

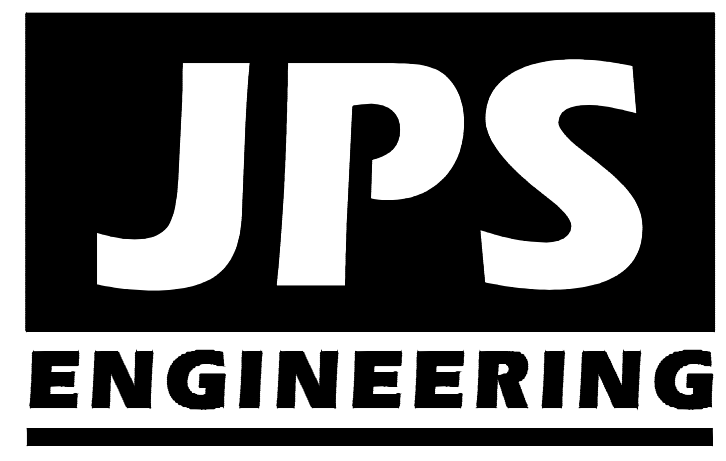
ELLICOTT TOWN CENTER

Filing No. 1

Construction Drawings El Paso County, Colorado

PREPARED FOR:
Colorado Springs Mayberry, LLC
32823 Temecula Parkway
Temecula, CA 92592

PREPARED BY:



PREPARED BY:
19 East Willamette Avenue
Colorado Springs, Colorado 80903
AUGUST, 2018

AGENCIES/CONTACTS

DEVELOPER:	COLORADO SPRINGS MAYBERRY, LLC 32823 TEMECULA PARKWAY TEMECULA, CA 92592 MR. RANDY GOODSON (858) 692-6262	WATER/WASTEWATER:	ELLICOTT UTILITIES COMPANY, LLC MR. RANDY GOODSON (858) 692-6262
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719) 359-3176
SURVEYOR:	RAMPART SURVEYS P.O. BOX 5101 WOODLAND PARK, CO 80866 MR. KEVIN LLOYD PLS (719) 687-0920	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719)495-2283
COUNTY ENGINEERING:	EL PASO COUNTY DEVELOPMENT SERVICES 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80922 MR. JEFF RICE, P.E. (719) 520-7877	TELEPHONE COMPANY:	QWEST COMMUNICATIONS (LOCATORS) (800)922-1987 A.T. & T. (LOCATORS) (719)635-3674
STATE HIGHWAY	COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 905 N. ERIE AVE. PUEBLO, CO 81002 MS. VALERIE SWORD (719)546-5407		

Please reference CDOT access permit number(s).

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

SHEET INDEX

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TS1	SIGNING & STRIPING PLAN

ENGINEER:
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED PLANS AND SPECIFICATIONS MEET THE PURPOSE FOR WHICH THE PARTICULAR DRAINAGE FACILITY IS DESIGNED. I ACCEPT RESPONSIBILITY FOR LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.

THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF:

JOHN P. SCHWAB, P.E. 29891DATE

DEVELOPER:
I THE DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE CONSTRUCTION PLANS.

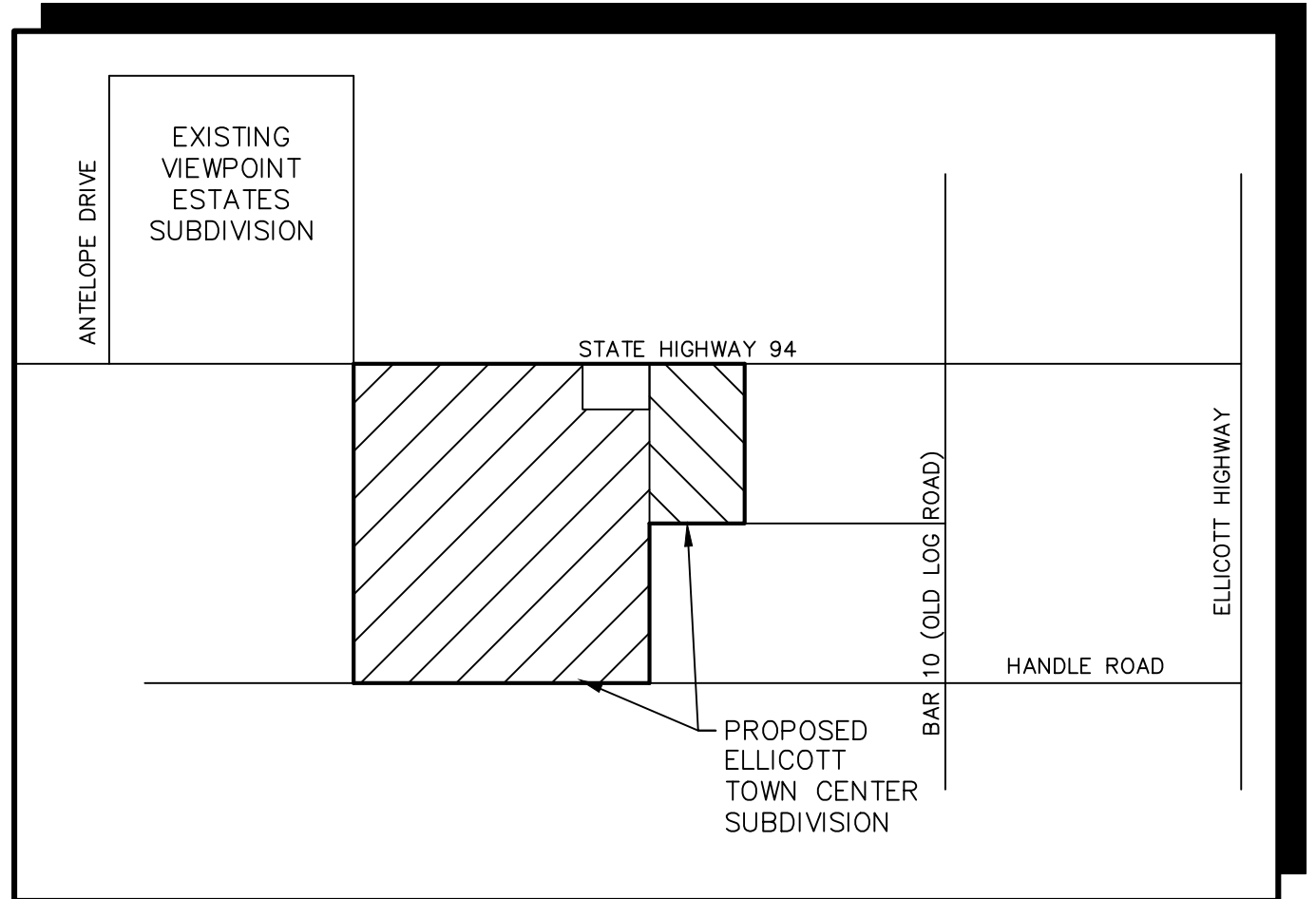
DEVELOPERDATE

WATER & WASTEWATER:

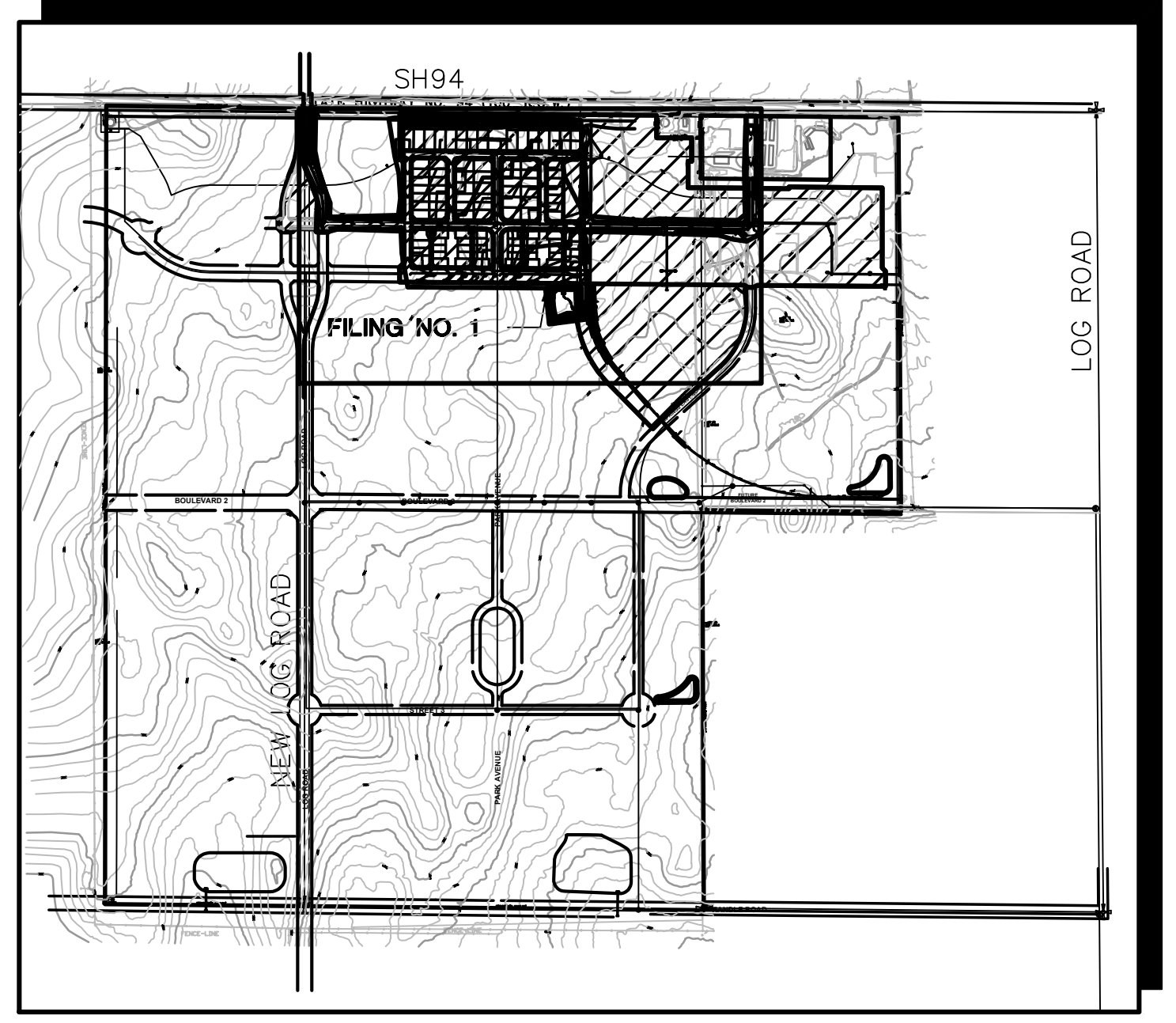
ELLICOTT UTILITIES COMPANY, LLCDATE

COUNTY:
COUNTY PLAN REVIEW PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

EL PASO COUNTY ENGINEER/DIRECTORDATE



VICINITY MAP
NOT TO SCALE

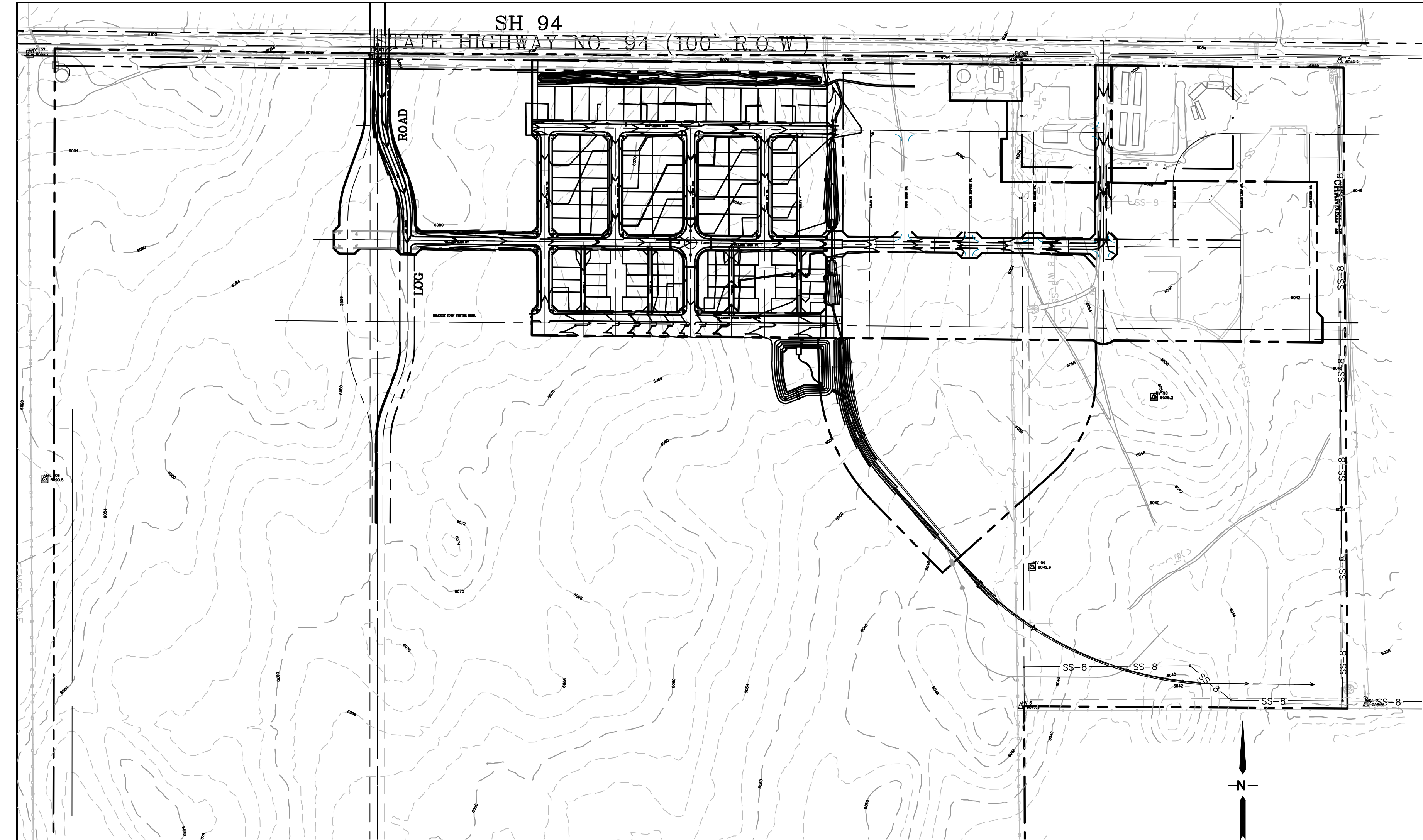


SITE MAP
NOT TO SCALE

BENCHMARK:
A # 5 REBAR LOCATED AT THE NORTH 1/4 CORNER OF SECTION 14. AIR PHOTO PANEL NEAR NORTH 1/4 CORNER, SECTION 14 NO. 5 REBAR EL=6058.55.

BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 14, T.14S., R.63W. ASSUMED AS S 89-44-49 E.

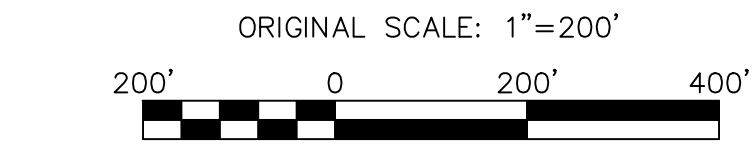
From ... to ... (provide monuments)



COUNTY GENERAL NOTES:

Provide basis of bearings and show the external survey control points and ties to road centerlines/intersections.

1. 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.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION 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).
3. 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:
 - A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - D. CDOT M & S STANDARDS
4. 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 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.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY DSD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE 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.



CONTOUR INTERVAL: 2 FEET

DESIGN DATA

ROAD CLASSIFICATION:	URBAN/LOCAL
DESIGN SPEED:	25 MPH
POSTED SPEED:	25 MPH
ROADWAY WIDTH:	30'
MIN. HORIZONTAL RADIUS:	200'
MIN. GRADE:	0.5%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	12
MIN. K-VALUE (SAG):	26

ROAD CLASSIFICATION:	URBAN MINOR ARTERIAL
DESIGN SPEED:	40 MPH
POSTED SPEED:	35 MPH
ROADWAY WIDTH:	24' EACH SIDE*
MIN. HORIZONTAL RADIUS:	565'
MIN. GRADE:	0.5%
MAX. GRADE:	6.0%
MIN. K-VALUE (CREST):	44
MIN. K-VALUE (SAG):	64

PREVIOUSLY APPROVED DEVIATION*

Is this right?

Move to cross-section sheets, provide for all cross-sections.

GENERAL NOTES:

1. 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 TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING TO BE ACCEPTABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION 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 ACTUAL CONSTRUCTION.
3. EXISTING CONTOUR DATA PROVIDED BY OWNER GENERALLY CONSISTS OF AERIAL MAPPING FROM UNITED PLANNING & ENGINEERING. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
4. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES:
 - A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM, 2006 VERSION)
 - B. CDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
 - C. ELLICOTT UTILITIES STANDARDS SPECIFICATIONS (REFER TO CSU STANDARDS IN THE ABSENCE OF PUBLISHED SPECIFICATIONS)
5. STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING UNLESS OTHERWISE NOTED.
6. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
7. PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
8. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
9. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
10. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
11. REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 30 DAYS AFTER FINE GRADING IS COMPLETE.
12. EROSION CONTROL SHALL CONSIST OF SILT FENCE AND HAY BALES AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
13. THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS REESTABLISHED.
14. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
15. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
16. 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
17. PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS AND CONFORM TO THE CITY OF COLORADO SPRINGS, ENGINEERING DIVISION STANDARDS AND SPECIFICATIONS.
18. ALL FINISHED GRADES SHALL HAVE A MINIMUM 0.5% SLOPE TO PROVIDE POSITIVE DRAINAGE.
19. WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
20. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
21. ALL RESIDENTIAL STREET CURB RETURN RADII ARE 20-FEET AT FLOWLINE UNLESS OTHERWISE NOTED. ARTERIAL STREET CURB RETURN RADII ARE 35' UNLESS NOTED OTHERWISE.
22. 25-FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL RESIDENTIAL STREET INTERSECTIONS. 50-FOOT SIGHT TRIANGLES SHALL BE PROVIDED AT ARTERIAL STREET INTERSECTIONS. NO OBSTRUCTIONS TALLER THAN 18" ARE PERMITTED WITHIN THESE TRIANGLES.
23. ELECTRONIC FILE OF SITE DRAWING IS AVAILABLE FROM ENGINEER FOR CONSTRUCTION STAKING PURPOSES.
24. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY AND ALL UTILITIES INVOLVED IN PROJECT PRIOR TO MOBILIZING ON SITE.
25. CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF APPROVED HABITAT CONSERVATION PLAN AND 404 PERMIT. CONTRACTOR SHALL HAVE COPIES OF ALL REQUIRED PERMITS AT JOB SITE AT ALL TIMES.
26. TYPE C STORM INLETS SHALL HAVE CLOSE-MESH GRATES.
27. PROVIDE 10' TRANSITION FROM RAMP CURB TO VERTICAL CURB ON EACH SIDE OF STORM INLETS.
28. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL STABILIZE ALL SUBGRADE AREAS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

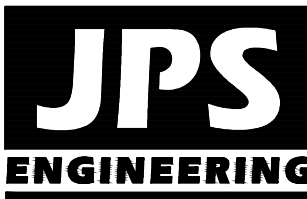
APPROVAL NOTES:

1. PRELIMINARY PLAN WAS APPROVED WITH 2004 VERSION OF ECM. IN CASE OF CONFLICT WITH CURRENT ECM, DETERMINATION WILL BE MADE BASED ON 2004 VERSION.
2. REFER TO PRELIMINARY PLAN FILE FOR APPROVED DEVIATIONS.

Please provide.

- Revise all references to "Development Services" and "DSD" to "Planning and Community Development" and "PCD" respectively. Revise "DOT"/"Department of Transportation" to "DPW/Department of Public Works".

ELLICOTT TOWN CENTER - FILING NO. 1



19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL BEFORE YOU DIG
BEFORE YOUR GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	4/19/06
2	EPC COMMENTS	JPS	7/25/06
3	EPC COMMENTS	JPS	1/15/07
4	2018 SUBMITTAL	JPS	8/22/18

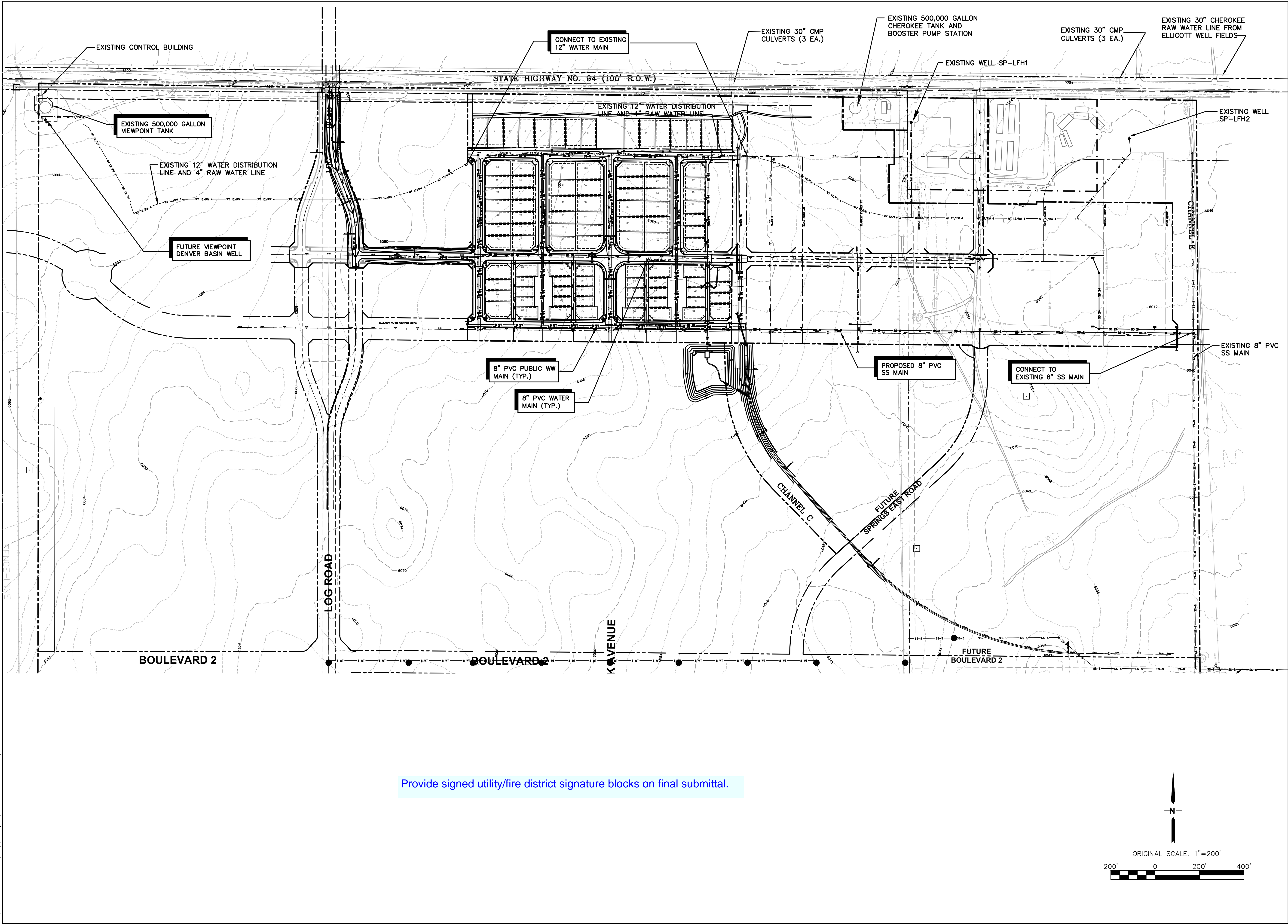
OVERALL SITE PLAN
& GENERAL NOTES

HORZ. SCALE: 1"=200'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 3/8/05	LAST MODIFIED: 8/22/18
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET:

C1

Z:\090001\Ellicott\DWG\Civil\U1.01.DWG Aug 22, 2018 5:58pm

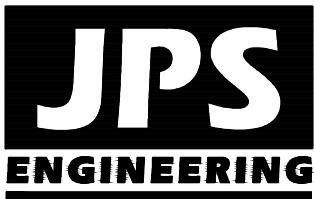


ELLICOTT TOWN CENTER - FILING NO. 1

PHASE 1 MASTER UTILITY PLAN

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VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	UP&E	CHECKED:	JPS
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PROJECT NO:	090001	MODIFIED BY:	BJJ

SHEET:
U1.01



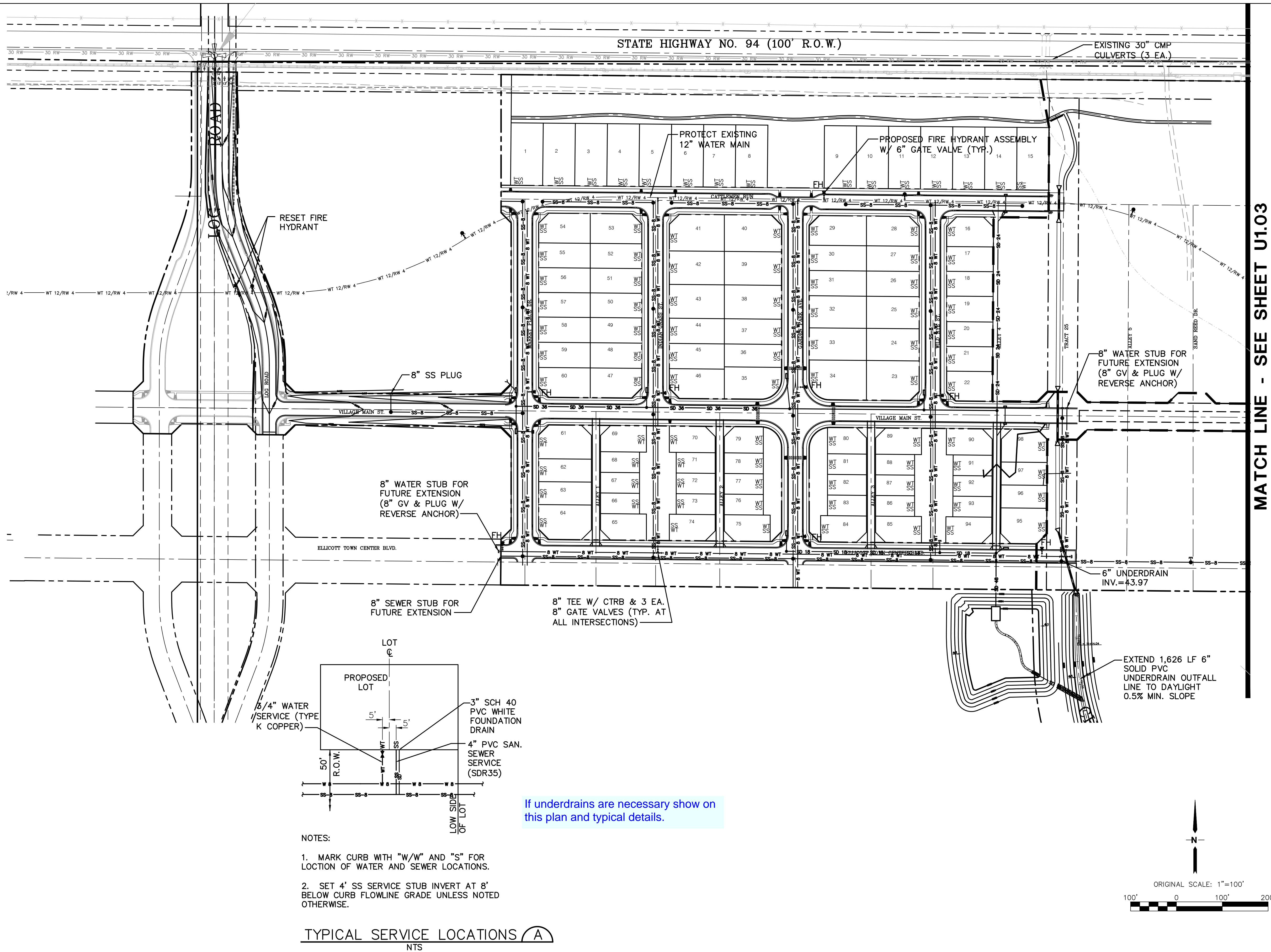
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CALL UTILITY NOTIFICATION
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1-800-922-1987
CALL 2-4 HOURS BEFORE
YOUR DIGGING OR EXCAVATE
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No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	4/19/06
2	EPC COMMENTS	JPS	7/25/06
3	EPC COMMENTS	JPS	1/15/07
4	2018 SUBMITTAL	JPS	8/22/18

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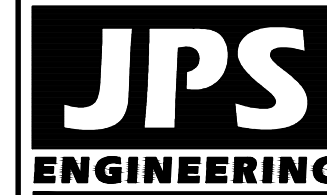


ELLICOTT TOWN CENTER - FILING NO. 1

PHASE 1 - UTILITY PLAN

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PROJECT NO:	090001	MODIFIED BY:	BJJ

SHEET: U1.02



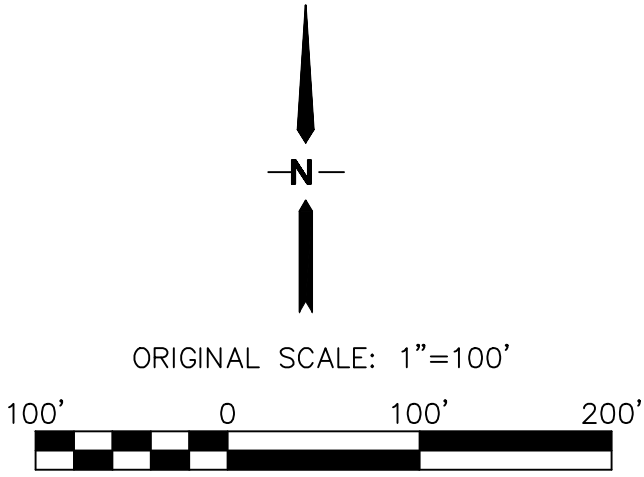
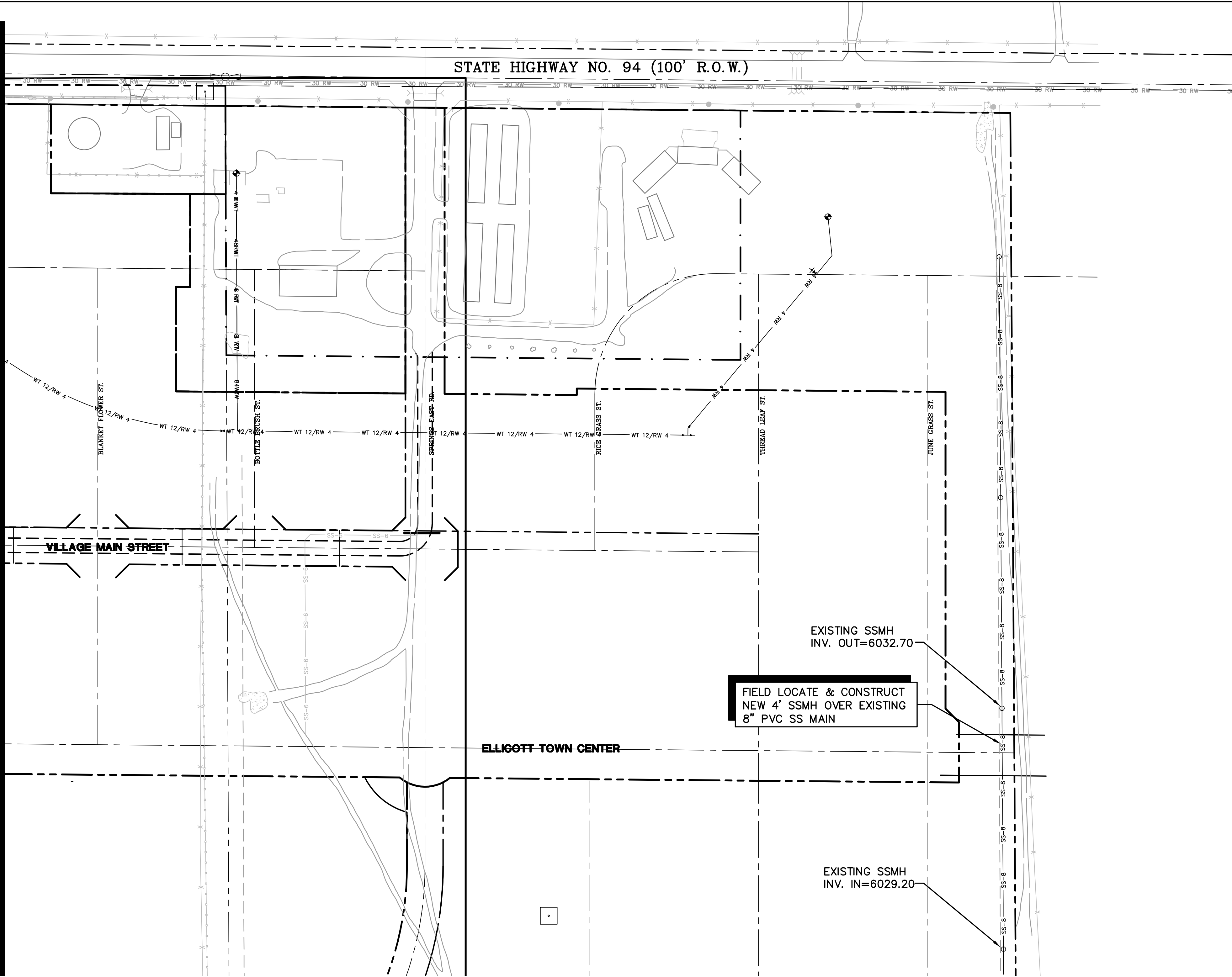
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CALL UTILITY NOTIFICATION
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CALL 24 HOURS BEFORE ANY EXCAVATION
BEFORE YOUR GRADE OF EXCAVATE
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2	EPC COMMENTS	JPS	7/25/06
3	EPC COMMENTS	JPS	1/15/07
4	2018 SUBMITTAL	JPS	8/22/18

MATCH LINE - SEE SHEET U1.02

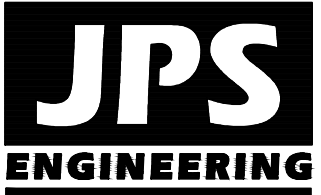


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PHASE 1 - UTILITY PLAN

HORZ. SCALE:	1"=100'	DRAWN:	RMD
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SURVEYED:	UP&E	CHECKED:	JPS
CREATED:	3/8/06	LAST MODIFIED:	8/22/18
PROJECT NO:	090001	MODIFIED BY:	BJJ

SHEET: U1.03



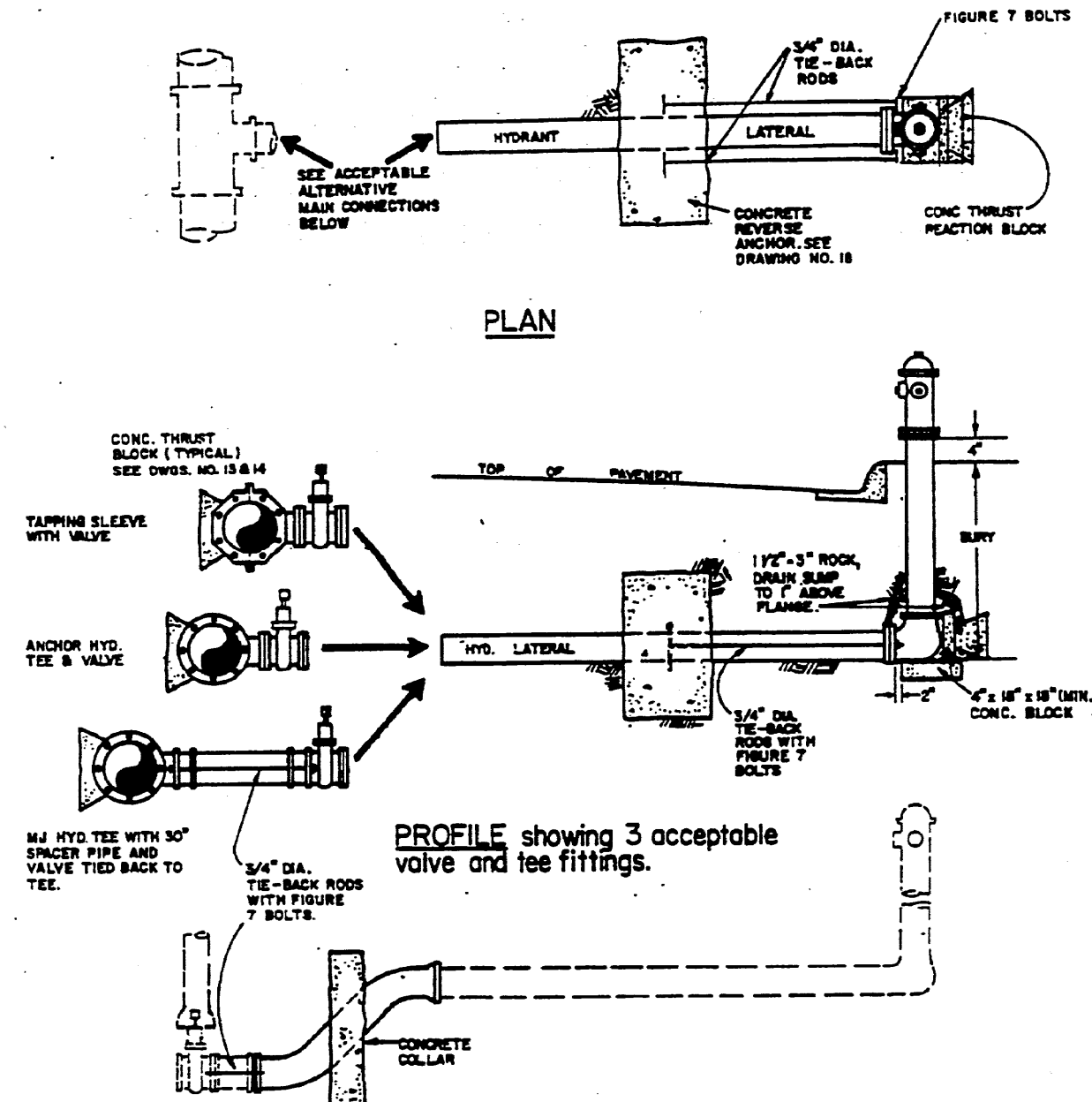
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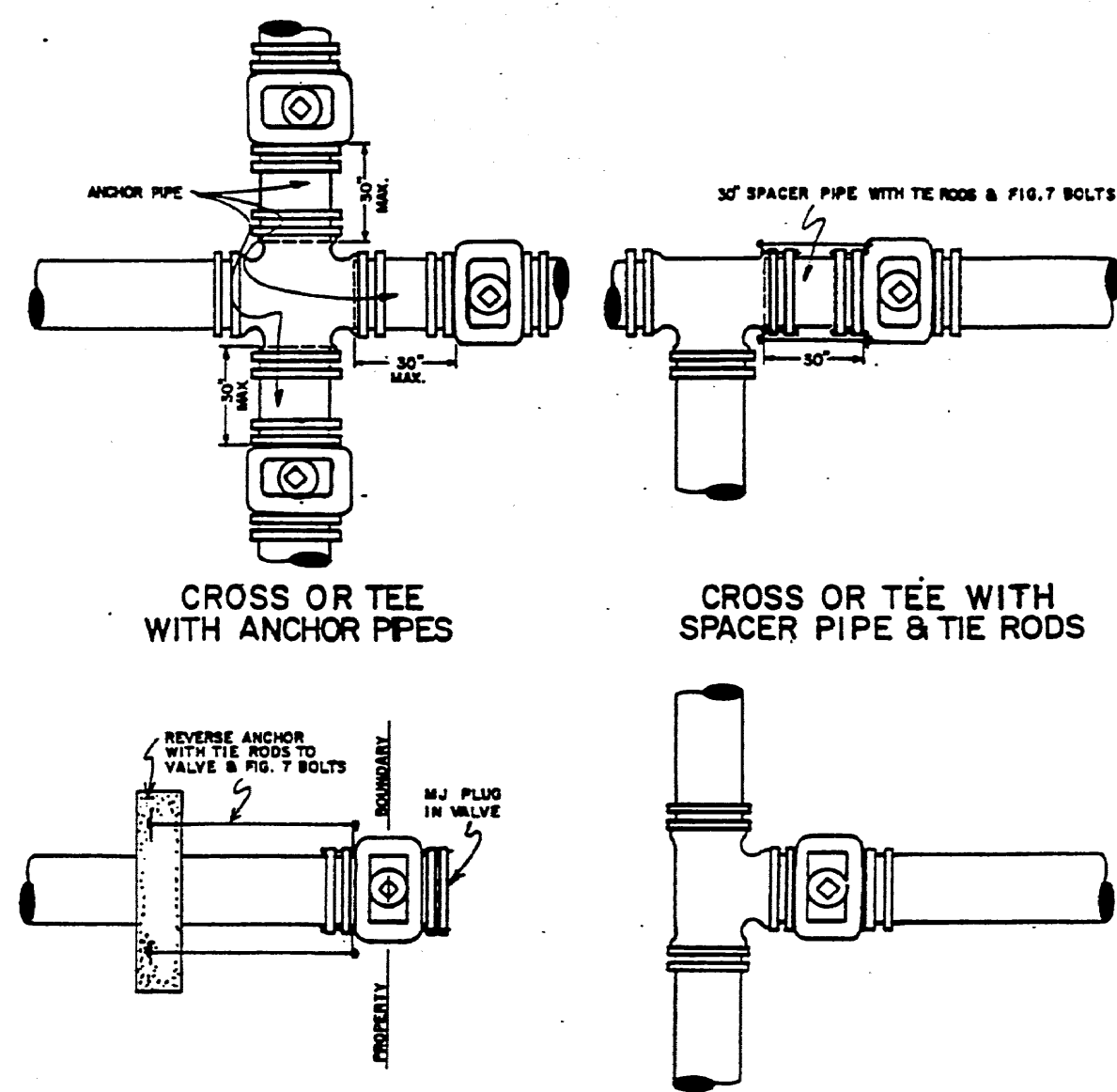
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3	EPC COMMENTS	JPS	1/15/07
4	2018 SUBMITTAL	JPS	8/22/18

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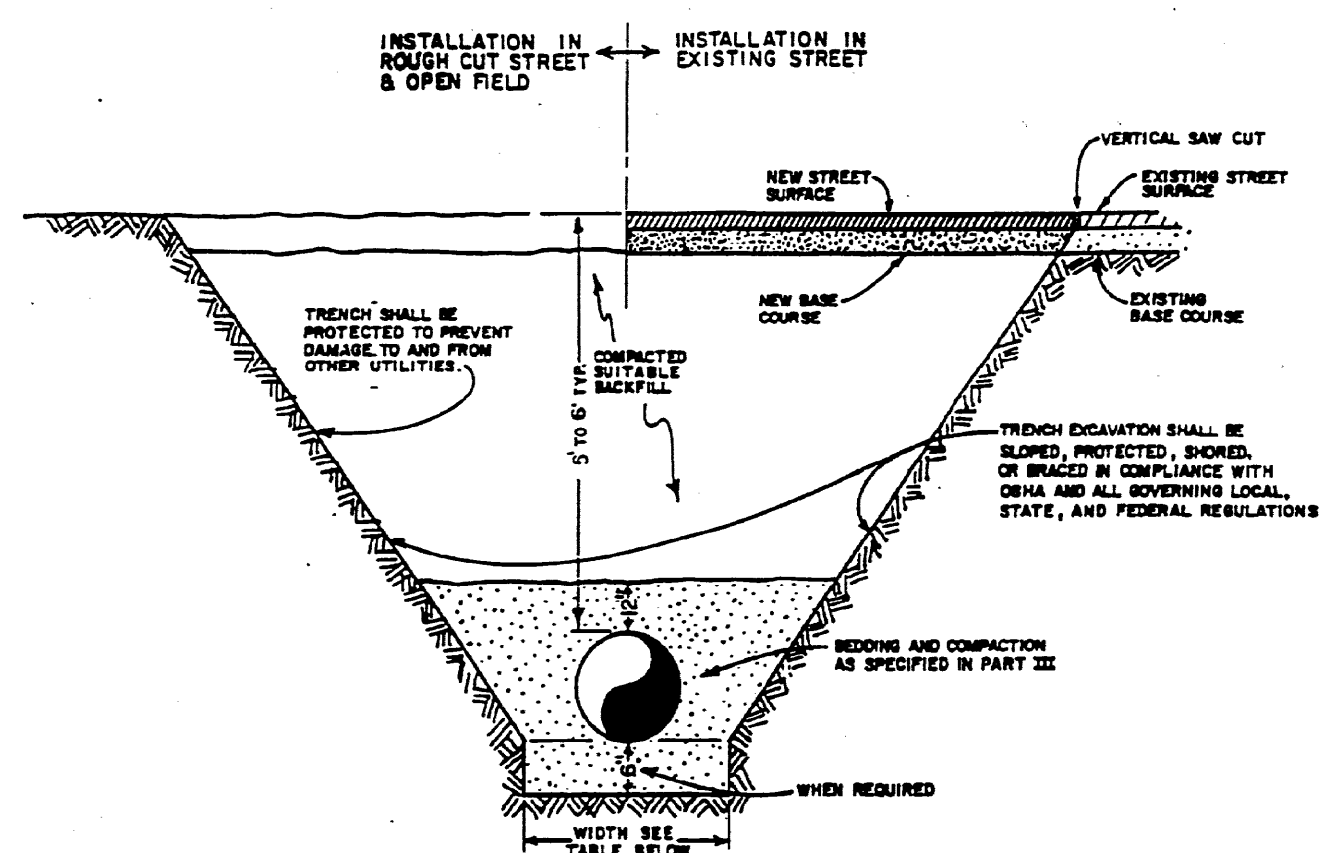
TYPICAL FIRE HYDRANT DETAIL (1)
NOT TO SCALE



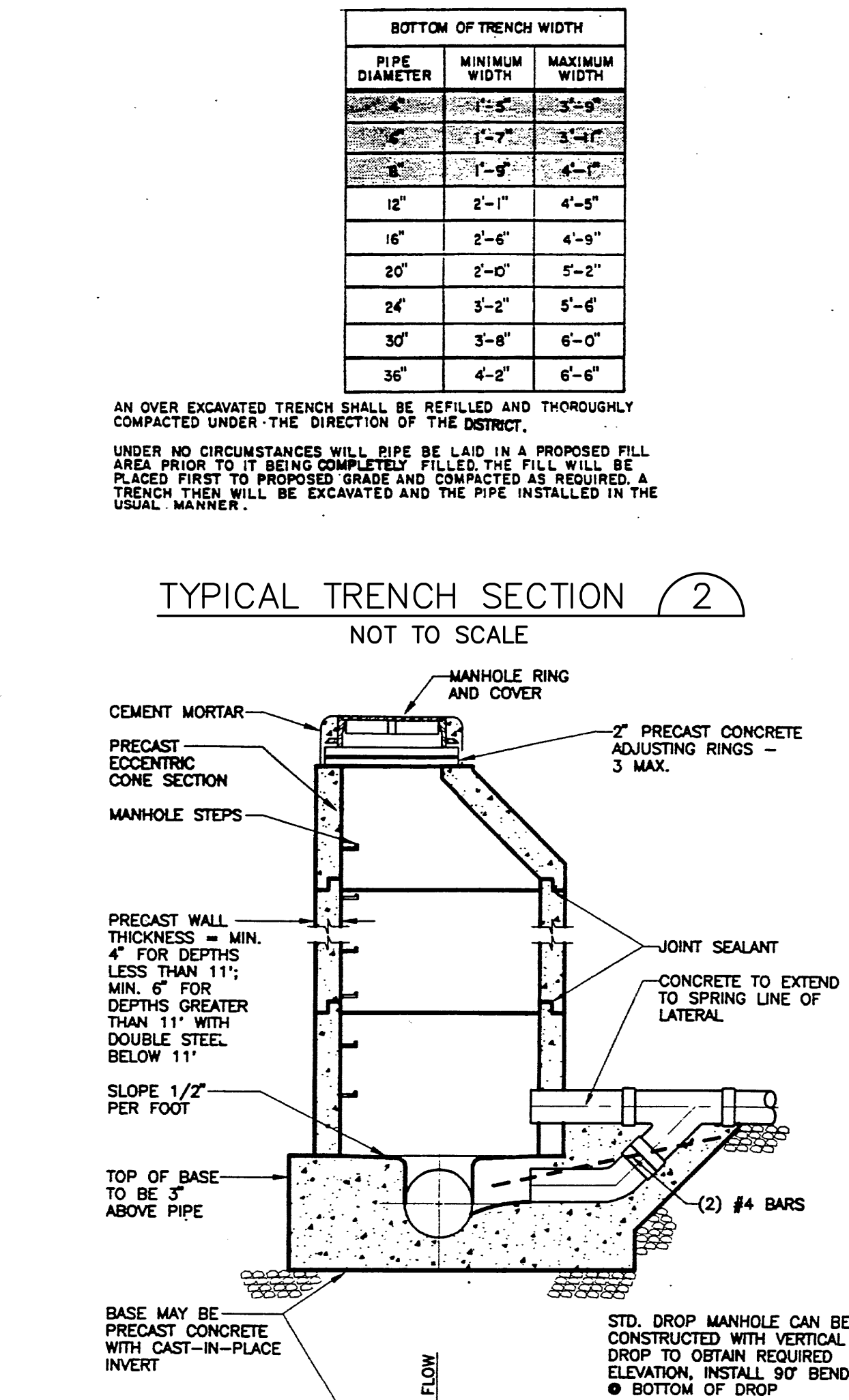
GENERAL NOTES:

- ON ANY VALVE INSTALLATION THE INSPECTOR MAY REQUIRE VALVE TO BE ANCHORED BY RODS OR REVERSE ANCHOR. 3/4\"/>
- ANCHOR PIPE MAY BE SUBSTITUTED FOR SPACER PIPE & RODS.
- THE CONCRETE REVERSE ANCHORS USED SHALL BE SIZED AS INDICATED ON DWG. NO. 18.

TYPICAL WATER VALVE DETAILS (4)
NOT TO SCALE



TYPICAL TRENCH SECTION (2)
NOT TO SCALE

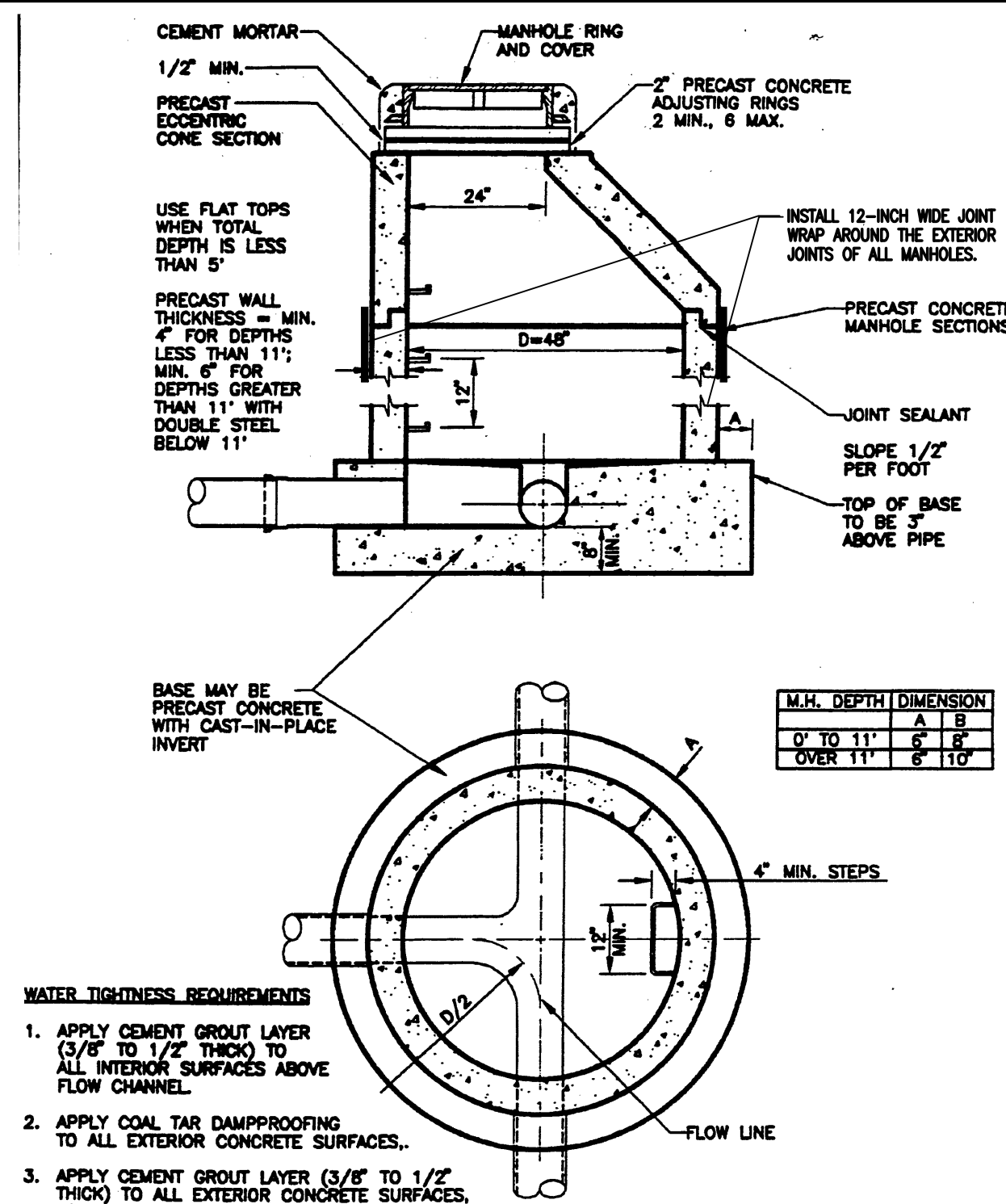


WATER TIGHTNESS REQUIREMENTS

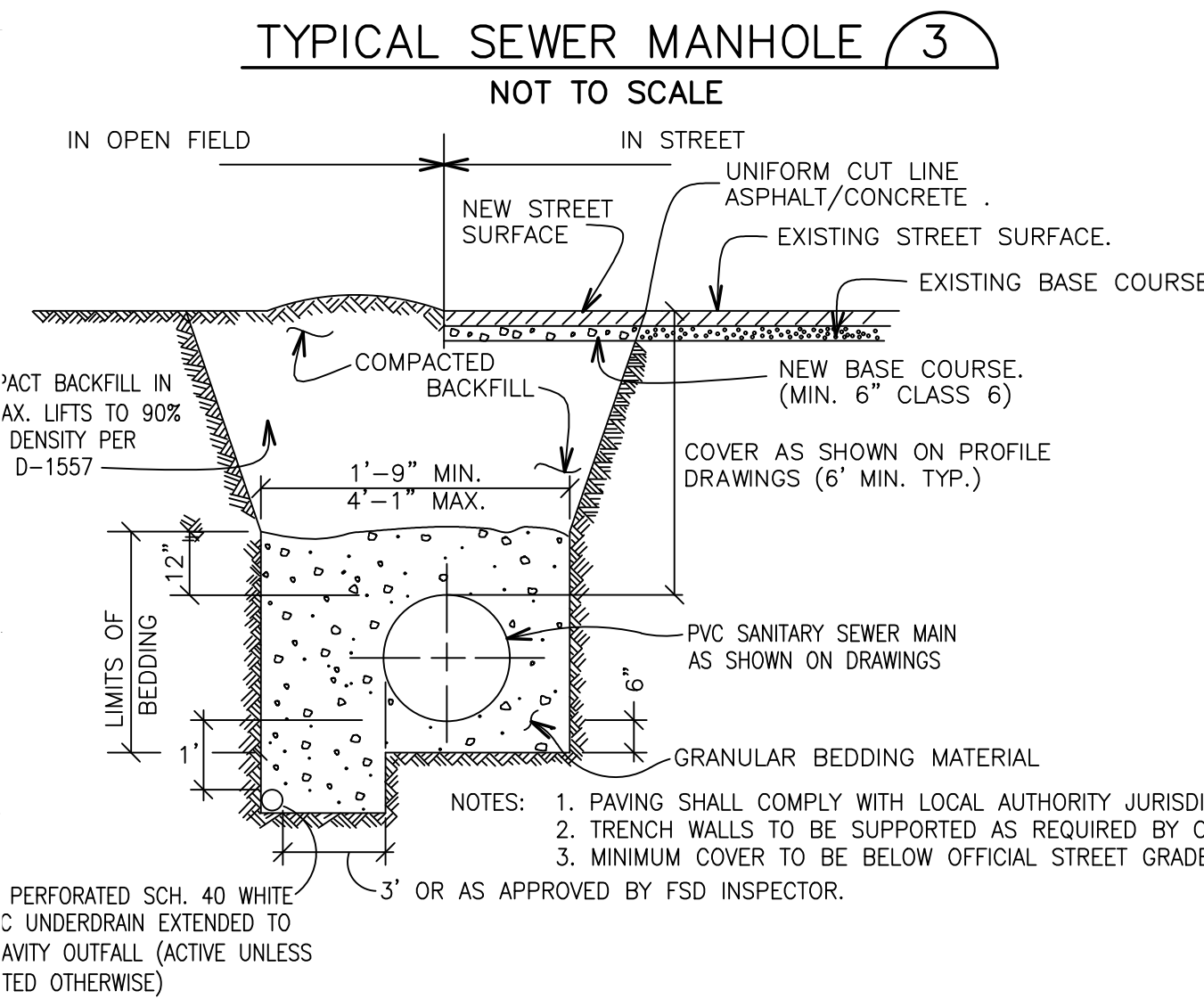
- APPLY CEMENT GROUT LAYER (3/8\"/>
- APPLY COAL TAR DAMPROOFING TO ALL EXTERIOR CONCRETE SURFACES.
- APPLY CEMENT GROUT LAYER (3/8\"/>

- MANHOLE NOTES:
- APPLY INTERIOR PROTECTIVE EPOXY COATING ON ALL MANHOLES LOCATED IN JIMMY CAMP ROAD ("RAVEN 405" LINING SYSTEM OR APPROVED EQUAL; APPLIED PER MFG. SPECS.)
 - NO STEPS ALLOWED IN MANHOLES
 - MAXIMUM ALLOWABLE HEIGHT OF ADJUSTMENT RINGS FOR EACH MANHOLE IS 6"

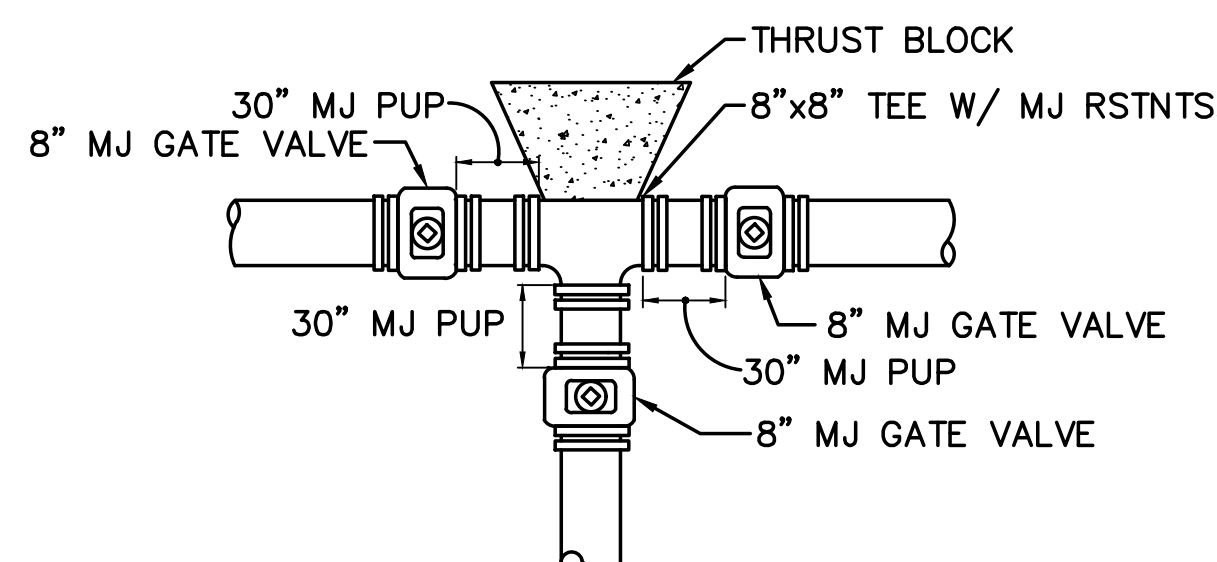
TYPICAL DROP MANHOLE DETAIL (5)
NOT TO SCALE



- WATER TIGHTNESS REQUIREMENTS
- APPLY CEMENT GROUT LAYER (3/8\"/>
 - APPLY COAL TAR DAMPROOFING TO ALL EXTERIOR CONCRETE SURFACES.
 - APPLY CEMENT GROUT LAYER (3/8\"/>
- MANHOLE NOTES:
- APPLY INTERIOR PROTECTIVE EPOXY COATING ON ALL MANHOLES LOCATED IN JIMMY CAMP ROAD ("RAVEN 405" LINING SYSTEM OR APPROVED EQUAL; APPLIED PER MFG. SPECS.)
 - NO STEPS ALLOWED IN MANHOLES
 - MAXIMUM ALLOWABLE HEIGHT OF ADJUSTMENT RINGS FOR EACH MANHOLE IS 6"



TYPICAL SANITARY SEWER TRENCH SECTION (6)
NOT TO SCALE



TYPICAL WATER MAIN TEE DETAIL (7)
NOT TO SCALE

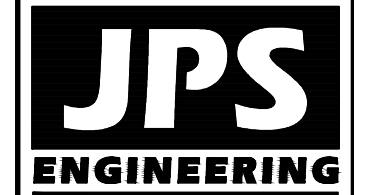
GENERAL UTILITY NOTES:

- ALL WATER AND SEWER INSTALLATIONS SHALL CONFORM TO SUNSET METROPOLITAN DISTRICT (SMD) STANDARD SPECIFICATIONS, WHICH FOLLOW CSU STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION 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 ACTUAL CONSTRUCTION.
- STORM DRAIN PIPE SHALL BE RCP (CLASS III) UNLESS OTHERWISE NOTED.
- STORM DRAIN PIPE BEDDING SHALL BE CLASS C.
- SANITARY SEWER PIPE SHALL BE PVC ASTM D3034-SDR 35 OR ASTM F679 UNLESS OTHERWISE NOTED.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- WATER PIPES AND FITTINGS SHALL BE INSTALLED PER SMD SPECIFICATIONS. ALL TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER SMD STANDARDS. ALL WATER PIPE SHALL BE PVC AWWA C900 (DR14). DISINFECTION AND TESTING SHALL BE COMPLETED PER SMD SPECIFICATIONS.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY SMD AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO 10 FEET SEPARATION AT ALL POINTS REQUIRED. ALIGNMENT CONSTRUCTION STAKES SHALL BE PLACED AT 25' INTERVALS ALONG CURVES FOR PLACEMENT OF SEWER AND WATER LINES.
- FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER SMD STANDARDS AND SHALL INCLUDE LATERAL, VALVE, ELBOW, HYDRANT, AND THRUST BLOCKS.
- WHEREVER DUCTILE IRON PIPE IS USED, THE PIPE, FITTINGS AND HYDRANTS SHALL BE WRAPPED IN POLYETHYLENE.
- SERVICE LINES SHALL BE INSTALLED PER SMD STANDARDS.
- CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL UTILITIES SHALL BE 36".
- UTILITY BEDDING SHALL BE PLACED PER SMD REQUIREMENTS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- ELECTRONIC FILE OF SITE DRAWING IS AVAILABLE FROM ENGINEER FOR CONSTRUCTION STAKING PURPOSES.
- REFER TO SMD SPECIFICATIONS FOR BACKFILL AND COMPACTION SPECIFICATIONS, ALSO MEET ALL EL PASO COUNTY BACKFILL SPECIFICATIONS IN THE ROADWAY R.O.W.'S.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MATERIALS TO DISTRICT FOR APPROVAL PRIOR TO BEGINNING WORK.
- WATER MAIN FITTINGS 5' OR LESS APART REQUIRE ALL-THREAD (2 EA. 3/4").
- INSTALLATION OF CURVILINEAR WATER & SANITARY SEWER MAINS SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- INSTALL POLY-WRAP AS BOND BREAKER AT ALL THRUST BLOCKS.
- ANY WATER LINE LOWERINGS UNDER STORM DRAIN SHALL MEET SMD SPECIFICATIONS. ANY STEEL SLEEVES IN ROADWAY R.O.W. NEED TO MEET 50-YEAR DESIGN LIFE MINIMUM.
- SEWER MAINS SHALL BE TV INSPECTED AFTER INSTALLATION FOR APPROVAL BY SMD.
- THE WATER MAIN HAS BEEN DESIGNED TO PROVIDE FOR A MINIMUM OF 4- FEET OF CLEARANCE BETWEEN THE GUTTER LIP AND THE CENTER LINE OF THE WATER MAIN. THE CONTRACTOR SHALL INSTALL THE WATER MAIN IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS, PROVIDING FOR A MINIMUM OF 4- FEET OF CLEARANCE AS DESIGNED.
- CURBS TO BE MARKED WITH "W" AND "S" FOR RESPECTIVE LOCATIONS OF SERVICE LINES TO LOTS FOR WATER AND SEWER.
- GATE VALVES ARE REQUIRED ON EACH SIDE OF ALL TEES AND CROSSES WITHIN THE PROJECT.

Is this correct?

WASTEWATER COLLECTION SYSTEM PLANS ACCEPTED BY
FOUNTAIN SANITATION DISTRICT FOR USE IN CONSTRUCTION.

BY: _____ DATE: _____



19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
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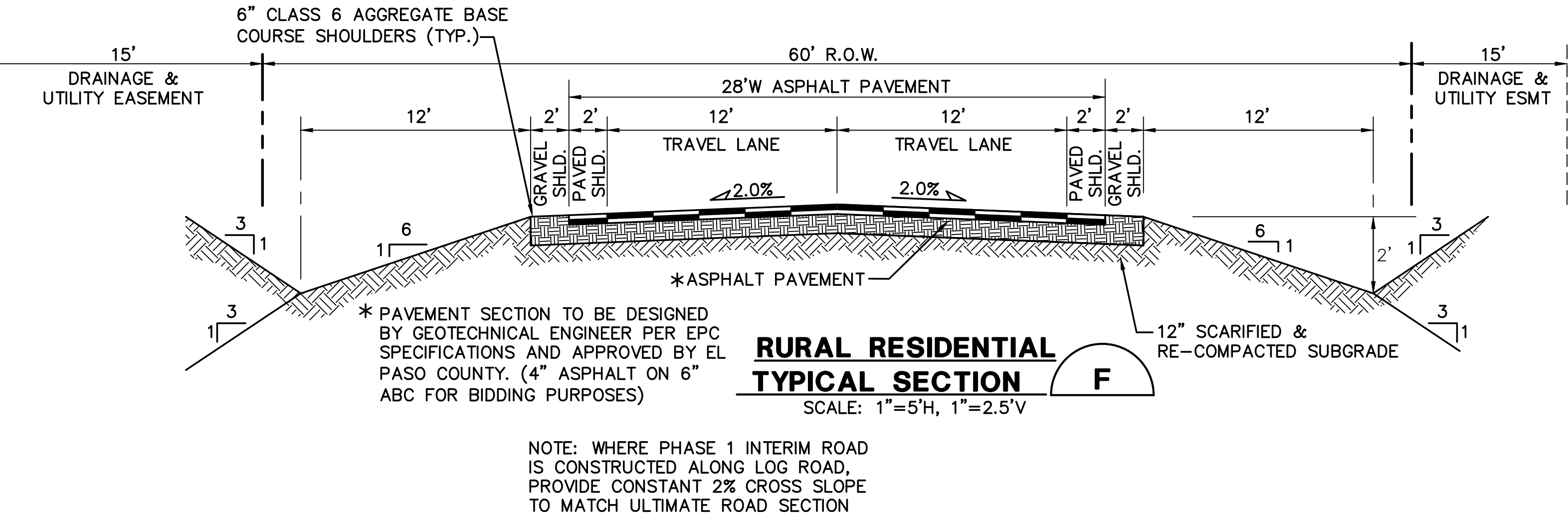
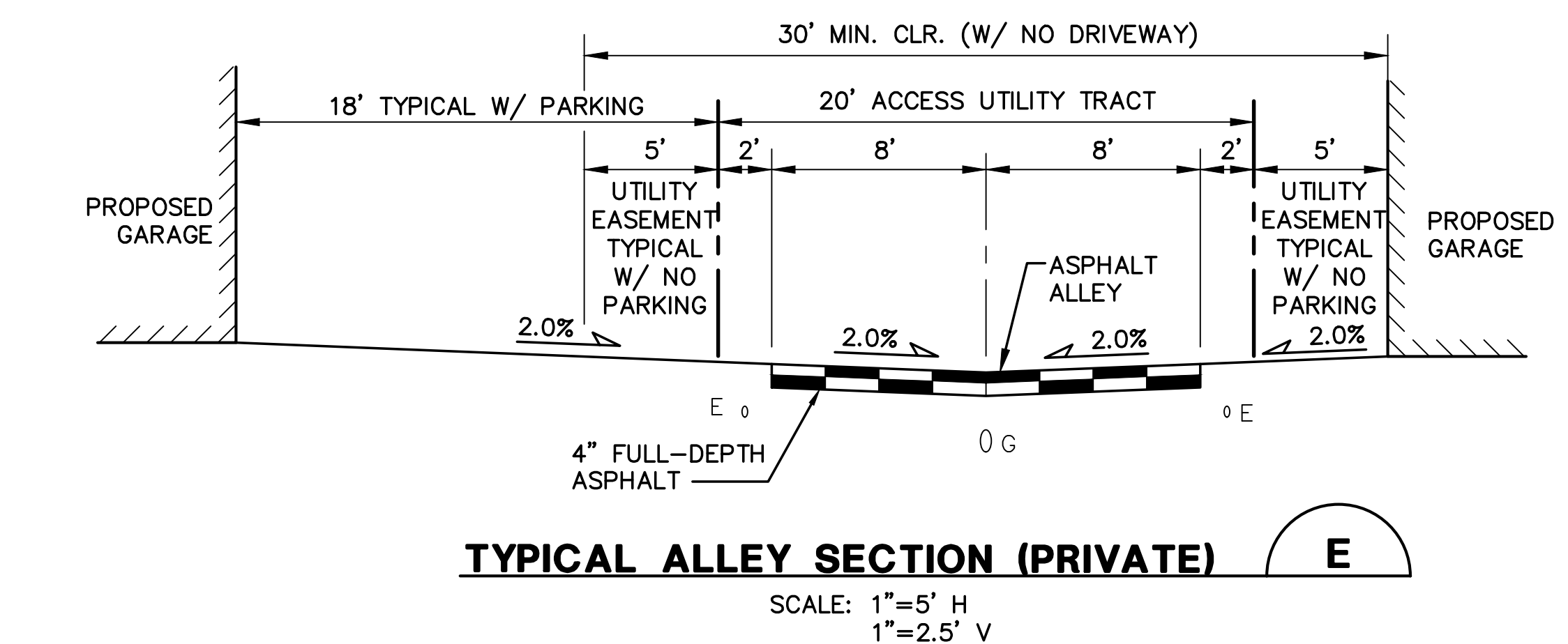
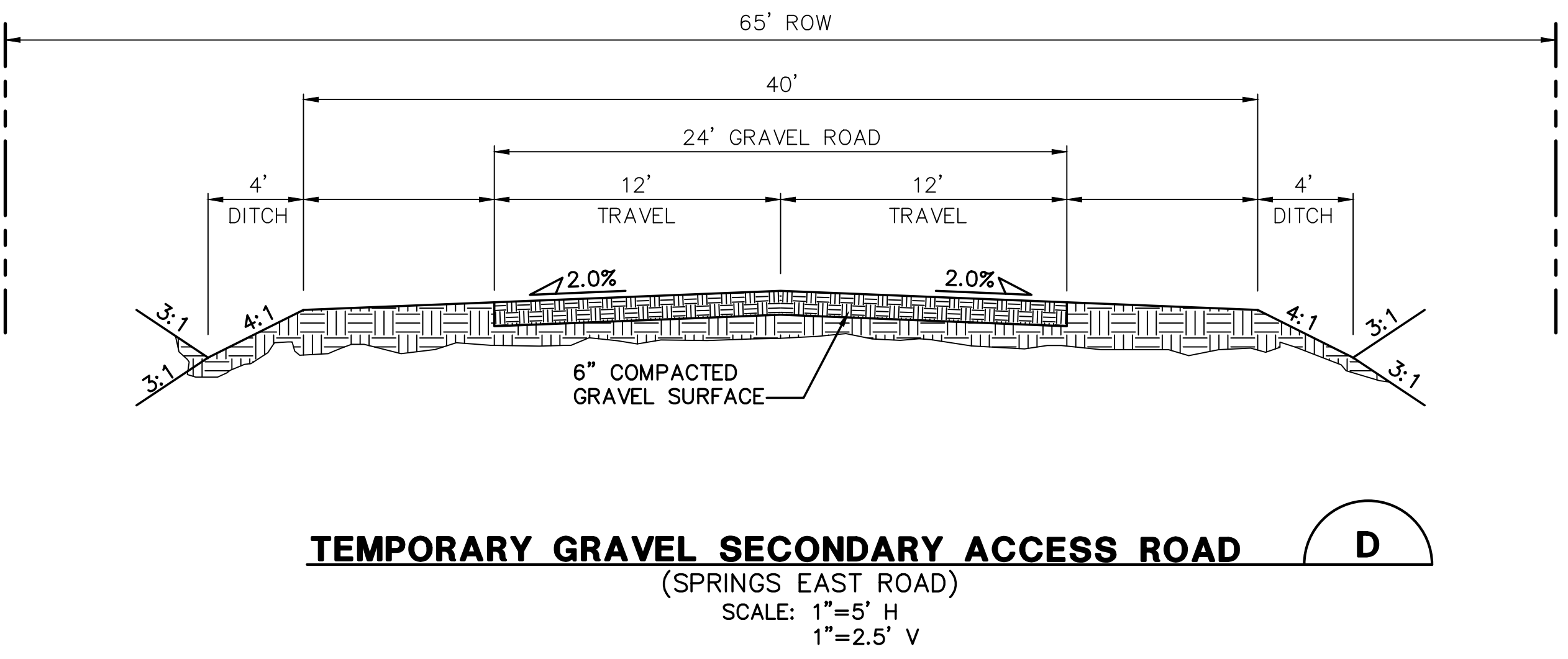
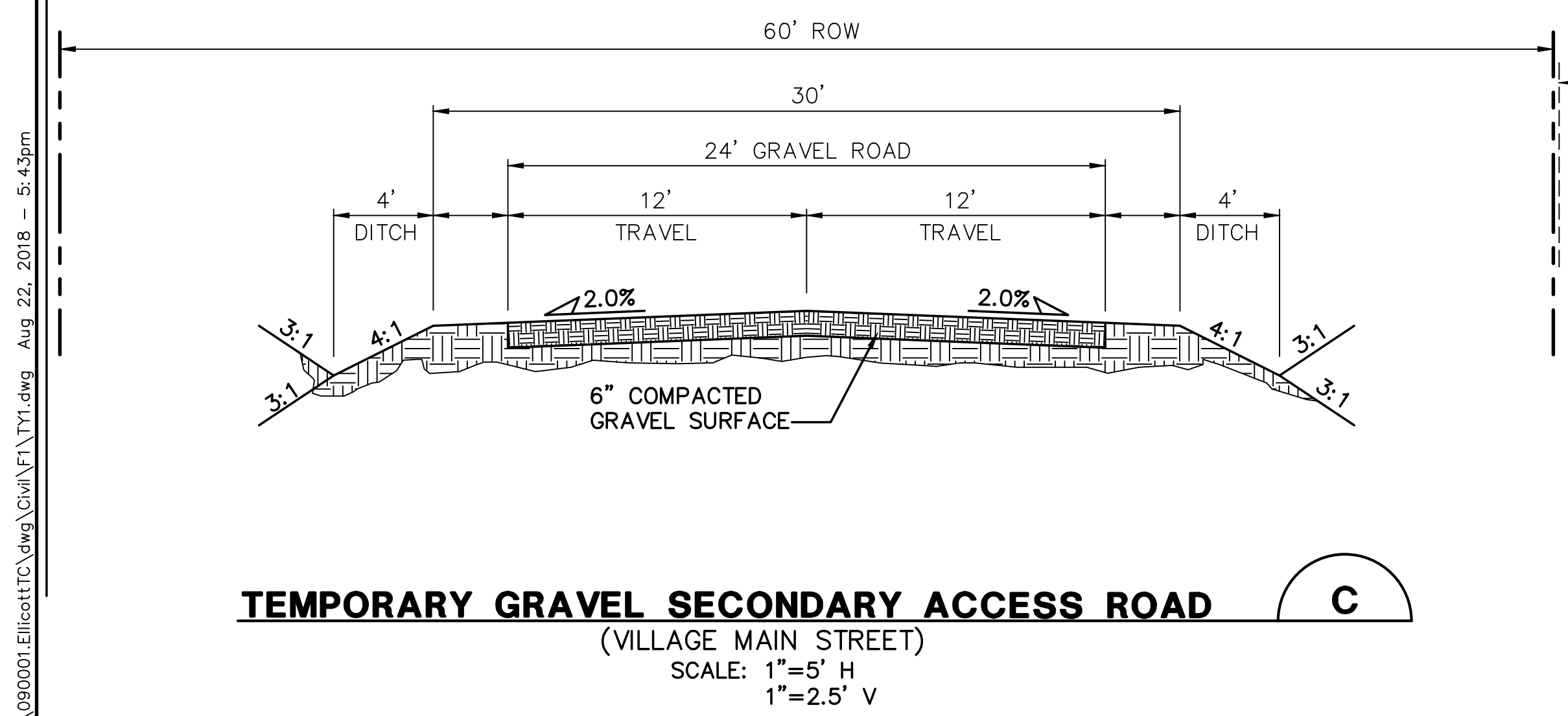
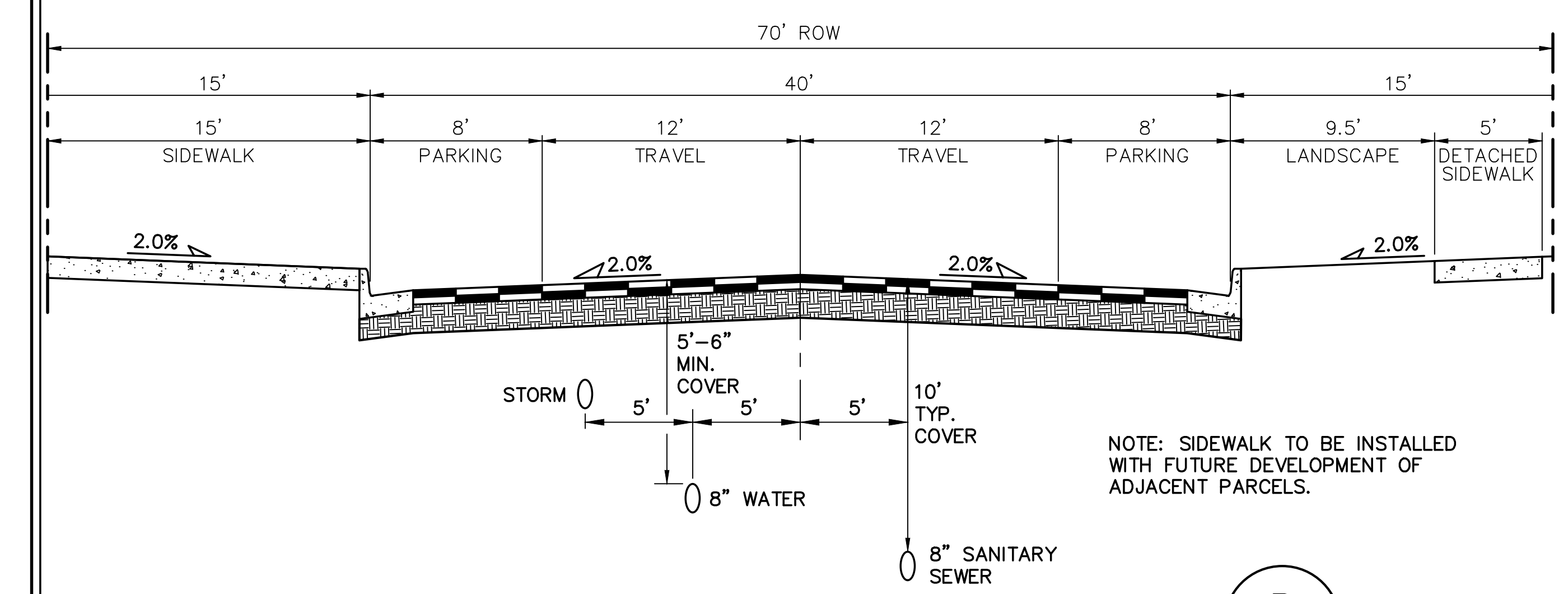
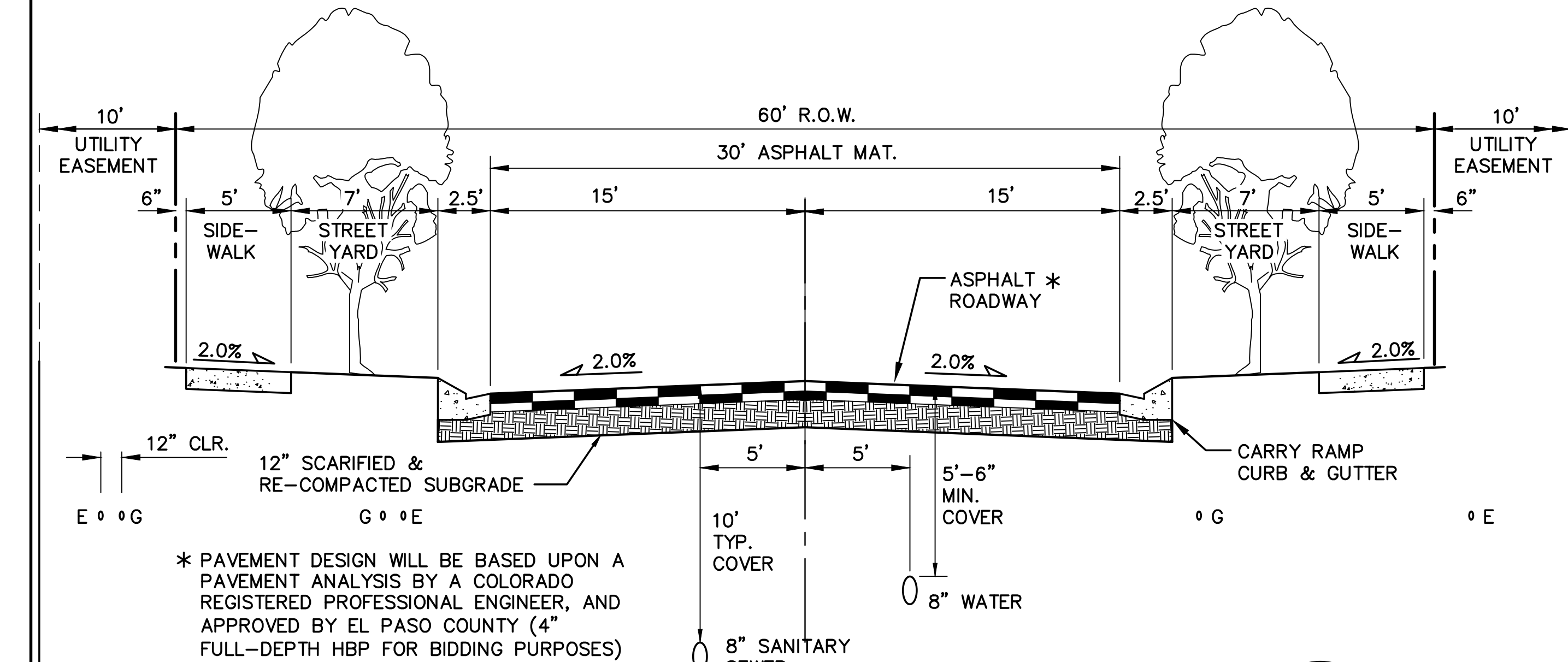
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
BUSINESS HOURS: 8:00 AM - 5:00 PM
BEFORE YOUR GRAVE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	4/19/06	JPS
2	EPC COMMENTS	7/25/06	JPS
3	EPC COMMENTS	1/15/07	JPS
4	2018 SUBMITTAL	8/22/18	JPS

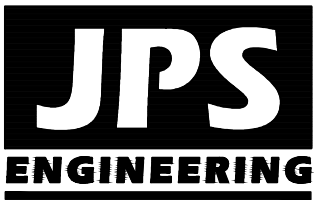
UTILITY DETAILS & NOTES

HORZ. SCALE: AS SHOWN	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: PINNACLE	CHECKED: JPS
CREATED: 12/12/05	LAST MODIFIED: 8/22/18
PROJECT NO: 080201	MODIFIED BY: BJJ
SHEET:	

U2



ELLICOTT TOWN CENTER - FILING NO. 1



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CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
FOR THE MARKING OF UNDERGROUND UTILITIES.

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	4/19/06
2	EPC COMMENTS	JPS	7/25/06
3	EPC COMMENTS	JPS	1/15/07
4	2018 SUBMITTAL	JPS	8/22/18

TYPICAL ROAD SECTION & DETAILS

HORZ. SCALE: 1"=5'	DRAWN: RMD
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: 5/5/05	CHECKED: JPS
CREATED: 5/5/05	LAST MODIFIED: 8/22/18
PROJECT NO: 090001	MODIFIED BY: BJJ

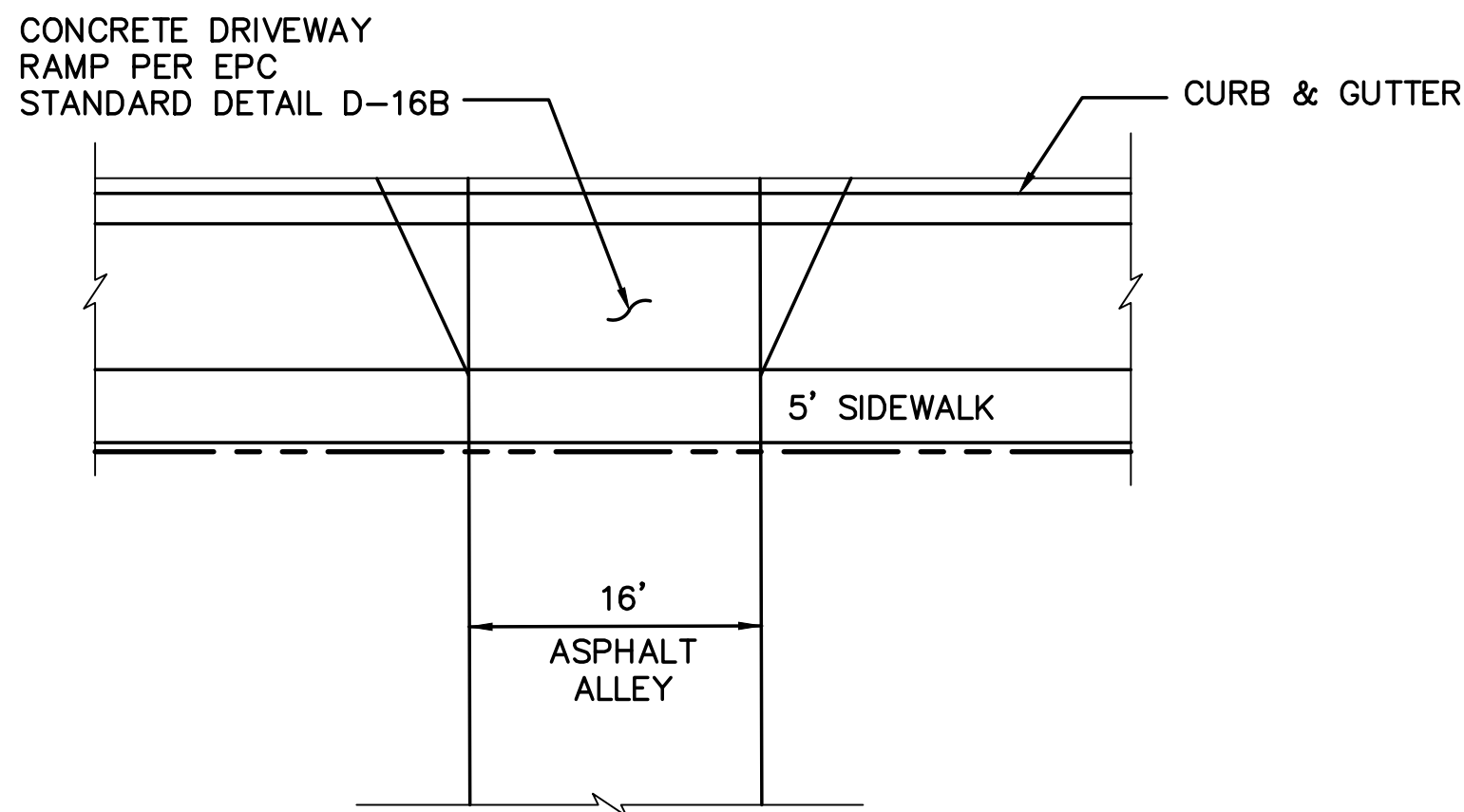
SHEET: TY1

Z:\090001\Ellicott\TY1.dwg Aug 22, 2018 - 5:43pm

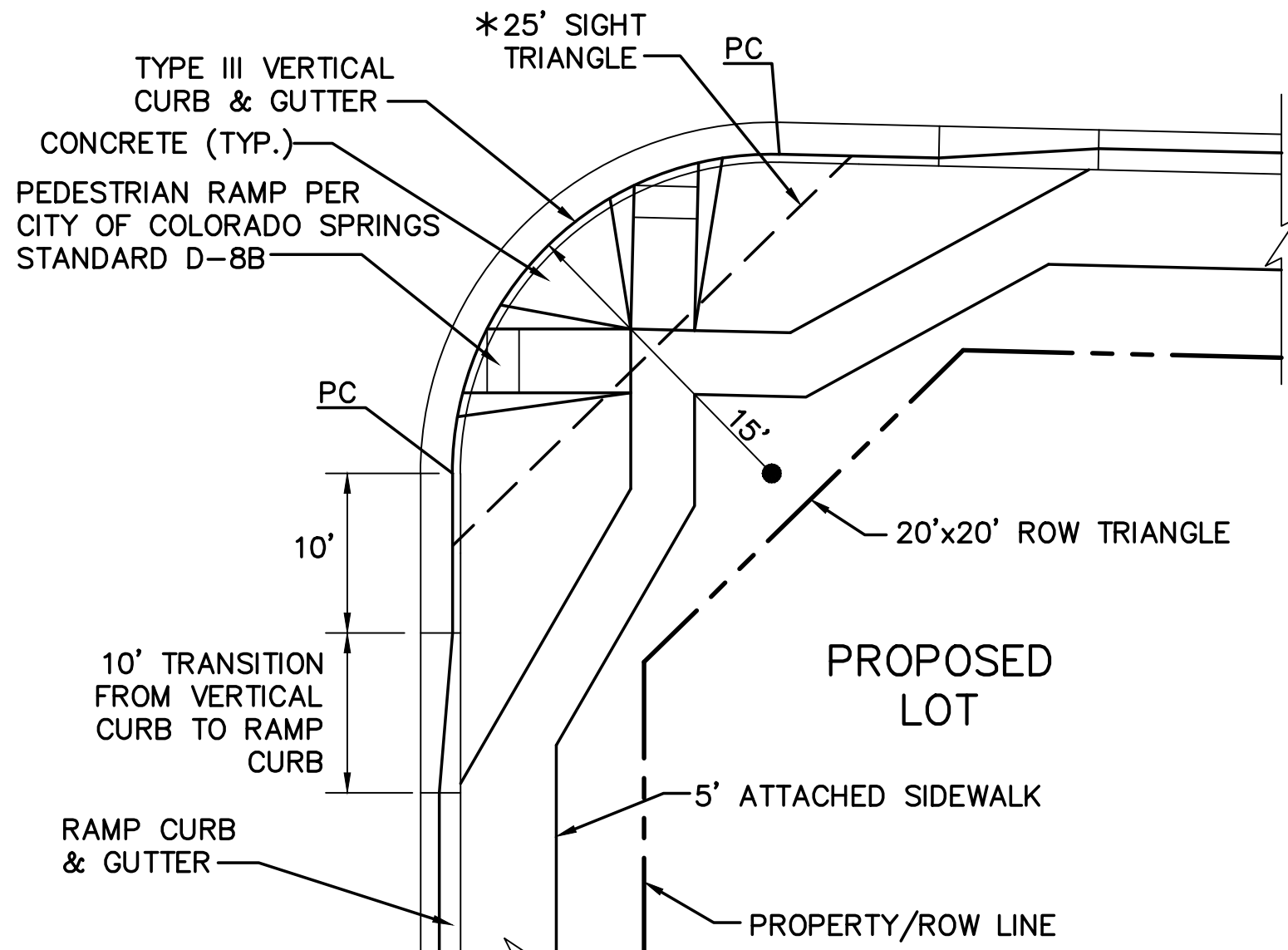
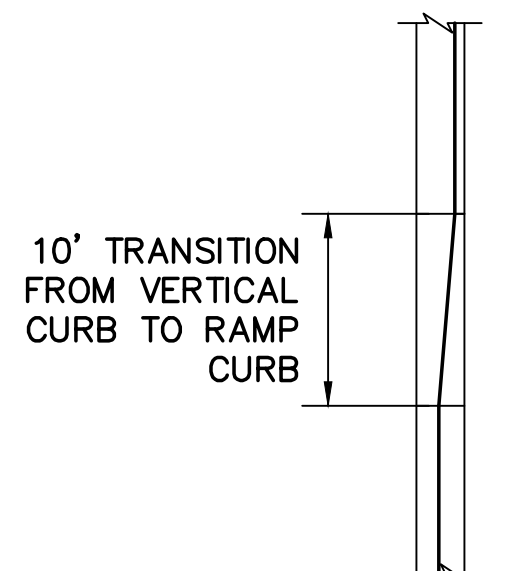


Dimension all lanes to edge
of pavement, not curb.

Z:_090001.Ellicott\TY3.dwg,Civil\TY3.dwg Aug 22, 2018 - 5:33pm



TYPICAL ALLEY INTERSECTION DETAIL (A)
SCALE: 1"=10'-0"



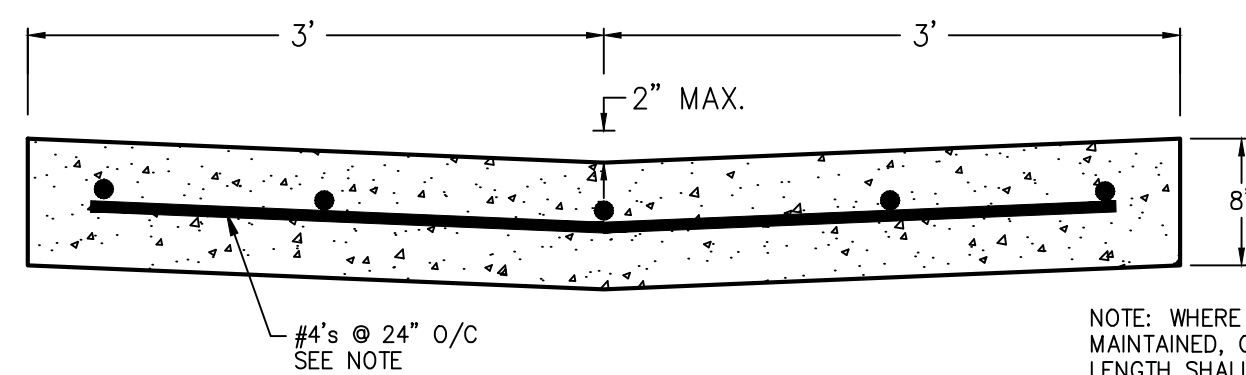
* NOTE: NO OBSTRUCTIONS TALLER THAN 18" ARE PERMITTED WITHIN SIGHT TRIANGLES.

TYPICAL LOCAL ROAD CURB RADIUS DETAIL (B)
SCALE: NTS

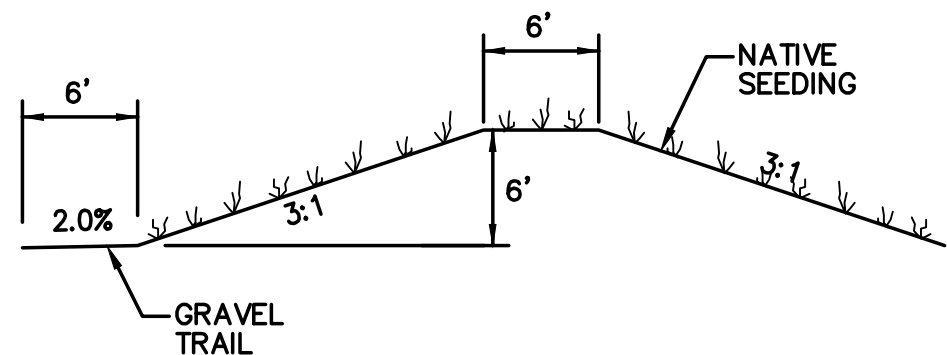
Update to current
SD_2-41 and 42

NOTE: TRANSITION FROM RAMP CURB TO VERTICAL CURB OVER 10' ON EACH SIDE OF ALL CURB RETURNS AND STORM INLETS.

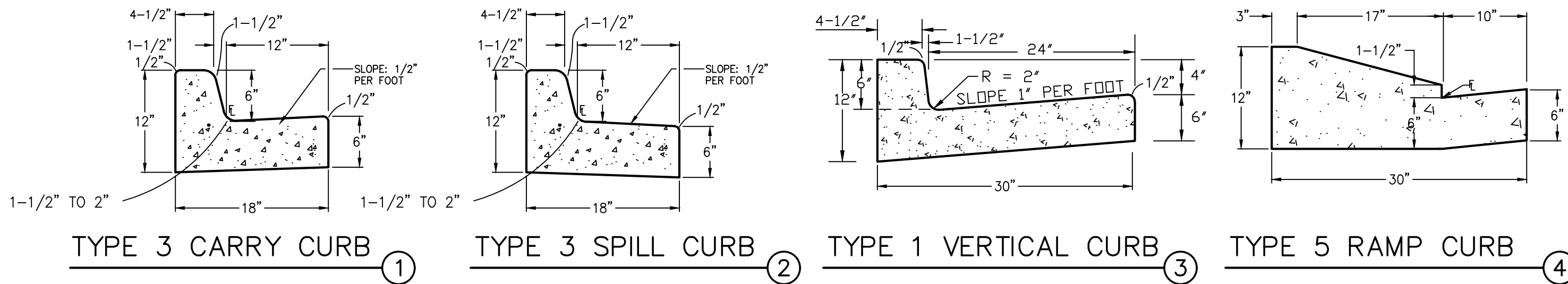
CURB TRANSITION DETAIL (D)
SCALE: NTS



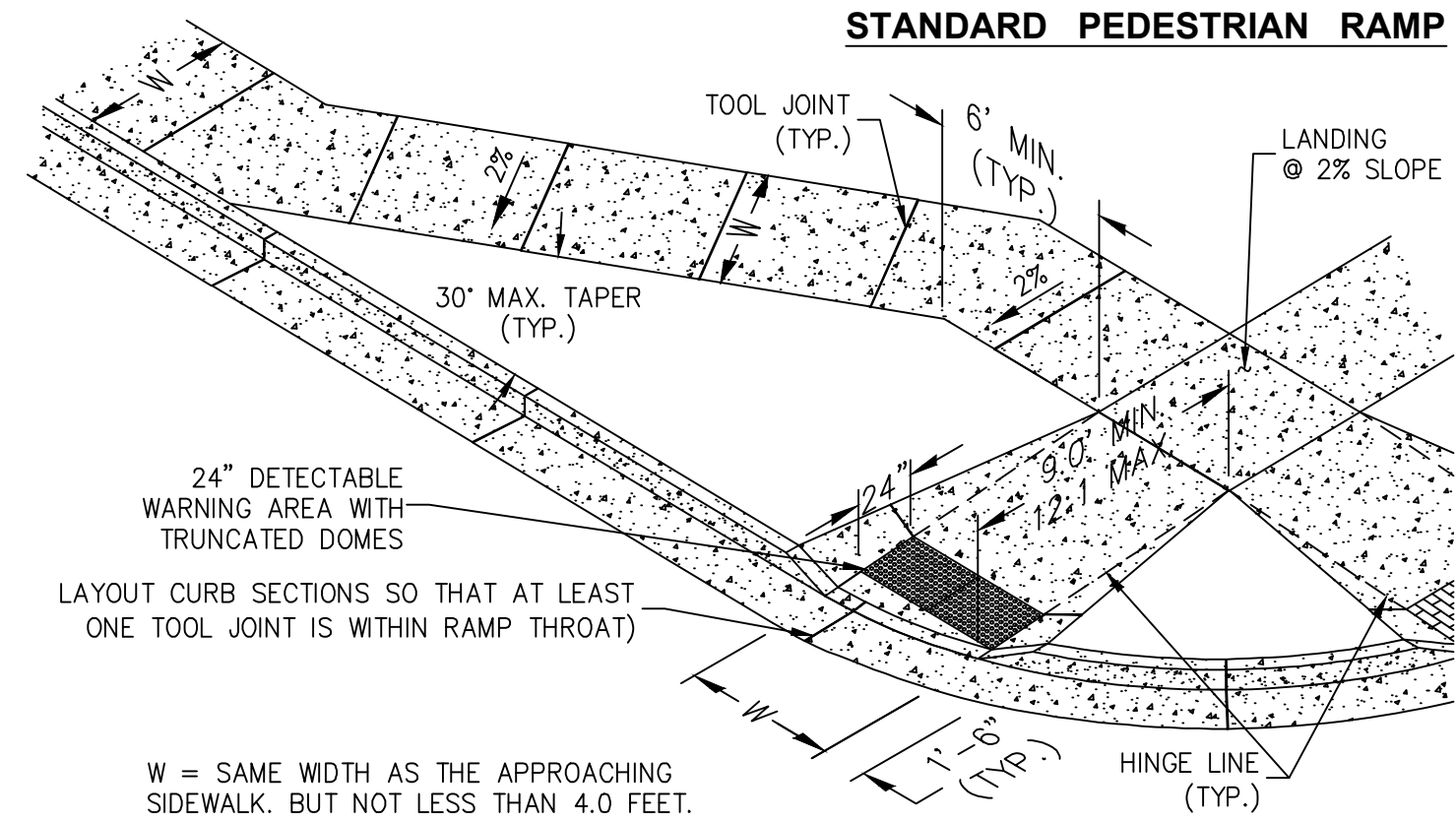
CONCRETE CROSSSPAN (E)
SCALE: 1" = 1'-0"



TYPICAL BERM SECTION (F)
NTS



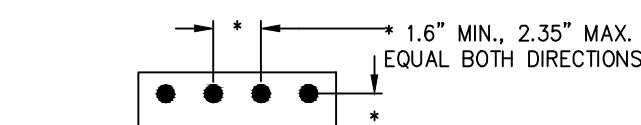
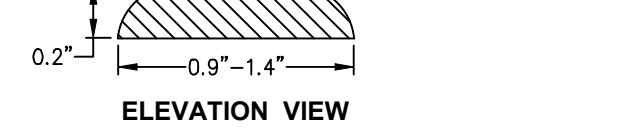
TYPICAL CURB & GUTTER DETAILS
SCALE: 1" = 1'-0"



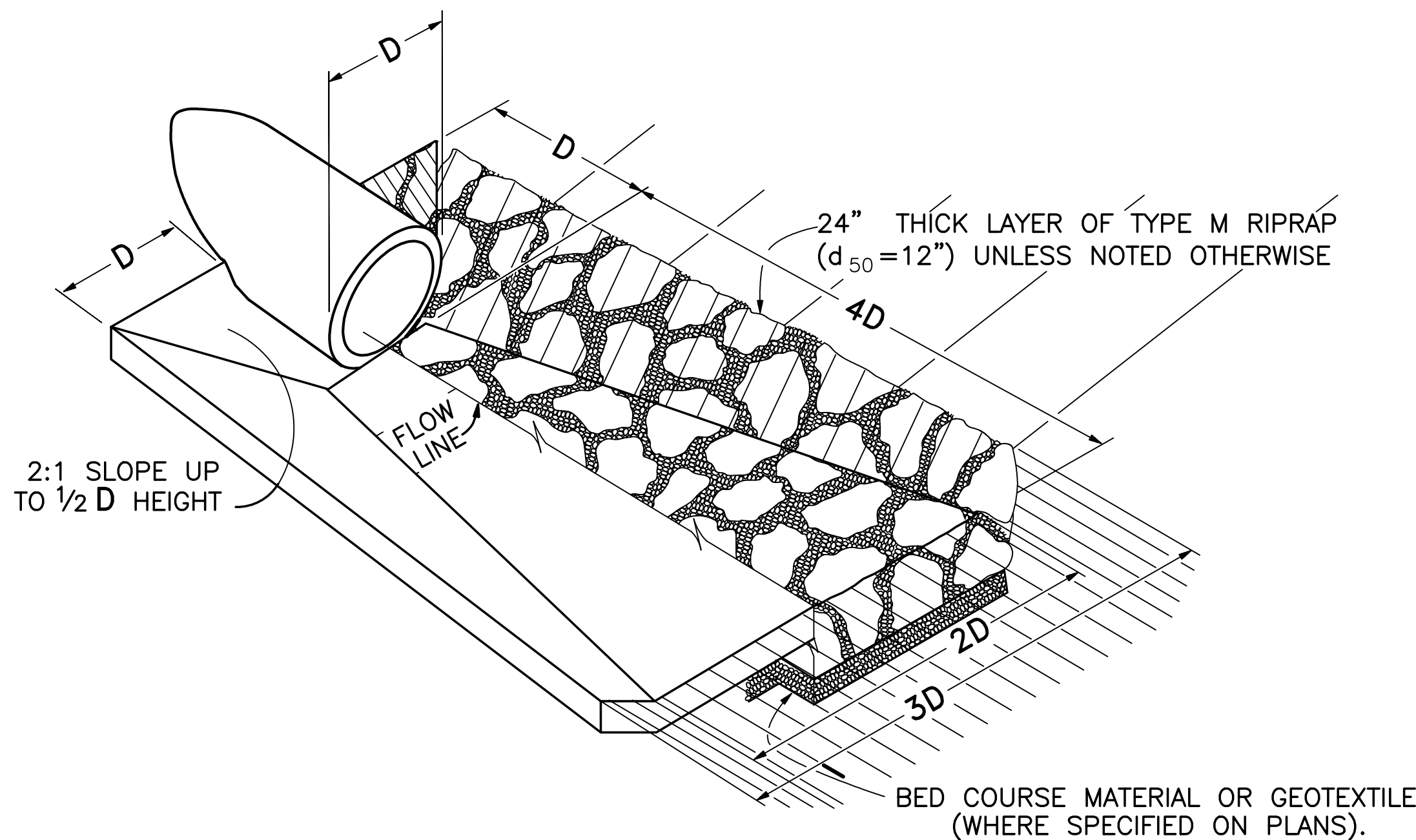
GENERAL NOTES

- All work shall be done in accordance with current City of Colorado Springs Engineering Division Standard Specifications.
- Contractor to obtain required Concrete Permits prior to construction.
- Contractor to notify Engineering Division Inspection Office at least 24 hours prior to placement of any concrete.
- Pedestrian ramps with 24" detectable warning area shall be 4000 psi, plain concrete, with a coarse broom finish perpendicular to direction of travel.
- Contractor shall stamp their company name and construction date within the pedestrian ramp area.
- Ramp location and length may require modification to maintain the 12:1 maximum running slope due to intersection street grades and/or alignment.
- Where the 1'-6" flared side(s) of a perpendicular curb ramp is (are) contiguous with a pedestrian or hard surface area, the flare width shall be increased to 8' minimum and the maximum flare slope shall not exceed 10:1.
- Pedestrian walkway and/or location of existing or future pedestrian ramps on opposite corners shall be reviewed before constructing new ramps. New ramps shall align with existing ramps and pedestrian walkway.
- At marked pedestrian crossings, the bottom of the ramps, exclusive of the flare sides, shall be totally contained within the markings.
- Detectable warning area shall be prefabricated reddish integrally colored truncated-dome surfaced concrete pavers or the pre-cast panels from the City's approved product list.

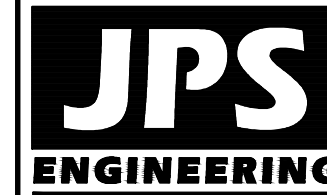
THE TOP DIAMETER OF THE TRUNCATED DOMES SHALL BE 50% - 60% OF THE BASE DIAMETER.



STANDARD PEDESTRIAN RAMP (C)
NOT TO SCALE



CULVERT OUTLET PAVING (G)
NTS



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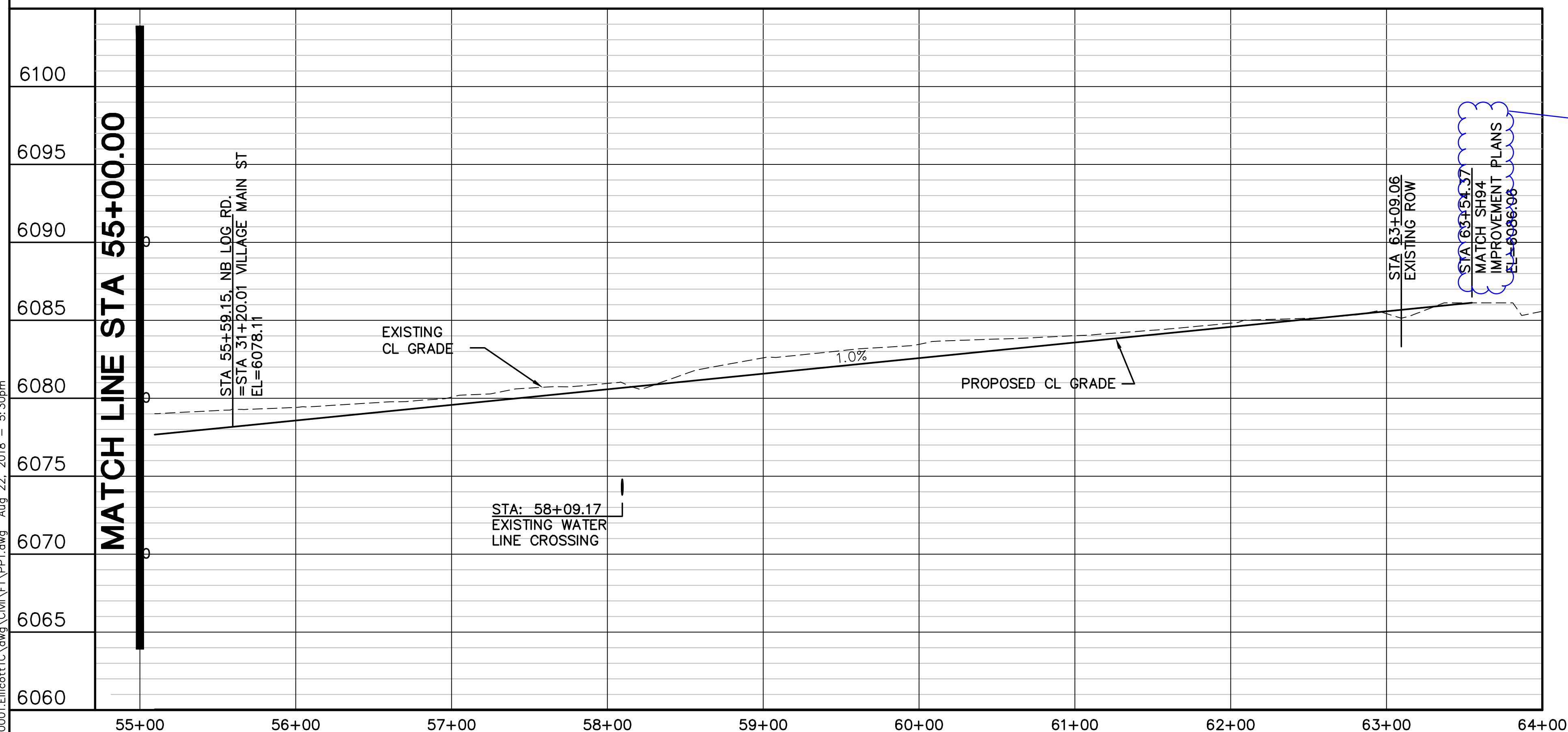
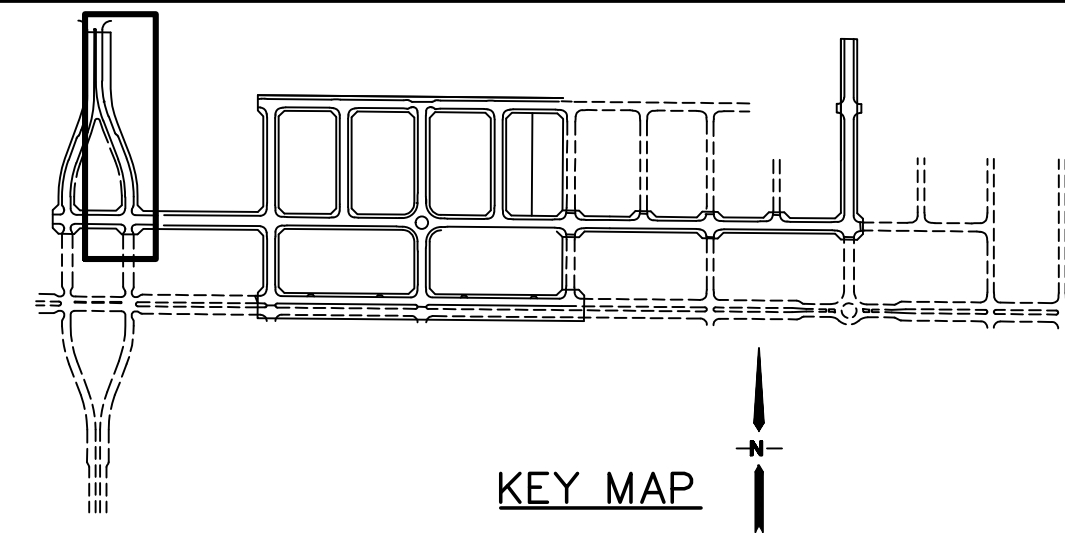
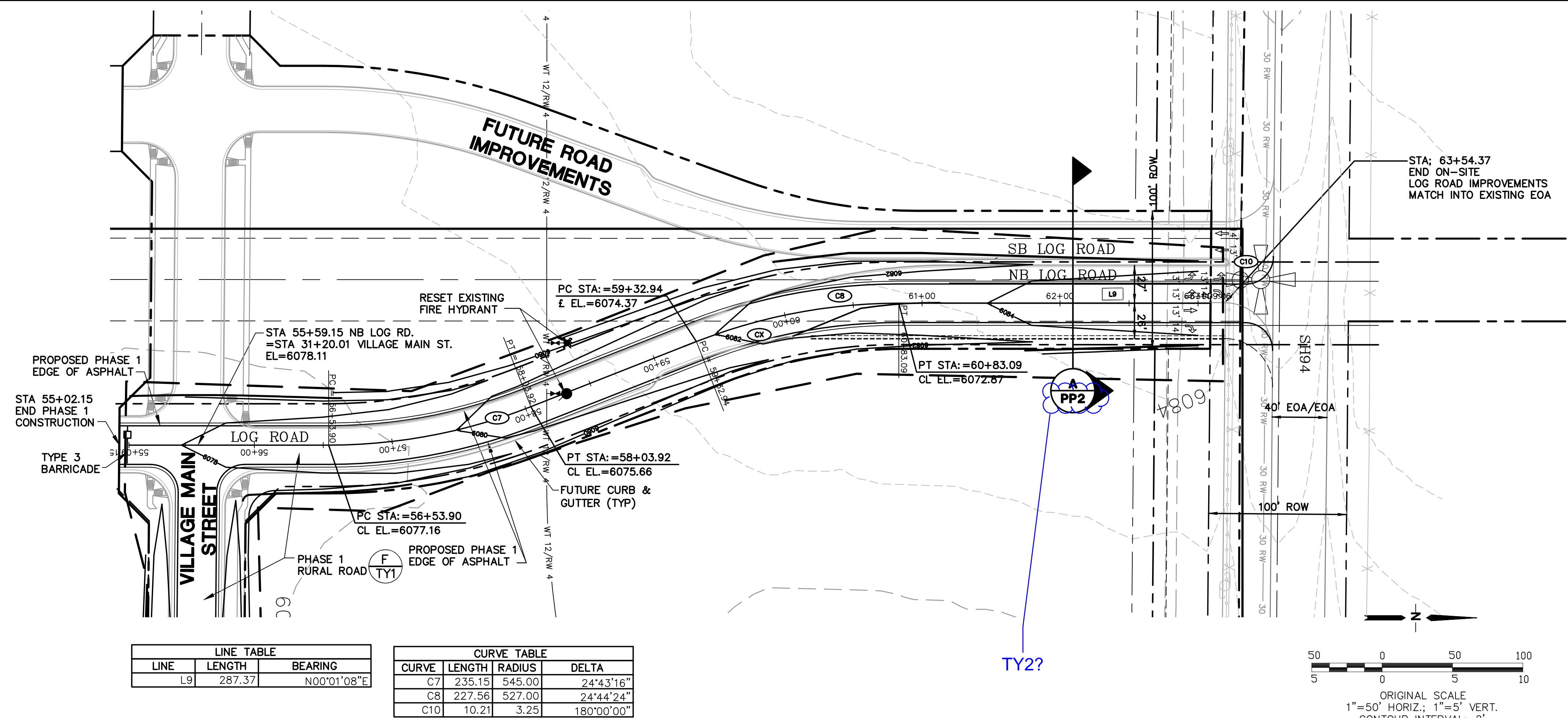
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
800-922-1987
SAFELY LOCATE ALL UTILITIES
BEFORE YOU DIG OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	4/19/06
2	EPC COMMENTS	JPS	7/25/06
3	EPC COMMENTS	JPS	1/15/07
4	2018 SUBMITTAL	JPS	8/22/18

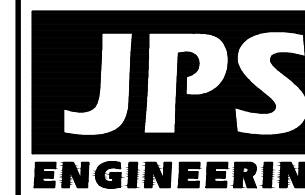
TYPICAL SECTIONS & DETAILS

HORZ. SCALE: 1"=5'	DRAWN: RMD
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED:	CHECKED: JPS
CREATED: 4/4/06	LAST MODIFIED: 8/22/18
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: TY3



ELLCOTT TOWN CENTER - FILING NO. 1



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Colorado Springs, CO
80903

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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND

No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	4/19/06
B	EPC COMMENTS	JPS	7/25/06
C	EPC COMMENTS	JPS	1/15/07
D	2018 SUBMITTAL	JPS	8/22/18

NB LOG ROAD

PLAN & PROFILE

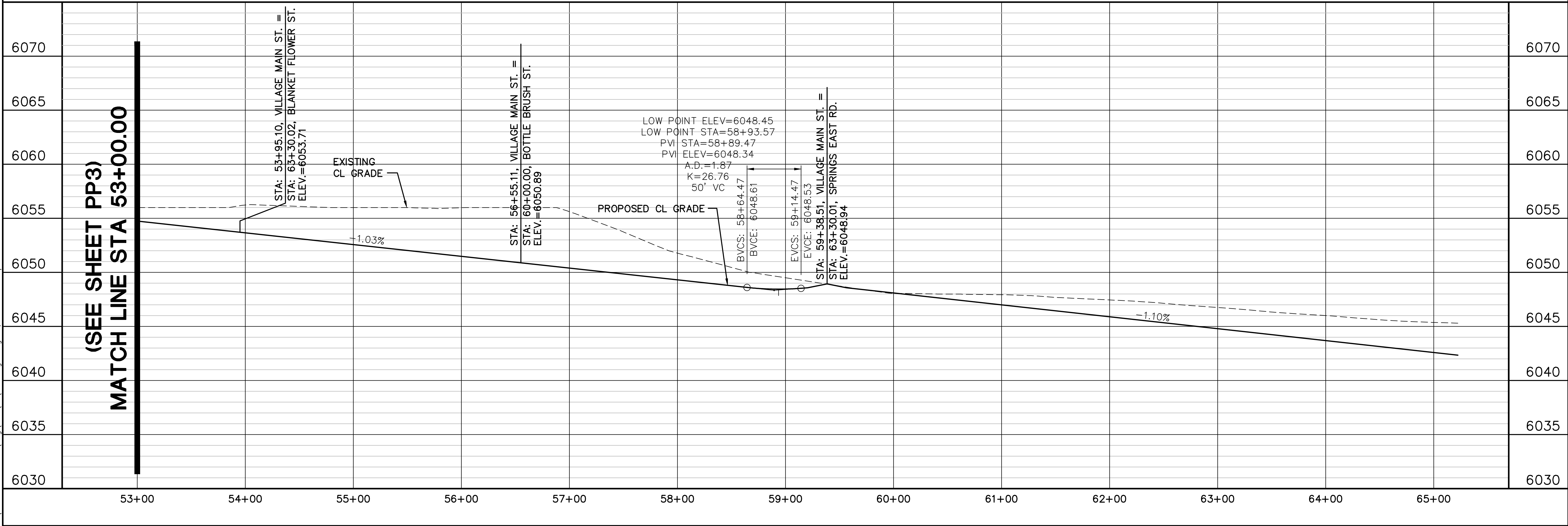
(STA: 55+00 TO STA: 64+00.00)

HORIZ. SCALE:	1"=50'	DRAWN:	RM
VERT. SCALE:	1"=5'	DESIGNED:	JL
SURVEYED:	UP&E	CHECKED:	JL
CREATED:	3/26/06	LAST MODIFIED:	8/22/06
PROJECT NO:	090001	MODIFIED BY:	B

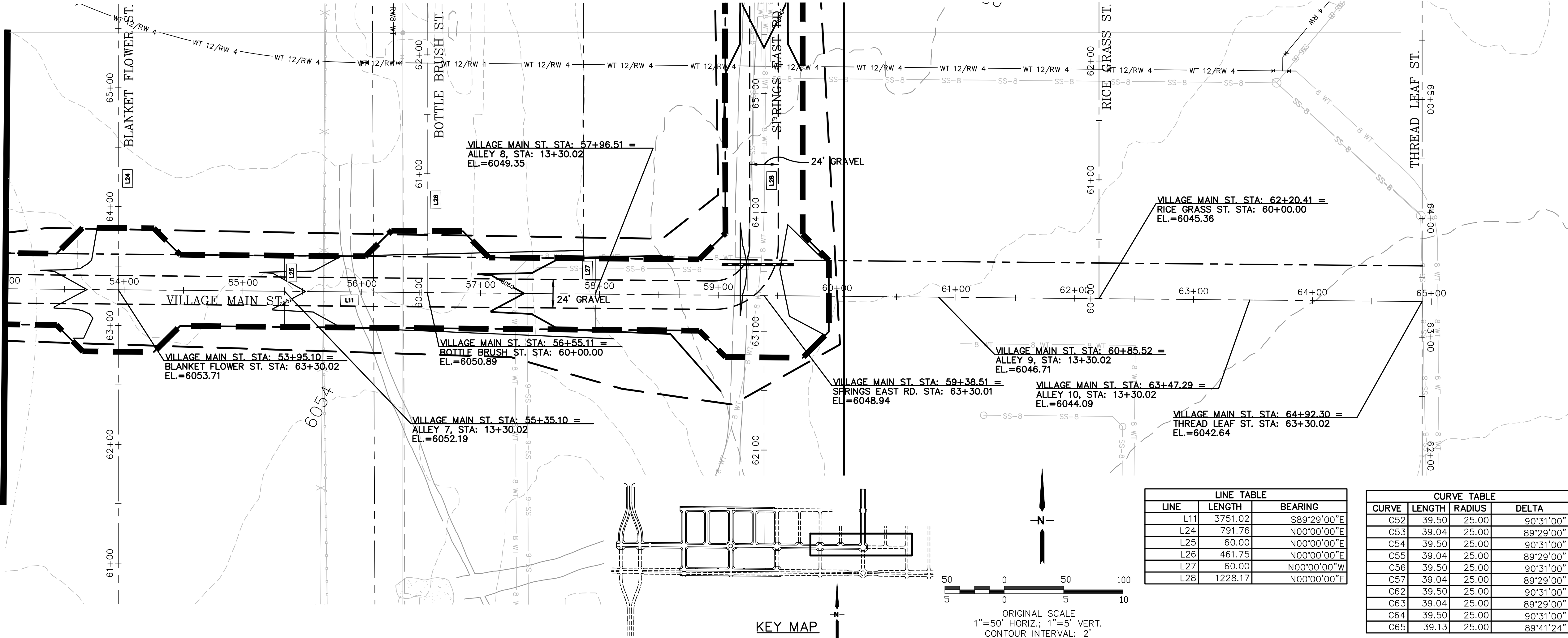
SHEET:

PP1

Z:_090001\Ellicott\TC.dwg\Civil\1\PP4.dwg Aug 23, 2018 - 3:42pm



(SEE SHEET PP3)
MATCH LINE STA 53+00.00



ELLICOTT TOWN CENTER - FILING NO. 1

VILLAGE MAIN STREET
PLAN & PROFILE
(STA: 53+00 TO STA: 66+00.00)

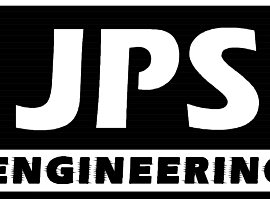
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VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 3/26/06	LAST MODIFIED: 8/22/18
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: PP4



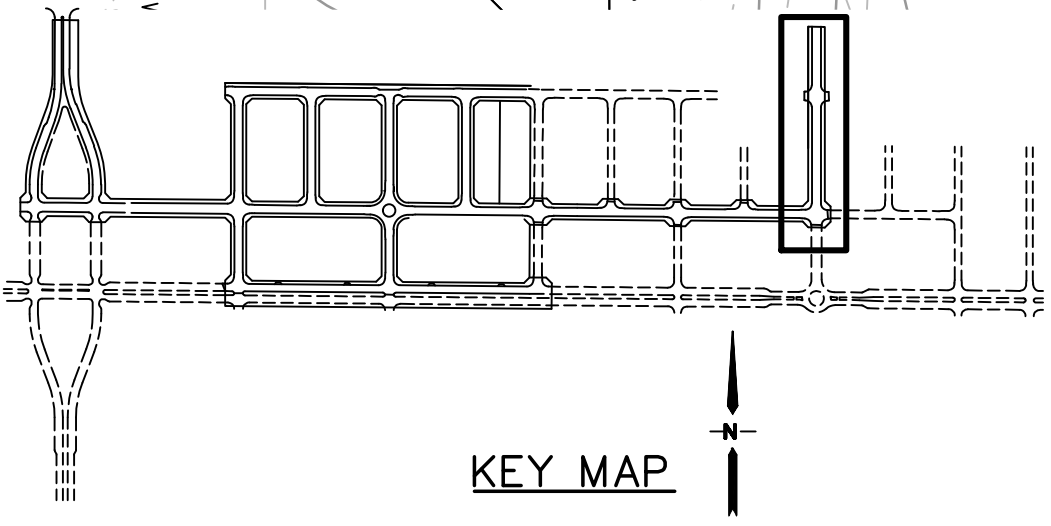
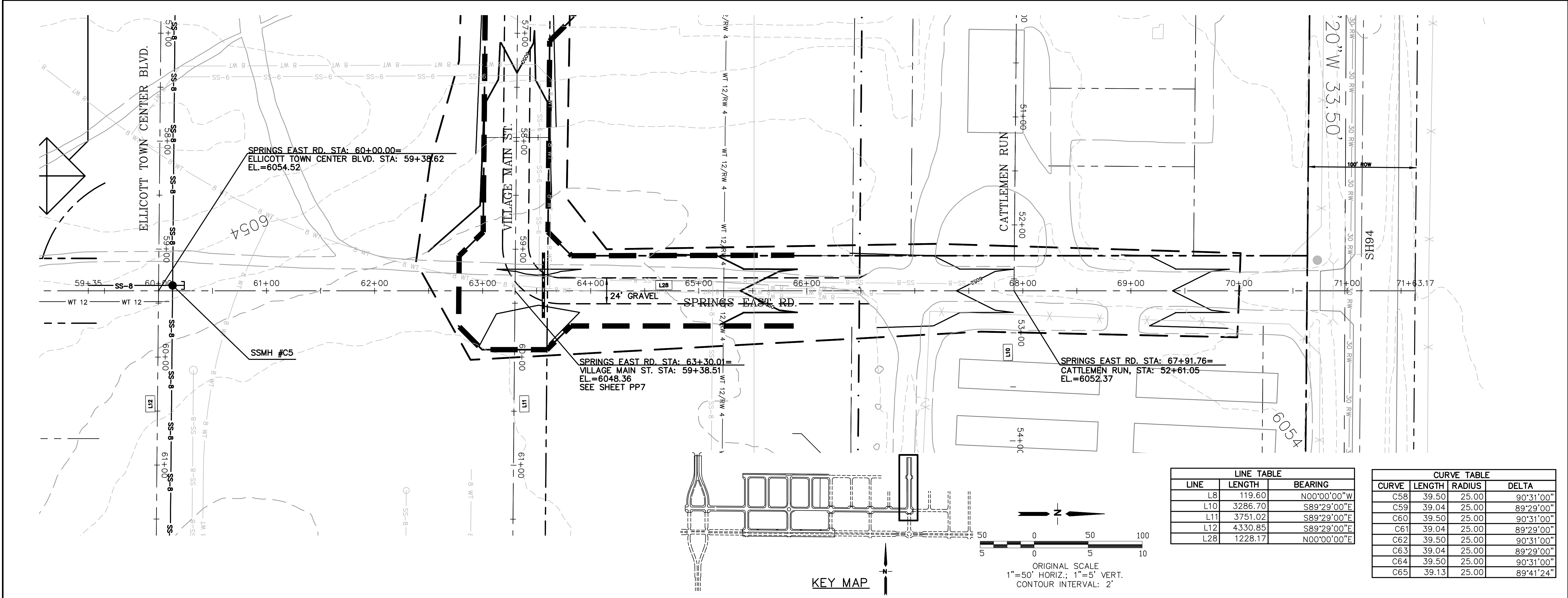
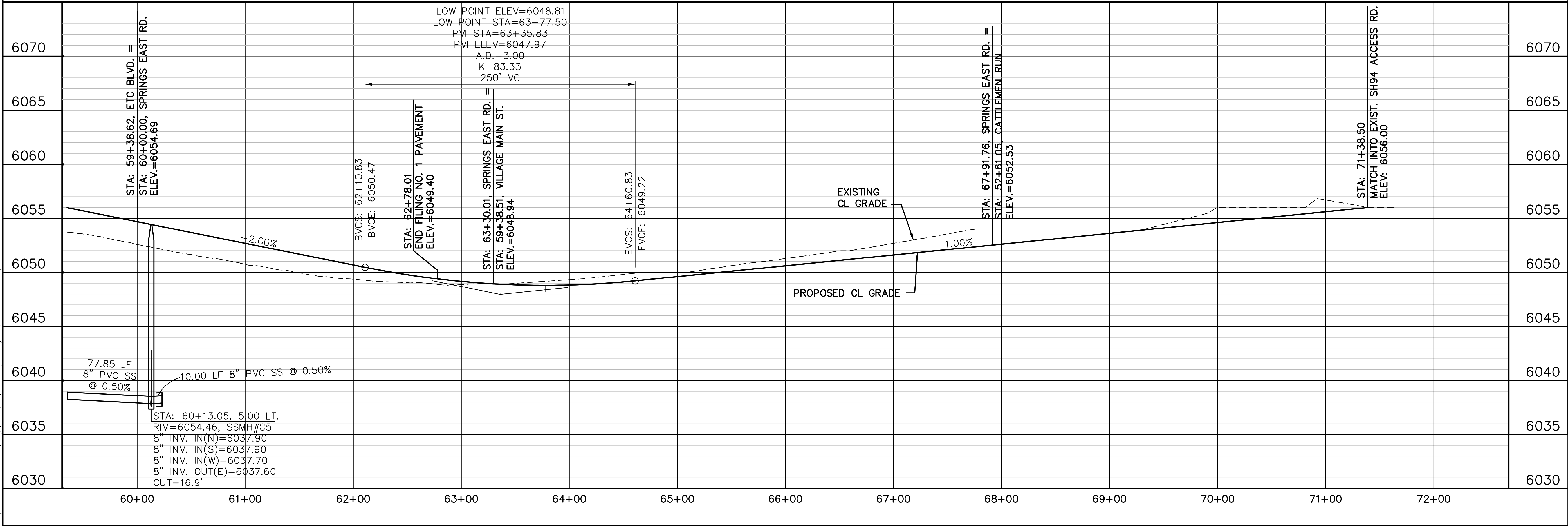
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL BEFORE YOU DIG
BEFORE YOUR GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	4/19/06
2	EPC COMMENTS	JPS	7/25/06
3	EPC COMMENTS	JPS	1/15/07
4	2018 SUBMITTAL	JPS	8/22/18



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Z:_090001\EllicottTC.dwg\Civil\1\PP5.dwg Aug 22, 2018 - 5:00pm



LINE TABLE		
LINE	LENGTH	BEARING
L8	119.60	N00°00'00"W
L10	3286.70	S89°29'00"E
L11	3751.02	S89°29'00"E
L12	4330.85	S89°29'00"E
L28	1228.17	N00°00'00"E

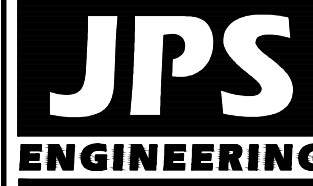
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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C59	39.04	25.00	89°29'00"
C60	39.50	25.00	90°31'00"
C61	39.04	25.00	89°29'00"
C62	39.50	25.00	90°31'00"
C63	39.04	25.00	89°29'00"
C64	39.50	25.00	90°31'00"
C65	39.13	25.00	89°41'24"

ELLICOTT TOWN CENTER - FILING NO. 1

SPRINGS EAST ROAD PLAN & PROFILE (STA: 60+00 TO STA: 72+00.00)

HORZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 3/26/06	LAST MODIFIED: 8/22/18
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: PP5



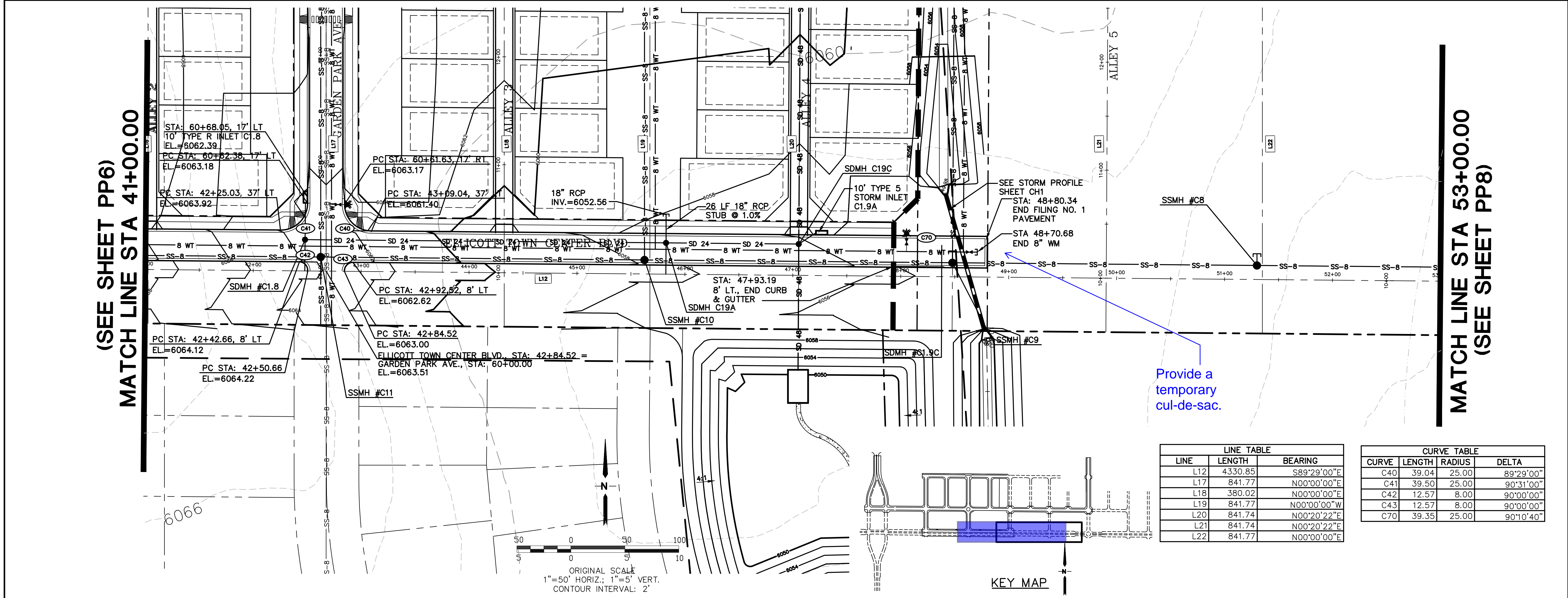
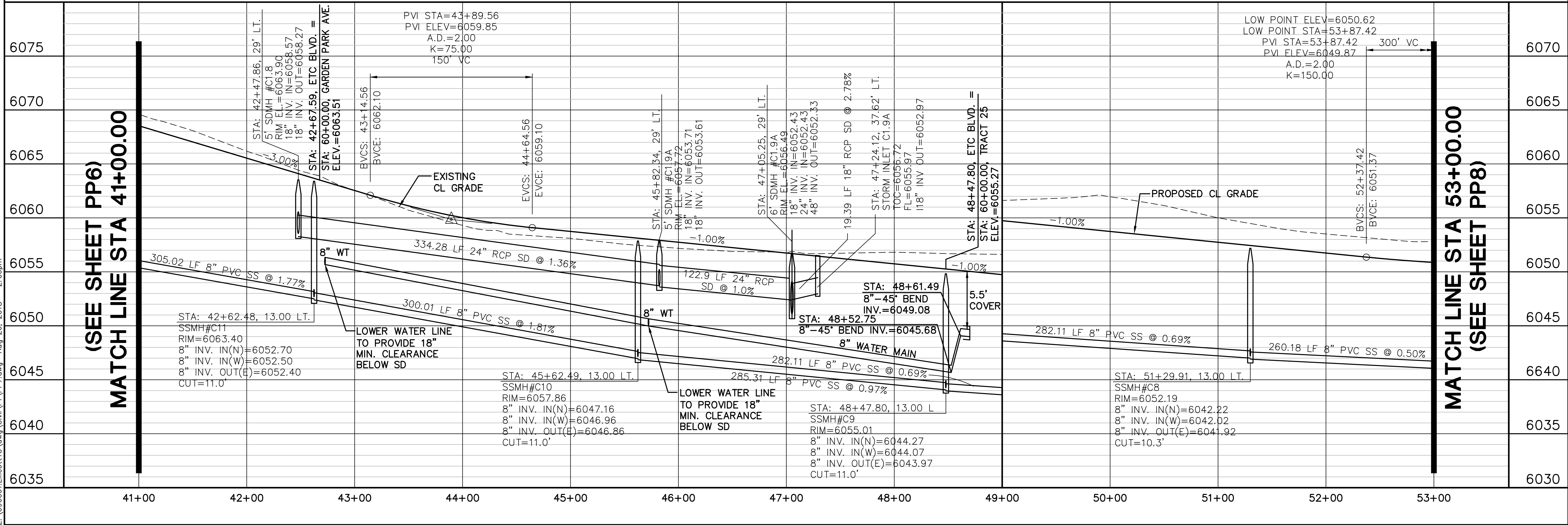
19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL BEFORE YOU DIG
BEFORE YOUR GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	4/19/06
2	EPC COMMENTS	JPS	7/25/06
3	EPC COMMENTS	JPS	1/15/07
4	2018 SUBMITTAL	JPS	8/22/18

Z:_090001\EllicottTC.dwg\Civil\PP7.dwg Aug 26, 2018 - 2:06pm



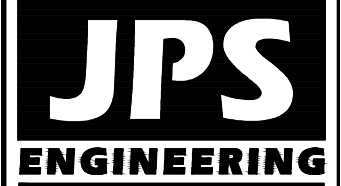
ELLICOTT TOWN CENTER - FILING NO. 1

ELLICOTT TOWN CENTER BLVD.
PLAN & PROFILE
(STA: 41+00 TO STA: 53+00.00)

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: UP&E
CREATED: 3/26/06
PROJECT NO: 090001

DRAWN: RMD
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 8/22/18
MODIFIED BY: BJJ

SHEET: PP7

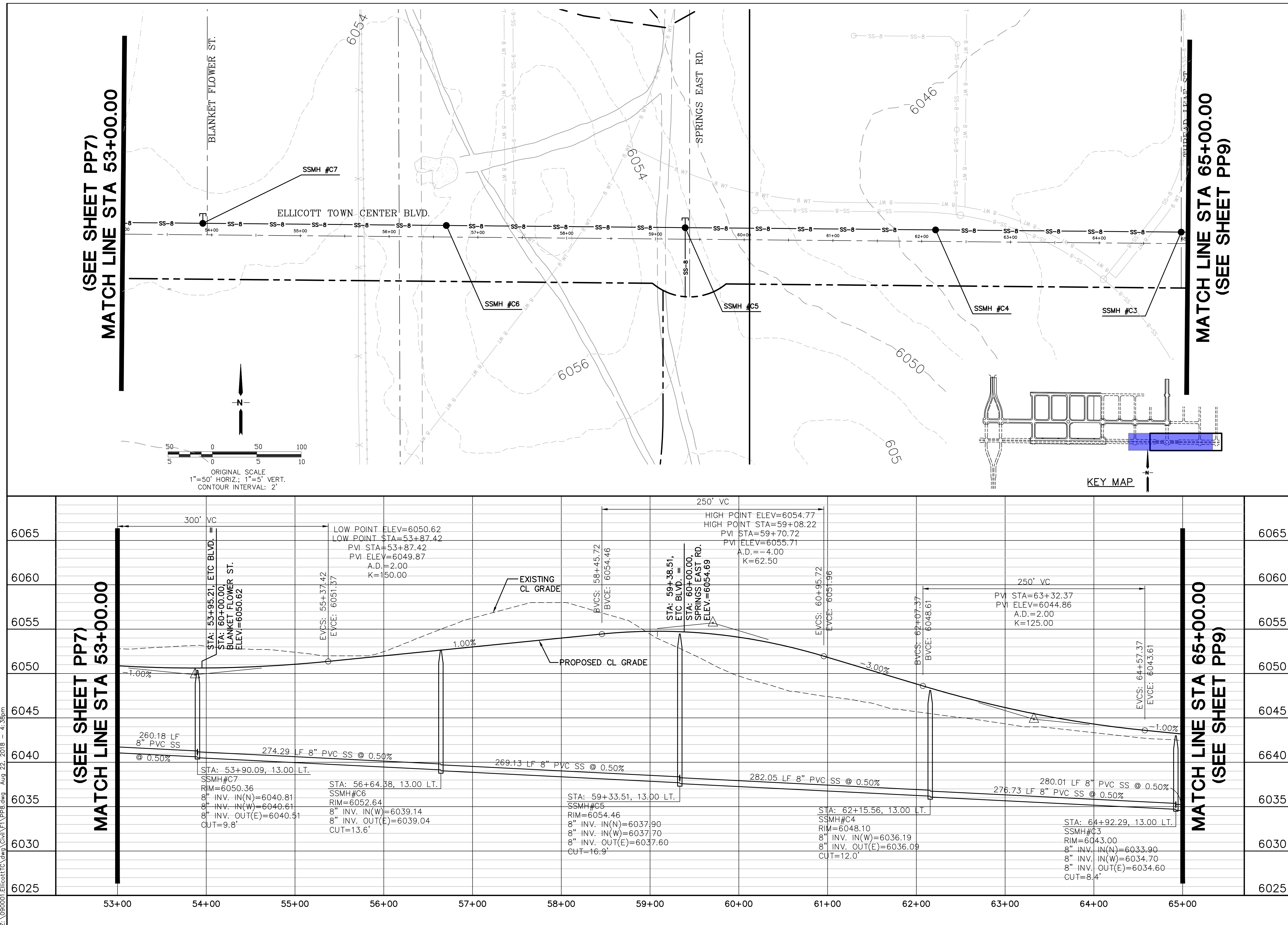


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FAX: 719-471-0766
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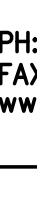



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL BEFORE YOU DIG
BEFORE YOUR GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	4/19/06
2	EPC COMMENTS	JPS	7/25/06
3	EPC COMMENTS	JPS	1/15/07
4	2018 SUBMITTAL	JPS	8/22/18



ELLCOTT TOWN CENTER - FILING NO. 1

<div style="text-align: center;">  <p>JPS ENGINEERING</p> </div>											
19 E. Willamette Ave. Colorado Springs, CO 80903 PH: 719-477-9429 FAX: 719-471-0766 www.jpsengr.com											
											
CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE ANY WORK BEGINS FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.											
<table border="1"> <thead> <tr> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>JPS</td> <td>4/19/06</td> </tr> <tr> <td>JPS</td> <td>7/25/06</td> </tr> <tr> <td>JPS</td> <td>1/15/07</td> </tr> <tr> <td>JPS</td> <td>8/22/18</td> </tr> </tbody> </table>		BY	DATE	JPS	4/19/06	JPS	7/25/06	JPS	1/15/07	JPS	8/22/18
BY	DATE										
JPS	4/19/06										
JPS	7/25/06										
JPS	1/15/07										
JPS	8/22/18										
<table border="1"> <thead> <tr> <th>REVISION</th> <th></th> </tr> </thead> <tbody> <tr> <td>FINAL PLAT SUBMITTAL</td> <td></td> </tr> <tr> <td>EPC COMMENTS</td> <td></td> </tr> <tr> <td>EPC COMMENTS</td> <td></td> </tr> <tr> <td>2018 SUBMITTAL</td> <td></td> </tr> </tbody> </table>		REVISION		FINAL PLAT SUBMITTAL		EPC COMMENTS		EPC COMMENTS		2018 SUBMITTAL	
REVISION											
FINAL PLAT SUBMITTAL											
EPC COMMENTS											
EPC COMMENTS											
2018 SUBMITTAL											
<table border="1"> <thead> <tr> <th>N.O.</th> <th></th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> </tr> <tr> <td>B</td> <td></td> </tr> <tr> <td>C</td> <td></td> </tr> <tr> <td>D</td> <td></td> </tr> </tbody> </table>		N.O.		A		B		C		D	
N.O.											
A											
B											
C											
D											
<div style="text-align: center;"> <h1>ELLICOTT TOWN CENTER BLVD.</h1> <h2>PLAN & PROFILE</h2> <p>(STA: 53+00 TO STA: 65+00.00)</p> </div>											
<table border="1"> <tr> <td>DRAWN:</td> <td>RMD</td> </tr> <tr> <td>DESIGNED:</td> <td>JPS</td> </tr> <tr> <td>CHECKED:</td> <td>JPS</td> </tr> <tr> <td>LAST MODIFIED:</td> <td>8/22/18</td> </tr> <tr> <td>MODIFIED BY:</td> <td>BJJ</td> </tr> </table>		DRAWN:	RMD	DESIGNED:	JPS	CHECKED:	JPS	LAST MODIFIED:	8/22/18	MODIFIED BY:	BJJ
DRAWN:	RMD										
DESIGNED:	JPS										
CHECKED:	JPS										
LAST MODIFIED:	8/22/18										
MODIFIED BY:	BJJ										

**CALL UTILITY NOTIFICATION
CENTER OF COLORADO**

1-800-922-1987

**CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.**

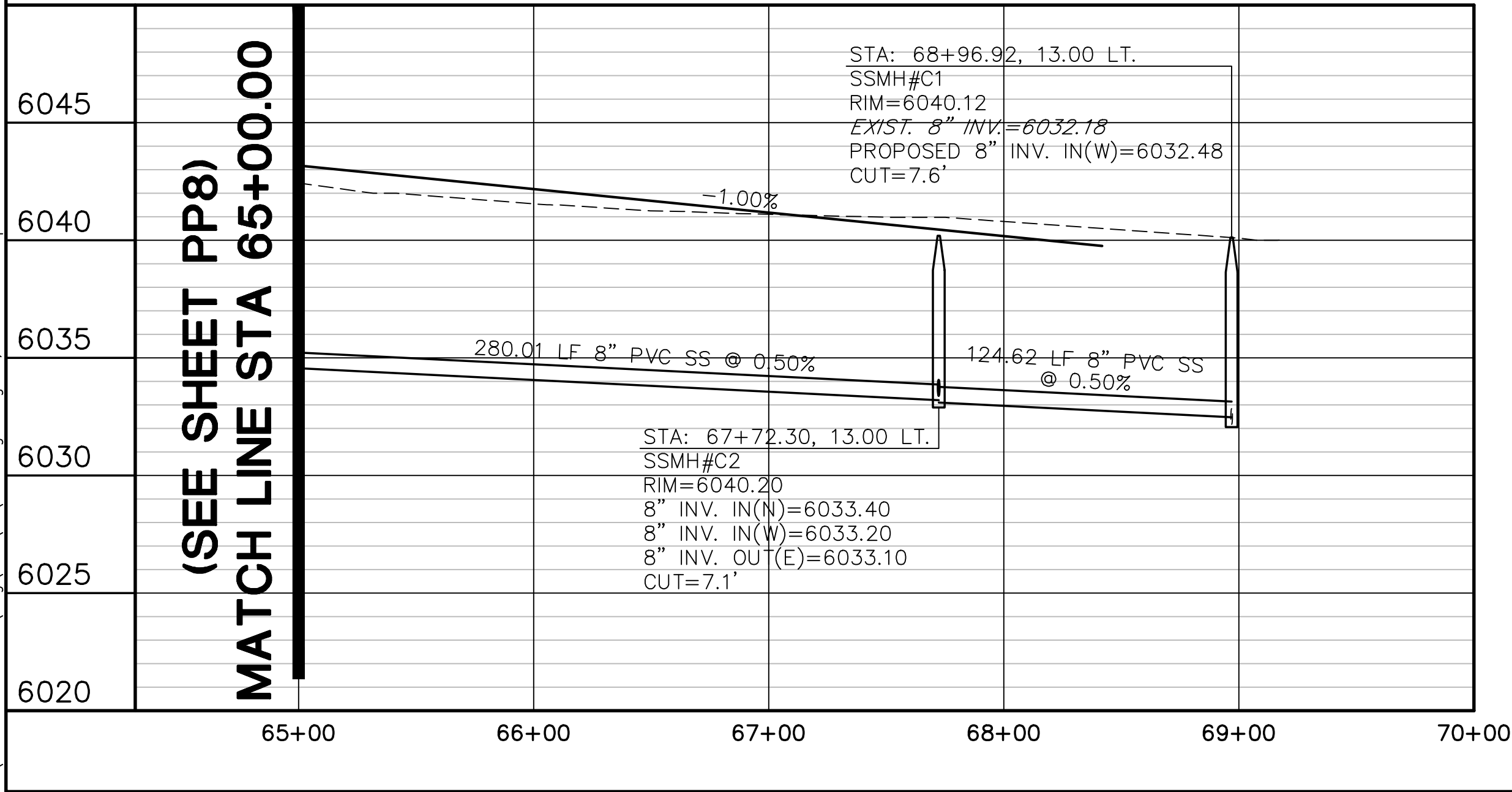
No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	4/19/06
B	EPC COMMENTS	JPS	7/25/06
C	EPC COMMENTS	JPS	1/15/07
D	2018 SUBMITTAL	JPS	8/22/18

ELLICOTT TOWN CENTER BLVD.
PLAN & PROFILE
(STA: 53+00 TO STA: 65+00.00)

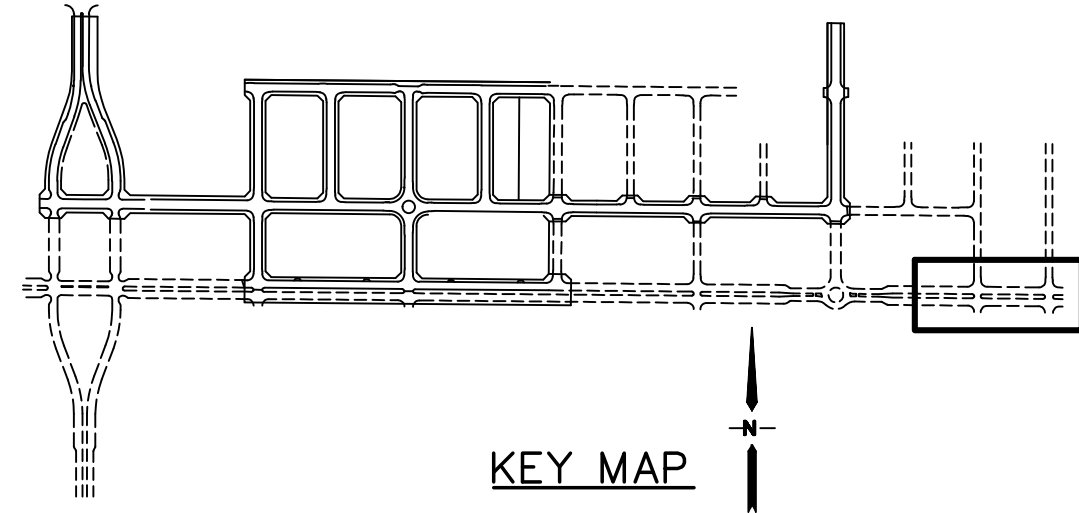
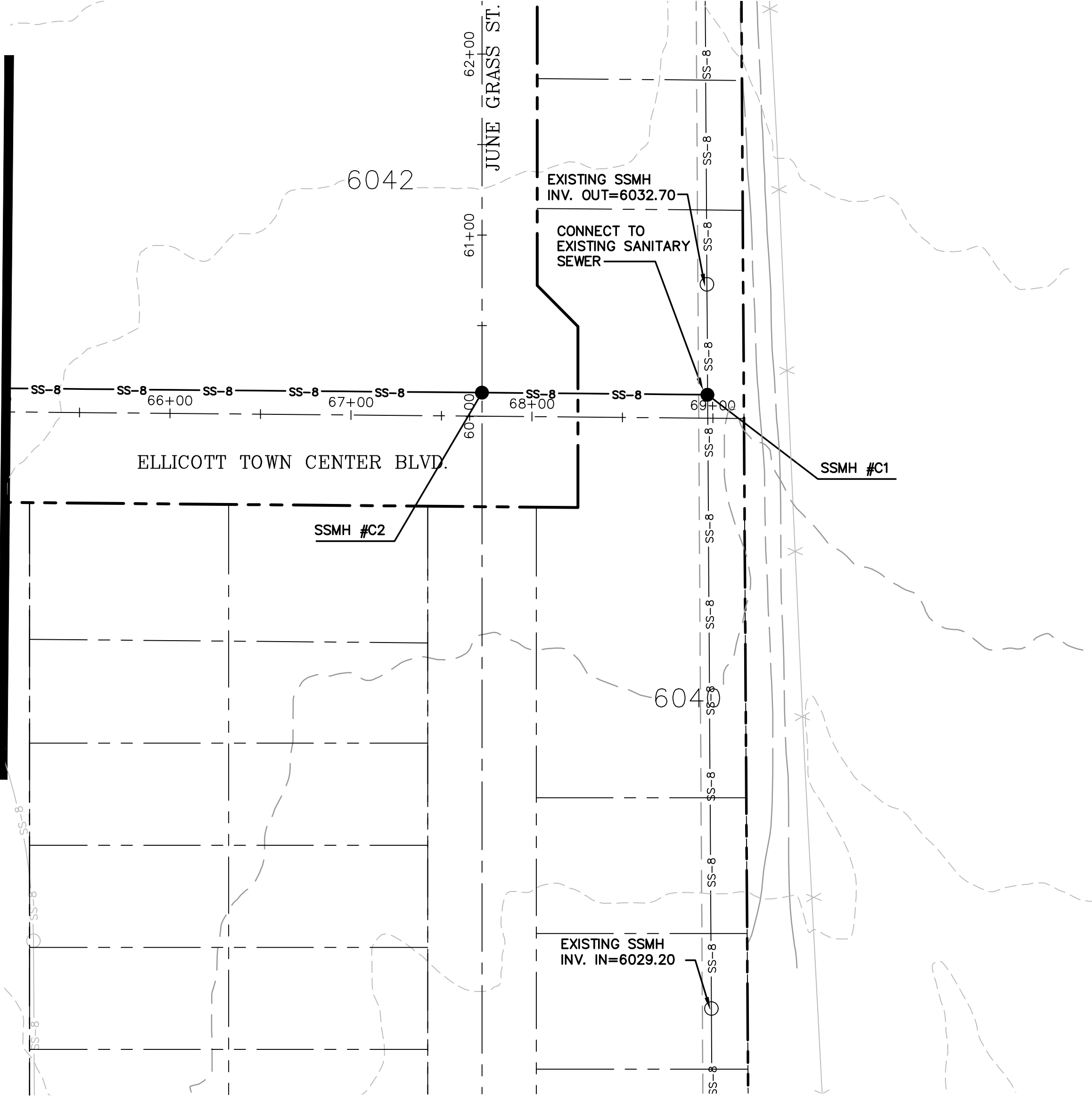
HORZ. SCALE:	1"=50'	DRAWN:	RMD
VERT. SCALE:	1"=5'	DESIGNED:	JPS
SURVEYED:	UP&E	CHECKED:	JPS
CREATED:	3/26/06	LAST MODIFIED:	8/22/18
PROJECT NO:	090001	MODIFIED BY:	BJJ

PP8

Z:_090001\EllicottTC.dwg\Civil\PP9.dwg Aug 22, 2018 - 4:35pm



(SEE SHEET PP8)
MATCH LINE STA 65+00.00



KEY MAP

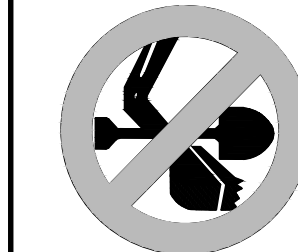
ELLICOTT TOWN CENTER - FILING NO. 1

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: UP&E
CREATED: 3/26/06
PROJECT NO: 090001

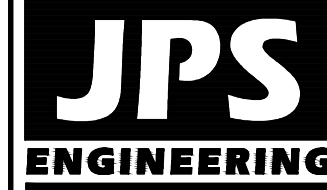
DRAWN: RMD
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 8/22/18
MODIFIED BY: BJJ

SHEET: PP9

ELLICOTT TOWN CENTER BLVD.
PLAN & PROFILE
(STA: 65+00 TO STA: 70+00.00)

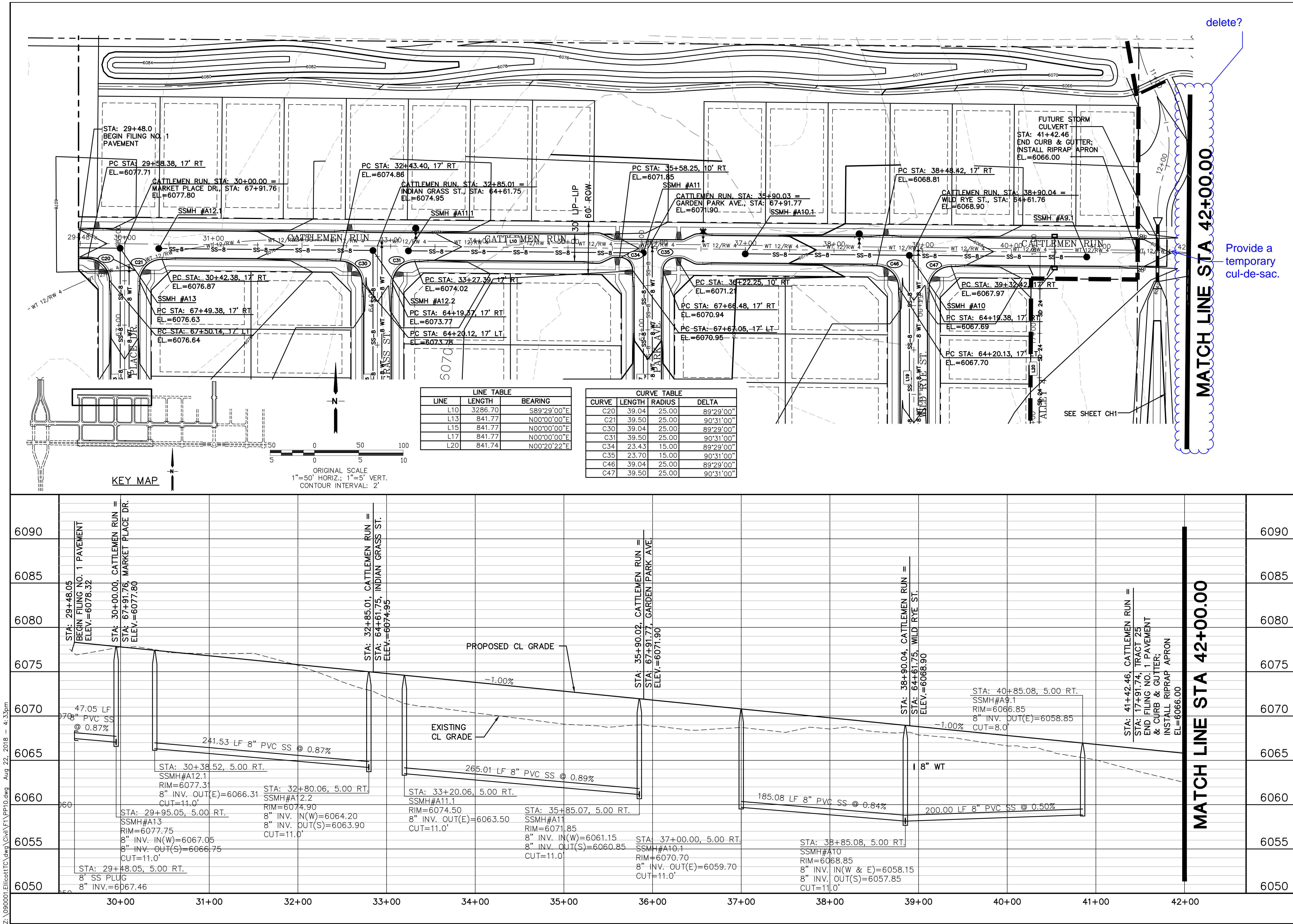


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-48 HOURS IN ADVANCE
BEFORE YOUR GRAVE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

Z:\090001\Ellicott\Town Center\PP10.dwg Aug 22, 2018 - 4:33pm



ELLICOTT TOWN CENTER - FILING NO. 1

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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 3 BUSINESS DAYS IN ADVANCE
BEFORE YOUR GRADE OF EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	4/19/06
2	EPC COMMENTS	JPS	7/25/06
3	EPC COMMENTS	JPS	1/15/07
4	2018 SUBMITTAL	JPS	8/22/18

**CATTELMEN RUN
PLAN & PROFILE**

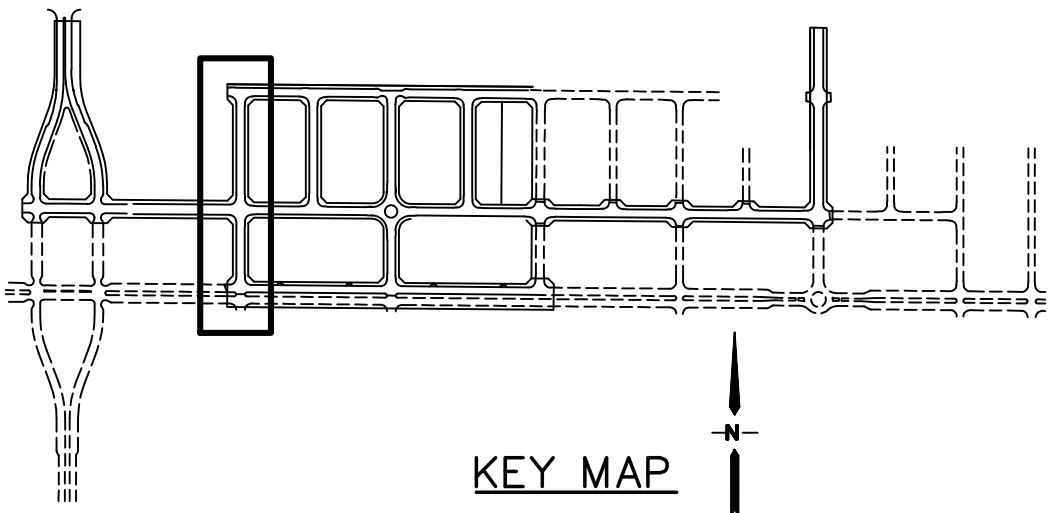
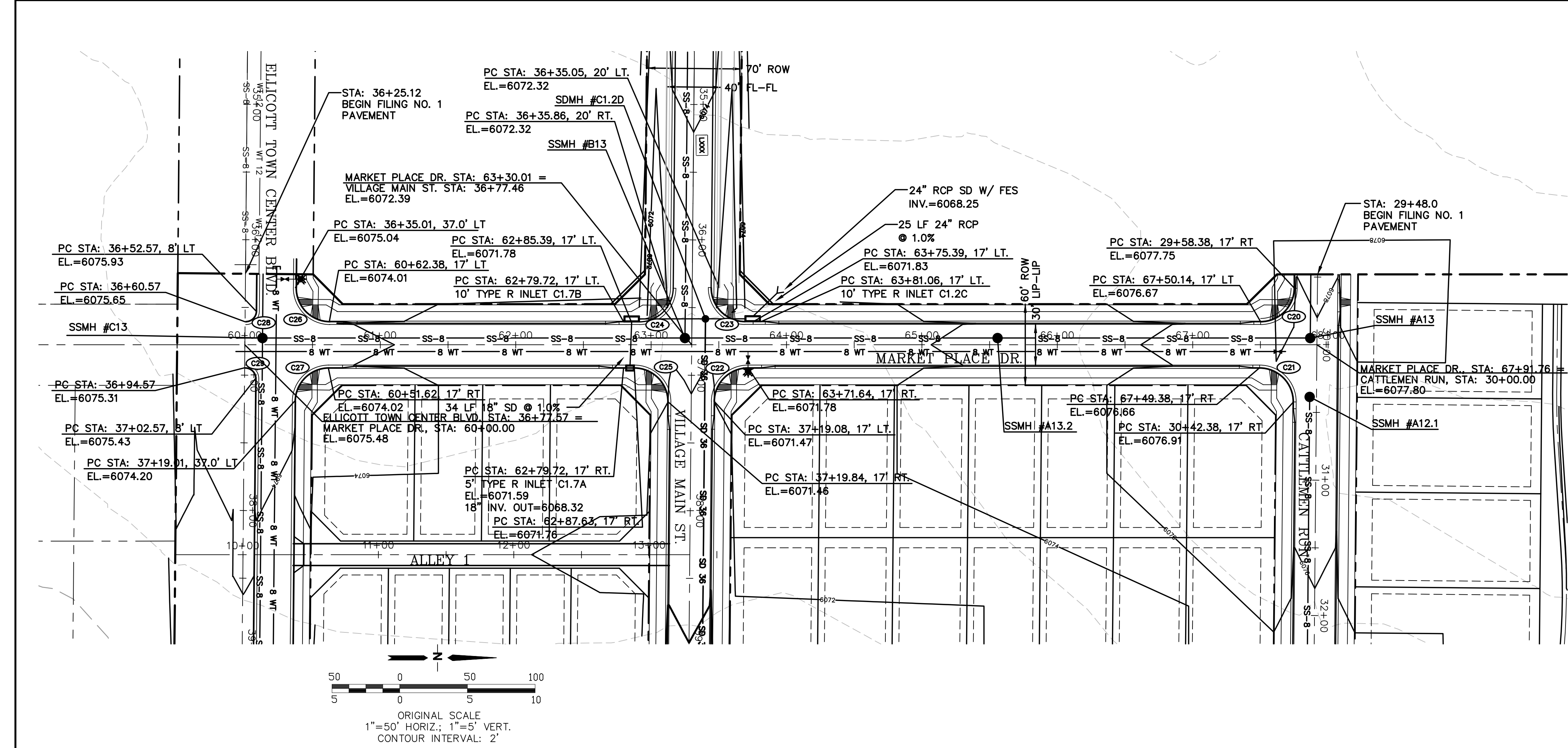
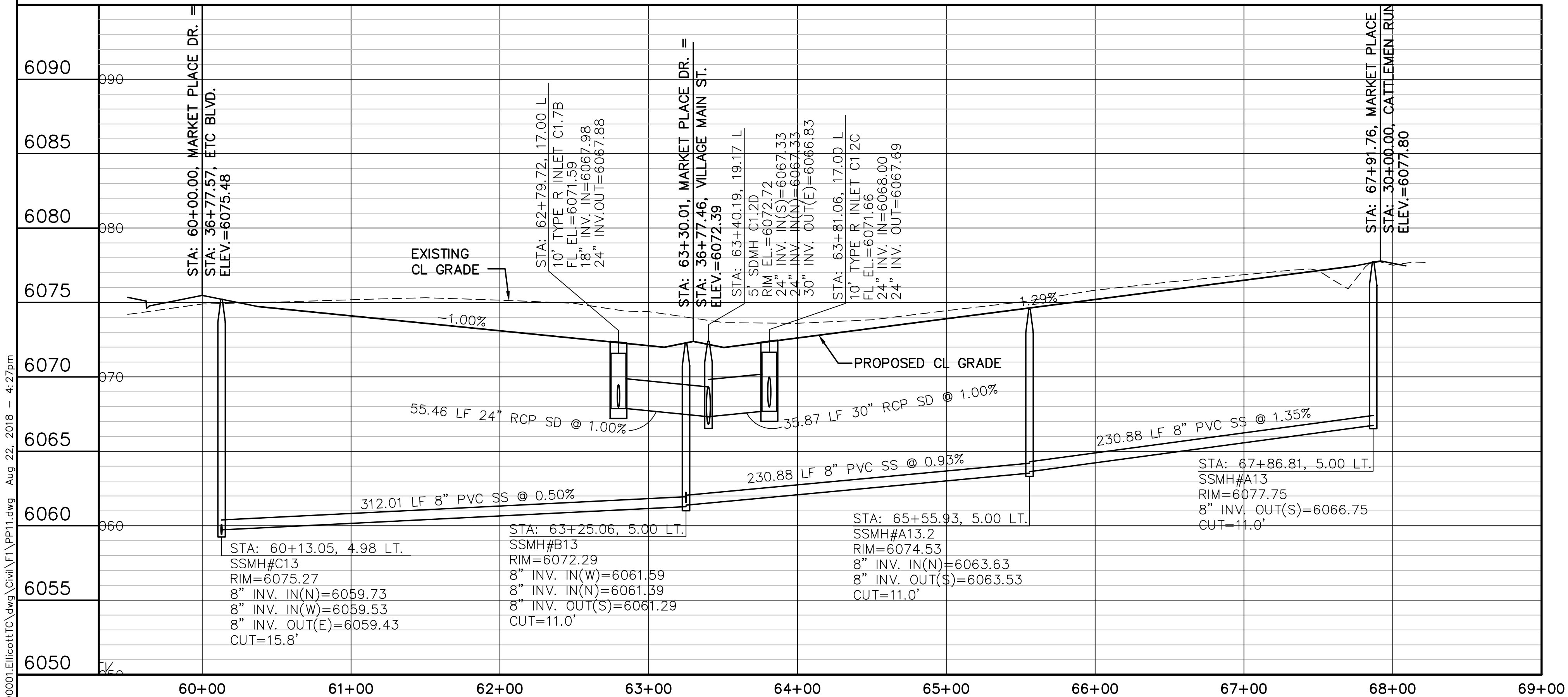
(STA: 30+00 TO STA: 42+00.00)

HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: UP&E
CREATED: 3/26/06
PROJECT NO: 090001

DRAWN: RMD
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 8/22/18
MODIFIED BY: BJJ

SHEET: **PP10**

Z:_090001.EllicottTC.dwg\Civil\F\PP11.dwg Aug 22, 2018 - 4:27pm



LINE TABLE		
LINE	LENGTH	BEARING
L10	3286.70	S89°29'00"E
L11	3751.02	S89°29'00"E
L12	4330.85	S89°29'00"E
L13	841.77	N00°00'00"E
L14	380.02	N00°00'00"W
L15	841.77	N00°00'00"E

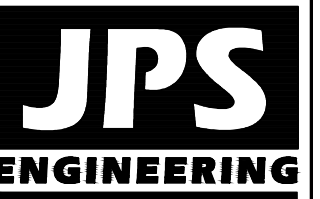
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C20	39.04	25.00	89°29'00"
C21	39.50	25.00	90°31'00"
C22	23.43	15.00	89°29'00"
C23	23.70	15.00	90°31'00"
C24	23.43	15.00	89°29'00"
C25	23.70	15.00	90°31'00"
C26	23.70	15.00	90°31'00"
C27	23.43	15.00	89°29'00"
C28	12.57	8.00	90°00'00"
C29	12.57	8.00	90°00'00"

ELLICOTT TOWN CENTER - FILING NO. 1

MARKET PLACE DRIVE PLAN & PROFILE (STA: 60+00 TO STA: 69+00.00)

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: UP&E
CREATED: 3/26/06
PROJECT NO: 090001
SHEET: PP11

DRAWN: RMD
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 8/22/18
MODIFIED BY: BJJ

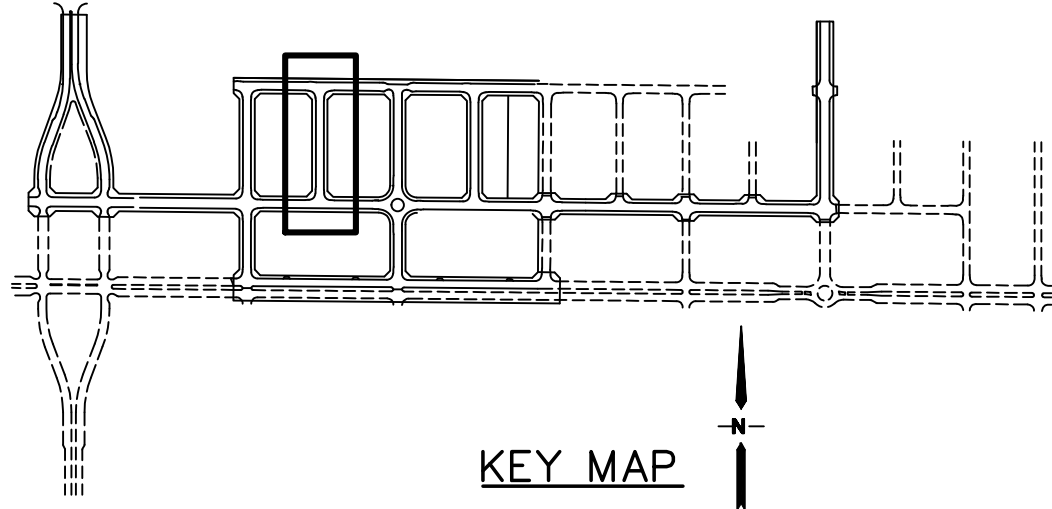
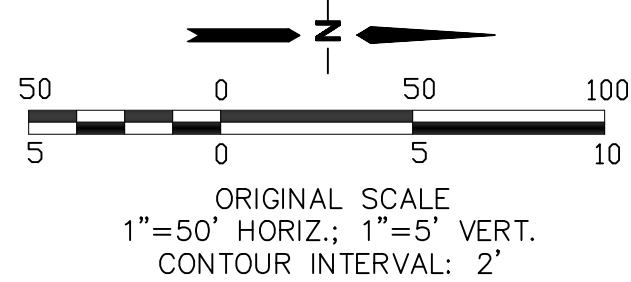
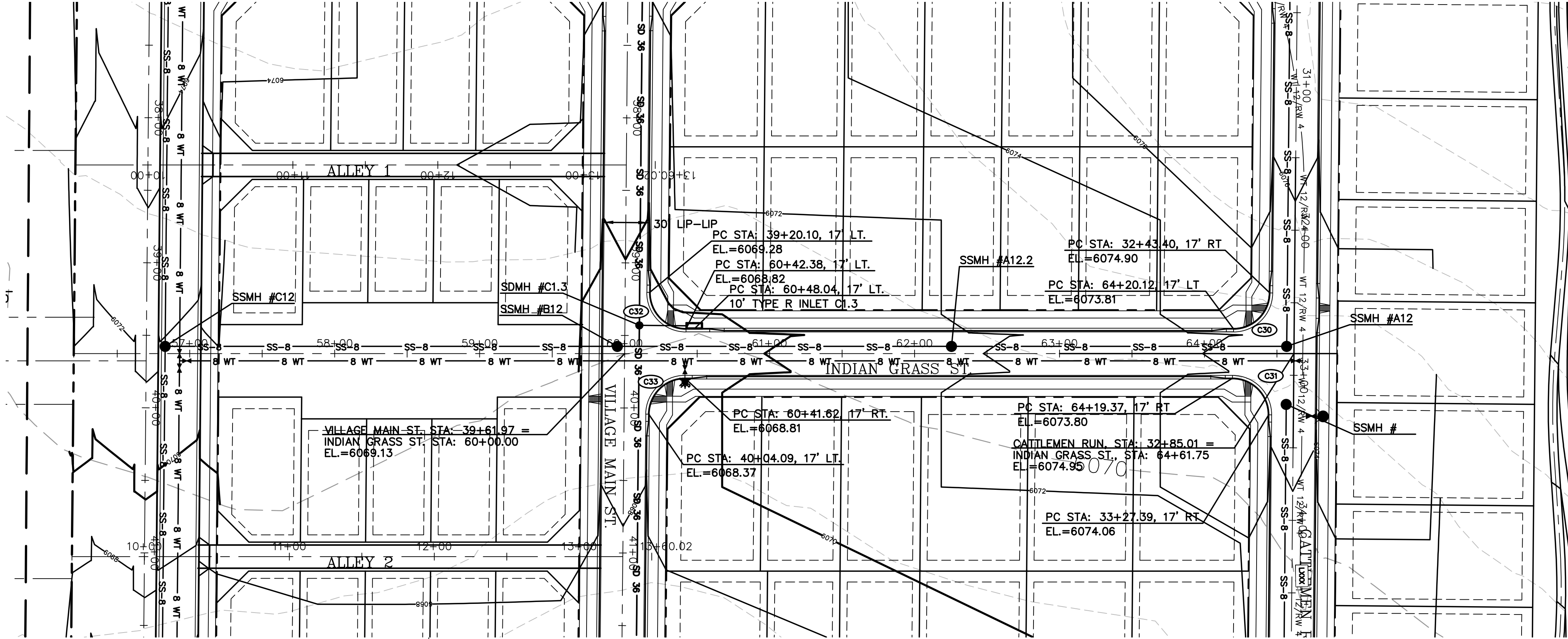
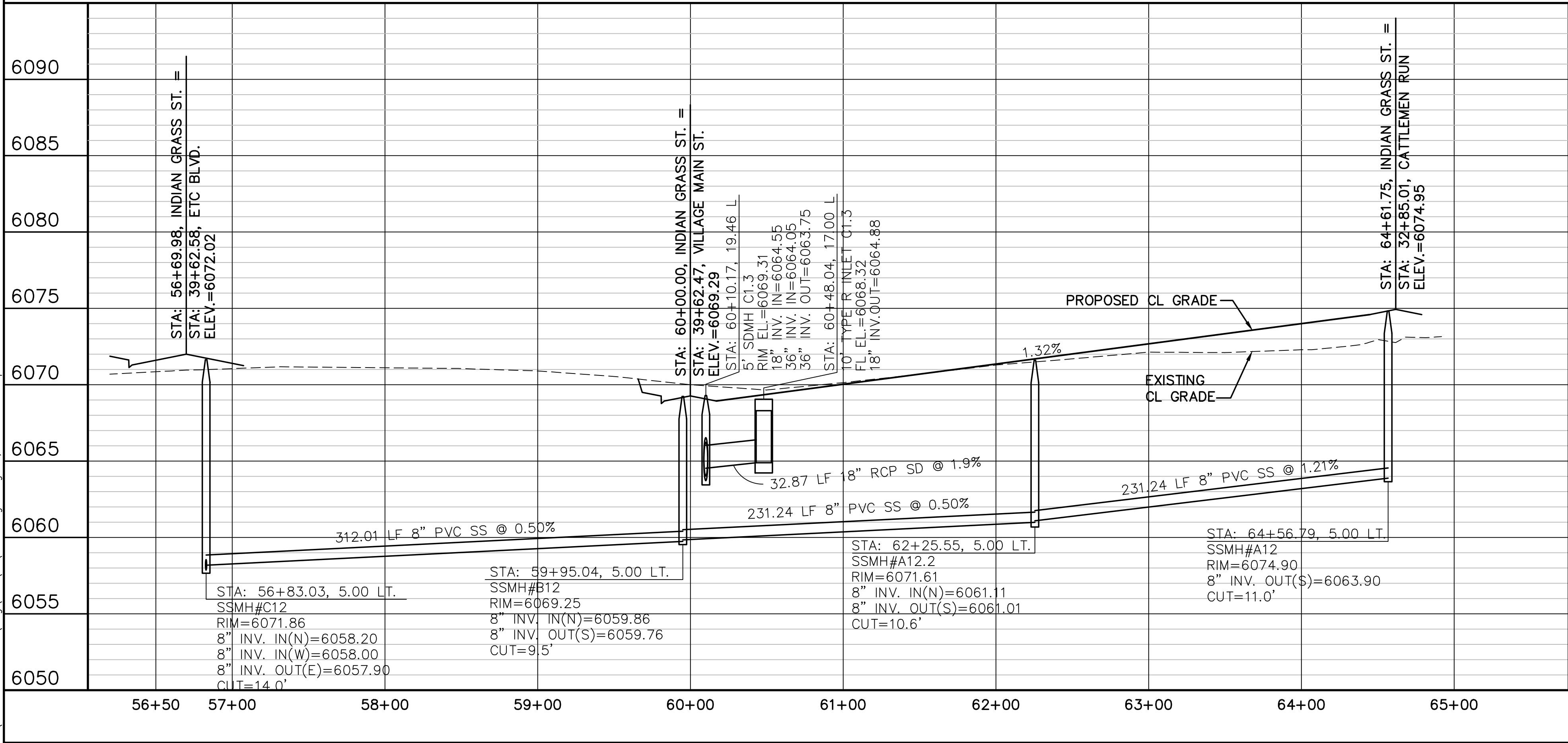


19 E. Willamette Ave.
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80903
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FAX: 719-471-0766
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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 3 DAYS IN ADVANCE
BEFORE YOUR GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

Z:_090001.EllicottTC.dwg\Civil\1\PP12.dwg Aug 22, 2018 - 4:23pm



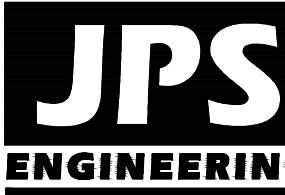
LINE TABLE			
LINE	LENGTH	BEARING	
L10	3286.70	S89°29'00"E	
L11	3751.02	S89°29'00"E	
L12	4330.85	S89°29'00"E	
L13	841.77	N00°00'00"E	
L14	380.02	N00°00'00"W	
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C30	39.04	25.00	89°29'00"
C31	39.50	25.00	90°31'00"
C32	39.50	25.00	90°31'00"
C33	39.04	25.00	89°29'00"

ELLICOTT TOWN CENTER - FILING NO. 1

INDIAN GRASS STREET PLAN & PROFILE (STA: 56+50 TO STA: 65+00.00)

HORZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 3/26/06	LAST MODIFIED: 8/22/18
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: PP12



19 E. Willamette Ave.
Colorado Springs, CO
80903

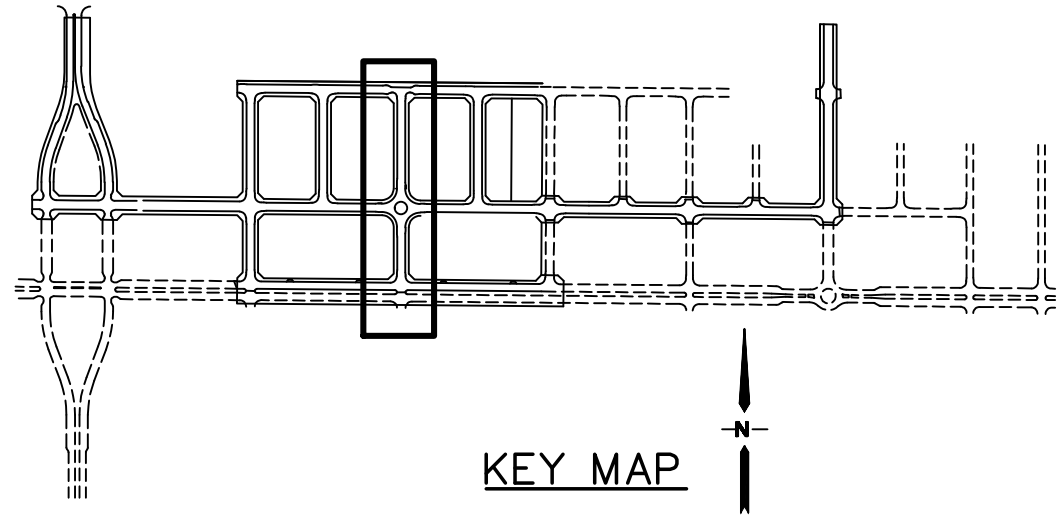
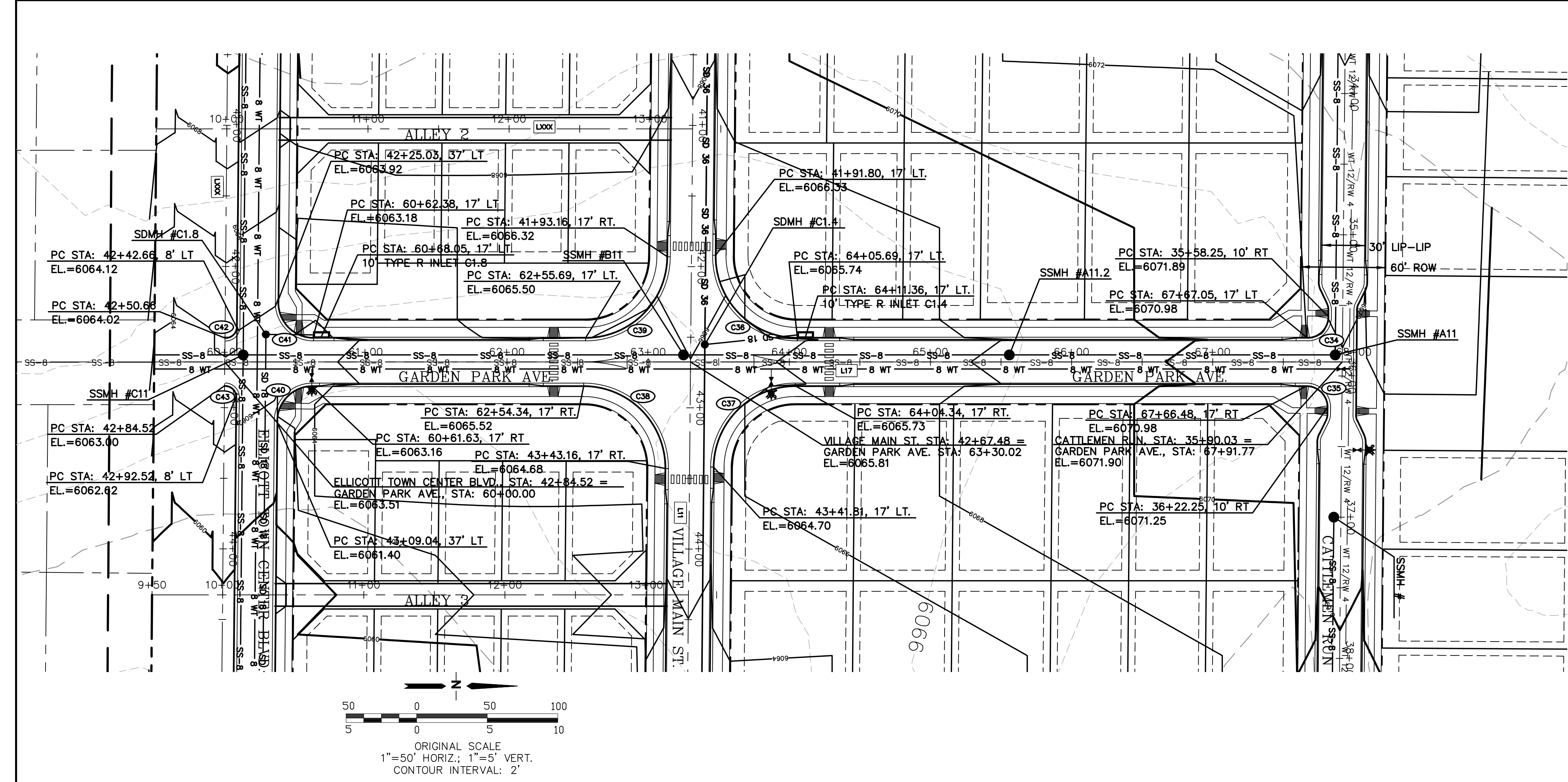
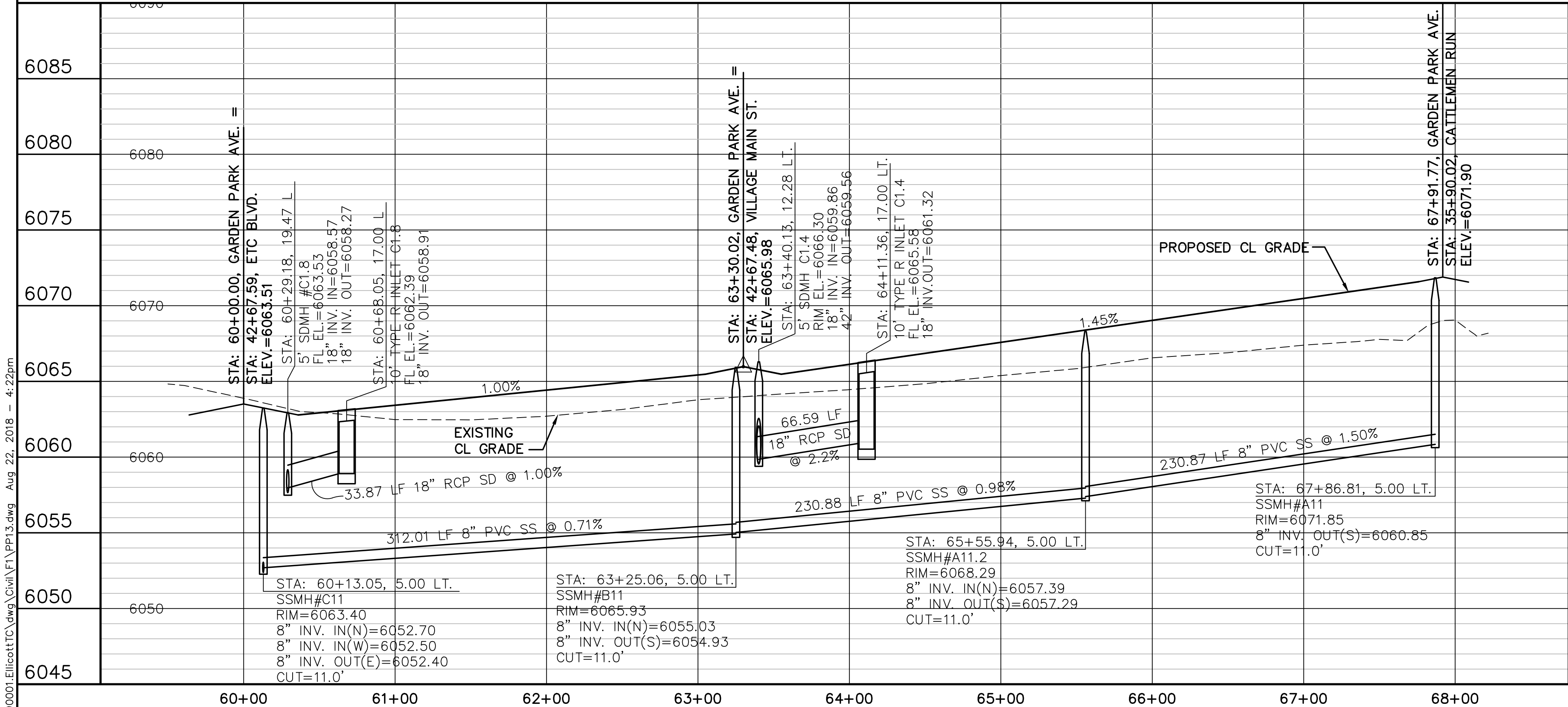
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 24 HOURS BEFORE ANY
CUTS, GRADES, OR EXCAVATIONS
BEFORE YOUR GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

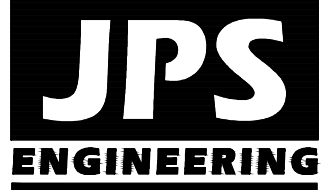
No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	4/19/06
2	EPC COMMENTS	JPS	7/25/06
3	EPC COMMENTS	JPS	1/15/07
4	2018 SUBMITTAL	JPS	8/22/18

Z:_090001\Ellicott\TC.dwg\Civil\VP13.dwg Aug 22, 2018 - 4:22pm



LINE TABLE			
LINE	LENGTH	BEARING	
L10	3286.70	S89°29'00"E	
L11	3751.02	S89°29'00"E	
L12	4330.85	S89°29'00"E	
L17	841.77	N00°00'00"E	
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C34	23.43	15.00	89°29'00"
C35	23.70	15.00	90°31'00"
C36	91.63	58.00	90°31'00"
C37	90.58	58.00	89°29'00"
C38	91.63	58.00	90°31'00"
C39	90.58	58.00	89°29'00"
C40	39.04	25.00	89°29'00"
C41	39.50	25.00	90°31'00"
C42	12.57	8.00	90°00'00"
C43	12.57	8.00	90°00'00"

ELLICOTT TOWN CENTER - FILING NO. 1



19 E. Willamette Ave.
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FAX: 719-471-0766
www.jpsengr.com



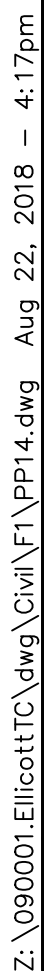
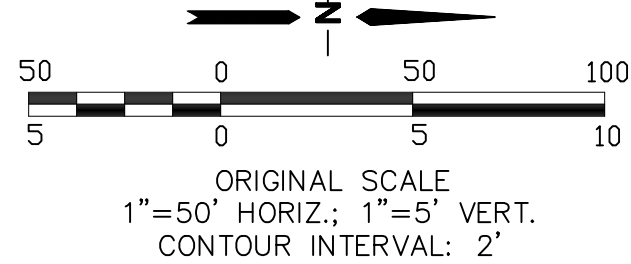
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-48 HOURS BEFORE
ANY EXCAVATION OR
BEFORE YOUR GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	BY	DATE	REVISION
1	JPS	4/19/06	FINAL PLAT SUBMITTAL
2	JPS	7/25/06	EPC COMMENTS
3	JPS	1/15/07	EPC COMMENTS
4	JPS	8/22/18	2018 SUBMITTAL

GARDEN PARK AVENUE
PLAN & PROFILE
(STA: 60+00.00 TO STA: 68+00.00)

HORIZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 3/26/06	LAST MODIFIED: 8/22/18
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: PP13



LINE TABLE			
LINE	LENGTH	BEARING	
L10	3286.70	S89°29'00"E	
L11	3751.02	S89°29'00"E	
L12	4330.85	S89°29'00"E	
L17	841.77	N00°00'00"E	

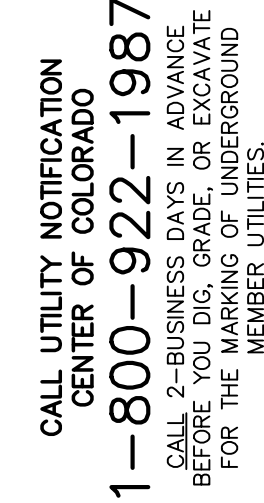
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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C45	39.50	25.00	90°31'00"
C46	39.04	25.00	89°29'00"
C47	39.50	25.00	90°31'00"

VERT. SCALE: 1"=50'	DRAWN: RMD
HORIZ. SCALE: 1"=5'	DESIGNED: JPS
CHECKED: UP&E	CHECKED: JPS
DATE: 3/26/06	LAST MODIFIED: 8/22/18
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: PP14



PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

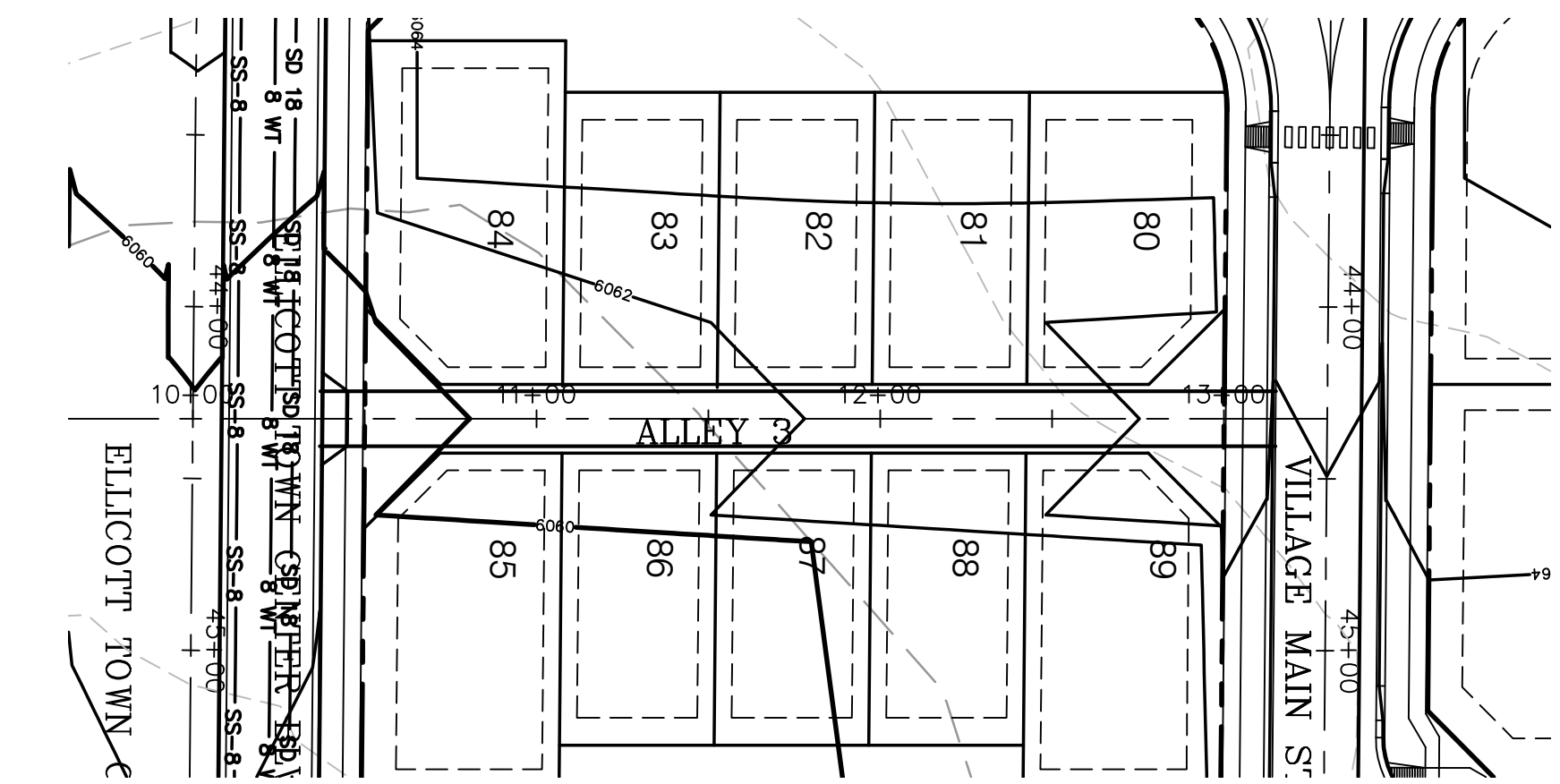
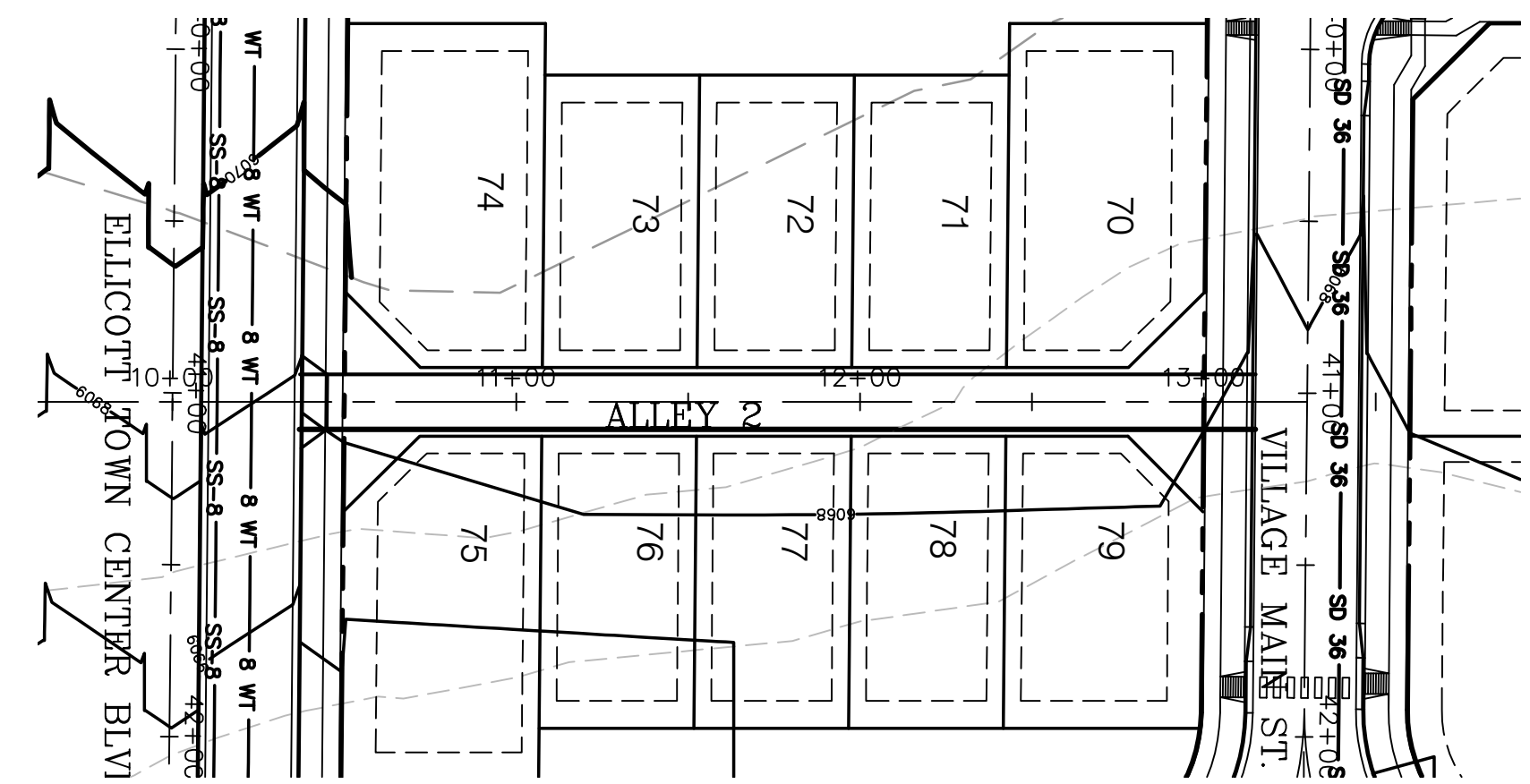
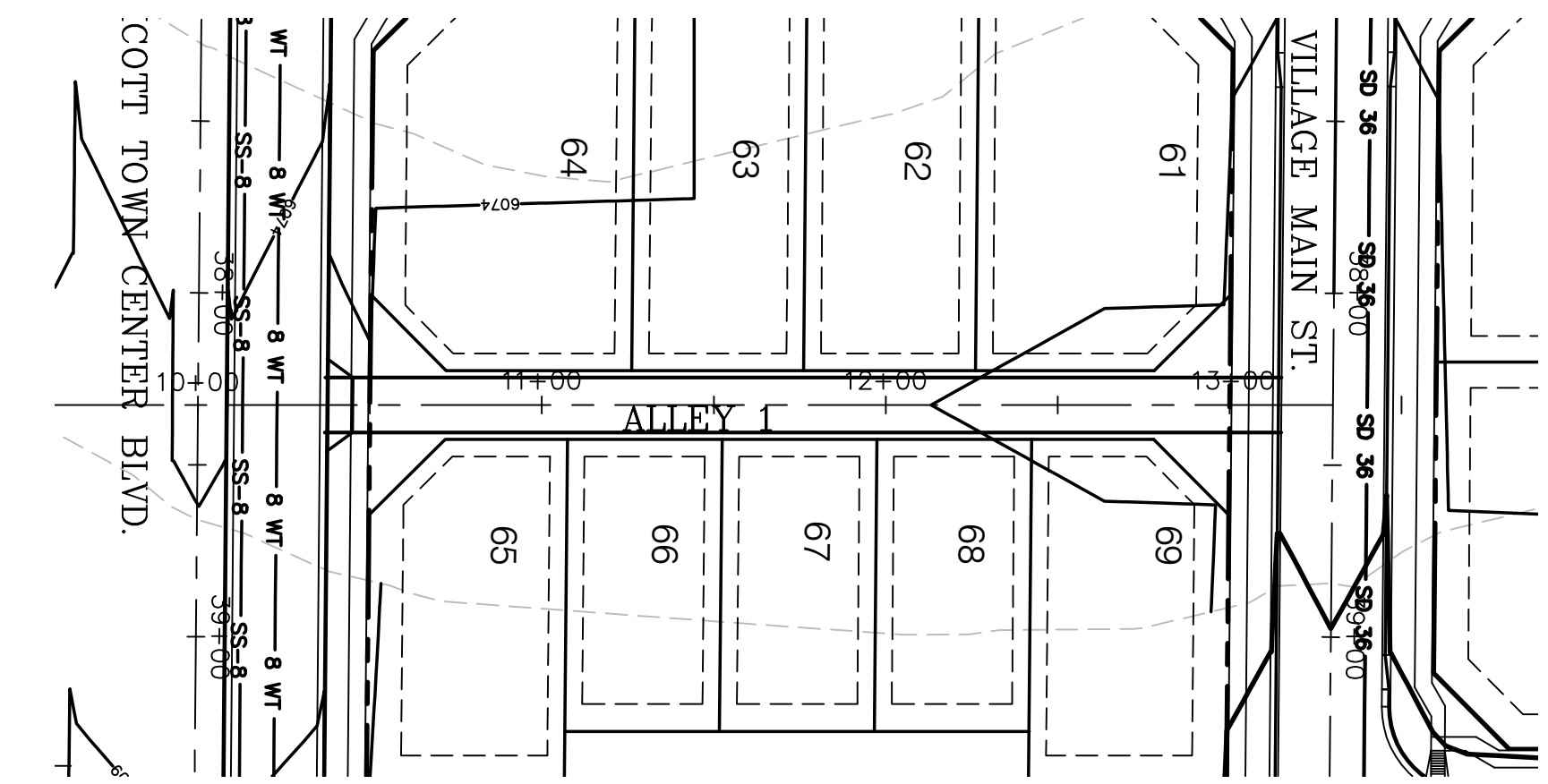
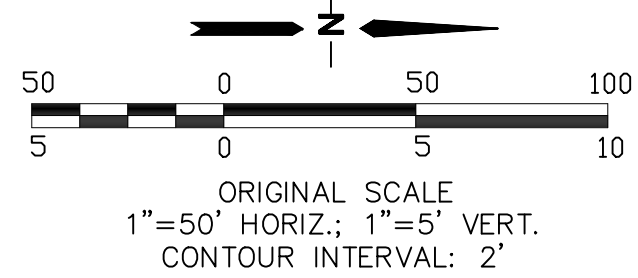
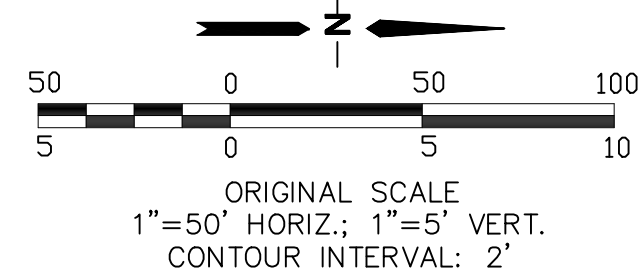
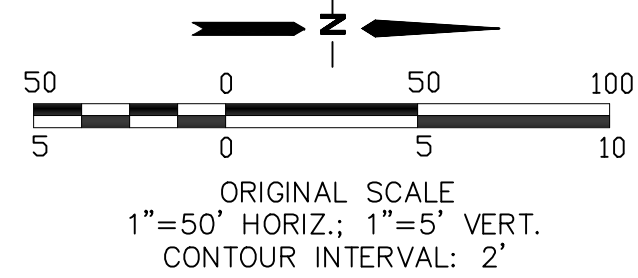
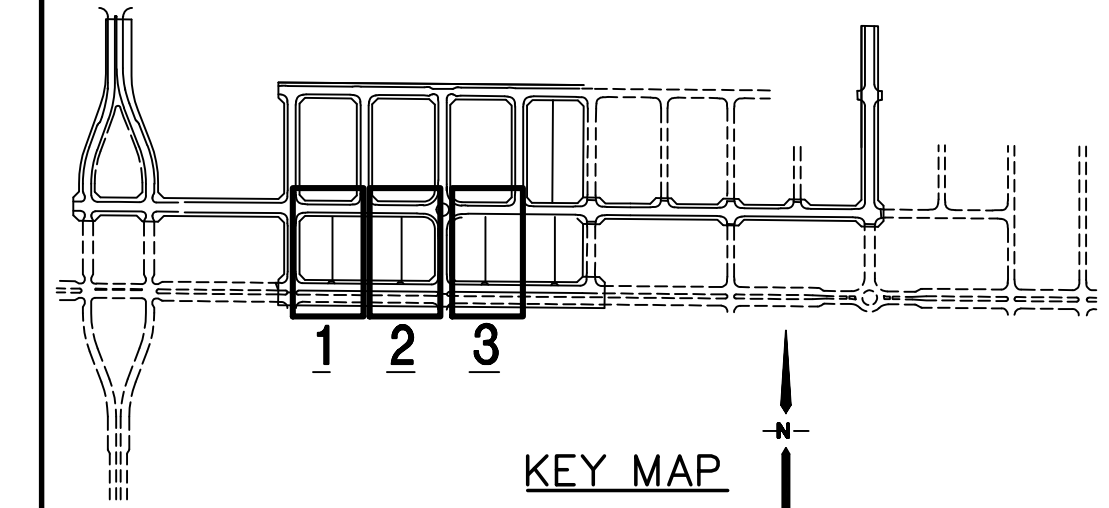
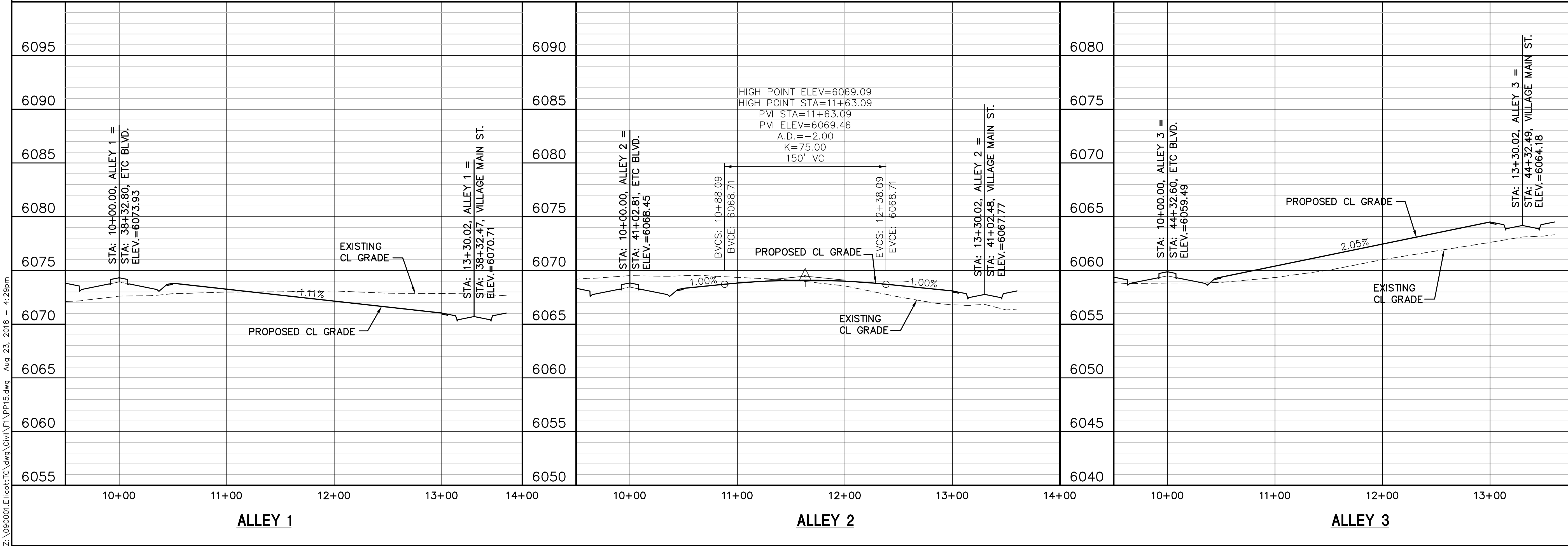


No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	4/19/06
B	EPC COMMENTS	JPS	7/25/06
C	EPC COMMENTS	JPS	1/15/07
D	2018 SUBMITTAL	JPS	8/22/18

**WILD RYE STREET
PLAN & PROFILE
(STA: 56+50 TO STA: 65+00.00)**

HORZ. SCALE:	1"=50'	DRAWN:	RMD
VERT. SCALE:	1"=5'	DESIGNED:	JPS
SURVEYED:	UP&E	CHECKED:	JPS
CREATED:	3/26/06	LAST MODIFIED:	8/22/18
PROJECT NO:	090001	MODIFIED BY:	BJJ

Z:\090001\Ellicott\TIC.dwg,Civil\1\PP15.dwg Aug 23, 2018 - 4:29pm



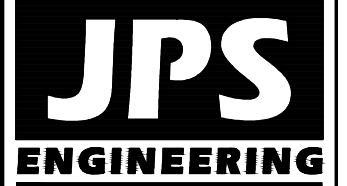
ELLICOTT TOWN CENTER - FILING NO. 1

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: UP&E
CREATED: 3/26/06
PROJECT NO: 090001
SHEET:

DRAWN: RMD
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 8/22/18
MODIFIED BY: BJJ

PP15

ALLEY 1, ALLEY 2 & ALLEY 3 PLAN & PROFILE



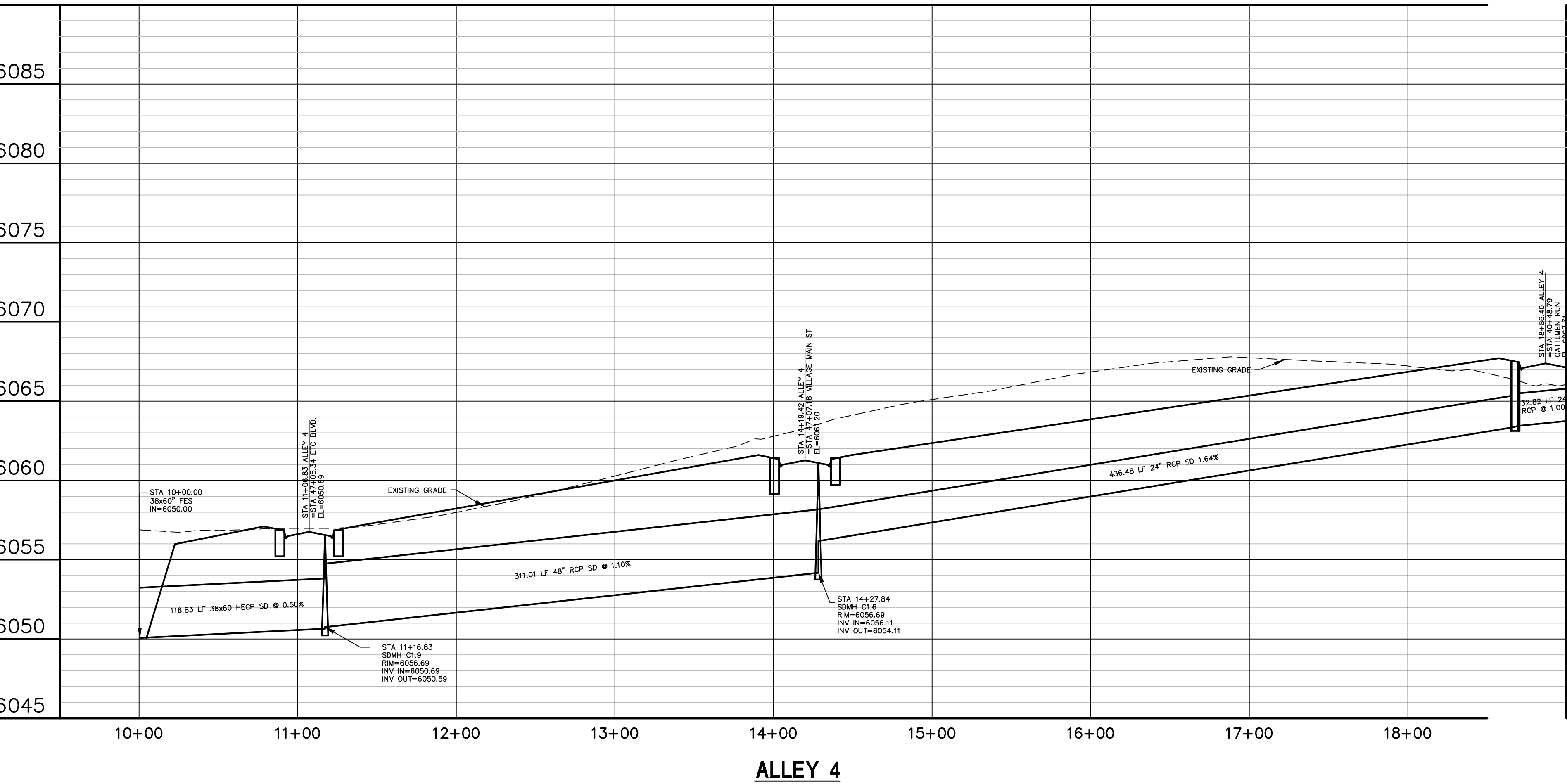
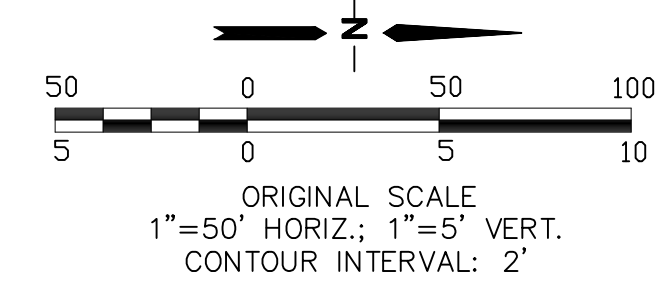
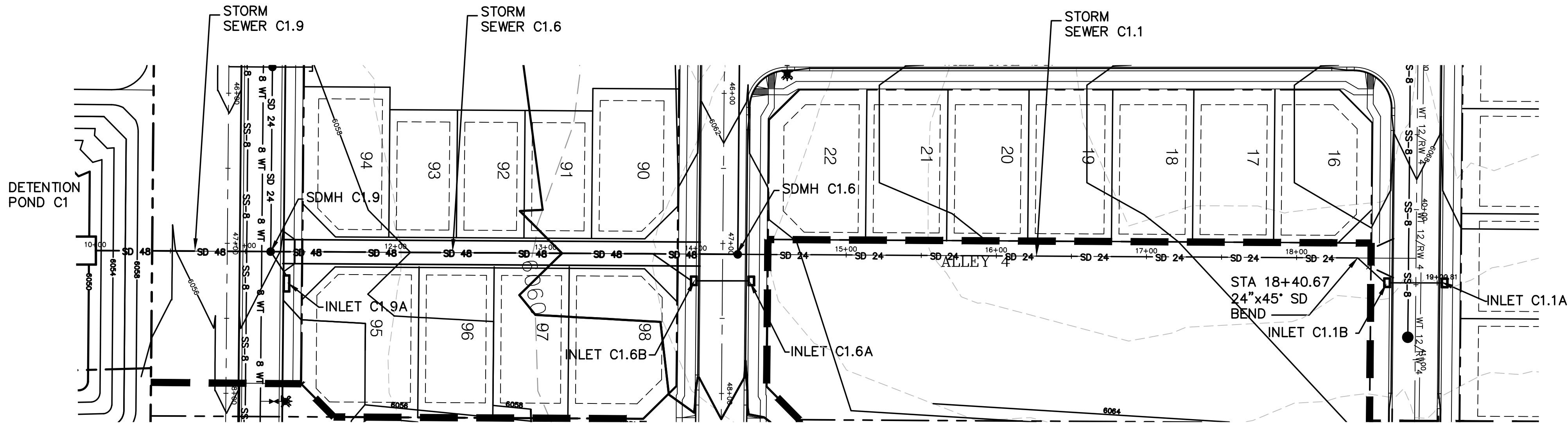
19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL OR VISIT US IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	4/19/06
2	EPC COMMENTS	JPS	7/25/06
3	EPC COMMENTS	JPS	1/15/07
4	2018 SUBMITTAL	JPS	8/22/18

Z:\090001.EllicottTC.dwg\Civil\FT\PP16.dwg Aug 28, 2018 - 6:59am

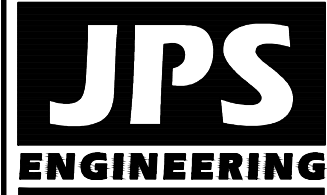


ELLICOTT TOWN CENTER - FILING NO. 1

ALLEY 4 PLAN & PROFILE

HORZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 3/26/06	LAST MODIFIED: 8/22/18
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: PP16

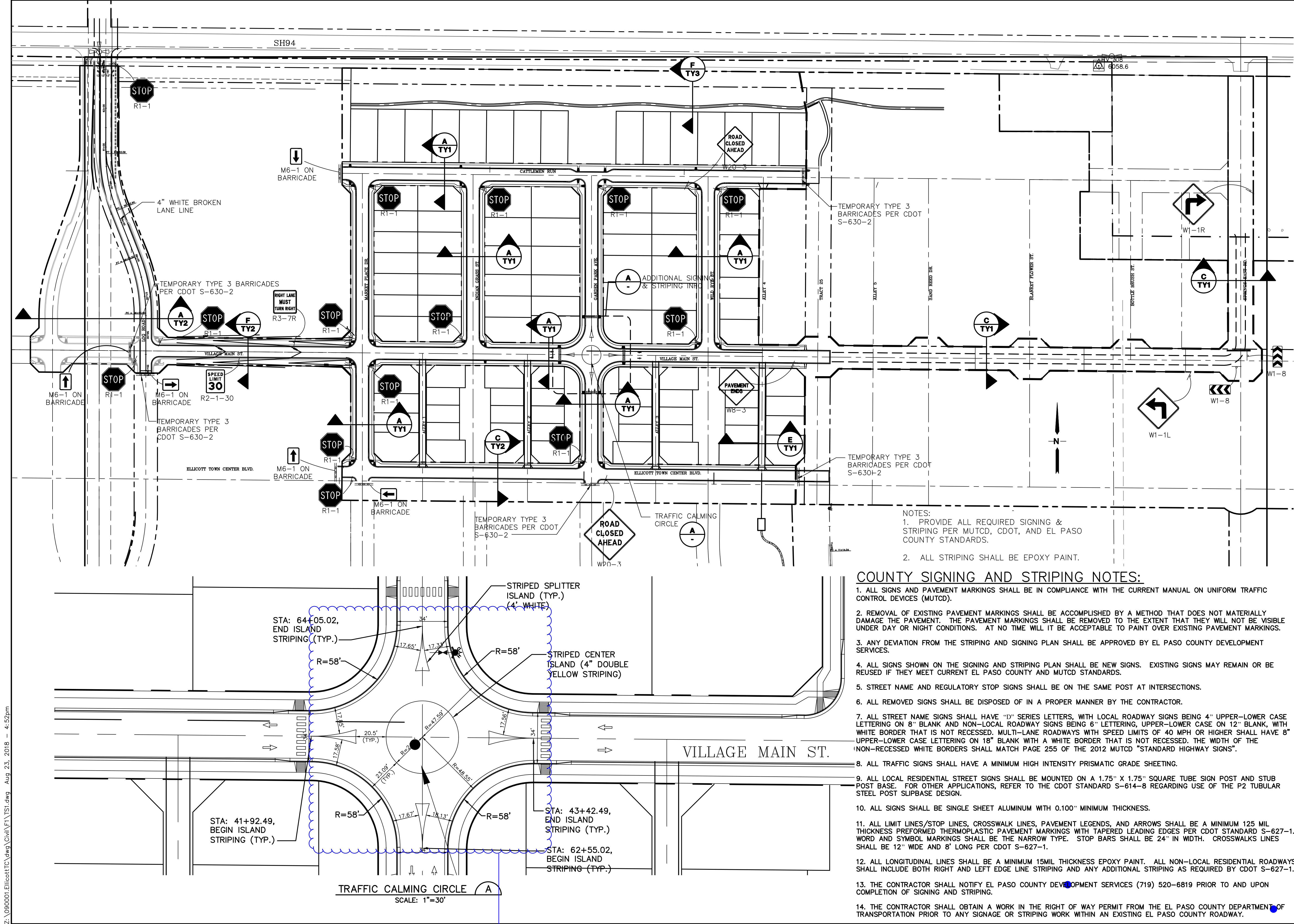


19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 24 HOURS IN ADVANCE
BEFORE YOU DIG OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

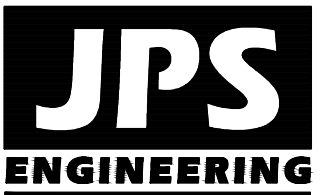
No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	4/19/06
2	EPC COMMENTS	JPS	7/25/06
3	EPC COMMENTS	JPS	1/15/07
4	2018 SUBMITTAL	JPS	8/22/18



Z:\090001\Ellicott\TCC.dwg\Civil\F1\TS1.dwg Aug 23, 2018 - 4:52pm

Provide design as a mini-roundabout or stop control.
A striped circle will not work.

ELLICOTT TOWN CENTER - FILING NO. 1



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SIGNING & STRIPING PLAN

HORZ. SCALE:	NTS	DRAWN:	RMD
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	UP&E	CHECKED:	JPS
CREATED:	12/03/00	LAST MODIFIED:	8/22/18
PROJECT NO:	090001	MODIFIED BY:	BJJ

SHEET: TS1

- NOTES:
1. PROVIDE ALL REQUIRED SIGNING & STRIPING PER MUTCD, CDOT, AND EL PASO COUNTY STANDARDS.
 2. ALL STRIPING SHALL BE EPOXY PAINT.
- COUNTY SIGNING AND STRIPING NOTES:
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 2. 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.
 3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES.
 4. 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.
 5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
 6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
 7. 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 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".
 8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
 9. 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.
 10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
 11. 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.
 12. 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.
 13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
 14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.