

LOT 1-CROSSROADS MIXED USE FILING NO. 3

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

OCTOBER 2024

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:

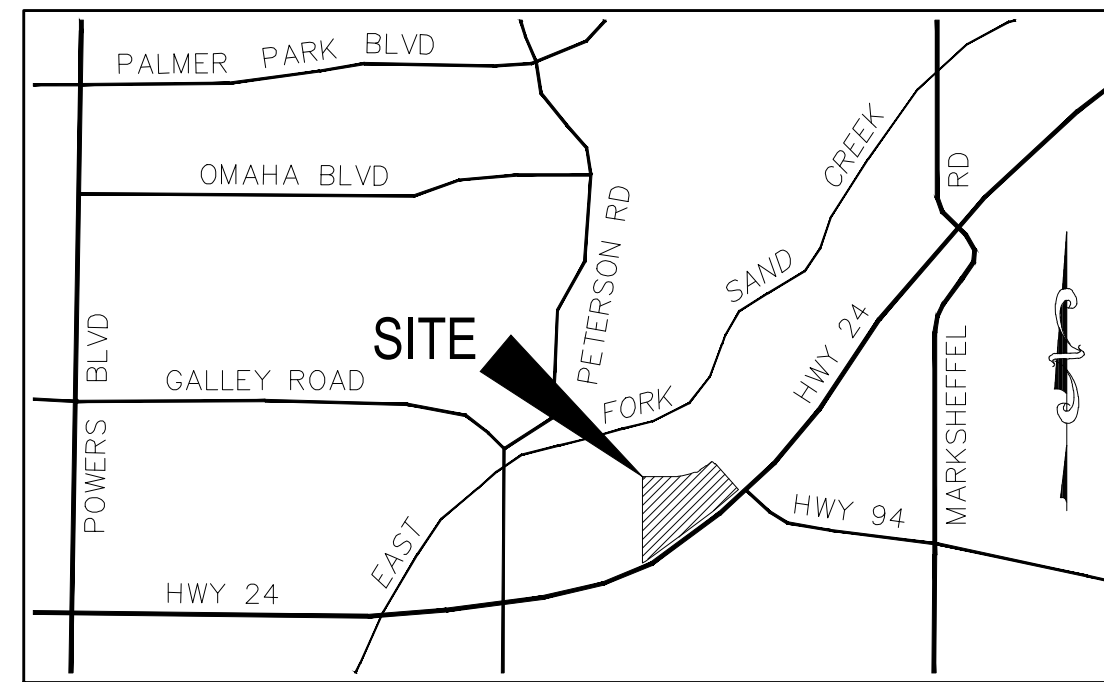
- NATIONAL GEODETIC VERTICAL DATUM OF 1929, MONUMENT R76 SET IN TOP OF CONCRETE MONUMENT ELEVATION = 6286.32'
- NATIONAL GEODETIC VERTICAL DATUM OF 1929, FOUND #5 REBAR AND ORANGE CAP PLS 32820 ELEVATION = 6325.50'



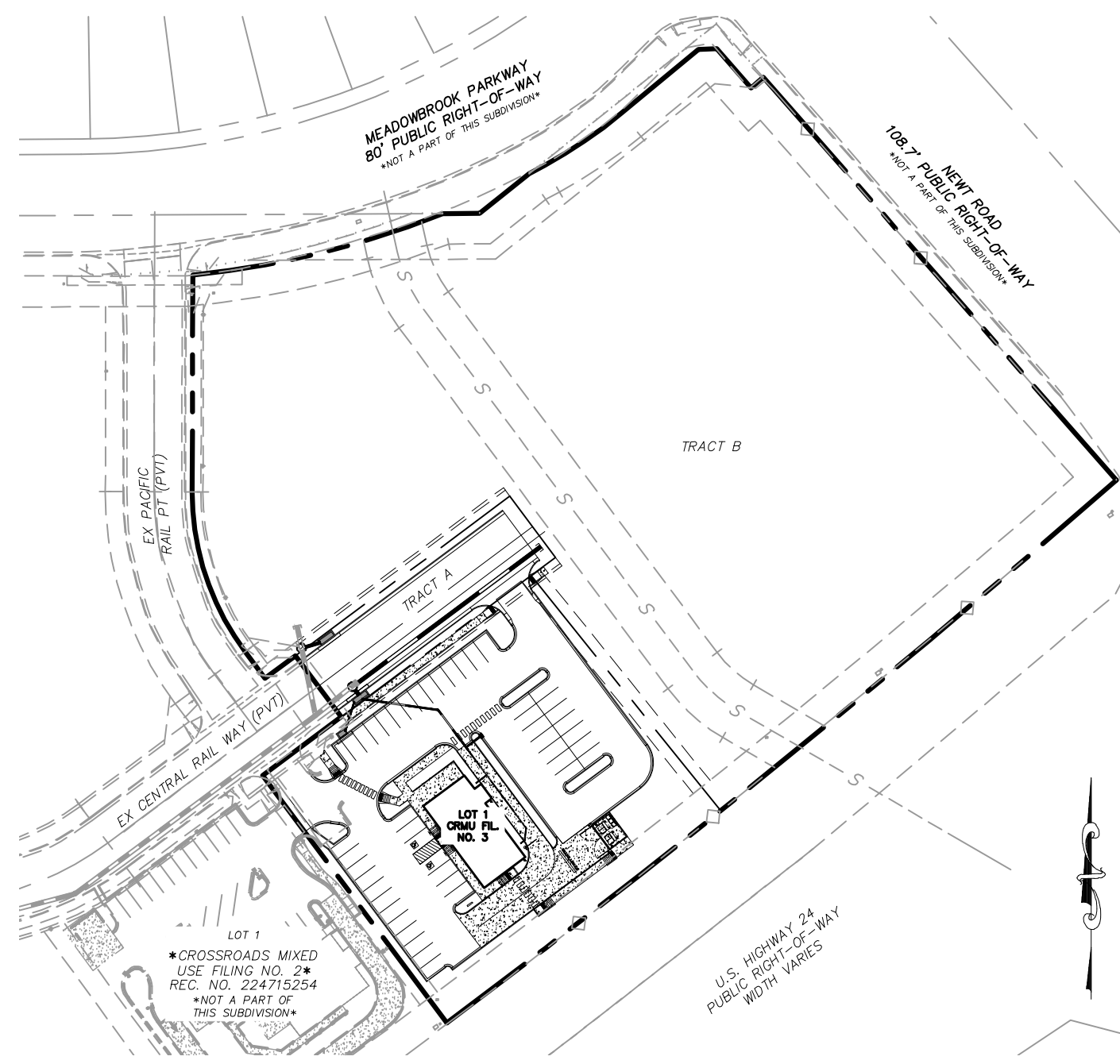
DESIGN ENGINEER'S STATEMENT:

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



VICINITY MAP
N.T.S.



VICINITY MAP
N.T.S.

SHEET INDEX

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SIGNAGE AND STRIPING NOTES

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD. ALL SIGNS SHALL BE MOUNTED 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.

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

AGENCIES:

- | | |
|----------------------|---|
| OWNER/DEVELOPER: | CROSSROADS DEVELOPMENT COMPANY, LLC
90 S. CASCADE AVE., SUITE 1500
COLORADO SPRINGS, CO 80903
DANNY MIENTKA (719) 448-4034 |
| CIVIL ENGINEER: | M & S CIVIL CONSULTANTS, INC.
212 N. WAHSATCH, SUITE 305
COLORADO SPRINGS, CO 80903
VIRGIL A. SANCHEZ P.E. (719) 955-5485 |
| COUNTY ENGINEERING: | EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
GILBERT LAFORCE, P.E. (719) 520-6300 |
| TRAFFIC ENGINEERING: | EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
JENNIFER IRVINE, P.E. (719) 520-6460 |
| WATER RESOURCES: | CHEROKEE METROPOLITAN DISTRICT
6250 PALMER PARK BOULEVARD
COLORADO SPRINGS, CO 80915-1721
JEFF MUNGER (719) 597-5080 |
| FIRE DISTRICT: | CIMARRON HILLS FIRE DEPARTMENT
1835 TUSKEGEE PLACE
COLORADO SPRINGS, CO 80915
(719) 591-0960 |
| GAS DEPARTMENT: | COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 688-3556 |
| ELECTRIC DEPARTMENT: | COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 688-3556 |
| COMMUNICATIONS: | QWEST COMMUNICATIONS
(U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674 |

DANNY MIENTKA (MANAGER)
CROSSROADS DEVELOPMENT COMPANY, LLC DATE

SF2432

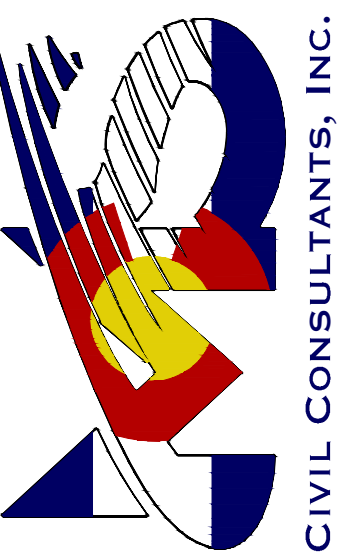
EL PASO COUNTY FILE NO. SFXXXX

LOT 1-CROSSROADS MIXED USE FILING NO. 3

COVER SHEET

PROJECT NO. 18-007
SCALE: HORIZONTAL: N/A
VERTICAL: N/A
DATE: 11/06/2024
DESIGNED BY: SPM
DRAWN BY: SPM
CHECKED BY: VAS
SHEET 1 OF 9
SI01

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



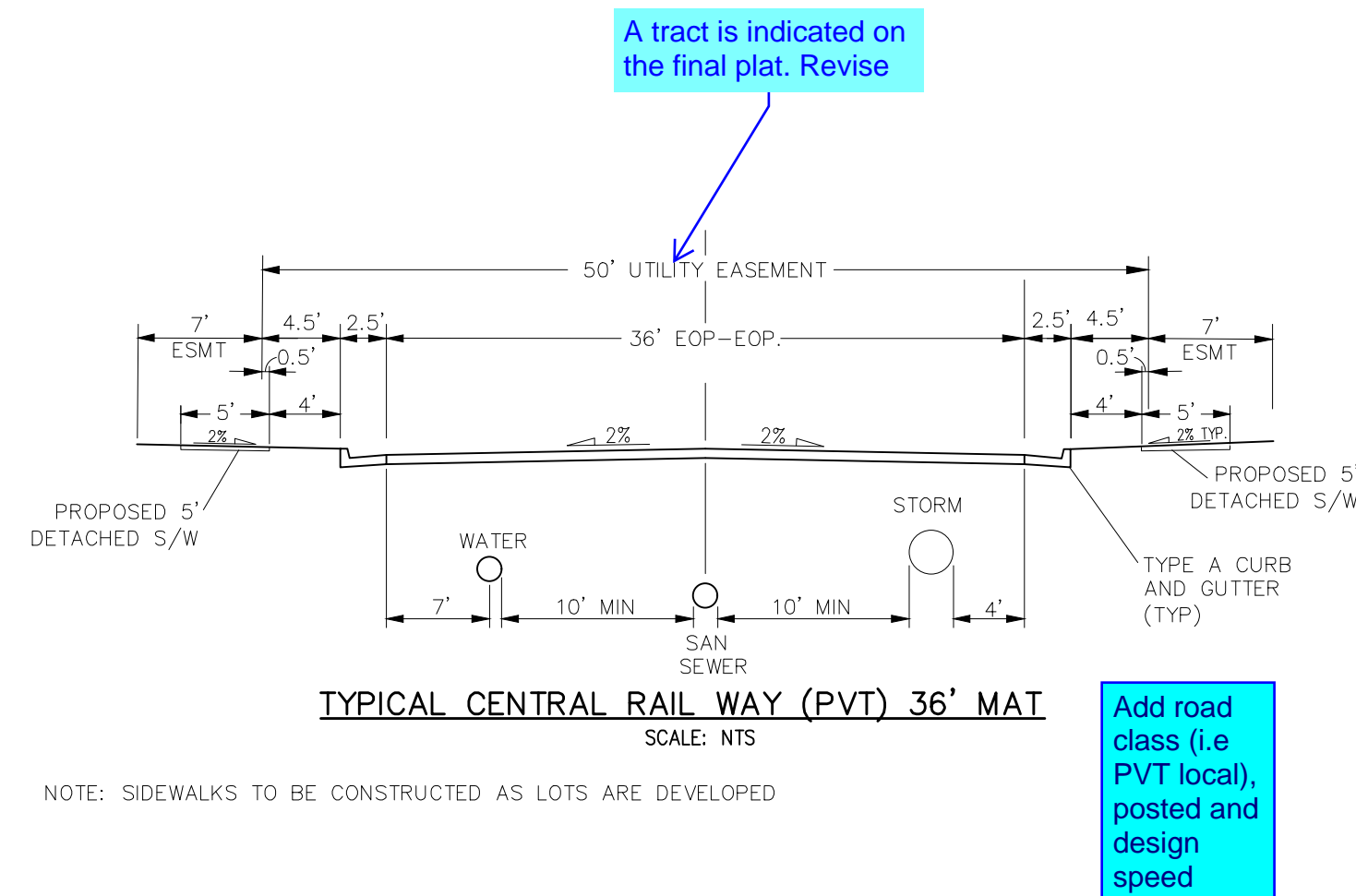
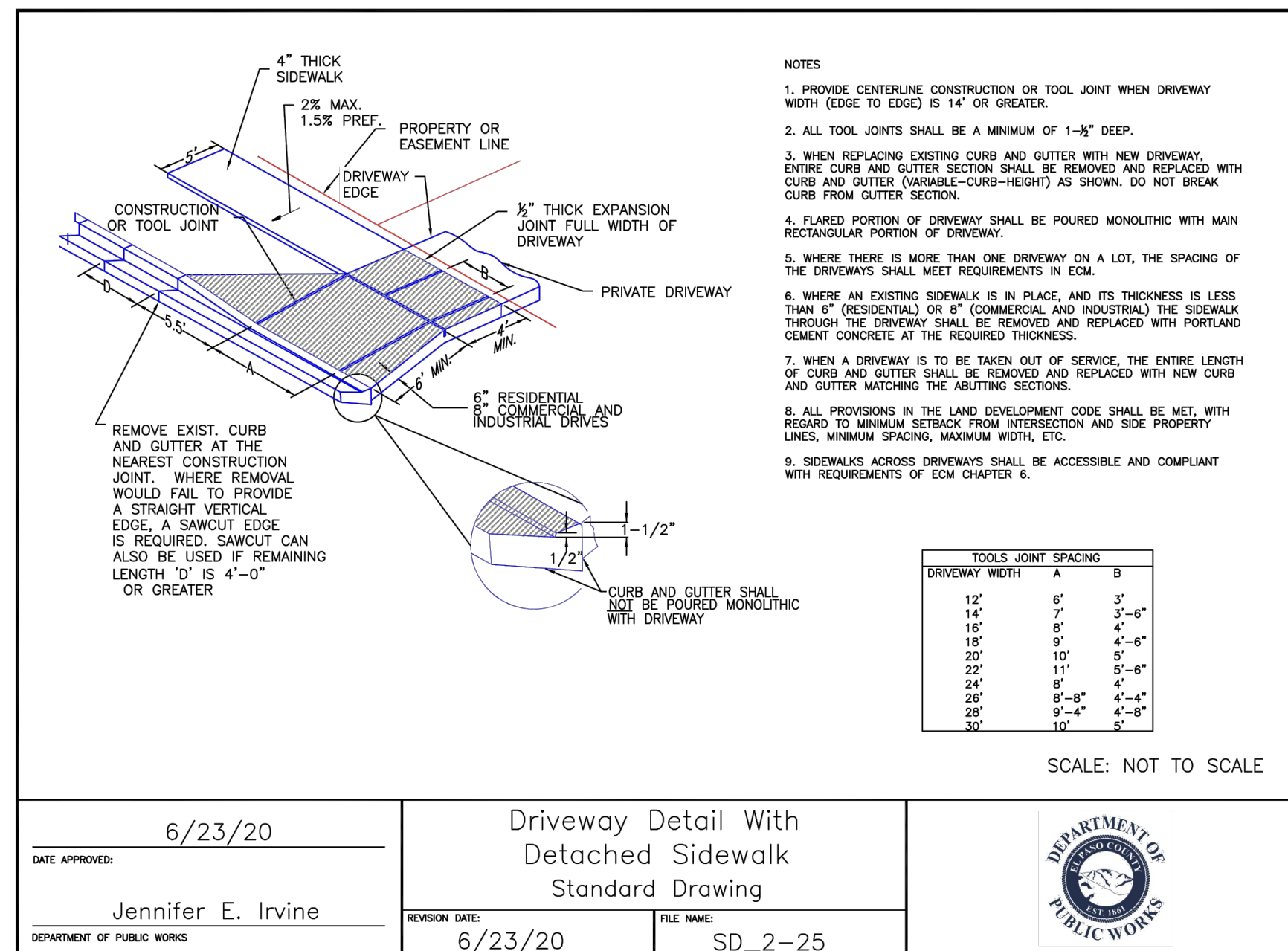
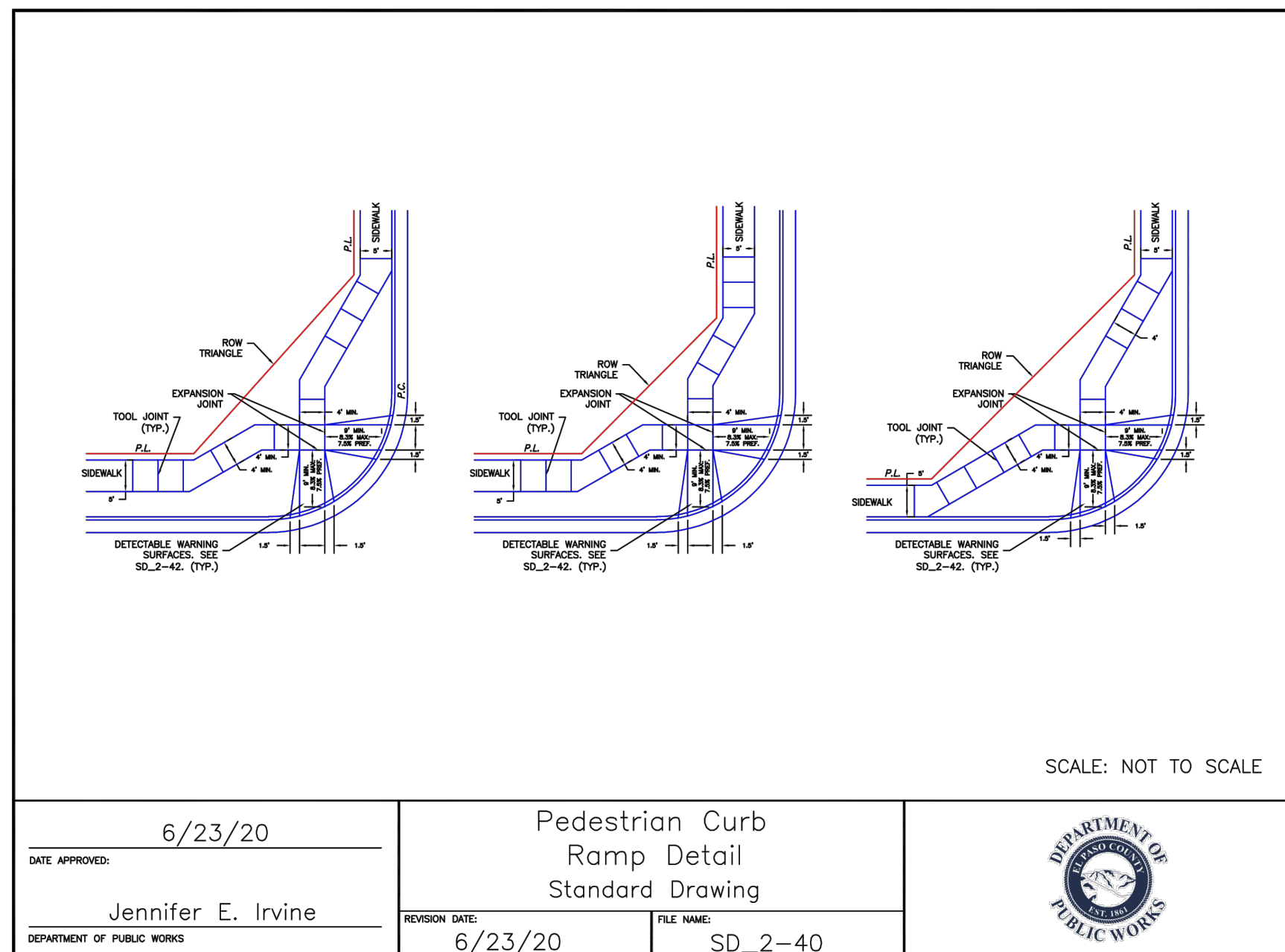
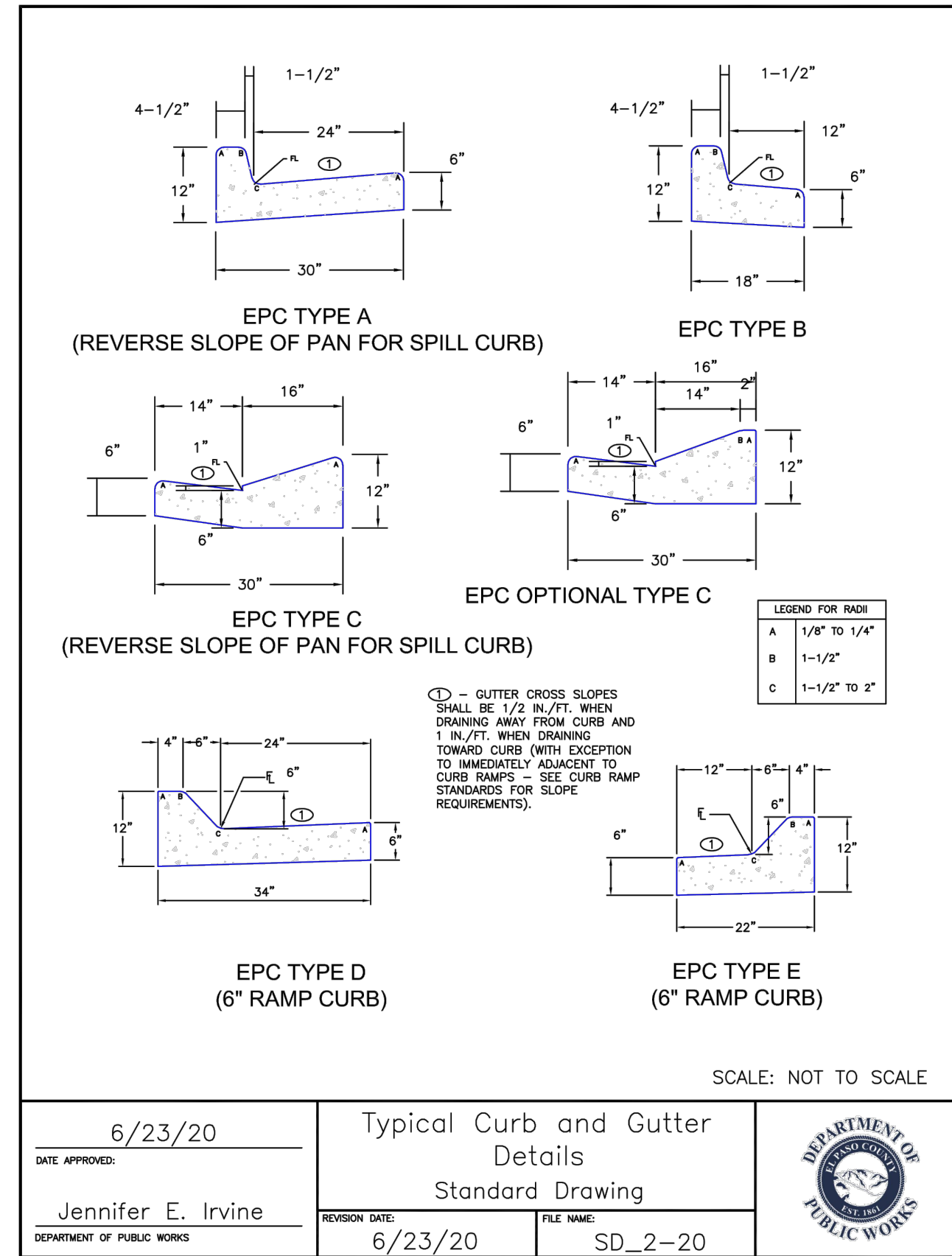
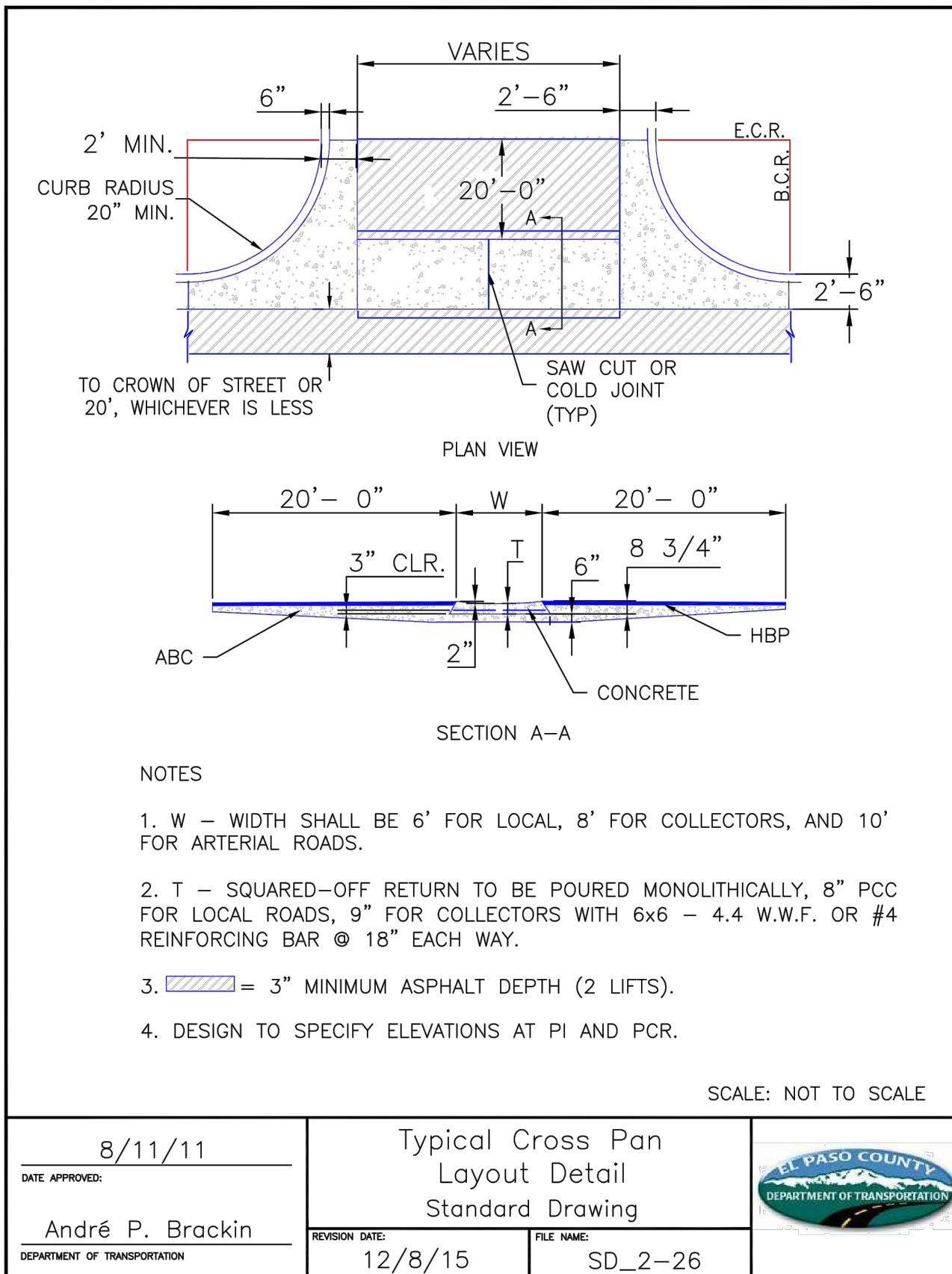
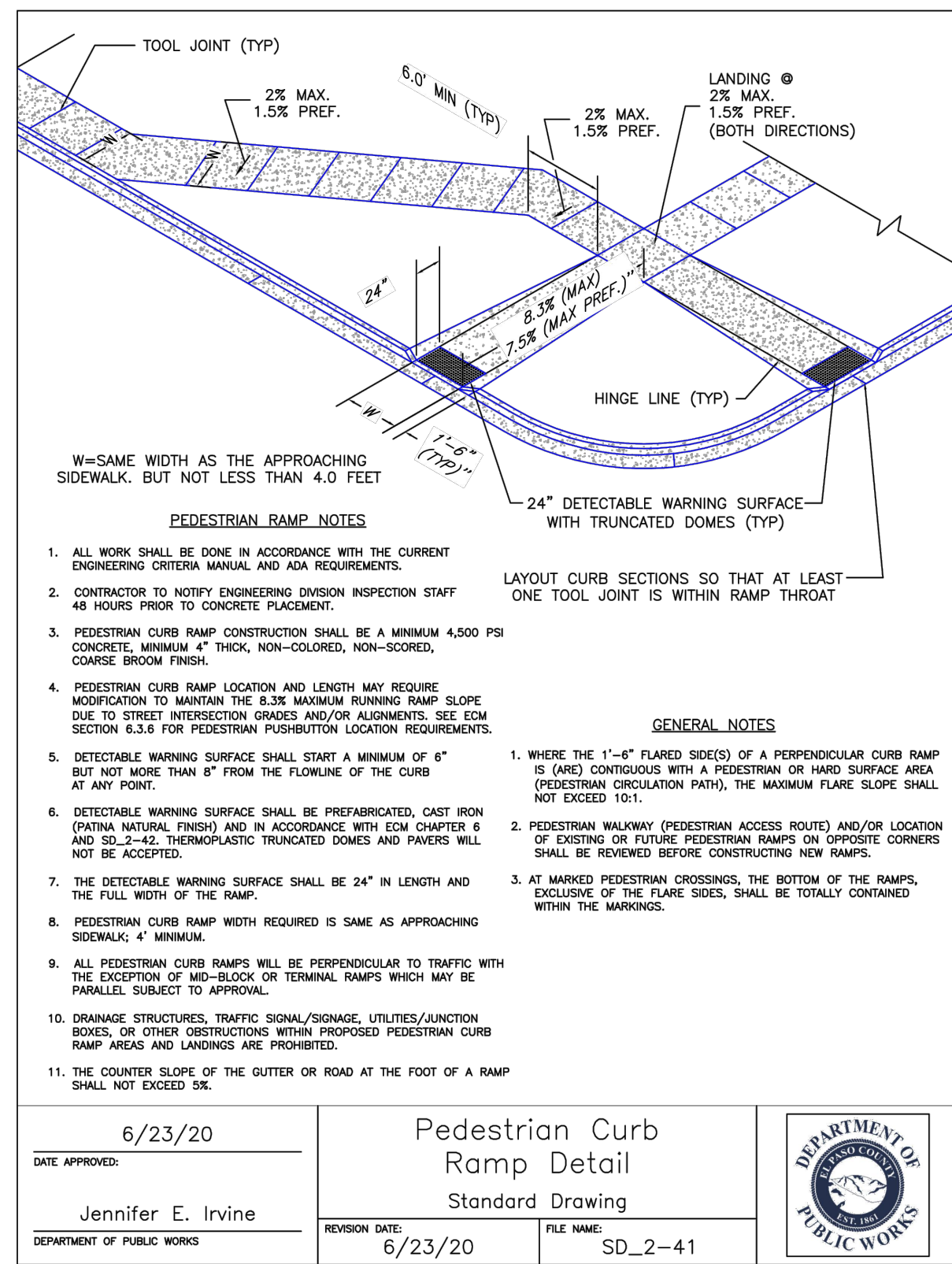
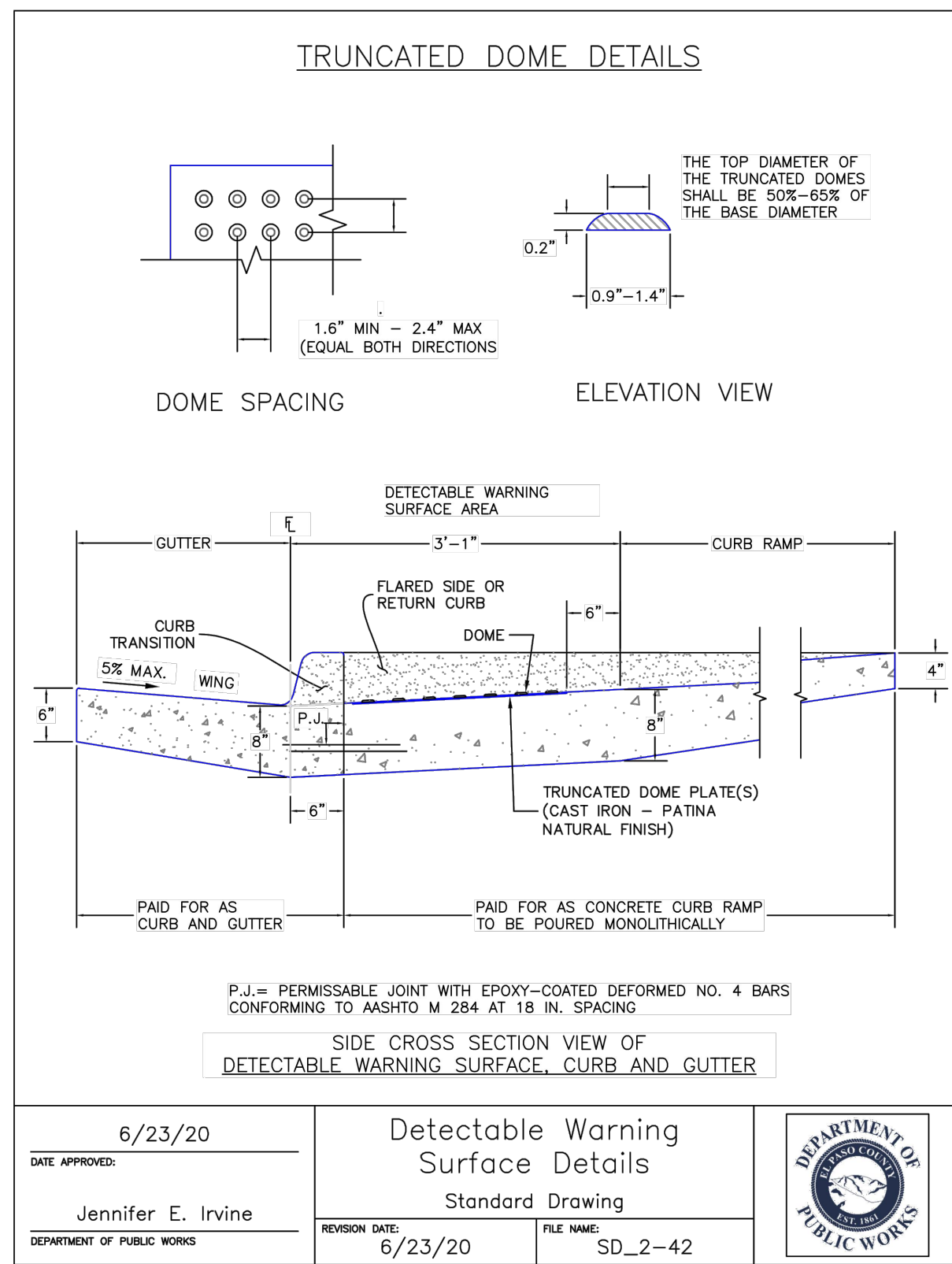
FOR AND ON BEHALF OF
M & S CIVIL CONSULTANTS,
INC.

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

REVISIONS:
NO. DATE BY DESCRIPTION

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

CAUTION



LOT 1 - CROSSROADS MIXED USE FILING NO. 3

STREET IMPROVEMENT DETAILS

DATE: 11/06/2024

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

DESIGNED BY: SPM, DRAWN BY: SPM, CHECKED BY: VAS

PROJECT NO. 18-007

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

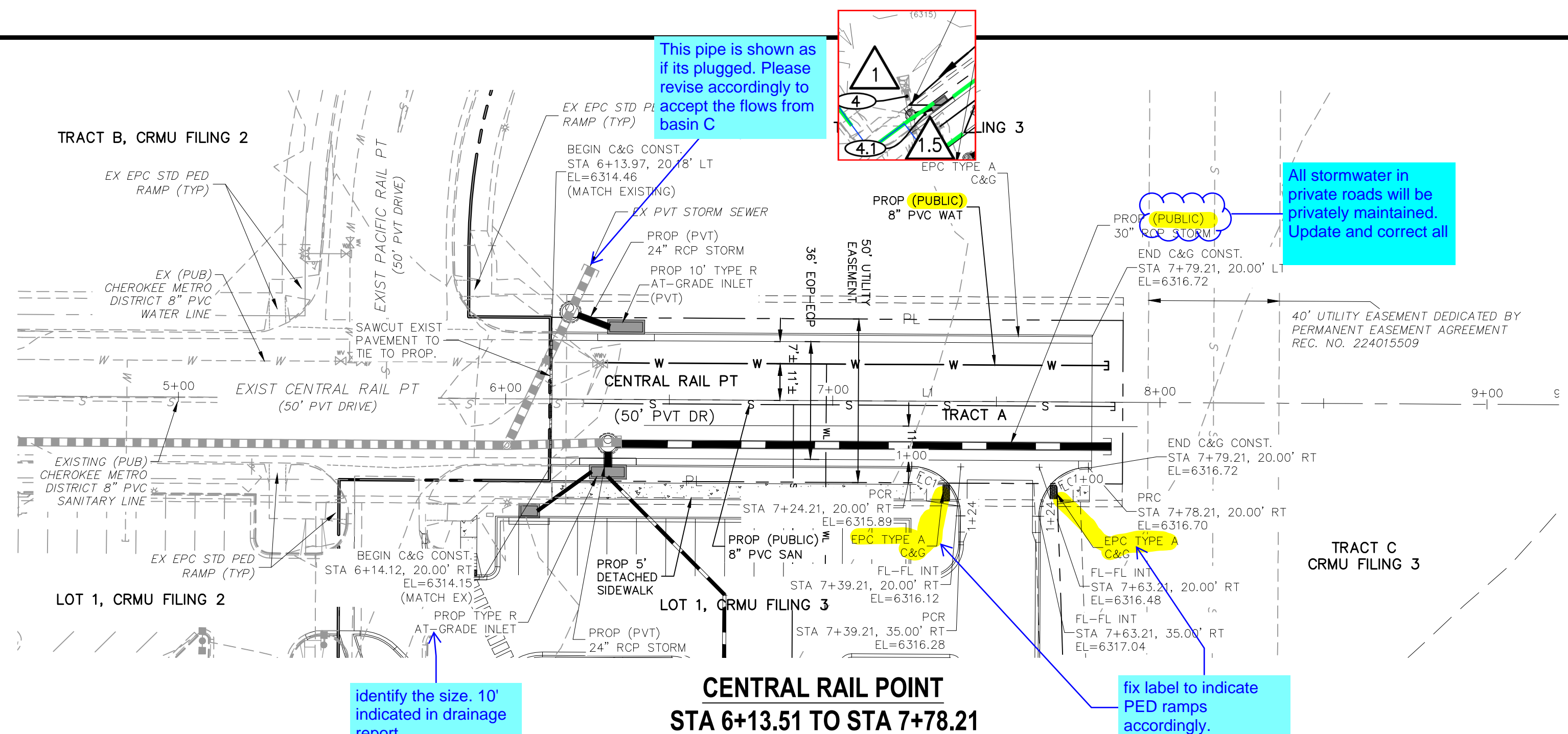
CIVIL CONSULTANTS, INC.

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

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

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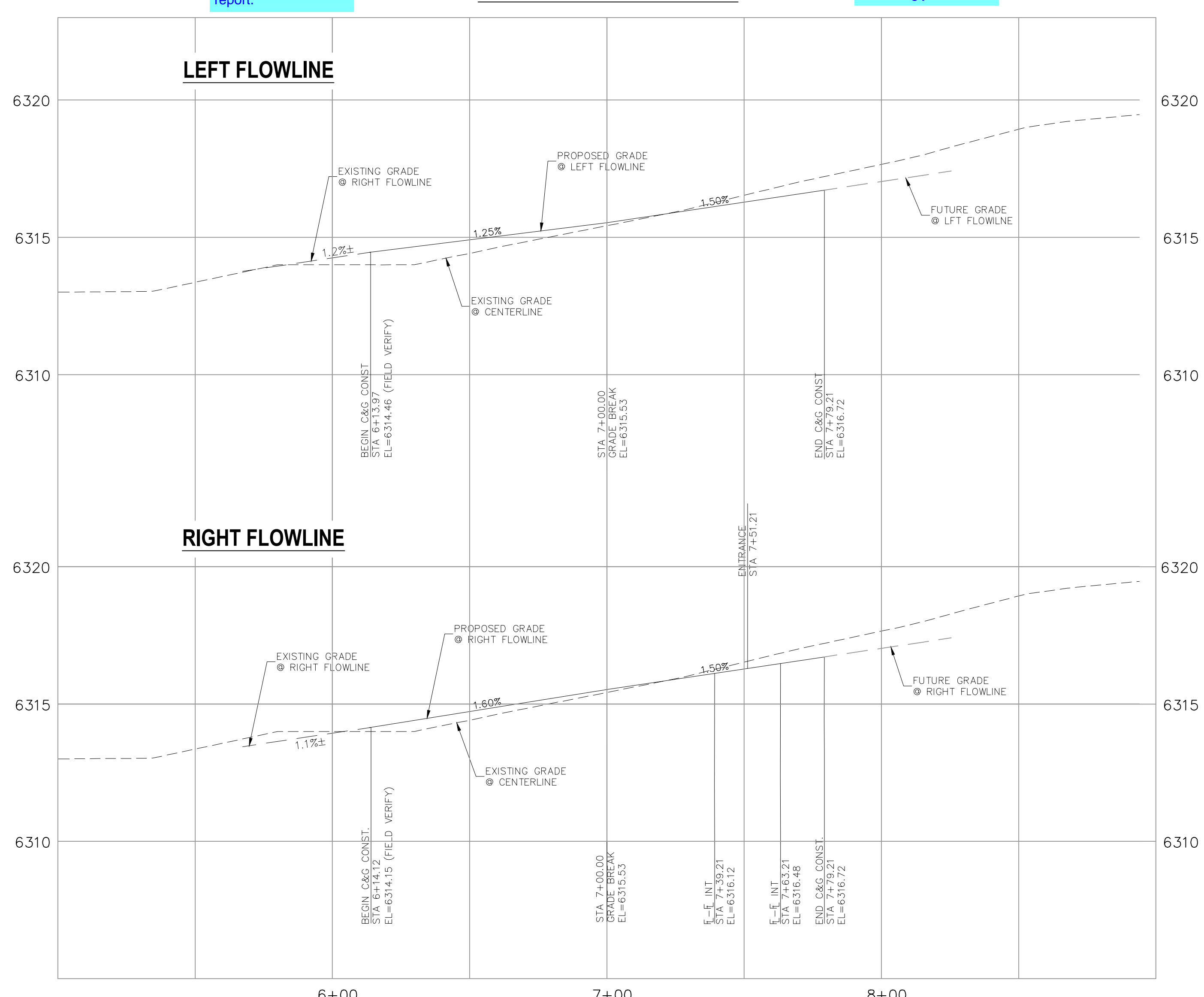
CAUTION



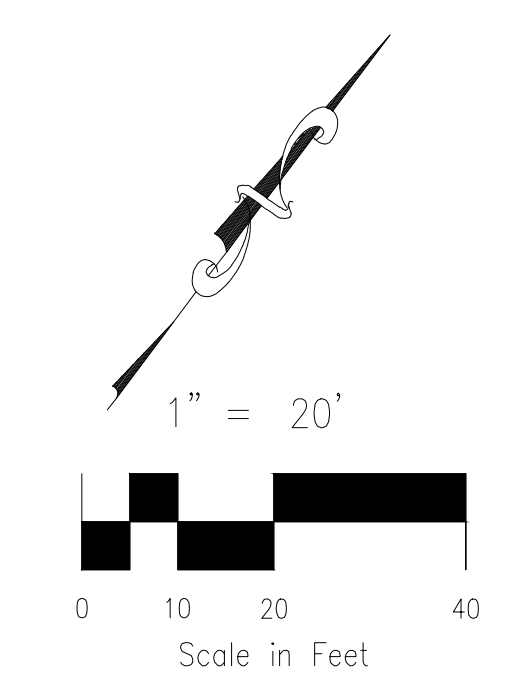
ABBREVIATION LEGEND

CL	CENTERLINE
C&G	CURB AND GUTTER
EL	ELEVATION
CONST	CONSTRUCTION
WTR	WATER
STM	STORM SEWER
PUB	PUBLIC
PVT	PRIVATE
EX	EXISTING
STA	STATION
NTS	NOT TO SCALE
PROP	PROPOSED
SAN	SANITARY SEWER
CMD	CHEROKEE METROPOLITAN DISTRICT

NOTES:
 SEE SHEETS S102 AND S105 FOR SIDEWALK DETAILS
 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.



CENTRAL RAIL POINT STA 6+13.51 TO STA 7+78.21



CENTERLINE LINE TABLE

LINE	LENGTH	DIRECTION
L1	165.69	N53° 19' 30.67"E

FLOWLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
ƎC1	23.56	15.00	90.00
ƎC2	23.56	15.00	90.00

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

LOT 1-CROSSROADS MIXED USE FILING NO. 3
STREET IMPROVEMENT PLANS
 PROJECT NO. 18-007 DATE: 11/06/2024
 SCALE: HORIZONTAL: 1"=20' VERTICAL: 1"=2'
 DESIGNED BY: SPM DRAWN BY: SPM CHECKED BY: VAS
 SHEET 3 OF 9
S103

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

CIVIL CONSULTANTS, INC.

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

NO.	DATE	DESCRIPTION	APPROV. BY	DATE

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

CAUTION

File: C:\18007A-CRMUR-Lot 2\The Equity Group\Map\Const\18007A_S04.dwg Plotstamp: 11/17/2024 12:12 PM

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.

PROJECT NO. 18-007		SCALE: HORIZONTAL: 1"=20' VERTICAL: N/A	DATE: 11/06/2024
DESIGNED BY: SPM	DRAWN BY: SPM	CHECKED BY: VAS	SHEET 4 OF 9
SIGNAGE & STRIPING PLANS			S104

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

CIVIL CONSULTANTS, INC.

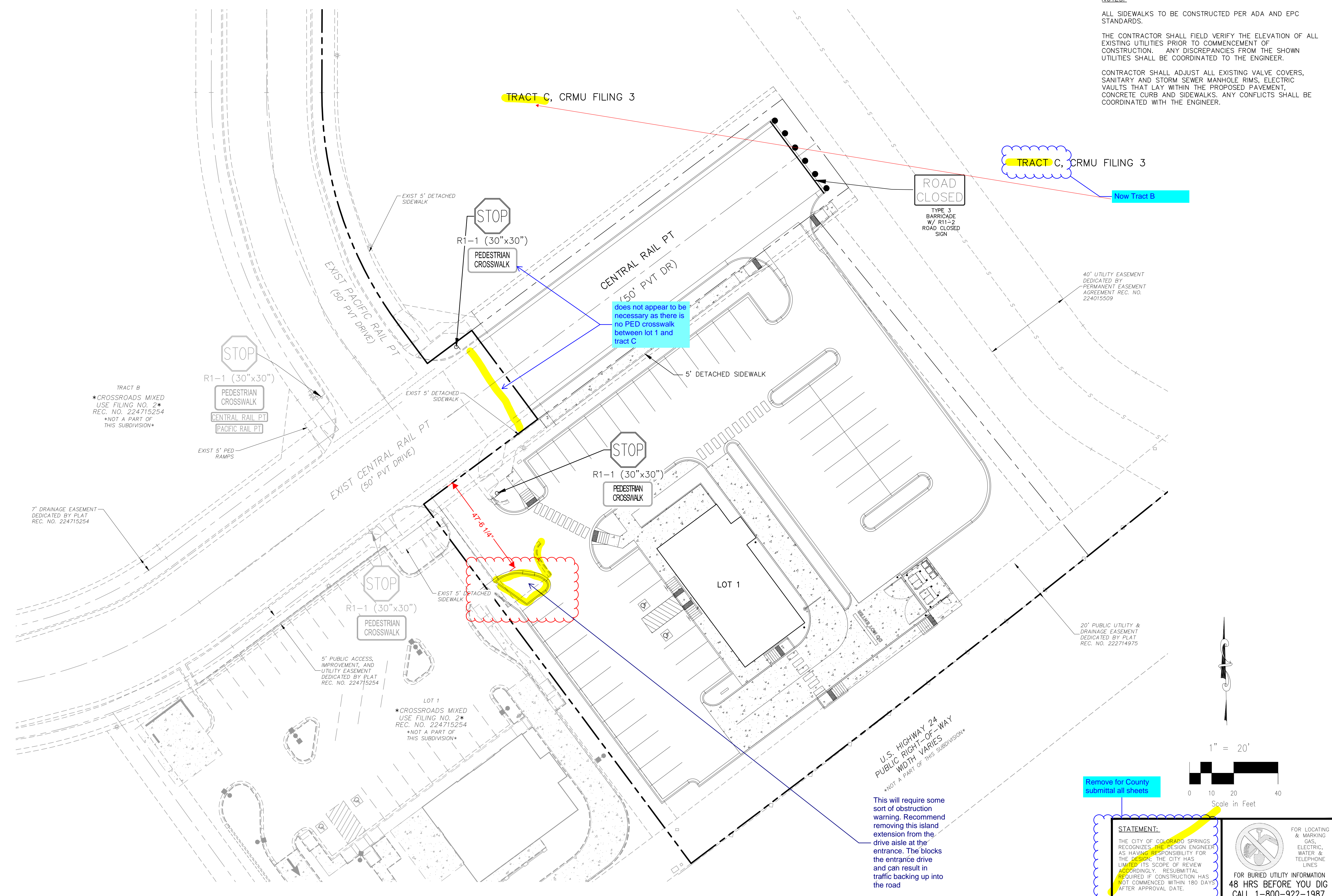
FOR AND ON BEHALF OF
MRS. CIVIL CONSULTANTS, INC.

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

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:

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

CAUTION



Remove for County submittal all sheets

STATEMENT:
THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER APPROVAL DATE.

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

U.S. HIGHWAY 24
PUBLIC RIGHT-OF-WAY
WIDTH VARIES
NOT A PART OF THIS SUBDIVISION

This will require some sort of obstruction warning. Recommend removing this island extension from the drive aisle at the entrance. The blocks the entrance drive and can result in traffic backing up into the road

does not appear to be necessary as there is no PED crosswalk between lot 1 and tract C

TRACT B
CROSSROADS MIXED USE FILING NO. 2
REC. NO. 224715254
NOT A PART OF THIS SUBDIVISION

LOT 1
CROSSROADS MIXED USE FILING NO. 2
REC. NO. 224715254
NOT A PART OF THIS SUBDIVISION

5' PUBLIC ACCESS, IMPROVEMENT, AND UTILITY EASEMENT DEDICATED BY PLAT REC. NO. 224715254

7' DRAINAGE EASEMENT DEDICATED BY PLAT REC. NO. 224715254

20' PUBLIC UTILITY & DRAINAGE EASEMENT DEDICATED BY PLAT REC. NO. 222714975

40' UTILITY EASEMENT DEDICATED BY PERMANENT EASEMENT AGREEMENT REC. NO. 224015509

ROAD CLOSED
TYPE 3 BARRICADE W/ R11-2 ROAD CLOSED SIGN

Now Tract B

TRACT C, CRMU FILING 3

TRACT C, CRMU FILING 3

STOP
R1-1 (30"x30")
PEDESTRIAN CROSSWALK

STOP
R1-1 (30"x30")
PEDESTRIAN CROSSWALK

STOP
R1-1 (30"x30")
PEDESTRIAN CROSSWALK

STOP
R1-1 (30"x30")
PEDESTRIAN CROSSWALK

STOP
R1-1 (30"x30")
PEDESTRIAN CROSSWALK
CENTRAL RAIL PT
PACIFIC RAIL PT

EXIST 5' PED RAMPS

EXIST 5' DETACHED SIDEWALK

EXIST 5' DETACHED SIDEWALK

EXIST 5' DETACHED SIDEWALK

5' DETACHED SIDEWALK

EXIST PACIFIC RAIL PT
(50' PVT DRIVE)

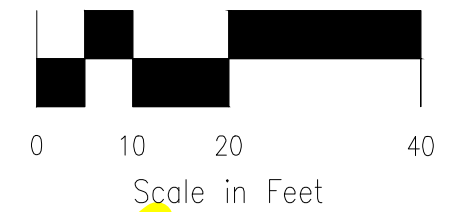
EXIST CENTRAL RAIL PT
(50' PVT DRIVE)

CENTRAL RAIL PT
(50' PVT DR)

LOT 1

47'-6 1/4"

1" = 20'



Scale in Feet

REGULATORY, RECREATIONAL AND CULTURAL INFORMATION SIGN PLACEMENT

WARNING SIGN PLACEMENT

TYPICAL LOCATIONS-STOP SIGNS AND YIELD SIGNS

GENERAL NOTES

- THE ENGINEER WILL ESTABLISH GRADES AND LOCATIONS FOR ALL SIGN POSTS IN ACCORDANCE WITH DETAILS SHOWN ON THE PLANS.
- SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
- NORMAN POST ELEVATION SHALL BE 3 FT. FOR 18" X 24" POSTS AND 4'-0" X 4'-0" TOWER POSTS, AND 9 FT. FOR 6'-0" X 6'-0" TOWER POSTS. SEE APPLICABLE STANDARDS FOR POSTING HEIGHTS.
- IF A SHOULDER IS WIDER THAN 4 FT., THE MINIMUM LATERAL OFFSET DISTANCE SHALL BE 6 FT. FROM THE EDGE OF SHOULDER, EXCEPT FOR MILE MARKER SIGNS. SEE FIGURE 2A-200 OF THE 2008 MUTCD.
- NORMAN LATERAL PLACEMENT IS MEASURED FROM THE EDGE OF THE TRAVEL LANE.
- IN SLOW MOVING AREAS LATERAL CLEARANCES TO THE LEFT FROM THE EDGE FACE IS PERMISSIBLE WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING CURBS ARE CLOSE TO THE CURB.
- TYPICAL POST MOUNTING HEIGHTS FROM GROUND TO BOTTOM OF SIGN PANEL ARE 7 OR 8 FT. OTHER HEIGHTS MAY BE REQUIRED WHEN SIGNS ARE MOUNTED ON STEEP HILLS OR DIRT SLOPES.
- "EDUCATIONAL PLACQUES" FOR SYMBOL SIGNS WILL NOT BE CONSIDERED WHEN DETERMINING VERTICAL PLACEMENT FOR INFORMATION OF EDUCATIONAL PLACQUES. SEE PAGE 3 OF THE 2002 CDOT GUIDE SIGNING PRACTICES & PROCEDURES AND SECTION 2A-001 OF THE 2008 MUTCD.
- WHEN LATERAL PLACEMENT IS 30 FT. OR MORE FOR SIGNS WITHOUT A SUPPLEMENTAL PLACQUE, VERTICAL PLACEMENT IS TO BE REDUCED TO 9 FT. WHEN LATERAL PLACEMENT IS 20 FT. OR MORE FOR SIGNS WITH A SUPPLEMENTAL PLACQUE, VERTICAL PLACEMENT IS TO BE 10 FT. - USE ONLY VERTICAL PLACEMENT IN SUPPLEMENTAL PLACQUE IF DOES NOT DOES NOT APPLY - USE ONLY VERTICAL PLACEMENT IN SUPPLEMENTAL PLACQUE.
- NORMAN LATERAL PLACEMENT IS 0 FEET FROM EDGE OF SHOULDER TO 10 FT. SHOULD BE TURNED TOWARD THE ROAD TO REDUCE SPECIAL RESTRICTION SIGNS PLACED 20 FT. OR MORE SHOULD GENERALLY BE TURNED TOWARD THE ROAD.
- THE LEFT PANEL IS MOUNTED ON THE RIGHT HAND SIDE FOR RIGHT HAND EXITS AND THE LEFT SIDE FOR LEFT HAND EXITS.
- POST SHALL BE INSTALLED PLUMB, VERTICAL DEVIATION SHALL NOT EXCEED 1/2-IN. IN 30 FT.
- IN ALL TWO LANE UNDIVIDED HIGHWAYS, THE MILE MARKER AND POST SHALL BE INSTALLED ON THE RIGHT SHOULDER IN THE FORWARD DIRECTION WITH THE MILE MARKER PANELS ORIENTED ON THE FRONT AND BACK SIDE OF THE POST.
- IN ALL DIVIDED HIGHWAYS AND DIVIDED HIGHWAYS AND INTERSTATES, THE MILE MARKER AND POST SHALL BE INSTALLED ON THE OUTSIDE SHOULDER OR SIDEWALK IF APPLICABLE IN BOTH DIRECTIONS OF TRAVEL.
- VERTICAL SPACING BETWEEN SIGN PANELS SHALL BE 1 TO 6' AS TYPICAL.

PLACEMENT TABLES

LATERAL PLACEMENT		VERTICAL PLACEMENT				
KEY	ALL CLASSES OF STREETS AND HIGHWAYS	KEY	FREeways AND EXPRESSWAYS	CONVENTIONAL STREETS AND HIGHWAYS		
	MINIMUM	NORMAL	MIN	MAX	MIN	MAX
A	2'-0"	15'-0" PLUS CURB	D	7'-0" OR NOTE NO. 9	7'-0"	9'-0"
B	2'-0"	30'-0" OR MORE SHOULDER SIGNS	E	7'-0"	8'-0"	9'-0"
C	2'-0"	8'-0" PLUS EDGE OF ROAD	F	8'-0" OR NOTE NO. 9	8'-0"	9'-0"
			G	8'-0"	7'-0"	7'-0"
			H	9'-0"	7'-0"	7'-0"

Computer File Information

Creation Date: 07/24/12
 Created By: KCM
 Last Modification Date: 07/31/19
 Last Modified By: AVU
 End Ver: Worksheet V8 Scale: Not to Scale Units: English

Sheet Revisions

Date	Comments

Colorado Department of Transportation
 2829 W. Howard Pl.
 Denver, CO 80204
 Phone: 303-757-9436
 Fax: 303-757-9019

Traffic & Safety Engineering MKB

GROUND SIGN PLACEMENT
 Issued By: Traffic & Safety Engineering Branch July 31, 2019

STANDARD PLAN NO.
 S-614-1
 Standard Sheet No. 1 of 2

ROUTE MARKER ASSEMBLY PLACEMENT

MILE MARKER PLACEMENT

CLASS III SIGN PLACEMENT

CLASS III SIGNS, PANEL GROUND CLEARANCE

ANGULAR PLACEMENT

Computer File Information

Creation Date: 07/24/12
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GROUND SIGN PLACEMENT
 Issued By: Traffic & Safety Engineering Branch July 31, 2019

STANDARD PLAN NO.
 S-614-1
 Standard Sheet No. 2 of 2

Note: A separate sign application request must be submitted to PCD Planning Dept for business signs

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



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

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

REVISIONS: NO. DATE BY DESCRIPTION

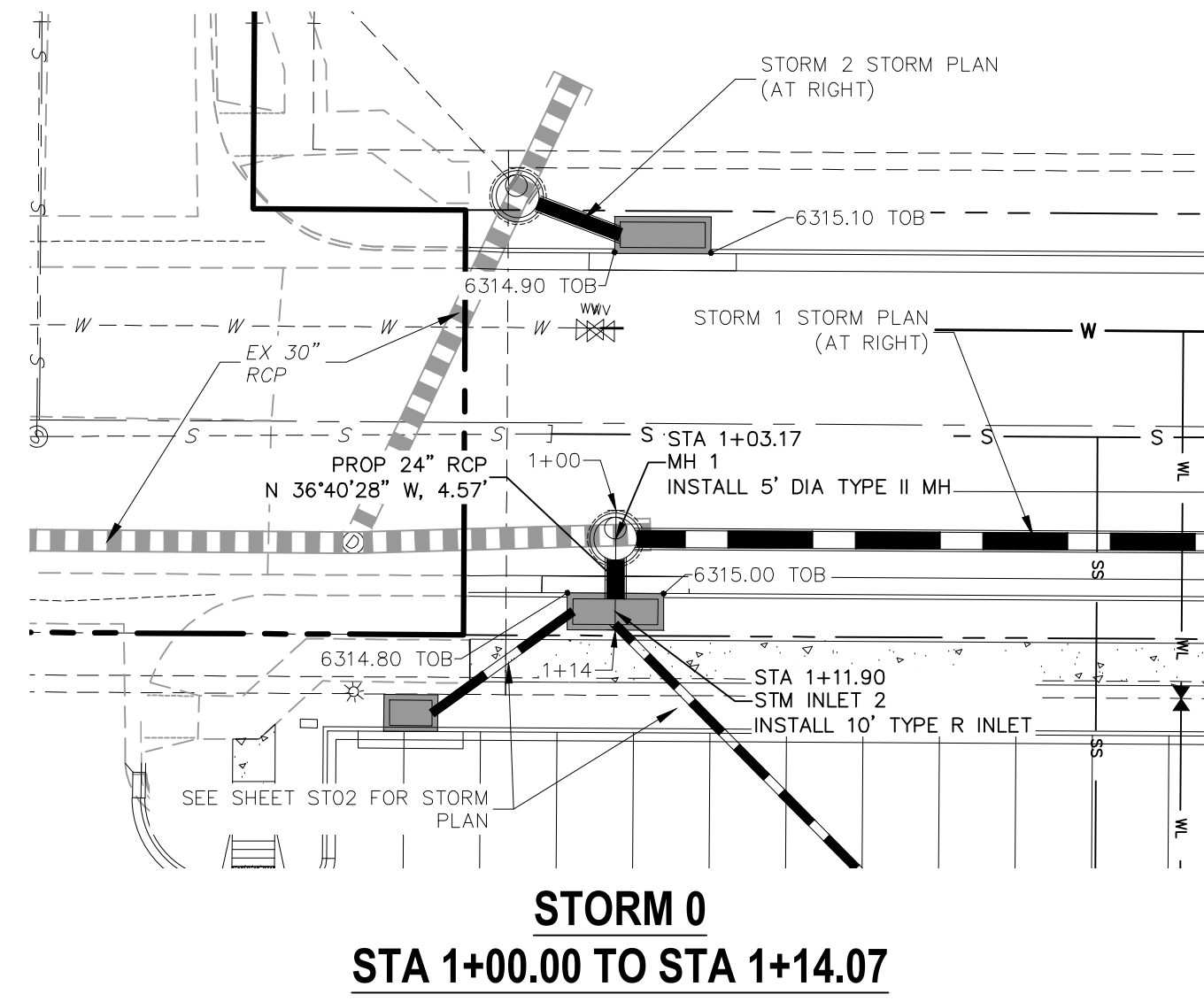
NO.	DATE	BY	DESCRIPTION

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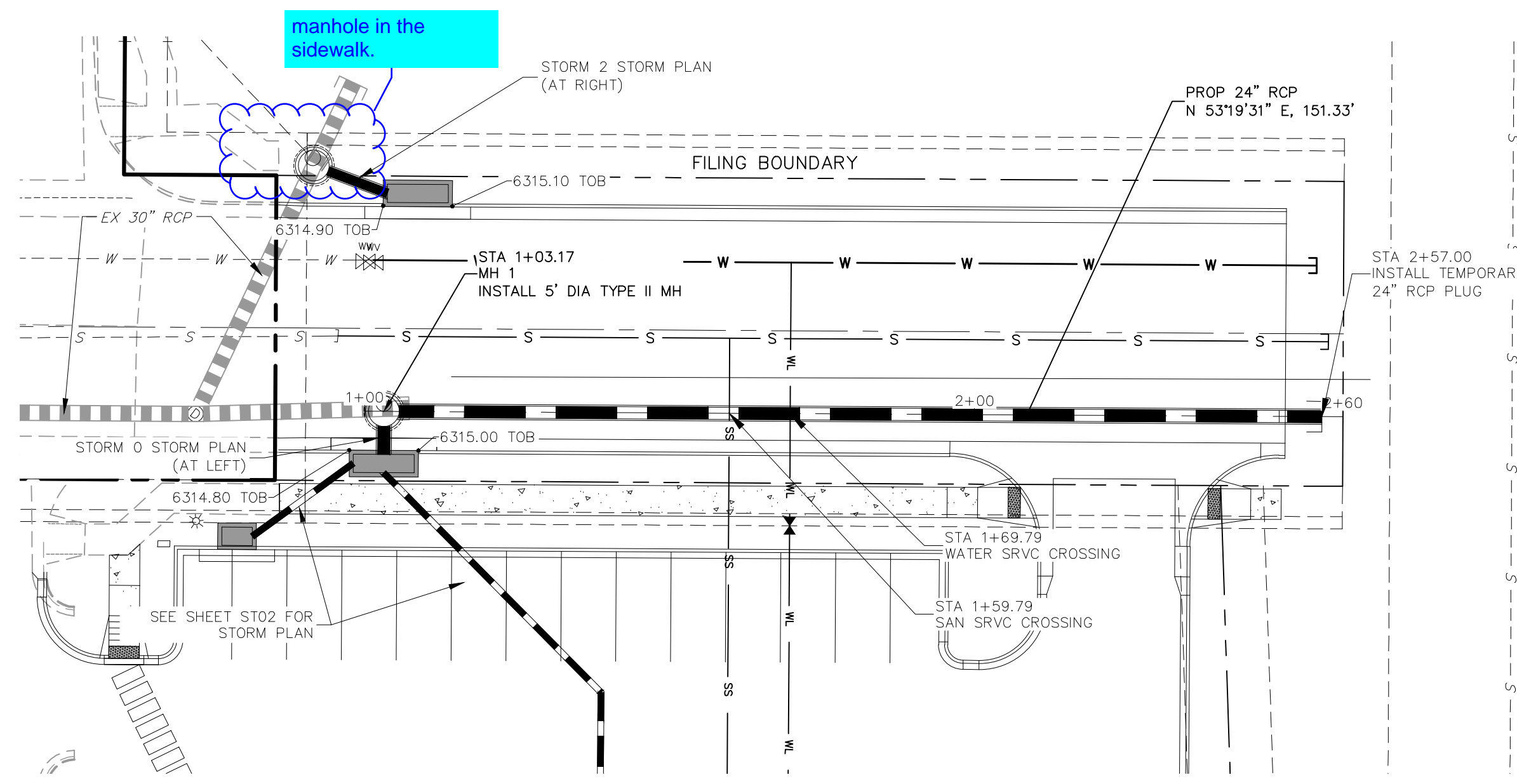
STATEMENT:
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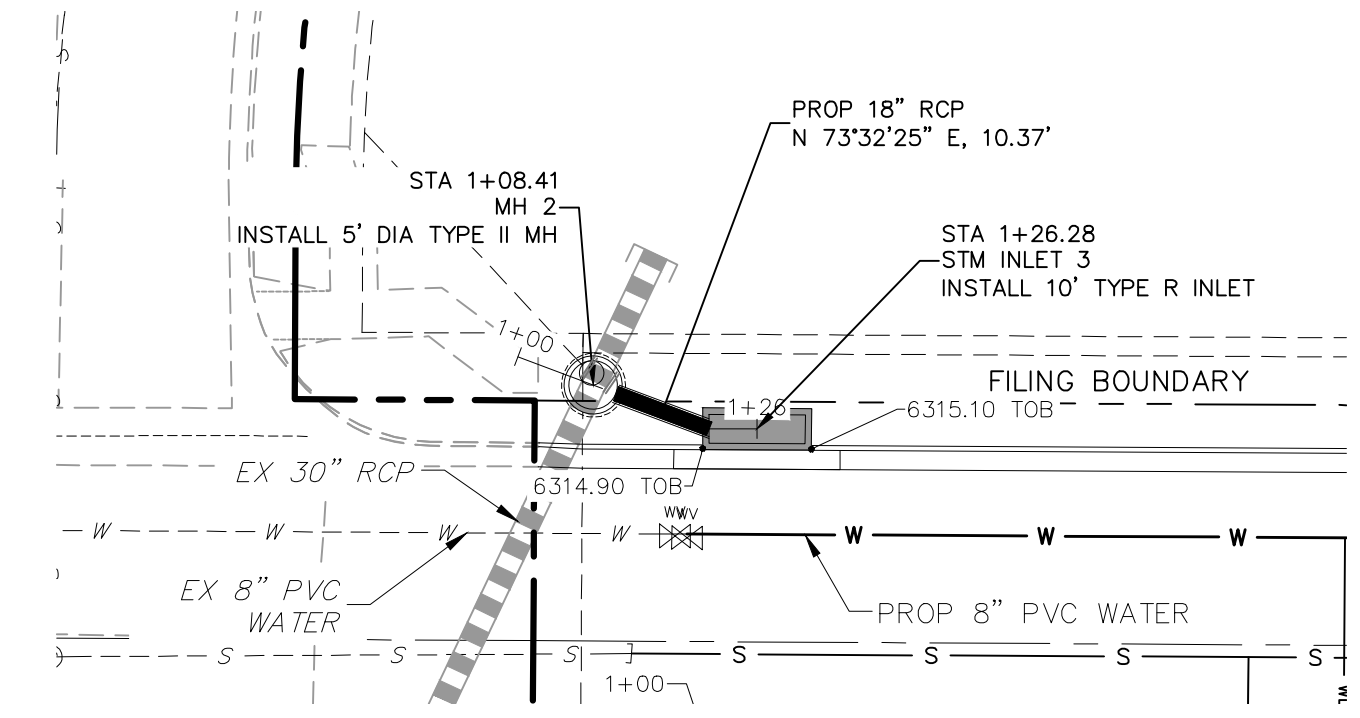
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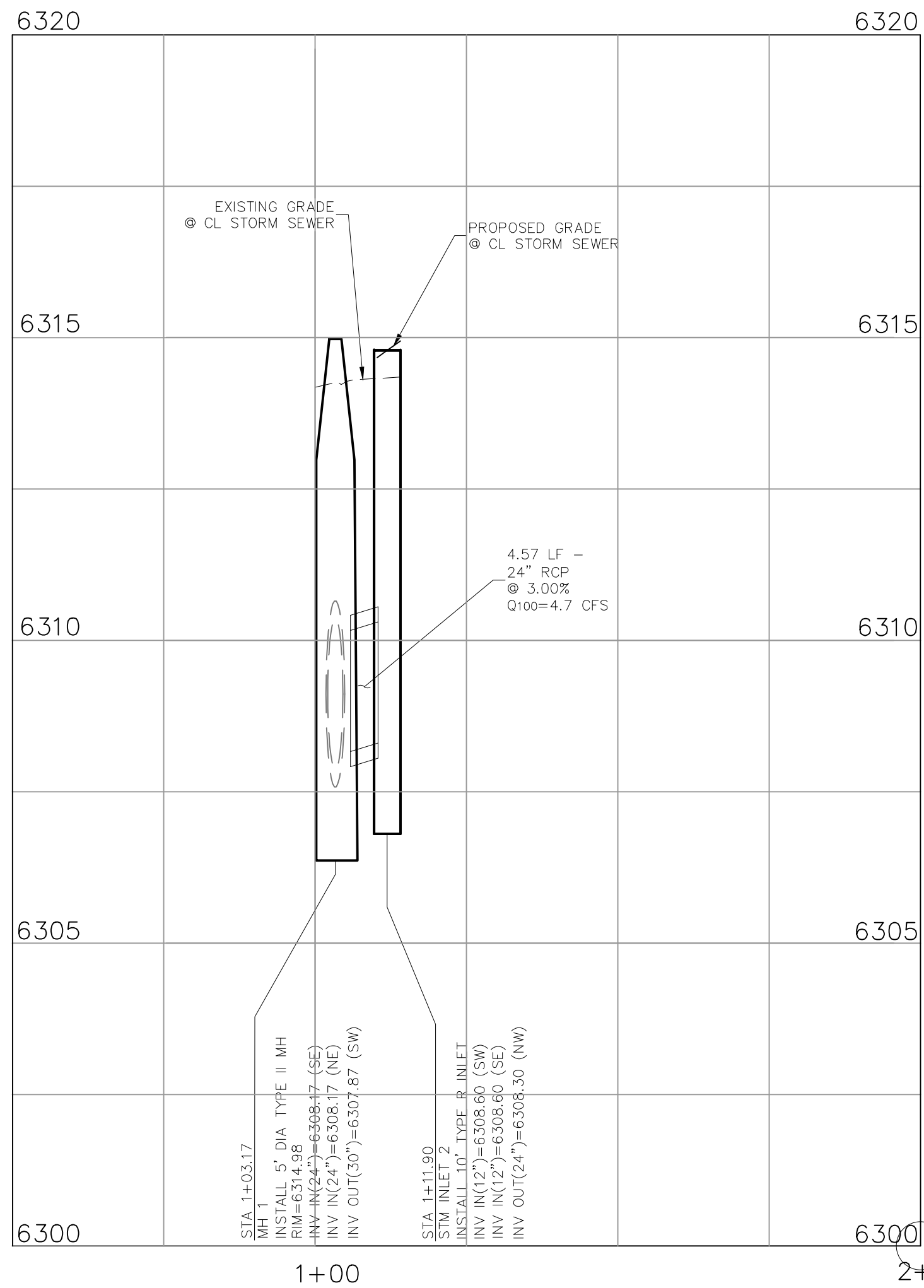
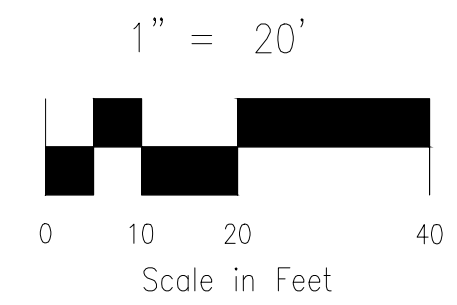
STORM 0
STA 1+00.00 TO STA 1+14.07



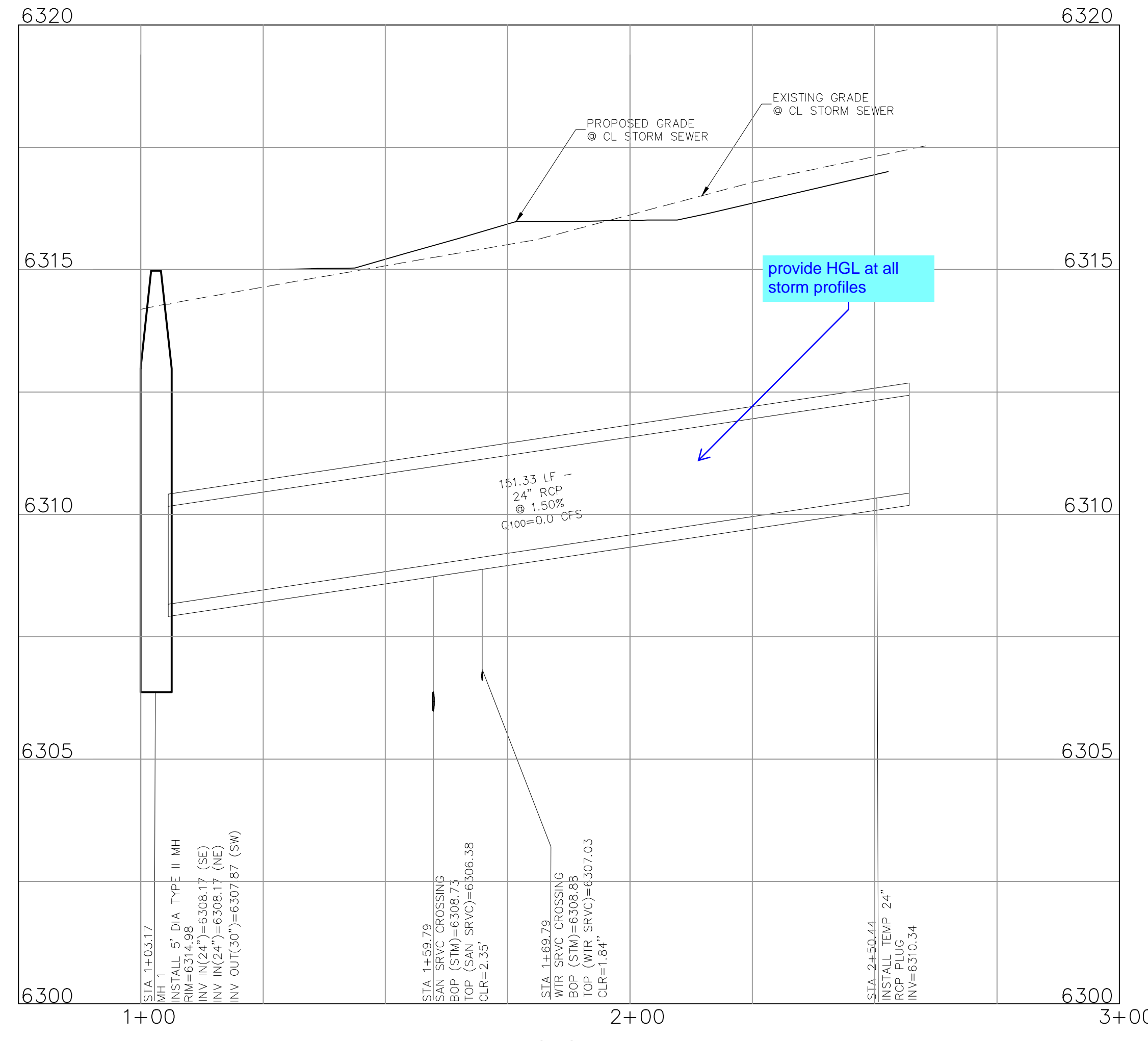
STORM 1
STA 1+00.00 TO STA 2+50.54



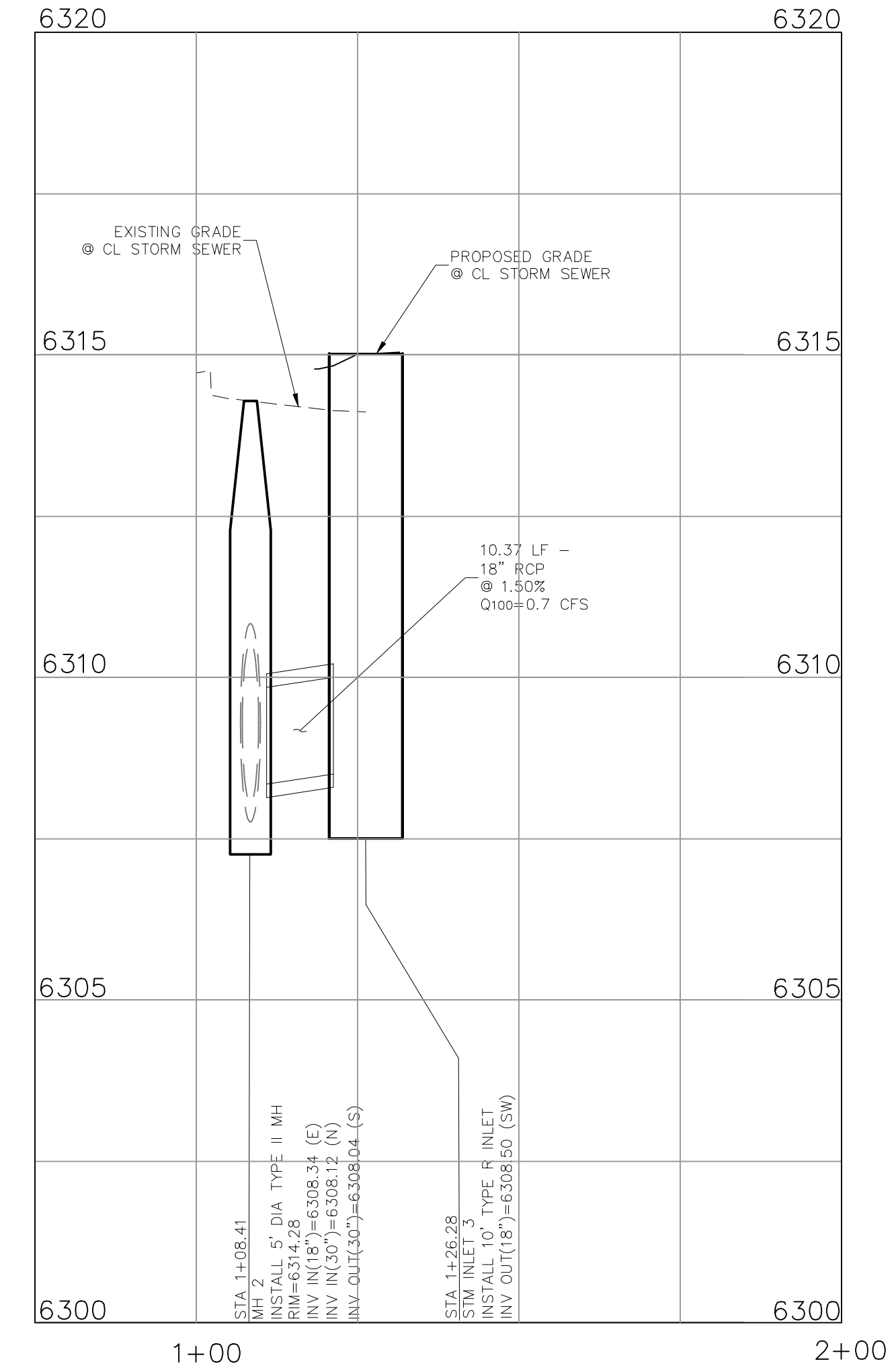
STORM 2
STA 1+08.41 TO STA 1+26.48



STORM 0



STORM 1



STORM 2

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



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

NO.	DATE	BY	DESCRIPTION	APPROV. BY	DATE

LOT 1-CROSSROADS MIXED USE FILING NO. 3

STORM SEWER PLAN & PROFILE

PROJECT NO. 18-007 DATE: 11/06/2024

DESIGNED BY: SPM DRAWN BY: SPM CHECKED BY: VAS

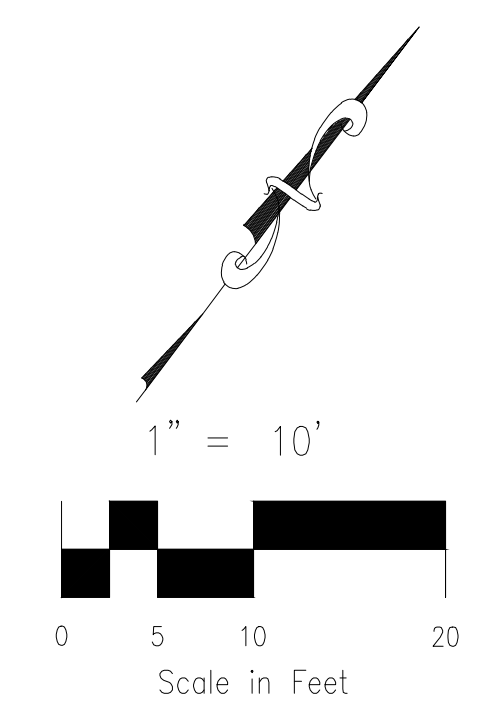
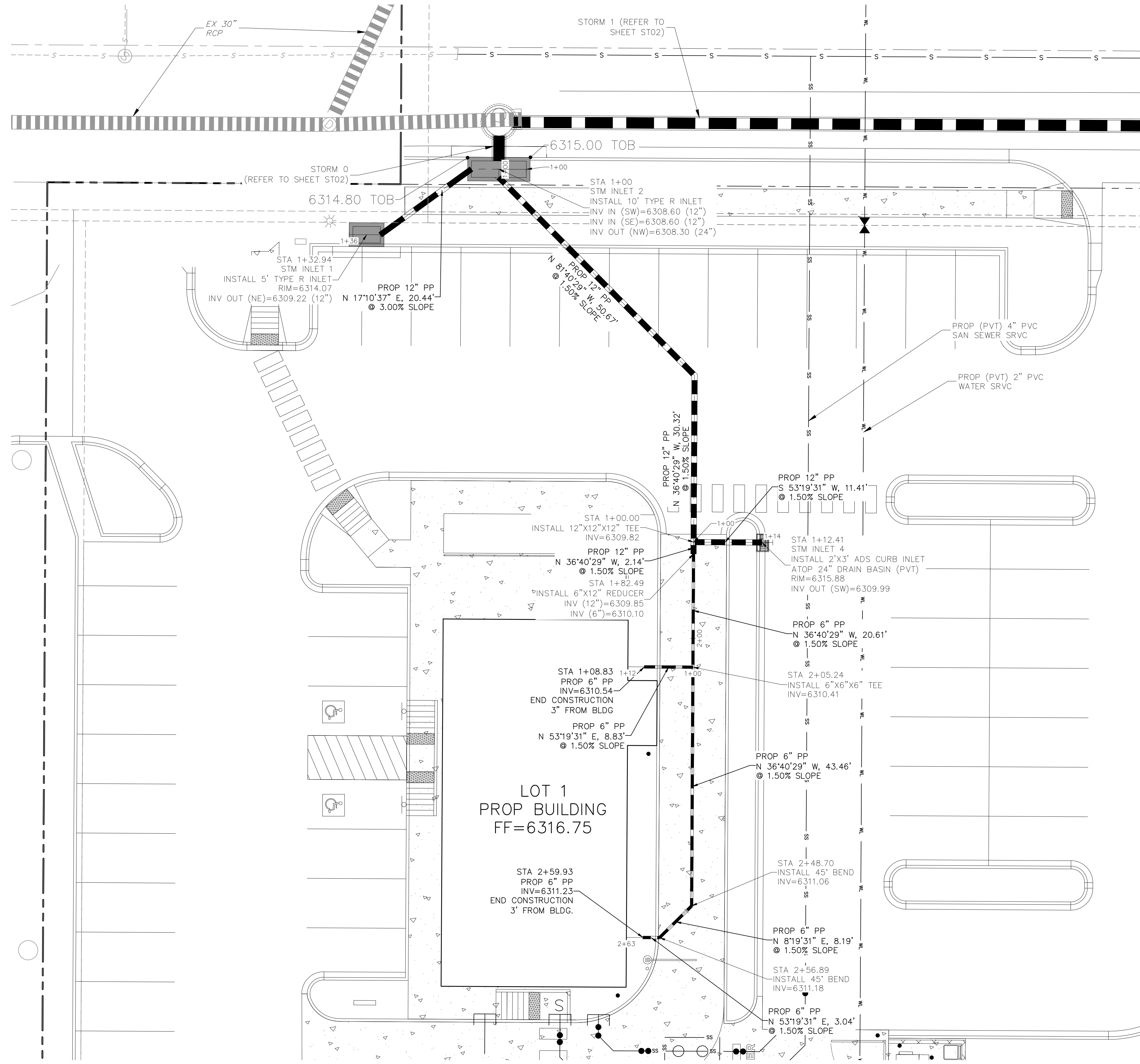
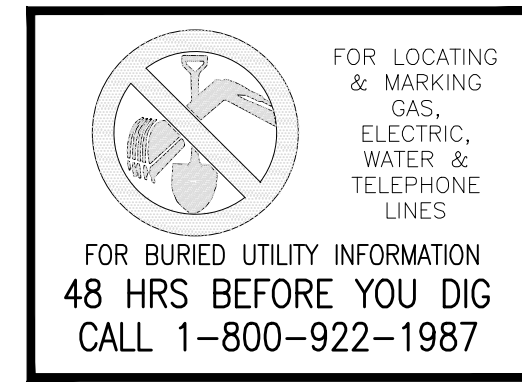
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ST01

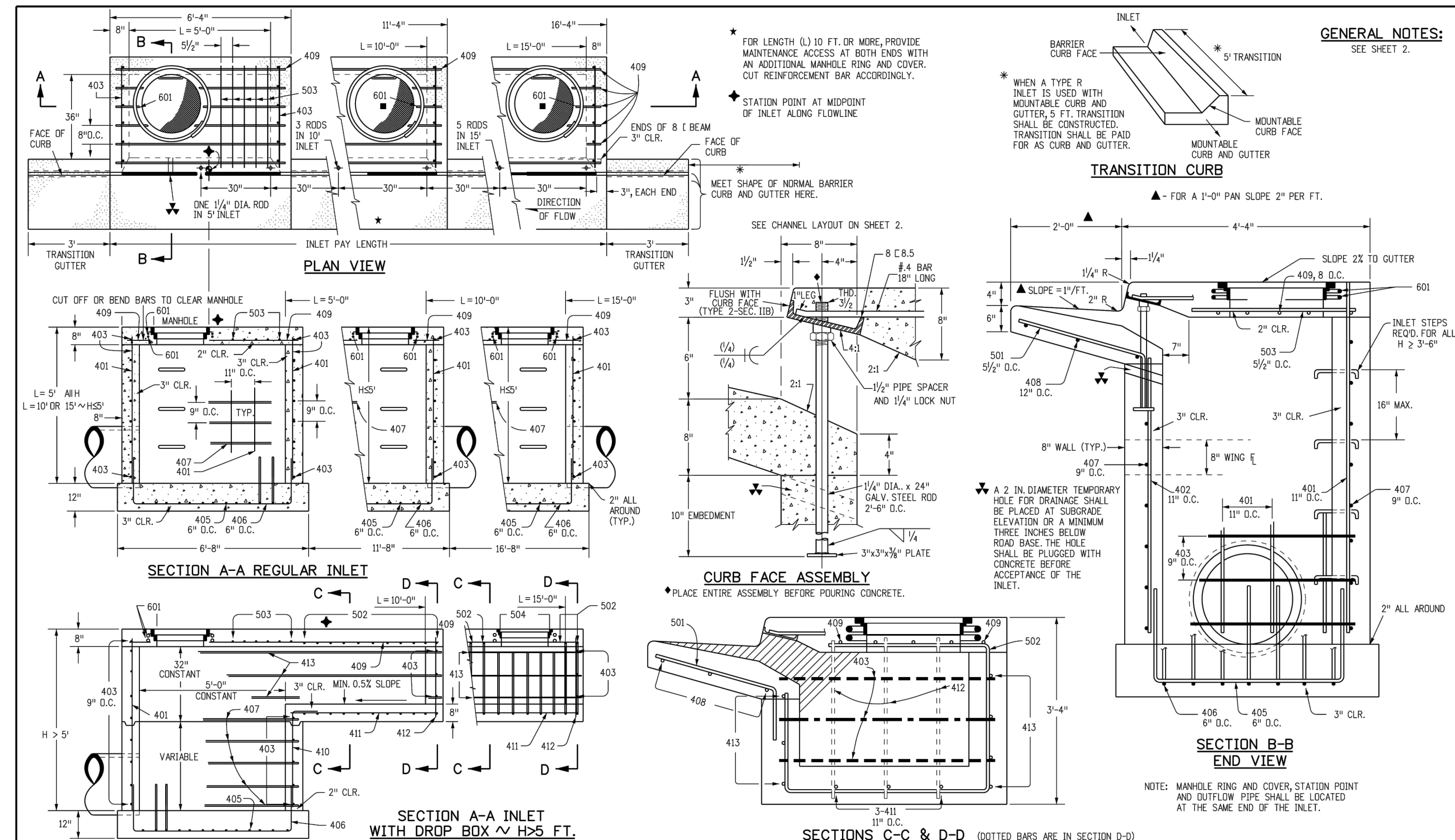
SHEET 6 OF 9

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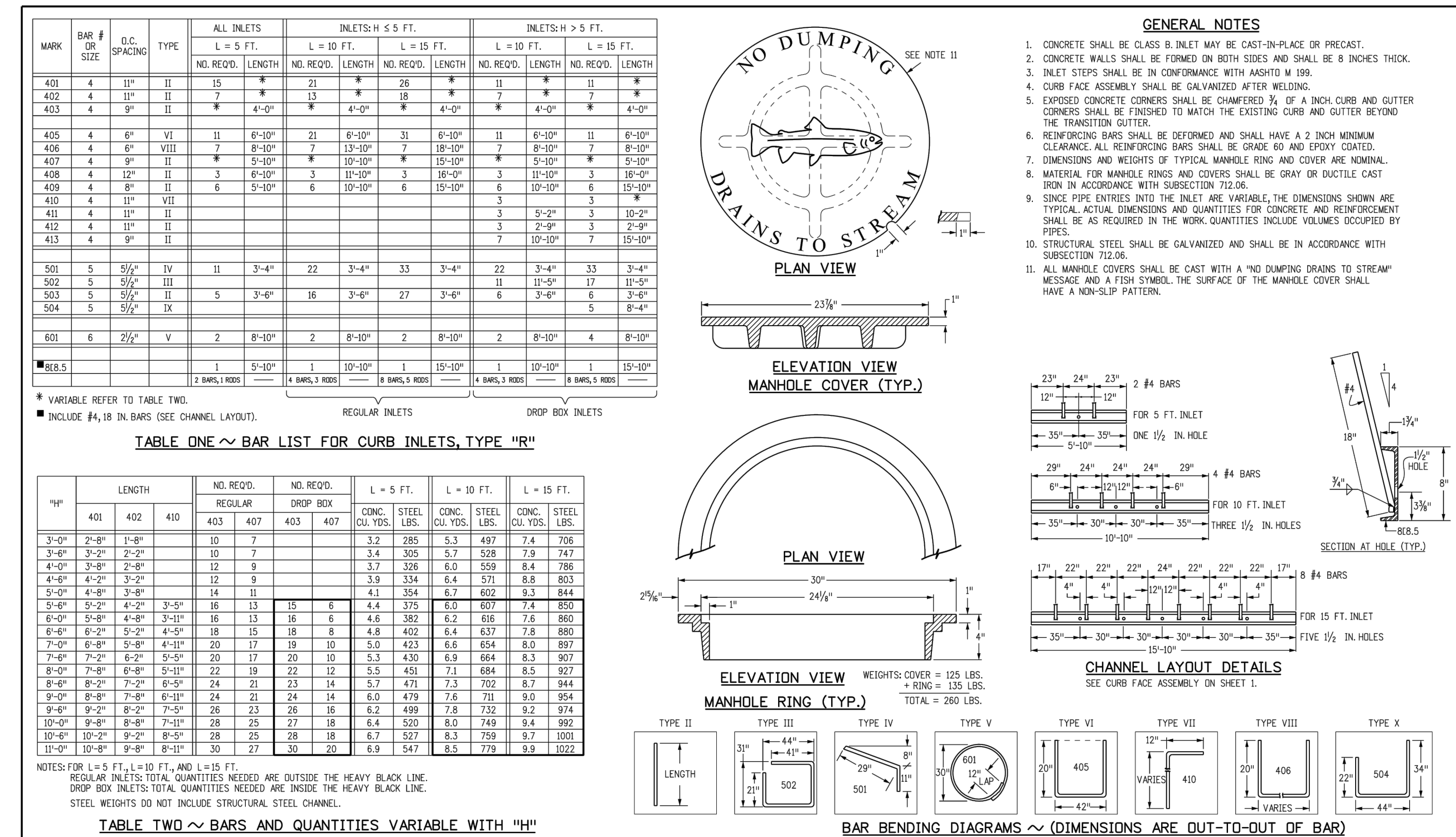
CAUTION



LOT 1-CROSSROADS MIXED USE FILING NO. 3 STORM SEWER PLAN		DATE: 11/06/2024 SHEET 7 OF 9 ST02
PROJECT NO. 18-007	SCALE: HORIZONTAL: 1"=10' VERTICAL: N/A	
DESIGNED BY: SPM	DRAWN BY: SPM	CHECKED BY: VAS
212 N. WAHATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE 719.555.5485		
 M&S CIVIL CONSULTANTS, INC.		
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.		
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160		
REVISIONS: NO. DATE BY DESCRIPTION	APPROV'D. BY:	DATE:
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CAUTION		

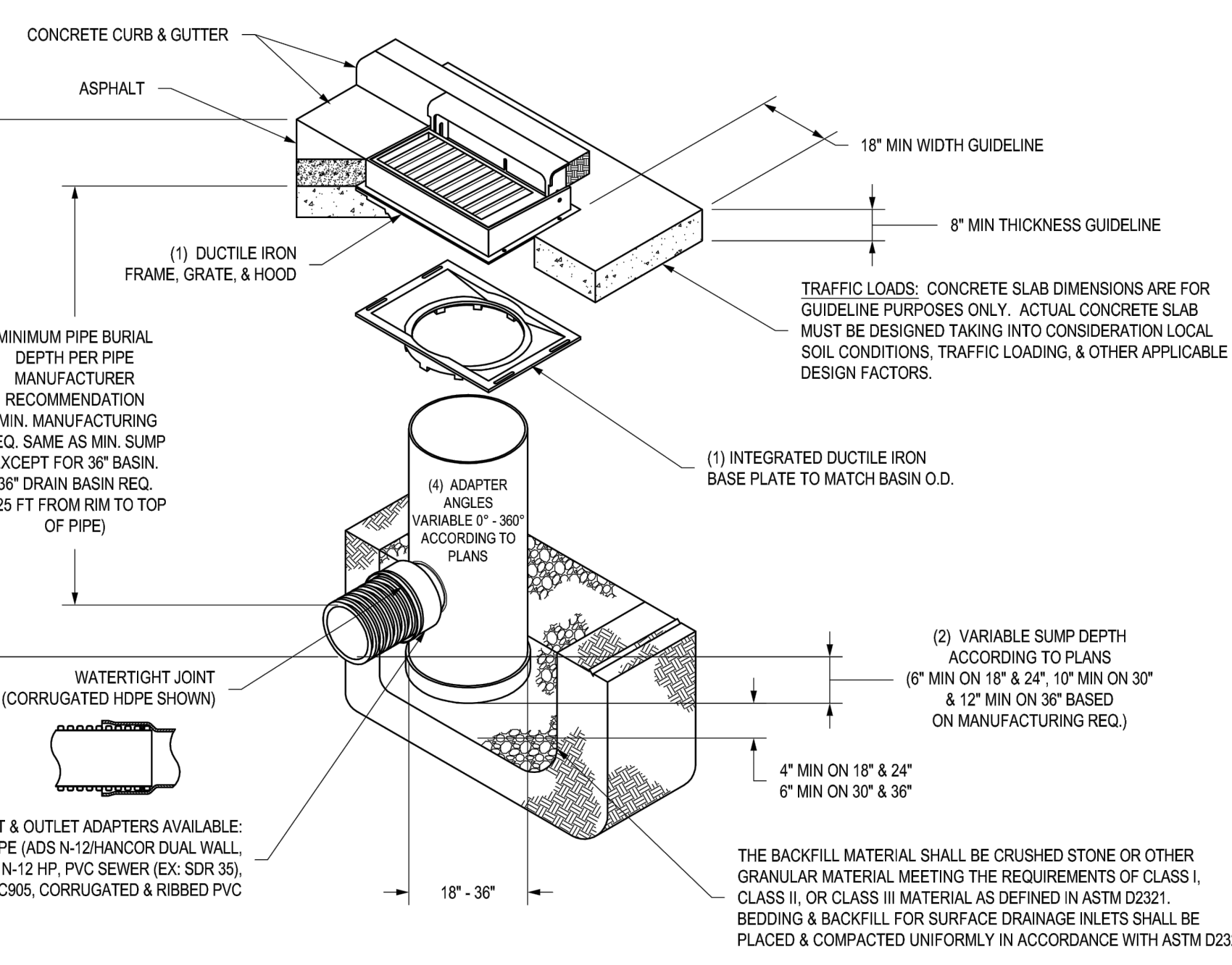


Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/31/19	07/31/19	Date:	Comments:	2829 West Howard Place	CURB INLET		M-604-12
Designer Initials: JBK				C2011 Ho, 3rd Floor	TYPE R		Standard Sheet No. 1 of 2
Last Modification Date: 07/31/19				Denver, CO 80204			
Detailer Initials: LTA				Phone: 303-757-9021 FAX: 303-757-9868			
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English		Project Development Branch	JBK	Issued by the Project Development Branch July 31, 2019	Project Sheet Number:



Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB INLET		STANDARD PLAN NO.	
Creation Date: 07/31/19	07/31/19	Date:	Comments:	2829 West Howard Place	CURB INLET		M-604-12	Standard Sheet No. 2 of 2	
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CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English		Project Development Branch	JBK	Issued by the Project Development Branch July 31, 2019	Project Sheet Number:		

NYLOPLAST 2 FT X 3FT CURB INLET STRUCTURE: 30 __ AGR __ X



DATE	BY	MATERIAL	TITLE
03-22-10	EBK	NYLOPLAST	DRAIN BASIN WITH 2 FT X 3 FT CURB INLET QUICK SPEC INSTALLATION DETAIL
07-22-19	NMH		

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 MANUFACTURER'S 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_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

STATEMENT:
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FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION CALL 811 BEFORE YOU DIG CALL 1-800-922-1987

LOT 1 - CROSSROADS MIXED USE FILING NO. 3

STORM SEWER DETAILS

PROJECT NO. 18-007 DATE: 11/06/2024

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

DESIGNED BY: SPM DRAWN BY: SPM CHECKED BY: VAS

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

CIVIL CONSULTANTS, INC.

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

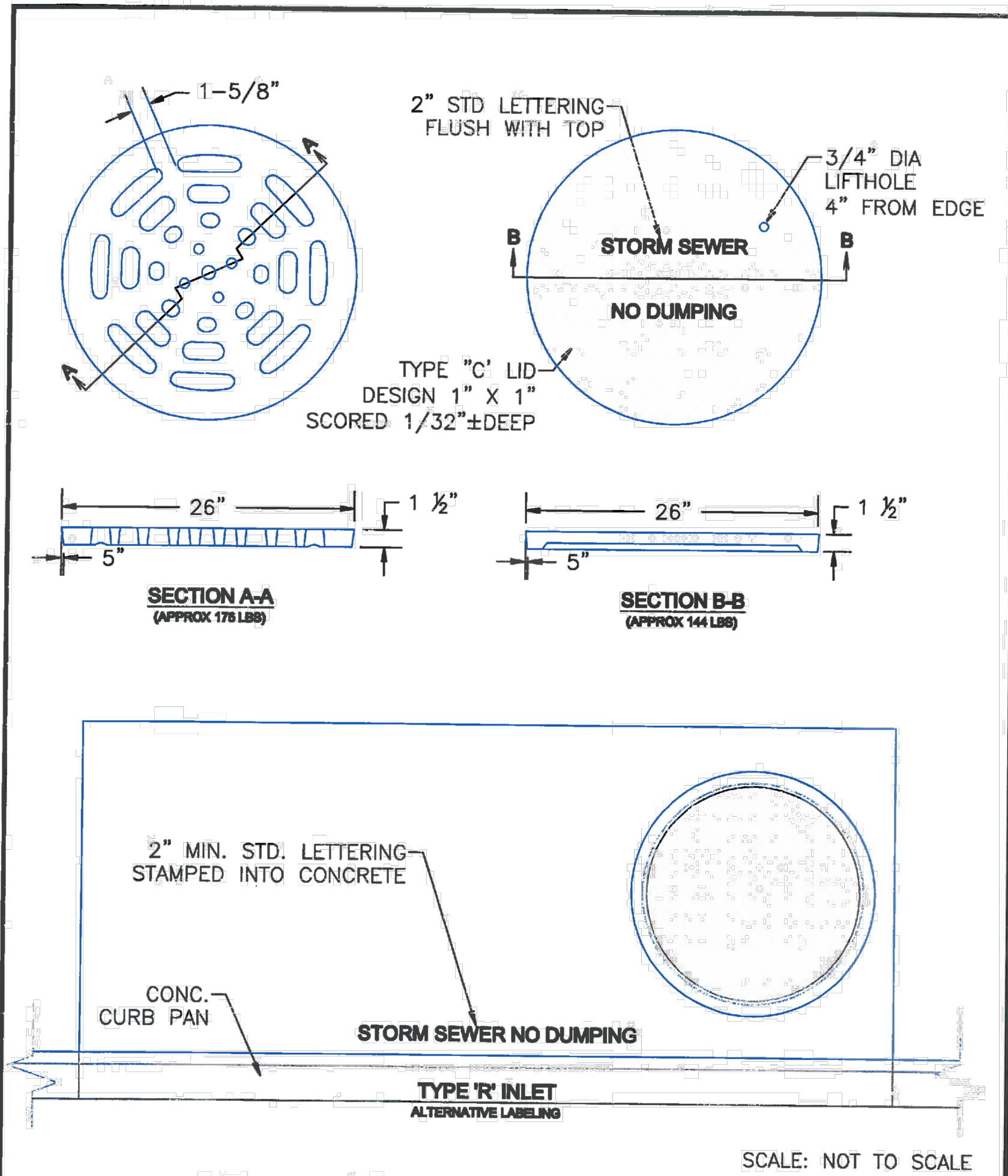
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

NO. DATE: BY: DESCRIPTION:

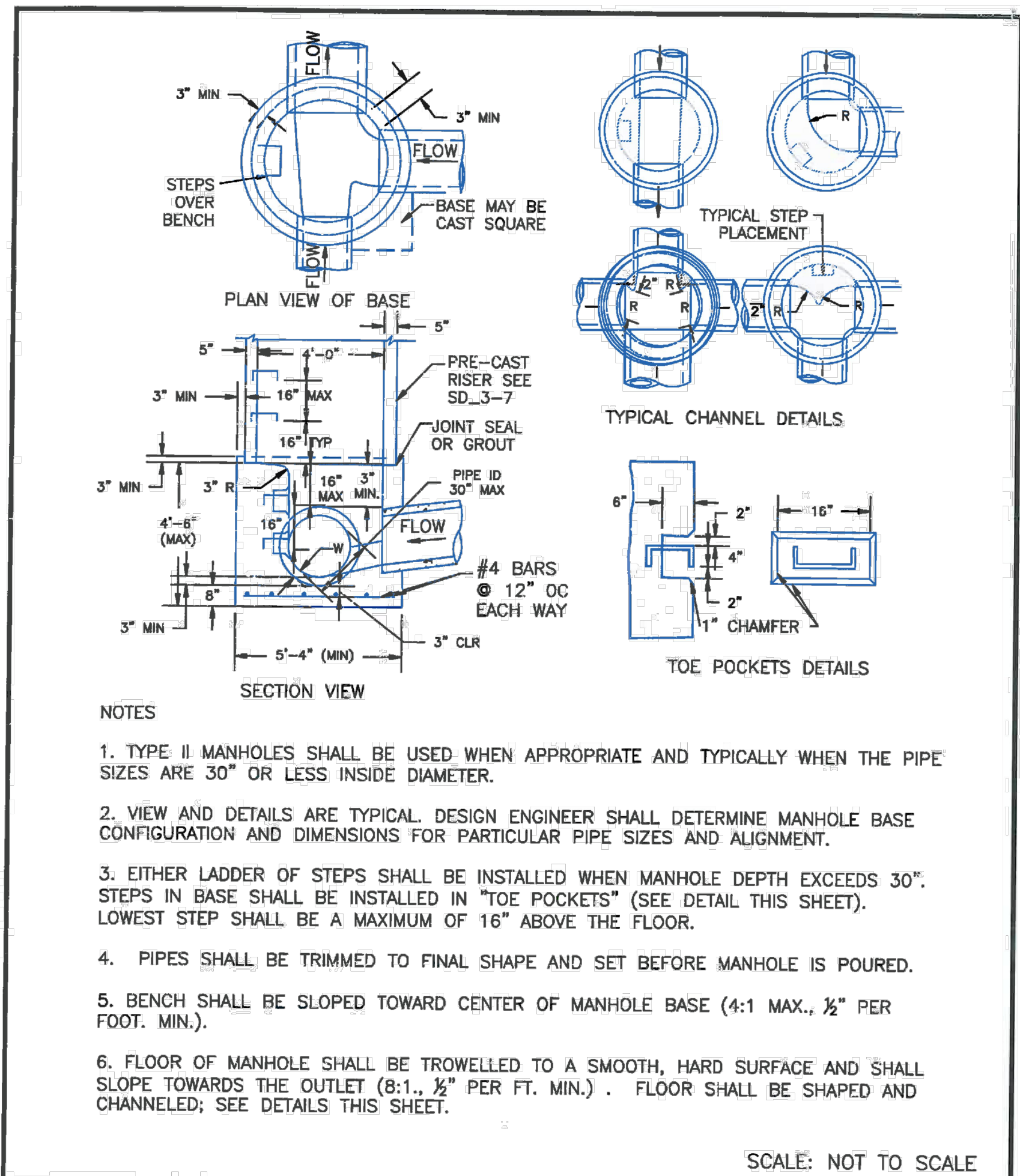
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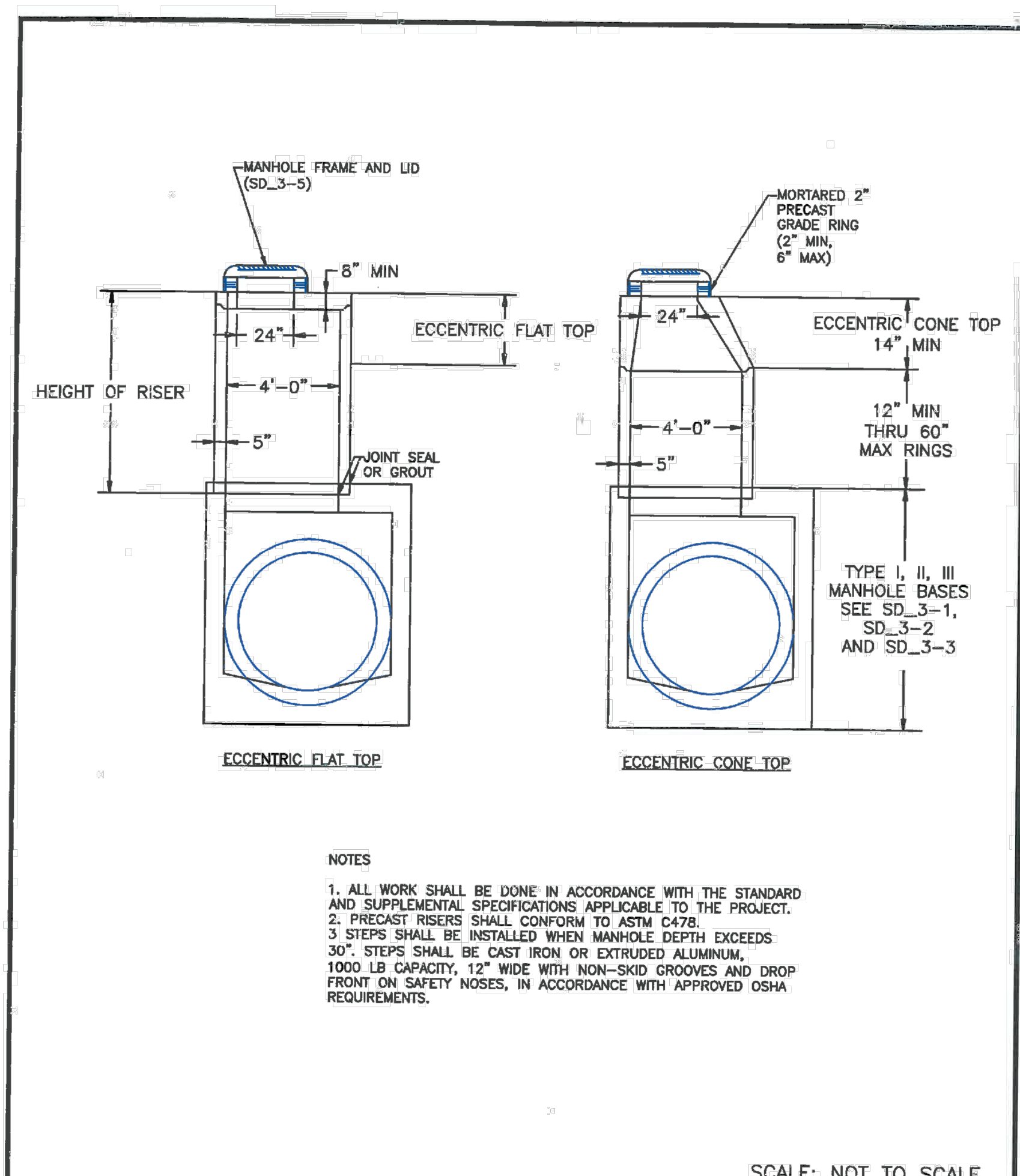
CAUTION



DATE APPROVED: 9/16/10	Storm Sewer Manhole Details Standard Drawing		
APPROVED BY: André P. Brackin	REVISION DATE: 9/16/10	FILE NAME: SD_3-5	



DATE APPROVED:	Storm Sewer Manhole Detail Type II Standard Drawing		
APPROVED BY: André P. Brackin	REVISION DATE: 11/10/04	FILE NAME: SD_3-2	



DATE APPROVED: 8/11/11	Storm Sewer Manhole Riser and Cover Detail Standard Drawing		
APPROVED BY: André P. Brackin	REVISION DATE: 11/23/04	FILE NAME: SD_3-7	

- NOTES
1. TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
 2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
 3. EITHER LADDER OF STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
 4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
 5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., 1/2" PER FOOT. MIN.).
 6. FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1., 1/2" PER FT. MIN.). FLOOR SHALL BE SHAPED AND CHANNELLED; SEE DETAILS THIS SHEET.

- NOTES
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD AND SUPPLEMENTAL SPECIFICATIONS APPLICABLE TO THE PROJECT.
 2. PRECAST RISERS SHALL CONFORM TO ASTM C478.
 3. STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS SHALL BE CAST IRON OR EXTRUDED ALUMINUM, 1000 LB CAPACITY, 12" WIDE WITH NON-SKID GROOVES AND DROP FRONT ON SAFETY NOSES, IN ACCORDANCE WITH APPROVED OSHA REQUIREMENTS.

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LOT 1-CROSSROADS MIXED USE FILING NO. 3

STORM SEWER DETAILS

DATE: 11/06/2024

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

PROJECT NO. 18-007

DESIGNED BY: SPM DRAWN BY: SPM CHECKED BY: VAS

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

CIVIL CONSULTANTS, INC.

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

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

NO.	DATE	DESCRIPTION	APPROVED BY	DATE

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