

LOT 1 AT CROSSROADS MIXED-USE FILING NO. 3

SITE PLAN

Site Development Plan

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

LAND AREA:

44,854 SQ. FT. OR 1.03 ACRES MORE OR LESS

LEGAL DESCRIPTION

LOT 1 OF CROSSROADS MIXED USE, FILING NO. 3

GENERAL NOTES:

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

Add note

A note stating: The owner agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

FEMA CLASSIFICATION

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0754G EFFECTIVE DATE DECEMBER 7, 2018 AND IS LABELED AS A ZONE "X" AREA, OR AREA OF MINIMAL FLOOD HAZARD.

NOTICE AND WARNING:

COMPLIANCE WITH THE AMERICANS FOR DISABILITIES ACT ("ADA") AND OTHER FEDERAL AND STATE ACCESSIBILITY LAWS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THEREFORE, COMPLIANCE WITH CITY CODES DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. EL PASO COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS.

PROPERTY OWNER ACKNOWLEDGEMENT

CROSSROADS DEVELOPMENT COMPANY LLC, BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID LAND TO BE SITE PLANNED UNDER THE NAME OF **LOT 2 AT CROSSROADS MIXED USE FILING NO. 3**. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

NO CHANGES MAY BE MADE TO THIS SITE DEVELOPMENT PLAN WITHOUT **CITY** APPROVAL. MINOR CHANGES TO THE SITE DEVELOPMENT PLAN MAY BE APPROVED ADMINISTRATIVELY BY THE **CITY** PLANNING DEPARTMENT. MAJOR CHANGES TO THIS SITE DEVELOPMENT PLAN, ESPECIALLY DELETIONS OF APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION SHALL BE SUBJECT TO THE SAME APPLICATION, REVIEW AND APPEAL PROCESSES APPLICABLE TO THE ORIGINAL SITE DEVELOPMENT PLAN. ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____ 20____.

[PROPERTY OWNER]

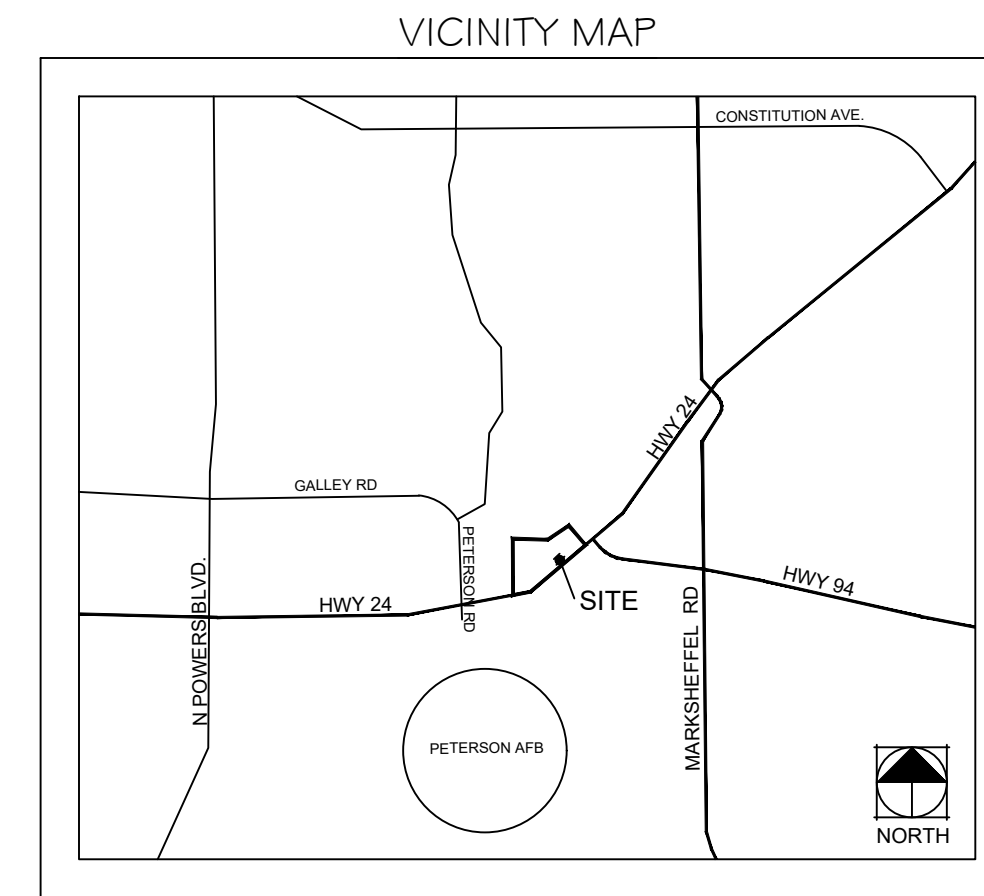
NOTARY CERTIFICATE
(STATE OF)
(COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ (NAME AND TITLE)

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____

NOTARY PUBLIC



SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4 - 8	UTILITY PLAN

Remove from SDP set
Include in CDs
SF2432

SITE DATA

SITE AREA: 1.03± AC (44,854 SF)
 AREA OF DISTURBANCE: 0.74± AC
 ZONING CLASSIFICATION: COMMERCIAL REGIONAL (CR)
 LAND USE: FAST FOOD
 JURISDICTION: EL PASO COUNTY
 SITE ADDRESS: E HIGHWAY 24
 TAX SCHEDULE NO.: 5408305008 (PENDING FILING 3 PLAT APPROVAL)
 BUILDING SETBACKS: 30' FRONT SETBACK
 25' SIDE SETBACK
 25' REAR SETBACK
 MAXIMUM LOT COVERAGE: N/A
 PROPOSED EASEMENTS: NONE
 LANDSCAPE: 5% OF INTERIOR LOT (NOT INCLUDING LANDSCAPE BUFFER)
 SITE COVERAGE: BUILDING - 2,300 SF | 5.1%±
 DRIVEWAY AND PARKING - 29,192 SF | 65.1%±
 SIDEWALKS AND HARDSCAPE - 1,503 SF | 3.4%±
 LANDSCAPING - 11,859 SF | 26.4%±

Update when plat is approved

BUILDING DATA

TOTAL GROSS BUILDING AREA: 2,300 S.F.
 BUILDING HEIGHT: PROPOSED: 45.0
 MAXIMUM BY CODE: 45.0
 PROPOSED LOT COVERAGE: 73.6%±
 CONSTRUCTION TYPE:

Plans indicate 47 spaces, please clarify

PARKING COUNTS

	PARKING REQUIRED	PARKING PROVIDED
OFF-STREET PARKING	1/100SF	23
ADA	1/XX SPACES = 2	2
BICYCLE PARKING	3	3

Please indicate where these are on the site plan

OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER ACCEPT THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE FINAL DEVELOPMENT PLAN.

THE EQUITY GROUP, LLC

BY: _____

TITLE: _____

ADDRESS: _____

COUNTY APPROVAL:

PREPARED: XX/XX/20XX

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



CONTACTS:

DEVELOPER/OWNER:
CROSSROADS DEVELOPMENT COMPANY LLC
90 S. CASCADE AVENUE #1500
COLORADO SPRINGS, CO 80903
TEL: (719) 475-7621
CONTACT: DANNY MIENTKA
EMAIL: DANNY@THEEQUITYGROUP.NET

ARCHITECT:
PLUMP ENGINEERING, INC
914 E. KATELLA AVE.
ANAHEIM, CA 92805
TEL: (714) 385-1835
CONTACT: ERIC KAELEBLE
EMAIL: EKAELBLE@PEICA.COM

ENGINEER/SURVEYOR:
M&S CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVENUE, SUITE 305
COLORADO SPRINGS, CO 80903
TEL: (719) 491-0818
CONTACT: VIRGIL SANCHEZ, P.E.
EMAIL: VIRGILS@MSCIVIL.COM

PLANNING/LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: JIM HOUK, P.L.A.
EMAIL: JIM.HOUK@KIMLEY-HORN.COM

PPR2445

XXX
SHEET XX OF 3

LOT 1 - CROSSROADS MIXED USE FILING NO. 3

COUNTY OF EL PASO, STATE OF COLORADO

SITE PLAN

NOVEMBER 2024

Please clearly indicate the points of ingress/egress and the proposed flow of traffic on the property

Please clearly depict property boundaries on the NE and NW edges

LEGEND

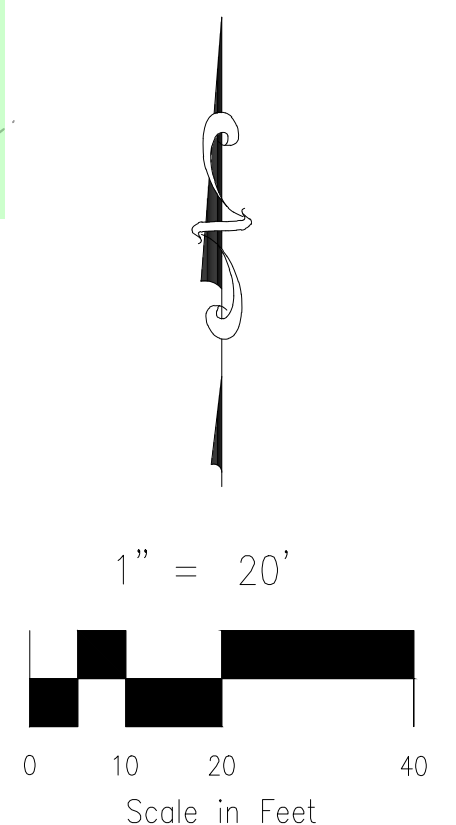
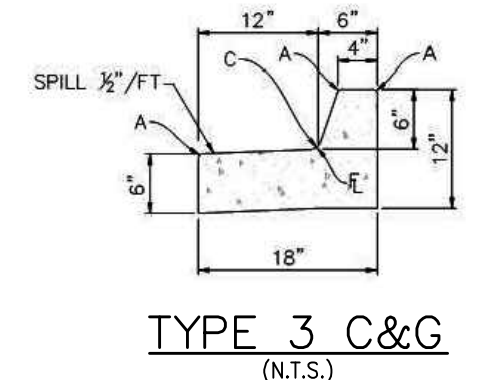
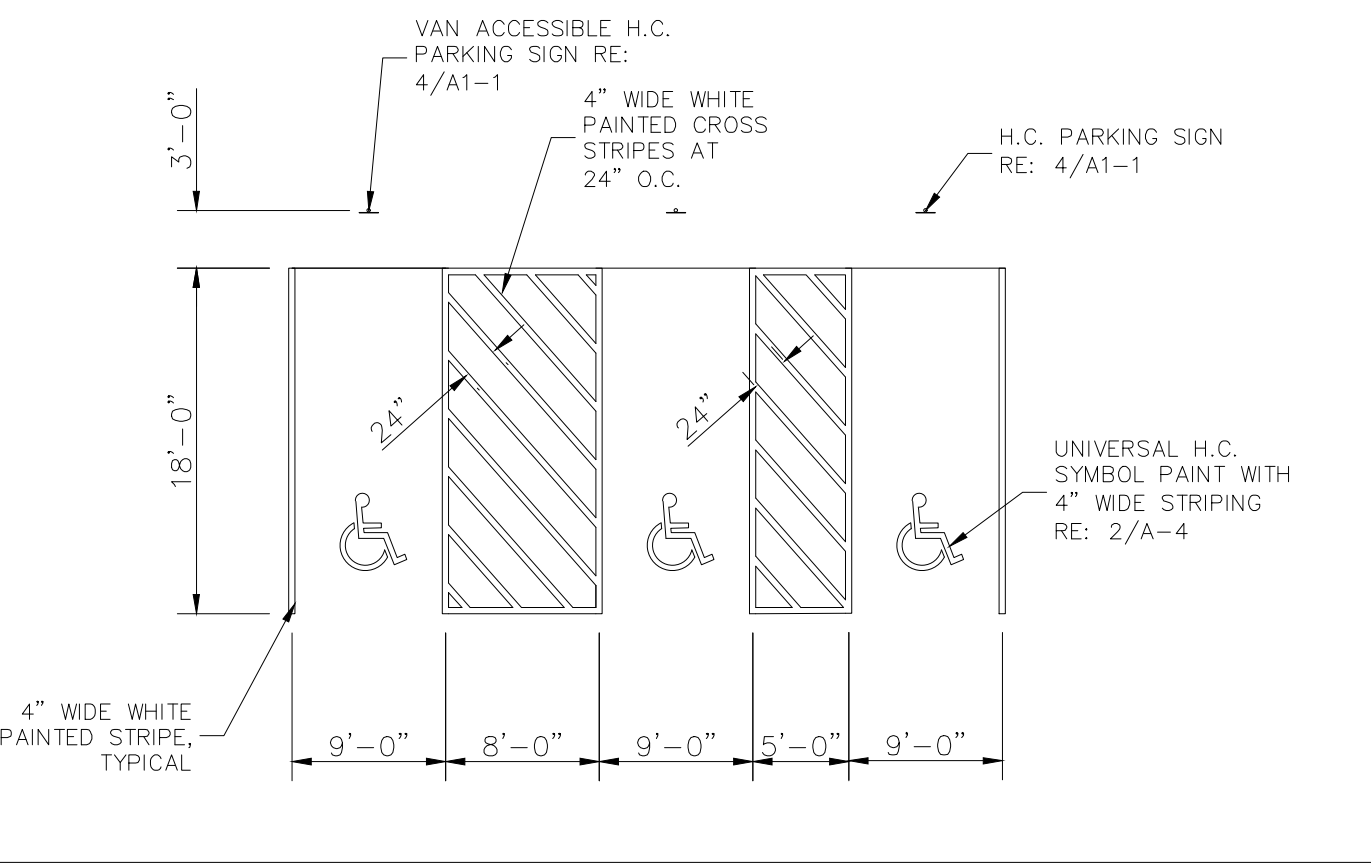
	PROPOSED STORM SEWER PIPE
	PROPOSED STORM SEWER PIPE (OTHERS)
	FILING BOUNDARY
	PROPOSED UTILITY EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED BUILDING SETBACK
	LOT LINE
	EX. SANITARY SEWER LINE
	EX. WATER LINE
	EX. U/G ELECTRIC LINE
	EX. GAS
	EX. CATV
	EX. TELEPHONE
	EX. FENCE
	EX. STORM LINE
	EX. STORM SEWER INLET
	EX. SANITARY SEWER MANHOLE
	EX. WATER VALVE
	EX. FIRE HYDRANT
	PROP. SANITARY SEWER SERVICE
	PROP. WATER SERVICE
	PROP. SANITARY SEWER MAIN
	PROP. WATER MAIN
	EX. STORM MANHOLE
	EX. STORM INLET
	EX. SANITARY SEWER MANHOLE
	EX. WATER VALVE
	STORM SEWER INLET
	STORM SEWER MANHOLE
	PROPOSED CONCRETE

LEGEND

	EX. SANITARY SEWER LINE
	EX. WATER LINE
	EX. U/G ELECTRIC LINE
	EX. GAS
	EX. CATV
	EX. TELEPHONE
	EX. FENCE
	EX. STORM LINE
	EX. STORM SEWER INLET
	EX. SANITARY SEWER MANHOLE
	EX. WATER VALVE
	EX. FIRE HYDRANT
	PROP. SANITARY SEWER SERVICE
	PROP. WATER SERVICE
	PROP. SANITARY SEWER MAIN
	PROP. WATER MAIN
	EX. STORM MANHOLE
	EX. STORM INLET
	EX. SANITARY SEWER MANHOLE
	EX. WATER VALVE
	STORM SEWER INLET
	STORM SEWER MANHOLE
	PROPOSED CONCRETE

HANDICAP PARKING DESIGN CRITERIA:

- RAMP SHALL NOT BE PLACED IN HANDICAPPED ACCESS AISLE, BUT SHALL BE PLACED WITHIN THE ADJOINING SIDEWALKS.
- ACCESS AISLES MAY NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- HANDICAPPED RAMPS MAY NOT EXCEED A SLOPE OF 8%.
- THE MINIMUM WIDTH FOR HANDICAPPED RAMPS IS 36 INCHES.
- THE SIDES OF RAMPS MAY NOT EXCEED A SLOPE OF 10% UNLESS PROTECTED WITH A HANDRAIL.
- HANDICAPPED PARKING SHALL MEET ALL OTHER APPLICABLE CITY AND ADA CODE REQUIREMENTS.



SITE PLAN
 LOT 1 - CROSSROADS MIXED USE FIL. NO. 3
 JOB NO. 18-007
 DATE PREPARED: NOVEMBER 2024
 DATE REVISED:

EL PASO COUNTY FILE NO. PPRXXXX

File: C:\18007A-CRMUR-Lot 2\The Equality Group\img\Dev Plan\18007 Site Plan.dwg Plotstamp: 11/11/2024 4:54 PM

LOT 1 - CROSSROADS MIXED USE FILING NO. 3

DATE: 11/11/24

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

PROJECT NO. 18-007

DESIGNED BY: DLM

DRAWN BY: ATP

CHECKED BY: VAS

SHEET 1 OF 1

SITE01

SITE PLAN

CIVIL CONSULTANTS, INC.

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

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

FOR AND ON BEHALF OF
 CIVIL CONSULTANTS, INC.

REVISIONS:
 NO. DATE BY DESCRIPTION

DATE: _____

APPROVED BY: _____

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

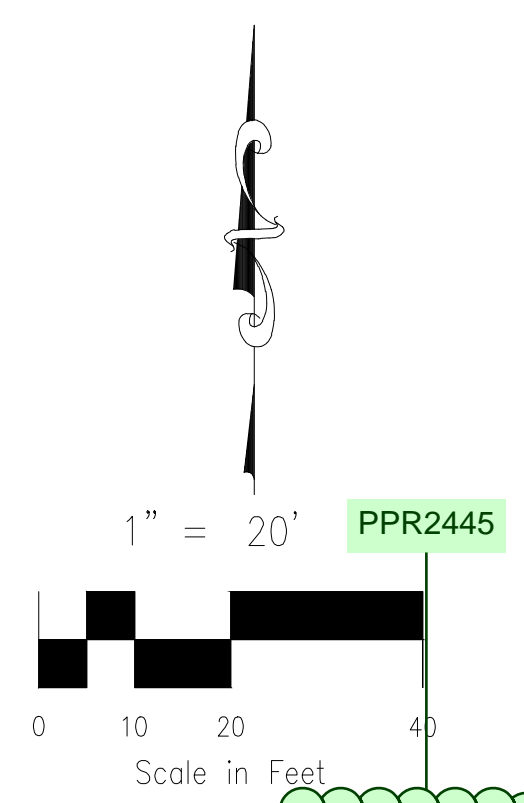


LOT 1
 *CROSSROADS MIXED
 USE FILING NO. **
 REC. NO. 224715254
 *NOT A PART OF
 THIS SUBDIVISION*

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

Remove all grading and utility sheets from the SDP set and include in the CDs for SF2432.

LEGEND	
---(6920)---	EXISTING MAJOR CONTOUR
---(6918)---	EXISTING MINOR CONTOUR
—6920—	PROPOSED MAJOR CONTOUR
—6918—	PROPOSED MINOR CONTOUR
—	EXISTING/FUTURE STORM DRAIN
—	PROPOSED STORM DRAIN
—	PROPOSED CURB & GUTTER
---	PROPOSED LOT LINE
---	PROPOSED DRAINAGE EASEMENT
---	PROPOSED ACCESS, UTILITY, IMPROVEMENT & DRAINAGE ESMT
L.P./H.P.	LOW POINT/HIGH POINT
2.1%	FLOW DIRECTION & SLOPE
→	FLOW DIRECTION ARROW
↔	EXISTING FLOW DIRECTION ARROW
FG	FINISH GRADE
SW	SIDEWALK
TOW	TOP OF WALL
BOWL	BOTTOM OF WALL
TBC	TOP BACK CURB
FL	FLOWLINE
FF	FINISH FLOOR
EX/EXIST	EXISTING
ESMT	EASEMENT
PVT	PRIVATE
U/G	UNDERGROUND
LS	LANDSCAPE



PROJECT NO. 18-007 DESIGNED BY: DLM DRAWN BY: ATP CHECKED BY: WAS		DATE: 11/06/2024 SCALE: HORIZONTAL: 1"=20' VERTICAL: N/A	SHEET 7 OF 8 GEC07
LOT 1-CROSSROADS MIXED USE FILING NO. 3 DETAILED GRADING PLAN			
212 N. WABATCH 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	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			

LOT 1-CROSSROADS MIXED USE FILING NO. 3

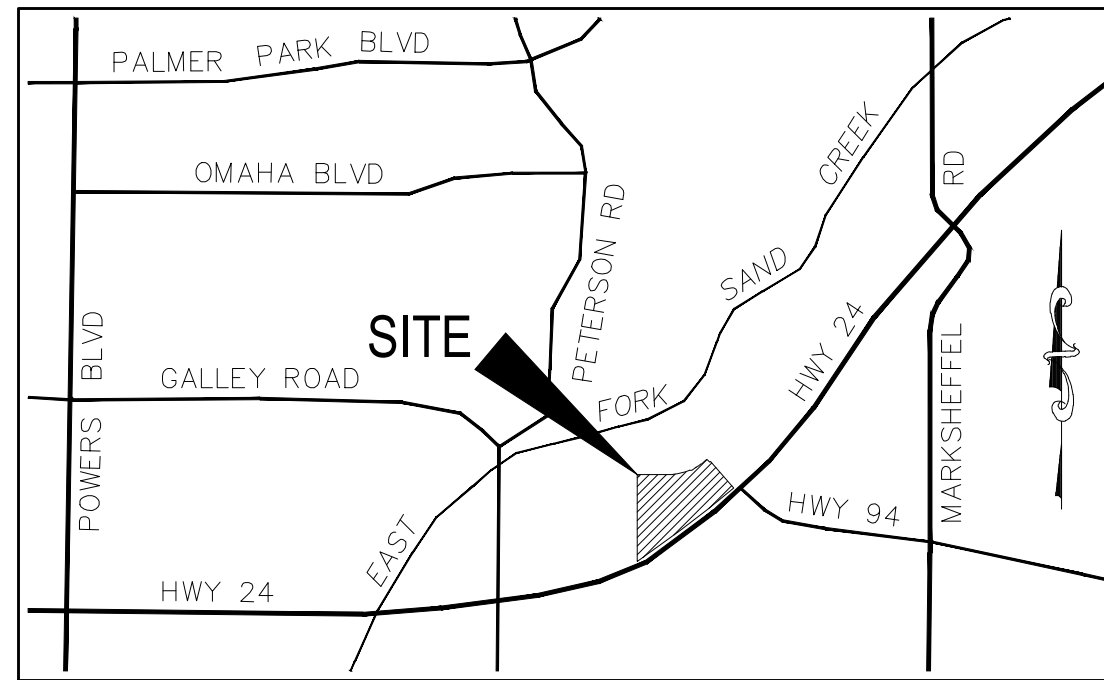
COUNTY OF EL PASO, STATE OF COLORADO

UTILITY PLAN- INCLUDING UTILITY SERVICE PLAN

NOVEMBER 2024

GENERAL NOTES

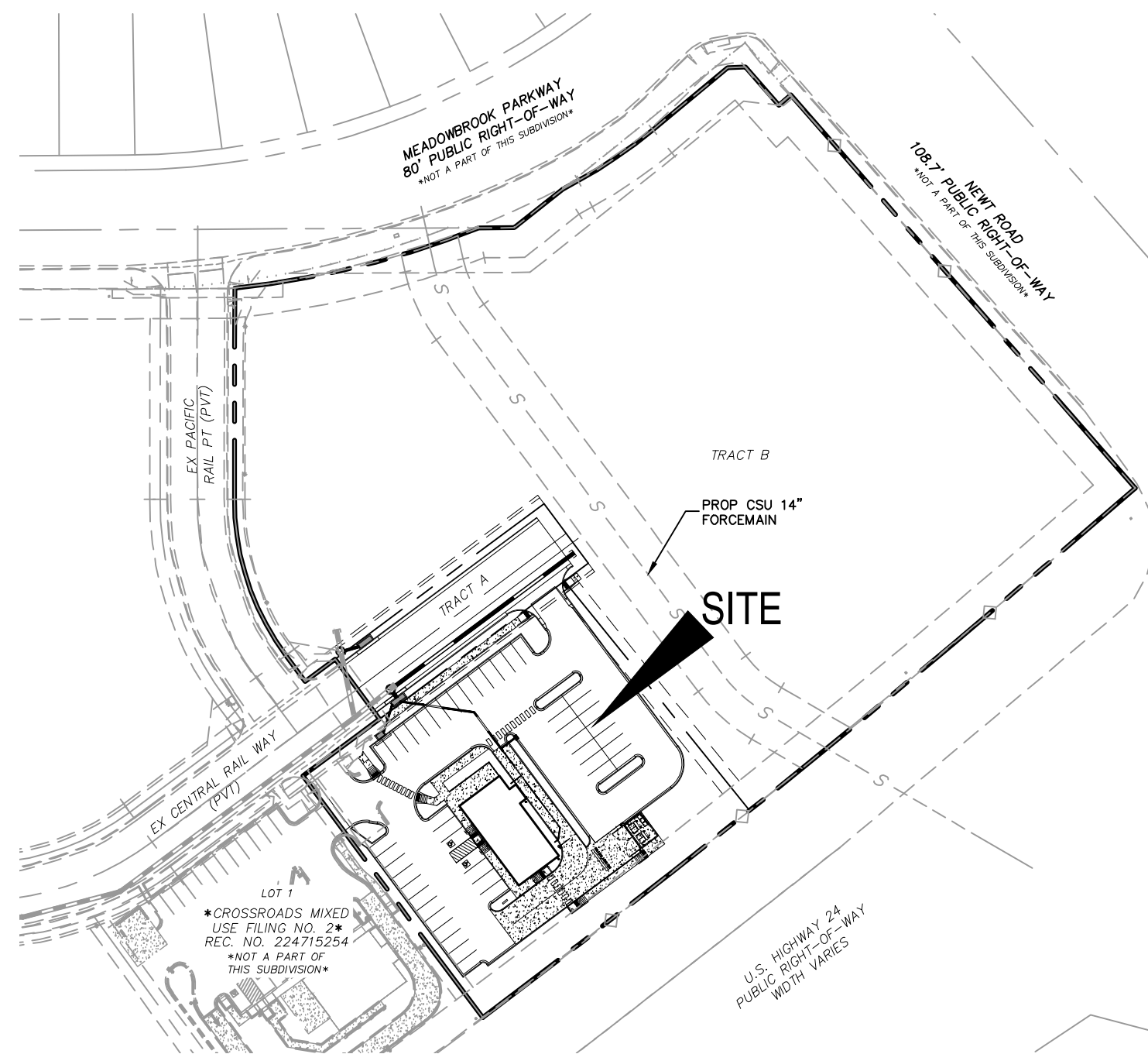
- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN DISTRICT (SRMD, THE DISTRICT) SPECIFICATIONS.
- ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
- DUCTILE IRON PIPES, INCLUDING FITTINGS, VALVES AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.
- ALL DUCTILE IRON PIPE LESS THAN 12 INCHES AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB MAGNESIUM ANODES EVERY 400 FEET AND 9 LB MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE 12 INCHES AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB MAGNESIUM ANODES EVERY 300 FEET AND 9 LB MAGNESIUM ANODES AT EACH FITTING.
- ALL PIPE MATERIAL, BACKFILL AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES AND THE GEOTECHNICAL ENGINEER.
- COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
- BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5" FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION.
- AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
- ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
- AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
- PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
- THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
- ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINE) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICTS' OFFICE.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN THE METROPOLITAN DISTRICT:
 - PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/ APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.
 - THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
- TESTING OF FACILITIES:
 - THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
 - ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS:
 - TEST 100% OF ALL LINES
 - MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).
 - ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS
 - ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
 - ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
 - SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
 - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	SANITARY SEWER PLAN & PROFILE
SHEET 3	WATER MAIN PLAN & PROFILE
SHEET 4	UTILITY SERVICE PLAN
SHEET 5	UTILITY DETAILS



SITE MAP
N.T.S.

Move to CDs

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) 668-3556
ELECTRIC DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.L.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLANS HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE CHEROKEE METROPOLITAN DISTRICT. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS REPORT.

VIRGIL A. SANCHEZ, COLORADO P.E. #37160 DATE
FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC.

WATER INSTALLATION CORROSION CONTROL REQUIREMENTS

REQUIRED, DESCRIBED AS FOLLOWS: PROVIDE CATHODIC PROTECTION & WRAP ALL METAL JOINTS, VALVES, PIPES AND HYDRANTS.

CHEROKEE METROPOLITAN DISTRICT WATER & WASTEWATER PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: _____ DATE _____

CIMARRON HILLS FIRE DEPARTMENT

ACCORDING TO THE MODELED CALCULATIONS REVIEWED BY THE GOVERNING WATER DISTRICT AND/OR COLORADO REGISTERED CIVIL ENGINEER/DESIGNER, THE THEORETICAL AVAILABLE FIRE FLOW AT NODE "FH-1" IS 2000 GPM UNDER MAXIMUM DAILY DEMAND CONDITIONS AT 28.3PSI RESIDUAL. THE ACTUAL FIRE FLOW MAY VARY DUE TO VARIOUS PARAMETERS. UPON DETAILED REVIEW OF THE AVAILABLE WATER SUPPLY, FIRE HYDRANT LOCATIONS AND HOSE LAY DISTANCES, THESE PLANS ARE HEREBY CONSIDERED APPROVED.

FIRE DEPARTMENT SIGNATURE: _____ DATE _____

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'

BASIS OF BEARINGS

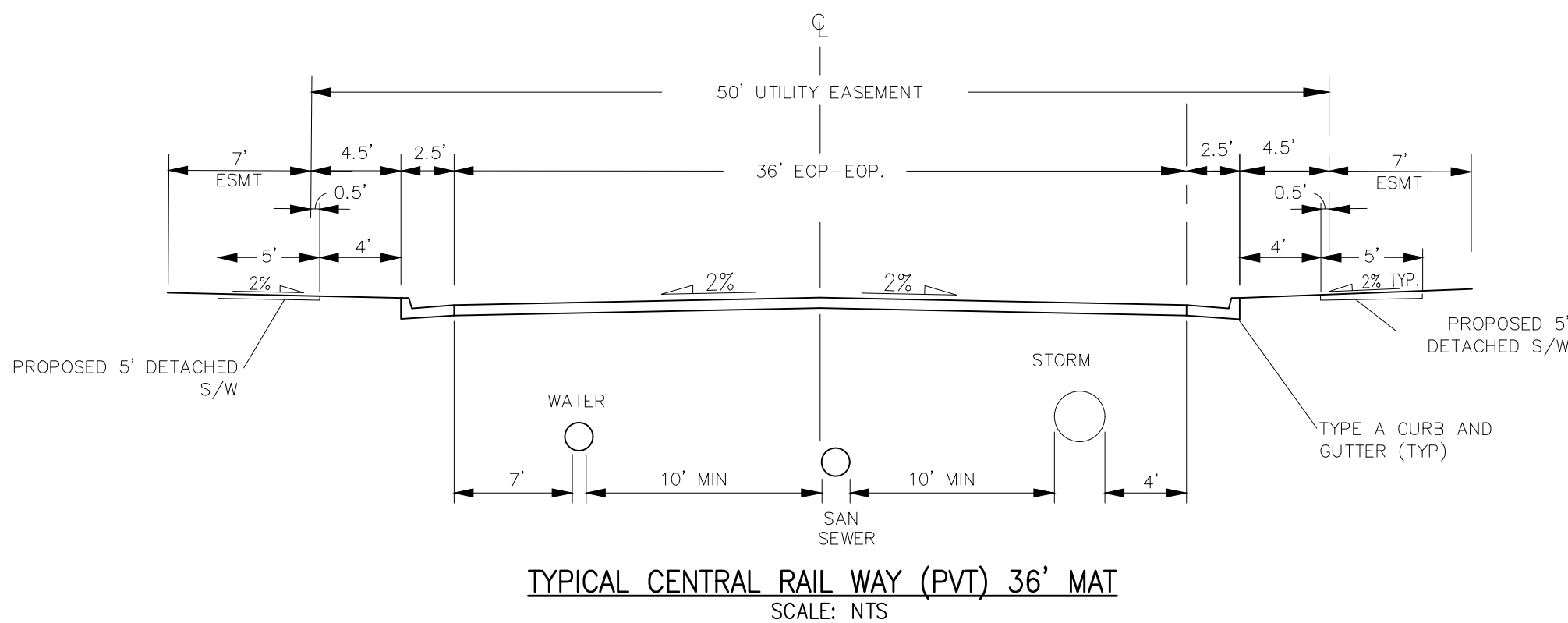
THE EAST LINE OF TRACT C "CROSSROADS MIXED USE FILING NO. 2" RECORDED UNDER RECEPTION NO 22714975 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END WITH A SET NO. 5 REBAR WITH AN ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", WHICH BEARS N007°0'4"E A DISTANCE OF 871.79 FEET.

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) DATE
CROSSROADS DEVELOPMENT COMPANY, LLC

JOSHUA PALMER, P.E. DATE
COUNTY ENGINEER / ECM ADMINISTRATOR



TYPICAL CENTRAL RAIL WAY (PVT) 36' MAT
SCALE: NTS

EPC File No. PPR2445

PUDSP-XX-XXX

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

UTILITY PLANS

PROJECT NO. 18-007

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

DATE: 11/11/2024

SHEET 1 OF 5

UT01

DESIGNED BY: SPM

DRAWN BY: SPM

CHECKED BY: VAS

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

M & S CIVIL CONSULTANTS, INC.

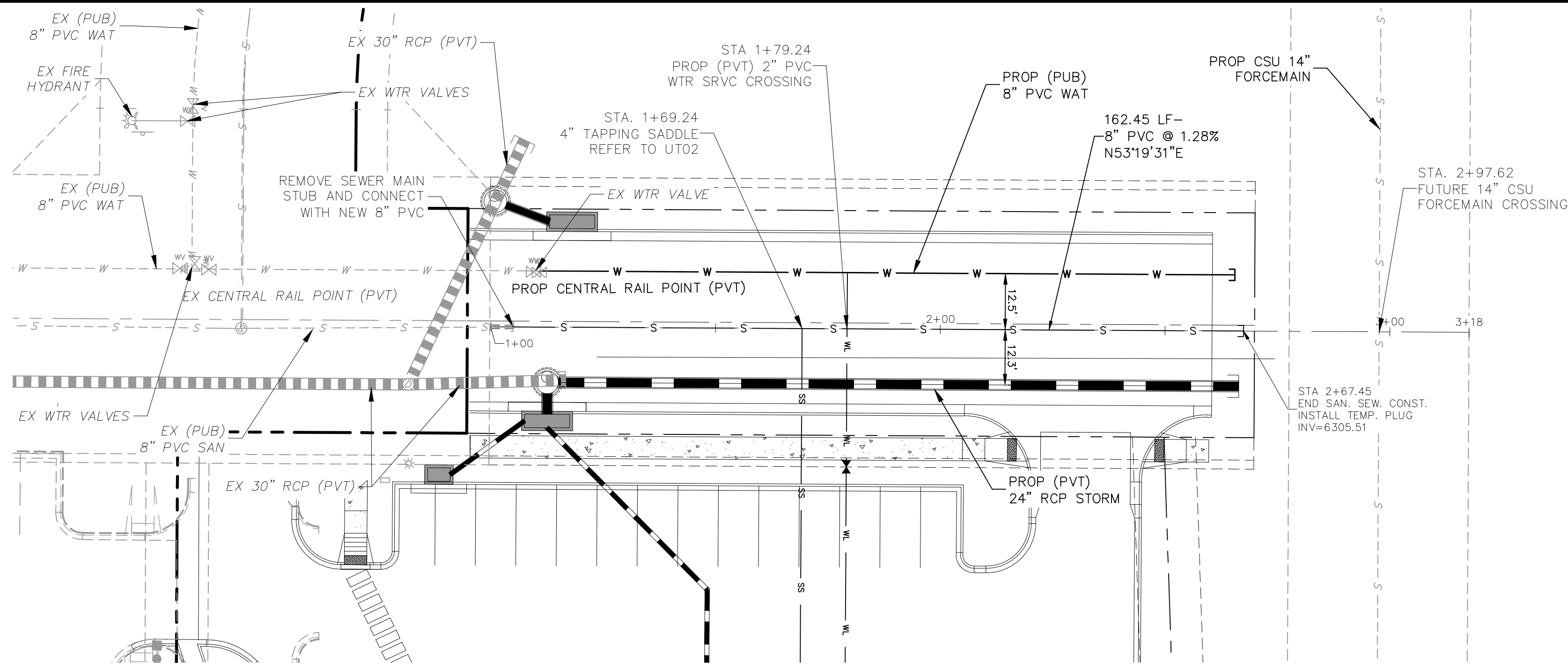
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

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

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



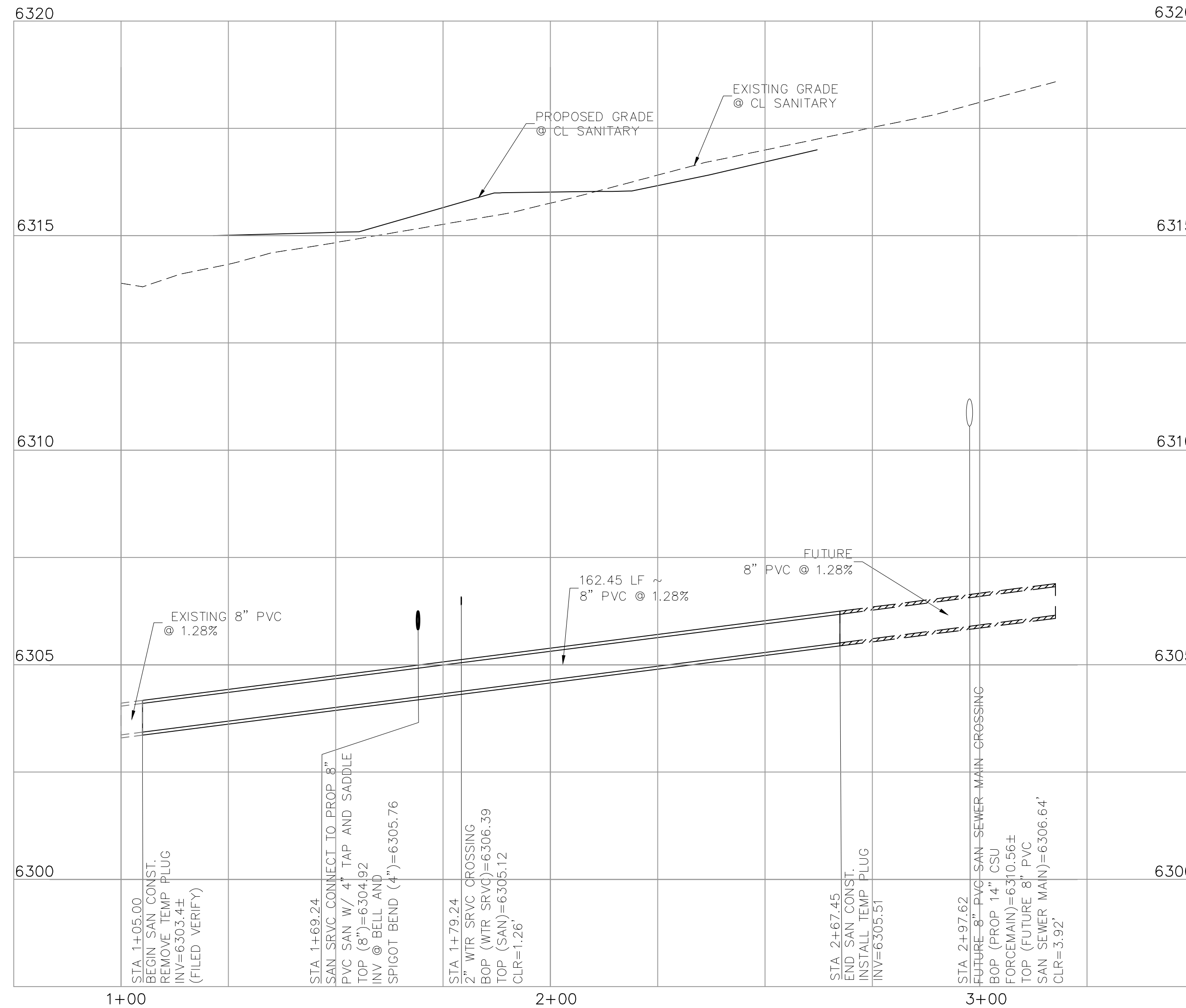
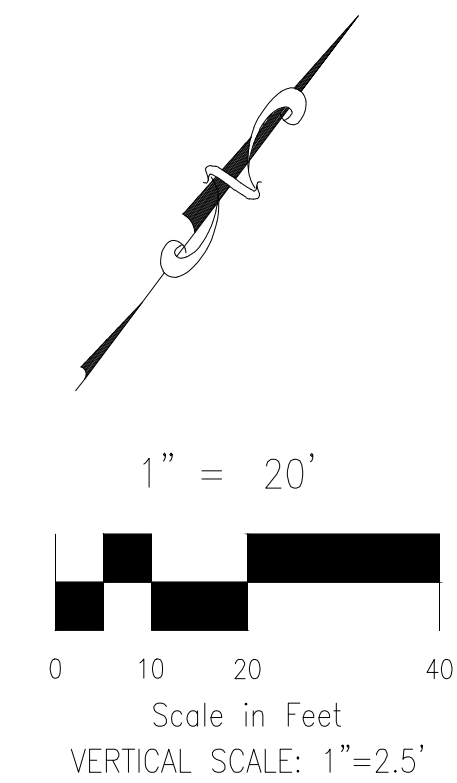
**8" PVC SANITARY
STA 1+00.00 TO STA 2+67.45**

ABBREVIATION LEGEND

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

GENERAL:

- 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.
- THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
- 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.
- NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WASTEWATER MAIN.
- 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.
- ALL FIELD STAKING SHALL COMPLY WITH THE WASTEWATER STANDARDS.
- 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.
- REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT INSPECTOR.
- ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL.



**8" PVC SANITARY
STA 1+00.00 TO STA 2+67.45**

LOT 1-CROSSROADS MIXED USE FILING NO. 3

SANITARY SEWER PLAN & PROFILE

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

SCALE: HORIZONTAL: 1"=20' VERTICAL: 1"=2.5'

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

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.

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

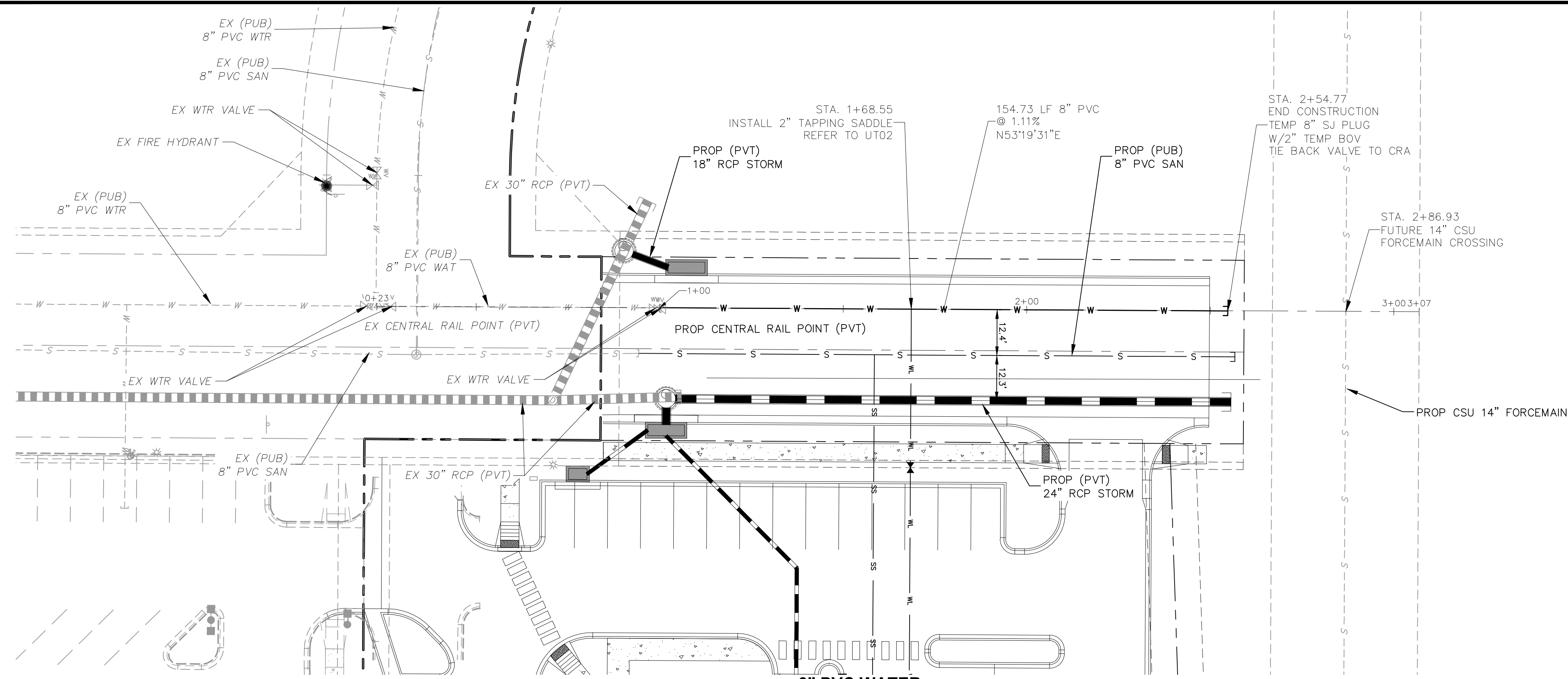
NO.	DATE	BY	DESCRIPTION	APPROV'D. BY	DATE

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

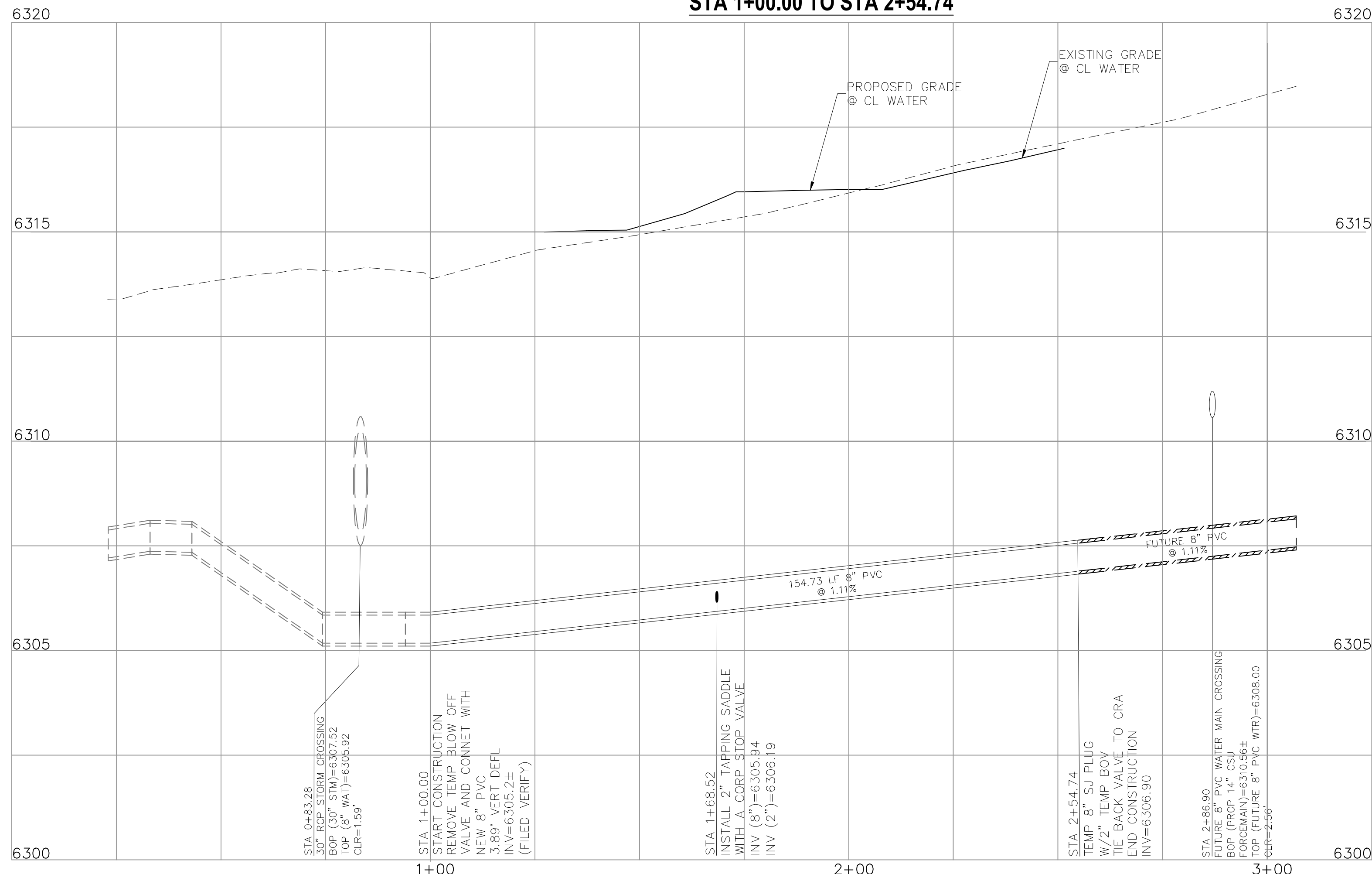
**FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987**

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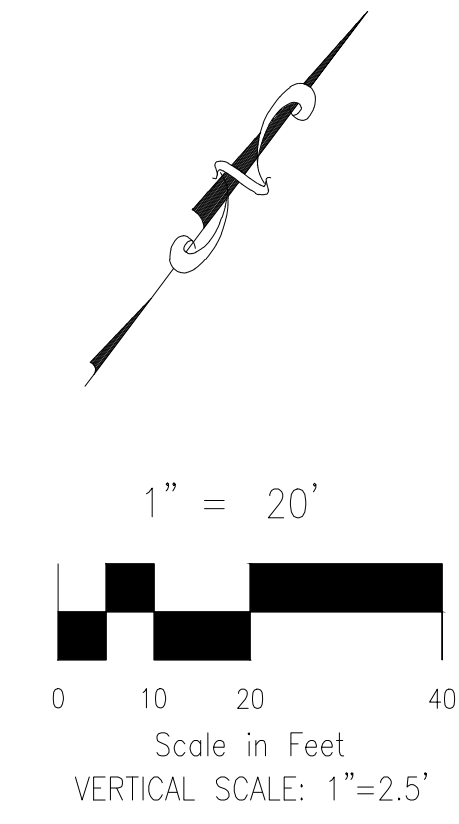
CAUTION



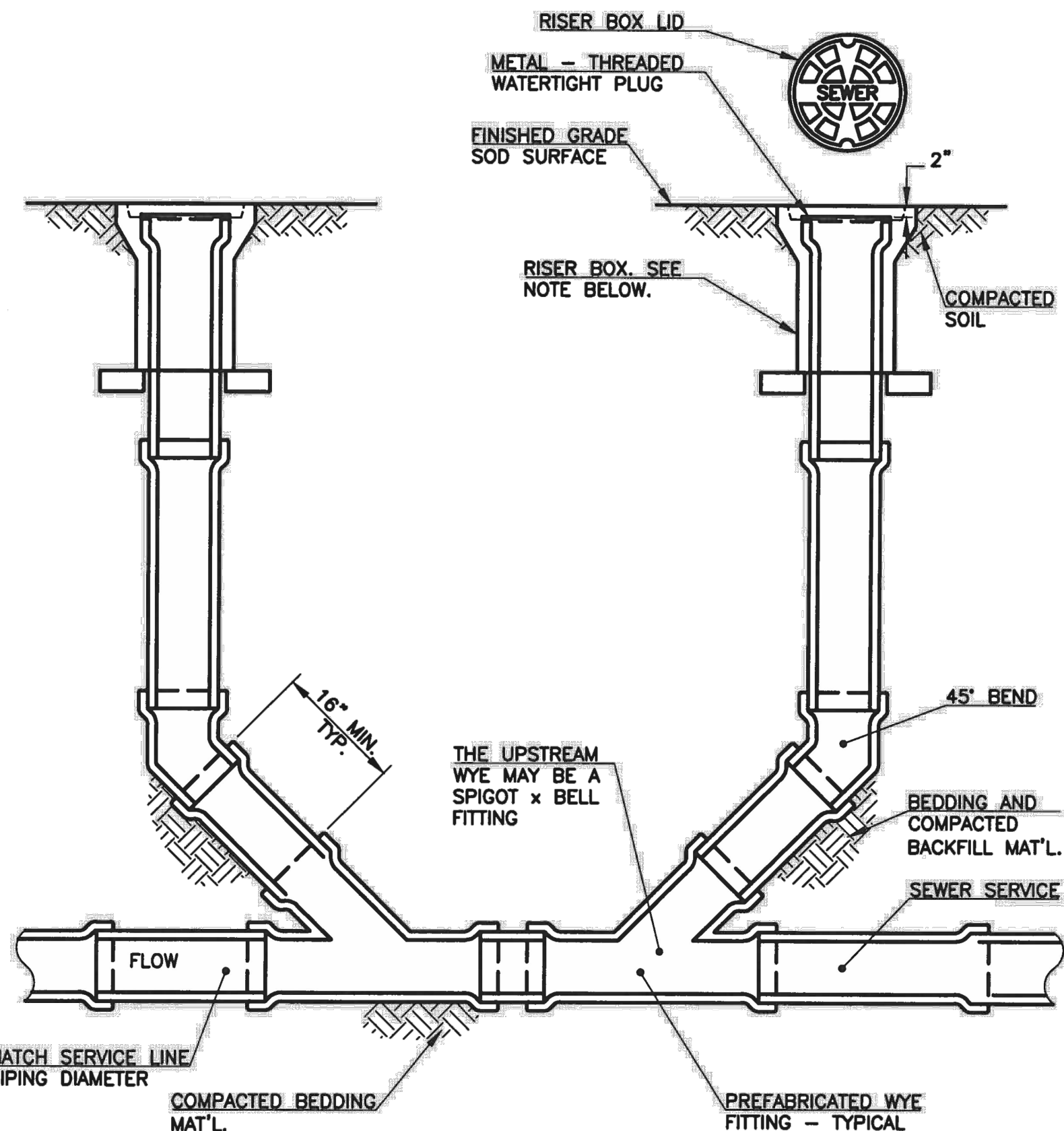
8" PVC WATER
STA 1+00.00 TO STA 2+54.74



8" PVC WATER
STA 1+00.00 TO STA 2+54.74



LOT 1-CROSSROADS MIXED USE FILING NO. 3	
WATER PLAN & PROFILE	
PROJECT NO. 18-007	DATE: 11/11/2024
DESIGNED BY: SPM	SCALE: HORIZONTAL: 1"=20'
DRAWN BY: SPM	VERTICAL: 1"=2.5'
CHECKED BY: VAS	WT01
212 N. WABATCH AVE. STE. 305 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5465	
 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	APPROVED BY: _____ DATE: _____
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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CAUTION	



- NOTES:
- SERVICE LINE CLEANOUTS SHALL BE PLACED 2" BELOW GRADE WITH A 10" LONG RISER BOX PLACED AT GRADE WITH "SEWER" CAST IN THE LID.
 - JOINTING OF DISSIMILAR PIPE MATERIALS SHALL BE ACCOMPLISHED WITH COUPLINGS SPECIFIED BY THE CHEROKEE METROPOLITAN DISTRICT.
 - WYE BRANCH FITTING, PIPE BENDS AND RISER PIPE MAY BE ASTM D3034, SDR35 OR 26, RUBBER GASKETED PIPE OR ASTM D1785, SCHEDULE 40 PVC PIPE SOLVENT WELDED JOINTS.

CHEROKEE METROPOLITAN DISTRICT

SANITARY SEWER SERVICE TWO-WAY CLEAN-OUT

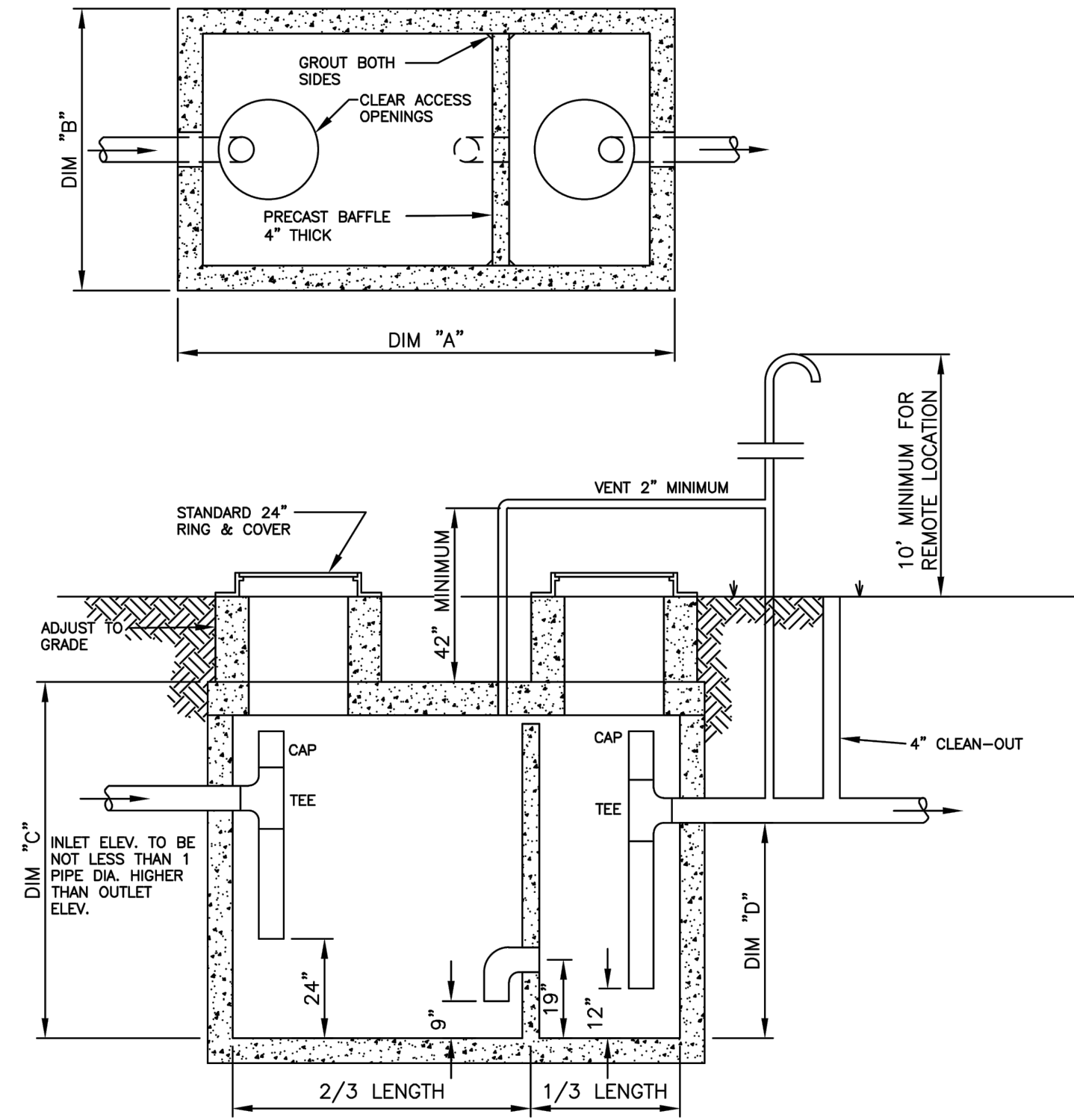
DRAWN: DMK	REVISED:
DATE: DEC 2018	REVISED:
SCALE: NONE	REVISED:

WW-8B

- NOTES:
- MINIMUM SIZE = 1500 GALLON
 - CONCRETE = 28 DAY COMPRESSIVE STRENGTH = 4500 PSI
 - DESIGN: ASTM C857-87 & C858-83 MINIMUM
 - LOADING: MSHTO HS-20
 - FILL W/ CLEAN WATER PRIOR TO START-UP OF SYSTEM

SIZING CHART

GALLON CAPACITY	DIM "A"	DIM "B"	DIM "C"	DIM "D"
1500	9'-0"	5'-8"	7'-2"	4'-4"
1750	11'-2"	5'-8"	7'-2"	4'-11"
2000	11'-2"	6'-8"	8'-0"	4'-7"
2500	12'-8"	6'-8"	8'-0"	5'-6"
2750	12'-8"	6'-8"	8'-0"	6'-0"
3000	15'-7"	9'-7"	8'-6.5"	6'-3"
4000	15'-7"	9'-7"	8'-6.5"	6'-3"
5000	19'-11"	9'-11"	8'-11"	6'-2"
8000	19'-11"	9'-11"	10'-5"	7'-2"

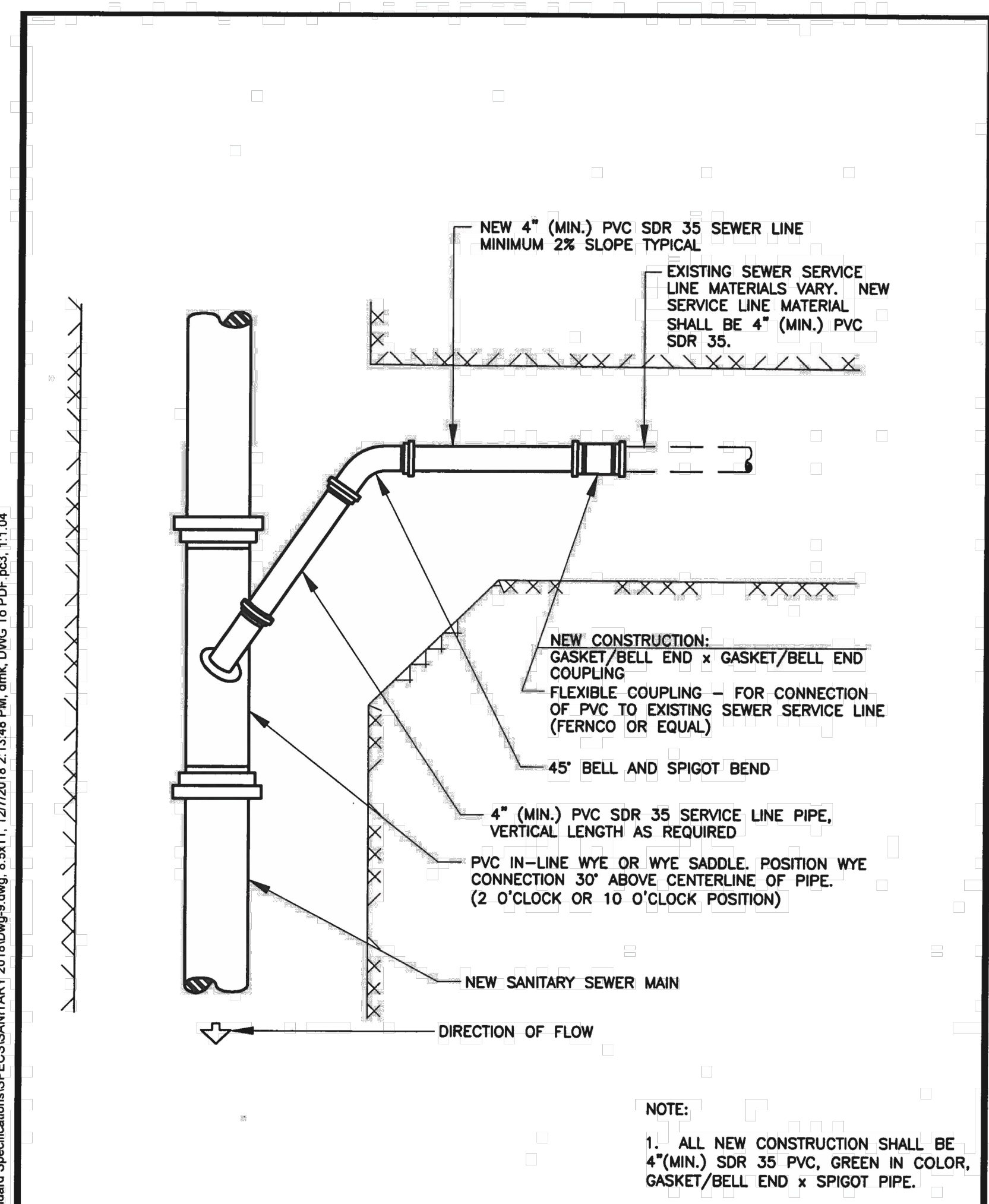


CHEROKEE METROPOLITAN DISTRICT

GREASE INTERCEPTOR

DRAWN: DMK	REVISED:
DATE: DEC 2018	REVISED:
SCALE: NONE	REVISED:

WW-18

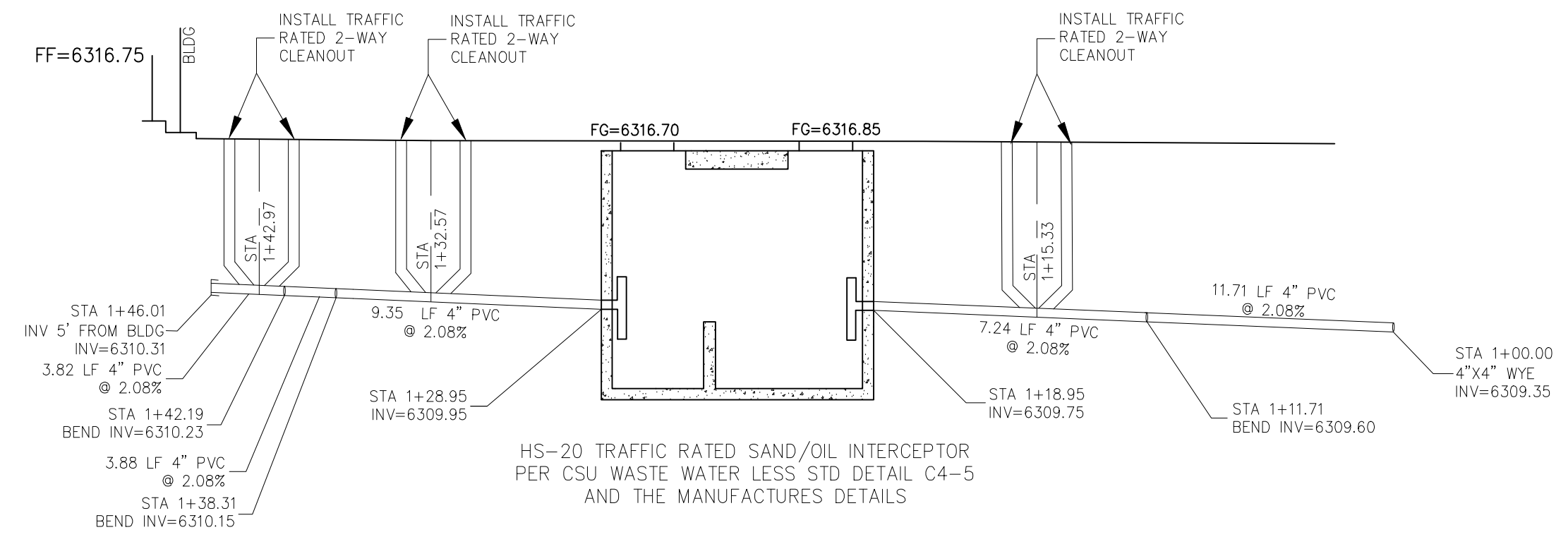


CHEROKEE METROPOLITAN DISTRICT

SANITARY SEWER SERVICE CONNECTION

DRAWN: DMK	REVISED:
DATE: DEC 2018	REVISED:
SCALE: NONE	REVISED:

WW-9



HS-20 TRAFFIC RATED SAND/OIL INTERCEPTOR PER CSU WASTE WATER LESS STD DETAIL C4-5 AND THE MANUFACTURERS DETAILS

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

UTILITY SERVICE DETAILS

PROJECT NO. 18-007

DATE: 11/11/2024

DESIGNED BY: SPM

DRAWN BY: SPM

CHECKED BY: VAS

SHEET 5 OF 5

UT03

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

APPROVED BY:

DATE:

FOR 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