

# 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:

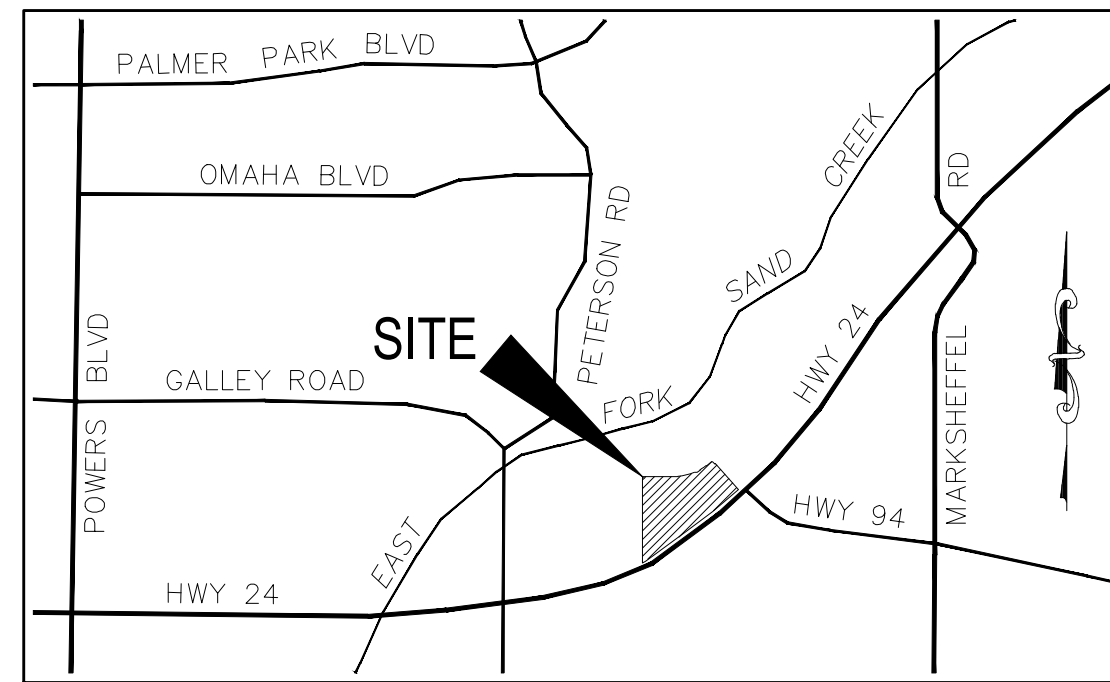
- NATIONAL GEODETIC VERTICAL DATUM OF 1929, MONUMENT R76 SET IN TOP OF CONCRETE MONUMENT ELEVATION = 6286.32'
- NATIONAL GEODETIC VERTICAL DATUM OF 1929, FOUND #5 REBAR AND ORANGE CAP PLS 32820 ELEVATION = 6325.50'



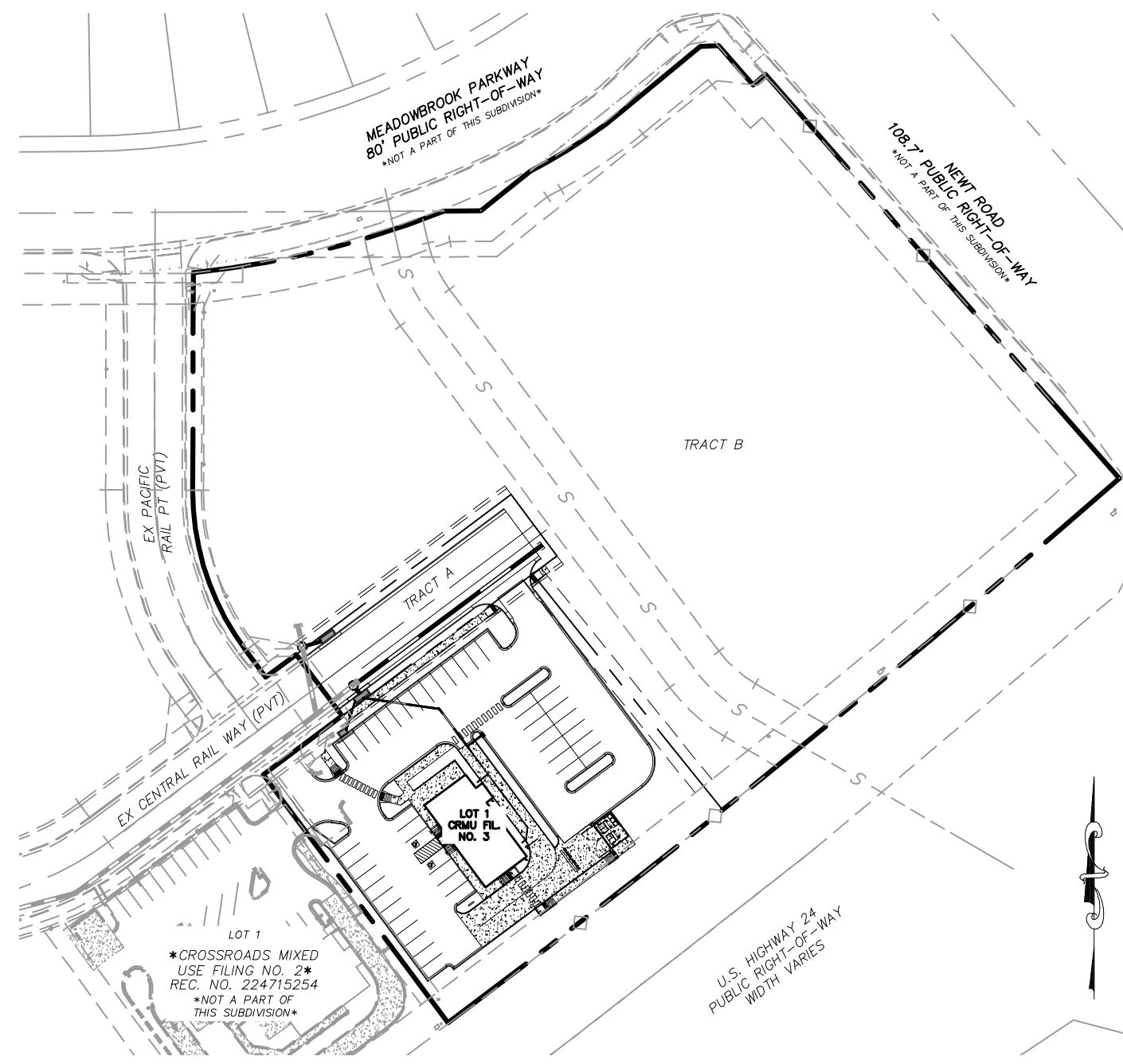
### DESIGN ENGINEER'S STATEMENT:

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 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.

### 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:

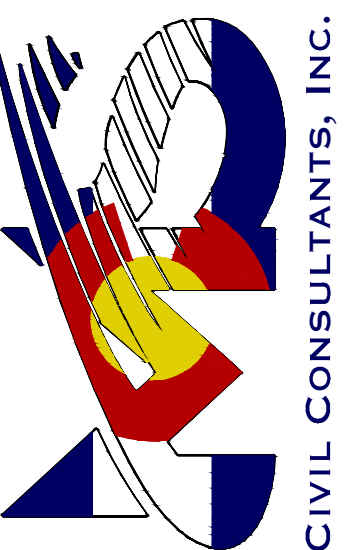
OWNER/DEVELOPER:	CROSSROADS DEVELOPMENT COMPANY, LLC 90 S. CASCADE AVE., SUITE 1500 COLORADO SPRINGS, CO 80903 DANNY MIENTKA (719) 448-4034
CIVIL ENGINEER:	M & S CIVIL CONSULTANTS, INC. 212 N. WAHSATCH, SUITE 305 COLORADO SPRINGS, CO 80903 VIRGIL A. SANCHEZ P.E. (719) 955-5485
COUNTY ENGINEERING:	EL 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

### OWNER/DEVELOPER'S STATEMENT:

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

DANNY MIENTKA (MANAGER)  
CROSSROADS DEVELOPMENT COMPANY, LLC DATE

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 APPROV'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 PREPARED OF THESE PLANS.

CAUTION

LOT 1-CROSSROADS MIXED USE FILING NO. 3

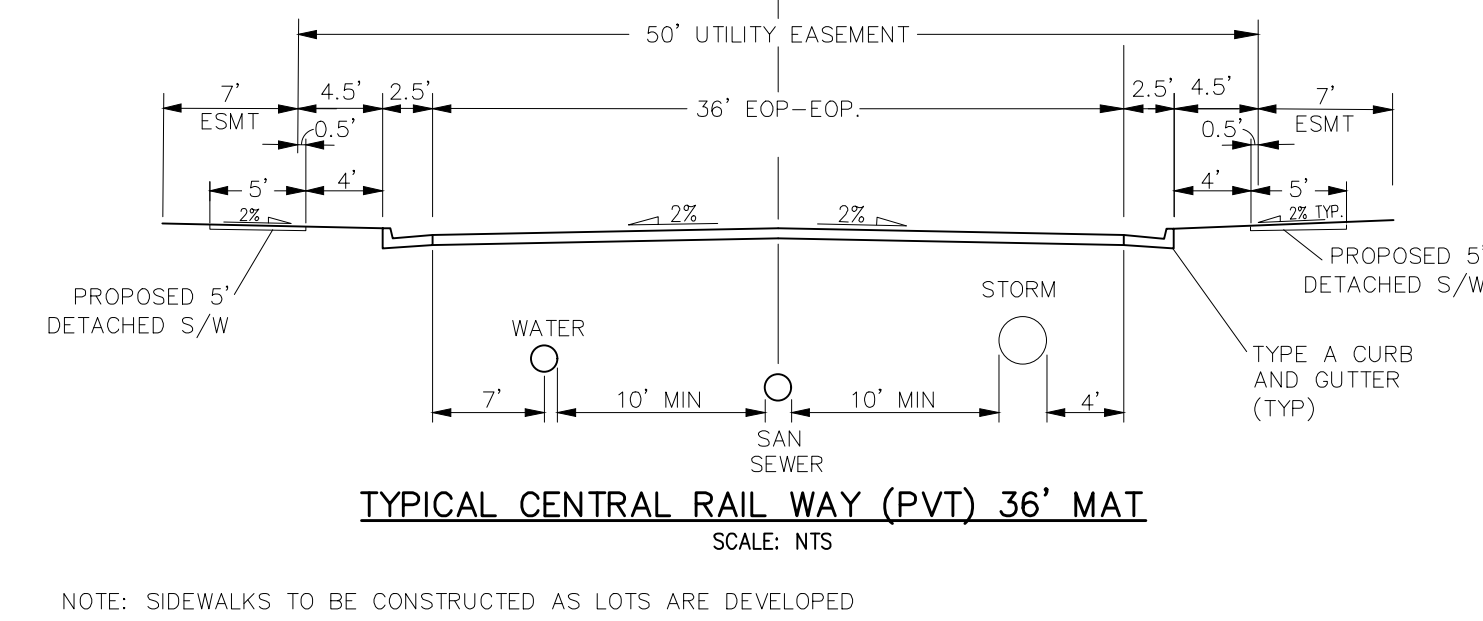
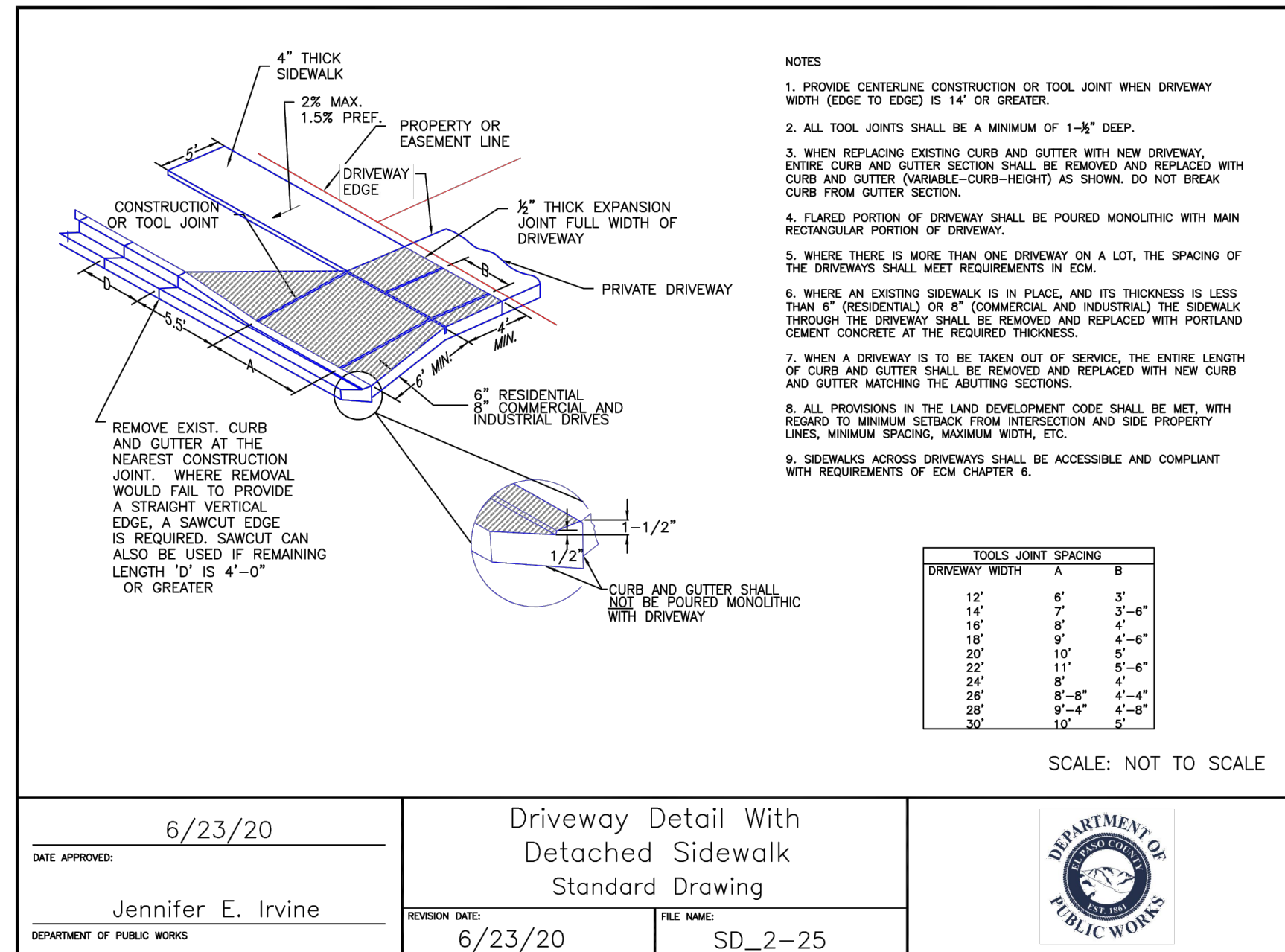
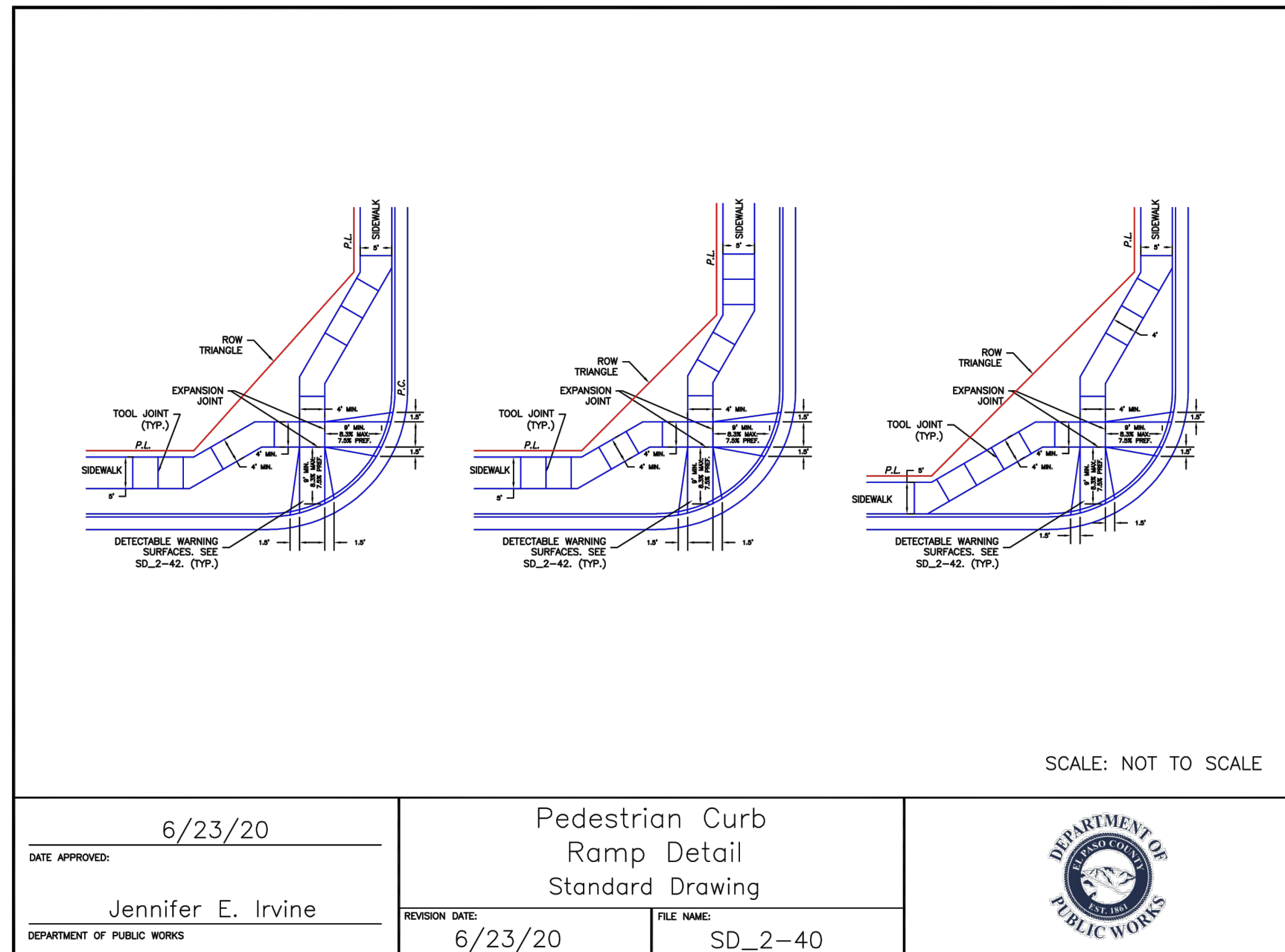
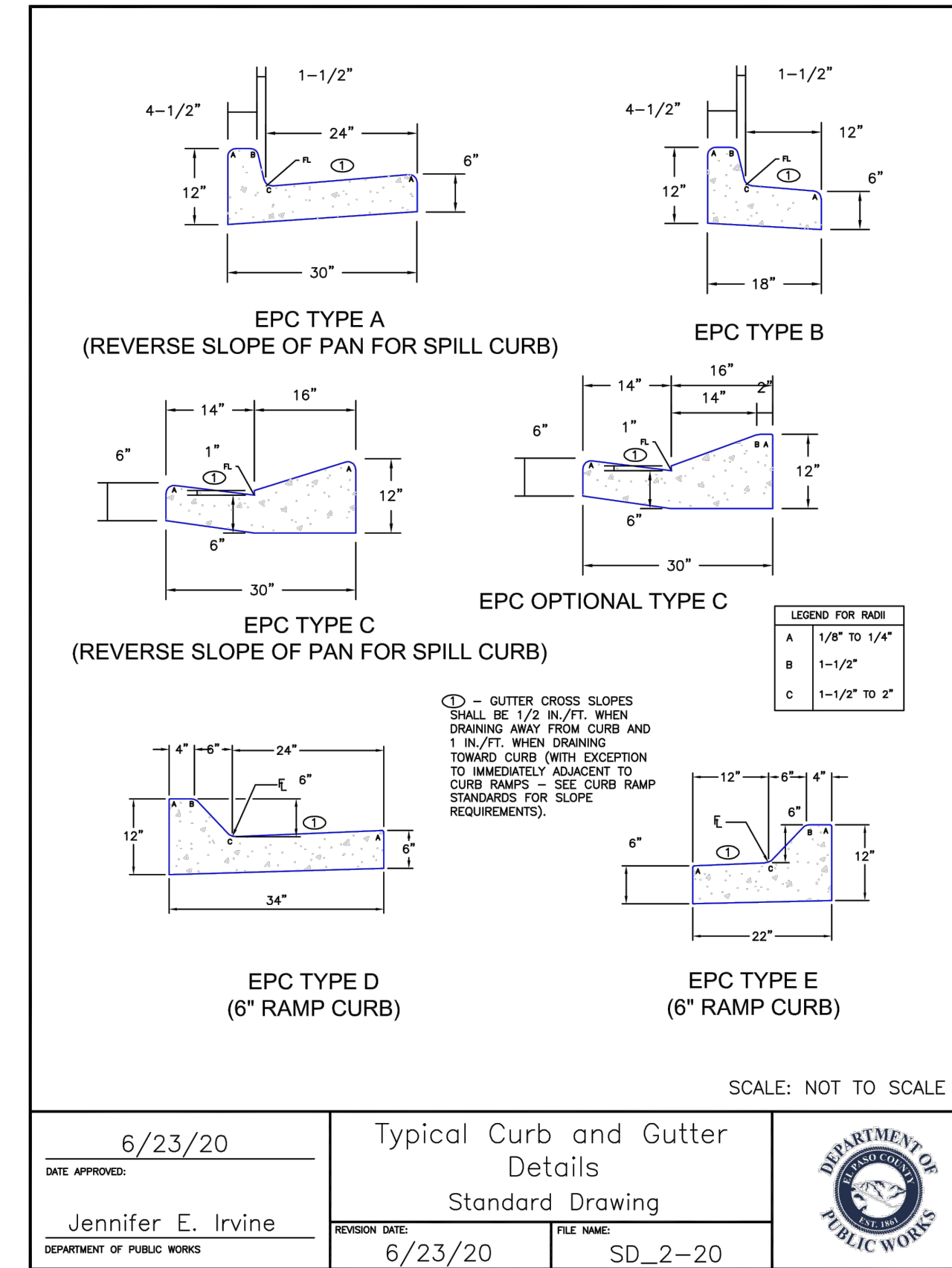
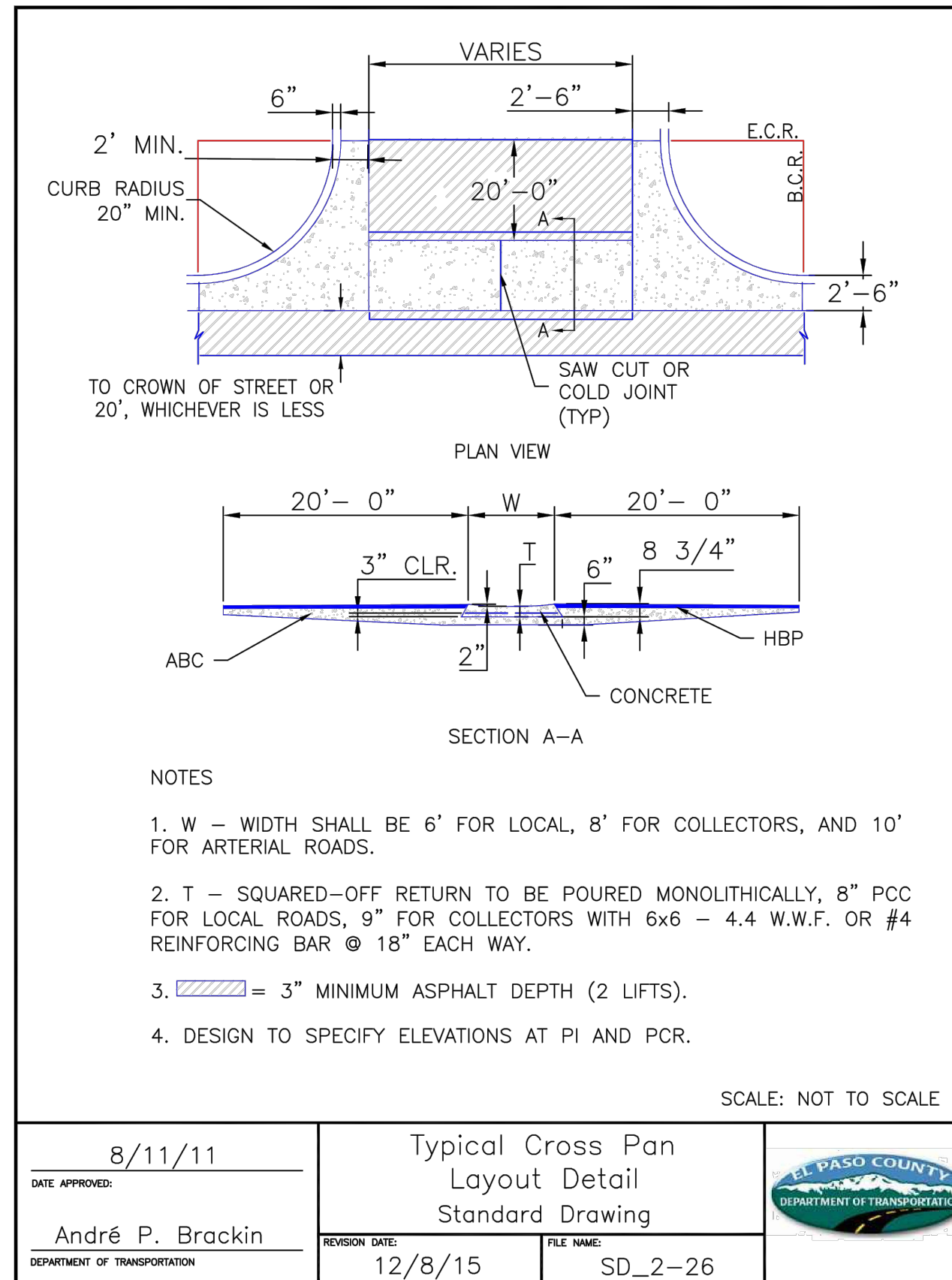
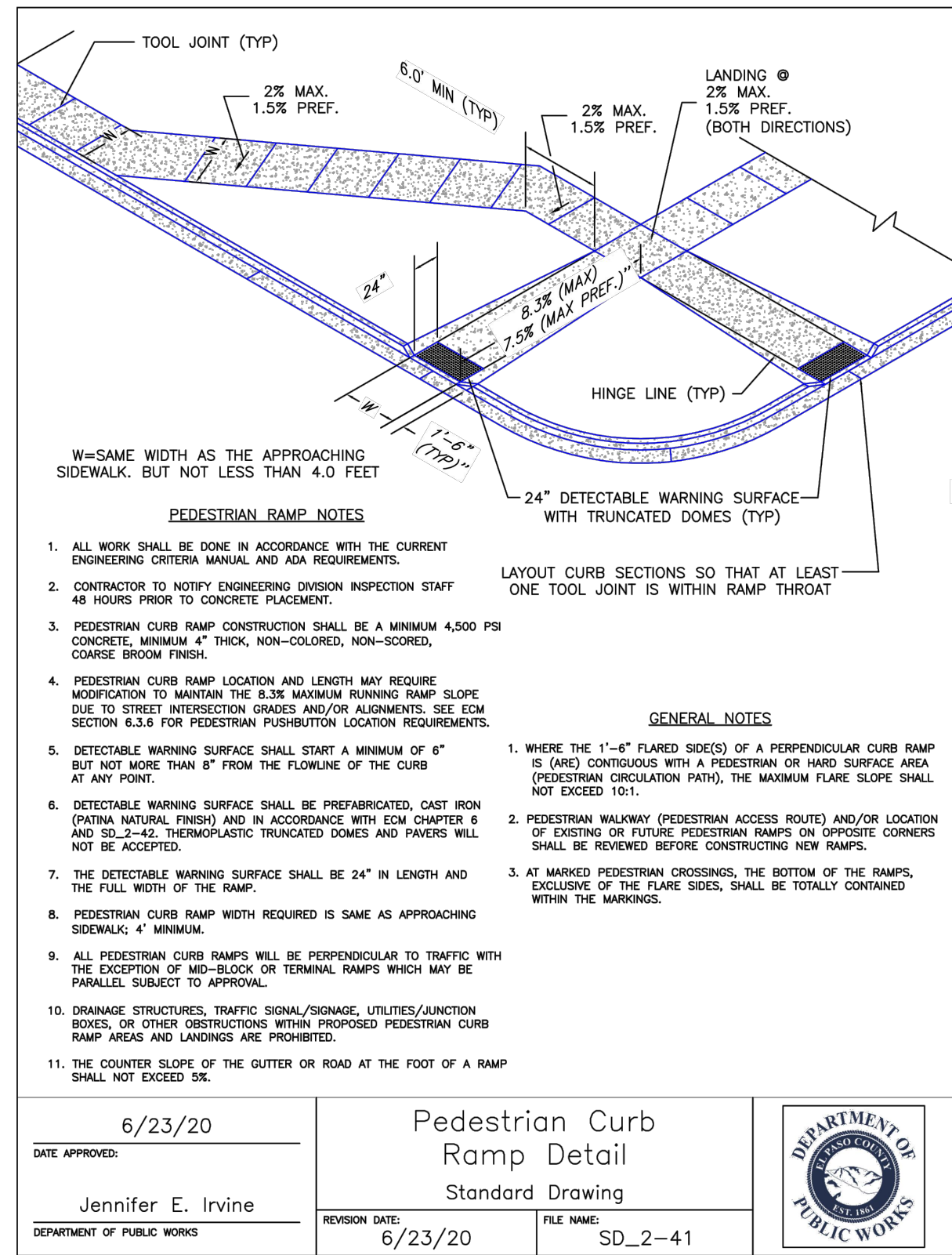
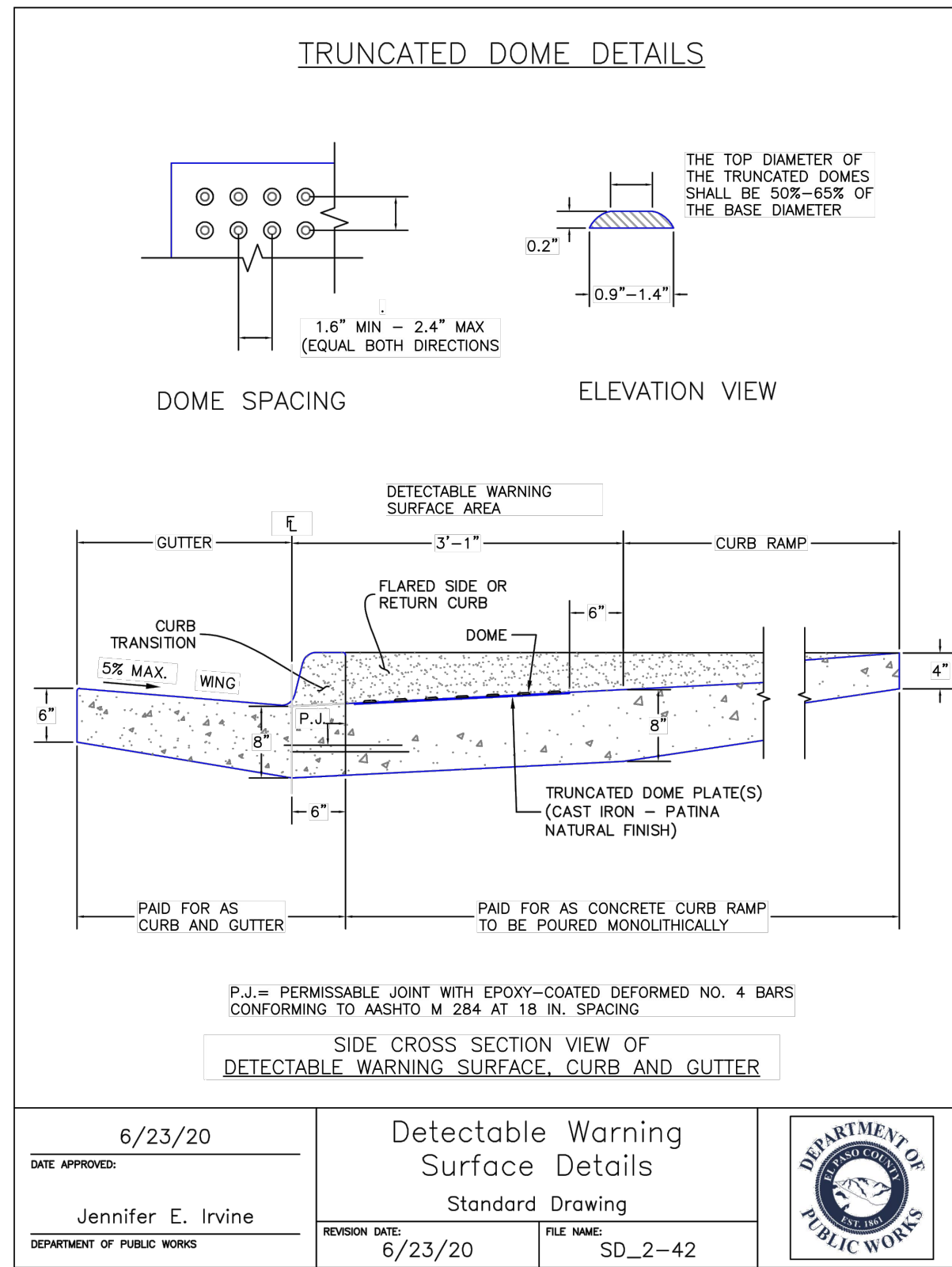
COVER SHEET

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

PROJECT NO. 18-007 DESIGNED BY: SPM DRAWN BY: SPM CHECKED BY: VAS SHEET 1 OF 9 S101

DATE: 11/06/2024

EL PASO COUNTY FILE NO. SFXXXX



**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.**

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

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

REVISIONS:

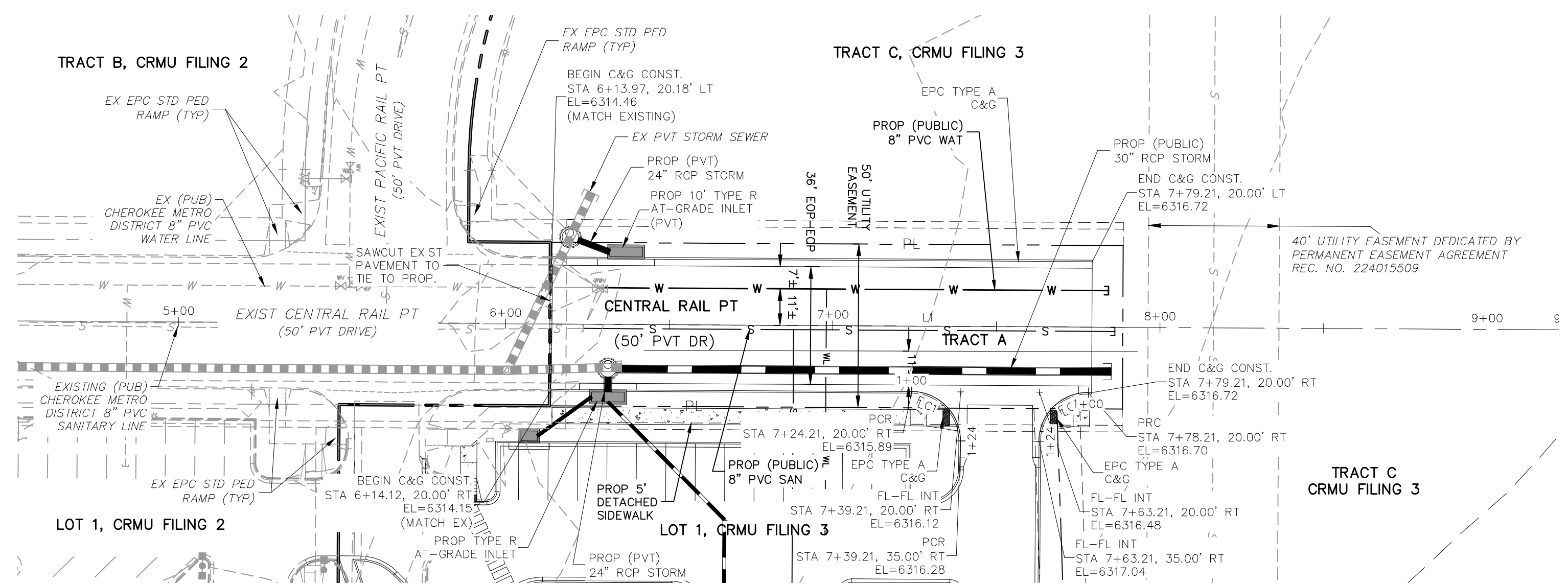
NO.	DATE	BY	DESCRIPTION

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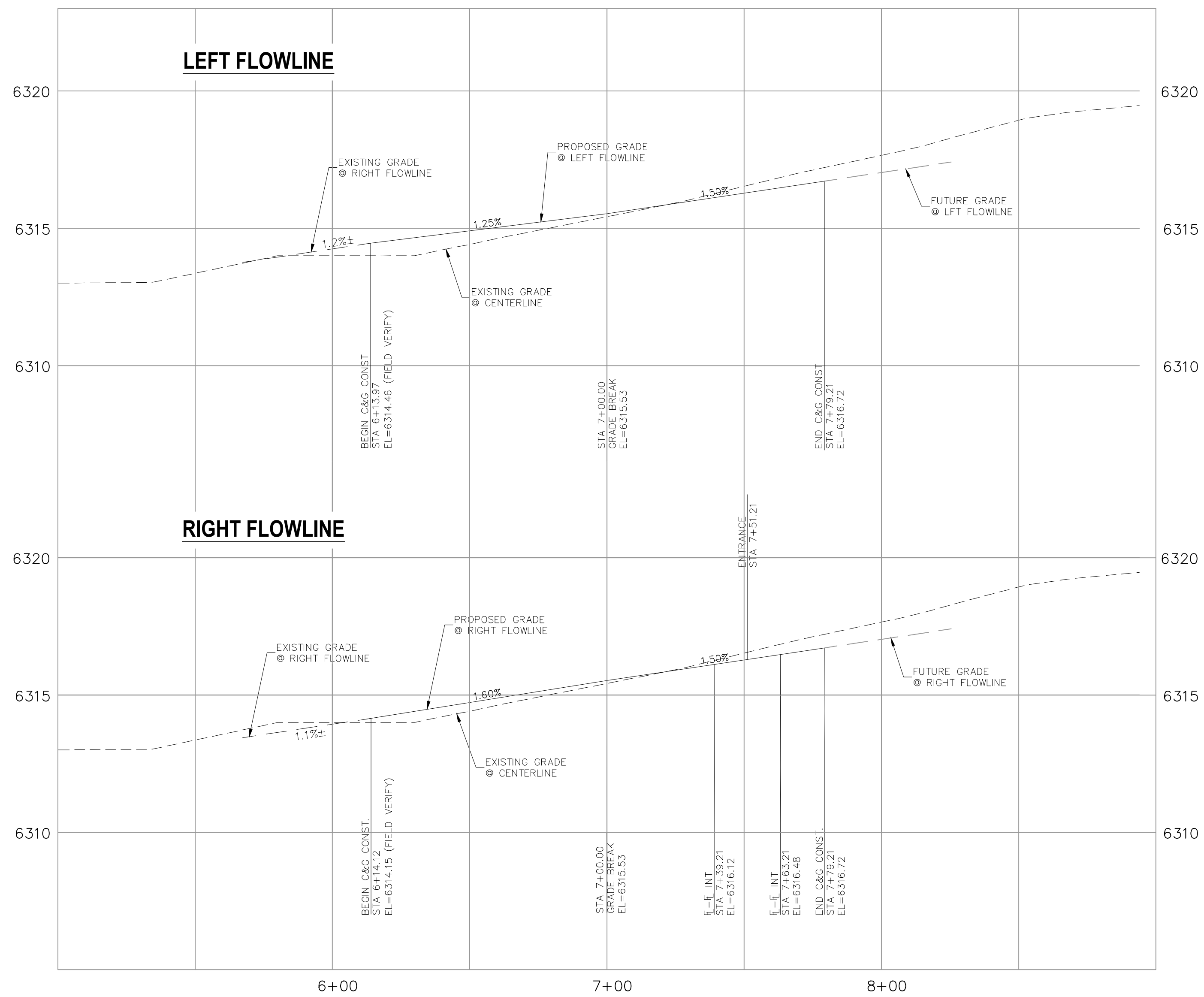
CAUTION

SHEET 2 OF 9

SI02



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



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

**ABBREVIATION LEGEND**

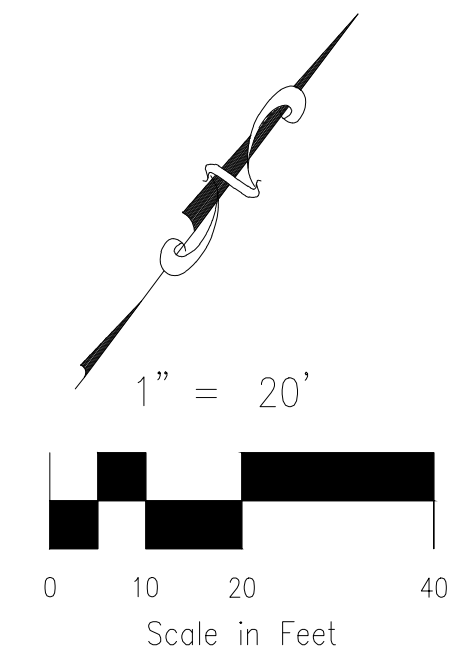
CL	CENTERLINE
C&G	CURB AND GUTTER
EL	ELEVATION
CONST	CONSTRUCTION
WTR	WATER
STM	STORM SEWER
PUB	PUBLIC
PVT	PRIVATE
EX	EXISTING
STA	STATION
NTS	NOT TO SCALE
PROP	PROPOSED
SAN	SANITARY SEWER
CMD	CHEROKEE METROPOLITAN DISTRICT

**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.



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

FLOWLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
FC1	23.56	15.00	90.00
FC2	23.56	15.00	90.00

**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:

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

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

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

TRACT C, CRMU FILING 3

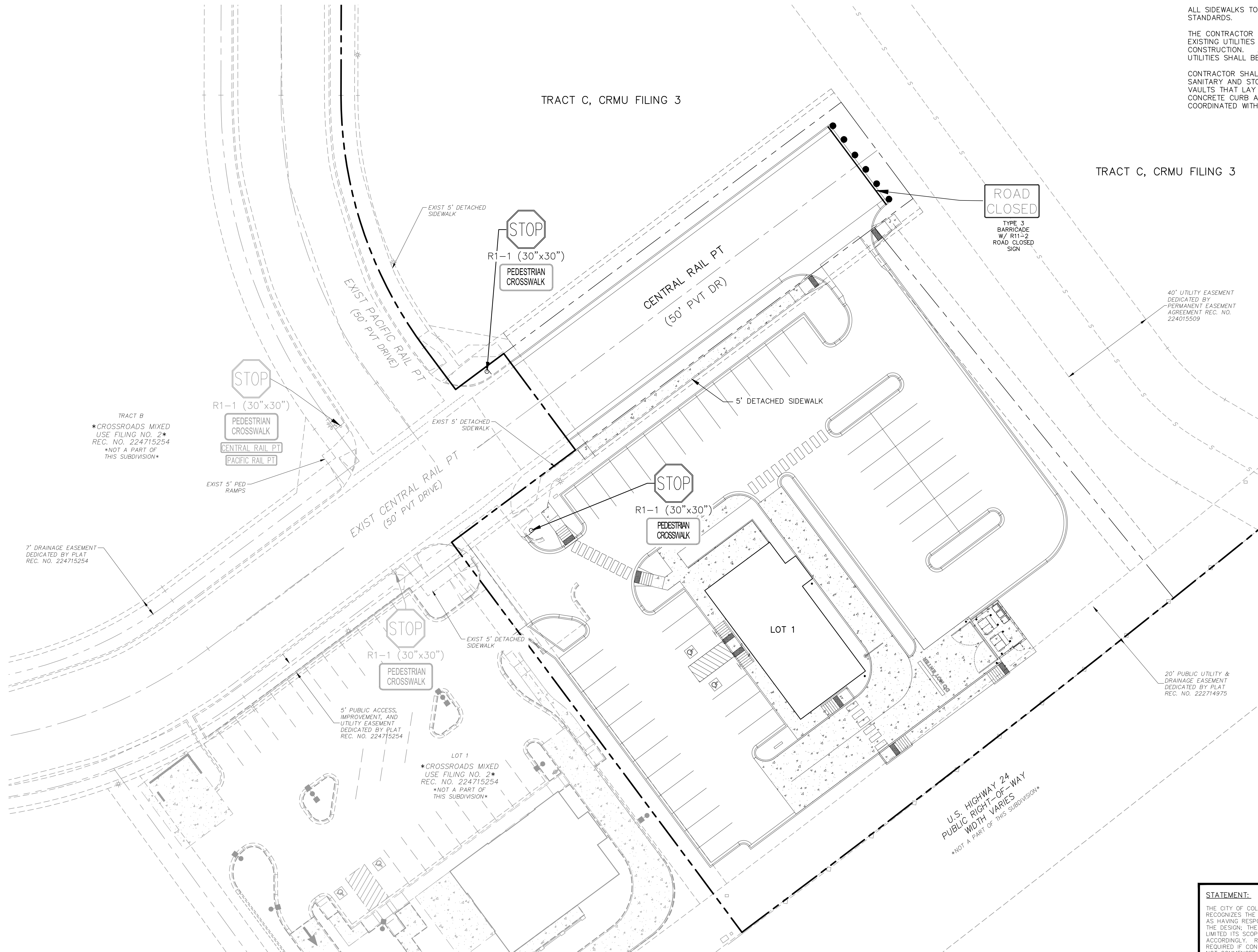
TRACT C, CRMU FILING 3

**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.



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\*

<p>LOT 1-CROSSROADS MIXED USE FILING NO. 3</p> <p><b>SIGNAGE &amp; STRIPING PLANS</b></p> <p>PROJECT NO. 18-007    DATE: 11/06/2024</p> <p>SCALE: HORIZONTAL: 1"=20'    VERTICAL: N/A</p> <p>DESIGNED BY: SPM    SPM    SPM    SPM</p> <p>DRAWN BY:    VAS    VAS    VAS</p> <p>CHECKED BY:    VAS    VAS    VAS</p>		<p>212 N. WAHATCH AVE, STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5485</p> <p>CIVIL CONSULTANTS, INC.</p>																				
<p>VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160</p> <p>FOR AND ON BEHALF OF MRS. CIVIL CONSULTANTS, INC.</p>		<p>FOR LOCATING &amp; MARKING GAS, ELECTRIC, WATER &amp; TELEPHONE LINES</p> <p><b>FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987</b></p>																				
<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	BY	DESCRIPTION																	<p>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.</p> <p><b>CAUTION</b></p>
NO.	DATE	BY	DESCRIPTION																			

**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

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**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 6 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 LATERAL PLACEMENTS 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 PLACES" FOR SYMBOL SIGNS WILL NOT BE CONSIDERED WHEN DETERMINING VERTICAL PLACEMENT FOR INFORMATION OF EDUCATIONAL PLACES. 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 PANEL, VERTICAL PLACEMENT F DOES NOT APPLY - USE ONLY VERTICAL PLACEMENT IN MAIN PANEL.
- NORMAN LATERAL PLACEMENT IS 0 FEET FROM EDGE OF TRAVEL LANE. SIGNS SHOULD BE TURNED SLIGHTLY AWAY 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' IN TYPICAL.

**PLACEMENT TABLES**

LATERAL PLACEMENT		VERTICAL PLACEMENT			
KEY	ALL CLASSES OF STREETS AND HIGHWAYS	FREEWAYS AND EXPRESSWAYS		CONVENTIONAL STREETS AND HIGHWAYS	
		MIN.	MAX.	MIN.	MAX.
A	2'-0"	15'-0" PLUS CURB	12'-0"	7'-0"	9'-0"
B	2'-0"	12'-0" IN MOUNTAINOUS AREAS	8'-0"	7'-0"	9'-0"
C	2'-0"	8'-0" PLUS EDGE OF SHOULDER	8'-0"	7'-0"	9'-0"

**Computer File Information**

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 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

Project Street Number: \_\_\_\_\_

**ROUTE MARKER ASSEMBLY PLACEMENT**

**CLASS III SIGN PLACEMENT**

**MILE MARKER PLACEMENT**

NOTE: MILE MARKERS SHALL BE LOCATED IN LINE WITH DELINEATOR POSTS.

**CLASS III SIGNS, PANEL GROUND CLEARANCE**

1'-0" MIN GROUND TO ANY POINT OF SIGN PANEL.  
 2'-0" MIN IS DESIRABLE, BUT MAY BE ADAPTED ON STEEP BACKSLOPES.  
 SEE COLORADO STANDARD PLAN S-614-01 FOR ADDITIONAL INFORMATION.

**ANGULAR PLACEMENT**

SPECIAL FOR SMALL PARKING OR STOPPING RESTRICTION SIGNS WITH HORIZONTAL ARROW

45° TO 60°

STANDARD FOR ALL OTHER GROUND SIGNS

SEE NOTE 10.

**Computer File Information**

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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

Project Street Number: \_\_\_\_\_

**LOT 1-CROSSROADS MIXED USE FILING NO. 3**

**SIGNAGE & STRIPING DETAILS**

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

SCALE: HORIZONTAL: 1"=20' VERTICAL: N/A

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

SHEET 5 OF 9 **S105**

212 N. WAHATCH AVE, STE 305  
 COLORADO SPRINGS, CO 80903  
 PHONE 719.555.5885

**CIVIL CONSULTANTS, INC.**

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

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

**REVISIONS:**

NO.	DATE	BY	DESCRIPTION

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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

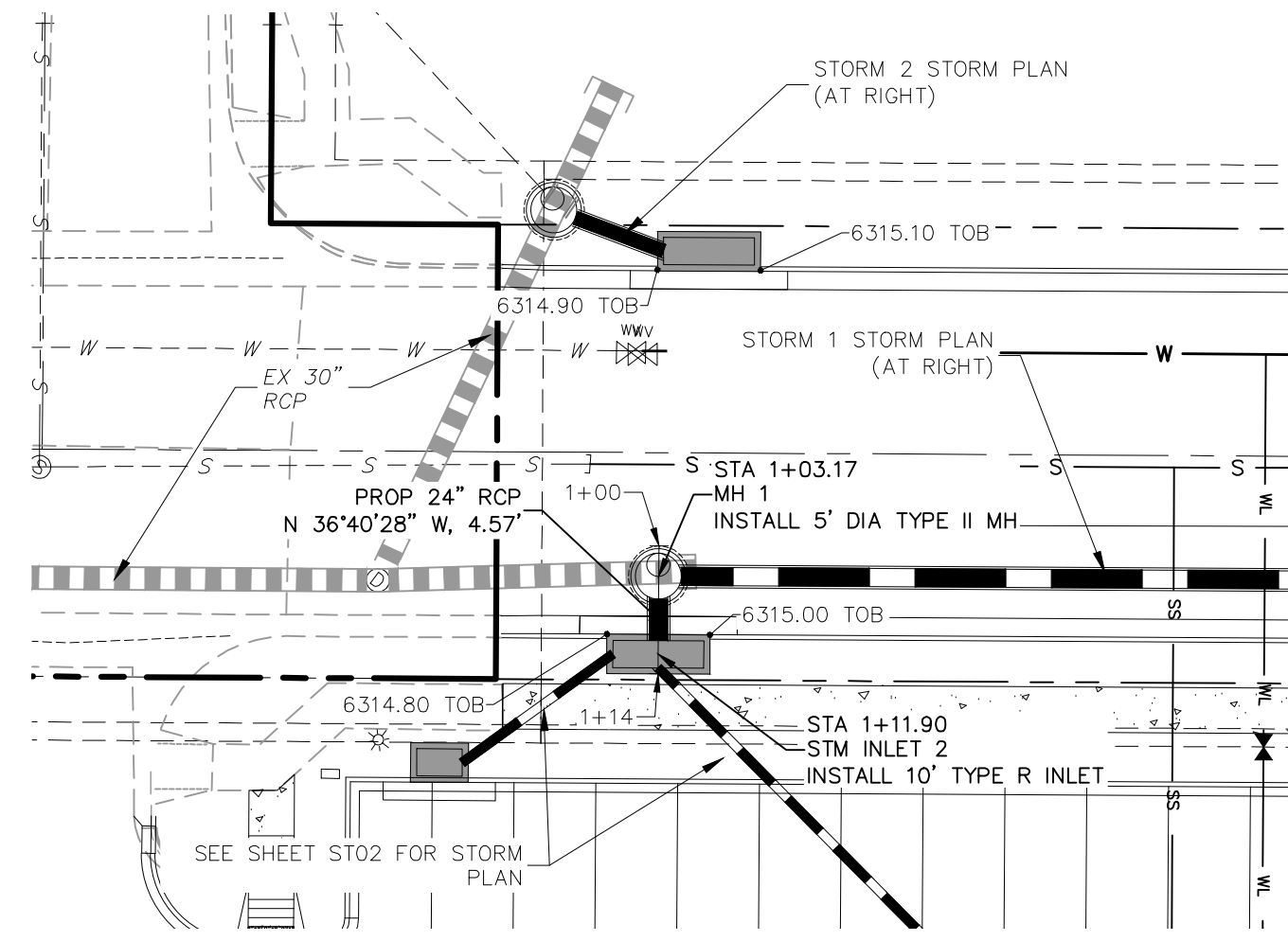
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**STATEMENT:**

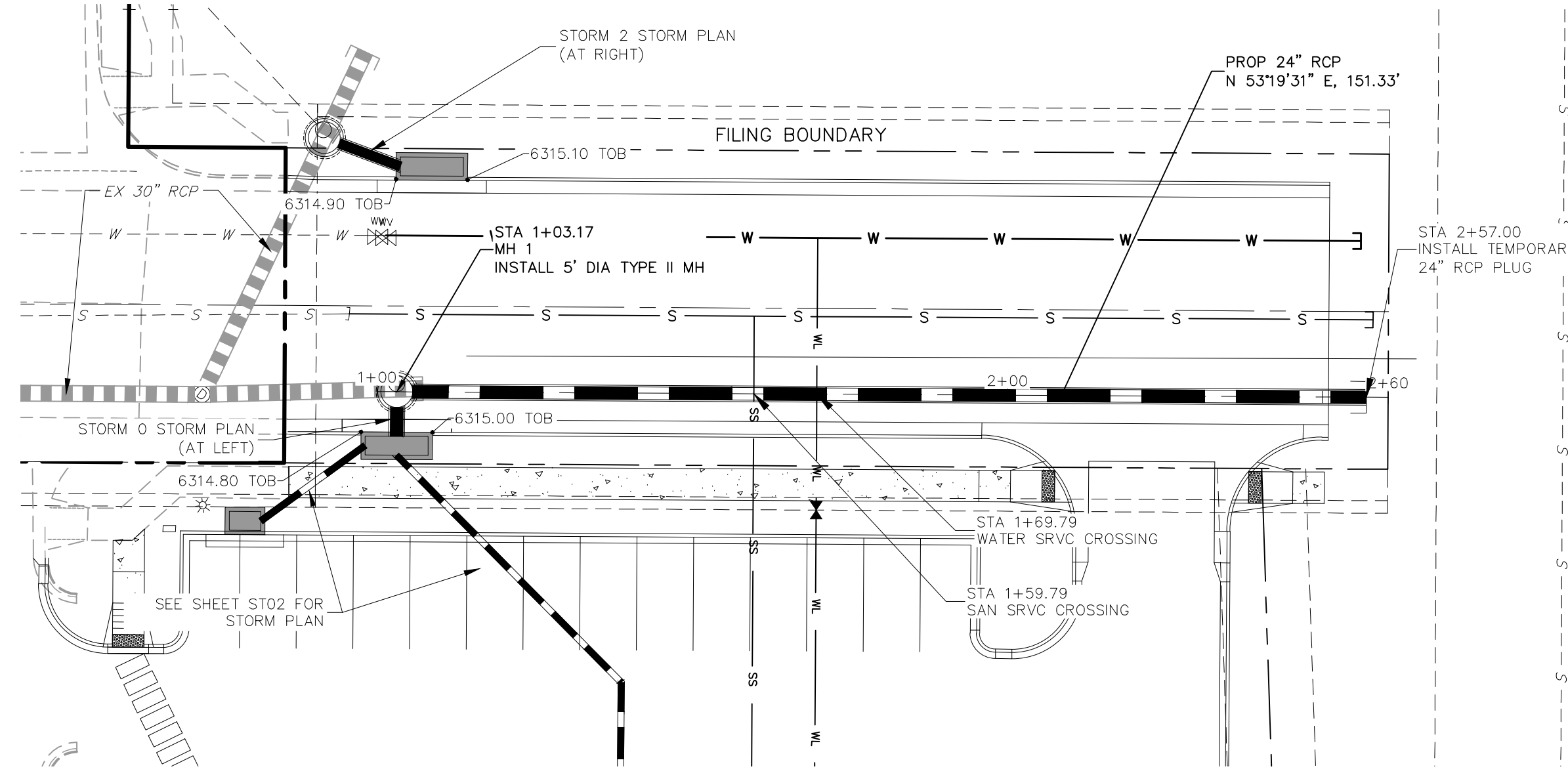
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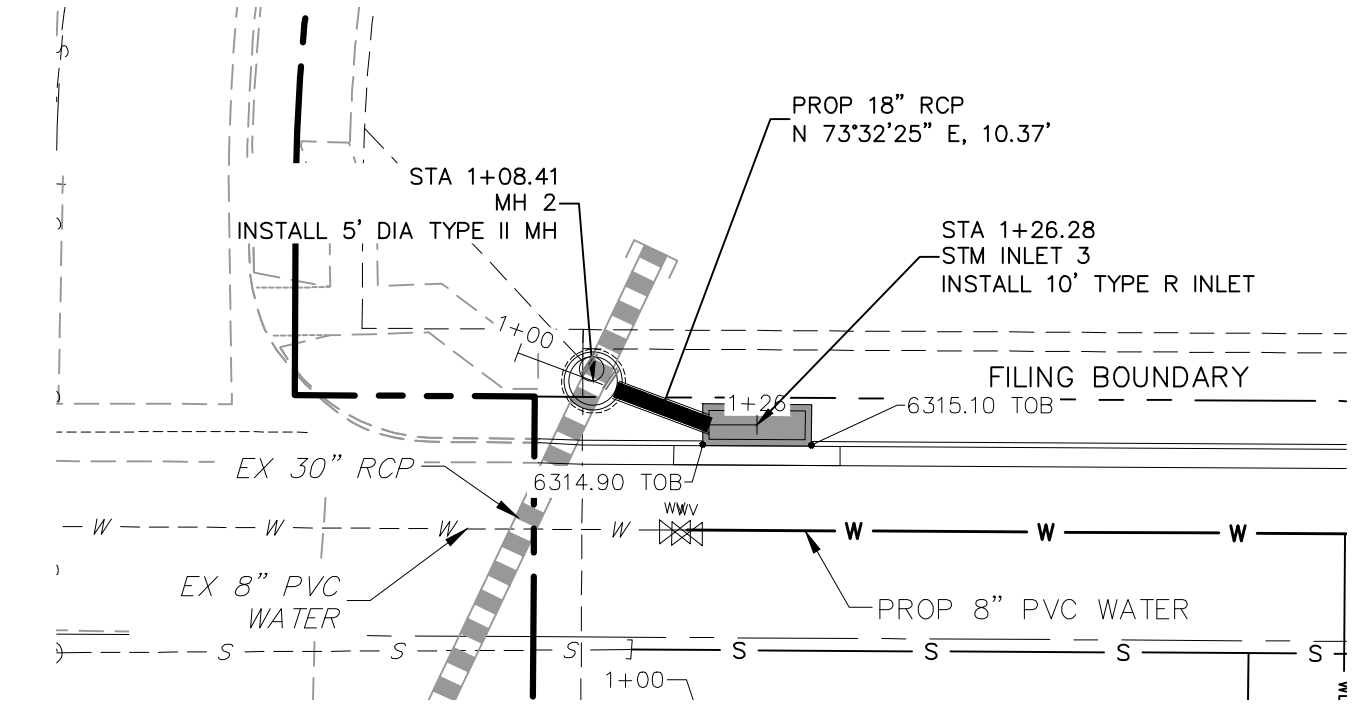
**CAUTION**



**STORM 0**  
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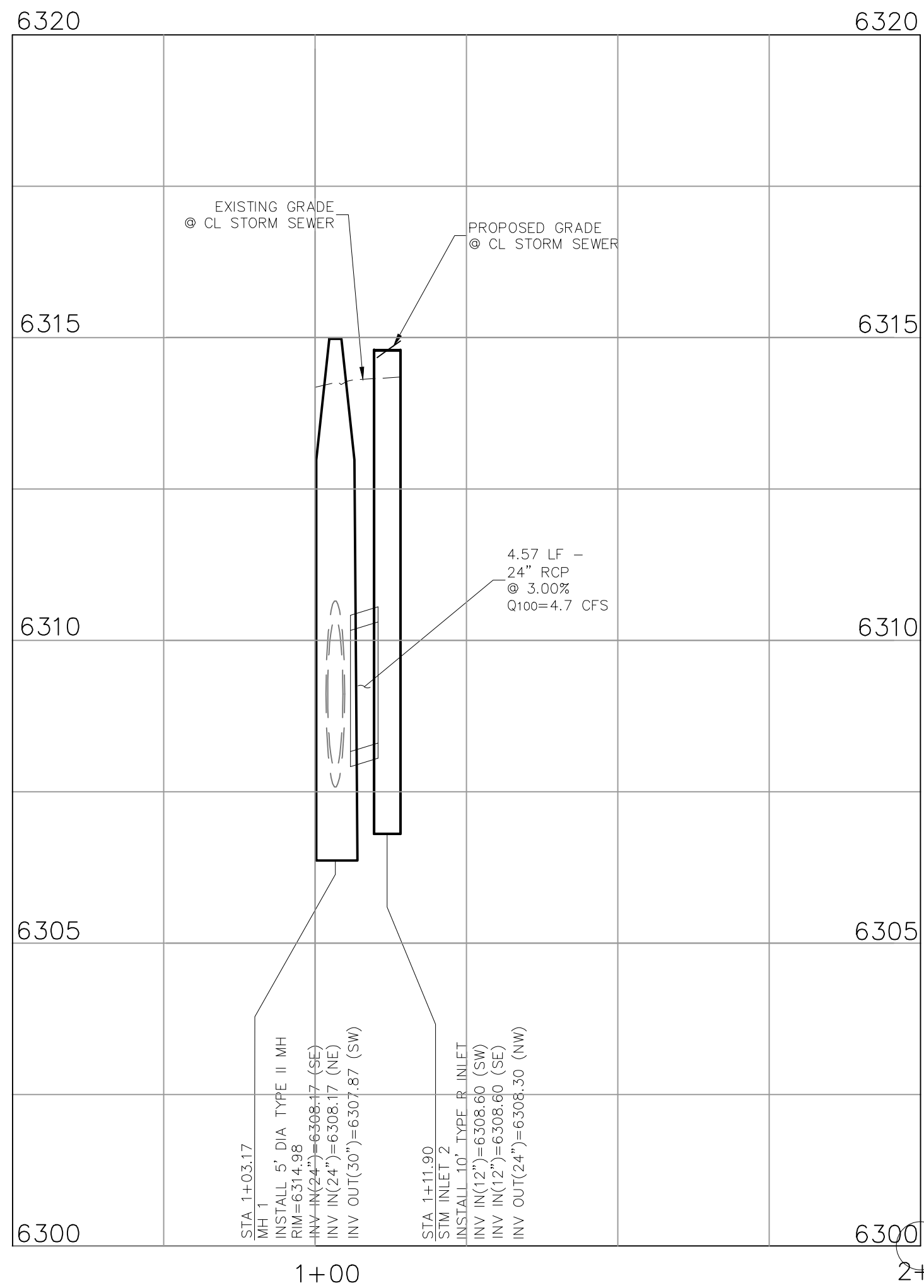
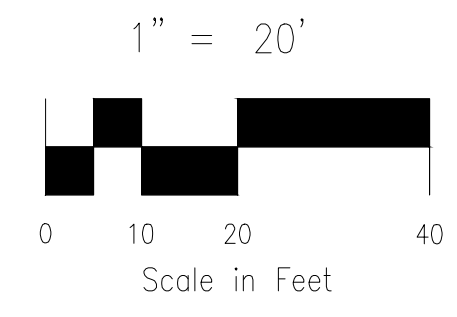


**STORM 1**  
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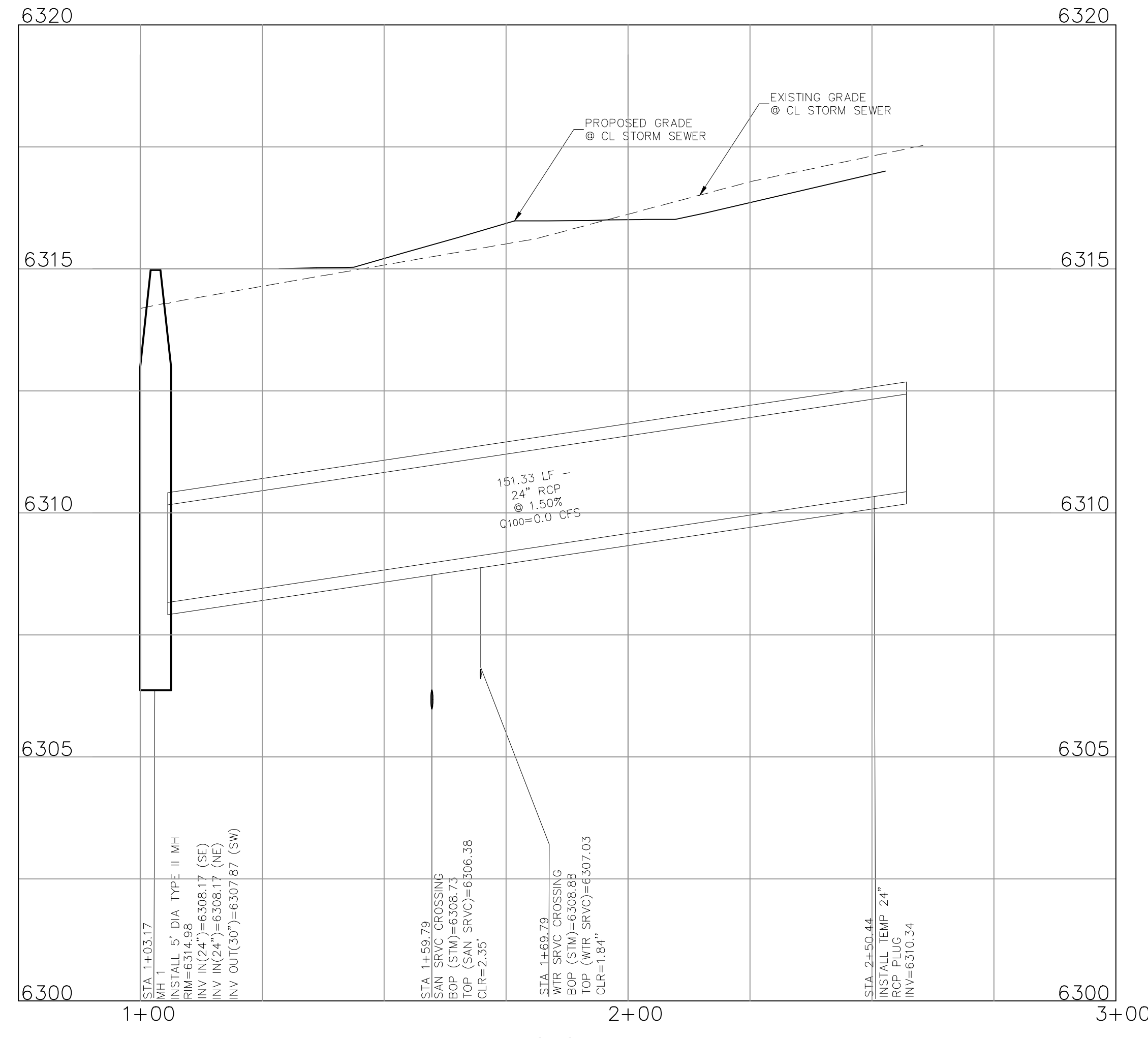


**STORM 2**  
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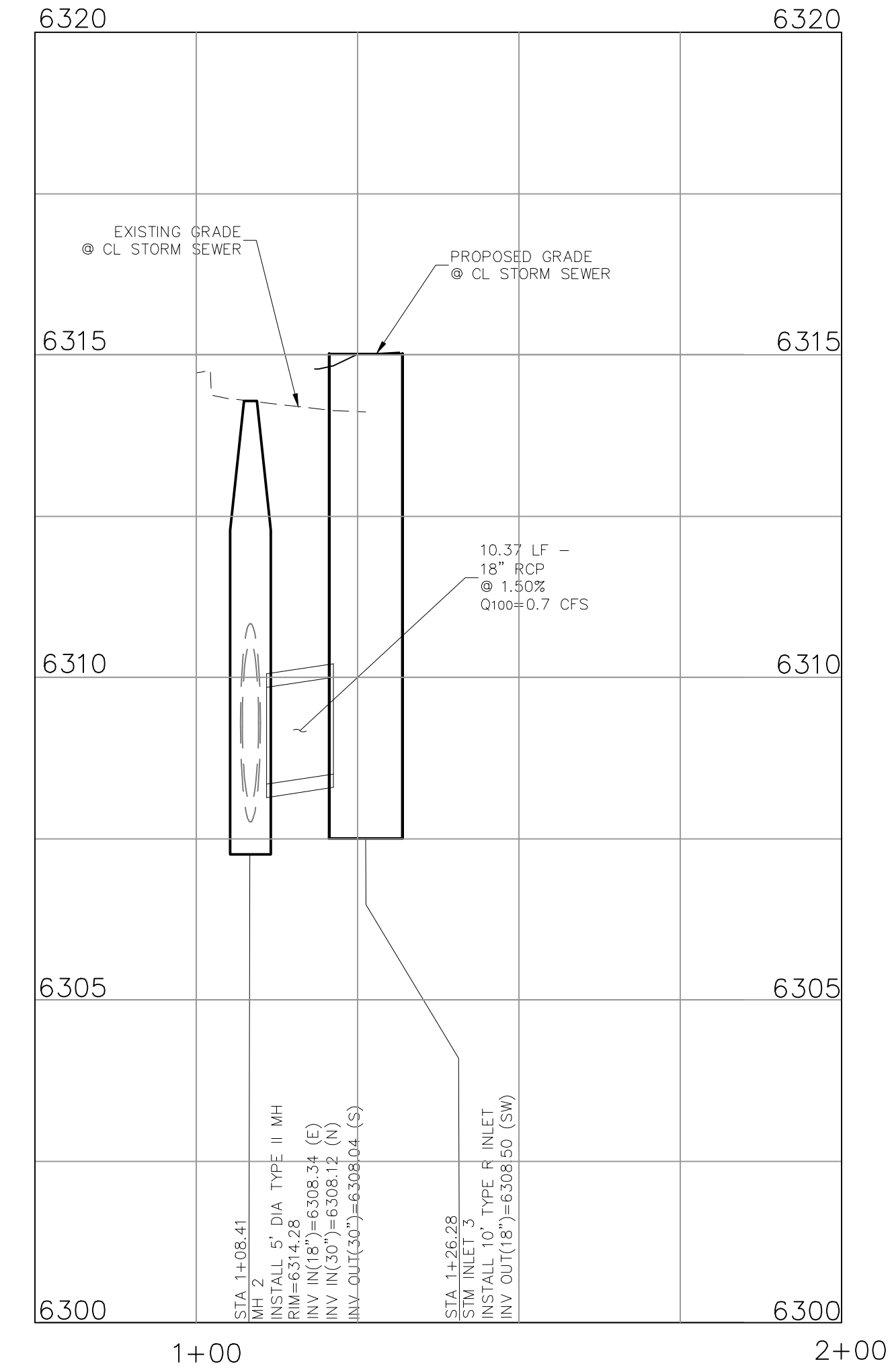
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**STORM 0**



**STORM 1**



**STORM 2**

**LOT 1-CROSSROADS MIXED USE FILING NO. 3**

**STORM SEWER PLAN & PROFILE**

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

SCALE: HORIZONTAL: 1"=20' VERTICAL: 1"=2'

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.**

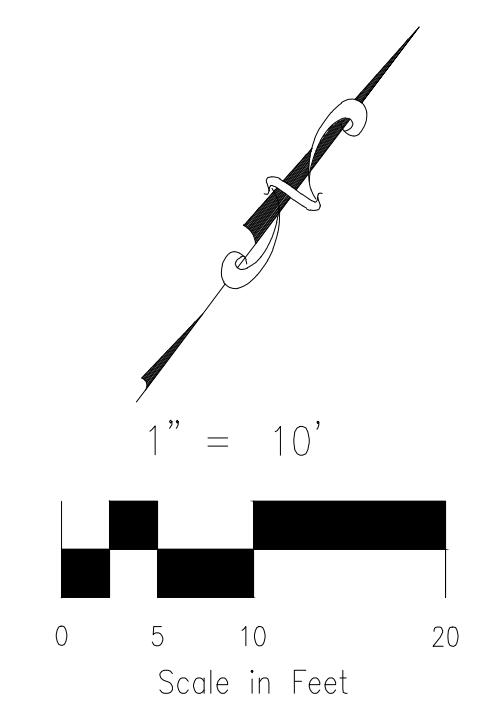
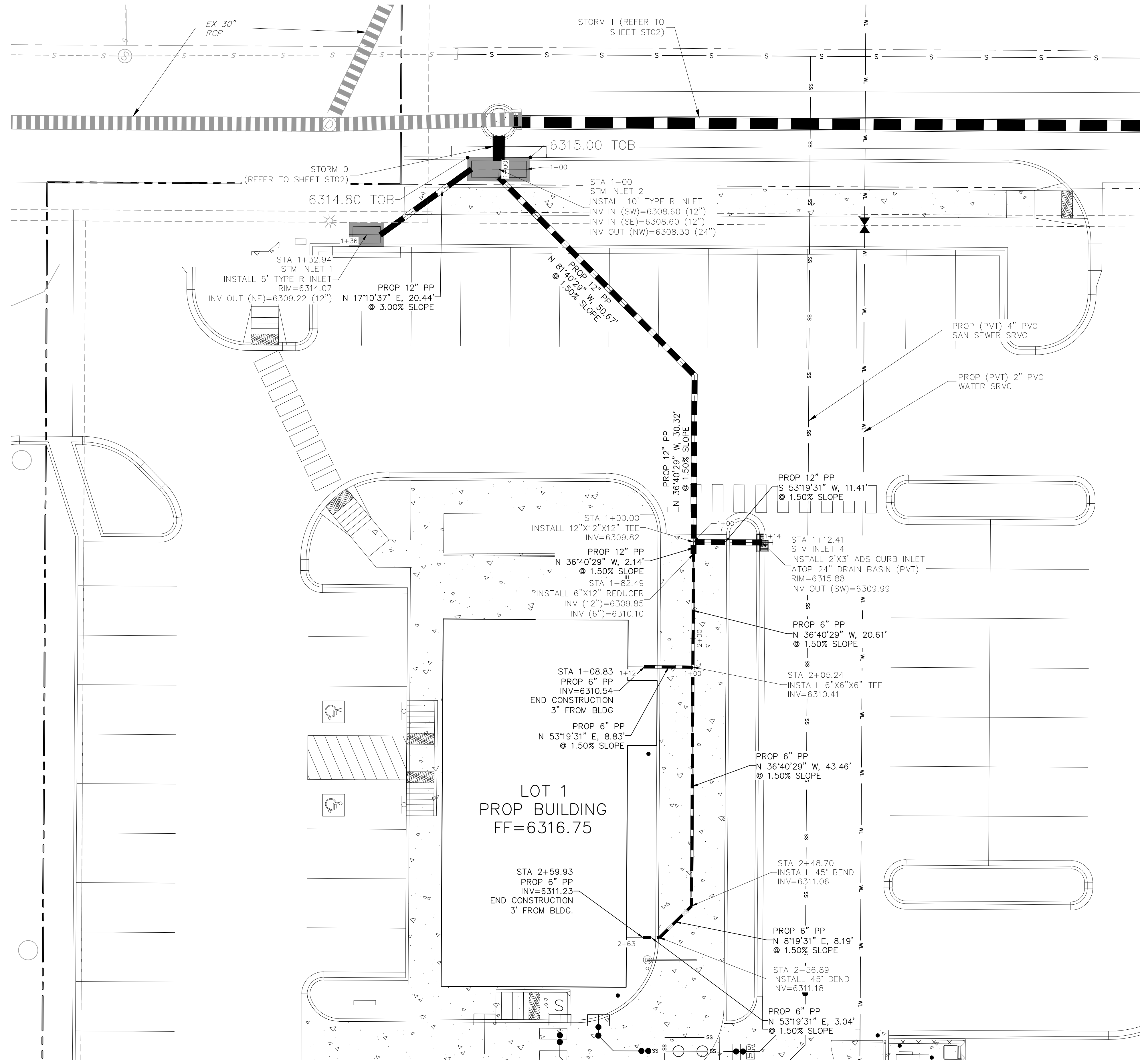
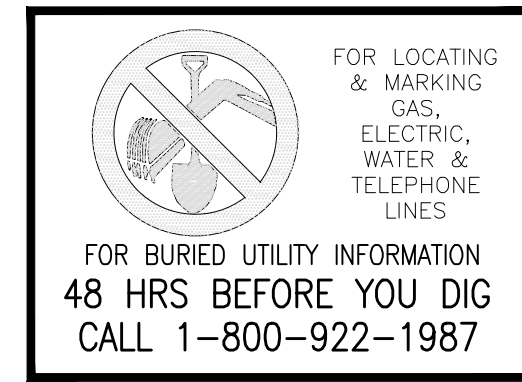
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

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

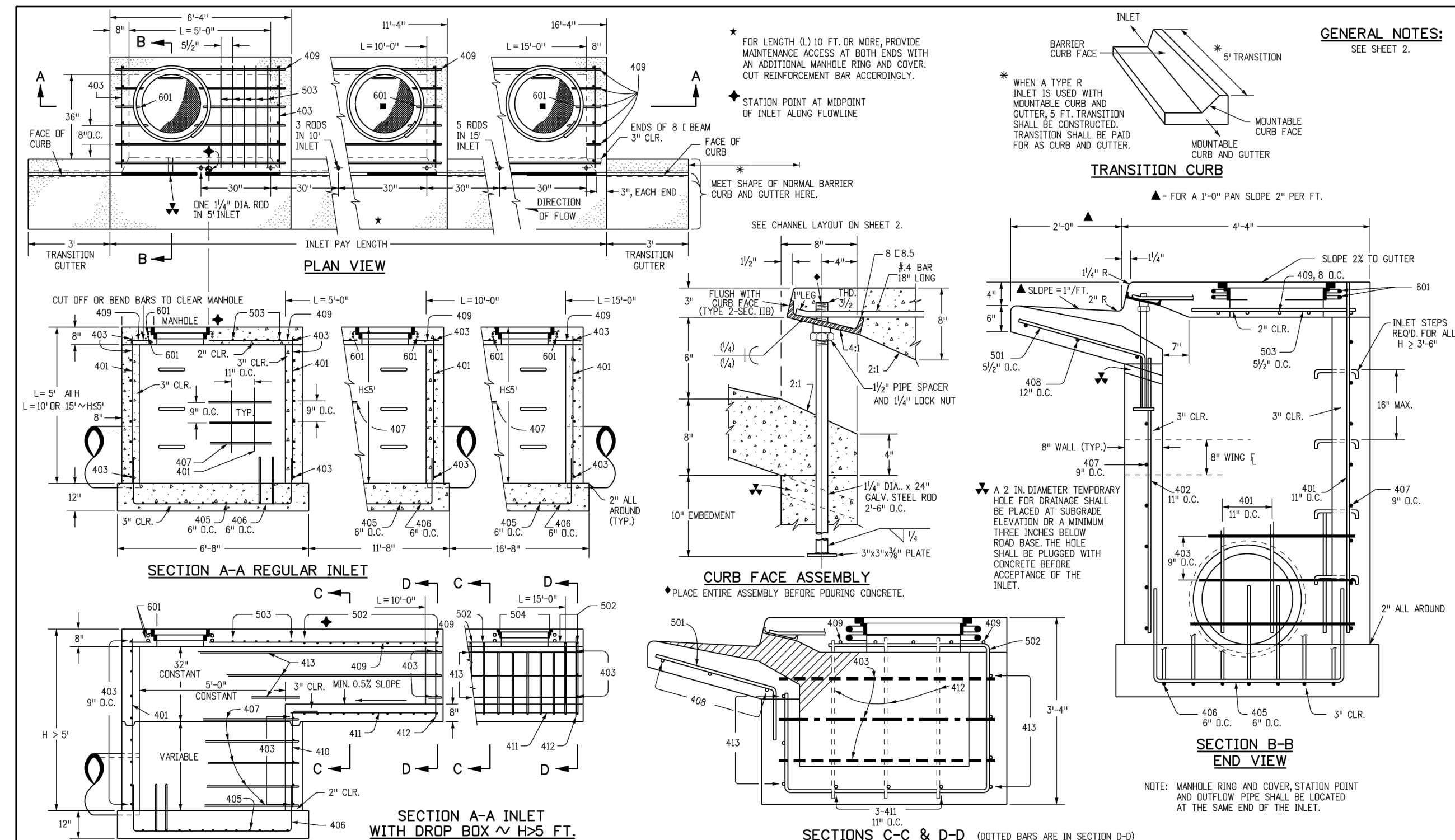
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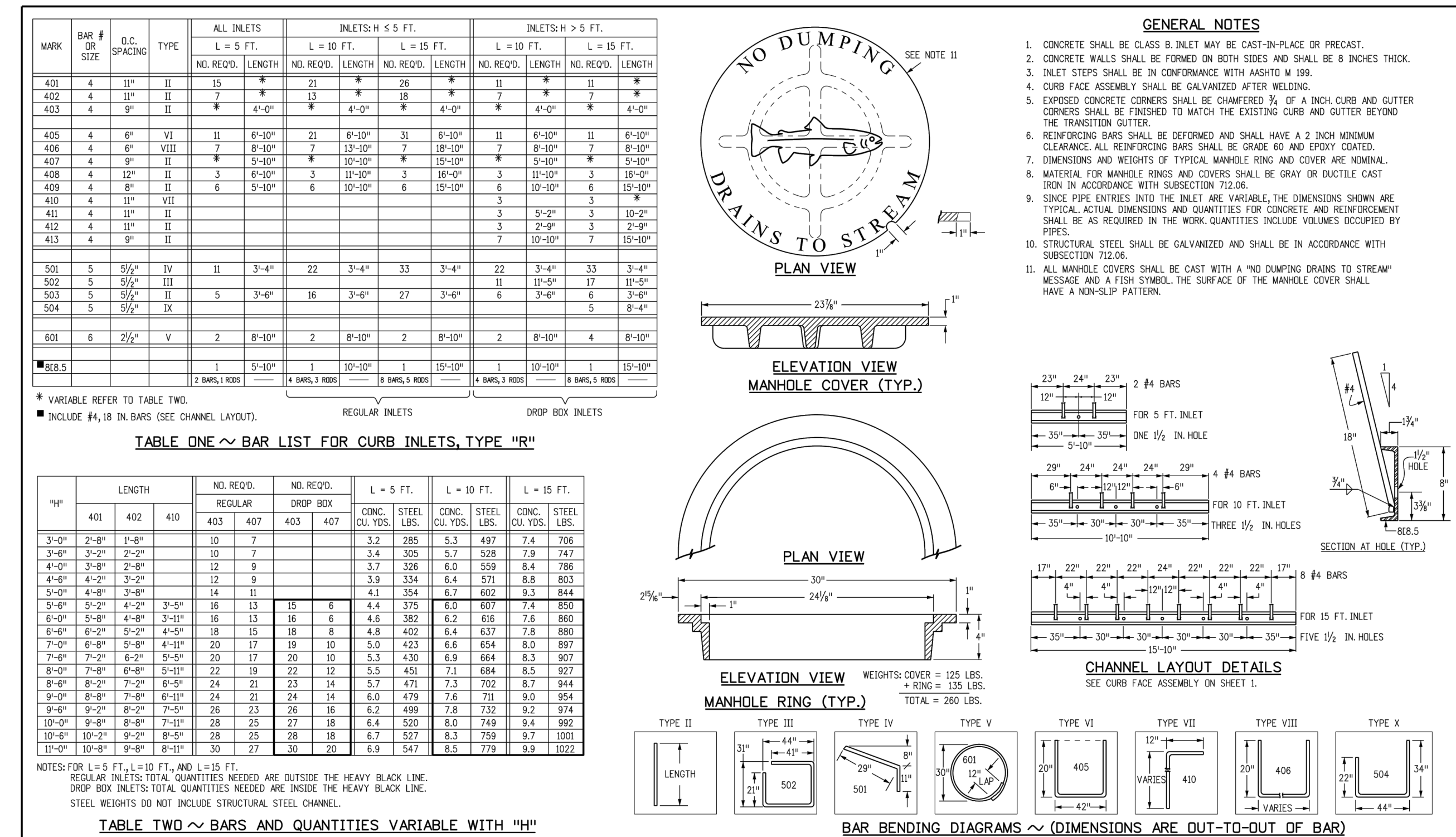
**CAUTION**



<b>LOT 1-CROSSROADS MIXED USE FILING NO. 3</b> <b>STORM SEWER PLAN</b>		DATE: 11/06/2024 SHEET 7 OF 9 <b>ST02</b>
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		
 <b>M&amp;S CIVIL CONSULTANTS, INC.</b>		
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.		
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160		
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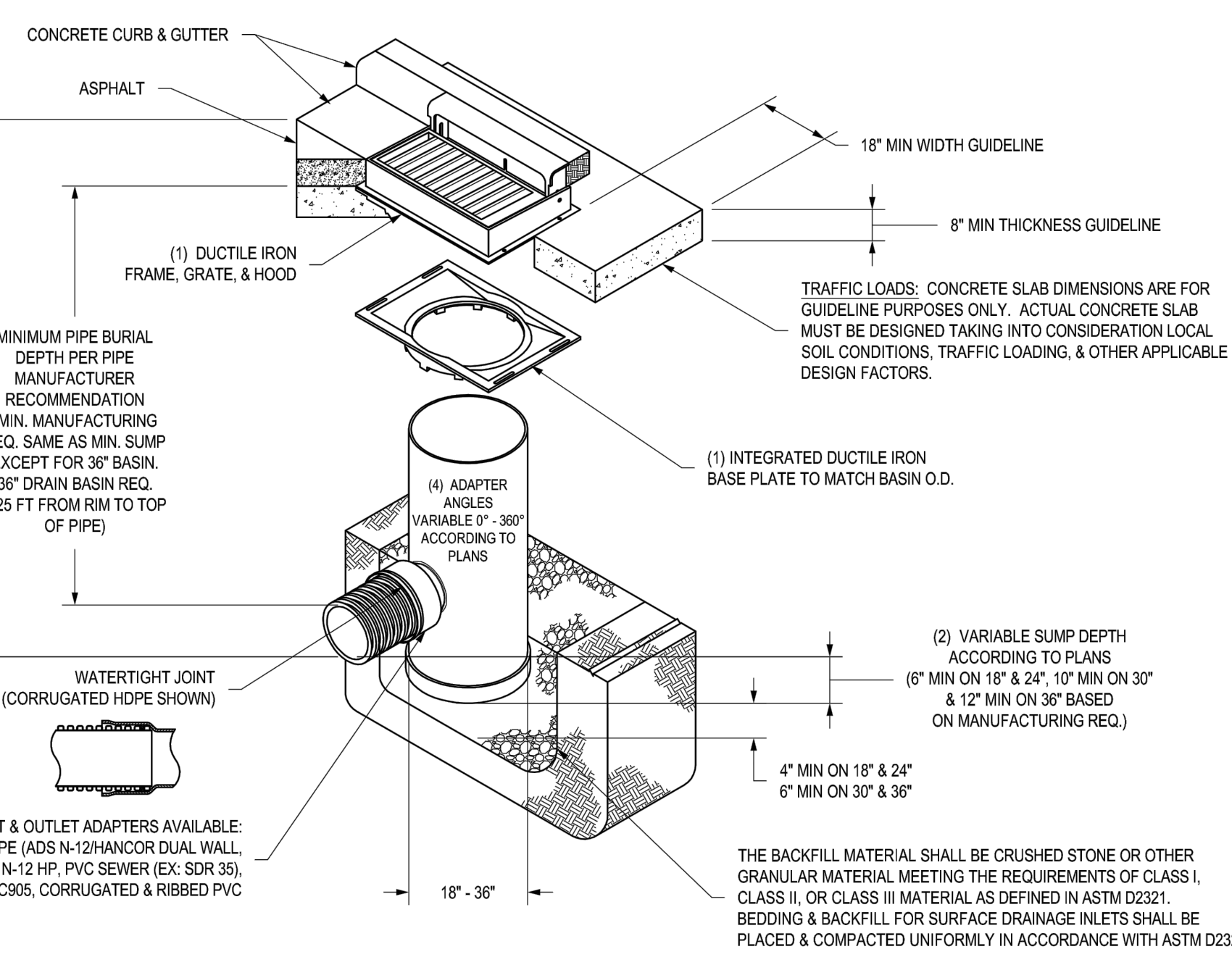


Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/31/19	Designer Initials: JBK	Date:	Comments:	2829 West Howard Place	CDOT, HQ, 3rd Floor	M-604-12	
Last Modification Date: 07/31/19	Detailer Initials: LTA	(X)		Denver, CO 80204	Phone: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



Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB INLET TYPE R		STANDARD PLAN NO.	
Creation Date: 07/31/19	Designer Initials: JBK	Date:	Comments:	2829 West Howard Place	CDOT, HQ, 3rd Floor	M-604-12		Standard Sheet No. 2 of 2	
Last Modification Date: 07/31/19	Detailer Initials: LTA	(X)		Denver, CO 80204	Phone: 303-757-9021 FAX: 303-757-9868	Standard Sheet No. 2 of 2		Project Sheet Number:	
CAD Ver.: MicroStation V8	Scale: Not to Scale	(X)		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**



1 - 18" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.	THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	<b>DRAWN BY:</b> EBC	<b>MATERIAL:</b> 3130 VERONA AVE BUPORD, GA 30016 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.		<b>DATE:</b> 03-22-10	<b>TITLE:</b> DRAIN BASIN WITH 2 FT X 3 FT CURB INLET QUICK SPEC INSTALLATION DETAIL
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, N-12 HP, & PVC SEWER (4" - 36").		<b>REVISOR BY:</b> NIMH	<b>PROJECT NO. NAME:</b>
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.		<b>DATE:</b> 07-22-19	<b>DWG NO.:</b> 7002-110-087
5 - ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING		<b>DWG SIZE:</b> A	<b>SCALE:</b> 1:40
		<b>SHEET:</b> 1 OF 1	<b>REV:</b> D

**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<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

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**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 719.955.5485

**CIVIL CONSULTANTS, INC.**

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

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

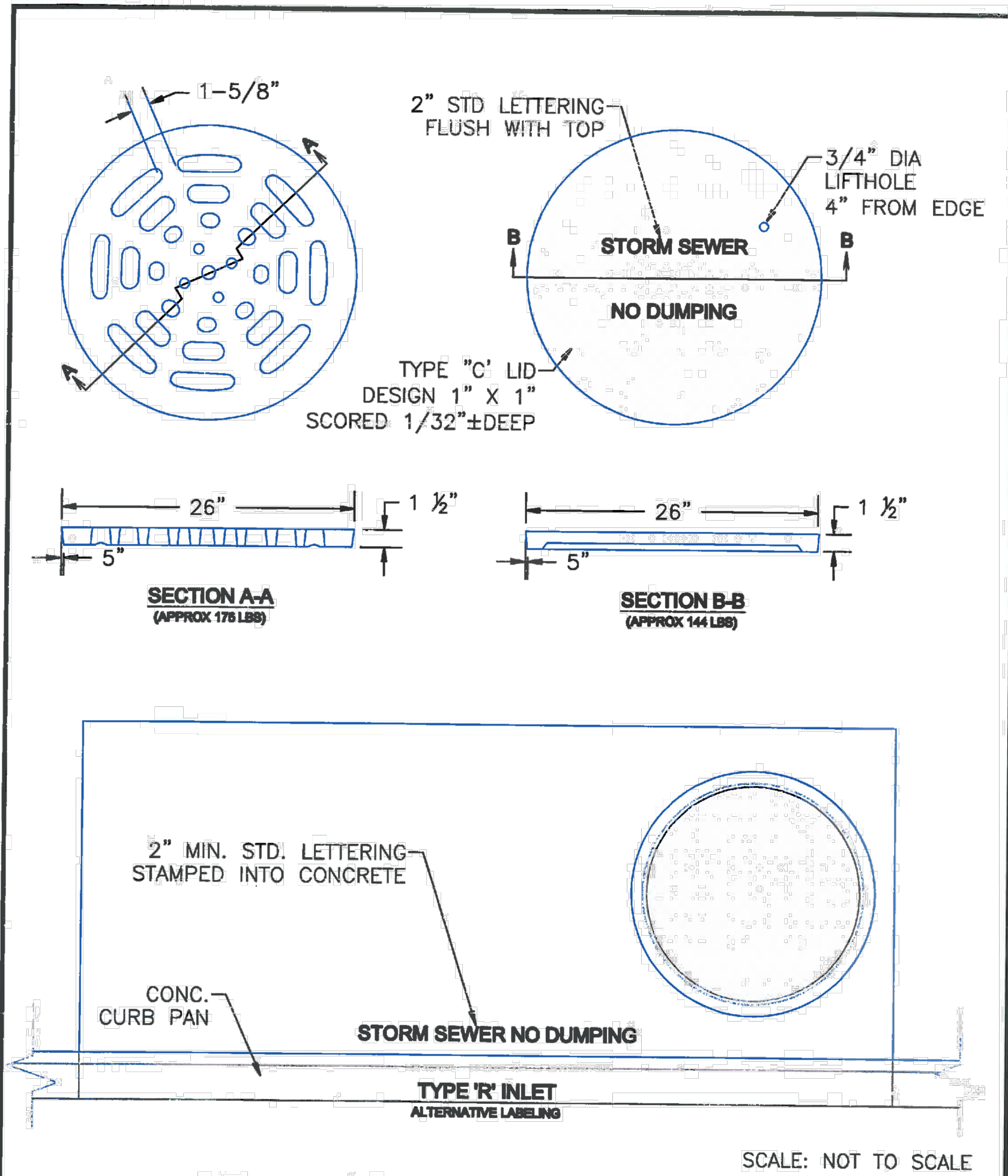
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REVISIONS:

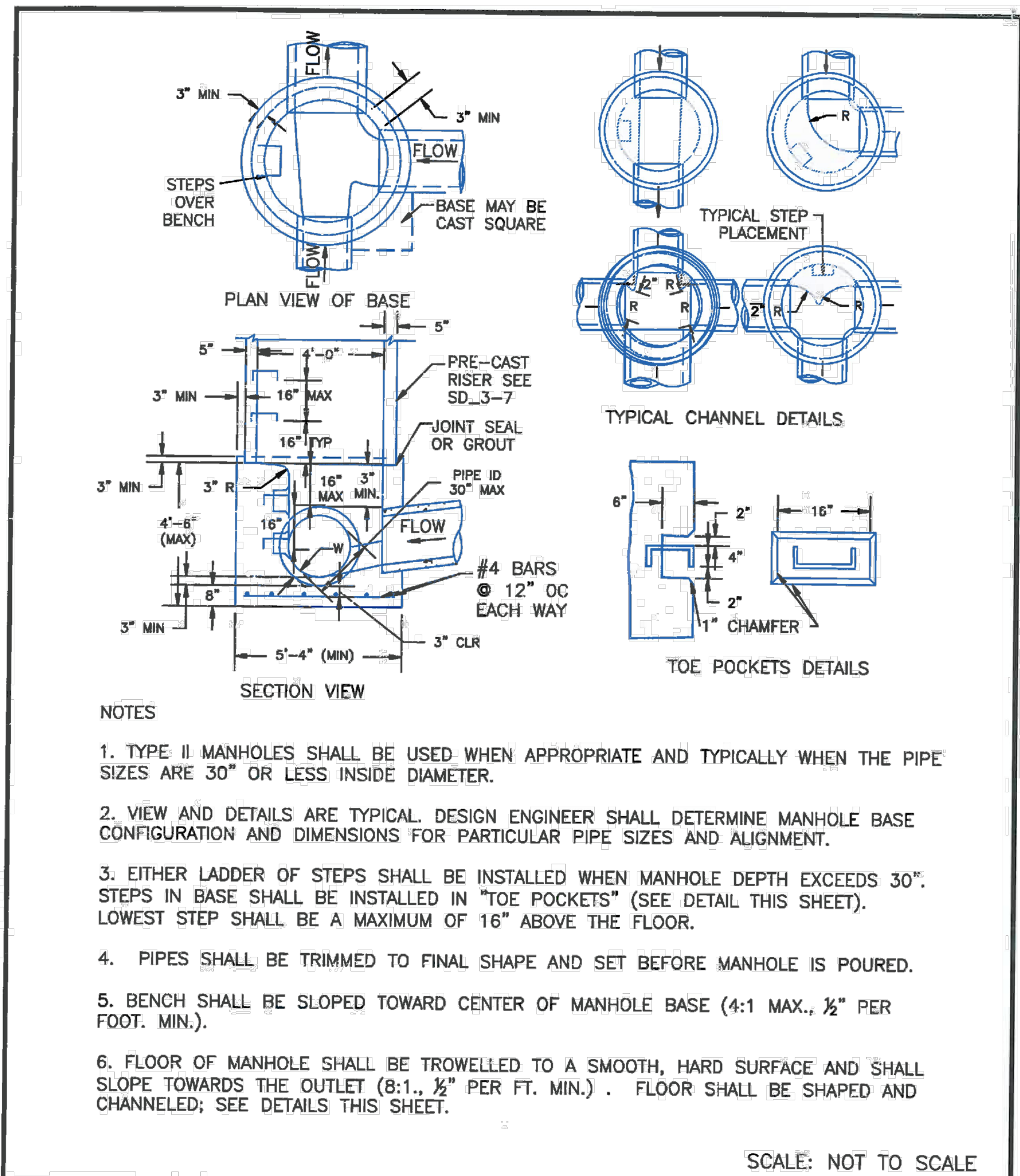
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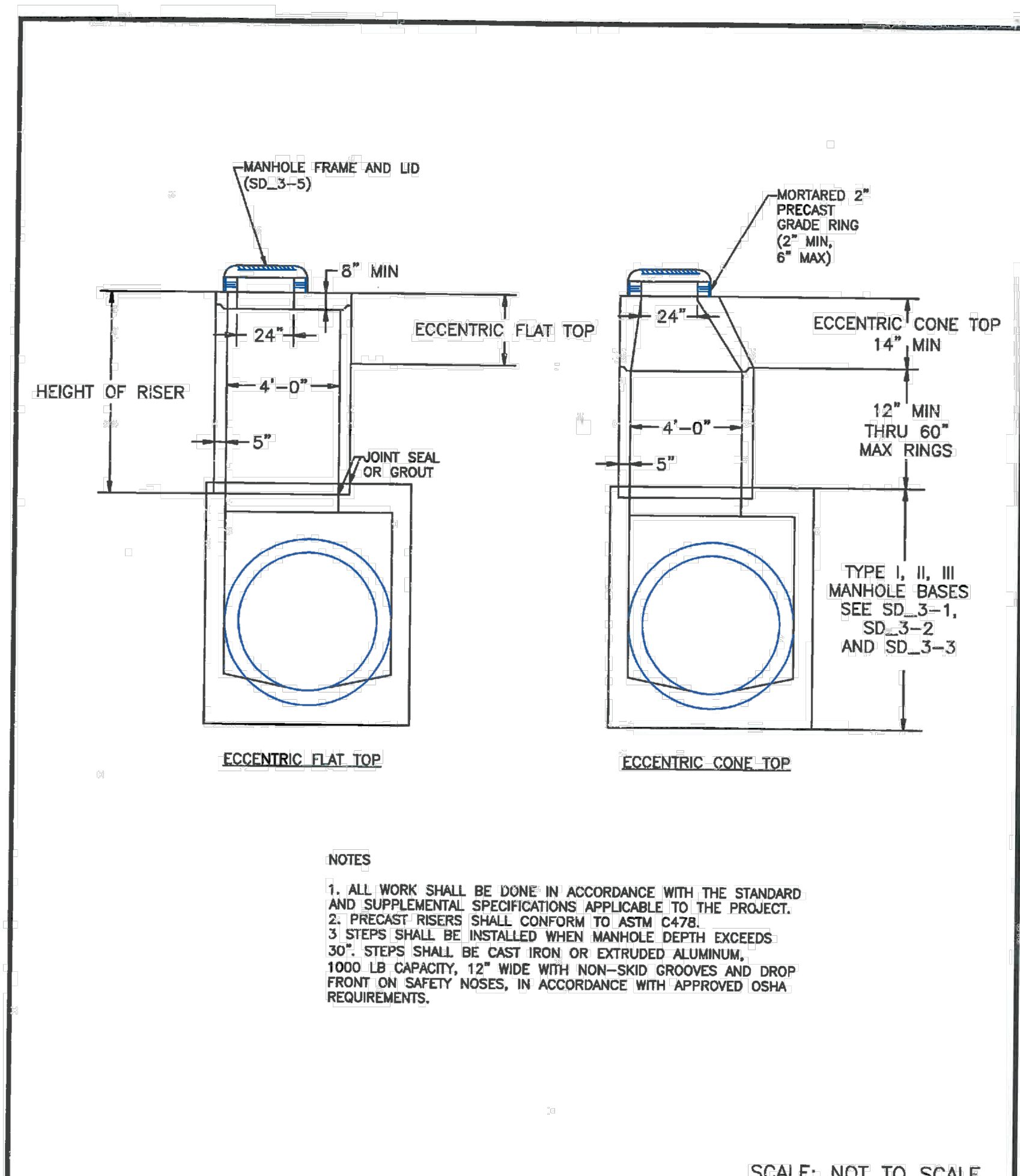




DATE APPROVED: 9/16/10	Storm Sewer Manhole Details Standard Drawing		
APPROVED BY: André P. Brackin	REVISION DATE: 9/16/10	FILE NAME: SD_3-5	



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	

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**FOR BURIED UTILITY INFORMATION CALL 1-800-922-1987**

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

SHEET 9 OF 9

ST04

212 N. WABATCH 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  
MKS CIVIL CONSULTANTS, INC.

NO.	DATE	DESCRIPTION	APPROVED BY	DATE

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

CAUTION