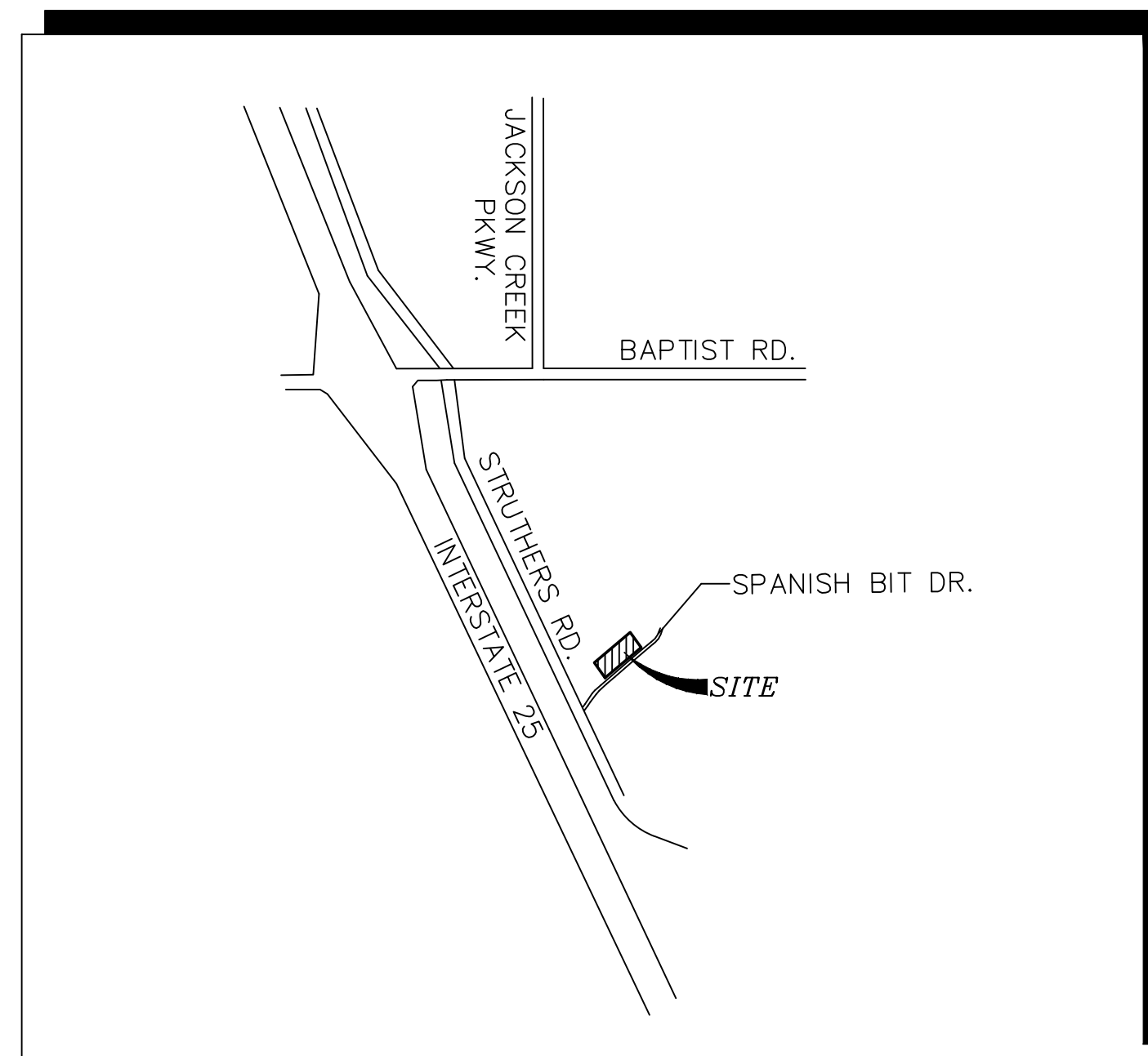
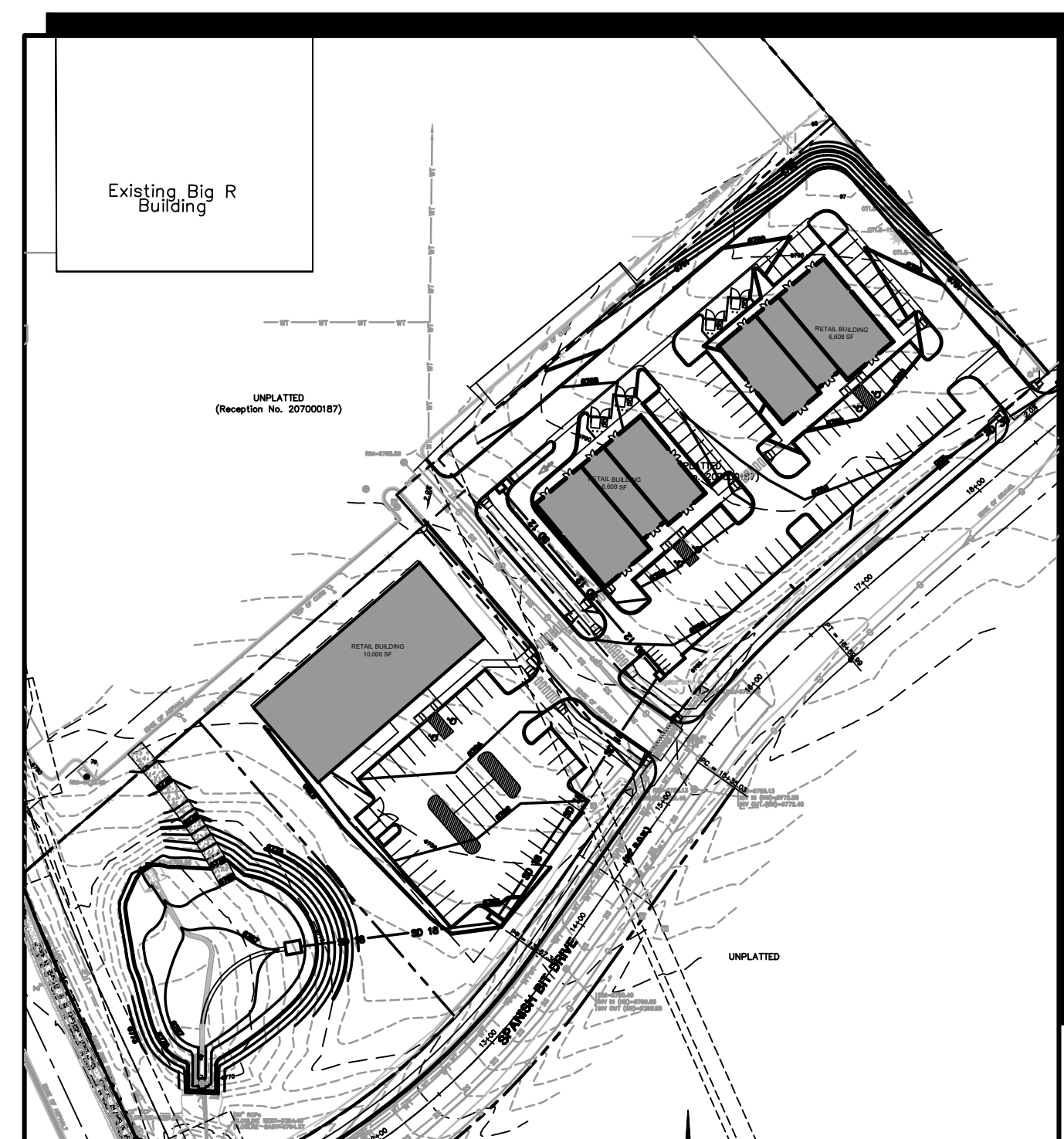


# Cathedral Rock Commons Commercial Construction Drawings El Paso County, Colorado



VICINITY MAP  
NOT TO SCALE



SITE MAP  
SCALE: 1"=100'

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

### BENCHMARK:

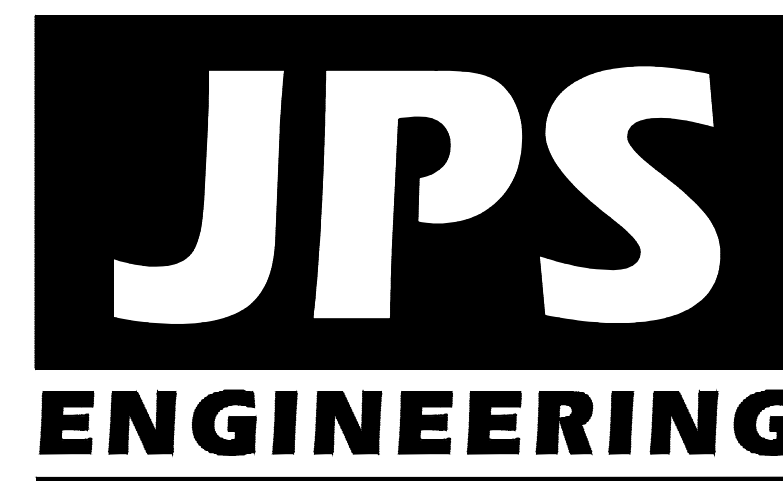
FIMS Monument Q395 is a stainless steel rod inside of an aluminum flange stamped "Q 395 1983" set by the NGS on the East side of Interstate 25, 6.75 miles North of North Academy Boulevard, 274 feet Northwest of the Northwest corner of Box Culvert Number 156.98, 184 feet North of Milepost 157, 104 feet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

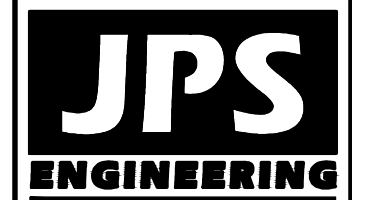
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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



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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**