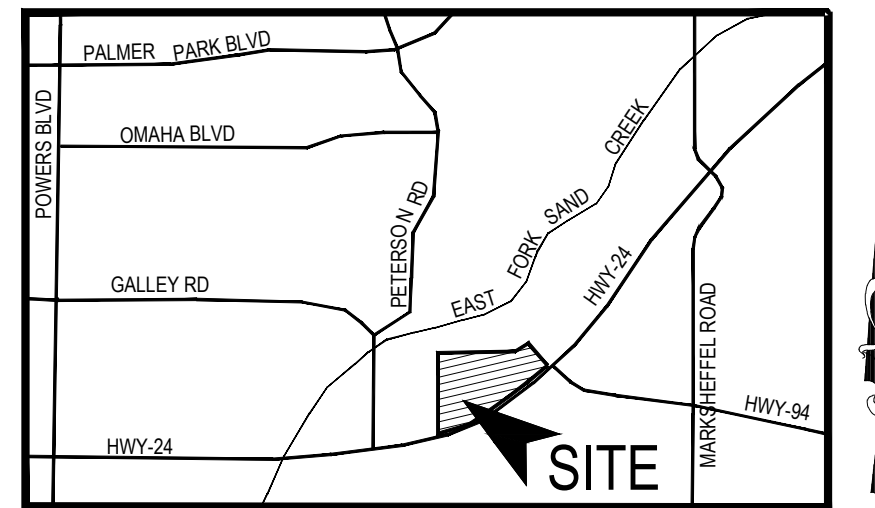


CROSSROADS MIXED USE FILING NO. 1

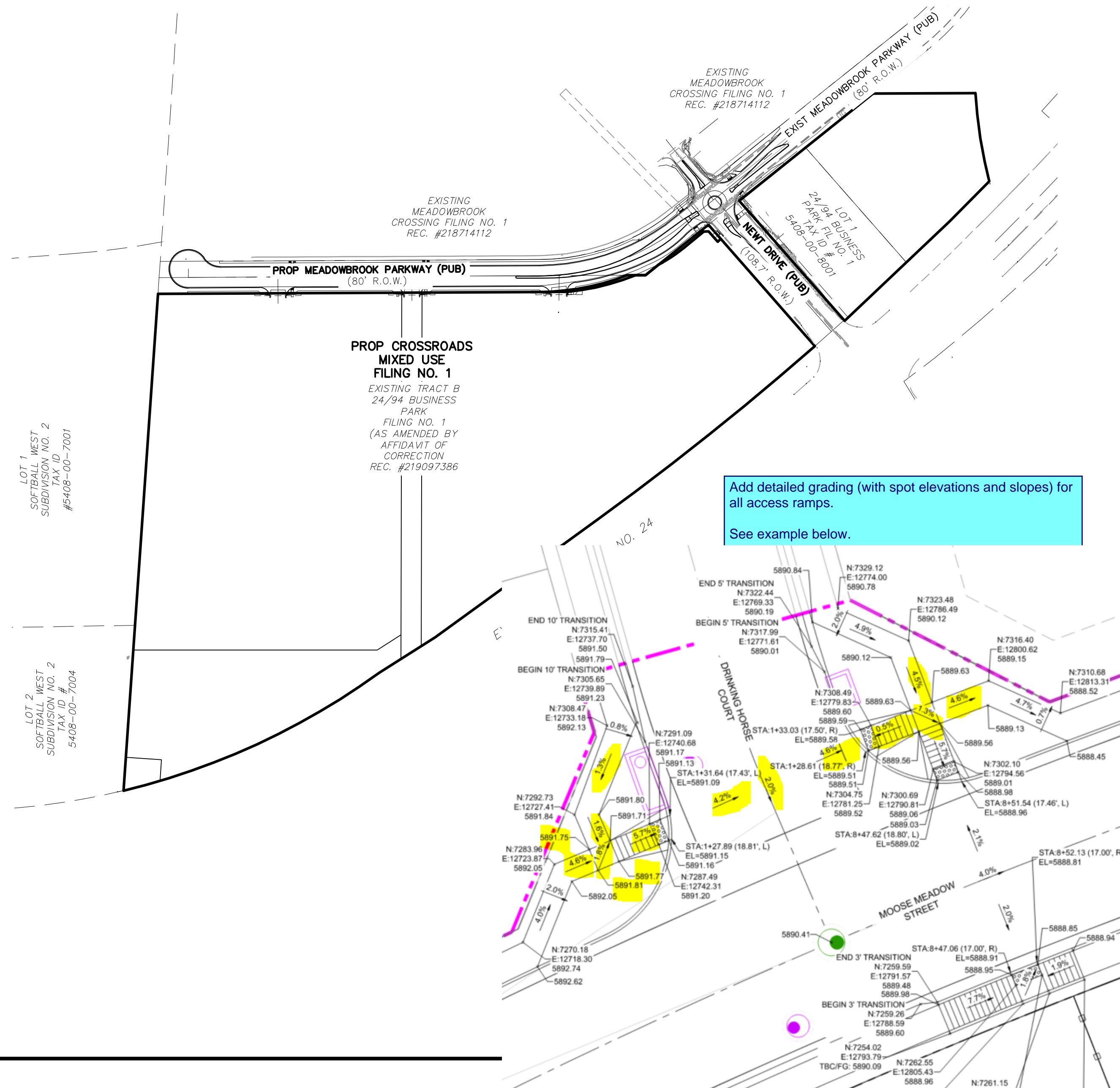
COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

DECEMBER 2021



VICINITY MAP
N.T.S.



Add detailed grading (with spot elevations and slopes) for all access ramps.
See example below.

AGENCIES:

- OWNER/DEVELOPER:** COLORADO SPRINGS EQUITIES, LLC
90 S. CASCADE AVE., SUITE 1500
COLORADO SPRINGS, CO 80903
DANNY MIENKA (719) 448-4034
- CIVIL ENGINEER:** M & S CIVIL CONSULTANTS, INC.
212 N. WAHSATCH, SUITE 305
COLORADO SPRINGS, CO 80903
VIRGIL A. SANCHEZ P.E. (719) 955-5485
- COUNTY ENGINEERING:** EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
GILBERT LAFORCE, P.E. (719) 520-6300
- TRAFFIC ENGINEERING:** EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
JENNIFER IRVINE, P.E. (719) 520-6460
- WATER RESOURCES:** CHEROKEE METROPOLITAN DISTRICT
6250 PALMER PARK BOULEVARD
COLORADO SPRINGS, CO 80915-1721
JEFF MUNGER
(719) 597-5080
- FIRE DISTRICT:** CIMARRON HILLS FIRE DEPARTMENT
1835 TUSKEGEE PLACE
COLORADO SPRINGS, CO 80915
(719) 591-0960
- GAS DEPARTMENT:** COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 668-3556
- ELECTRIC DEPARTMENT:** COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 668-3556
- COMMUNICATIONS:** QWEST COMMUNICATIONS
(U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

BASIS OF BEARINGS

A PORTION OF THE EASTERLY LINE OF "SOFTBALL WEST SUBDIVISION NO. 2" RECORDED IN PLAT BOOK T-3 AT PAGE 112 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED ON THE SOUTH WITH A NO. 4 REBAR, FROM WHICH A NO. 5 REBAR WITH BLUE PLASTIC CAP STAMPED "RAMPART PLS 32820" BEARS N03°58'20"E A DISTANCE OF 1,170.16 FEET.

BENCHMARK:

- NATIONAL GEODETIC VERTICAL DATUM OF 1929, MONUMENT R76 SET IN TOP OF CONCRETE MONUMENT
ELEVATION = 6286.32'
- NATIONAL GEODETIC VERTICAL DATUM OF 1929, FOUND #5 REBAR AND ORANGE CAP PLS 32820
ELEVATION = 6325.50'



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.

VIRGIL A. SANCHEZ, COLORADO P.E. #37160
FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC.

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS IN THESE DETAILED PLANS AND SPECIFICATIONS.

DANNY MIENKA (MANAGER) _____ DATE
COLORADO SPRINGS EQUITIES, LLC

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 DIRECTORS DISCRETION.

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

SHEET INDEX

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- SHEET 2 CONSTRUCTION NOTES
- SHEET 3 DETAILS
- SHEET 4 DETAILS AND STREET SECTIONS
- SHEET 5 DEMOLITION PLAN
- SHEET 6 STREET IMPROVEMENT PLANS
- SHEET 7 STREET IMPROVEMENT PLANS
- SHEET 8 STREET IMPROVEMENT PLANS
- SHEET 9 MEDIAN DETAILS
- SHEET 10 MEDIAN DETAILS
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- SHEET 12 SIGNAGE AND STRIPING PLAN
- SHEET 13 HIGHWAY 24 & 94 OFFSITE IMPROVEMENTS
- SHEET 14 STORM SEWER PLAN AND PROFILES
- SHEET 15 STORM SEWER PLAN AND PROFILES
- SHEET 16 STORM SEWER PLAN AND PROFILES
- SHEET 17 STORM SEWER DETAILS
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- SHEET 20 FOREBAY DETAILS
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- SHEET 22 OUTLET STRUCTURE/MISCELLANEOUS DETAILS
- SHEET 23 MISCELLANEOUS DETAILS

EL PASO COUNTY FILE NO. SF 21-029

CROSSROADS MIXED USE FILING NO.1		TITLE SHEET	
PROJECT NO. 18-003	DESIGNED BY: CLP	SCALE: HORIZONTAL: N/A	DATE: 12/07/2021
	DRAWN BY: CLP	VERTICAL: N/A	
	CHECKED BY: VAS		SHEET 1 OF 23
S101			
212 N. WAHSATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485			
FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC.			
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160			
REVISED:	NO.	DATE:	DESCRIPTION:
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.			
CAUTION			

GENERAL CONSTRUCTION NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 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.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
- ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
- ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- 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 THE 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 EL PASO COUNTY PCD PRIOR TO CONSTRUCTION.

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 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 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 ON-SITE AND OFF-SITE, 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 DEPARTMENT - 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 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.

SIGNAGE 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.



CROSSROADS MIXED USE FILING NO. 1		CONSTRUCTION NOTES	
PROJECT NO. 18-003	SCALE: HORIZONTAL: N/A VERTICAL: N/A	DATE: 12/07/2021	SHEET 2 OF 23
DESIGNED BY: CLP	CHECKED BY: VAS	DRAWN BY: CLP	SIO2

212 N. WASHATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5465

CIVIL CONSULTANTS, INC.

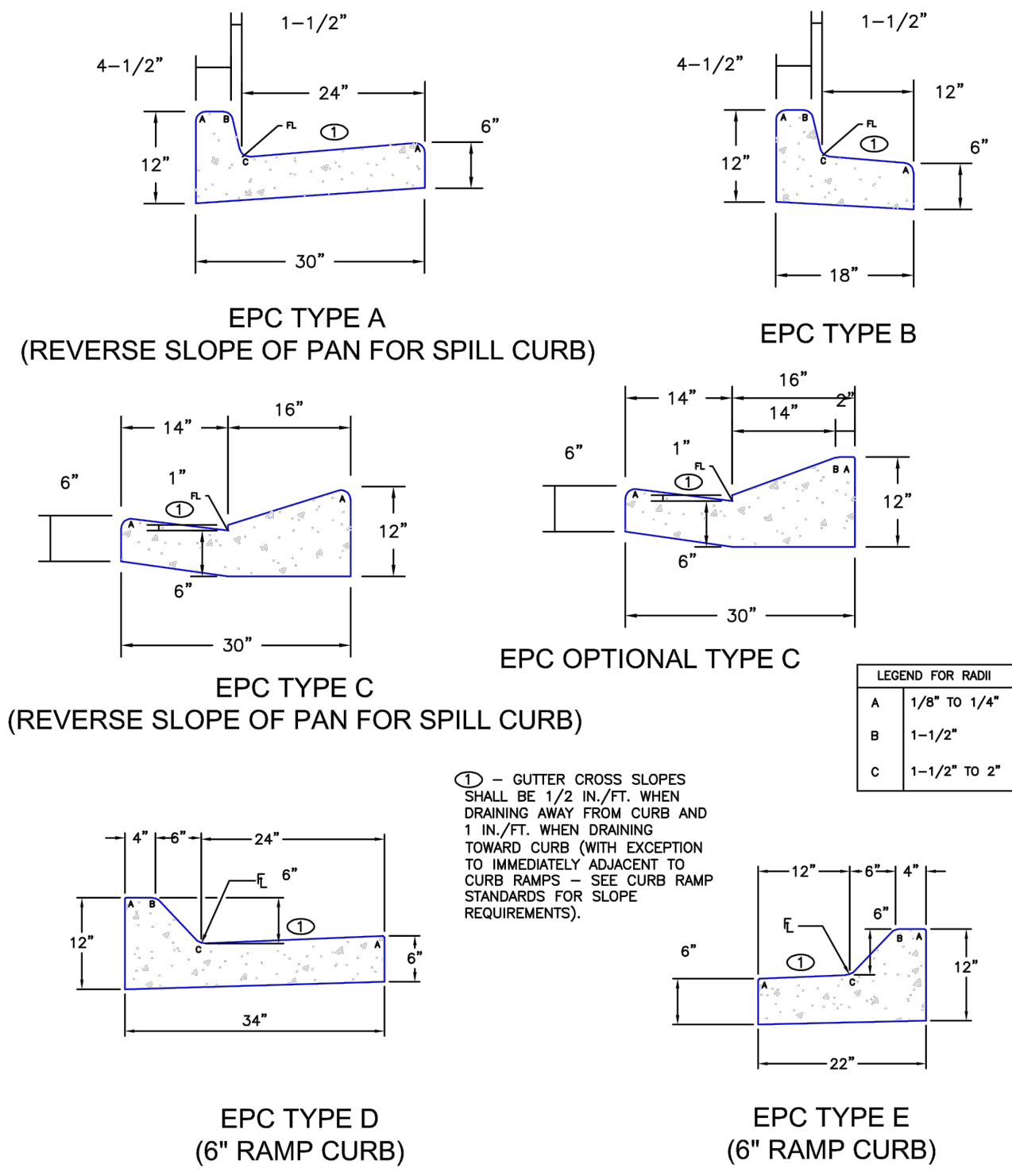
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC.

NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

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CAUTION



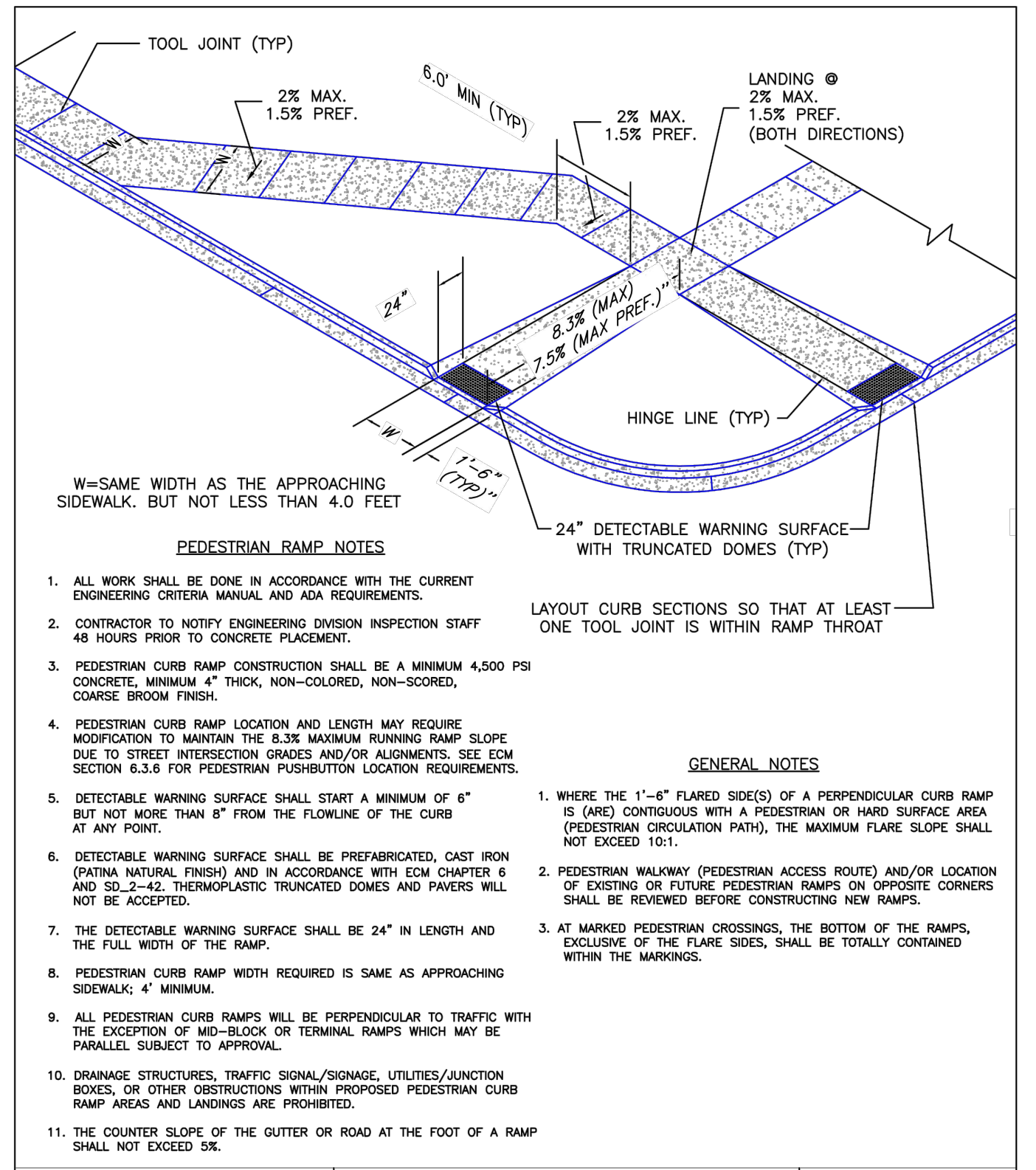
LEGEND FOR RADI

A	1/8" to 1/4"
B	1-1/2"
C	1-1/2" to 2"

Ⓢ - GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB (WITH EXCEPTION TO IMMEDIATELY ADJACENT TO CURB RAMPS - SEE CURB RAMP STANDARDS FOR SLOPE REQUIREMENTS).

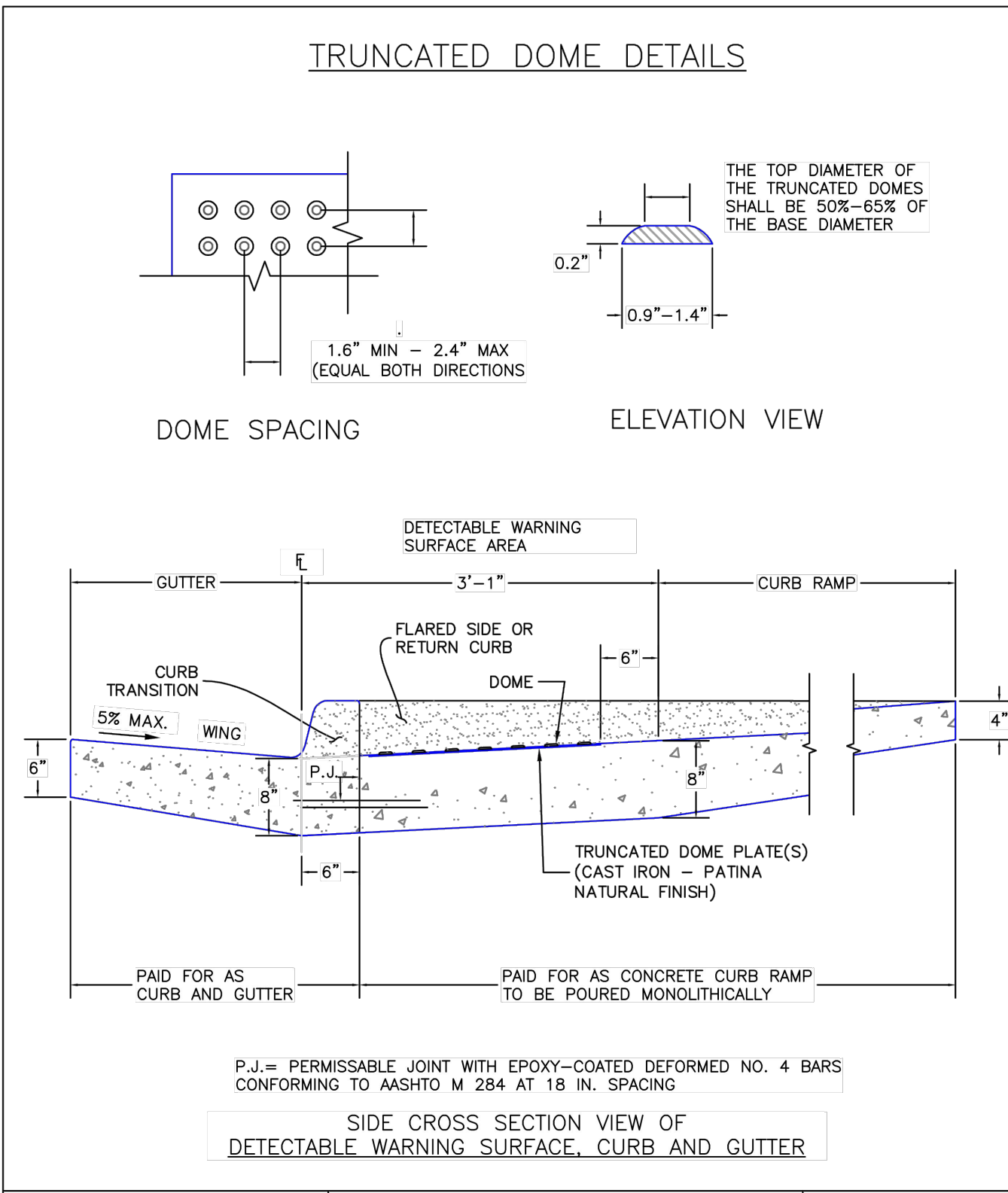
SCALE: NOT TO SCALE

DATE APPROVED: 6/23/20	Typical Curb and Gutter Details Standard Drawing	
APPROVED: Jennifer E. Irvine	REVISION DATE: 6/23/20 FILE NAME: SD_2-20	

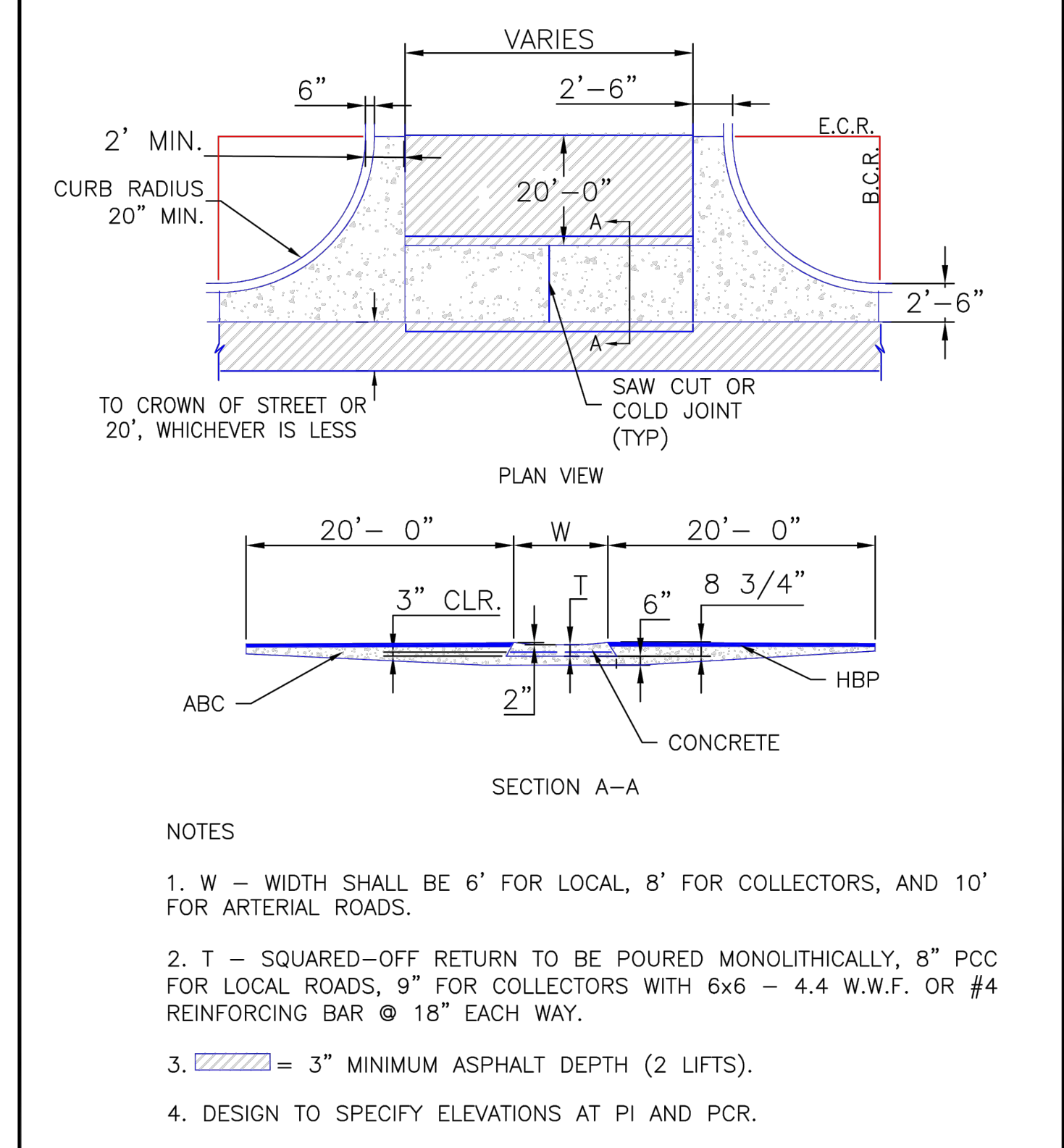


- PEDESTRIAN RAMP NOTES**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
 2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
 3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
 4. 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 EGM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
 5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
 6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH EGM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVES WILL NOT BE ACCEPTED.
 7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
 8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK, 4' MINIMUM.
 9. 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.
 10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
 11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.
- GENERAL NOTES**
1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
 2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
 3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.
- LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT**
- W=SAME WIDTH AS THE APPROACHING SIDEWALK, BUT NOT LESS THAN 4.0 FEET

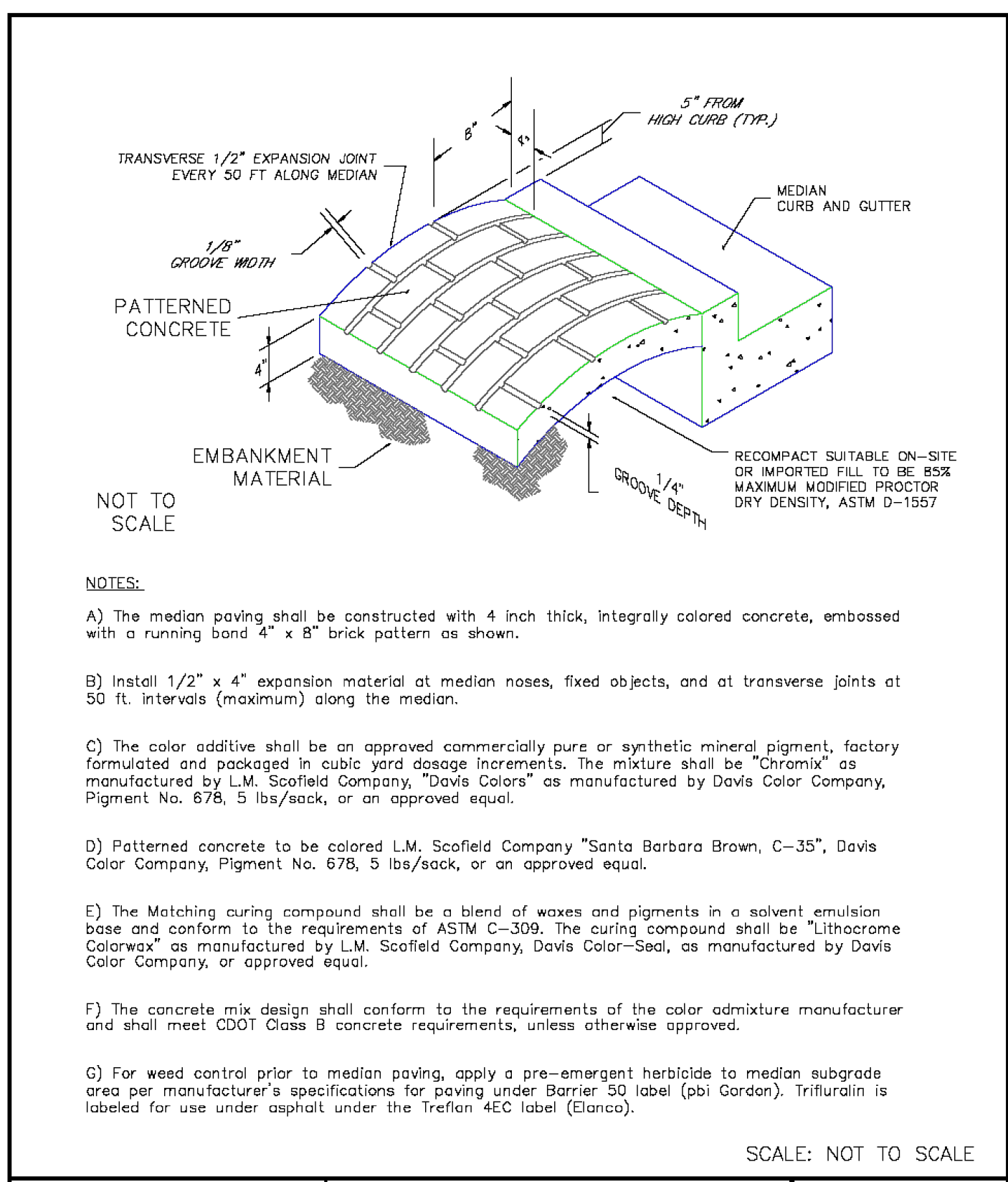
DATE APPROVED: 6/23/20	Pedestrian Curb Ramp Detail Standard Drawing	
APPROVED: Jennifer E. Irvine	REVISION DATE: 6/23/20 FILE NAME: SD_2-41	



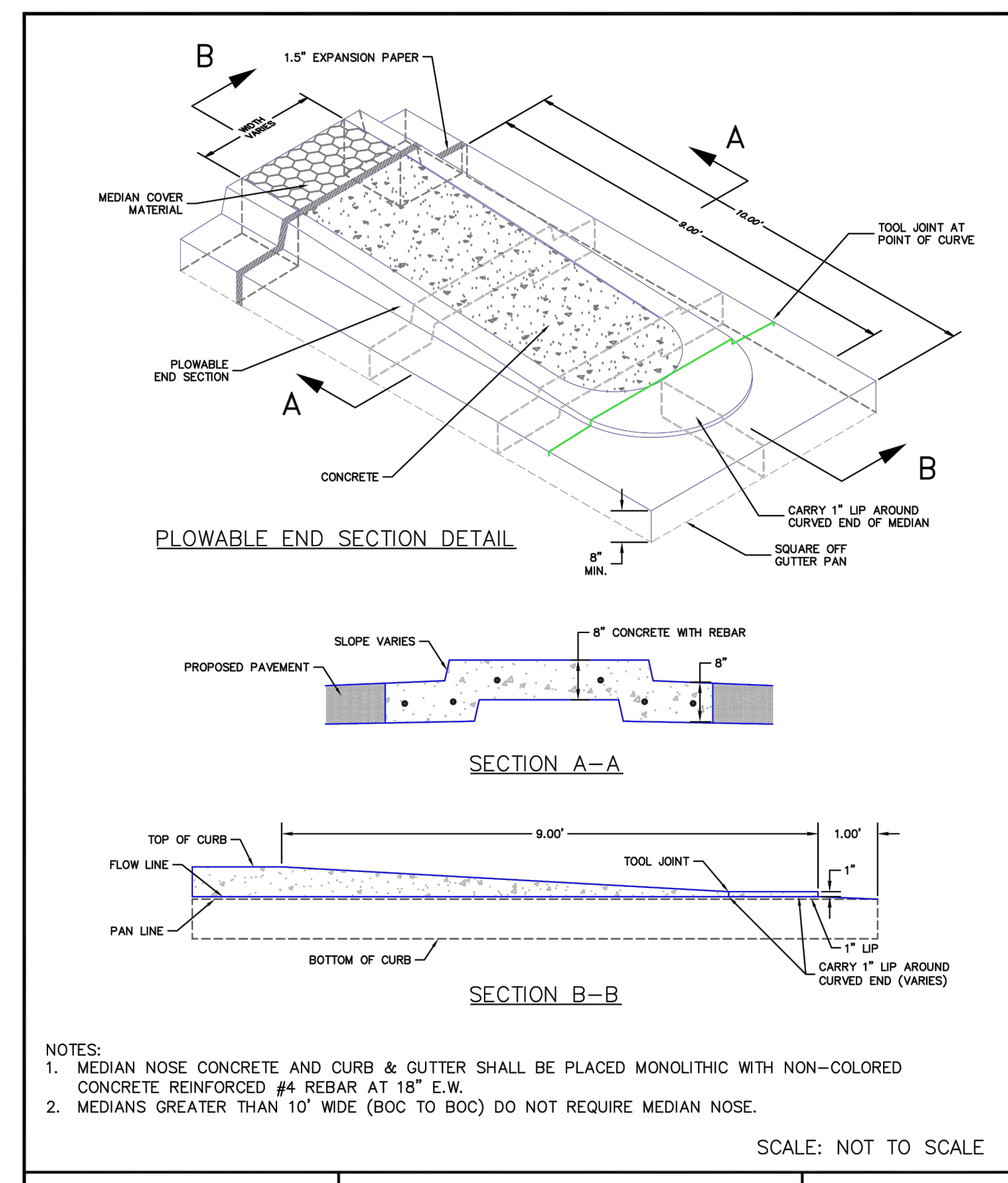
DATE APPROVED: 6/23/20	Detectable Warning Surface Details Standard Drawing	
APPROVED: Jennifer E. Irvine	REVISION DATE: 6/23/20 FILE NAME: SD_2-42	



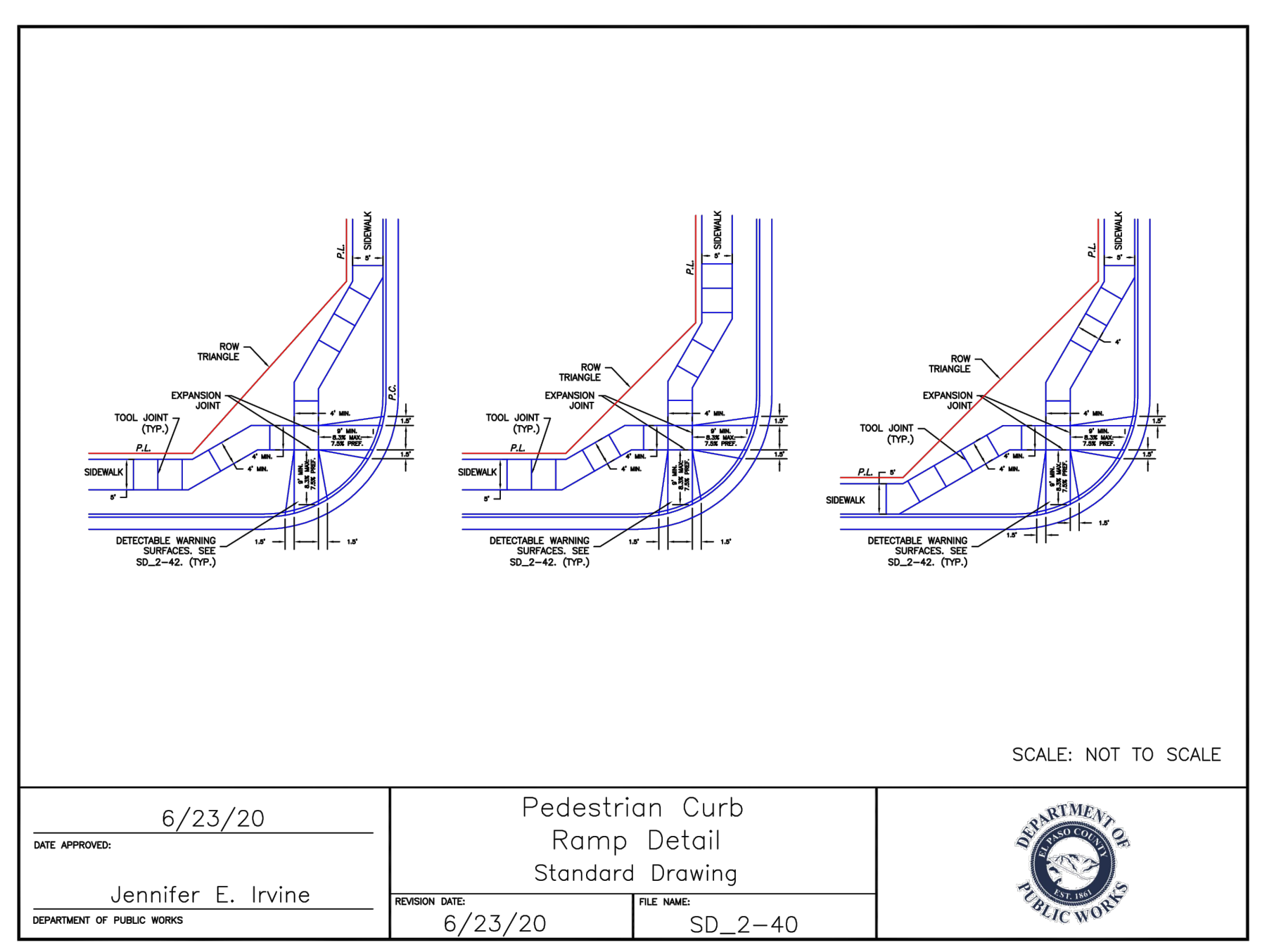
DATE APPROVED: 8/11/11	Typical Cross Pan Layout Detail Standard Drawing	
APPROVED: André P. Brackin	REVISION DATE: 12/8/15 FILE NAME: SD_2-26	



DATE APPROVED: 7/9/09	Patterned Concrete Median Paving Standard Drawing	
APPROVED: André P. Brackin	REVISION DATE: 1/18/11 FILE NAME: SD_2-21	



DATE APPROVED: 1/12/16	Plowable Median Nose Detail Standard Drawing	
APPROVED: André P. Brackin	REVISION DATE: 1/12/16 FILE NAME: SD_2-22	



DATE APPROVED: 6/23/20	Pedestrian Curb Ramp Detail Standard Drawing	
APPROVED: Jennifer E. Irvine	REVISION DATE: 6/23/20 FILE NAME: SD_2-40	



CROSSROADS MIXED USE FILING NO. 1

DATE: 12/07/2021

SCALE: HORIZONTAL: N/A VERTICAL: N/A

PROJECT NO. 18-003

DESIGNED BY: CLP DRAWN BY: CLP CHECKED BY: VAS

212 N. WASHATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5465

CIVIL CONSULTANTS, INC.

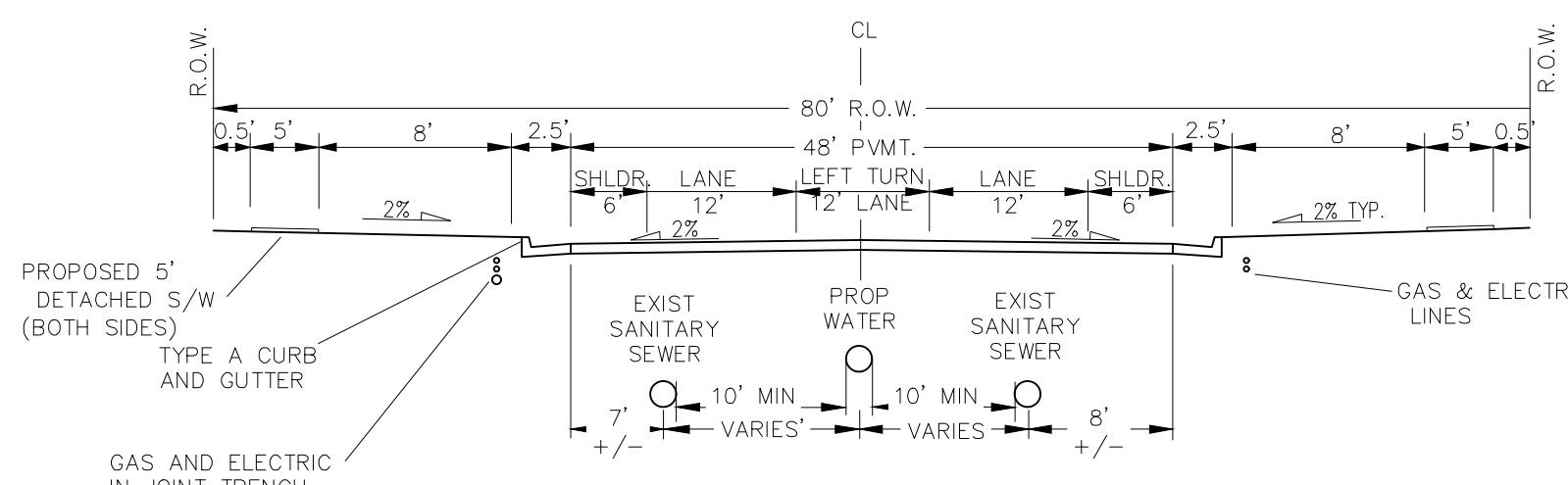
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

NO. DATE: BY: DESCRIPTION:

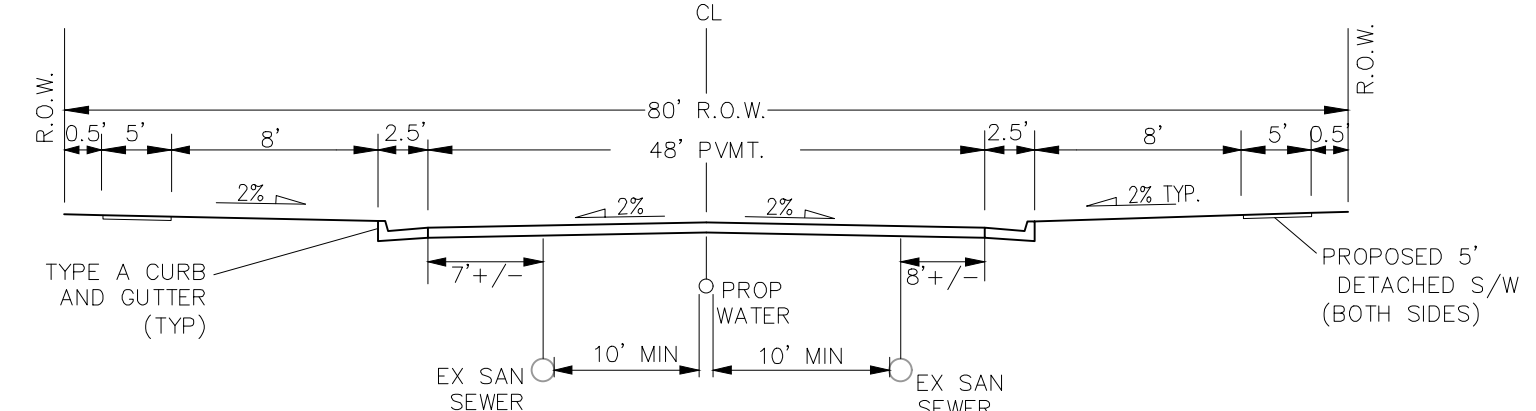
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CAUTION



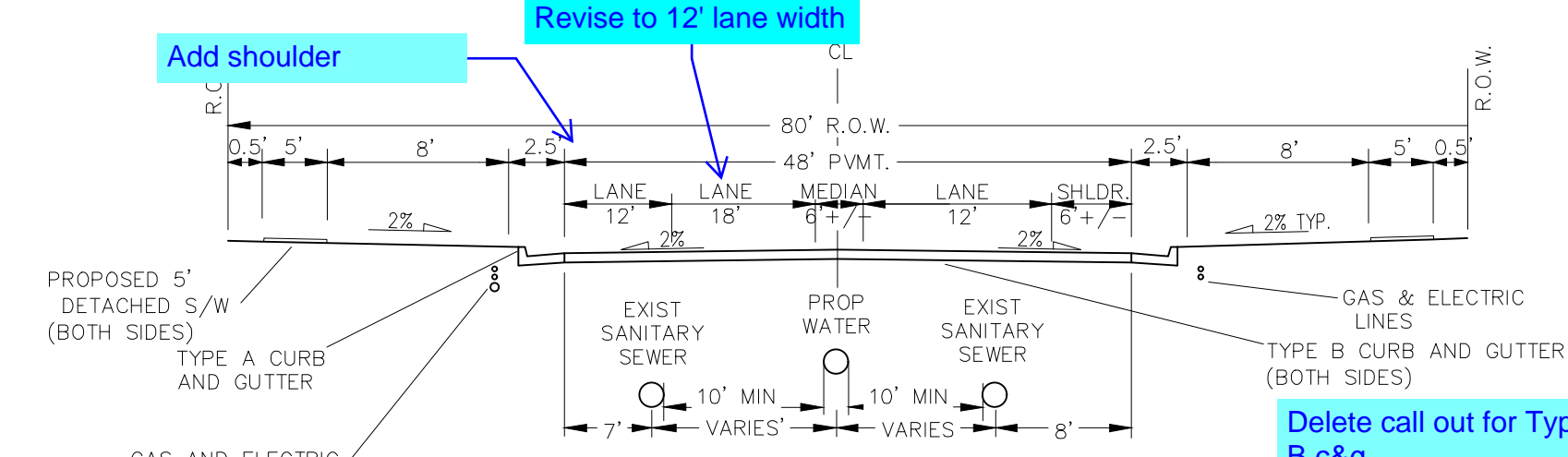
TYPICAL MEADOWBROOK PARKWAY WITH TURN LANE (PUB) 48' MAT

SCALE: NTS
STATION RANGE: 1+90-2+95
STATION RANGE: 3+45-4+65
DESIGN SPEED 40 MPH, POSTED SPEED 35 MPH



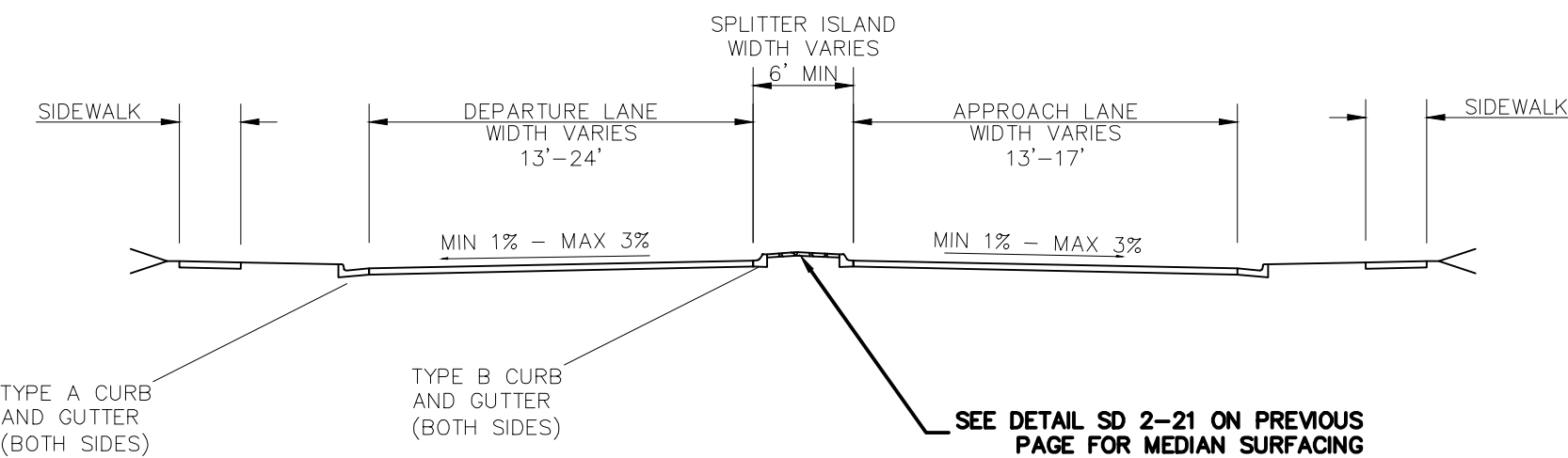
TYPICAL MEADOWBROOK PARKWAY (PUB) 48' MAT

NON-RESIDENTIAL COLLECTOR
SCALE: NTS
STATION RANGE: 2+95-3+45
STATION RANGE: 4+65-6+95
DESIGN SPEED 40 MPH, POSTED SPEED 35 MPH



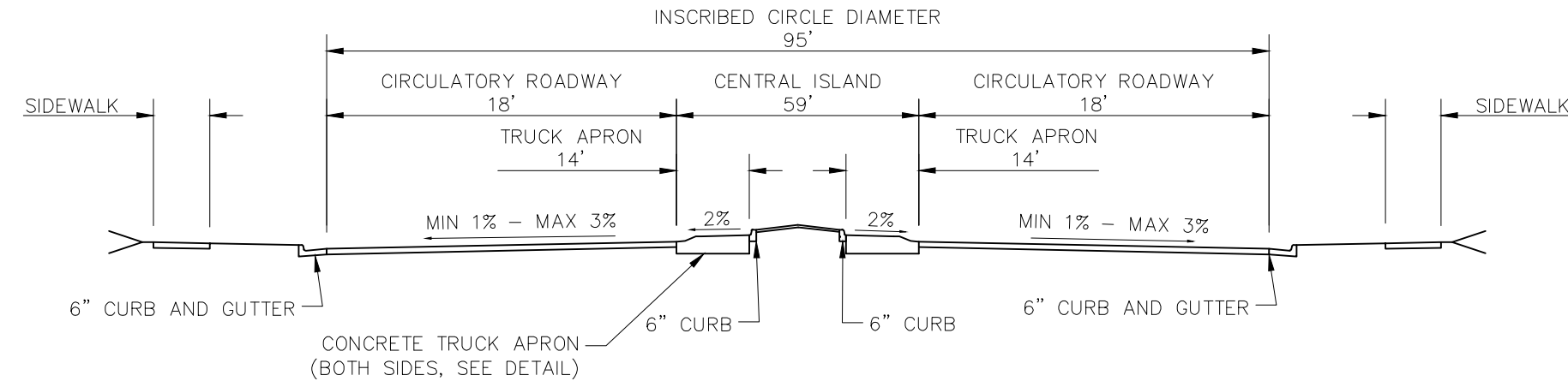
TYPICAL MEADOWBROOK PARKWAY WITH TURN LANE (PUB) 48' MAT

SCALE: NTS
STATION RANGE: 6+95-9+06.65
DESIGN SPEED 40 MPH, POSTED SPEED 35 MPH



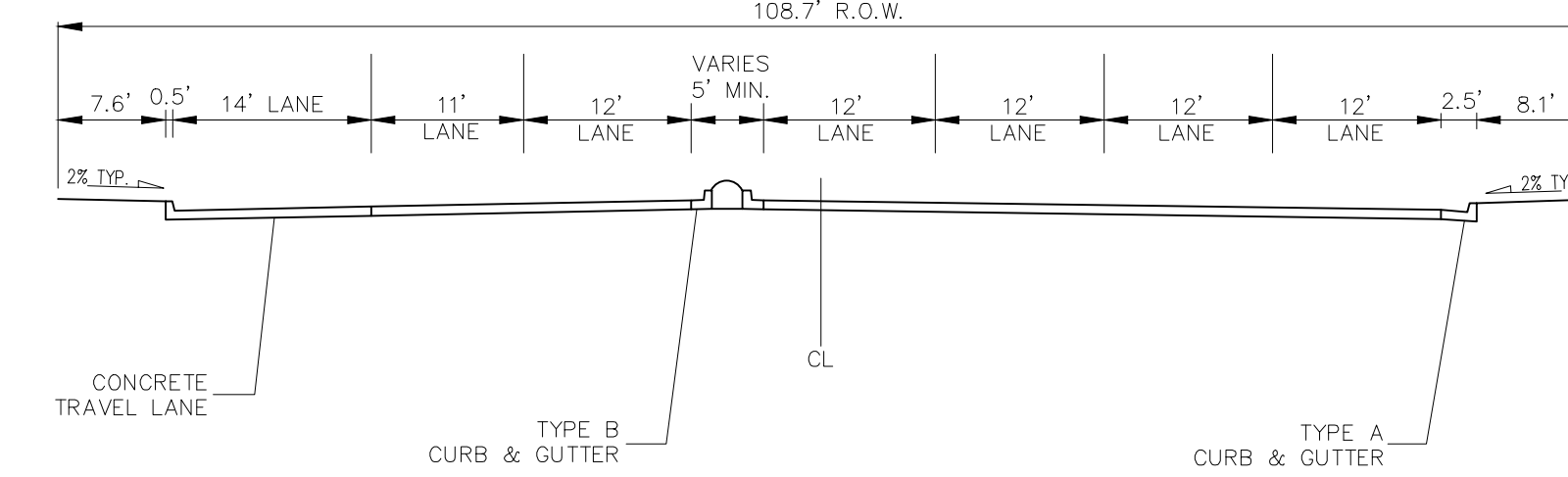
TYPICAL SECTION APPROACH

STATION RANGE: 9+06.65-14+00 (MEADOWBROOK)
STATION RANGE: 14+90-16+75 (MEADOWBROOK)
STATION RANGE: 1+65-2+50 (NEWT)
STATION RANGE: 3+40-5+35 (NEWT)
DESIGN SPEED 40 MPH, POSTED SPEED 35 MPH



TYPICAL CIRCULATORY ROADWAY SECTION (ROUNDABOUT)

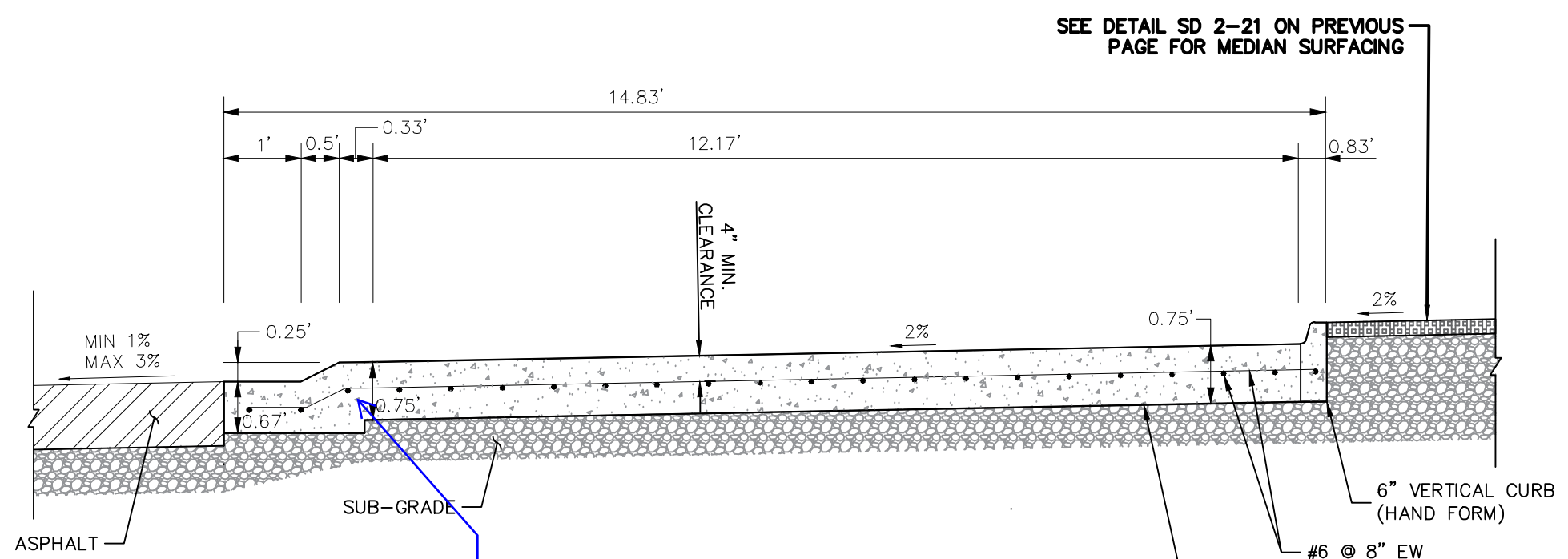
STATION RANGE: 14+00-14+90 (MEADOWBROOK)
STATION RANGE: 2+50-3+40 (NEWT)



TYPICAL NEWT DRIVE (PUB) RAISED MEDIAN

MEDIAN WIDTH VARIES
PAVEMENT WIDTH VARIES

SCALE: NTS
STATION RANGE: 5+35-HIGHWAY 24
DESIGN SPEED 40 MPH, POSTED SPEED 35 MPH

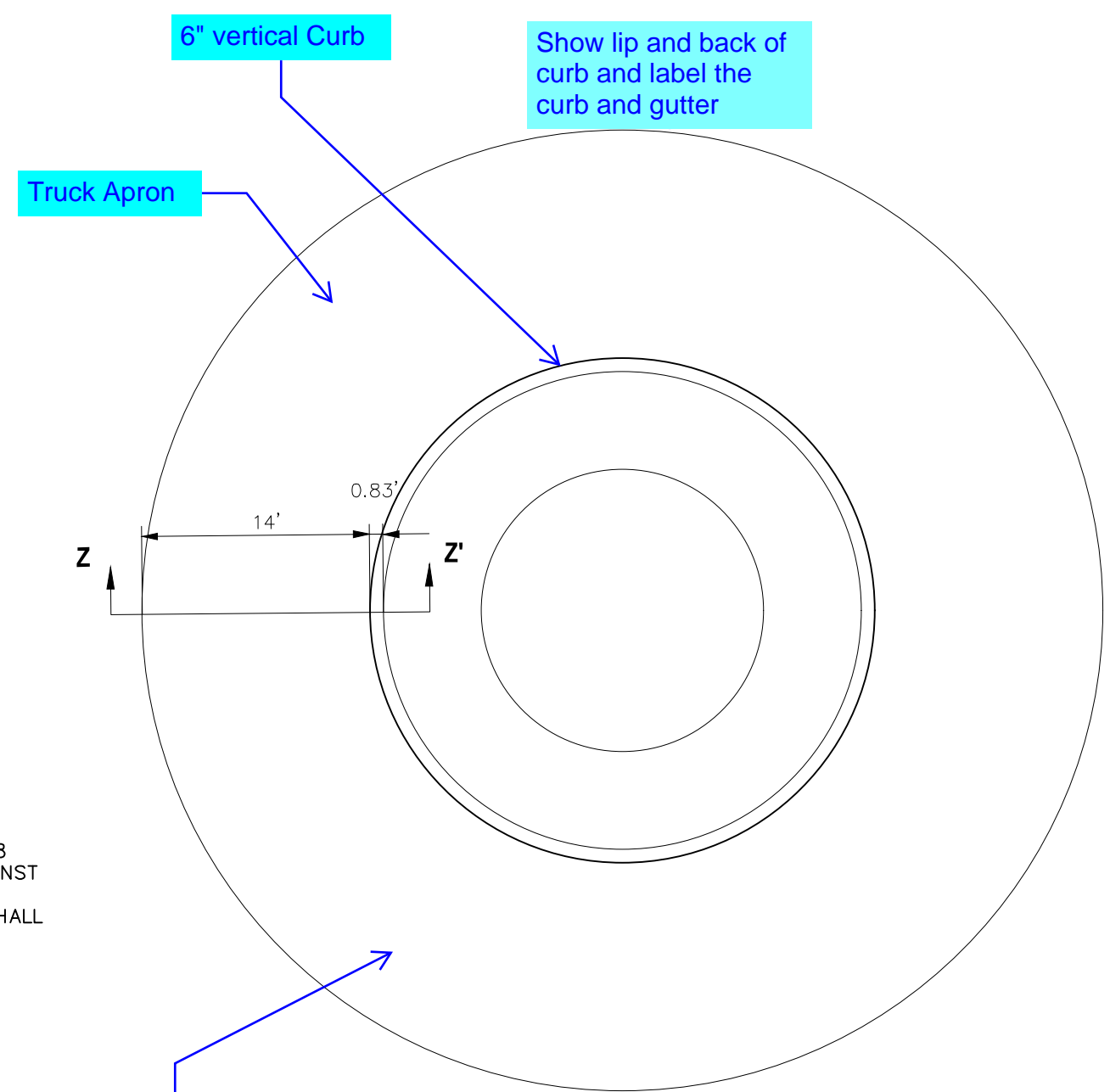


TRUCK APRON DETAIL (Z-Z)

N.T.S.

Revise. The curb and gutter and apron are separate elements, not monolithic pour

CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f_c) OF 4,000 PSI AT 28 DAYS. ALL CONCRETE PLACED AGAINST SOIL SHALL BE TYPE II PORTLAND CEMENT. ALL EXPOSED CORNERS SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE SPECIFIED.



TRUCK APRON CROSS SECTION (Z-Z)

N.T.S.

Hatch apron area with concrete and median surface area with hatches to match detail on left

SAFE-HIT® SNO-POST™
LARGE DIAMETER BOUNDARY MARKER

ML3PTA-KA-03NC**
2-1/4" X 36" TO 60" BLACK POST WITH ONE 3" WIDE AMBER HIGH INTENSITY FLEXIBLE PRISMATIC REFLECTIVE BAND.

POST IS SECURED TO PLASTIC ANCHOR WITH ONE NYLON TIE WRAP.

OPTIONS:

- REFLECTIVE LENGTH
- REFLECTIVE COLOR
- POST HEIGHT
- POST COLOR
- DEBRIS CAP
- POST SECURING OPTIONS
 - > TIE WRAP (STANDARD)
 - > PLASTIC RIVET PINS
 - > GALVANIZED OR STAINLESS STEEL SPRING ROLL PIN
 - > ZINC PLATED OR STAINLESS STEEL BOLT

SAFE-HIT. 1.888.323.6374
Safe-Hit.com | TrinityHighway.com

TRINITY
AHEAD OF THE CURVE

SAFE-HIT SNO-POST DETAIL
N.T.S.

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

CROSSROADS MIXED USE FILING NO. 1

DETAILS AND STREET SECTIONS

PROJECT NO. 18-003 DATE: 12/07/2021

SCALE: HORIZONTAL: N/A VERTICAL: N/A

DESIGNED BY: CWV DRAWN BY: CWV CHECKED BY: VAS

212 N. WASHCATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

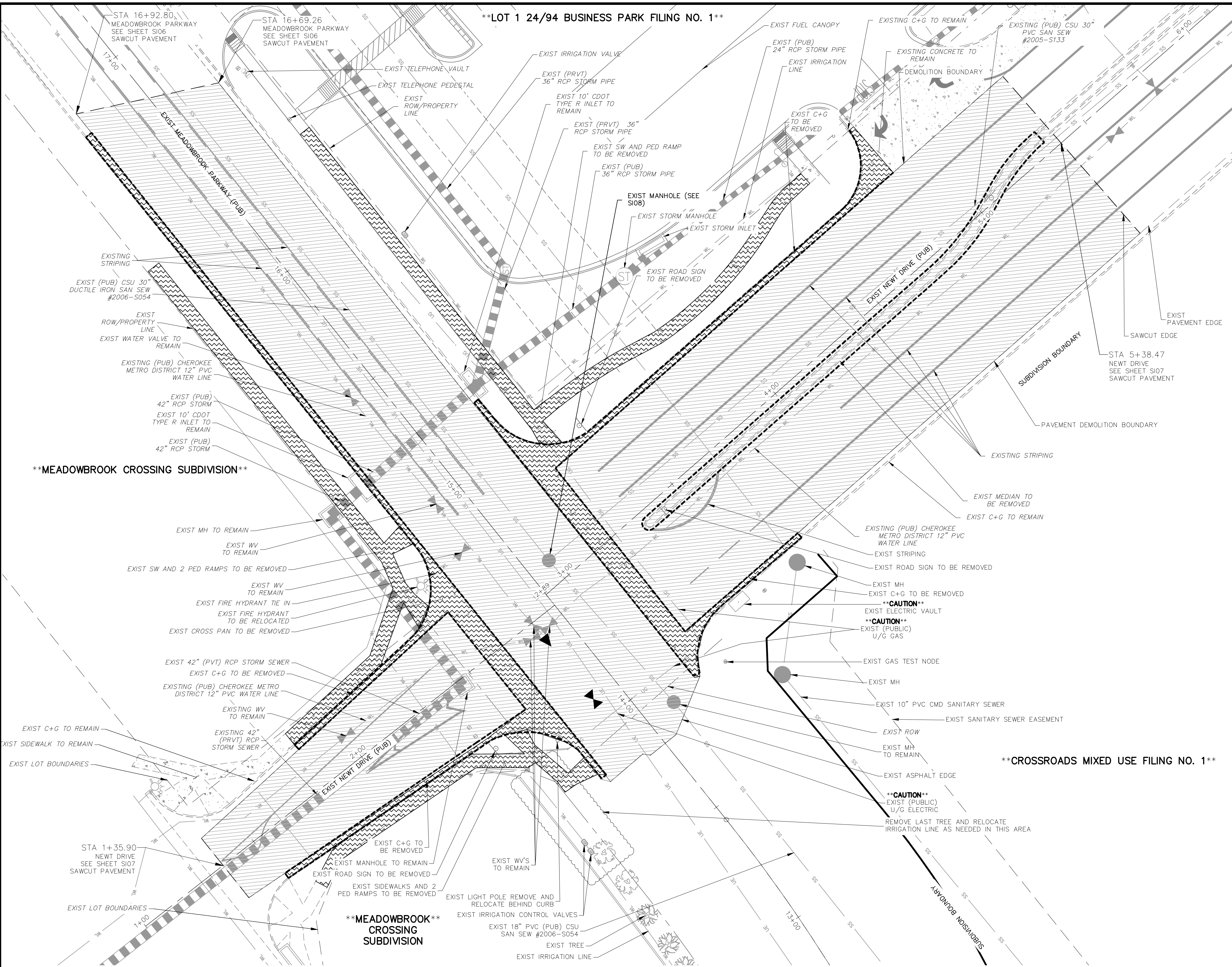
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

NO. DATE: BY: DESCRIPTION: APPROVD. BY: DATE:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.

CAUTION

SHEET 4 OF 23
S104



**NEW DRIVE AND MEADOWBROOK PARKWAY
DEMOLITION PLAN**

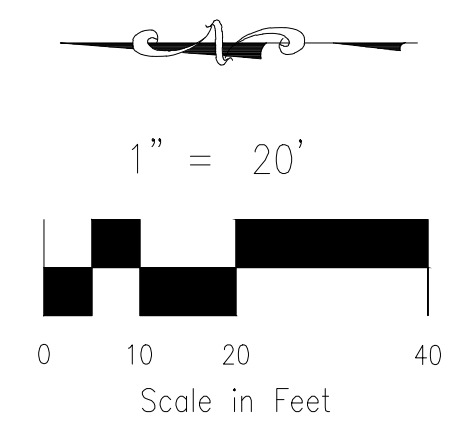
SCALE: 1"=20'

ABBREVIATION LEGEND

CL	CENTERLINE	LT	LEFT FLOWLINE
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT FLOWLINE
BT	BEGIN TRANSITION	FL	CROSSSPAN
ET	END TRANSITION	TBC	TOP BACK OF CURB
PC	POINT OF CURVE	XPAN	CROSSSPAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD SHEET
PCR	POINT OF CURB RETURN	SHT	PLAN AND PROFILE
PRC	POINT OF REVERSE CURVE	P&P	CURB AND GUTTER
PT	POINT OF TANGENT	C&G	PLAN AND PROFILE
EL	ELEVATION	W	WEST
CDS	CUL-DE-SAC	E	EAST
KN	KNUCKLE	ROW	RIGHT OF WAY
LP	LOW POINT	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	SAN	SANITARY SEWER
HP	HIGH POINT	PVT	PRIVATE
PUB	PUBLIC	WV	WATER VALVE
C+G	CURB AND GUTTER	PE	PEDESTRIAN
CSU	COLORADO SPRINGS UTILITIES DISTRICT	SW	SIDEWALK
CMD	CHEROKEE METRO DISTRICT	PVMT	PAVEMENT
		CONC	CONCRETE

LEGEND

PVMT./CONC. DEMO BOUNDARY	
SITE BOUNDARY	
ADJACENT PROPERTY	
EXIST STORM SEWER LINE	
EX. UNDERGROUND ELECTRIC LINE	
EX. SANITARY SEWER LINE	
EX. WATER LINE	
EX. STORM SEWER LINE	
EX. IRRIGATION VALVE	
EX. STORM INLET	
EX. STORM INLET	
EX. GAS TEST NODE	
EX. TELEPHONE PEDESTAL	
EX. SANITARY MANHOLE	
EX. WATER VALVE	
EX. FIRE HYDRANT	
EX. SANITARY MANHOLE	
CONCRETE DEMOLITION AREA	
PAVEMENT DEMOLITION AREA	



CROSSROADS MIXED USE FILING NO. 1	
DEMOLITION PLAN	
PROJECT NO. 18-003	DATE: 12/07/2021
SCALE: HORIZONTAL: N/A	SCALE: VERTICAL: N/A
DESIGNED BY: CW	CHECKED BY: VAS
DRAWN BY: CW	
	SHEET 5 OF 23
	S105

212 N. WASHCATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF MKS CIVIL CONSULTANTS, INC.	
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160	DATE: _____
APPROVED BY: _____	DATE: _____
NO. _____	DESCRIPTION: _____
NO. _____	DESCRIPTION: _____
NO. _____	DESCRIPTION: _____

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

ABBREVIATION LEGEND

- CL CENTERLINE
- LT LEFT
- RT RIGHT
- C&G CURB AND GUTTER
- EL ELEVATION
- W WEST
- CONST CONSTRUCTION
- N NORTH
- WTR WATER
- S SOUTH
- STM STORM SEWER
- PUB PUBLIC
- EX EXISTING
- STA STATION
- NTS NOT TO SCALE
- PROP PROPOSED
- SAN SANITARY SEWER
- CMD CHEROKEE METROPOLITAN DISTRICT
- CDS CUL DE SAC

FLOWLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	
C3	39.44	25.00	90°24'03"	
C4	39.73	25.01	90°59'58"	
C5	39.92	25.00	91°29'27"	
C6	39.91	25.01	91°25'13"	

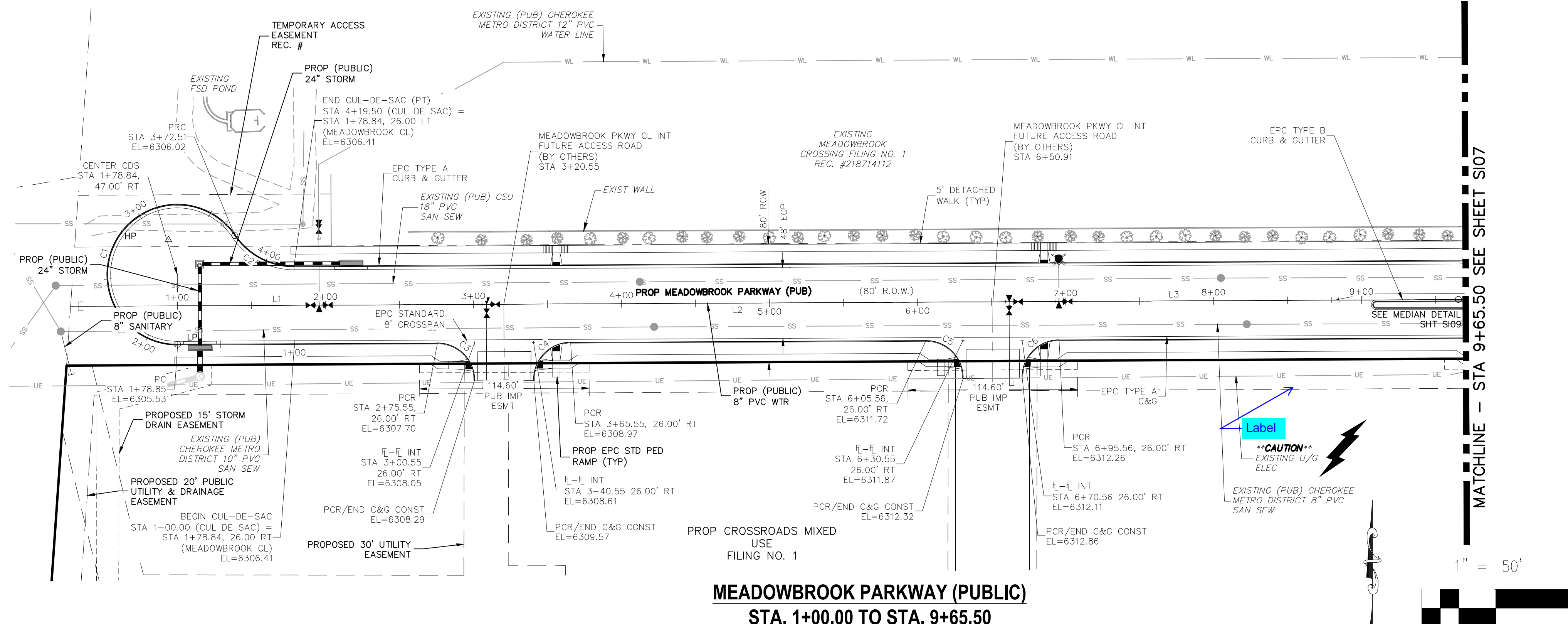
CDS FLOWLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	
C1	47.00'	193.67'	236°05'23"	
C2	48.00'	46.99'	56°05'24"	

CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	220.55	N89°43'00"E
L2	330.01	N89°43'00"E
L3	314.94	N89°43'00"E

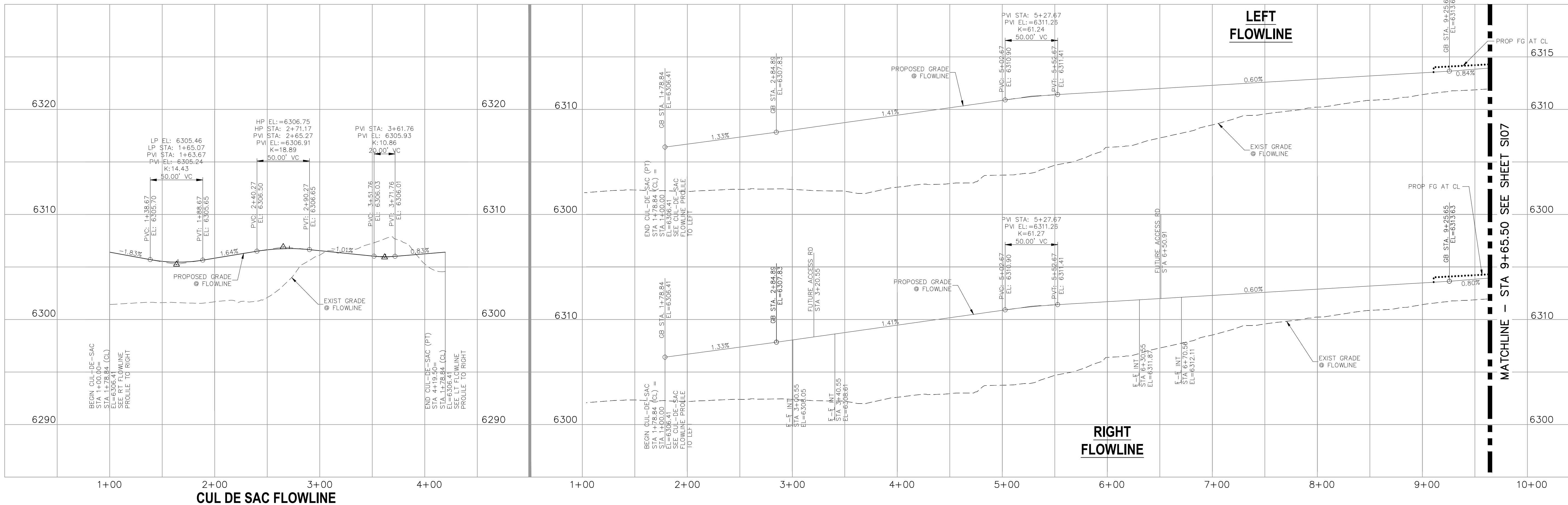
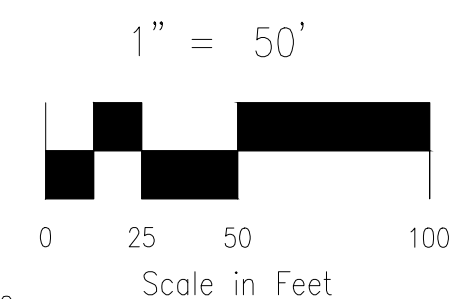
NOTES:

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CONTRACTOR SHALL ADJUST ALL EXISTING VALVE COVERS, SANITARY AND STORM SEWER MANHOLE RIMS, ELECTRIC VAULTS THAT LAY WITHIN THE PROPOSED PAVEMENT, CONCRETE CURB AND SIDEWALKS. ANY CONFLICTS SHALL BE COORDINATED WITH THE ENGINEER.



**MEADOWBROOK PARKWAY (PUBLIC)
STA. 1+00.00 TO STA. 9+65.50**



CUL DE SAC FLOWLINE

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION
**48 HRS BEFORE YOU DIG
CALL 1-800-922-1987**

CROSSROADS MIXED USE FILING NO. 1

STREET IMPROVEMENT PLANS

PROJECT NO. 18-003 DATE: 12/07/2021

SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

DESIGNED BY: CJP CLP
DRAWN BY: CJP VAS
CHECKED BY: VAS

212 N. WASHCATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

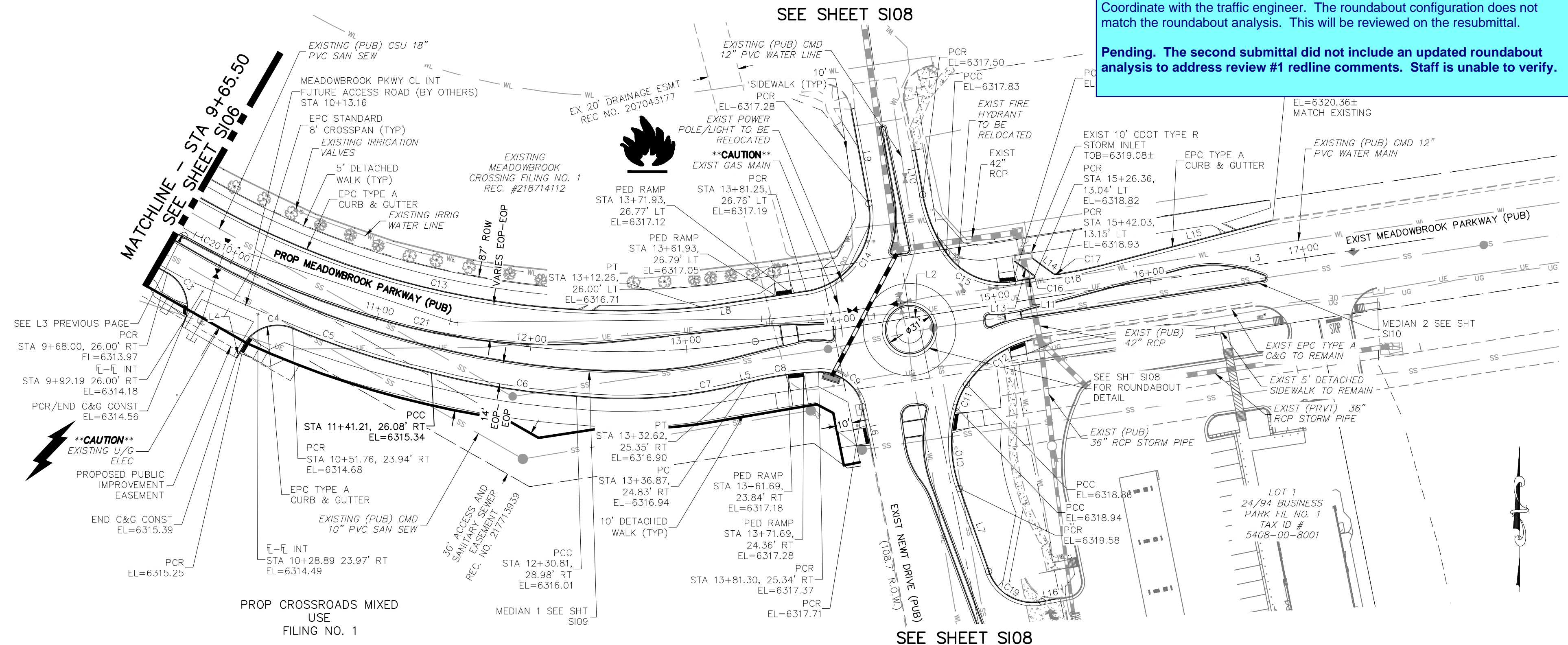
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

NO. DATE: BY: DESCRIPTION: APPROV. BY: DATE:

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CAUTION

SHEET 6 OF 23
S106



**MEADOWBROOK PARKWAY (PUBLIC)
STA 9+65.50 TO STA 16+83.21**

Coordinate with the traffic engineer. The roundabout configuration does not match the roundabout analysis. This will be reviewed on the resubmittal.
Pending. The second submittal did not include an updated roundabout analysis to address review #1 redline comments. Staff is unable to verify.

NOTES:

THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES FROM THE SHOWN UTILITIES SHALL BE COORDINATED TO THE ENGINEER.
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ABBREVIATION LEGEND

- CL CENTERLINE
- LT LEFT
- RT RIGHT
- C&G CURB AND GUTTER
- EL ELEVATION
- W WEST
- CONST CONSTRUCTION
- N NORTH
- WTR WATER
- S SOUTH
- STM STORM SEWER
- PUB PUBLIC
- EX EXISTING
- STA STATION
- NTS NOT TO SCALE
- PROP PROPOSED
- SAN SANITARY SEWER
- CMD CHEROKEE METRO DISTRICT
- CDS CUL DE SAC

FLOWLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C3	39.56	25.00	90°40'15"
C4	35.86	25.00	82°10'54"
C5	93.44	587.00	9°07'12"
C6	94.05	501.84	10°44'15"
C7	107.18	302.00	20°20'03"
C8	44.85	198.00	12°58'38"
C9	39.05	28.00	79°54'19"
C10	52.71	88.00	34°19'05"
C11	16.27	47.62	19°34'30"
C12	52.59	69.93	43°05'15"
C13	330.80	539.00	35°09'52"
C14	76.90	48.00	91°47'54"
C15	48.96	43.02	65°13'09"
C16	2.34	1.00	134°13'59"
C17	3.99	5.00	45°46'01"
C18	26.85	248.00	6°12'12"
C19	42.81	30.00	81°45'45"

FLOWLINE LINE TABLE

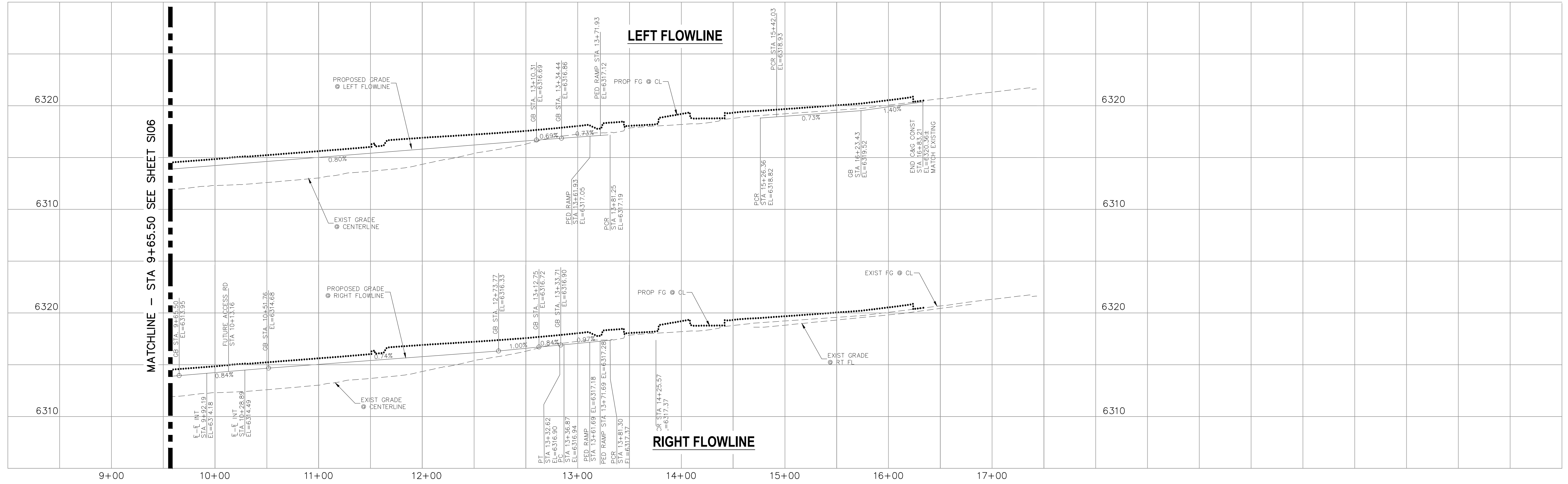
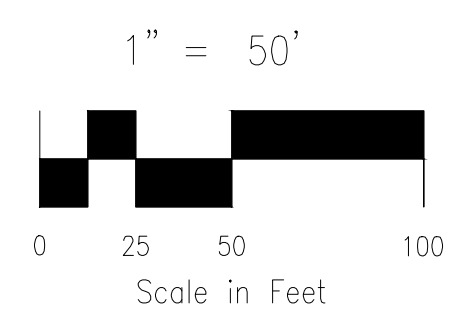
LINE	LENGTH	DIRECTION
L4	9.74	S0° 07' 03.14"W
L5	4.47	N45° 32' 32.26"E
L6	33.91	S41° 34' 30.75"E
L7	56.33	N49° 28' 46.47"W
L8	67.51	N51° 24' 11.38"E
L9	61.57	N40° 23' 42.29"W
L10	28.91	S40° 13' 19.82"E
L11	13.57	N50° 55' 52.14"E
L13	15.36	N83° 18' 07.02"W
L14	15.41	S83° 18' 07.02"E
L15	113.49	N45° 16' 12.76"E
L16	11.71	N48° 45' 28.51"E

CENTERLINE LINE TABLE

LINE	LENGTH	DIRECTION
L1	100.04	N51° 18' 56.18"E
L2	4.96	N51° 18' 56.18"E
L3	250.83	N51° 18' 56.18"E

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C20	47.66	565.00	4°50'00"
C21	331.02	565.00	33°34'04"



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

CROSSROADS MIXED USE FILING NO. 1

STREET IMPROVEMENT PLANS

PROJECT NO. 18-003 DATE: 12/07/2021

DESIGNED BY: CIP DRAWN BY: CIP CHECKED BY: VAS

SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

212 N. WABASH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5865

CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

APPROVED BY: _____ DATE: _____

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.

CAUTION

SEE SHEET S107

Coordinate with the traffic engineer. The roundabout configuration does not match the roundabout analysis. This will be reviewed on the resubmittal.
 Pending. The second submittal did not include an updated roundabout analysis to address review #1 redline comments. Staff is unable to verify.

ABBREVIATION LEGEND

CL	CENTERLINE
LT	LEFT
RT	RIGHT
C&G	CURB AND GUTTER
EL	ELEVATION
W	WEST
CONST	CONSTRUCTION
N	NORTH
WTR	WATER
S	SOUTH
STM	STORM SEWER
PUB	PUBLIC
EX	EXISTING
STA	STATION
NTS	NOT TO SCALE
PROP	PROPOSED
SAN	SANITARY SEWER
CMD	CHEROKEE METROPOLITAN DISTRICT
CDS	CUL DE SAC

Looks like there may still be conflict with manhole and c&g. Add note to field verify manhole in relation to c&g prior to installation of c&g and add reference to see Note 3.

Call out for plowable nose

Conflict with phone pedestal in roadway.

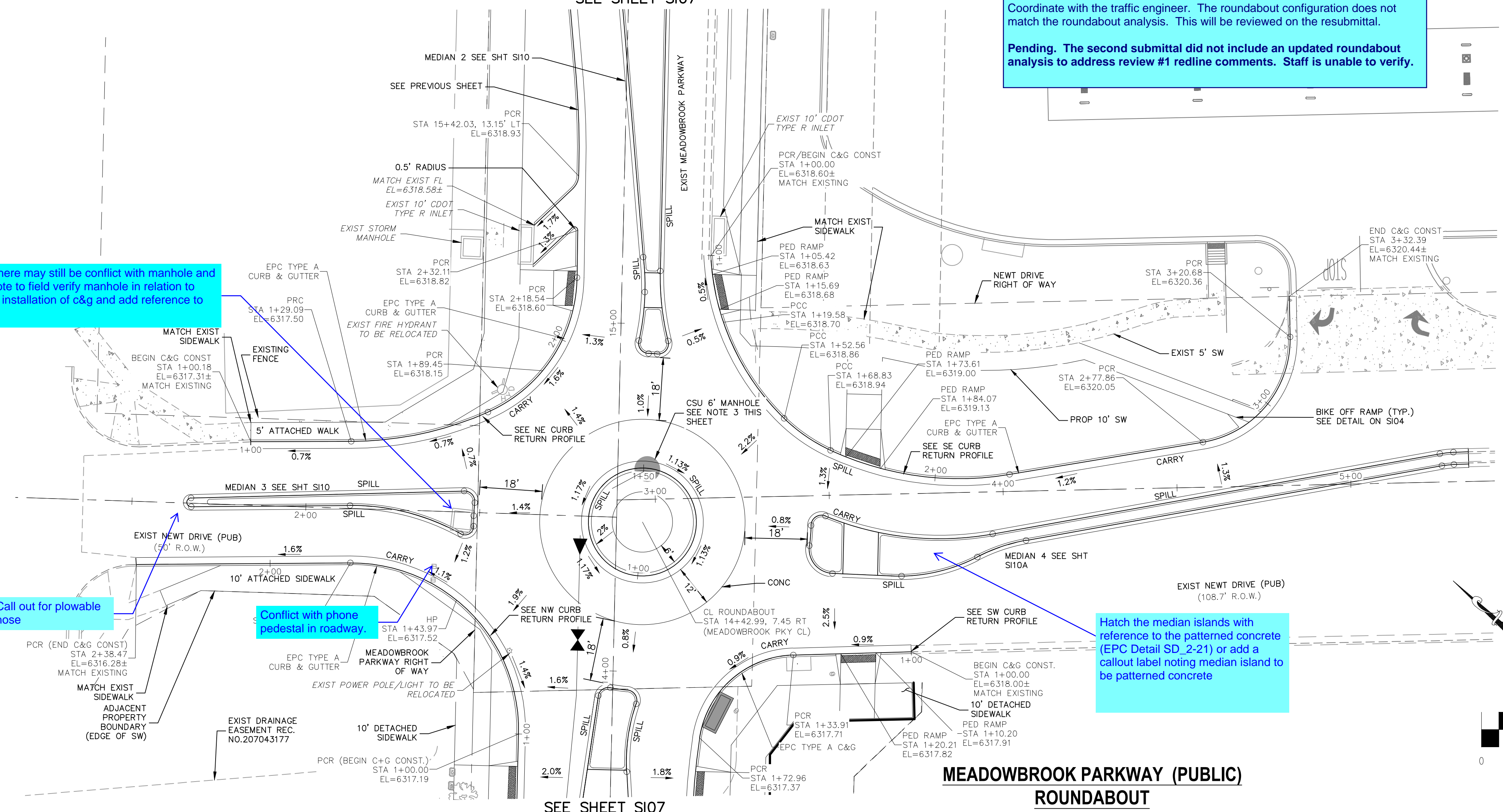
Hatch the median islands with reference to the patterned concrete (EPC Detail SD 2-21) or add a callout label noting median island to be patterned concrete

Provide lighting plans within the roundabout intersection. Unresolved

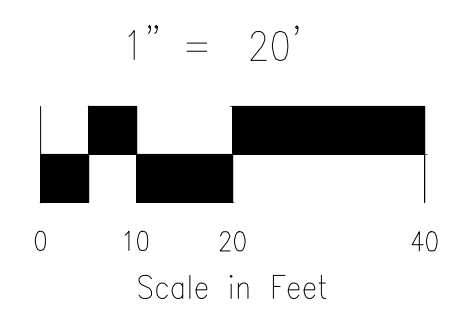
Include in note that additional riser(s) may be necessary to match the elevation of the median island surface.

NOTES:

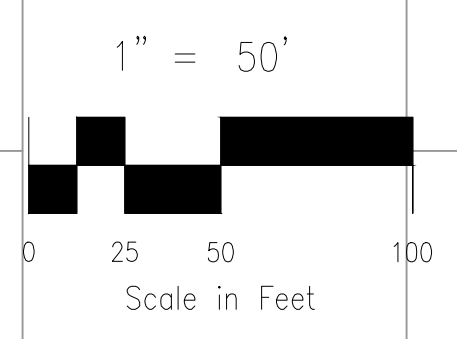
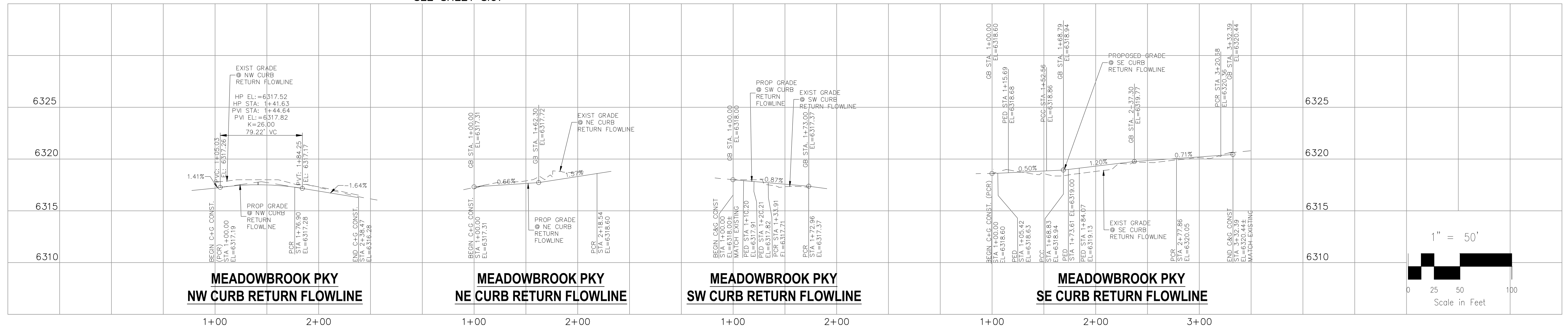
- 1.) THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES FROM THE SHOWN UTILITIES SHALL BE COORDINATED TO THE ENGINEER.
- 2.) CONTRACTOR SHALL ADJUST ALL EXISTING VALVE COVERS, SANITARY AND STORM SEWER MANHOLE RIMS, ELECTRIC VAULTS THAT LAY WITHIN THE PROPOSED PAVEMENT, CONCRETE CURB AND SIDEWALKS. ANY CONFLICTS SHALL BE COORDINATED WITH THE ENGINEER.
- 3.) REMOVE AND REPLACE CONCENTRIC CONE WITH FULLY ECCENTRIC CONE (ROTATED TO NORTHEAST, (OUT OF C+G) AND RISERS AS NEEDED. RESEAL MANHOLE LID. REMOVE AND REPLACE MANHOLE STEPS IF NEEDED. RE-INSTALL IN ACCORDANCE WITH CSU STANDARDS
4. REFER TO S107 FOR CURB RETURN L SUMMARY



MEADOWBROOK PARKWAY (PUBLIC) ROUNDABOUT



SEE SHEET S107



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
 CALL 1-800-922-1987

CROSSROADS MIXED USE FILING NO. 1

STREET IMPROVEMENT PLANS

PROJECT NO. 18-003 DATE: 12/07/2021

DESIGNED BY: CLP CLIP SCALE: HORIZONTAL: 1"=20' VERTICAL: 1"=5'

DRAWN BY: VAS CHECKED BY: VAS SHEET 8 OF 23

212 N. WABASH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

APPRO'D. BY: DATE:

REVISIONS: NO. DATE: BY: DESCRIPTION:

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Provide construction level detail of the bike ramp. Typical all

Label width of sidewalk

Adjust callout

Call out for plowable nose

**MEADOWBROOK PARKWAY (PUBLIC)
MEDIAN 1**

ABBREVIATION LEGEND

- CL CENTERLINE
- LT LEFT
- RT RIGHT
- C&G CURB AND GUTTER
- EL ELEVATION
- W WEST
- CONST CONSTRUCTION
- N NORTH
- WTR WATER
- S SOUTH
- STM STORM SEWER
- PUB PUBLIC
- EX EXISTING
- STA STATION
- NTS NOT TO SCALE
- PROP PROPOSED
- SAN SANITARY SEWER
- CMD CHEROKEE METRO. DISTRICT
- CDS CUL DE SAC

FLOWLINE LINE TABLE

LINE	LENGTH	DIRECTION
L1	55.91	N89°43'00"E
L2	95.23	S53°59'19"W
L3	38.94	S58°31'54"W
L4	60.43	N90°00'00"E
L5	22.82	S45°32'32"W
L6	18.05	N46°48'13"E

FLOWLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	3.30	2.35	80°38'25"
C2	144.86	566.00	14°39'50"
C3	147.42	401.00	21°03'51"
C4	4.57	3.00	87°11'46"
C5	4.88	48.46	5°46'07"
C6	3.30	2.35	80°38'25"
C7	270.35	571.00	27°07'40"
C8	96.75	285.00	19°27'00"
C9	19.84	51.00	22°17'22"
C10	5.44	3.00	103°57'33"

CROSSROADS MIXED USE FILING NO. 1

MEDIAN DETAILS

PROJECT NO. 18-003 DATE: 12/07/2021

DESIGNED BY: CWV SCALE: HORIZONTAL: 1"=20'

DRAWN BY: CWV VERTICAL: 1"=2'

CHECKED BY: VAS

S109

212 N. WASHCATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

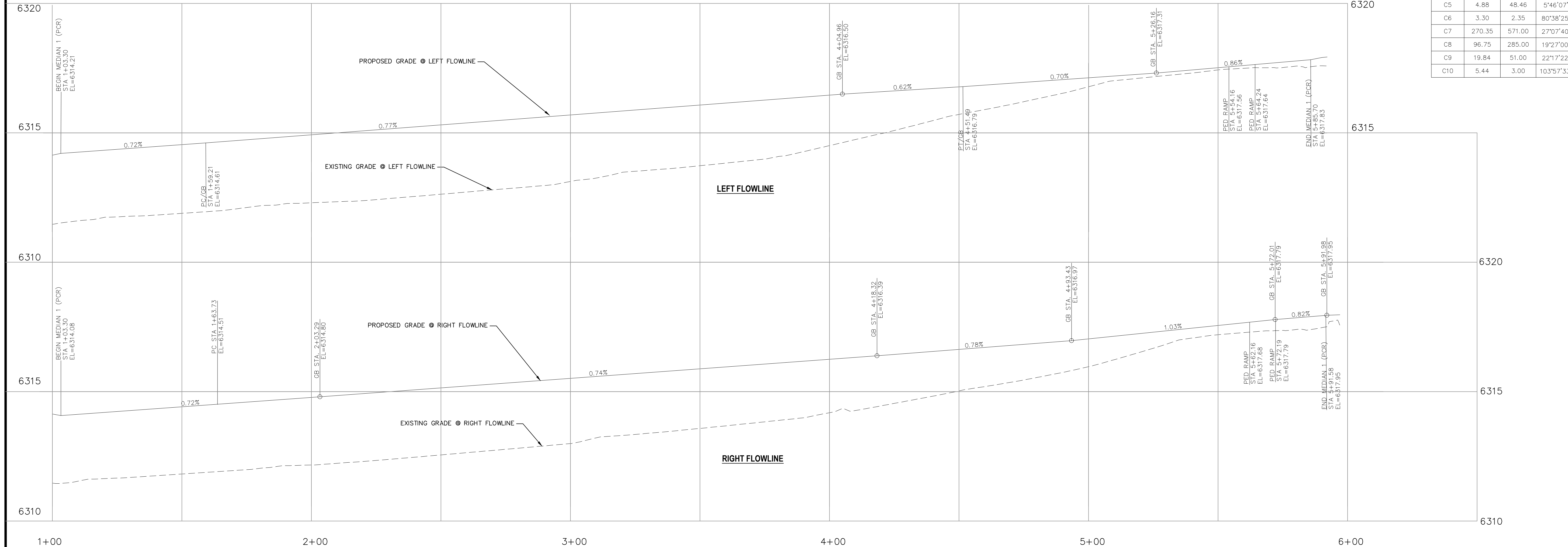
FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

NO.	DATE	BY	DESCRIPTION

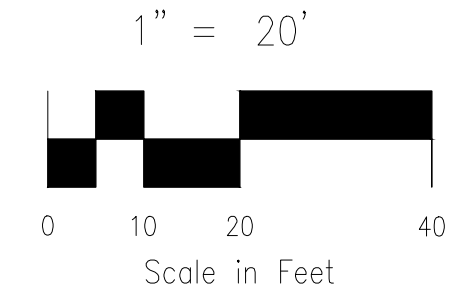
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

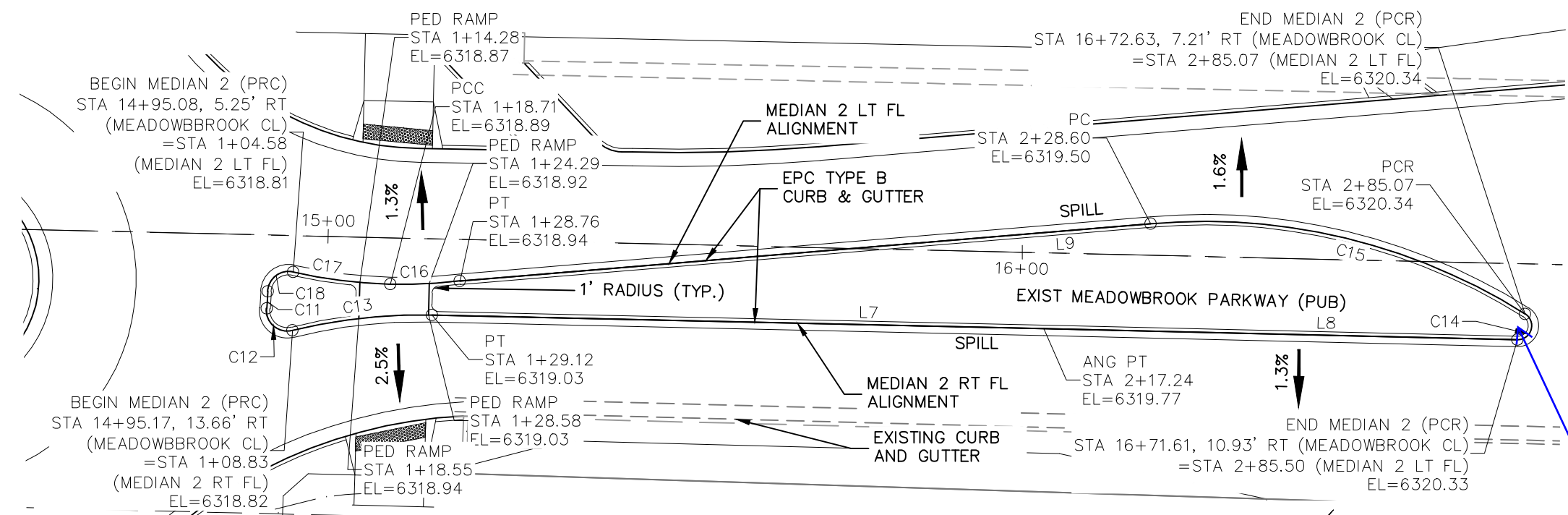
CAUTION



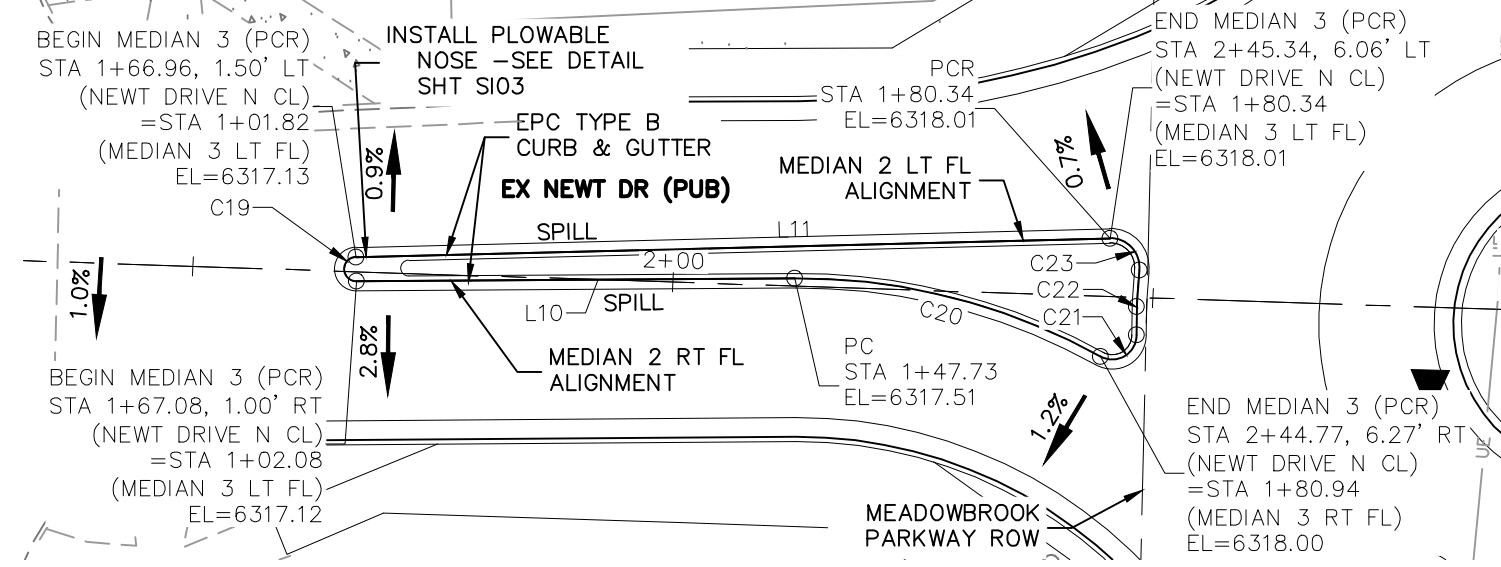
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION
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CALL 1-800-922-1987

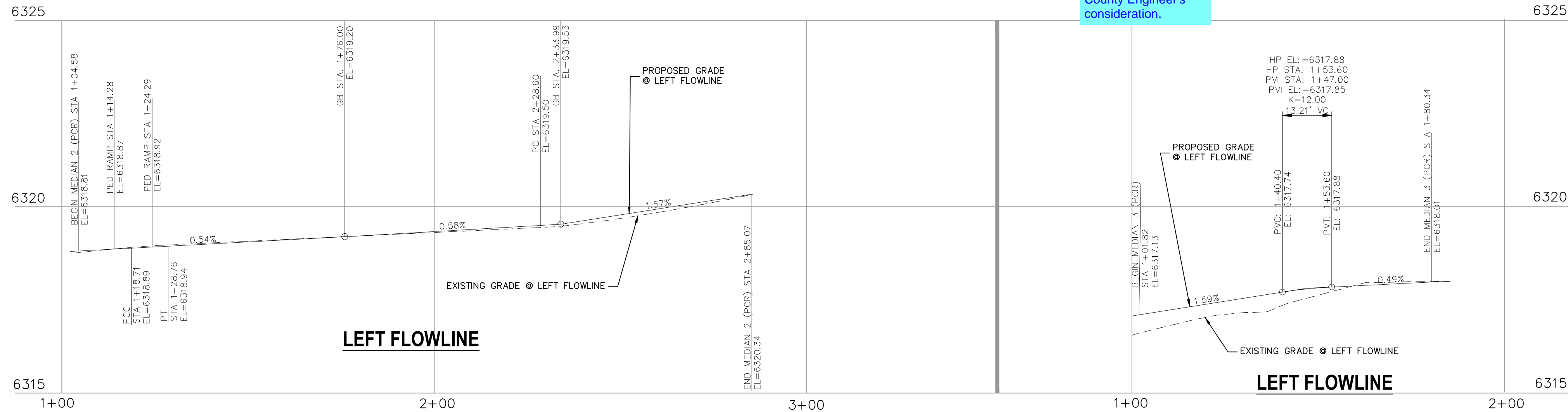




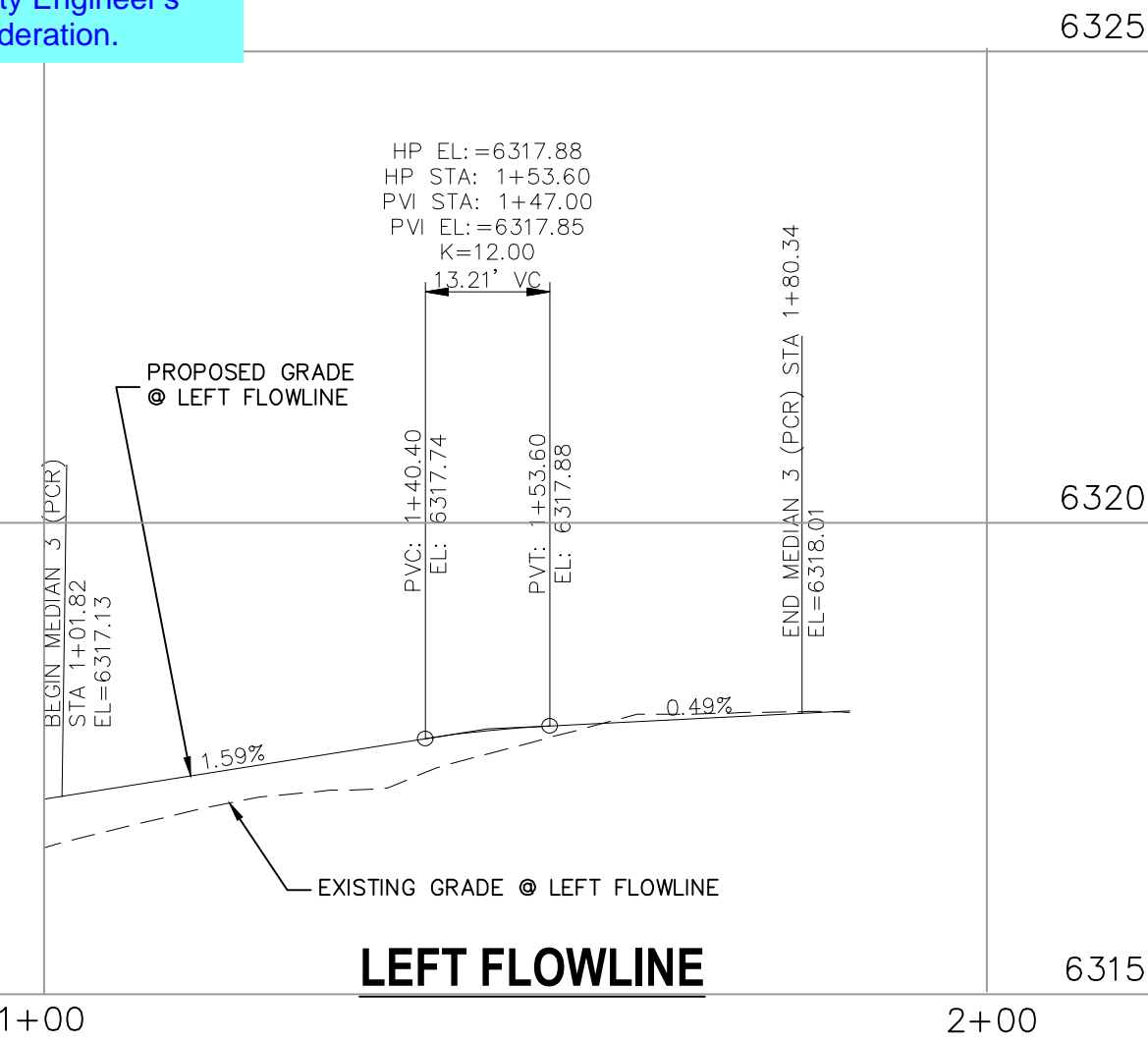
**MEADOWBROOK PARKWAY (PUBLIC)
MEDIAN 2**



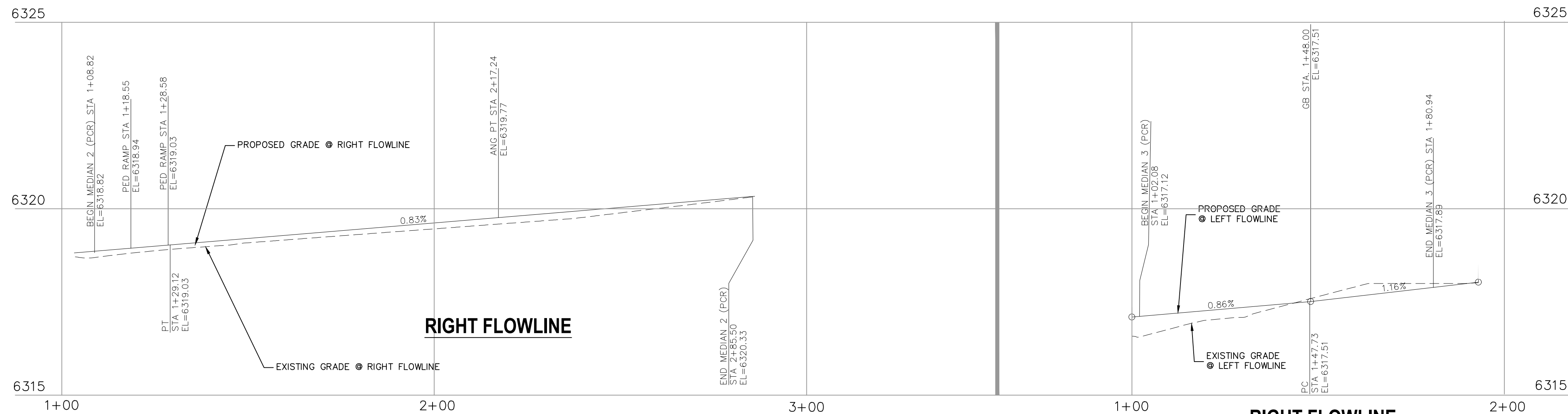
**NEWT DRIVE (PUBLIC)
MEDIAN 3 (NO PED RAMPS:
DOESN'T MEET ADA)**



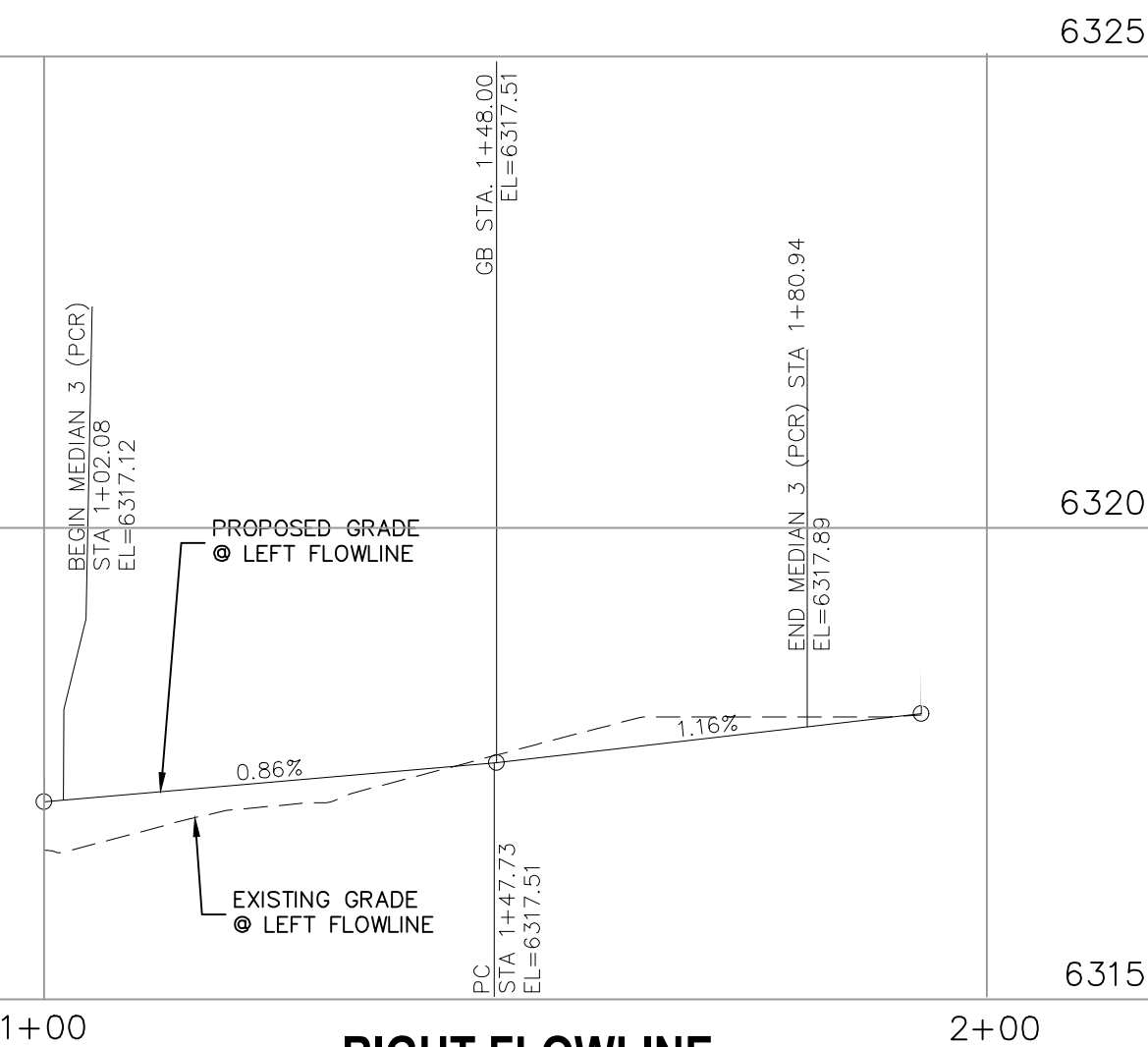
LEFT FLOWLINE



LEFT FLOWLINE



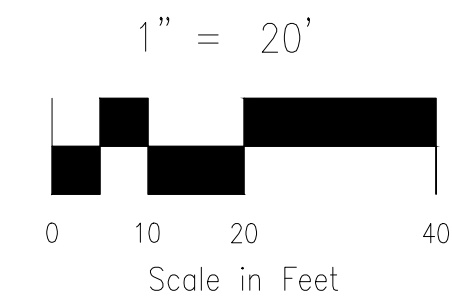
RIGHT FLOWLINE



RIGHT FLOWLINE

FLOWLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L7	88.12	N51°17'38"E
L8	68.26	N51°18'48"E
L9	99.88	S45°16'13"W
L10	45.65	S40°23'42"E
L11	78.52	S41°26'29"E
L12	17.01	S37°30'19"E
L13	121.44	S50°10'38"E
L14	4.24	S42°03'37"E
L15	4.28	S42°03'37"E
L16	130.60	S50°10'38"E

FLOWLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C11	2.43	48.50	2°52'21"
C12	5.71	3.00	109°01'01"
C13	20.29	76.00	151°7'56"
C14	5.21	2.00	149°10'18"
C15	56.47	87.00	37°11'11"
C16	24.17	71.00	19°30'24"
C17	24.17	71.00	19°30'24"
C18	5.27	3.00	100°38'26"
C19	3.90	1.25	178°57'13"
C20	33.22	64.50	29°30'20"
C21	5.24	2.50	120°00'23"
C22	6.76	53.63	71°3'39"
C23	5.12	3.00	97°46'23"
C24	5.80	48.50	6°50'57"
C25	11.67	7.00	95°31'56"
C26	25.54	49.00	29°51'49"
C27	14.85	49.50	17°11'30"
C28	3.47	24.50	8°07'02"
C29	3.97	28.00	8°07'02"
C30	48.98	86.00	32°33'58"
C31	5.83	3.00	111°22'11"



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

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CALL 1-800-922-1987

CROSSROADS MIXED USE FILING NO. 1

MEDIAN DETAILS

PROJECT NO. 18-003
SCALE: HORIZONTAL: 1"=20' VERTICAL: 1"=5'
DATE: 12/07/2021

DESIGNED BY: CWV
DRAWN BY: CWV
CHECKED BY: VAS

212 N. WABATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

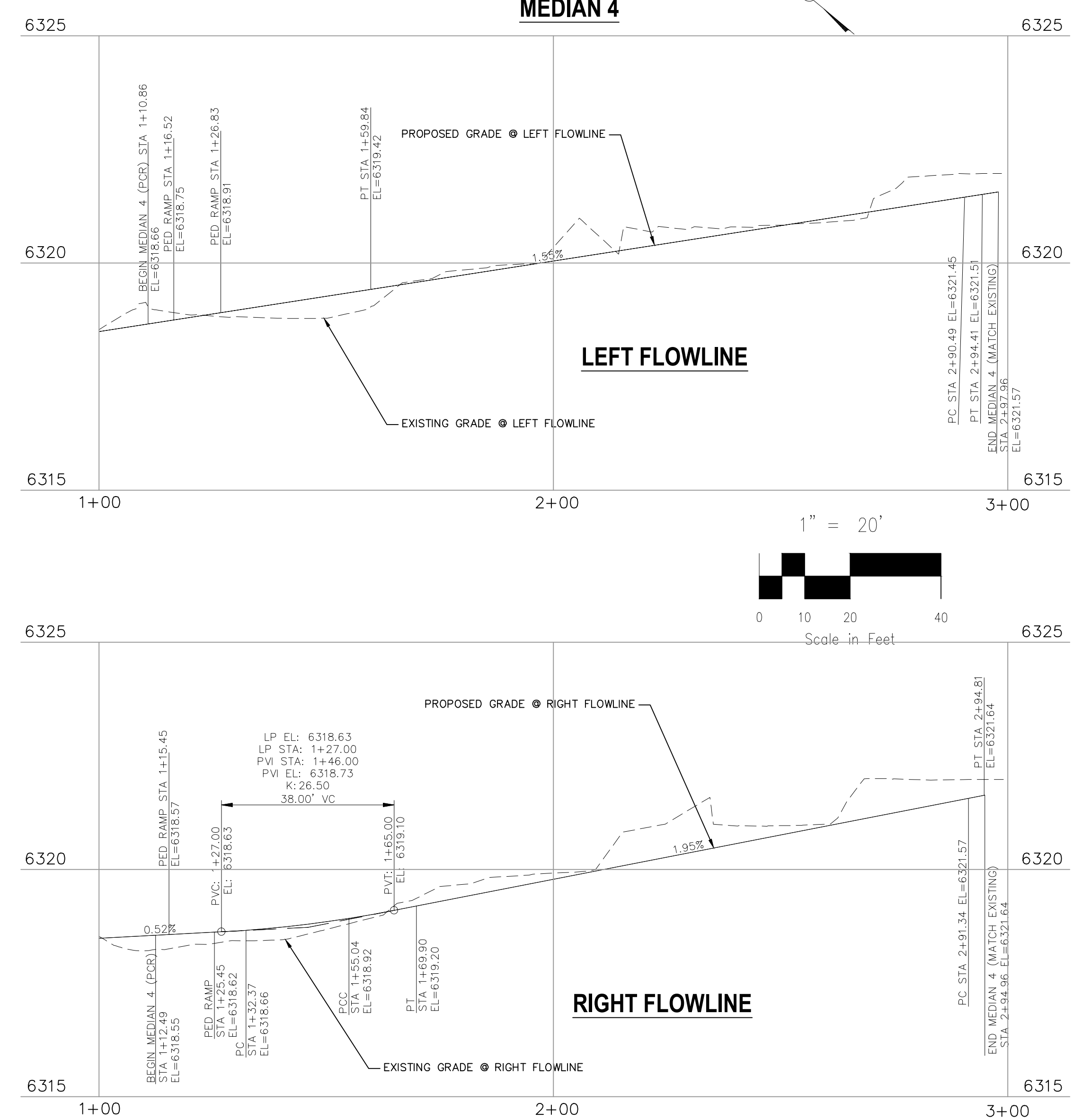
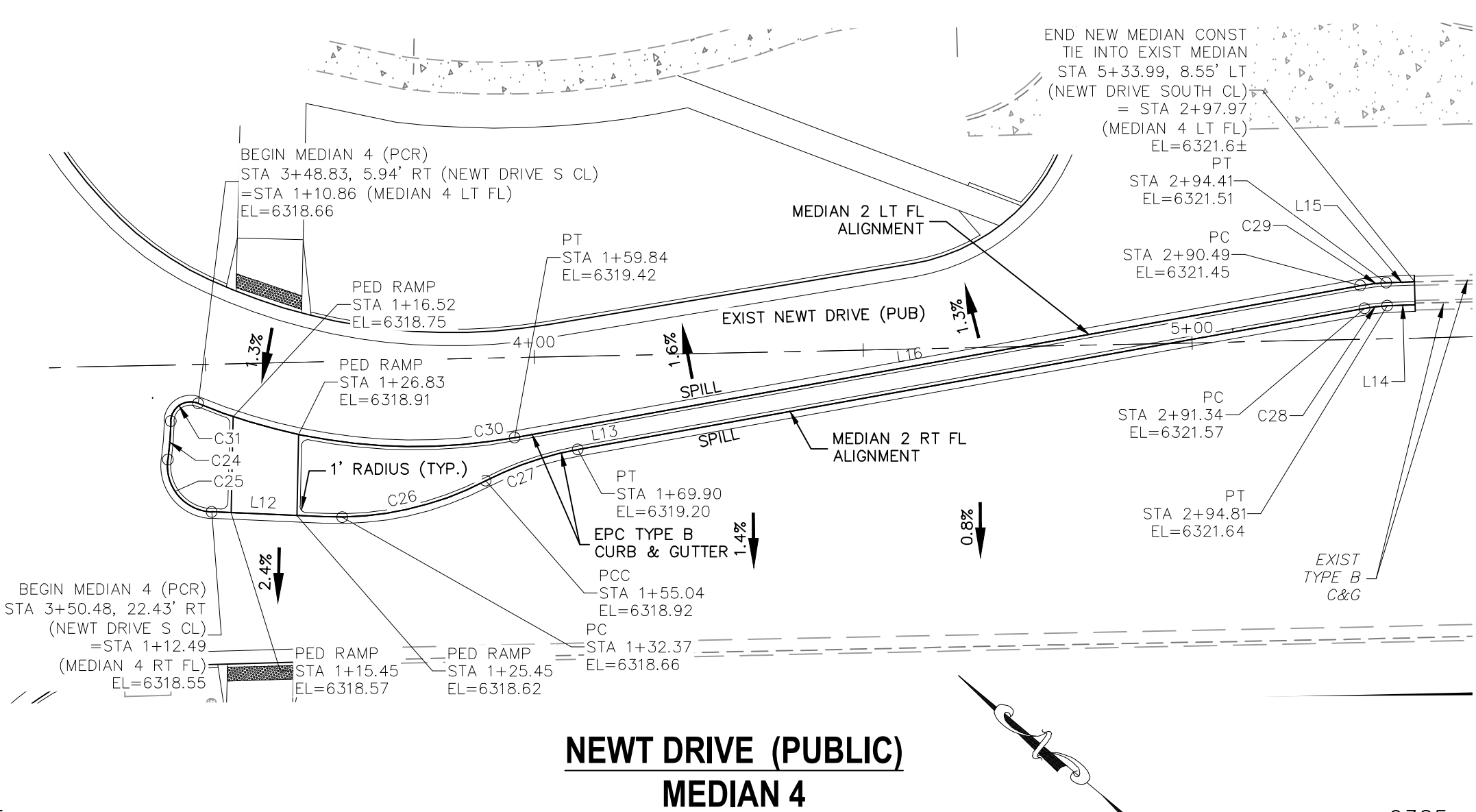
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC.

REVISIONS:
NO. DATE BY DESCRIPTION

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CAUTION

SHEET 10 OF 23
S110



FLOWLINE LINE TABLE

LINE	LENGTH	DIRECTION
L7	88.12	N51°17'38"E
L8	68.26	N51°18'48"E
L9	99.88	S45°16'13"W
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FLOWLINE CURVE TABLE

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C20	33.22	64.50	29°30'20"
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C22	6.76	53.63	71°3'39"
C23	5.12	3.00	97°46'23"
C24	5.80	48.50	6°50'57"
C25	11.67	7.00	95°31'56"
C26	25.54	49.00	29°51'49"
C27	14.85	49.50	17°11'30"
C28	3.47	24.50	8°07'02"
C29	3.97	28.00	8°07'02"
C30	48.98	86.00	32°37'58"
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CROSSROADS MIXED USE FILING NO. 1

MEDIAN DETAILS

PROJECT NO. 18-003 DATE: 12/07/2021

DESIGNED BY: CWV SCALE: HORIZONTAL: 1"=20' VERTICAL: 1"=5'

DRAWN BY: CWV SHEET 11 OF 23

CHECKED BY: VAS

212 N. WASHATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

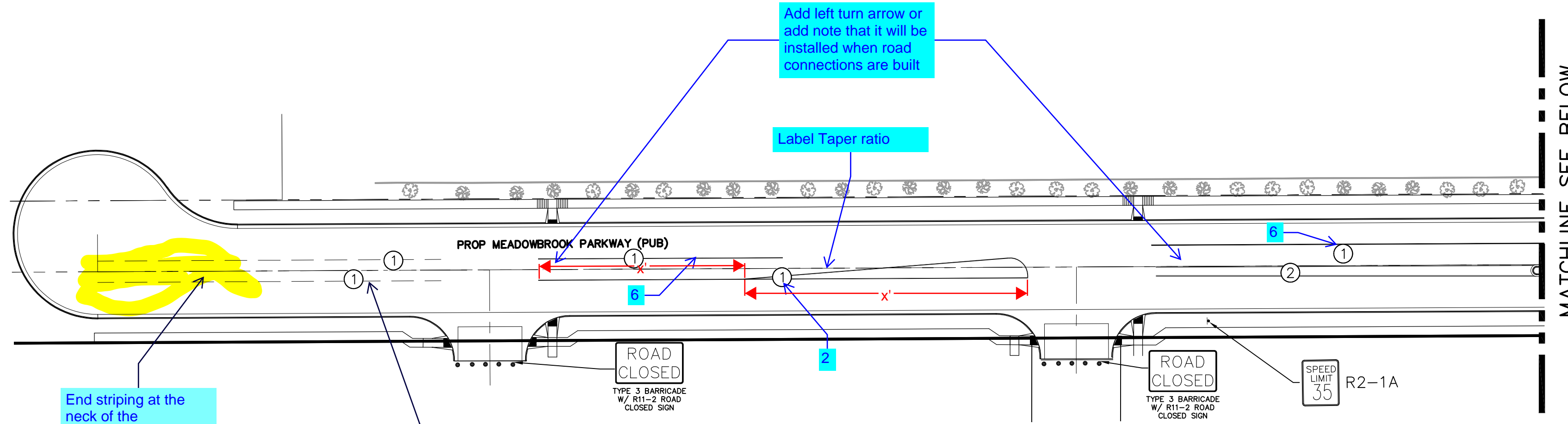
REVISIONS:

NO.	DATE	BY	DESCRIPTION	APPROV'D. BY	DATE

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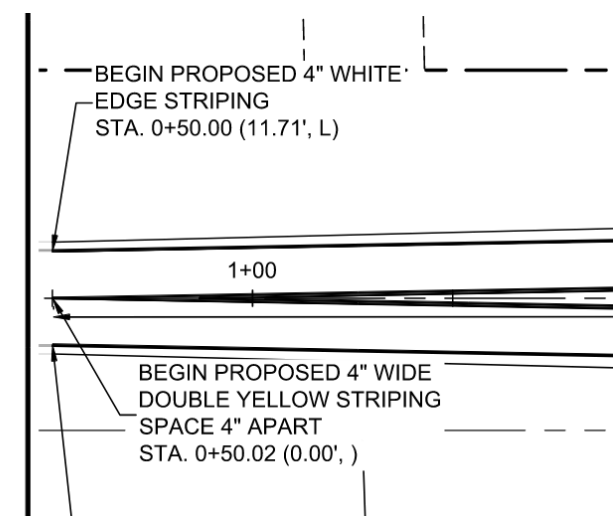
CAUTION

Turn on centerline stationing for reference

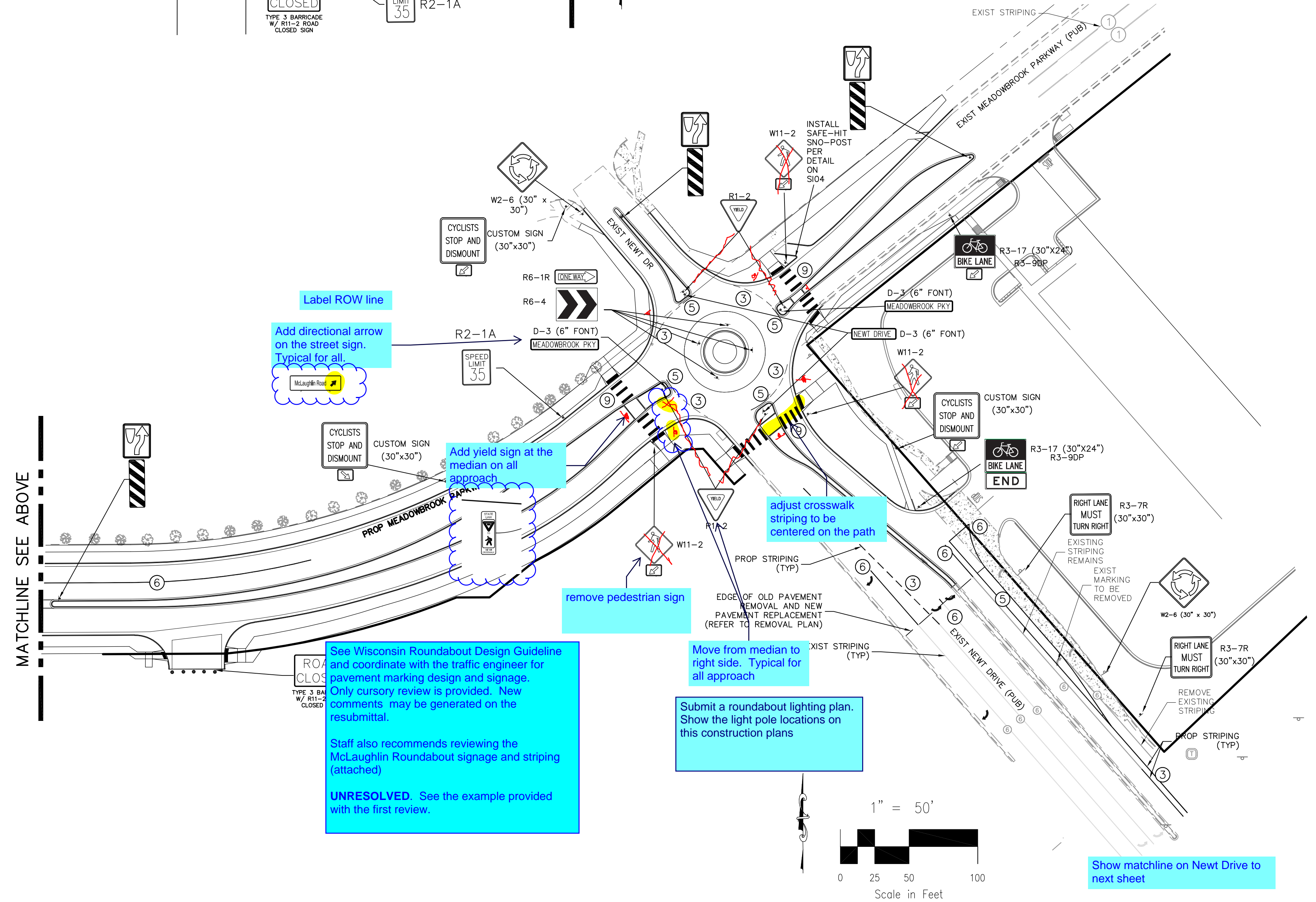


STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	2-WAY LEFT TURN LANE MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE, INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30" GAPS
②	2-WAY CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 4" APART
③	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30" GAPS
④	BROKEN EDGE/BIKE LANE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 5' SEGMENTS WITH 15" GAPS
⑤	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 6" WIDE
⑥	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑦	STOP LINES (THERMO PLASTIC)	SOLID WHITE, 24" WIDE
⑧	CHEVRON/DIAGONAL CROSSHATCH	SOLID WHITE, 8" WIDE
⑨	TRANSVERSE MARKINGS	SOLID WHITE, 2' WIDE BY 10' LONG

NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.



Label begin/end station of striping and linear feet. Typ all striping. See example to the left



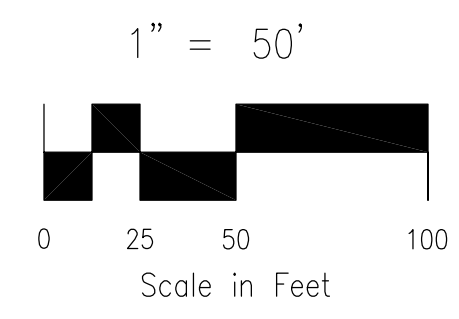
NOTE TO CONTRACTOR:

- ALL 4" AND 8" SOLID OR SKIP PAVEMENT MARKINGS ARE TO BE EPOXY.
- SIGNS AND POLES SHALL BE PER CDOT STANDARDS S-614-8, S-1614-2, AND S-614-3, LATEST REVISION.
- ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

See Wisconsin Roundabout Design Guideline and coordinate with the traffic engineer for pavement marking design and signage. Only cursory review is provided. New comments may be generated on the resubmittal.

Staff also recommends reviewing the McLaughlin Roundabout signage and striping (attached)

UNRESOLVED. See the example provided with the first review.



CROSSROADS MIXED USE FILING NO. 1
 SIGNAGE AND STRIPING PLAN
 PROJECT NO. 18-003
 DATE: 11/01/2021
 SCALE: HORIZONTAL: 1"=50' VERTICAL: N/A
 DESIGNED BY: CLP
 DRAWN BY: CLP
 CHECKED BY: VAS
 SHEET 12 OF 23
 S111

212 N. WAHATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485
CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

NO.	DATE	BY	DESCRIPTION

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CAUTION

Review #1: Per the Traffic Impact Study there are offsite improvements on Highway 24 associated with this filing. Has this application been submitted to CDOT.

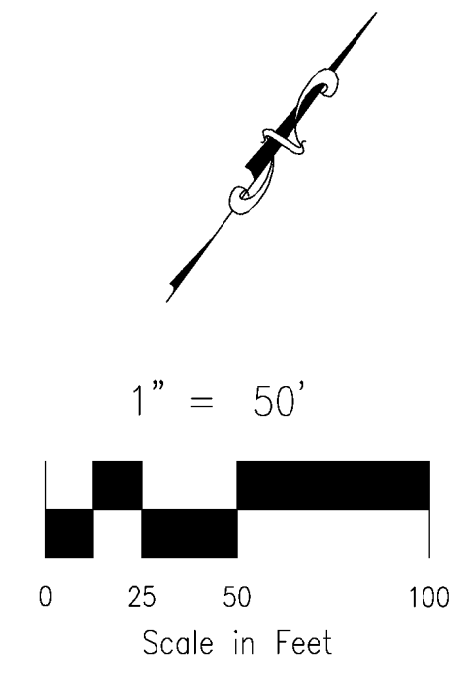
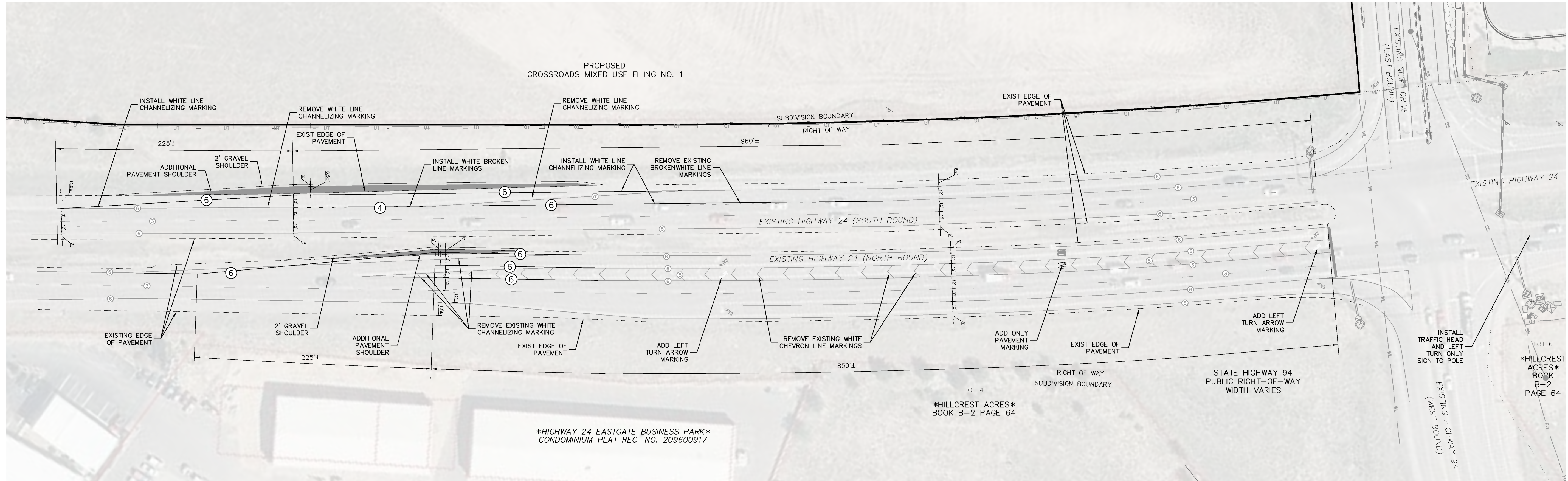
County request a copy of the plans for our records and verifying consistency at the Newt Drive intersection.

[UNRESOLVED]

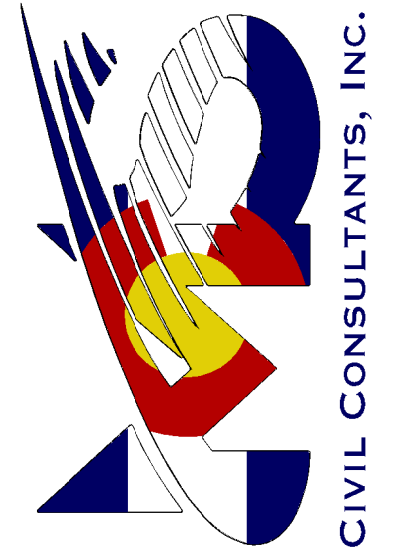
Review #2: Remove from plan set or add a large note along the lines of "For Information Only. Not a part of the Construction Plans" CDOT improvements needs to be submitted directly to CDOT for their review and approval. The County requests a copy of the approved plans for our records.

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	2-WAY LEFT TURN LANE MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE, INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30" GAPS
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⑨	TRANSVERSE MARKINGS	SOLID WHITE, 2' WIDE BY 10' LONG

NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.

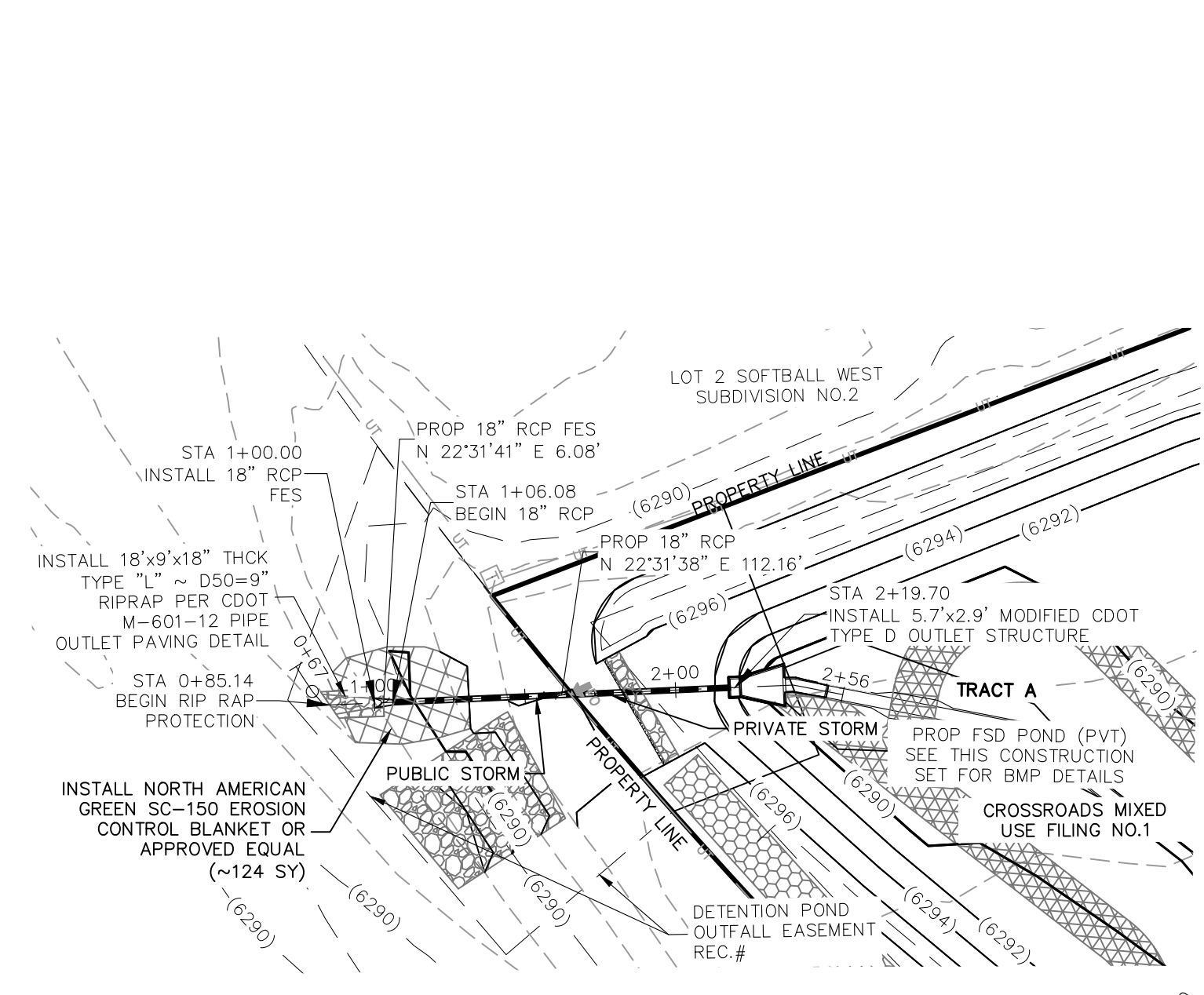


US HIGHWAY 24 - ROADWAY IMPROVEMENTS

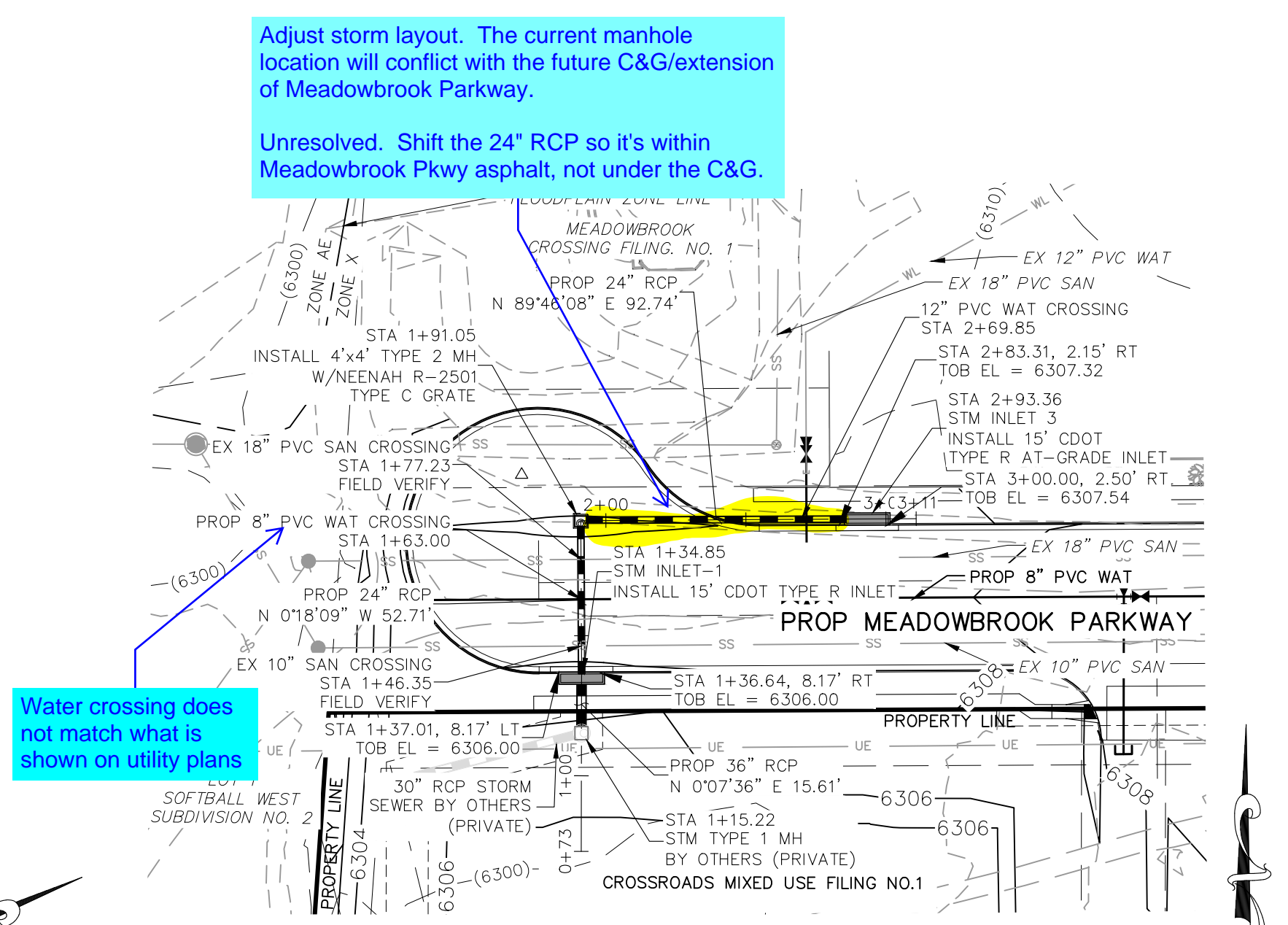
CROSSROADS MIXED USE FILING NO. 1	
HWY 24 SIGNAGE AND STRIPING PLAN	
PROJECT NO. 18003	DATE: 12/07/21
DESIGNED BY: DLM	SCALE: HORIZONTAL: 1"=50'
DRAWN BY: DLM	VERTICAL: 1"=5'
CHECKED BY: VAS	SHEET 13 OF 23
212 N. WAHATCH AVE. STE 305 COLORADO SPRINGS CO 80903 PHONE: 719.555.5465	
 CIVIL CONSULTANTS, INC.	
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.	
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160	
HILLCREST ACRES BOOK B-2 PAGE 64	
HIGHWAY 24 EASTGATE BUSINESS PARK CONDOMINIUM PLAT REC. NO. 209600917	
NO.	DATE
BY	DESCRIPTION
APPROV. BY	DATE
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CAUTION	

File: C:\18003A-Crossroads Mixed Use\Colorado Springs Equities LLC\dwg\Const_Dwg\Street\S112.dwg Plotstamp: 12/18/2021 11:13 AM

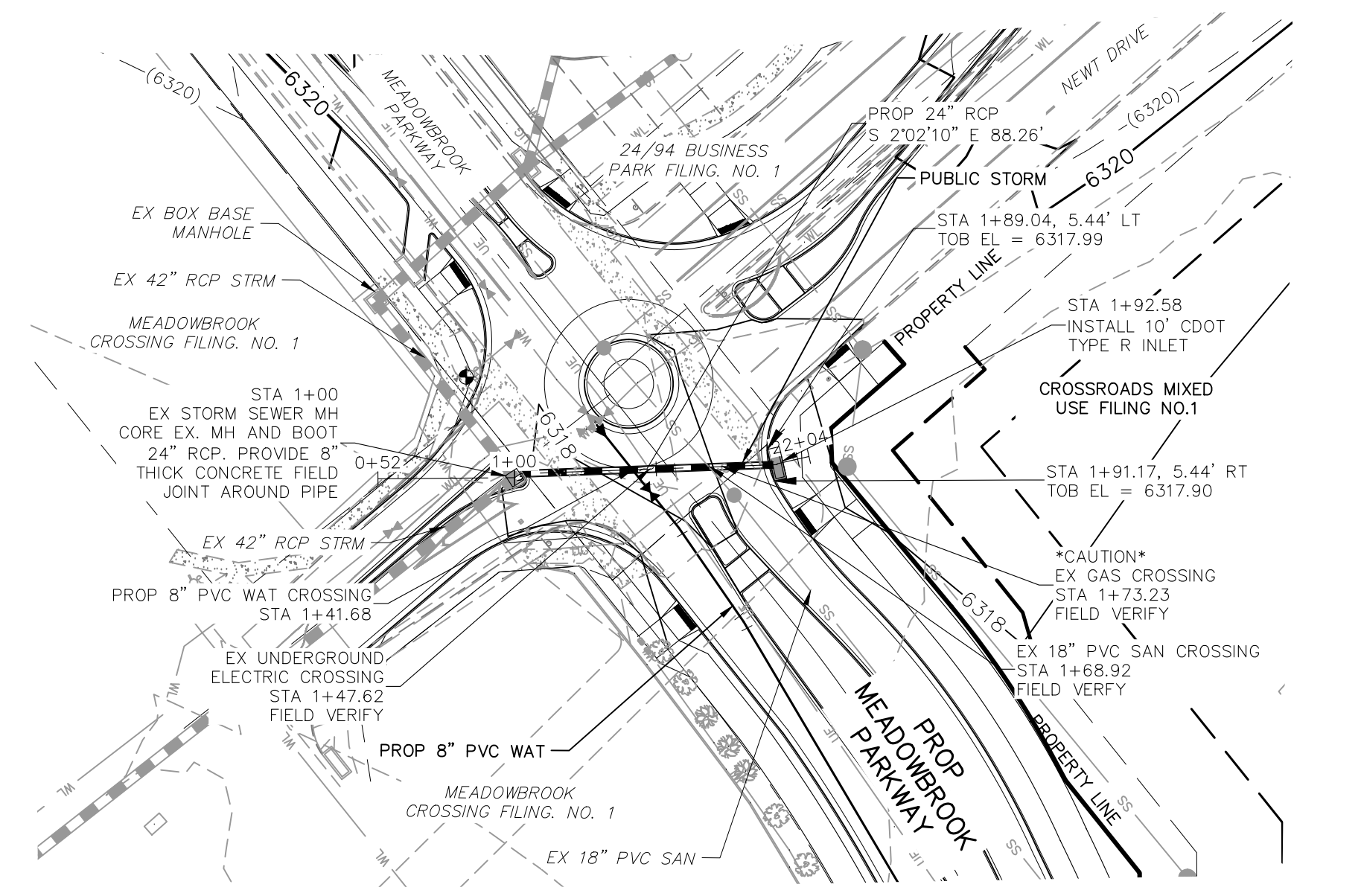
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 CALL 1-800-922-1987**



**STORM 1 FSD POND OUTFALL
 STA 1+00.00 TO STA 2+19.70
 (PUBLIC/PRIVATE)**



**STORM 2
 STA 1+15.22 TO STA 2+93.36
 (PUBLIC/PRIVATE)**

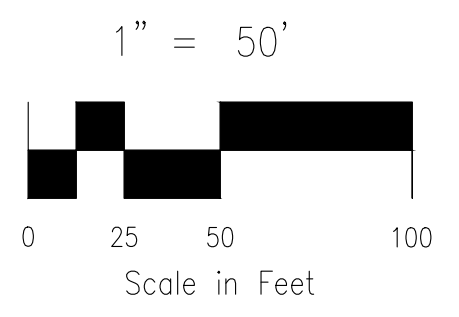


**STORM 3
 STA 1+00.00 TO STA 1+92.26
 (PUBLIC)**

Adjust storm layout. The current manhole location will conflict with the future C&G/extension of Meadowbrook Parkway.

Unresolved. Shift the 24" RCP so it's within Meadowbrook Pkwy asphalt, not under the C&G.

Water crossing does not match what is shown on utility plans



NOTE:
 ALL PRIVATE STORM SEWER CONSTRUCTED WITH THESE PLANS TO BE MAINTAINED BY THE CROSSROADS METROPOLITAN DISTRICT NO. 1

Pipe cannot switch between private and public in the middle of a pipe run. Please make all private with easement thru CDOT ROW.

Pipe cannot switch between private and public in the middle of a pipe run. Please adjust to change from private to public at left side of the inlet.

Does not match what is shown on utility plans

Water crossing does not match what is shown on utility plans

STORM	STATION	DESCRIPTION	EXISTING GRADE	PROPOSED GRADE	100YR HGL
STORM 1	6920	STA 0+85.14 BEGIN RIP RAP PROTECTION EL=6286.00			
	6290	STA 1+00.00 BEGIN 18" RCP FES EL=6286.00			
	6280	STA 1+06.08 END 18" RCP INV=6286.07			
	6290	STA 2+19.70 15" CDOT TYPE D OUTLET STRUCTURE INV OUT (16")=6287.27 (SW)			
	6300	PROPOSED GRADE @ STORM SEWER	6300		
STORM 2	6920	STA 1+15.22 EX 10" PVC SAN CROSSING EOP (24")=6305.45 BOP (24")=6300.88 (E) TOP (18") SAN=6286.24 CLR=15.7' ± FIELD VERIFY			
	6290	STA 1+46.35 EX 10" PVC SAN CROSSING EOP (24")=6299.77 BOP (24")=6295.19 TOP (18") SAN=6286.24 CLR=15.7' ± FIELD VERIFY			
	6300	STA 1+77.23 EX 12" PVC SAN CROSSING EOP (24")=6307.32 BOP (24")=6302.75 (E) TOP (18") SAN=6300.28 (S) CLR=15.0'			
	6310	STA 2+93.36 EX 10" PVC SAN CROSSING EOP (24")=6306.00 BOP (24")=6301.43 TOP (18") SAN=6300.28 (S) CLR=15.0'			
	6320	PROPOSED GRADE @ STORM SEWER	6320		
STORM 3	6920	STA 1+41.68 EX UNDERGROUND ELECTRIC CROSSING STA 1+41.62 FIELD VERIFY			
	6300	STA 1+00.00 EX STORM SEWER MH EOP (24")=6310.84 INV OUT (42")=6310.84 CORE EX MH PROP 24" RCP. PROVIDE 8" THICK CONCRETE FIELD JOINT AROUND PIPE			
	6310	STA 1+92.26 EX 18" PVC SAN CROSSING EOP (24")=6312.71 BOP (24")=6304.14 TOP (18") SAN=6304.14 CLR=8.6' ± FIELD VERIFY			
	6300	STA 1+92.26 EX 10" CDOT TYPE R INLET INV OUT (24")=6313.18 (N)			
	6320	PROPOSED GRADE @ STORM SEWER	6320		

**CROSSROADS MIXED USE FILING NO. 1
 STORM SEWER PLANS**

PROJECT NO. 18-003
 DATE: 12/07/2021
 SCALE: HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'
 DESIGNED BY: GT
 DRAWN BY: GT
 CHECKED BY: VAS

217 N. WAHATCH AVE. STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC.

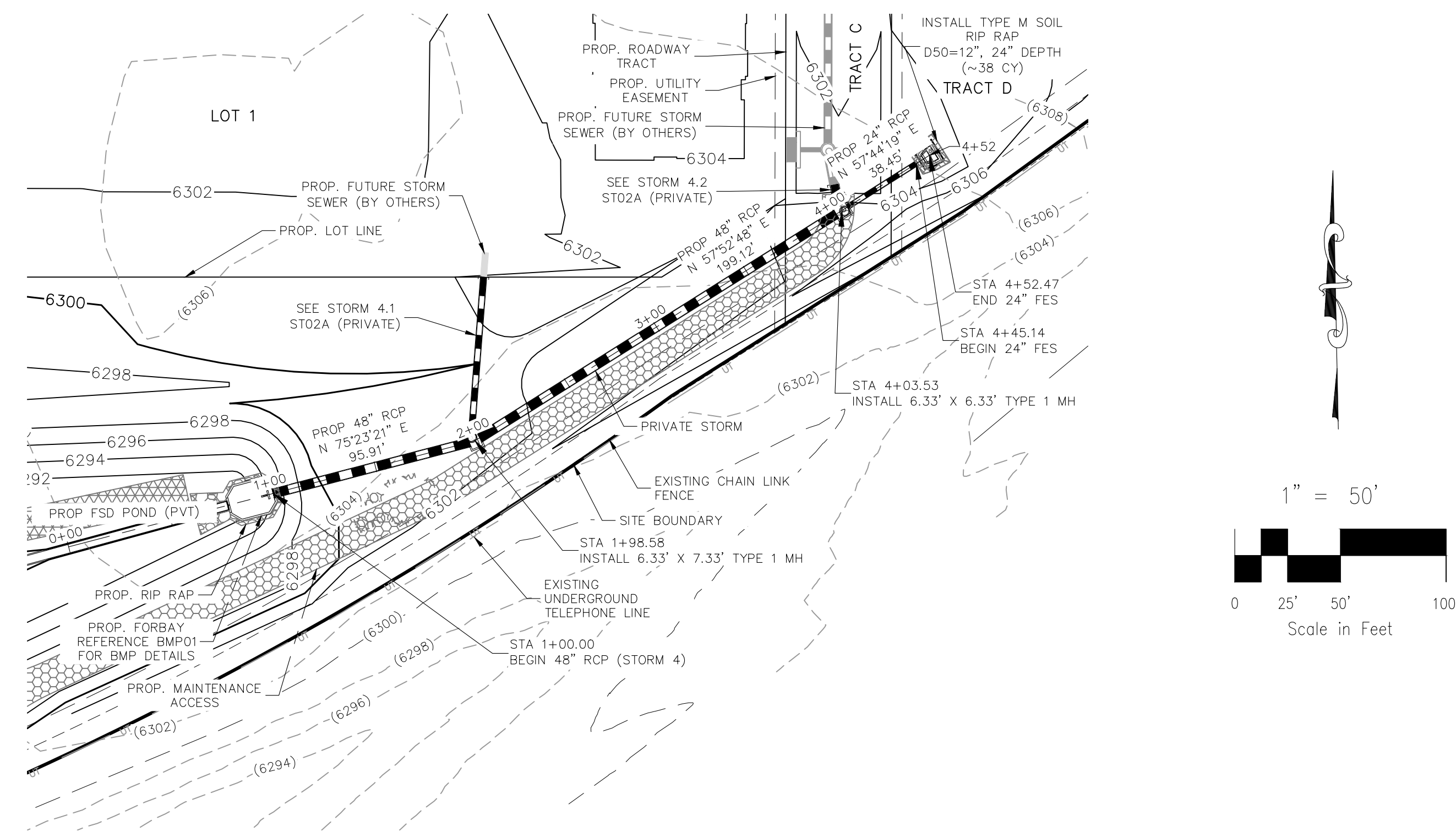
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

NO. DATE: BY: DESCRIPTION: APPROV. BY: DATE:

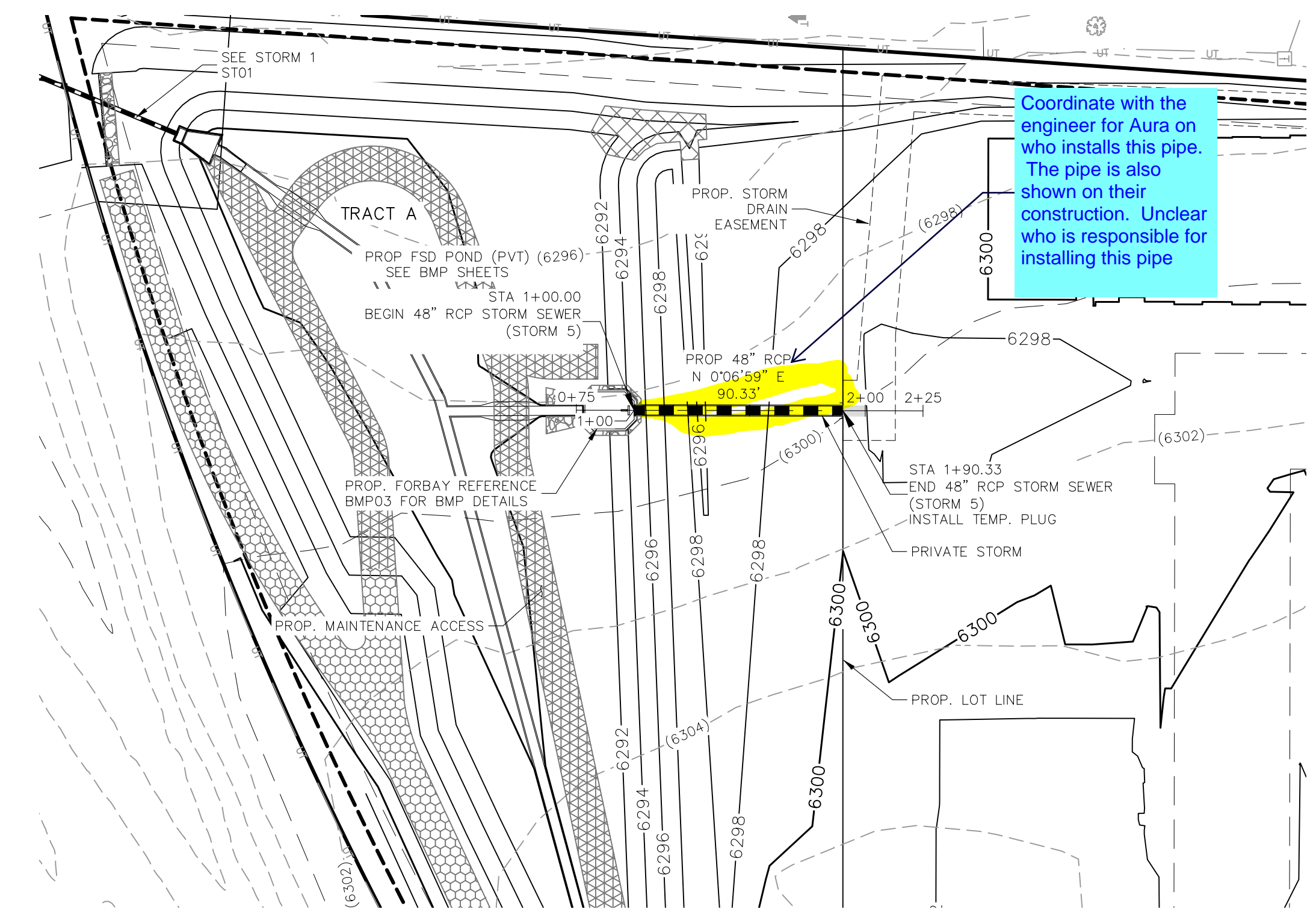
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CAUTION

File: C:\18003A-Crossroads Mixed Use\Colorado Springs Equities LLC\Const\Draw\Storm Plans\102.dwg Plotstamp: 12/8/2021 12:35 PM



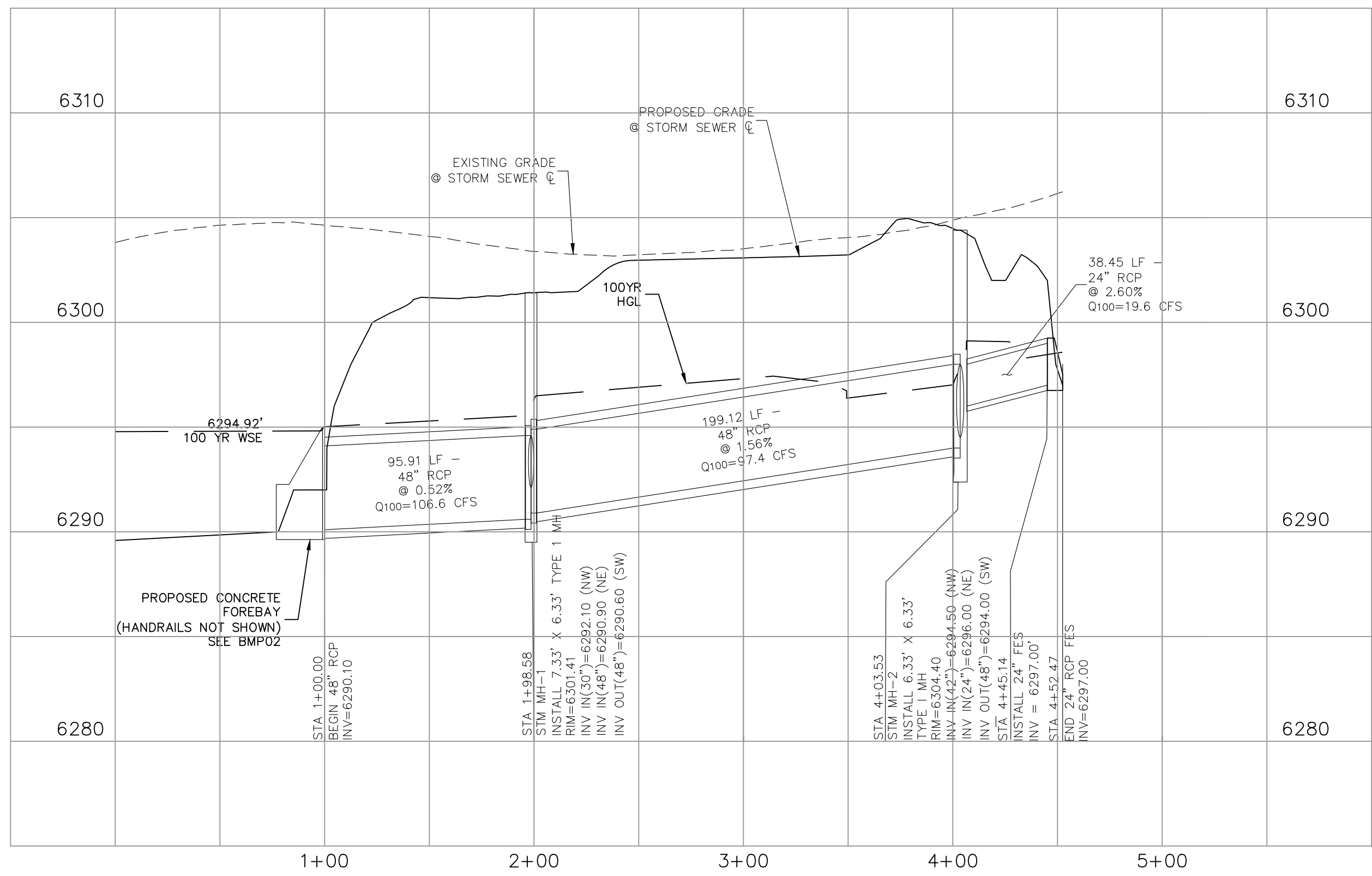
STORM 4 (PRIVATE)
STA 1+00.00 TO STA 4+52.47



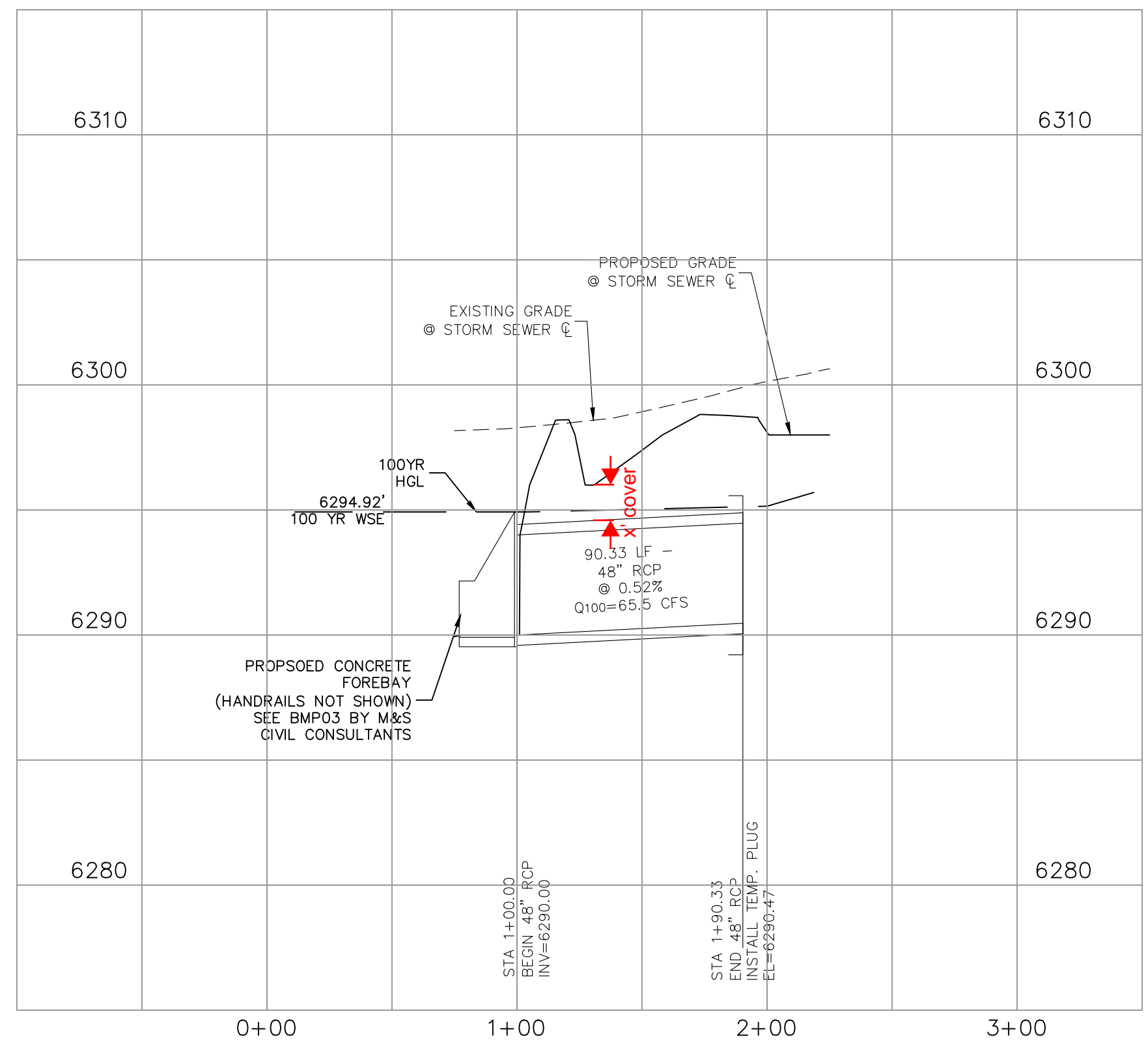
STORM 5 (PRIVATE)
STA 1+00.00 TO STA 1+99.71

Coordinate with the engineer for Aura on who installs this pipe. The pipe is also shown on their construction. Unclear who is responsible for installing this pipe

This system was not included in FDR calculations. Please add to report.



STORM 4 (PRIVATE)



STORM 5 (PRIVATE)

NOTES:

ALL PRIVATE STORM SEWER CONSTRUCTED WITH THESE PLANS TO BE MAINTAINED BY THE CROSSROADS METROPOLITAN DISTRICT NO. 1

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STORM SEWER PLANS
PROJECT NO. 18-003
DATE: 12/07/2021
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: CW
DRAWN BY: CW
CHECKED BY: VAS

217 N. WABATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5885

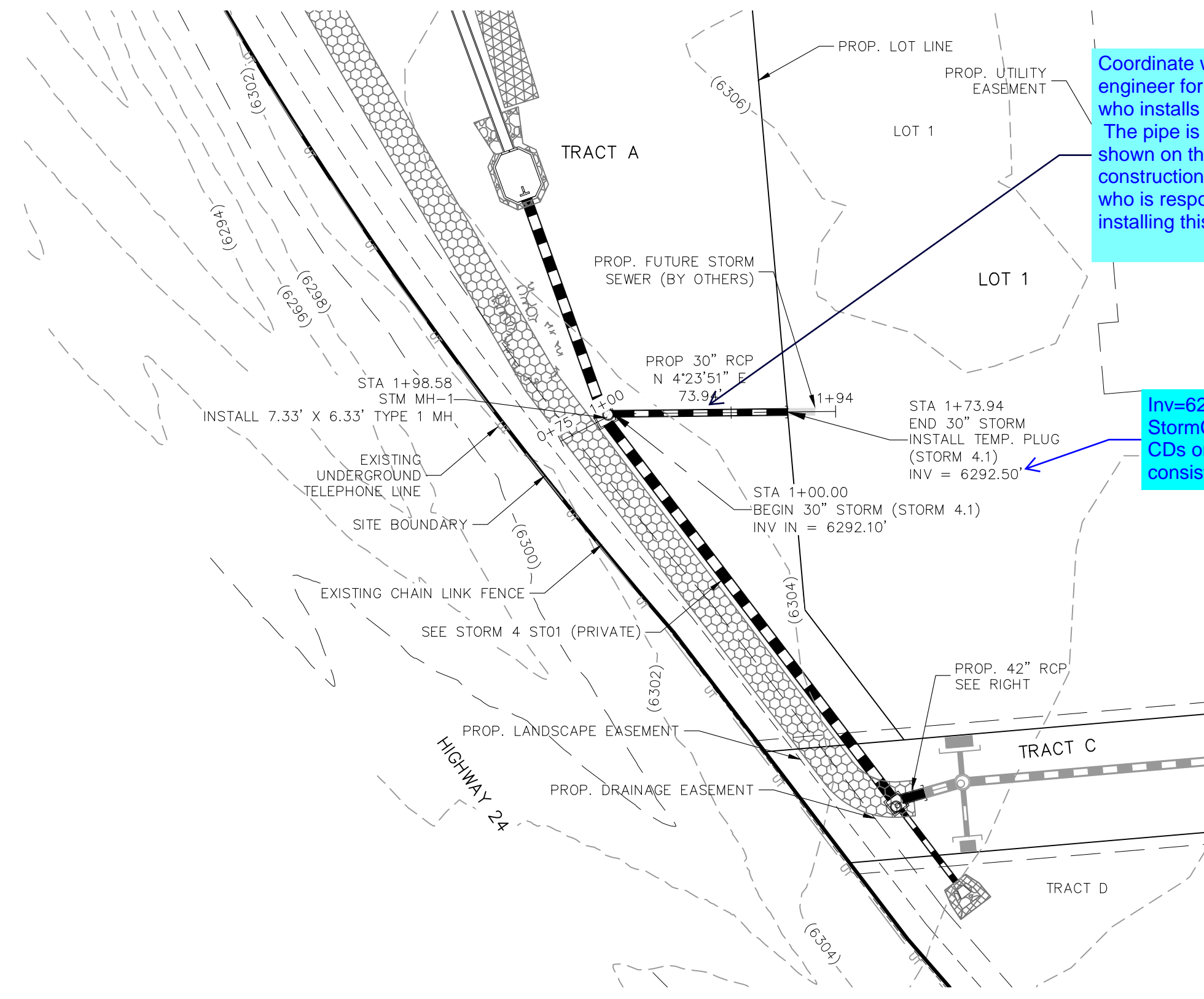
M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

NO.	DATE	BY	DESCRIPTION	APPROV'D. BY	DATE

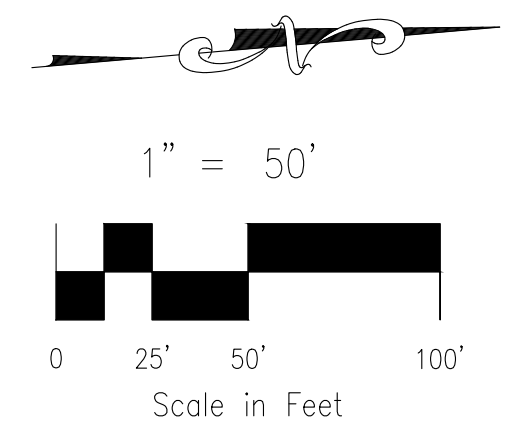
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.

CAUTION

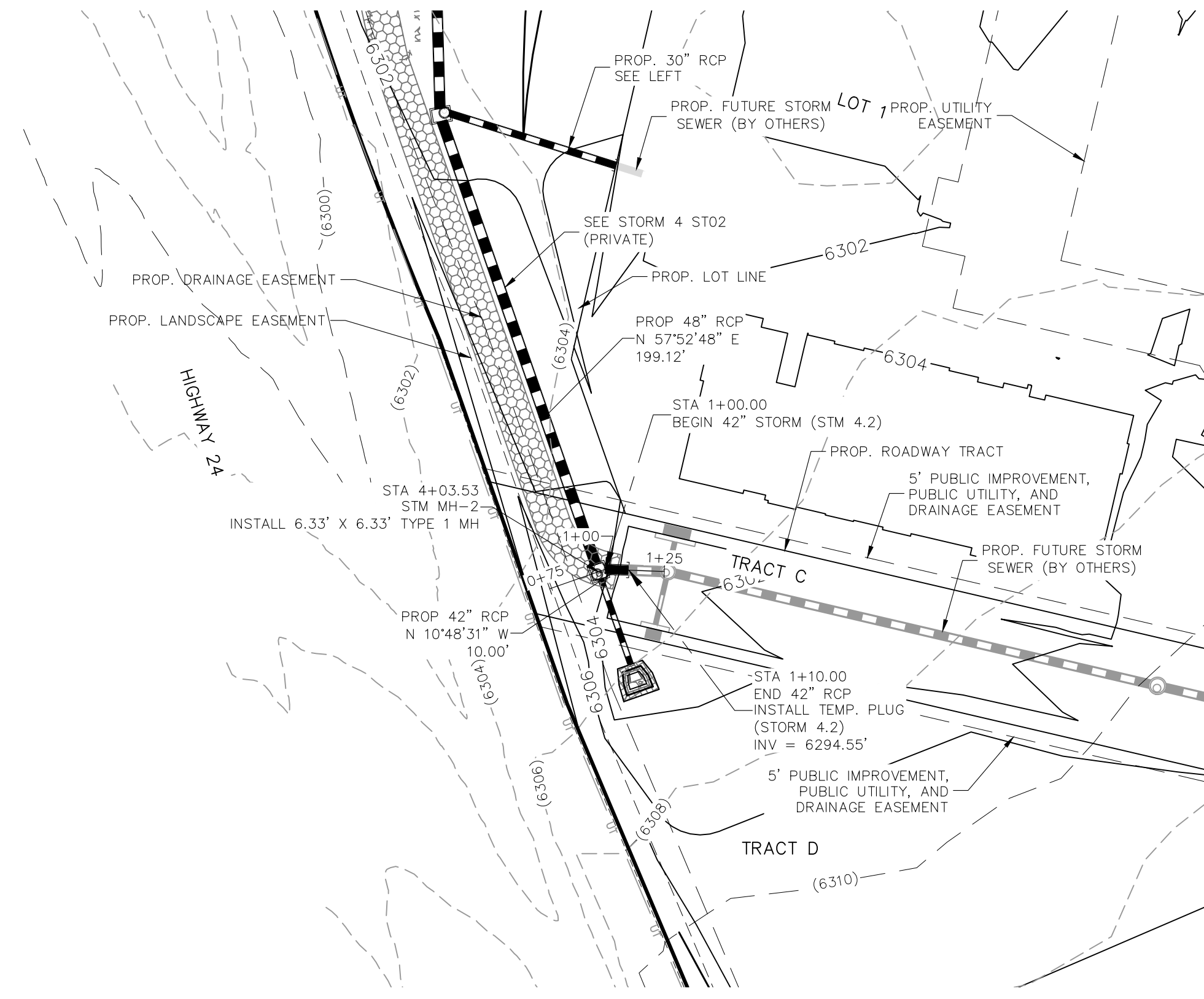


Coordinate with the engineer for Aura on who installs this pipe. The pipe is also shown on their construction. Unclear who is responsible for installing this pipe

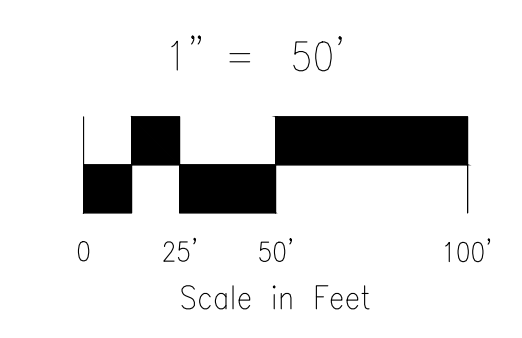
Inv=6295.60 per StormCAD. Adjust CDs or FDR for consistency



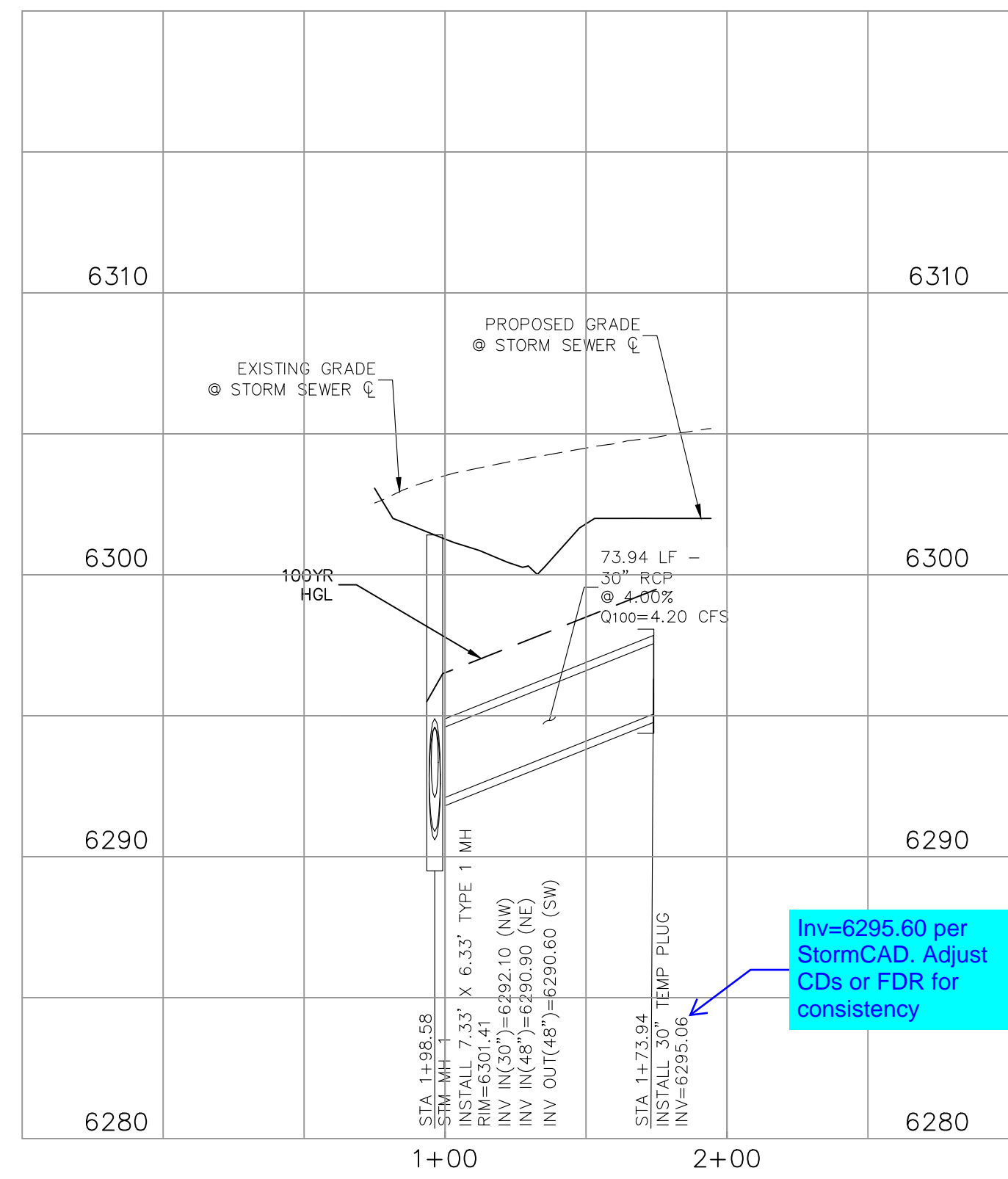
STORM 4.1 (PRIVATE)
STA 1+00.00 TO STA 1+94.00



Coordinate with the engineer for the Aura site plan. Both construction plans does not match either the invert, pipe size or both

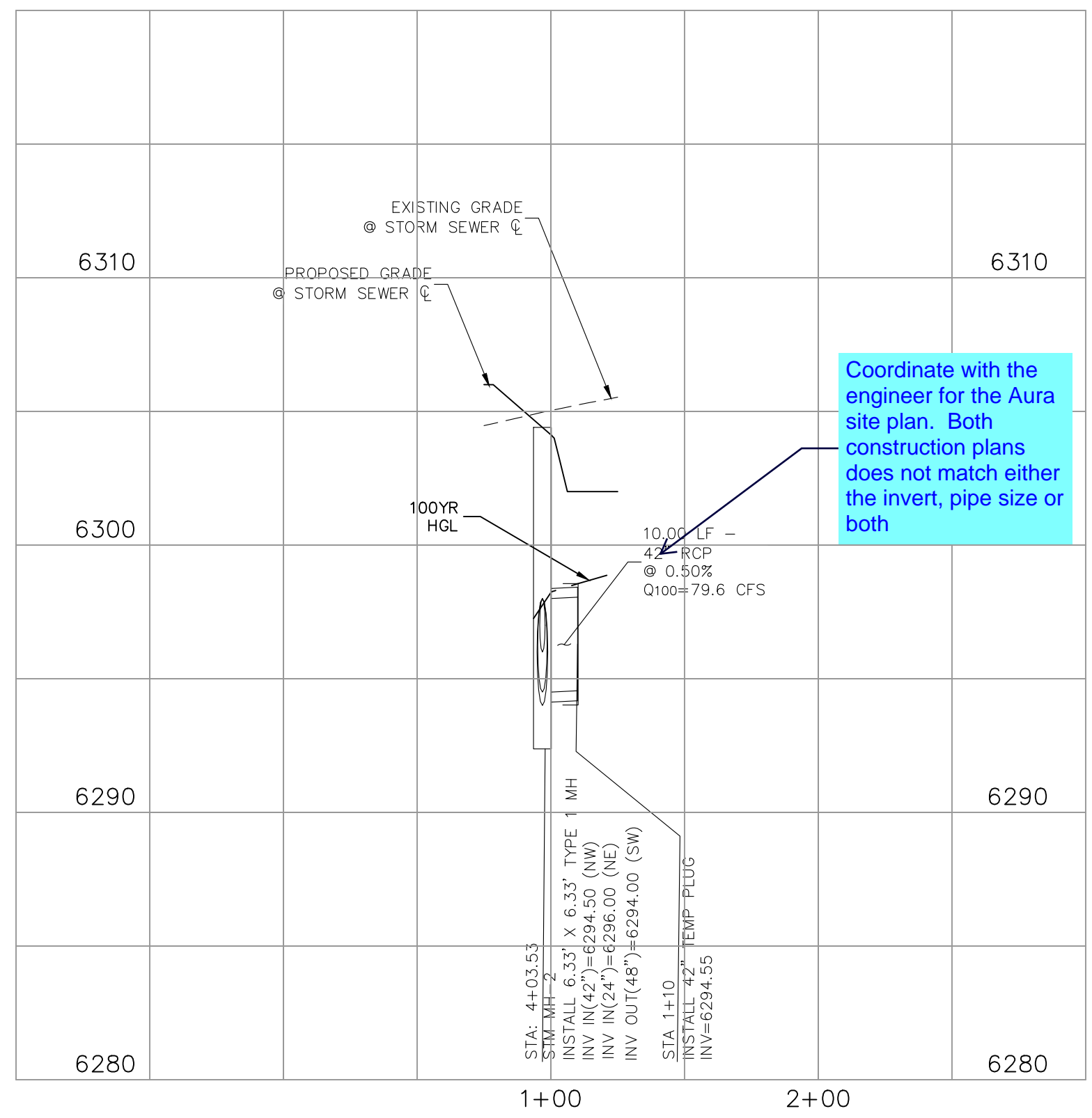


STORM 4.2 (PRIVATE)
STA 1+00.00 TO STA 1+00.00



Inv=6295.60 per StormCAD. Adjust CDs or FDR for consistency

STORM 4.1 (PRIVATE)



STORM 4.2 (PRIVATE)

NOTE:
ALL PRIVATE STORM SEWER CONSTRUCTED WITH THESE PLANS TO BE MAINTAINED BY THE CROSSROADS METROPOLITAN DISTRICT NO. 1

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

CROSSROADS MIXED USE FILING NO. 1
STORM SEWER PLANS
PROJECT NO. 18-003
DATE: 12/07/2021
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: CW
DRAWN BY: CW
CHECKED BY: VAS

212 N. WASHCATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485
CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC.

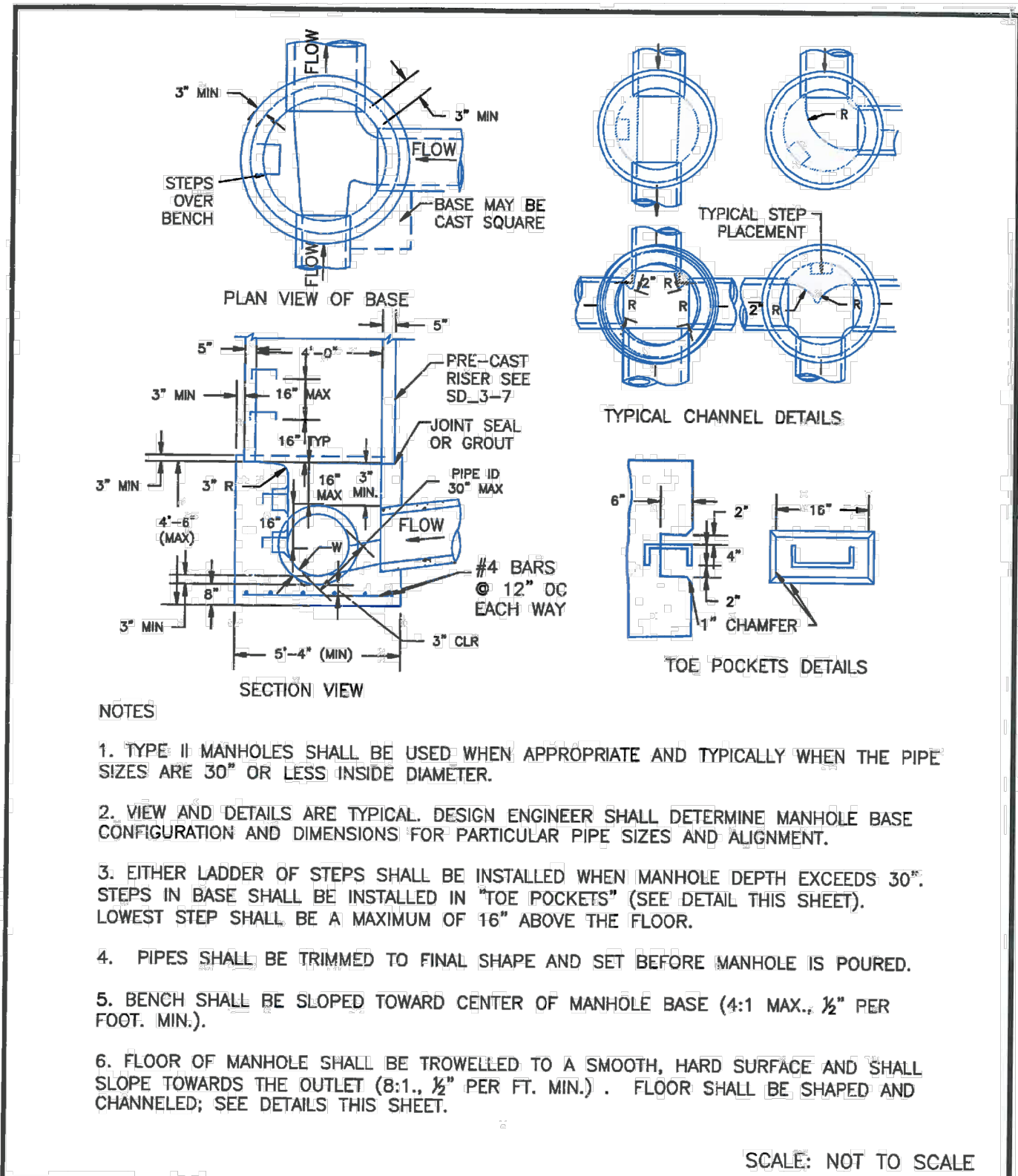
NO.	DATE	BY	DESCRIPTION	APPROV'D. BY	DATE

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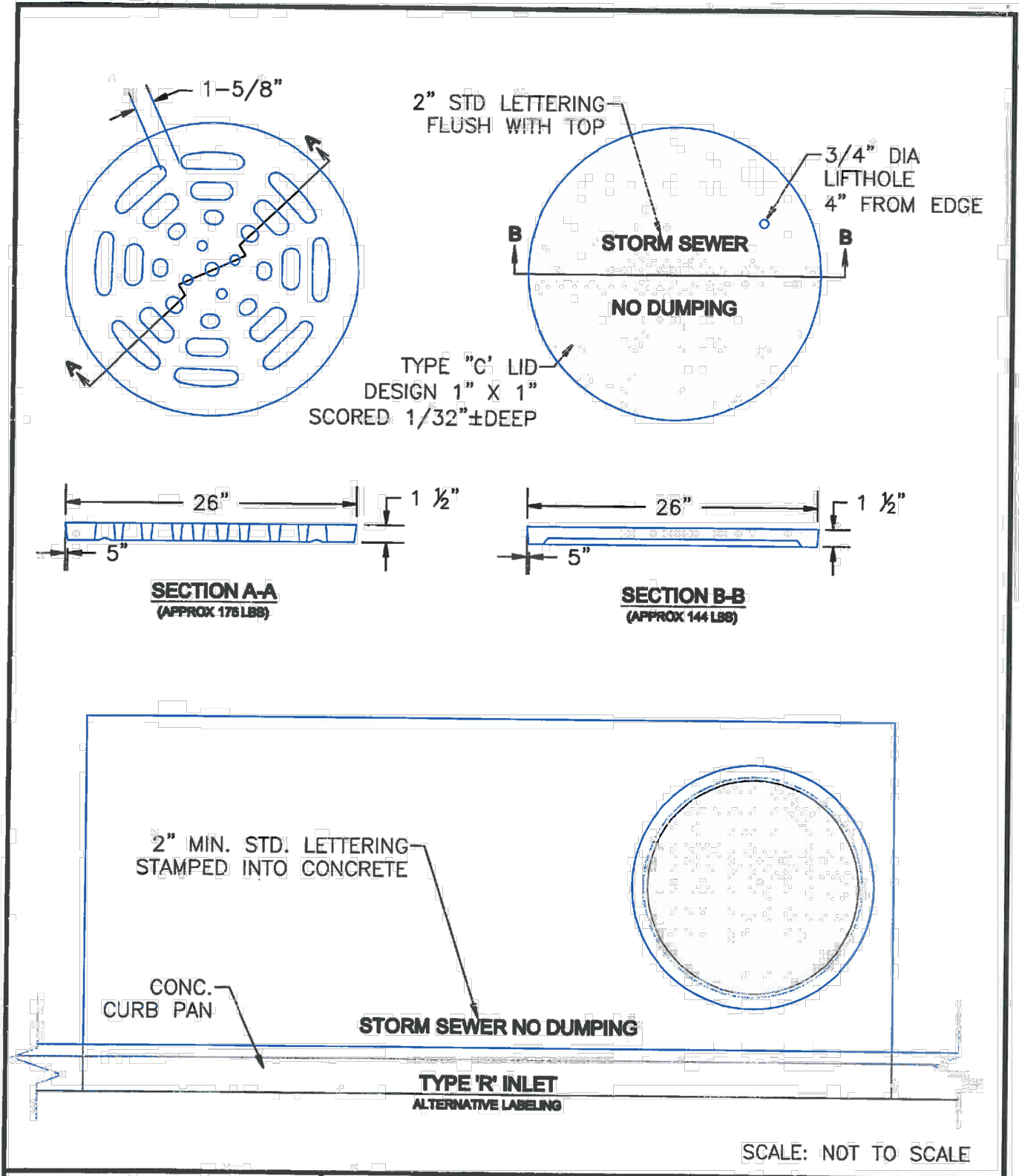
CAUTION

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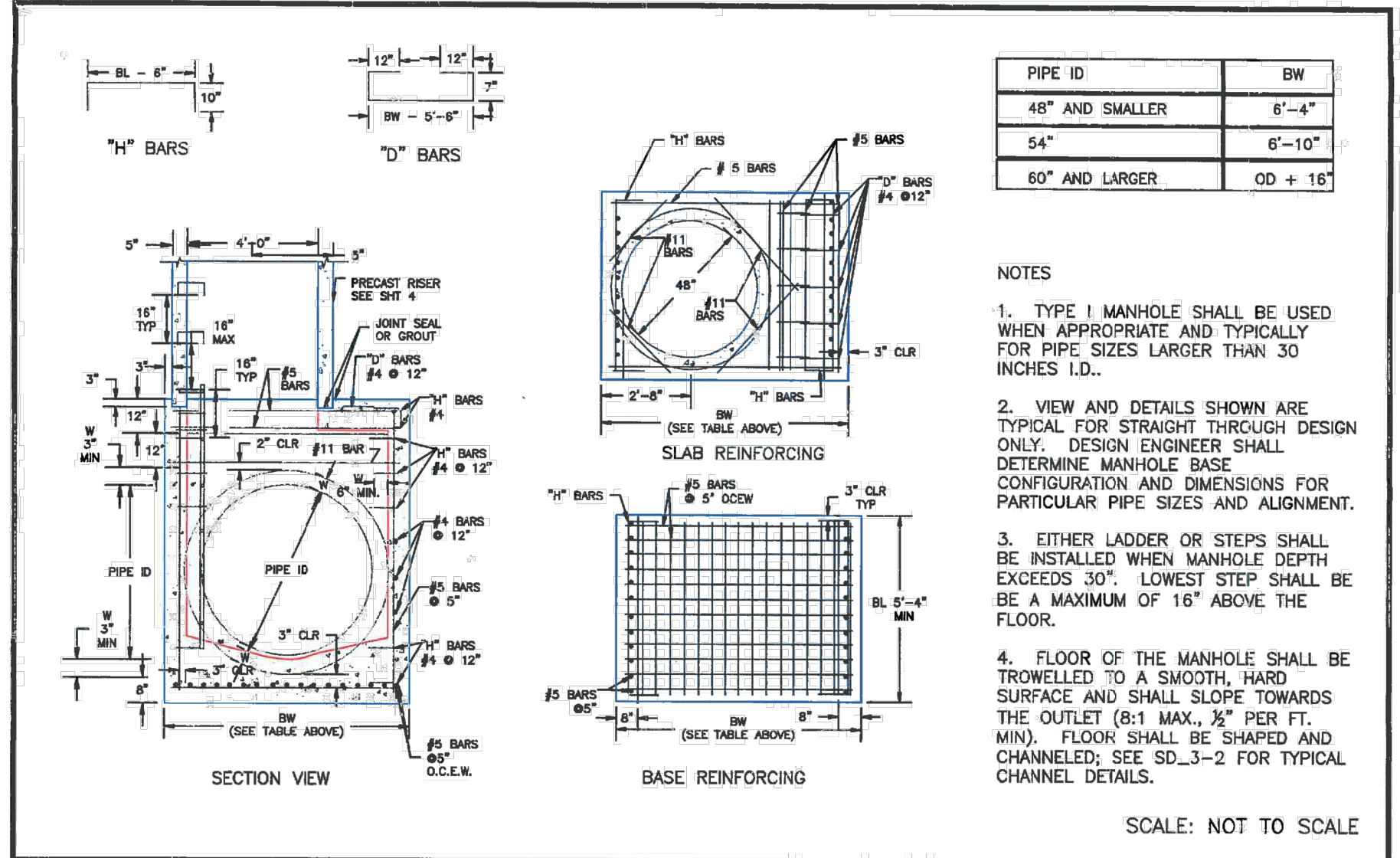
CROSSROADS MIXED USE FILING NO. 1
STORM SEWER DETAILS
 PROJECT NO. 18-003
 DATE: 12/07/2021
 SCALE: HORIZONTAL: NA
 VERTICAL: NA
 DESIGNED BY: GT
 DRAWN BY: GT
 CHECKED BY: VAS
ST03
 SHEET 17 OF 23



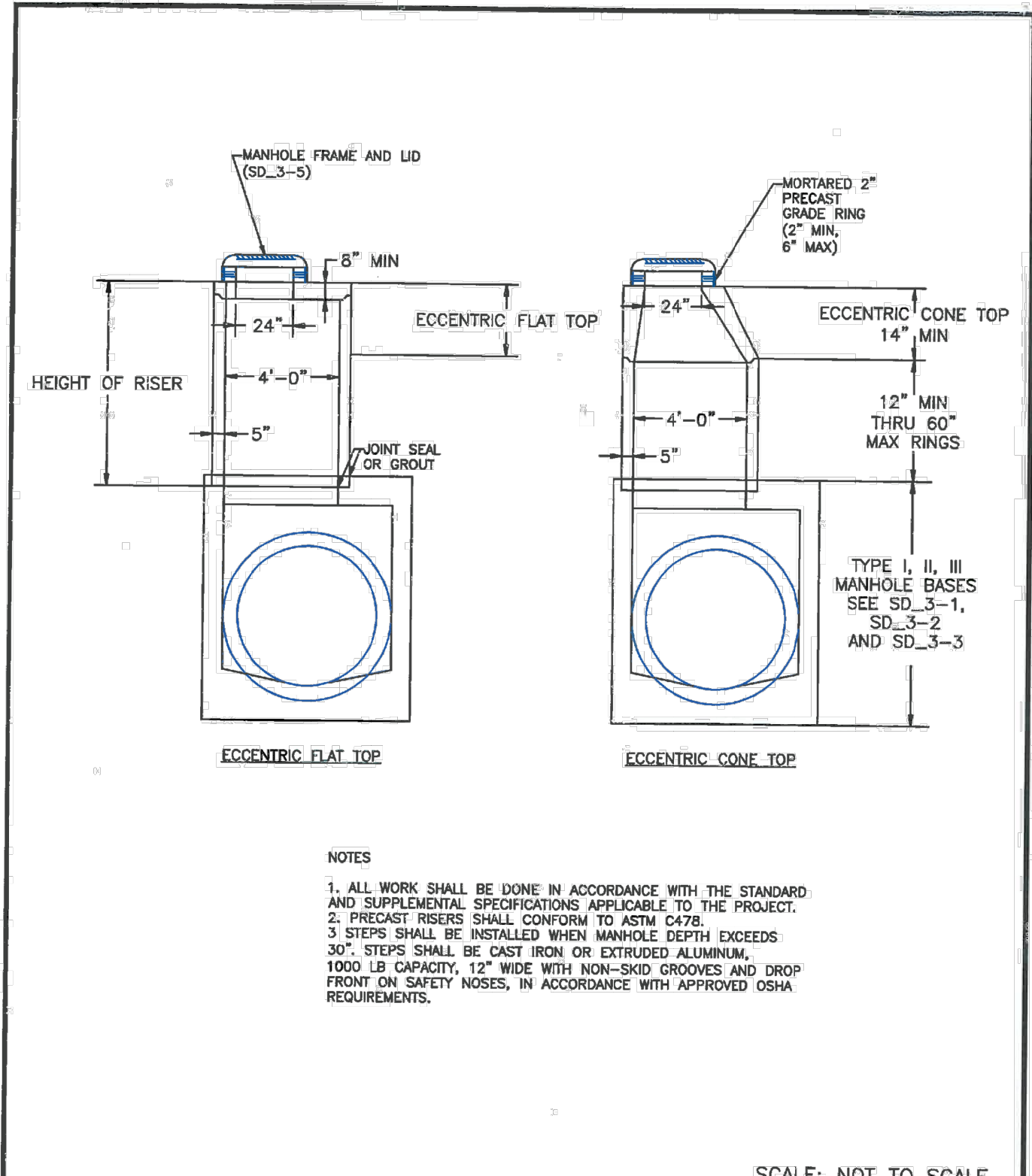
DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Detail Type II Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
REVISION DATE: 11/10/04	FILE NAME: SD_3-2	



DATE APPROVED: 9/16/10 André P. Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Details Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
REVISION DATE: 9/16/10	FILE NAME: SD_3-5	



DATE APPROVED: 7/9/09 André Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Detail Type I Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
REVISION DATE: 7/9/09	FILE NAME: SD_3-1	



DATE APPROVED: 8/11/11 André P. Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Riser and Cover Detail Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
REVISION DATE: 11/23/04	FILE NAME: SD_3-7	

STORM SEWER GENERAL NOTES

- ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
- ALL STORM SEWER BENDS, MANHOLES, AND WYES SHOWN ON THE PLANS SHALL BE PREFABRICATED. HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
- ALL CONNECTIONS BETWEEN DISSIMILAR MATERIALS (I.E. HP STORM PIPE AND CONCRETE STRUCTURES), SHALL BE WATER TIGHT. REFER TO ADS WATERSTOP STRUCTURE CONNECTION DETAILS (SEE THIS CONSTRUCTION SET) FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHOULD ATTEMPT TO LIMIT CONSTRUCTION TRAFFIC ATOP THE PROPOSED STORM SEWER INSTALLATION. AS PER THE MANUFACTURERS RECOMMENDATIONS THE CONTRACTOR SHALL PROVIDE A MIN OF 12" OF COVER AT ALL TIMES ATOP THE BACKFILLED STORM SEWER TO TOP OF THE FINISHED GROUND OR BOTTOM OF FLEXIBLE PAVEMENT SURFACE TO PROTECT THE PIPE FROM H-25 VEHICULAR TRAFFIC. A MINIMUM OF 36" SHOULD BE PROVIDED TO PROTECT THE STORM SEWER FROM 30 T TO 60 T TRAFFIC AND MINIMUM OF 72" FOR TRAFFIC UP TO 78 T AXLE LOADS. FINAL GRADING SHOWN ON THE PLANS WILL PROHIBIT VEHICULAR TRAFFIC TO LOADS LESS THE H-25.
- REFER TO THE DETAIL IN THIS CONSTRUCTION SET FOR PIPE TRENCH DETAILS AND PIPE SPECIFICATION.

STRUCTURAL CONCRETE NOTES:

- ALL CONSTRUCTION INVOLVING THE PLACEMENT OF STRUCTURAL CONCRETE SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, AND AS SUPPLEMENTED BY THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.
- STEEL REINFORCING SHALL BE GRADE 60 FOR ALL REINFORCING STEEL GREATER THAN #4. SPLICING, LAP SPLICING SHALL BE MINIMUM IN THE FOLLOWING TABLE UNLESS OTHERWISE SPECIFIED:

BAR SIZE	#4	#5	#6	#7	#8
SPLICE LENGTH	1'-9"	2'-2"	2'-7"	3'-4"	4'-3"

 ALL REINFORCING SHALL HAVE A 2-INCH MINIMUM COVER UNLESS OTHERWISE SPECIFIED. ALL REINFORCED STEEL TO BE EPOXY COATED.
- CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (fc) OF 4,000 PSI AT 28 DAYS. ALL CONCRETE PLACED AGAINST SOIL SHALL BE TYPE II PORTLAND CEMENT. ALL EXPOSED CORNERS SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE SPECIFIED.
- EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.
- BACKFILL AGAINST STRUCTURES SHALL NOT COMMENCE UNTIL ALL SUPPORTING DIAPHRAGMS ARE IN PLACE AND CONCRETE HAS OBTAINED ITS FULL SEVEN DAY STRENGTH. BACKFILL SHALL BE PLACED EQUALLY ON EACH SIDE OF RETAINING WALL STRUCTURES AND CUTOFF WALLS UNTIL THE FINAL GRADE IS REACHED.
- FOOTING EXCAVATIONS SHALL BE EXAMINED BY THE GEOTECHNICAL ENGINEER WITH A 24-HOUR MINIMUM NOTIFICATION FOR SOIL AND/OR CONCRETE TESTING. PLACEMENT OF CONCRETE IN THE ABSENCE OF TESTING SHALL BE COMPLETED AT THE SOLE RISK OF THE CONTRACTOR.
- PRIOR TO THE PLACEMENT OF CONCRETE IN AREAS WHERE SOIL IS PRESENT, THE SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6-INCHES. THE MOISTURE CONTENT SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (AASHTO-T-180).

ABBREVIATIONS
 EC --- EPOXY COATED O.F. --- OUTSIDE FACE E.F. --- EACH FACE E.W. --- EACH WAY I.F. --- INSIDE FACE N.F. --- NEAR FACE
 T.O.C. --- TOP OF CONCRETE B.O.C. --- BOTTOM OF CONCRETE CONT. --- CONTINUOUS

217 N. WAHATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
 MRS. CIVIL CONSULTANTS, INC.

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:

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CAUTION

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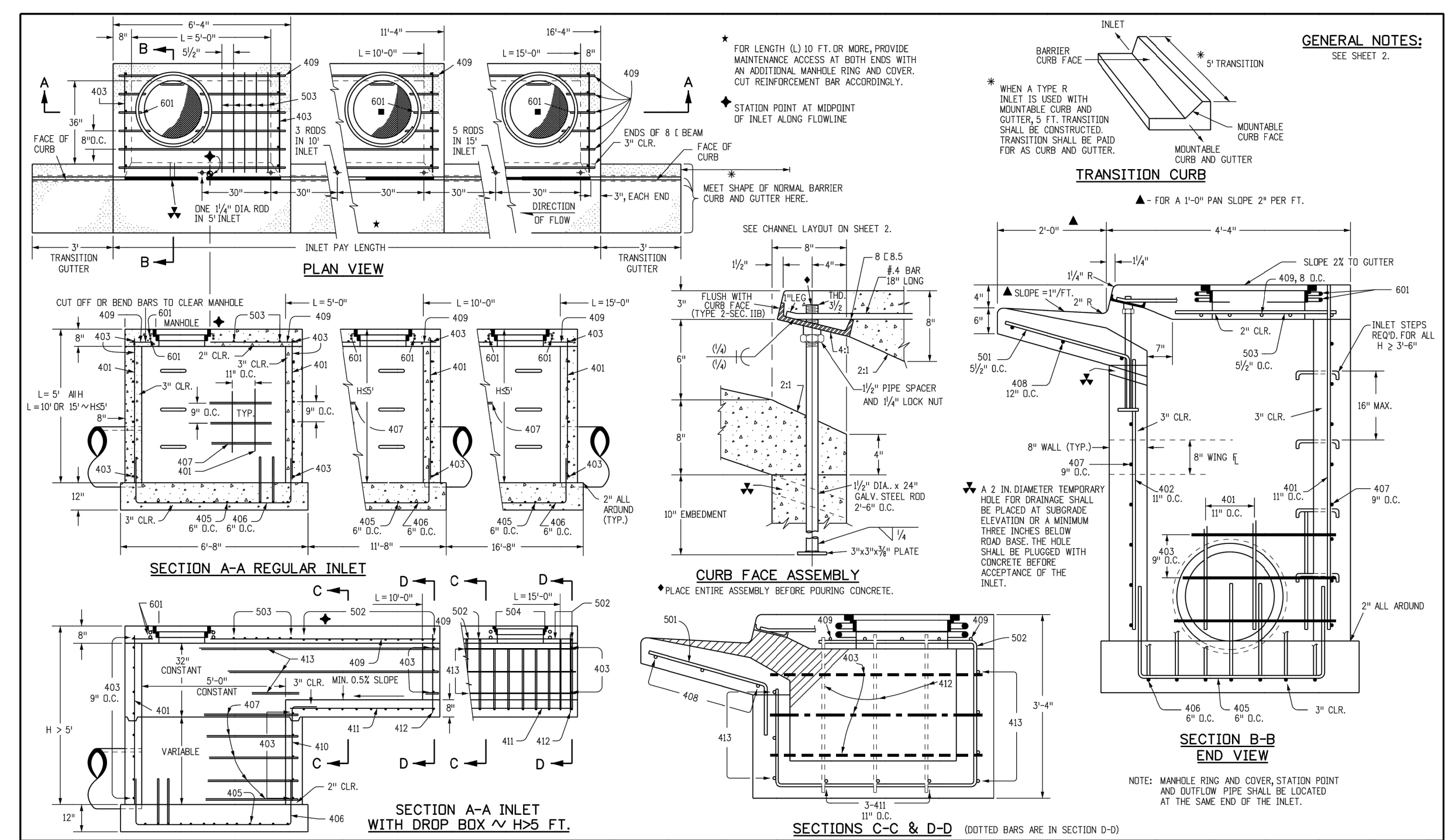
CROSSROADS MIXED USE FILING NO. 1
STORM SEWER DETAILS

PROJECT NO. 18-003
DATE: 12/07/2021

SCALE: HORIZONTAL: NA
VERTICAL: NA

DESIGNED BY: GT
DRAWN BY: GT
CHECKED BY: VAS

SHEET 18 OF 23
ST04



GENERAL NOTES:
SEE SHEET 2.

FOR LENGTH (L) 10 FT. OR MORE, PROVIDE MAINTENANCE ACCESS AT BOTH ENDS WITH AN ADDITIONAL MANHOLE RING AND COVER. CUT REINFORCEMENT BAR ACCORDINGLY.

STATION POINT AT MIDPOINT OF INLET ALONG FLOWLINE.

MEET SHAPE OF NORMAL BARRIER CURB AND OUTER HERE.

SEE CHANNEL LAYOUT ON SHEET 2.

FOR A 3'-0" PAN SLOPE 2" PER FT.

INLET STEPS REQUIRED FOR ALL L > 3'-0"

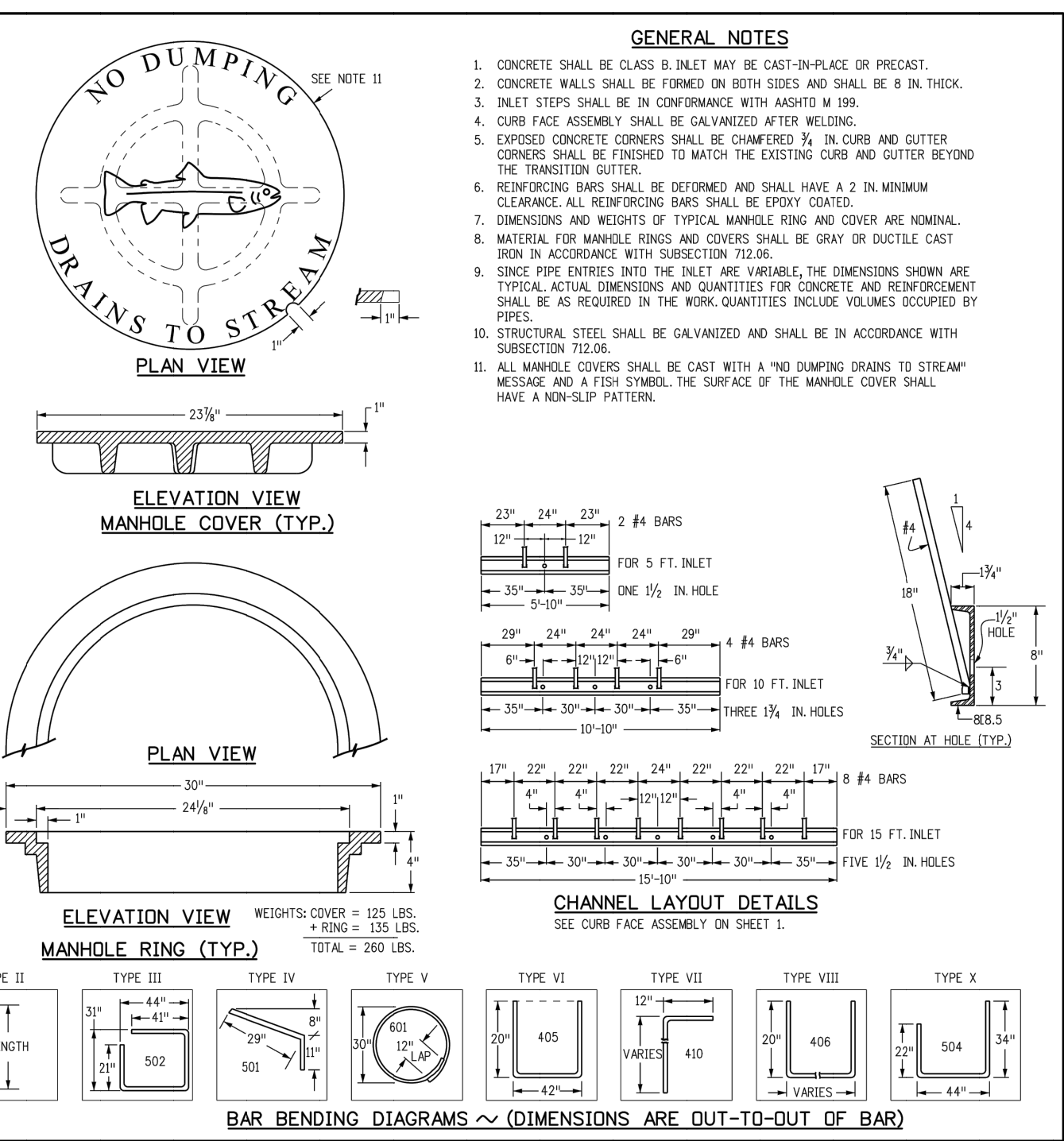
NOTE: MANHOLE RING AND COVER, STATION POINT AND OUTFLOW PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.

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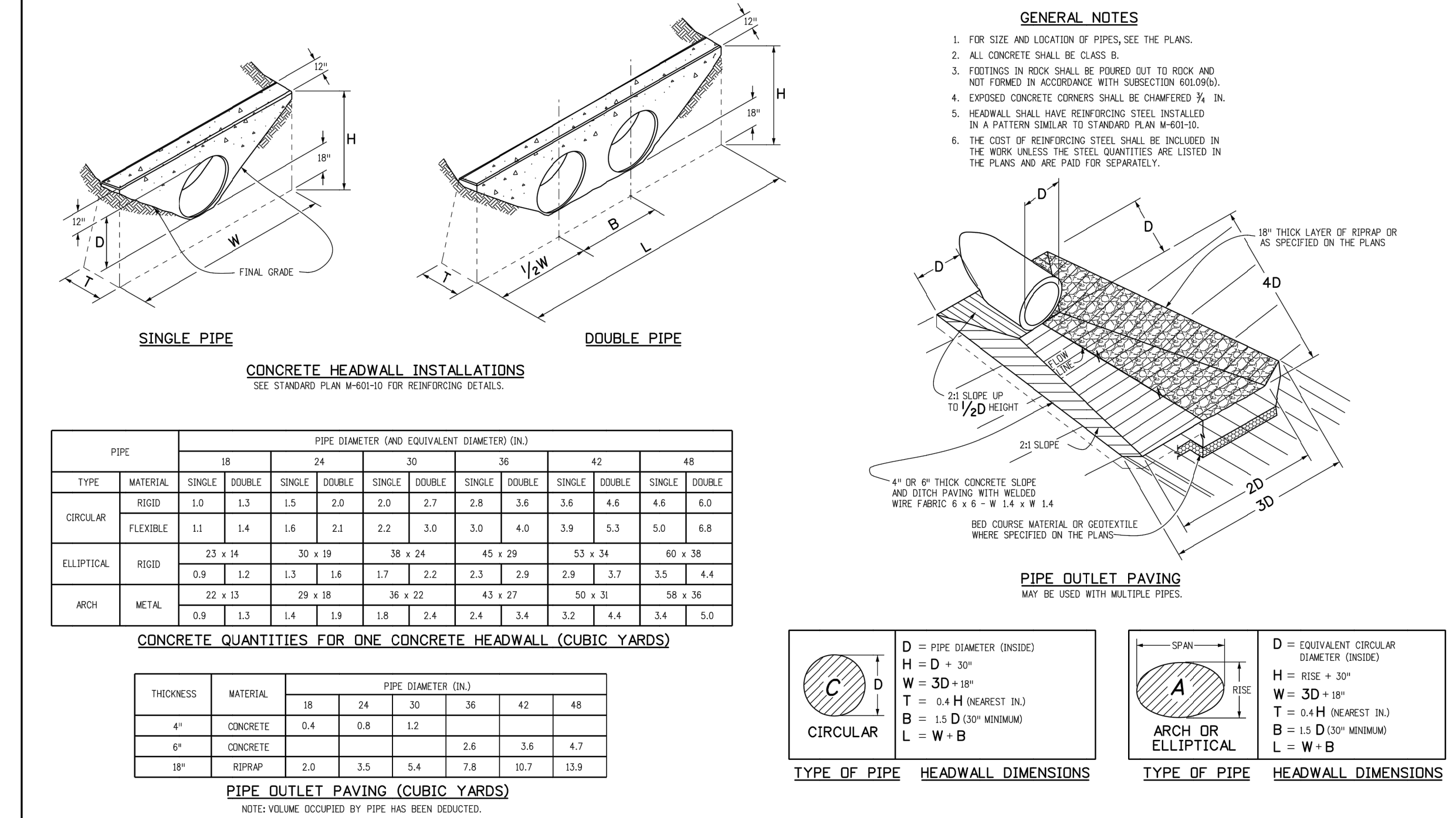


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Last Modification Date: 07/04/12	Initials: LTA			Project Development Branch DD/LTA		Sheet No. 1 of 2	
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Drawing File Name: 6040120102.dgn				Project Development Branch DD/LTA		Sheet No. 1 of 2	
CAD Ver: MicroStation V8	Scale: Not to Scale			Project Development Branch DD/LTA		Issued By: Project Development Branch July 4, 2012	

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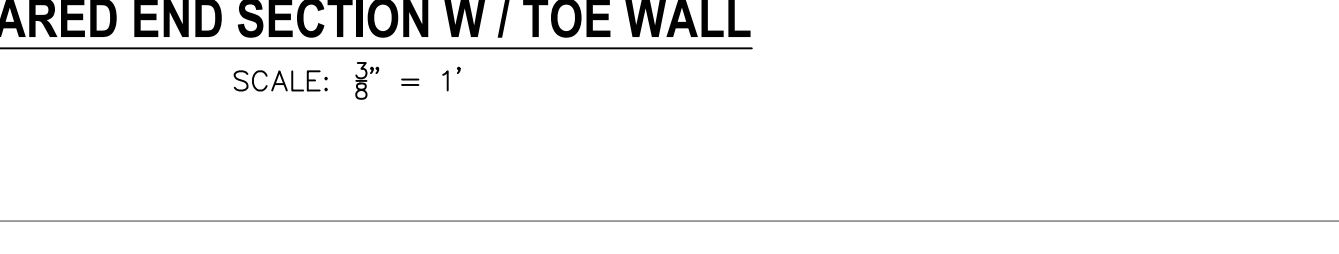
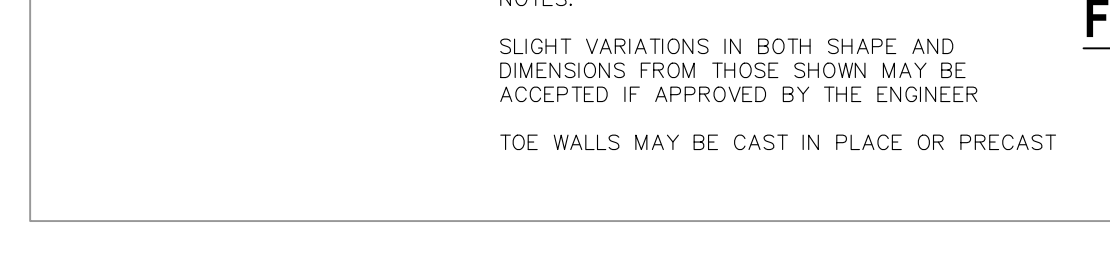
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Last Modification Date: 07/04/12	Initials: LTA			Project Development Branch DD/LTA		Sheet No. 1 of 1	
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Drawing File Name: 6010120101.dgn				Project Development Branch DD/LTA		Sheet No. 1 of 1	
CAD Ver: MicroStation V8	Scale: Not to Scale			Project Development Branch DD/LTA		Issued By: Project Development Branch July 4, 2012	



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Last Modification Date: 07/04/12	Initials: LTA			Project Development Branch DD/LTA		Sheet No. 1 of 1	
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Creation Date: 07/04/12	Initials: DD	Date:	Comments:	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9033 Fax: (303) 757-9820		M-601-12	
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VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

FOR AND ON BEHALF OF
MRS. CIVIL CONSULTANTS, INC.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

DATE: 12/07/2021

APPROVED BY: VAS

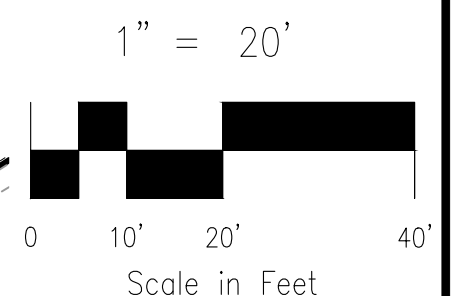
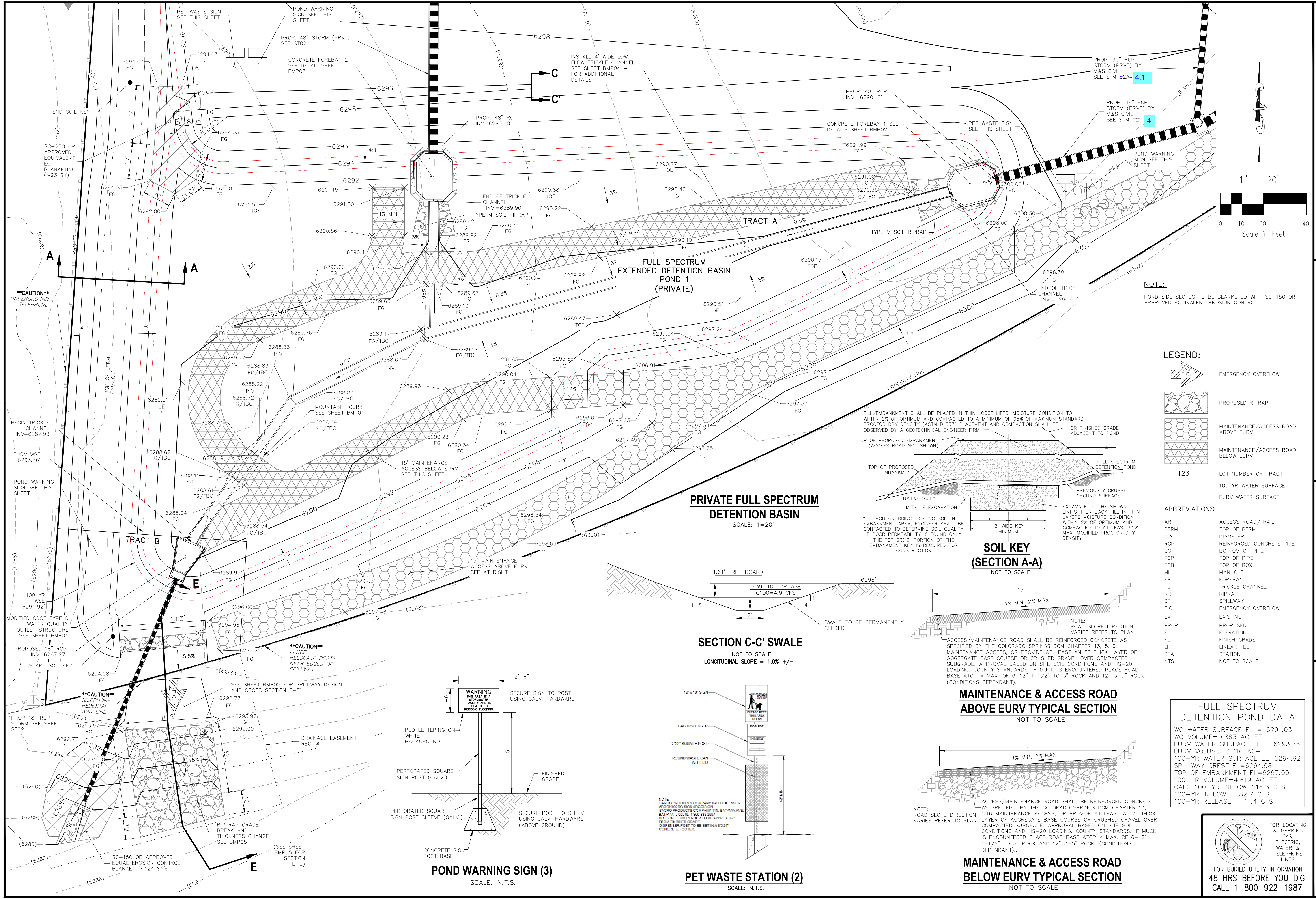
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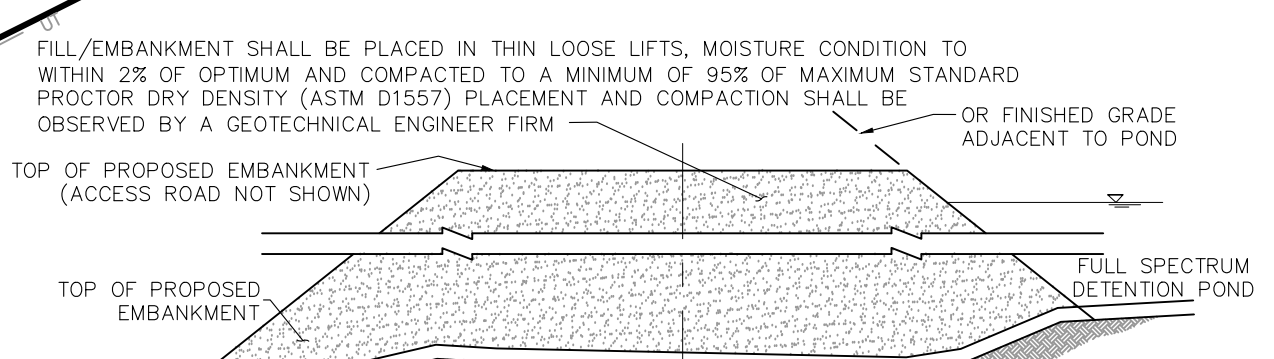
NOTE:
POND SIDE SLOPES TO BE BLANKETED WITH SC-150 OR APPROVED EQUIVALENT EROSION CONTROL

LEGEND:

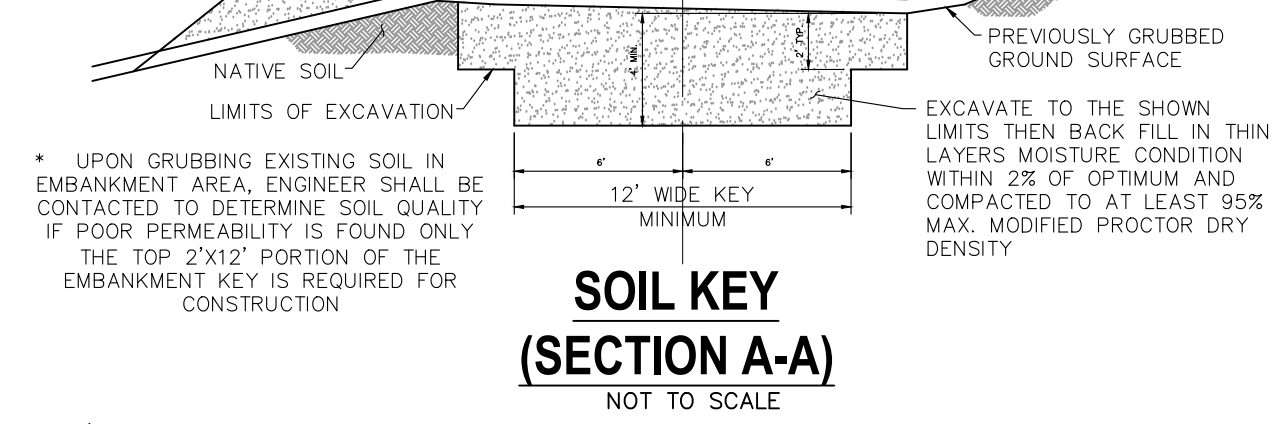
- EMERGENCY OVERFLOW
- PROPOSED RIPRAP
- MAINTENANCE/ACCESS ROAD ABOVE EURV
- MAINTENANCE/ACCESS ROAD BELOW EURV
- 123 LOT NUMBER OR TRACT
- 100 YR WATER SURFACE
- EURV WATER SURFACE

ABBREVIATIONS:

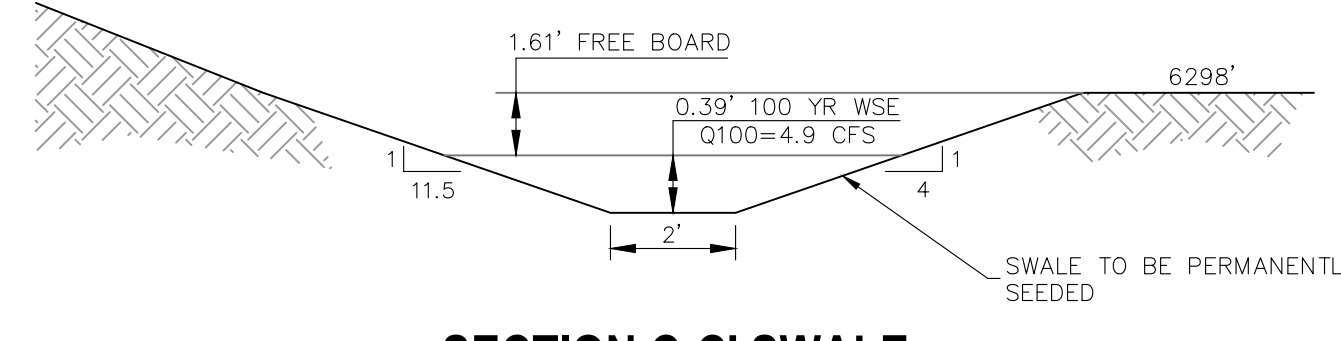
- | | |
|------|--------------------------|
| AR | ACCESS ROAD/TRAIL |
| BERM | TOP OF BERM |
| DIA | DIAMETER |
| RCP | REINFORCED CONCRETE PIPE |
| BOP | BOTTOM OF PIPE |
| TOP | TOP OF PIPE |
| TOB | TOP OF BOX |
| MH | MANHOLE |
| FB | FOREBAY |
| TC | TRICKLE CHANNEL |
| RR | RIPRAP |
| SP | SPILLWAY |
| E.O. | EMERGENCY OVERFLOW |
| EX | EXISTING |
| PROP | PROPOSED |
| EL | ELEVATION |
| FG | FINISH GRADE |
| LF | LINEAR FEET |
| STA | STATION |
| NTS | NOT TO SCALE |



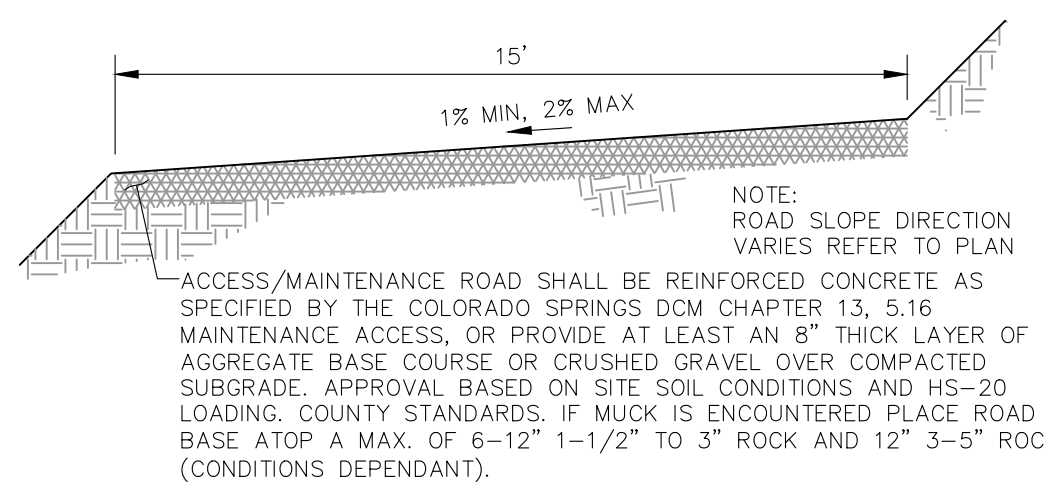
SOIL KEY (SECTION A-A)
NOT TO SCALE



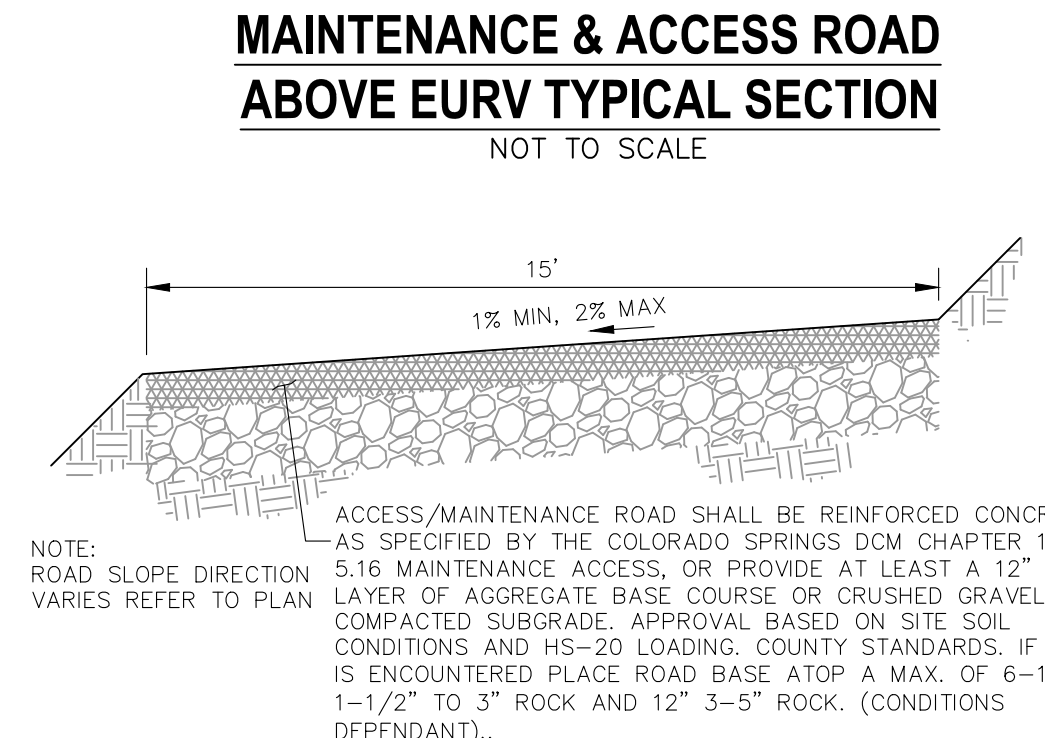
SECTION C-C SWALE
NOT TO SCALE
LONGITUDINAL SLOPE = 1.0% +/-



MAINTENANCE & ACCESS ROAD ABOVE EURV TYPICAL SECTION
NOT TO SCALE



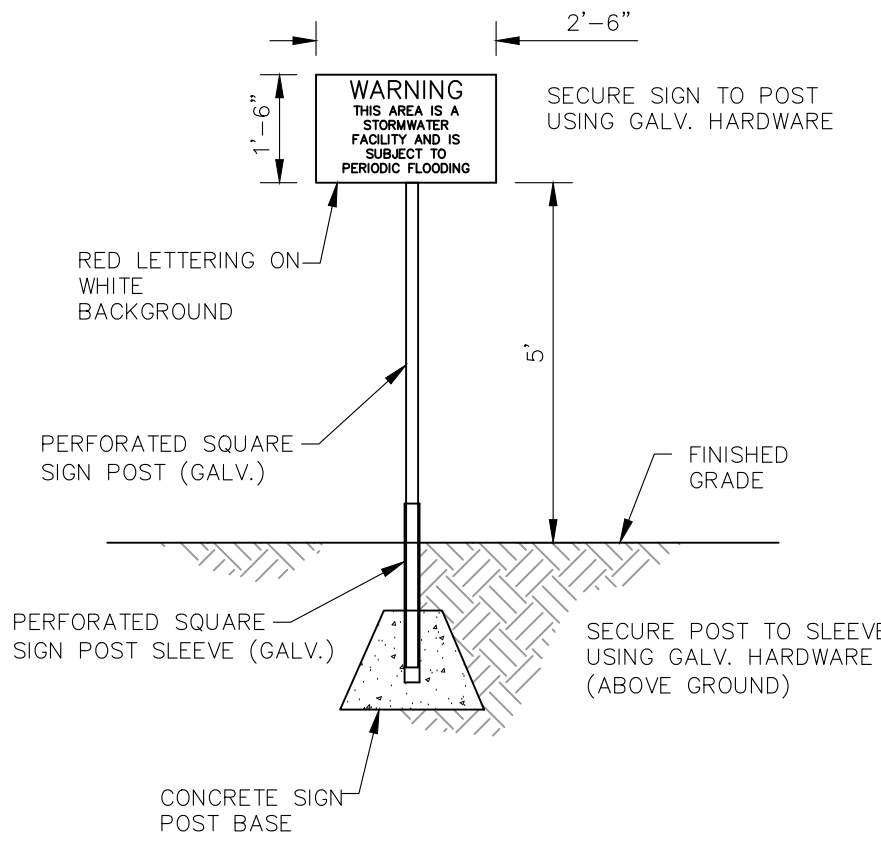
MAINTENANCE & ACCESS ROAD BELOW EURV TYPICAL SECTION
NOT TO SCALE



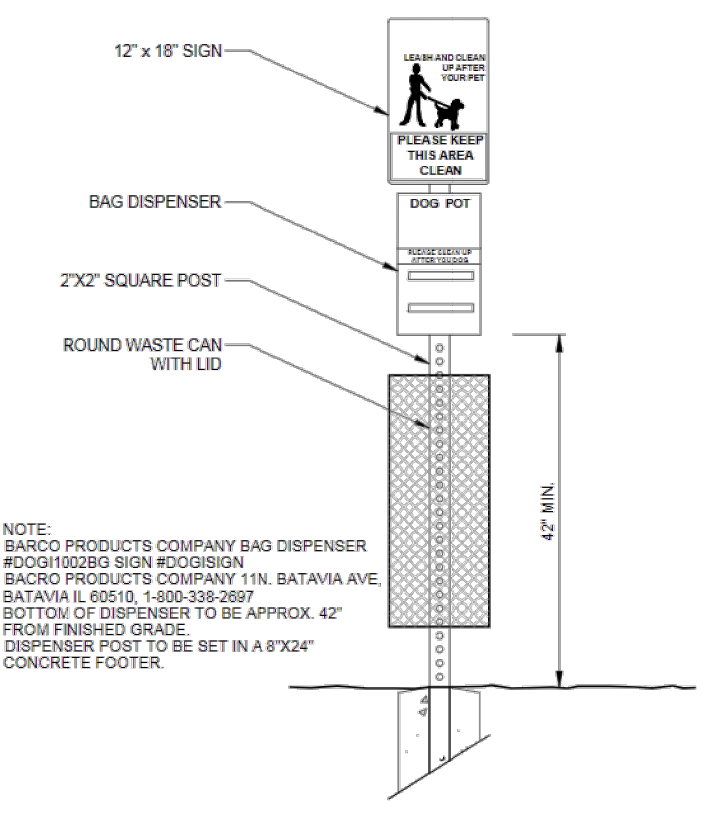
FULL SPECTRUM DETENTION POND DATA

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WQ VOLUME =	0.863 AC-FT
EURV WATER SURFACE EL =	6293.76
EURV VOLUME =	3.316 AC-FT
100-YR WATER SURFACE EL =	6294.92
SPILLWAY CREST EL =	6294.98
TOP OF EMBANKMENT EL =	6297.00
100-YR VOLUME =	4.619 AC-FT
CALC 100-YR INFLOW =	216.6 CFS
100-YR INFLOW =	82.7 CFS
100-YR RELEASE =	11.4 CFS

POND WARNING SIGN (3)
SCALE: N.T.S.



PET WASTE STATION (2)
SCALE: N.T.S.



CROSSROADS MIXED USE FILING NO. 1

PERMANENT BMP PLAN

DATE: 12/07/2021

SCALE: HORIZONTAL: VERTICAL: N/A

DESIGNED BY: M&S CIVIL

DRAWN BY: M&S CIVIL

CHECKED BY: DLM

PROJECT NO. 18-003

DATE: 12/07/2021

SHEET 19 OF 23

BMP01

217 N. WAHATCH AVE. STE 305
COLORADO SPRINGS CO 80903
PHONE 719.955.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

DATE: _____

APPROVED BY: _____

DESCRIPTION: _____

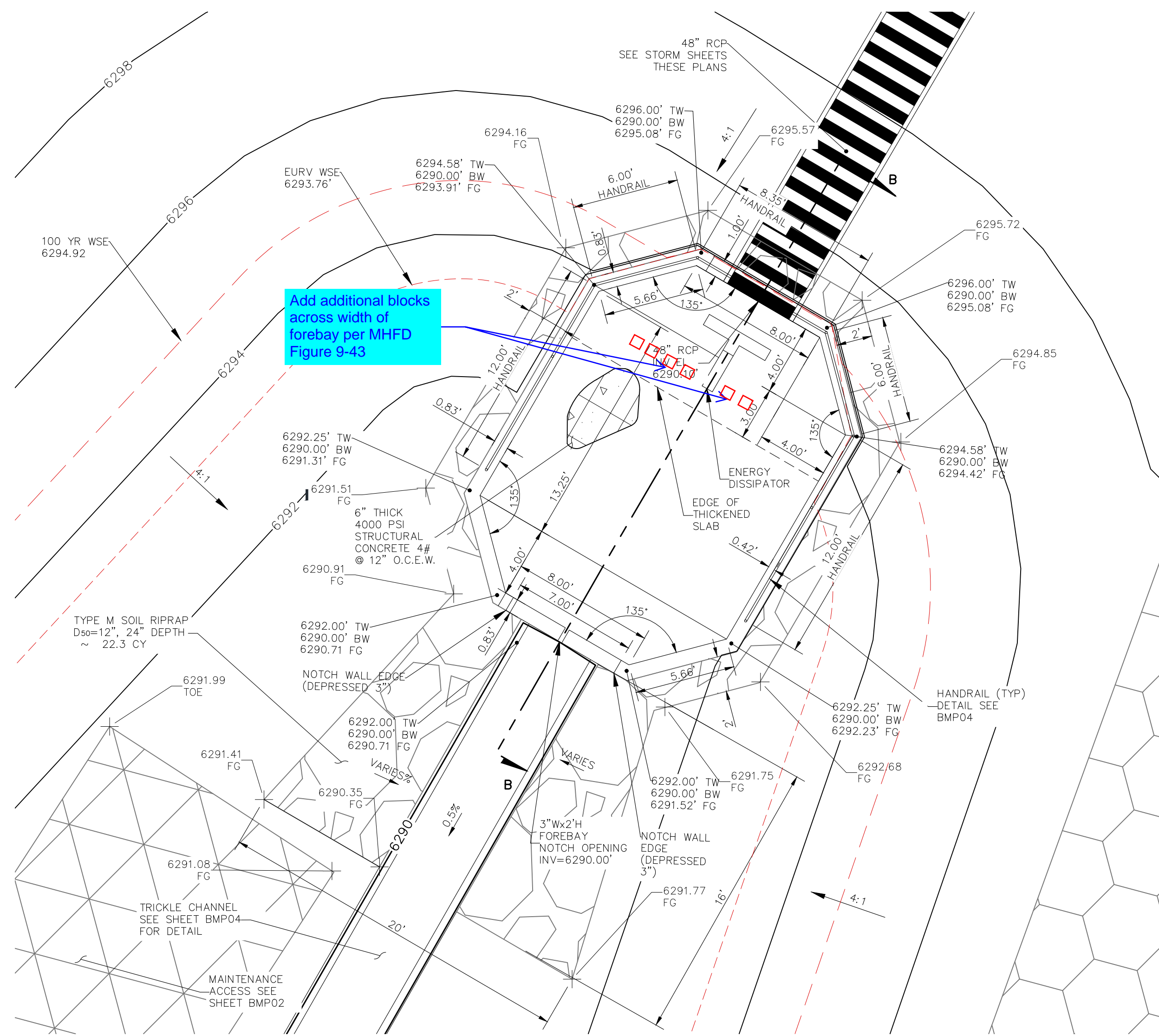
NO. _____

DATE: _____

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

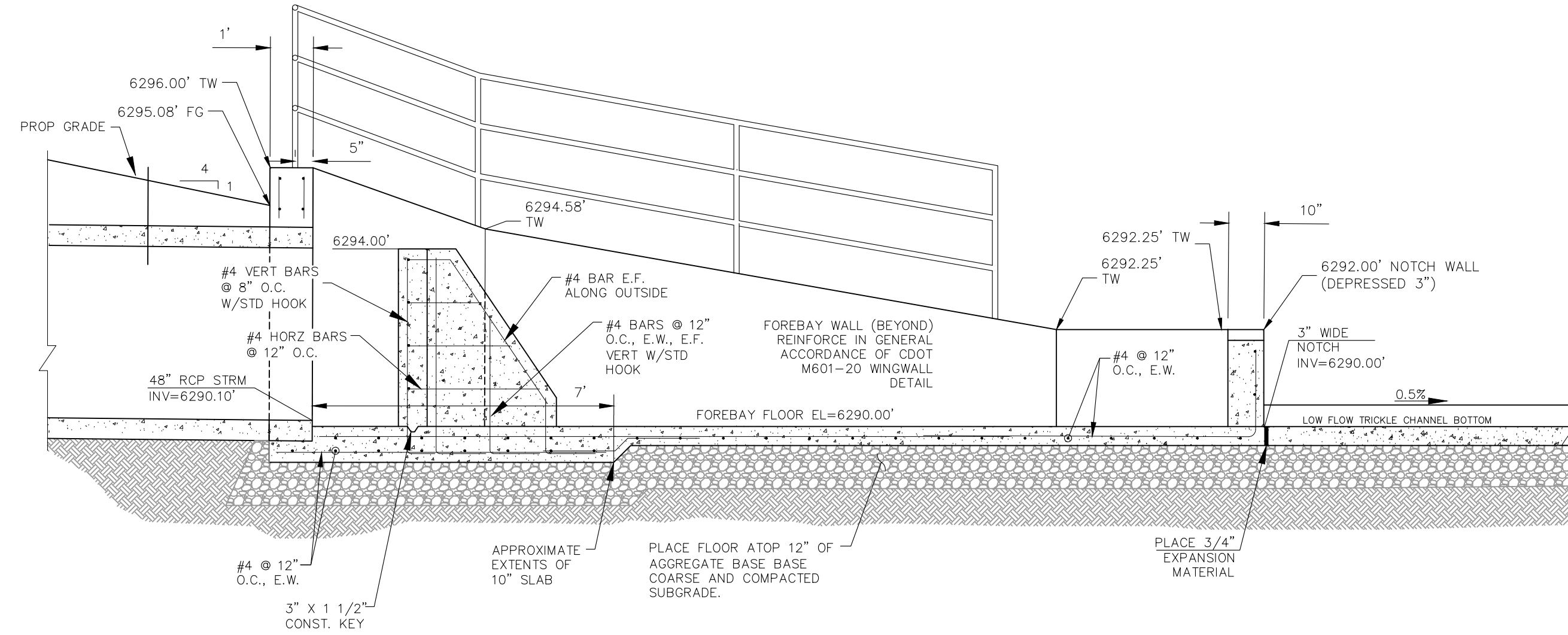
FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

CAUTION



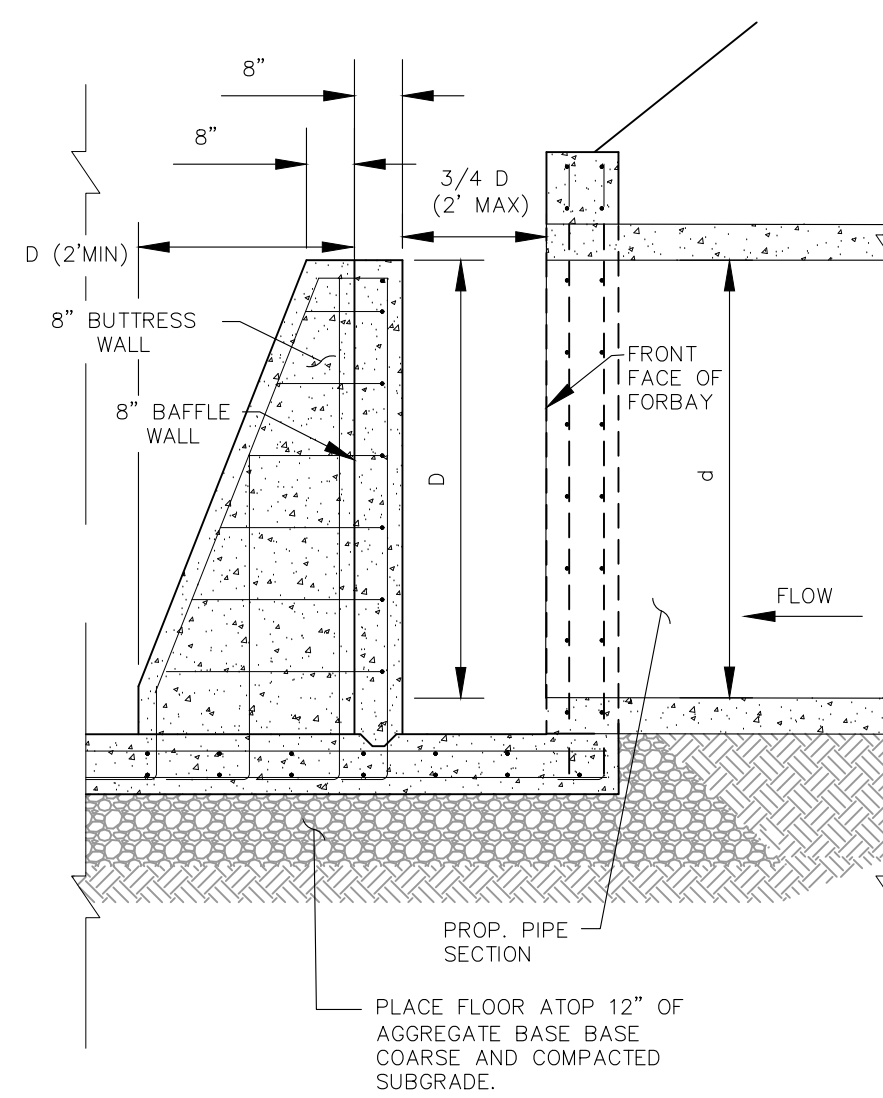
TRACT B FOREBAY CROSS SECTION

SCALE: 1" = 5'



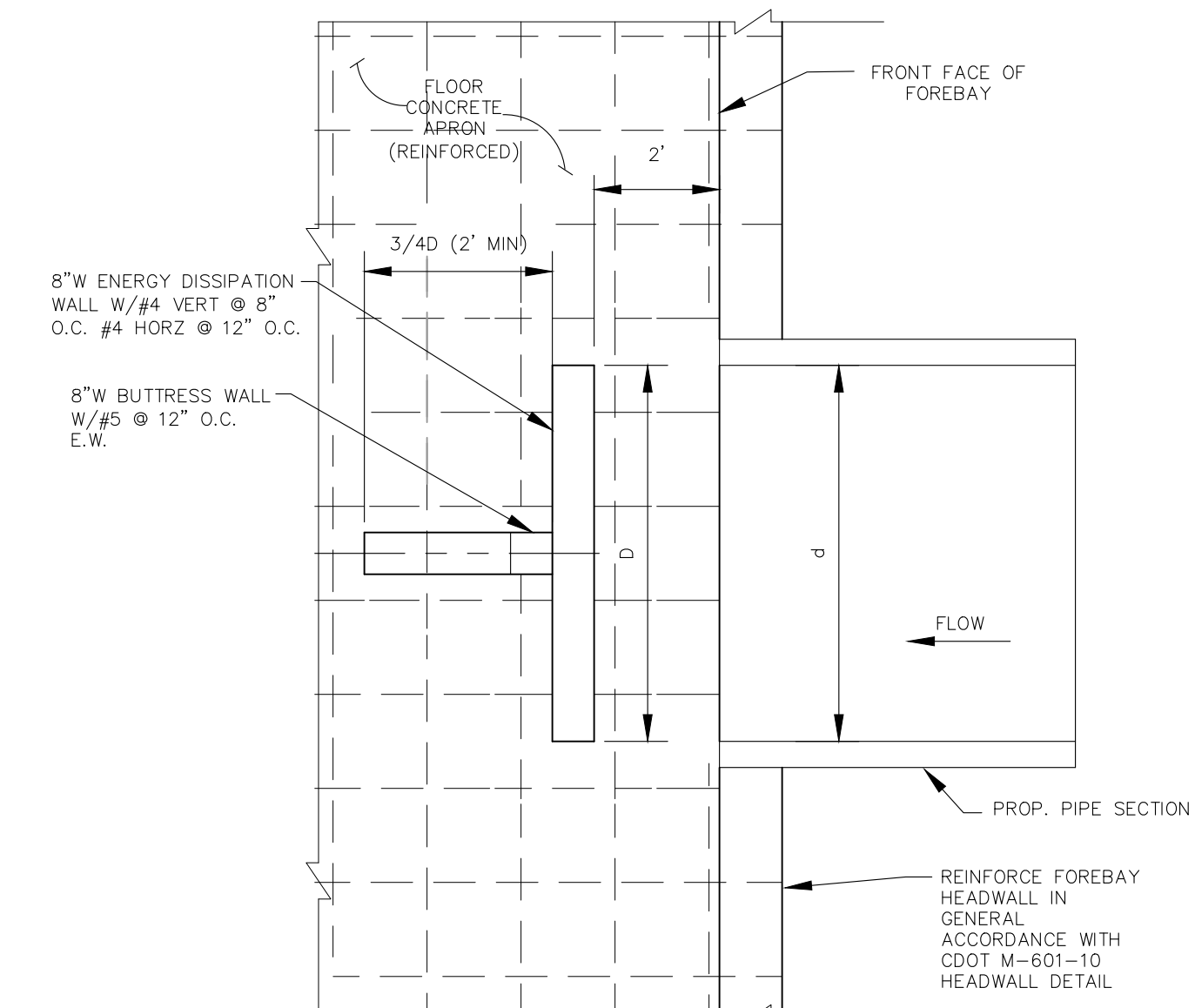
FOREBAY CROSS SECTION B-B

SCALE: 3/8" = 1'



TYPICAL ENERGY DISSIPATION WALL DETAILS

SCALE: 1" = 5'



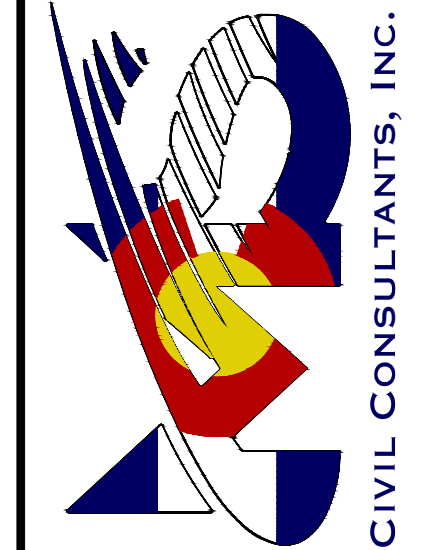
RCP PIPE SIZE INCH	d (WIDTH) INCH	BUTTRESS WALL FT	DISSIPATION WALL (D) FT
48"	48"	3'	4'

ENERGY DISSIPATOR TABLE

NOT TO SCALE

CROSSROADS MIXED USE FILING NO. 1	
FOREBAY DETAILS	
PROJECT NO. 18-003	DATE: 12/01/2021
DESIGNED BY: CW	HORIZONTAL: N/A
DRAWN BY: CW	VERTICAL: N/A
CHECKED BY: DLM	BMP02
SHEET 20 OF 23	

217 N. WAHATCH AVE, STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485



VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160
 FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC.

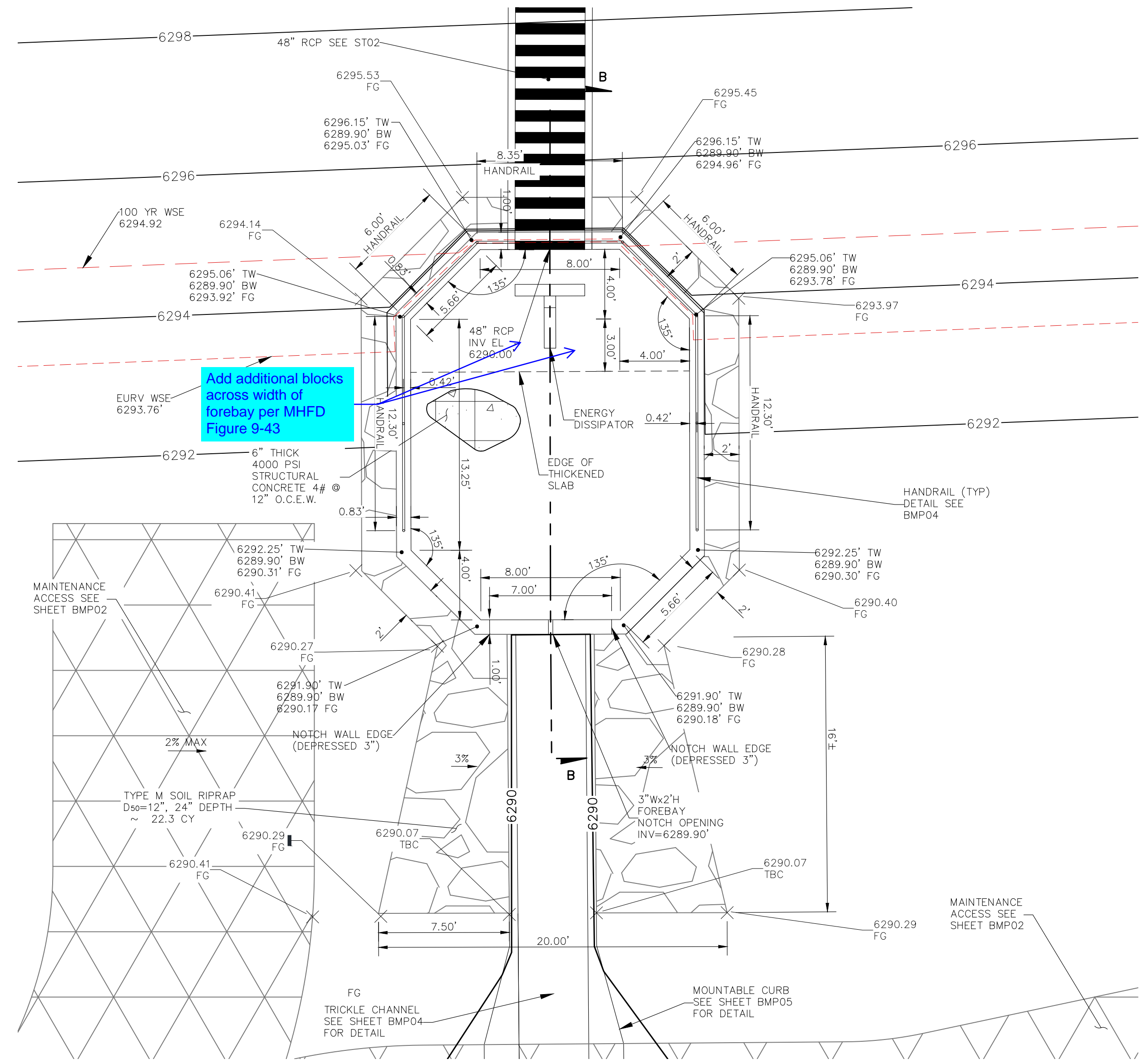
NO.	DATE	BY	DESCRIPTION

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
**FOR BURIED UTILITY INFORMATION
 48 HRS BEFORE YOU DIG
 CALL 1-800-922-1987**

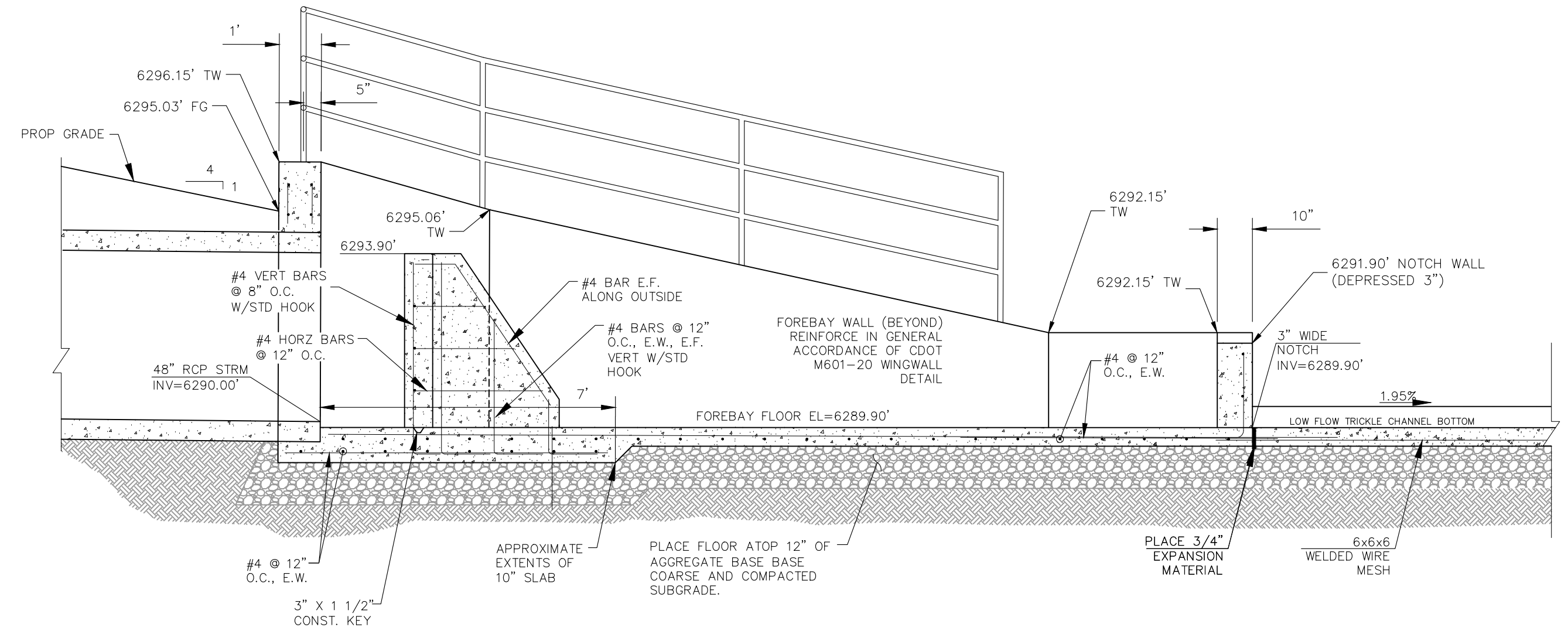
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.

CAUTION

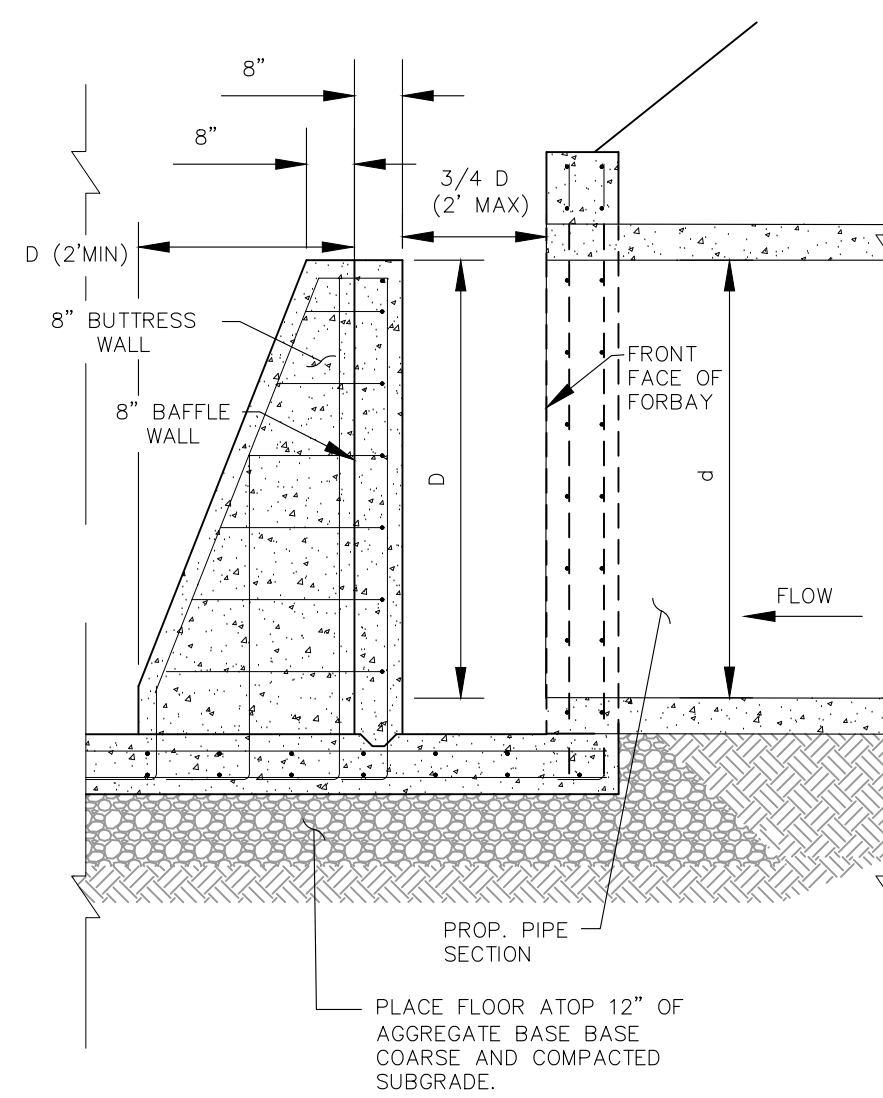
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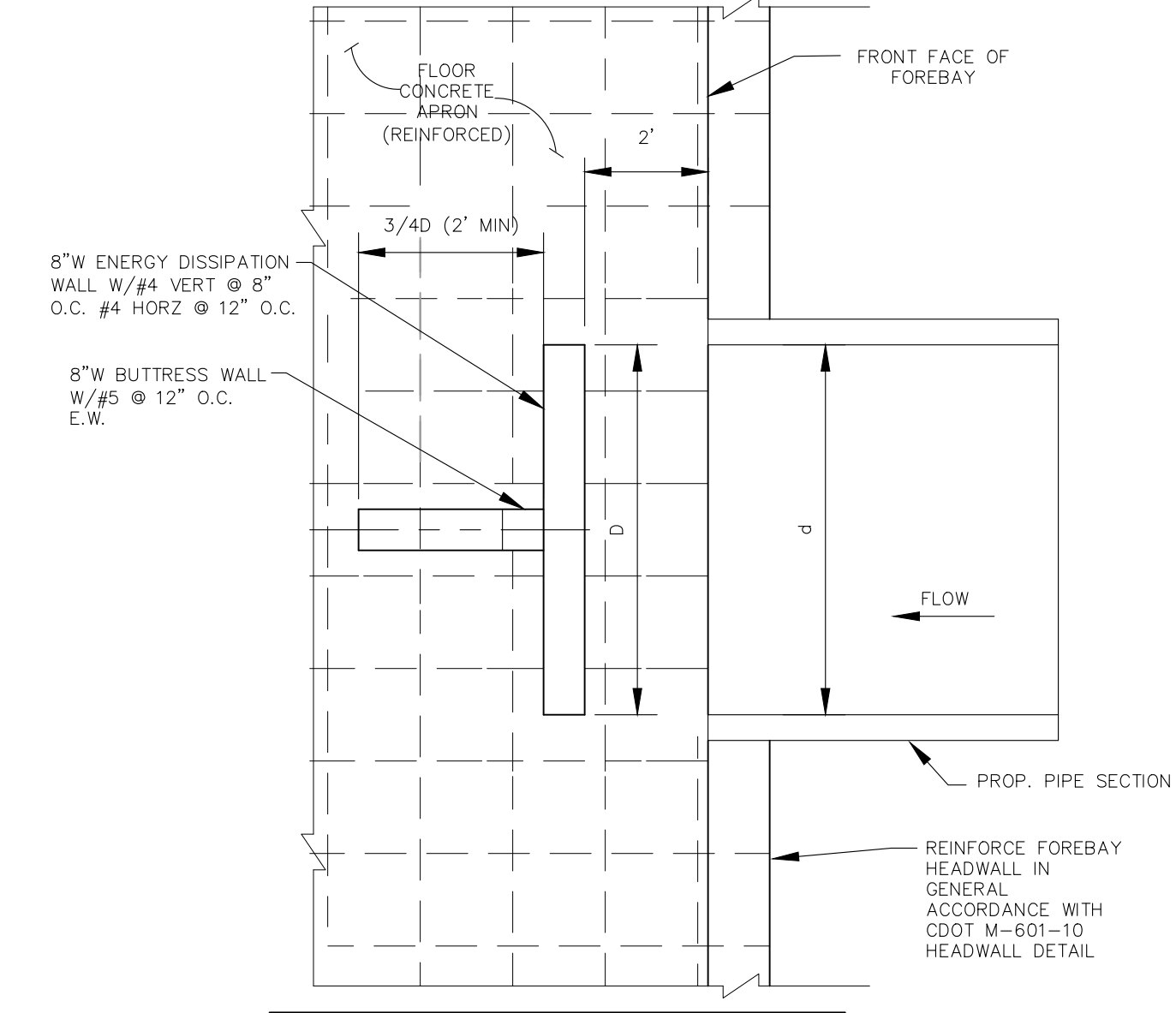
TRACT B FOREBAY 2 CROSS SECTION
SCALE: 1" = 5'



FOREBAY CROSS SECTION B-B
SCALE: 3/8" = 1'



TYPICAL ENERGY DISSIPATION WALL DETAILS
SCALE: 1" = 5'



RCP PIPE SIZE INCH	d (WIDTH) INCH	BUTTRESS WALL FT	DISSIPATION WALL (D) FT
48"	48"	3'	4'

ENERGY DISSIPATOR TABLE
NOT TO SCALE

CROSSROADS MIXED USE FILING NO. 1

FOREBAY DETAILS

PROJECT NO. 18-003
SCALE: HORIZONTAL: DATE: 12/01/2021
DESIGNED BY: CWV
DRAWN BY: CWV
CHECKED BY: DLM
VERTICAL: N/A

212 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.

NO. DATE: BY: DESCRIPTION: APPROV. BY: DATE:

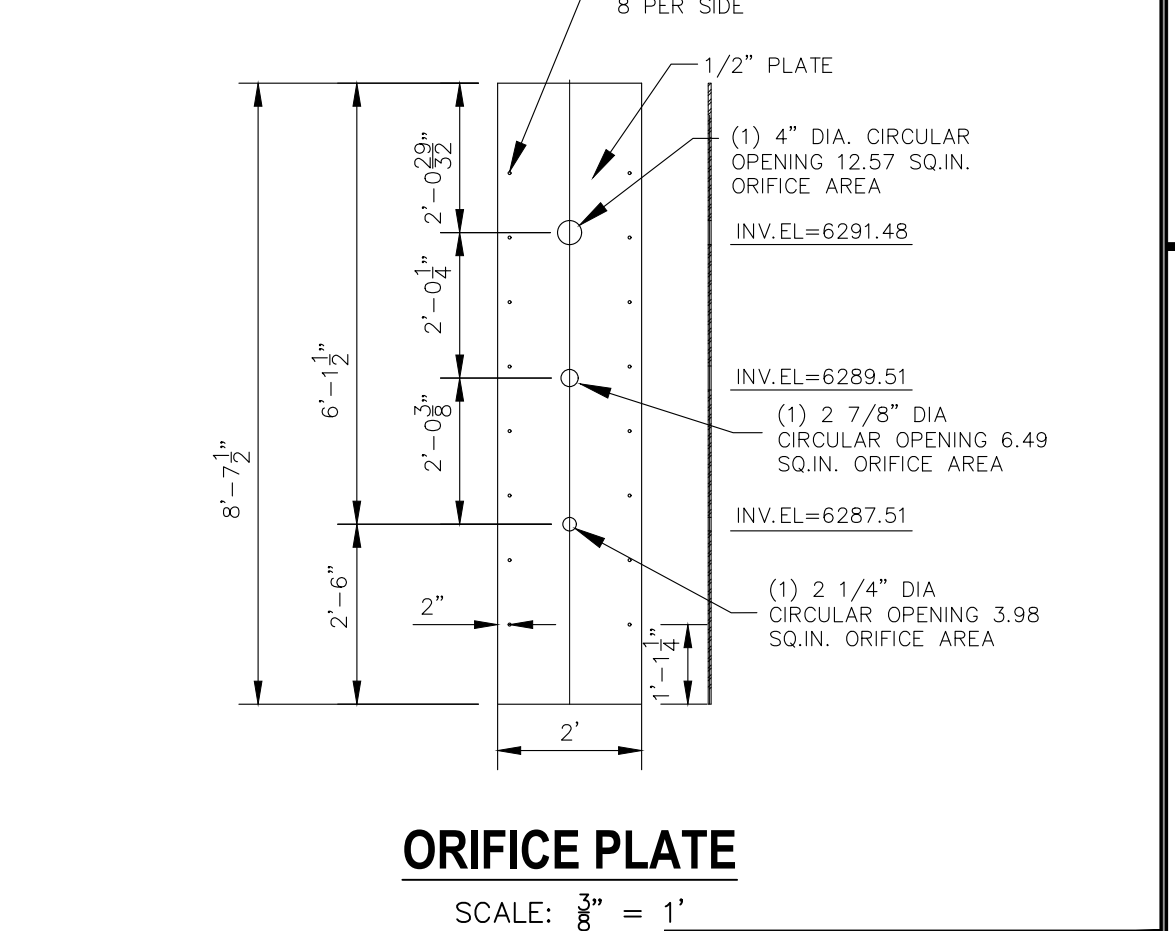
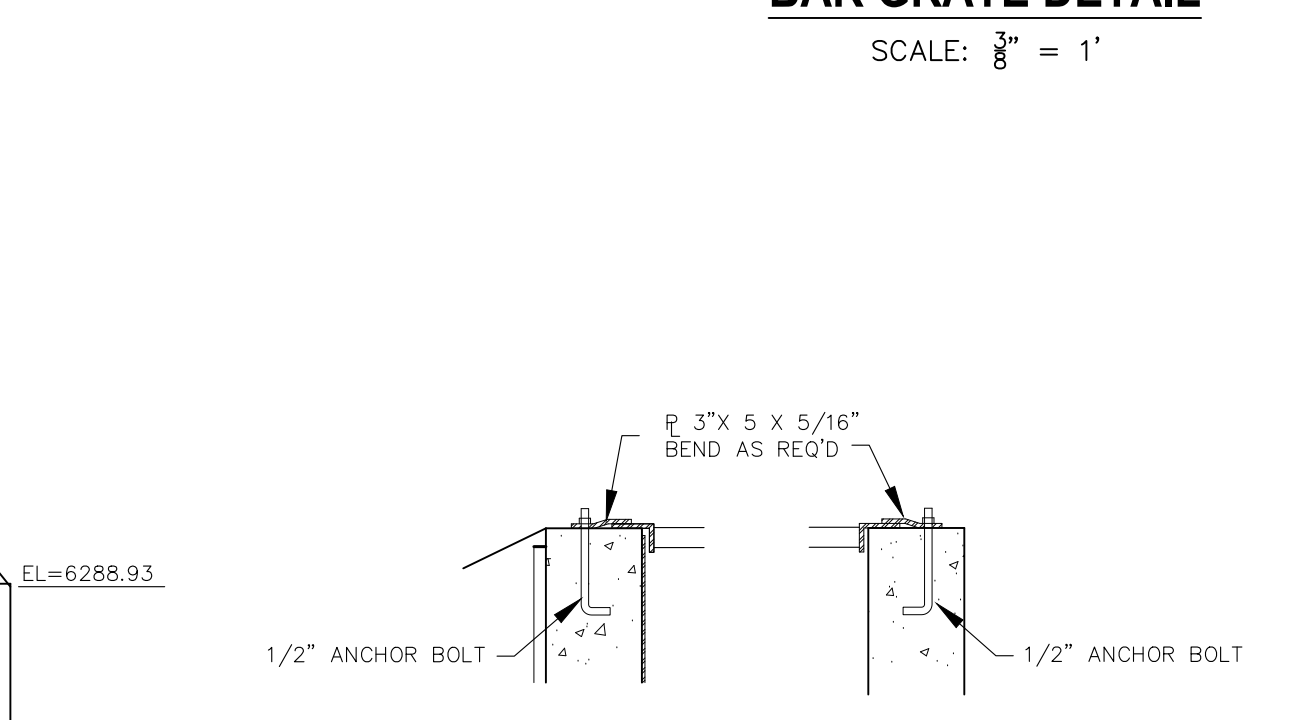
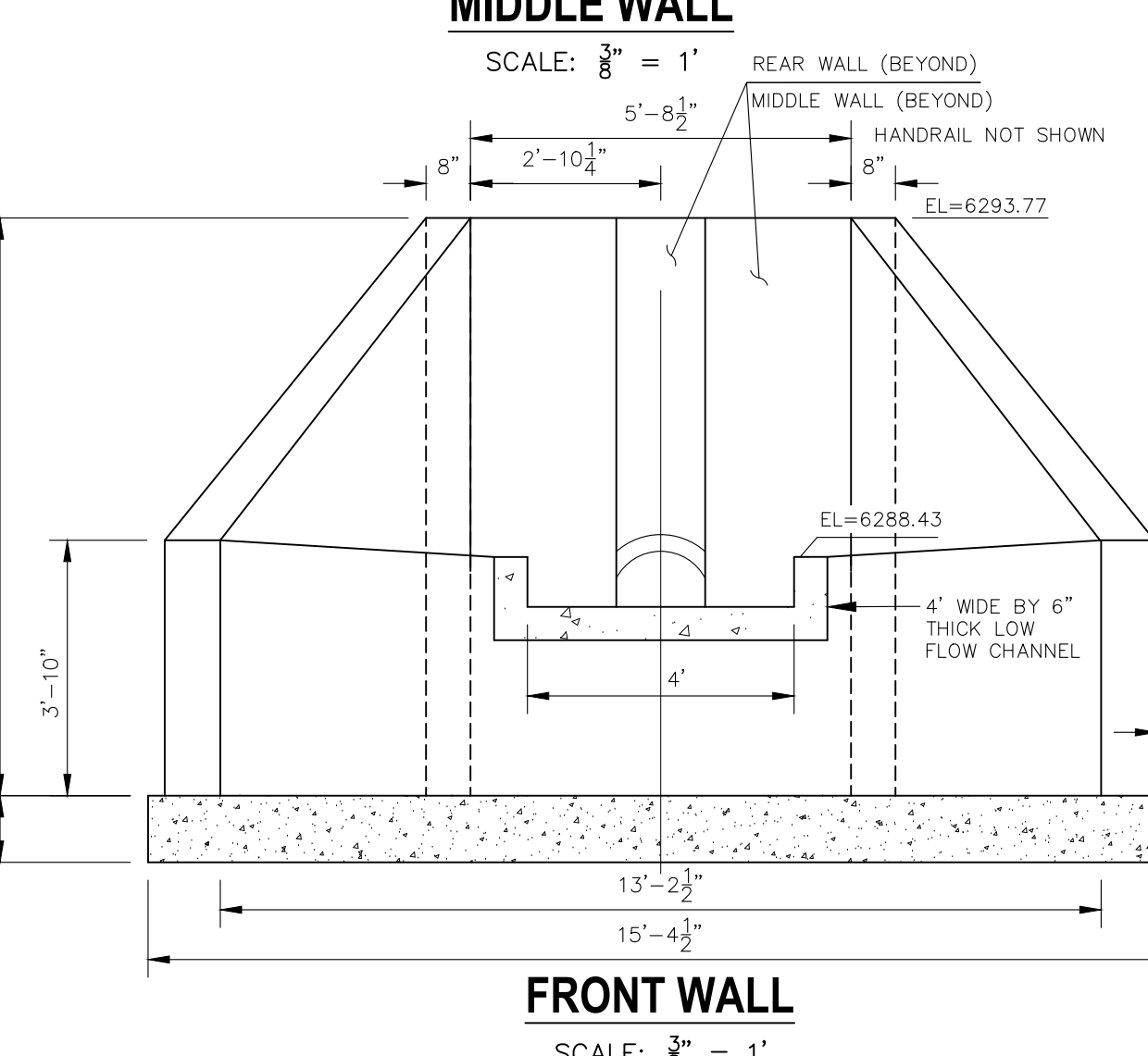
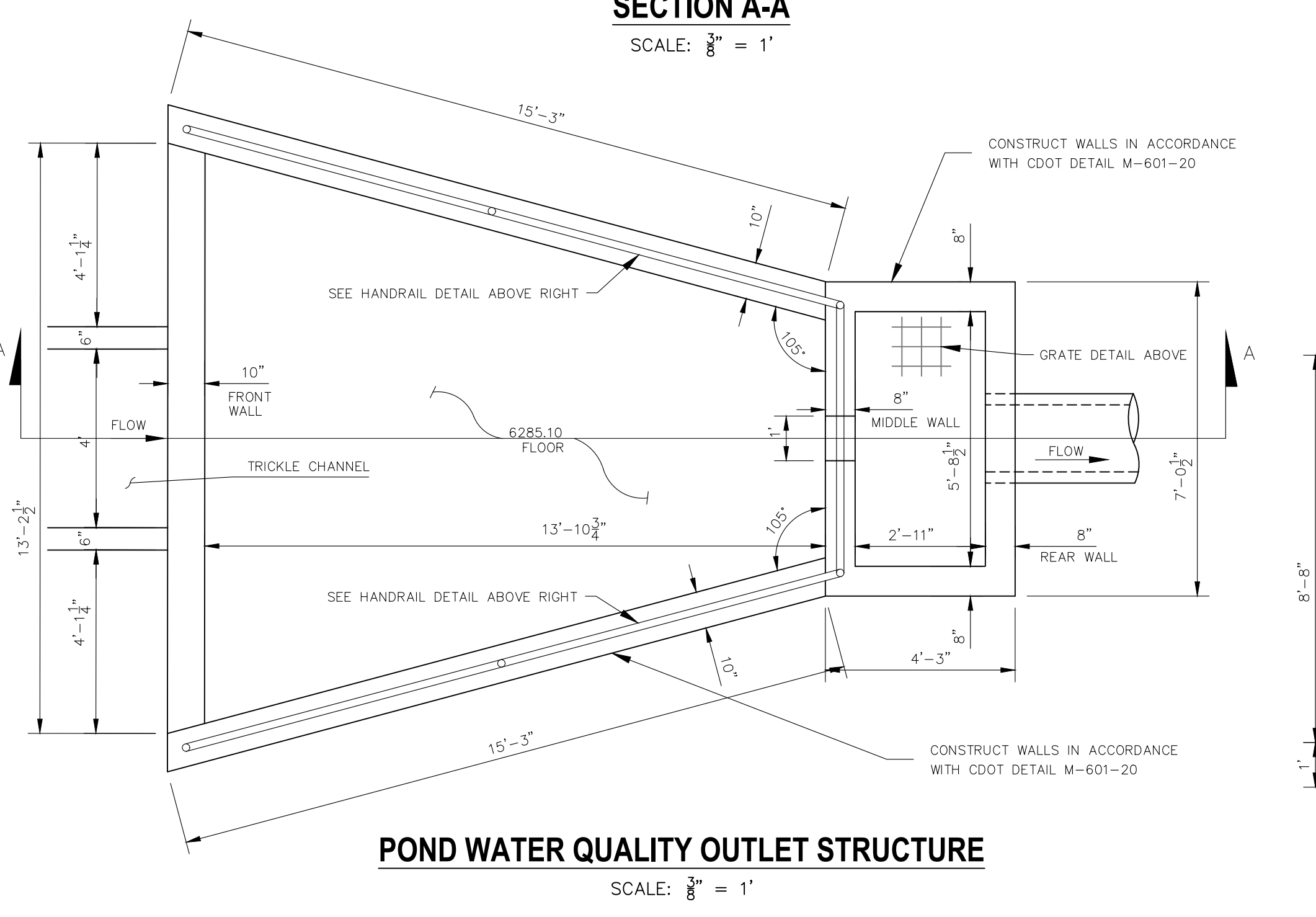
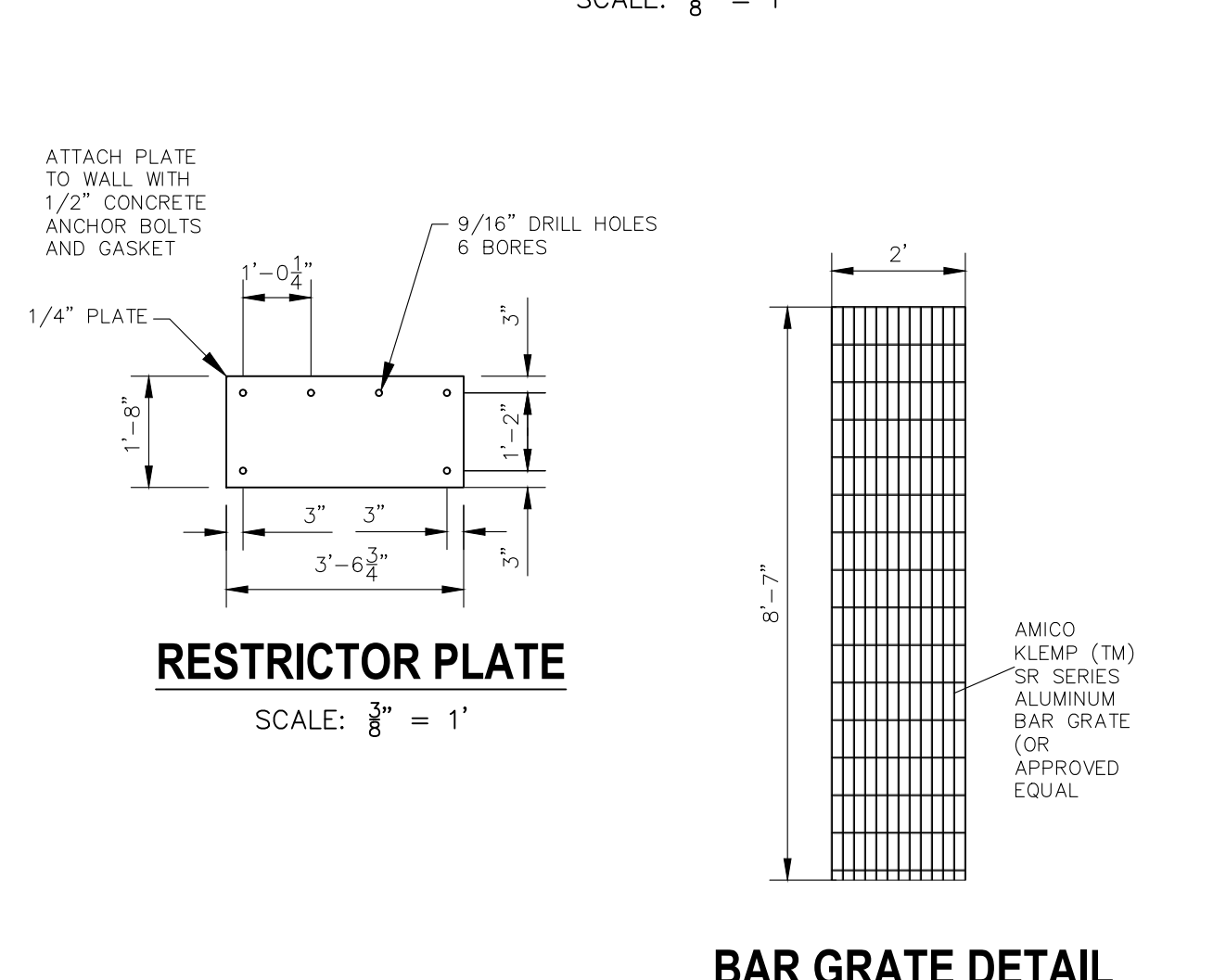
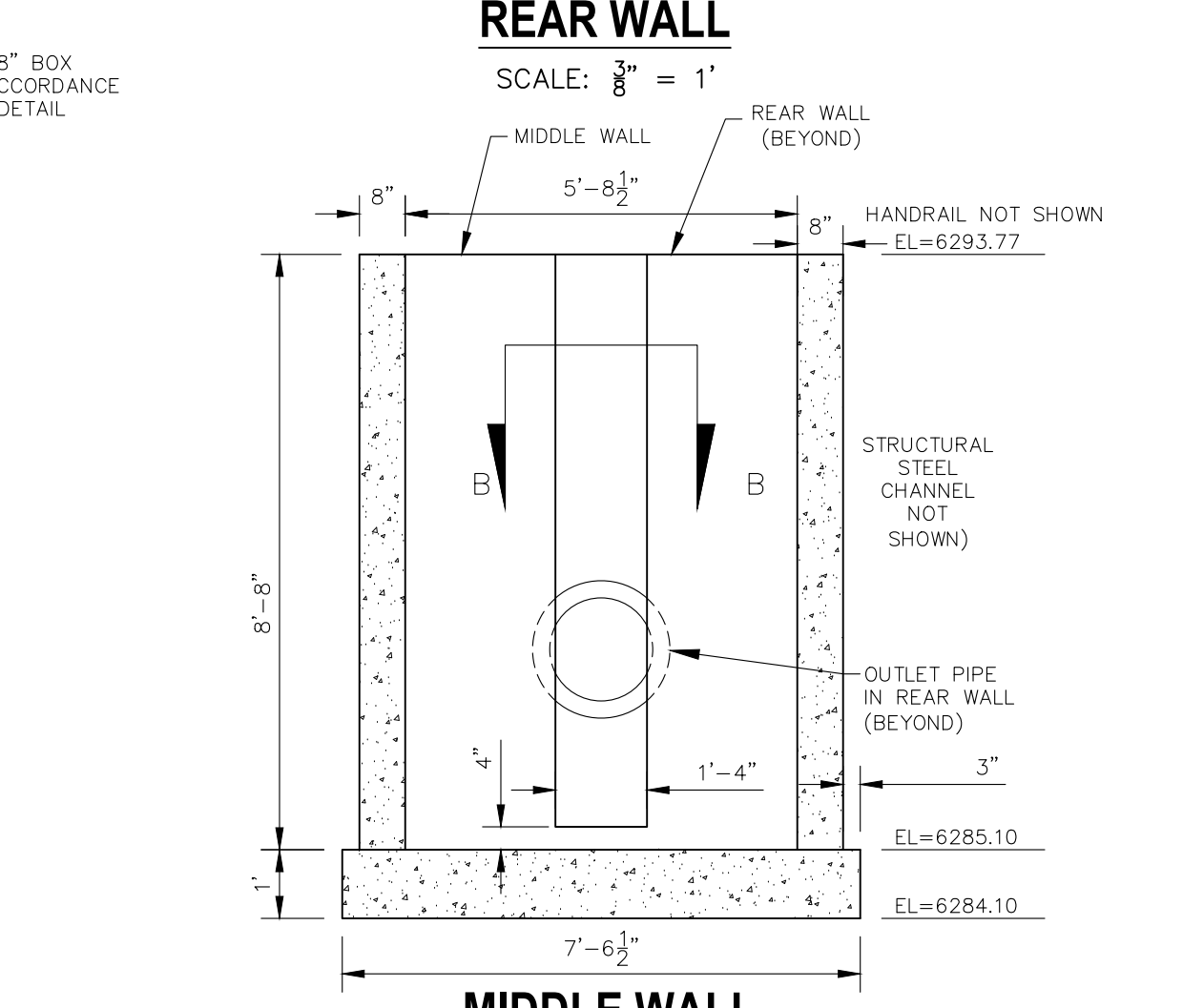
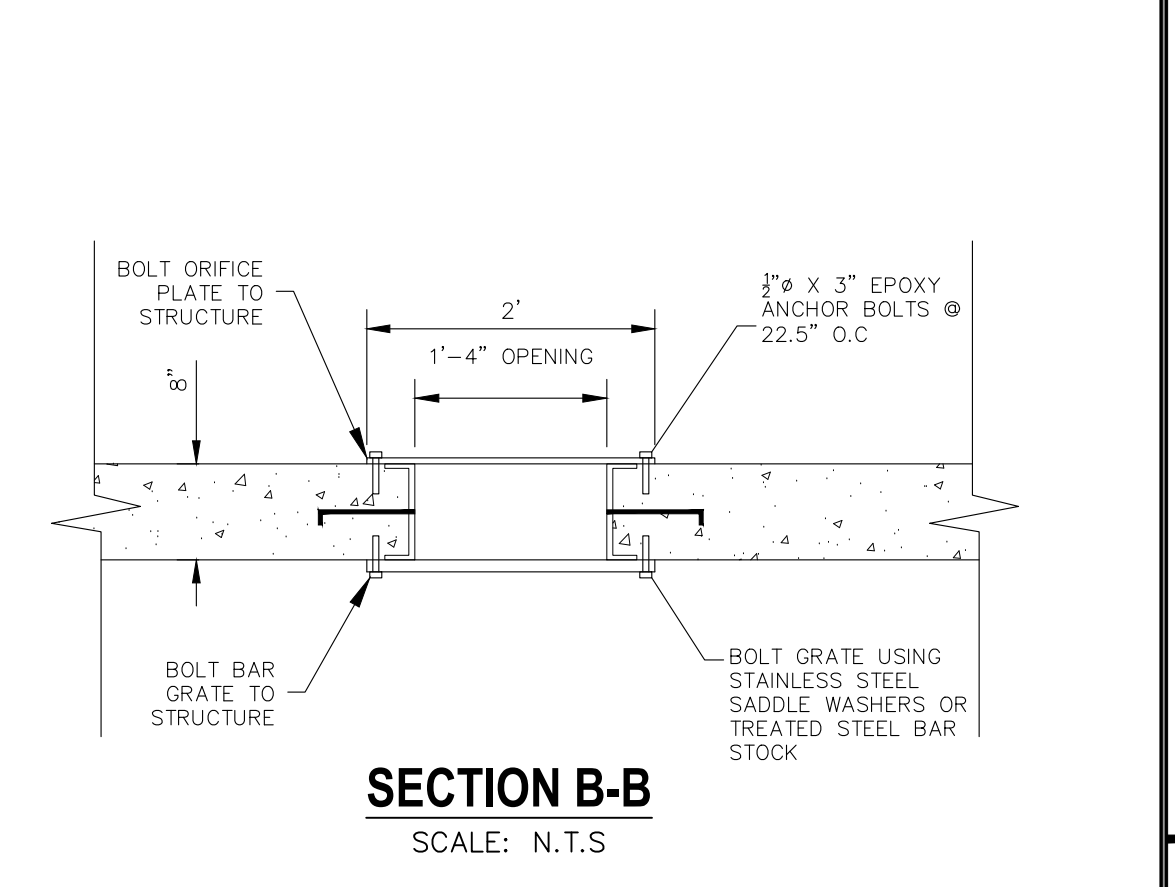
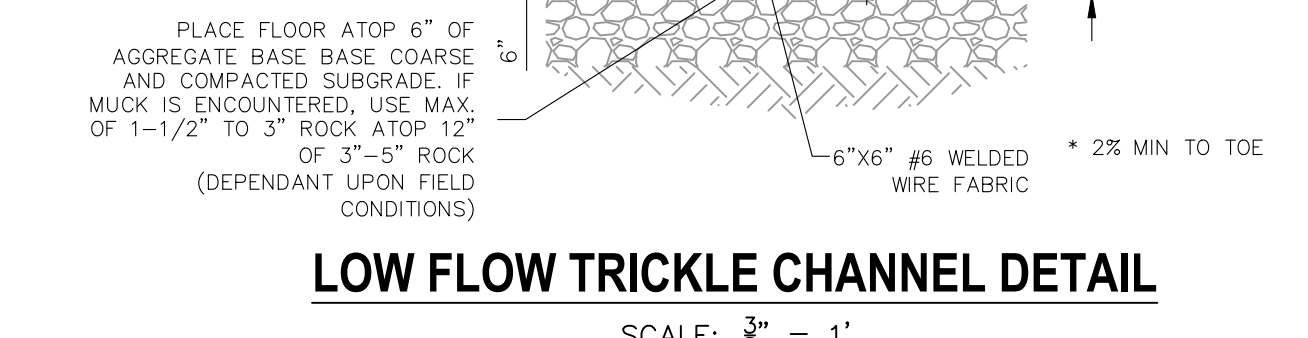
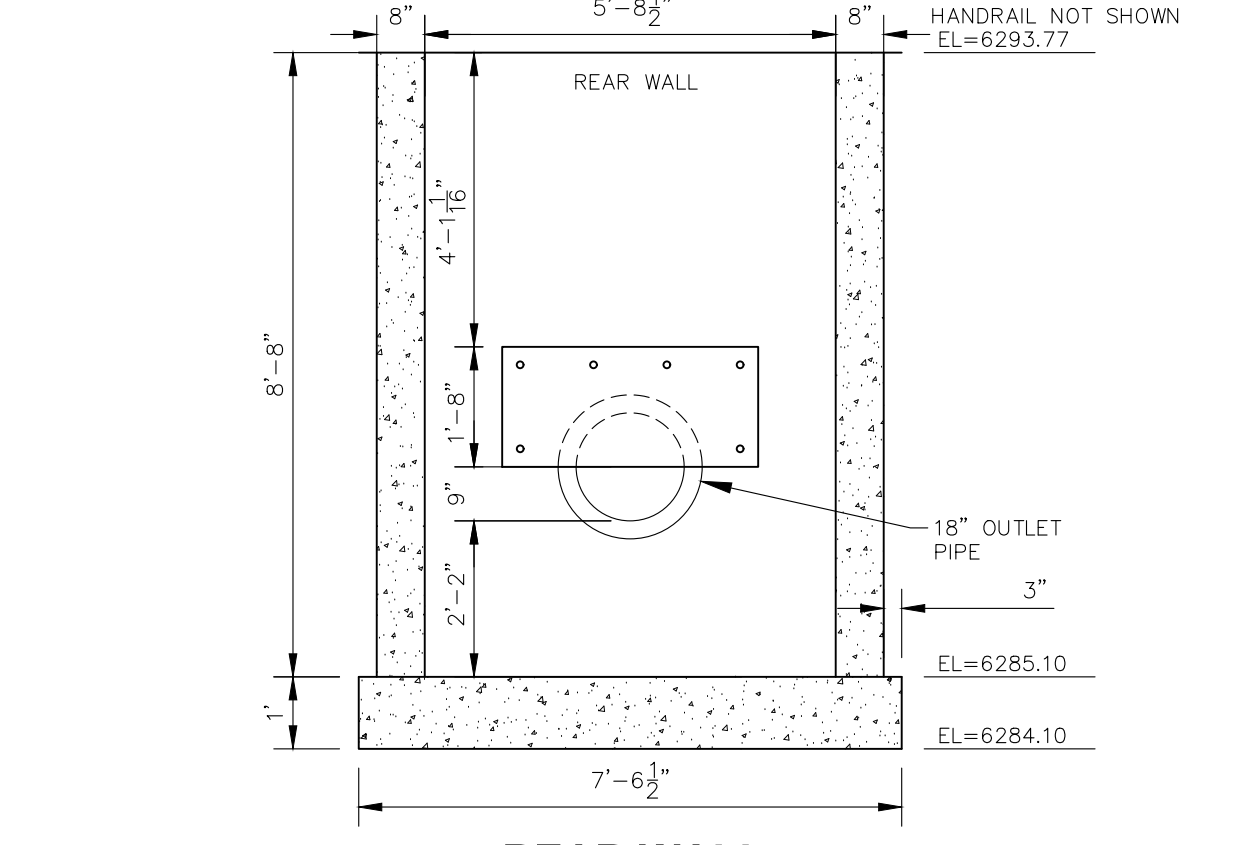
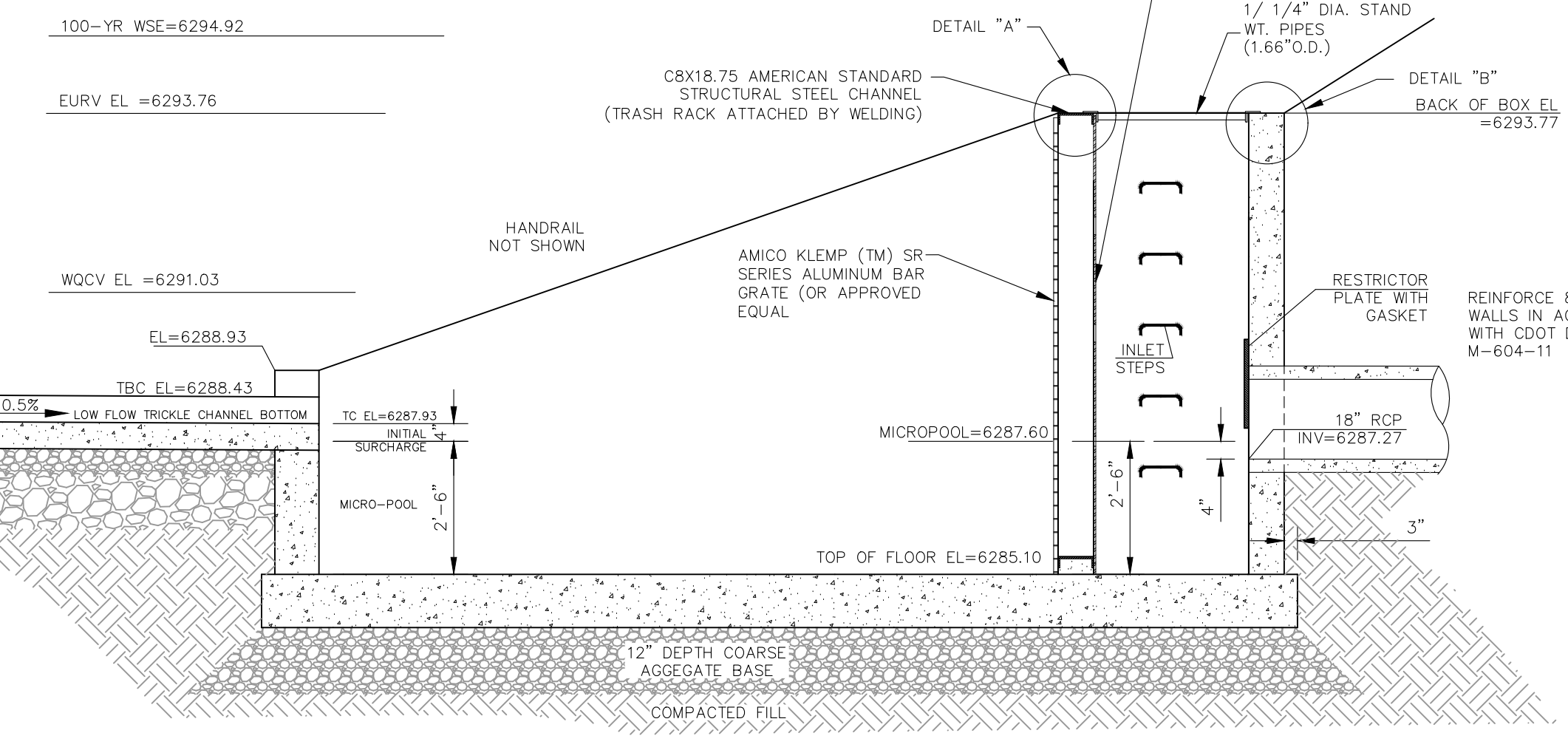
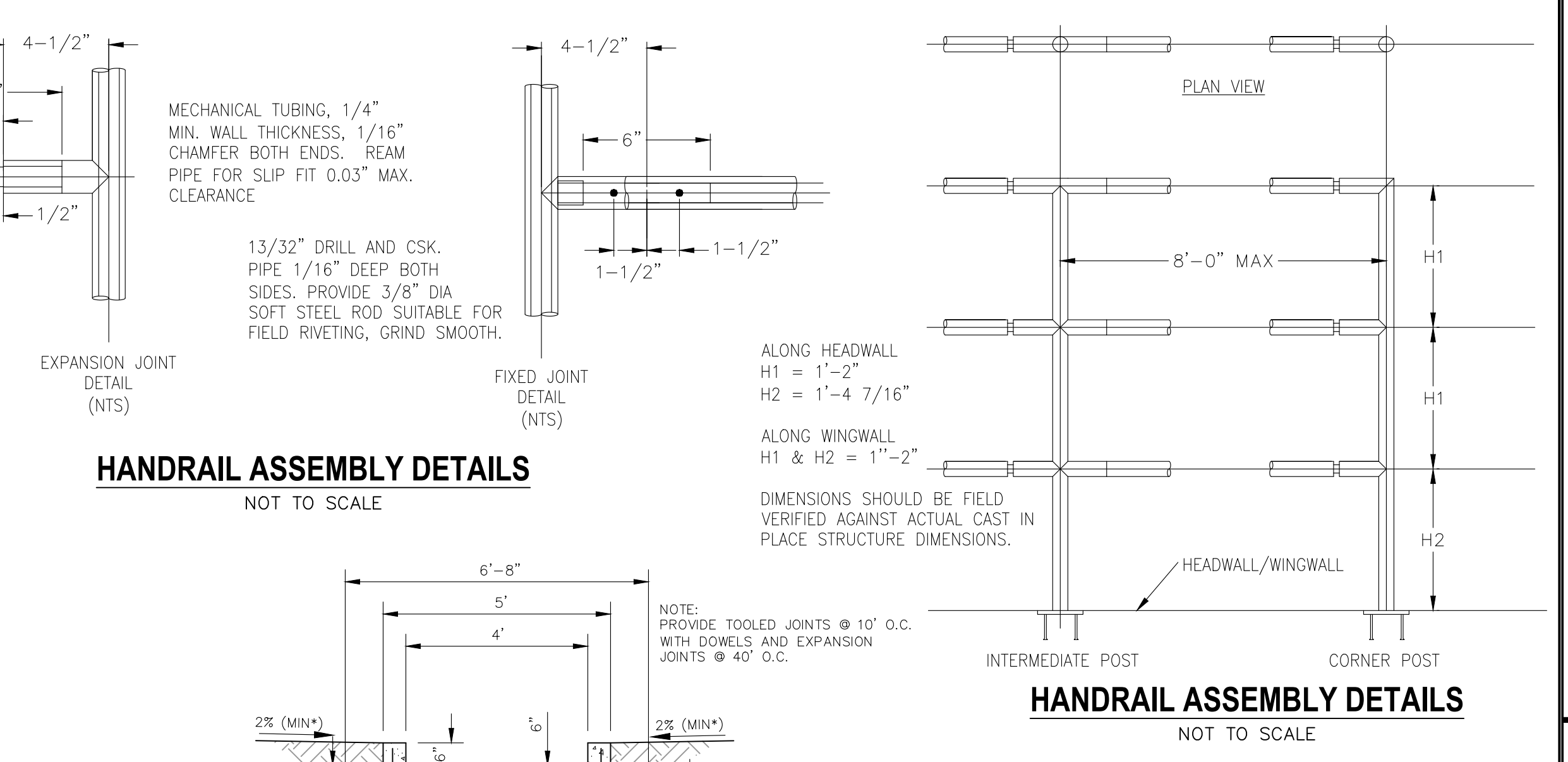
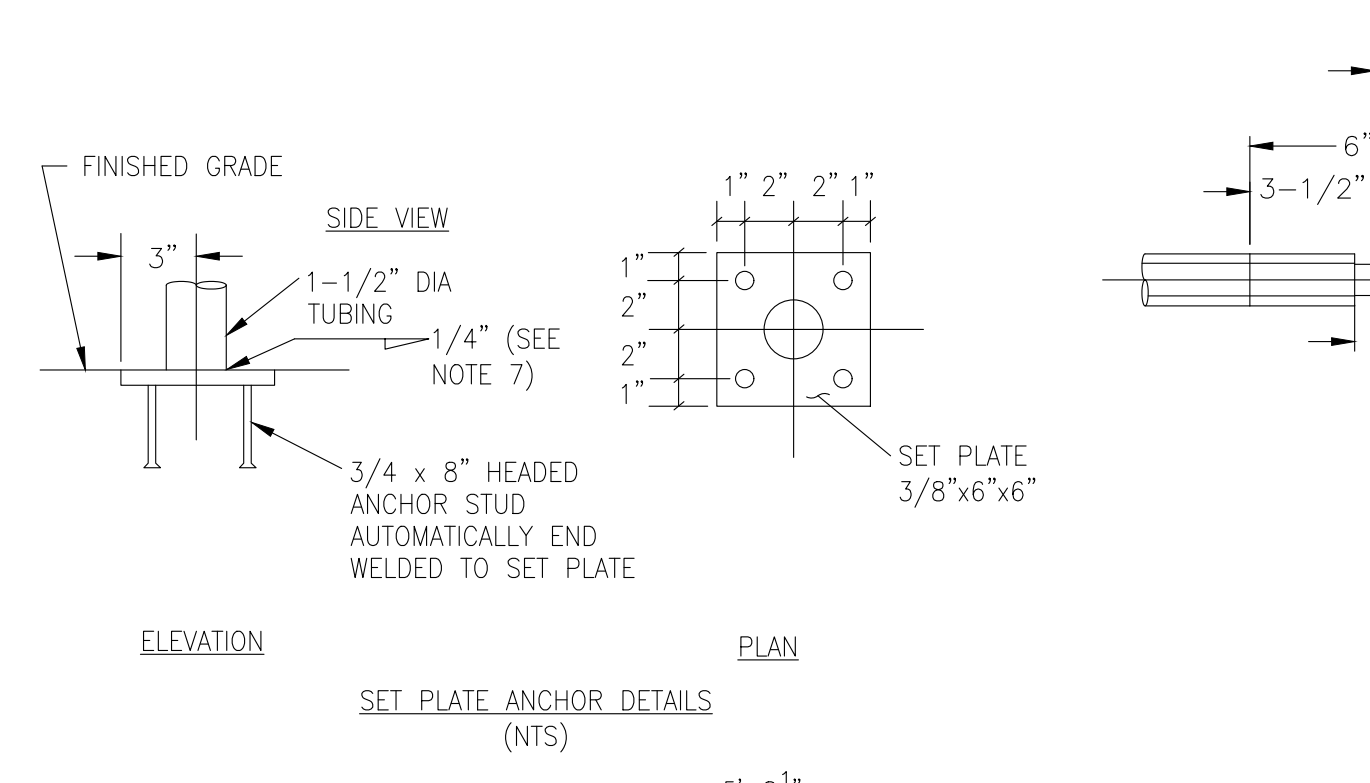
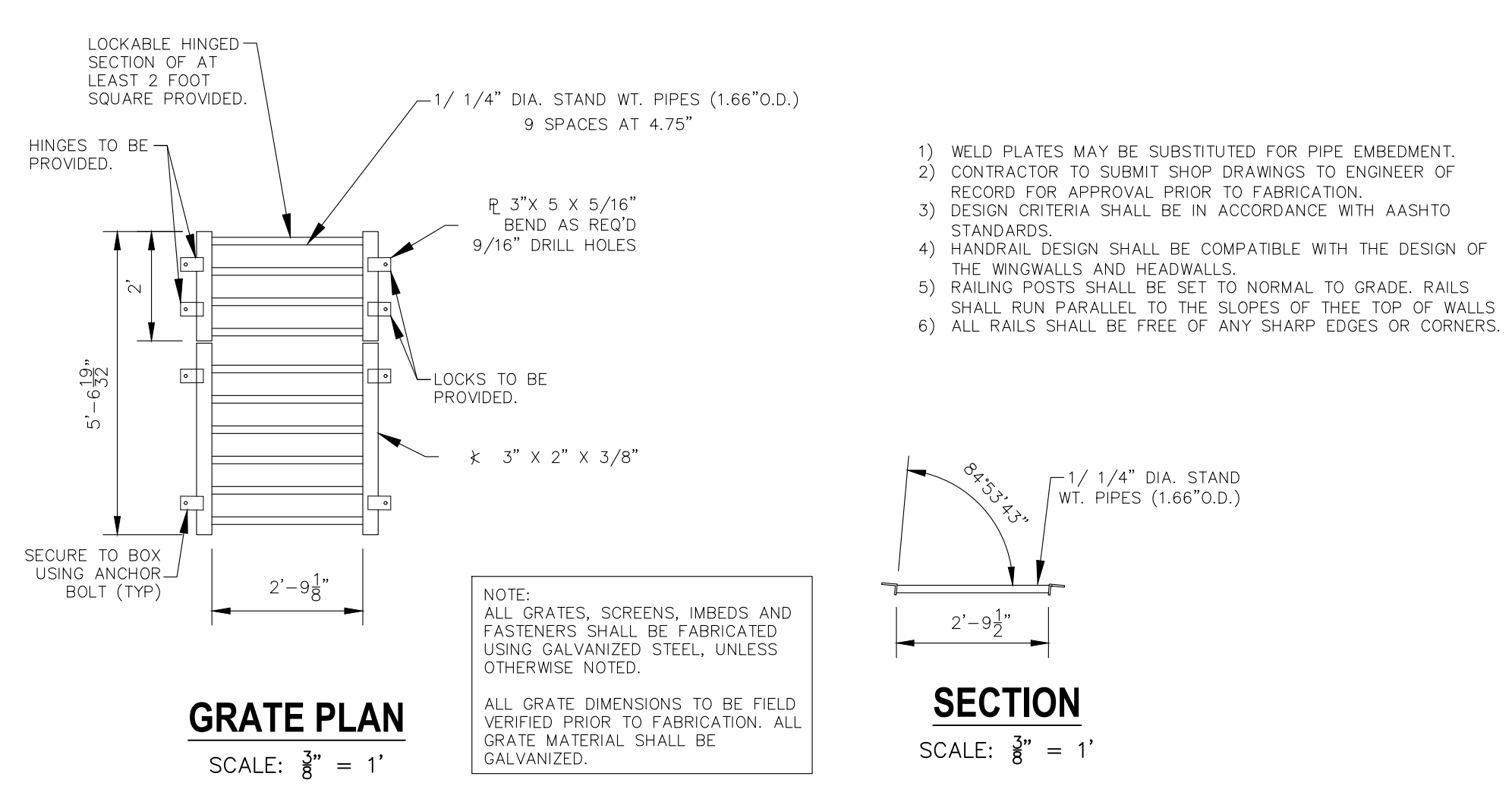
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CAUTION

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION
8 HRS BEFORE YOU DIG
CALL 1-800-922-1987

File: C:\18003A-Crossroads Mixed Use\18003A-BMP\18003A-BMP04.dwg Plotstamp: 12/8/2021 10:42 AM



CROSSROADS MIXED USE FILING NO. 1

OUTLET STRUCTURE/MISCELLANEOUS DETAILS

PROJECT NO. 18-003

DATE: 12/07/2021

SCALE: HORIZONTAL: 3/8" = 1' VERTICAL: N/A

DESIGNED BY: CW

DRAWN BY: CW

CHECKED BY: DLM

217 N. WAHATCH AVE. STE 305
COLORADO SPRINGS CO 80903
PHONE 719.955.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF MRS. CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

NO. DATE: BY: DESCRIPTION: APPROV. BY: DATE:

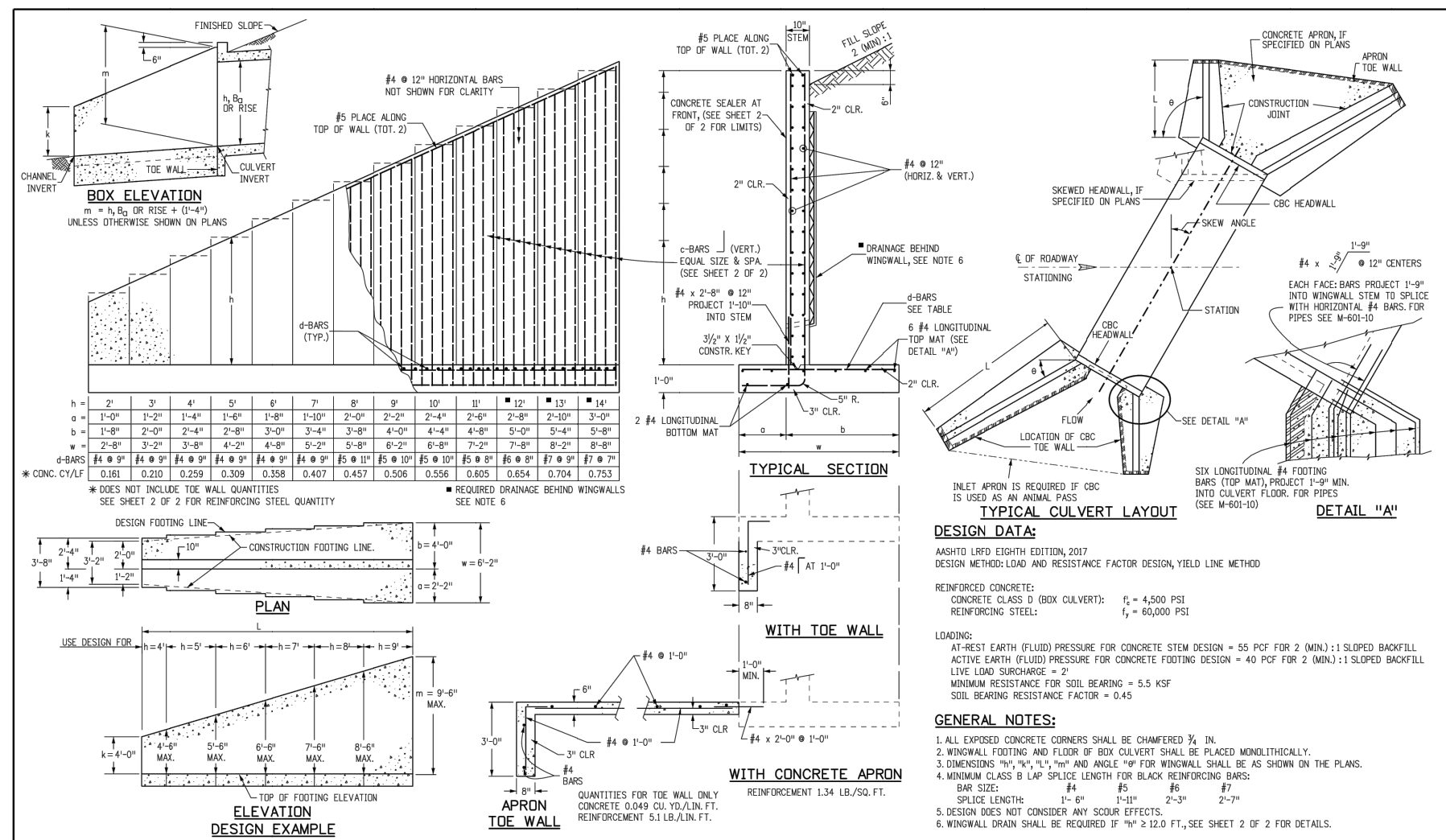
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

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CAUTION

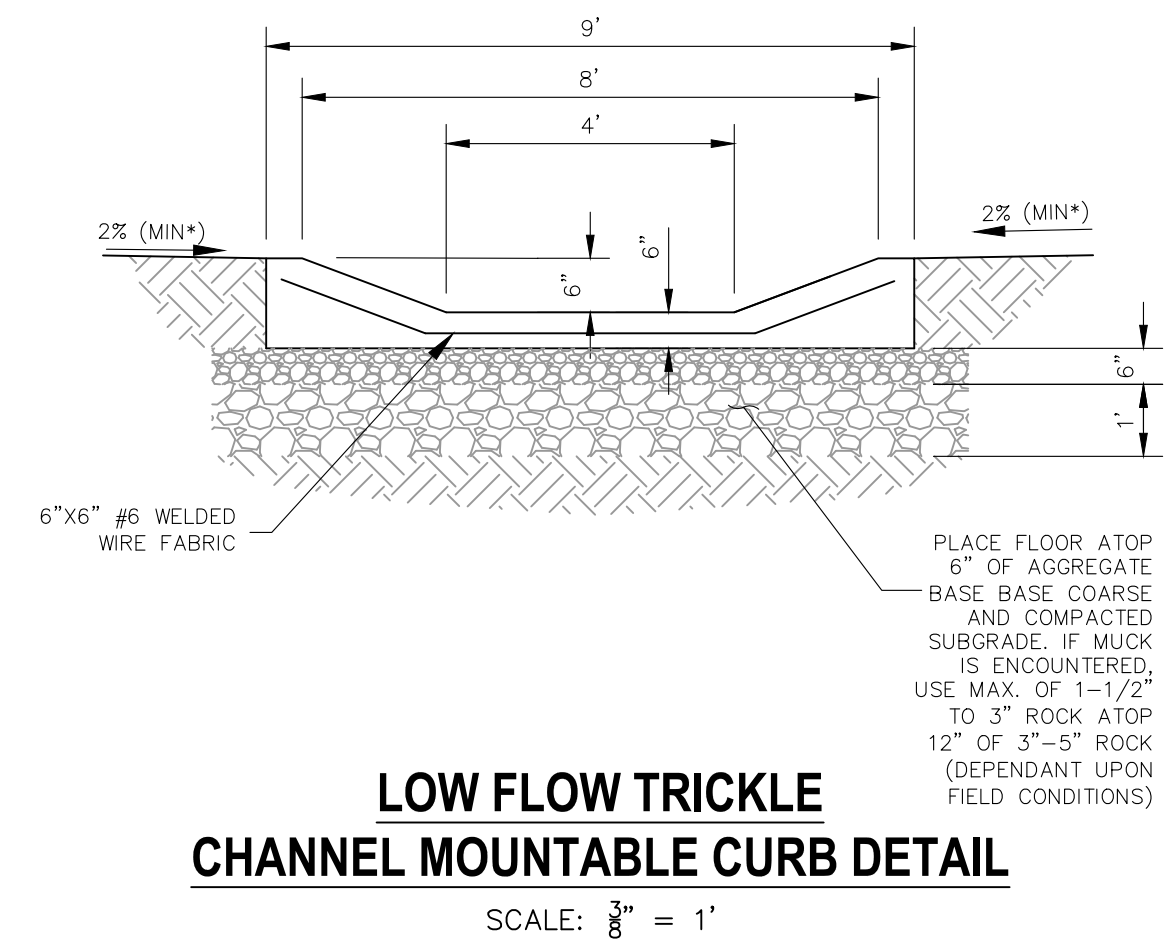
BMP04 SHEET 22 OF 23



Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/23/20	Drawn: JKB	Date: 07/23/20	Comments:	Project Name: W-601-20	Project No: M-601-20	Project No: M-601-20	Standard Sheet No. 1 of 2
Designer: JKB	Checked: JKB	Project Development Branch	JKB	Project Development Branch	JKB	Project Development Branch	JKB

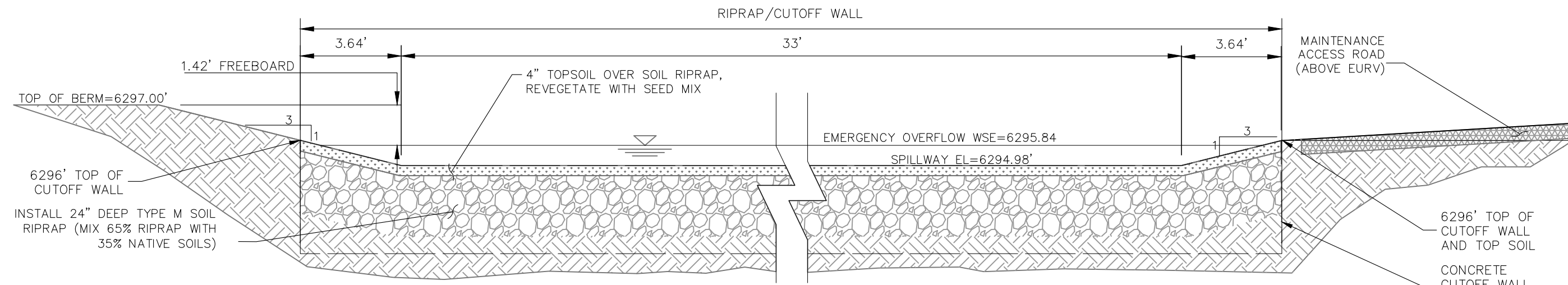
SOIL RIPRAP NOTES:

1. THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL AND MIXED WITH SIXTY FIVE PERCENT (65%) RIPRAP AND THIRTY FIVE PERCENT (35%) SOIL BY VOLUME.
2. SOIL RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.
3. CONTRACTOR SHALL COOPERATE WITH ENGINEER IN OBTAINING AND PROVIDED SAMPLES OF ALL SPECIFIED MATERIALS.
4. CONTRACTOR SHALL SUBMIT CERTIFIED LABORATORY TEST CERTIFICATES FOR ALL ITEMS REQUIRED FOR SOIL RIPRAP.
5. RIPRAP USED SHALL BE THE TYPE DESIGNATED ON THE DRAWINGS AND SHALL CONFORM TO TABLE SHOWN TO THE RIGHT.
6. THE RIPRAP DESIGNATION AND TOTAL THICKNESS OF RIPRAP SHALL BE AS SHOWN ON THE DRAWINGS. THE MAXIMUM STONE SIZE SHALL NOT LARGER THAN THE THICKNESS OF THE RIPRAP.
7. NEITHER WIDTH NOR THICKNESS OF A SINGLE STONE OF RIPRAP SHALL BE LESS THAN ONE-THIRD ($\frac{1}{3}$) OF ITS LENGTH.
8. THE SPECIFIC GRAVITY OF THE RIPRAP SHALL BE TWO AND ONE-HALF (2.5) OR GREATER.
9. MINIMUM DENSITY FOR ACCEPTABLE RIPRAP SHALL BE ONE HUNDRED AND SIXTY FIVE (165) POUNDS PER CUBIC FOOT.
10. RIPRAP SPECIFIC GRAVITY SHALL BE ACCORDING TO THE BULK-SATURATED, SURFACE-DRY BASIS, IN ACCORDANCE WITH AASHTO T85.
11. BROKEN CONCRETE OR ASPHALT PAVEMENT SHALL NOT BE ACCEPTABLE FOR USE IN THE WORK.
12. ROUNDED RIPRAP (RIVER ROCK) IS NOT ACCEPTABLE, UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS.



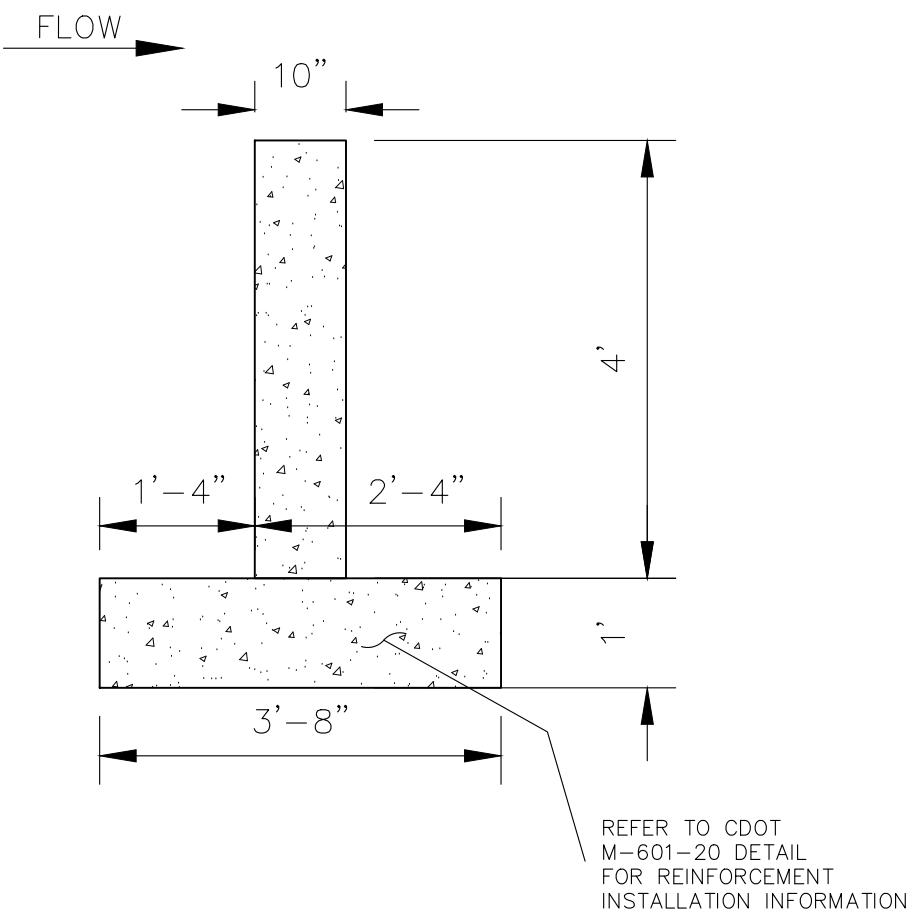
LOW FLOW TRICKLE CHANNEL MOUNTABLE CURB DETAIL

SCALE: $\frac{1}{8}'' = 1'$



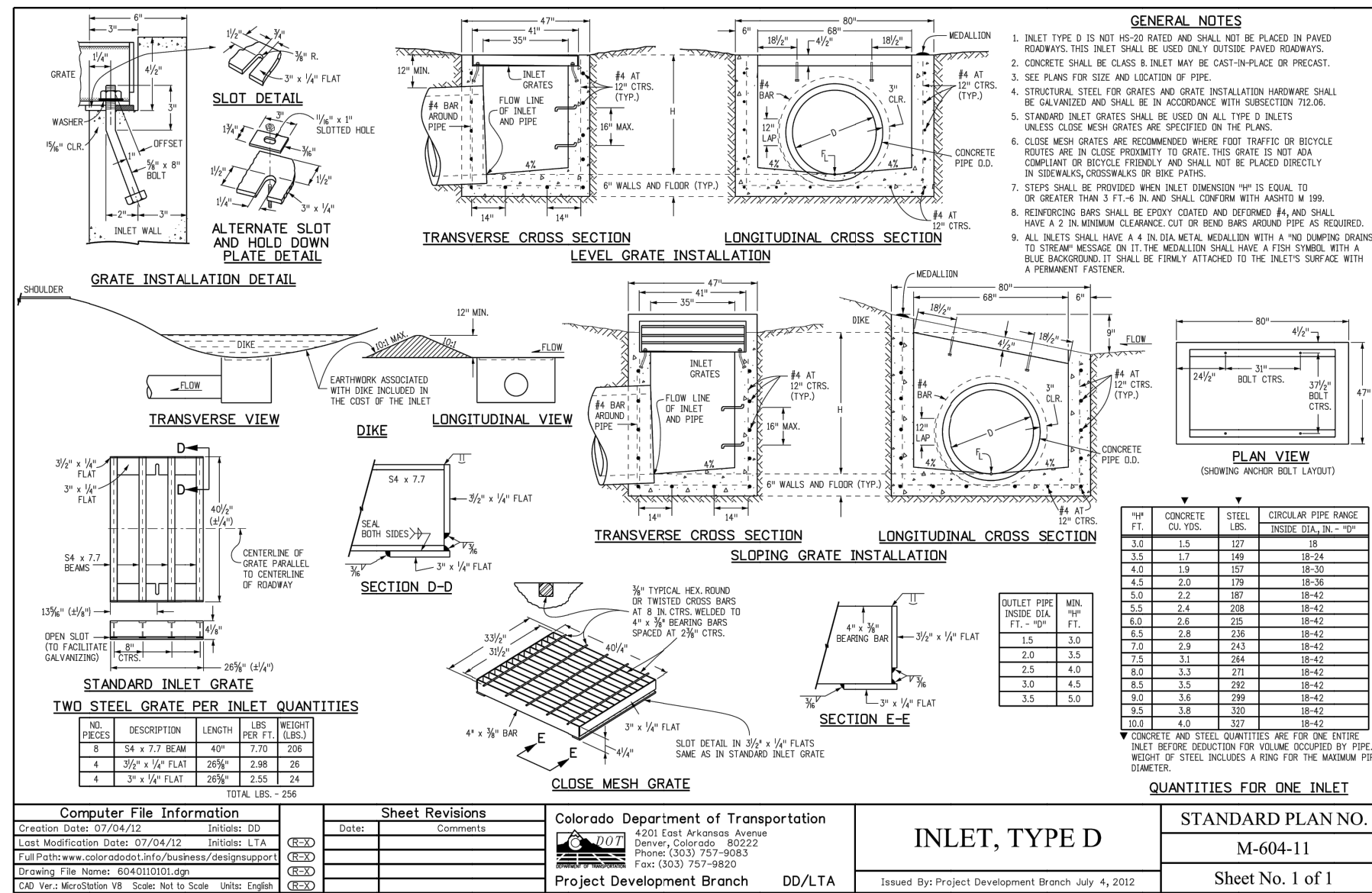
EMERGENCY SPILLWAY CROSS SECTION

SCALE: NTS



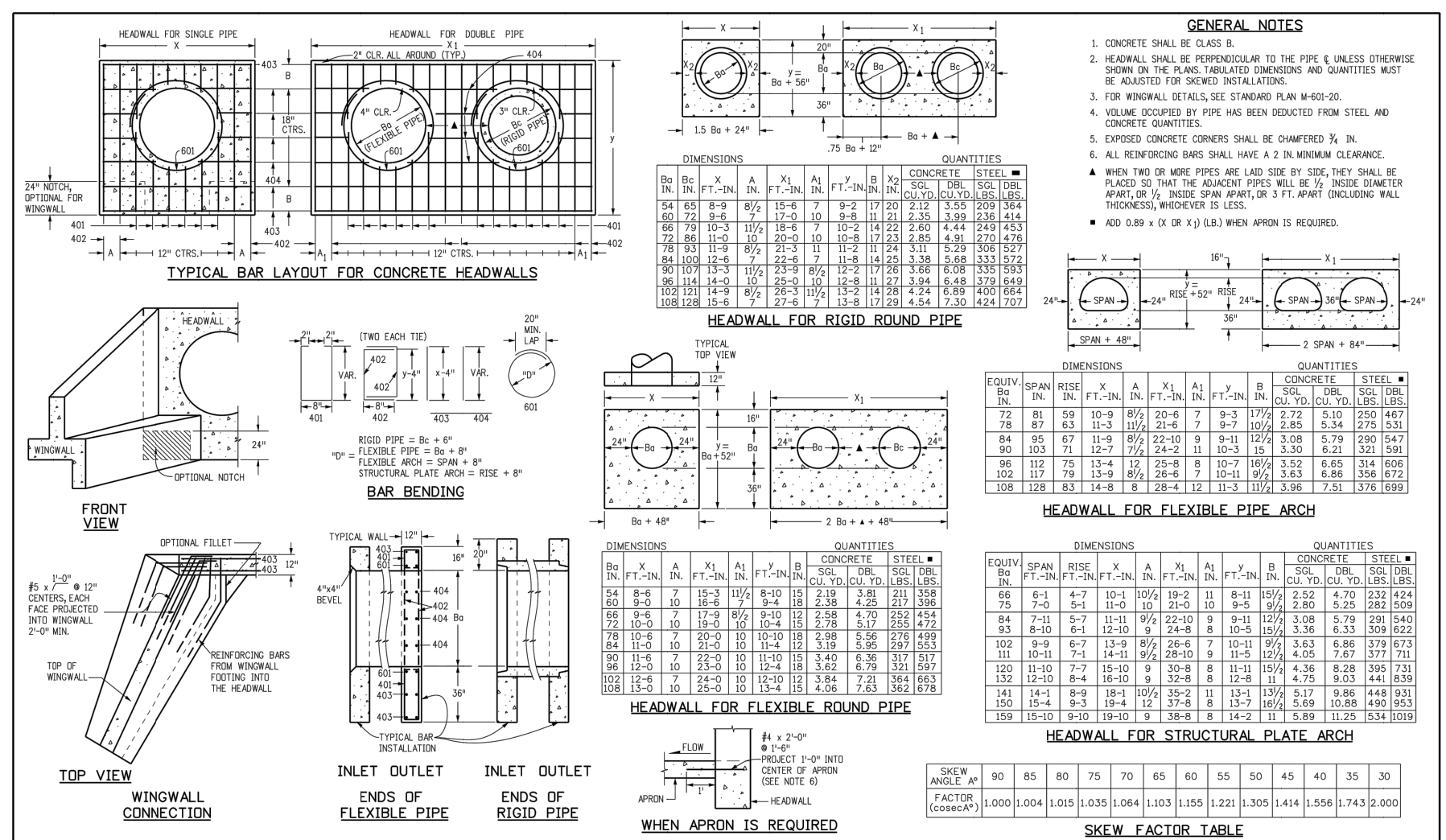
POND CUTOFF WALL

NTS



INLET, TYPE D

STANDARD PLAN NO. M-604-11



HEADWALL FOR PIPES

STANDARD PLAN NO. M-601-10

CROSSROADS MIXED USE FILING NO. 1

MISCELLANEOUS DETAILS

PROJECT NO. 18-003

DATE: 12/07/2021

SCALE: HORIZONTAL: N/A

SCALE: VERTICAL: N/A

DESIGNED BY: CWV

DRAWN BY: CWV

CHECKED BY: DLM

SHEET 23 OF 23

BMP05

212 N WAHATCH AVE, STE 305
COLORADO SPRINGS CO 80903
PHONE 719.555.5485

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

APPROVED BY:

DATE:

DESCRIPTION:

NO. DATE:

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CAUTION