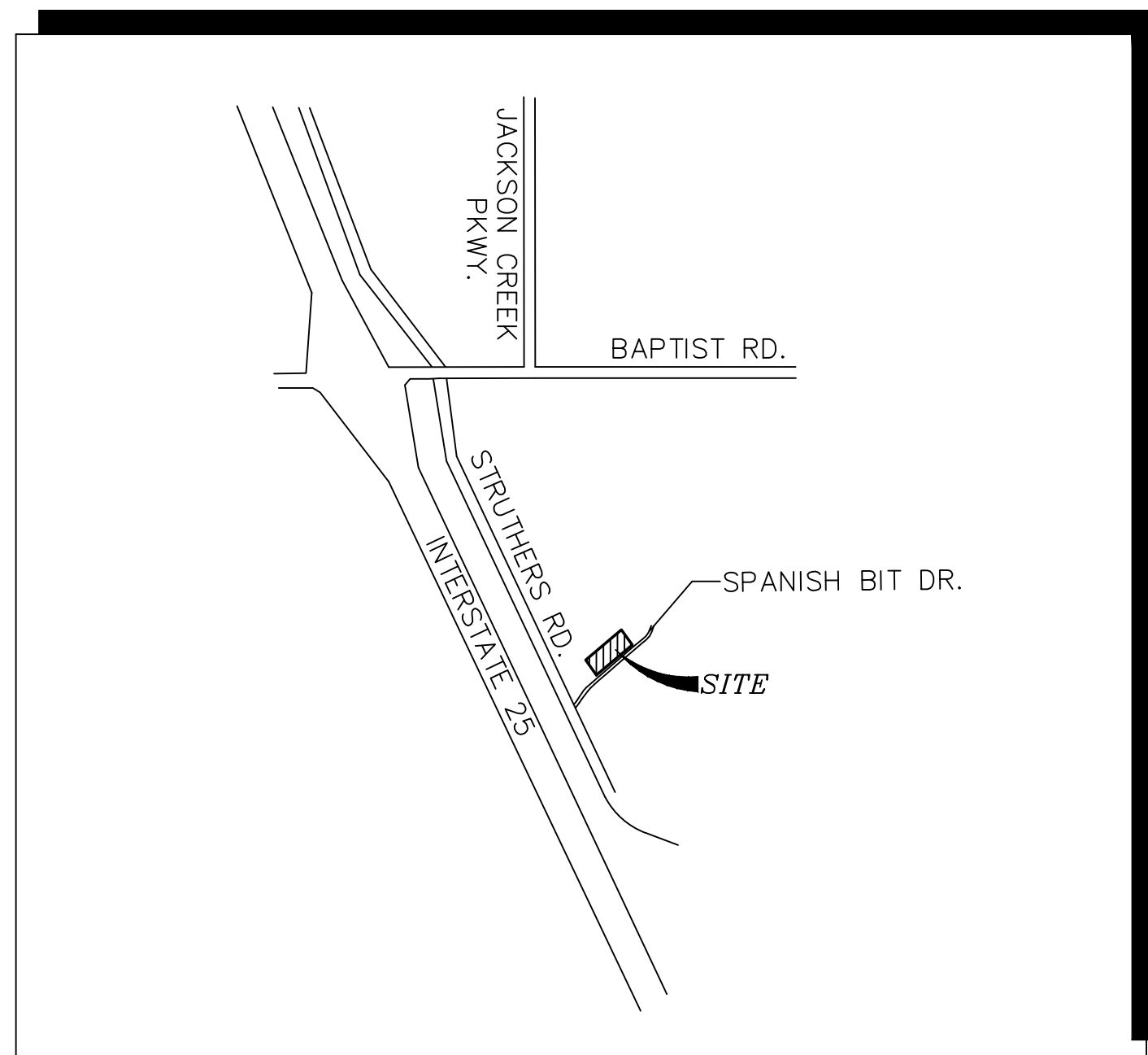
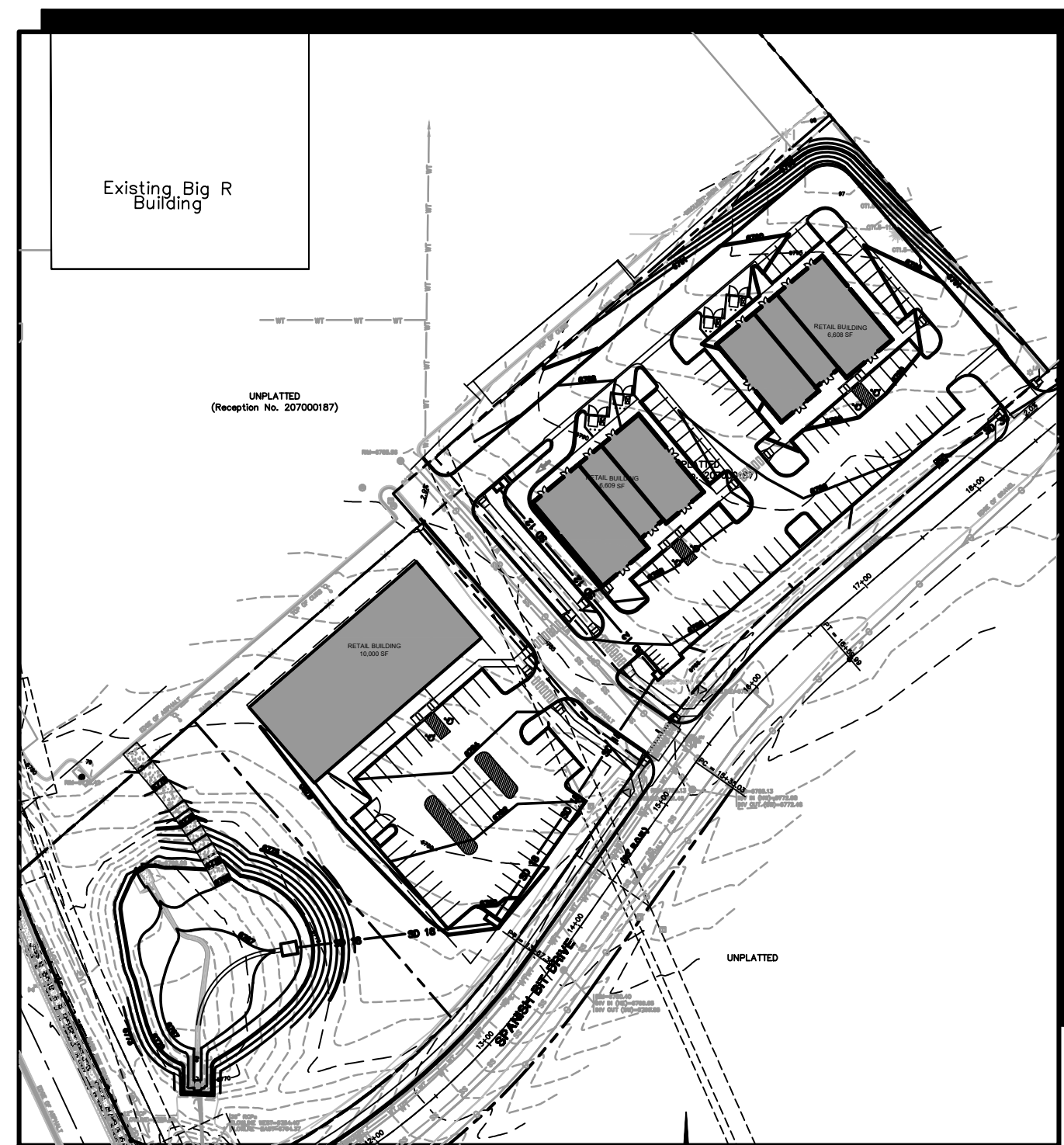


Cathedral Rock Commons Commercial Construction Drawings El Paso County, Colorado



VICINITY MAP
NOT TO SCALE



SITE MAP
SCALE: 1"=100'

BENCHMARK:

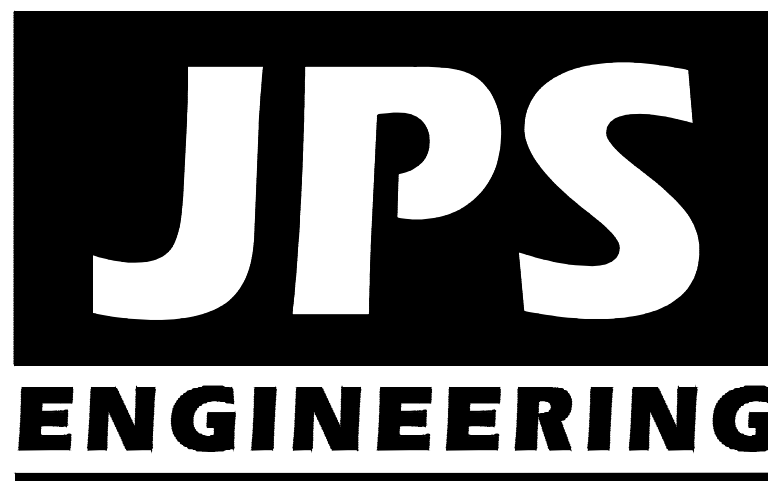
FIMS Monument Q395 is a stainless steel rod inside of an aluminum flange stamped "Q 395 1983" set by the NGS on the East side of Interstate 25, 6.75 miles North of North Academy Boulevard, 274 feet Northwest of the Northwest corner of Box Culvert Number 156.98, 184 feet North of Milepost 157, 104 feet 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:

Pinnacle Investment, LLC

5555 Erindale Drive, Ste. 100
Colorado Springs, CO 80918

PREPARED BY:



PREPARED BY:

19 East Willamette Avenue
Colorado Springs, Colorado 80903

October, 2021

AGENCIES/CONTACTS

DEVELOPER:	PINNACLE INVESTMENT, LLC 5555 ERINDALE DRIVE, STE. 100 COLORADO SPRINGS, CO 80918 (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

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

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.

DATE

PINNACLE INVESTMENT, LLC
5555 ERINDALE DRIVE, STE. 100
COLORADO SPRINGS, CO 80903

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.

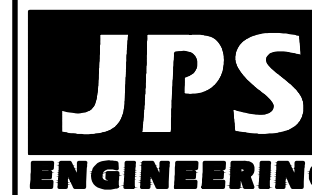
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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.

JENNIFER IRVINE, P.E.,
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

PCD PROJECT NO. MS-XX-XXX



19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpseng.com



CALL UTILITY NOTIFICATION
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1-800-922-1987
CALL OR VISIT US IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

DATE	BY	REVISION	No.

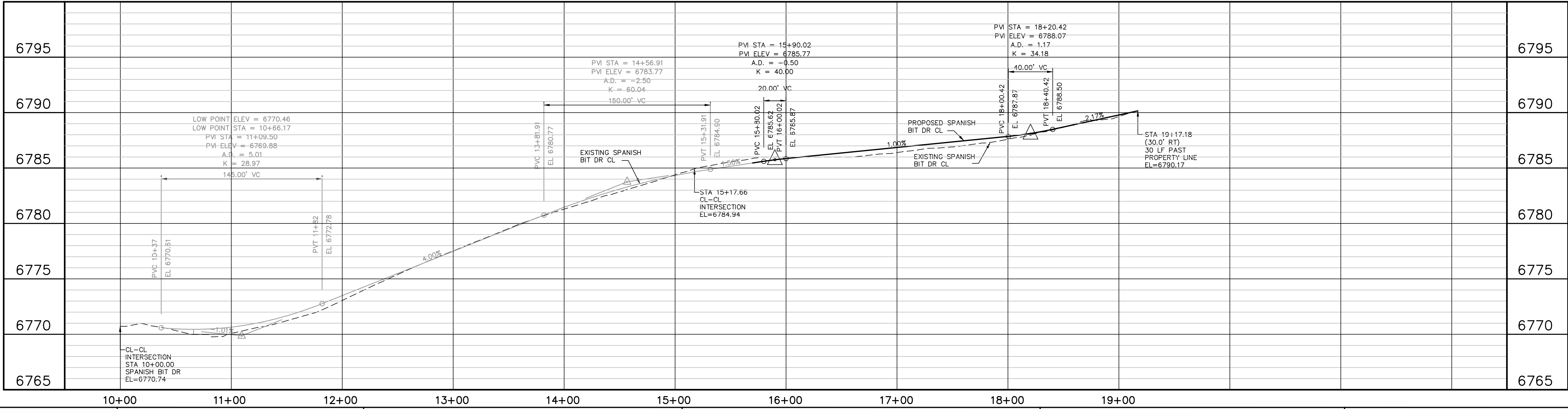
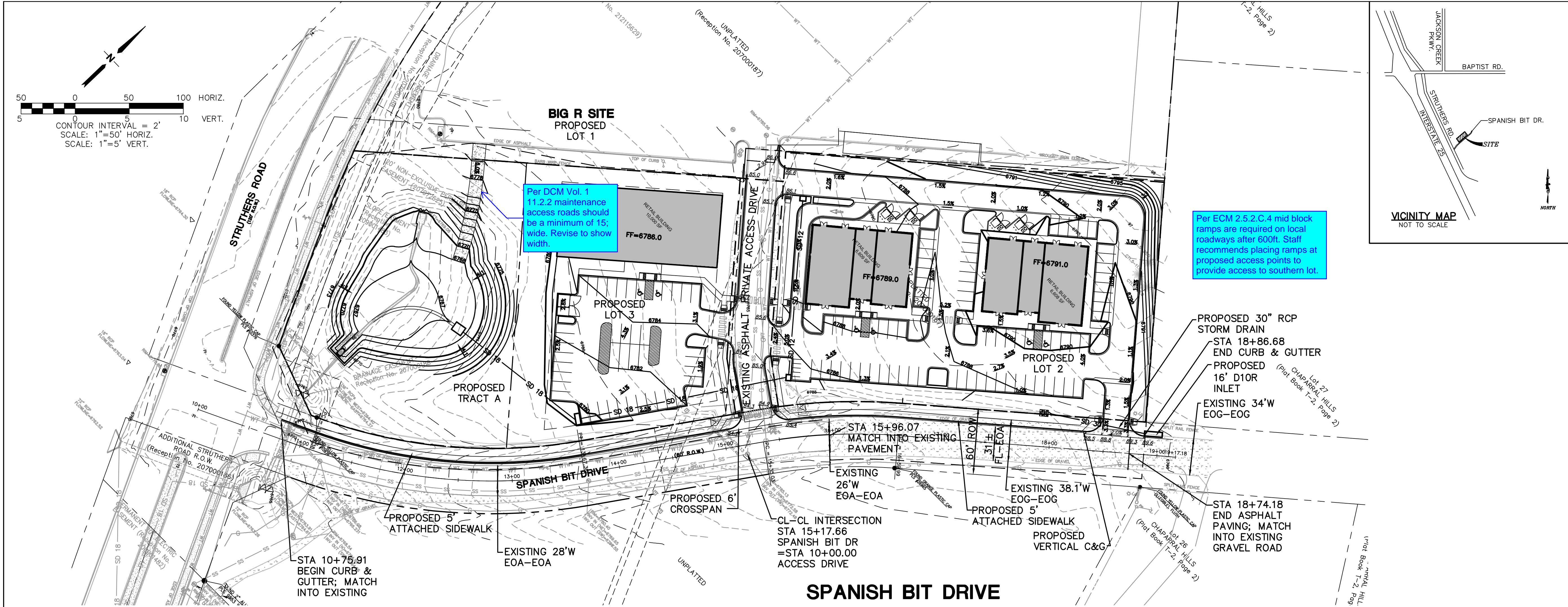
CATHEDRAL ROCK COMMONS COMMERCIAL

TITLE SHEET

HORZ. SCALE:	HS	DRAWN:	BJJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	LDC	CHECKED:	JPS
CREATED:	8/24/21	LAST MODIFIED:	10/06/21
PROJECT NO:	062102	MODIFIED BY:	BJJ

SHEET:

G1



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 15-3-906
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 ☐
R/W WIDTH 60' F/C-F/C 28'
STREET TYPE RURAL LOCAL
HVEEM _____

AGGREGATE BASE THICKNESS:
CLASS 6 _____
CLASS 5 _____
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 156.98, 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 . . . 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 UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF JPS ENGINEERING.

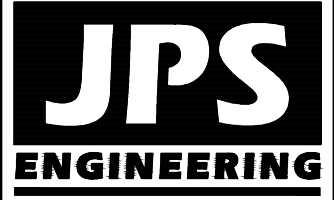
JOHN P. SCHWAB, CO. PE. #29891 DATE _____

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: RMLS
CREATED: 7/16/21
PROJECT NO: 062102

DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 10/06/21
MODIFIED BY: BJJ

SHEET: PP1

CATHEDRAL ROCK COMMONS COMMERCIAL



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80903
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www.jpsengr.com



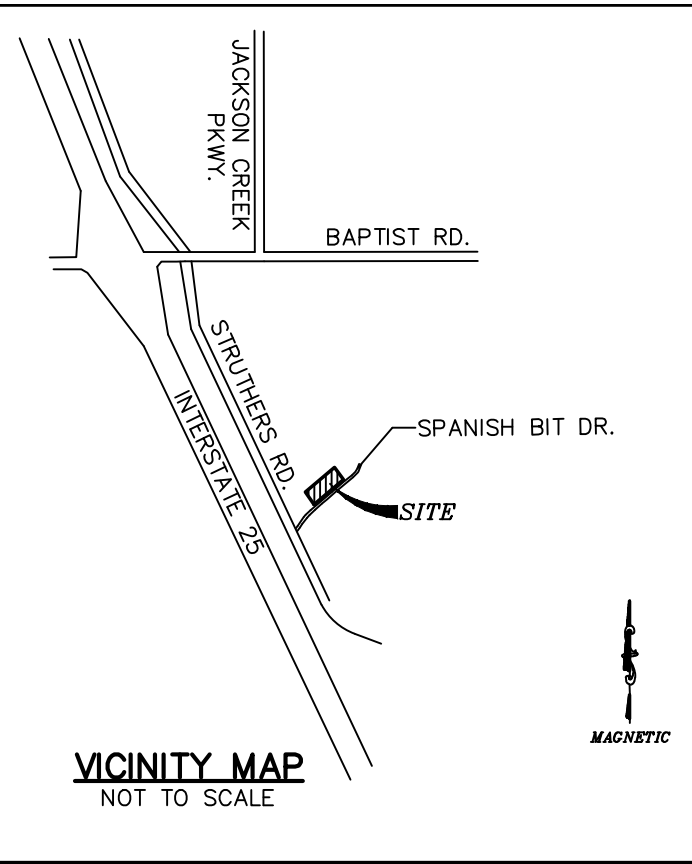
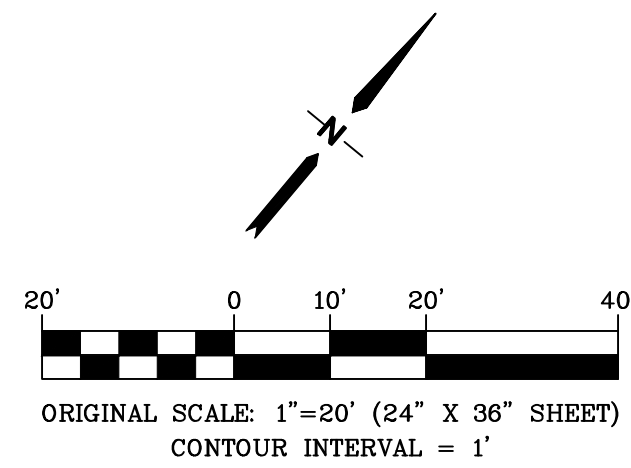
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MEMBER UTILITIES.

NO.	REVISION	BY	DATE

SPANISH BIT DRIVE IMPROVEMENT PLAN

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.

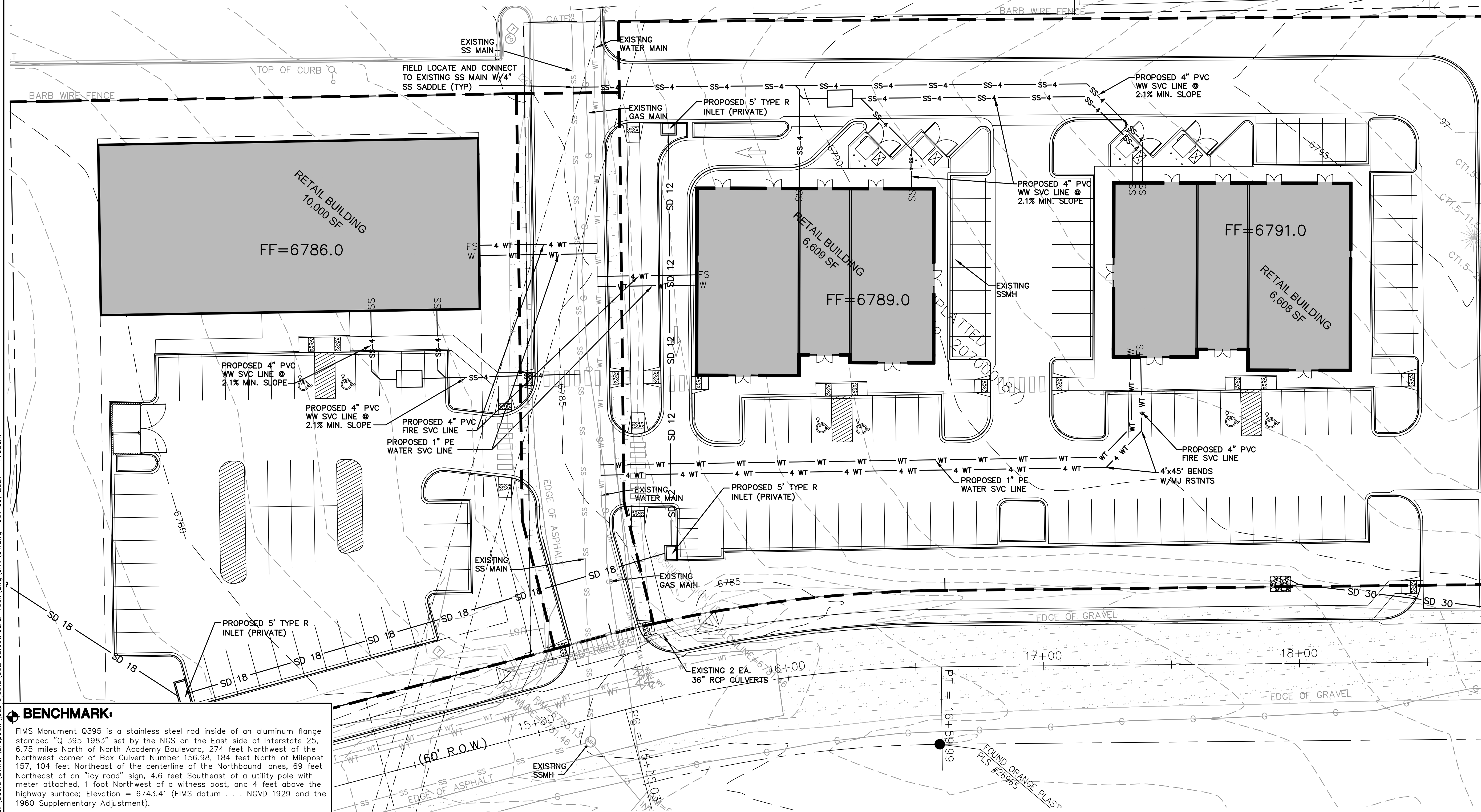


NOTE:

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

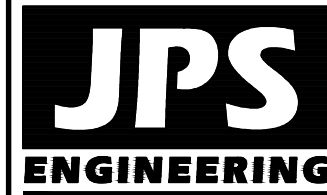


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CATHEDRAL ROCK COMMONS COMMERCIAL

SITE UTILITY PLAN



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No.	REVISION	BY	DATE

HORZ. SCALE: 1"=20'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: LDC	CHECKED: JPS
CREATED: 6/22/21	LAST MODIFIED: 10/06/21
PROJECT NO: 062101	MODIFIED BY: BJJ

SHEET: U1