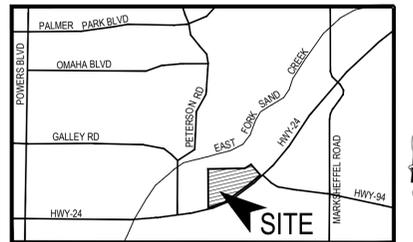


CROSSROADS MIXED USE FILING NO. 1

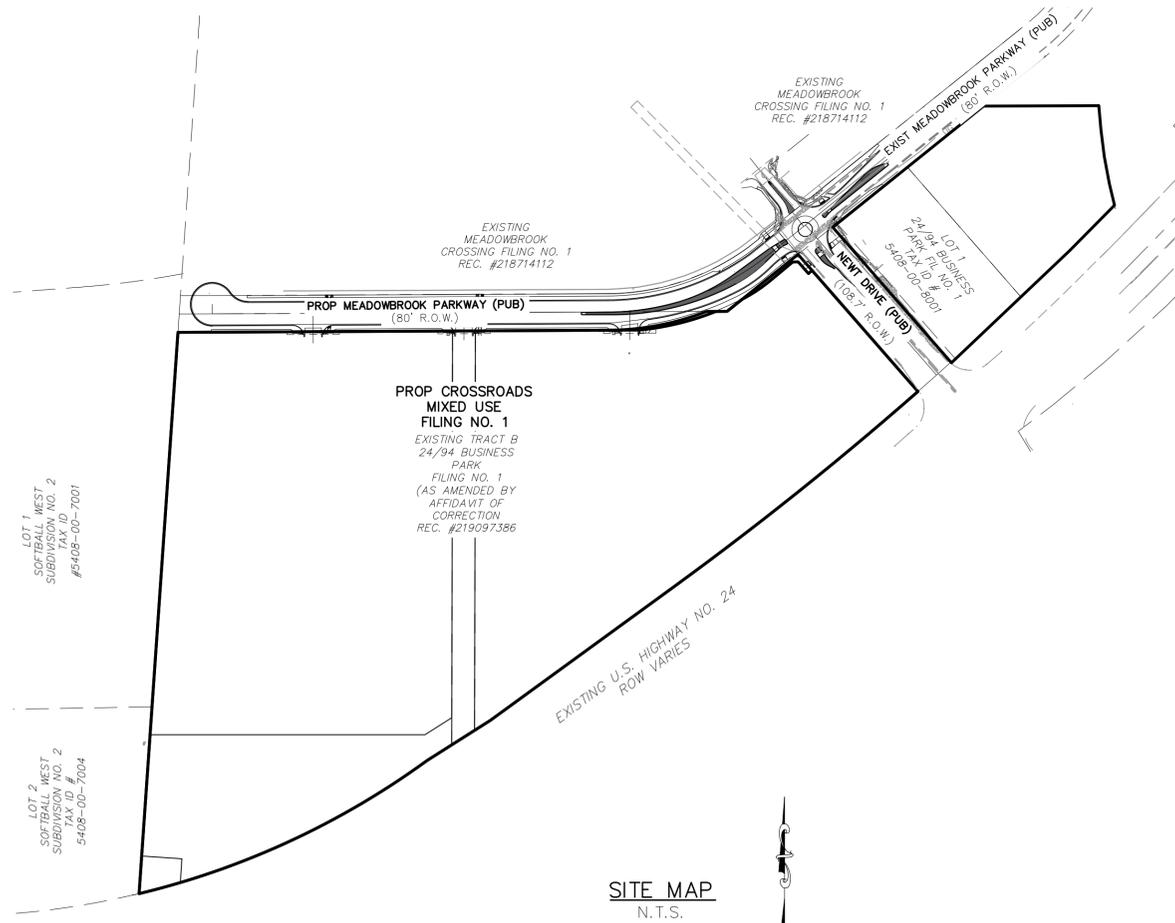
COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

FEBRUARY 2022



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

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:

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'

DESIGN ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

OWNER/DEVELOPER'S STATEMENT:

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

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

EL PASO COUNTY:

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

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

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

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SHEET 2	CONSTRUCTION NOTES
SHEET 3	DETAILS
SHEET 4	DETAILS AND STREET SECTIONS
SHEET 5	DEMOLITION PLAN
SHEET 6	STREET IMPROVEMENT PLANS
SHEET 7	STREET IMPROVEMENT PLANS
SHEET 8	STREET IMPROVEMENT PLANS
SHEET 9	MEDIAN DETAILS
SHEET 10	MEDIAN DETAILS
SHEET 11	MEDIAN DETAILS
SHEET 12	SIGNAGE AND STRIPING PLAN
SHEET 13	MEADOWBROOK PED & BIKE RAMP DETAILS
SHEET 14	ROUND-A-BOUNT PED & BIKE RAMP DETAILS
SHEET 15	STORM SEWER PLAN AND PROFILES
SHEET 16	STORM SEWER PLAN AND PROFILES
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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

SCALE: HORIZONTAL: DATE: 02/16/2022
VERTICAL: N/A

S101

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

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 PREPARER OF THESE PLANS.

CAUTION



GENERAL CONSTRUCTION NOTES:

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

SIGNAGE AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



CROSSROADS MIXED USE FILING NO. 1		CONSTRUCTION NOTES	
PROJECT NO. 18-003	SCALE: HORIZONTAL: N/A VERTICAL: N/A	DATE: 02/16/2022	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.

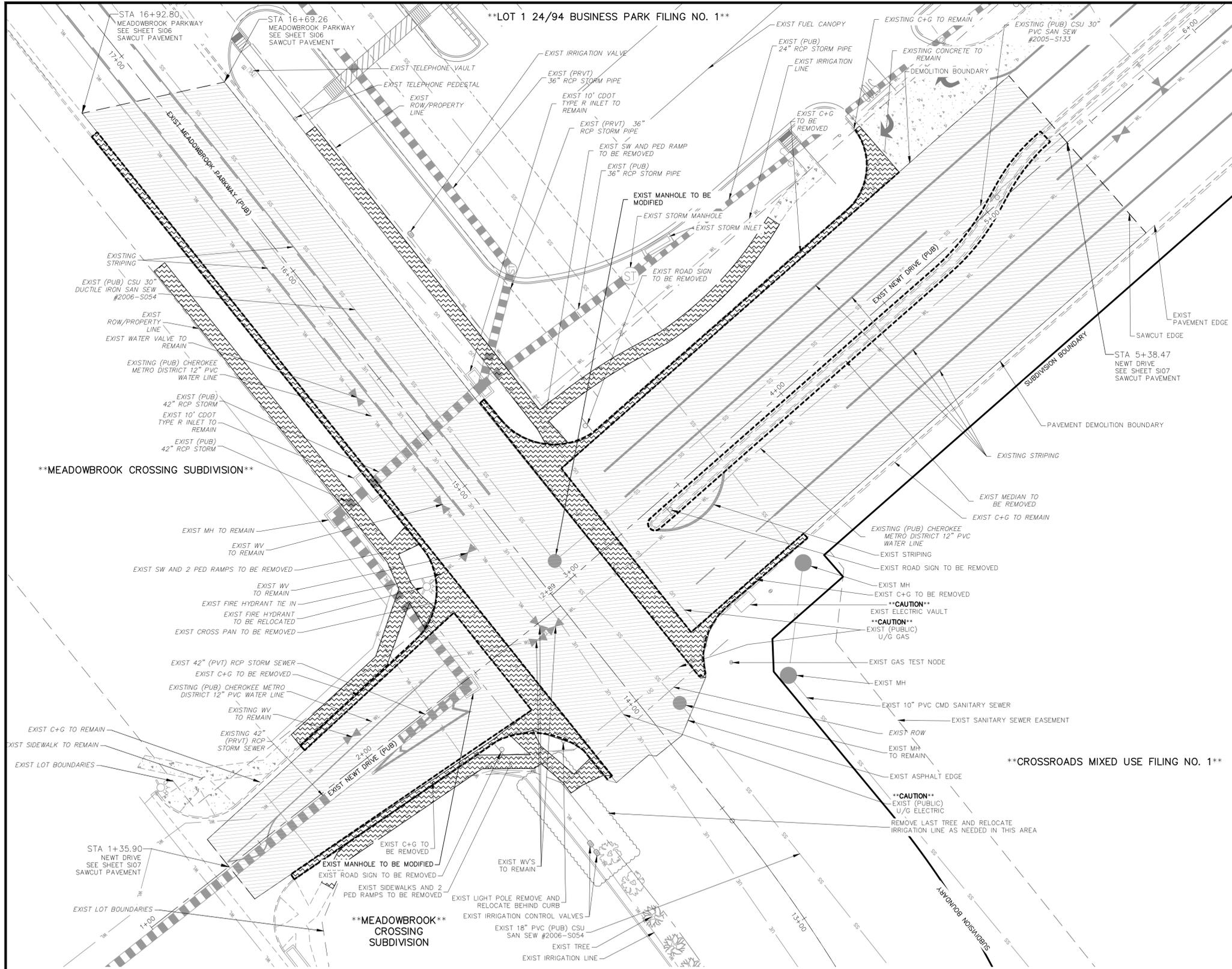
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

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

NO.	DATE	BY	DESCRIPTION	APPROV'D. BY	DATE

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CAUTION

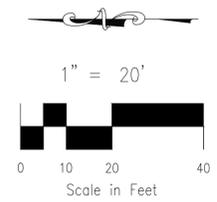


ABBREVIATION LEGEND

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	PED	PEDESTRIAN
CSU	COLORADO SPRINGS UTILITIES DISTRICT	SW	SIDEWALK
CMD	DISTRICT	PWMT	PAVEMENT CONCRETE
		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	TP
EX. SANITARY MANHOLE	SMH
EX. WATER VALVE	WV
EX. FIRE HYDRANT	FH
EX. SANITARY MANHOLE	SMH
CONCRETE DEMOLITION AREA	-----
PAVEMENT DEMOLITION AREA	-----



**NEWT DRIVE AND MEADOWBROOK PARKWAY
DEMOLITION PLAN**

SCALE: 1=20'

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

DATE: 02/16/2022

PROJECT NO. 18-003

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

DESIGNED BY: CWV

DRAWN BY: CWV

CHECKED BY: VAS

217 N. WASHATCH 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 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 PREPARER OF 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
STA	STATION
NTS	NOT TO SCALE
PROP	PROPOSED
SAN	SANITARY SEWER
CMD	CHEROKEE METROPOLITAN DISTRICT
CDS	CUL DE SAC

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

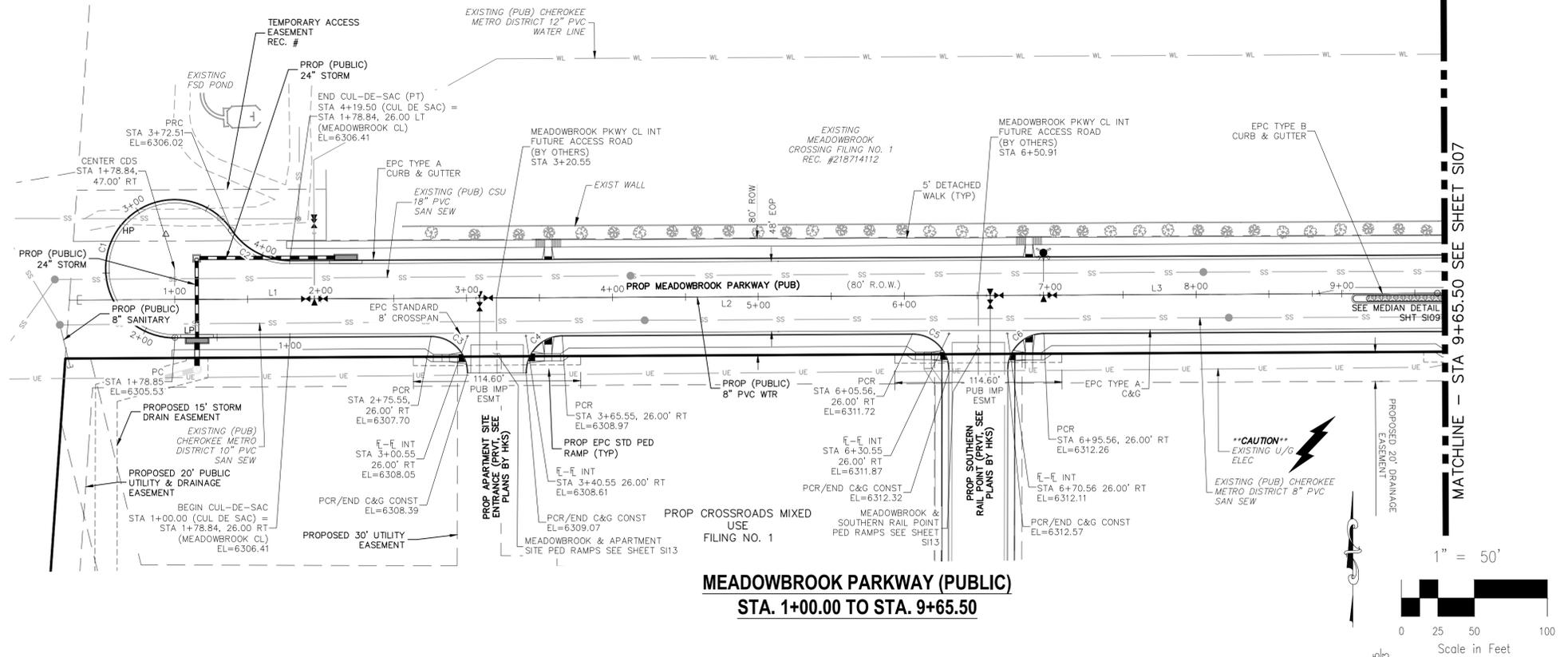
CDS FLOWLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	47.00'	193.67'	236°05'23"
C2	48.00'	46.99'	56°05'24"

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

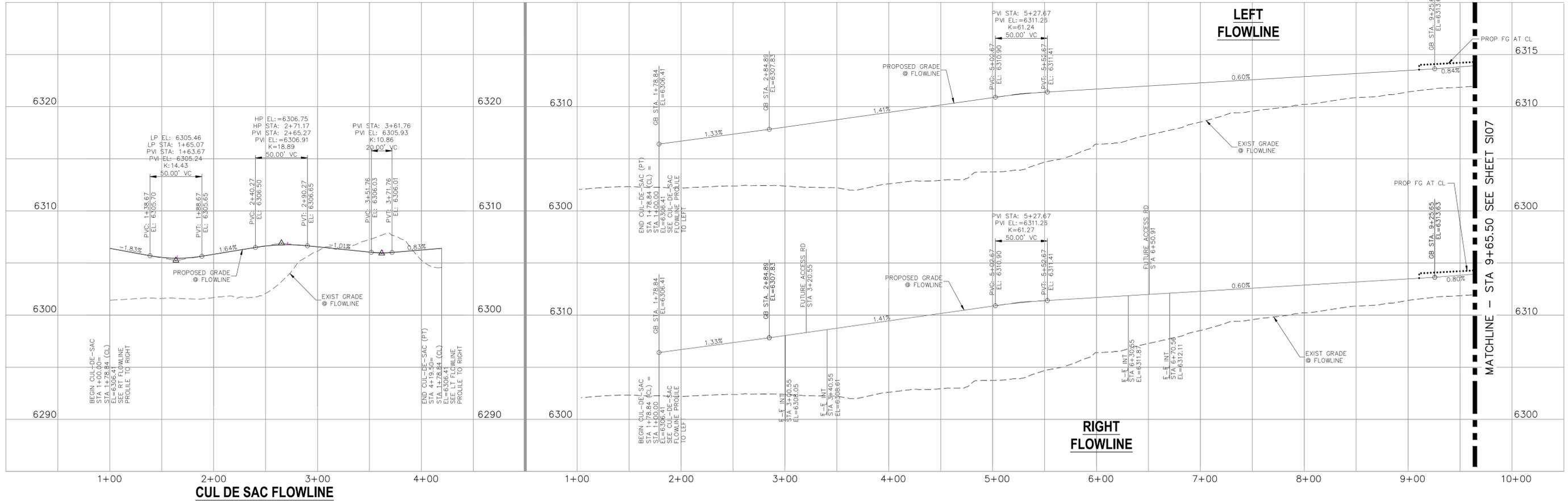
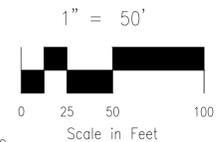
NOTES:

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: 02/16/2022

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

DESIGNED BY: CLP DRAWN BY: CLP CHECKED BY: VAS SHEET 6 OF 24

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

CIVIL CONSULTANTS, INC.

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

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

NO. DATE: BY: DESCRIPTION: 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 PREPARE OF THESE PLANS.

CAUTION

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.

CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL 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 METER BOXES THAT LAY WITHIN THE PROPOSED PAVEMENT, CURB AND SIDEWALKS. ANY CONFLICTS SHALL BE COORDINATED WITH THE ENGINEER.

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

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

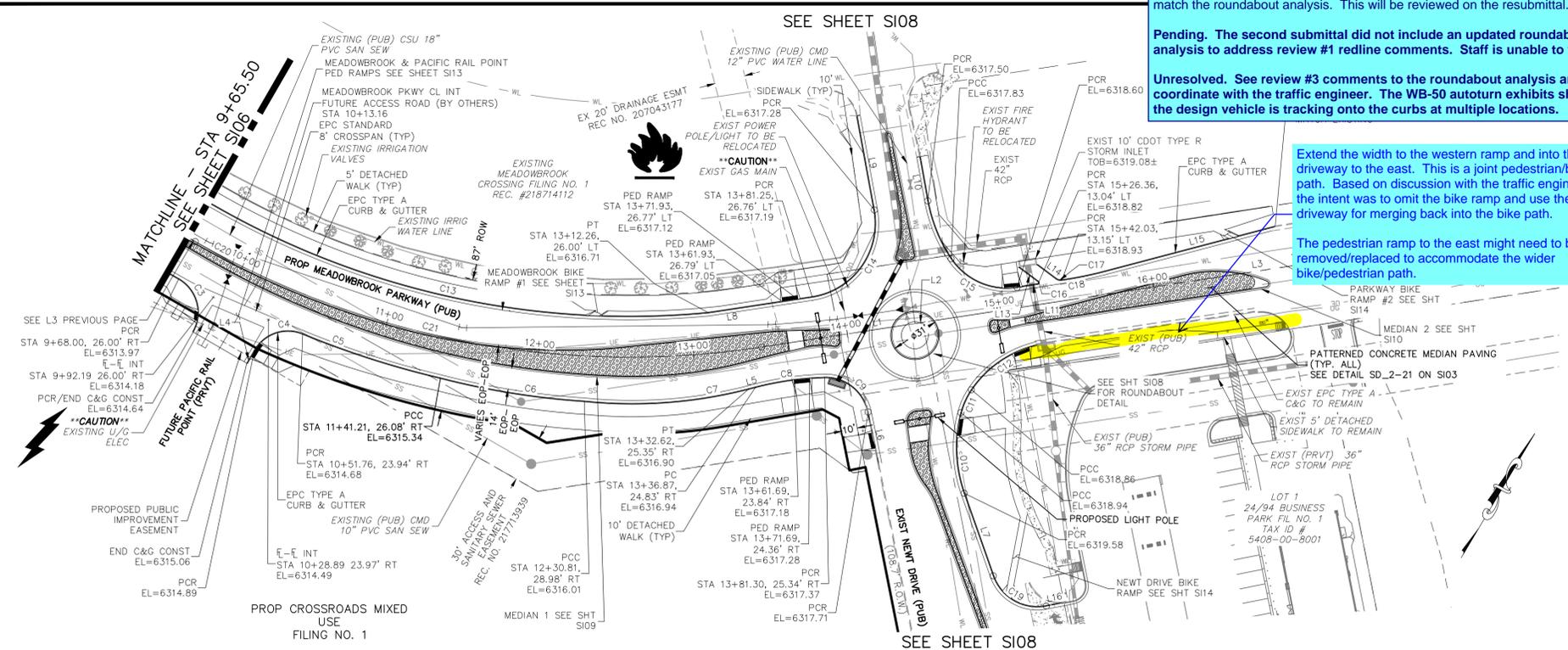
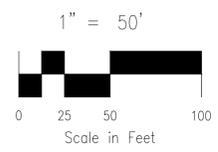
CURVE	LENGTH	RADIUS	DELTA
C20	47.66	565.00	4°50'00"
C21	331.02	565.00	33°34'04"

LOWLINE CURVE TABLE

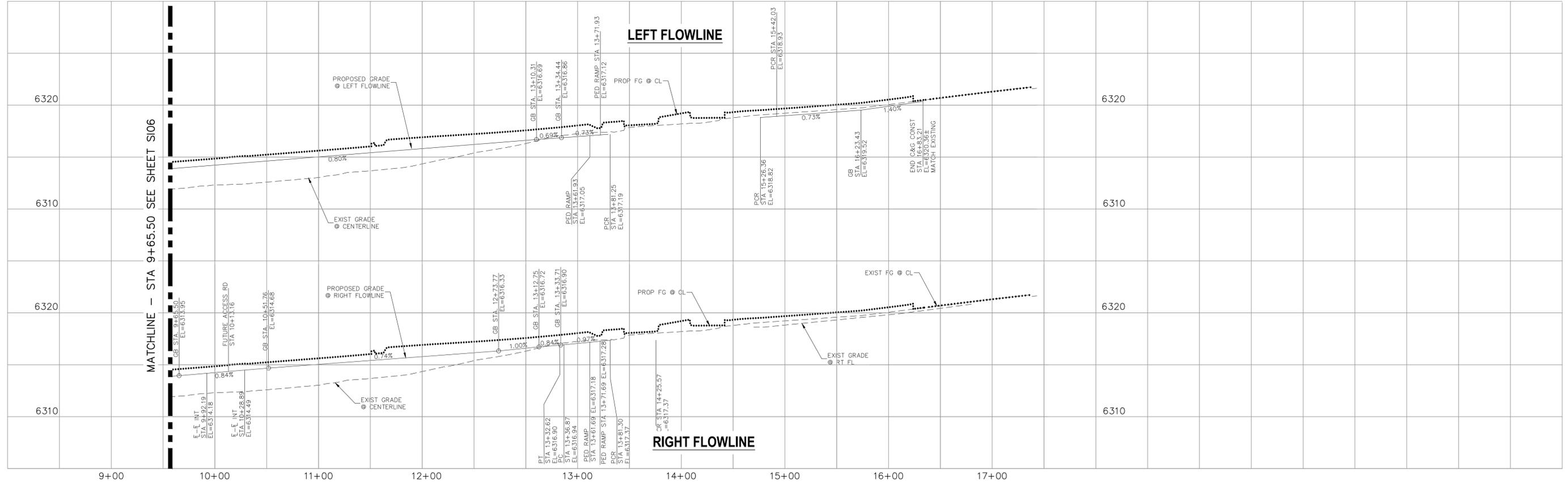
LINE	LENGTH	RADIUS	DELTA
C4	39.56	25.00	90°40'15"
C5	93.44	587.00	9°07'12"
C6	94.05	501.84	10°44'15"
C7	107.18	302.00	20°20'03"
C8	44.85	198.00	12°58'38"
C9	39.05	28.00	79°54'19"
C10	52.71	88.00	34°19'05"
C11	16.27	47.62	19°34'30"
C12	52.59	69.93	43°05'15"
C13	330.80	539.00	35°09'52"
C14	76.90	48.00	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



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



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

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

CIVIL CONSULTANTS, INC.

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

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

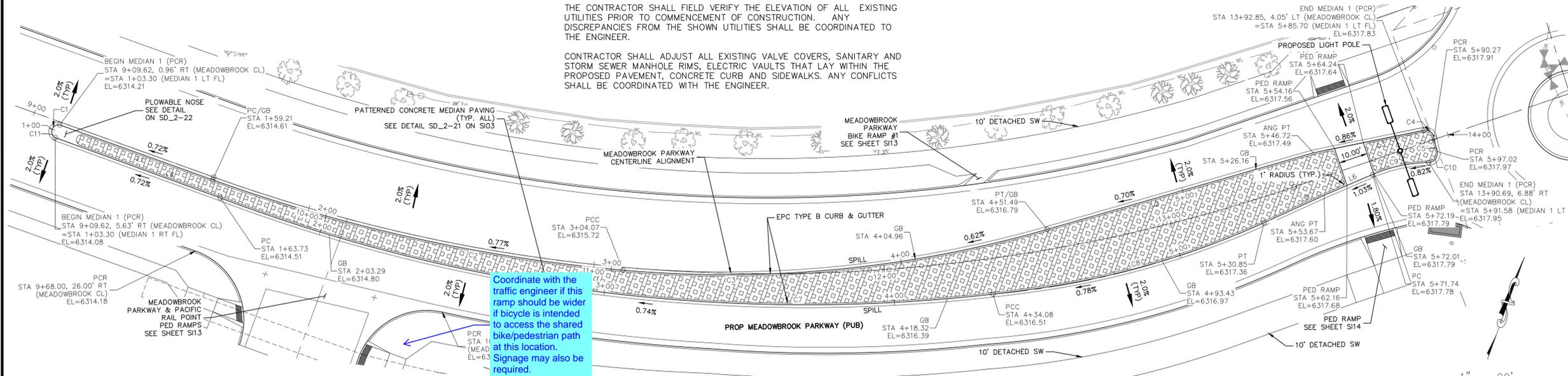
REVISIONS: NO. DATE: BY: DESCRIPTION: APPROV. BY: DATE:

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 PREPARER OF THESE PLANS.

CAUTION

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.



Coordinate with the traffic engineer if this ramp should be wider if bicycle is intended to access the shared bike/pedestrian path at this location. Signage may also be required.

ABBREVIATION LEGEND

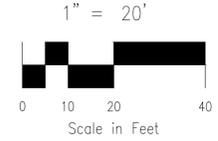
CL	CENTERLINE
LT	LEFT
RT	RIGHT
C&G	CURB AND GUTTER
EL	ELEVATION
W	WEST
CONST	CONSTRUCTION
N	NORTH
WTR	WATER
S	SOUTH
STM	STORM SEWER
PUB	PUBLIC
EX	EXISTING
STA	STATION
NTS	NOT TO SCALE
PROP	PROPOSED
SAN	SANITARY SEWER
CMD	CHEROKEE METRO. DISTRICT
CDS	CUL DE SAC

FLOWLINE LINE TABLE

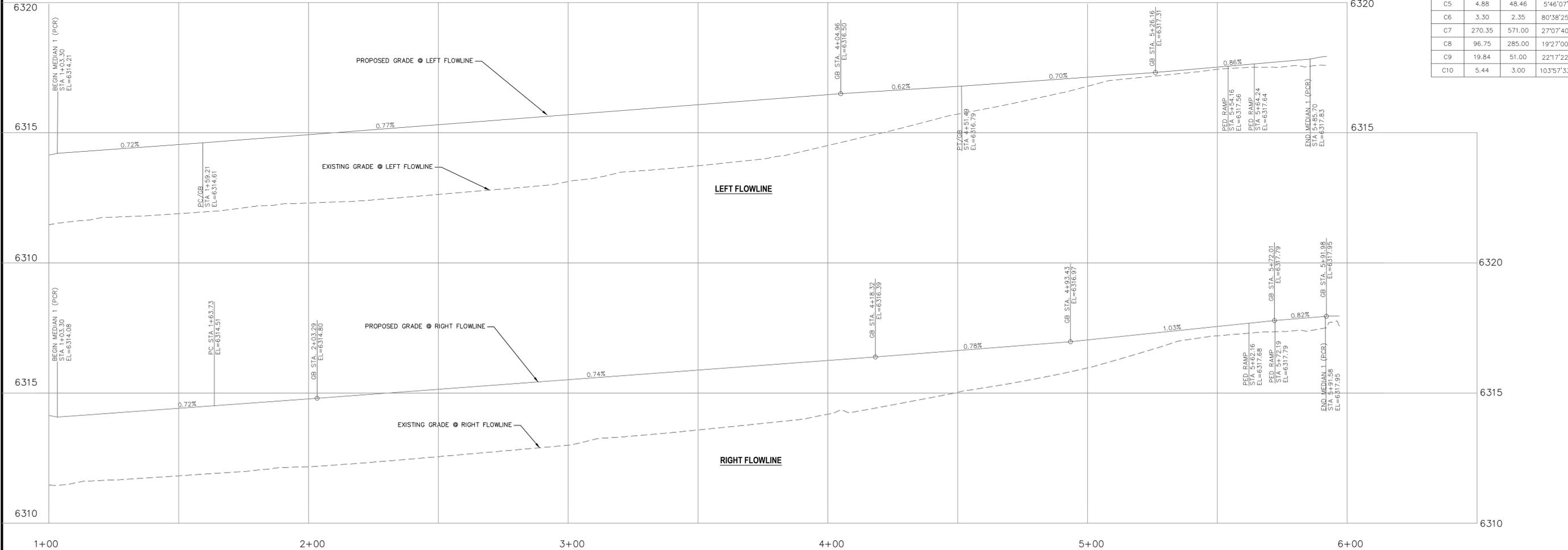
LINE	LENGTH	DIRECTION
L1	55.91	N89°3'00"E
L2	95.23	S53°59'19"W
L3	38.94	S58°31'54"W
L4	60.43	N90°00'00"E
L5	22.82	S45°32'32"W
L6	18.05	N46°48'13"E

FLOWLINE CURVE TABLE

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



MEADOWBROOK PARKWAY (PUBLIC)
MEDIAN 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

MEDIAN DETAILS

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

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

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

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

CIVIL CONSULTANTS, INC.

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

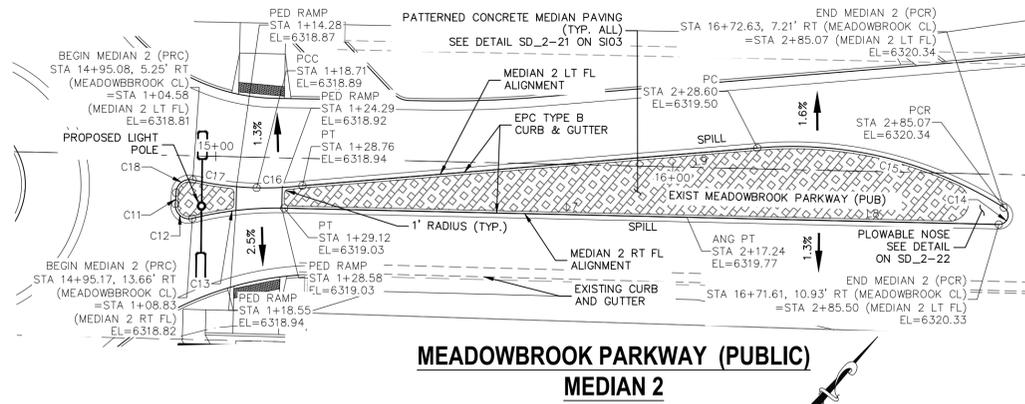
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

REVISIONS:

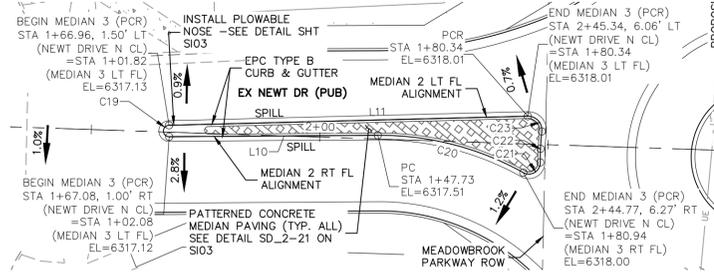
NO.	DATE	BY	DESCRIPTION	APPROV'D. BY:	DATE:

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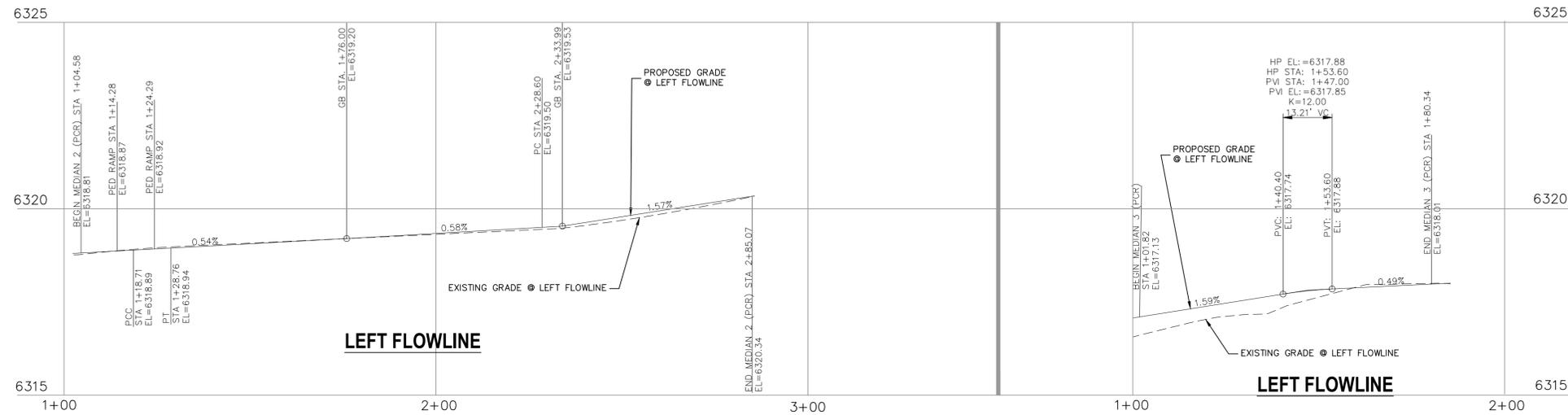
CAUTION



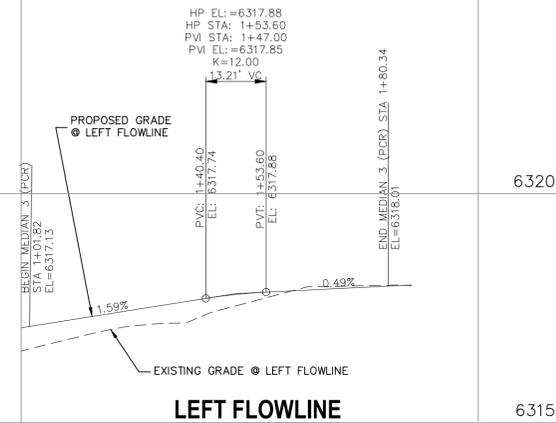
**MEADOWBROOK PARKWAY (PUBLIC)
MEDIAN 2**



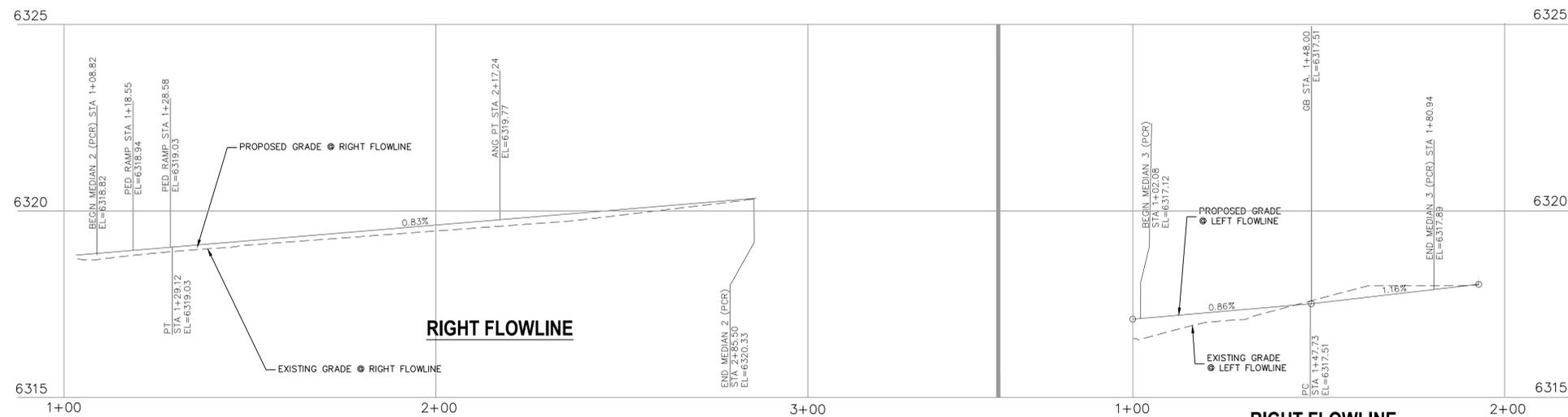
**NEWT DRIVE (PUBLIC)
MEDIAN 3 (NO PED RAMPS)**



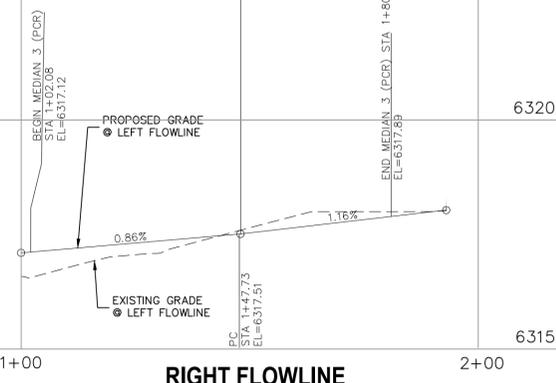
LEFT FLOWLINE



LEFT FLOWLINE



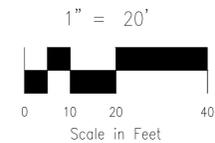
RIGHT FLOWLINE



RIGHT FLOWLINE

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

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



CROSSROADS MIXED USE FILING NO. 1

MEDIAN DETAILS

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

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

DESIGNED BY: CWV CHECKED BY: VAS

DRAWN BY: CWV SHEET 10 OF 24

S110

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

CIVIL CONSULTANTS, INC.

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

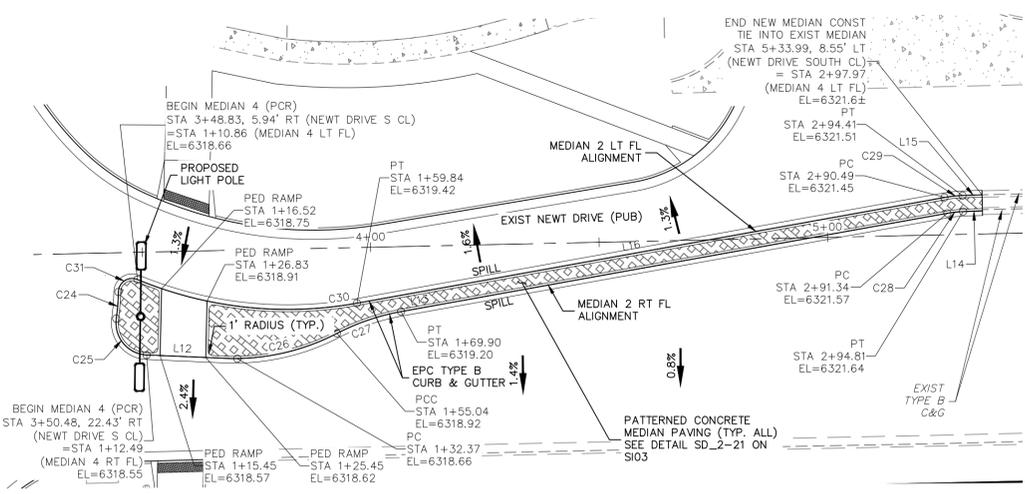
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

REVISIONS:

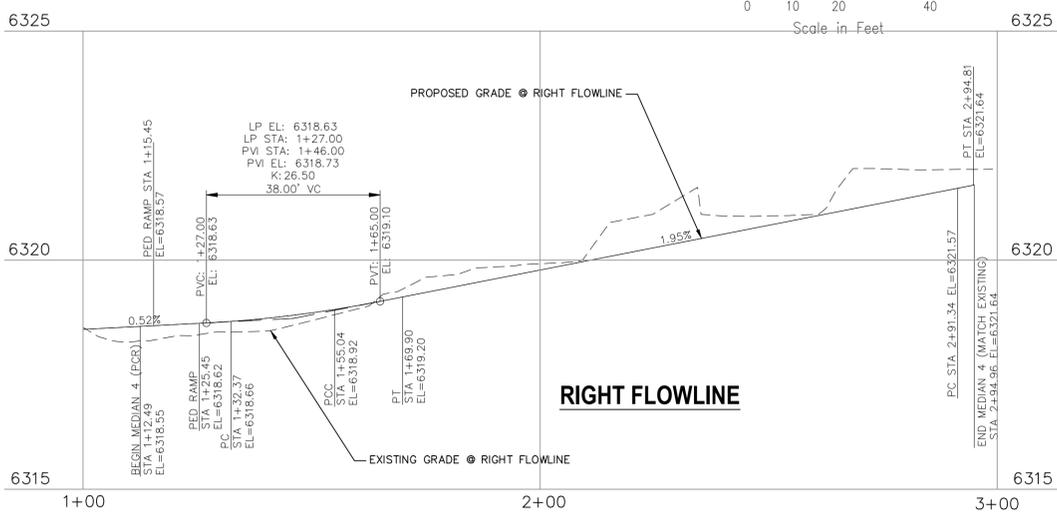
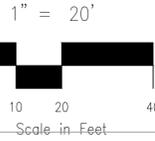
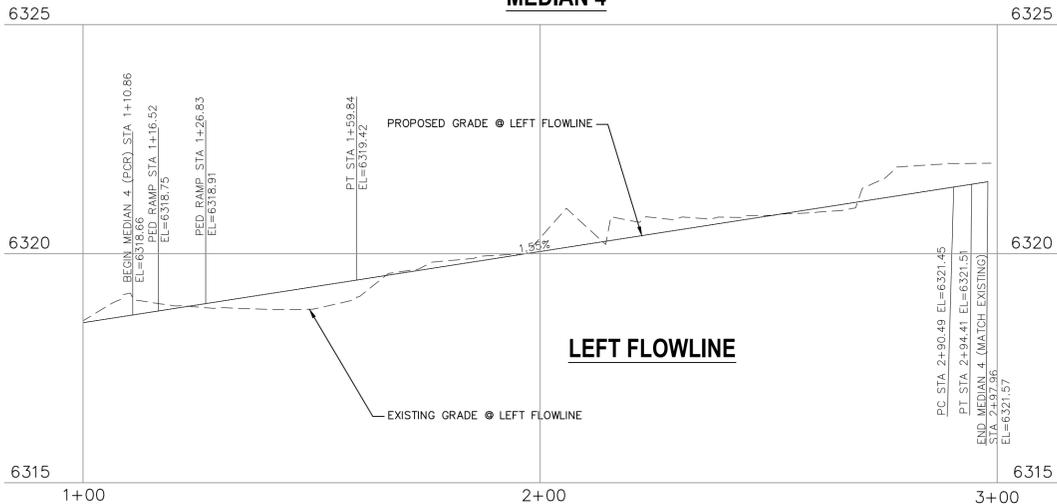
NO.	DATE	BY	DESCRIPTION	APPRO'D. BY:	DATE:

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CAUTION



**NEWT DRIVE (PUBLIC)
MEDIAN 4**



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°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	7°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"

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: 02/16/2022

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

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

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

CIVIL CONSULTANTS, INC.

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

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

REVISIONS:

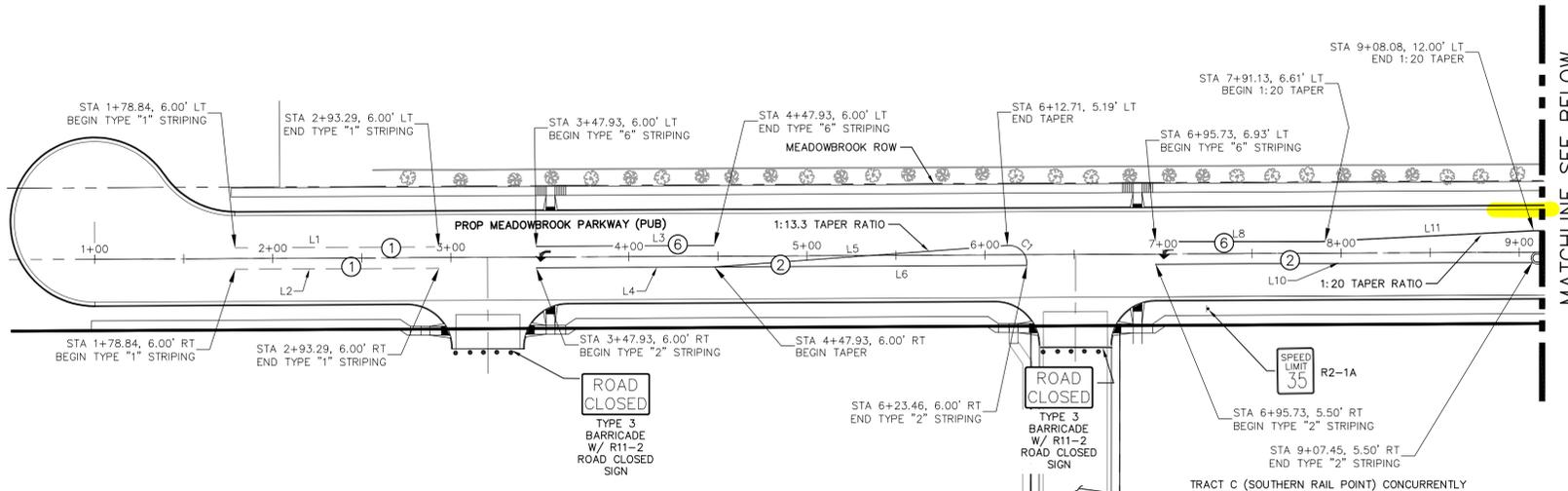
NO.	DATE	BY	DESCRIPTION	APPROV'D. BY:	DATE:

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CAUTION

SI11

SHEET 11 OF 24



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.

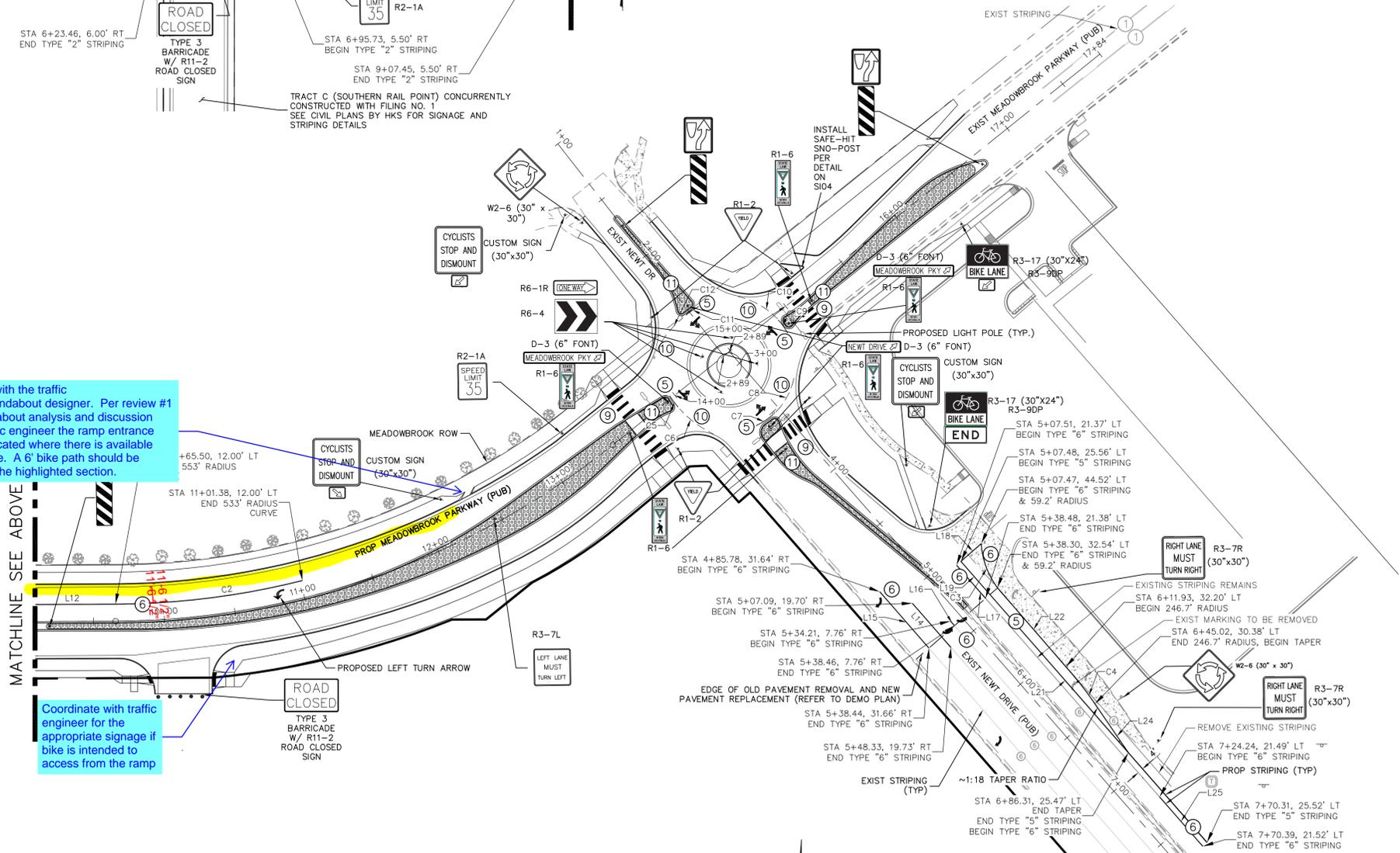
STRIPING LINE TABLE			
Line #	Length	Direction	
L1	114.45	N89° 43' 00.18"E	
L2	114.45	N89° 43' 00.18"E	
L3	100.00	N89° 43' 00.18"E	
L4	115.53	N89° 43' 00.18"E	
L5	165.16	N85° 49' 49.59"E	
L6	175.53	S89° 43' 00.18"W	
L8	92.33	N90° 00' 00.00"E	
L10	211.72	N89° 43' 00.18"E	
L11	120.15	N87° 04' 45.69"E	
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

- 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).

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



CROSSROADS MIXED USE FILING NO. 1
 SIGNAGE AND STRIPING PLAN
 PROJECT NO. 18-003
 DATE: 02/16/22
 SCALE: HORIZONTAL: 1"=50' VERTICAL: N/A
 DESIGNED BY: CLP
 DRAWN BY: CLP
 CHECKED BY: VAS
 SHEET 12 OF 24
 S112

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

 CIVIL CONSULTANTS, INC.

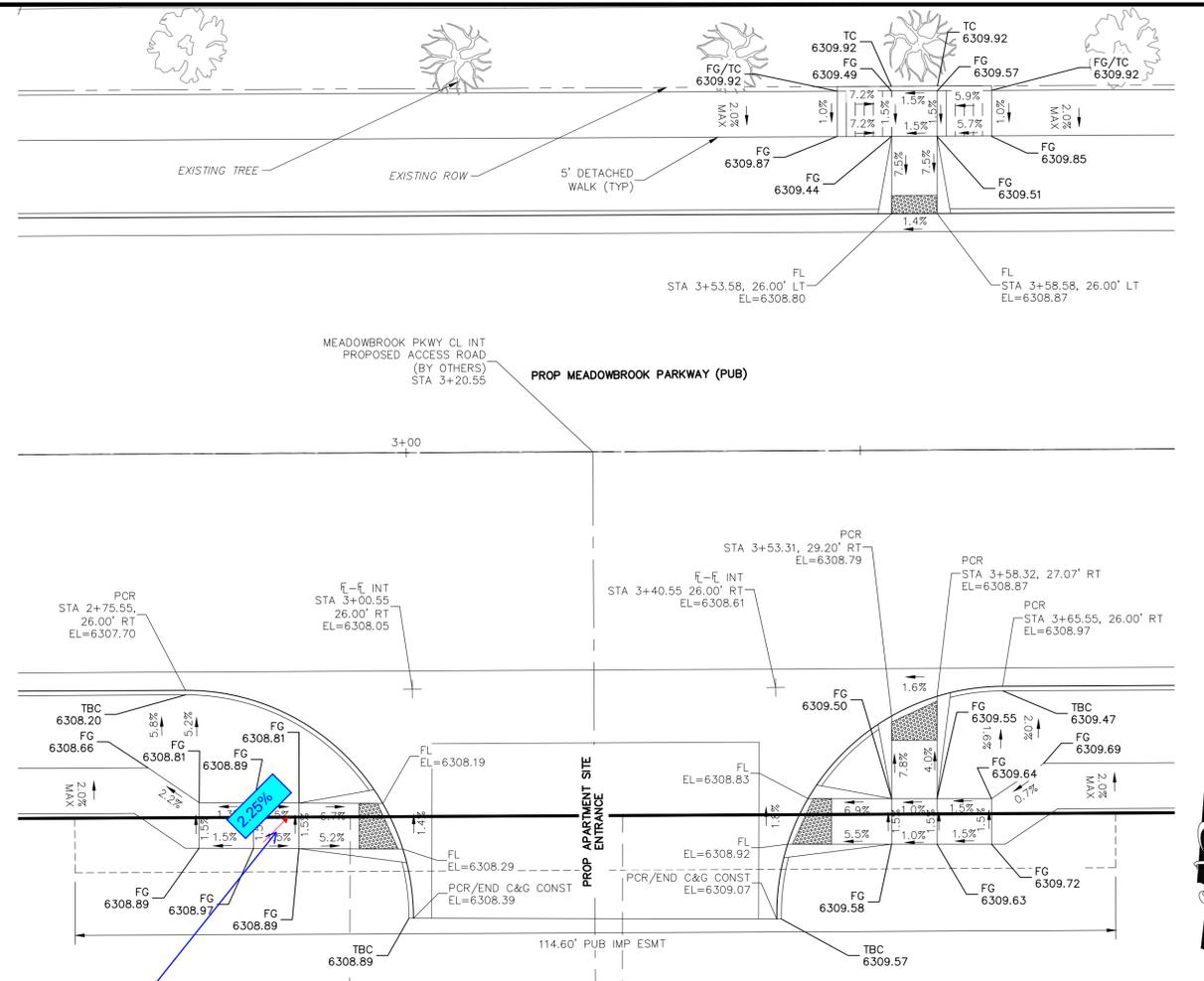
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160
 FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

REV. NO.	DATE	BY	DESCRIPTION

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CAUTION

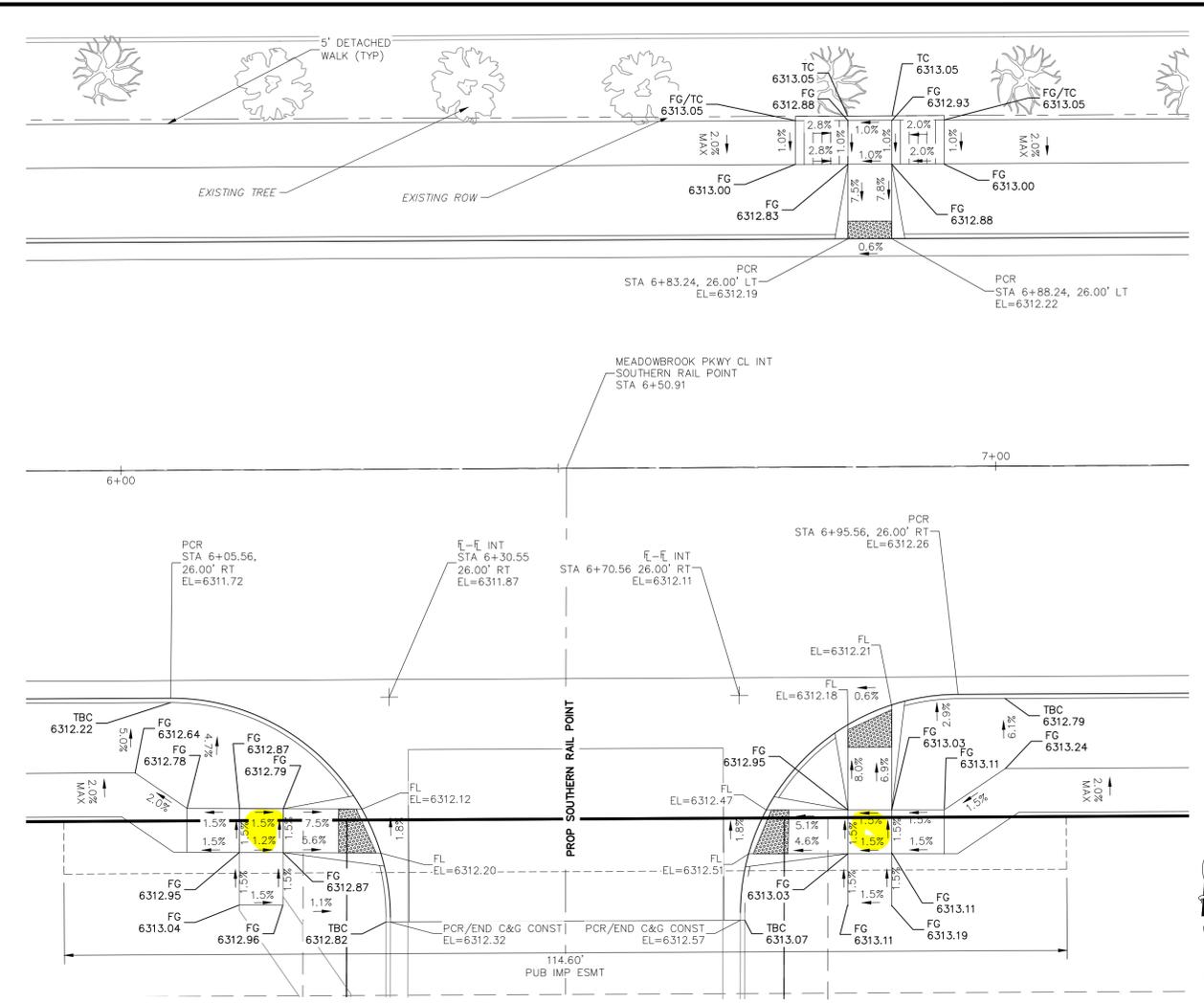
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MEADOWBROOK & APARTMENT SITE

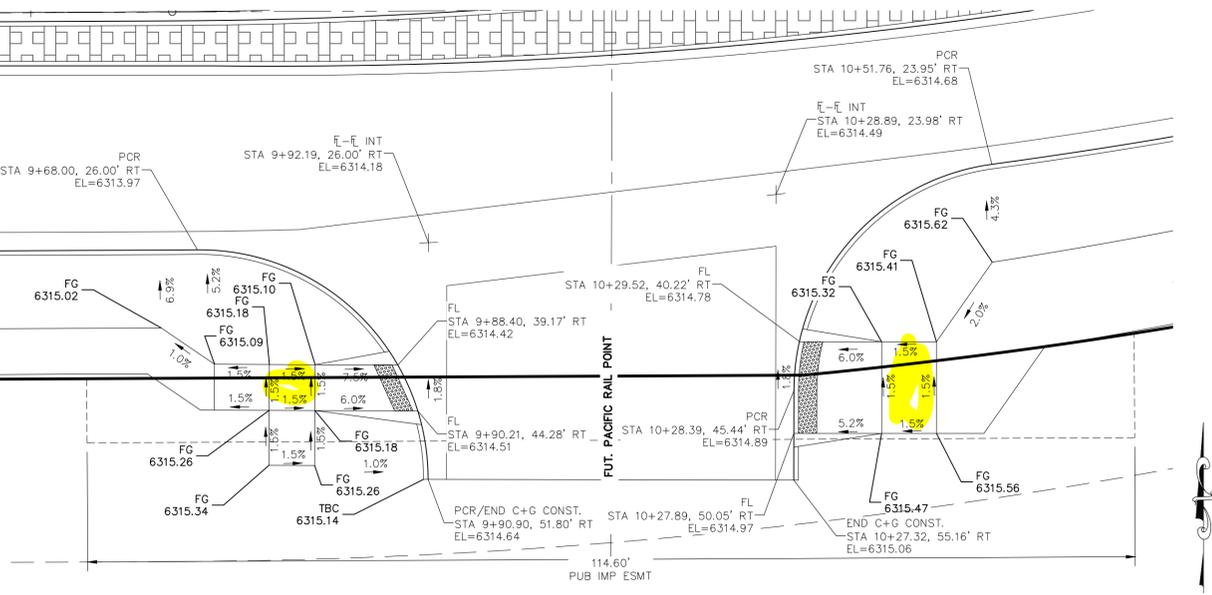
SCALE: 1"=10'

Adjust grade on all landing pad (Highlighted in yellow) to be 2.0% max at any direction (1.5 percent preferred).
Current slope of 2.25% exceeds ADA.



MEADOWBROOK PARKWAY & SOUTHERN RAIL POINT

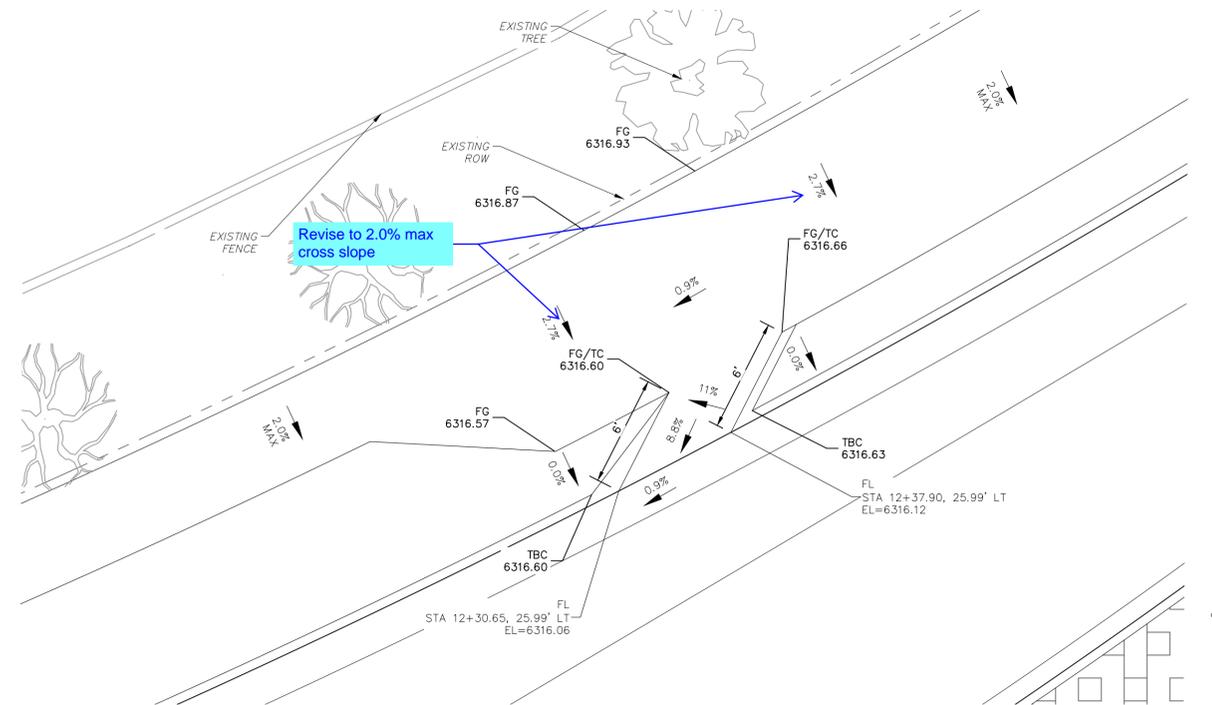
SCALE: 1"=10'



MEADOWBROOK PARKWAY & PACIFIC RAIL POINT

SCALE: 1"=10'

NOTES:
STATIONED OFF RESPECTIVE ALIGNMENTS FROM STREET IMPROVEMENT PLANS AT FLOWLINES



MEADOWBROOK PARKWAY BIKE RAMP #1

SCALE: 1"=5'

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

MEADOWBROOK PED & BIKE RAMP DETAILS

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

DESIGNED BY: CWV HORIZONTAL: SCALE: 1"=10'

DRAWN BY: CWV VERTICAL: SCALE: 1"=5'

CHECKED BY: MAS N/A

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

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF MAS CIVIL CONSULTANTS, INC.

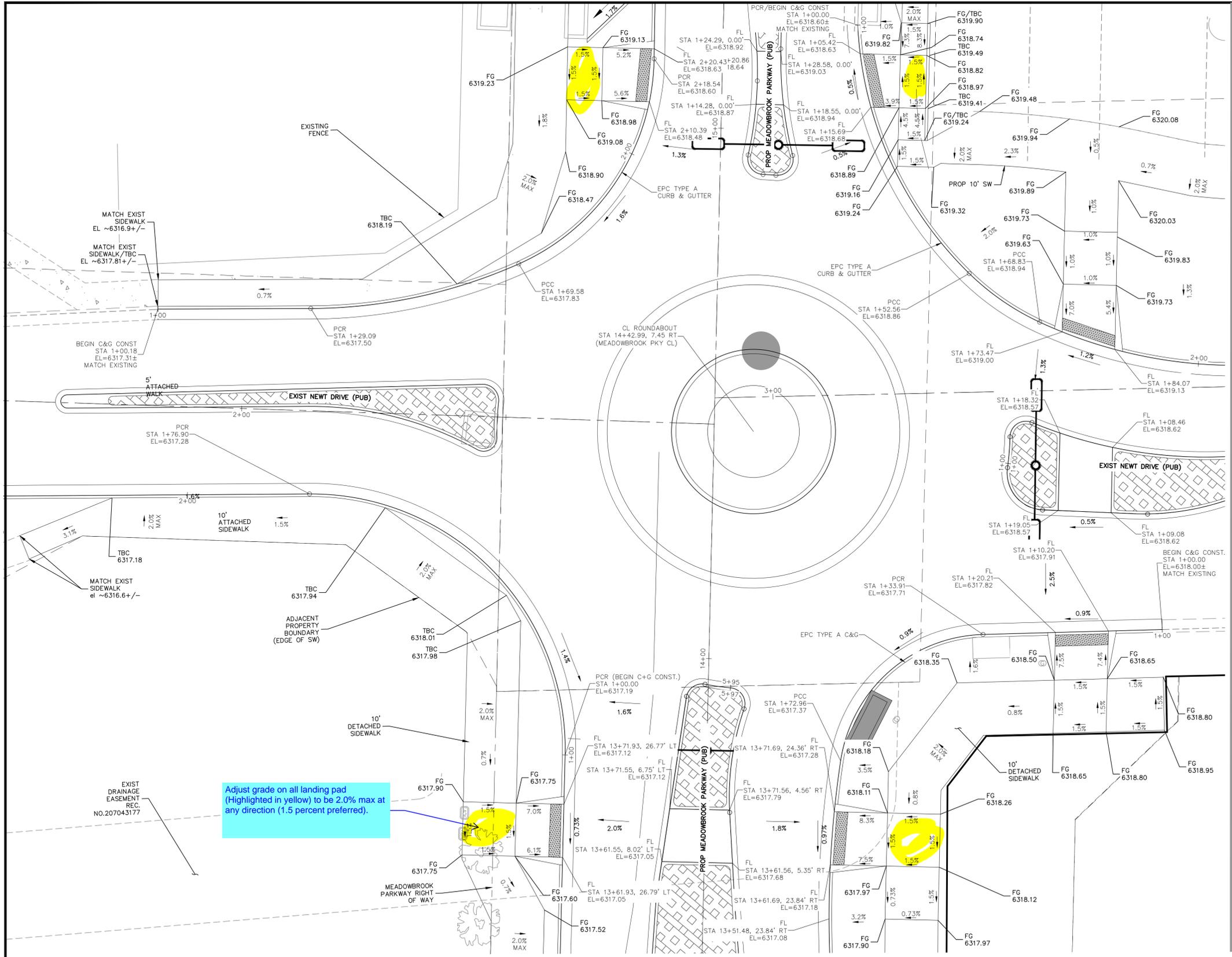
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

NO.	DATE	DESCRIPTION	APPROV. BY:	DATE:

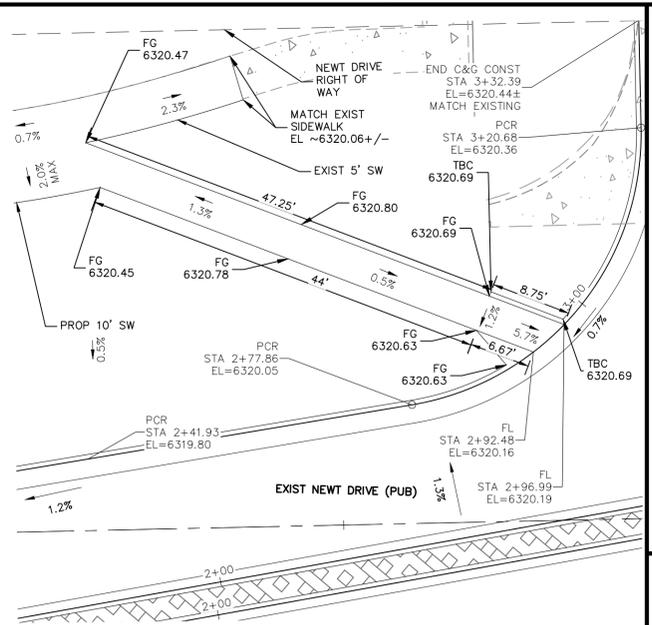
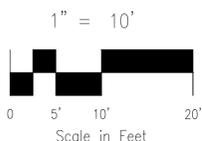
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

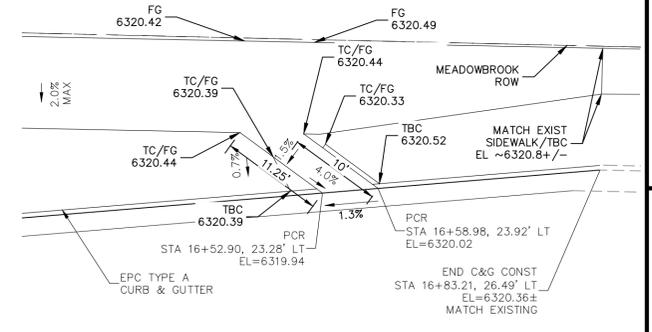
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MEADOWBROOK & NEWT DRIVE



NEWT DRIVE BIKE RAMP



MEADOWBROOK PARKWAY BIKE RAMP #2

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

CROSSROADS MIXED USE FILING NO. 1

STREET IMPROVEMENT PLANS

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

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

DESIGNED BY: CW CHECKED BY: VAS

DRAWN BY: CW

SHEET 14 OF 24 **S114**

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

CIVIL CONSULTANTS, INC.

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

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

DATE: APPROV. BY: DESCRIPTION:

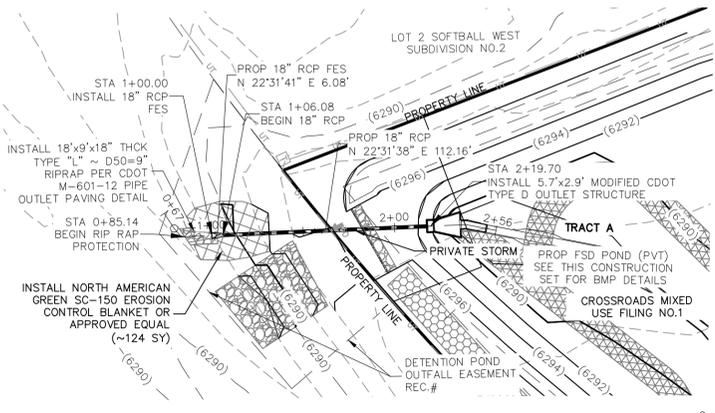
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THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.

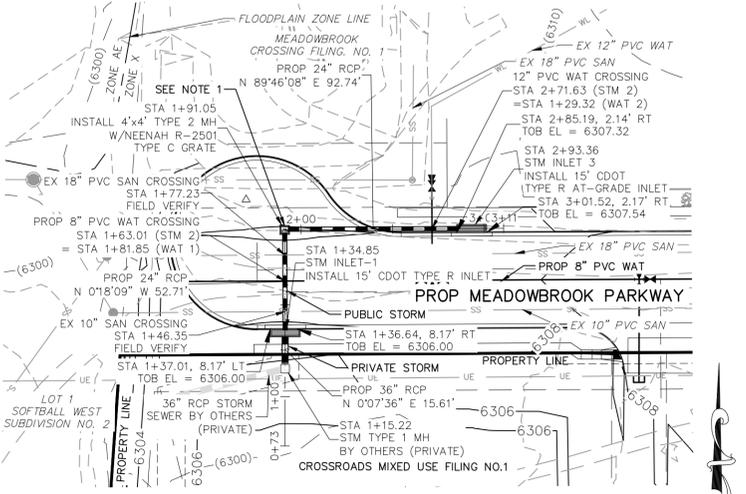
CAUTION

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
 FOR BURIED UTILITY INFORMATION
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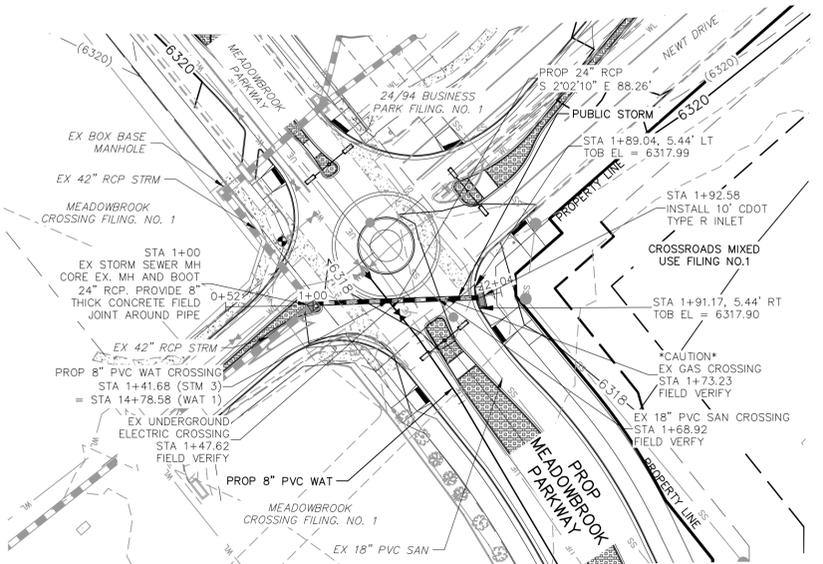
CROSSROADS MIXED USE FILING NO. 1
 STORM SEWER PLANS
 PROJECT NO. 18-003
 DATE: 02/18/2022
 SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
 DESIGNED BY: GT
 DRAWN BY: GT
 CHECKED BY: VAS
 SHEET 15 OF 24
 ST01



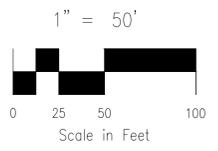
STORM 1 FSD POND OUTFALL
STA 1+00.00 TO STA 2+19.70
(PUBLIC/PRIVATE)



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

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

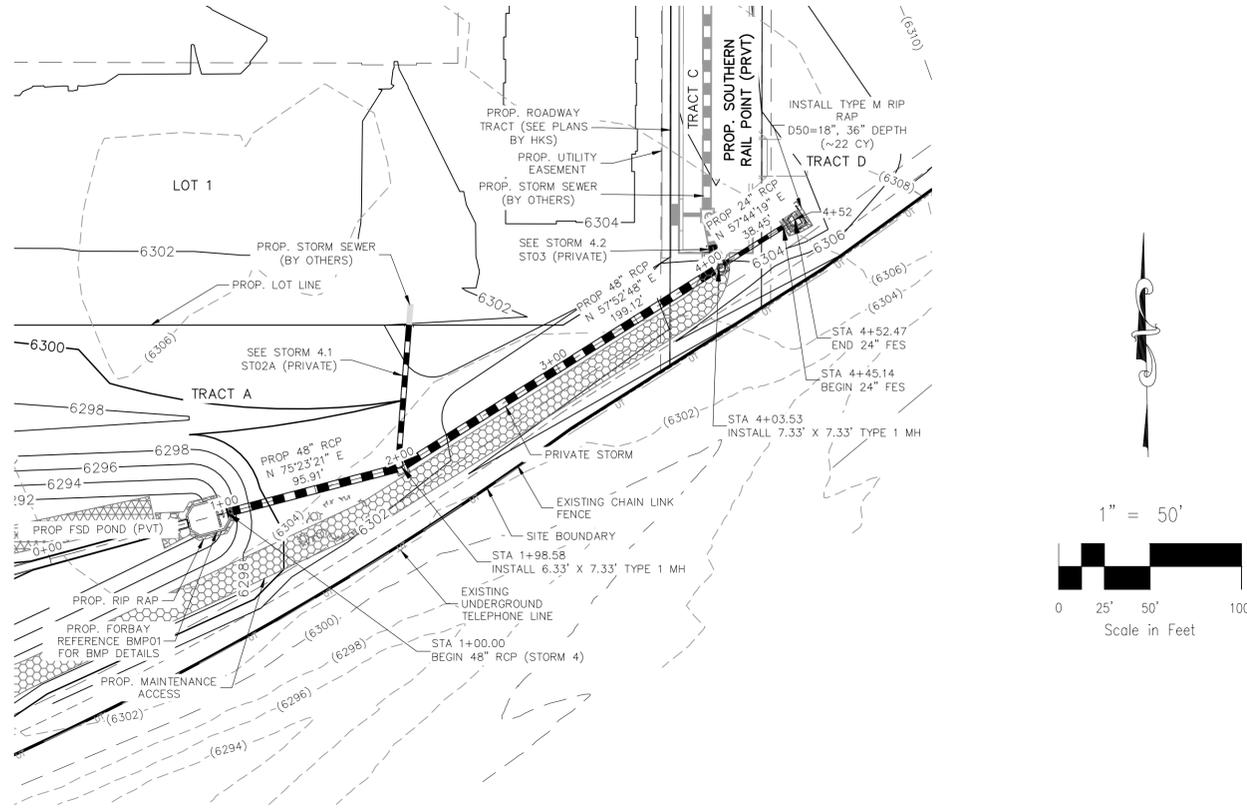
CIVIL CONSULTANTS, INC.

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

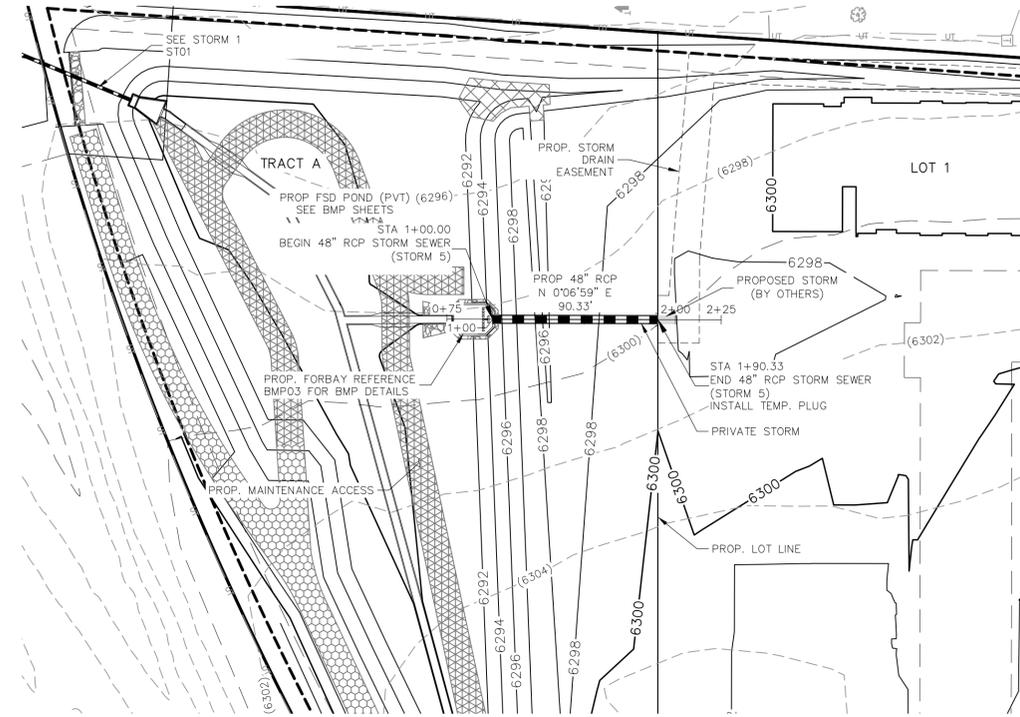
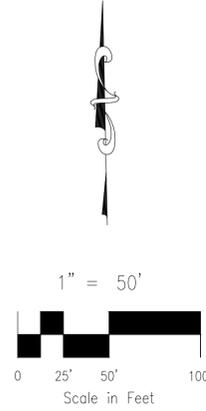
NO.	DATE	BY	DESCRIPTION	APPROV'D. BY	DATE

STATION	DESCRIPTION	EXISTING GRADE	PROPOSED GRADE	100YR HGL	EXISTING GRADE	PROPOSED GRADE	100YR HGL
6920	STA 1+00.00 BEGIN RIP EL=6286.00	6300	6300	6300	6300	6300	6300
6290	STA 1+06.08 BEGIN 18" RCP FES EL=6286.07	6290	6290	6290	6290	6290	6290
6280	STA 2+19.70 STM INLET-1 INSTALL 5.7'x2.9' MODIFIED CDOT TYPE D OUTLET STRUCTURE INV OUT(16")=6287.27 (SW)	6280	6280	6280	6280	6280	6280
6300	STA 1+15.22 EX 10" PVC SAN CROSSING EX 10" PVC SAN CROSSING TOP (6" SAN)=6290.42 CLR=15.7' FIELD VERIFY	6300	6300	6300	6300	6300	6300
6310	STA 1+34.85 STM INLET-1 INSTALL 15" CDOT TYPE R INLET INV OUT(24")=6300.28 (S) CLR=17.1'	6310	6310	6310	6310	6310	6310
6320	STA 1+41.68 EX STORM SEWER MH CORE EX. MH AND BOOT PROP. 24" RCP. PROVIDE 6" THICK CONCRETE FIELD JOINT AROUND PIPE	6320	6320	6320	6320	6320	6320
6330	STA 1+46.35 PROP. 8" PVC WAT CROSSING BOP (24" STRM)=6299.78 TOP (6" WAT)=6298.25 CLR=15.7' FIELD VERIFY	6330	6330	6330	6330	6330	6330
6340	STA 1+46.35 PROP. 8" PVC WAT CROSSING BOP (24" STRM)=6299.78 TOP (6" WAT)=6298.25 CLR=15.7' FIELD VERIFY	6340	6340	6340	6340	6340	6340
6350	STA 1+57.01 8.17' LT TOB EL = 6306.00	6350	6350	6350	6350	6350	6350
6360	STA 1+57.01 8.17' LT TOB EL = 6306.00	6360	6360	6360	6360	6360	6360
6370	STA 1+57.01 8.17' LT TOB EL = 6306.00	6370	6370	6370	6370	6370	6370
6380	STA 1+57.01 8.17' LT TOB EL = 6306.00	6380	6380	6380	6380	6380	6380
6390	STA 1+57.01 8.17' LT TOB EL = 6306.00	6390	6390	6390	6390	6390	6390
6400	STA 1+57.01 8.17' LT TOB EL = 6306.00	6400	6400	6400	6400	6400	6400
6410	STA 1+57.01 8.17' LT TOB EL = 6306.00	6410	6410	6410	6410	6410	6410
6420	STA 1+57.01 8.17' LT TOB EL = 6306.00	6420	6420	6420	6420	6420	6420
6430	STA 1+57.01 8.17' LT TOB EL = 6306.00	6430	6430	6430	6430	6430	6430
6440	STA 1+57.01 8.17' LT TOB EL = 6306.00	6440	6440	6440	6440	6440	6440
6450	STA 1+57.01 8.17' LT TOB EL = 6306.00	6450	6450	6450	6450	6450	6450
6460	STA 1+57.01 8.17' LT TOB EL = 6306.00	6460	6460	6460	6460	6460	6460
6470	STA 1+57.01 8.17' LT TOB EL = 6306.00	6470	6470	6470	6470	6470	6470
6480	STA 1+57.01 8.17' LT TOB EL = 6306.00	6480	6480	6480	6480	6480	6480
6490	STA 1+57.01 8.17' LT TOB EL = 6306.00	6490	6490	6490	6490	6490	6490
6500	STA 1+57.01 8.17' LT TOB EL = 6306.00	6500	6500	6500	6500	6500	6500
6510	STA 1+57.01 8.17' LT TOB EL = 6306.00	6510	6510	6510	6510	6510	6510
6520	STA 1+57.01 8.17' LT TOB EL = 6306.00	6520	6520	6520	6520	6520	6520
6530	STA 1+57.01 8.17' LT TOB EL = 6306.00	6530	6530	6530	6530	6530	6530
6540	STA 1+57.01 8.17' LT TOB EL = 6306.00	6540	6540	6540	6540	6540	6540
6550	STA 1+57.01 8.17' LT TOB EL = 6306.00	6550	6550	6550	6550	6550	6550
6560	STA 1+57.01 8.17' LT TOB EL = 6306.00	6560	6560	6560	6560	6560	6560
6570	STA 1+57.01 8.17' LT TOB EL = 6306.00	6570	6570	6570	6570	6570	6570
6580	STA 1+57.01 8.17' LT TOB EL = 6306.00	6580	6580	6580	6580	6580	6580
6590	STA 1+57.01 8.17' LT TOB EL = 6306.00	6590	6590	6590	6590	6590	6590
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6650	STA 1+57.01 8.17' LT TOB EL = 6306.00	6650	6650	6650	6650	6650	6650
6660	STA 1+57.01 8.17' LT TOB EL = 6306.00	6660	6660	6660	6660	6660	6660
6670	STA 1+57.01 8.17' LT TOB EL = 6306.00	6670	6670	6670	6670	6670	6670
6680	STA 1+57.01 8.17' LT TOB EL = 6306.00	6680	6680	6680	6680	6680	6680
6690	STA 1+57.01 8.17' LT TOB EL = 6306.00	6690	6690	6690	6690	6690	6690
6700	STA 1+57.01 8.17' LT TOB EL = 6306.00	6700	6700	6700	6700	6700	6700
6710	STA 1+57.01 8.17' LT TOB EL = 6306.00	6710	6710	6710	6710	6710	6710
6720	STA 1+57.01 8.17' LT TOB EL = 6306.00	6720	6720	6720	6720	6720	6720
6730	STA 1+57.01 8.17' LT TOB EL = 6306.00	6730	6730	6730	6730	6730	6730
6740	STA 1+57.01 8.17' LT TOB EL = 6306.00	6740	6740	6740	6740	6740	6740
6750	STA 1+57.01 8.17' LT TOB EL = 6306.00	6750	6750	6750	6750	6750	6750
6760	STA 1+57.01 8.17' LT TOB EL = 6306.00	6760	6760	6760	6760	6760	6760
6770	STA 1+57.01 8.17' LT TOB EL = 6306.00	6770	6770	6770	6770	6770	6770
6780	STA 1+57.01 8.17' LT TOB EL = 6306.00	6780	6780	6780	6780	6780	6780
6790	STA 1+57.01 8.17' LT TOB EL = 6306.00	6790	6790	6790	6790	6790	6790
6800	STA 1+57.01 8.17' LT TOB EL = 6306.00	6800	6800	6800	6800	6800	6800
6810	STA 1+57.01 8.17' LT TOB EL = 6306.00	6810	6810	6810	6810	6810	6810
6820	STA 1+57.01 8.17' LT TOB EL = 6306.00	6820	6820	6820	6820	6820	6820
6830	STA 1+57.01 8.17' LT TOB EL = 6306.00	6830	6830	6830	6830	6830	6830
6840	STA 1+57.01 8.17' LT TOB EL = 6306.00	6840	6840	6840	6840	6840	6840
6850	STA 1+57.01 8.17' LT TOB EL = 6306.00	6850	6850	6850	6850	6850	6850
6860	STA 1+57.01 8.17' LT TOB EL = 6306.00	6860	6860	6860	6860	6860	6860
6870	STA 1+57.01 8.17' LT TOB EL = 6306.00	6870	6870	6870	6870	6870	6870
6880	STA 1+57.01 8.17' LT TOB EL = 6306.00	6880	6880	6880	6880	6880	6880
6890	STA 1+57.01 8.17' LT TOB EL = 6306.00	6890	6890	6890	6890	6890	6890
6900	STA 1+57.01 8.17' LT TOB EL = 6306.00	6900	6900	6900	6900	6900	6900
6910	STA 1+57.01 8.17' LT TOB EL = 6306.00	6910	6910	6910	6910	6910	6910
6920	STA 1+57.01 8.17' LT TOB EL = 6306.00	6920	6920	6920	6920	6920	6920
6930	STA 1+57.01 8.17' LT TOB EL = 6306.00	6930	6930	6930	6930	6930	6930
6940	STA 1+57.01 8.17' LT TOB EL = 6306.00	6940	6940	6940	6940	6940	6940
6950	STA 1+57.01 8.17' LT TOB EL = 6306.00	6950	6950	6950	6950	6950	6950
6960	STA 1+57.01 8.17' LT TOB EL = 6306.00	6960	6960	6960	6960	6960	6960
6970	STA 1+57.01 8.17' LT TOB EL = 6306.00	6970	6970	6970	6970	6970	6970
6980	STA 1+57.01 8.17' LT TOB EL = 6306.00	6980	6980	6980	6980	6980	6980
6990	STA 1+57.01 8.17' LT TOB EL = 6306.00	6990	6990	6990	6990	6990	6990
7000	STA 1+57.01 8.17' LT TOB EL = 6306.00	7000	7000	7000	7000	7000	7000

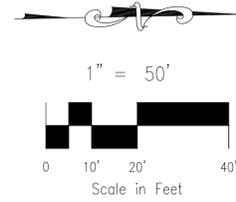
CAUTION



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



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



NOTES:
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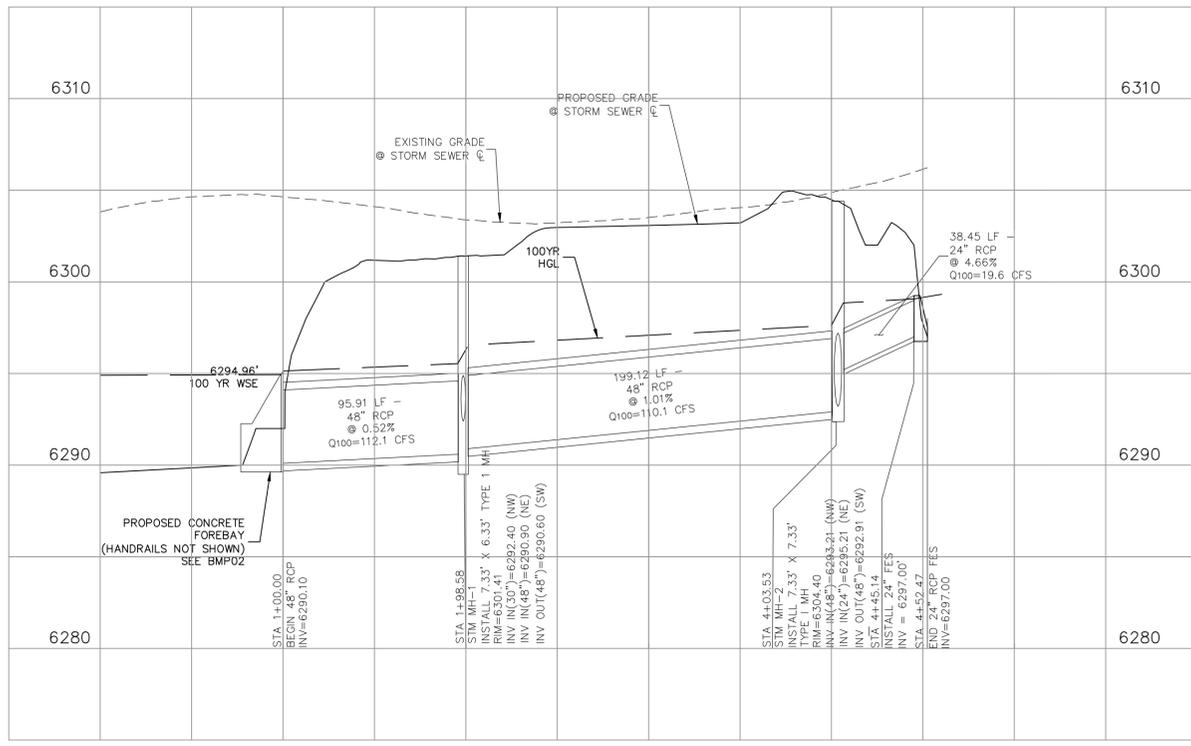
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CROSSROADS MIXED USE FILING NO. 1	
STORM SEWER PLANS	
PROJECT NO. 18-003	DATE: 02/18/2022
DESIGNED BY: CW	HORIZONTAL SCALE: 1"=50'
DRAWN BY: CW	VERTICAL SCALE: 1"=5'
CHECKED BY: VAS	
ST02	

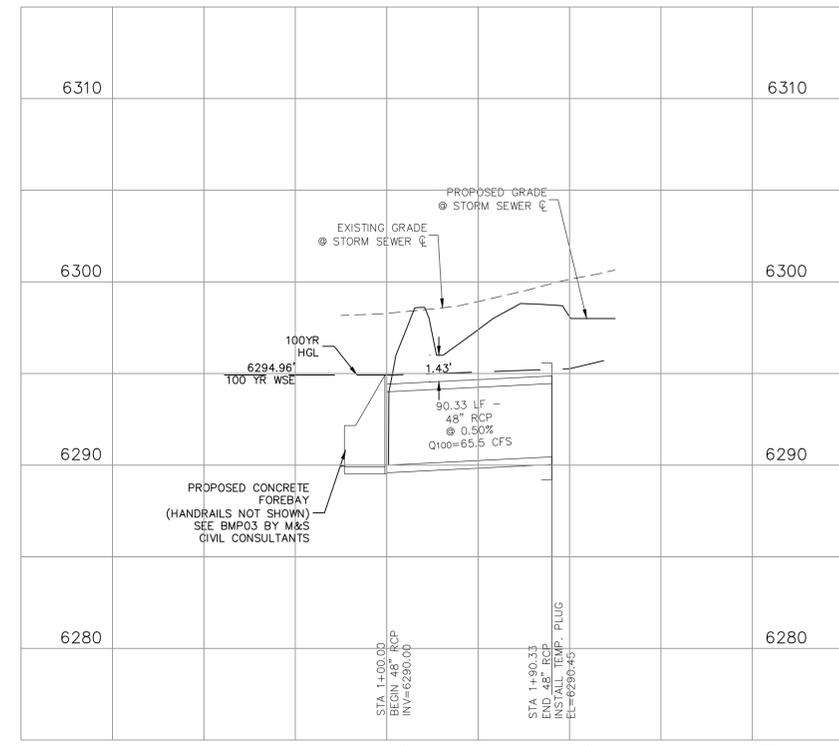
217 N. WABATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5885



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

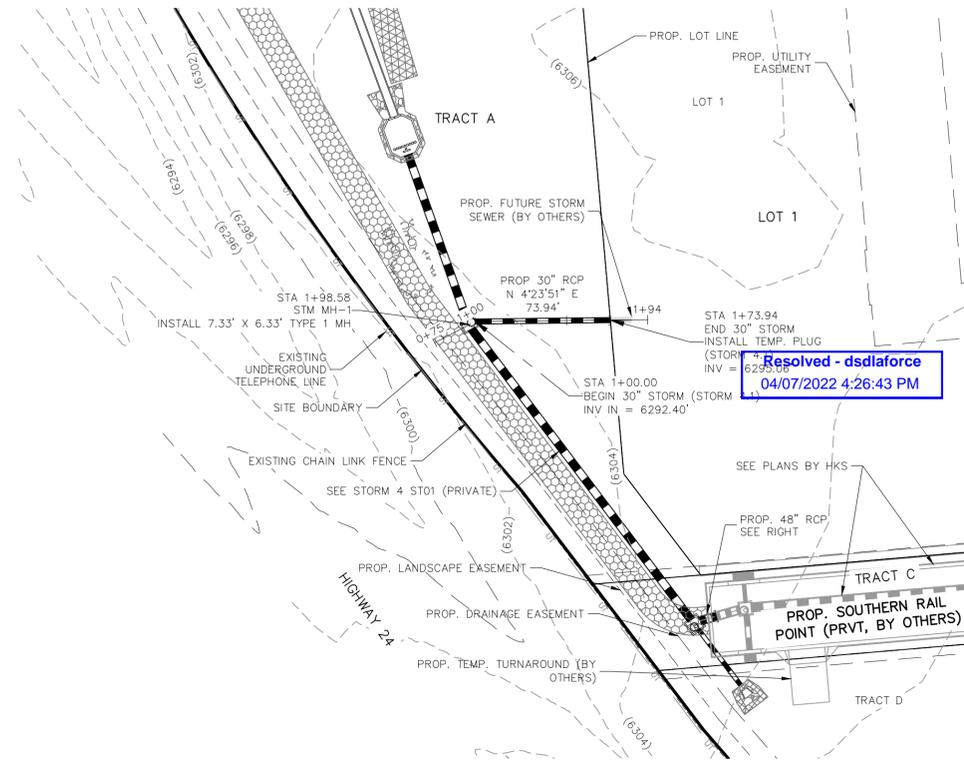


STORM 4 (PRIVATE)

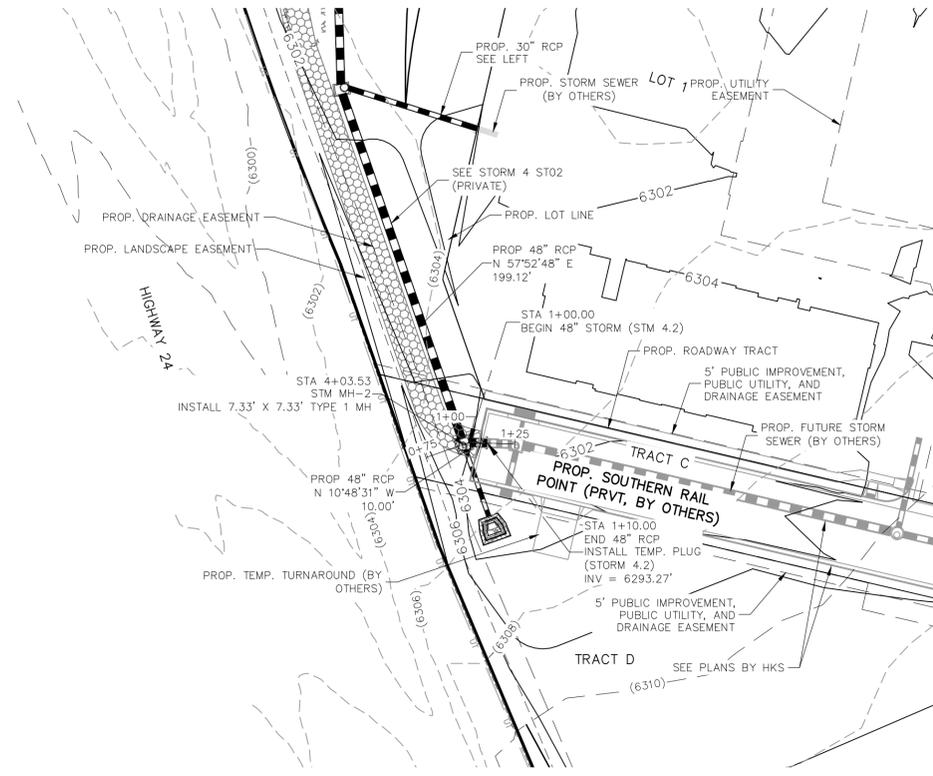
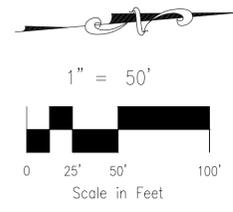


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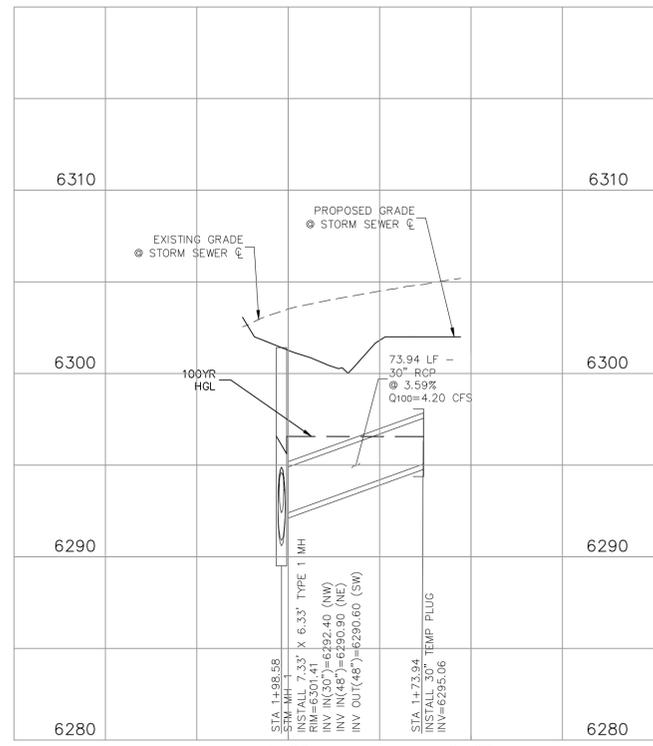
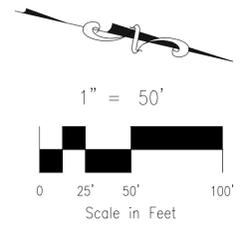
REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:	APPROV'D. BY:	DATE:
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.						
CAUTION						



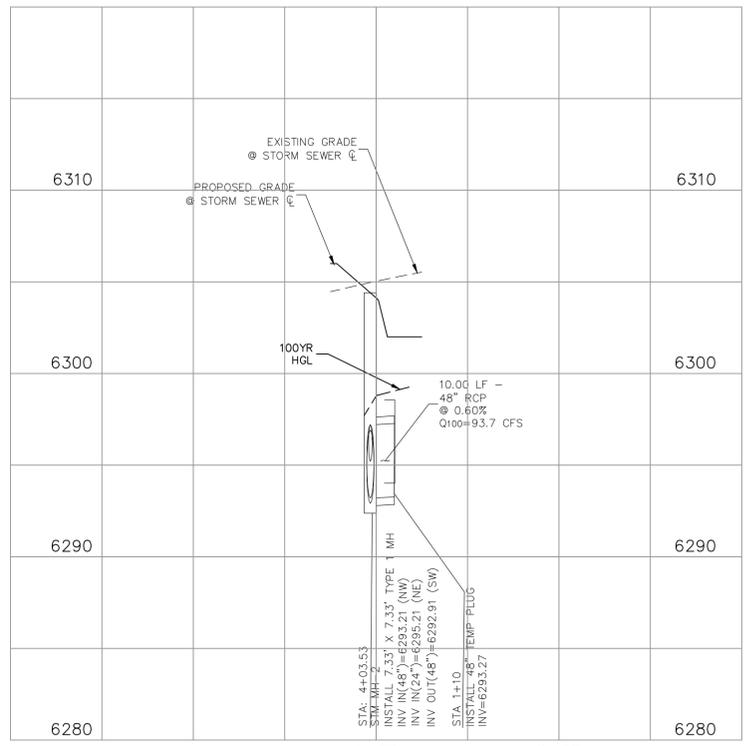
STORM 4.1 (PRIVATE)
STA 1+00.00 TO STA 1+94.00



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



STORM 4.1 (PRIVATE)



STORM 4.2 (PRIVATE)

NOTE:
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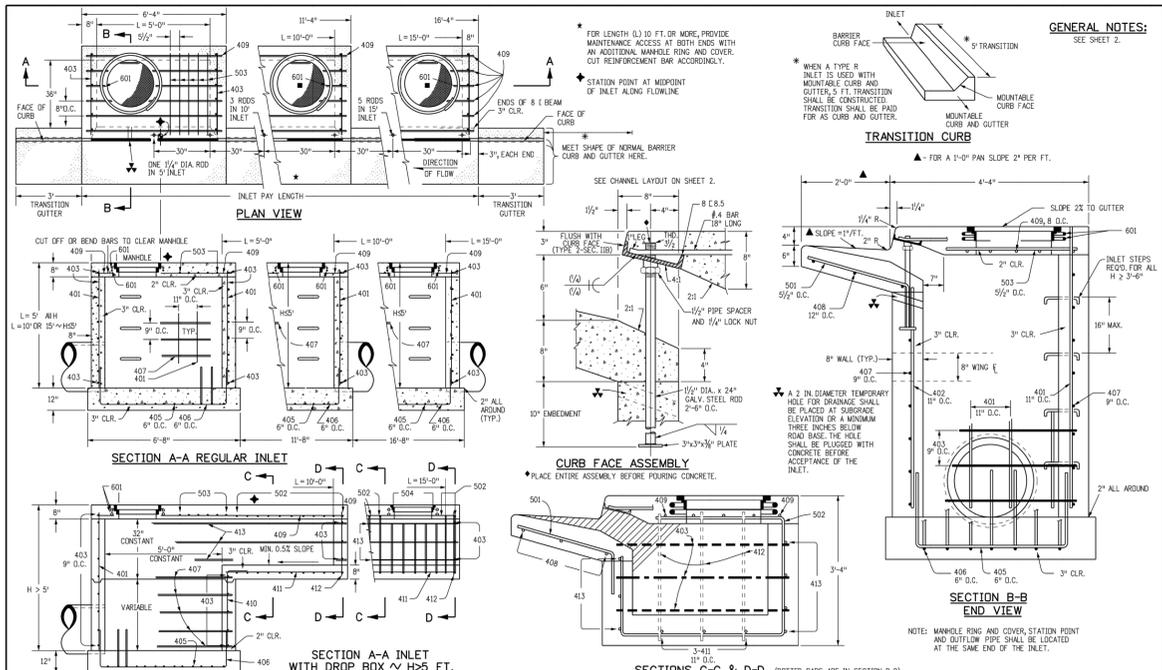
212 N. WABATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485
CIVIL CONSULTANTS, INC.

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

NO.	DATE	BY	DESCRIPTION	APPROV'D. BY	DATE

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CAUTION



GENERAL NOTES:
 SEE SHEET 2.

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

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

SECTIONS C-C & D-D (DOTTED BARS ARE IN SECTION D-D)

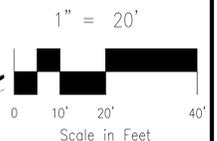
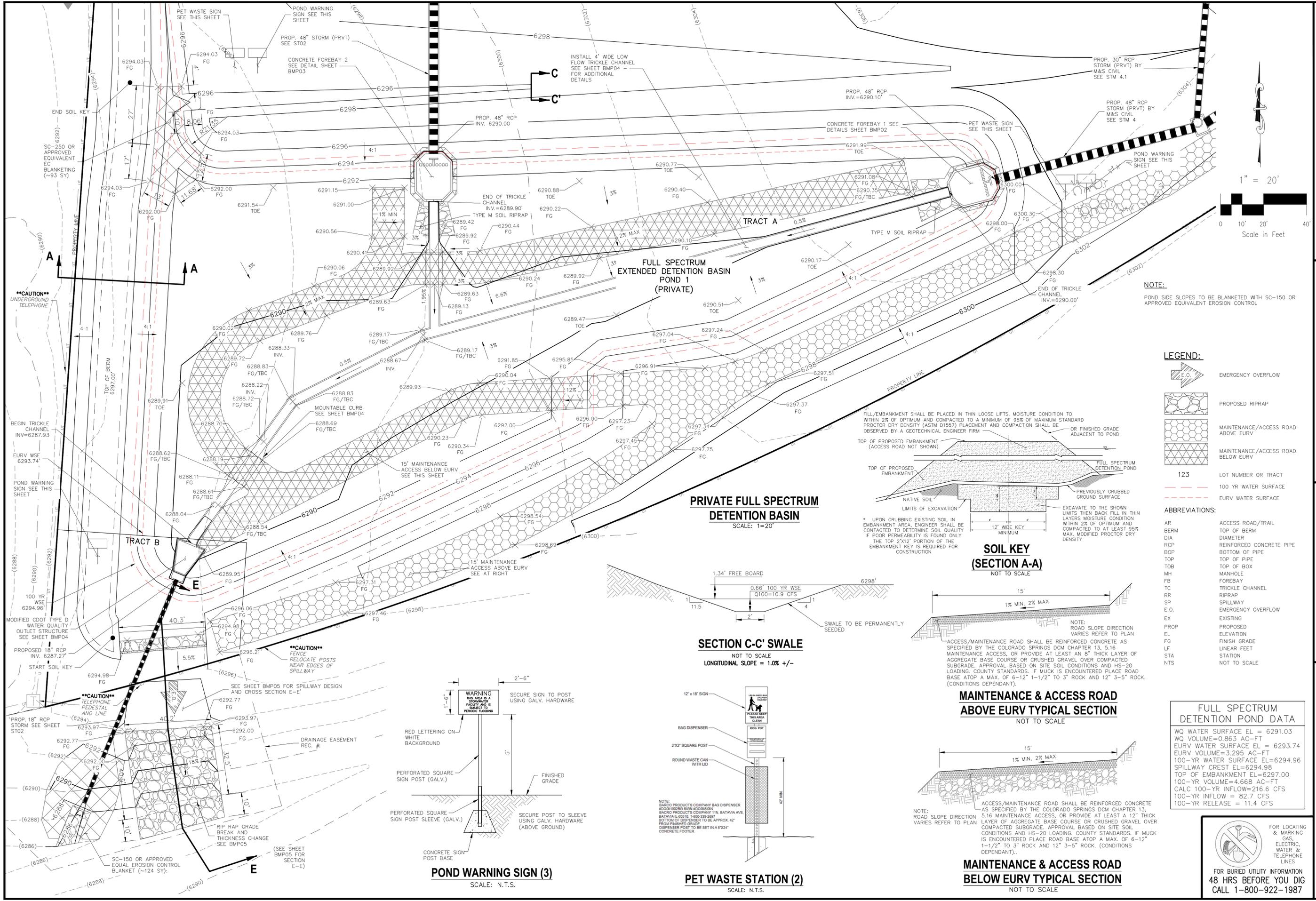
Computer File Information	Sheet Revisions	Colorado Department of Transportation	CURB INLET TYPE R	STANDARD PLAN NO.
Creation Date: 07/04/12 Last Modification Date: 07/04/12 Full Path: www.coloradodot.info/business/designsupport Drawing File Name: 6040120201.dgn CAD Ver: MicroStation V8	Date: _____ Comments: _____	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

GENERAL NOTES:
 1. CONCRETE SHALL BE CLASS B INLET MAY BE CAST-IN-PLACE OR PRECAST.
 2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
 3. INLET STEPS SHALL BE IN CONFORMANCE WITH ASBESTO M 109.
 4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
 5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 1/4" IN CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
 6. REINFORCING BARS SHALL BE DESIGNED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
 7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
 8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
 9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
 10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
 11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

INLET	LENGTH	NO. REQ'D.		L = 5 FT.		L = 10 FT.		L = 15 FT.	
		REGULAR	DROP BOX	CONC. STEEL (CU. YDS.)					
401	4'-0"	10	7	3.2	2.85	5.3	4.87	7.4	7.08
402	4'-0"	10	7	3.4	3.05	5.7	5.28	7.9	7.47
403	4'-0"	12	9	3.7	3.36	6.0	5.59	8.4	7.96
404	4'-0"	12	9	3.9	3.54	6.4	5.71	8.8	8.03
405	4'-0"	14	11	4.1	3.74	6.7	6.07	9.3	8.84
406	4'-0"	16	13	4.4	3.93	7.0	6.27	9.7	9.21
407	4'-0"	18	15	4.6	4.11	7.3	6.64	10.1	9.57
408	4'-0"	20	17	4.8	4.29	7.6	6.91	10.5	10.03
409	4'-0"	22	19	5.0	4.47	7.9	7.18	10.9	10.49
410	4'-0"	24	21	5.2	4.65	8.2	7.45	11.3	10.95
411	4'-0"	26	23	5.4	4.83	8.5	7.72	11.7	11.41
412	4'-0"	28	25	5.6	5.01	8.8	7.99	12.1	11.87
413	4'-0"	30	27	5.8	5.19	9.1	8.26	12.5	12.33
414	4'-0"	32	29	6.0	5.37	9.4	8.53	12.9	12.79
415	4'-0"	34	31	6.2	5.55	9.7	8.80	13.3	13.25
416	4'-0"	36	33	6.4	5.73	10.0	9.07	13.7	13.71
417	4'-0"	38	35	6.6	5.91	10.3	9.34	14.1	14.17
418	4'-0"	40	37	6.8	6.09	10.6	9.61	14.5	14.63
419	4'-0"	42	39	7.0	6.27	10.9	9.88	14.9	15.09
420	4'-0"	44	41	7.2	6.45	11.2	10.15	15.3	15.55
421	4'-0"	46	43	7.4	6.63	11.5	10.42	15.7	16.01
422	4'-0"	48	45	7.6	6.81	11.8	10.69	16.1	16.47
423	4'-0"	50	47	7.8	6.99	12.1	10.96	16.5	16.93
424	4'-0"	52	49	8.0	7.17	12.4	11.23	16.9	17.39
425	4'-0"	54	51	8.2	7.35	12.7	11.50	17.3	17.85
426	4'-0"	56	53	8.4	7.53	13.0	11.77	17.7	18.31
427	4'-0"	58	55	8.6	7.71	13.3	12.04	18.1	18.77
428	4'-0"	60	57	8.8	7.89	13.6	12.31	18.5	19.23
429	4'-0"	62	59	9.0	8.07	13.9	12.58	18.9	19.69
430	4'-0"	64	61	9.2	8.25	14.2	12.85	19.3	20.15
431	4'-0"	66	63	9.4	8.43	14.5	13.12	19.7	20.61
432	4'-0"	68	65	9.6	8.61	14.8	13.39	20.1	21.07
433	4'-0"	70	67	9.8	8.79	15.1	13.66	20.5	21.53
434	4'-0"	72	69	10.0	8.97	15.4	13.93	20.9	21.99
435	4'-0"	74	71	10.2	9.15	15.7	14.20	21.3	22.45
436	4'-0"	76	73	10.4	9.33	16.0	14.47	21.7	22.91
437	4'-0"	78	75	10.6	9.51	16.3	14.74	22.1	23.37
438	4'-0"	80	77	10.8	9.69	16.6	15.01	22.5	23.83
439	4'-0"	82	79	11.0	9.87	16.9	15.28	22.9	24.29
440	4'-0"	84	81	11.2	10.05	17.2	15.55	23.3	24.75
441	4'-0"	86	83	11.4	10.23	17.5	15.82	23.7	25.21
442	4'-0"	88	85	11.6	10.41	17.8	16.09	24.1	25.67
443	4'-0"	90	87	11.8	10.59	18.1	16.36	24.5	26.13
444	4'-0"	92	89	12.0	10.77	18.4	16.63	24.9	26.59
445	4'-0"	94	91	12.2	10.95	18.7	16.90	25.3	27.05
446	4'-0"	96	93	12.4	11.13	19.0	17.17	25.7	27.51
447	4'-0"	98	95	12.6	11.31	19.3	17.44	26.1	27.97
448	4'-0"	100	97	12.8	11.49	19.6	17.71	26.5	28.43
449	4'-0"	102	99	13.0	11.67	19.9	17.98	26.9	28.89
450	4'-0"	104	101	13.2	11.85	20.2	18.25	27.3	29.35
451	4'-0"	106	103	13.4	12.03	20.5	18.52	27.7	29.81
452	4'-0"	108	105	13.6	12.21	20.8	18.79	28.1	30.27
453	4'-0"	110	107	13.8	12.39	21.1	19.06	28.5	30.73
454	4'-0"	112	109	14.0	12.57	21.4	19.33	28.9	31.19
455	4'-0"	114	111	14.2	12.75	21.7	19.60	29.3	31.65
456	4'-0"	116	113	14.4	12.93	22.0	19.87	29.7	32.11
457	4'-0"	118	115	14.6	13.11	22.3	20.14	30.1	32.57
458	4'-0"	120	117	14.8	13.29	22.6	20.41	30.5	33.03
459	4'-0"	122	119	15.0	13.47	22.9	20.68	30.9	33.49
460	4'-0"	124	121	15.2	13.65	23.2	20.95	31.3	33.95
461	4'-0"	126	123	15.4	13.83	23.5	21.22	31.7	34.41
462	4'-0"	128	125	15.6	14.01	23.8	21.49	32.1	34.87
463	4'-0"	130	127	15.8	14.19	24.1	21.76	32.5	35.33
464	4'-0"	132	129	16.0	14.37	24.4	22.03	32.9	35.79
465	4'-0"	134	131	16.2	14.55	24.7	22.30	33.3	36.25
466	4'-0"	136	133	16.4	14.73	25.0	22.57	33.7	36.71
467	4'-0"	138	135	16.6	14.91	25.3	22.84	34.1	37.17
468	4'-0"	140	137	16.8	15.09	25.6	23.11	34.5	37.63
469	4'-0"	142	139	17.0	15.27	25.9	23.38	34.9	38.09
470	4'-0"	144	141	17.2	15.45	26.2	23.65	35.3	38.55
471	4'-0"	146	143	17.4	15.63	26.5	23.92	35.7	39.01
472	4'-0"	148	145	17.6	15.81	26.8	24.19	36.1	39.47
473	4'-0"	150	147	17.8	15.99	27.1	24.46	36.5	39.93
474	4'-0"	152	149	18.0	16.17				

File: C:\180034-Crossroads Mixed Use\BMP Plans\180033-BMP01.dwg (BMP Plans\180033-BMP01.dwg) Platstamp: 2/16/2022 4:21 PM



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

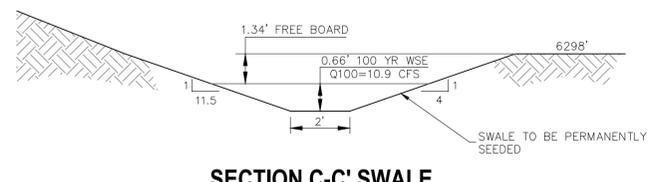
LEGEND:

- 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:

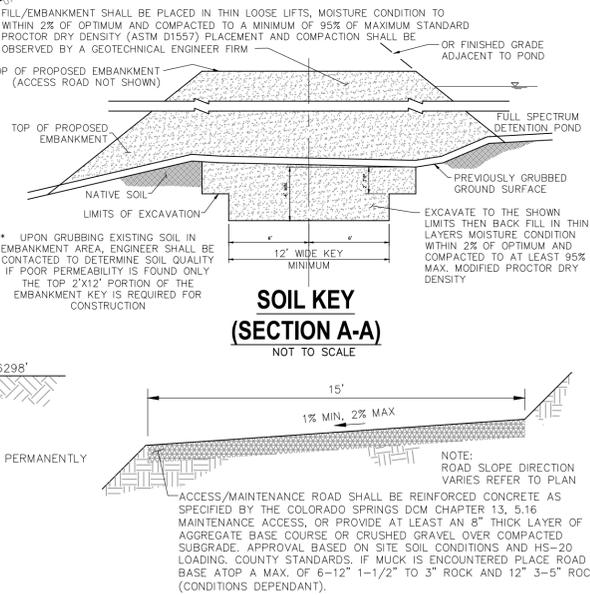
- AR ACCESS ROAD/TRAIL
- BERM TOP OF BERM
- DIA DIAMETER
- RCP REINFORCED CONCRETE PIPE
- BOP BOTTOM OF PIPE
- TOP TOP OF PIPE
- TOB TOP OF BOX
- MH MANHOLE
- FB FOREBAY
- TC TRICKLE CHANNEL
- RR RIPRAP
- SP SPILLWAY
- E.O. EMERGENCY OVERFLOW
- EX EXISTING
- PROP PROPOSED
- EL ELEVATION
- FG FINISH GRADE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

PRIVATE FULL SPECTRUM DETENTION BASIN
SCALE: 1=20'

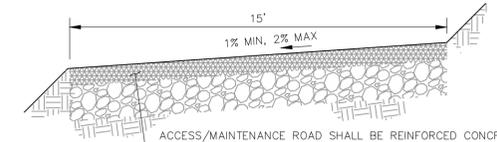


SECTION C-C SWALE
NOT TO SCALE
LONGITUDINAL SLOPE = 1.0% +/-

SOIL KEY (SECTION A-A)
NOT TO SCALE



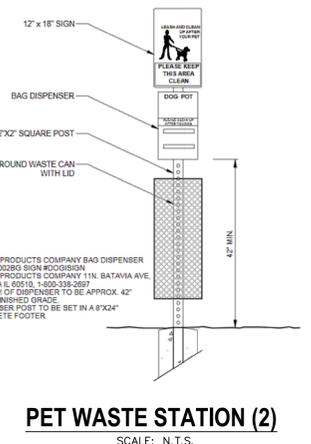
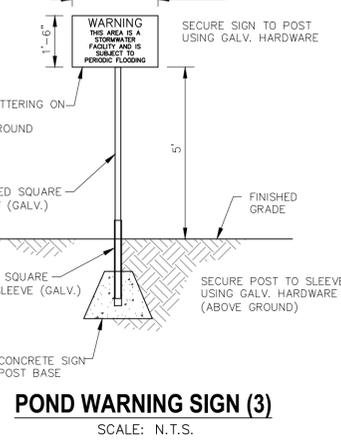
MAINTENANCE & ACCESS ROAD ABOVE EURV TYPICAL SECTION
NOT TO SCALE



MAINTENANCE & ACCESS ROAD BELOW EURV TYPICAL SECTION
NOT TO SCALE

FULL SPECTRUM DETENTION POND DATA

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



CROSSROADS MIXED USE FILING NO. 1

PERMANENT BMP PLAN

DATE: 02/16/2022

SCALE: HORIZONTAL: N/A 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: 719.555.5485

CIVIL CONSULTANTS, INC.

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

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

DATE: _____

APPROV. BY: _____

DESCRIPTION: _____

NO. _____ DATE: _____

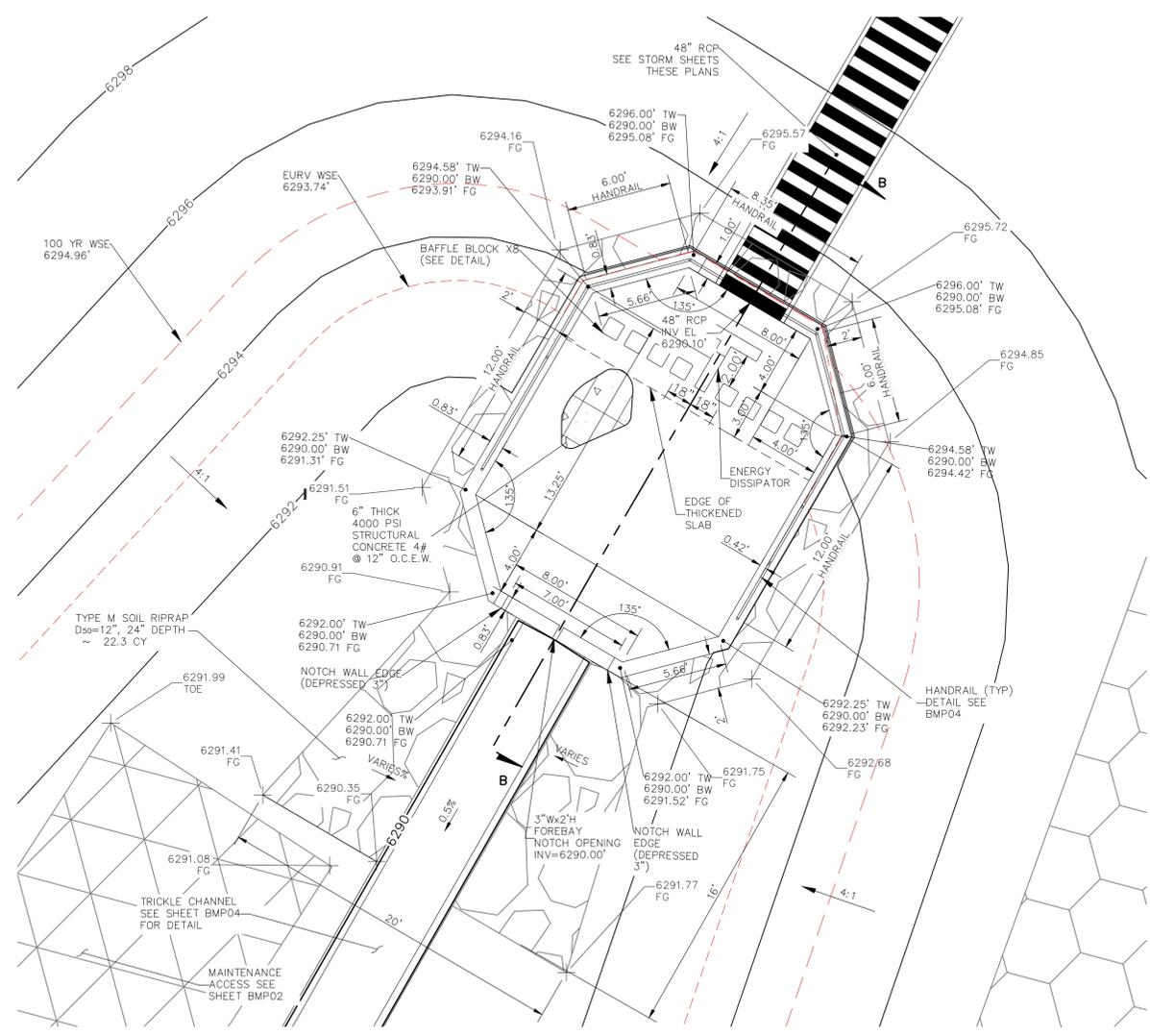
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

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

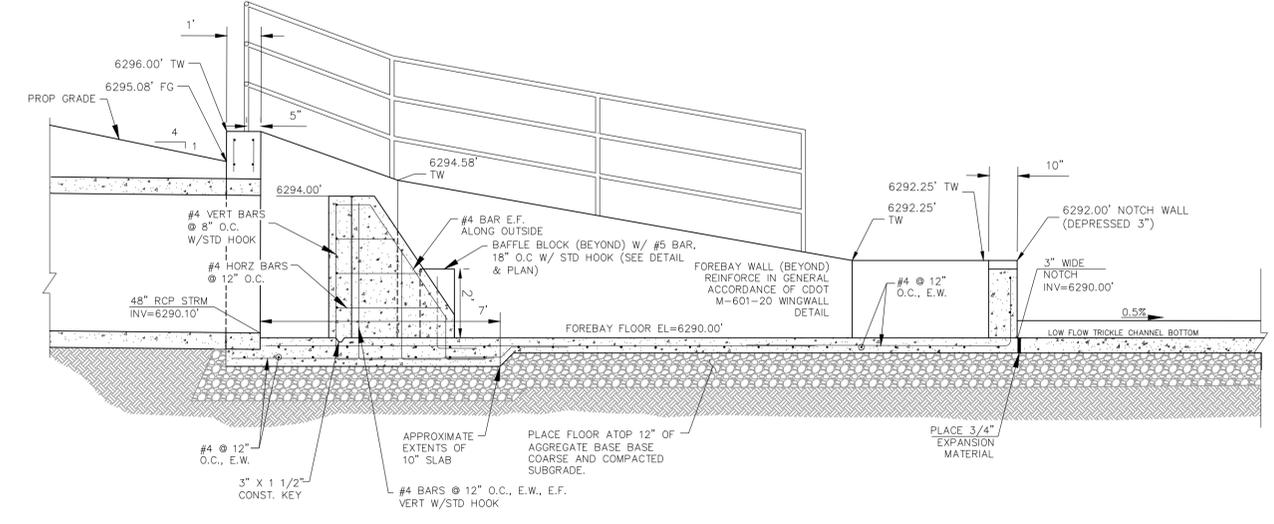
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

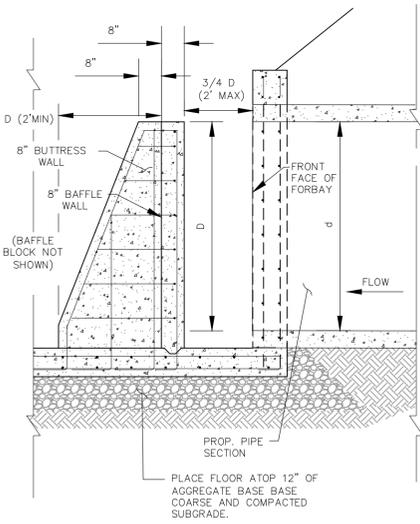
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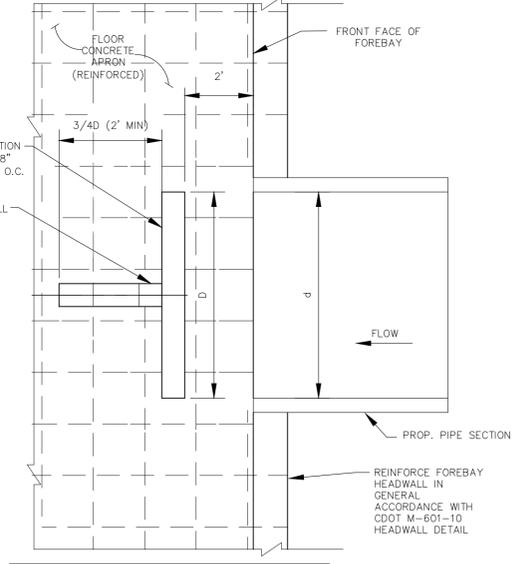
TRACT B FOREBAY CROSS SECTION
SCALE: 1" = 5'



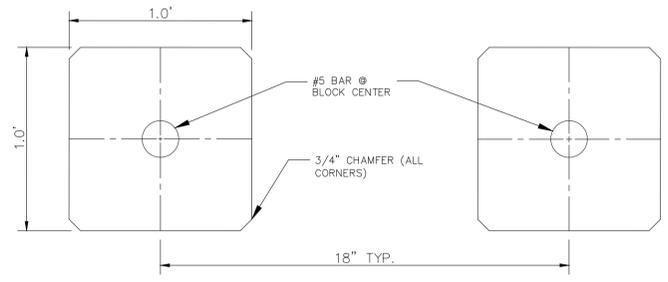
FOREBAY CROSS SECTION B-B
SCALE: 3/8" = 1'



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



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: 02/16/2022
DESIGNED BY: CW
DRAWN BY: CW
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 M&S CIVIL CONSULTANTS, INC.

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

NO.	DATE	BY	DESCRIPTION

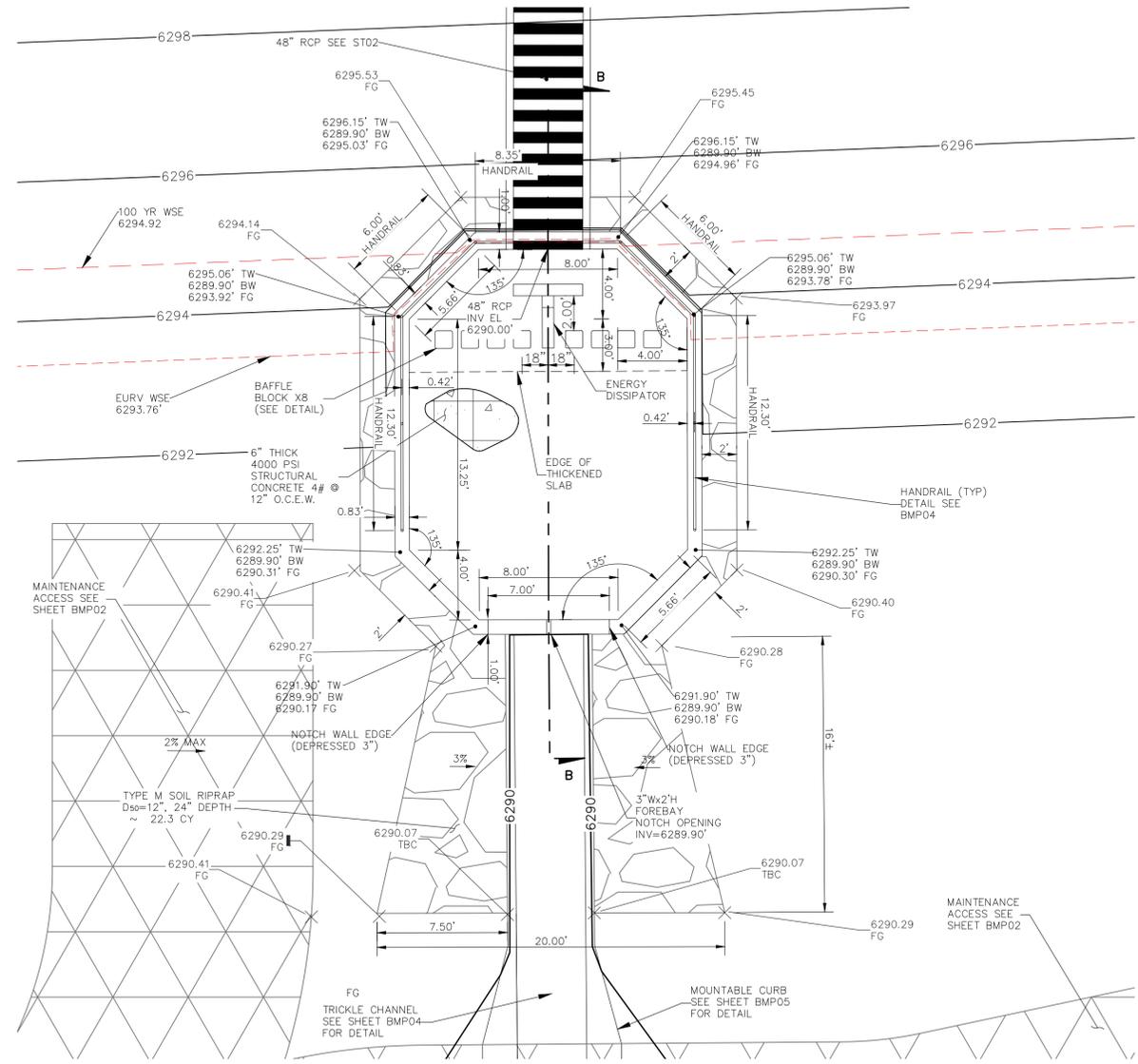
APPROVED BY: _____ DATE: _____

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

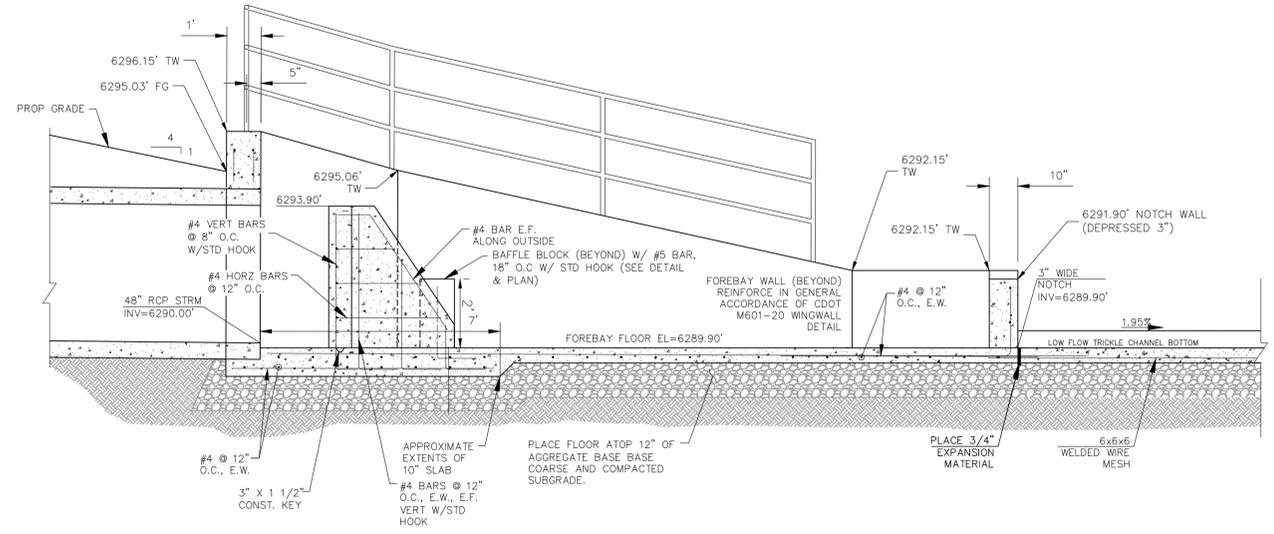
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CAUTION

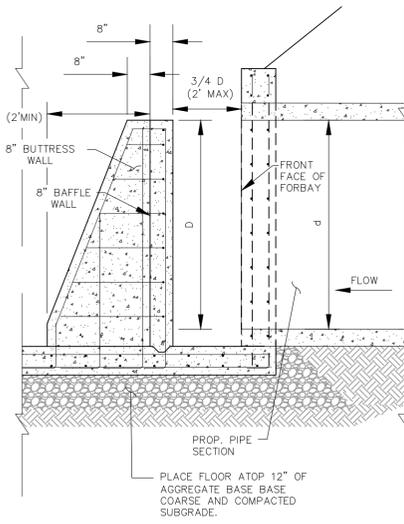
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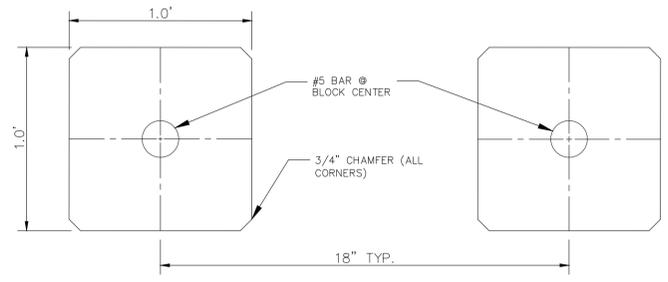
TRACT B FOREBAY 2 CROSS SECTION
SCALE: 1" = 5'



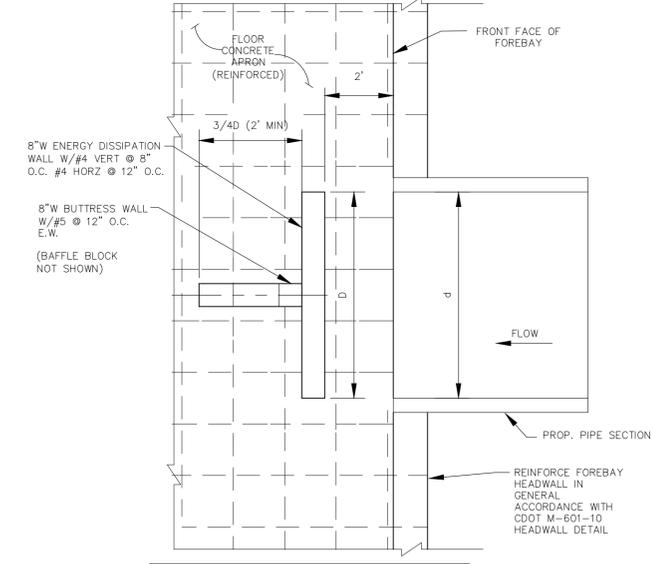
FOREBAY CROSS SECTION B-B
SCALE: 3/8" = 1'



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



BAFFLE BLOCK DETAIL
SCALE: N.T.S.



ENERGY DISSIPATOR TABLE
NOT TO SCALE

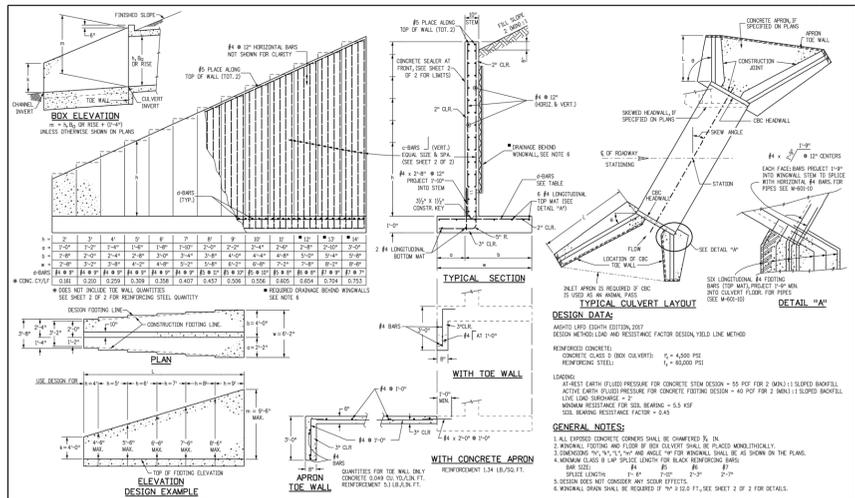
CROSSROADS MIXED USE FILING NO. 1
FOREBAY DETAILS
PROJECT NO. 18-003
SCALE: HORIZONTAL: DATE: 02/16/2022
DESIGNED BY: CWV
DRAWN BY: CWV
CHECKED BY: DLM
VERTICAL: N/A

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

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

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 BY THESE PLANS.
CAUTION

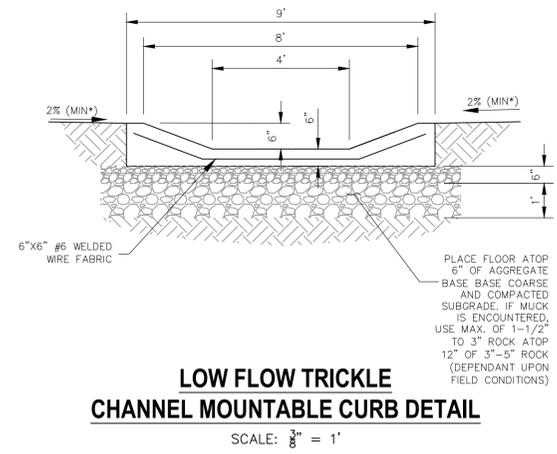
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
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8 HRS BEFORE YOU DIG
CALL 1-800-922-1987



Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/20/20	Date: 07/20/20	212 West Howard Drive Denver, CO 80202 Phone: 303-757-9000 Fax: 303-757-9988	M-601-20
Designer: JKB	Comments:	Project Development Branch	Standard Sheet No. 1 of 2
Checker: LTA		Issued By: Project Development Branch July 21, 2020	Project Sheet Number:

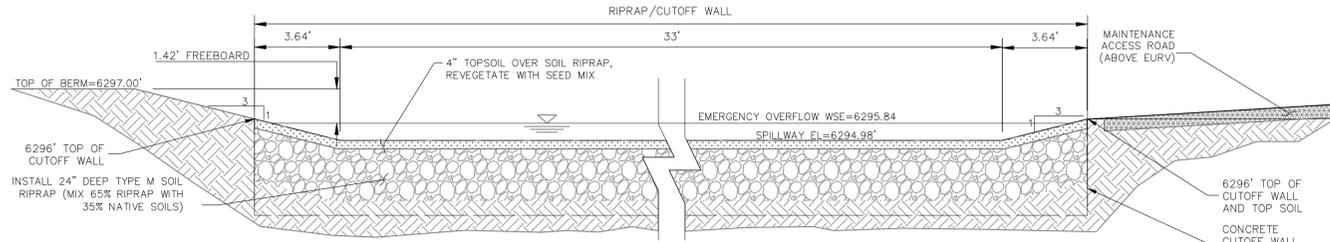
SOIL RIPRAP NOTES:

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.



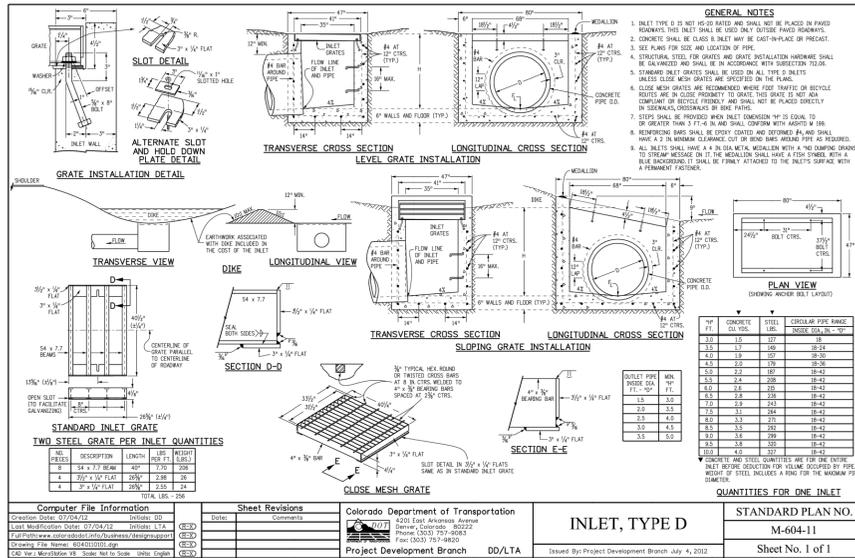
LOW FLOW TRICKLE CHANNEL MOUNTABLE CURB DETAIL

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



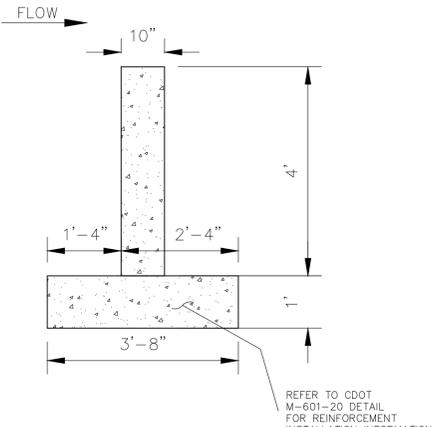
EMERGENCY SPILLWAY CROSS SECTION

SCALE: NTS



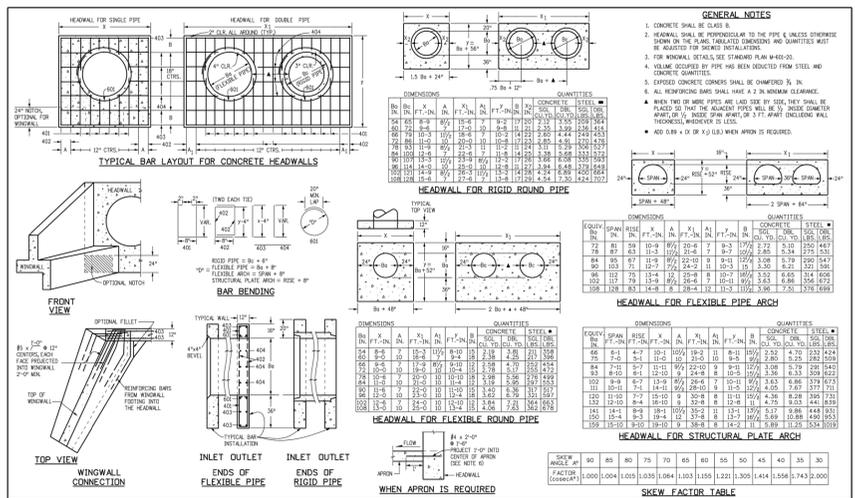
INLET, TYPE D

STANDARD PLAN NO. M-604-11
Sheet No. 1 of 1



POND CUTOFF WALL

NTS



HEADWALL FOR PIPES

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

Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/20/20	Date: 07/20/20	212 West Howard Drive Denver, CO 80202 Phone: 303-757-9000 Fax: 303-757-9988	M-601-10
Designer: JKB	Comments:	Project Development Branch	Standard Sheet No. 1 of 1
Checker: LTA		Issued By: Project Development Branch July 21, 2020	Project Sheet Number:

NOTE:
SOIL LOAD & SEED EROSION CONTROL BLANKET WITH A MIN. OF 12" OF MATERIAL, TOP OF SOIL IS FINISHED GRADE

SECTION E-E' EMERGENCY SPILLWAY

SCALE: NTS

CROSSROADS MIXED USE FILING NO. 1

MISCELLANEOUS DETAILS

DATE: 02/16/2022

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

PROJECT NO. 18-003

DESIGNED BY: CWV

DRAWN BY: CWV

CHECKED BY: DLM

SHEET 24 OF 24

BMP05

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

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

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

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:

APPROVED BY:

DATE:

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

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

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CAUTION