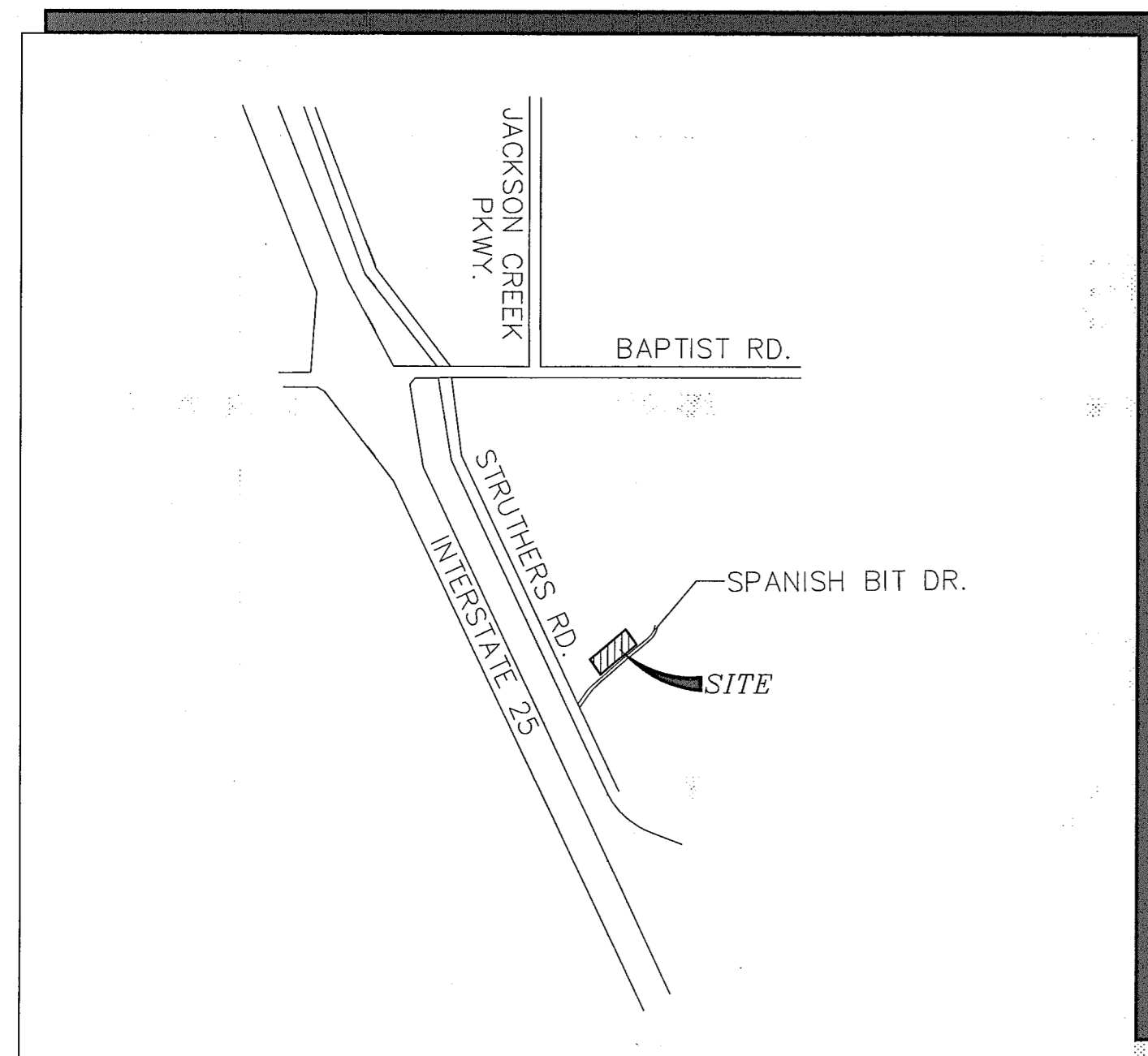
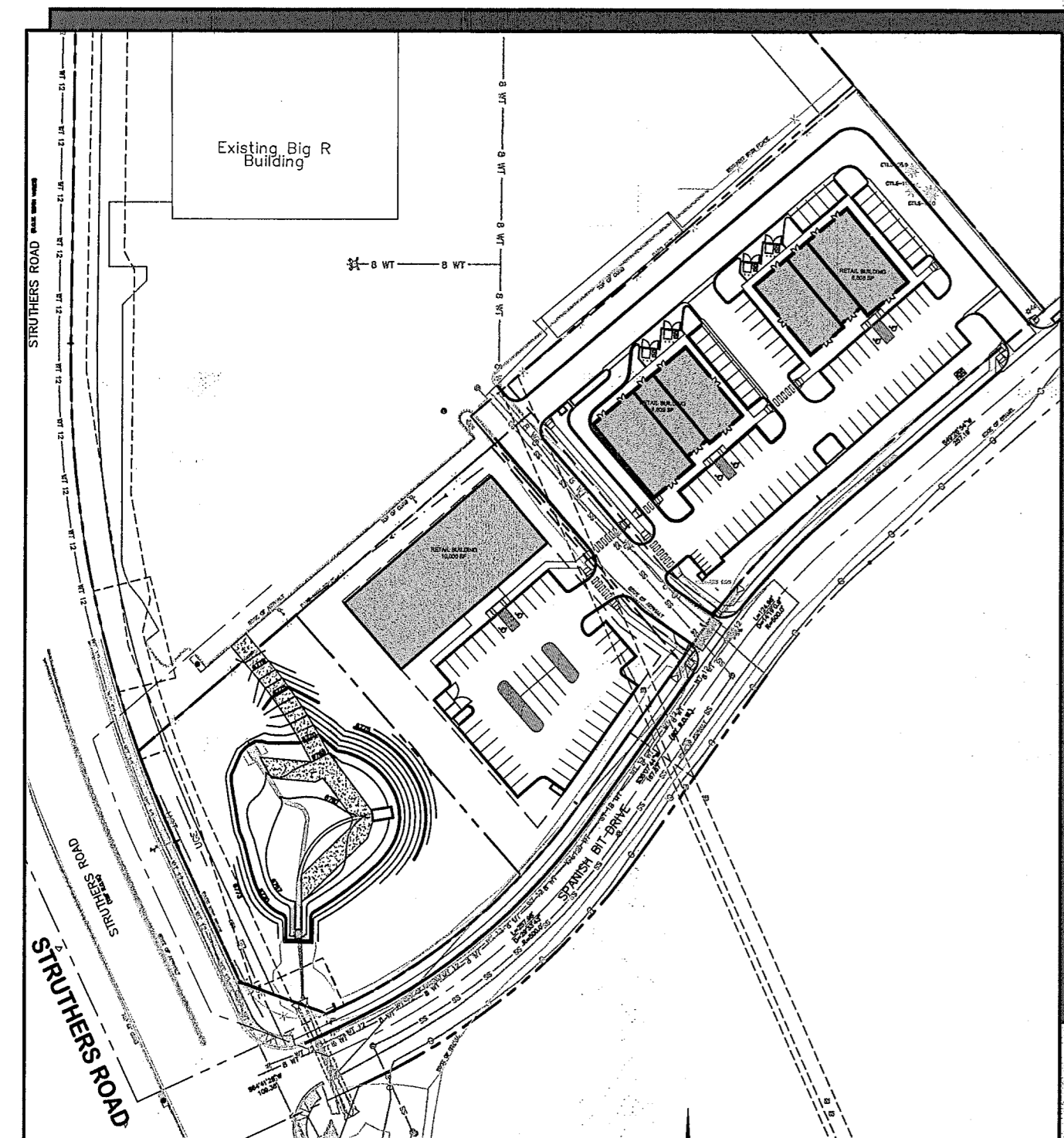


Cathedral Rock Commons Commercial Construction Drawings El Paso County, Colorado



VICINITY MAP
NOT TO SCALE



SITE MAP
SCALE: 1" = 100'

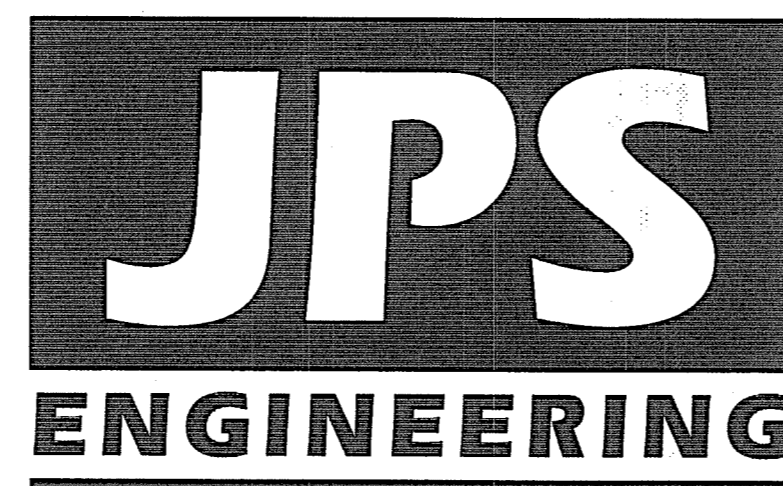
C:\Users\Owner\Desktop\projects\062102\cathedral-rock\dwg\civil\G1.dwg Mar 08, 2023 - 9:43am

BENCHMARK:

FIMS Monument Q395 is a stainless steel rod inside of an aluminum flange stamped "Q 395 1983" set by the NGS on the East side of Interstate 25, 6.75 miles North of North Academy Boulevard, 274 feet Northwest of the Northwest corner of Box Culvert Number 156.98, 184 feet North of Milepost 157, 104 feet Northeast of the centerline of the Northbound lanes, 69 feet Northeast of an "icy road" sign, 4.6 feet Southeast of a utility pole with meter attached, 1 foot Northwest of a witness post, and 4 feet above the highway surface; Elevation = 6743.41 (FIMS datum . . . NGVD 1929 and the 1960 Supplementary Adjustment).

PREPARED FOR:
Cathedral Rock Investments, LLC
6035 Erin Park Drive
Colorado Springs, CO 80918

PREPARED BY:



PREPARED BY:
19 East Willamette Avenue
Colorado Springs, Colorado 80903
March, 2023

AGENCIES/CONTACTS

DEVELOPER:	CATHEDRAL ROCK INVESTMENTS, LLC 6035 ERIN PARK DRIVE COLORADO SPRINGS, CO 80918 MR. MARVIN BOYD (719)-499-4411	WATER/WASTEWATER:	DONALA WATER & SANITATION DISTRICT 15850 HOLBEIN DR. COLORADO SPRINGS, CO 80921 (719)488-3603
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719)399-3176
LOCAL ROADS & DRAINAGE:	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719)520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719)495-2283
		TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800)922-1987 A.T. & T. (LOCATORS) (719)635-3674

SHEET INDEX

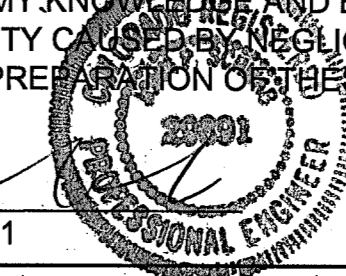
G1	TITLE SHEET
G2	GENERAL NOTES & LEGEND
TY1	TYPICAL SECTION & DETAILS
PP1	SPANISH BIT DRIVE PLAN & PROFILE
U1	SITE UTILITY PLAN
U1.1	ENLARGED SITE UTILITY PLAN

ENGINEER:

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 LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

JOHN P. SCHWAB, P.E. #29891



3/8/23
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 OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

Marvin Boyd

3-8-23
DATE

CATHEDRAL ROCK INVESTMENTS, LLC
6035 ERIN PARK DRIVE
COLORADO SPRINGS, CO 80918

EL PASO COUNTY:

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

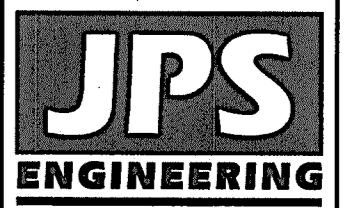
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

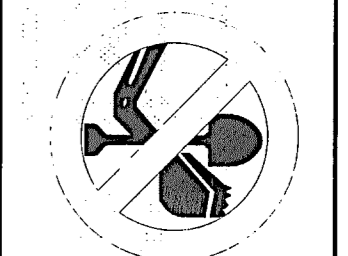
JOSHUA PALMER, P.E.,
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

PCD PROJECT NO. SF2210



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com



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CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE ANY EXCAVATION
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

CATHEDRAL ROCK COMMONS COMMERCIAL

TITLE SHEET

HORIZ. SCALE:	HS	DRAWN:	BJJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	LDC	CHECKED:	JPS
CREATED:	8/24/21	LAST MODIFIED:	3/8/23
PROJECT NO:	062102	MODIFIED BY:	BJJ
SHEET:	G1		

COUNTY GENERAL NOTES:

- 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 LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING 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 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 (PCD) - 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 WITH CLASS B BEDDING 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 DPW (DEPT. OF PUBLIC WORKS) AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, 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.

GENERAL DRAINAGE NOTES:

- INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
- BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.
- GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.

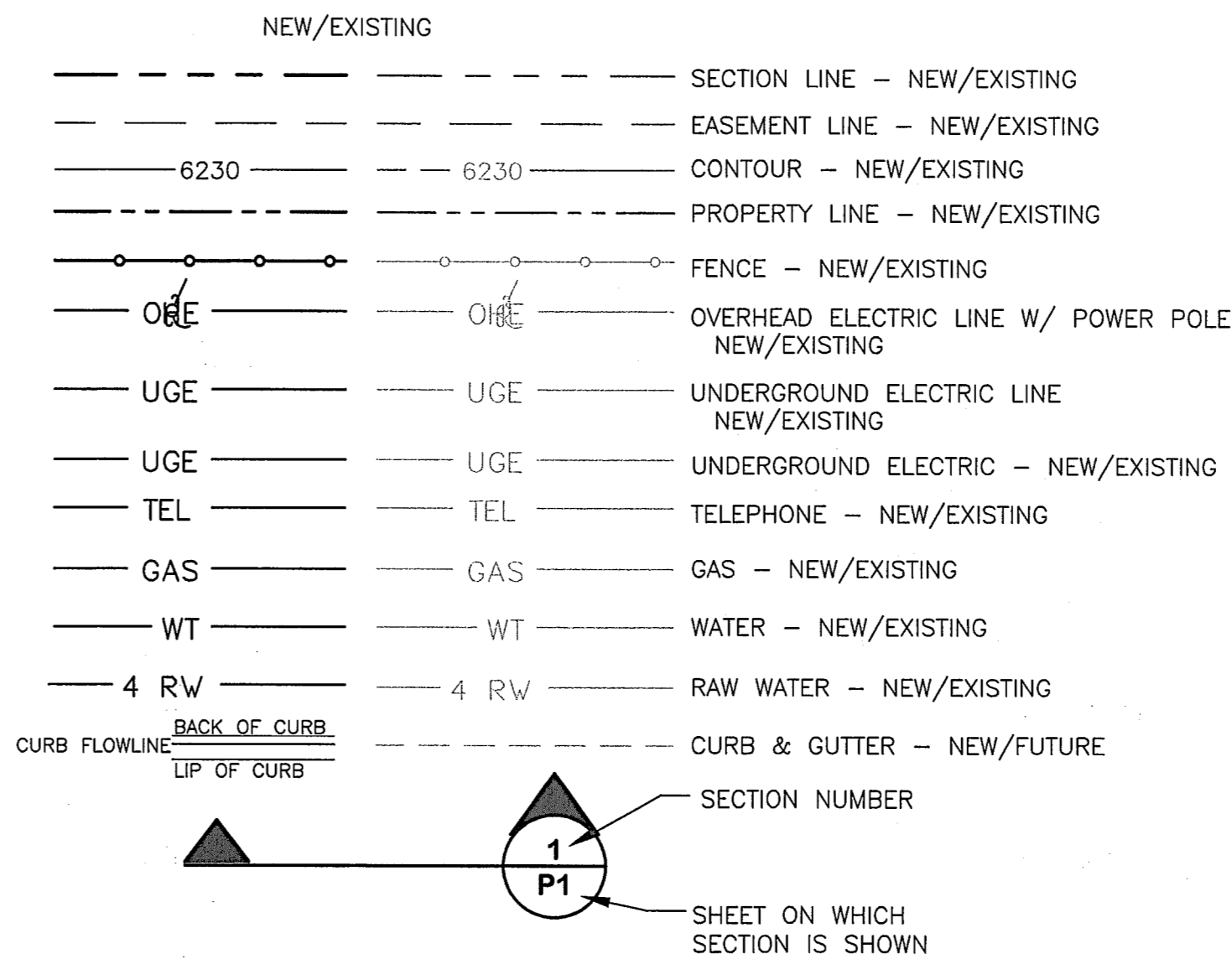
COUNTY SIGNING AND STRIPING NOTES:

- 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.
- 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 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 (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 PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

PROJECT GENERAL NOTES:

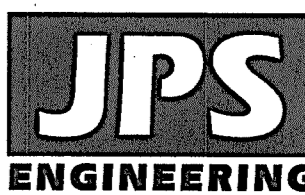
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
- EXISTING CONTOUR DATA PROVIDED BY OWNER GENERALLY CONSISTS OF AERIAL MAPPING FROM UNITED PLANNING & ENGINEERING. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL
 - CDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
 - DONALA WATER & SANITATION DISTRICT STANDARDS & SPECIFICATIONS
- STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING UNLESS OTHERWISE NOTED. PROVIDE WATER-TIGHT JOINTS ON STORM SEWER PIPE.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 30 DAYS AFTER FINE GRADING IS COMPLETE.
- EROSION CONTROL SHALL CONSIST OF SILT FENCE AND OTHER BMP'S AS SHOWN ON THE DRAWINGS, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
- THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS REESTABLISHED.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- 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
- PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS AND CONFORM TO COUNTY ENGINEERING STANDARDS AND SPECIFICATIONS.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 0.5% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
- ALL RESIDENTIAL STREET CURB RETURN RADII ARE 20- FEET AT FLOWLINE UNLESS OTHERWISE NOTED. ARTERIAL STREET CURB RETURN RADII ARE 35' UNLESS NOTED OTHERWISE.
- 25-FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL RESIDENTIAL STREET INTERSECTIONS. 50-FOOT SIGHT TRIANGLES SHALL BE PROVIDED AT ARTERIAL STREET INTERSECTIONS. NO OBSTRUCTIONS TALLER THAN 18" ARE PERMITTED WITHIN THESE TRIANGLES.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY AND ALL UTILITIES INVOLVED IN PROJECT PRIOR TO MOBILIZING ON SITE.
- TYPE C STORM INLETS SHALL HAVE CLOSE-MESH GRATES.
- PROVIDE 10' TRANSITION FROM RAMP CURB TO VERTICAL CURB ON EACH SIDE OF STORM INLETS.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT. CONTRACTOR SHALL STABILIZE ALL SUBGRADE AREAS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- A WORK-IN-THE-ROW PERMIT WILL BE REQUIRED FOR ANY WORK ON SPANISH BIT DRIVE.

LEGEND:

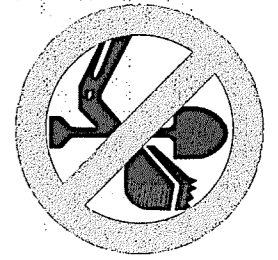


CATHEDRAL ROCK COMMONS COMMERCIAL

GENERAL NOTES



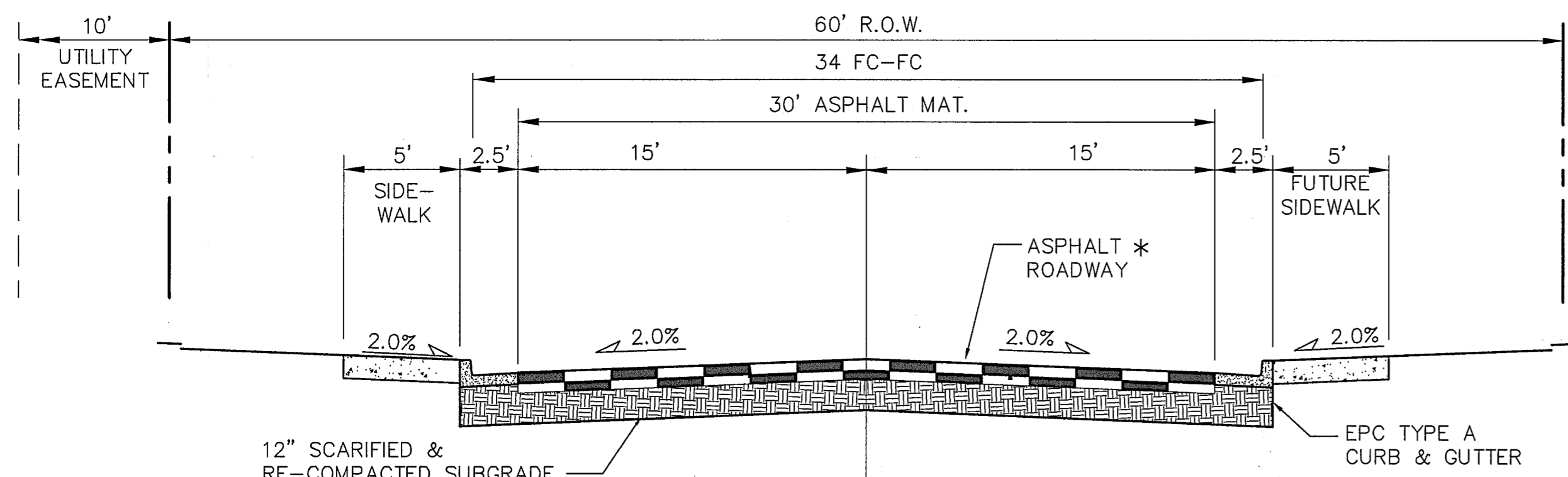
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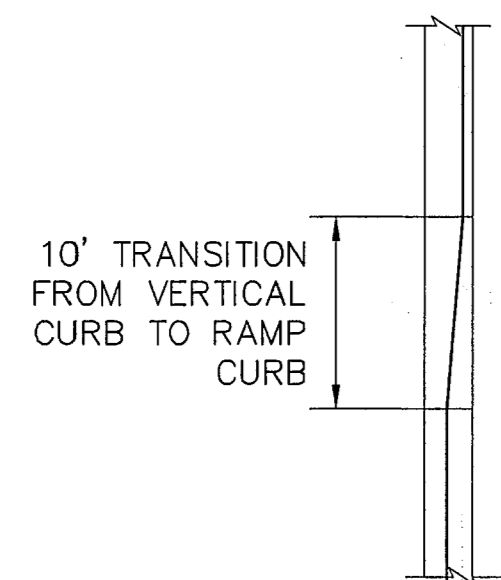
NO.	REVISION	BY	DATE

HORZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	LDC	CHECKED:	JPS
CREATED:	8/25/21	LAST MODIFIED:	5/31/22
PROJECT NO.:	082102	MODIFIED BY:	BJJ
SHEET:	G2		



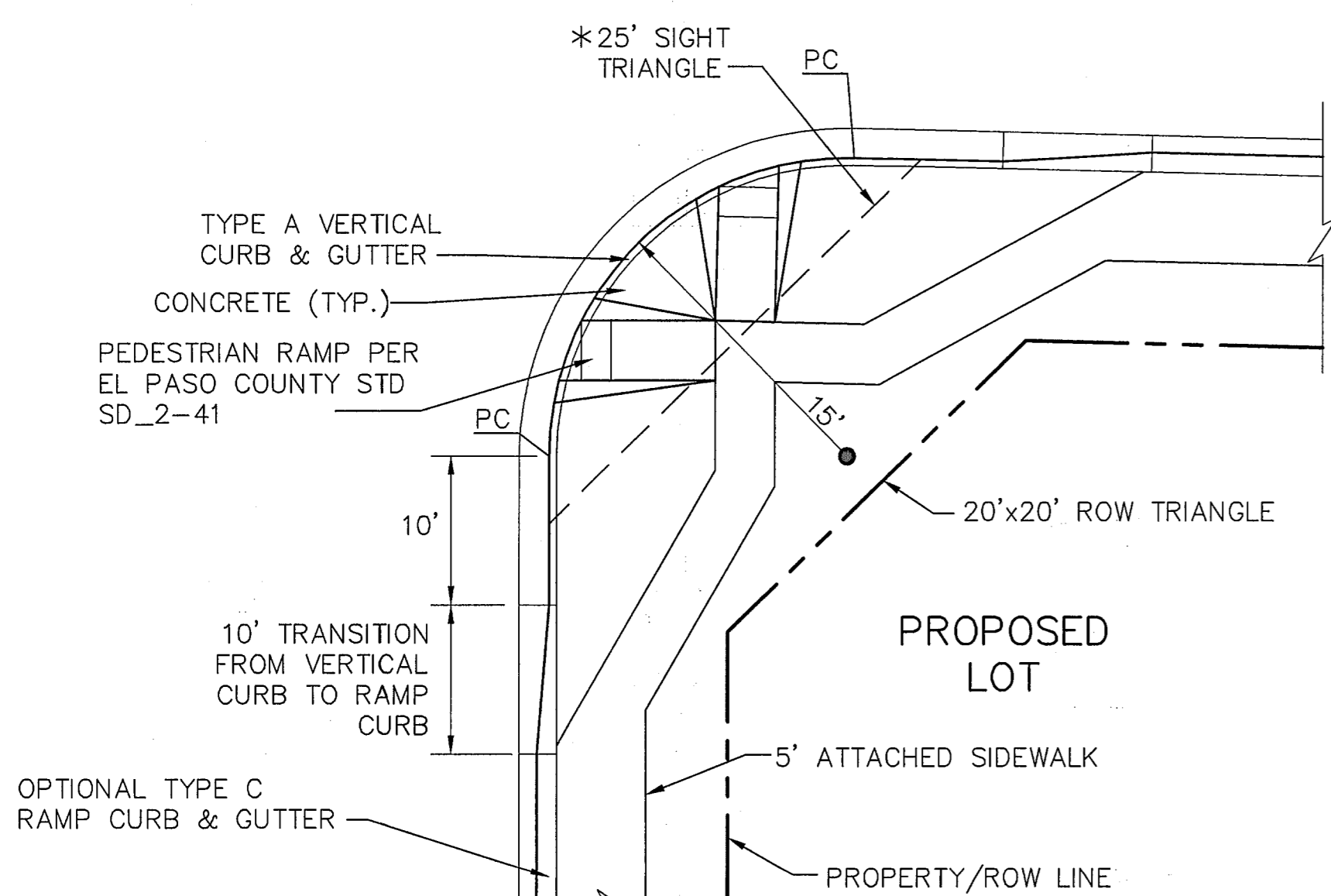
* PAVEMENT DESIGN WILL BE BASED UPON A PAVEMENT ANALYSIS BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, AND APPROVED BY EL PASO COUNTY (4\"/>

TYPICAL LOCAL ROAD SECTION (URBAN LOCAL) SCALE: 1\"/>



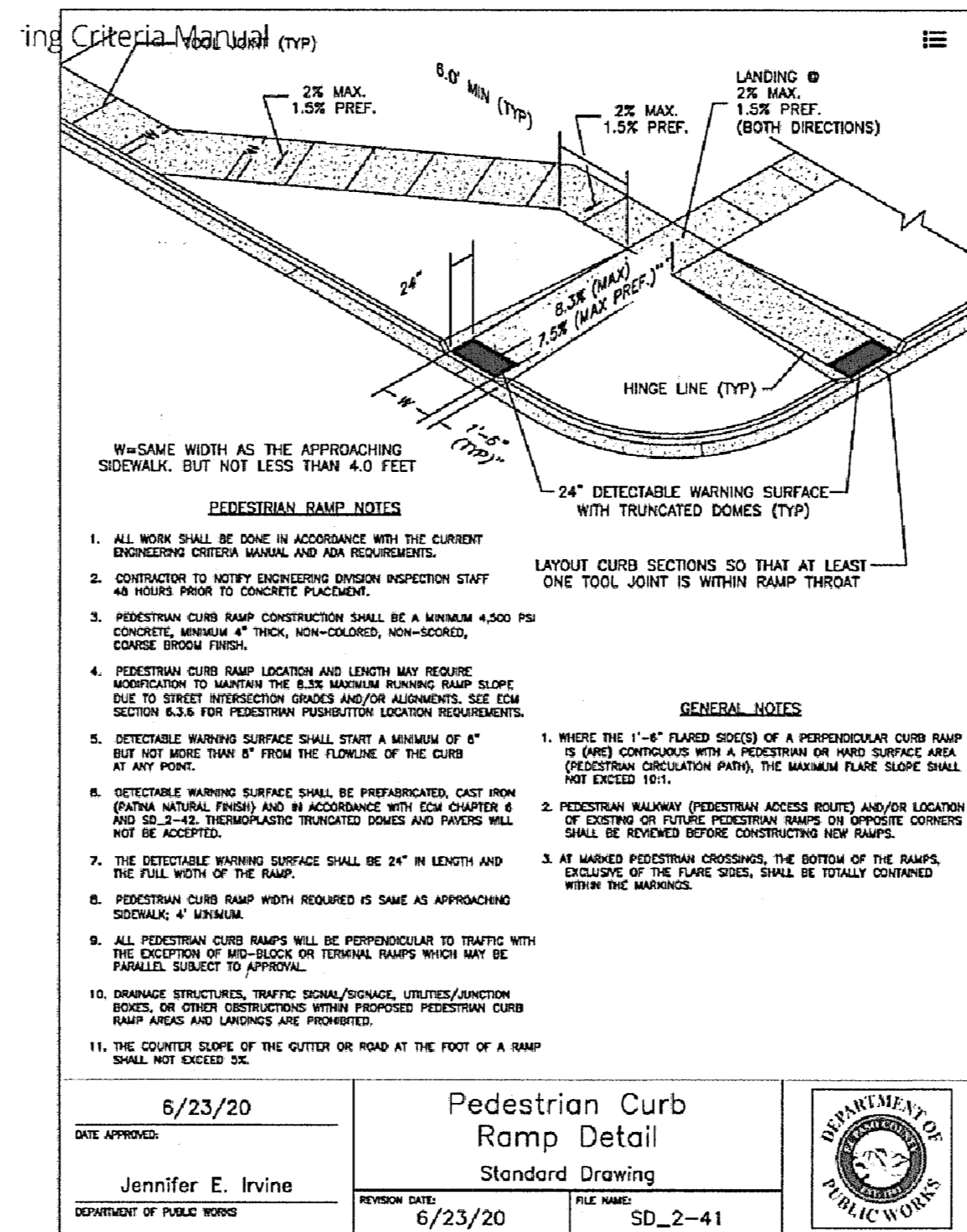
NOTE: TRANSITION FROM RAMP CURB TO VERTICAL CURB OVER 10' ON EACH SIDE OF ALL CURB RETURNS AND STORM INLETS.

CURB TRANSITION DETAIL (B) SCALE: NTS



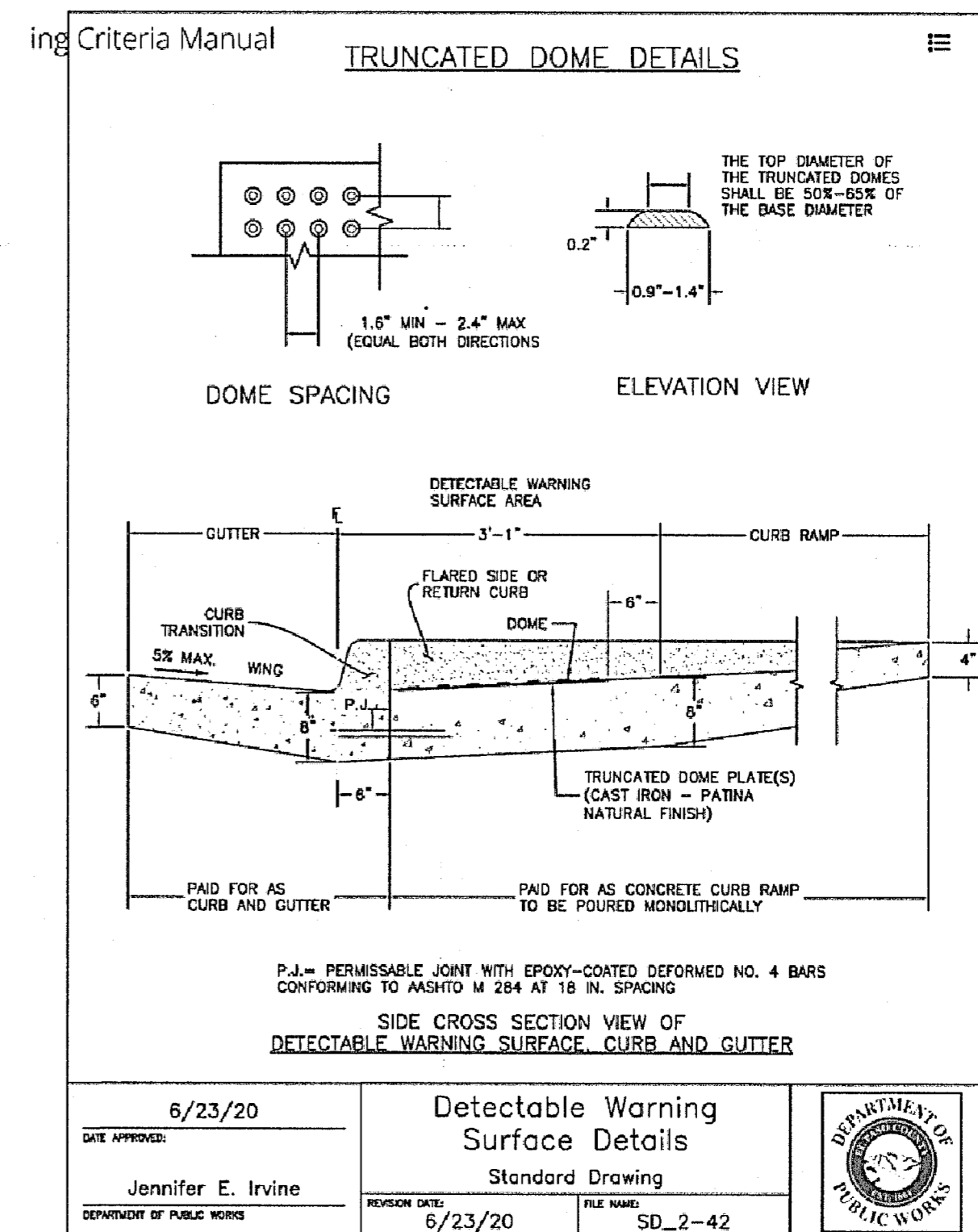
* NOTE: NO OBSTRUCTIONS TALLER THAN 18\"/>

TYPICAL LOCAL ROAD CURB RADIUS DETAIL (C) SCALE: NTS



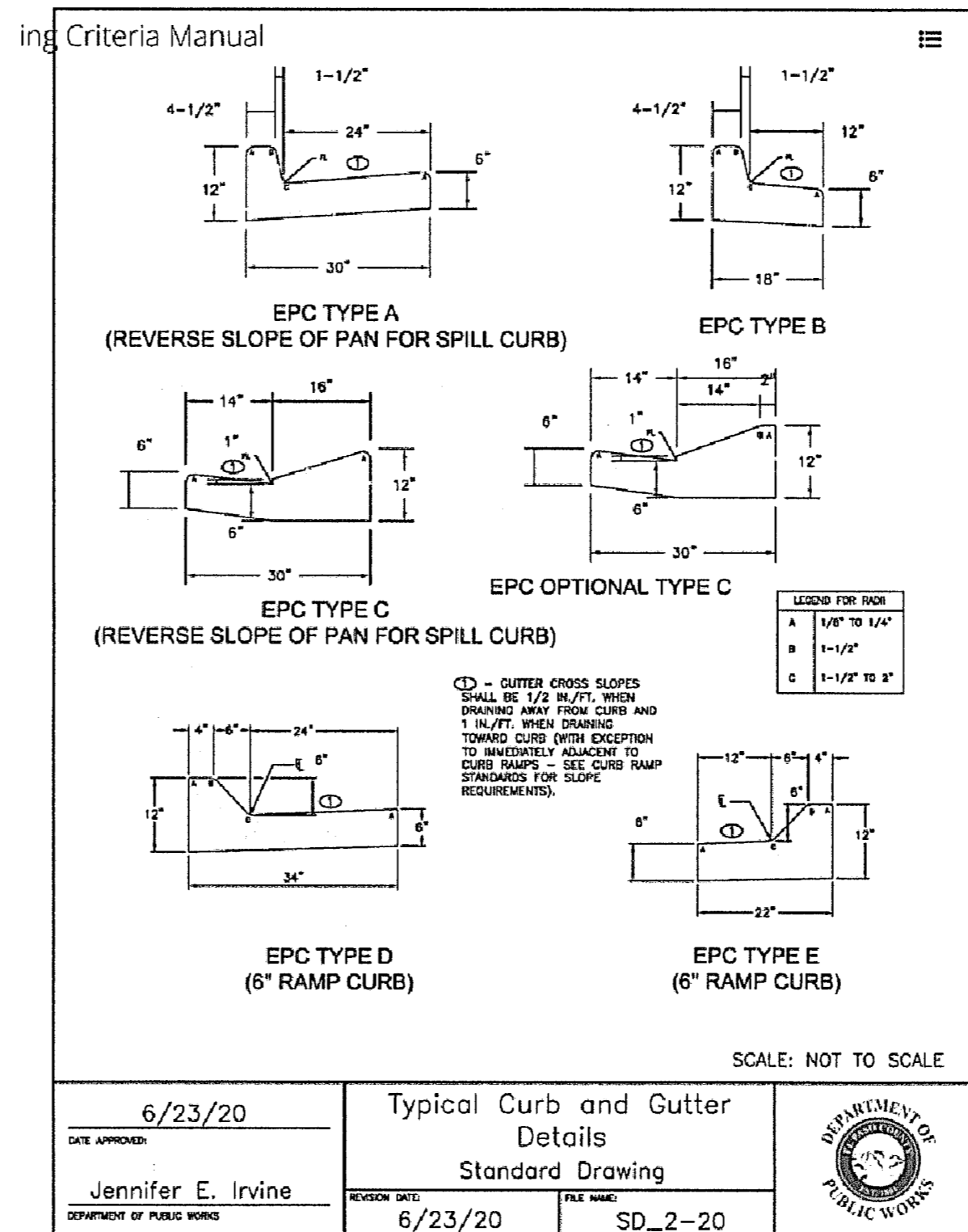
- PEDESTRIAN RAMP NOTES**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING DESIGN MANUAL AND AER REQUIREMENTS.
 2. CONTRACTOR TO NOTIFY ENGINEERING PERSONNEL STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
 3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4500 PSI CONCRETE, MINIMUM 4\"/>
- GENERAL NOTES**
1. WHERE THE 1-8\"/>

DATE APPROVED: 6/23/20	DESIGNED BY: Jennifer E. Irvine	DEPARTMENT OF PUBLIC WORKS
REVISION DATE: 6/23/20	FILE NAME: SD_2-41	DEPARTMENT OF PUBLIC WORKS

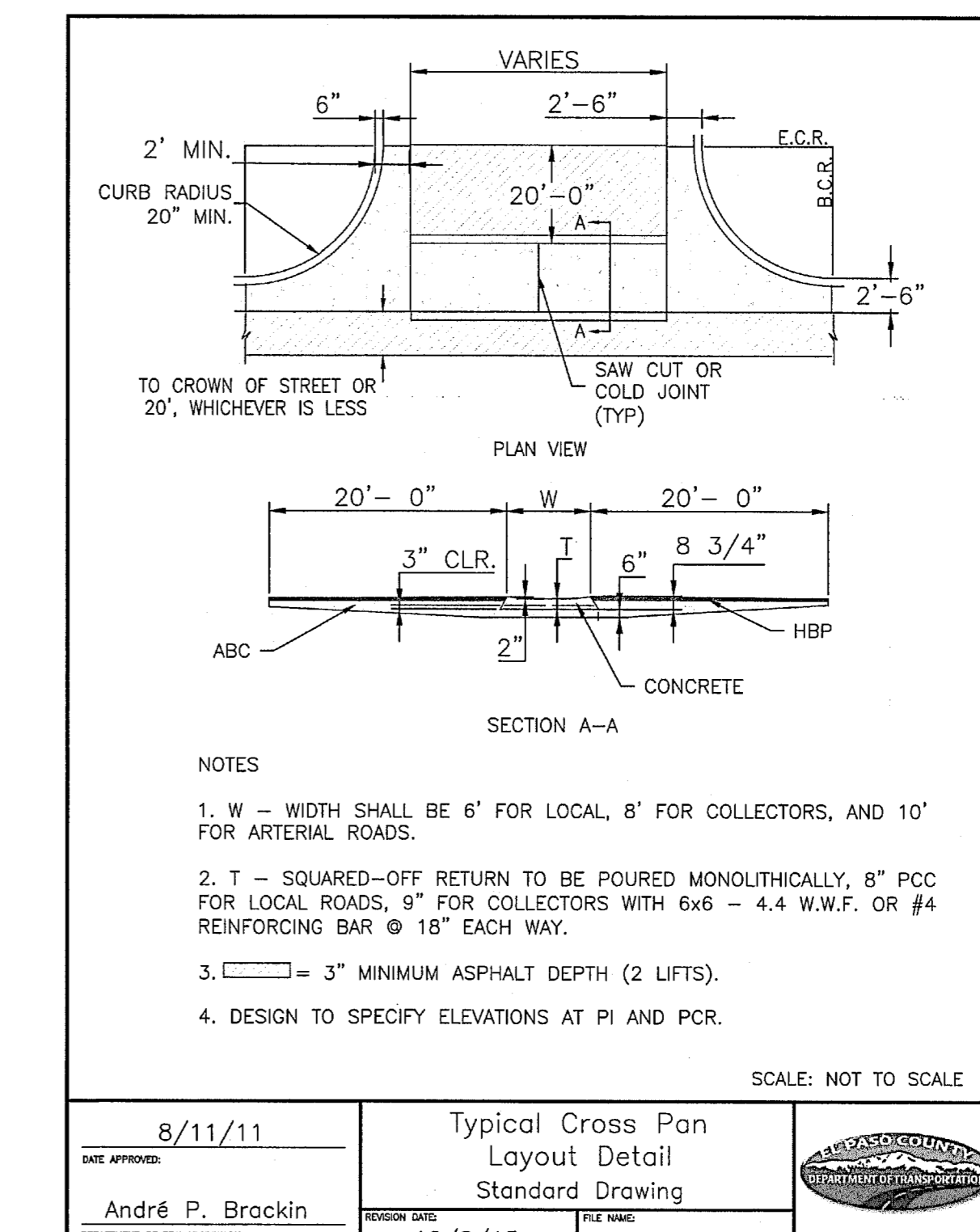


- DETECTABLE WARNING SURFACE NOTES**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING DESIGN MANUAL AND AER REQUIREMENTS.
 2. CONTRACTOR TO NOTIFY ENGINEERING PERSONNEL STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
 3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4500 PSI CONCRETE, MINIMUM 4\"/>
- GENERAL NOTES**
1. WHERE THE 1-8\"/>

DATE APPROVED: 6/23/20	DESIGNED BY: Jennifer E. Irvine	DEPARTMENT OF PUBLIC WORKS
REVISION DATE: 6/23/20	FILE NAME: SD_2-42	DEPARTMENT OF PUBLIC WORKS

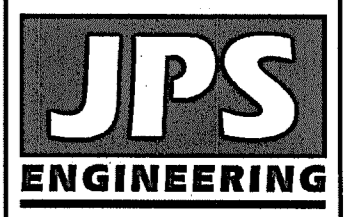


DATE APPROVED: 6/23/20	DESIGNED BY: Jennifer E. Irvine	DEPARTMENT OF PUBLIC WORKS
REVISION DATE: 6/23/20	FILE NAME: SD_2-20	DEPARTMENT OF PUBLIC WORKS

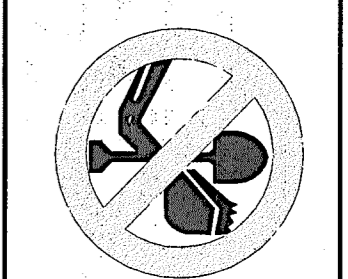


- NOTES**
1. W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
 2. T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8\"/>

DATE APPROVED: 8/11/11	DESIGNED BY: André P. Bracklin	DEPARTMENT OF TRANSPORTATION
REVISION DATE: 12/8/15	FILE NAME: SD_2-26	DEPARTMENT OF TRANSPORTATION



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Colorado Springs, CO 80903
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CATHEDRAL ROCK COMMONS COMMERCIAL

NO.	REVISION	DATE

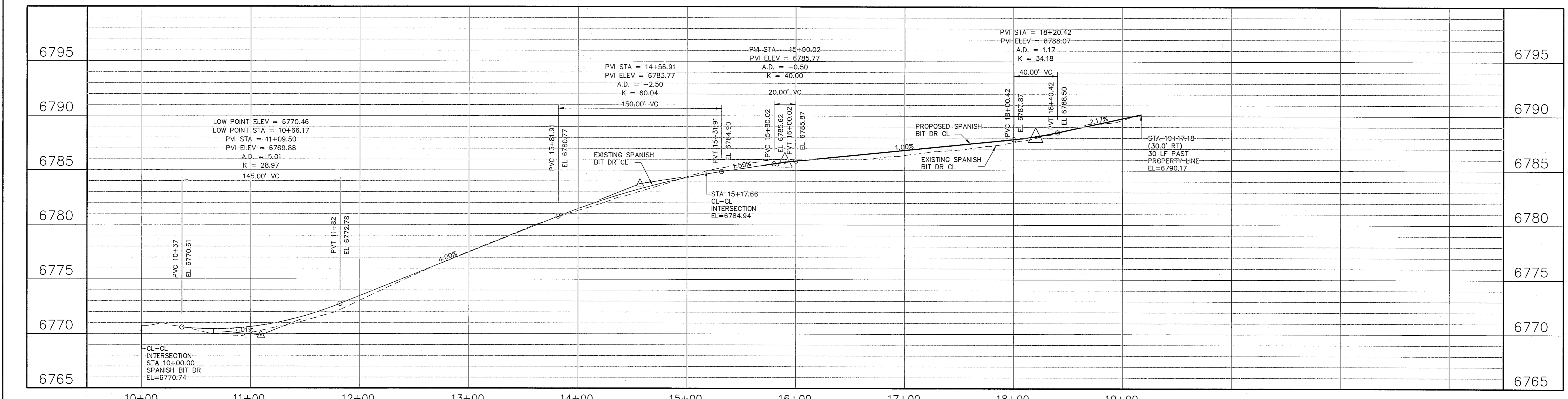
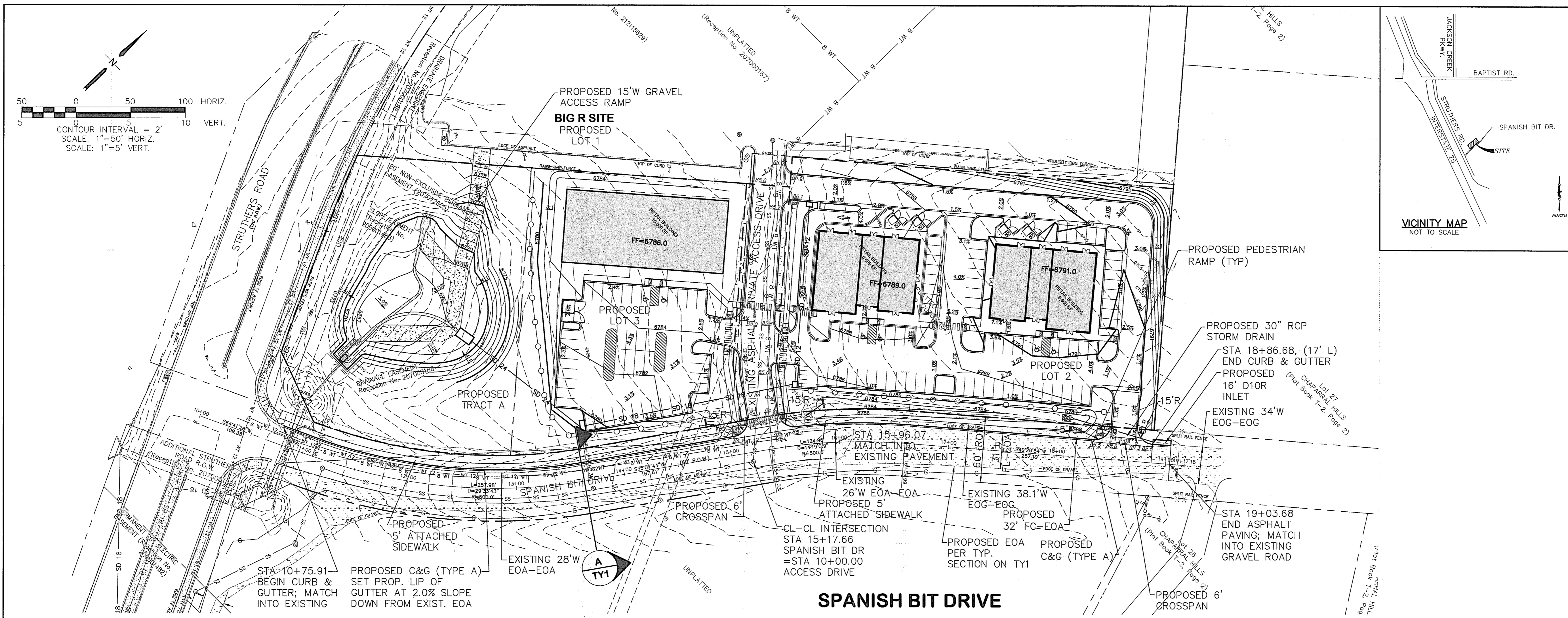
TYPICAL SECTIONS & DETAILS

HORIZ. SCALE: N/A	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: LDC	CHECKED: JPS
CREATED: 8/16/21	LAST MODIFIED: 5/23/22
PROJECT NO: 062102	MODIFIED BY: BJJ

SHEET: TY1



C:\Users\Michael\Dropbox\jpsprojects\062102_cathedral-rock\dwg\civil\TY1.dwg May 31, 2022 - 12:23am



STATEMENT:
THE CITY OF COLORADO SPRINGS
RECOGNIZES THE DESIGN
ENGINEER AS HAVING
RESPONSIBILITY FOR THE DESIGN;
THE CITY HAS LIMITED ITS SCOPE
OF REVIEW ACCORDINGLY.

RESUBMITTAL REQUIRED IF
CONSTRUCTION HAS NOT
COMMENCED WITHIN 180 DAYS
AFTER REVIEW DATE.

REVIEW:
STREET DESIGN:
CURB & GUTTER REVIEW _____ DATE: _____
FINAL REVIEW _____ DATE: _____

DRAINAGE DESIGN: DRAINAGE BASIN MONUMENT CREEK
FILED IN ACCORDANCE WITH SECTION 15-3-3-906
OF COLORADO SPRINGS 1980, AS AMENDED
DATE: _____

DESIGN DATA:
SIDEWALKS: WIDTH _____ ASPHALT THICKNESS: _____
LOCATION: ATTACHED AC SURFACE _____
DETACHED, 6" FROM P/L AC BASE _____

CURB TYPE 1 2 3 AGGREGATE BASE THICKNESS:
R/W WIDTH 60' F/C-F/C 28' CLASS 6 _____
STREET TYPE RURAL LOCAL CLASS 5 _____
HVEEM CLASS 2 _____

BENCHMARK: FIMS Monument Q395 is a stainless steel rod inside of an aluminum flange stamped "Q 395 1983" set by the NGS on the East side of Interstate 25, 6.75 miles North of North Academy Boulevard, 274 feet Northwest of the Northwest corner of Box Culvert Number 156.9B, 184 feet North of Milepost 157, 104 feet Northeast of the centerline of the Northbound lanes, 69 feet Northeast of an "icy road" sign, 4.6 feet Southeast of a utility pole with meter attached, 1 foot Northwest of a witness post, and 4 feet above the highway surface; Elevation = 6743.41 (FIMS datum . . . NAVD 1988)

STATEMENTS:
A. SEWER - ANY CHANGES OR ALTERATIONS EFFECTING THE GRADE, ALIGNMENT, ELEVATION, AND DEPTH OF COVER OF SEWERS AND RESPONSIBILITY OF THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL DAMAGES AND DEFECTS IN INSTALLATION AND MATERIAL FOR MAINS AND SERVICES FROM THE DATE OF APPROVAL UNTIL FINAL ACCEPTANCE IS ISSUED.

B. WATER - THIS APPROVAL SUBJECT TO THE FINAL STREET GRADE LEAVING A MINIMUM COVER OF 5' (FIVE FEET) OVER THE WATER MAIN. ANY CHANGES SHALL BE AT THE EXPENSE OF THE OWNER OR DEVELOPER.

PREPARED BY: [Signature]
ON BEHALF OF: [Signature] PROJECT SUPERVISION FOR AND
REGISTERED PROFESSIONAL ENGINEER
20001
JOHN P. SCHWAB, CO. PE. #29891 DATE: 3/18/23

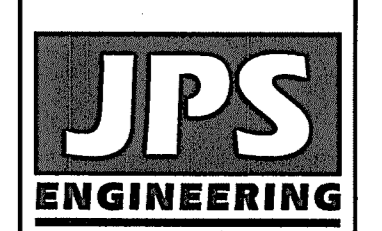
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: LDC
CREATED: 7/16/21
PROJECT NO: 062102
SHEET: _____

DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 3/8/23
MODIFIED BY: BJJ

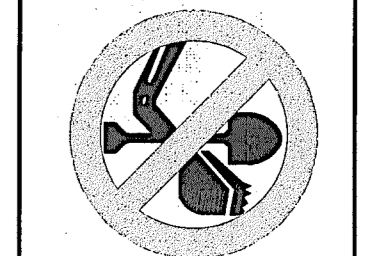
PP1

CATHEDRAL ROCK COMMONS COMMERCIAL

**SPANISH BIT DRIVE
IMPROVEMENT PLAN**

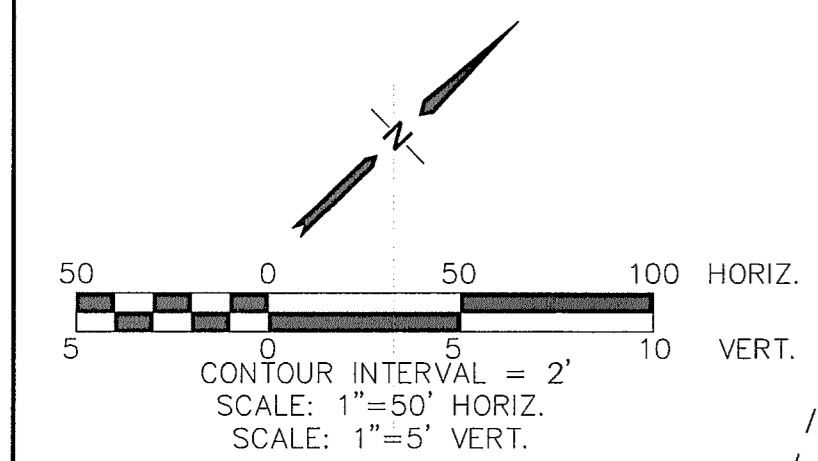
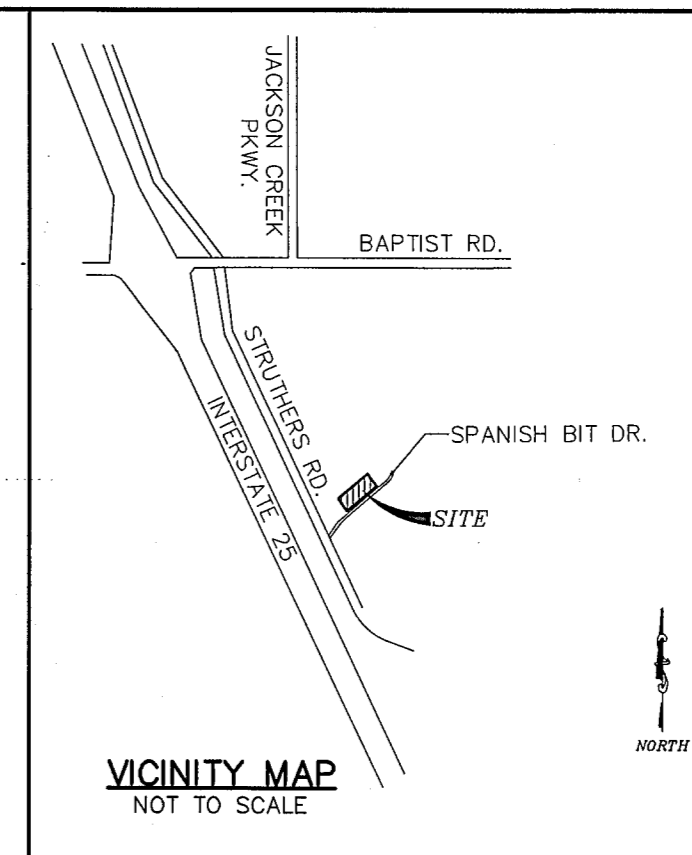


19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-3 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

NO.	REVISION	BY	DATE



GENERAL UTILITY NOTES:

1. ALL UTILITY CONSTRUCTION SHALL CONFORM TO DONALA WATER AND SANITATION DISTRICT SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
3. REVEGETATION OF ALL DISTURBED SLOPES SHALL BE DONE WITH DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE.
4. SANITARY SEWER PIPE SHALL BE PVC ASTM D3034-SDR35 UNLESS OTHERWISE NOTED.
5. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL SERVICE LINES, TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER SACWSD STANDARDS. DISINFECTION AND TESTING SHALL BE COMPLETED PER SACWSD SPECIFICATIONS.
8. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
9. CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY DISTRICT AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
10. CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL NON-CITY UTILITIES SHALL BE 36".
11. REFER TO MECHANICAL DRAWINGS FOR EXTENSION OF UTILITIES INTO BUILDINGS.
12. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
13. REFER TO THE PROJECT GEOTECHNICAL REPORT & DISTRICT STANDARDS FOR BACKFILL AND COMPACTION SPECIFICATIONS.

NOTE:

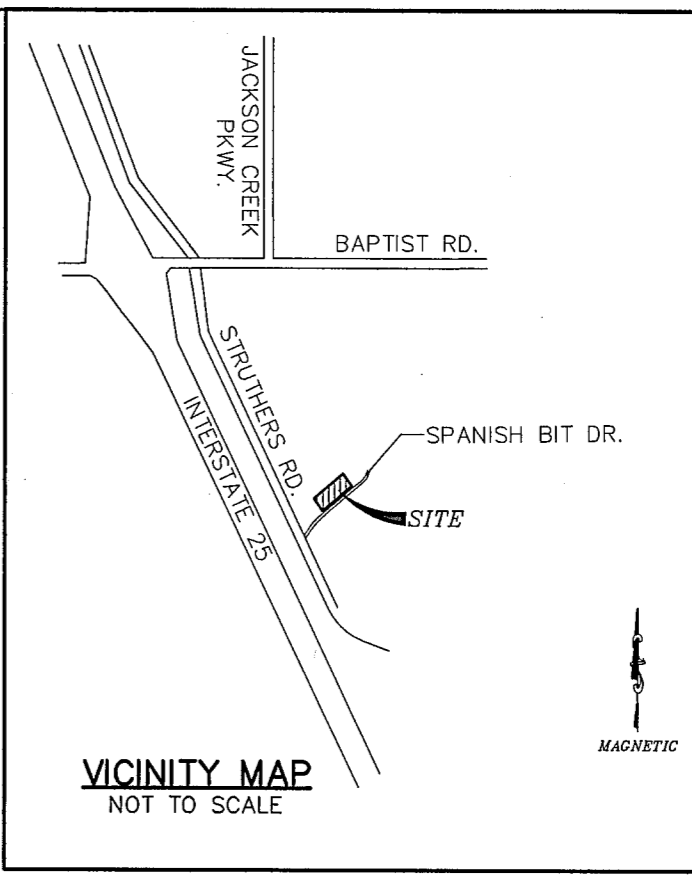
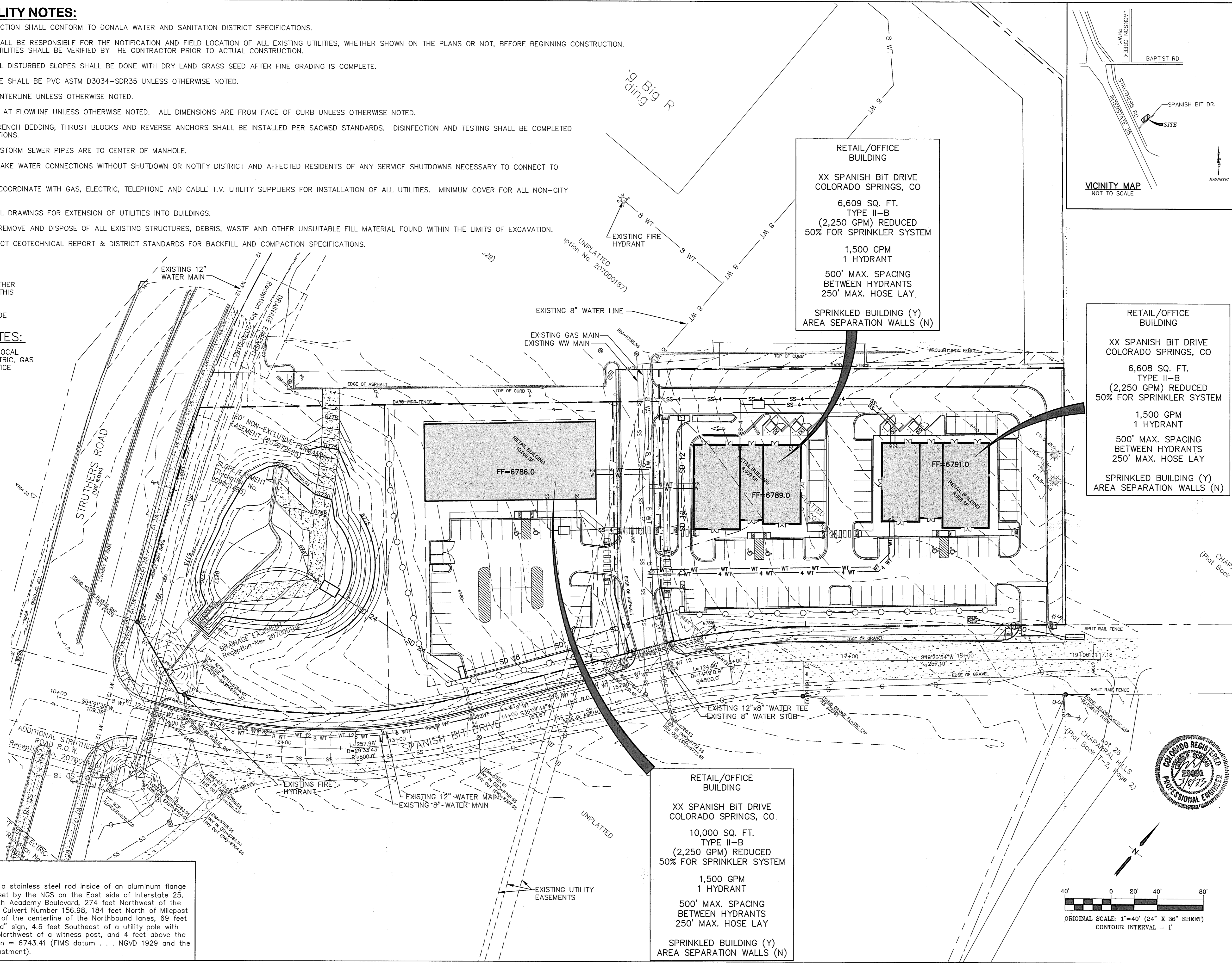
ALL ELECTRICAL AND OTHER DRY UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE

KEYED NOTES:

1. COORDINATE WITH LOCAL UTILITIES FOR ELECTRIC, GAS & TELEPHONE SERVICE CONNECTIONS

BENCHMARK:

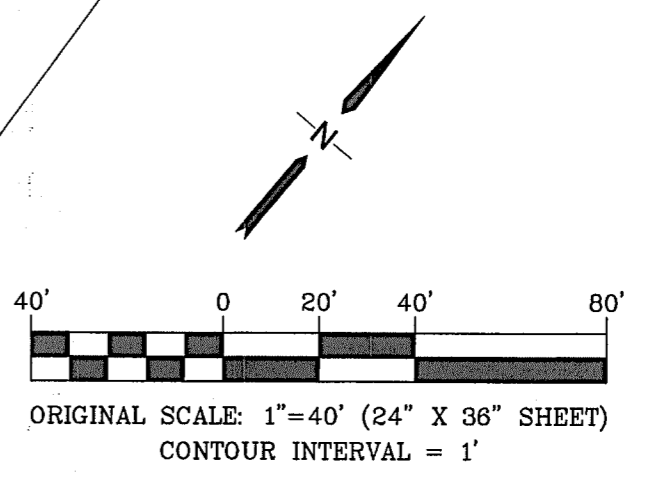
FIMS Monument Q395 is a stainless steel rod inside of an aluminum flange stamped "Q 395 1983" set by the NGS on the East side of Interstate 25, 6.75 miles North of North Academy Boulevard, 274 feet Northwest of the Northwest corner of Box Culvert Number 156.98, 184 feet North of Milepost 157, 104 feet Northeast of the centerline of the Northbound lanes, 69 feet Northeast of an "icy road" sign, 4.6 feet Southeast of a utility pole with meter attached, 1 foot Northwest of a witness post, and 4 feet above the highway surface; Elevation = 6743.41 (FIMS datum . . . NGVD 1929 and the 1960 Supplementary Adjustment).



RETAIL/OFFICE BUILDING
 XX SPANISH BIT DRIVE
 COLORADO SPRINGS, CO
 6,609 SQ. FT.
 TYPE II-B
 (2,250 GPM) REDUCED
 50% FOR SPRINKLER SYSTEM
 1,500 GPM
 1 HYDRANT
 500' MAX. SPACING
 BETWEEN HYDRANTS
 250' MAX. HOSE LAY.
 SPRINKLED BUILDING (Y)
 AREA SEPARATION WALLS (N)

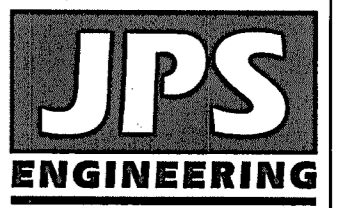
RETAIL/OFFICE BUILDING
 XX SPANISH BIT DRIVE
 COLORADO SPRINGS, CO
 6,608 SQ. FT.
 TYPE II-B
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 250' MAX. HOSE LAY.
 SPRINKLED BUILDING (Y)
 AREA SEPARATION WALLS (N)

RETAIL/OFFICE BUILDING
 XX SPANISH BIT DRIVE
 COLORADO SPRINGS, CO
 10,000 SQ. FT.
 TYPE II-B
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 50% FOR SPRINKLER SYSTEM
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 AREA SEPARATION WALLS (N)

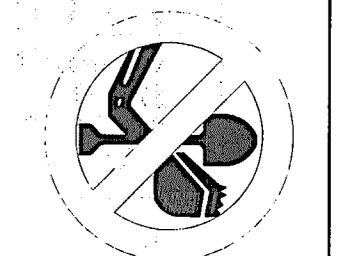


CATHEDRAL ROCK COMMONS COMMERCIAL

SITE UTILITY PLAN



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 Colorado Springs, CO
 80903
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 www.jpsegr.com



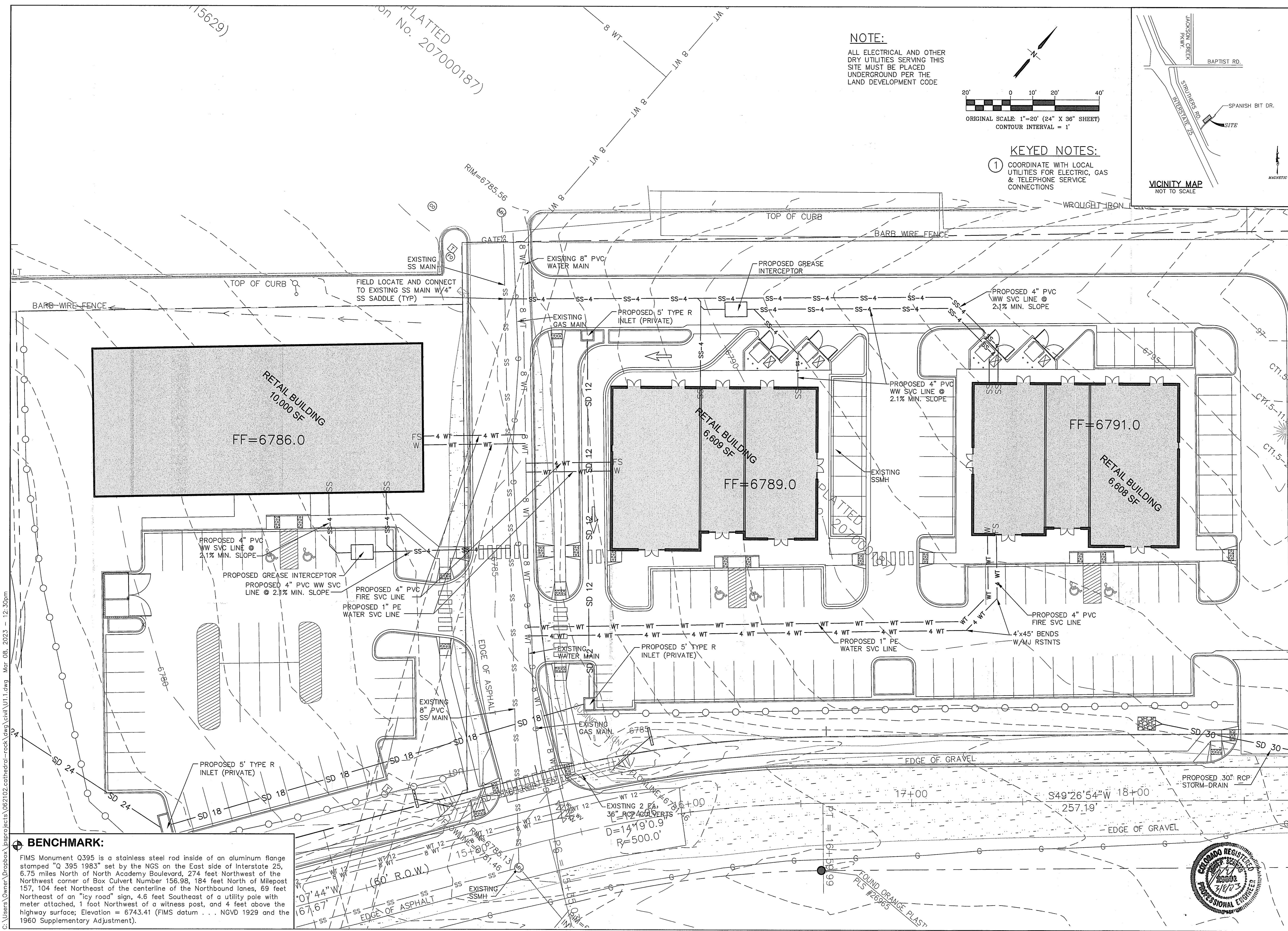
CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-922-1987
 SCALE 2-BUSINESS DAYS IN ADVANCE
 FOR THE MARKING OF UNDERGROUND
 FOR THE MEMBER UTILITIES.

No.	REVISION	DATE

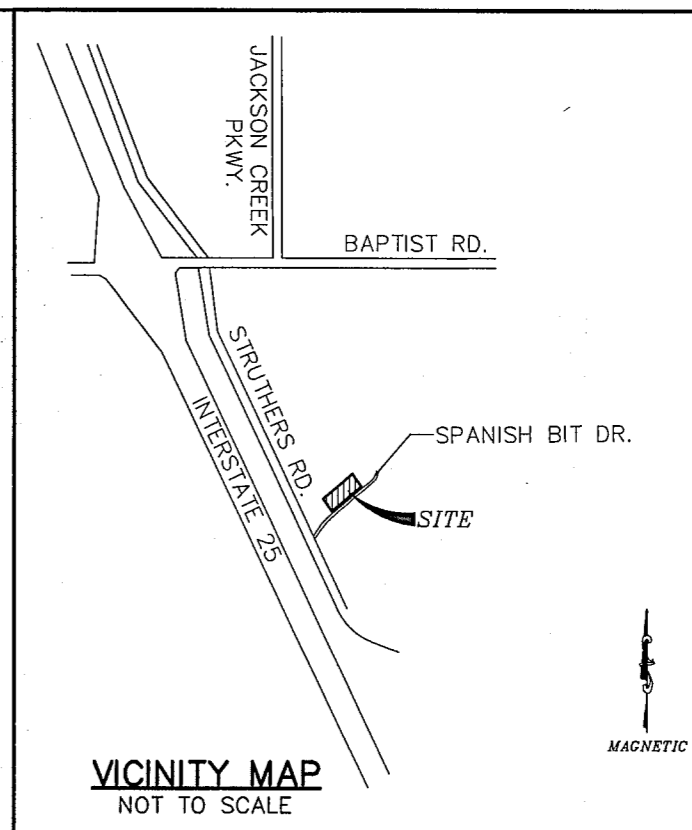
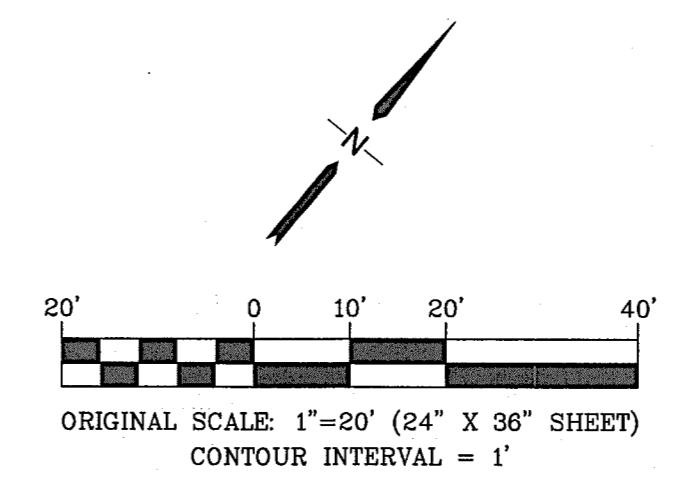
HORZ. SCALE: 1"=40'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: LDC	CHECKED: JPS
CREATED: 11/12/21	LAST MODIFIED: 5/8/23
PROJECT NO: 062102	MODIFIED BY: BJJ

SHEET: **U1**

C:\Users\Owner\Desktop\Projects\062102\cathedral-rock\Civil\U1.dwg Mar 08, 2023 - 12:19pm



NOTE:
 ALL ELECTRICAL AND OTHER DRY UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE

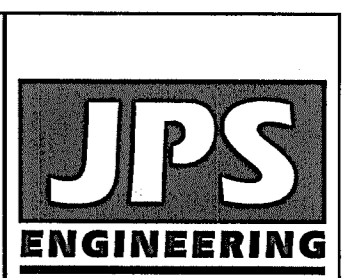


KEYED NOTES:
 ① COORDINATE WITH LOCAL UTILITIES FOR ELECTRIC, GAS & TELEPHONE SERVICE CONNECTIONS

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BENCHMARK:
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No.	REVISION	BY	DATE

ENLARGED SITE UTILITY PLAN



HORZ. SCALE: 1"=20'
 VERT. SCALE: N/A
 SURVEYED: LDC
 CREATED: 6/22/21
 PROJECT NO: 062102
 SHEET: U1.1

DRAWN: BJJ
 DESIGNED: JPS
 CHECKED: JPS
 LAST MODIFIED: 5/8/23
 MODIFIED BY: BJJ