

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 ACCESSSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES 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.

BASIS OF BEARINGS

THE EAST LINE OF TRACT C "CROSSROADS MIXED USE FILING NO. 2" RECORDED UNDER RECEPTION NO 22714975 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END WITH A SET NO. 5 REBAR WITH AN ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", WHICH BEARS N0070704"E A DISTANCE OF 871.79 FEET.

BENCHMARK:

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

SHEET INDEX

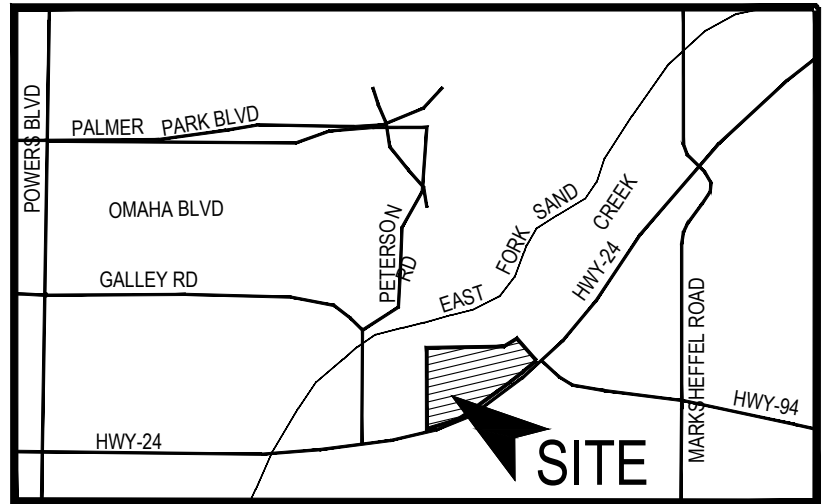
SHEET 1	TITLE SHEET
SHEET 2	DETAILS
SHEET 3	STREET IMPROVEMENT PLANS
SHEET 4	SIGNAGE & STRIPING PLAN
SHEET 5	PED & BIKE RAMP DETAILS
SHEET 6	STORM SEWER PLAN AND PROFILES
SHEET 7	STORM SEWER DETAILS
SHEET 8	STORM SEWER DETAILS
SHEET 9	PERMANENT BMP DETAILS

CROSSROADS MIXED USE FILING NO. 2

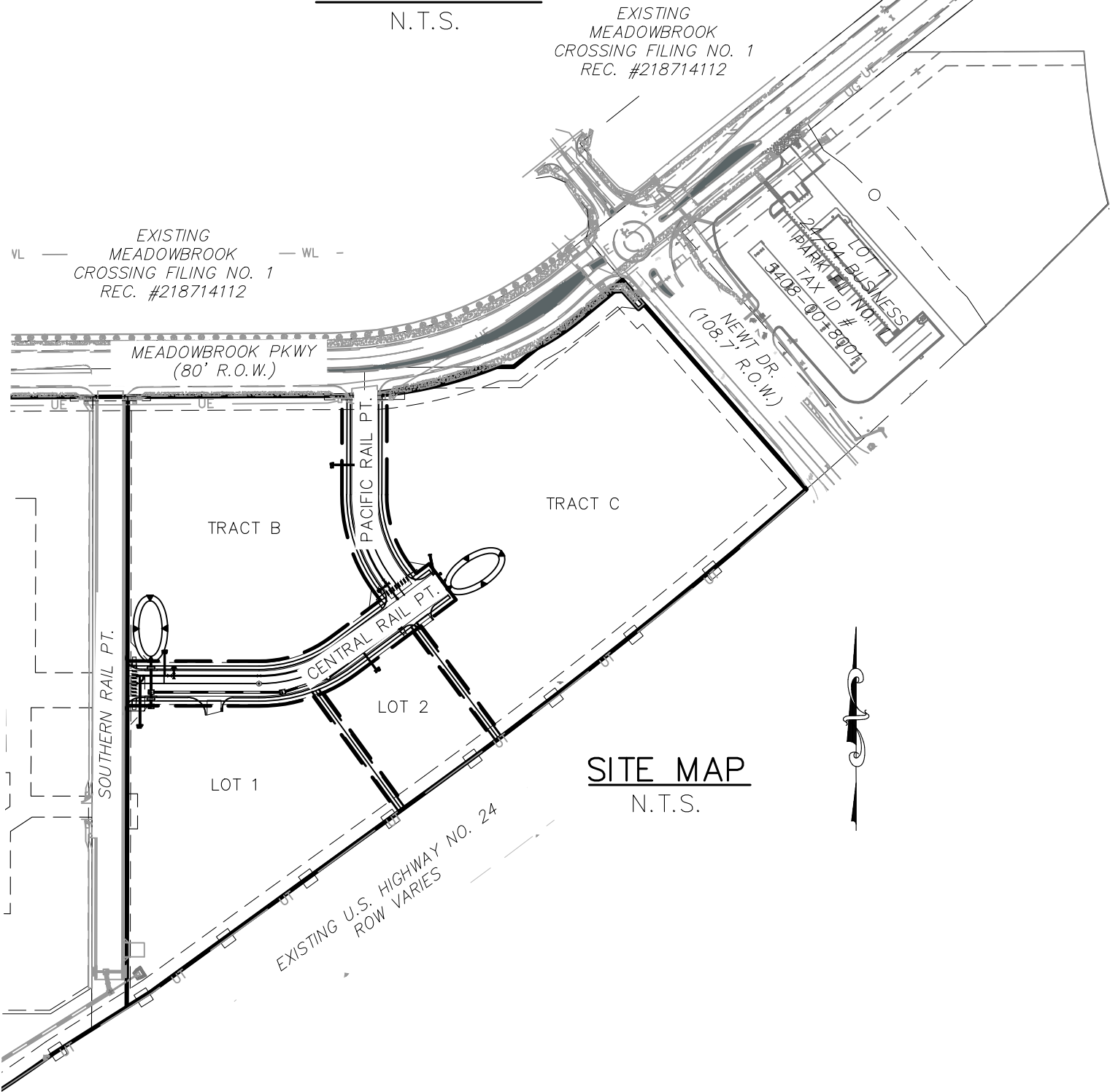
COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

MARCH 2023



VICINITY MAP



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.

AGENCIES:

OWNER/DEVELOPER:	CROSSROADS DEVELOPMENT COMPANY, 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

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. DATE

OWNER/DEVELOPER'S STATEMENT:

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

[Signature]

05/25/2023

DANNY MIENKA (MANAGER)
CROSSROADS DEVELOPMENT COMPANY, 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.

JOSHUA PALMER, P.E.
COUNTY ENGINEER/ECM ADMINISTRATOR

DATE

EL PASO COUNTY FILE NO. SF2238

CROSSROADS MIXED USE FILING NO.2

TITLE SHEET

PROJECT NO. 18-004

SCALE: HORIZONTAL: 1"=200' VERTICAL: 1"=5'

DATE: 05/18/2023

SHEET 1 OF 9

S101

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

CIVIL CONSULTANTS, INC.

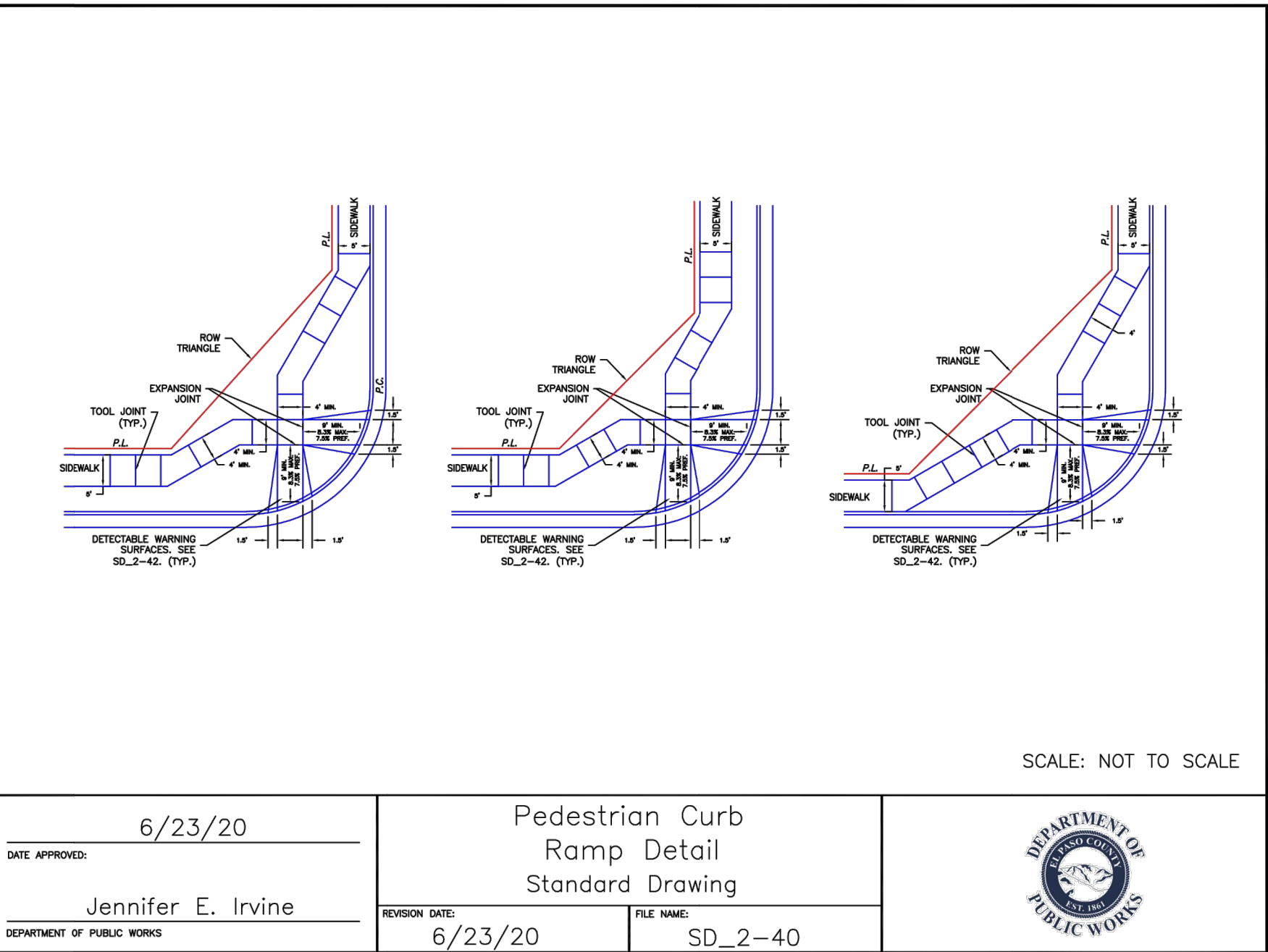
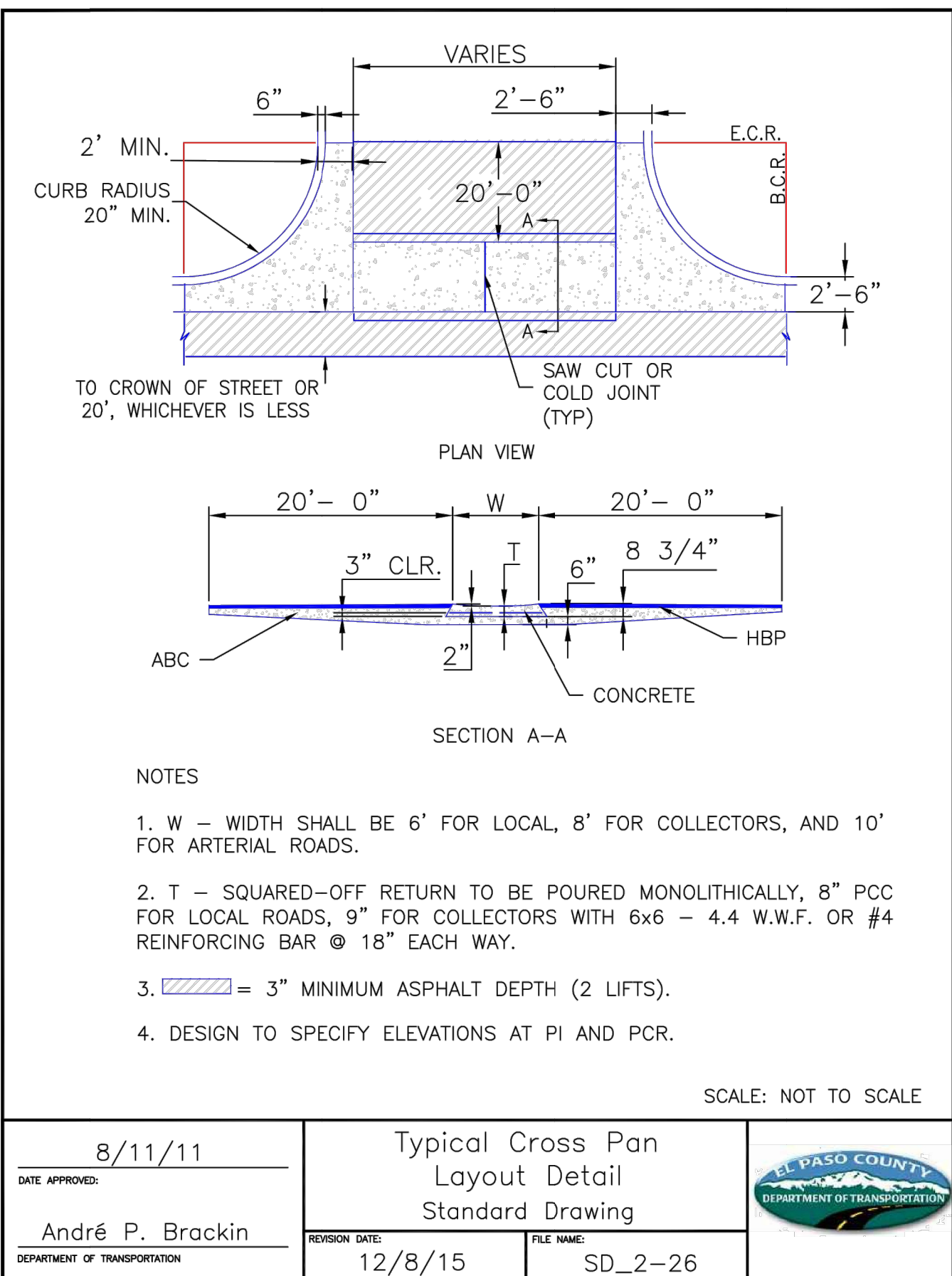
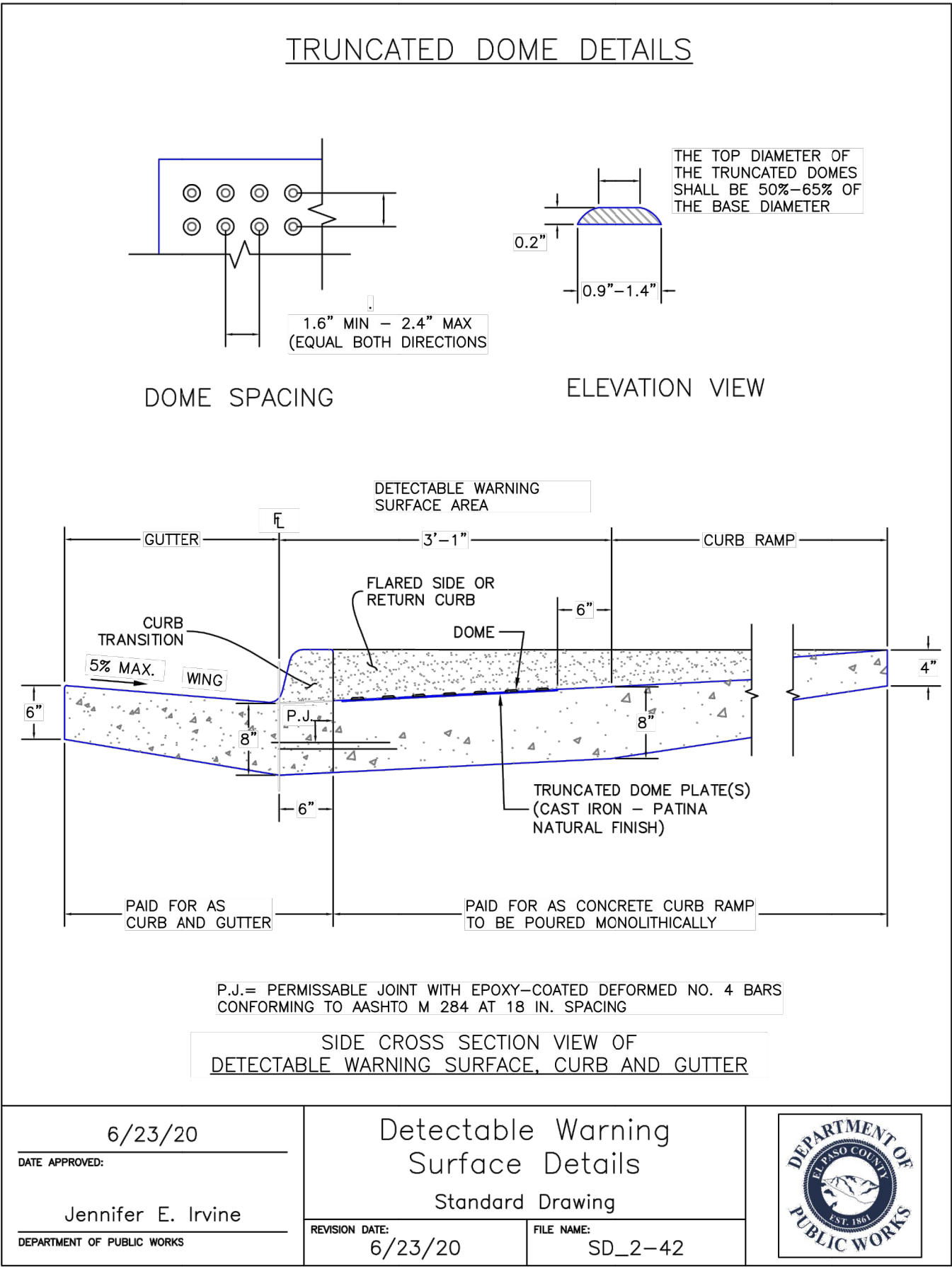
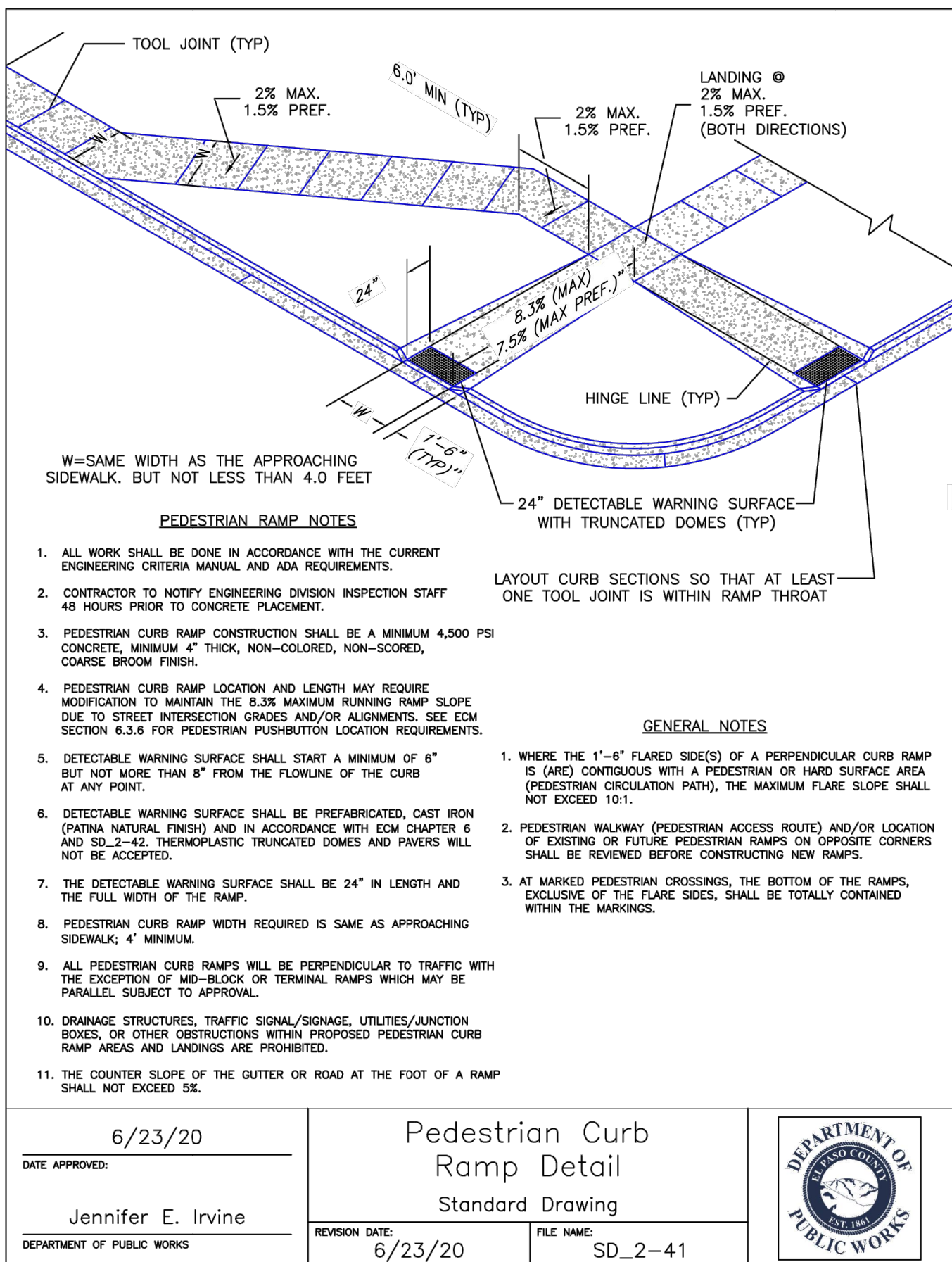
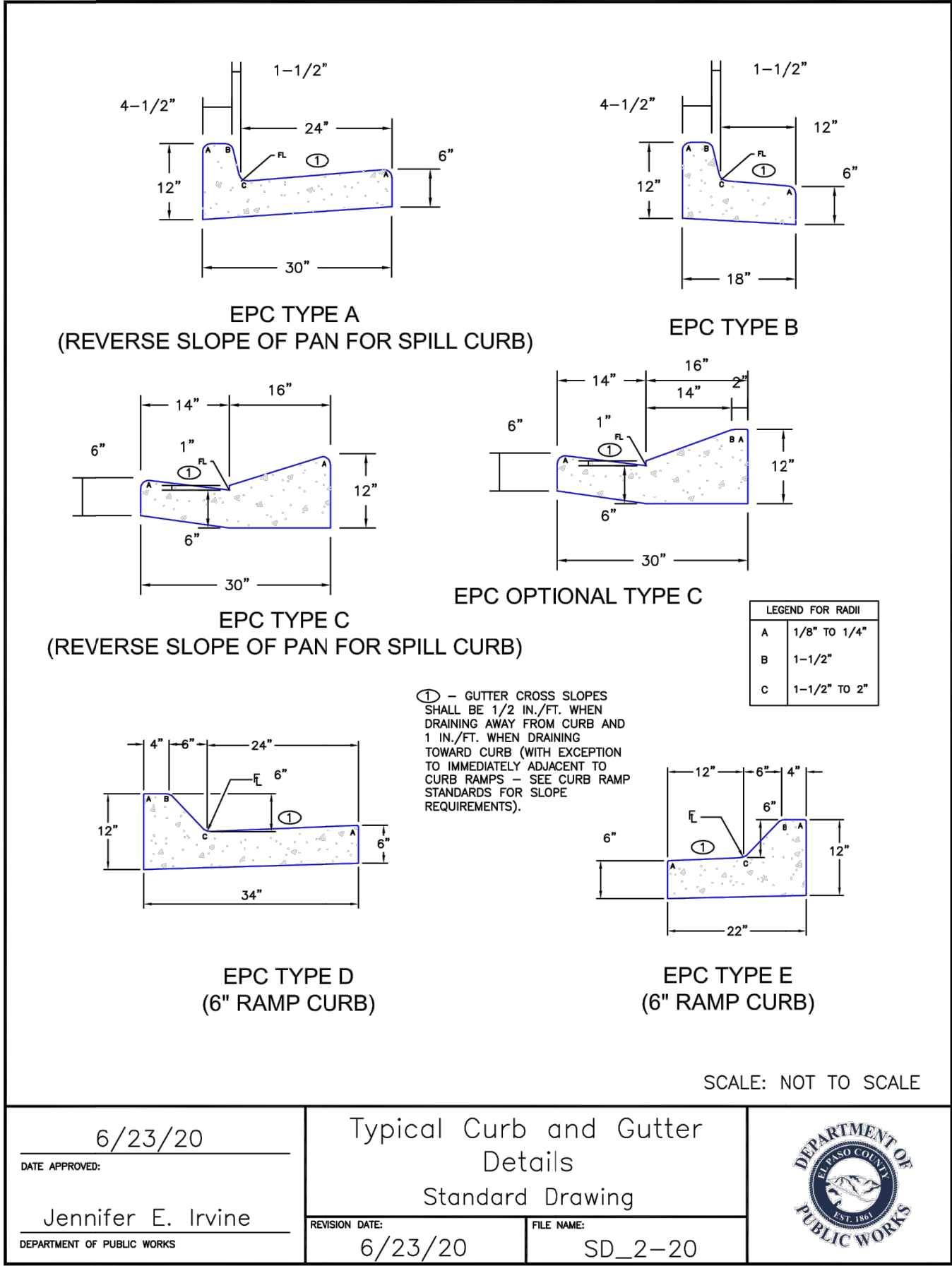
FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC.

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 PREPARED OF THESE PLANS.

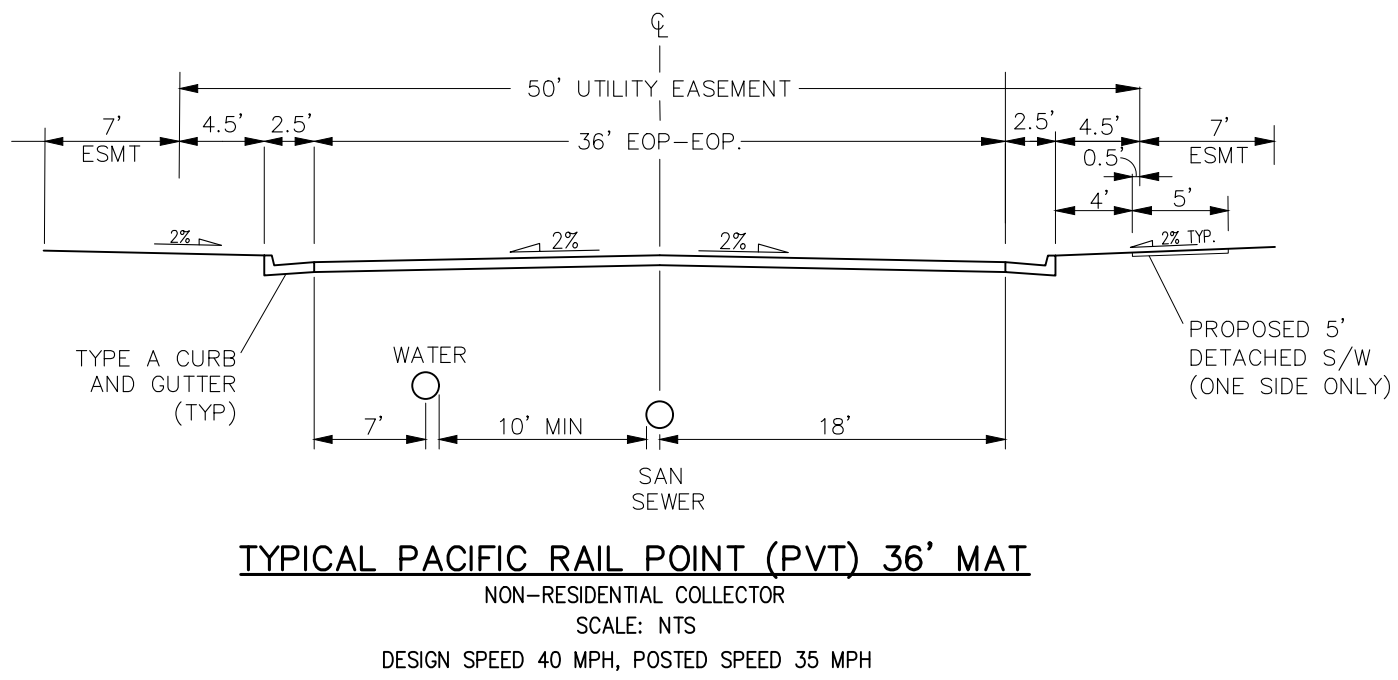
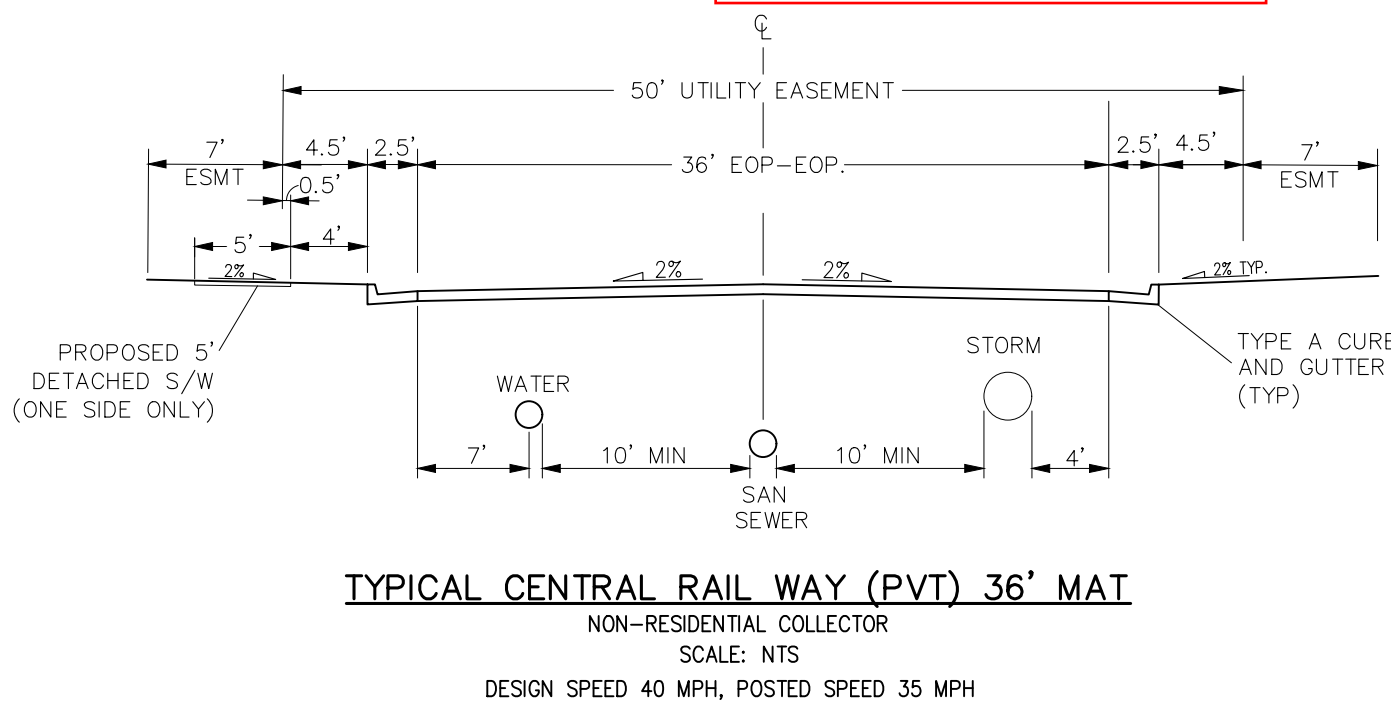
CAUTION



Unresolved from review 1 and 2. Update cross section to provide sidewalk on both sides per the approved deviation request filed under PCD File No SP2011.

Deviation was denied. Please update to include sidewalk on appropriate places.

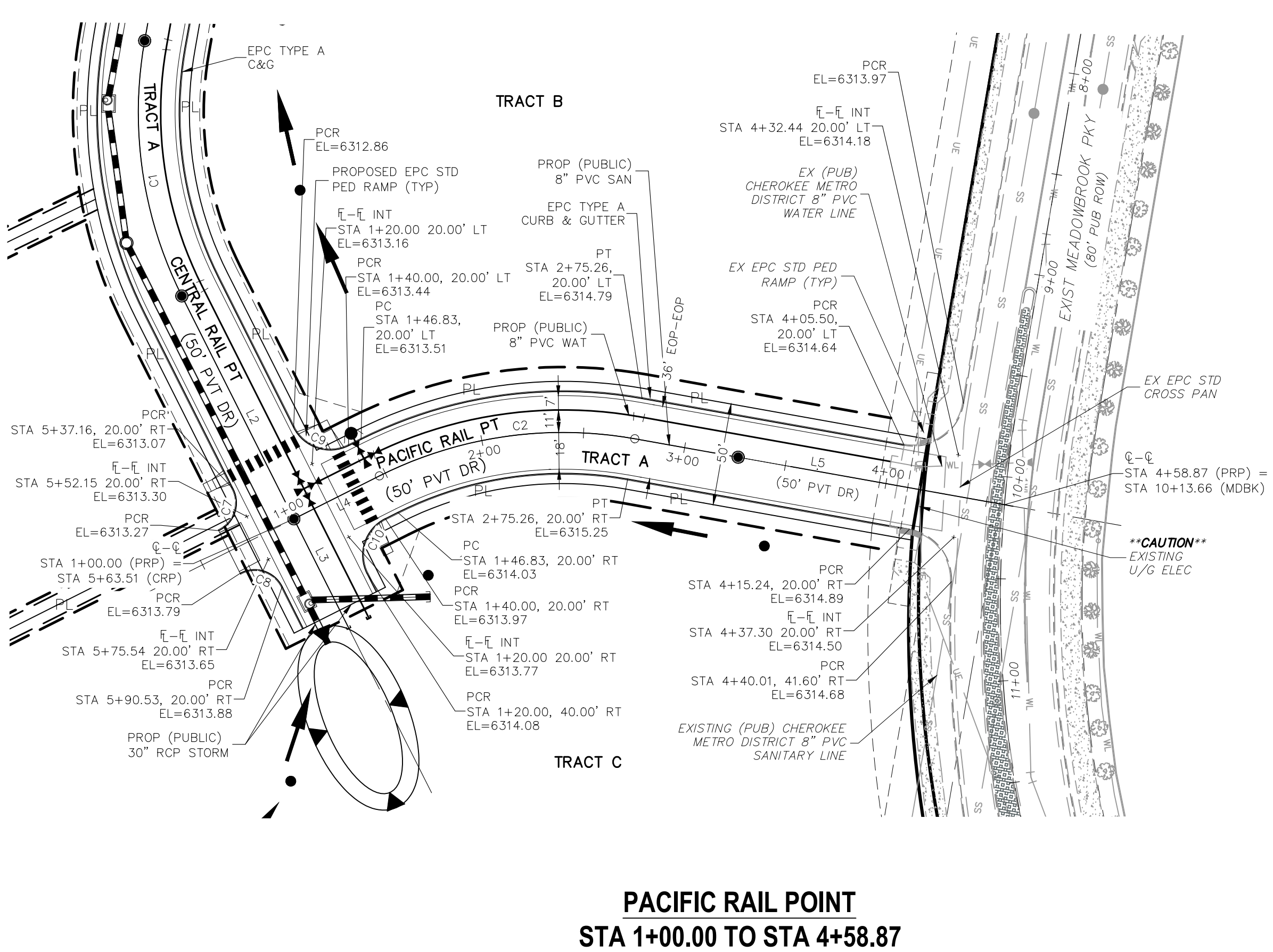
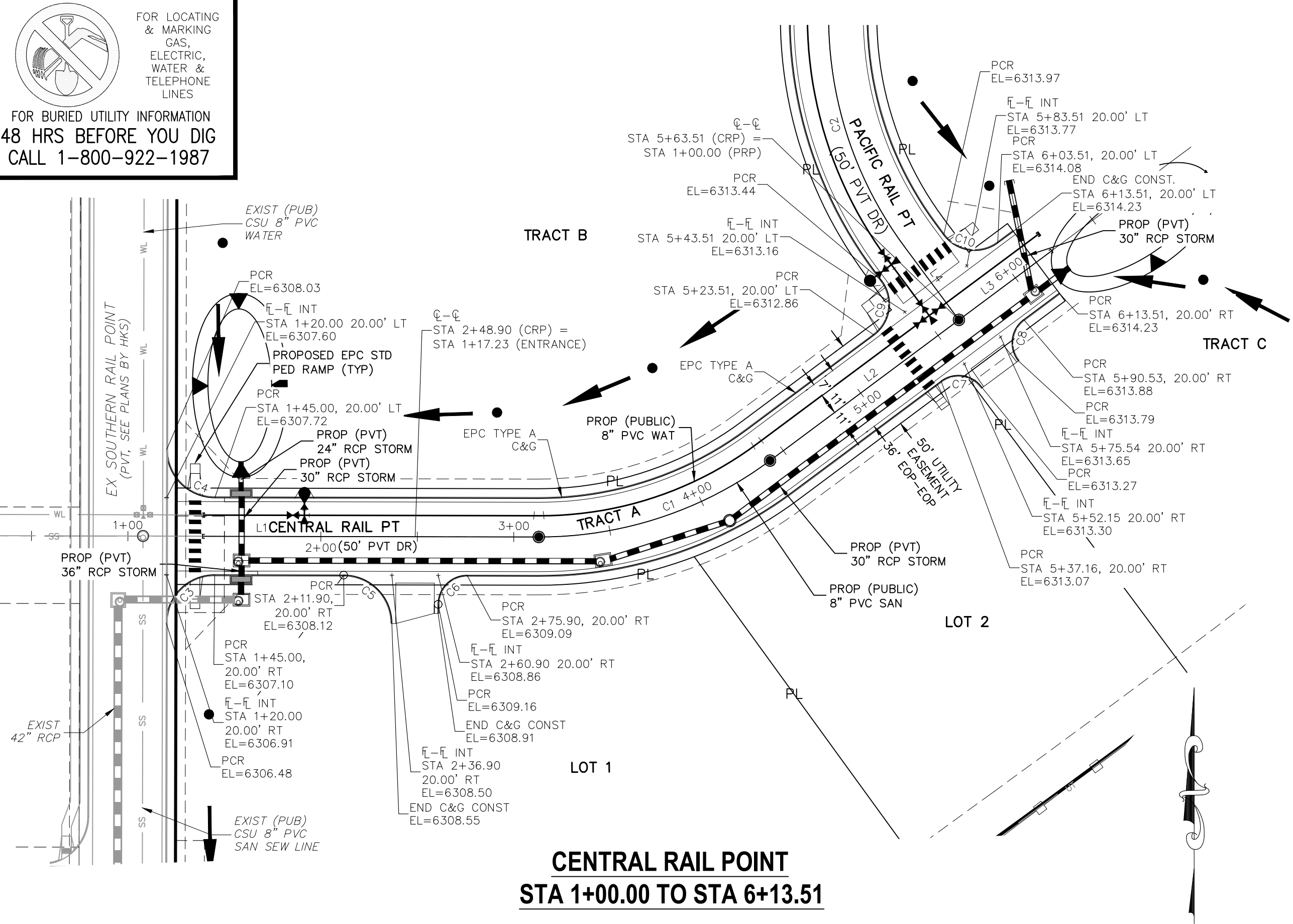
Drawings have been updated to include the sidewalks on each side as in appropriate places with ramps.





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

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



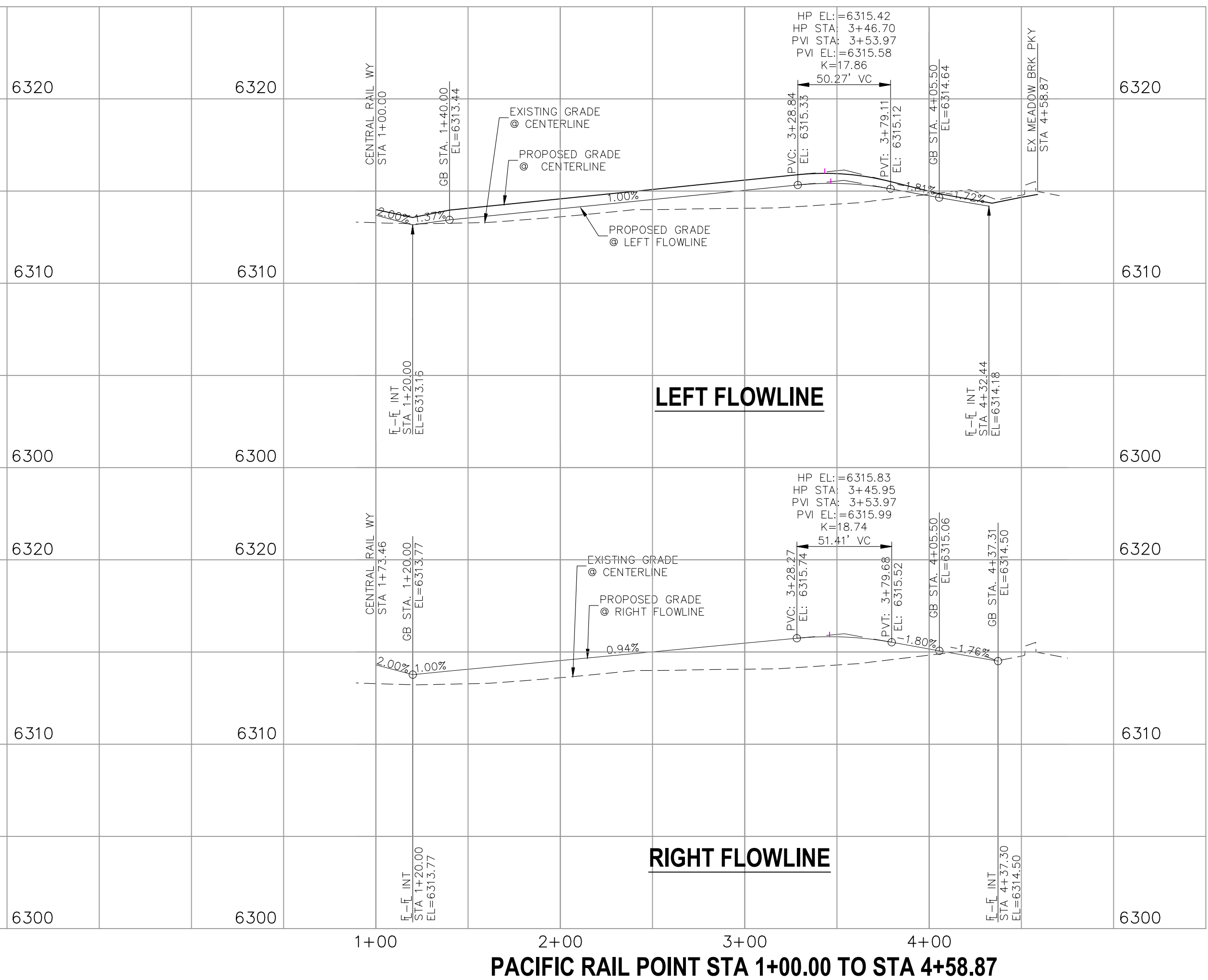
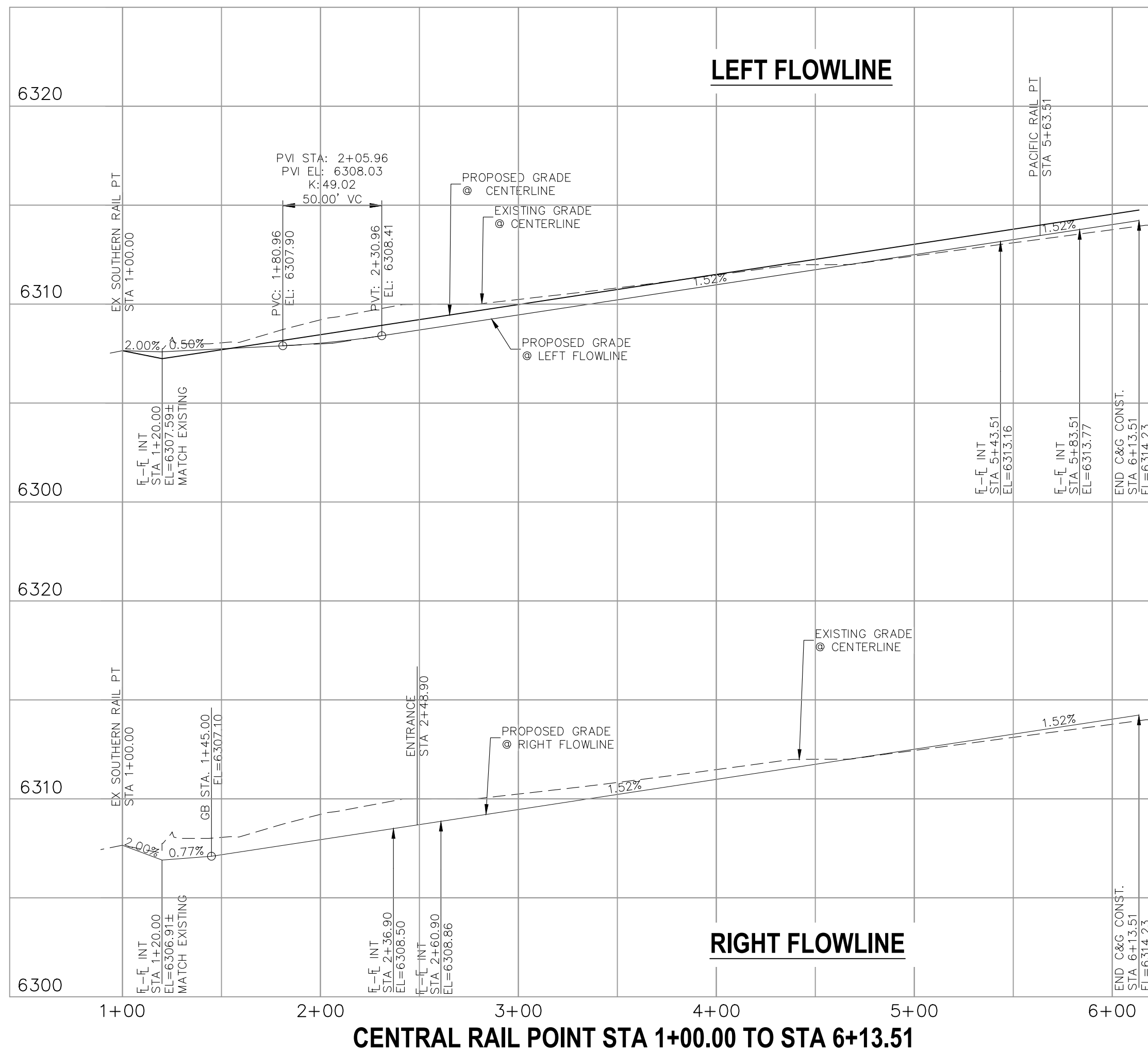
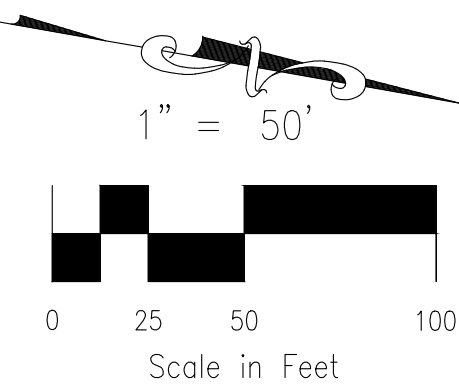
ABBREVIATION LEGEND

CL	CENTERLINE
LT	LEFT
RT	RIGHT
C&G	CURB AND GUTTER
EL	ELEVATION
W	WEST
CONST	CONSTRUCTION
N	NORTH
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
PL	PROPERTY LINE

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.



CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	128.44	199.77	36.84
C2	128.43	200.00	36.79

PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION
L1	212.95	S89° 51' 36.69"E
L2	122.08	N53° 19' 30.67"E
L3	50.00	N53° 19' 30.67"E
L4	46.83	N36° 40' 29.33"W
L5	130.24	N0° 07' 03.14"E

PCR CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	39.27	25.00	90.00
C4	39.27	25.00	90.00
C5	39.29	24.95	90.24
C6	23.56	15.00	89.99
C7	23.97	15.00	91.58
C8	23.97	15.00	91.55
C9	31.42	20.00	90.00
C10	31.42	20.00	90.00

CROSSROADS MIXED USE FILING NO.2

STREET IMPROVEMENT PLANS

PROJECT NO. 18-004

DATE: 05/18/2023

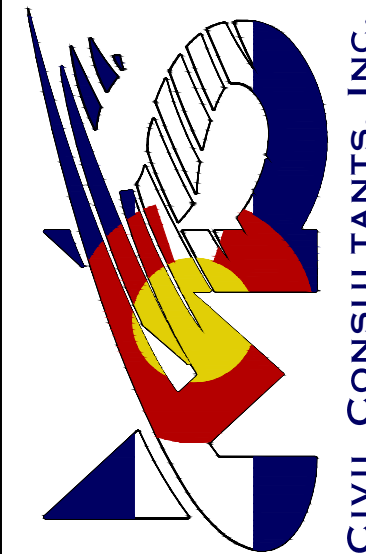
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

DESIGNED BY: TAU DRAWN BY: TAU CHECKED BY: VAS

S103

SHEET 3 OF 9

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



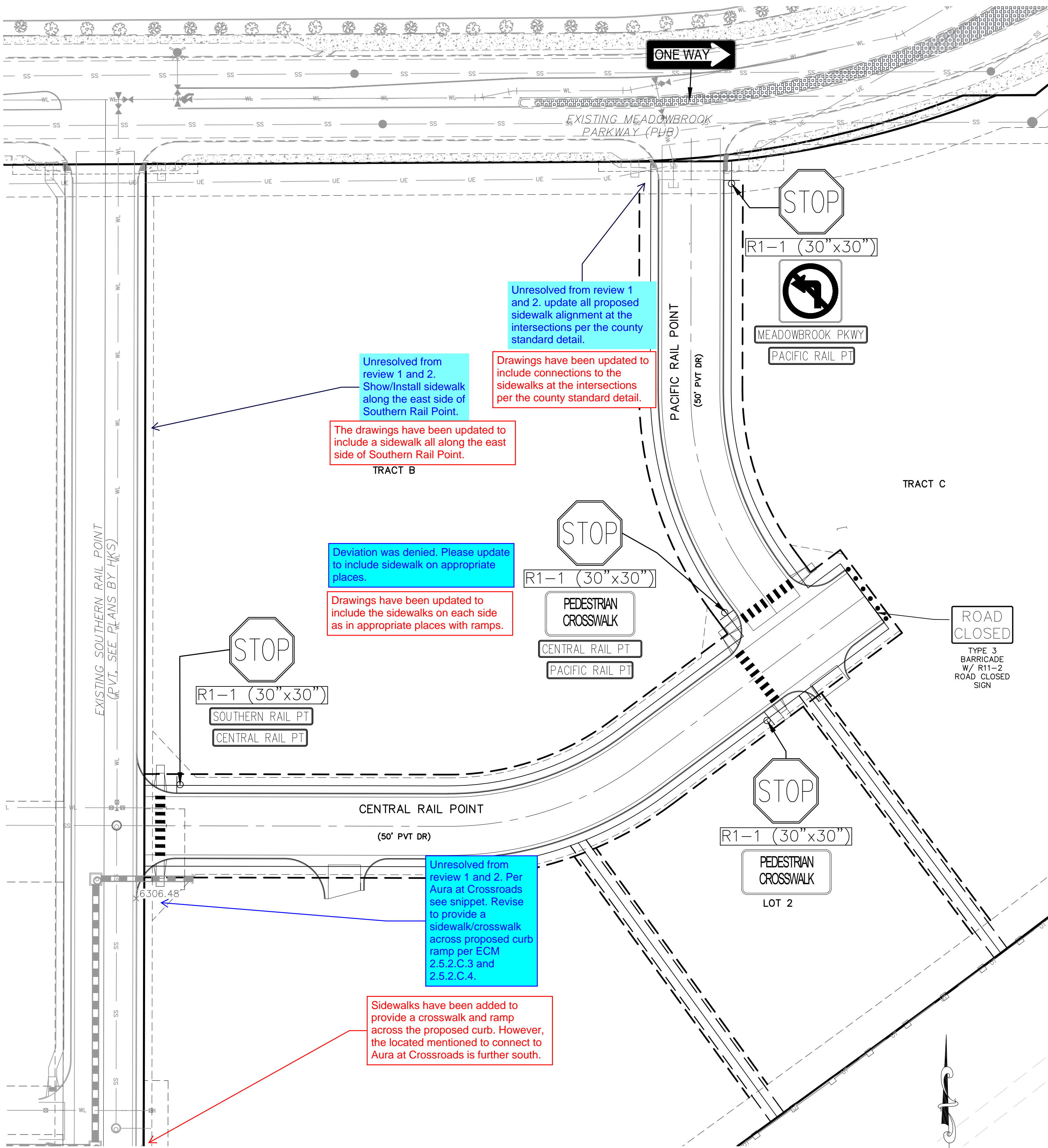
FOR AND ON
BEHALF OF
CIVIL CONSULTANTS,
INC.



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 PREPARE OF THESE PLANS.

CAUTION

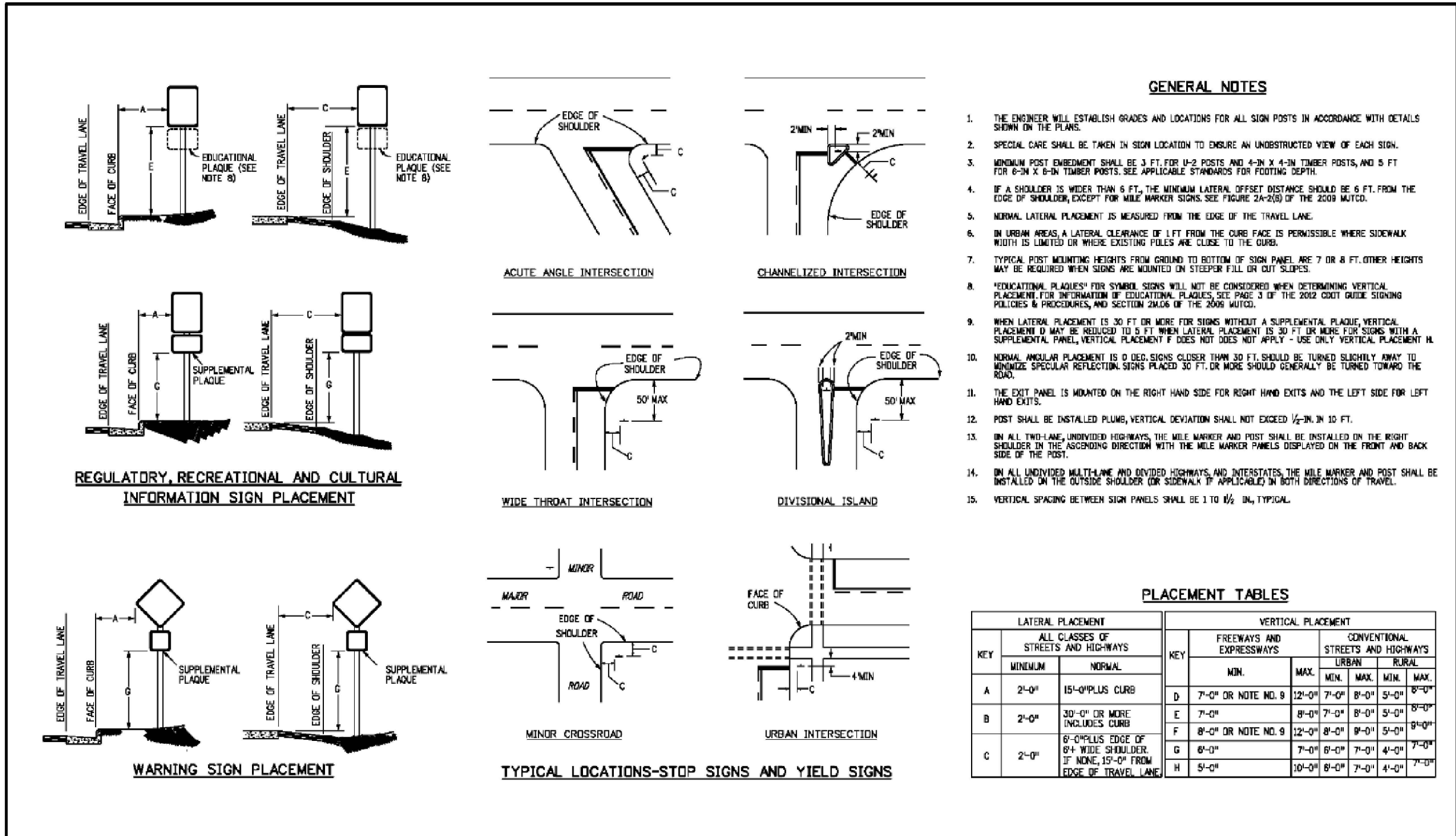


NOTES:

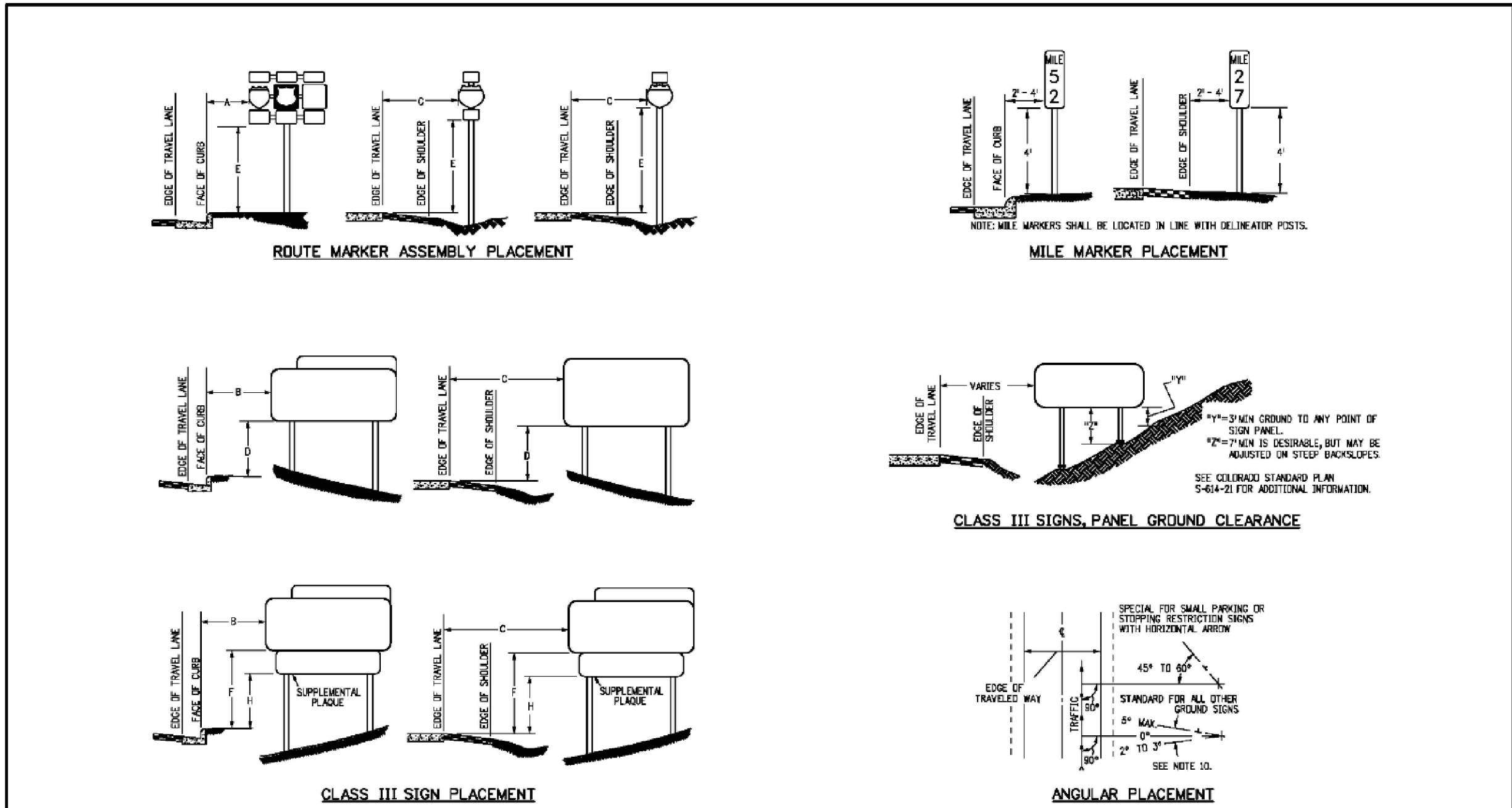
THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES FROM THE SHOWN UTILITIES SHALL BE COORDINATED TO THE ENGINEER.

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.

- Unresolved from review 1 and 2. update all proposed sidewalk alignment at the intersections per the county standard detail.
- Unresolved from review 1 and 2. Show/Install sidewalk along the east side of Southern Rail Point.
- The drawings have been updated to include a sidewalk all along the east side of Southern Rail Point.
- Deviation was denied. Please update to include sidewalk on appropriate places.
- Drawings have been updated to include the sidewalks on each side as in appropriate places with ramps.
- Unresolved from review 1 and 2. Per Aura at Crossroads see snippet. Revise to provide a sidewalk/crosswalk across proposed curb ramp per ECM 2.5.2.C.3 and 2.5.2.C.4.
- Sidewalks have been added to provide a crosswalk and ramp across the proposed curb. However, the located mentioned to connect to Aura at Crossroads is further south.



Computer File Information		Sheet Revisions		Colorado Department of Transportation		GROUND SIGN PLACEMENT		STANDARD PLAN NO.	
Creation Date:	07/04/12	Date:	Comments:	2829 W. Howard Pl.	Denver, CO 80204	Issued By:	Traffic & Safety Engineering Branch July 31, 2019	S-614-1	Standard Sheet No. 1 of 2
Created By:	KCM			Phone: 303-757-9436	FAX: 303-757-9219				
Last Modification Date:	07/31/19								
Last Modified By:	AVU								
CAD Ver: MicroStation VB Scales: Not to Scale Units: English									



Computer File Information		Sheet Revisions		Colorado Department of Transportation		GROUND SIGN PLACEMENT		STANDARD PLAN NO.	
Creation Date:	07/04/12	Date:	Comments:	2829 W. Howard Pl.	Denver, CO 80204	Issued By:	Traffic & Safety Engineering Branch July 31, 2019	S-614-1	Standard Sheet No. 2 of 2
Created By:	KCM			Phone: 303-757-9436	FAX: 303-757-9219				
Last Modification Date:	07/31/19								
Last Modified By:	AVU								
CAD Ver: MicroStation VB Scales: Not to Scale Units: English									



CROSSROADS MIXED USE FILING NO.2

SIGNAGE & STRIPING PLANS

PROJECT NO. 18-004

DATE: 05/18/2023

SCALE: HORIZONTAL: 1"=40' VERTICAL: 1"=5'

DESIGNED BY: TAU

DRAWN BY: TAU

CHECKED BY: VAS

SHEET 4 OF 9

S104

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

CIVIL CONSULTANTS, INC.

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

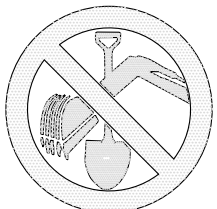
FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:

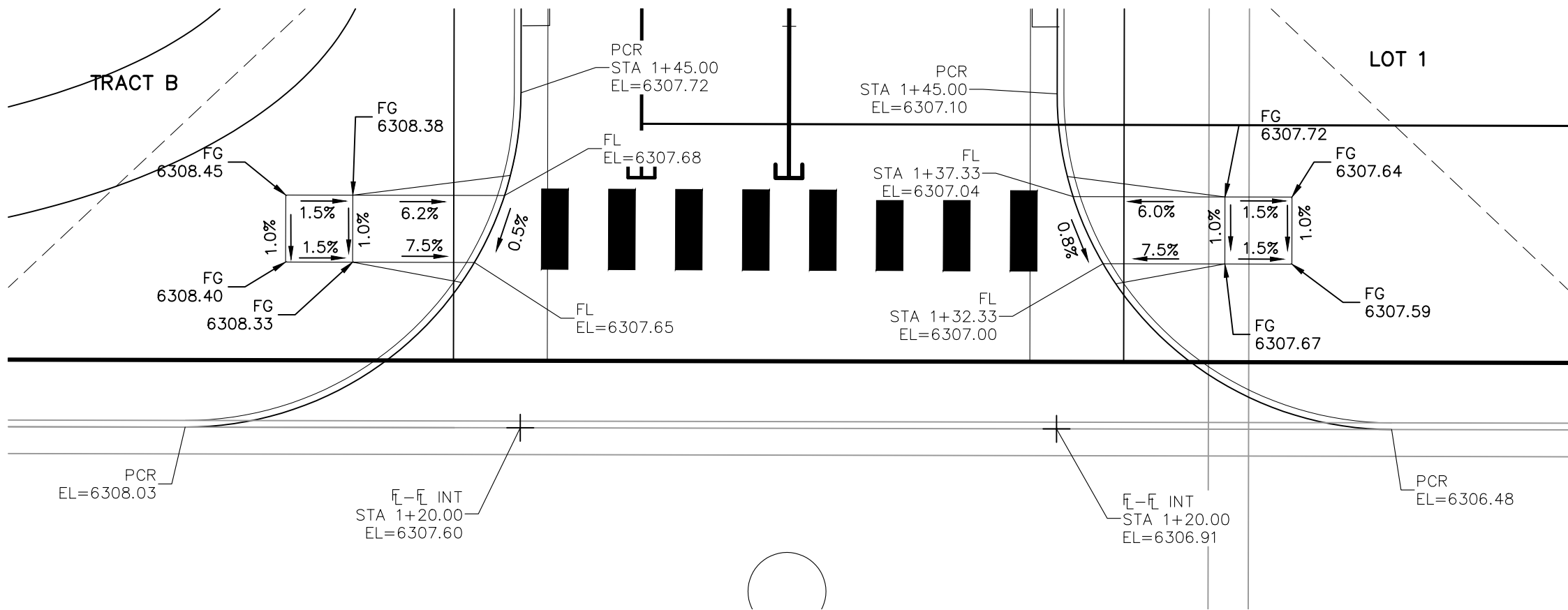
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CAUTION

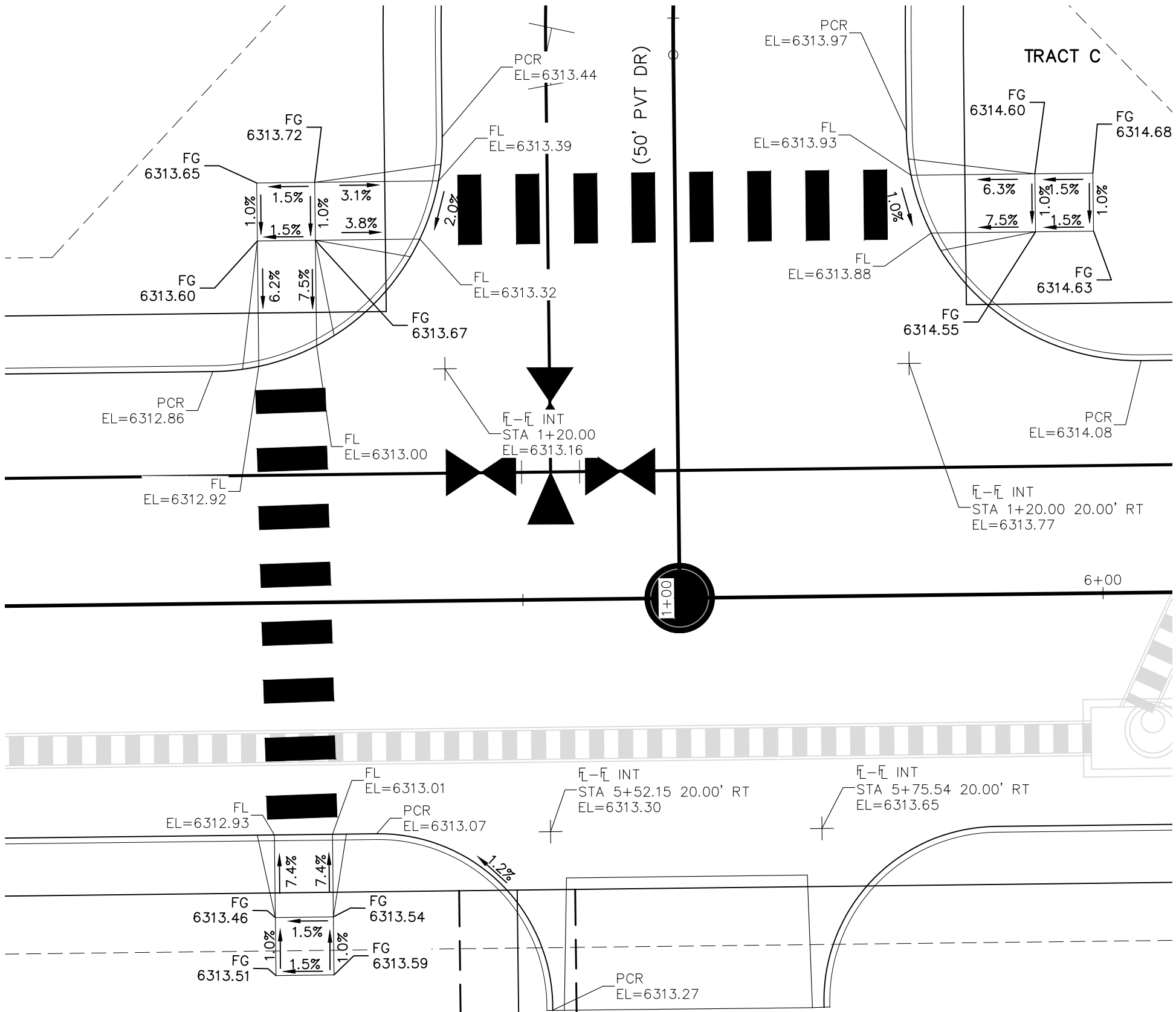


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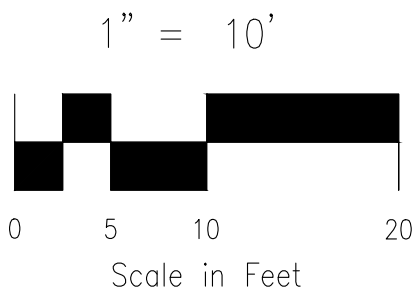
ABBREVIATION LEGEND

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

NOTES:

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.

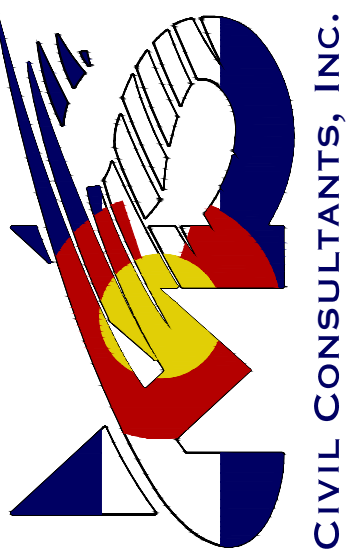


CROSSROADS MIXED USE FILING NO.2

PEDESTRIAN RAMP DETAILS

PROJECT NO. 18-004	SCALE: HORIZONTAL: 1"=10' VERTICAL: N/A	DATE: 05/18/2023	SHEET 5 OF 9
DESIGNED BY: TAU	DRAWN BY: TAU	CHECKED BY: VAS	S105

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



VIRGIL A. SANCHEZ, COLORADO P.E. NO. 377160

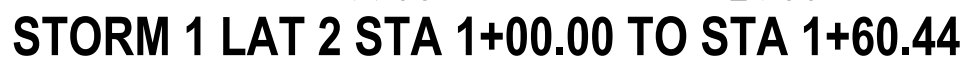
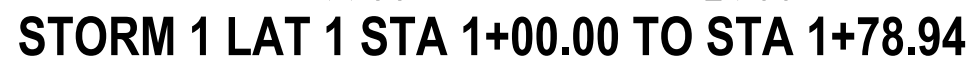
FOR AND ON
BEHALF OF
CIVIL CONSULTANTS,
INC.

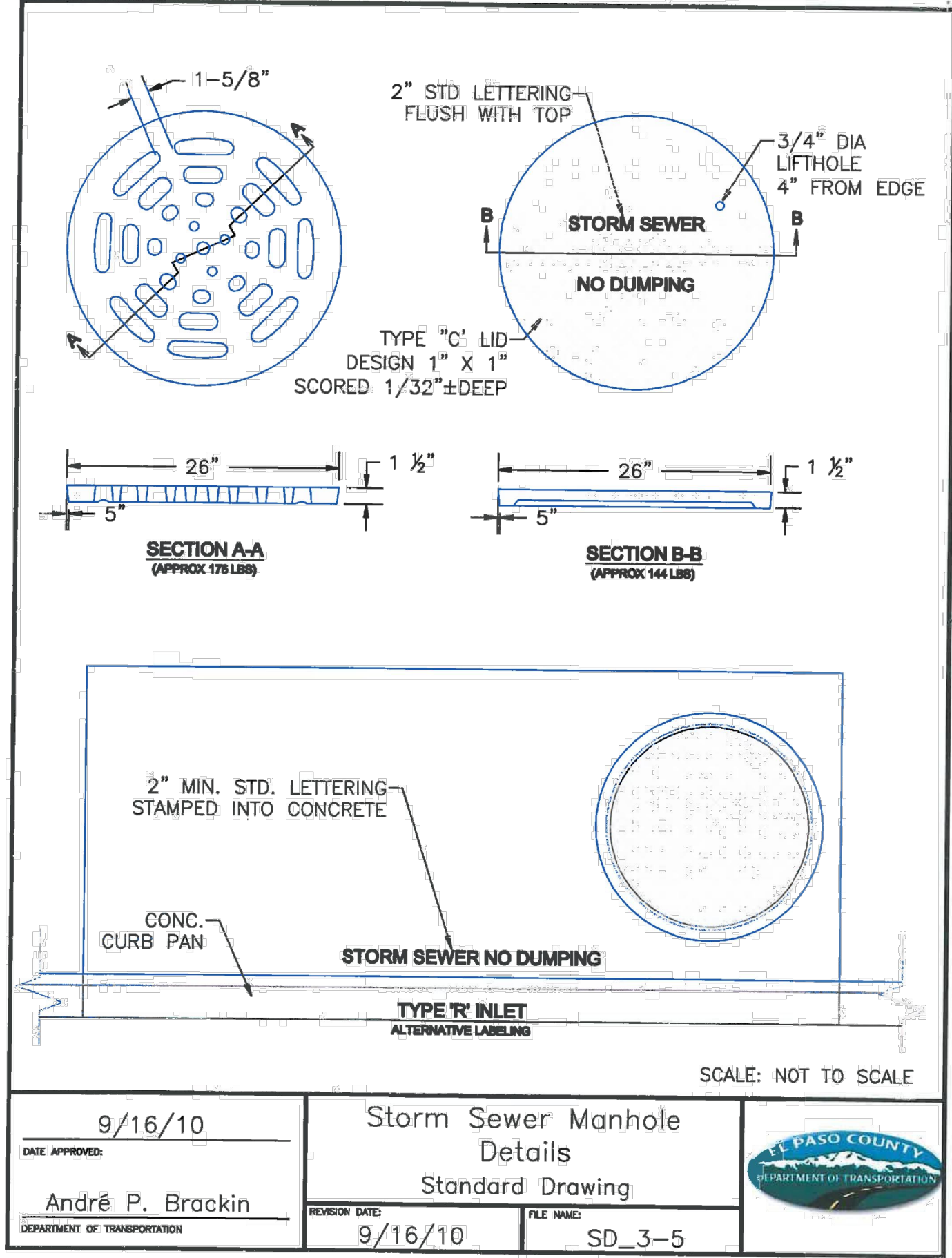
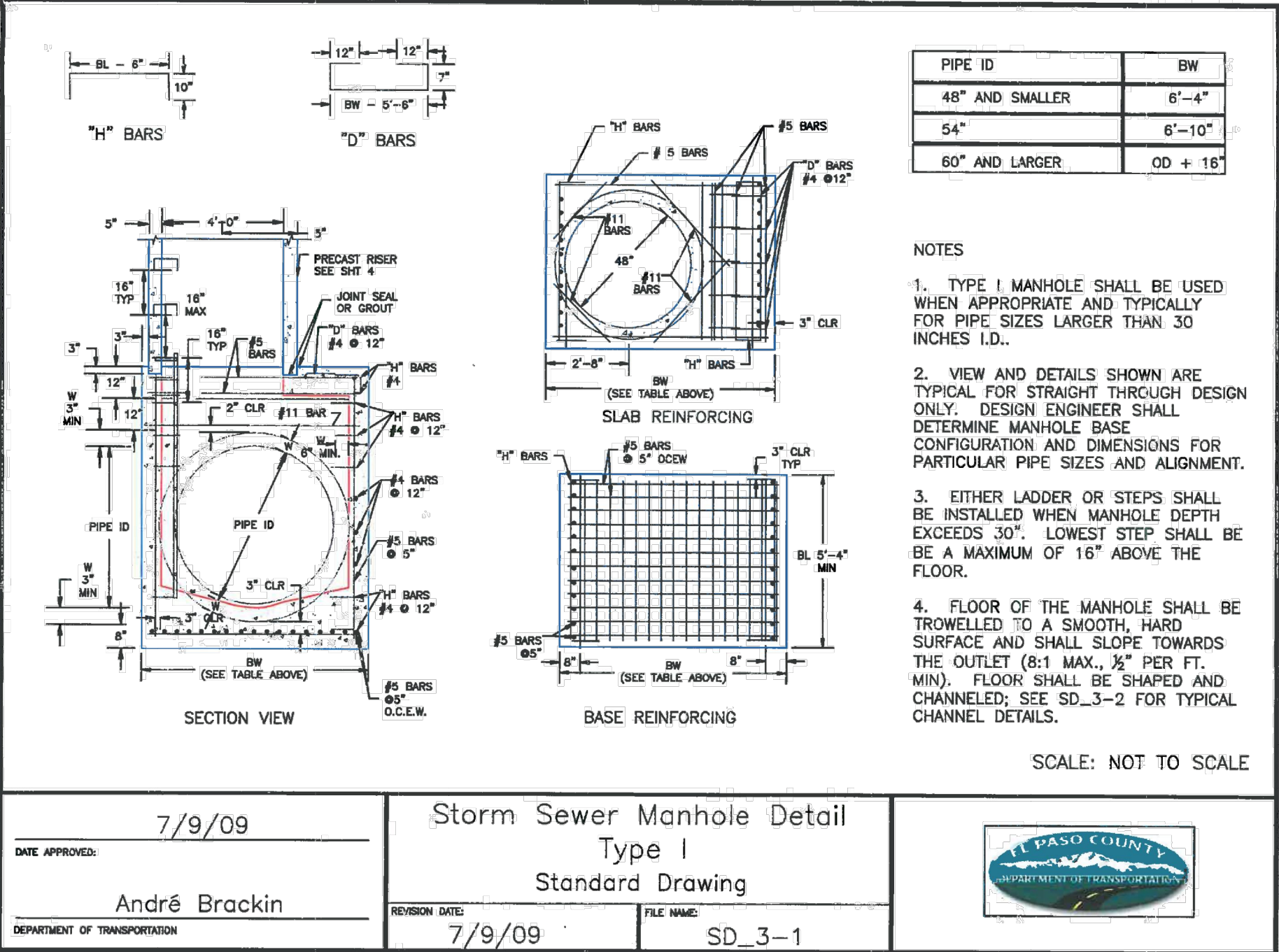
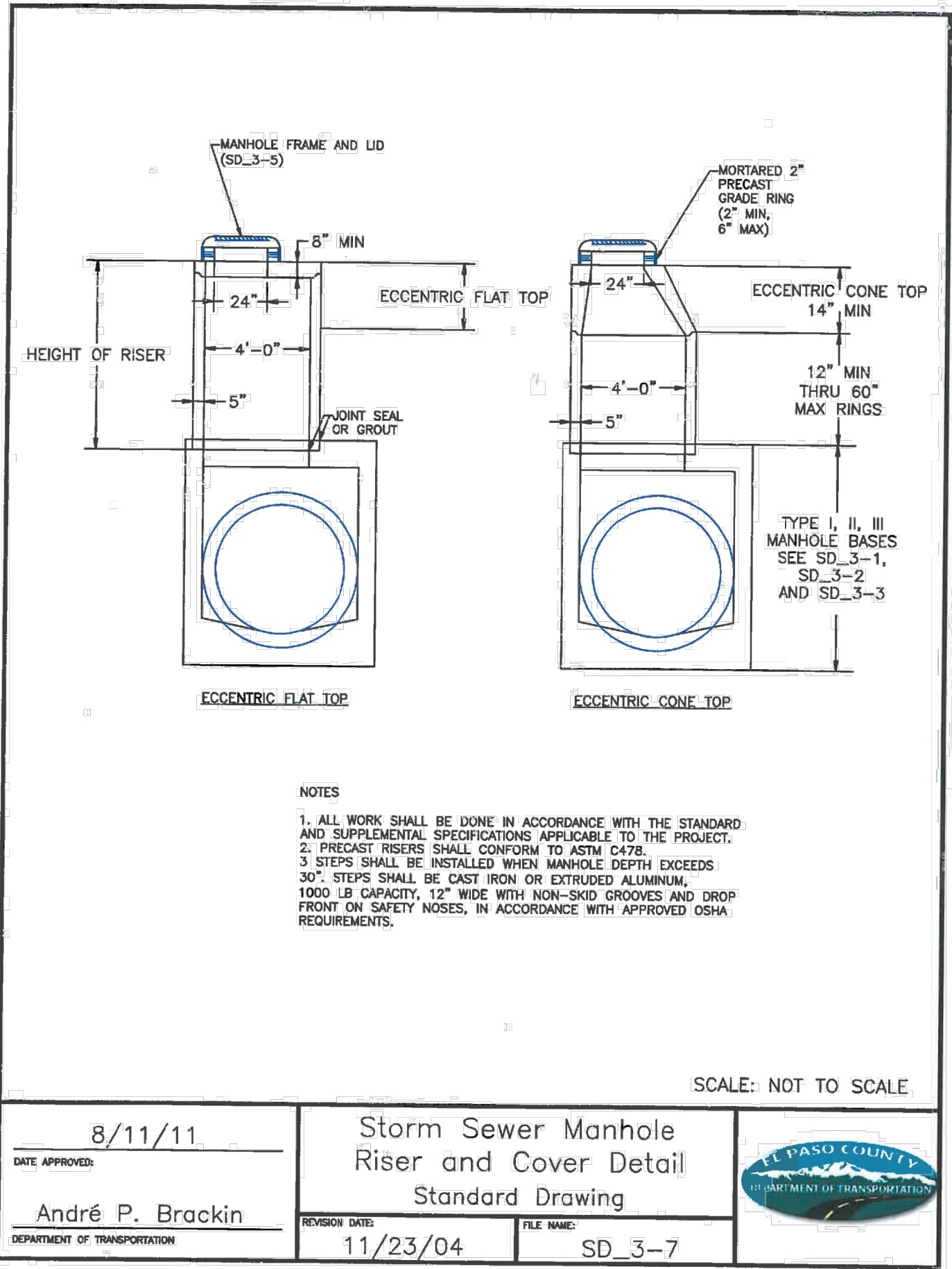
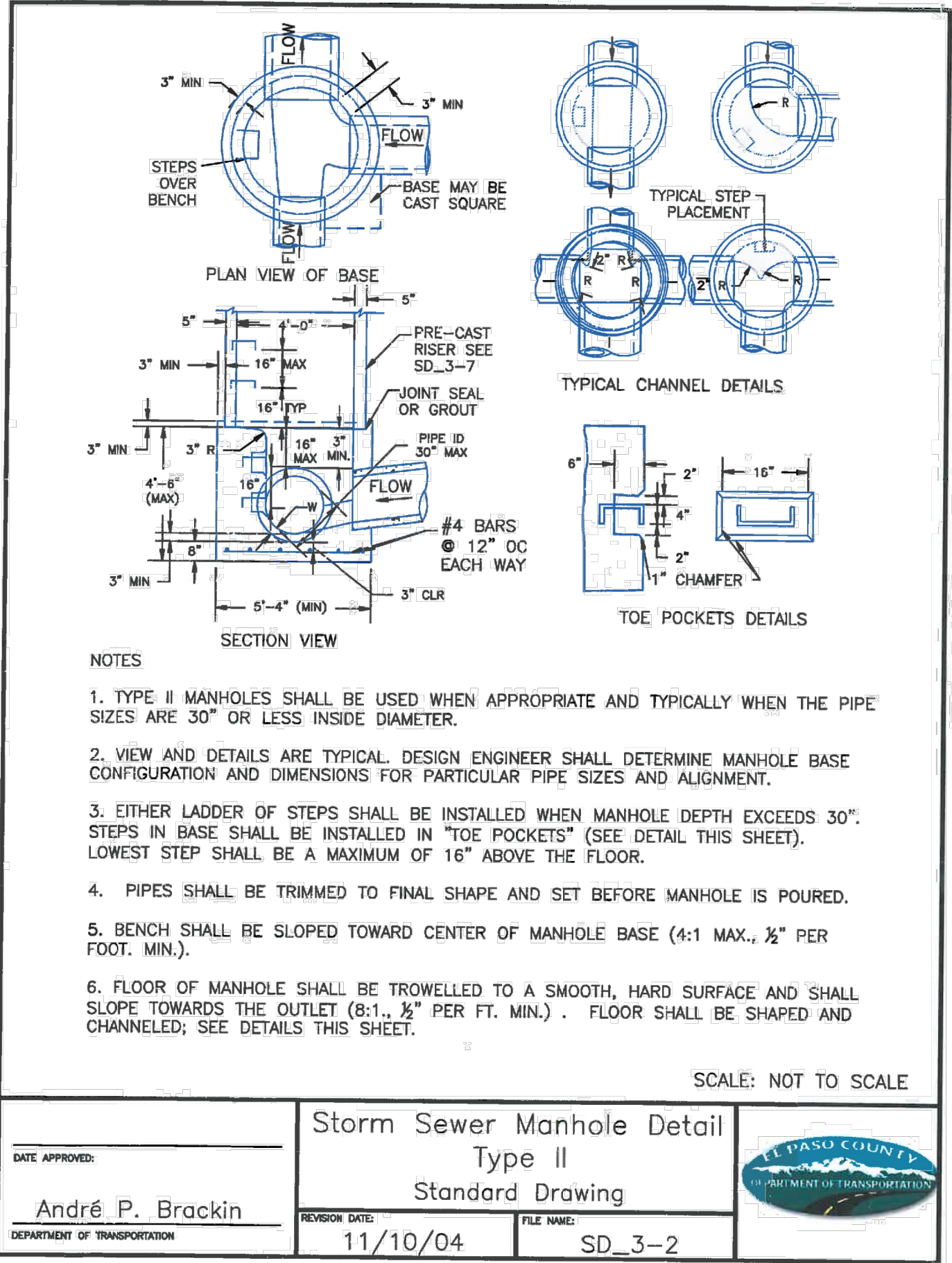


NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

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CAUTION





STORM SEWER GENERAL NOTES:

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

STRUCTURAL CONCRETE NOTES:

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

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

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

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



CROSSROADS MIXED USE FILING NO.2

STORM SEWER DETAILS

PROJECT NO. 18-004

DATE: 05/18/2023

SCALE: HORIZONTAL: TAU VERTICAL: N/A

DESIGNED BY: TAU DRAWN BY: TAU CHECKED BY: VAS

SHEET 7 OF 9

ST03

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 VIRGIL A. SANCHEZ, INC.

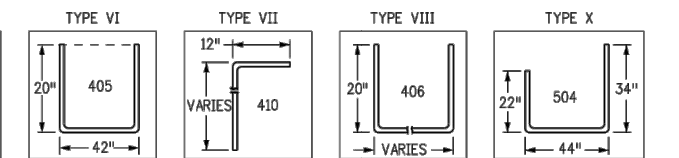
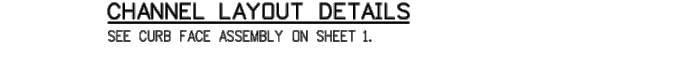
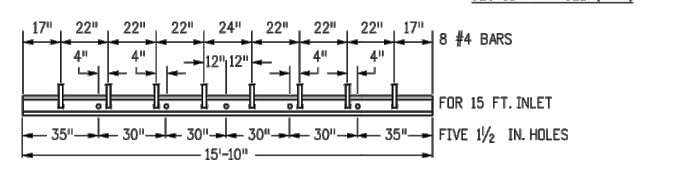
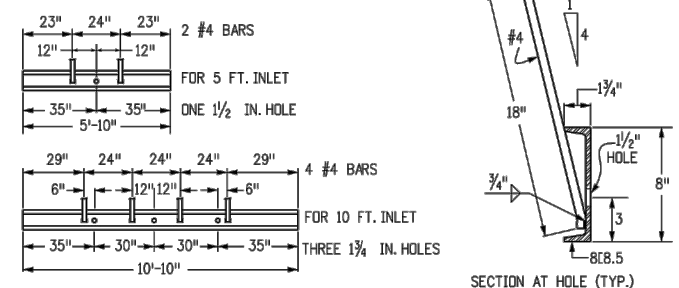
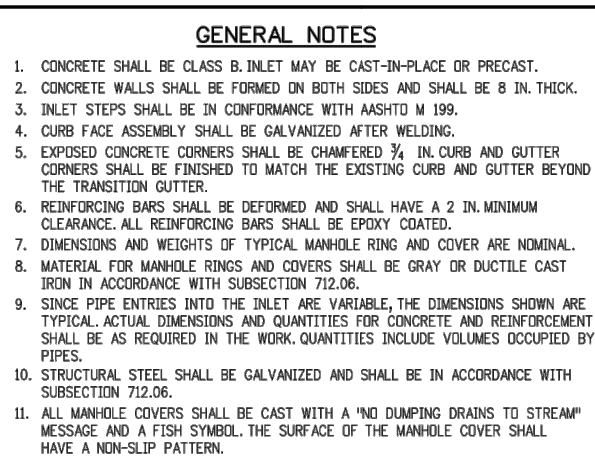
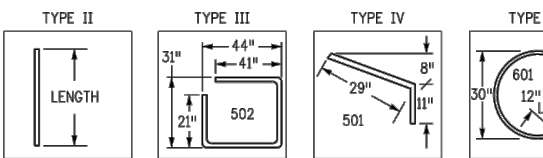
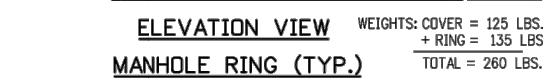
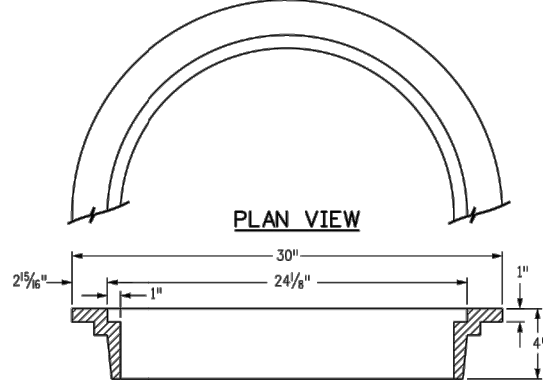
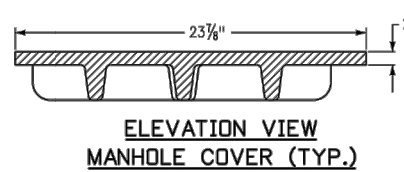
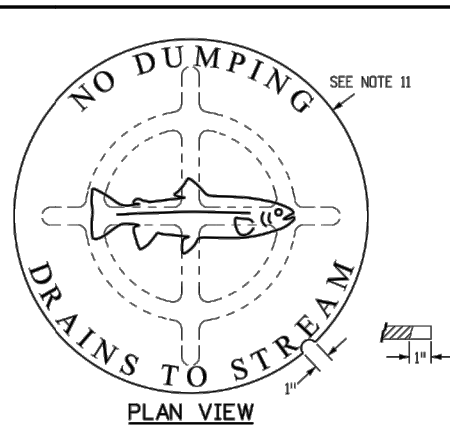
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CAUTION


MARK	BAR OR NO. SIZE	I.C. SPACING	TYPE	ALL INLETS			INLETS ≤ 5 FT.			INLETS > 5 FT.			INLETS ≤ 5 FT.			INLETS > 5 FT.		
				NO.	REDO.	LENGTH	NO.	REDO.	LENGTH	NO.	REDO.	LENGTH	NO.	REDO.	LENGTH	NO.	REDO.	LENGTH
401	4	1" X	II	15	8	21	8	26	8	31	8	36	8	41	8	46		
402	4	1" X	II	7	8	13	8	18	8	24	8	30	8	36	8	42		
403	4	2" X	II	8	4	14	4	20	4	26	4	32	4	38	4	44		
405	4	8" X	VI	11	8	19	8	21	8	23	8	25	8	27	8	29		
406	4	8" X	VIII	11	8	19	8	21	8	23	8	25	8	27	8	29		
407	4	8" X	II	8	8	10	8	12	8	14	8	16	8	18	8	20		
408	4	8" X	II	8	8	10	8	12	8	14	8	16	8	18	8	20		
409	4	8" X	II	6	5	10	5	13	5	16	5	19	5	22	5	25		
410	4	8" X	II	6	5	10	5	13	5	16	5	19	5	22	5	25		
411	4	8" X	II	3	5	5	5	3	5	5	5	3	5	5	3	5		
412	4	8" X	II	3	5	5	5	3	5	5	5	3	5	5	3	5		
413	4	8" X	II	3	5	5	5	3	5	5	5	3	5	5	3	5		
501	5	5/8" X	IV	11	3	24	3	34	3	44	3	54	3	64	3	74		
502	5	5/8" X	IV	11	3	24	3	34	3	44	3	54	3	64	3	74		
503	5	5/8" X	IV	11	3	24	3	34	3	44	3	54	3	64	3	74		
504	5	5/8" X	IV	11	3	24	3	34	3	44	3	54	3	64	3	74		
601	6	2 1/2" X	V	2	8	10	2	8	10	2	8	10	2	8	10	2	8	
701	7	1" X	II	1	10	1	10	1	10	1	10	1	10	1	10	1	10	
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782	7	1" X	II	1	10	1	10	1	10	1	10	1	10	1	10	1	10	
783	7	1" X	II	1	10	1	10	1	10	1</								



*H	LENGTH			REG. REQ'D.		REG. REQ'D.		L = 5' F		L = 10' F		L = 15' F	
	401	402	410	REGULAR	DRIP DUMP	REG.	CHOL.	STEEL LUGS	STEEL LUGS	STEEL LUGS	STEEL LUGS	CHOL. LUGS	CHOL. LUGS
				403	407	403	407	CHOL. LUGS	CHOL. LUGS	CHOL. LUGS	CHOL. LUGS	CHOL. LUGS	CHOL. LUGS
3'-0"	3'-0"	1'-8"	1'-0"	10	7	10	7	3.2	285	5.3	497	7.4	706
3'-0"	3'-0"	2'-0"	1'-0"	10	7	10	7	3.4	305	5.7	509	7.9	740
3'-0"	3'-0"	2'-2"	1'-0"	10	7	10	7	3.6	325	6.0	521	8.2	764
4'-0"	4'-0"	2'-0"	1'-0"	12	9	12	9	3.3	334	6.4	517	8.8	803
4'-0"	4'-0"	2'-2"	1'-0"	12	9	12	9	3.5	354	6.7	529	9.1	847
5'-0"	5'-0"	2'-0"	3'-0"	18	15	15	6	4.4	376	8.0	574	10.7	850
6'-0"	5'-0"	4'-8"	3'-0"	18	15	18	6	4.6	392	8.2	606	7.6	880
7'-0"	6'-0"	4'-8"	4'-0"	20	17	20	10	5.0	437	8.8	637	8.0	907
7'-0"	6'-0"	5'-0"	4'-0"	20	17	19	10	5.0	433	8.6	654	8.0	897
7'-0"	7'-0"	6'-0"	5'-0"	22	19	22	10	5.4	460	9.9	664	8.3	907
8'-0"	7'-0"	6'-0"	5'-0"	22	19	22	10	5.4	460	9.9	664	8.3	907
8'-0"	8'-0"	7'-0"	6'-0"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-0"	7'-0"	6'-0"	24	21	24	14	6.0	479	7.7	710	9.0	954
10'-0"	9'-0"	8'-0"	7'-0"	26	23	26	16	6.4	500	8.1	730	9.4	984
10'-0"	9'-0"	8'-0"	7'-0"	28	25	27	18	6.4	520	8.0	749	9.4	984
11'-0"	10'-0"	9'-0"	8'-0"	30	27	30	18	6.8	541	8.4	769	9.8	1012
11'-0"	10'-0"	9'-0"	8'-0"	30	27	30	18	6.8	547	8.5	779	9.9	1022

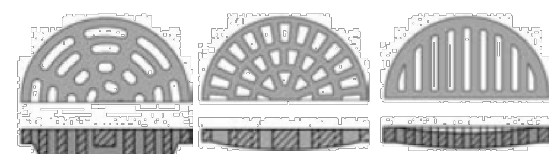
NOTES: FOR L=5 FT., L=10 FT., AND L=15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"			
Computer File Information		Sheet Revisions	
Creation Date: 07/04/12	Initials: DD	Date:	Comments
Last Modification Date: 07/04/12	Initials: LTA		
Full Path: www.coloradodo1.info/business/designsupport1			
Drawing File Name: 6040120202.dgn			
CAD Ver.: MicroStation V8		Scale: Not to Scale	Units: English

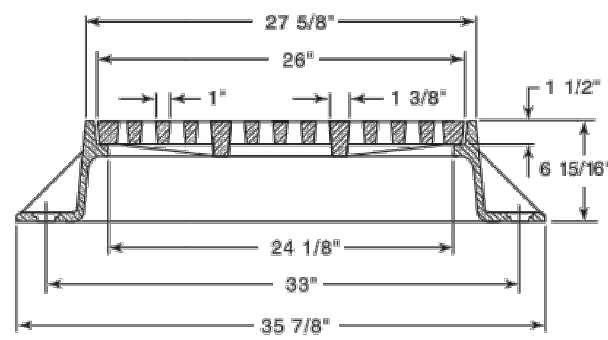
BAR BENDING DIAGRAMS ~ (DIMENSIONS ARE OUT-TO-OUT OF BAR)		
Colorado Department of Transportation  4201 East Foothill Avenue Denver, Colorado 80222 Phone (303) 757-6063 Fax: (303) 757-9820	CURB INLET TYPE R	STANDARD PLAN NO. M-604-12
Project Development Branch DD/LTA	Issued By: Project Development Branch July 4, 2012	Sheet No. 2 of 2

CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	PERIMETER LINEAL FEET
R-2501	G	1.1	6.8
R-2501	A	1.1	6.8
R-2501	C	1.2	6.8
R-2501	F	1.4	6.8

Standard Grate (shown): Type G
Alternate Grate(s):

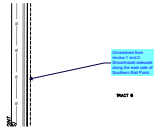


Available Lid: R-1642



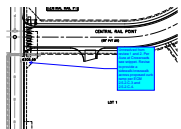
V3_Construction Drawings_comments.pdf Markup Summary

Callout (3)



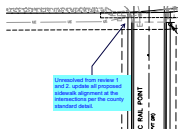
Subject: Callout
Page Label: [4] 4 SI04
Author: lpackman
Date: 6/20/2023 4:26:11 PM
Status:
Color: ■
Layer:
Space:

Unresolved from review 1 and 2. Show/Install sidewalk along the east side of Southern Rail Point.



Subject: Callout
Page Label: [4] 4 SI04
Author: lpackman
Date: 6/20/2023 4:26:15 PM
Status:
Color: ■
Layer:
Space:

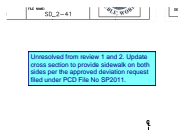
Unresolved from review 1 and 2. Per Aura at Crossroads see snippet. Revise to provide a sidewalk/crosswalk across proposed curb ramp per ECM 2.5.2.C.3 and 2.5.2.C.4.



Subject: Callout
Page Label: [4] 4 SI04
Author: lpackman
Date: 6/19/2023 3:45:36 PM
Status:
Color: ■
Layer:
Space:

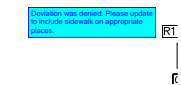
Unresolved from review 1 and 2. update all proposed sidewalk alignment at the intersections per the county standard detail.

Text Box (3)



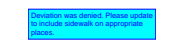
Subject: Text Box
Page Label: [2] 2 SI02
Author: lpackman
Date: 6/19/2023 3:46:39 PM
Status:
Color: ■
Layer:
Space:

Unresolved from review 1 and 2. Update cross section to provide sidewalk on both sides per the approved deviation request filed under PCD File No. SP2011.



Subject: Text Box
Page Label: [4] 4 SI04
Author: lpackman
Date: 6/20/2023 4:26:54 PM
Status:
Color: ■
Layer:
Space:

Deviation was denied. Please update to include sidewalk on appropriate places.



Subject: Text Box
Page Label: [2] 2 SI02
Author: lpackman
Date: 6/20/2023 4:28:02 PM
Status:
Color: ■
Layer:
Space:

Deviation was denied. Please update to include sidewalk on appropriate places.