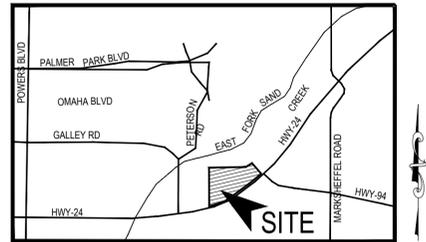


# CROSSROADS MIXED USE FILING NO. 2

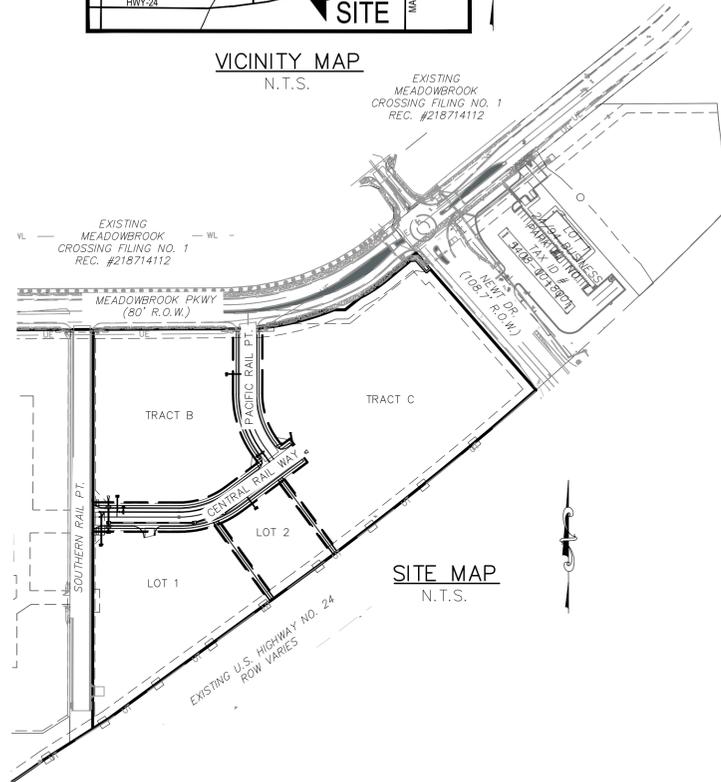
## COUNTY OF EL PASO, STATE OF COLORADO

# CONSTRUCTION PLANS

NOVEMBER 2022



VICINITY MAP  
N.T.S.



SITE MAP  
N.T.S.

### 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.

### 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.

### 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	TITLE
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

### 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.

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

EPC's EDARP File Number: SF2238 (with no dashes or extra zeros or extra spaces in the file number)

EL PASO COUNTY FILE NO. SF XX-XXX

CROSSROADS MIXED USE FILING NO.2

TITLE SHEET

DATE: 11/23/2022

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

PROJECT NO. 18--004  
DESIGNED BY: TAU  
DRAWN BY: TAU  
CHECKED BY: VAS

S101

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



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

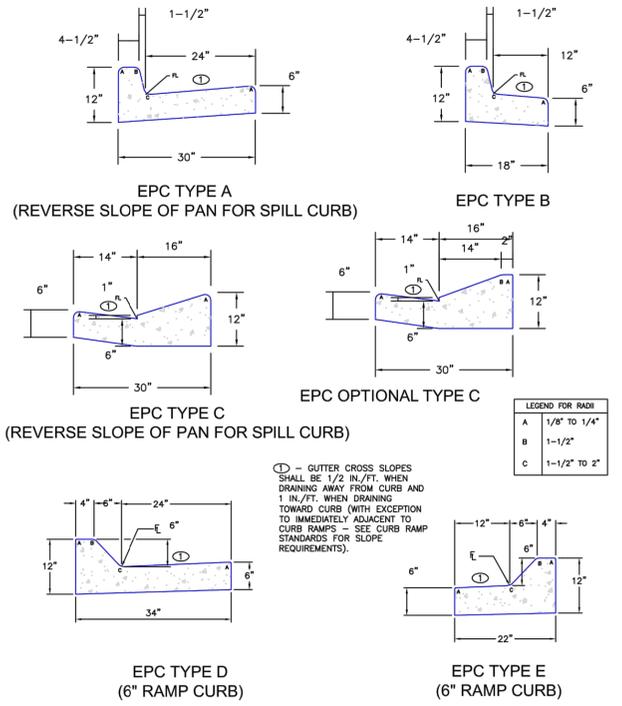
FOR AND ON BEHALF OF  
M&S CIVIL  
CONSULTANTS,  
INC.



REVISIONS: NO. DATE: BY: DESCRIPTION:

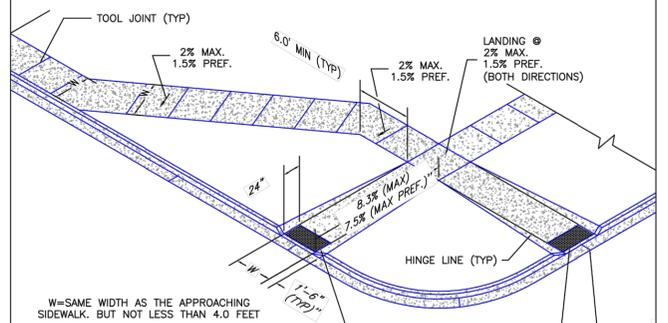
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARE OF THESE PLANS.

CAUTION



Typical Curb and Gutter Details Standard Drawing

DATE APPROVED: 6/23/20	REVISION DATE: 6/23/20	FILE NAME: SD_2-20
DEPARTMENT OF PUBLIC WORKS		



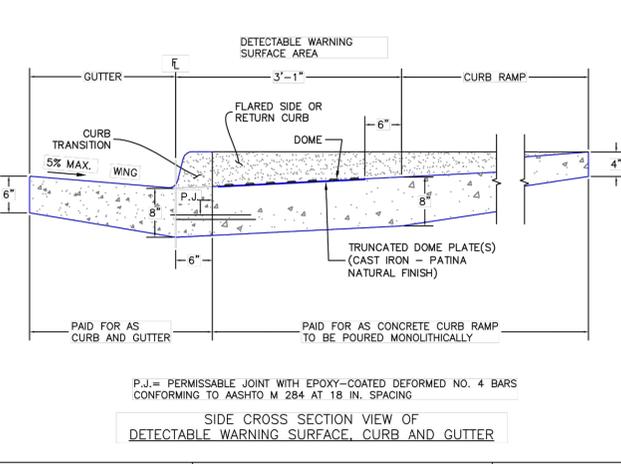
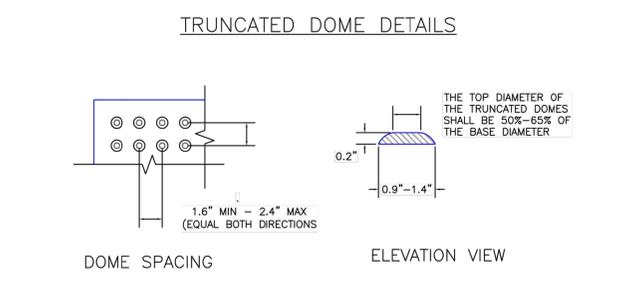
**PEDESTRIAN RAMP NOTES**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
- PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE EGM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
- DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
- DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH EGM CHAPTER 6 AND SD\_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
- THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
- PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK, 4" MINIMUM.
- ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
- DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
- THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

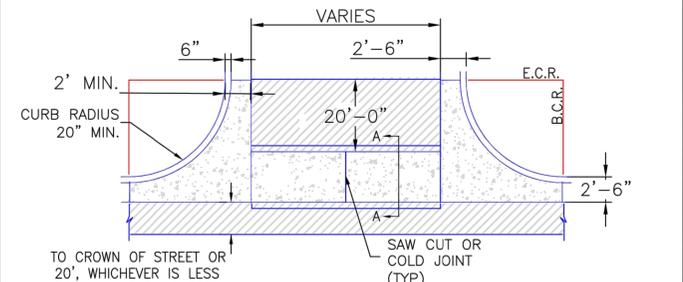
**GENERAL NOTES**

- WHERE THE 1'-4" FLARED SIDES OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
- PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
- AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

DATE APPROVED: 6/23/20	REVISION DATE: 6/23/20	FILE NAME: SD_2-41
DEPARTMENT OF PUBLIC WORKS		



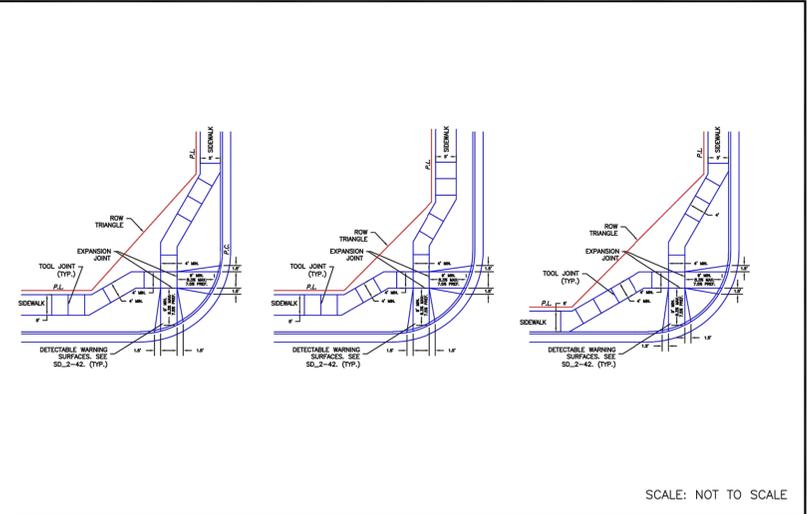
DATE APPROVED: 6/23/20	REVISION DATE: 6/23/20	FILE NAME: SD_2-42
DEPARTMENT OF PUBLIC WORKS		



**NOTES**

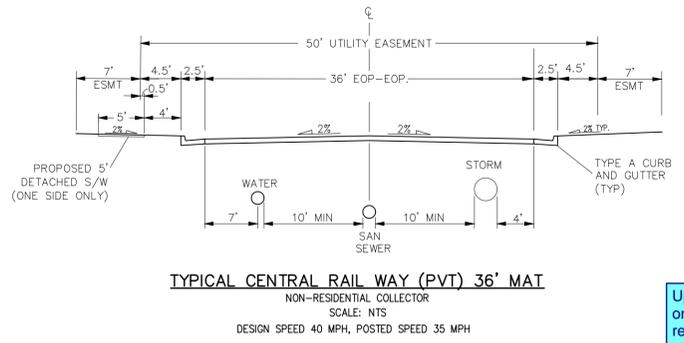
- W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
- T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
- 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
- DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

DATE APPROVED: 8/11/11	REVISION DATE: 12/8/15	FILE NAME: SD_2-26
DEPARTMENT OF TRANSPORTATION		



Pedestrian Curb Ramp Detail Standard Drawing

DATE APPROVED: 6/23/20	REVISION DATE: 6/23/20	FILE NAME: SD_2-40
DEPARTMENT OF PUBLIC WORKS		



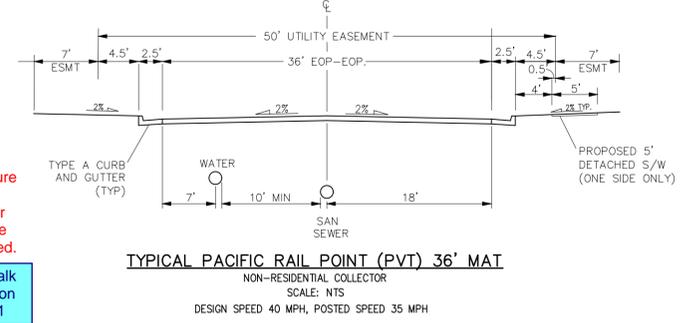
Typical Central Rail Way (PVT) 36' MAT



Typical Internal Private Drives (PRVT) 36' MAT

The sidewalk will be updated for future development when the lots are developed for this filing No.2 in order to avoid the need for demolition once the Tract B and C sites are developed.

Update cross section to provide sidewalk on both sides per the approved deviation request filed under PCD File No SP211



Typical Pacific Rail Point (PVT) 36' MAT



Typical Internal Private Drives (PRVT) 36' MAT

CROSSROADS MIXED USE FILING NO.2  
STREET IMPROVEMENT PLANS

DATE: 11/23/2022  
SCALE: HORIZONTAL: N/A VERTICAL: N/A  
PROJECT NO. 18-004  
DESIGNED BY: TAU  
DRAWN BY: TAU  
CHECKED BY: VAS

212 N. WABATCH AVE, STE 305  
COLORADO SPRINGS CO 80903  
PHONE: 719.955.5465

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF  
MKS CIVIL CONSULTANTS, INC.

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

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 LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

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

The inconsistencies of private versus public storm sewer and pipe sizes have been addressed.

This is shown as private on drainage report. Revise to label all storm as private.

A sidewalk/crosswalk has been added across the proposed curb ramp.

Revise to provide a sidewalk/crosswalk across proposed curb ramp per ECM 2.5.2.C.3 and 2.5.2.C.4.

There are several inconsistencies between these drawings and the drainage map proposed conditions. These include: labeling of private and public storm sewer, mismatched pipe sizes, and missing proposed swales. Coordinate with drainage engineer to remove inconsistencies between the two documents.

The inconsistencies of private versus public storm sewer, pipe size, and missing proposed swales have been addressed.

All line and curve data has been added for the centerline and the PCRs.

Provide centerline line bearing and distance and curve data.

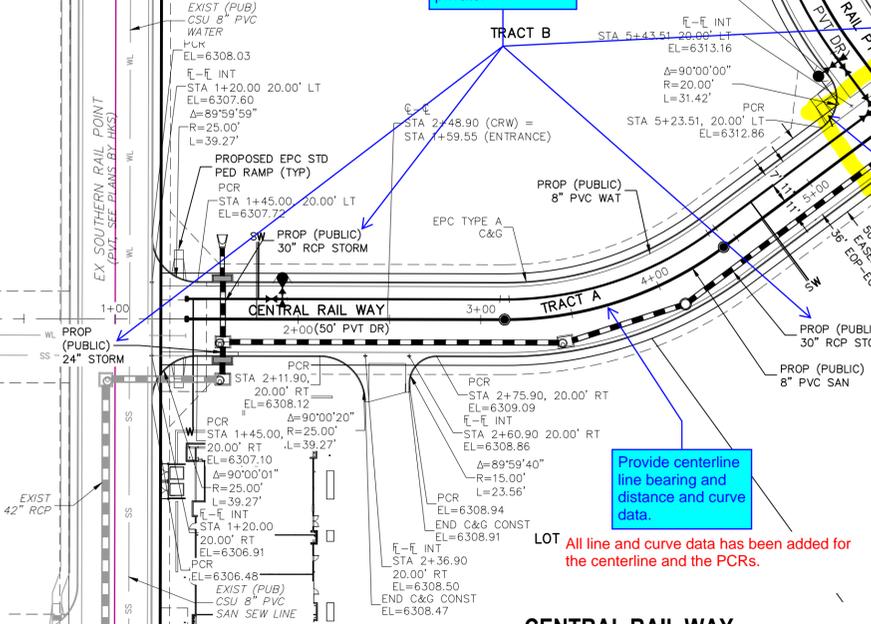
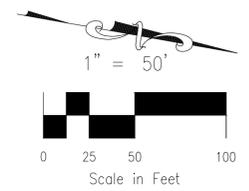
ABBREVIATION LEGEND

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

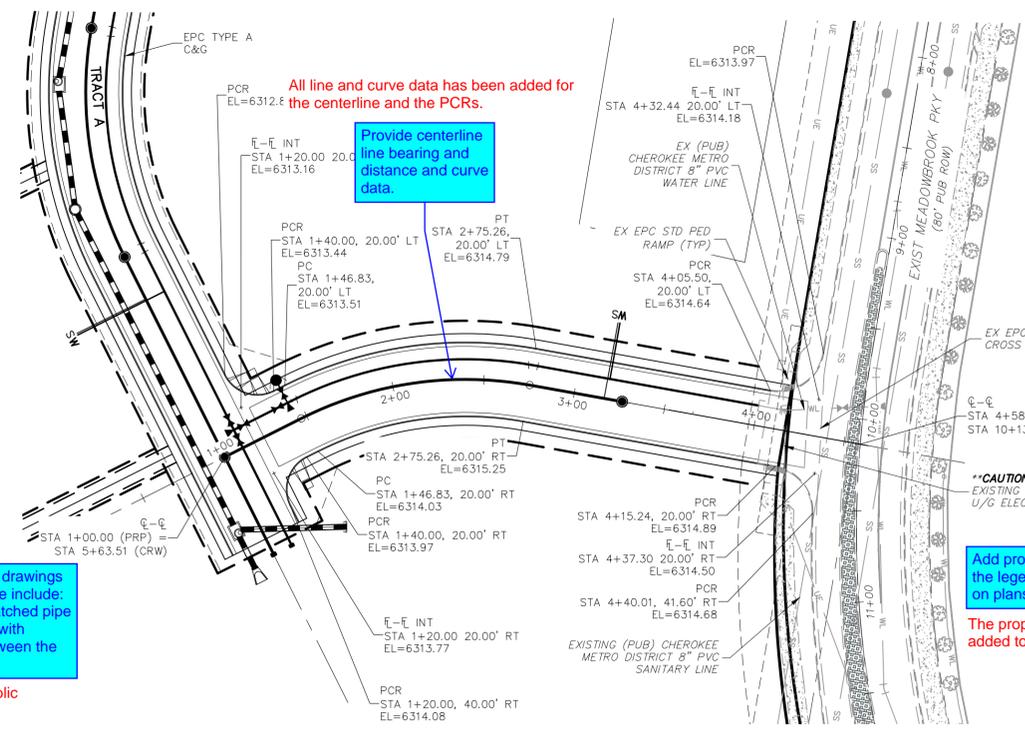
NOTES:  
THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES FROM THE SHOWN UTILITIES SHALL BE COORDINATED TO THE ENGINEER.  
CONTRACTOR SHALL ADJUST ALL EXISTING VALVE COVERS, SANITARY AND STORM SEWER MANHOLE RIMS, ELECTRIC VAULTS THAT LAY WITHIN THE PROPOSED PAVEMENT, CONCRETE CURB AND SIDEWALKS. ANY CONFLICTS SHALL BE COORDINATED WITH THE ENGINEER.

Add property lines to the legend and show on plans.

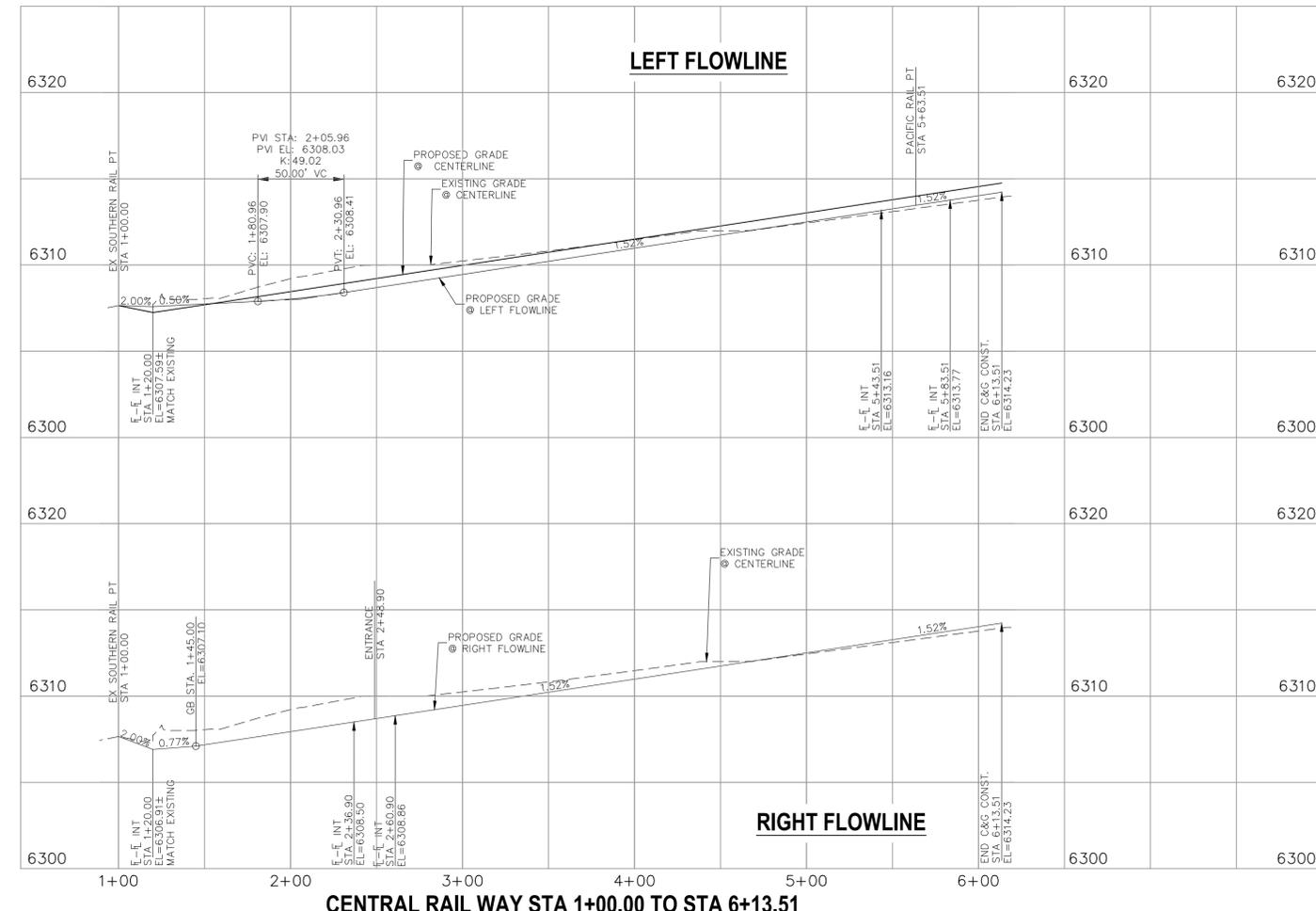
The property lines have been added to the legend and plan view.



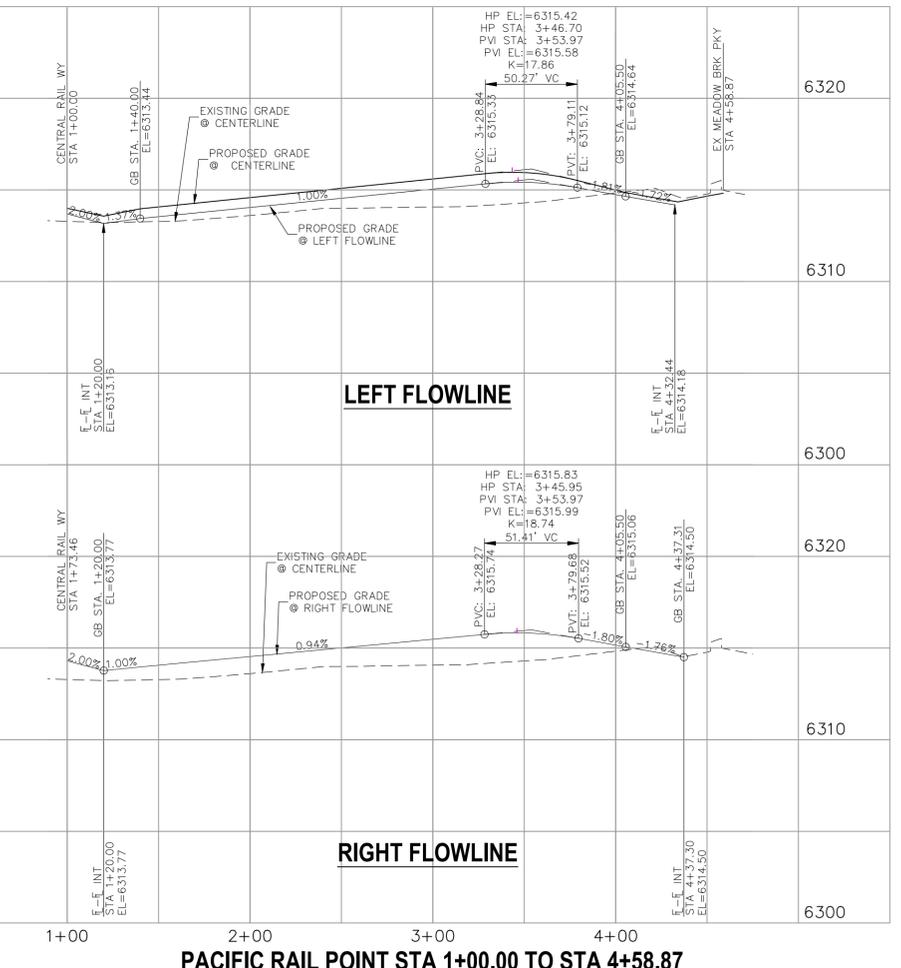
CENTRAL RAIL WAY  
STA 1+00.00 TO STA 6+13.51



PACIFIC RAIL POINT  
STA 1+00.00 TO STA 4+58.87



CENTRAL RAIL WAY STA 1+00.00 TO STA 6+13.51



PACIFIC RAIL POINT STA 1+00.00 TO STA 4+58.87

CROSSROADS MIXED USE FILING NO.2  
STREET IMPROVEMENT PLANS

PROJECT NO. 18-004  
DATE: 11/23/2022  
SCALE: HORIZONTAL: 1"=50'  
VERTICAL: 1"=5'

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

212 N. WABATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5465

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF  
MKS CIVIL CONSULTANTS, INC.

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

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

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

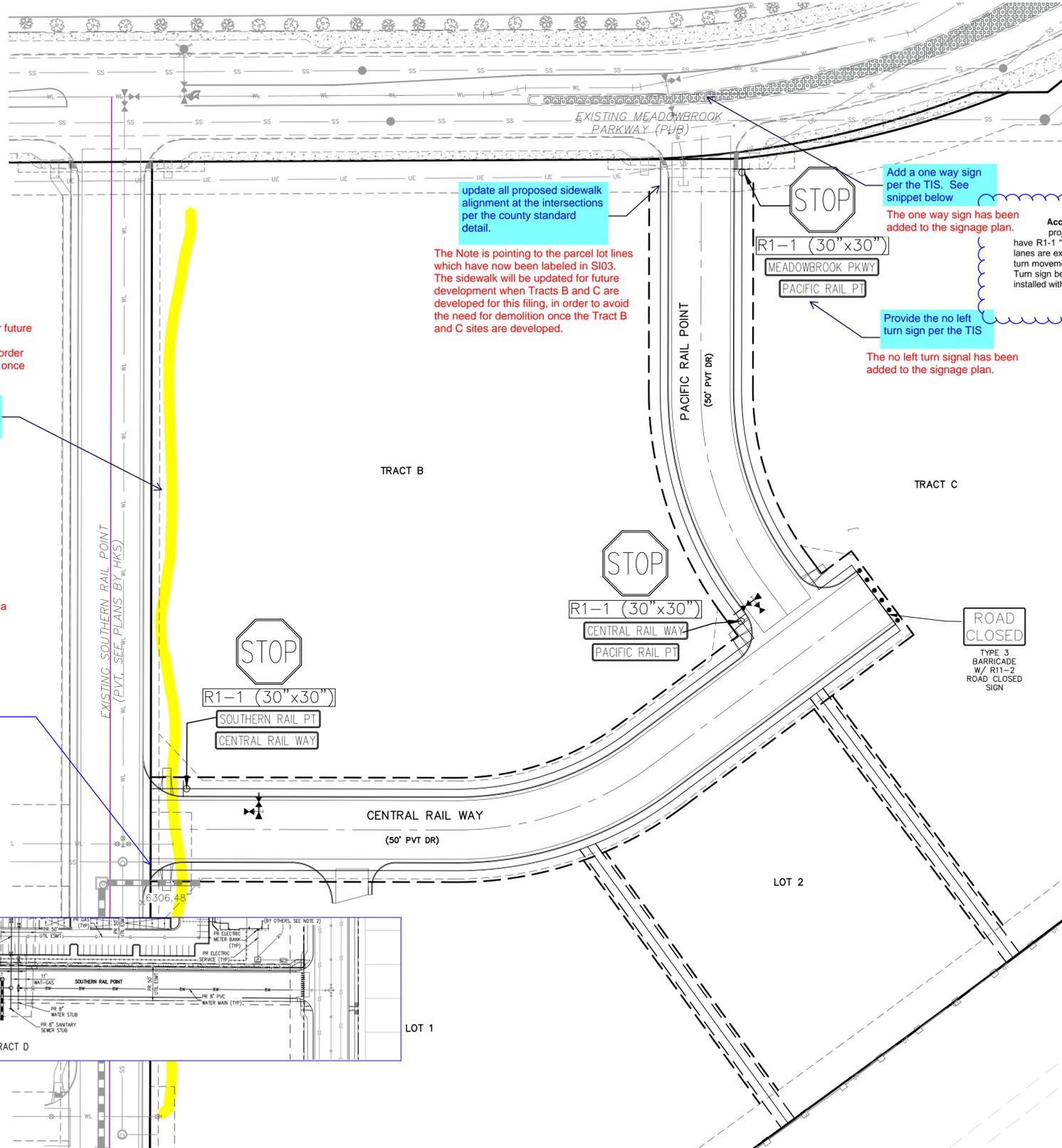
CAUTION

**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



CROSSROADS MIXED USE FILING NO.2	
SIGNAGE & STRIPING PLANS	
PROJECT NO. 18-004	DATE: 11/23/2022
DESIGNED BY: TAU	SCALE: HORIZONTAL: 1"=80'
DRAWN BY: TAU	VERTICAL: 1"=5'
CHECKED BY: VAS	
SHEET 4 OF 9	
S104	



The sidewalk will be updated for future development when the lots are developed for this filing No.2 in order to avoid the need for demolition once the Tract B site is developed.

Show/Install sidewalk along the east side of Southern Rail Point

The snippet shown below would be a crosswalk to the future construction development of Lot 1, not to the central rail way corner.

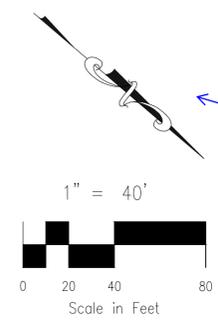
Per Aura at Crossroads see snippet. Revise to provide a sidewalk/crosswalk across proposed curb ramp per ECM 2.5.2.C.3 and 2.5.2.C.4.

update all proposed sidewalk alignment at the intersections per the county standard detail.  
The Note is pointing to the parcel lot lines which have now been labeled in S103. The sidewalk will be updated for future development when Tracts B and C are developed for this filing, in order to avoid the need for demolition once the Tract B and C sites are developed.

Add a one way sign per the TIS. See snippet below  
The one way sign has been added to the signage plan.

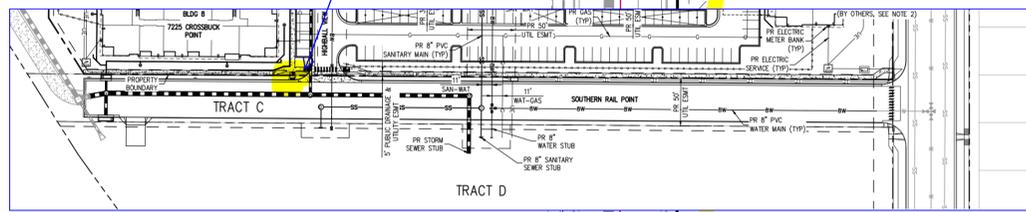
Provide the no left turn sign per the TIS  
The no left turn signal has been added to the signage plan.

**NOTES:**  
Accesses: Lane Configurations, Turn Lane Requirements, and Operational Analysis project accesses along Meadowbrook Parkway are recommended to provide stop control and have R1-1 "STOP" signs installed for the exiting northbound approaches. Single northbound exiting lanes are expected to be sufficient at all three project accesses. To provide signage for restricting left turn movements at the proposed right-in/right-out east access, it is recommended that a R3-2 No Left Turn sign be placed underneath the STOP sign. Further, a R6-1(R) "ONE WAY" sign should also be installed within the raised center median of Meadowbrook Parkway.  
This requirement has been addressed by M&S Civil.



Fix direction of north arrow.  
The direction of the north arrow has been properly adjusted.

provide a sign placement detail. See CDOT detail S-614-1  
The CDOT detail has been added to this drawing.



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

M&S CIVIL CONSULTANTS, INC.

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

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

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:	APPROVED BY:	DATE:

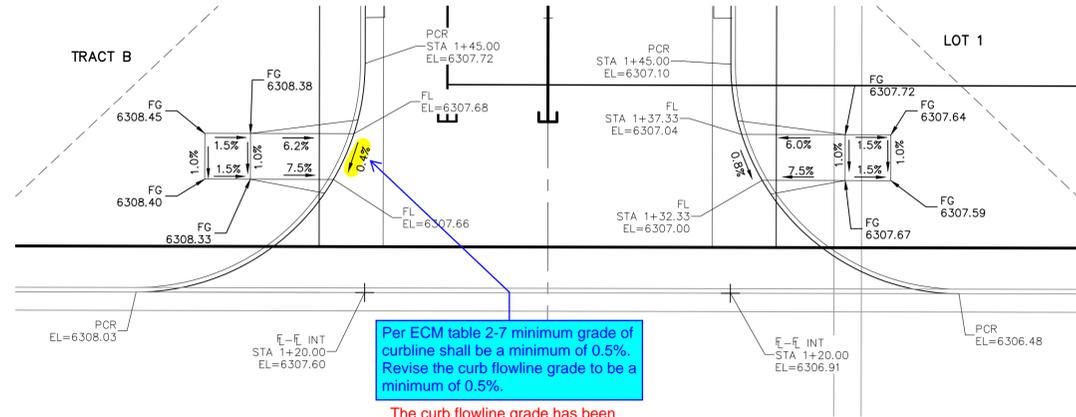
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED BY THESE PLANS.

CAUTION



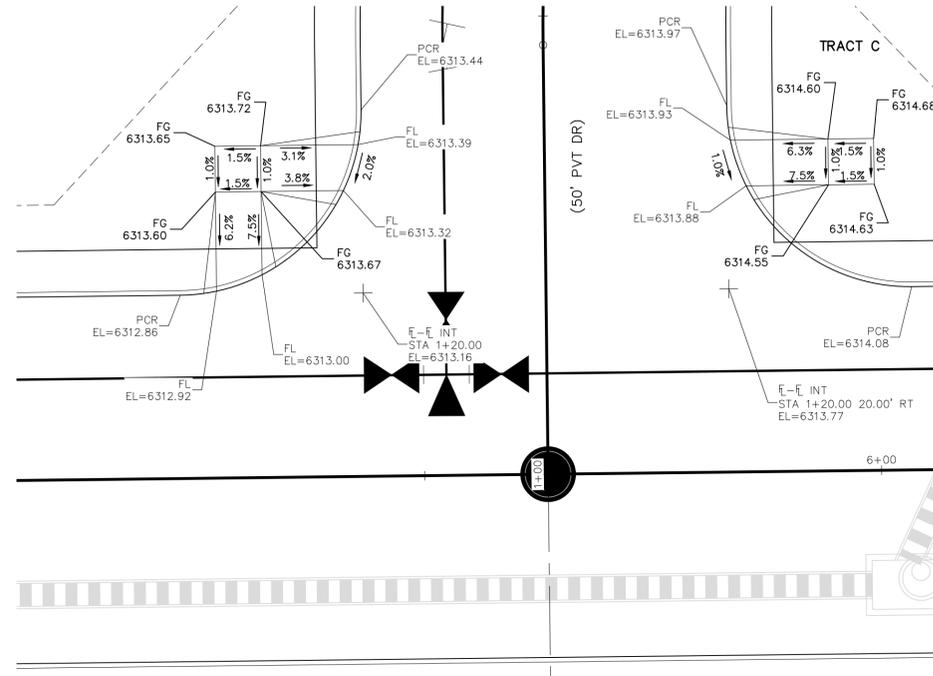
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

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



Per ECM table 2-7 minimum grade of curbline shall be a minimum of 0.5%.  
Revise the curb flowline grade to be a minimum of 0.5%.

The curb flowline grade has been adjusted to be a minimum of 0.5%.



**CENTRAL RAIL WAY & PACIFIC RAIL POINT**

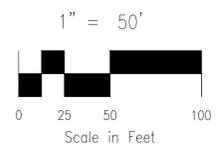
**ABBREVIATION LEGEND**

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'
DESIGNED BY: TAU	DATE: 11/21/2022
DRAWN BY: TAU	VERTICAL: N/A
CHECKED BY: VAS	SHEET --- OF 9
S105	

212 N. WABATCH AVE, STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5465



FOR AND ON BEHALF OF  
MKS CIVIL CONSULTANTS, INC.

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

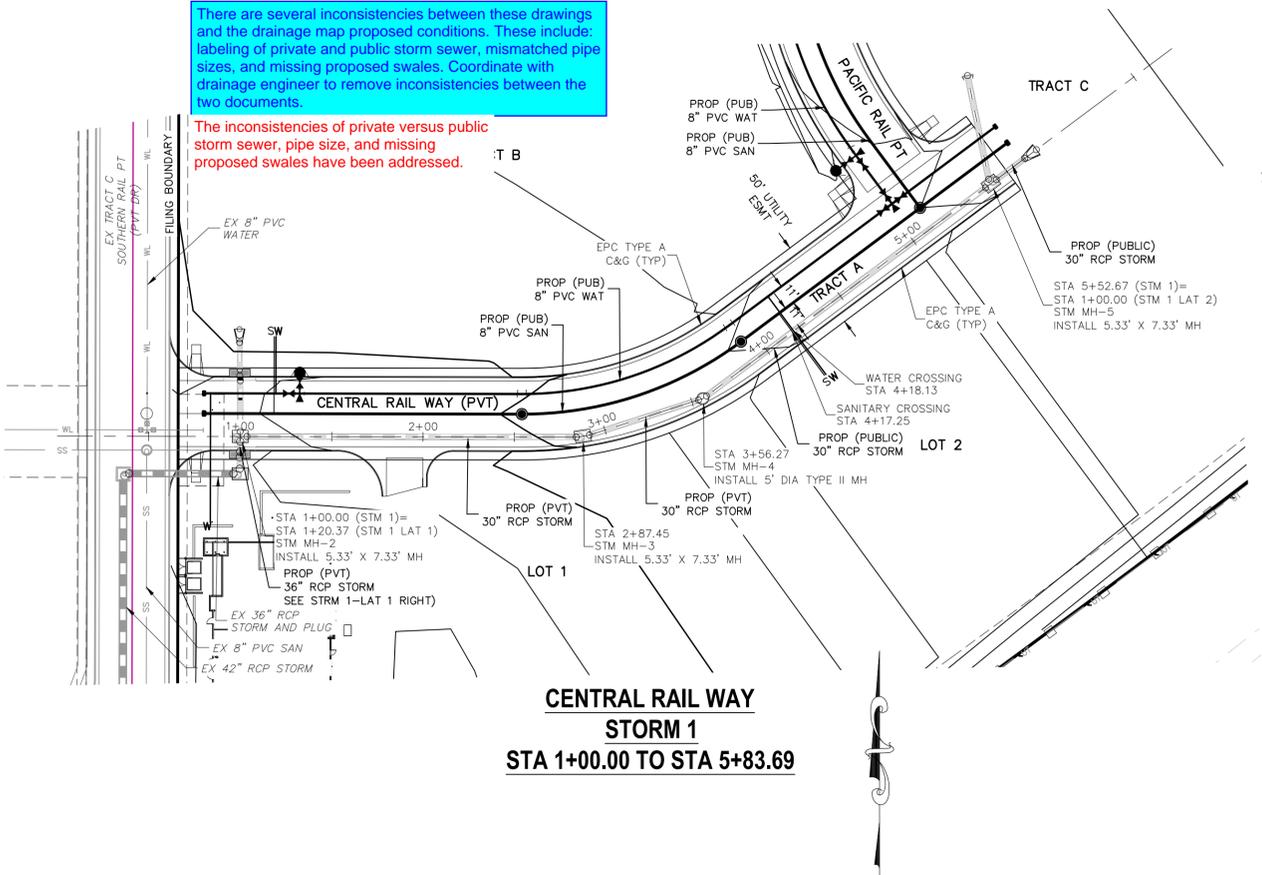
NO.	DATE	BY	DESCRIPTION	APPROV'D. BY	DATE

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CAUTION

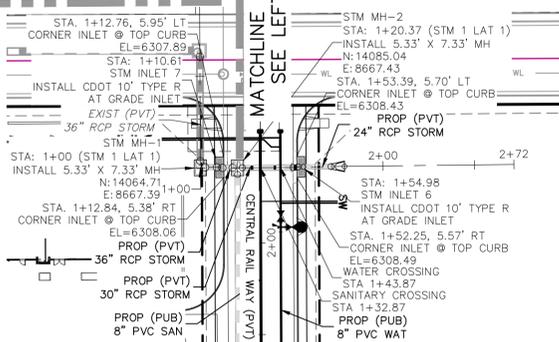
There are several inconsistencies between these drawings and the drainage map proposed conditions. These include: labeling of private and public storm sewer, mismatched pipe sizes, and missing proposed swales. Coordinate with drainage engineer to remove inconsistencies between the two documents.

The inconsistencies of private versus public storm sewer, pipe size, and missing proposed swales have been addressed.

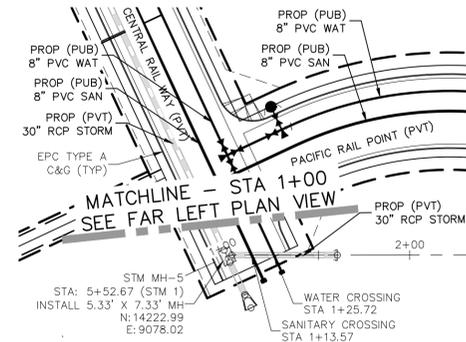


**CENTRAL RAIL WAY  
STORM 1  
STA 1+00.00 TO STA 5+83.69**

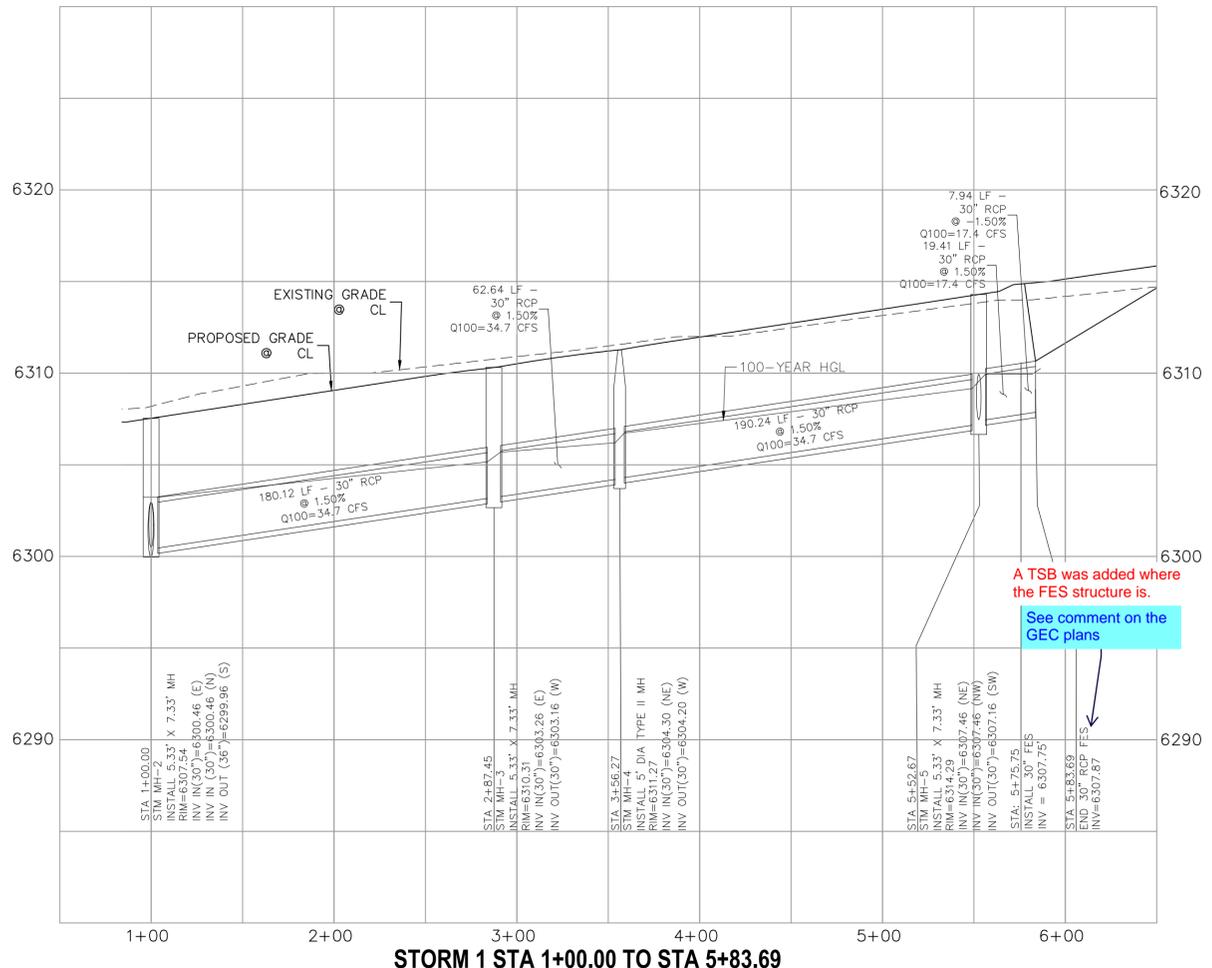
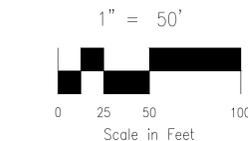
MATCHLINE - STA 1+00  
SEE EXISTING SOUTHERN RAIL POINT



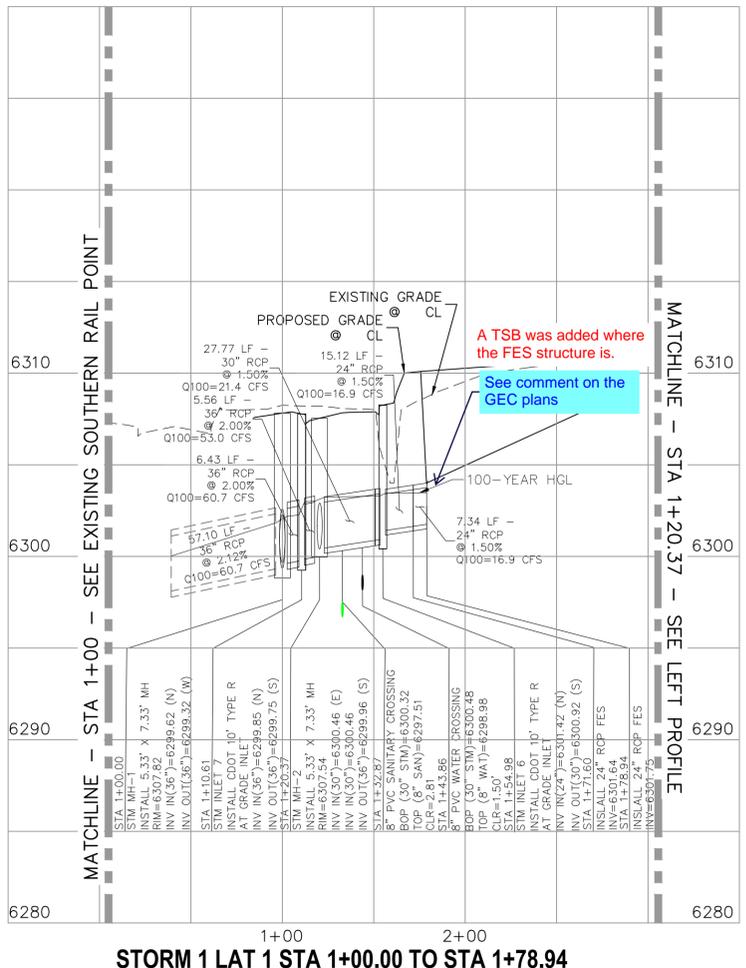
**CENTRAL RAIL WAY  
STORM 1 LAT 1  
STA 1+00.00 TO STA 1+78.94**



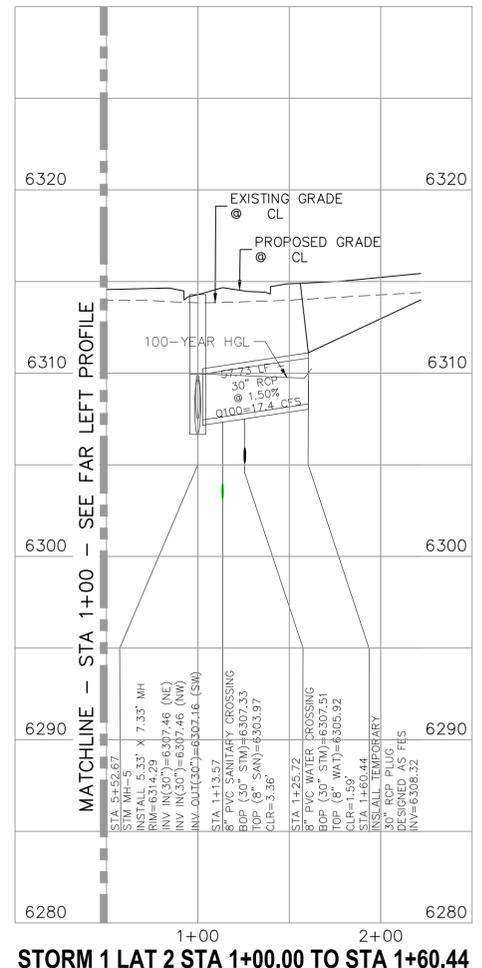
**CENTRAL RAIL WAY  
STORM 1 LAT 2  
STA 1+00.00 TO STA 1+60.44**



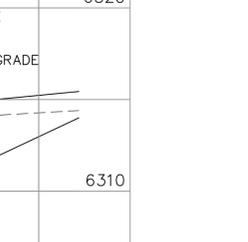
**STORM 1 STA 1+00.00 TO STA 5+83.69**



**STORM 1 LAT 1 STA 1+00.00 TO STA 1+78.94**



**STORM 1 LAT 2 STA 1+00.00 TO STA 1+60.44**



FOR AND ON BEHALF OF  
MKS CIVIL CONSULTANTS, INC.

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

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

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CAUTION



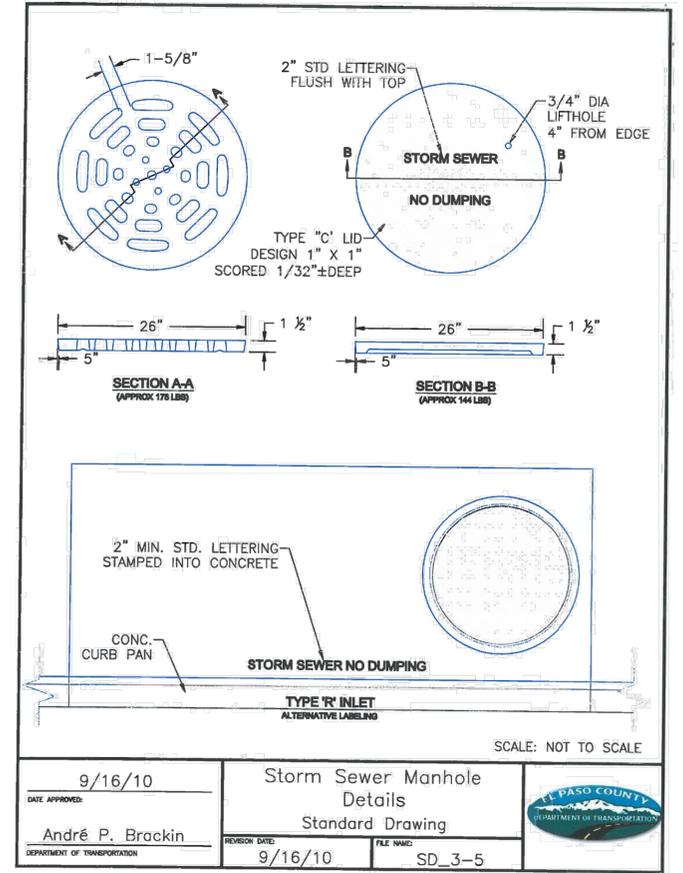
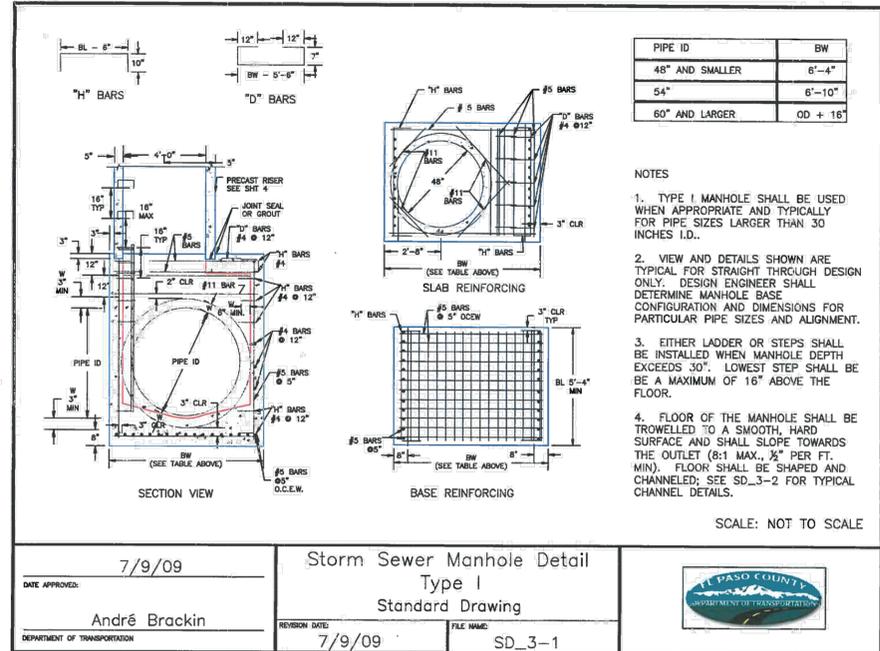
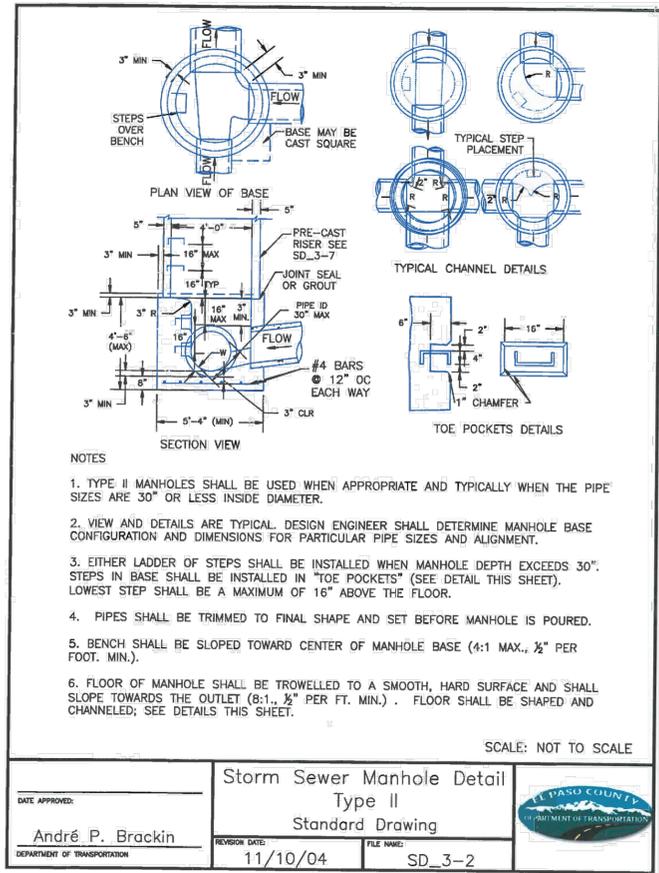
212 N. WATKINS AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5485

CROSSROADS MIXED USE FILING NO.2

STORM SEWER PLANS

PROJECT NO. 18-004  
SCALE: HORIZONTAL: 1"=50'  
VERTICAL: 1"=5'

DESIGNED BY: TAU  
DRAWN BY: TAU  
CHECKED BY: VAS  
DATE: 11/21/2022  
SHEET 6 OF 9  
ST02



CROSSROADS MIXED USE FILING NO.2

PROJECT NO. 18-004

DATE: 11/23/2022

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

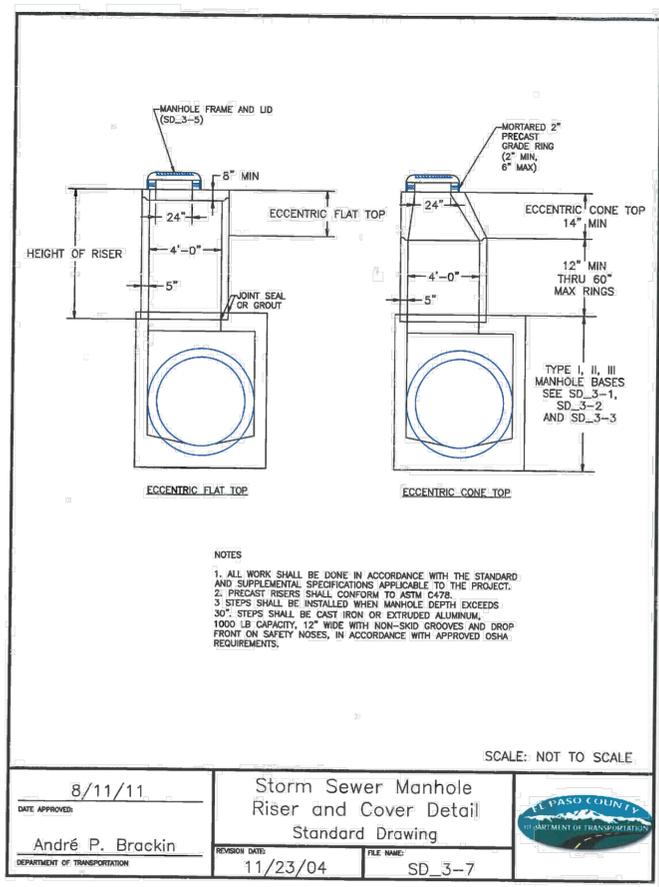
DESIGNED BY: TAU CHECKED BY: VAS

SHEET 7 OF 9

ST03

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

CIVIL CONSULTANTS, INC.



**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. ALL REINFORCED STEEL TO BE EPOXY COATED.

- CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f<sub>c</sub>) 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

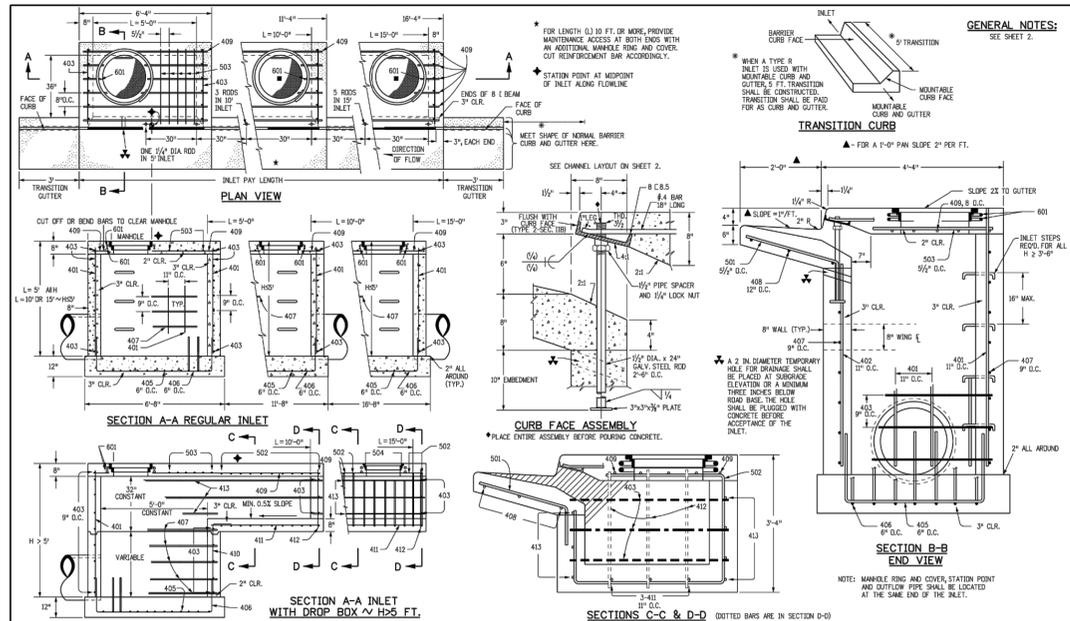
FOR AND ON BEHALF OF  
 MKS CIVIL CONSULTANTS, INC.

FOR THE RECORD  
 VIRGIL A. SANCHEZ, P.E. NO. 37160  
 11/23/2022  
 PROFESSIONAL

REVISIONS:  
 NO. DATE BY DESCRIPTION

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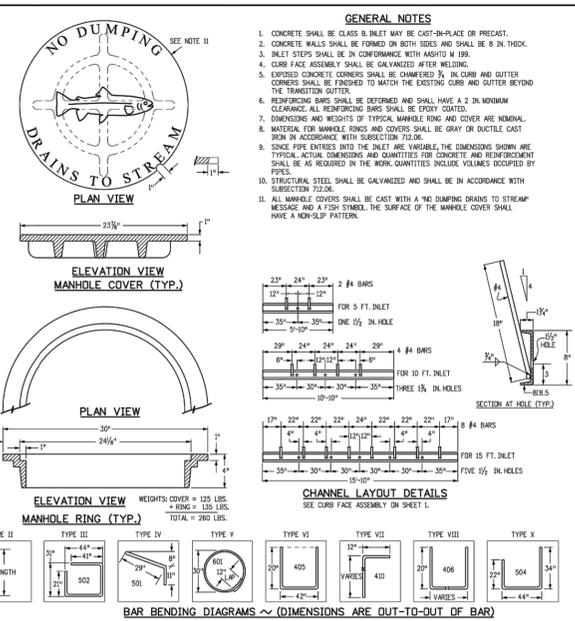
CAUTION

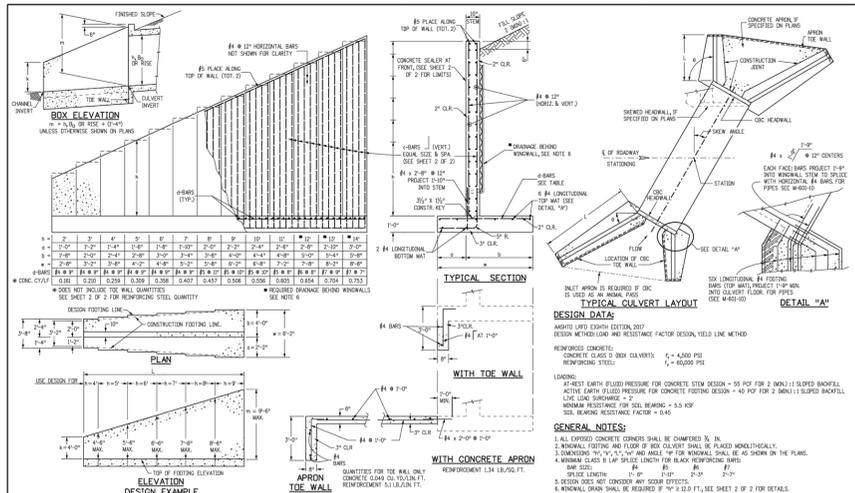


<b>Computer File Information</b> Creation Date: 07/04/12 Last Modification Date: 07/04/12 Drawing File Name: 6040120202.dgn CAD Ver.: MicroStation V8	<b>Sheet Revisions</b> In: Initials: DD Date: _____ Comments: _____	<b>Colorado Department of Transportation</b> 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9822 Fax: (303) 757-9820	<b>CURB INLET TYPE R</b> Issued By: Project Development Branch July 4, 2012	<b>STANDARD PLAN NO.</b> M-604-12 Sheet No. 1 of 2
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MARK	BAR #	D.C. SPACING	TYPE	ALL INLETS			INLETS H ≤ 5 FT.			INLETS H > 5 FT.		
				L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 5 FT.	L = 10 FT.	L = 15 FT.
401	4	18"	II	15	21	28	11	11	11	11	11	
402	4	18"	II	7	11	15	7	7	7	7	7	
403	4	9"	II	8	12	16	8	8	8	8	8	
404	4	9"	VI	11	16	21	11	11	11	11	11	
405	4	9"	VIII	7	11	15	7	7	7	7	7	
406	4	9"	II	3	5	7	3	3	3	3	3	
407	4	9"	II	6	9	12	6	6	6	6	6	
408	4	9"	II	8	12	16	8	8	8	8	8	
409	4	9"	II	11	16	21	11	11	11	11	11	
410	4	9"	II	14	21	28	14	14	14	14	14	
411	4	9"	II	17	25	33	17	17	17	17	17	
412	4	9"	II	20	30	40	20	20	20	20	20	
413	4	9"	II	23	35	46	23	23	23	23	23	
414	4	9"	II	26	40	53	26	26	26	26	26	
415	4	9"	II	29	45	59	29	29	29	29	29	
416	4	9"	II	32	50	66	32	32	32	32	32	
417	4	9"	II	35	55	73	35	35	35	35	35	
418	4	9"	II	38	60	80	38	38	38	38	38	
419	4	9"	II	41	65	87	41	41	41	41	41	
420	4	9"	II	44	70	94	44	44	44	44	44	
421	4	9"	II	47	75	101	47	47	47	47	47	
422	4	9"	II	50	80	108	50	50	50	50	50	
423	4	9"	II	53	85	115	53	53	53	53	53	
424	4	9"	II	56	90	122	56	56	56	56	56	
425	4	9"	II	59	95	129	59	59	59	59	59	
426	4	9"	II	62	100	136	62	62	62	62	62	
427	4	9"	II	65	105	143	65	65	65	65	65	
428	4	9"	II	68	110	150	68	68	68	68	68	
429	4	9"	II	71	115	157	71	71	71	71	71	
430	4	9"	II	74	120	164	74	74	74	74	74	
431	4	9"	II	77	125	171	77	77	77	77	77	
432	4	9"	II	80	130	178	80	80	80	80	80	
433	4	9"	II	83	135	185	83	83	83	83	83	
434	4	9"	II	86	140	192	86	86	86	86	86	
435	4	9"	II	89	145	199	89	89	89	89	89	
436	4	9"	II	92	150	206	92	92	92	92	92	
437	4	9"	II	95	155	213	95	95	95	95	95	
438	4	9"	II	98	160	220	98	98	98	98	98	
439	4	9"	II	101	165	227	101	101	101	101	101	
440	4	9"	II	104	170	234	104	104	104	104	104	
441	4	9"	II	107	175	241	107	107	107	107	107	
442	4	9"	II	110	180	248	110	110	110	110	110	
443	4	9"	II	113	185	255	113	113	113	113	113	
444	4	9"	II	116	190	262	116	116	116	116	116	
445	4	9"	II	119	195	269	119	119	119	119	119	
446	4	9"	II	122	200	276	122	122	122	122	122	
447	4	9"	II	125	205	283	125	125	125	125	125	
448	4	9"	II	128	210	290	128	128	128	128	128	
449	4	9"	II	131	215	297	131	131	131	131	131	
450	4	9"	II	134	220	304	134	134	134	134	134	
451	4	9"	II	137	225	311	137	137	137	137	137	
452	4	9"	II	140	230	318	140	140	140	140	140	
453	4	9"	II	143	235	325	143	143	143	143	143	
454	4	9"	II	146	240	332	146	146	146	146	146	
455	4	9"	II	149	245	339	149	149	149	149	149	
456	4	9"	II	152	250	346	152	152	152	152	152	
457	4	9"	II	155	255	353	155	155	155	155	155	
458	4	9"	II	158	260	360	158	158	158	158	158	
459	4	9"	II	161	265	367	161	161	161	161	161	
460	4	9"	II	164	270	374	164	164	164	164	164	
461	4	9"	II	167	275	381	167	167	167	167	167	
462	4	9"	II	170	280	388	170	170	170	170	170	
463	4	9"	II	173	285	395	173	173	173	173	173	
464	4	9"	II	176	290	402	176	176	176	176	176	
465	4	9"	II	179	295	409	179	179	179	179	179	
466	4	9"	II	182	300	416	182	182	182	182	182	
467	4	9"	II	185	305	423	185	185	185	185	185	
468	4	9"	II	188	310	430	188	188	188	188	188	
469	4	9"	II	191	315	437	191	191	191	191	191	
470	4	9"	II	194	320	444	194	194	194	194	194	
471	4	9"	II	197	325	451	197	197	197	197	197	
472	4	9"	II	200	330	458	200	200	200	200	200	
473	4	9"	II	203	335	465	203	203	203	203	203	
474	4	9"	II	206	340	472	206	206	206	206	206	
475	4	9"	II	209	345	479	209	209	209	209	209	
476	4	9"	II	212	350	486	212	212	212	212	212	
477	4	9"	II	215	355	493	215	215	215	215	215	
478	4	9"	II	218	360	500	218	218	218	218	218	
479	4	9"	II	221	365	507	221	221	221	221	221	
480	4	9"	II	224	370	514	224	224	224	224	224	
481	4	9"	II	227	375	521	227	227	227	227	227	
482	4	9"	II	230	380	528	230	230	230	230	230	
483	4	9"	II	233	385	535	233	233	233	233	233	
484	4	9"	II	236	390	542	236	236	236	236	236	
485	4	9"	II	239	395	549	239	239	239	239	239	
486	4	9"	II	242	400	556	242	242	242	242	242	
487	4	9"	II	245	405	563	245	245	245	245	245	
488	4	9"	II	248	410	570	248	248	248	248	248	
489	4	9"	II	251	415	577	251	251	251	251	251	
490	4	9"	II	254	420	584	254	254	254	254	254	
491	4	9"	II	257	425	591	257	257	257	257	257	
492	4	9"	II	260	430	598	260	260	260	260	260	
493	4	9"	II	263	435	605	263	263	263	263	263	
494	4	9"	II	266	440	612	266	266	266	266	266	
495	4	9"	II	269	445	619	269	269	269	269	269	
496	4	9"	II	272	450	626	272	272	272	272	272	
497	4	9"	II	275	455	633	275	275	275	275	275	
498	4	9"	II	278	460	640	278	278	278	278	278	
499	4	9"	II	281	465	647	281	281	281	281	281	
500	4	9"	II	284	470	654	284	284	284	284	284	

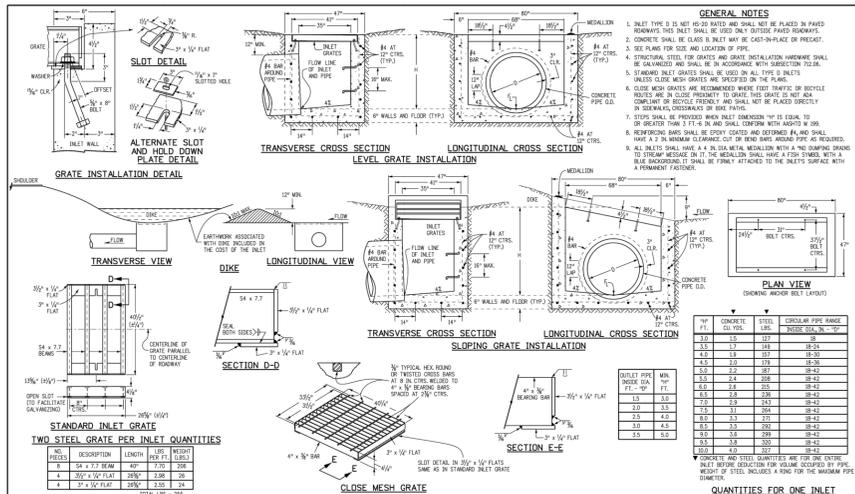
<b>Computer File Information</b> Creation Date: 07/04/12 Last Modification Date: 07/04/12 Drawing File Name: 6040120202.dgn CAD Ver.: MicroStation V8	<b>Sheet Revisions</b> In: Initials: DD Date: _____ Comments: _____	<b>Colorado Department of Transportation</b> 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9822 Fax: (303) 757-9820	<b>CURB INLET TYPE R</b> Issued By: Project Development Branch July 4, 2012	<b>STANDARD PLAN NO.</b> M-604-12 Sheet No. 2 of 2
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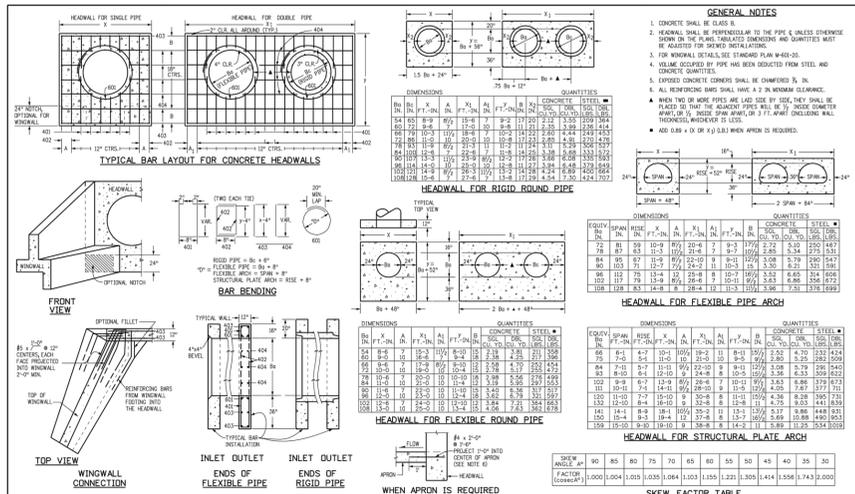


<b>Computer File Information</b>	<b>Sheet Revisions</b>	<b>Colorado Department of Transportation</b>	<b>STANDARD PLAN NO.</b>
Creation Date: 07/23/19	Date: _____	2625 West Howard Place 1001 1/2, 3rd Floor Denver, CO 80202 Phone: 303-737-8000 Fax: 303-737-8668	M-601-20
Designer: JBR	Comments: _____	Project Development Branch	Standard Sheet No. 1 of 2
Last Modification Date: 07/23/19	_____	Project Development Branch	Project Sheet Number: _____
Checked: LTA	_____	JBR	
CD: Ver: MicroStation V8 Scale: Not to Scale Units: English	_____		

- SOIL RIPRAP NOTES:**
- THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL AND MIXED WITH SIXTY FIVE PERCENT (65%) RIPRAP AND THIRTY FIVE PERCENT (35%) SOIL BY VOLUME.
  - SOIL RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.
  - CONTRACTOR SHALL COOPERATE WITH ENGINEER IN OBTAINING AND PROVIDED SAMPLES OF ALL SPECIFIED MATERIALS.
  - CONTRACTOR SHALL SUBMIT CERTIFIED LABORATORY TEST CERTIFICATES FOR ALL ITEMS REQUIRED FOR SOIL RIPRAP.
  - RIPRAP USED SHALL BE THE TYPE DESIGNATED ON THE DRAWINGS AND SHALL CONFORM TO TABLE SHOWN TO THE RIGHT.
  - 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.
  - NEITHER WIDTH NOR THICKNESS OF A SINGLE STONE OF RIPRAP SHALL BE LESS THAN ONE-THIRD (1/3) OF ITS LENGTH.
  - THE SPECIFIC GRAVITY OF THE RIPRAP SHALL BE TWO AND ONE-HALF (2.5) OR GREATER.
  - MINIMUM DENSITY FOR ACCEPTABLE RIPRAP SHALL BE ONE HUNDRED AND SIXTY FIVE (165) POUNDS PER CUBIC FOOT.
  - RIPRAP SPECIFIC GRAVITY SHALL BE ACCORDING TO THE BULK-SATURATED, SURFACE-DRY BASIS, IN ACCORDANCE WITH AASHTO T85.
  - BROKEN CONCRETE OR ASPHALT PAVEMENT SHALL NOT BE ACCEPTABLE FOR USE IN THE WORK.
  - ROUNDED RIPRAP (RIVER ROCK) IS NOT ACCEPTABLE, UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS.



<b>Computer File Information</b>	<b>Sheet Revisions</b>	<b>Colorado Department of Transportation</b>	<b>STANDARD PLAN NO.</b>
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Designer: JBR	Comments: _____	Project Development Branch	Sheet No. 1 of 1
Last Modification Date: 07/24/12	_____	DD/LTA	
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**CROSSROADS MIXED USE FILING NO.2**

**BMP DETAILS**

PROJECT NO. 18-004 DATE: 11/23/2022

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

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

**BMP01**

SHEET 9 OF 9

212 N. WASHCATCH AVE. STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5465



FOR AND ON BEHALF OF  
MKS CIVIL CONSULTANTS, INC.



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CAUTION