



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

CAUTION

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, CRMU FILING 3

TRACT B, CRMU FILING 3

ROAD
CLOSED

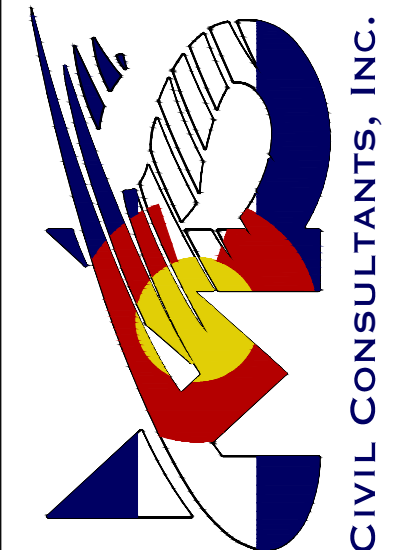
TYPE 3
BARRICADE
/ R11-2
ROAD CLOSED
SIGN

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

21.55

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

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



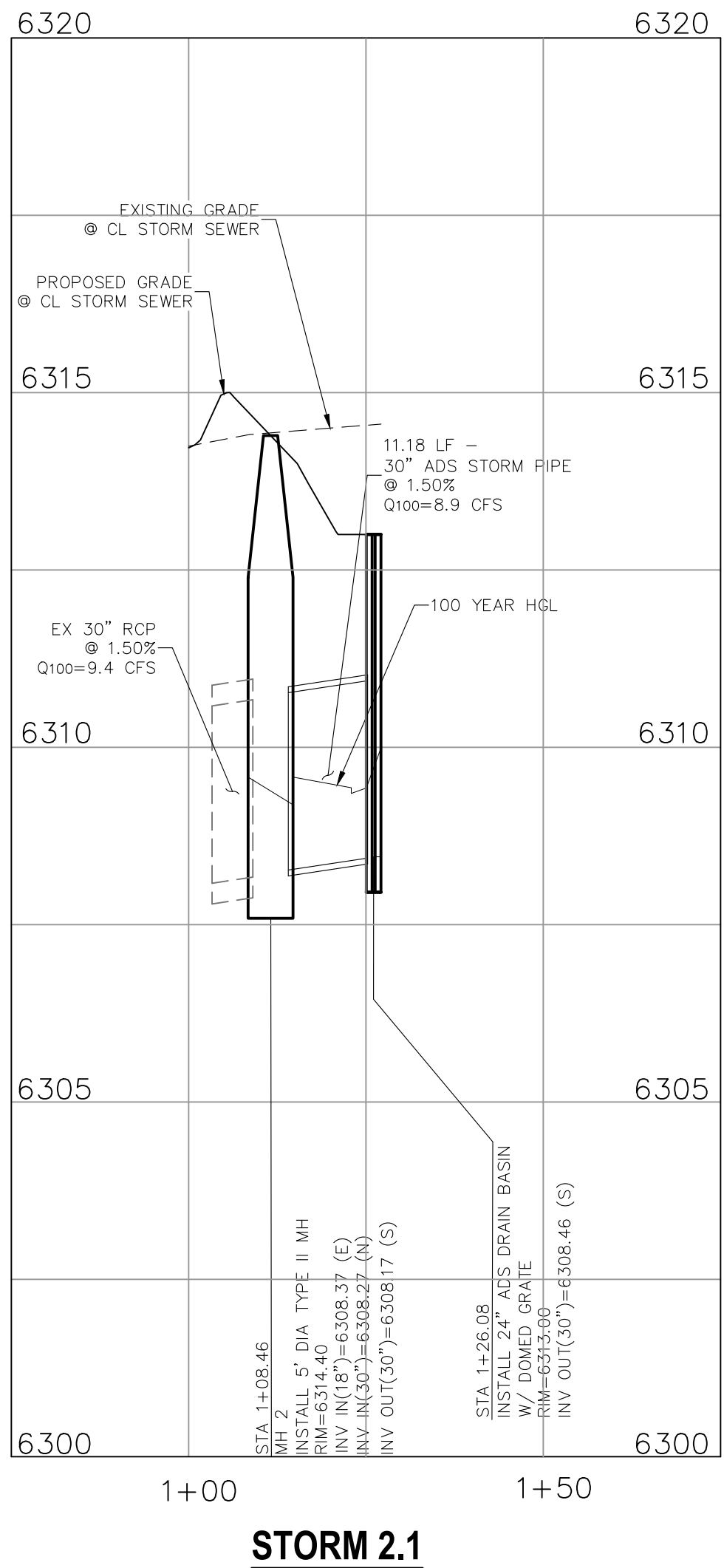
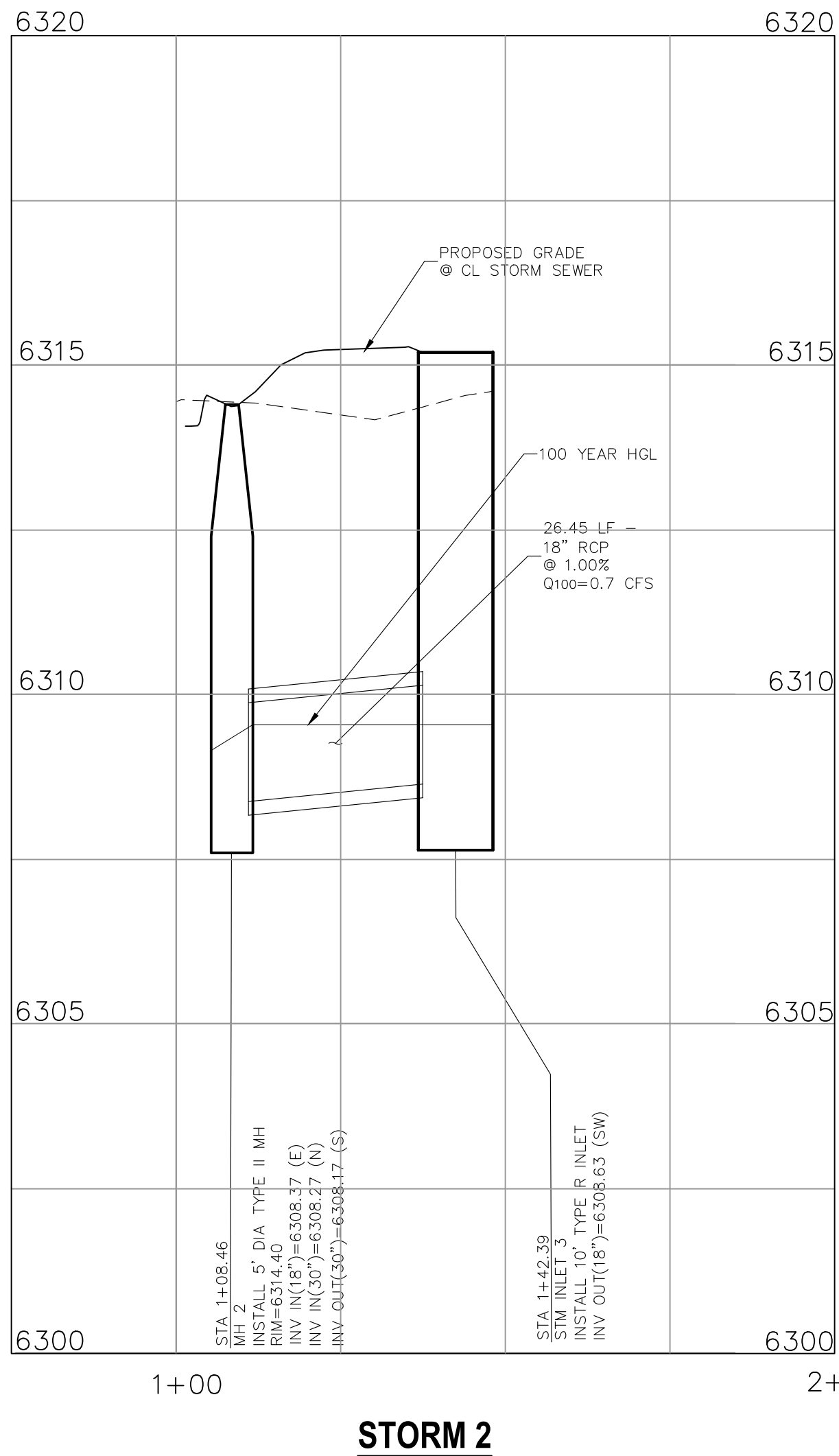
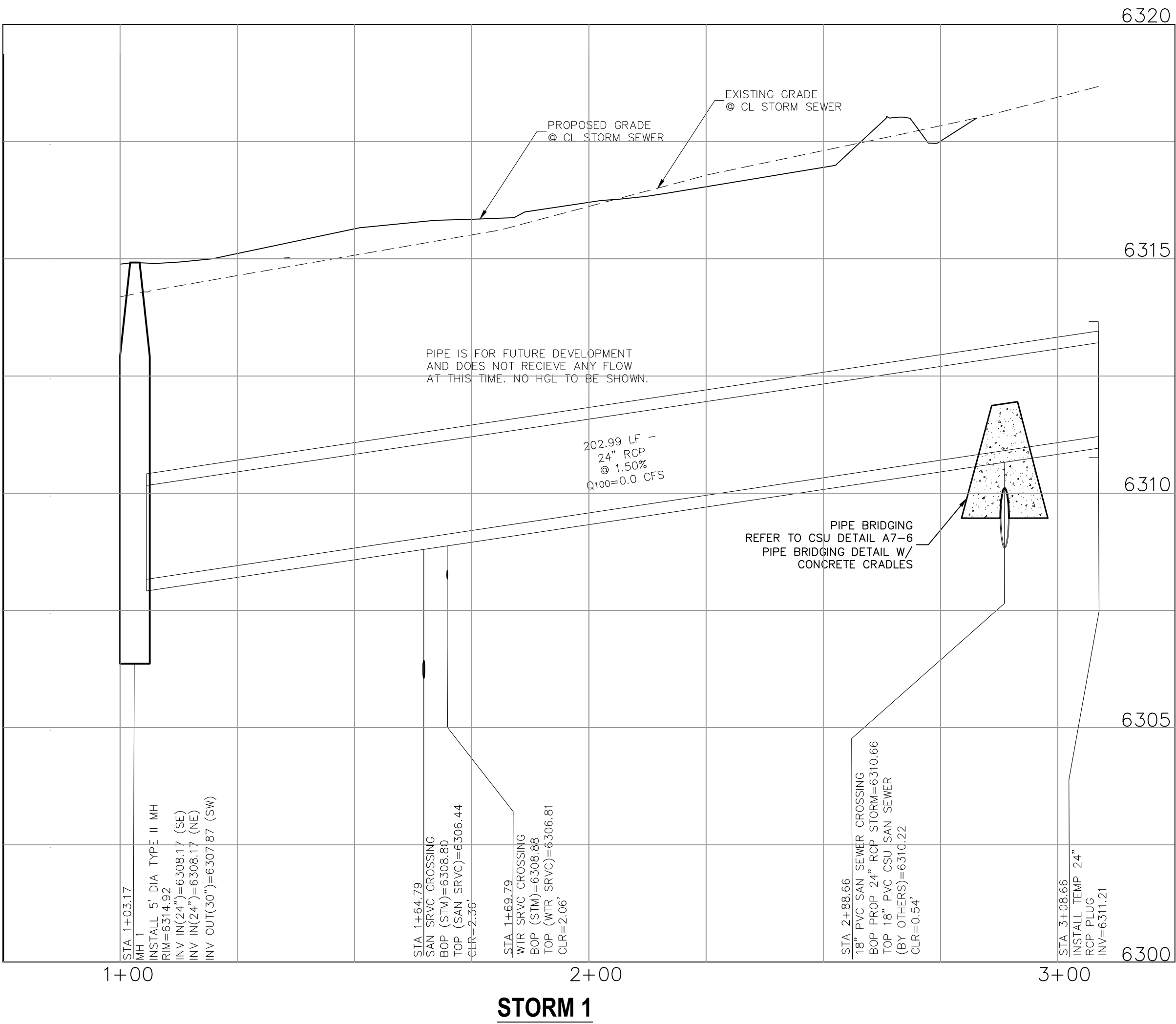
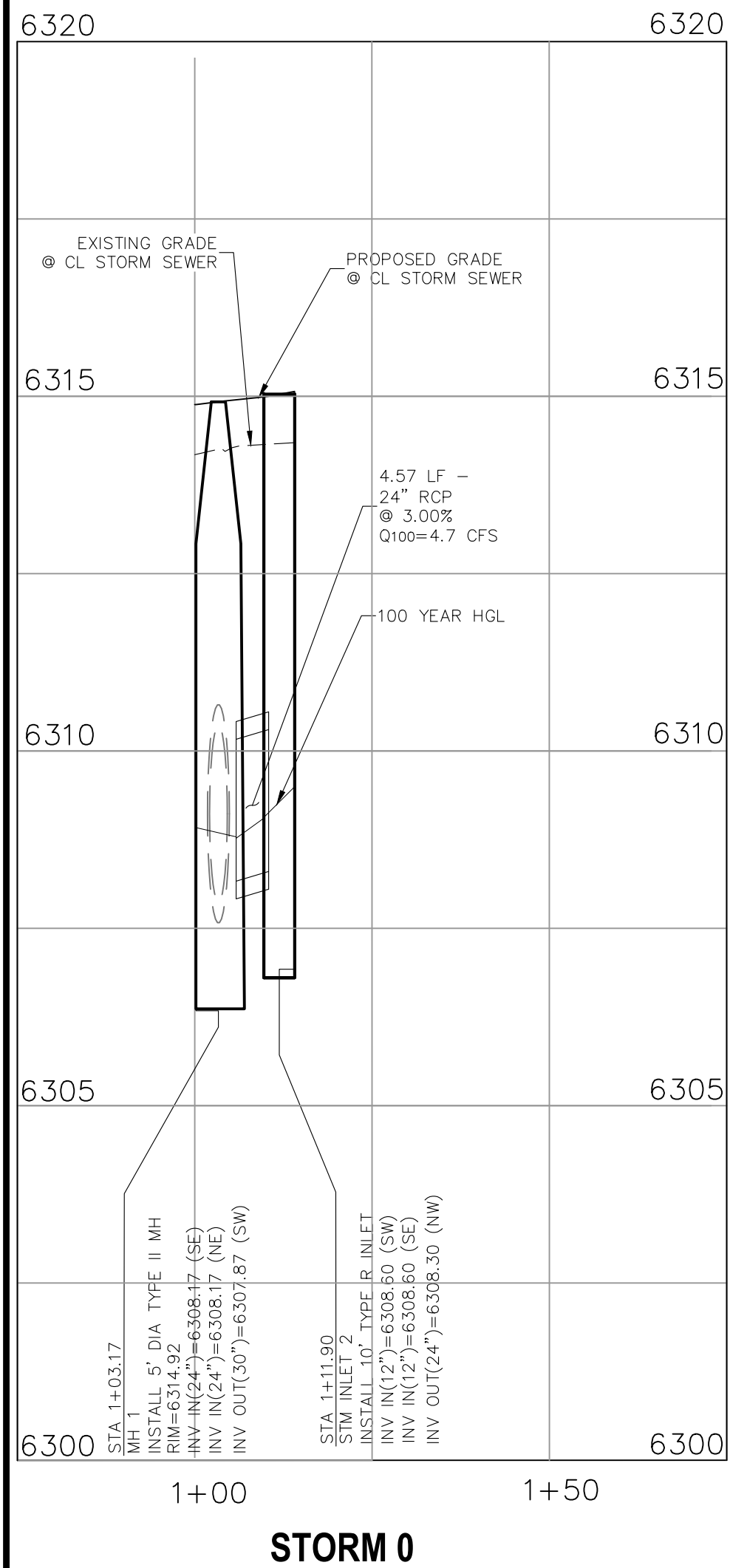
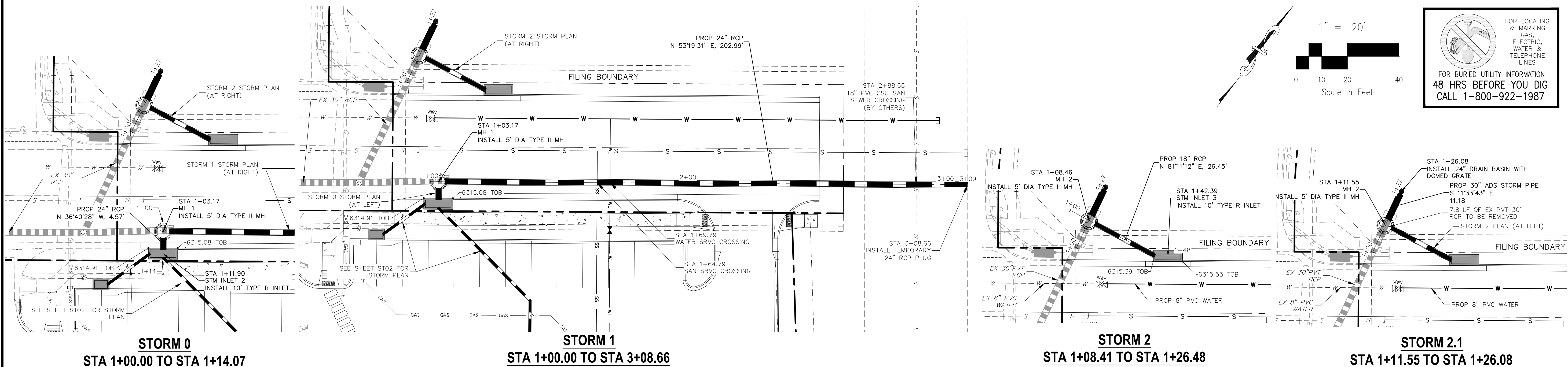
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

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

[illegible]

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

STORM SEWER PLAN & PROFILE

PROJECT NO. 18-007

DATE: 03/14/2025

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

DESIGNED BY: SPM

DRAWN BY: SPM

CHECKED BY: VAS

ST01

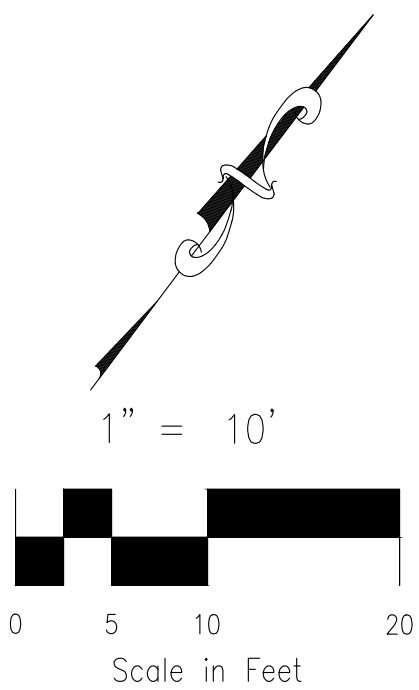
SHEET 6 OF 13

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

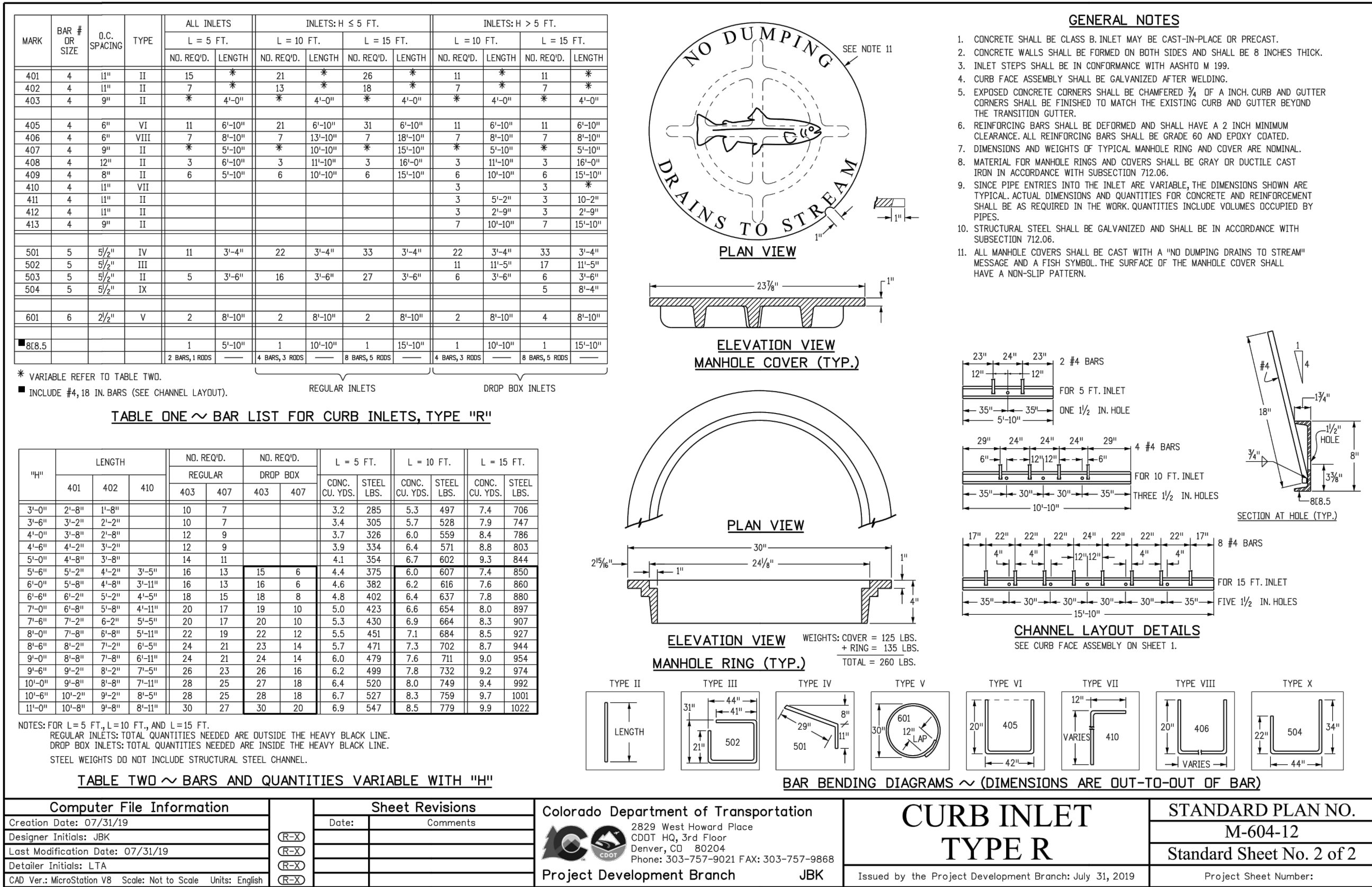
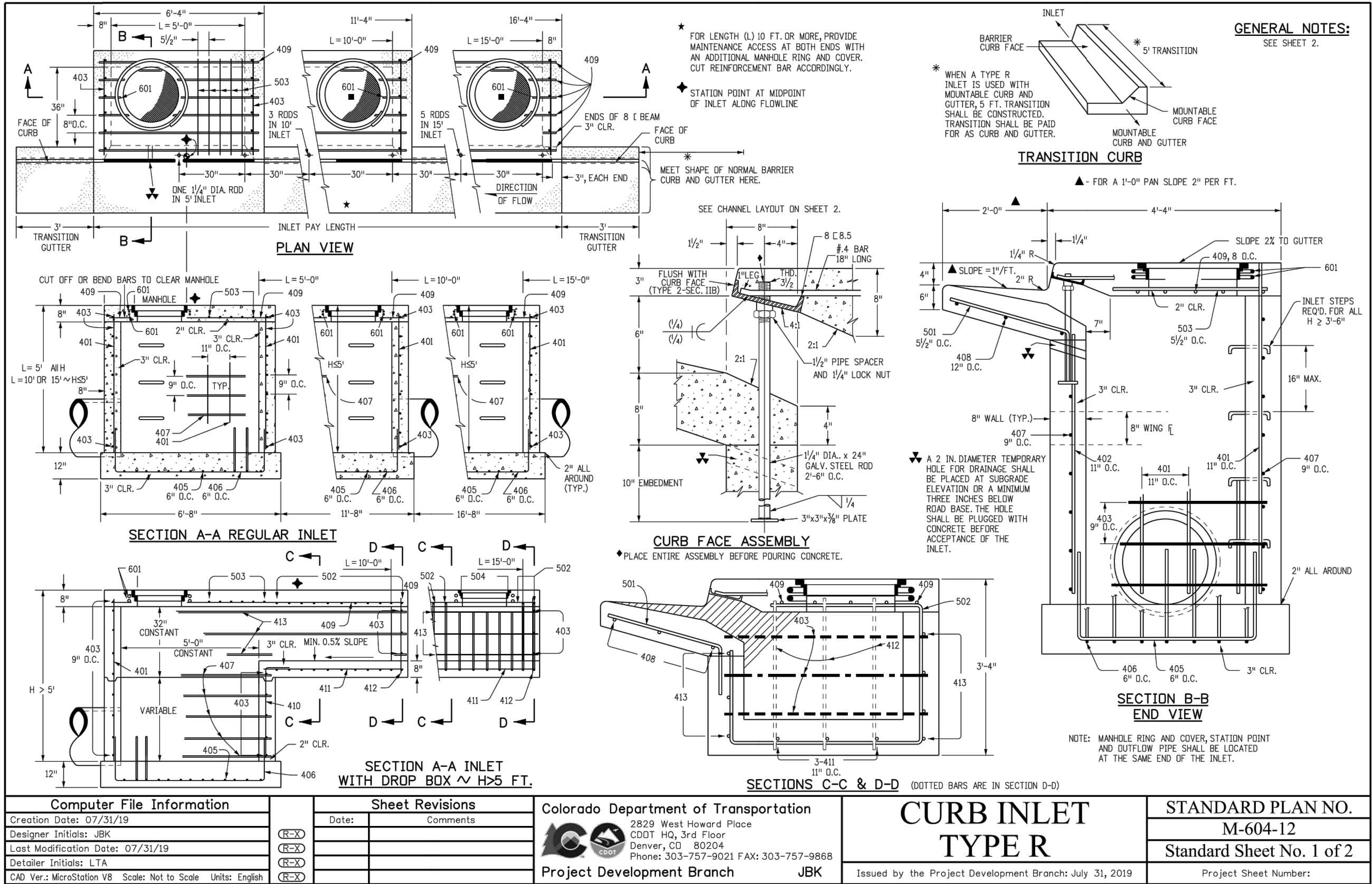
CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160
04/28/25
REGISTERED PROFESSIONAL

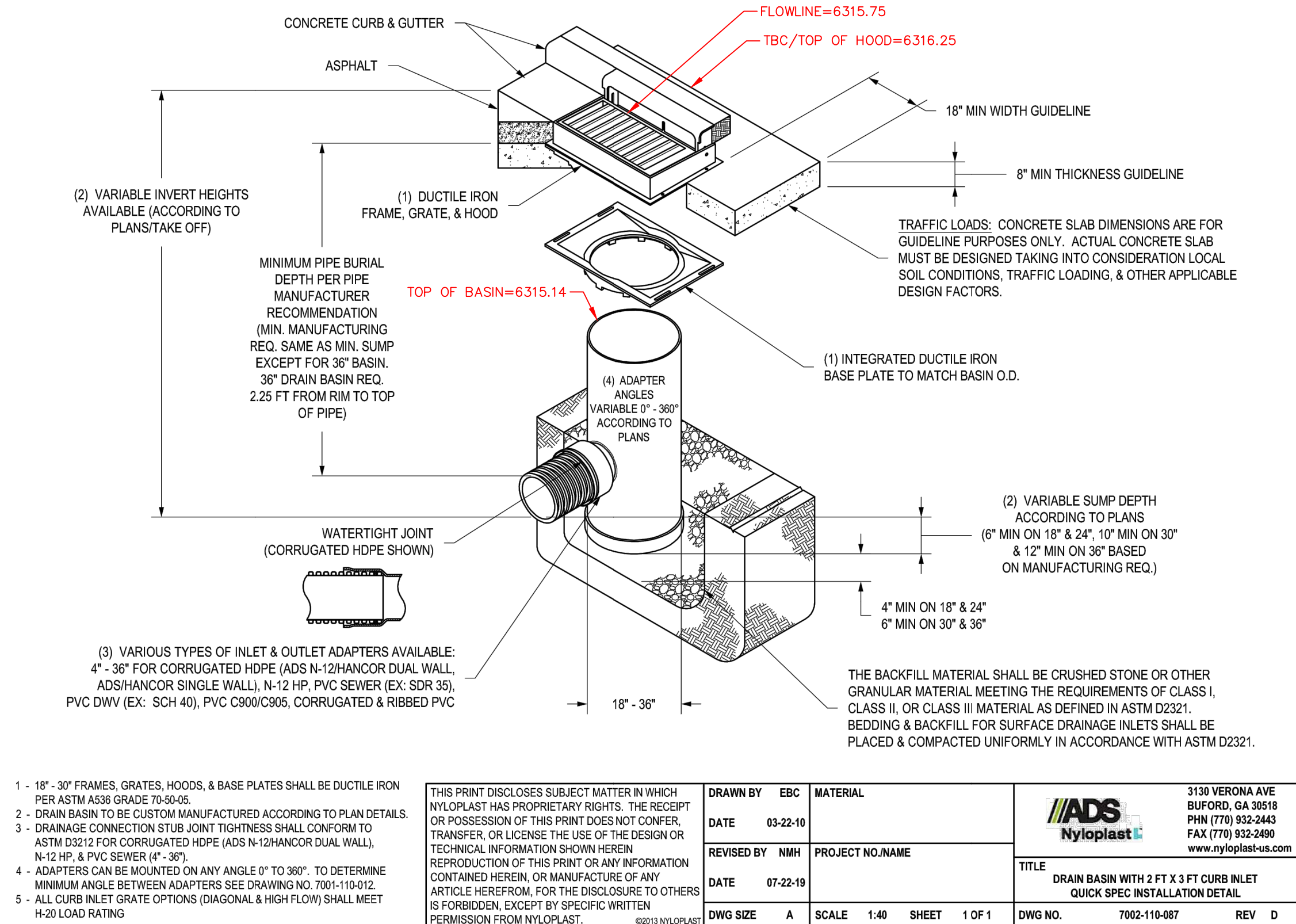
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CIVIL CONSULTANTS, INC.



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



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



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LOT 1-CROSSROADS MIXED USE FILING NO. 3

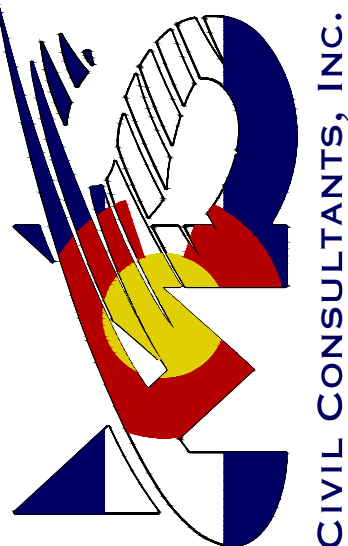
GRADING & EROSION CONTROL DETAILS

PROJECT NO. 18-007 DATE: 03/14/2025

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

DESIGNED BY: SPM DRAWN BY: SPM CHECKED BY: VAS SHEET 8 OF 13 ST03

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



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

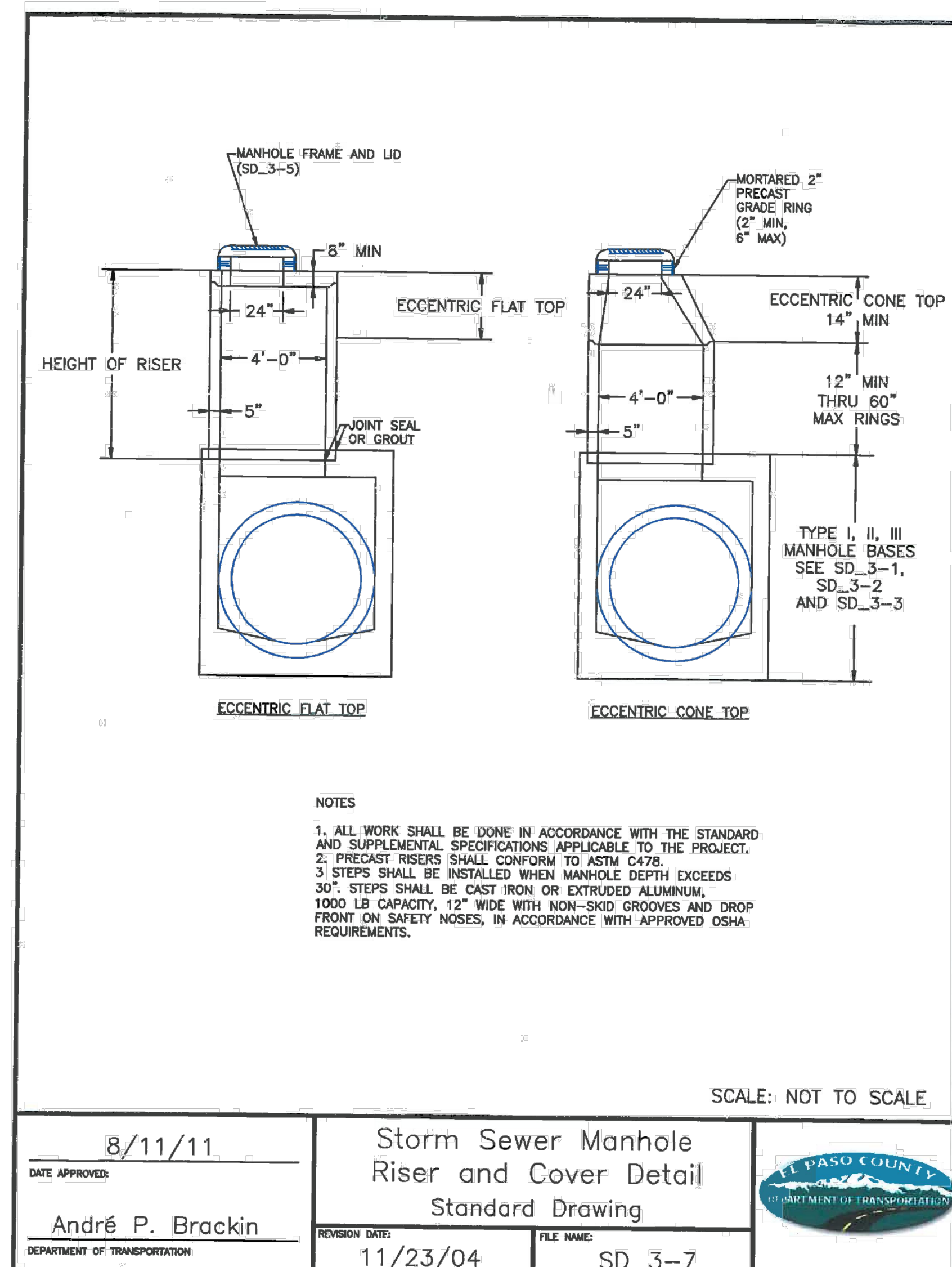
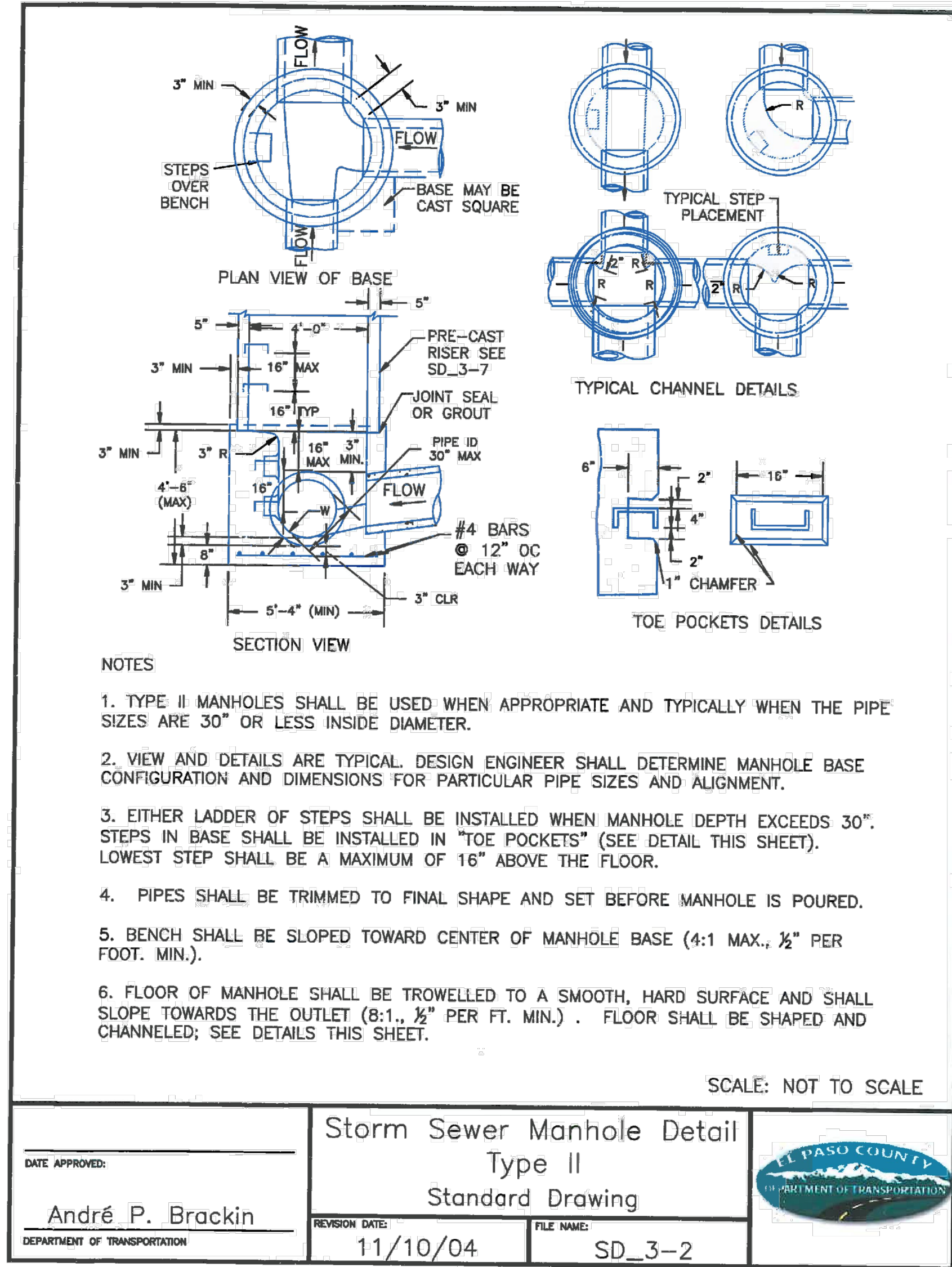
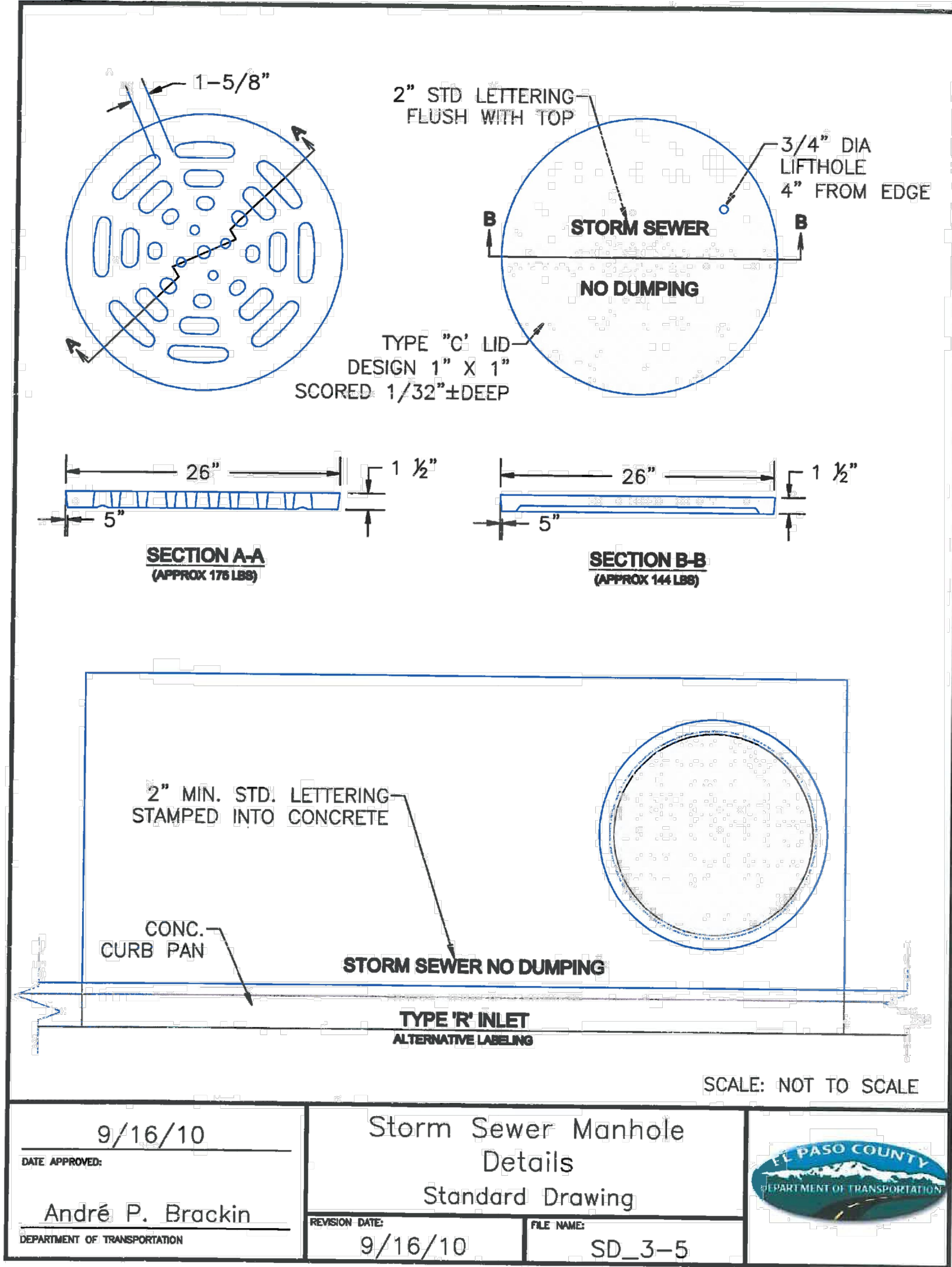
FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.

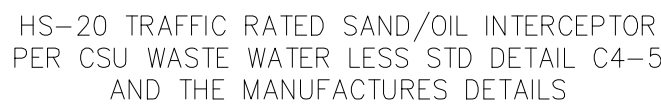
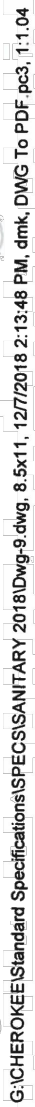


REVISIONS: NO. DATE: BY: DESCRIPTION:

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CAUTION





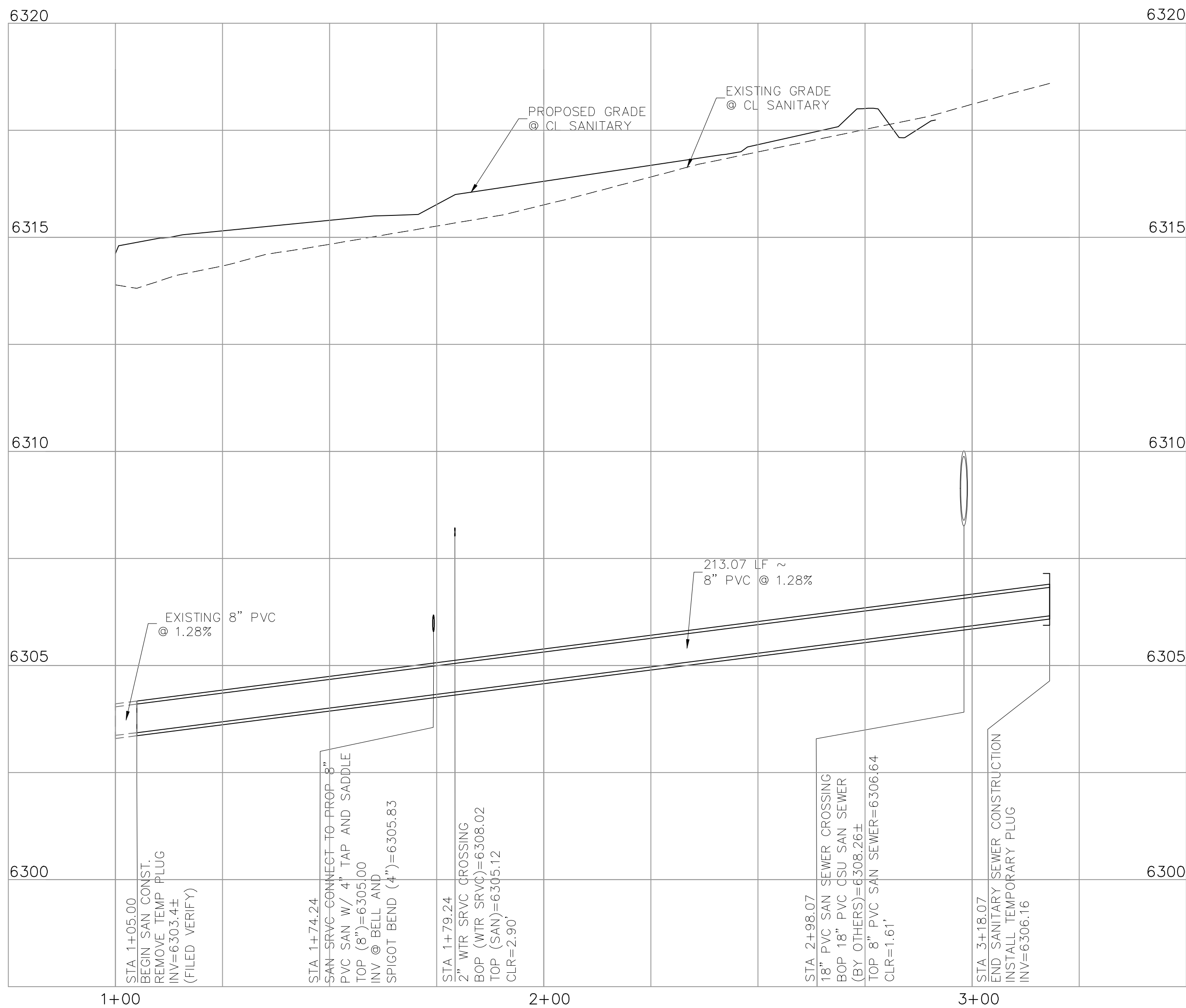
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1" = 20'

0 10 20 40

Scale in Feet

VERTICAL SCALE: 1"=2.5'



8" PVC SANITARY
STA 1+00.00 TO STA 3+18.07

CL	CENTERLINE
C&G	CURB AND GUTTER
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

3. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET *COLORADO SPRINGS UTILITIES' WASTEWATER LINE EXTENSION AND SERVICE STANDARDS* (WASTEWATER STANDARDS) OR APPROVED EQUAL BY CHEROKEE METROPOLITAN DISTRICT.
2. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
3. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, MANHOLES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
4. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WASTEWATER MAIN.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF COLORADO SPRINGS UTILITIES.
6. ALL FIELD STAKING SHALL COMPLY WITH THE WASTEWATER STANDARDS.
7. ALL MANHOLES LOCATED WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISH GRADE. IF MANHOLES ARE IN POOR CONDITION OR IF THE DISTANCE BETWEEN THE RING/COVER AND CONE OF THE MANHOLE EXCEEDS THE WASTEWATER STANDARDS, THE CONTRACTOR MAY BE REQUIRED TO REPLACE PART OR ALL OF THE EXISTING MANHOLES.
8. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT INSPECTOR.
9. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE *CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL*.

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2121 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



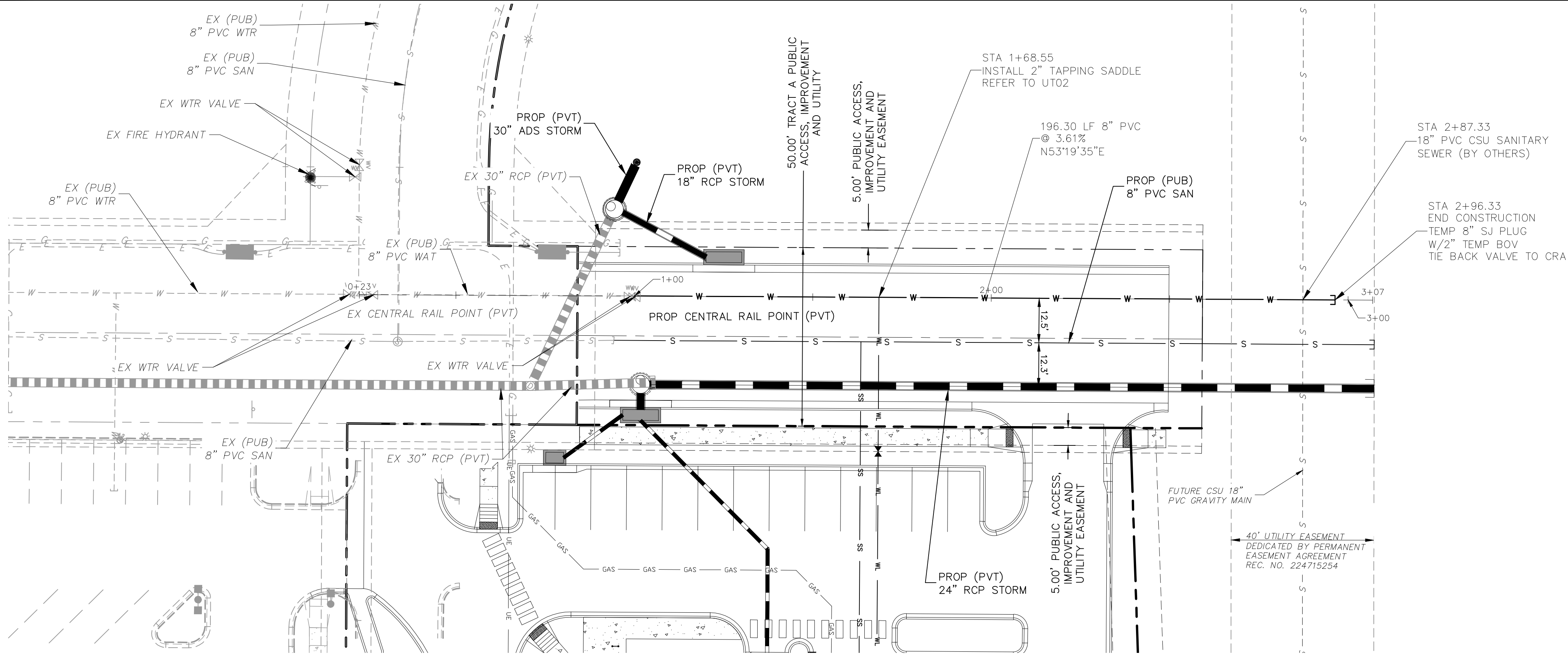
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BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.



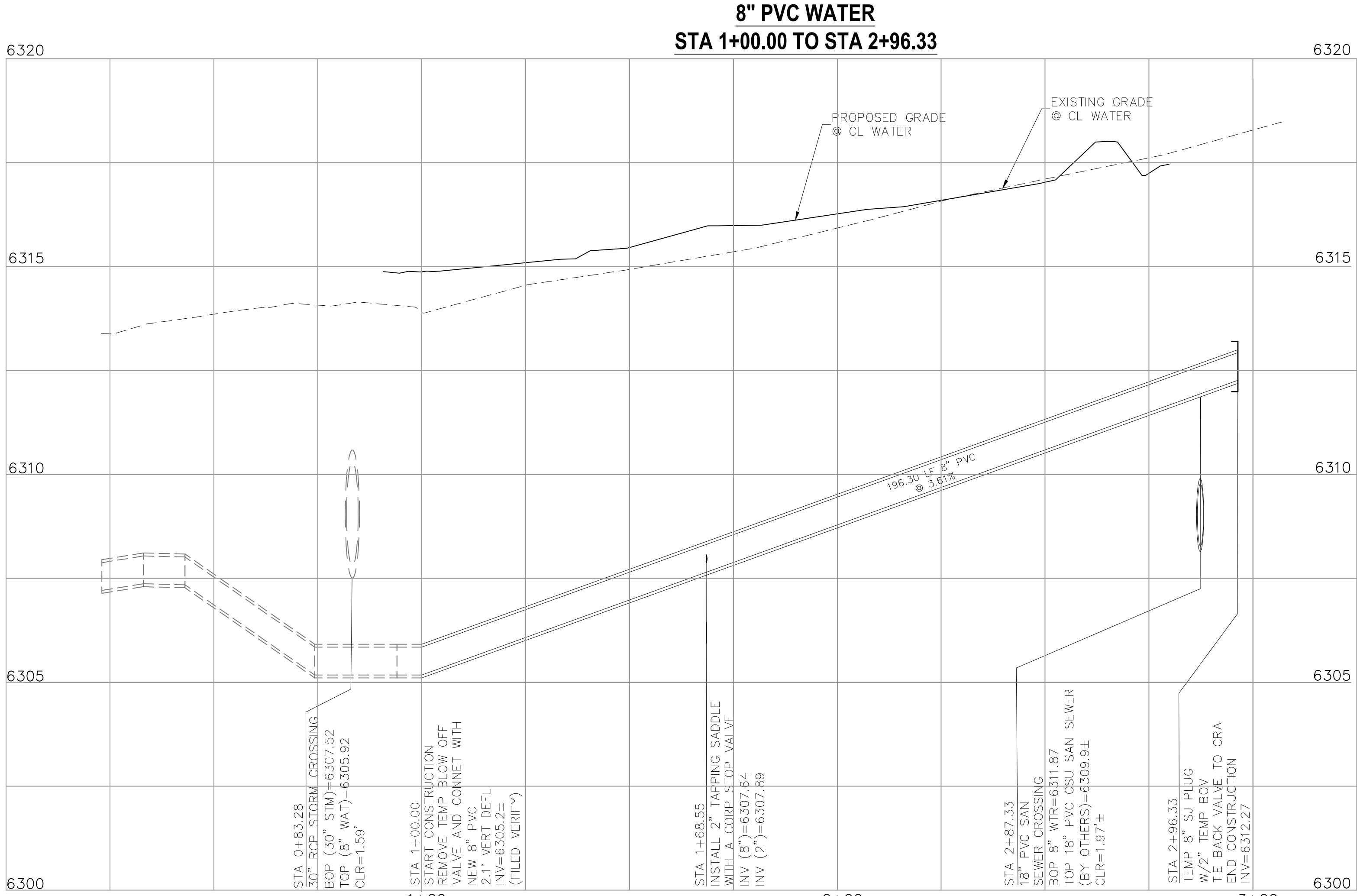
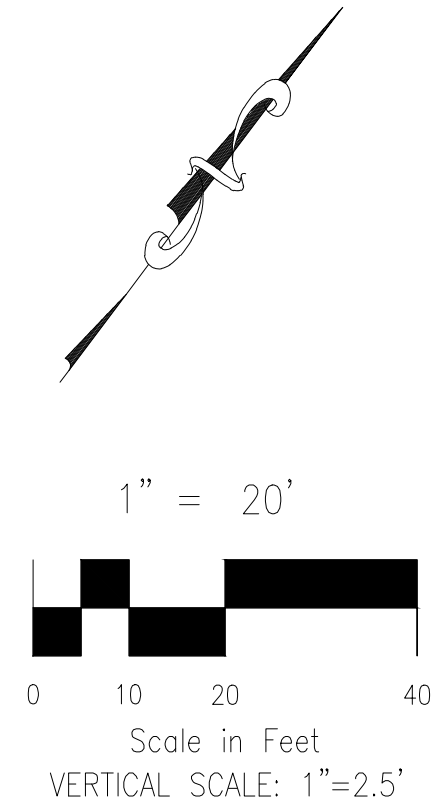
NO.	DATE:	BY:	DESCRIPTION:	APPR'D. BY:	DATE:
REVISIONS:					

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CAUTION



ABBREVIATION LEGEND	
CL	CENTERLINE
C&G	CURB AND GUTTER
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



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LOT 1-CROSSROADS MIXED USE FILING NO. 3

WATER PLAN & PROFILE

PROJECT NO. 18-007

DESIGNED BY: SPM

DRAWN BY: SPM

CHECKED BY: VAS

DATE: 05/05/2025

SHEET 12 OF 13

WT01

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

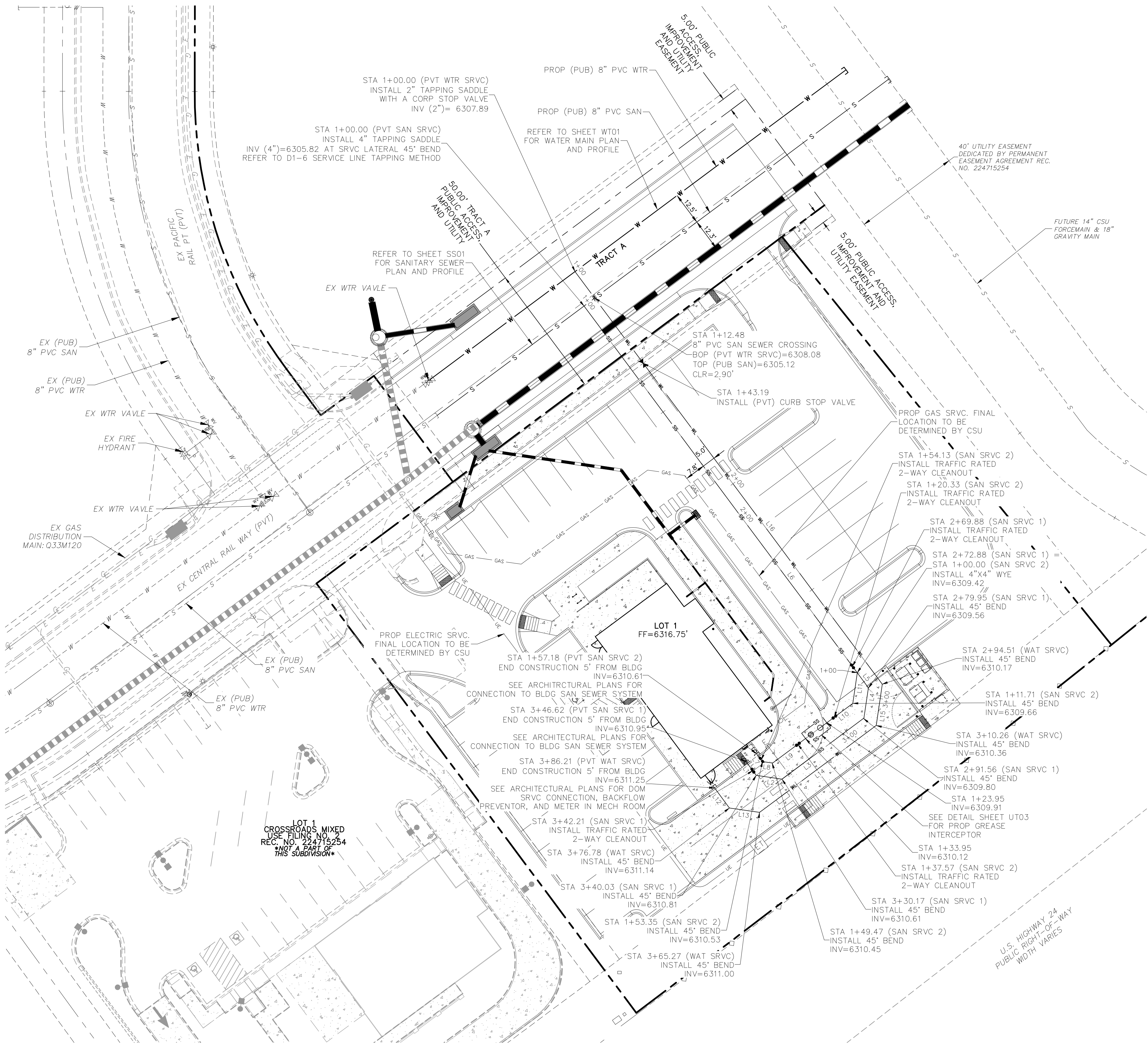
CIVIL CONSULTANTS, INC.

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

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

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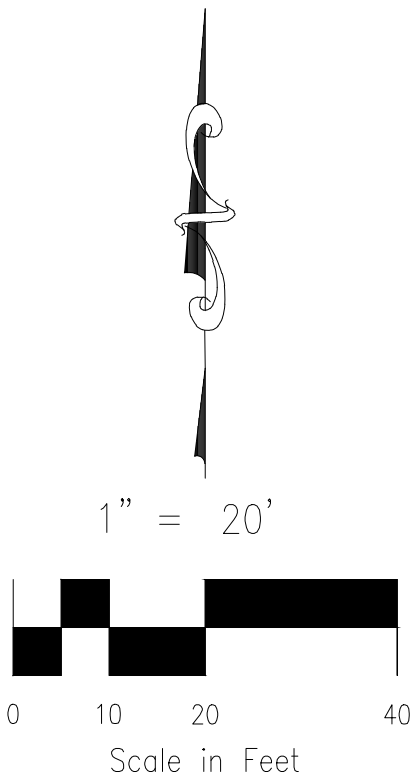


ABBREVIATION LEGEND	
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C&G	CURB AND GUTTER
CONST	CONSTRUCTION
WTR	WATER
STM	STORM SEWER
PUB	PUBLIC
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EX	EXISTING
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NTS	NOT TO SCALE
PROP	PROPOSED
SAN	SANITARY SEWER
CMD	CHEROKEE METROPOLITAN DISTRICT

4" PVT PVC SAN LINE TABLE			
LINE No.	LENGTH	DIRECTION	SLOPE
L1	6.59'	N36°40'29"W	2.08%
L2	9.86'	N81°40'29"W	2.08%
L3	38.60'	S53°19'31"W	2.08%
L4	11.61'	S8°19'31"W	2.08%
L5	7.07'	S36°40'29"E	2.08%
L6	172.88'	S36°40'29"E	2.08%
L7	3.82'	N36°40'29"W	2.08%
L8	3.88'	N81°40'29"W	2.08%
L9	15.52'	S53°20'34"W	2.08%
L10	12.24'	S53°19'31"W	2.08%
L11	11.71'	S8°19'31"W	2.08%

2" PVT PVC DOM WATER LINE TABLE		
LINE No.	LENGTH	DIRECTION
L12	10.43'	N36°40'29"W
L13	11.51'	N81°40'29"W
L14	55.01'	S53°19'31"W
L15	15.75'	S8°19'31"W
L16	194.51'	S36°40'29"E

NOTE:
GAS METERS MUST BE A MINIMUM OF 3 FEET FROM DOORS, OPERABLE WINDOWS, OR ANY BENTS OR OPENINGS IN WALLS



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LOT 1-CROSSROADS MIXED USE FILING NO. 3

UTILITY SERVICE PLAN

PROJECT NO. 18-007
DESIGNED BY: SPM
DRAWN BY: SPM
CHECKED BY: VAS

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

DATE: 05/05/2025
SHEET 13 OF 13
UT02

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

CIVIL CONSULTANTS, INC.

FOR AND ON
BEHALF OF
WAS CIVIL
CONSULTANTS,
INC.

PROFESSIONAL
ENGINEER
VIRGIL A. SANCHEZ
37160
05/05/25

REVISIONS:
NO. DATE BY DESCRIPTION

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