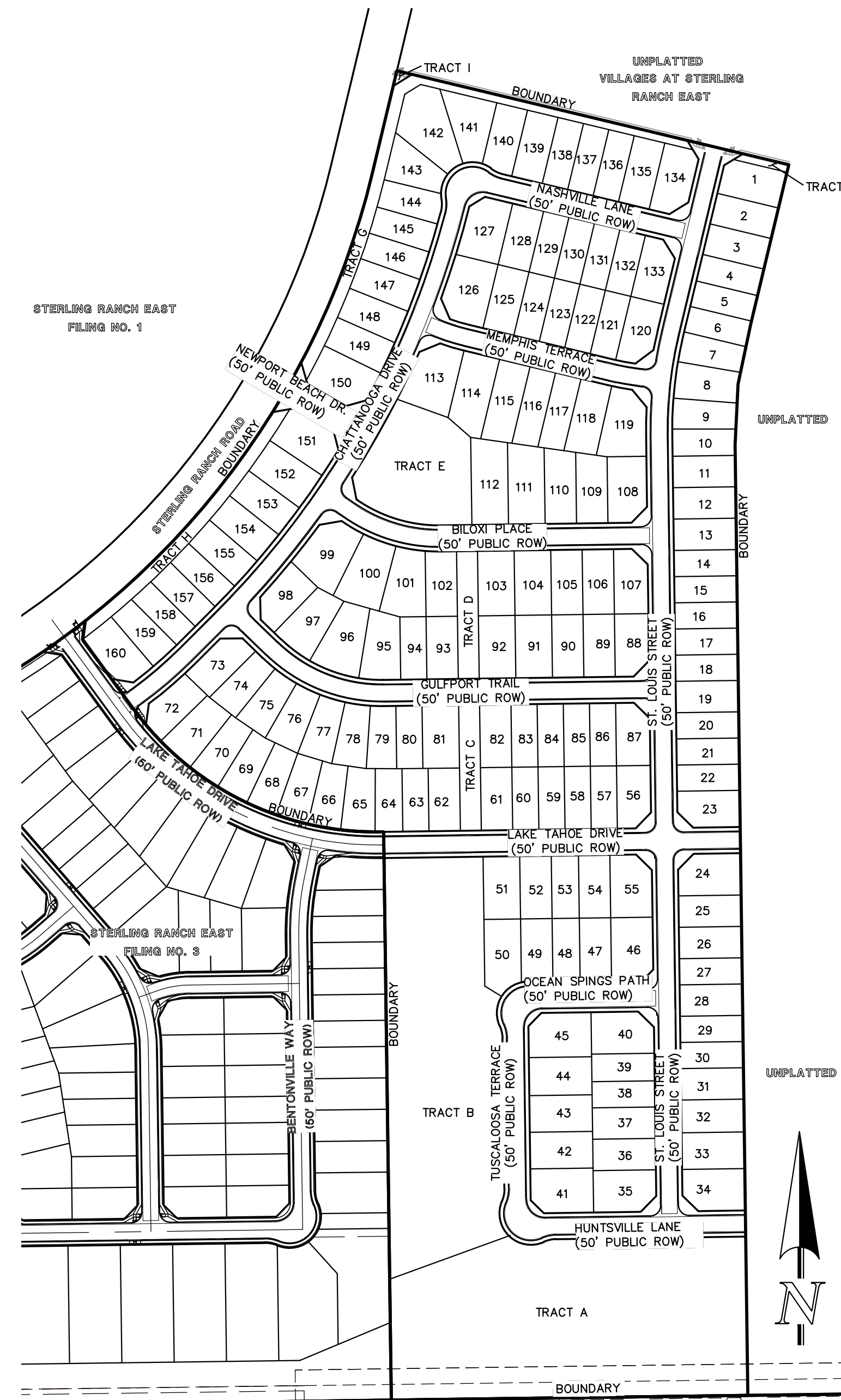
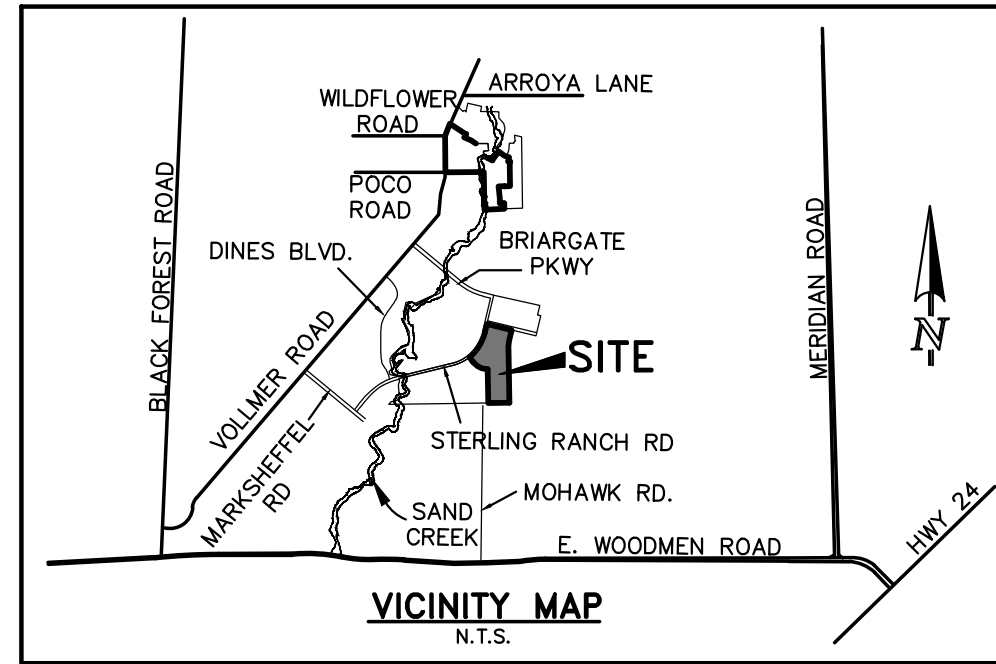


# STERLING RANCH EAST FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO

## CONSTRUCTION DRAWINGS

OCTOBER 2024



KEY MAP  
SCALE: 1" = 200'

### GENERAL CONSTRUCTION NOTES:

- 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 LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
- 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.
- 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).
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
- 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.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- 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.
- 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.
- 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
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS.
- 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:

- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE COMMENCING 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).
- 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:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - CDOT M & S STANDARDS
- 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- 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.
- 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:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- 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.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- 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.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 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.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- 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 POOCO ROAD APPROXIMATELY 50 FEET SOUTH OF THE CENTERLINE OF POOCO 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 PLS 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.

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
2	REVISED PER COUNTY COMMENTS	4/4/25

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

5/14/2025  
DATE



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

### 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 TEACHOUT ROAD  
COLORADO SPRINGS, CO 80908  
CHIEF BRYAN JACK, (719) 495-4300
- TELEPHONE COMPANY: CENTURY LINK  
(LOCATORS) 811  
AT & T  
(LOCATORS) 811

### SHEET INDEX

SHEET 1 OF 31	TITLE SHEET
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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
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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 BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

5/14/2025  
DATE

#### OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL 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.

5/14/2025  
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.

7/1/2025  
DATE

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

DATE

PCD No. SF-2430

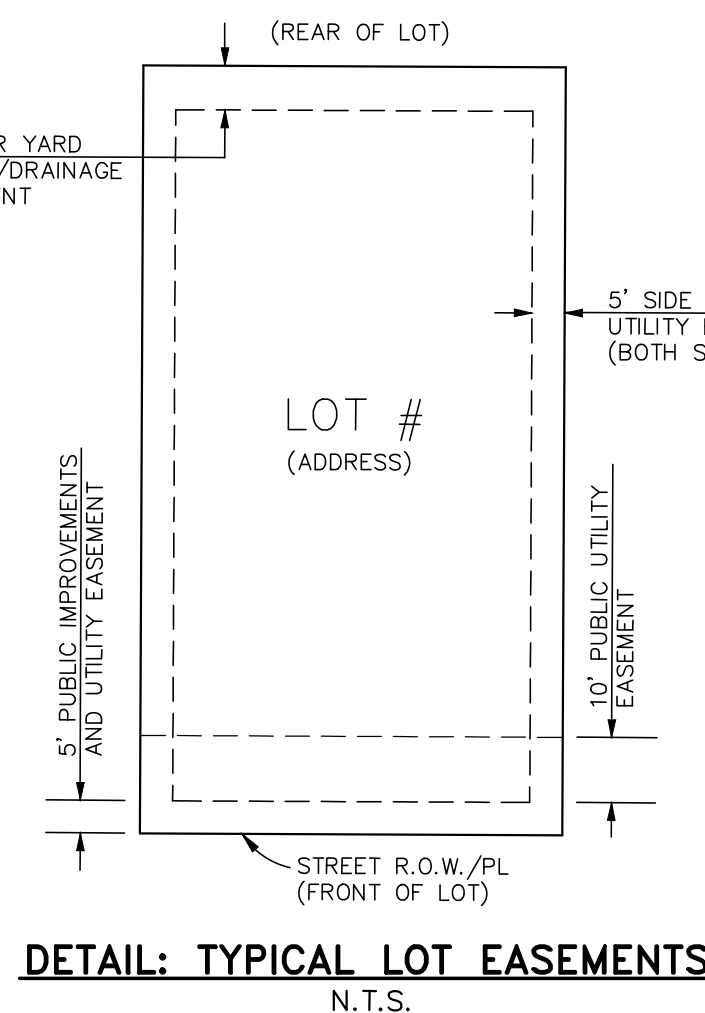
#### Condition of Approval:

During construction, additional site visits and coordination with the contractor will be made to ensure that the intent of the design to split flow from Pond FSD-14B evenly into both ditches along Mohawk Road will be met. The outfall will be monitored for 2 years to determine if any grading adjustments are needed prior to Final Acceptance.

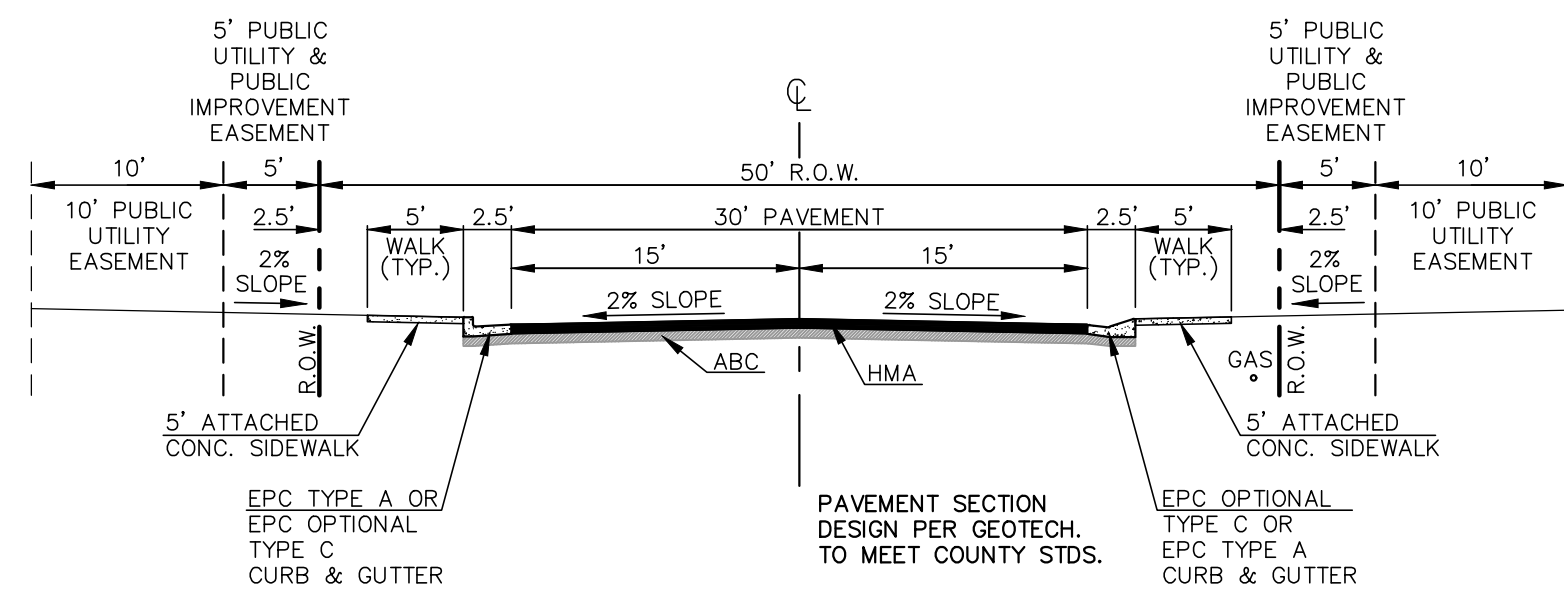
**STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:**

- STORMWATER DISCHARGES FROM CONSTRUCTION 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.
- 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 TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- 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.
- 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.
- 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.
- 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 TEMPORARY MEASURES AT THE SITE AND IDENTIFY CHANGES TO THOSE CONTROL MEASURES IS 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.
- 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.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLAN 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.
- 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.
- 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.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED 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 LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURES(S).
- 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.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUN OFF TO STATE WATERS INCLUDING AIR SURFACE, 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.
- 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.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- 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.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED IN THE STREET, ALLEY OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONSTRUCTION MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 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 APPEARANCES AS A RESULT OF SITE DEVELOPMENT.
- 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.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE 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.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORTS FOR THIS SITE HAVE BEEN PREPARED BY ENTECH ENGINEERING, INC. TITLED "SOILS AND GEOLOGY STUDY - STERLING RANCH EAST FILING NO. 52" DATED JUNE 27, 2023. THIS REPORT SHALL BE CONSIDERED A PART OF THESE PLANS.
- 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 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:

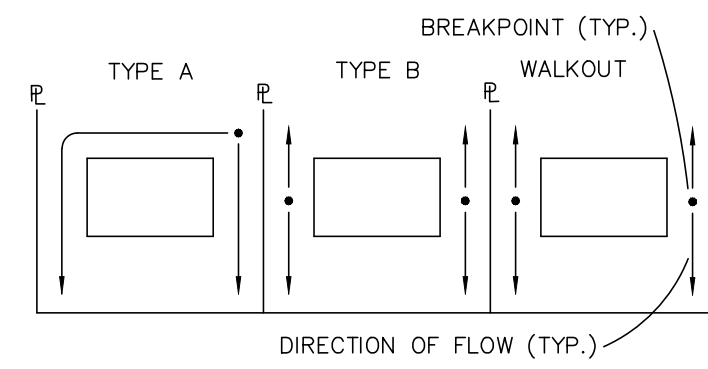
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
WATER QUALITY CONTROL DIVISION  
WOOD - PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT



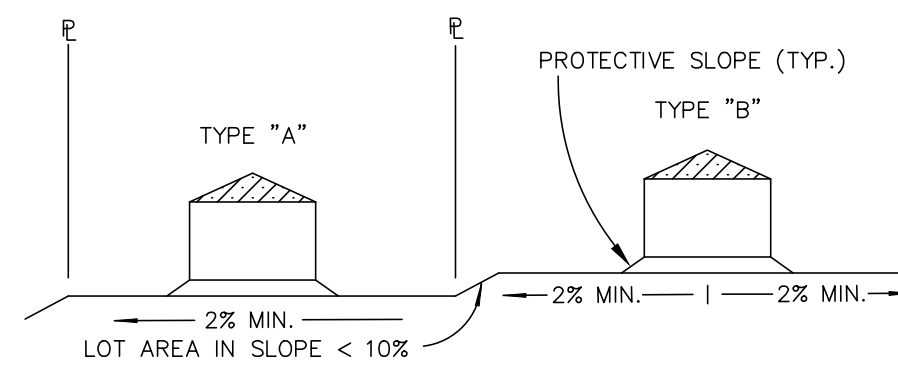
- NOTES:
- DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
  - SEE PLANS FOR EASEMENTS WITHIN TRACTS
  - DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.
  - UTILITY EASEMENT USE WITHIN FOREST MITIGATION AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE.



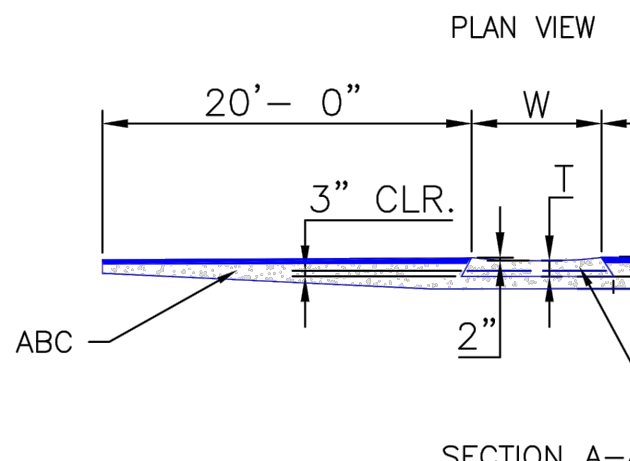
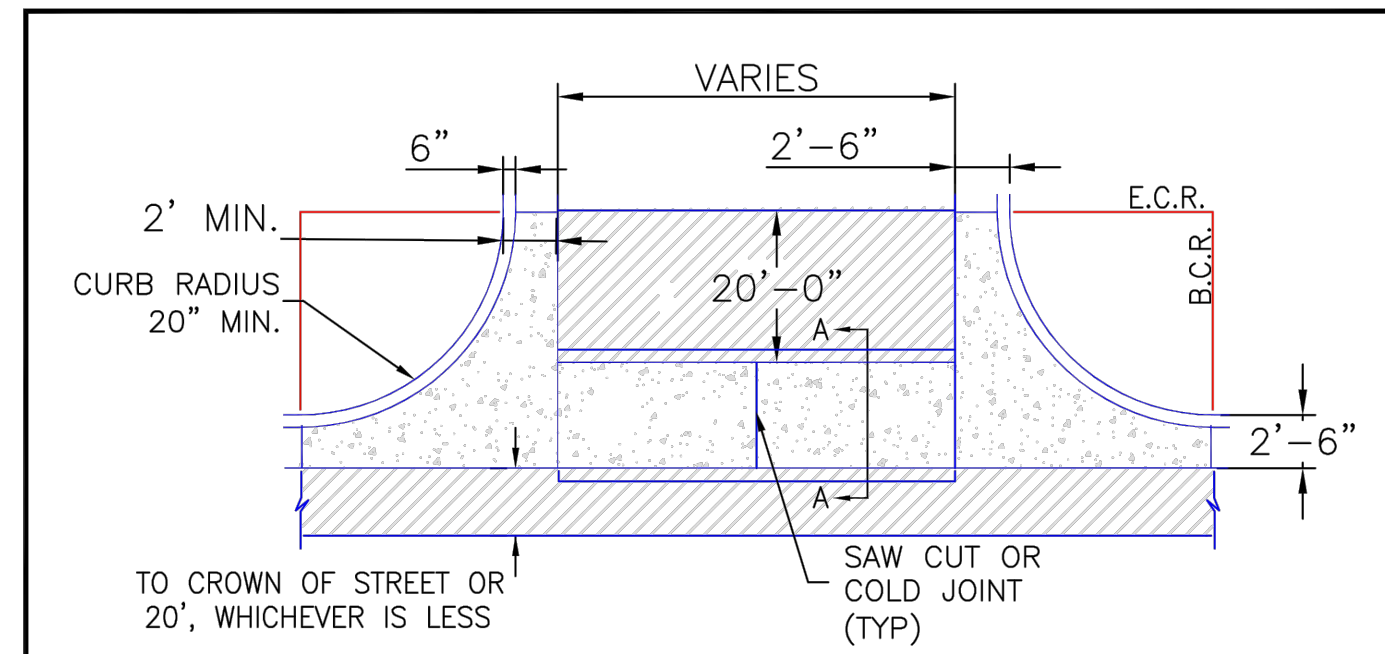
**50' R.O.W. TYPICAL STREET/UTILITY SECTION URBAN LOCAL ROADWAY**  
DESIGN SPEED: 25 mph  
N.T.S.



**LOT DRAINAGE TYPES**  
N.T.S.



**TYPICAL LOT SECTION DETAIL**  
N.T.S.



**NOTES**

- W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
- 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).
- DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

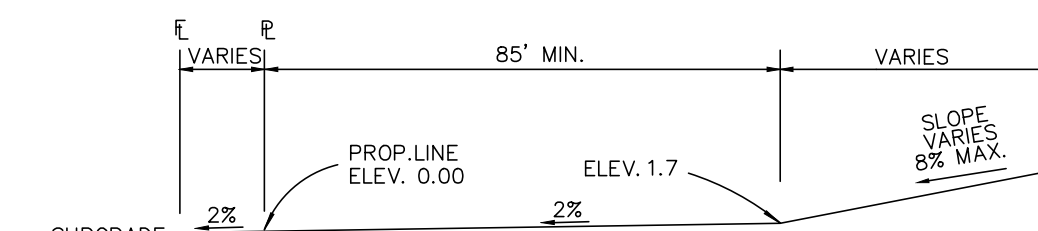
8/11/11  
DATE APPROVED: André P. Brackin  
DEPARTMENT OF TRANSPORTATION

Typical Cross Pan Layout Detail Standard Drawing  
REVISION DATE: 12/8/15  
FILE NAME: SD\_2-26

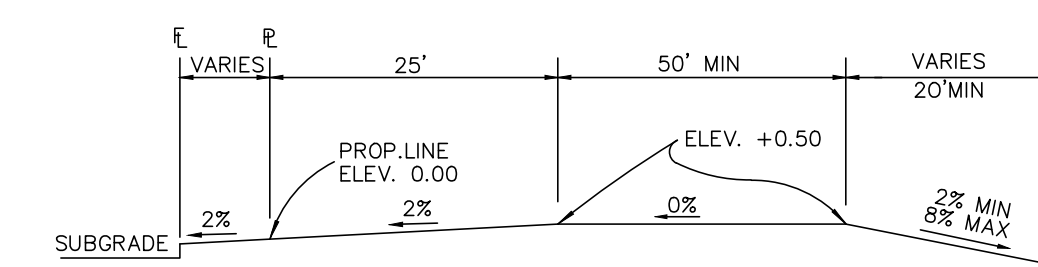
EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

**NOTES:**

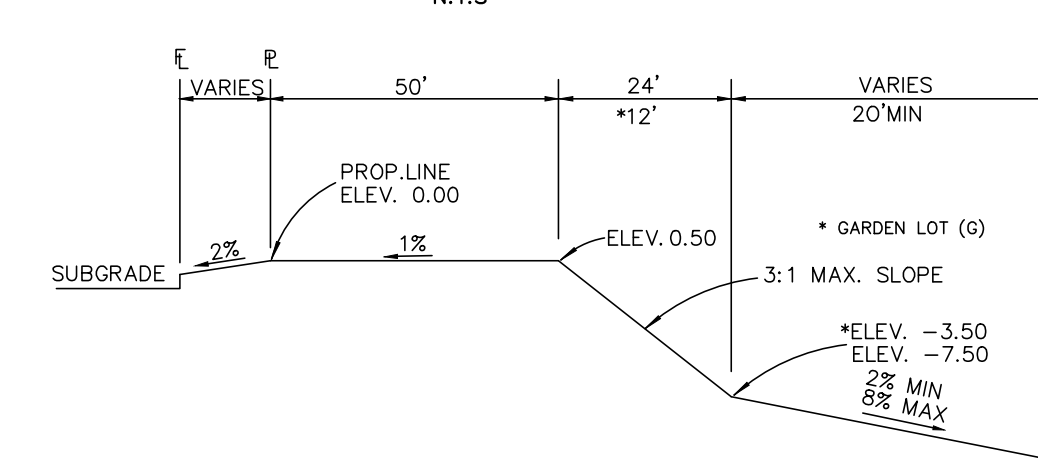
- ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
- ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT



**TYPICAL (A) LOT**  
N.T.S.



**TYPICAL (B) LOT**  
N.T.S.

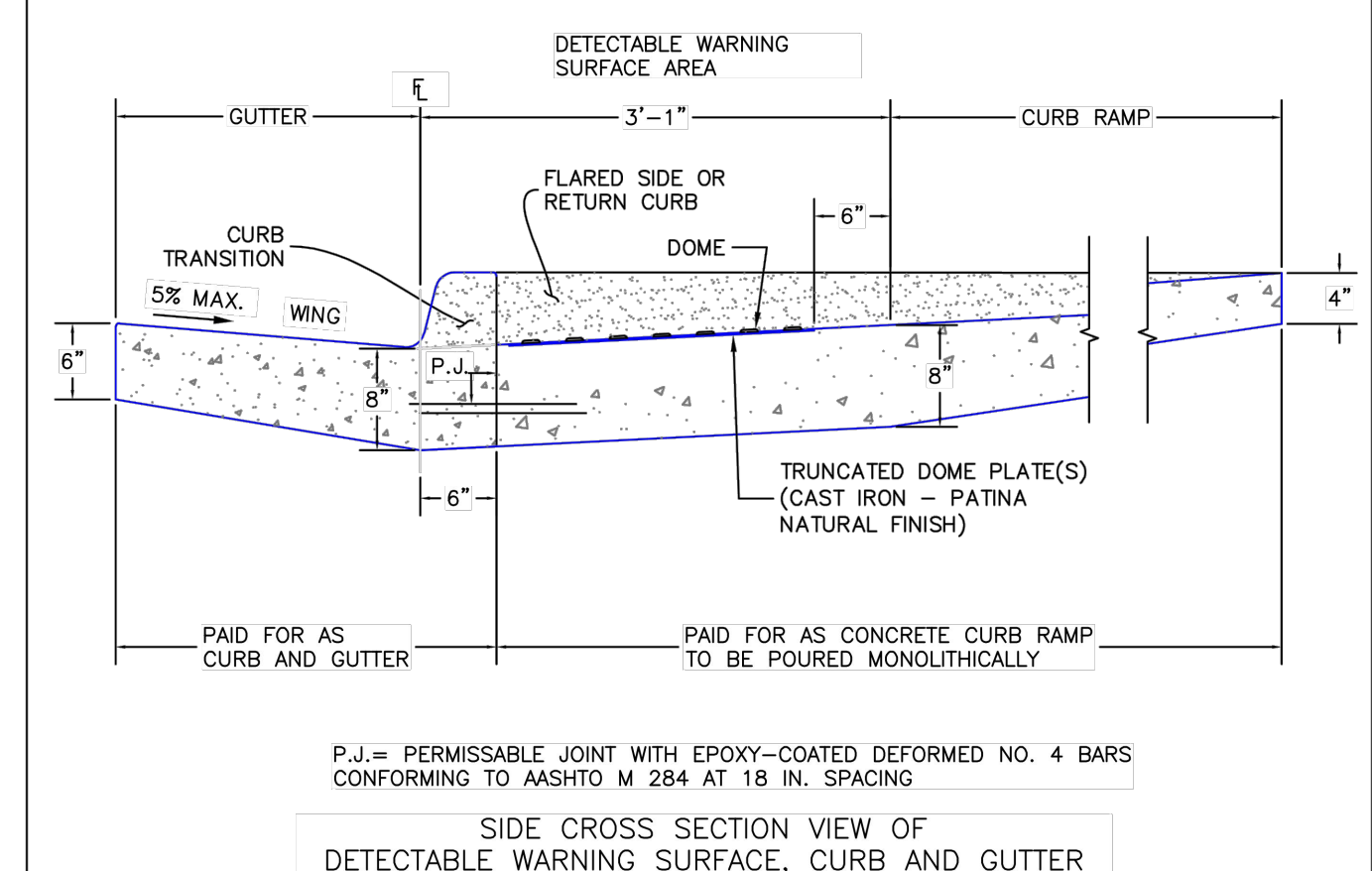
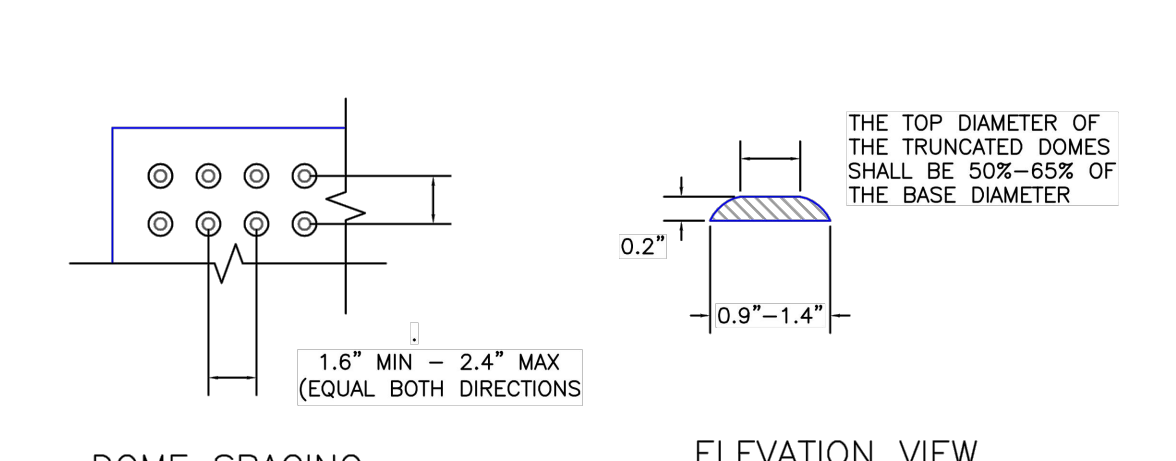


**TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)**  
N.T.S.

**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.

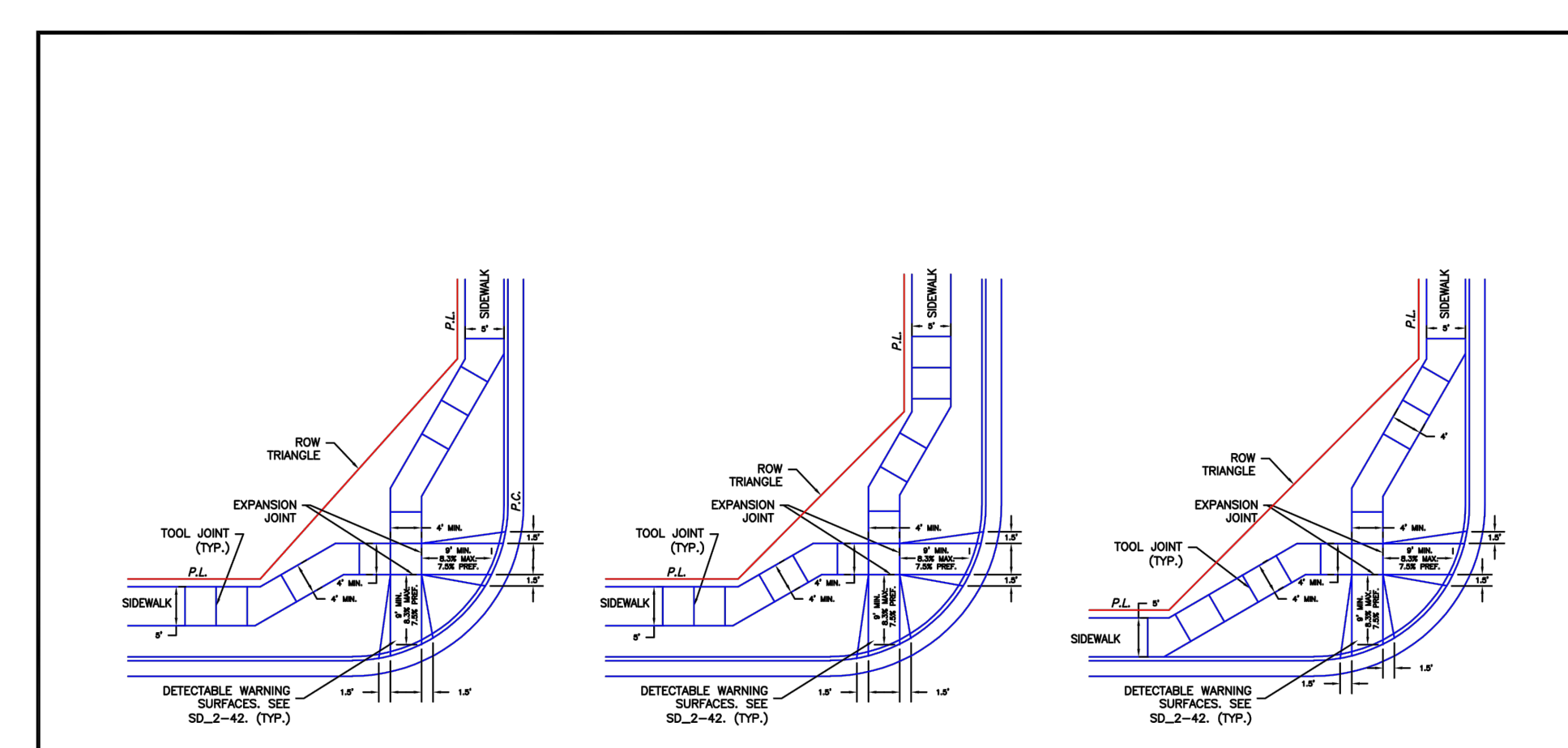
**TRUNCATED DOME DETAILS**



6/23/20  
DATE APPROVED: Jennifer E. Irvine  
DEPARTMENT OF PUBLIC WORKS

Detectable Warning Surface Details Standard Drawing  
REVISION DATE: 6/23/20  
FILE NAME: SD\_2-42

DEPARTMENT OF PUBLIC WORKS



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\_2-40

DEPARTMENT OF PUBLIC WORKS

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

NO. REVISION DATE REVIEW:

1	REVISED PER COUNTY COMMENTS	1/21/25	
2	REVISED PER COUNTY COMMENTS	4/4/25	

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  
37155  
#37155

5/14/2025  
DATE

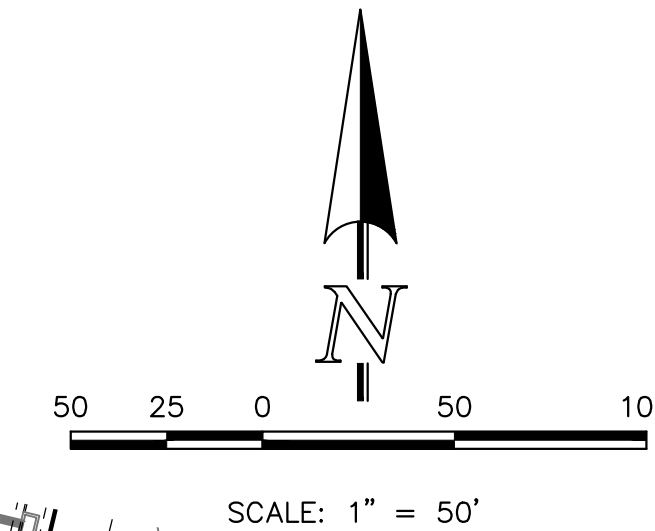
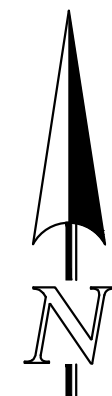
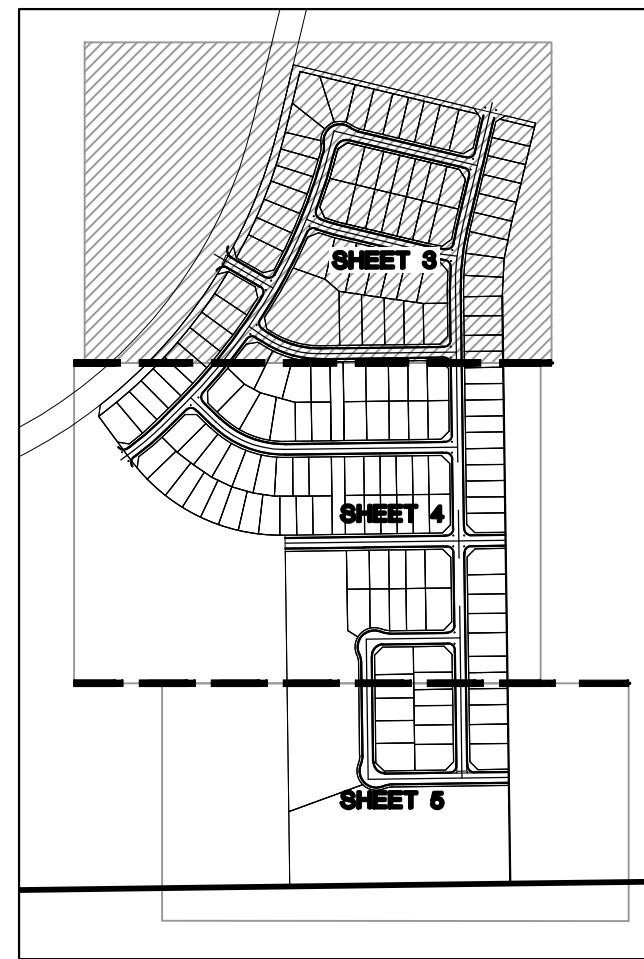
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

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

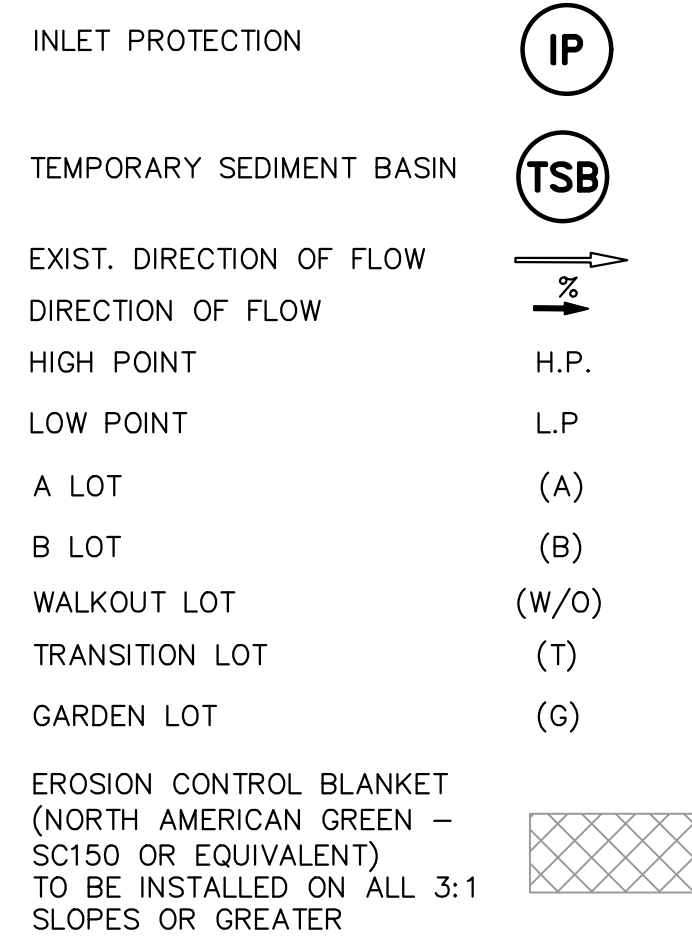
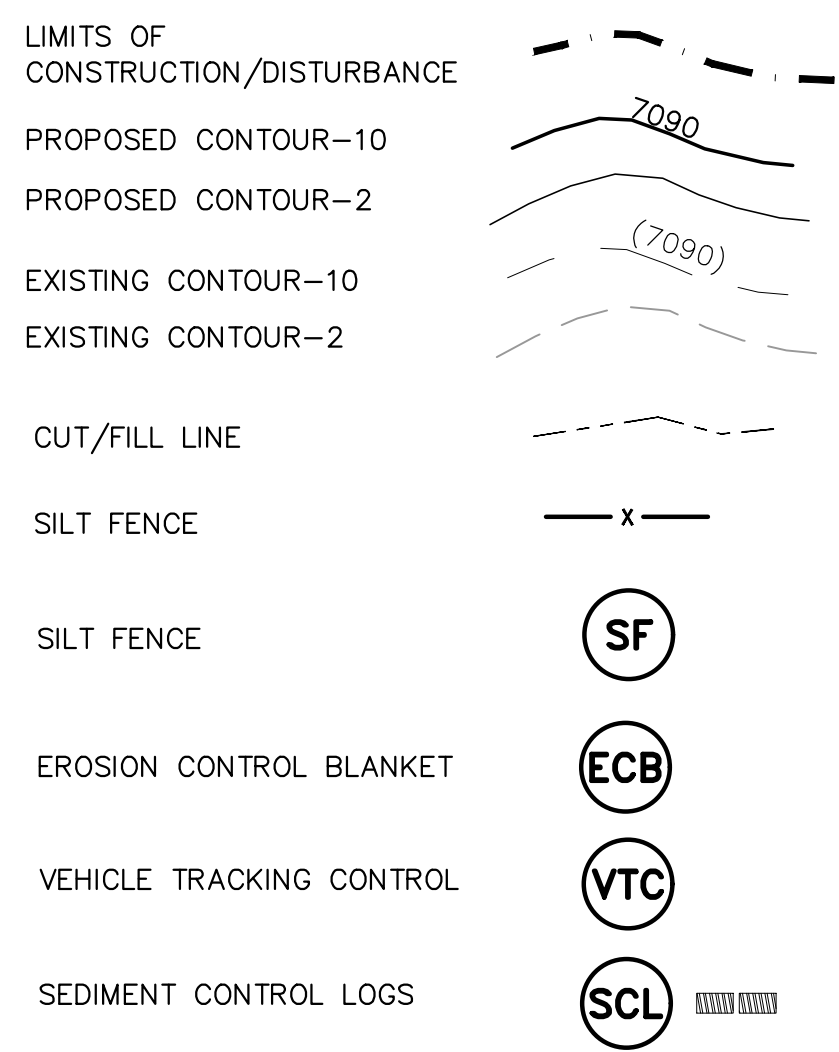
CLASSIC CONSULTING

PCD No. SF-2430



SHEET INDEX  
N.T.S.

**LEGEND**



EXISTING VEGETATION:  
THE MAJORITY OF THE SITE IS COVERED WITH  
NATIVE GRASSES, YUCCA AND SPARSE PINE TREES.

NOTE:  
NO BATCH PLANTS ARE PROPOSED ON-SITE.  
INSTALL VTC, CONSTRUCTION FENCING,  
BARRICADES AND SIGNAGE AS APPROPRIATE  
AT ACCESS POINT.

**BMP PHASING**

- SF** (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
- VTC** (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)
- SCL** (INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)
- IP** (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- ECB** (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- TSB** (EXIST. TEMPORARY SEDIMENT BASIN TO REMAIN DURING INTERIM PHASE, THEN CONVERTED TO PERMANENT EDB WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)



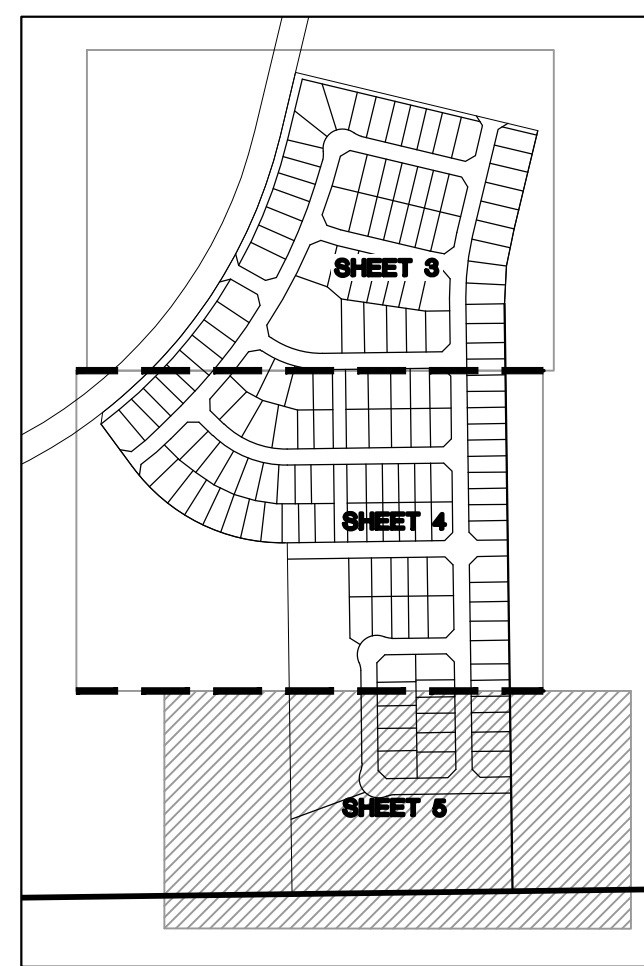
MATCHLINE~ (SEE SHEET 4)

PCD No. SF-2430

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>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.</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	DATE				<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, P.E. #37155</p>	<p>6/6/2025 DATE</p>		<p>STERLING RANCH EAST FILING NO. 5 CONSTRUCTION PLANS GRADING AND EROSION CONTROL 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>3 OF 31</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = N/A</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	3 OF 31	CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25	
NO.	REVISION	DATE																								
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SHEET INDEX  
N.T.S.

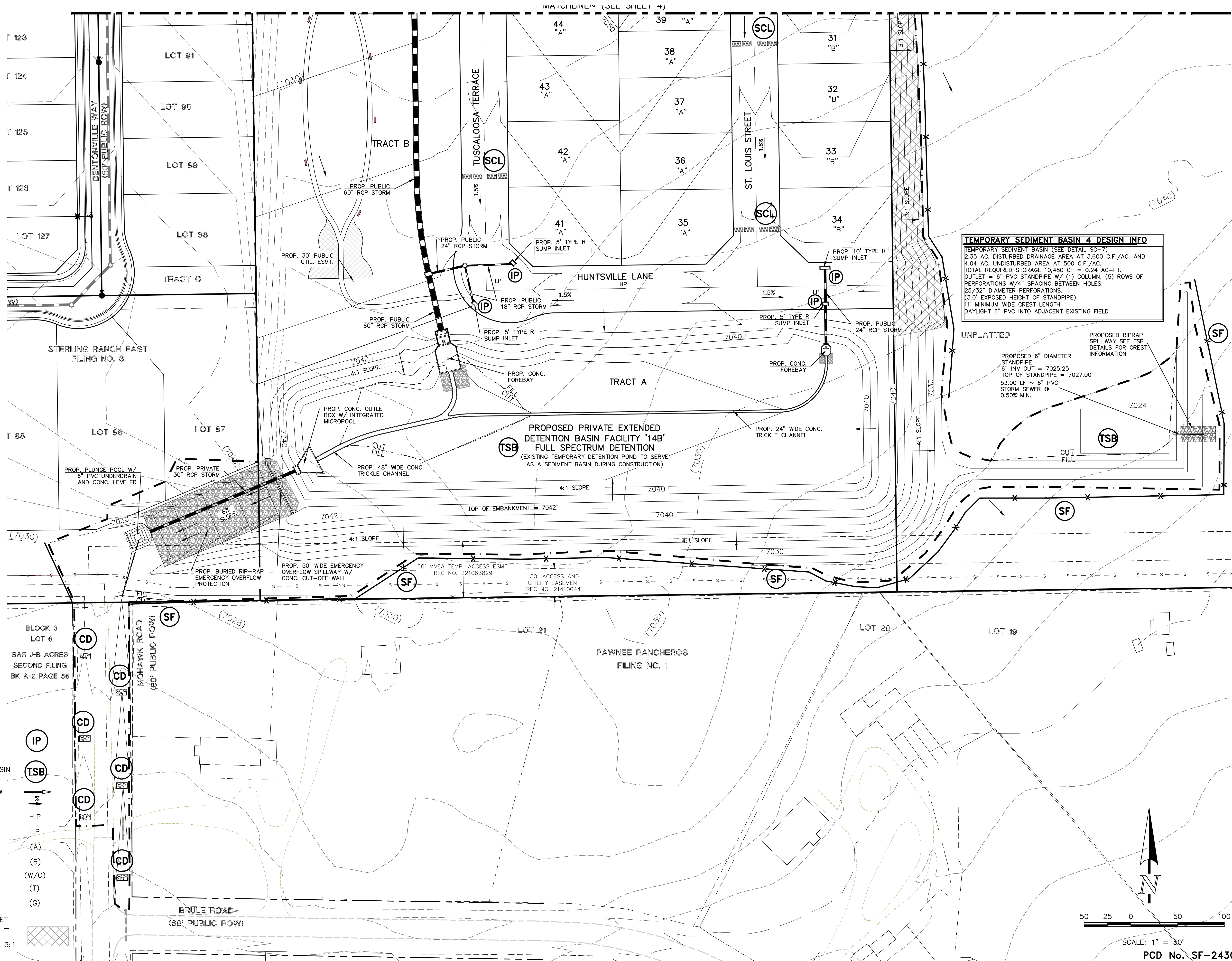
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- CD** (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
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**LEGEND**

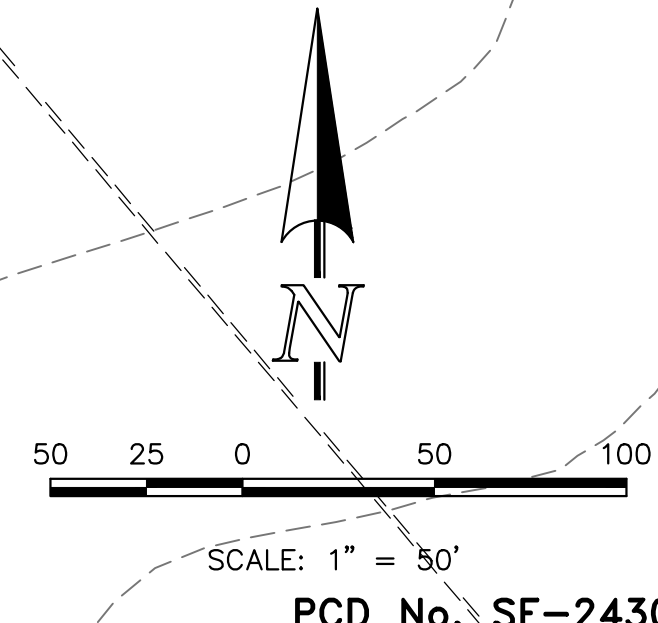
- LIMITS OF CONSTRUCTION/DISTURBANCE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- CUT/FILL LINE
- SILT FENCE
- SILT FENCE
- EROSION CONTROL BLANKET
- VEHICLE TRACKING CONTROL
- SEDIMENT CONTROL LOGS
- ROCK CHECK DAM
- INLET PROTECTION
- TEMPORARY SEDIMENT BASIN
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- HIGH POINT
- LOW POINT
- A LOT
- B LOT
- WALKOUT LOT
- TRANSITION LOT
- GARDEN LOT
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER
- SEEDING/MULCHING NOTE: SEEDING AND MULCHING SHALL BE INSTALLED INSIDE ENTIRE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, SIDEWALK AREAS AND RIP-RAP AREAS.
- NOTE: NO BATCH PLANTS ARE PROPOSED ON-SITE.

EXISTING VEGETATION:  
THE MAJORITY OF THE SITE IS COVERED WITH NATIVE GRASSES, YUCCA AND SPARSE PINE TREES.



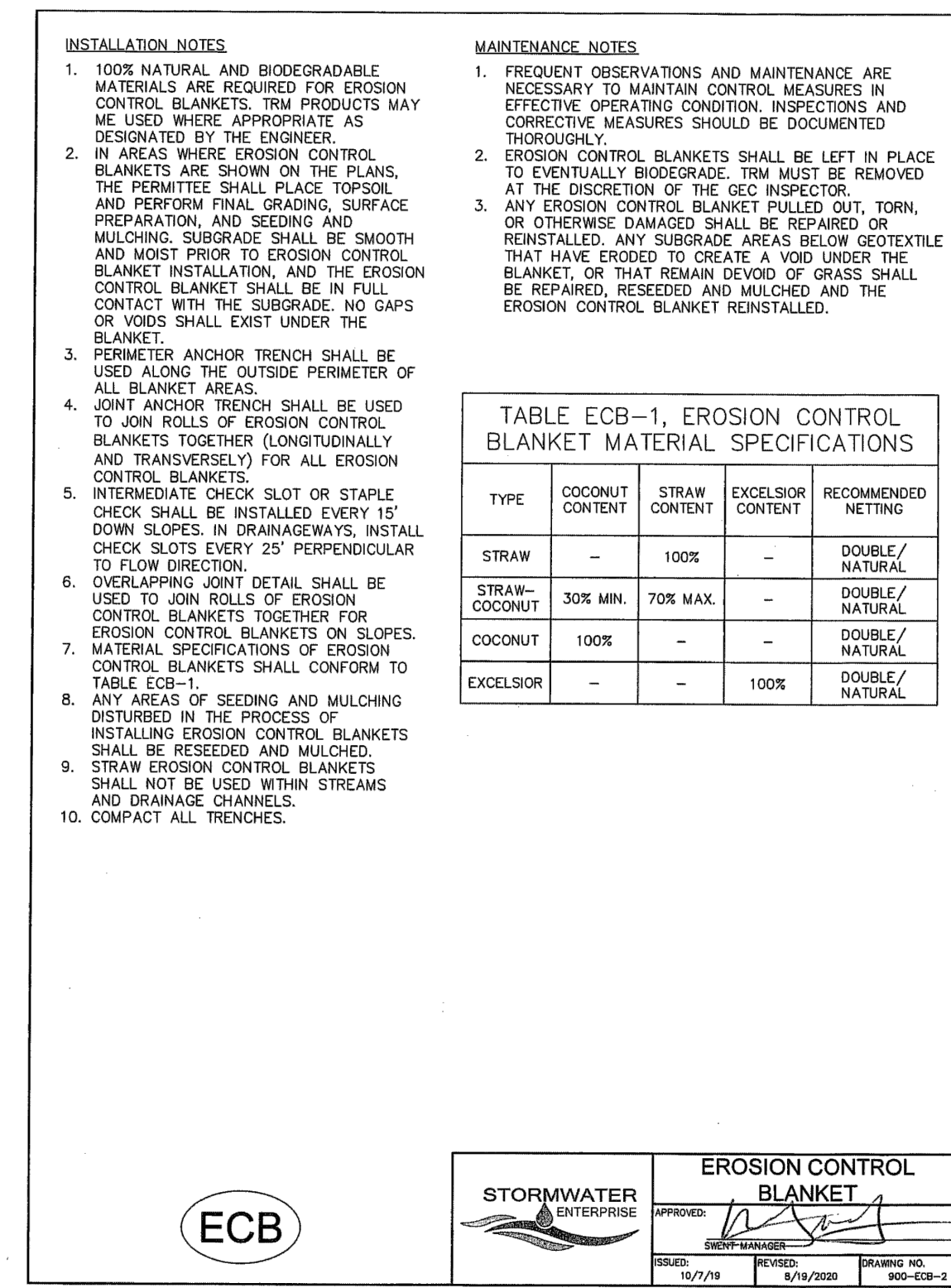
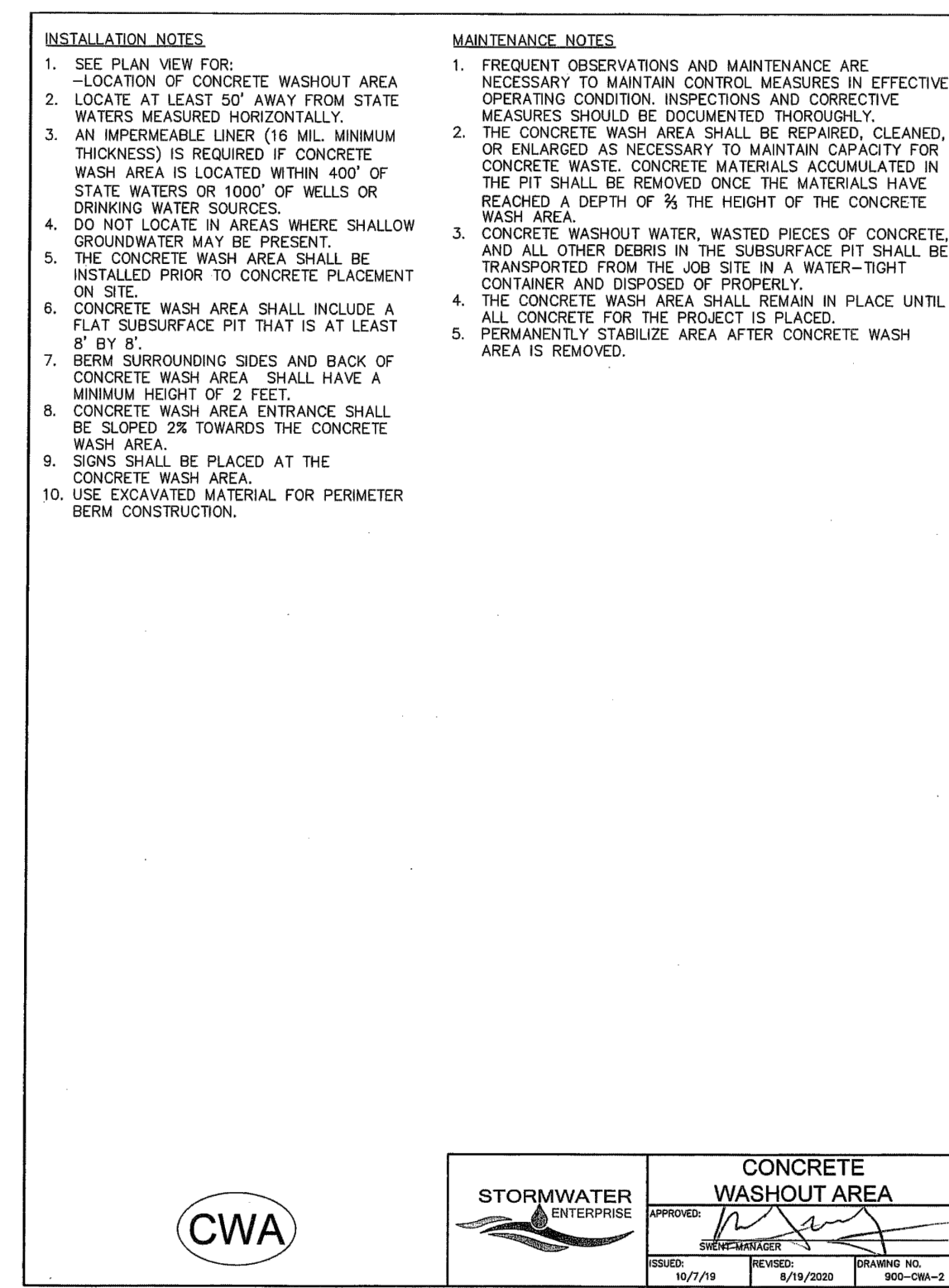
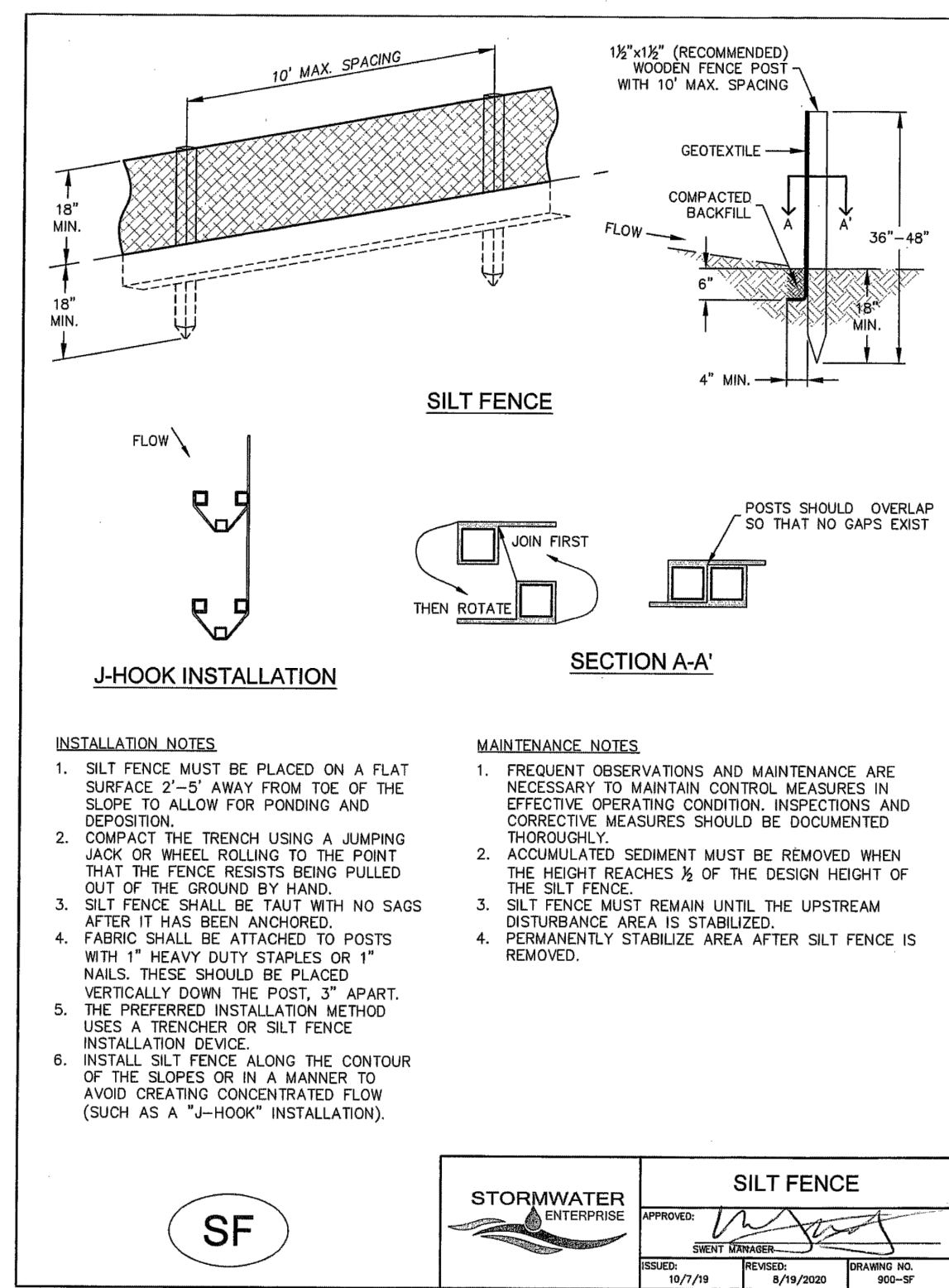
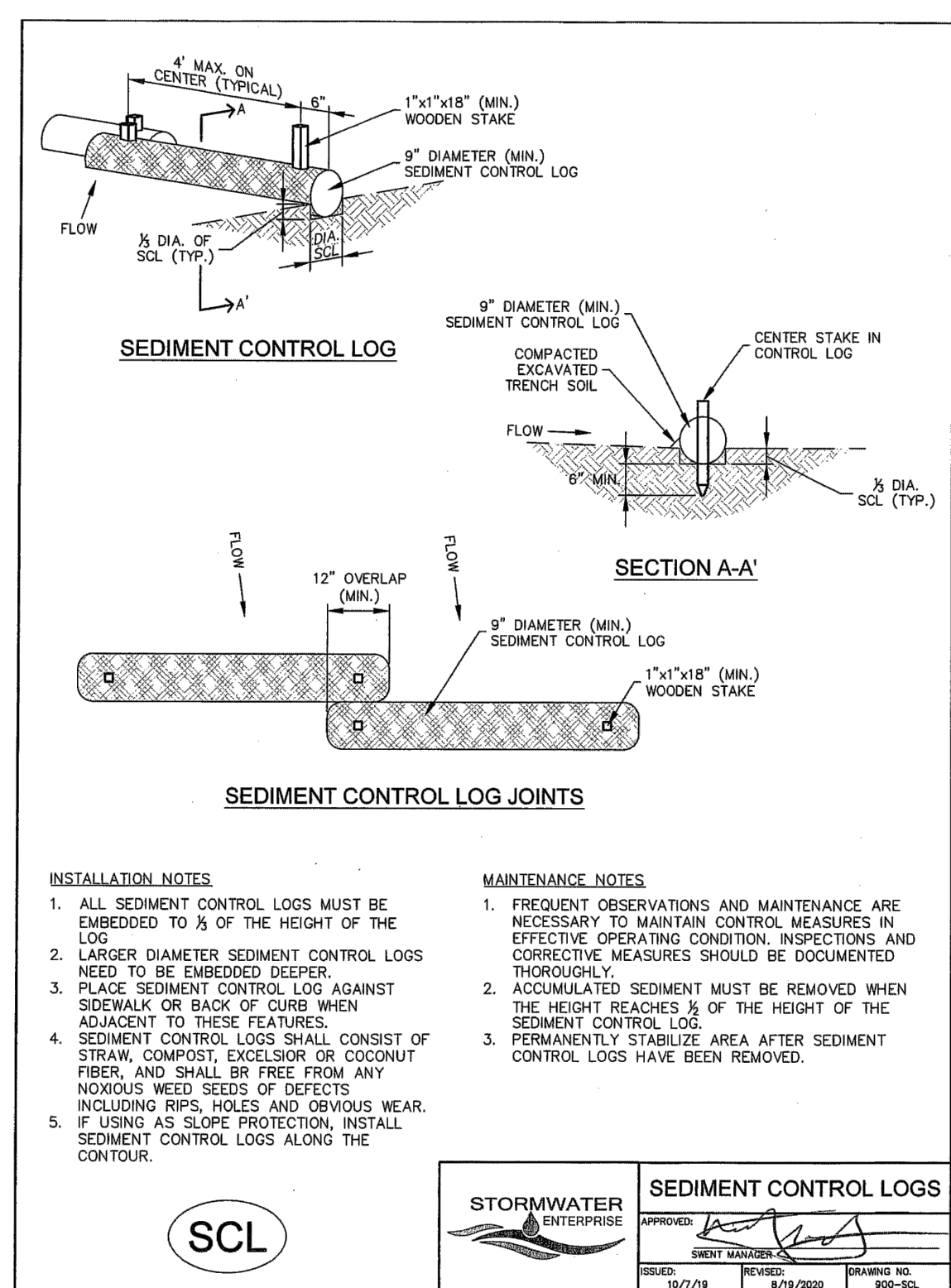
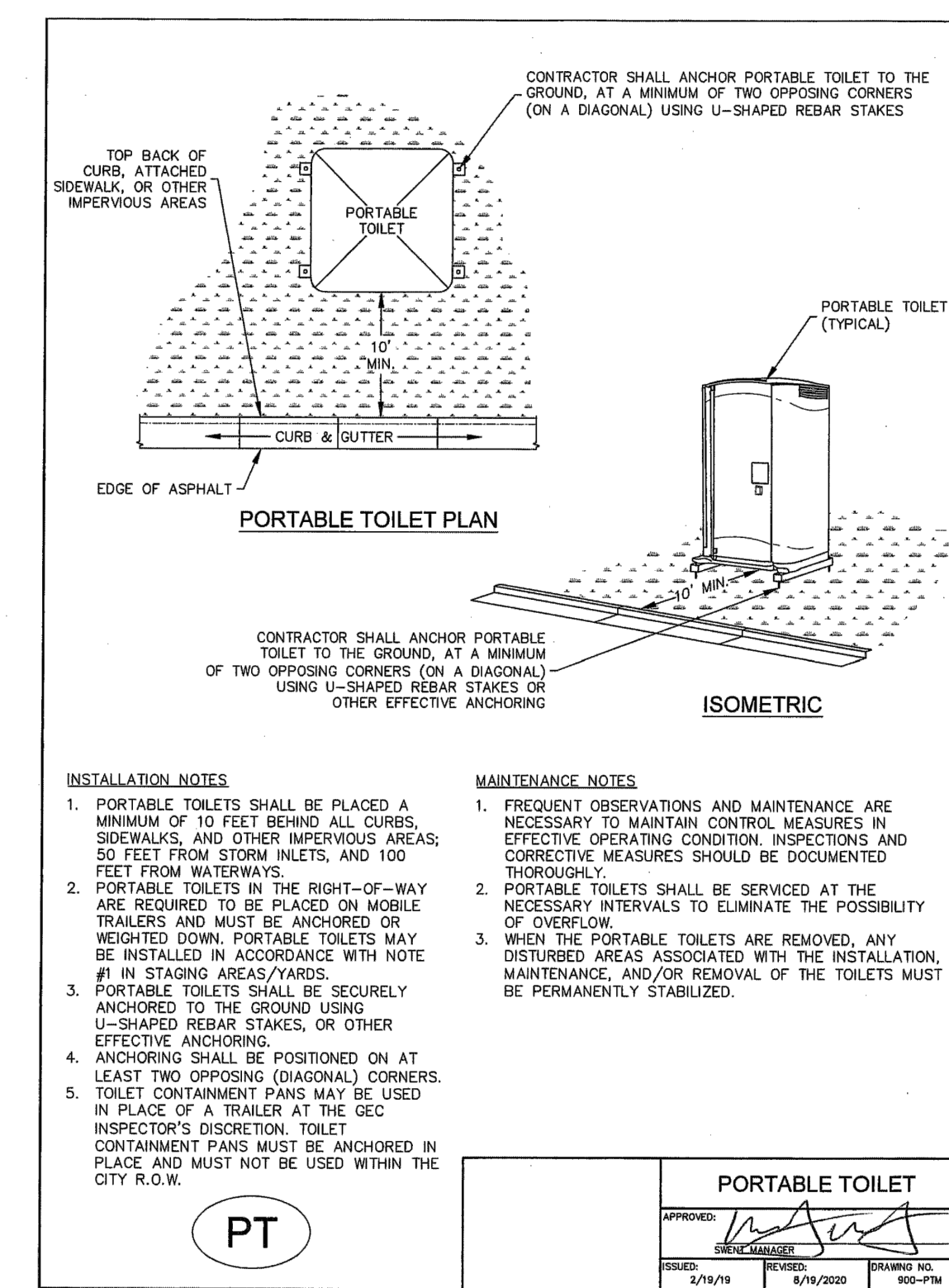
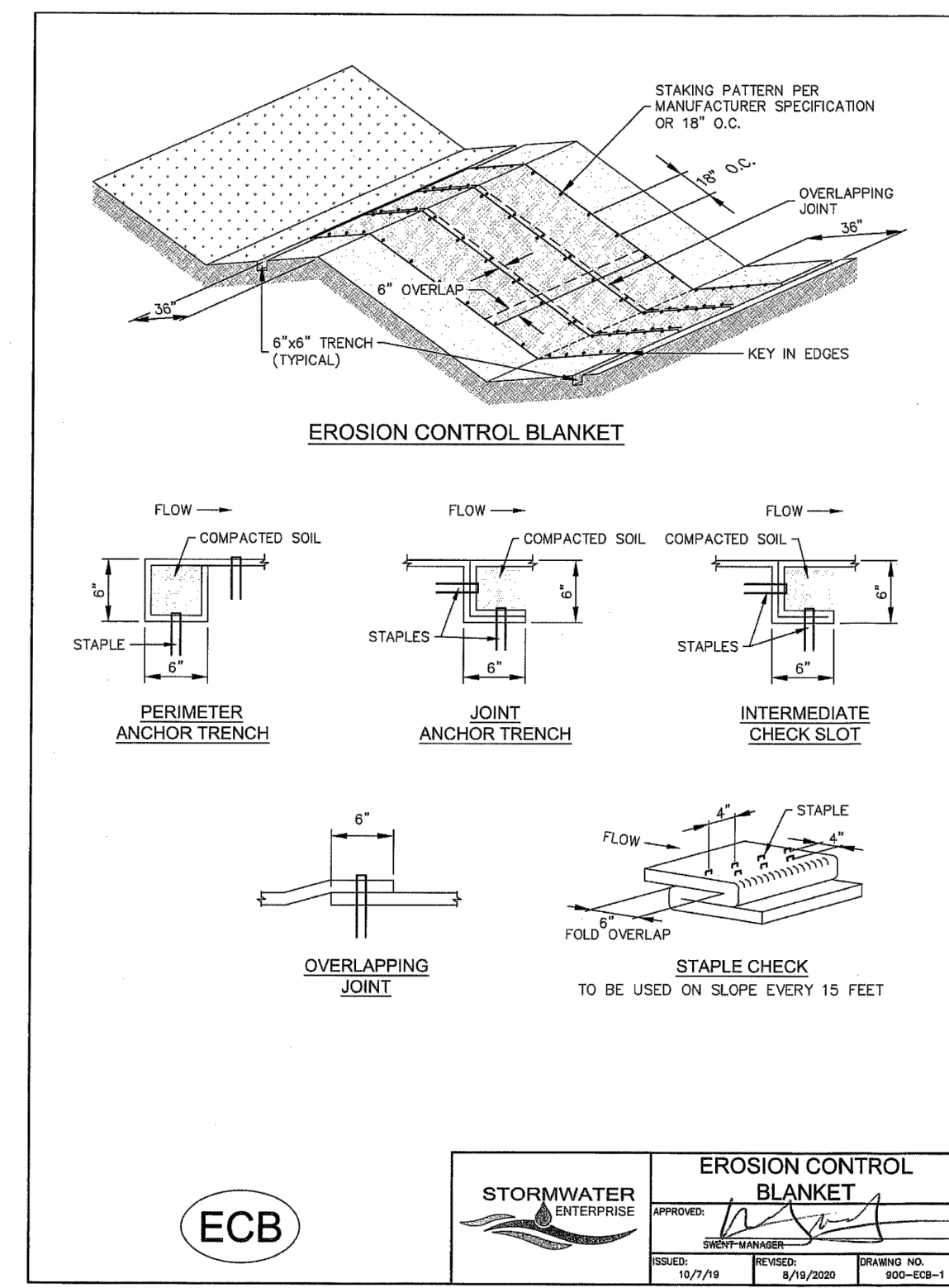
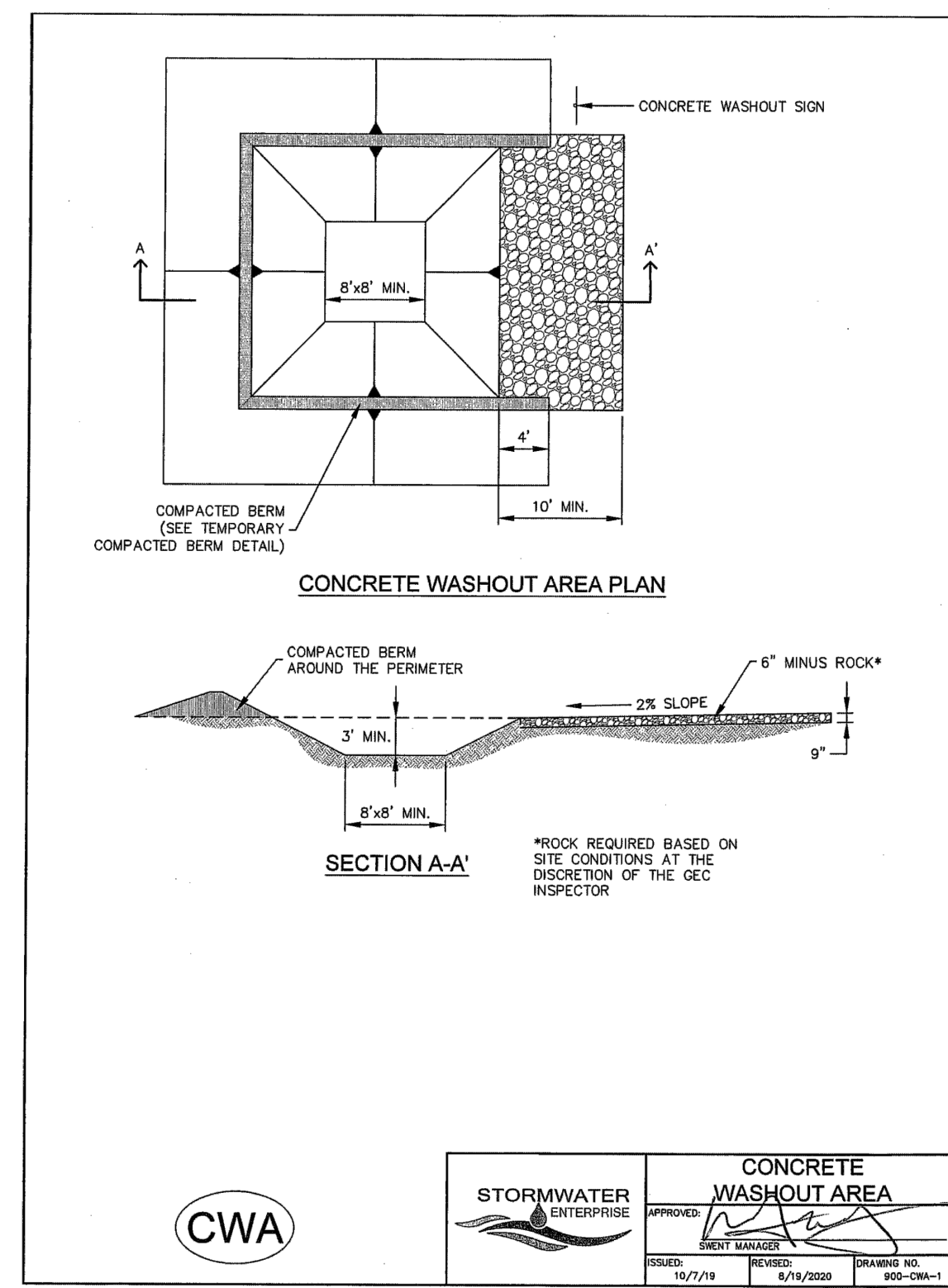
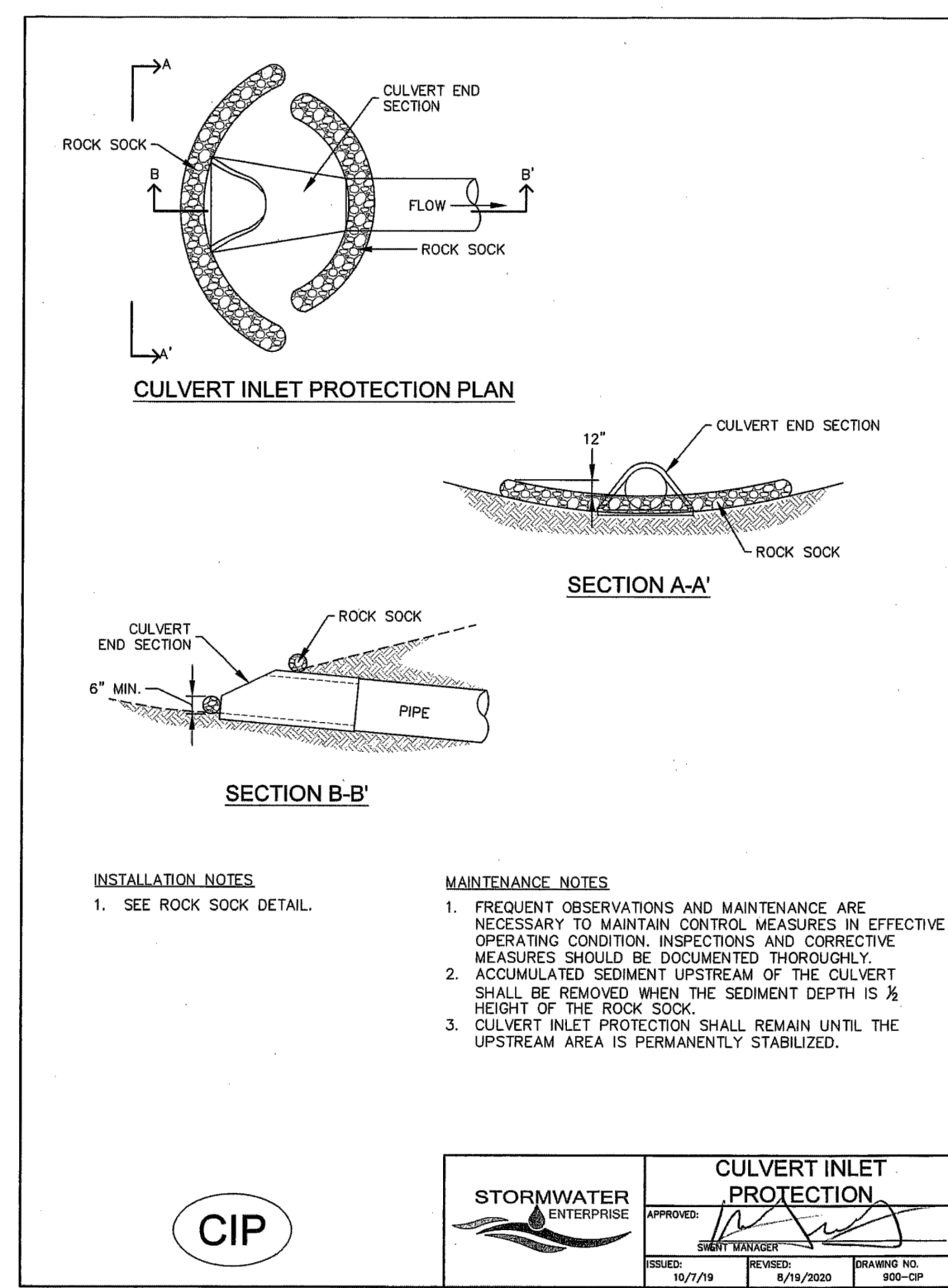
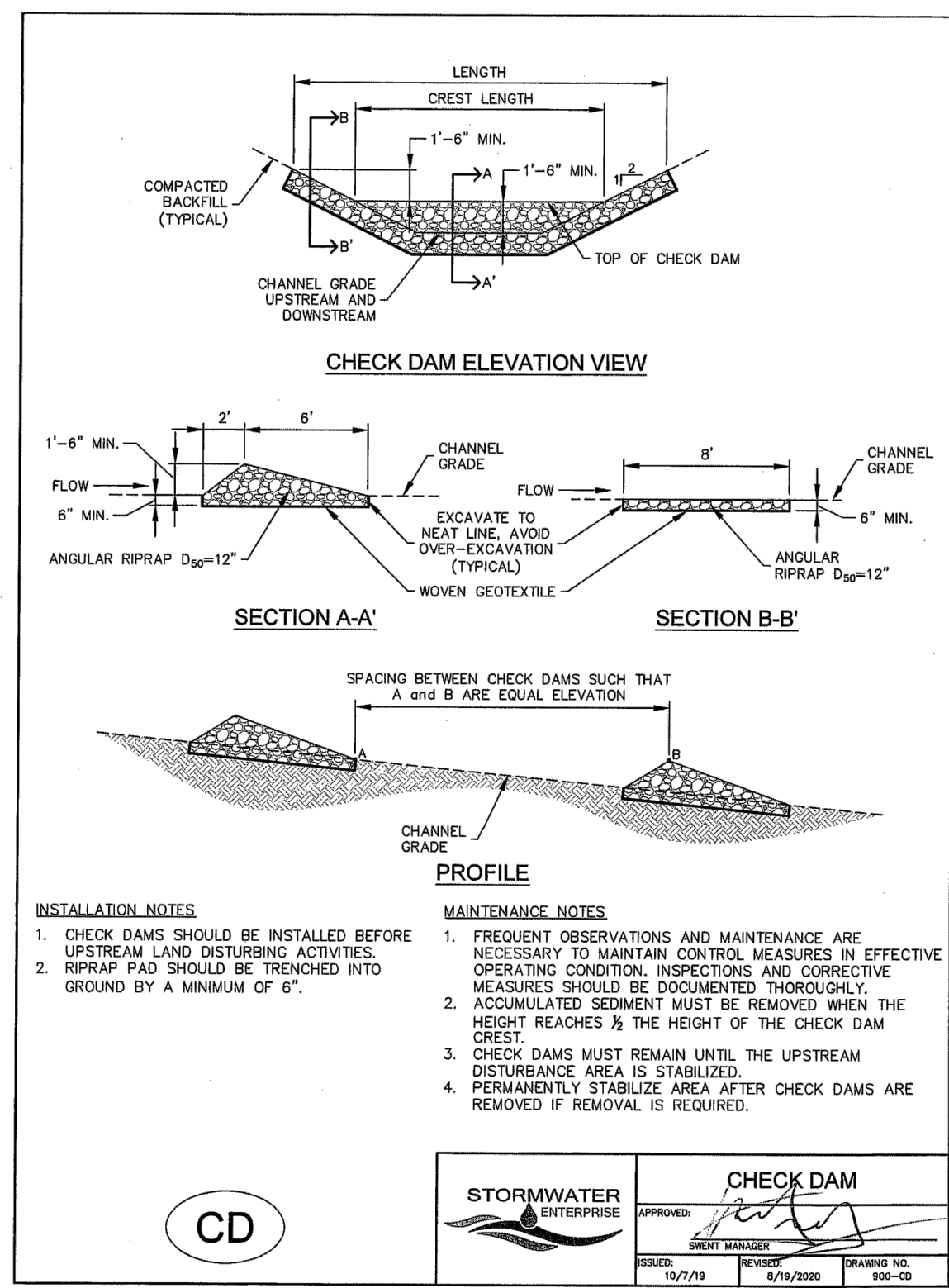
**TEMPORARY SEDIMENT BASIN 4 DESIGN INFO**  
 TEMPORARY SEDIMENT BASIN (SEE DETAIL SC-7)  
 2.35 AC. UNDISTURBED DRAINAGE AREA AT 3,600 C.F./AC. AND 4.04 AC. UNDISTURBED AREA AT 500 C.F./AC.  
 TOTAL REQUIRED STORAGE 10,480 CF = 0.24 AC.-FT.  
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/4" SPACING BETWEEN HOLES.  
 25/32" DIAMETER PERFORATIONS.  
 (3.0' EXPOSED HEIGHT OF STANDPIPE)  
 11" MINIMUM WIDE CREST LENGTH  
 DAYLIGHT 6" PVC INTO ADJACENT EXISTING FIELD

**UNPLATTED**  
 PROPOSED 6" DIAMETER STANDPIPE  
 6" INV OUT = 7025.25  
 TOP OF STANDPIPE = 7027.00  
 53.00 LP ~ 6" PVC STORM SEWER @ 0.50% MIN.  
 PROPOSED RIPRAP SPILLWAY SEE TSB DETAILS FOR CREST INFORMATION



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	1	REVISED PER COUNTY COMMENTS	4/8/25		
				DESIGNED BY: PRA DRAWN BY: PRA CHECKED BY:	SCALE: (H) 1" = 50' (V) 1" = N/A DATE: 10-31-24 SHEET 5 OF 31 JOB NO. 1183.25

V:\118325\DRAWINGS\CONSTRUCT\DWG\05-118325-GR-03.dwg, 4/9/2025 10:03:27 AM, 11



PCD No. SF-2430

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
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NO.	REVISION	DATE

REVIEW:

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

MARC A. WHORTON, REGISTERED PROFESSIONAL ENGINEER, #37155

DATE: 5/14/2025



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

DESIGNED BY: PRA  
DRAWN BY: PRA  
CHECKED BY: PRA

SCALE: (H) 1" = N/A  
(V) 1" = N/A

DATE: 10-31-24  
SHEET: 6 OF 31  
JOB NO.: 1183.25



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### ROCK SOCK PLAN

### ROCK SOCK SECTION

### ROCK SOCK OVERLAP

### GRADATION TABLE

NO. 4	MASS PERCENT PASSING SQUARE MESH SIZES
100	100
90-100	20-50
0-15	0-5
0-5	0-5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE (ASTM C 33-14). ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

**INSTALLATION NOTES**

- CRUSHED ROCK SHALL BE BETWEEN MAX 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET AND MIN. 3/4" CRUSHED ROCK.
- WIRE MESH SHALL HAVE OPENINGS SMALLER THAN THE SMALLEST SIZE ROCK.
- WIRE MESH SHALL BE SECURED USING HOE RINGS OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

**MAINTENANCE NOTES**

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED BEYOND REPAIR.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE DEPTH REACHES 1/2 OF THE HEIGHT OF THE ROCK SOCK.
- ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL DISTURBED AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER ROCK SOCKS HAVE BEEN REMOVED.

**RS**

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### CURB INLET PROTECTION PLAN

### SECTION A-A'

### CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

**INSTALLATION NOTES**

- SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
- PLACEMENT OF THE ROCK SOCK SHALL BE APPROXIMATELY 40 DEGREES FROM THE CURB.
- ROCK SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5' APART.
- AT LEAST TWO CURB ROCK SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADIENT INLETS.
- ADDITIONAL ROCK SOCKS MAY BE REQUIRED AT GEC INSPECTOR'S DISCRETION.

**MAINTENANCE NOTES**

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE INLET BARRIER.
- ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA BEHIND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

**IP-1**

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### ROCK SOCK SUMP INLET PROTECTION PLAN

### SECTION A-A'

**INSTALLATION NOTES**

- SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
- SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS IN PEROUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.
- CONTROL MEASURES MUST BE WRAPPED AROUND INLET AS TIGHTLY AS POSSIBLE.

**MAINTENANCE NOTES**

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE INLET BARRIER.
- ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AROUND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

**IP-2**

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### Stabilized Staging Area (SSA) SM-6

### SSA-1. STABILIZED STAGING AREA

**STABILIZED STAGING AREA INSTALLATION NOTES**

- SEE PLAN VIEW FOR LOCATION OF STAGING AREAS.
- CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SPEC. #33.5 ASPHALT #1 COARSE AGGREGATE OR #1 (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE OR CONSTRUCTION FENCING AS NEEDED.

**STABILIZED STAGING AREA MAINTENANCE NOTES**

- INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REPLACED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

**SSA**

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SSA-3

### STOCKPILE PROTECTION PLAN

### STOCKPILE PROTECTION ELEVATION

**INSTALLATION NOTES**

- INSTALL PERIMETER CONTROL AROUND STOCKPILE ON DOWNGRADIENT SIDE. PERIMETER CONTROL MUST BE SUITABLE TO SITE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
- IF PERIMETER CONTROLS MUST BE MOVED TO ACCESS STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORK DAY. PERIMETER CONTROL ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

**MAINTENANCE NOTES**

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- PERIMETER CONTROLS MUST BE MOVED TO ACCESS STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORK DAY.
- ACCUMULATED SEDIMENT MUST BE REMOVED ACCORDING TO PERIMETER CONTROL DETAIL.

**SP**

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### SEEDING & MULCHING

ALL SOIL TESTING, SOIL AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CSMP.

#### SOIL PREPARATION

- IN AREAS TO BE SEEDDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRAGILE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
- AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
- THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
- TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE. AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION, STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SMALES OR IN AREAS WITH POOR DRAINAGE.

#### SEEDING

- ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
- SEED SHOULD BE DRILL-SEED WHENEVER POSSIBLE.
  - SEED DEPTH MUST BE 1/2 TO 3/4 INCHES WHEN DRILL-SEEDING IS USED.
- BROADCAST SEEDING OR HYDRO-SEEDING WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
  - SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLIANT DRILL OR HYDRO-SEEDING.
  - BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL.

#### MULCHING

- MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
- MULCHING REQUIREMENTS INCLUDE:
  - HAY OR STRAW MULCH.
    - ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
    - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
    - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
  - HYDRAULIC MULCHING.
    - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
    - IF HYDRO-SEEDING IS USED, MULCHING MUST BE APPLIED AS A SEPARATE, SECOND OPERATION.
    - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
- EROSION CONTROL BLANKET.
  - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

**SM**

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### Chapter 5 Native Vegetation Requirements and Guidelines

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass <sup>1</sup>	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western <sup>1</sup>	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass <sup>1</sup>	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Callamovilla longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow Indiangrass <sup>1</sup>	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)			19.3	9.7	4.8	

<sup>1</sup>For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

<sup>2</sup>Species that will do well in the bottom of pond areas.

City of Colorado Springs Stormwater Enterprise 5-11 Stormwater Construction Manual December 2020

### Chapter 5 Native Vegetation Requirements and Guidelines

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Dropsseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)			42	21	10.3	

City of Colorado Springs Stormwater Enterprise 5-12 Stormwater Construction Manual December 2020

### SM-6 Stabilized Staging Area (SSA)

**STABILIZED STAGING AREA MAINTENANCE NOTES**

- STABILIZED STAGING AREA SHALL BE ENCASED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USED STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

**SR**

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

### SURFACE ROUGHENING

**INSTALLATION NOTES**

- SURFACE ROUGHENING MAY BE USED IN AREAS FLATTER THAN 3:1. INSTALL FURROWS ALONG CONTOUR TO INTERCEPT SHEET FLOW.
- SURFACE ROUGHENING MAY BE ACCOMPLISHED BY FURROWING, SCARIFYING, RIPPING OR DISKING THE SOIL.
- FURROWS MUST BE A MINIMUM OF 4" IN DEPTH.
- SURFACE ROUGHENING SHALL NOT BE USED ON EXTREMELY SANDY OR ROCKY SOILS.

**MAINTENANCE NOTES**

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.

**SR**

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**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 REVIEW:

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

MARC A. WHORTON #37155 DATE 5/14/2025

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

DESIGNED BY PRA SCALE DATE 10-31-24

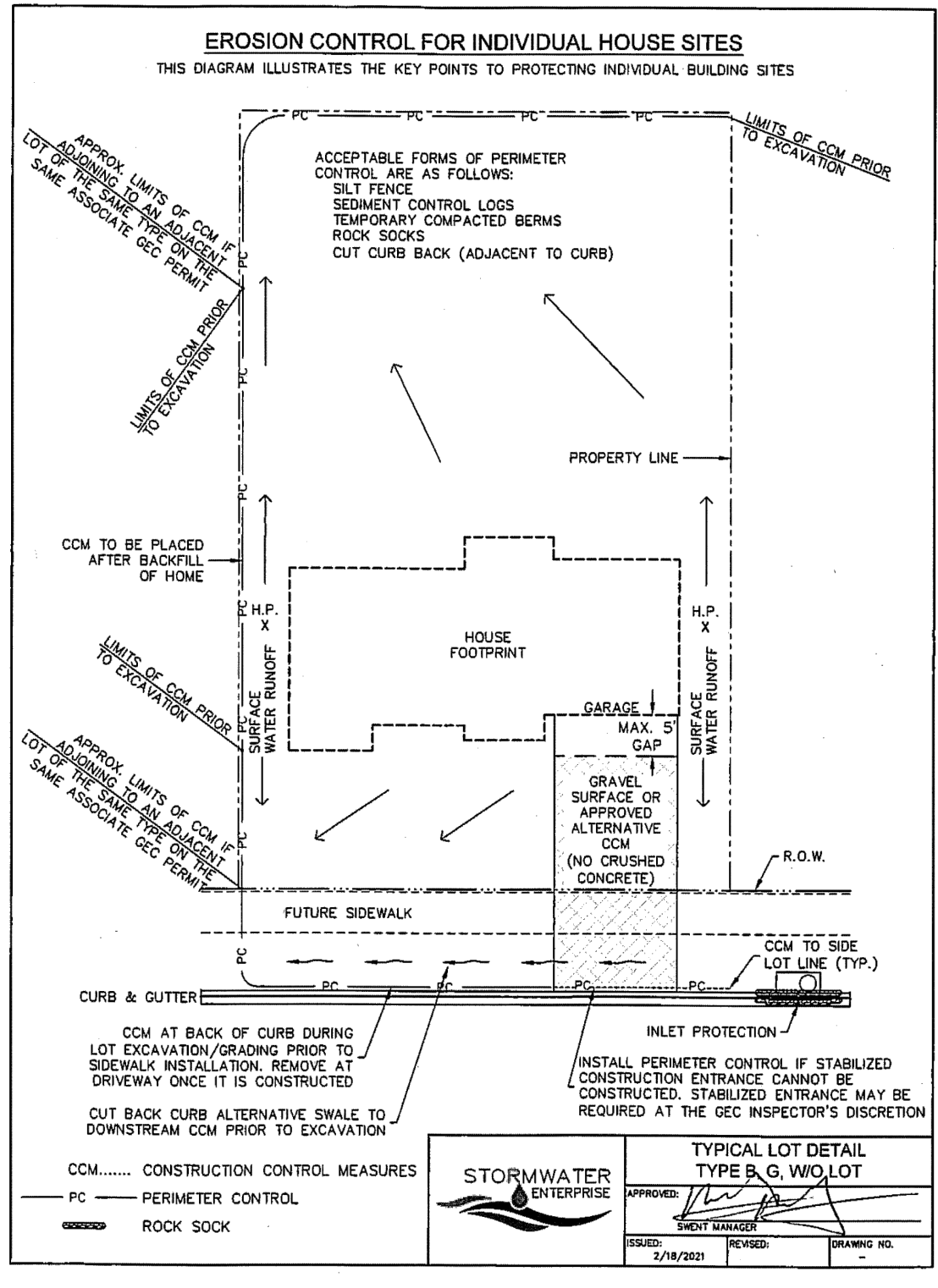
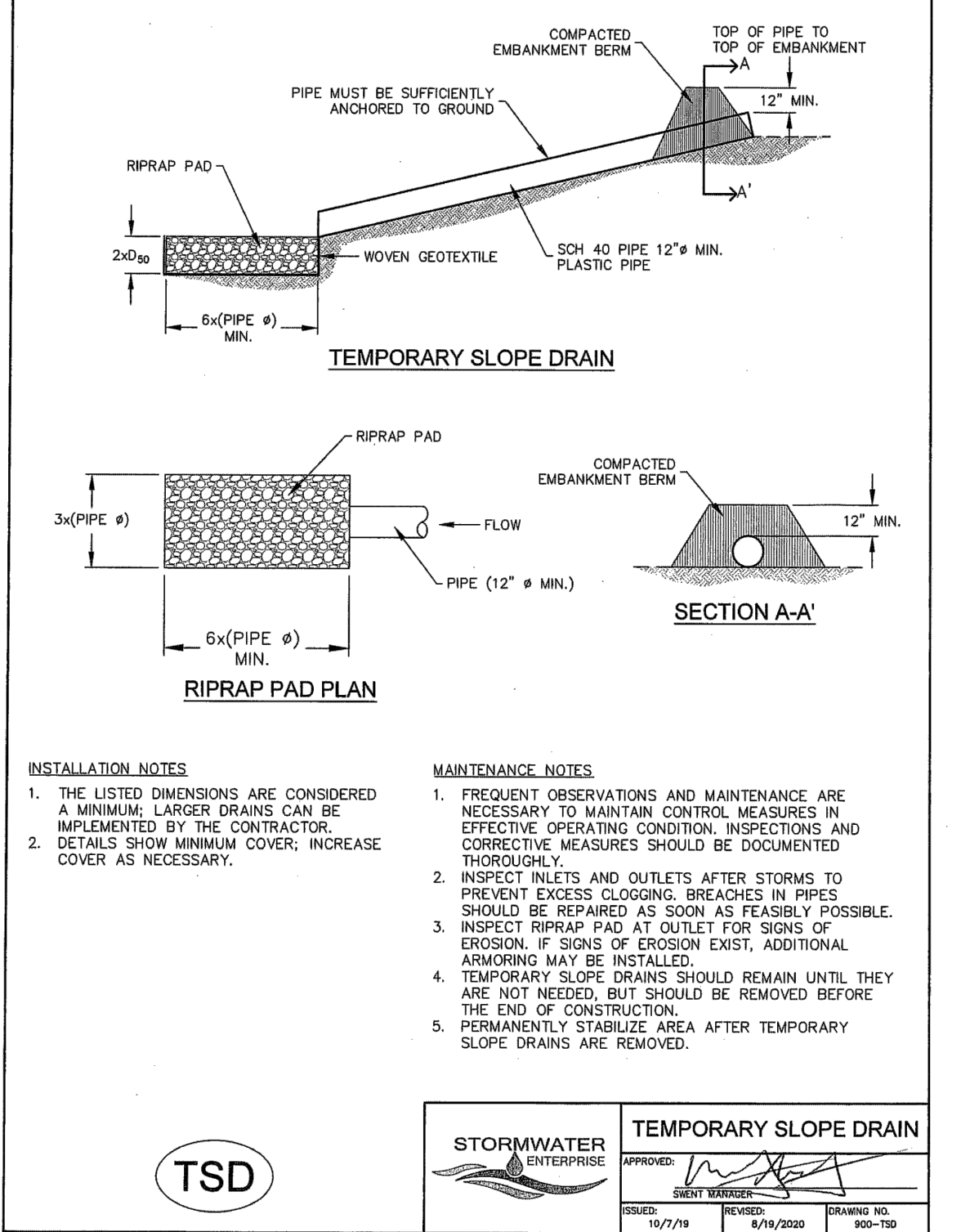
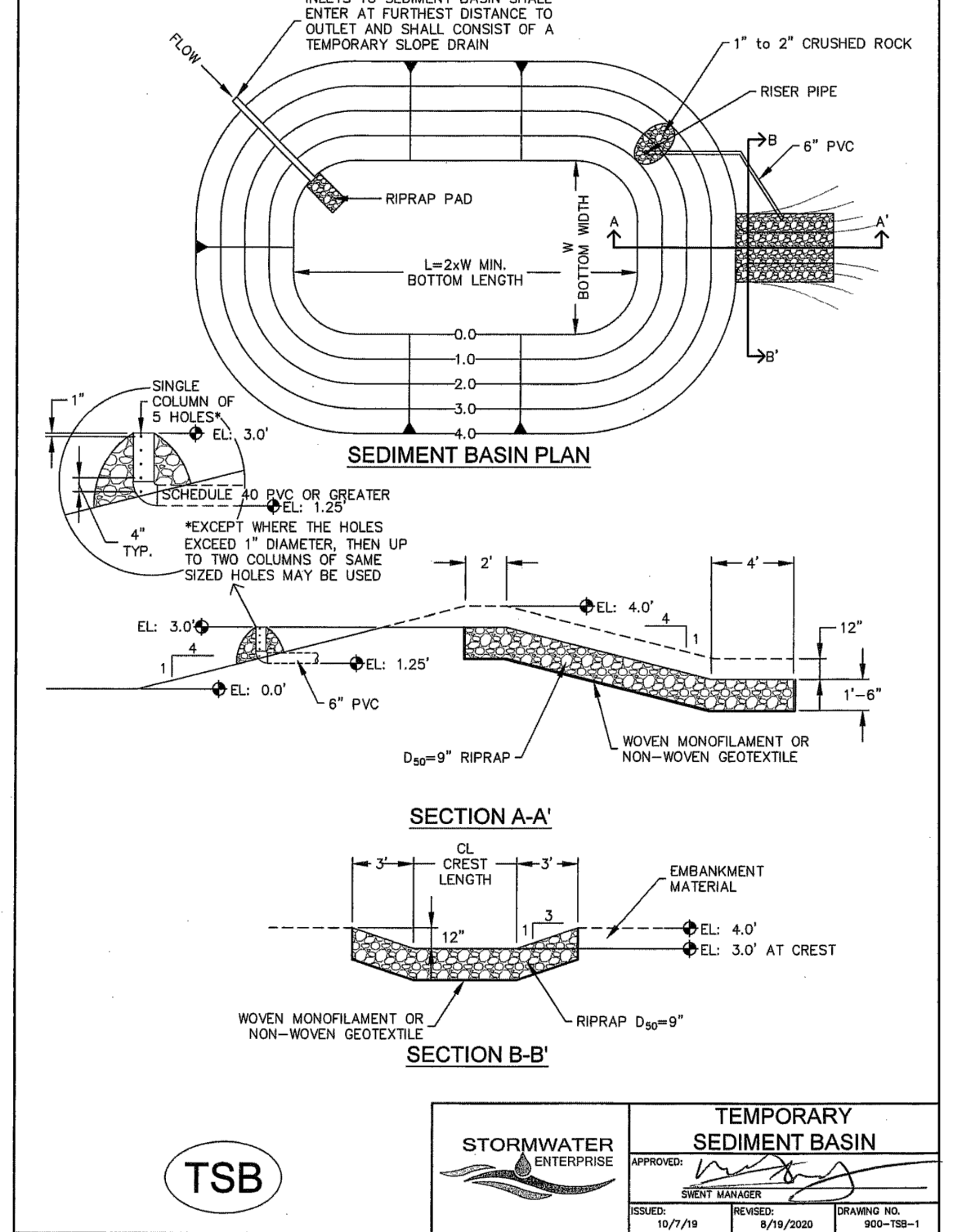
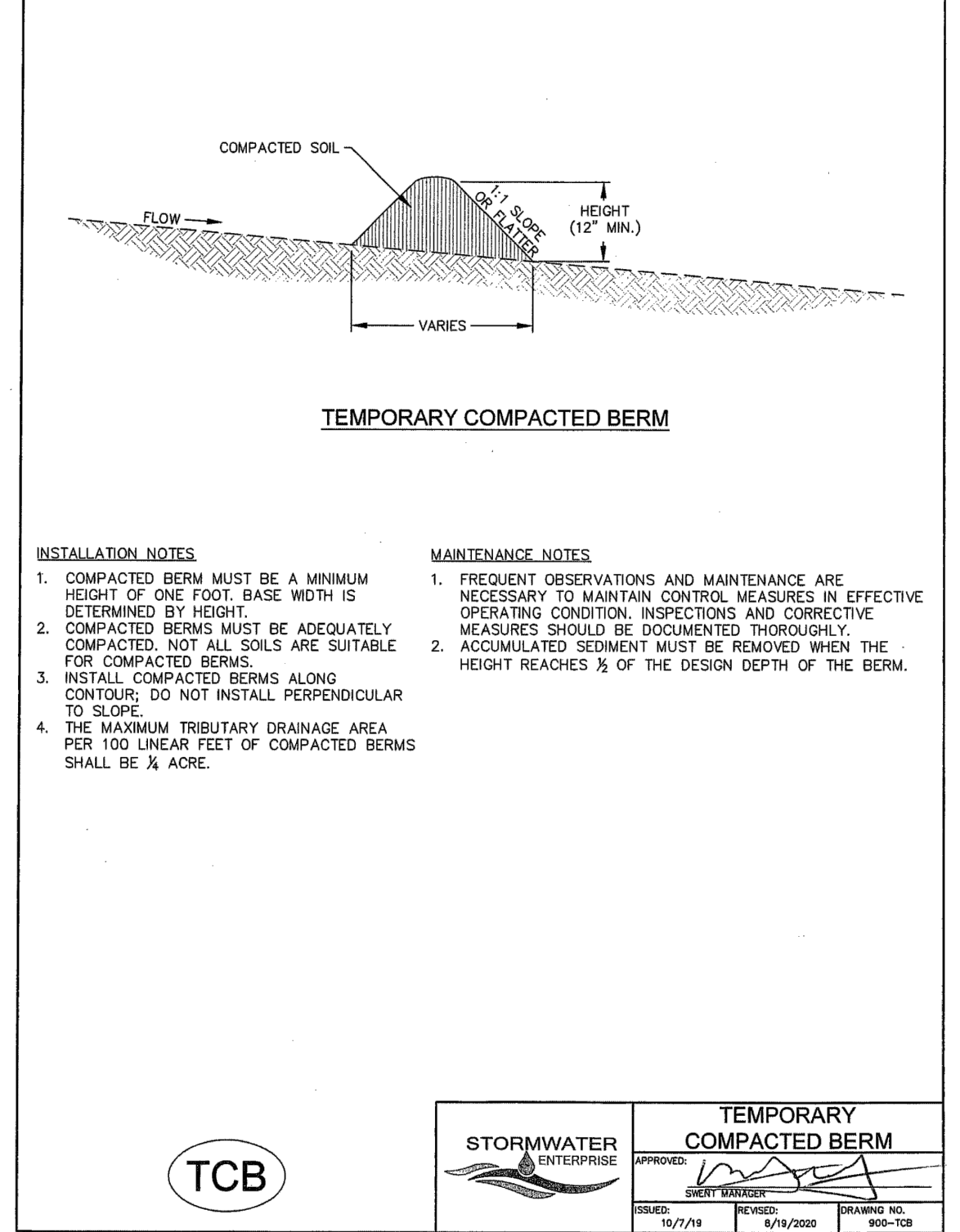
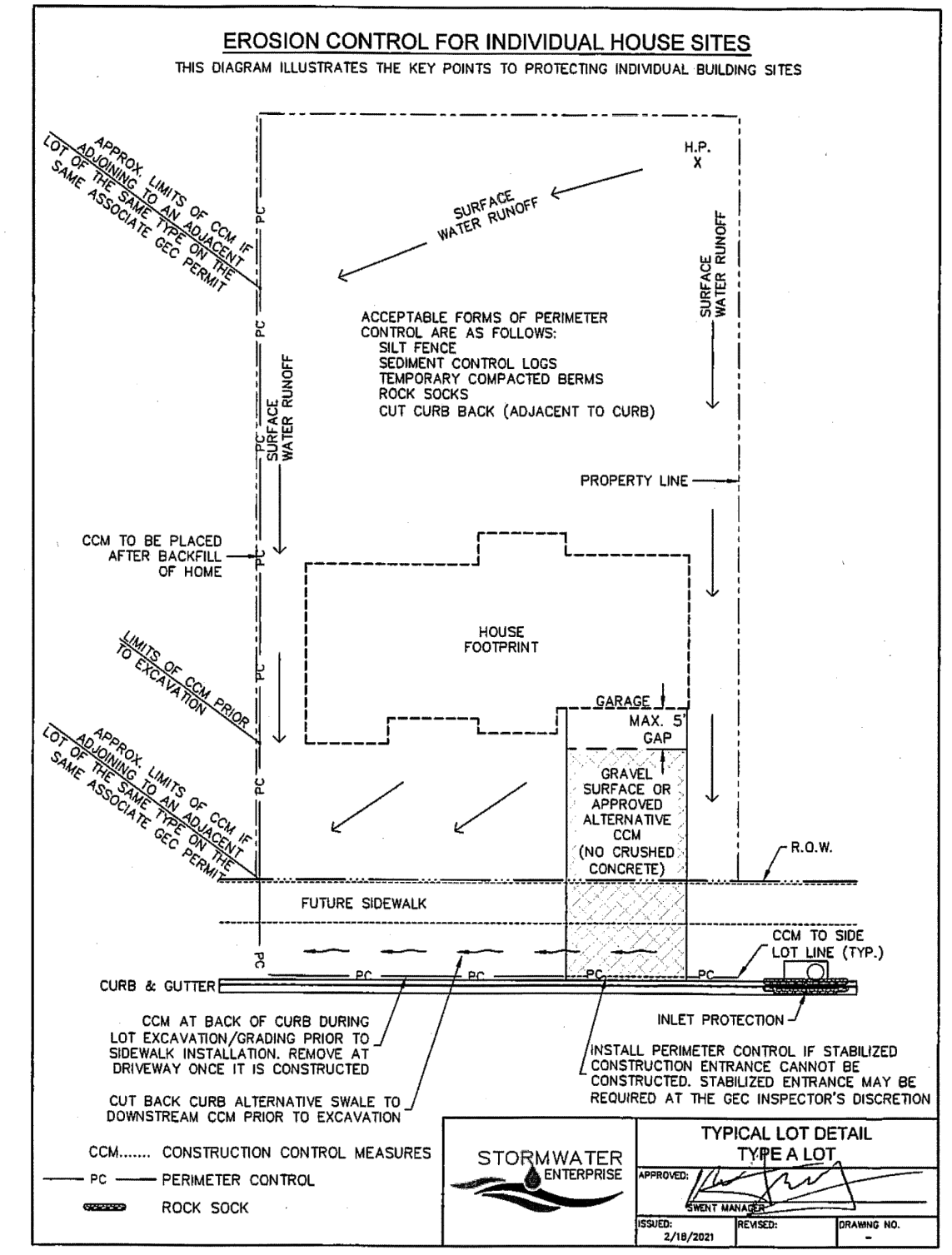
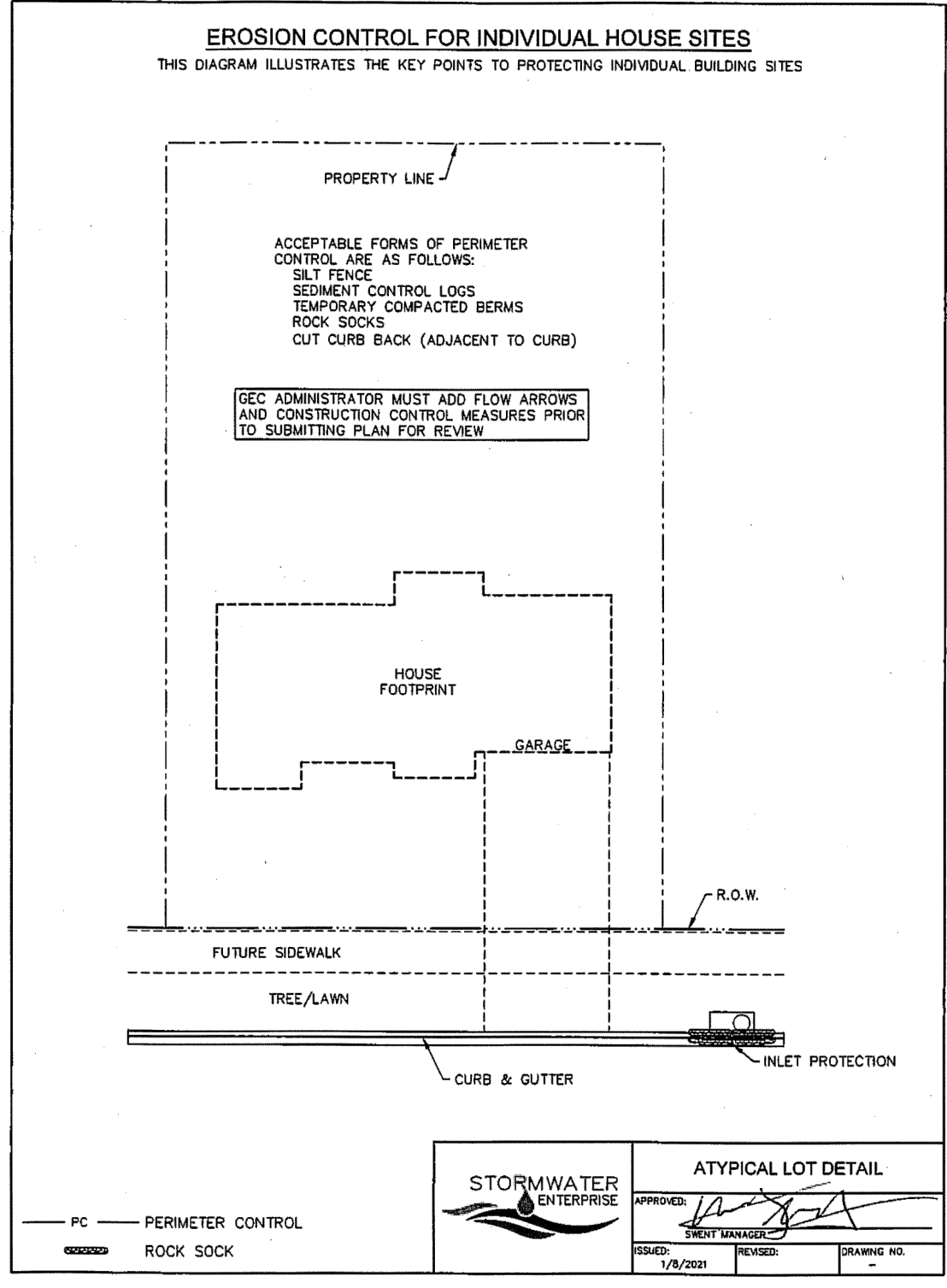
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CHECKED BY (V) 1"= N/A JOB NO. 1183.25

CLASSIC CONSULTING

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

PCD No. SF-2430



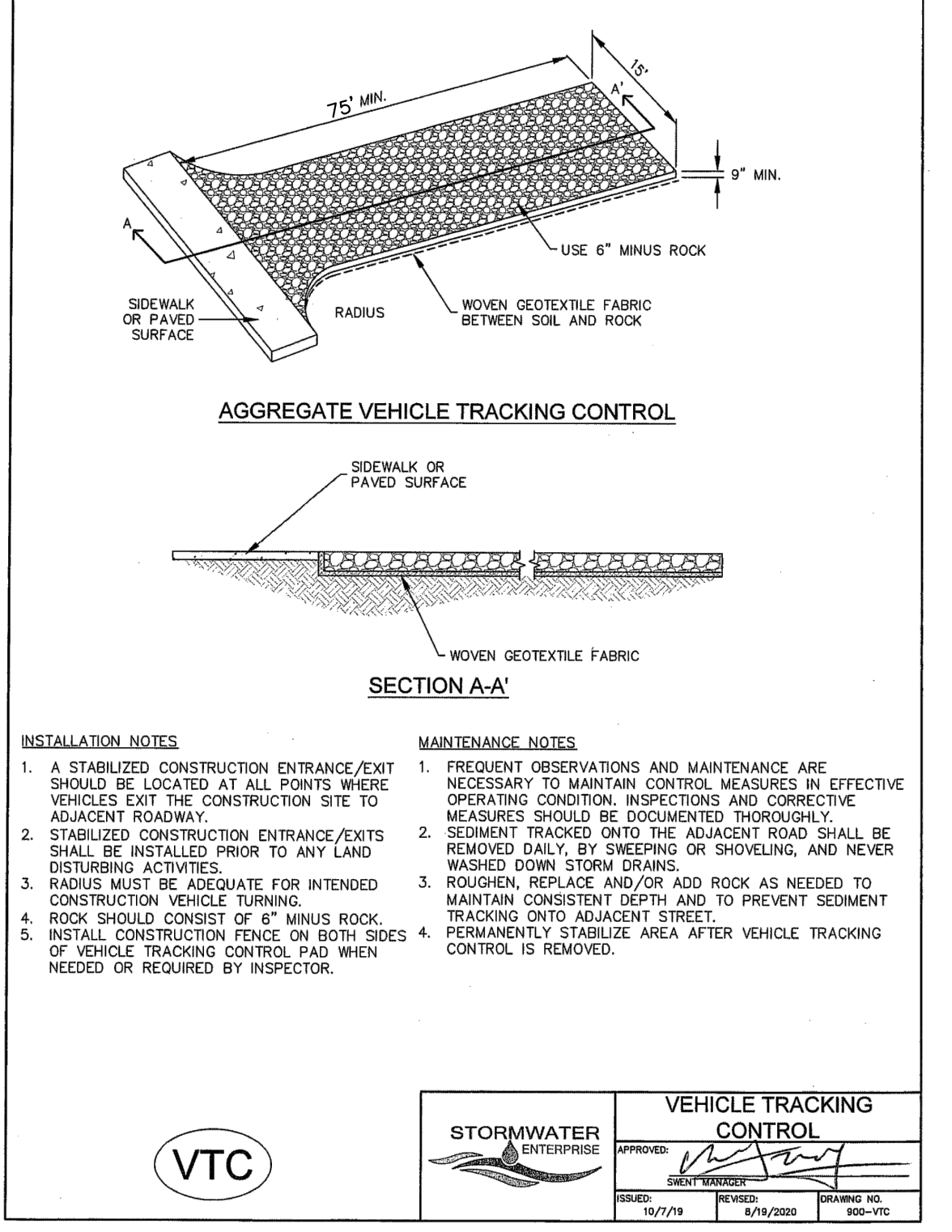
### TABLE SB-1, SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

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 1/2"
8	51	9	1 3/4"
9	55	10	1 7/8"
10	58 1/2	11	1 7/8"
11	61	12	1 7/8"
12	64	13	1 7/8"
13	67 1/2	14	1 7/8"
14	70 1/2	15	1 7/8"
15	73 1/2	16	1 7/8"

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 SEV.  
 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.

STORMWATER ENTERPRISE  
 TEMPORARY SEDIMENT BASIN  
 10/7/24



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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 AND SURVEYORS, LLC

MARC A. WHORTON #37155 DATE 5/14/2025

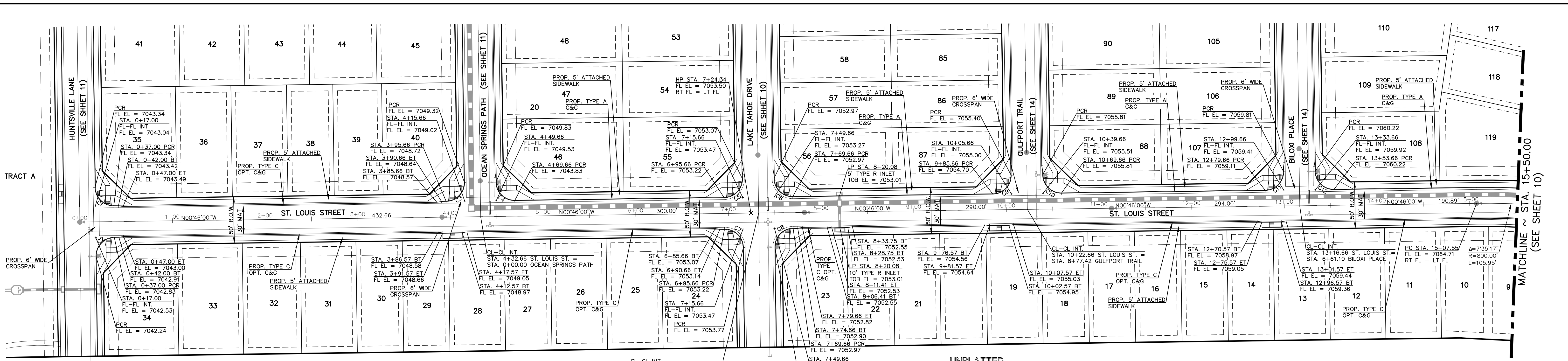
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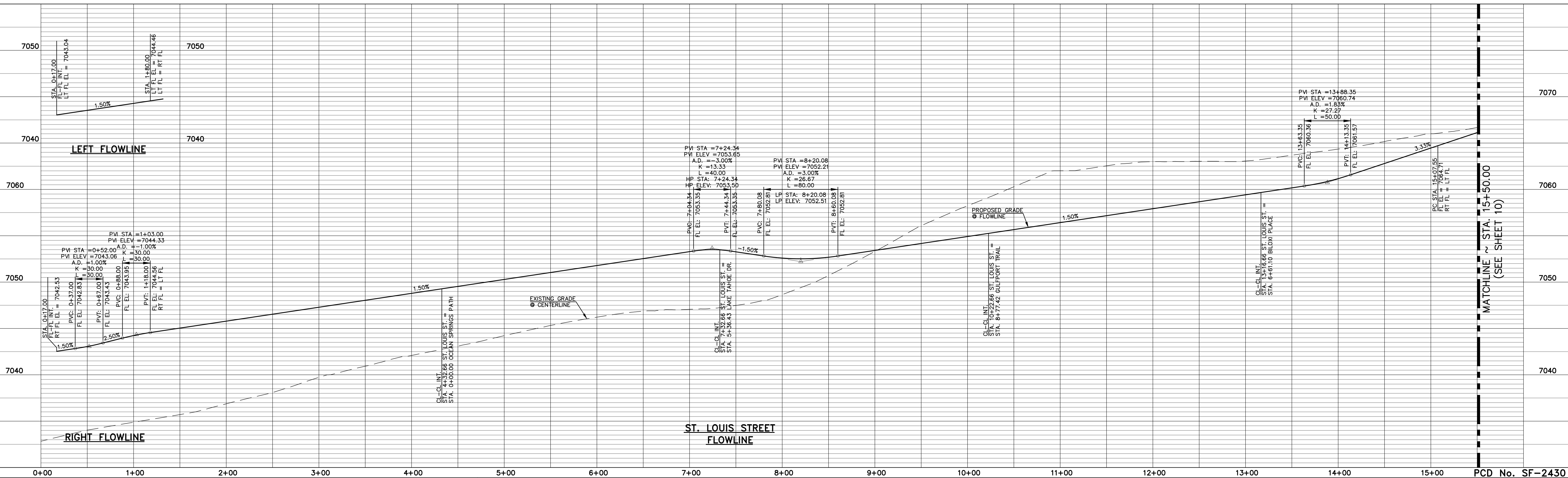
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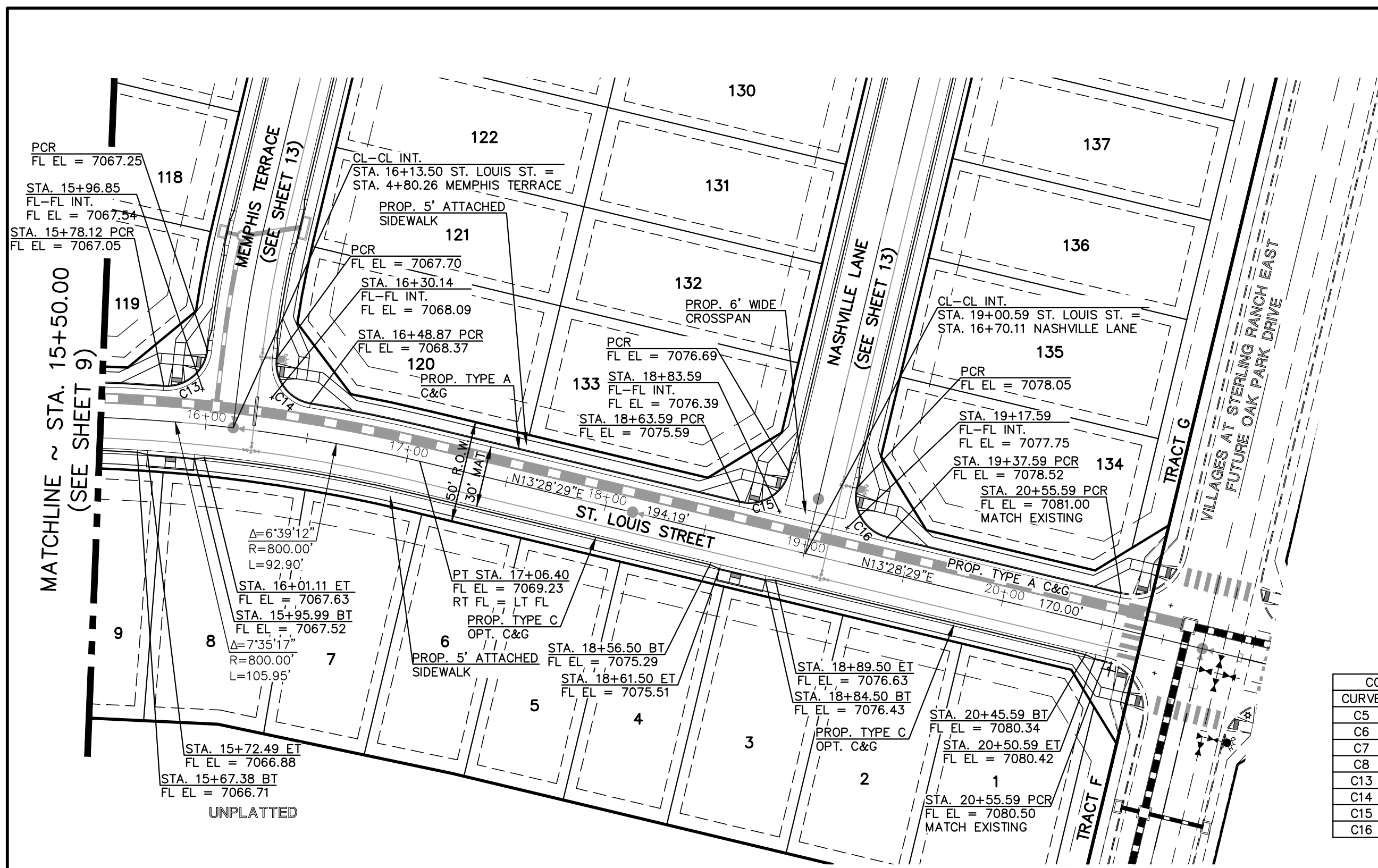
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C5	31.42'	20.00'	90°00'00"
C6	31.42'	20.00'	90°00'00"
C7	31.42'	20.00'	90°00'00"
C8	31.42'	20.00'	90°00'00"
C9	31.42'	20.00'	90°00'00"
C10	31.42'	20.00'	90°00'00"
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SCALE: 1" = 50'

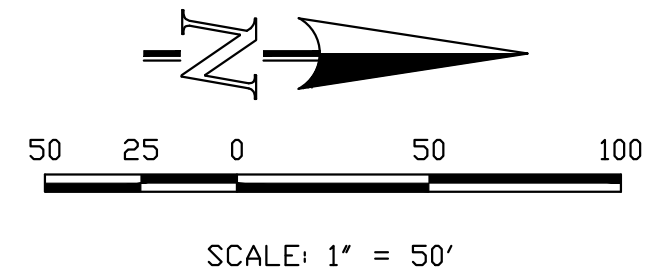
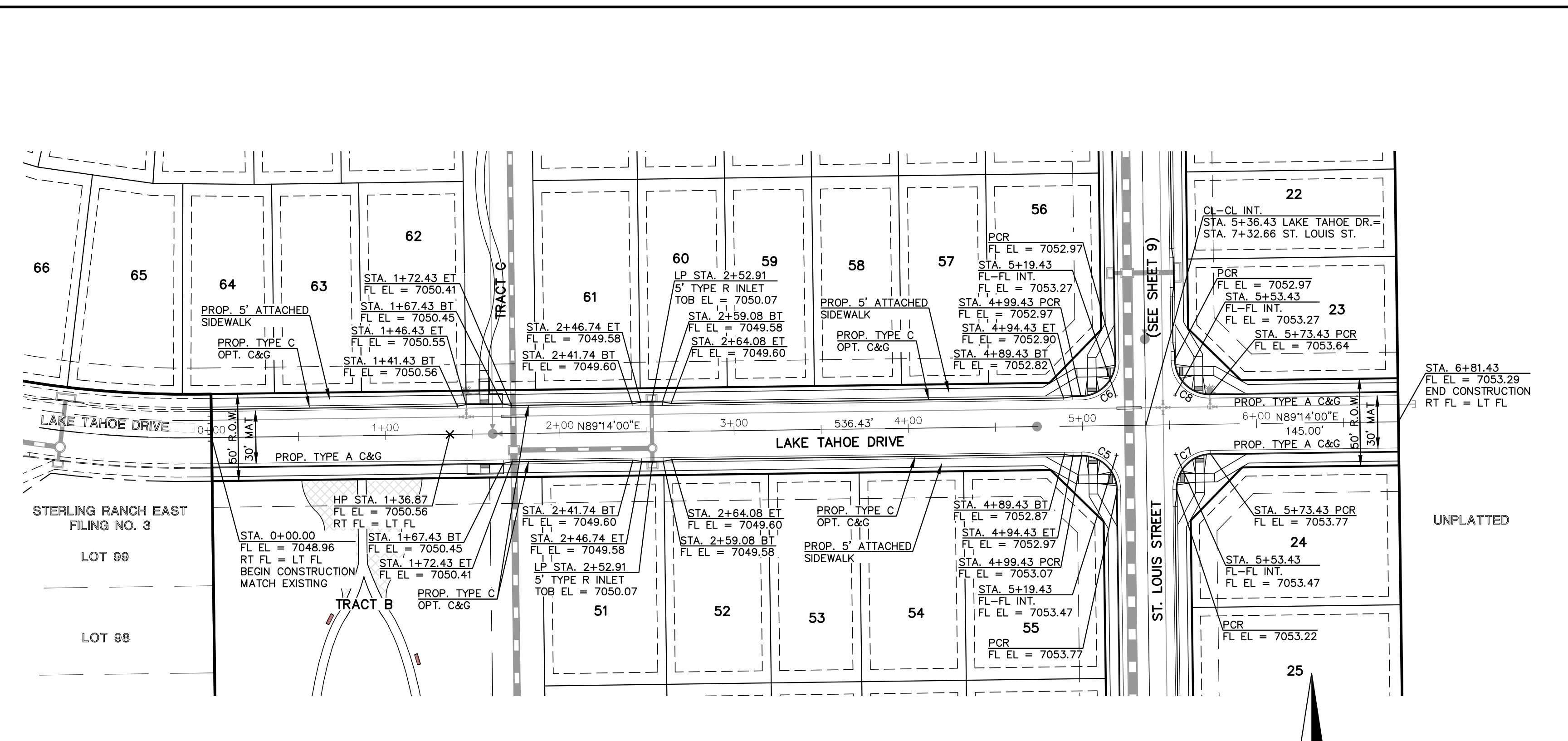


<p style="text-align: center;">48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p style="text-align: center;"><b>811</b></p> <p style="text-align: center;">UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p style="font-size: small;">THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN 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.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISION	DATE				<p>REVIEW:</p> <p style="font-size: x-small;">PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERING AND SURVEYORS, LLC</p> <div style="text-align: center;">         ALAN WHORTON        PROFESSIONAL ENGINEER        #37155     </div> <p>MARC A. WHORTON DATE: 5/14/2025</p>	 <b>CLASSIC CONSULTING</b>	<p>STREILING RANCH EAST FILING NO. 5 CONSTRUCTION PLANS STREET IMPROVEMENT PLANS ST. LOUIS STREET</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <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>9 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	9 OF 31	CHECKED BY	(V) 1" = 5'	JOB NO.	1183.25	
NO.	REVISION	DATE																							
DESIGNED BY	PRA	SCALE	DATE	10-31-24																					
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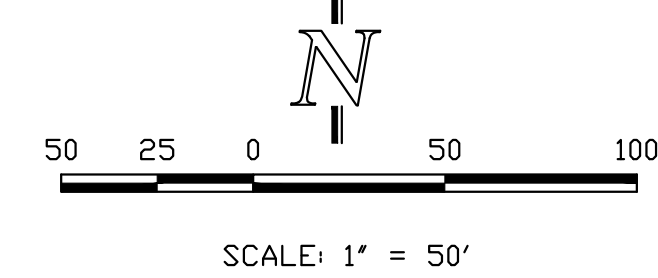
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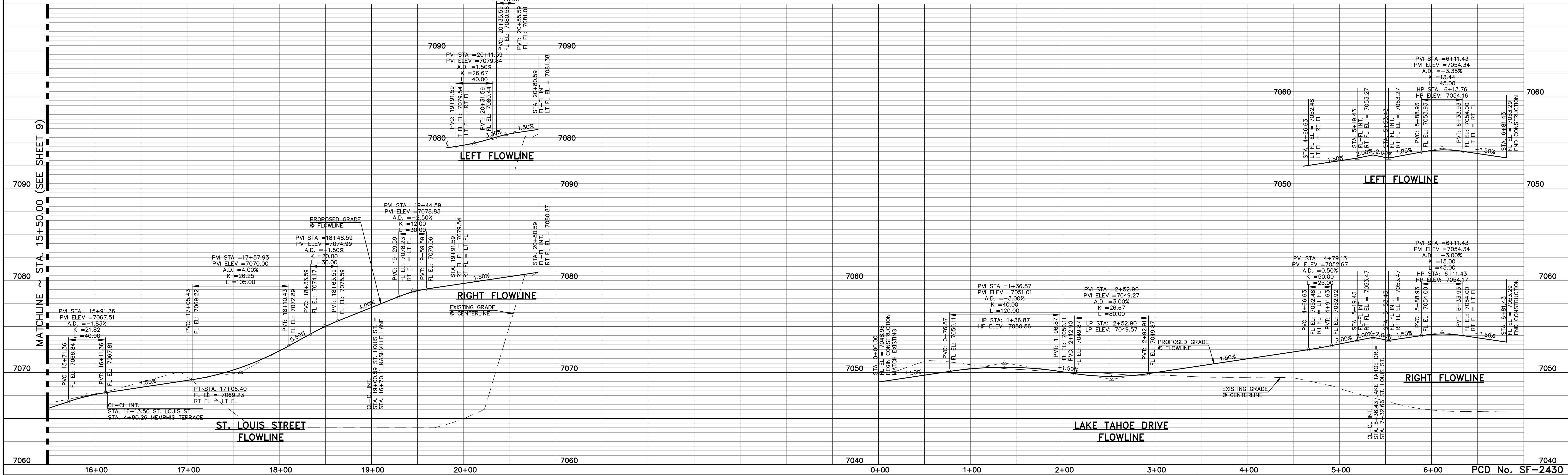
CURVE	LENGTH	RADIUS	DELTA
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C6	31.42'	20.00'	90°00'00"
C7	31.42'	20.00'	90°00'00"
C8	31.42'	20.00'	90°00'00"
C13	30.53'	20.00'	87°27'59"
C14	30.53'	20.00'	87°27'59"
C15	31.42'	20.00'	90°00'00"
C16	31.42'	20.00'	90°00'00"



**ST. LOUIS STREET**  
 (50' R.O.W. - URBAN LOCAL)  
 DESIGN SPEED 25 MPH



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



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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 AND SURVEYORS, LLC

MARC A. WHORTON  
 37155  
 #37155

5/14/2025  
 DATE

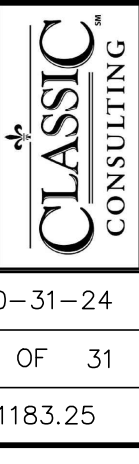


**STREILING RANCH EAST FILING NO. 5**  
**CONSTRUCTION PLANS**  
**STREET IMPROVEMENT PLANS**  
**ST. LOUIS STREET**

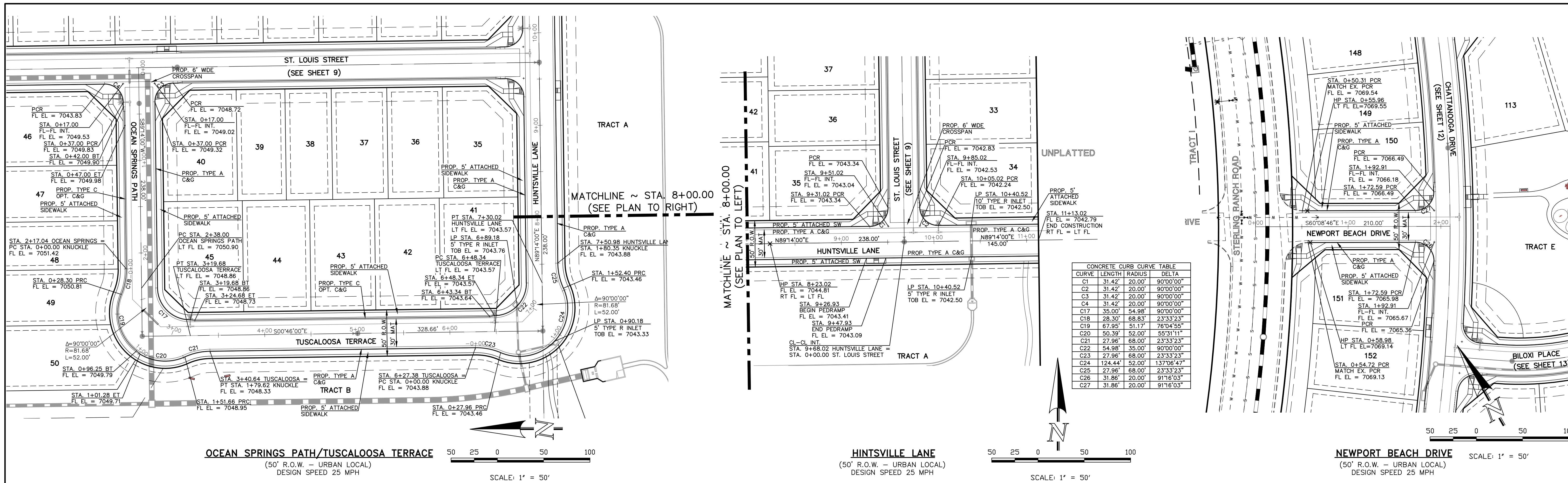
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 DRAWN BY: PRA  
 CHECKED BY: PRA

SCALE: (H) 1" = 50'  
 (V) 1" = 5'

DATE: 10-31-24  
 SHEET: 10 OF 31  
 JOB NO.: 1183.25

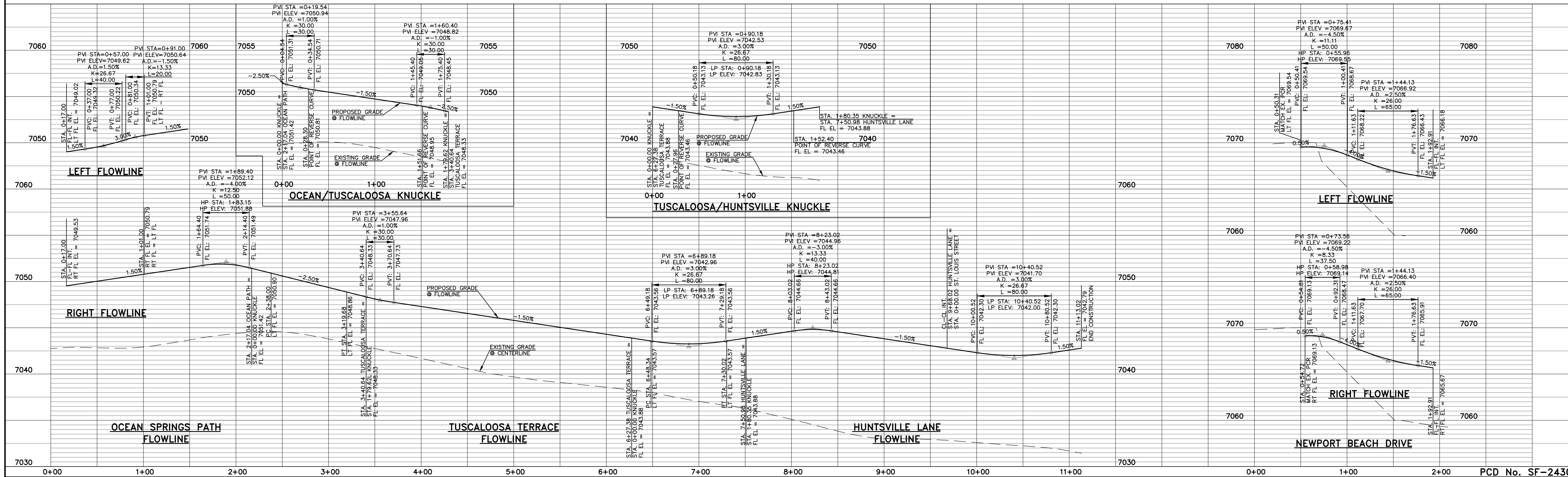


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CONCRETE CURB CURVE TABLE

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

REVIEW:

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

MARC A. WHORTON, P.E. #37155

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

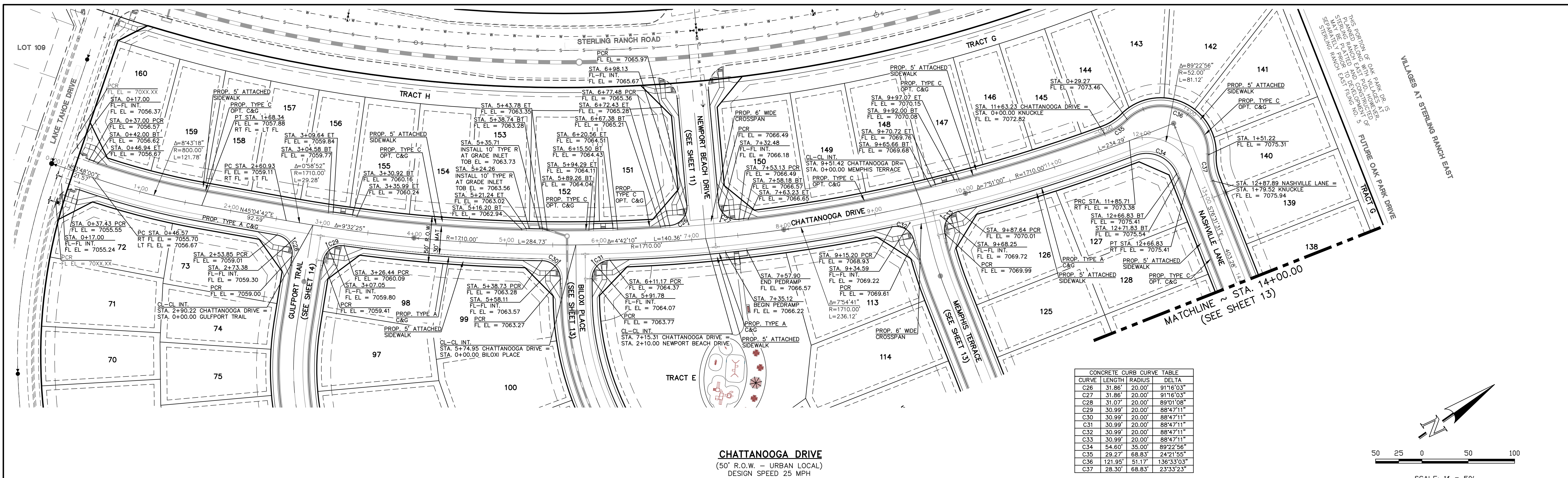
DESIGNED BY: PRA  
DRAWN BY: PRA  
CHECKED BY:

SCALE: (H) 1" = 50'  
(V) 1" = 5'

DATE: 5/14/2025

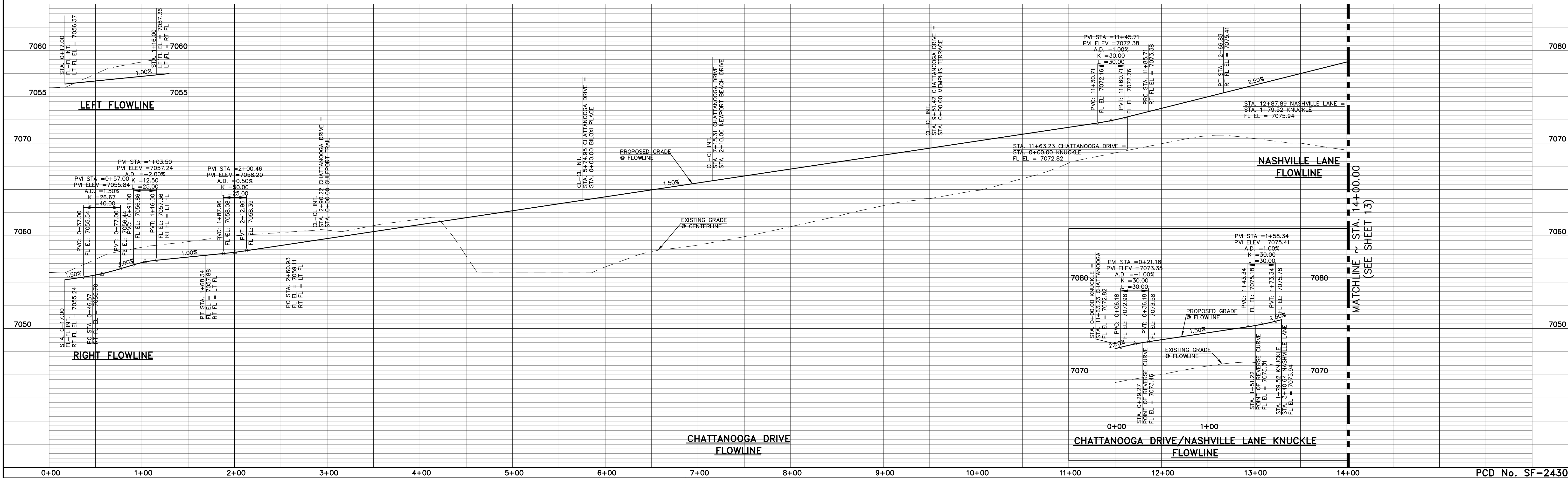
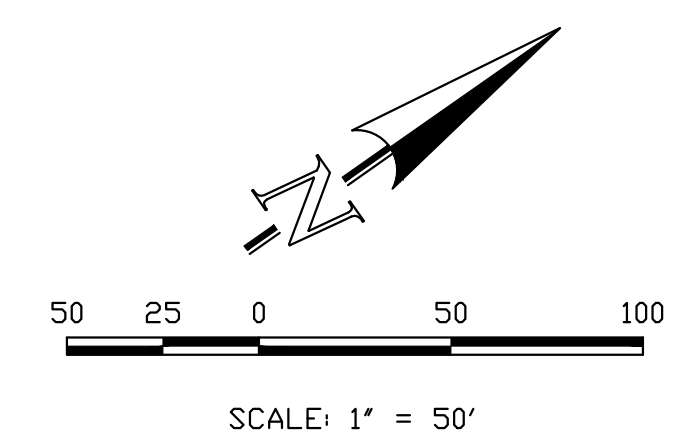
10-31-24  
SHEET 11 OF 31  
JOB NO. 1183.25

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**CHATTANOOGA DRIVE**  
 (50' R.O.W. - URBAN LOCAL)  
 DESIGN SPEED 25 MPH

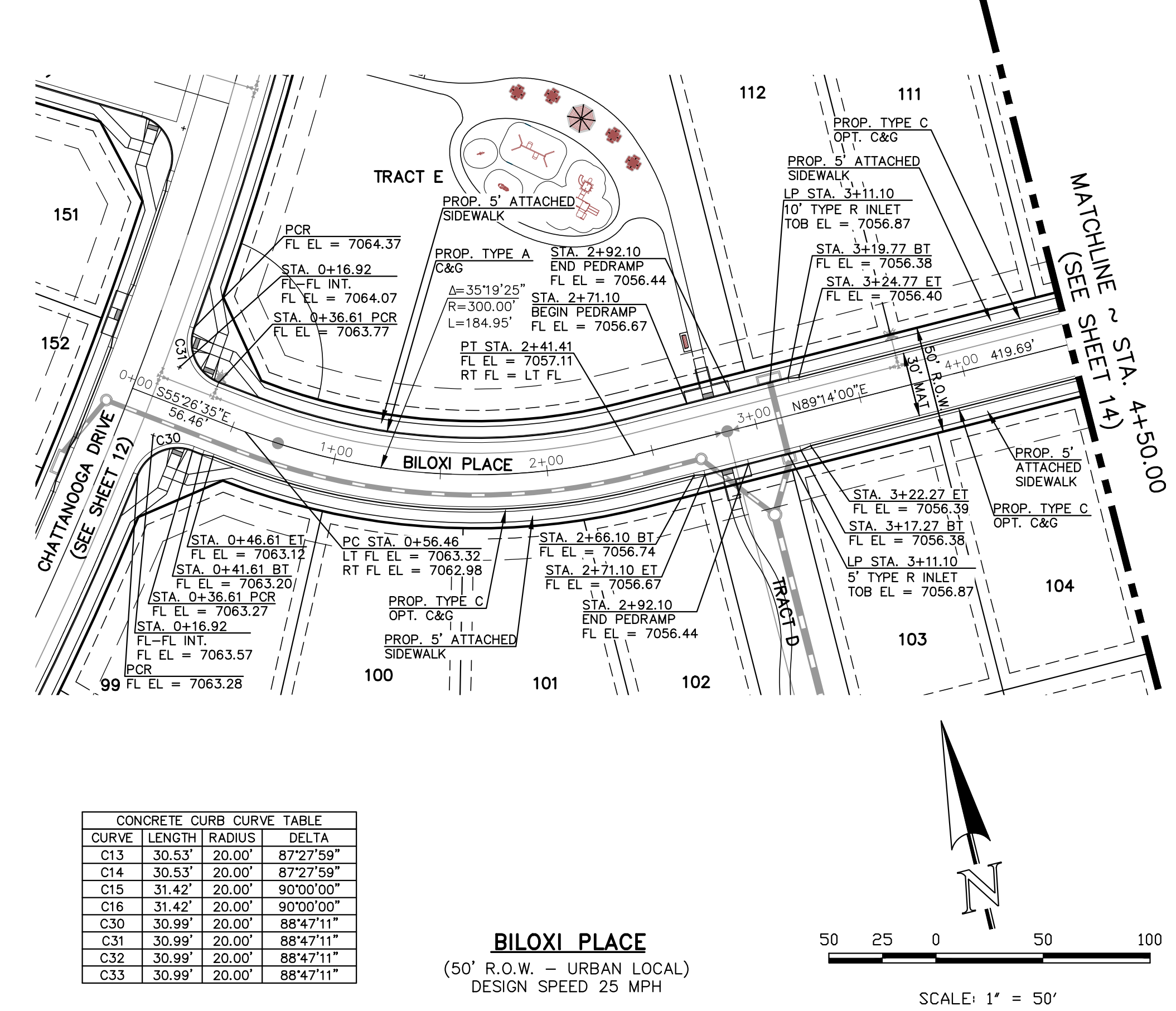
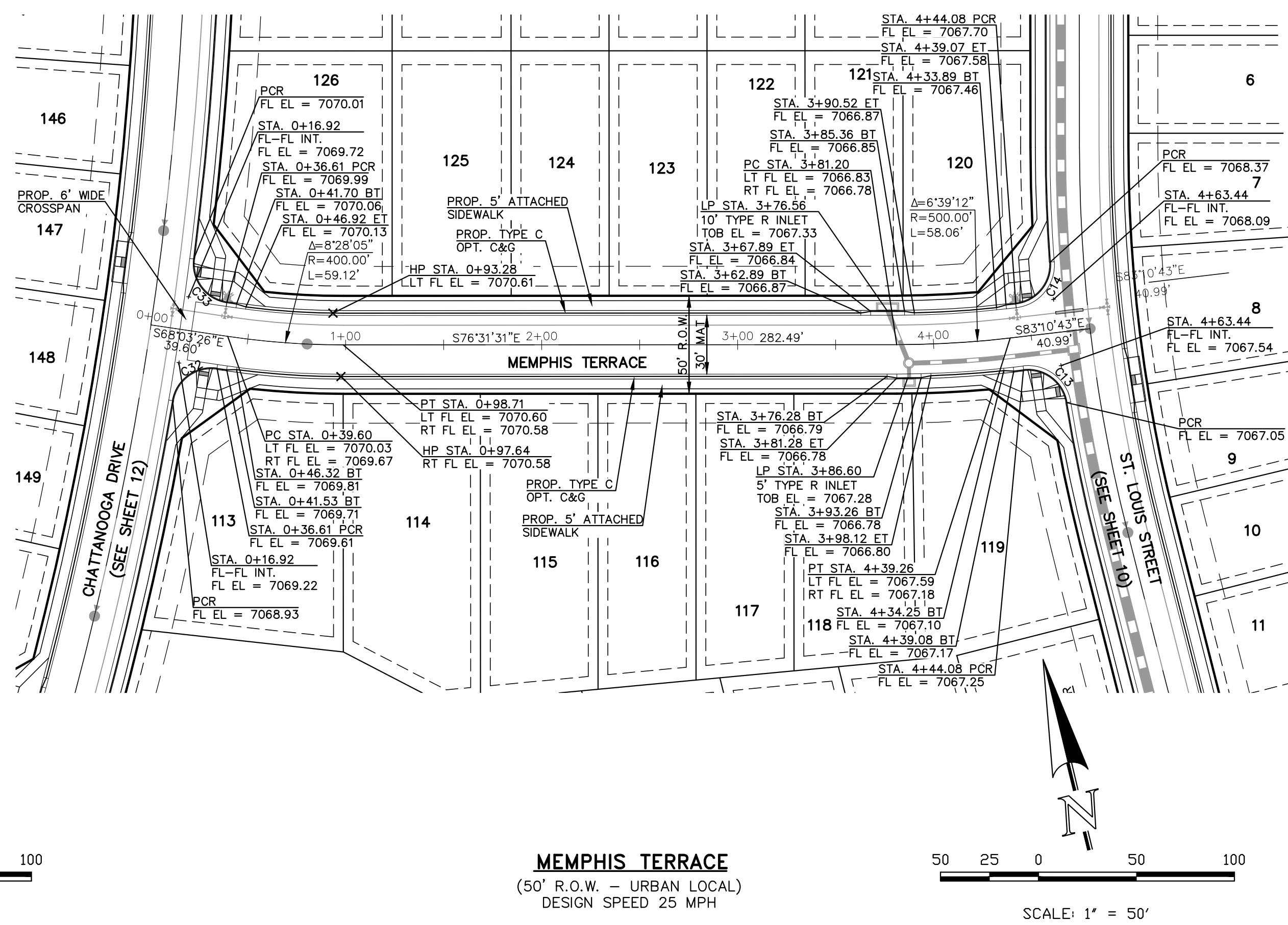
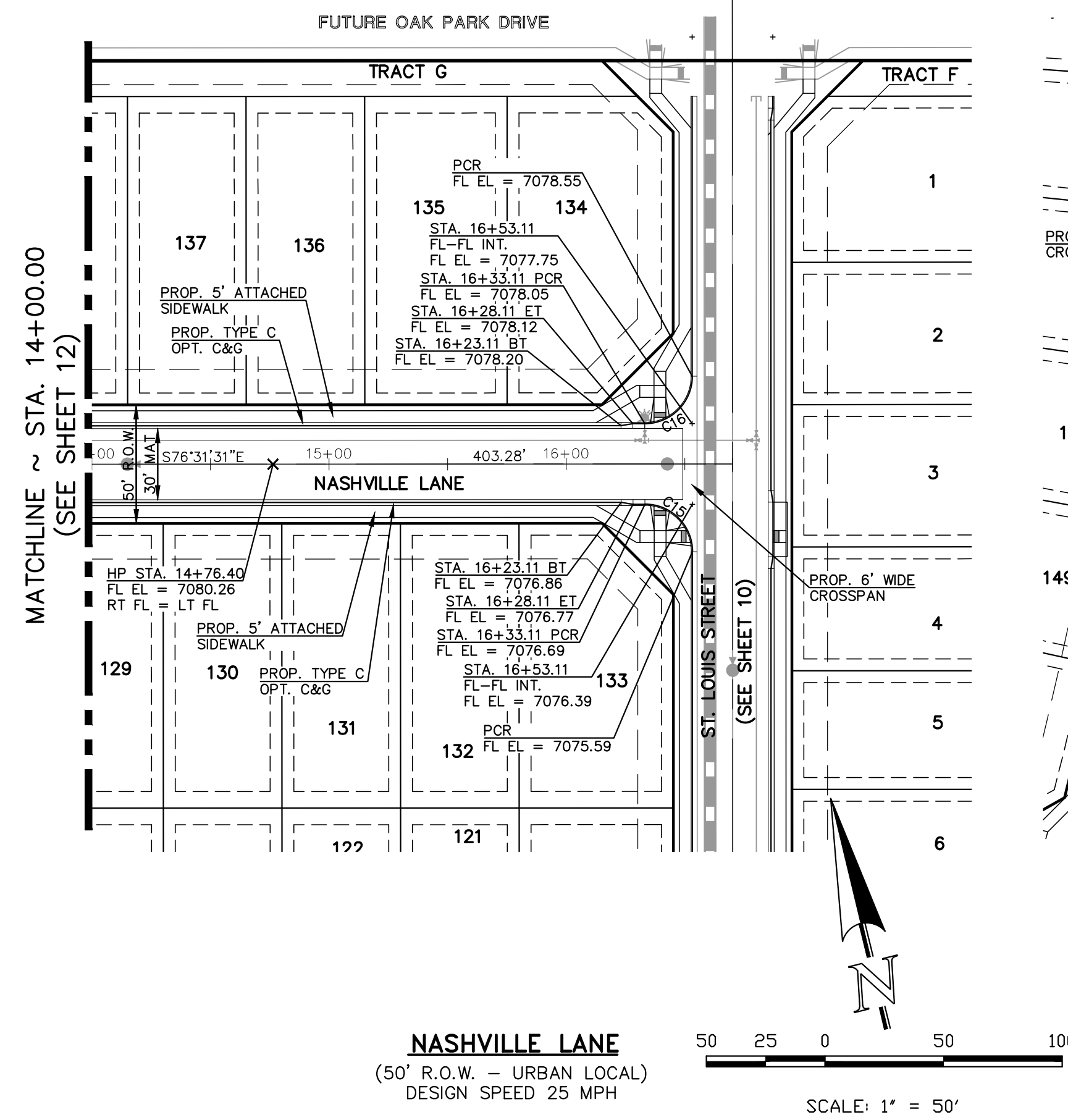
CURVE	LENGTH	RADIUS	DELTA
C26	31.86'	20.00'	91°16'03"
C27	31.86'	20.00'	91°16'03"
C28	31.07'	20.00'	89°01'08"
C29	30.99'	20.00'	88°47'11"
C30	30.99'	20.00'	88°47'11"
C31	30.99'	20.00'	88°47'11"
C32	30.99'	20.00'	88°47'11"
C33	30.99'	20.00'	88°47'11"
C34	54.60'	35.00'	89°22'56"
C35	29.27'	68.83'	24°21'55"
C36	121.95'	51.17'	136°33'03"
C37	28.30'	68.83'	23°33'23"



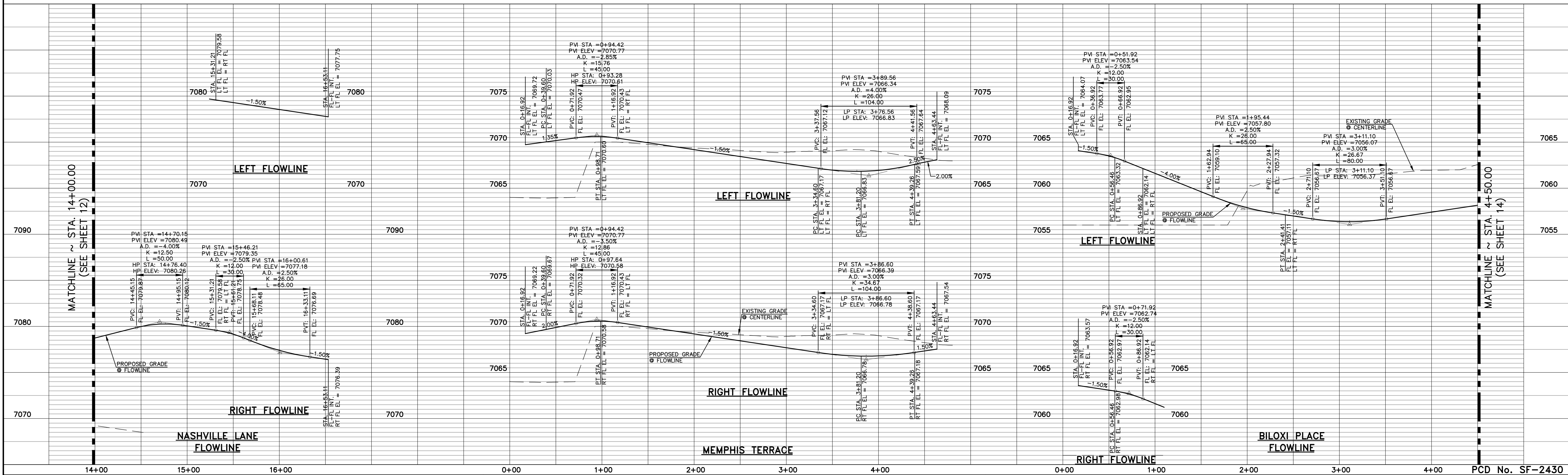
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING 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.</p>	<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> </tbody> </table>	NO.	REVISION	DATE	1	REVISED PER COUNTY COMMENTS	1-21-25	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p style="text-align: center;">         MARC A. WHORTON #37155     </p> <p>DATE: 5/14/2025</p>	<p style="text-align: center;"><b>CLASSIC CONSULTING</b></p> <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 STREET IMPROVEMENT PLANS CHATTANOOGA DRIVE, NASHVILLE LANE</p> <table border="1"> <tr> <td>DESIGNED BY</td> <td>PRA</td> <td>SCALE</td> <td>DATE</td> </tr> <tr> <td>DRAWN BY</td> <td>PRA</td> <td>(H) 1" = 50'</td> <td>10-31-24</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = 5'</td> <td>SHEET</td> <td>12 OF 31</td> </tr> <tr> <td></td> <td></td> <td>JOB NO.</td> <td>1183.25</td> </tr> </table>	DESIGNED BY	PRA	SCALE	DATE	DRAWN BY	PRA	(H) 1" = 50'	10-31-24	CHECKED BY	(V) 1" = 5'	SHEET	12 OF 31			JOB NO.	1183.25
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		JOB NO.	1183.25																							

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THIS PORTION OF OAK PARK DR. IS PLANNED ALONG WITH VILLAGES AT STERLING RANCH EAST PUD, HOWEVER, MAY BE PLANNED AND CONSTRUCTED SEPARATELY PRIOR TO DEVELOPMENT OF STERLING RANCH EAST FILING NO. 5



CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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"
C30	30.99'	20.00'	88°47'11"
C31	30.99'	20.00'	88°47'11"
C32	30.99'	20.00'	88°47'11"
C33	30.99'	20.00'	88°47'11"



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NO.	REVISION	DATE

REVIEW:

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

MARC A. WHORTON, COLORADO LICENSED SURVEYOR #37155

DATE: 5/14/2025

**CLASSIC CONSULTING**

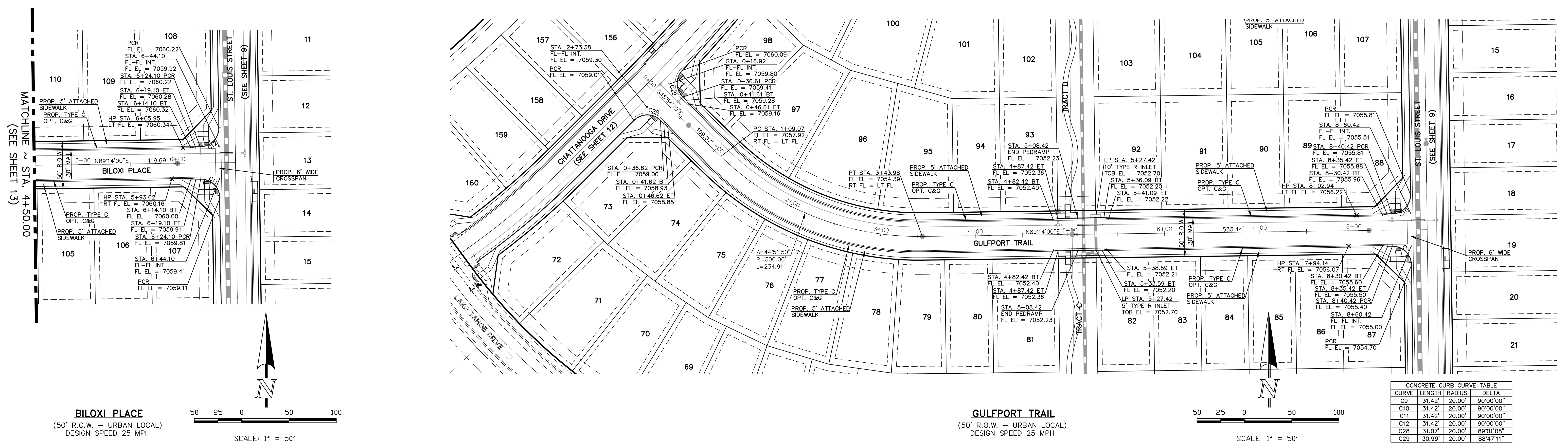
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

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

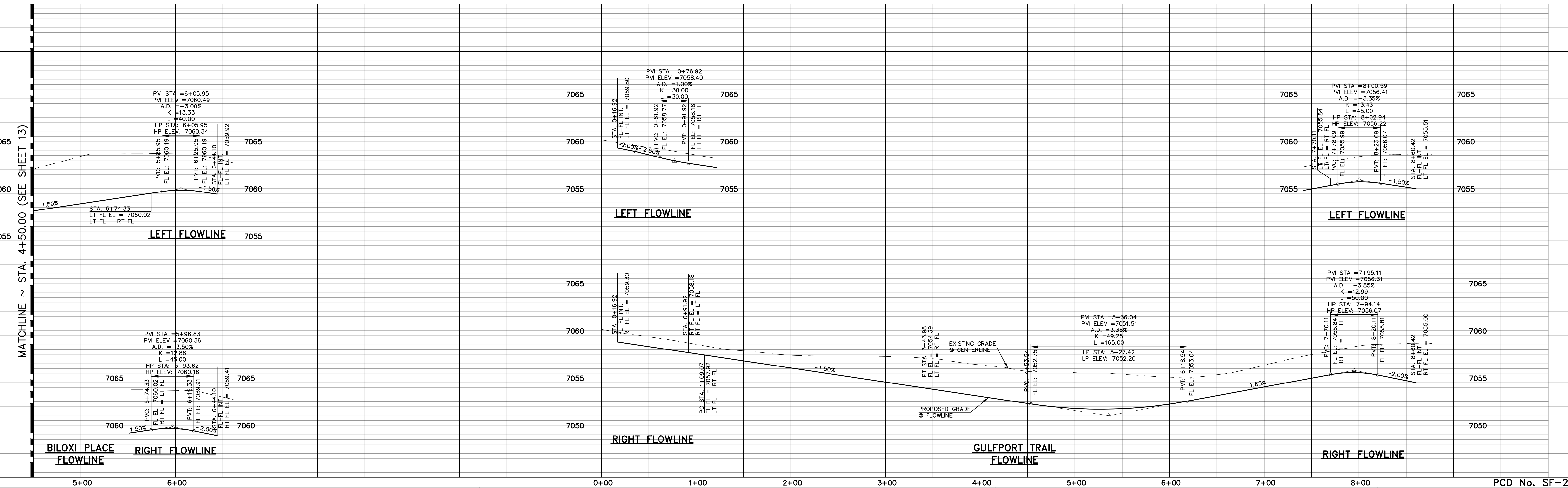
STERLING RANCH EAST FILING NO. 5  
CONSTRUCTION PLANS  
STREET IMPROVEMENT PLANS  
NASHVILLE LANE/MEMPHIS TERRACE

DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1" = 50'	SHEET	13 OF 31
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.25	

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CURVE	LENGTH	RADIUS	DELTA
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C10	31.42'	20.00'	90°00'00"
C11	31.42'	20.00'	90°00'00"
C12	31.42'	20.00'	90°00'00"
C28	31.07'	20.00'	89°01'08"
C29	30.99'	20.00'	88°47'11"



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MARC A. WHORTON  
 COLORADO REGISTERED SURVEYOR  
 37155

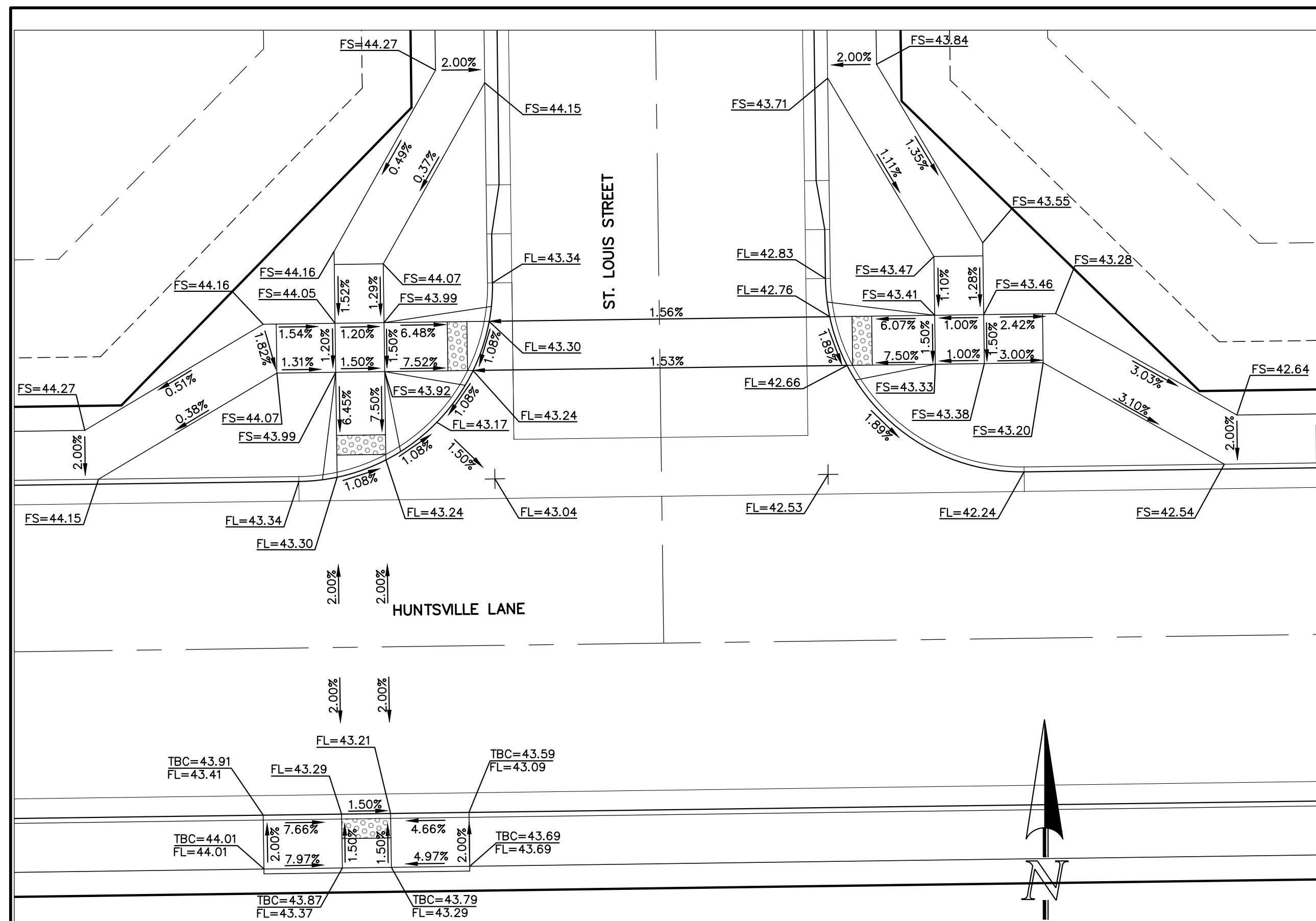
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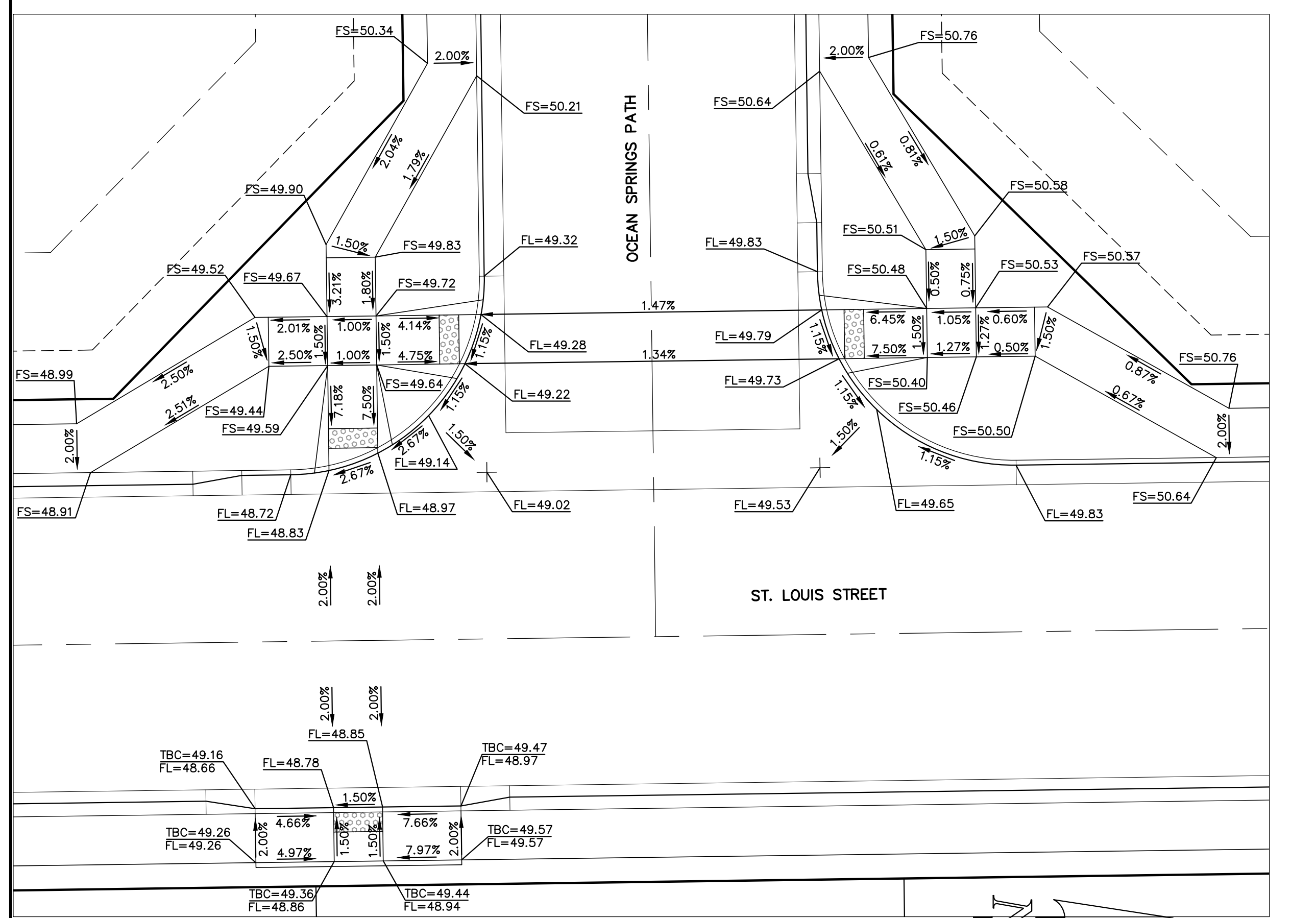
STREILING RANCH EAST FILING NO. 5  
 CONSTRUCTION PLANS  
 STREET IMPROVEMENT PLANS  
 BILOXI PLACE/GULFPORT TRAIL

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

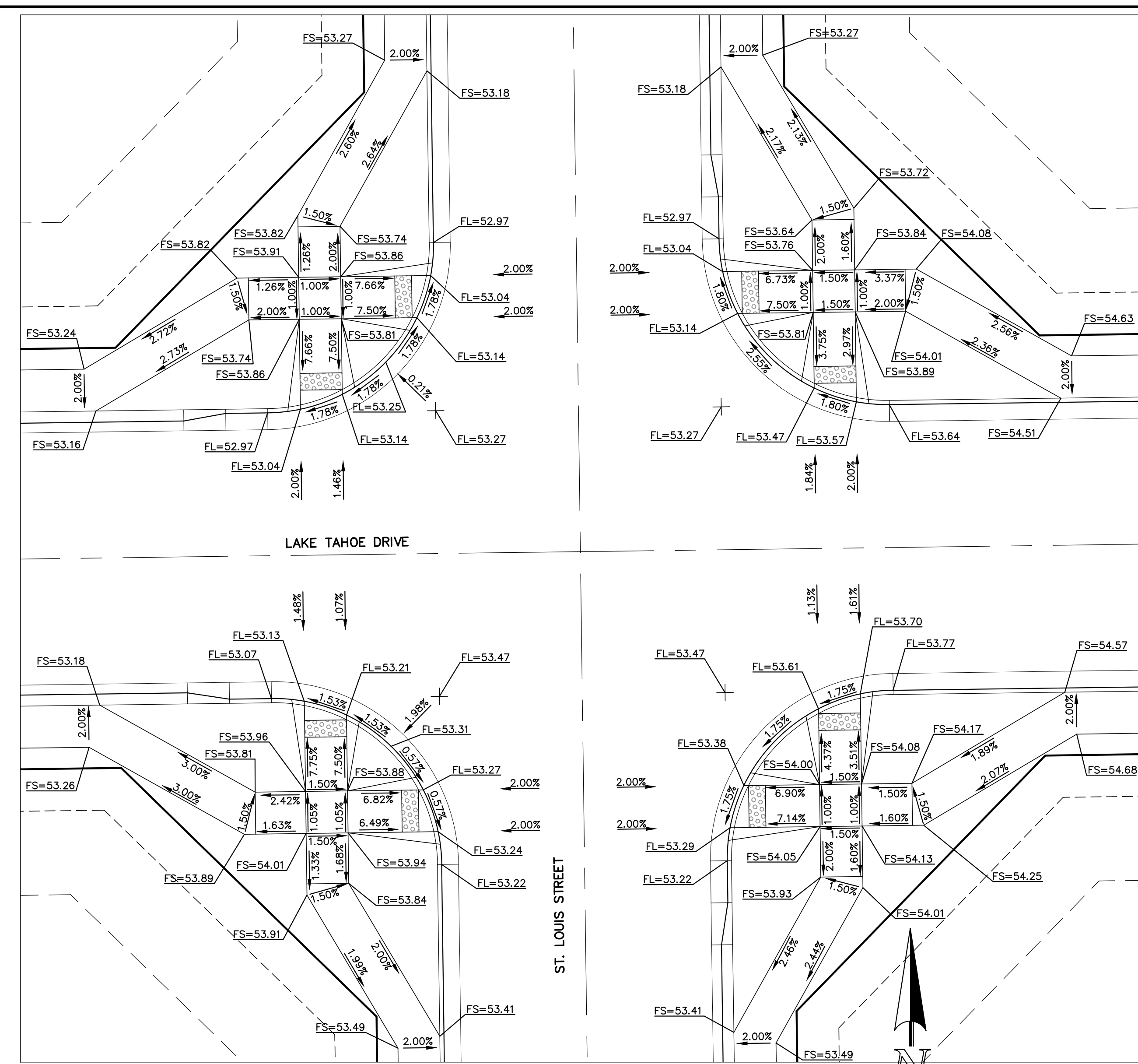
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**INTERSECTION OF  
ST. LOUIS STREET & HUNTSVILLE LANE  
'RAMP DETAIL-01'**  
SCALE: 1" = 10'



**INTERSECTION OF  
ST. LOUIS STREET & OCEAN SPRINGS PATH  
'RAMP DETAIL-02'**  
SCALE: 1" = 10'



**INTERSECTION OF  
ST. LOUIS STREET & LAKE TAHOE DRIVE  
'RAMP DETAIL-03'**  
SCALE: 1" = 10'

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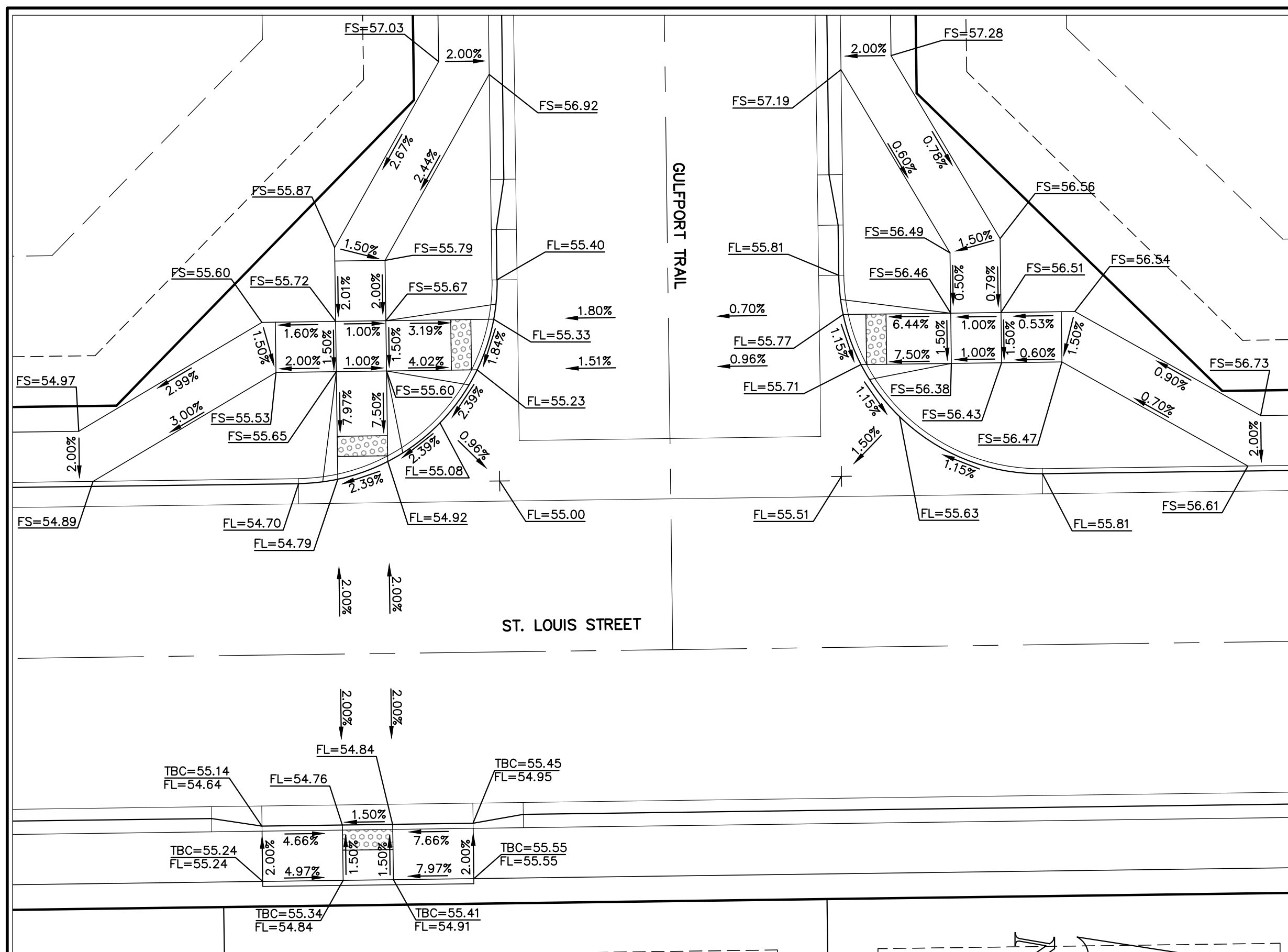
REVIEW:  
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC  
MARC A. WHORTON, #37155  
DATE: 5/14/2025



PCD No. SF-2430  
STRELING RANCH EAST FILING NO. 5  
CONSTRUCTION PLANS  
PEDESTRIAN RAMP DETAILS  
RAMP DETAILS 01-03  
DESIGNED BY: PRA  
DRAWN BY: PRA  
CHECKED BY: (V)  
SCALE: (H) 1" = 10'  
(V) 1" = N/A  
DATE: 10-31-24  
SHEET 15 OF 31  
JOB NO. 1183.25

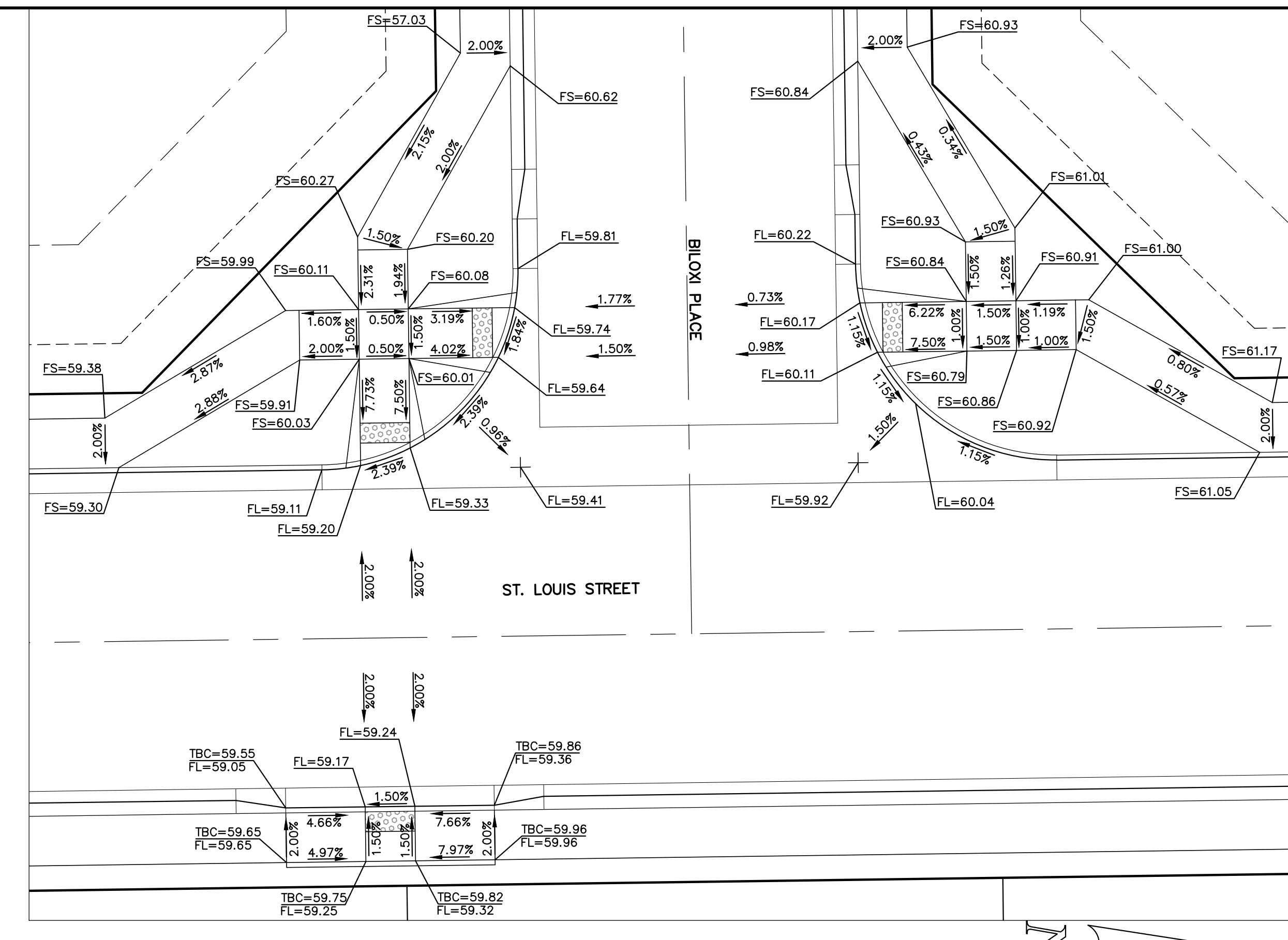


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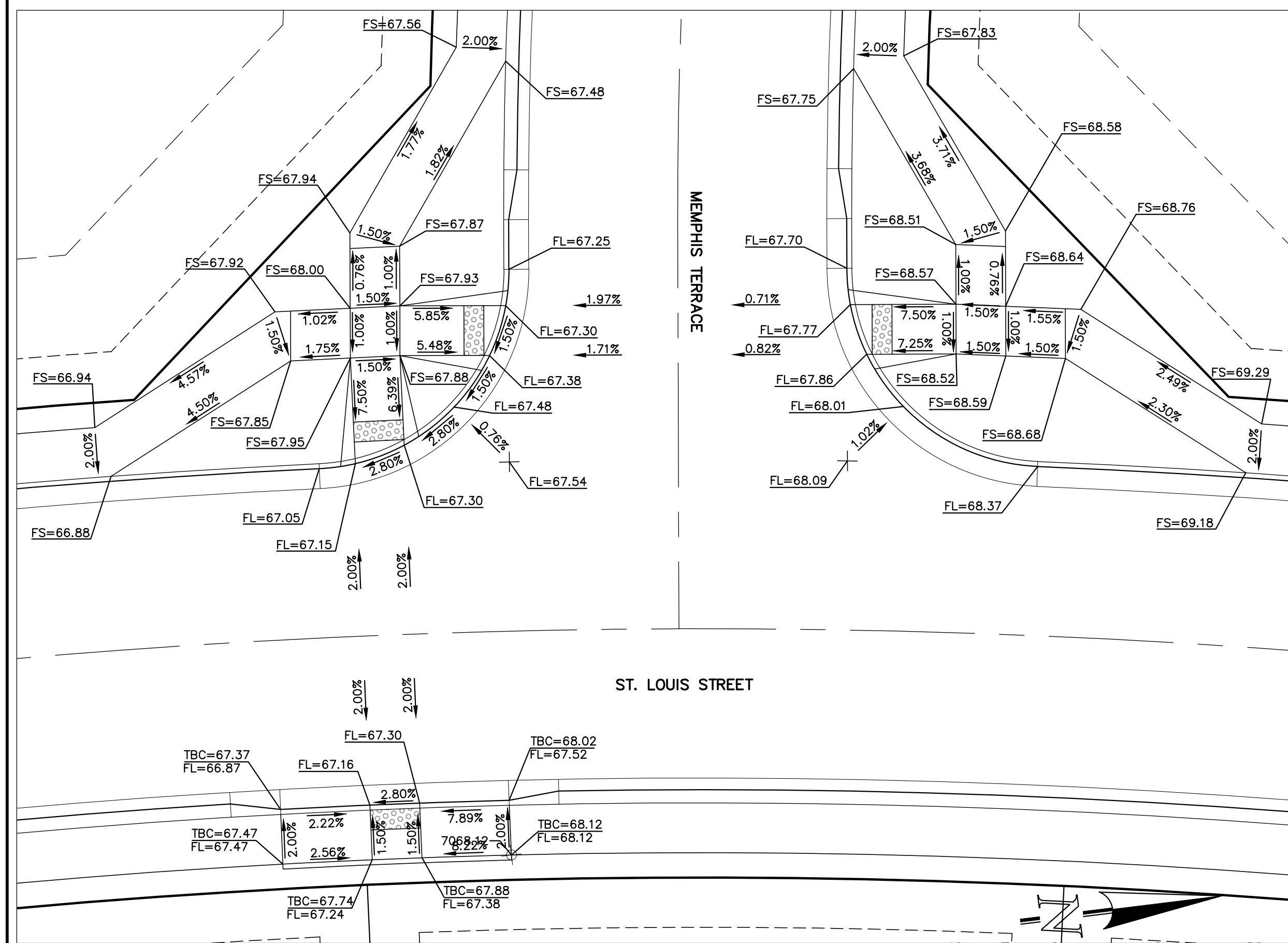
**INTERSECTION OF  
ST. LOUIS STREET & GULFPORT TRAIL  
'RAMP DETAIL-04'**

SCALE: 1" = 10'



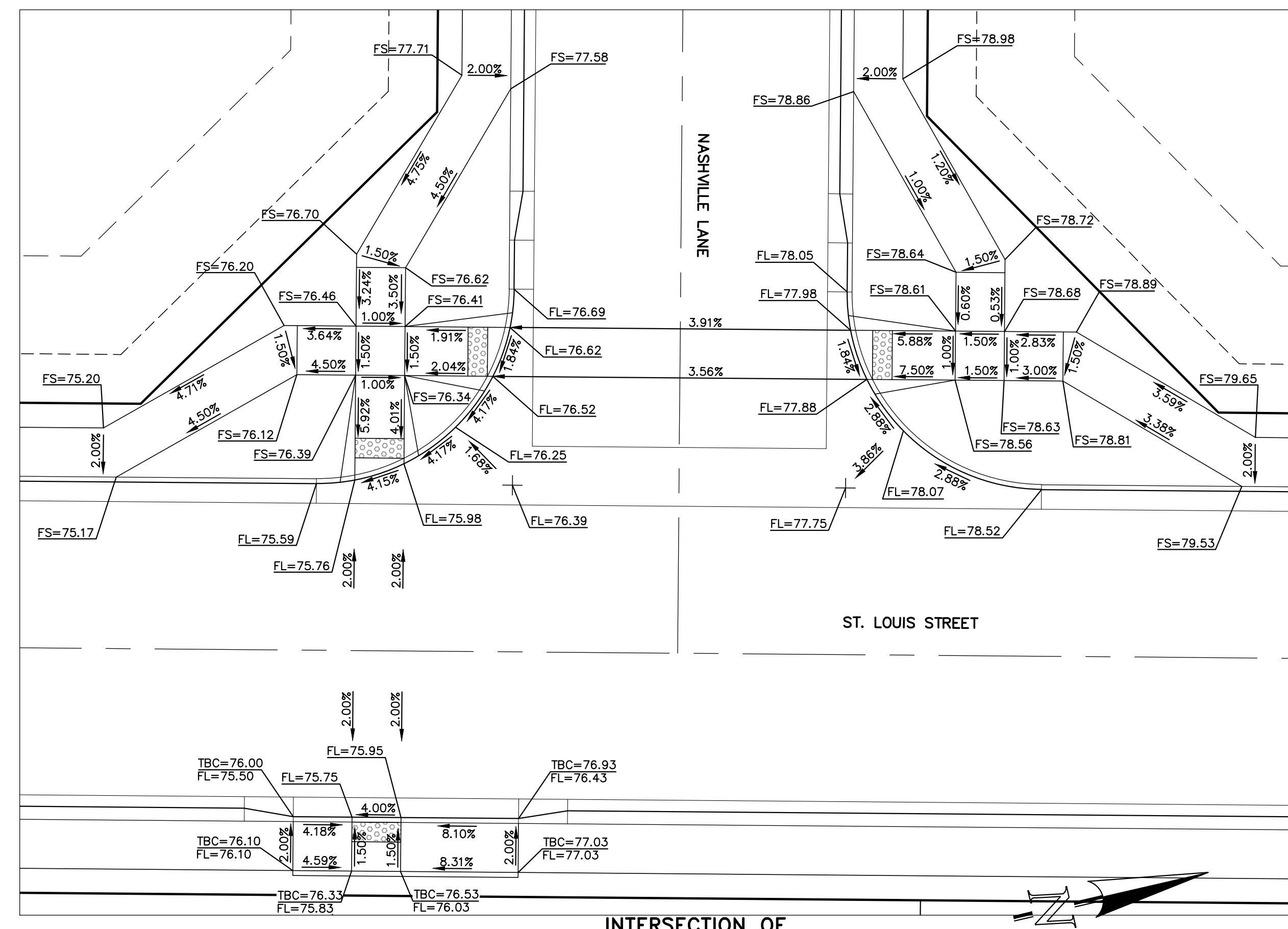
**INTERSECTION OF  
ST. LOUIS STREET & GULFPORT TRAIL  
'RAMP DETAIL-05'**

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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MARC A. WHORTON, REGISTERED PROFESSIONAL SURVEYOR  
#37155

DATE: 5/14/2025



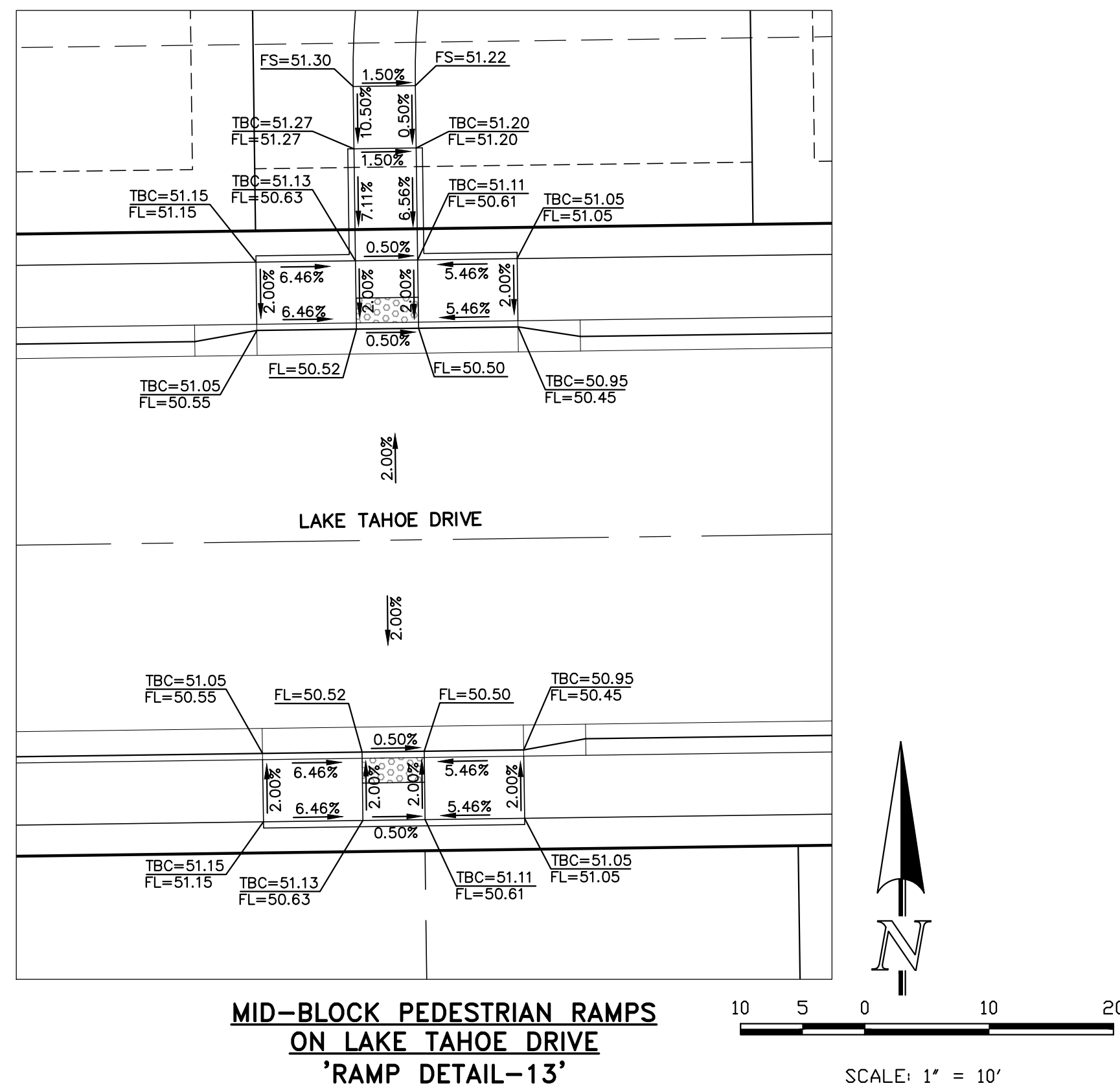
PCD No. SF-2430

STREILING 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

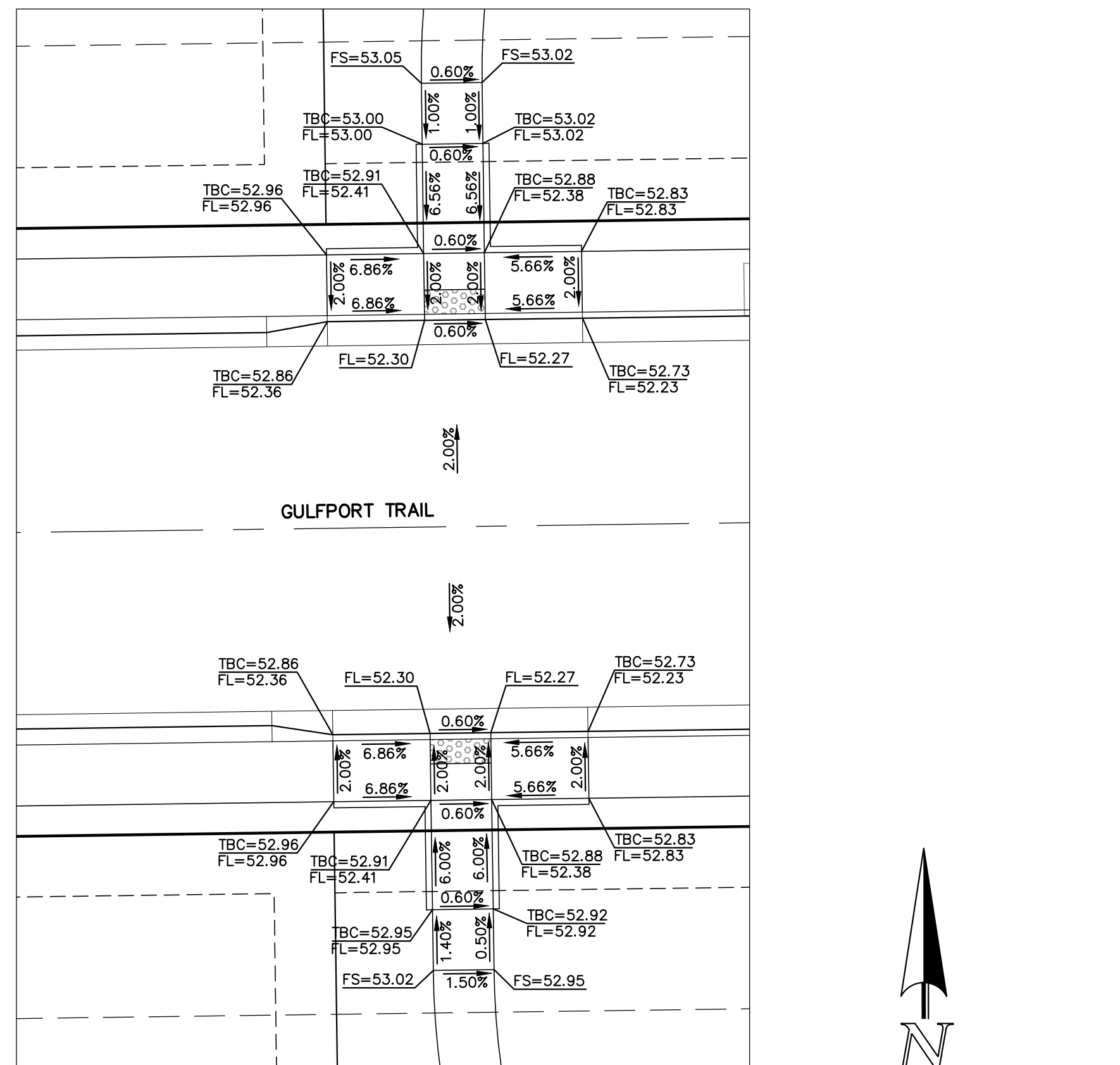


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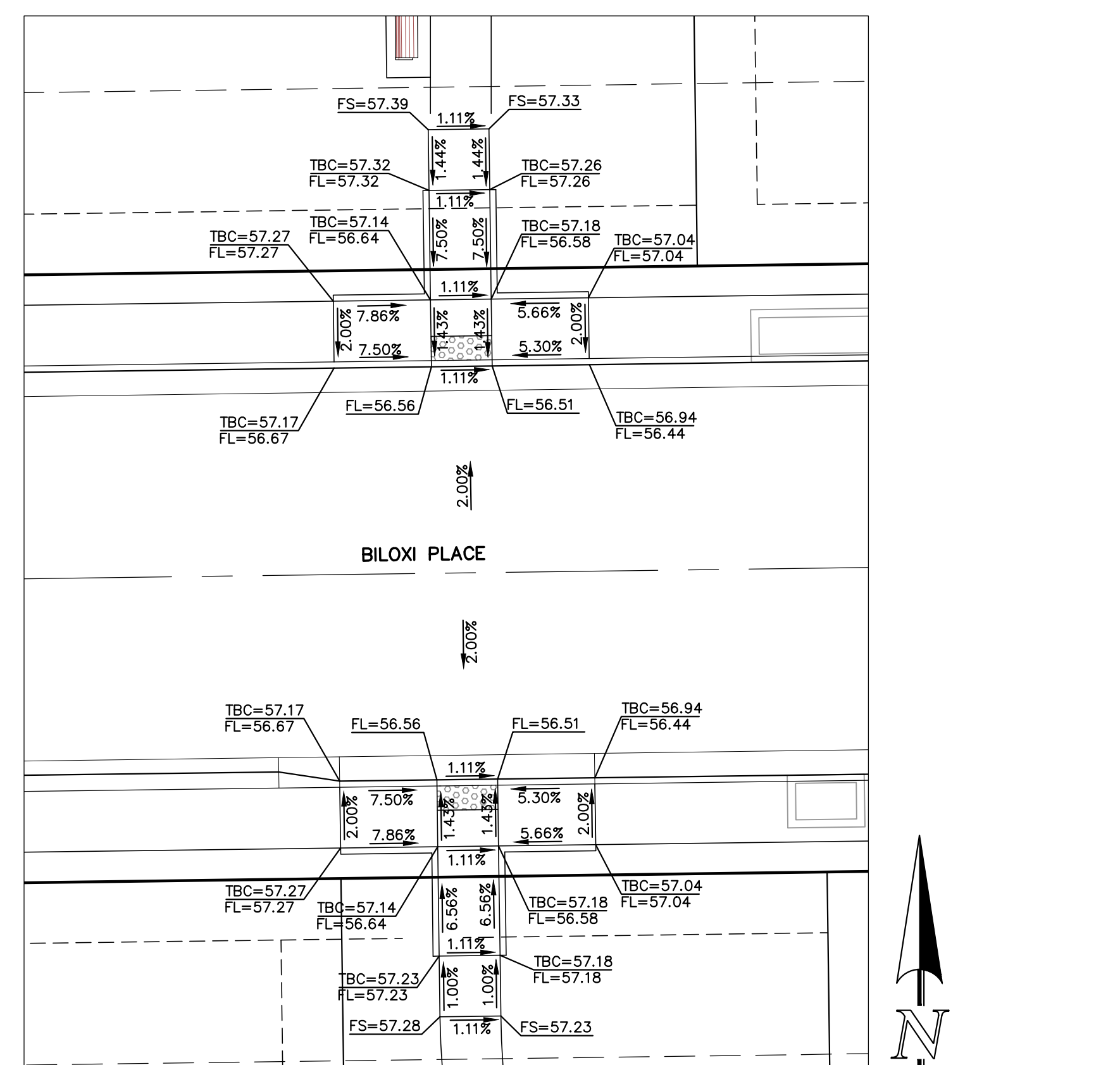




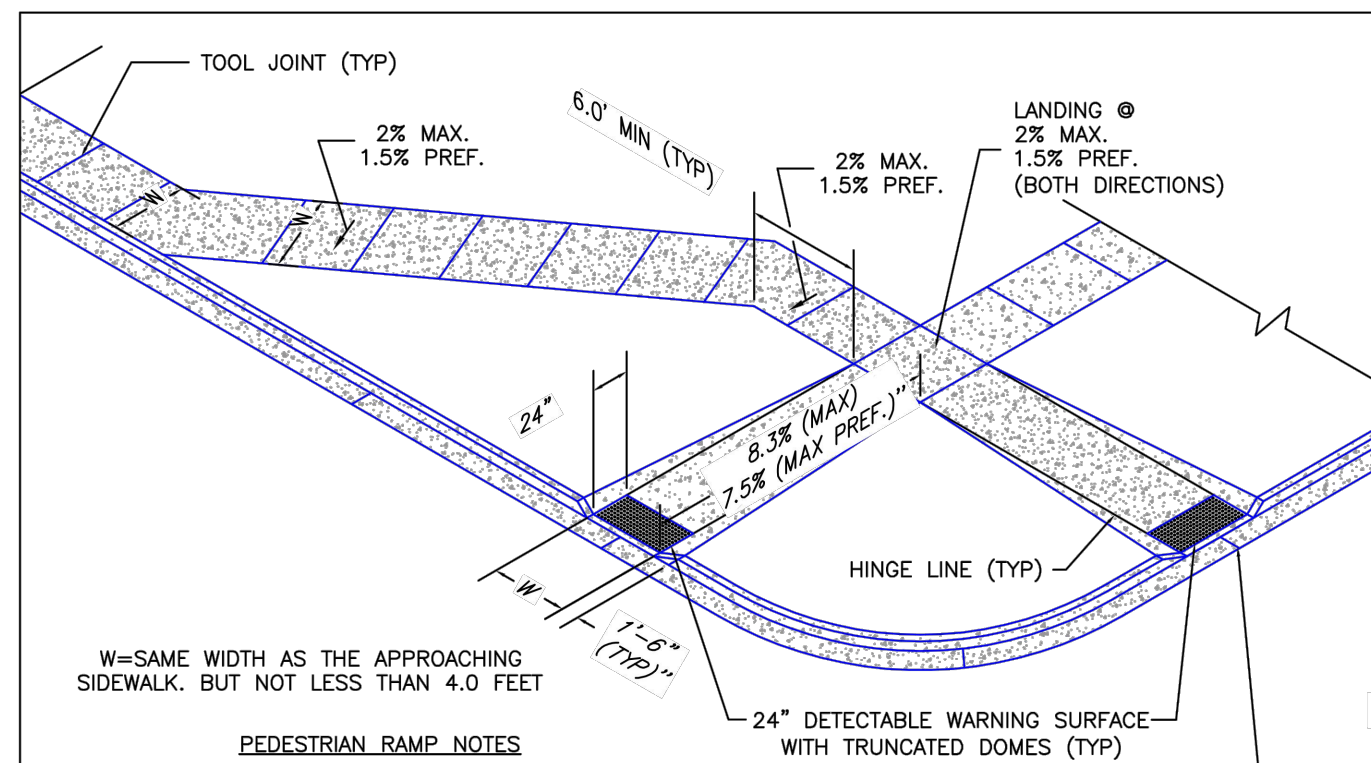
MID-BLOCK PEDESTRIAN RAMPS  
ON LAKE TAHOE DRIVE  
'RAMP DETAIL-13'



MID-BLOCK PEDESTRIAN RAMPS  
ON GULFPORT TRAIL  
'RAMP DETAIL-14'



MID-BLOCK PEDESTRIAN RAMPS  
ON BILOXI PLACE  
'RAMP DETAIL-15'



W=SAME WIDTH AS THE APPROACHING SIDEWALK, BUT NOT LESS THAN 4.0 FEET

PEDESTRIAN RAMP NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
- PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE EDM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
- DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
- DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH EGM CHAPTER 6 AND SD 2-45. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
- THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
- PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
- ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL, SUBJECT TO APPROVAL.
- DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/ALINUON BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
- THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

GENERAL NOTES

LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

24" DETECTABLE WARNING SURFACE WITH TRUNCATED DOMES (TYP)

HINGE LINE (TYP)

6.3% MAX. 7.5% MAX. PREFERRED

2% MAX. 1.5% PREFERRED

2% MAX. 1.5% PREFERRED

TOOL JOINT (TYP)

6.0' MIN (TYP)

LANDING @ 2% MAX. 1.5% PREFERRED (BOTH DIRECTIONS)

24" DETECTABLE WARNING SURFACE WITH TRUNCATED DOMES (TYP)

HINGE LINE (TYP)

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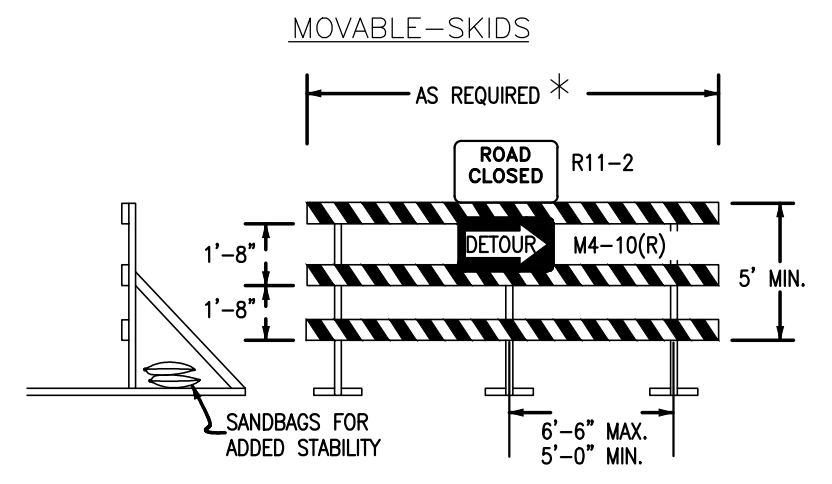
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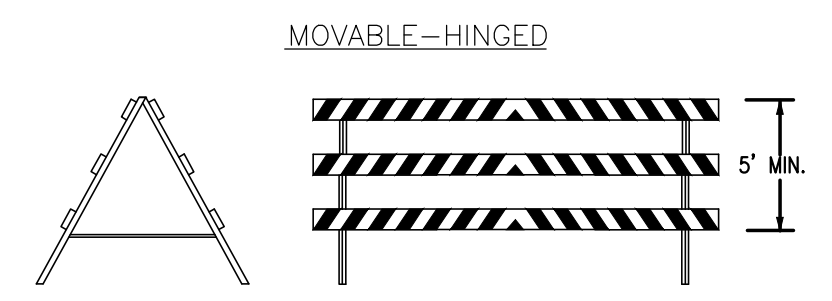
6.0' MIN (TYP)

LANDING @

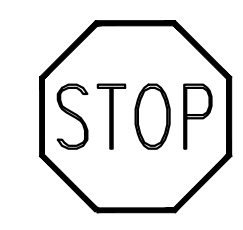
RAIL LENGTH TABLE *		
TYPE 3 BARRICADE	MOVABLE	LENGTH
F - A	M - A	8' - 14'
F - B	M - B	15' - 24'
F - C	M - C	25' - 35'
F - D	M - D	> 35'



- NOTES
- TYPE 3 BARRICADES HAVE 3 REFLECTORIZED RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 5 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 (R2-1)  
24"X30"

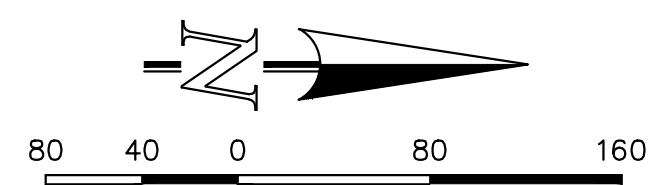
NOTE:  
ALL INTERNAL SIGNS SHALL BE 4" FONT LETTER SIZE.  
SIGNS AT STERLING RANCH ROAD INTERSECTION SHALL BE 6" FONT LETTER SIZE.



ROAD CLOSED TO THRU TRAFFIC  
TEMPORARY TYPE 3 BARRICADE, R11-2, AND M4-10(R) (SEE DETAIL AND NOTES ABOVE)

ROAD CLOSED TO THRU TRAFFIC  
TEMPORARY TYPE 3 BARRICADE, R11-2, AND M4-10(R) (SEE DETAIL AND NOTES ABOVE)

PROP. STOP SIGN (R1-1) & STREET NAME (D-3)  
OAK PARK DRIVE  
ST. LOUIS STREET



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

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NO.	REVISION	DATE	REVIEW:

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

MARC A. WHORTON  
REGISTERED PROFESSIONAL ENGINEER  
#37155

5/14/2025  
DATE

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

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### American Revolution LED Series 247L

#### PRODUCT OVERVIEW



#### Features:

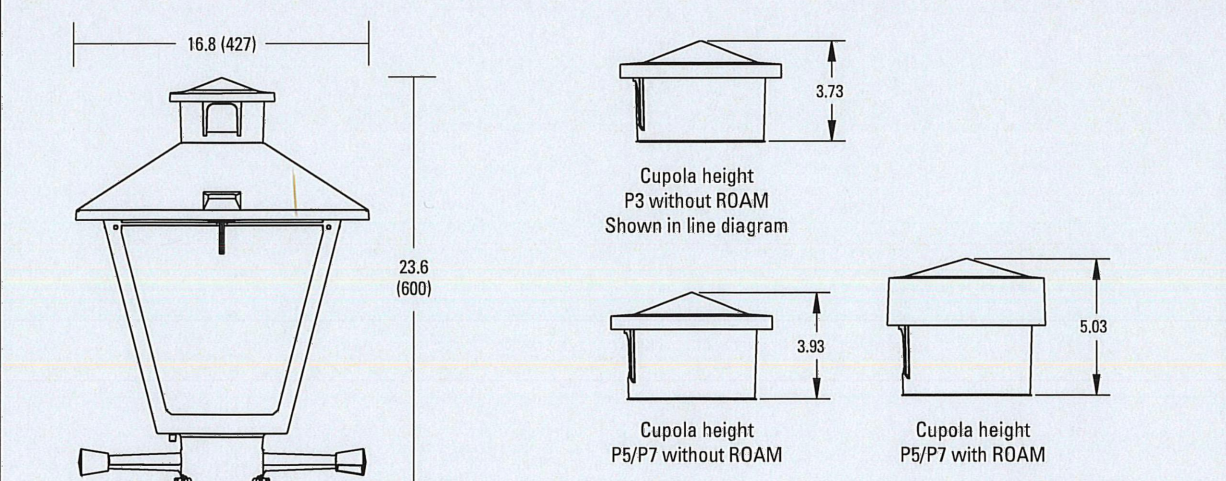
- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb 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](http://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



Effective Projected Area (EPA)  
The EPA for the American Revolution Series 247 is 1.8 sq. ft.  
P5 or P7 option total height is 24.9 (633).  
Approx. Wt. = 38 lbs.

All dimensions are inches (millimeters) unless otherwise noted.

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



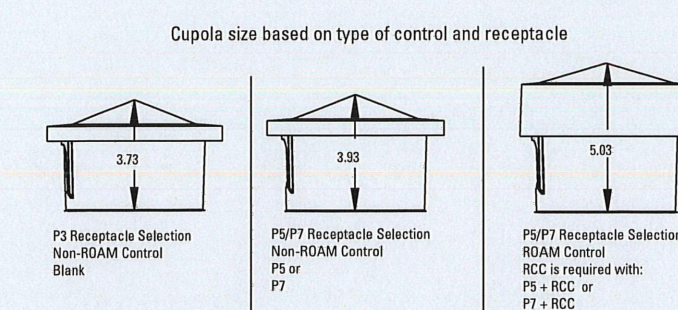
### American Revolution LED Series 247L

#### ORDERING INFORMATION

Example: 247L 20LEDE70 MVOLT 4K RS AY

Series	Performance Package	Voltage	Color Temperature (CCT)
247L American Revolution LED	20LEDE10 20 Chips, 1050 mA Driver, 72 input watts 20LEDE20 20 Chips, 700 mA Driver, 48 input watts 10LEDE10 10 Chips, 1050 mA Driver, 36 input watts 10LEDE70 10 Chips, 700 mA Driver, 28 input watts 10LEDE35 10 Chips, 350 mA Driver, 18 input watts	MVOLT Multi-volt, 120-277V 247 247V 480 480V	3K 3000K 4K 4000K 5K 5000K

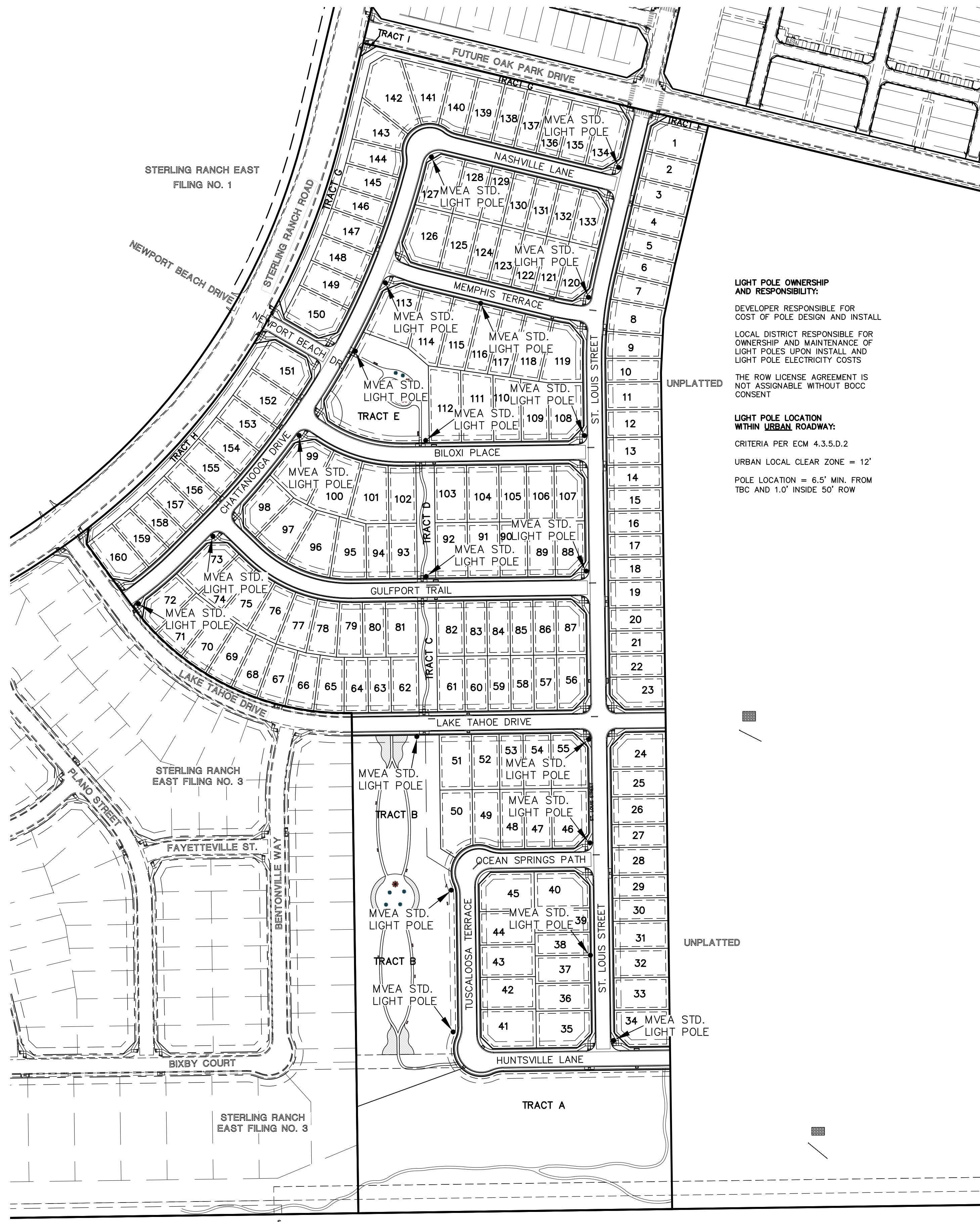
Distribution	Optics	Options	Miscellaneous
R2 Type II R3 Type III R5 Type V	AY Acrylic PV Polycarbonate (blank)	Black (standard) Gray Dark Bronze White Bronze	SS Stainless steel hardware NL NEMA Label RL Not CSA Listed TL Tool-less Entry LDR Ladder Rest SH Shorting Cap SHX* Not CSA Listed Shorting Cap HSB House Side Shield Black HSW House Side Shield White GR Enhanced Corrosion Resistant Finish RDC* ROAM Dimming Node Cupola Cover
		Photocell (blank) 3 pin NEMA Photocell Receptacle (standard) NR <sup>2</sup> No Photocell Receptacle PS <sup>2</sup> 5 pin NEMA Photocell Receptacle (dimming driver included) P7 <sup>2</sup> 7 pin NEMA Photocell Receptacle (dimming driver included) PCLL <sup>1,3</sup> Solid State Long Life Photocell PCSS <sup>1,3,4</sup> Not CSA Listed Solid State Long Life Photocell (120-277V)	Accessories RDC57 <sup>1</sup> ROAM Dimming Node Cupola Cover



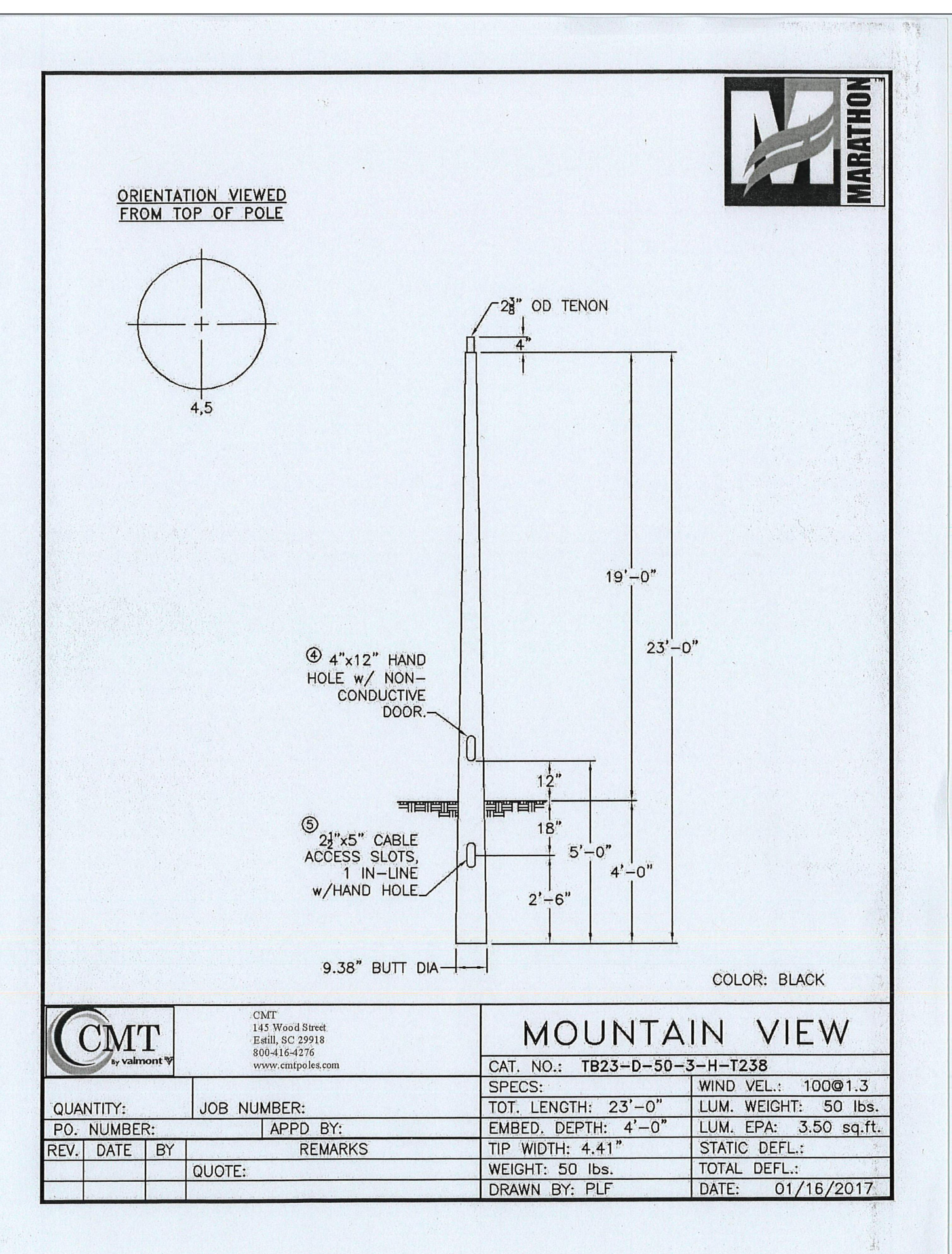
- Notes:
- Other colors available, please contact factory
  - PS and SH not available with LR option
  - Taller cupola cover (RCC) is required when used with ROAM or other similar wireless monitoring control systems
  - Standard failure mode: "Fail Off"
  - Photocells supplied with ANSI Standard Turn-On 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 Columbia Road, Greenville, OH 45402  
[www.americanelectriclighting.com](http://www.americanelectriclighting.com)  
© 2017 Acuity Brands Lighting, Inc. All Rights Reserved. 02/20/17

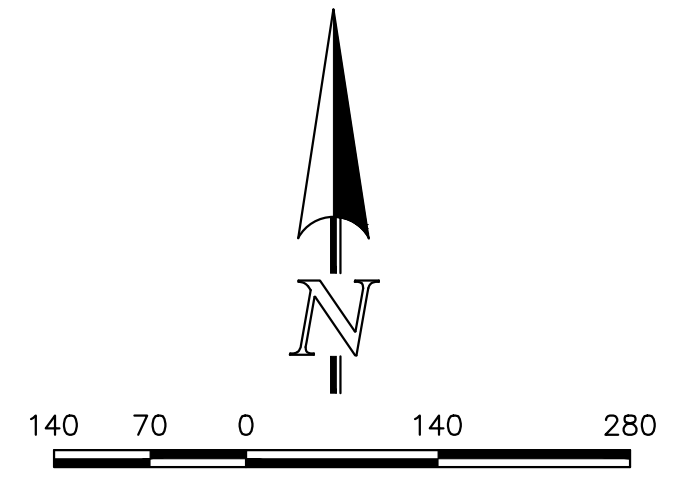
Warranty: Five-year limited warranty. Complete warranty terms located at [www.americanelectriclighting.com/customerresources/Products\\_and\\_conditions.aspx](http://www.americanelectriclighting.com/customerresources/Products_and_conditions.aspx). Actual performance may differ as a result of end-user 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



CMT		MOUNTAIN VIEW	
QUANTITY:	JOB NUMBER:	CAT. NO.:	TB23-D-50-3-H-T238
RD. NUMBER:	APPD. BY:	SPECS:	TOT. LENGTH: 23'-0"
REV. DATE BY:	REMARKS:	EMBED. DEPTH:	4'-0"
QUOTE:		TIP WIDTH:	4.41"
		WEIGHT:	50 lbs.
		TOTAL DEFL.:	
		DATE:	01/16/2017



SCALE: 1" = 140'  
PCD No. SF-2430

NO.	REVISION	DATE

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5/14/2025 DATE

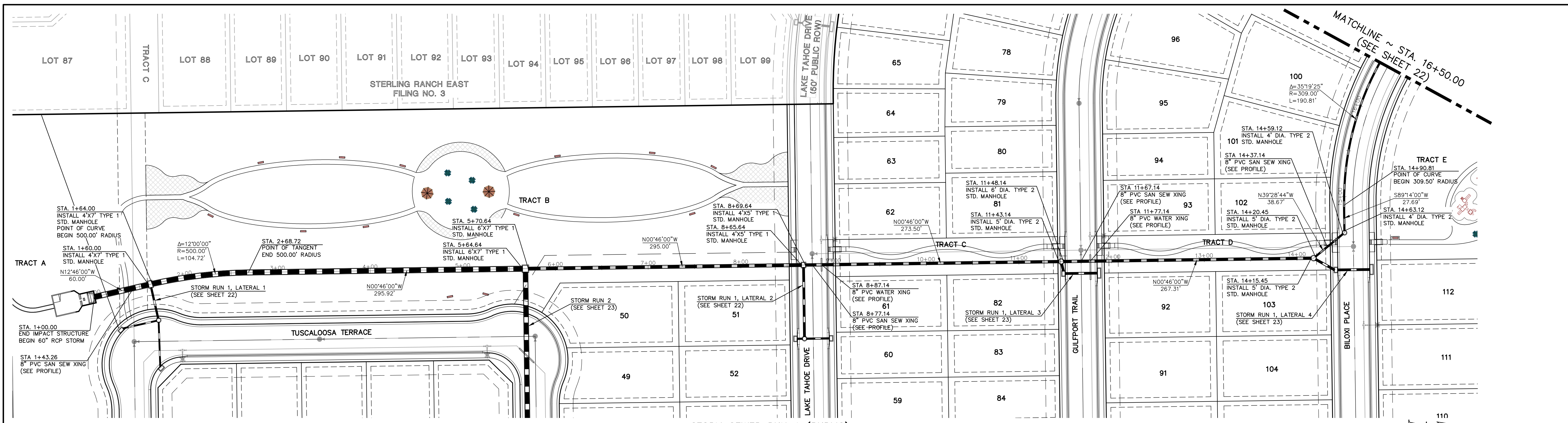
STERLING RANCH EAST FILING NO. 5  
CONSTRUCTION PLANS  
STREET LIGHT POLE LOCATION PLAN

**CLASSIC CONSULTING**

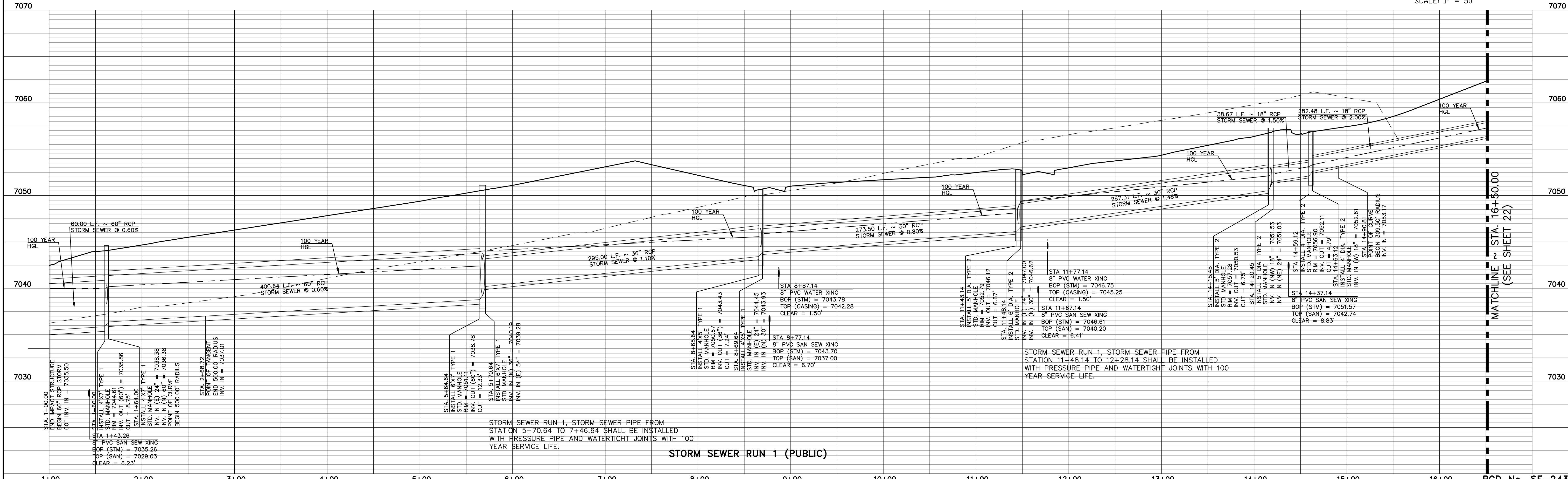
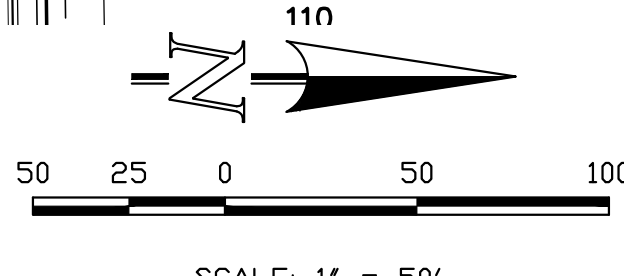
DESIGNED BY: PRA SCALE: DATE: 10-31-24  
DRAWN BY: PRA (H) 1" = 140' SHEET 20 OF 31  
CHECKED BY: (V) 1" = N/A JOB NO. 1183.25

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

N:\178325\DRAWINGS\CONSTRUCT\178325-STREET LIGHTS\PLANS.dwg - 1/21/2025 5:57:23 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; STORM SEWER PIPE FROM STATION 5+70.64 TO 7+46.64 SHALL BE INSTALLED WITH PRESSURE PIPE AND WATERTIGHT JOINTS WITH 100 YEAR SERVICE LIFE.

**STORM SEWER RUN 1 (PUBLIC)**

48 HOURS BEFORE YOU DIG,  
 CALL UTILITY LOCATORS  
**811**  
 UTILITY NOTIFICATION CENTER OF COLORADO  
 IT'S THE LAW

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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 ENGINEERING AND SURVEYORS, LLC

MARC A. WHORTON  
 #37155  
 DATE 5/14/2025

**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  
 PUBLIC STORM SEWER PLAN

DESIGNED BY: PRA  
 DRAWN BY: PRA  
 CHECKED BY: (V)

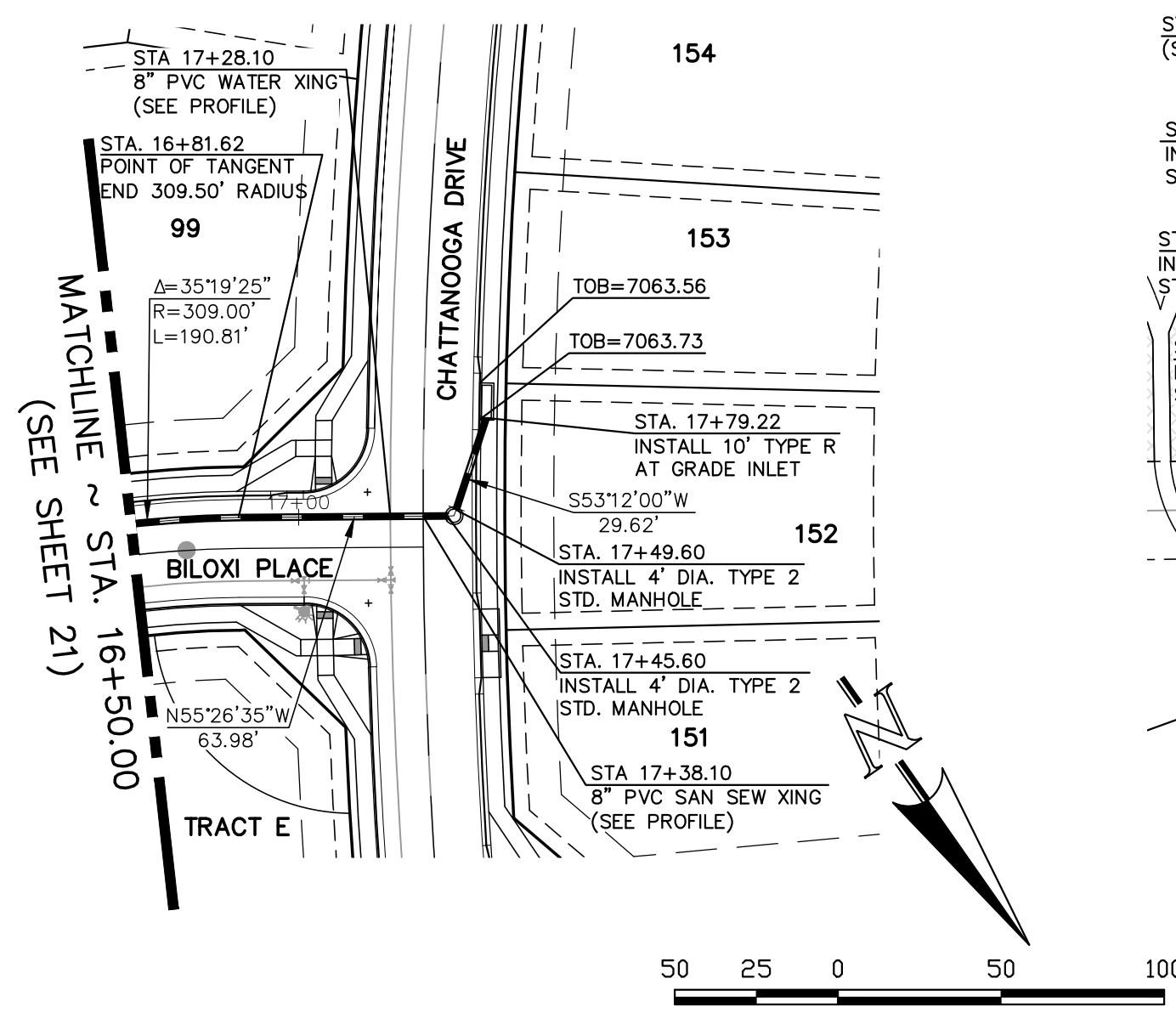
SCALE: (H) 1" = 50'  
 (V) 1" = 5'

DATE: 10-31-24  
 SHEET 21 OF 31  
 JOB NO. 1183.25

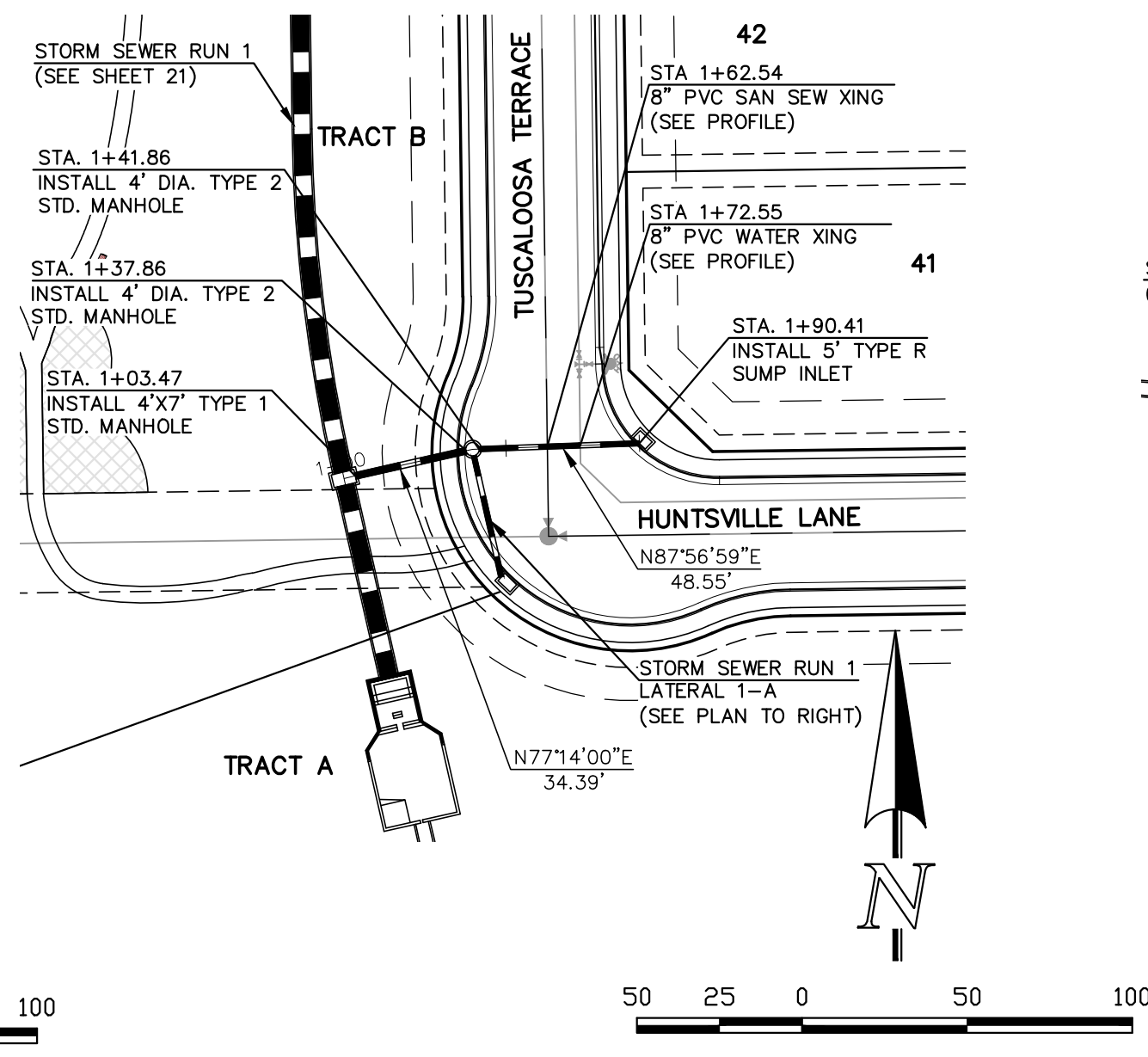
PCD No. SF-2430

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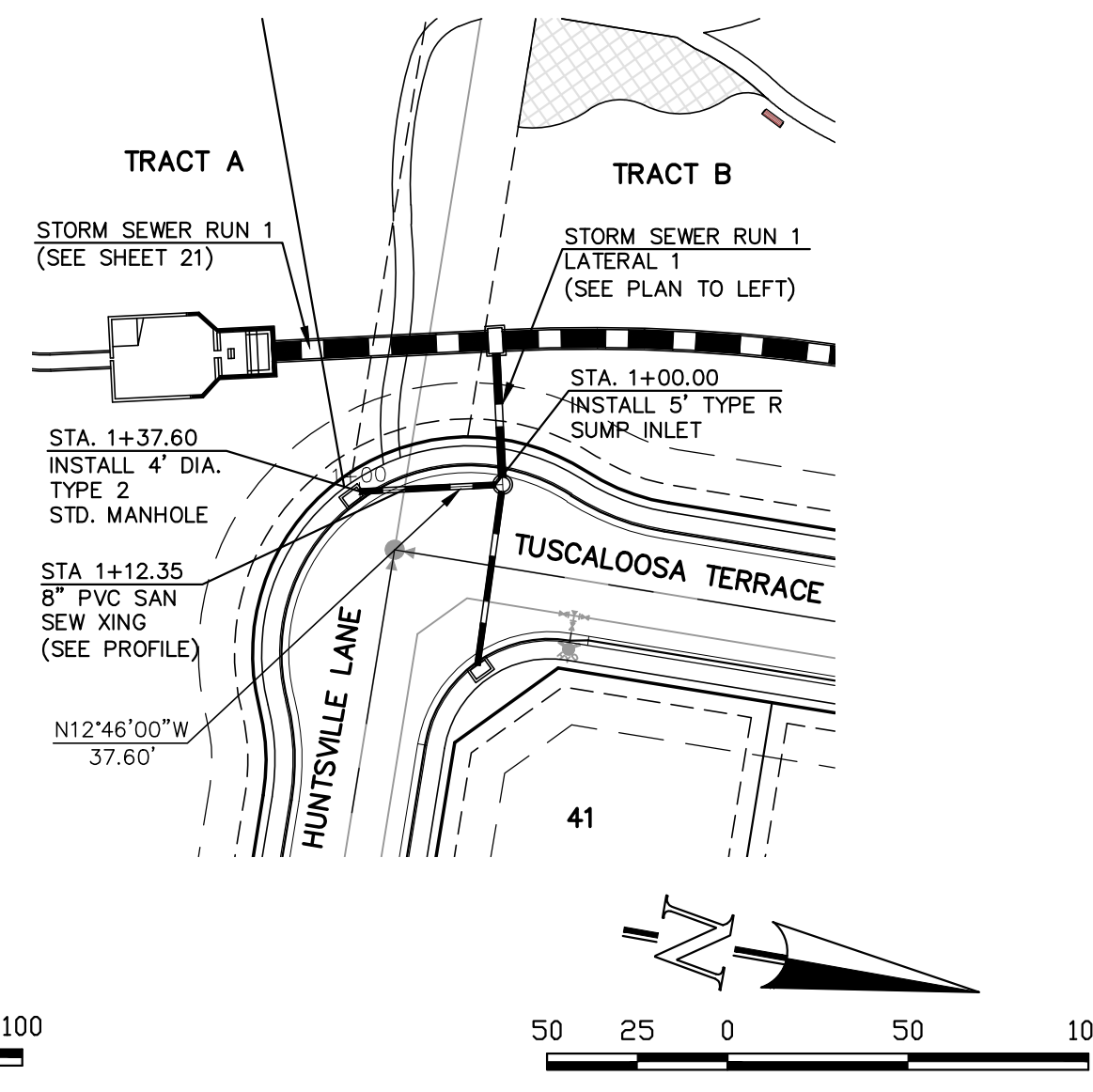
**STORM SEWER PIPE NOTE:**  
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 THE TOP OF THE PIPE SHALL BE INSTALLED  
 WITH PRESSURE PIPE AND WATERTIGHT  
 JOINTS WITH 100 YEAR SERVICE LIFE.



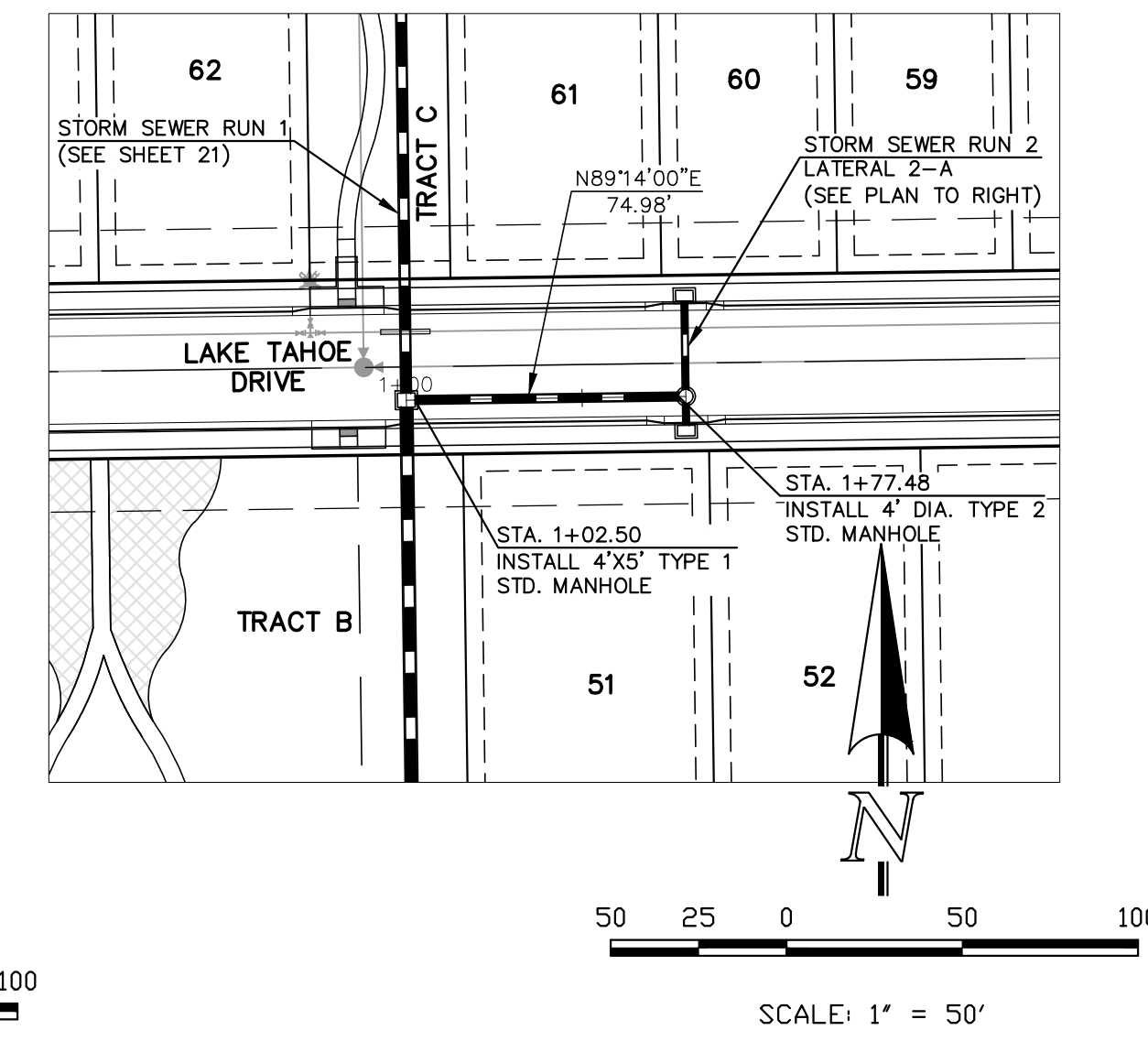
STORM SEWER RUN 1 (PUBLIC)



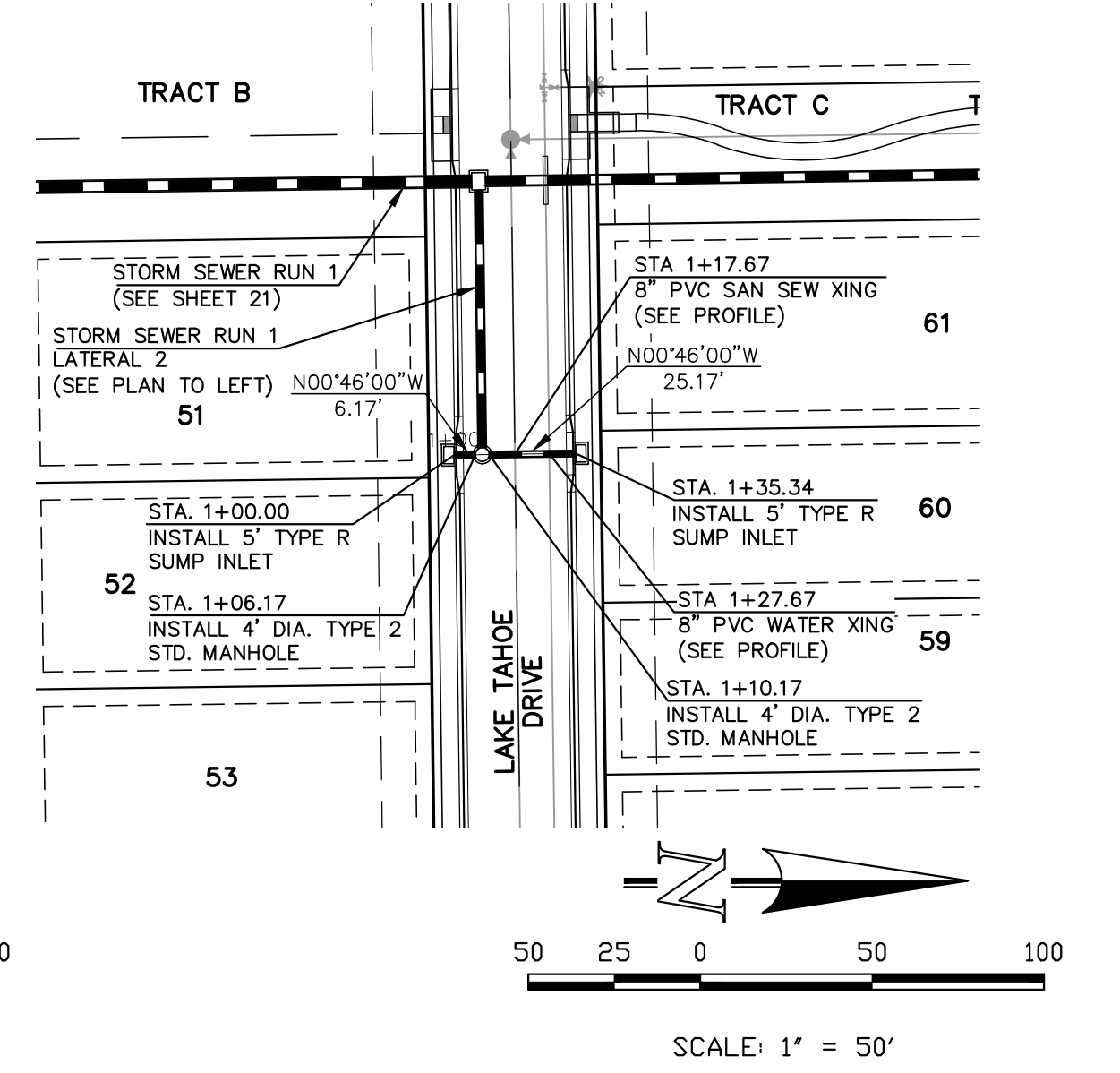
STORM SEWER RUN 1  
 LATERAL 1 (PUBLIC)



STORM SEWER RUN 1  
 LATERAL 1-A (PUBLIC)



STORM SEWER RUN 1  
 LATERAL 2 (PUBLIC)



STORM SEWER RUN 1  
 LATERAL 2-A (PUBLIC)

7070	7070	7050	7050	7050	7050	7060	7060	7060	7060
7060	7060	7040	7040	7040	7040	7050	7050	7050	7050
7050	7050	7030	7030	7030	7030	7040	7040	7040	7040
<p>STORM SEWER RUN 1 (PUBLIC)</p> <p>17+00 18+00</p>		<p>STORM SEWER RUN 1 LATERAL 1 (PUBLIC)</p> <p>1+00</p>		<p>STORM SEWER RUN 1 LATERAL 1-A (PUBLIC)</p> <p>1+00</p>		<p>STORM SEWER RUN 1 LATERAL 2 (PUBLIC)</p> <p>1+00</p>		<p>STORM SEWER RUN 1 LATERAL 2-A (PUBLIC)</p> <p>1+00</p>	

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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 AND SURVEYORS, LLC

MARC A. WHORTON, P.E. #37155

5/14/2025

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

DESIGNED BY: PRA  
 DRAWN BY: PRA  
 CHECKED BY:

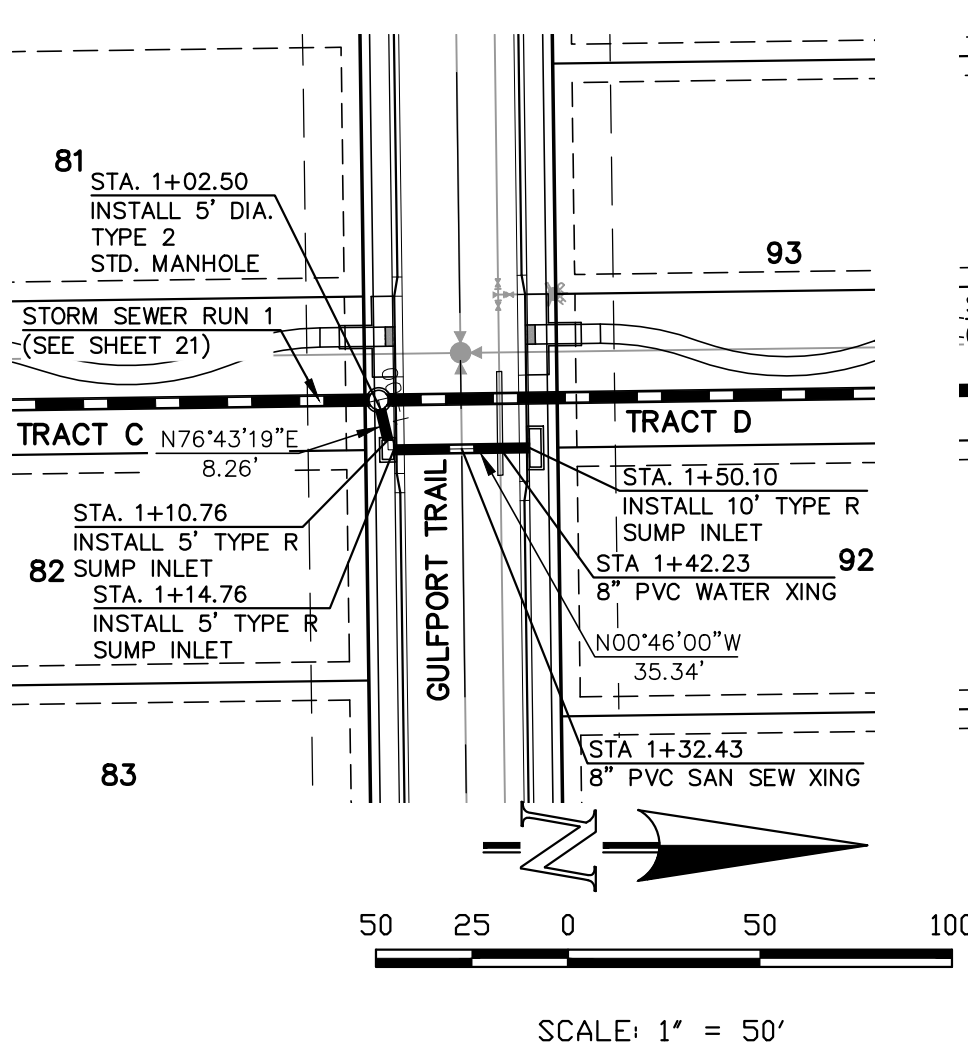
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 (V) 1" = 5'

DATE: 10-31-24  
 SHEET 22 OF 31  
 JOB NO. 1183.25

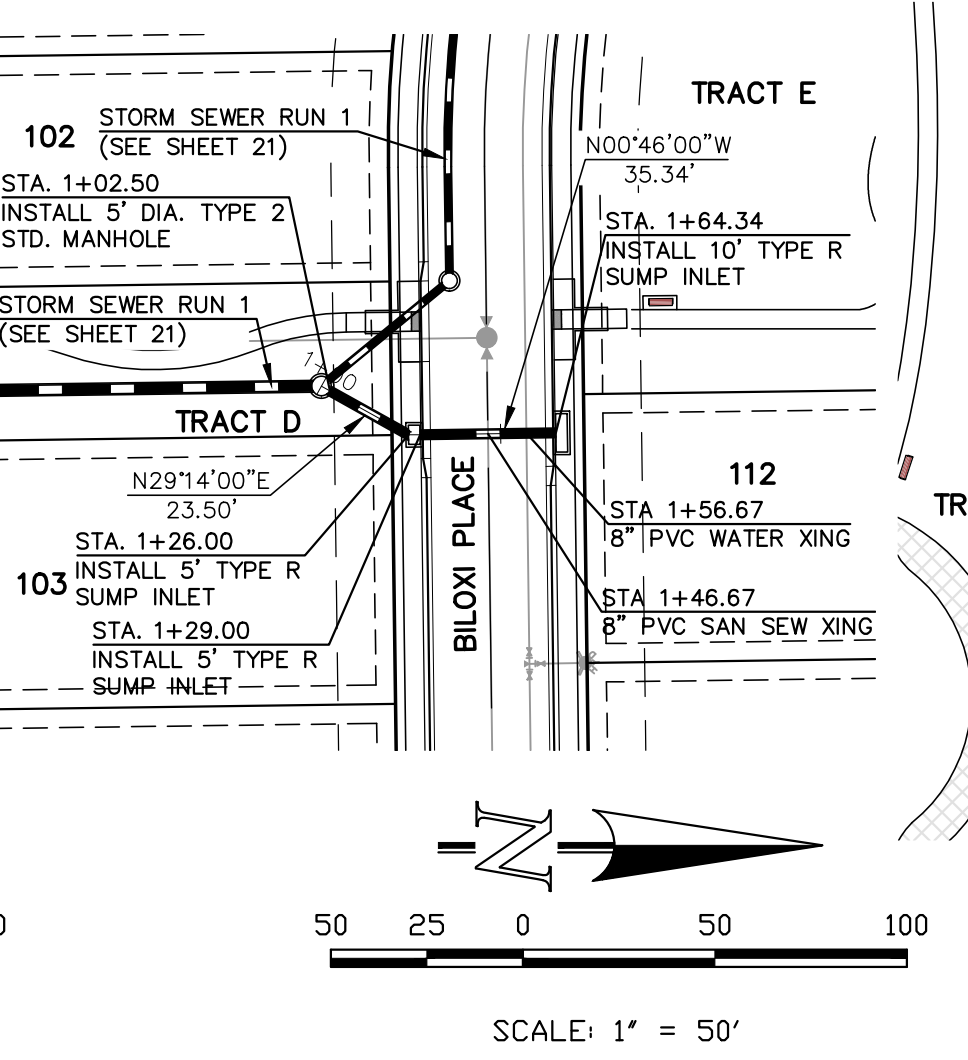
PCD No. SF-2430

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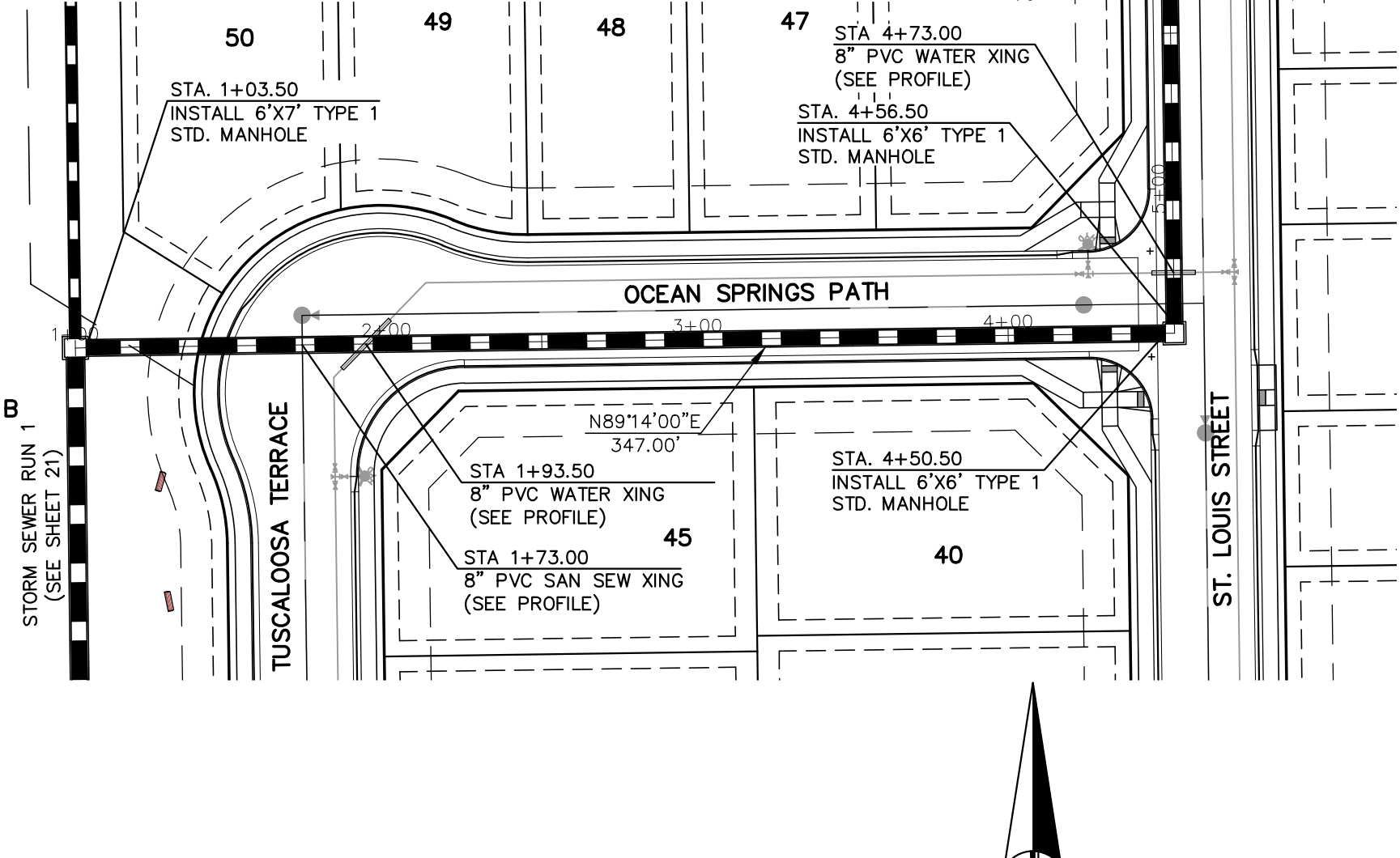
MATCHLINE ~ STA. 6+00.00  
(SEE PLAN TO RIGHT)



STORM SEWER RUN 1  
LATERAL 3 (PUBLIC)

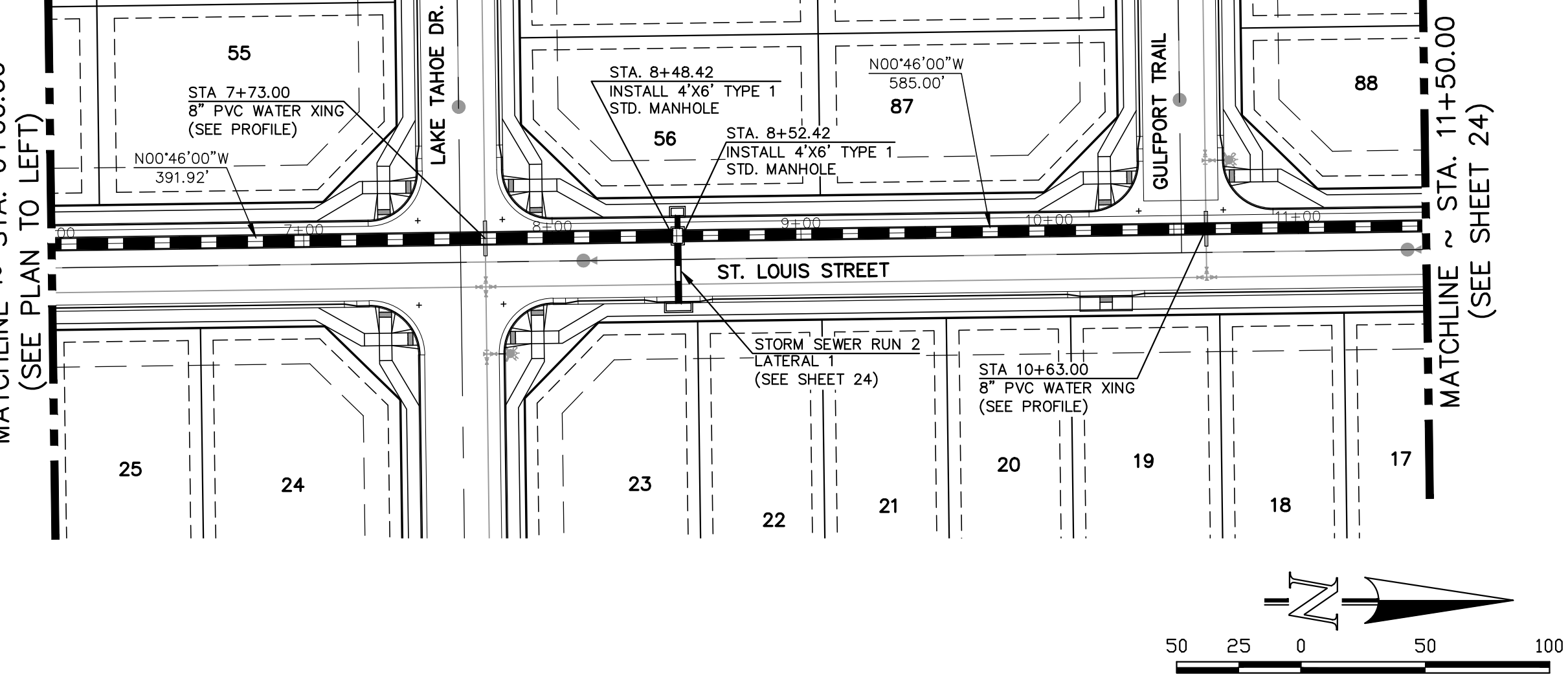


STORM SEWER RUN 1  
LATERAL 4 (PUBLIC)

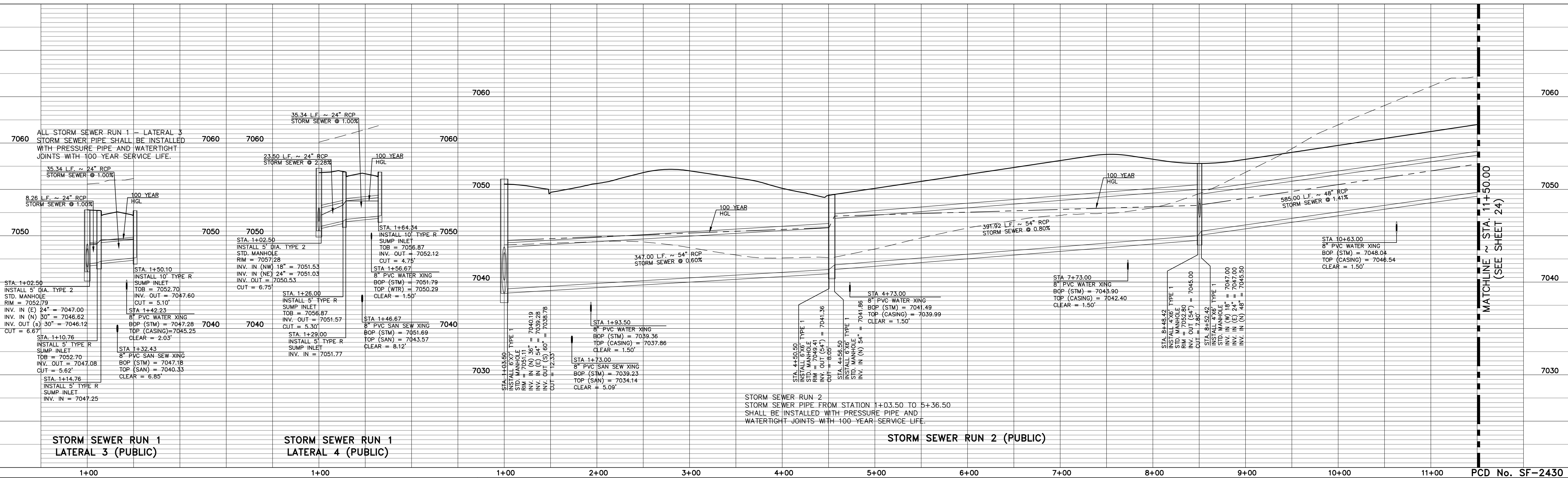


STORM SEWER RUN 2 (PUBLIC)

**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.



STORM SEWER RUN 2 (PUBLIC)



STORM SEWER RUN 1  
LATERAL 3 (PUBLIC)

STORM SEWER RUN 1  
LATERAL 4 (PUBLIC)

STORM SEWER RUN 2 (PUBLIC)

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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 REGISTERED SURVEYORS, LLC

MARC A. WHORTON  
#37155

5/14/2025  
DATE

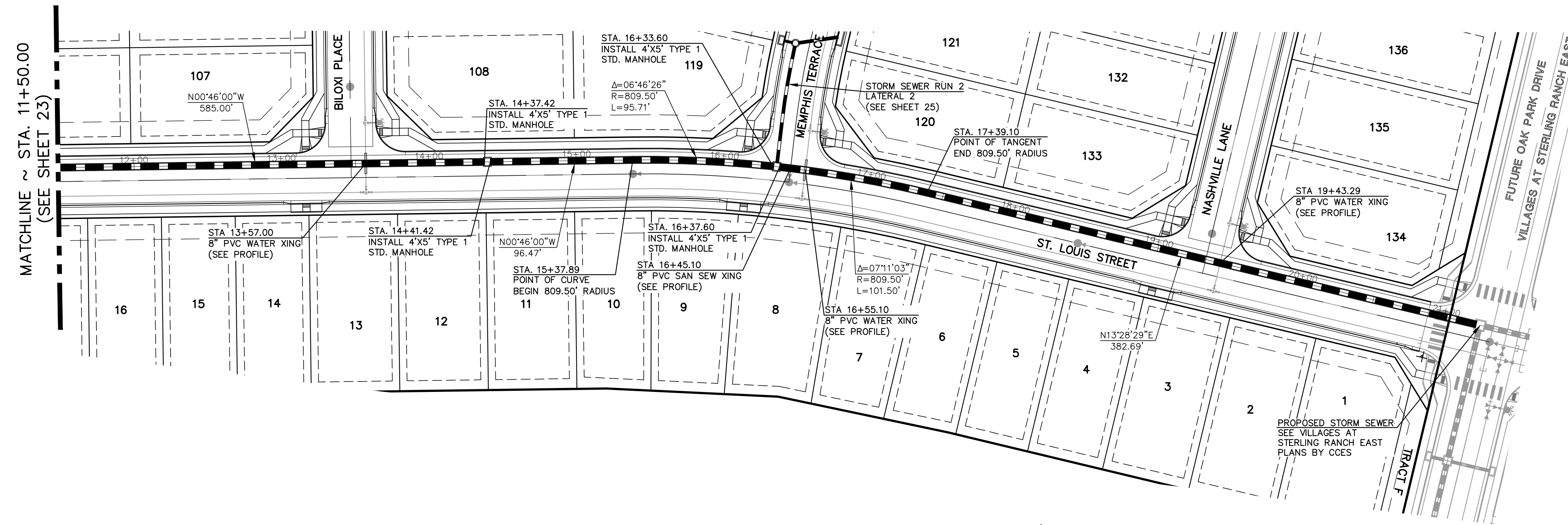


STRELING RANCH EAST FILING NO. 5  
CONSTRUCTION PLANS  
PUBLIC STORM SEWER PLAN

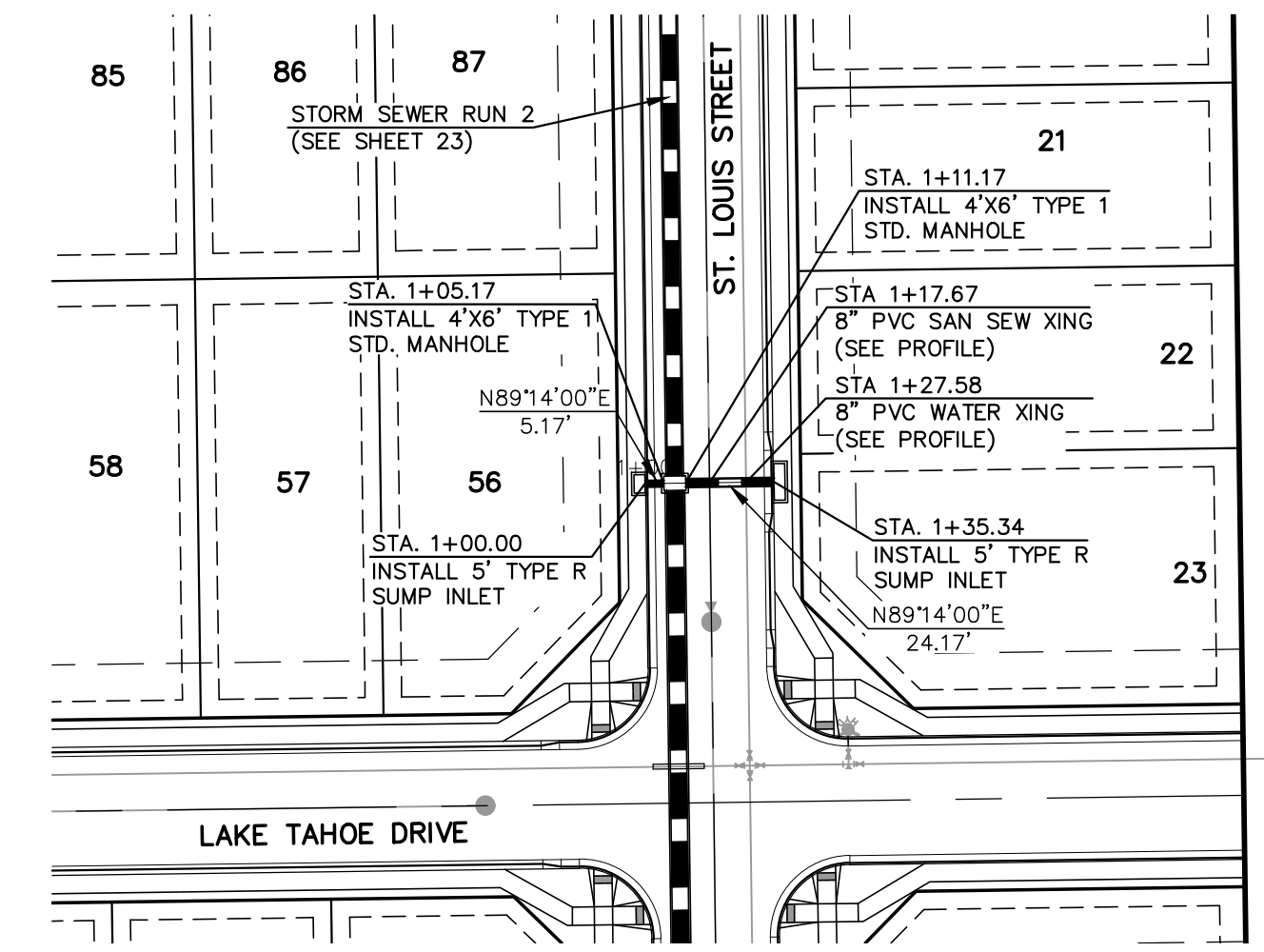
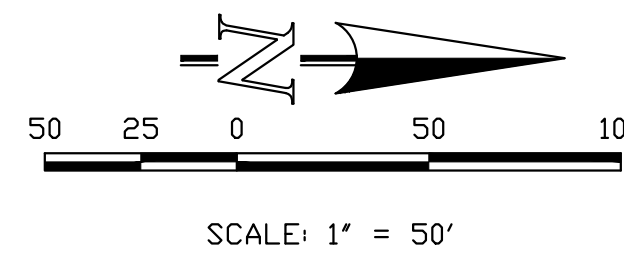
DESIGNED BY PRA SCALE DATE 10-31-24  
DRAWN BY PRA (H) 1" = 50' SHEET 23 OF 31  
CHECKED BY (V) 1" = 5' JOB NO. 1183.25



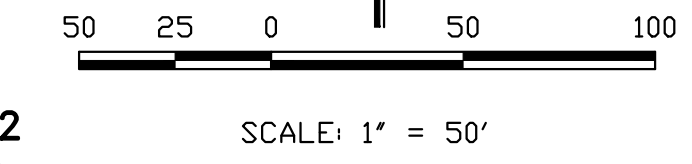
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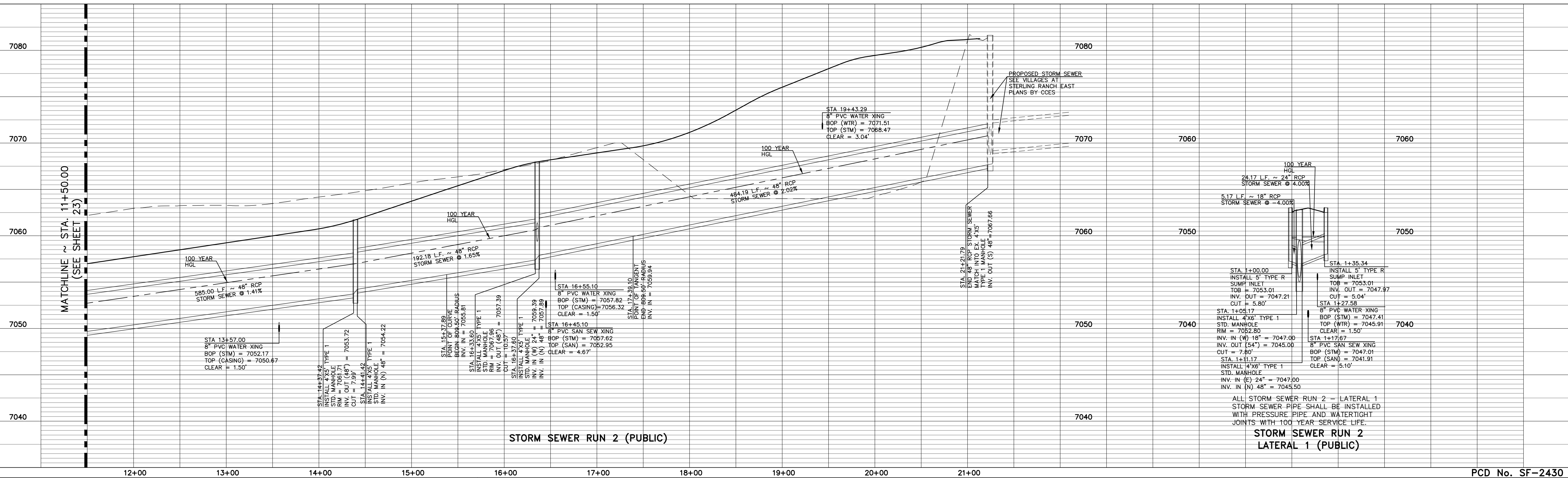
STORM SEWER RUN 2 (PUBLIC)



STORM SEWER RUN 2 LATERAL 1 (PUBLIC)



**STORM SEWER PIPE NOTE:**  
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STORM SEWER RUN 2 (PUBLIC)

STORM SEWER RUN 2 LATERAL 1 (PUBLIC)

PCD No. SF-2430

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NO.	REVISION	DATE
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REVIEW:  
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, REGISTERED PROFESSIONAL ENGINEER #37155

5/14/2025



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

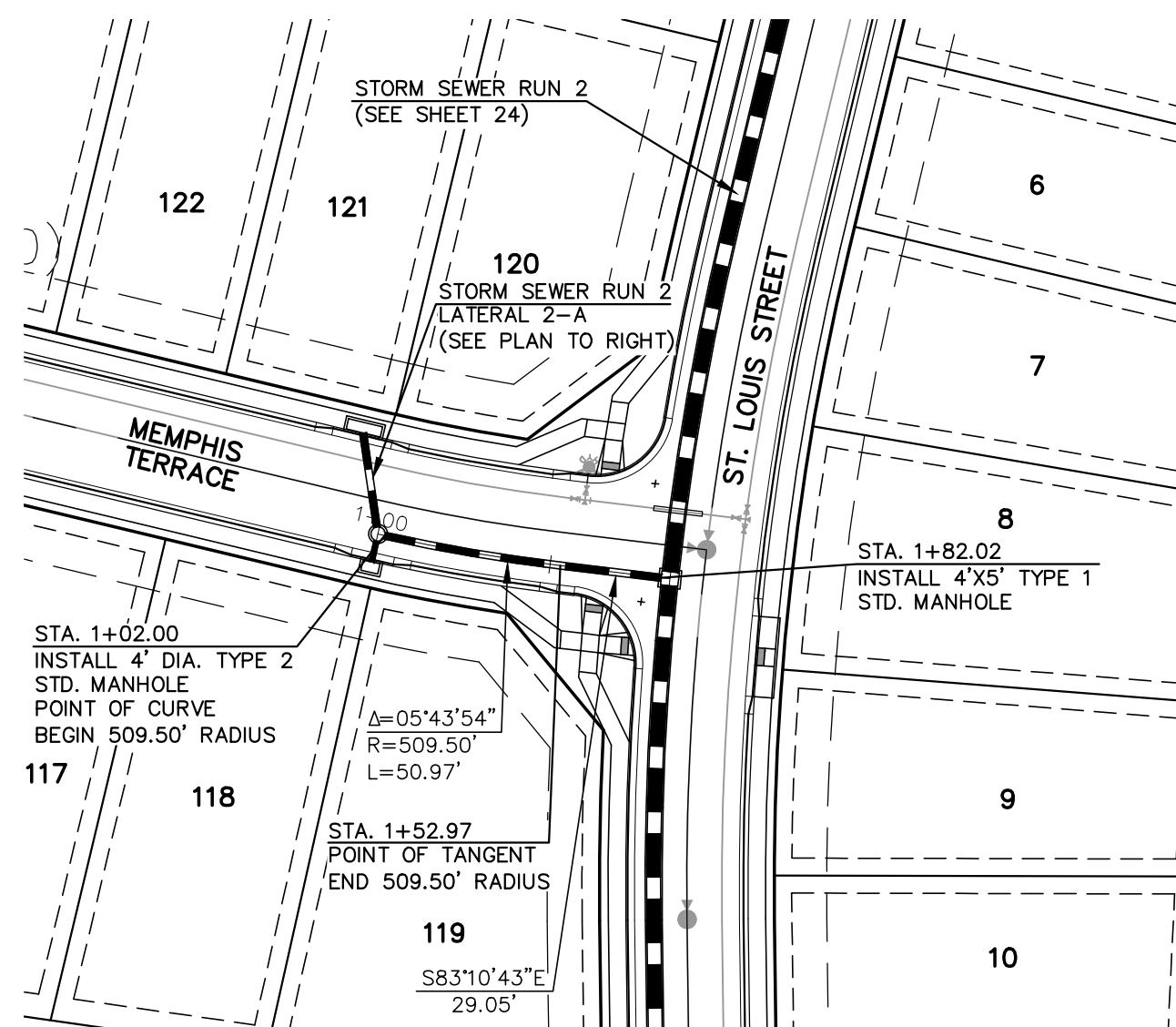
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 CHECKED BY:

SCALE: (H) 1" = 50'  
 (V) 1" = 5'

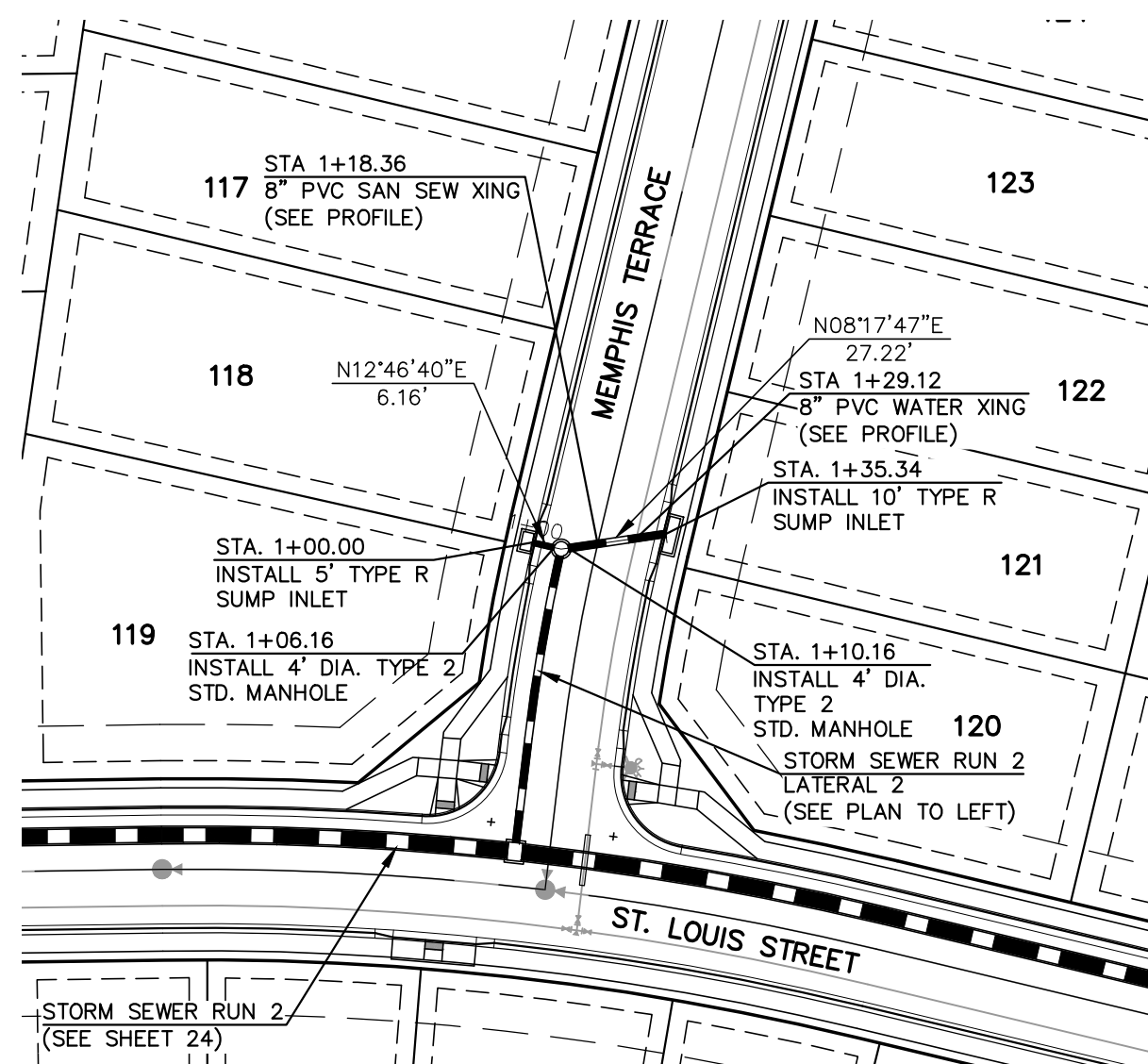
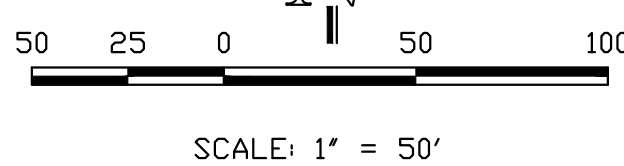
DATE: 10-31-24  
 SHEET 24 OF 31  
 JOB NO. 1183.25

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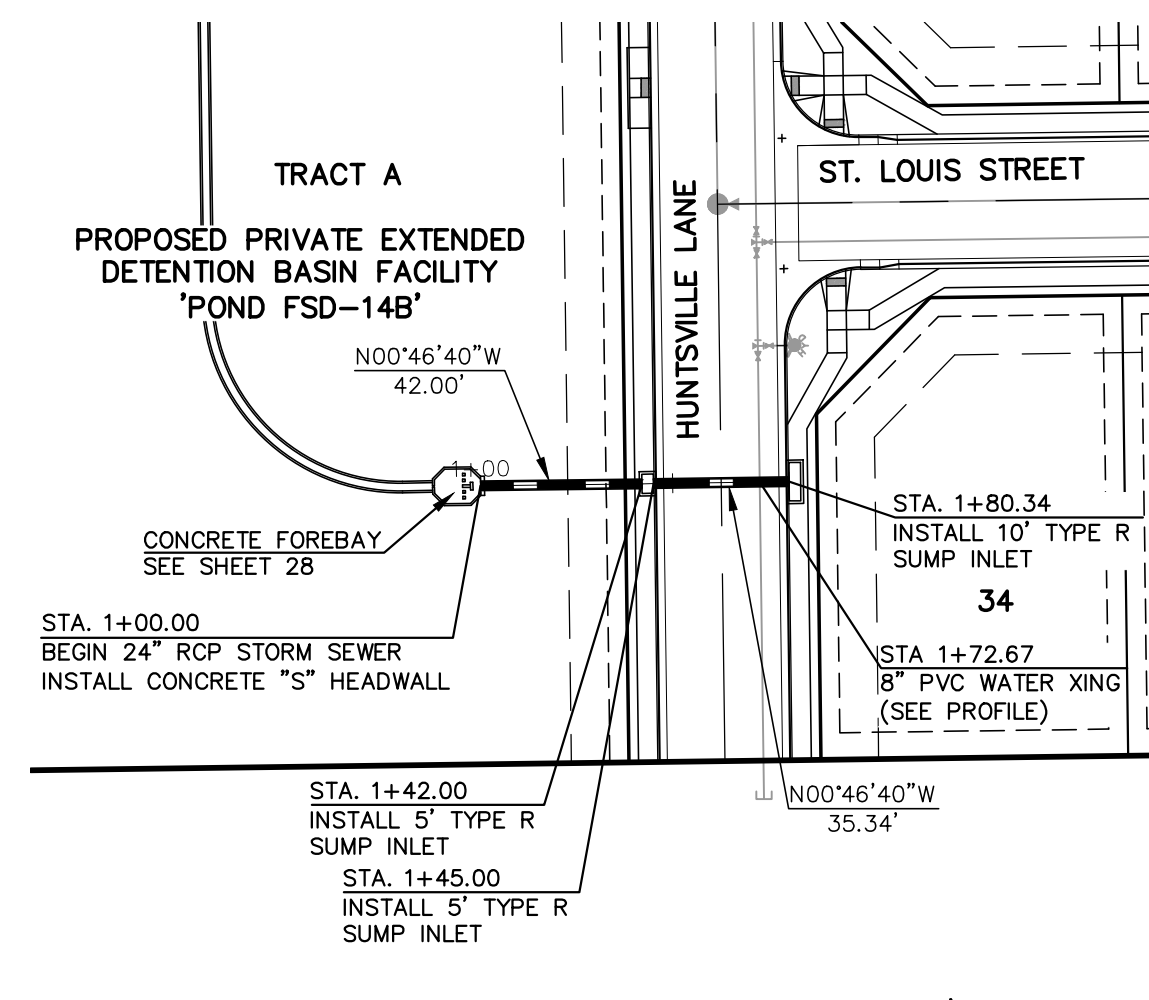
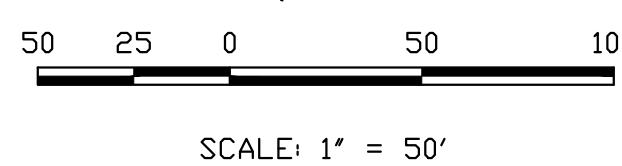
STORM SEWER PIPE NOTE:  
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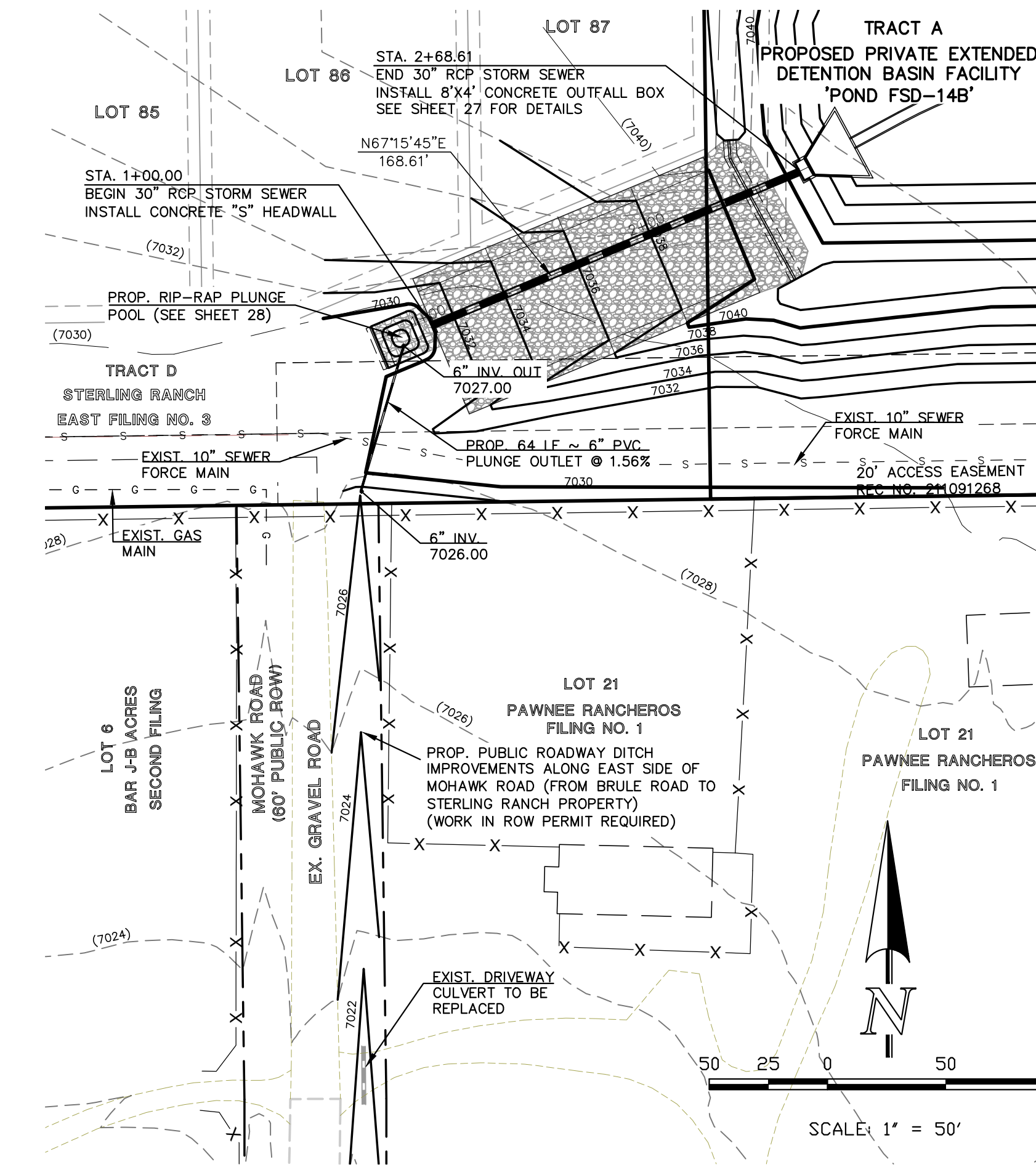
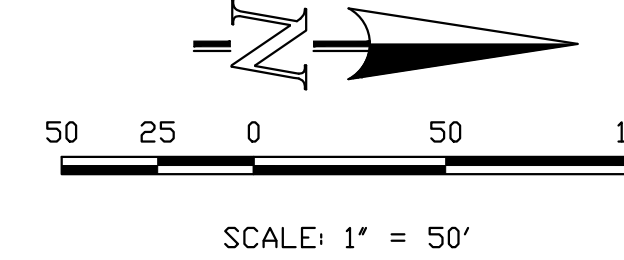
STORM SEWER RUN 2  
 LATERAL 2 (PUBLIC)



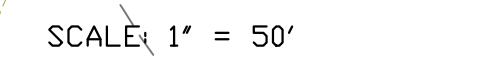
STORM SEWER RUN 2  
 LATERAL 2-A (PUBLIC)



STORM SEWER RUN 3 (PUBLIC)



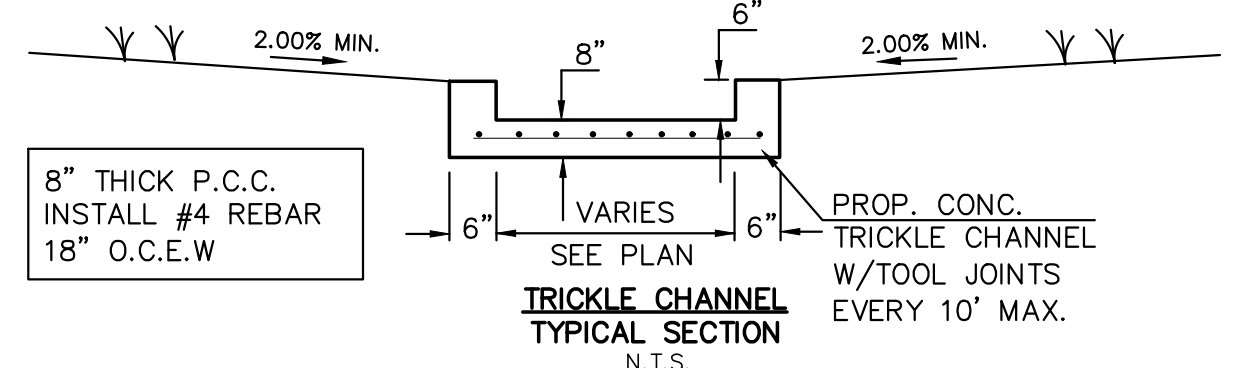
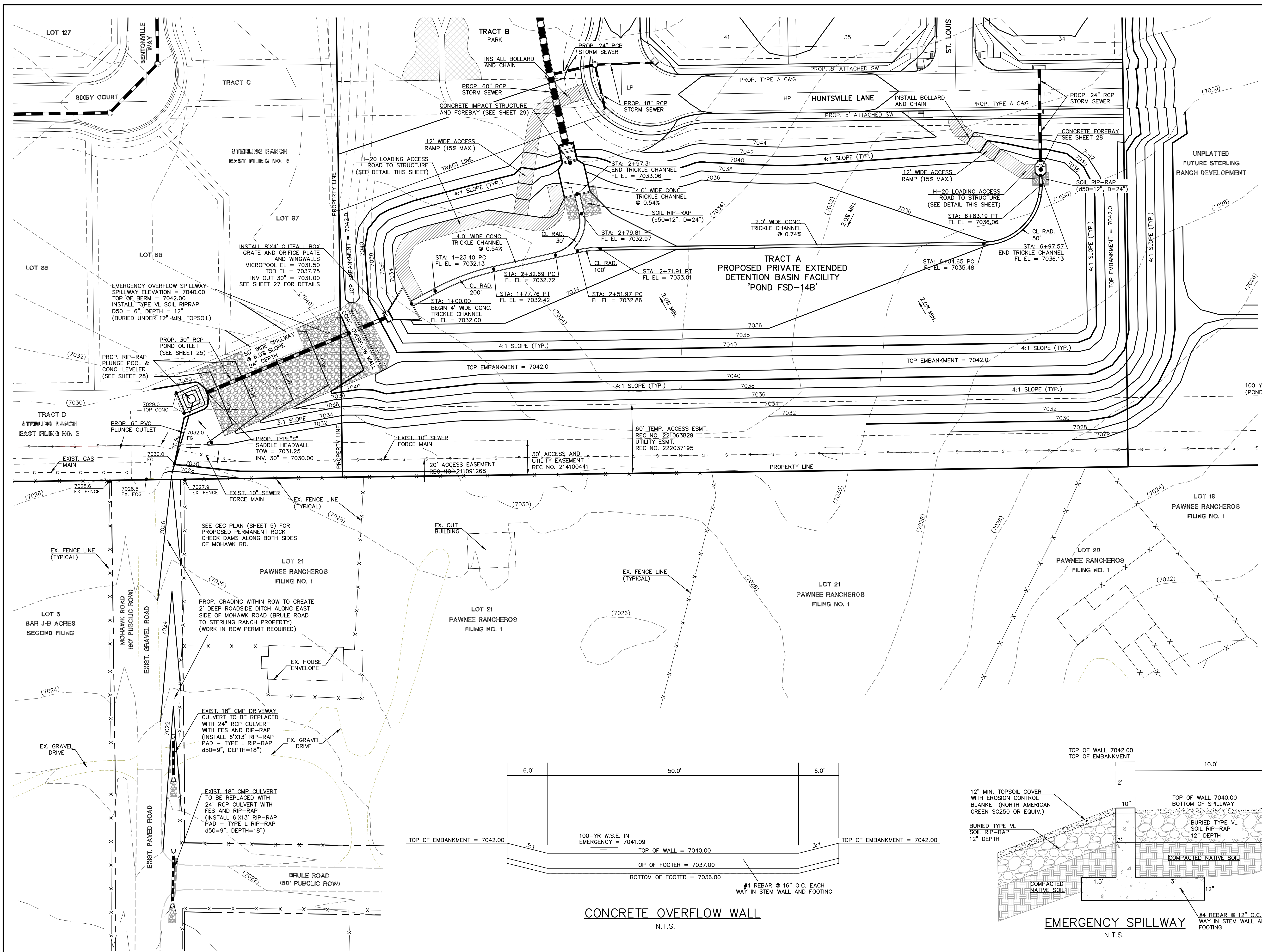
POND OUTFALL  
 STORM SEWER (PUBLIC)



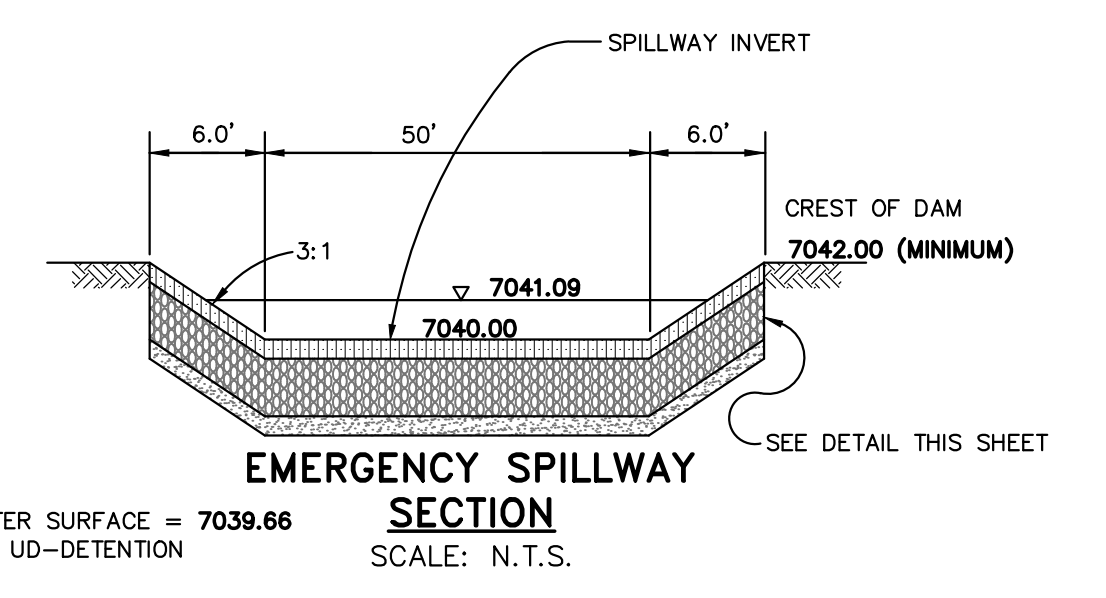
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7060	7060	7060	7060	7060	7040	7040	7040	7040	7040
7050	7050	7050	7050	7050	7030	7030	7030	7030	7030
7020	7020	7020	7020	7020	7020	7020	7020	7020	7020
1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00
<p>STORM SEWER RUN 2 - LATERAL 2          STORM SEWER PIPE FROM STATION 1+28.97 TO 1+82.02          SHALL BE INSTALLED WITH PRESSURE PIPE AND          WATERTIGHT JOINTS WITH 100 YEAR SERVICE LIFE.</p>	<p>STORM SEWER RUN 2          LATERAL 2 (PUBLIC)</p>	<p>STORM SEWER RUN 2          LATERAL 2-A (PUBLIC)</p>	<p>STORM SEWER RUN 2          LATERAL 2-A (PUBLIC)</p>	<p>STORM SEWER RUN 3 (PUBLIC)</p>	<p>STORM SEWER RUN 3 (PUBLIC)</p>	<p>STORM SEWER RUN 3 (PUBLIC)</p>	<p>POND OUTFALL          STORM SEWER (PUBLIC)</p>	<p>POND OUTFALL          STORM SEWER (PUBLIC)</p>	<p>POND OUTFALL          STORM SEWER (PUBLIC)</p>

<p>48 HOURS BEFORE YOU DIG,          CALL UTILITY LOCATORS  <b>811</b>          UTILITY NOTIFICATION CENTER OF COLORADO          IT'S THE LAW</p> <p>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.</p>	<table border="1"> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>REVISED PER COUNTY COMMENTS</td> <td>1-21-25</td> </tr> </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 AND SURVEYORS, LLC</p> <p>MARC A. WHORTON          #37155</p>	<p>5/14/2025</p>	<p>STRELING RANCH EAST FILING NO. 5          CONSTRUCTION PLANS          PUBLIC STORM SEWER PLAN</p> <p>DESIGNED BY: PRA          DRAWN BY: PRA          CHECKED BY: PRA</p> <p>SCALE: (H) 1" = 50'          (V) 1" = 5'</p> <p>DATE: 10-31-24          SHEET: 25 OF 31          JOB NO.: 1183.25</p>	<p>CLASSIC CONSULTING</p> <p>619 N. Cascade Avenue, Suite 200          Colorado Springs, Colorado 80903</p> <p>(719) 785-0790          (719) 785-0799 (Fax)</p>
NO.	REVISION	DATE									
1	REVISED PER COUNTY COMMENTS	1-21-25									

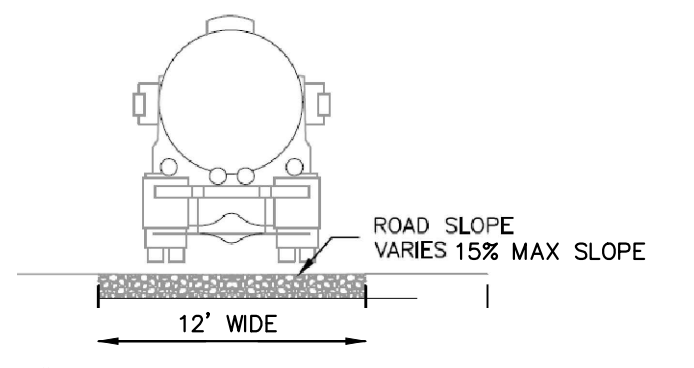
V:\118325\UPR\AWG\CONSTRUCT\CONV\25-118325-SFM-05.dwg, 3/5/2025, 10:05:10 AM, 1/1



**NOTES:**  
 - POND BOTTOM TO SLOPE TOWARD TRICKLE CHANNEL AT 2% MIN.

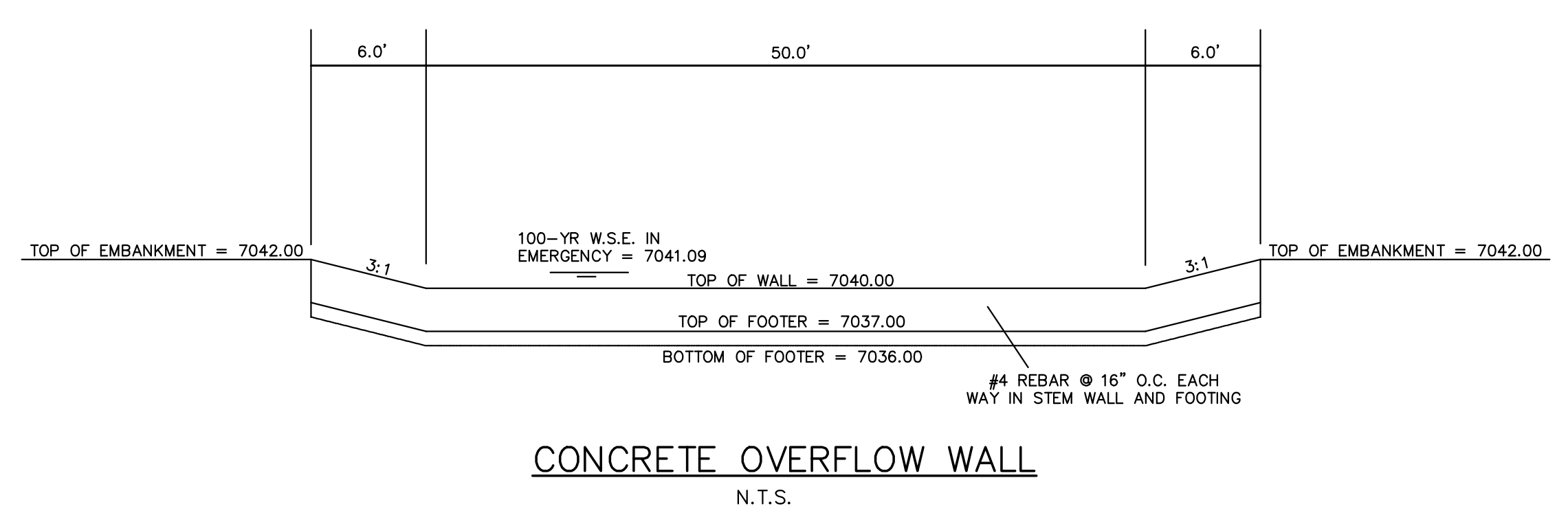


**EMERGENCY SPILLWAY SECTION**  
 SCALE: N.T.S.

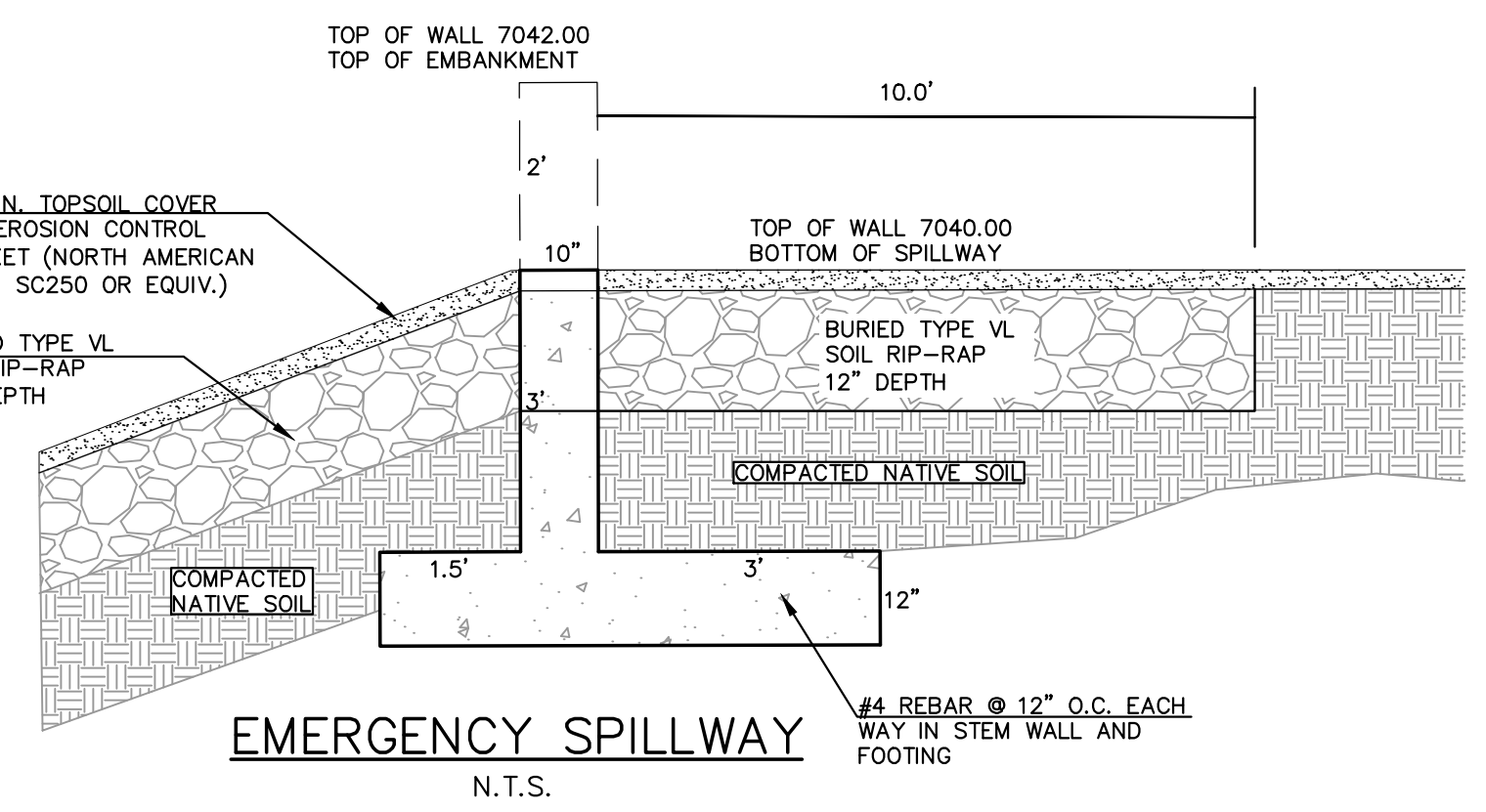


**ACCESS ROADS**  
 N.T.S.

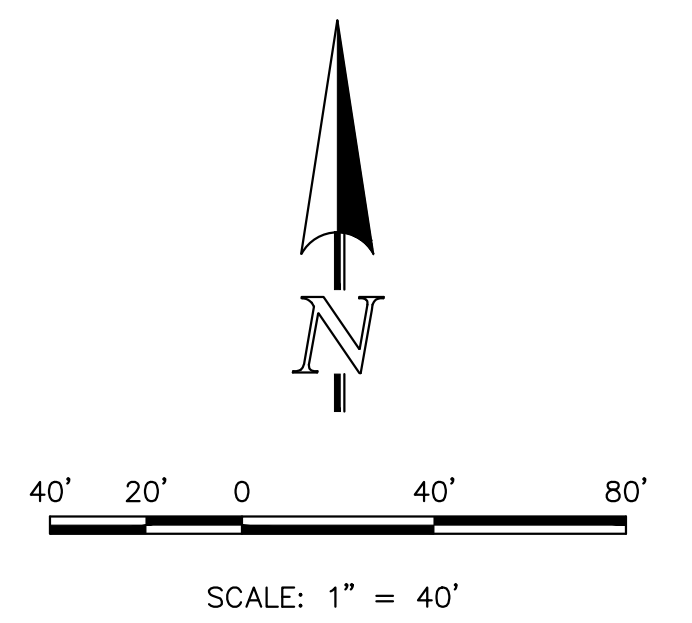
**RESEEDING NOTE:**  
 ALL AREAS OF LAND DISTURBANCE ARE TO BE RESEED. REAPPLY SEED & OTHER EROSION CONTROL MEASURES AS NEEDED TO PREVENT EROSION AND SEDIMENT RUNOFF ONTO AND FROM CONSTRUCTION ACTIVITIES.



**CONCRETE OVERFLOW WALL**  
 N.T.S.



**EMERGENCY SPILLWAY**  
 N.T.S.



PCD No. SF-2430

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

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	1-21-25
2	REVISED PER COUNTY COMMENTS	5-13-25

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

MARC A. WHORTON, P.E. #37155  
 DATE: 6/6/2025

STERLING RANCH EAST FILING NO. 5 CONSTRUCTION PLANS PRIVATE EXTENDED DETENTION BASIN 14B POND PLAN SHEET			
DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	MAW	(H) 1" = 40'	SHEET 26 OF 31
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25

V:\18325\DRAWINGS\CONSTRUCT\DRAW\26--18325--POND--1.dwg, 6/6/2025, 8:16:08 AM, 1:1

(ALL MATERIALS PER EL PASO COUNTY SPECIFICATIONS)

**ORIFICE PLATE NOTES:**

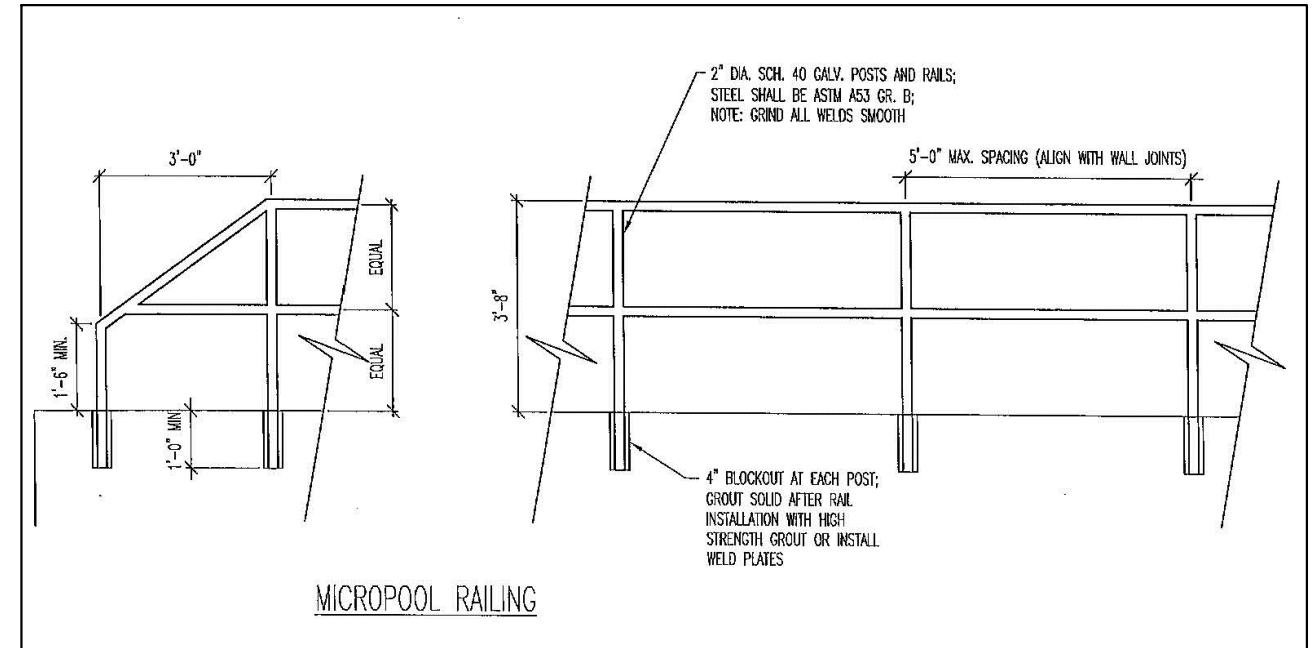
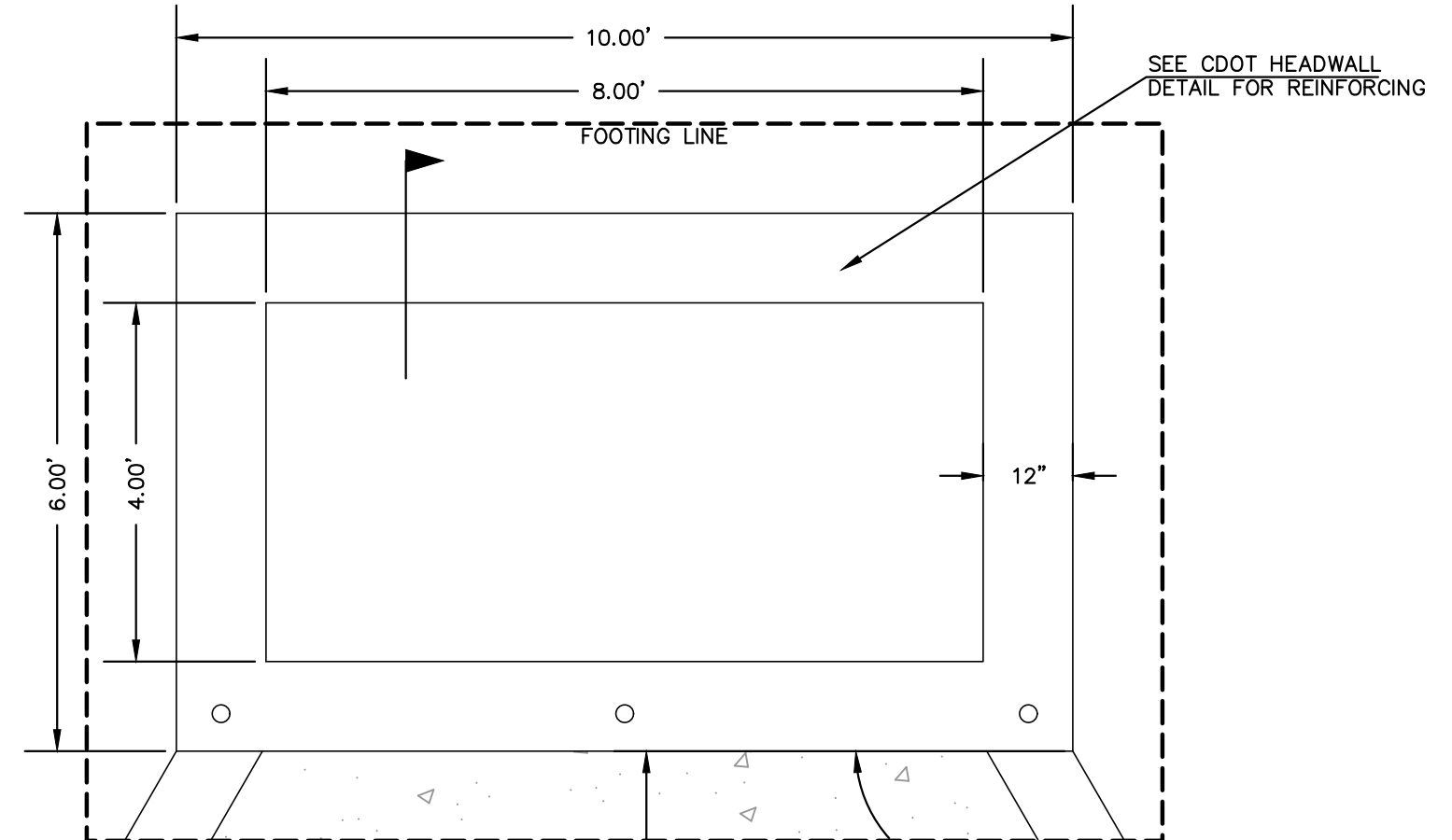
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER

**EURV AND WQCV TRASH RACKS:**

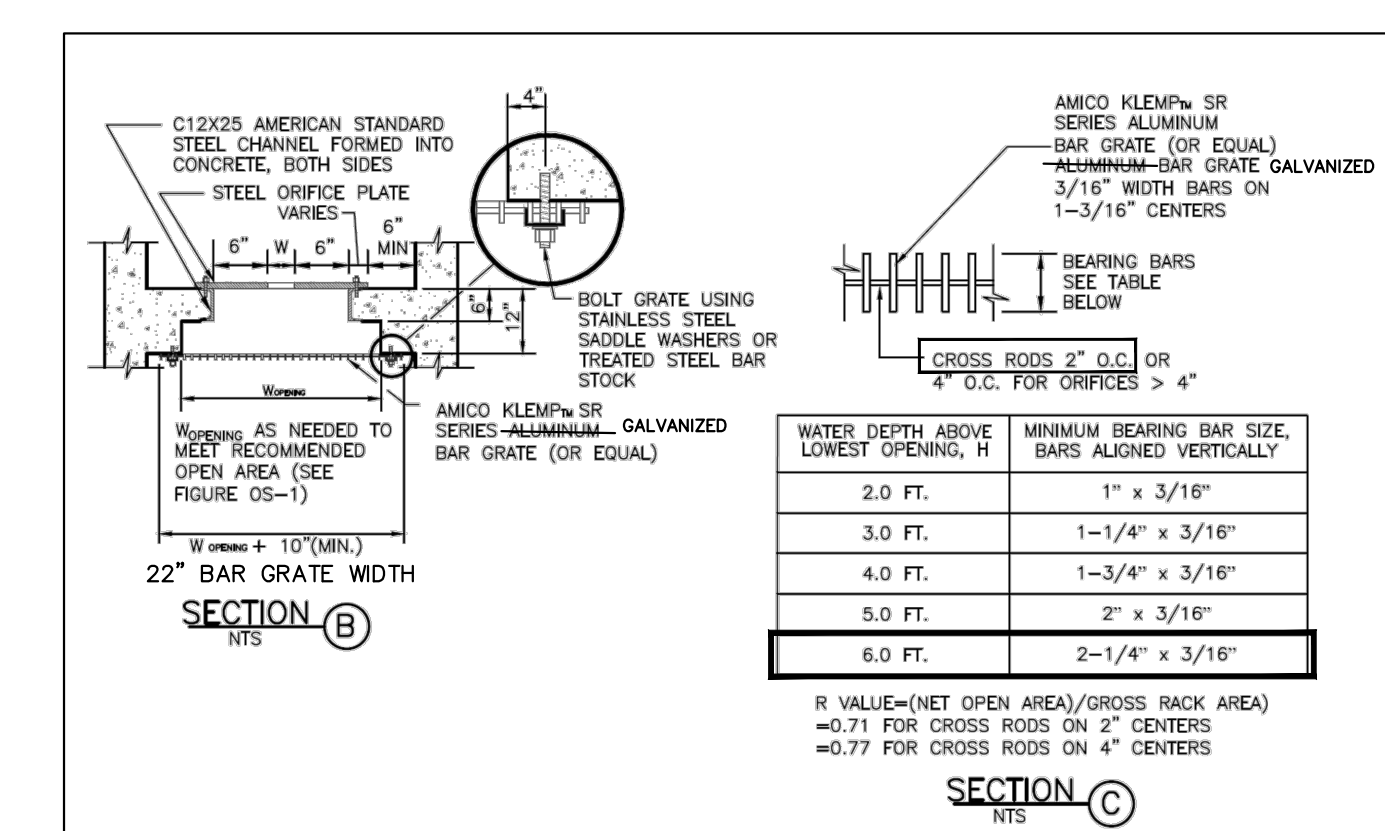
1. WELL-SCREEN TRASH RACKS SHALL BE POWDER COATED STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF RACK.

**OVERFLOW TRASH RACKS:**

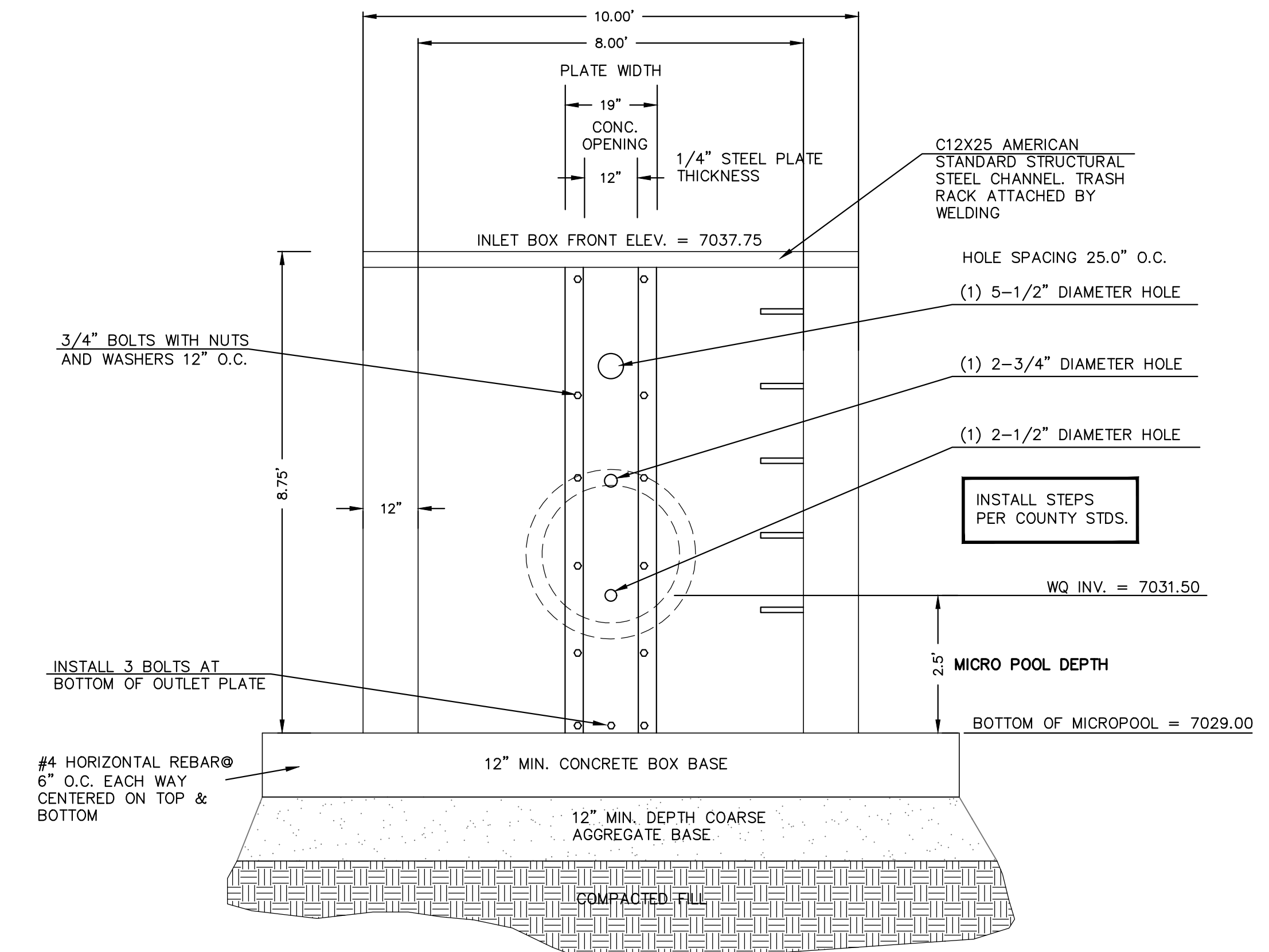
1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS
2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. TRASH RACKS 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 FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.



**OUTLET BOX RAILING**  
N.T.S.



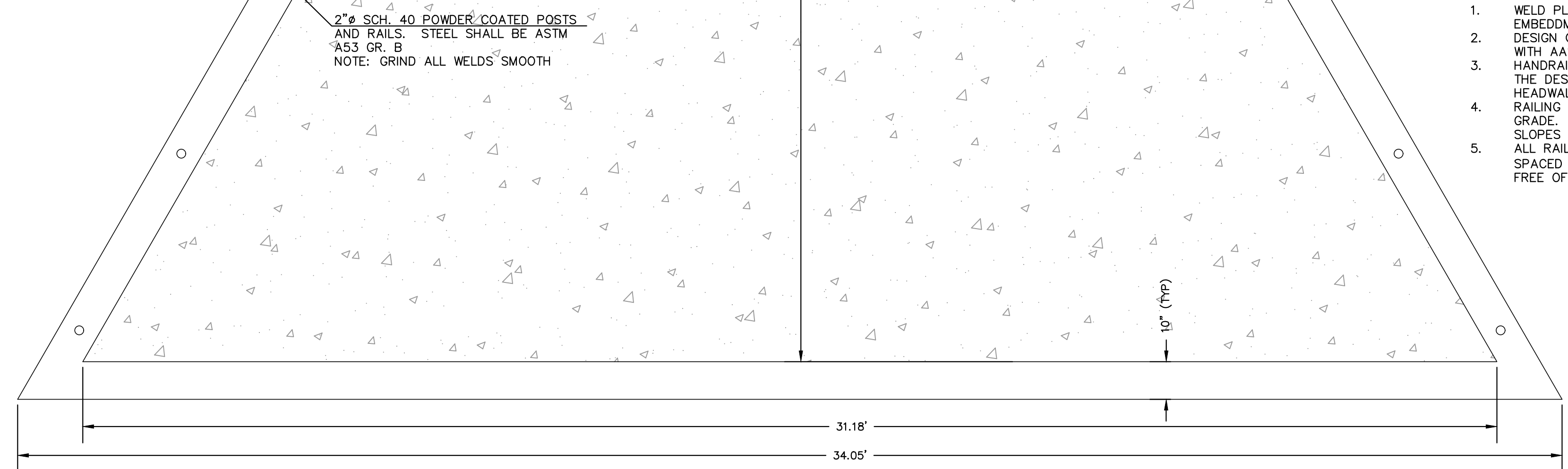
**SECTION C**  
N.T.S.



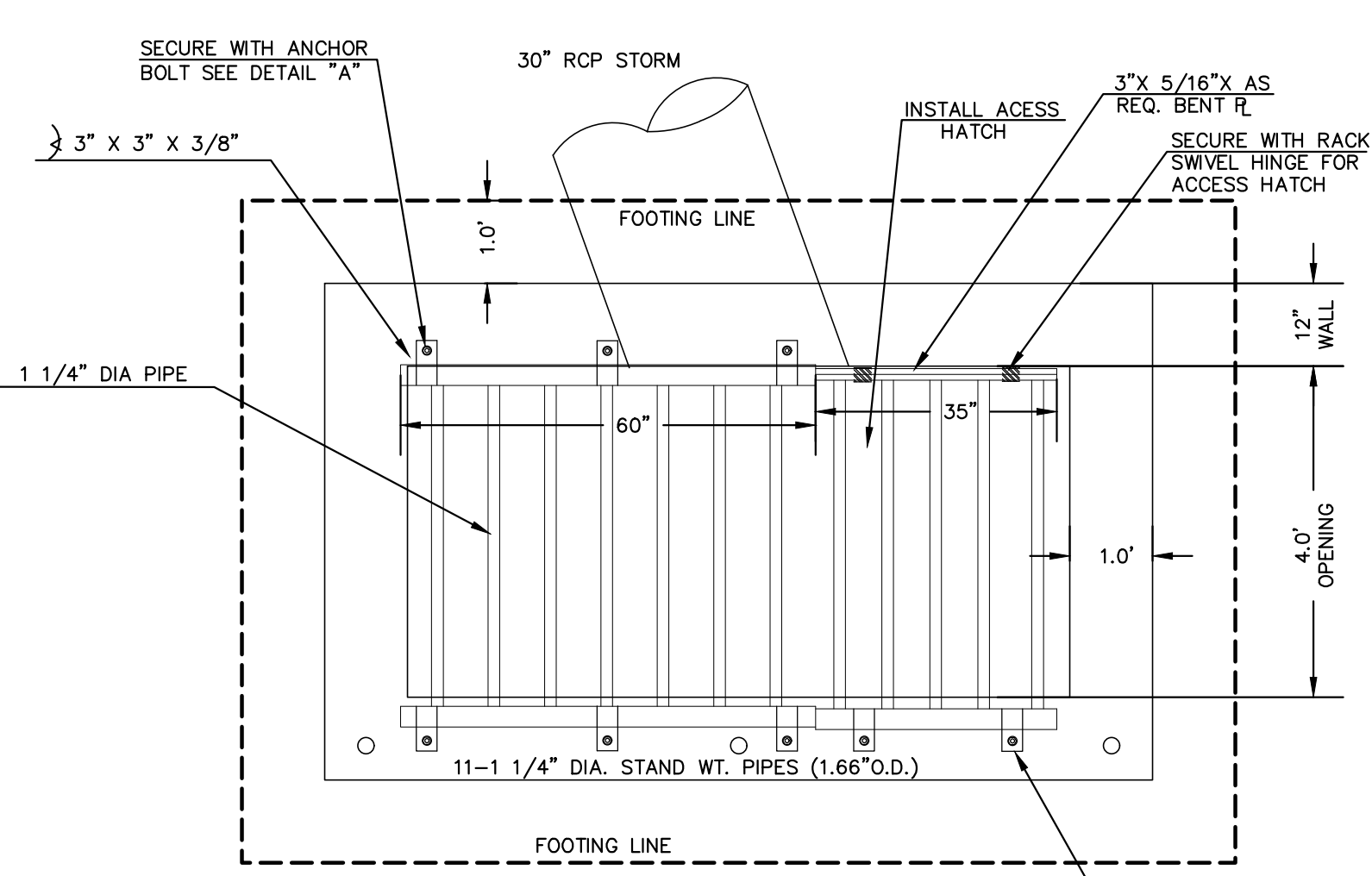
**8'X4' OUTLET BOX ORIFICE PLATE**  
SCALE 1" = 2'

**NOTES:**

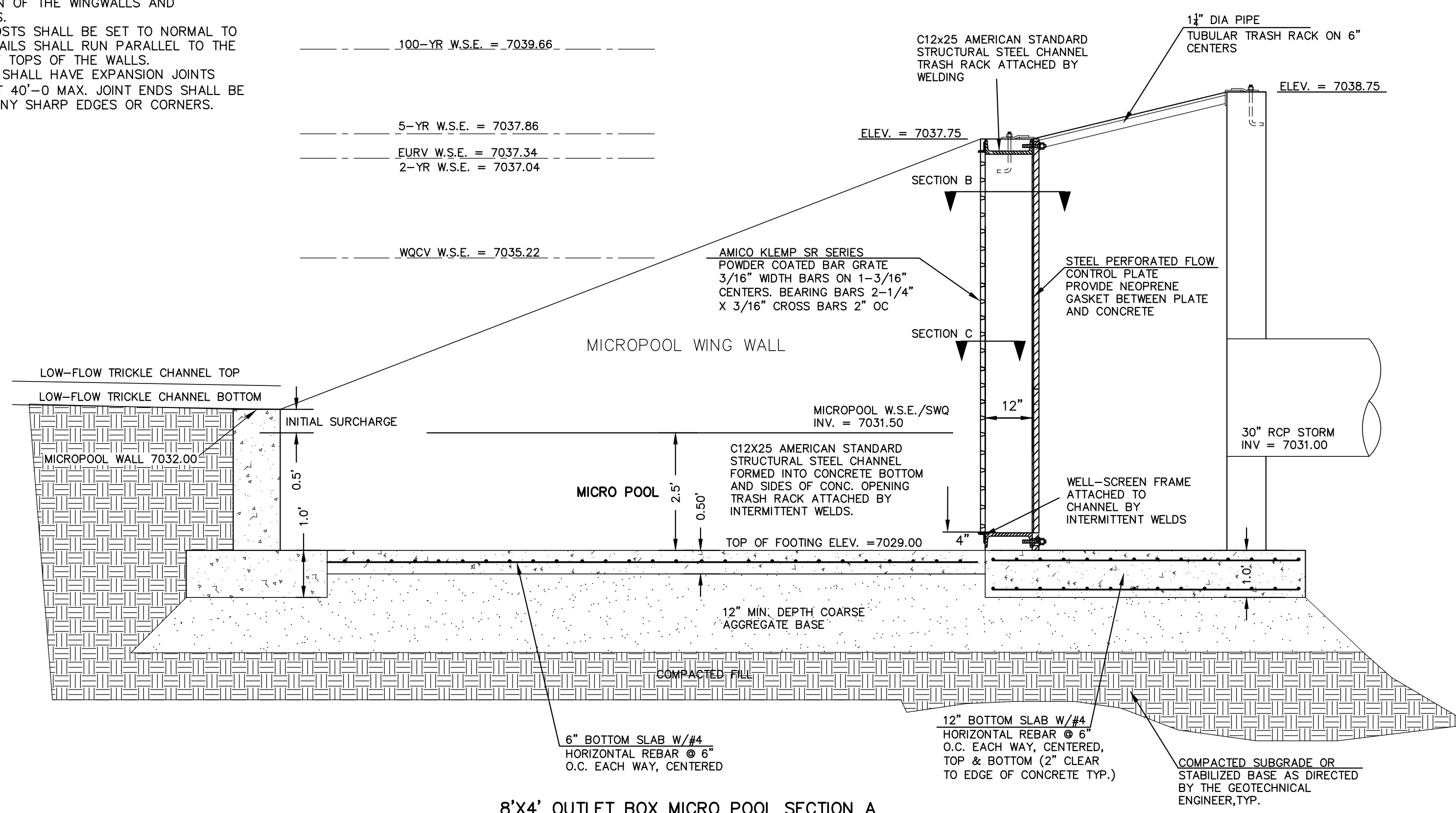
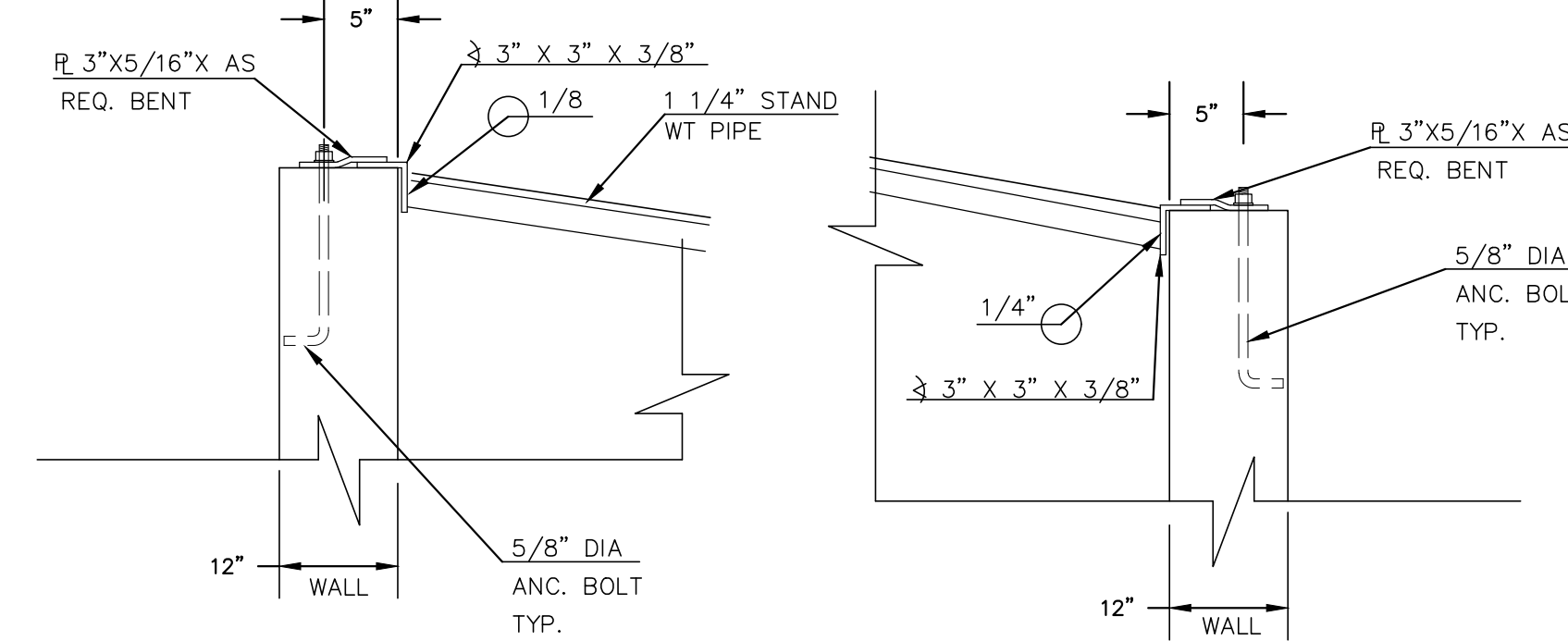
1. WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
2. DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
3. HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
4. RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF TOPS OF THE WALLS.
5. ALL RAILS SHALL HAVE EXPANSION JOINTS SPACED AT 40'-0" MAX. JOINT ENDS SHALL BE FREE OF ANY SHARP EDGES OR CORNERS.



**CONCRETE MICROPOOL**  
SCALE 1" = 2'



**8'X4' OUTLET BOX OVERFLOW TRASH RACK**  
SCALE 1" = 2'



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

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

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NO.	REVISION	DATE

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

MARC A. WHORTON  
#37155

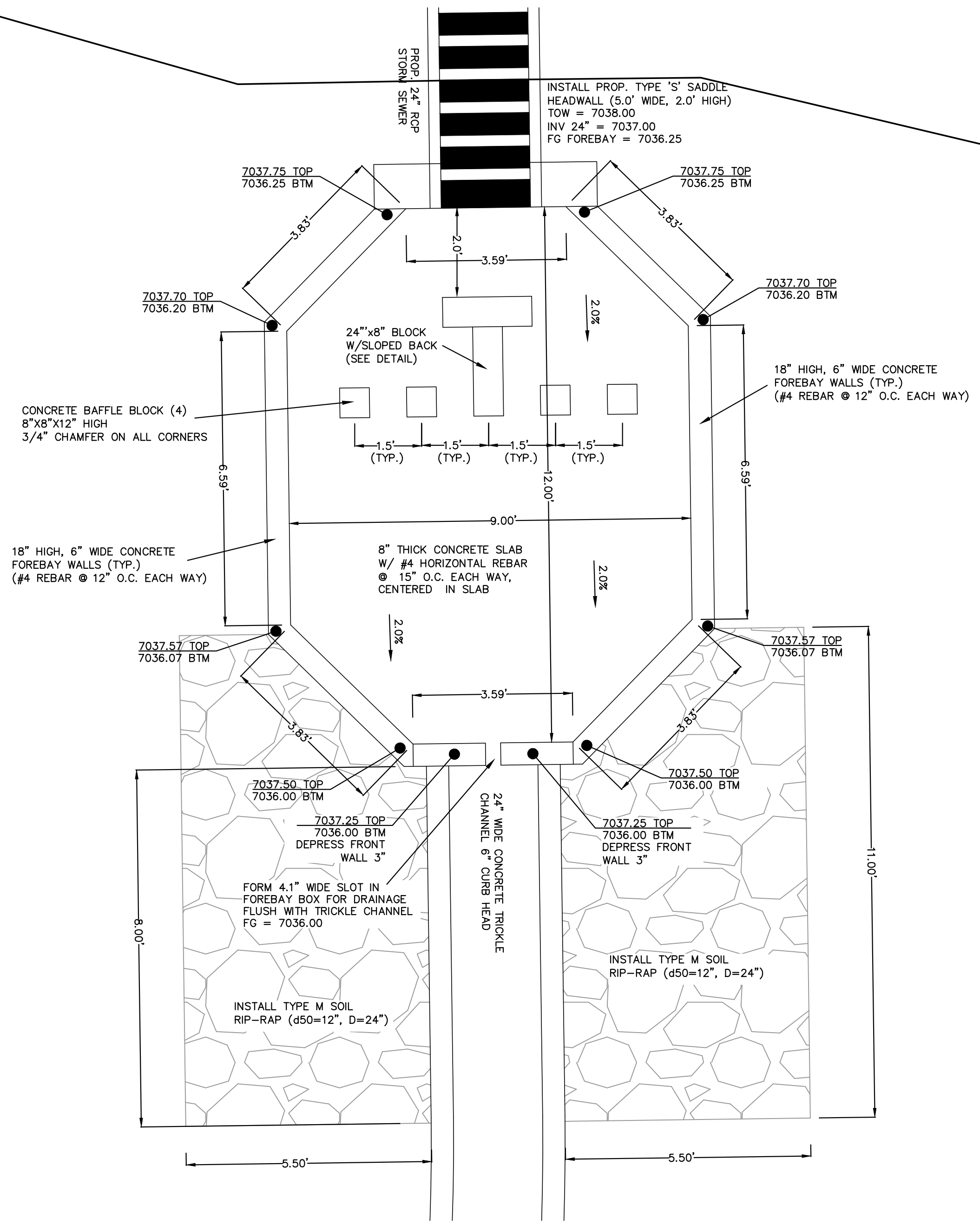
5/14/2025



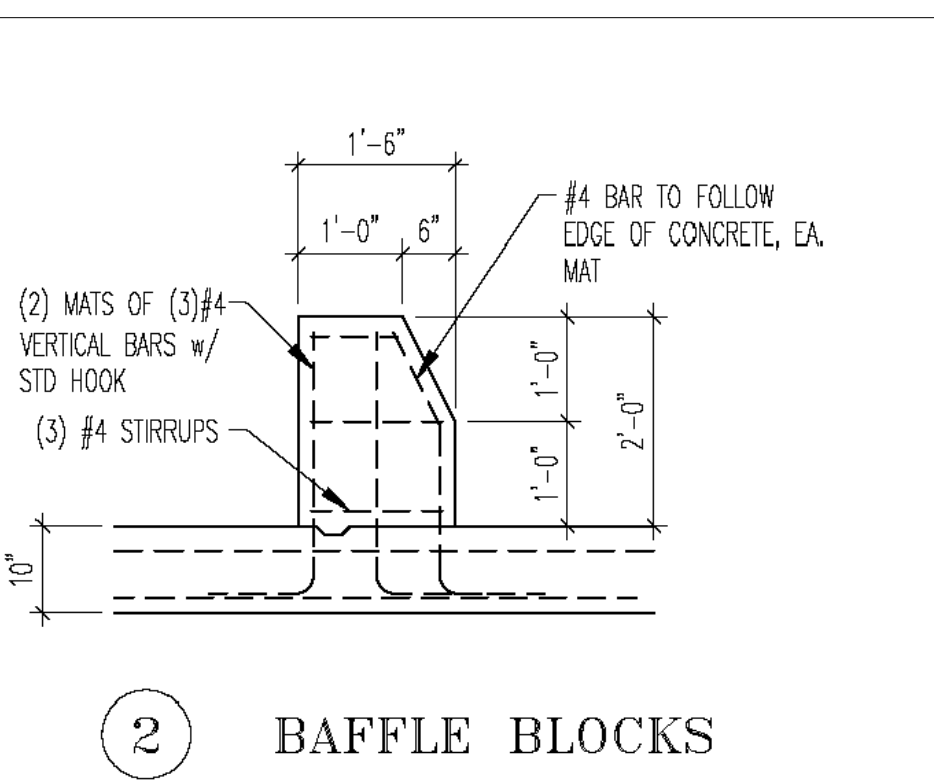
STERLING RANCH EAST FILING NO. 5  
CONSTRUCTION PLANS  
PRIVATE EXTENDED DETENTION BASIN 14B  
OUTLET BOX DETAILS

DESIGNED BY MAW SCALE DATE 10/31/24  
DRAWN BY MAW (H) 1" = N/A SHEET 27 OF 31  
CHECKED BY (V) 1" = N/A JOB NO. 1183.25



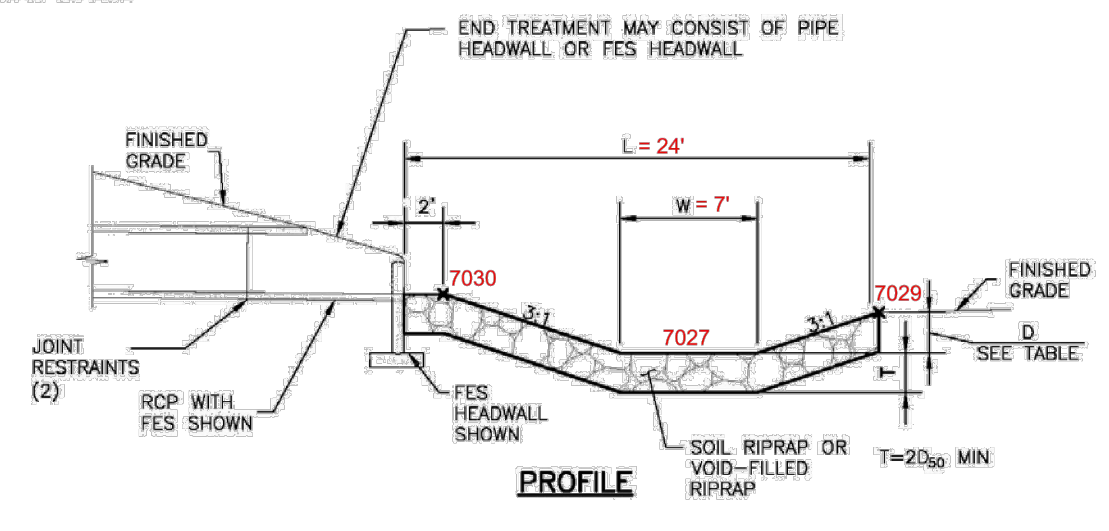
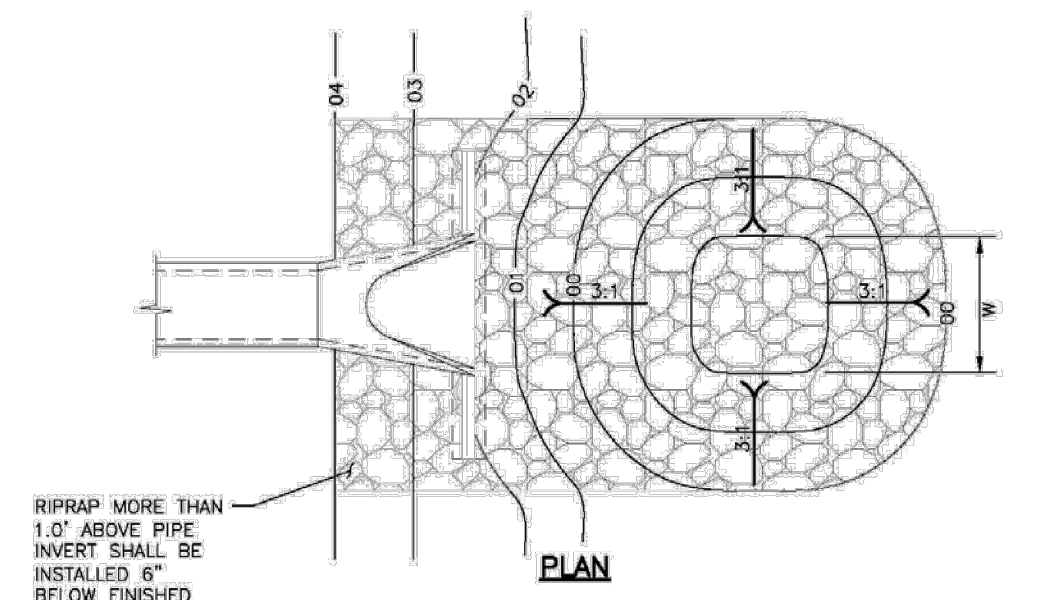


**EASTERLY CONCRETE FOREBAY**  
SCALE: 1"=2'



**2 Baffle Blocks**

Hydraulic Structures Chapter 9

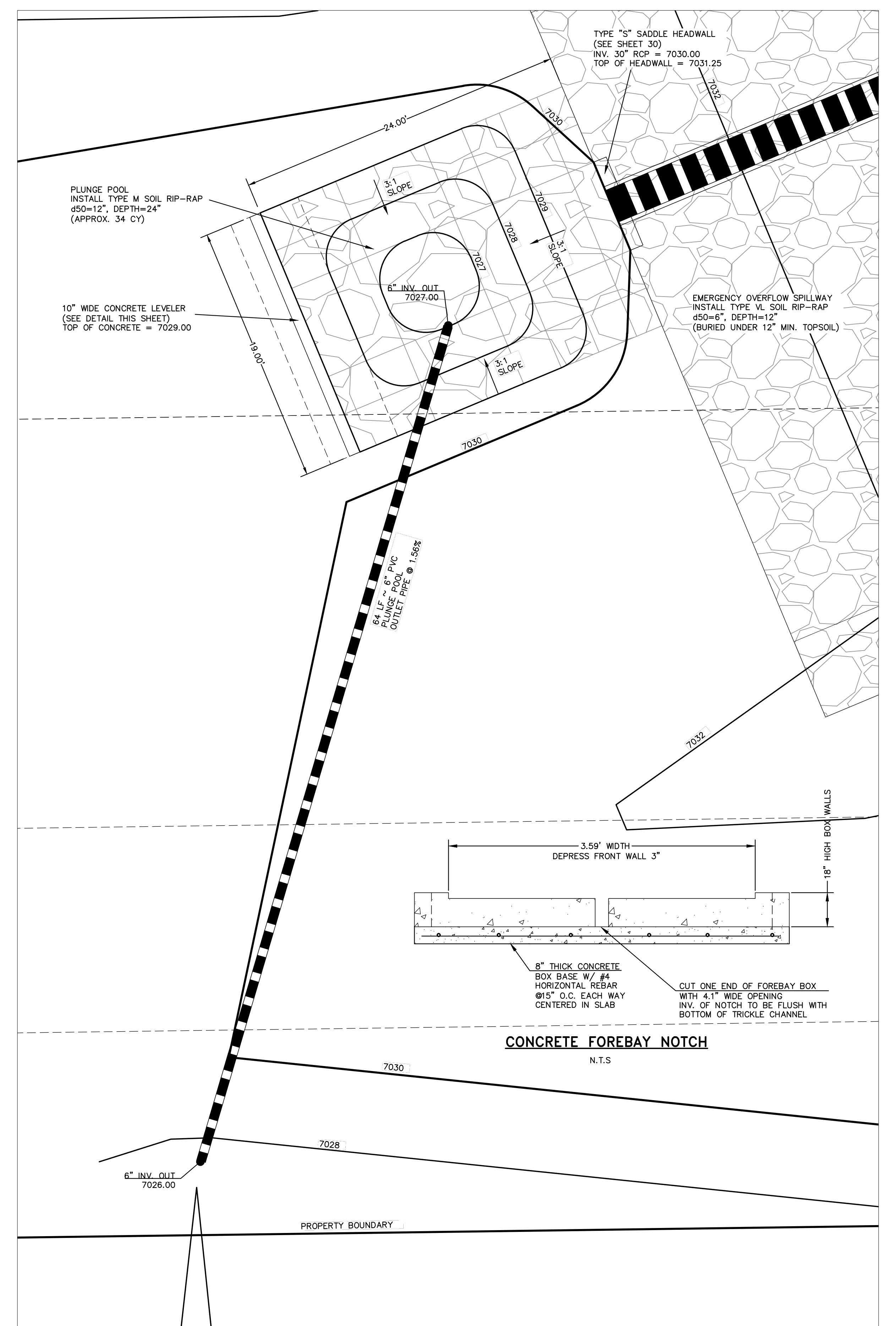


PIPE SIZE OR BOX HEIGHT	D	WH	L
18" - 24"	1'-0"	4"	18"
30" - 36"	1'-6"	6"	20"
42" - 48"	2'-0"	7"	24"
54" - 60"	2'-6"	8"	28"
66" - 72"	3'-0"	9"	32"

NOTE: POND OUTLET PIPE IS 30" RCP. HOWEVER, USE THE DIMENSIONS FOR THE 42"-48" BOX SIZE IN ORDER TO ACHIEVE A LARGER/DEEPER PLUNGE POOL.

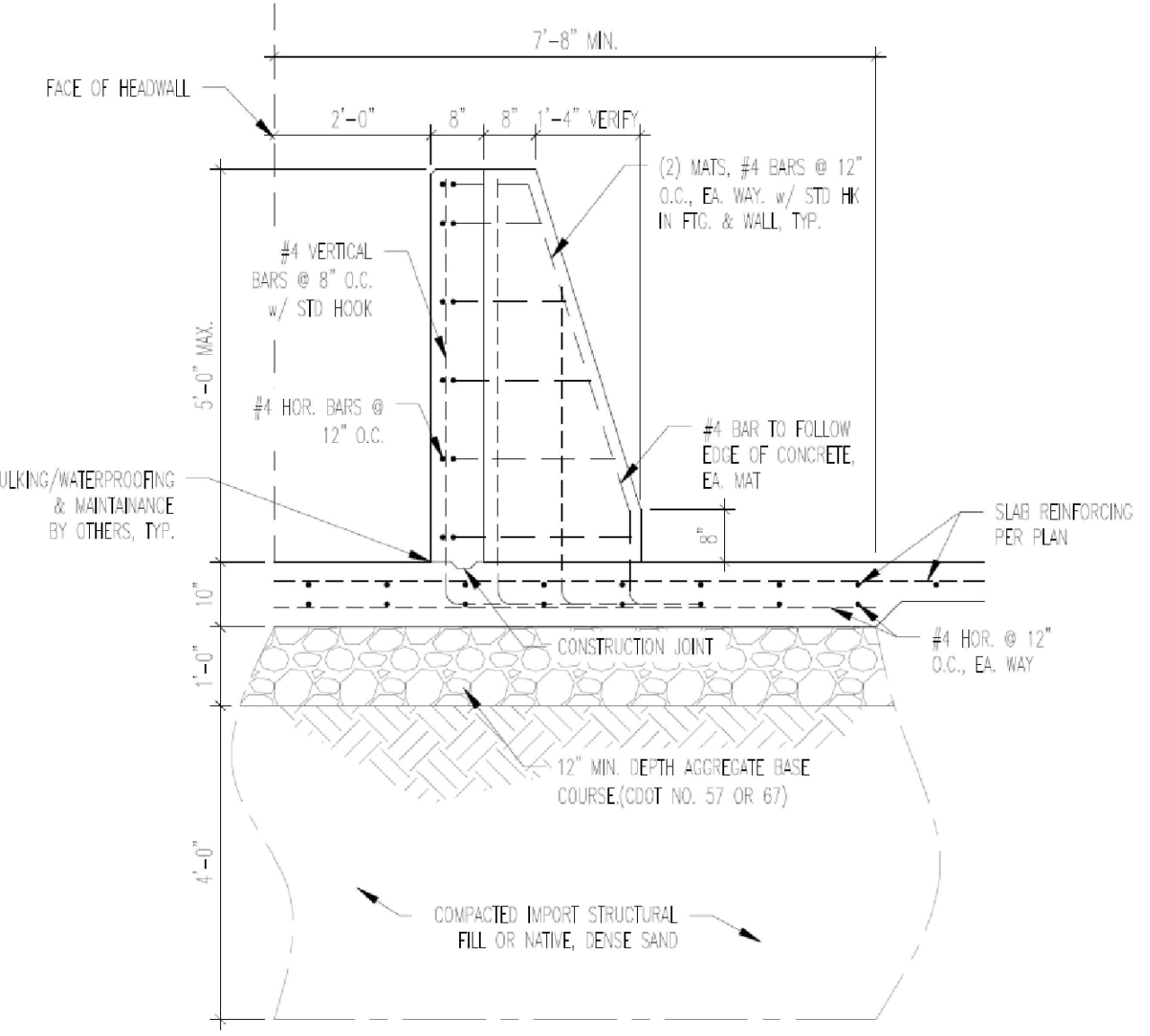
**Figure 9-37. Low tailwater riprap basin**

9-72 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 2 September 2017

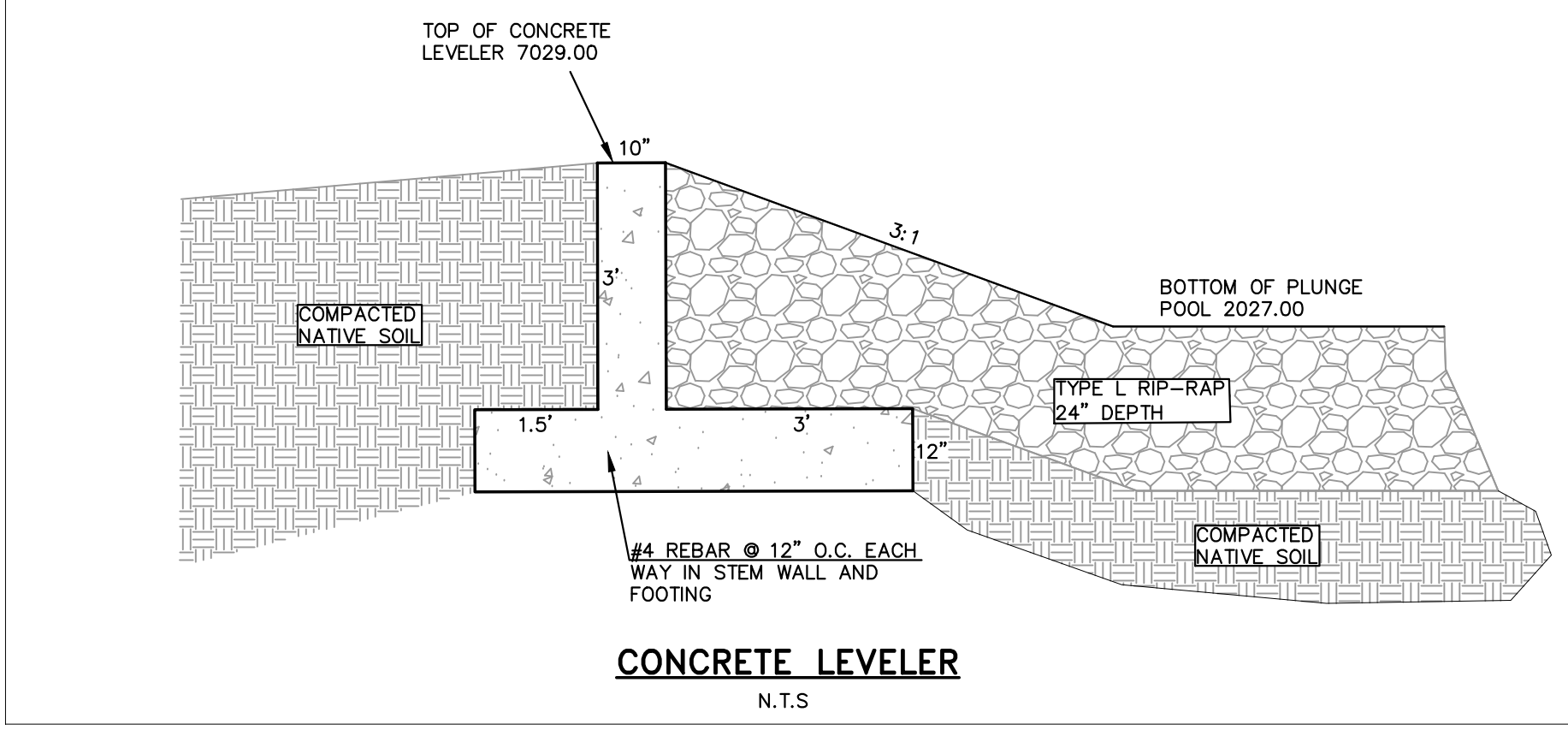


**PLUNGE POOL & CONCRETE LEVELER**  
SCALE: 1"=5'

PCD No. SF-2430



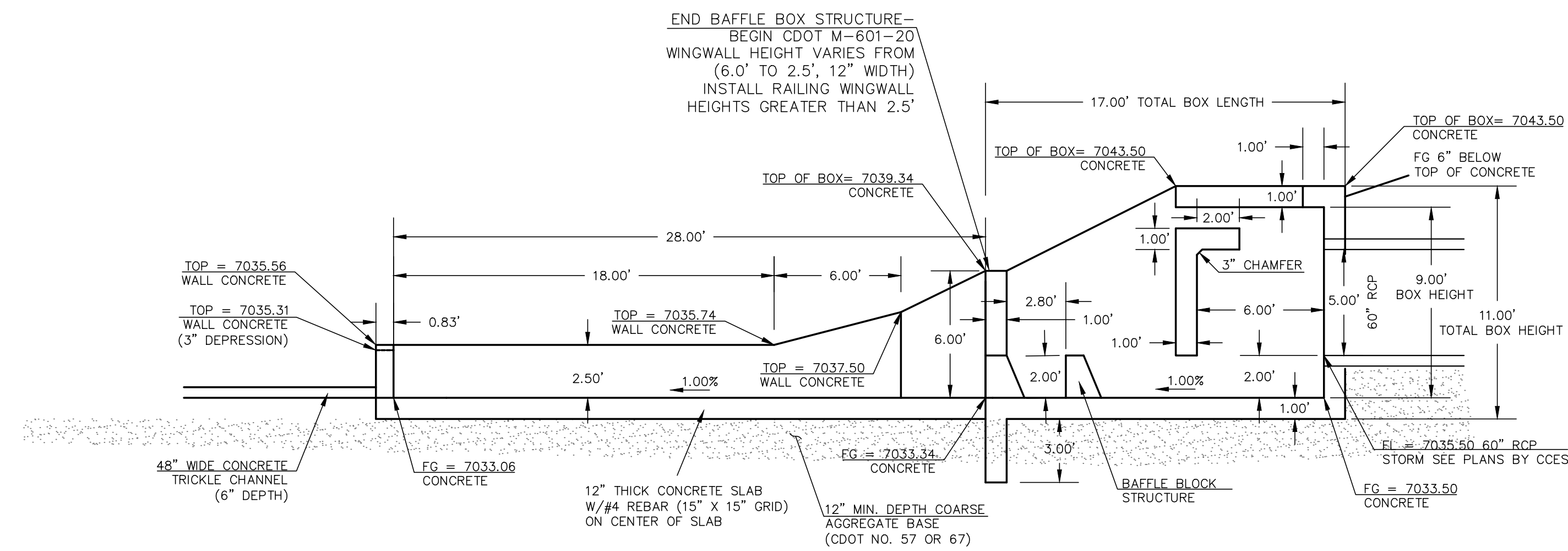
**1 Baffle Structure**  
SCALE: 3/8" = 1'-0"



**CONCRETE LEVELER**  
N.T.S.

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p><b>811</b></p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>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.</p>	<p>NO. REVISION</p> <p>1 REVISED PER COUNTY COMMENTS 4/8/25</p> <p>2 REVISED PER COUNTY COMMENTS 5/13/25</p>	<p>DATE</p> <p>4/8/25</p> <p>5/13/25</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, REGISTERED PROFESSIONAL ENGINEER, #37155</p>	<p>STERLING RANCH EAST FILING NO. 5 CONSTRUCTION PLANS</p> <p>PRIVATE EXTENDED DETENTION 14B</p> <p>EASTERLY FOREBAY DETAILS / PLUNGE POOL</p> <p>DESIGNED BY MAW SCALE DATE 10/31/24</p> <p>DRAWN BY MAW (H) 1"=VARIES SHEET 28 OF 31</p> <p>CHECKED BY (V) 1"= N/A JOB NO. 1183.25</p>	<p>CLASSIC CONSULTING ENGINEERS &amp; SURVEYORS</p> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799(Fax)</p>
	<p>5/14/2025</p>		<p>DATE</p>	<p>DATE</p>	

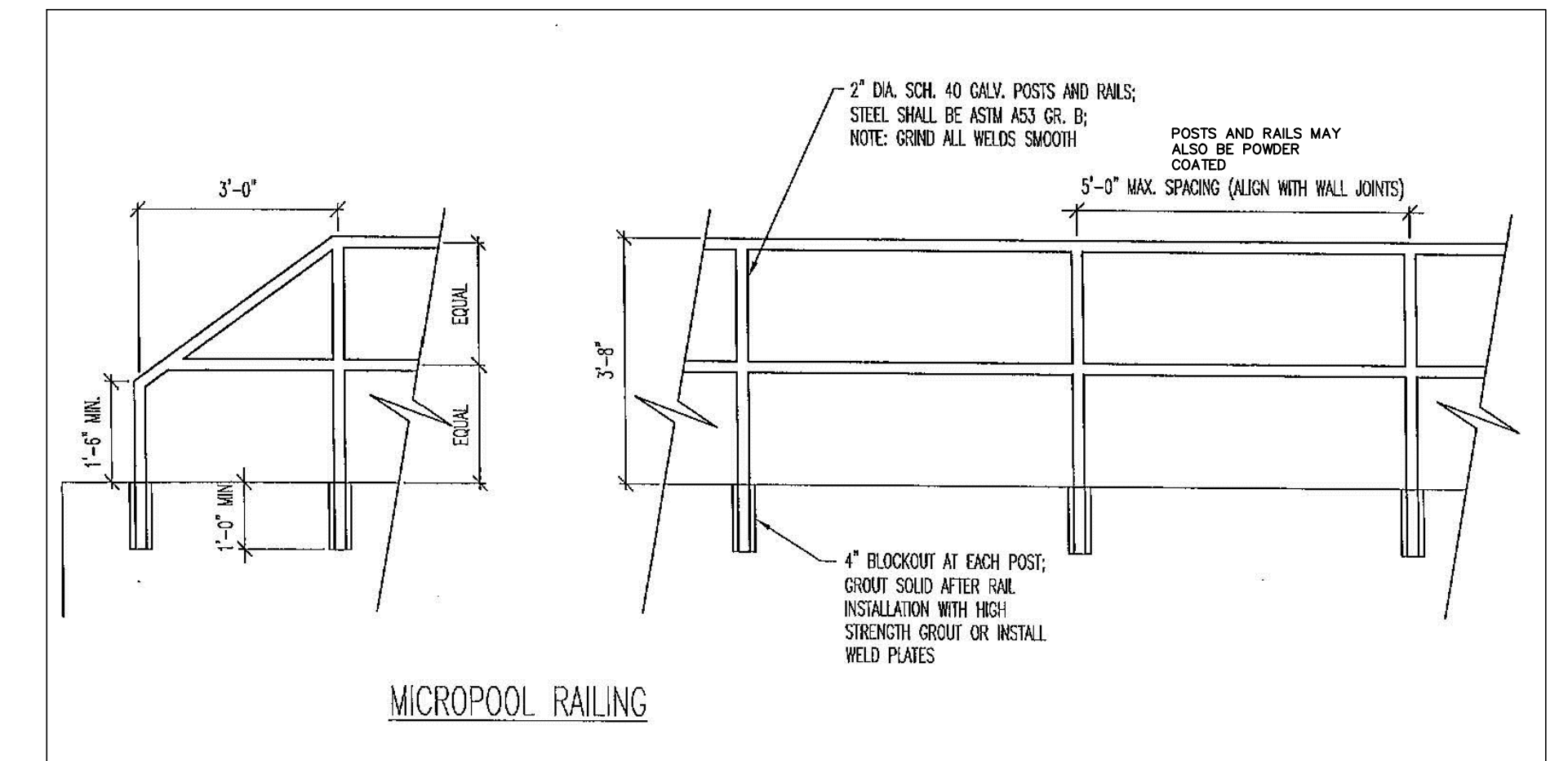
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MHFCU USBR TYPE VI IMPACT STILLING BASIN

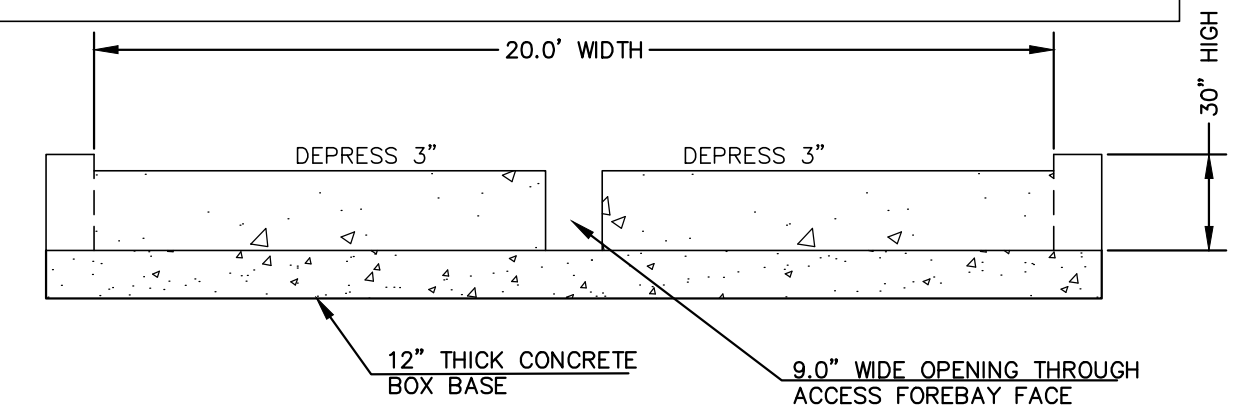
PROPOSED WESTERLY FOREBAY AT 60" PIPE - POND STRUCTURE (PROFILE VIEW)

SCALE  
1" = 5'

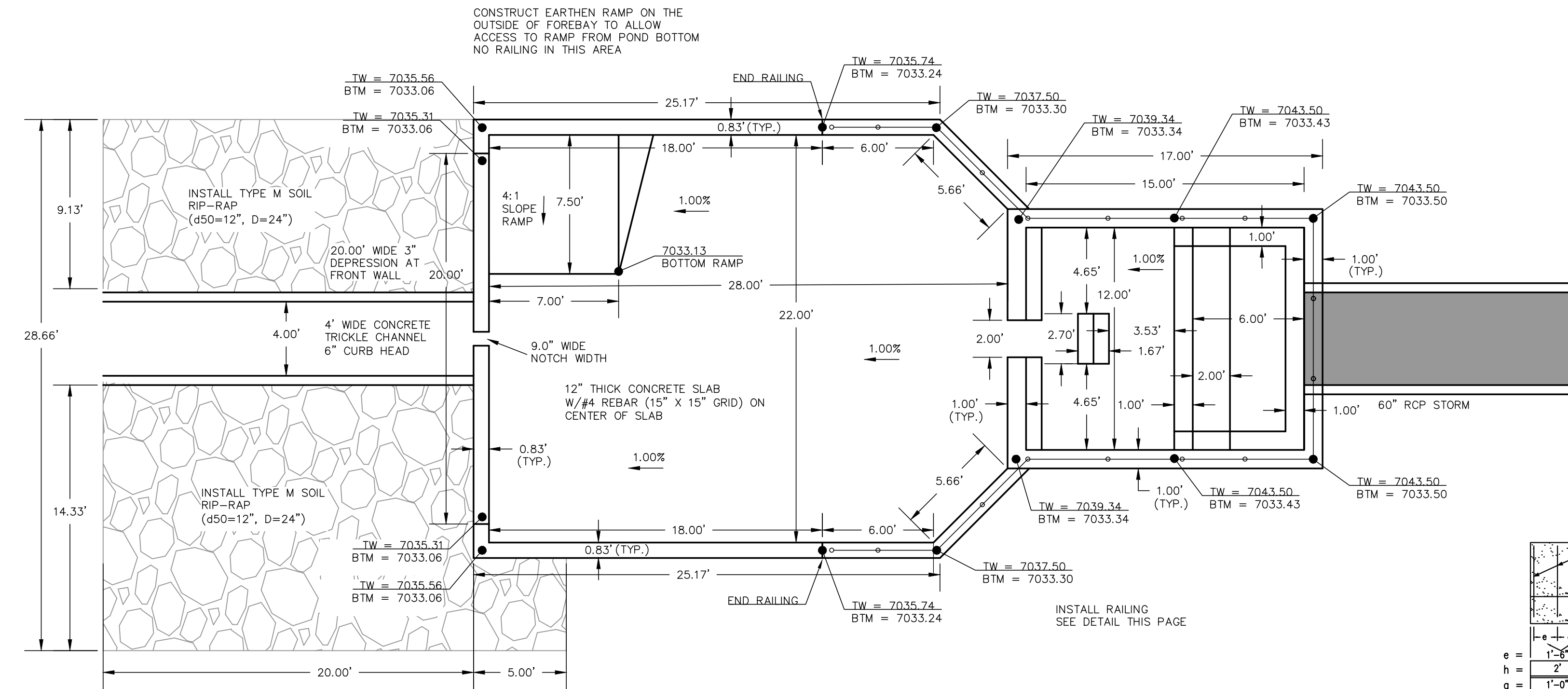


FOREBAY RAILING  
N.T.S.

- NOTES:
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CONCRETE FOREBAY NOTCH  
N.T.S.



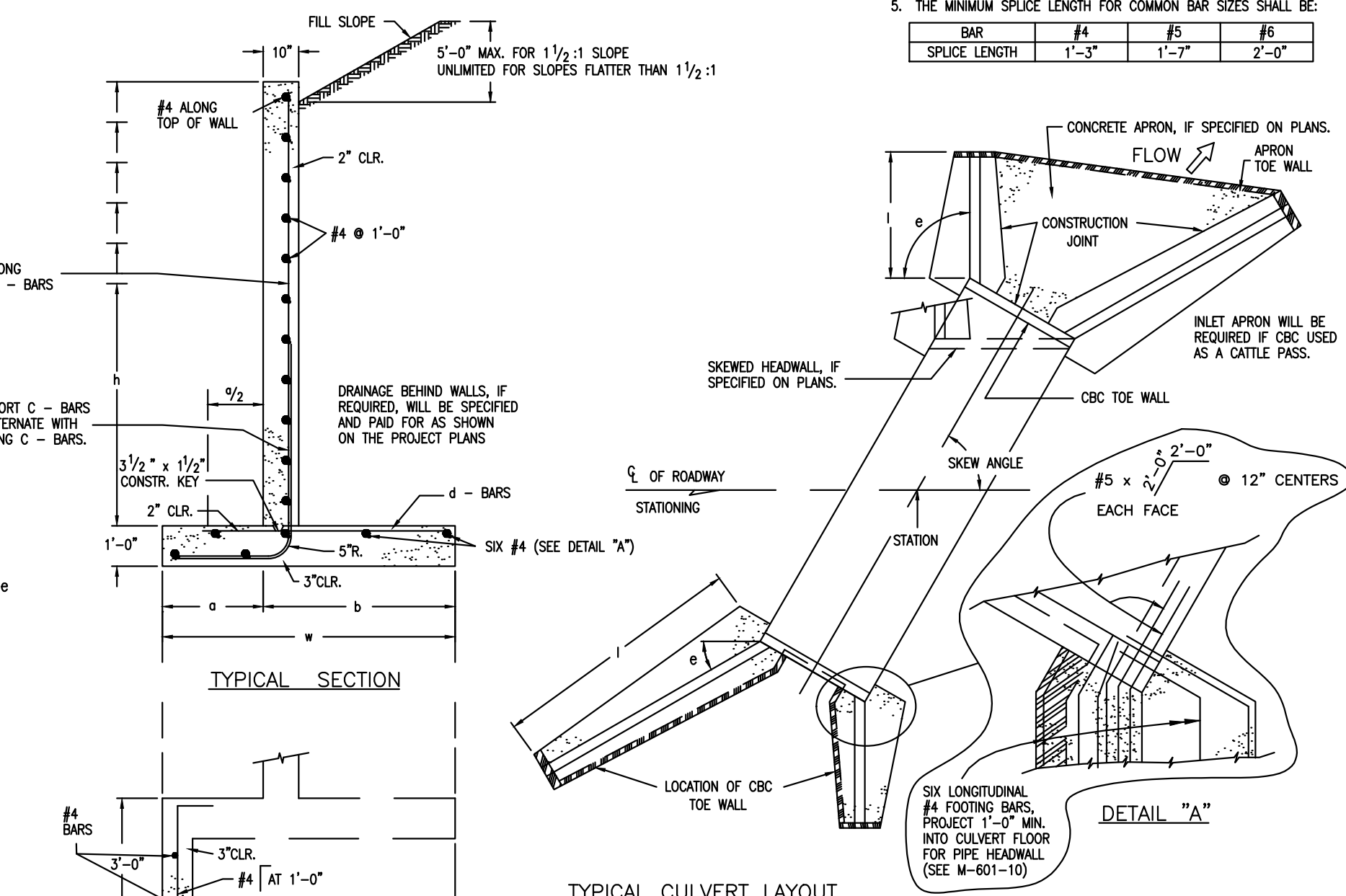
PROPOSED WESTERLY FOREBAY AT 60" PIPE - POND STRUCTURE (PLAN VIEW)

SCALE  
1" = 5'

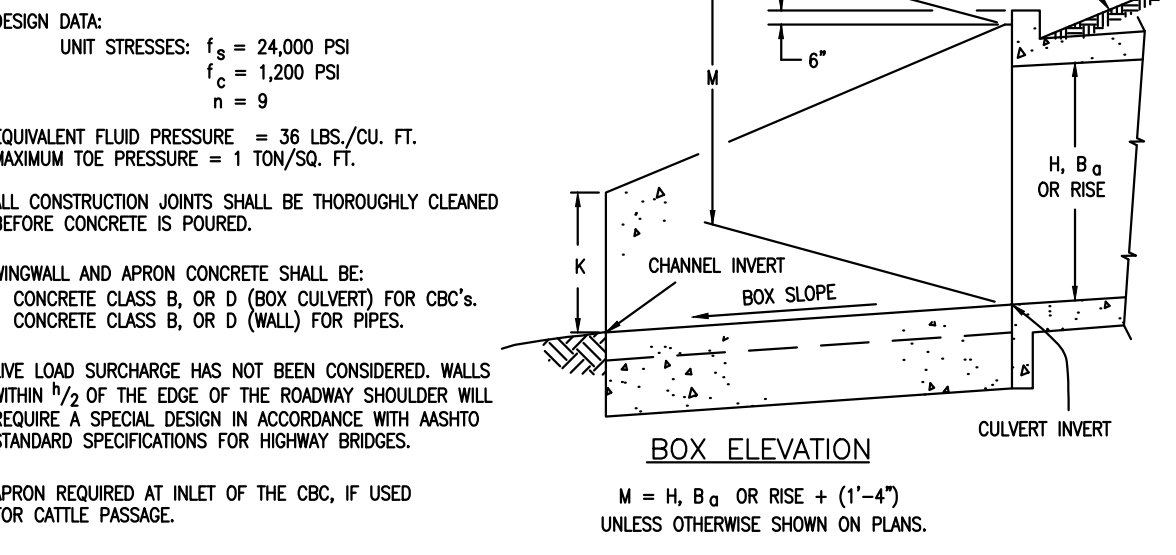
DESIGN TABLE

SPACING	1'-0"	1'-2"	1'-4"	1'-6"	1'-8"	2'-0"	2'-4"	2'-8"	3'-0"	3'-4"	3'-8"	4'-0"	4'-4"	4'-8"	5'-0"	5'-4"	5'-8"	6'-0"
CONC. QTY./L.F.	0.161	0.210	0.259	0.308	0.358	0.407	0.457	0.506	0.556	0.604	0.652	0.701	0.750	0.799	0.848	0.897	0.946	0.995
REIN. LB./L.F.	8.0	9.3	10.7	12.1	13.5	14.9	16.4	17.8	19.2	20.6	22.0	23.4	24.8	26.2	27.6	29.0	30.4	31.8

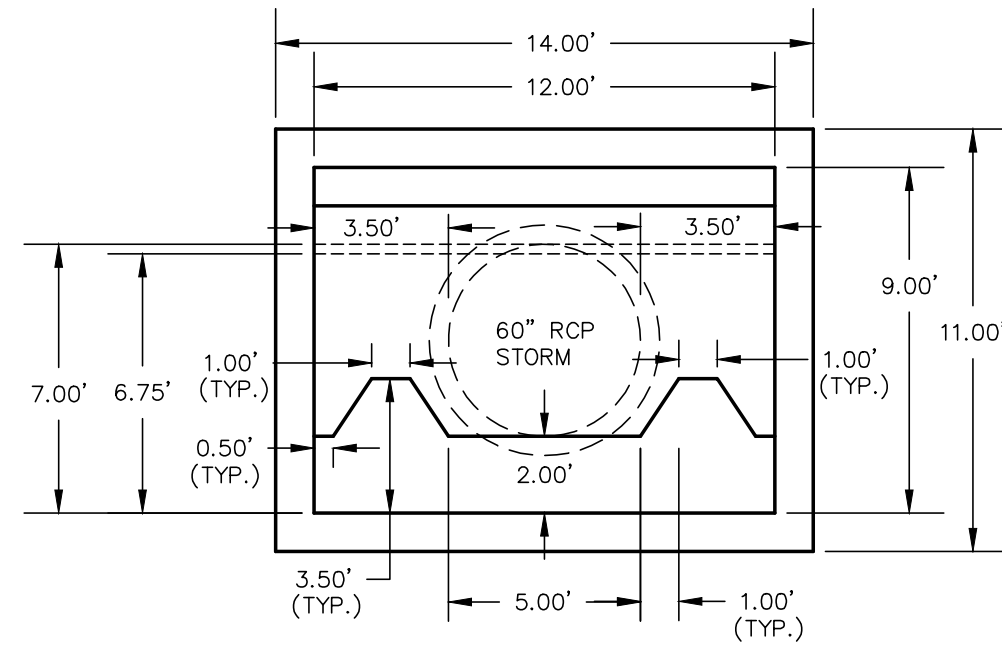
\* DOES NOT INCLUDE TOE WALL QUANTITIES



TYPICAL CULVERT LAYOUT



CDOT M-601-20



60" PIPE - IMPACT STRUCTURE (FACE VIEW)

SCALE  
1" = 5'

48 HOURS BEFORE YOU DIG,  
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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 ENGINEERING AND SURVEYORS, LLC

MARC A. WHORTON, REGISTERED PROFESSIONAL ENGINEER #37155

5/14/2025 DATE

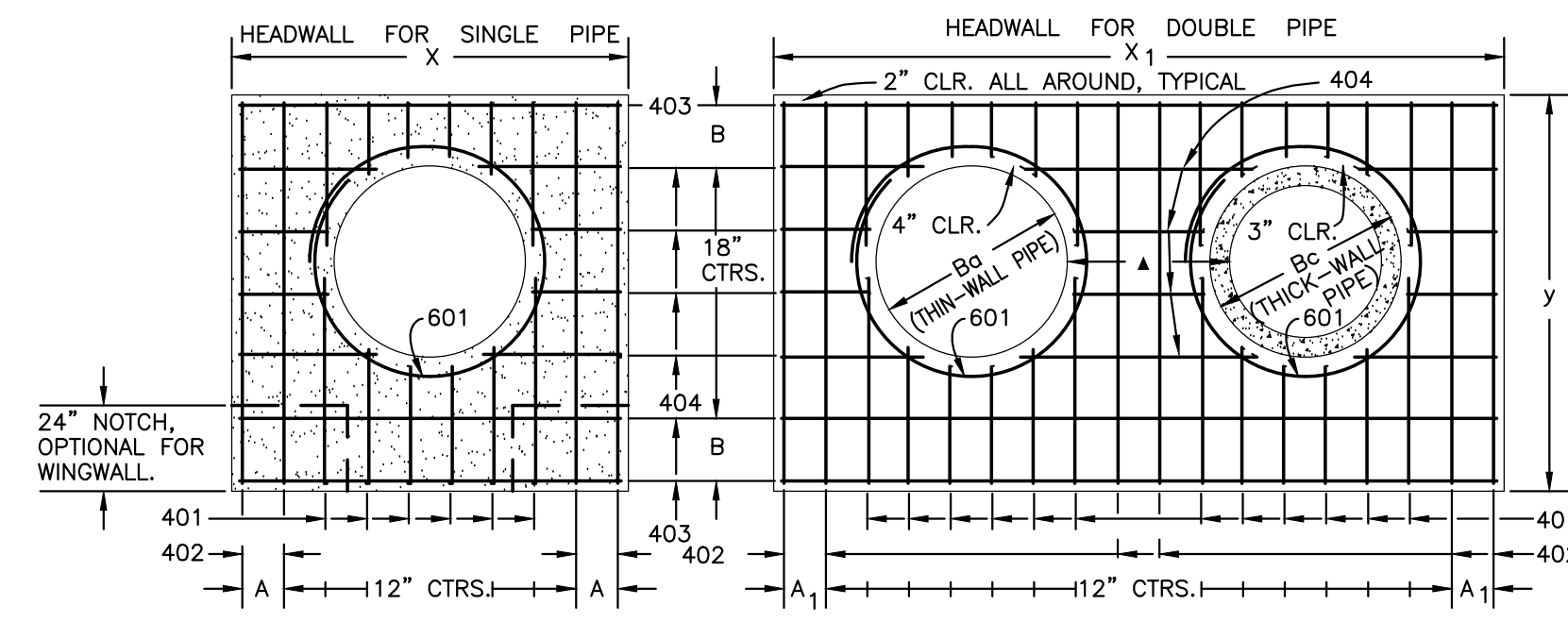


STERLING RANCH EAST FILING NO. 5  
CONSTRUCTION PLANS  
PRIVATE POND FSD-14B  
60" IMPACT STRUCTURE & POND OUTALL

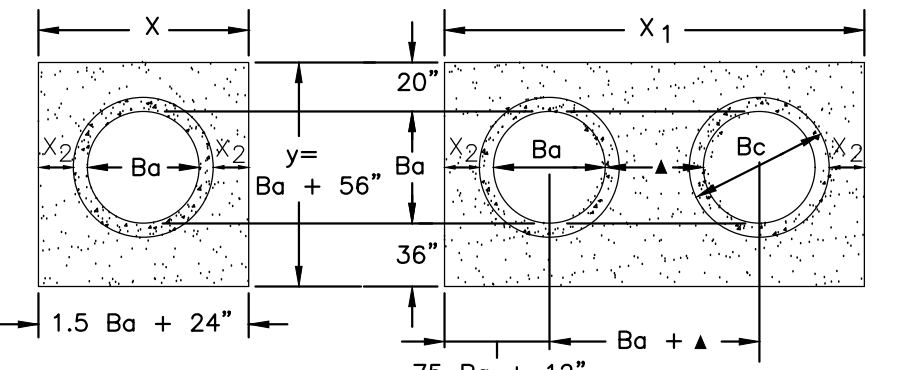
DESIGNED BY MAW SCALE DATE 10/31/24  
DRAWN BY MAW (H) 1" = 5' SHEET 29 OF 31  
CHECKED BY (V) 1" = N/A JOB NO. 1183.25

PCD No. SF-2430

V:\118325\DRAWINGS\CONSTRUCT\CONV\29-118325-POND-1.dwg, 4/9/2025 1:09:12 PM, 1/1



TYPICAL BAR LAYOUT FOR CONCRETE HEADWALLS

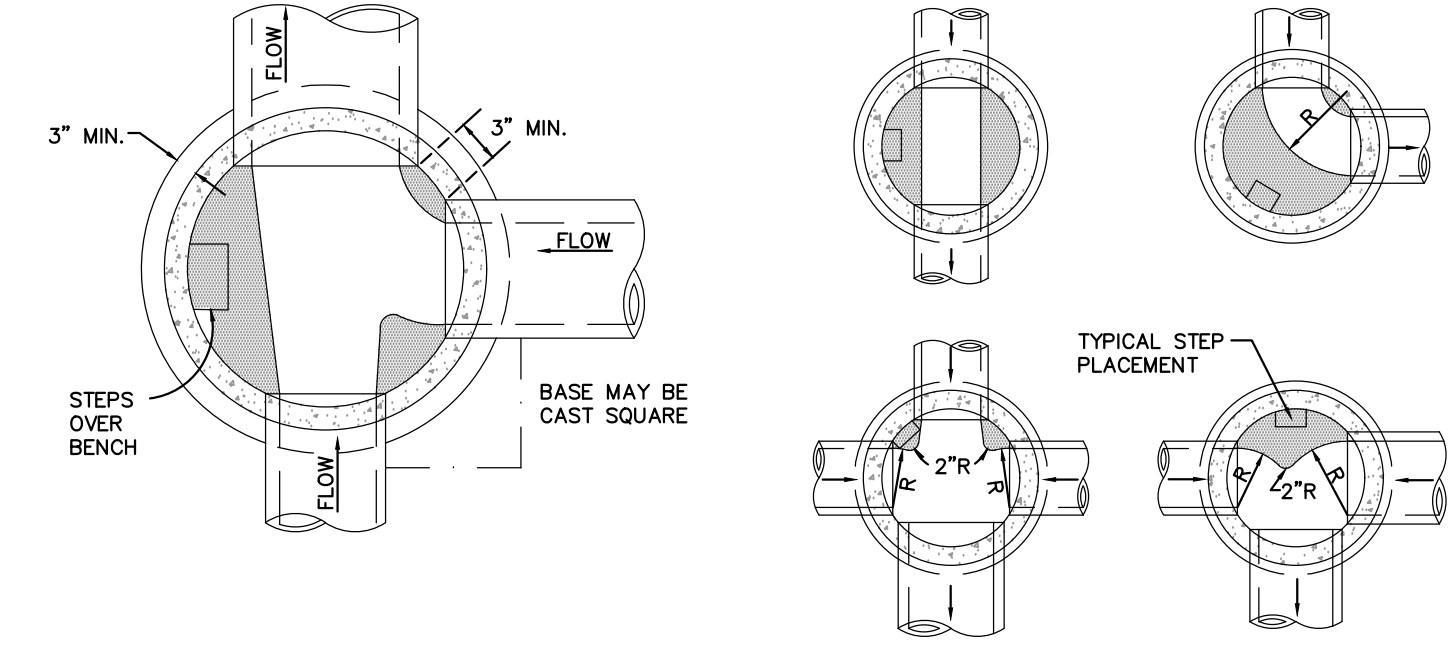


DIMENSIONS		QUANTITIES										
Ba	X	CONCRETE	STEEL									
in.	ft.-in.	CU. YD.	LB.									
54	65	8-9	8 1/2	15-6	7	9-2	17	20	2.12	3.55	209	364
60	72	9-6	7	17-0	10	9-8	11	21	2.35	3.99	236	414
66	79	10-3	11 1/2	18-6	7	10-2	14	22	2.60	4.44	249	453
72	86	11-0	10	20-0	10	10-8	17	23	2.85	4.91	270	476
78	93	11-9	8 1/2	21-3	11	11-2	11	24	3.11	5.29	306	527
84	100	12-6	7	22-6	7	11-8	14	25	3.38	5.68	333	572
90	107	13-3	11 1/2	23-9	8 1/2	12-2	17	26	3.66	6.08	335	593
96	114	14-0	10	25-0	10	12-8	11	27	3.94	6.48	379	649
102	121	14-9	8 1/2	26-3	11 1/2	13-2	14	28	4.24	6.89	400	664
108	128	15-6	7	27-6	7	13-8	17	29	4.54	7.30	424	707

HEADWALL FOR THICK-WALL ROUND PIPE

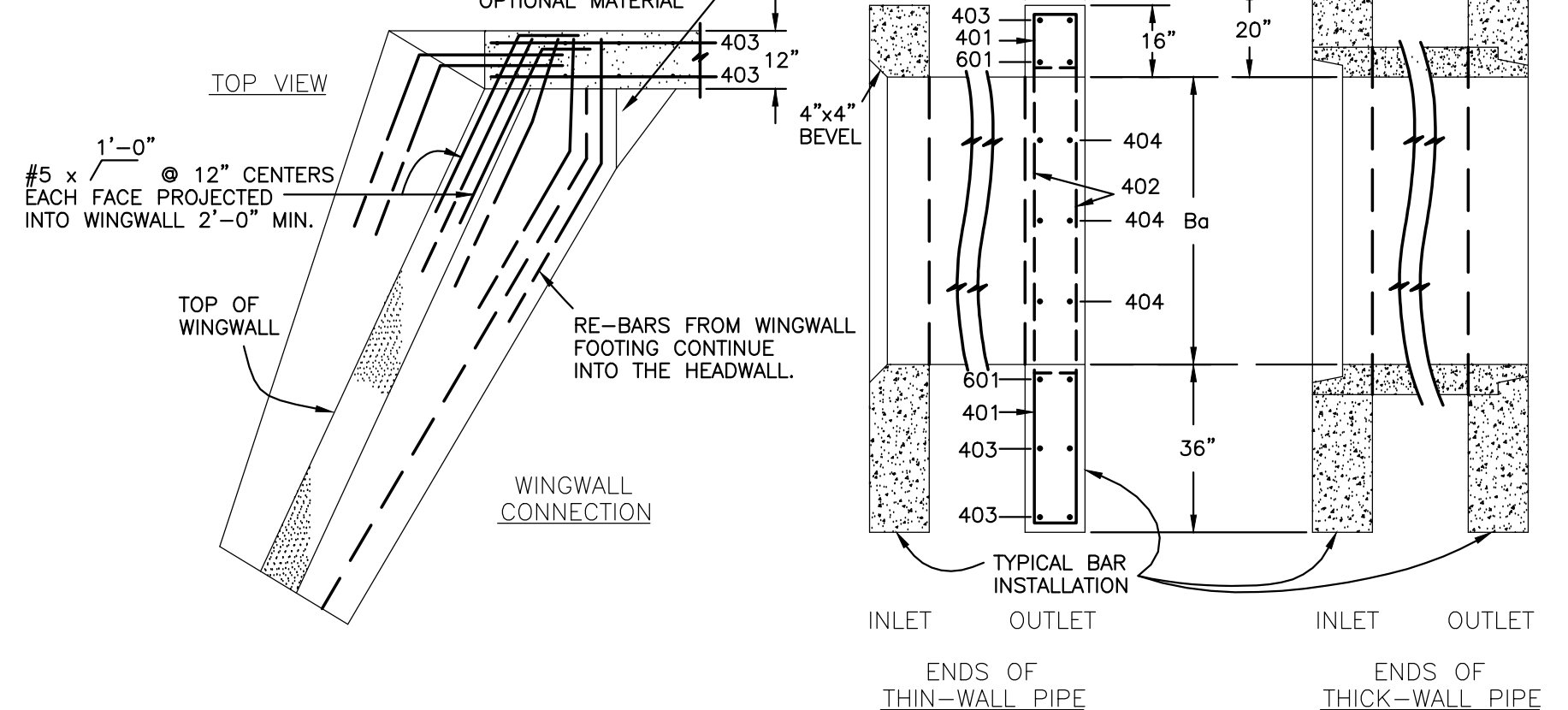
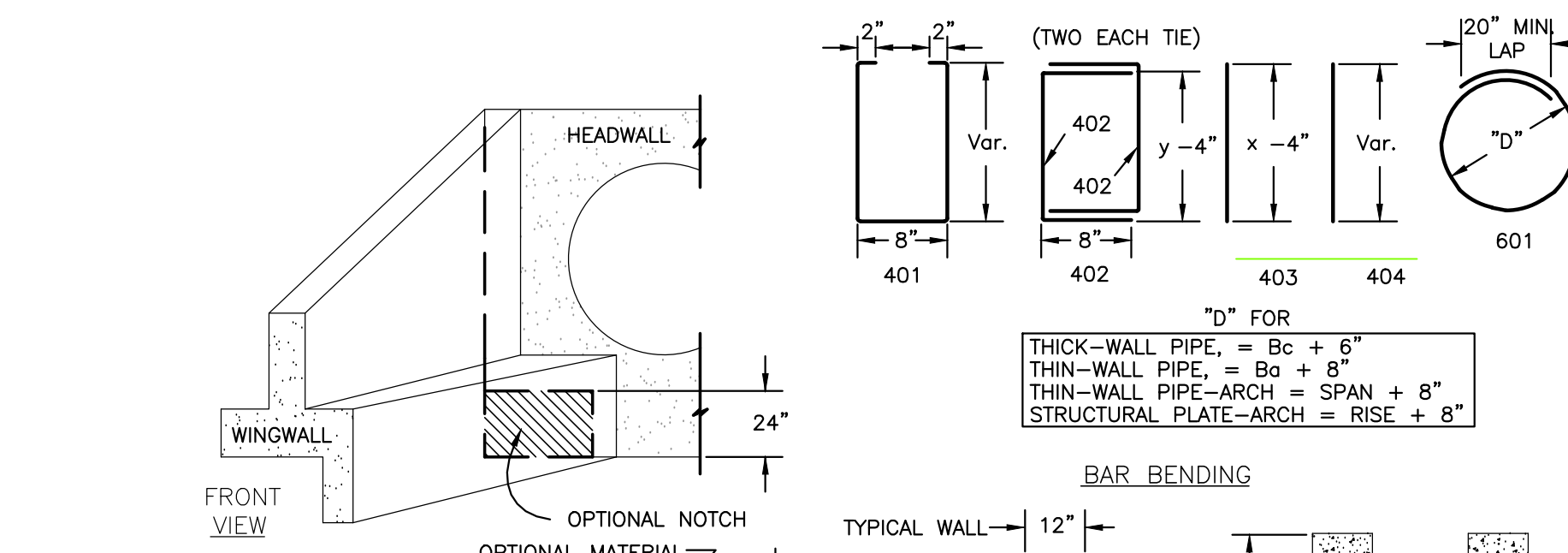
GENERAL NOTES

- CONCRETE SHALL BE CLASS B.
  - HEADWALL SHALL BE PERPENDICULAR TO THE CULVERT Q UNLESS OTHERWISE SHOWN ON THE PLANS. TABULATED DIMENSIONS AND QUANTITIES MUST BE ADJUSTED FOR SKEWED INSTALLATIONS.
  - FOR WINGWALL DETAILS, SEE STANDARD M-601-20.
  - VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED FROM STEEL AND CONCRETE QUANTITIES.
  - EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
  - ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
- ▲ WHEN TWO OR MORE CONDUITS ARE LAID SIDE BY SIDE, THEY SHALL BE PLACED SO THAT THE ADJACENT PIPES WILL BE 1/2 INSIDE DIAMETER OR 1/2 INSIDE SPAN OR 3 FEET APART (INCLUDING WALL THICKNESS) WHICHEVER IS LESS.
- ADD 0.89 x (X OR X1) (LB.) WHEN APRON IS REQUIRED.



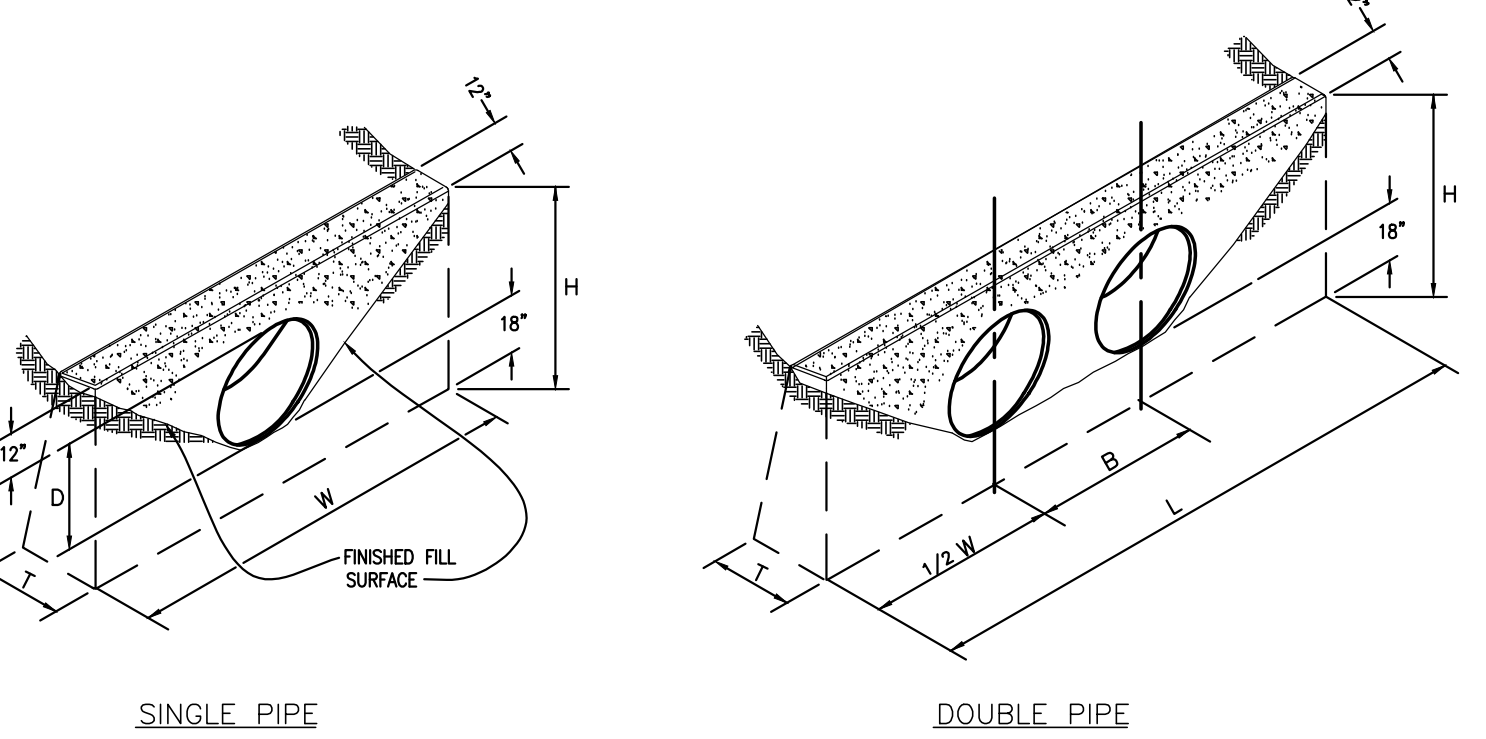
STORM SEWER MANHOLE - TYPE II

- NOTES
- TYPE II MANHOLES SHALL BE USED ONLY WITH APPROVAL OF THE CITY ENGINEER AND ONLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
  - VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
  - EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
  - PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
  - BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., 1/2" PER FT. MIN.).
  - FLOOR OF MANHOLE SHALL BE TROWELED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (6:1 MAX., 1/2" PER FT. MIN.). FLOOR SHALL BE SHARPED AND CHAMFERED; SEE DETAILS THIS SHEET.



CDOT M-601-10 - HEADWALL DETAIL

- GENERAL NOTES
- FOR SIZE AND LOCATION OF CULVERTS, SEE PLANS.
  - ALL CONCRETE SHALL BE CLASS B.
  - FOOTINGS IN ROCK SHALL BE POURED OUT TO ROCK AND NOT FORMED. IN ACCORDANCE WITH SUBSECTION 601.09(B).
  - EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN.
  - HEADWALL SHALL HAVE REINFORCING STEEL INSTALLED IN A PATTERN SIMILAR TO STANDARD PLAN M-601-10 (ABOVE).
  - COST OF REINFORCING STEEL SHALL BE INCLUDED IN THE WORK UNLESS THE STEEL QUANTITIES ARE LISTED IN THE PLANS.

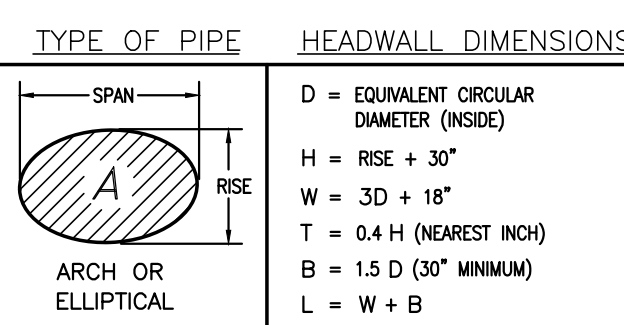
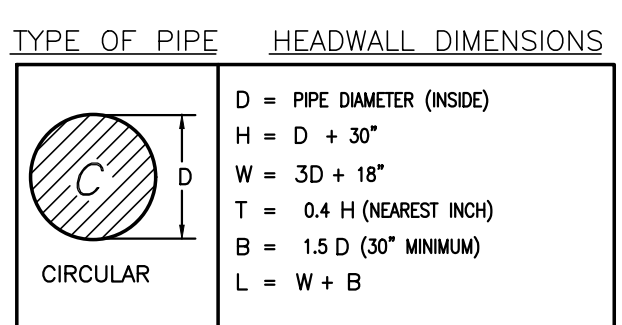


CONCRETE HEADWALL INSTALLATIONS

QUANTITIES FOR ONE CONCRETE HEADWALL (CUBIC YARDS)

PIPE	DIAMETER (AND EQUIVALENT DIAMETER) (INCHES)									
	18	24	30	36	42	48	54	60		
CIRCULAR	RCP	1.0	1.3	1.5	2.0	2.7	2.8	3.6	4.6	6.0
	CMP OR PLASTIC	1.1	1.4	1.6	2.1	2.2	3.0	3.0	4.0	5.0
ELLIPTICAL	RCP	2.3 x 1.4	3.0 x 1.9	3.8 x 2.4	4.5 x 2.9	5.3 x 3.4	6.0 x 3.8			
	CMP	0.9	1.2	1.3	1.6	1.7	2.2	2.3	2.9	3.7
ARCH	RCP	2.2 x 1.3	2.9 x 1.8	3.6 x 2.2	4.3 x 2.7	5.0 x 3.1	5.8 x 3.6			
	CMP	0.9	1.3	1.4	1.9	1.8	2.4	2.4	3.4	5.0

THICKNESS	MATERIAL	DIAMETER (INCHES)				
		18	24	30	36	42
4"	CONCRETE	0.4	0.8	1.2	2.6	3.6
6"	CONCRETE				2.6	3.6
18"	RIPRAP	2.0	3.5	5.4	7.8	10.7



NOTE: VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED.

**HEADWALL FOR METAL PIPE ARCH (MPA)**

RANGE OF EQUIV. DIAM.	RANGE OF SPANS S	RANGE OF RISES R	SINGLE		DOUBLE	
			CONCRETE	STEEL	CONCRETE	STEEL
36-42	38-47	30-36	36	94	71	165
42-48	48-59	31-41	41	138	89	207
54-60	60-71	40-51	51	142	107	249
60-75	72-83	44-69	69	166	119	285
72-81	84-95	63-72	72	180	131	322
84-90	96-107	69-76	76	214	143	357

GENERAL NOTES

- CONCRETE SHALL BE CLASS B.
- EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN.
- IF A PRECAST HEADWALL IS USED, A PERMANENT EPOXY BOND, APPROVED BY THE ENGINEER, SHALL BE USED BETWEEN PIPE AND HEADWALL.
- HEADWALL SHALL BE PERPENDICULAR TO THE CULVERT CENTERLINE UNLESS OTHERWISE SPECIFIED. TABULATED DIMENSIONS AND QUANTITIES SHALL BE ADJUSTED FOR SKEWED INSTALLATIONS.
- HEADWALL ANCHOR BOLTS SHALL CONFORM TO A508 TO M167 AND SHALL BE INCLUDED IN THE COST OF PIPE.
- HEADWALL ANCHOR BOLTS SHALL BE USED ONLY WITH FLEXIBLE PIPE, BOTH ROUND AND ARCH.

NOTE: EACH LINE OF THE PIPE ARCH TABLE DESCRIBES A SINGLE HEADWALL THAT WILL ACCOMMODATE SEVERAL SIZES OF PIPE-ARCH. THE CONCRETE QUANTITIES IN THIS TABLE ARE BASED ON DEDUCTION OF CONCRETE FROM THE HEADWALL OF THE MEDIAN SIZE PIPE IN THE RANGE OF EQUIVALENT DIAMETERS SHOWN.

ADJUST L, B, T, C, #5 BAR LENGTH AND QUANTITIES WHEN SKEW IS < 90°

SKEW FACTOR

SKEW	FACTOR
90	1.000
85	1.004
80	1.015
75	1.035
70	1.064
65	1.103
60	1.150
55	1.221
50	1.305
45	1.414
40	1.556
35	1.743
30	2.000

Computer File Information: Creation Date: 07/04/12, Initials: DD, Last Modification Date: 07/04/12, Initials: LTA, Full Path: www.coloradodot.info/business/designsupport, Drawing File Name: 601010101.dgn, CAD Ver: MicroStation V8, Note: Not to Scale, Units: English

Sheet Revisions: Date, Comments

Colorado Department of Transportation: 4201 East Arkansas Avenue, Denver, Colorado 80222, Phone: (303) 757-9083, Fax: (303) 757-9820

Project Development Branch DD/LTA

**TYPE "S" SADDLE HEADWALLS FOR PIPE**

STANDARD PLAN NO. M-601-11

Sheet No. 1 of 1

PCD No. SF-2430

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS

**811**

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MARC A. WHORTON, CONSULTING ENGINEER #37155

5/14/2025

STERLING RANCH EAST FILING NO. 5 CONSTRUCTION PLANS DETAIL SHEET

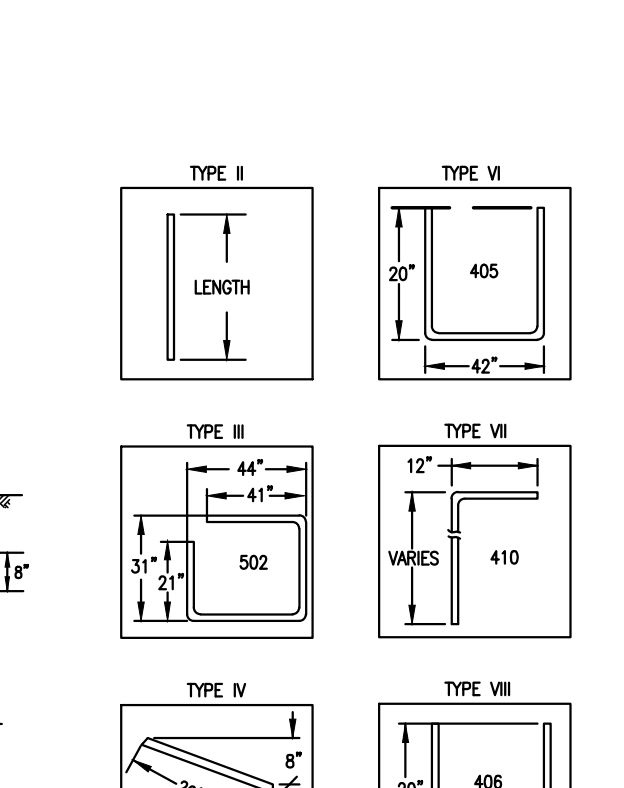
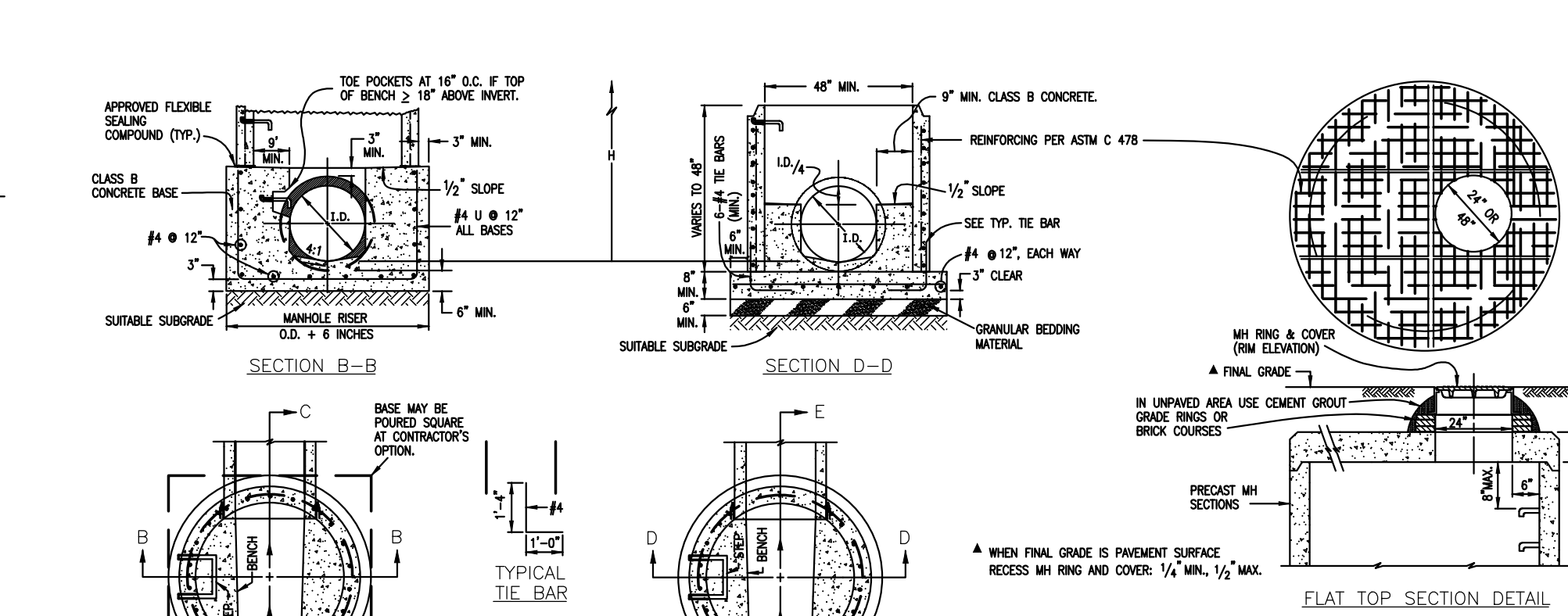
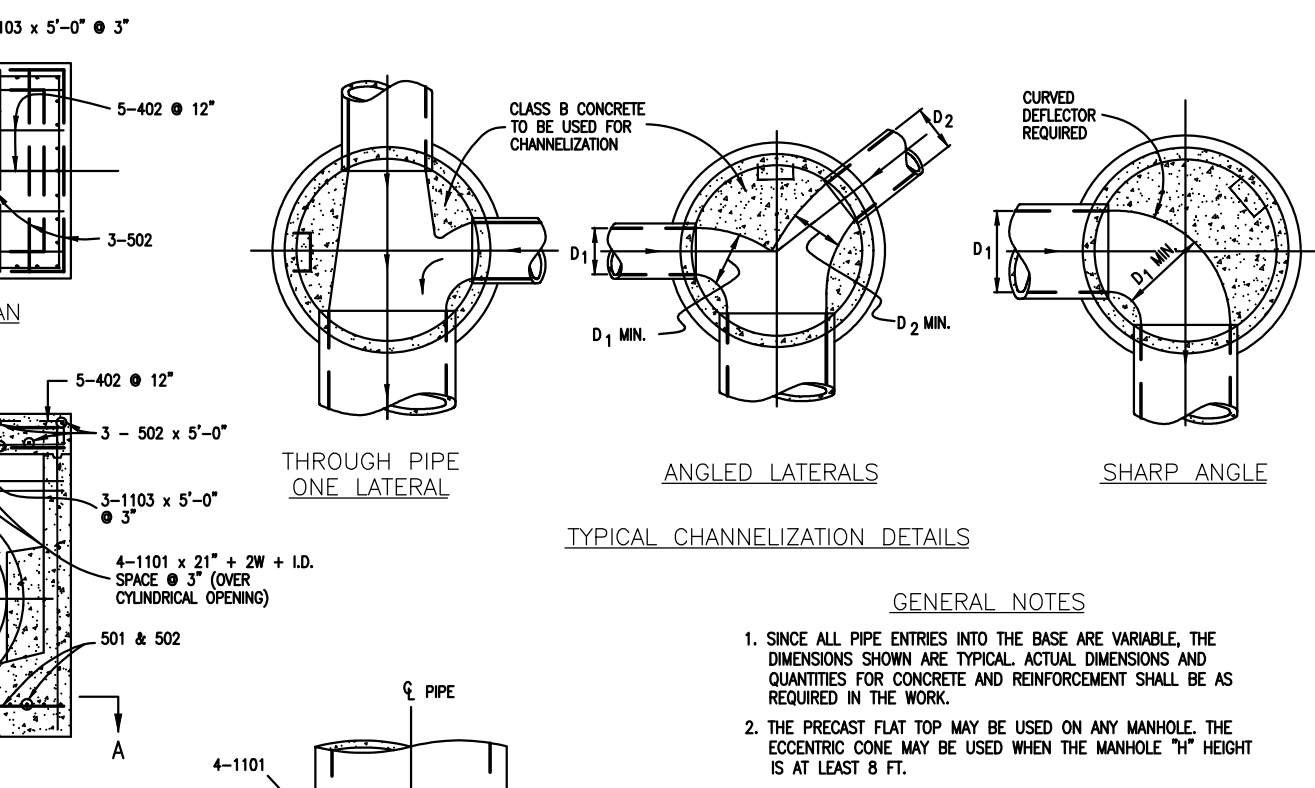
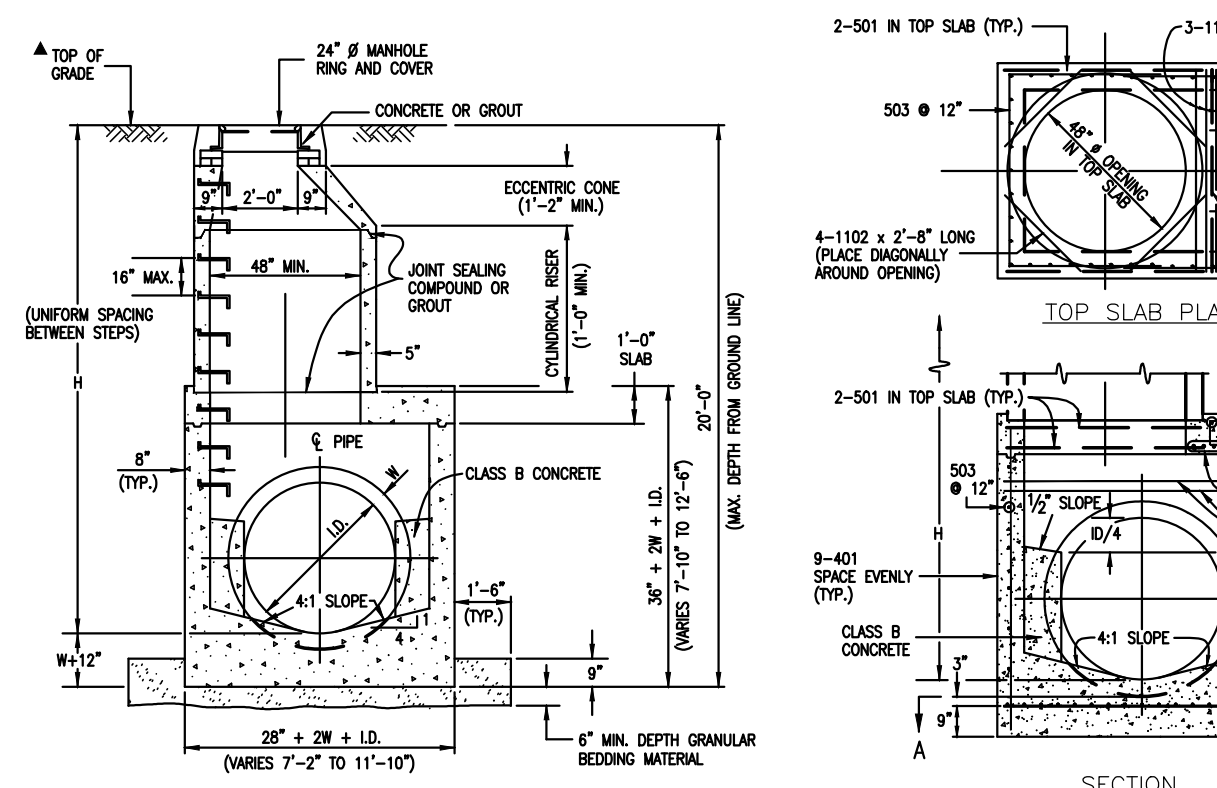
DESIGNED BY: MAW SCALE: DATE: 10/31/24

DRAWN BY: MAW (H) 1" = 5' SHEET 30 OF 31

CHECKED BY: (V) 1" = N/A JOB NO. 1183.25

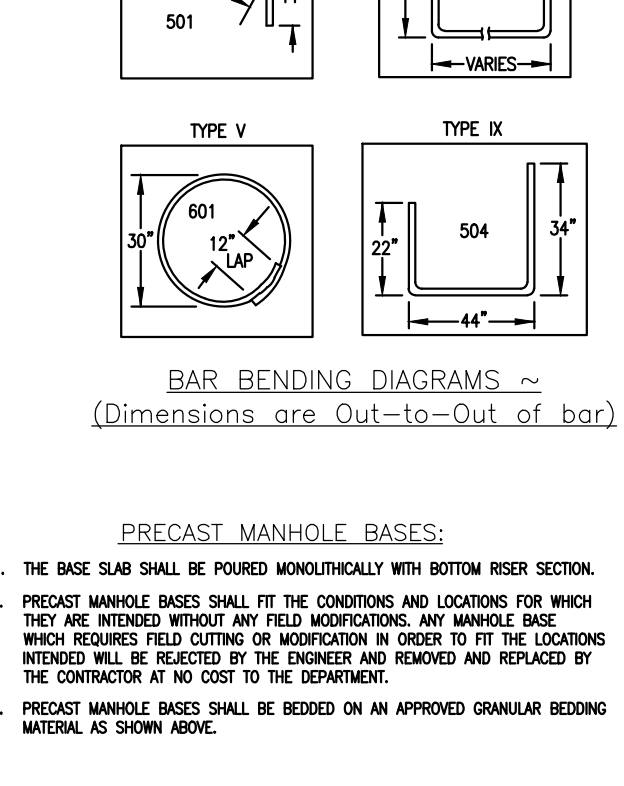
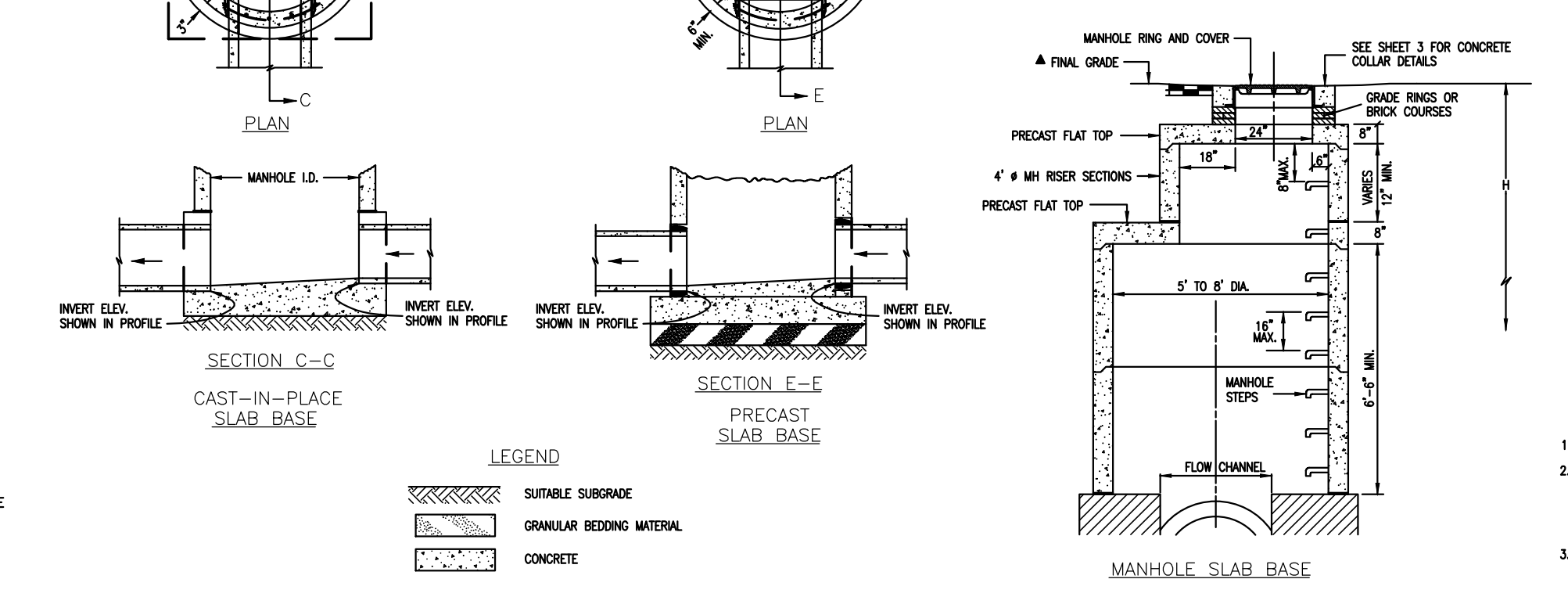
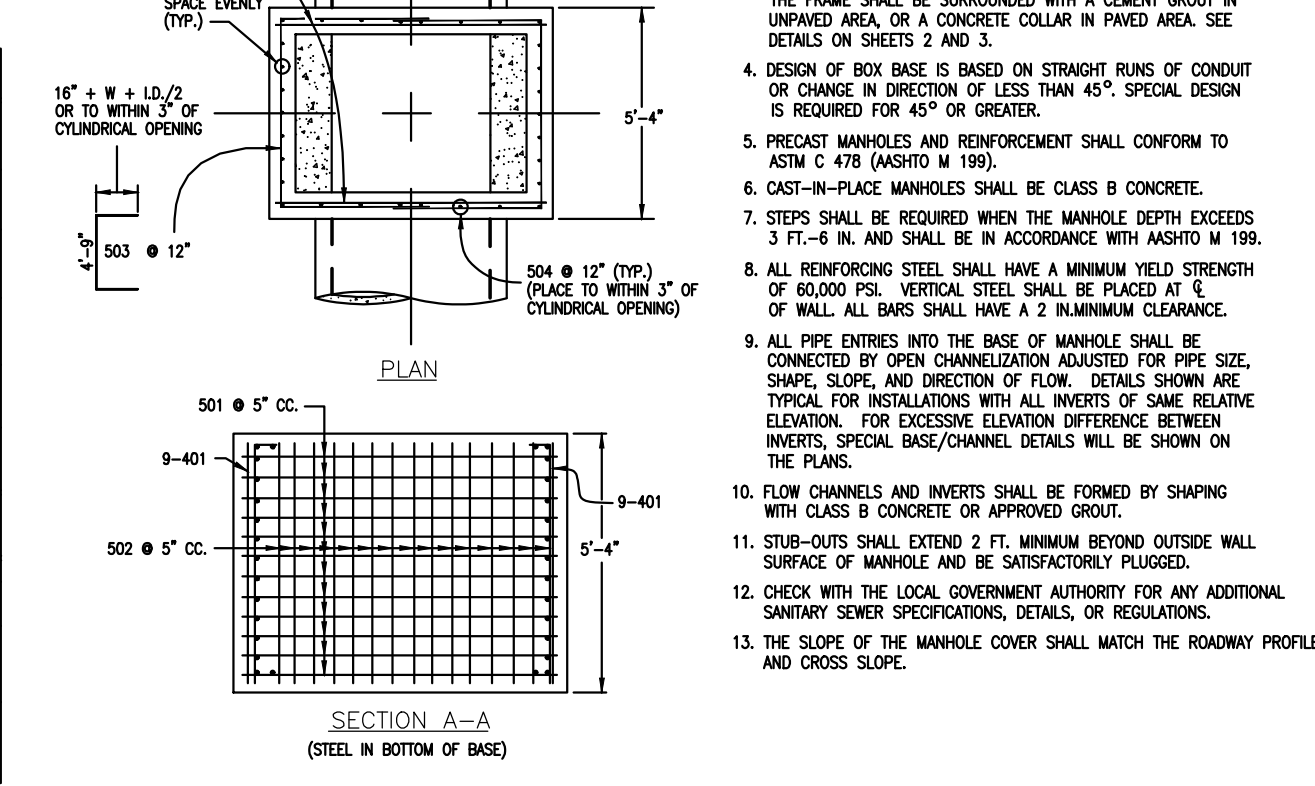
**CLASSIC CONSULTING ENGINEERS & SURVEYORS**

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



**QUANTITIES FOR CONCRETE MANHOLE BOX BASE**

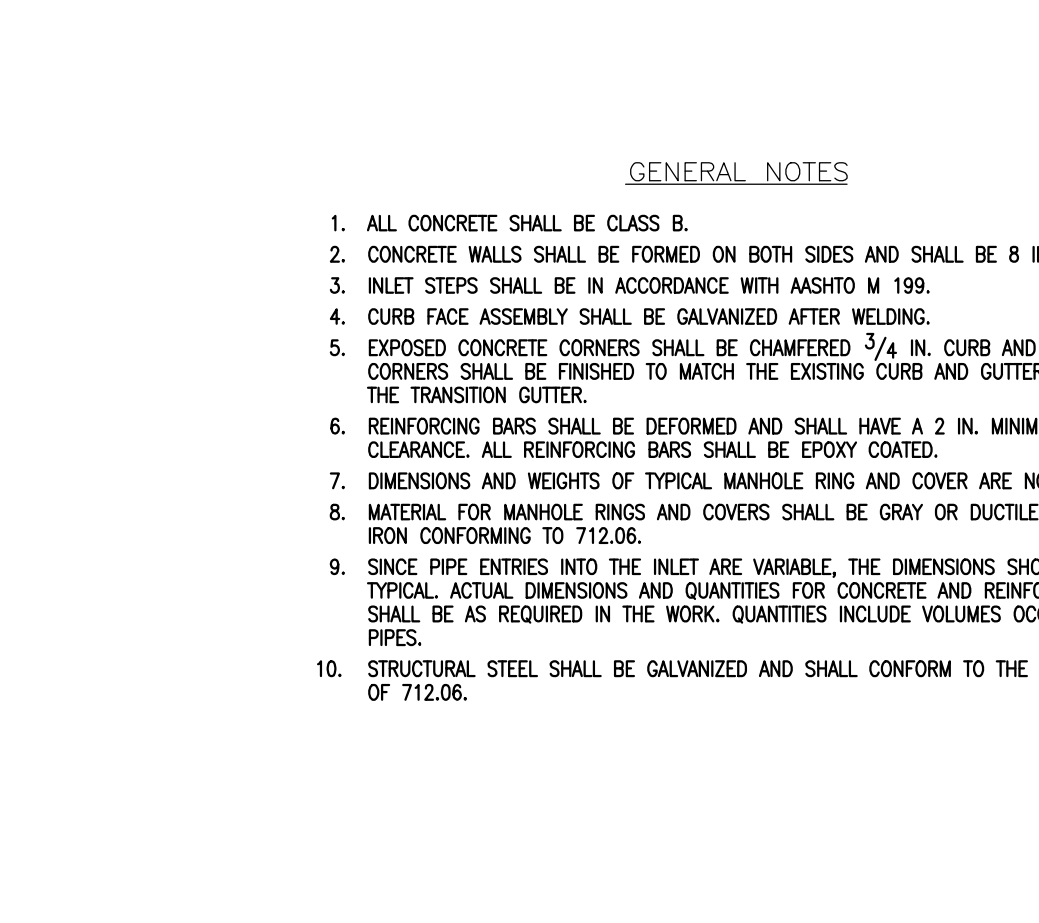
MARK	SIZE	TYPE	WT./FT.	NO. REQ'D.	NO. REQ'D.	NO. REQ'D.	NO. REQ'D.	NO. REQ'D.	NO. REQ'D.	FORMULAS
				401	402	403	404	405	406	
401	4	I	0.668	18	18	18	18	18	18	401 BAR LENGTH = 32'+2W+1D.
402	4	III	0.668	18	18	18	18	18	18	402 BAR LENGTH = 1D. + 2W
403	5	I	1.043	17	17	17	17	17	17	501 BAR LENGTH = 24' + 1D. + 2W
404	5	I	1.043	22	22	22	22	22	22	502 NUMBER BARS REQ'D. = 3 + (24+1D+2W+1)
405	5	II	1.043	18	18	18	18	18	18	503 NUMBER BARS REQ'D. = 2(34+1D+2W+1)
406	5	I	1.043	21.2	21.2	21.2	21.2	21.2	21.2	BAR LENGTH = 4'-9"+2(16+W+1D/2)
1101	11	I	5.313	4	4	4	4	4	4	1101 BAR LENGTH = 32'+2W+1D.
1102	11	I	5.313	4	4	4	4	4	4	1102 BAR LENGTH = 21' + 1D. + 2W
1103	11	I	5.313	3	3	3	3	3	3	1103 BAR LENGTH = 16'+W+1D/2



**CDOT MANHOLES  
STD. PLAN NO: M-604-20**

**TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"**

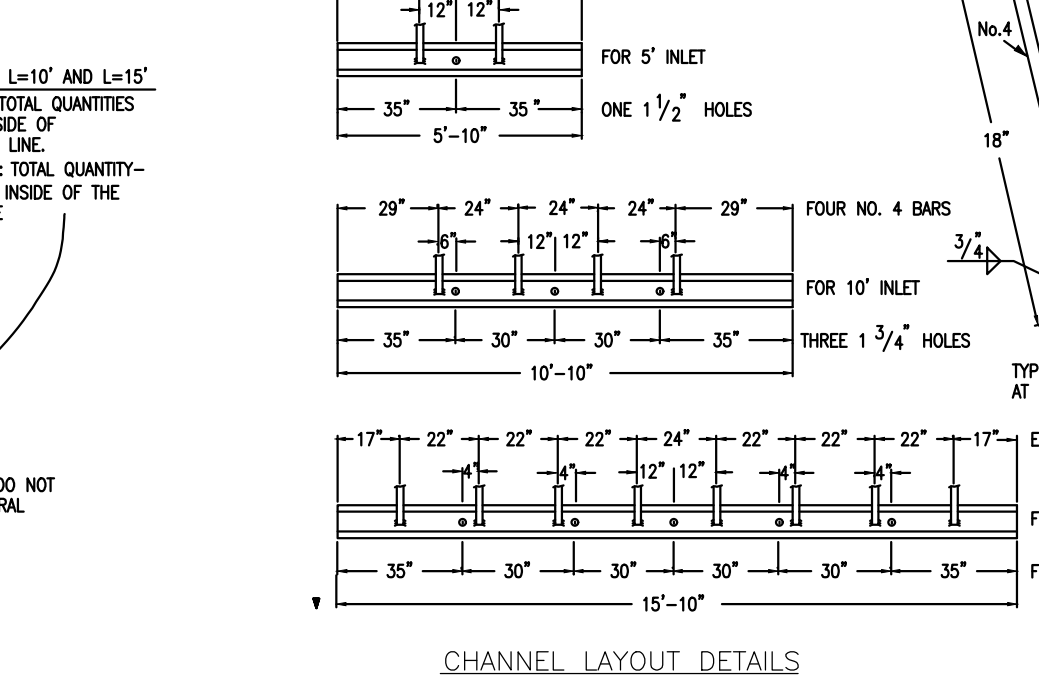
MARK	DIA. IN.	O.C. SPACING	TYPE	ALL INLETS			INLETS, H ≤ 5'			INLETS, H > 5'		
				L=5'	L=10'	L=15'	L=5'	L=10'	L=15'	L=5'	L=10'	L=15'
401	11"	II	15	21	26	11	11	11	11	11	11	
402	11"	II	7	13	18	7	7	7	7	7	7	
403	9"	II	4	4	4	4	4	4	4	4	4	
405	6"	VI	11	6	10	21	6	10	31	6	10	
406	6"	VIII	7	13	10	7	13	10	7	13	10	
407	6"	II	3	5	10	3	5	10	3	5	10	
408	6"	II	3	5	10	3	5	10	3	5	10	
409	8"	II	6	5	10	6	10	10	6	10	10	
410	11"	VII	3	3	3	3	3	3	3	3	3	
411	11"	II	3	5	2	3	5	2	3	5	2	
412	11"	II	3	2	9	3	2	9	3	2	9	
413	9"	II	7	10	10	7	10	10	7	10	10	
501	5 1/2"	IV	11	3	4	22	3	4	33	3	4	
502	5 1/2"	III	5	3	6	16	3	6	11	3	6	
503	5 1/2"	II	5	3	6	16	3	6	6	3	6	
504	5 1/2"	IX	2	8	10	2	8	10	2	8	10	
601	2 1/2"	V	1	5	10	1	10	10	1	5	10	



**CDOT TYPE R INLET  
STD. PLAN NO: M-604-12**

**TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"**

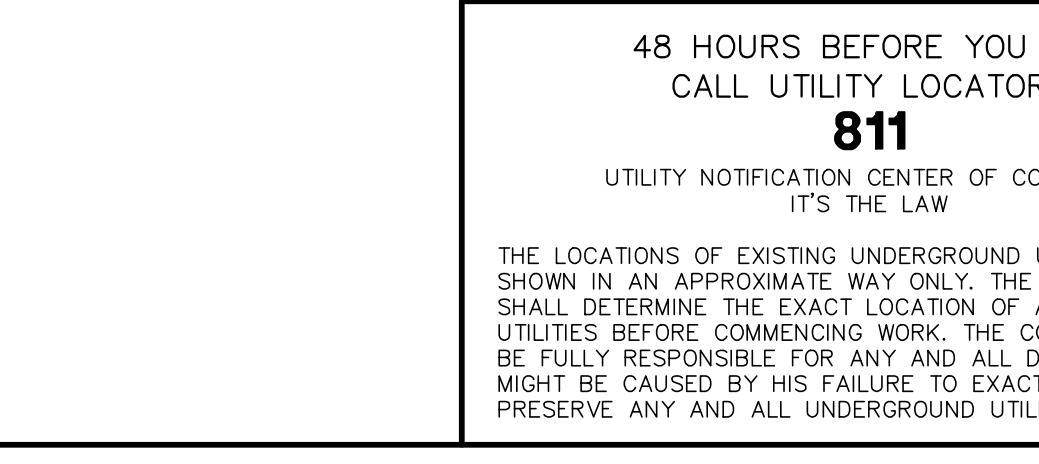
H'	LENGTH	NO. REQ'D.		NO. REQ'D.		NO. REQ'D.		NO. REQ'D.	
		CONC.	STL.	CONC.	STL.	CONC.	STL.	CONC.	STL.
3'-0"	2'-8"	1	3	3	285	5.3	497	7.4	706
3'-6"	3'-2"	1	3	3	305	5.7	528	7.9	747
4'-0"	3'-8"	1	3	3	326	6.0	559	8.4	786
4'-6"	4'-2"	1	3	3	347	6.4	590	8.8	803
5'-0"	4'-8"	1	3	3	368	6.7	621	9.3	844
5'-6"	5'-2"	1	3	3	389	7.0	652	9.7	865
6'-0"	5'-8"	1	3	3	410	7.3	683	10.1	886
6'-6"	6'-2"	1	3	3	431	7.6	714	10.5	907
7'-0"	6'-8"	1	3	3	452	7.9	745	10.9	928
7'-6"	7'-2"	1	3	3	473	8.2	776	11.3	949
8'-0"	7'-8"	1	3	3	494	8.5	807	11.7	970
8'-6"	8'-2"	1	3	3	515	8.8	838	12.1	991
9'-0"	8'-8"	1	3	3	536	9.1	869	12.5	1012
9'-6"	9'-2"	1	3	3	557	9.4	900	12.9	1033
10'-0"	9'-8"	1	3	3	578	9.7	931	13.3	1054
10'-6"	10'-2"	1	3	3	599	10.0	962	13.7	1075
11'-0"	10'-8"	1	3	3	620	10.3	993	14.1	1096



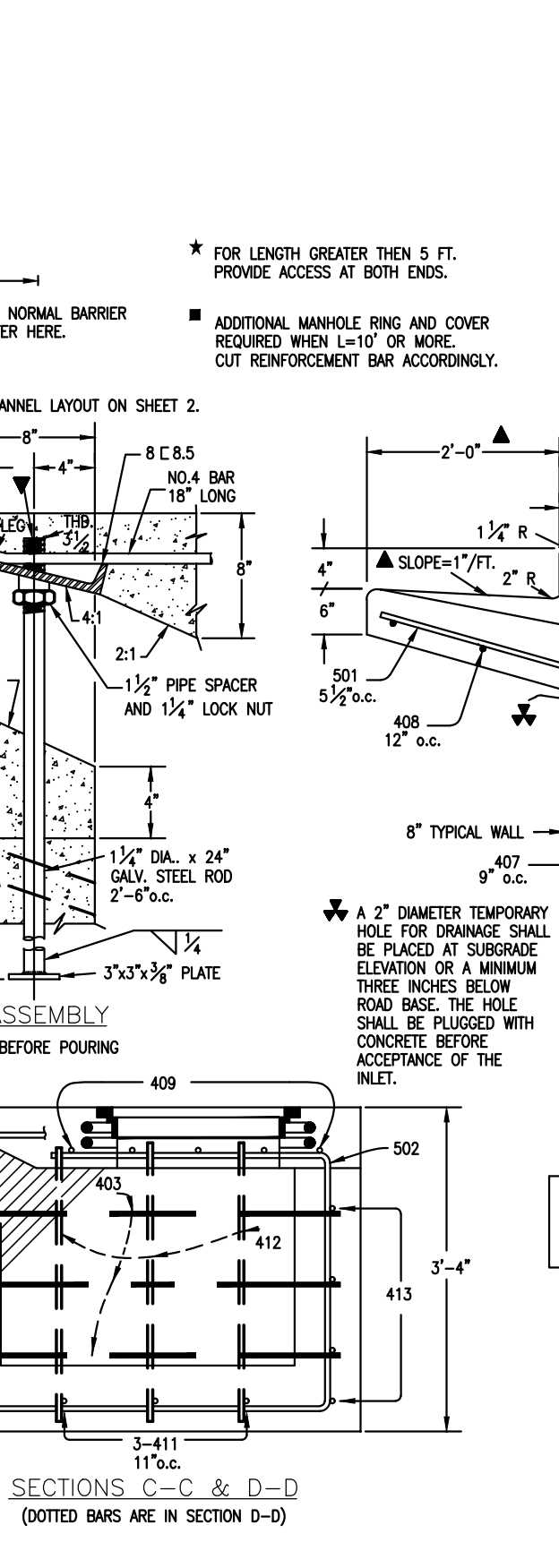
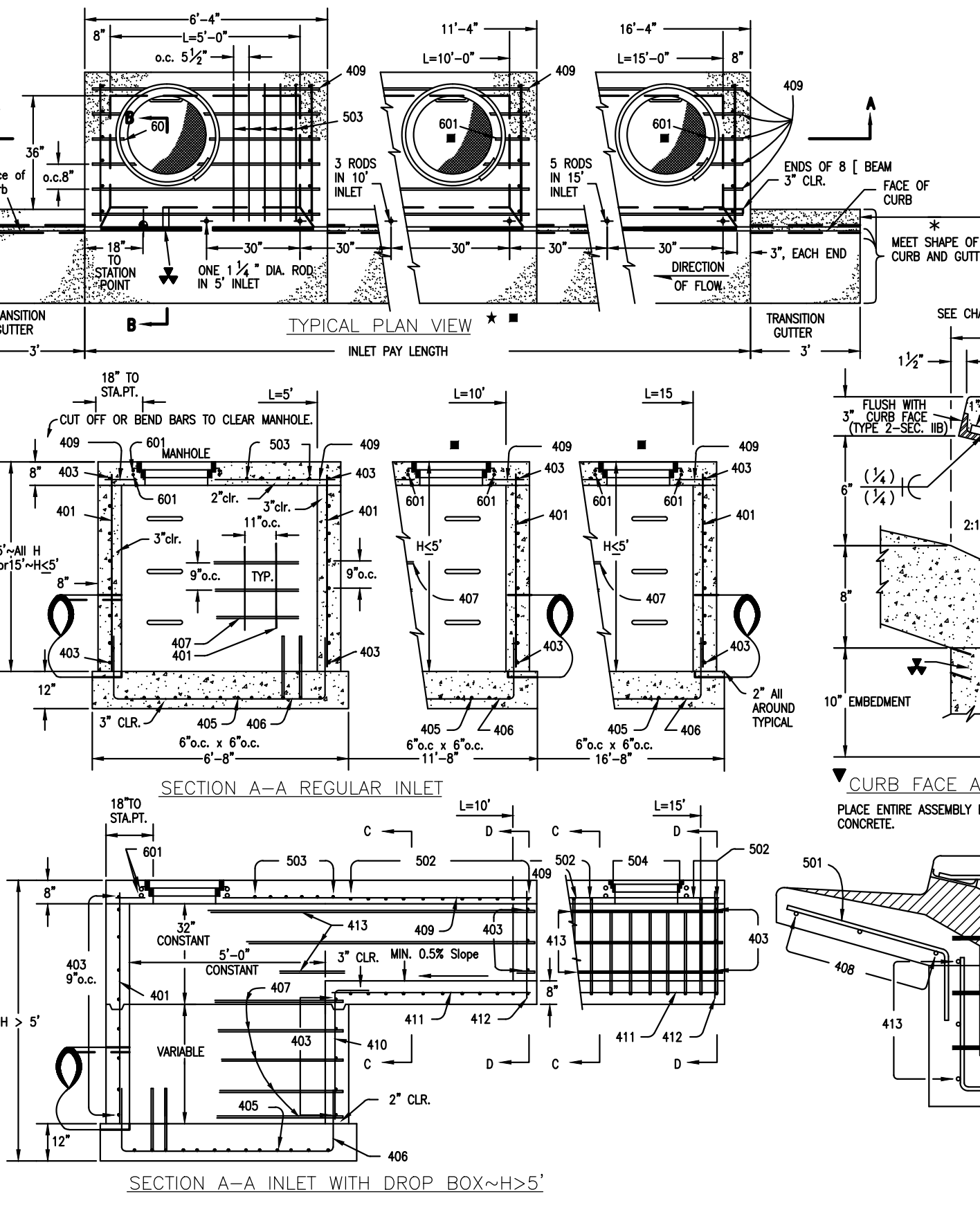
**CDOT TYPE R INLET  
STD. PLAN NO: M-604-12**

**QUANTITIES FOR CONCRETE MANHOLE BOX BASE**

MARK	SIZE	TYPE	WT./FT.	NO. REQ'D.	NO. REQ'D.	NO. REQ'D.	NO. REQ'D.	NO. REQ'D.	NO. REQ'D.	FORMULAS
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402	4	III	0.668	18	18	18	18	18	18	402 BAR LENGTH = 1D. + 2W
403	5	I	1.043	17	17	17	17	17	17	501 BAR LENGTH = 24' + 1D. + 2W
404	5	I	1.043	22	22	22	22	22	22	502 NUMBER BARS REQ'D. = 3 + (24+1D+2W+1)
405	5	II	1.043	18	18	18	18	18	18	503 NUMBER BARS REQ'D. = 2(34+1D+2W+1)
406	5	I	1.043	21.2	21.2	21.2	21.2	21.2	21.2	BAR LENGTH = 4'-9"+2(16+W+1D/2)
1101	11	I	5.313	4	4	4	4	4	4	1101 BAR LENGTH = 32'+2W+1D.
1102	11	I	5.313	4	4	4	4	4	4	1102 BAR LENGTH = 21' + 1D. + 2W
1103	11	I	5.313	3	3	3	3	3	3	1103 BAR LENGTH = 16'+W+1D/2



**CDOT TYPE R INLET  
STD. PLAN NO: M-604-12**



**CDOT TYPE R INLET  
STD. PLAN NO: M-604-12**

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
6		

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

MARC A. WHORTON, REGISTERED PROFESSIONAL ENGINEER  
#37155

5/14/2025  
DATE

**CLASSIC**  
CONSULTING ENGINEERS & SURVEYORS

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  
DETAIL SHEET

DESIGNED BY MAW SCALE DATE 10/31/24  
DRAWN BY MAW (H) 1"= 5' SHEET 31 OF 31  
CHECKED BY (V) 1"= N/A JOB NO. 1183.25

CLASSIC CONSULTING ENGINEERS & SURVEYORS