



**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.

**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.



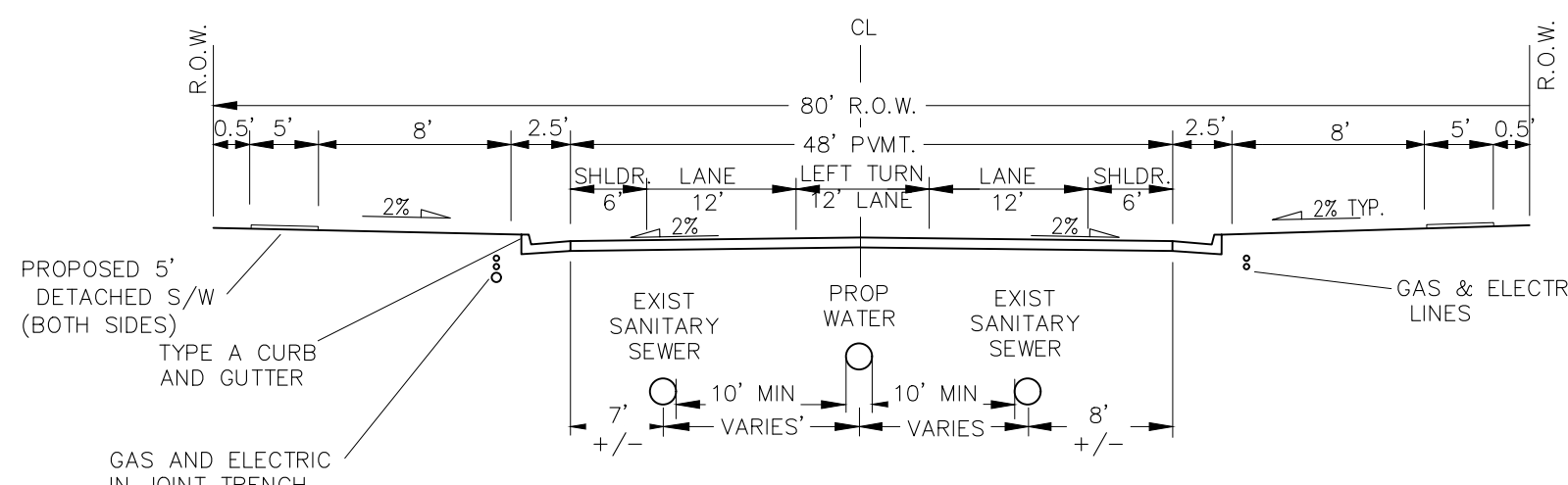
**AS-BUILT  
ENGINEERING RECORD DRAWINGS**

EPC 6/9/2022

CROSSROADS MIXED USE FILING NO. 1		CONSTRUCTION NOTES					
PROJECT NO. 18-003	SCALE: HORIZONTAL: N/A VERTICAL: N/A	DATE: 04/20/2022	SI02				
DESIGNED BY: CLP	DRAWN BY: CLP	CHECKED BY: WAS	SHEET 2 OF 24				
212 N. WAHATCH AVE., STE 305 COLORADO SPRINGS CO 80903 PHONE: 719.955.5485			 <b>CIVIL CONSULTANTS, INC.</b>				
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.							
REVISONS:	NO.	DATE:	BY:	DESCRIPTION:	APPRO'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 PREPARER OF THESE PLANS.
							CAUTION

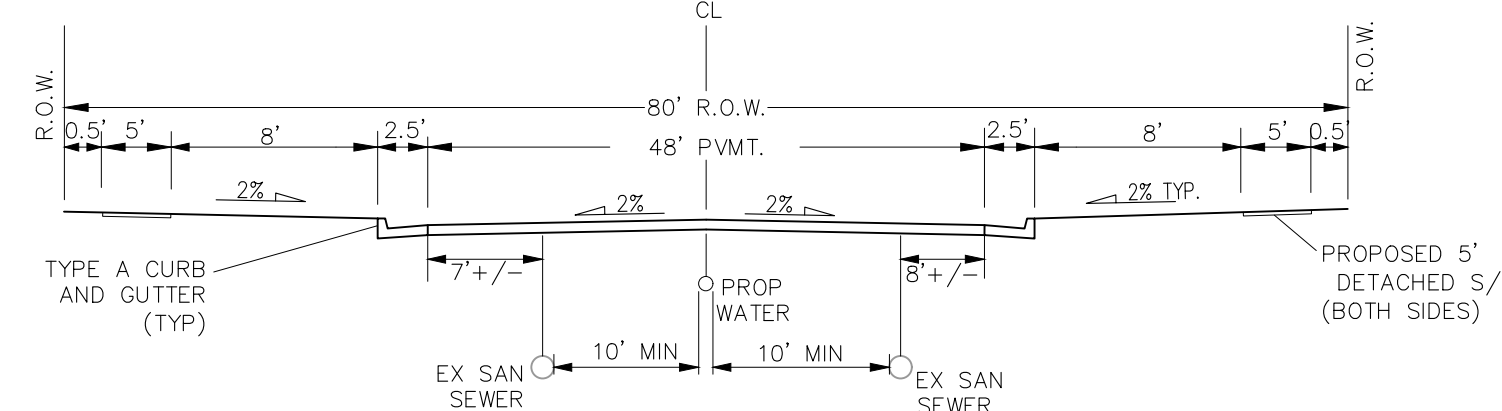


File: C:\18003A-Crossroads Mixed Use\Colorado Springs Equities LLC\dwg\Const\Draw\Street\3004.dwg Plotstamp: 5/27/2022 3:01 PM



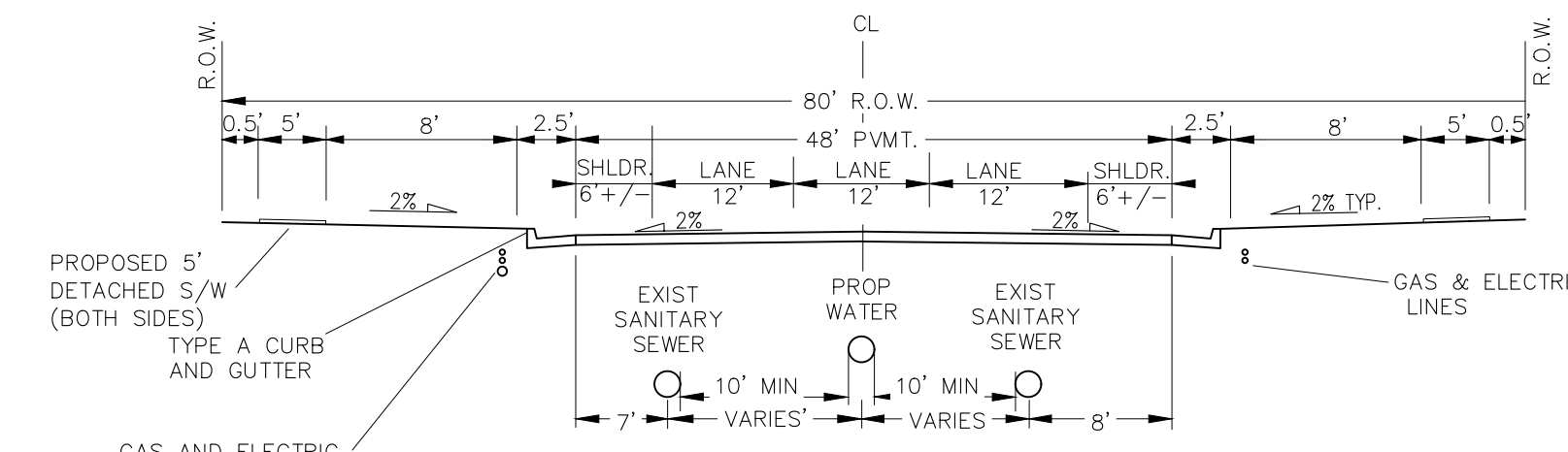
TYPICAL MEADOWBROOK PARKWAY WITH TURN LANE (PUB) 48' MAT

SCALE: NTS  
STATION RANGE: 1+80-2+95  
STATION RANGE: 3+45-4+65  
DESIGN SPEED 40 MPH, POSTED SPEED 35 MPH



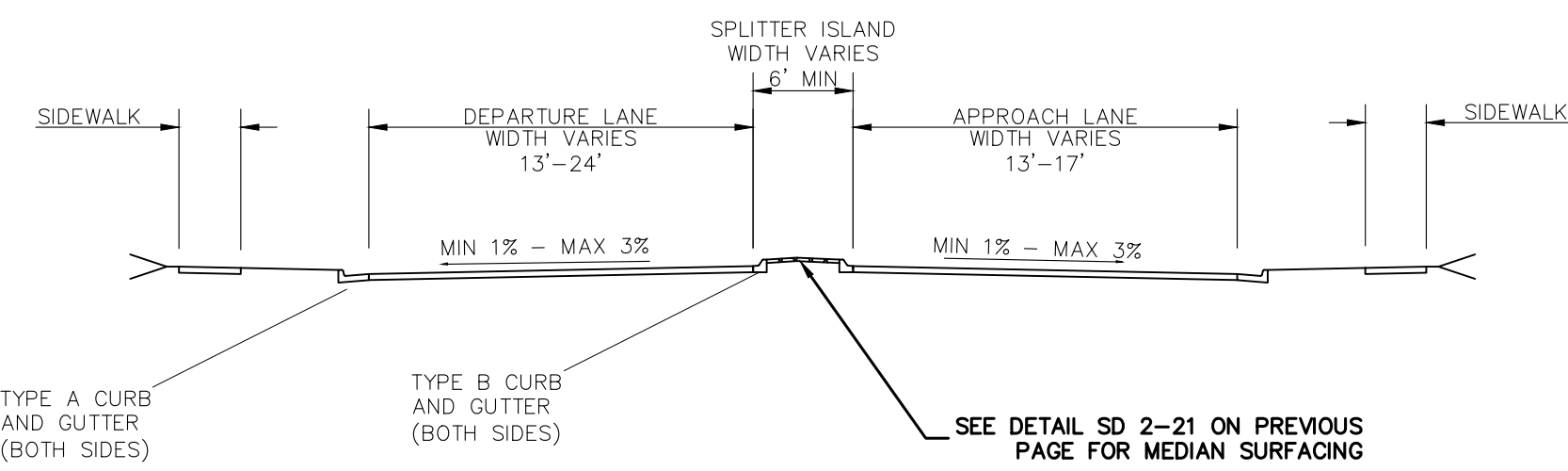
TYPICAL MEADOWBROOK PARKWAY (PUB) 48' MAT

NON-RESIDENTIAL COLLECTOR  
SCALE: NTS  
STATION RANGE: 2+95-3+45  
STATION RANGE: 4+65-6+95  
DESIGN SPEED 40 MPH, POSTED SPEED 35 MPH



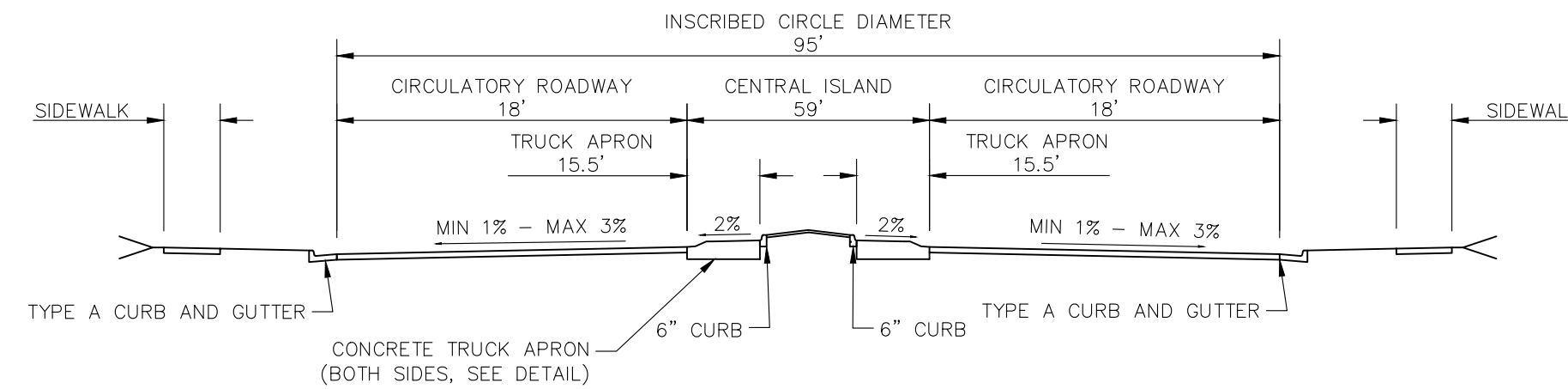
TYPICAL MEADOWBROOK PARKWAY WITH TURN LANE (PUB) 48' MAT

SCALE: NTS  
STATION RANGE: 6+95-9+06.65  
DESIGN SPEED 40 MPH, POSTED SPEED 35 MPH



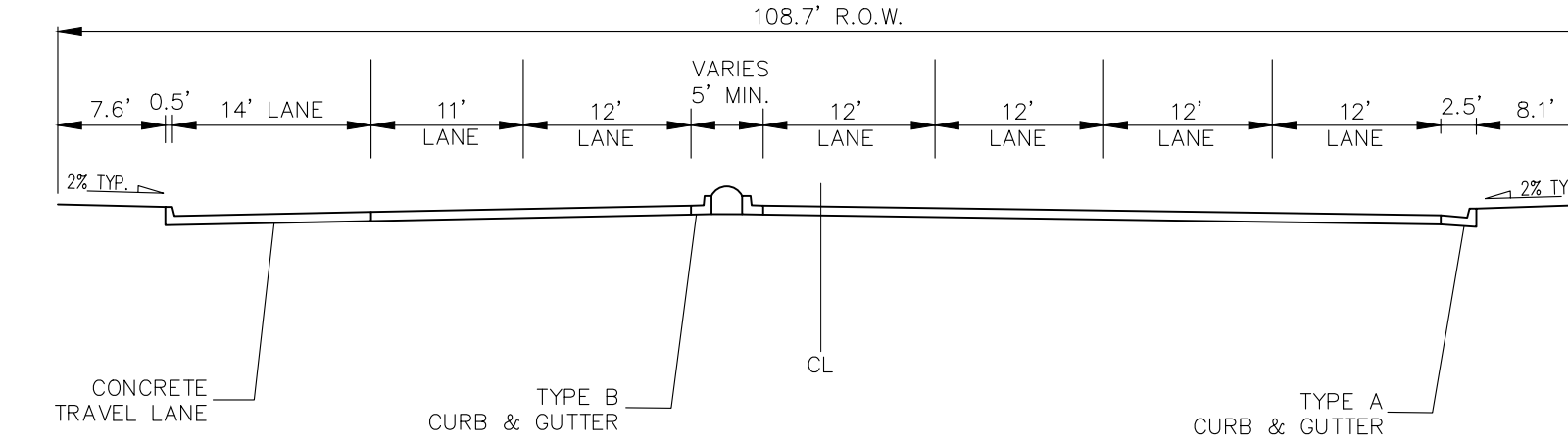
TYPICAL SECTION APPROACH

SCALE: NTS  
STATION RANGE: 9+06.65-14+00 (MEADOWBROOK)  
STATION RANGE: 14+90-16+75 (MEADOWBROOK)  
STATION RANGE: 1+65-2+50 (NEWT)  
STATION RANGE: 3+40-5+35 (NEWT)  
DESIGN SPEED 40 MPH, POSTED SPEED 35 MPH



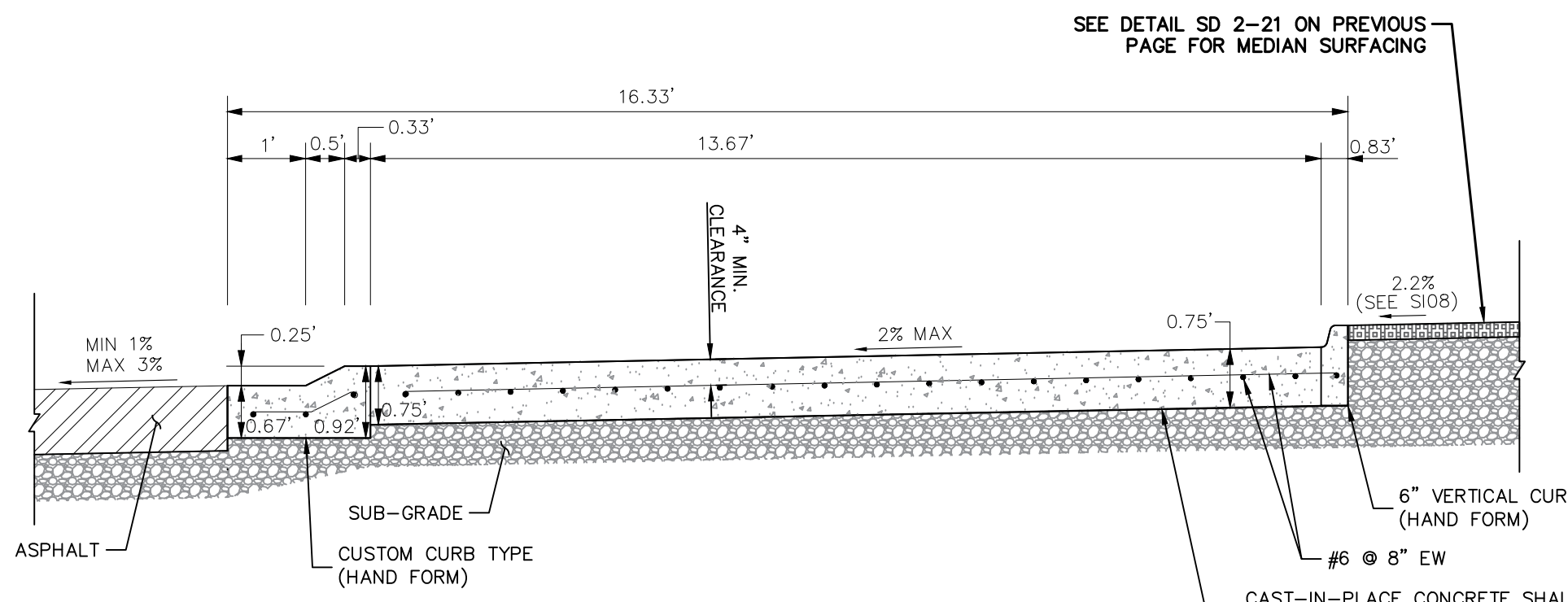
TYPICAL CIRCULATORY ROADWAY SECTION (ROUNDABOUT)

SCALE: NTS  
STATION RANGE: 14+00-14+90 (MEADOWBROOK)  
STATION RANGE: 2+50-3+40 (NEWT)



TYPICAL NEWT DRIVE (PUB) RAISED MEDIAN MEDIAN WIDTH VARIES PAVEMENT WIDTH VARIES

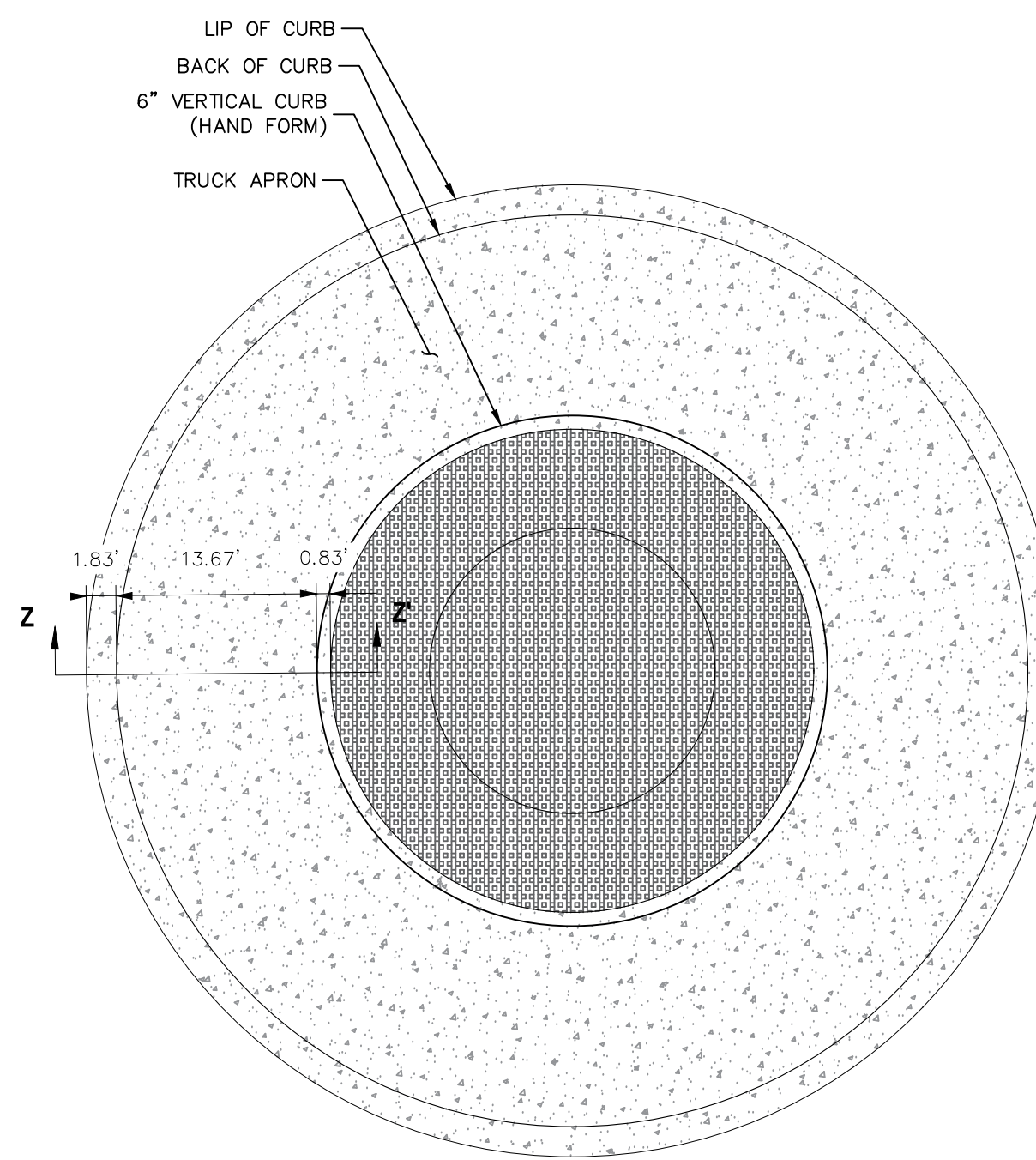
SCALE: NTS  
STATION RANGE: 5+35-HIGHWAY 24  
DESIGN SPEED 40 MPH, POSTED SPEED 35 MPH



TRUCK APRON DETAIL (Z-Z)

N.T.S.

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.



TRUCK APRON CROSS SECTION (Z-Z)

N.T.S.

SEE TRUCK APRON DETAIL LEFT

**SAFE-HIT® SNO-POST™**  
LARGE DIAMETER BOUNDARY MARKER

**ML3\*\*PTA-KA-03NC**  
2-1/4" X 36" TO 60" BLACK POST WITH ONE 3" WIDE AMBER HIGH INTENSITY FLEXIBLE PRISMATIC REFLECTIVE BAND.

POST IS SECURED TO PLASTIC ANCHOR WITH ONE NYLON TIE WRAP.

**OPTIONS:**

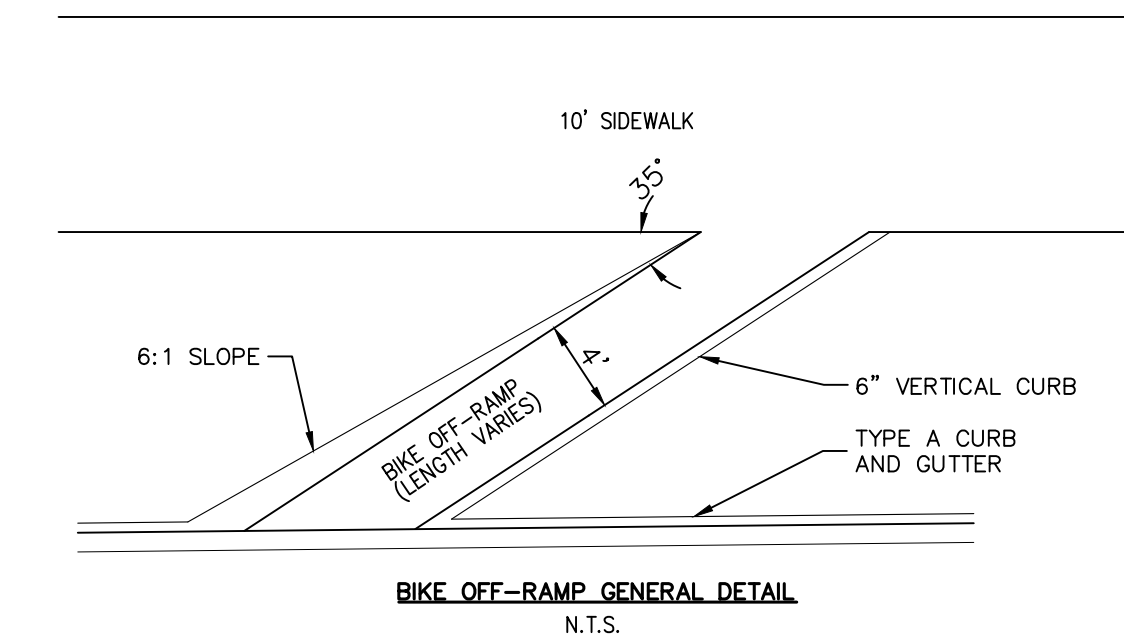
- REFLECTIVE LENGTH
- REFLECTIVE COLOR
- POST HEIGHT
- POST COLOR
- DEBRIS CAP
- POST SECURING OPTIONS
  - > TIE WRAP (STANDARD)
  - > PLASTIC RIVET PINS
  - > GALVANIZED OR STAINLESS STEEL SPRING ROLL PIN
  - > ZINC PLATED OR STAINLESS STEEL BOLT

**SAFE-HIT** 1.888.323.6374 Safe-Hit.com | TrinityHighway.com

**TRINITY** *Ahead of the Curve!*

SAFE-HIT SNO-POST DETAIL

N.T.S.



BIKE OFF-RAMP GENERAL DETAIL

N.T.S.



**AS-BUILT ENGINEERING RECORD DRAWINGS**

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

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

CROSSROADS MIXED USE FILING NO. 1

DETAILS AND STREET SECTIONS

PROJECT NO. 18-003

DATE: 04/20/2022

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

DESIGNED BY: CWV CHECKED BY: MAS

DRAWN BY: CWV

SHEET 4 OF 24

S104

217 N. WASHCATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5885

**CIVIL CONSULTANTS, INC.**

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

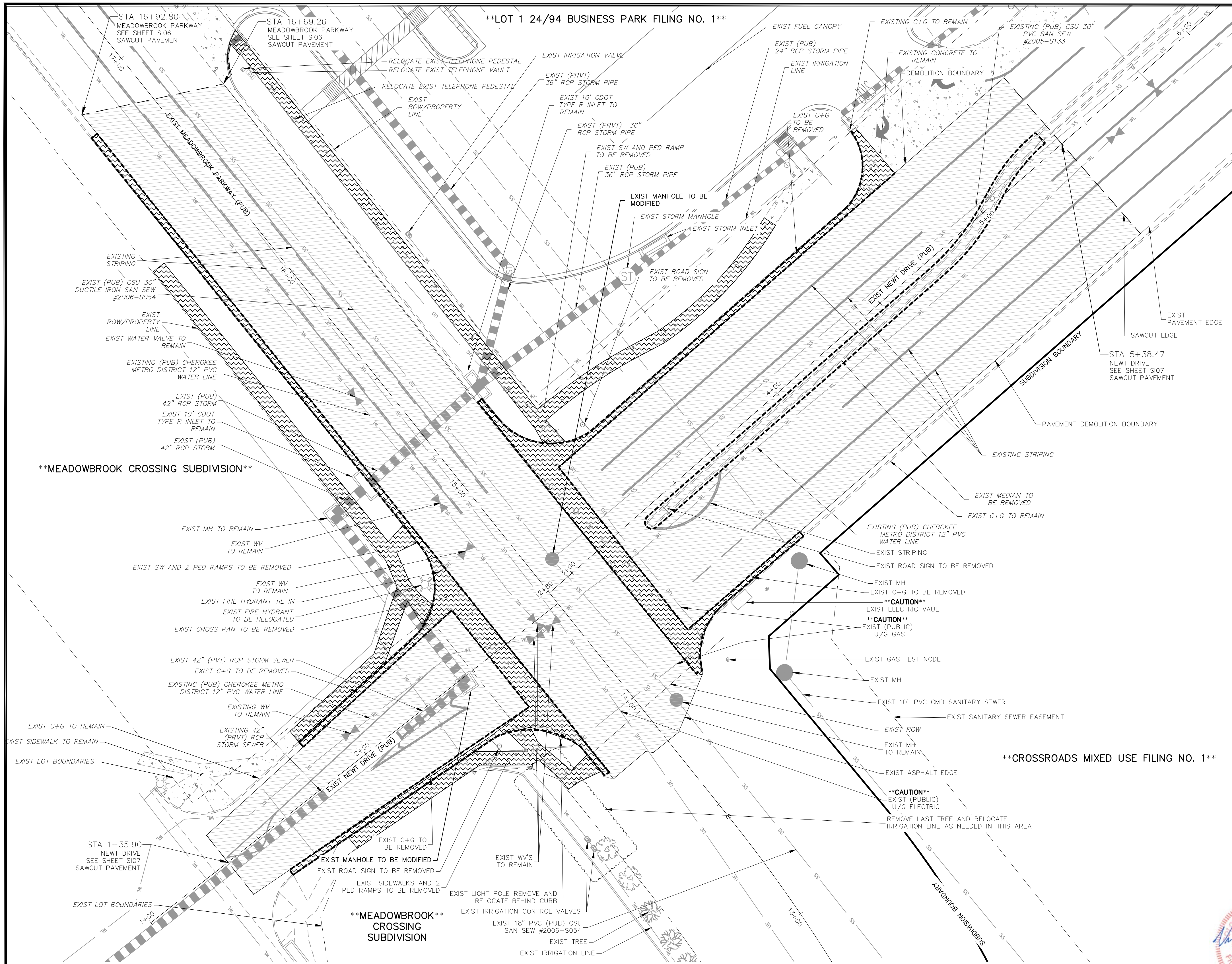
FOR AND ON BEHALF OF MAS CIVIL CONSULTANTS, INC.

REGISTERED PROFESSIONAL ENGINEER  
37160  
05/03/22

NO.	DATE	BY	DESCRIPTION

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

CAUTION

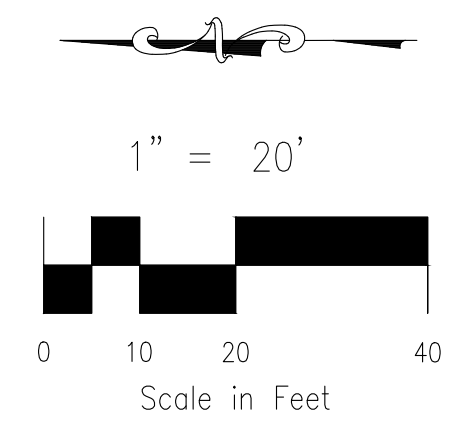


ABBREVIATION LEGEND

Table with 3 columns: Abbreviation, Description, and another Abbreviation. Includes terms like CL (Centerline), FL (Flowline), BT (Begin Transition), etc.

LEGEND

Table showing symbols for various boundaries and utilities: PVMT./CONC. DEMO BOUNDARY, SITE BOUNDARY, ADJACENT PROPERTY, etc.



NEWT DRIVE AND MEADOWBROOK PARKWAY DEMOLITION PLAN

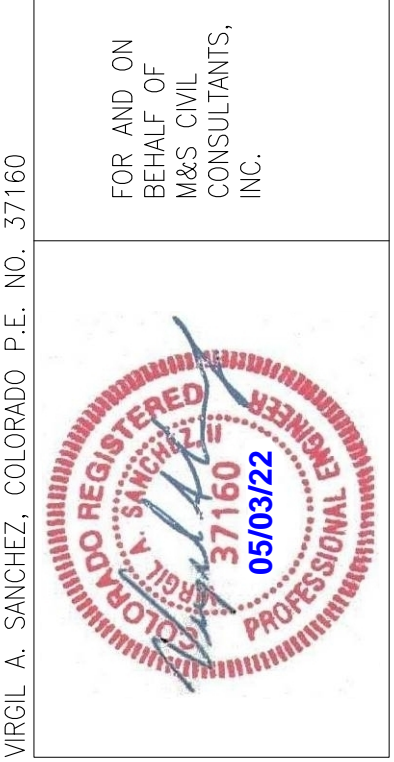
SCALE: 1"=20'



AS-BUILT ENGINEERING RECORD DRAWINGS

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

Project information block including: CROSSROADS MIXED USE FILING NO. 1, DEMOLITION PLAN, PROJECT NO. 18-003, DATE: 04/20/2022, SCALE: HORIZONTAL: N/A, VERTICAL: N/A, DESIGNED BY: CW, DRAWN BY: CW, CHECKED BY: VAS, SIO5 SHEET 5 OF 26, and company logo for CIVIL CONSULTANTS, INC.



Revisions table with columns: NO., DATE, BY, DESCRIPTION, and DATE. Includes a 'CAUTION' note at the bottom.

**ABBREVIATION LEGEND**

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

FLOWLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	
C3	39.44	25.00	90°24'03"	
C4	39.73	25.01	90°59'58"	
C5	39.92	25.00	91°29'27"	
C6	39.91	25.01	91°25'13"	

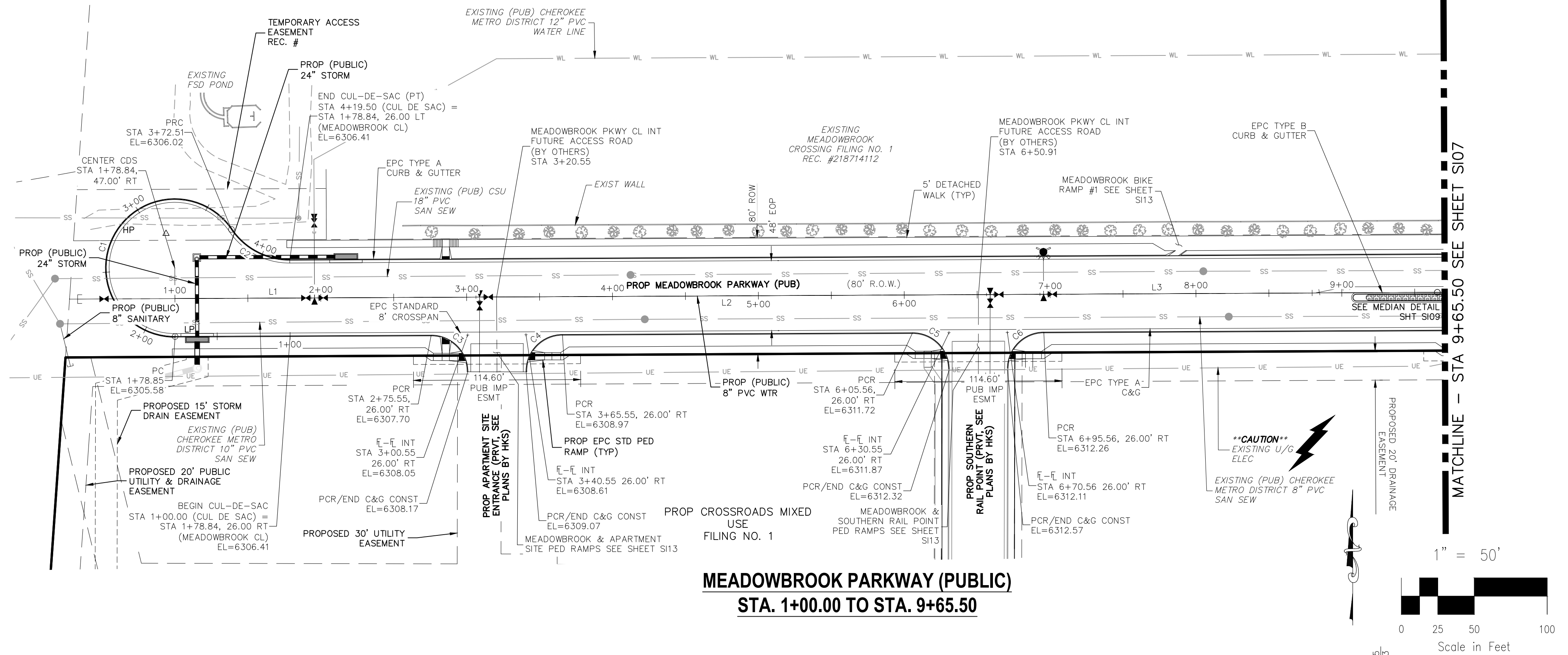
CDS FLOWLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	47.00'	193.67'	236°05'23"
C2	48.00'	46.99'	56°05'24"

CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	220.55	N89°43'00"E
L2	330.01	N89°43'00"E
L3	314.94	N89°43'00"E

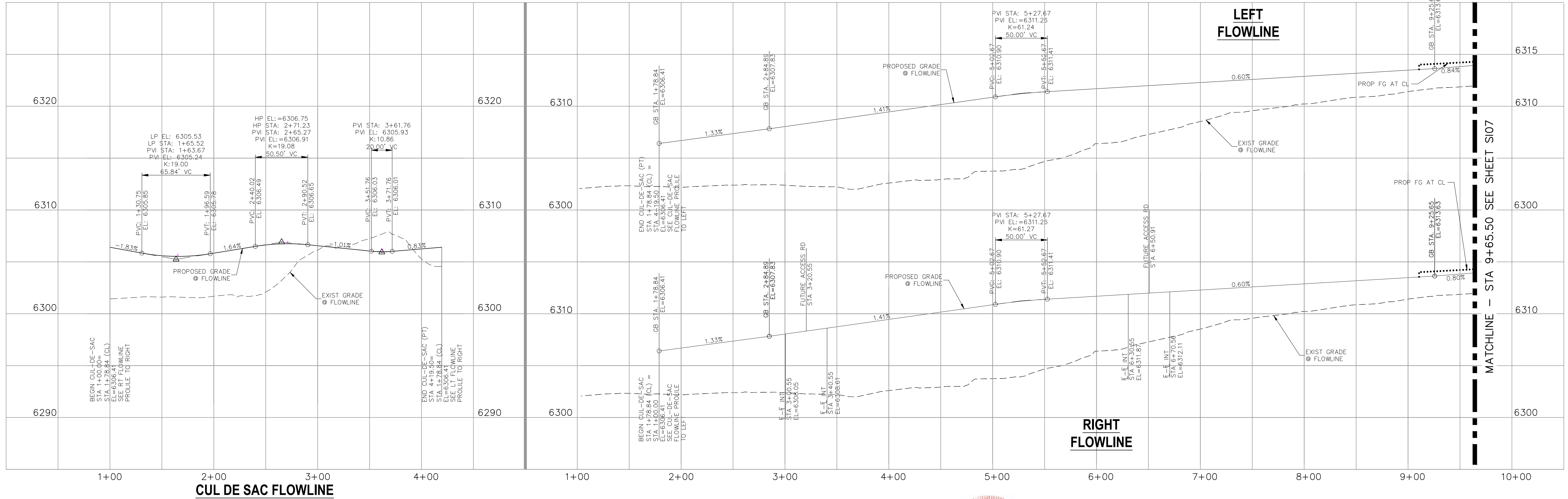
**NOTES:**

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.



**MEADOWBROOK PARKWAY (PUBLIC)  
STA. 1+00.00 TO STA. 9+65.50**



**CUL DE SAC FLOWLINE**

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

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



**AS-BUILT  
ENGINEERING RECORD DRAWINGS**

EPC 6/9/2022

**CROSSROADS MIXED USE FILING NO. 1**

**STREET IMPROVEMENT PLANS**

PROJECT NO. 18-003 DATE: 04/20/2022

SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

DESIGNED BY: CLP DRAWN BY: CLP CHECKED BY: VAS

217 N. WARATCH AVE, STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5485

**CIVIL CONSULTANTS, INC.**

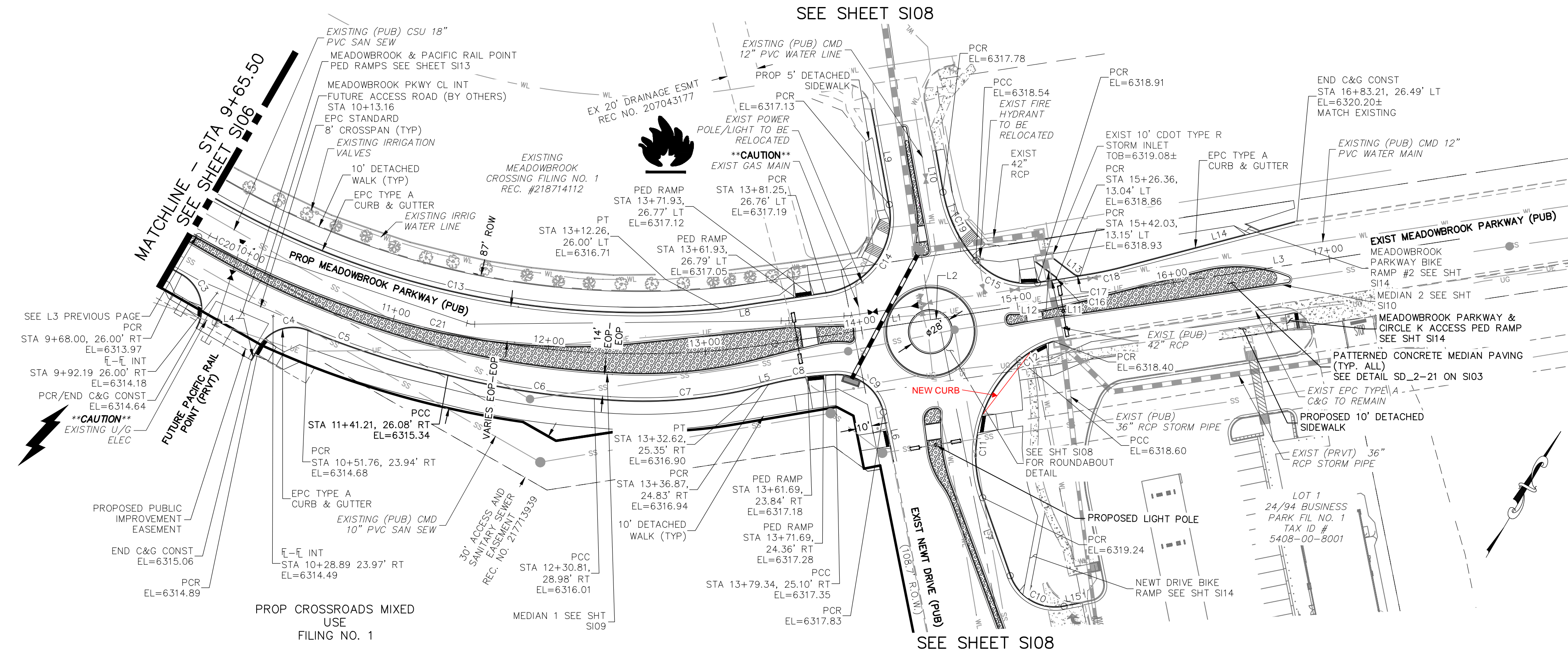
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

REGISTERED PROFESSIONAL ENGINEER  
37160  
0503722

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

File: C:\180034-Crossroads Mixed Use\Colorado Springs Equities LLC\dwg\Const\Draw\Street\307.dwg Plotstamp: 4/26/2022 2:10 PM



**MEADOWBROOK PARKWAY (PUBLIC)  
STA 9+65.50 TO STA 16+83.21**

**NOTES:**  
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.

**FLOWLINE CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C3	39.56	25.00	90°40'15"
C4	35.86	25.00	82°10'54"
C5	93.44	587.00	9°07'12"
C6	94.05	501.84	10°44'15"
C7	107.18	302.00	20°20'03"
C8	42.87	198.00	12°24'23"
C9	42.14	30.00	80°28'53"
C10	42.81	30.00	81°45'45"
C12	24.51	60.00	23°24'07"
C13	330.80	539.00	35°09'52"
C14	76.90	48.00	91°47'54"
C15	43.43	43.00	57°52'06"
C16	2.34	1.00	134°13'59"
C17	3.99	5.00	45°46'01"
C18	26.85	248.00	6°12'12"
C19	48.66	90.00	30°58'42"

**FLOWLINE LINE TABLE**

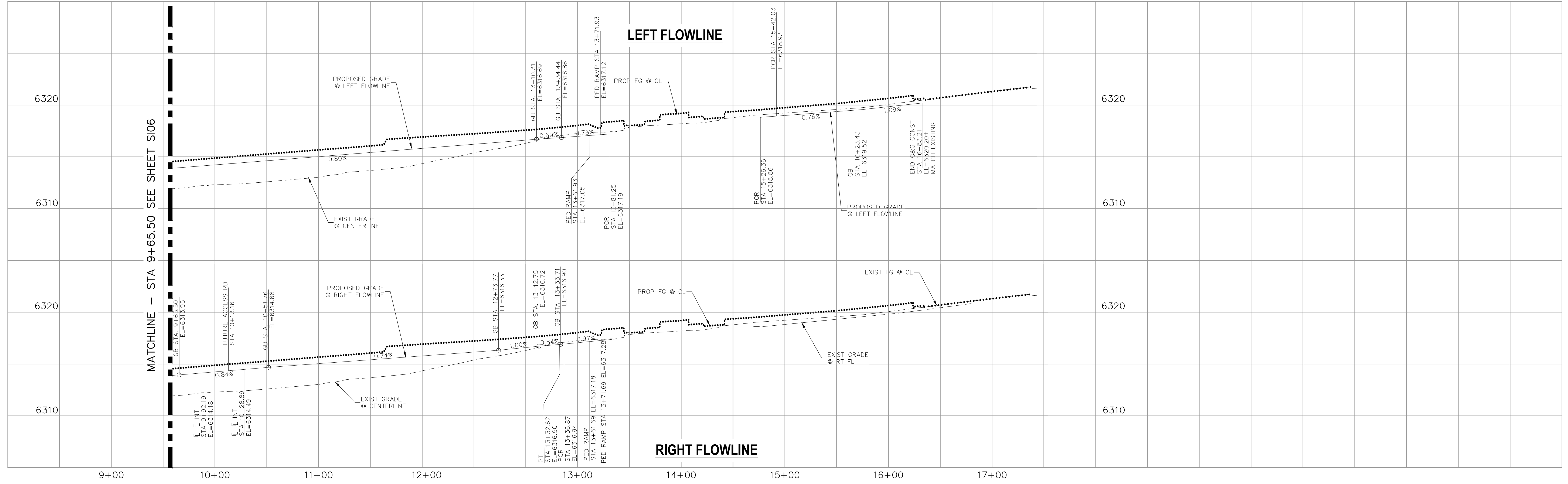
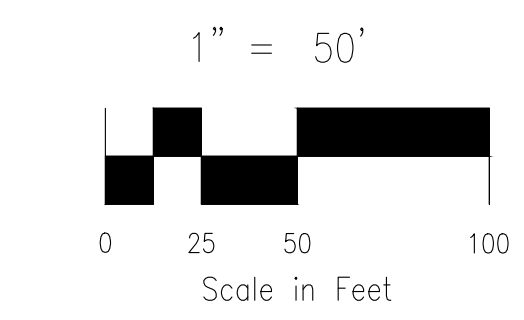
LINE	LENGTH	DIRECTION
L4	9.74	S0° 07' 03.14"W
L5	4.47	N45° 32' 32.26"E
L6	32.22	S41° 34' 30.75"E
L7	52.47	N49° 28' 46.47"W
L8	67.51	N51° 24' 11.38"E
L9	61.57	N40° 23' 42.29"W
L10	26.85	S40° 13' 19.82"E
L11	11.54	N50° 55' 52.14"E
L12	16.24	N82° 45' 56.56"W
L13	16.36	S82° 30' 41.86"E
L14	113.49	N45° 16' 12.76"E
L15	11.71	N48° 45' 28.51"E

**CENTERLINE LINE TABLE**

LINE	LENGTH	DIRECTION
L1	100.04	N51° 18' 56.18"E
L2	4.96	N51° 18' 56.18"E
L3	250.83	N51° 18' 56.18"E

**CENTERLINE CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C20	47.66	565.00	4°50'00"
C21	331.02	565.00	33°34'04"



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



**AS-BUILT  
ENGINEERING RECORD DRAWINGS**

EPC 6/9/2022

**CROSSROADS MIXED USE FILING NO. 1**  
**STREET IMPROVEMENT PLANS**  
PROJECT NO. 18-003 DATE: 04/20/2022  
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'  
DESIGNED BY: CJP CHECKED BY: VAS  
DRAWN BY: CJP  
FILE NO. 307

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

CIVIL CONSULTANTS, INC.

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

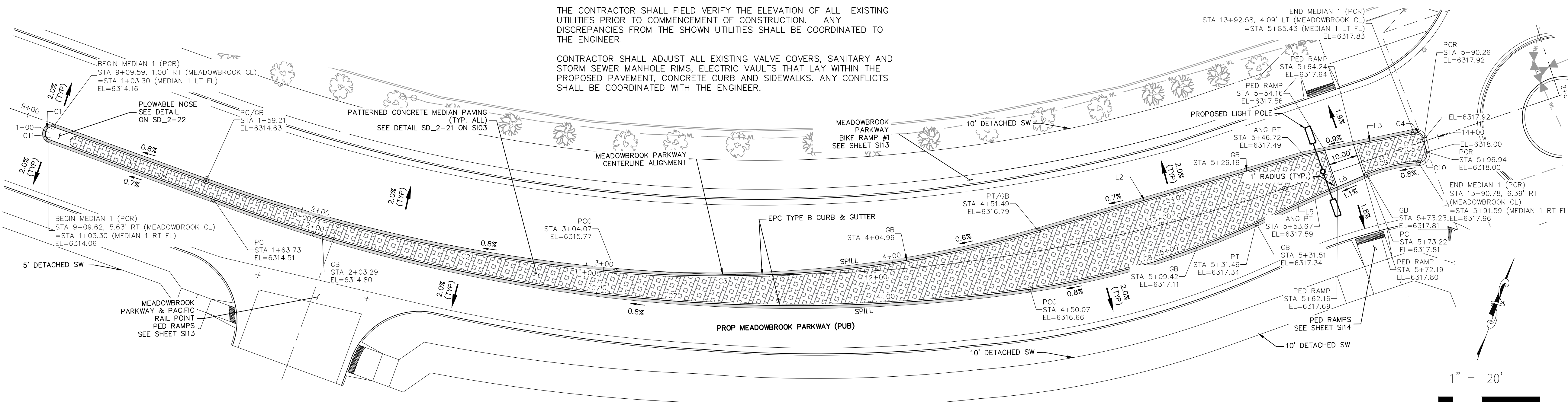
PROFESSIONAL ENGINEER  
37160  
05/03/22

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 PREPARED OF THESE PLANS.

CAUTION





**MEADOWBROOK PARKWAY (PUBLIC)  
MEDIAN 1**

**ABBREVIATION LEGEND**

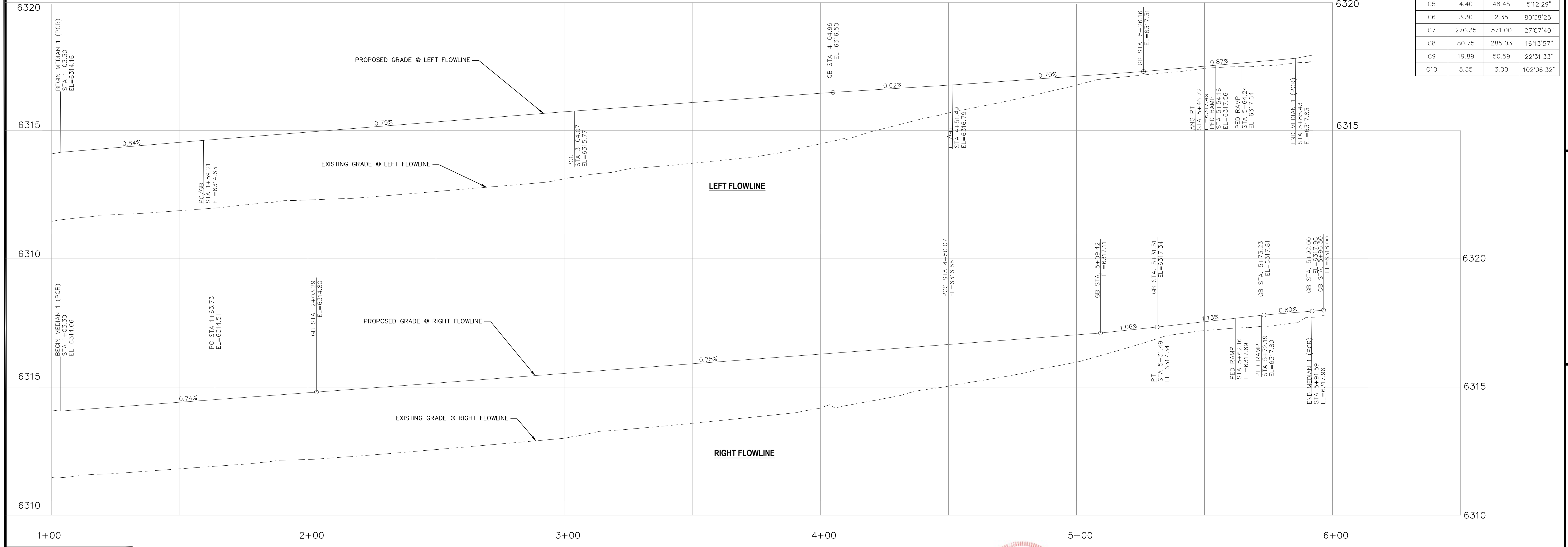
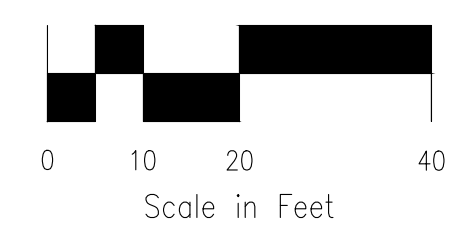
CL	CENTERLINE
LT	LEFT
RT	RIGHT
C&G	CURB AND GUTTER
EL	ELEVATION
W	WEST
CONST	CONSTRUCTION
N	NORTH
S	SOUTH
STM	STORM SEWER
PUB	PUBLIC
EX	EXISTING
STA	STATION
NTS	NOT TO SCALE
PROP	PROPOSED
SAN	SANITARY SEWER
CMD	CHEROKEE METRO. DISTRICT
CDS	CUL DE SAC

**FLOWLINE LINE TABLE**

LINE	LENGTH	DIRECTION
L1	55.91	N89°43'00"E
L2	95.23	S53°59'19"W
L3	38.71	S58°32'10"W
L4	60.43	N90°00'00"E
L5	22.82	S45°32'32"W
L6	18.05	N46°48'13"E

**FLOWLINE CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	3.30	2.35	80°38'25"
C2	144.86	566.00	14°39'50"
C3	147.42	401.00	21°03'51"
C4	4.82	3.00	92°07'41"
C5	4.40	48.45	51°2'29"
C6	3.30	2.35	80°38'25"
C7	270.35	571.00	27°07'40"
C8	80.75	285.03	16°13'57"
C9	19.89	50.59	22°31'33"
C10	5.35	3.00	102°06'32"



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

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



**AS-BUILT  
ENGINEERING RECORD DRAWINGS**

**CROSSROADS MIXED USE FILING NO. 1**

**MEDIAN DETAILS**

PROJECT NO. 18-003 DATE: 04/20/2022

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

DESIGNED BY: CWV DRAWN BY: CWV CHECKED BY: VAS

217 N. WASHCATCH 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. 37160

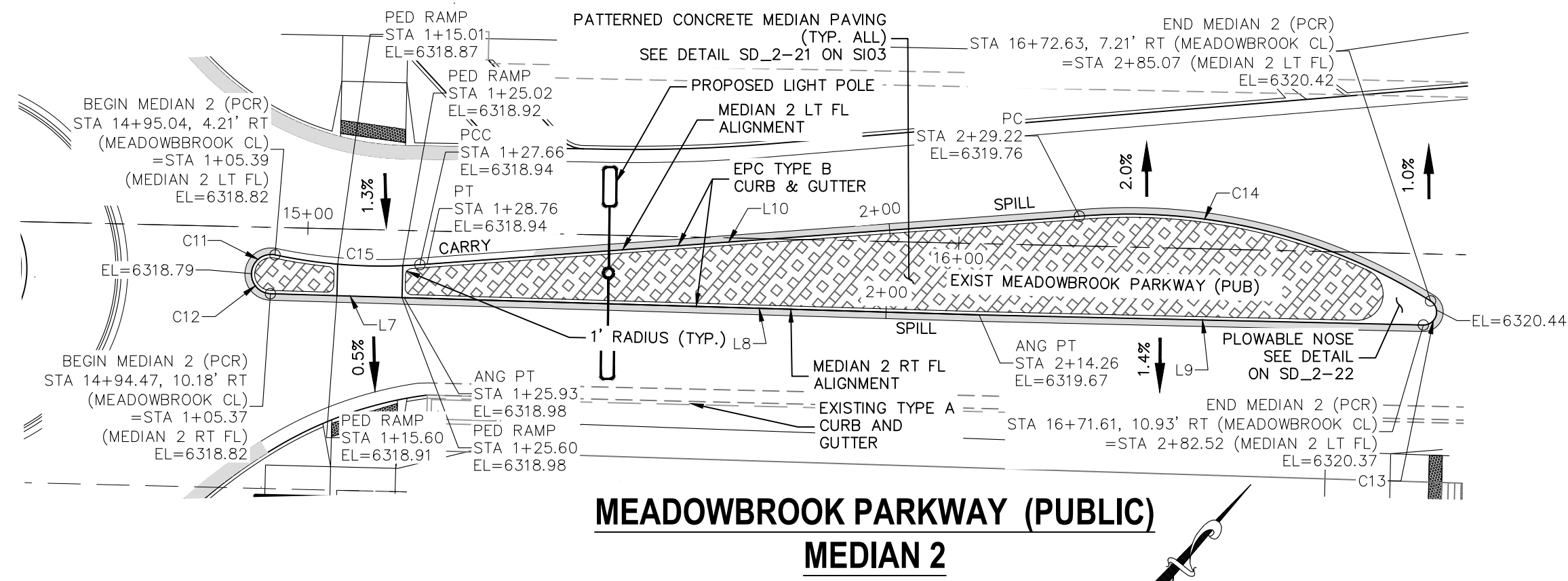
0903722

NO. DATE: BY: DESCRIPTION: APPROV. BY: DATE:

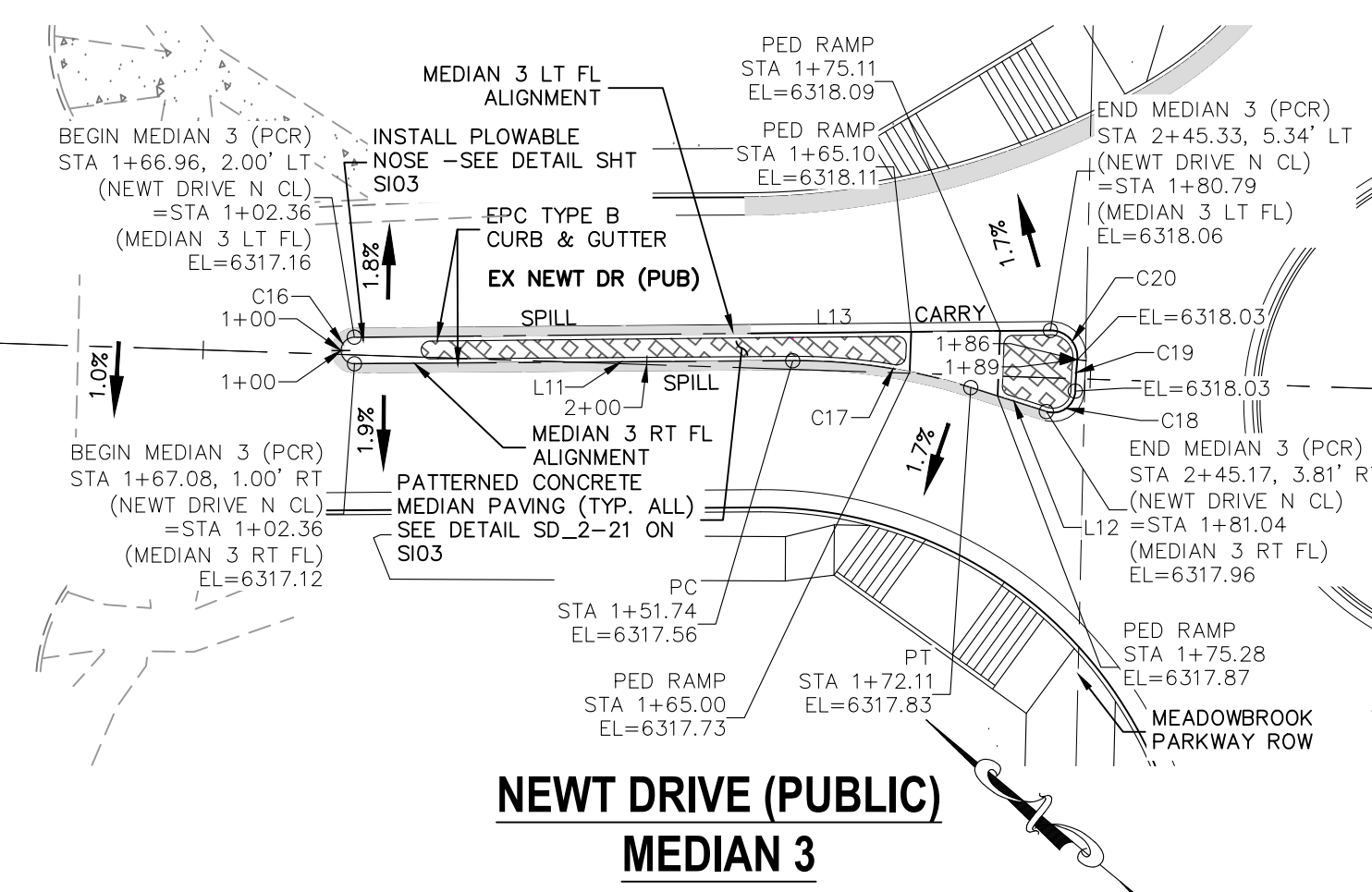
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

EPC 6/9/2022



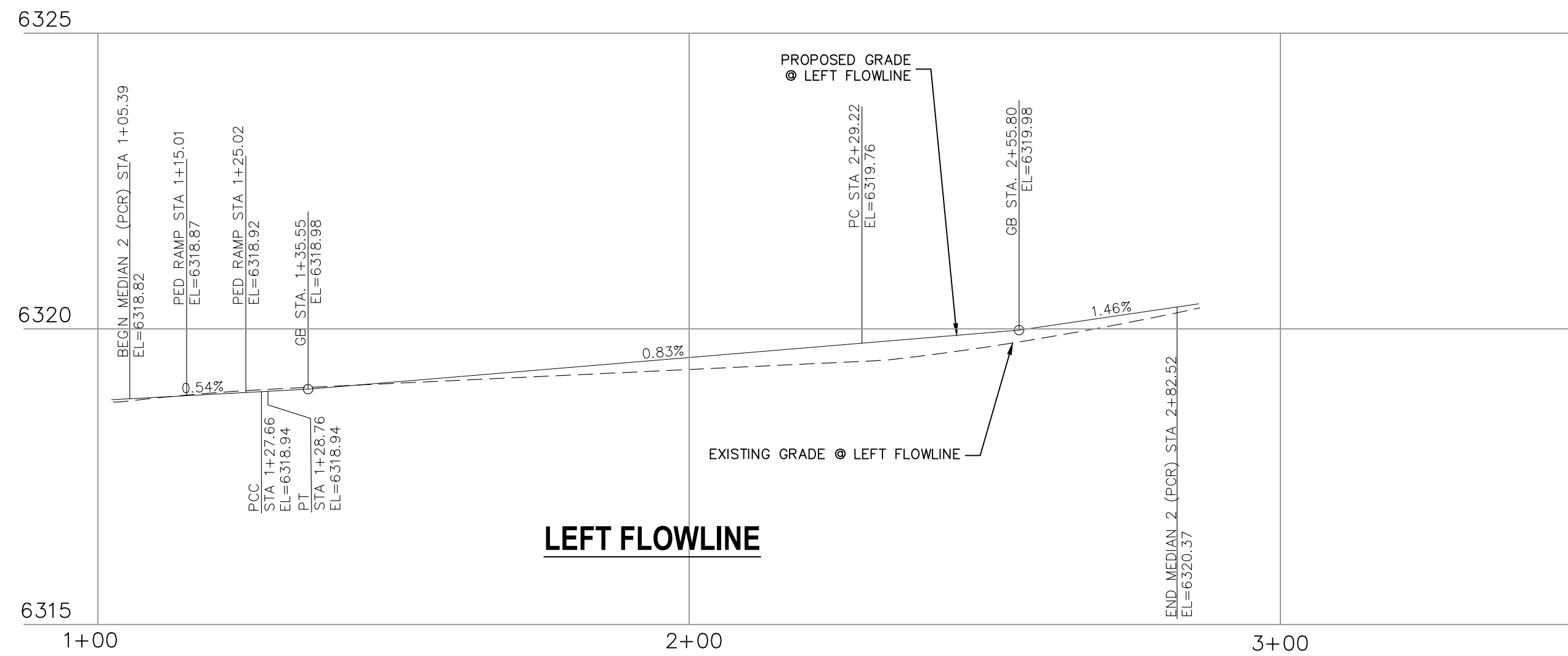
**MEADOWBROOK PARKWAY (PUBLIC)  
MEDIAN 2**



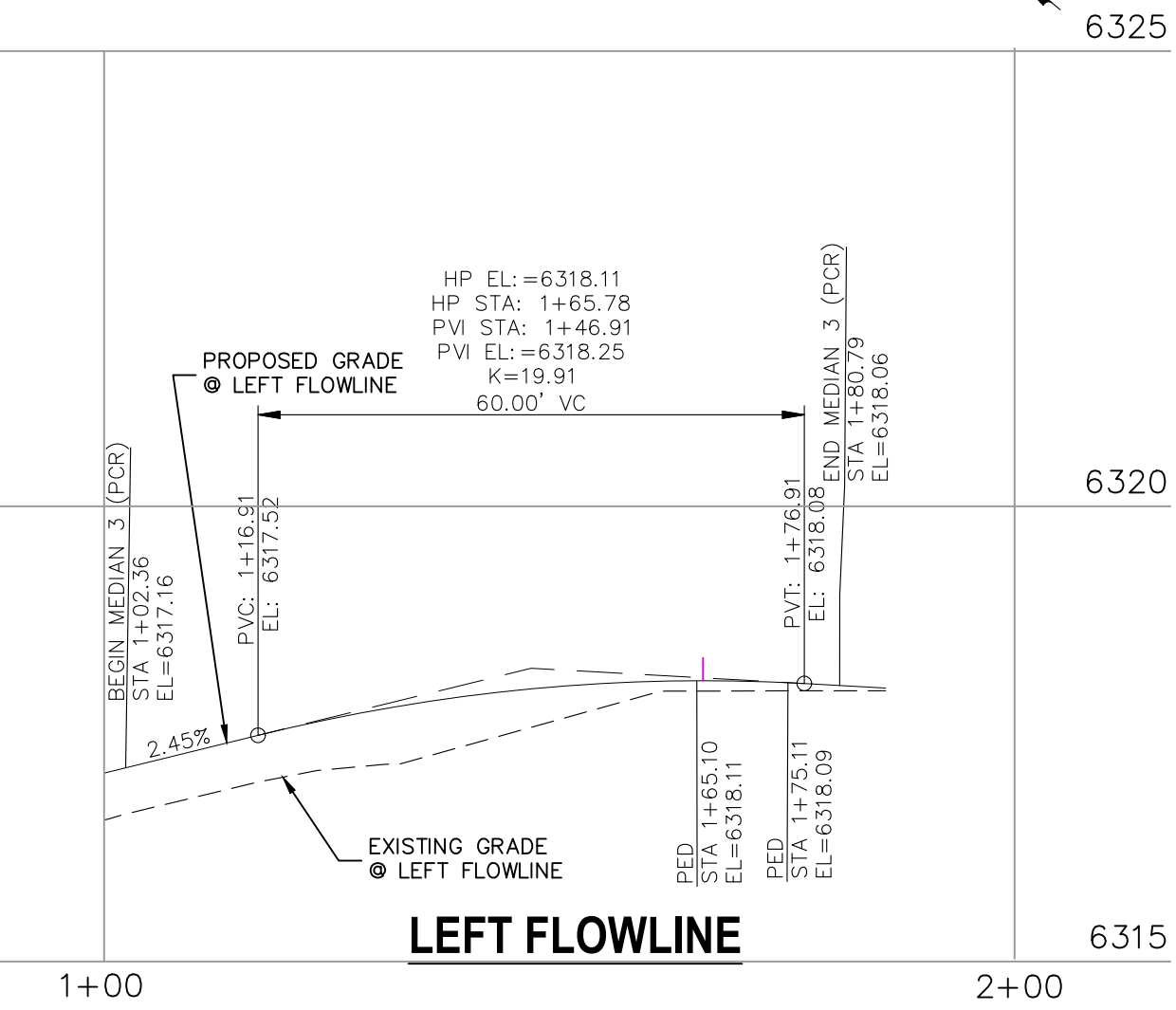
**NEWT DRIVE (PUBLIC)  
MEDIAN 3**

FLOWLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L7	20.56	N51°42'29"E
L8	88.33	N51°42'29"E
L9	68.26	N51°18'48"E
L10	101.56	S45°48'17"W
L11	49.38	S40°23'42"E
L12	8.93	N22°26'29"W
L13	78.43	S40°33'08"E

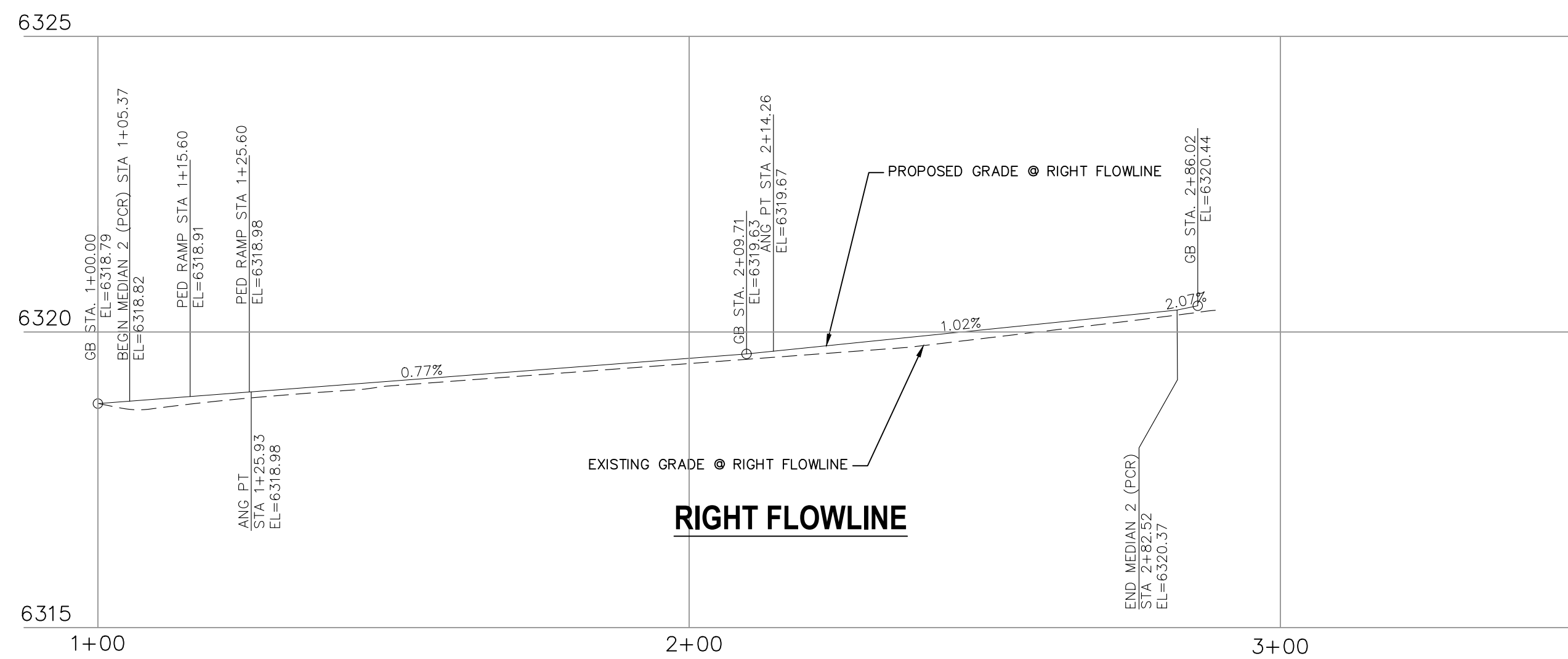
FLOWLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C11	5.28	3.00	100°56'07"
C12	4.70	3.00	89°40'47"
C13	5.21	2.00	149°10'18"
C14	56.47	87.00	37°11'11"
C15	22.38	79.50	16°07'35"
C16	4.71	1.50	180°00'00"
C17	20.37	65.00	17°57'13"
C18	4.61	2.50	105°44'59"
C19	3.55	53.63	3°47'27"
C20	5.05	3.00	96°25'09"



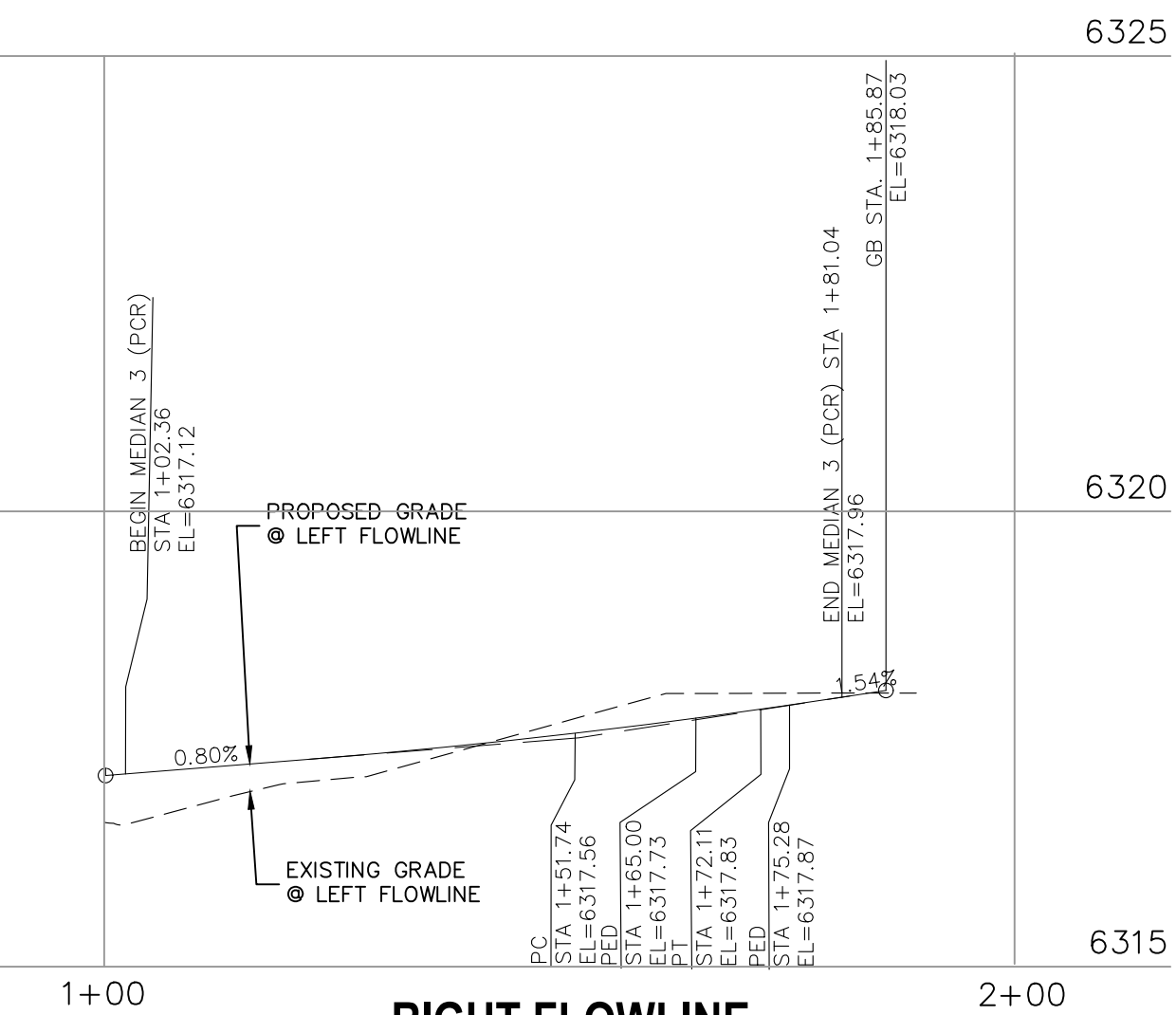
**LEFT FLOWLINE**



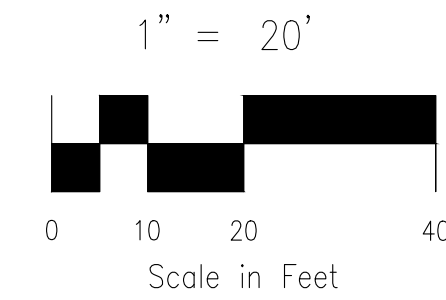
**LEFT FLOWLINE**



**RIGHT FLOWLINE**



**RIGHT FLOWLINE**



**AS-BUILT  
ENGINEERING RECORD DRAWINGS**

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

**CROSSROADS MIXED USE FILING NO. 1**

**MEDIAN DETAILS**

PROJECT NO. 18-003  
DATE: 04/20/2022  
SCALE: HORIZONTAL: 1"=20'  
VERTICAL: 1"=5'

DESIGNED BY: CWV  
DRAWN BY: CWV  
CHECKED BY: VAS

217 N. WASHATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5485

**CIVIL CONSULTANTS, INC.**

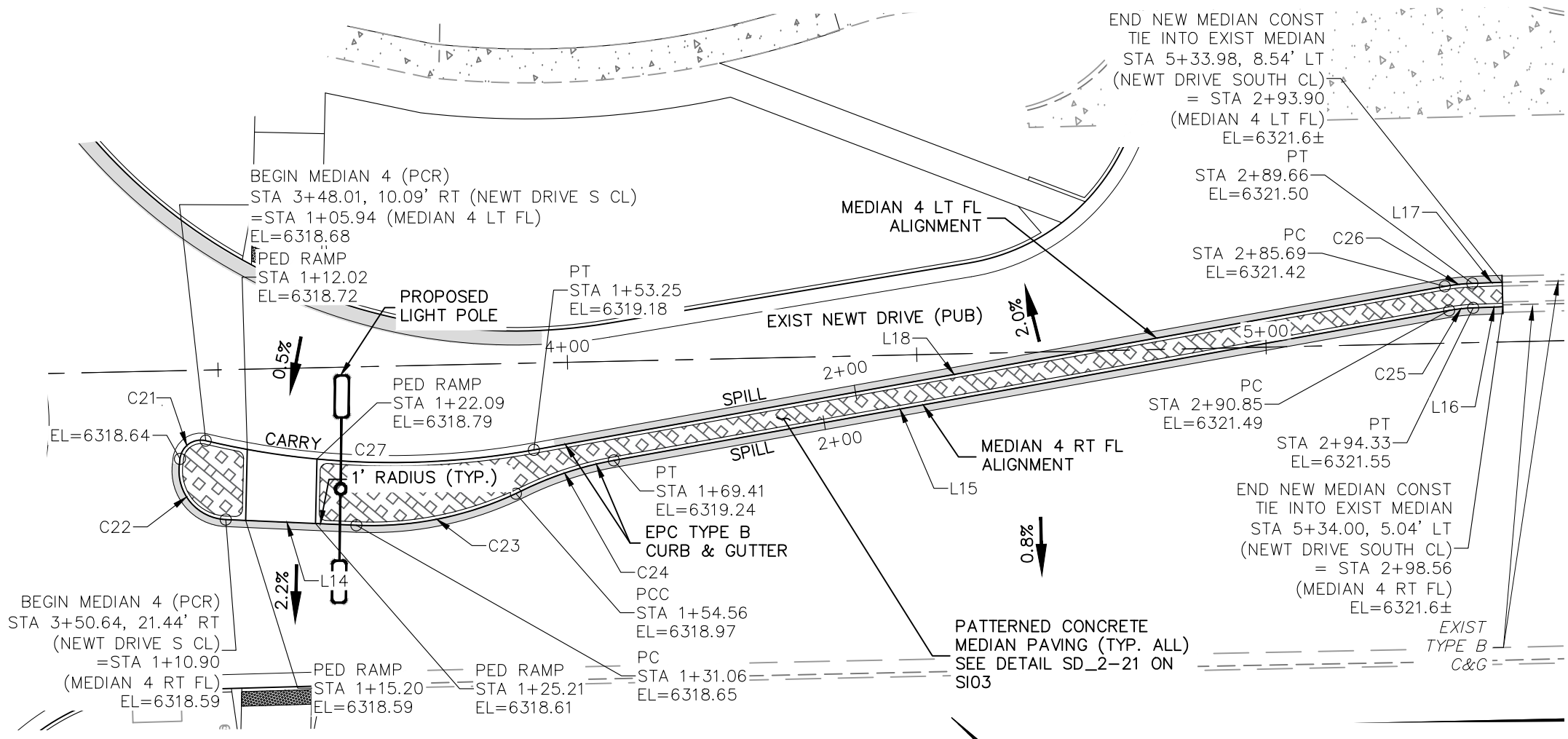
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

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

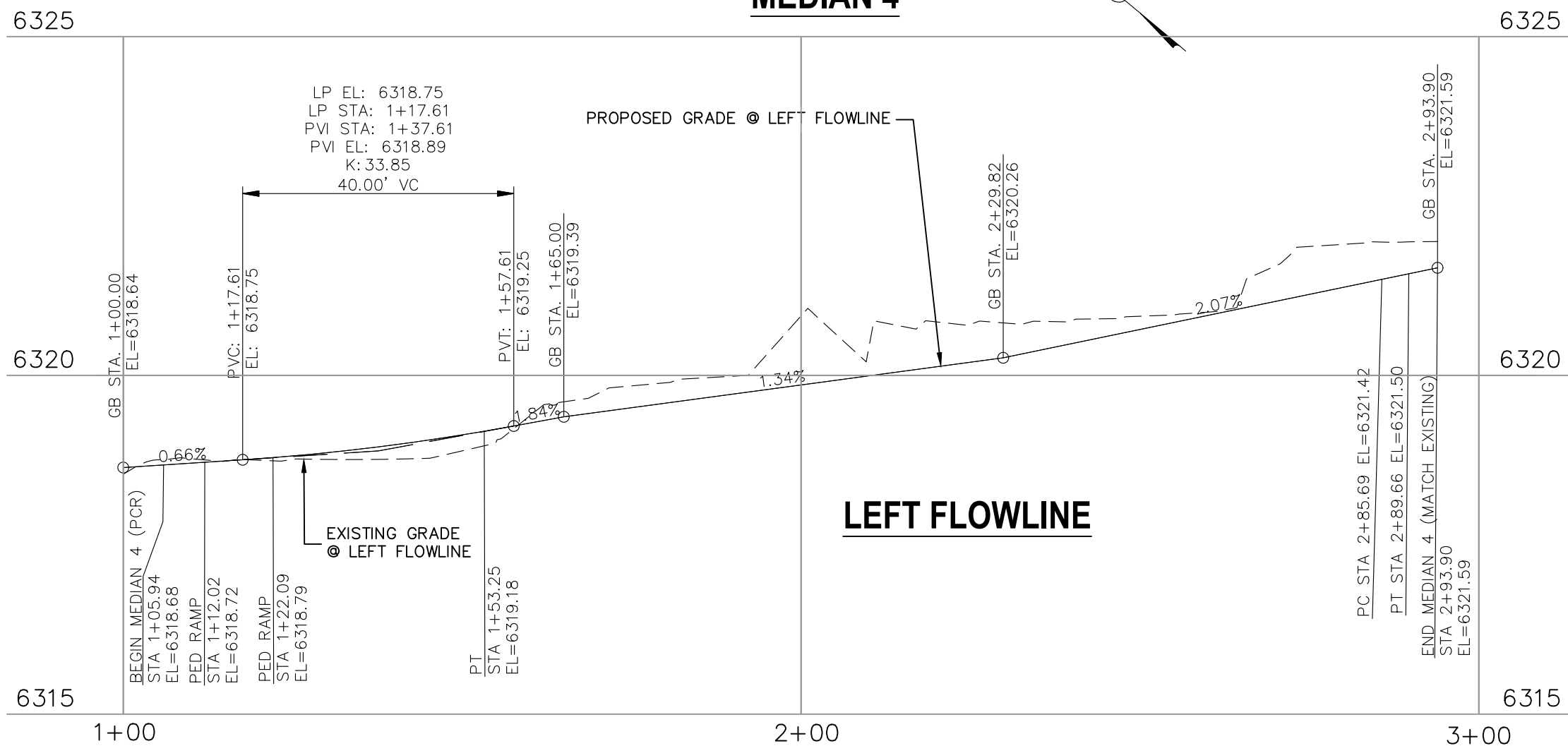
09/03/22

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.

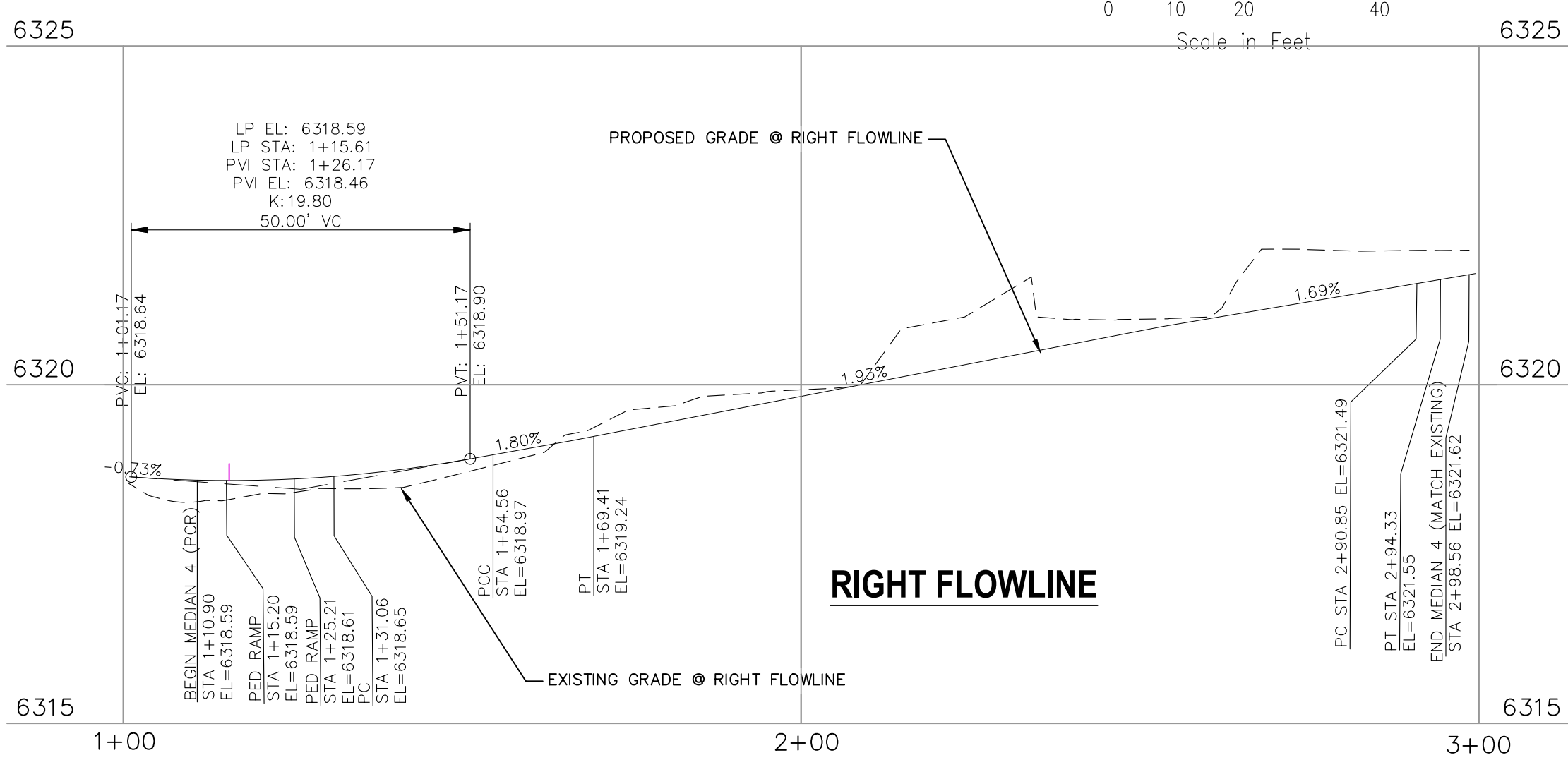
CAUTION



**NEWT DRIVE (PUBLIC)  
MEDIAN 4**



**LEFT FLOWLINE**



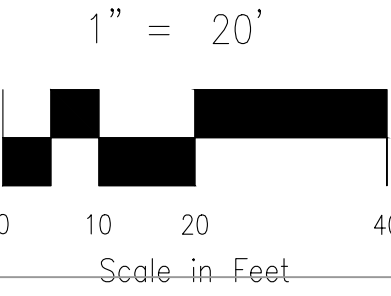
**RIGHT FLOWLINE**

**FLOWLINE LINE TABLE**

LINE	LENGTH	DIRECTION
L14	18.71	S37°30'19"E
L15	121.44	S50°10'38"E
L16	4.24	S42°03'37"E
L17	4.28	S42°03'37"E
L18	132.44	N50°10'38"W

**FLOWLINE CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C21	5.10	3.00	97°23'46"
C22	11.54	7.00	94°29'45"
C23	24.52	49.00	28°40'26"
C24	13.82	49.50	16°00'06"
C25	3.47	24.50	8°07'02"
C26	3.97	28.00	8°07'02"
C27	47.31	115.00	23°34'17"



**AS-BUILT  
ENGINEERING RECORD DRAWINGS**

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

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

**CROSSROADS MIXED USE FILING NO. 1**

**MEDIAN DETAILS**

PROJECT NO. 18-003 DATE: 04/20/2022

SCALE: HORIZONTAL: 1"=20' VERTICAL: 1"=5'

DESIGNED BY: CWV CHECKED BY: VAS

DRAWN BY: CWV SHEET 11 OF 24

SI11

217 N. WASHATCH AVE., STE. 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

**CIVIL CONSULTANTS, INC.**

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

PROFESSIONAL ENGINEER  
37160  
05/03/22

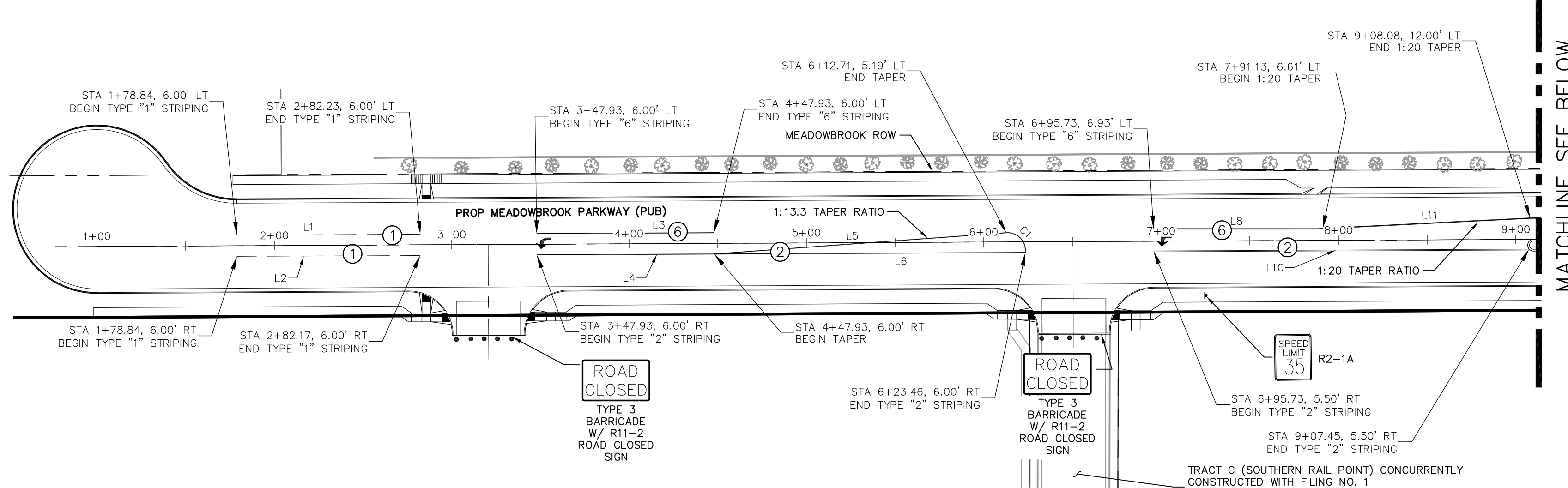
REVISIONS: NO. DATE BY DESCRIPTION

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 PREPARER OF THESE PLANS.

CAUTION

EPC 6/9/2022



STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	2-WAY LEFT TURN LANE MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE, INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30" GAPS
②	2-WAY CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 4" APART
③	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30" GAPS
④	BROKEN EDGE/BIKE LANE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 5' SEGMENTS WITH 15" GAPS
⑤	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 6" WIDE
⑥	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑦	STOP LINES (THERMO PLASTIC)	SOLID WHITE, 24" WIDE
⑧	CHEVRON/DIAGONAL CROSSHATCH	SOLID WHITE, 8" WIDE
⑨	TRANSVERSE MARKINGS	SOLID WHITE, 2' WIDE BY 10' LONG
⑩	EXTENSION LINES	12" BROKEN WHITE LINE
⑪	MEDIAN LIP (EDGE) LINES	4" SOLID YELLOW LINE

NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.

STRIPING LINE TABLE		
Line #	Length	Direction
L1	103.39	N89° 43' 00.18"E
L2	103.33	N89° 43' 00.18"E
L3	100.00	N89° 43' 00.18"E
L4	115.53	N89° 43' 00.18"E
L5	165.16	N85° 49' 49.59"E
L6	175.53	S89° 43' 00.18"W
L8	92.33	N90° 00' 00.00"E
L10	211.72	N89° 43' 00.18"E
L11	120.15	N87° 04' 45.69"E
L12	57.41	N89° 43' 00.18"E
L14	41.24	N41° 12' 01.94"W
L15	52.66	S41° 12' 59.22"E
L16	4.25	S41° 12' 59.22"E
L17	30.97	N41° 16' 30.48"W
L18	18.96	S48° 43' 29.52"W
L19	262.89	S41° 16' 30.48"E
L21	262.89	S41° 16' 30.48"E
L22	73.63	N40° 55' 48.19"W
L24	41.58	N34° 27' 26.01"W
L25	46.15	S41° 16' 30.48"E

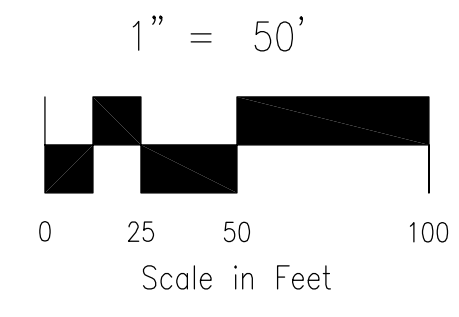
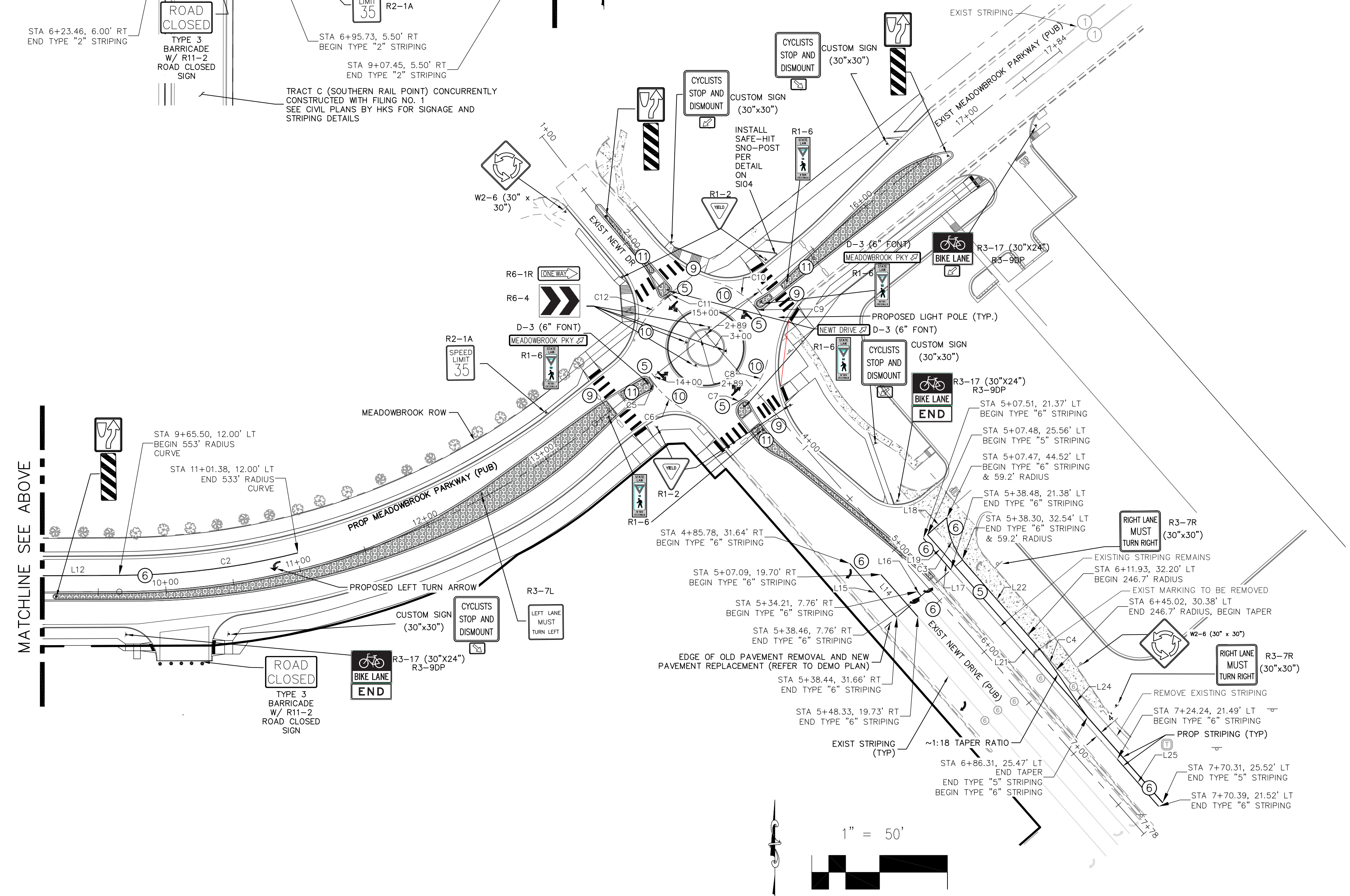
STRIPING CURVE TABLE			
Curve #	Length	Radius	Delta
C1	16.46	10.00	94.29
C2	133.00	553.00	13.78
C3	33.43	59.18	32.36
C4	33.17	261.21	7.28
C5	10.00	75.00	7.64
C6	30.01	75.00	22.93
C7	14.40	46.50	17.74
C8	27.32	46.50	33.66
C9	11.45	46.50	14.11
C10	32.32	56.01	33.07
C11	10.93	46.50	13.46
C12	30.32	63.78	27.24

**NOTE TO CONTRACTOR:**

- ALL 4" AND 8" SOLID OR SKIP PAVEMENT MARKINGS ARE TO BE EPOXY.
- SIGNS AND POLES SHALL BE PER CDOT STANDARDS S-614-8, S-1614-2, AND S-614-3, LATEST REVISION.
- ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ROUNDBABOUT LIGHT POLES TO BE INSTALLED ONCE PHOTOMETRIC PLANS ARE APPROVED. LIGHTING PLANS TO BE INDEPENDENTLY APPROVED BY EL PASO COUNTY.



# AS-BUILT ENGINEERING RECORD DRAWINGS



CROSSROADS MIXED USE FILING NO. 1  
 SIGNAGE AND STRIPING PLAN  
 PROJECT NO. 18-003  
 DATE: 04/20/2022  
 SCALE: HORIZONTAL: 1"=50' VERTICAL: N/A  
 DESIGNED BY: CWW  
 DRAWN BY: CWW  
 CHECKED BY: WAS  
 SHEET 12 OF 28  
 S112

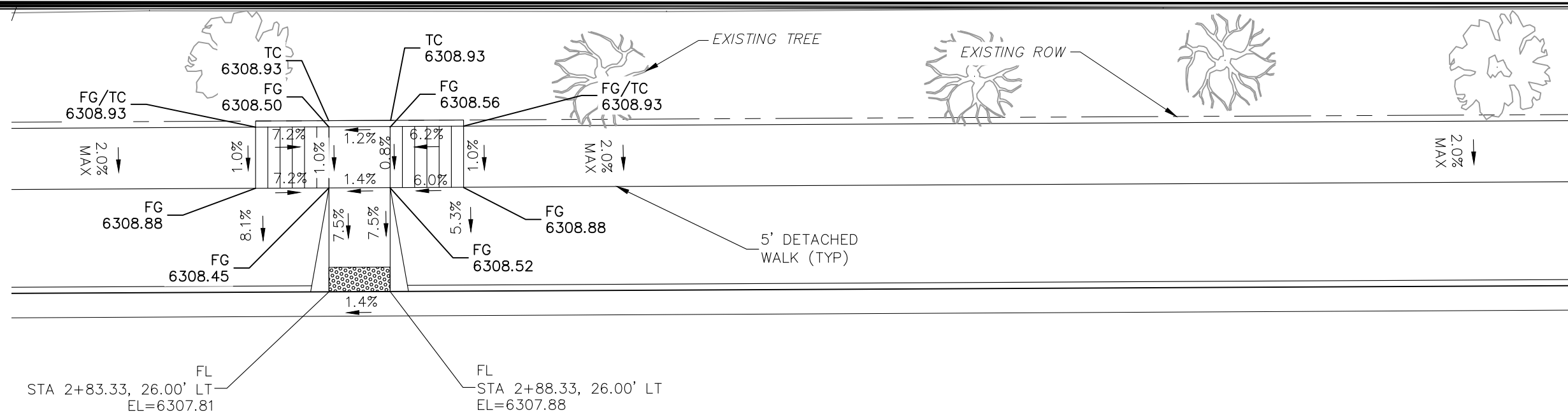
212 N. WAHATCH AVE., STE 305  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.555.5485  
**CIVIL CONSULTANTS, INC.**

VIRGIL A. SANCHEZ, P.E. NO. 37160  
 FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

REGISTERED PROFESSIONAL ENGINEER  
 NO. 37160  
 05/03/22

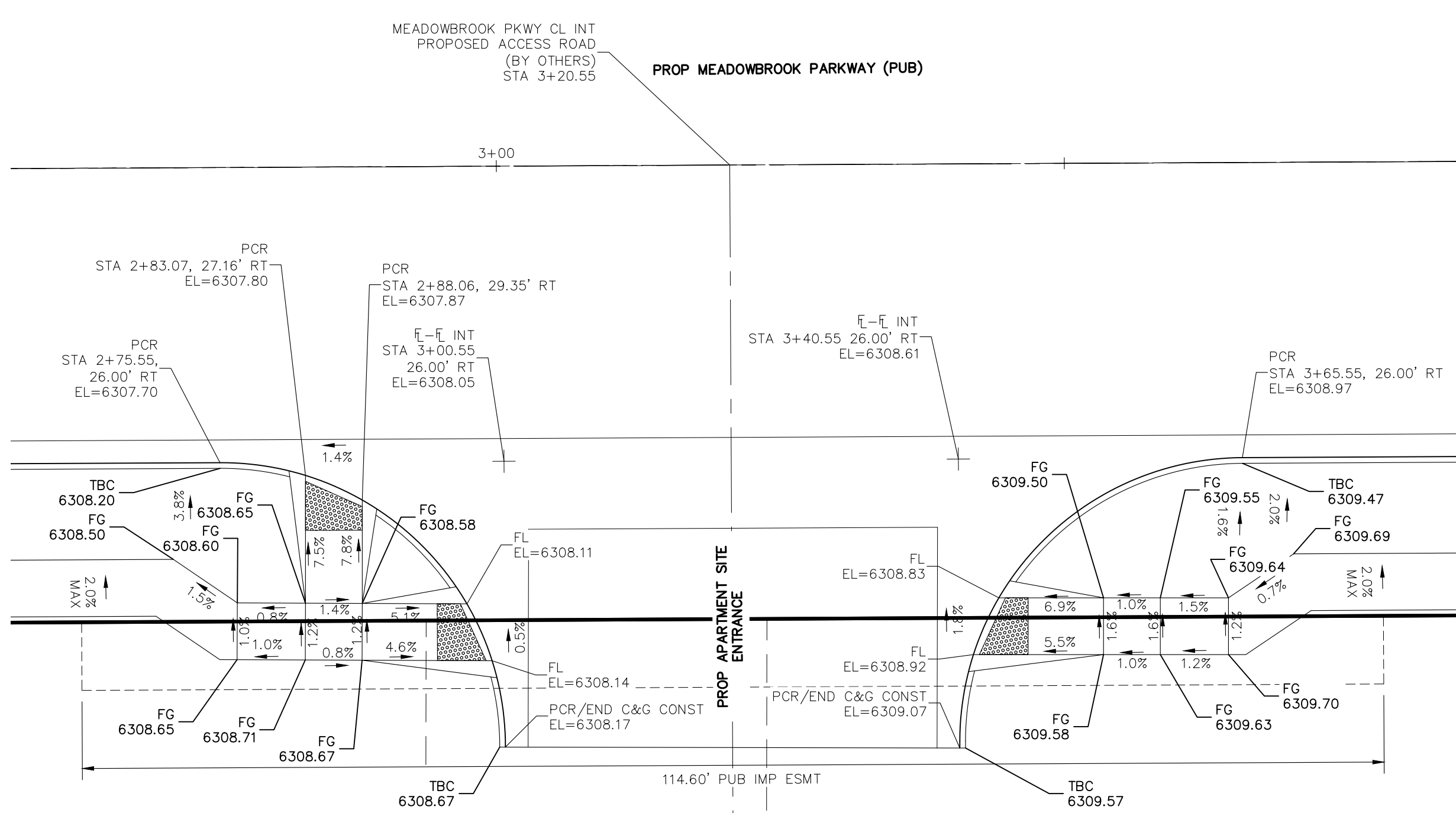
REVISIONS:  
 NO. DATE BY DESCRIPTION  
 THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, ERRORS OR OMISSIONS UNLESS THEY ARE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.  
 CALLION

File: C:\180034-Crossroads Mixed Use\Drawings\Colorado Springs Equities LLC\Drawings\Const Draw\Street\313.dwg Plotstamp: 4/27/2022 2:36 PM



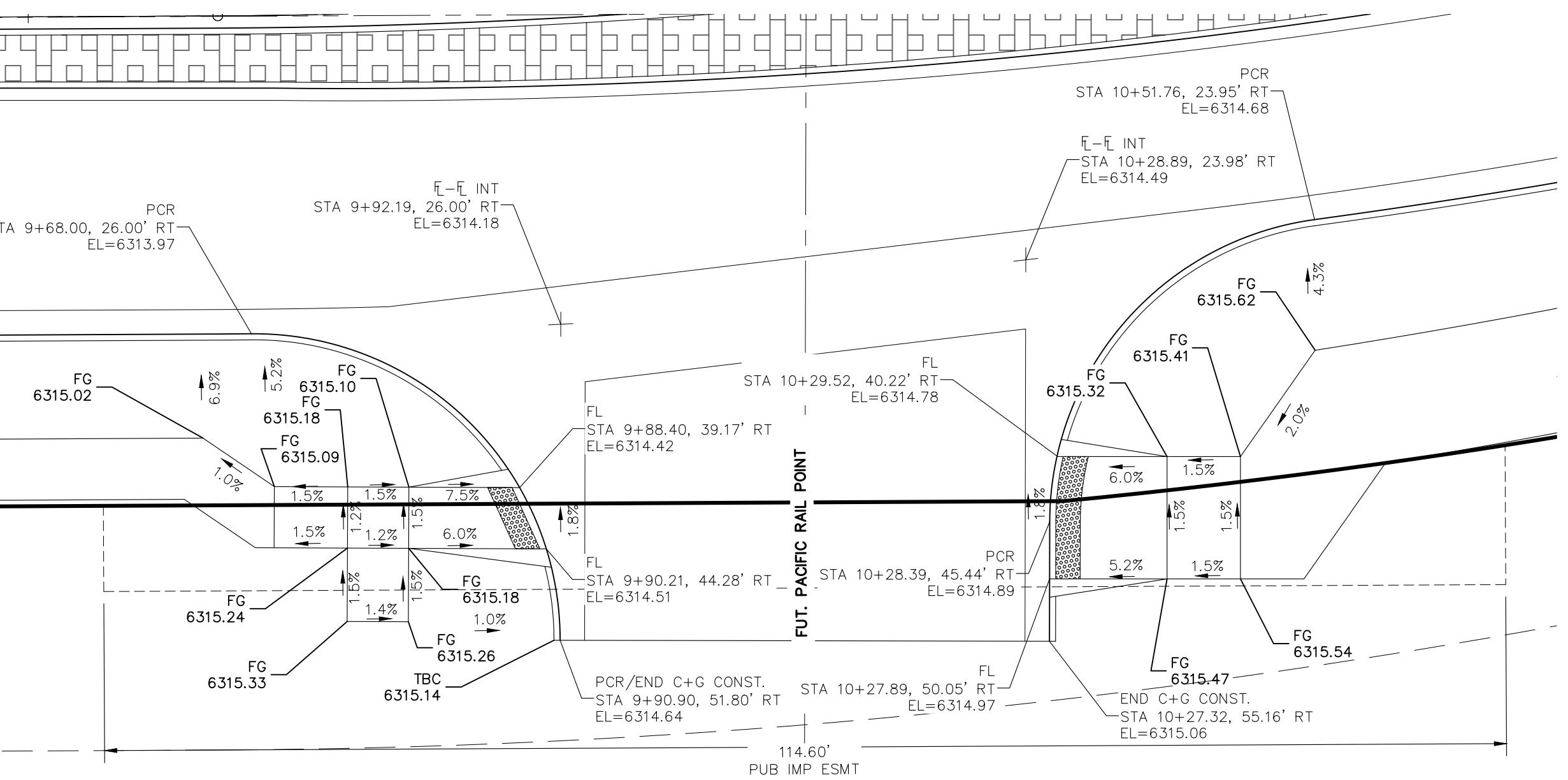
MEADOWBROOK & APARTMENT SITE

SCALE: 1"=10'



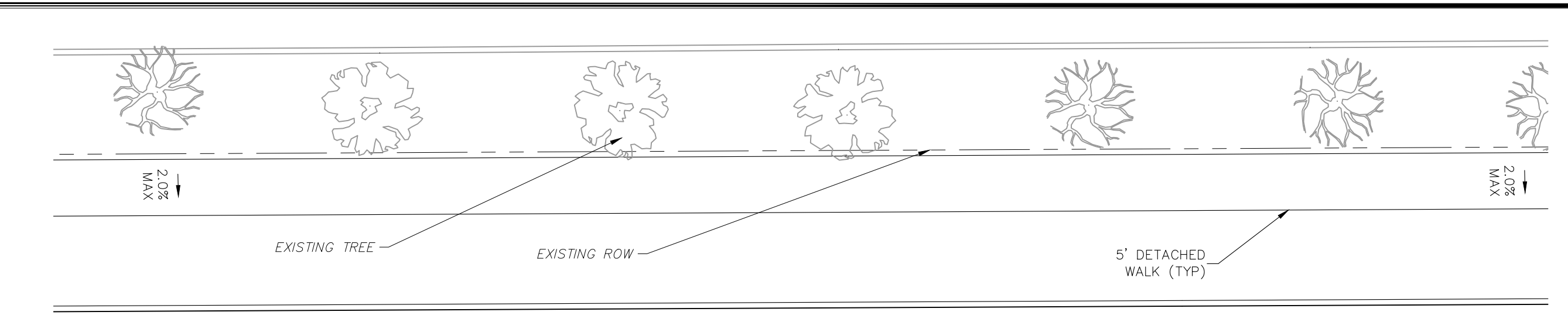
MEADOWBROOK PARKWAY & SOUTHERN RAIL POINT

SCALE: 1"=10'



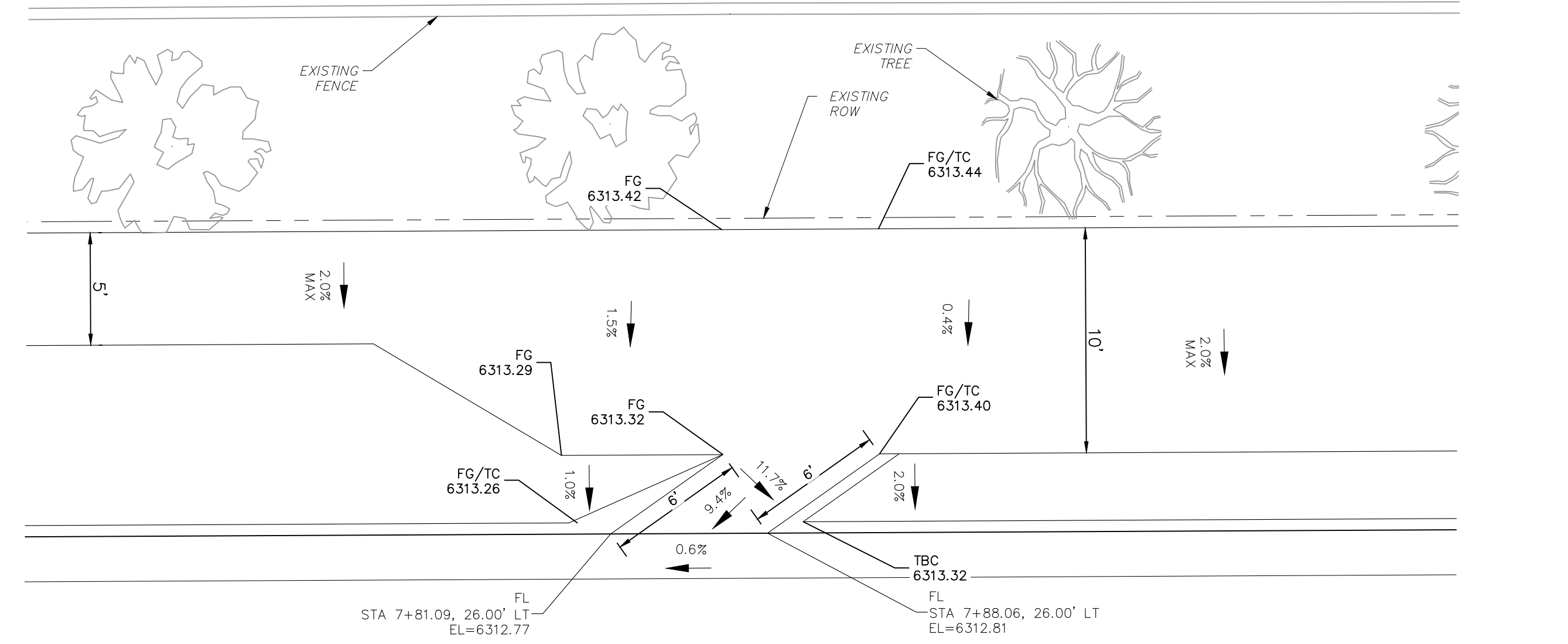
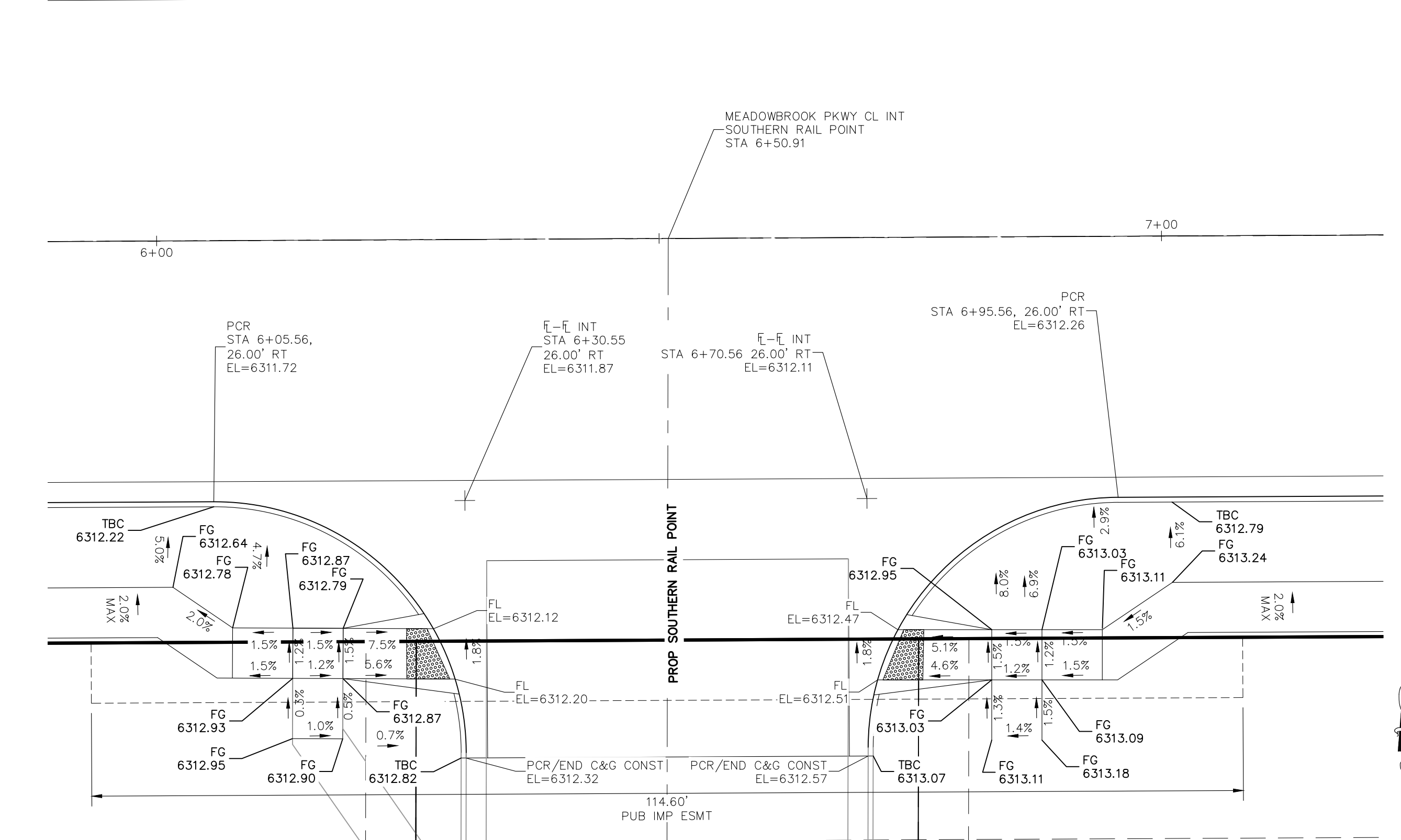
MEADOWBROOK PARKWAY & PACIFIC RAIL POINT

SCALE: 1"=10'



MEADOWBROOK PARKWAY BIKE RAMP #1

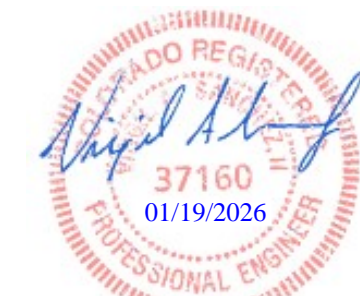
SCALE: 1"=5'



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

NOTES: STATIONED OFF RESPECTIVE ALIGNMENTS FROM STREET IMPROVEMENT PLANS AT FLOWLINES

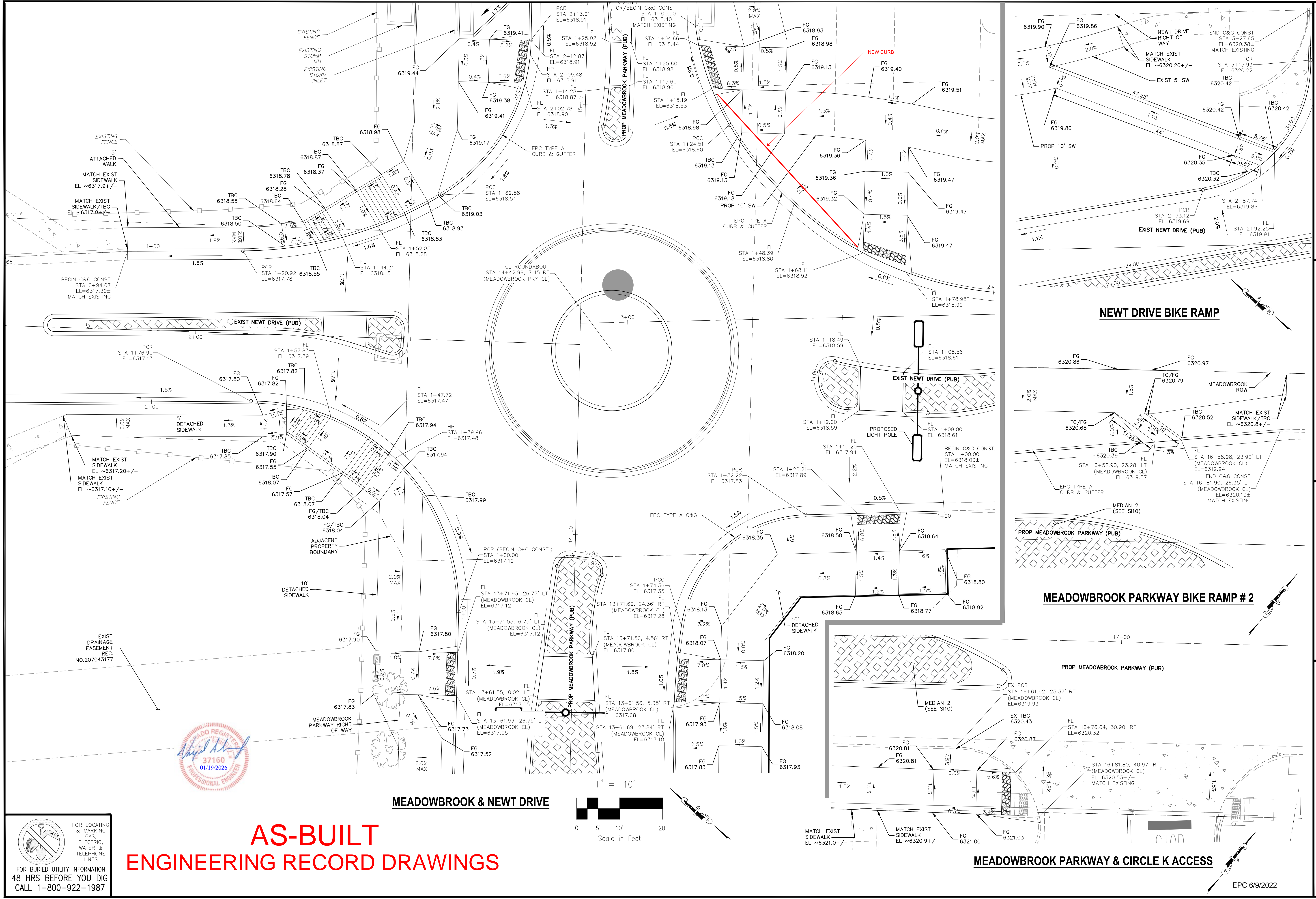
AS-BUILT ENGINEERING RECORD DRAWINGS



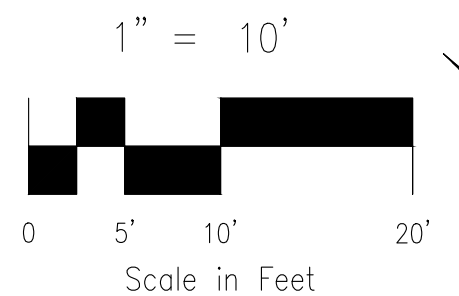
Project information including: CROSSROADS MIXED USE FILING NO. 1, MEADOWBROOK PED & BIKE RAMP DETAILS, PROJECT NO. 18-003, DATE: 04/20/2022, DESIGNED BY: CWV, DRAWN BY: CWV, CHECKED BY: VAS, SHEET 13 OF 24, S113, 217 N. WASHATCH AVE., STE 305, COLORADO SPRINGS, CO 80903, PHONE: 719.955.5885, CIVIL CONSULTANTS, INC., VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC., REGISTERED PROFESSIONAL ENGINEER, COLORADO, NO. 37160, EXPIRES 09/30/22, REVISIONS table, and CAUTION.

EPC 6/9/2022

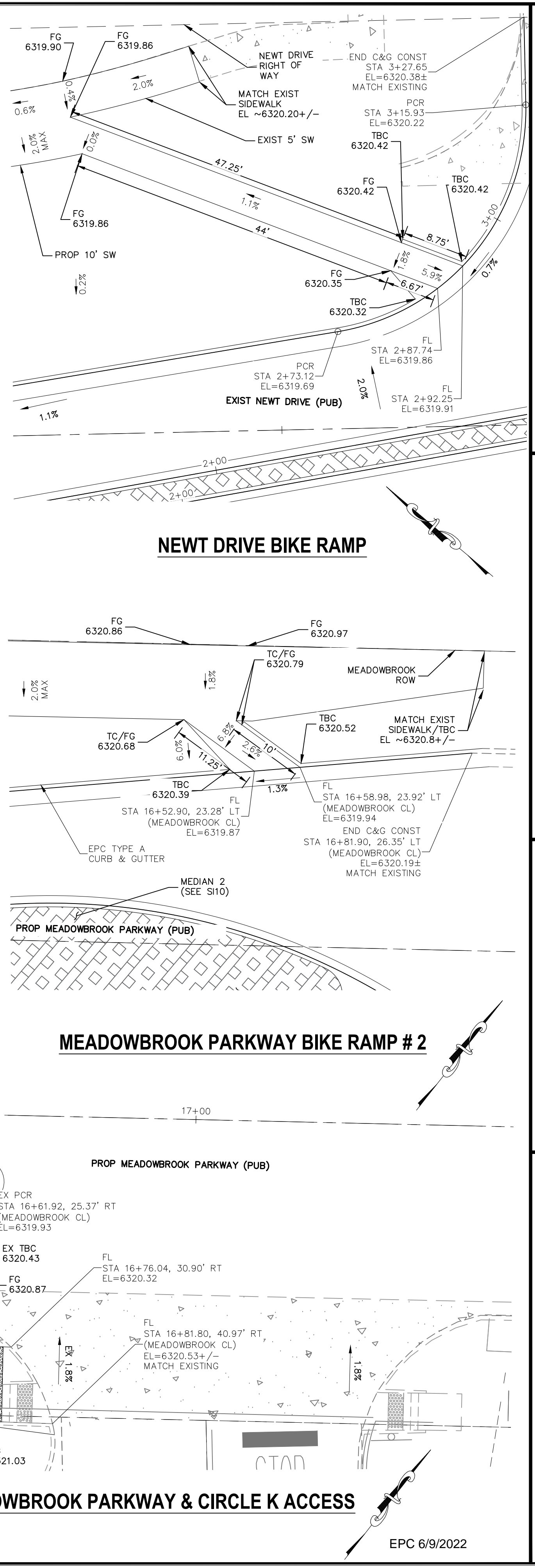
File: C:\18003A-Crossroads Mixed Use\Colorado Springs Equities LLC\Draw\Const\Draw\Street\314.dwg Plotstamp: 5/2/2022 2:08 PM



# AS-BUILT ENGINEERING RECORD DRAWINGS



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



**CROSSROADS MIXED USE FILING NO. 1**

**STREET IMPROVEMENT PLANS**

PROJECT NO. 18-003 DATE: 04/20/2022

SCALE: HORIZONTAL: 1"=10' VERTICAL: N/A

DESIGNED BY: CWV CHECKED BY: VAS

DRAWN BY: CWV

SHEET 14 OF 24

**S114**

217 N. WASHCRAFT AVE., STE. 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.585.5485

**CIVIL CONSULTANTS, INC.**

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

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

FOR REGISTERED PROFESSIONAL ENGINEER  
NO. 37160  
09/03/22

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 PREPARED OF THESE PLANS.

EPC 6/9/2022

CAUTION

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

CROSSROADS MIXED USE FILING NO. 1  
 STORM SEWER PLANS  
 PROJECT NO. 18-003  
 DATE: 04/20/2022  
 SCALE: HORIZONTAL: 1"=50'  
 VERTICAL: 1"=5'  
 DESIGNED BY: GT  
 DRAWN BY: GT  
 CHECKED BY: VAS  
 SHEET 15 OF 26  
 ST01

217 N. WAHATCH AVE., STE 305  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.555.5485  
  
 CIVIL CONSULTANTS, INC.

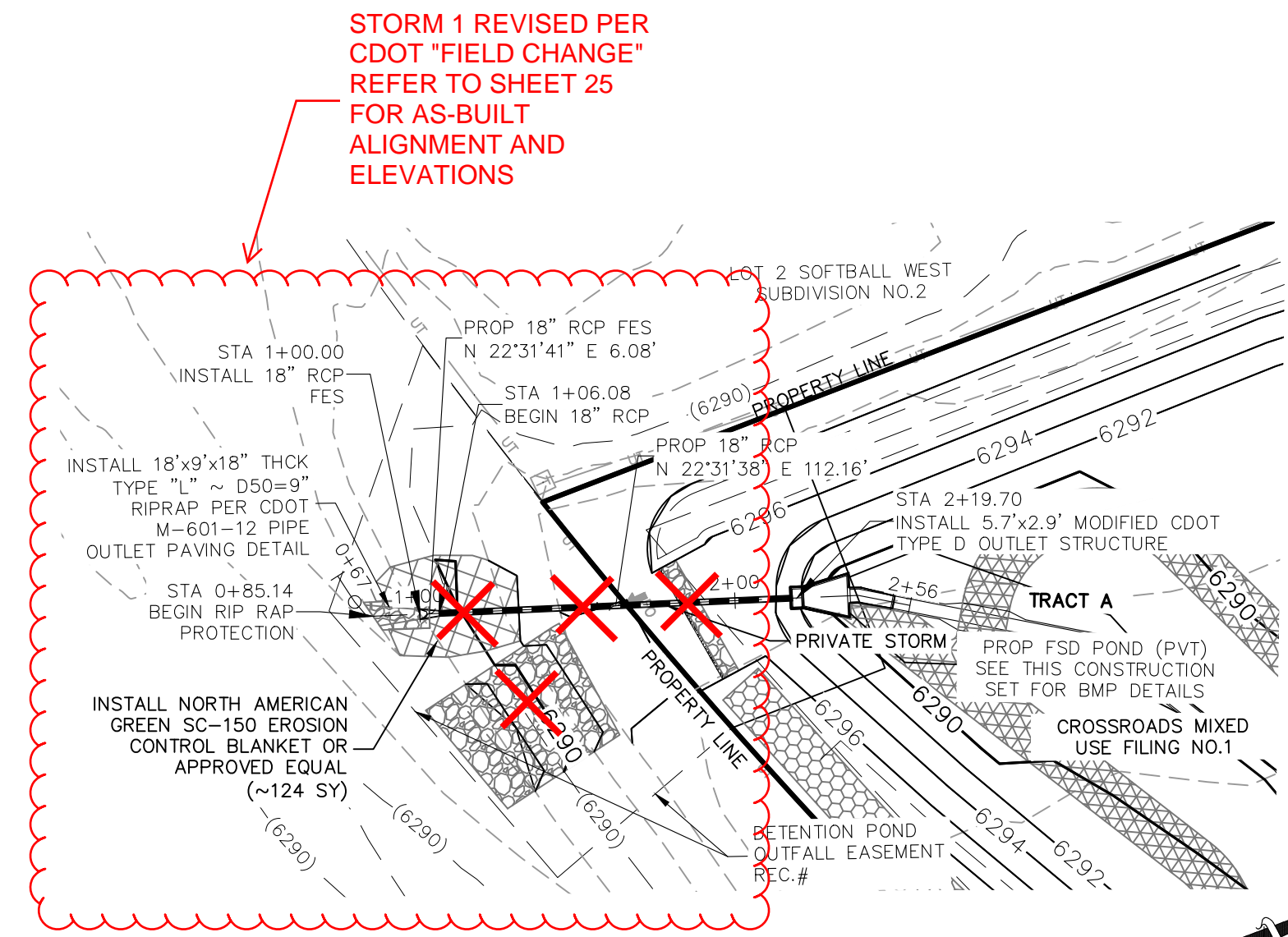
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.  


NO.	DATE	BY	DESCRIPTION

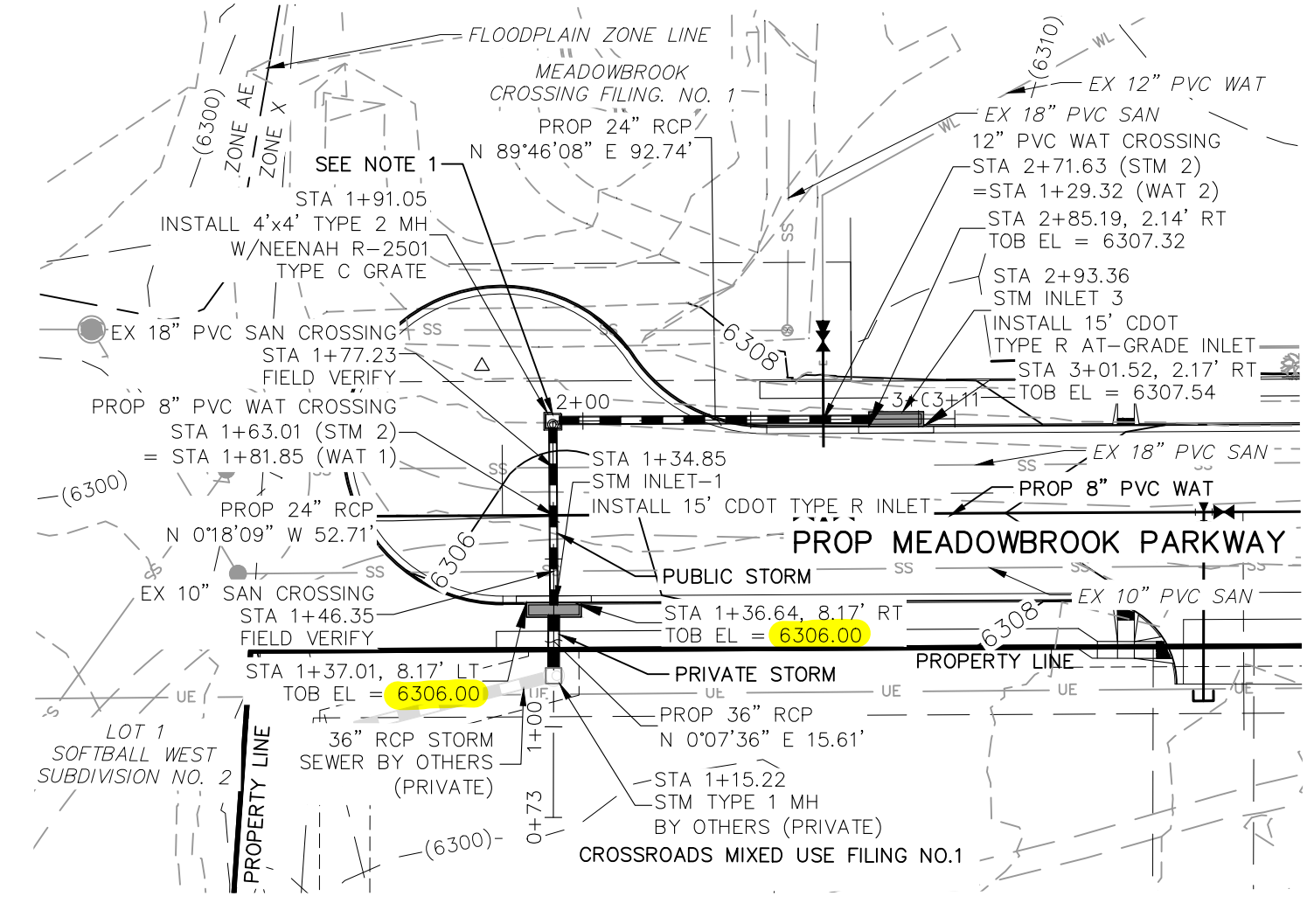
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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 PREPARE OF THESE PLANS.

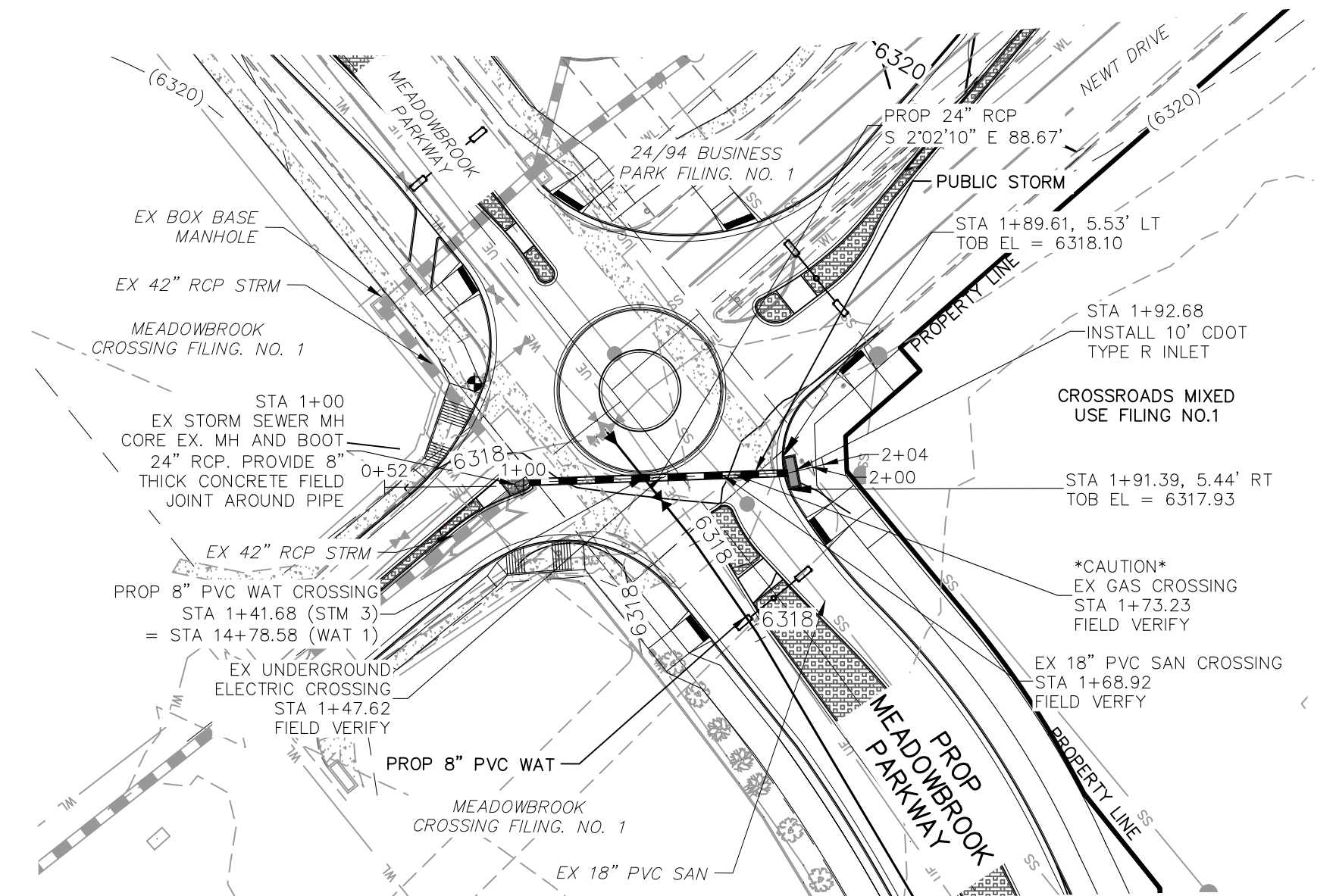
CAUTION



**STORM 1 FSD POND OUTFALL**  
**STA 1+00.00 TO STA 2+19.70**  
**(PUBLIC/PRIVATE)**

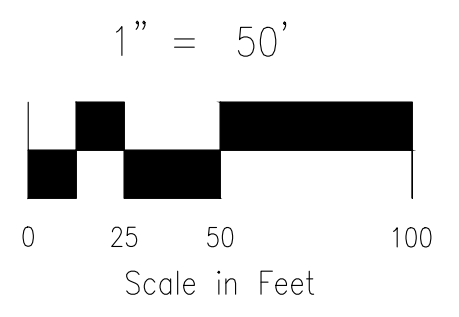


**STORM 2**  
**STA 1+15.22 TO STA 2+93.36**  
**(PUBLIC/PRIVATE)**

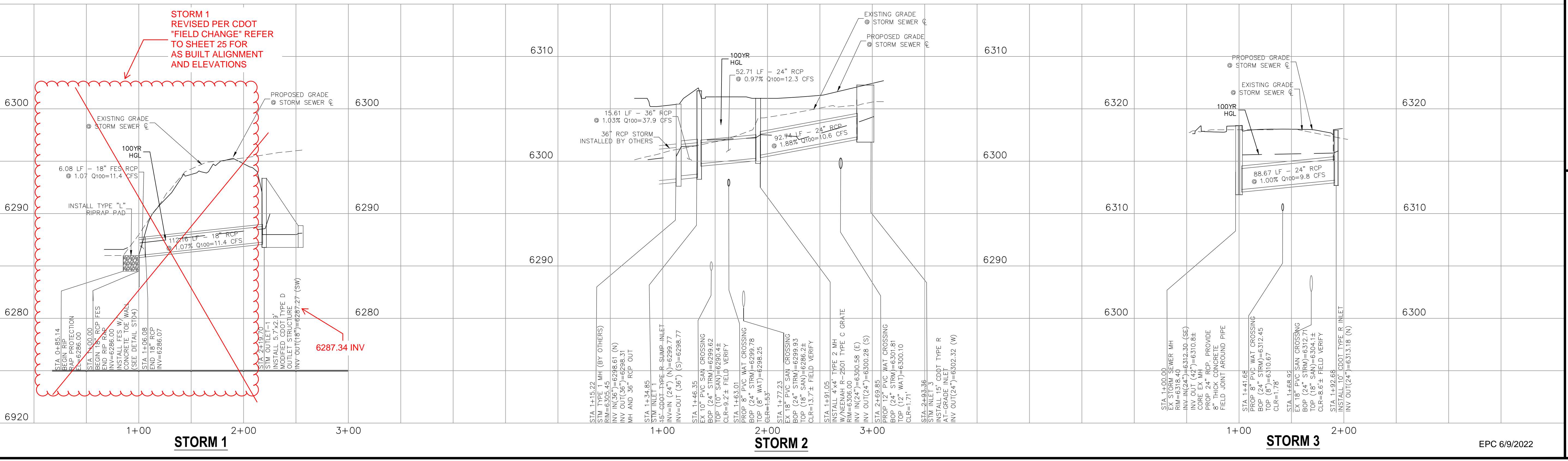


**STORM 3**  
**STA 1+00.00 TO STA 1+92.26**  
**(PUBLIC)**

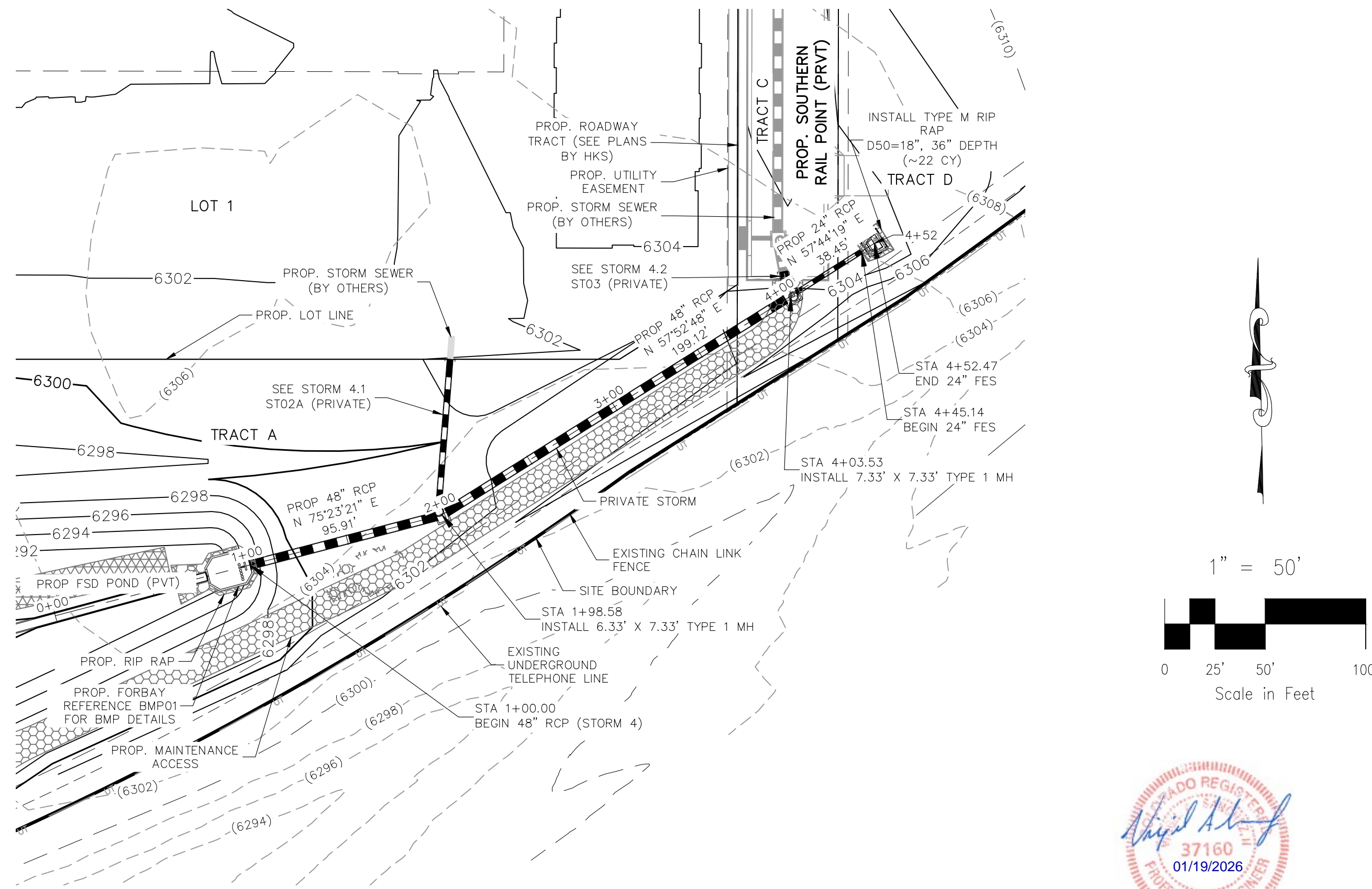
# AS-BUILT ENGINEERING RECORD DRAWINGS



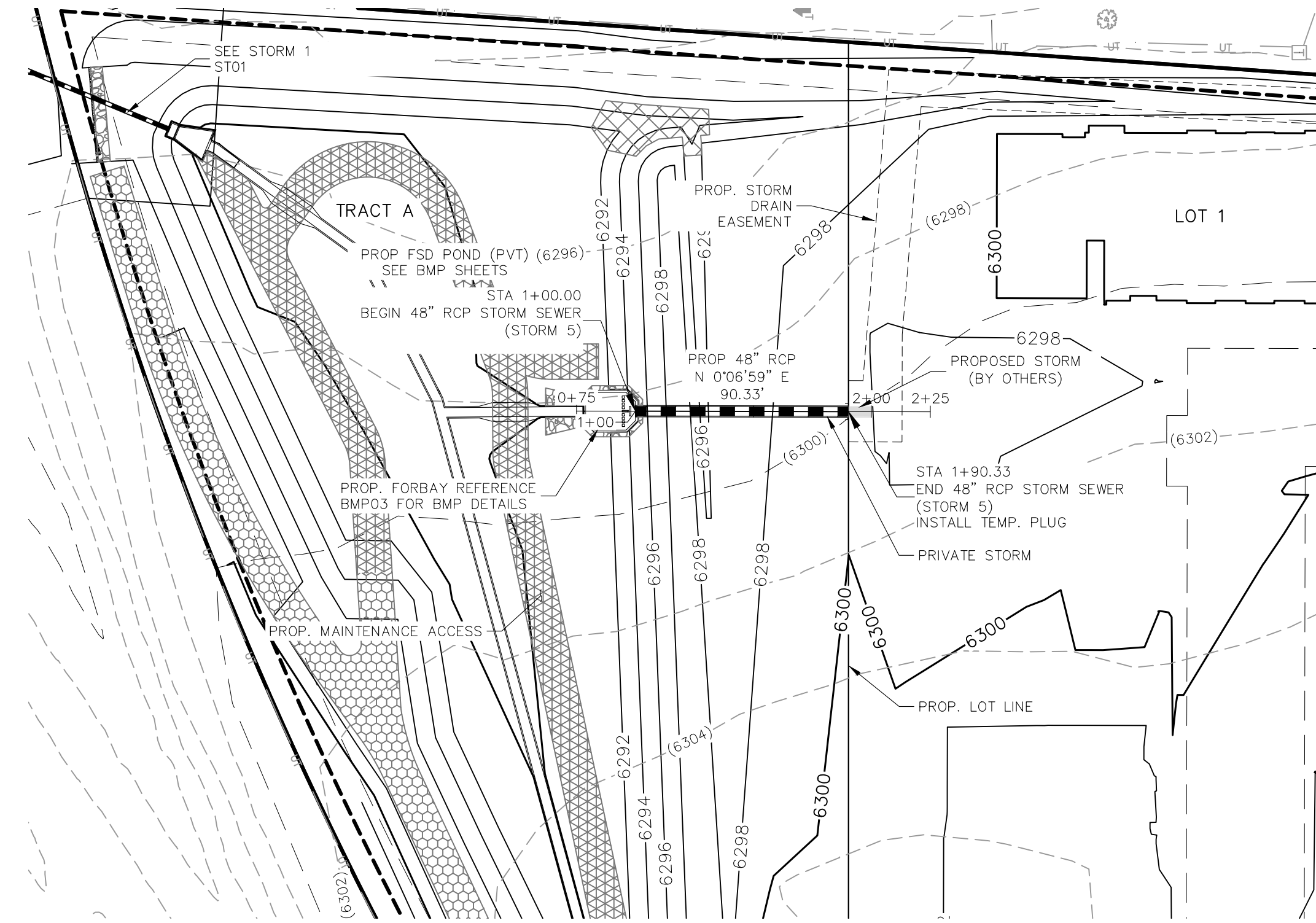
- NOTE:
- 1.) GRATED INLET TO BE REPLACED WITH CRUB FACE INLET AT TIME OF MEADOWBROOK PARKWAY EXTENSION
  - 2.) ALL PRIVATE STORM SEWER CONSTRUCTED WITH THESE PLANS TO BE MAINTAINED BY THE CROSSROADS METROPOLITAN DISTRICT NO. 1



File: C:\18003A-Crossroads Mixed Use\Colorado Springs Equities LLC\dwg\Const\Draw\Storm Plans\ST01.dwg Plotstamp: 5/3/2022 12:50 PM



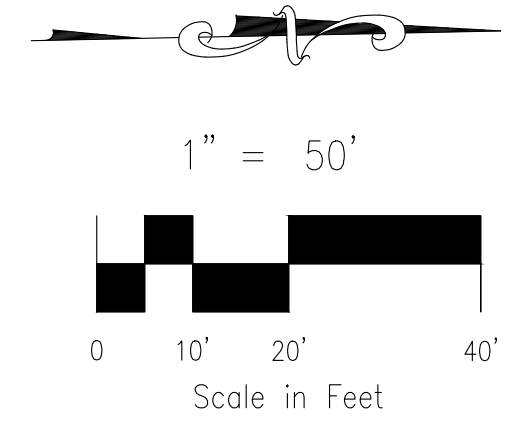
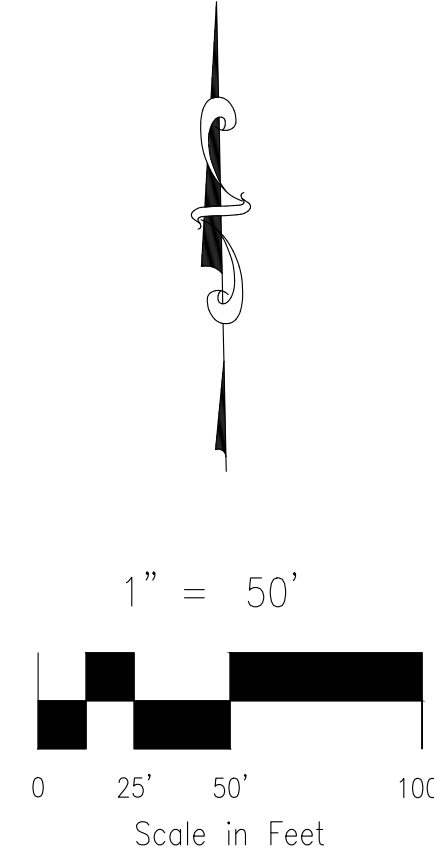
**STORM 4 (PRIVATE)**  
STA 1+00.00 TO STA 4+52.47



**STORM 5 (PRIVATE)**  
STA 1+00.00 TO STA 1+90.33

**NOTES:**  
ALL PRIVATE STORM SEWER CONSTRUCTED WITH THESE PLANS TO BE MAINTAINED BY THE CROSSROADS METROPOLITAN DISTRICT NO. 1

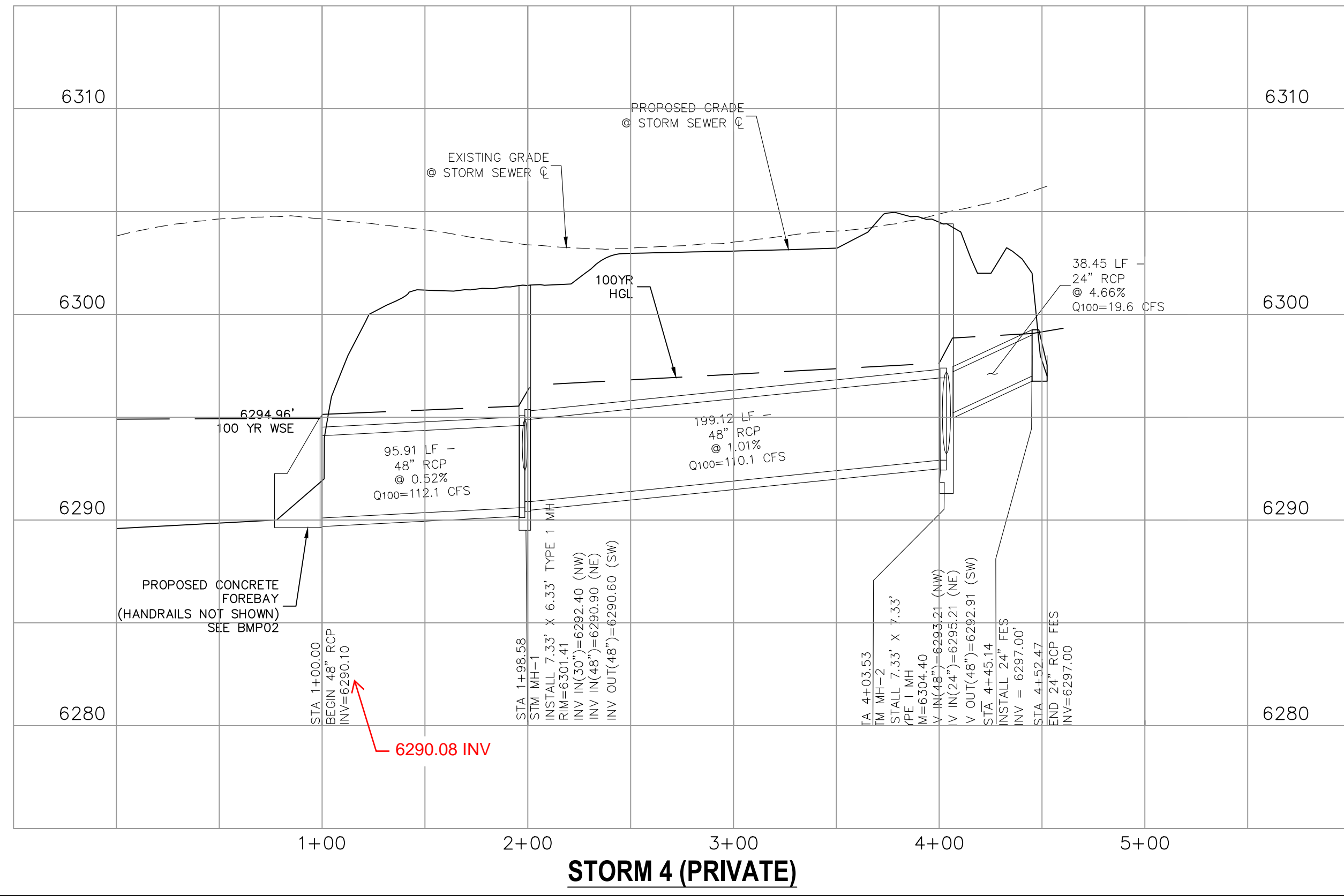
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES  
FOR BURIED UTILITY INFORMATION  
48 HRS BEFORE YOU DIG  
CALL 1-800-922-1987



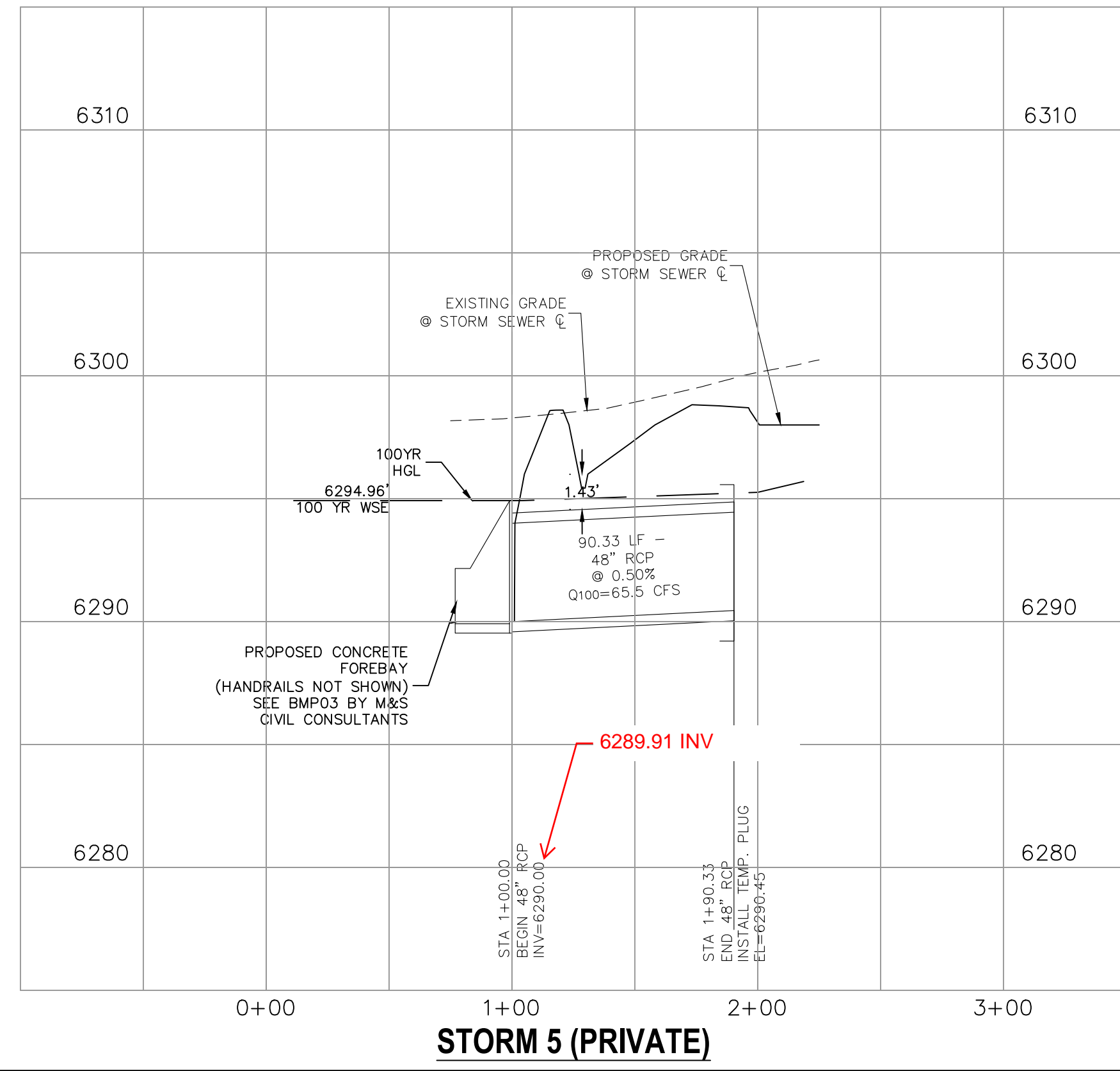
CROSSROADS MIXED USE FILING NO. 1  
STORM SEWER PLANS  
PROJECT NO. 18-003  
DATE: 04/20/2022  
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'  
DESIGNED BY: CW  
DRAWN BY: CW  
CHECKED BY: VAS

217 N. WABATCH AVE, STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5885  
**M&S CIVIL CONSULTANTS, INC.**

# AS-BUILT ENGINEERING RECORD DRAWINGS



**STORM 4 (PRIVATE)**

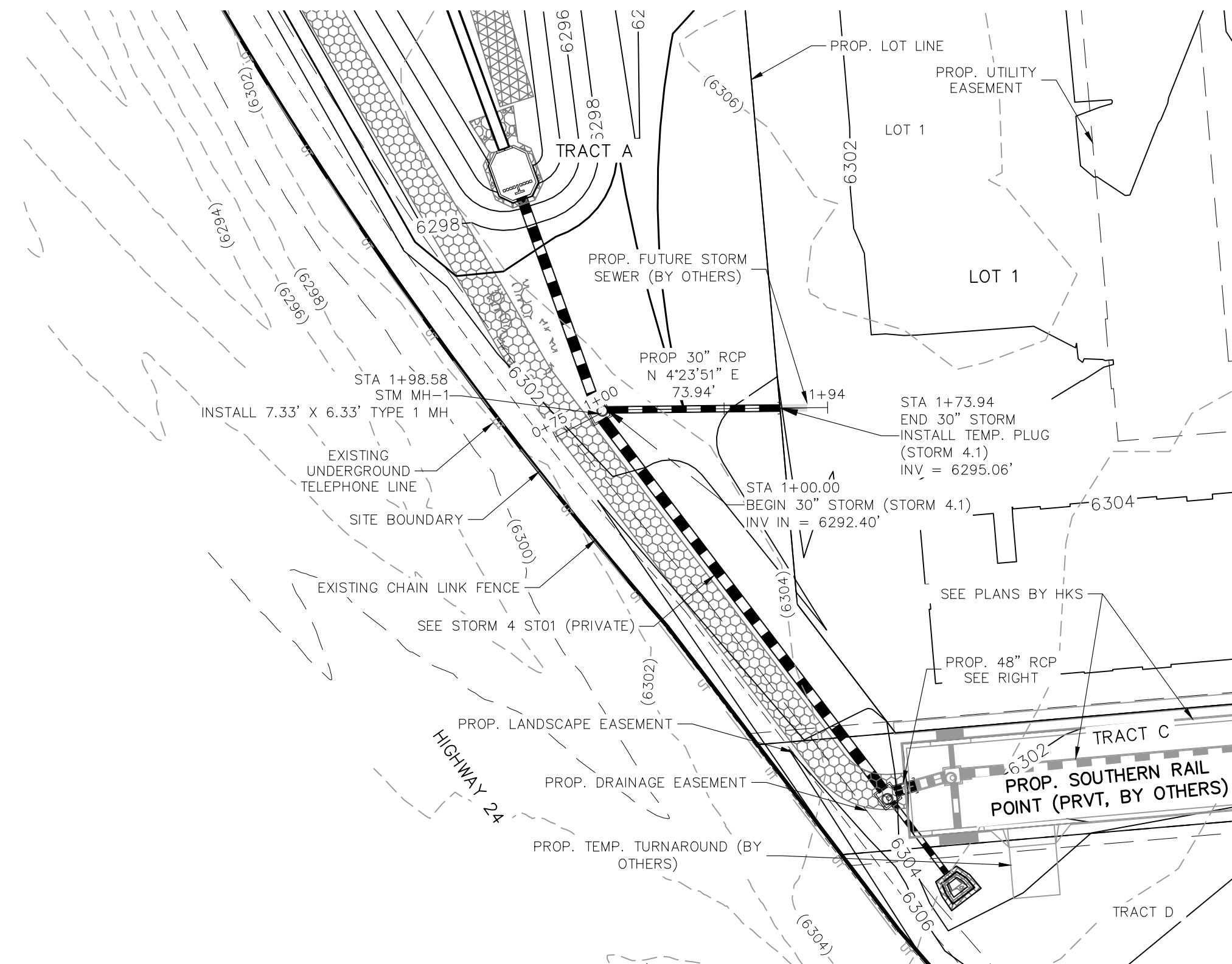


**STORM 5 (PRIVATE)**

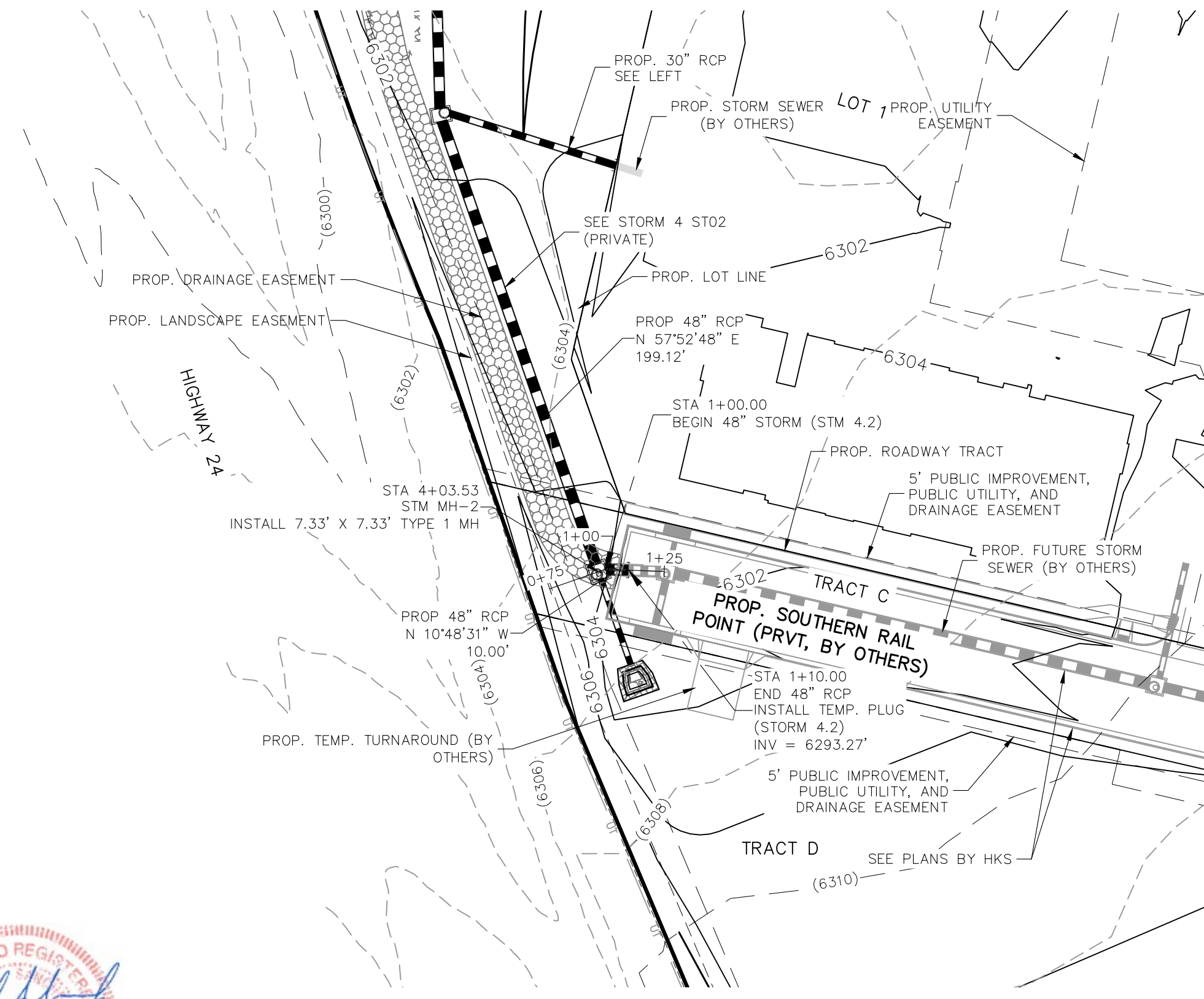
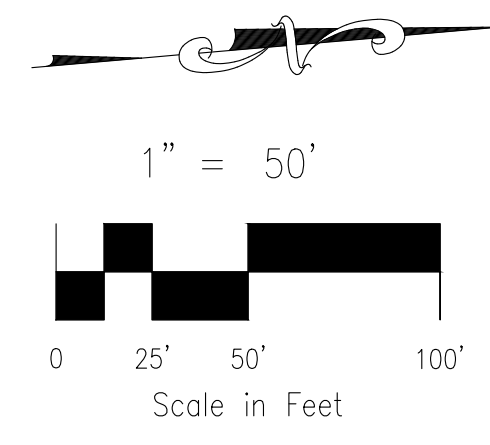
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.  
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160  
05/03/22

NO.	DATE	BY	DESCRIPTION	APPROV'D. BY	DATE

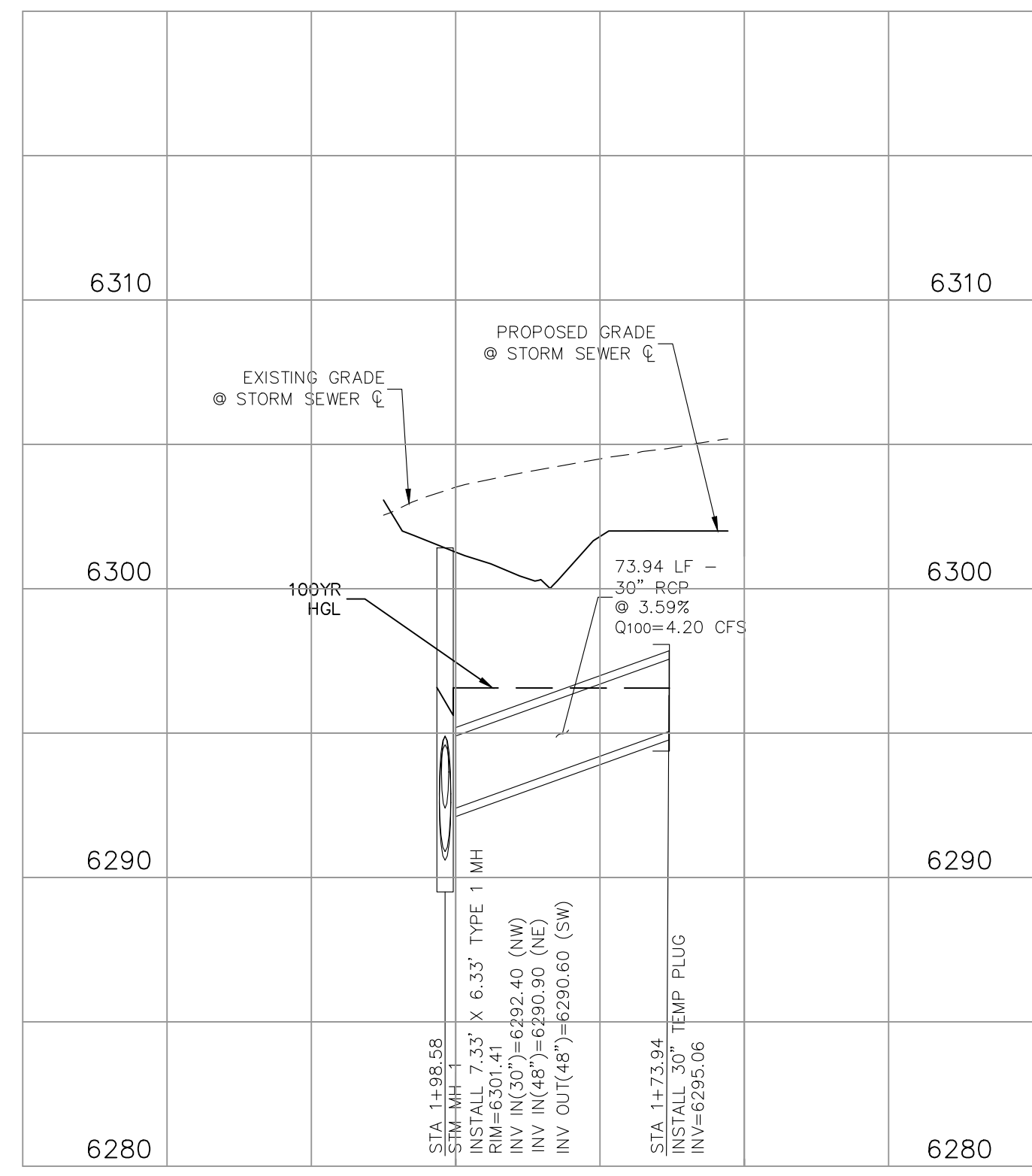
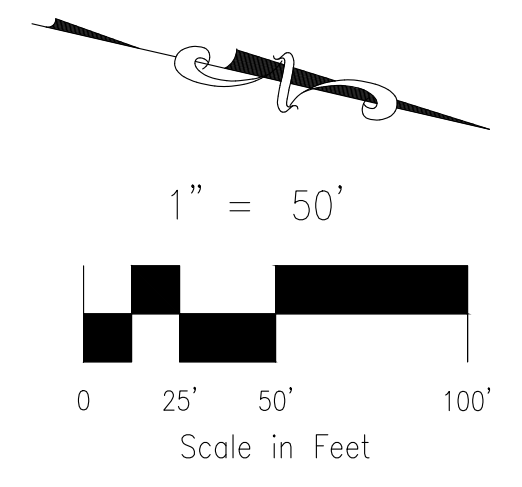
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.



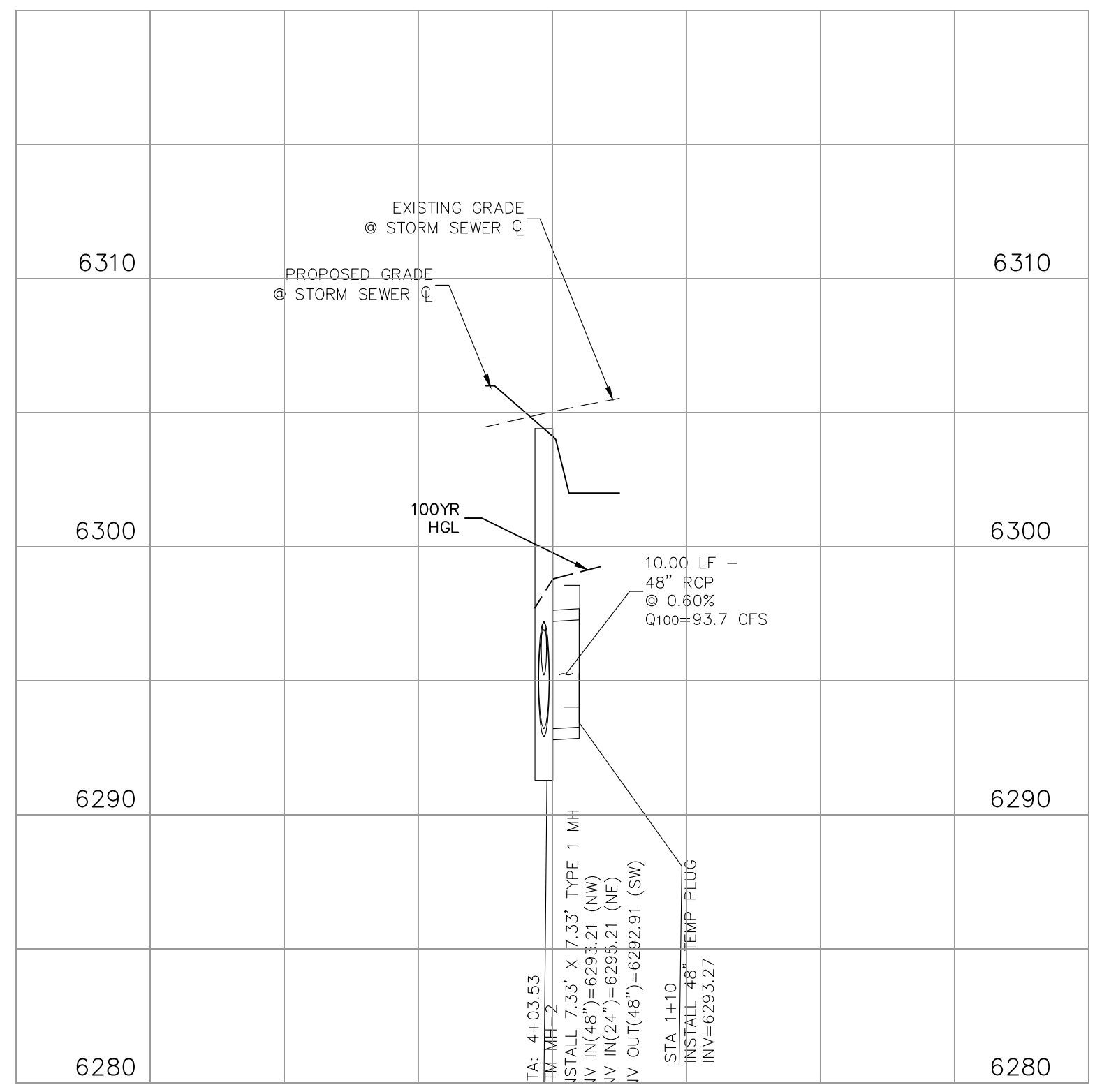
**STORM 4.1 (PRIVATE)**  
STA 1+00.00 TO STA 1+94.00



**STORM 4.2 (PRIVATE)**  
STA 1+00.00 TO STA 1+00.00



**STORM 4.1 (PRIVATE)**



**STORM 4.2 (PRIVATE)**

# AS-BUILT ENGINEERING RECORD DRAWINGS



**CROSSROADS MIXED USE FILING NO. 1**

**STORM SEWER PLANS**

PROJECT NO. 18-003      DATE: 04/20/2022

SCALE: HORIZONTAL: 1"=50'      VERTICAL: 1"=5'

DESIGNED BY: CWV      CHECKED BY: VAS

DRAWN BY: CWV      SHEET 17 OF 26

ST03

---

212 N. WASHCATCH 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. 37160

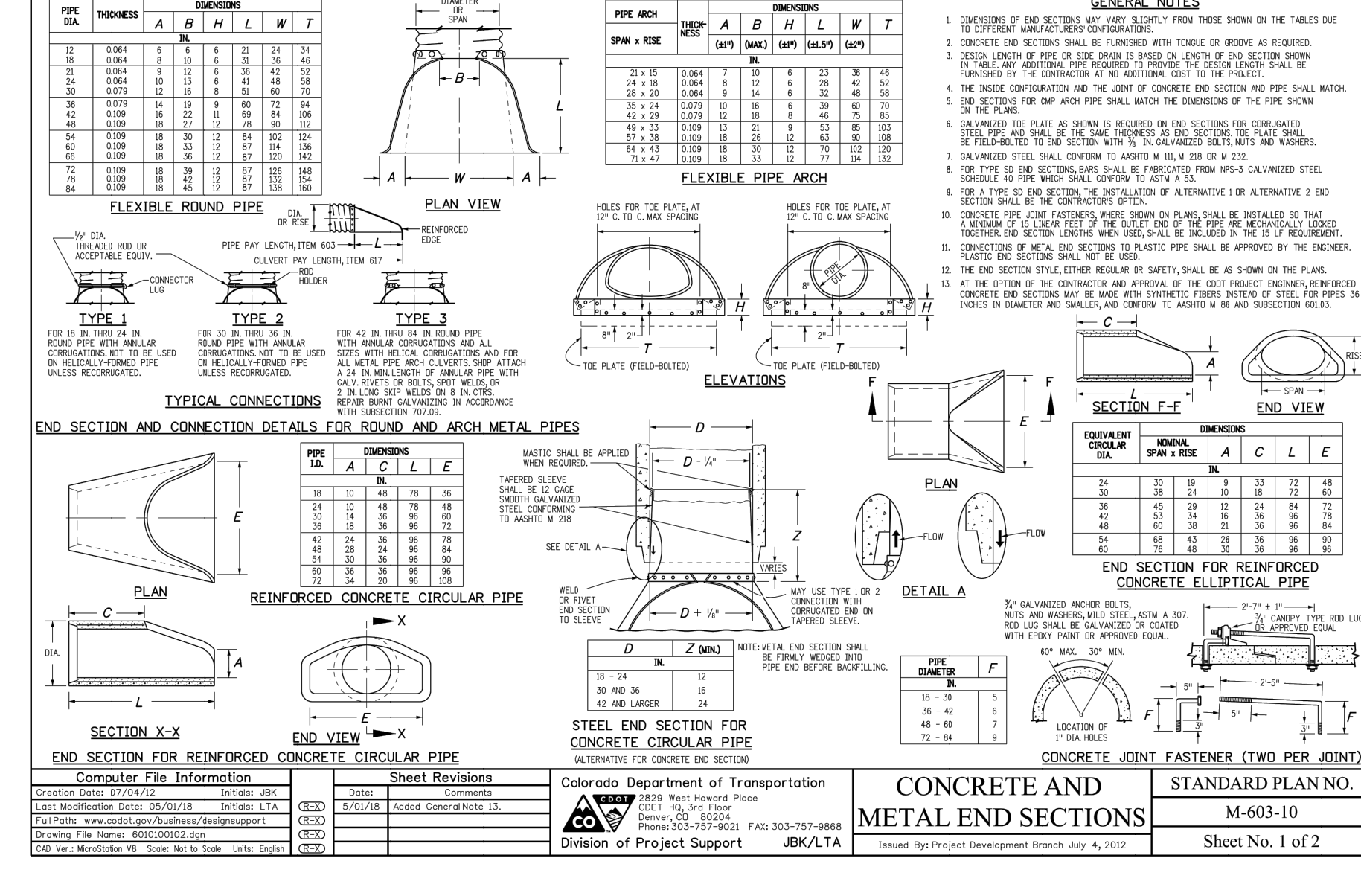
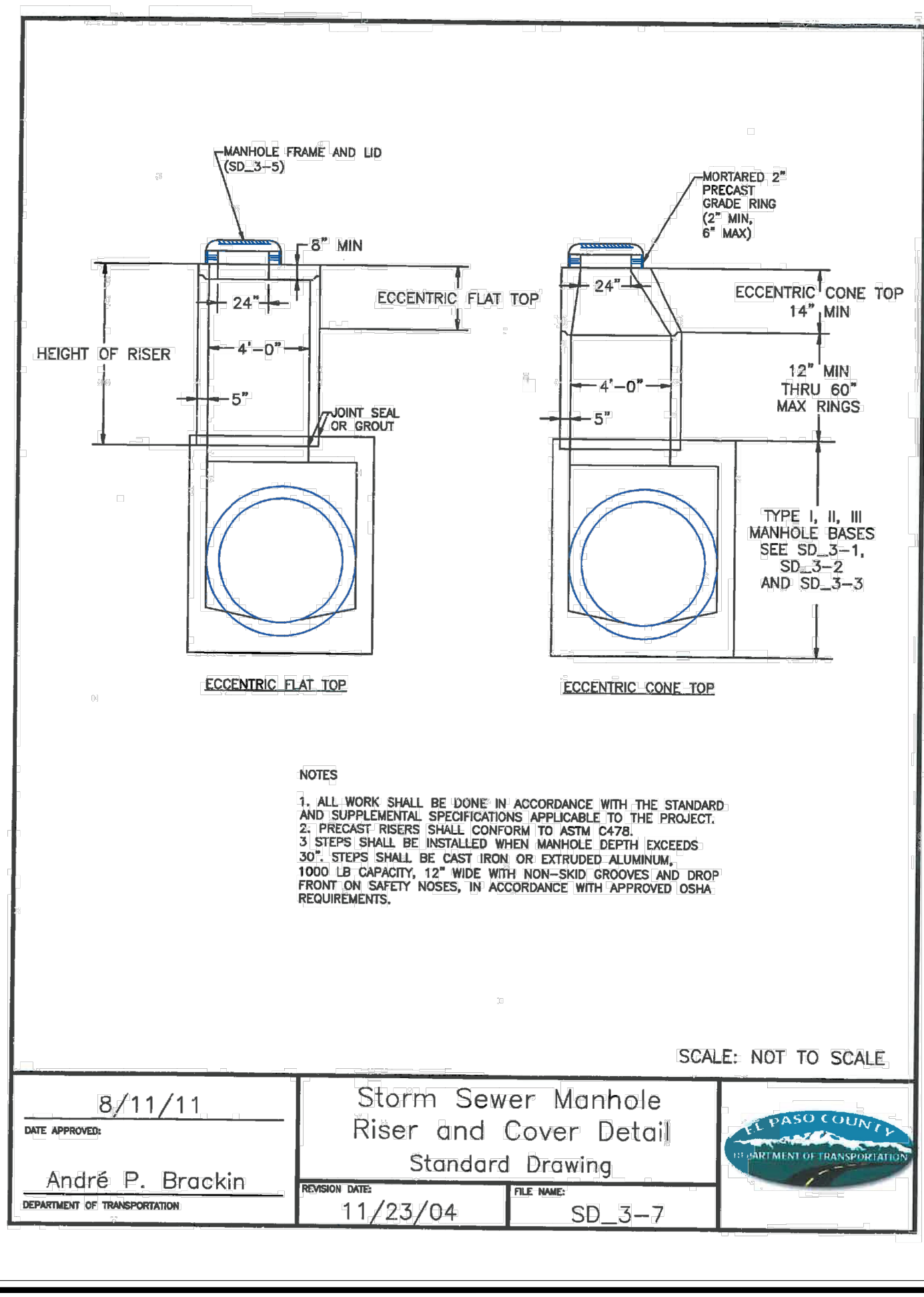
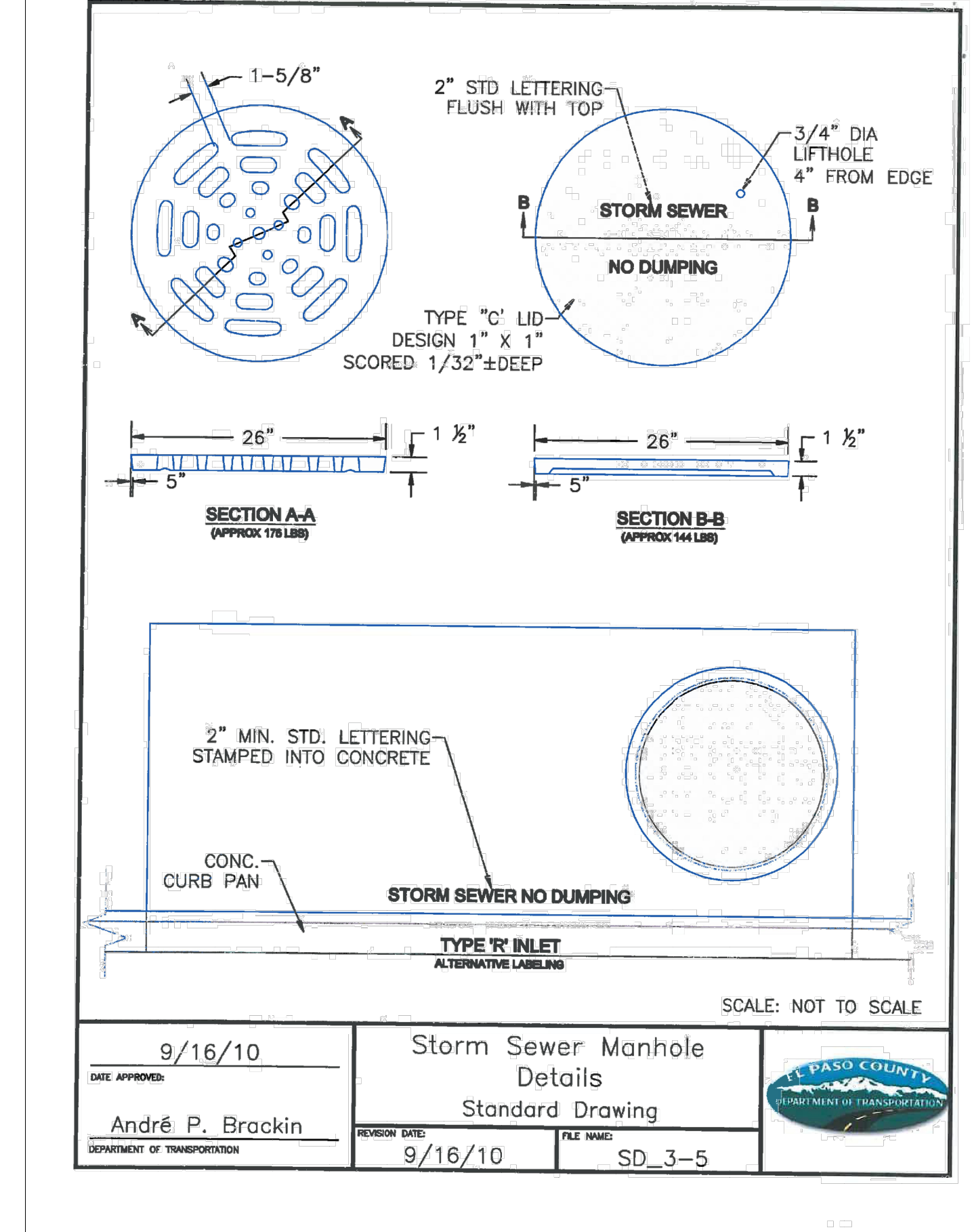
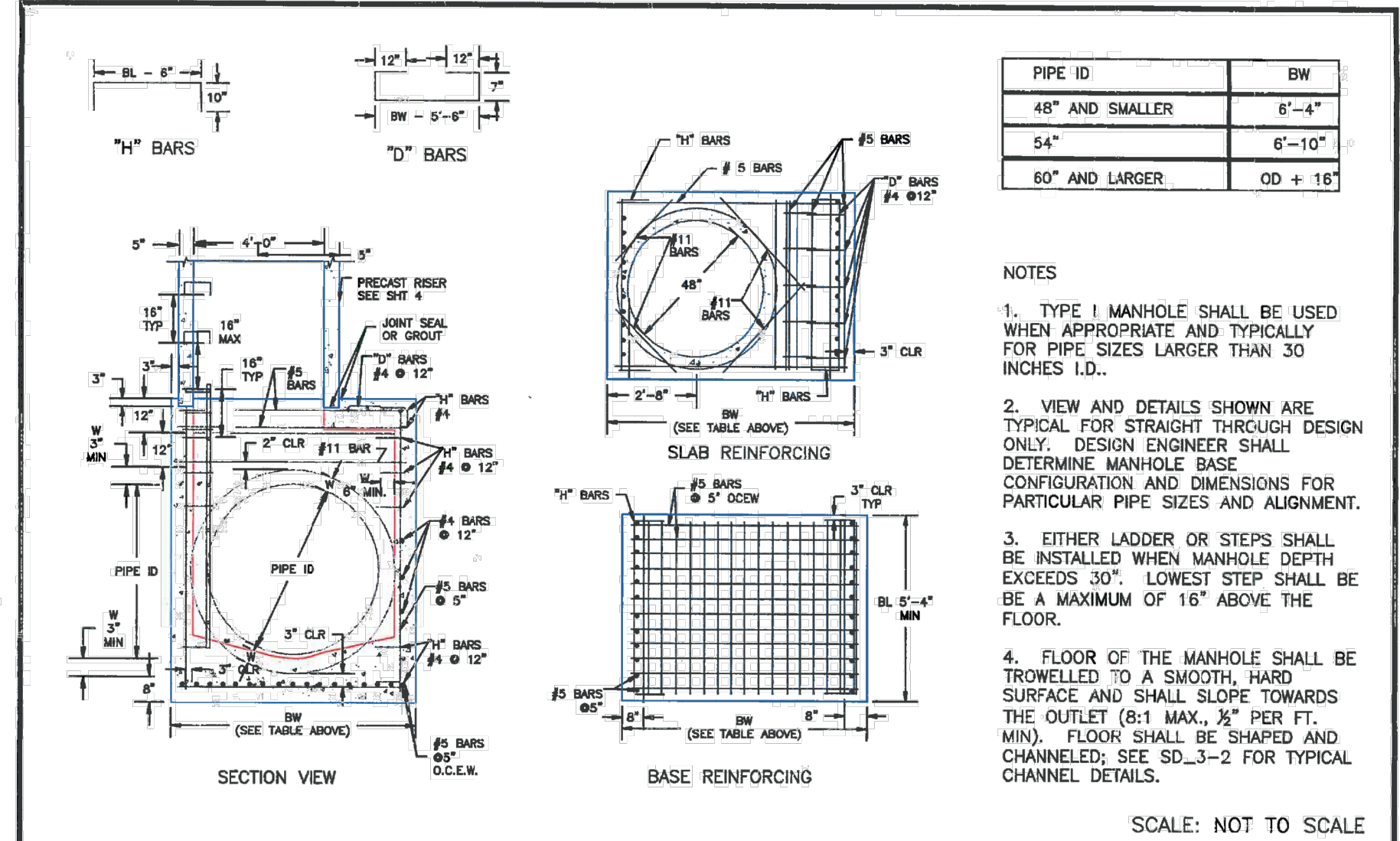
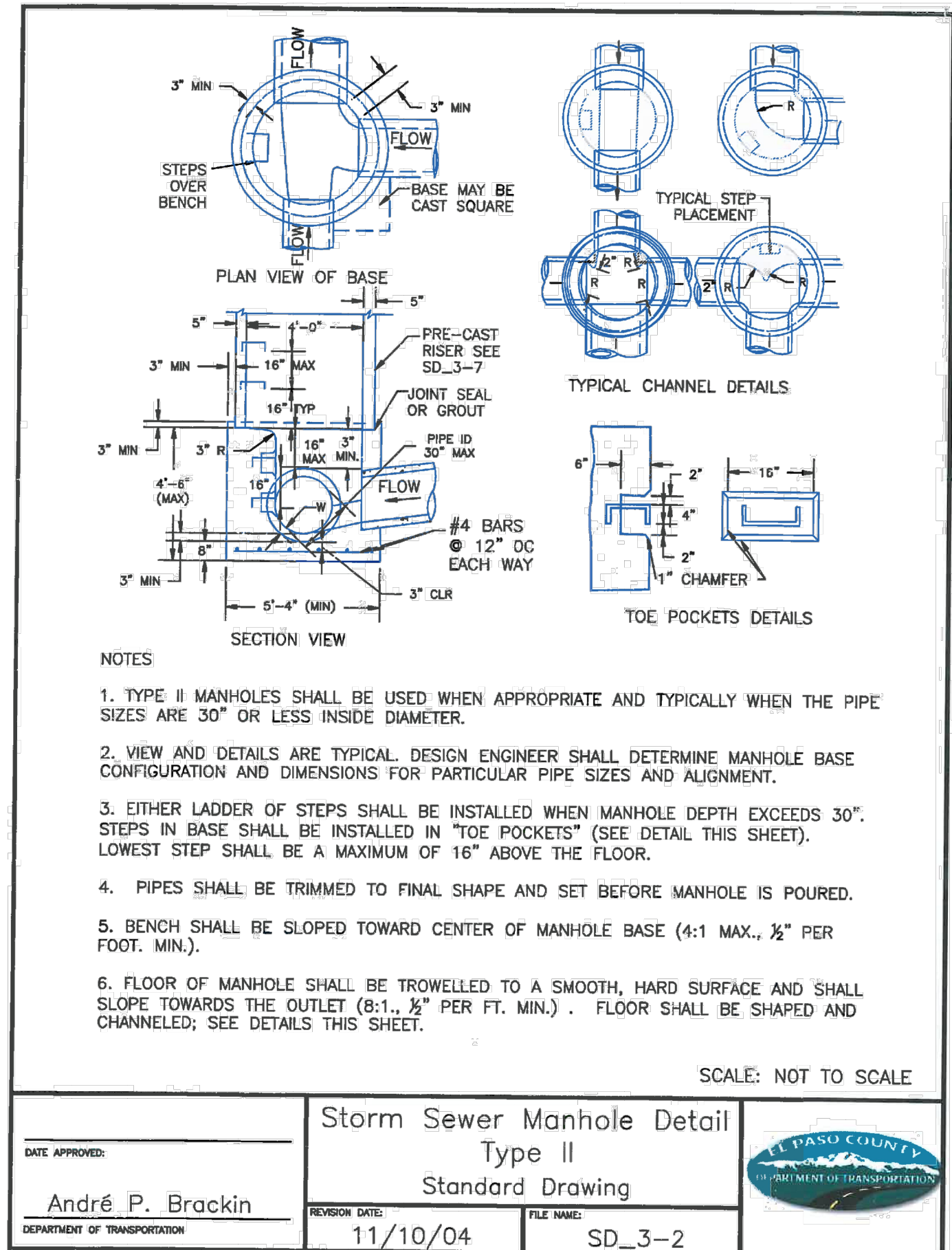
---

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

File: C:\18003A-Crossroads Mixed Use\Storm Plans\SD3.dwg Plotstamp: 4/14/2022 11:41 AM



AS-BUILT ENGINEERING RECORD DRAWINGS

STORM SEWER GENERAL NOTES

1. ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
2. ALL STORM SEWER BENDS, MANHOLES, AND WYES SHOWN ON THE PLANS SHALL BE PREFABRICATED. HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
3. 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.
4. 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.
5. REFER TO THE DETAIL IN THIS CONSTRUCTION SET FOR PIPE TRENCH DETAILS AND PIPE SPECIFICATION.

STRUCTURAL CONCRETE NOTES:

1. 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.
2. 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.
3. 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.
4. EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.
5. 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.
6. 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.
7. 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

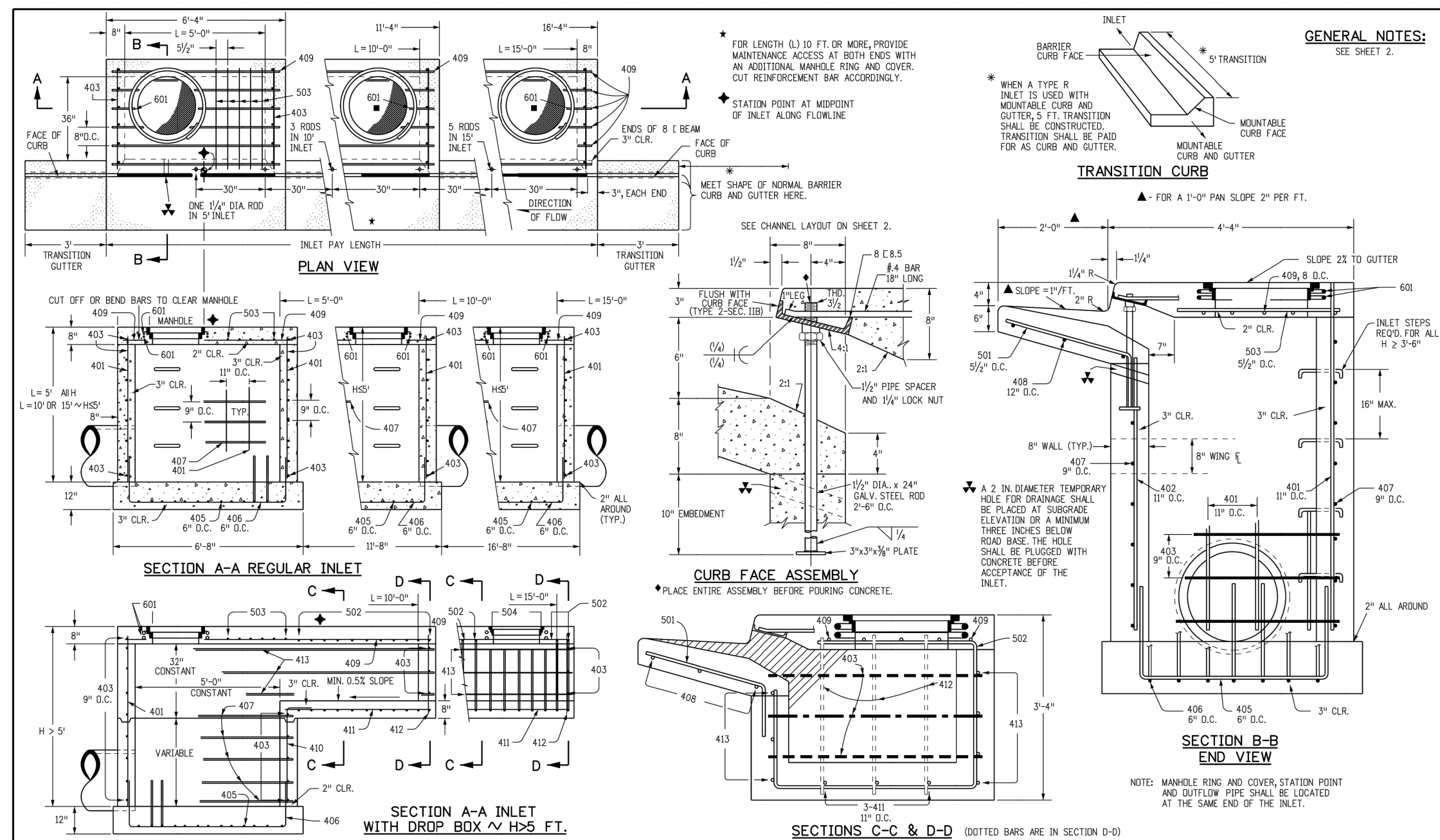
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES  
FOR BURIED UTILITY INFORMATION  
48 HRS BEFORE YOU DIG  
CALL 1-800-922-1987

CROSSROADS MIXED USE FILING NO. 1  
STORM SEWER DETAILS  
PROJECT NO. 18-003 DATE: 04/20/2022  
SCALE: HORIZONTAL: NA VERTICAL: NA  
DESIGNED BY: GT DRAWN BY: GT CHECKED BY: VAS  
SHEET 18 OF 26  
ST04

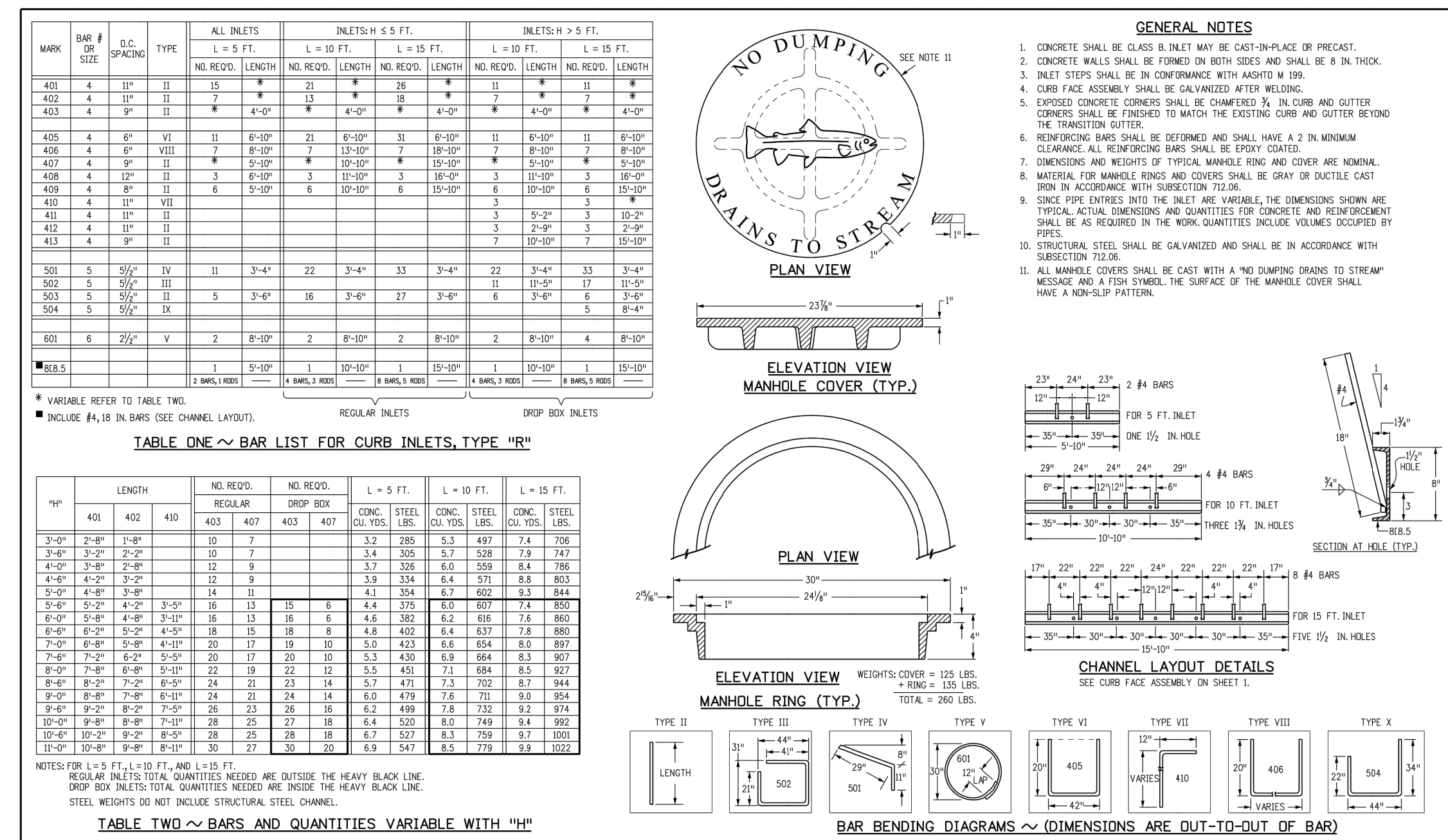
212 N. WAHATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5485  
CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160  
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.  
REGISTERED PROFESSIONAL ENGINEER  
09/03/22

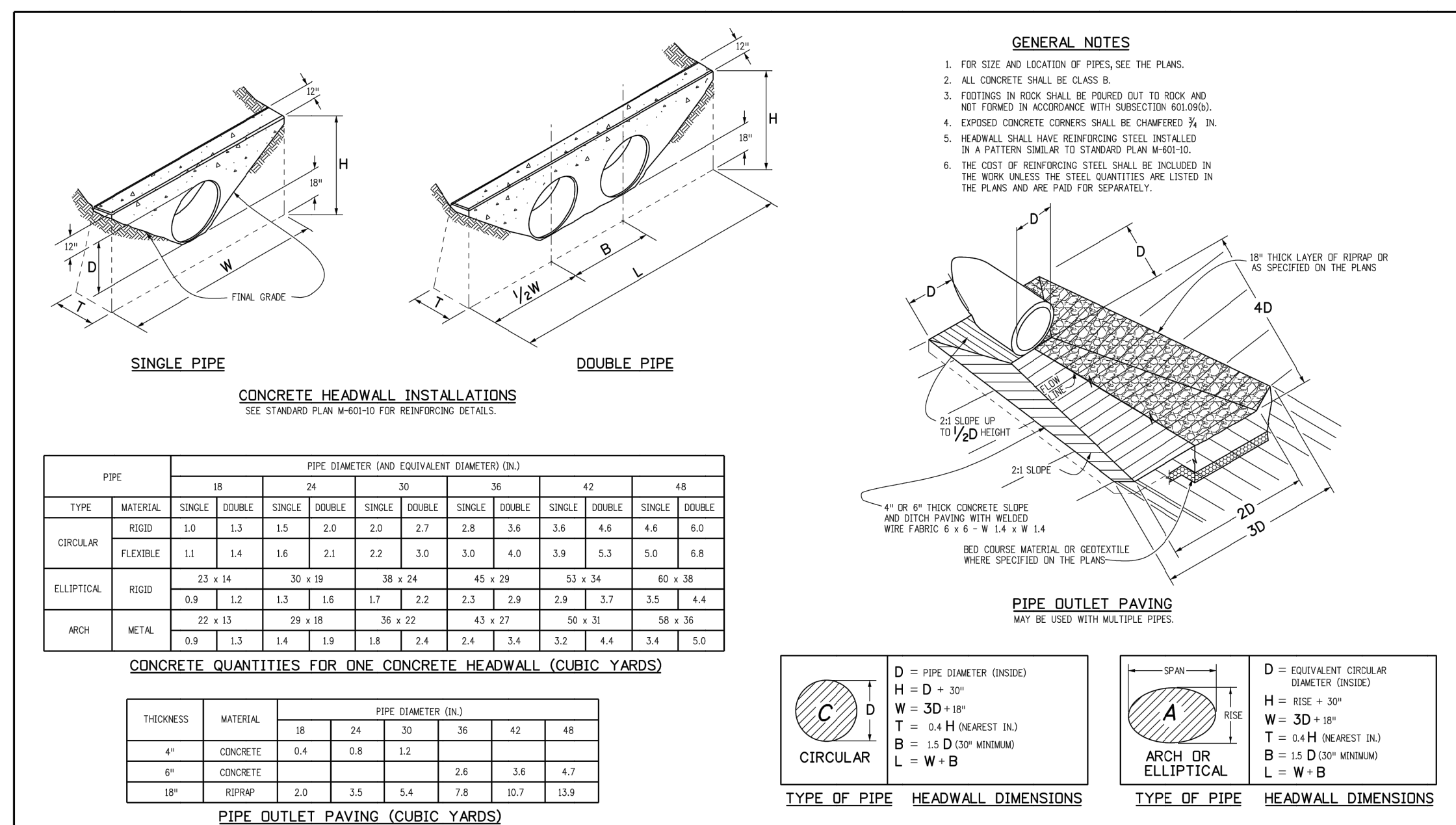
REVISIONS: NO. DATE: BY: DESCRIPTION:  
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.  
CAUTION



<b>Computer File Information</b>	<b>Sheet Revisions</b>	<b>Colorado Department of Transportation</b>	<b>CURB INLET TYPE R</b>	<b>STANDARD PLAN NO.</b>
Creation Date: 07/04/12 Initials: DD Last Modification Date: 07/04/12 Initials: LTA Full Path: www.coloradodot.info/business/designsupport Drawing File Name: 6040120102.dgn CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	Date: _____ Comments: _____ Date: _____ Comments: _____ Date: _____ Comments: _____	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820	M-604-12	M-604-12
		Project Development Branch DD/LTA	Issued By: Project Development Branch July 4, 2012	Sheet No. 1 of 2



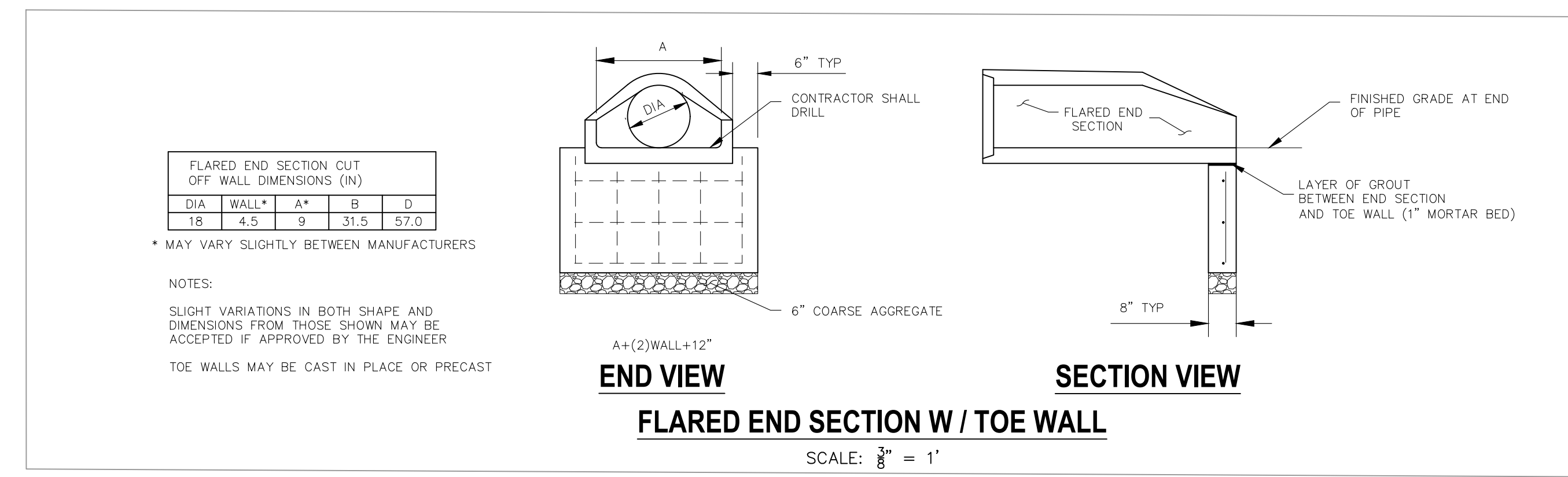
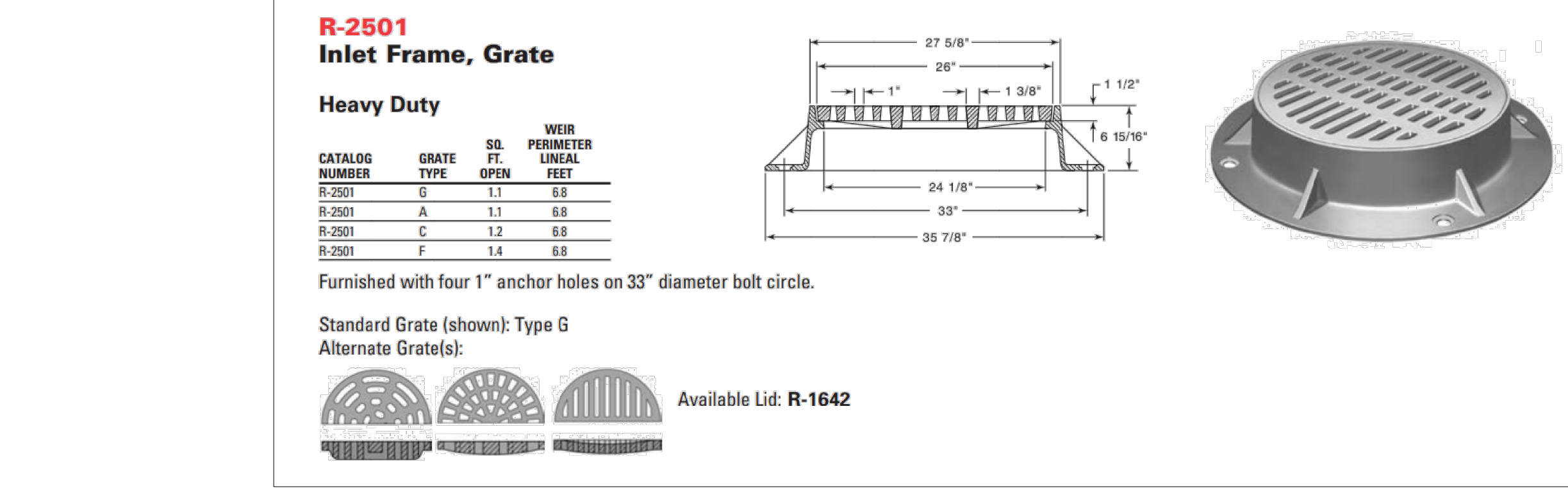
<b>Computer File Information</b>	<b>Sheet Revisions</b>	<b>Colorado Department of Transportation</b>	<b>CURB INLET TYPE R</b>	<b>STANDARD PLAN NO.</b>
Creation Date: 07/04/12 Initials: DD Last Modification Date: 07/04/12 Initials: LTA Full Path: www.coloradodot.info/business/designsupport Drawing File Name: 6040120102.dgn CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	Date: _____ Comments: _____ Date: _____ Comments: _____ Date: _____ Comments: _____	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820	M-604-12	M-604-12
		Project Development Branch DD/LTA	Issued By: Project Development Branch July 4, 2012	Sheet No. 2 of 2



<b>Computer File Information</b>	<b>Sheet Revisions</b>	<b>Colorado Department of Transportation</b>	<b>HEADWALLS AND PIPE OUTLET PAVING</b>	<b>STANDARD PLAN NO.</b>
Creation Date: 07/04/12 Initials: DD Last Modification Date: 07/04/12 Initials: LTA Full Path: www.coloradodot.info/business/designsupport Drawing File Name: 6010120101.dgn CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	Date: _____ Comments: _____ Date: _____ Comments: _____ Date: _____ Comments: _____	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820	M-601-12	M-601-12
		Project Development Branch DD/LTA	Issued By: Project Development Branch July 4, 2012	Sheet No. 1 of 1



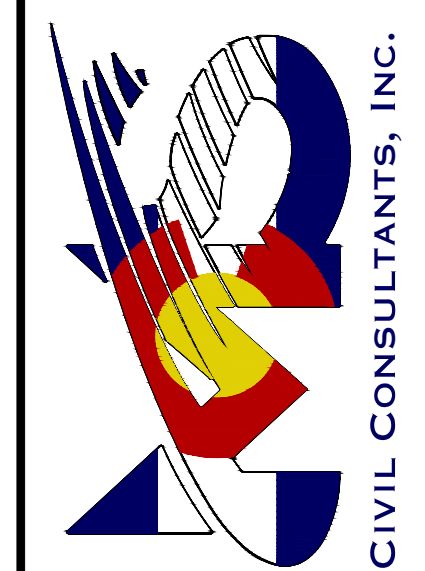
**AS-BUILT ENGINEERING RECORD DRAWINGS**



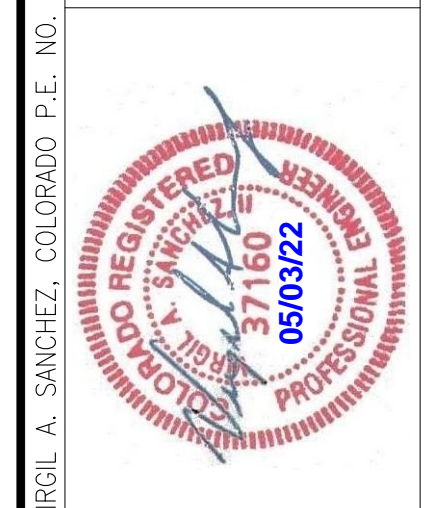
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES  
FOR BURIED UTILITY INFORMATION  
48 HRS BEFORE YOU DIG  
CALL 1-800-922-1987

CROSSROADS MIXED USE FILING NO. 1  
STORM SEWER DETAILS  
PROJECT NO. 18-003  
DATE: 04/20/2022  
SCALE: HORIZONTAL: NA  
VERTICAL: NA  
DESIGNED BY: GT  
DRAWN BY: GT  
CHECKED BY: VAS

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



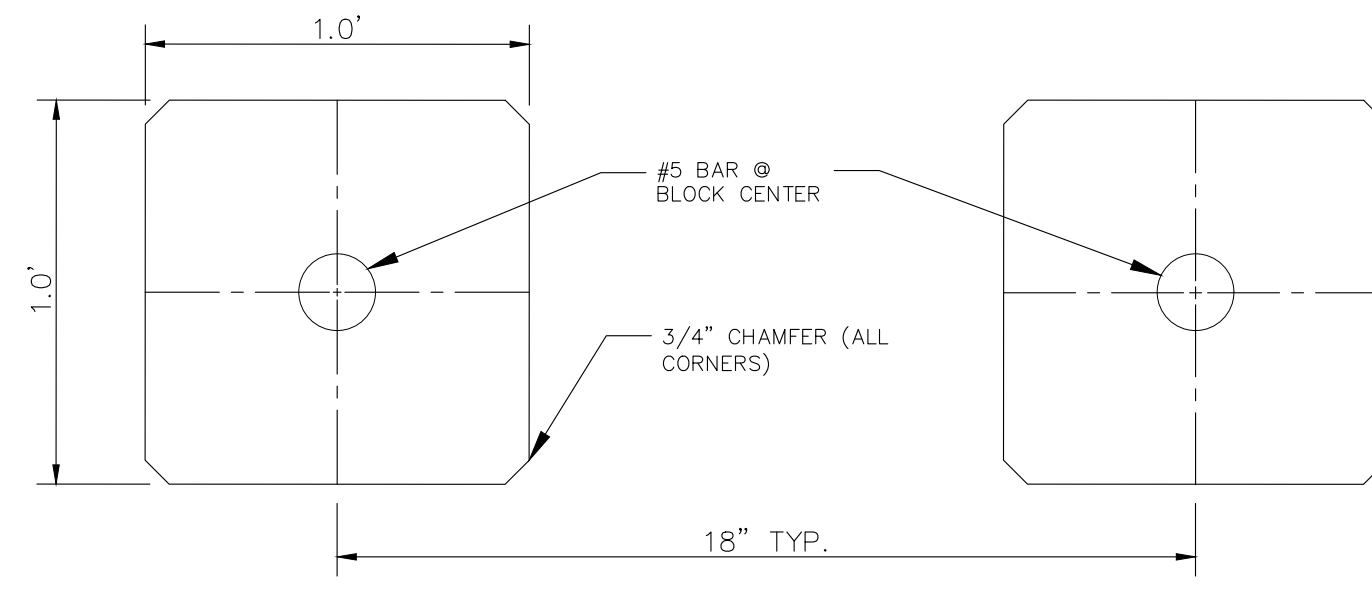
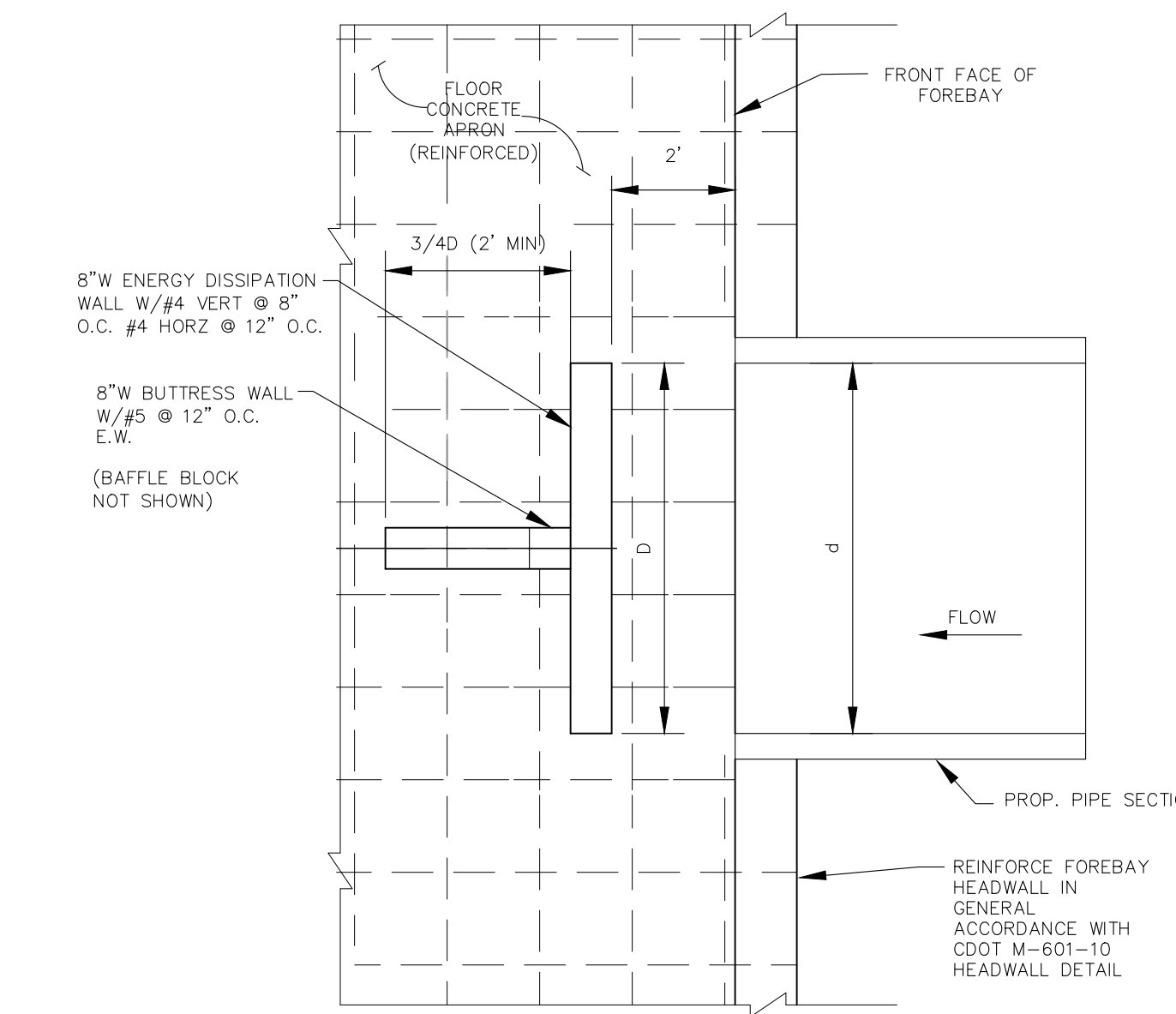
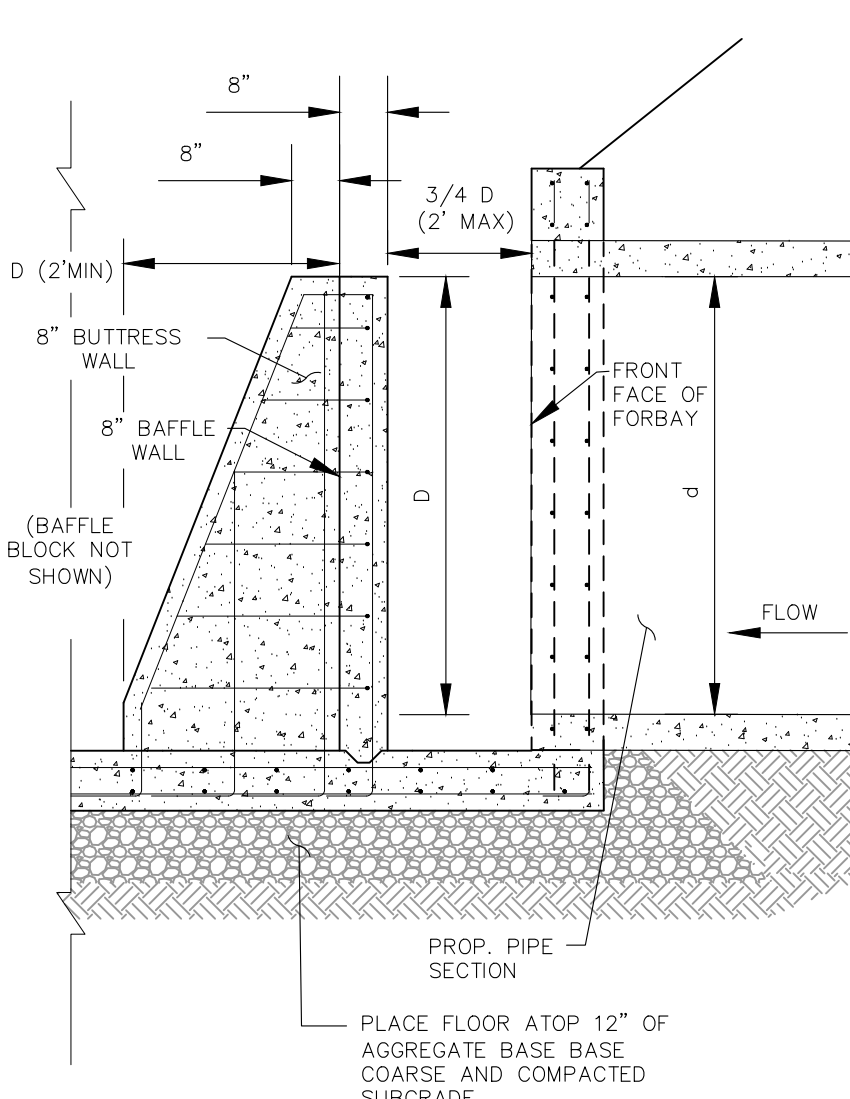
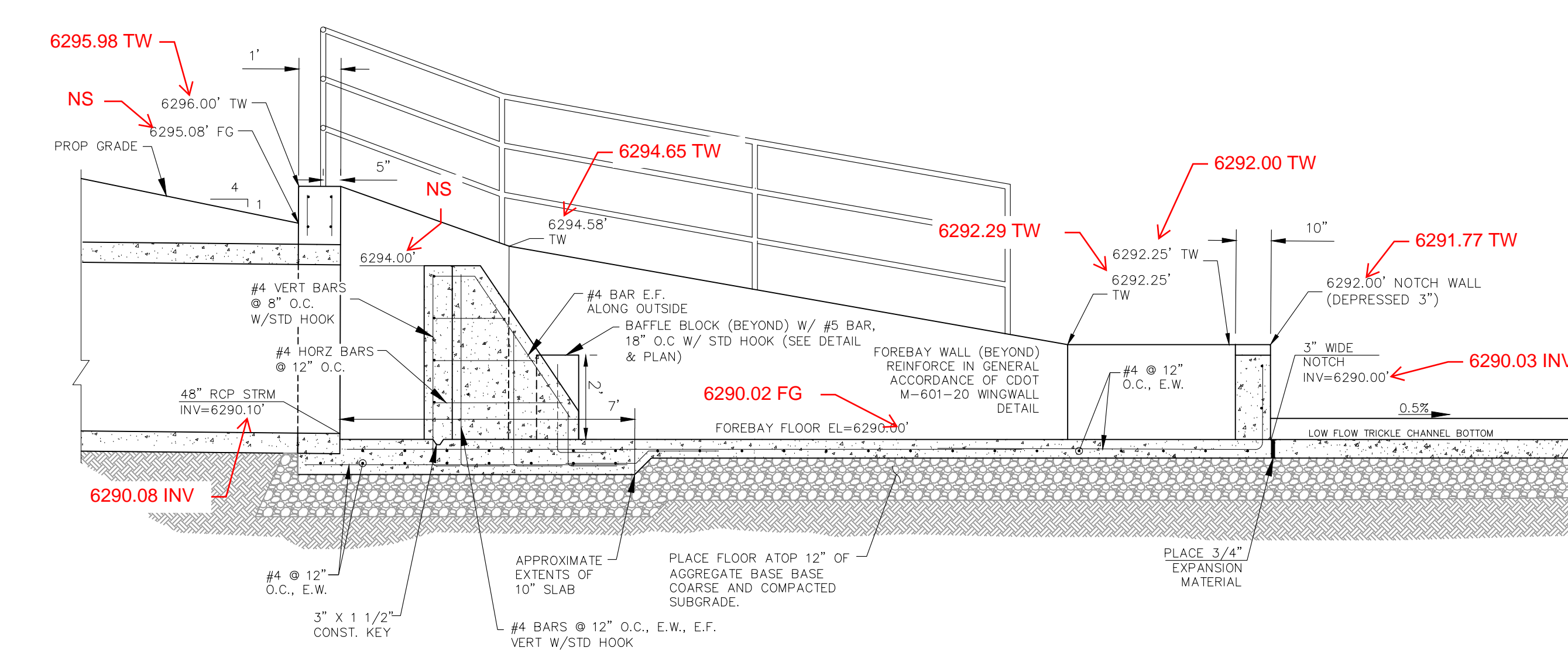
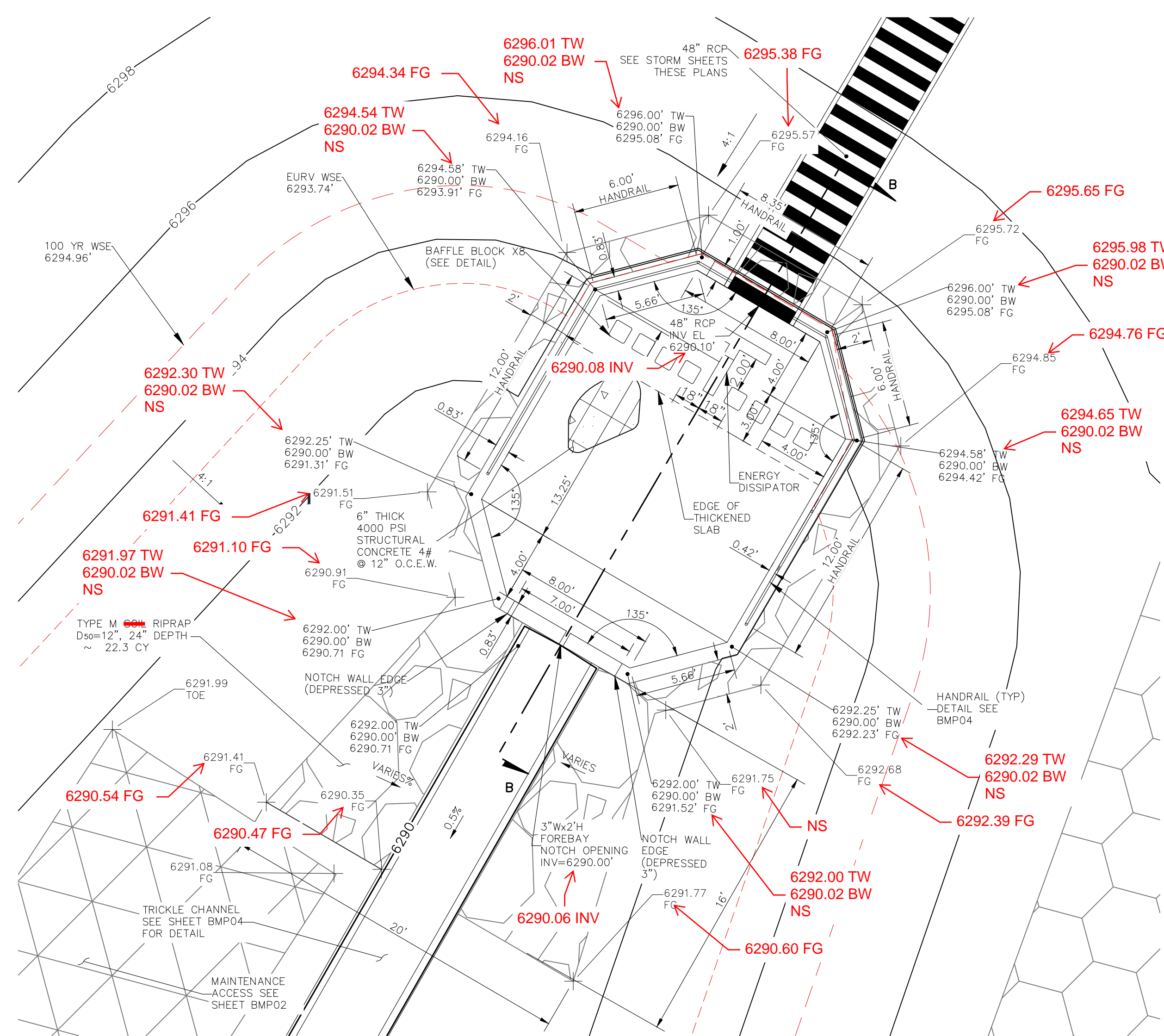
FOR AND ON BEHALF OF  
M&S CIVIL CONSULTANTS, INC.



REVISIONS: NO. DATE BY DESCRIPTION APPROVED BY DATE  
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.  
CAUTION



File: C:\18003A-Crossroads Mixed Use\BMP Plans\18003A-BMP02.dwg - Plotstamp: 4/14/2022 11:35 AM



**AS-BUILT  
ENGINEERING RECORD DRAWINGS**

EPC 6/9/2022

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

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

**CROSSROADS MIXED USE FILING NO. 1**

**FOREBAY DETAILS**

DATE: 04/20/2022

SCALE: HORIZONTAL: PROJECT NO. 18-003

DESIGNED BY: CWV CHECKED BY: DLM

DRAWN BY: CWV

VERTICAL: N/A

217 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. 37160

REGISTERED PROFESSIONAL ENGINEER  
37160  
05/03/22

REVISIONS:

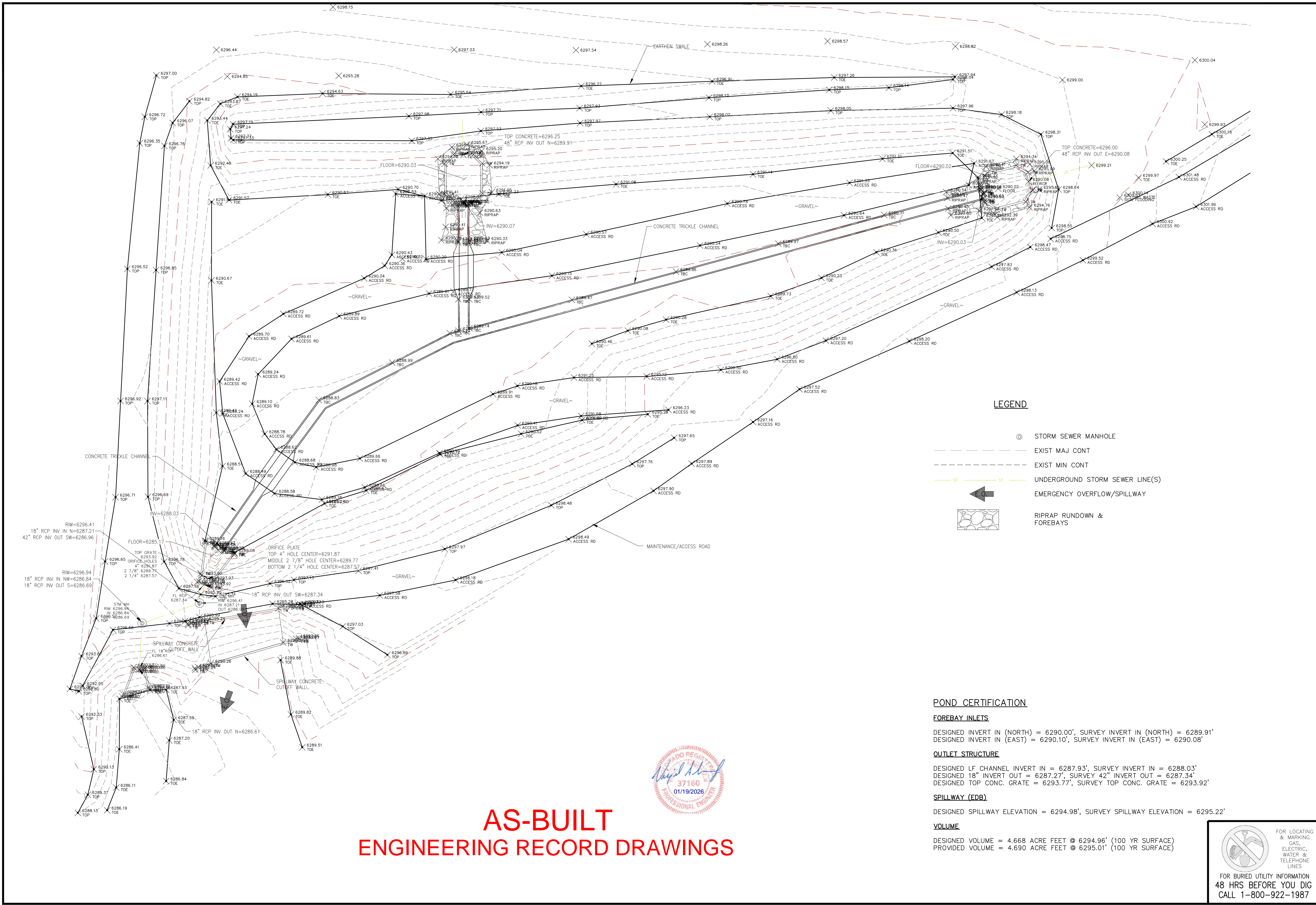
NO.	DATE	BY	DESCRIPTION

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 PREPARED OF THESE PLANS.

CAUTION







# AS-BUILT ENGINEERING RECORD DRAWINGS



### LEGEND

- STORM SEWER MANHOLE
- EXIST MAJ CONT
- EXIST MIN CONT
- UNDERGROUND STORM SEWER LINE(S)
- EMERGENCY OVERTFLOW/SPILLWAY
- RIPRAP RUNDOWN & FOREBAYS

### POND CERTIFICATION

**FOREBAY INLETS**  
 DESIGNED INVERT IN (NORTH) = 6290.00', SURVEY INVERT IN (NORTH) = 6289.91'  
 DESIGNED INVERT IN (EAST) = 6290.10', SURVEY INVERT IN (EAST) = 6290.08'

**OUTLET STRUCTURE**  
 DESIGNED LF CHANNEL INVERT IN = 6287.93', SURVEY INVERT IN = 6288.03'  
 DESIGNED 18" INVERT OUT = 6287.27', SURVEY 42" INVERT OUT = 6287.34'  
 DESIGNED TOP CONC. GRATE = 6293.77', SURVEY TOP CONC. GRATE = 6293.92'

**SPILLWAY (EDB)**  
 DESIGNED SPILLWAY ELEVATION = 6294.98', SURVEY SPILLWAY ELEVATION = 6295.22'

**VOLUME**  
 DESIGNED VOLUME = 4.668 ACRE FEET @ 6294.96' (100 YR SURFACE)  
 PROVIDED VOLUME = 4.690 ACRE FEET @ 6295.01' (100 YR SURFACE)

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

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

**CROSSROADS MIXED USE FILING NO. 1**

**PERMANENT BMP PLAN**

PROJECT NO. 18-003      DATE: 04/14/2022

SCALE: HORIZONTAL:      VERTICAL: N/A

DESIGNED BY: CWV      CHECKED BY: DLM

DRAWN BY: CWV      SHEET 20 OF 24

**BMP01**

---

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

**CIVIL CONSULTANTS, INC.**

---

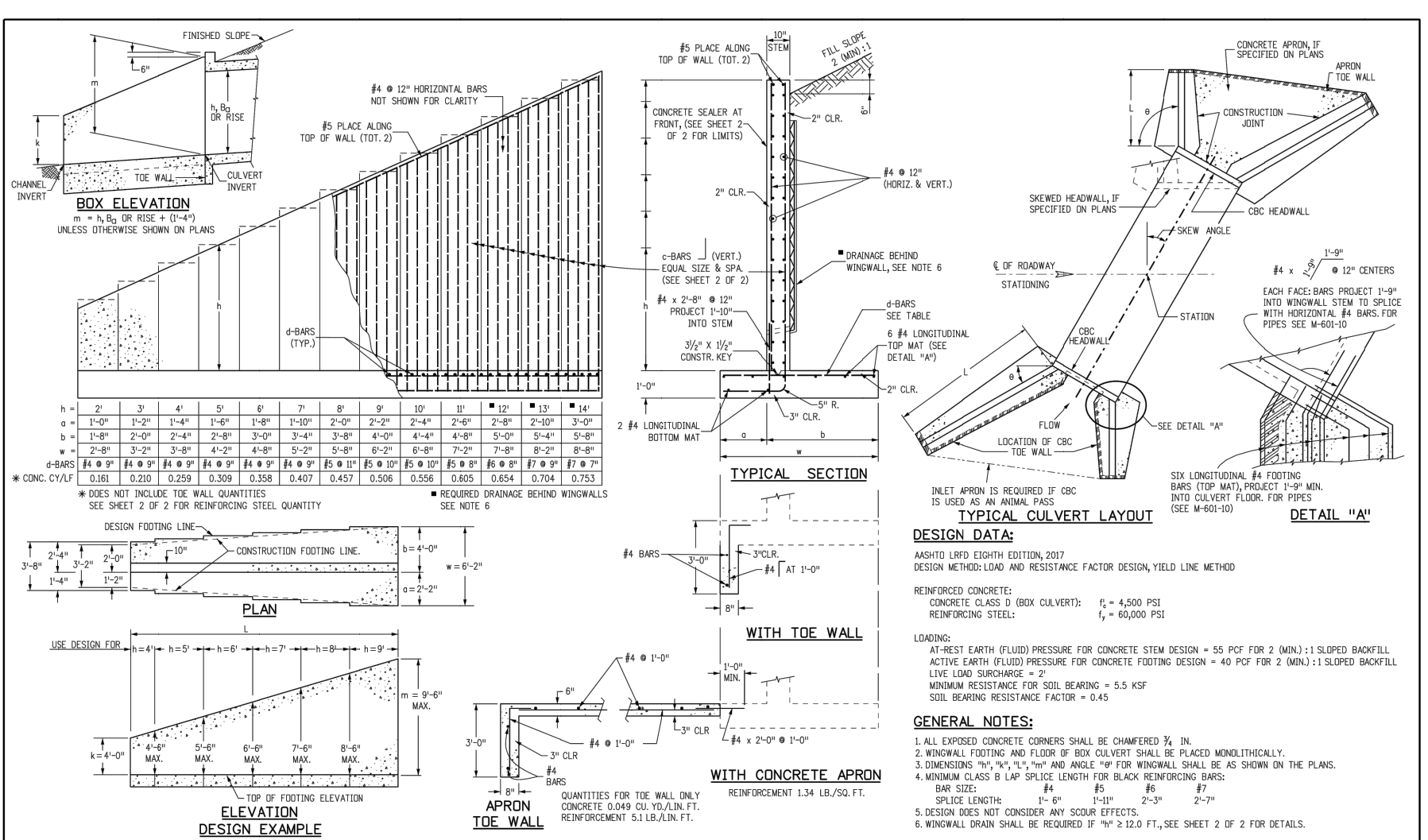
FOR AND ON BEHALF OF  
 MRS. CIVIL CONSULTANTS, INC.

---

NO.	DATE	BY	DESCRIPTION

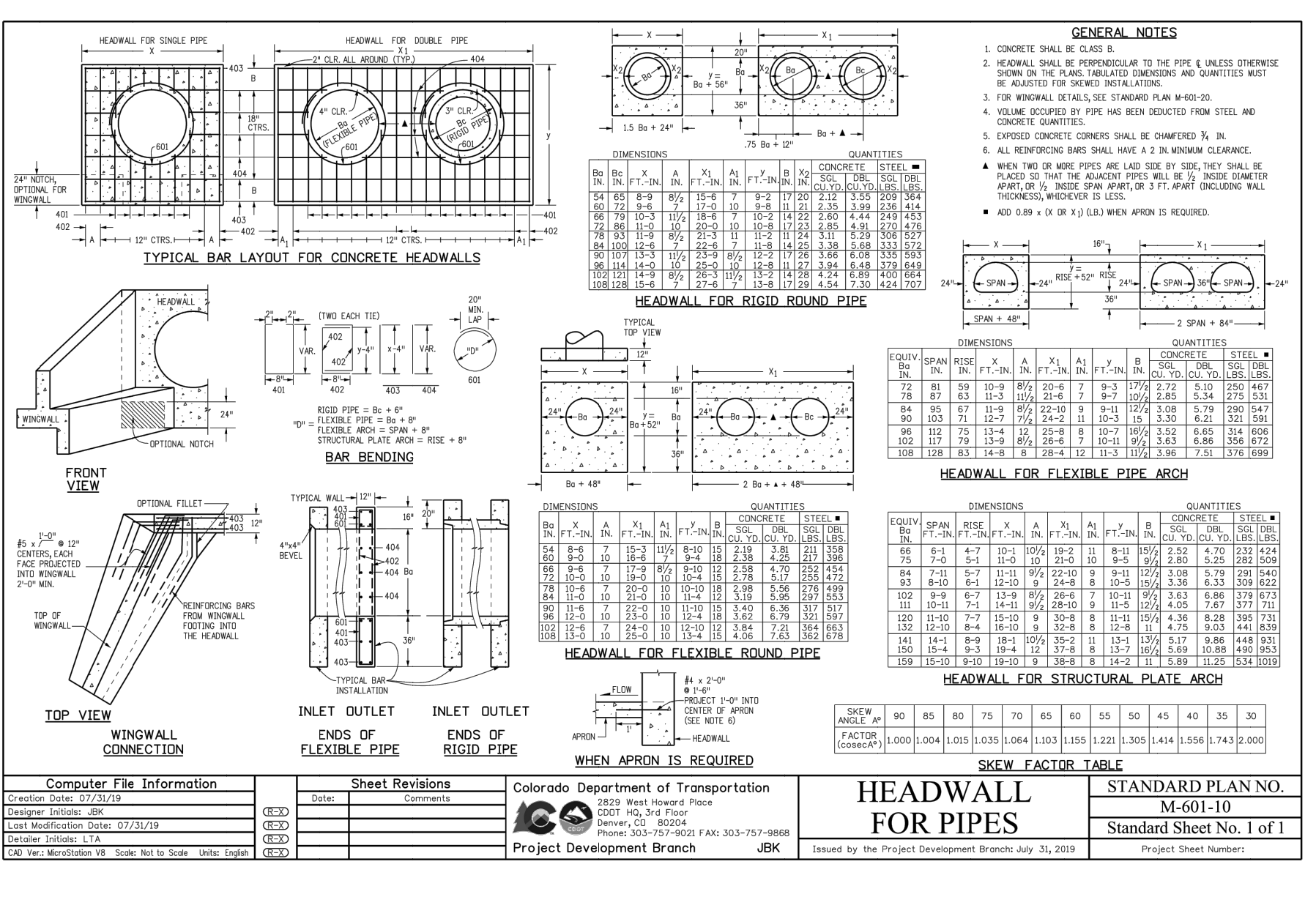
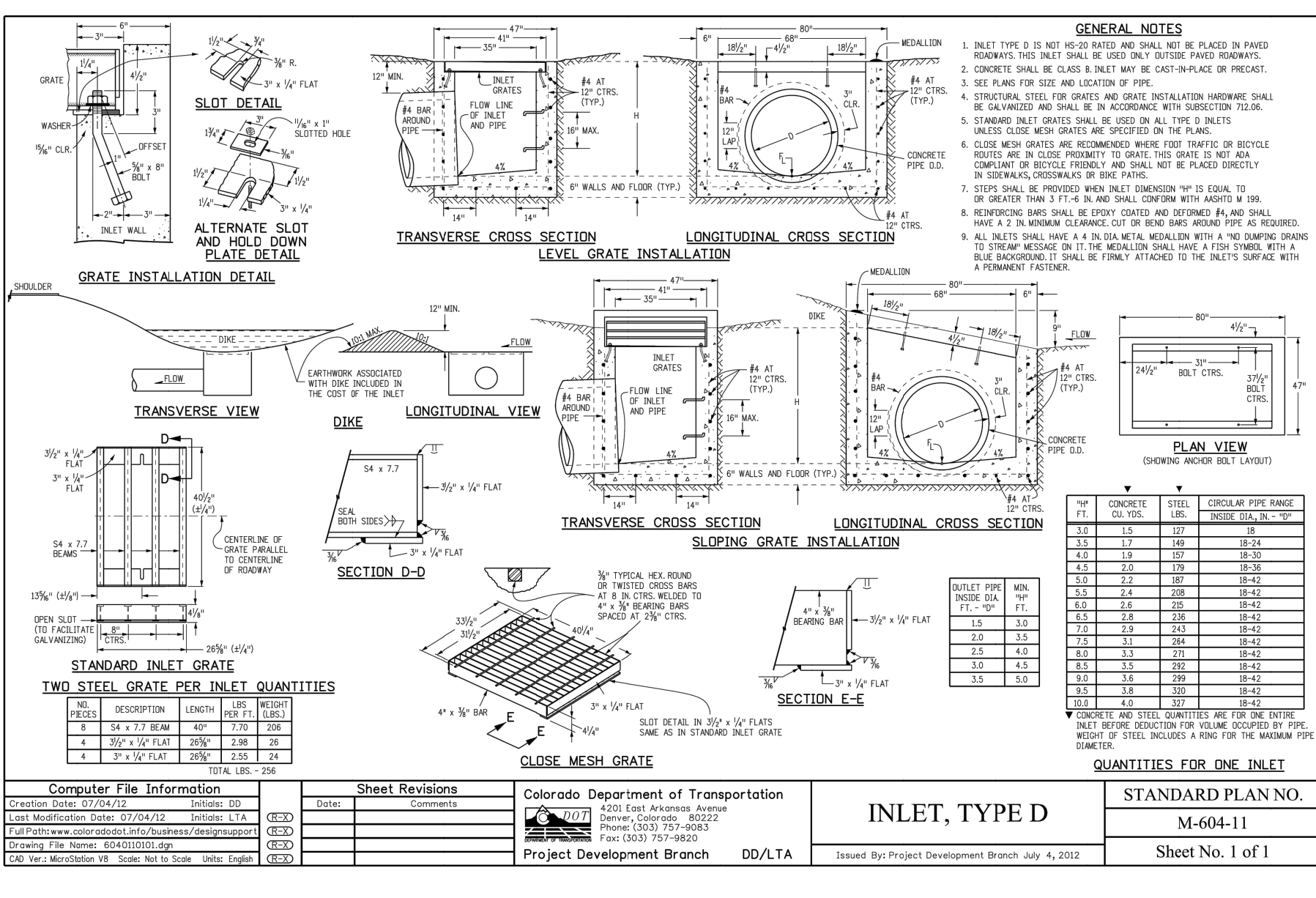
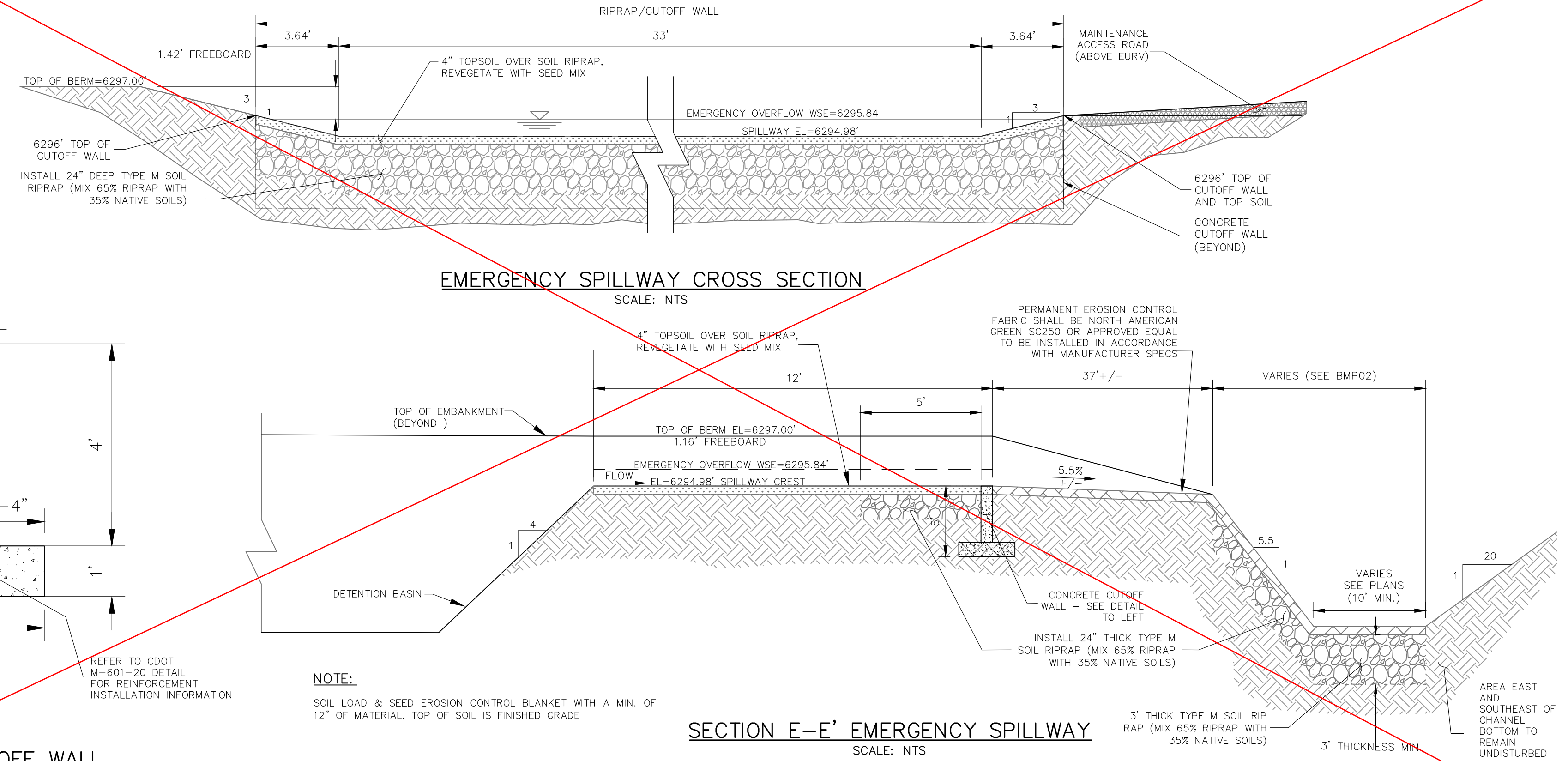
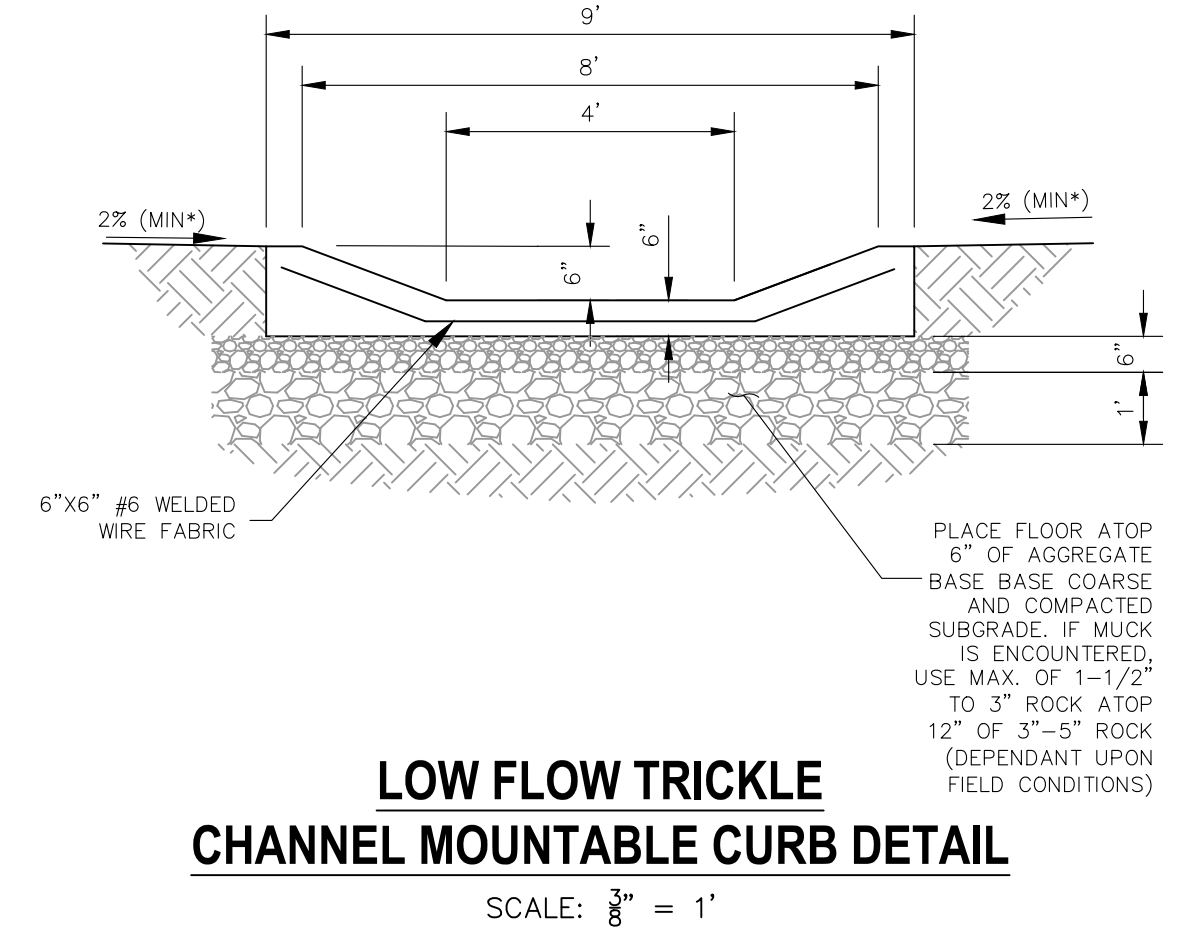
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

**CAUTION**



<b>Computer File Information</b>	<b>Sheet Revisions</b>	<b>Colorado Department of Transportation</b>	<b>STANDARD PLAN NO.</b>
Creation Date: 07/20/19	Date: 07/20/19	212 West Harvard Place Denver, CO 80202 Phone: 303-757-9033 FAX: 303-757-9988	M-601-20
Designer: JKB	Comments:	Project Development Branch	Standard Sheet No. 1 of 2
Checker: LTA		Issued by: The Project Development Branch July 21, 2019	Project Sheet Number:

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



**REFER TO SHEET 25 FOR MODIFIED SPILLWAY AS-DESIGNED/AS-BUILT**



**AS-BUILT ENGINEERING RECORD DRAWINGS**

EPC 6/9/2022

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

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

**CROSSROADS MIXED USE FILING NO. 1**

**MISCELLANEOUS DETAILS**

PROJECT NO. 18-003 DATE: 04/20/2022

DESIGNED BY: CWV DRAWN BY: CWV CHECKED BY: DLM

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

212 N. HARVARD 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. 37160

REGISTERED PROFESSIONAL ENGINEER 37160 05/03/22

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

