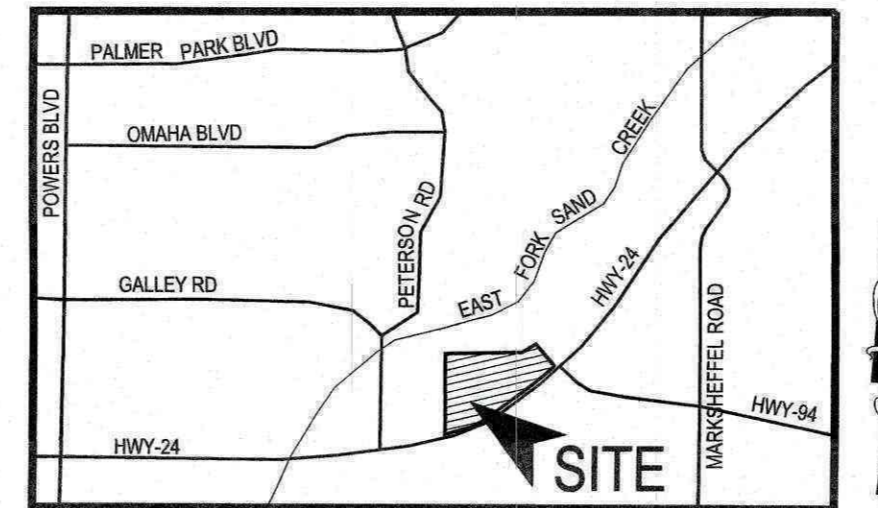


CROSSROADS MIXED USE FILING NO. 1

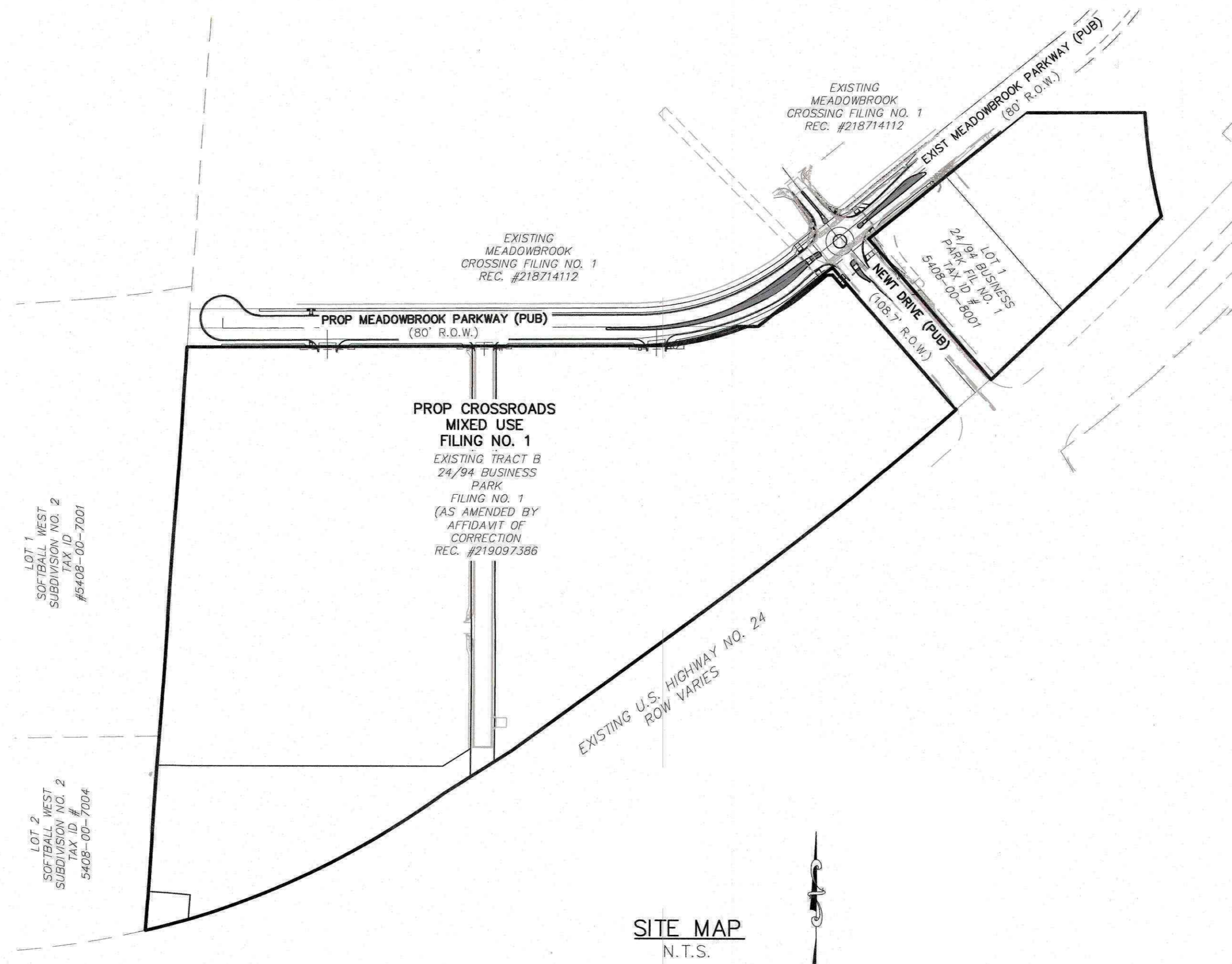
COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

APRIL 2022



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

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)
COLORADO SPRINGS EQUITIES LLC

4-22-2022
DATE

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.
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

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SHEET 22	FOREBAY DETAILS
SHEET 23	OUTLET STRUCTURE/MISCELLANEOUS DETAILS
SHEET 24	MISCELLANEOUS DETAILS

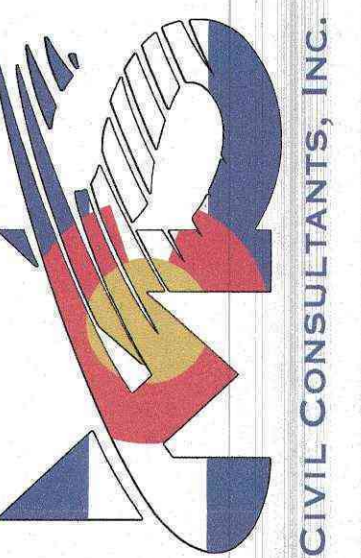
EL PASO COUNTY FILE NO. SF 21-029

CROSSROADS MIXED USE FILING NO.1

TITLE SHEET

PROJECT NO. 18-003	DATE: 04/20/2022
DESIGNED BY: CLP	HORIZONTAL: N/A
DRAWN BY: CLP	VERTICAL: N/A
CHECKED BY: VAS	SHEET 1 OF 24
	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



REVISIONS: 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 PREPARE 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: 04/20/2022	SHEET 2 OF 24
DESIGNED BY: CLP	DRAWN BY: CLP	CHECKED BY: WAS	SI02

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

CIVIL CONSULTANTS, INC.

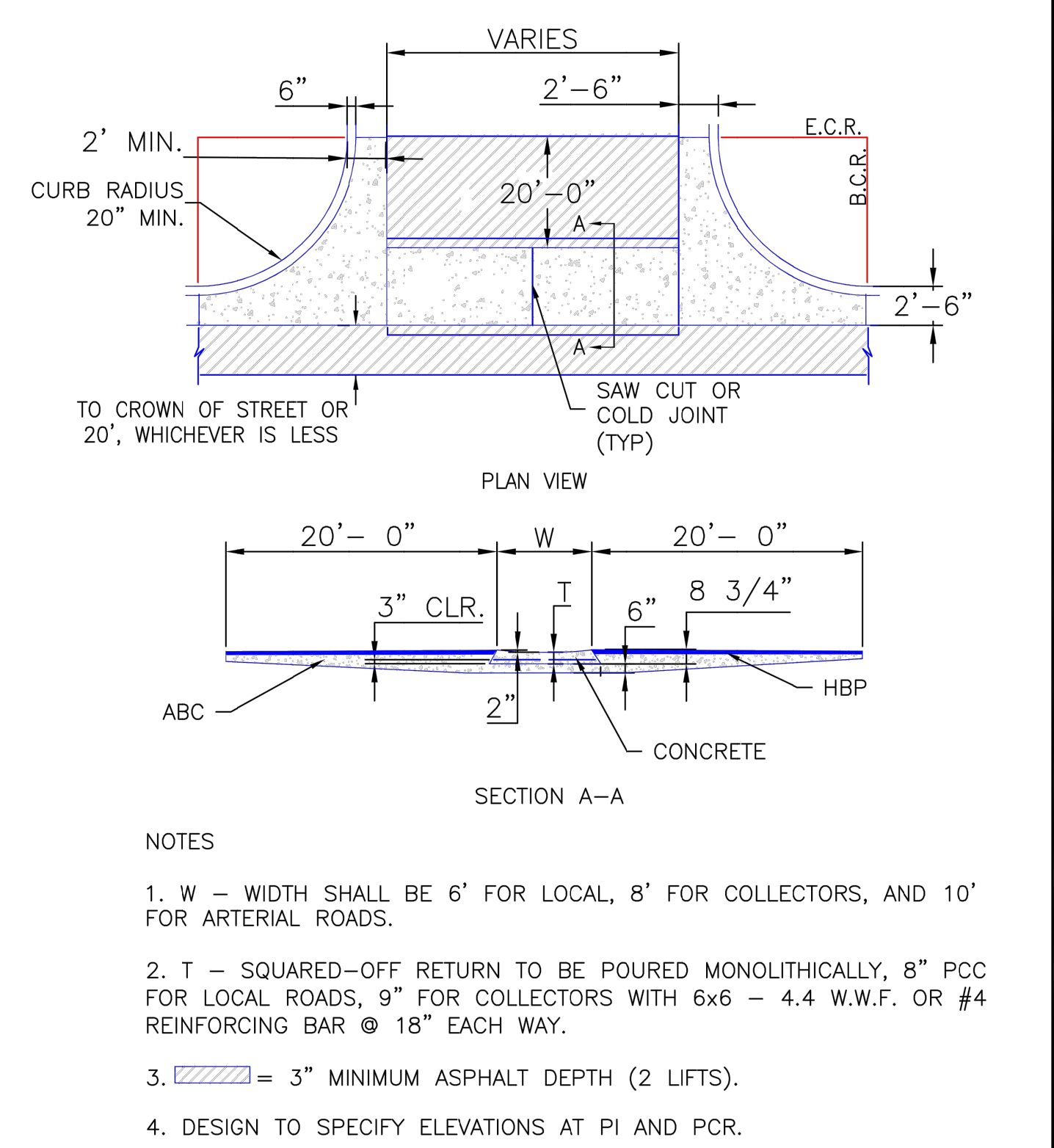
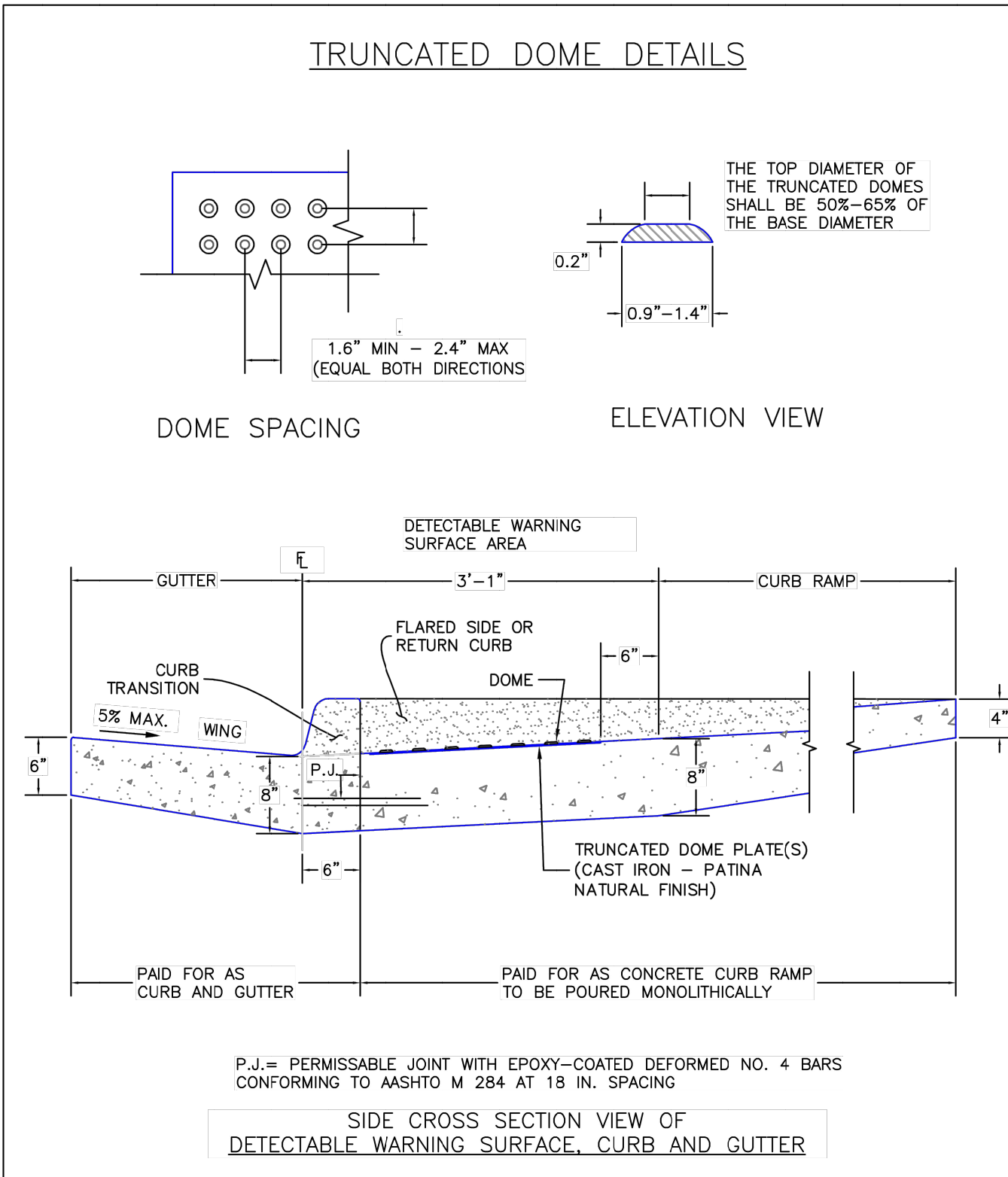
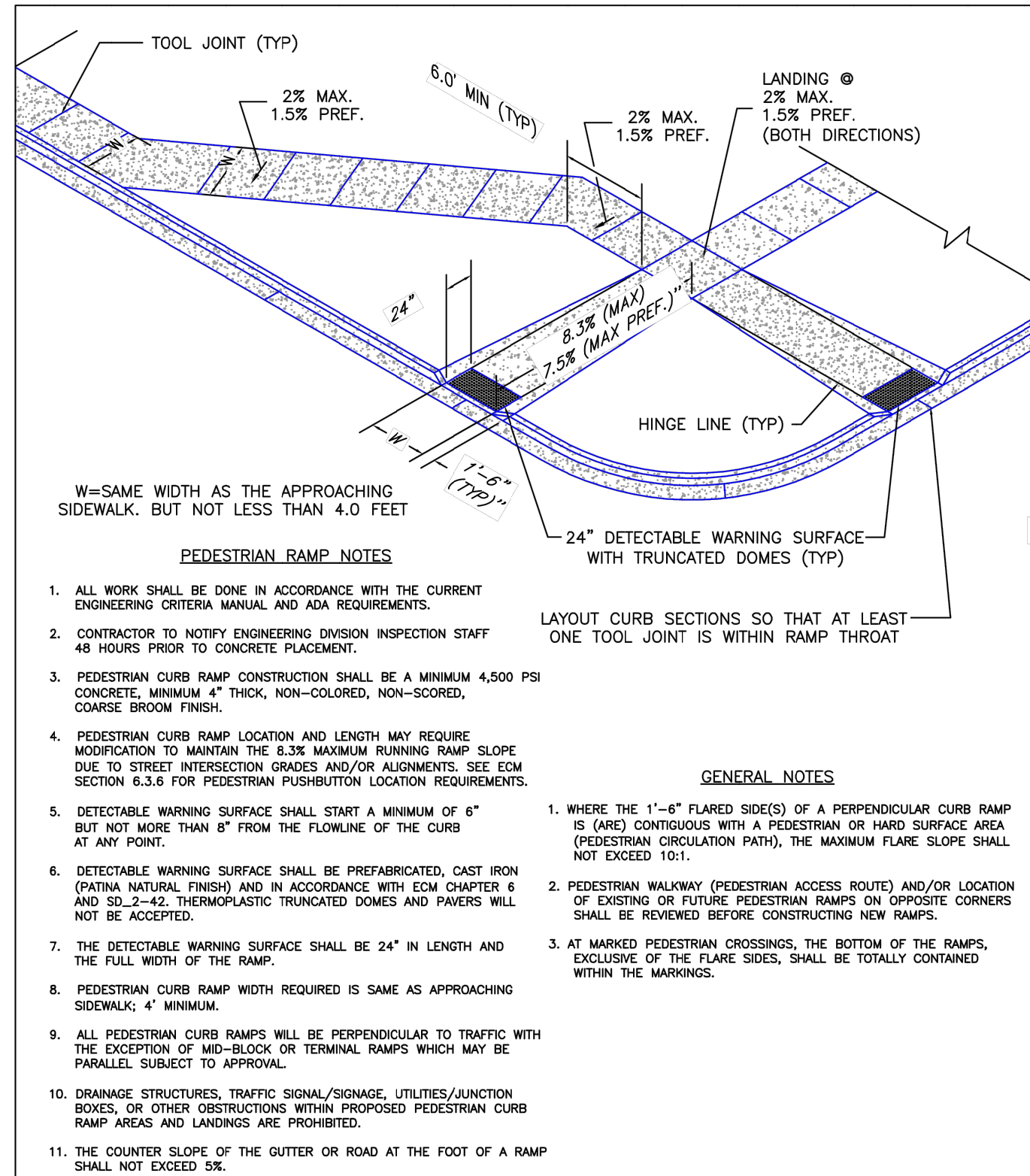
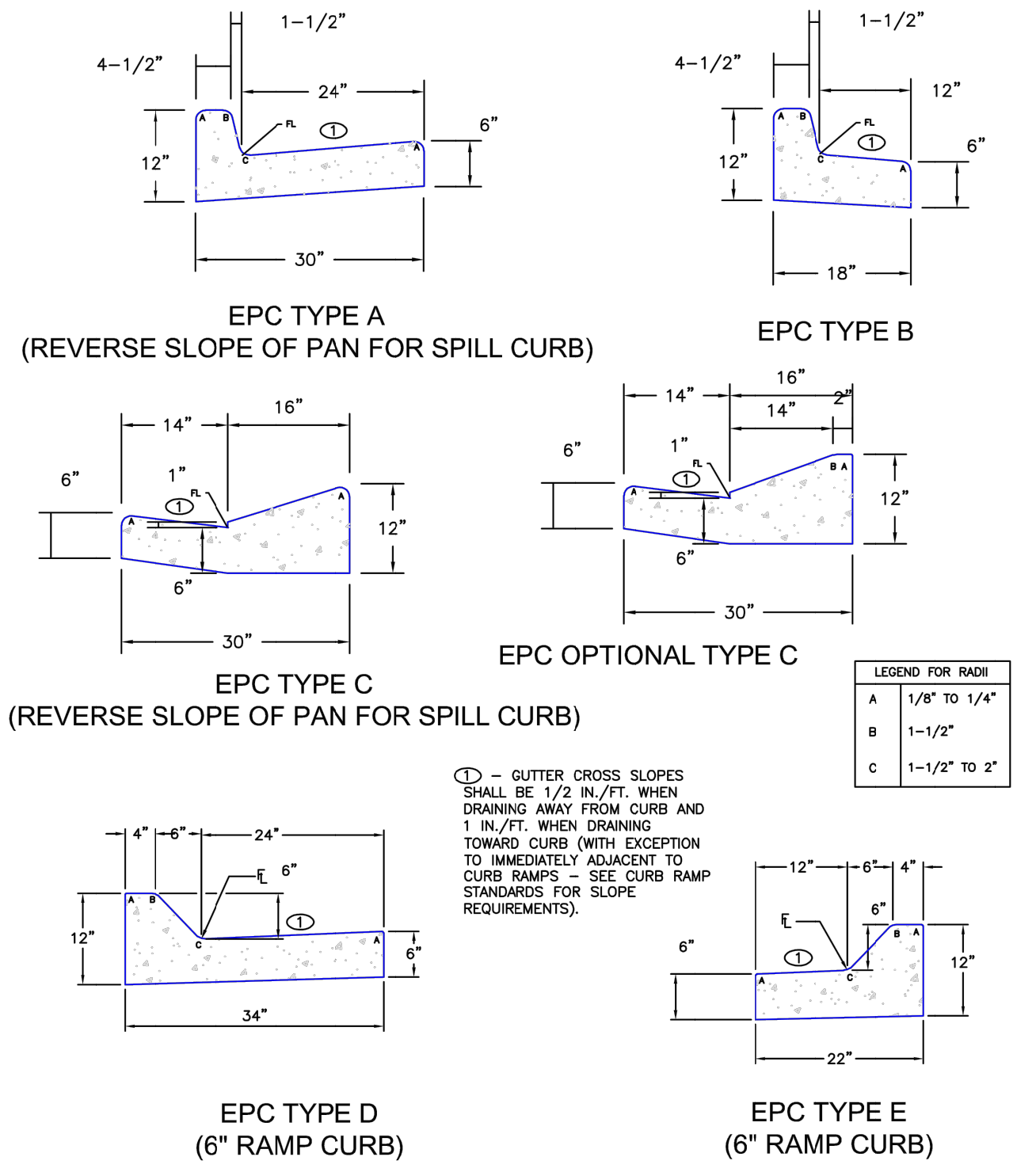
FOR AND ON BEHALF OF
 MRS. CIVIL CONSULTANTS, INC.

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

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 PREPARER OF THESE PLANS.

CAUTION

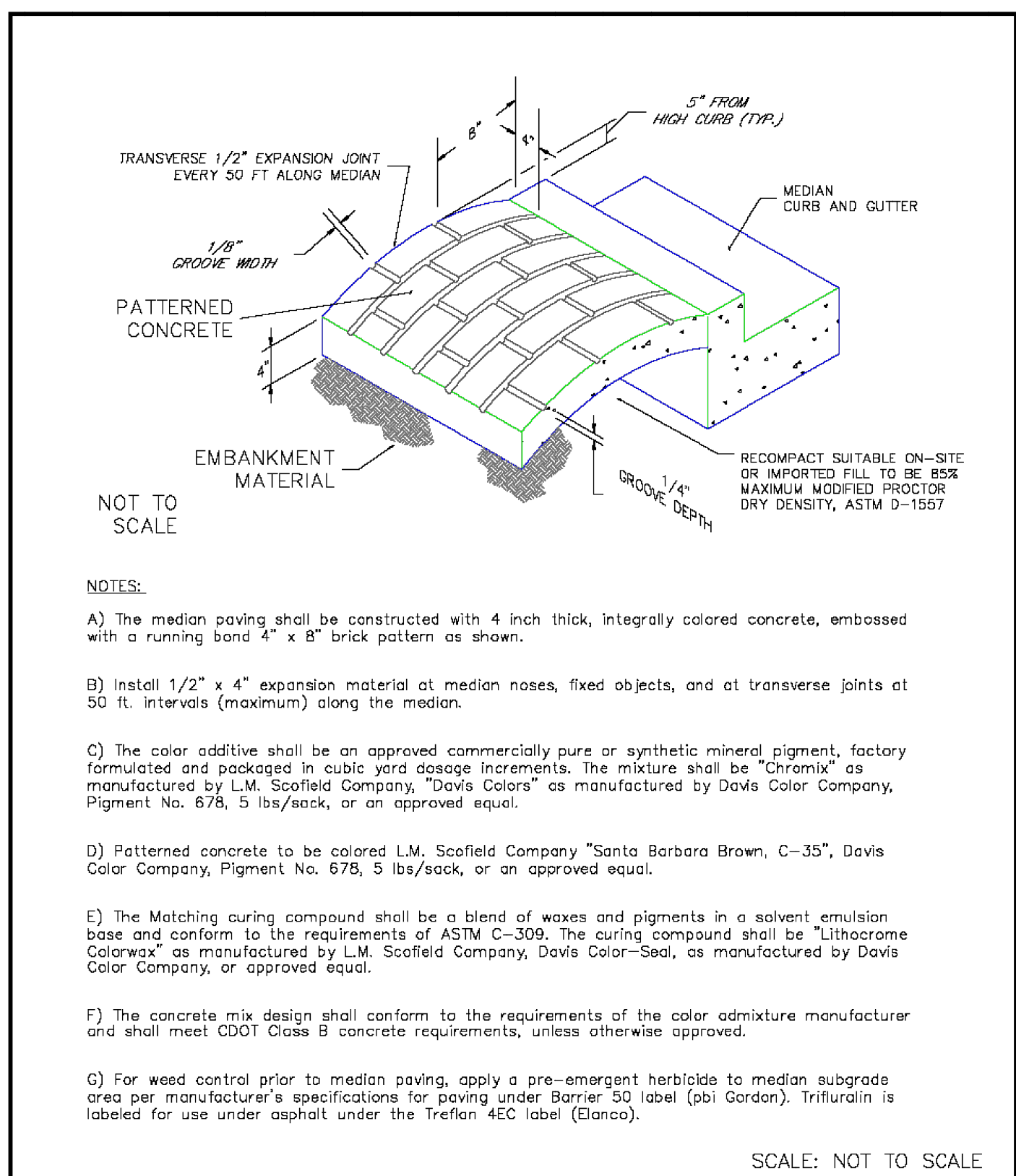


DATE APPROVED: 6/23/20	Typical Curb and Gutter Details Standard Drawing	
DESIGNED BY: Jennifer E. Irvine	REVISION DATE: 6/23/20 FILE NAME: SD_2-20	

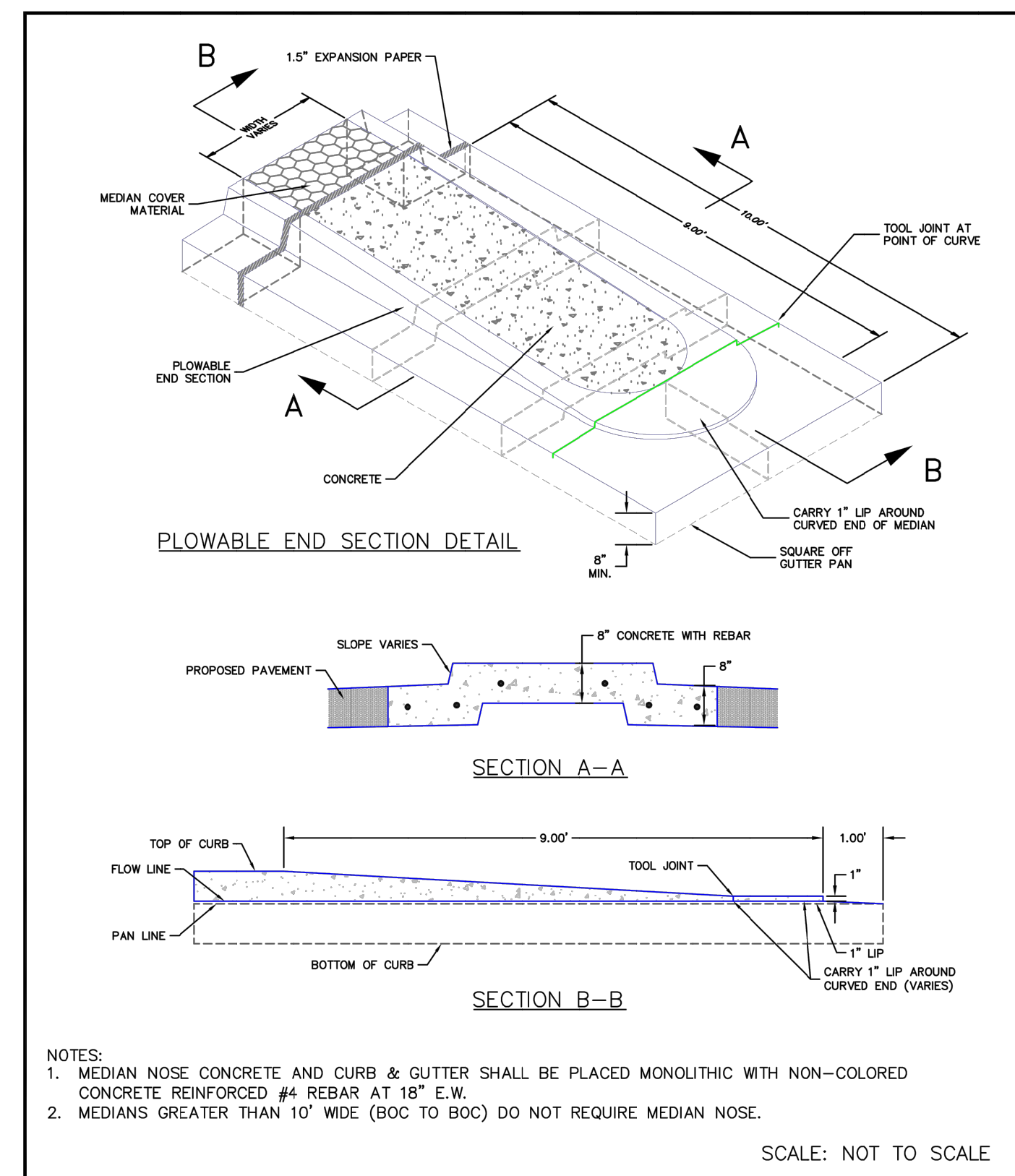
DATE APPROVED: 6/23/20	Pedestrian Curb Ramp Detail Standard Drawing	
DESIGNED BY: Jennifer E. Irvine	REVISION DATE: 6/23/20 FILE NAME: SD_2-41	

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

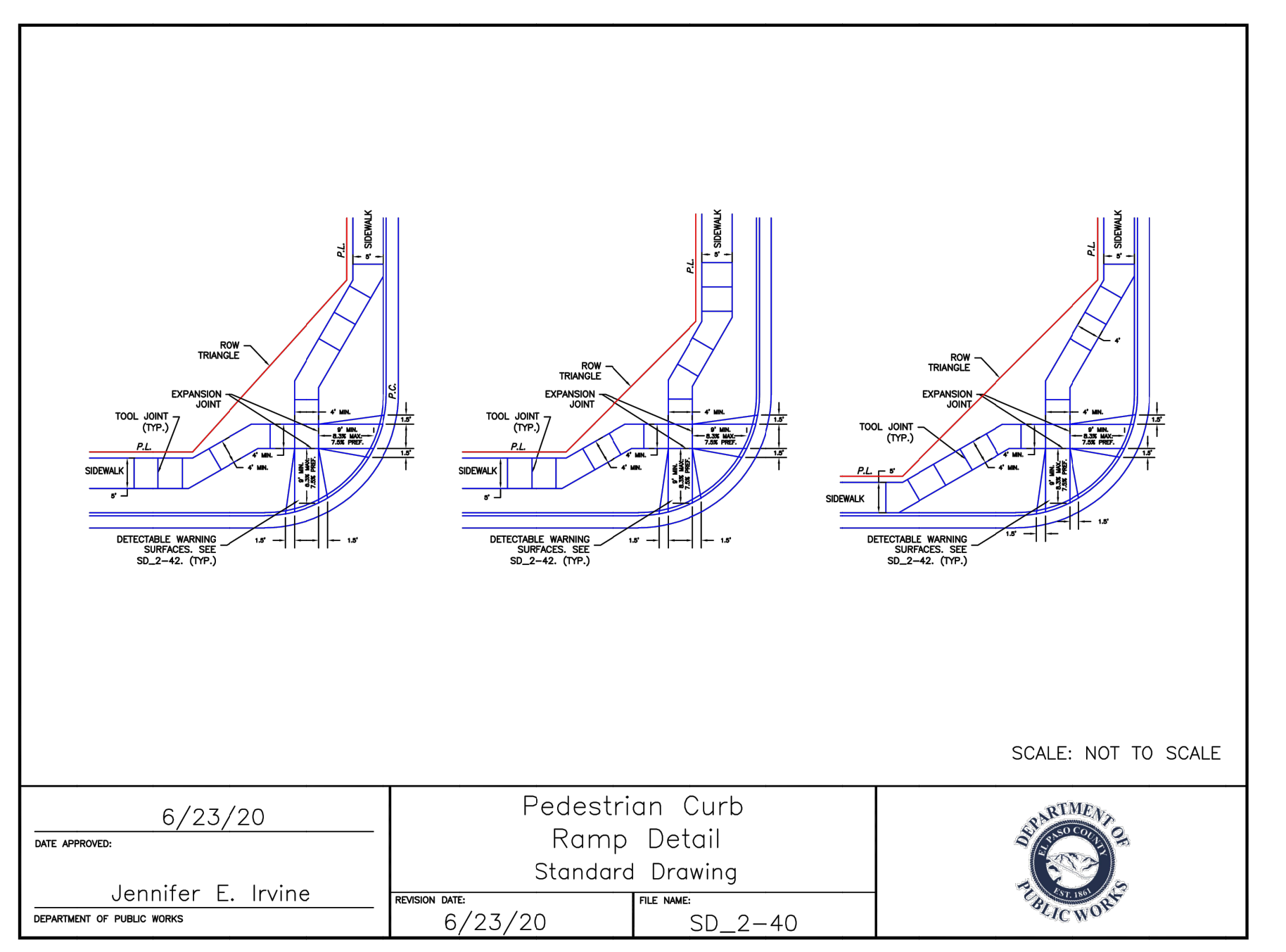
DATE APPROVED: 8/11/11	Typical Cross Pan Layout Detail Standard Drawing	
DESIGNED BY: André P. Brackin	REVISION DATE: 12/8/15 FILE NAME: SD_2-26	



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



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



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



CROSSROADS MIXED USE FILING NO. 1

DETAILS

PROJECT NO. 18-003 DATE: 04/20/2022

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

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

SHEET 3 OF 24

S103

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

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

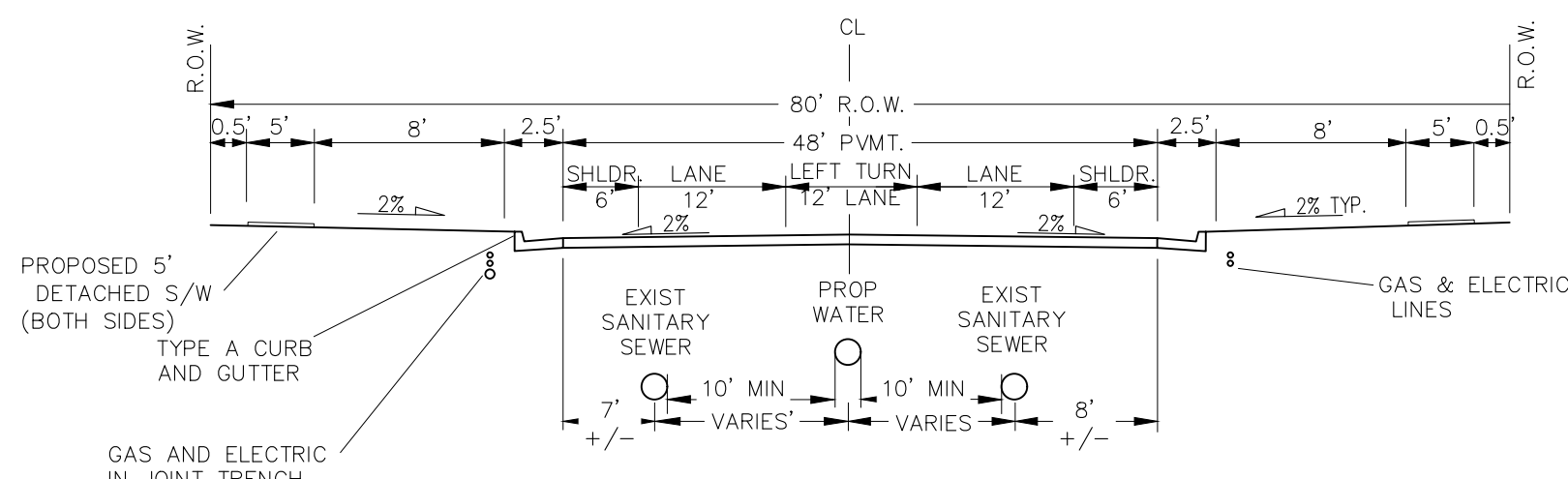
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

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

REGISTERED PROFESSIONAL ENGINEER
NO. 37160
05/03/22

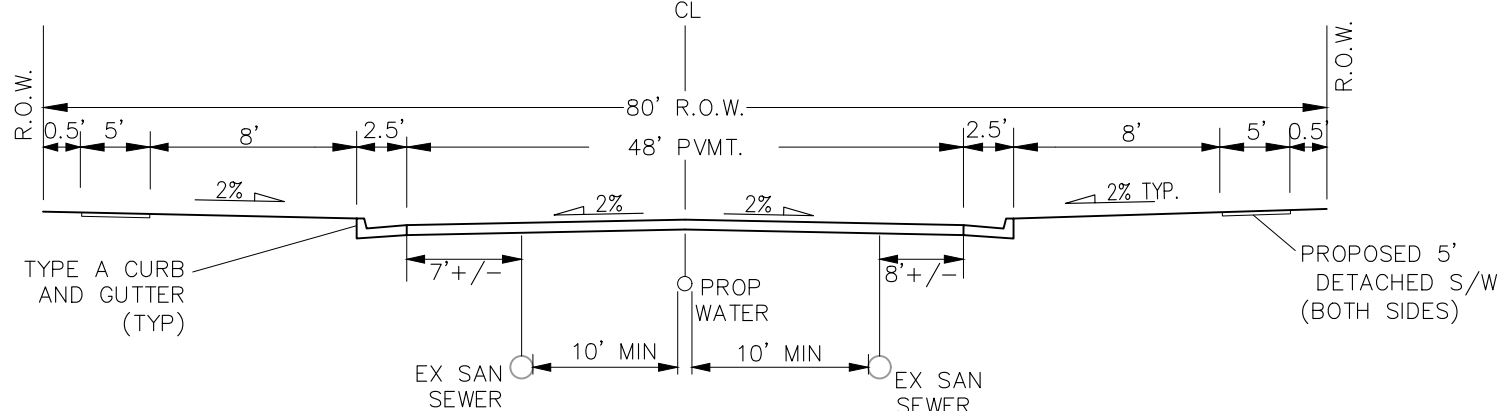
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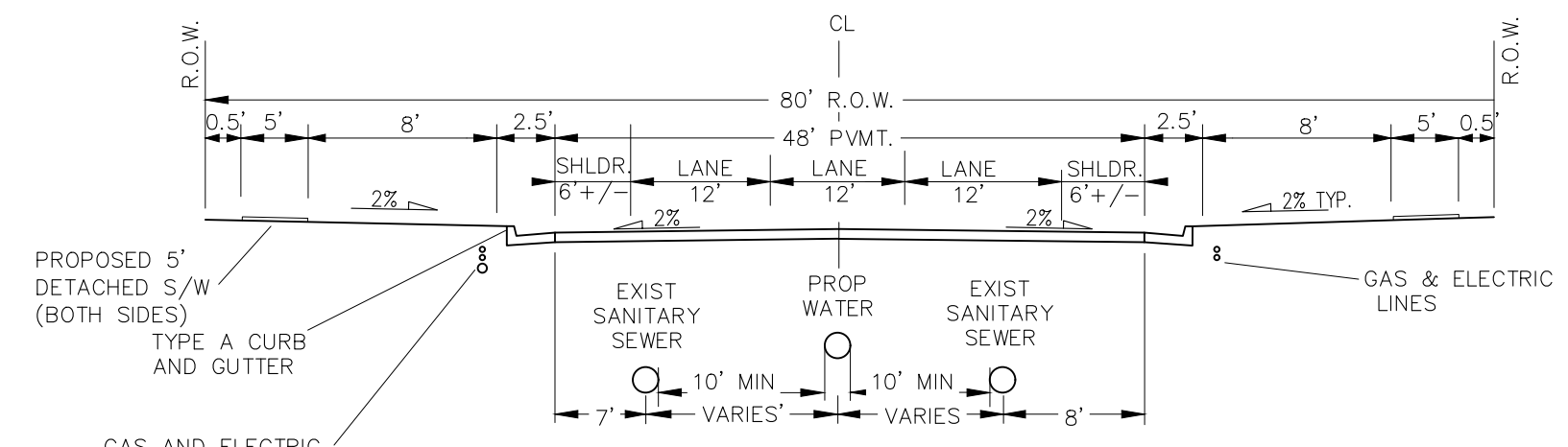
TYPICAL MEADOWBROOK PARKWAY WITH TURN LANE (PUB) 48' MAT

SCALE: NTS
STATION RANGE: 1+80-2+95
STATION RANGE: 3+45-4+65
DESIGN SPEED 40 MPH, POSTED SPEED 35 MPH



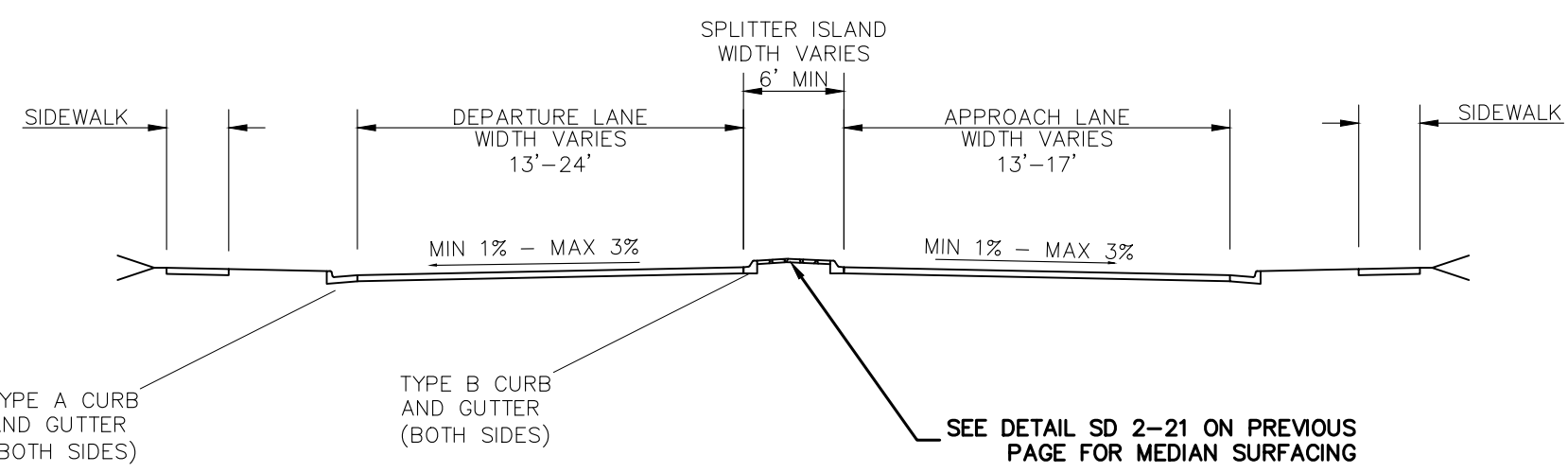
TYPICAL MEADOWBROOK PARKWAY (PUB) 48' MAT

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



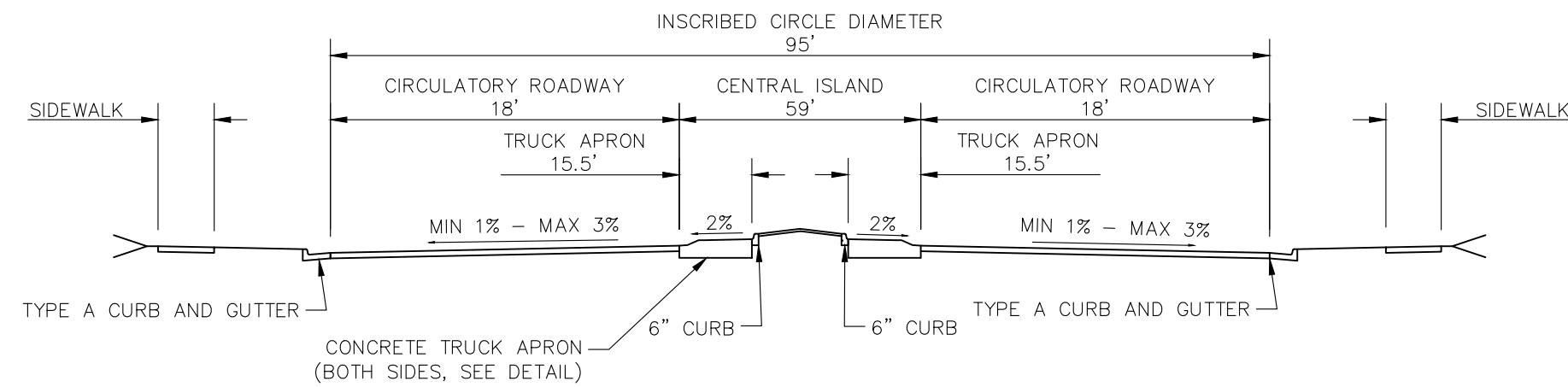
TYPICAL MEADOWBROOK PARKWAY WITH TURN LANE (PUB) 48' MAT

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



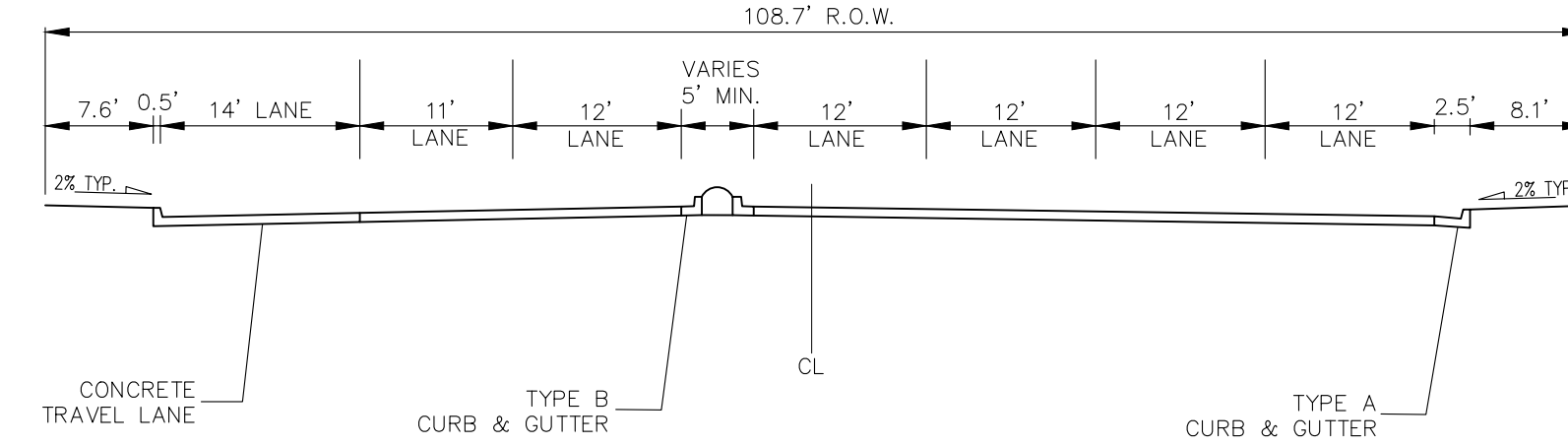
TYPICAL SECTION APPROACH

SCALE: NTS
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



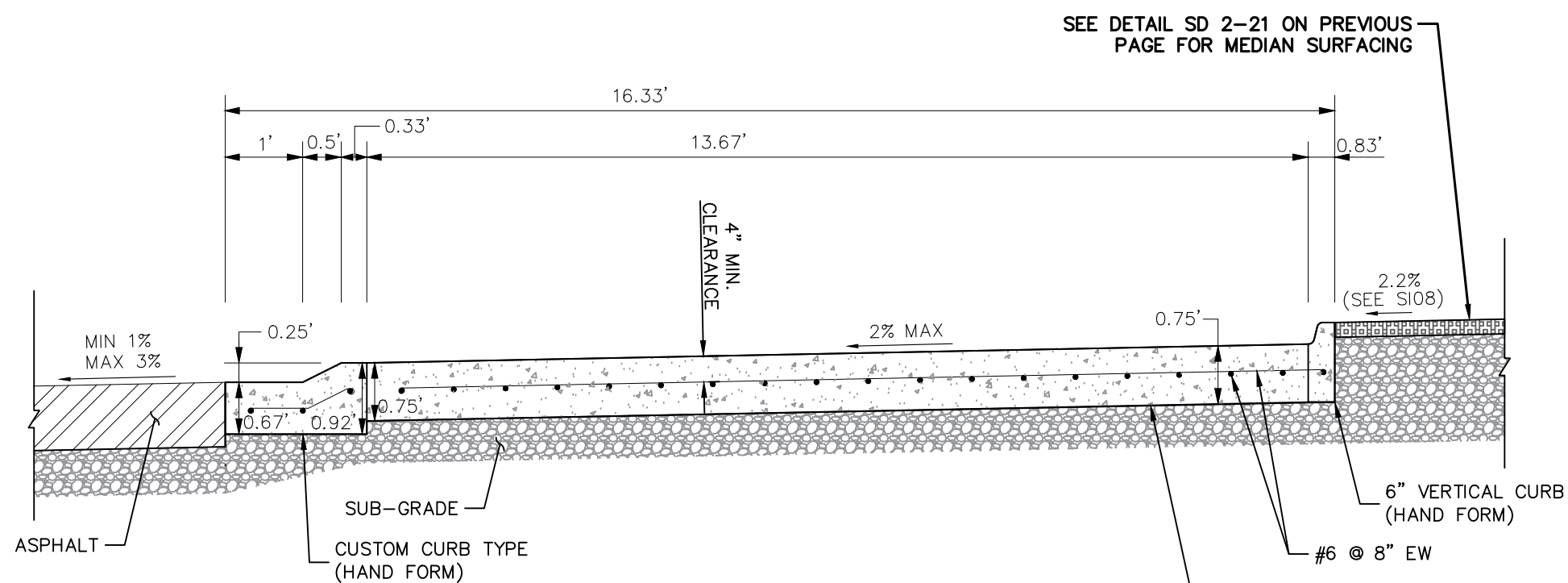
TYPICAL CIRCULATORY ROADWAY SECTION (ROUNDABOUT)

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



TYPICAL NEWT DRIVE (PUB) RAISED MEDIAN PAVEMENT WIDTH VARIES

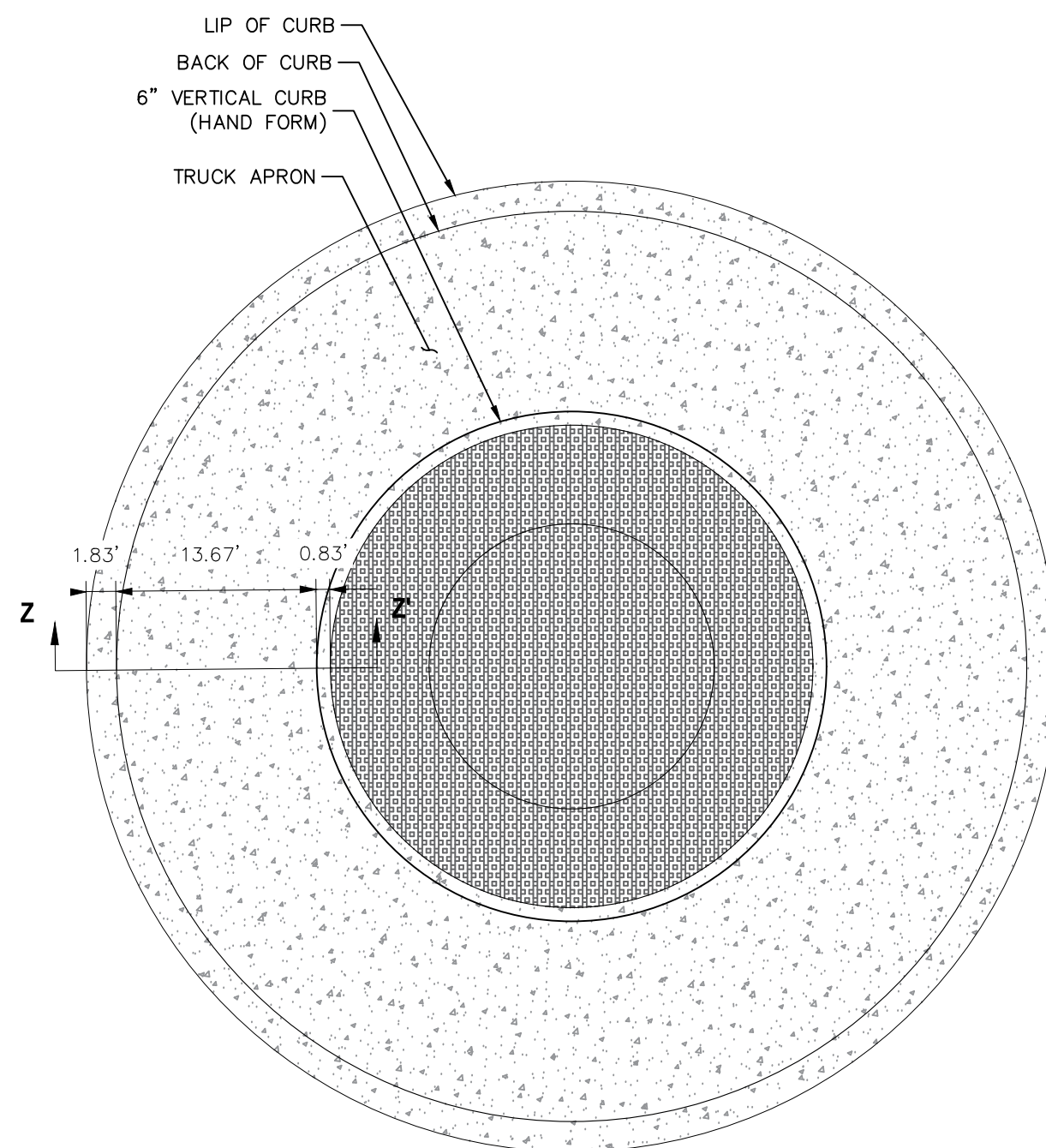
SCALE: NTS
STATION RANGE: 5+35-HIGHWAY 24
DESIGN SPEED 40 MPH, POSTED SPEED 35 MPH



TRUCK APRON DETAIL (Z-Z)

N.T.S.

SEE DETAIL SD 2-21 ON PREVIOUS PAGE FOR MEDIAN SURFACING
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.



TRUCK APRON CROSS SECTION (Z-Z)

SEE TRUCK APRON DETAIL LEFT

N.T.S.

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 OPTINONS
 - > TIE WRAP (STANDARD)
 - > PLASTIC RIVET PINS
 - > GALVANIZED OR STAINLESS STEEL SPRING ROLL PIN
 - > ZINC PLATED OR STAINLESS STEEL BOLT

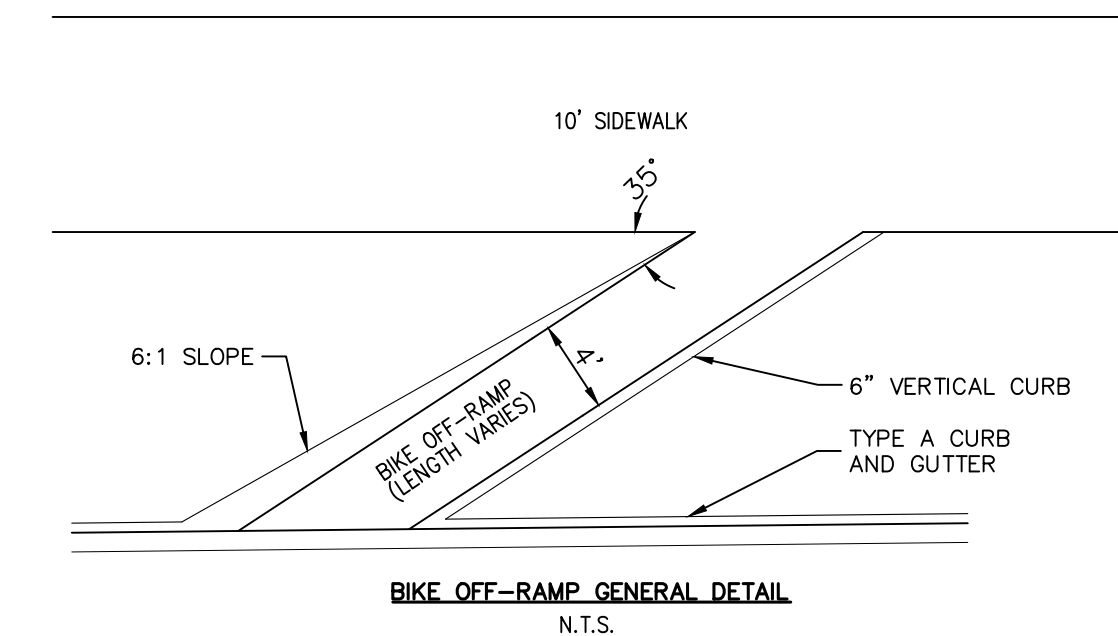
SAFE-HIT
ML3-PTA-KA-03NC rev 02/16/17
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1.888.323.6374
Safe-Hit.com | TrinityHighway.com

TRINITY
Highway
Ahead of the Curve!

SAFE-HIT SNO-POST DETAIL

N.T.S.



BIKE OFF-RAMP GENERAL 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: 04/20/2022
SCALE: HORIZONTAL: N/A
VERTICAL: N/A
DESIGNED BY: CW
DRAWN BY: CW
CHECKED BY: VAS

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

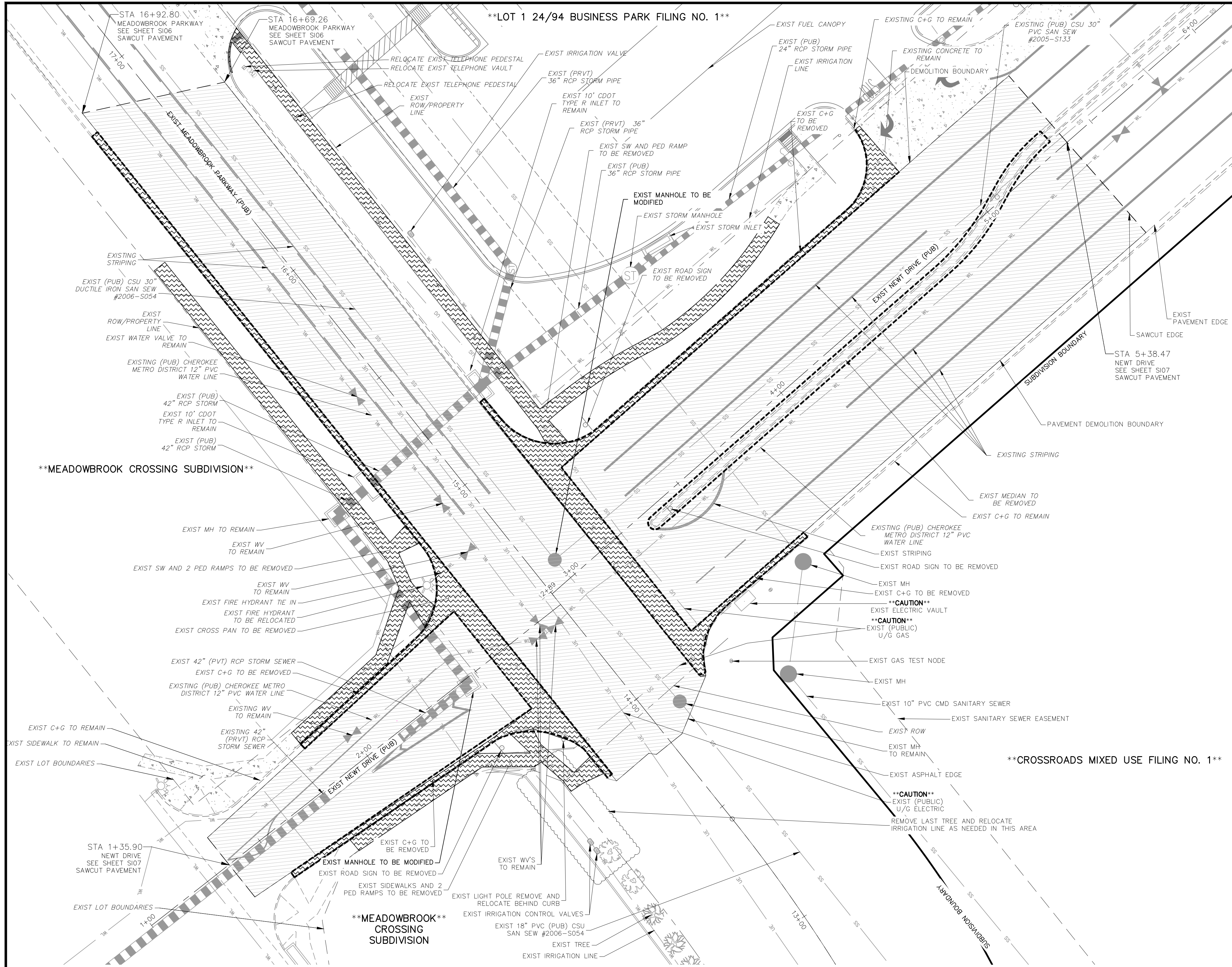
CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 371160
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
REGISTERED PROFESSIONAL ENGINEER
371160
05/03/22

NO. DATE: BY: DESCRIPTION: APPROV. 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 PREPARER OF THESE PLANS.

CAUTION



**NEWT DRIVE AND MEADOWBROOK PARKWAY
DEMOLITION PLAN**

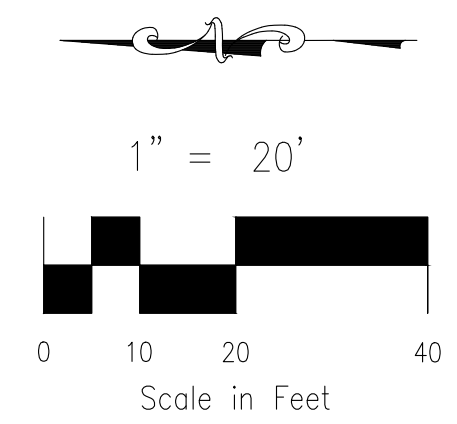
SCALE: 1"=20'

ABBREVIATION LEGEND

CL	CENTERLINE	LT	LEFT FLOWLINE
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT FLOWLINE
BT	BEGIN TRANSITION	FL	FLOWLINE
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	FED	PEDESTRIAN
CSU	COLORADO SPRINGS UTILITIES DISTRICT	SW	SIDEWALK
CMD	DISTRICT	PWMT	PAVEMENT
		CONC	CONCRETE

LEGEND

PWMT./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		SCALE: HORIZONTAL: N/A	DATE: 04/20/2022
DESIGNED BY: CW		SCALE: VERTICAL: N/A	SHEET 5 OF 24
DRAWN BY: CW		SIO5	
CHECKED BY: VAS			
217 N. WASHATCH AVE., STE. 305 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5485			
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.			
REVISIONS: NO. DATE BY DESCRIPTION		DATE: _____ APPROV. BY: _____	
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
- 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"	

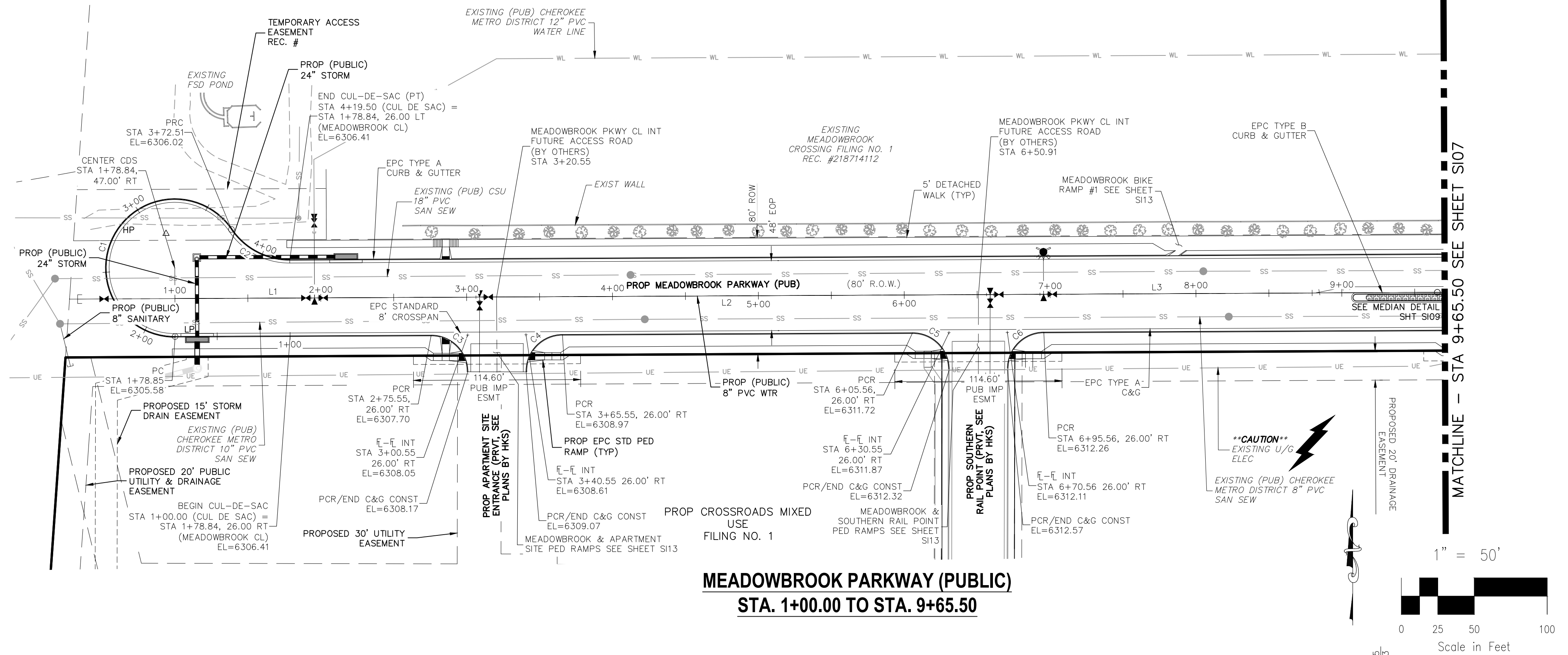
CDS FLOWLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	47.00'	193.67'	236°05'23"
C2	48.00'	46.99'	56°05'24"

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

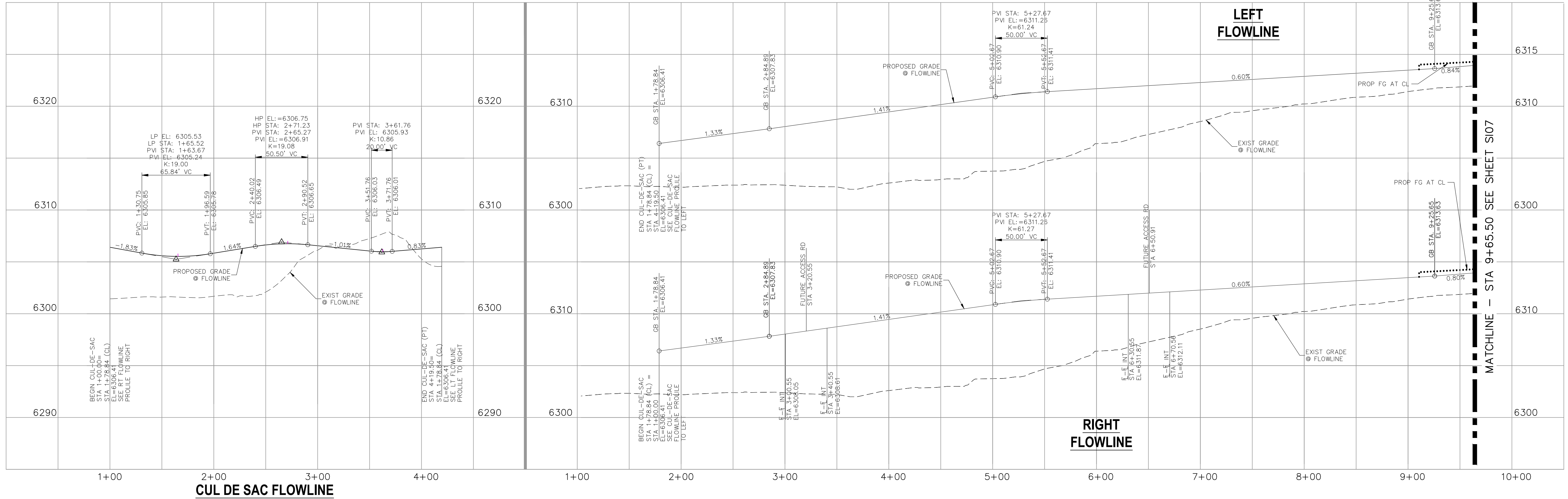
NOTES:

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.

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: 04/20/2022

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

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

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

CIVIL CONSULTANTS, INC.

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

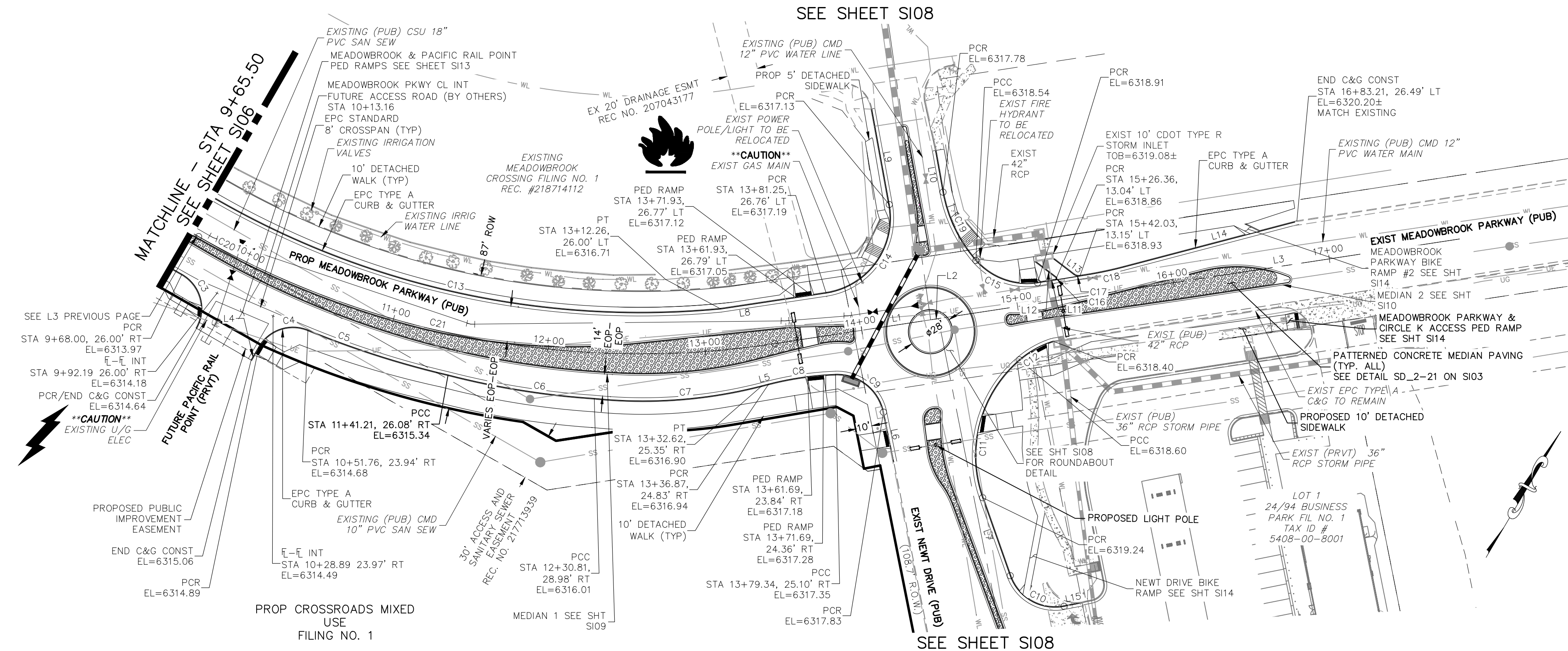
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

REGISTERED PROFESSIONAL ENGINEER
371160
0503722

REVISIONS: 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 PREPARED OF THESE PLANS.

CAUTION



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

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.

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.

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	42.87	198.00	12°24'23"
C9	42.14	30.00	80°28'53"
C10	42.81	30.00	81°45'45"
C12	24.51	60.00	23°24'07"
C13	330.80	539.00	35°09'52"
C14	76.90	48.00	91°47'54"
C15	43.43	43.00	57°52'06"
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	48.66	90.00	30°58'42"

FLOWLINE LINE TABLE

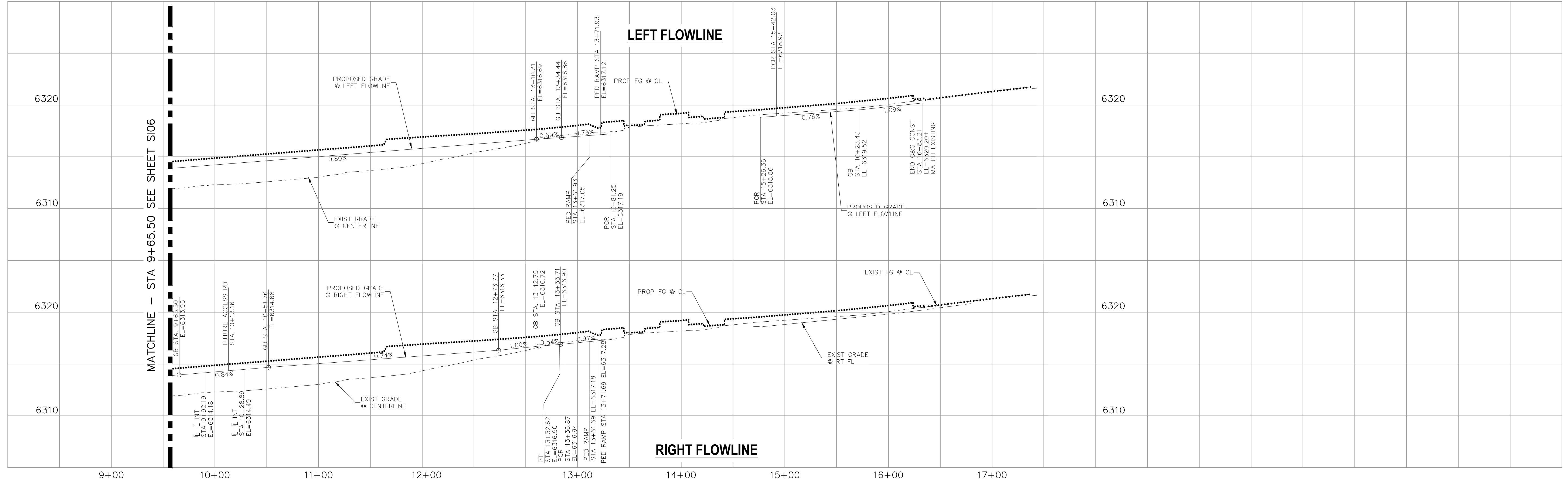
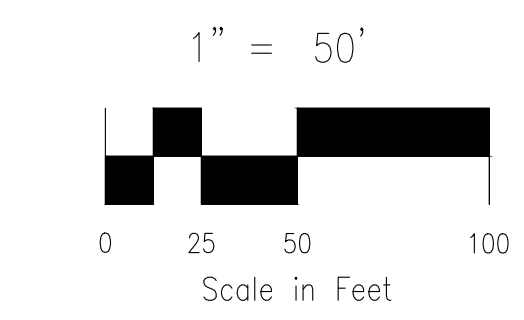
LINE	LENGTH	DIRECTION
L4	9.74	S0° 07' 03.14"W
L5	4.47	N45° 32' 32.26"E
L6	32.22	S41° 34' 30.75"E
L7	52.47	N49° 28' 46.47"W
L8	67.51	N51° 24' 11.38"E
L9	61.57	N40° 23' 42.29"W
L10	26.85	S40° 13' 19.82"E
L11	11.54	N50° 55' 52.14"E
L12	16.24	N82° 45' 56.56"W
L13	16.36	S82° 30' 41.86"E
L14	113.49	N45° 16' 12.76"E
L15	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

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

CROSSROADS MIXED USE FILING NO. 1

STREET IMPROVEMENT PLANS

PROJECT NO. 18-003 DATE: 04/20/2022

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

DESIGNED BY: CJP CHECKED BY: VAS

DRAWN BY: CJP

CAUTION

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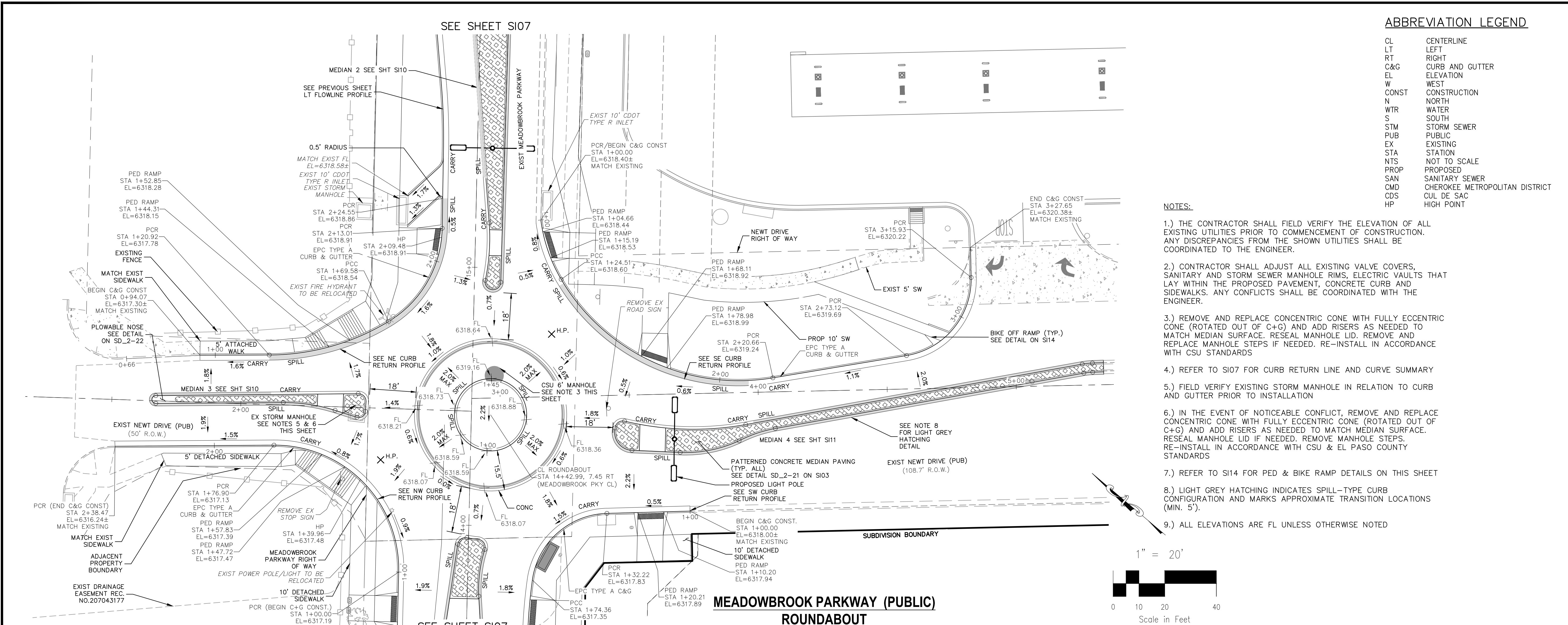
212 N. WABATCH AVE., STE. 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

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

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

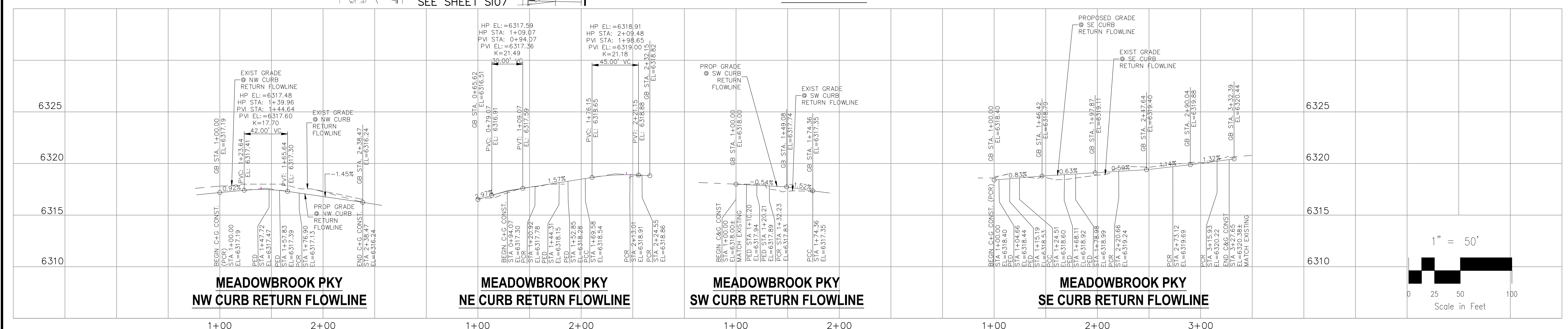
REGISTERED PROFESSIONAL ENGINEER
NO. 37160
EXPIRES 05/03/22



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
QMD	CHEROKEE METROPOLITAN DISTRICT
CDS	CUL DE SAC
HP	HIGH POINT

- 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 OUT OF C+G) AND ADD RISERS AS NEEDED TO MATCH MEDIAN SURFACE. RESEAL MANHOLE LID. REMOVE AND REPLACE MANHOLE STEPS IF NEEDED. RE-INSTALL IN ACCORDANCE WITH CSU STANDARDS
 - 4.) REFER TO SI07 FOR CURB RETURN LINE AND CURVE SUMMARY
 - 5.) FIELD VERIFY EXISTING STORM MANHOLE IN RELATION TO CURB AND GUTTER PRIOR TO INSTALLATION
 - 6.) IN THE EVENT OF NOTICEABLE CONFLICT, REMOVE AND REPLACE CONCENTRIC CONE WITH FULLY ECCENTRIC CONE (ROTATED OUT OF C+G) AND ADD RISERS AS NEEDED TO MATCH MEDIAN SURFACE. RESEAL MANHOLE LID IF NEEDED. REMOVE MANHOLE STEPS. RE-INSTALL IN ACCORDANCE WITH CSU & EL PASO COUNTY STANDARDS
 - 7.) REFER TO SI14 FOR PED & BIKE RAMP DETAILS ON THIS SHEET
 - 8.) LIGHT GREY HATCHING INDICATES SPILL-TYPE CURB CONFIGURATION AND MARKS APPROXIMATE TRANSITION LOCATIONS (MIN. 5').
 - 9.) ALL ELEVATIONS ARE FL UNLESS OTHERWISE NOTED



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CROSSROADS MIXED USE FILING NO. 1

STREET IMPROVEMENT PLANS

PROJECT NO. 18-003 DATE: 04/20/2022

SCALE: HORIZONTAL: 1"=20' VERTICAL: 1"=5'

DESIGNED BY: CLP CLP CHECKED BY: VAS VAS

217 N. WASHINGTON 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.

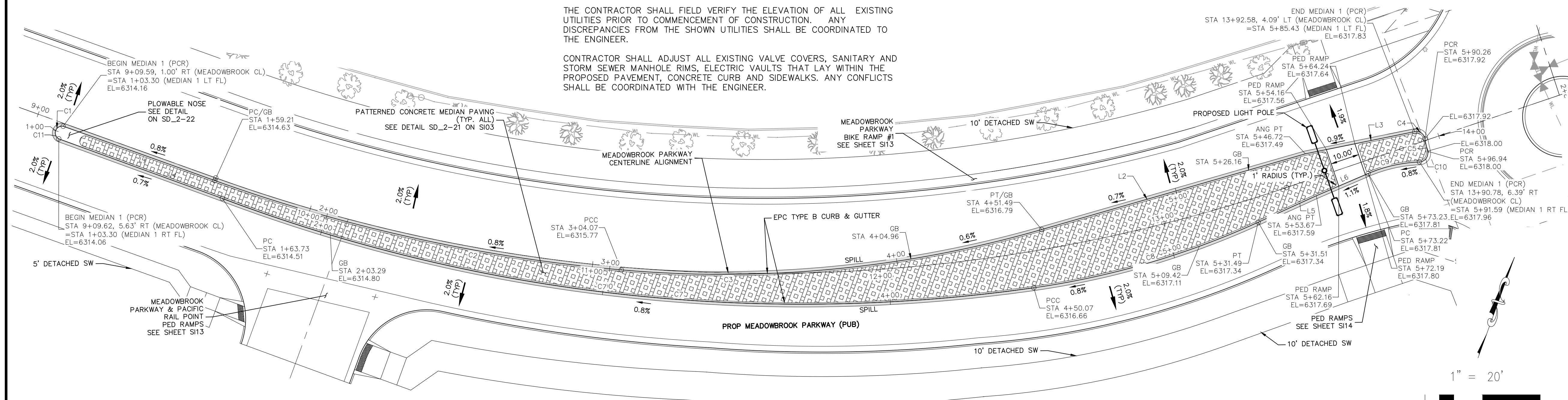
NO. DATE: BY: DESCRIPTION: APPROV. BY: DATE:

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ABBREVIATION LEGEND

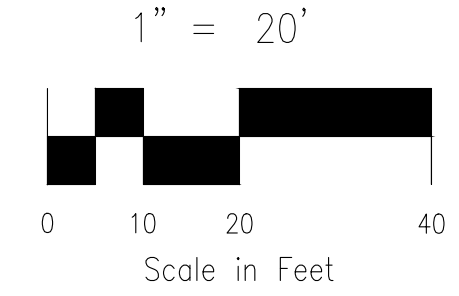
CL	CENTERLINE
LT	LEFT
RT	RIGHT
C&G	CURB AND GUTTER
EL	ELEVATION
W	WEST
CONST	CONSTRUCTION
N	NORTH
WTR	WATER
S	SOUTH
STM	STORM SEWER
PUB	PUBLIC
EX	EXISTING
STA	STATION
NTS	NOT TO SCALE
PROP	PROPOSED
SAN	SANITARY SEWER
CMD	CHEROKEE METRO. DISTRICT
CDS	CUL DE SAC

FLOWLINE LINE TABLE

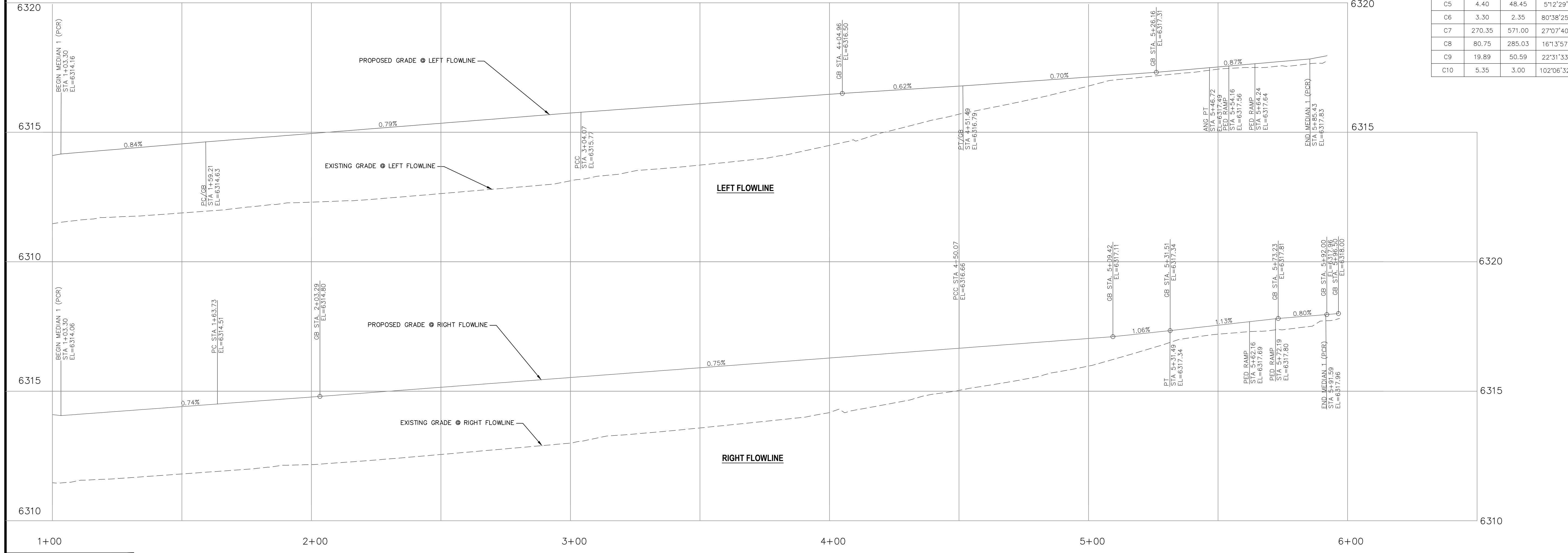
LINE	LENGTH	DIRECTION
L1	55.91	N89°43'00"E
L2	95.23	S53°59'19"W
L3	38.71	S58°32'10"W
L4	60.43	N90°00'00"E
L5	22.82	S45°32'32"W
L6	18.05	N46°48'13"E

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	4.82	3.00	92°07'41"
C5	4.40	48.45	51°2'29"
C6	3.30	2.35	80°38'25"
C7	270.35	571.00	27°07'40"
C8	80.75	285.03	16°13'57"
C9	19.89	50.59	22°31'33"
C10	5.35	3.00	102°06'32"



**MEADOWBROOK PARKWAY (PUBLIC)
MEDIAN 1**



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

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CROSSROADS MIXED USE FILING NO. 1

MEDIAN DETAILS

PROJECT NO. 18-003 DATE: 04/20/2022

SCALE: HORIZONTAL: 1"=20' VERTICAL: 1"=2'

DESIGNED BY: CWV CHECKED BY: VAS

DRAWN BY: CWV SHEET 9 OF 24

S109

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

CIVIL CONSULTANTS, INC.

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

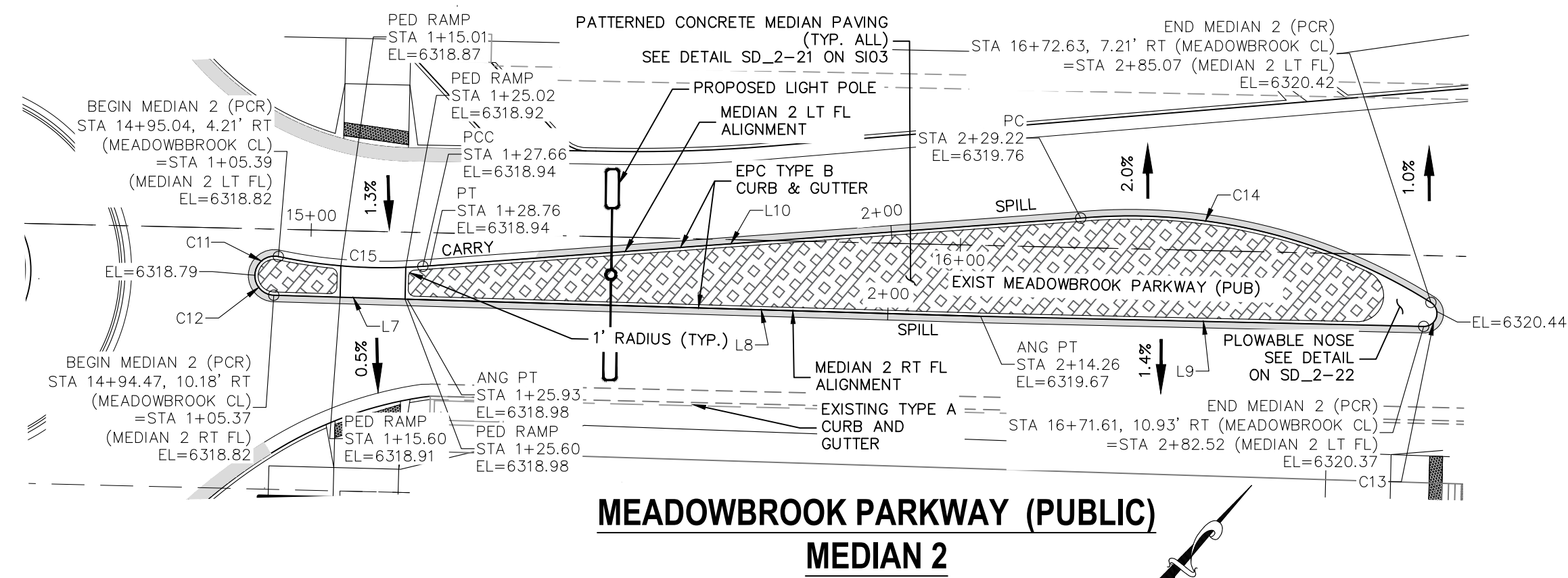
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

0903722 PROFESSIONAL

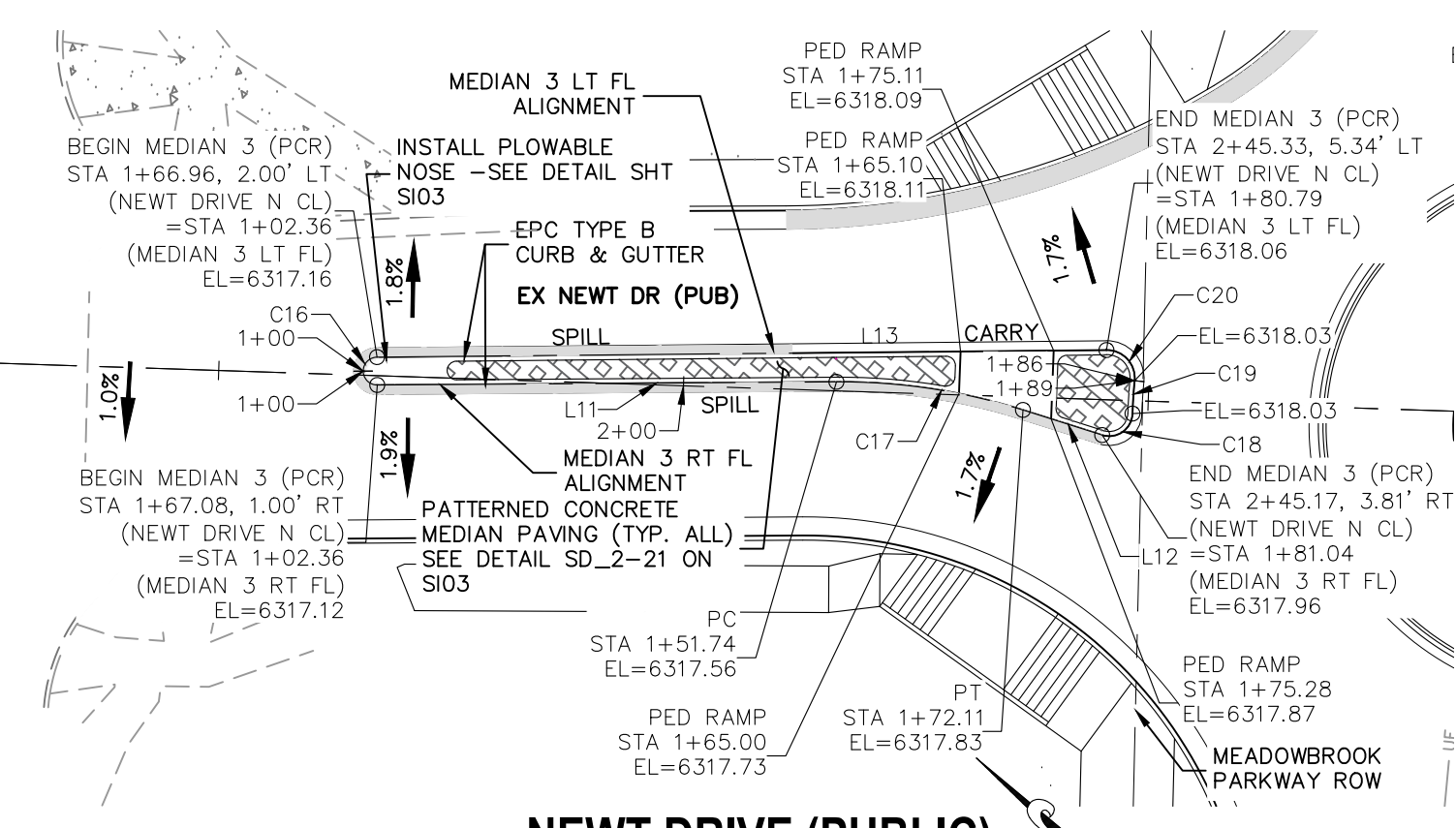
REVISIONS: NO. DATE: BY: DESCRIPTION: APPROV. BY: DATE:

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CAUTION



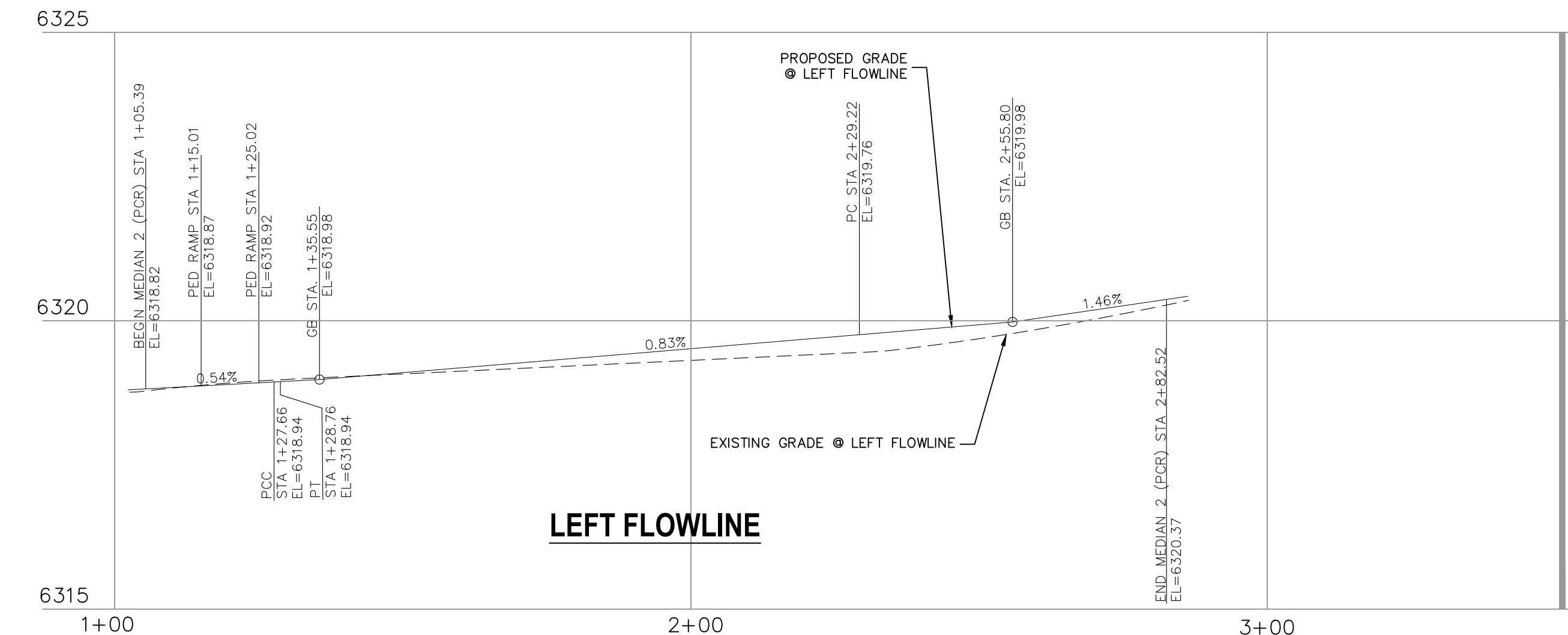
**MEADOWBROOK PARKWAY (PUBLIC)
MEDIAN 2**



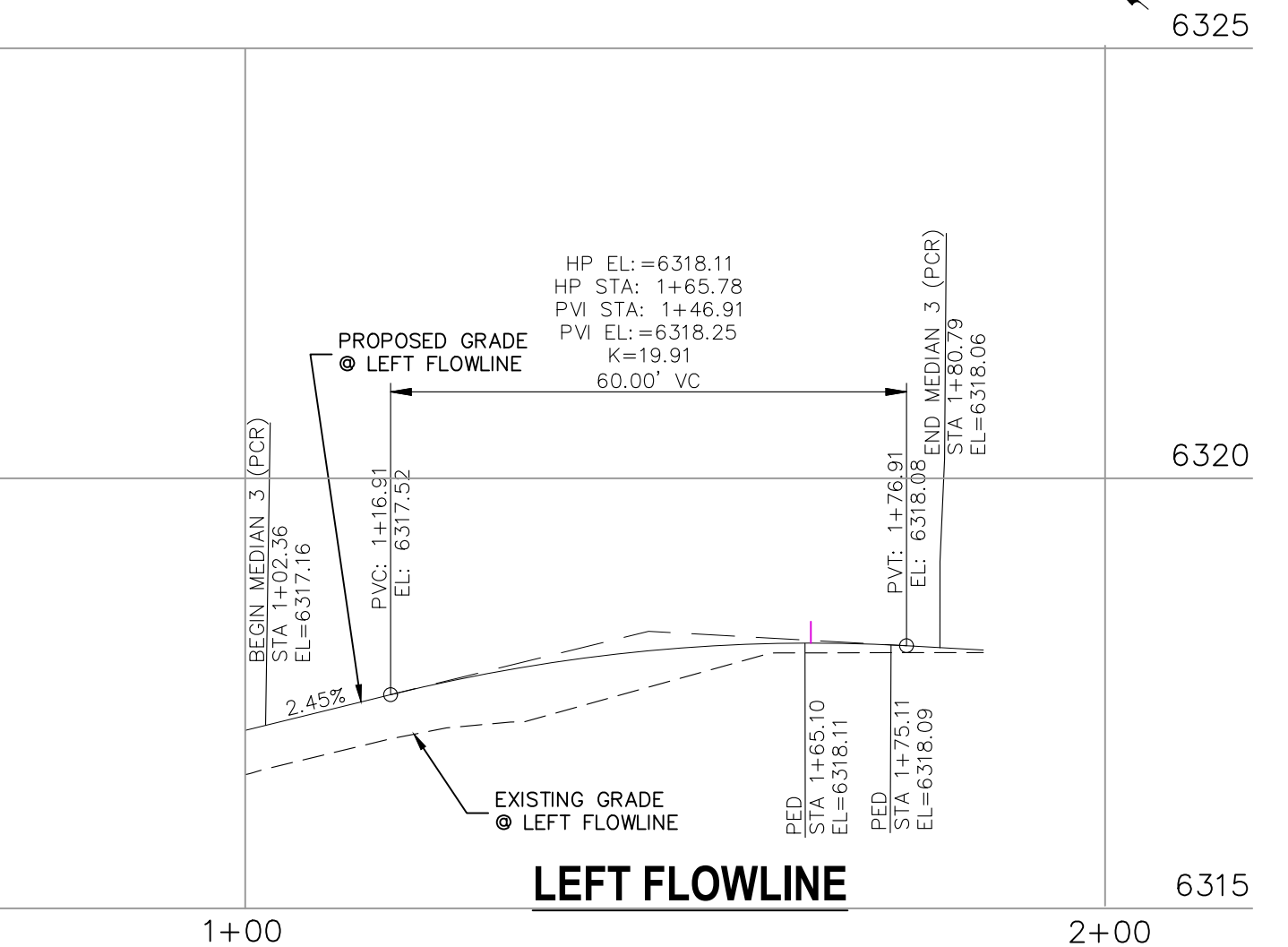
**NEWT DRIVE (PUBLIC)
MEDIAN 3**

LINE	LENGTH	DIRECTION
L7	20.56	N51°42'29"E
L8	88.33	N51°42'29"E
L9	68.26	N51°18'48"E
L10	101.56	S45°48'17"W
L11	49.38	S40°23'42"E
L12	8.93	N22°26'29"W
L13	78.43	S40°33'08"E

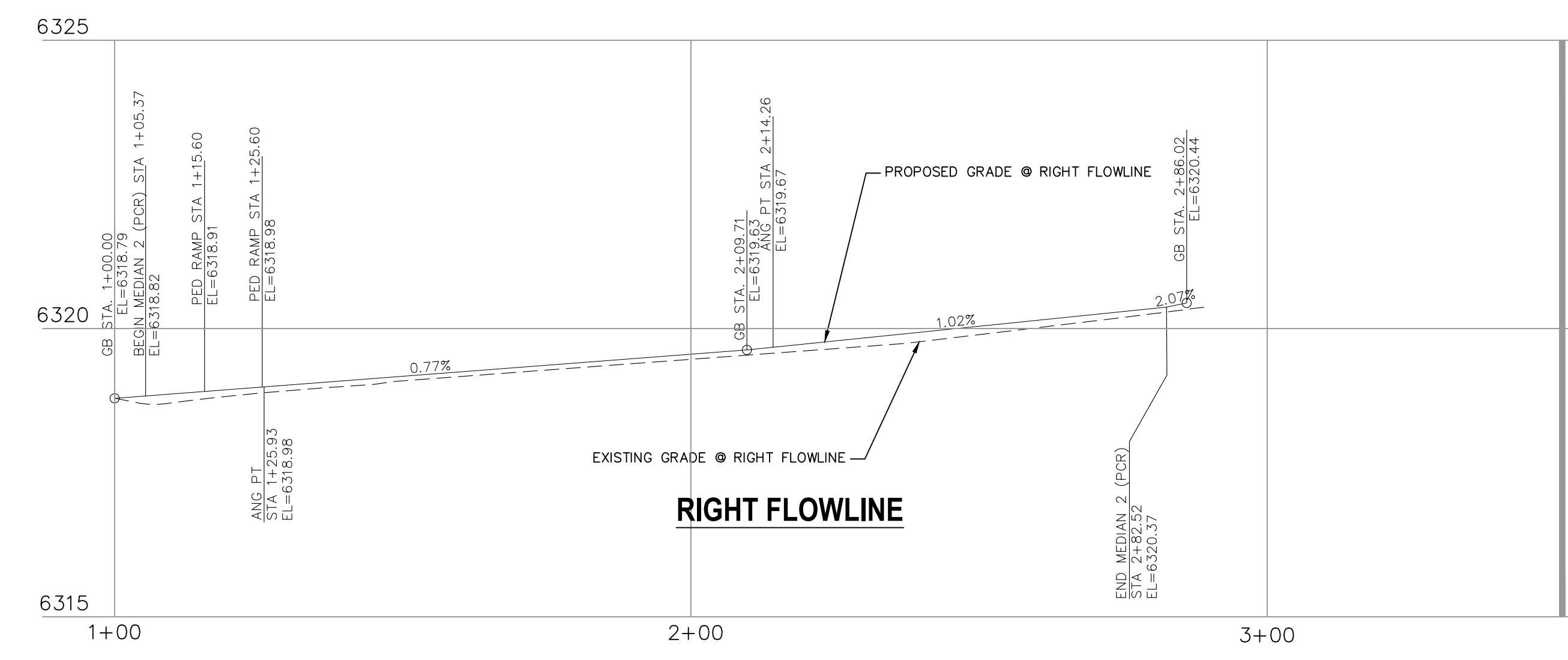
CURVE	LENGTH	RADIUS	DELTA
C11	5.28	3.00	100°56'07"
C12	4.70	3.00	89°40'47"
C13	5.21	2.00	149°10'18"
C14	56.47	87.00	37°11'11"
C15	22.38	79.50	16°07'35"
C16	4.71	1.50	180°00'00"
C17	20.37	65.00	17°57'13"
C18	4.61	2.50	105°44'59"
C19	3.55	53.63	3°47'27"
C20	5.05	3.00	96°25'09"



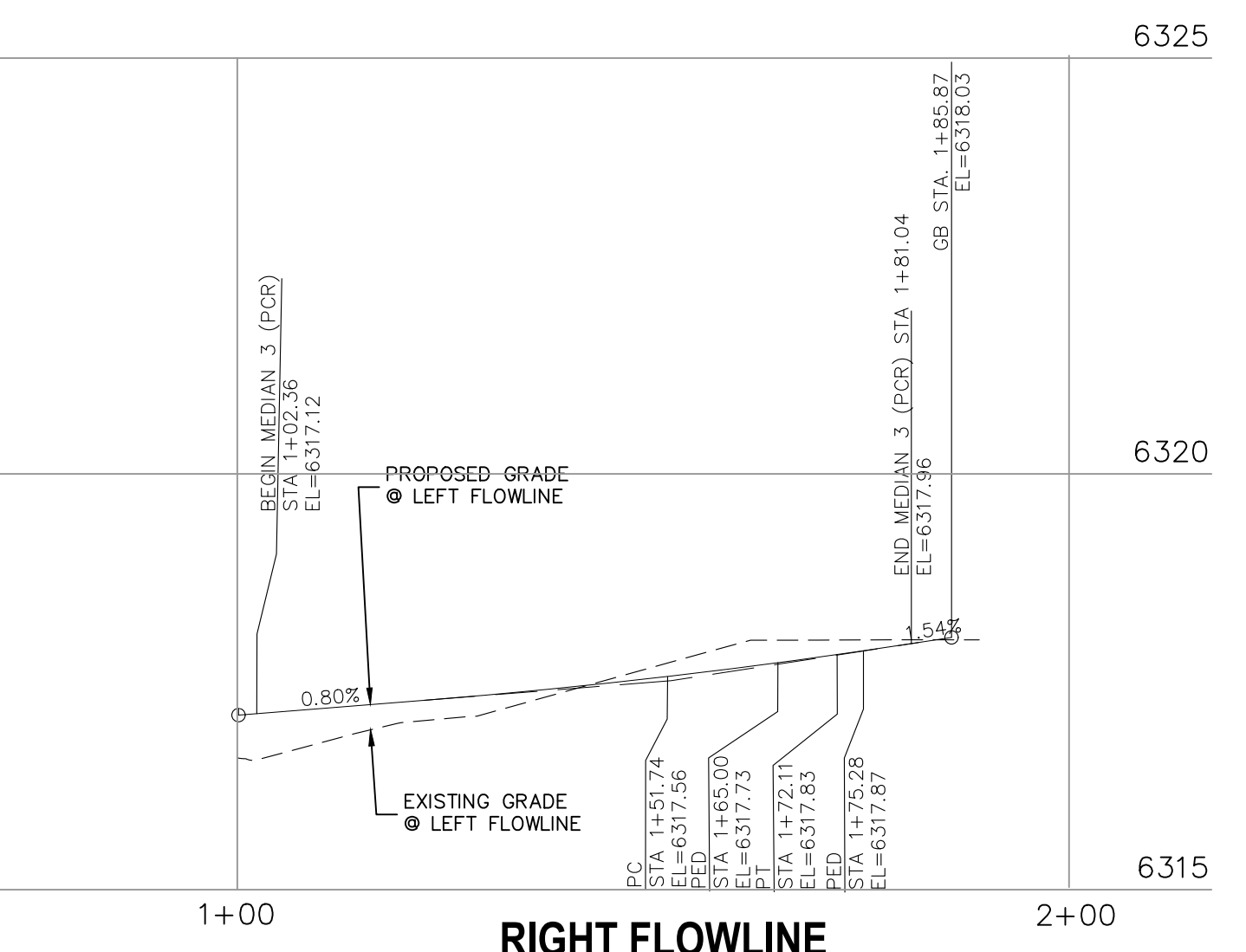
LEFT FLOWLINE



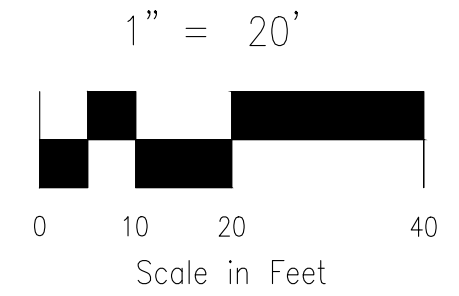
LEFT FLOWLINE



RIGHT FLOWLINE



RIGHT 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

MEDIAN DETAILS

PROJECT NO. 18-003 DATE: 04/20/2022

SCALE: HORIZONTAL: 1"=20' VERTICAL: 1"=5'

DESIGNED BY: CWV CHECKED BY: VAS

DRAWN BY: CWV SHEET 10 OF 24

S110

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

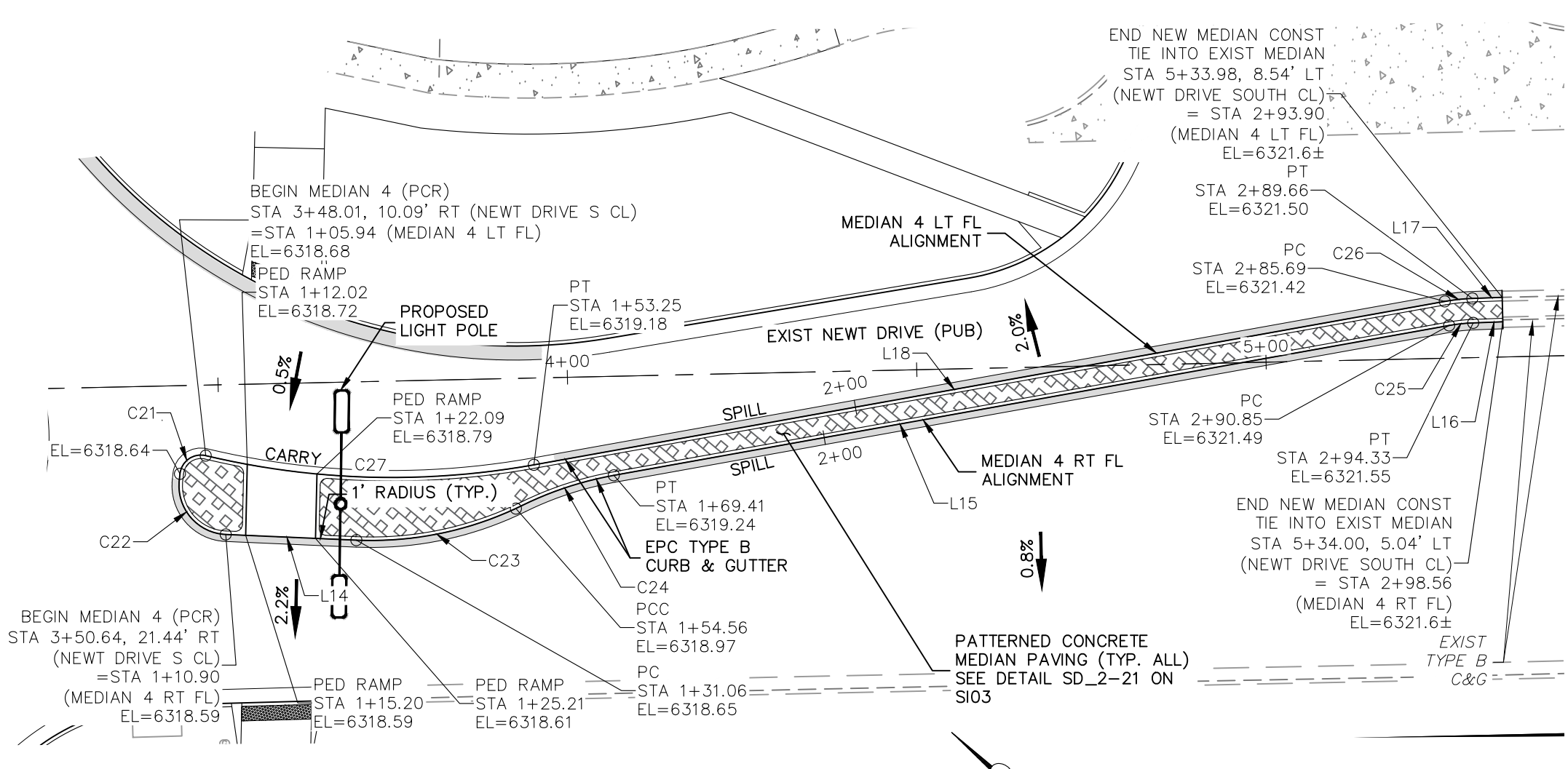
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

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

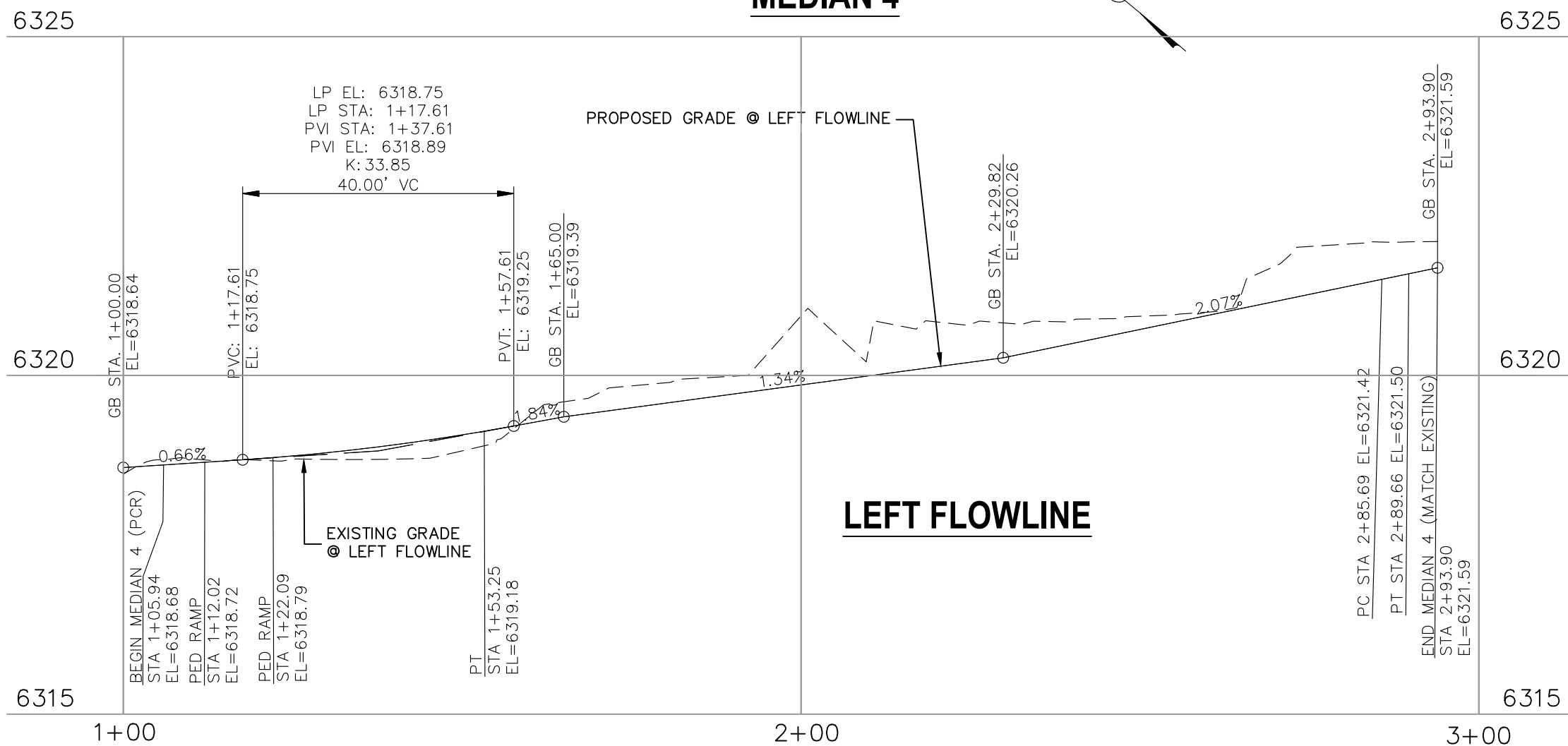
NO. DATE: BY: DESCRIPTION: APPROV. BY: DATE:

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.

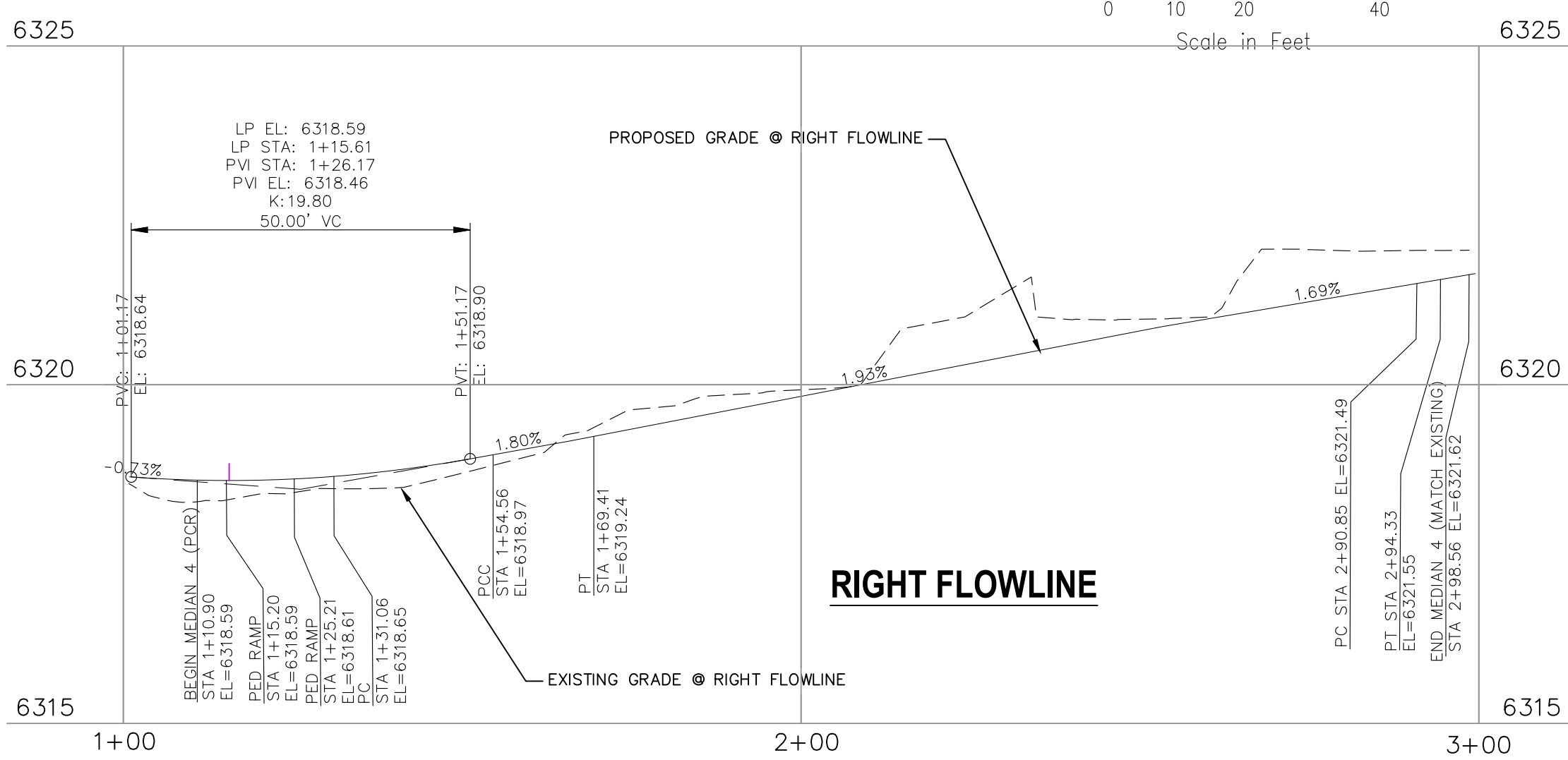
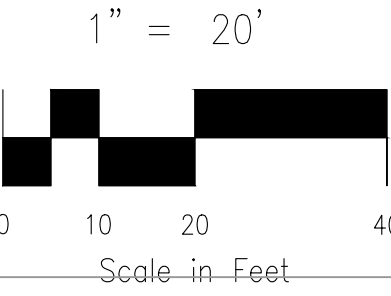
CAUTION



**NEWT DRIVE (PUBLIC)
MEDIAN 4**



LEFT FLOWLINE



RIGHT FLOWLINE

FLOWLINE LINE TABLE

LINE	LENGTH	DIRECTION
L14	18.71	S37°30'19"E
L15	121.44	S50°10'38"E
L16	4.24	S42°03'37"E
L17	4.28	S42°03'37"E
L18	132.44	N50°10'38"W

FLOWLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C21	5.10	3.00	97°23'46"
C22	11.54	7.00	94°29'45"
C23	24.52	49.00	28°40'26"
C24	13.82	49.50	16°00'06"
C25	3.47	24.50	8°07'02"
C26	3.97	28.00	8°07'02"
C27	47.31	115.00	23°34'17"

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

MEDIAN DETAILS

PROJECT NO. 18-003 DATE: 04/20/2022

SCALE: HORIZONTAL: 1"=20' VERTICAL: 1"=5'

DESIGNED BY: CWV CHECKED BY: VAS

DRAWN BY: CWV SHEET 11 OF 24

SI11

217 N. WASHATCH 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. 37160

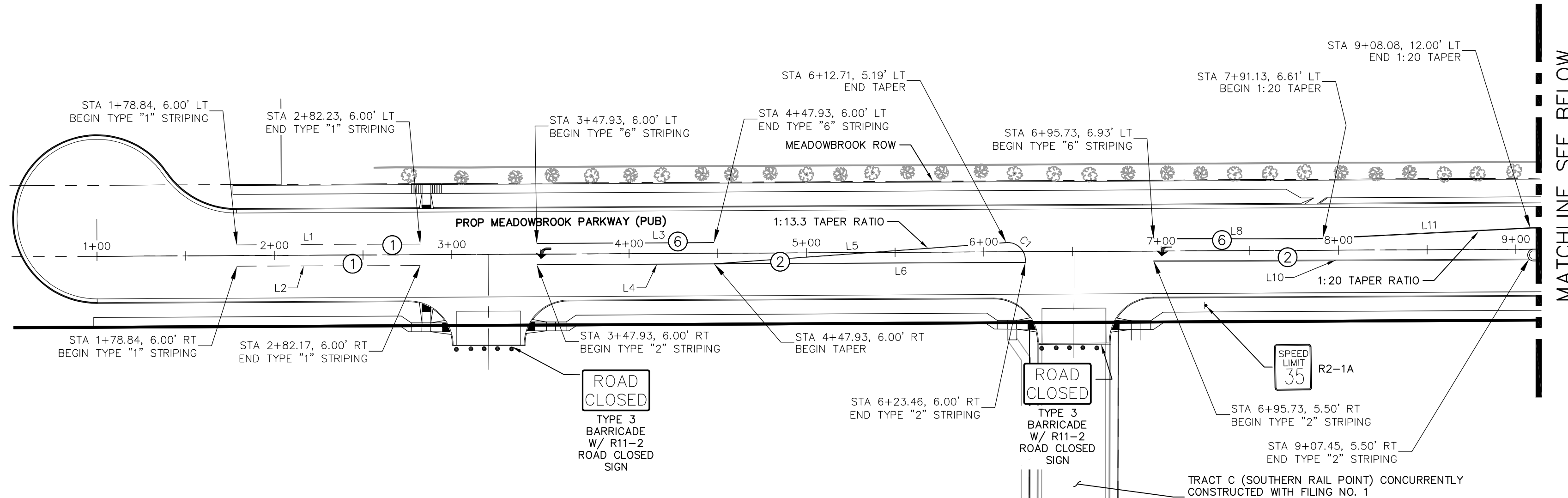
PROFESSIONAL ENGINEER
05/03/22

REVISIONS:

NO.	DATE	BY	DESCRIPTION	APPROV'D. BY:

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



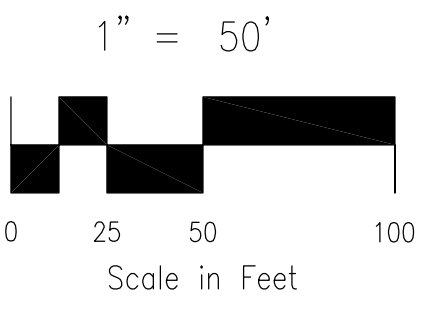
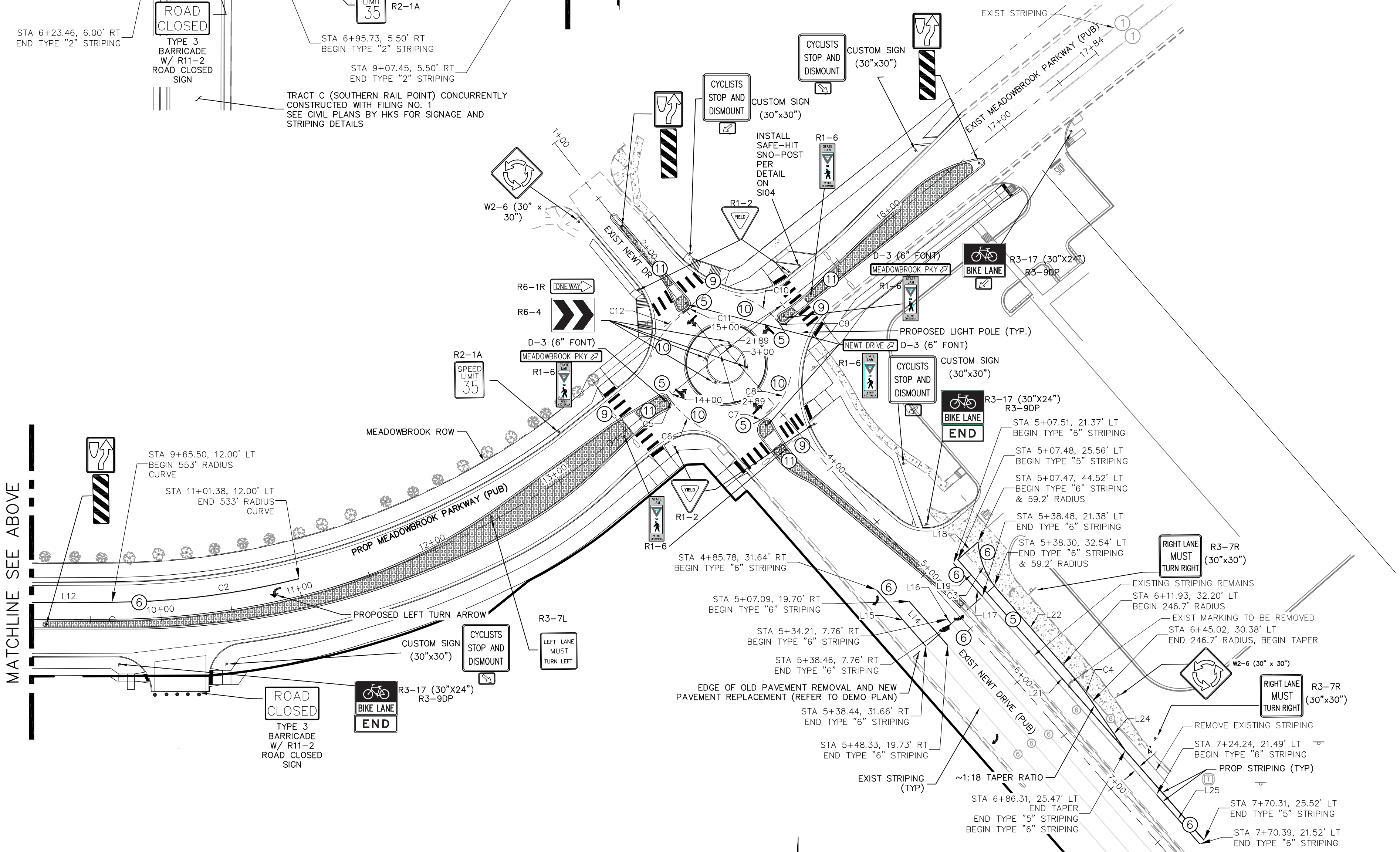
STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	2-WAY LEFT TURN LANE MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE, INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30" GAPS
②	2-WAY CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 4" APART
③	LANE LANES (EPOXY)	BROKEN 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
⑩	EXTENSION LINES	12" BROKEN WHITE LINE
⑪	MEDIAN LIP (EDGE) LINES	4" SOLID YELLOW LINE

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

STRIPING LINE TABLE		
Line #	Length	Direction
L1	103.39	N89° 43' 00.18"E
L2	103.33	N89° 43' 00.18"E
L3	100.00	N89° 43' 00.18"E
L4	115.53	N89° 43' 00.18"E
L5	165.16	N85° 49' 49.59"E
L6	175.53	S89° 43' 00.18"W
L8	92.33	N90° 00' 00.00"E
L10	211.72	N89° 43' 00.18"E
L11	120.15	N87° 04' 45.69"E
L12	57.41	N89° 43' 00.18"E
L14	41.24	N41° 12' 01.94"W
L15	52.66	S41° 12' 59.22"E
L16	4.25	S41° 12' 59.22"E
L17	30.97	N41° 16' 30.48"W
L18	18.96	S48° 43' 29.52"W
L19	262.89	S41° 16' 30.48"E
L21	262.89	S41° 16' 30.48"E
L22	73.63	N40° 55' 48.19"W
L24	41.58	N34° 27' 26.01"W
L25	46.15	S41° 16' 30.48"E

STRIPING CURVE TABLE			
Curve #	Length	Radius	Delta
C1	16.46	10.00	94.29
C2	133.00	553.00	13.78
C3	33.43	59.18	32.36
C4	33.17	261.21	7.28
C5	10.00	75.00	7.64
C6	30.01	75.00	22.93
C7	14.40	46.50	17.74
C8	27.32	46.50	33.66
C9	11.45	46.50	14.11
C10	32.32	56.01	33.07
C11	10.93	46.50	13.46
C12	30.32	63.78	27.24

- 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).



CROSSROADS MIXED USE FILING NO. 1
 SIGNAGE AND STRIPING PLAN
 PROJECT NO. 18-003
 DATE: 04/20/2022
 SCALE: HORIZONTAL: 1"=50' VERTICAL: N/A
 DESIGNED BY: CWW
 DRAWN BY: CWW
 CHECKED BY: WAS
 SHEET 12 OF 24
 S112

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

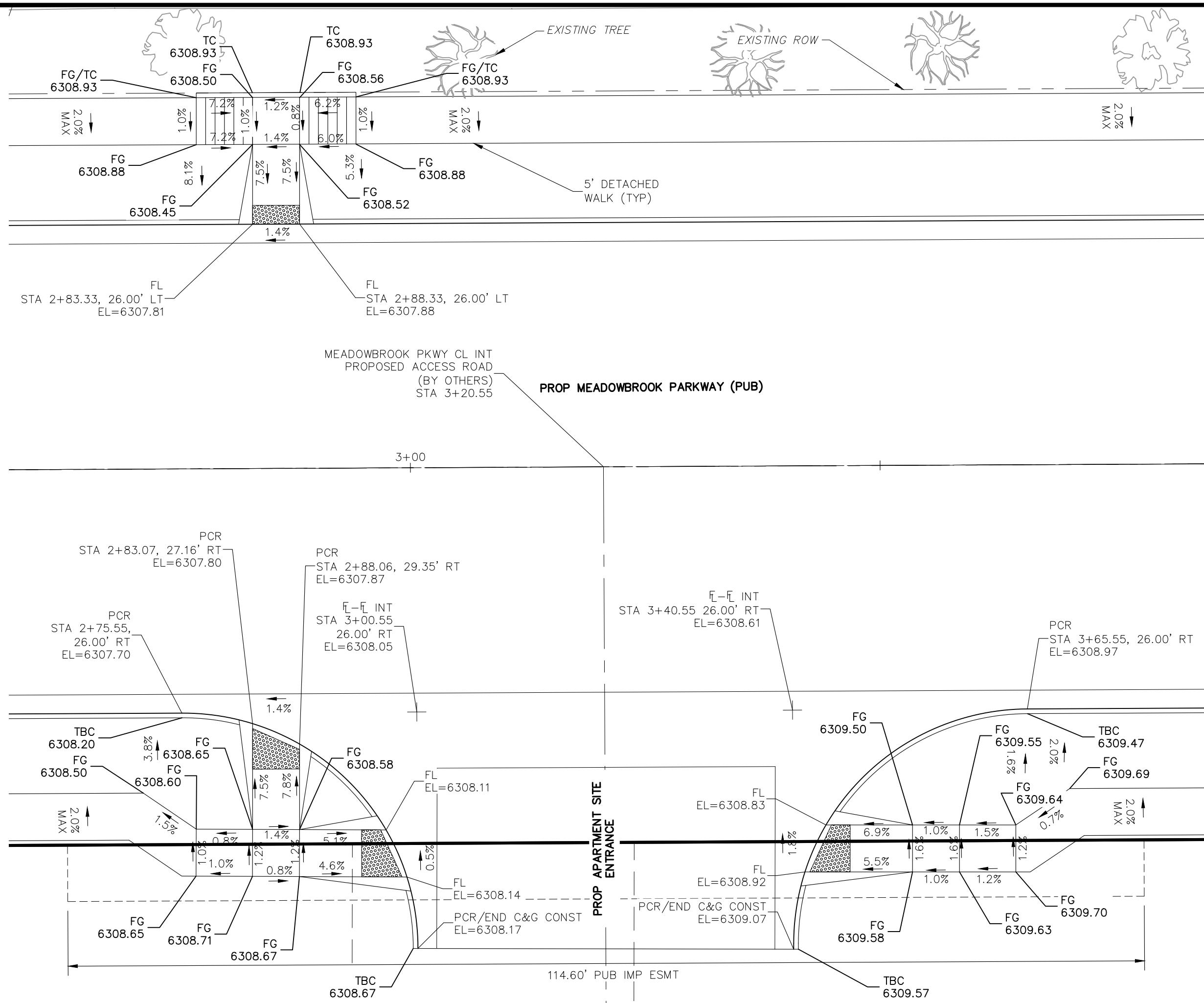
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, P.E. NO. 37160
 REGISTERED PROFESSIONAL ENGINEER
 05/03/22

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

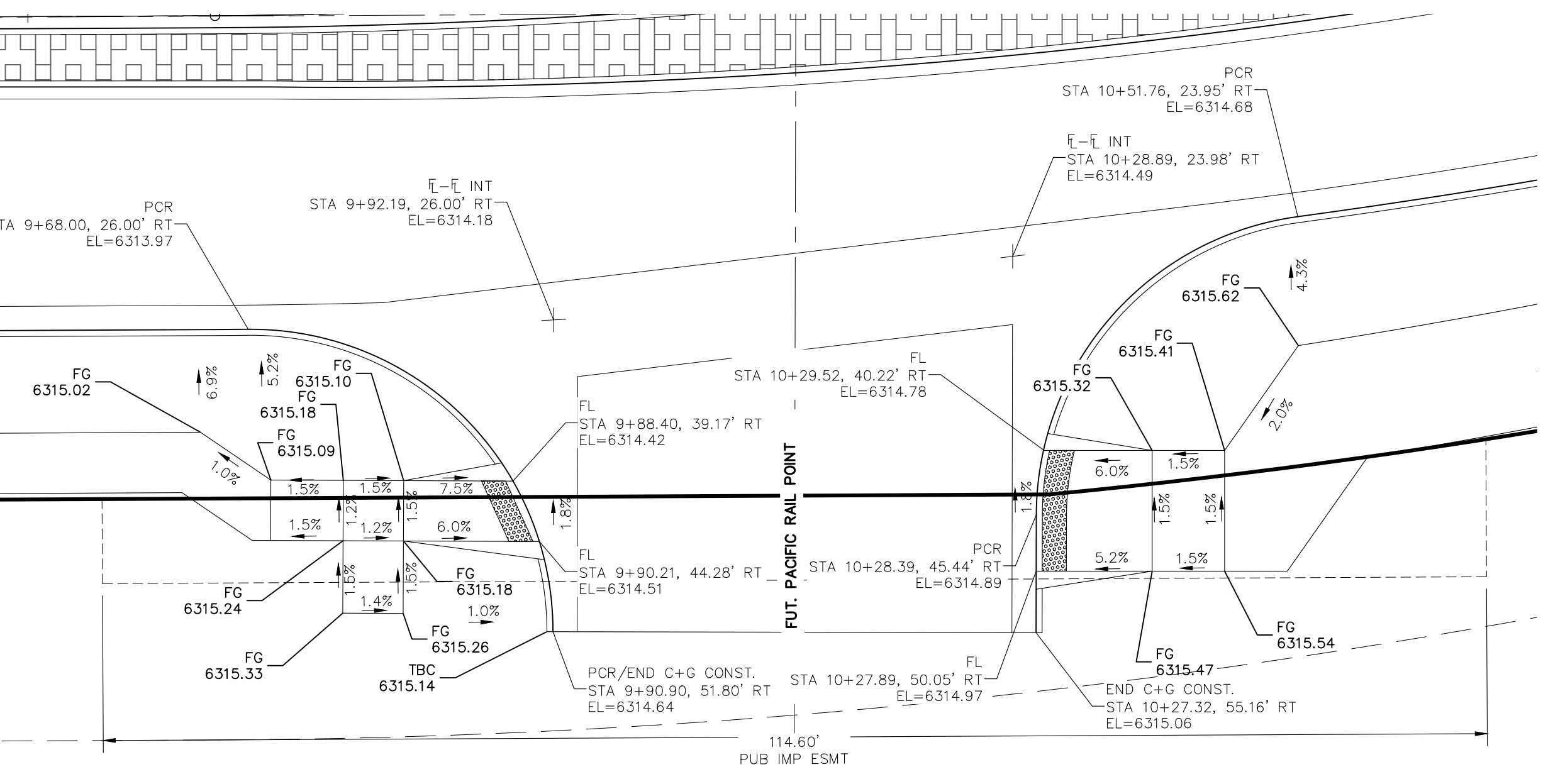
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, ERRORS OR OMISSIONS UNLESS THEY ARE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
 CAUTION

File: O:\18003A-Crossroads Mixed Use\Colorado Springs Equities LLC\Draw\Const\Draw\Sheet\313.dwg Plotstamp: 4/27/2022 2:36 PM



MEADOWBROOK & APARTMENT SITE

SCALE: 1"=10'



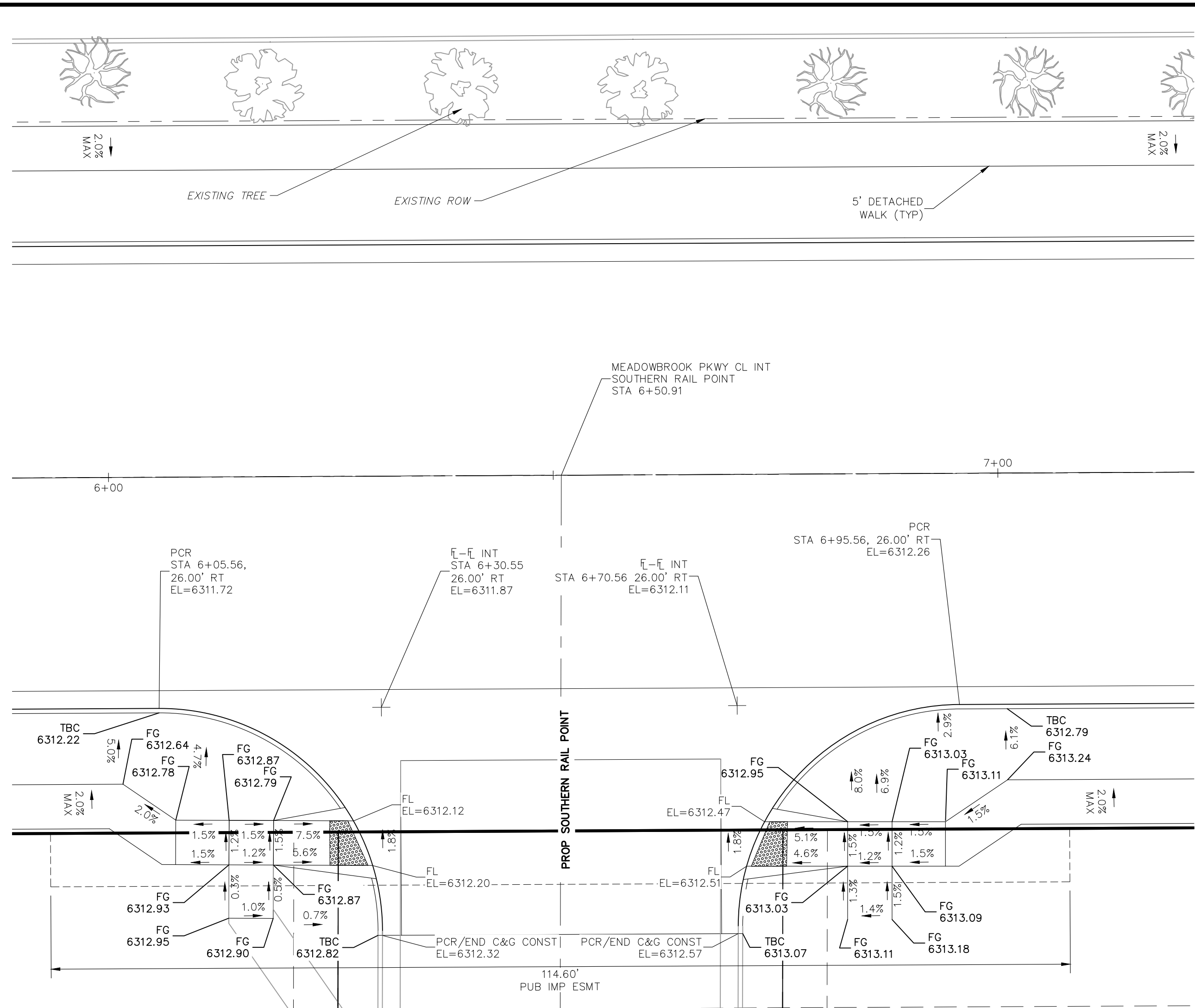
MEADOWBROOK PARKWAY & PACIFIC RAIL POINT

SCALE: 1"=10'

NOTES:

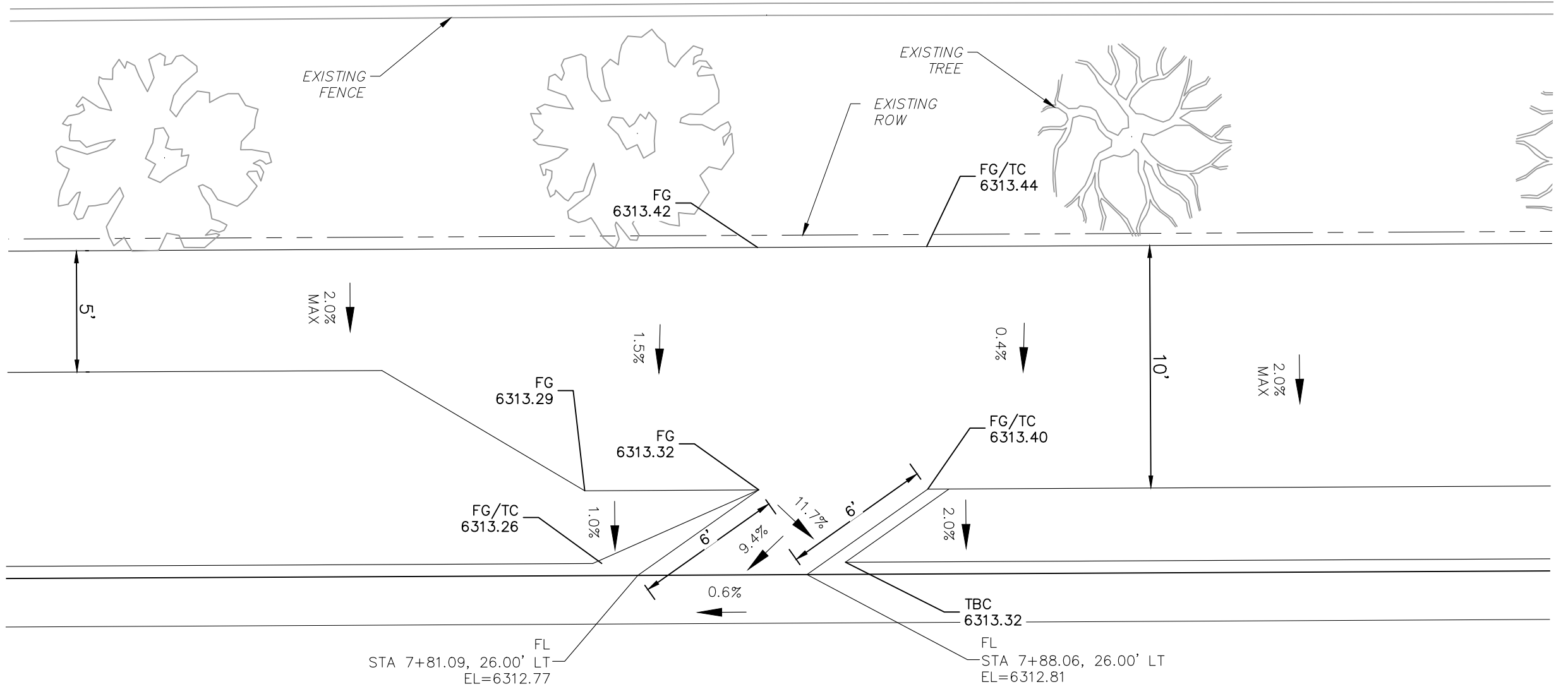
STATIONED OFF RESPECTIVE ALIGNMENTS FROM STREET IMPROVEMENT PLANS AT FLOWLINES

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



MEADOWBROOK PARKWAY & SOUTHERN RAIL POINT

SCALE: 1"=10'



MEADOWBROOK PARKWAY BIKE RAMP #1

SCALE: 1"=5'

CROSSROADS MIXED USE FILING NO. 1
MEADOWBROOK PED & BIKE RAMP DETAILS
PROJECT NO. 18-003 DATE: 04/20/2022
DESIGNED BY: CWV CHECKED BY: VAS
DRAWN BY: CWV SHEET 13 OF 24
VERTICAL: N/A
HORIZONTAL: N/A

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

CIVIL CONSULTANTS, INC.

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

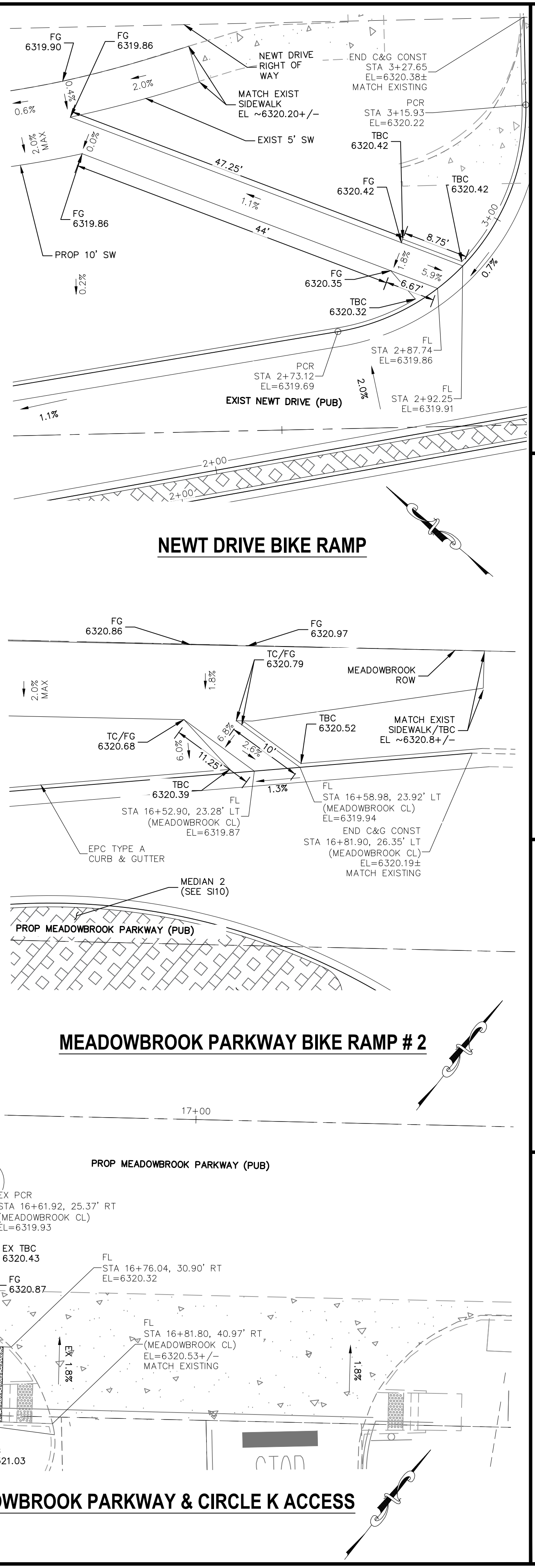
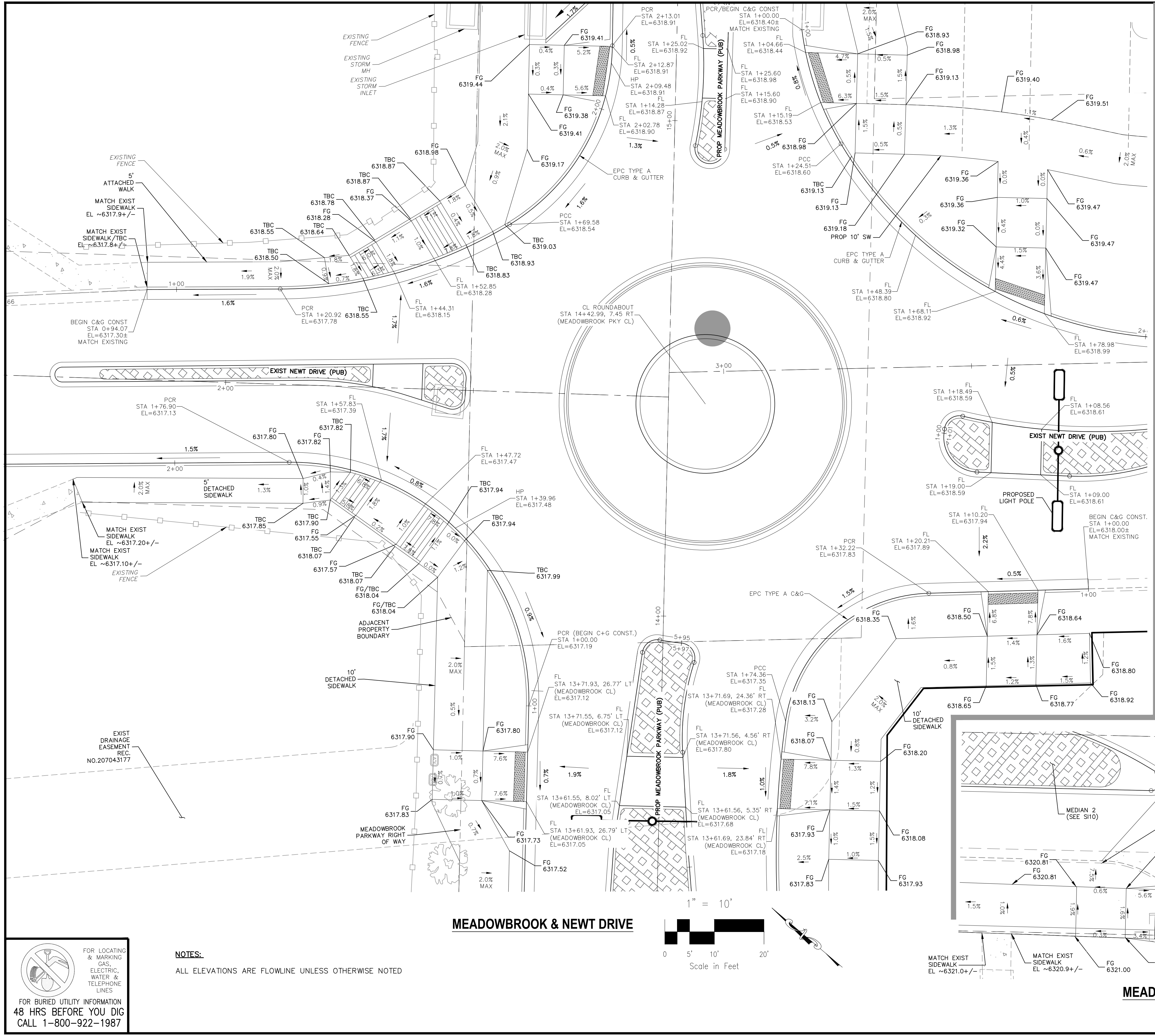
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

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

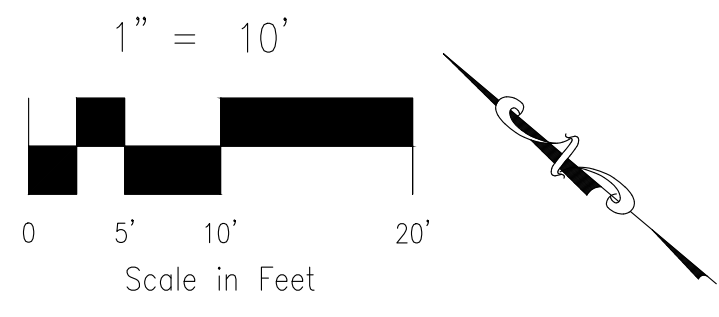
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.

CAUTION

File: C:\18033A-Crossroads Mixed Use\Colorado Springs Equities LLC\Draw\Const\Draw\Street\314.dwg Plotstamp: 5/2/2022 2:08 PM



MEADOWBROOK & NEWT DRIVE



NOTES:
ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED

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: 04/20/2022

SCALE: HORIZONTAL: 1"=10' VERTICAL: N/A

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

217 N. WARRATCH AVE., STE. 305
COLORADO SPRINGS, CO 80903
PHONE: 719.585.5485

CIVIL CONSULTANTS, INC.

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

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

FOR THE REGISTERED PROFESSIONAL ENGINEER

37160 09/03/22

REVISIONS: NO. DATE: BY: DESCRIPTION: APPROV. 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 14 OF 24
S114

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: 04/20/2022

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

DESIGNED BY: GT

DRAWN BY: GT

CHECKED BY: VAS

SHEET 15 OF 24

ST01

217 N. WAHATCH AVE, STE 305
COLORADO SPRINGS CO 80903
PHONE 719.585.5485

M&S CIVIL CONSULTANTS, INC.

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

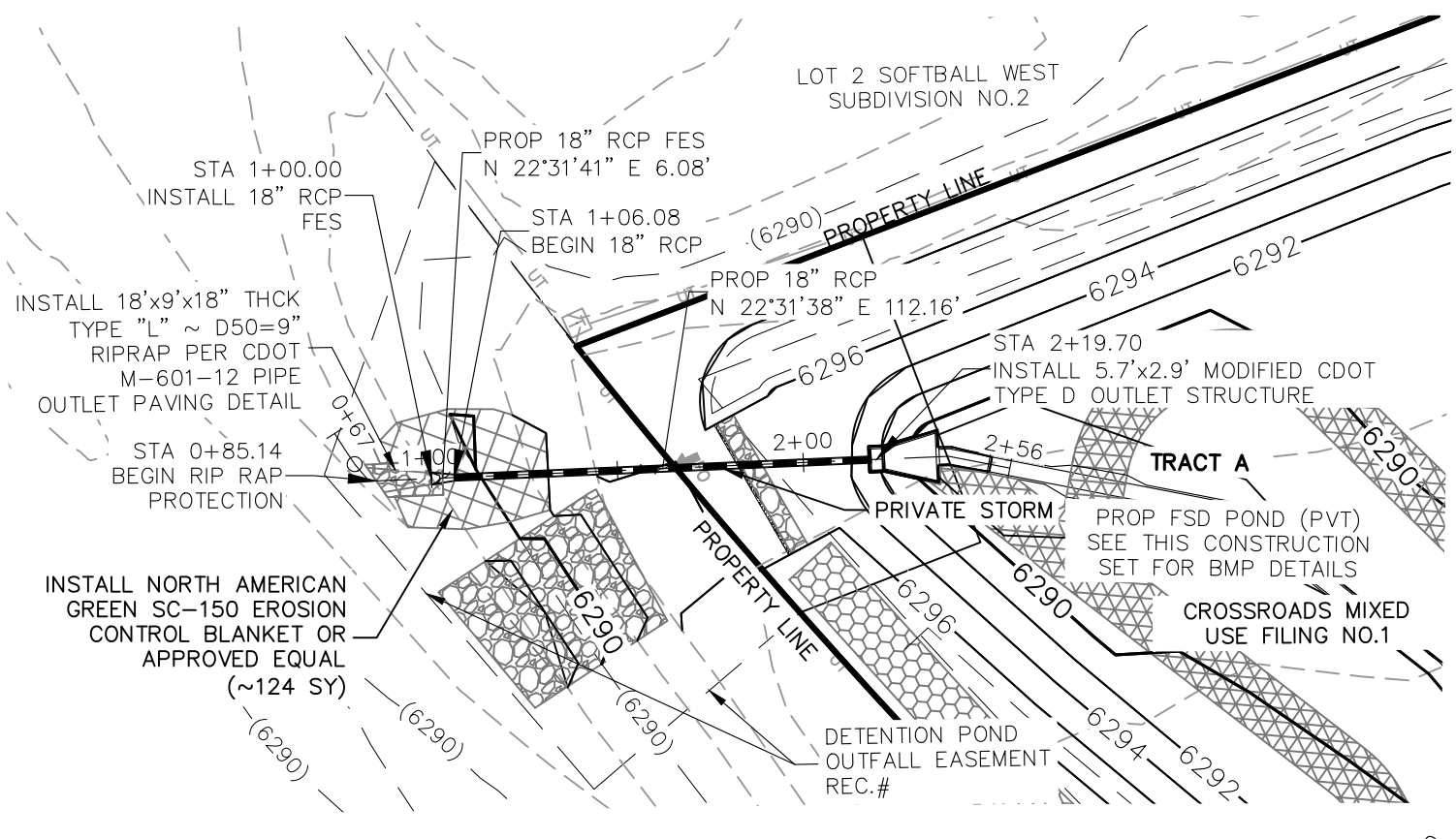
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

NO.	DATE	BY	DESCRIPTION

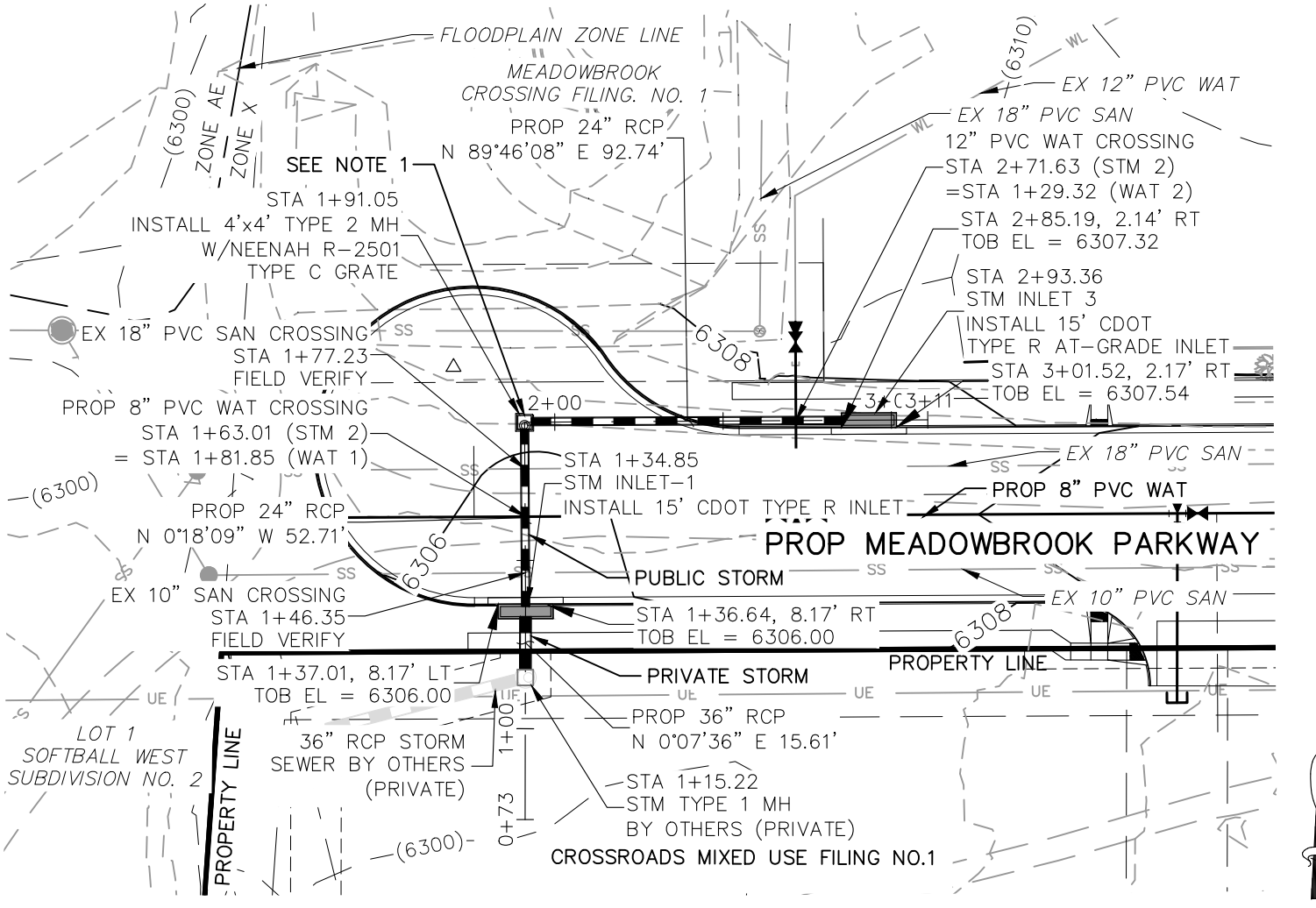
APPROVED BY: _____ DATE: _____

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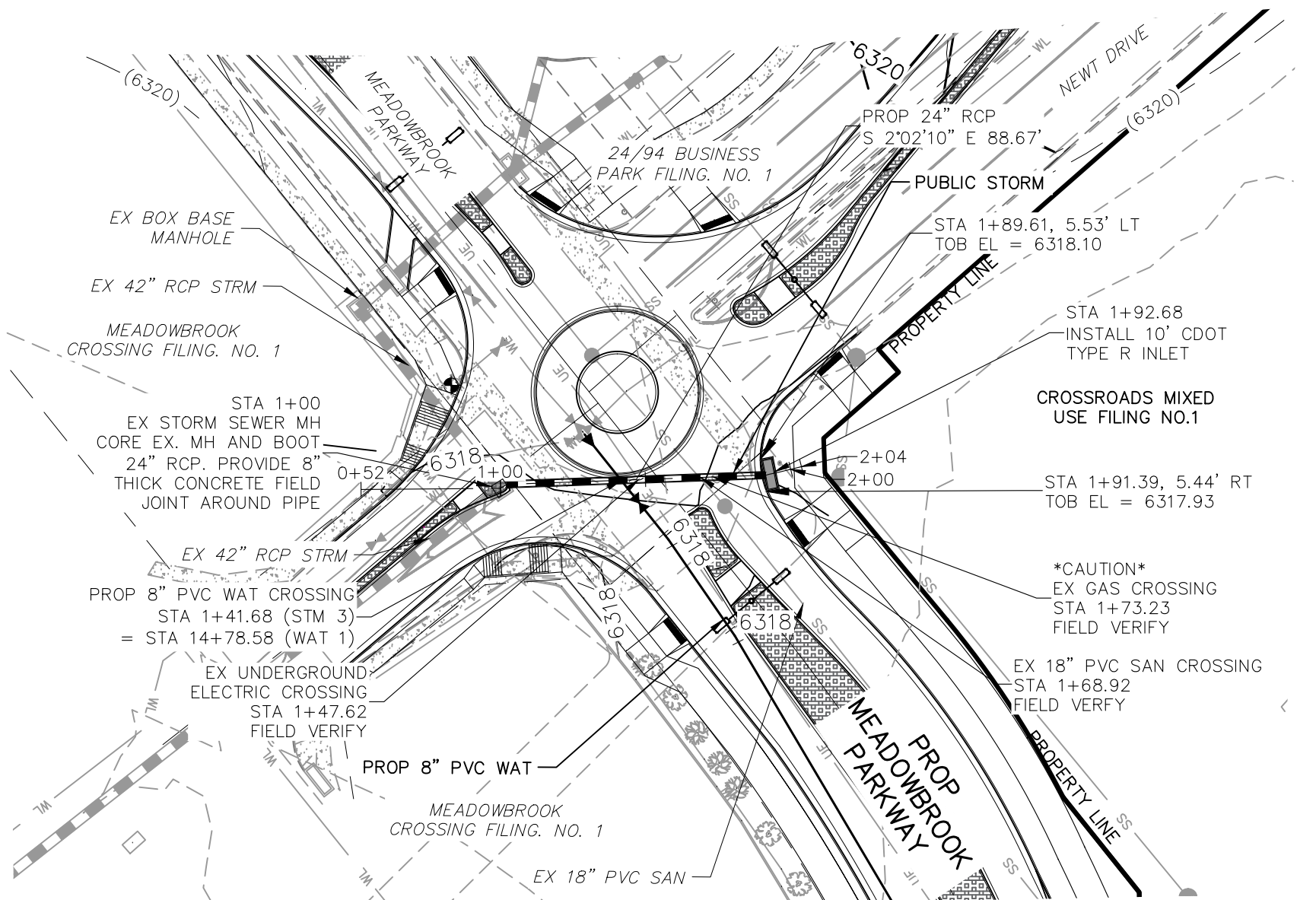
CAUTION



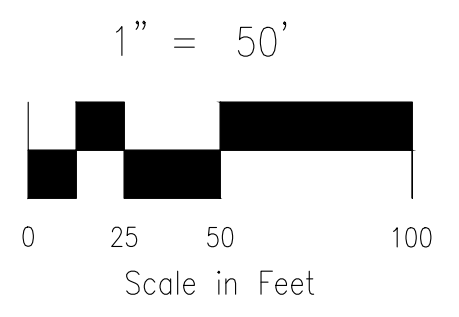
STORM 1 FSD POND OUTFALL
STA 1+00.00 TO STA 2+19.70
(PUBLIC/PRIVATE)



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

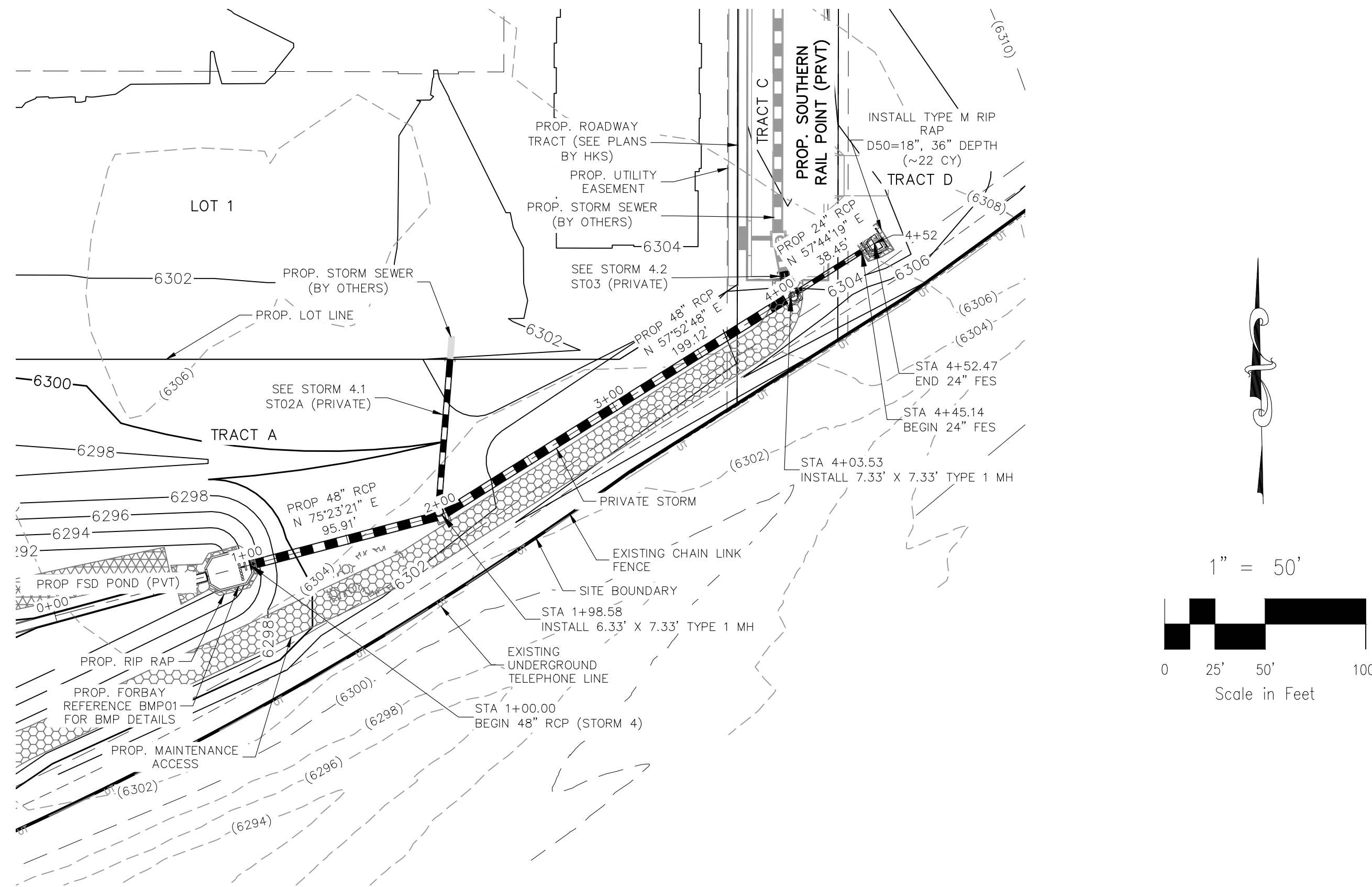


STORM 3
STA 1+00.00 TO STA 1+92.26
(PUBLIC)

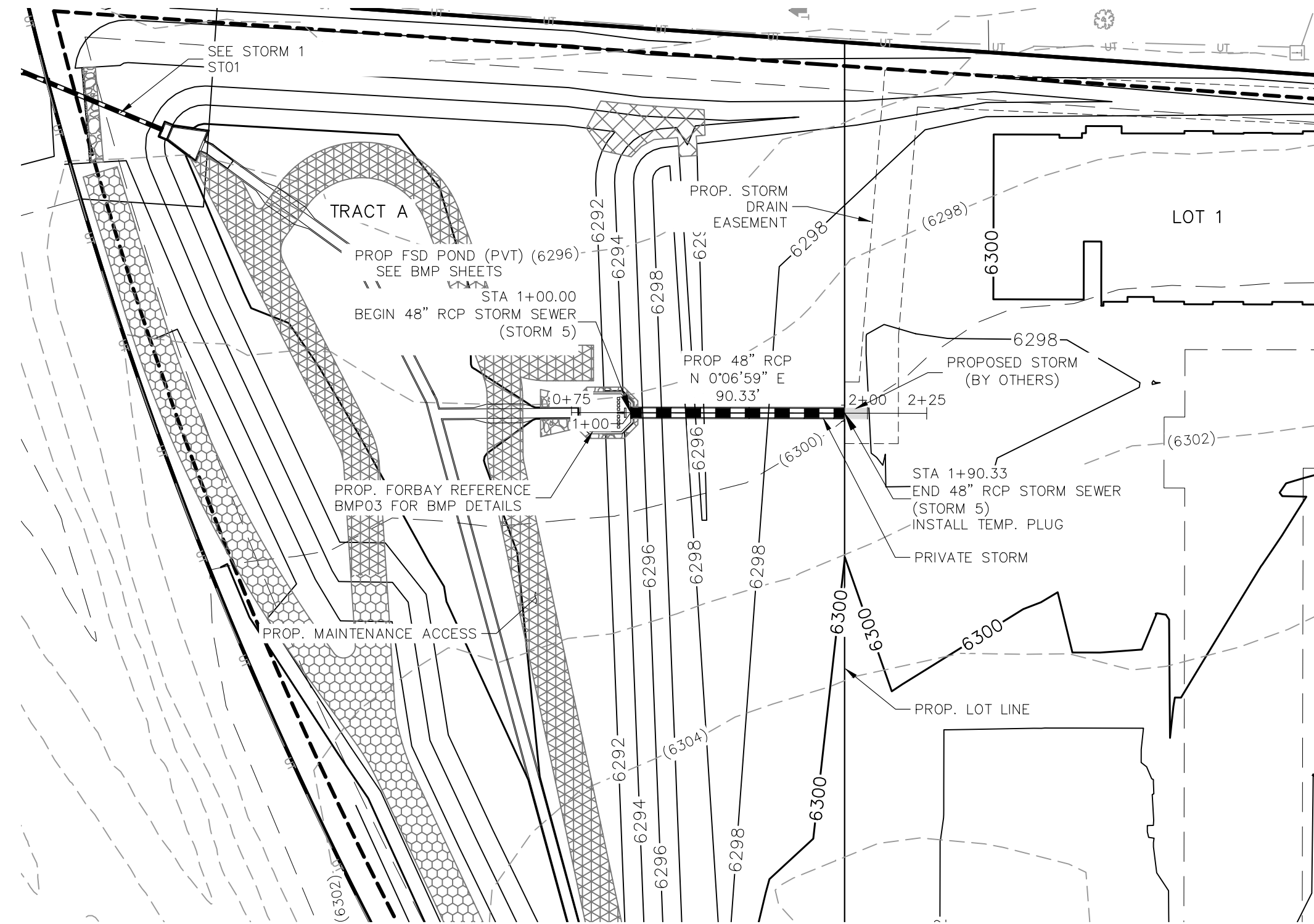


- NOTE:
- 1.) GRATED INLET TO BE REPLACED WITH CRUB FACE INLET AT TIME OF MEADOWBROOK PARKWAY EXTENSION
 - 2.) ALL PRIVATE STORM SEWER CONSTRUCTED WITH THESE PLANS TO BE MAINTAINED BY THE CROSSROADS METROPOLITAN DISTRICT NO. 1

STATION	EXISTING GRADE @ STORM SEWER	PROPOSED GRADE @ STORM SEWER	100YR HGL	100YR HGL	100YR HGL
6920	6280	6280	6280	6280	6280
6280	6290	6290	6290	6290	6290
6290	6300	6300	6300	6300	6300
6300	6310	6310	6310	6310	6310
6310	6320	6320	6320	6320	6320
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6790	6800	6800	6800	6800	6800
6800	6810	6810	6810	6810	6810
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6890	6900	6900	6900	6900	6900
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6930	6940	6940	6940	6940	6940
6940	6950	6950	6950	6950	6950
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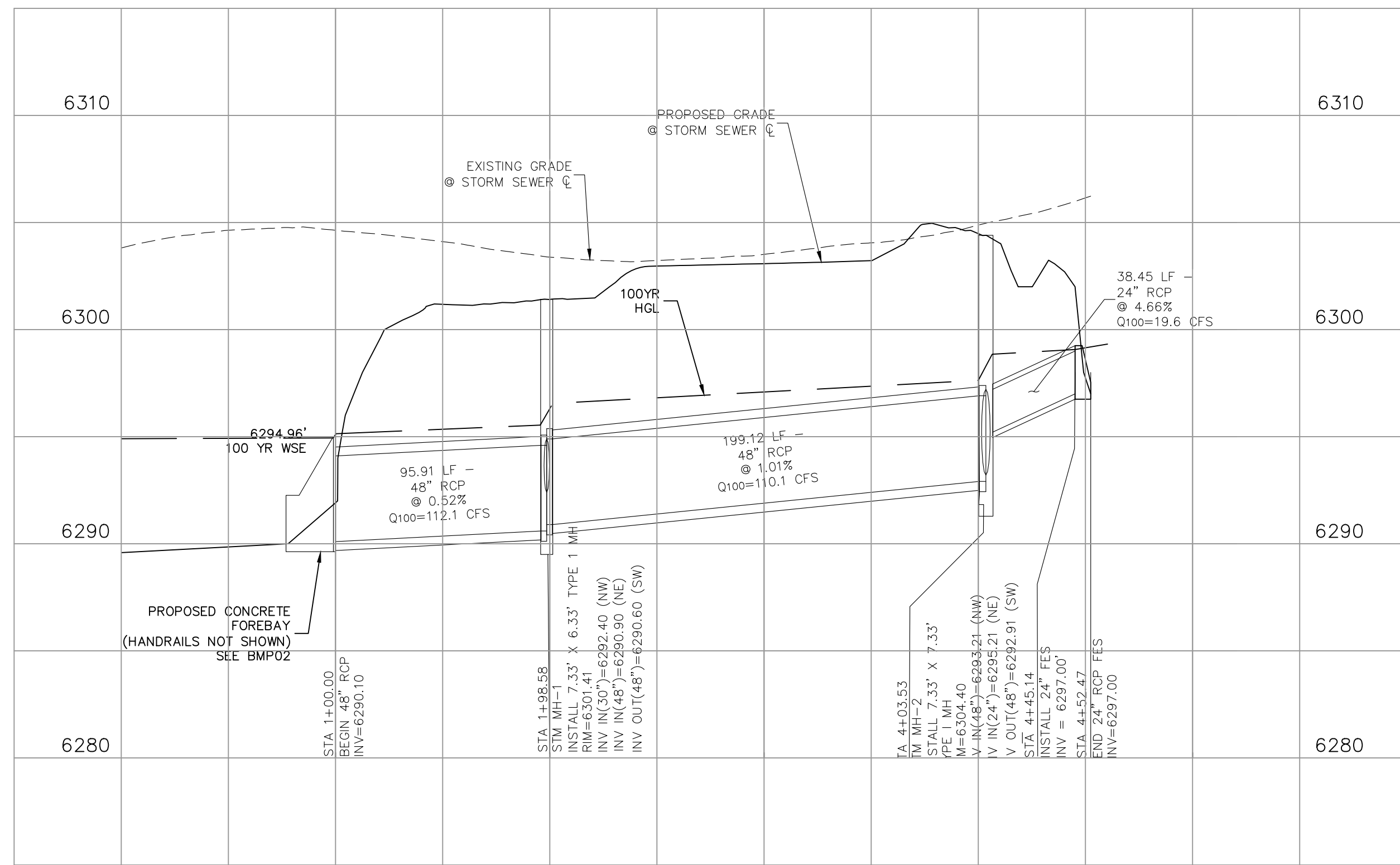
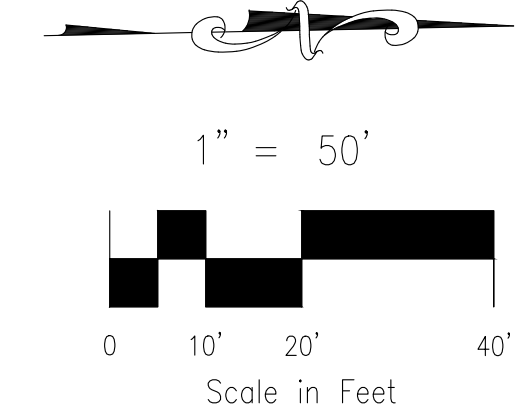
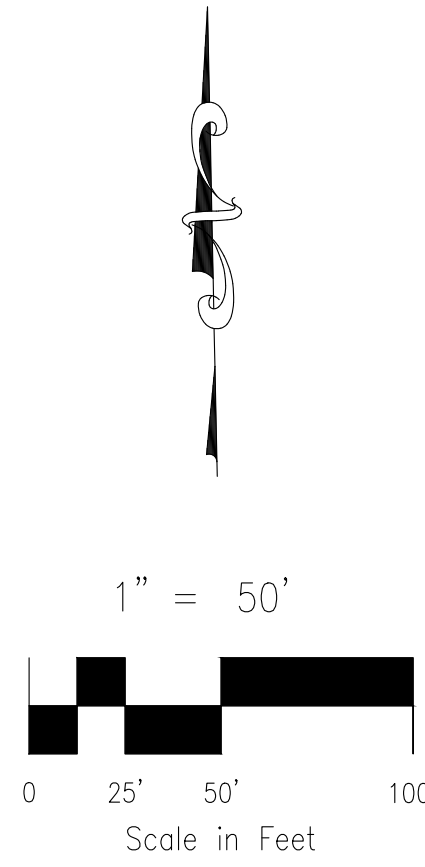
STORM 4 (PRIVATE)
STA 1+00.00 TO STA 4+52.47



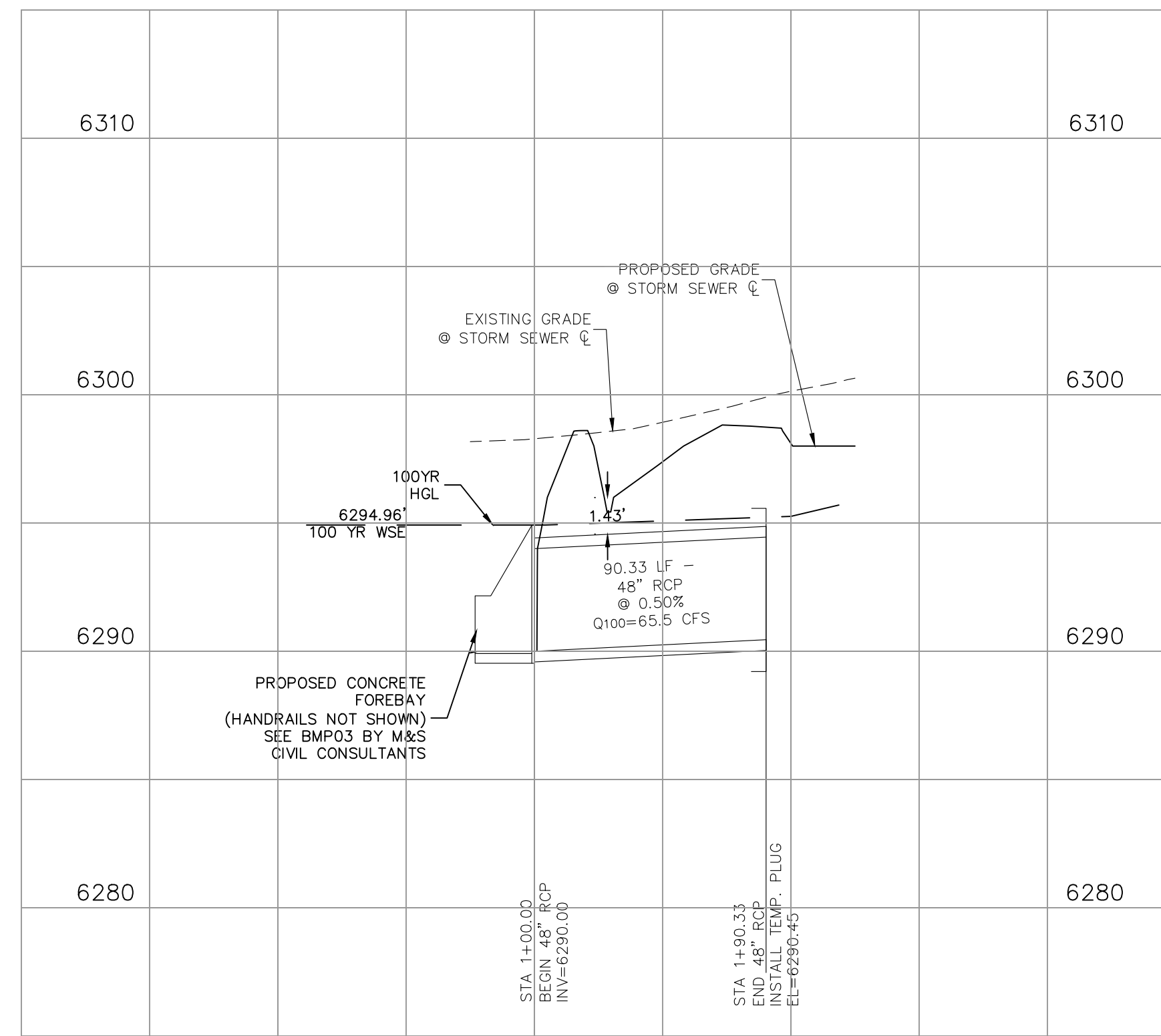
STORM 5 (PRIVATE)
STA 1+00.00 TO STA 1+90.33

NOTES:
 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**



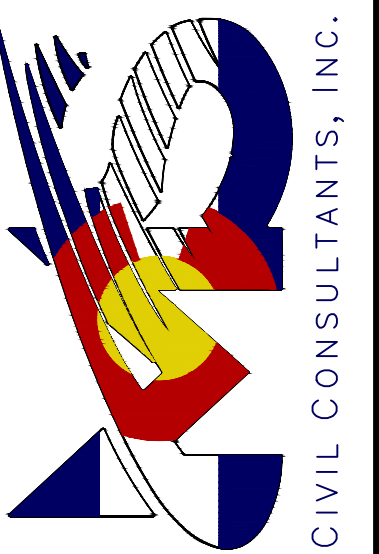
STORM 4 (PRIVATE)



STORM 5 (PRIVATE)

CROSSROADS MIXED USE FILING NO. 1
STORM SEWER PLANS
 PROJECT NO. 18-003
 DATE: 04/20/2022
 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

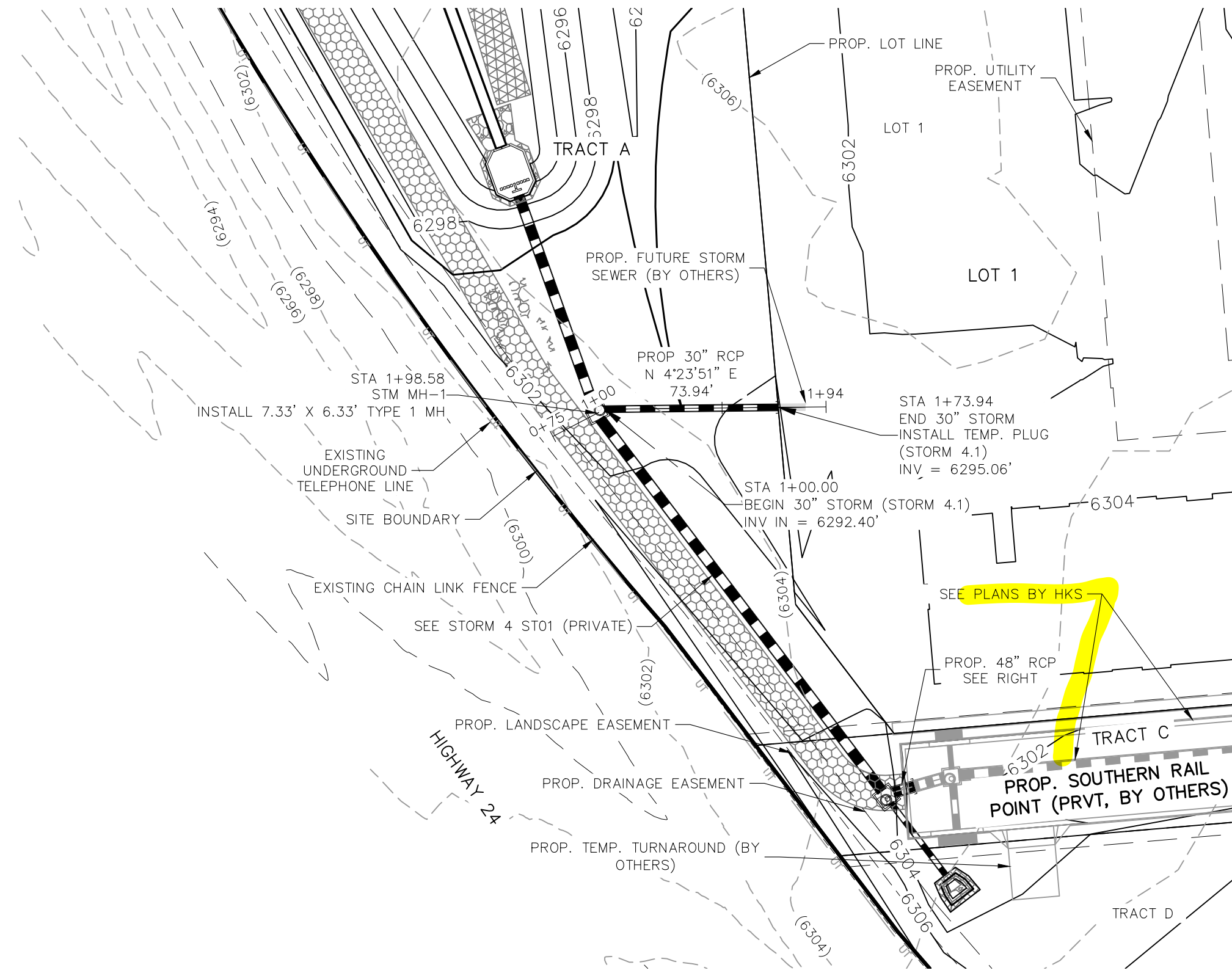


FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC.
 VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160
 REGISTERED PROFESSIONAL ENGINEER
 05/03/22

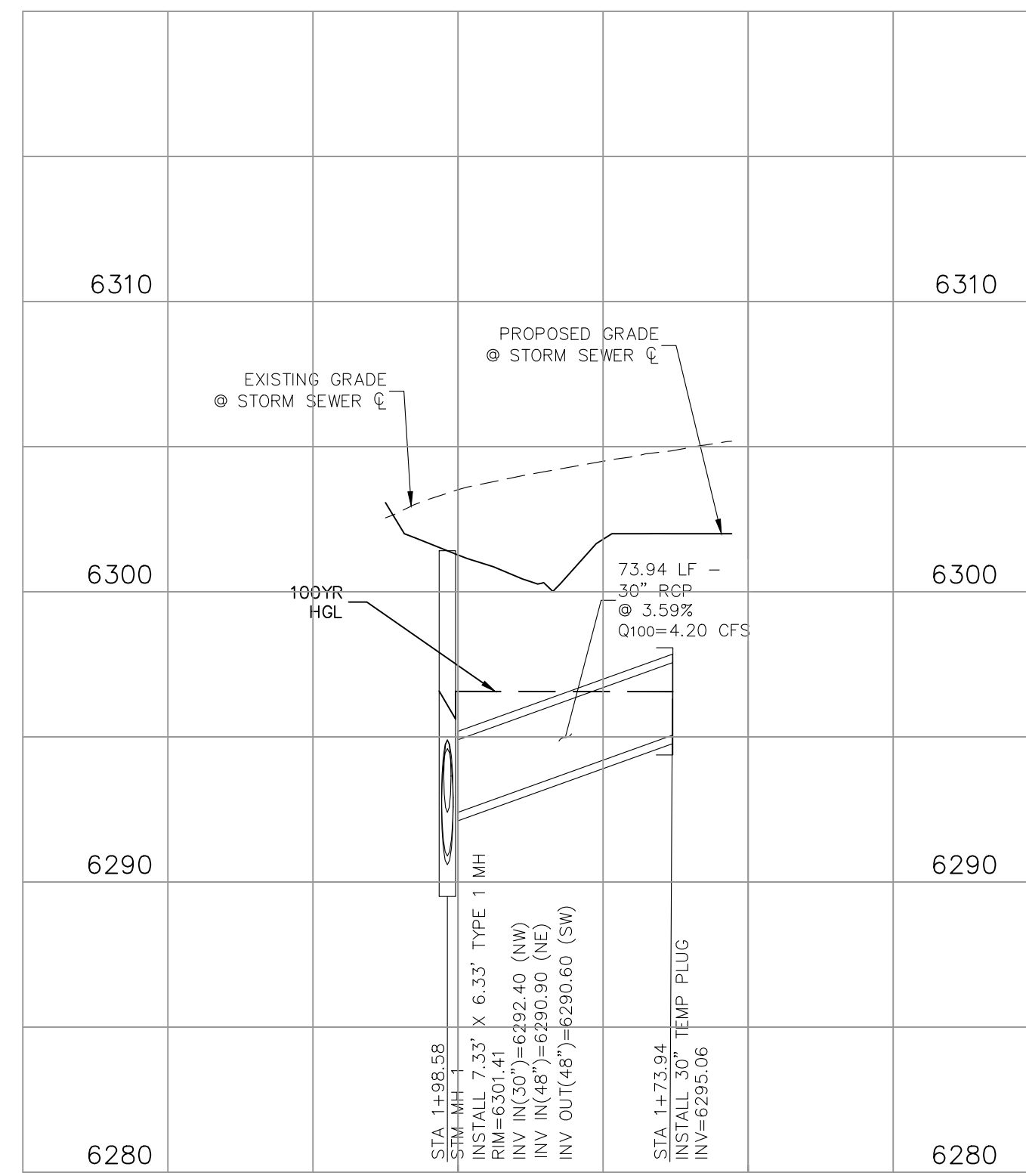
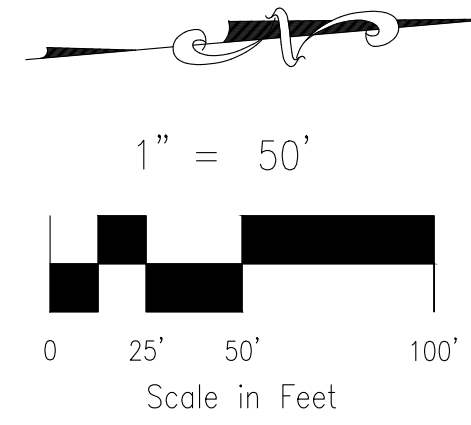
NO.	DATE	BY	DESCRIPTION	APPROV'D. BY	DATE

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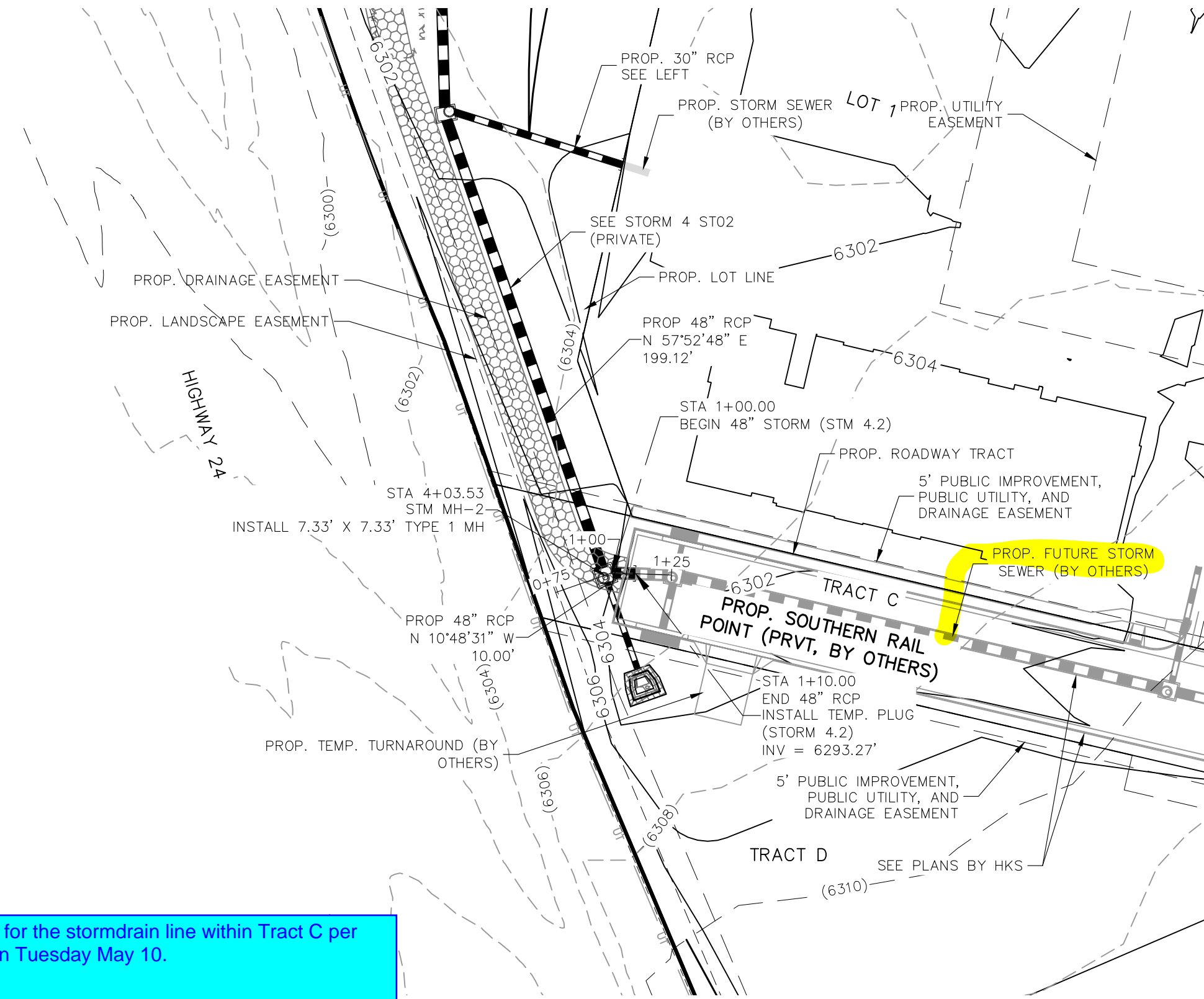
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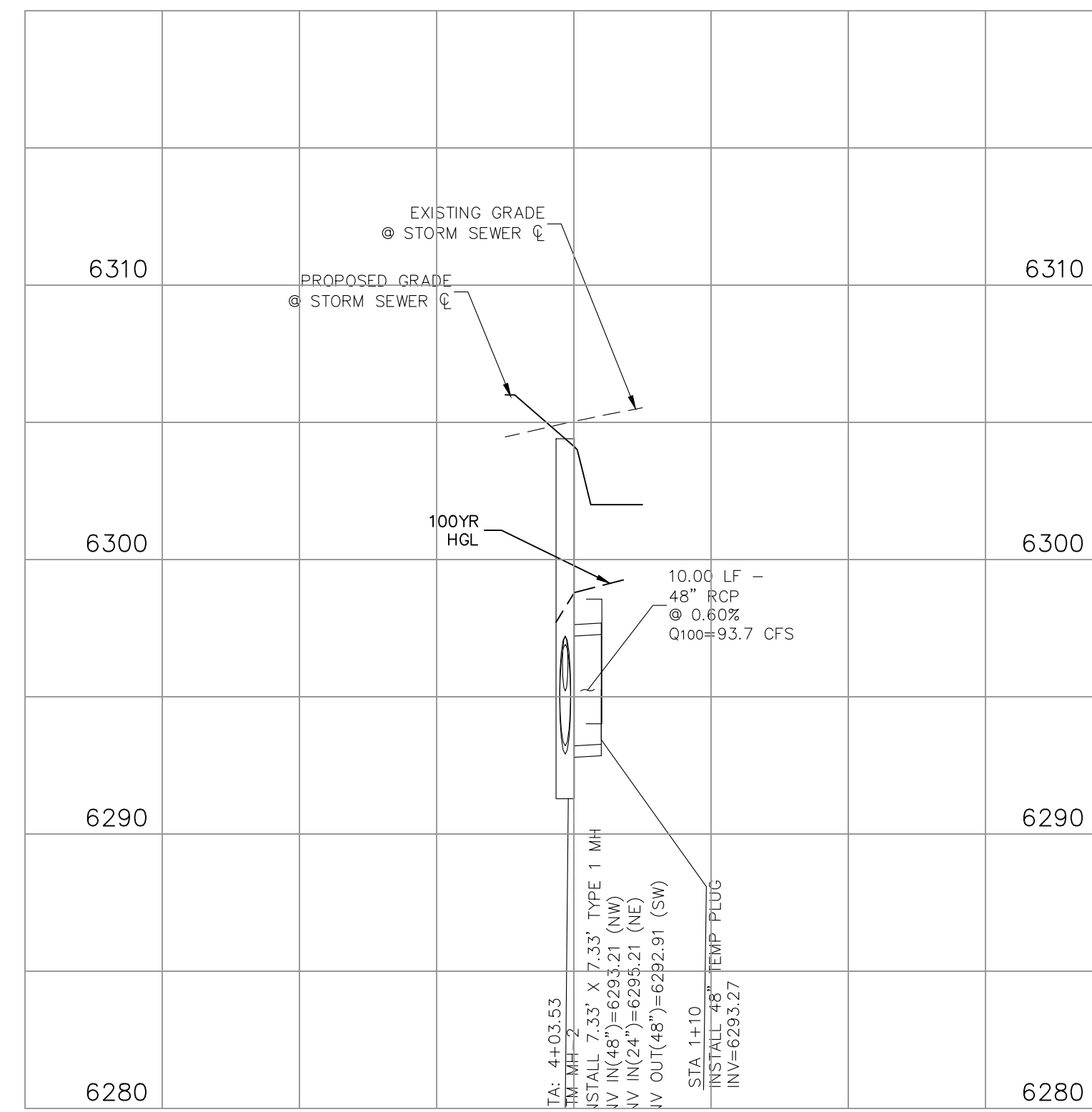
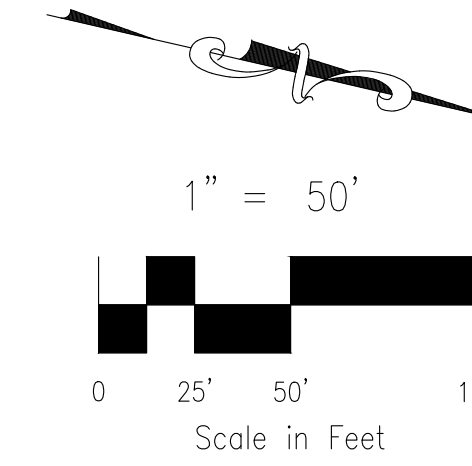
STORM 4.1 (PRIVATE)
STA 1+00.00 TO STA 1+94.00



STORM 4.1 (PRIVATE)



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



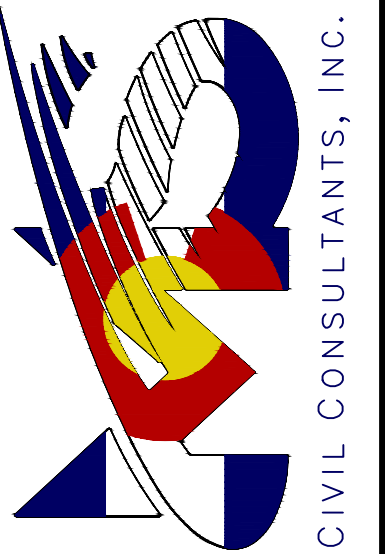
STORM 4.2 (PRIVATE)

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: 04/20/2022
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: CWV
DRAWN BY: CWV
CHECKED BY: VAS

217 N. WABATCH 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. 37160



NO.	DATE	BY	DESCRIPTION	APPROV'D. BY	DATE

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CAUTION

File: C:\18033A-Crossroads Mixed Use\Storm Plans\SD3.dwg Plotstamp: 4/14/2022 11:41 AM

Storm Sewer Manhole Detail Type II Standard Drawing

DATE APPROVED: 11/10/04 FILE NAME: SD_3-2

DESIGNED BY: André P. Brackin DRAWN BY: André P. Brackin CHECKED BY: André P. Brackin

REVISION DATE: 11/10/04 REVISION: 1

FLORIDA DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Detail Type I Standard Drawing

DATE APPROVED: 7/9/09 FILE NAME: SD_3-1

DESIGNED BY: André Brackin DRAWN BY: André Brackin CHECKED BY: André Brackin

REVISION DATE: 7/9/09 REVISION: 1

FLORIDA DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Details Standard Drawing

DATE APPROVED: 9/16/10 FILE NAME: SD_3-5

DESIGNED BY: André P. Brackin DRAWN BY: André P. Brackin CHECKED BY: André P. Brackin

REVISION DATE: 9/16/10 REVISION: 1

FLORIDA DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Riser and Cover Detail Standard Drawing

DATE APPROVED: 8/11/11 FILE NAME: SD_3-7

DESIGNED BY: André P. Brackin DRAWN BY: André P. Brackin CHECKED BY: André P. Brackin

REVISION DATE: 11/23/04 REVISION: 1

FLORIDA DEPARTMENT OF TRANSPORTATION

CONCRETE AND METAL END SECTIONS Standard Drawing

DATE APPROVED: 7/9/09 FILE NAME: M-603-10

DESIGNED BY: André Brackin DRAWN BY: André Brackin CHECKED BY: André Brackin

REVISION DATE: 7/9/09 REVISION: 1

FLORIDA DEPARTMENT OF TRANSPORTATION

STORM SEWER GENERAL NOTES

1. ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
2. ALL STORM SEWER BENDS, MANHOLES, AND WYES SHOWN ON THE PLANS SHALL BE PREFABRICATED. HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
3. 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.
4. THE CONTRACTOR SHOULD ATTEMPT TO LIMIT CONSTRUCTION TRAFFIC ATOP THE PROPOSED STORM SEWER INSTALLATION. AS PER THE MANUFACTURER'S 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.
5. REFER TO THE DETAIL IN THIS CONSTRUCTION SET FOR PIPE TRENCH DETAILS AND PIPE SPECIFICATION.

STRUCTURAL CONCRETE NOTES:

1. 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.
2. 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.
3. 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.
4. EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.
5. 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.
6. 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.
7. 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

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CROSSROADS MIXED USE FILING NO. 1

STORM SEWER DETAILS

PROJECT NO. 18-003 DATE: 04/20/2022

SCALE: HORIZONTAL: NA VERTICAL: NA

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

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.

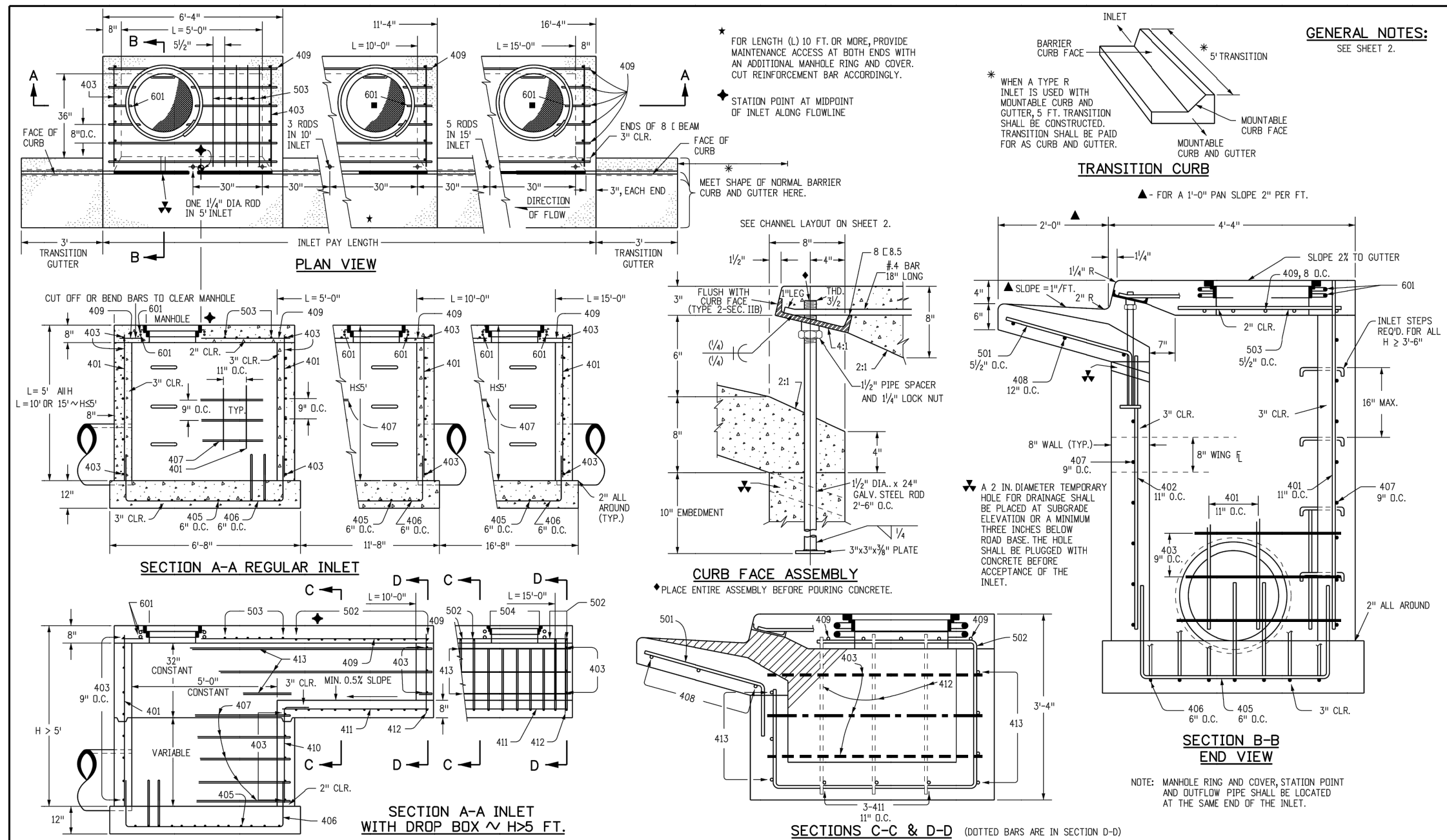
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

PROFESSIONAL ENGINEER
 09/03/22

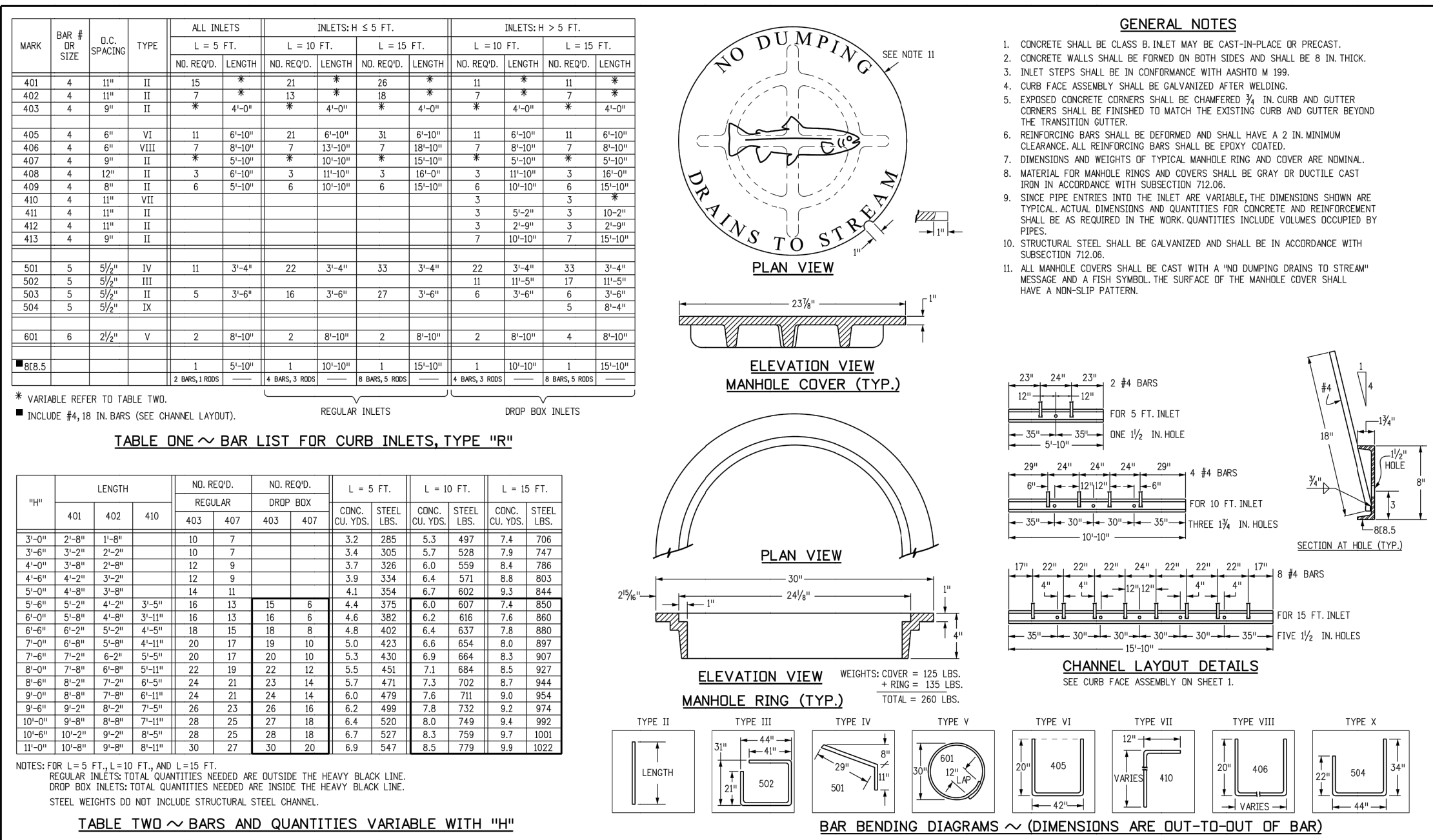
REVISIONS: NO. DATE: BY: DESCRIPTION:

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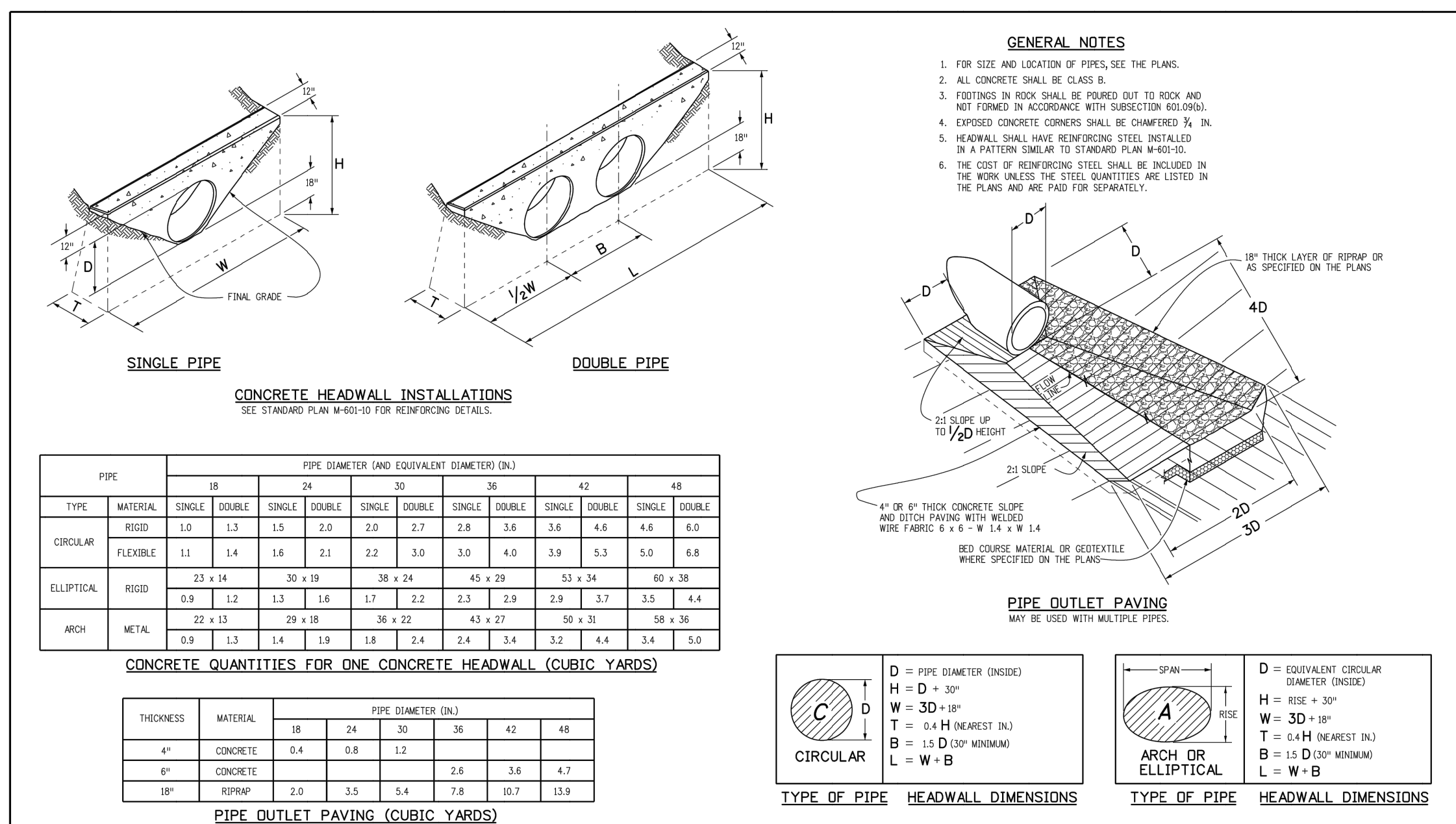
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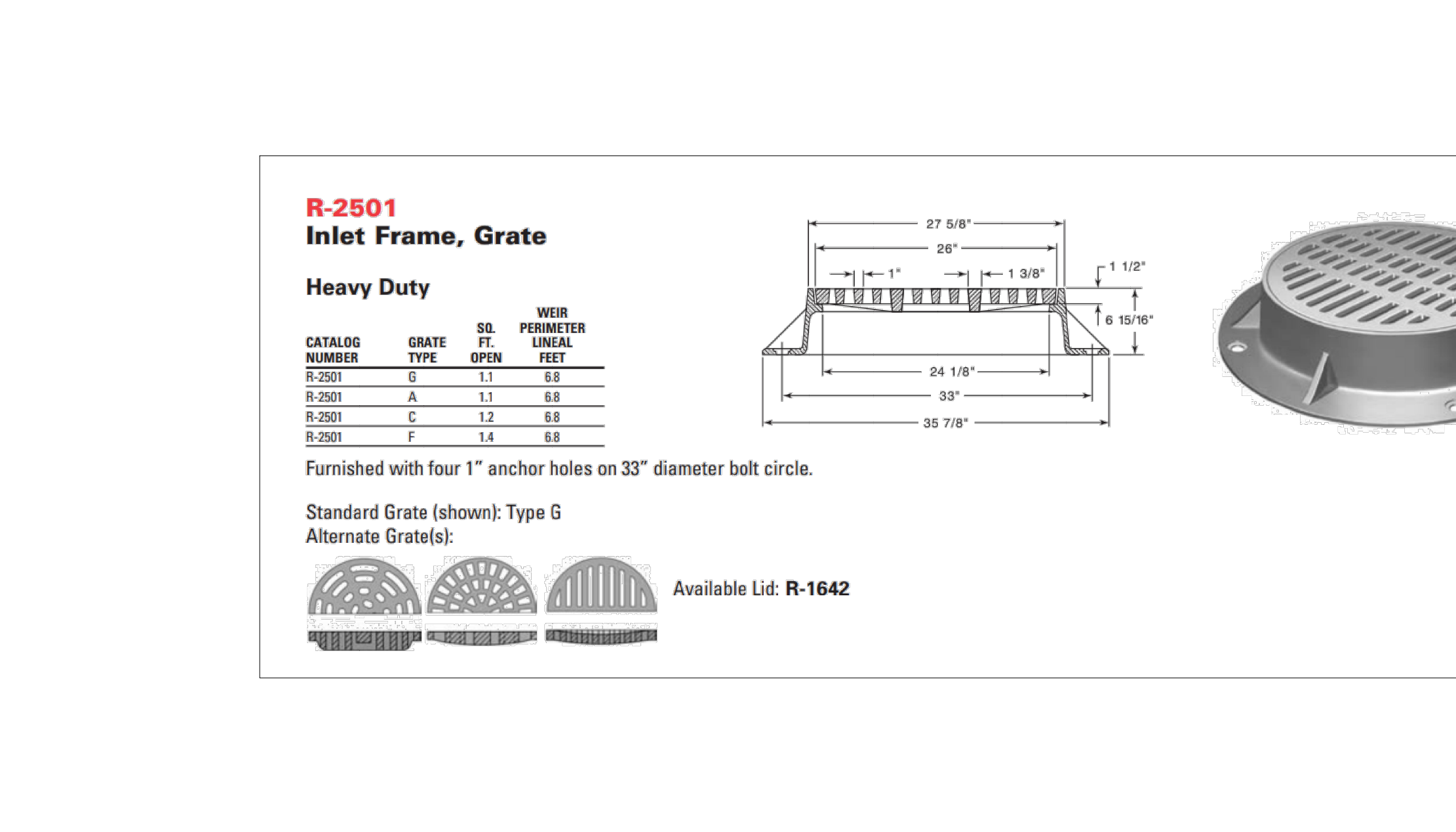
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Creation Date: 07/04/12 Initials: DD Last Modification Date: 07/04/12 Initials: LTA File Path: \\www.colorado.gov\info\business\designsupport Drawing File Name: 6040120102.dgn CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	Date: _____ Comments: _____ Date: _____ Comments: _____ Date: _____ Comments: _____	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820	M-604-12	M-604-12
		Project Development Branch DD/LTA	Issued By: Project Development Branch July 4, 2012	Sheet No. 1 of 2



Computer File Information	Sheet Revisions	Colorado Department of Transportation	CURB INLET TYPE R	STANDARD PLAN NO.
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		Project Development Branch DD/LTA	Issued By: Project Development Branch July 4, 2012	Sheet No. 2 of 2



Computer File Information	Sheet Revisions	Colorado Department of Transportation	HEADWALLS AND PIPE OUTLET PAVING	STANDARD PLAN NO.
Creation Date: 07/04/12 Initials: DD Last Modification Date: 07/04/12 Initials: LTA File Path: \\www.colorado.gov\info\business\designsupport Drawing File Name: 6010120101.dgn CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	Date: _____ Comments: _____ Date: _____ Comments: _____ Date: _____ Comments: _____	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820	M-601-12	M-601-12
		Project Development Branch DD/LTA	Issued By: Project Development Branch July 4, 2012	Sheet No. 1 of 1



Computer File Information	Sheet Revisions	Colorado Department of Transportation	CONCRETE TOE WALL DETAIL	STANDARD PLAN NO.
Creation Date: 07/04/12 Initials: DD Last Modification Date: 07/04/12 Initials: LTA File Path: \\www.colorado.gov\info\business\designsupport Drawing File Name: 6010120101.dgn CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	Date: _____ Comments: _____ Date: _____ Comments: _____ Date: _____ Comments: _____	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820	M-601-12	M-601-12
		Project Development Branch DD/LTA	Issued By: Project Development Branch July 4, 2012	Sheet No. 1 of 1

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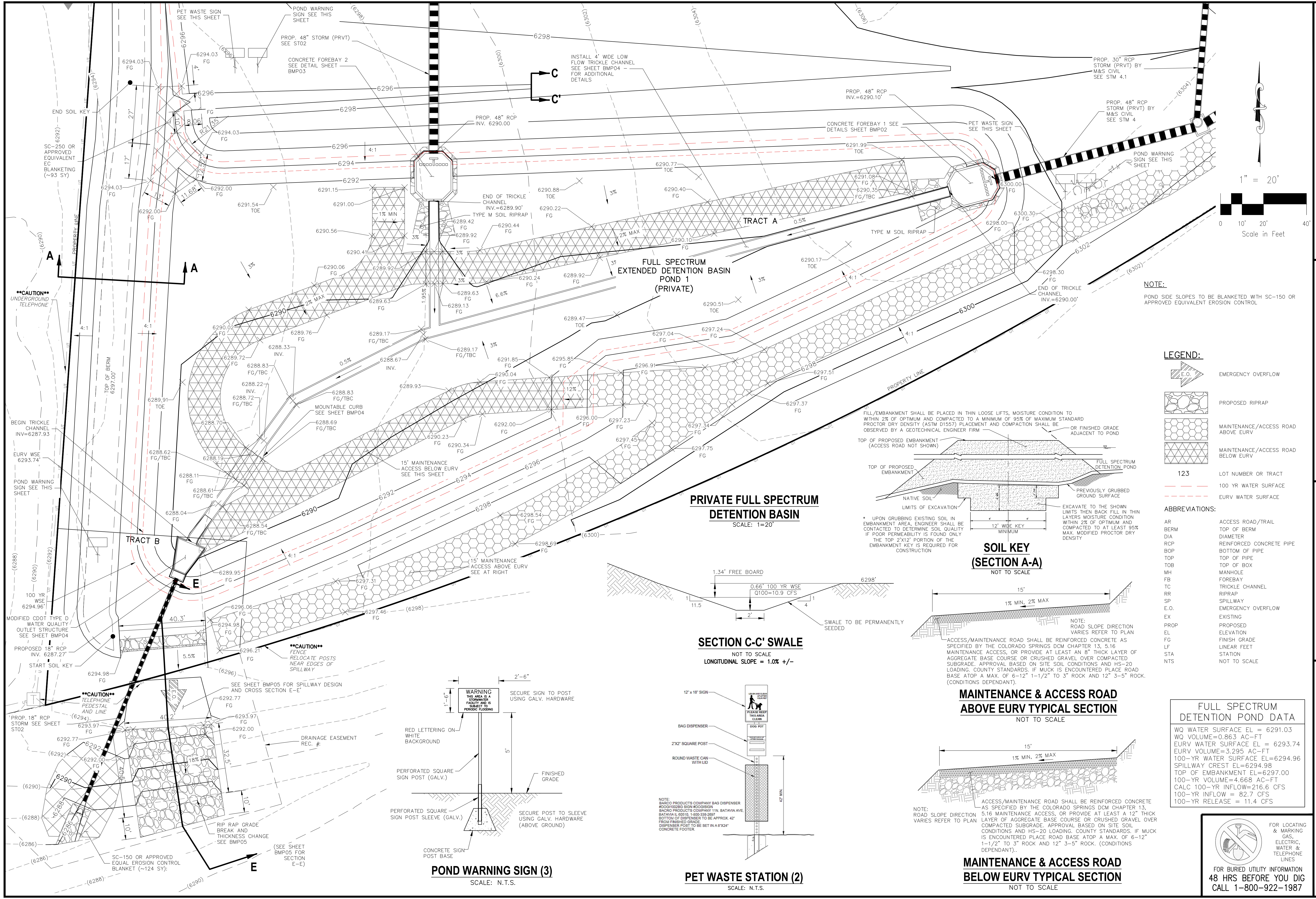
CROSSROADS MIXED USE FILING NO. 1
 STORM SEWER DETAILS
 PROJECT NO. 18-003
 SCALE: HORIZONTAL: NA
 VERTICAL: VAS
 DATE: 04/20/2022
 DESIGNED BY: GT
 DRAWN BY: GT
 CHECKED BY: VAS
 SHEET 19 OF 24
 ST05

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

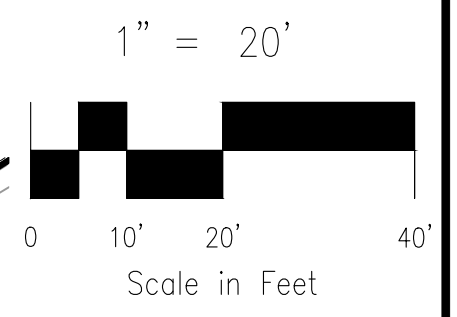
FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC.
 VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160
 REGISTERED PROFESSIONAL ENGINEER
 31160
 05/03/22

REVISIONS:
 NO. DATE BY DESCRIPTION
 APPROV'D BY: _____
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 CAUTION

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



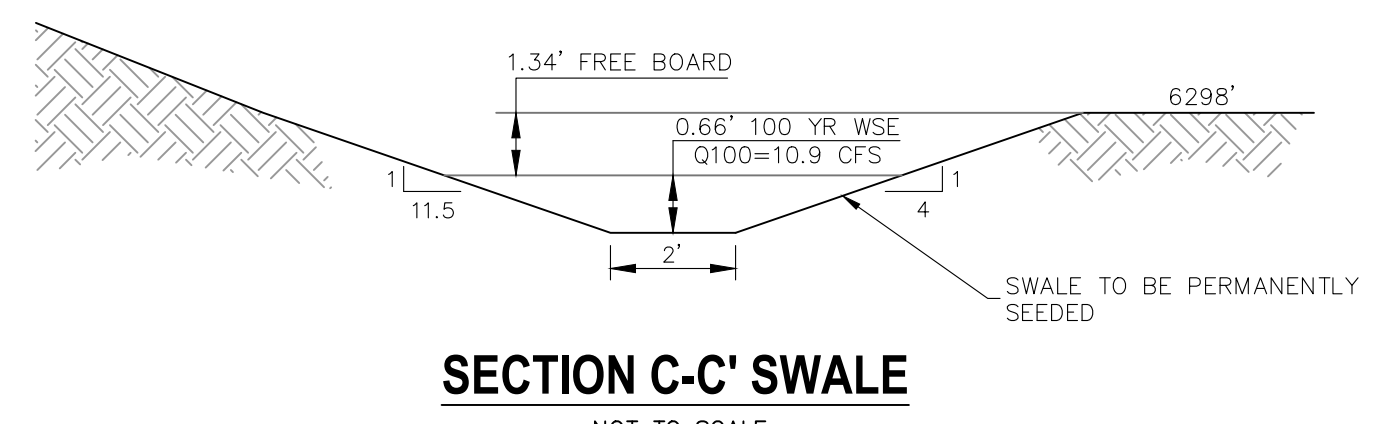
LEGEND:

- 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

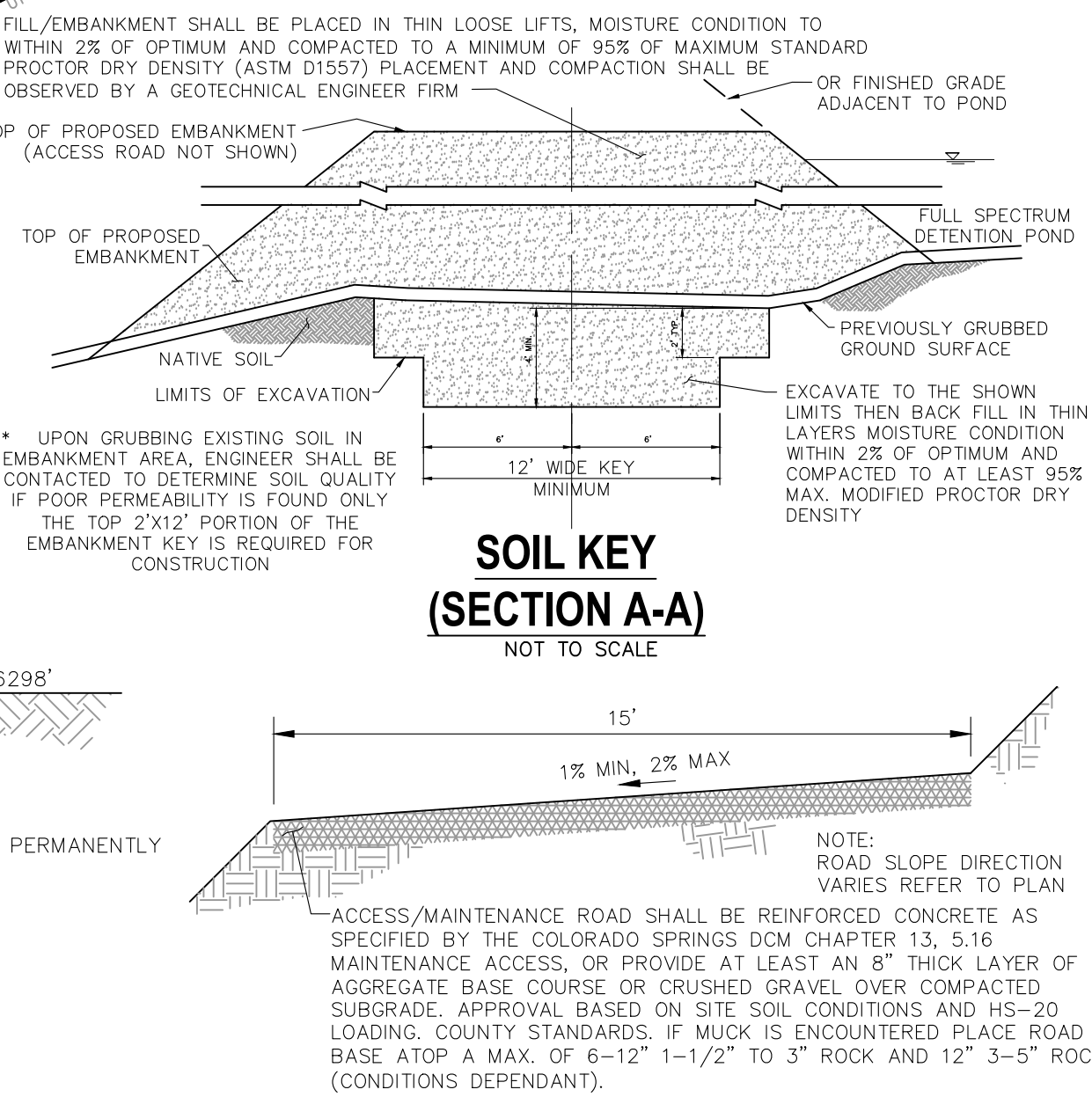
ABBREVIATIONS:

- 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

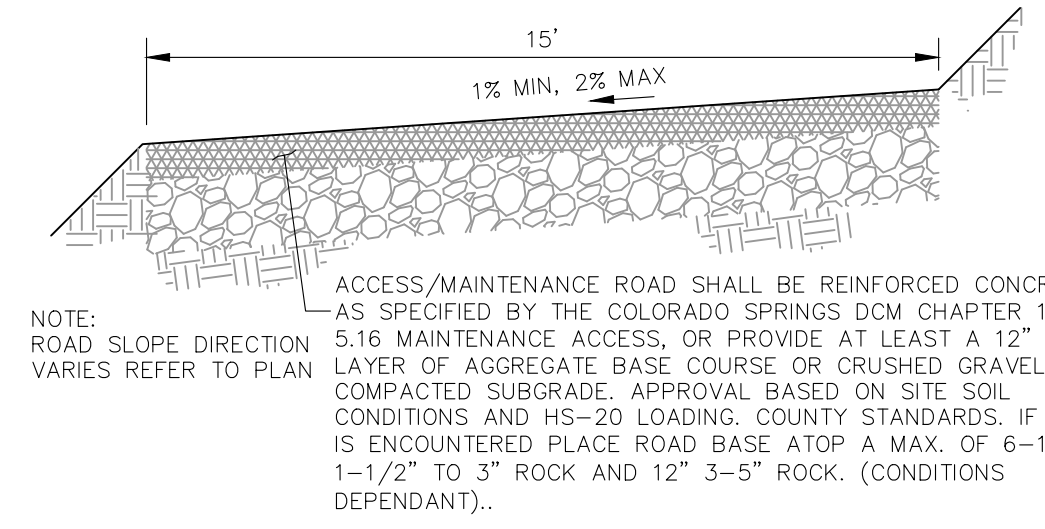
PRIVATE FULL SPECTRUM DETENTION BASIN
SCALE: 1"=20'



SOIL KEY (SECTION A-A)
NOT TO SCALE



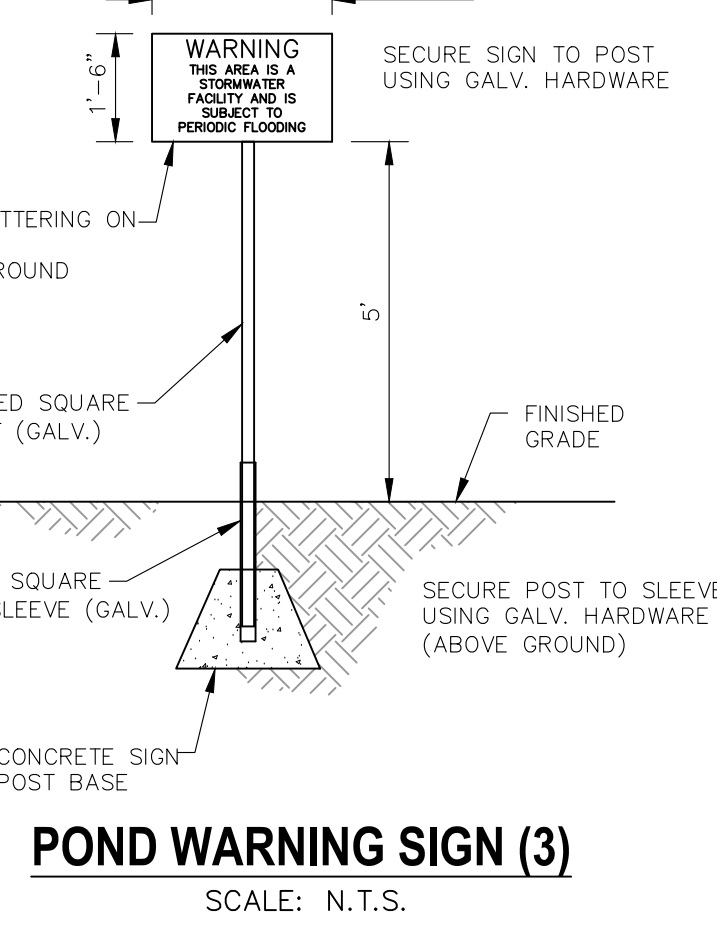
MAINTENANCE & ACCESS ROAD ABOVE EURV TYPICAL SECTION
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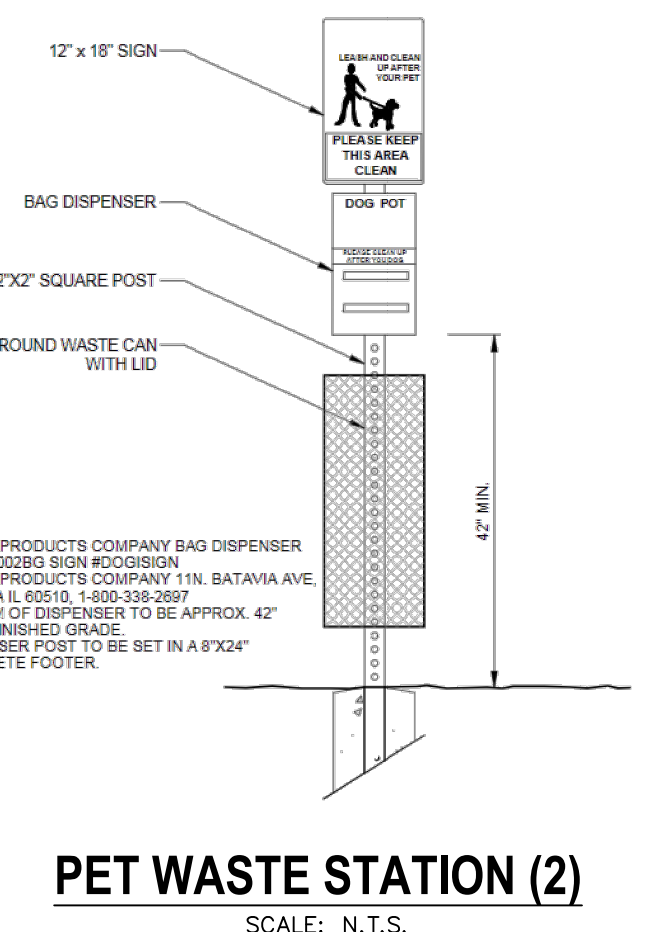
MAINTENANCE & ACCESS ROAD BELOW EURV TYPICAL SECTION
NOT TO SCALE

FULL SPECTRUM DETENTION POND DATA

WQ WATER SURFACE EL =	6291.03
WQ VOLUME=	0.863 AC-FT
EURV WATER SURFACE EL =	6293.74
EURV VOLUME=	3.295 AC-FT
100-YR WATER SURFACE EL=	6294.96
SPILLWAY CREST EL=	6294.98
TOP OF EMBANKMENT EL=	6297.00
100-YR VOLUME=	4.668 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: 04/20/2022

SCALE: HORIZONTAL: VERTICAL: N/A

PROJECT NO. 18-003

DESIGNED BY: CWV

DRAWN BY: CWV

CHECKED BY: DLM

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

CIVIL CONSULTANTS, INC.

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

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

REGISTERED PROFESSIONAL ENGINEER
NO. 371160
0903722

REVISIONS: NO. DATE: BY: DESCRIPTION:

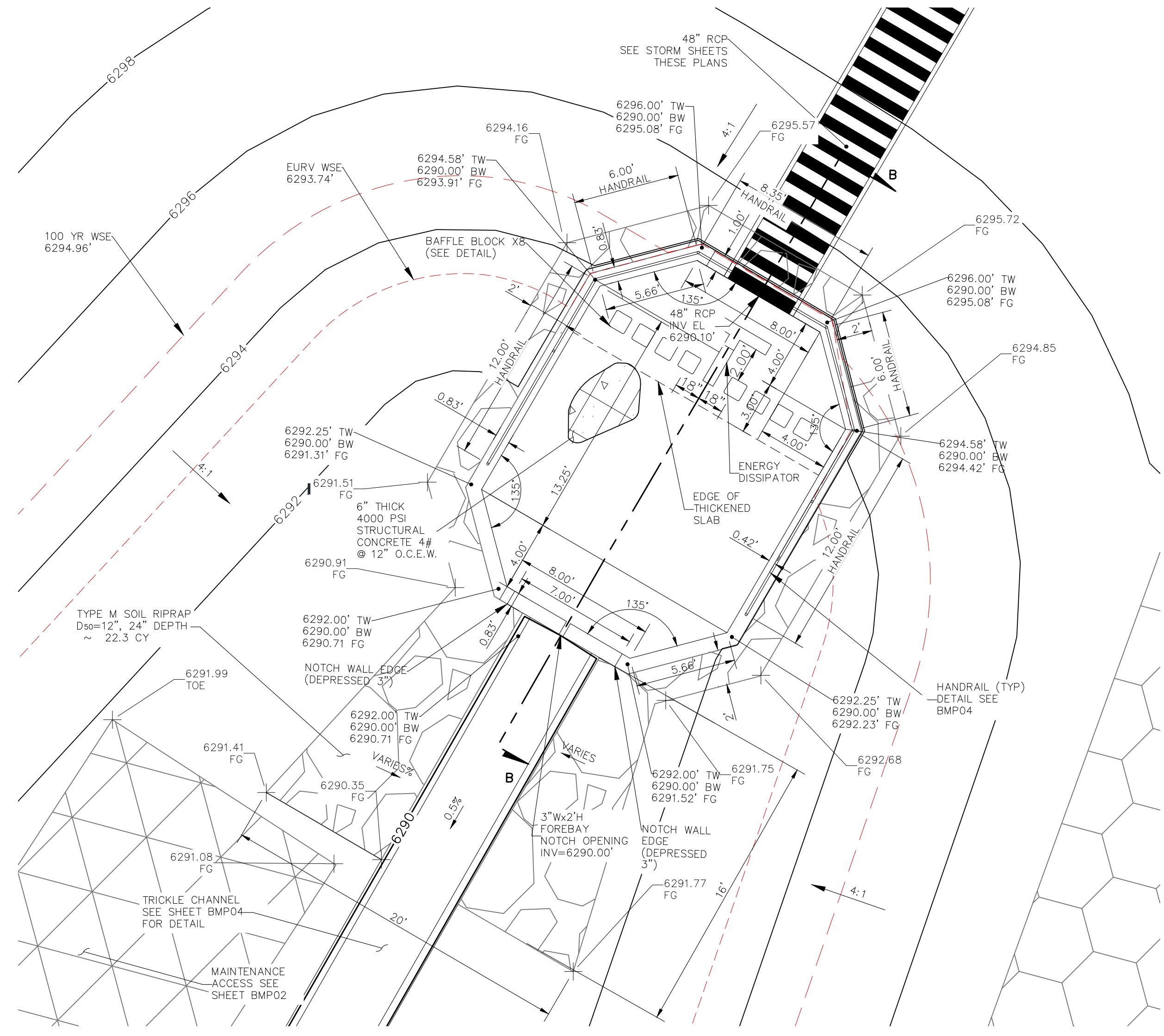
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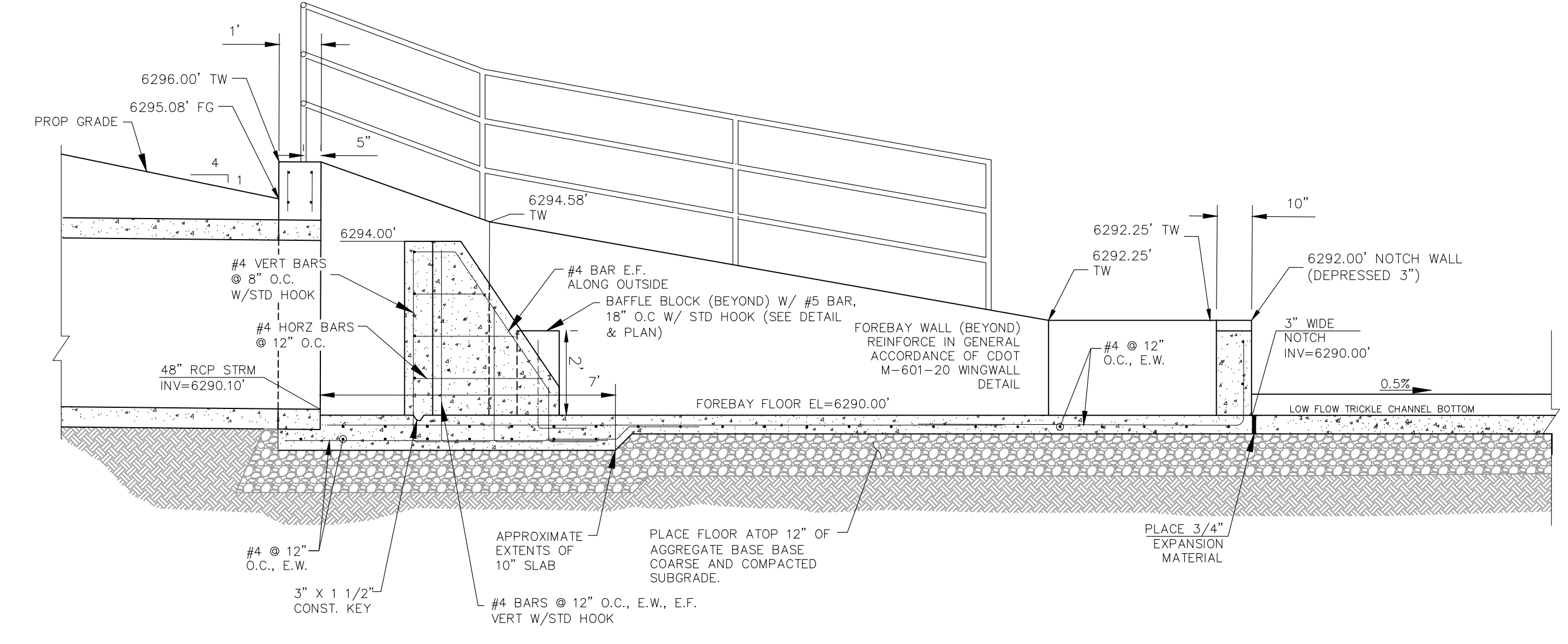
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CAUTION

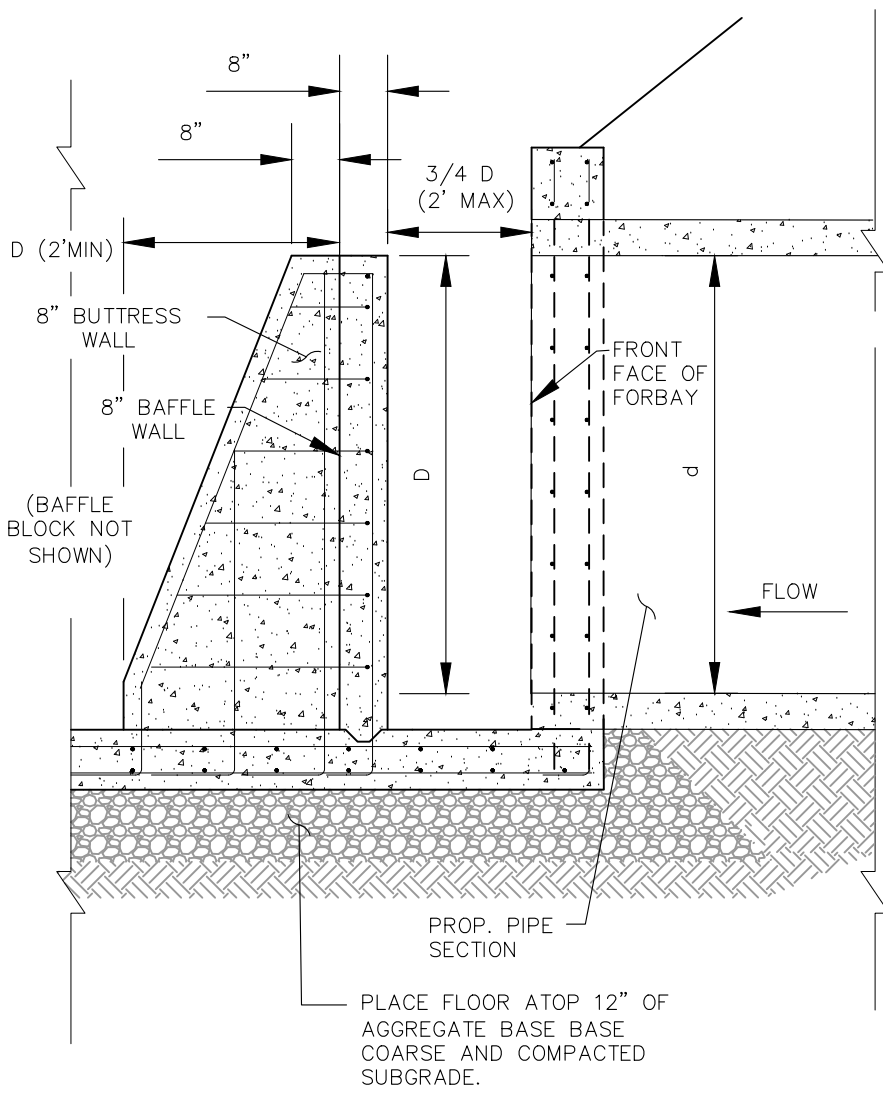
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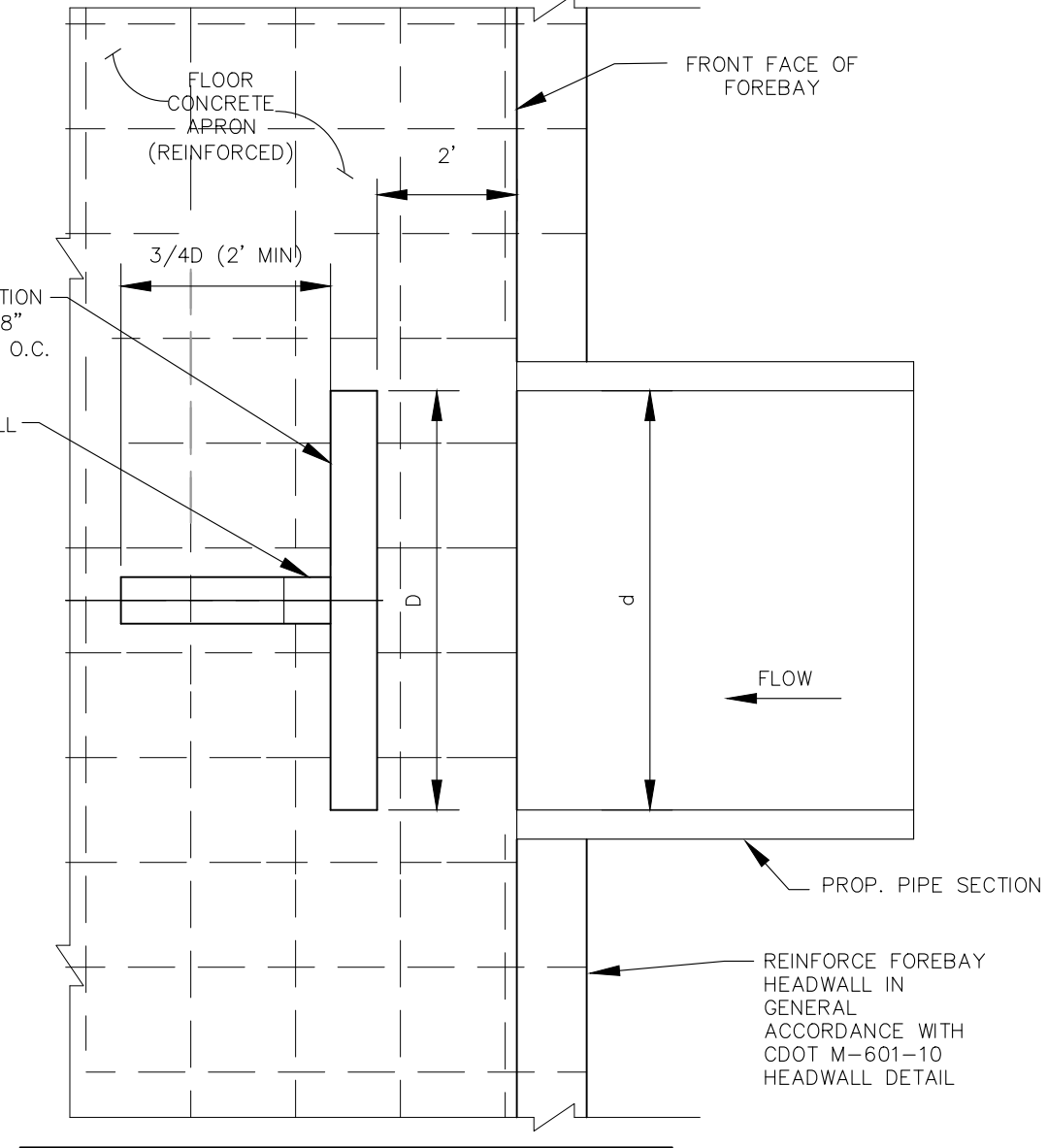
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SCALE: 1" = 5'



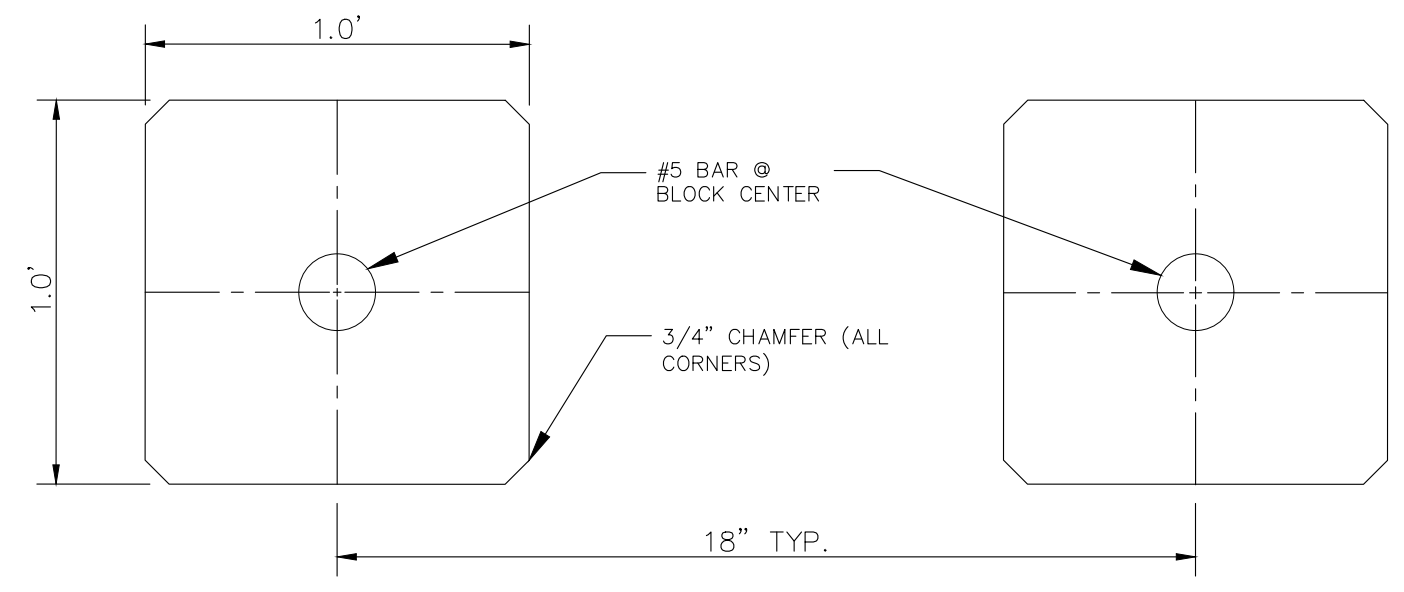
FOREBAY CROSS SECTION B-B
SCALE: 3/8" = 1'



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



ENERGY DISSIPATOR TABLE
NOT TO SCALE



BAFFLE BLOCK DETAIL
SCALE: N.T.S.

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CROSSROADS MIXED USE FILING NO. 1

FOREBAY DETAILS

PROJECT NO. 18-003 DATE: 04/20/2022

SCALE: HORIZONTAL: CWV VERTICAL: N/A

DESIGNED BY: CWV DRAWN BY: CWV CHECKED BY: DLM

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

CIVIL CONSULTANTS, INC.

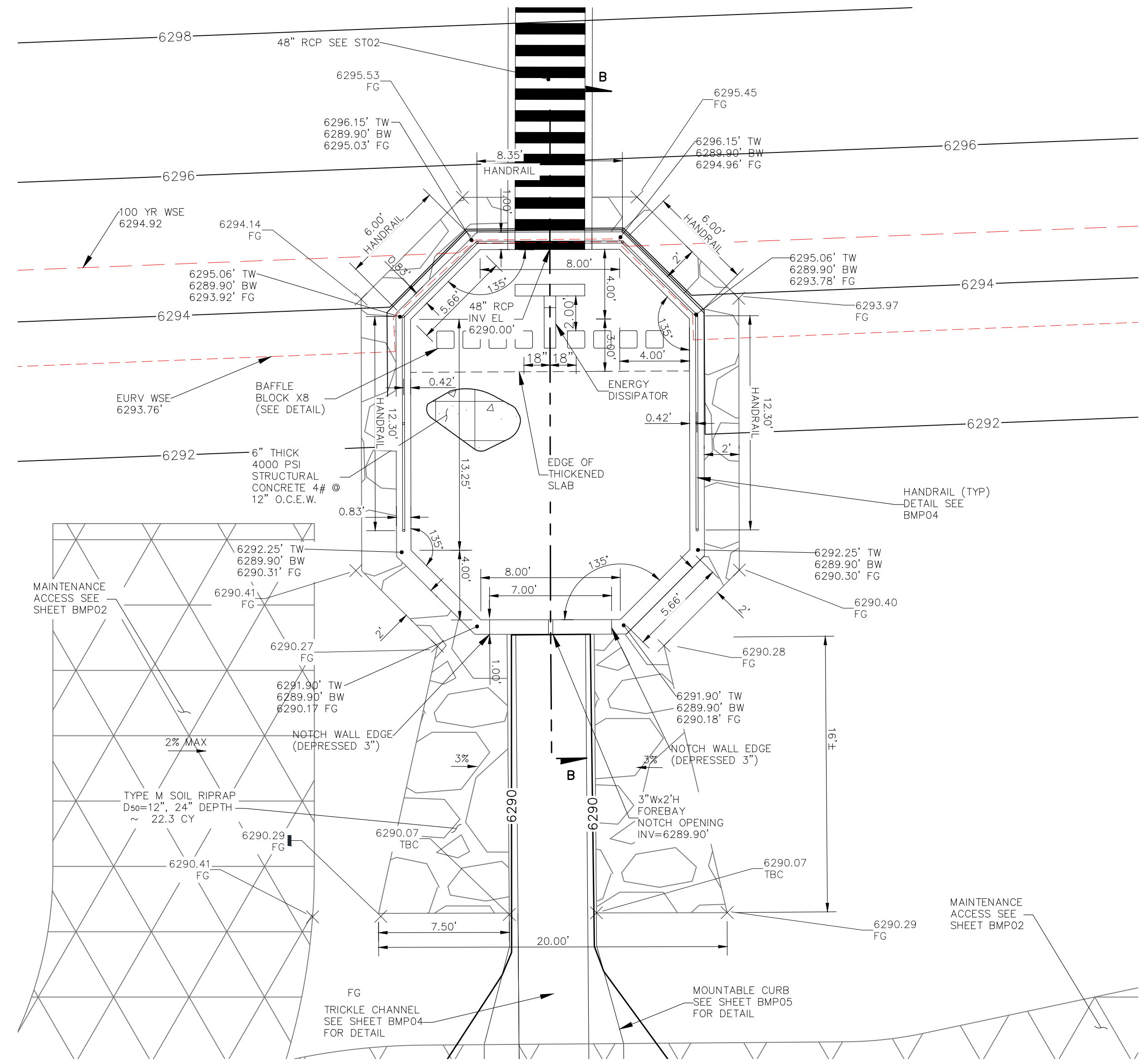
FOR AND ON BEHALF OF MRS. CIVIL CONSULTANTS, INC.

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

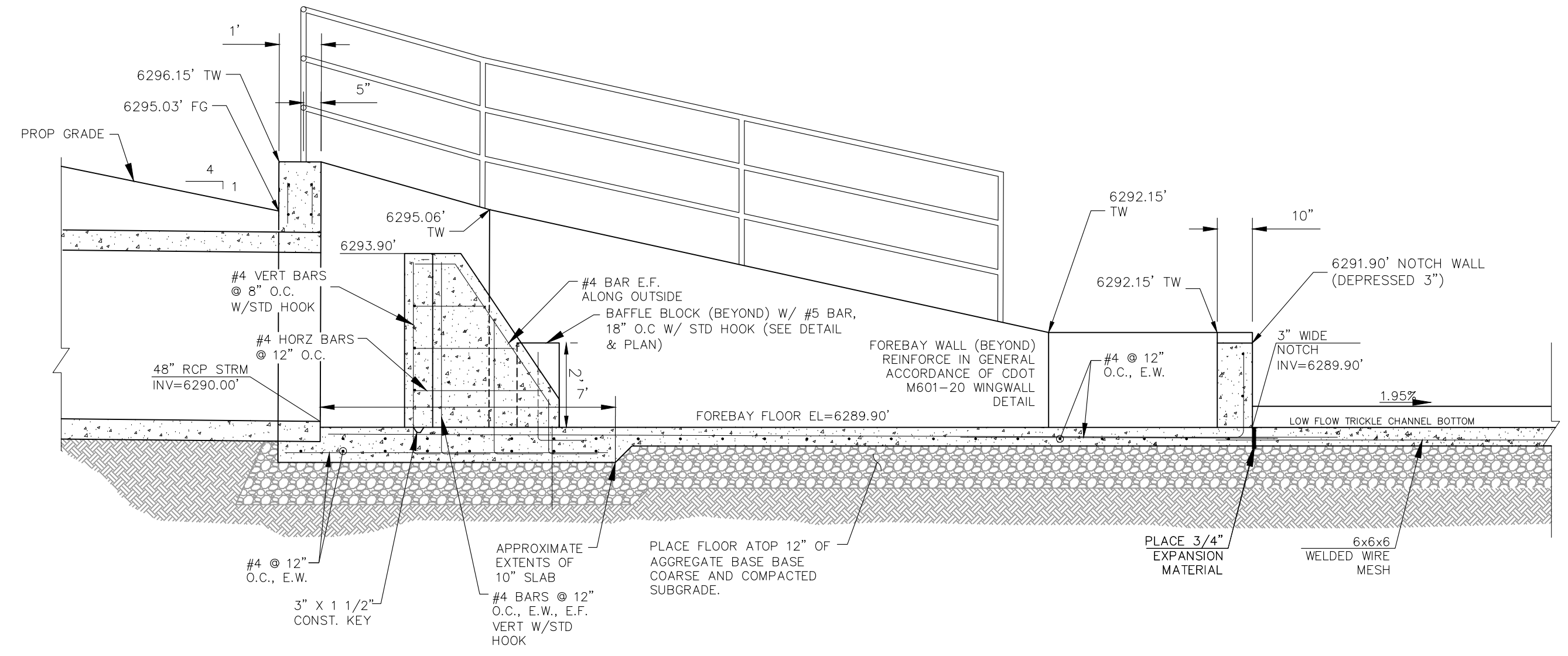
NO. DATE: BY: DESCRIPTION: APPROV. BY: DATE:

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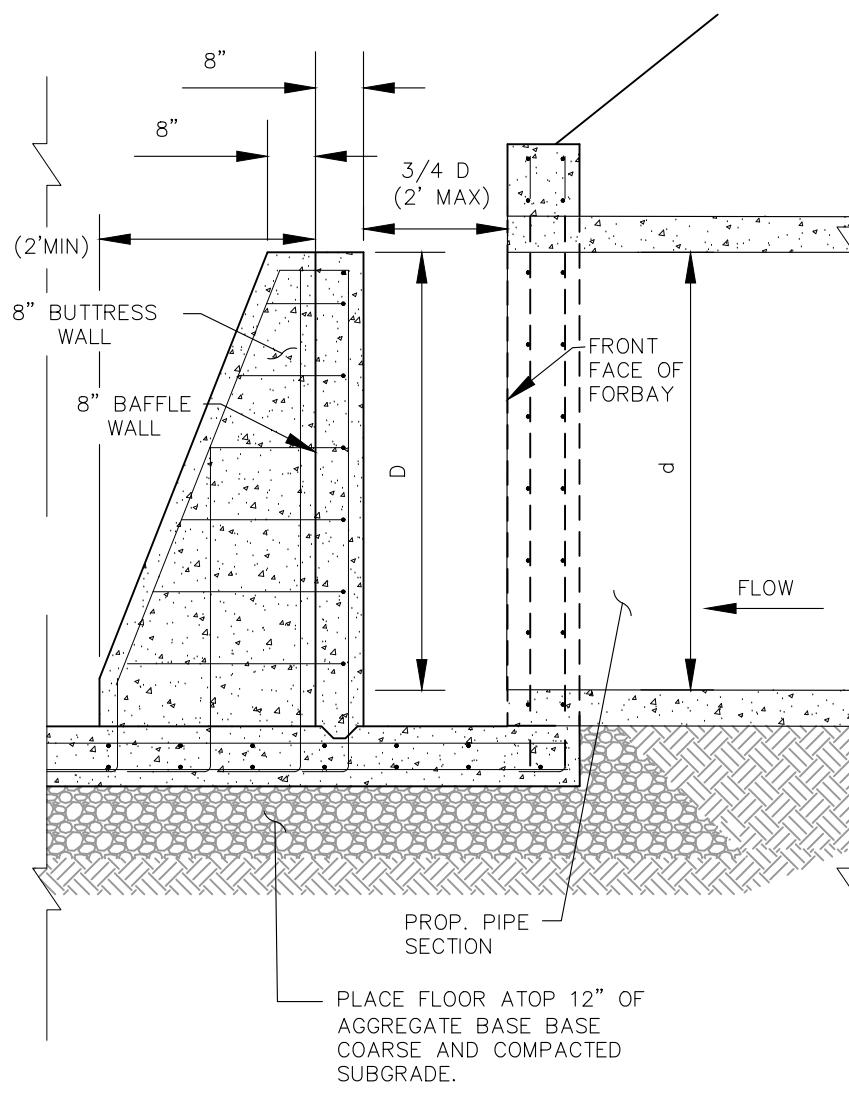
CAUTION



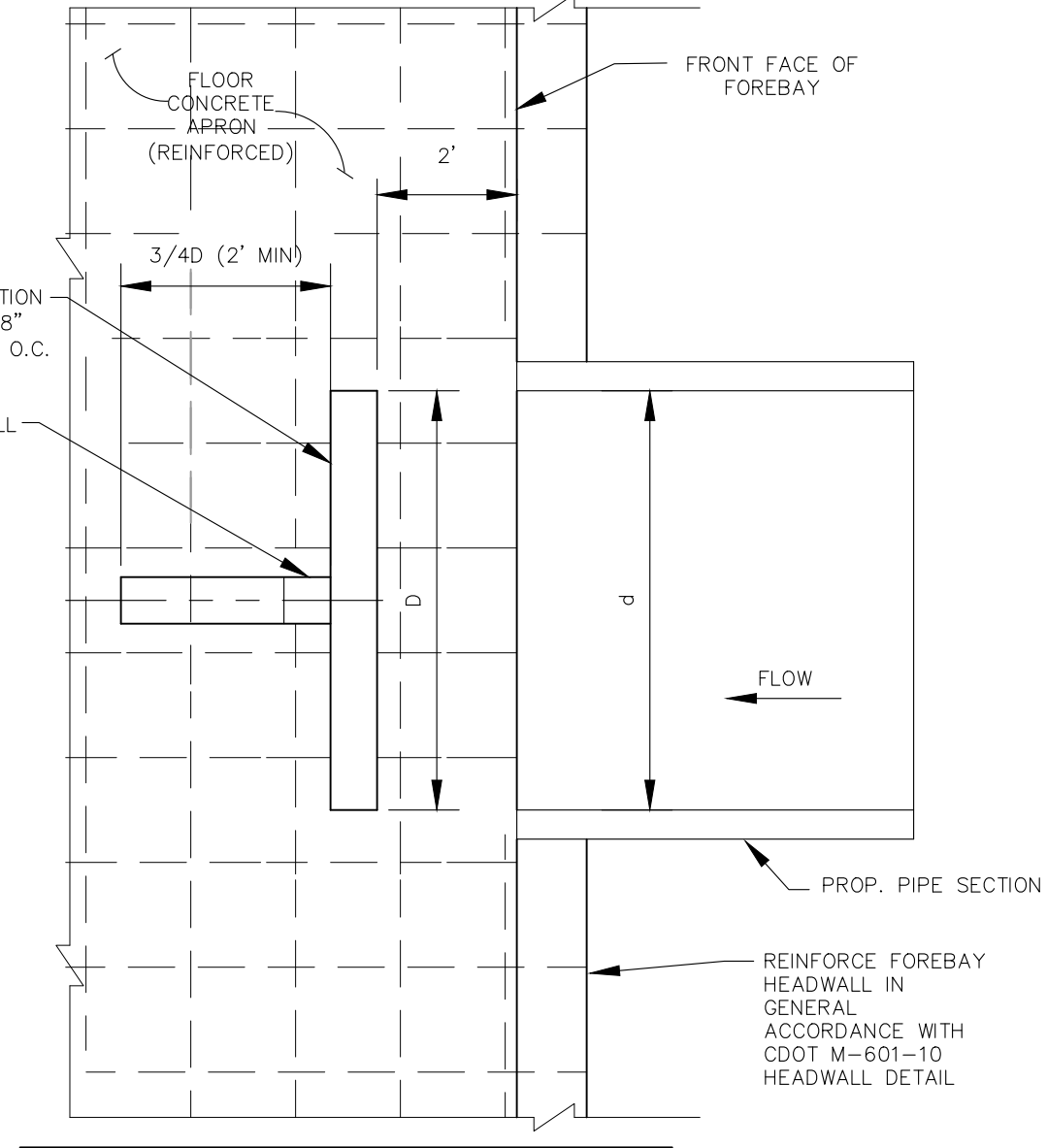
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SCALE: 1" = 5'



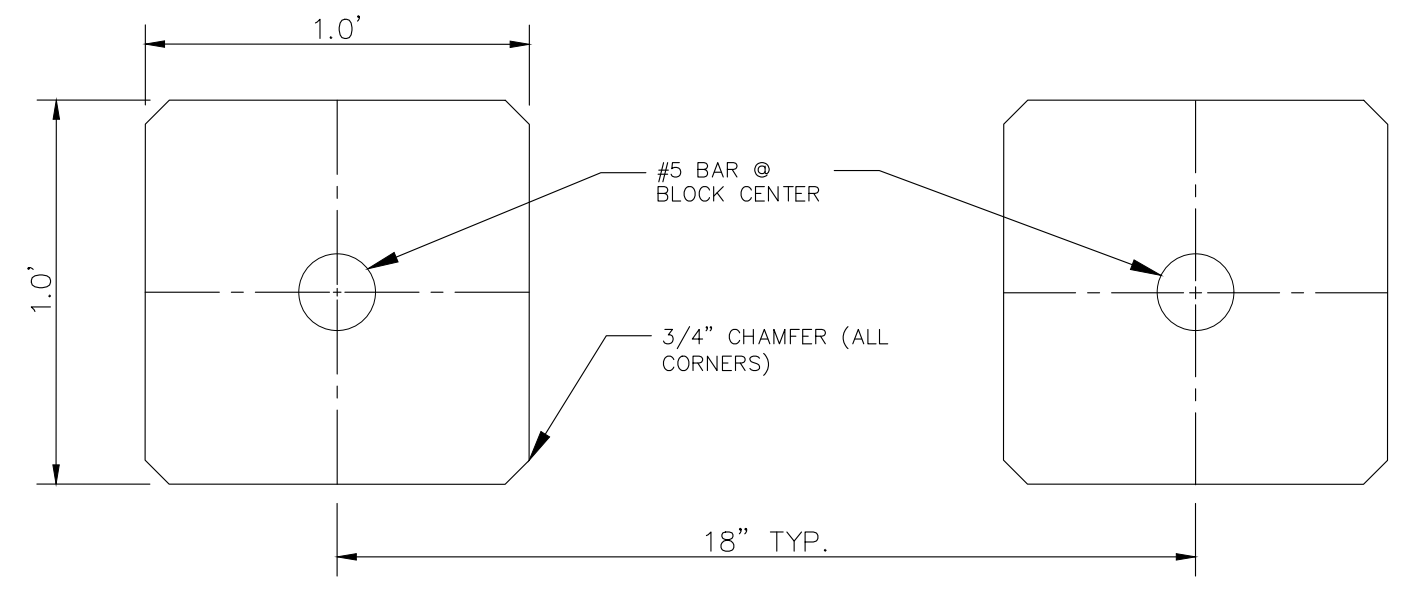
FOREBAY CROSS SECTION B-B
SCALE: 3/8" = 1'



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



ENERGY DISSIPATOR TABLE
NOT TO SCALE



BAFFLE BLOCK DETAIL
SCALE: N.T.S.

CROSSROADS MIXED USE FILING NO. 1

FOREBAY DETAILS

PROJECT NO. 18-003
DATE: 04/20/2022

DESIGNED BY: CW
DRAWN BY: CW
CHECKED BY: DLM

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

SHEET 22 OF 24
BMP03

217 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
M&S CIVIL CONSULTANTS, INC.

NO.	DATE	BY	DESCRIPTION

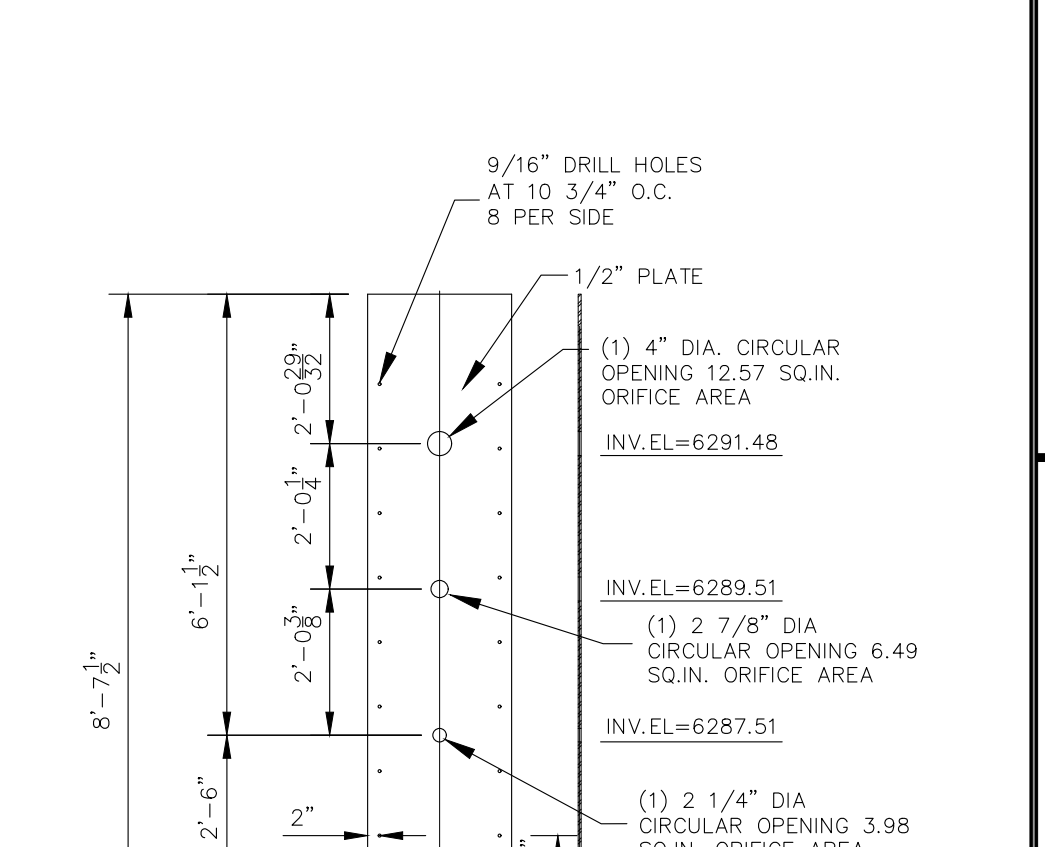
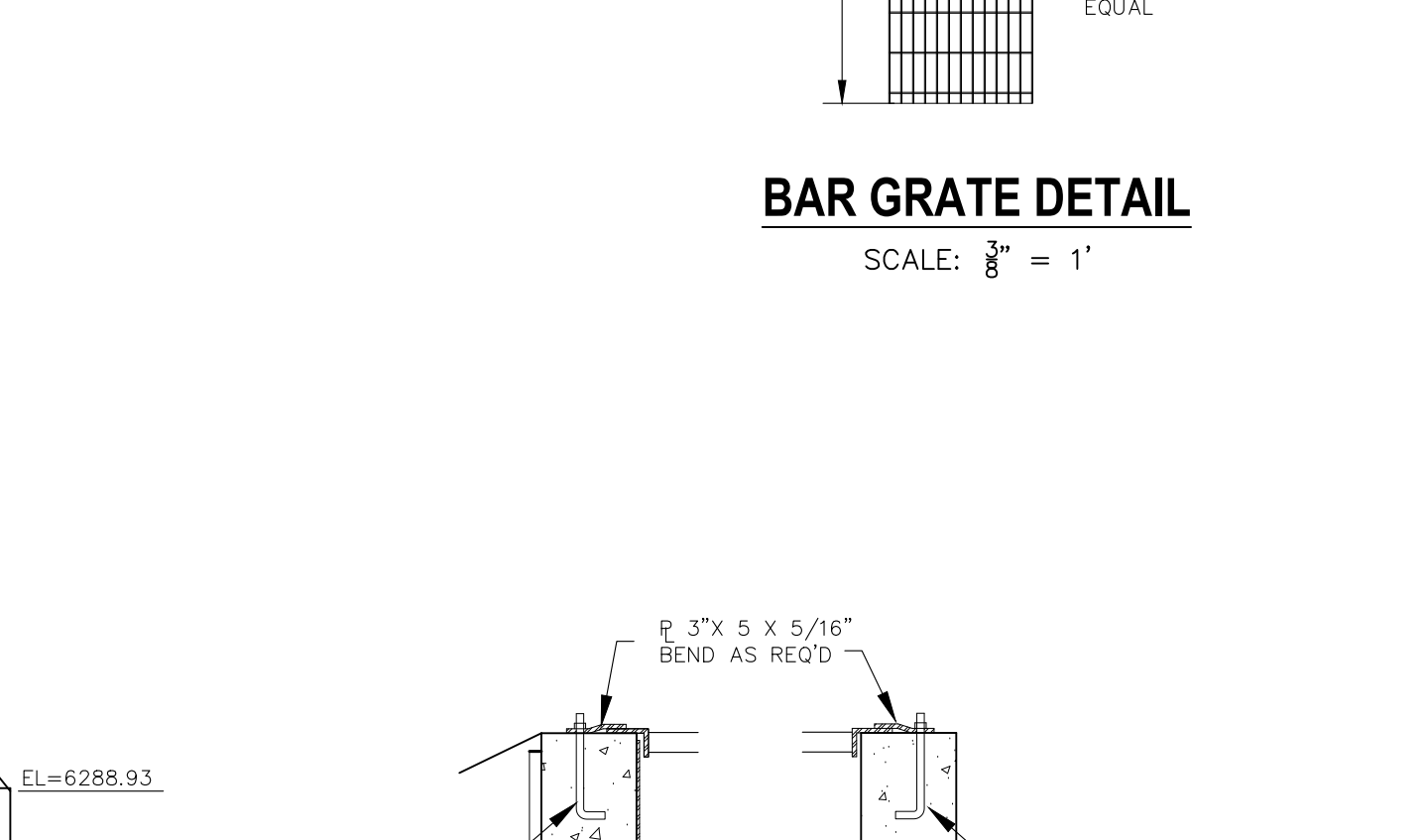
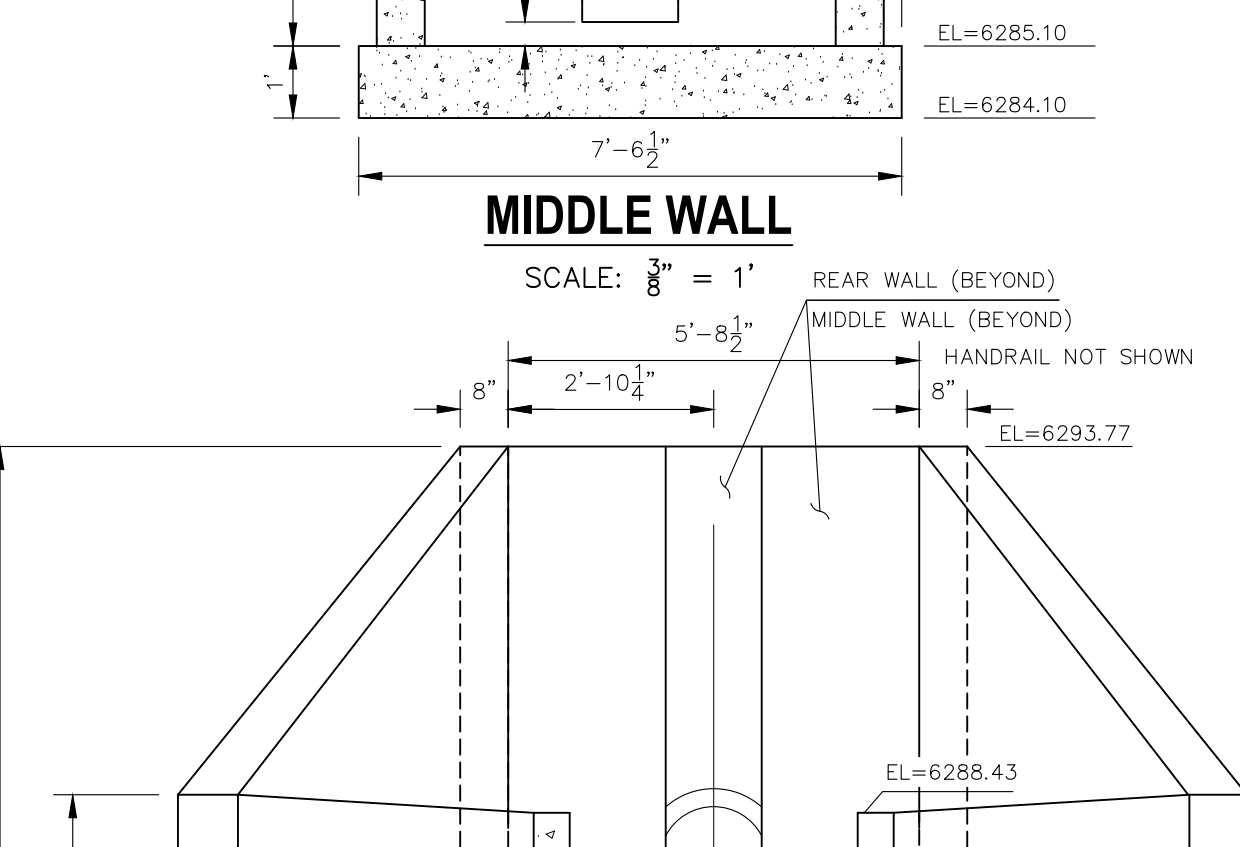
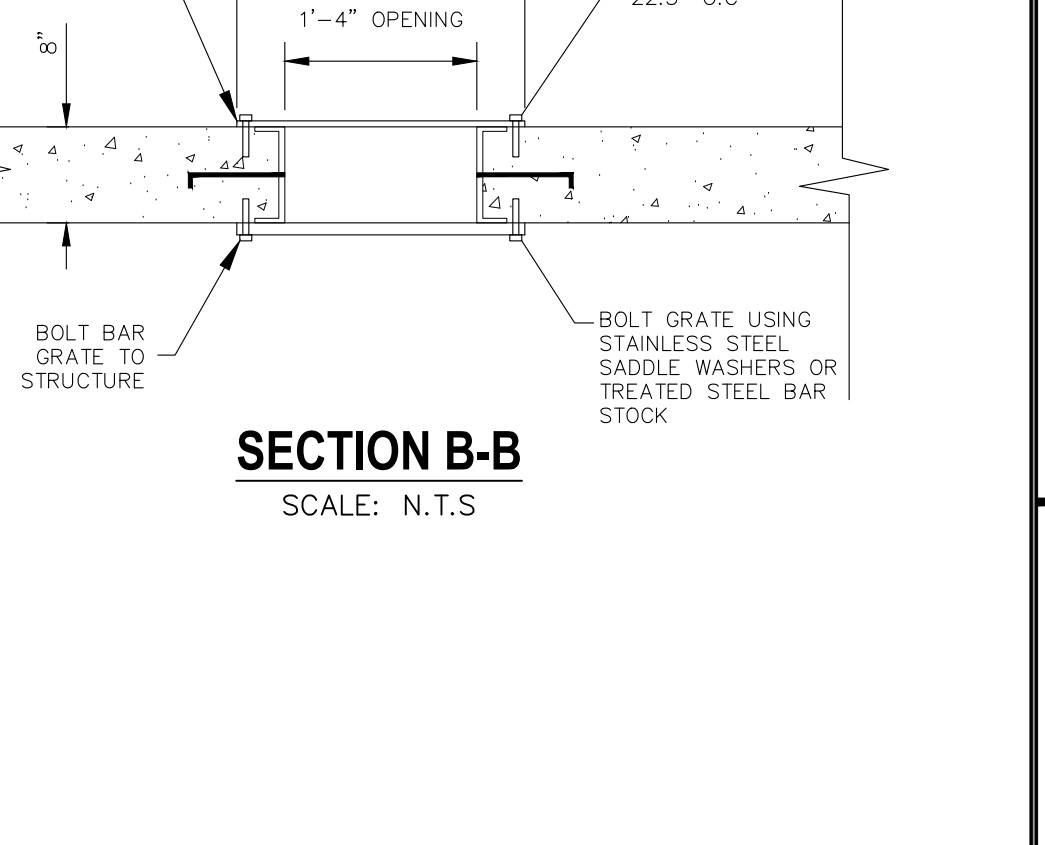
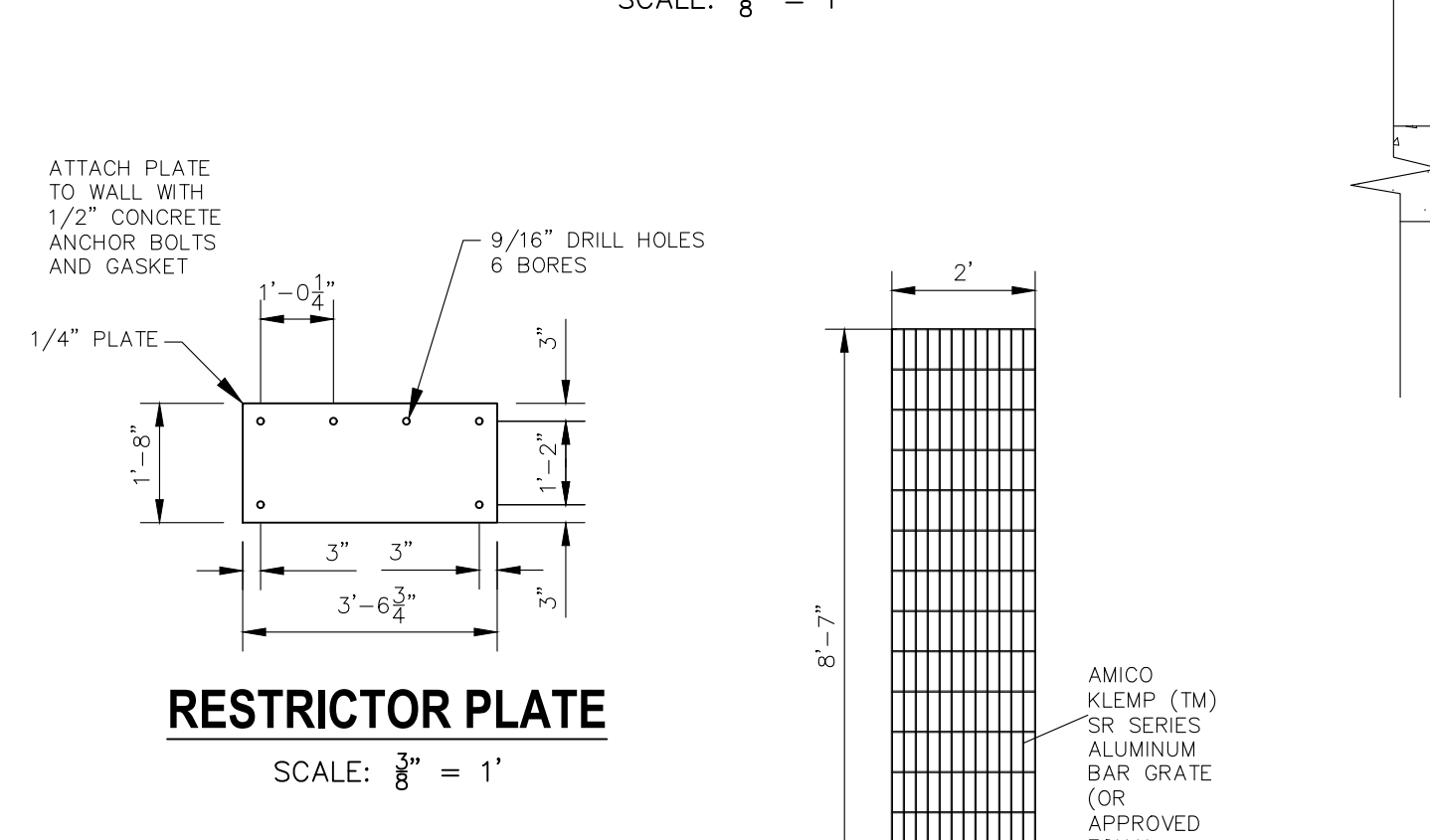
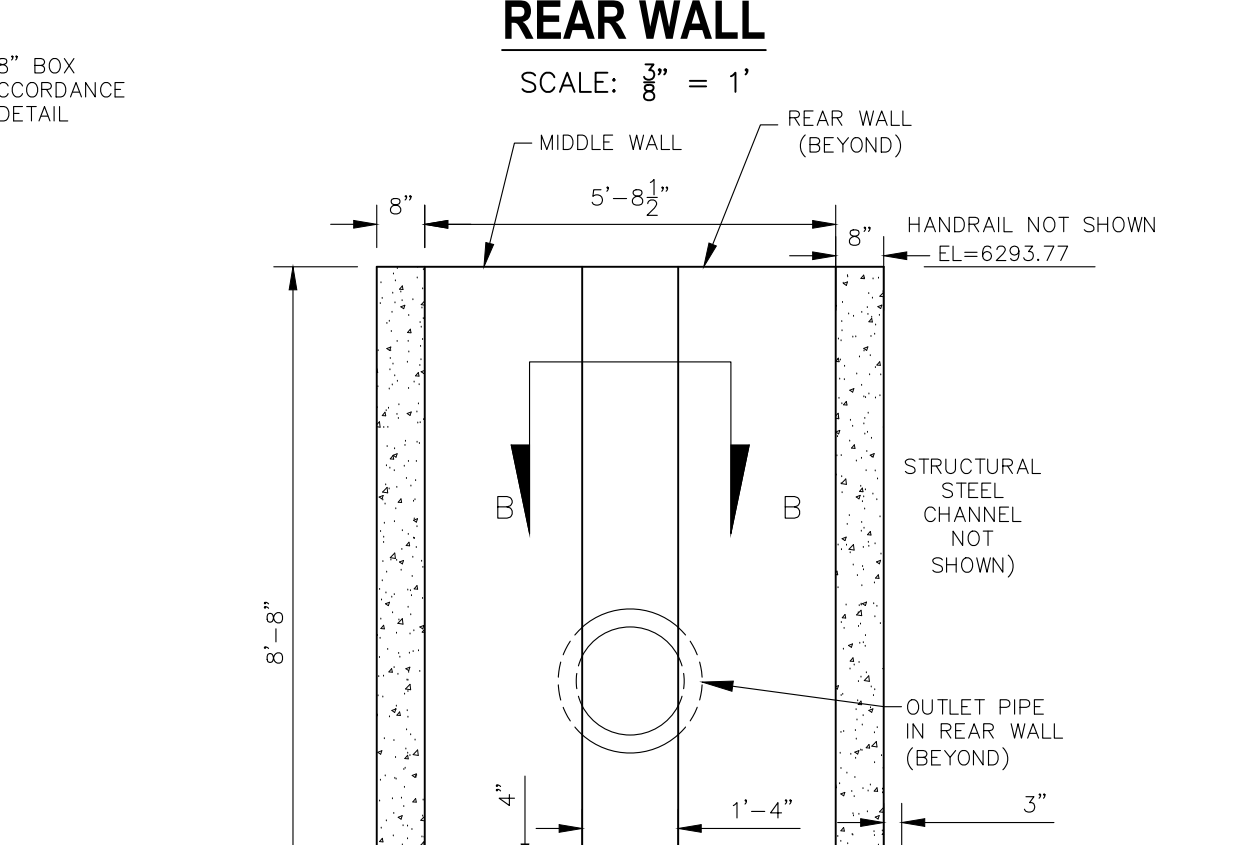
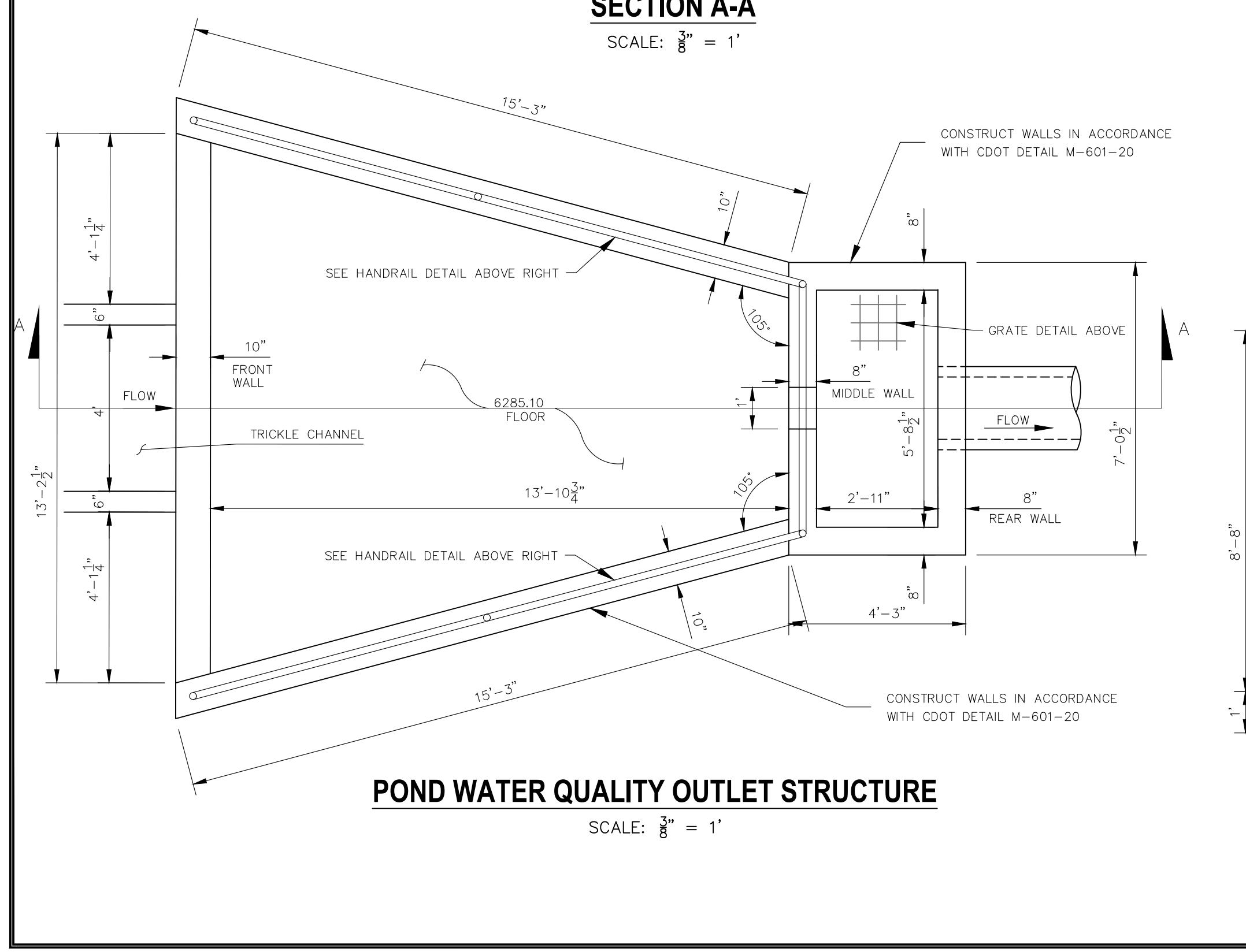
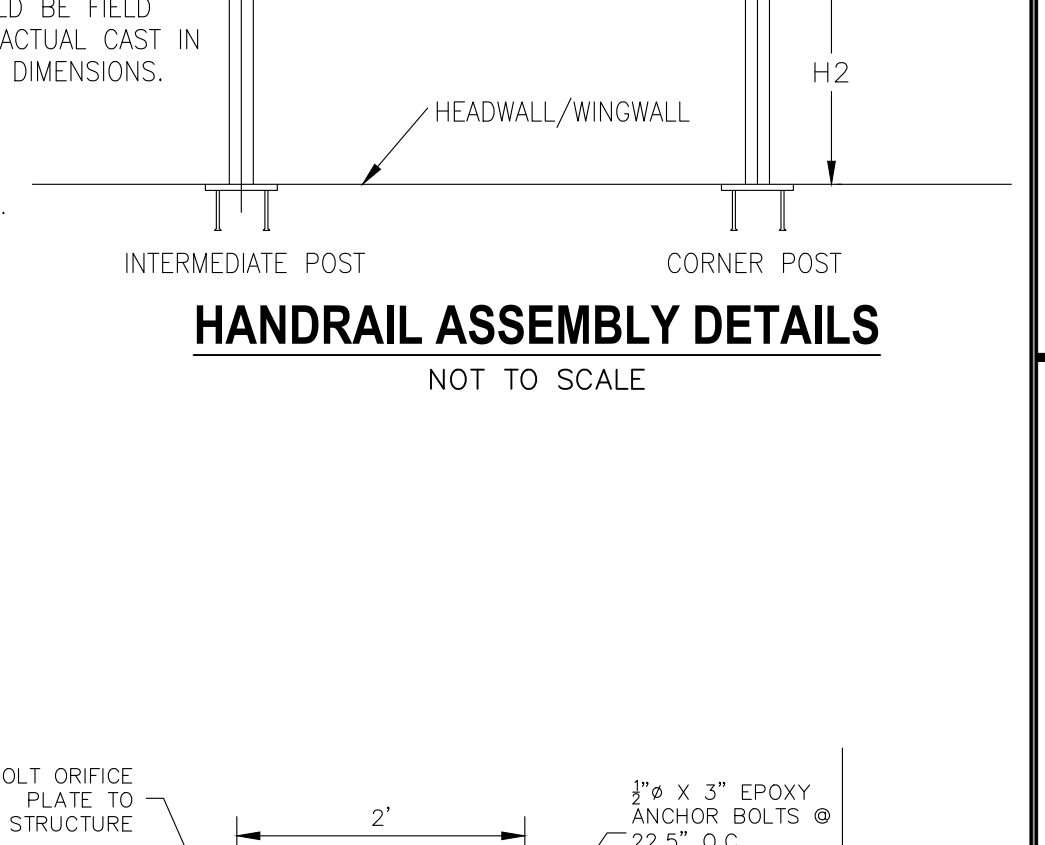
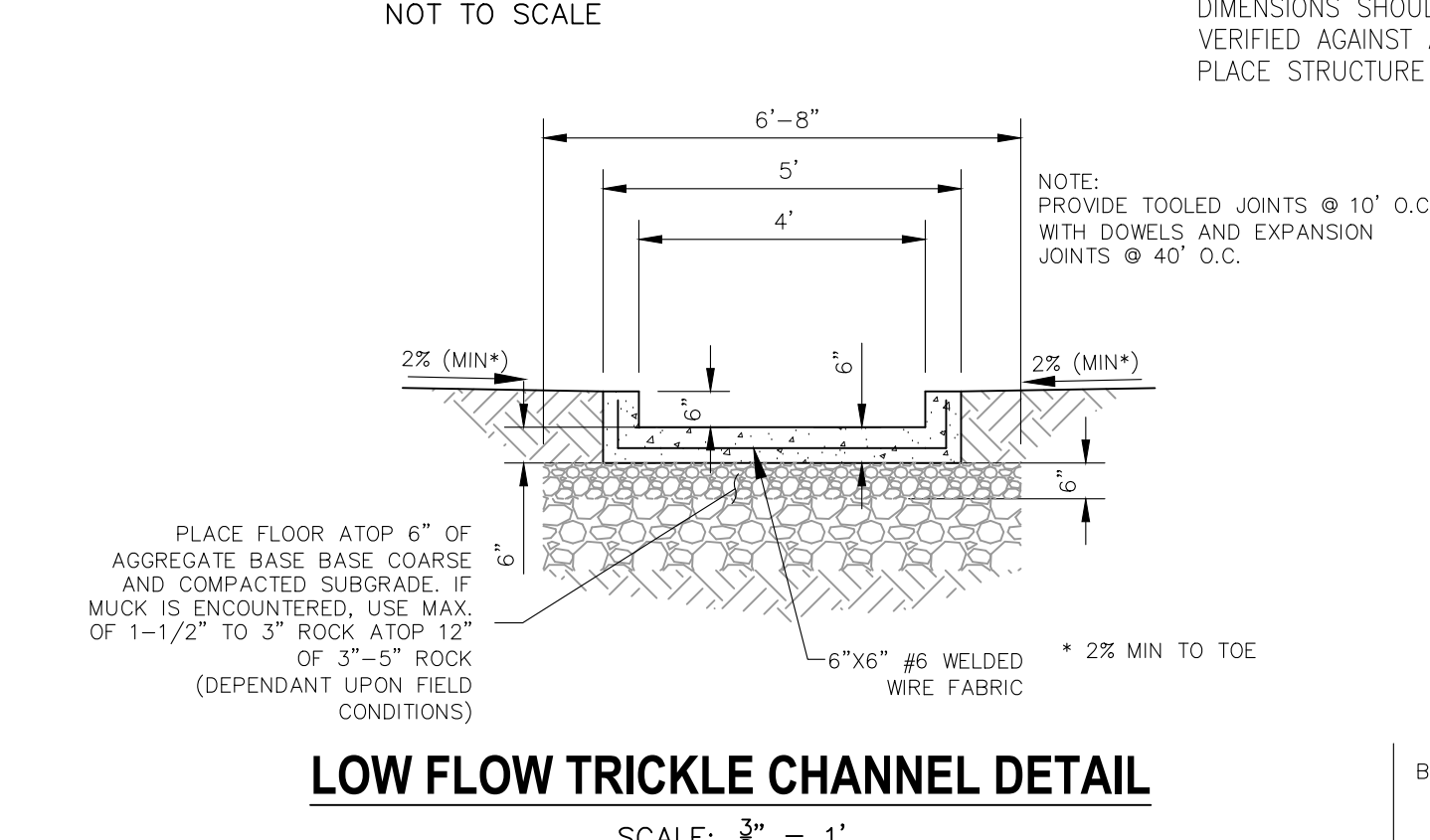
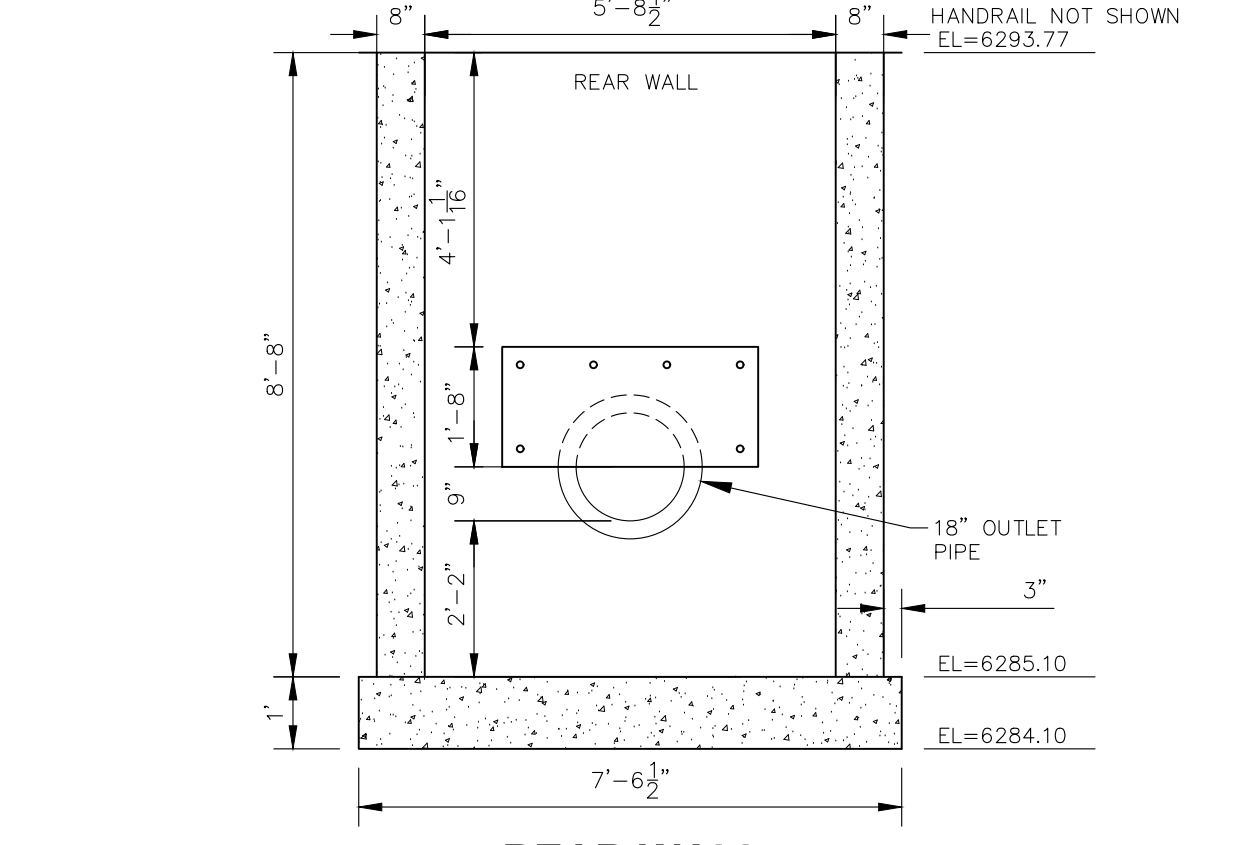
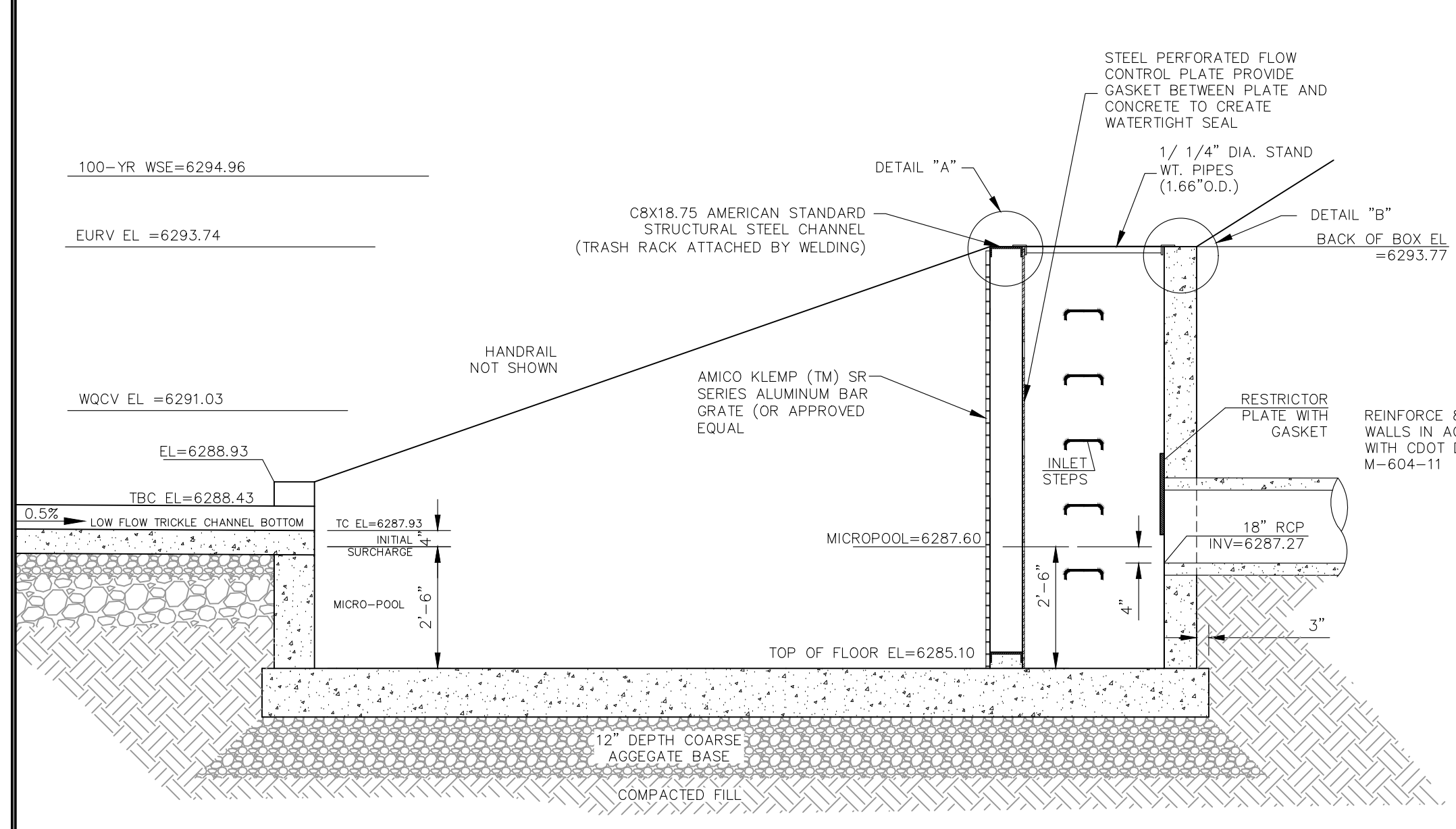
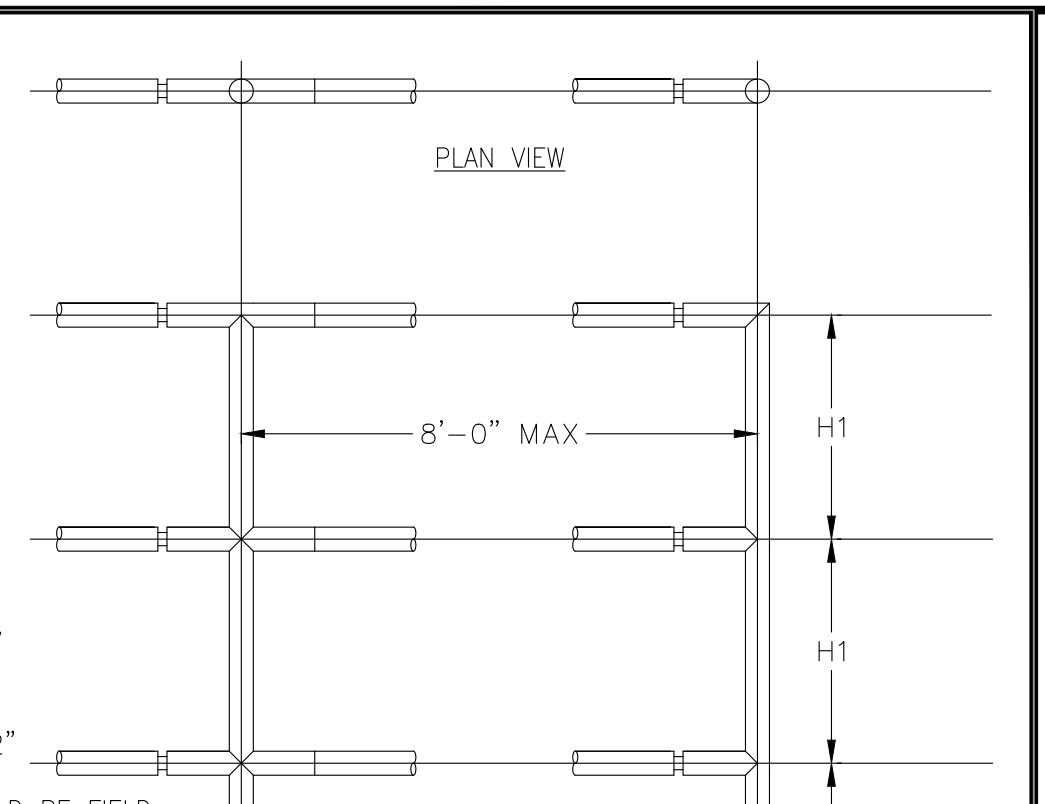
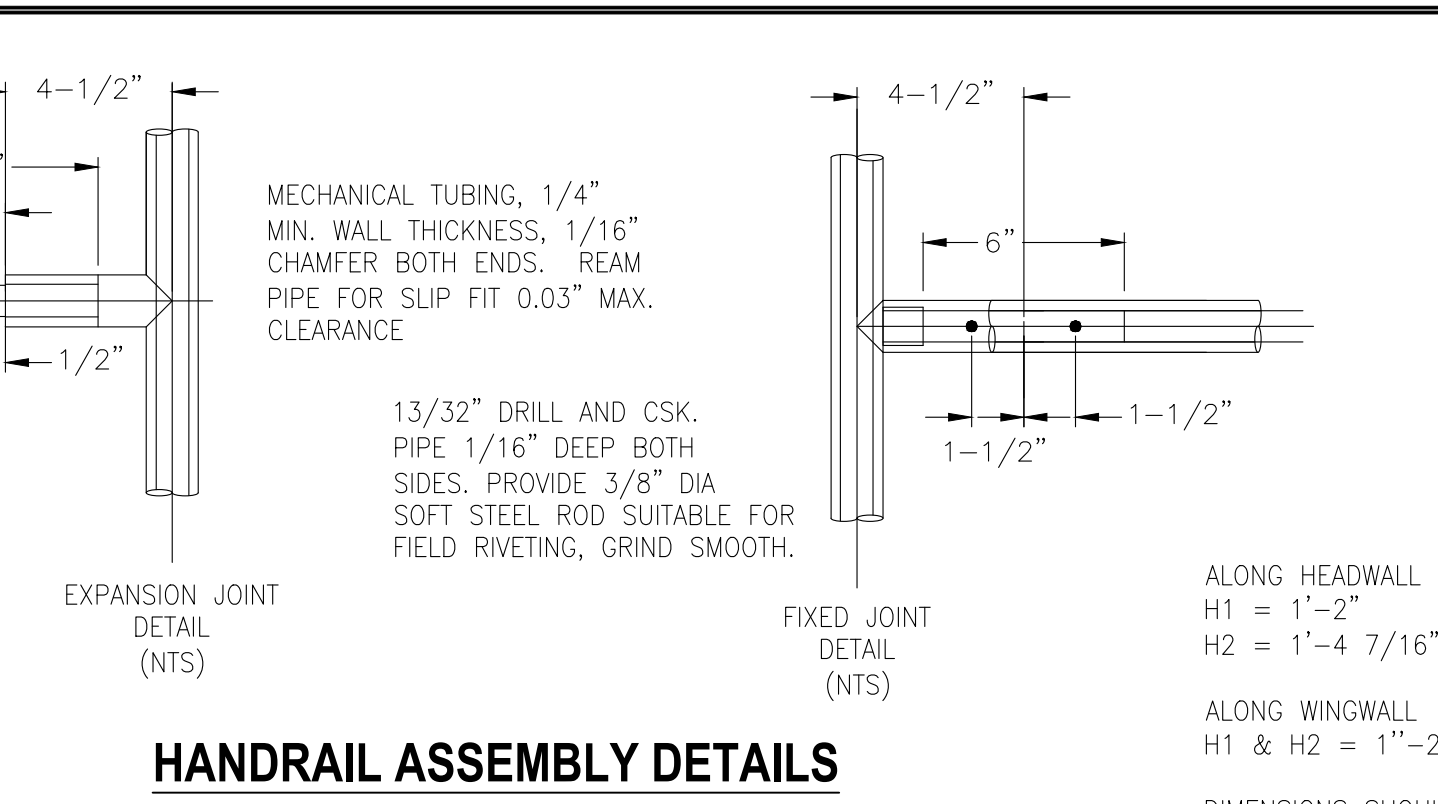
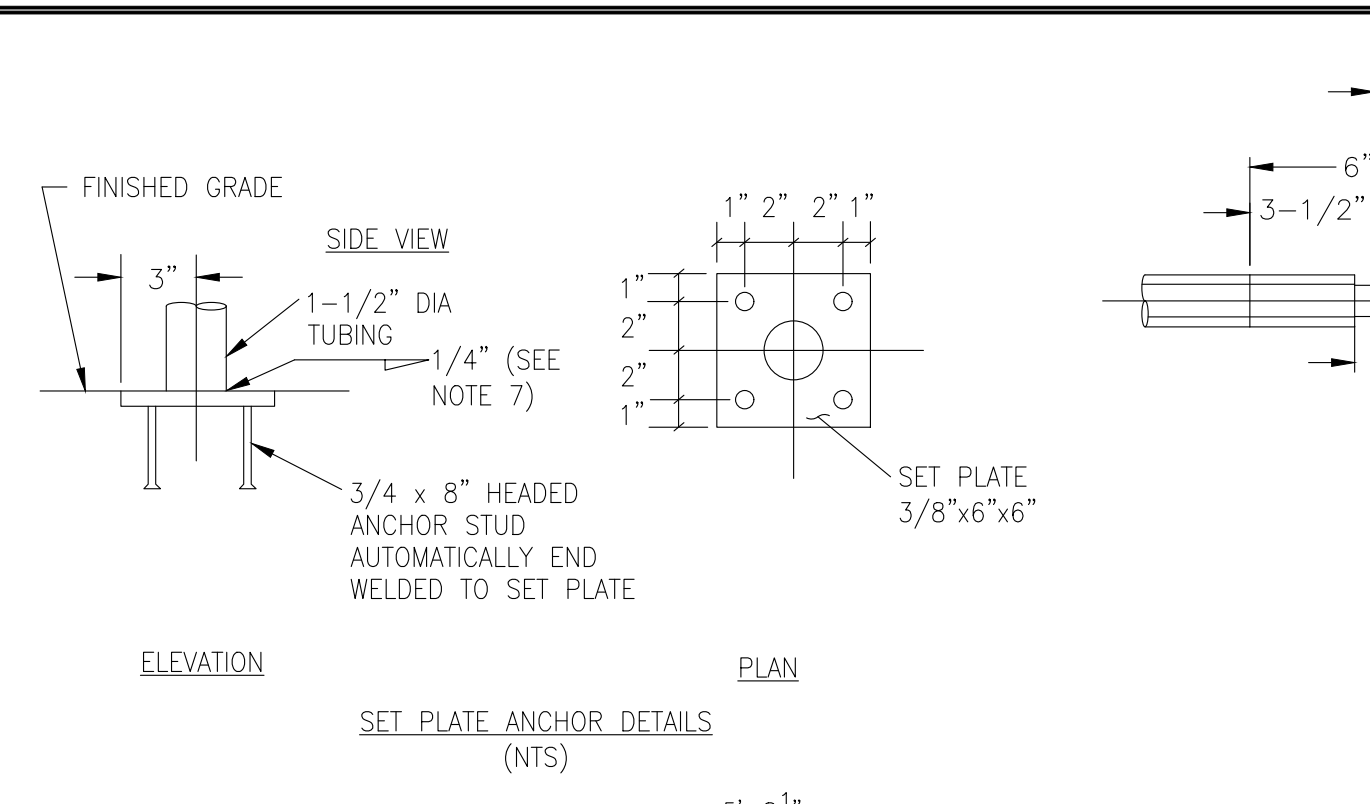
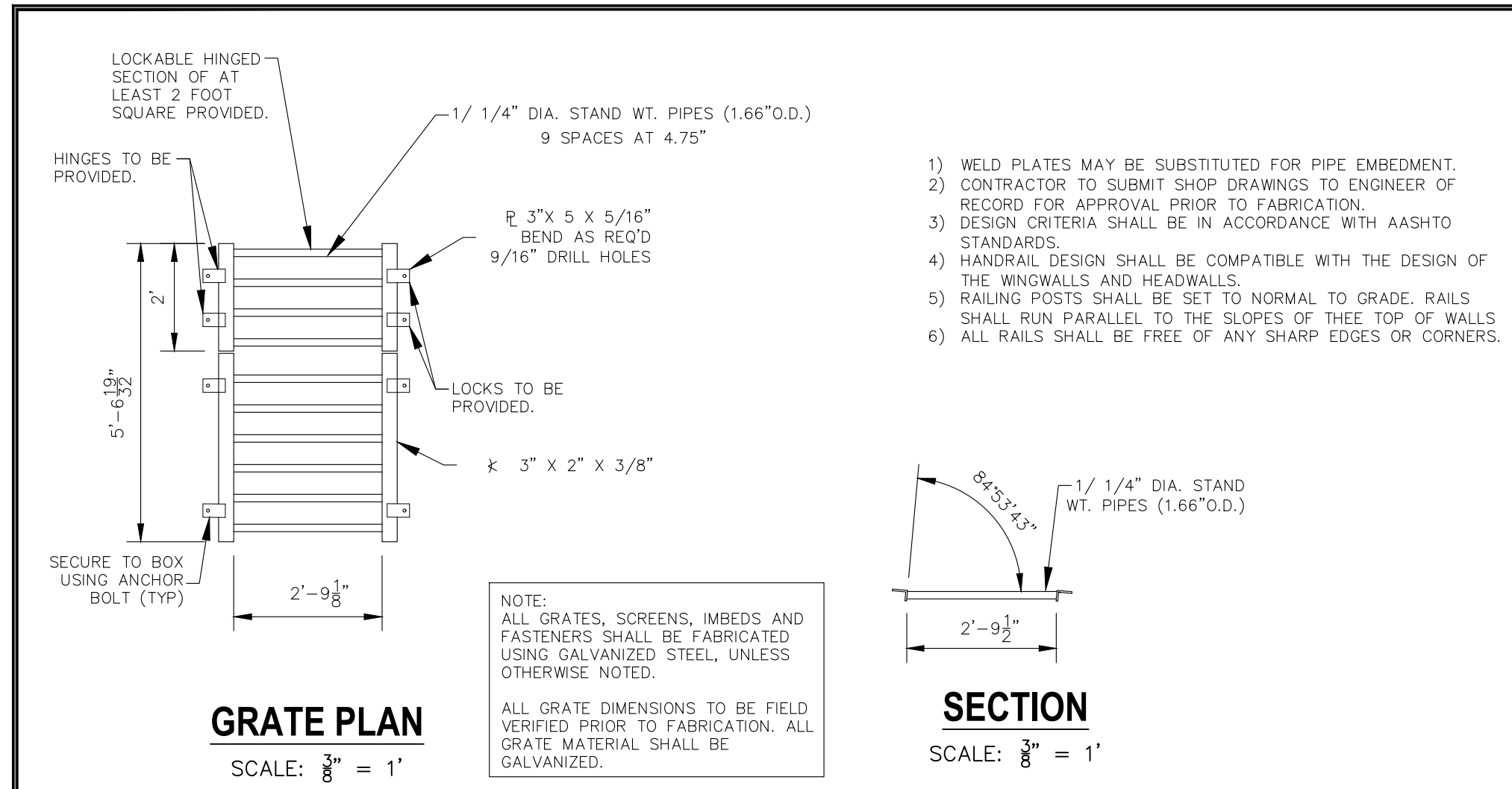
APPROVED BY: _____ DATE: _____

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

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CAUTION



CROSSROADS MIXED USE FILING NO. 1

OUTLET STRUCTURE/MISCELLANEOUS DETAILS

PROJECT NO. 18-003 DATE: 04/20/2022

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

DESIGNED BY: CWV DRAWN BY: CWV CHECKED BY: DLM

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.

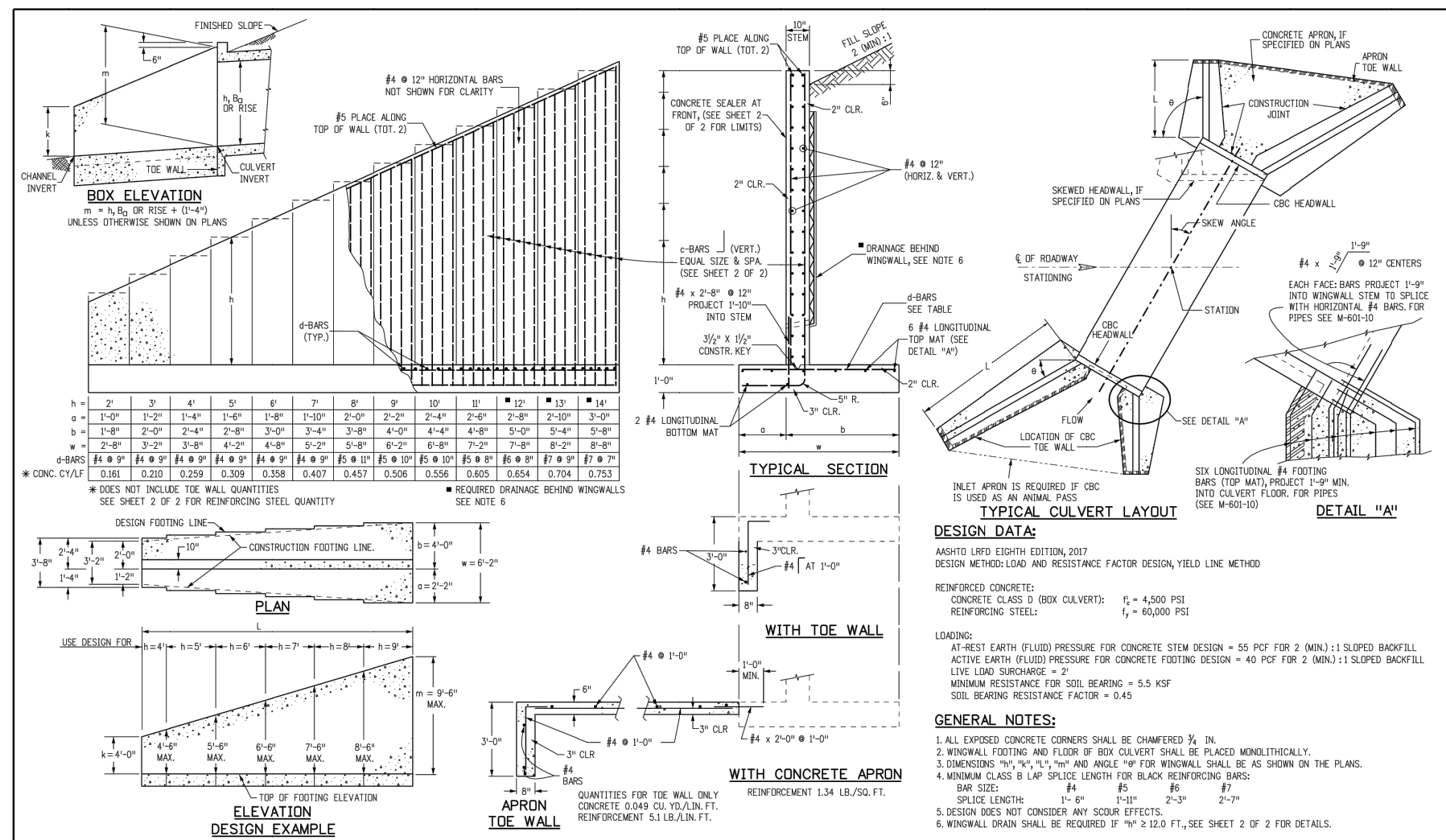
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

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

REVISIONS: NO. DATE: BY: DESCRIPTION:

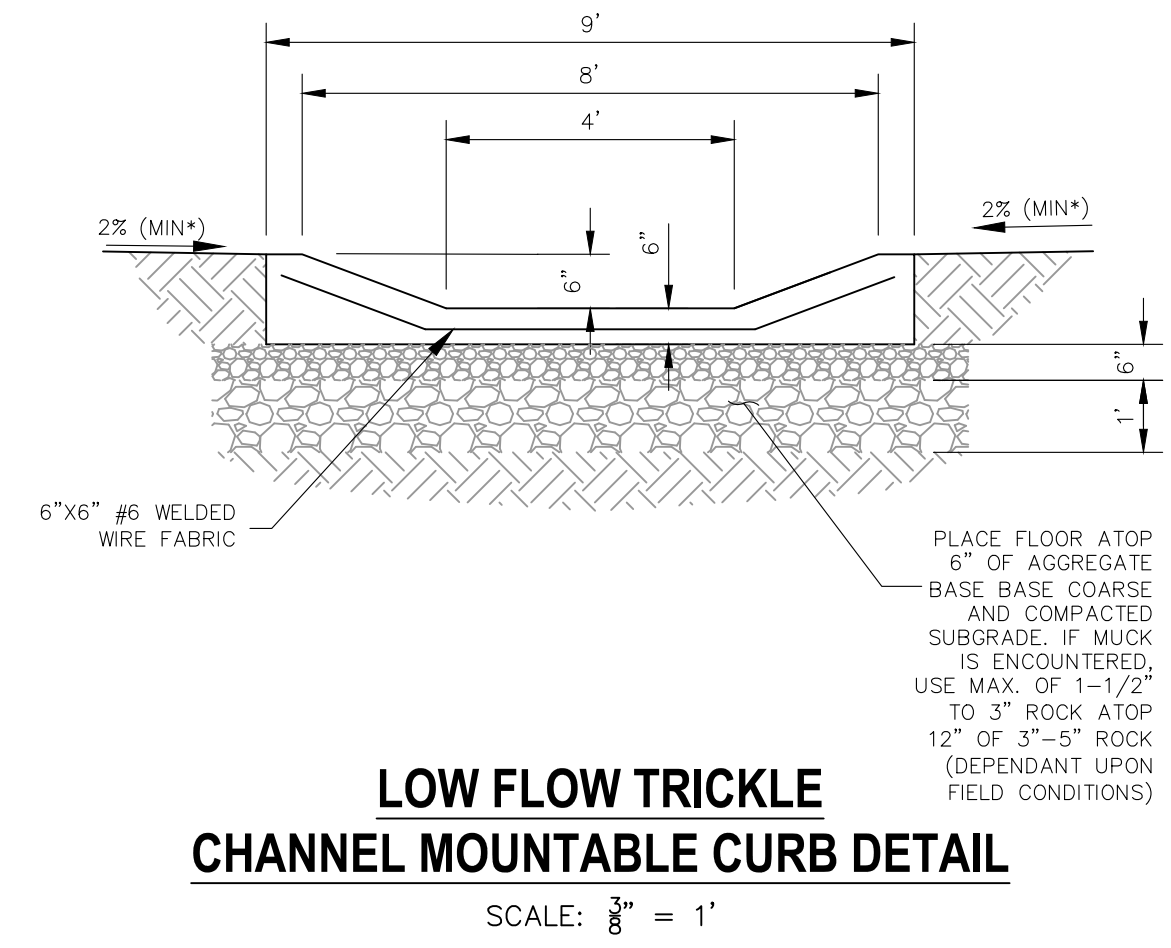
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CAUTION

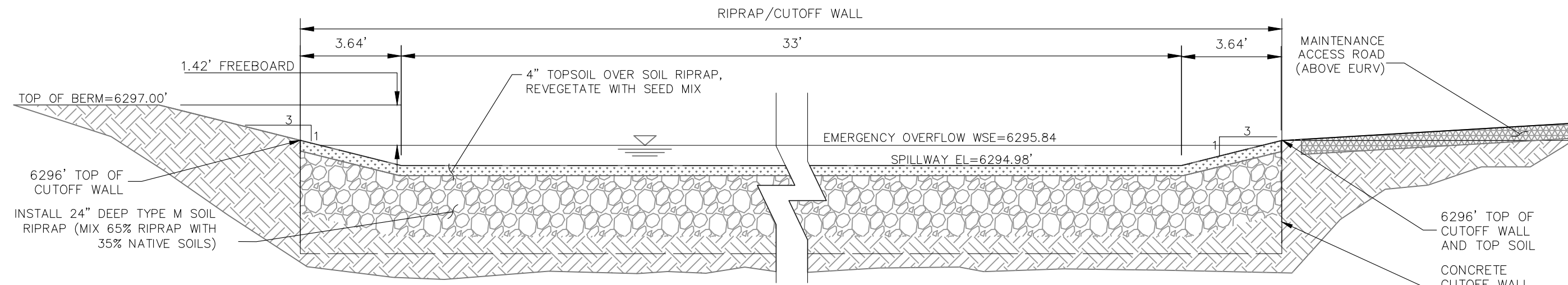


Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/23/19	Drawn: JBK	Date: 07/23/19	Comments:	Project Name: West Howard Pkwy	Location: Denver, CO 80204	Standard Sheet No. 1 of 2	M-601-20
Design: JBK	Checked: JBK	Project Development Branch	JBK	Issued By: Project Development Branch	Issued Date: July 23, 2019	Project Sheet Number:	

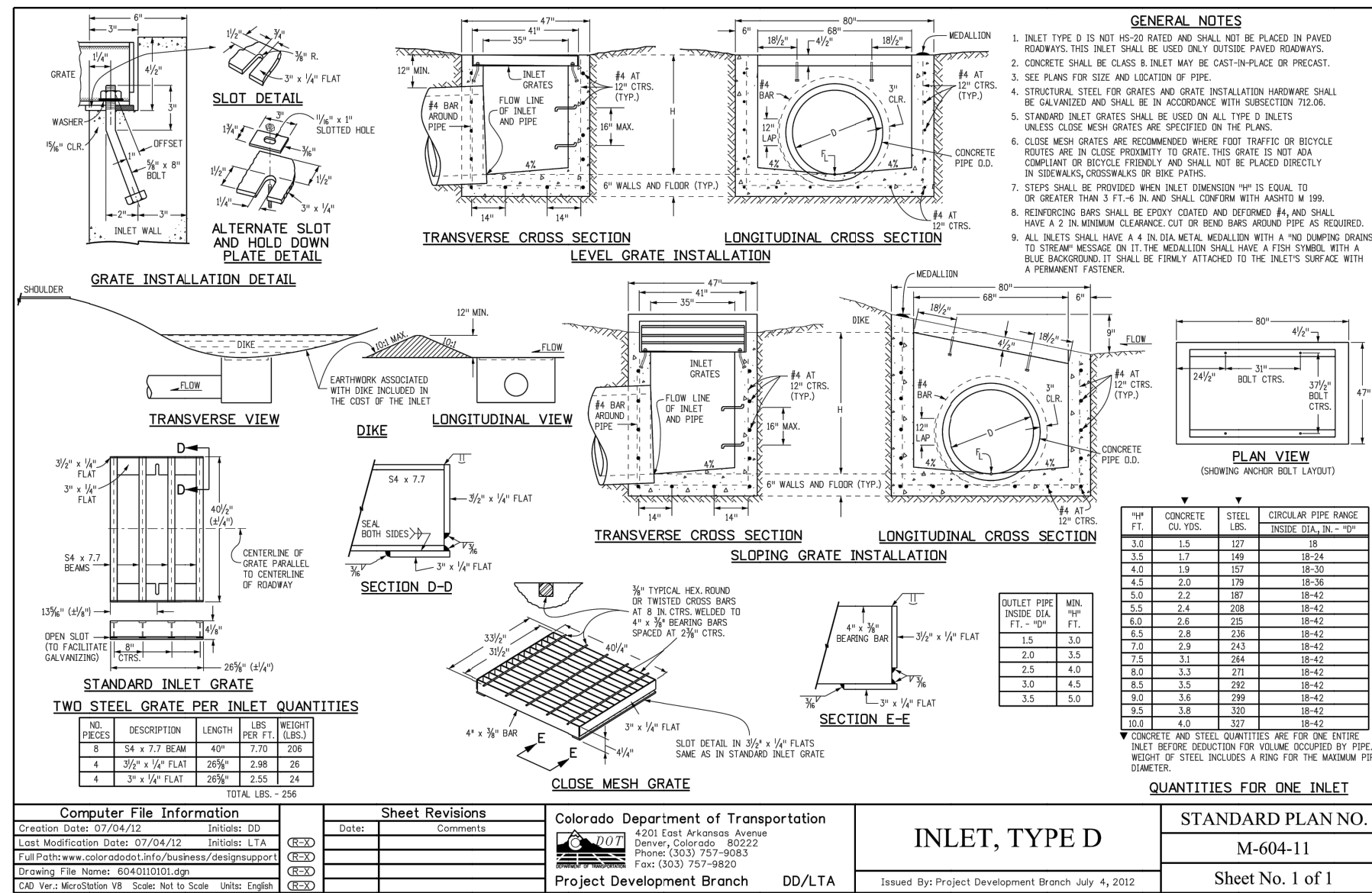
- SOIL RIPRAP NOTES:**
1. THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL AND MIXED WITH SIXTY FIVE PERCENT (65%) RIPRAP AND THIRTY FIVE PERCENT (35%) SOIL BY VOLUME.
 2. SOIL RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.
 3. CONTRACTOR SHALL COOPERATE WITH ENGINEER IN OBTAINING 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.



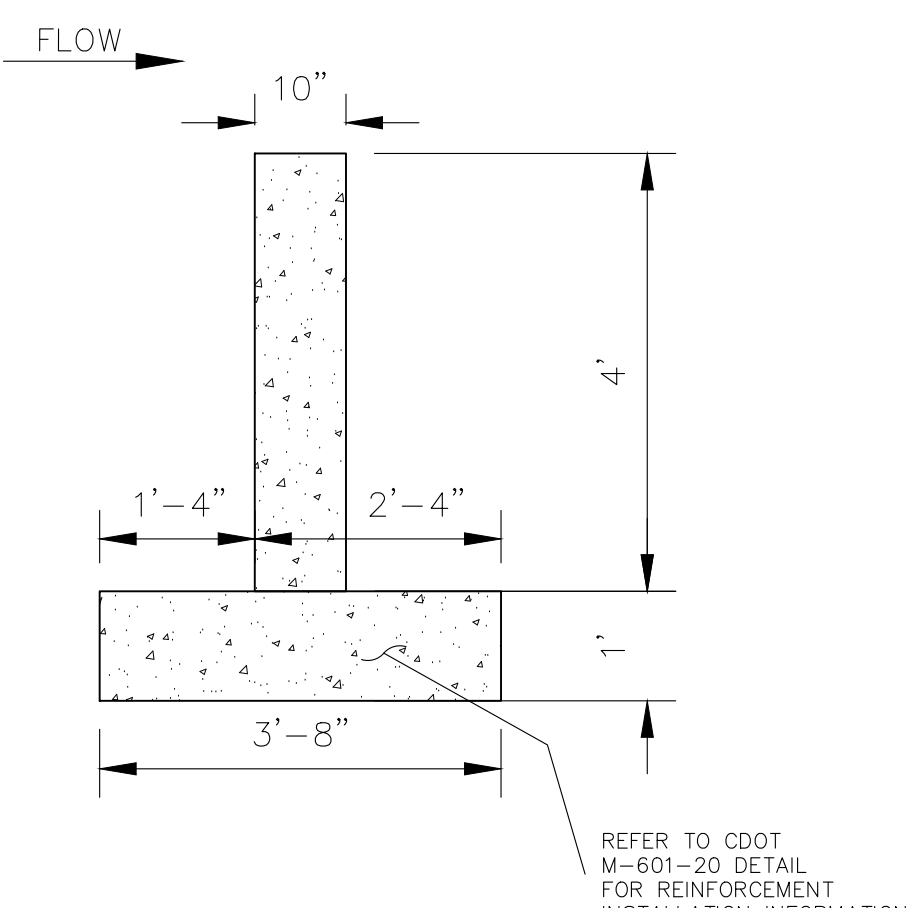
LOW FLOW TRICKLE CHANNEL MOUNTABLE CURB DETAIL
SCALE: $\frac{1}{8}'' = 1'$



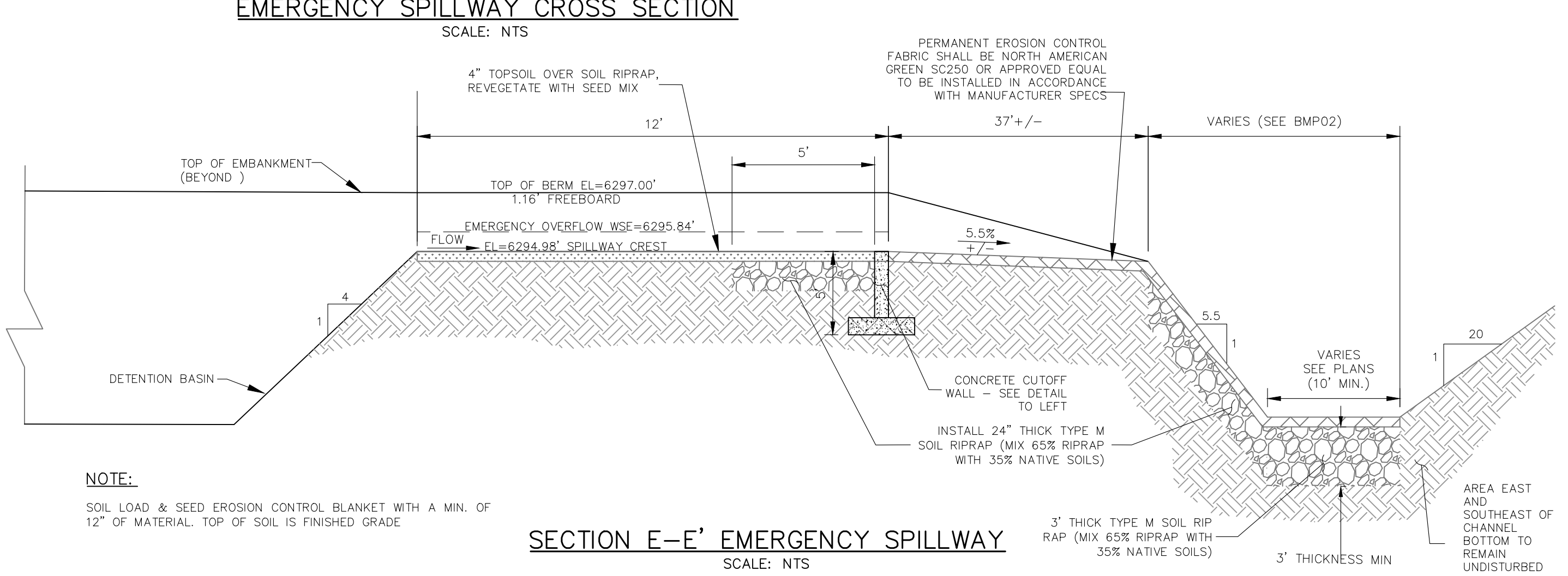
EMERGENCY SPILLWAY CROSS SECTION
SCALE: NTS



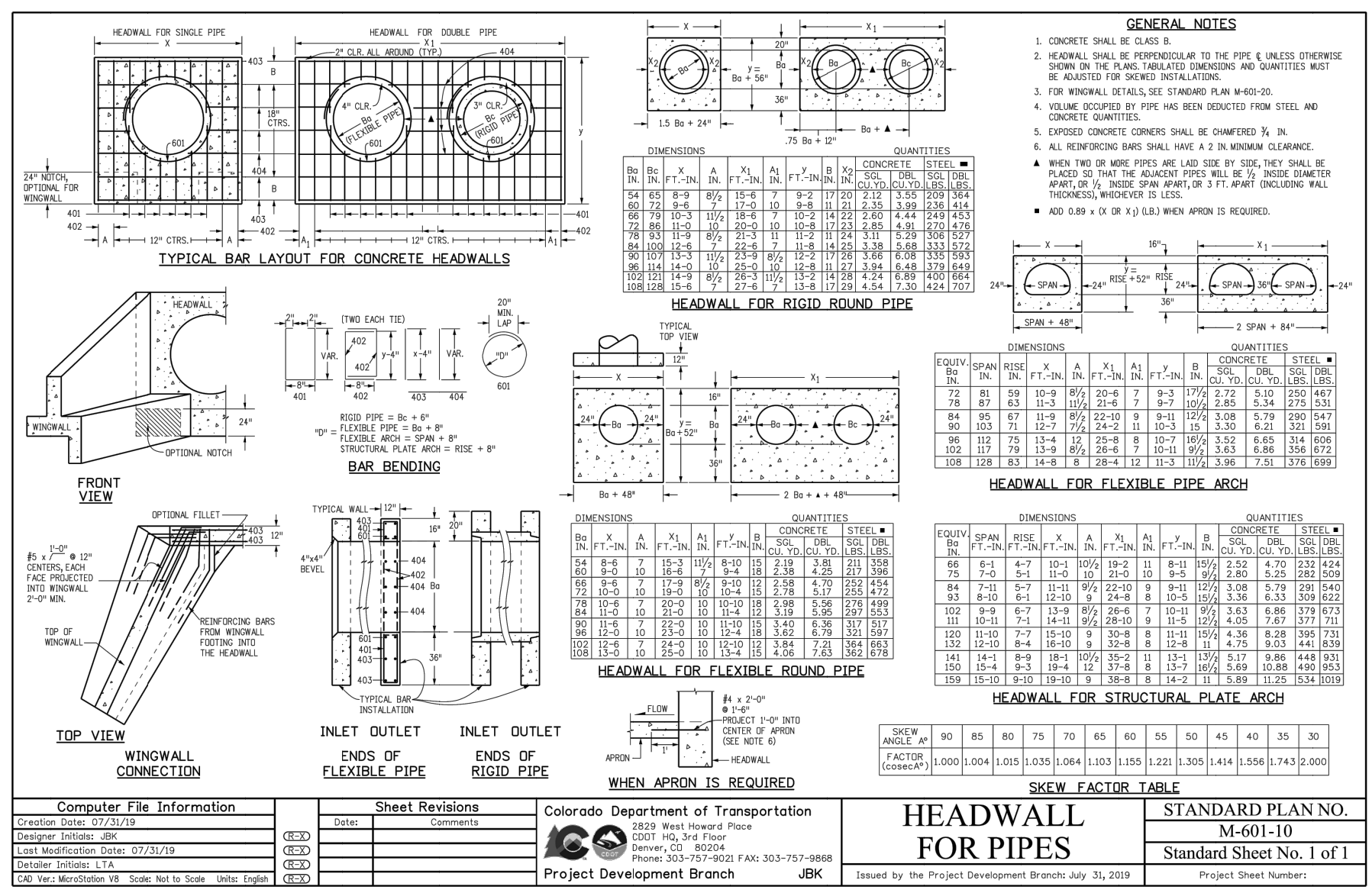
INLET, TYPE D
STANDARD PLAN NO. M-604-11
Sheet No. 1 of 1



POND CUTOFF WALL
NTS



SECTION E-E' EMERGENCY SPILLWAY
SCALE: NTS



HEADWALL FOR PIPES
STANDARD PLAN NO. M-601-10
Standard Sheet No. 1 of 1

CROSSROADS MIXED USE FILING NO. 1

MISCELLANEOUS DETAILS

PROJECT NO. 18-003 DATE: 04/20/2022

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

DESIGNED BY: CWV DRAWN BY: CWV CHECKED BY: DLM

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

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

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CAUTION