

AGENCIES:

OWNER/DEVELOPER:	COLORADO SPRINGS EQUITIES LLC 90 S. CASCADE AVE., SUITE 1500 COLORADO SPRINGS, CO 80903 DANNY MIENTKA (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:

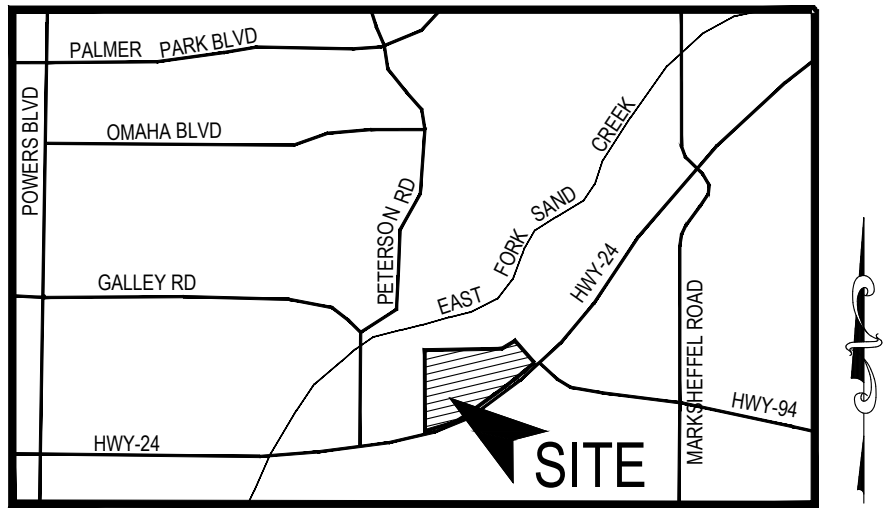
1. NATIONAL GEODETIC VERTICAL DATUM OF 1929, MONUMENT R76 SET IN TOP OF CONCRETE MONUMENT  
ELEVATION = 6286.32'
2. NATIONAL GEODETIC VERTICAL DATUM OF 1929, FOUND #5 REBAR AND ORANGE CAP PLS 32820  
ELEVATION = 6325.50'

# CROSSROADS MIXED USE FILING NO. 1

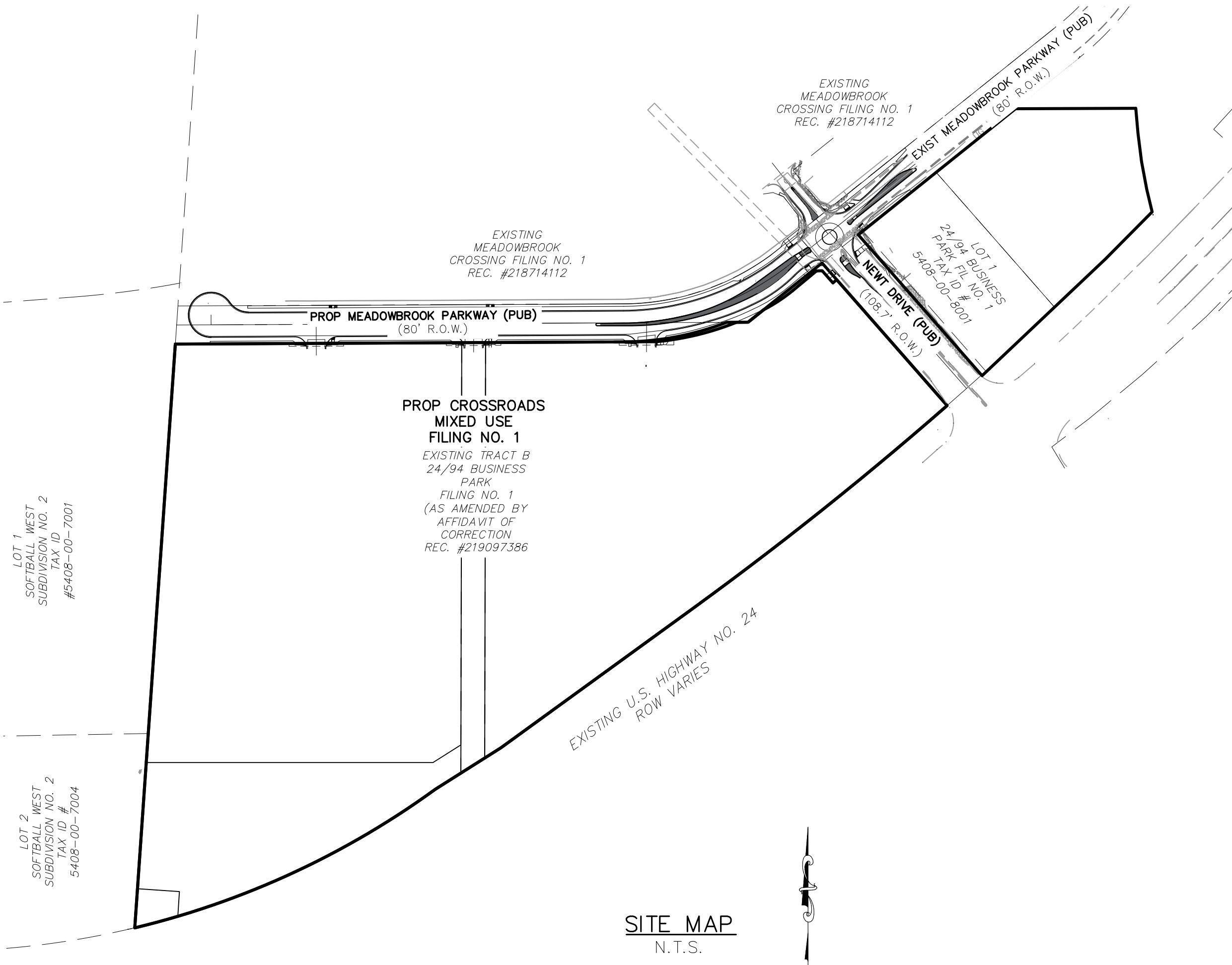
## COUNTY OF EL PASO, STATE OF COLORADO

# CONSTRUCTION PLANS

FEBRUARY 2022



VICINITY MAP  
N.T.S.



SITE MAP  
N.T.S.

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 MIENTKA (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

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EL PASO COUNTY FILE NO. SF 21-029



FOR LOCATING  
& MARKING  
GAS,  
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WATER &  
TELEPHONE  
LINES

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

CROSSROADS MIXED USE FILING NO.1

TITLE SHEET

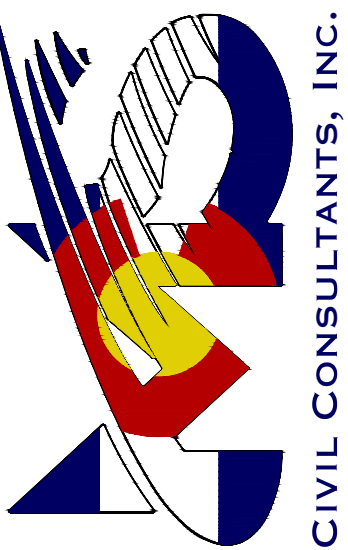
DATE: 02/16/2022

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

PROJECT NO. 18-003 DESIGNED BY: CLP DRAWN BY: CLP CHECKED BY: VAS

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: APP'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

GENERAL CONSTRUCTION NOTES:

1. 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.
2. 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.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. 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.
5. 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).
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K – 1.2C.
7. 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.
8. 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.
9. 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

1. 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.
2. 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).
3. 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:
  - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - d. CDOT M & S STANDARDS.
4. 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.
5. 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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.
8. 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.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. 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.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
14. 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.
15. 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:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. 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.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. 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.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. 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"
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. 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.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. 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.
12. 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.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. 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.



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

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CAUTION

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

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



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

CROSSROADS MIXED USE FILING NO. 1

CONSTRUCTION NOTES

PROJECT NO. 18-003

SCALE:

DESIGNED BY: CLP

DRAWN BY: CLP

CHECKED BY: VAS

DATE: 02/16/2022

HORIZONTAL: N/A

VERTICAL: N/A

SHEET 2 OF 24

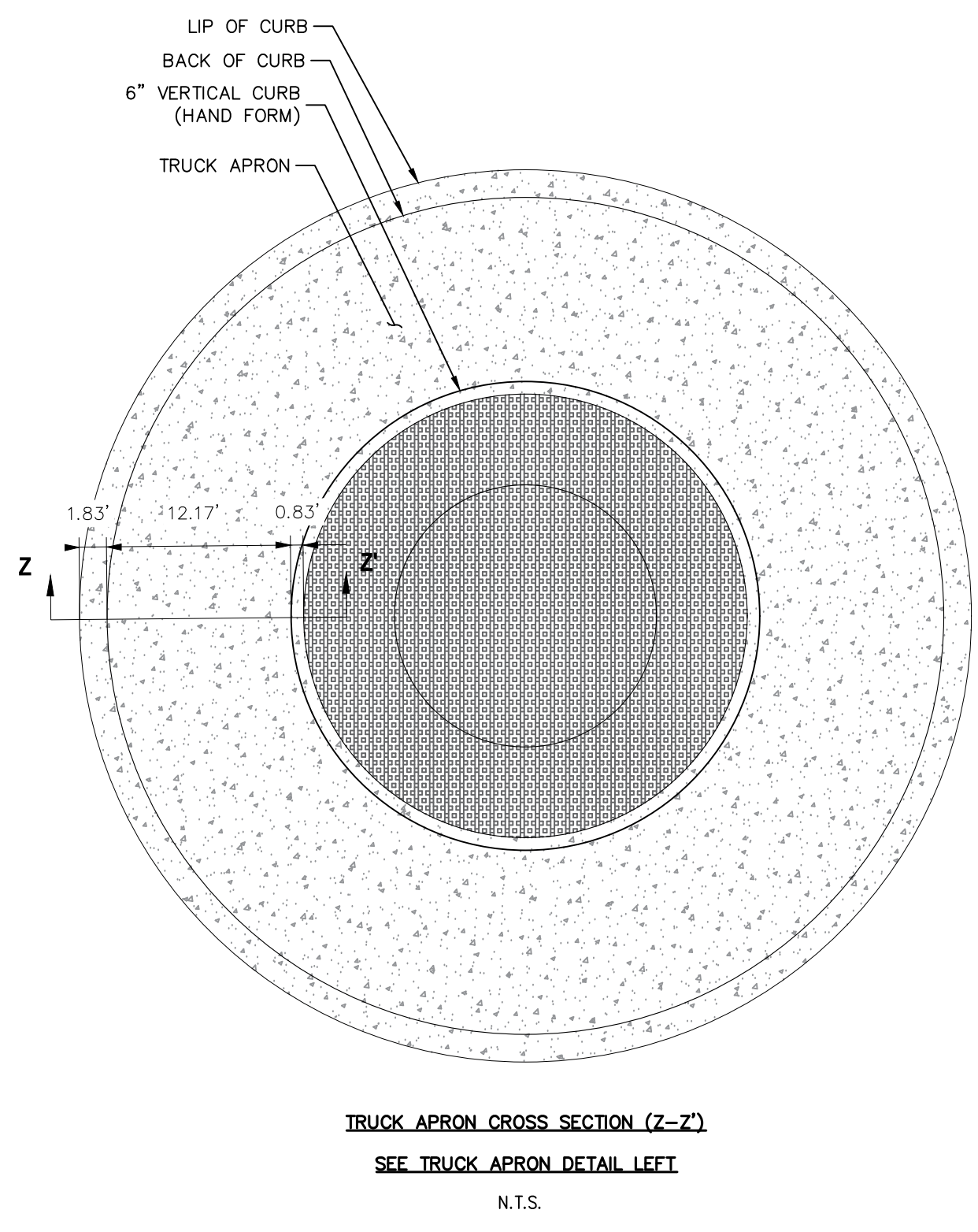
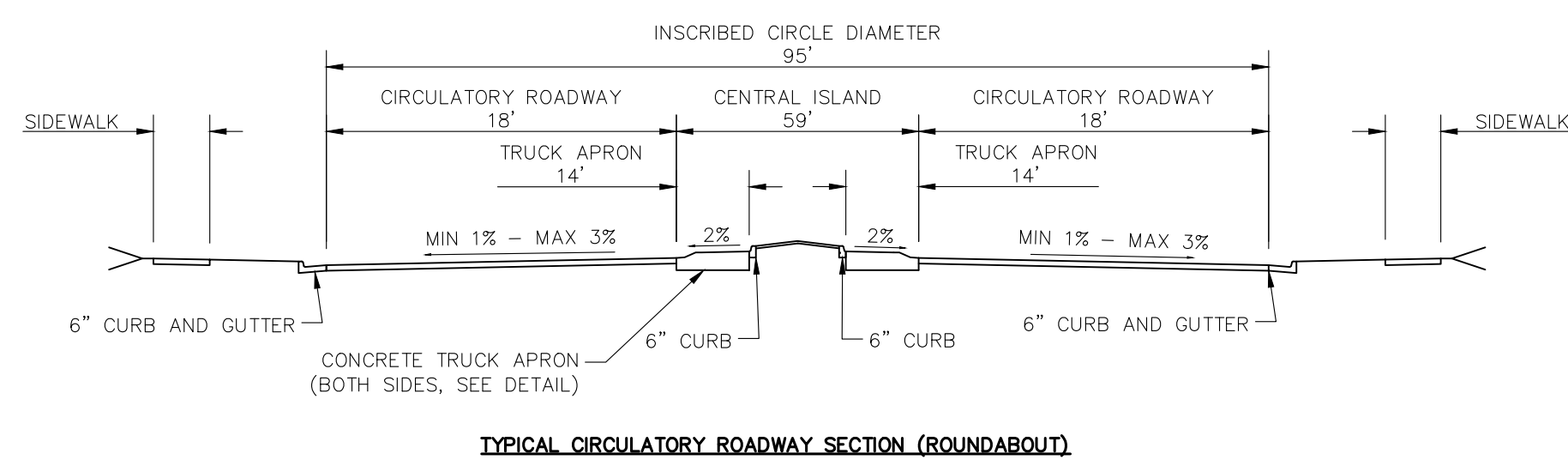
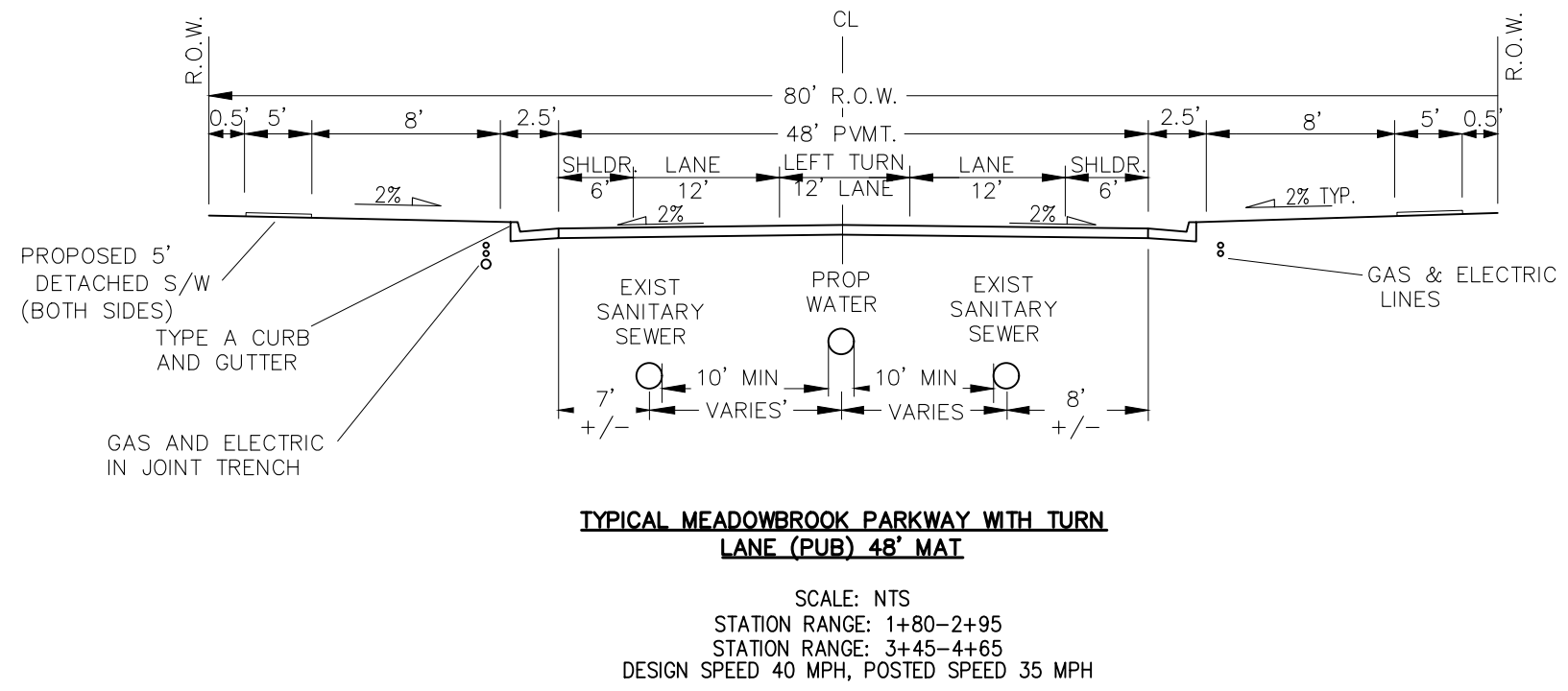
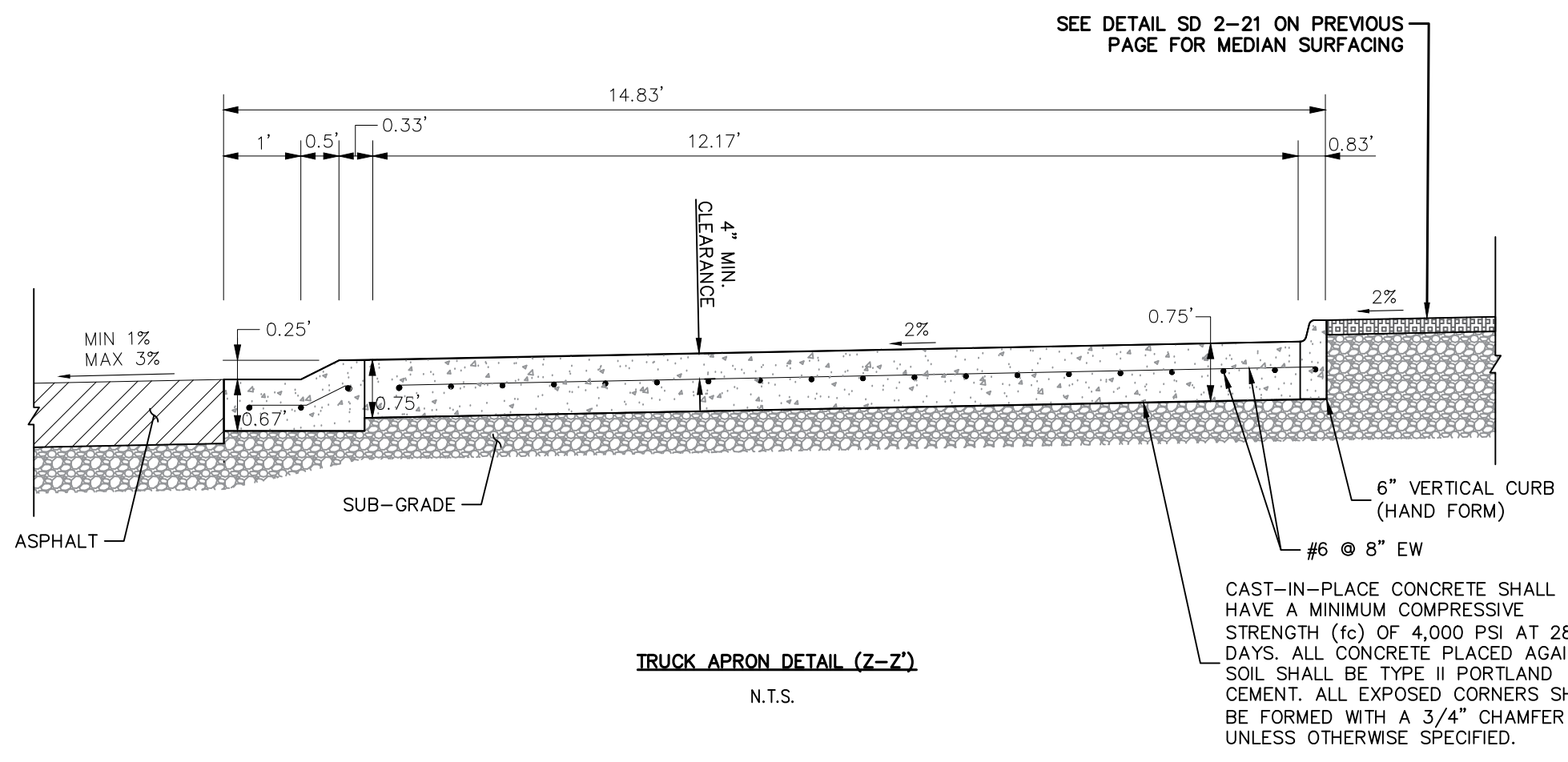
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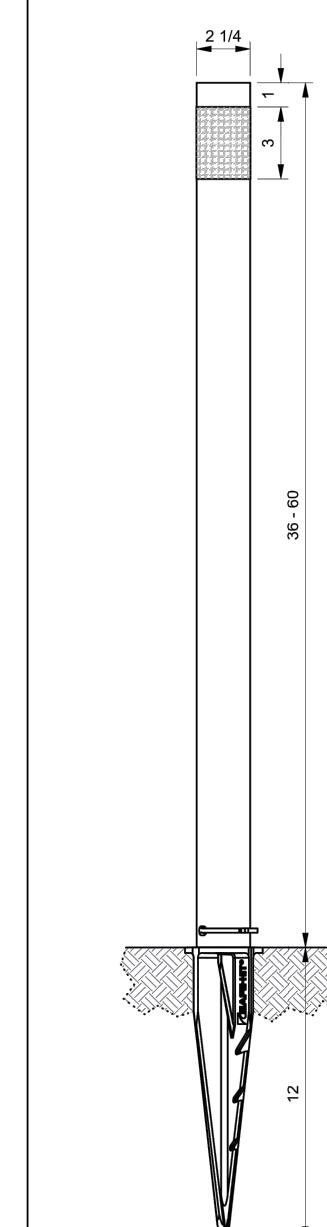


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**ML3\*\*PTA-KA-03NC**  
2-1/4" X 36" TO 60" BLACK POST WITH ONE 3" WIDE AMBER HIGH INTENSITY FLEXIBLE PRISMATIC REFLECTIVE BAND.

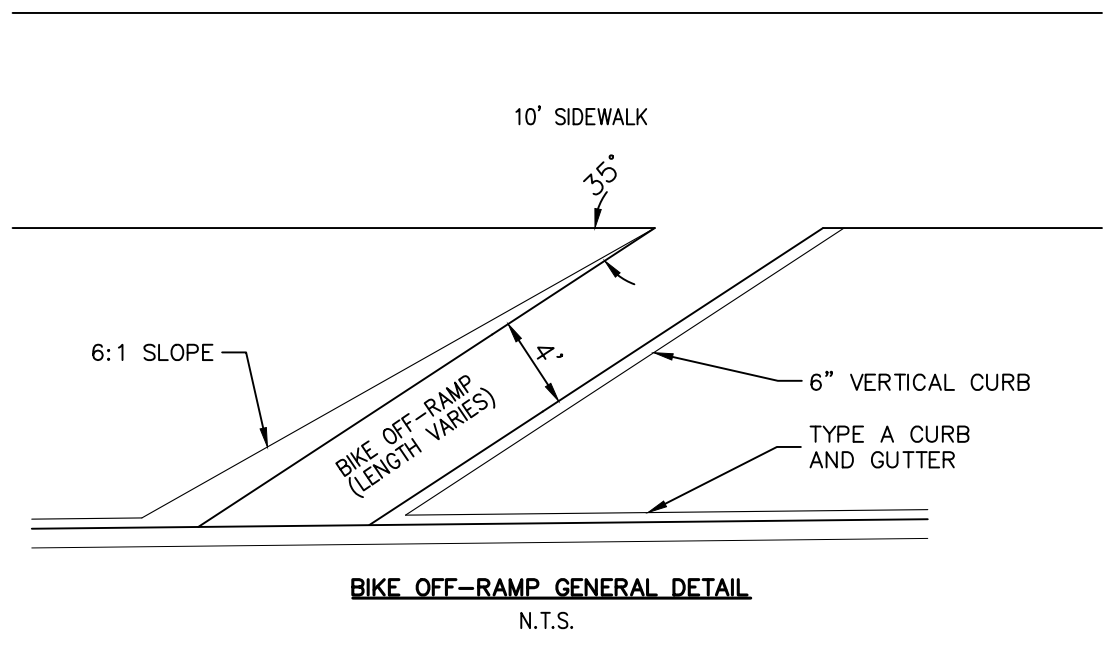
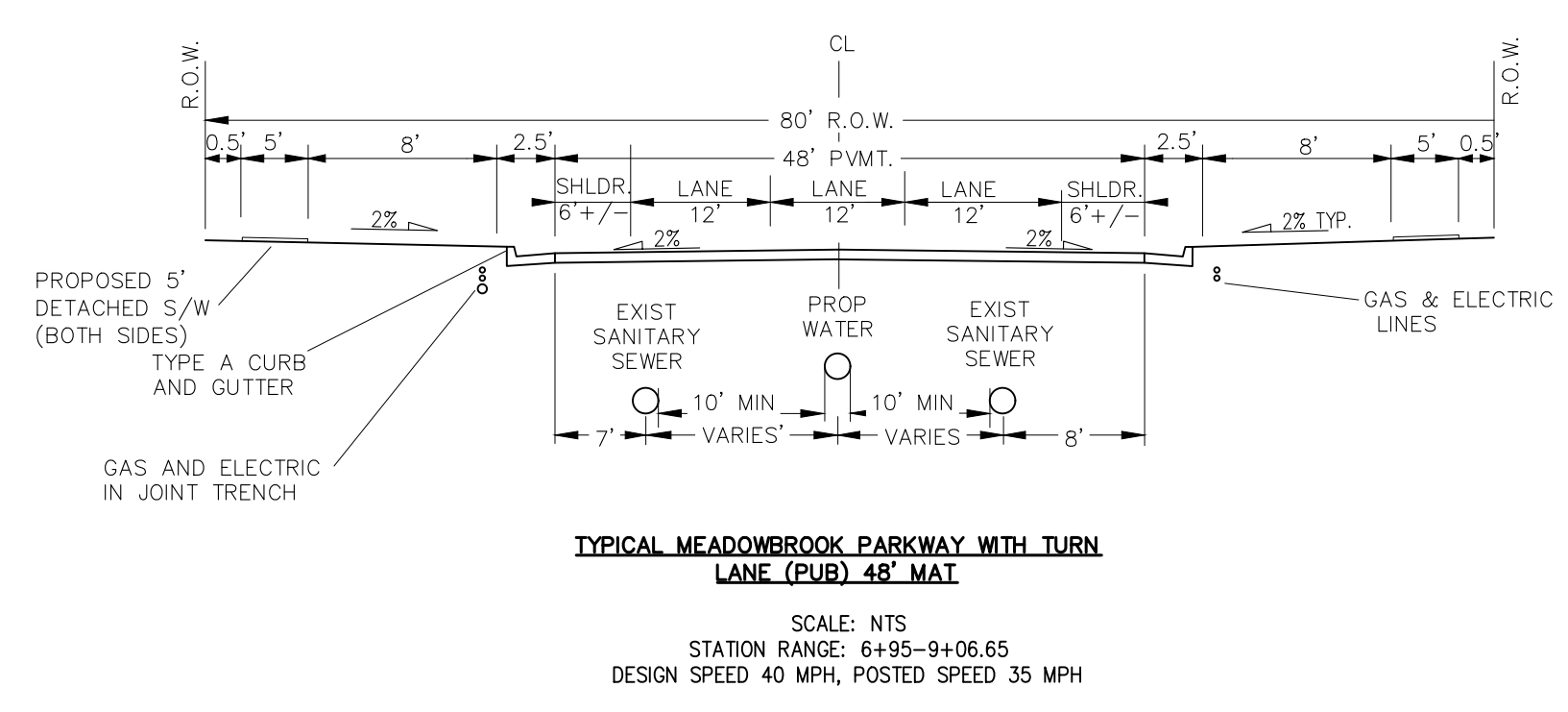
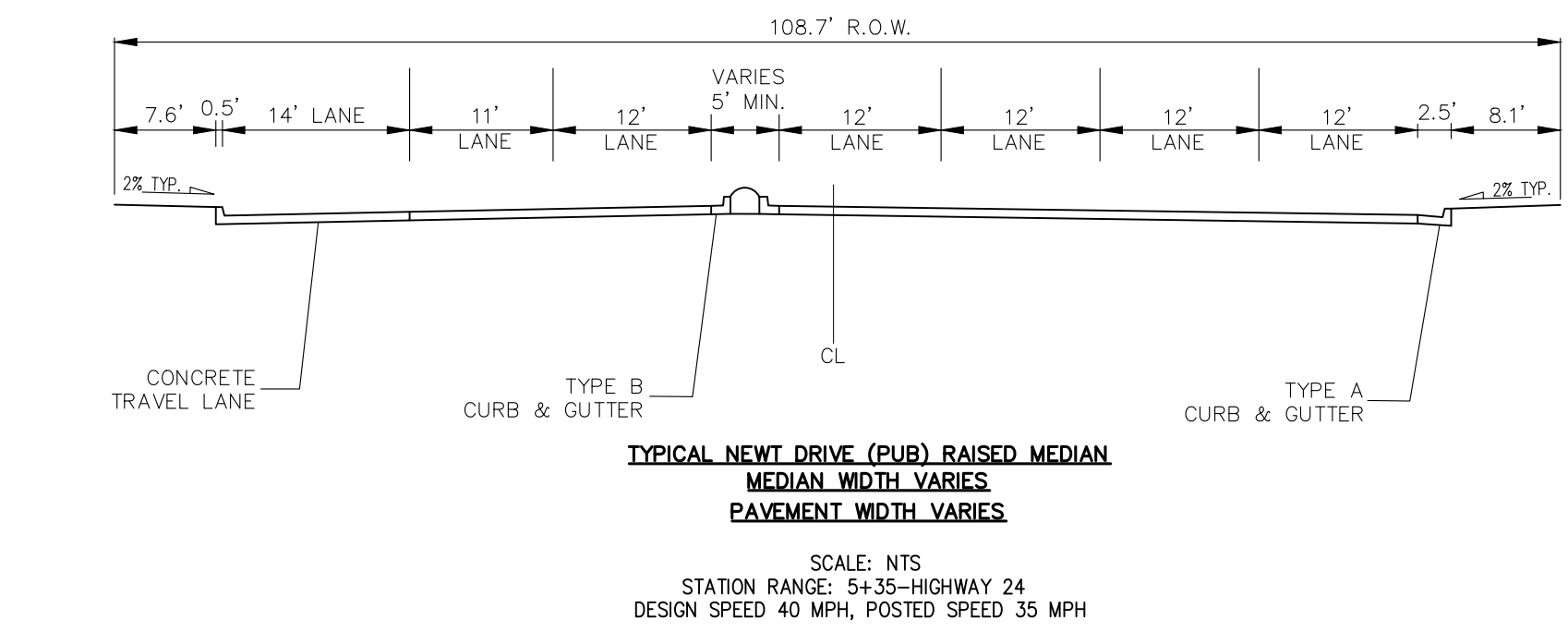
POST IS SECURED TO PLASTIC ANCHOR WITH ONE NYLON TIE WRAP.

**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

1.888.323.6374  
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**SAFE-HIT SNO-POST DETAIL**  
N.T.S.



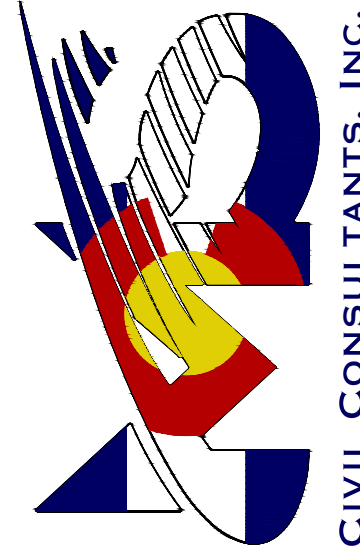
**CROSSROADS MIXED USE FILING NO. 1**

**DETAILS AND STREET SECTIONS**

PROJECT NO. 18-003  
DATE: 02/16/2022  
SCALE: HORIZONTAL: N/A  
VERTICAL: N/A  
DESIGNED BY: CWM  
DRAWN BY: CWM  
CHECKED BY: VAS

**S104**  
SHEET 4 OF 24

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



**CIVIL CONSULTANTS, INC.**

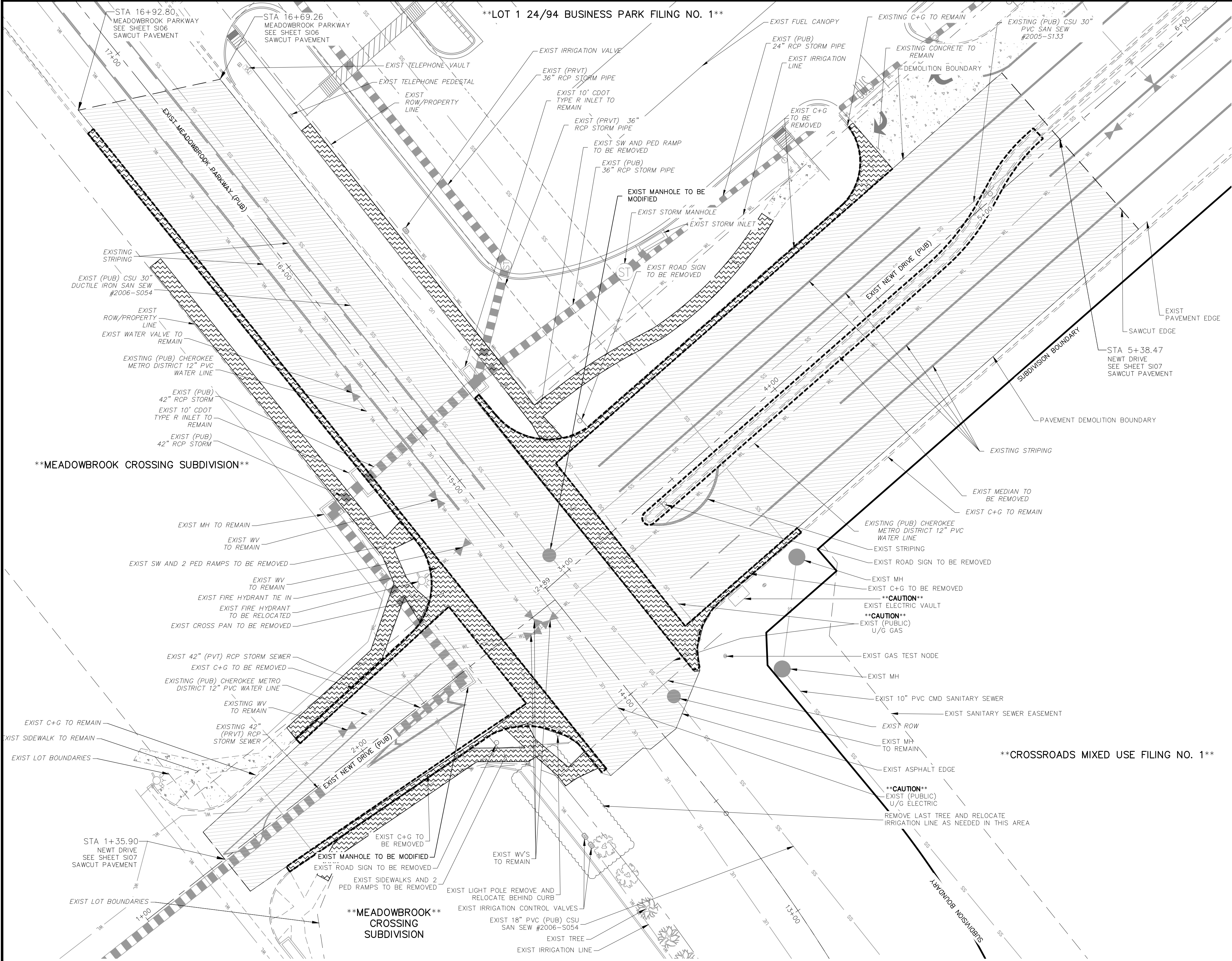
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON BEHALF OF  
MKS CIVIL CONSULTANTS, INC.

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

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**CAUTION**



NEWT DRIVE AND MEADOWBROOK PARKWAY  
DEMOLITION PLAN

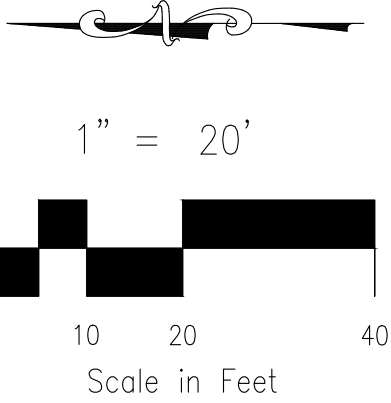
SCALE: 1"=20'

ABBREVIATION LEGEND

CL	CENTERLINE	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
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
PCR	POINT OF CURB RETURN	SHT	SHEET
PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
PT	POINT OF TANGENT	C&G	CURB AND GUTTER
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	PED	PEDESTRIAN
CSU	COLORADO SPRINGS UTILITIES	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	UE
EX. SANITARY SEWER LINE	SS
EX. WATER LINE	WL
EX. STORM SEWER LINE	ST
EX. IRRIGATION VALVE	IV
EX. STORM INLET	SI
EX. STORM INLET	SI
EX. GAS TEST NODE	GTN
EX. TELEPHONE PEDESTAL	TPD
EX. SANITARY MANHOLE	SMH
EX. WATER VALVE	WV
EX. FIRE HYDRANT	FH
EX. SANITARY MANHOLE	SMH
CONCRETE DEMOLITION AREA	-----
PAVEMENT DEMOLITION AREA	-----



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

DEMOLITION PLAN

PROJECT NO. 18-003

SCALE: HORIZONTAL: N/A

VERTICAL: N/A

DATE: 02/16/2022

SHEET 5 OF 24

S105

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



FOR AND ON  
BEHALF OF  
MKS 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 PREPARED BY THESE PLANS.

CAUTION

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"	

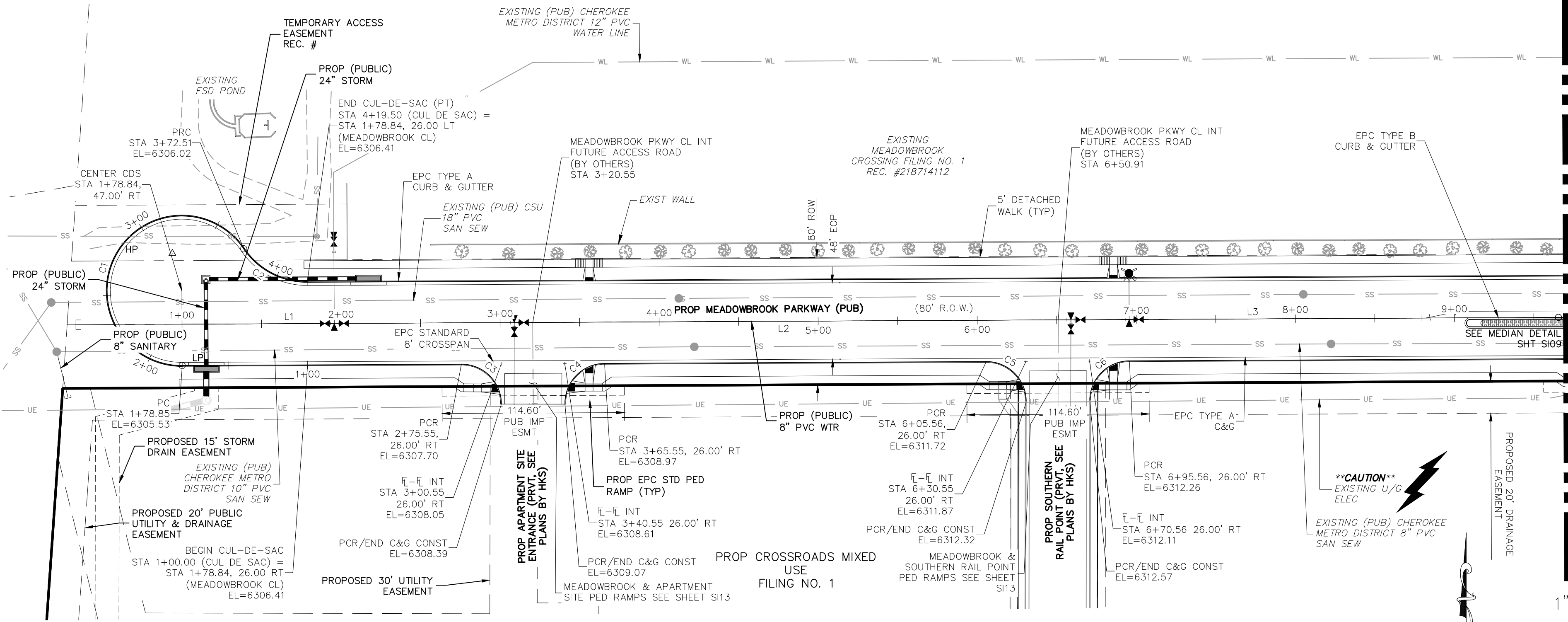
CDS FLOWLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	47.00'	193.67'	236°05'23"
C2	48.00'	46.99'	56°05'24"

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

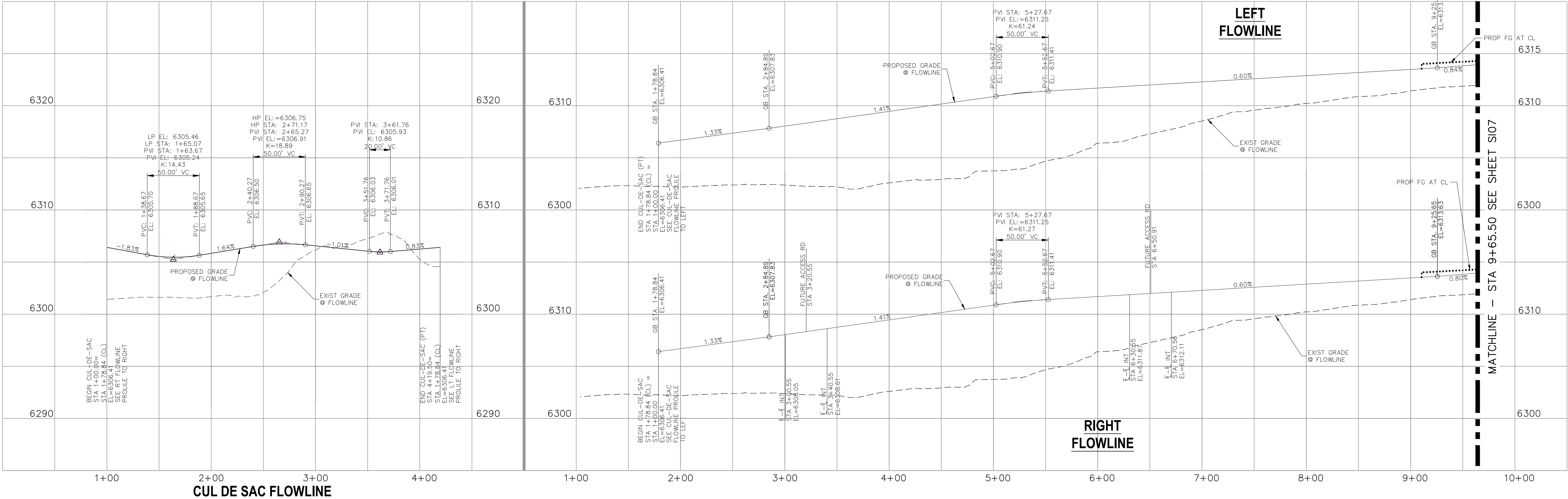
NOTES:

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



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: 02/16/2022

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

DESIGNED BY: CLP

DRAWN BY: CLP

CHECKED BY: VAS

SHEET 6 OF 24

S106

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

CIVIL CONSULTANTS, INC.

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

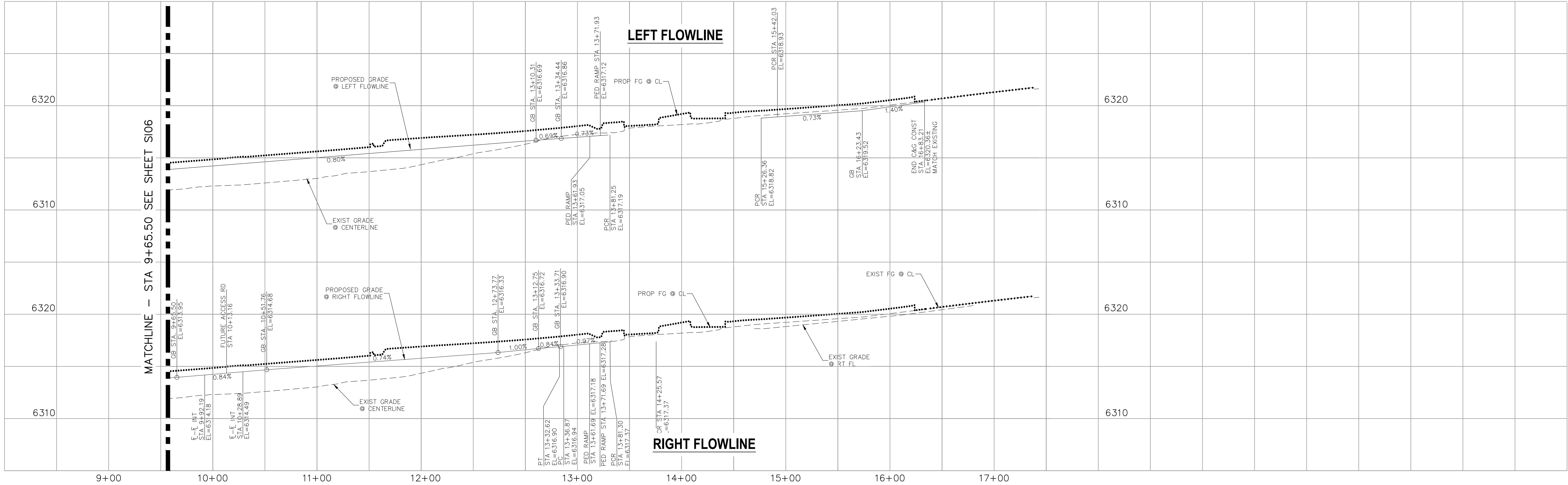
FOR AND ON BEHALF OF  
WAS CIVIL CONSULTANTS, INC.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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CAUTION



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

FOR BURIED UTILITY INFORMATION  
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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.

Unresolved. See review #3 comments to the roundabout analysis and coordinate with the traffic engineer. The WB-50 autoturn exhibits shows the design vehicle is tracking onto the curbs at multiple locations.

Extend the width to the western ramp and into the driveway to the east. This is a joint pedestrian/bike path. Based on discussion with the traffic engineer, the intent was to omit the bike ramp and use the driveway for merging back into the bike path.

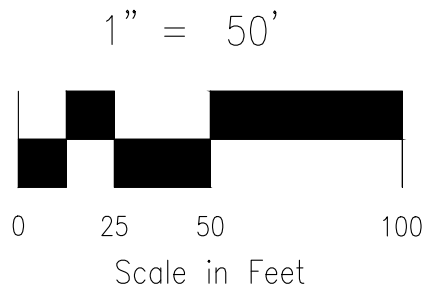
The pedestrian ramp to the east might need to be removed/replaced to accommodate the wider bike/pedestrian path.

FLOWLINE CURVE TABLE			
LINE	LENGTH	RADIUS	DELTA
C4	39.56	25.00	90°40'15"
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 CURVE TABLE		
CURVE	LENGTH	RADIUS
C20	47.66	565.00
C21	331.02	565.00

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



CROSSROADS MIXED USE FILING NO. 1

STREET IMPROVEMENT PLANS

PROJECT NO. 18-003

DATE: 02/16/2022

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

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

SHEET 7 OF 24

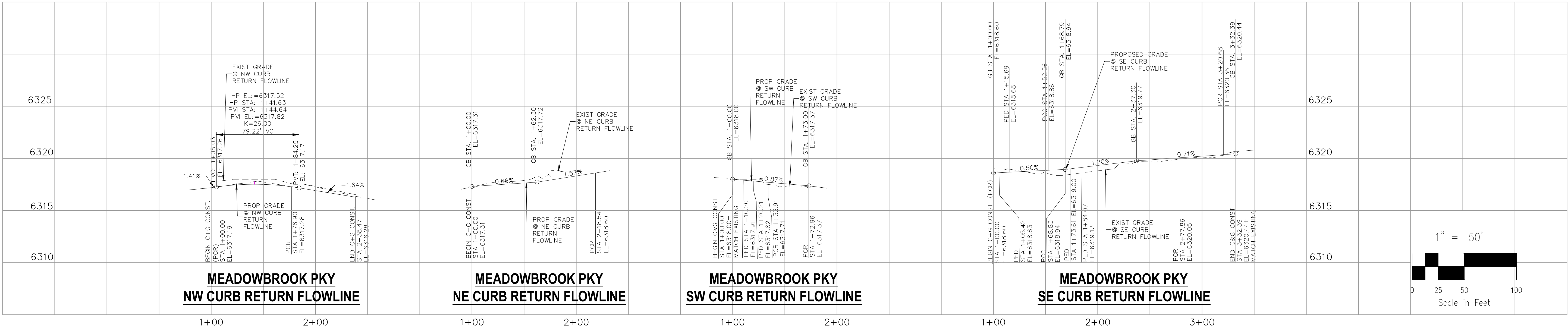
S107

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

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF  
MKS CIVIL CONSULTANTS, INC.

REVISIONS:  
NO. DATE BY DESCRIPTION  
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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 METROPOLITAN DISTRICT
CDS	CUL DE SAC

- 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 S107 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 AND REPLACE MANHOLE STEPS IF NEEDED. RE-INSTALL IN ACCORDANCE WITH EL PASO COUNTY STANDARDS
  - 7.) REFER TO S114 FOR PED & BIKE RAMP DETAILS ON THIS SHEET

CROSSROADS MIXED USE FILING NO. 1

STREET IMPROVEMENT PLANS

PROJECT NO. 18-003

DATE: 02/16/2022

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

DESIGNED BY: CLP

DRAWN BY: CLP

CHECKED BY: VAS

SHEET 8 OF 24

S108

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

CIVIL CONSULTANTS, INC.

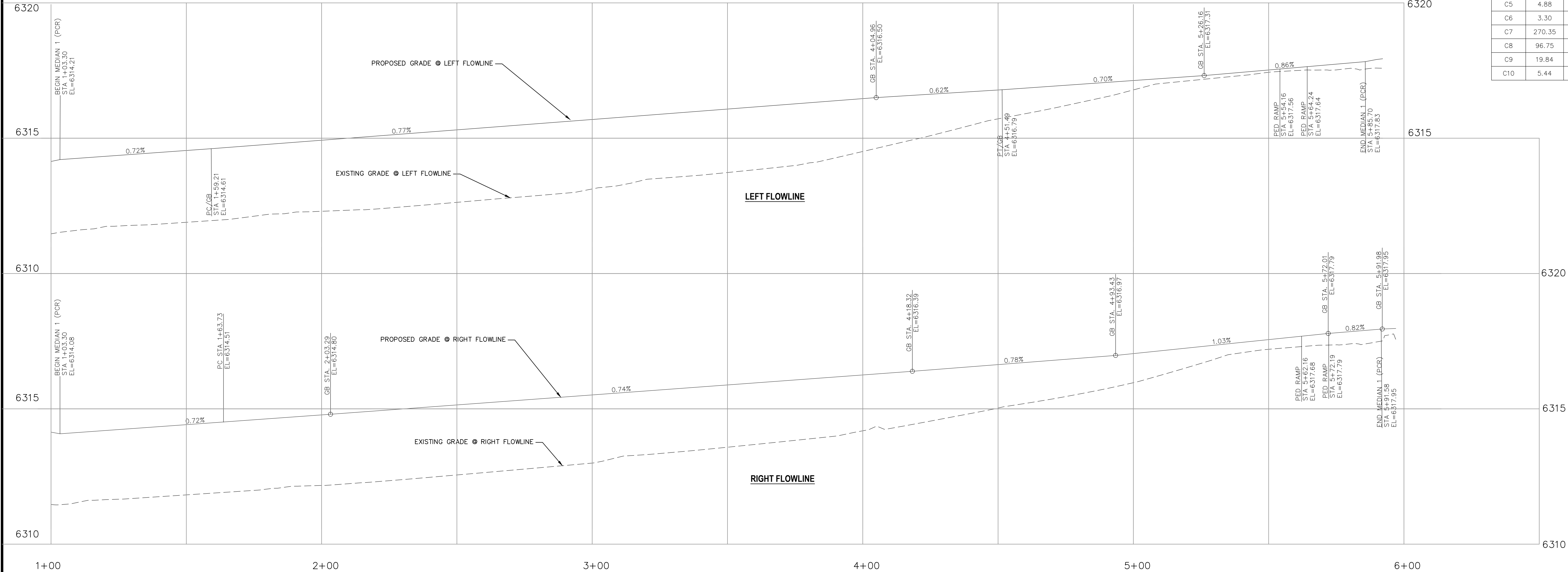
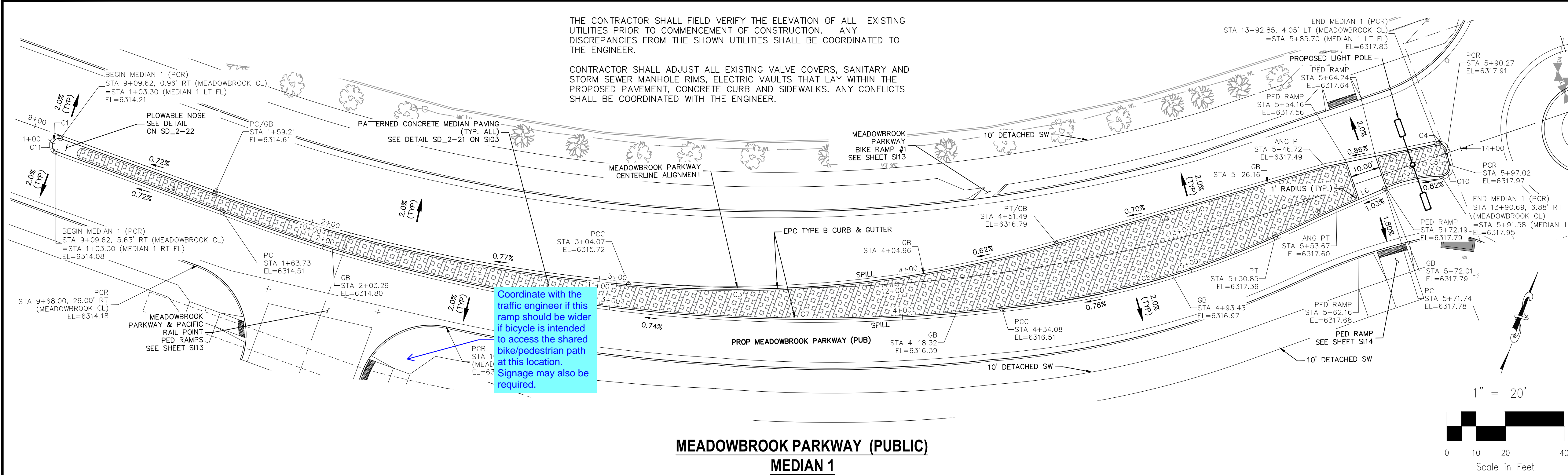
FOR AND ON BEHALF OF  
M&S CIVIL CONSULTANTS, INC.

REVISONS:

NO.	DATE	BY	DESCRIPTION

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CAUTION



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CROSSROADS MIXED USE FILING NO. 1

MEDIAN DETAILS

PROJECT NO. 18-003 DATE: 02/16/2022

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

DESIGNED BY: CWV CHECKED BY: VAS

DRAWN BY: CWV

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

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

FOR AND ON BEHALF OF  
MKS CIVIL CONSULTANTS, INC.

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CAUTION



CIVIL CONSULTANTS, INC.

[illegible]

**NEWT DRIVE (PUBLIC)**  
**MEDIAN 3 (NO PED RAMPS)**

The image displays two cross-section diagrams of a road project, showing the existing and proposed grades for the left flowline. The diagrams are oriented with stationing on the horizontal axis and elevation on the vertical axis.

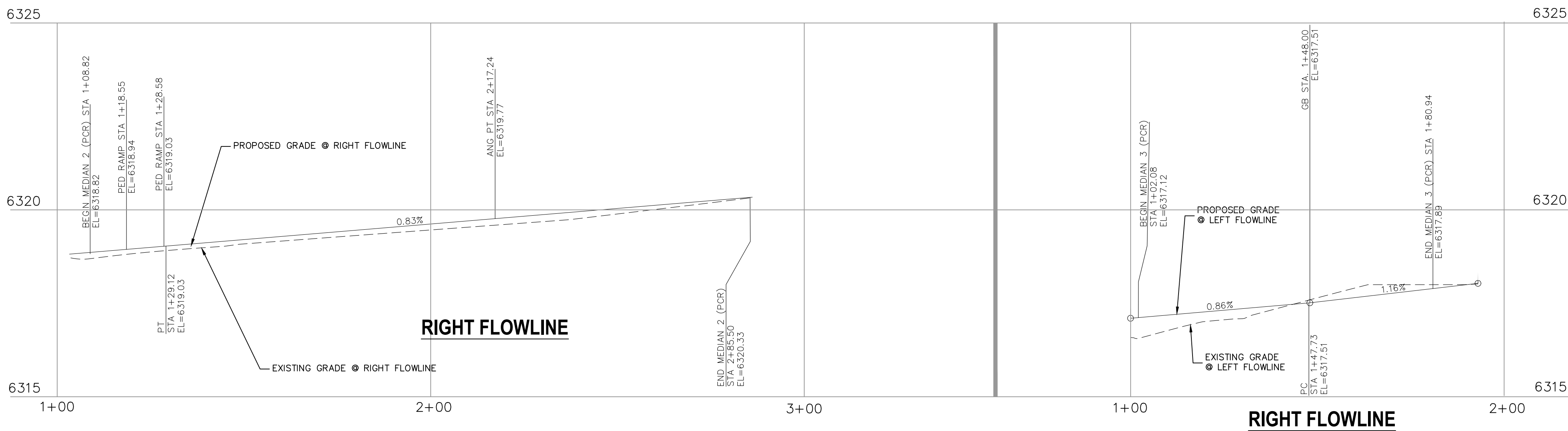
**Left Diagram (Left Flowline):**

- Vertical Axis:** Elevation (EL) ranging from 6315 to 6325.
- Horizontal Axis:** Stationing (STA) ranging from 1+00 to 2+00.
- Existing Grade (Left Flowline):** Represented by a dashed line.
- Proposed Grade (Left Flowline):** Represented by a solid line.
- Key Data Points:**
  - BEGN. MEDIAN 2 (PCR) STA 1+04.58, EL=6318.61
  - PED. RAMP STA 1+14.28, EL=6318.87
  - PED. RAMP STA 1+24.29, EL=6318.92
  - PC STA 2+28.60, EL=6319.50
  - GB STA 2+33.99, EL=6319.53
  - END. MEDIAN 2 (PCR) STA 2+85.07, EL=6320.34
- Grades:** 0.54%, 0.58%, 1.57%.

**Right Diagram (Left Flowline):**

- Vertical Axis:** Elevation (EL) ranging from 6315 to 6325.
- Horizontal Axis:** Stationing (STA) ranging from 1+00 to 2+00.
- Existing Grade (Left Flowline):** Represented by a dashed line.
- Proposed Grade (Left Flowline):** Represented by a solid line.
- Key Data Points:**
  - BEGN. MEDIAN 3 (PCR) STA 1+01.82, EL=6317.13
  - PVC STA 1+40.40, EL=6317.74
  - PVI STA 1+53.60, EL=6317.88
  - PVT STA 1+66.80, EL=6317.88
  - END. MEDIAN 3 (PCR) STA 1+80.34, EL=6318.01
- Grades:** 1.59%, 0.49%.
- Vertical Curve Data:**
  - HP EL=6317.88
  - HP STA=1+53.60
  - PVI STA=1+47.00
  - PVI EL=6317.85
  - K=12.00
  - 13.21' VC

## LEFT FLOWLINE



## RIGHT FLOWLINE

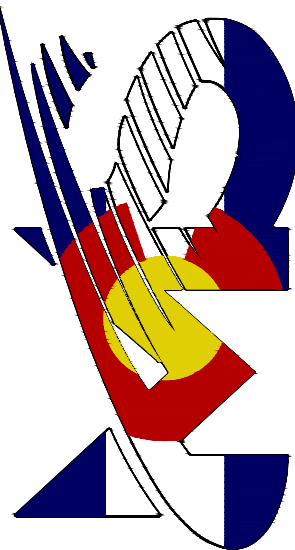
## RIGHT FLOWLINE

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	15°17'56"
C14	5.21	2.00	149°01'06"
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°36'28"
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°51'41"
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"
C31	5.83	3.00	111°22'11"

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

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



**CIVIL CONSULTANTS, INC.**

CROSSROADS MIXED USE FILING NO. 1

## MEDIAN DETAILS

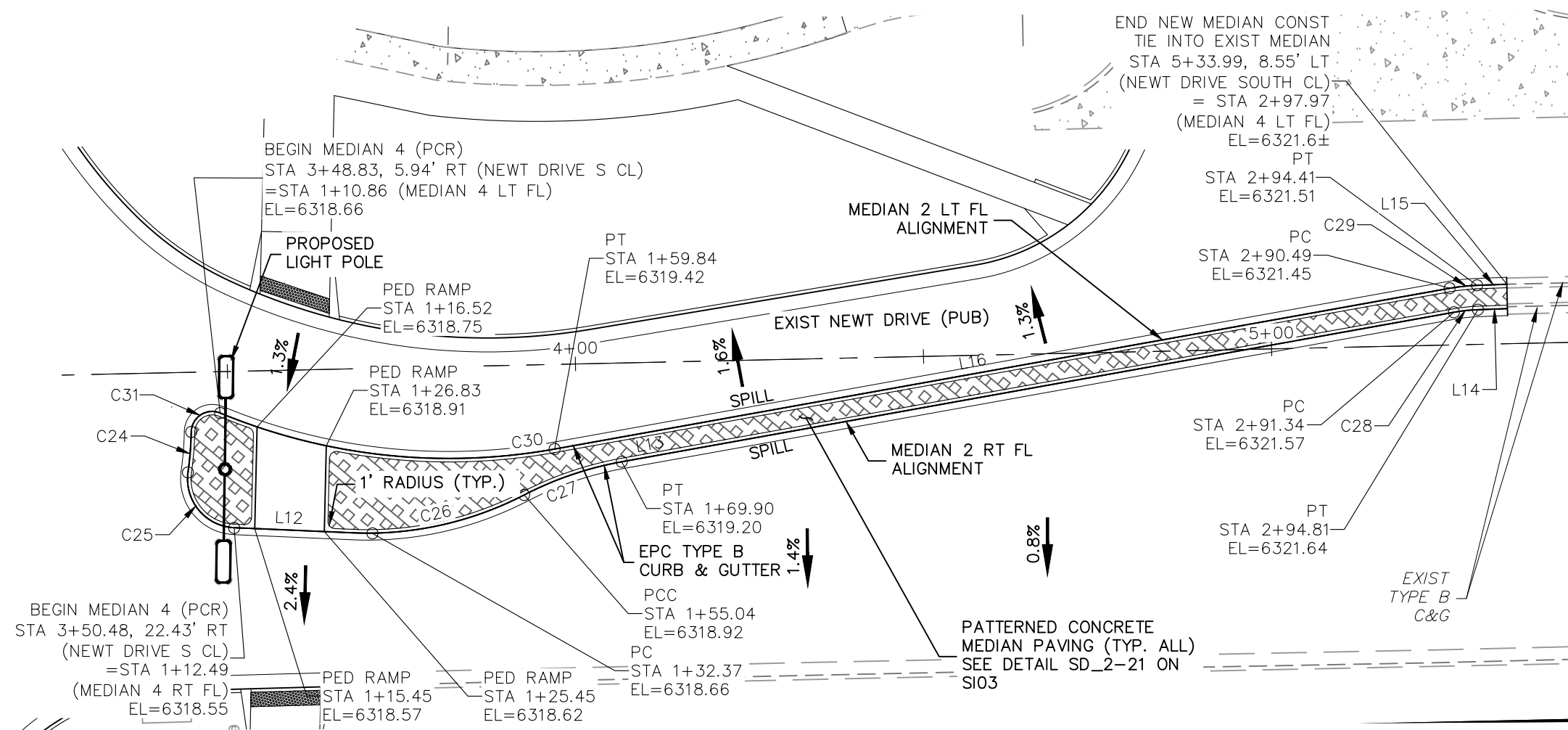
DATE: 02/16/2022

PROJECT NO. 18-003	SCALE:
DESIGNED BY: CW	HORIZONTAL:

S110

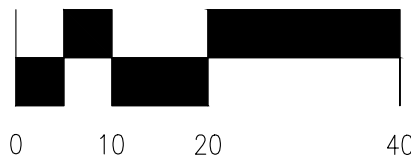
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**CAUTION**



Profile view of the left flowline. The vertical axis shows elevation in feet (6315 to 6325), and the horizontal axis shows stationing (1+00 to 3+00). The profile includes a dashed line for the existing grade and a solid line for the proposed grade. Key points and elevations are labeled:

- PC STA 1+00.00 EL=6318.66
- PT STA 1+59.84 EL=6319.42
- END MEDIAN 4 (FCE) STA 1+10.86 EL=6318.66
- PED RAMP STA 1+16.52 EL=6318.75
- PED RAMP STA 1+26.83 EL=6318.91
- PROPOSED GRADE @ LEFT FLOWLINE
- EXISTING GRADE @ LEFT FLOWLINE
- 1.55% grade
- PC STA 2+90.49 EL=6321.45
- PT STA 2+94.41 EL=6321.51
- END MEDIAN 4 (MATCH EXISTING) STA 2+94.41 EL=6321.51
- END MEDIAN 4 (MATCH EXISTING) STA 2+94.41 EL=6321.51

$$1'' = 20'$$


Profile view of the right flowline showing existing and proposed grades, elevations, and stationing. The vertical axis represents elevation in feet (6315 to 6325), and the horizontal axis represents stationing (1+00 to 3+00). A scale bar at the top indicates 0 to 40 feet.

**EXISTING GRADE ● RIGHT FLOWLINE**

**PROPOSED GRADE ● RIGHT FLOWLINE**

**RIGHT FLOWLINE**

**END MEDIAN 4 (MATCH EXISTING)**  
STA 2+394.96 EL=6321.64

**PC STA 2+91.34 EL=6321.57**

**PT STA 2+94.81 EL=6321.64**

**PVI: 1+65.00 EL=6319.10**

**LP EL: 6318.63**  
**LP STA: 1+27.00**  
**PVI STA: 1+46.00**  
**PVI EL: 6318.73**  
**K: 26.50**

**38.00' VC**

**0.52%**

**1.95%**

**BEGIN MEDIAN 4 (PCB)**  
STA 1+12.49 EL=6318.35

**RED RAMP**  
STA 1+25.45 EL=6318.62  
STA 1+32.37 EL=6318.66

**PCC**  
STA 1+55.04 EL=6318.92

**PT**  
STA 1+69.90 EL=6319.20

**RED RAMP**  
STA 1+15.45 EL=6318.37

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	S40°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°17'56"
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°13'39"
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"
C31	5.83	3.00	111°22'11"

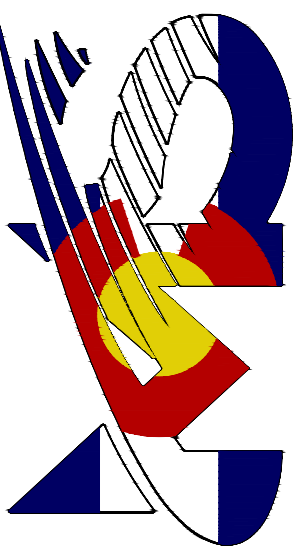
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### CAUTION

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

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



**CIVIL CONSULTANTS, INC.**

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

## CROSSROADS MIXED USE FILING NO. 1

## MEDIAN DETAILS

DATE: 02/16/2022

PROJECT NO. 18-003	SCALE:
DESIGNED BY: CVM	HORIZONTAL:

S111

SHEET 11 OF 24



FOR LOCATING  
& MARKING  
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ELECTRIC,  
WATER &  
TELEPHONE  
LINES

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#### 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).

STRIPING LINE TABLE		
Line #	Length	Direction
L1	114.45	N89° 43' 00.18"E
L2	114.45	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

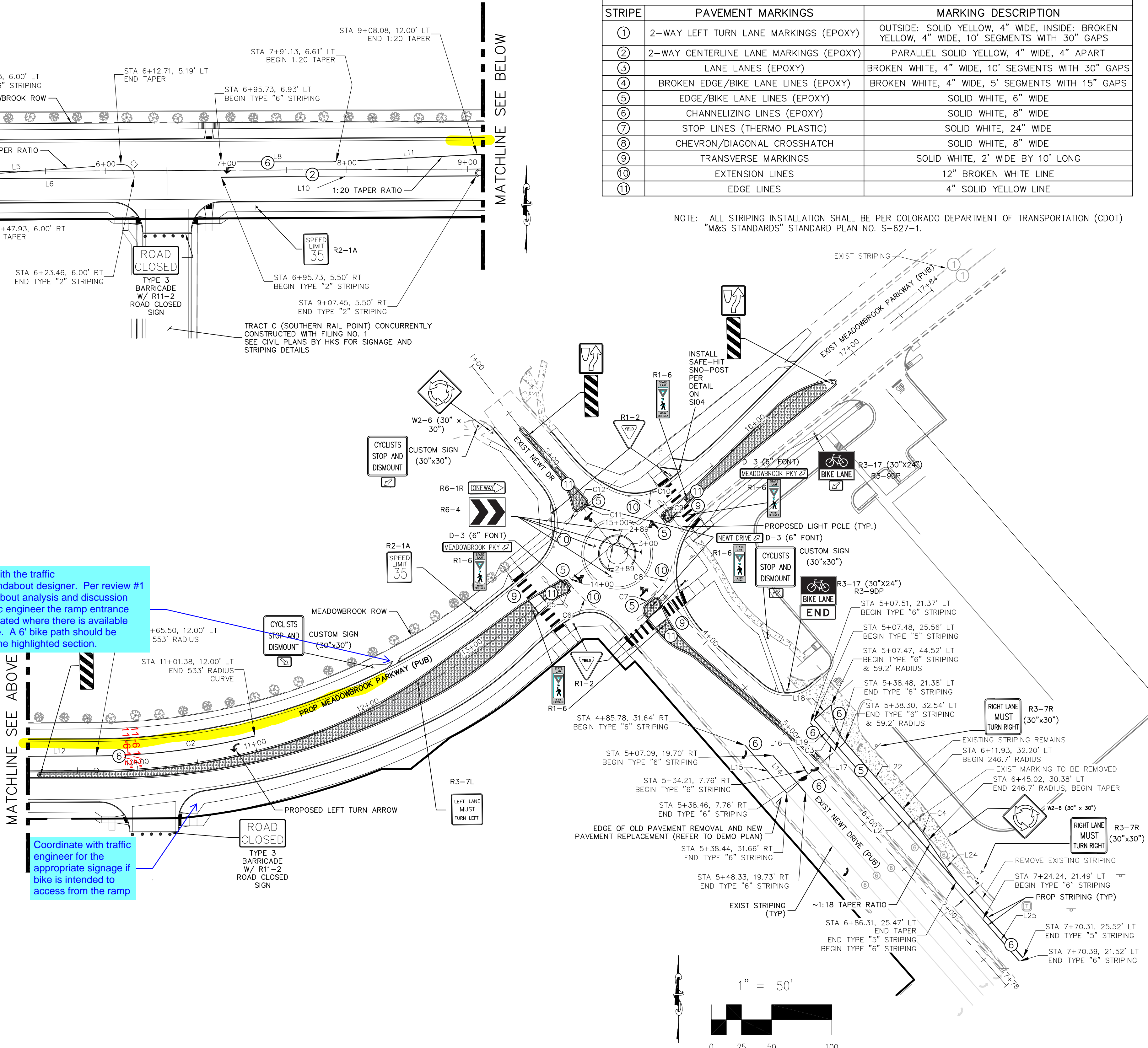
STRIPING CURVE TABLE				
Curve #	Length	Radius	Delta	
C1	16.46	10.00	94.29	
C2	133.00	553.00	13.78	
C3	33.43	59.18	32.36	
C4	33.17	261.21	7.28	
C5	10.00	75.00	7.64	
C6	30.01	75.00	22.93	
C7	14.40	46.50	17.74	
C8	27.32	46.50	33.66	
C9	11.45	46.50	14.11	
C10	32.32	56.01	33.07	
C11	10.93	46.50	13.46	
C12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

Coordinate with the traffic engineer/roundabout designer. Per review #1 of the roundabout analysis and discussion with the traffic engineer the ramp entrance should be located where there is available shoulder lane. A 6' bike path should be available at the highlighted section.

Coordinate with traffic engineer for the appropriate signage if bike is intended to access from the ramp

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	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.



CROSSROADS MIXED USE FILING NO. 1

SIGNAGE AND STRIPING PLAN

PROJECT NO. 18-003 DATE: 02/16/22

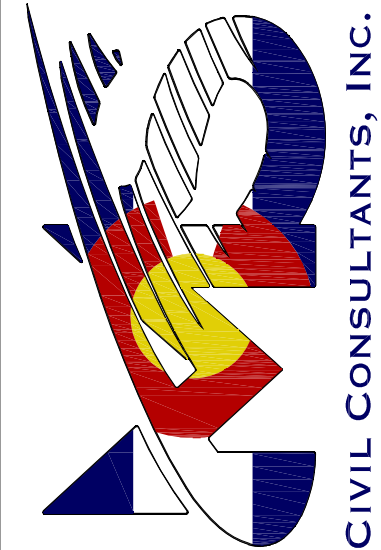
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DESIGNED BY: CLP DRAWN BY: CLP CHECKED BY: VAS

SHEET 12 OF 24

S112

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



FOR AND ON  
BEHALF OF  
CIVIL CONSULTANTS,  
INC.

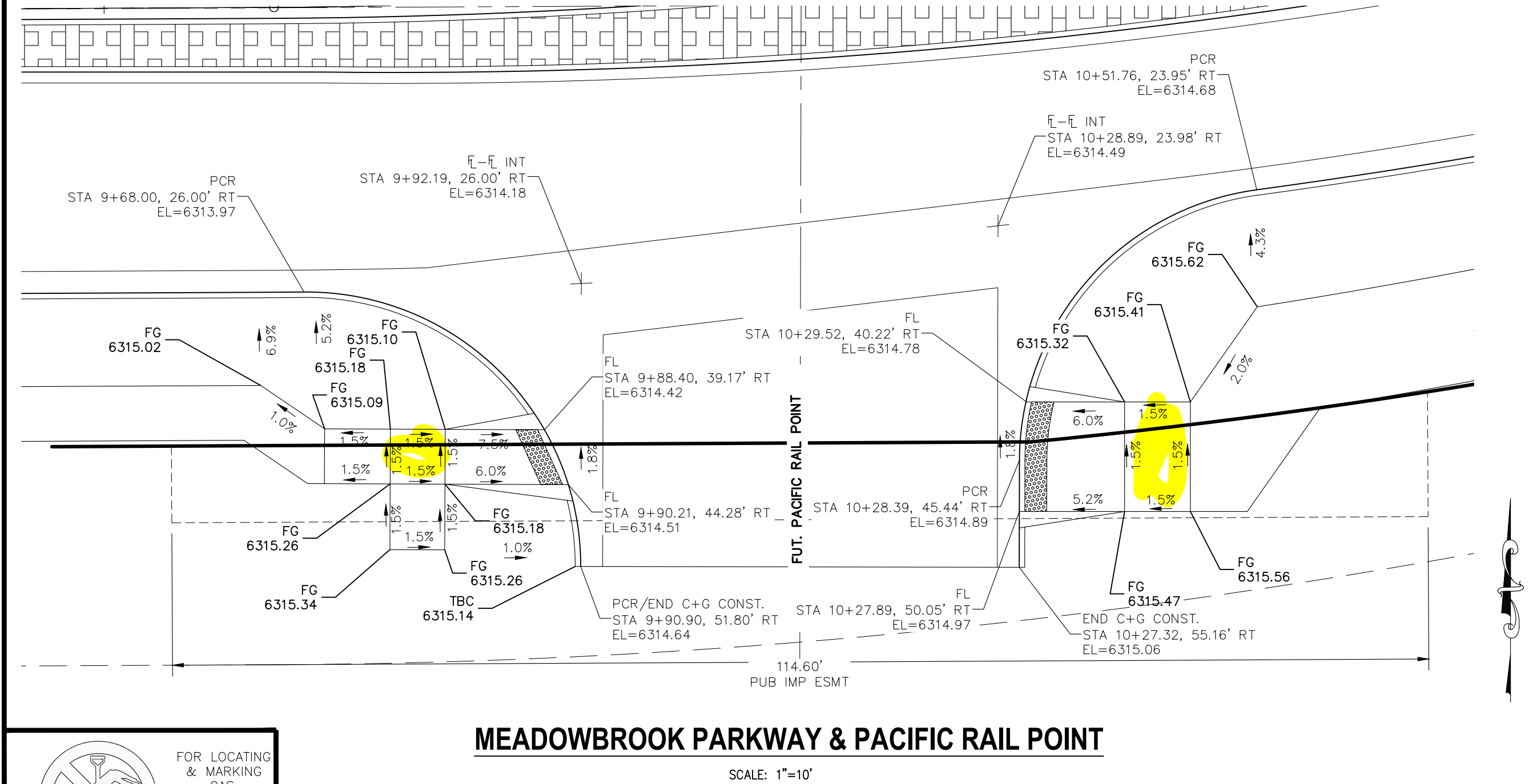
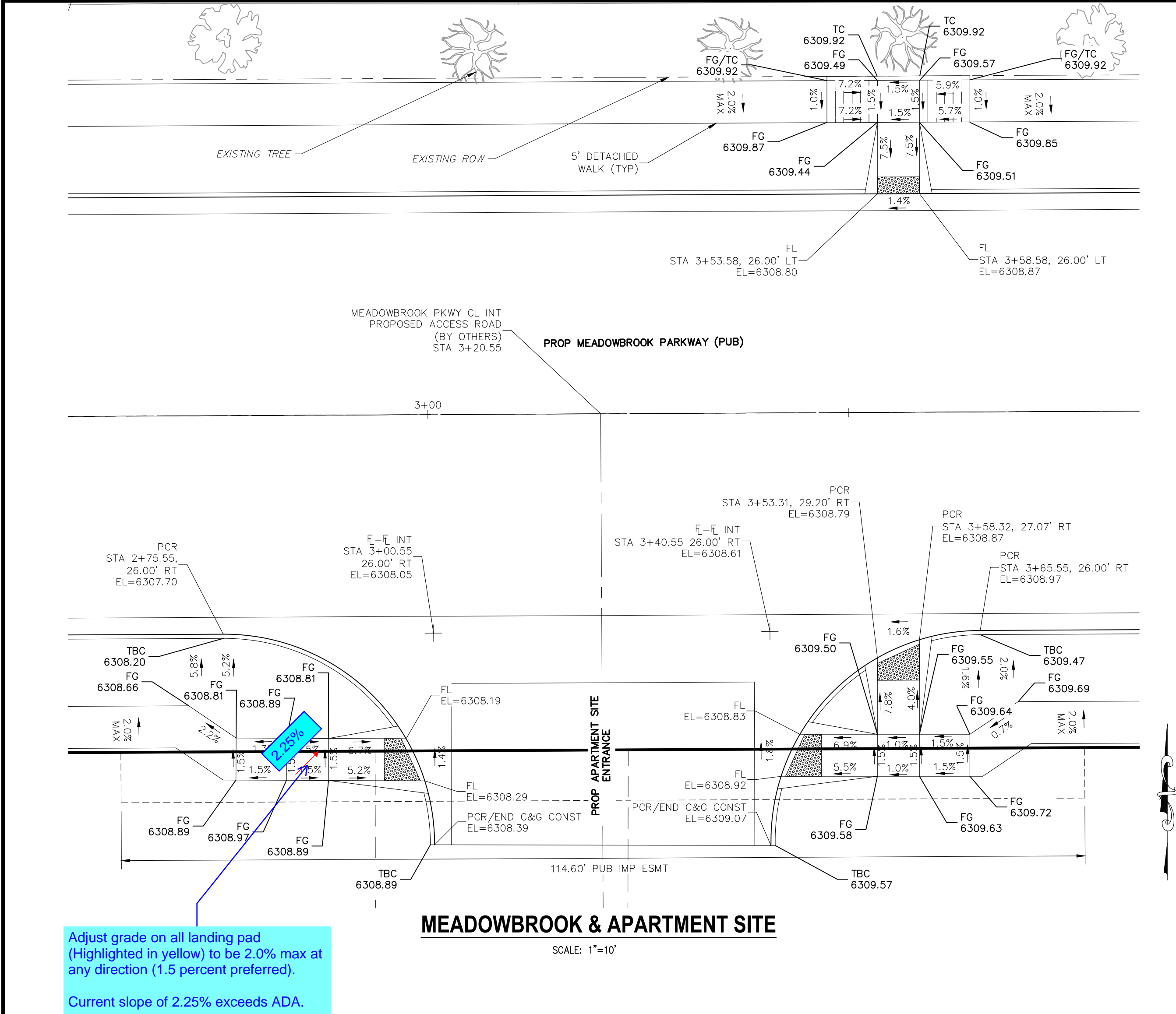
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

REVISIONS: NO. DATE: BY: DESCRIPTION:

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CAUTION

File: 0:\180034-Crossroads Mixed Use\Colorado Springs Equities LLC\dwg\Const Dwg\Street\SI13.dwg Plotstamp: 3/6/2022 3:50 PM

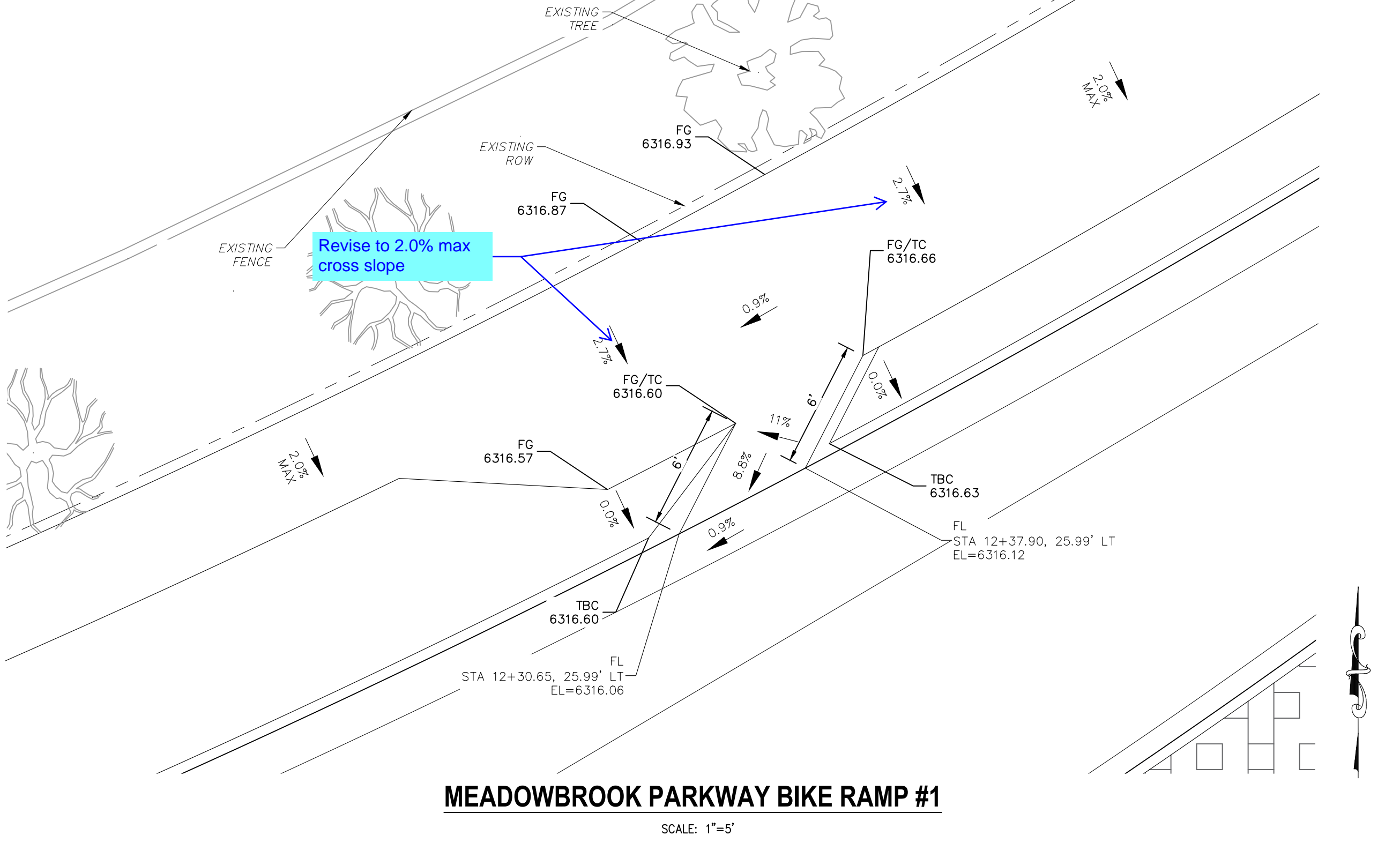
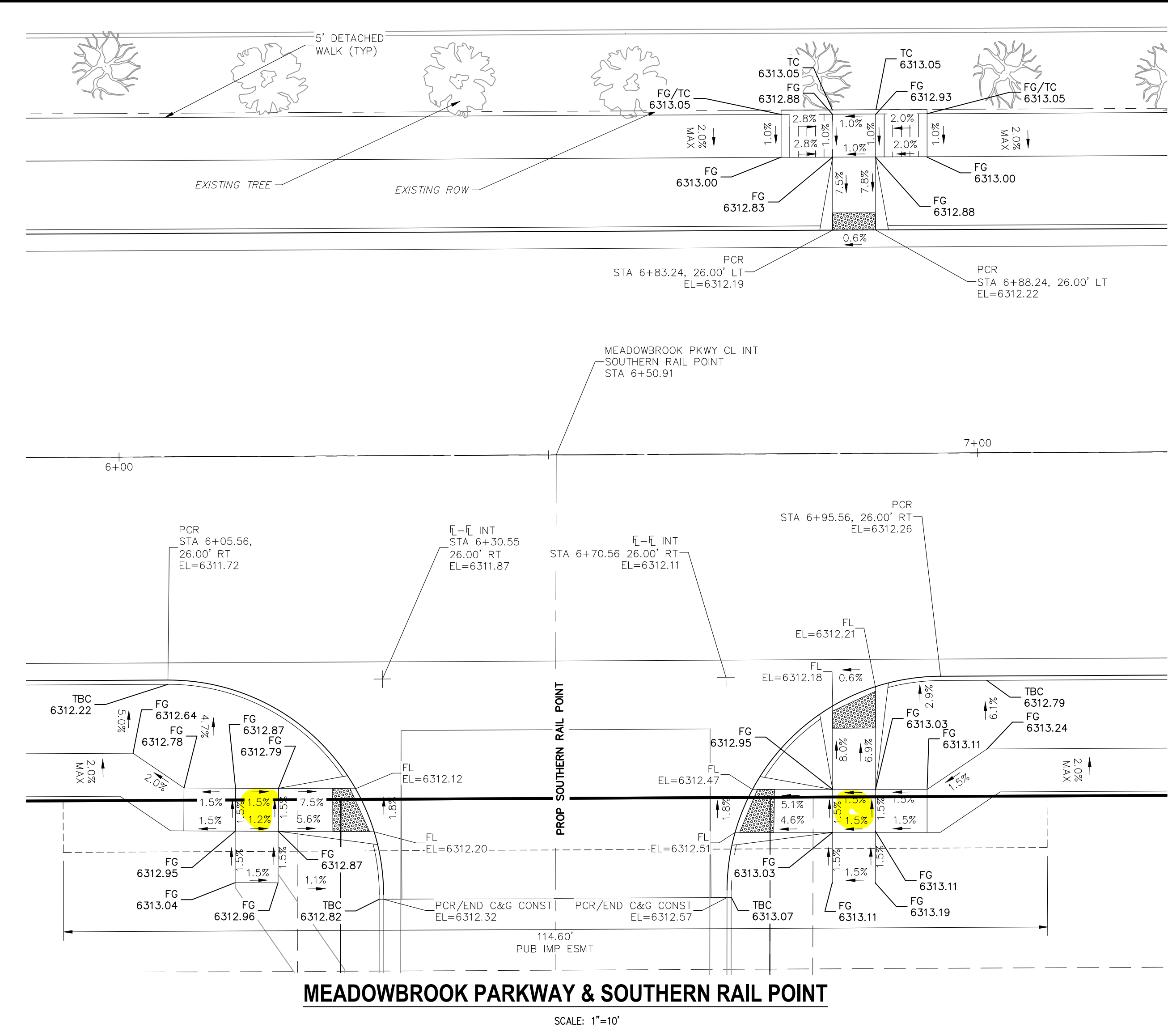



**FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES**

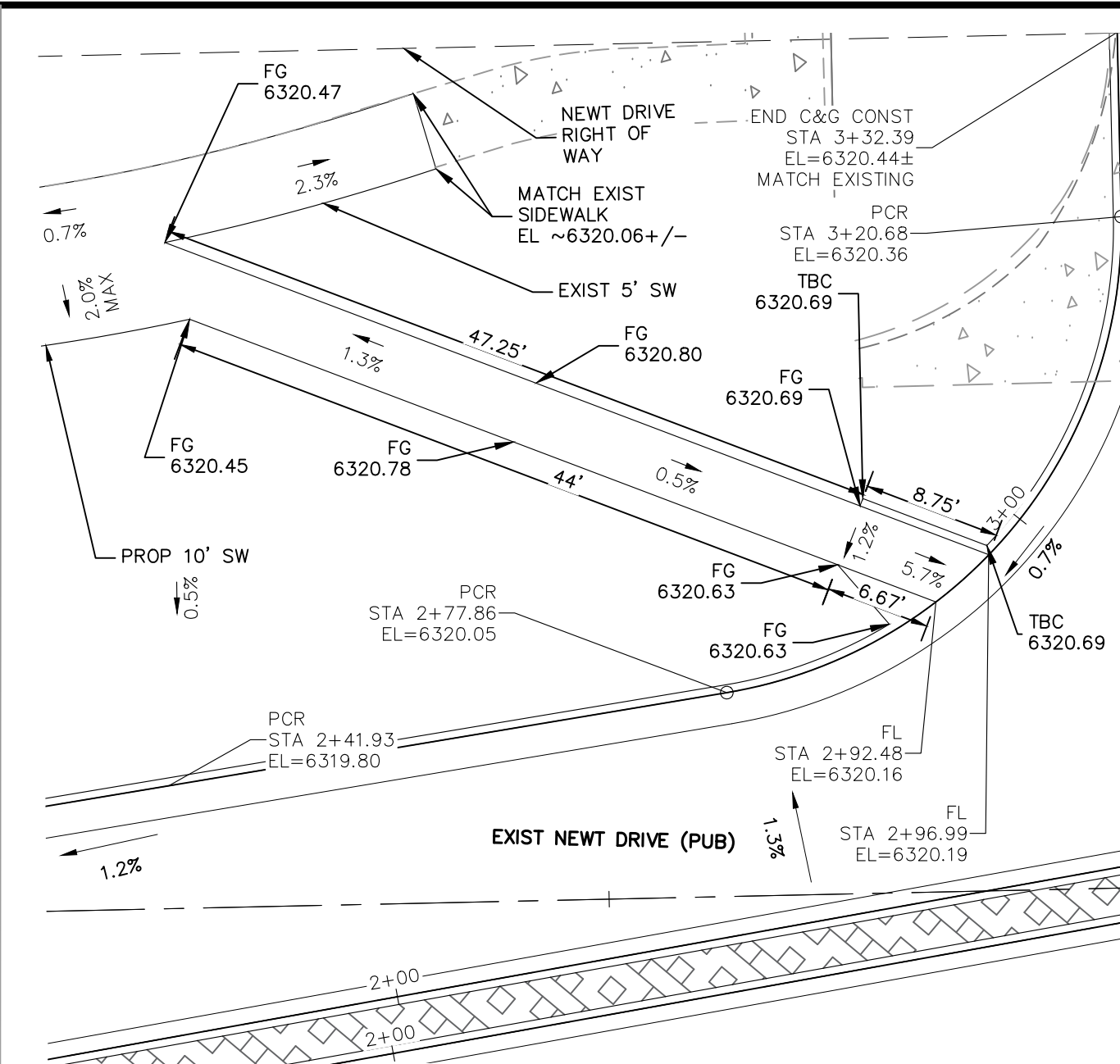
**FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987**

**NOTES:**

STATIONED OFF RESPECTIVE ALIGNMENTS FROM STREET IMPROVEMENT PLANS AT FLOWLINES



<b>CROSSROADS MIXED USE FILING NO. 1</b>					
<b>MEADOWBROOK PED &amp; BIKE RAMP DETAILS</b>					
PROJECT NO. 18-003	SCALE: HORIZONTAL: VERTICAL: N/A	DATE: 02/18/2022	S113		
DESIGNED BY: CWW	CHECKED BY: CWW				
DRAWN BY: CWW					
212 N. WABATCH AVE. STE 305 COLORADO SPRINGS CO 80903 PHONE: 719.955.5485					
 <b>CIVIL CONSULTANTS, INC.</b>					
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.					
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160					
REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:	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 BY THESE PLANS.					
CAUTION					



FG 6320.42

FG 6320.49

TC/FG 6320.44

TC/FG 6320.39

TC/FG 6320.33

MEADOWBROOK ROW

TC/FG 6320.44

TBC 6320.52

MATCH EXIST SIDEWALK/TBC EL ~6320.8+/-

PCR STA 16+58.98, 23.28' LT EL=6319.94

PCR STA 16+58.98, 23.92' LT EL=6320.02

END C&G CONST STA 16+83.21, 26.49' LT EL=6320.36± MATCH EXISTING

EPC TYPE A CURB & GUTTER

PROP MEADOWBROOK PARKWAY (PUB)

2.0% MAX

1.25'

10'

4.0%

1.3%

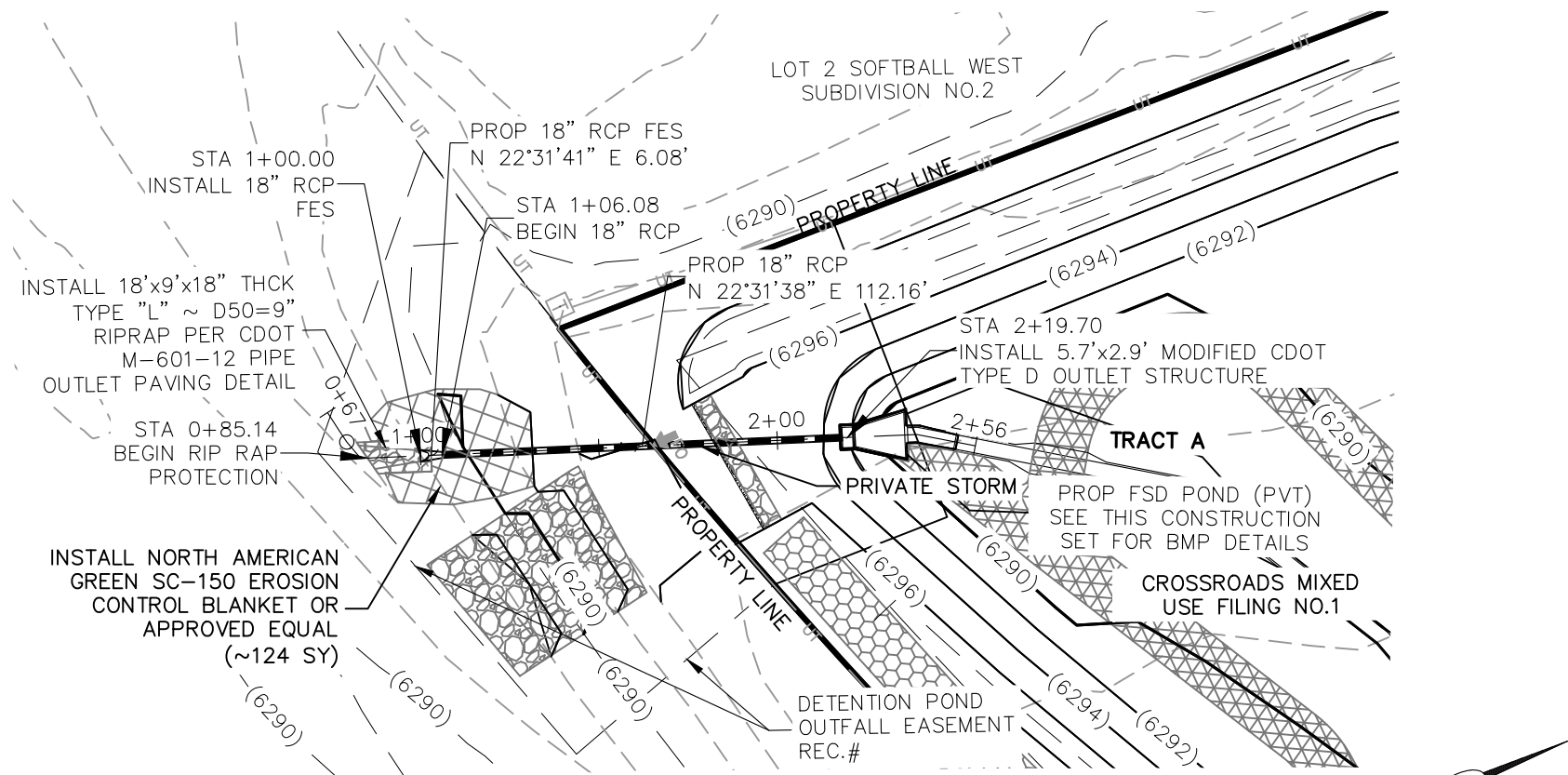
10' DETACHED SIDEWALK

20' WIDE STREET

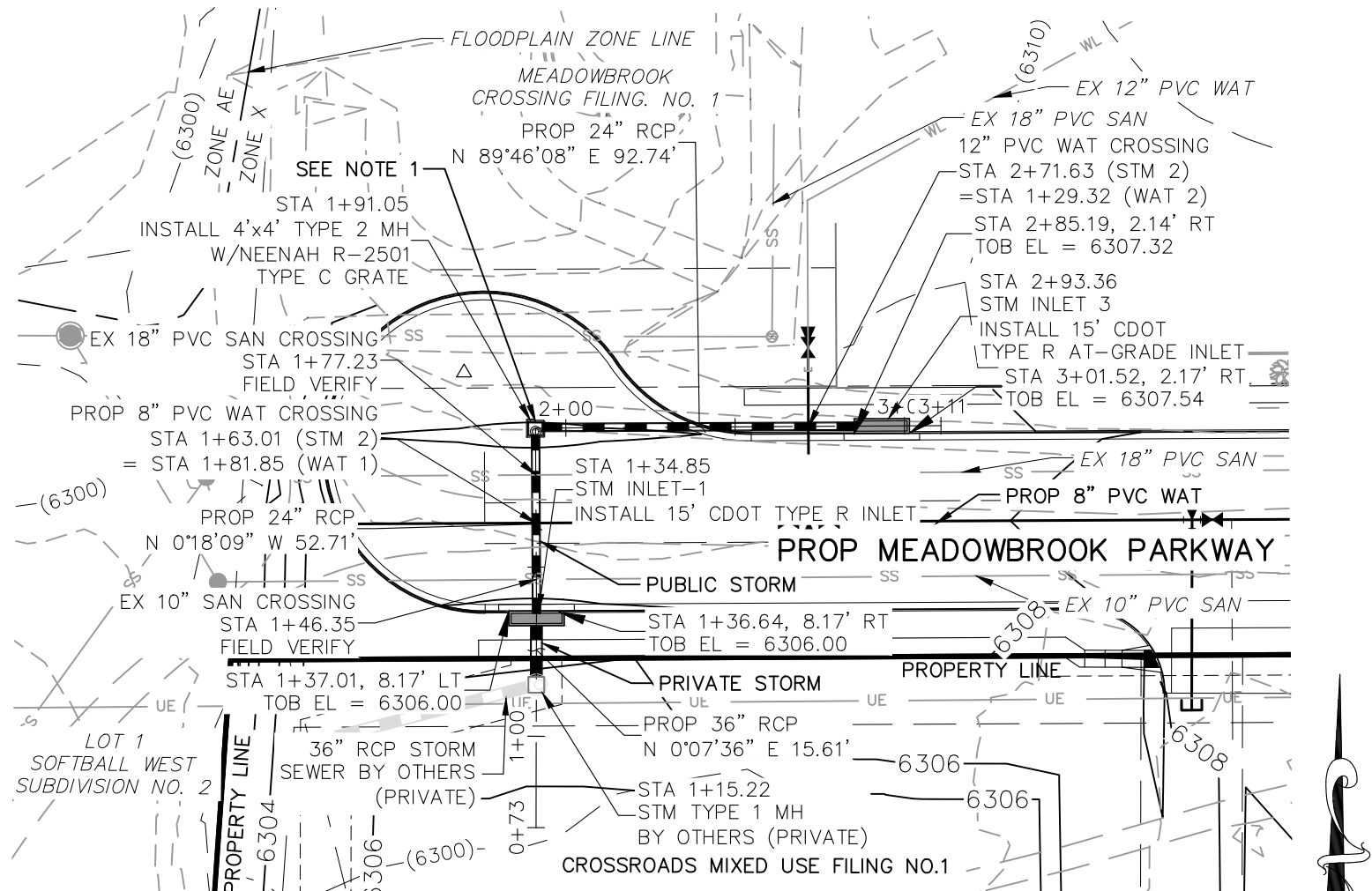
MATCH EXIST SIDEWALK/TBC EL ~6321.3+/-

MATCH EXIST SIDEWALK/TBC EL ~6321.3+/-

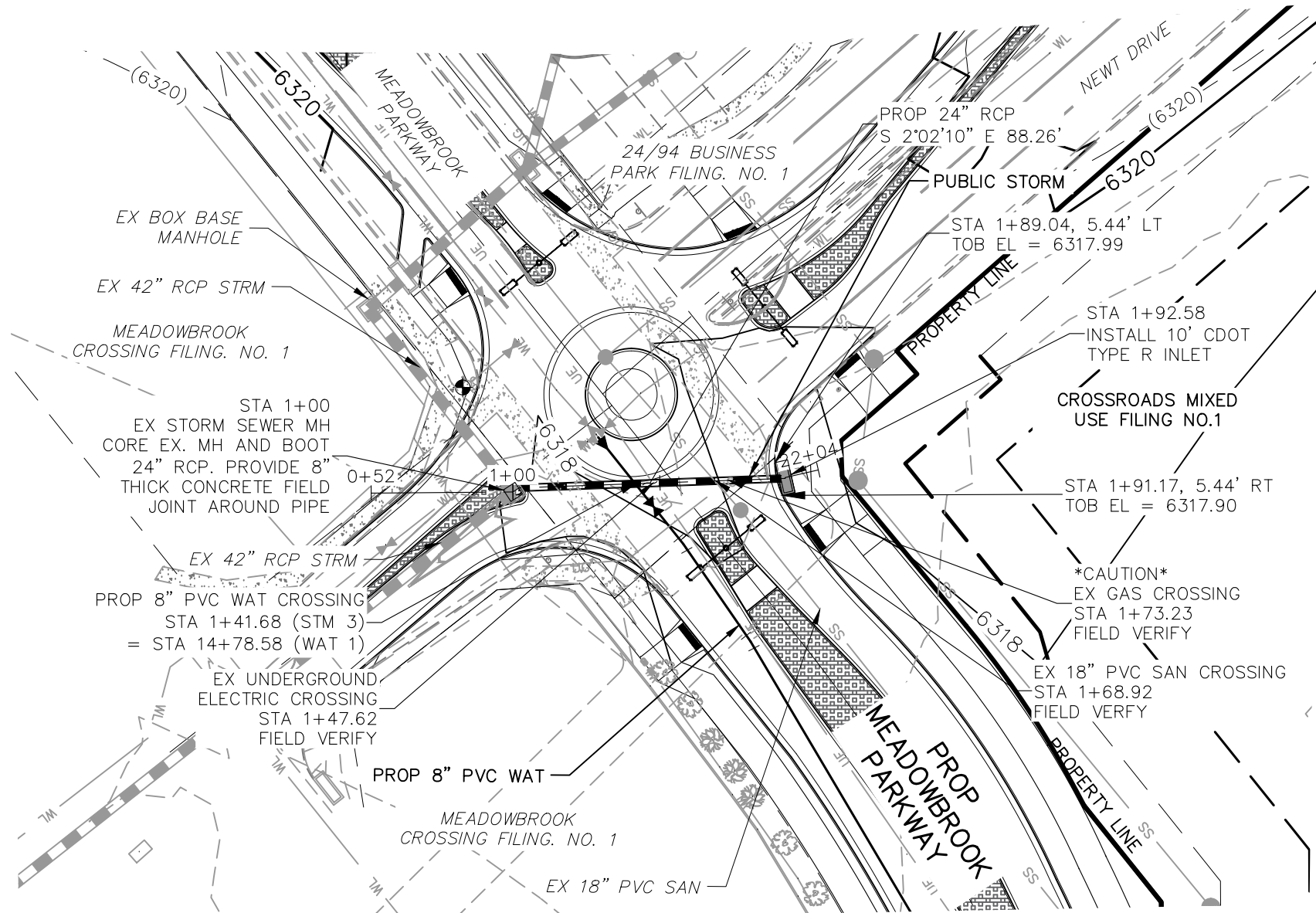
Diagram illustrating the proposed sidewalk and street layout. The sidewalk is 10' wide and detached from the street. The street is 20' wide. The sidewalk is shown matching the existing sidewalk/TBC at stationing ~6321.3+/-.



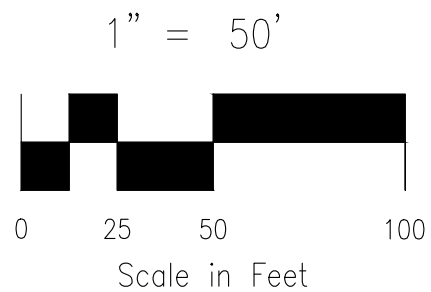
**STORM 1 FSD POND OUTFALL**  
**STA 1+00.00 TO STA 2+19.70**  
**(PUBLIC/PRIVATE)**



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

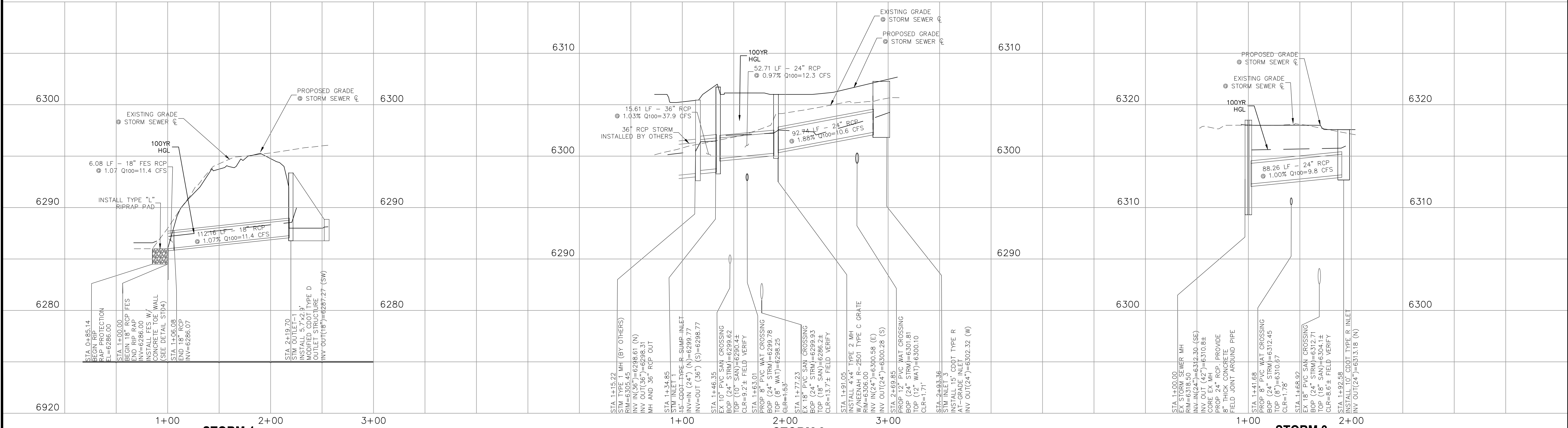


**STORM 3**  
**STA 1+00.00 TO STA 1+92.26**  
**(PUBLIC)**



**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



**STORM 1**

**STORM 2**

**STORM 3**



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CROSSROADS MIXED USE FILING NO. 1

STORM SEWER PLANS

PROJECT NO. 18-003

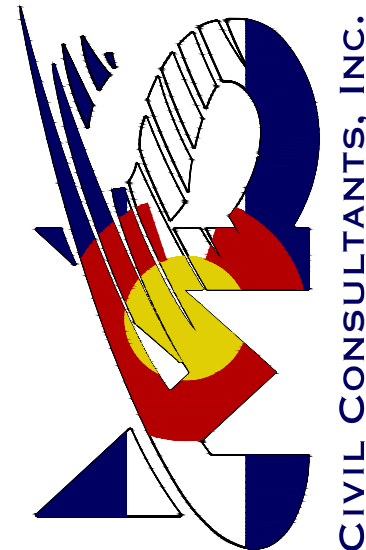
DATE: 02/18/2022

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

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

ST01

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



CIVIL CONSULTANTS, INC.

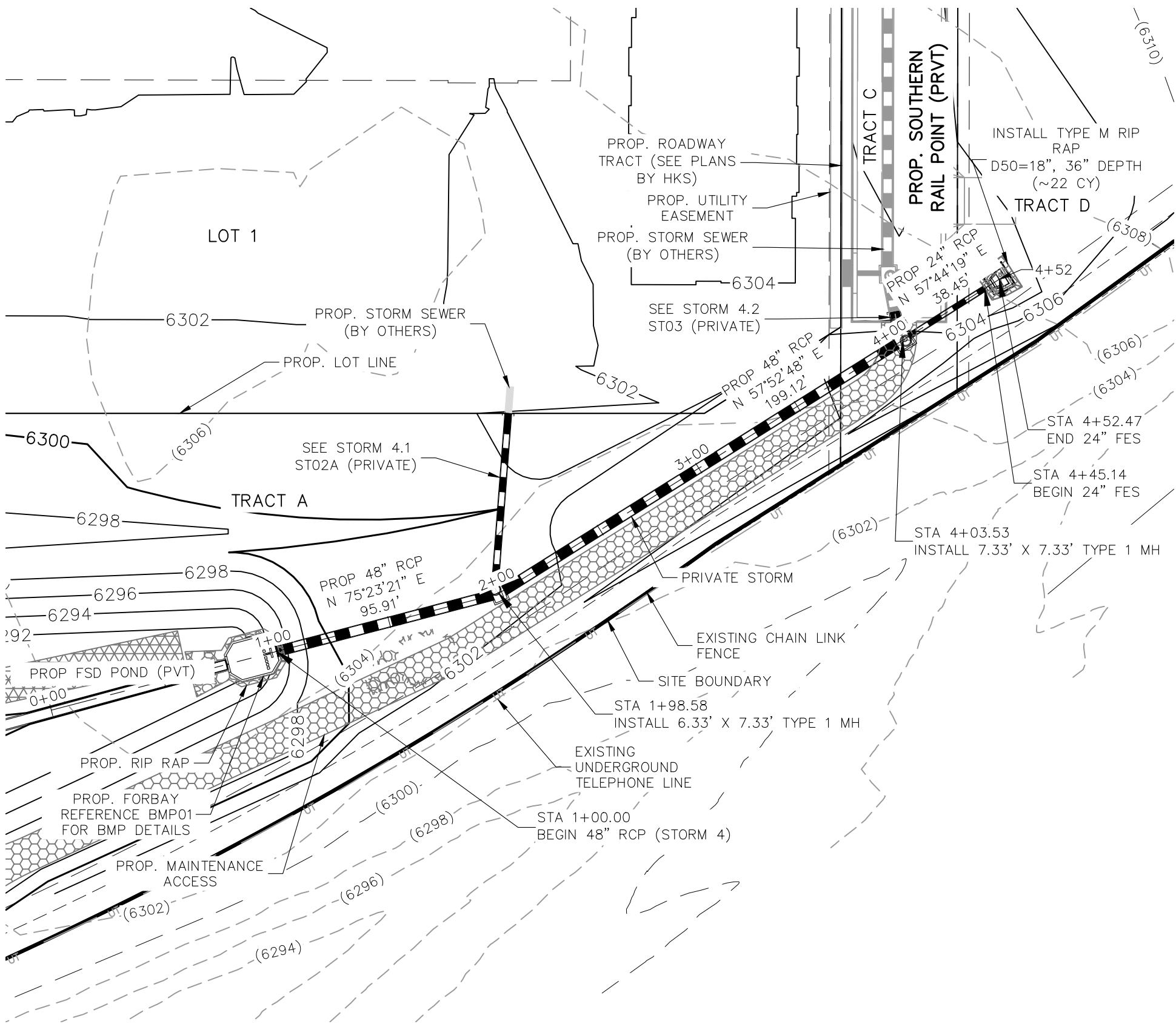
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON  
BEHALF OF  
MKS CIVIL  
CONSULTANTS,  
INC.

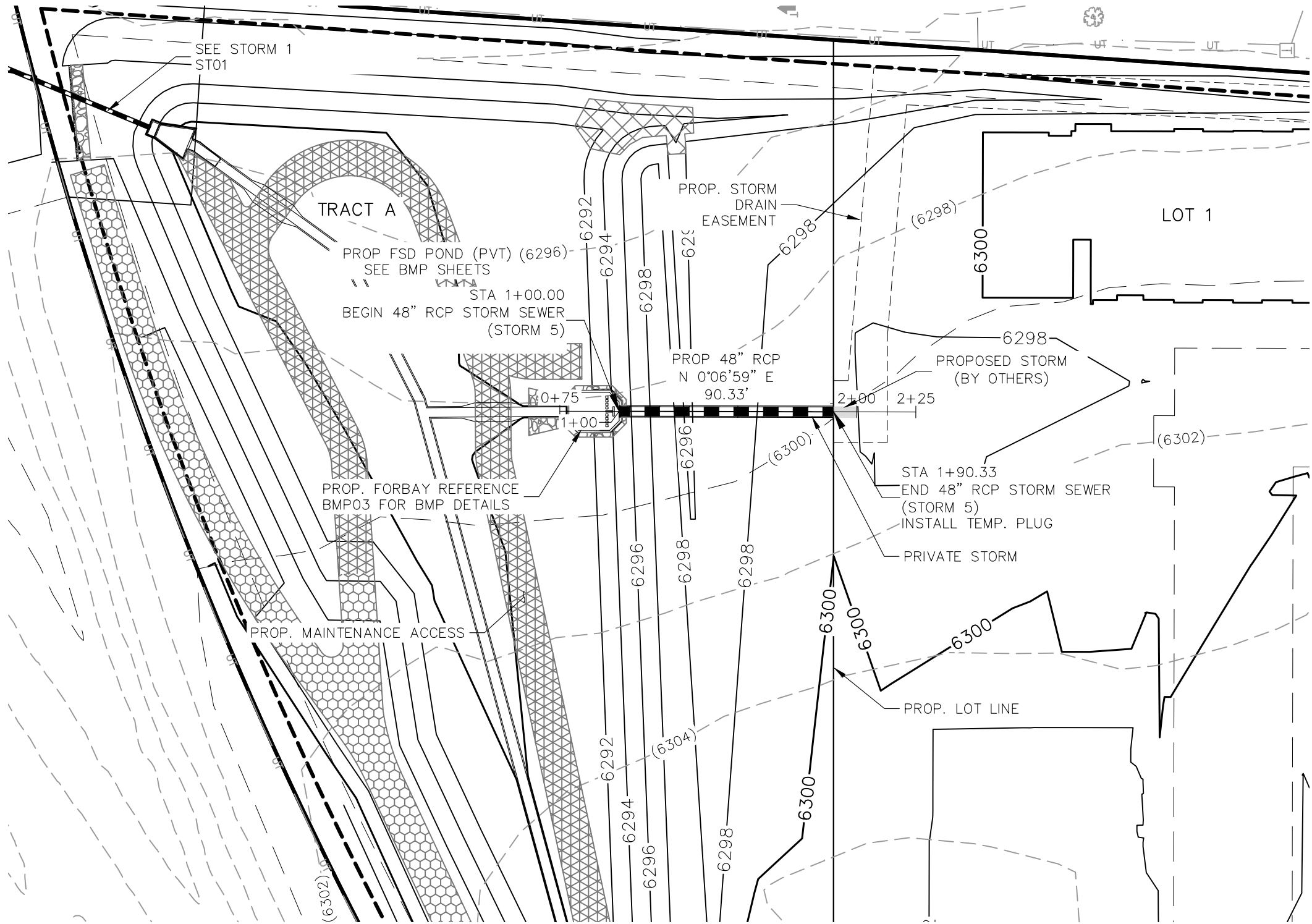
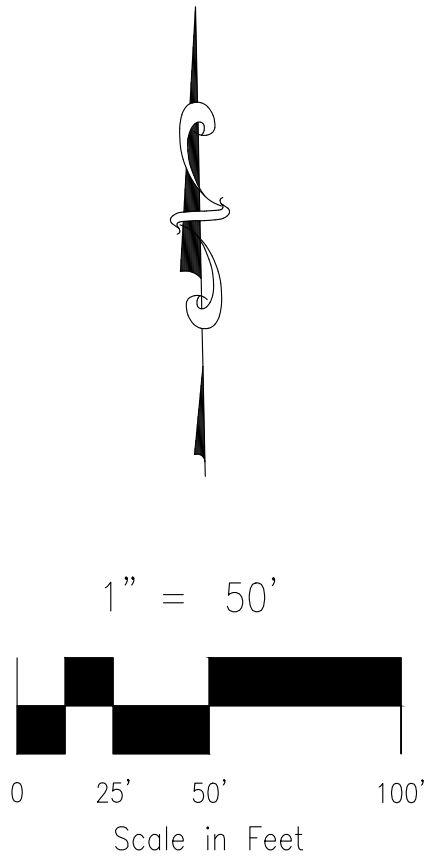
REV.	DATE	BY	DESCRIPTION	APP'D. BY	DATE

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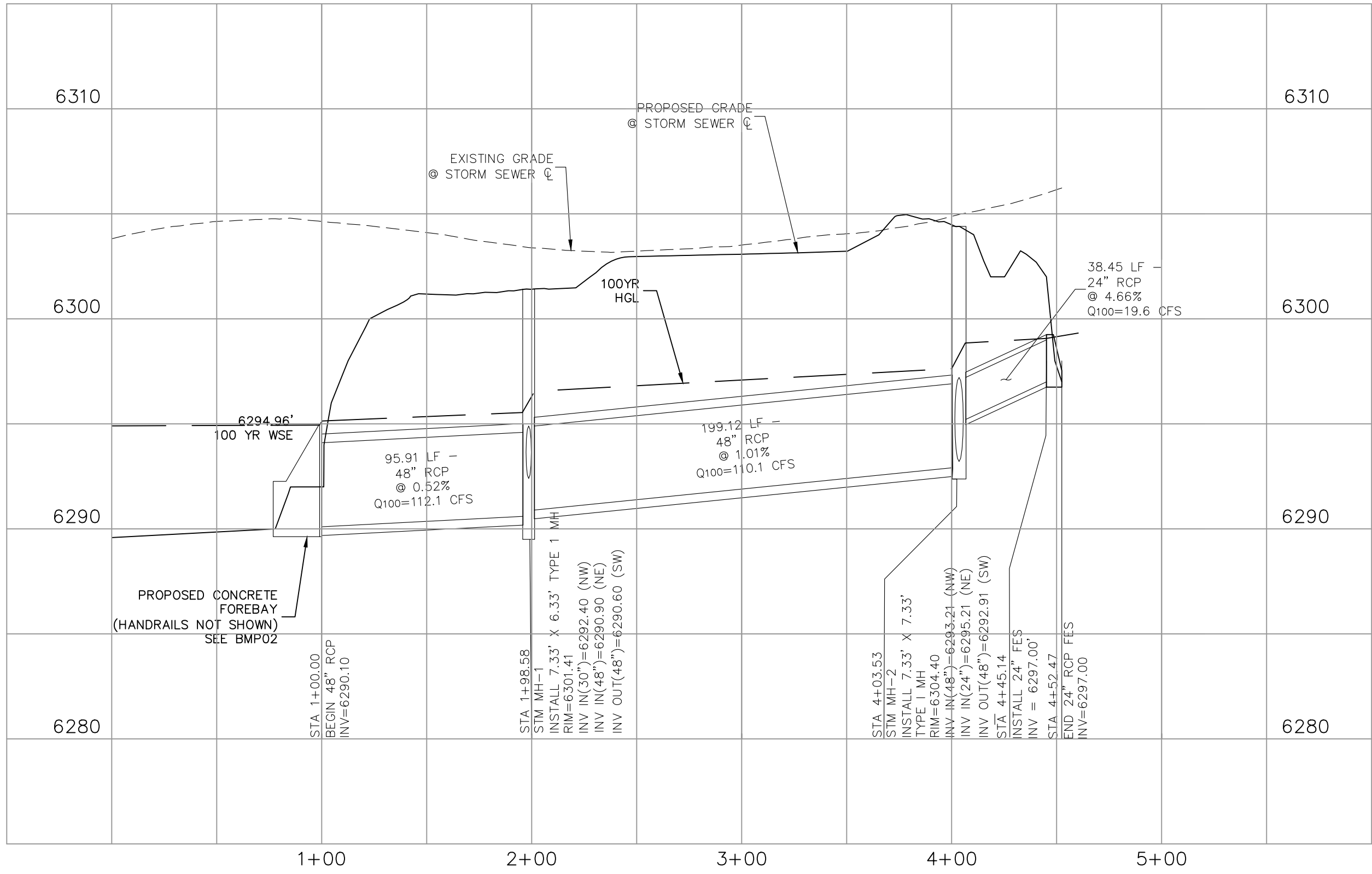
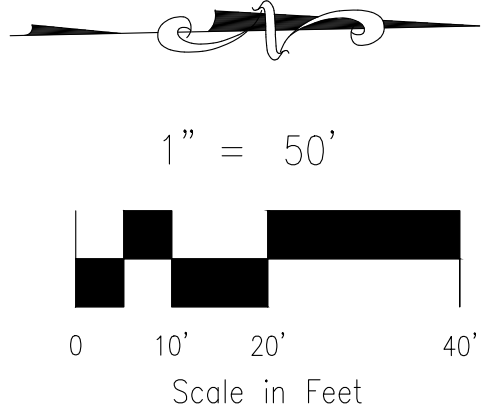
CAUTION



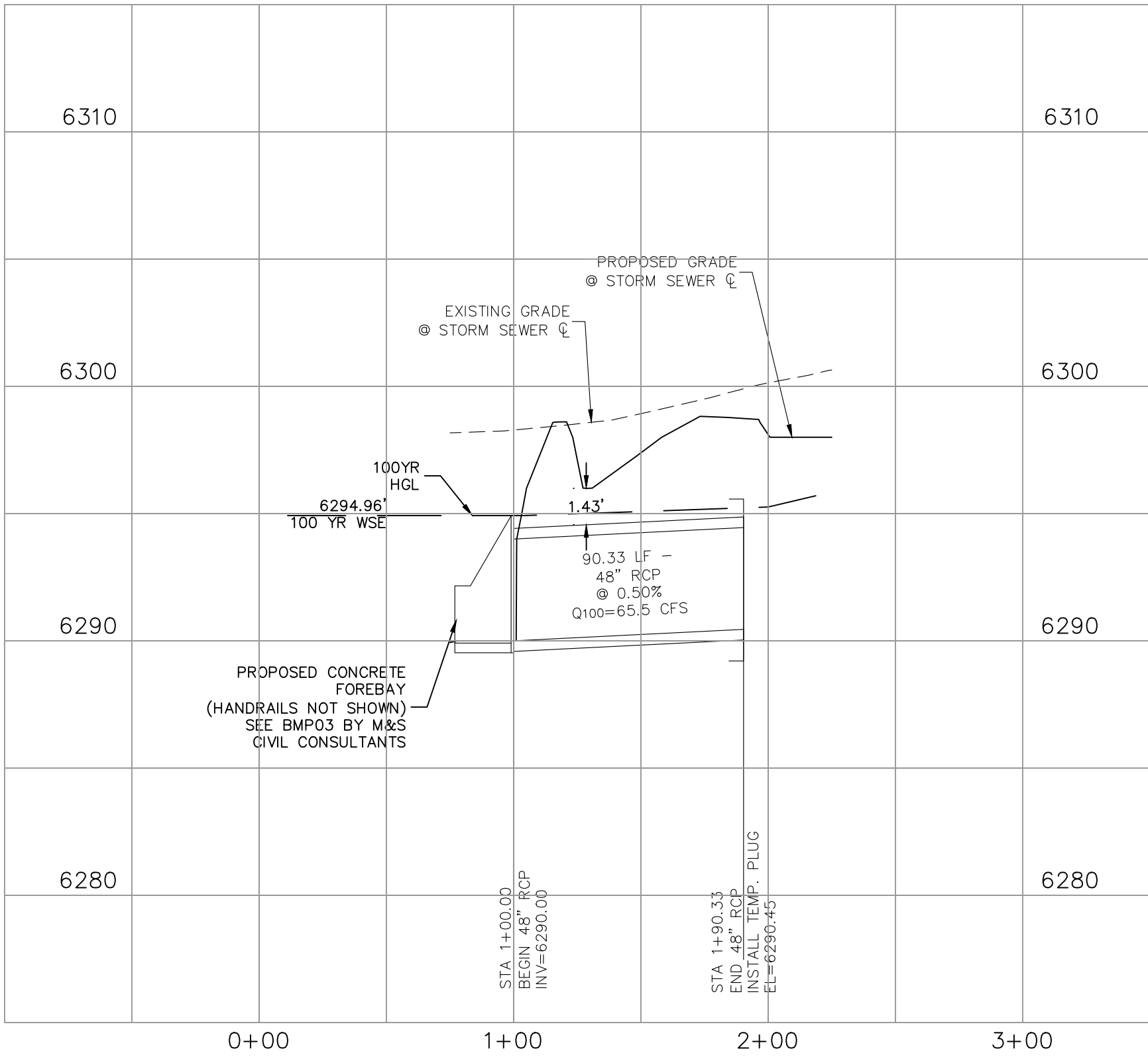
**STORM 4 (PRIVATE)**  
**STA 1+00.00 TO STA 4+52.47**



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



**STORM 4 (PRIVATE)**



**STORM 5 (PRIVATE)**

**NOTES:**

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CROSSROADS MIXED USE FILING NO. 1

STORM SEWER PLANS

PROJECT NO. 18-003

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

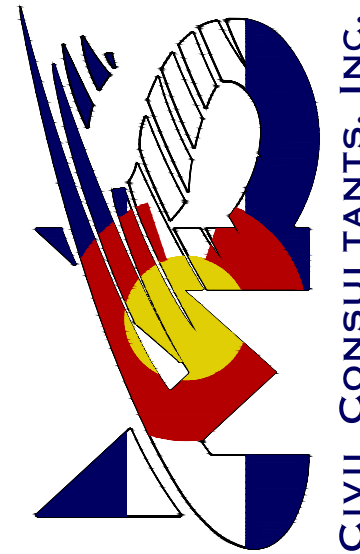
DESIGNED BY: CWM DRAWN BY: CWM CHECKED BY: VAS

DATE: 02/18/2022

ST02

SHEET 16 OF 24

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



CIVIL CONSULTANTS, INC.

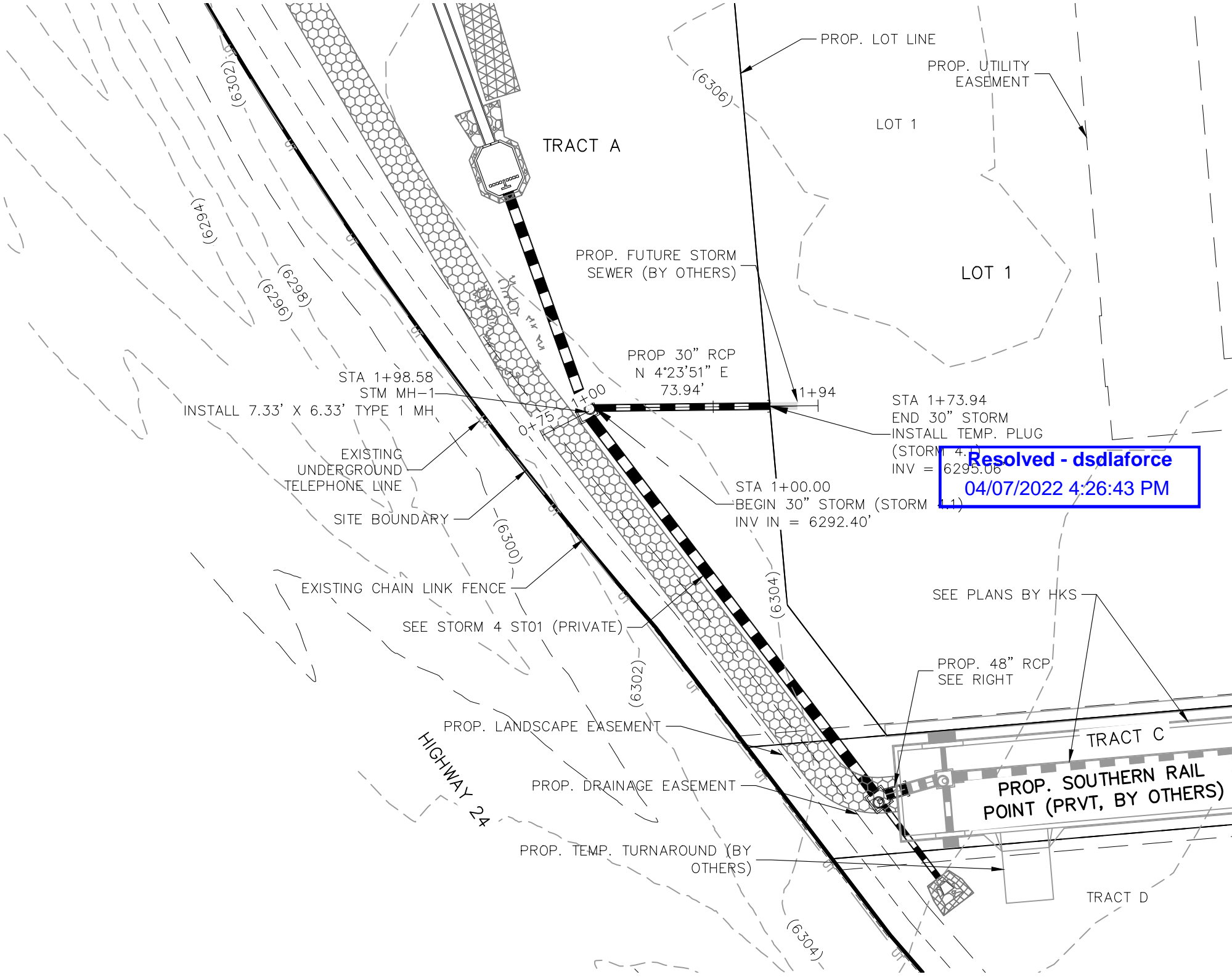
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

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

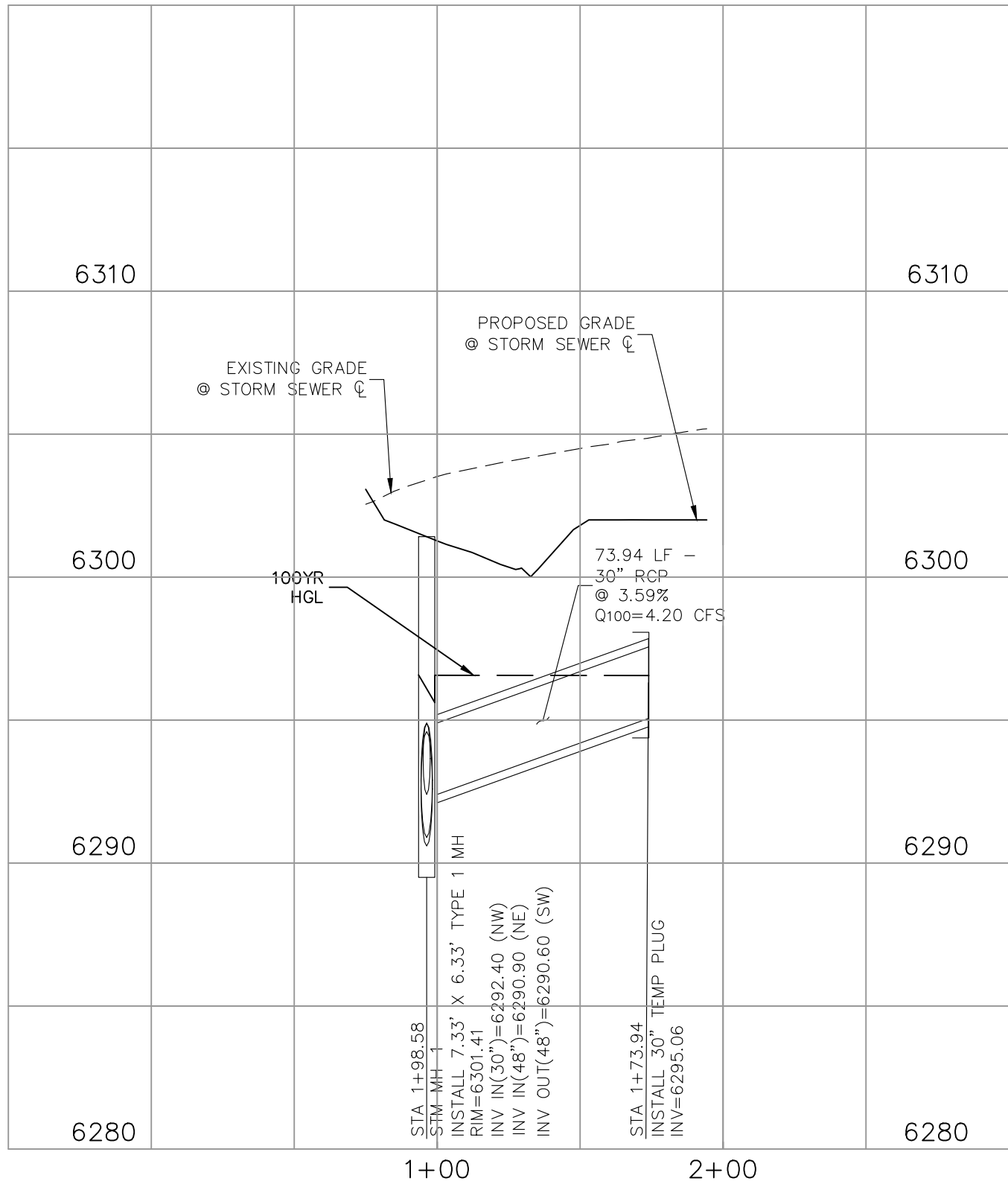
REVISIONS: NO. DATE BY DESCRIPTION APPROVED BY DATE

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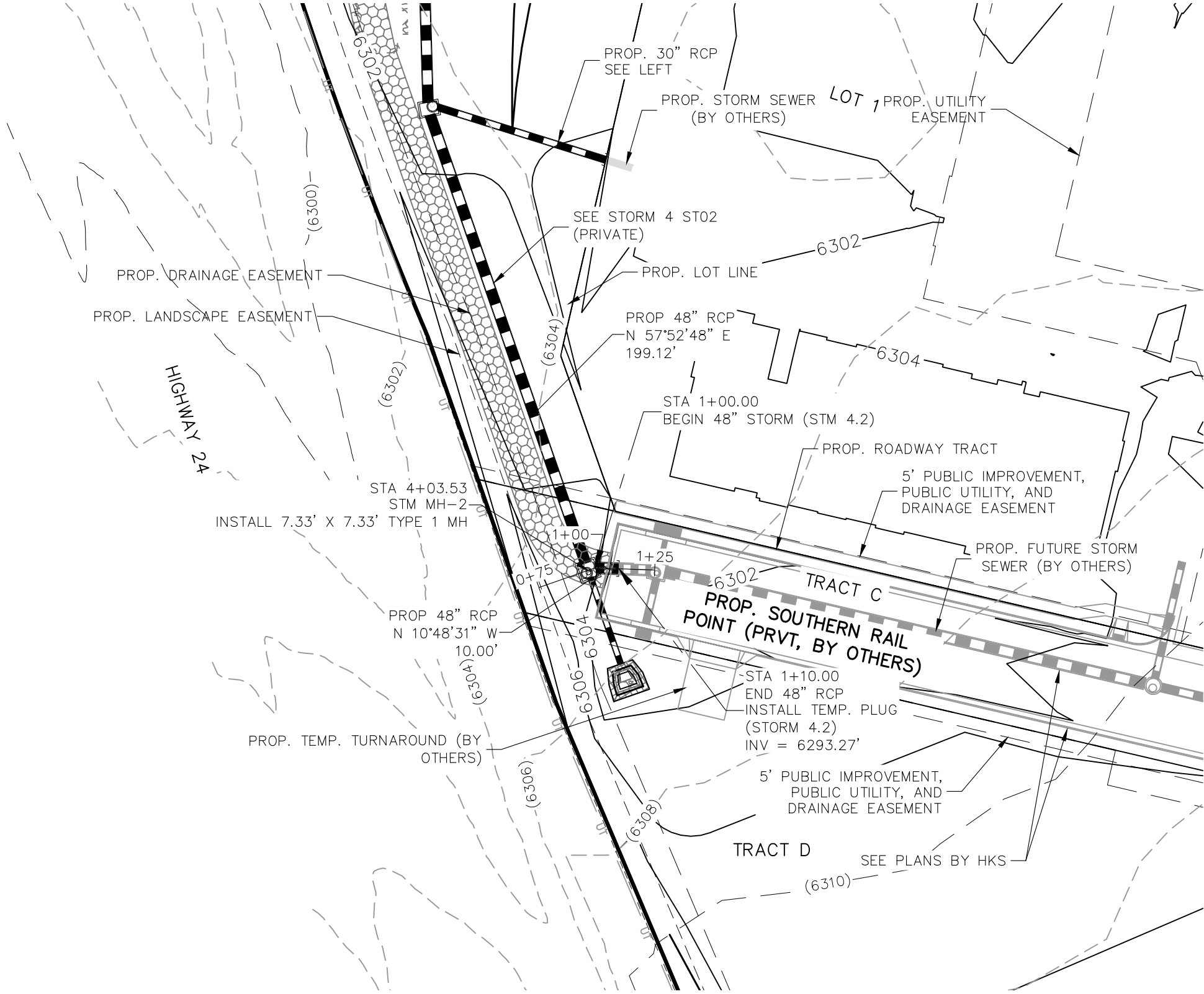
CAUTION



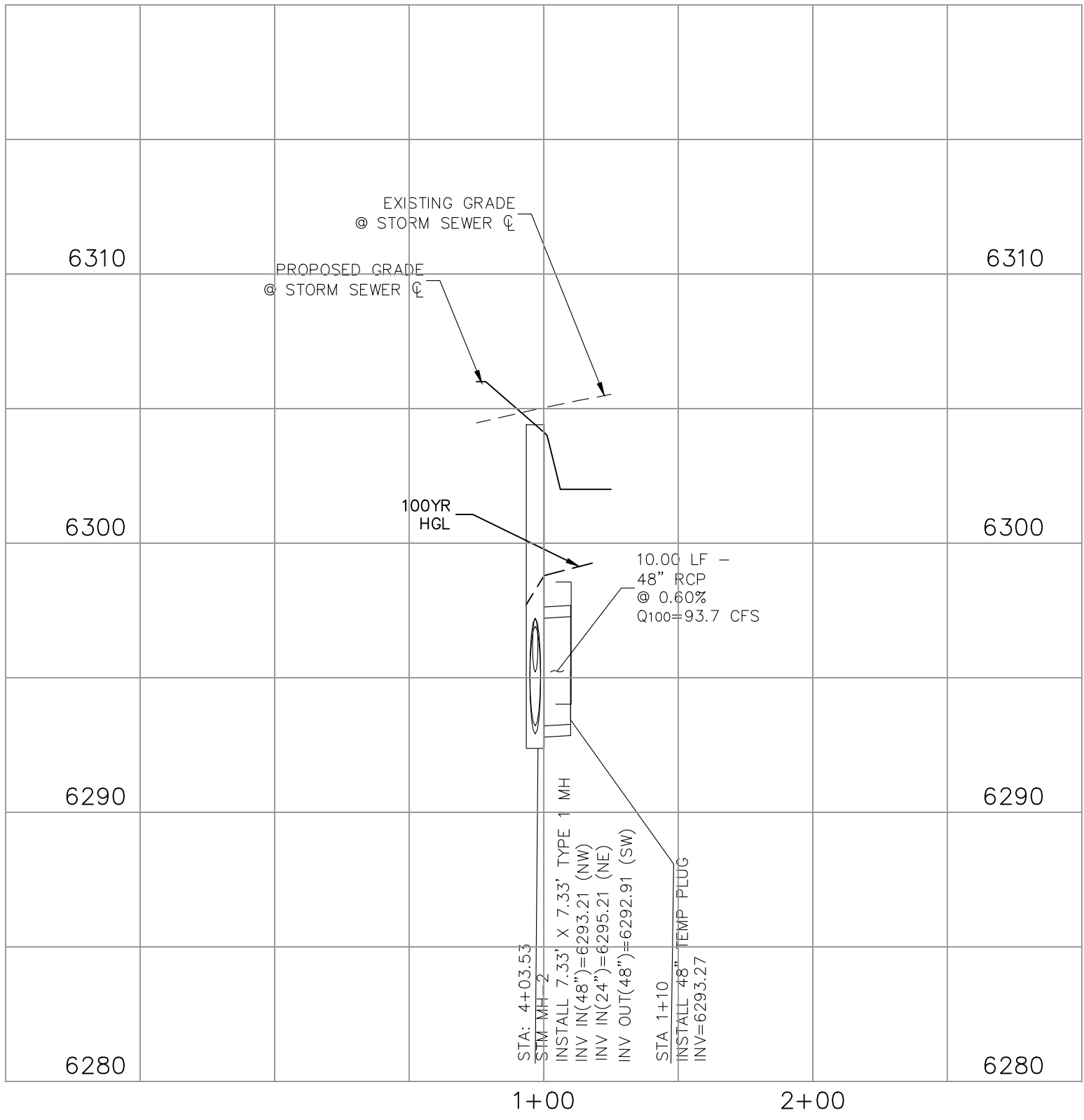
STORM 4.1 (PRIVATE)  
STA 1+00.00 TO STA 1+94.00



STORM 4.1 (PRIVATE)



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



STORM 4.2 (PRIVATE)

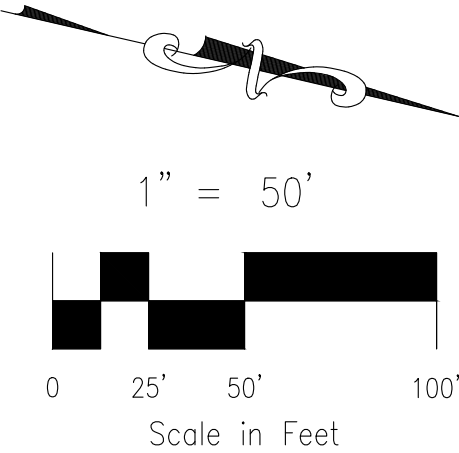
NOTE:  
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& MARKING  
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TELEPHONE  
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CROSSROADS MIXED USE FILING NO. 1

STORM SEWER PLANS

PROJECT NO. 18-003

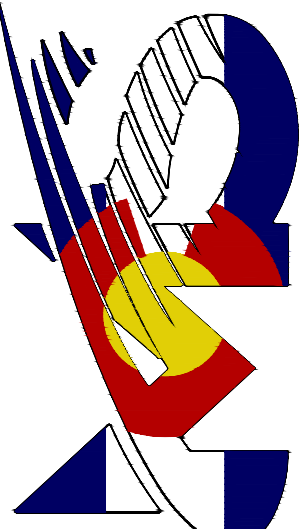
DESIGNED BY: CWM  
DRAWN BY: CWM  
CHECKED BY: VAS

DATE: 02/18/2022

SHEET 17 OF 24

ST03

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



CIVIL CONSULTANTS, INC.

FOR AND ON  
BEHALF OF  
MKS CIVIL  
CONSULTANTS,  
INC.

REVISIONS:

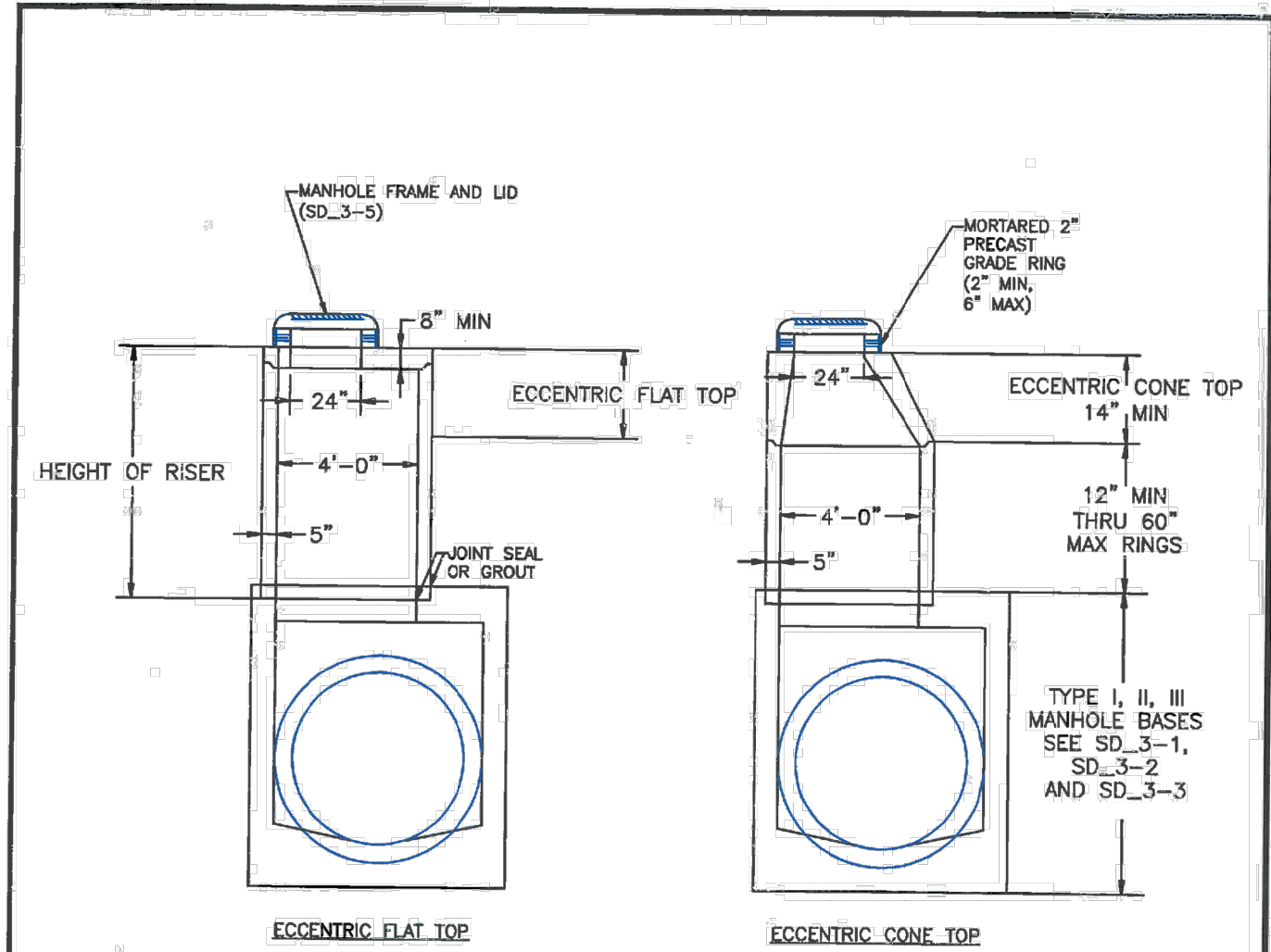
NO.	DATE	BY	DESCRIPTION	APPRO'D. BY	DATE

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CAUTION


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

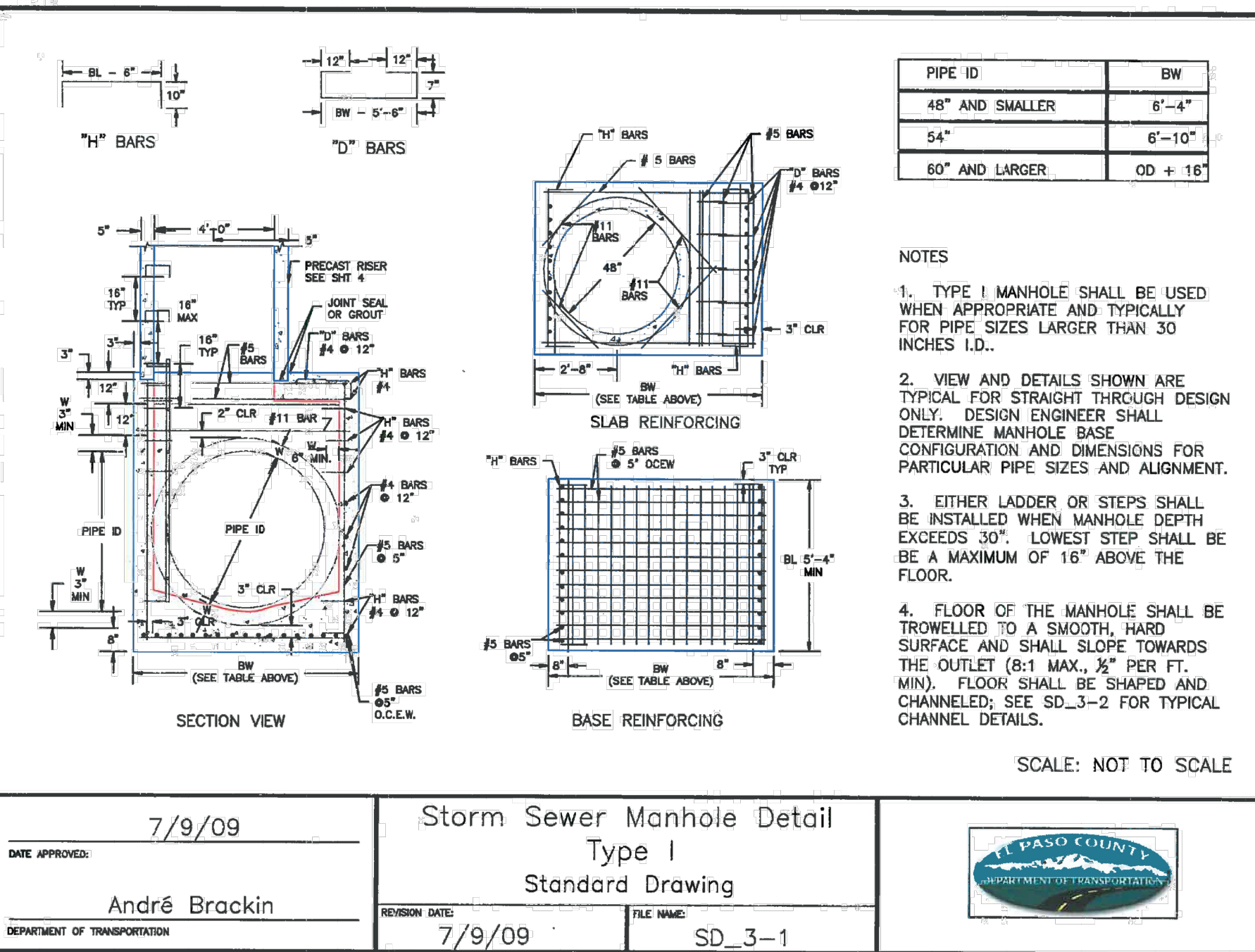
FOR LOCATING  
& MARKING  
GAS,  
ELECTRIC,  
WATER &  
TELEPHONE  
LINES



- NOTES
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD AND SUPPLEMENTAL SPECIFICATIONS APPLICABLE TO THE PROJECT.
2. PRECAST RISERS SHALL CONFORM TO ASTM C478.
3. STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS SHALL BE CAST IRON OR EXTRUDED ALUMINUM, 1000 LB CAPACITY, 12" WIDE WITH NON-SKID GROOVES AND DROP FRONT ON SAFETY NOSES, IN ACCORDANCE WITH APPROVED OSHA REQUIREMENTS.

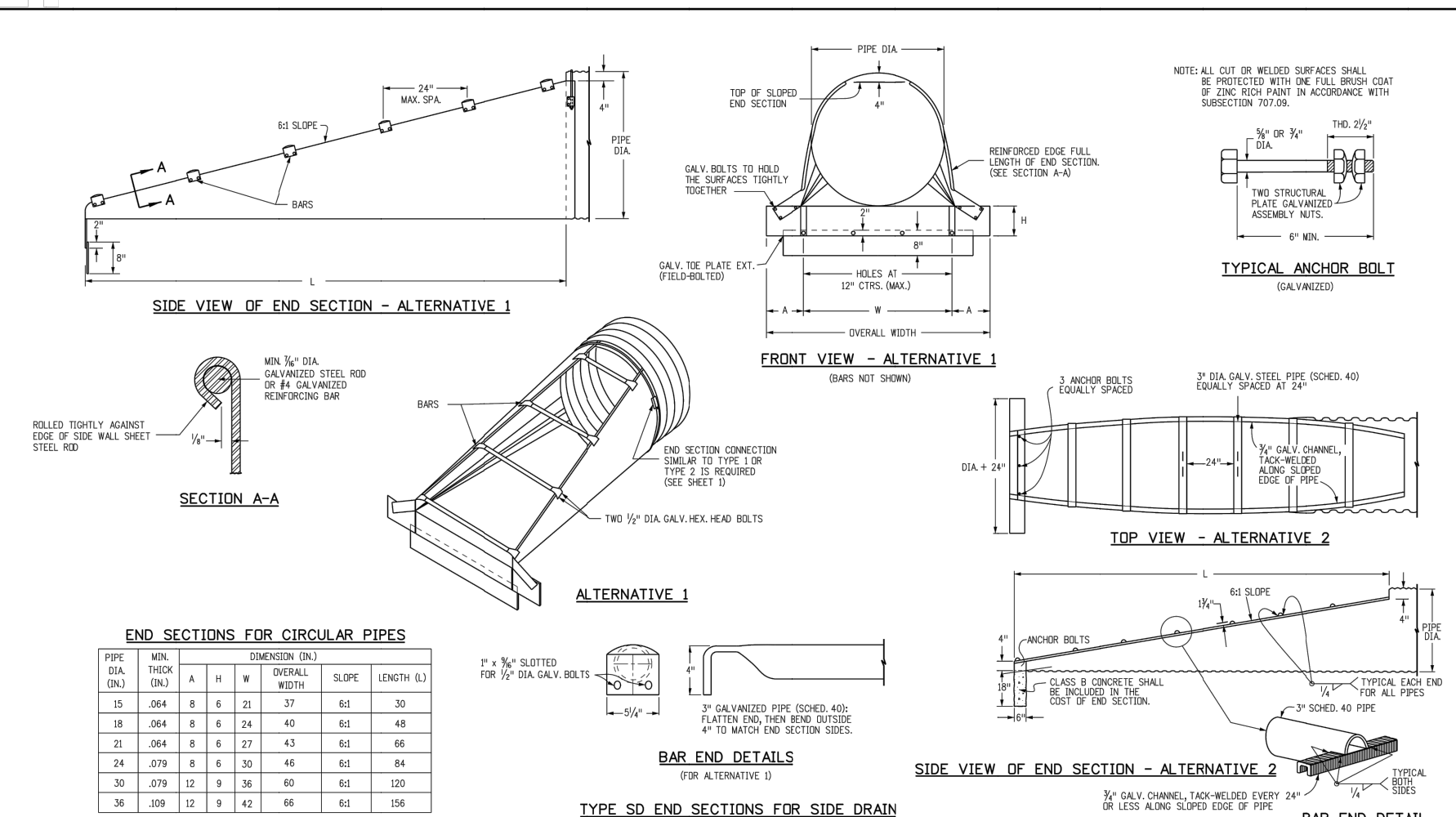
SCALE: NOT TO SCALE


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

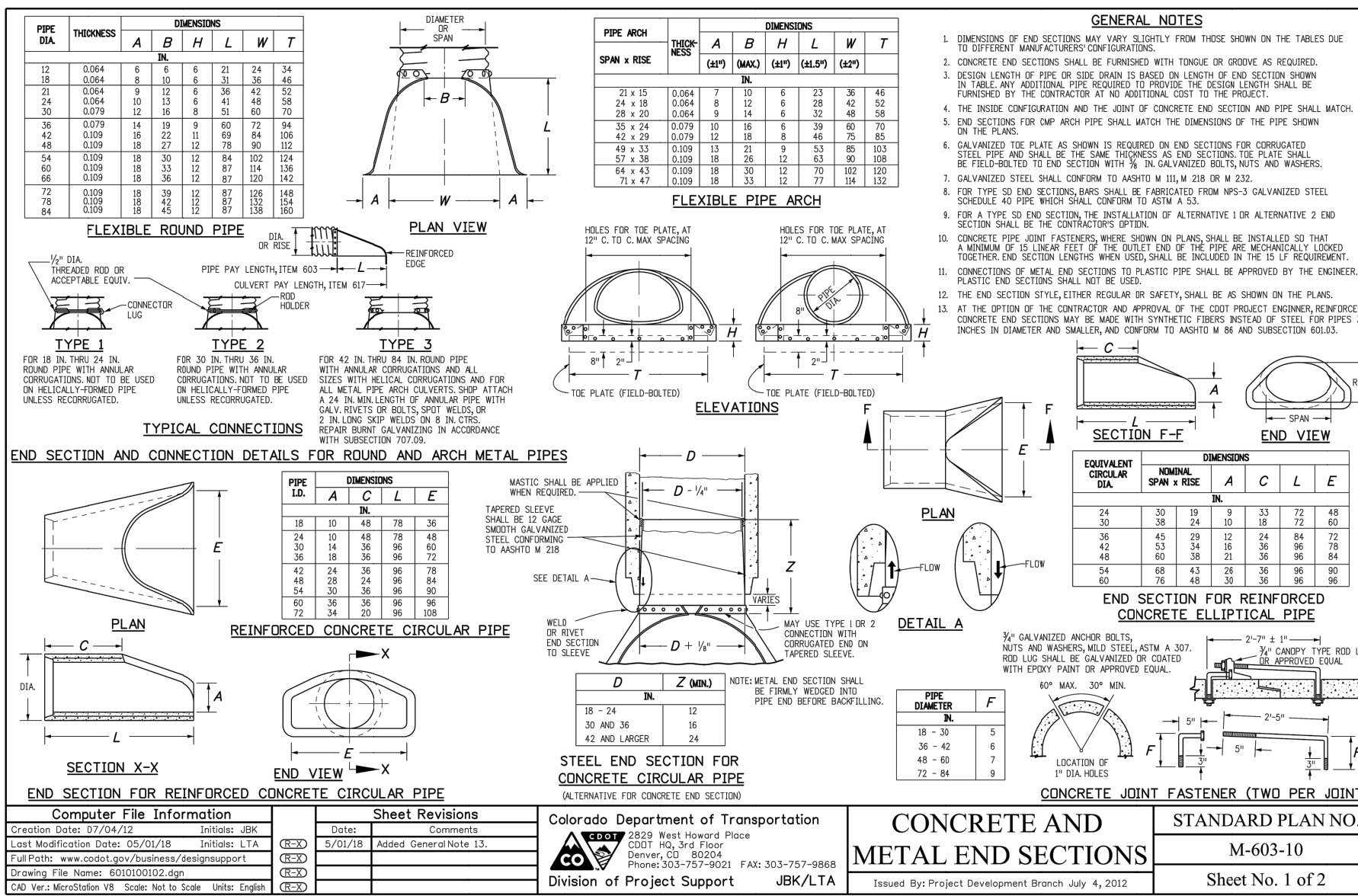


- MANHOLE SHALL BE USED  
APPROPRIATE AND TYPICALLY  
SIZES LARGER THAN 30
- DETAILS SHOWN ARE  
STRAIGHT THROUGH DESIGN  
AN ENGINEER SHALL  
MANHOLE BASE  
AND DIMENSIONS FOR  
PIPE SIZES AND ALIGNMENT.
- WALKER OR STEPS SHALL  
WHEN MANHOLE DEPTH  
LOWEST STEP SHALL BE  
16" ABOVE THE
- OF THE MANHOLE SHALL BE  
TO A SMOOTH, HARD  
SHALL SLOPE TOWARDS  
8:1 MAX. 1/2" PER FT.  
SHALL BE SHAPED AND  
SEE SD.-3 FOR TYPICAL  
DETAILS.

SCALE: NOT TO SCALE



<b>Computer File Information</b> Drawing Date: 07/04/12    Initials: JBK Last Modification Date: 03/08/18    Initials: TTA Full Path: <a href="http://www.cdot.gov/business/infrastructure/">www.cdot.gov/business/infrastructure/</a> Drawing File Name: 6300020202.dgn CADD User: Marshall@VTL    Scale: Not Set    Units: English		<b>Sheet Revisions</b> Date:                      Comments:		Colorado Department of Transportation  2523 West Howard Place 1001 HD, 3rd Floor Denver, CO 80202 Phone: 303-757-9000    FAX: 303-757-9856 Division of Project Support    JBK/LTA		<b>CONCRETE AND METAL END SECTIONS</b> Issued By: Project Development Branch July 4, 2012		<b>STANDARD PLAN NO.</b>  <b>M-603-10</b>  <b>Sheet No. 2 of 2</b>	
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## 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 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.
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. ALL REINFORCED STEEL TO BE EPOXY COATED.
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



CROSSROADS MIXED USE FILING NO. 1

## STORM SEWER DETAILS

PROJECT NO. 18-003	SCALE:	DATE: 02/18/2022
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ST04

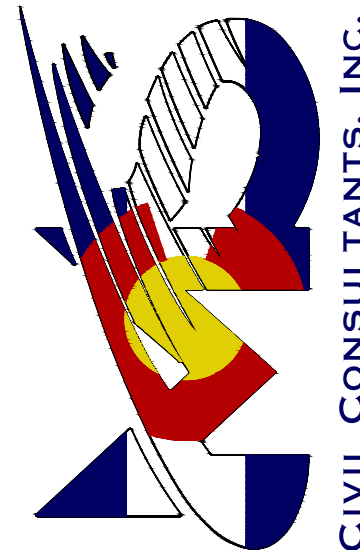
DESIGNED BY: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

GT \_\_\_\_\_

VERT \_\_\_\_\_

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



60

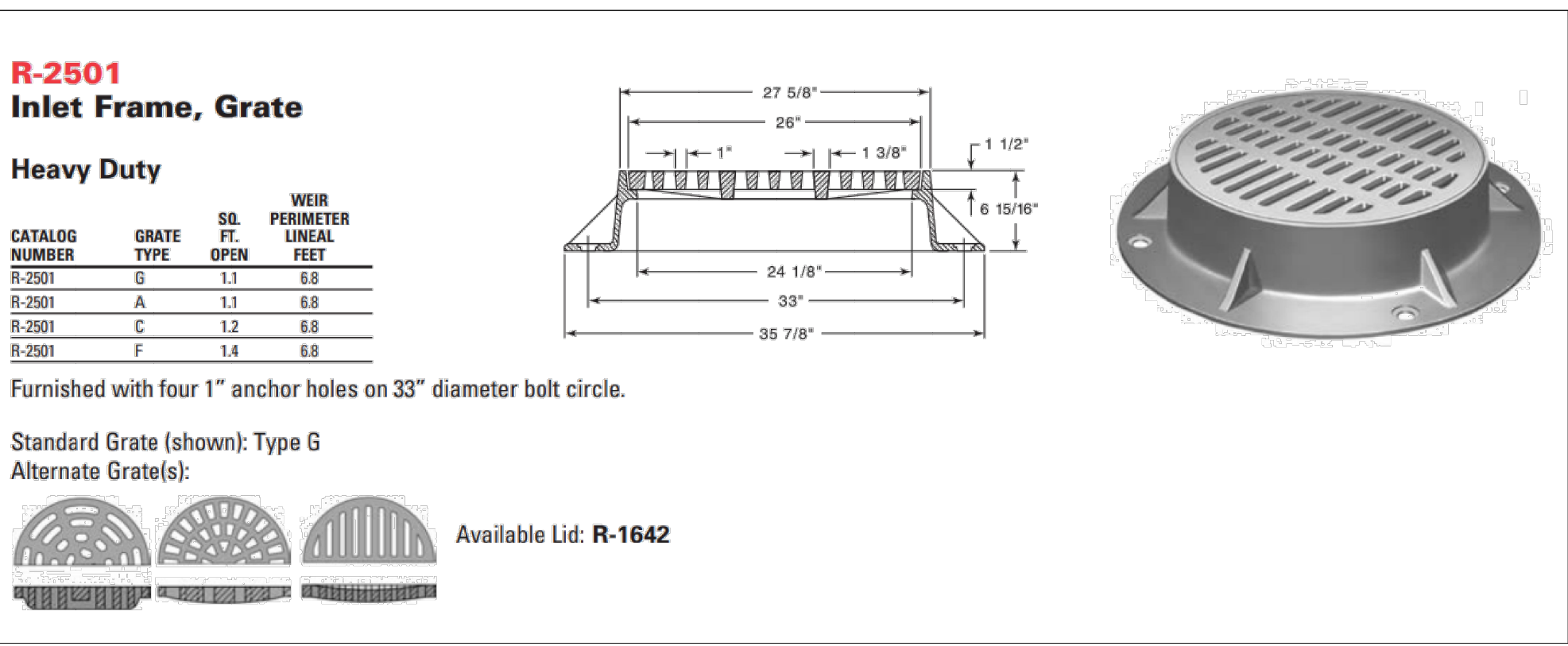
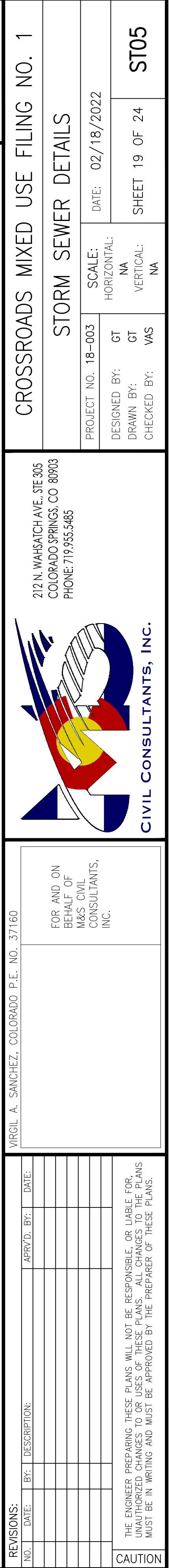
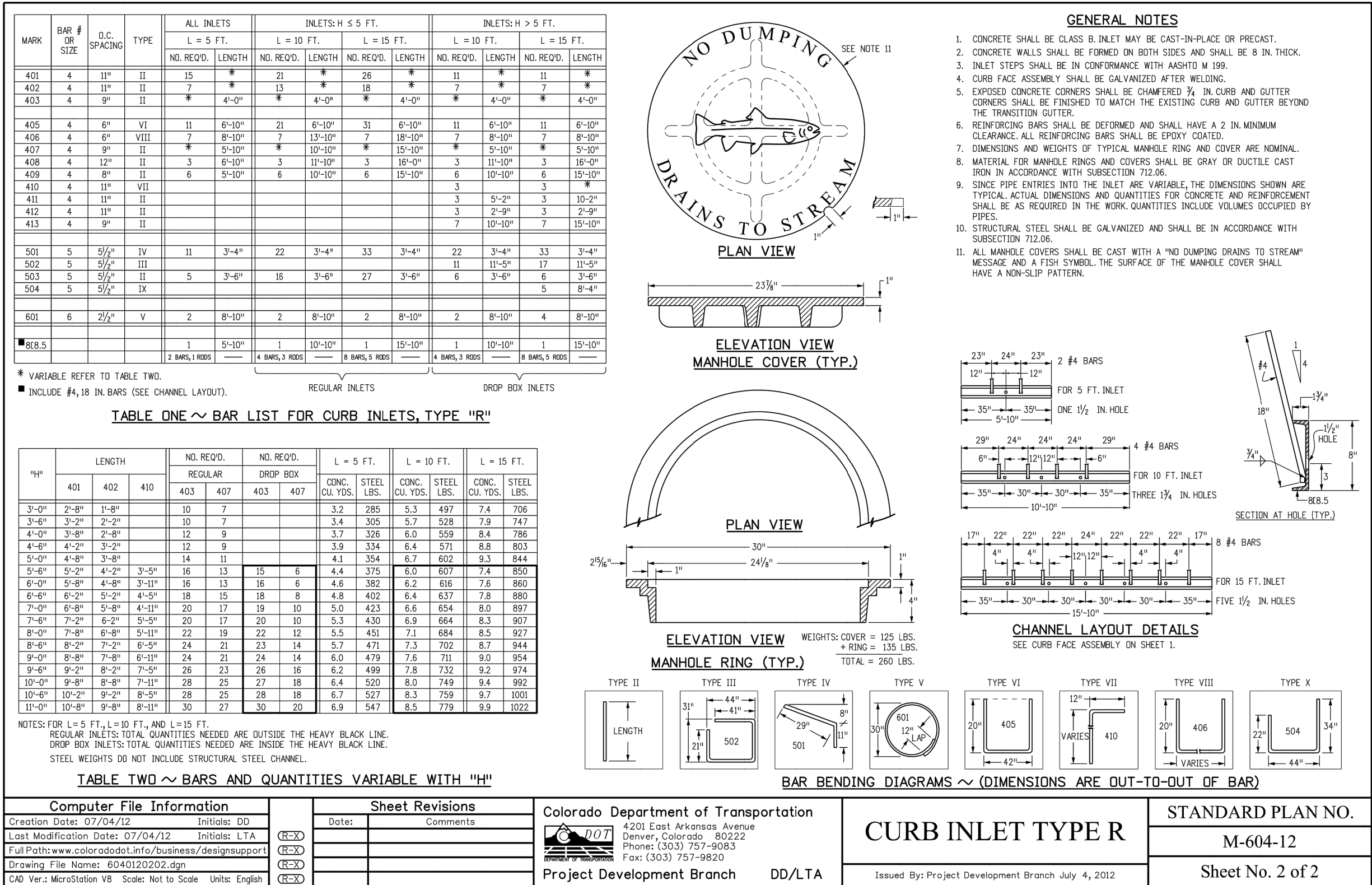
REVISIONS: VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

[illegible]

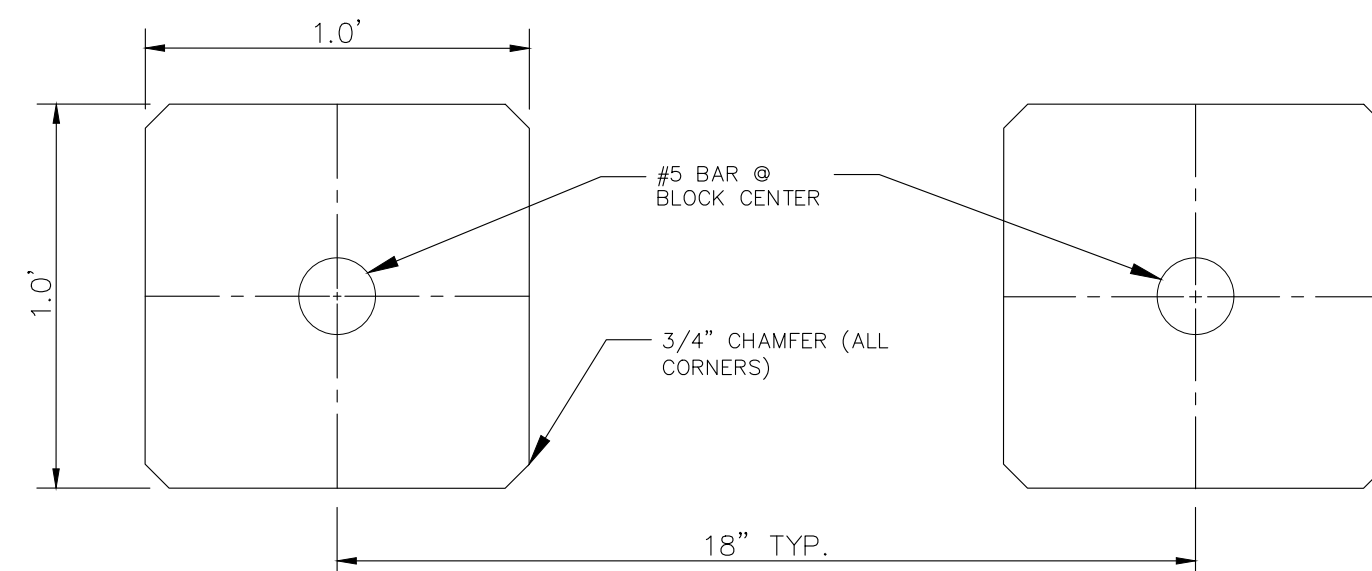
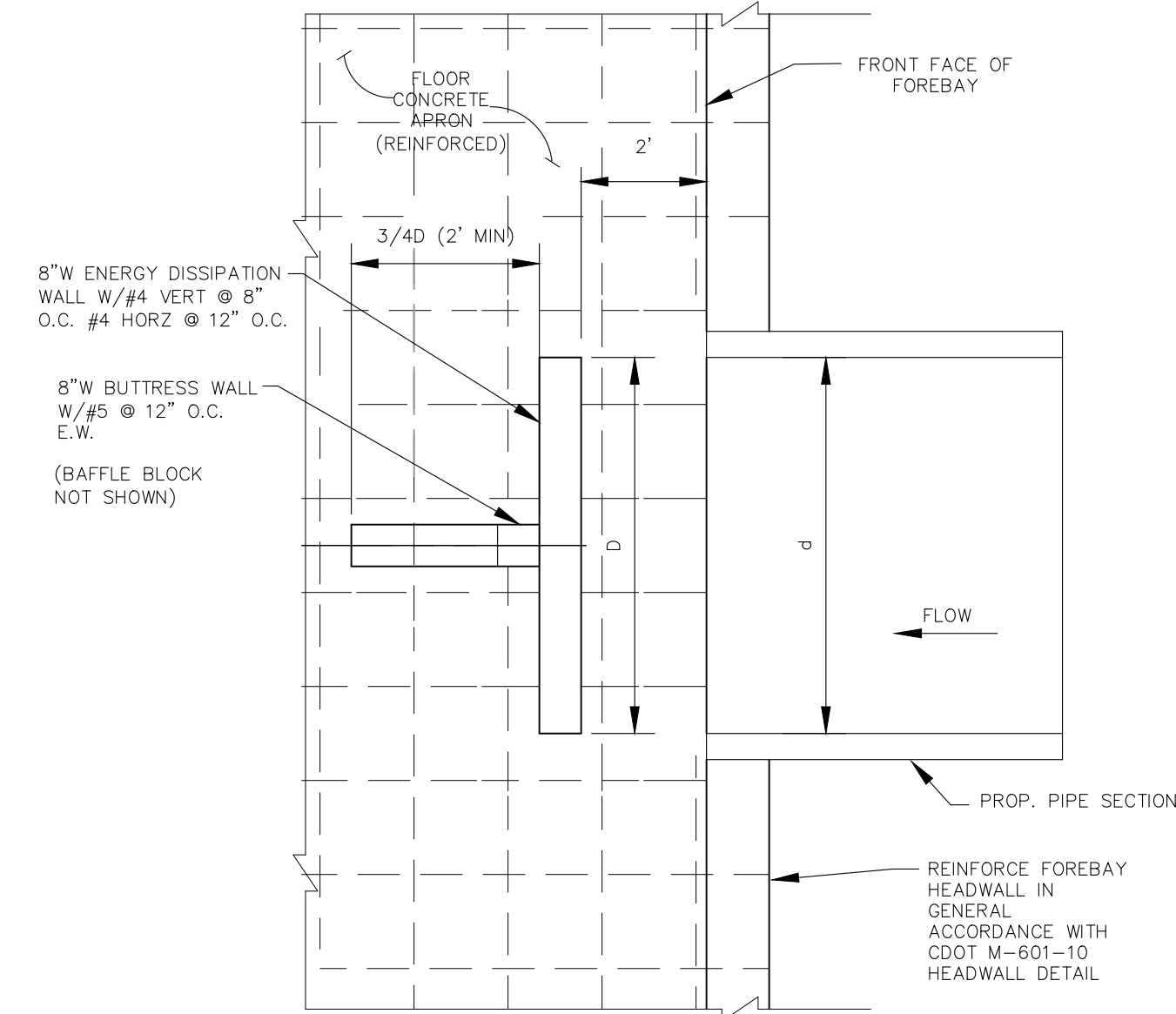
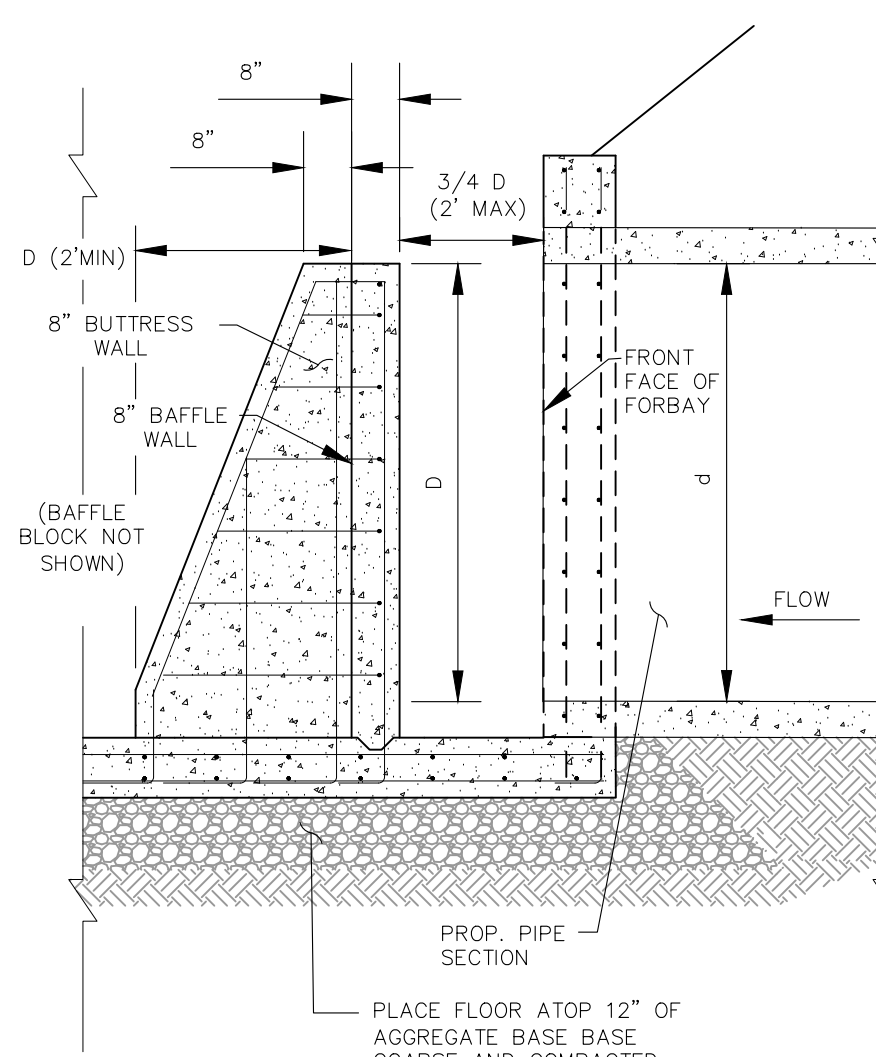
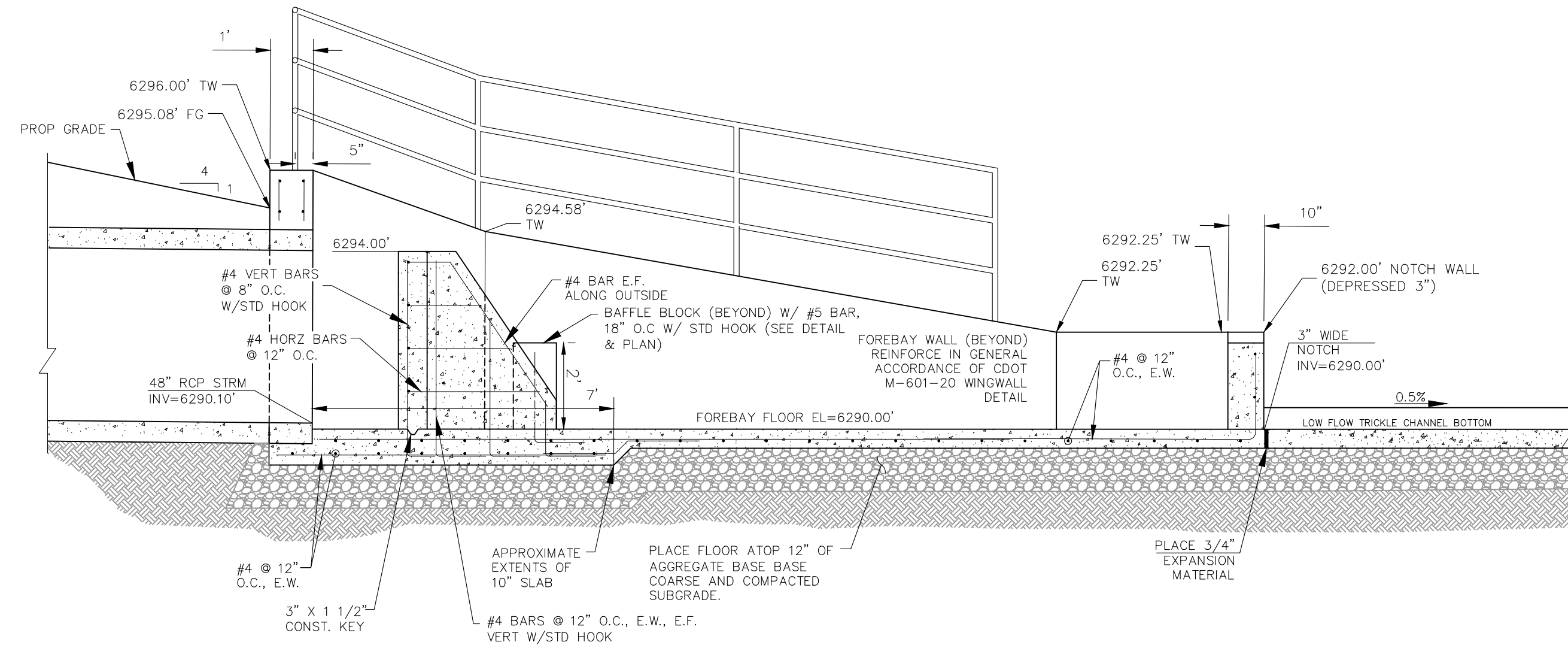
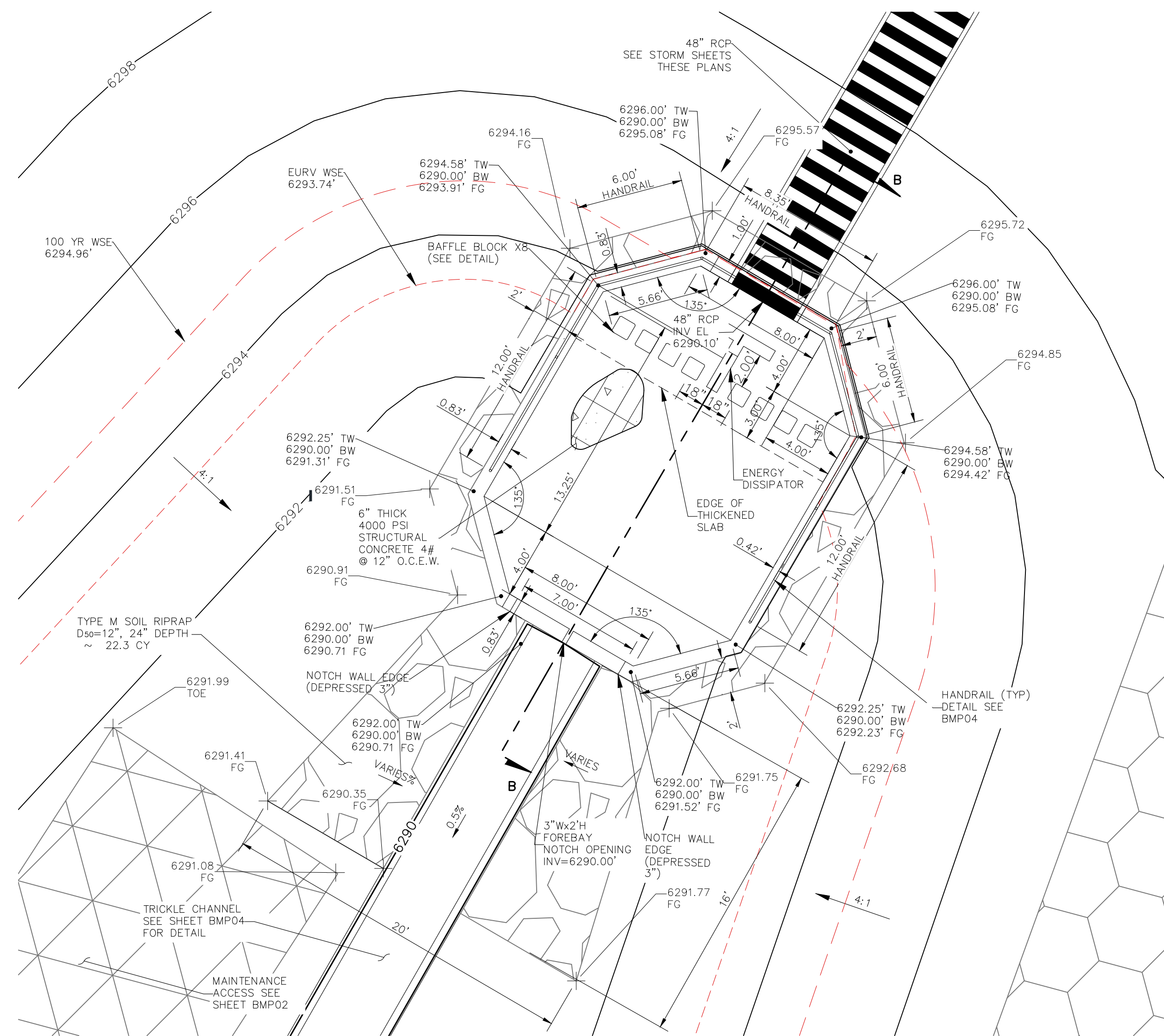
REVISIONS:			
NO.	DATE:	BY:	DESCRIPTION:

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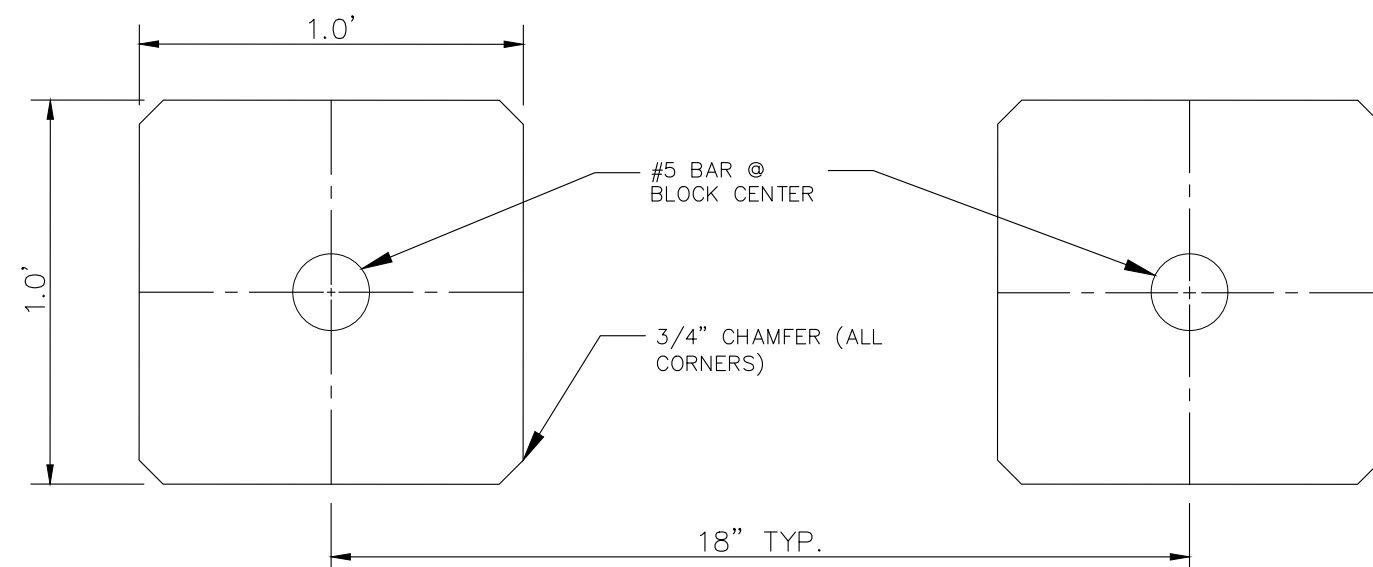
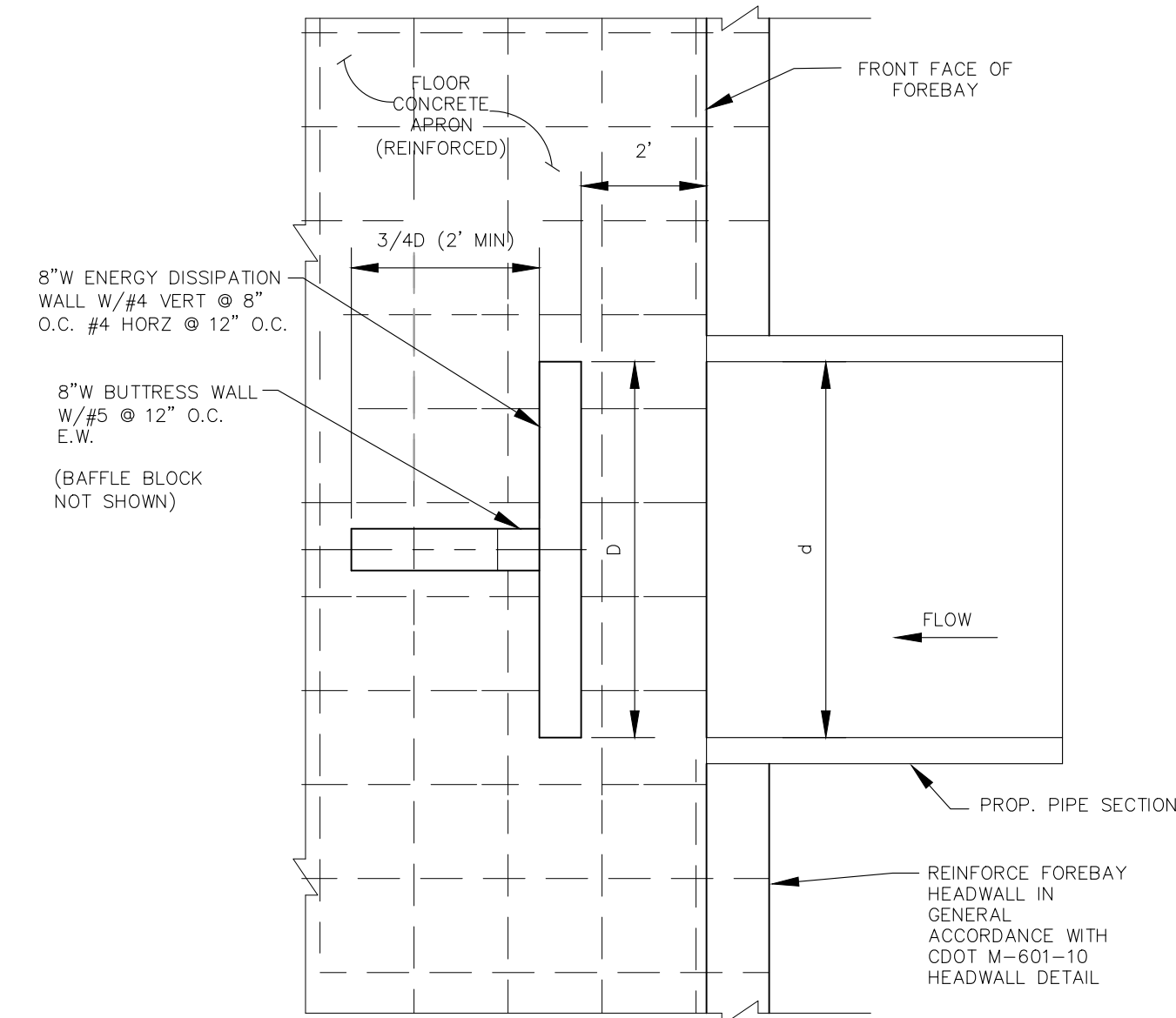
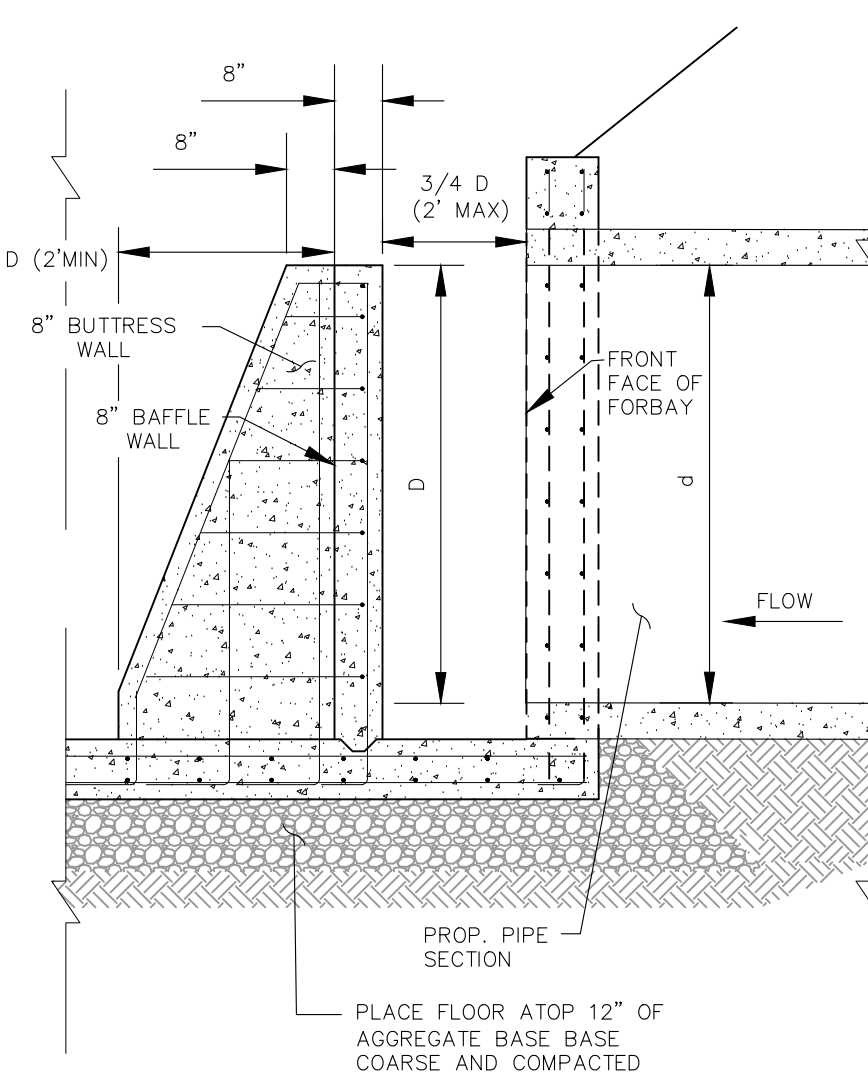
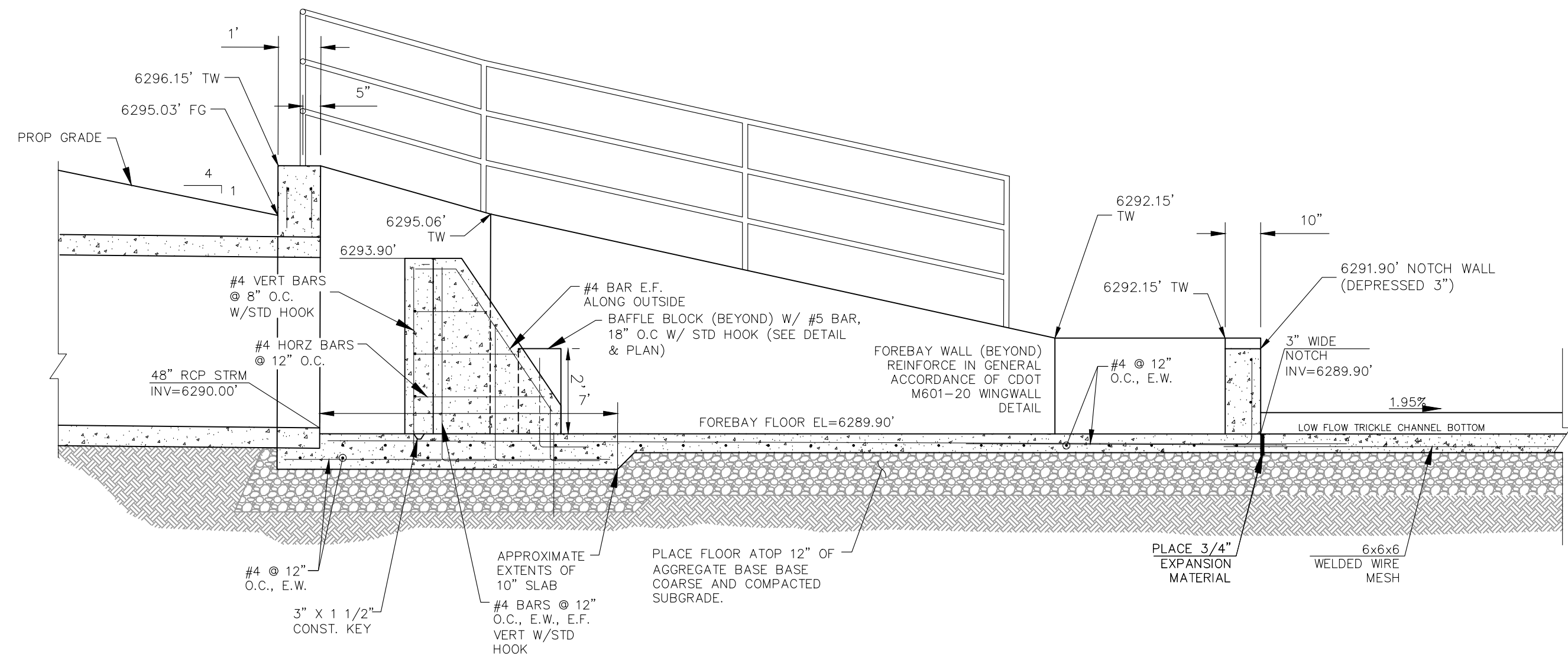
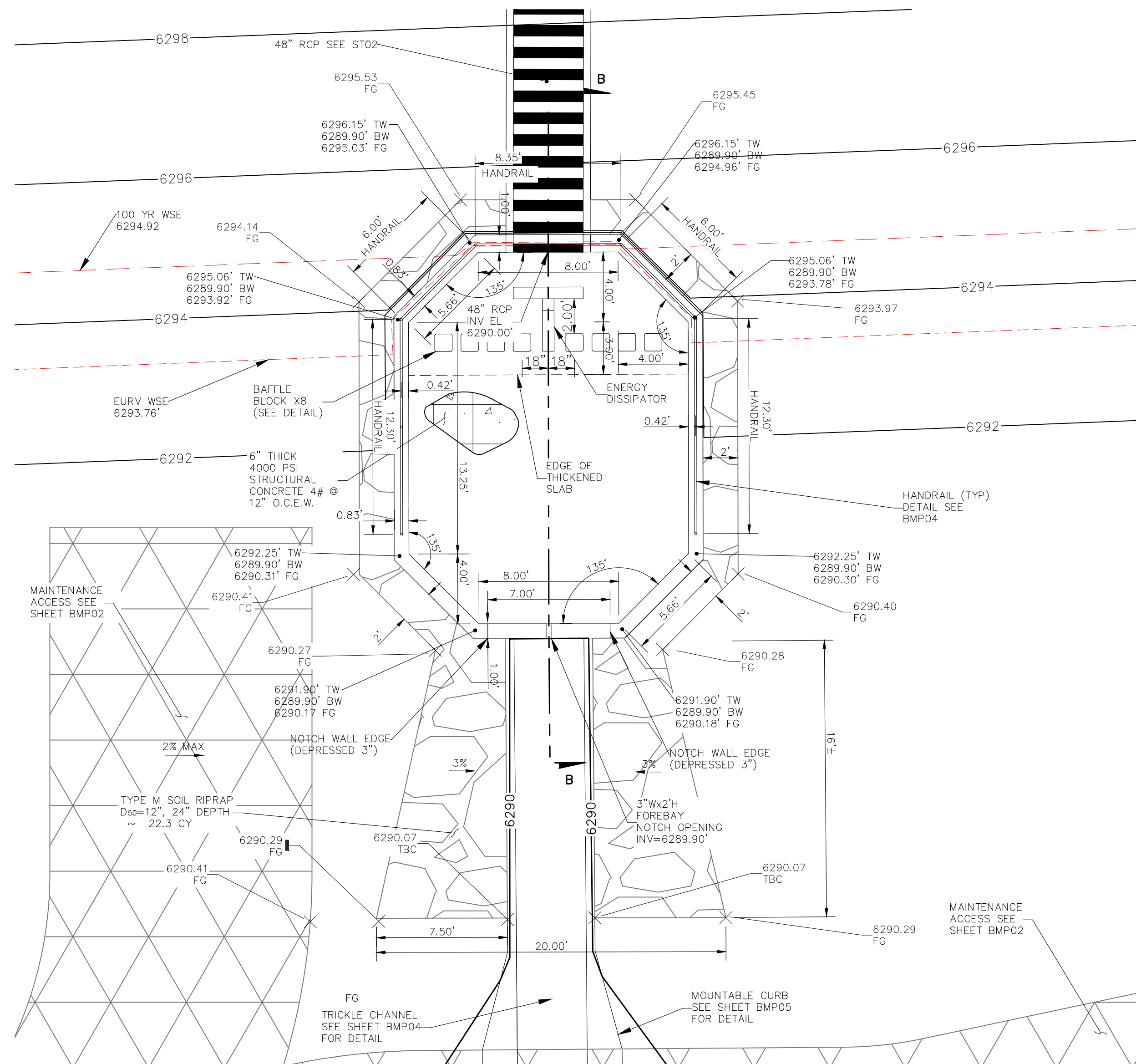
### CAUTION



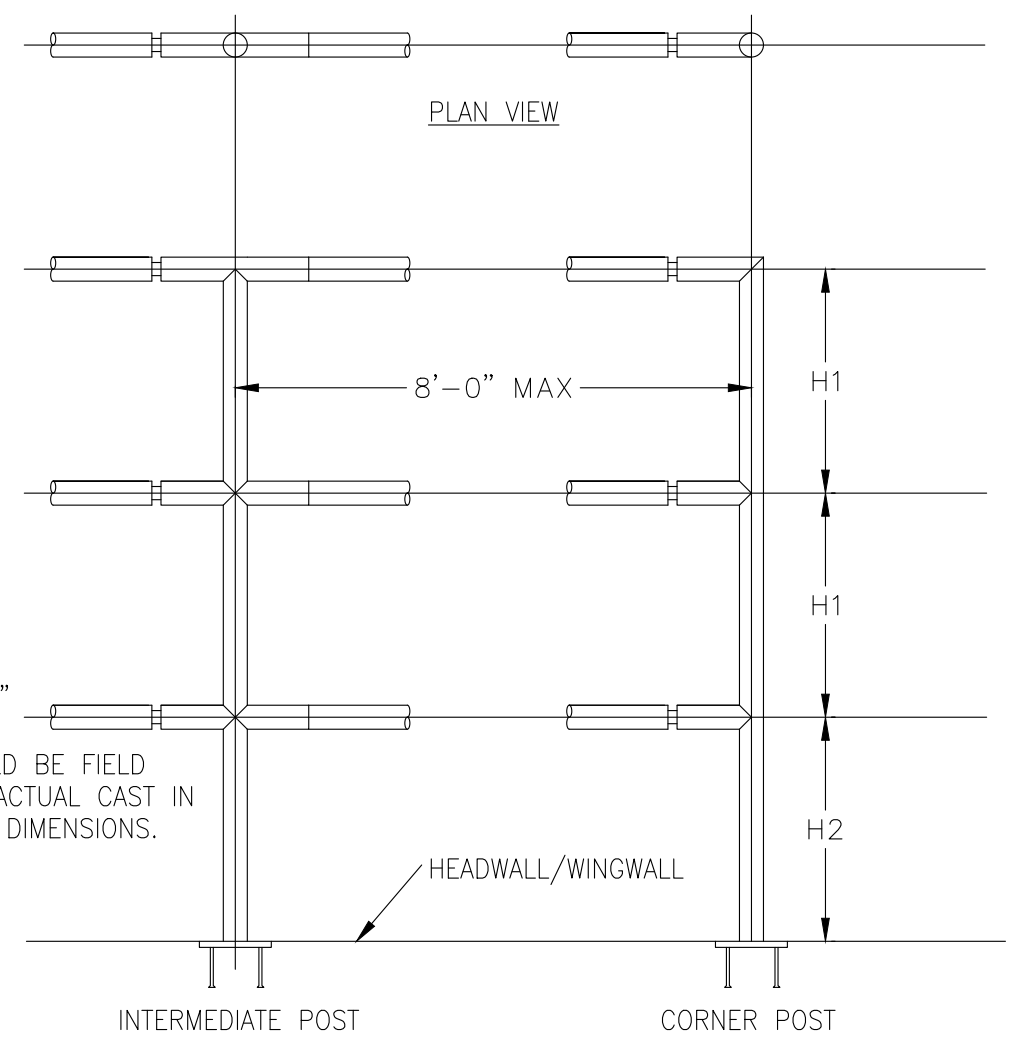
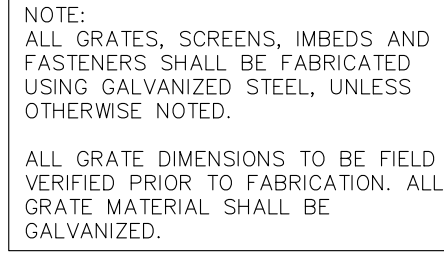




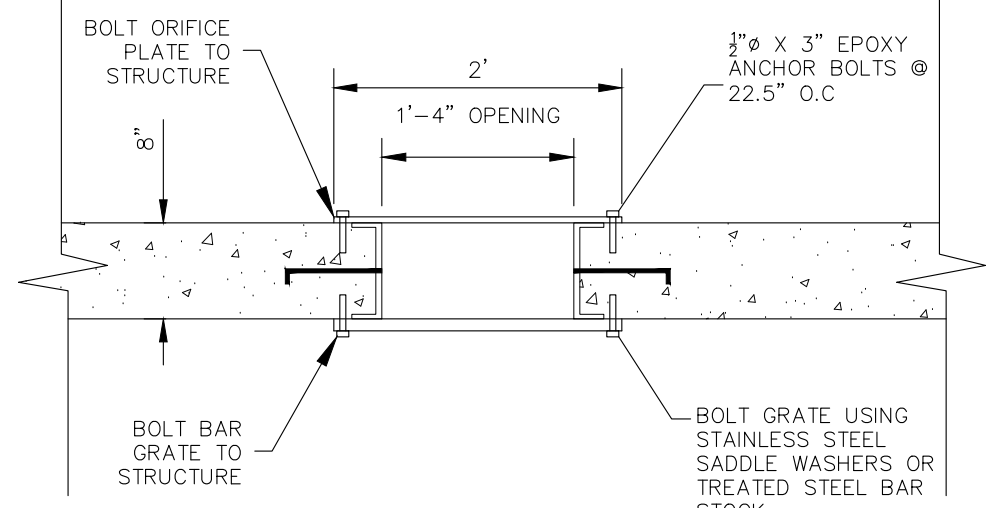
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SCALE:  $\frac{3''}{8} = 1'$



100-YR WSE=6294.96

EURV EL =6293.74

WQCV EL =6291.03

EL=6288.93

TBC EL=6288.43

0.5% LOW FLOW TRICKLE CHANNEL BOTTOM

TC EL=6287.93

INITIAL 1% SURCHARGE

2'-6"

MICRO-POOL

2'-6"

TOP OF FLOOR EL=6285.10

12" DEPTH COARSE AGGREGATE BASE

COMPACTED FILL

HANDRAIL NOT SHOWN

AMICO KLEMP (TM) SR-SERIES ALUMINUM BAR GRATE (OR APPROVED EQUAL)

DETAIL "A"

CBX18.75 AMERICAN STANDARD STRUCTURAL STEEL CHANNEL (TRASH RACK ATTACHED BY WELDING)

17 1/4" DIA. STAND WT. PIPES (1.66" O.D.)

DETAIL "B"

BACK OF BOX EL =6293.74

RESTRICTOR PLATE WITH GASKET

18" RCP

INV=6287.27

3"

INLET STEPS

2'-6"

2'-6"

REINFORCE WALLS IN WITH CDOT M-604-11

SCALE:  $\frac{3}{8}" = 1'$

15'-3"

10"

105°

105°

10"

15'-3"

13'-2½"

4'-1½"

4'

6"

4'-1½"

10" FRONT WALL

TRICKLE CHANNEL

6285.10 FLOOR

13'-10¾"

105°

10"

4'-3"

8"

8"

7'-0½"

8"

5'-6"

2'-11"

MIDDLE WALL

GRATE DETAIL ABOVE

REAR WALL

FLOW

CONSTRUCT WALLS IN ACCORDANCE WITH CDOT DETAIL M-601-20

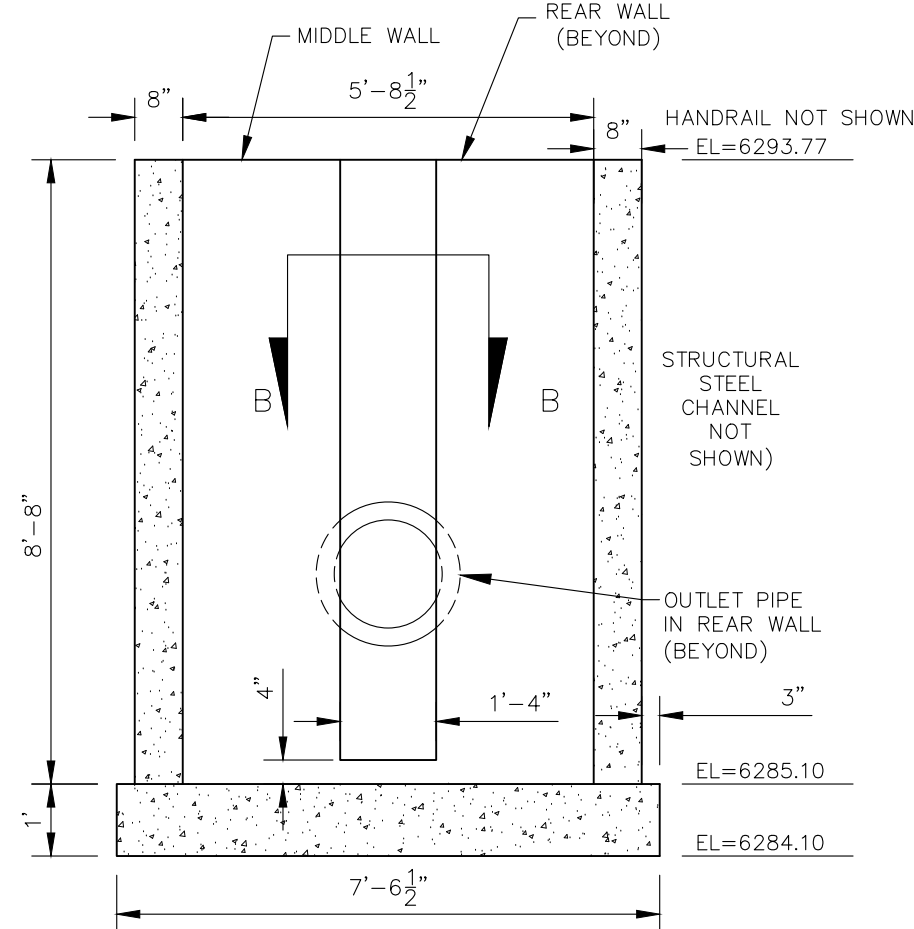
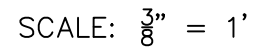
SEE HANDRAIL DETAIL ABOVE RIGHT

SEE HANDRAIL DETAIL ABOVE RIGHT

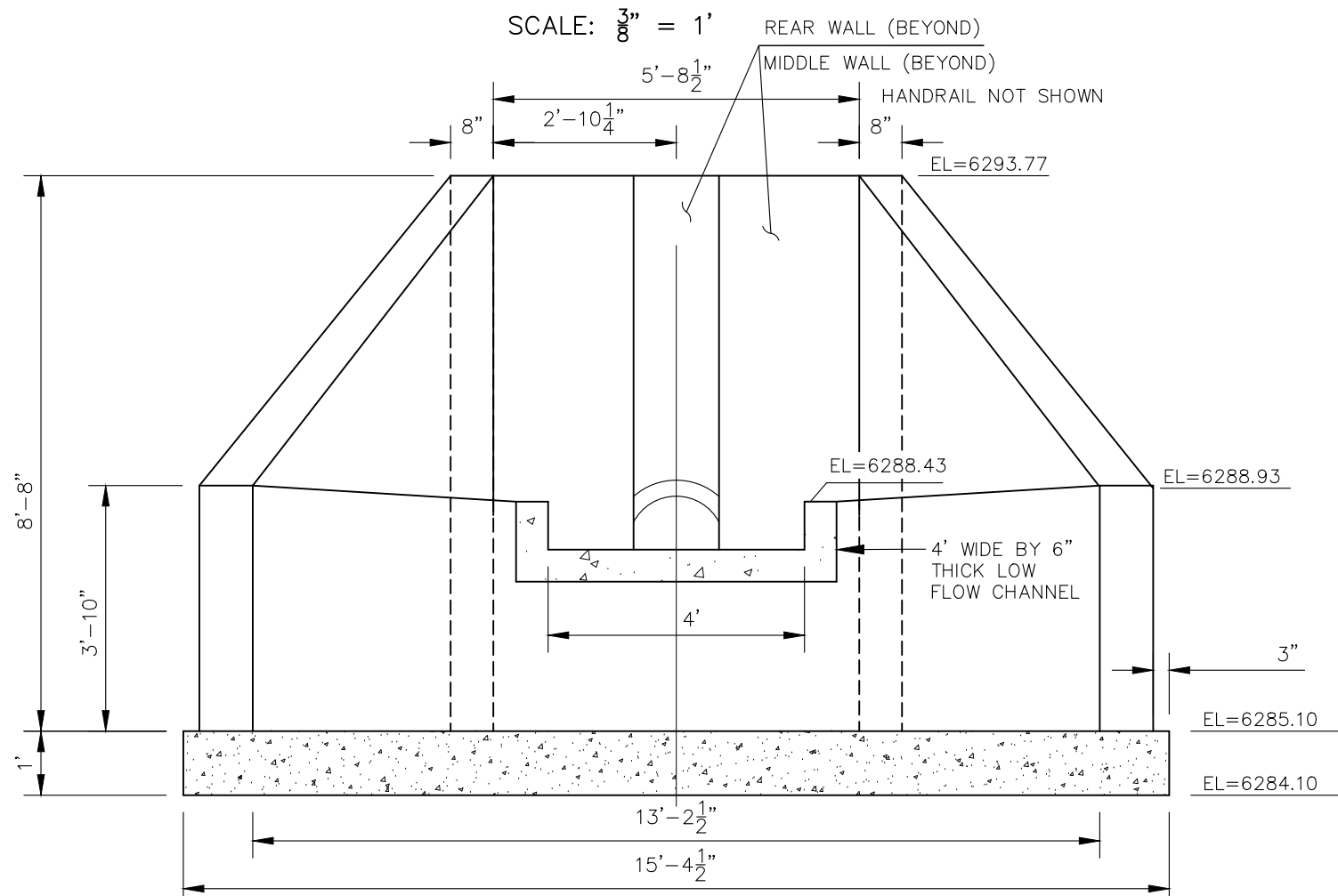
CONSTRUCT WALLS IN ACCORDANCE WITH CDOT DETAIL M-601-20

**POND WATER QUALITY OUTLET STRUCTURE**

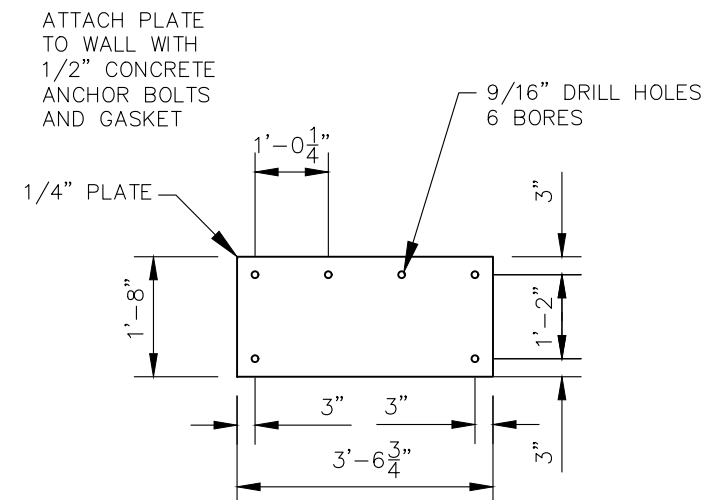
SCALE:  $\frac{3''}{8} = 1'$



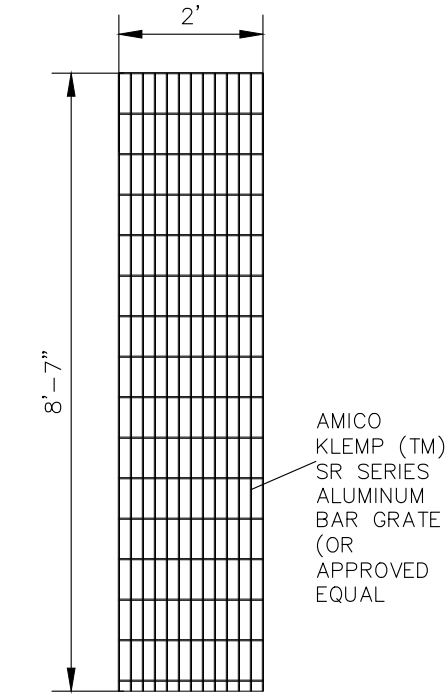
SCALE:  $\frac{3}{8}" = 1'$



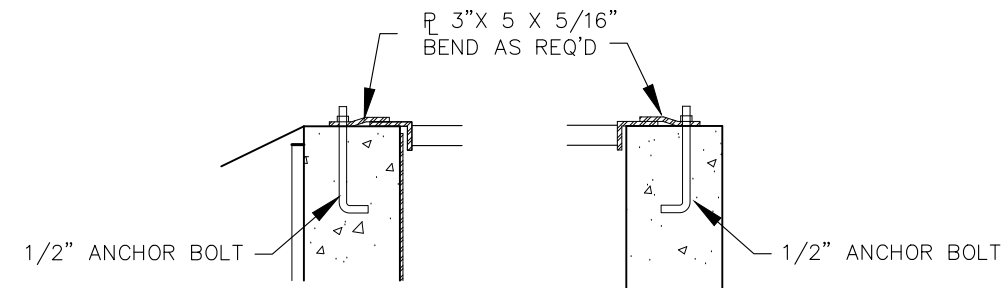
SCALE:  $\frac{3}{8}'' = 1'$



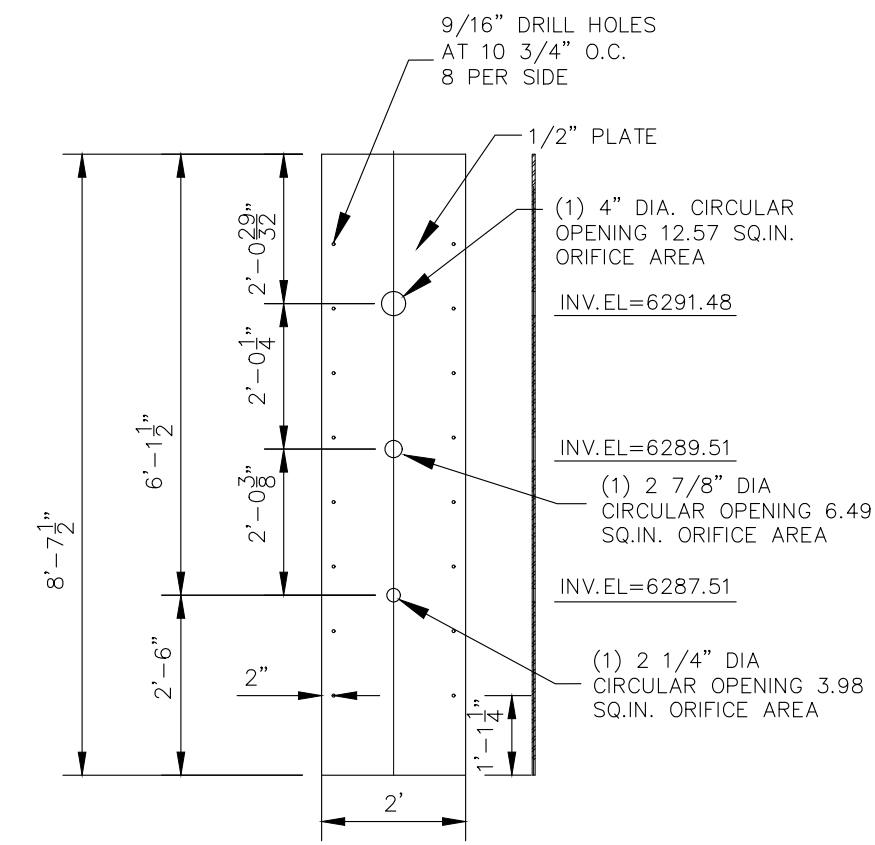
SCALE:  $\frac{3''}{8} = 1'$



SCALE:  $\frac{3}{8}" = 1'$



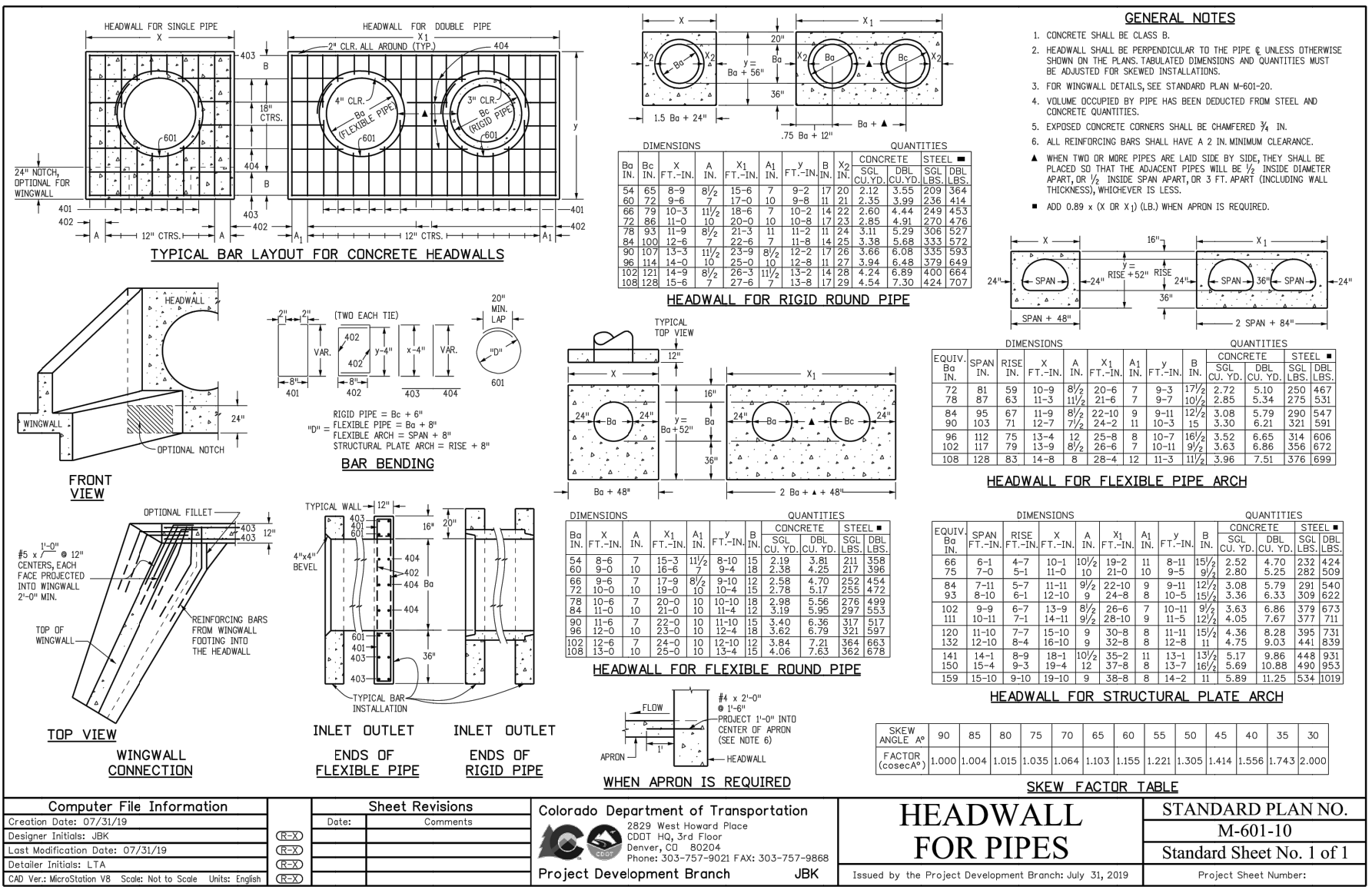
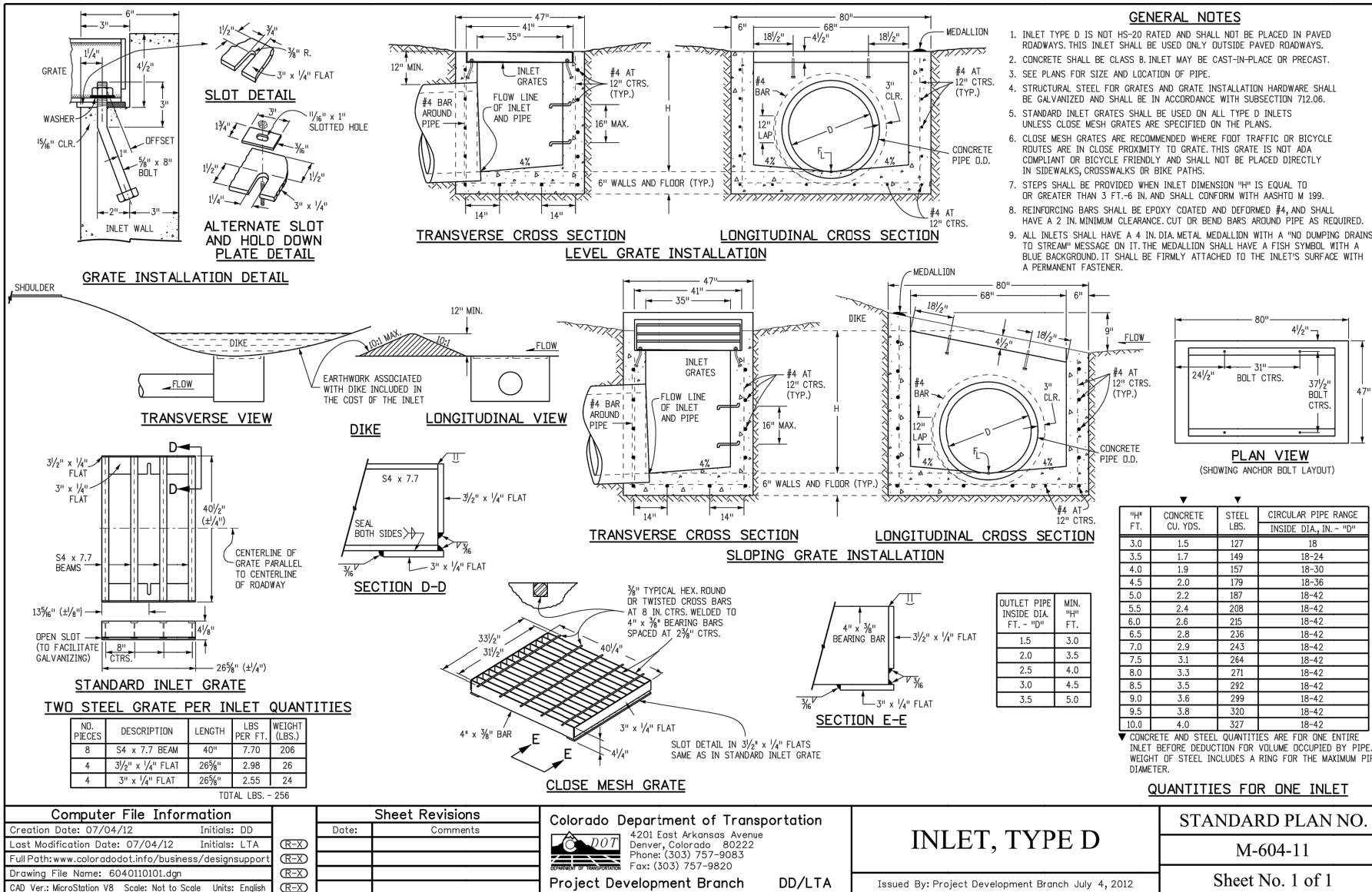
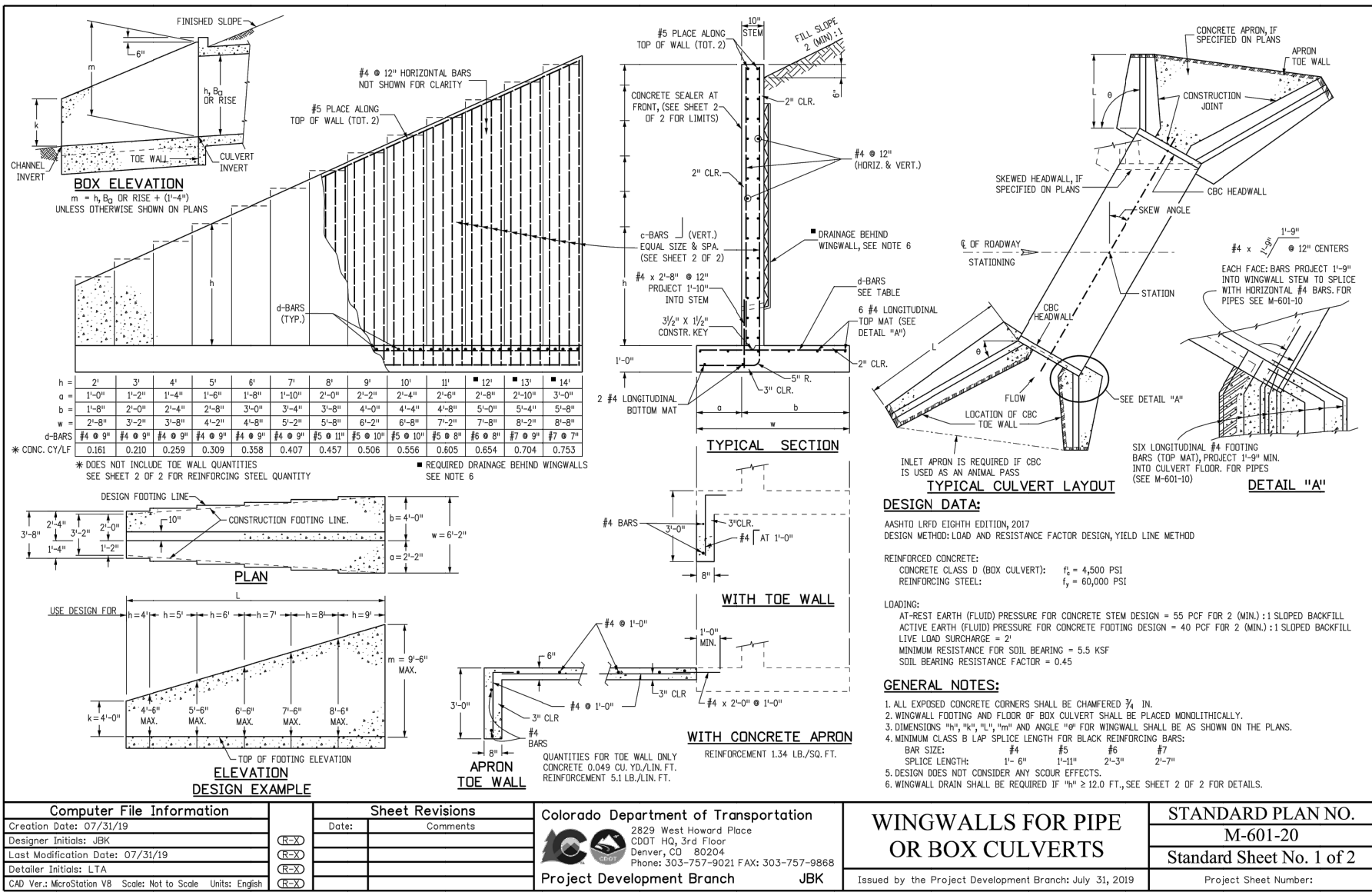
**GRATE**  
**DETAIL "B"**



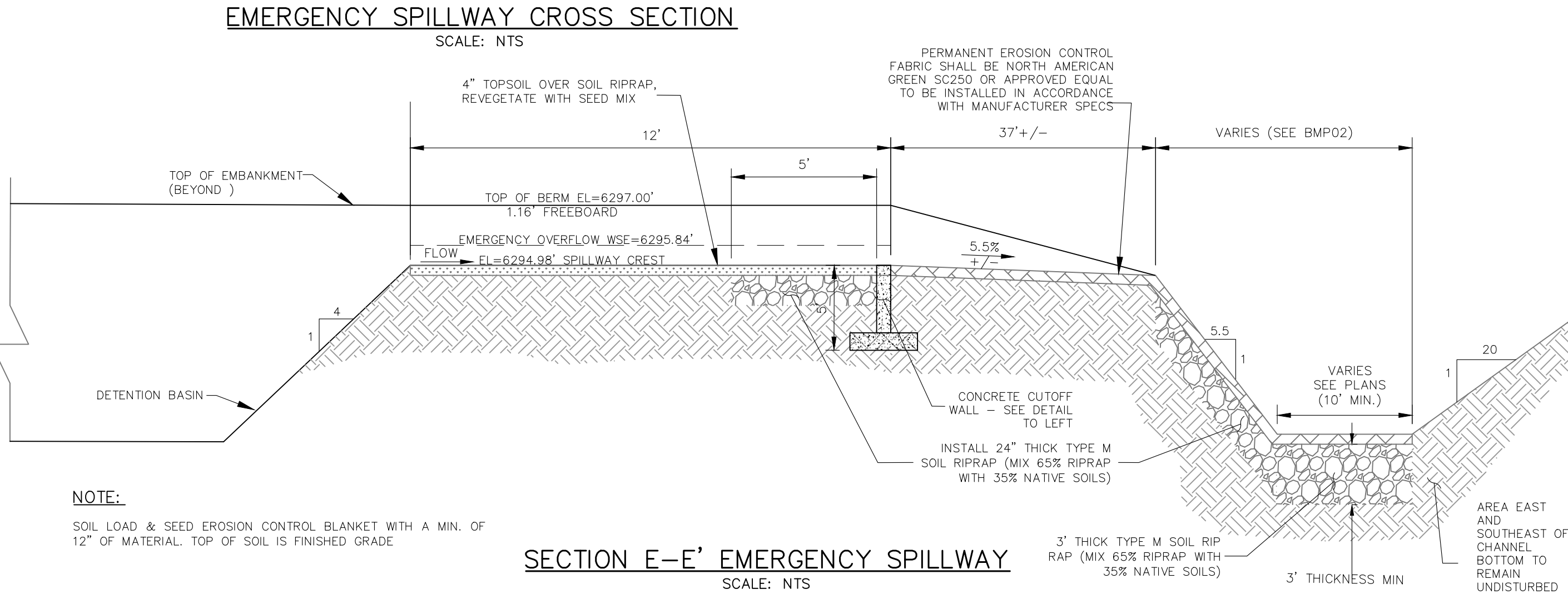
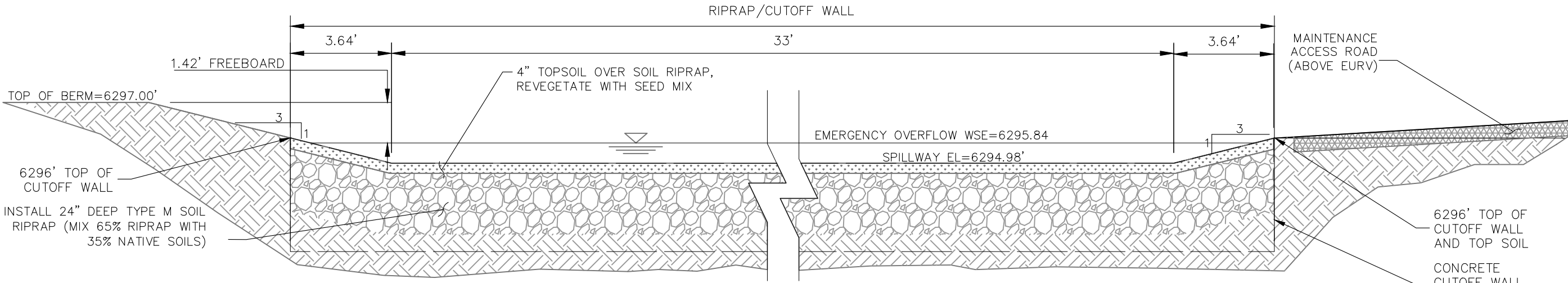
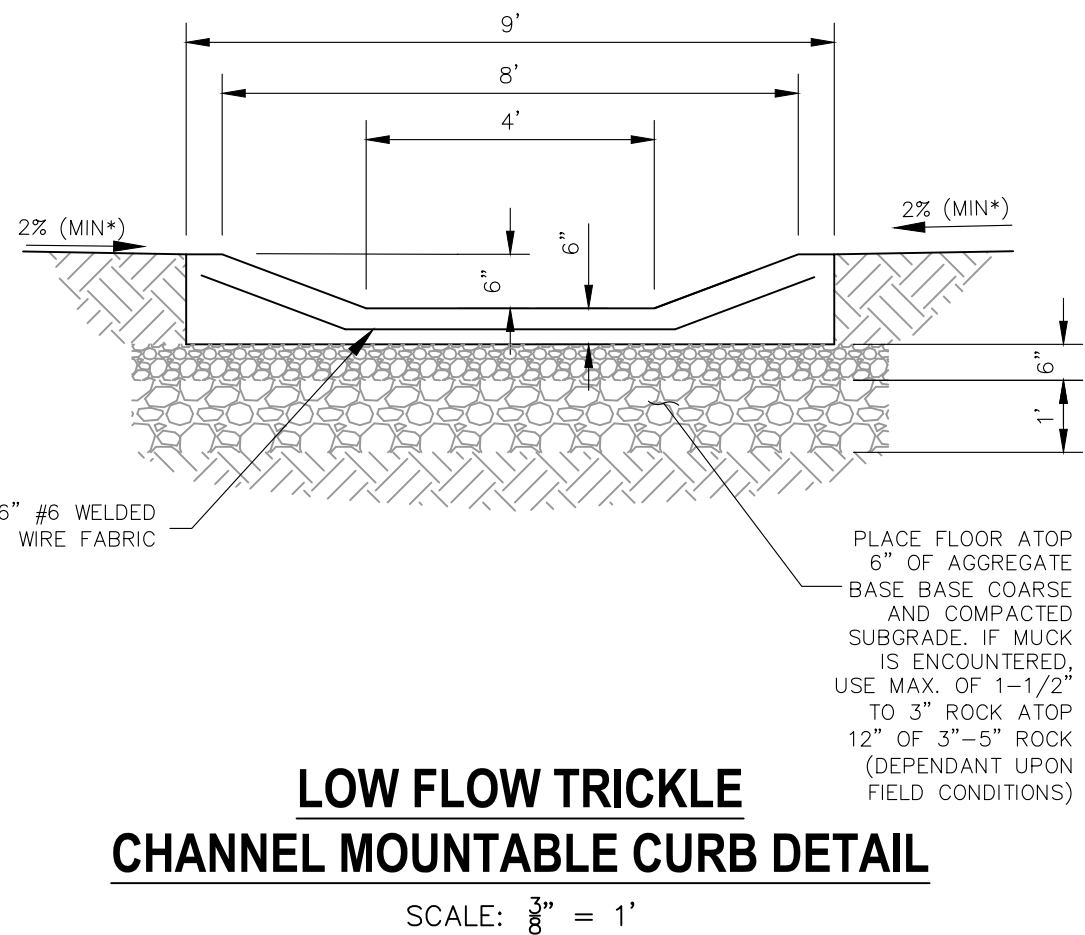
SCALE:  $\frac{3"}{8} = 1'$



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- 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 WIDR 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.



**POND CUTOFF WALL**  
NTS

REFER TO CDOT  
M-601-20 DETAIL  
FOR REINFORCEMENT  
INSTALLATION INFORMATION

CROSSROADS MIXED USE FILING NO. 1

MISCELLANEOUS DETAILS

PROJECT NO. 18-003

DATE: 02/16/2022

SCALE: HORIZONTAL: N/A

DESIGNED BY: CWM

DRAWN BY: CWM

CHECKED BY: DLM

SHEET 24 OF 24

BMP05

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

**CIVIL CONSULTANTS, INC.**

FOR AND ON  
BEHALF OF  
BAS 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