

ELLICOTT TOWN CENTER

Filing No. 1

Grading & Erosion Control Plans

El Paso County, Colorado

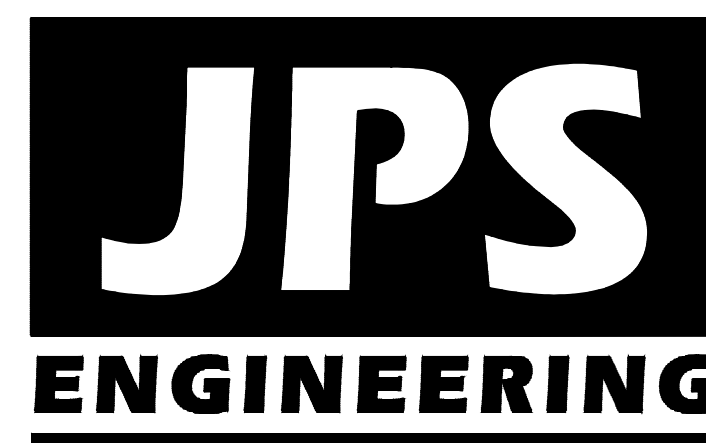
PREPARED FOR:

Colorado Springs Mayberry, LLC

32823 Temecula Parkway

Temecula, CA 92592

PREPARED BY:



PREPARED BY:

19 East Willamette Avenue
Colorado Springs, Colorado 80903

JANUARY, 2019

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 5615 WILLS BLVD. PUEBLO, CO 81008 MS. VALERIE SWORD (719)546-5407		

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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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. 29891 DATE

DEVELOPER:

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

DEVELOPER DATE

WATER & WASTEWATER:

ELLICOTT UTILITIES COMPANY, LLC DATE

COUNTY:

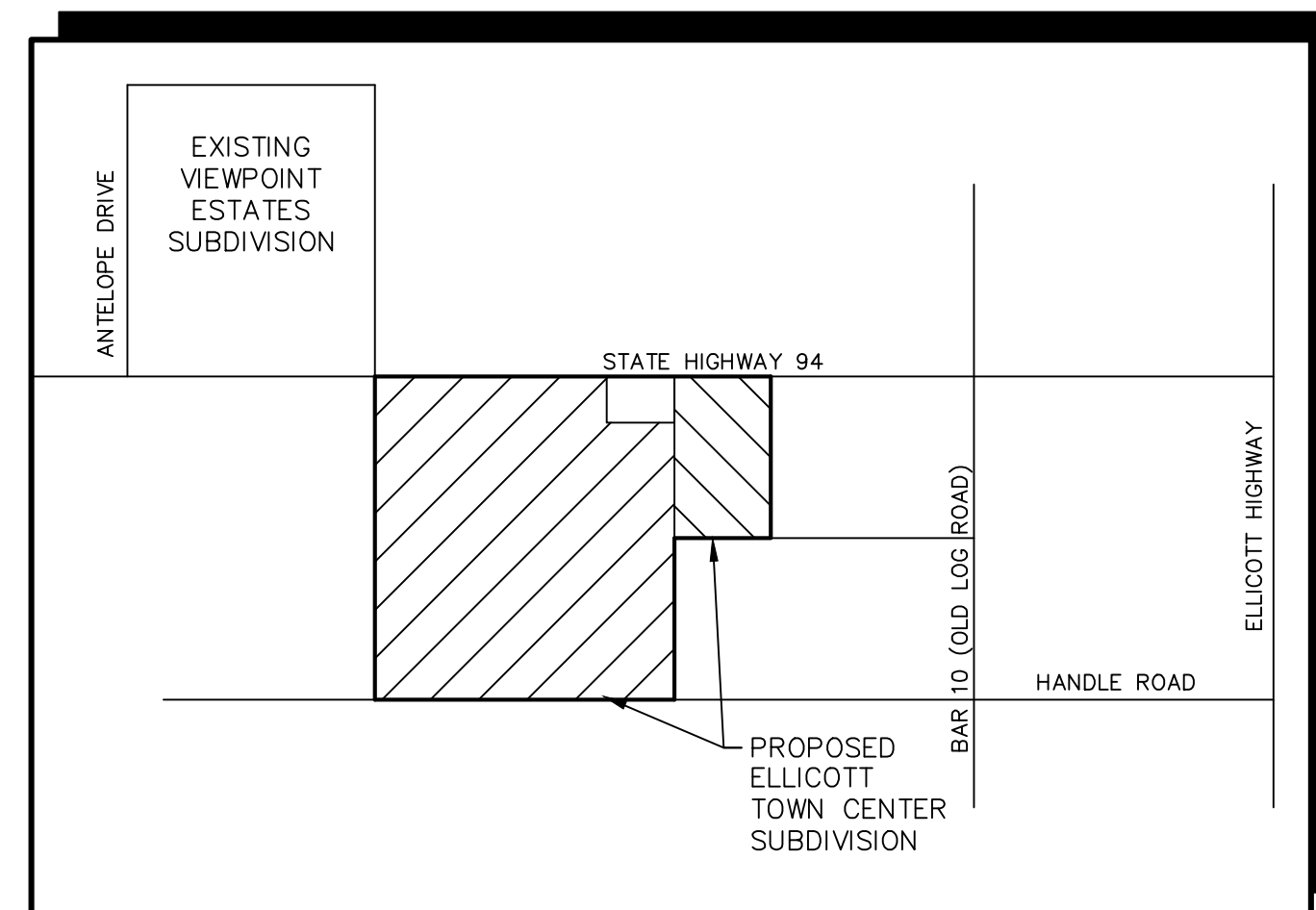
COUNTY PLAN REVIEW PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

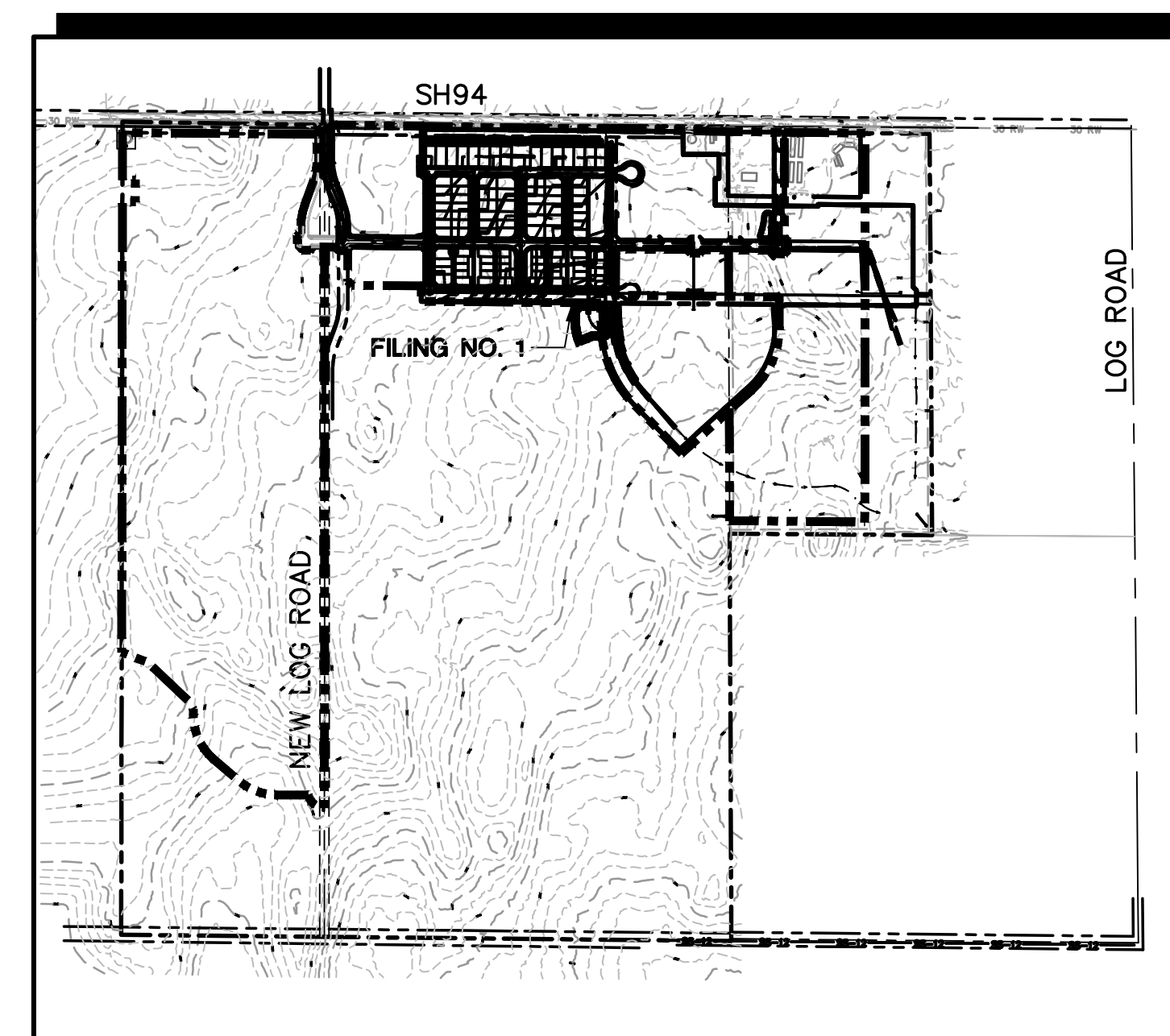
EL PASO COUNTY ENGINEER/DIRECTOR DATE

JPS PN# 090001
SF-18-025

SHEET **G1**



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 REBAR & 3-1/2" ALUM. CAP NW CORNER SEC 14, T14S, R63W TO REBAR & 2" ALUM. CAP IN RANGE BOX, N 1/4 CORNER SEC. 14.

Z:\090001.Ellicott\TTC.dwg\GEC\G2.DWG Jan 18, 2019 - 11:26am

COUNTY GENERAL NOTES:

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 PLANNING AND COMMUNITY DEVELOPMENT (PCD) – 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 PCD. 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 PCD.
10. 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.
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 DPW (DEPT. OF PUBLIC WORKS) AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, 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.

GENERAL DRAINAGE NOTES:

1. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
2. BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.
3. GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.

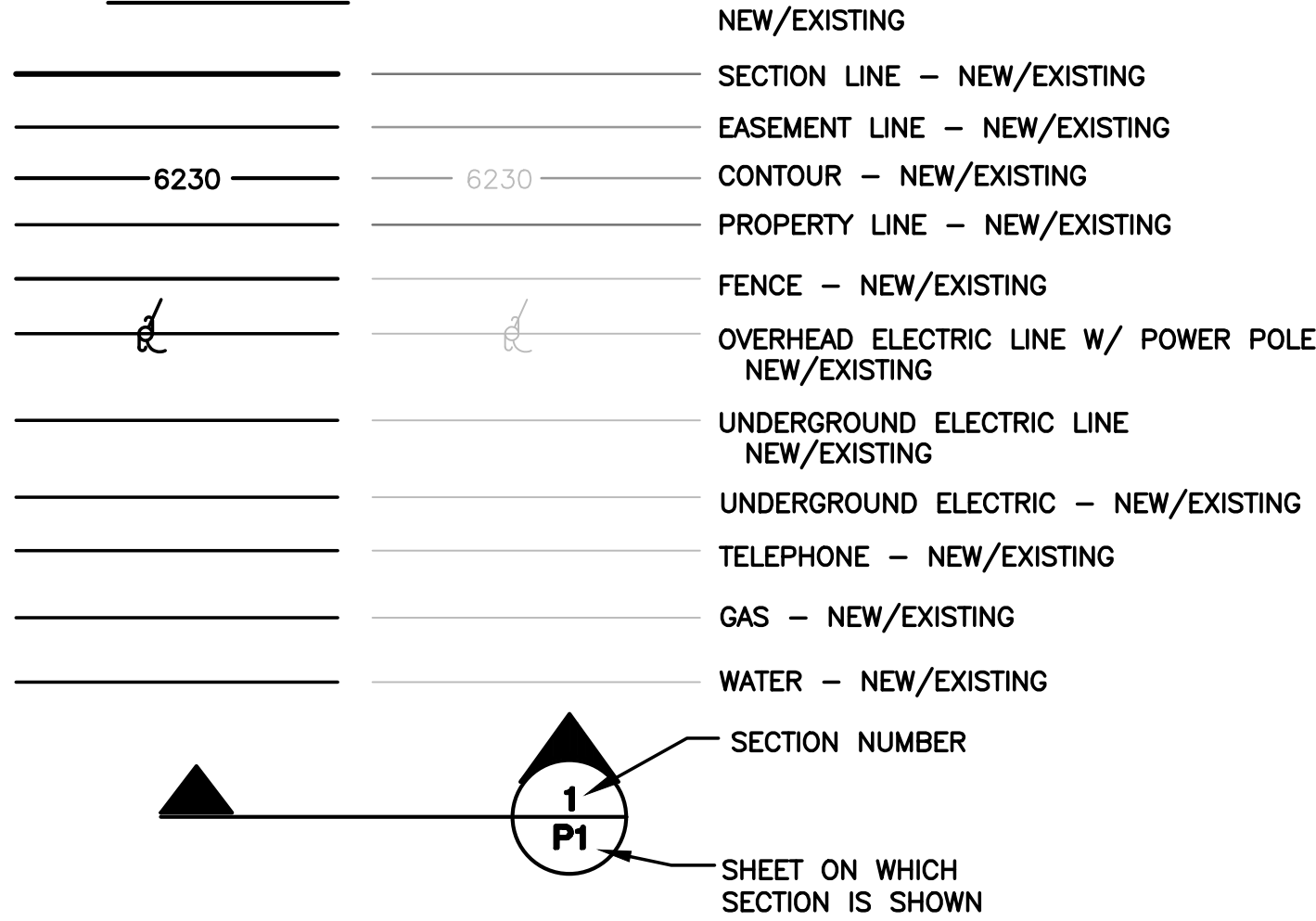
PROJECT GENERAL NOTES:

1. 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.
2. 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.
3. 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
 - B. CDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
 - C. ELLICOTT UTILITIES STANDARDS SPECIFICATIONS (REFER TO CSU STANDARDS IN THE ABSENCE OF PUBLISHED SPECIFICATIONS)
4. STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING UNLESS OTHERWISE NOTED. PROVIDE WATER-TIGHT JOINTS ON STORM SEWER PIPE.
5. 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.
6. PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
7. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
8. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
9. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
10. REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 30 DAYS AFTER FINE GRADING IS COMPLETE.
11. EROSION CONTROL SHALL CONSIST OF SILT FENCE AND OTHER BMP'S AS SHOWN ON THE DRAWINGS, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
12. 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.
13. 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.
14. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
15. 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
16. PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS AND CONFORM TO COUNTY ENGINEERING STANDARDS AND SPECIFICATIONS.
17. ALL FINISHED GRADES SHALL HAVE A MINIMUM 0.5% SLOPE TO PROVIDE POSITIVE DRAINAGE.
18. WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
19. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
20. ALL RESIDENTIAL STREET CURB RETURN RADII ARE 20-FEET AT FLOWLINE UNLESS OTHERWISE NOTED. ARTERIAL STREET CURB RETURN RADII ARE 35' UNLESS NOTED OTHERWISE.
21. 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.
22. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY AND ALL UTILITIES INVOLVED IN PROJECT PRIOR TO MOBILIZING ON SITE.
23. TYPE C STORM INLETS SHALL HAVE CLOSE-MESH GRATES.
24. PROVIDE 10' TRANSITION FROM RAMP CURB TO VERTICAL CURB ON EACH SIDE OF STORM INLETS.
25. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT. CONTRACTOR SHALL STABILIZE ALL SUBGRADE AREAS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

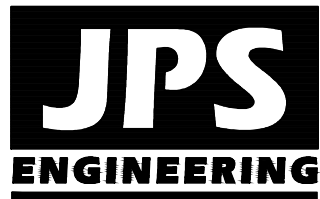
APPROVAL NOTES:

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 PREVIOUSLY APPROVED PUD & PRELIMINARY PLAN FILES FOR APPROVED DEVIATIONS.

LEGEND:



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 YOU GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	BY	DATE	REVISION
1	JPS	8/22/18	2018 SUBMITTAL
2	JPS	1/15/19	EPC COMMENTS

GENERAL NOTES

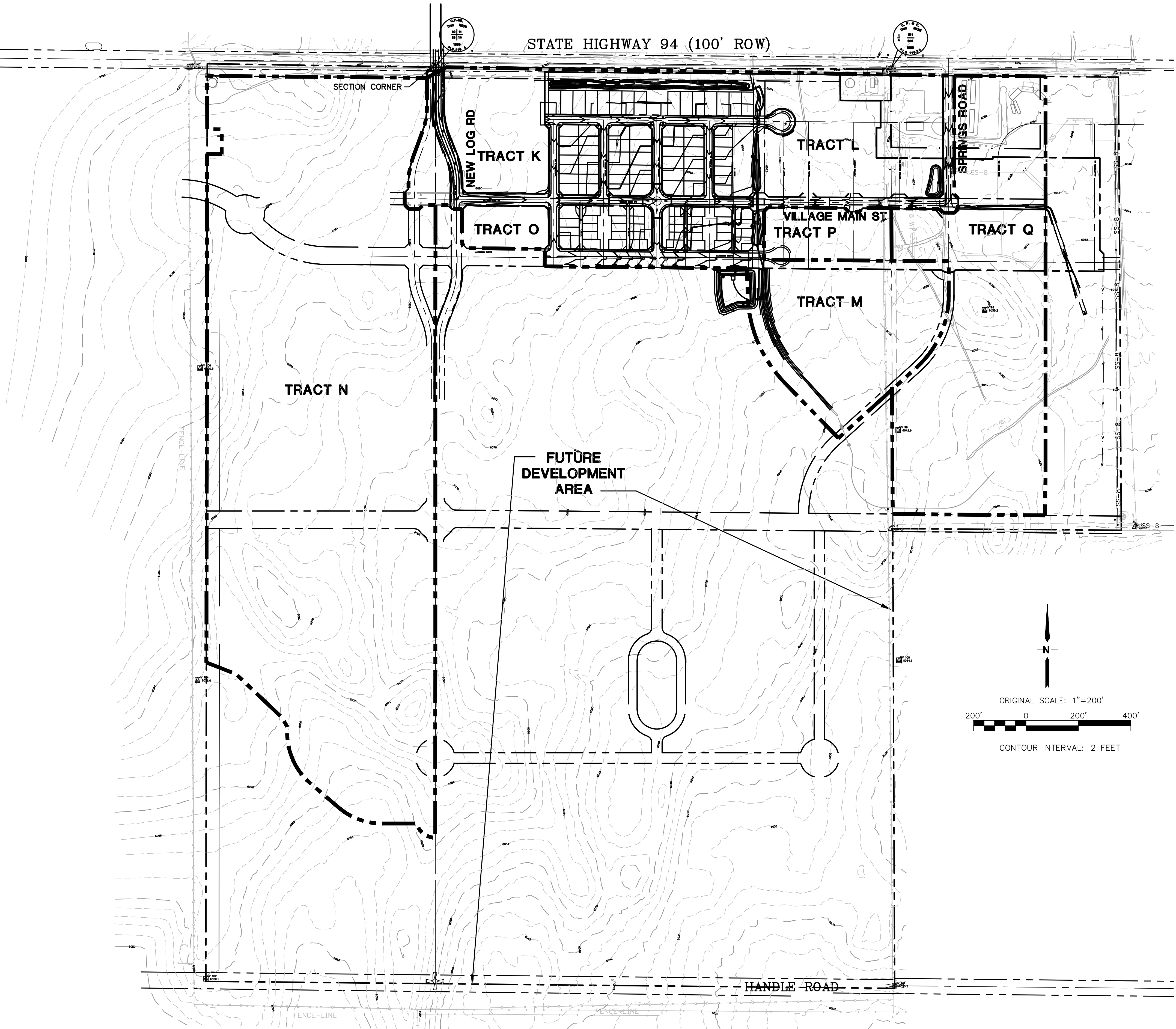
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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 1/11/19	LAST MODIFIED: 1/15/19
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET:

G2

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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 REBAR & 3-1/2" ALUM. CAP NW
CORNER SEC 14, T14S, R63W TO REBAR & 2" ALUM. CAP
IN RANGE BOX, N 1/4 CORNER SEC. 14.

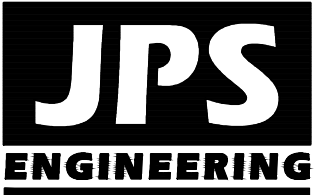


ELLICOTT TOWN CENTER - FILING NO. 1

OVERALL SITE PLAN

HORZ. SCALE: 1"=200'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 3/08/05	LAST MODIFIED: 1/15/19
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: C1



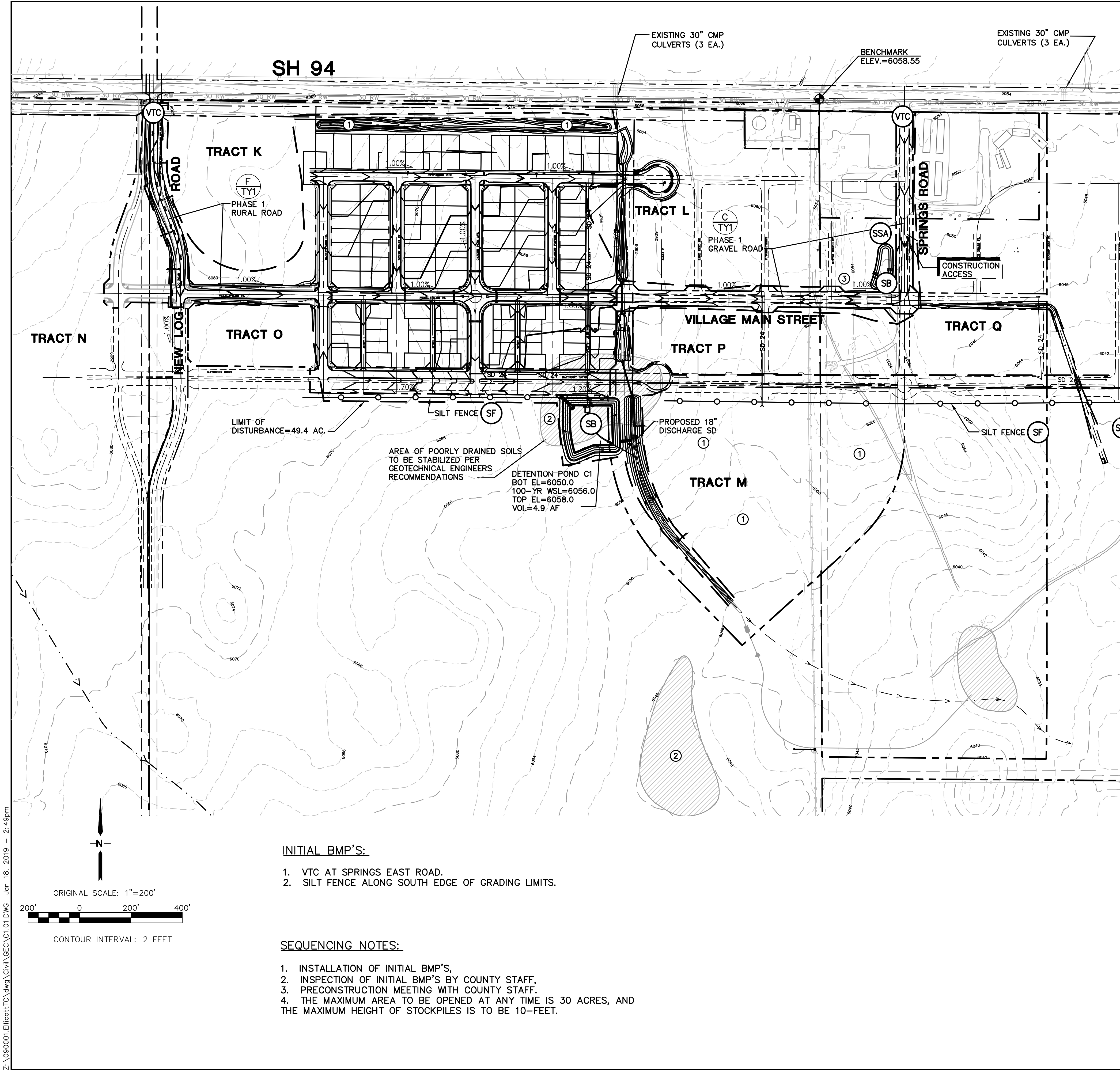
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No.	REVISION	BY	DATE
1	EPC COMMENTS	JPS	7/25/06
2	EPC COMMENTS	JPS	1/15/07
3	2018 SUBMITTAL	JPS	8/22/18
4	EPC COMMENTS	JPS	12/10/18
5	EPC COMMENTS	JPS	1/15/19

Z:\090001.EllicottTC.dwg\Civil\GEC\C1.01.DWG Jun 18, 2019 - 2:49pm



ANTelope DRIVE

ELLICOTT TOWN CENTER

STATE HIGHWAY 94

LOG ROAD

HANDLE ROAD

ELLICOTT HIGHWAY

VICINITY MAP
NTS

ESTIMATED EARTHWORK QUANTITY:

	EXCAVATION (TOTAL CUT)	EMBANKMENT FILL ^A	NET
FILING No. 1	40,547	44,703 CY	4,156 CY (FILL)

^A(ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

KEYED NOTES:

- CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MATCH INTO EXISTING GRADES WITH 3:1 MAX CUT AND FILL SLOPES AND MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
- POTENTIALLY UNSTABLE SOIL AREAS TO BE STABILIZED PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS
- CONTRACTOR EQUIPMENT / OFFICE AREA

LEGEND:

	FILING LIMITS
	PROPOSED FLOW DIRECTION ARROW
	SILT FENCE
	STRAW BALES
	RIPRAP
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED SPOT ELEVATION (FLOWLINE)
	PROPOSED STREET PROFILE GRADE
	FLOWLINE
	RIPRAP (RR)
	INLET PROTECTION (GRAVEL FILTER) (IP)
	SILT FENCE (SF)
	VEHICLE TRACKING PAD (6" LAYER OF 1-1/2" ROCK) (VTC)
	TEMPORARY SEED AND MULCH ON DISTURBED SLOPES (TM)
	STRAW BALE BARRIER (STB)
	SEDIMENT BASIN (SB)
	STABILIZED STAGING AREA (SSA)

ELLICOTT TOWN CENTER - FILING NO. 1

PHASE 1
MASTER GRADING PLAN

JPS
ENGINEERING

19 E. Willamette Ave.
Colorado Springs, CO 80903

PH: 719-477-9429
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1	EPC COMMENTS	JPS	7/25/06
2	EPC COMMENTS	JPS	1/15/07
3	EPC COMMENTS	JPS	9/13/07
4	2018 SUBMITTAL	JPS	8/22/18
5	EPC COMMENTS	JPS	1/15/19

HORZ. SCALE: 1"=200'

VERT. SCALE: N/A

SURVEYED: UP&E

CREATED: 12/03/00

PROJECT NO: 090001

SHEET:

DRAWN: RMD

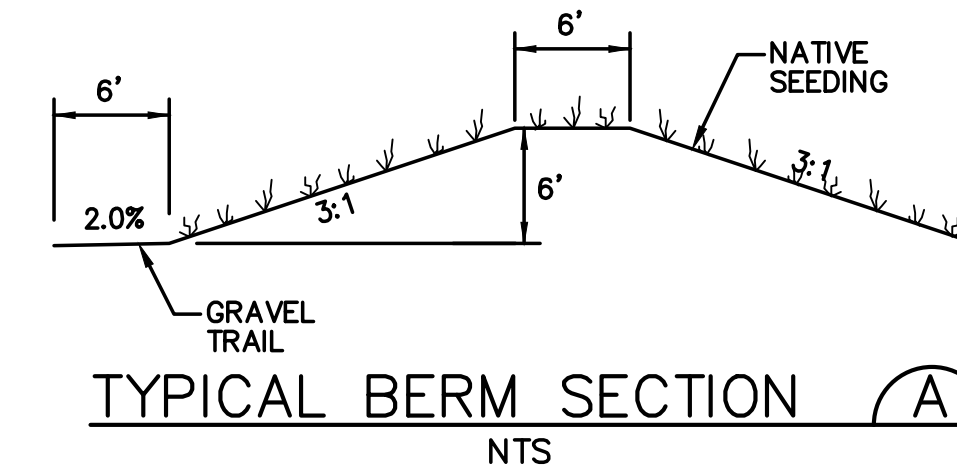
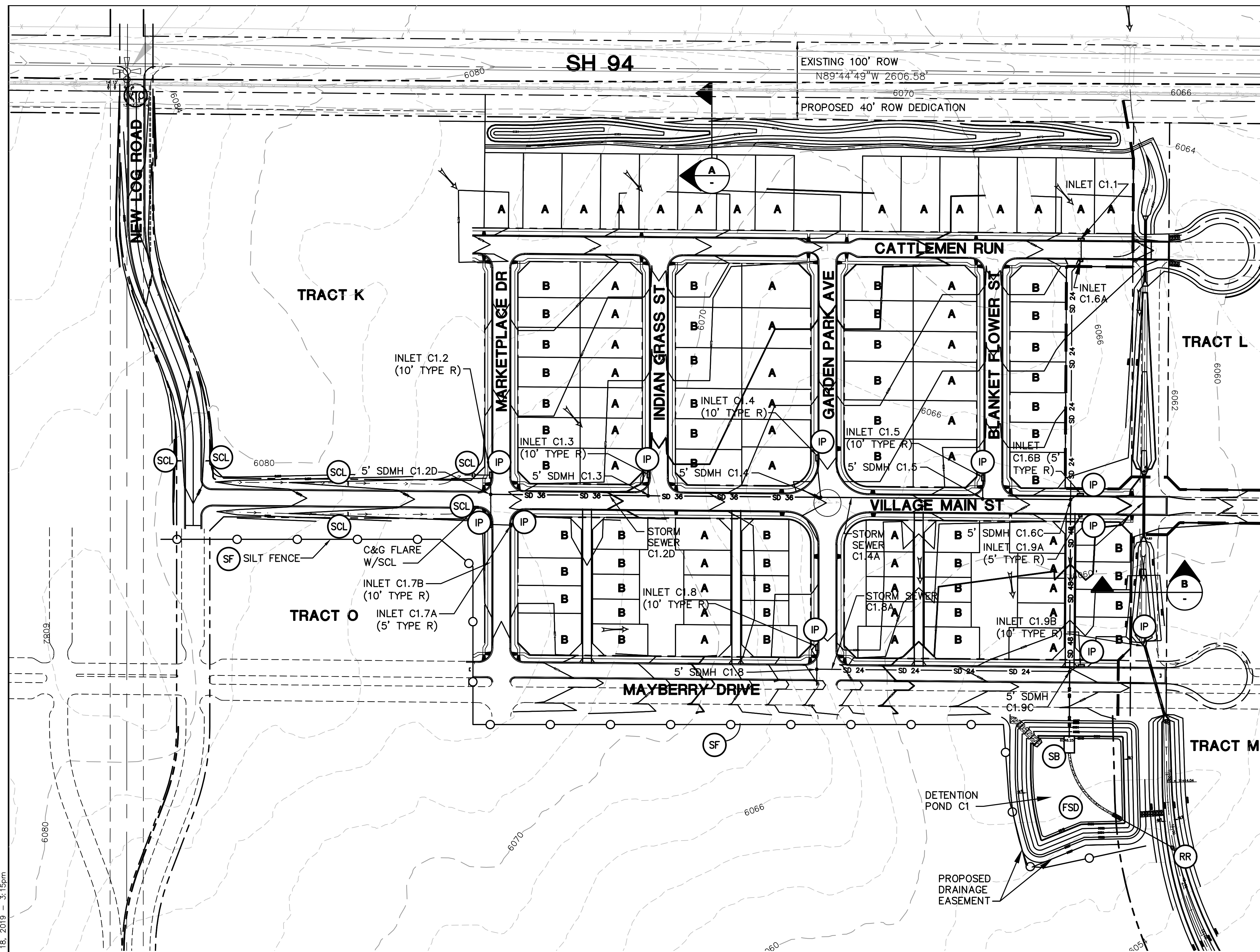
DESIGNED: JPS

CHECKED: JPS






LAST MODIFIED: 1/15/19

MODIFIED BY: BJJ













C1.01

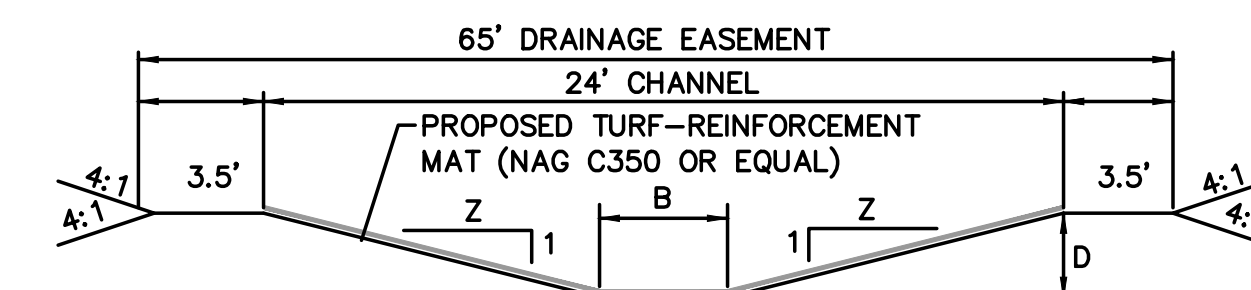
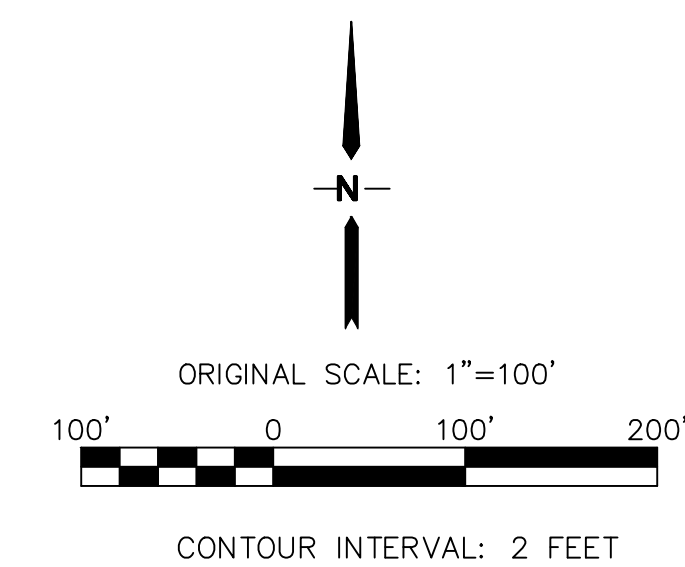


LEGEND:

- | | |
|---|--|
|  | FILING LIMITS |
|  | EXISTING CONTOURS |
|  | PROPOSED CONTOURS |
|  99.00 | PROPOSED SPOT ELEVATION
(FLOWLINE) |
|  | PROPOSED STREET
PROFILE GRADE |
| A / B | OVERLOT GRADING LOT
TYPE (SEE SH. C2.1) |

EROSION CONTROL LEGEND:

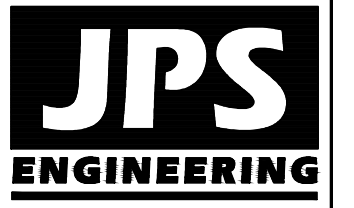
- | | |
|---|--|
|  | INLET PROTECTION
(GRAVEL FILTER) |
|  | SILT FENCE  |
|  | VEHICLE TRACKING PAD
(6" LAYER OF 1-1/2" ROCK) |
|  | TEMPORARY SEED AND MULCH
ON DISTURBED SLOPES |
|  | STRAW BALE BARRIER  |
|  | SEDIMENT BASIN |
|  | RIPRAP  |
|  | FULL-SPECTRUM DETENTION BASIN |
|  | SEDIMENT CONTROL LOG |



CHANNEL SECTION 
SCALE : NTS

ELLCOTT TOWN CENTER - FILING NO. 1

FILING 1 GRADING & EROSION CONTROL PLAN



19 E. Willamette Ave.
Colorado Springs, CO
80903

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
E	EPC COMMENTS	JPS	1/15/19

**CALL UTILITY NOTIFICATION
CENTER OF COLORADO**

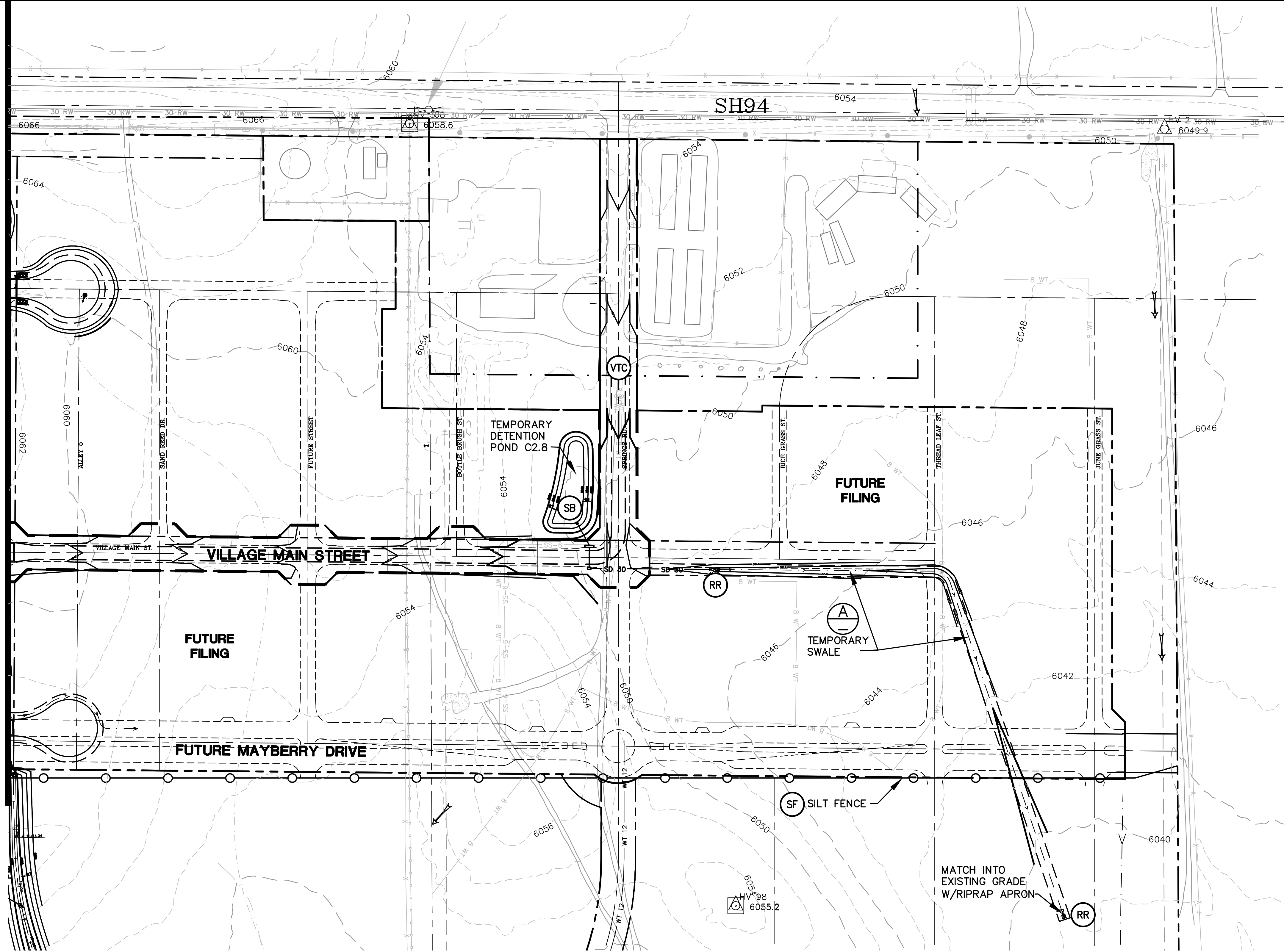
1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE ANY EXCAVATION OR
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

HORIZ. SCALE:	1"=100'	DRAWN:	RMD
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	UP&E	CHECKED:	JPS
CREATED:	12/03/00	LAST MODIFIED:	1/15/19
PROJECT NO:	090001	MODIFIED BY:	BJJ

SHEET: **C1.02**

Z:\090001\EllicottTC.dwg\Civil\GEC\C1.03.DWG Jan 18, 2019 - 3:13pm

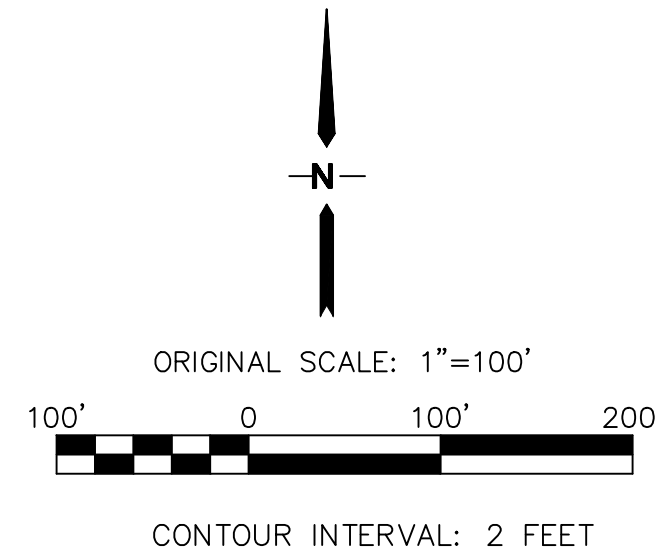
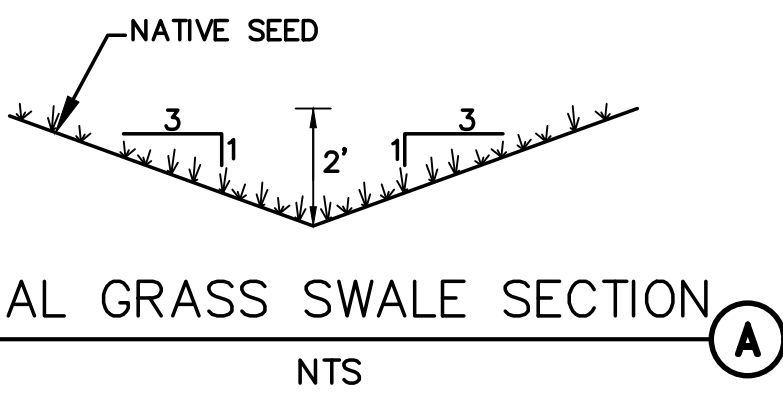


LEGEND:

- FILING LIMITS
- 6490 EXISTING CONTOURS
- 6490 PROPOSED CONTOURS
- X 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
- LM PROPOSED STREET PROFILE GRADE

EROSION CONTROL LEGEND:

- IP INLET PROTECTION (GRAVEL FILTER)
- SF SILT FENCE
- VTC VEHICLE TRACKING PAD (6" LAYER OF 1-1/2" ROCK)
- TM TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
- STB STRAW BALE BARRIER
- SB SEDIMENT BASIN
- RR RIPRAP

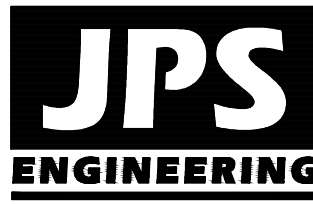


ELLICOTT TOWN CENTER - FILING NO. 1

EAST SITE GRADING
& EROSION CONTROL PLAN

HORZ. SCALE: 1"=100'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 12/03/00	LAST MODIFIED: 1/15/19
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: C1.03



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



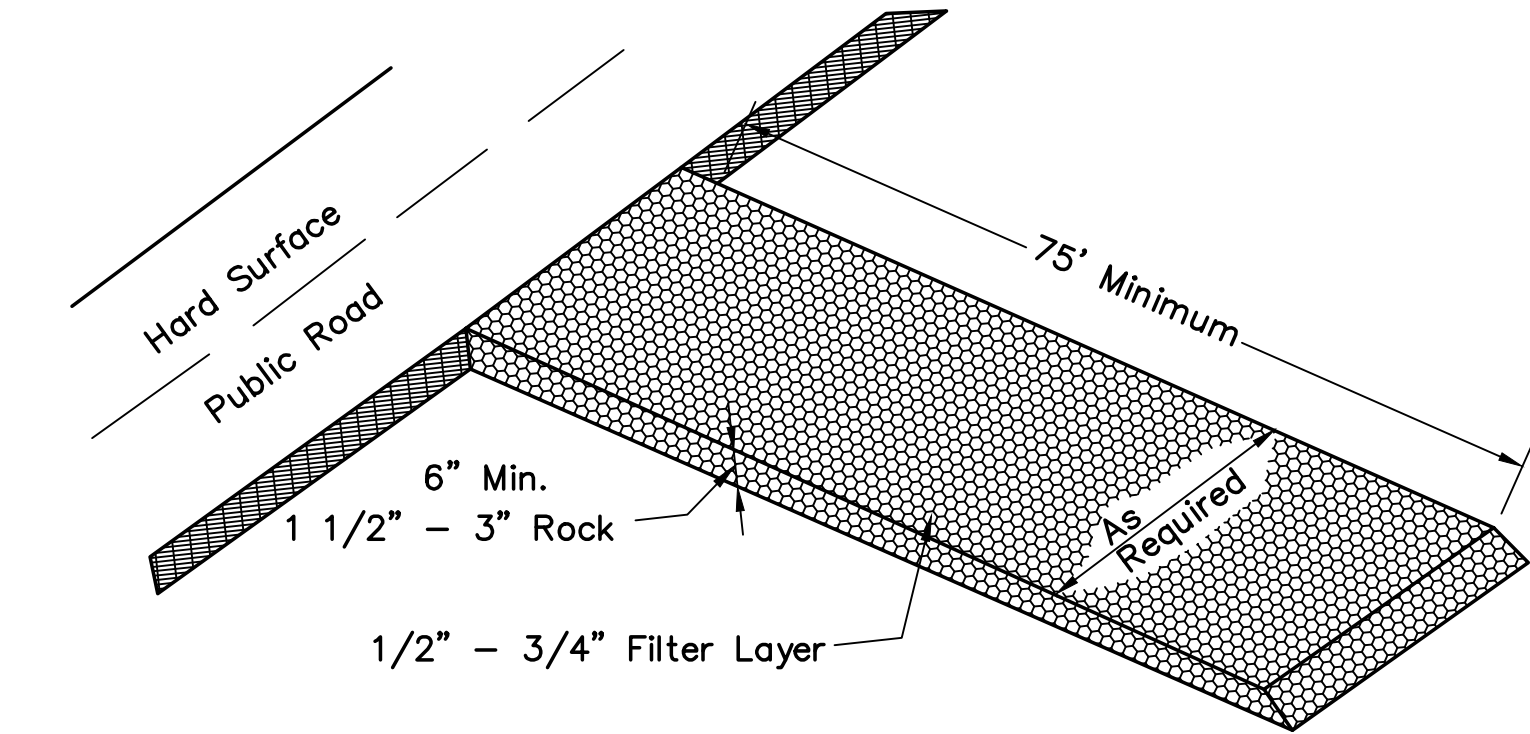
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 24 HOURS IN ADVANCE
BEFORE YOUR GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

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
5	EPC COMMENTS	JPS	1/15/19

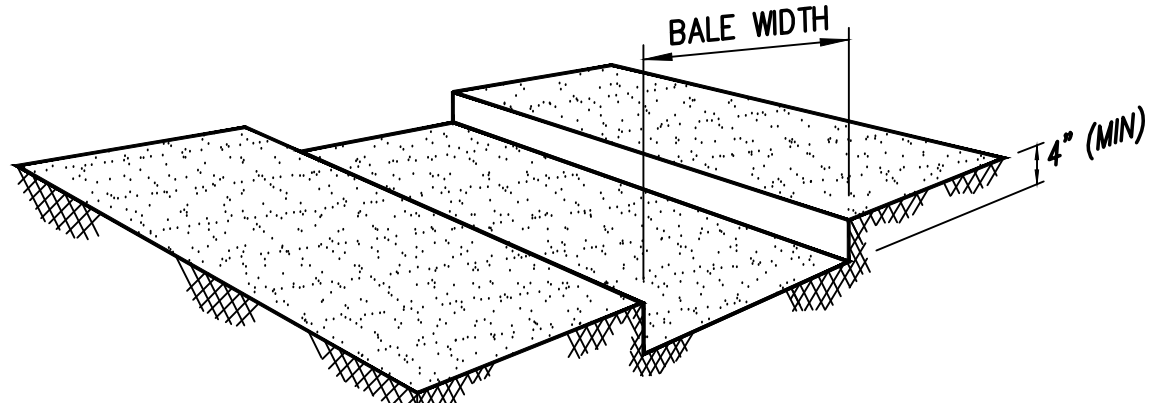
NPDES NOTES

(REFER TO CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL, VOLUME 2)

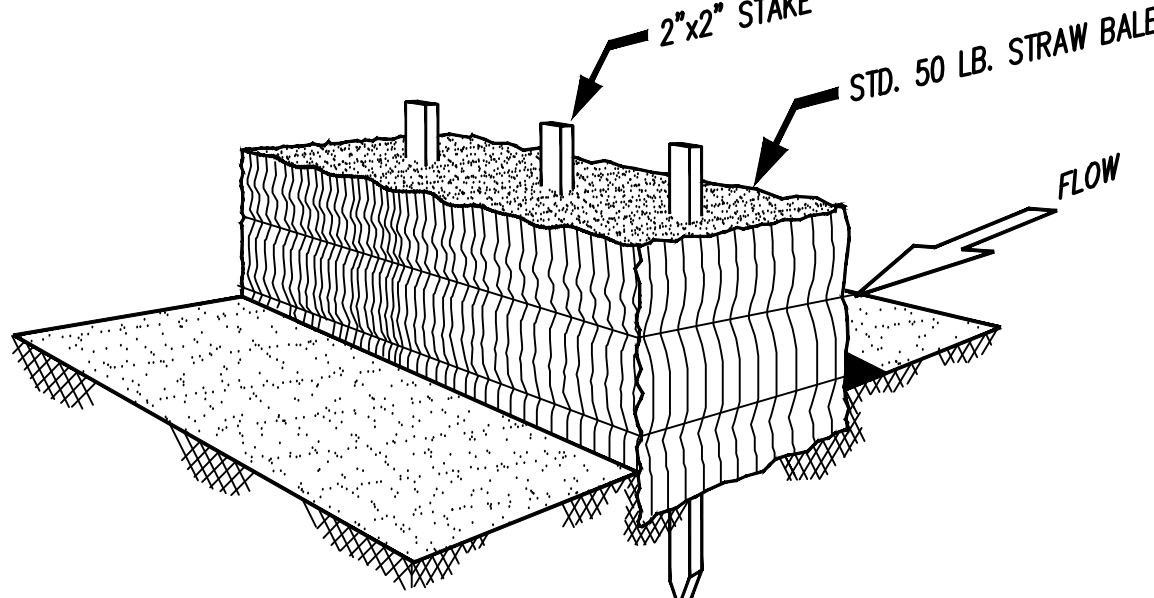
1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS.
2. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
3. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMPs MAY BE REQUIRED BY COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES (E.G., ESTIMATED TIME OF EXPOSURE, SEASON OF THE YEAR, ETC.).
4. VEHICLE TRACKING OF SOILS OFF-SITE SHALL BE MINIMIZED. STORMWATER QUALITY BMP MANUAL 3-4.
5. ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
6. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE COUNTY ENGINEER. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
7. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE MANUAL AND IN ACCORDANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE MANUAL AND IN ACCORDANCE WITH THE EROSION AND STORMWATER QUALITY CONTROL PLAN APPROVED BY EL PASO COUNTY, IF REQUIRED.
9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS AND THE MANUAL AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMPs SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE.
10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
11. ALL EARTH DISTURBANCE SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
12. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
13. SUSPENDED SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE MINIMIZED IN RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH DISTURBANCE.
14. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
15. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO THE STANDARDS AND SPECIFICATIONS PRESCRIBED IN THE MANUAL, AND IN ACCORDANCE WITH THE PERMANENT EROSION CONTROL FEATURES SHOWN ON THE EROSION AND STORMWATER QUALITY CONTROL PLANS APPROVED BY EL PASO COUNTY, IF REQUIRED.
16. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
17. NO PERSON SHALL CAUSE, PERMIT, OR CONTRIBUTE TO THE DISCHARGE INTO THE MUNICIPAL SEPARATE STORM SEWER POLLUTANTS THAT COULD CAUSE EL PASO COUNTY TO BE IN VIOLATION OF ITS COLORADO DISCHARGE PERMIT SYSTEM MUNICIPAL STORMWATER DISCHARGE PERMIT.
18. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
19. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER, INCLUDING THE TEMPORARY OR PERMANENT RAMPING WITH MATERIALS FOR VEHICLE ACCESS.
20. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), REGULATIONS PROMULGATED, CERTIFICATIONS OR PERMITS ISSUED, IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE MANUAL. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
21. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THE QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS. MATERIALS SHALL NOT BE STORED IN A LOCATION WHERE THEY MAY BE CARRIED BY STORMWATER RUNOFF INTO A STATE WATER AT ANY TIME.
22. SPILL PREVENTION AND CONTAINMENT MEASURES SHALL BE USED AT STORAGE, AND EQUIPMENT FUELING AND SERVICING AREAS TO PREVENT THE POLLUTION OF ANY STATE WATERS, INCLUDING WETLANDS. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, OR CONTAINED UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE FOLLOWED, ALONG WITH PROPER DISPOSAL METHODS.



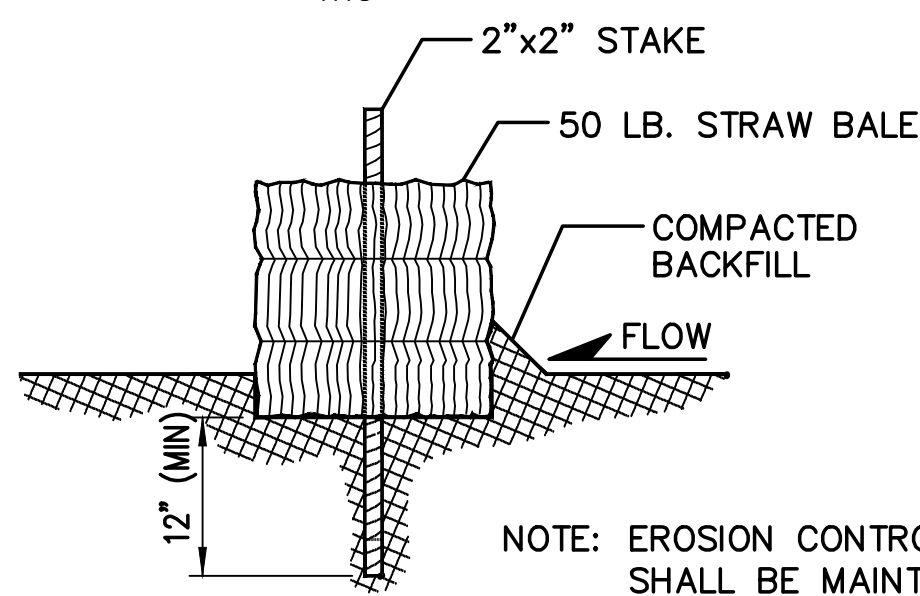
(VTC) TEMPORARY VEHICLE TRACKING CONTROL PAD (A)



TRENCH EXCAVATION -NTS-



STRAW BALE INSTALLATION -NTS-



SECTION -NTS-

NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

(STB) STRAW BALE EROSION BARRIER (B) NOT TO SCALE

SEEDING MIX:

GRASS	VARIETY	AMOUNT IN PLS LBS. PER ACRE
CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	4.0 LBS.
PERENIAL RYE	LINN	2.0 LBS.
WESTERN WHEATGRASS	SARTON	3.0 LBS.
SMOOTH BROME GRASS	LINCOLN OR MANCHAR	5.0 LBS.
SIDEOATS GRAMA	EPHRAIM	2.5 LBS.
TOTAL:		16.5 LBS.

SEEDING & FERTILIZER APPLICATION: DRILL SEED OR HYDRO-SEED PER CDOT SPEC. SECTION 212.

MULCHING APPLICATION: CONFORM TO CDOT SPEC-SECTION 213.

EROSION CONTROL NOTES:

AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE. THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD-PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, COLORADO 80246-1530
ATTN.: PERMITS UNIT

ESTIMATED TIME SCHEDULE:

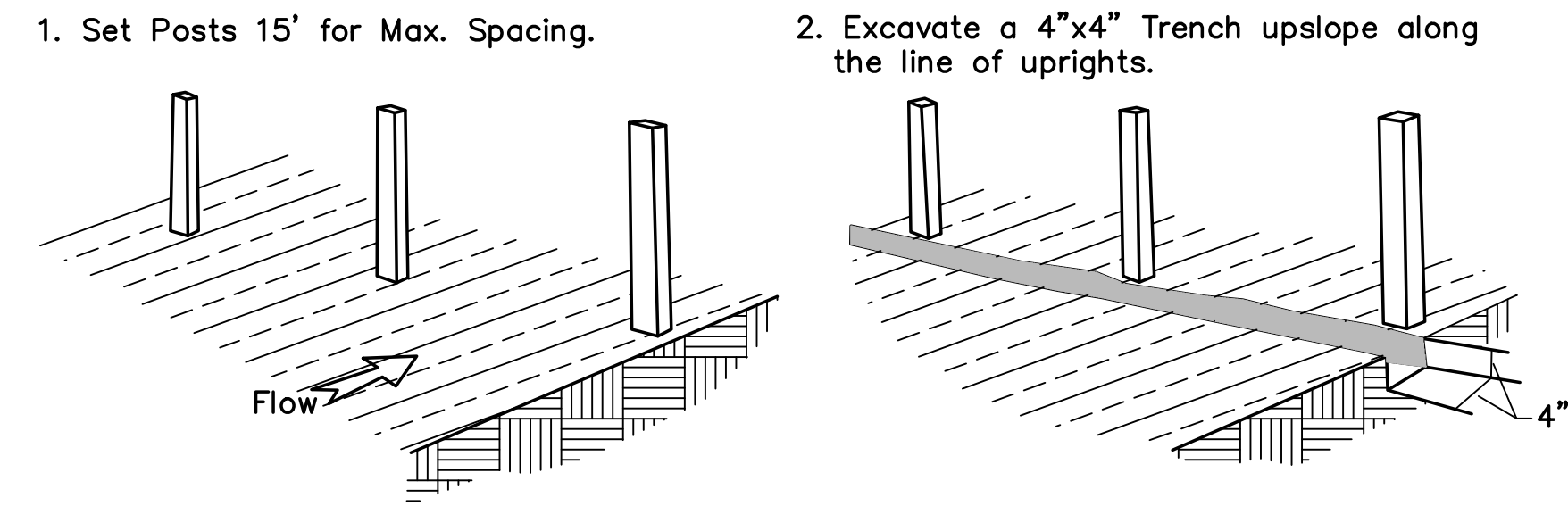
INSTALL BMP'S	MARCH, 2019
GRADING START	MARCH, 2019
GRADING COMPLETION	AUGUST, 2019
SEEDING & MULCHING	AUGUST, 2019
STABILIZATION	AUGUST, 2020

SEDIMENT CONTROL MAINTENANCE PROGRAM:

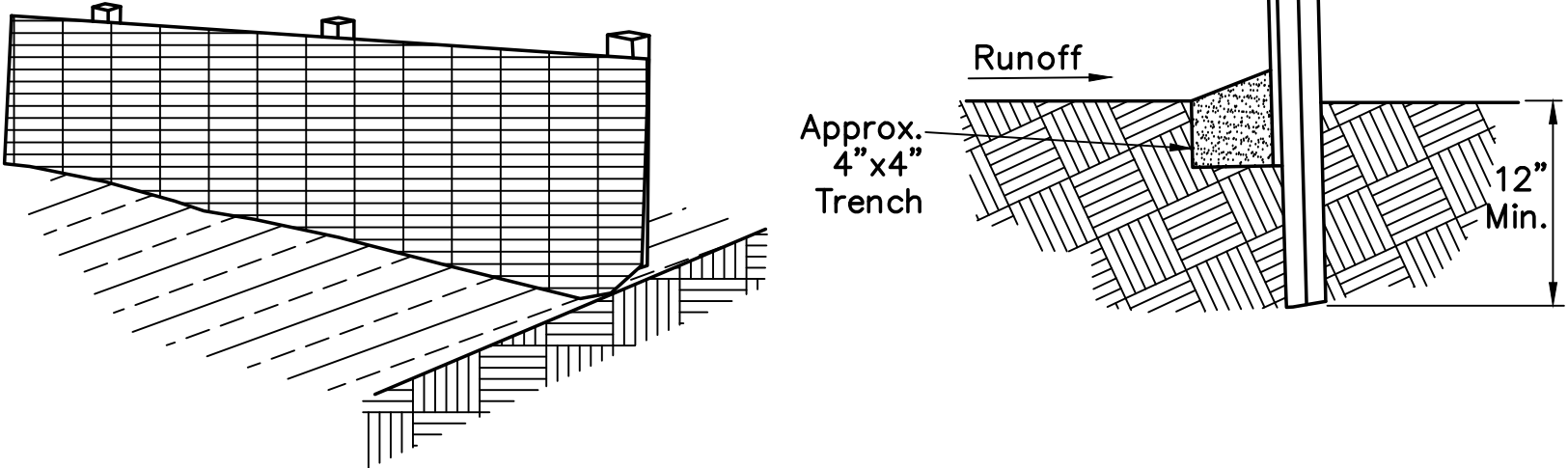
	FREQUENCY
PERIODIC SITE INSPECTIONS	BI-WEEKLY
RE-VEGETATION OF EXPOSED SOILS	WITHIN 21 DAYS OF GRADING
SEDIMENT REMOVAL FROM BMP'S	MONTHLY
REMOVAL OF BMP'S	AFTER STABILIZATION ACHIEVED

1 AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.

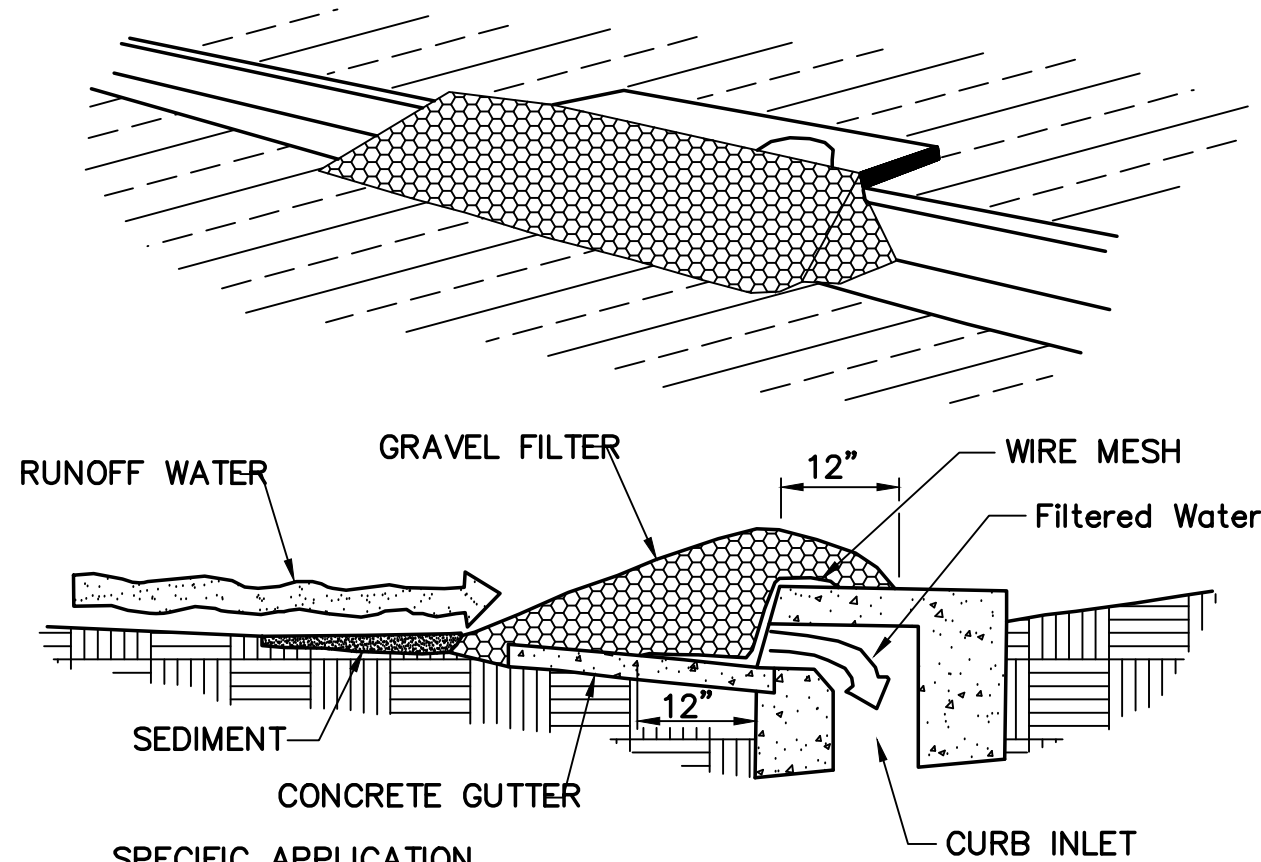
2 ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTION OF THE BMP.



3. Attach Filter Material to posts or insert Sewn Pockets over posts and extend it into the trench.



(SF) SILT FENCE (C) NOT TO SCALE



SPECIFIC APPLICATION

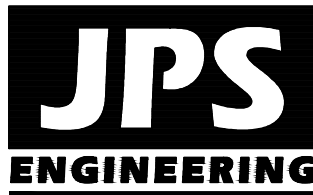
THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

NOTE: ALTERNATE DESIGN COULD UTILIZE GRAVEL FILLED BAGS.

(IP) GRAVEL AND WIRE MESH CURB INLET PROTECTION (D) NOT TO SCALE

ELLCOTT TOWN CENTER - FILING NO. 1

EROSION CONTROL NOTES & DETAILS



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80903

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FAX: 719-471-0766
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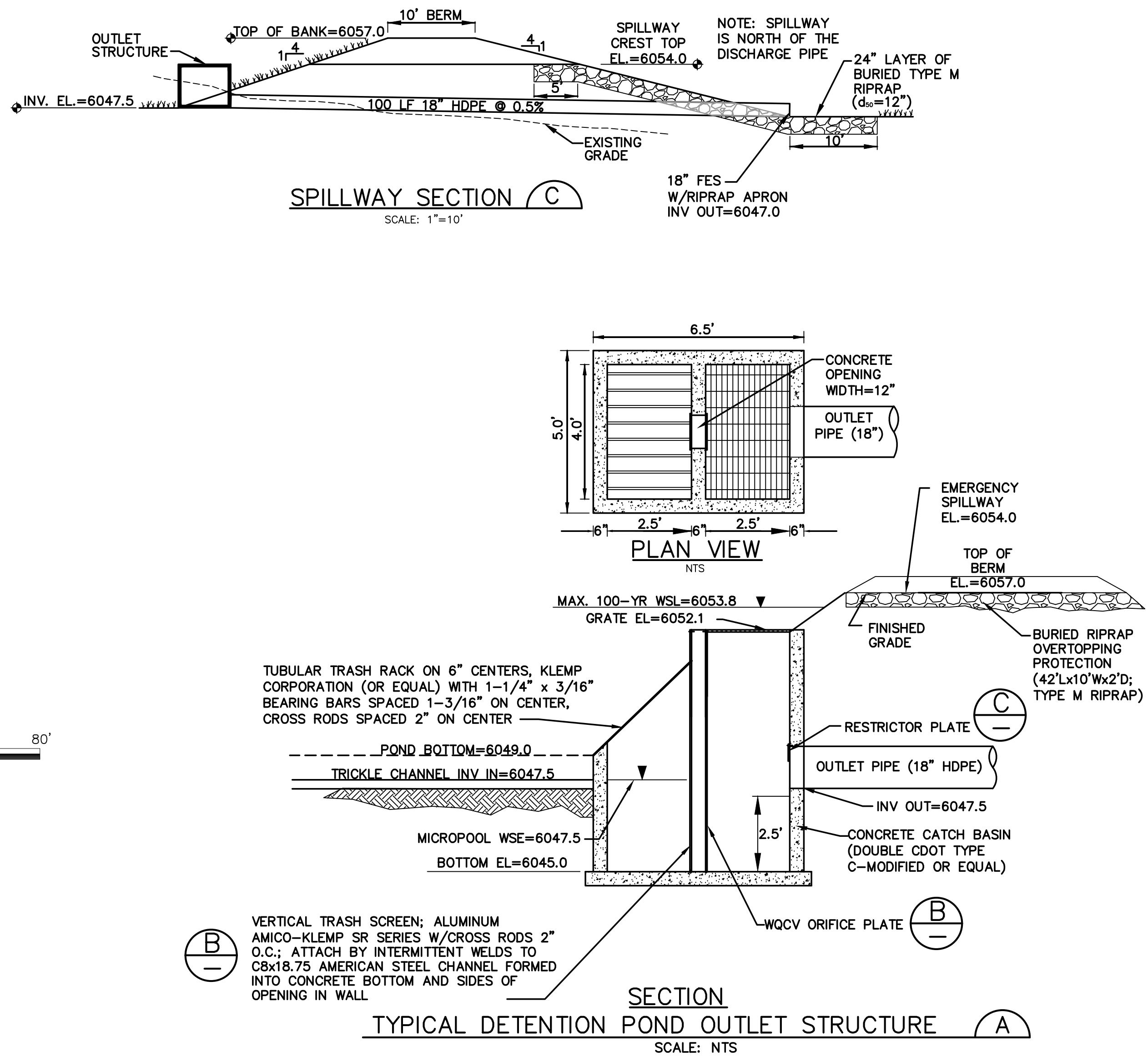
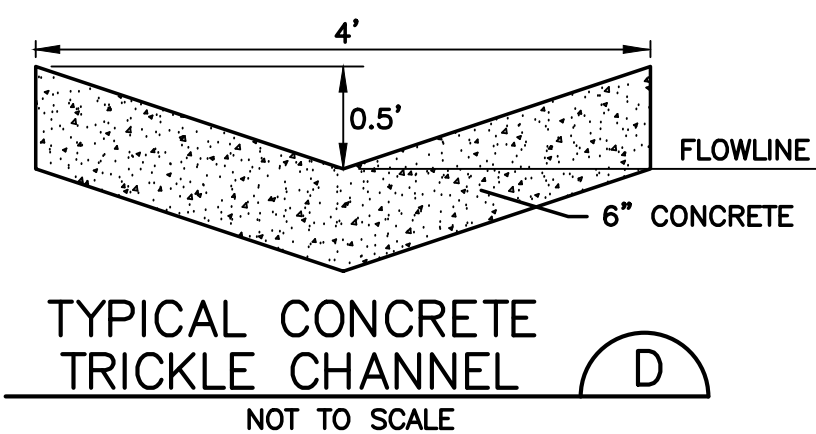
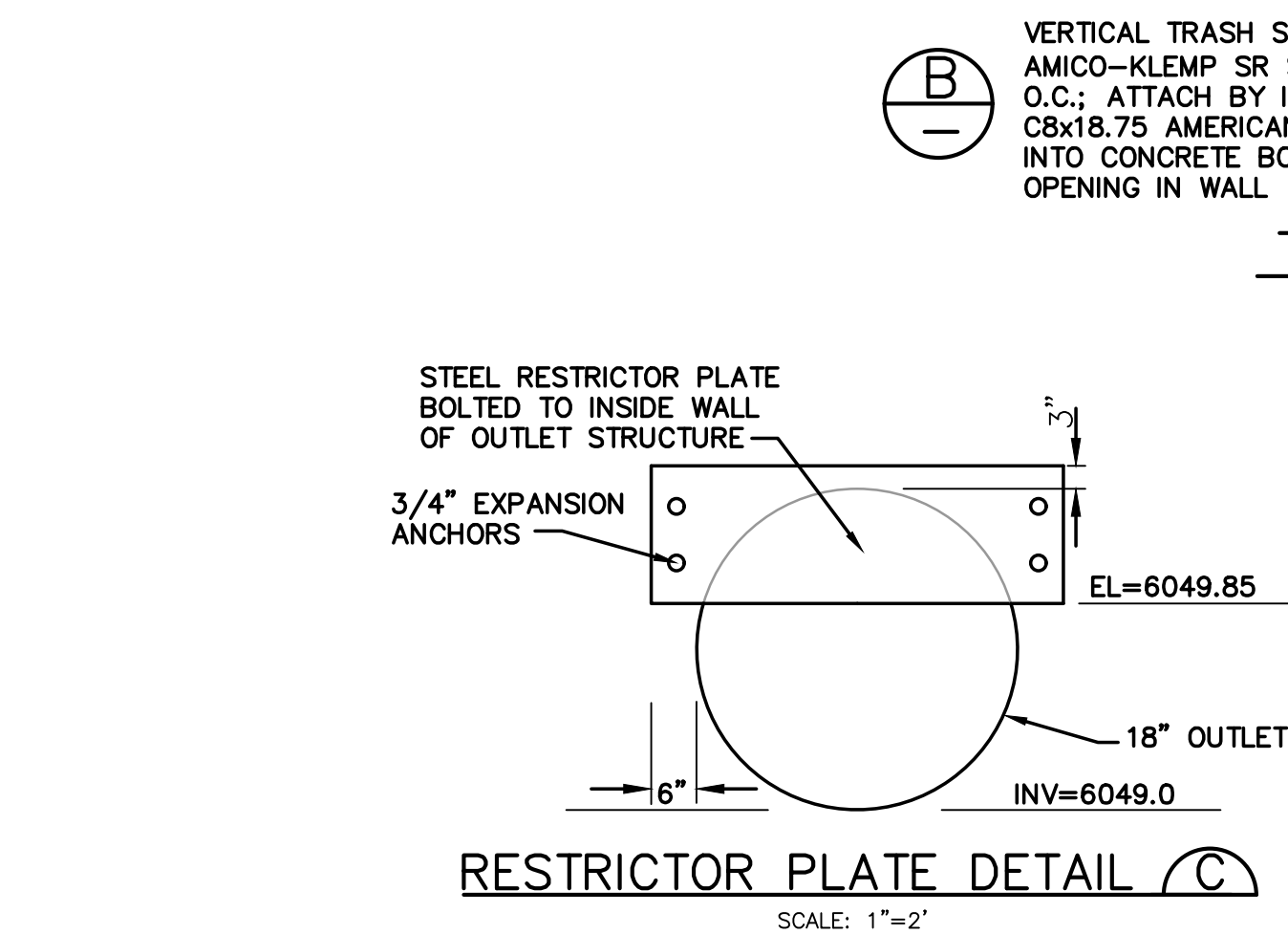
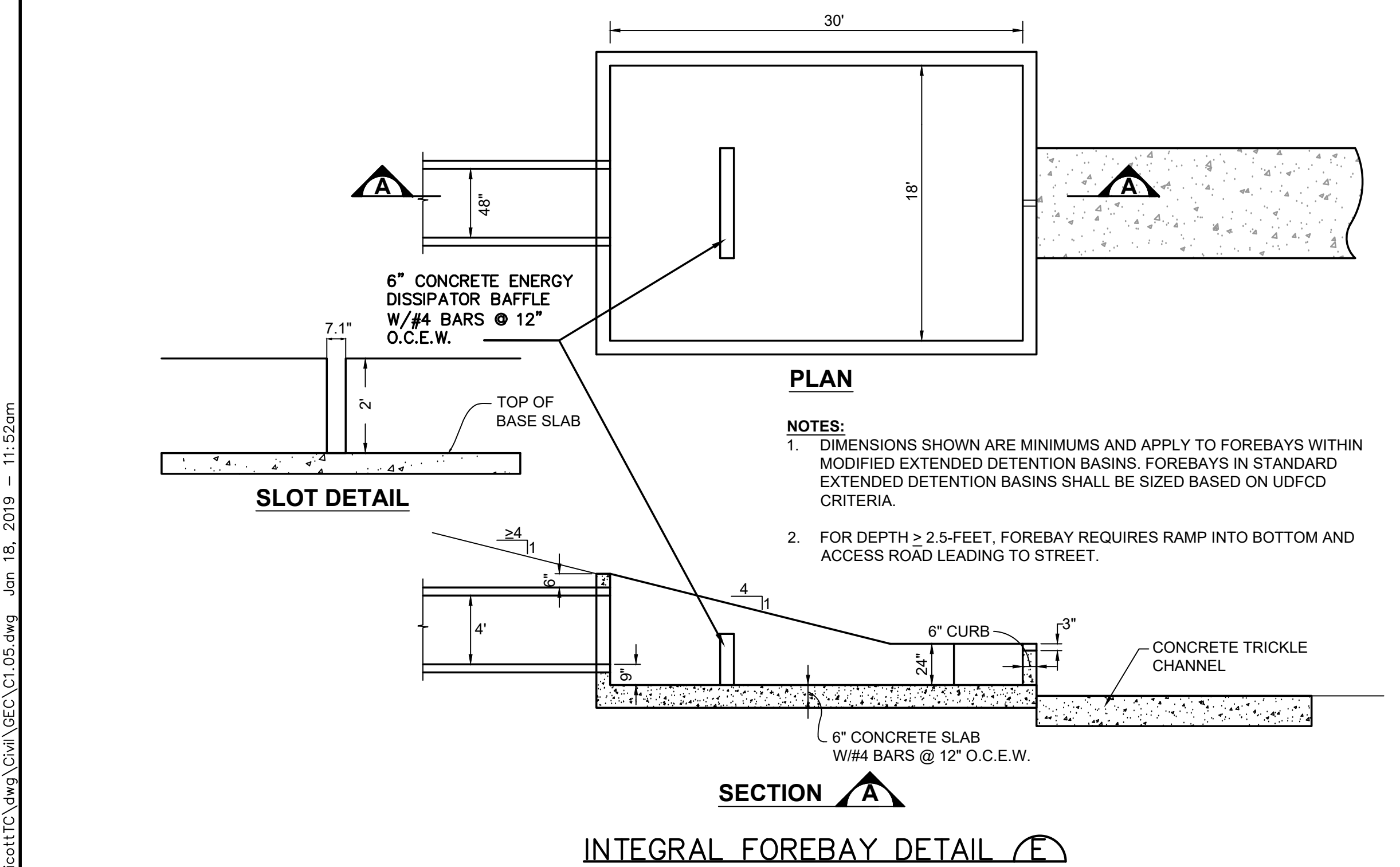
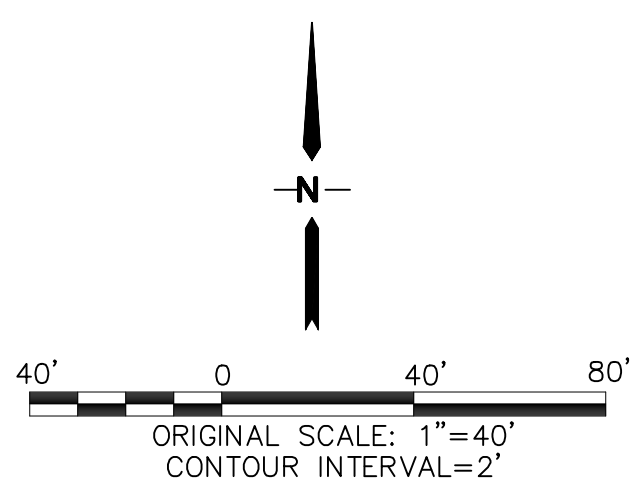
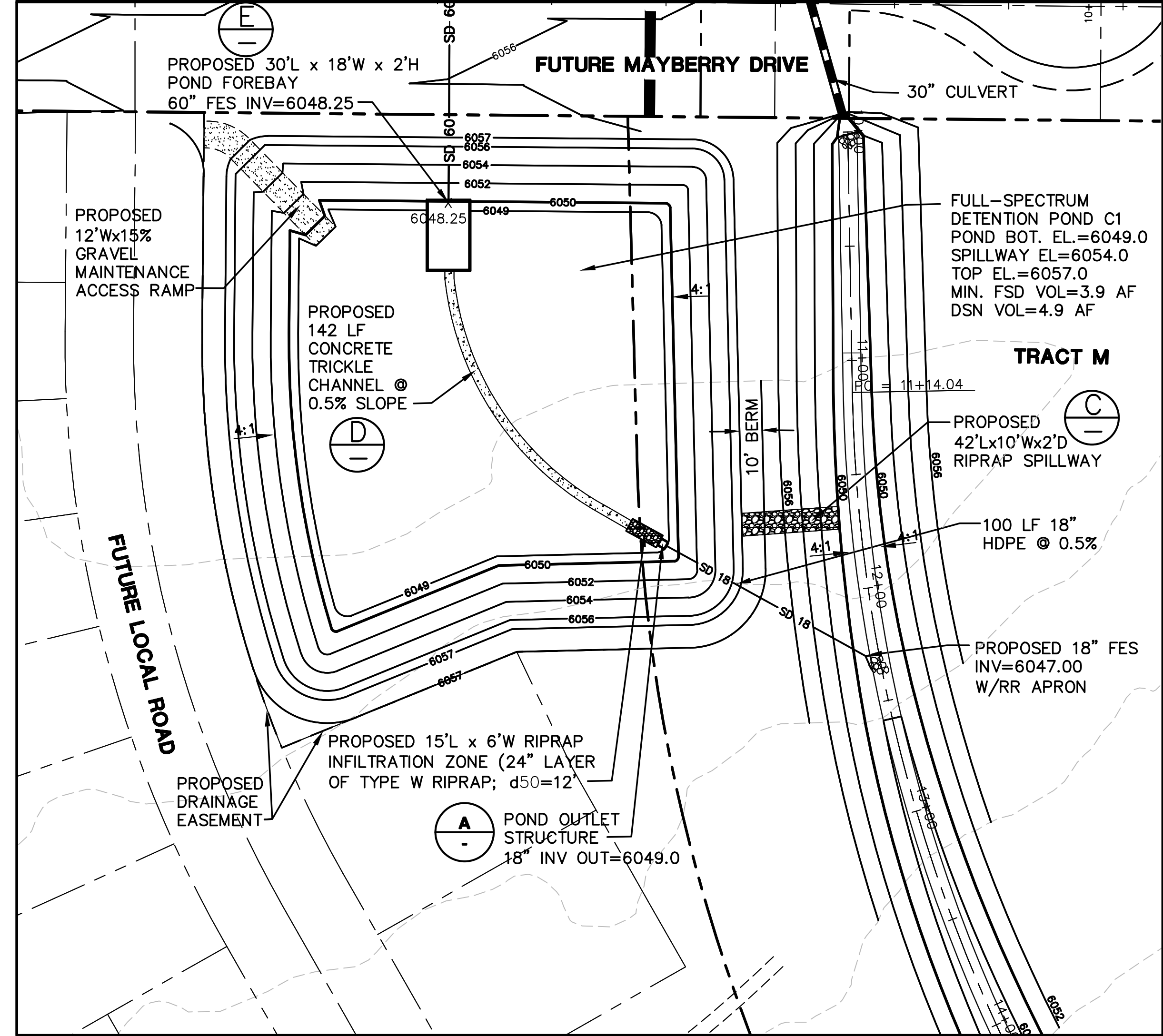


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL OR VISIT US IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

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
5	EPC COMMENTS	JPS	1/15/19

HORZ. SCALE:	NTS	DRAWN:	RMD
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:		CHECKED:	JPS
CREATED:	3/24/06	LAST MODIFIED:	1/15/19
PROJECT NO:	090001	MODIFIED BY:	BJJ

SHEET: C1.04

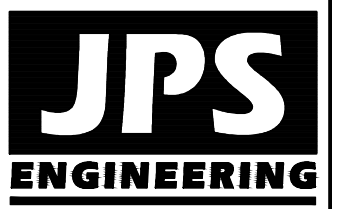


ELLICOTT TOWN CENTER - FILING NO. 1

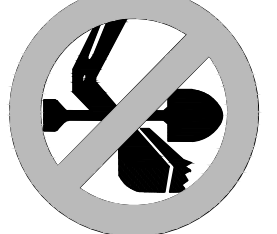
POND C1 PLAN & DETAILS

HORIZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 4/4/06	LAST MODIFIED: 1/15/19
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET:	

C1.05



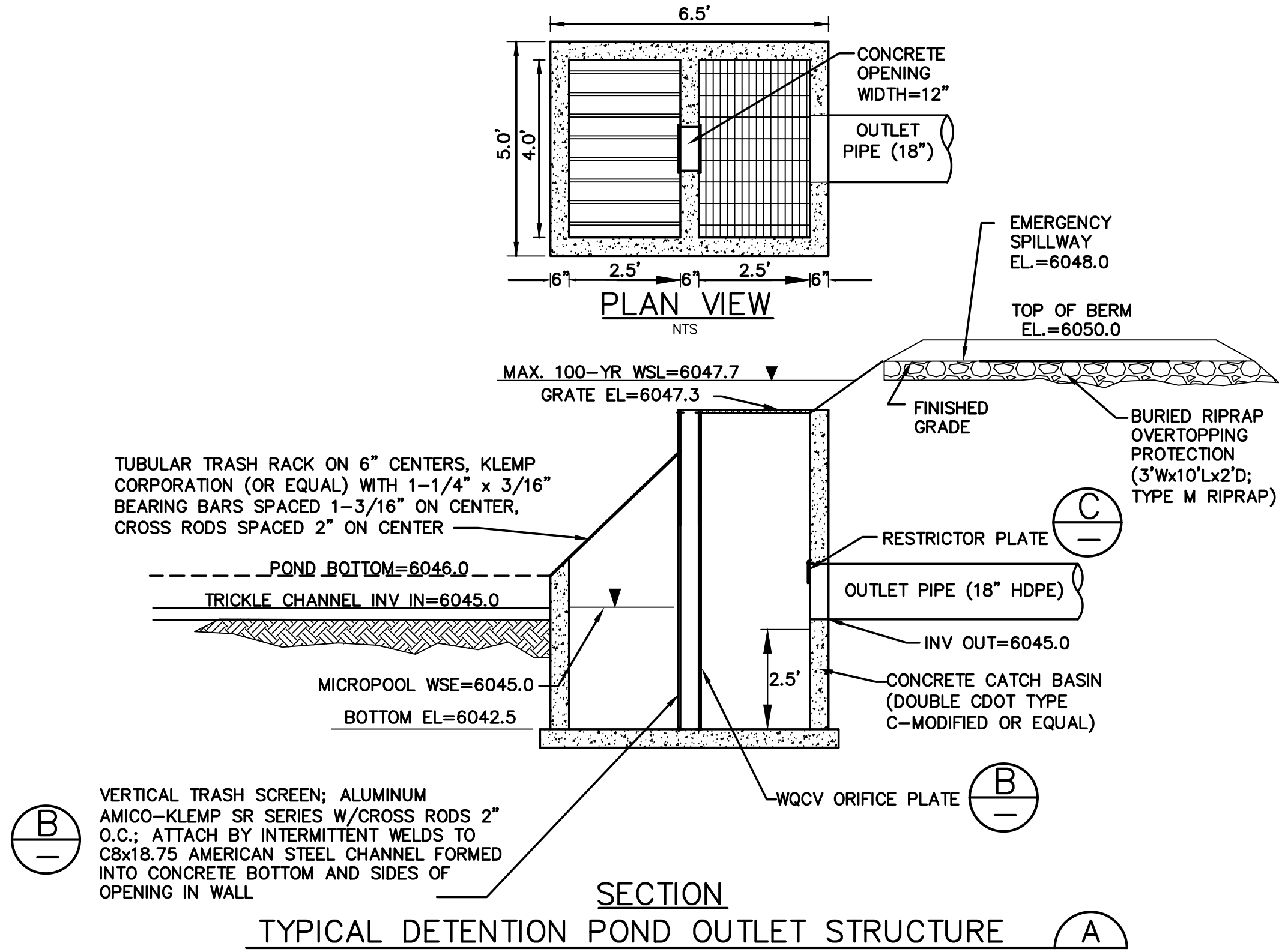
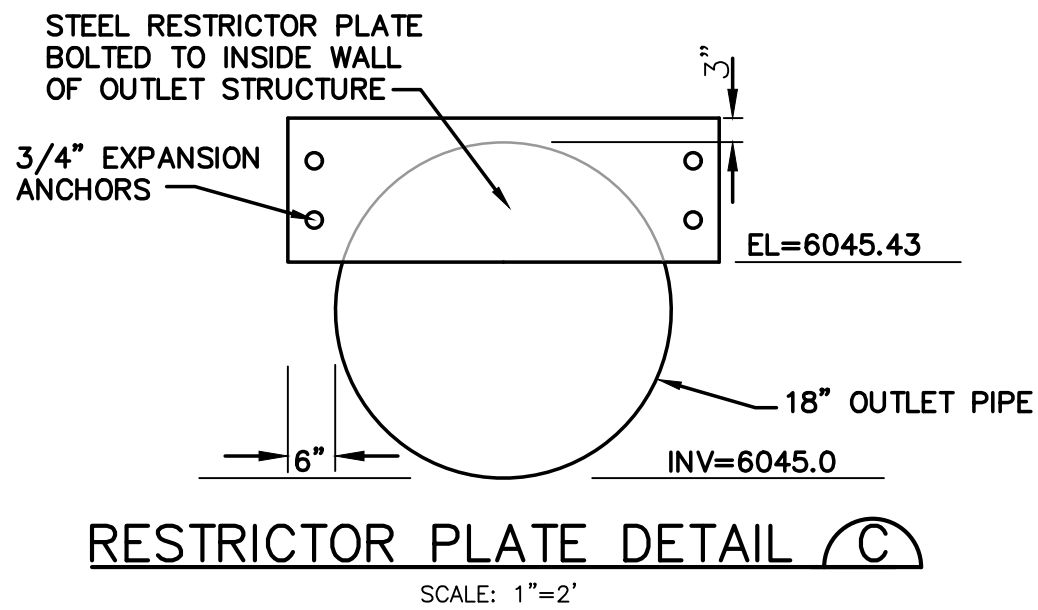
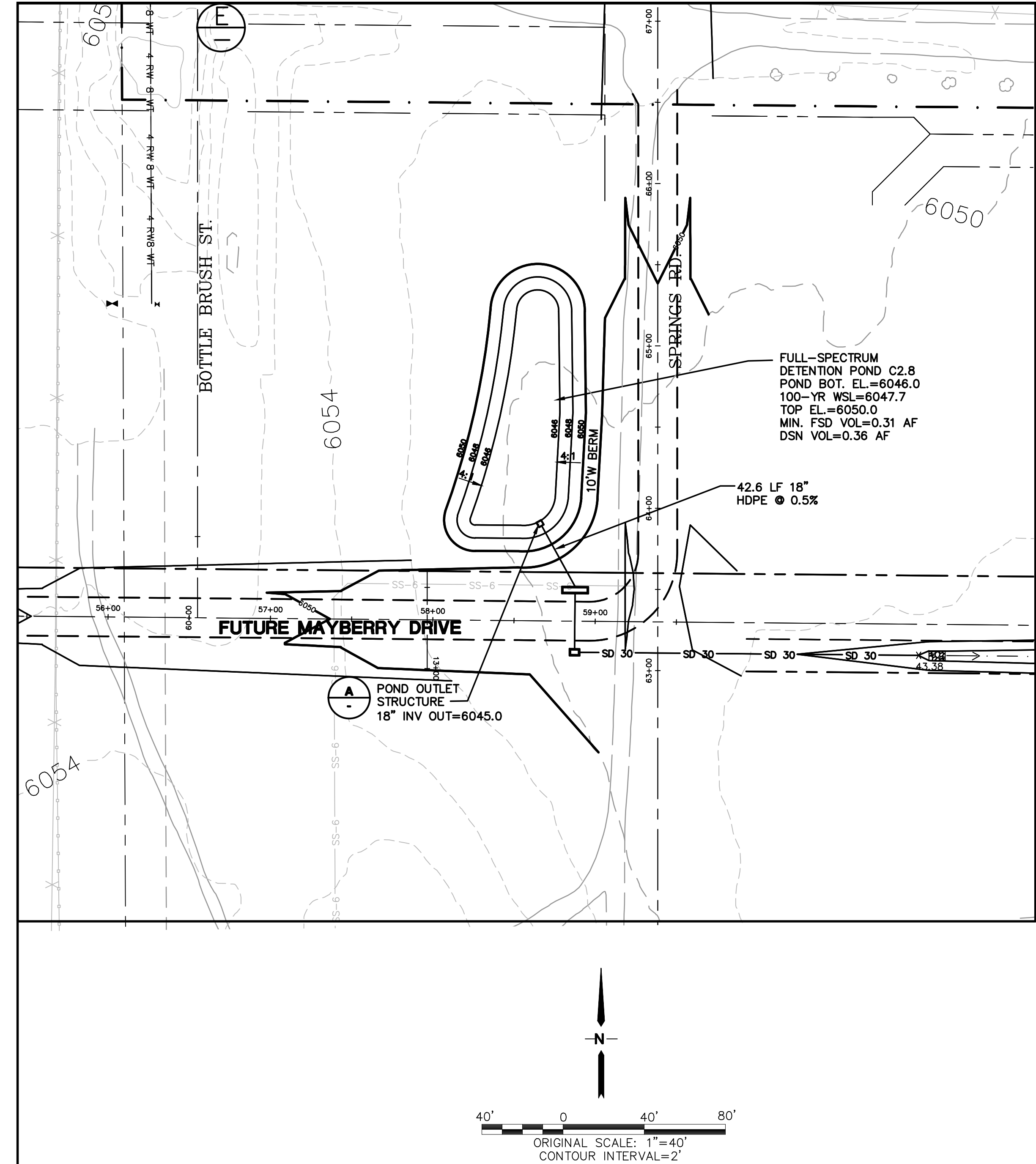
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No.	REVISION	BY	DATE
1	2018 SUBMITTAL	JPS	8/22/18
2	EPC COMMENTS	JPS	1/15/19

Z:\090001\Ellicott\TIC.dwg \GEC\CI.06.dwg Jun 18, 2019 -- 11:11am



- ORIFICE PLATE NOTES:
1. MINIMIZE THE NUMBER OF COLUMNS.
 2. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 3. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
- EURV AND WQCV TRASH RACKS:
1. WELL-SCREEN TRASH RACKS (FOR CIRCULAR ORIFICES) SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
 2. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.
- OVERFLOW TRASH RACKS:
1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
 2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
 3. TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
 4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

ORIFICE PLATE AND TRASH RACK DETAILS AND NOTES (B)

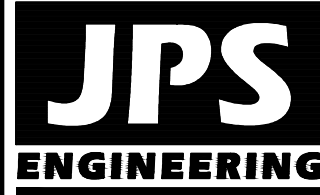
ELLICOTT TOWN CENTER - FILING NO. 1

POND C2.8 PLAN & DETAILS

HORIZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 1/15/19	LAST MODIFIED: 1/15/19
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET:

C1.06



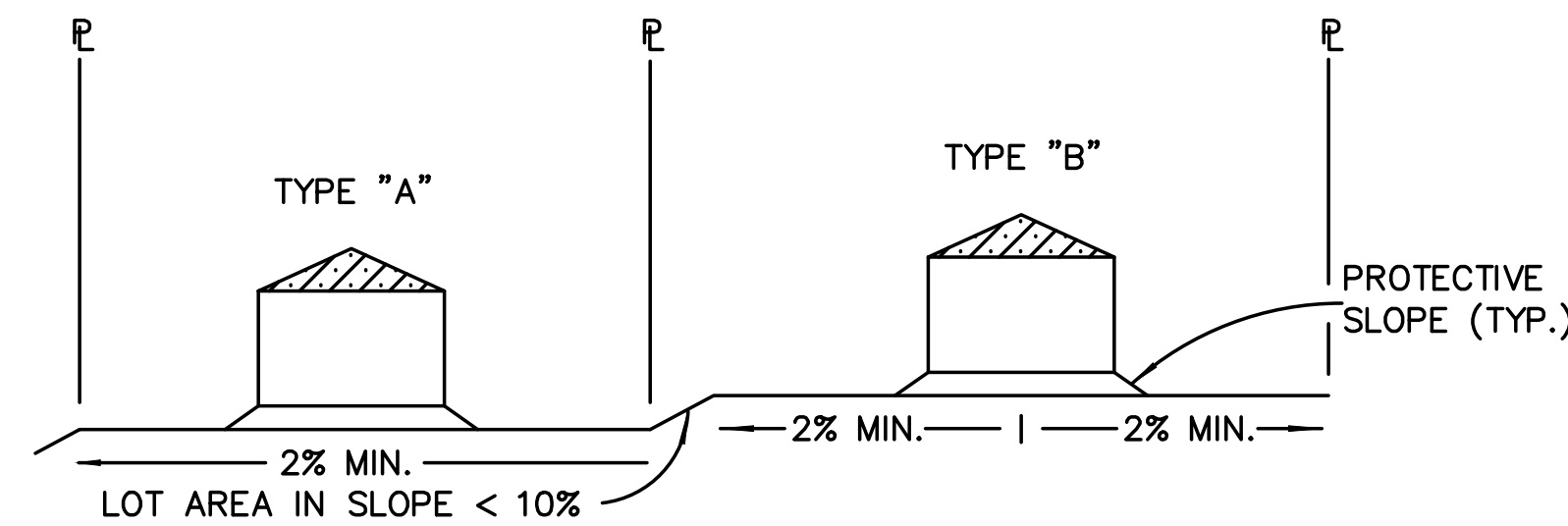
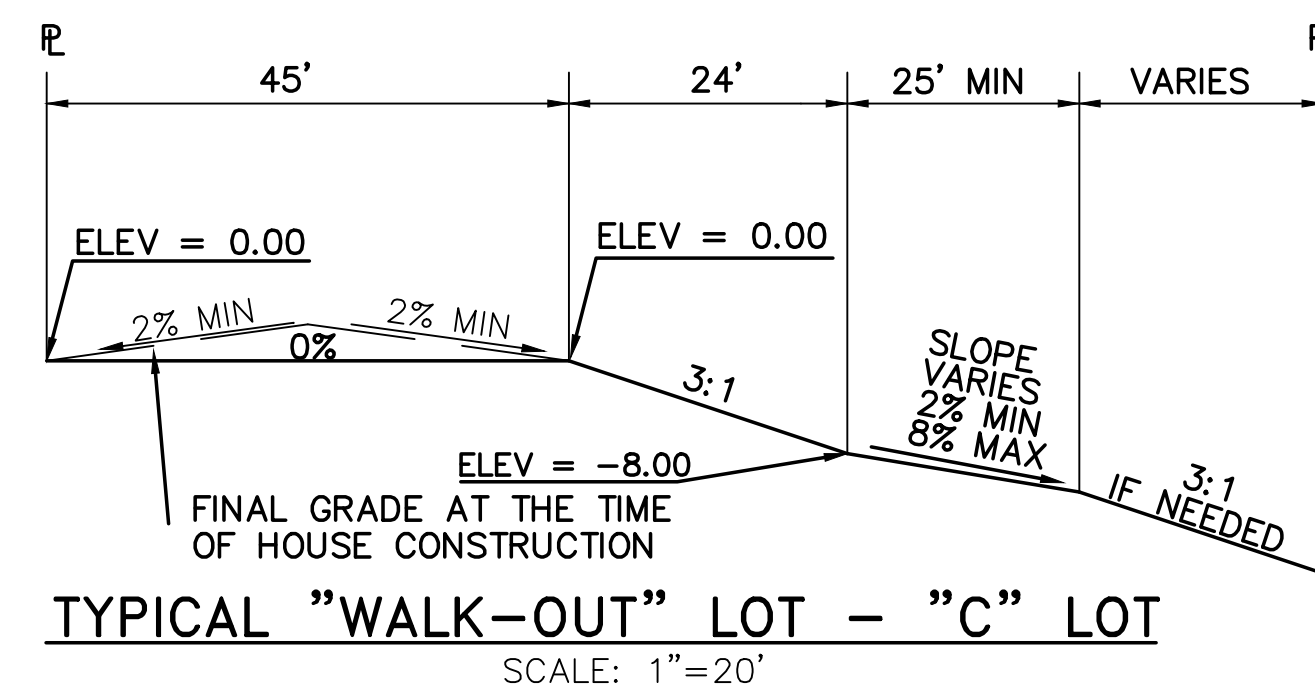
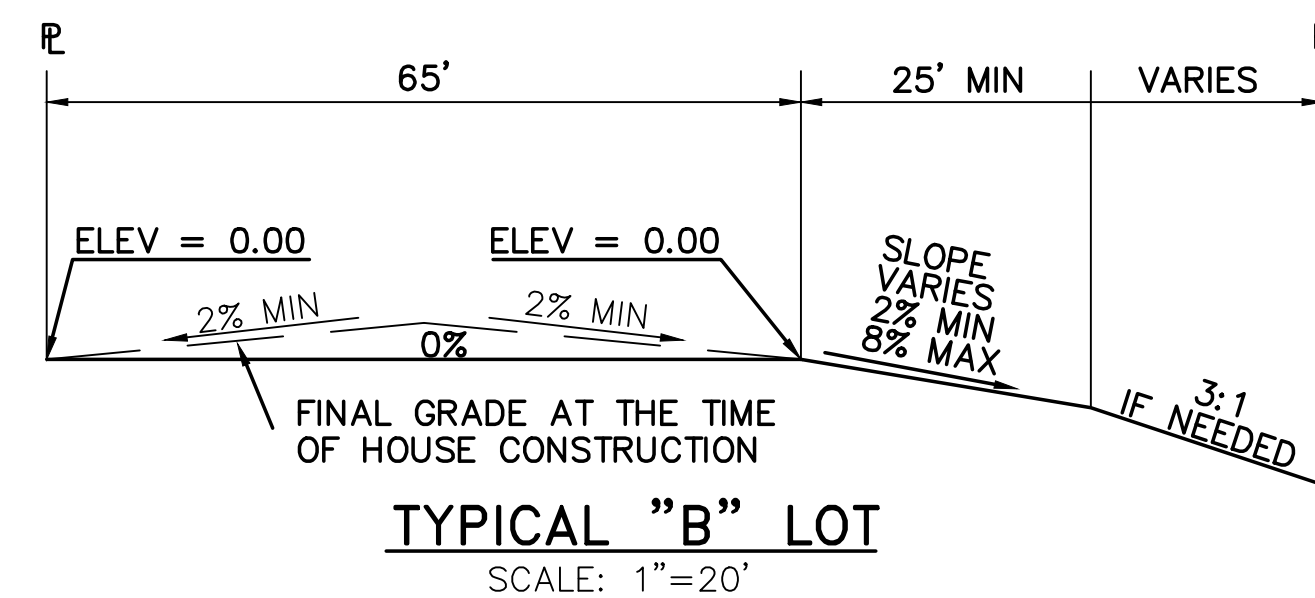
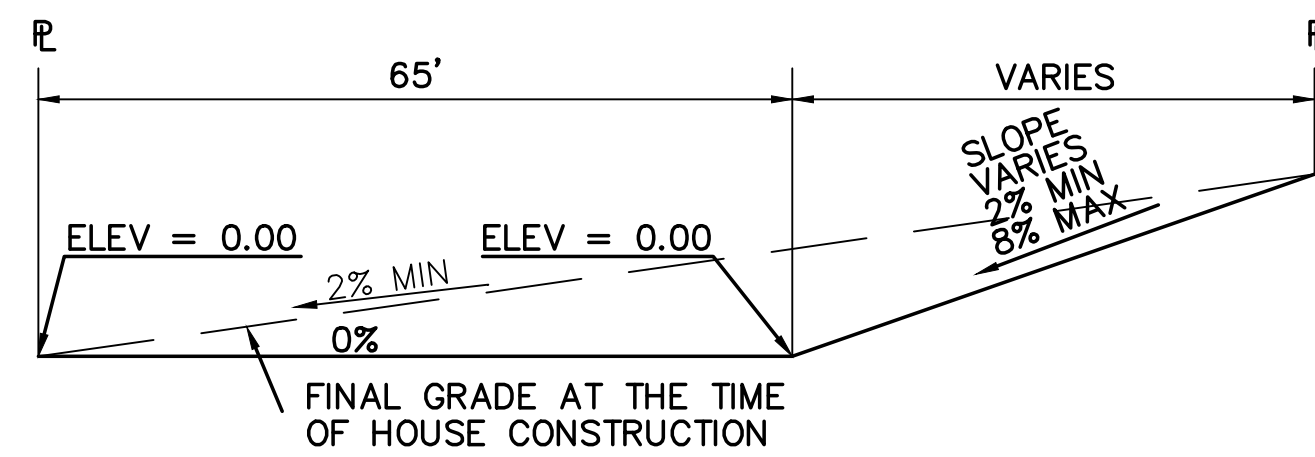
19 E. Willamette Ave.
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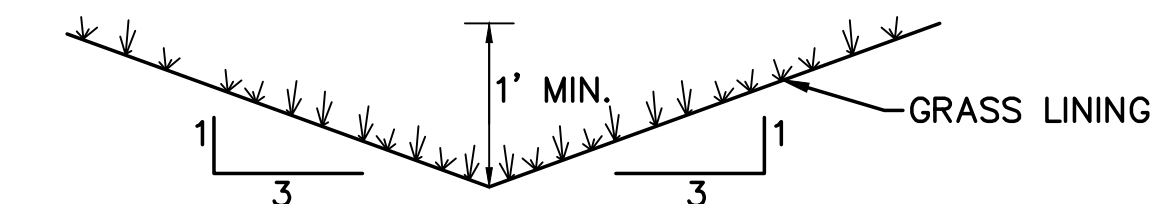
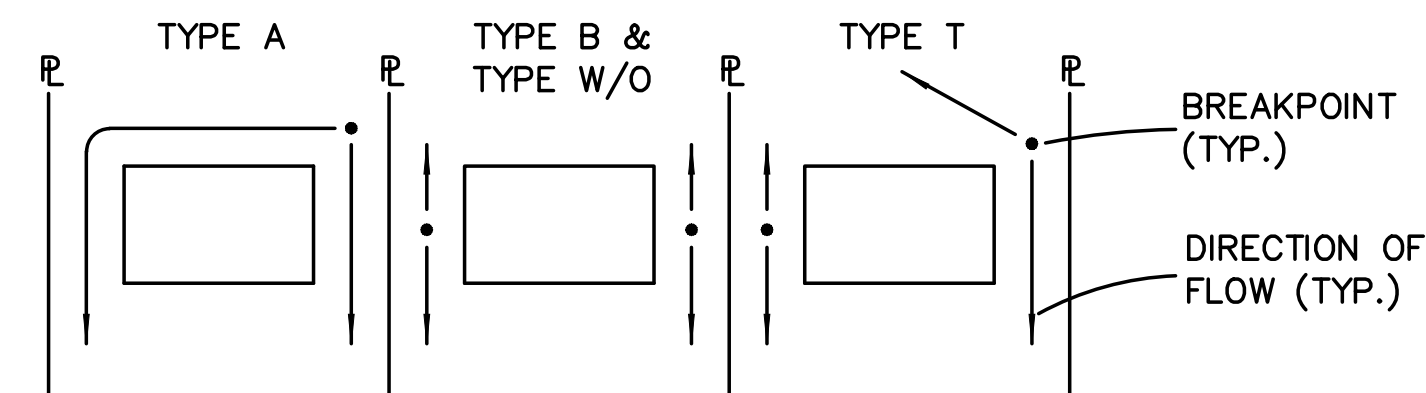


CALL UTILITY NOTIFICATION
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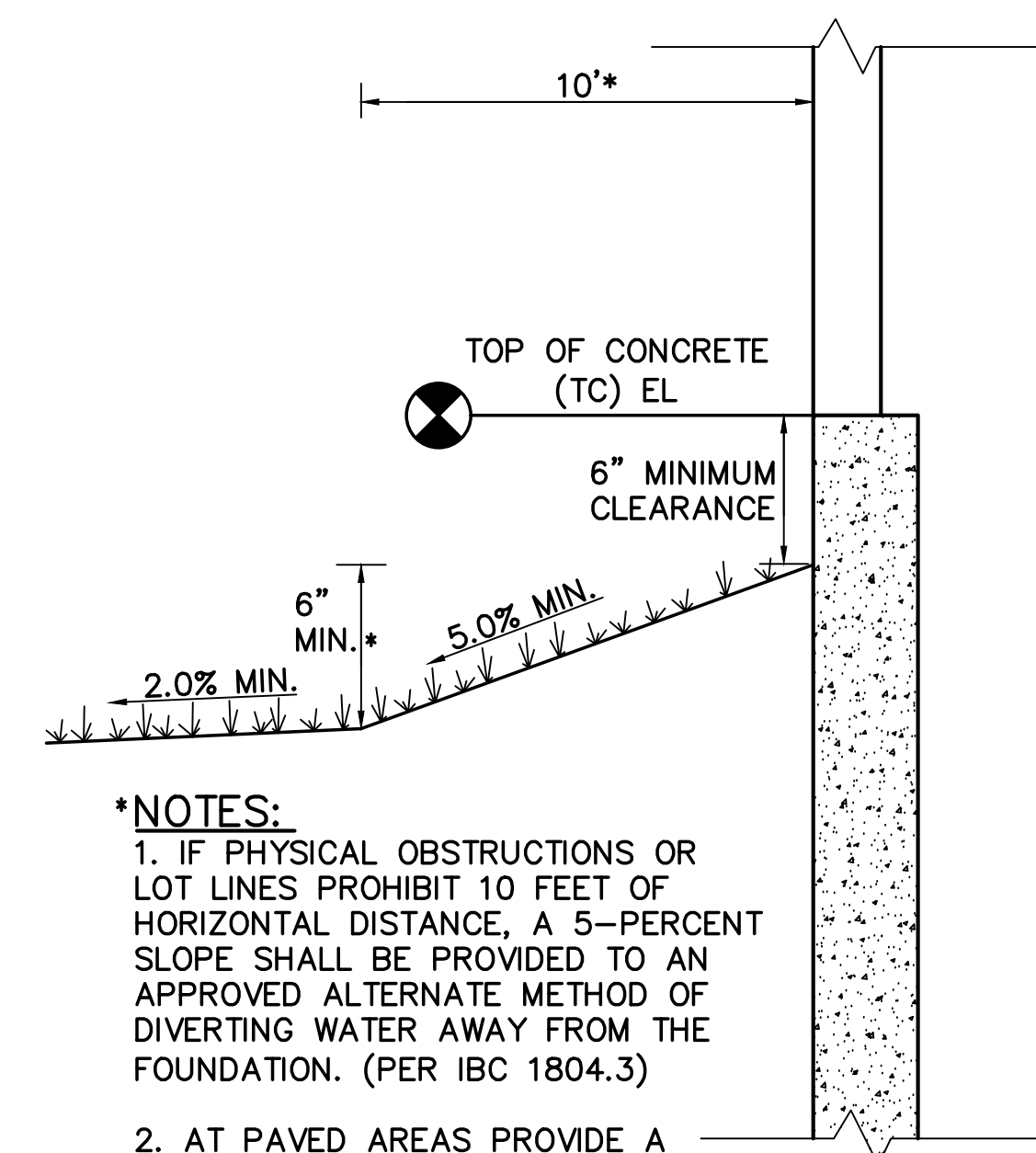
No.	REVISION	BY	DATE
1	2018 SUBMITTAL	JPS	8/22/18
2	EPC COMMENTS	JPS	1/15/19



NOTE:
FINAL GRADING TO COMPLY WITH H.U.D.
STANDARDS CONTAINED IN SECTION 310 AND
602 OF THE MINIMUM PROPERTY STANDARDS
(MPS) 4900.1, HANDBOOK 4140.3 CHG
(DATA SHEET 79g), IF APPLICABLE, AND
ALL LEGAL STANDARDS.



NOTE: BUILDERS AND OWNERS SHALL MAINTAIN PROPER PROTECTIVE SLOPES & SIDE/REAR LOT SWALES DURING AND AFTER HOME CONSTRUCTION.



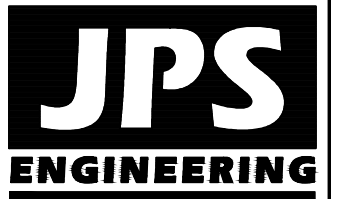
***NOTES:**
1. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. (PER IBC 1804.3)

NOTES:

1. LOT GRADING & DRAINAGE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT BUILDERS & OWNERS.

2. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE WITHIN EACH LOT AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE ON DOWNGRADIENT LOTS.



3. FINAL GRADING TO COMPLY WITH H.U.D. STANDARDS CONTAINED IN SECTION 310 AND 602 OF THE MINIMUM PROPERTY STANDARDS (MPS) 4900.1, HANDBOOK 4140.3 CHG (DATA SHEET 79g), IF APPLICABLE, AND ALL LEGAL STANDARDS.



19 E. Willamette Ave.
Colorado Springs, CO
80903

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



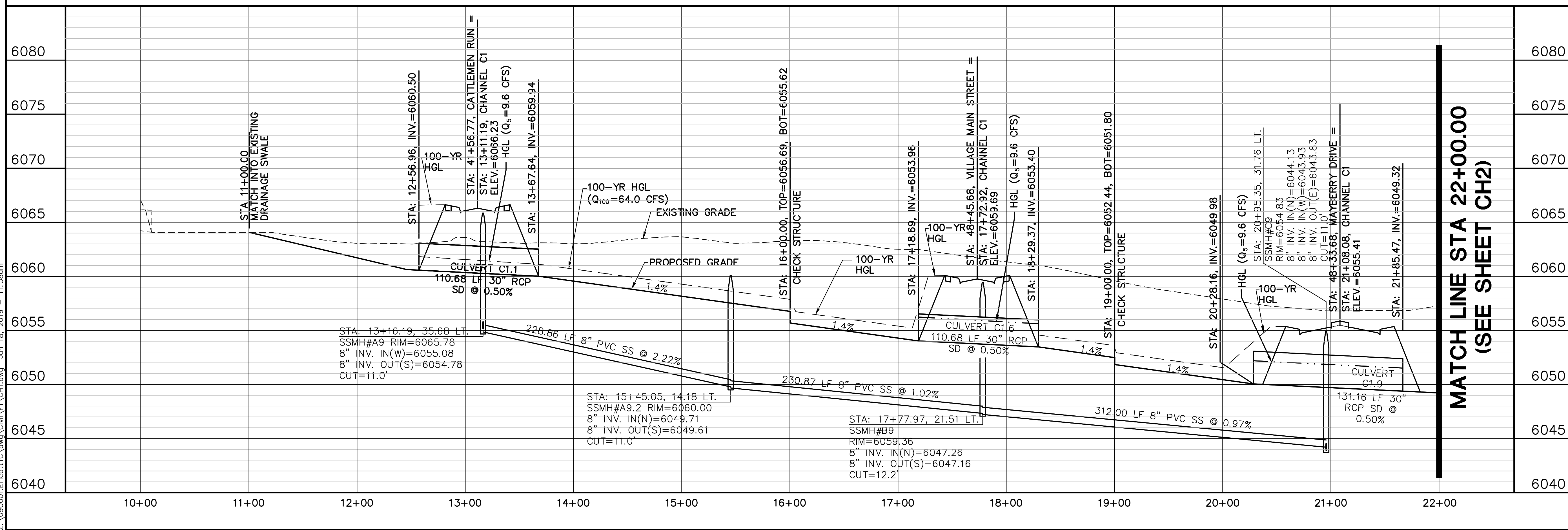
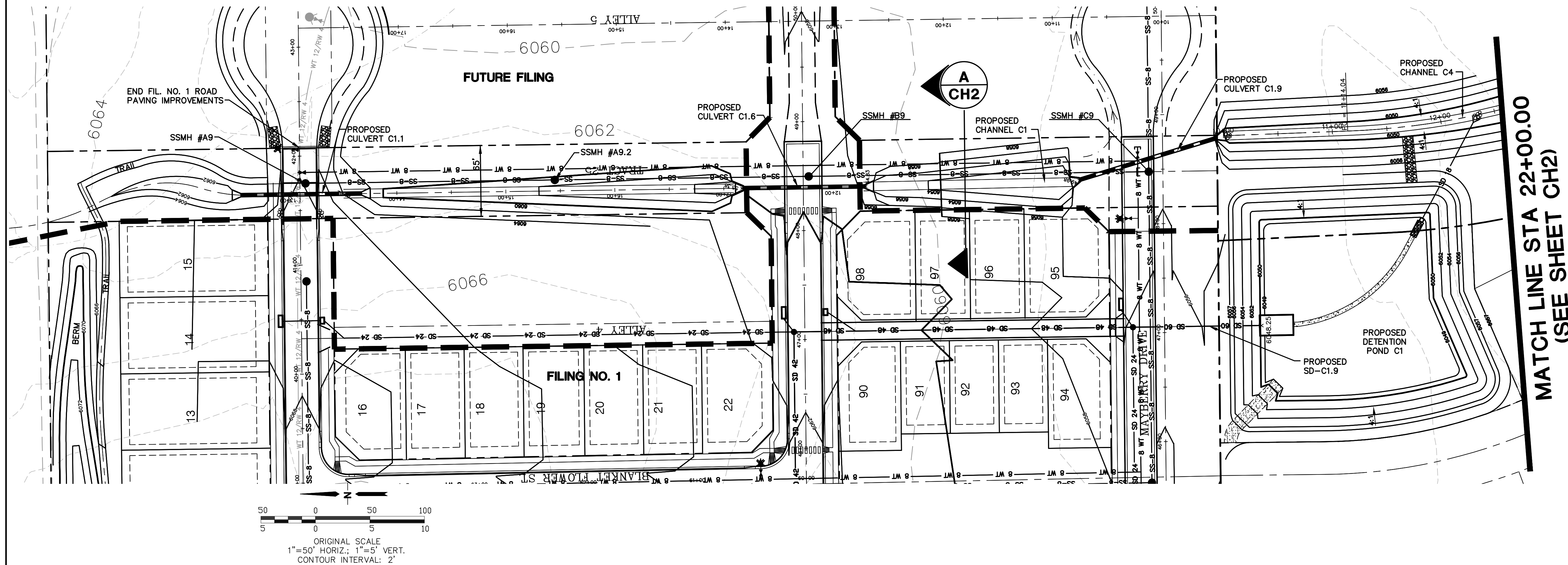
N _{o.}	REVISION	BY	DATE
	FINAL PLAT SUBMITTAL	JPS	4/19/06
	EPC COMMENTS	JPS	1/15/19

ELLCOTT TOWN CENTER - FILING NO. 1

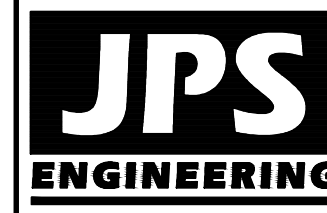
LOT GRADING NOTES & DETAILS

HORIZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	UP&E	CHECKED:	JPS
CREATED:	1/14/19	LAST MODIFIED:	1/15/19
PROJECT NO:	090001	MODIFIED BY:	BJJ

SHEET:

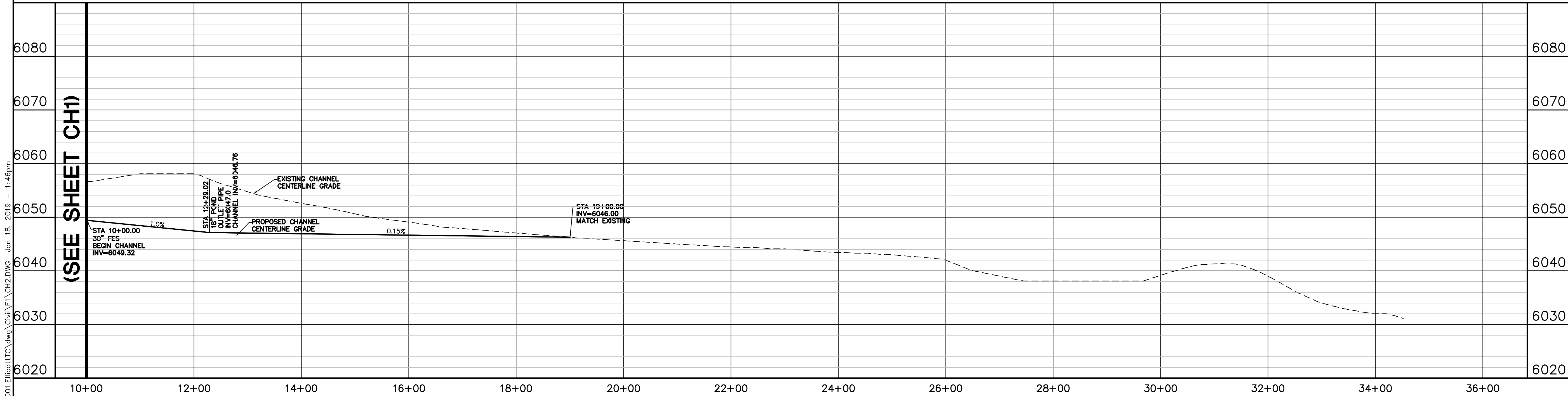
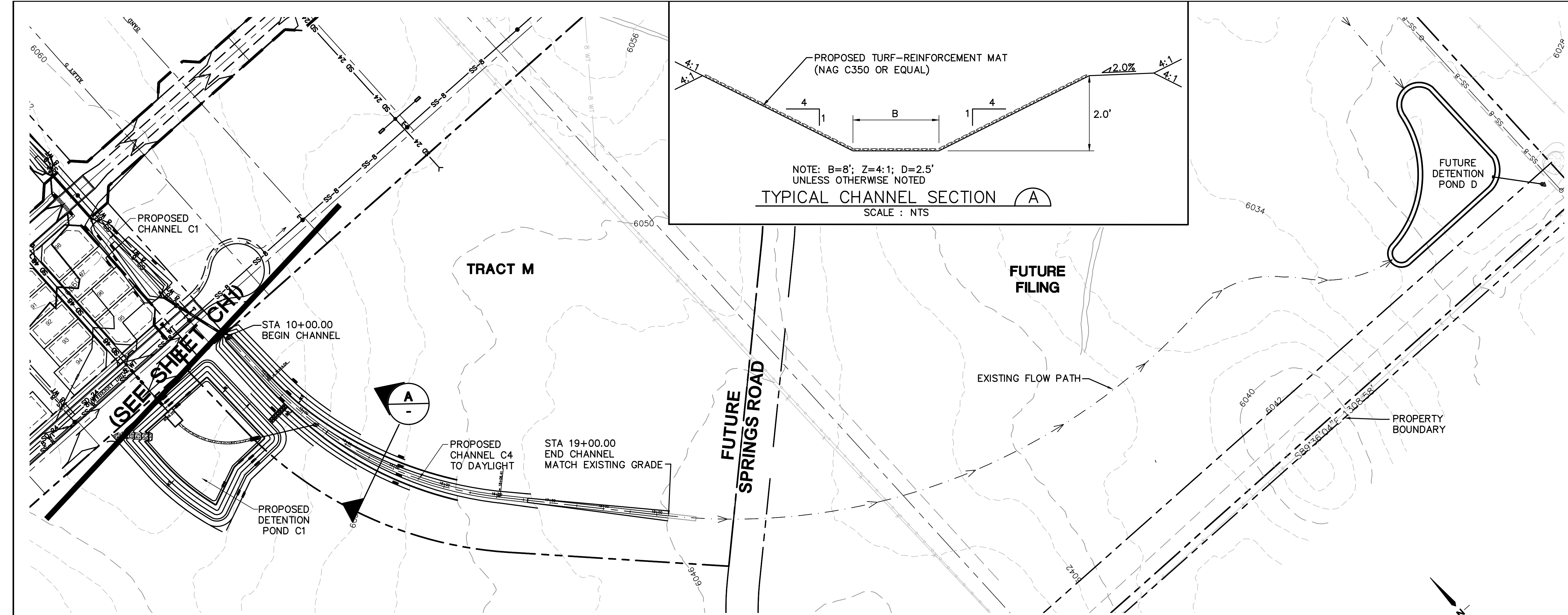


ELLCOTT TOWN CENTER - FILING NO. 1

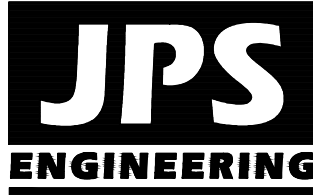


No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	4/19/06
B	2018 SUBMITTAL	JPS	8/22/18
C	EPC COMMENTS	JPS	1/15/19

HORZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 3/28/06	LAST MODIFIED: 1/15/19
PROJECT NO: 090001	MODIFIED BY: BJ



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Colorado Springs, CO
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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	2018 SUBMITTAL	JPS	8/22/18
2	EPC COMMENTS	JPS	1/15/19

CHANNEL C4
PLAN & PROFILE

HORZ. SCALE: 1"=100'	DRAWN: RMD
VERT. SCALE: 1"=10'	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 3/8/06	LAST MODIFIED: 1/15/19
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: CH2