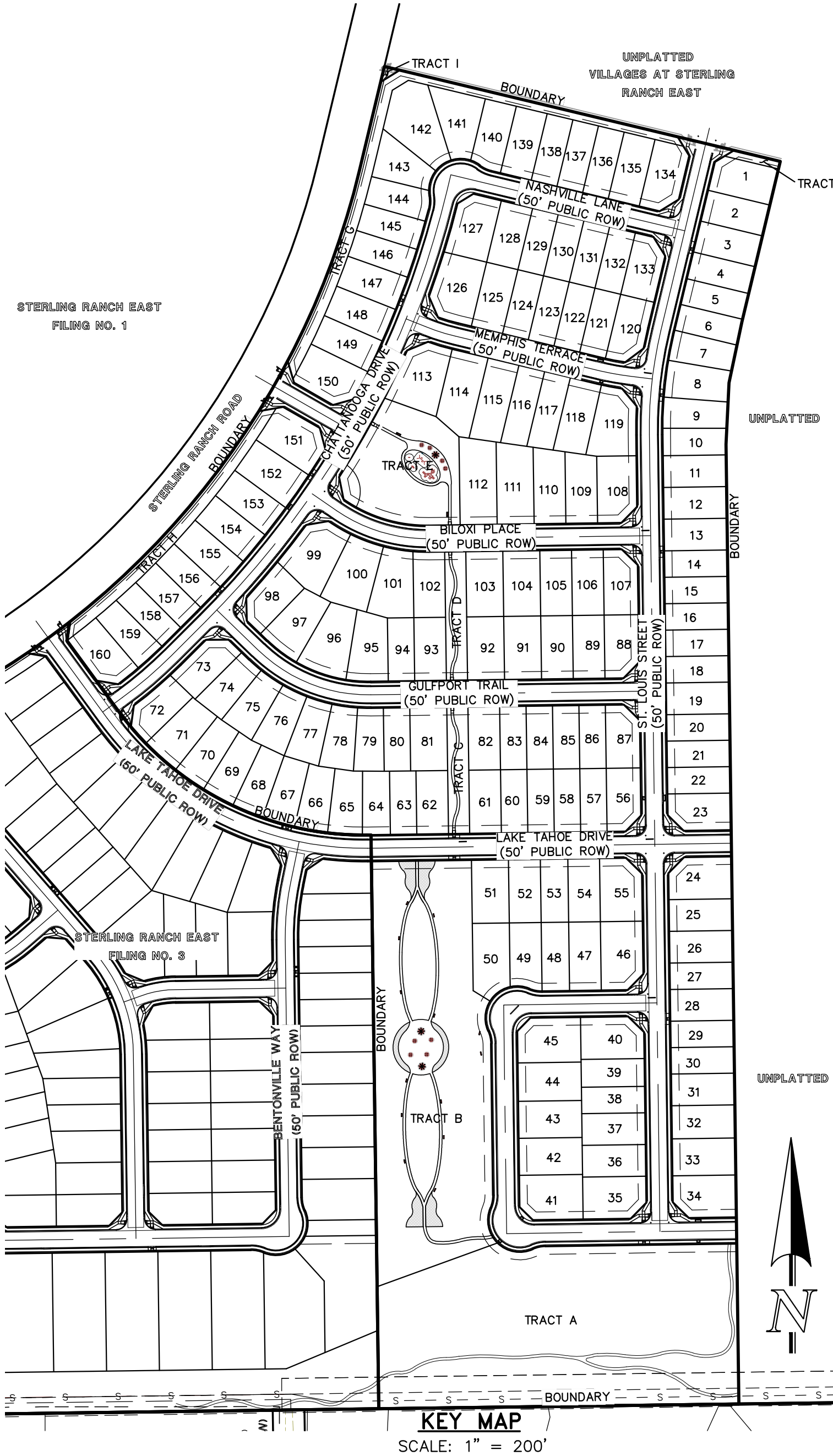
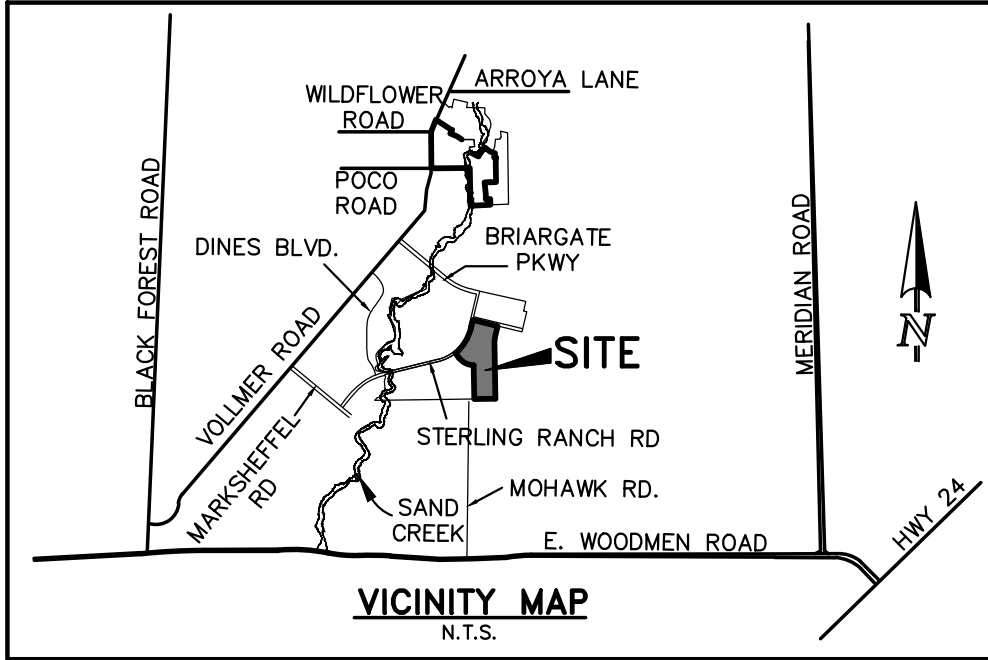


STERLING RANCH EAST FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION DRAWINGS

OCTOBER 2024



GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATED AND PRESERVE ANY AND ALL UTILITIES.
2. BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
3. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD).
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
6. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
7. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
8. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
9. BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
10. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
12. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED
13. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS.
14. LOCATION OF THE CONCRETE WASHOUT, STORAGE FOR MAINTENANCE EQUIPMENT AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. BEFORE CONSTRUCTION, LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS."
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVING MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

BENCHMARKS:

- A. EAST 1/16TH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN LOCATED AT SOUTHEAST CORNER OF VOLLMER ROAD AND POCO ROAD APPROXIMATELY 50 FEET SOUTH OF THE CENTERLINE OF POCO ROAD. ELEVATION = 7211.95
- B. THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1356.68 FEET.

AGENCIES:

OWNER/DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 MR. LOREN J. MORELAND (719) 592-9333
CIVIL ENGINEER:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, COLORADO 80903 MR. MARC A. WHORTON, P.E. (719) 785-2802
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, COLORADO 80910 MS. CHARLENE DURHAM (719) 520-7951
GAS COMPANY:	BLACKHILLS ENERGY 37 WIDEFIELD BOULEVARD WIDEFIELD, COLORADO 80911 MR. GEORGE M. PETERSON, (719) 392-3491
ELECTRIC COMPANY:	MOUNTAIN VIEW ELECTRIC P.O. BOX 1600 LIMON, COLORADO 80828 MR. LES ULFERS, (719) 495-2283
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK, (719) 495-4300
TELEPHONE COMPANY:	CENTURY LINK (LOCATORS) 811 AT & T (LOCATORS) 811

SHEET INDEX

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SHEET 2 OF 31	STREET SECTIONS / EROSION CONTROL NOTES
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SHEET 6-8 OF 31	EROSION CONTROL DETAILS
SHEET 9-14 OF 31	STREET PLAN AND PROFILE
SHEET 15-18 OF 31	PEDESTRIAN RAMP DETAILS
SHEET 19 OF 31	SIGNAGE PLAN
SHEET 20 OF 31	STREET LIGHT POLE LOCATION PLAN
SHEET 21-25 OF 31	PUBLIC STORM SEWER PLAN AND PROFILE
SHEET 25-29 OF 31	POND PLANS AND DETAILS
SHEET 30-31 OF 31	DETAIL SHEET

APPROVALS:

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

MARC A. WHORTON, COLORADO P.E. #37155
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

LOREN J. MORELAND, VICE PRESIDENT/PROJECT MANAGER, CLASSIC HOMES
FOR AND ON BEHALF OF ELITE PROPERTIES OF AMERICA, INC.

DATE

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JOSHUA PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

PCD No. SF-2430

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS

811

UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO. REVISION

DATE

1 REVISED PER COUNTY COMMENTS

1-21-25

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

DATE

CLASSIC
CONSULTINGSM

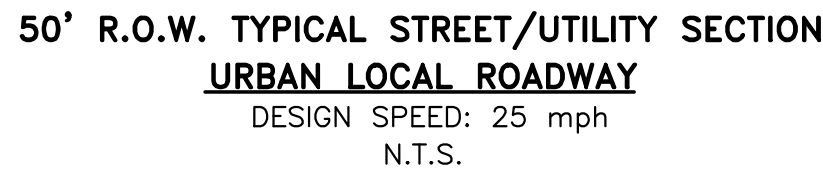
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS

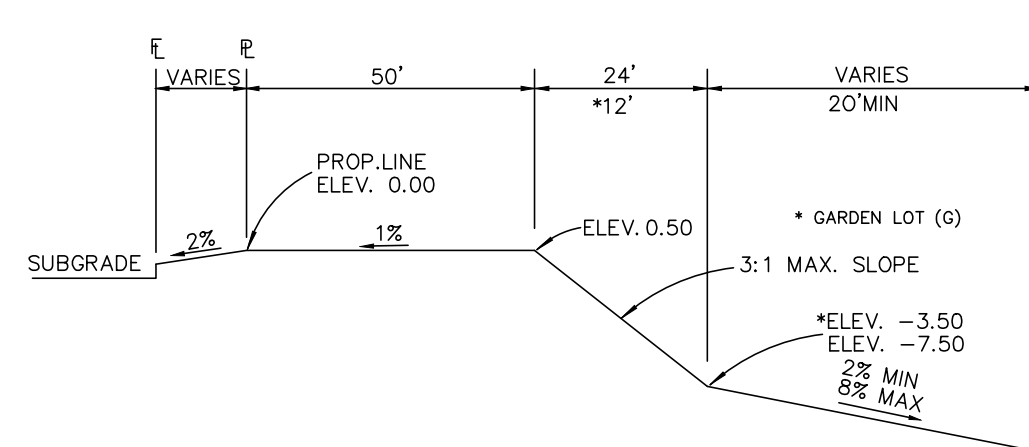
TITLE SHEET

DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1"= N/A	SHEET 1 OF 31	
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.25

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS, ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE LATEST ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR AND SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A (NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED DEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT MAY CONTRIBUTE POLLUTANTS TO STORMWATER. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBANCE HAS BEEN COMPLETED AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE HYDROLOGY OR HYDRAULICS OF A PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE, UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEO PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS: UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE..
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS PLAN. NOT TEMPORARILY PLACED IN THE STREET, ALLEY OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER LIQUID CHEMICALS IN ACCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 6, GRS), AND THE "COLORADO WATER QUALITY CONTROL ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DOM VOLUME II, AND THE ECM APPENDIX E, ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.) IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORTS FOR THIS SITE HAVE BEEN PREPARED BY ENTECH ENGINEERING, INC. TITLED "SOILS AND GEOLOGY STUDY - STERLING RANCH EAST FILING NO. 5," DATED JUNE 27, 2023. THIS REPORT SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:



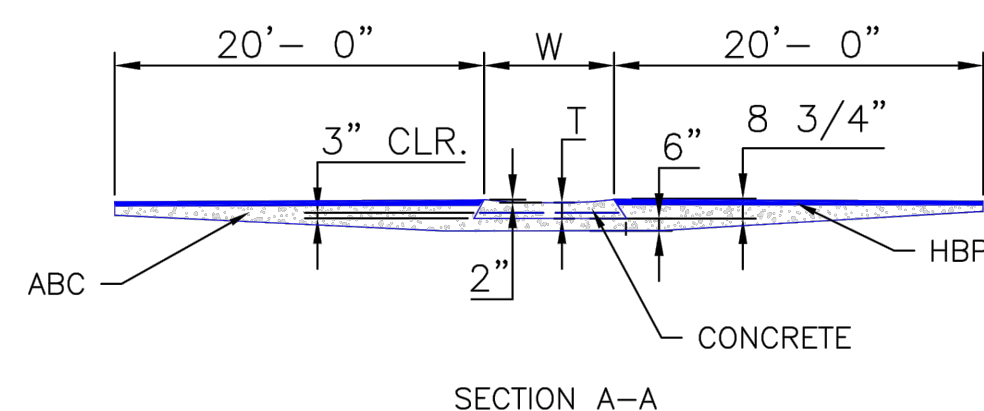
- NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
 2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT




TYPICAL TRANSITION LOT (T)

"T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.


SIDE LOT SWALES ARE REQUIRED ON THE DOWNHILL LOTS, EITHER BY BUILDER OR GRADING CONTRACTOR.



NOTES

1. W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
3.  = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

<div style="text-align: center;">8/11/11</div> <div>DATE APPROVED:</div> <div style="text-align: center;">André P. Brackin</div> <div>DEPARTMENT OF TRANSPORTATION</div>	<div style="text-align: center;">Typical Cross Pan Layout Detail Standard Drawing</div>		
	<div>REVISION DATE:</div> <div style="text-align: center;">12/8/15</div>	<div>FILE NAME:</div> <div style="text-align: center;">SD_2-26</div>	



- NOTES:
- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
 - 2.) SEE PLANS FOR EASEMENTS WITHIN TRACTS
 - 3.) DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.
 - 4.) UTILITY EASEMENT USE WITHIN FOREST MITIGATION AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE.

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	1-21-25

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.F. #37155

DATE _____



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799(Fox)



STERLING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
STREET SECTIONS / EROSION CONTROL NO.

DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1"= N/A	SHEET 2	OF 31
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.25

PCD No. SF-243C

CLASSIC



 <p>STORMWATER ENTERPRISE</p>	<p align="center">EROSION CONTROL BLANKET</p>		
	<p>APPROVED: </p> <p align="center">GRANT MANAGER</p>		
<p>ISSUED:</p> <p align="center">10/7/19</p>	<p>REVISED:</p> <p align="center">8/18/2020</p>	<p>DRAWING NO.</p> <p align="center">900-ECB-</p>	

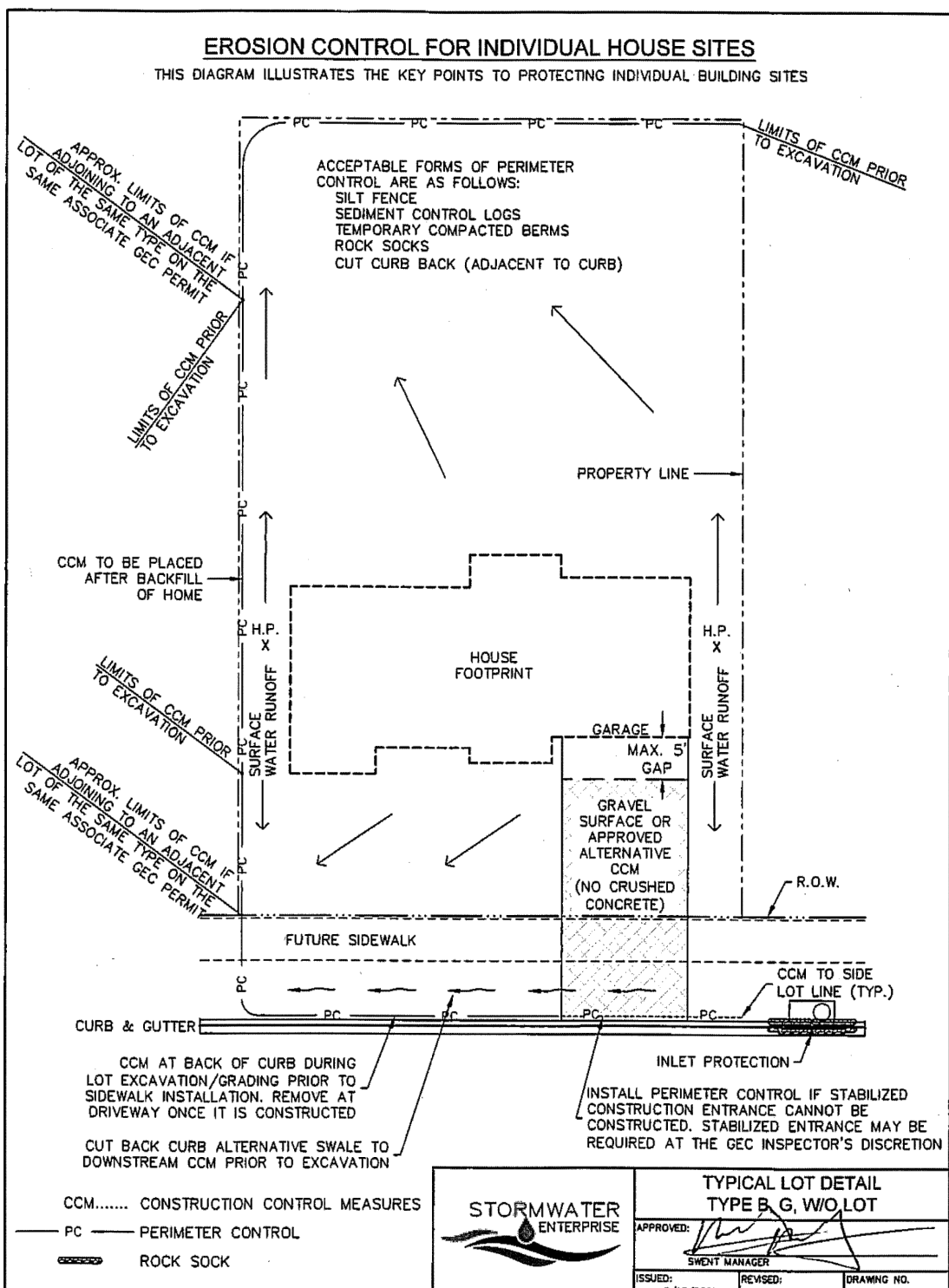
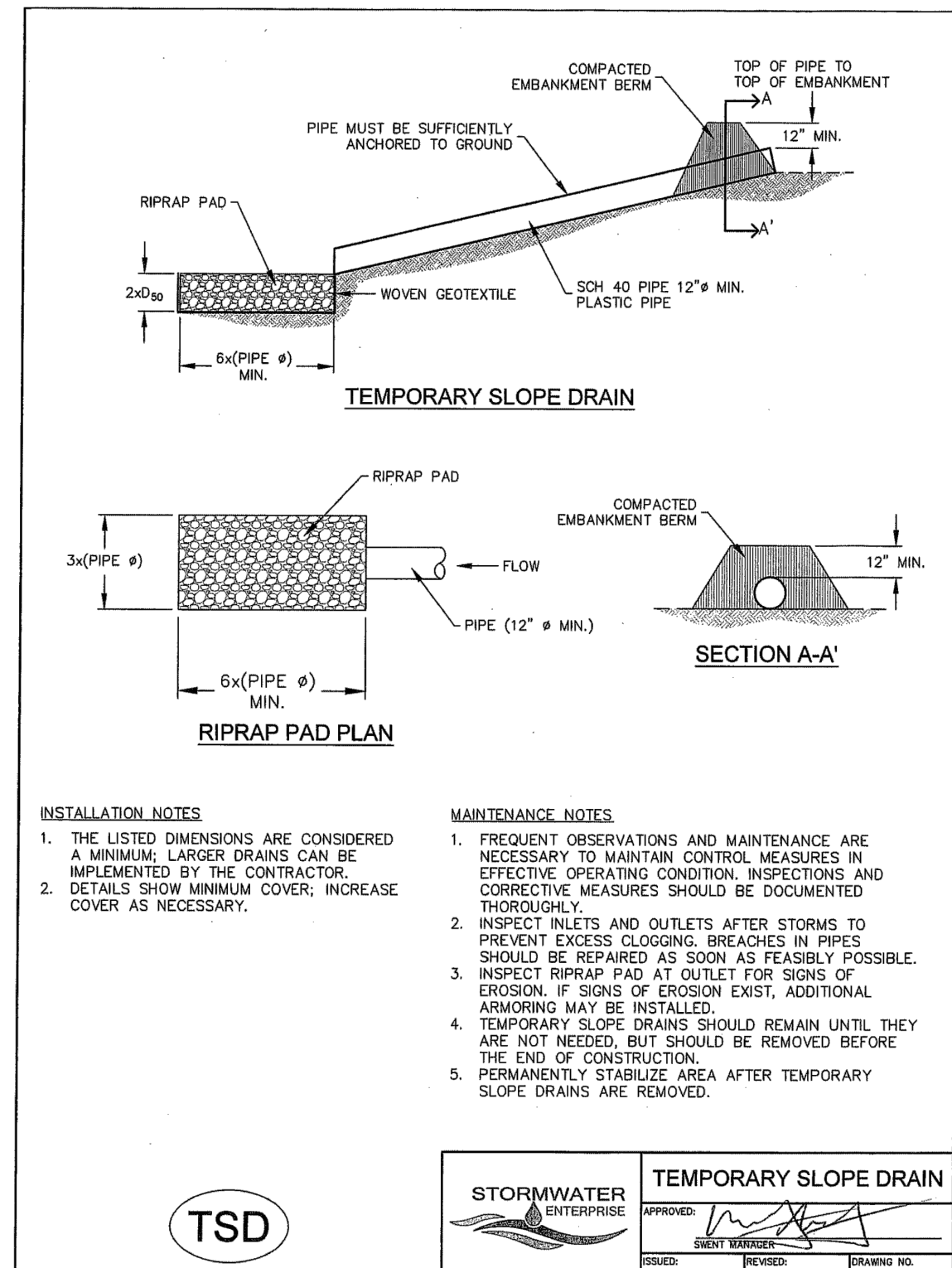
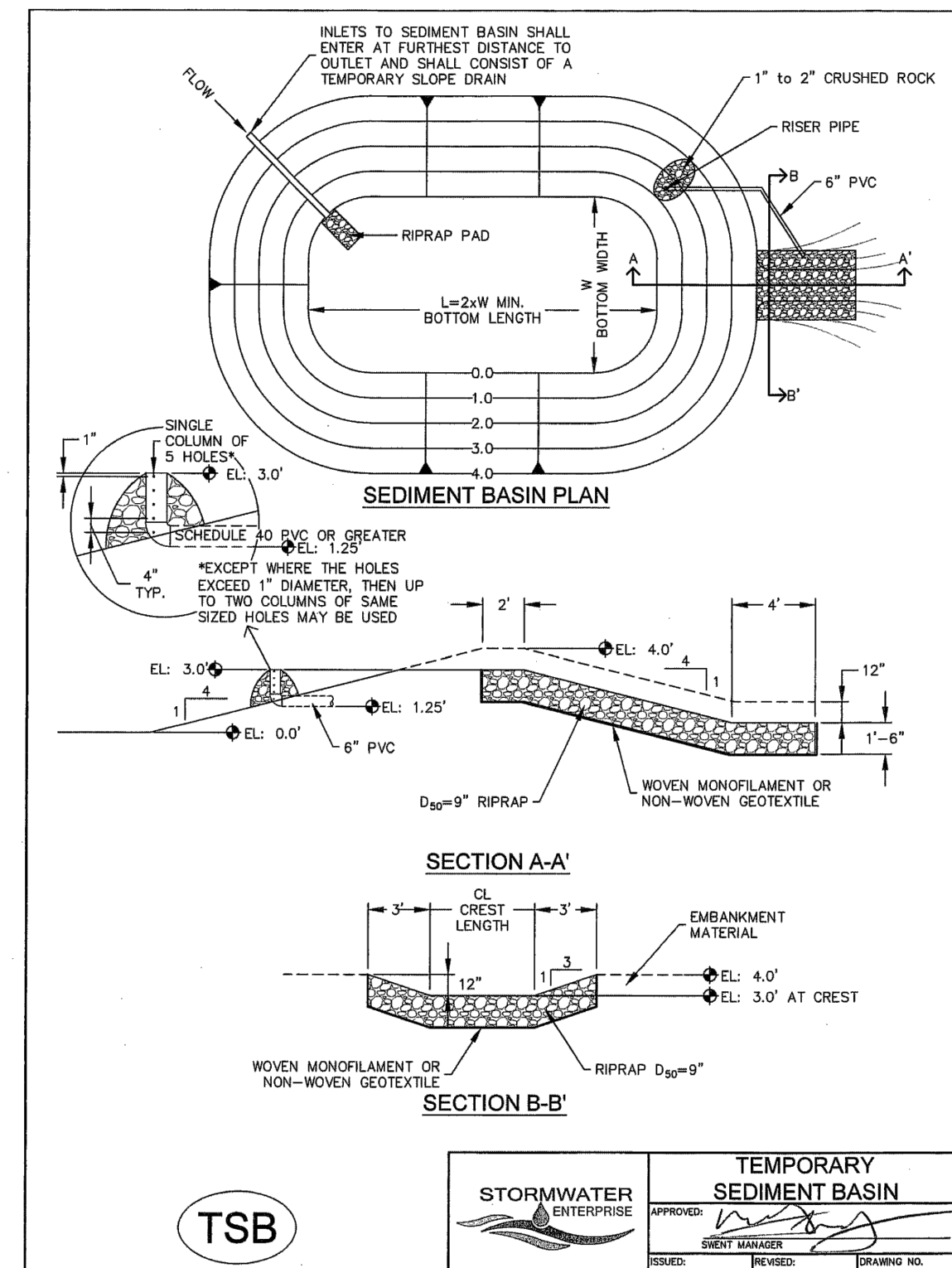
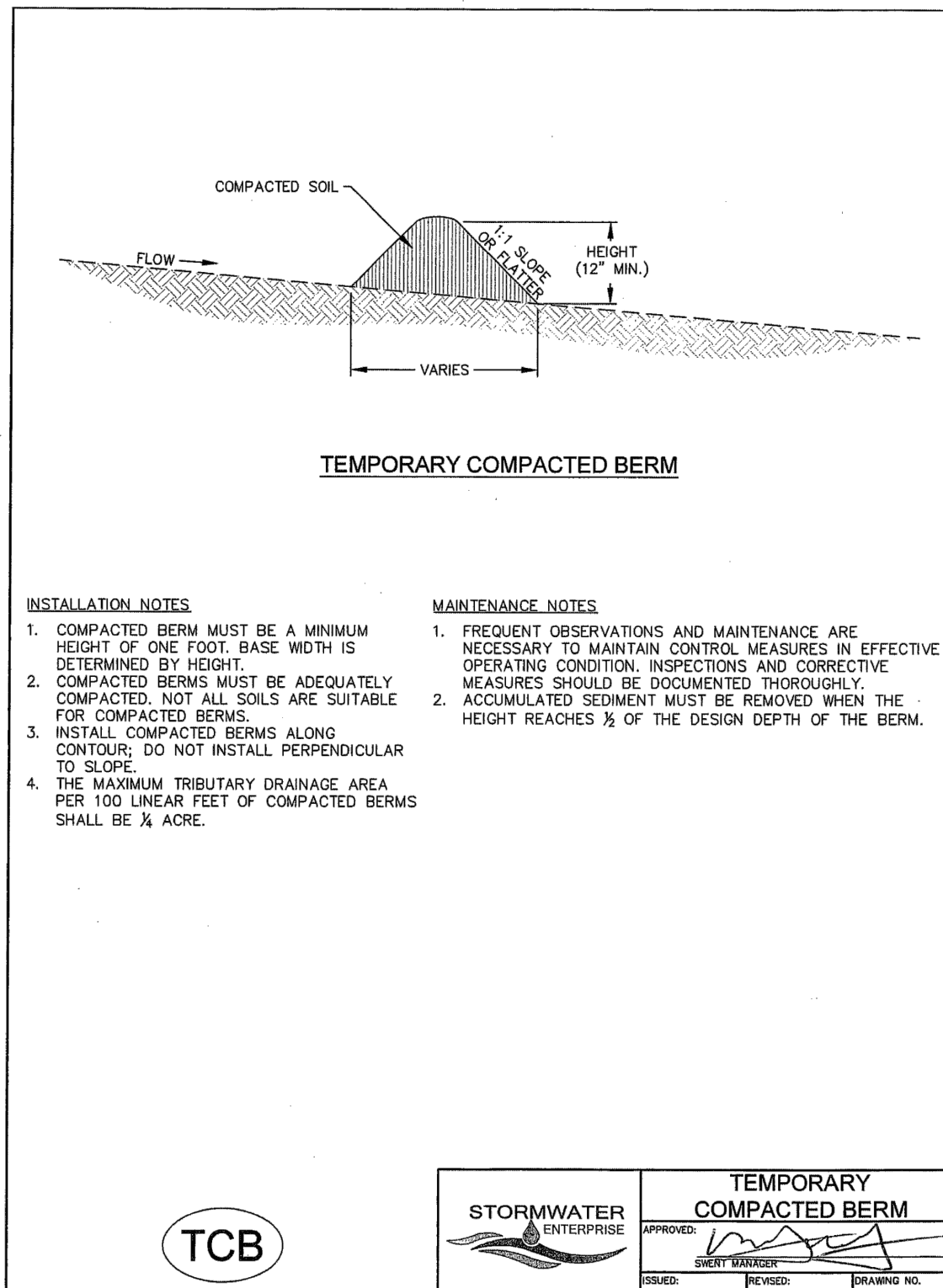
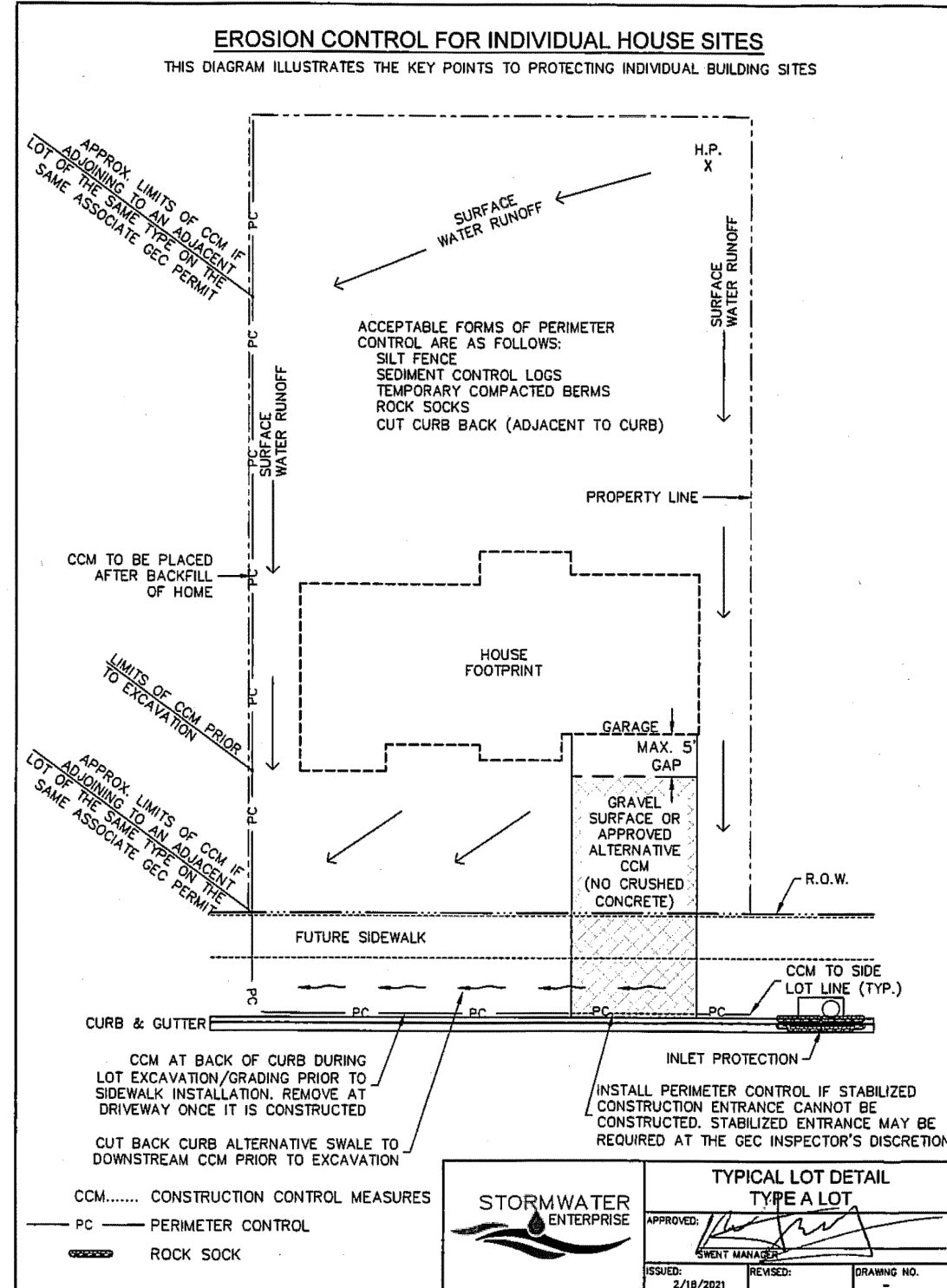
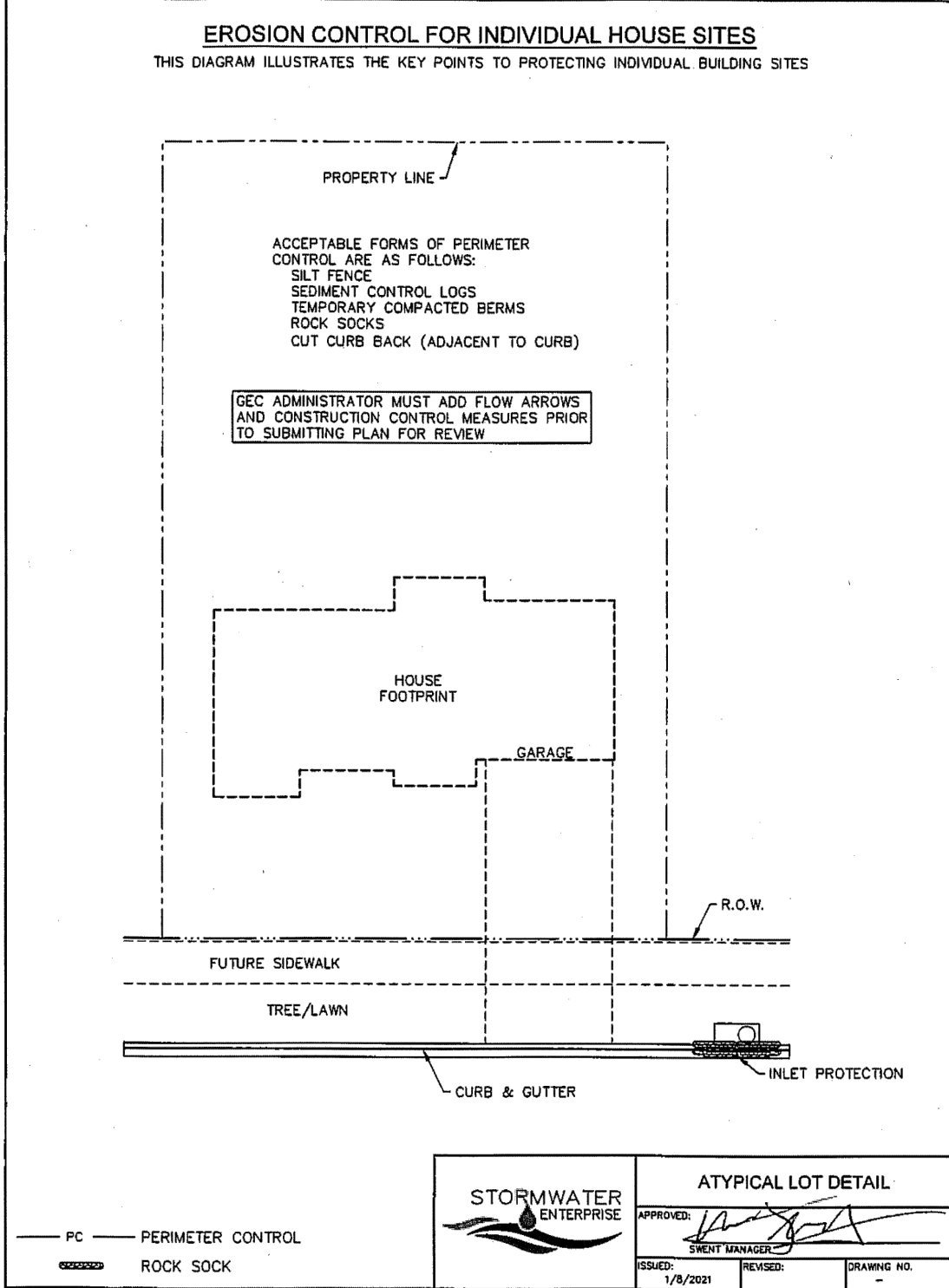


TABLE SB-1, SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

UPSTREAM DRAINAGE AREA (AC)	BASIN BOTTOM WIDTH (W), (FT)	SPILLWAY CREST LENGTH (L), (FT)	HOLE DIAMETER (D), (IN)
1	12 1/2"	2	3/8"
2	21	3	1/2"
3	26	4	3/4"
4	33 1/2	5	1"
5	38 1/2	6	1 1/8"
6	43	7	1 1/4"
7	47 1/2	8	1 3/8"
8	51	9	1 1/2"
9	55	10	1 5/8"
10	58 1/2	11	1 3/4"
11	62	12	1 7/8"
12	64	13	2"
13	67 1/2	14	2 1/8"
14	70 1/2	15	2 1/4"
15	73 1/2	16	2 1/2"

INSTALLATION NOTES

1. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
2. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES, AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE No. 200 SIEVE.
3. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-998.
4. PIPE SCHEDULE 40 OR GREATER SHALL BE USED.
5. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES. DESIGN CALCULATIONS MUST BE APPROVED PRIOR TO IMPLEMENTATION.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN CONTROL MEASURE EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E. TWO FEET BELOW SPILLWAY CREST).
3. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SEDIMENT BASIN REMOVAL.

TSB

STORMWATER ENTERPRISE

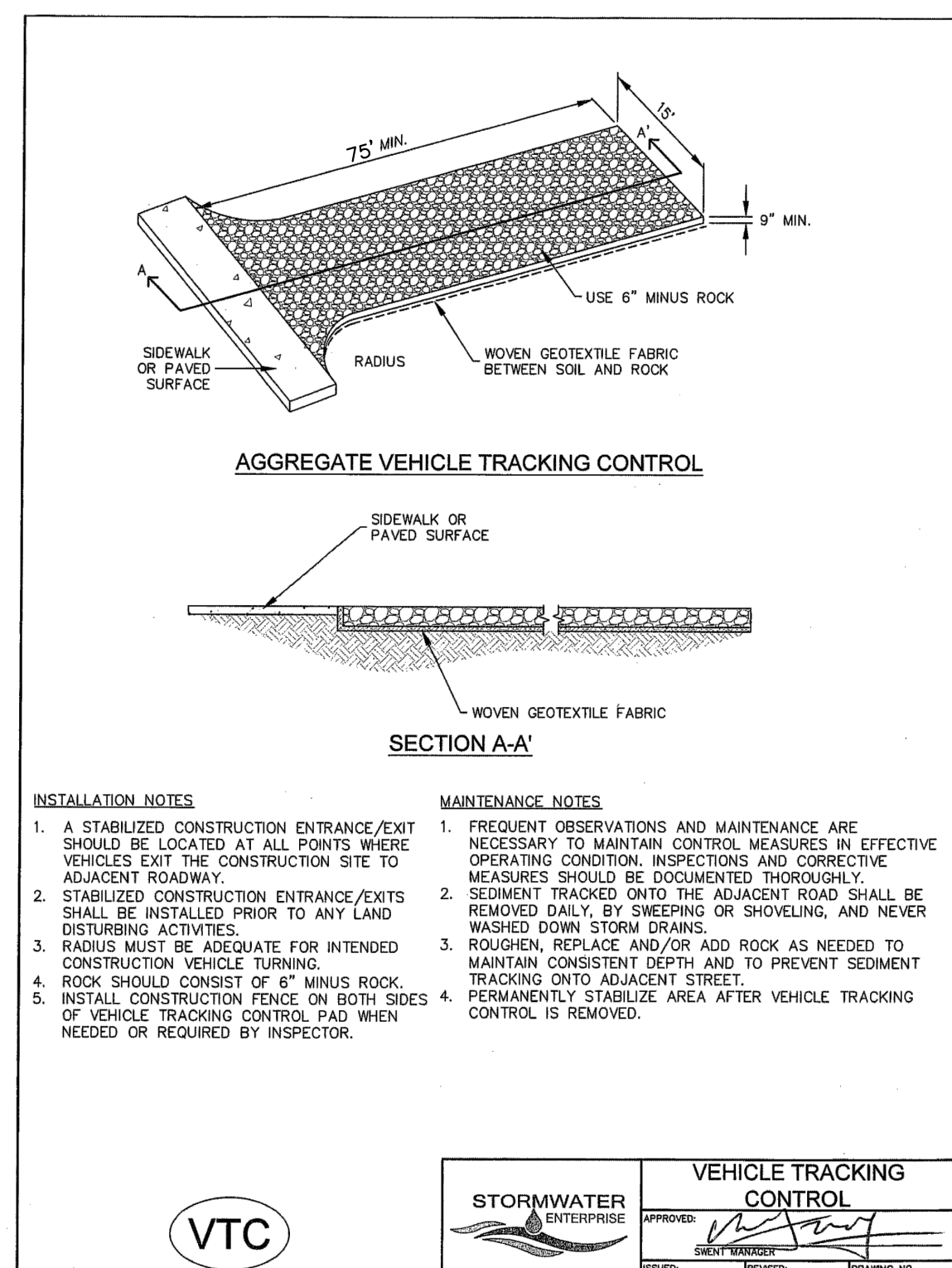
TEMPORARY SEDIMENT BASIN

PC PERIMETER CONTROL

ROCK SOCK

STORMWATER ENTERPRISE

TEMPORARY SEDIMENT BASIN



NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	1-21-25

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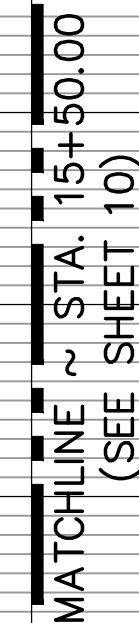
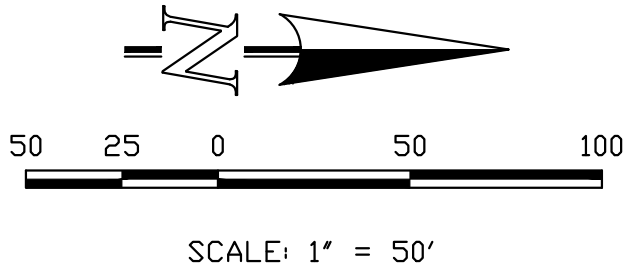
MARC A. WHORTON, COLORADO P.E. #37155 DATE



STRELING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN
DETAILS

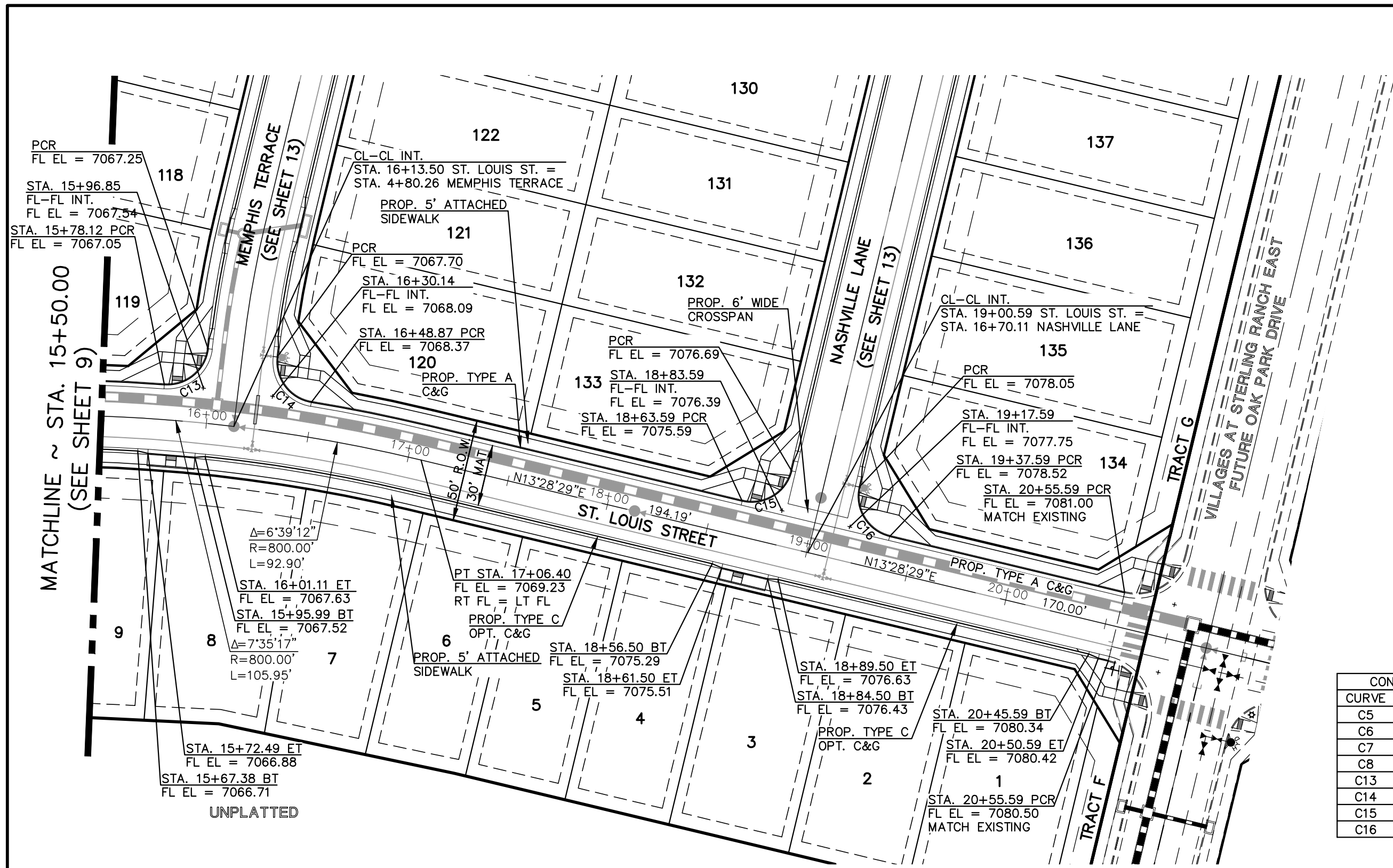
DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1" = N/A	SHEET	8 OF 31
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.25



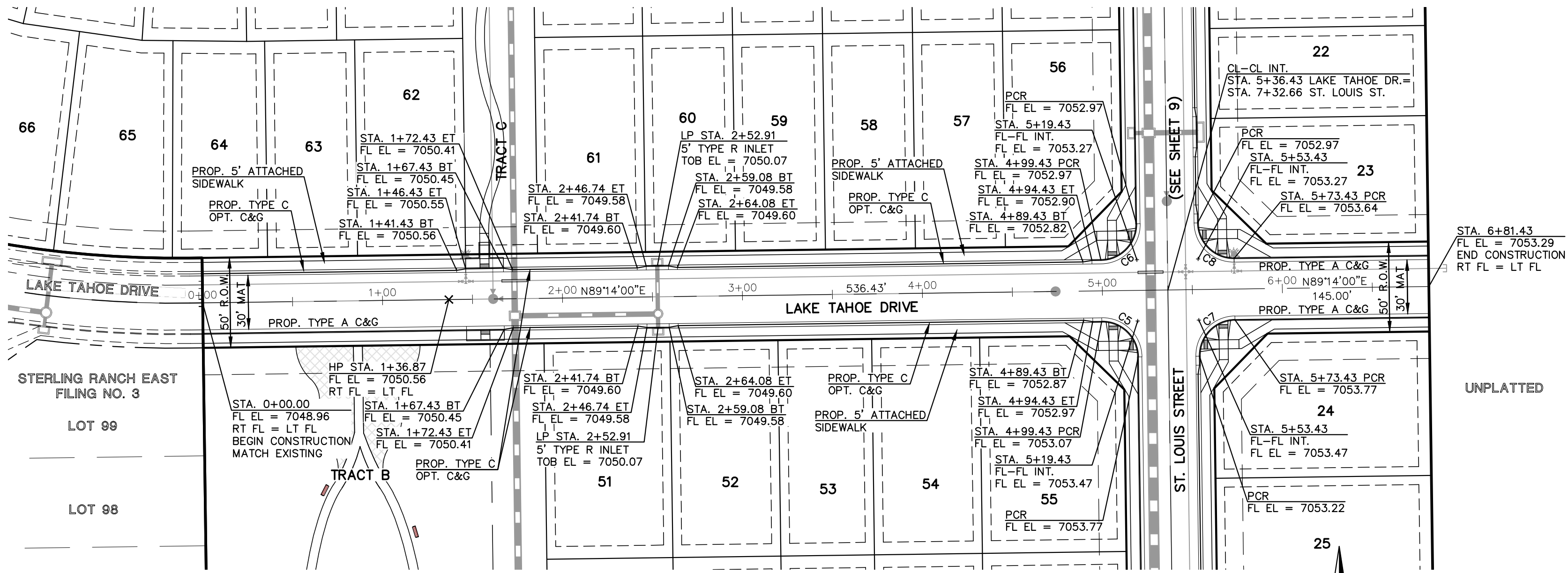
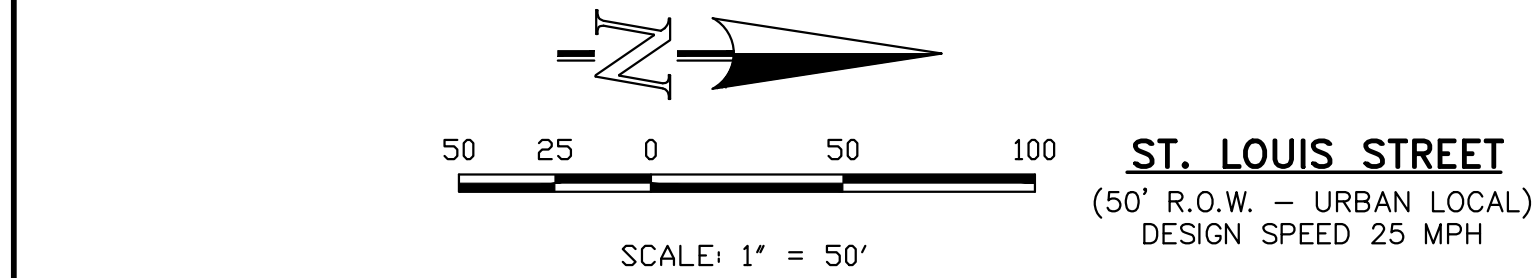


PCD No. SF-2430

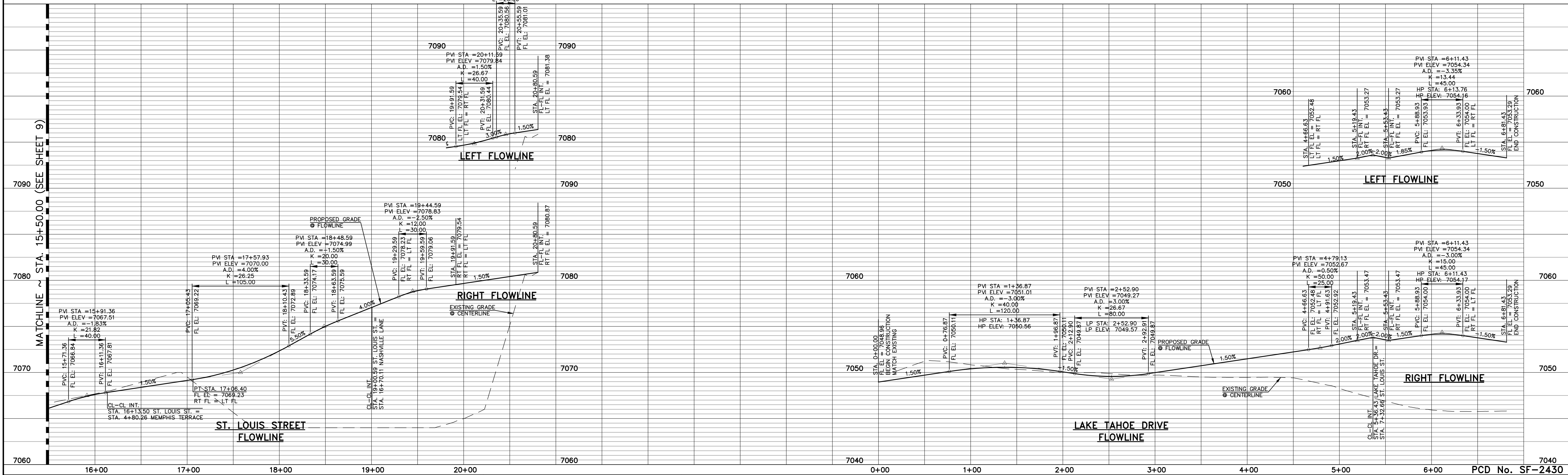
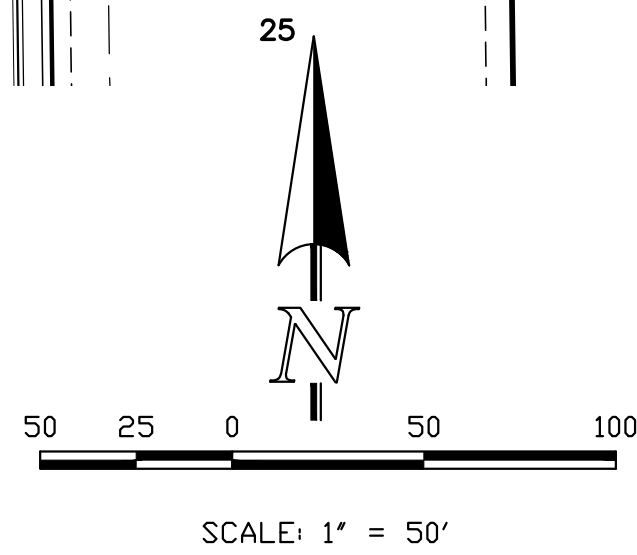
STRELING RANCH EAST FILING NO. 5 CONSTRUCTION PLANS				
STREET IMPROVEMENT PLANS				
ST. LOUIS STREET				
DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1" = 50'	SHEET	9 OF 31
CHECKED BY		(V) 1" = 5'	JOB NO.	1183.25



CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C5	31.42'	20.00'	90°00'00"
C6	31.42'	20.00'	90°00'00"
C7	31.42'	20.00'	90°00'00"
C8	31.42'	20.00'	90°00'00"
C13	30.53'	20.00'	87°27'59"
C14	30.53'	20.00'	87°27'59"
C15	31.42'	20.00'	90°00'00"
C16	31.42'	20.00'	90°00'00"



LAKE TAHOE DRIVE
(50' R.O.W. URBAN LOCAL)
DESIGN SPEED 25 MPH



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1	REVISED PER COUNTY COMMENTS	1-21-25

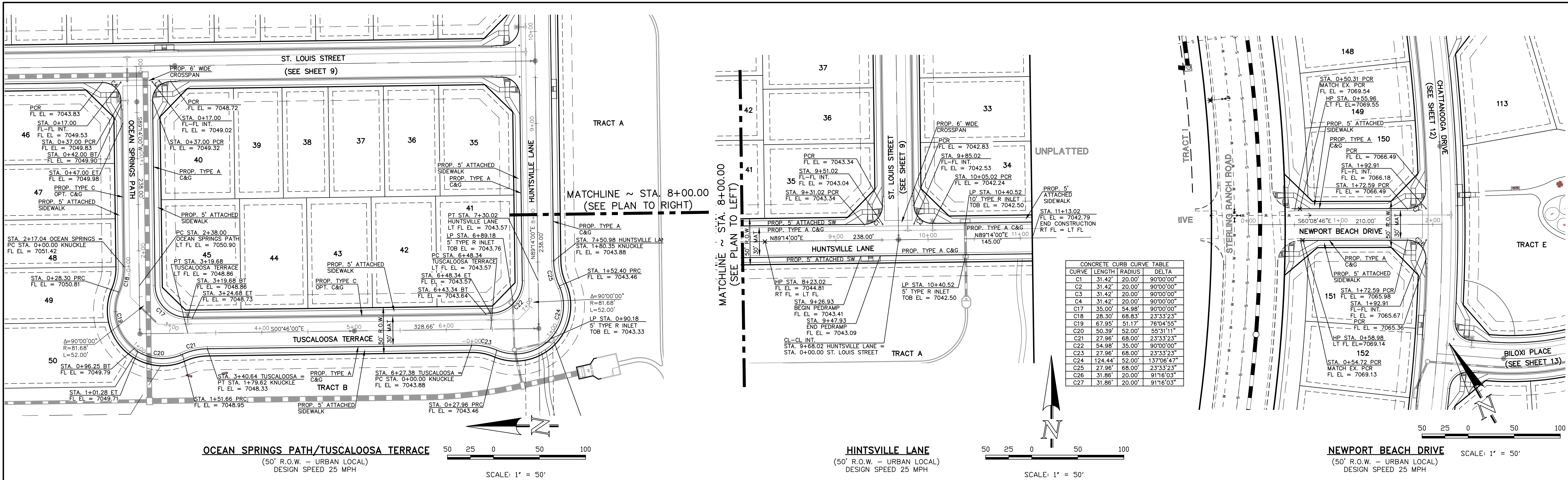
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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

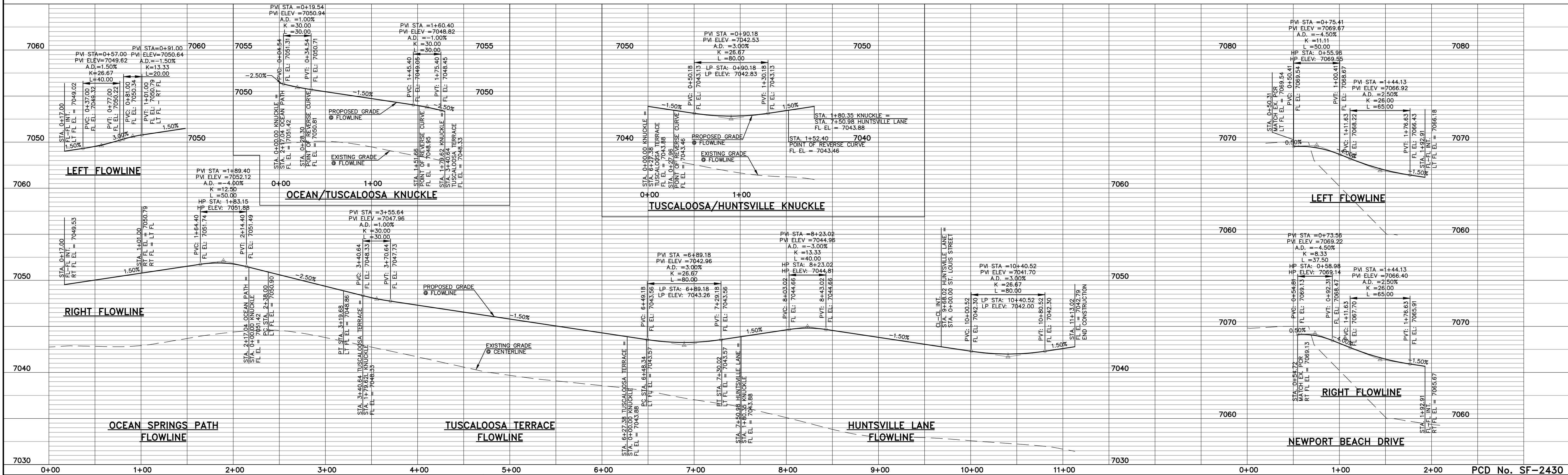


STERLING RANCH EAST FILING NO. 5 CONSTRUCTION PLANS STREET IMPROVEMENT PLANS ST. LOUIS STREET			
DESIGNED BY	PRA	SCALE	DATE 10-31-24
DRAWN BY	PRA	(H) 1" = 50'	SHEET 10 OF 31
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.25





CURVE	LENGTH	RADIUS	DELTA
C1	31.42'	20.00'	90°00'00"
C2	31.42'	20.00'	90°00'00"
C3	31.42'	20.00'	90°00'00"
C4	31.42'	20.00'	90°00'00"
C17	35.00'	54.98'	90°00'00"
C18	28.30'	68.83'	23°33'23"
C19	67.95'	51.17'	76°04'55"
C20	50.39'	52.00'	55°31'11"
C21	27.96'	68.00'	23°33'23"
C22	54.98'	35.00'	90°00'00"
C23	27.96'	68.00'	23°33'23"
C24	124.44'	52.00'	137°06'47"
C25	27.96'	68.00'	23°33'23"
C26	31.86'	20.00'	91°16'03"
C27	31.86'	20.00'	91°16'03"



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NO. REVISION

DATE

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

DATE

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

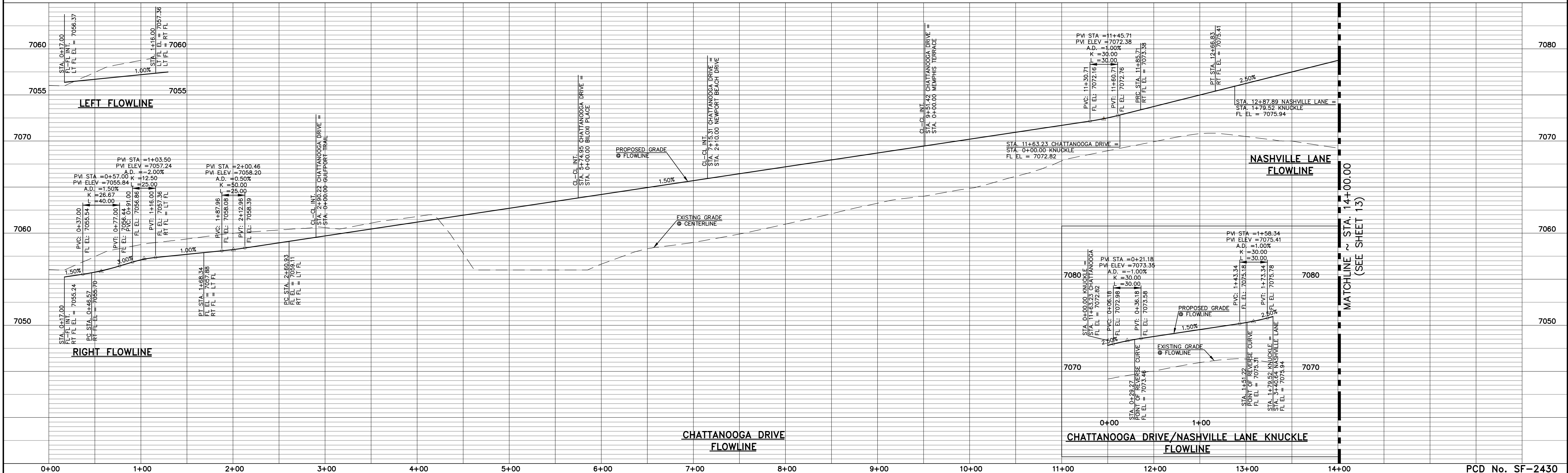
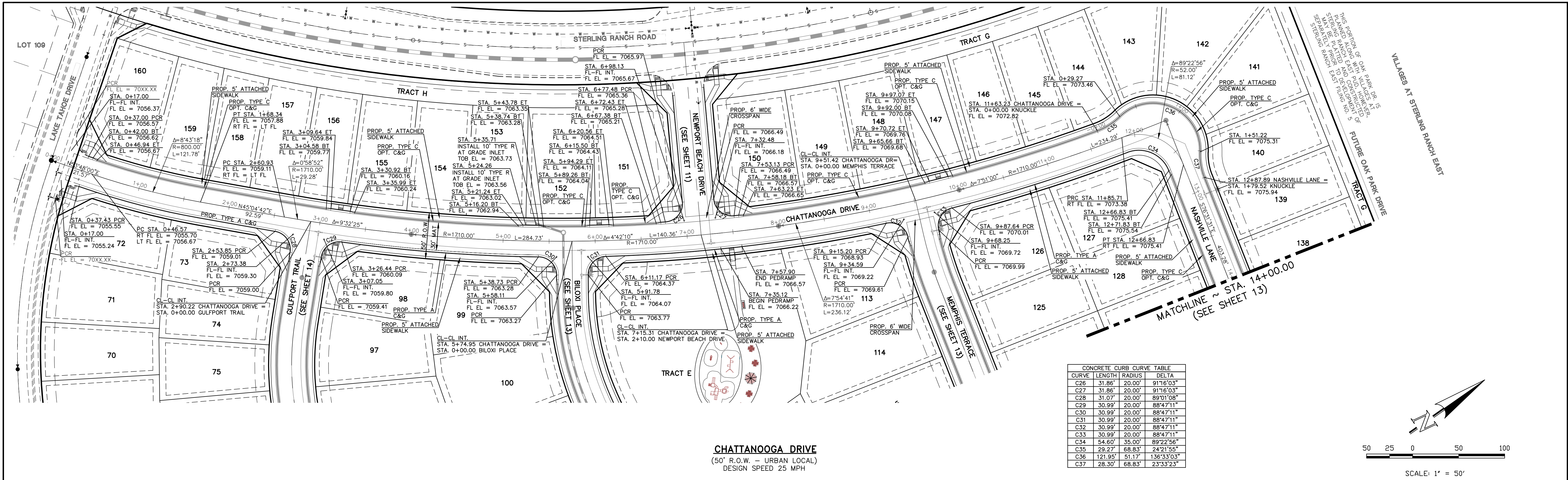
(719) 785-0790
(719) 785-0799 (Fax)

STREILING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS - OCEAN/TUSCALOOSA/HUNTSVILLE/NEWPORT

DESIGNED BY PRA SCALE DATE 10-31-24
DRAWN BY PRA (H) 1"= 50' SHEET 11 OF 31
CHECKED BY (V) 1"= 5' JOB NO. 1183.25

PCD No. SF-2430

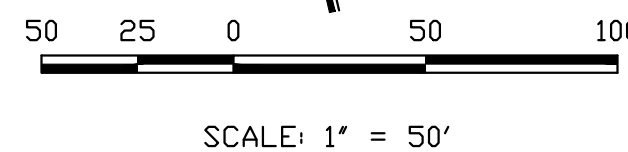
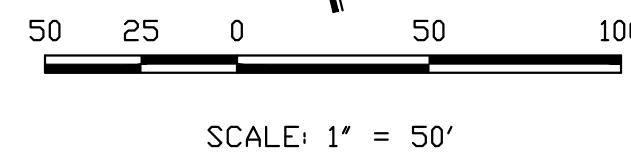
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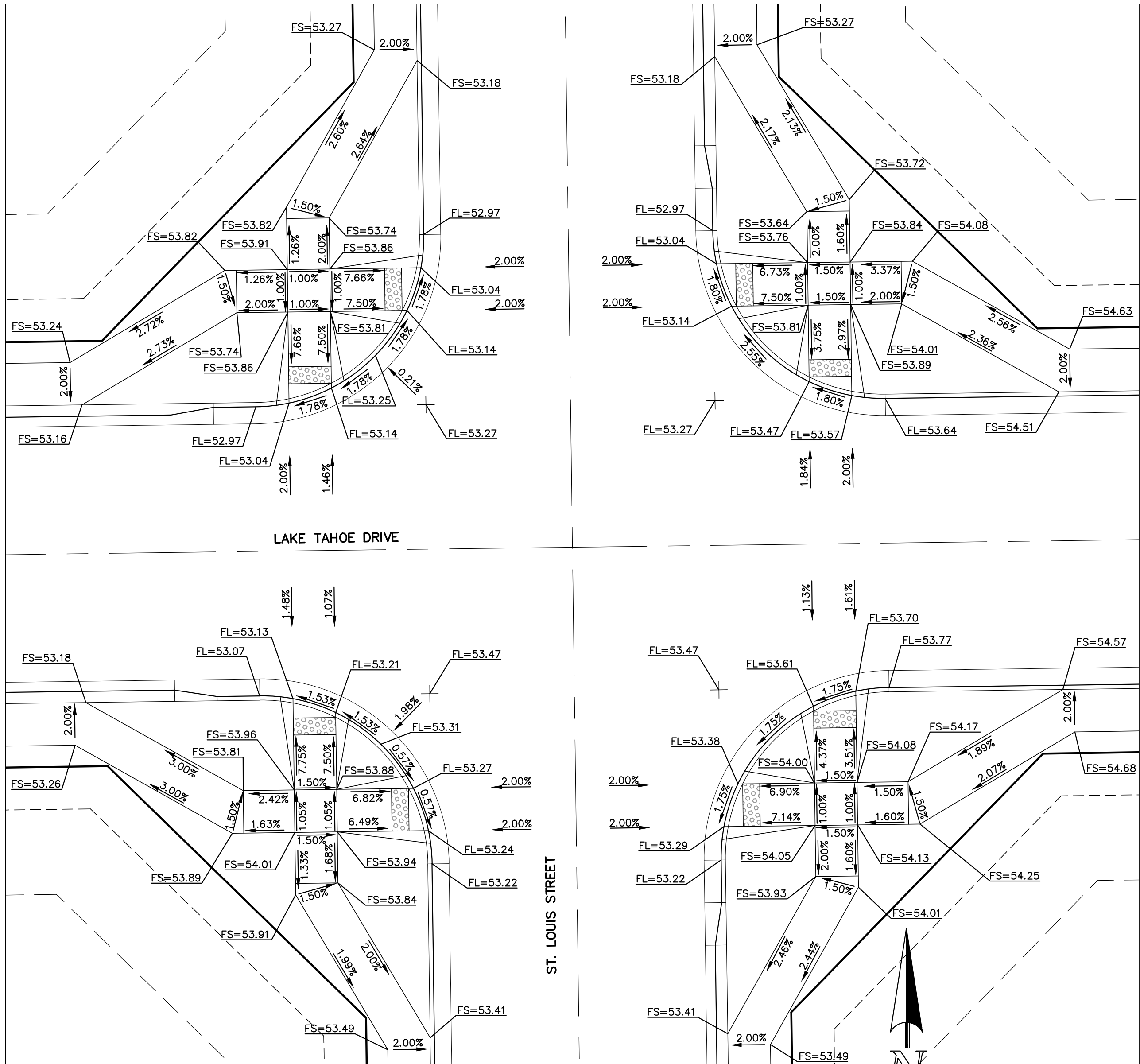
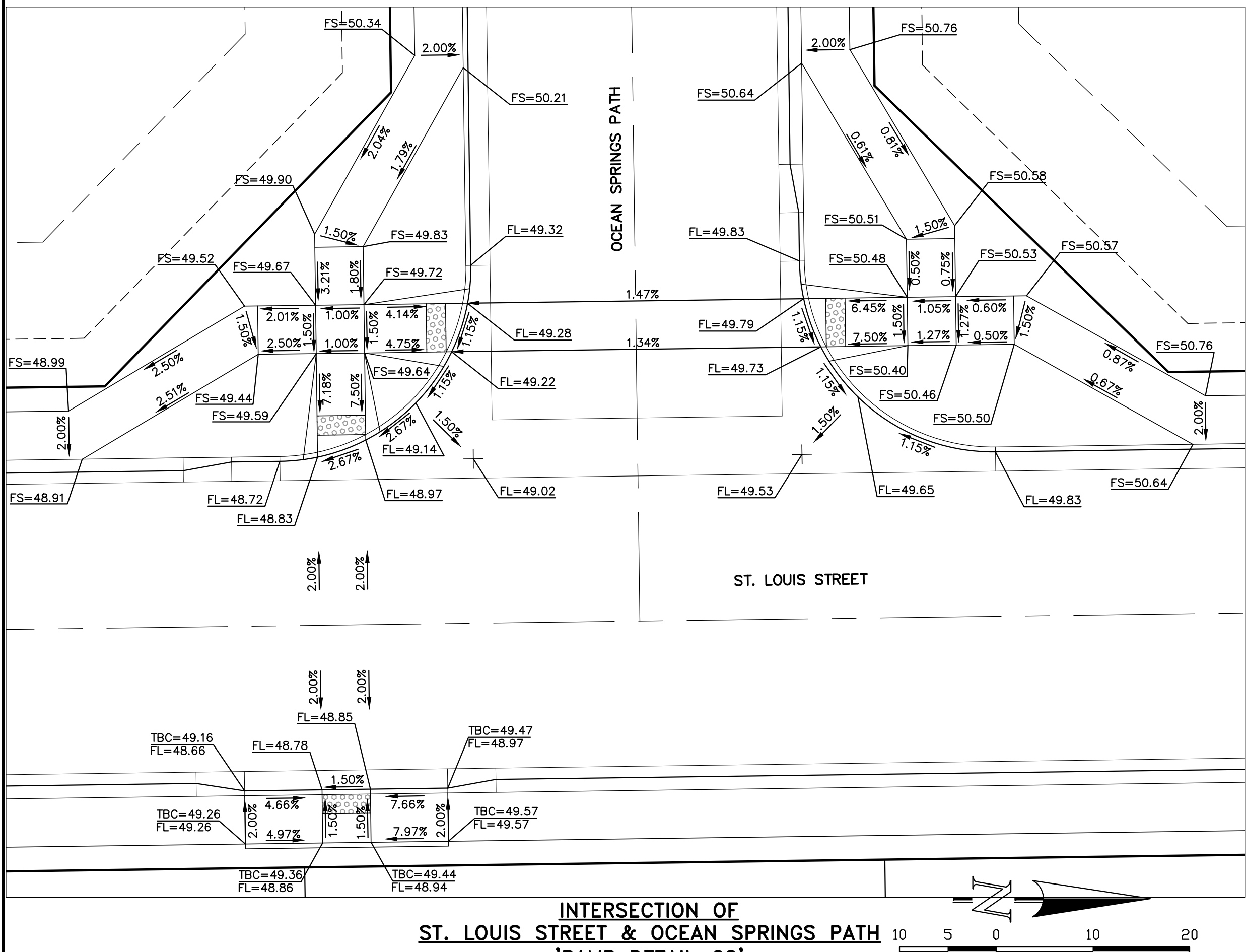
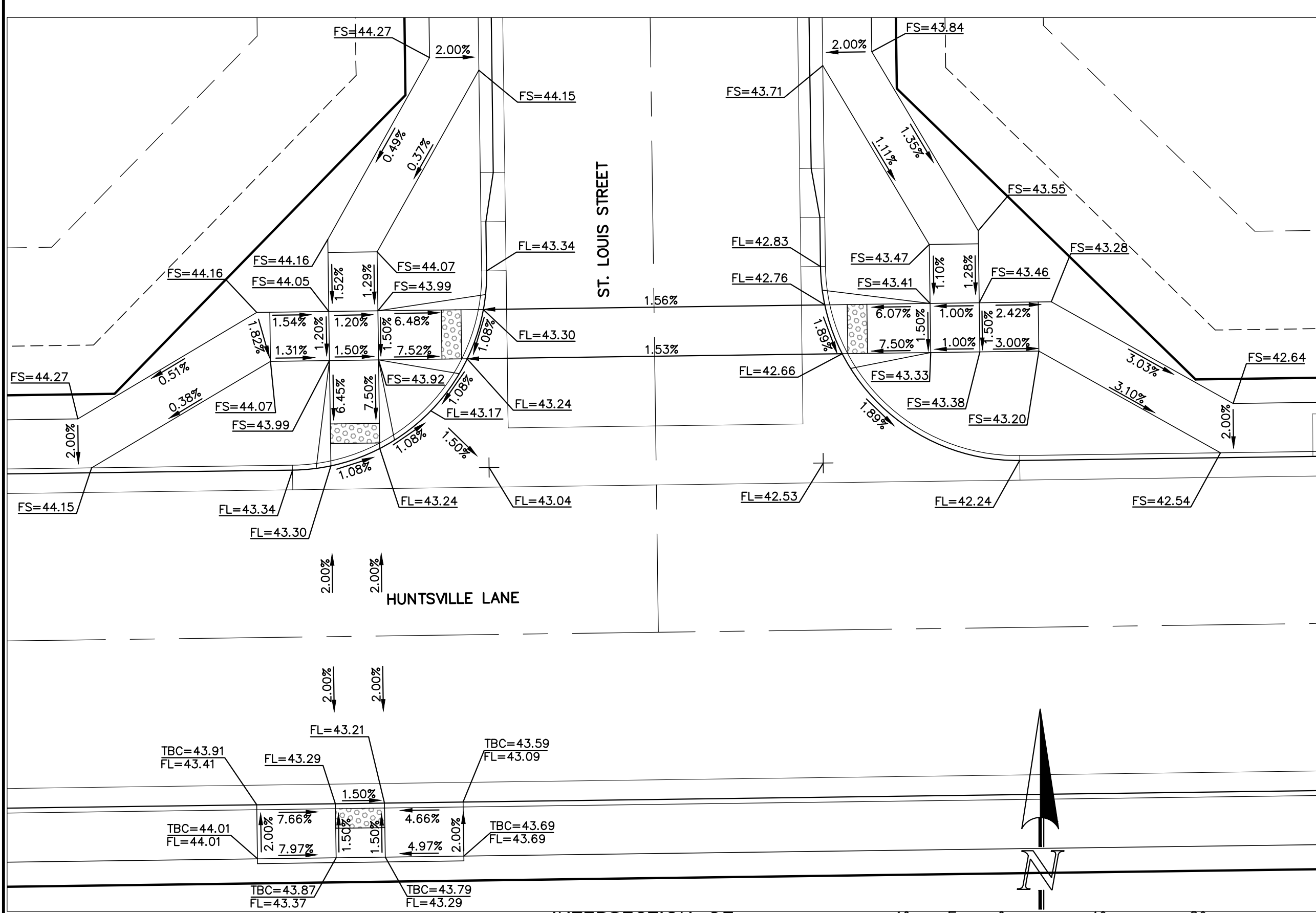
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		NO. REVISION 1 REVISED PER COUNTY COMMENTS		DATE 1-21-25	REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	CLASSIC CONSULTING 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)	STERLING RANCH EAST FILING NO. 5 CONSTRUCTION PLANS STREET IMPROVEMENT PLANS CHATTANOOGA DRIVE, NASHVILLE LANE			
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.					MARC A. WHORTON, COLORADO P.E. #37155		DATE	DESIGNED BY DRAWN BY CHECKED BY	PRA PRA (V)	SCALE (H) 1"= 50' (V) 1"= 5'

50 25 0 50 100

SCALE: 1" = 50'



CLASSIC³



SCALE: 1" = 10'

SCALE: 1" = 10'

SCALE: 1" = 10'

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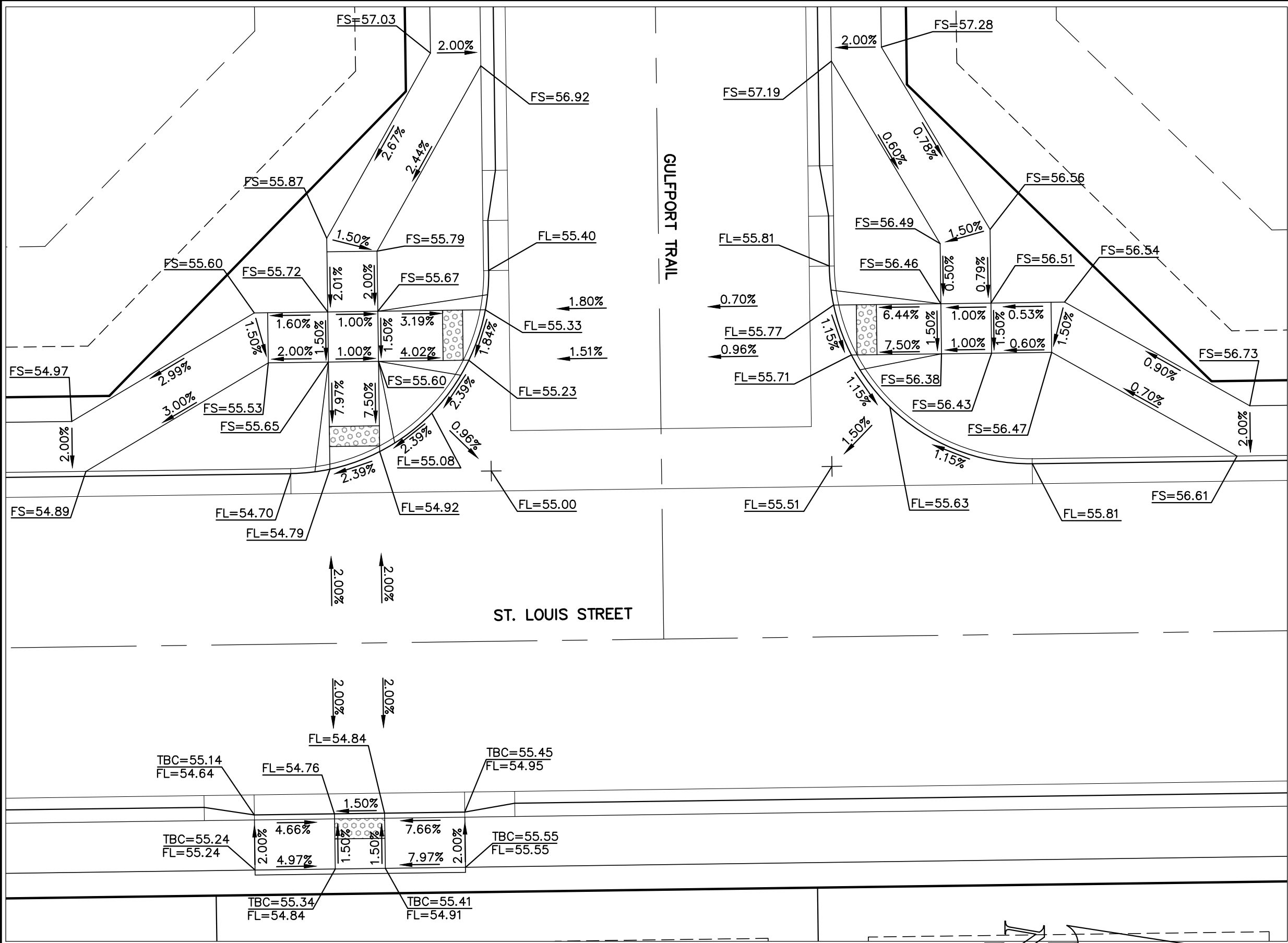
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MARC A. WHORTON, COLORADO P.E. #37155 DATE



STRELING RANCH EAST FILING NO. 5 CONSTRUCTION PLANS PEDESTRIAN RAMP DETAILS RAMP DETAILS 01-03			
DESIGNED BY	PRA	SCALE	DATE 10-31-24
DRAWN BY	PRA	(H) 1"= 10'	SHEET 15 OF 31
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.25

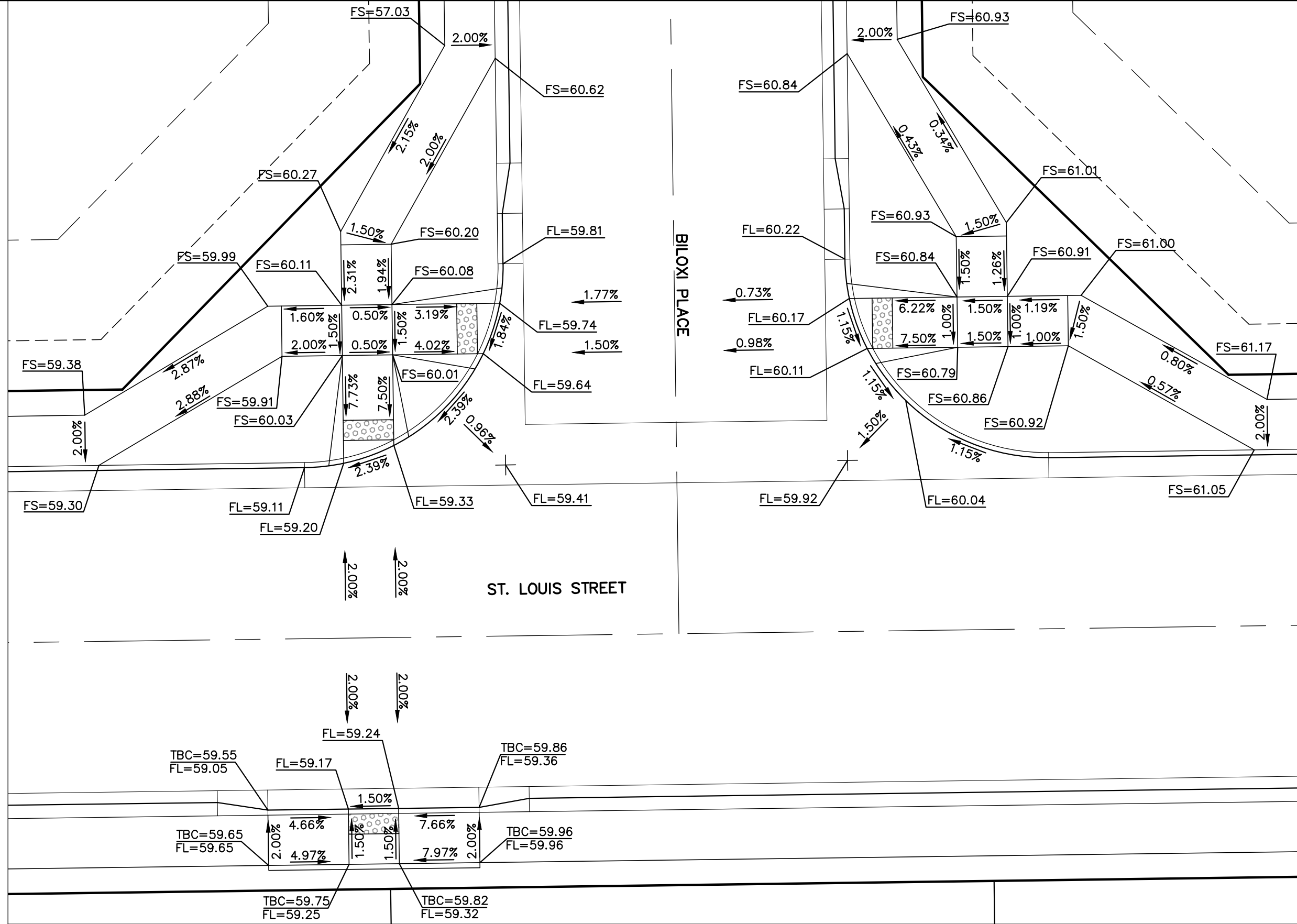
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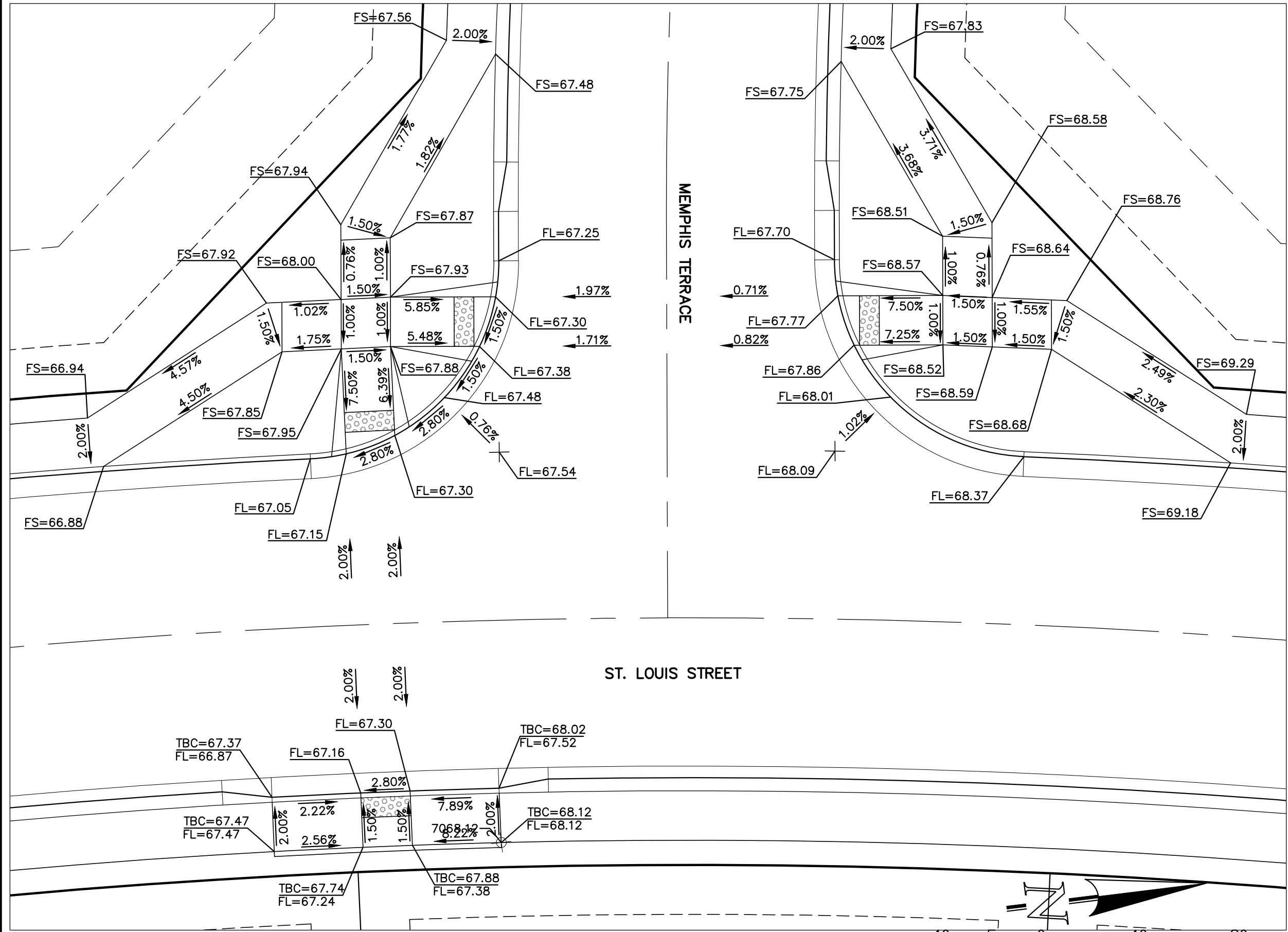
INTERSECTION OF
ST. LOUIS STREET & GULFPORT TRAIL
'RAMP DETAIL-04'

SCALE: 1" = 10'



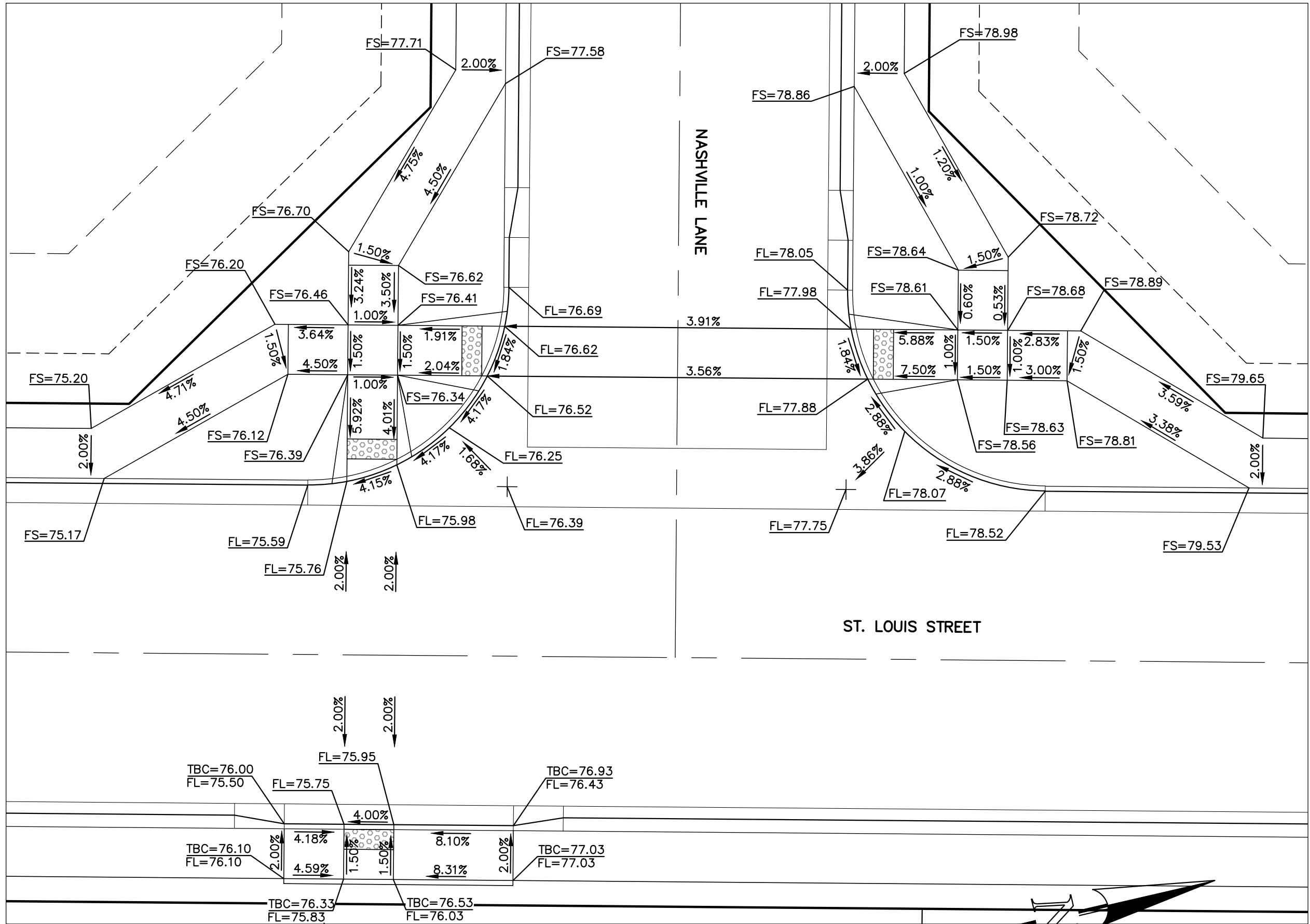
INTERSECTION OF
ST. LOUIS STREET & GULFPORT TRAIL
'RAMP DETAIL-05'

SCALE: 1" = 10'



INTERSECTION OF
ST. LOUIS STREET & MEMPHIS TERRACE
'RAMP DETAIL-06'

SCALE: 1" = 10'



INTERSECTION OF
ST. LOUIS STREET & NASHVILLE LANE
'RAMP DETAIL-07'

SCALE: 1" = 10'

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NO. REVISION

1 REVISED PER COUNTY COMMENTS

DATE

1-21-25

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

DATE



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

STRELING RANCH EAST FILING NO. 5

CONSTRUCTION PLANS

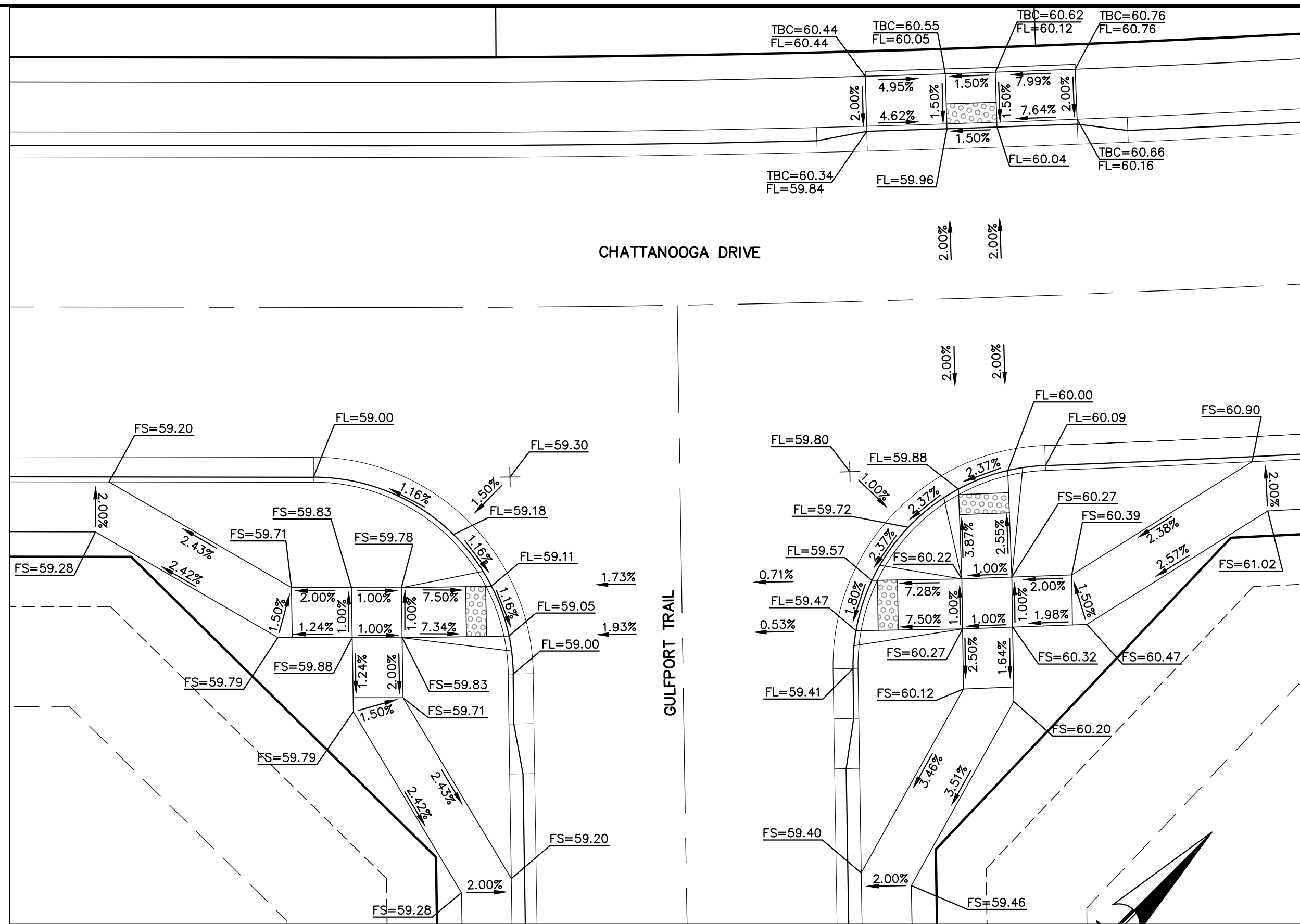
PEDESTRIAN RAMP DETAILS

RAMP DETAILS 04-07

DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1"= 10'	SHEET	16 OF 31
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.25

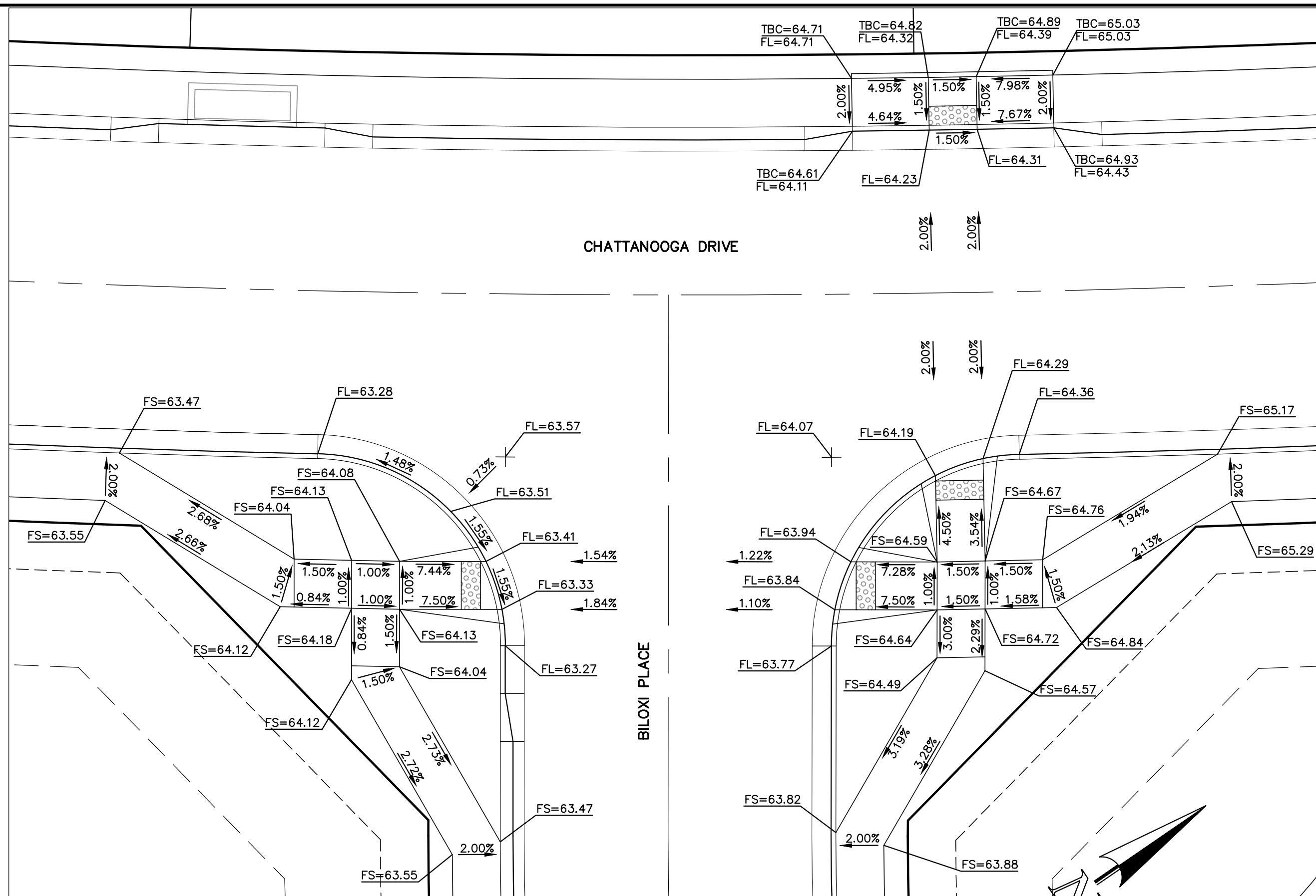
PCD No. SF-2430

CLASSIC
CONSULTING



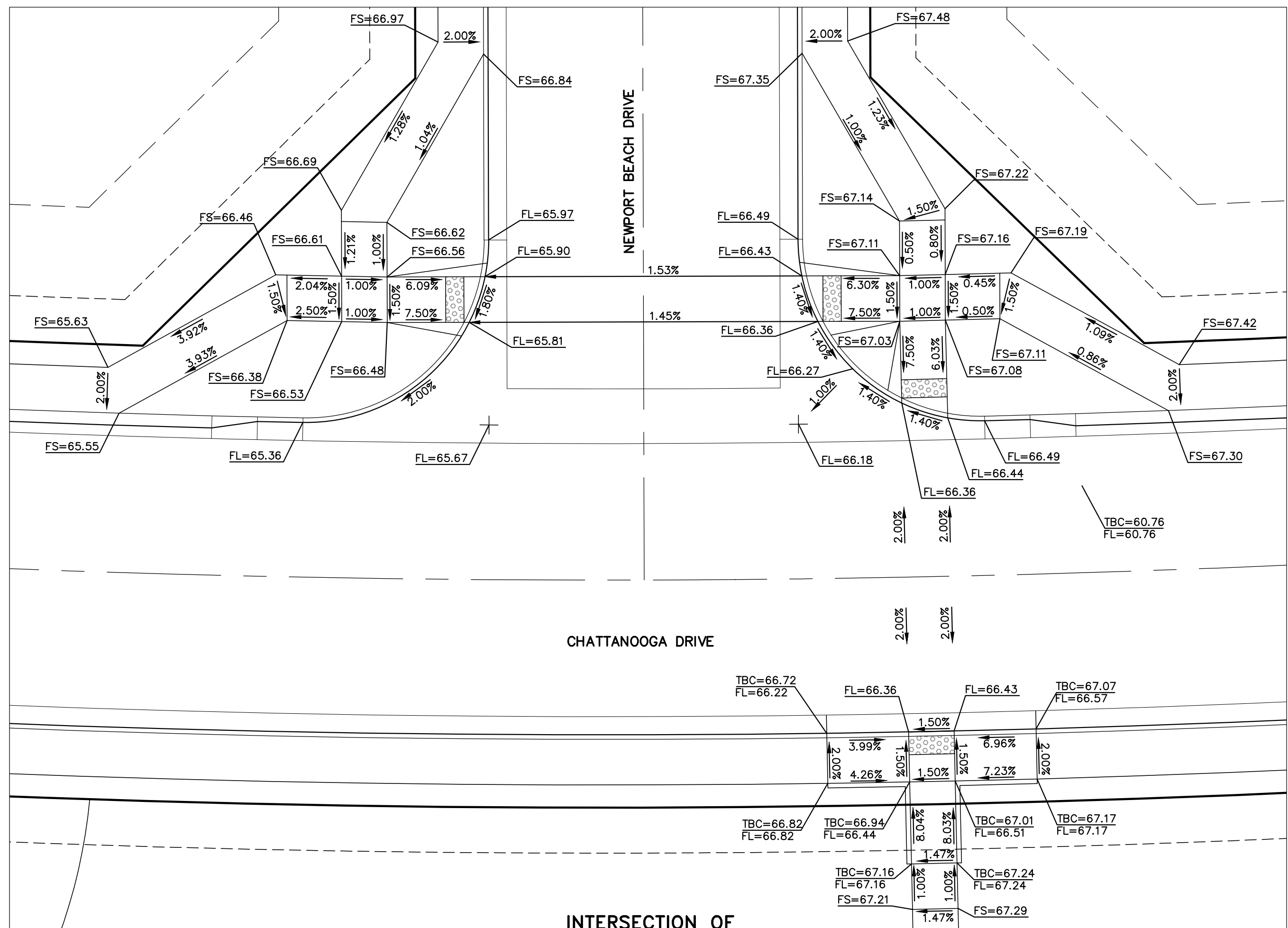
INTERSECTION OF
CHATTANOOGA DRIVE & GULFPORT TRAIL
'RAMP DETAIL-08'

10 5 0 10 20
SCALE: 1" = 10'



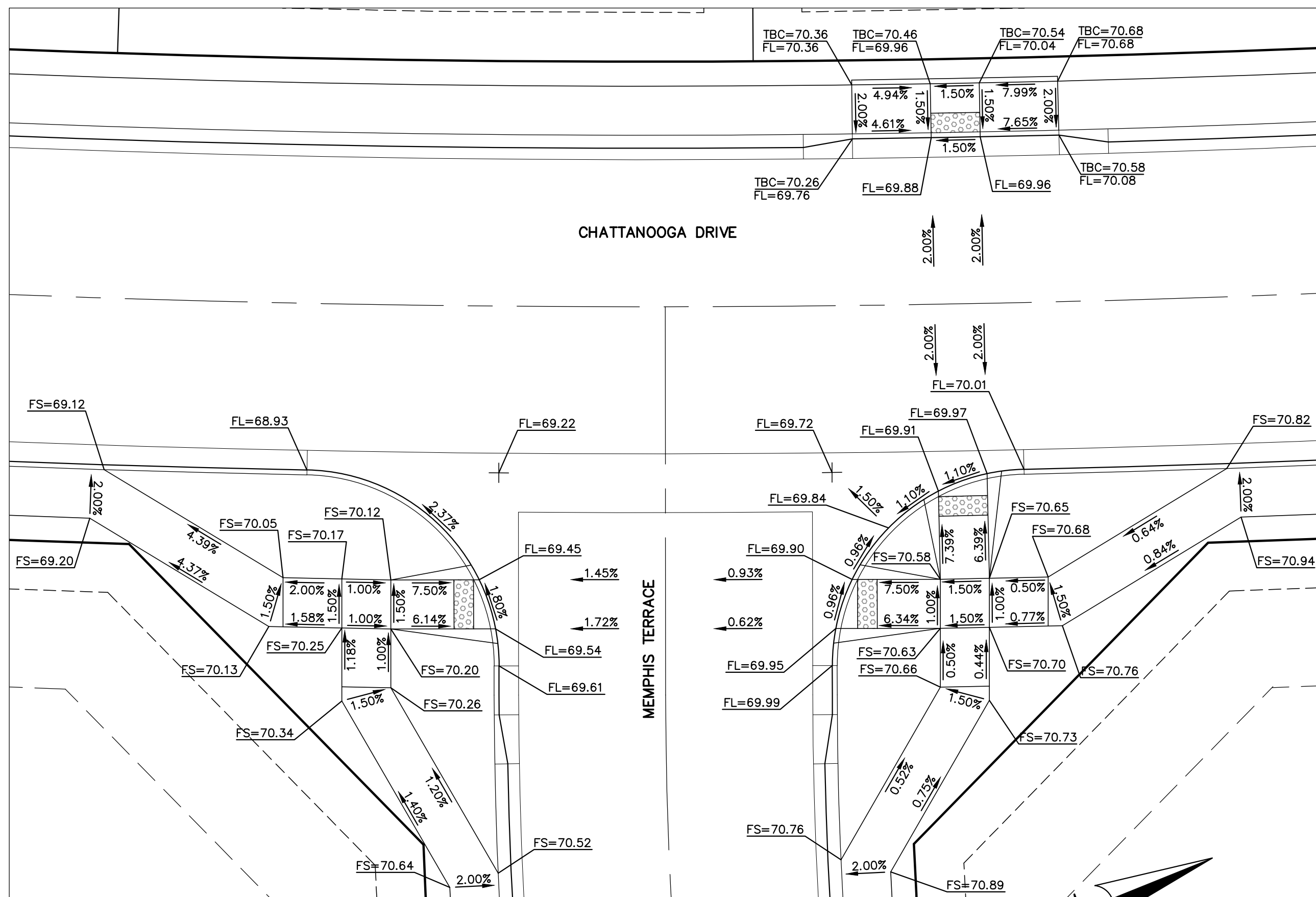
INTERSECTION OF
CHATTANOOGA DRIVE & BILOXI PLACE
'RAMP DETAIL-09'

10 5 0 10 20
SCALE: 1" = 10'



INTERSECTION OF
CHATTANOOGA DRIVE & NEWPORT BEACH DRIVE
'RAMP DETAIL-10'

10 5 0 10 20
SCALE: 1" = 10'



INTERSECTION OF
CHATTANOOGA DRIVE & MEMPHIS TERRACE
'RAMP DETAIL-11'

10 5 0 10 20
SCALE: 1" = 10'

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS

811

UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

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PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO. REVISION

DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

DATE



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

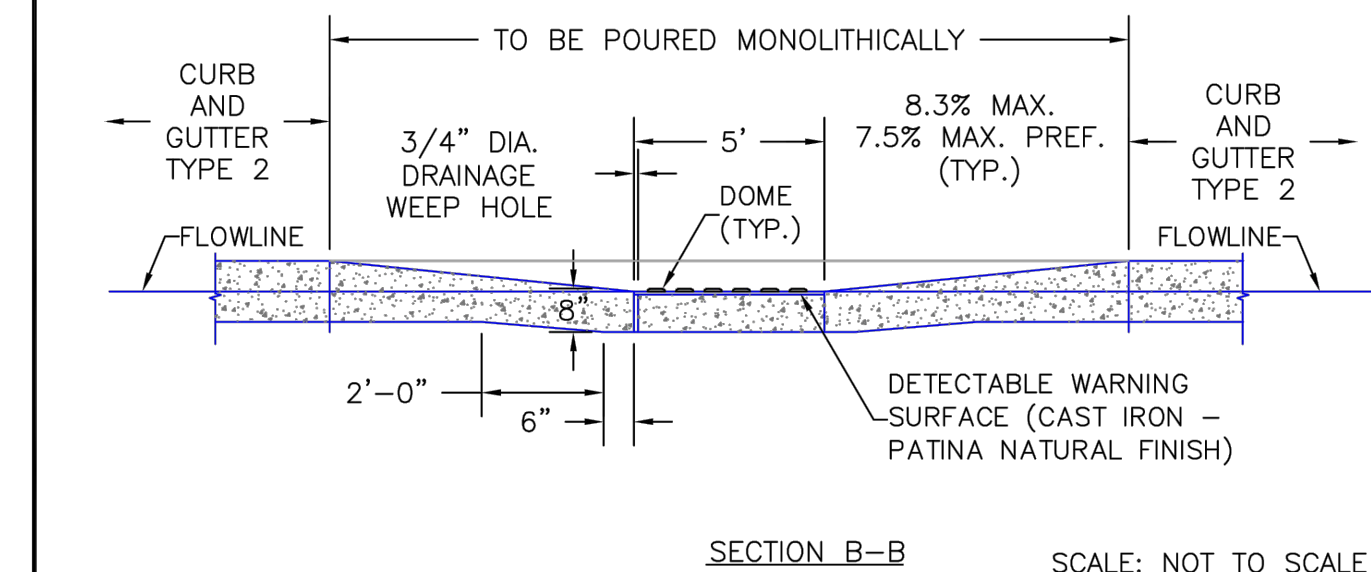
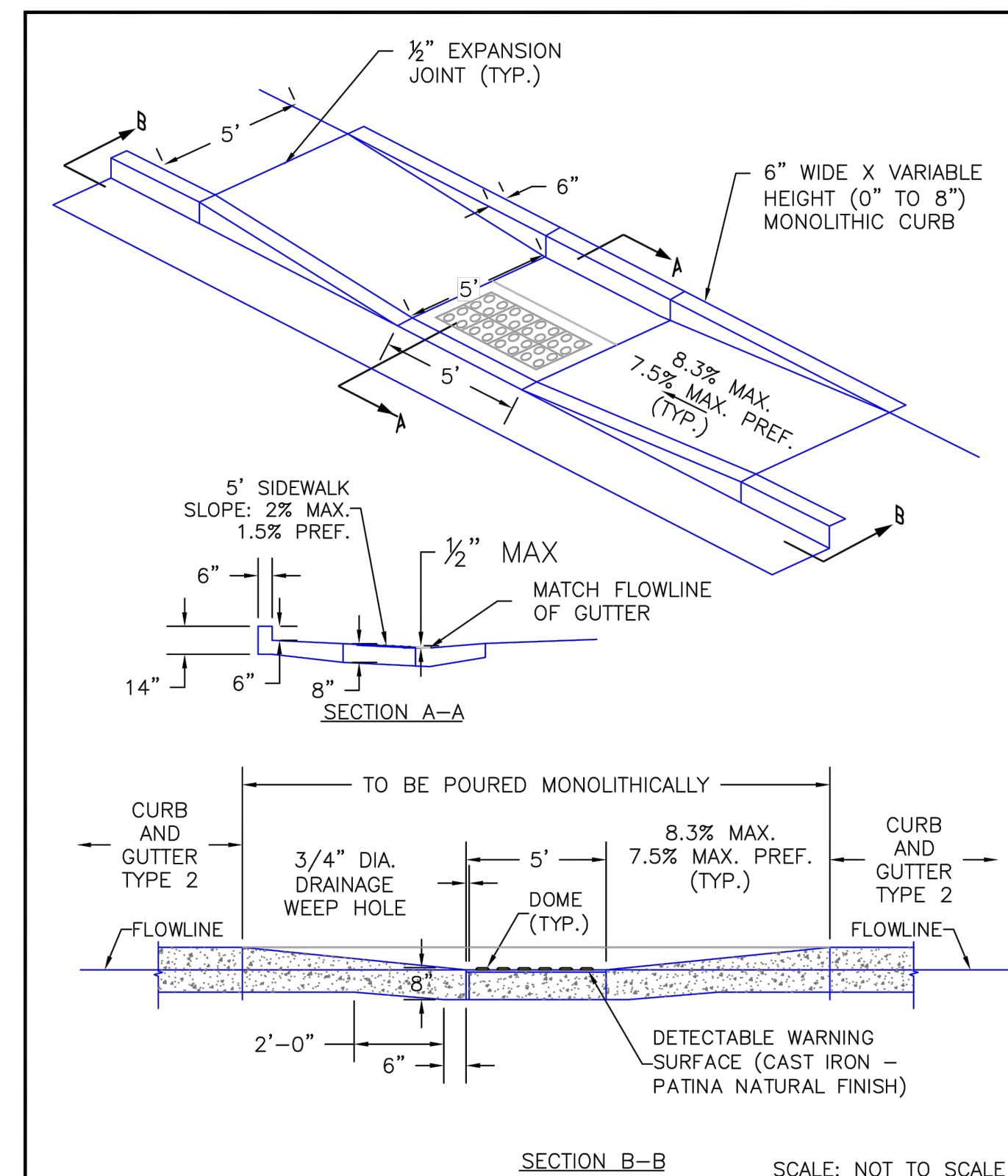
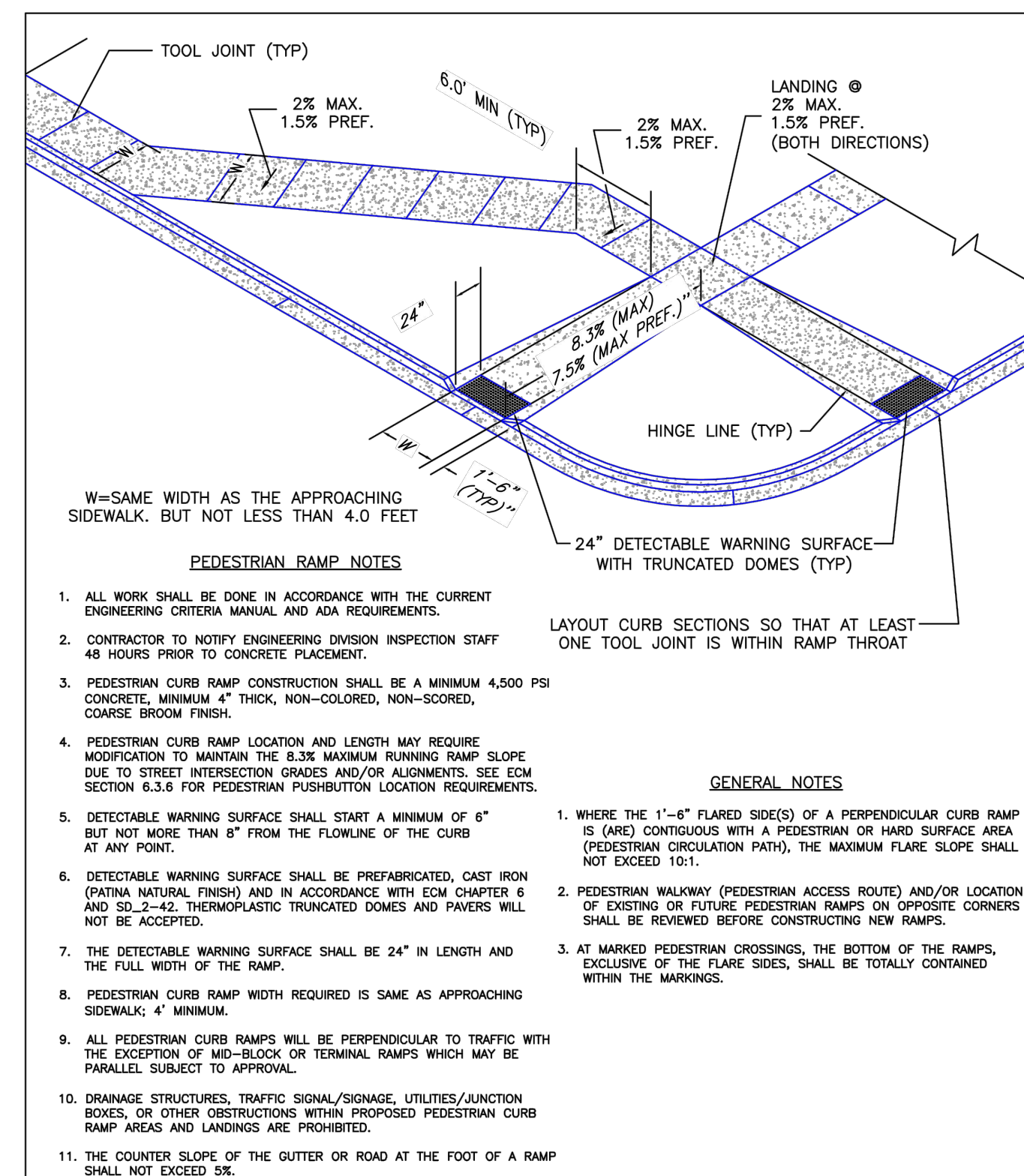
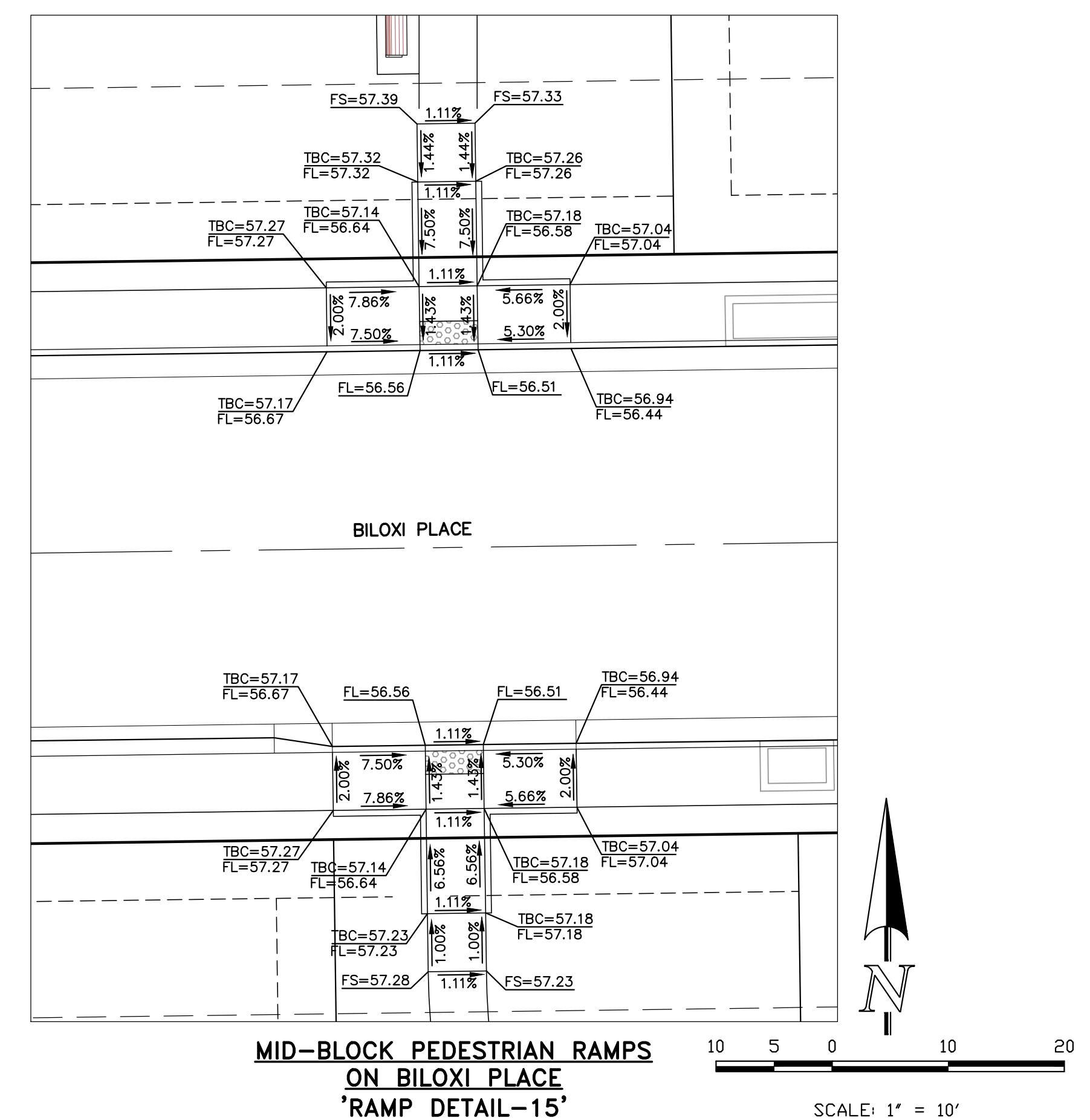
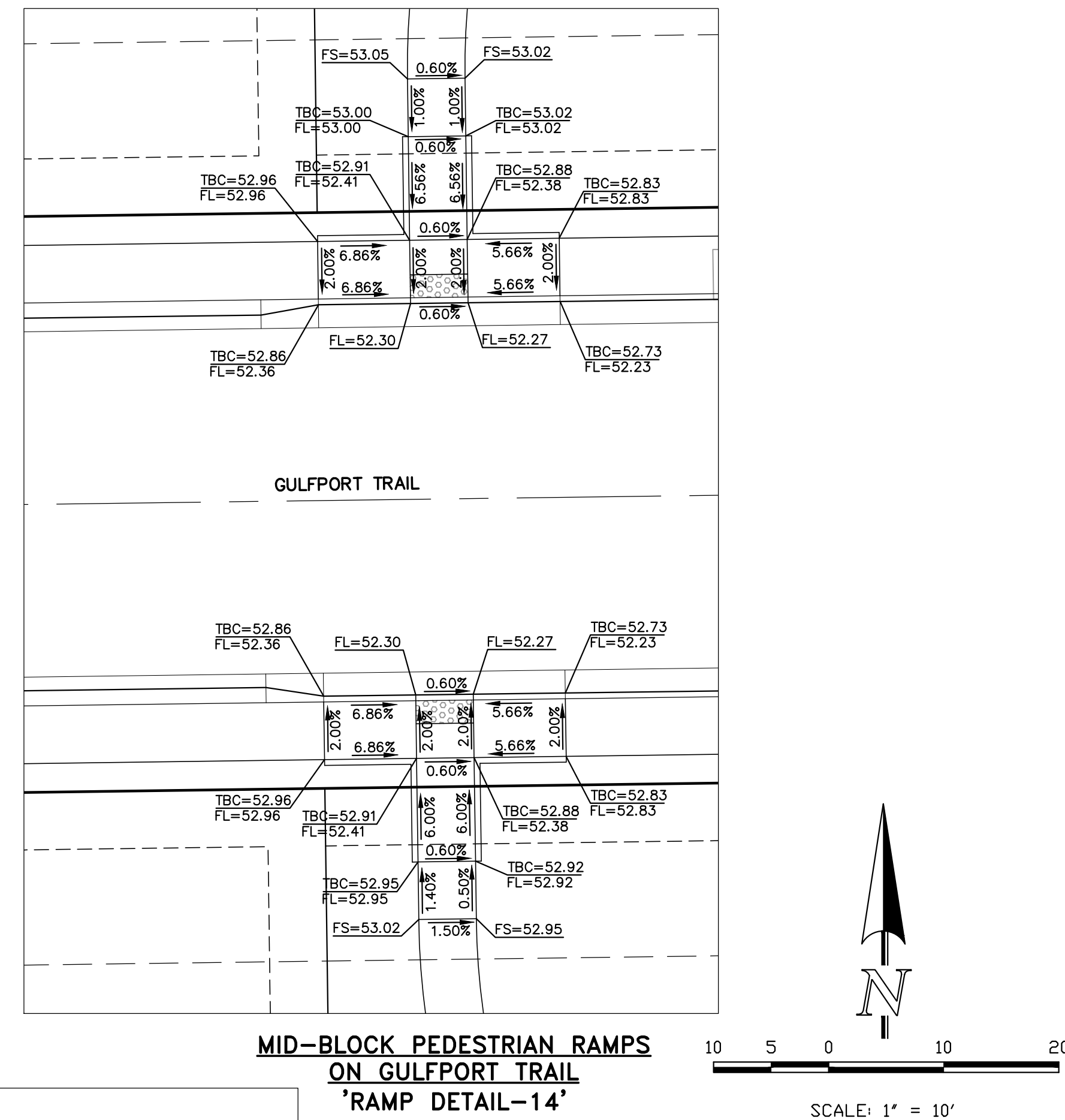
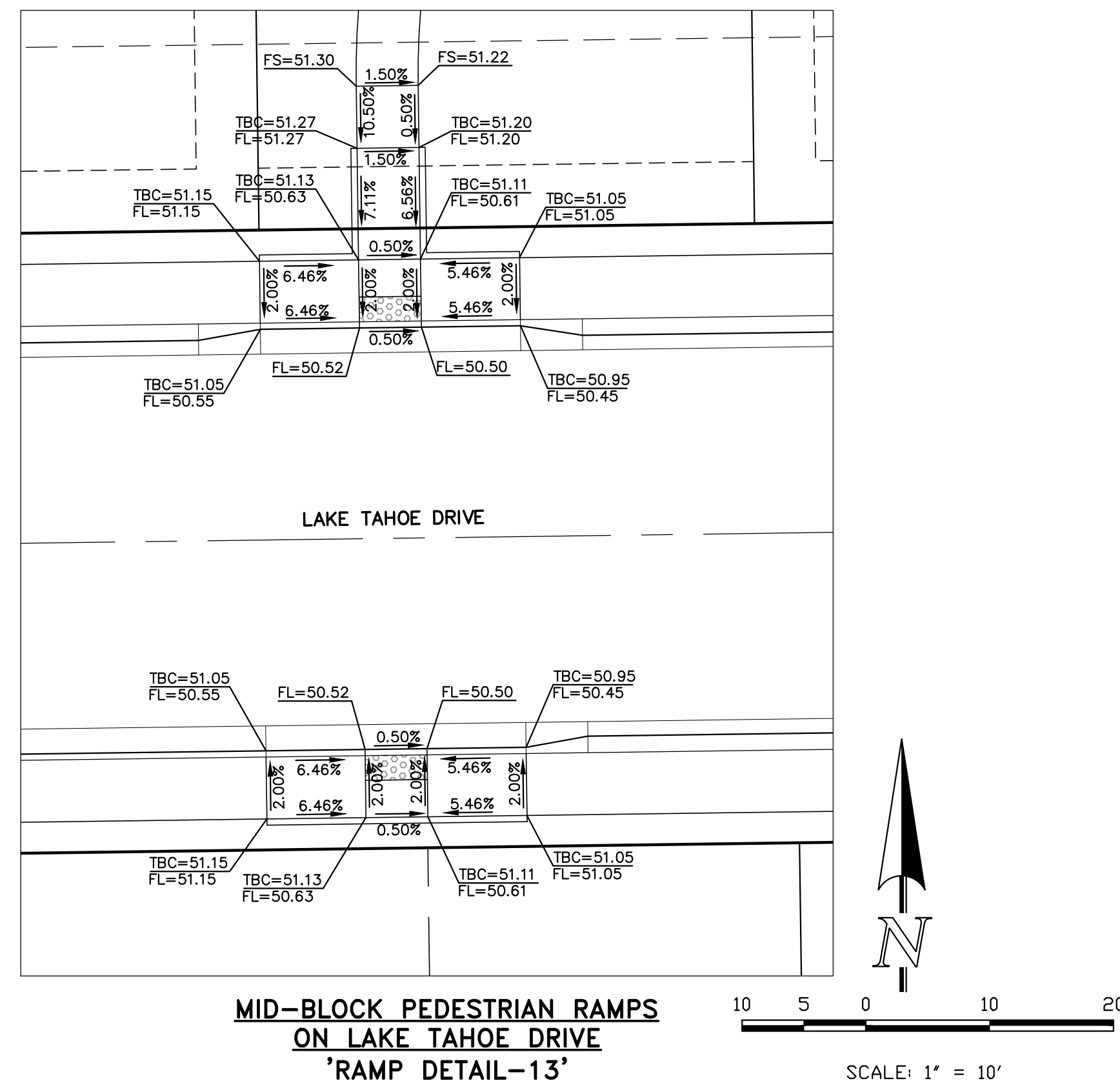
STRELING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS


PEDESTRIAN RAMP DETAILS
RAMP DETAILS 08-11


DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1"= 10'	SHEET 17 OF 31	
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.25

PCD No. SF-2430





6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD 2-41	
---	--	---

<div>6/23/20</div> <div>DATE APPROVED:</div> <div>Jennifer E. Irvine</div> <div>DEPARTMENT OF PUBLIC WORKS</div>	<div>Parallel Pedestrian Curb Ramp Detail</div> <div>Standard Drawing</div>	
<div>6/23/20</div> <div>REVISION (DATE):</div>	<div>SD 2-50</div> <div>FILE NAME:</div>	

PCD No. SF-2430

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NO. REVISION		DATE
1	REVISED PER COUNTY COMMENTS – AADED DETAILS	1-21-25

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE



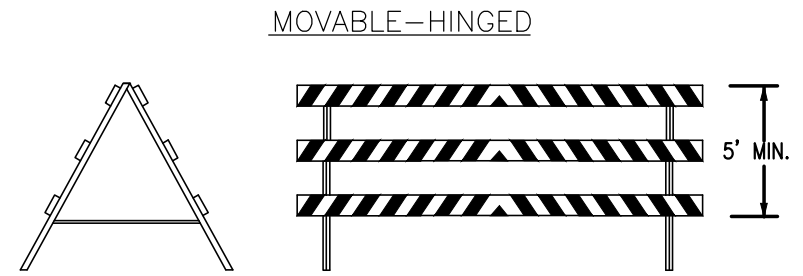
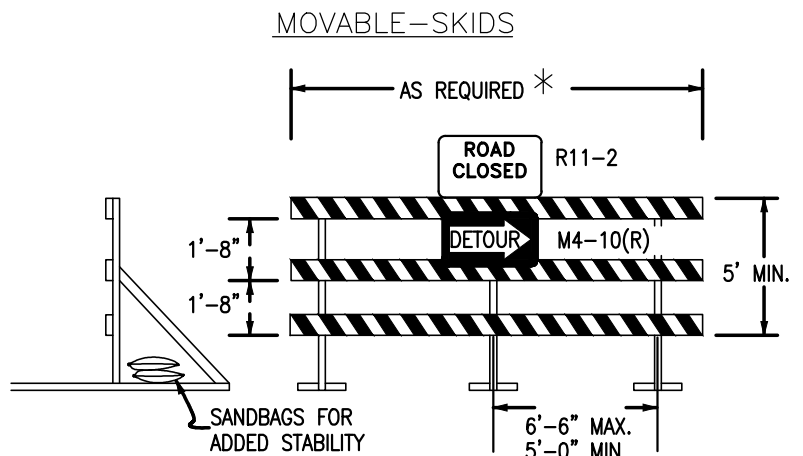
STRELING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
PEDESTRIAN RAMP DETAILS
RAMP DETAILS 12-14

DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1"= 10'	SHEET	18 OF 31
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.25

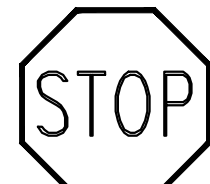
RAIL LENGTH TABLE *		
TYPE 3 BARRICADE		LENGTH
FIXED	MOVABLE	
F - A	M - A	8'- 14'
F - B	M - B	15'- 24'
F - C	M - C	25'- 35'
F - D	M - D	> 35'

NOTES

- TYPE 3 BARRICADES HAVE 3 REFLECTORIZED RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 6 IF FACING TRAFFIC IN TWO DIRECTIONS.
- THE PORTION OF THE POST ABOVE THE GROUND LINE SHALL BE PAINTED IN ACCORDANCE WITH THE APPROPRIATE GENERAL NOTE.
- DETACHABLE EXTENSION WING RAILS FOR BYPASSING OF CONSTRUCTION EQUIPMENT ARE PERMITTED, WHEN NECESSARY, ON FIXED OR MOVABLE TYPE 3 BARRICADES. THE LENGTH SHALL BE ADEQUATE TO CLOSE THE SHOULDER AS REQUIRED.



TYPICAL TYPE 3 BARRICADES



STOP (R1-1)
30"X30"

Street Name
STREET NAME (D-3)

SPEED
LIMIT
25

SPEED LIMIT (R2-1)
24"X30"

NOTE:
ALL INTERNAL SIGNS SHALL BE
4" FONT LETTER SIZE.
SIGNS AT STERLING RANCH ROAD
INTERSECTION SHALL BE 6" FONT
LETTER SIZE.



80 40 0 80 160

SCALE: 1" = 80'
PCD No. SF-2430

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DATE

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC. A. WHORTON, COLORADO P.E. #37155 DATE

CLASSIC
CONSULTINGSM

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
SIGNAGE PLAN

DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1"= 80'	SHEET	19 OF 31
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.25

CLASSIC
CONSULTING



American Revolution LED Series 247L

PRODUCT OVERVIEW



Features:

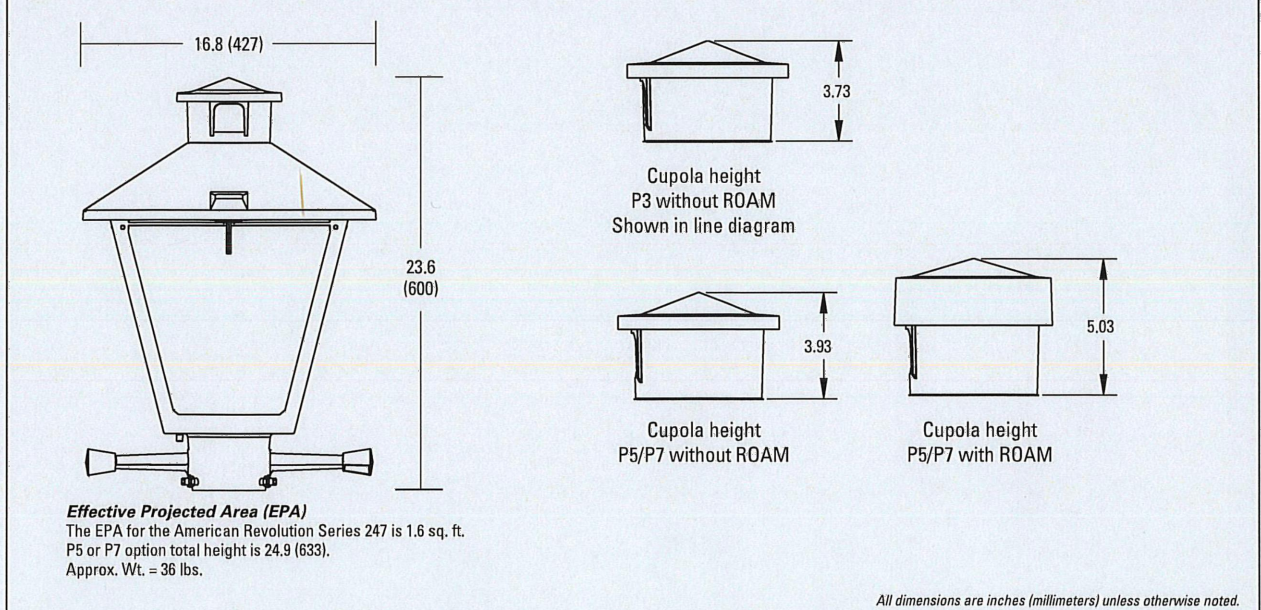
- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb screws provision afford quick, easy access to electrical and optical area for servicing
- Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
- Surge protection device (standard) exceeds ANSI C82.41 Category C1 criteria (surge tested at 10kV/5kA)
- Complies with ANSI: C136.2, C136.10, C136.15
- CSA listed and suitable for up to 30°C ambient
- Rated L70, LED life greater than 100,000 hours at 25°C
- Replaces up to 150W HPS light source incumbent models
- LED electronic 0V-10V dimmable driver
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DPL to confirm which versions are qualified.

Applications:

Streetscapes
Walkways
Pathways
Parks

MVEA Spec * 247L 10LEDE10 MVOLT 4K RS AY PCLL

DIMENSIONS



Note: Specifications subject to change without notice.
American Revolution Series 247L LED

AEL American Electric Lighting

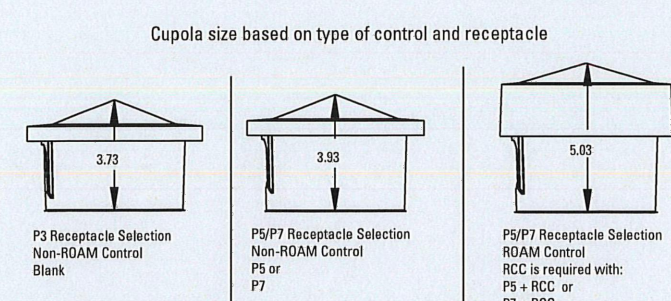
American Revolution LED Series 247L

ORDERING INFORMATION

Example: 247L 20LEDE10 MVOLT 4K RS AY

Series	Performance Package	Voltage	Color Temperature (CCT)
247L American Revolution LED	20LEDE10 20 Chips, 1050 mA Driver, 72 input watts 20LEDE15 20 Chips, 1050 mA Driver, 45 input watts 10LEDE10 10 Chips, 1050 mA Driver, 36 input watts 10LEDE15 10 Chips, 1050 mA Driver, 25 input watts 10LEDE25 10 Chips, 525 mA Driver, 13 input watts 10LEDE36 10 Chips, 350 mA Driver, 13 input watts	MVOLT Multi-volt, 120-277V 247 247V 480 480V	3K 3000K 4K 4000K 5K 5000K

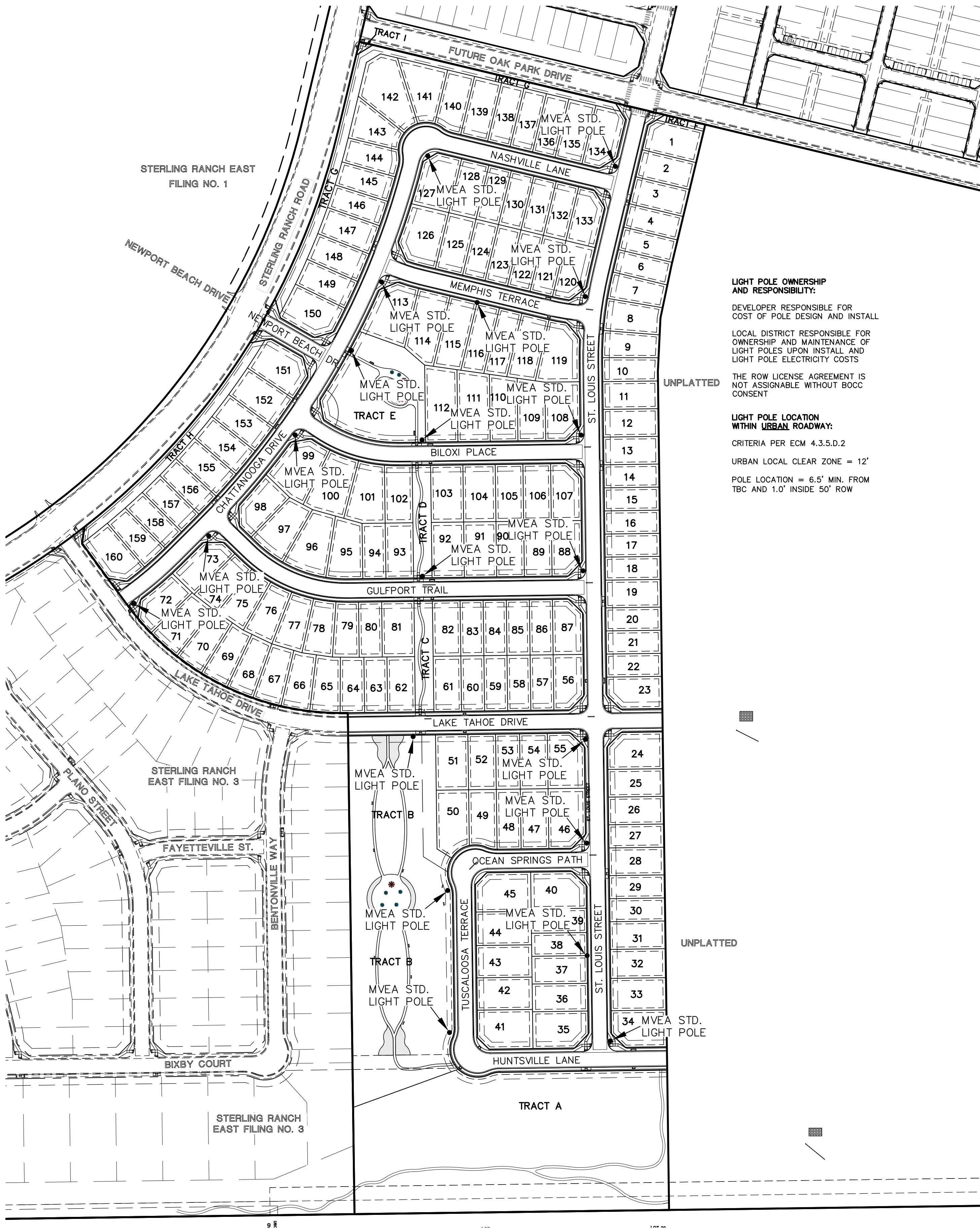
Distribution	Optics	Options
R2 Type II R3 Type III R5 Type V	AY Acrylic PY Polycarbonate	Paint (blank) GY Gray DB Dark Bronze WH White BZ Bronze Photocontrol (blank) 3 pin NEMA Photocontrol Receptacle (standard) NR 2 No Photocontrol Receptacle PS 2 5 pin NEMA Photocontrol Receptacle (diminable driver included) P7 2 7 pin NEMA Photocontrol Receptacle (diminable driver included) PCLL 15 Solid State Long Life Photocontrol PCSS 15 Solid State Long Life Photocontrol (120-277V)



- Notes:
- Other colors available, please contact factory
 - P3 and SH not available with full option
 - Taller cupola cover (RCC) is required when used with ROAM or other similar wireless monitoring control systems
 - Standard failure mode "Fail On"
 - Photocontrols supplied with ANSI Standard Turn-On levels
 - XL option is required
 - Ships with unit, field installed
 - Required when using ROAM or other similar wireless monitoring control systems

AEL American Electric Lighting
All Headquarters: 3025 Columbus Road, Granville, OH 43023
www.americanelectriclighting.com
© 2017 Acuity Brands Lighting, Inc. All Rights Reserved. 9/28/17

Warranty Five-year limited warranty. Complete warranty terms located at www.usalighting.com/CustomerResources/Cterms_and_conditions.aspx. Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.
Please contact your sales representative for the latest product information.



LIGHT POLE OWNERSHIP AND RESPONSIBILITY:

DEVELOPER RESPONSIBLE FOR COST OF POLE DESIGN AND INSTALL

LOCAL DISTRICT RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF LIGHT POLES UPON INSTALL AND LIGHT POLE ELECTRICITY COSTS

THE ROW LICENSE AGREEMENT IS NOT ASSIGNABLE WITHOUT BOCC CONSENT

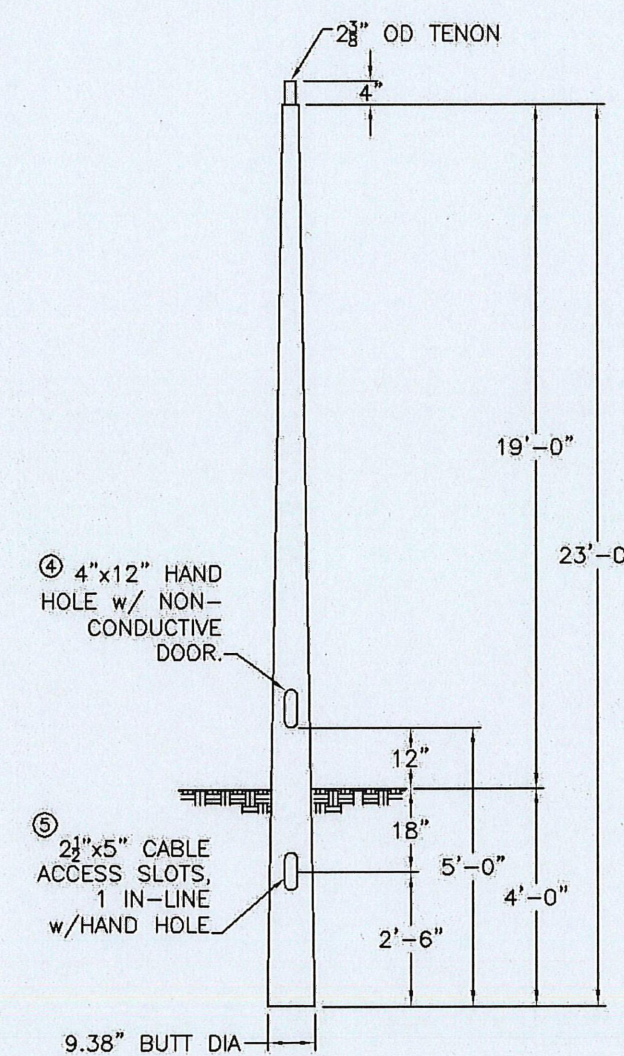
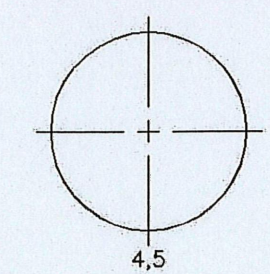
LIGHT POLE LOCATION WITHIN URBAN ROADWAY:

CRITERIA PER ECM 4.3.5.D.2

URBAN LOCAL CLEAR ZONE = 12'

POLE LOCATION = 6.5' MIN. FROM TBC AND 1.0' INSIDE 50' ROW

ORIENTATION VIEWED FROM TOP OF POLE



COLOR: BLACK



CMT
145 Wood Street
East, SC 29918
803.416.4275
www.cmtpole.com

MOUNTAIN VIEW

CAT. NO.: TB23-D-50-3-H-T238

QUANTITY:	JOB NUMBER:	SPECS:	WIND VEL:
PO. NUMBER:	APPD BY:	TOT. LENGTH: 23'-0"	100@1.3
REV. DATE BY	REMARKS	EMBED. DEPTH: 4'-0"	LUM. WEIGHT: 50 lbs.
	QUOTE:	TIP WIDTH: 4.41"	LUM. EPA: 3.50 sq.ft.
		WEIGHT: 50 lbs.	STATIC DEFL:
		DRAWN BY: PLF	TOTAL DEFL:
			DATE: 01/16/2017



140 70 0 140 280

SCALE: 1" = 140'

PCD No. SF-2430

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811

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MARC. A. WHORTON, COLORADO P.E. #37155

DATE

CLASSIC CONSULTING

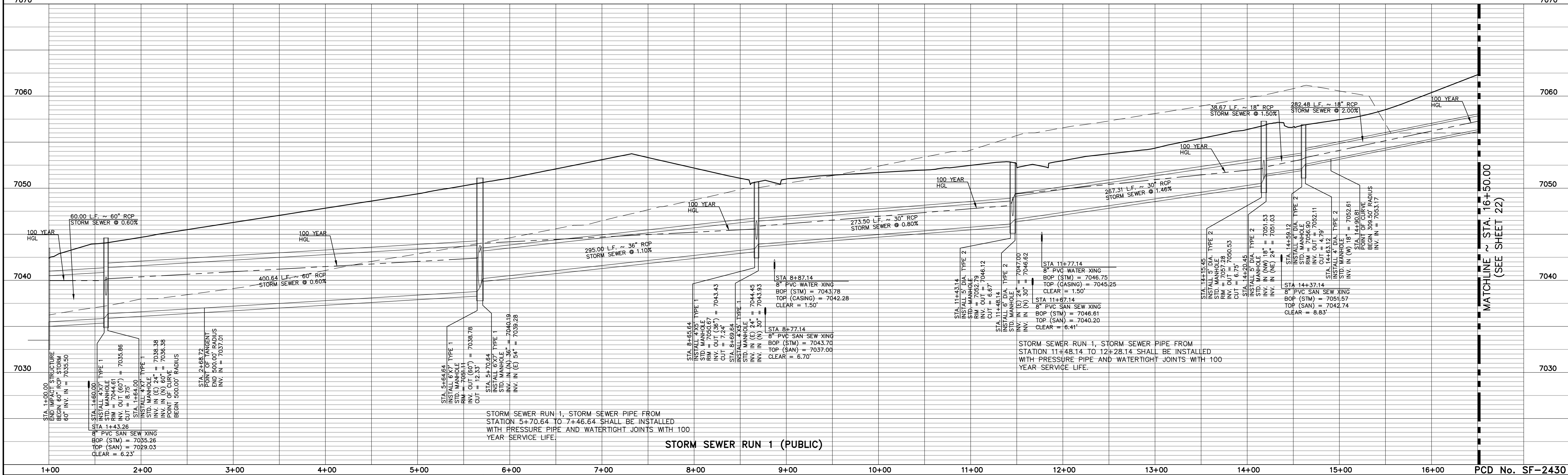
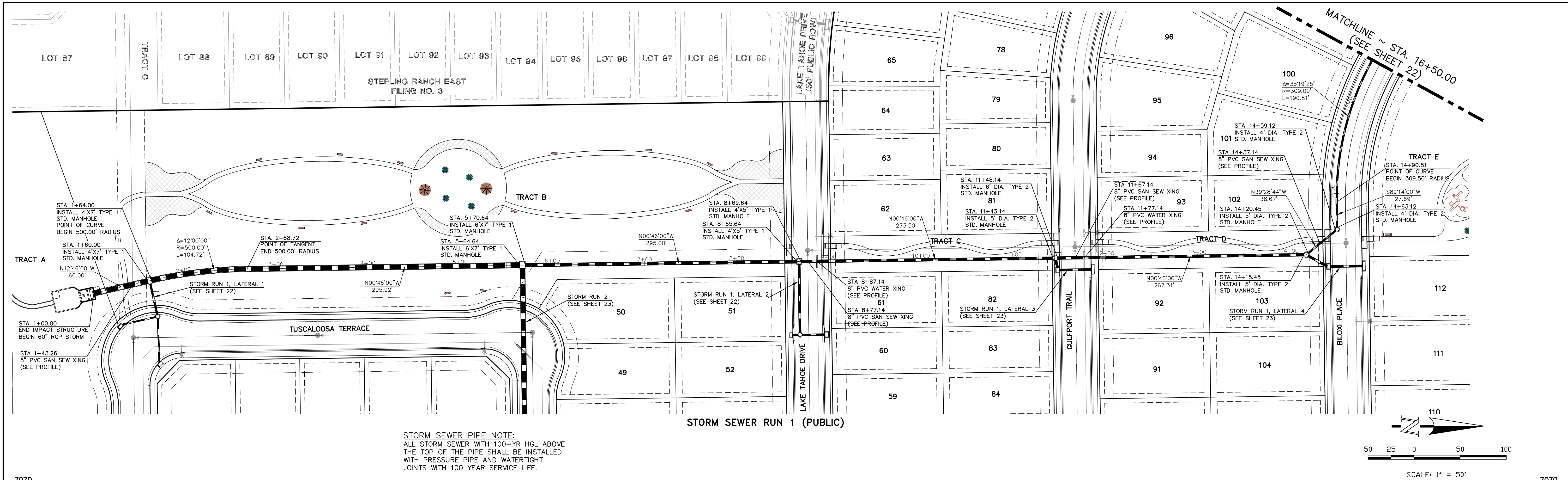
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
STREET LIGHT POLE LOCATION PLAN

DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1" = 140'	SHEET	20 OF 31
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.25

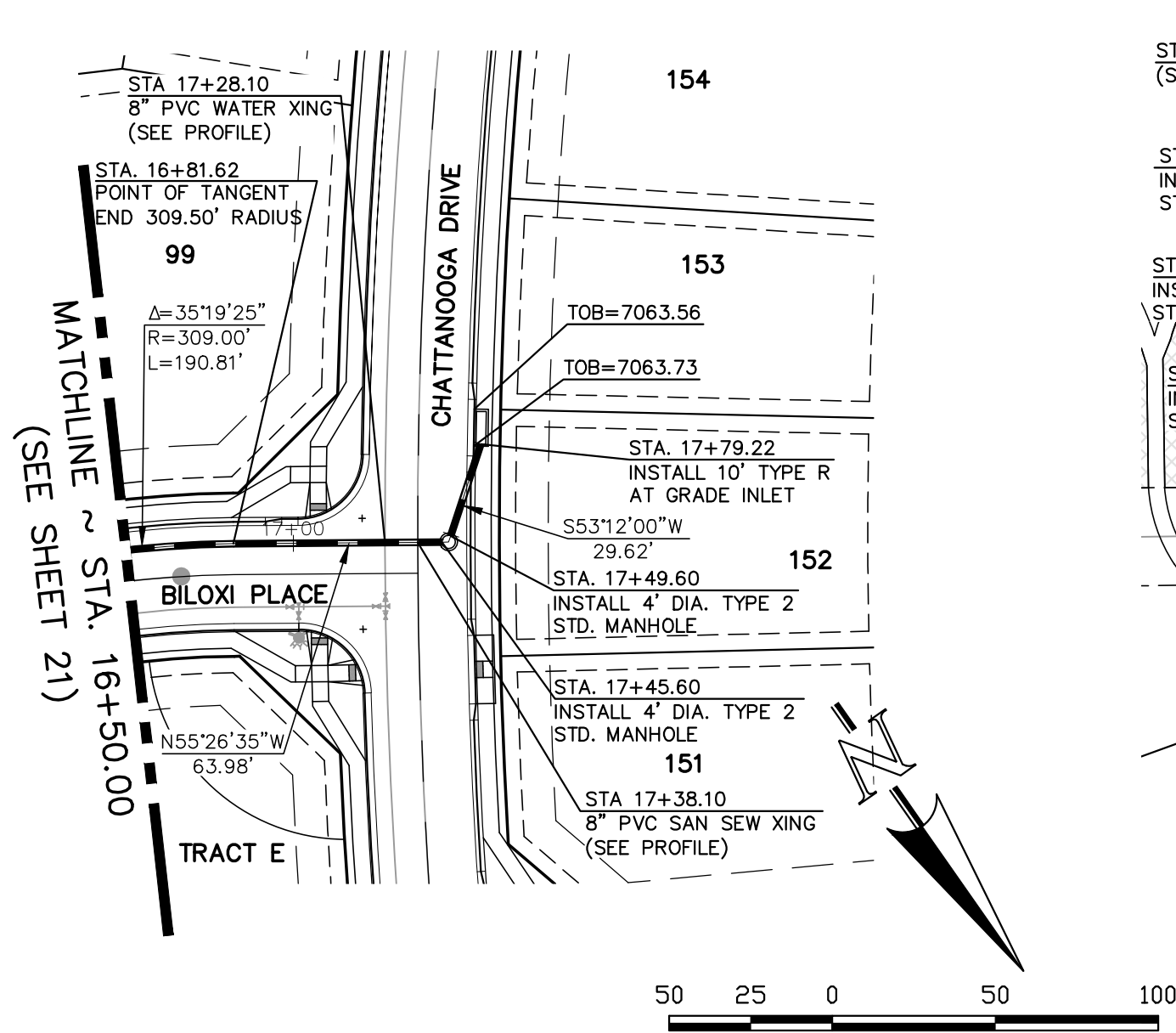
CLASSIC CONSULTING



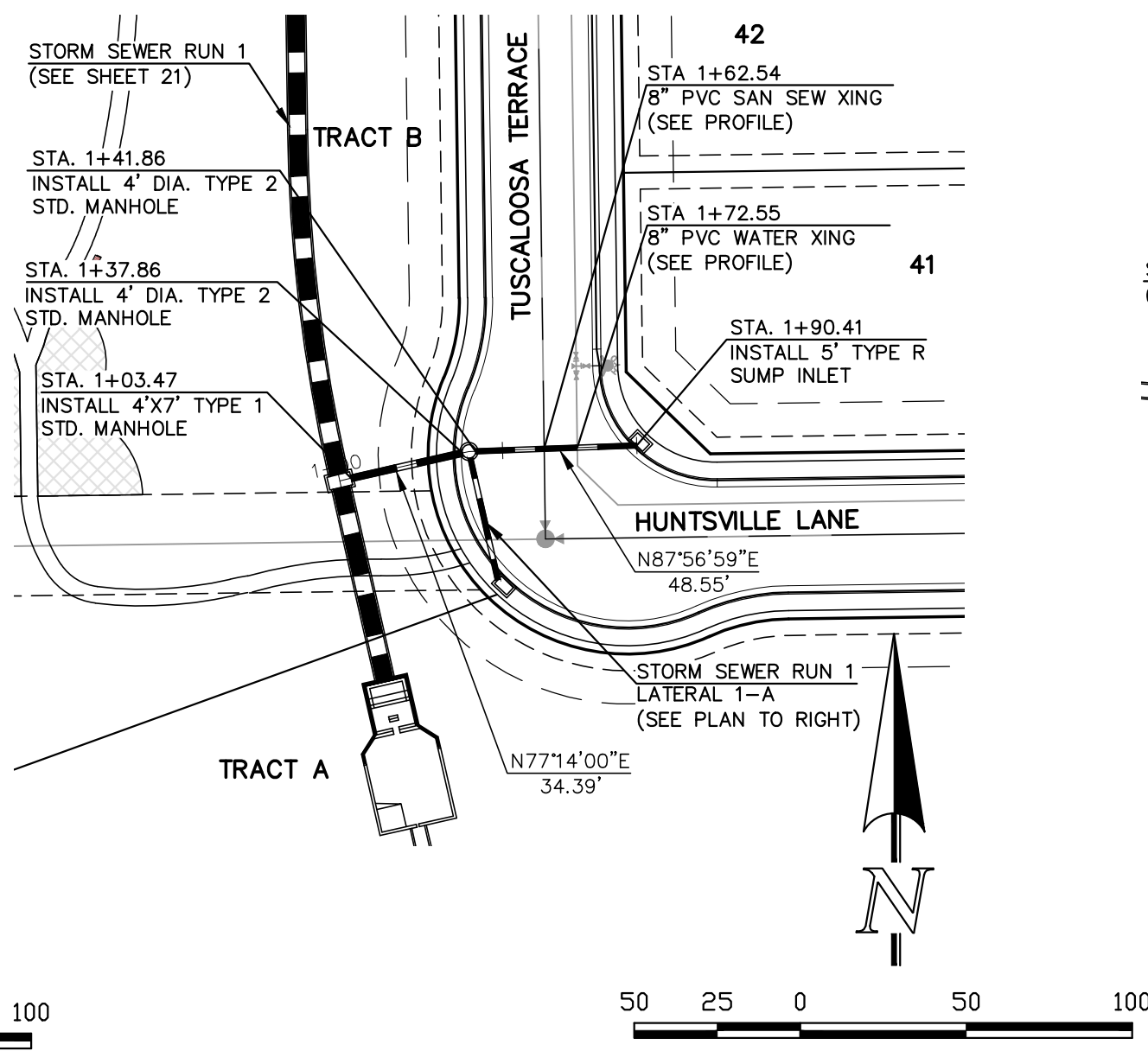
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.		<table border="1"><thead><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr></thead><tbody><tr><td>1</td><td>REVISED PER COUNTY COMMENTS</td><td>1-21-25</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	NO.	REVISION	DATE	1	REVISED PER COUNTY COMMENTS	1-21-25													<p>REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, COLORADO P.E. #37155 DATE</p>	<div>CLASSIC CONSULTINGSM</div> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719) 785-0790 (719) 785-0799 (Fax)</p>	<p>STREILING RANCH EAST FILING NO. 5 CONSTRUCTION PLANS PUBLIC STORM SEWER PLAN</p> <table border="1"><tr><td>DESIGNED BY</td><td>PRA</td><td>SCALE</td><td>DATE</td><td>10-31-24</td></tr><tr><td>DRAWN BY</td><td>PRA</td><td>(H) 1"= 50'</td><td>SHEET</td><td>21 OF 31</td></tr><tr><td>CHECKED BY</td><td>(V) 1"= 5'</td><td>JOB NO.</td><td colspan="2">1183.25</td></tr></table>	DESIGNED BY	PRA	SCALE	DATE	10-31-24	DRAWN BY	PRA	(H) 1"= 50'	SHEET	21 OF 31	CHECKED BY	(V) 1"= 5'	JOB NO.	1183.25	
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N:\118325\DRAWINGS\CONSTRUCT\DWG_21-118325-STW-01.dwg, 1/22/2025 2:16:26 PM, 1:1

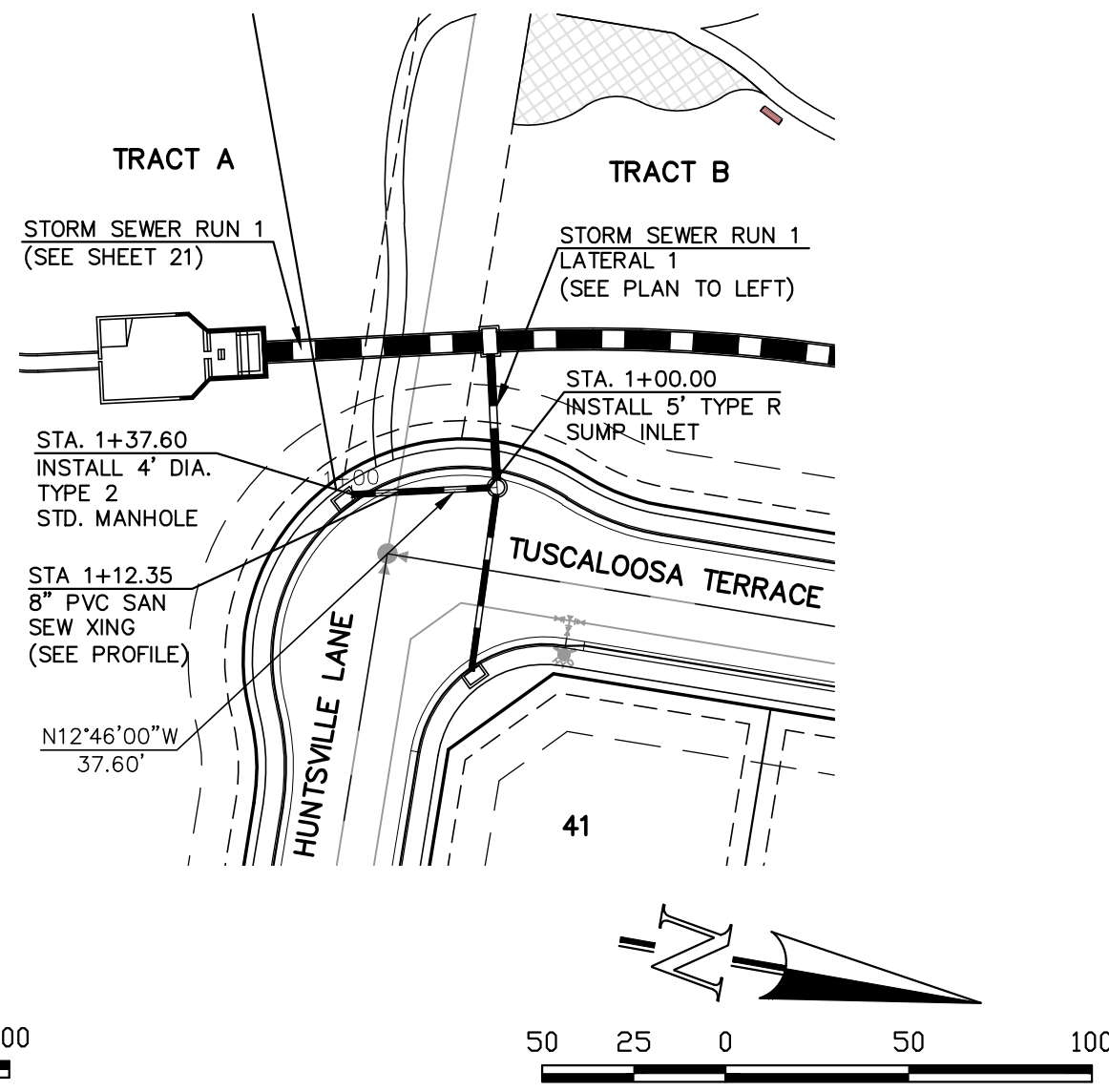
STORM SEWER PIPE NOTE:
ALL STORM SEWER WITH 100-YR HGL ABOVE
THE TOP OF THE PIPE SHALL BE INSTALLED
WITH PRESSURE PIPE AND WATERTIGHT
JOINTS WITH 100 YEAR SERVICE LIFE.



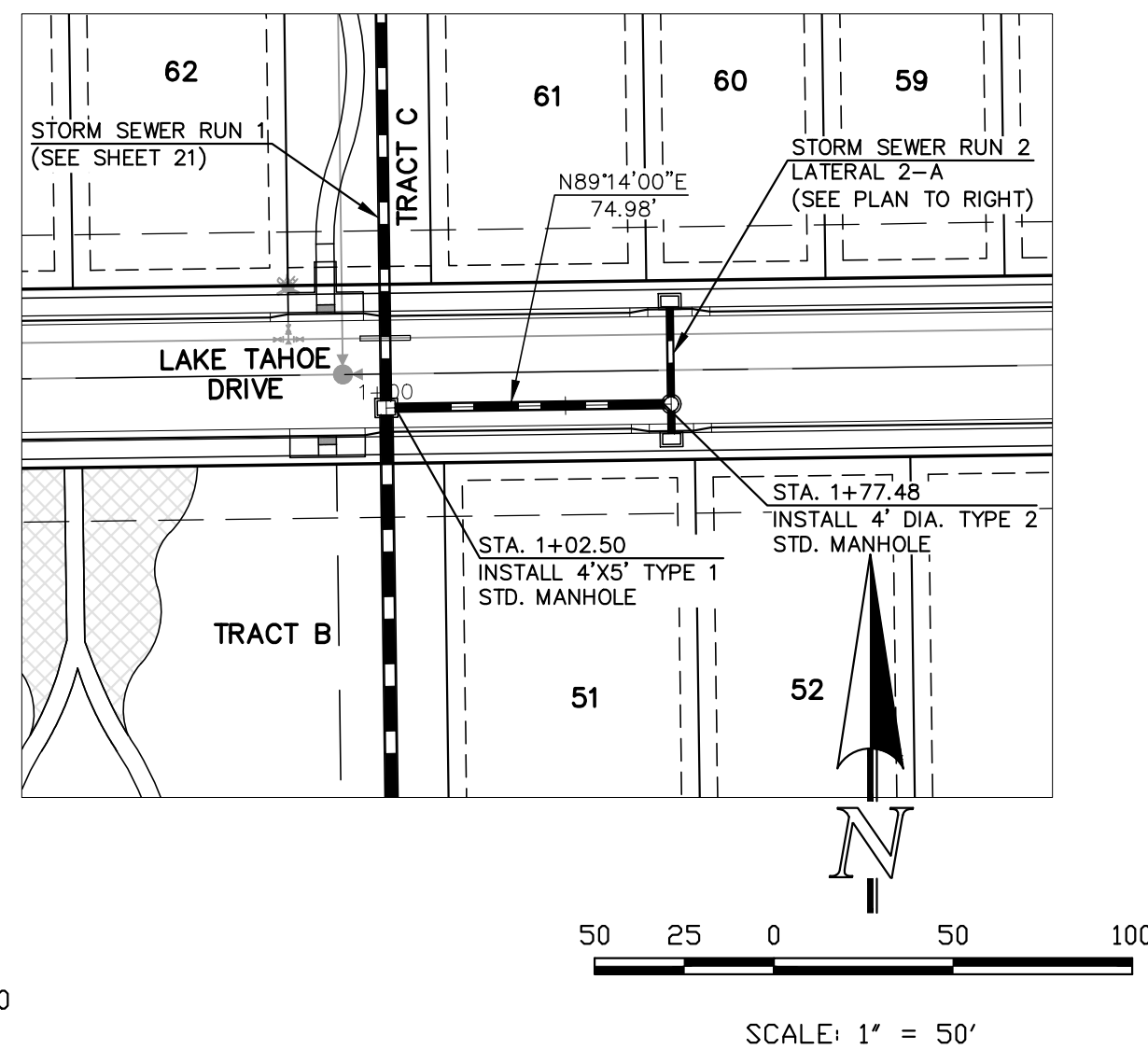
STORM SEWER RUN 1 (PUBLIC)



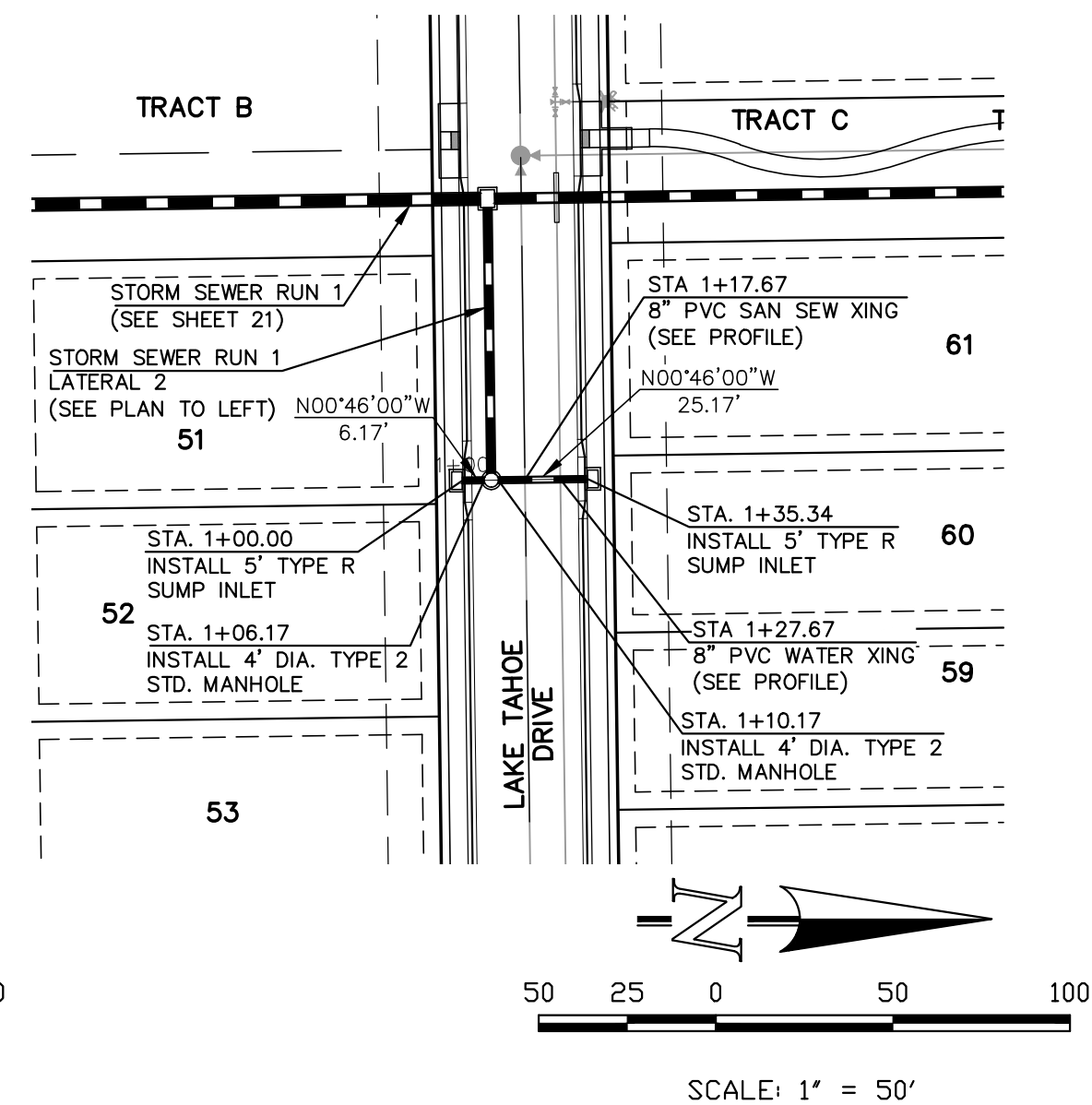
STORM SEWER RUN 1
LATERAL 1 (PUBLIC)



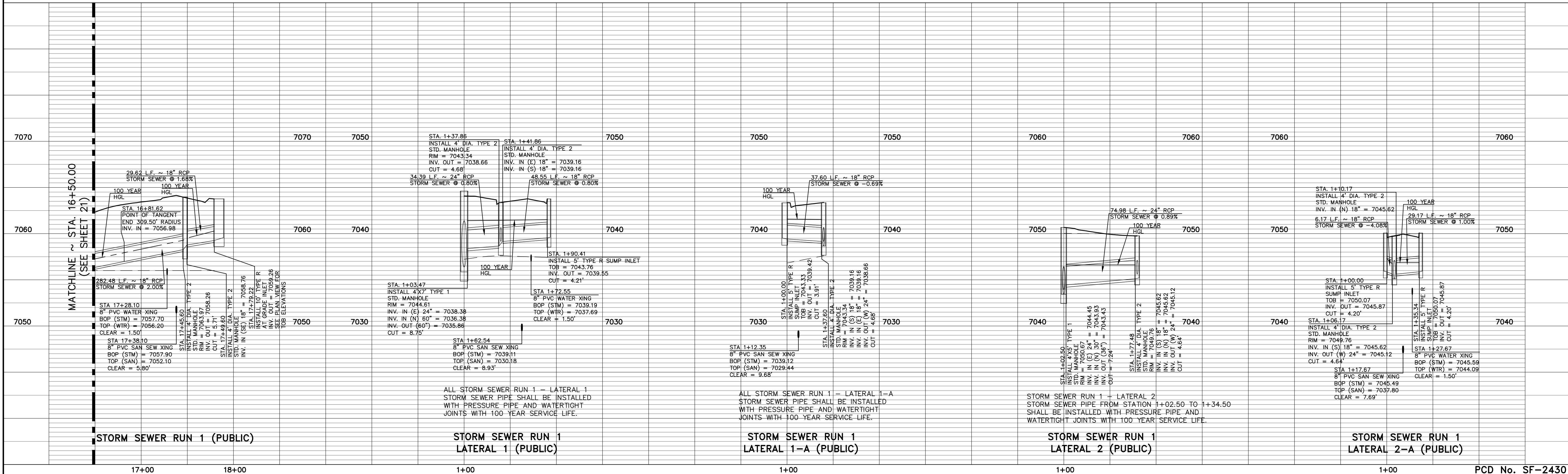
STORM SEWER RUN 1
LATERAL 1-A (PUBLIC)



STORM SEWER RUN 1
LATERAL 2 (PUBLIC)



STORM SEWER RUN 1
LATERAL 2-A (PUBLIC)



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1-21-25

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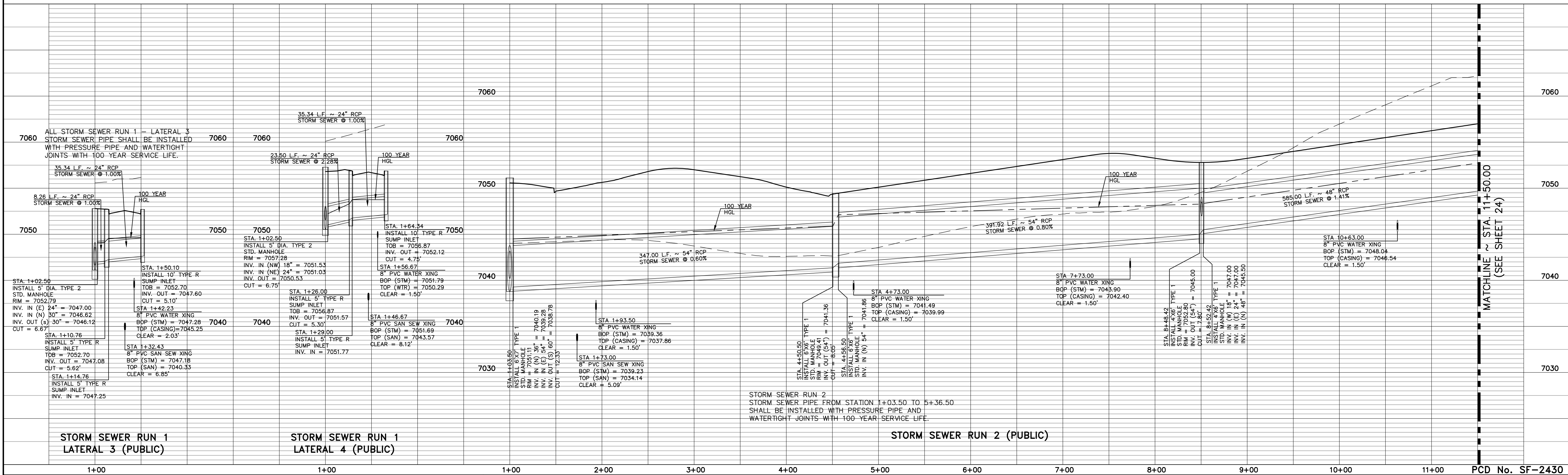
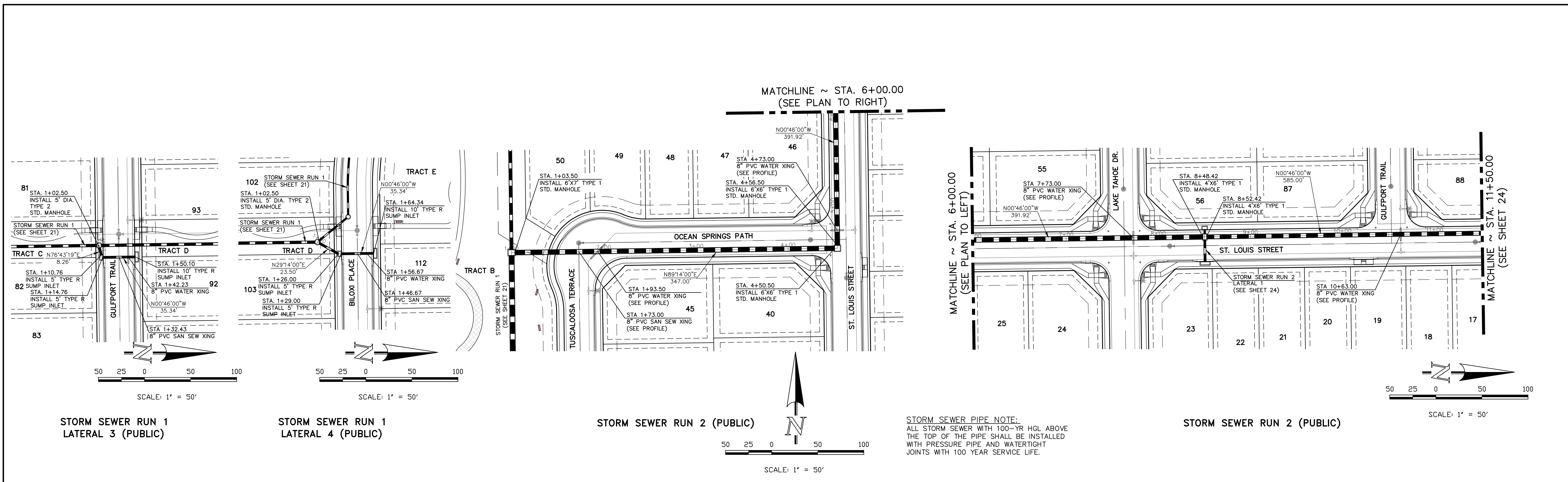
(719) 785-0790
(719) 785-0799 (Fax)

STRELING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN

DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1" = 50'	SHEET	22 OF 31
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.25	

PCD No. SF-2430





48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		NO. REVISION 1 REVISED PER COUNTY COMMENTS DATE 1-21-25		REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC MARC A. WHORTON, COLORADO P.E. #37155 DATE		CLASSIC CONSULTING 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)		STRELING RANCH EAST FILING NO. 5 CONSTRUCTION PLANS PUBLIC STORM SEWER PLAN DESIGNED BY: PRA DRAWN BY: PRA CHECKED BY: (V) SCALE: (H) 1"= 50' (V) 1"= 5' DATE: 10-31-24 SHEET 23 OF 31 JOB NO.: 1183.25	
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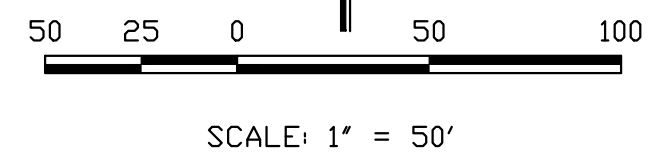
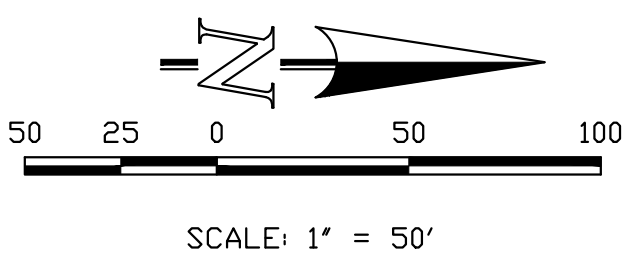
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MATCHLINE ~ STA. 11+50.00
(SEE SHEET 23)

MATCHLINE ~ STA. 11+50.00
(SEE SHEET 23)

STORM SEWER RUN 2 (PUBLIC)

STORM SEWER RUN 2
LATERAL 1 (PUBLIC)



STORM SEWER PIPE NOTE:
ALL STORM SEWER WITH 100-YR HGL ABOVE
THE TOP OF THE PIPE SHALL BE INSTALLED
WITH PRESSURE PIPE AND WATERTIGHT
JOINTS WITH 100 YEAR SERVICE LIFE.

ALL STORM SEWER RUN 2 - LATERAL 1
STORM SEWER PIPE SHALL BE INSTALLED
WITH PRESSURE PIPE AND WATERTIGHT
JOINTS WITH 100-YEAR SERVICE LIFE.

STORM SEWER RUN 2 (PUBLIC)

STORM SEWER RUN 2
LATERAL 1 (PUBLIC)

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
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UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE
SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR
SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING
UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL
BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH
MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND
PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	1-21-25

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE



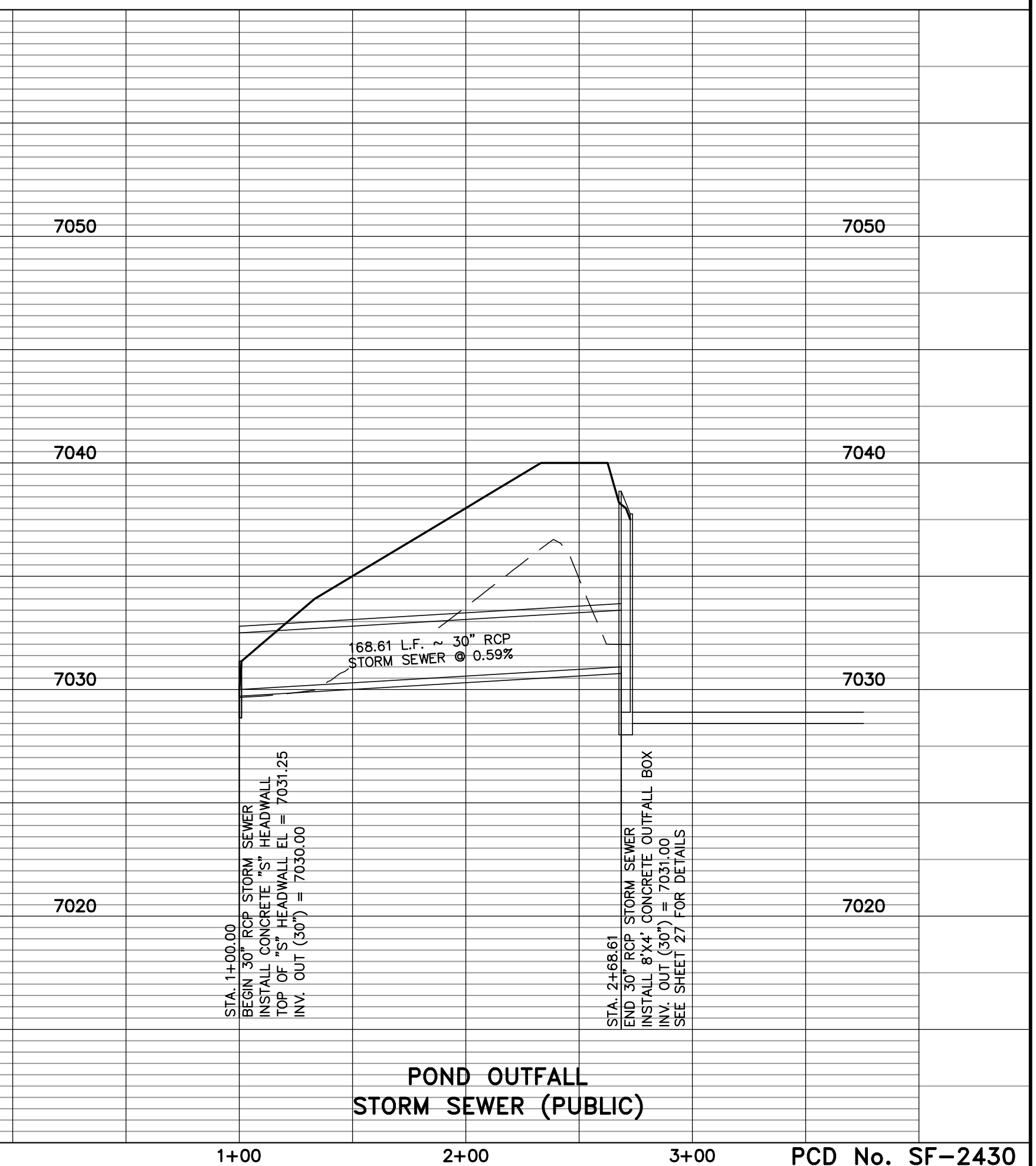
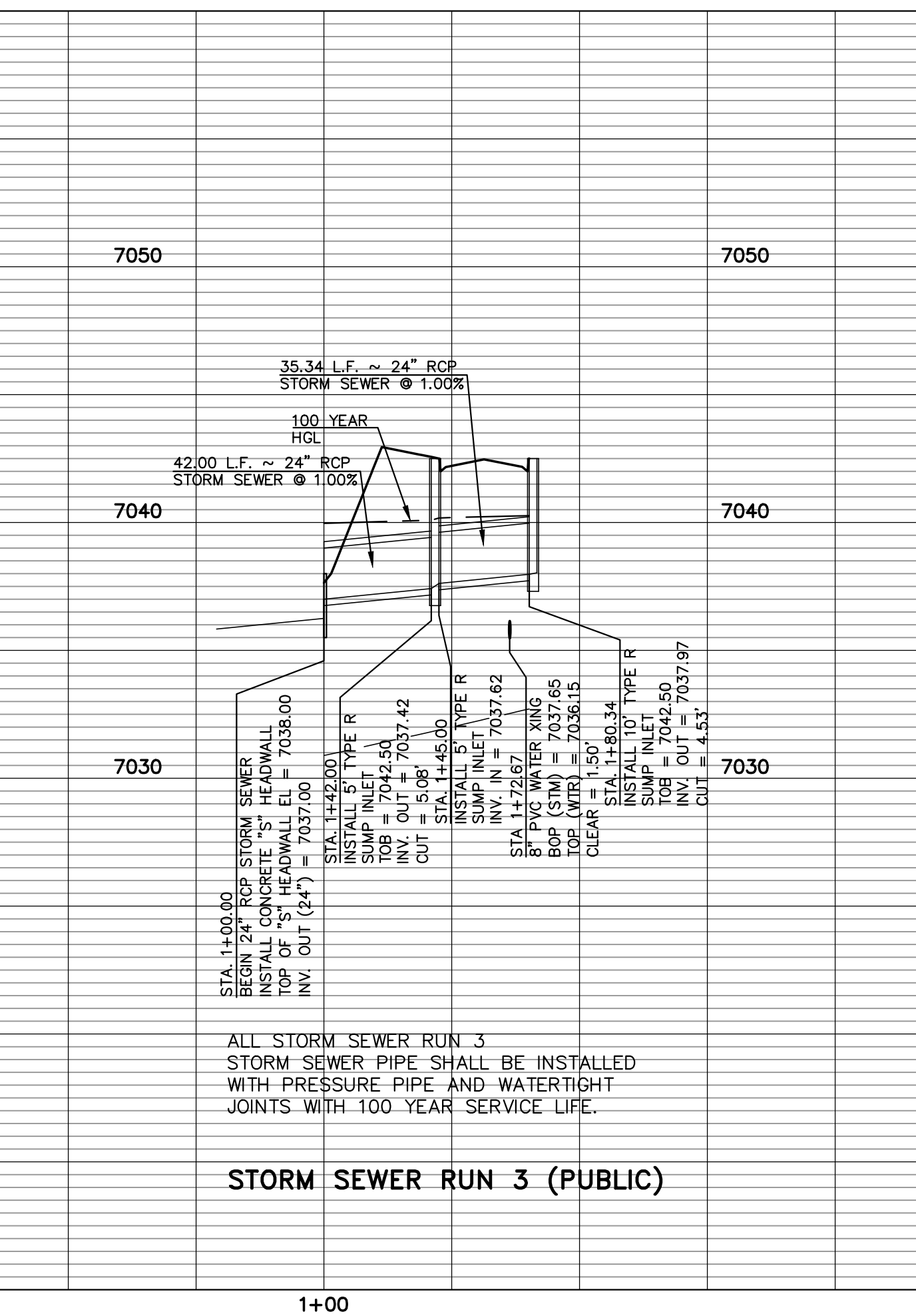
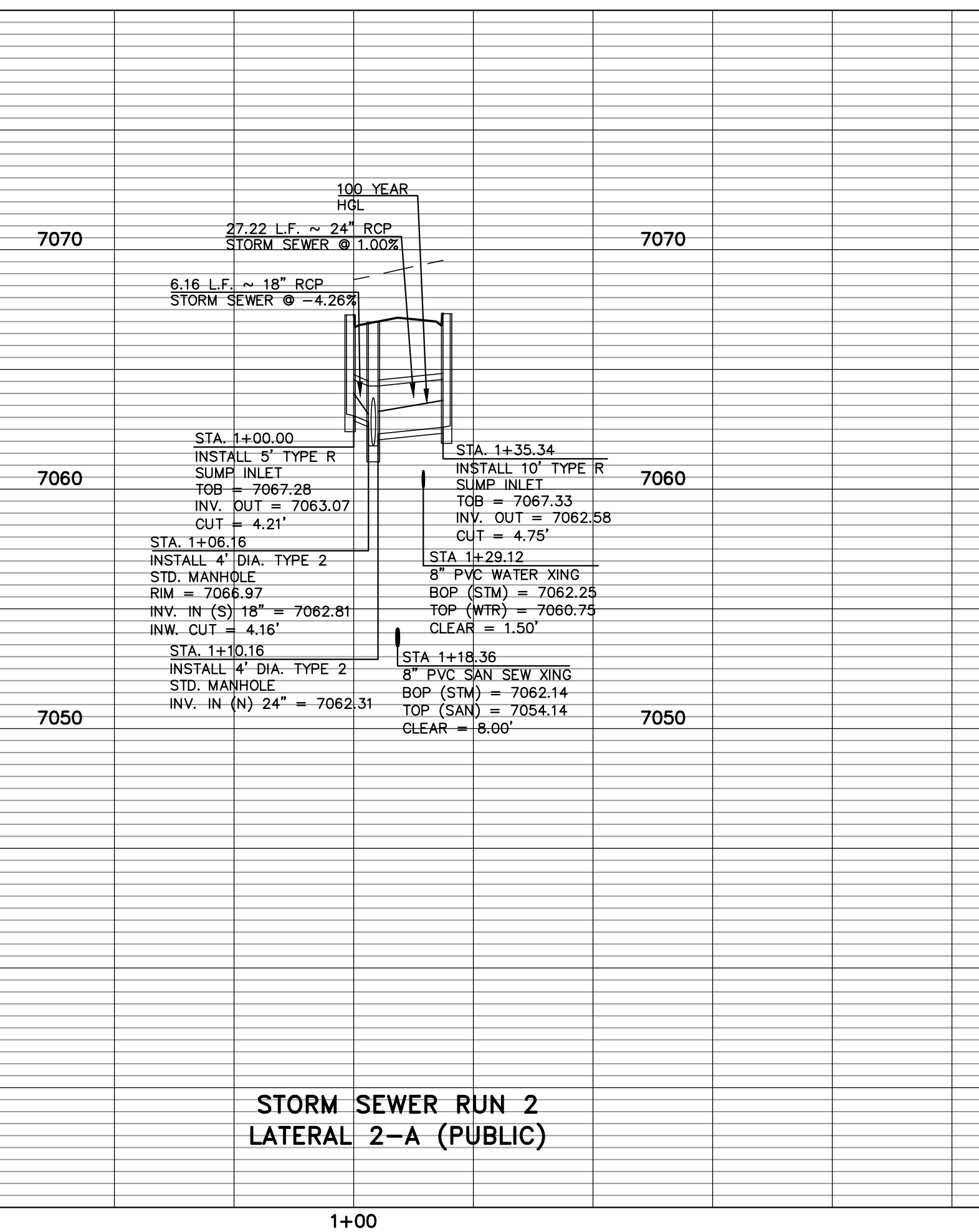
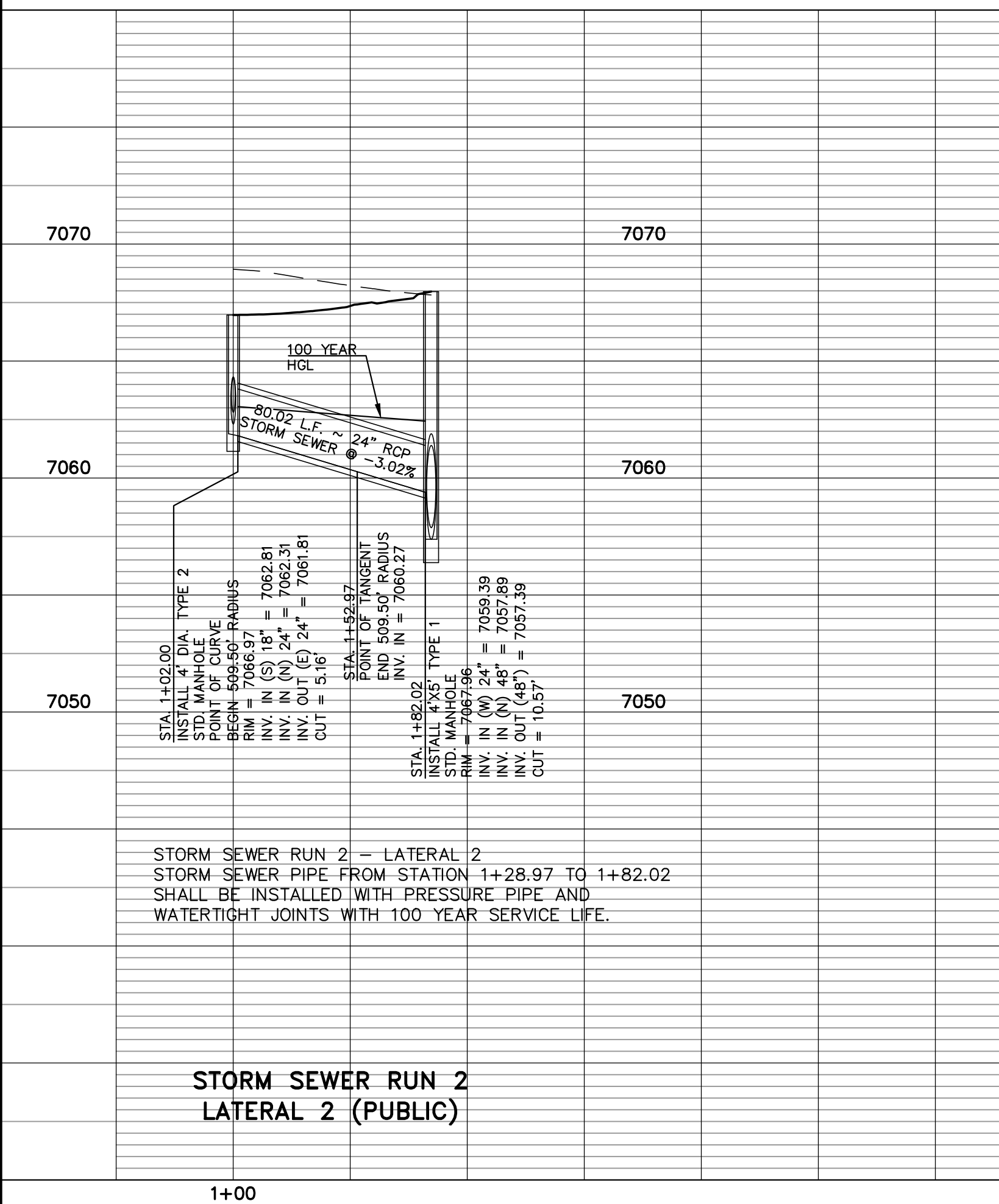
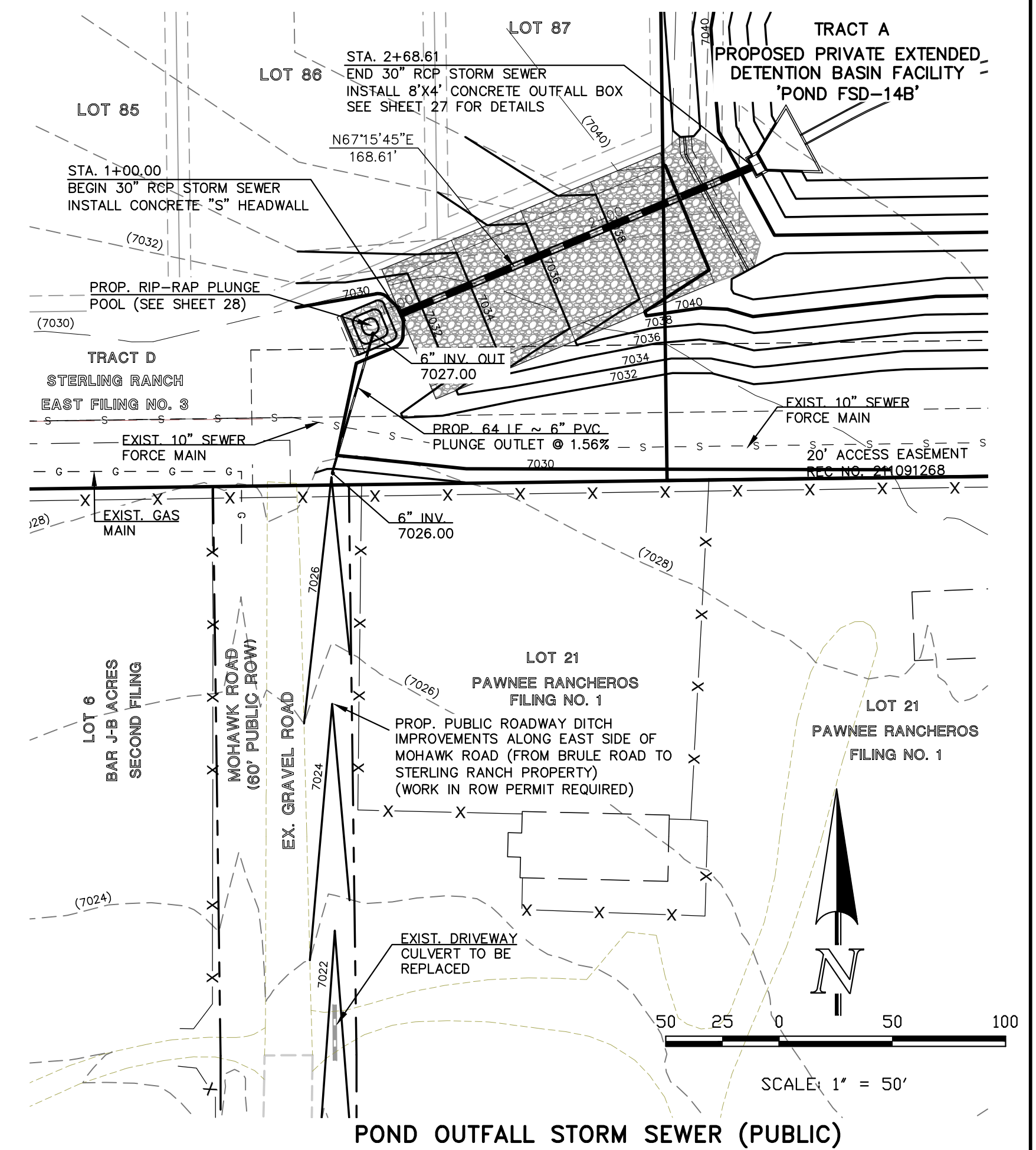
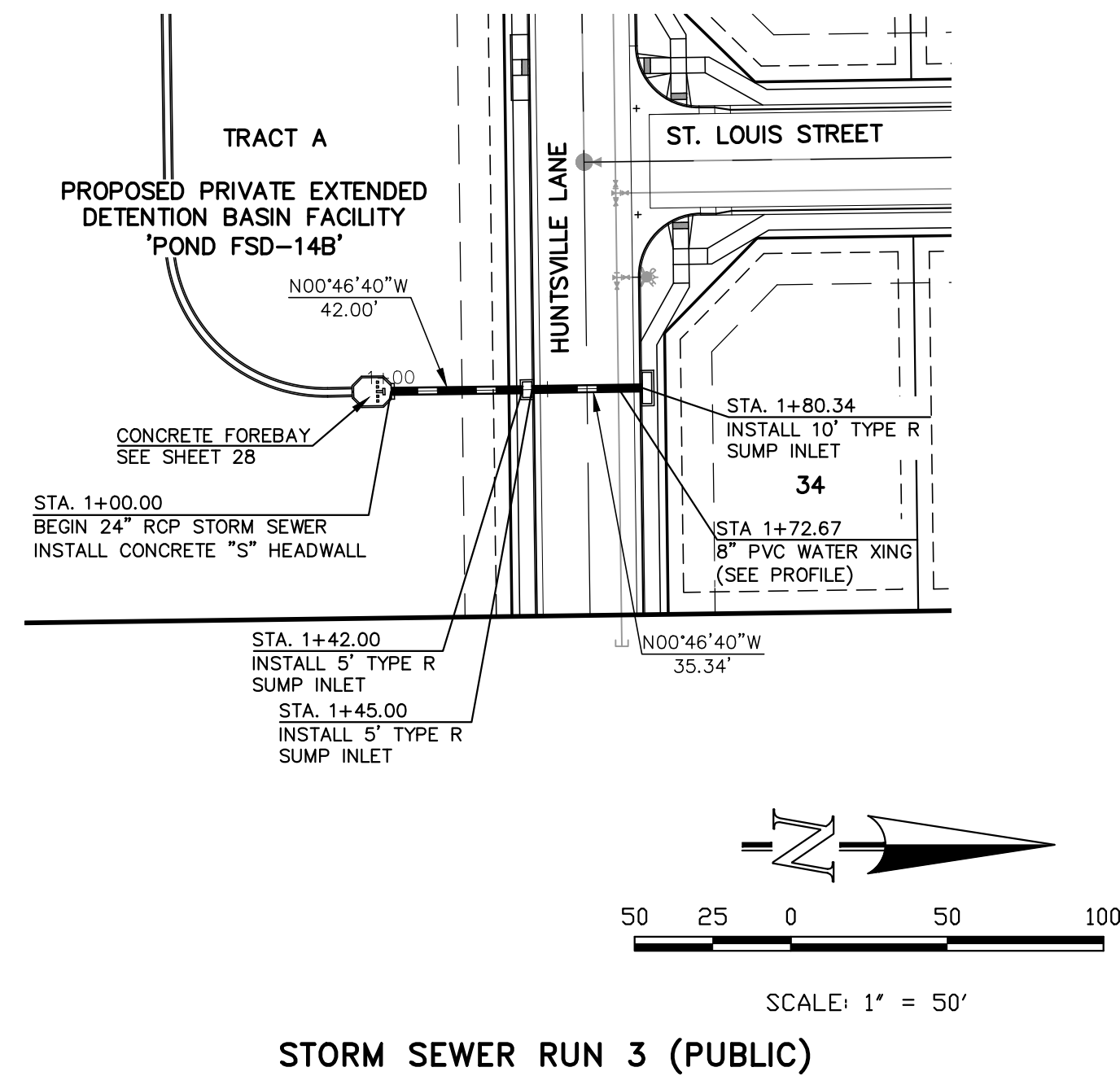
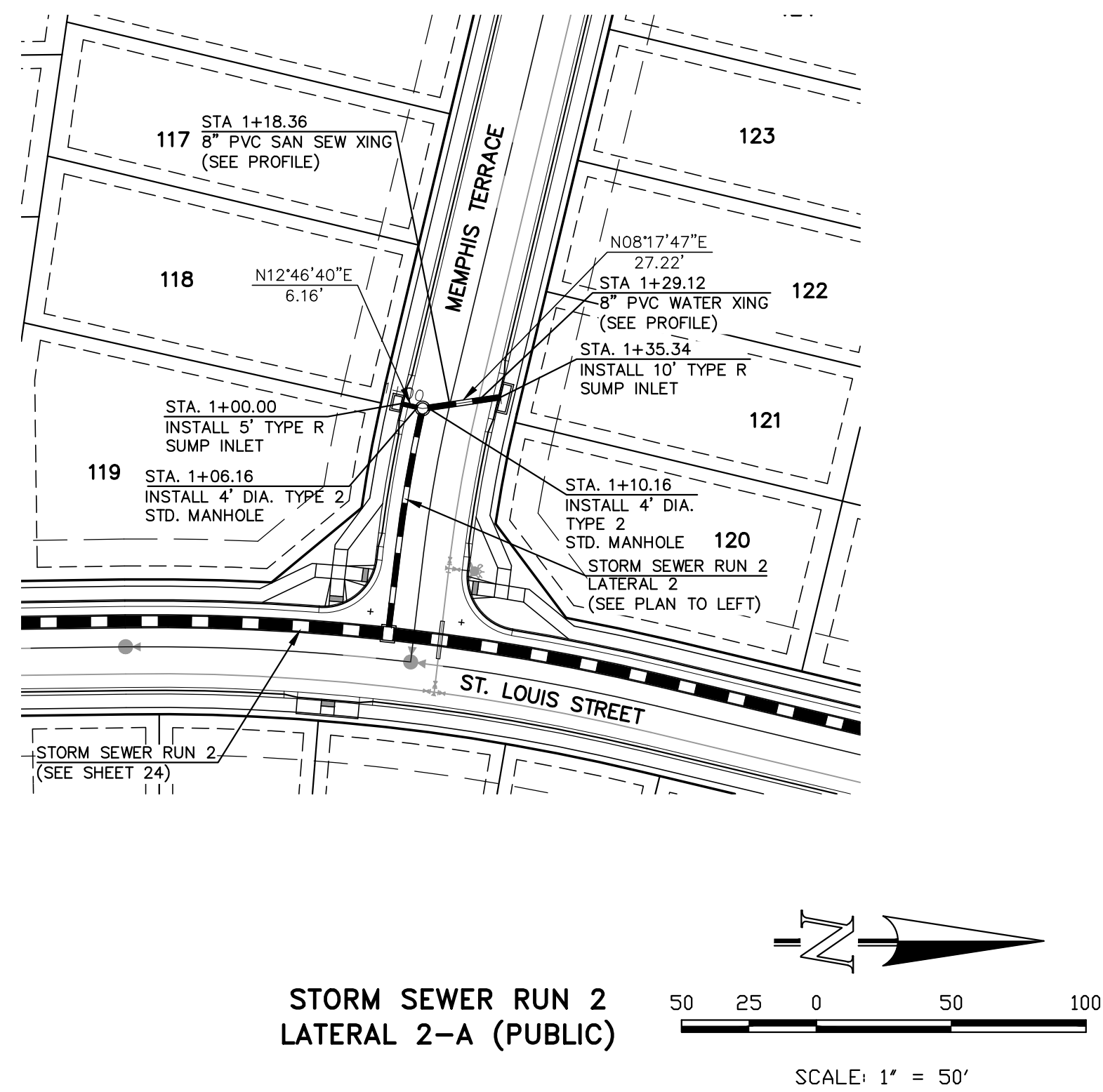
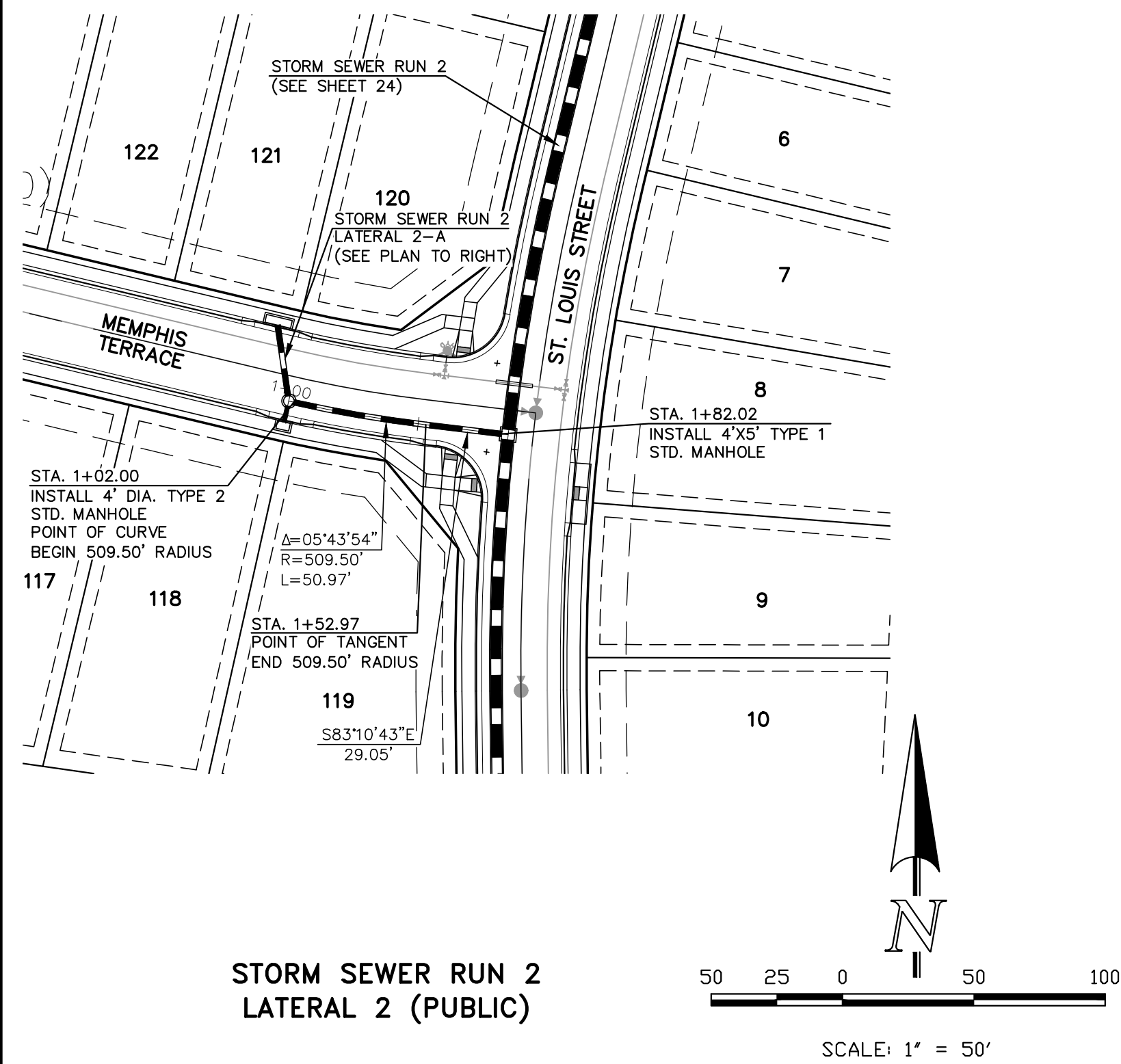
STERLING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN

DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1"= 50'	SHEET	24 OF 31
CHECKED BY		(V) 1"= 5'	JOB NO.	1183.25

PCD No. SF-2430



STORM SEWER PIPE NOTE:
ALL STORM SEWER WITH 100-YR HGL ABOVE
THE TOP OF THE PIPE SHALL BE INSTALLED
WITH PRESSURE PIPE AND WATERTIGHT
JOINTS WITH 100 YEAR SERVICE LIFE.



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NO. REVISION		DATE
1	REVISED PER COUNTY COMMENTS	1-21-25

REVIEW:


PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
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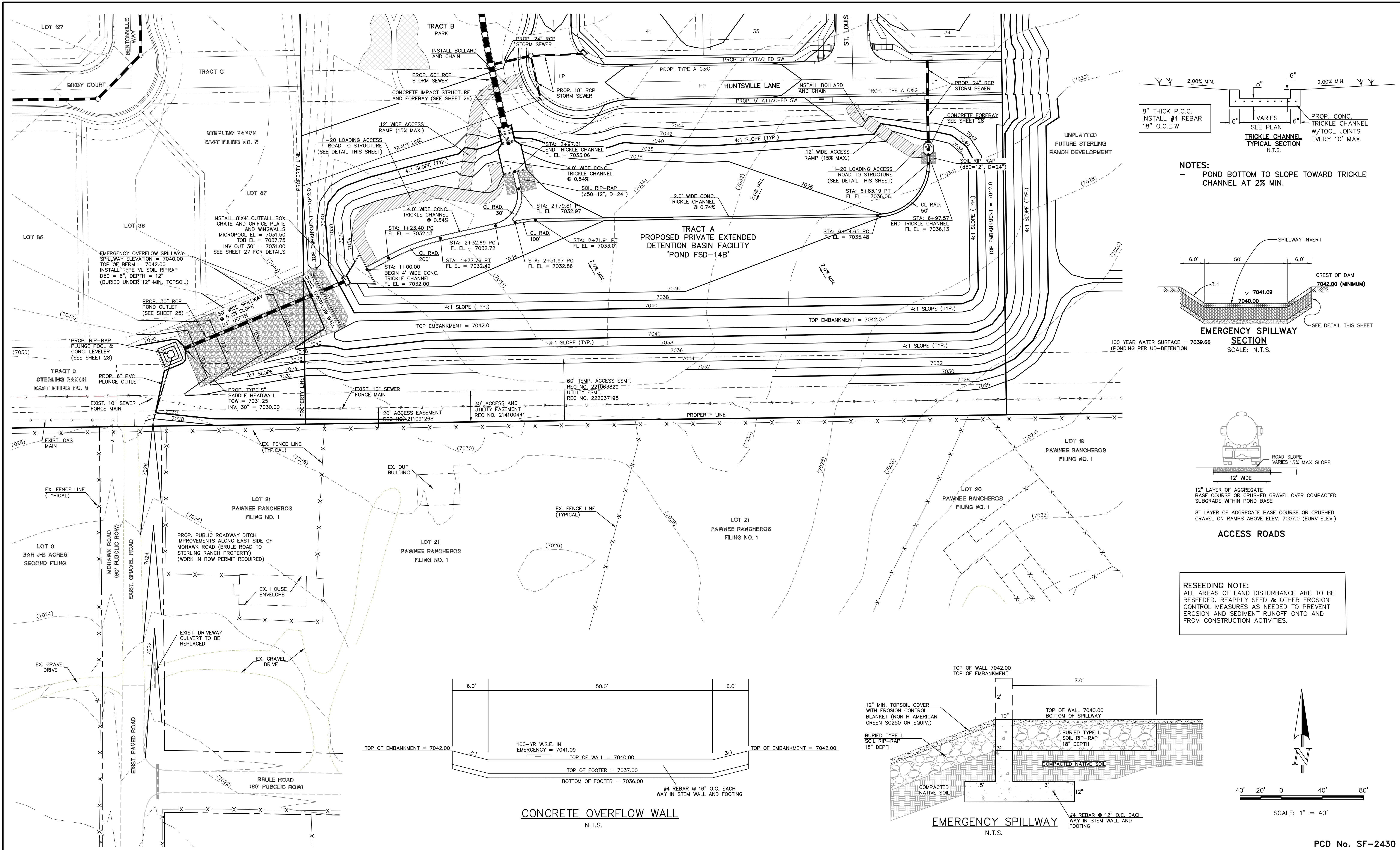
MARC A. WHORTON, COLORADO P.E. #37155

DATE


CLASSIC
CONSULTING SM

619 N. Cascade Avenue, Suite 200 (719) 785-0790
www.classicconsulting.com

STRELING RANCH EAST FILING NO. 5 CONSTRUCTION PLANS PUBLIC STORM SEWER PLAN				
DESIGNED BY	PRA	SCALE	DATE 10-31-24	
DRAWN BY	PRA	(H) 1" = 50'	SHEET 25 OF 31	
CHECKED BY	(V)	1" = 5'	JOB NO. 1183.25	



LEGEND

PROPOSED FIRE HYDRANT

PROPOSED WATER MAIN

PROPOSED SANITARY SEWER MAIN

PROPOSED STORM SEWER

PROPOSED STORM INLET

ROW/BOUNDARY LINE

EXISTING FIRE HYDRANT

EXISTING WATER MAIN

EXISTING SANITARY SEWER MAIN

EXISTING STORM SEWER

EXISTING STORM INLET

EXISTING GAS MAIN

EXISTING ELECTRIC

48 HOURS BEFORE YOU DIG,
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NO.	REVISION	DATE
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MARC A. WHORTON, COLORADO P.E. #37155 DATE

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

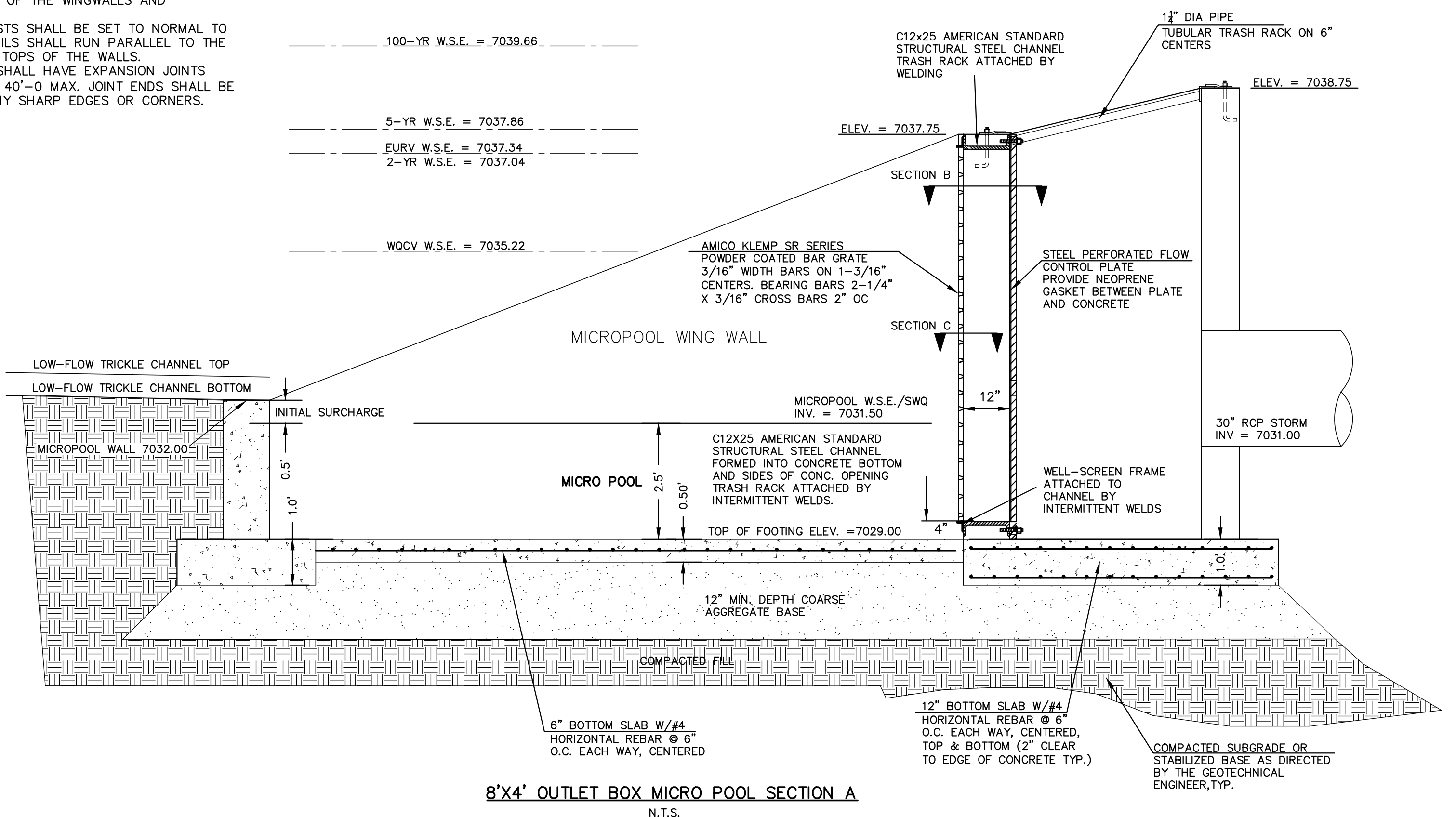
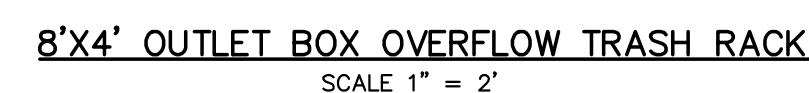
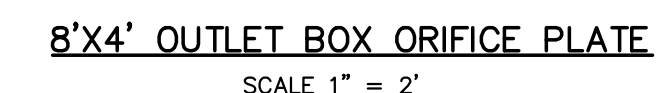
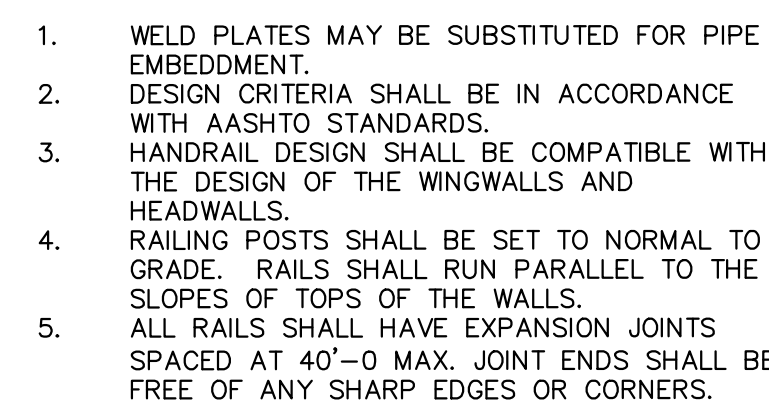
(719) 785-0790
(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
PRIVATE EXTENDED DETENTION BASIN 14B
POND PLAN SHEET

DESIGNED BY	MAW	SCALE	DATE	10/31/24
DRAWN BY	MAW	(H) 1"= 40'	SHEET	26 OF 31
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.25	

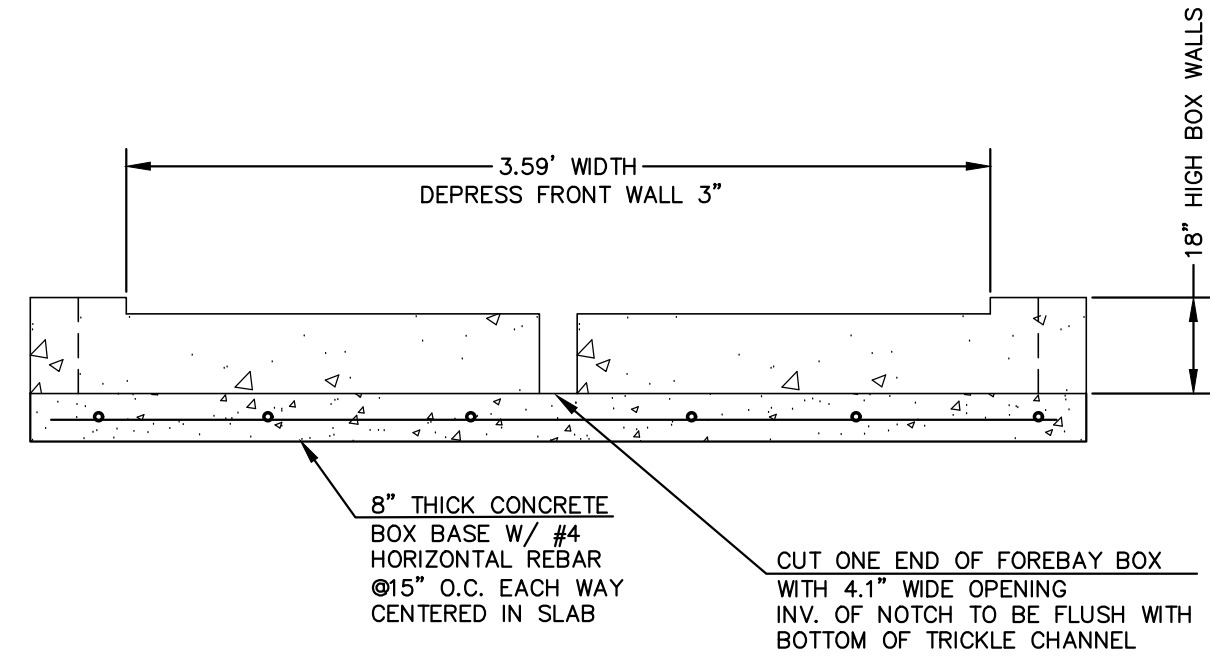
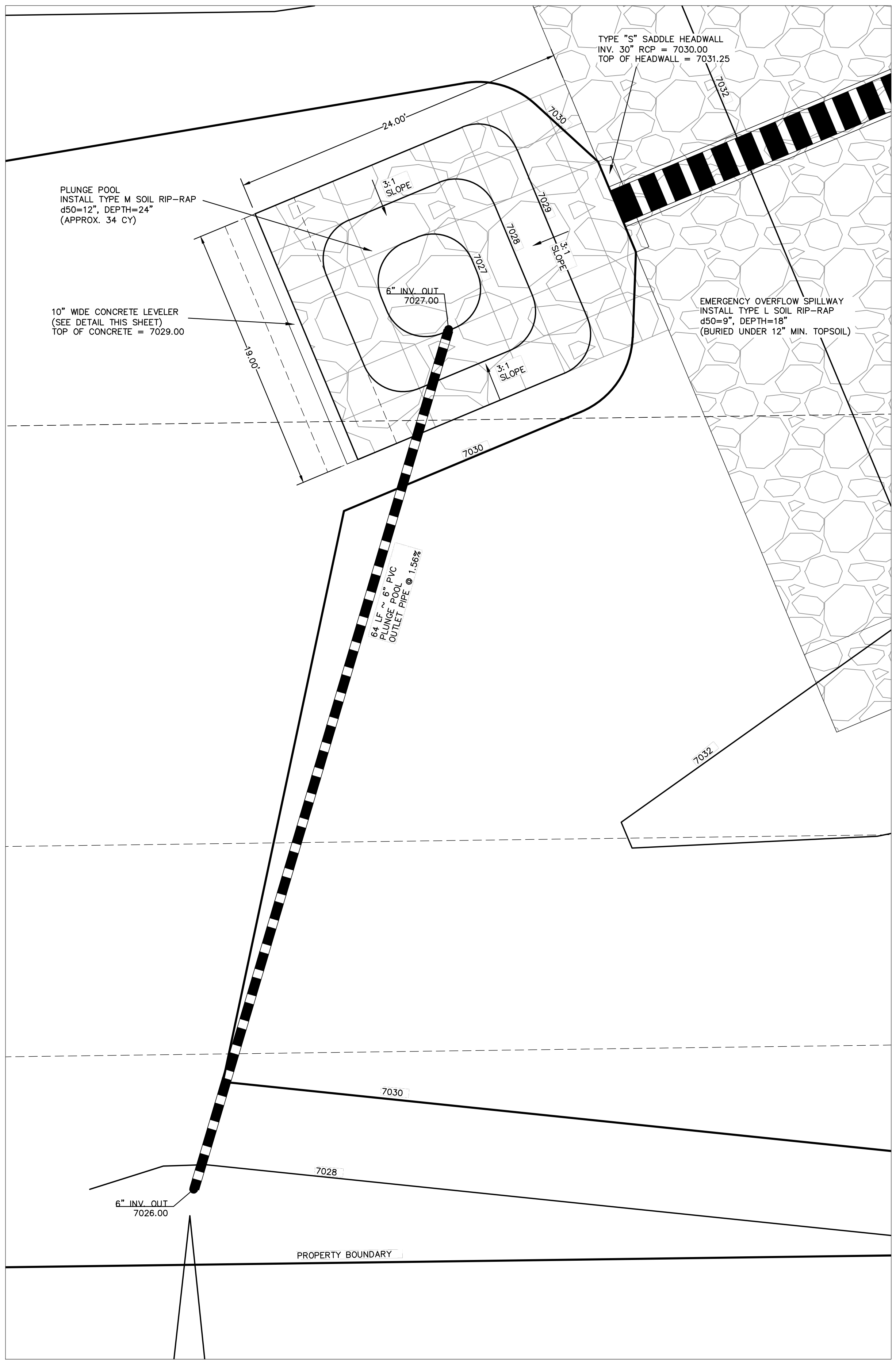
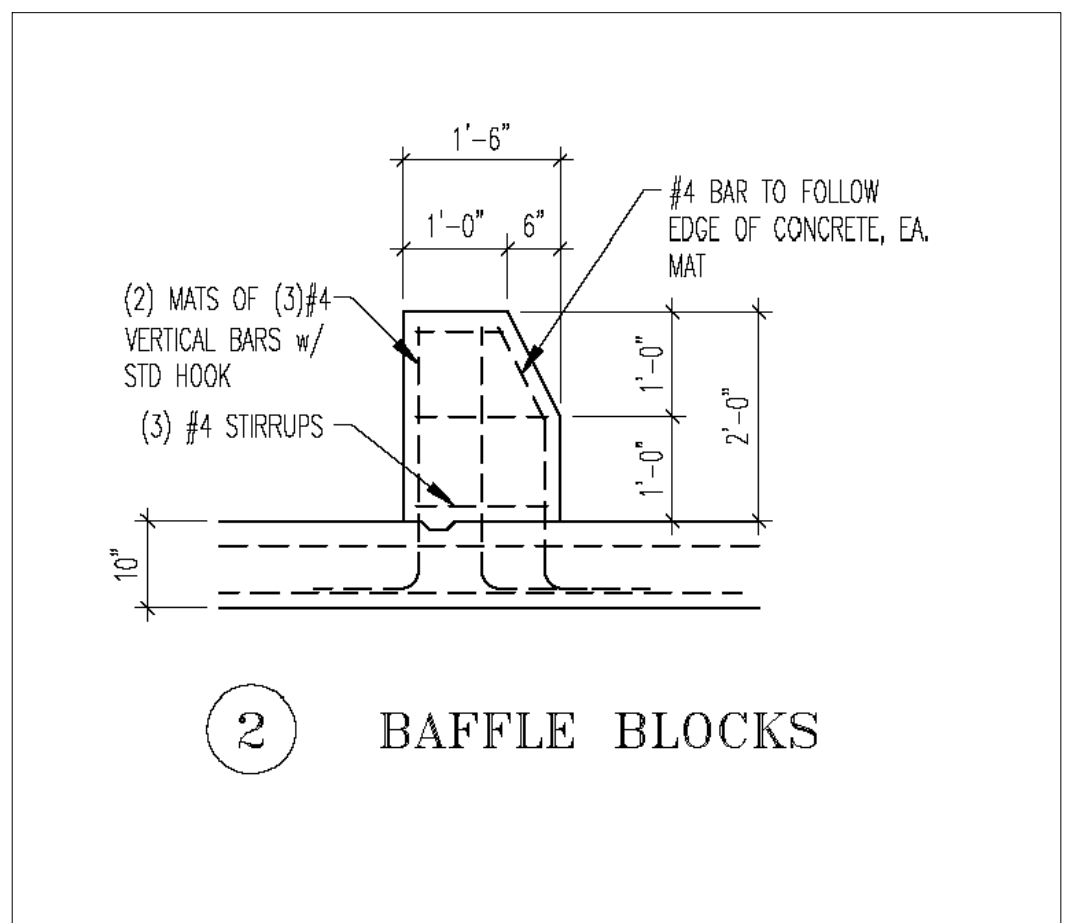
N:\118325\DRAWINGS\CONSTRUCTION\118325-POND-1.dwg, 3/5/2025 10:42:52 AM, 1:1

1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS
2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
4. STRUCTURAL DESIGN OF THE TRASH RACKS SHALL BE BASED ON STILL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.



8'X4' OUTLET BOX MICRO POOL SECTION A
N.T.S.

CLASSIC[®]
CONSULTING



Urban Drainage and Flood Control District
San Antonio Storm Drainage Criteria Manual Volume 2


September 2017

PCD No. SF-2430

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

STERLING RANCH EAST FILING NO. 5				
CONSTRUCTION PLANS				
PRIVATE EXTENDED DETENTION BASIN 14B				
EASTERLY FOREBAY DETAILS / PLUNGE POOL				
DESIGNED BY	MAW	SCALE	DATE	10/31/24
DRAWN BY	MAW	(H) 1"= VARIES	SHEET	28 OF 31
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.25



MHFCO USBR TYPE VI IMPACT STILLING BASIN





1. ALL CONCRETE SHALL BE CLASS B.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
3. INLET STEPS SHALL BE IN ACCORDANCE WITH ASHITO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. PROPOSED CONCRETE CURBS AND GUTTERS SHALL BE 8 IN. CURBS AND GUTTERS CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION CURVE.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. REINFORCING BARS SHALL BE EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE THE ACTUAL DIMENSIONS. QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL CONFORM TO THE REQUIREMENTS OF 712.06.

CHANNEL LAYOUT DETAILS

The image contains several technical drawings for a drop box inlet:

- Section A-A (Top):** Shows three plan views of the inlet for different widths: 6'-0" (left), 10'-0" (middle), and 15'-0" (right). Each view shows the inlet opening, manhole, and surrounding structure. Dimensions include inlet width, manhole diameter, and clearances.
- Section A-A (Bottom):** A detailed cross-section of the inlet with a drop box. It shows the inlet opening, drop box, and surrounding structure. Dimensions include inlet width, drop box height, and clearances.
- Section B-B (Left):** A cross-section of the inlet showing the manhole and surrounding structure. Dimensions include manhole diameter, inlet width, and clearances.
- Section B-B (Right):** A cross-section of the inlet showing the manhole and surrounding structure. Dimensions include manhole diameter, inlet width, and clearances.
- Section C-C & D-D (Bottom):** Two cross-sections of the inlet showing the manhole and surrounding structure. Dimensions include manhole diameter, inlet width, and clearances.
- Detail Views (Right):**
 - Section A-A Inlet with Drop Box:** Shows the inlet opening, drop box, and surrounding structure. Dimensions include inlet width, drop box height, and clearances.
 - Section B-B Typical End View:** Shows the manhole and surrounding structure. Dimensions include manhole diameter, inlet width, and clearances.
 - Section C-C & D-D:** Shows the manhole and surrounding structure. Dimensions include manhole diameter, inlet width, and clearances.