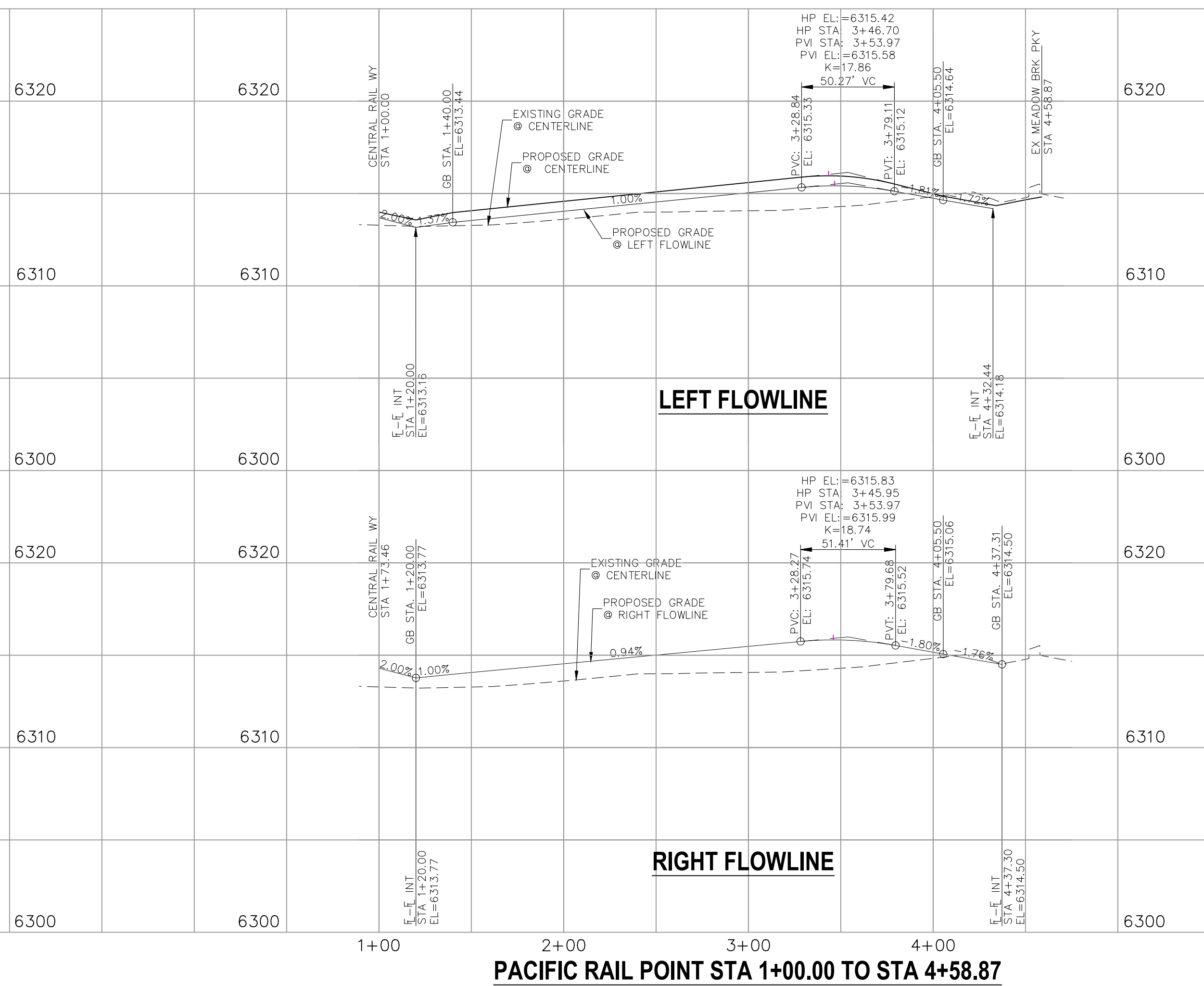
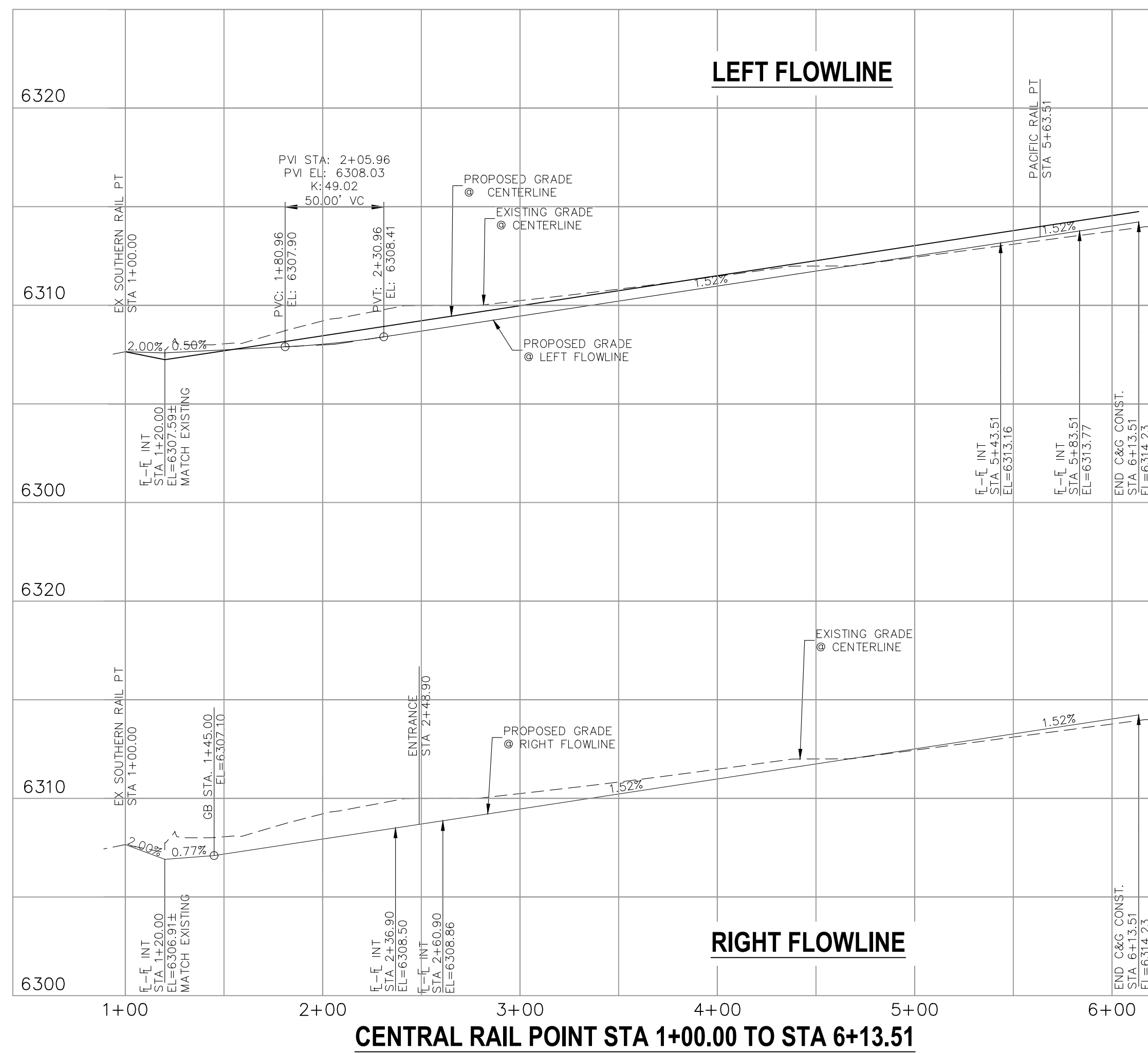
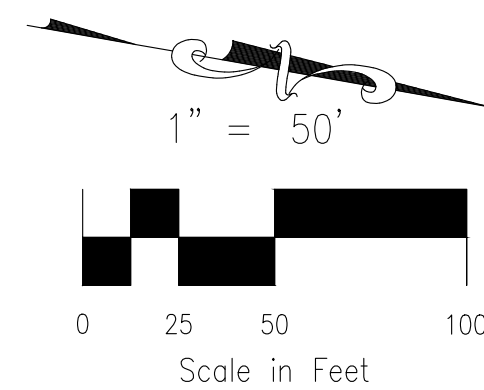


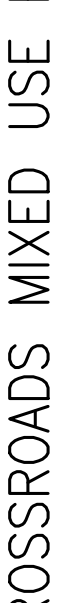
CL	CENTERLINE
LT	LEFT
RT	RIGHT
C&G	CURB AND GUTTER
EL	ELEVATION
W	WEST
CONST	CONSTRUCTION
N	NORTH
WTR	WATER
S	SOUTH
STM	STORM SEWER
PUB	PUBLIC
EX	EXISTING
STA	STATION
NTS	NOT TO SCALE
PROP	PROPOSED
SAN	SANITARY SEWER
QMD	CHEROKEE METROPOLITAN DISTRICT
CDS	CUL DE SAC
PL	PROPERTY LINE
	PROPOSED SWALE

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.



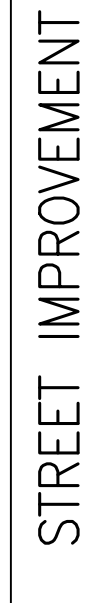
PCR CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	39.27	25.00	90.00
C4	39.27	25.00	90.00
C7	23.97	15.00	91.58
C8	23.97	15.00	91.55
C9	31.42	20.00	90.00
C10	31.42	20.00	90.00

REVISIONS:			
NO.	DATE	BY: DESCRIPTION:	APP'D. BY: DATE:
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, ANY ERRORS OR OMISSIONS THAT MAY BE FOUND IN THESE PLANS UNLESS IT CAN BE PROVEN THAT THE ENGINEER WAS NOT BEING REASONABLY CAREFUL IN THE PREPARATION OF THESE PLANS.			
CAUTION			

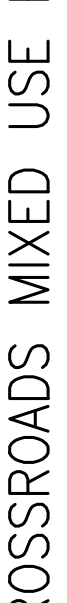


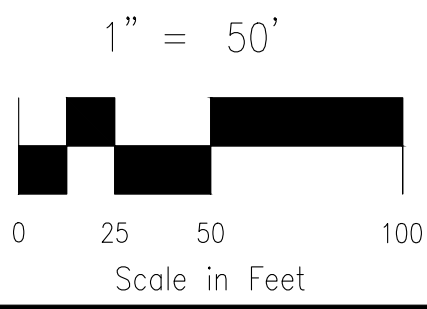
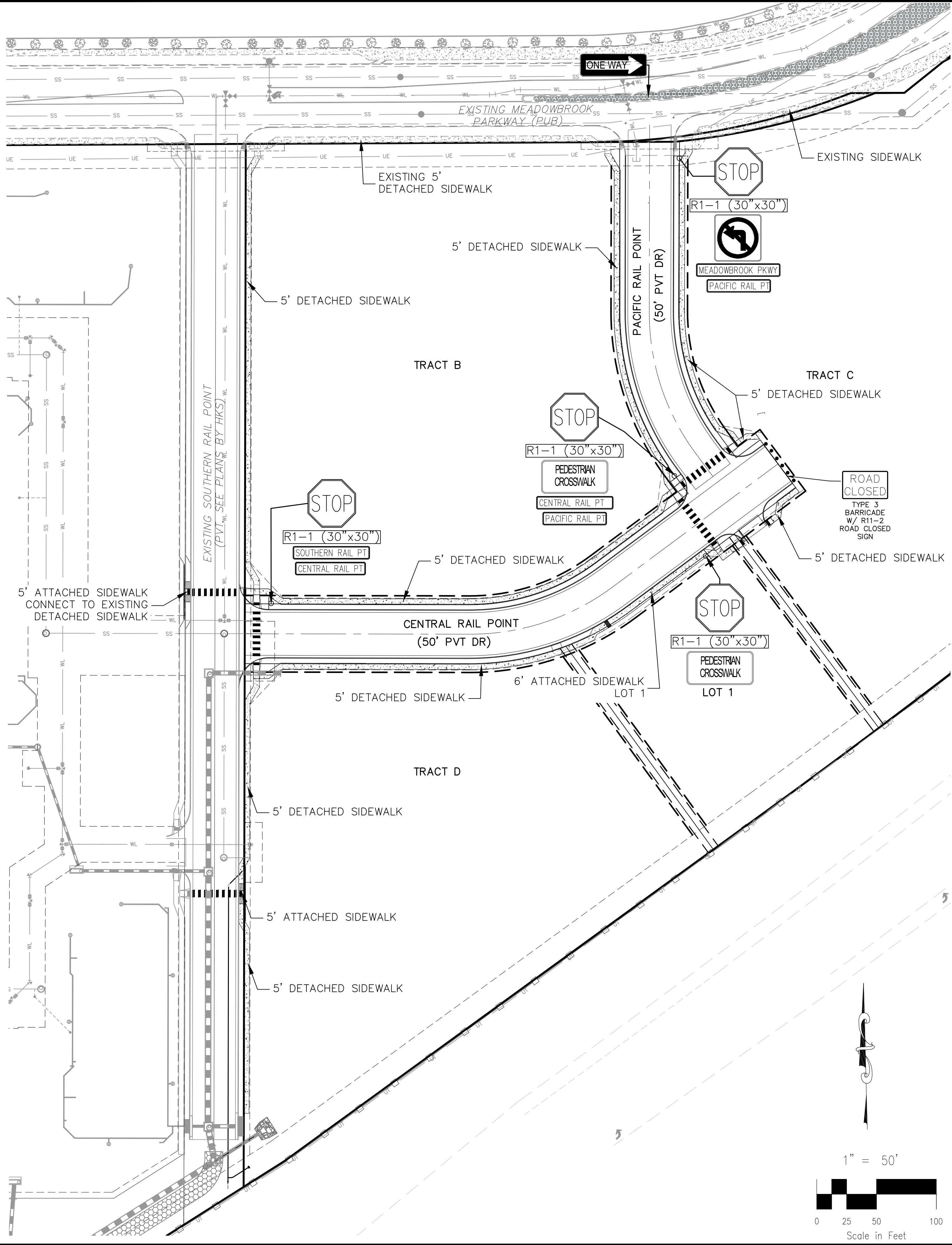
CIVIL CONSULTANTS, INC.

FOR AND ON
BEHALF OF
VIRGIL A. SANCHEZ,
REGISTERED PROFESSIONAL
ENGINEER,
CONSULTANTS,
INC.



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

 <p>CIVIL CONSULTANTS, INC.</p>		212 N. WAHSATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719-553-3465	
CROSSROADS MIXED USE FILING NO.2		STREET IMPROVEMENT PLANS	
PROJECT NO. 18-004	SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'	DESIGNED BY: TAU DRAWN BY: TAU CHECKED BY: WAS	DATE: 09/25/2023
		SHEET 3 OF 9	
		S103	

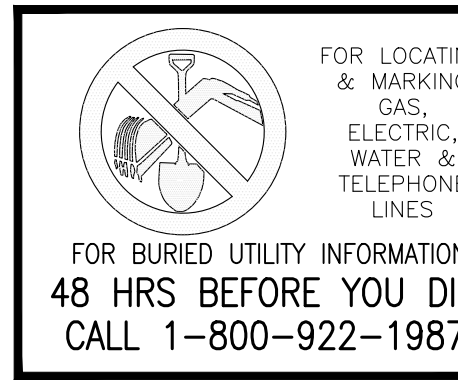
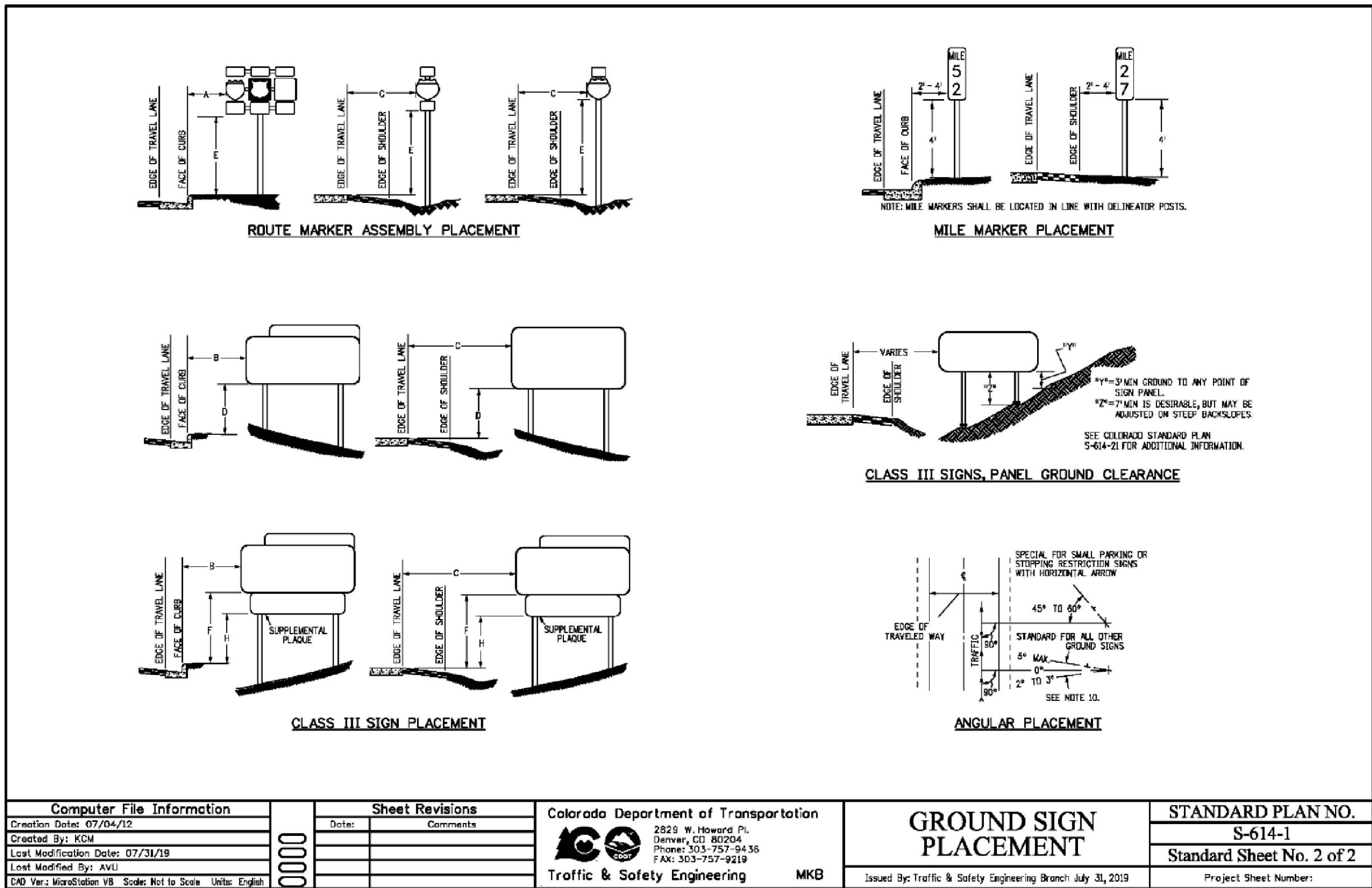
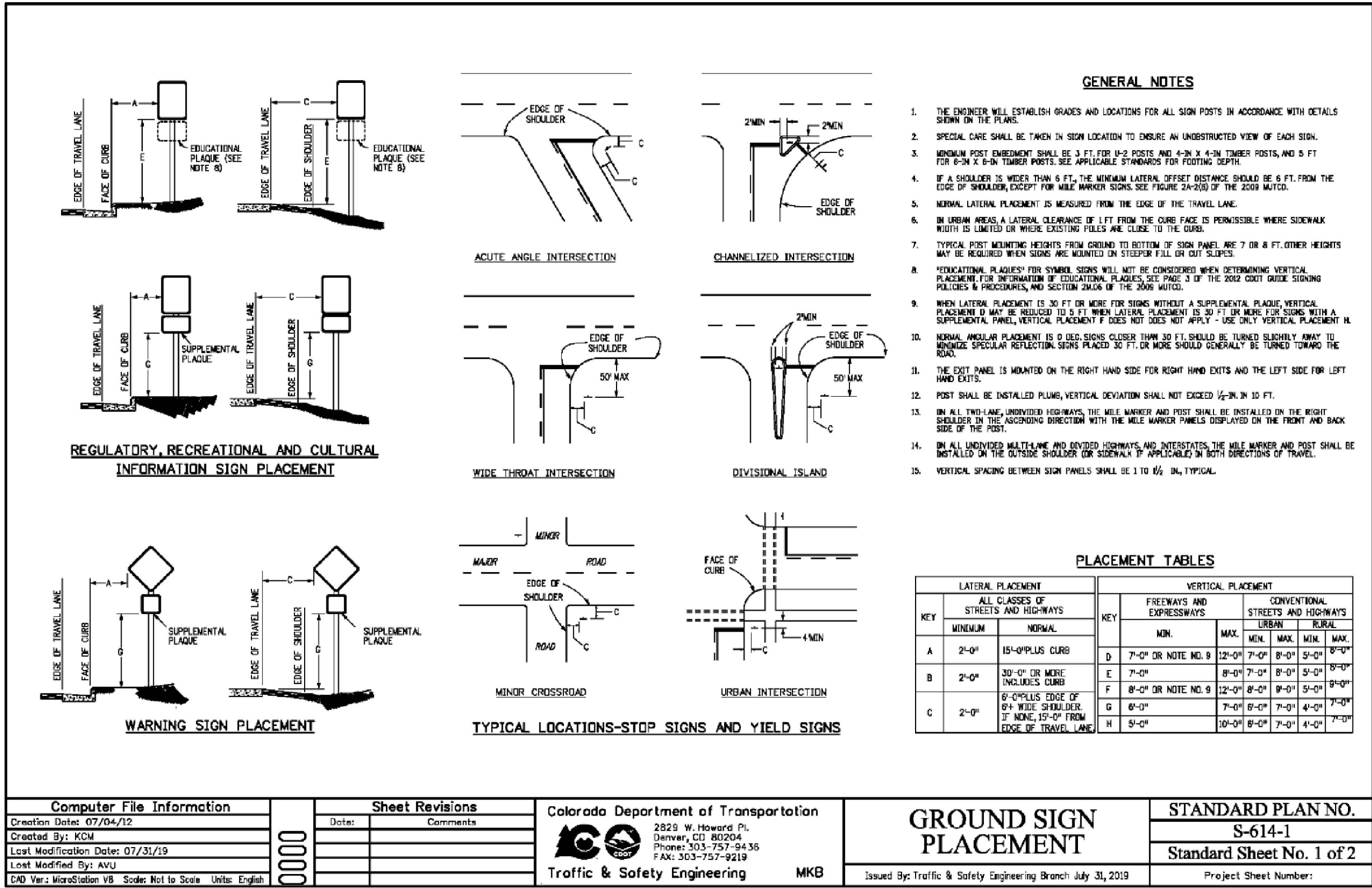


NOTES:

ALL SIDEWALKS TO BE CONSTRUCTED PER ADA AND EPC STANDARDS.

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

DATE: 09/25/2023

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

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

PROJECT NO. 18-004

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

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
CIVIL CONSULTANTS, INC.

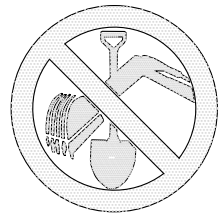
REGISTERED PROFESSIONAL ENGINEER
NO. 37160
EXPIRATION DATE: 09/26/2023

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:

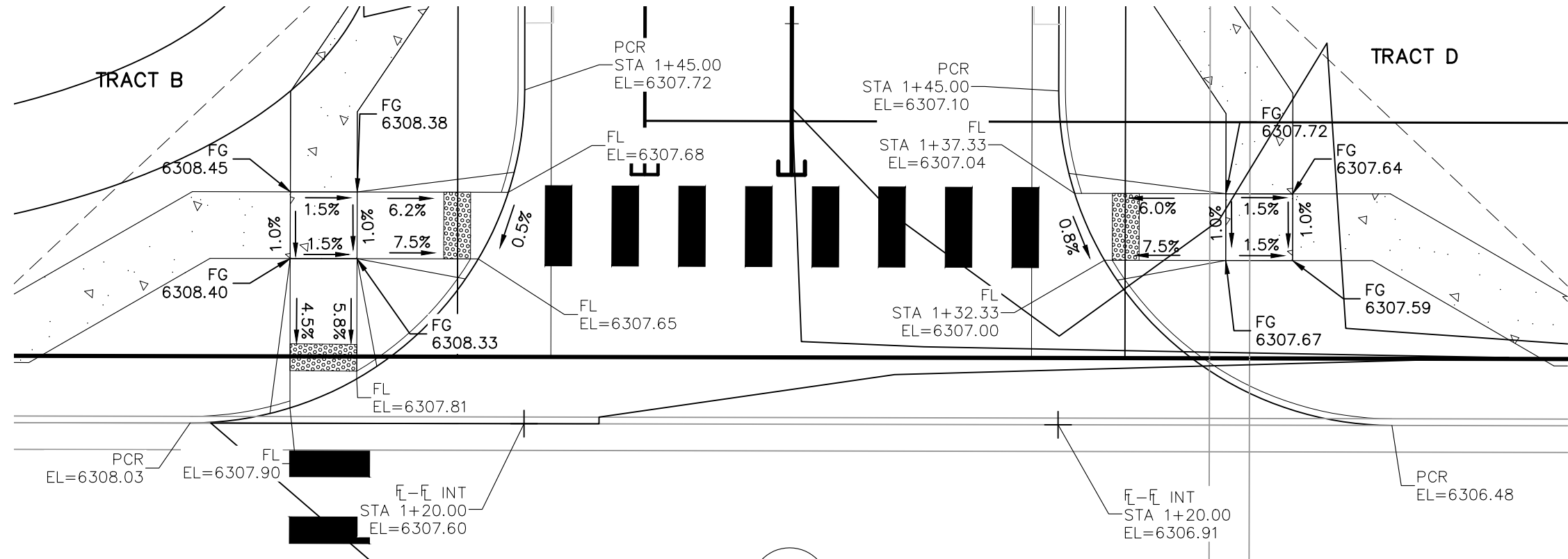
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARE OF THESE PLANS.

CAUTION

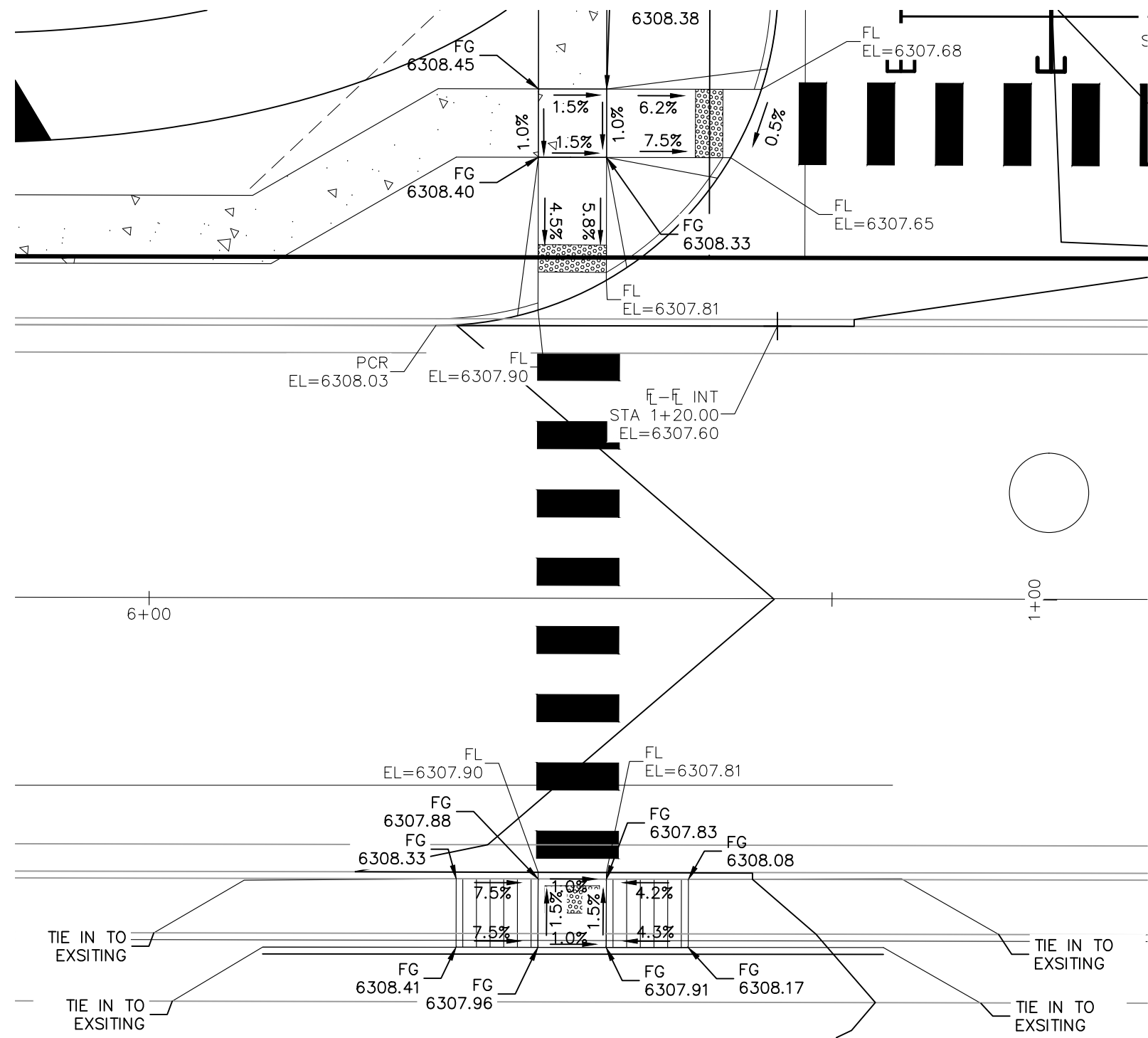


FOR LOCATING
& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES

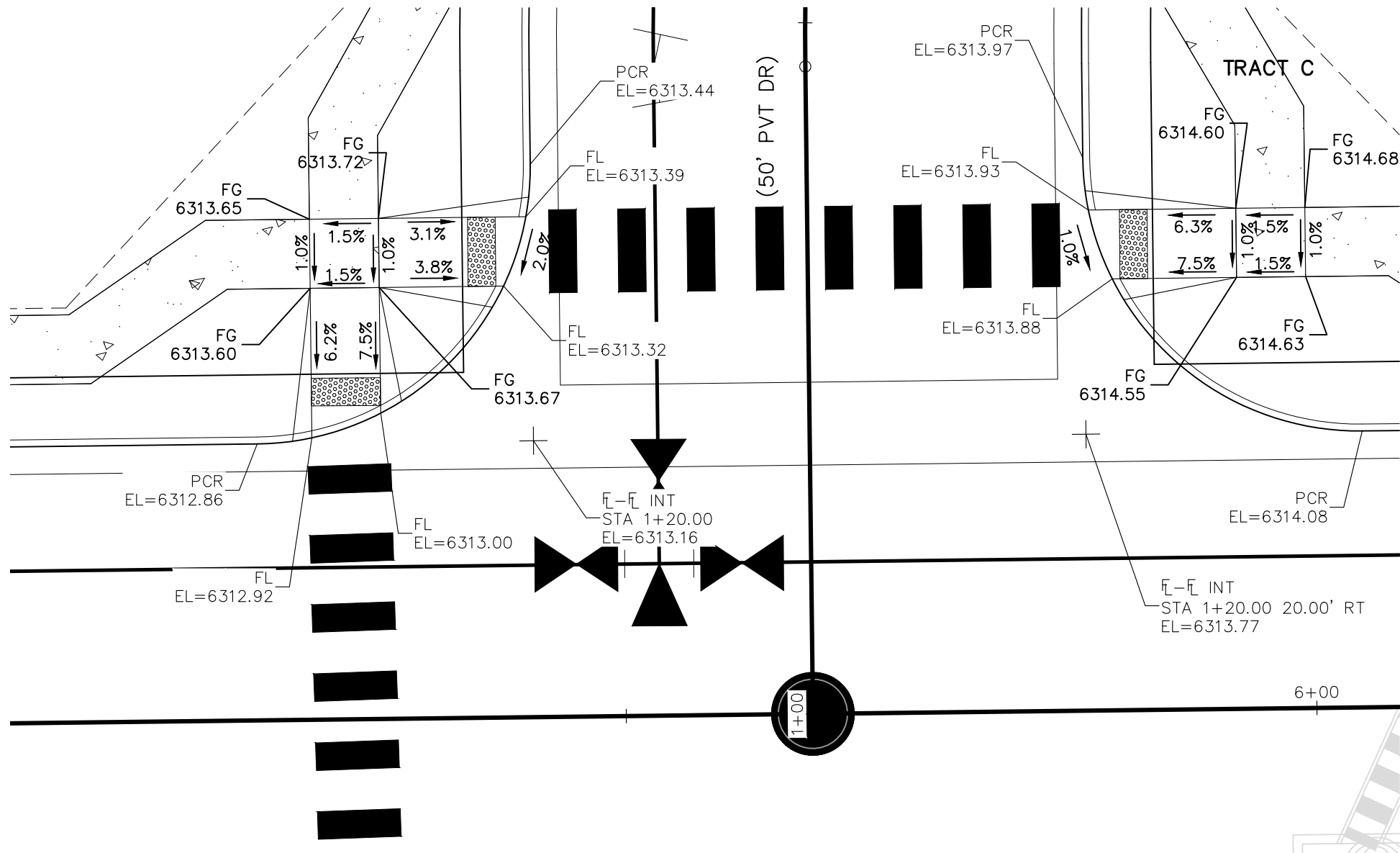
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987



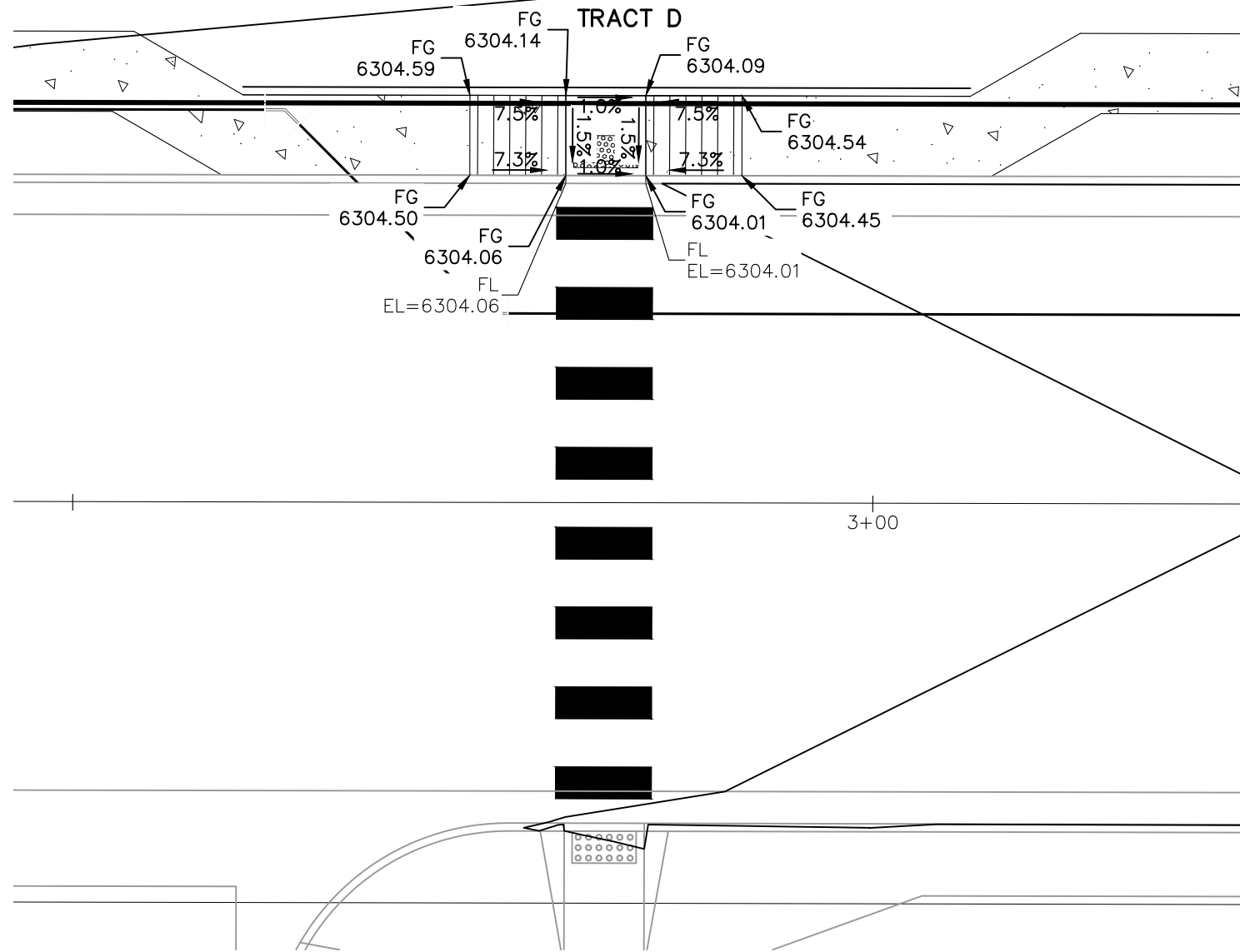
**CENTRAL RAIL POINT &
EX SOUTHERN RAIL POINT**



**EX SOUTHERN RAIL POINT &
CENTRAL RAIL POINT**



**CENTRAL RAIL POINT &
PACIFIC RAIL POINT**



**EX SOUTHERN RAIL POINT
STA 3+12.57 TO STA 3+20.57
(SEE PLANS BY HKS)**

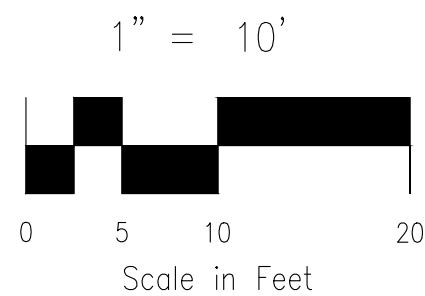
ABBREVIATION LEGEND

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
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PROP	PROPOSED
SAN	SANITARY SEWER
CMD	CHEROKEE METROPOLITAN DISTRICT
CDS	CUL DE SAC

NOTES:

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CROSSROADS MIXED USE FILING NO.2

PEDESTRIAN RAMP DETAILS

PROJECT NO. 18-004	DATE: 09/25/2023	SHEET 5 OF 9
DESIGNED BY: TAU	SCALE: HORIZONTAL: 1"=10'	
DRAWN BY: TAU	VERTICAL: N/A	
CHECKED BY: VAS		

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



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

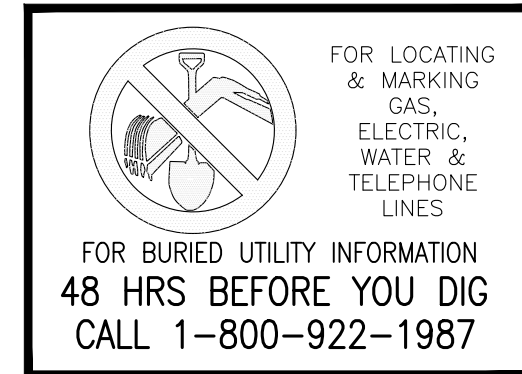
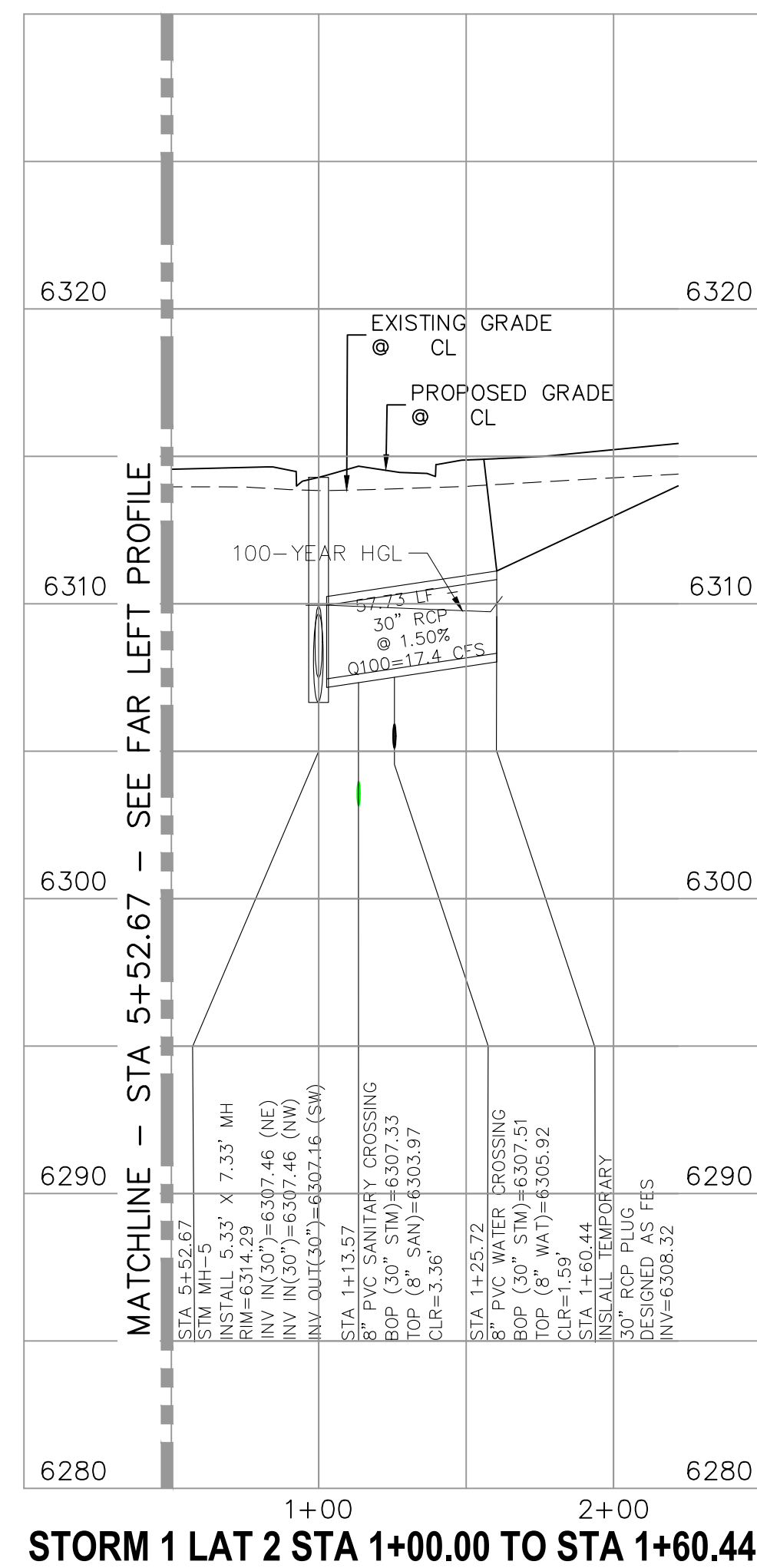
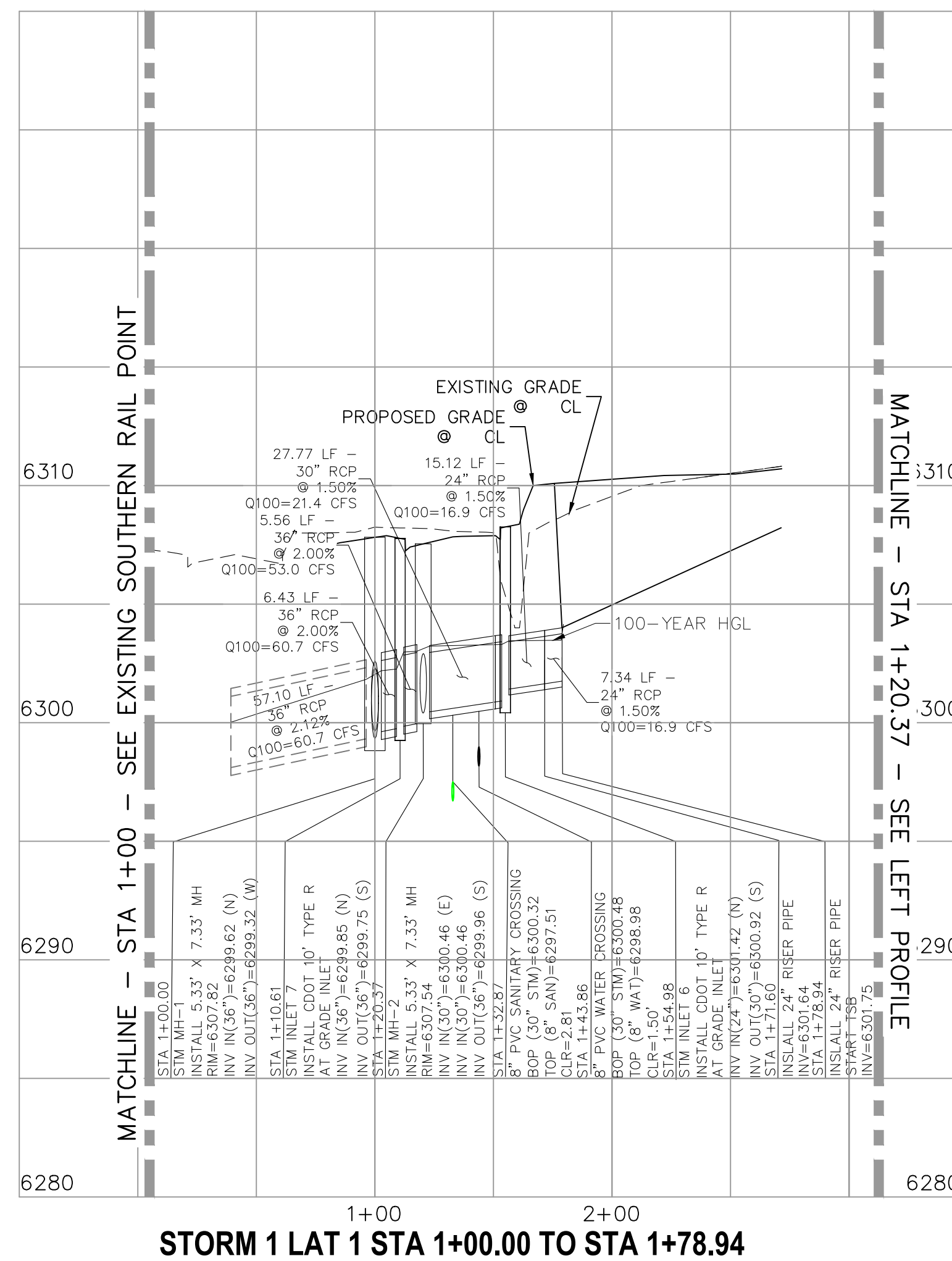
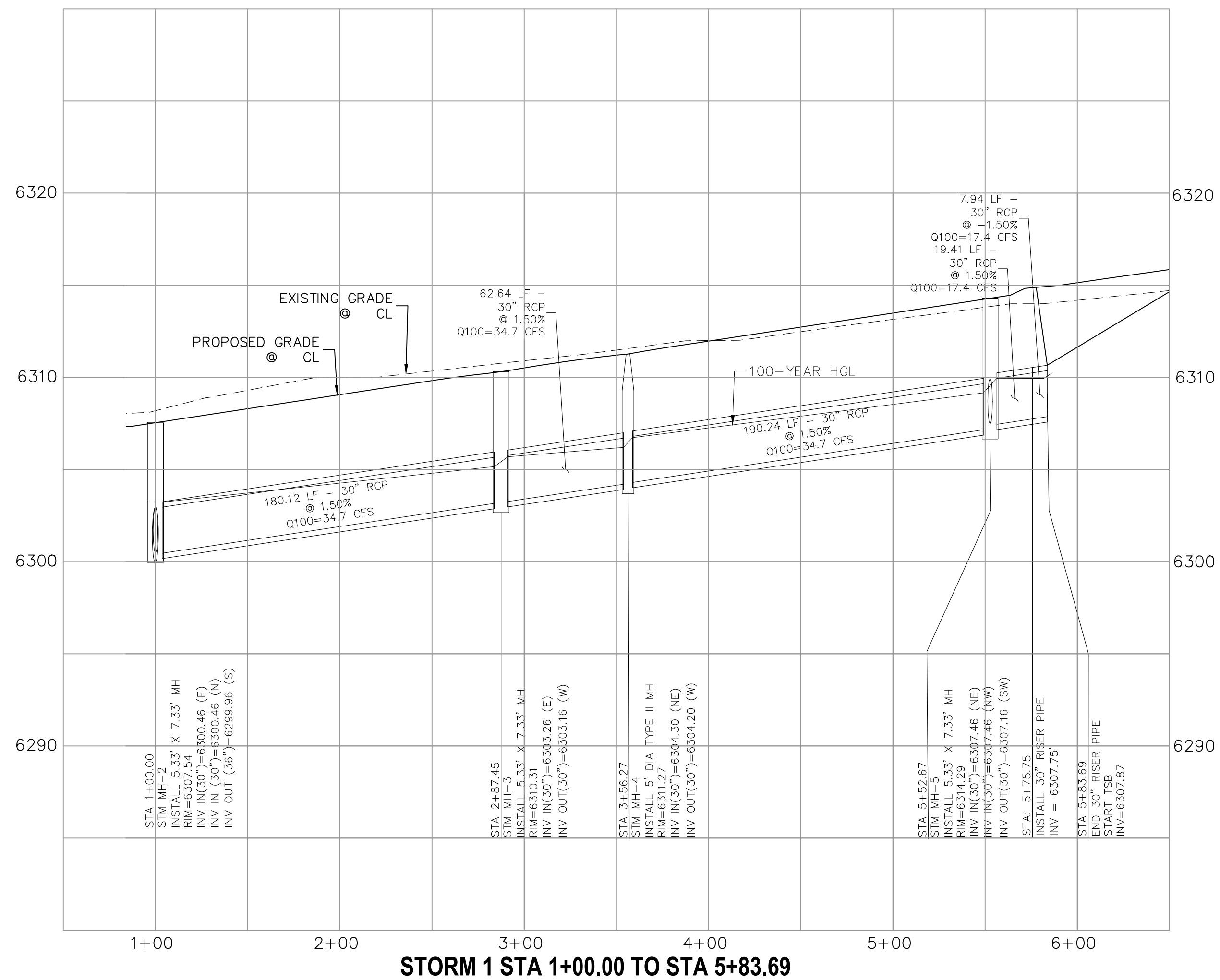
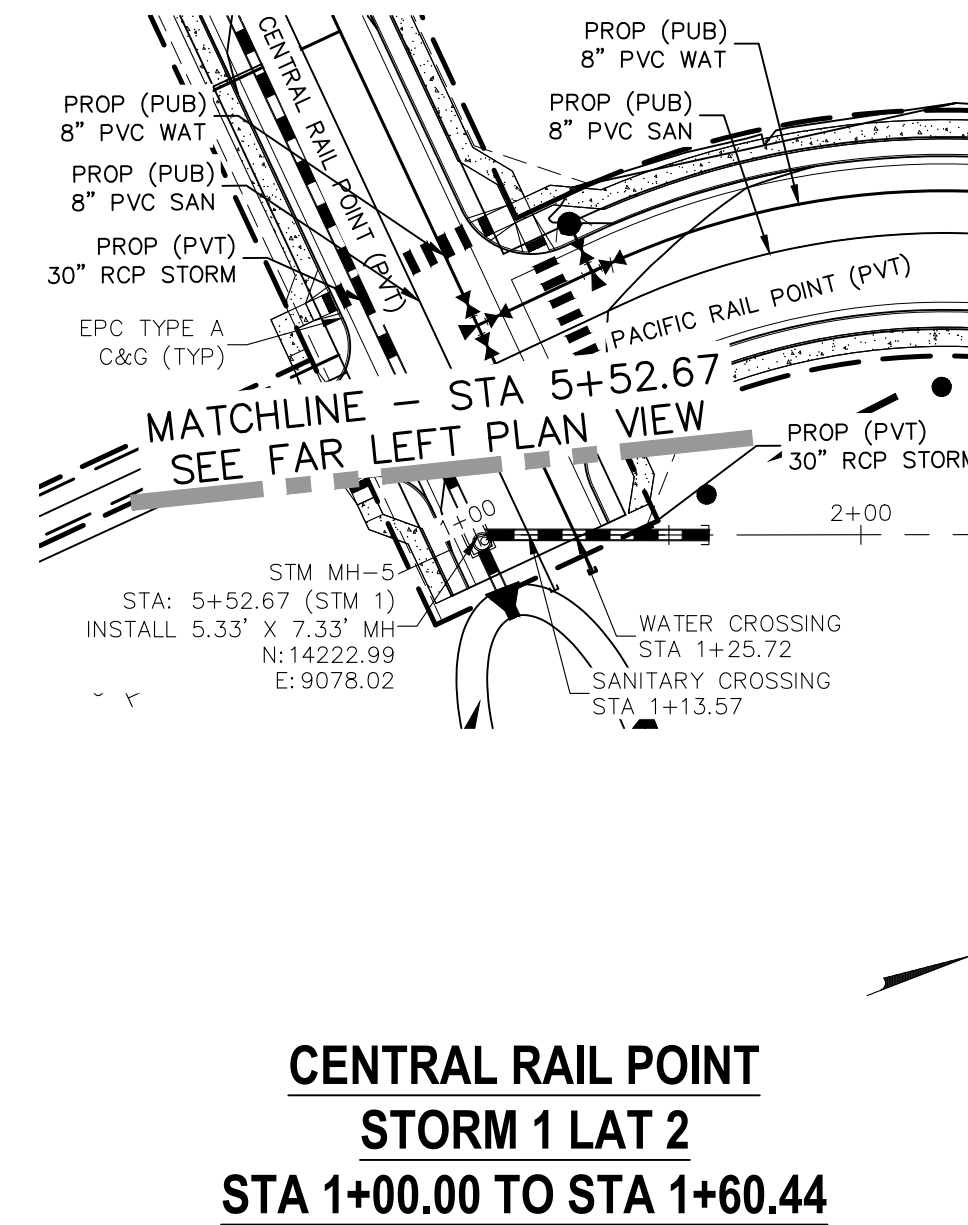
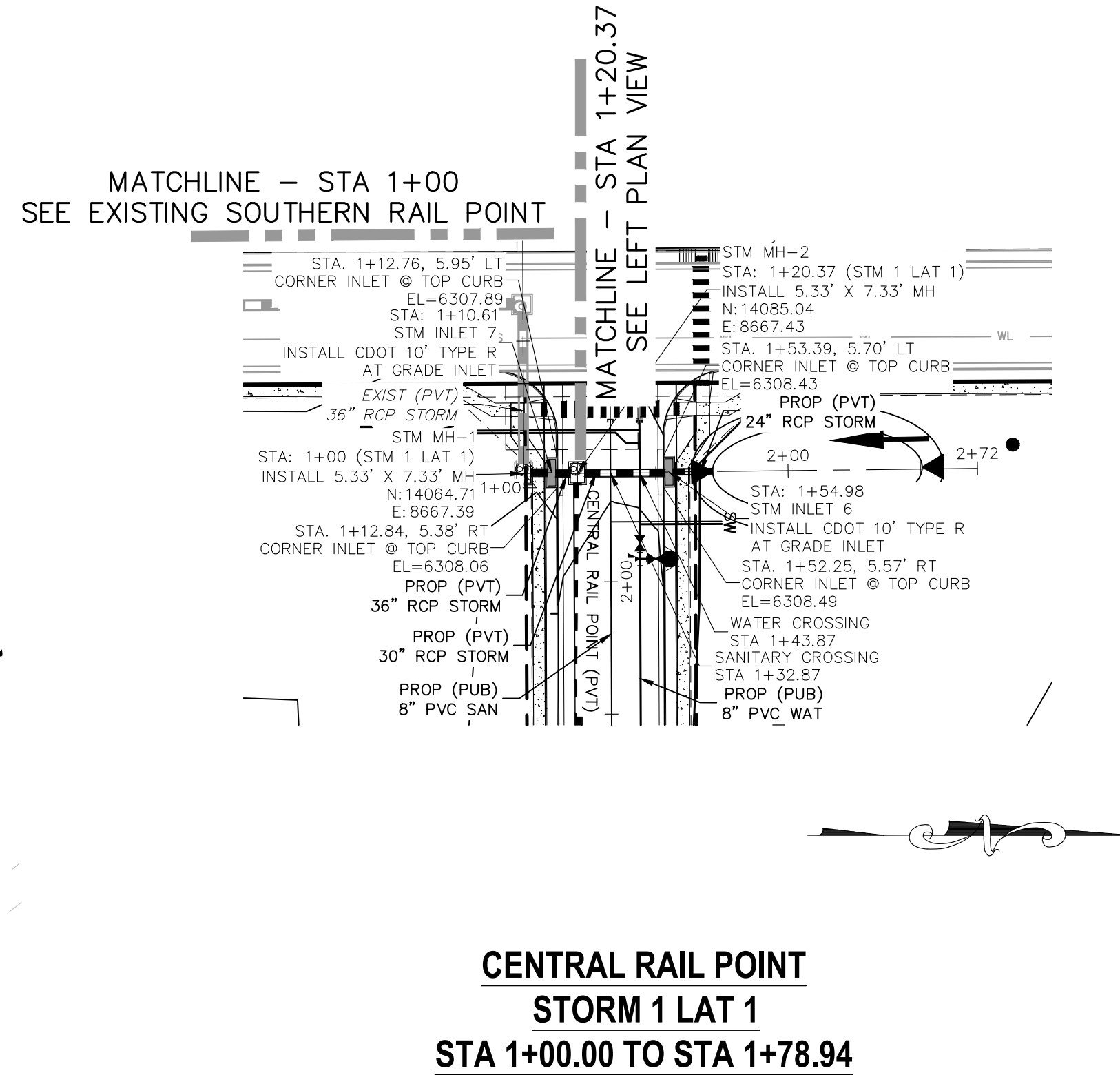
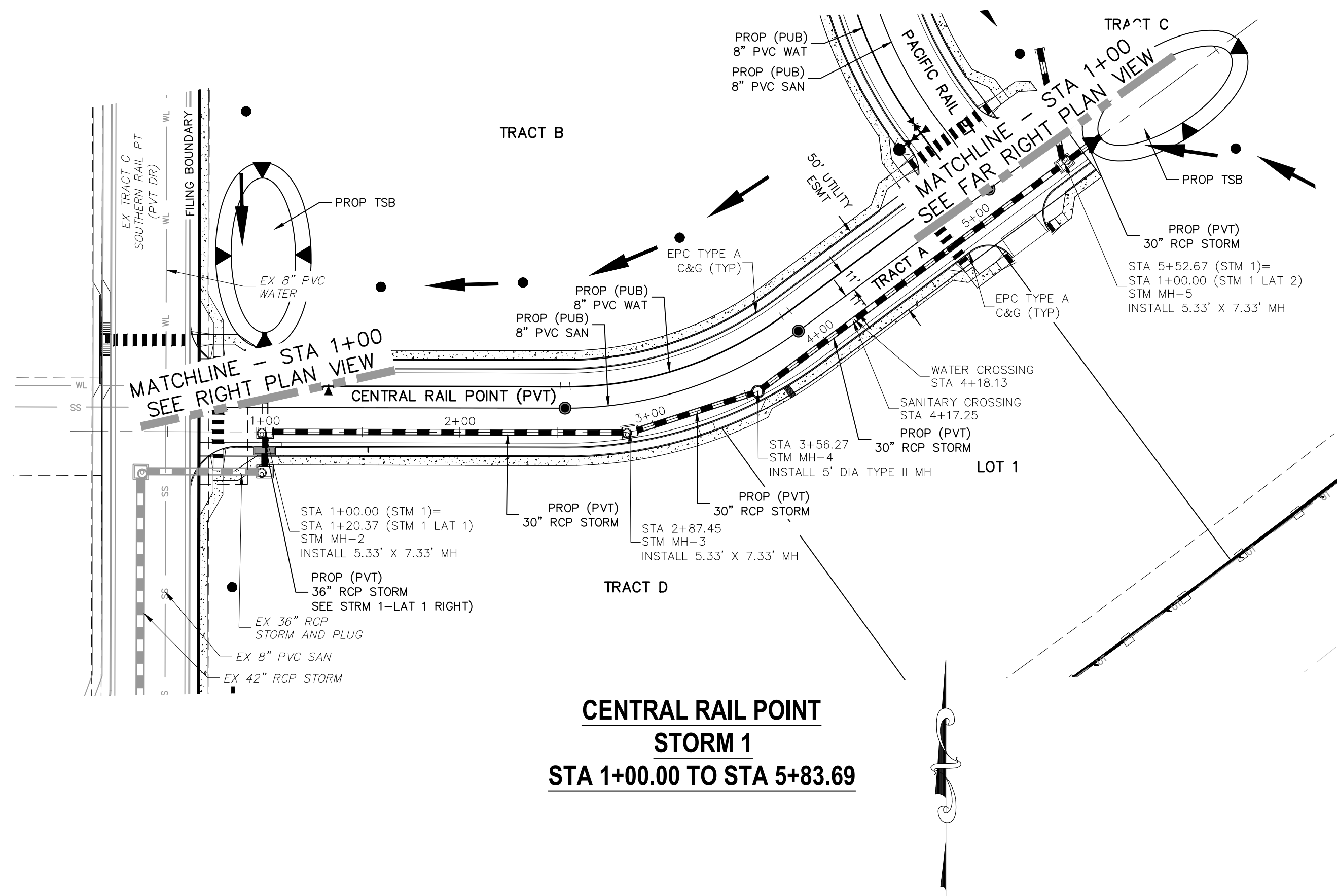
FOR AND ON
BEHALF OF
CIVIL CONSULTANTS,
INC.



REV.	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



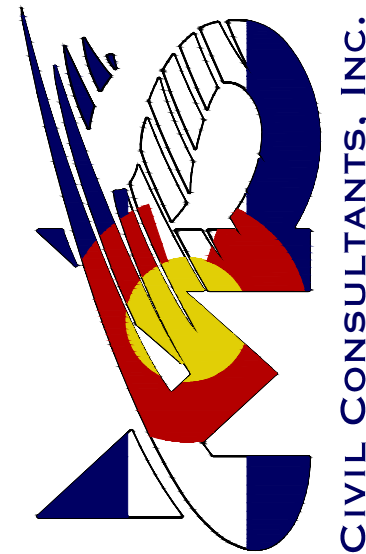
CROSSROADS MIXED USE FILING NO.2

STORM SEWER PLANS

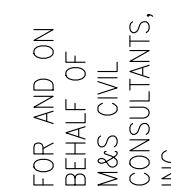
PROJECT NO. 18-004	SCALE:	DATE: 09/25/2023
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DESIGNED BY:	TAU	HORIZONTAL: 1"=50' VERTICAL: SHEET 6 OF 9
DRAWN BY:	TAU	
CHECKED BY:	VAS	

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

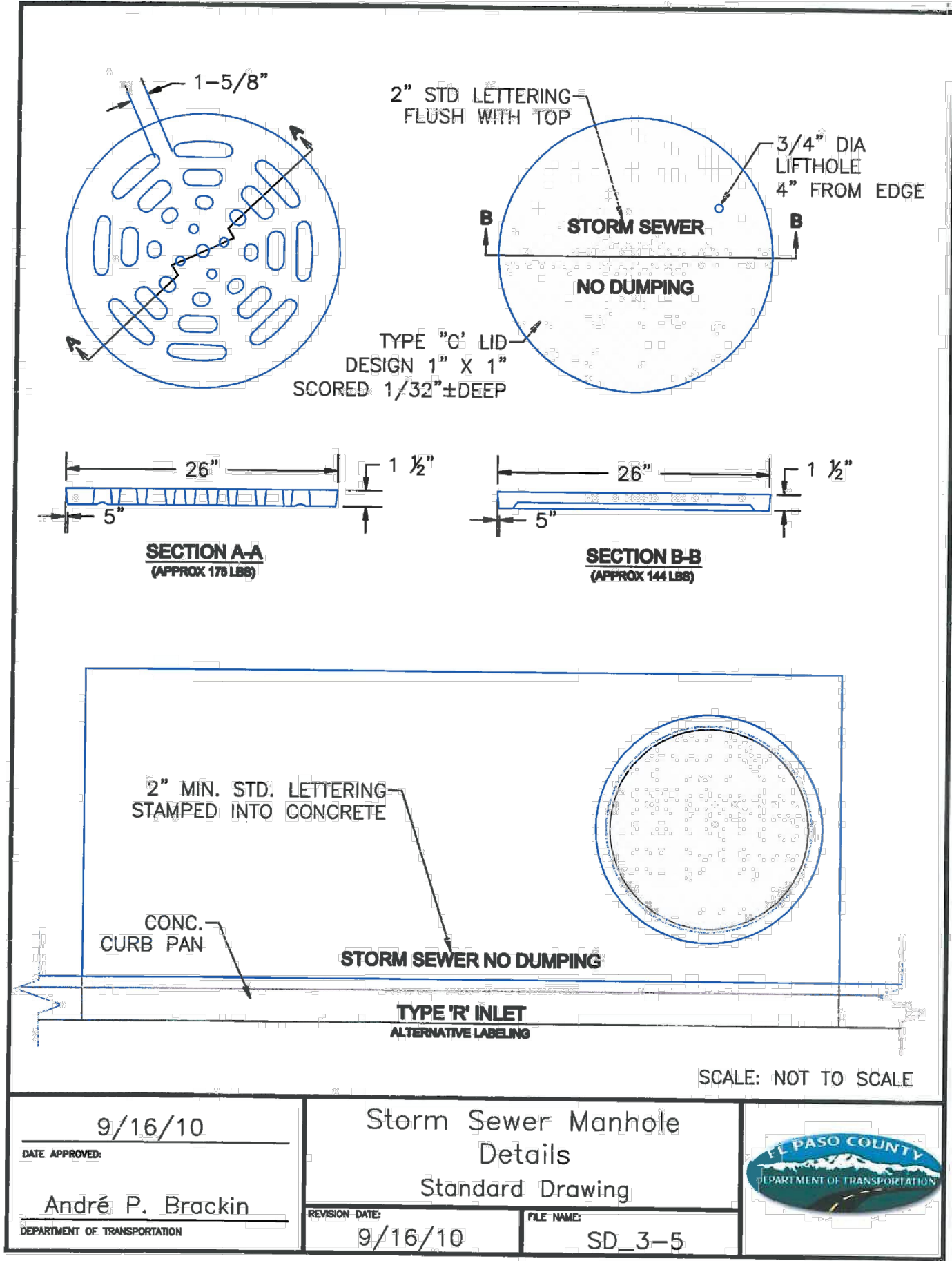
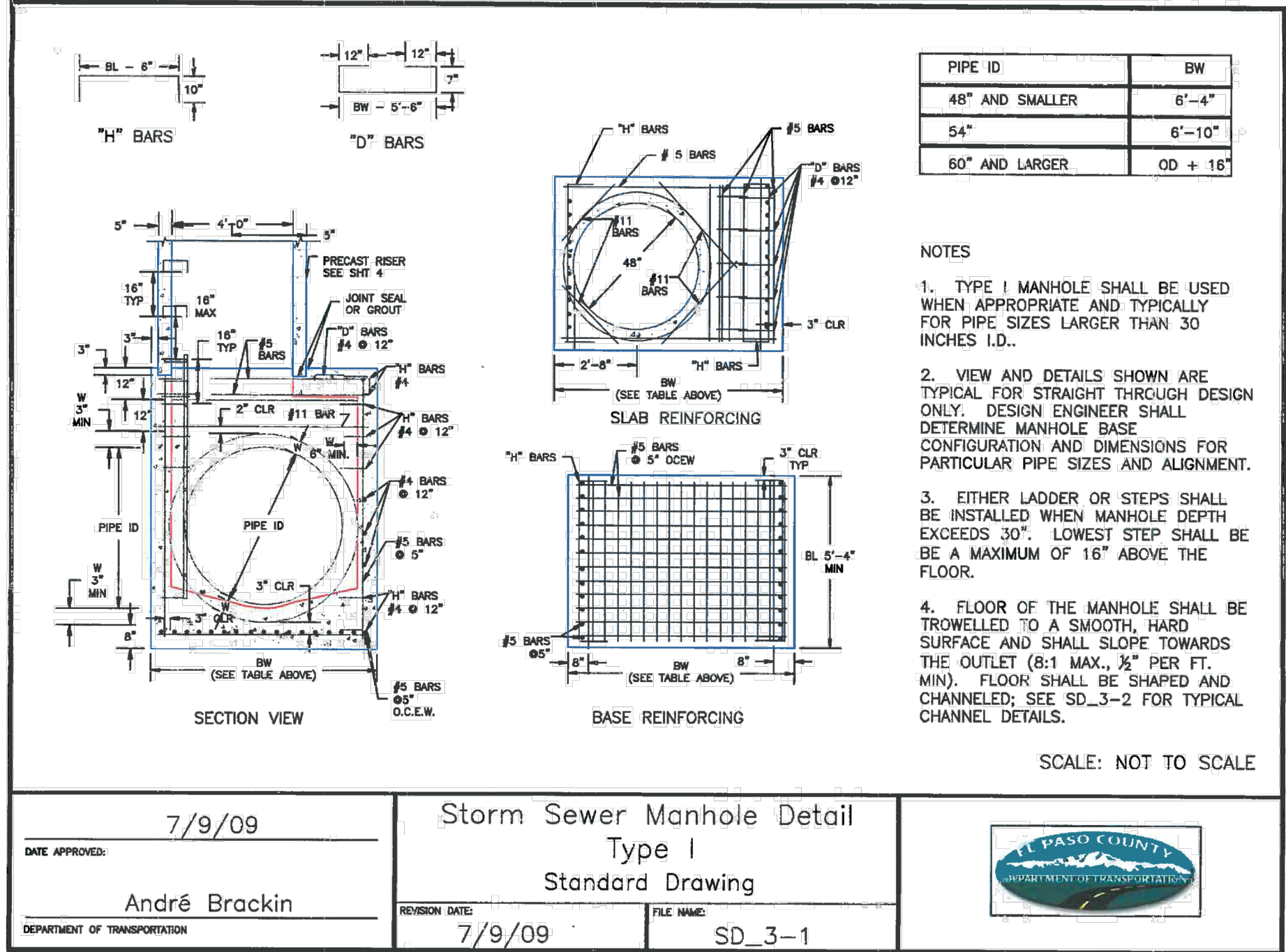
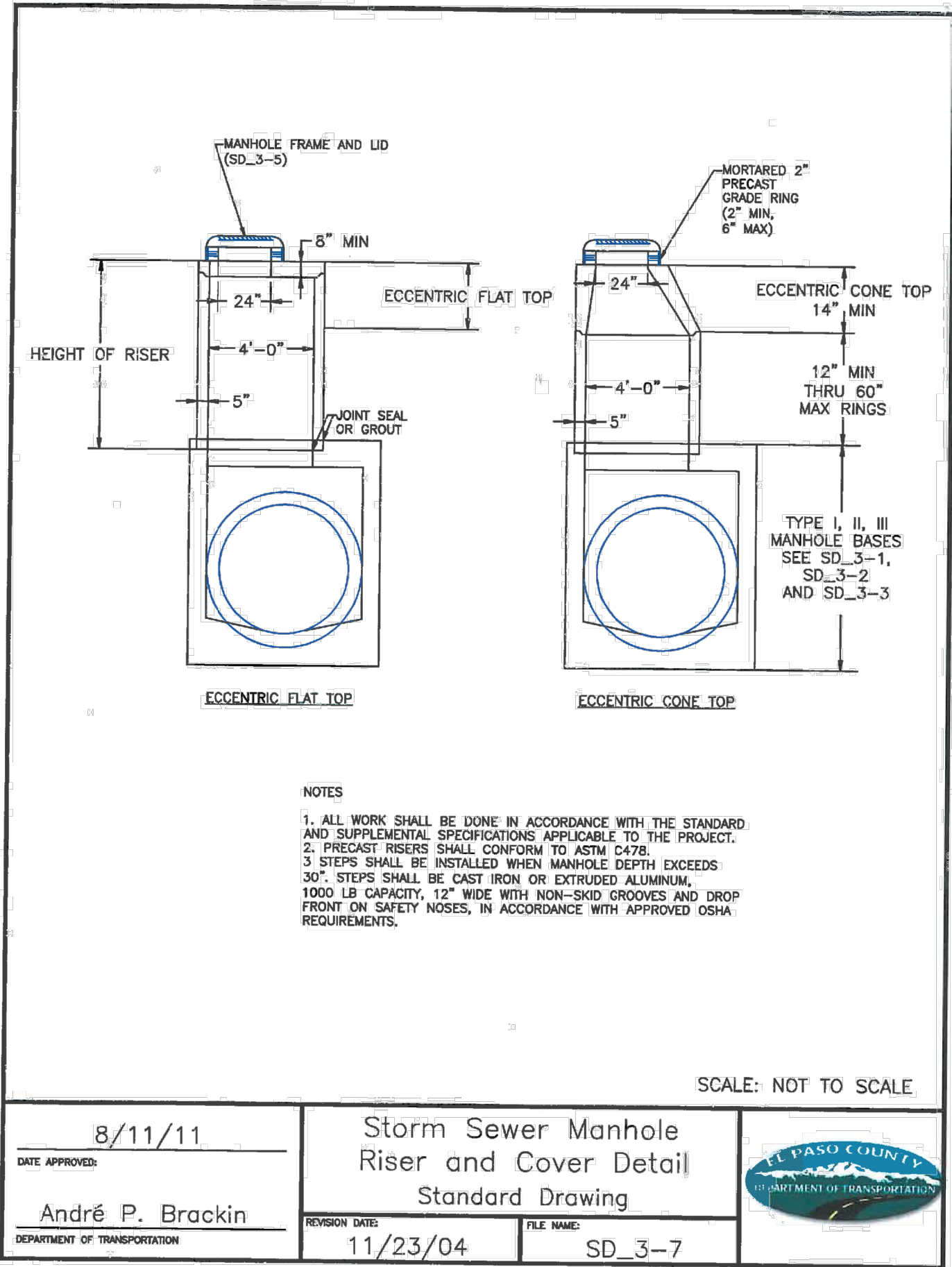
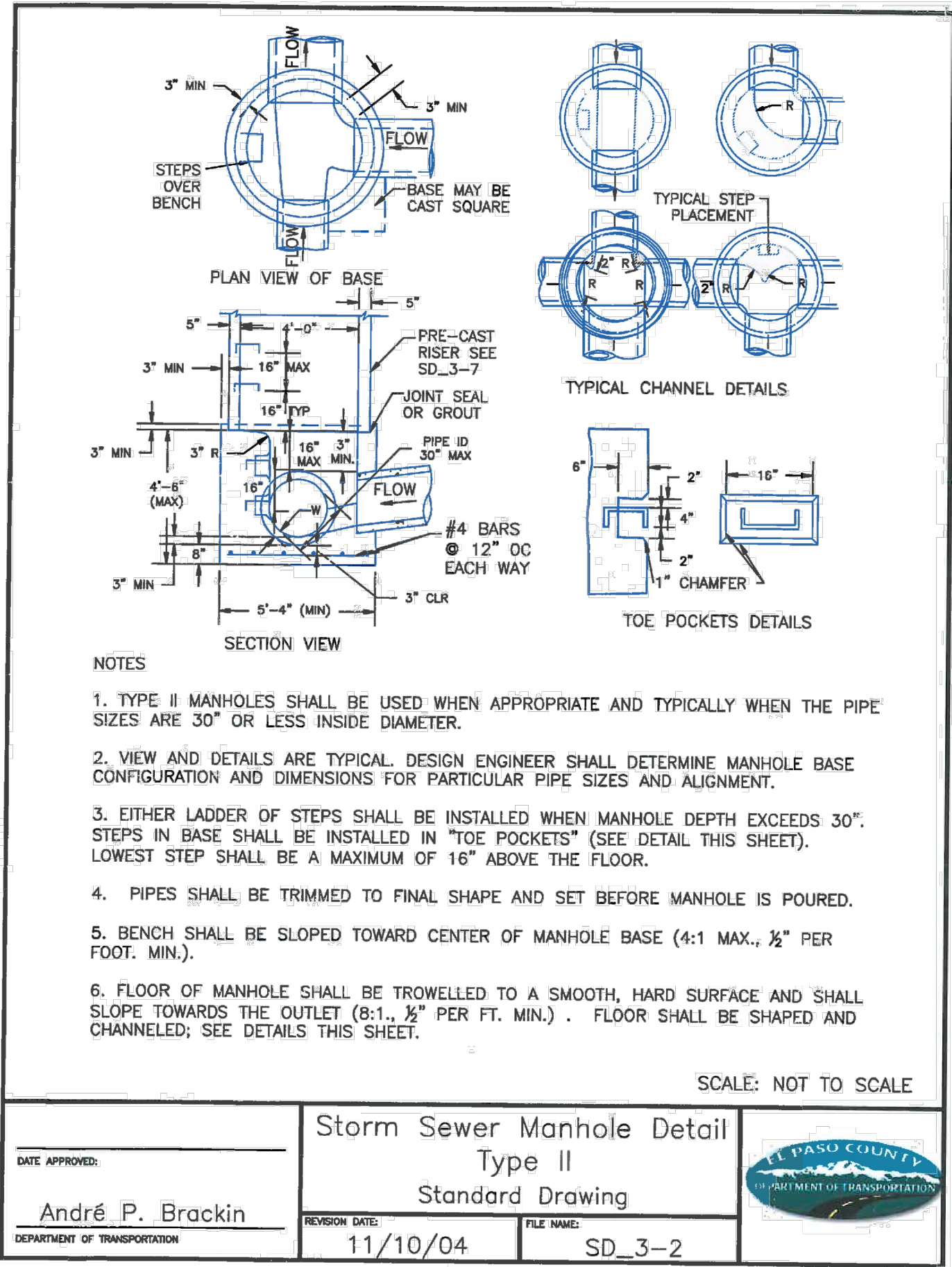


VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

[illegible]

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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 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.
- 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 (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.
- 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
DESIGNED BY: TAU
DRAWN BY: TAU
CHECKED BY: VAS

DATE: 09/25/2023
SCALE: HORIZONTAL: N/A
VERTICAL: N/A

ST03
SHEET 7 OF 9

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

CIVIL CONSULTANTS, INC.

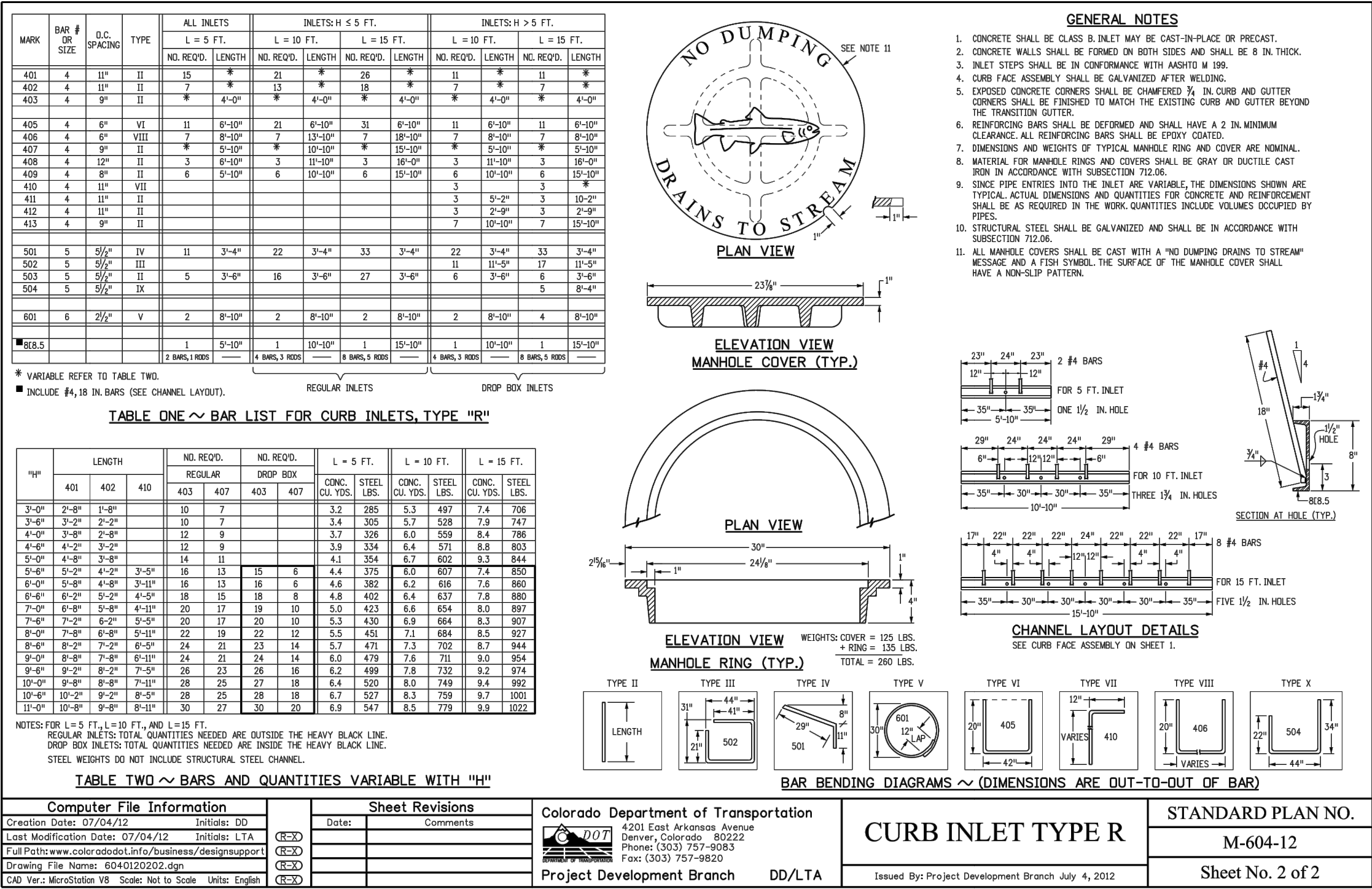
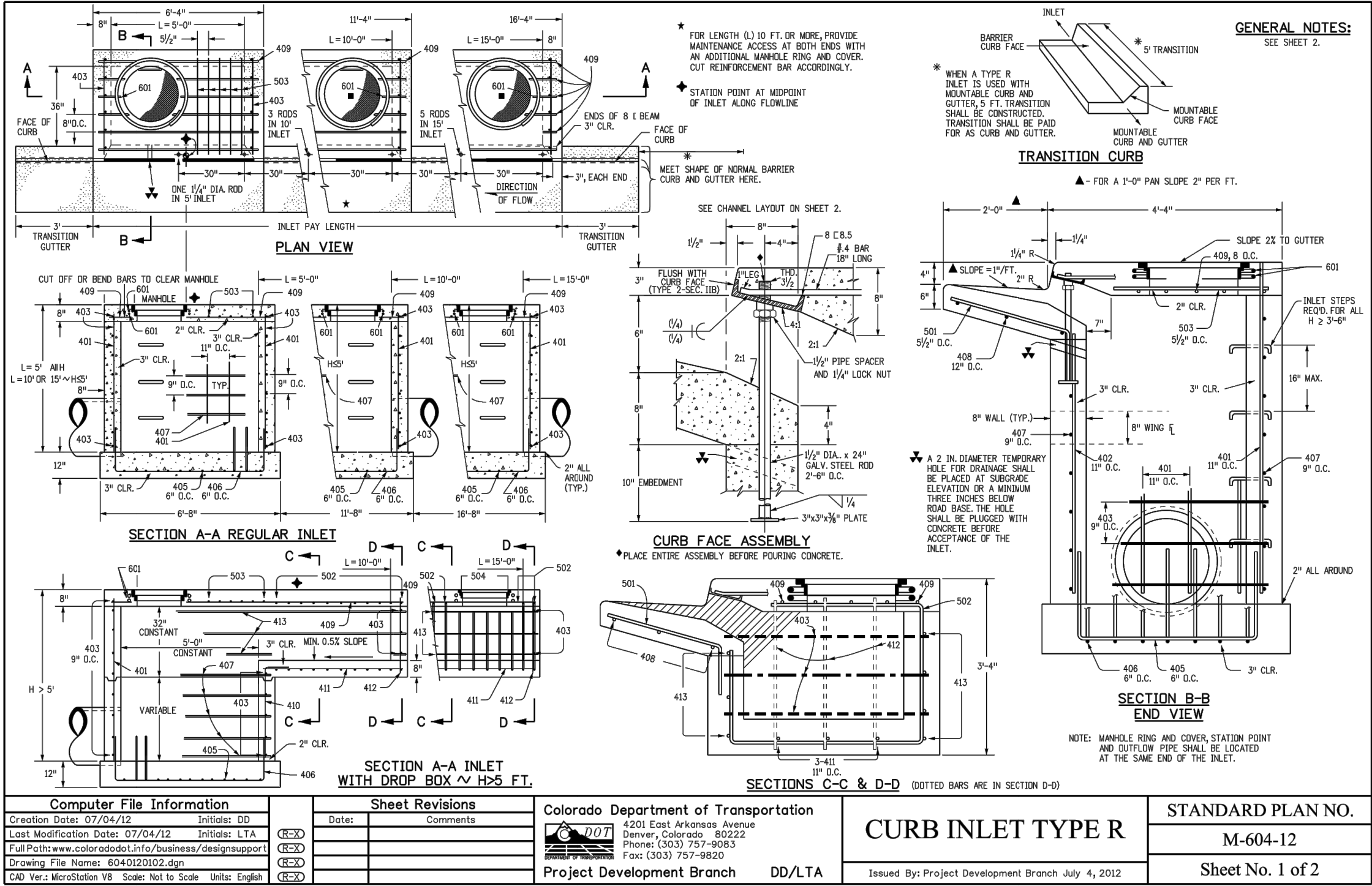
FOR AND ON BEHALF OF
CIVIL CONSULTANTS, INC.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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CAUTION



CROSSROADS MIXED USE FILING NO.2

STORM SEWER DETAILS

PROJECT NO. 18-004
DATE: 09/25/2023
SCALE: HORIZONTAL: N/A
VERTICAL: N/A
DESIGNED BY: TAU
DRAWN BY: TAU
CHECKED BY: VAS

ST04
SHEET 8 OF 9

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

CIVIL CONSULTANTS, INC.

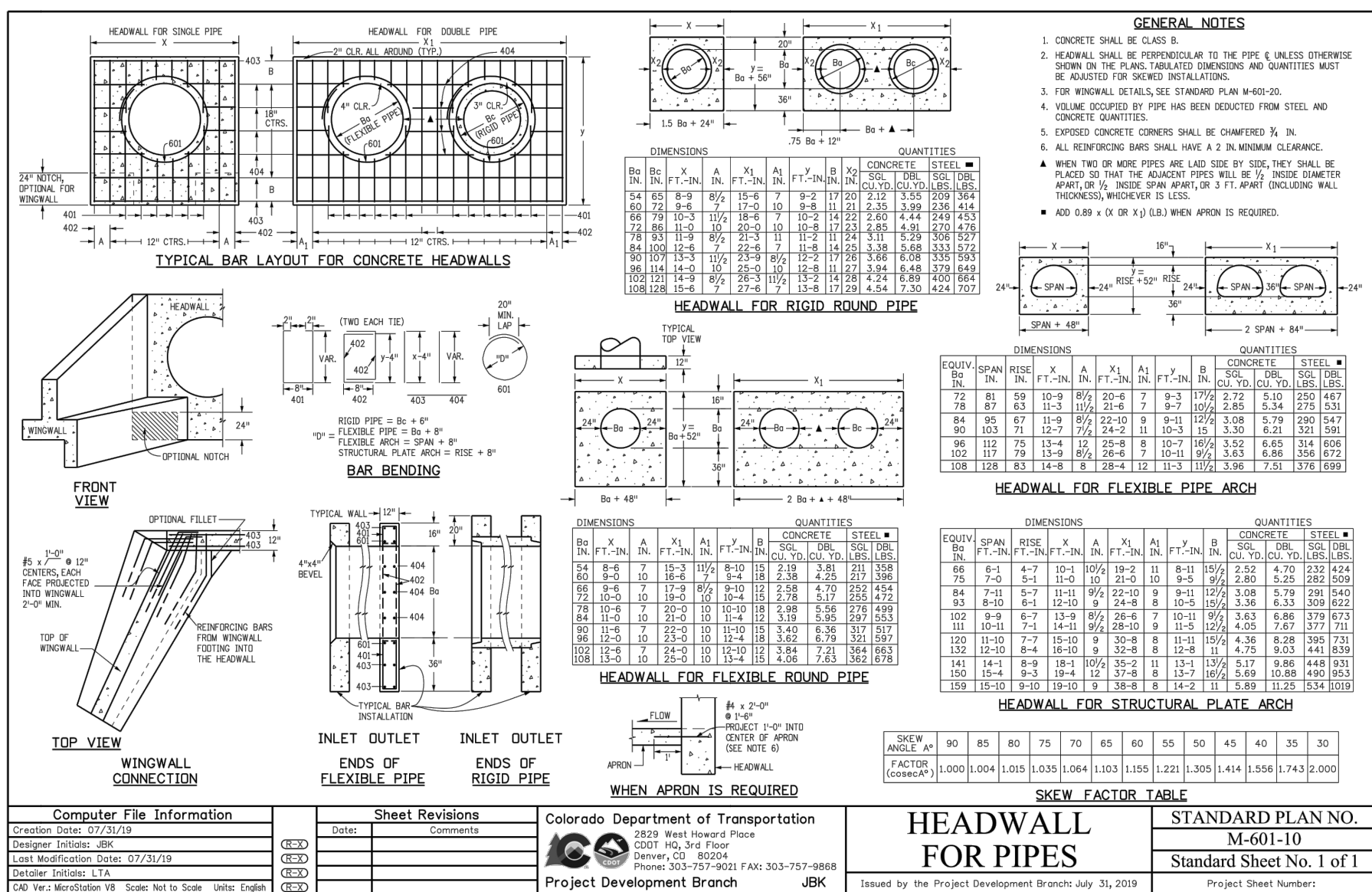
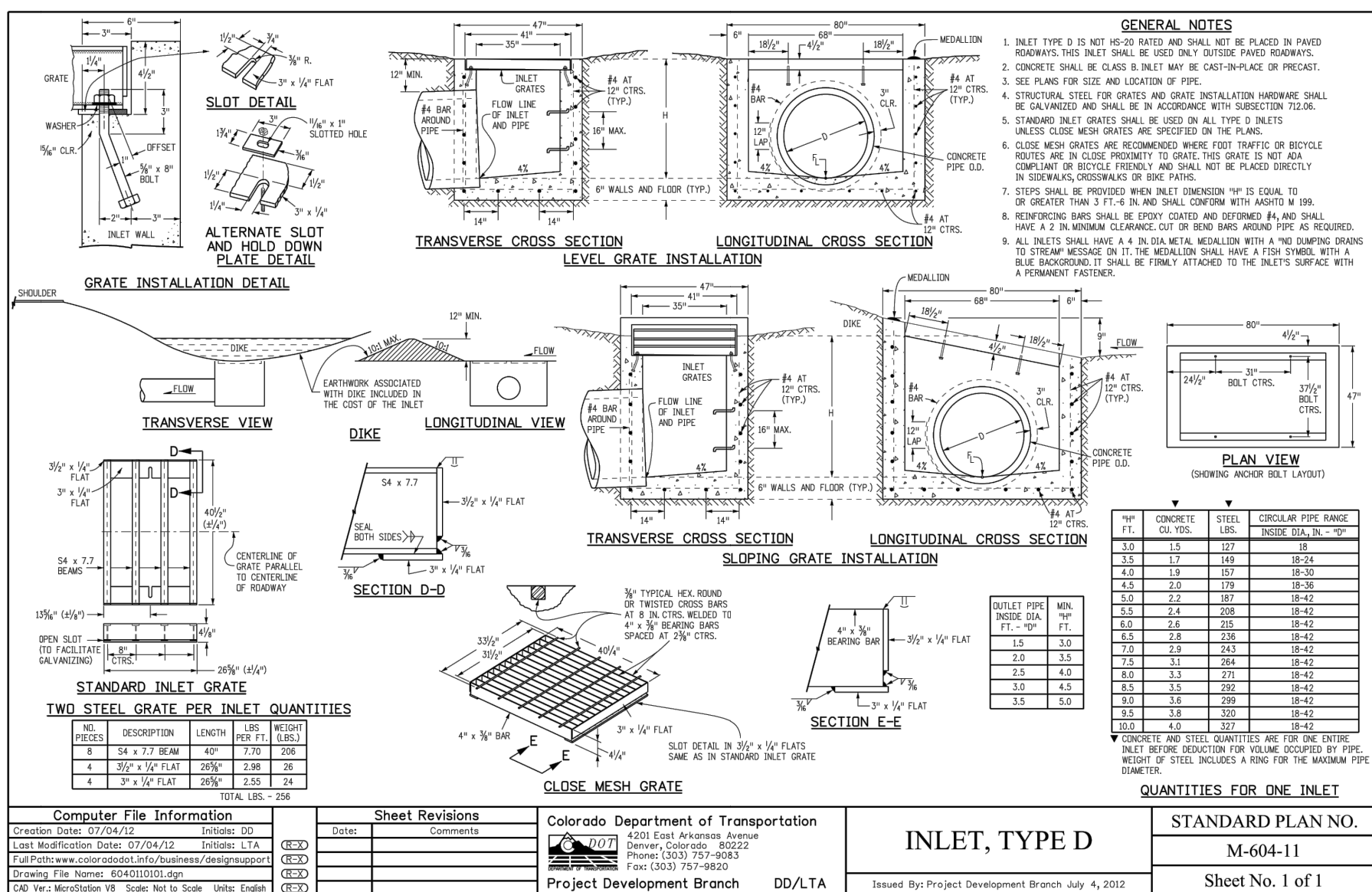
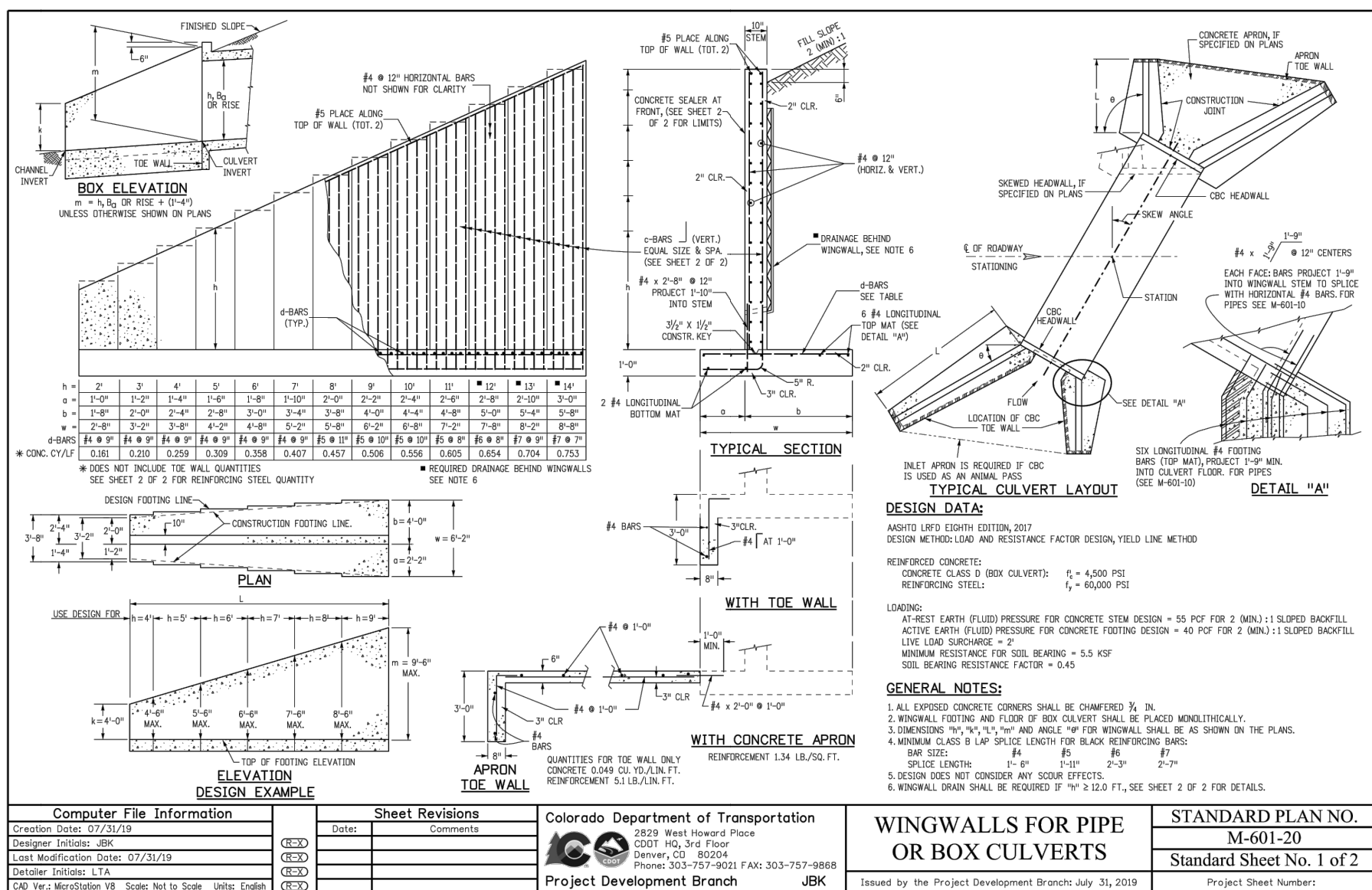
FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.

37160
09/26/2023
PROFESSIONAL SEAL

REVISIONS:
NO. DATE BY DESCRIPTION
1. DATE: BY: DESCRIPTION:
2. DATE: BY: DESCRIPTION:
3. DATE: BY: DESCRIPTION:
4. DATE: BY: DESCRIPTION:
5. DATE: BY: DESCRIPTION:
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9. DATE: BY: DESCRIPTION:
10. DATE: BY: DESCRIPTION:

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CAUTION



SOIL RIPRAP NOTES:

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

WINGWALLS FOR PIPES
OR BOX CULVERTS

Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:
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CROSSROADS MIXED USE FILING NO.2

BMP DETAILS

PROJECT NO. 18-004	SCALE:		DATE: 09/25/2023
	HORIZONTAL: N/A		
DESIGNED BY: TAU	VERTICAL: N/A		SHEET 9 OF 9
DRAWN BY: TAU			
CHECKED BY: VAS	BMP01		

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.

[illegible]

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

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

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