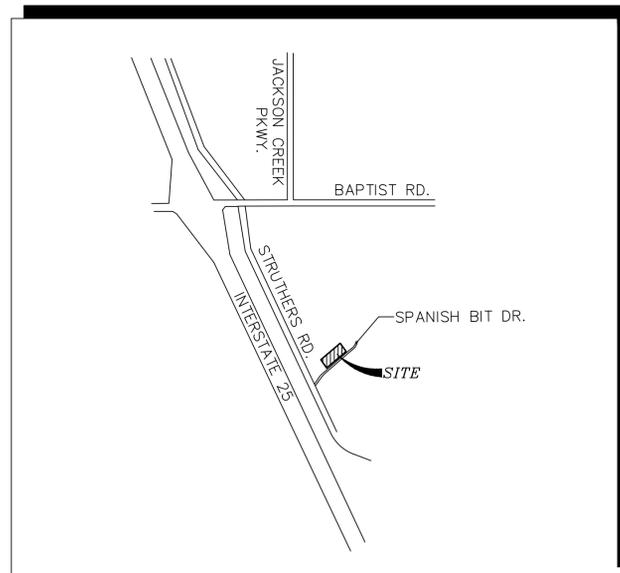
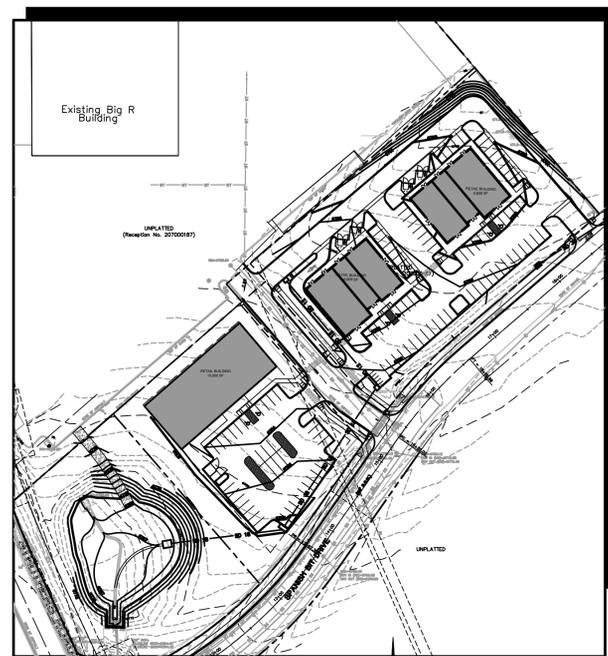


# Cathedral Rock Commons Commercial Construction Drawings El Paso County, Colorado



VICINITY MAP  
NOT TO SCALE



SITE MAP  
SCALE: 1"=100'

G:\Users\Owner\Desktop\proj\projects\062102.cathedral-rock\dwg\civil\G1.dwg Oct 06, 2021 - 7:59am

**BENCHMARK:**

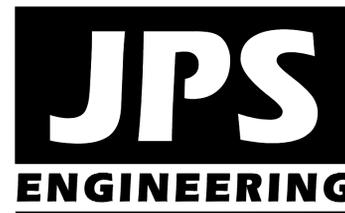
FIMS Monument Q395 is a stainless steel rod inside of an aluminum flange stamped "Q 395 1983" set by the NGS on the East side of Interstate 25, 6.75 miles North of North Academy Boulevard, 274 feet Northwest of the Northwest corner of Box Culvert Number 156.98, 184 feet North of Milepost 157, 104 feet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

**PCD PROJECT NO. MS-XX-XXX**



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 OR VISIT US IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKINGS OF UNDERGROUND  
MEMBER UTILITIES.

NO.	REVISION	BY	DATE

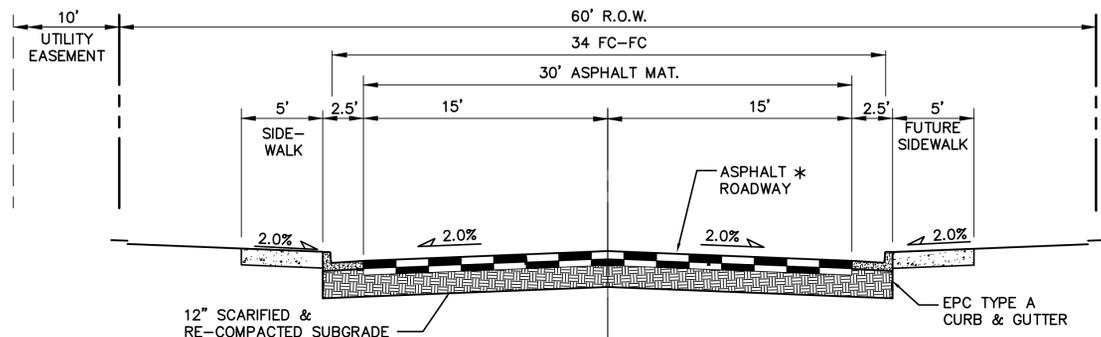
**CATHEDRAL ROCK COMMONS COMMERCIAL**

**TITLE SHEET**

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

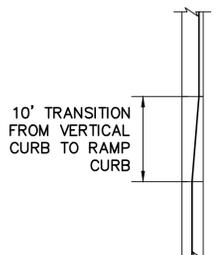
SHEET: **G1**





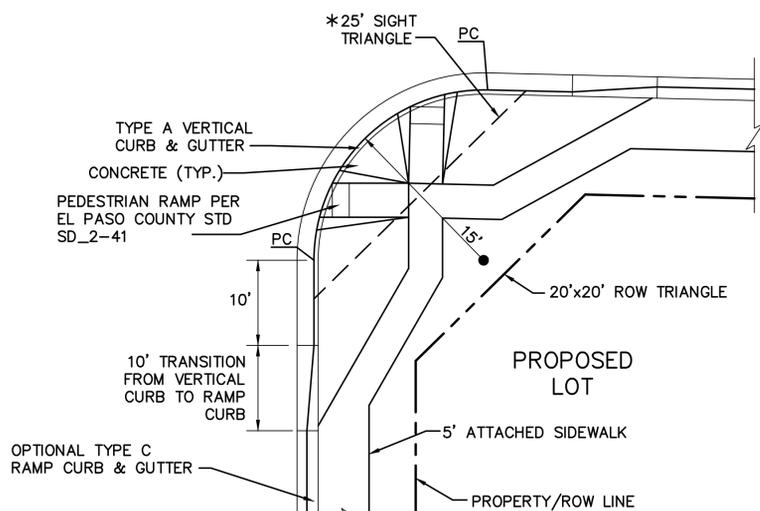
\* PAVEMENT DESIGN WILL BE BASED UPON A PAVEMENT ANALYSIS BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, AND APPROVED BY EL PASO COUNTY (4" HBP OVER 6" ABC FOR BIDDING PURPOSES)

**TYPICAL LOCAL ROAD SECTION (A)**  
(URBAN LOCAL)  
SCALE: 1"=5' H  
1"=2.5' V



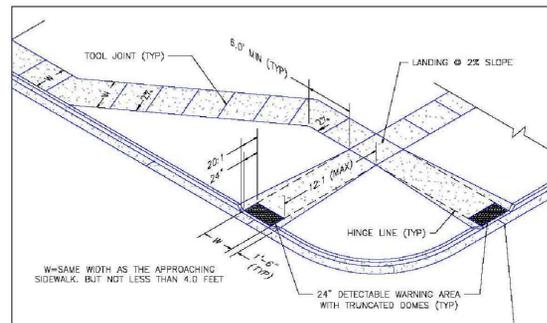
NOTE: TRANSITION FROM RAMP CURB TO VERTICAL CURB OVER 10' ON EACH SIDE OF ALL CURB RETURNS AND STORM INLETS.

**CURB TRANSITION DETAIL (B)**  
SCALE: NTS



\* NOTE: NO OBSTRUCTIONS TALLER THAN 18" ARE PERMITTED WITHIN SIGHT TRIANGLES.

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



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

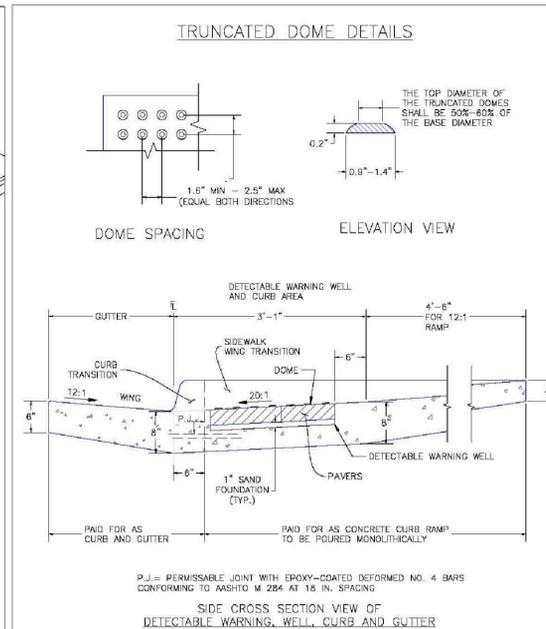
**PEDESTRIAN RAMP NOTES**

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND AIA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLOR, NON-SERIOUS, COARSE GRADATION FINISH.
4. RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM SLOPING RAMP SLOPE AND 20' DETECTABLE WARNING AREA DUE TO STREET INTERSECTION CROSSINGS AND/OR ALIGNMENTS.
5. DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING AREA SHALL BE UNREFINISHED, UNDOSSH, INTERNALLY COLORED, TRUNCATED-DOME, PAVERS, THERMOPLASTIC TRUNCATED DOMES WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK 4" MINIMUM.
9. ALL RAMP'S WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMP'S WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNS/SIGNALS, UTILITIES/AUXILIARY BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.

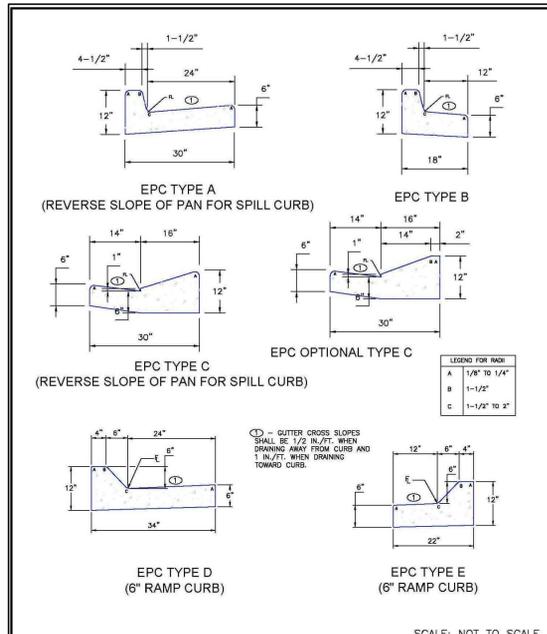
**GENERAL NOTES**

1. WHERE THE 1'-8" FLARED SIDING OF A PERPENDICULAR CURB RAMP IS LARGELY CONTIGUOUS WITH A PEDESTRIAN OR HAND SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMP'S ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMP'S.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMP'S, EXCLUDING OF THE FLARE SIDING, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

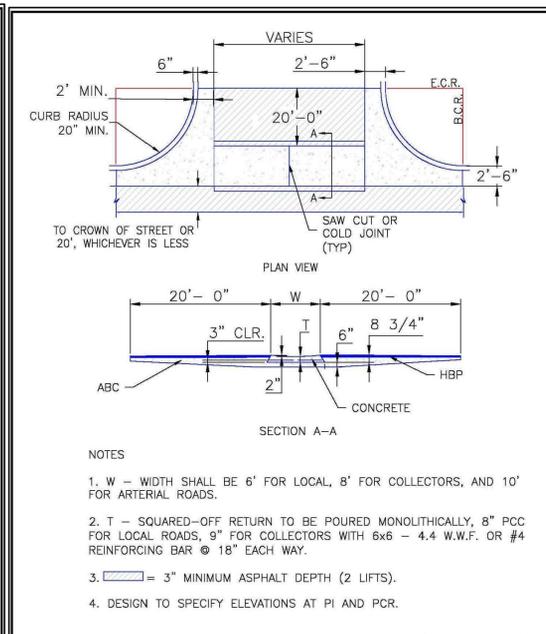
DATE APPROVED: 7/9/09	DESIGNED BY: André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-41
Pedestrian Intersection Ramp Standard Drawing		EL PASO COUNTY DEPARTMENT OF TRANSPORTATION	



DATE APPROVED: 1/1/08	DESIGNED BY: John A. McCarty	REVISION DATE: 11/25/15	FILE NAME: SD_2-42
Truncated Dome Details Standard Drawing		EL PASO COUNTY DEPARTMENT OF TRANSPORTATION	



DATE APPROVED: 8/11/11	DESIGNED BY: André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-20
Typical Curb and Gutter Details Standard Drawing		EL PASO COUNTY DEPARTMENT OF TRANSPORTATION	



DATE APPROVED: 8/11/11	DESIGNED BY: André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-26
Typical Cross Pan Layout Detail Standard Drawing		EL PASO COUNTY DEPARTMENT OF TRANSPORTATION	

**CATHEDRAL ROCK COMMONS COMMERCIAL**



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  
OR 970-244-2222 IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

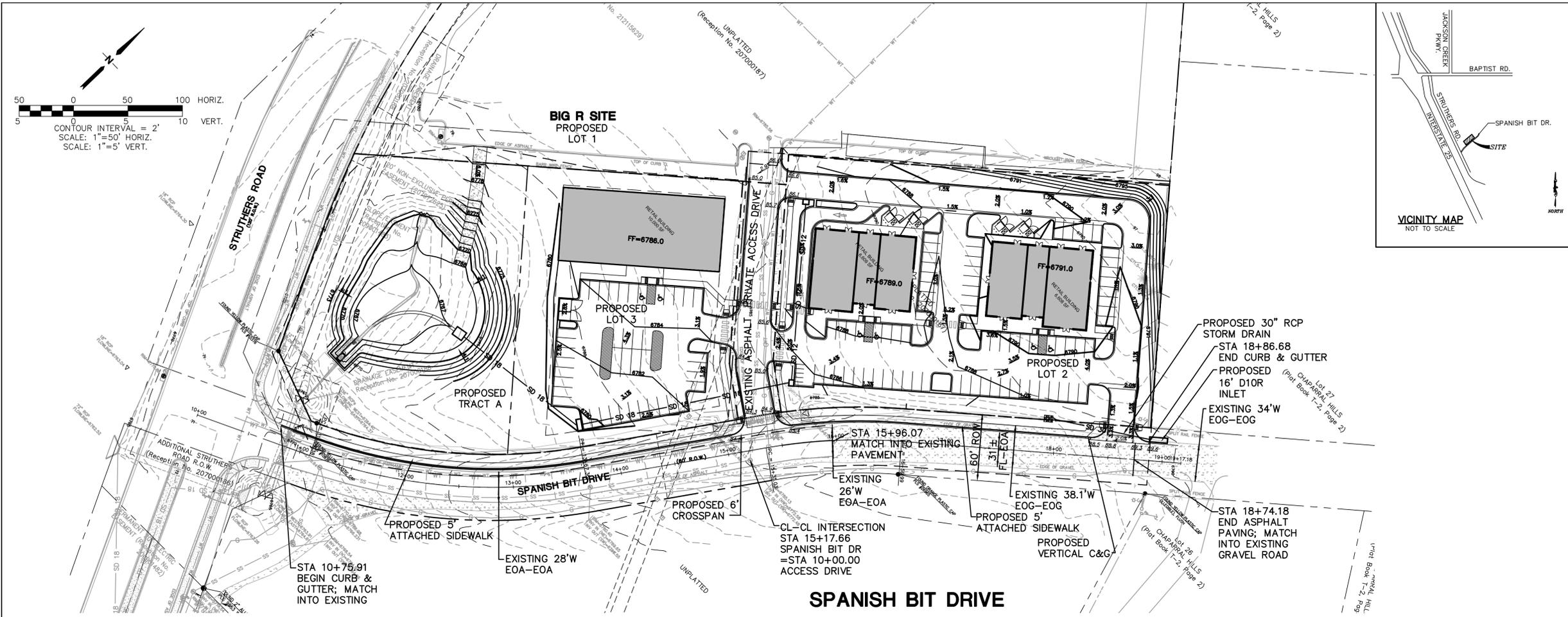
DATE	BY	REVISION

**TYPICAL SECTIONS & DETAILS**

HORZ. SCALE: N/A	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: LDC	CHECKED: JPS
CREATED: 8/16/21	LAST MODIFIED: 8/14/21
PROJECT NO: 062102	MODIFIED BY: BJJ

SHEET: TY1

C:\Users\Owner\Desktop\psprojects\062102.cathedral-rock\dwg\civil\TY1.dwg Oct. 01, 2021 - 11:25am



# CATHEDRAL ROCK COMMONS COMMERCIAL



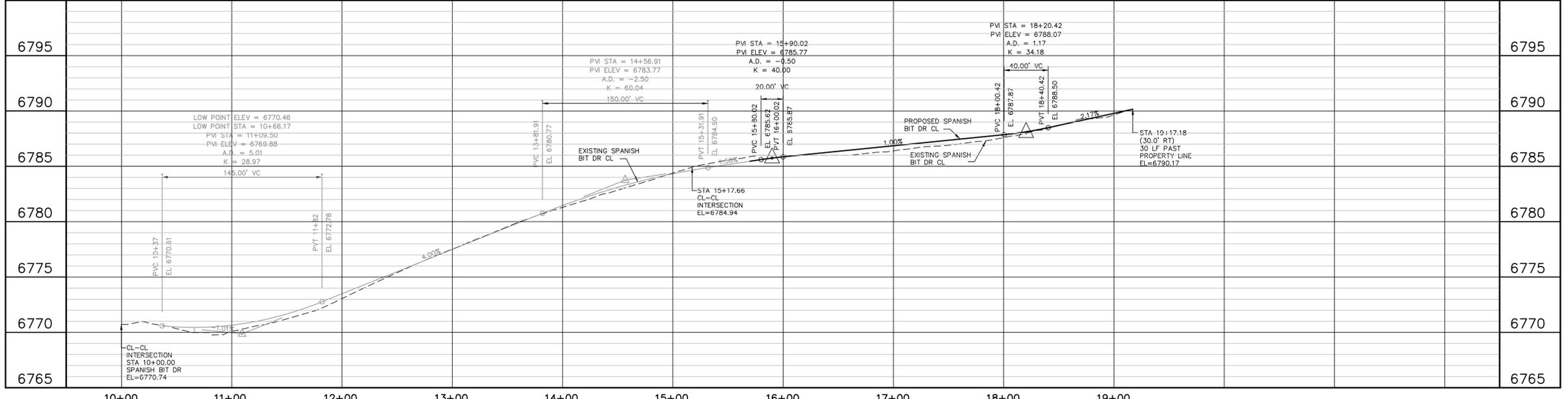
19 E. Willamette Ave.  
Colorado Springs, CO  
80903  
PH: 719-477-9429  
FAX: 719-471-0766  
www.jpsengr.com



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



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.

RESUBMITAL 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:  
AC SURFACE \_\_\_\_\_  
AC BASE \_\_\_\_\_

LOCATION: ATTACHED   
DETACHED, 6" FROM P/L

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  
SHEET: PP1

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

