

AGENCIES:

OWNER/DEVELOPER: COLORADO SPRINGS EQUITIES, INC
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: MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN ROAD
FALCON, CO 80831
DAVE WALDNER (719) 495-2283

COMMUNICATIONS: QWEST COMMUNICATIONS
(U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

BASIS OF BEARINGS

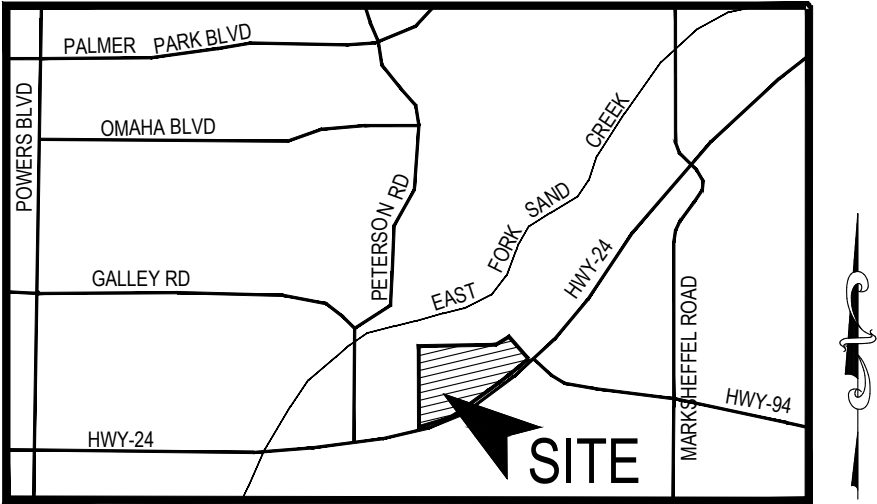
A PORTION OF THE EASTERLY LINE OF "SOFTBALL WEST SUBDIVISION NO. 2" RECORDED IN PLAT BOOK T-3 AT PAGE 112 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED ON THE SOUTH WITH A NO. 4 REBAR, FROM WHICH A NO. 5 REBAR WITH BLUE PLASTIC CAP STAMPED "RAMPART PLS 32820" BEARS N03°58'20"E A DISTANCE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

BENCHMARKS

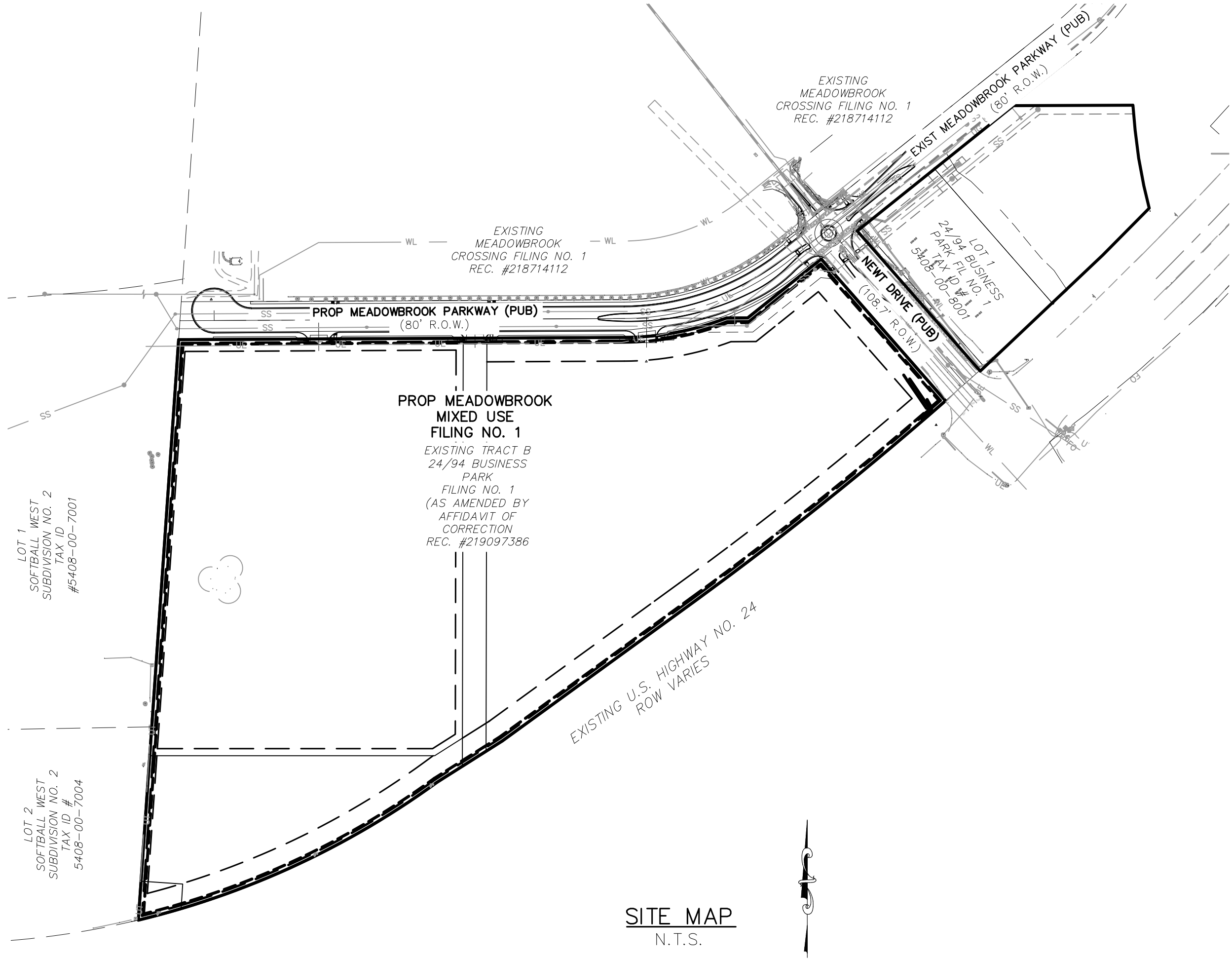
1. BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT R 76 1935.
ELEVATION = 6286.32'
2. CONTROL POINT 1, SET PK NAIL IN CONCRETE CURB.
ELEVATION = 6318.09'

CROSSROADS MIXED USE
COUNTY OF EL PASO, STATE OF COLORADO
CONSTRUCTION PLANS

JULY 2021



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)
COLORADO SPRINGS EQUITIES, LLC

DATE

EL PASO COUNTY:

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

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

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

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

DATE

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EL PASO COUNTY FILE NO. SP 20-011



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

TITLE SHEET

PROJECT NO. 18-003

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

DATE: 07/29/2021

SHEET 1 OF 19

S101

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

CIVIL CONSULTANTS, INC.

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

REVISIONS:
NO. DATE BY DESCRIPTION

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

CAUTION

GENERAL CONSTRUCTION NOTES:

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.



FOR LOCATING
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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.

EL PASO COUNTY FILE NO. SP 20-011

STREET DESIGN:	
REVIEW:	
TRAFFIC ENGINEERING: _____	DATE: _____
CURB & GUTTER: _____	DATE: _____
FINAL REVIEW: _____	DATE: _____
DRAINAGE DESIGN:	
DRAINAGE REVIEW: _____	DATE: _____
FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.	

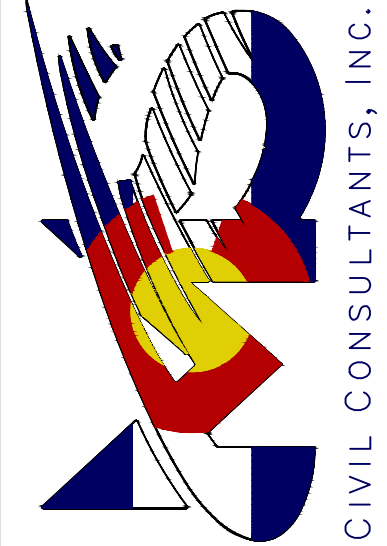
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

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

FOR AND ON
BEHALF OF
MKS CIVIL
CONSULTANTS,
INC.



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

CIVIL CONSULTANTS, INC.

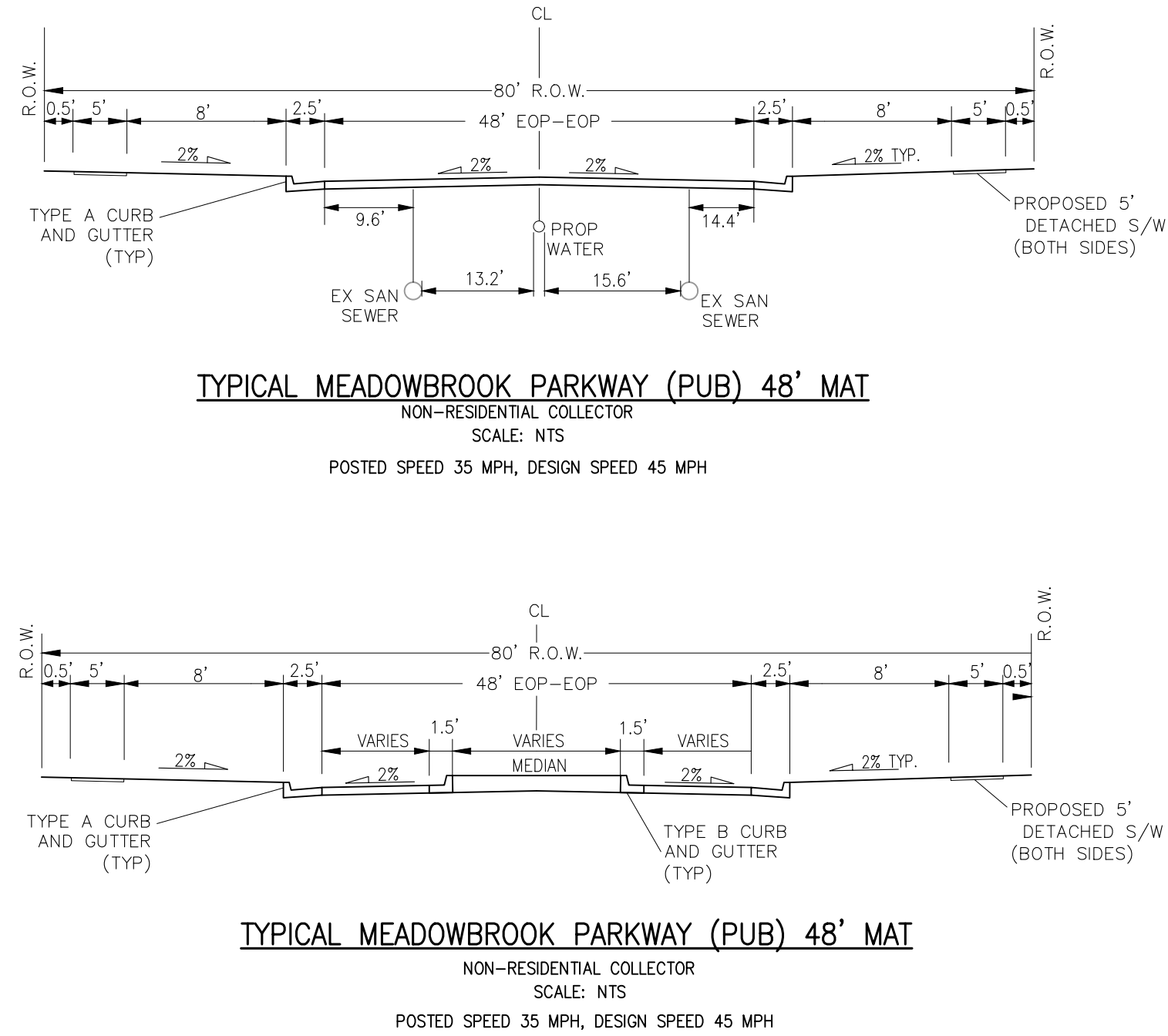
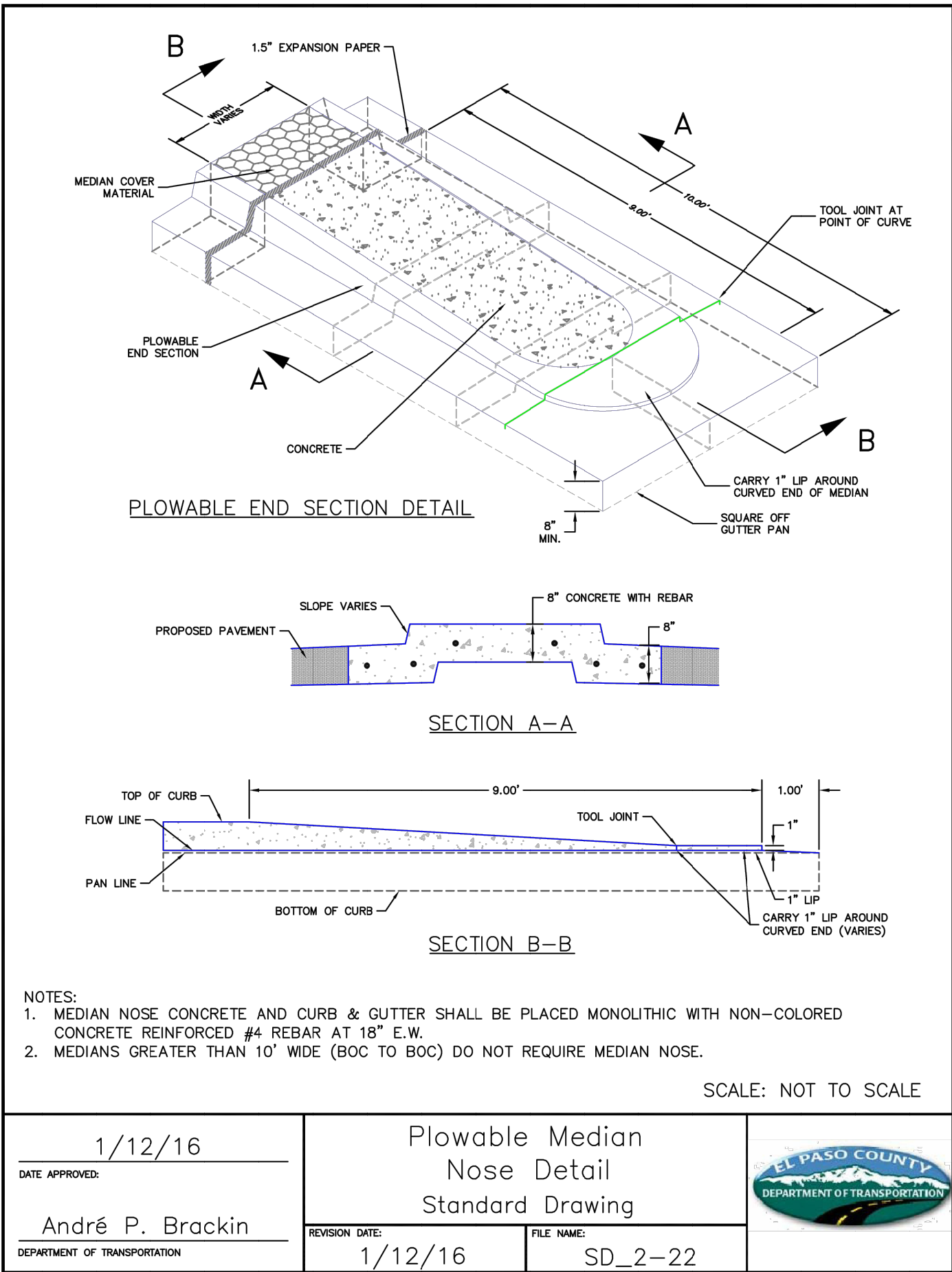
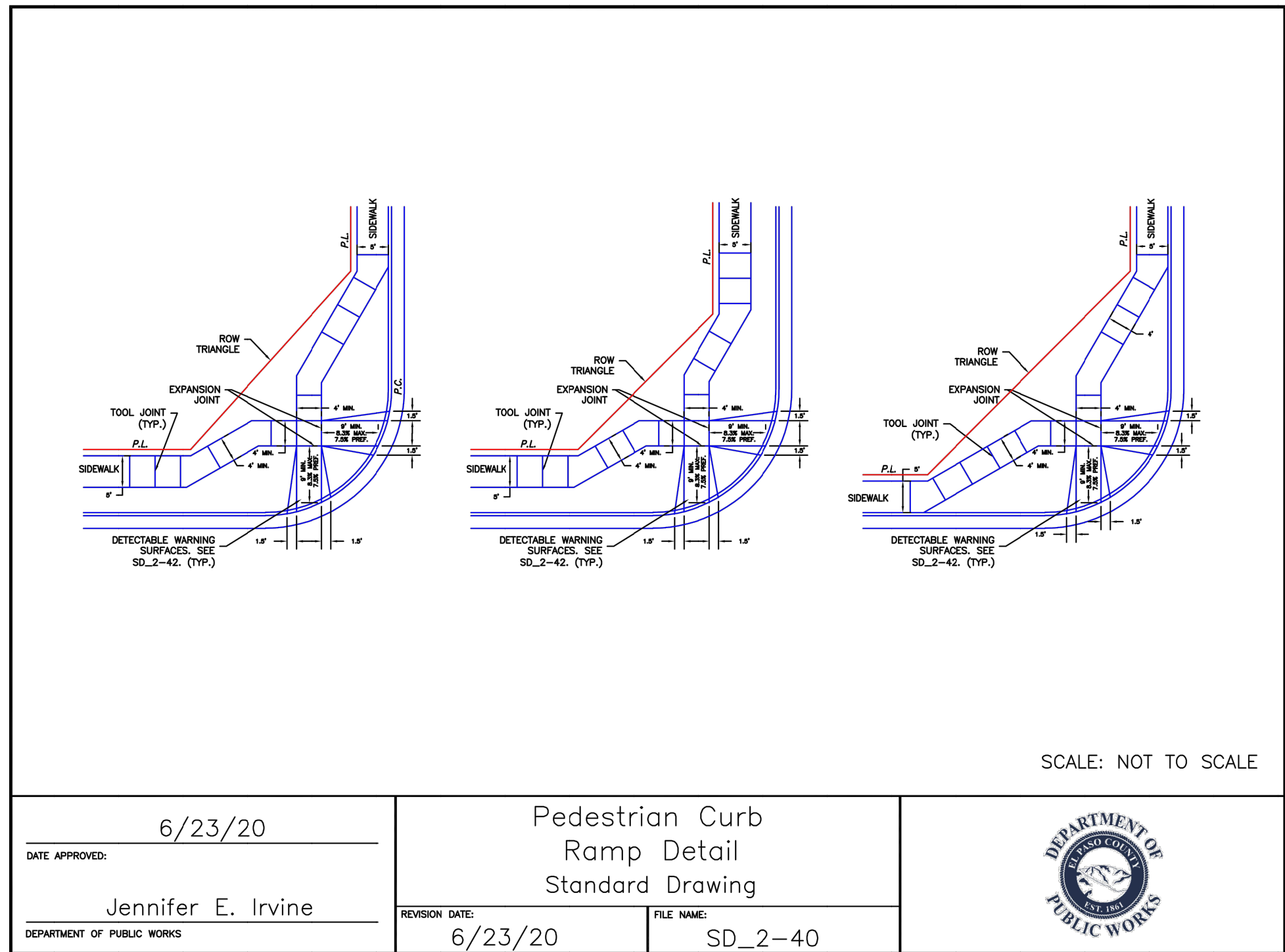
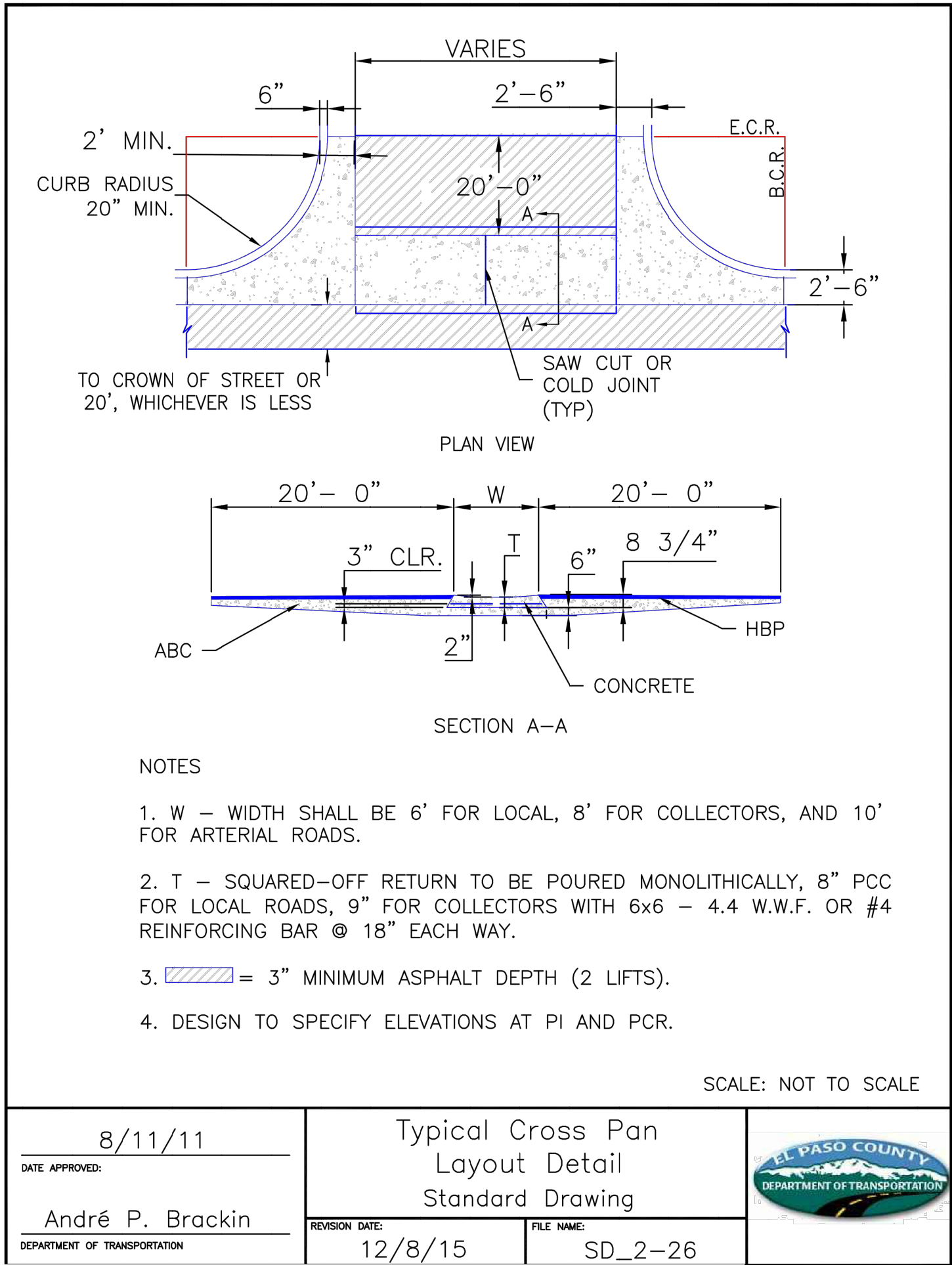
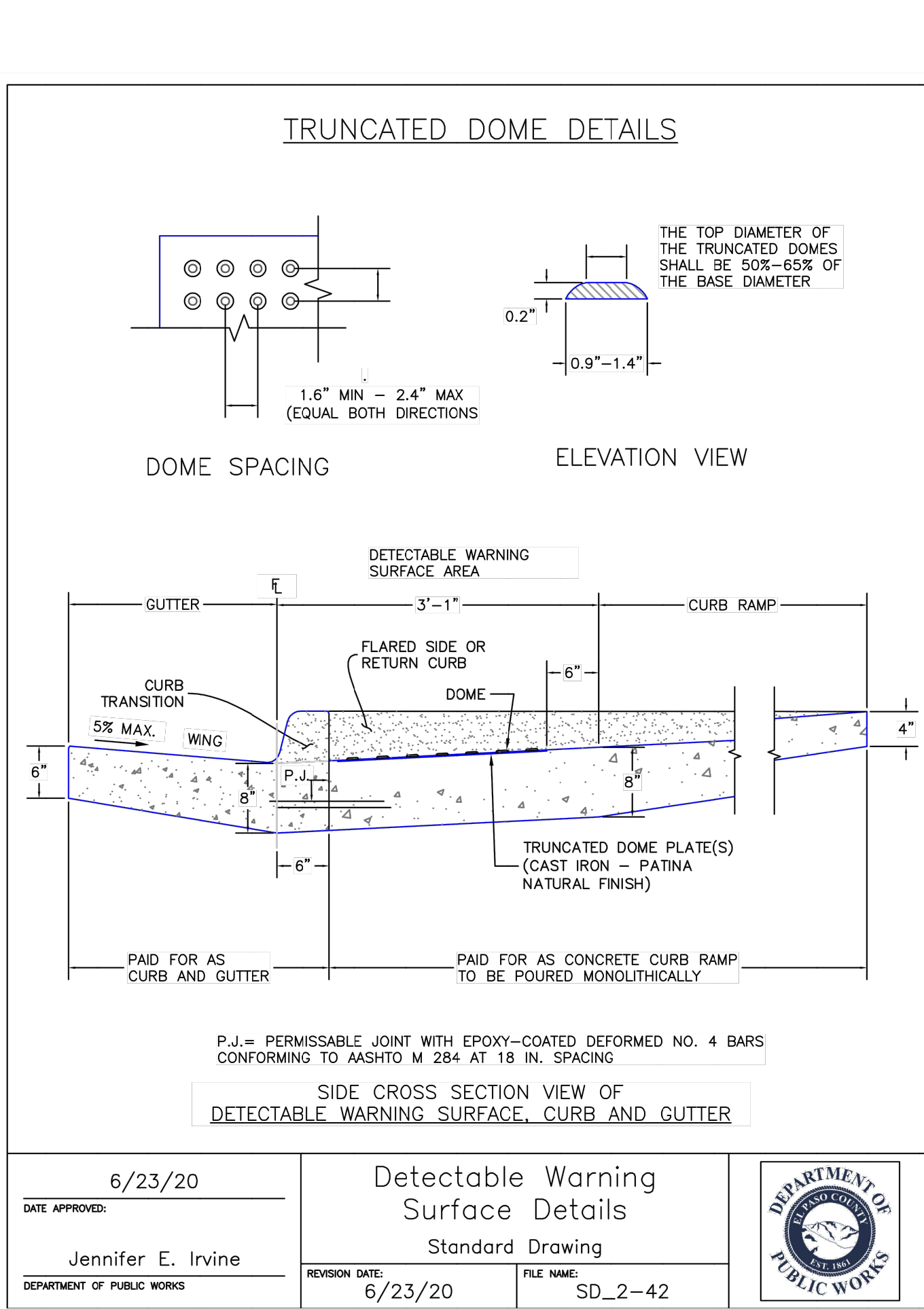
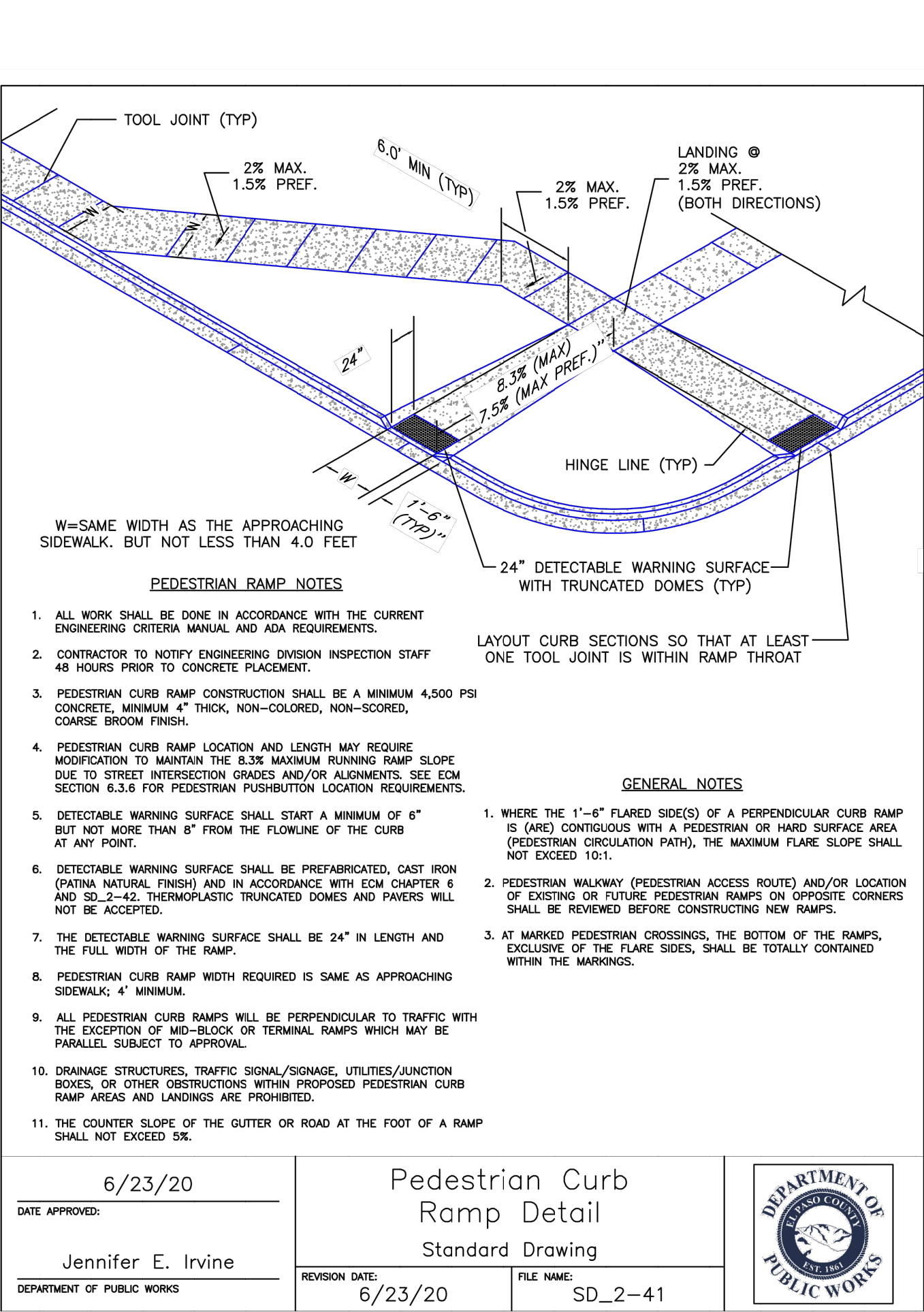
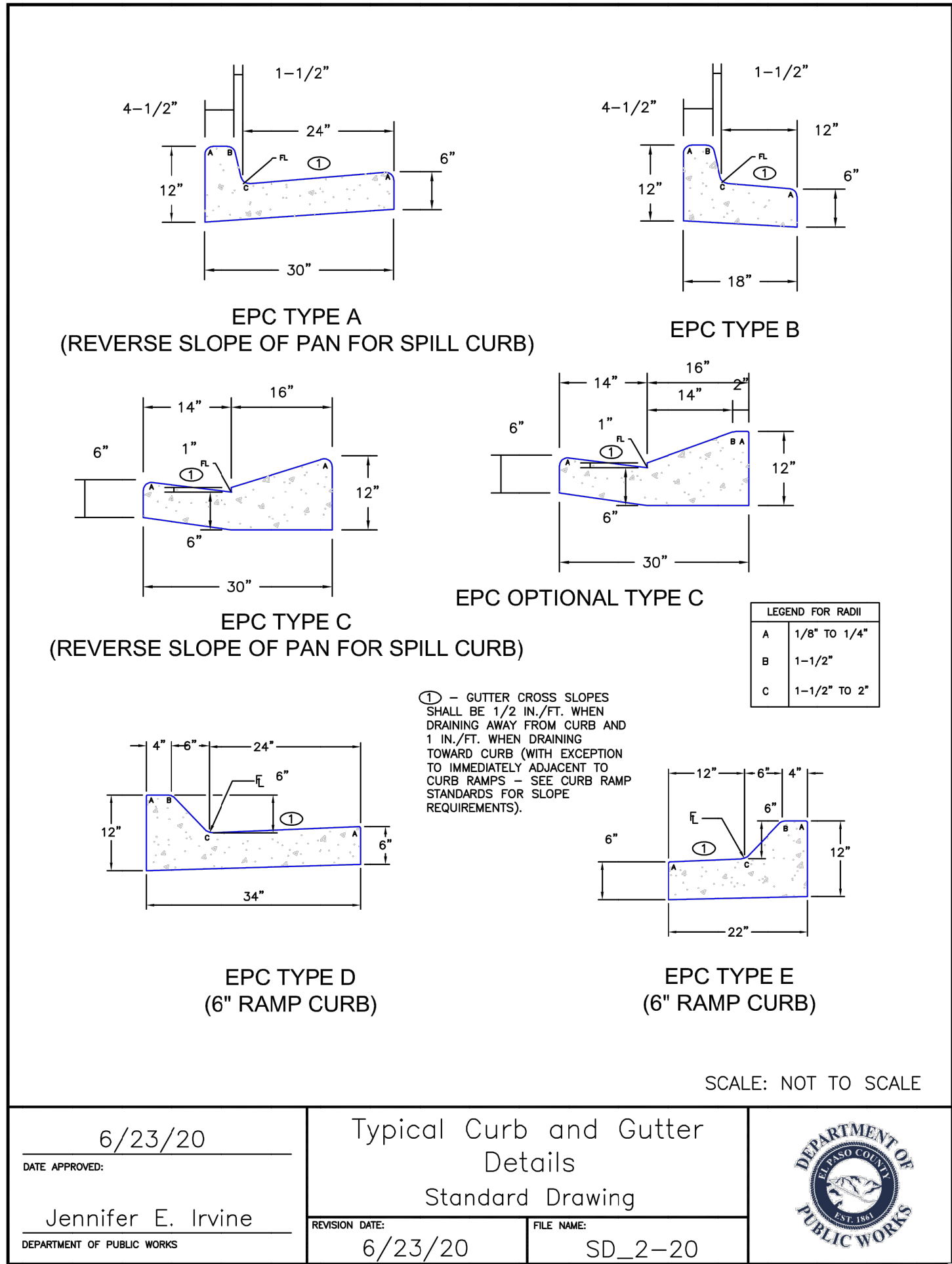
CROSSROADS MIXED USE

CONSTRUCTION NOTES

PROJECT NO. 18-003
SCALE: HORIZONTAL: N/A
VERTICAL: N/A
DATE: 07/29/2021
DESIGNED BY: CLP
DRAWN BY: CLP
CHECKED BY: VAS

SI02

SHEET 2 OF 19



EL PASO COUNTY FILE NO. SP 20-011



STREET DESIGN:	
REVIEW:	
TRAFFIC ENGINEERING:	DATE:
CURB & GUTTER:	DATE:
FINAL REVIEW:	DATE:
DRAINAGE DESIGN:	
DRAINAGE REVIEW:	DATE:
FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.	

CROSSROADS MIXED USE

STREET SECTIONS AND DETAILS

PROJECT NO. 18-003

DATE: 07/29/2021

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

DESIGNED BY: CLP

DRAWN BY: CLP

CHECKED BY: VAS

SHEET 3 OF 19

S103

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

CIVIL CONSULTANTS, INC.

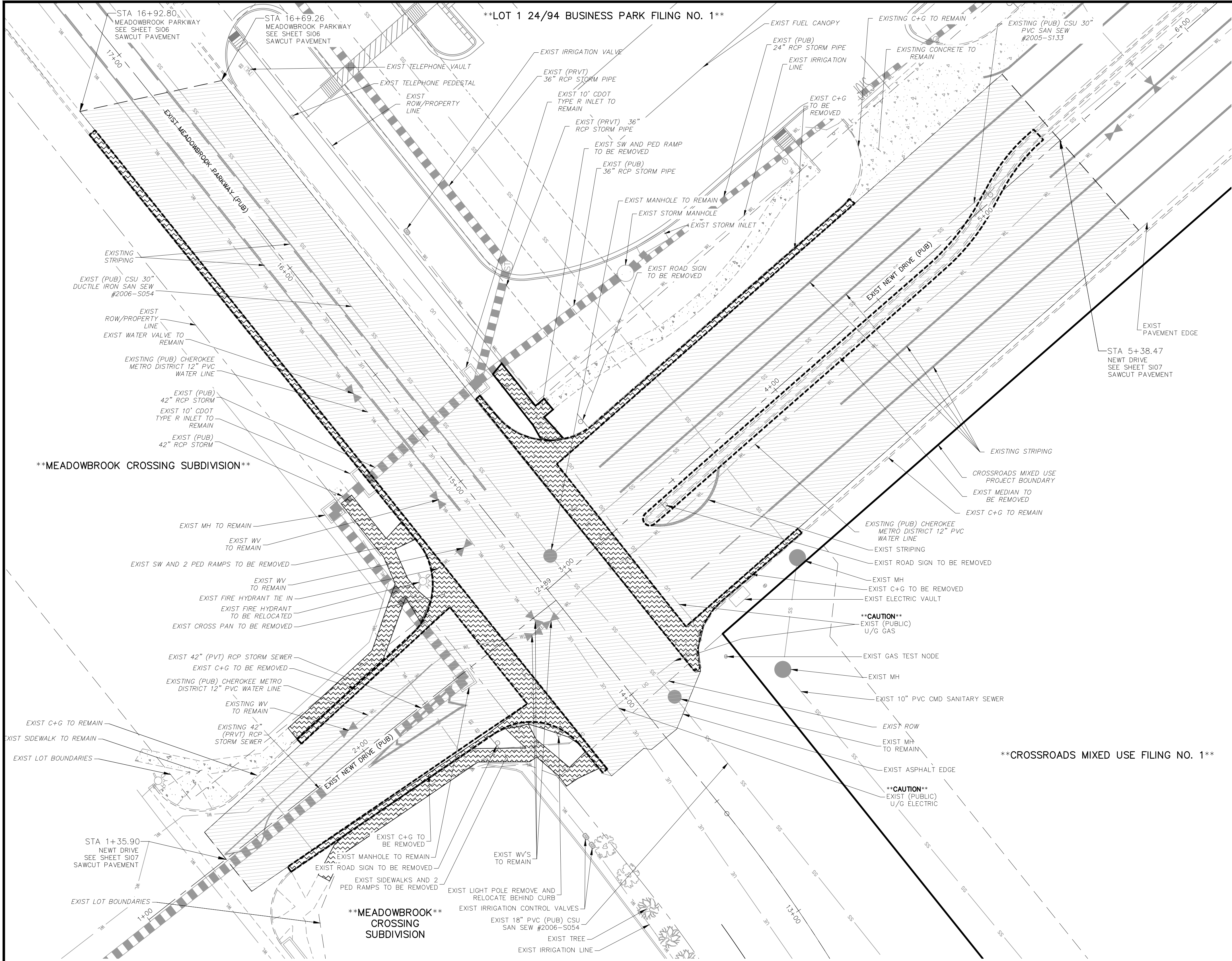
FOR AND ON BEHALF OF
MRS. CIVIL CONSULTANTS, INC.

FOR 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.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

CAUTION



NEWT DRIVE AND MEADOWBROOK PARKWAY
DEMO PLAN
SCALE: 1"=20'

ABBREVIATION LEGEND

CL	CENTERLINE INTERSECTION	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	PE	PEDESTRIAN
CSU	COLORADO SPRINGS UTILITIES DISTRICT	SW	SIDEWALK

CROSSROADS MIXED USE

DEMOLITION PLAN

PROJECT NO. 18-003

DATE: 07/29/2021

SCALE: HORIZONTAL: N/A

DESIGNED BY: CLP

DRAWN BY: CW

CHECKED BY: VAS

SHEET 4 OF 19

S104

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.

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 OF THESE PLANS.

CAUTION

EL PASO COUNTY FILE NO. SP 20-011

STREET DESIGN:

REVIEW:

TRAFFIC ENGINEERING: _____ DATE: _____

CURB & GUTTER: _____ DATE: _____

FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN:

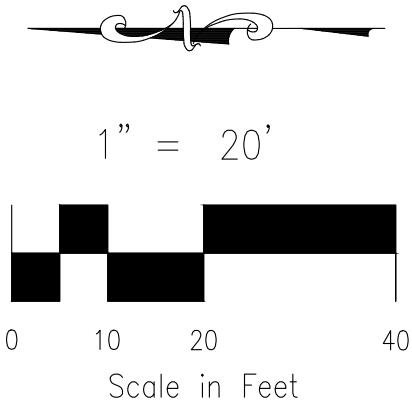
DRAINAGE REVIEW: _____ DATE: _____

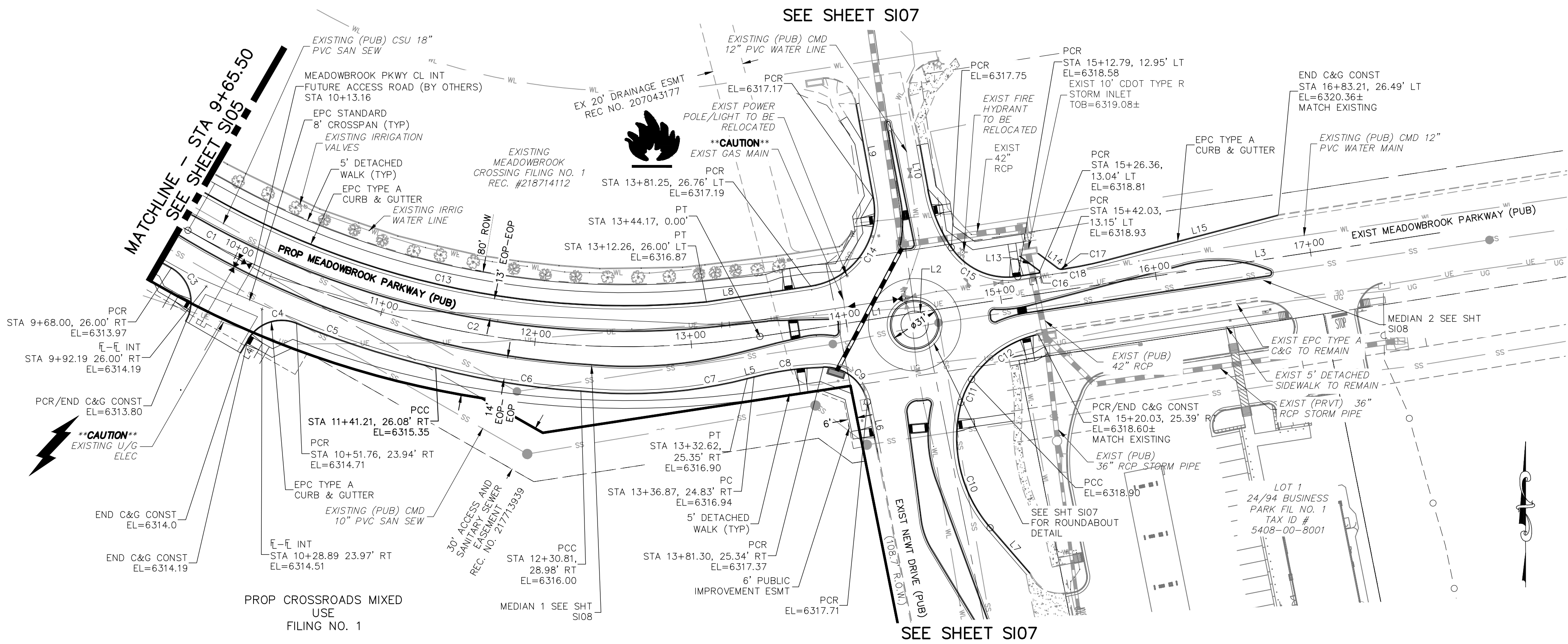
FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.



FOR LOCATING
& MARKING
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ELECTRIC,
WATER &
TELEPHONE
LINES

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





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.

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

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	47.66	565.00	4.83
C2	331.02	565.00	33.57

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

FLOWLINE CURVE TABLE

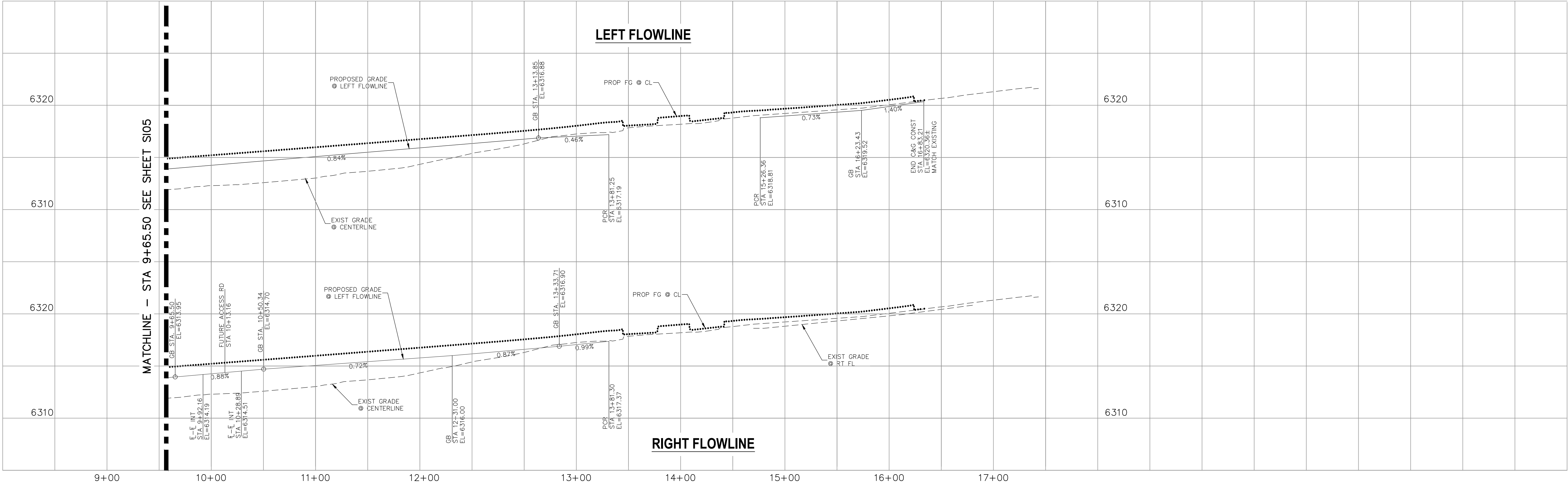
CURVE	LENGTH	RADIUS	DELTA
C3	39.56	25.00	90°40'15"
C4	35.86	25.00	82°10'54"
C5	93.44	587.00	9°07'12"
C6	94.05	501.84	10°44'15"
C7	107.18	302.00	20°20'03"
C8	44.85	198.00	12°58'38"
C9	39.05	28.00	79°54'19"
C10	85.59	88.23	55°34'55"
C11	16.27	47.62	19°34'30"
C12	52.59	69.93	43°05'15"
C13	330.80	539.00	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"

FLOWLINE LINE TABLE

LINE	LENGTH	DIRECTION
L5	4.47	N45° 32' 32.26"E
L6	33.91	S41° 34' 30.75"E
L7	38.75	N70° 49' 17.59"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

1" = 50'

0 25 50 100
Scale in Feet



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TELEPHONE
LINES

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STREET DESIGN:

REVIEW:

TRAFFIC ENGINEERING: _____ DATE: _____

CURB & GUTTER: _____ DATE: _____

FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN:

DRAINAGE REVIEW: _____ DATE: _____

FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE

2001, AS AMENDED.

EL PASO COUNTY FILE NO. SP 20-011

DESIGN DATA:

SIDEWALKS: WIDTH(S) 5' ASPHALT THICKNESS:

LOCATION: Attached ☒ AC Surface

Detached ☒ AB Base

CURB TYPE 1 ☒ CURB TYPE 0 ☒ AGG. BASE THICKNESS:

CURB WIDTH 5' Class 6

ROW WIDTH 80'/VARIES EOP-EOP 48'/VARIES

STREET TYPE COLLECTOR HVEEM Class 2

DESIGN SPEED 45 MPH

CROSSROADS MIXED USE

STREET IMPROVEMENT PLANS

PROJECT NO. 18-003 DATE: 07/29/2021 SCALE: HORIZONTAL: 50' VERTICAL: 5'

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

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

CIVIL CONSULTANTS, INC.

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

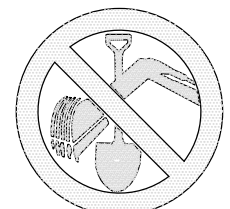
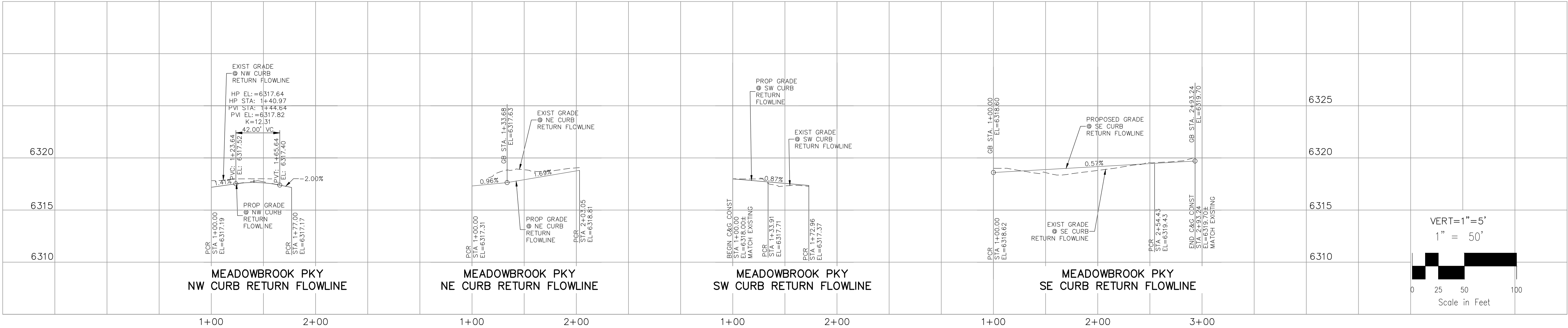
FOR AND ON
BEHALF OF
WAS CIVIL
CONSULTANTS,
INC.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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

CAUTION



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STREET DESIGN:

REVIEW:

TRAFFIC ENGINEERING: _____ DATE: _____

CURB & GUTTER: _____ DATE: _____

FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN:

DRAINAGE REVIEW: _____ DATE: _____

FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.

DESIGN DATA:

SIDEWALKS: WIDTH(S) _____ 5' _____ ASPHALT THICKNESS: _____

LOCATION: Attached ☒ _____ AC Surface _____

Detached ☒ _____ AB Base _____

CURB TYPE 1 ☒ CURB TYPE 0 ☒ AGG. BASE THICKNESS: _____

CURB TYPE 5 ☒ Class 6 _____

ROW WIDTH 80'/VARIES _____ EOP-EOP 48'/VARIES _____ Class 5 _____

STREET TYPE COLLECTOR _____ HVEEM _____ Class 2 _____

DESIGN SPEED 45 MPH _____

REVISIONS:

NO. DATE BY DESCRIPTION

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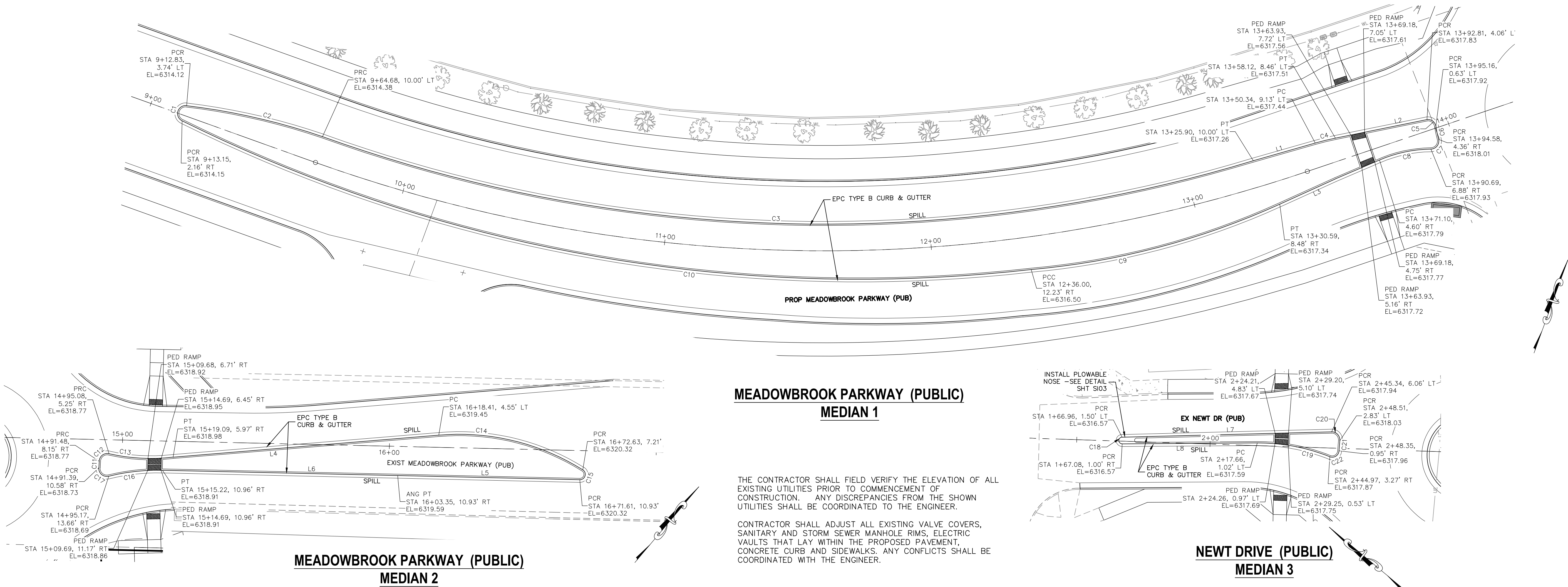
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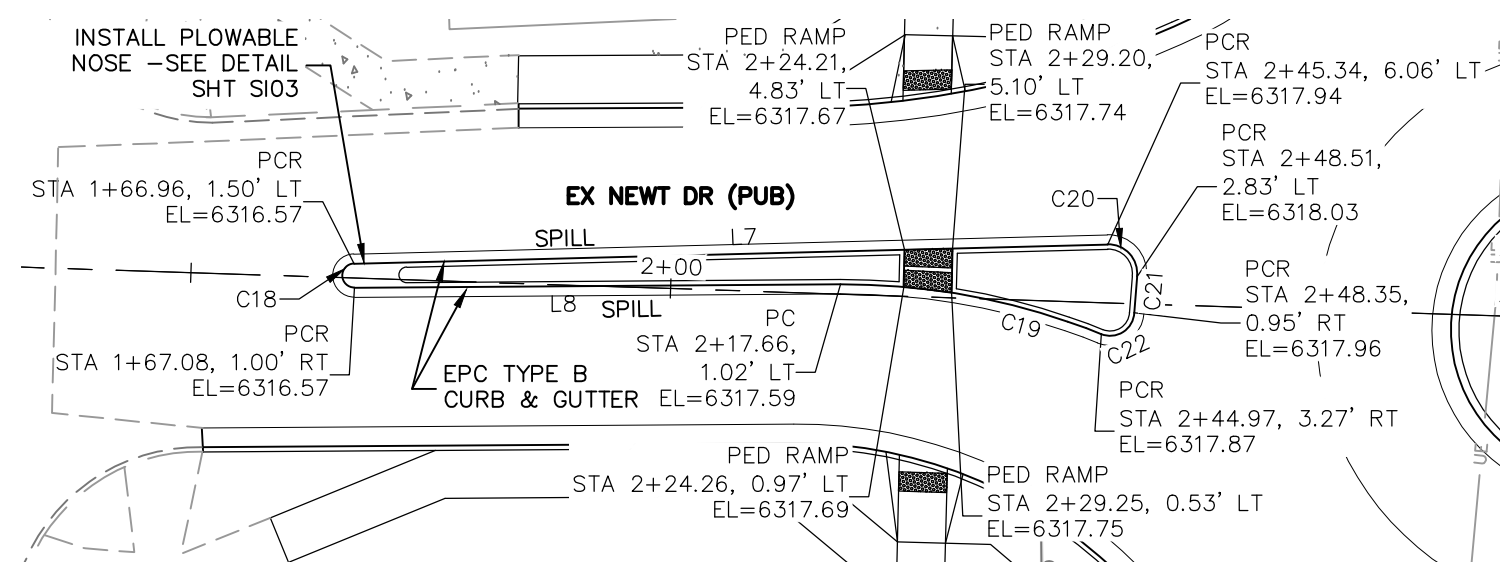
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**MEADOWBROOK PARKWAY (PUBLIC)
MEDIAN 1**

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.

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.



**NEWT DRIVE (PUBLIC)
MEDIAN 3**

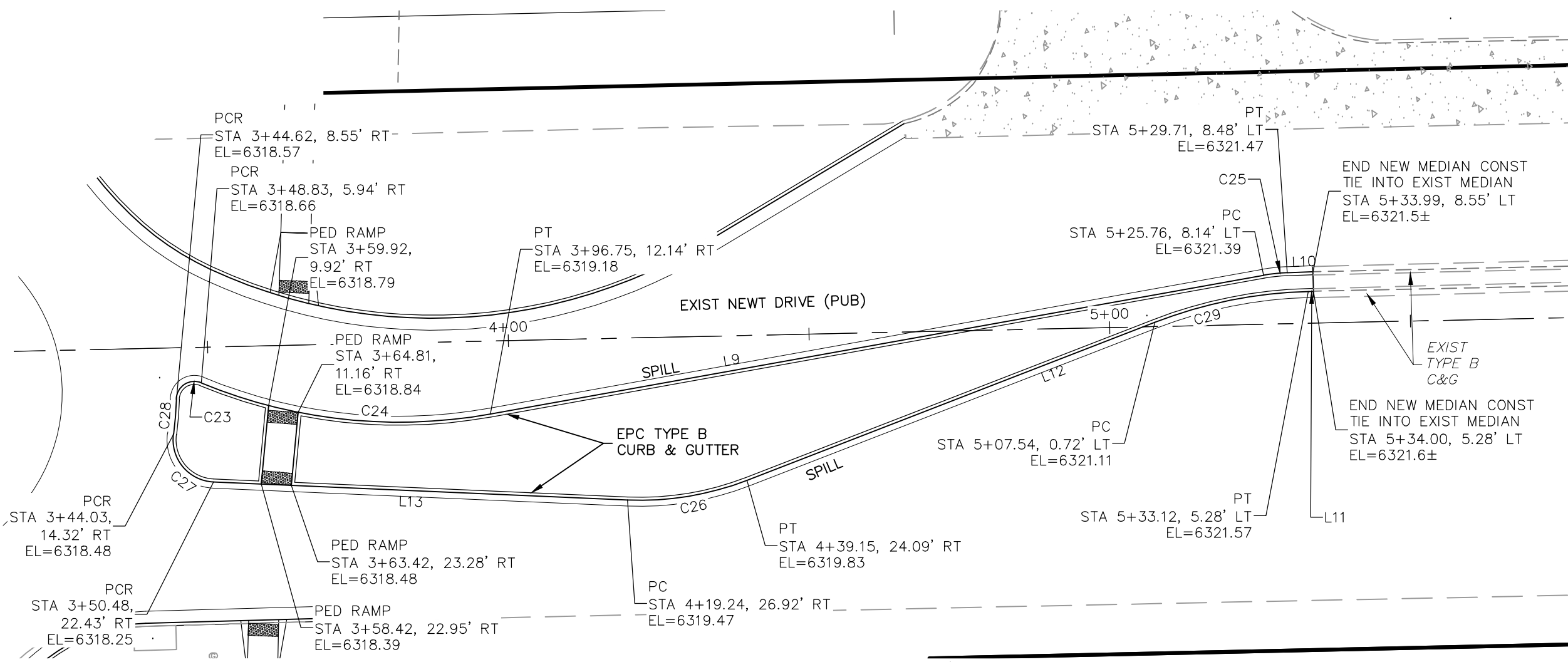
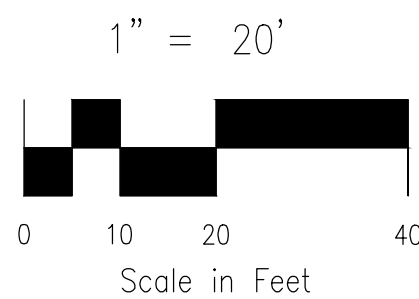
FLOWLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	24.14	N54°03'46"E
L2	35.01	N58°32'10"E
L3	22.82	S45°32'32"W
L4	99.88	S45°16'13"W
L5	68.26	N51°18'48"E
L6	88.12	N51°17'38"E
L7	78.52	S41°26'29"E
L8	50.61	S40°23'42"E
L9	130.60	S50°10'38"E
L10	4.28	S42°03'37"E
L11	0.88	N41°29'49"W
L12	72.76	N61°10'53"W
L13	68.90	S37°30'19"E

FLOWLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	8.40	3.00	160°26'53"
C2	52.30	249.00	12°02'01"
C3	354.85	555.00	36°37'58"
C4	7.81	100.00	4°28'24"
C5	4.60	3.00	87°53'19"
C6	4.88	48.50	5°45'50"
C7	5.44	3.00	103°57'33"
C8	19.84	51.00	22°17'22"
C9	96.75	285.00	19°27'00"
C10	327.40	571.00	32°51'07"
C11	2.43	48.50	2°52'21"
C12	5.27	3.00	100°38'26"
C13	24.17	71.00	19°30'24"
C14	56.47	87.00	37°11'11"
C15	5.21	2.00	149°10'18"

FLOWLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C16	20.29	76.00	151°7'56"
C17	5.71	3.00	109°01'01"
C18	3.90	1.25	178°57'13"
C19	24.11	71.00	19°27'35"
C20	5.12	3.00	97°46'23"
C21	3.78	53.63	4°02'17"
C22	4.81	2.50	110°17'14"
C23	5.83	3.00	111°22'11"
C24	48.98	86.00	32°37'58"
C25	3.97	28.00	8°07'02"
C26	20.25	49.00	23°40'34"
C27	11.67	7.00	95°31'56"
C28	5.80	48.50	6°50'57"
C29	26.11	76.00	19°41'04"

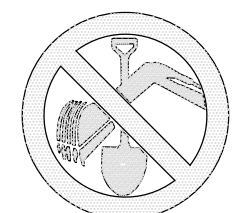
ABBREVIATION LEGEND

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



**NEWT DRIVE (PUBLIC)
MEDIAN 4**

EL PASO COUNTY FILE NO. SP 20-011



FOR LOCATING
& MARKING
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LINES

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STREET DESIGN:

REVIEW:

TRAFFIC ENGINEERING: _____ DATE: _____

CURB & GUTTER: _____ DATE: _____

FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN:

DRAINAGE REVIEW: _____ DATE: _____

FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE

2001, AS AMENDED.

DESIGN DATA:

SIDEWALKS: WIDTH(S) 5' ASPHALT THICKNESS:

LOCATION: Attached ☒ AC Surface

Detached ☒ AB Base

CURB TYPE 1 ☒ CURB TYPE 0 ☒ AGG. BASE THICKNESS:

CURB WIDTH 5 ☒ Class 6

ROW WIDTH 80'/VARIES EOP-EOP 48'/VARIES

STREET TYPE COLLECTOR HVEEM Class 2

DESIGN SPEED 45 MPH

CROSSROADS MIXED USE

MEDIAN DETAILS

DATE: 07/29/2021

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

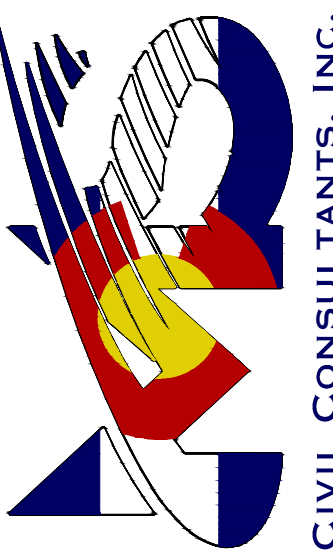
PROJECT NO. 18-003

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

S108

SHEET 8 OF 19

210 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465



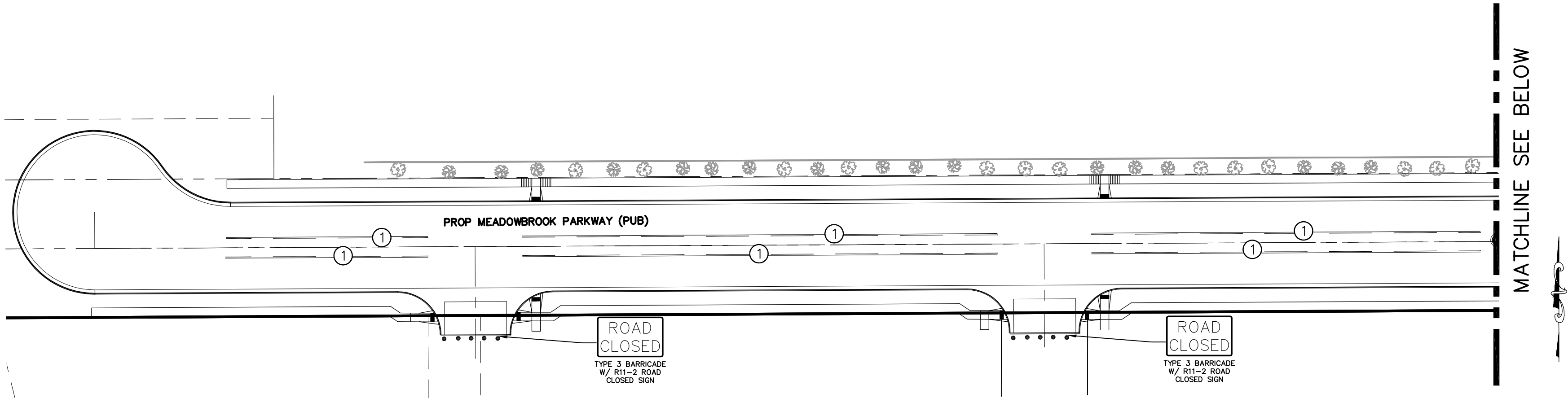
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON
BEHALF OF
CIVIL
CONSULTANTS,
INC.

REVISIONS: NO. DATE BY DESCRIPTION

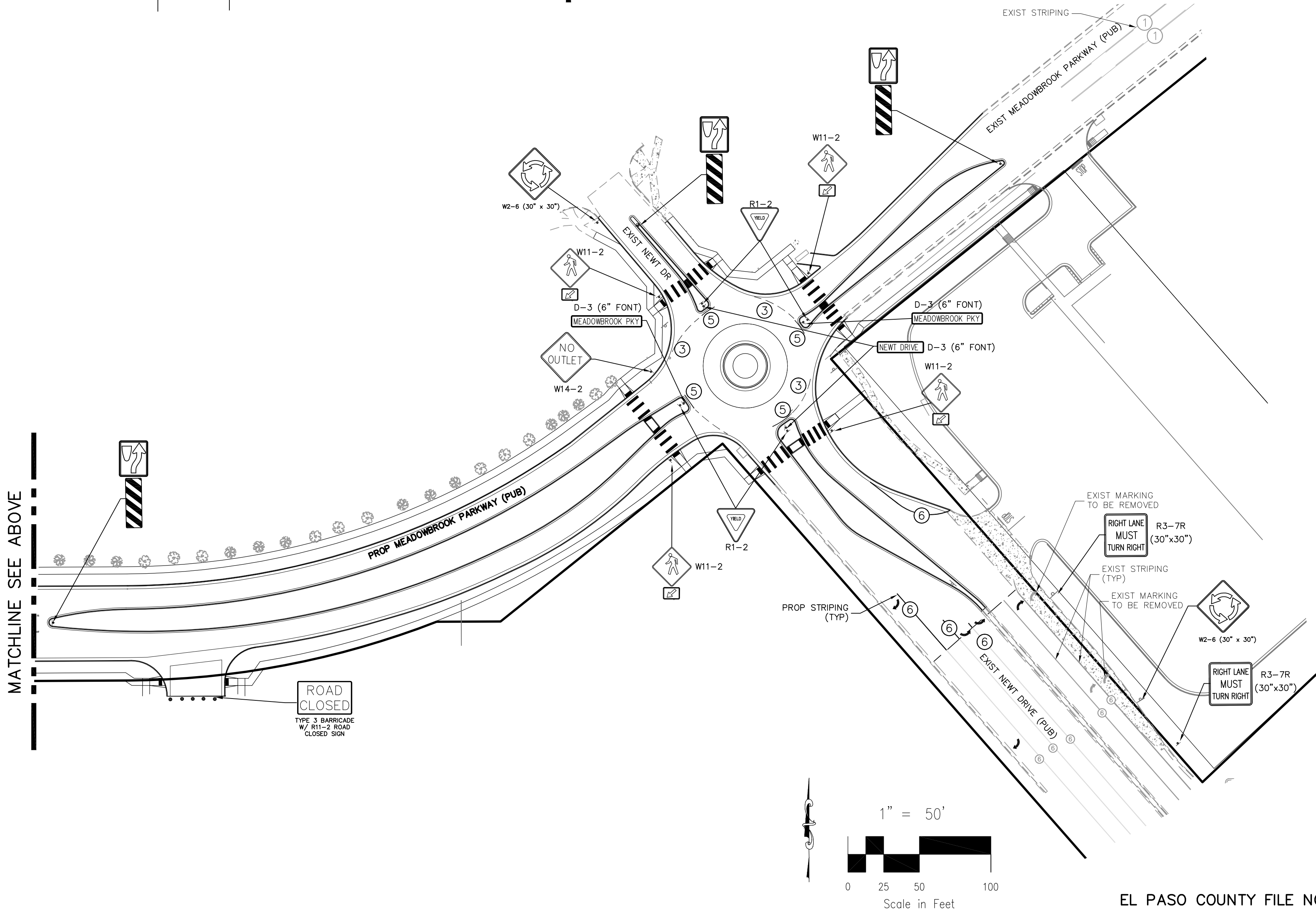
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CAUTION



STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	2-WAY LEFT TURN LANE MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE, INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30" GAPS
②	2-WAY CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 4" APART
③	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30" GAPS
④	BROKEN EDGE/BIKE LANE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 5' SEGMENTS WITH 15" GAPS
⑤	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 6" WIDE
⑥	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑦	STOP LINES (THERMO PLASTIC)	SOLID WHITE, 24" WIDE
⑧	CHEVRON/DIAGONAL CROSSHATCH	SOLID WHITE, 12" WIDE

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



NOTE TO CONTRACTOR:

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



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

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

STREET DESIGN:

REVIEW:

TRAFFIC ENGINEERING: _____ DATE: _____

CURB & GUTTER: _____ DATE: _____

FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN:

DRAINAGE REVIEW: _____ DATE: _____

FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE

2001, AS AMENDED.

DESIGN DATA:

SIDEWALKS: WIDTH(S) _____ 5' _____ ASPHALT THICKNESS: _____

LOCATION: Attached ☐ AC Surface _____

Detached ☒ AB Base _____

CURB TYPE A ☒ CURB TYPE D ☐ AGG. BASE THICKNESS: _____

CURB TYPE B ☐ Class 6 _____

ROW WIDTH 80'/VARIES EOP-EOP 48'/VARIES Class 5 _____

STREET TYPE COLLECTOR HVEEM Class 2 _____

DESIGN SPEED 45 MPH _____

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

REVISIONS: NO. DATE BY DESCRIPTION

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



FOR AND ON
BEHALF OF
BES CIVIL
CONSULTANTS,
INC.

THE ENGINEER PREPARED 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

CROSSROADS MIXED USE

SIGNAGE AND STRIPING PLAN

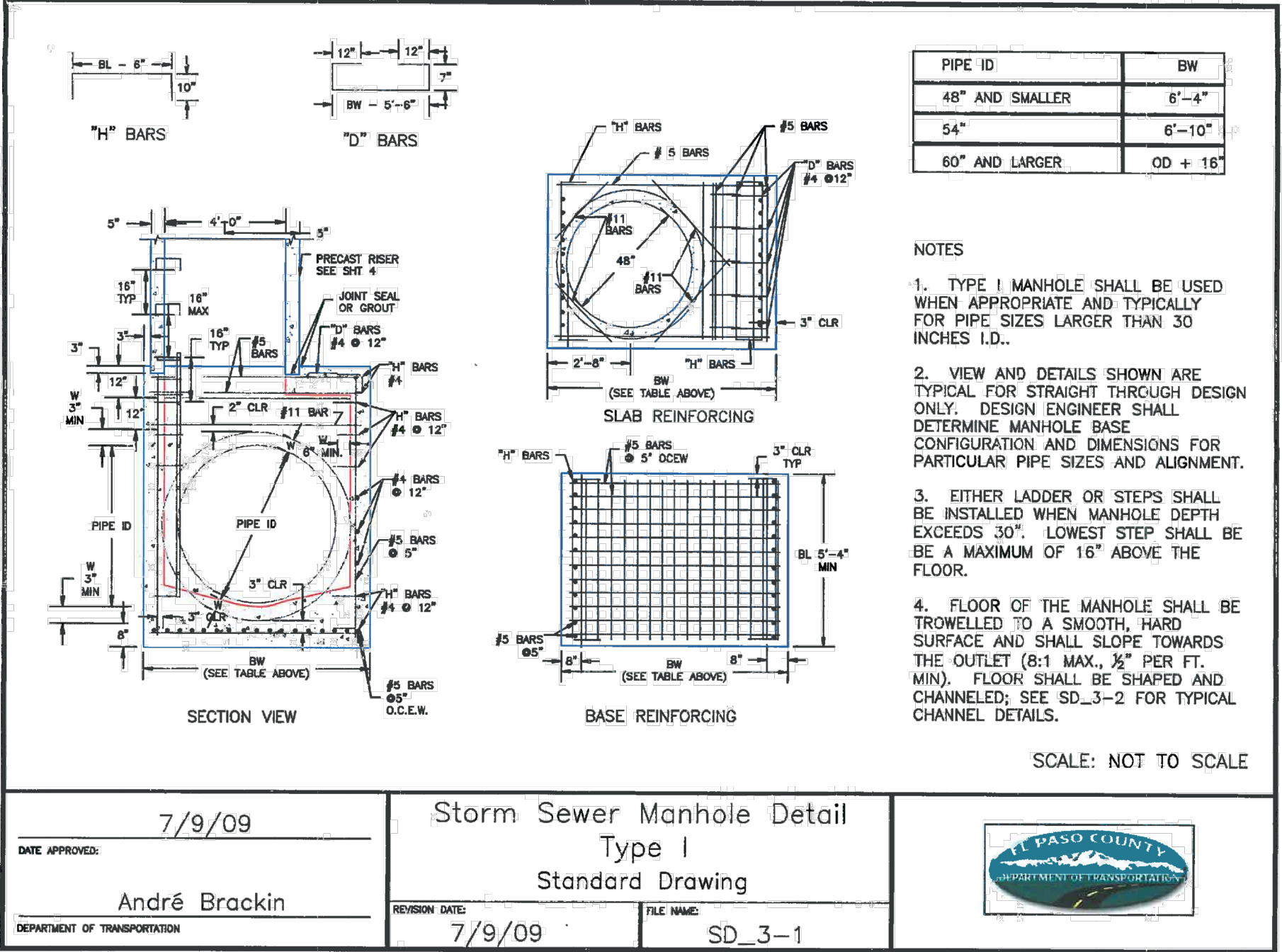
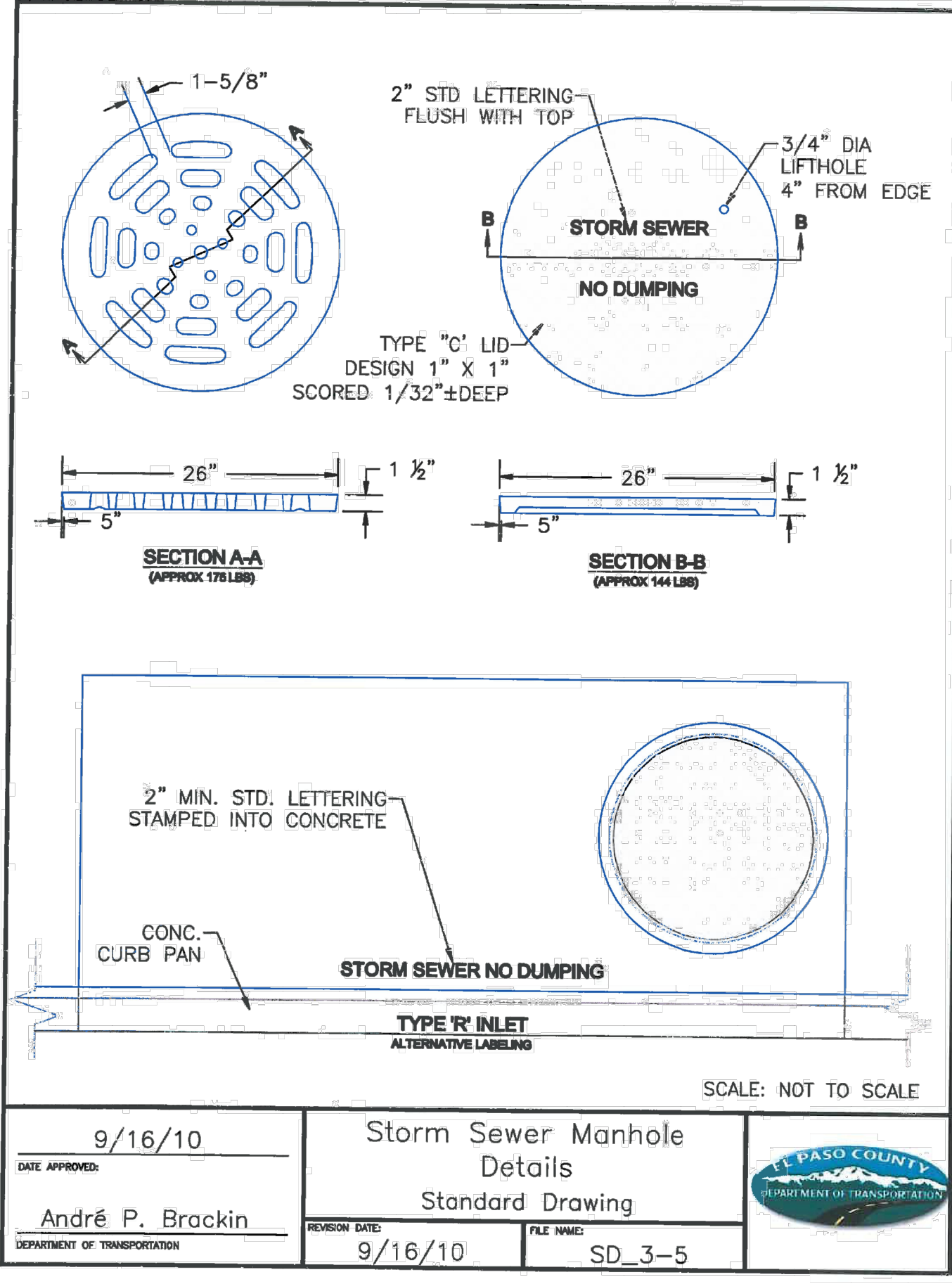
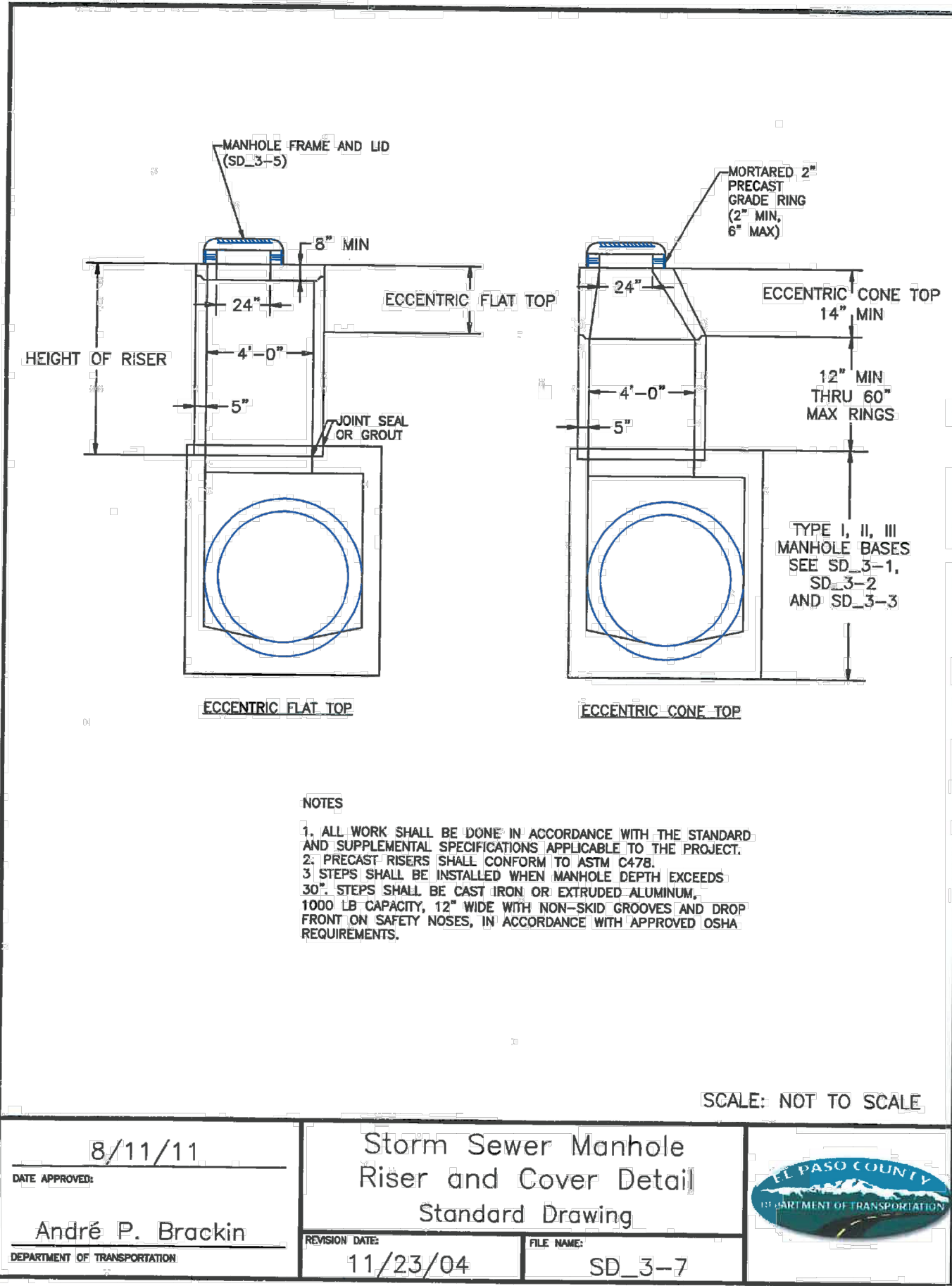
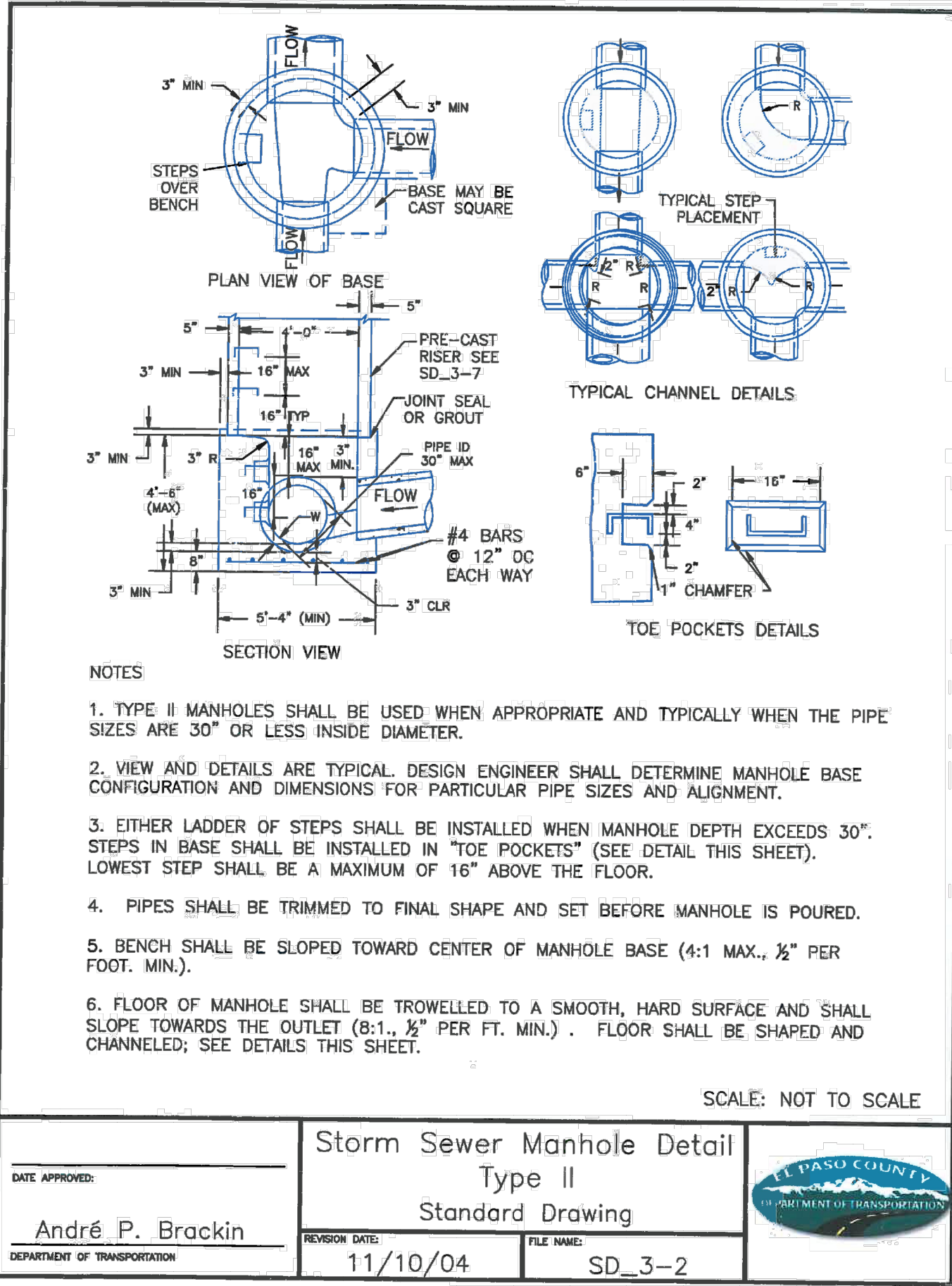
PROJECT NO. 18-003 SCALE: HORIZONTAL: 1"=50' DATE: 07/29/2021

DESIGNED BY: CLP CHECKED BY: VAS

DRAWN BY: CLP SHEET 9 OF 19

S109

CAUTION



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 MANUFACTURES 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
SPICE 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 (fc) OF 4,000 PSI AT 28 DAYS. ALL CONCRETE PLACED AGAINST SOIL SHALL BE TYPE II PORTLAND CEMENT. ALL EXPOSED CORNERS SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE SPECIFIED.
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



CROSS ROAD MIXED USE

STORM SEWER PLANS

PROJECT NO. 18-003

DATE: 07-29-21

SCALE: HORIZONTAL: NA VERTICAL: NA

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

ST02

SHEET 11 OF 19

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

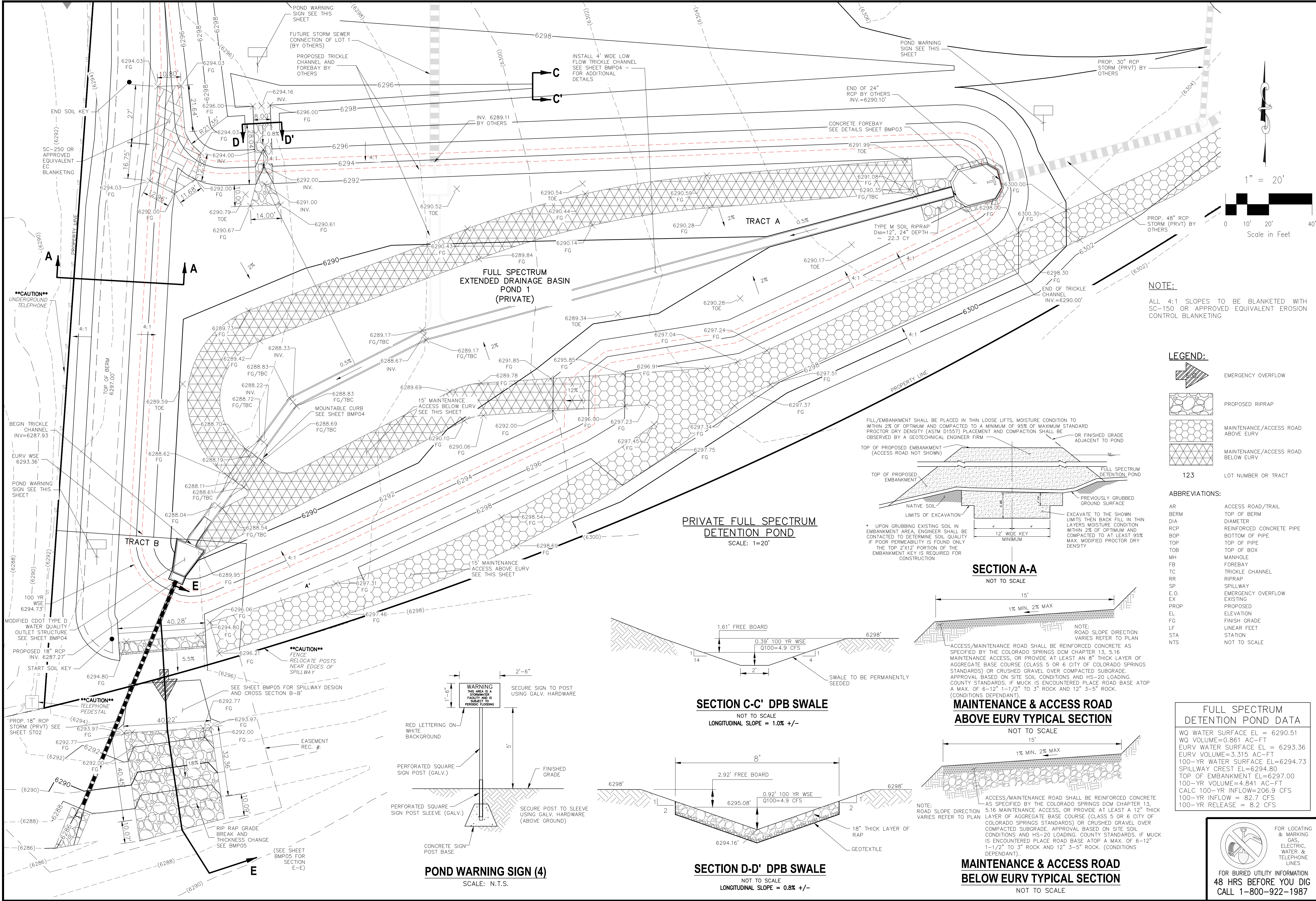
FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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CAUTION



CROSSROADS MIXED USE

PERMANENT BMP PLAN

PROJECT NO. 18-003

DATE: 7/30/2021

SCALE: HORIZONTAL: VERTICAL: N/A

DESIGNED BY: CWM

DRAWN BY: CWM

CHECKED BY: DLM

BMP01

SHEET 13 OF 19

217 N. WAHATCH AVE. STE 305

COLORADO SPRINGS CO 80903

PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF

MAJOR CIVIL CONSULTANTS, INC.

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:

CAUTION

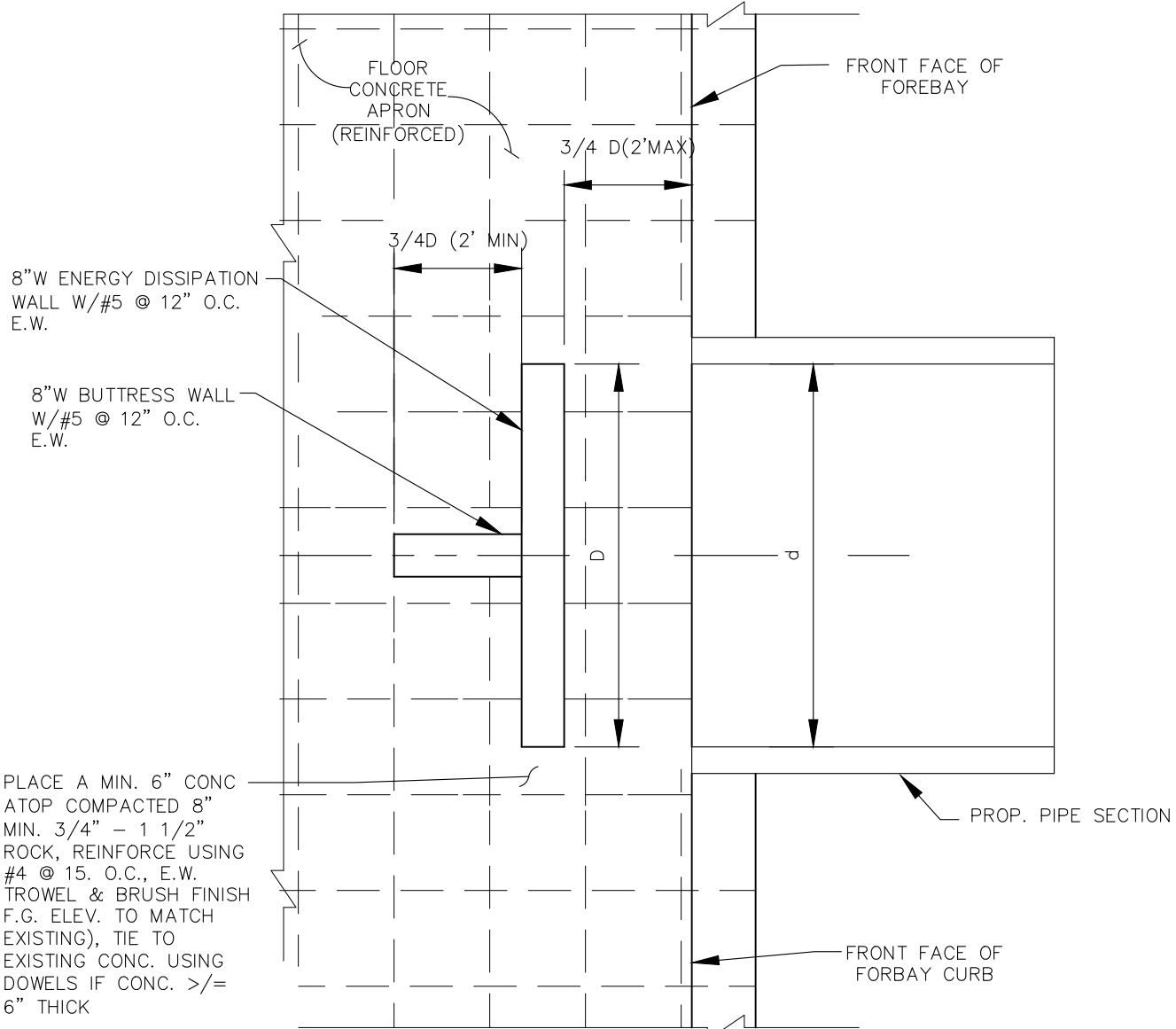
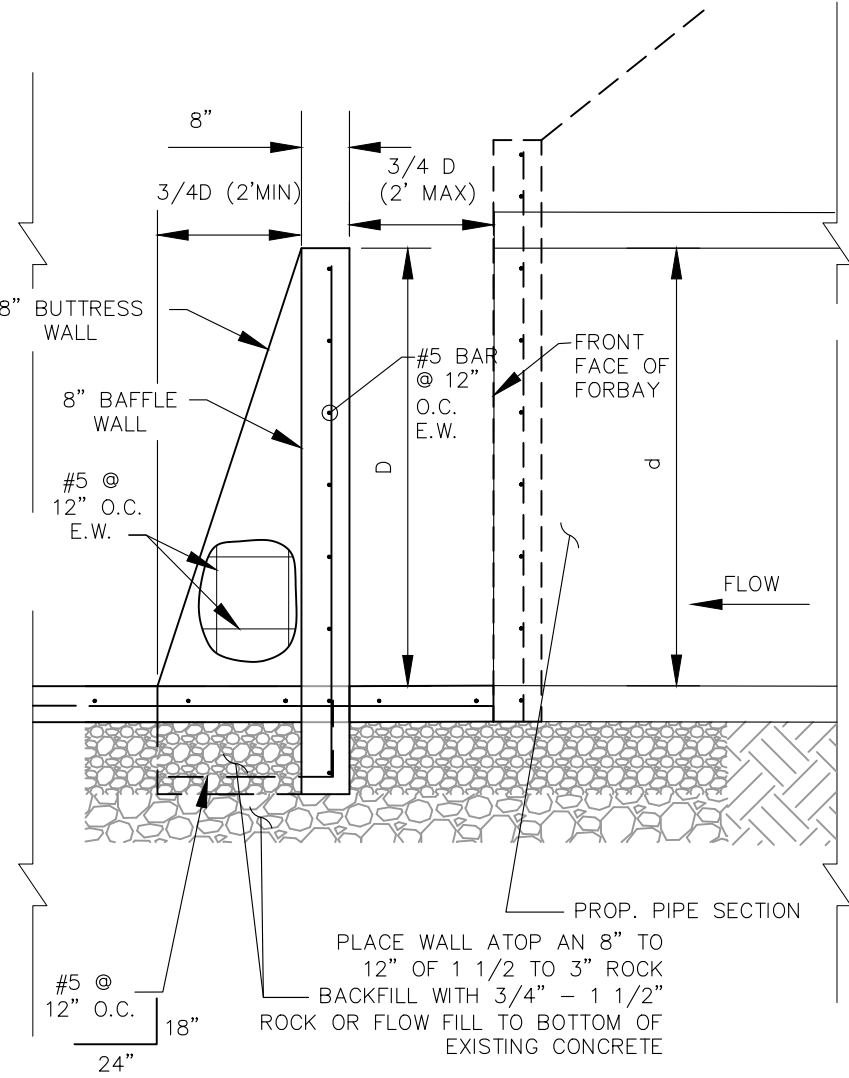
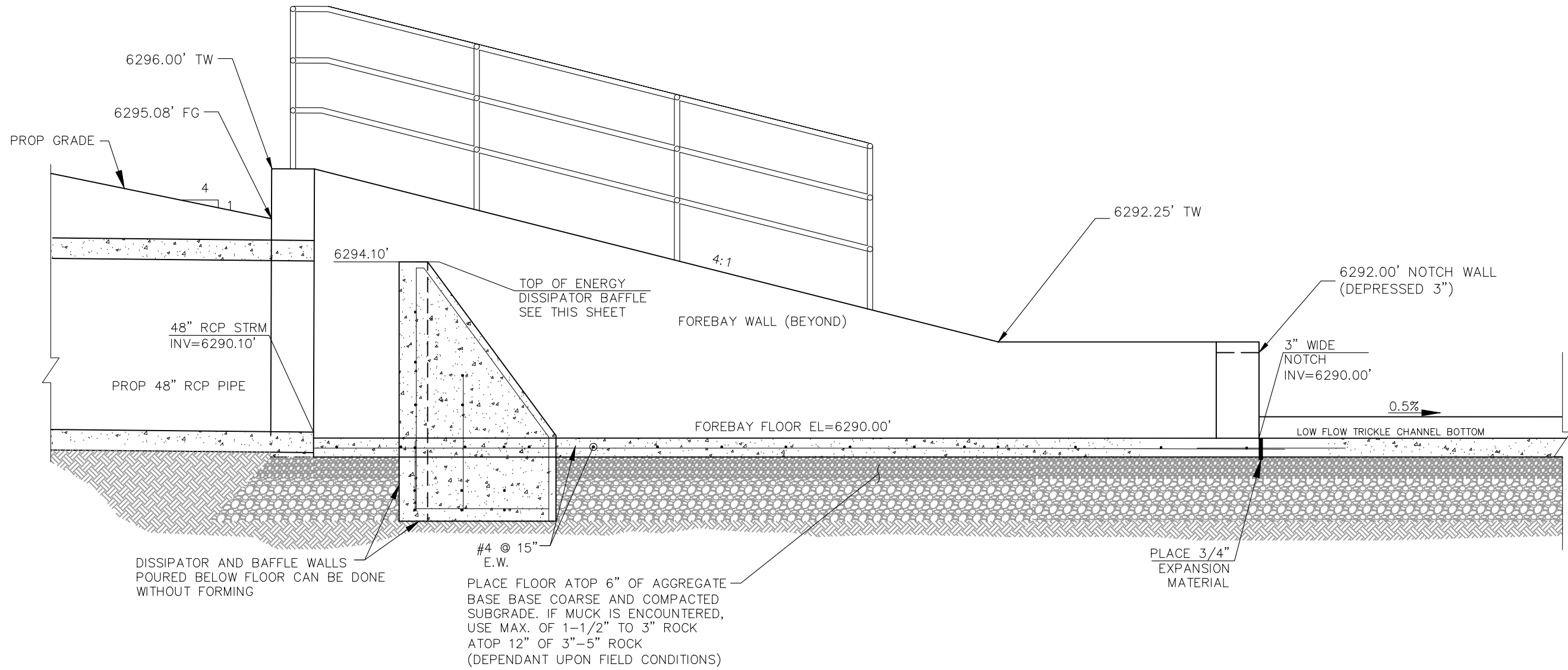
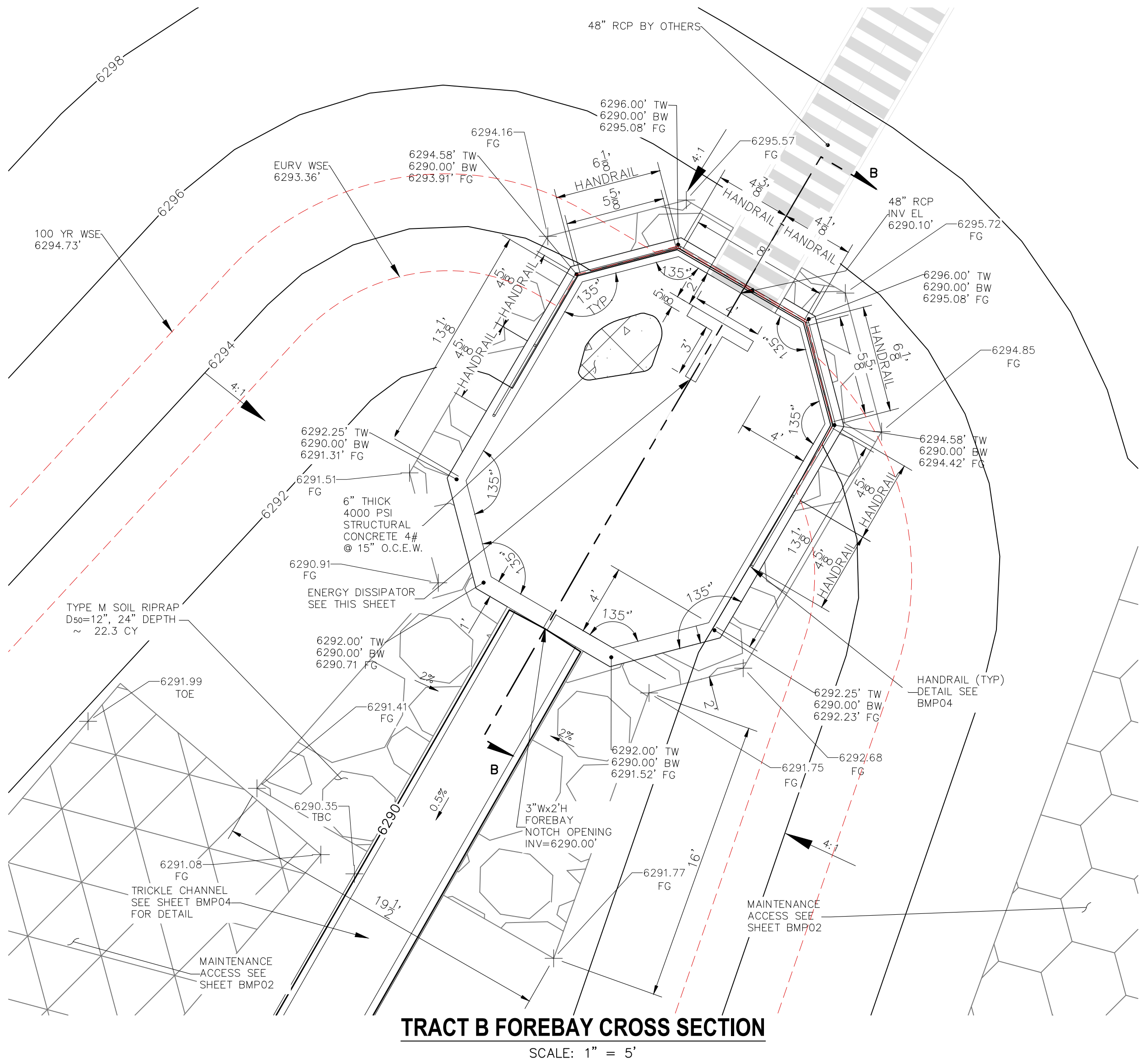


TABLE			
RCP PIPE SIZE INCH	d (WIDTH) INCH	BUTTRUSS WALL FT	DISSIPATION WALL (D) FT
48"	48"	3'	4'



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

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CROSSROADS MIXED USE

FOREBAY DETAILS

PROJECT NO. 18-003

DATE: 7/30/21

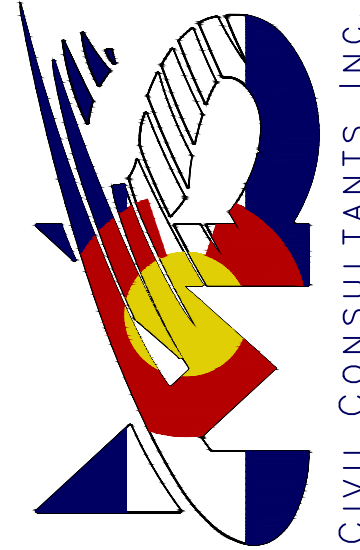
SCALE: HORIZONTAL: VARIES VERTICAL: N/A

DESIGNED BY: CWM

DRAWN BY: CWM

CHECKED BY: DLM

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



CIVIL CONSULTANTS, INC.

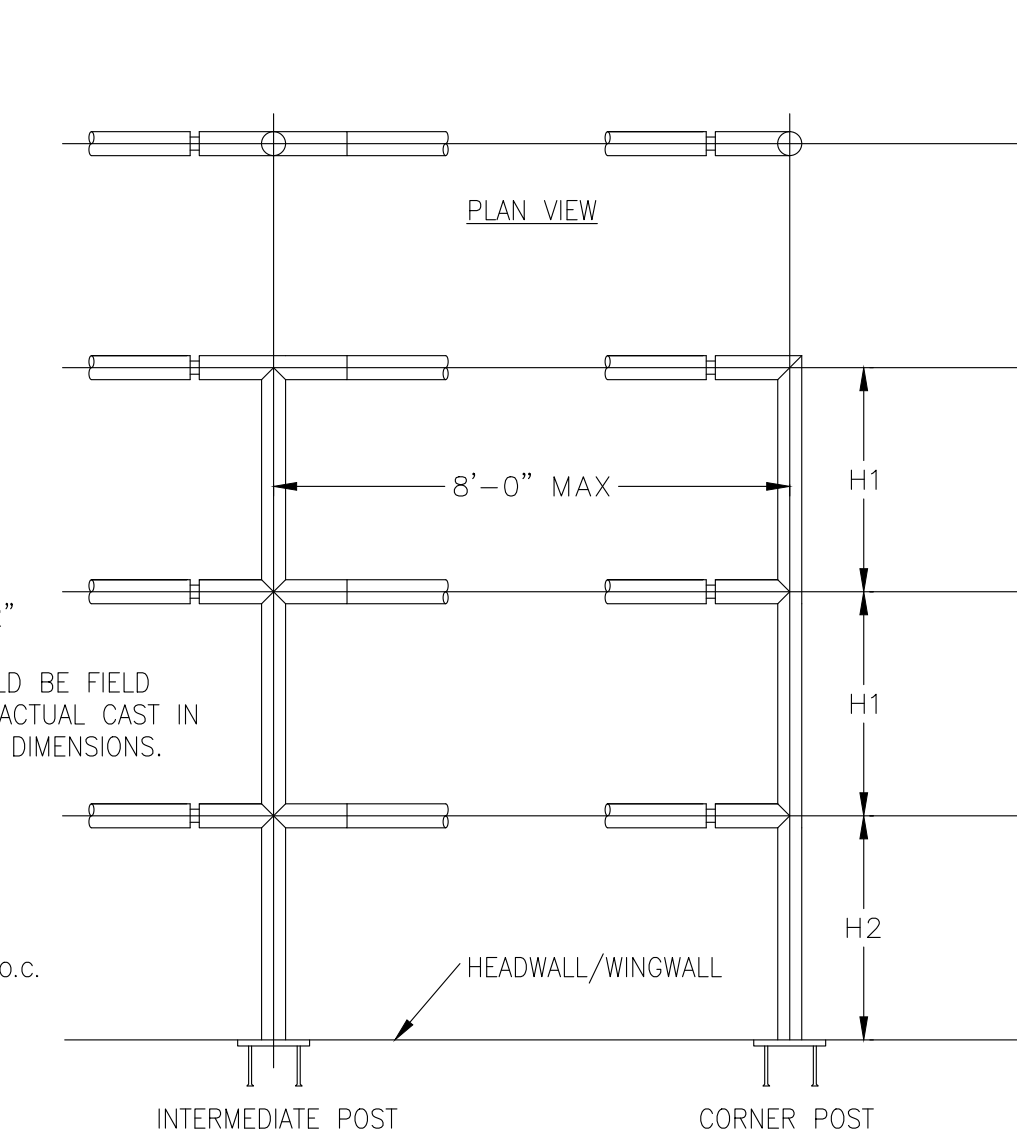
FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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

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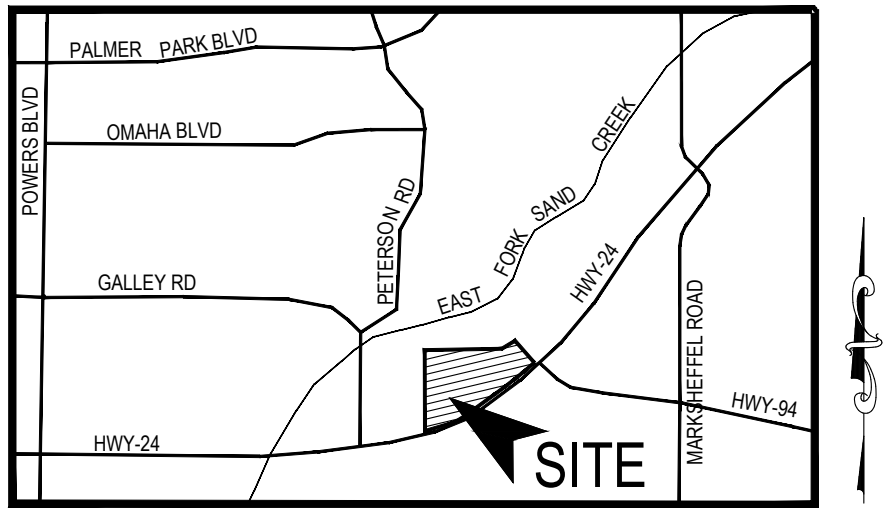


WATER AND SANITARY SEWER SERVICE INSTALLATIONS
GENERAL NOTES:

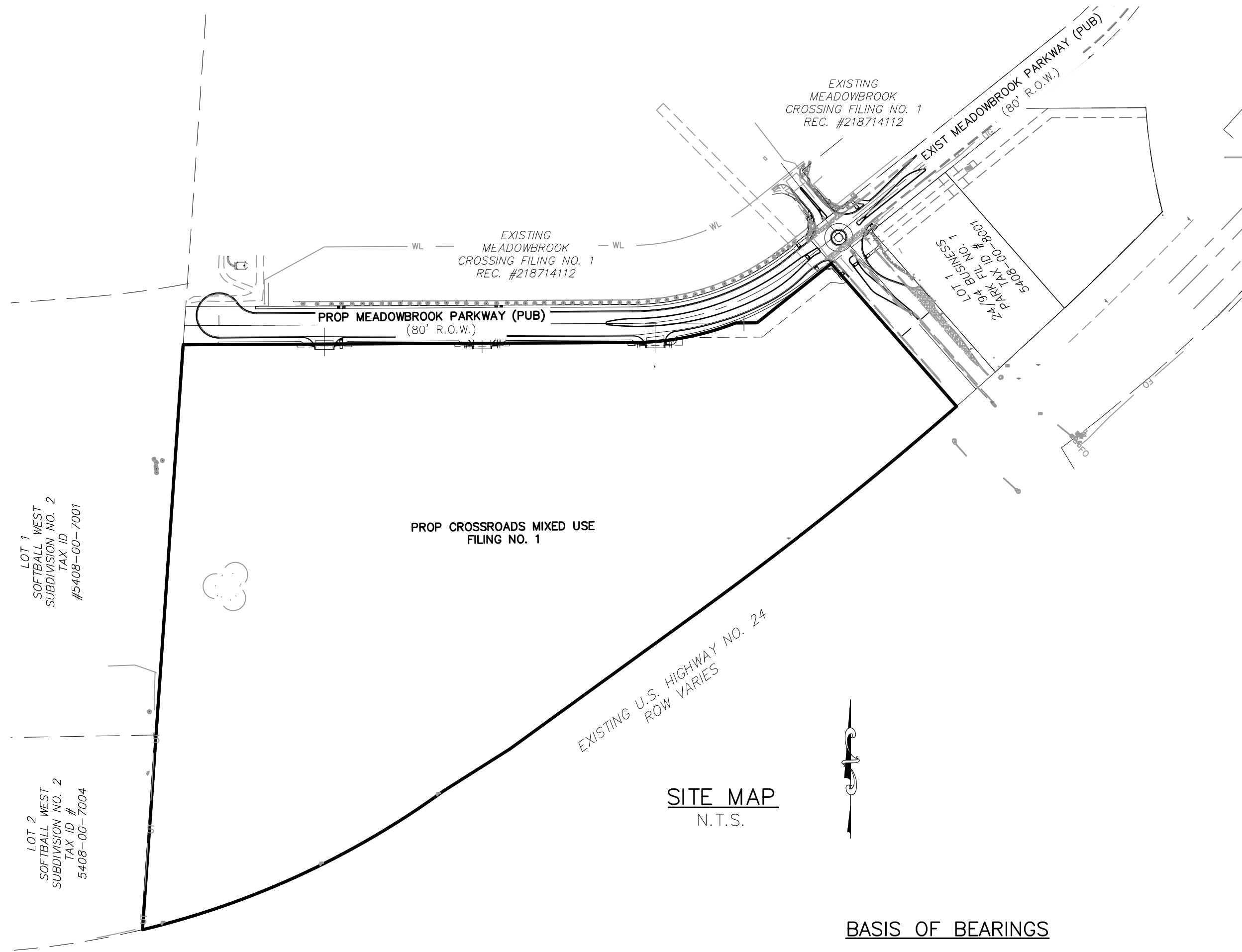
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE CHEROKEE METROPOLITAN DISTRICT STANDARDS AND THE CITY OF COLORADO SPRINGS CONSTRUCTION STANDARDS UNLESS OTHERWISE NOTED. IN THE EVENT OF CONFLICTING STANDARDS CHEROKEE METROPOLITAN DISTRICT STANDARDS SHALL GOVERN.
- ALL WATER SYSTEM MAINS PIPE MATERIAL SHALL BE POLYVINAL CHLORIDE (PVC) CLASS 200 (DR-14) PER AWWA C-900 AND ASTM D241 SPECIFICATIONS, EXCEPT WHERE NOTED. SPECIFICALLY, SECTIONS OF WATER PIPE THAT CROSS UNDER MAJOR DRAINAGE WAYS (SAND CREEK) OR MAJOR THOROUGHFARES SHALL BE DUCTILE IRON PIPE.
- ALL FITTINGS SHALL BE CONSTRUCTED OF GRAY-IRON MATERIAL AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A MINIMUM PRESSURE RATING OF 250 PSI AND SHALL BE WRAPPED WITH A 9-MIL THICKNESS POLYETHYLENE MATERIAL PER AWWA STANDARD C105.
- ALL WATER PIPES SHALL BE INSTALLED AT A MINIMUM DEPTH OF FIVE (5) FEET BELOW FINISHED GRADE.
- ALL BENDS, TEES FIRE HYDRANTS, BLOW-OFF, AND PLUGS AT DEAD END MAINS SHALL BE INSTALLED WITH CONCRETE THRUST BLOCKS.
- VALVE BOXES SHALL BE TYLER SLIP; TYPE "C" CAST IRON VALVE BOX ASSEMBLY SERIES 6860 WITH NO. 160 OVAL BASE OR APPROVED EQUAL.
- ALL WATER SYSTEM COMPONENTS SHALL BE FLUSHED AND CHLORINATED PER AWWA C-601, "DISINFECTING WATER MAINS" PRIOR TO ACCEPTANCE. THE CONTRACTOR SHALL PRODUCE A 25 MG/L SOLUTION BY ADHERING CHLORINE TABLETS TO THE PIPE SECTION WITH PERMATAX CLEAR TRV INSIDE THE SYSTEM. CHLORINATION SHALL OCCUR PRIOR TO HYDROSTATIC TESTING. THE CONTRACTOR SHALL OBTAIN A BACTERIOLOGICAL SAMPLE AFTER THE SYSTEM HAS BEEN FLUSHED. A CLEAN BACTERIOLOGICAL SAMPLE MUST BE OBTAINED PRIOR TO THE SYSTEM BEING PLACED INTO SERVICE.
- HYDROSTATIC TESTING: ALL WATER SYSTEM MAINS SHALL BE FILED PRESSURE TESTED TO A MINIMUM OF 150 PSI OR 1 1/2 TIMES THE STATIC OPERATING PRESSURE, WHICHEVER IS GREATER. MAXIMUM ALLOWABLE LEAKAGE FOR EACH SECTION OF PIPE BETWEEN LINE VALVES SHALL NOT EXCEED THE FOLLOWING: *10 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY.
- ALL VALVES SHALL CONFORM TO OPEN LEFT CONVENTION PER CHEROKEE METROPOLITAN DISTRICT STANDARDS.
- WHEN IT IS NECESSARY TO RAISE OR LOWER WATER MAINS AT OTHER UTILITY CROSSINGS THE CONTRACTOR SHALL INSURE A MINIMUM CLEARANCE OF 18" WHERE POSSIBLE BETWEEN THE OUTSIDE DIAMETERS OF PIPES.
- WHILE CONSTRUCTING THE WATER AND WASTE WATER SYSTEM THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT LEAST ONE "APPROVED FOR CONSTRUCTION" SET OF UPDATED PLANS AT ALL TIMES. APPROVED FIELD MODIFICATIONS TO THE PLAN SETS SHALL BE CLEARLY IDENTIFIED IN RED INK ON THE PLANS BY THE CONTRACTOR PER FIELD CONSTRUCTION. THESE AS-BUILT CHANGES SHALL BE DATED AND SUBMITTED TO THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL PREPARE A COMPLETE SET OF "AS CONSTRUCTED" DRAWINGS AND DELIVER THE SETS TO THE CHEROKEE METROPOLITAN DISTRICT PRIOR TO FINAL ACCEPTANCE OF THE WATER SYSTEM.
- PRIOR TO TAPPING ANY EXISTING WATER MAIN THE CONTRACTOR SHALL SUBMIT AND RECEIVE APPROVAL FOR SAID TAP IN ACCORDANCE WITH THE CHEROKEE METROPOLITAN DISTRICT STANDARDS.
- ALL NONMETALLIC PIPES SHALL HAVE TRACER WIRE ATTACHED TO ITS TOP DURING CONSTRUCTION. THE TRACER WIRE SHALL BE #12 AWG INSULATED COPPER WIRE WITH NO. 12 COPPER CONNECTIONS AND SHALL BE PERMANENTLY AFFIXED TO THE TOP OF THE PIPE USING TAPE AT 4' INTERVALS. TRACER WIRE SHALL BE JOINED 3-WAY OR 4-WAY LOCKABLE MECHANICAL CONNECTORS SPECIFICALLY MANUFACTURED FOR USE IN UNDERGROUND TRACER WIRE INSTALLATIONS. NON-LOCKING FRICTION FIT, TWIST-ON, OR TAPED CONNECTIONS ARE NOT PERMITTED. THE TRACER WIRE SHALL ALSO BE CORROSION BY EPOXY OR SILICON COATING. ROUTE TRACER WIRES TO SURFACE AT ALL VALVE BOXES.
- THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES DURING THE WORK. PRIOR TO EXCAVATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT (800) 922-1987 AT LEAST TWO WORKING DAYS PRIOR TO DIGGING.
- SANITARY SEWER PIPE SHALL CONFORM TO ASTM D3034 SDR35 PVC.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING INVERTS PRIOR TO INSTALLATION OF NEW SANITARY SEWER SYSTEM.
- ALL SANITARY SEWER MANHOLES, LIDS, BASES AND OTHER APPURTENANCES SHALL BE IN ACCORDANCE WITH CHEROKEE METROPOLITAN DISTRICT STANDARD MANHOLE DETAILS (5" MIN DIAMETER). EXCEPT AS NOTED ON THESE PLANS. WHERE REQUIRED ON THESE PLANS, WATER TIGHT MANHOLES, LIDS AND CONNECTIONS SHALL BE PROVIDED BY COLORADO SPRINGS STANDARDS.
- SANITARY SEWER SERVICE LINES SHALL BE LOCATED PER THE DETAIL ON THE UTILITY SERVICE PLAN, OR AT THE DIRECTION OF THE INSPECTOR.
- OVERLOT GRADING AND STREET SUB-GRADE MUST BE WITHIN +/- ONE (1) FOOT PRIOR TO ANY UTILITY INSTALLATION.
- TRACER WIRE IS TO BE INSTALLED WITH ALL SANITARY SEWER MAIN LINES AND SERVICES (FROM THE MAIN LINE TO THE BUILDING STRUCTURE). AS OUTLINED IN COMMENT #13.
- MINIMUM DEPTH OF SANITARY SEWER IS 6 FEET OF COVER. IF THIS MINIMUM CANNOT BE ACHIEVED DUE TO SHALLOW SEWER STUB THEN THE FOLLOWING APPLIES: OTHERWISE THE SEWER SERVICE MUST HAVE 6 FEET OF COVER:
DEPTH GREATER THAN 6 FEET: MATERIAL TYPE SDR 35
DEPTH BETWEEN 4 FEET AND 6 FEET: MATERIAL TYPE SCH 40 OR CAST IRON (CIP)
DEPTH LESS THAN 4 FEET: MATERIAL TYPE SCH 40 OR CIP WITH CONCRETE CAP.
- WATER SERVICE MUST BE OVER THE SEWER AT ALL TIMES (MINIMUM 18" INCHES) OTHERWISE STEEL CASING MUST BE USED, SEWER SERVICE PIPE LOCATED WITHIN ONE FOOT OF THE WATER SERVICE LINE MUST BE CONSTRUCTED WITH SCH 40 PIPE OR CIP.
- ALL EXTERIOR SEWER CLEAN OUTS (CO) MUST HAVE A CAST IRON, TRAFFIC RATED COVER, OR EQUIVALENT CONCRETE COLLAR.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO ACCEPTANCE BY THE DISTRICT, TWO (2) COPIES OF "AS-CONSTRUCTED" PLANS AND TWO (2) SETS OF ELECTRONIC DATA FILES OF THE PLANS SHALL BE SUBMITTED TO THE DISTRICT FOR RECORD.
 - THE TWO (2) COPIES SHALL BE COMPLETE WITH ALL "AS-CONSTRUCTED" INFORMATION TOGETHER WITH A CERTIFICATION BY THE PARTY RESPONSIBLE FOR CONSTRUCTION THAT ALL DATA THEREON IS ACCURATE AND REPRESENTS ACTUAL CONSTRUCTED CONDITIONS.
 - THE TWO PLAN SETS SHALL BE SUBMITTED ON SHEETS THAT ARE 24" X 36" IN SIZE.
 - THE PLAN SET SHALL BE ON A DURABLE MEDIA THAT CAN BE RUN THROUGH PHOTOCOPYING EQUIPMENT.
 - THE TWO ELECTRONIC DATA FORMATS SHALL BE SUBMITTED. THE FIRST ELECTRONIC DATA FILE SET SHALL BE IN AUTOCAD 2006 OR NEWER FORMAT WITH NO EXTERNAL REFERENCE DRAWINGS. ALL EXTERNAL REFERENCES MUST BE BOUND INTO THE DRAWING SET. THE SECOND SET OF ELECTRONIC DATA FILES SHALL BE IN ADOBE ACROBAT .PDF FORMAT.
 - "AS-CONSTRUCTED" PLANS SHALL BE SUBMITTED WITHIN TWO WEEKS OF COMPLETION OF THE WATER AND/OR SANITARY SEWER UTILITIES.
 - NO AUTHORIZATION TO CONNECT TO THE SYSTEM OR DISCHARGE TO THE SYSTEM WILL BE ALLOWED UNTIL THE "AS-CONSTRUCTED" DOCUMENTS HAVE BEEN RECEIVED AND ACCEPTED BY THE DISTRICT.
 - ALL PLANS, SPECIFICATIONS AND SUPPORTING DOCUMENTS SHALL BE PREPARED BY OR UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF COLORADO. ALL PLANS AND SPECIFICATIONS SHALL BEAR THE SEAL AND SIGNATURE OF SAID LICENSED PROFESSIONAL ENGINEER.

CROSSROADS MIXED USE
COUNTY OF EL PASO, STATE OF COLORADO
UTILITY PLANS

JULY 2021



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	WATER PLAN
SHEET 3	WATER LOWERINGS AND DETAILS

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.

BENCHMARKS

- BENCH MARK DISK SET IN TOP OF CONCRETE MONUMENT R 76 1935.
ELEVATION = 6286.32'
- CONTROL POINT 1, SET PK NAIL IN CONCRETE CURB.
ELEVATION = 6318.09'

AGENCIES:

OWNER/DEVELOPER:	COLORADO SPRINGS EQUITIES, INC 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:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLANS HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE CHEROKEE METROPOLITAN DISTRICT. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY NEGLIGENCE ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS REPORT.

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

WATER INSTALLATION CORROSION CONTROL
REQUIREMENTS

REQUIRED, DESCRIBED AS FOLLOWS: PROVIDE CATHODIC PROTECTION & WRAP ALL METAL JOINTS, VALVES, PIPES AND HYDRANTS.

CHEROKEE METROPOLITAN DISTRICT
WATER PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: _____ DATE: _____

FIRE DEPARTMENT SIGNATURE: _____ DATE: _____

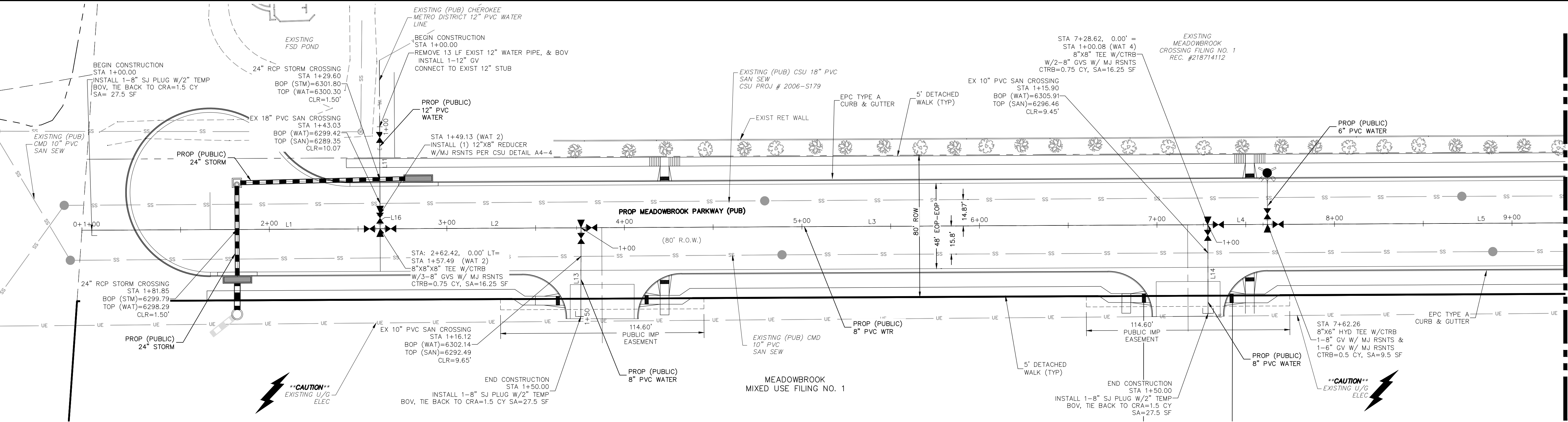
EL PASO COUNTY FILE NO. SP 20-011



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

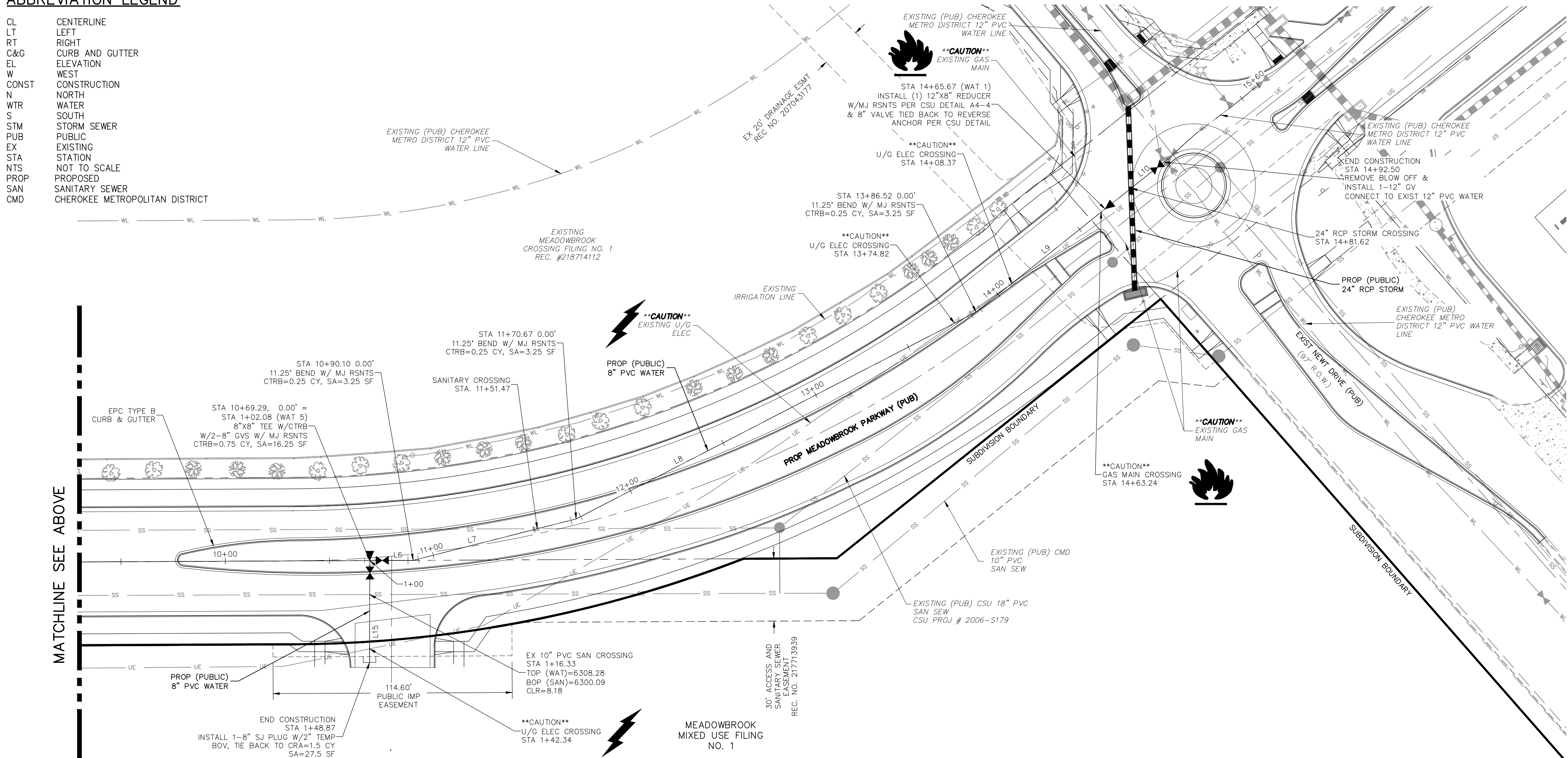
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CALL 1-800-922-1987

CROSSROADS MIXED USE		UTILITY PLANS		DATE: 07/29/2021		SHEET 1 OF 3		WT01	
PROJECT NO. 18-003		SCALE: HORIZONTAL: N/A VERTICAL: N/A		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.									
FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC.									
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160									
THE ENGINEER PREPARED 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									

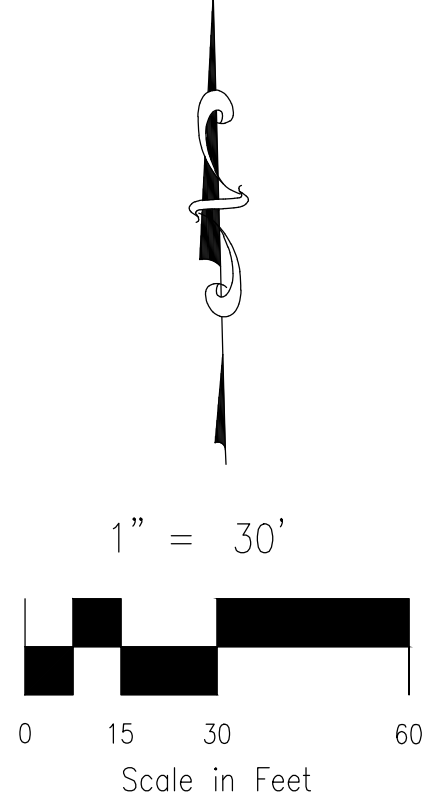


ABBREVIATION LEGEND

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



WATER LINE TABLE		
LINE NO	LENGTH	DIRECTION
L1	275.58	N89° 43' 00.18"E
L2	275.58	N89° 43' 00.18"E
L3	353.03	N89° 43' 00.18"E
L4	33.64	N89° 43' 00.18"E
L5	307.03	N89° 43' 00.18"E
L6	20.82	N89° 43' 00.18"E
L7	80.56	N75° 44' 36.11"E
L8	215.85	N62° 39' 11.38"E
L9	79.15	N51° 24' 11.38"E
L10	35.99	N51° 24' 11.38"E
L11	39.49	S0° 15' 09.71"E
L13	50.00	S0° 05' 19.16"W
L14	50.00	S0° 14' 51.40"E
L15	48.87	S0° 07' 02.29"W
L16	8.35	S0° 16' 52.87"E



EL PASO COUNTY FILE NO. SP 20-011

MATCHLINE SEE BELOW

CROSSROADS MIXED USE

WATER PLAN

PROJECT NO. 18-003

DATE: 07/29/2021

SCALE: HORIZONTAL: 1"=30' VERTICAL: 1"=3'

DESIGNED BY: CLP

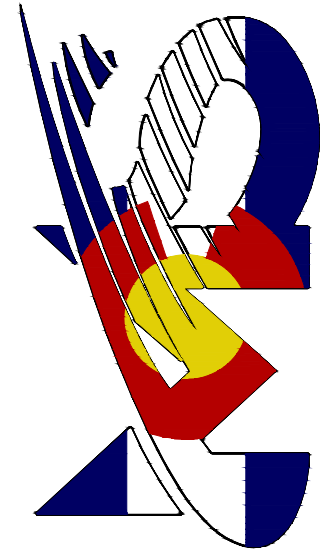
DRAWN BY: CLP

CHECKED BY: VAS

WT02

SHEET 2 OF 3

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

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF WKS CIVIL CONSULTANTS, INC.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

APPROVED BY: DATE:

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CAUTION

