

ELLICOTT TOWN CENTER

Filing No. 1

Construction Drawings

El Paso County, Colorado

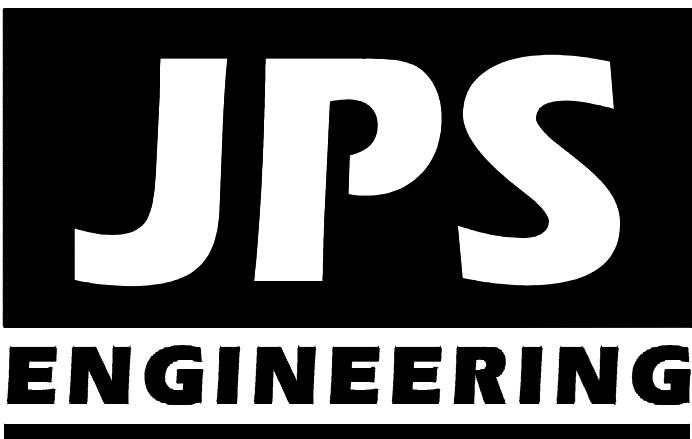
PREPARED FOR:

Colorado Springs Mayberry, LLC

32823 Temecula Parkway

Temecula, CA 92592

PREPARED BY:



PREPARED BY:

19 East Willamette Avenue
Colorado Springs, Colorado 80903

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 (REFERENCE CDOT ACCESS PERMIT NO. 212011)	Fire District: Ellicott...	

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

FIRE DEPARTMENT:

ELLICOTT FIRE PROTECTION DISTRICT DATE

COUNTY:

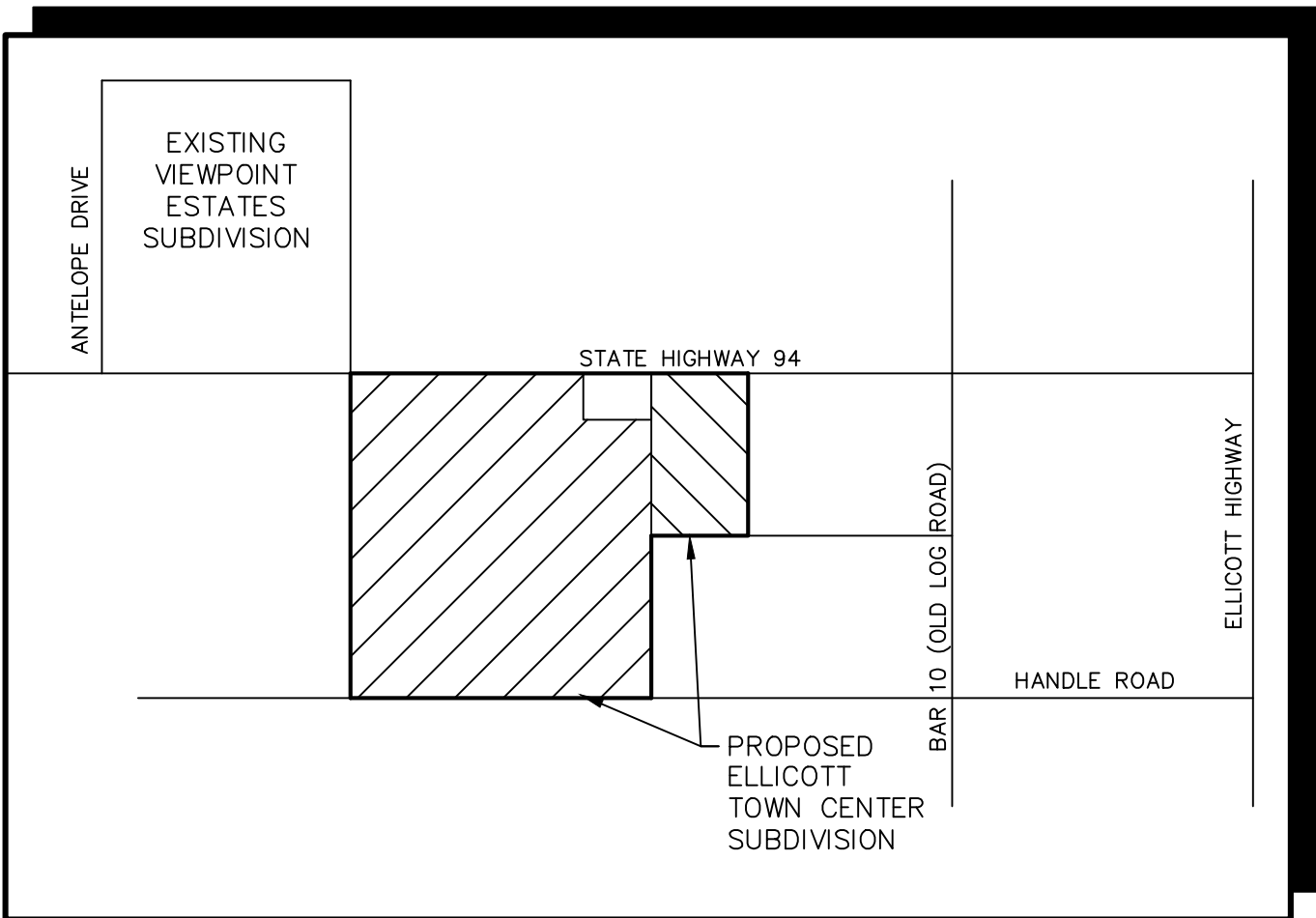
COUNTY PLAN REVIEW PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

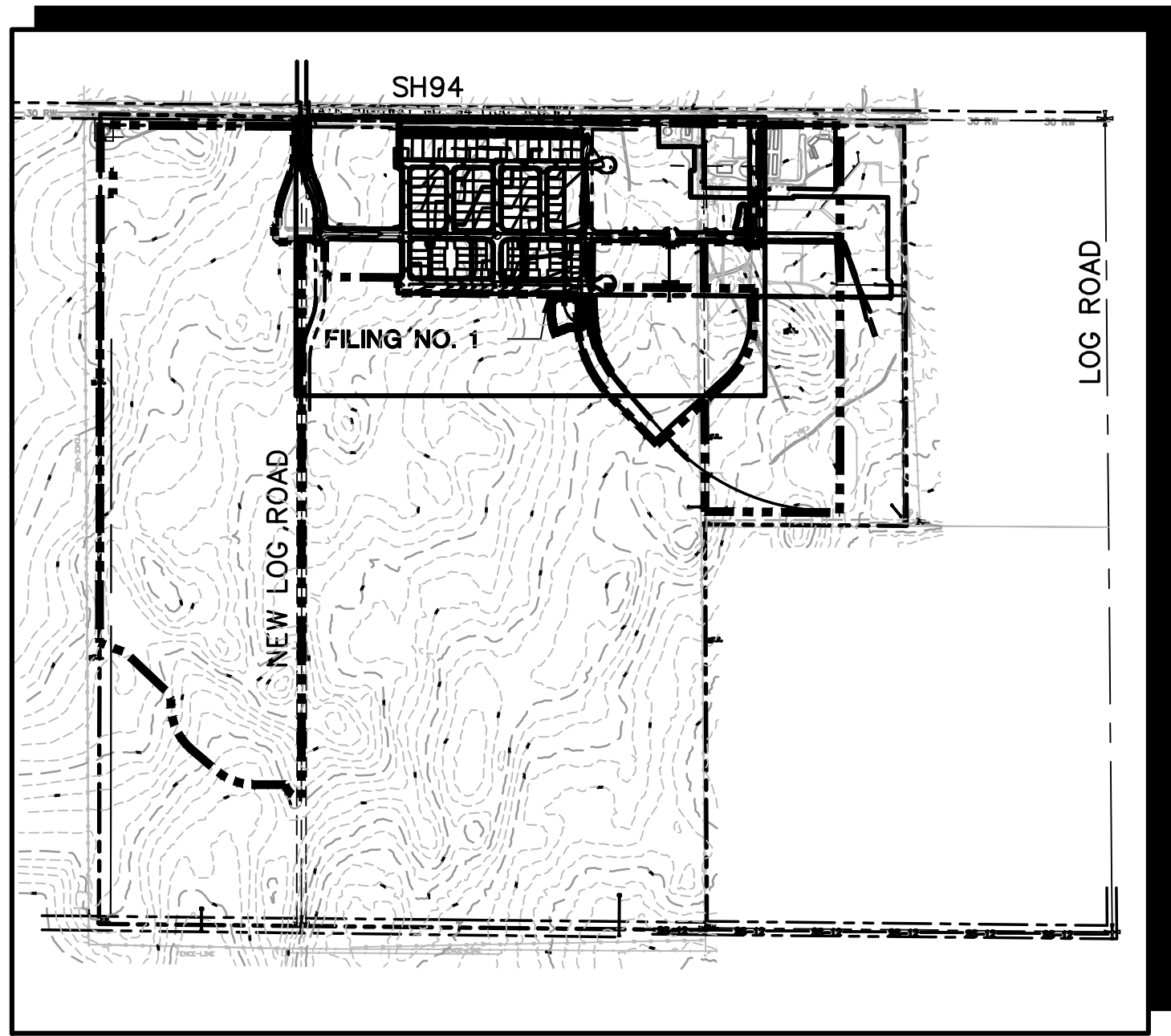
EL PASO COUNTY ENGINEER/DIRECTOR DATE

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\EllicottTTC.dwg\Civil\FL\G1.dwg Jan 17, 2019 - 1:23pm

Z:\090001.EllicottTTC.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:

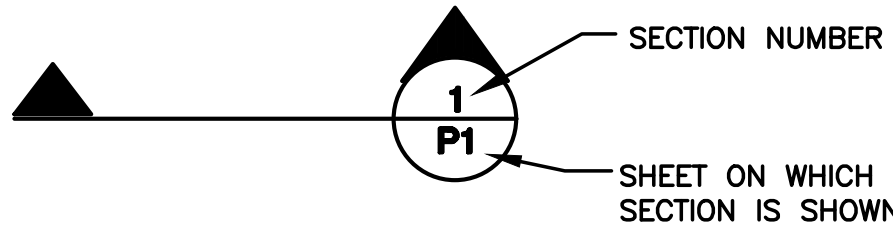
1. PRELIMINARY PLAN WAS APPROVED WITH 2004 VERSION OF ECM. IN CASE OF CONFLICT WITH CURRENT ECM DETERMINATION WILL BE MADE BASED ON 2004 VERSION.
2. REFER TO PREVIOUSLY APPROVED PUD & PRELIMINARY PLAN FILES FOR APPROVED DEVIATIONS.

Provide list of deviations applicable to this CD set.
See comment letter.

delete

LEGEND:

	NEW/EXISTING
	SECTION LINE – NEW/EXISTING
	EASEMENT LINE – NEW/EXISTING
	CONTOUR – NEW/EXISTING
	PROPERTY LINE – NEW/EXISTING
	FENCE – NEW/EXISTING
	OVERHEAD ELECTRIC LINE W/ POWER POLE NEW/EXISTING
	UNDERGROUND ELECTRIC LINE NEW/EXISTING
	UNDERGROUND ELECTRIC – NEW/EXISTING
	TELEPHONE – NEW/EXISTING
	GAS – NEW/EXISTING
	WATER – NEW/EXISTING



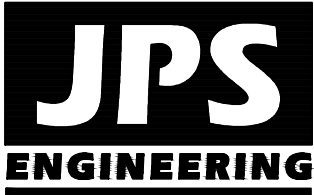
ELLICOTT TOWN CENTER - FILING NO. 1

GENERAL NOTES

HORZ. SCALE: 1"=200'	DRAWN: RMD
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



19 E. Willamette Ave.
Colorado Springs, CO
80903

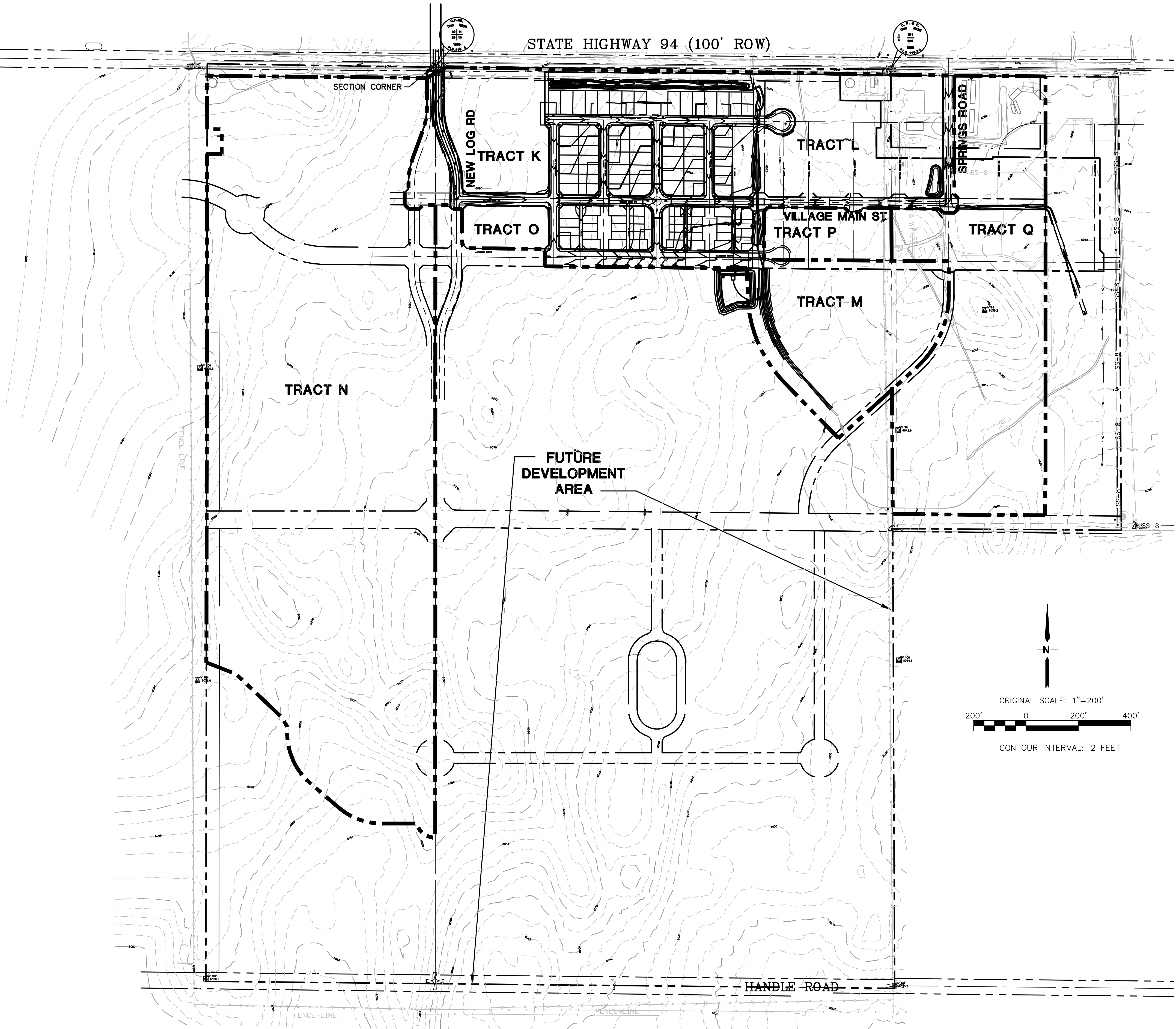
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL BEFORE YOU DIG
BEFORE ANY GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
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Z:\090001\Ellicott\TC.dwg\Civil\GEC\C1.DWG Jun 18, 2019 - 2:46pm

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.



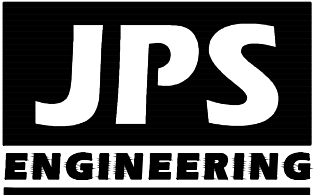
ELLICOTT TOWN CENTER - FILING NO. 1

OVERALL SITE PLAN

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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



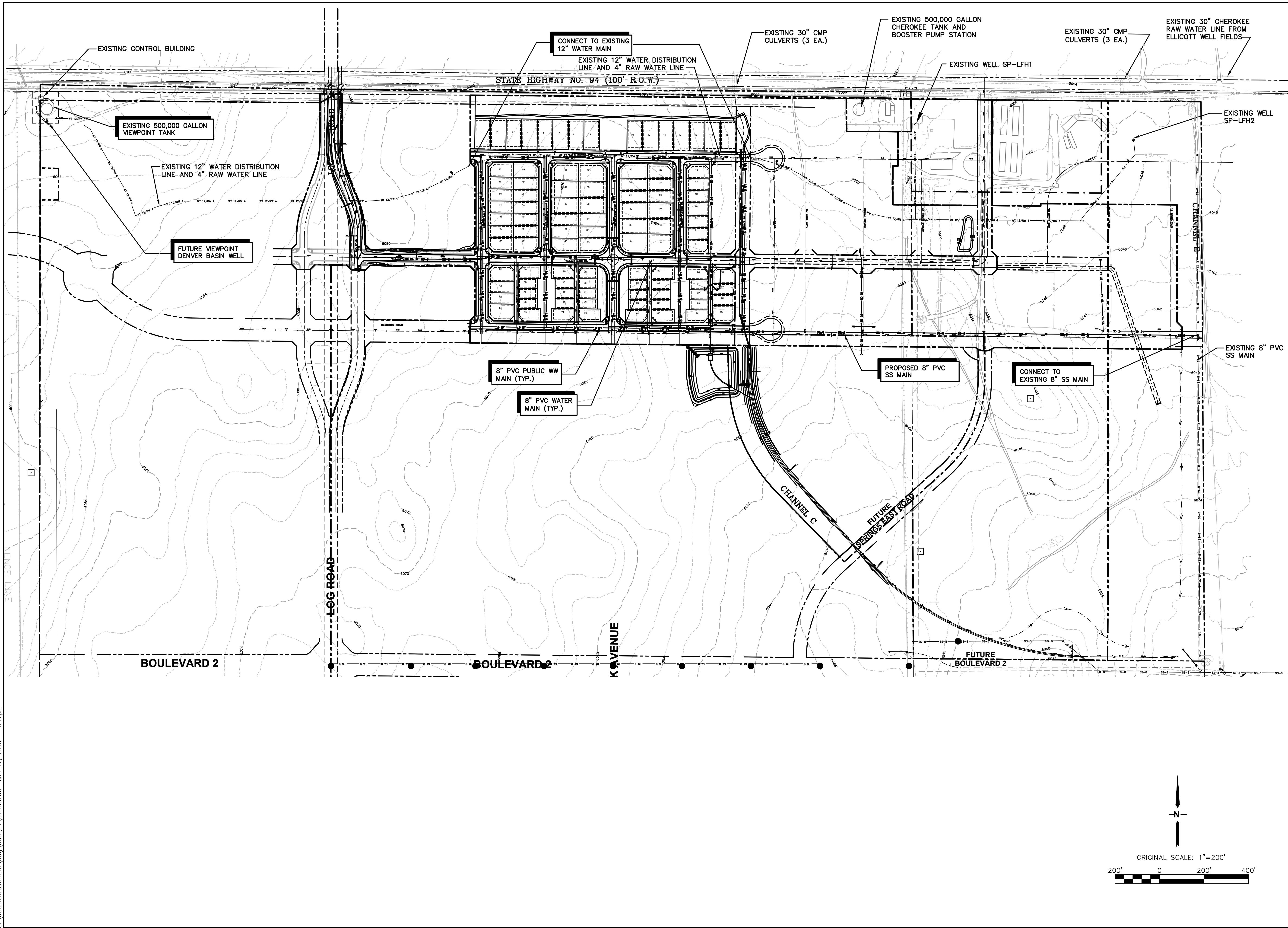
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No.	REVISION	BY	DATE
1	EPC COMMENTS	JPS	7/25/06
2	EPC COMMENTS	JPS	1/15/07
3	2018 SUBMITTAL	JPS	8/22/18
4	EPC COMMENTS	JPS	12/10/18
5	EPC COMMENTS	JPS	1/15/19

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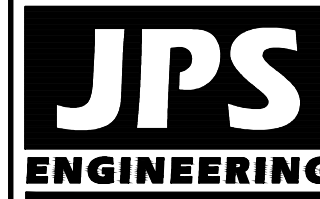


ELLICOTT TOWN CENTER - FILING NO. 1

PHASE 1 MASTER UTILITY PLAN

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VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	UP&E	CHECKED:	JPS
CREATED:	3/8/06	LAST MODIFIED:	1/15/19
PROJECT NO:	090001	MODIFIED BY:	BJJ

SHEET:
U1.01



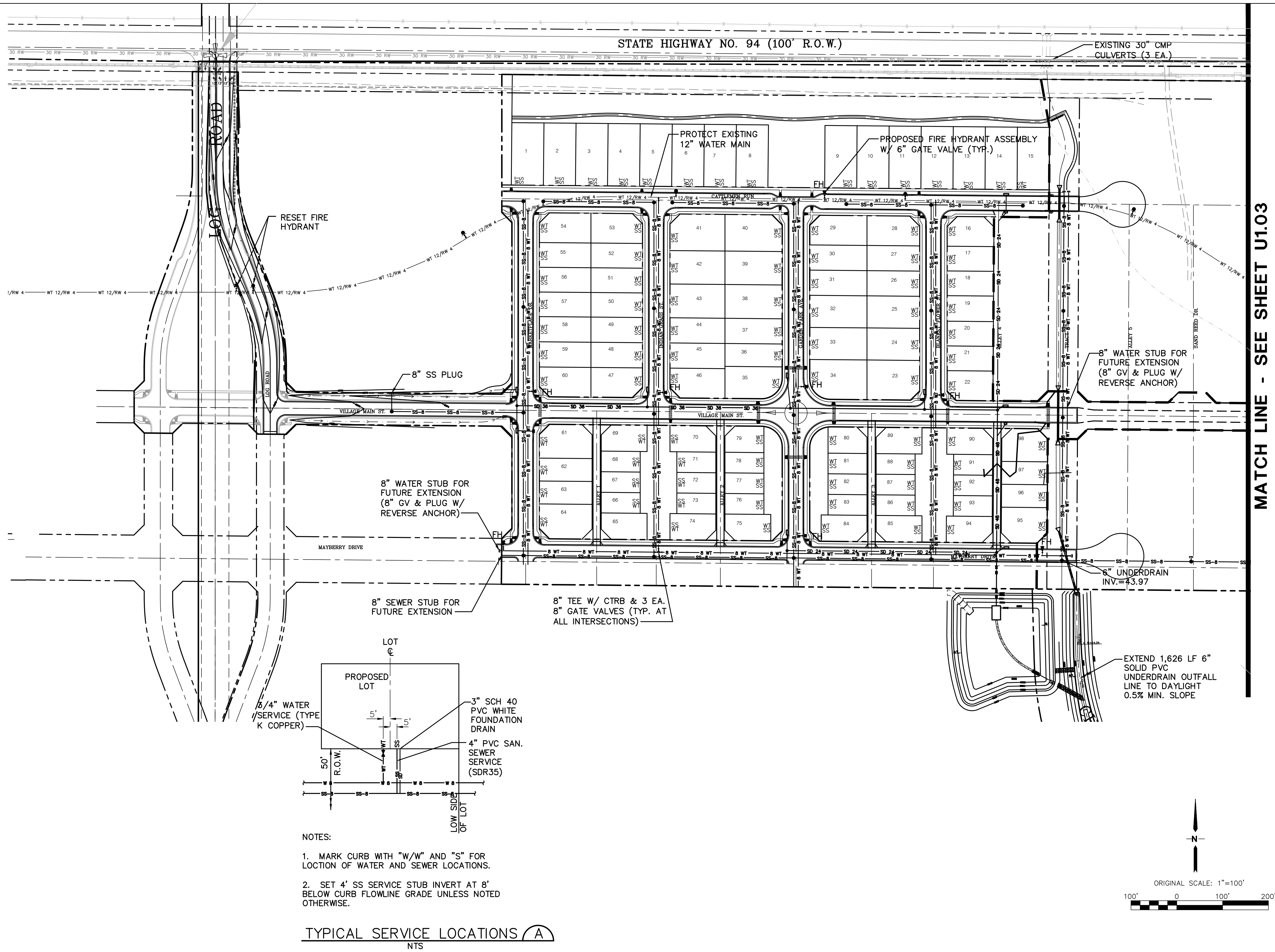
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FAX: 719-471-0766
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CALL UTILITY NOTIFICATION
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CALL 24 HOURS A DAY
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No.	REVISION	BY	DATE
1	FINAL 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
5	EPC COMMENTS	JPS	1/15/19

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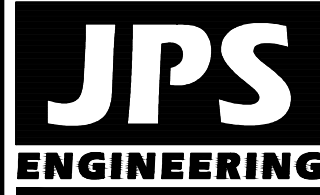


ELLICOTT TOWN CENTER - FILING NO. 1

PHASE 1 - UTILITY PLAN

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

SHEET: U1.02



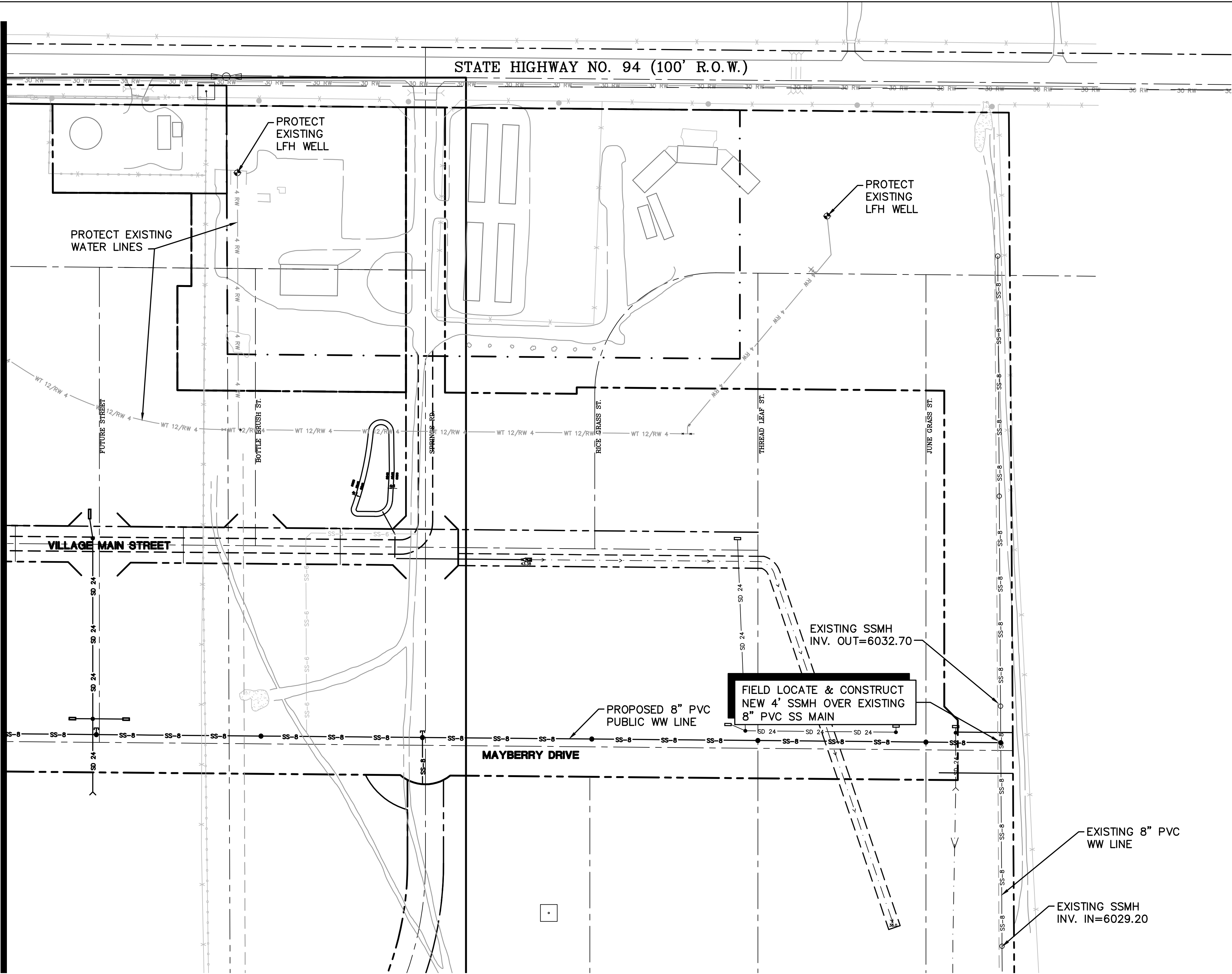
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4	2018 SUBMITTAL	JPS	8/22/18
5	EPC COMMENTS	JPS	1/15/19

MATCH LINE - SEE SHEET U1.02

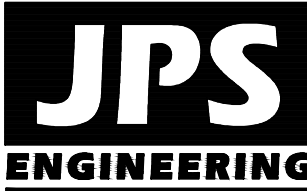


ELLICOTT TOWN CENTER - FILING NO. 1

PHASE 1 - EAST UTILITY PLAN

HORZ. SCALE:	1"=100'	DRAWN:	RMD
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	UP&E	CHECKED:	JPS
CREATED:	3/8/06	LAST MODIFIED:	7/15/19
PROJECT NO:	090001	MODIFIED BY:	BJJ

SHEET: U1.03



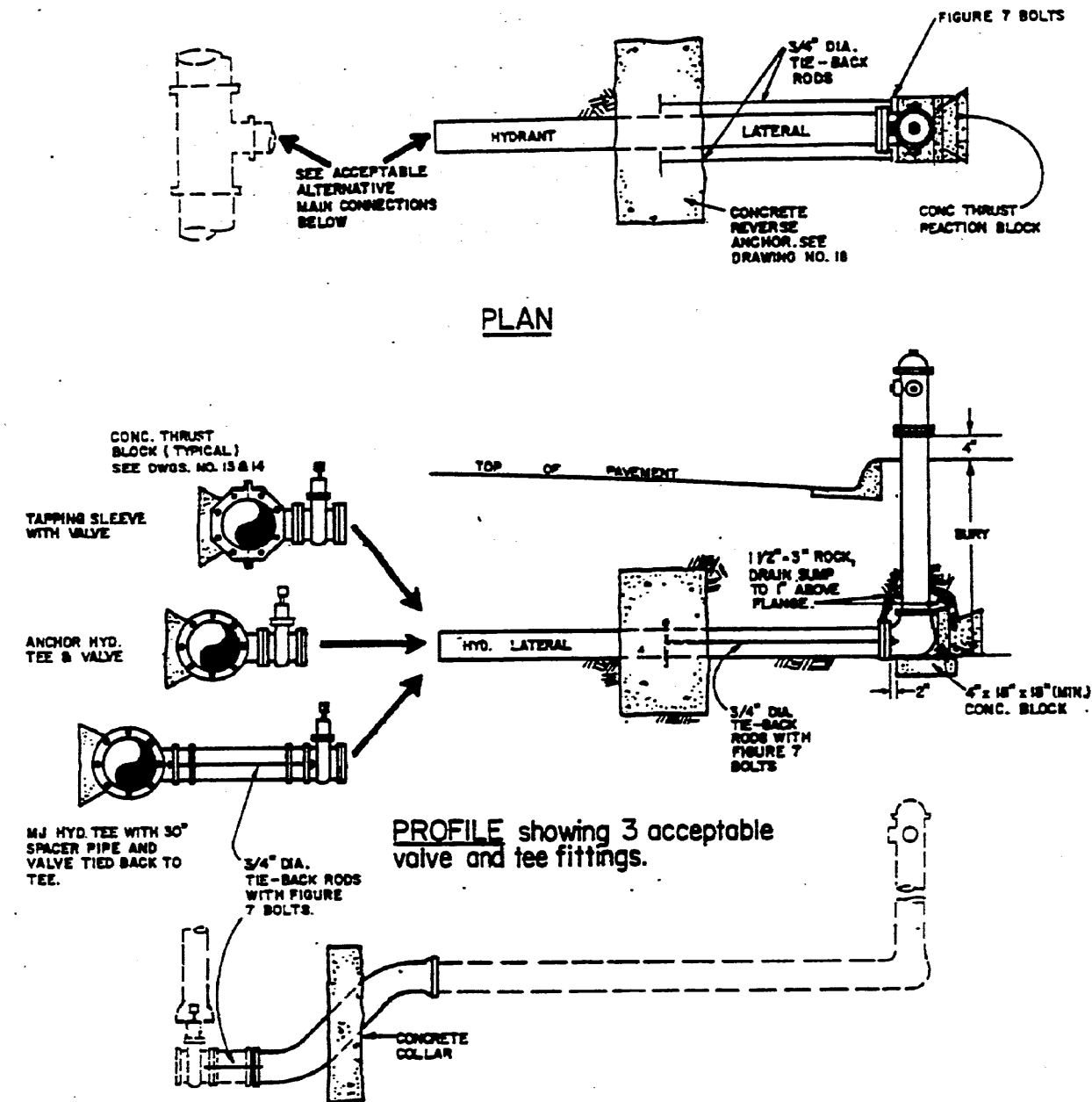
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www.jpsegr.com



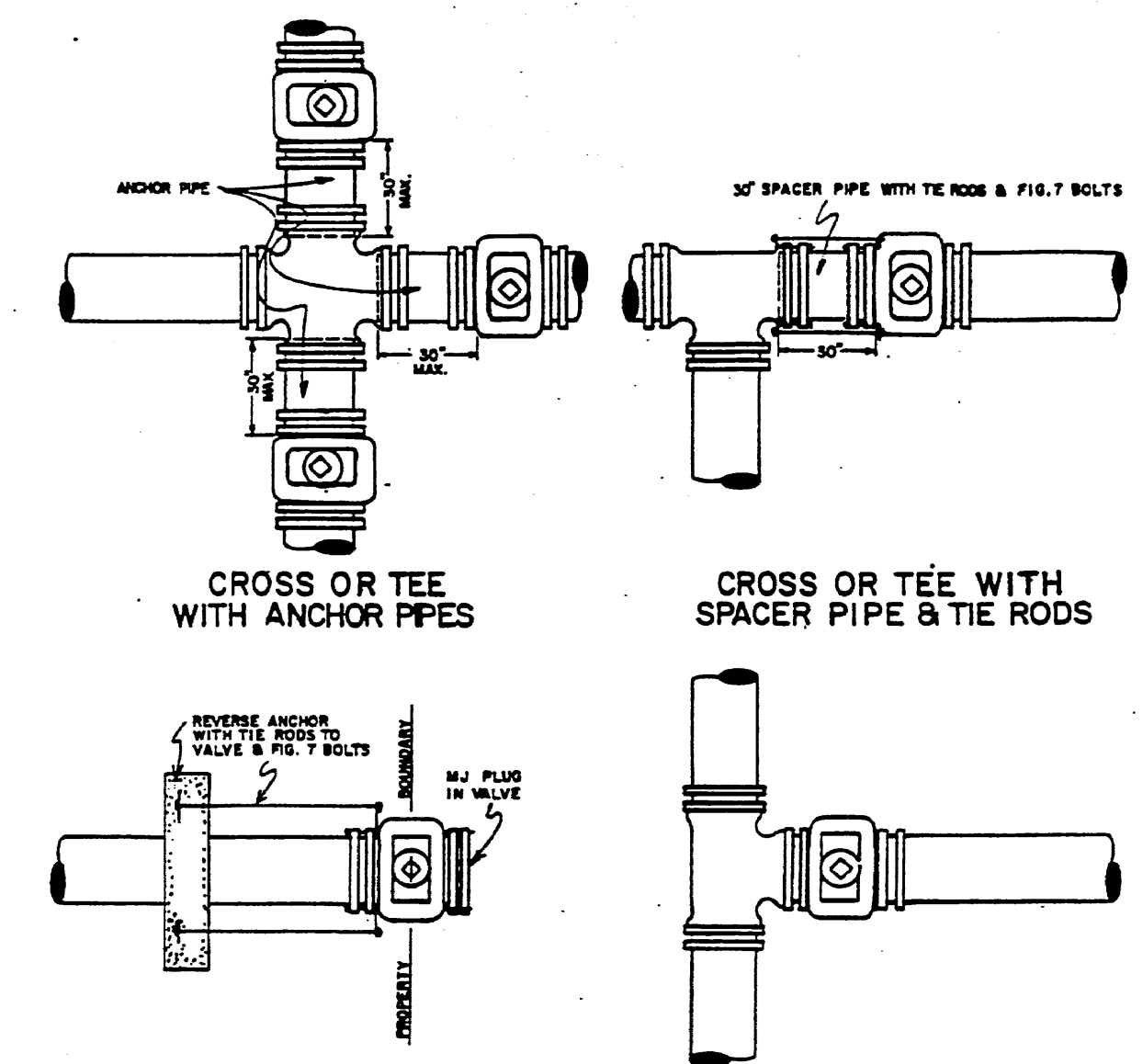
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5	EPC COMMENTS	JPS	1/15/19

Z:\090001\Ellicott\TTC.dwg Civil FT U2.dwg Jan 17, 2019 - 1:12pm



TYPICAL FIRE HYDRANT DETAIL (1)
NOT TO SCALE

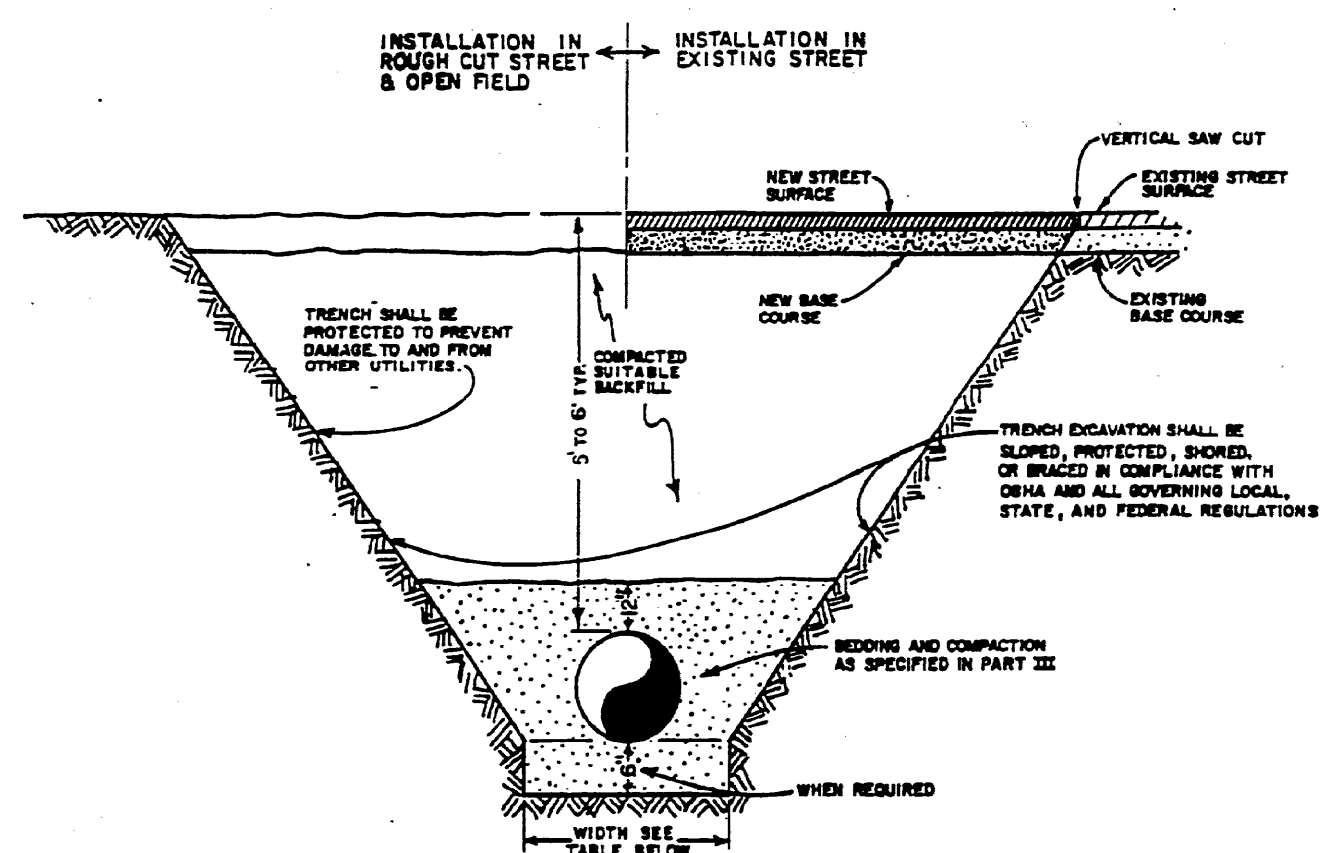


TYPICAL WATER VALVE DETAILS (4)
NOT TO SCALE

GENERAL NOTES:

- 1) ON ANY VALVE INSTALLATION THE INSPECTOR MAY REQUIRE VALVE TO BE ANCHORED BY RODS OR REVERSE ANCHOR. 3/4" IN. ALL THREAD RODS WILL BE USED WITH FIG. 7 BOLTS UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
- 2) ANCHOR PIPE MAY BE SUBSTITUTED FOR SPACER PIPE & RODS.
- 3) THE CONCRETE REVERSE ANCHORS USED SHALL BE SIZED AS INDICATED ON DWG. NO. 18.

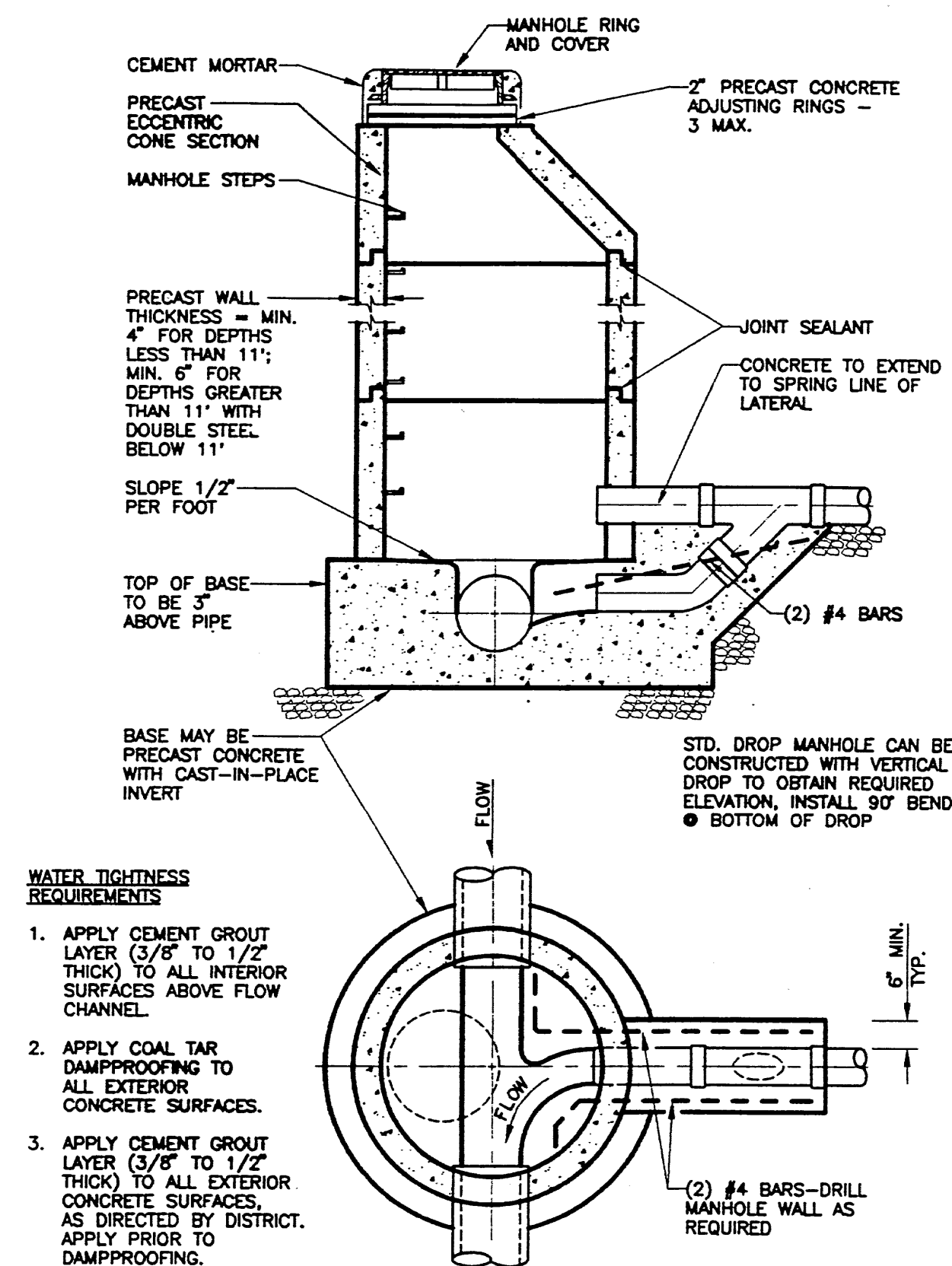
*SEE DRAWINGS NO. 27 & 28 AND SECTION 4.11 FOR APPLICATION OF MECHANICAL JOINT RESTRAINTS.



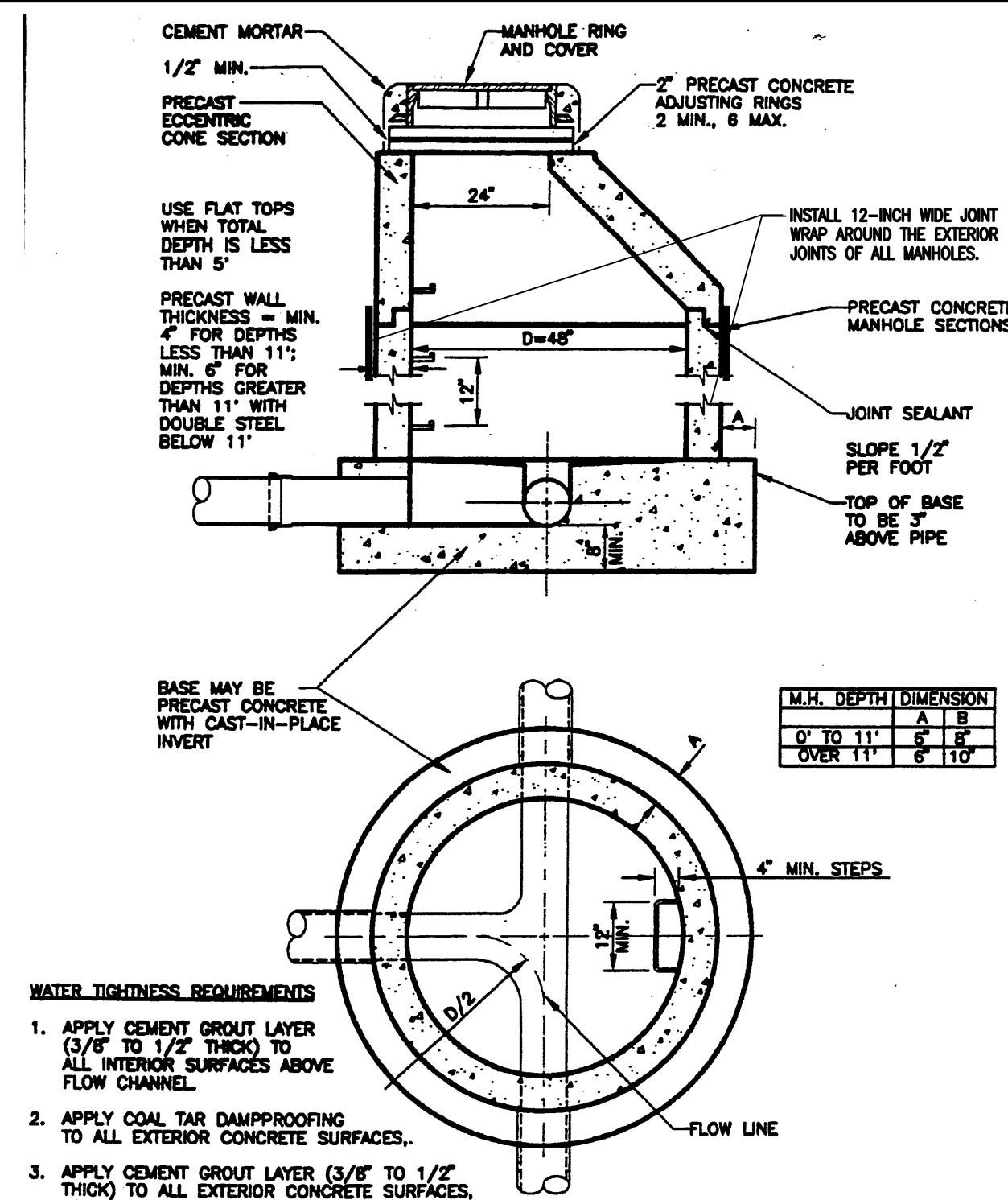
TYPICAL TRENCH SECTION (2)
NOT TO SCALE

BOTTOM OF TRENCH WIDTH		
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-0"	3'-0"
6"	1'-0"	3'-0"
8"	1'-0"	3'-0"
12"	2'-0"	4'-0"
16"	2'-0"	4'-0"
20"	2'-0"	5'-0"
24"	3'-0"	5'-0"
30"	3'-0"	6'-0"
36"	4'-0"	6'-0"

AN OVER EXCAVATED TRENCH SHALL BE REFILLED AND THOROUGHLY COMPACTED UNDER THE DIRECTION OF THE DISTRICT.
UNDER NO CIRCUMSTANCES WILL PIPE BE LAID IN A PROPOSED FILL AREA PRIOR TO IT BEING COMPLETELY FILLED. THE FILL WILL BE PLACED FIRST TO PROPOSED GRADE AND COMPACTED AS REQUIRED. A TRENCH THEN WILL BE EXCAVATED AND THE PIPE INSTALLED IN THE USUAL MANNER.

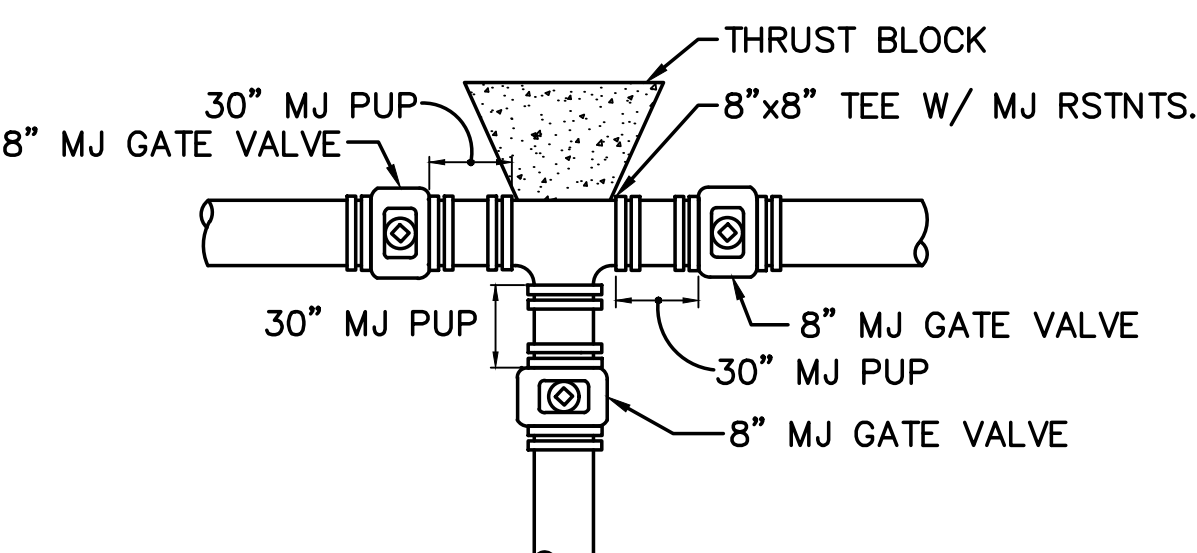


TYPICAL DROP MANHOLE DETAIL (5)
NOT TO SCALE



TYPICAL SEWER MANHOLE (3)
NOT TO SCALE

- WATER TIGHTNESS REQUIREMENTS
1. APPLY CEMENT GROUT LAYER (3/8" TO 1/2" THICK) TO ALL INTERIOR SURFACES ABOVE FLOW CHANNEL.
 2. APPLY COAL TAR DAMPROOFING TO ALL EXTERIOR CONCRETE SURFACES.
 3. APPLY CEMENT GROUT LAYER (3/8" TO 1/2" THICK) TO ALL EXTERIOR CONCRETE SURFACES, AS DIRECTED BY DISTRICT. APPLY PRIOR TO DAMPROOFING.



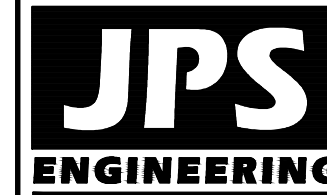
TYPICAL WATER MAIN TEE DETAIL (6)
NOT TO SCALE

GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER INSTALLATIONS SHALL CONFORM TO ELLICOTT UTILITIES COMPANY STANDARD SPECIFICATIONS, WHICH FOLLOW CSU STANDARD SPECIFICATIONS.
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. STORM DRAIN PIPE SHALL BE RCP (CLASS III) UNLESS OTHERWISE NOTED.
4. STORM DRAIN PIPE BEDDING SHALL BE CLASS C.
5. SANITARY SEWER PIPE SHALL BE PVC ASTM D3034-SDR 35 OR ASTM F679 UNLESS OTHERWISE NOTED.
6. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
8. WATER PIPES AND FITTINGS SHALL BE INSTALLED PER SMD SPECIFICATIONS. ALL TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER CSU STANDARDS. ALL WATER PIPE SHALL BE PVC AWWA C900 (DR14). DISINFECTION AND TESTING SHALL BE COMPLETED PER CSU SPECIFICATIONS.
9. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
10. CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY OWNER, AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
11. 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.
12. FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER CSU STANDARDS AND SHALL INCLUDE LATERAL, VALVE, ELBOW, HYDRANT, AND THRUST BLOCKS.
13. WHEREVER DUCTILE IRON PIPE IS USED, THE PIPE, FITTINGS AND HYDRANTS SHALL BE WRAPPED IN POLYETHYLENE.
14. SERVICE LINES SHALL BE INSTALLED PER CSU STANDARDS.
15. 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".
16. UTILITY BEDDING SHALL BE PLACED PER CSU REQUIREMENTS.
17. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
18. REFER TO CSU SPECIFICATIONS FOR BACKFILL AND COMPACTION SPECIFICATIONS, ALSO MEET ALL EL PASO COUNTY BACKFILL SPECIFICATIONS IN THE ROADWAY R.O.W.'S.
19. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.
20. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MATERIALS TO OWNER FOR APPROVAL PRIOR TO BEGINNING WORK.
21. WATER MAIN FITTINGS 5' OR LESS APART REQUIRE ALL-THREAD (2 EA. 3/4").
22. INSTALLATION OF CURVILINEAR WATER & SANITARY SEWER MAINS SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
23. INSTALL POLY-WRAP AS BOND BREAKER AT ALL THRUST BLOCKS.
24. ALL WATER LINE LOWERINGS UNDER STORM DRAIN SHALL MEET CSU SPECIFICATIONS. ANY STEEL SLEEVES IN ROADWAY R.O.W. NEED TO MEET 50-YEAR DESIGN LIFE MINIMUM.
25. SEWER MAINS SHALL BE TV INSPECTED AFTER INSTALLATION FOR APPROVAL BY OWNER.
26. 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.
27. CURBS TO BE MARKED WITH "W" AND "S" FOR RESPECTIVE LOCATIONS OF SERVICE LINES TO LOTS FOR WATER AND SEWER.
28. GATE VALVES ARE REQUIRED ON EACH SIDE OF ALL TEES AND CROSSES WITHIN THE PROJECT.

ELLICOTT TOWN CENTER - FILING NO. 1

UTILITY DETAILS & NOTES



19 E. Willamette Ave.
Colorado Springs, CO
80903

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FAX: 719-471-0766
www.jpsengr.com



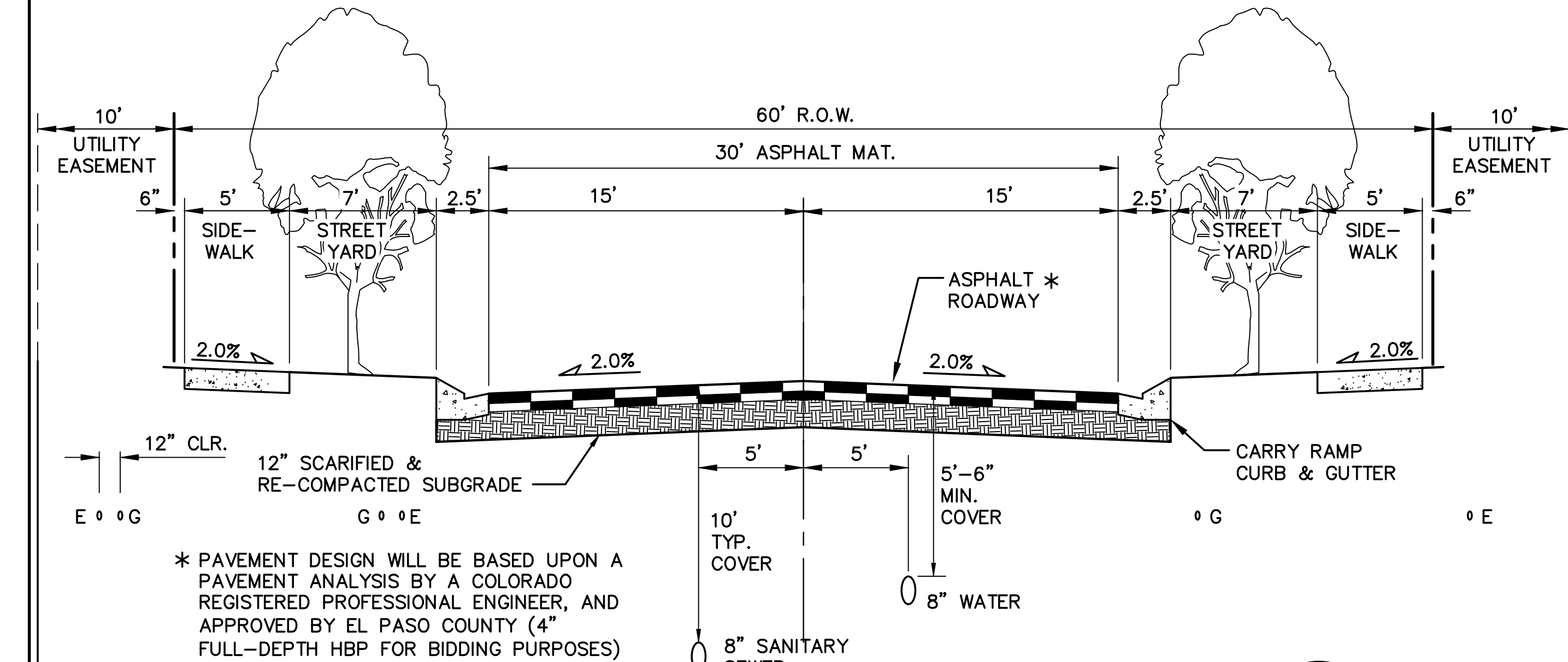
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
BUSINESS HOURS: 8:00 AM - 5:00 PM
BEFORE YOUR GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

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

HORZ. SCALE: AS SHOWN	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: PINNACLE	CHECKED: JPS
CREATED: 12/12/05	LAST MODIFIED: 1/15/19
PROJECT NO: 080201	MODIFIED BY: BJJ

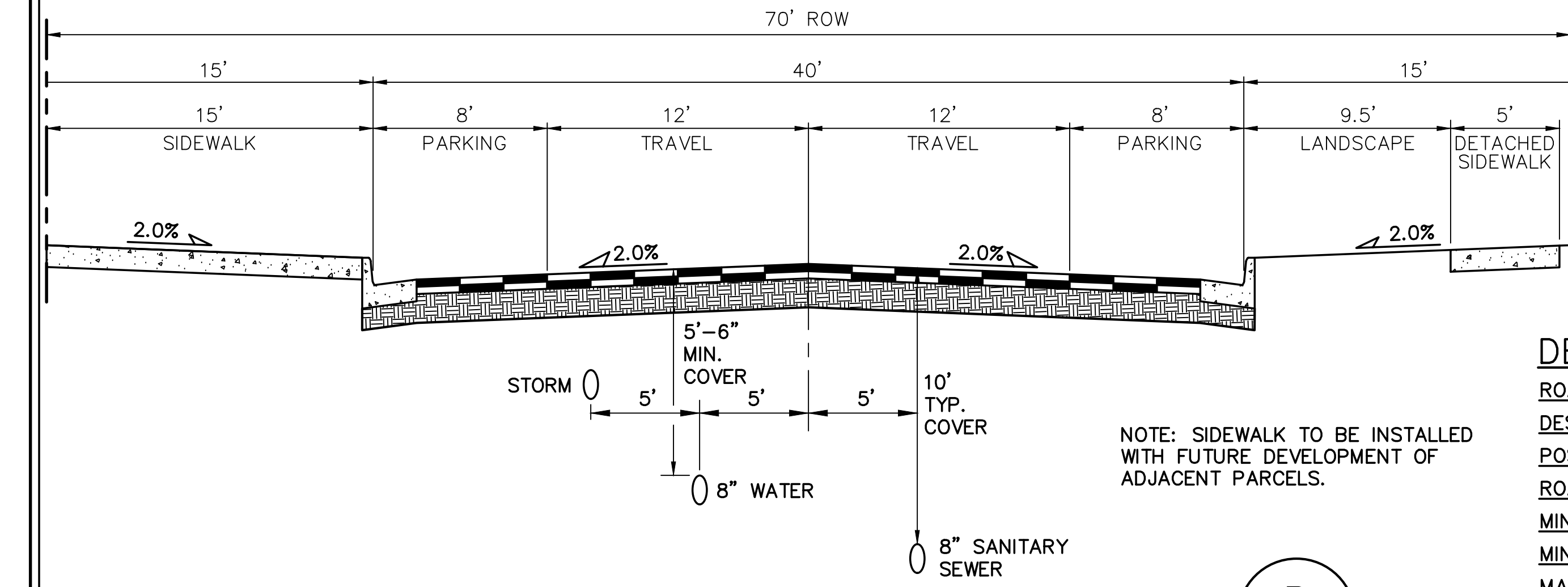
SHEET:

U2



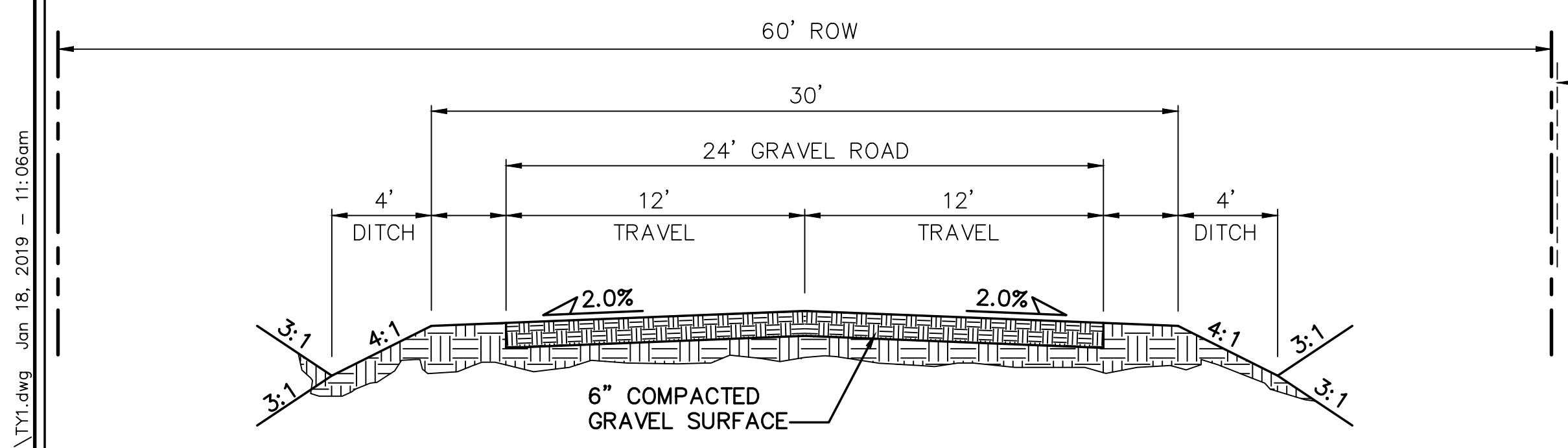
TYPICAL RESIDENTIAL MINOR COLLECTOR ROAD SECTION

(URBAN LOCAL)
*ON-STREET PARKING ALLOWED
SCALE: 1"=5' H
1"=2.5' V



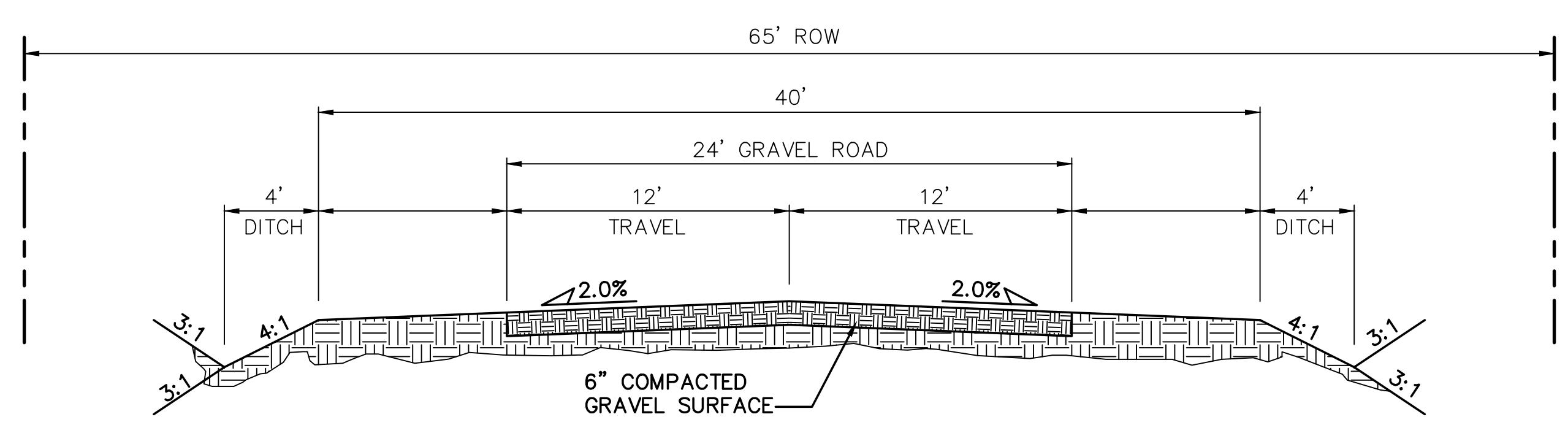
MAIN STREET TYPICAL COMMERCIAL SECTION

(NON-RESIDENTIAL COLLECTOR)
SCALE: 1"=5' H
1"=2.5' V



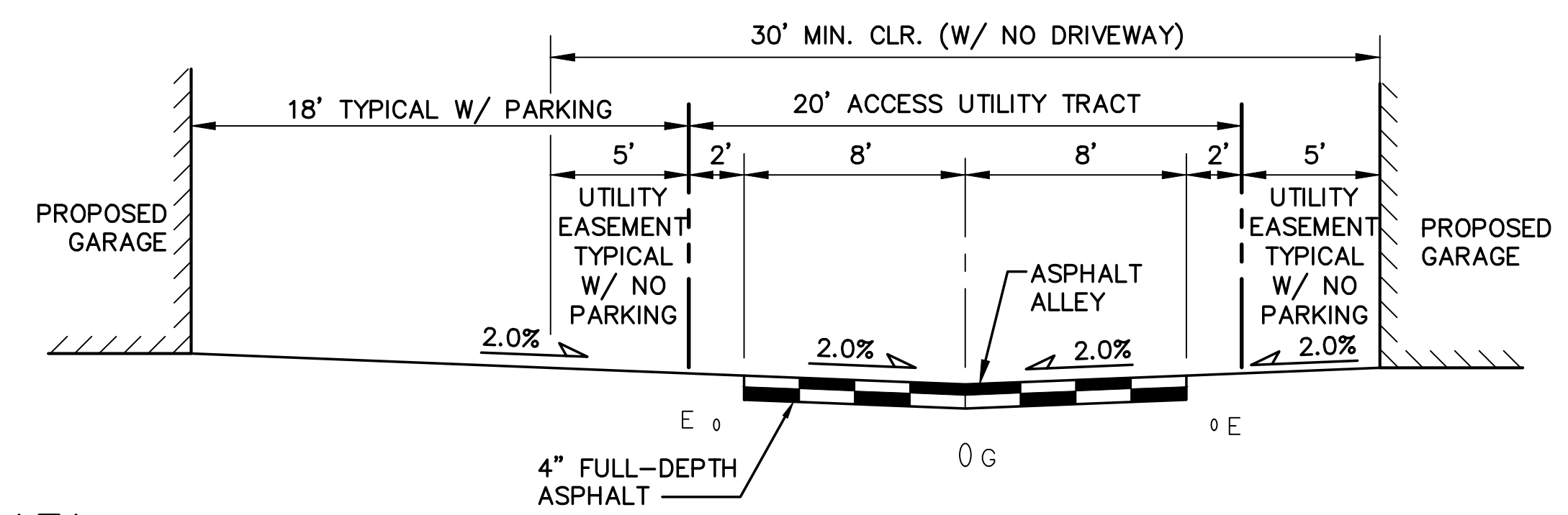
TEMPORARY GRAVEL SECONDARY ACCESS ROAD

(VILLAGE MAIN STREET - PHASE 1)
SCALE: 1"=5' H
1"=2.5' V



TEMPORARY GRAVEL SECONDARY ACCESS ROAD

(SPRINGS EAST ROAD - PHASE 1)
SCALE: 1"=5' H
1"=2.5' V

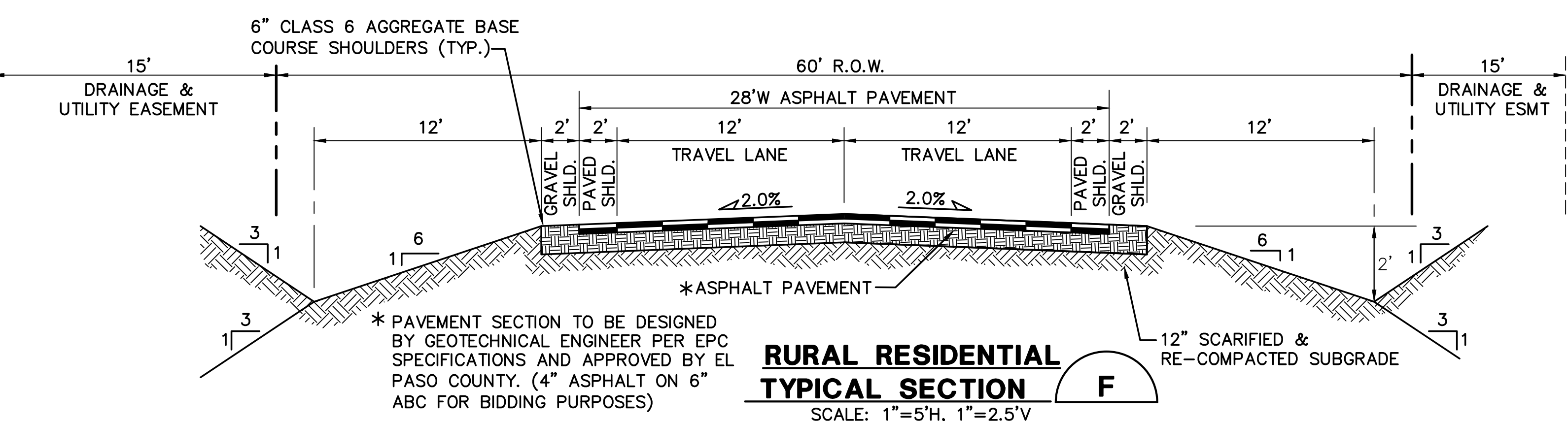


TYPICAL ALLEY SECTION (PRIVATE)

SCALE: 1"=5' H
1"=2.5' V

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

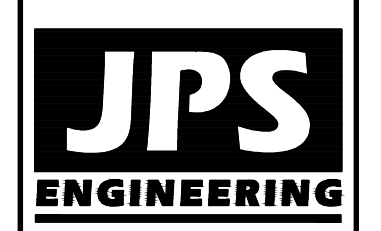


RURAL RESIDENTIAL TYPICAL SECTION

SCALE: 1"=5' H, 1"=2.5' V

NOTE: WHERE PHASE 1 INTERIM ROAD IS CONSTRUCTED ALONG LOG ROAD, PROVIDE CONSTANT 2% CROSS SLOPE TO MATCH ULTIMATE ROAD SECTION

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1-800-922-1987
800-922-1987
CALL BEFORE YOU DIG. 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

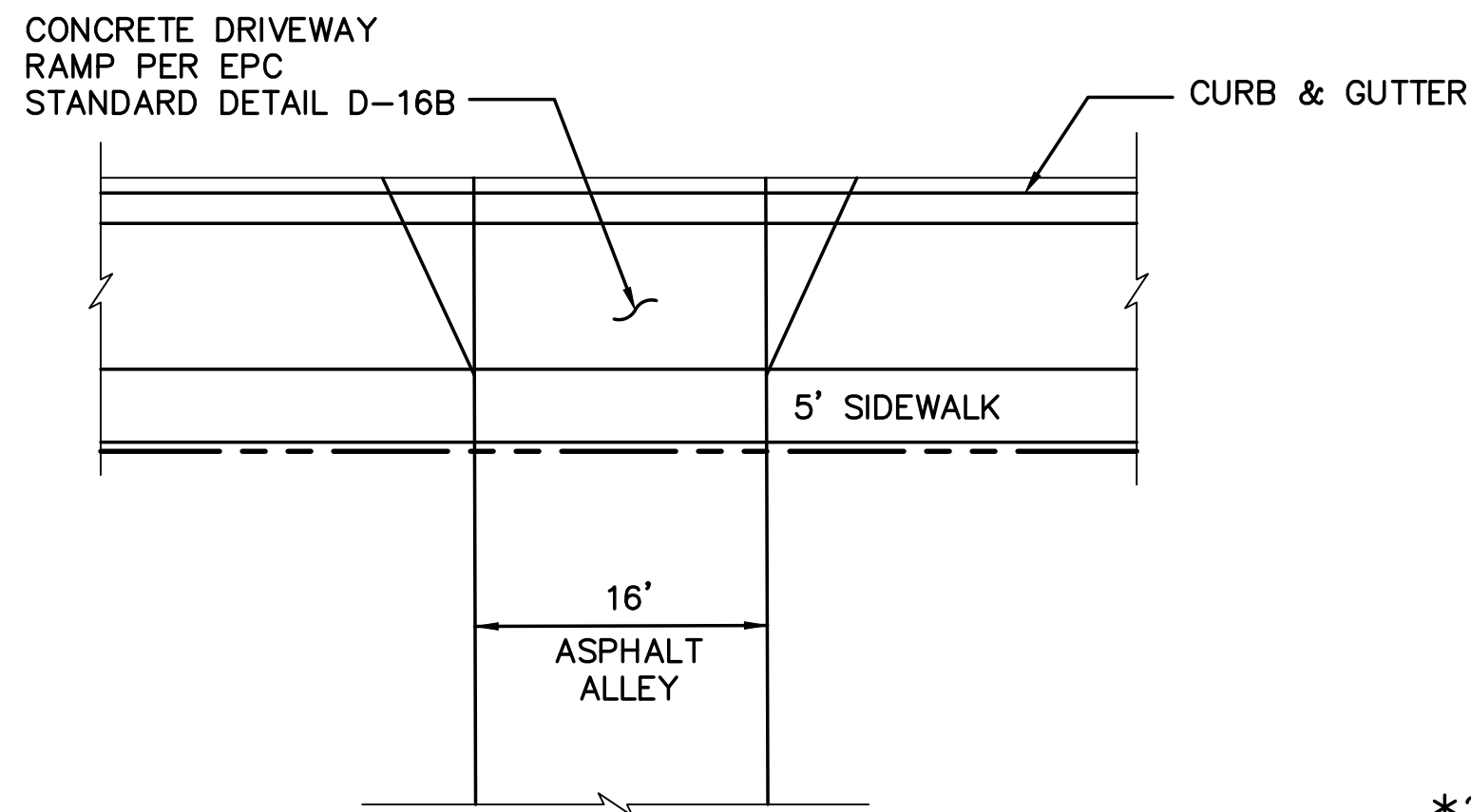
TYPICAL ROAD SECTION & DETAILS

HORZ. SCALE: 1"=5'	DRAWN: RMD
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED:	CHECKED: JPS
CREATED: 5/5/05	LAST MODIFIED: 1/15/19
PROJECT NO: 090001	MODIFIED BY: BJJ

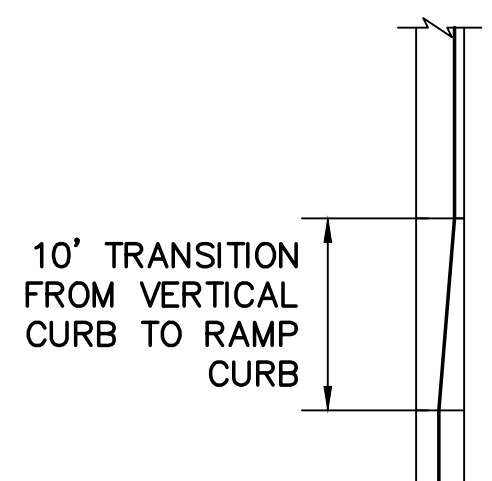
SHEET: **TY1**

Z:\090001\Ellicott\TY1.dwg Civil F1 TY1.dwg Jan 18, 2019 - 11:06am

Z:\090001\Ellicott\TY3.dwg (Civil) 1/13/2019 12:47pm

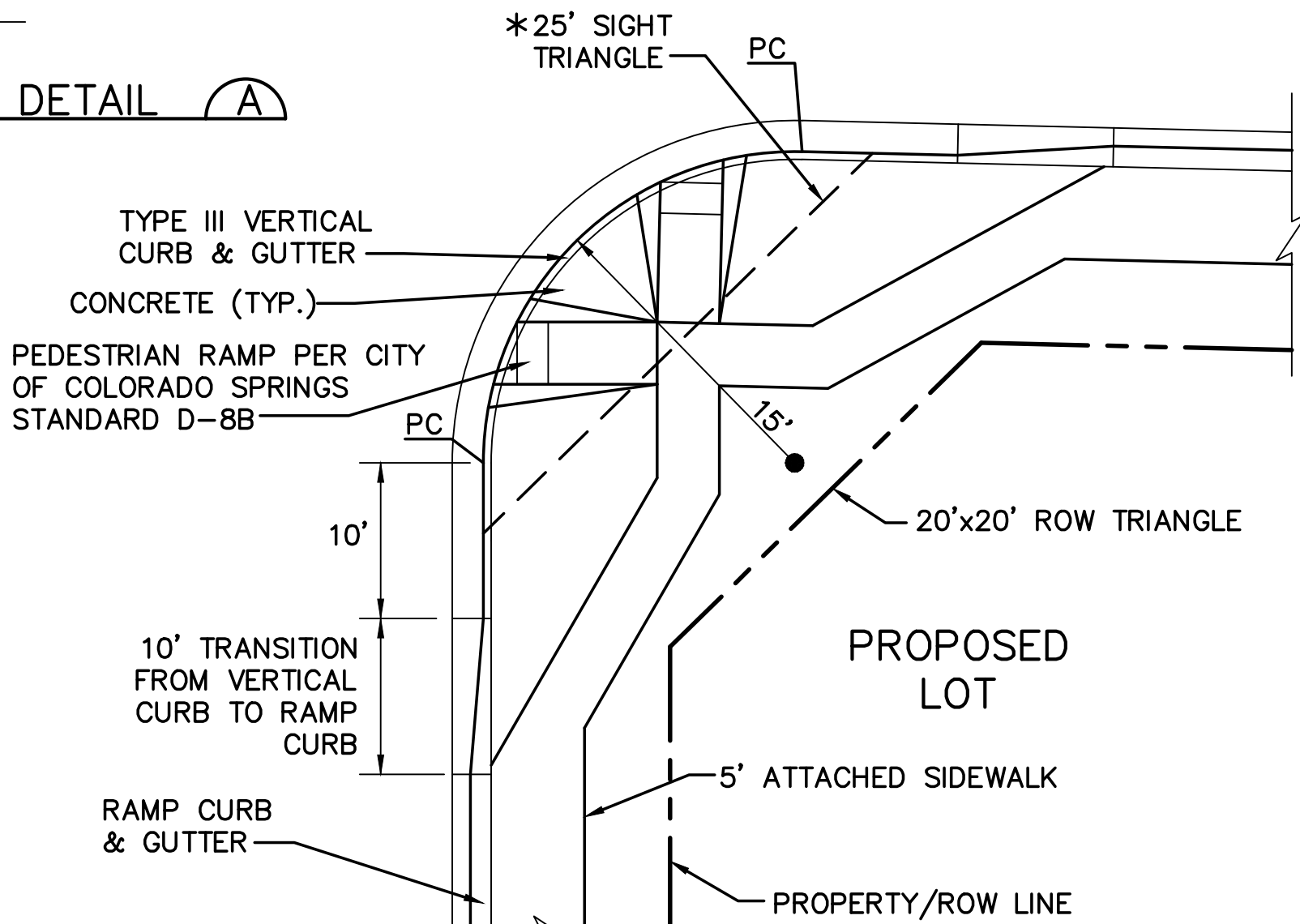


TYPICAL ALLEY INTERSECTION DETAIL A
SCALE: 1"=10'-0"



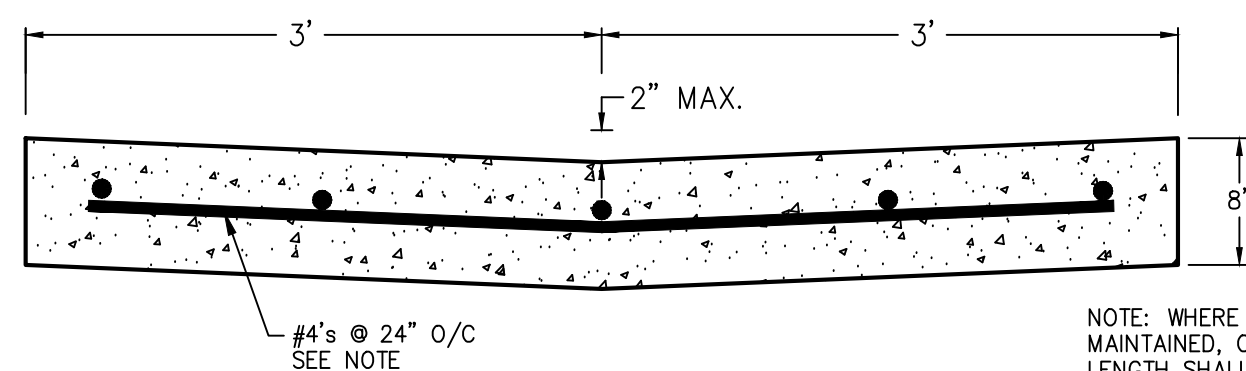
NOTE: TRANSITION FROM RAMP CURB TO VERTICAL CURB OVER 10' ON EACH SIDE OF ALL CURB RETURNS AND STORM INLETS.

CURB TRANSITION DETAIL D
SCALE: NTS

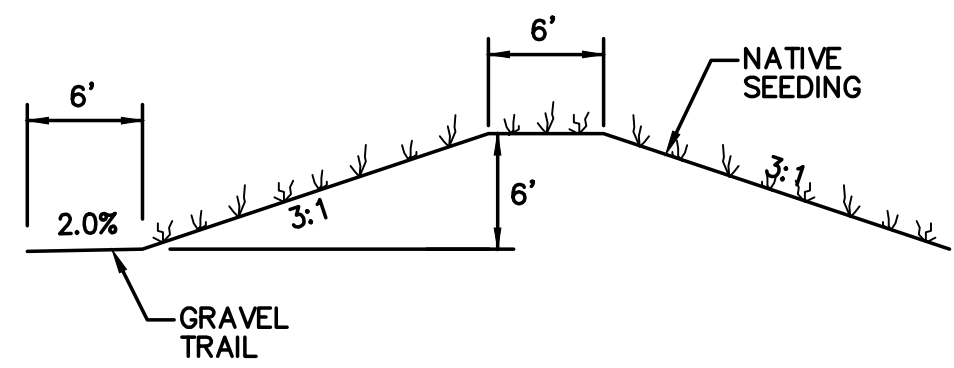


*NOTE: NO OBSTRUCTIONS TALLER THAN 18" ARE PERMITTED WITHIN SIGHT TRIANGLES.

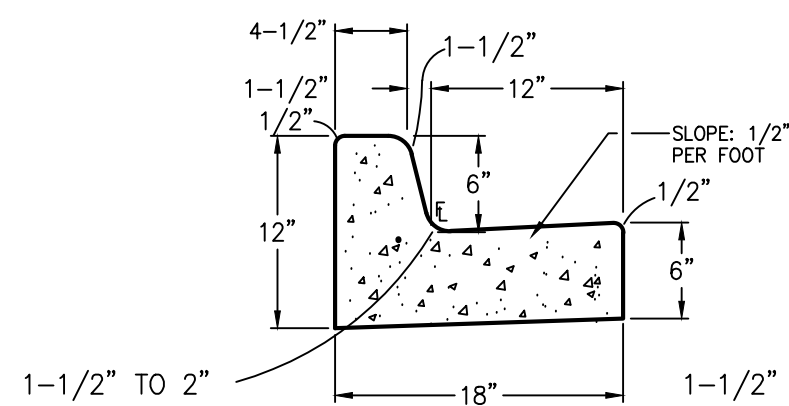
TYPICAL LOCAL ROAD CURB RADIUS DETAIL B
SCALE: NTS



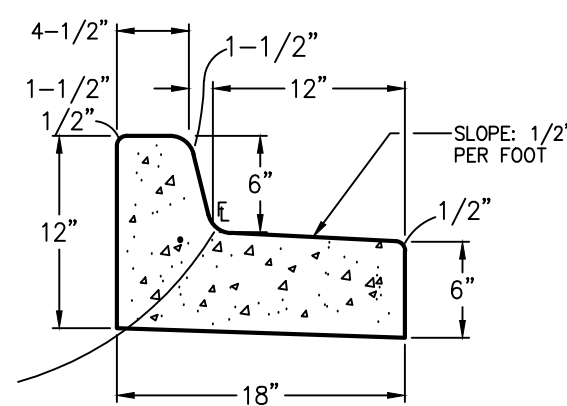
CONCRETE CROSSSPAN E
SCALE: 1" = 1'-0"



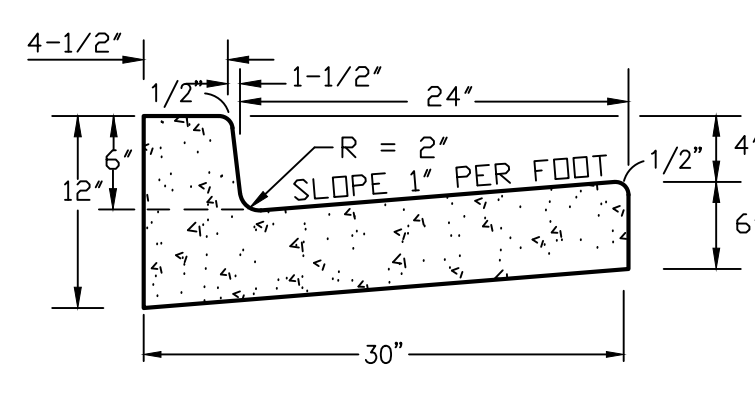
TYPICAL BERM SECTION F
NTS



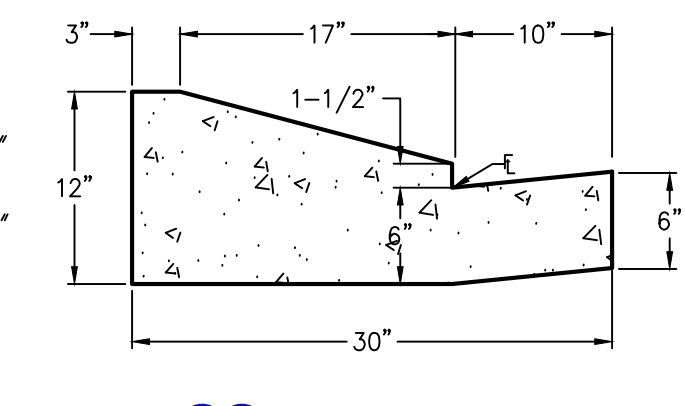
TYPE 3 CARRY CURB 1



TYPE 3 SPILL CURB 2



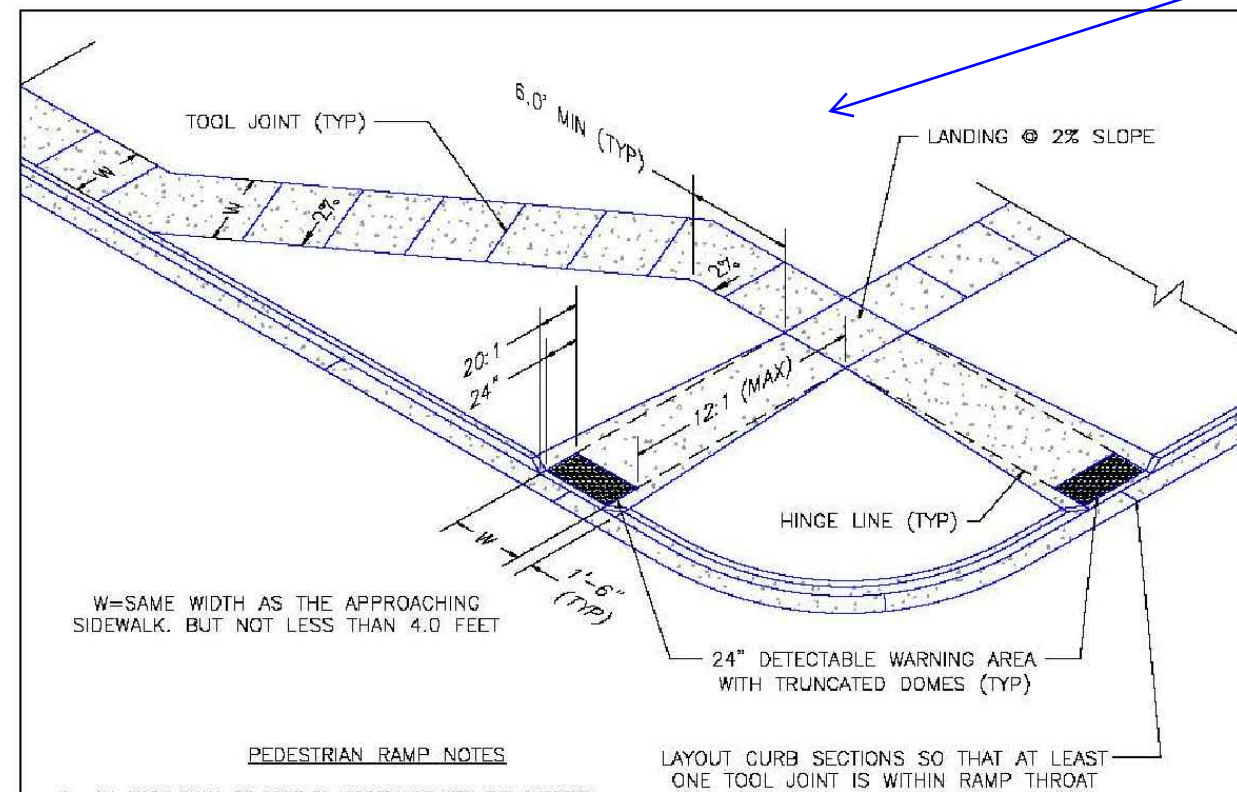
TYPE 1 VERTICAL CURB 3



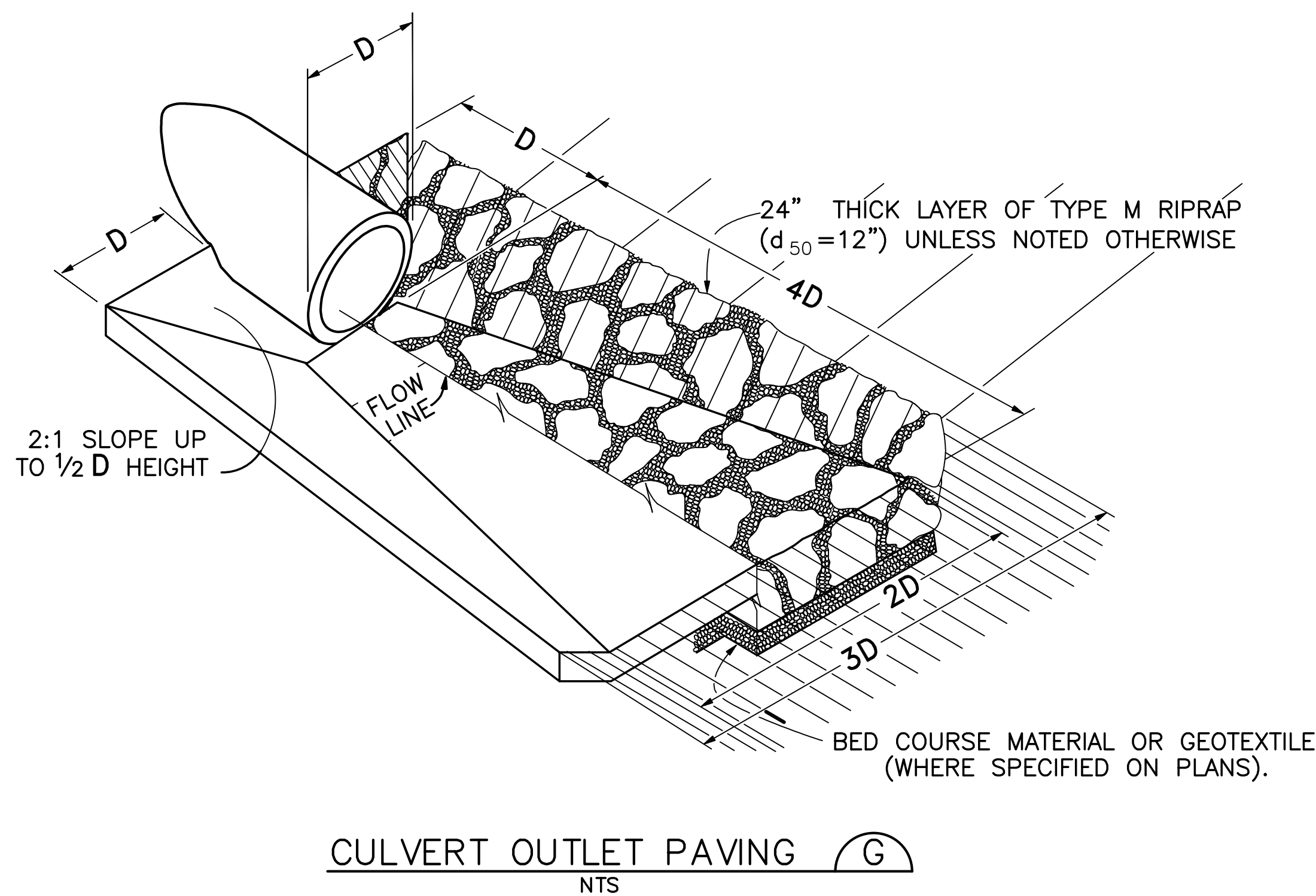
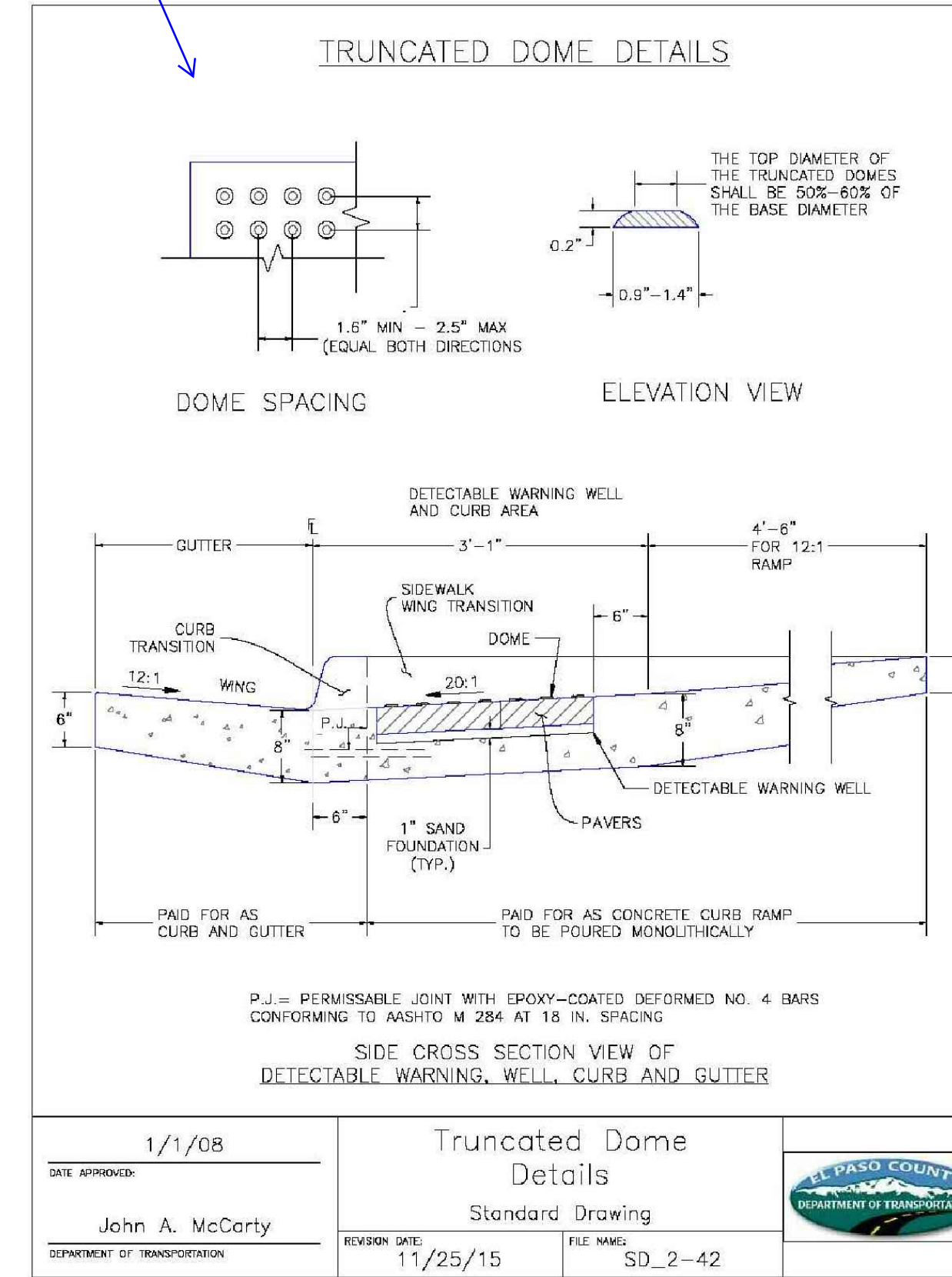
TYPE 5 RAMP CURB 4

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

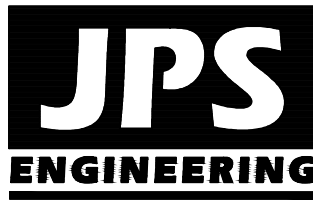
Optional Type C?



DATE APPROVED: 7/9/08	Project: Pedestrian Intersection Ramp	FILE NAME: SD_2-41
APPROVED: André P. Braekin	Standard Drawing	
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	



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BEFORE YOU DIG GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

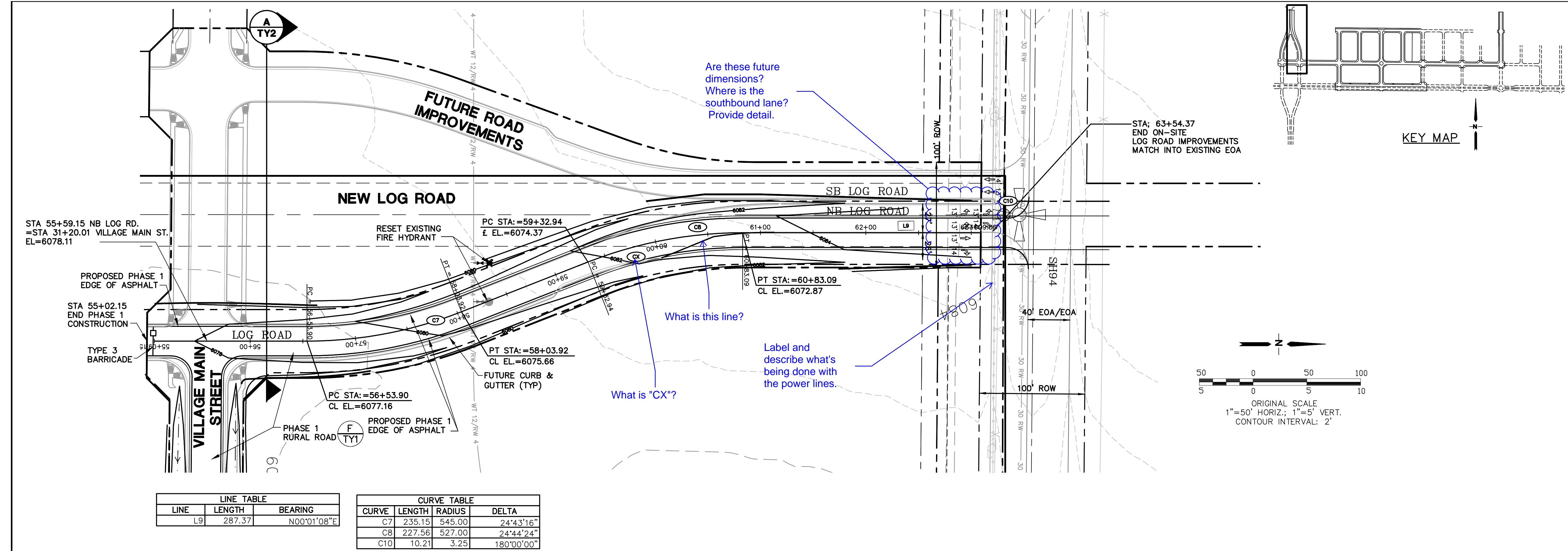
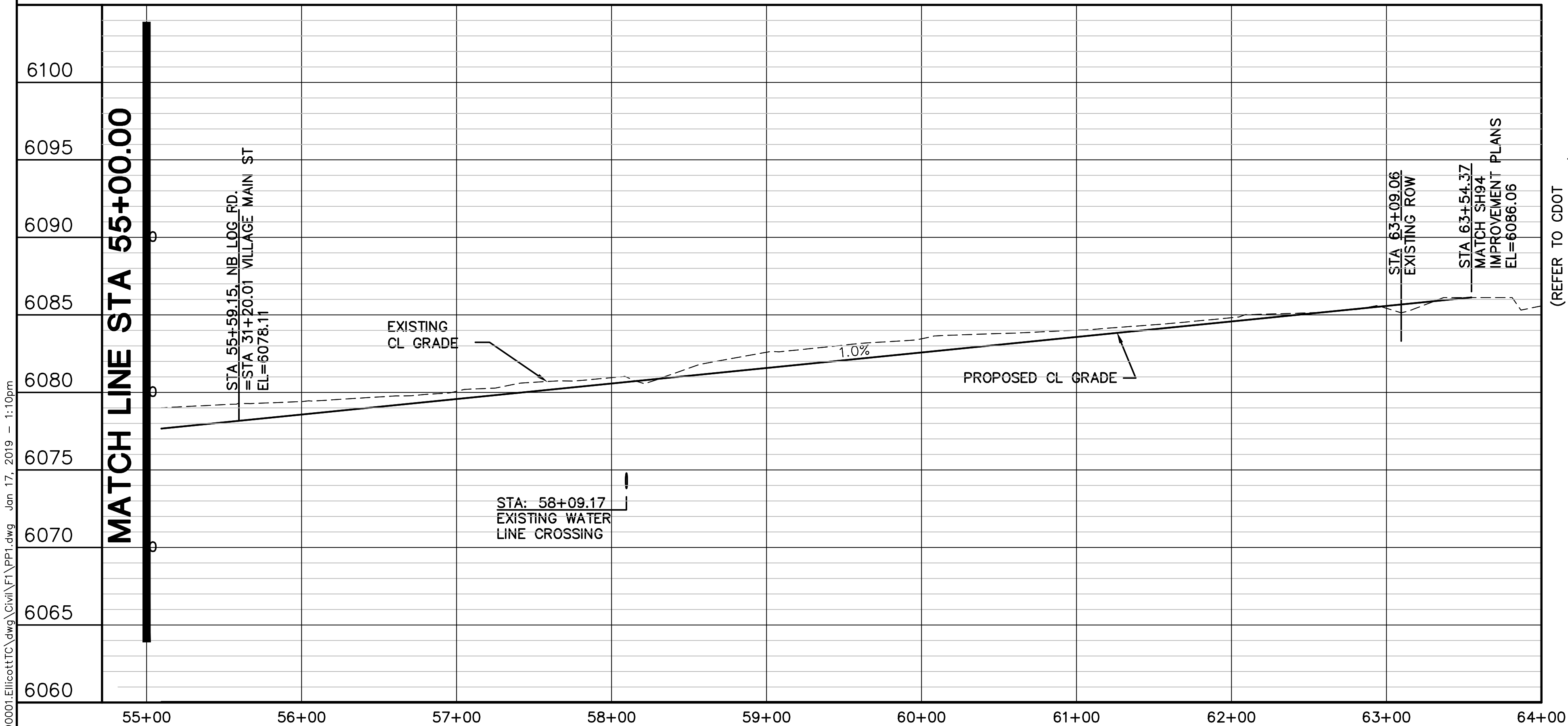
No.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	4/19/06
2	EPC COMMENTS	7/25/06
3	EPC COMMENTS	1/15/07
4	2018 SUBMITTAL	8/22/18
5	EPC COMMENTS	1/15/19

TYPICAL SECTIONS & DETAILS

HORZ. SCALE: 1"=5'	DRAWN: RMD
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED:	CHECKED: JPS
CREATED: 4/4/06	LAST MODIFIED: 1/15/19
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: TY3

Z:\090001\Ellicott\TOWN CENTER\PP1.dwg Jan 17, 2019 -- 1:10pm



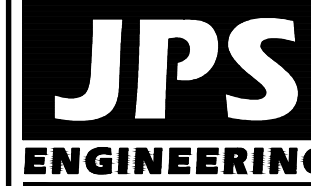
ELLICOTT TOWN CENTER - FILING NO. 1

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: 1/15/19
MODIFIED BY: BJJ

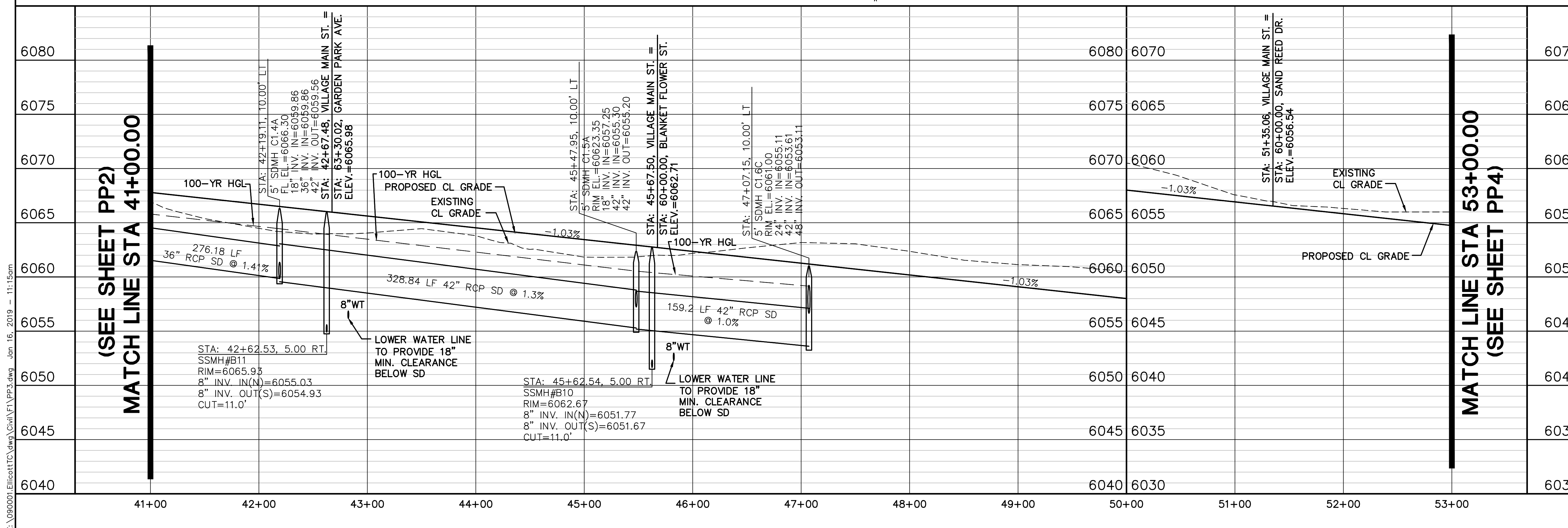
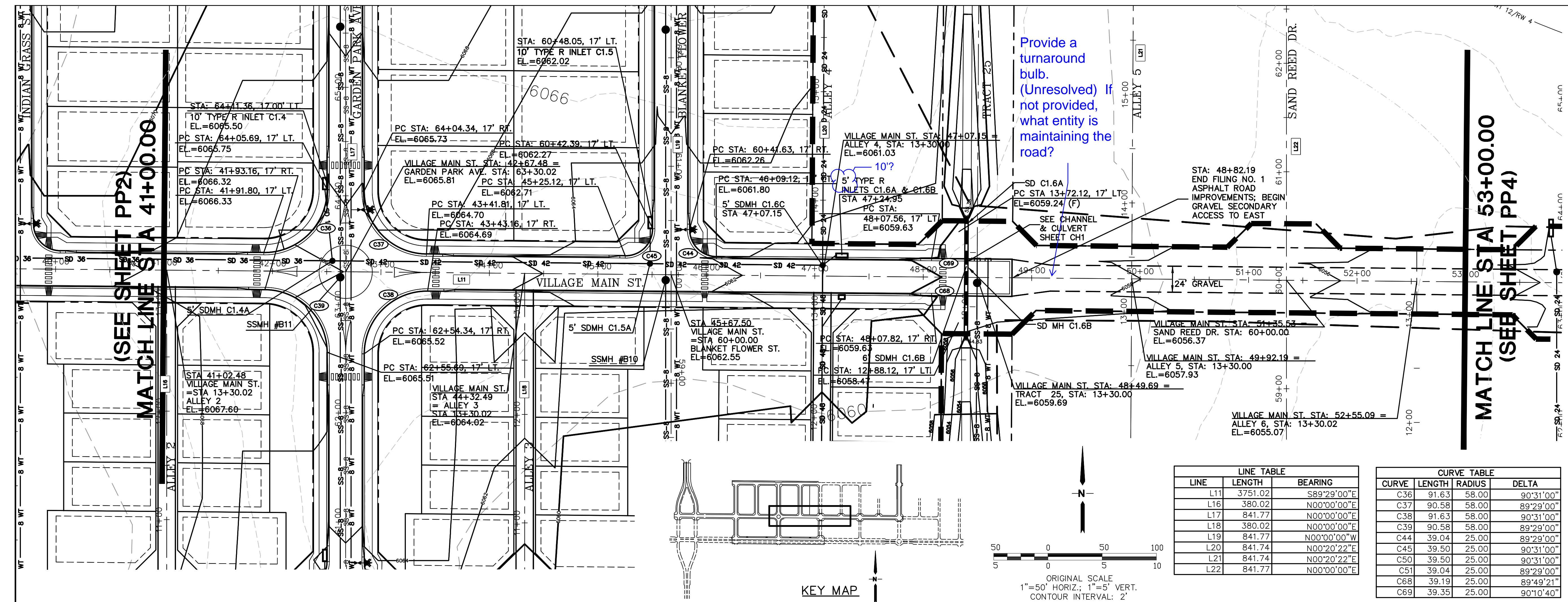
NB NEW LOG ROAD
PLAN & PROFILE
(STA: 55+00 TO STA: 64+00.00)

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

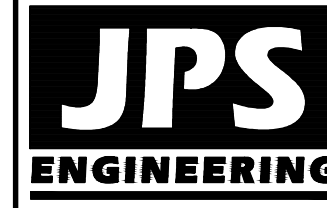


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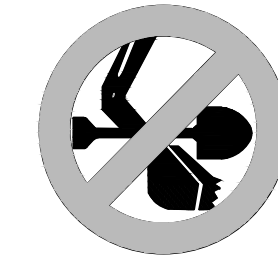
label lot numbers (all sheets)



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

No.	REVISION	BY	DATE
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	11/29/18
F	EPC COMMENTS	JPS	1/15/19

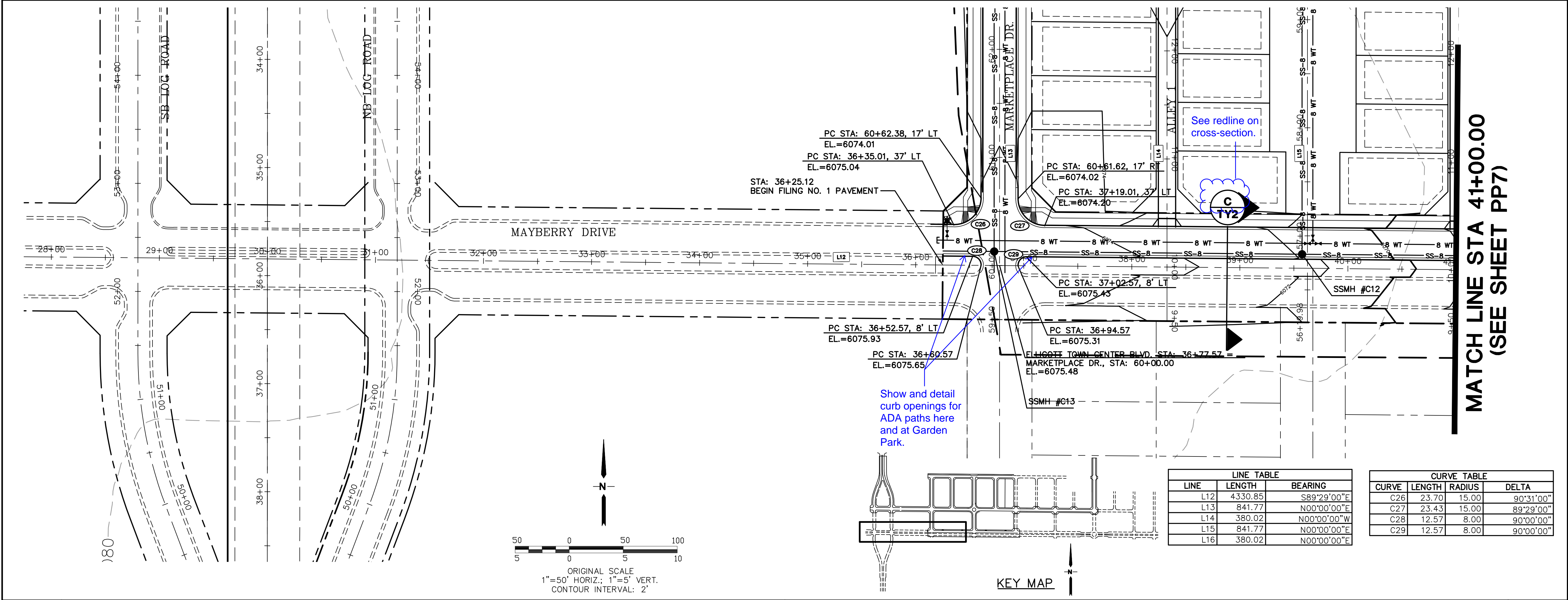
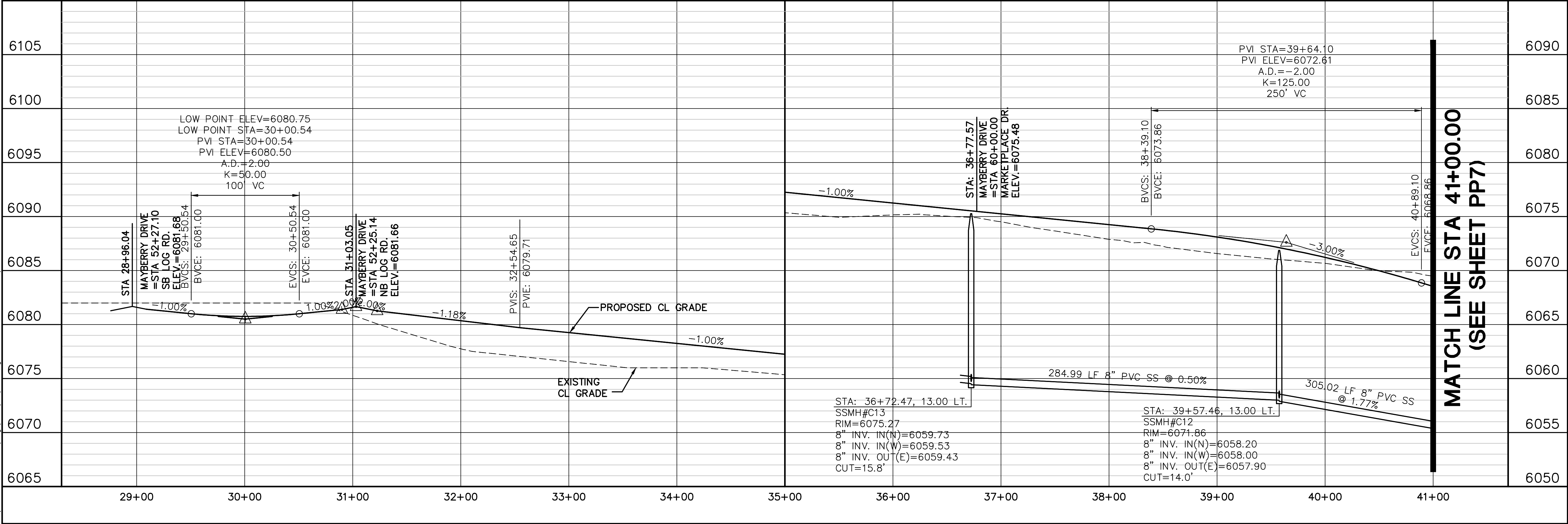
**VILLAGE MAIN STREET
PLAN & PROFILE
(STA: 41+00 TO STA: 53+00.00)**

HORIZ. SCALE:	1"=50'	DRAWN:	RMD
VERT. SCALE:	1"=5'	DESIGNED:	JPS
SURVEYED:	UP&E	CHECKED:	JPS
CREATED:	3/26/06	LAST MODIFIED:	1/15/19
PROJECT NO:	090001	MODIFIED BY:	BJJ

SHEET:

PP3

Z:\090000\Ellicott\TOWN CENTER\PP6.dwg Jan 17, 2019 - 1:31pm



LINE TABLE		
LINE	LENGTH	BEARING
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
L16	380.02	N00°00'00"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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

PP6

REVISION

No.	BY	DATE
1	JPS	4/19/06
2	JPS	7/25/06
3	JPS	1/15/07
4	JPS	8/22/18
5	JPS	1/15/19

FINAL PLAT SUBMITTAL

EPC COMMENTS

2018 SUBMITTAL

EPC COMMENTS

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CALL 48 HOURS BEFORE YOU DIG GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

JPS ENGINEERING

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MAYBERRY DRIVE

PLAN & PROFILE

(STA: 29+00 TO STA: 41+00.00)

HORZ. SCALE: 1"=50'

VERT. SCALE: 1"=5'

SURVEYED: UP&E

CREATED: 3/26/06

PROJECT NO: 090001

SHEET:

DRAWN: RMD

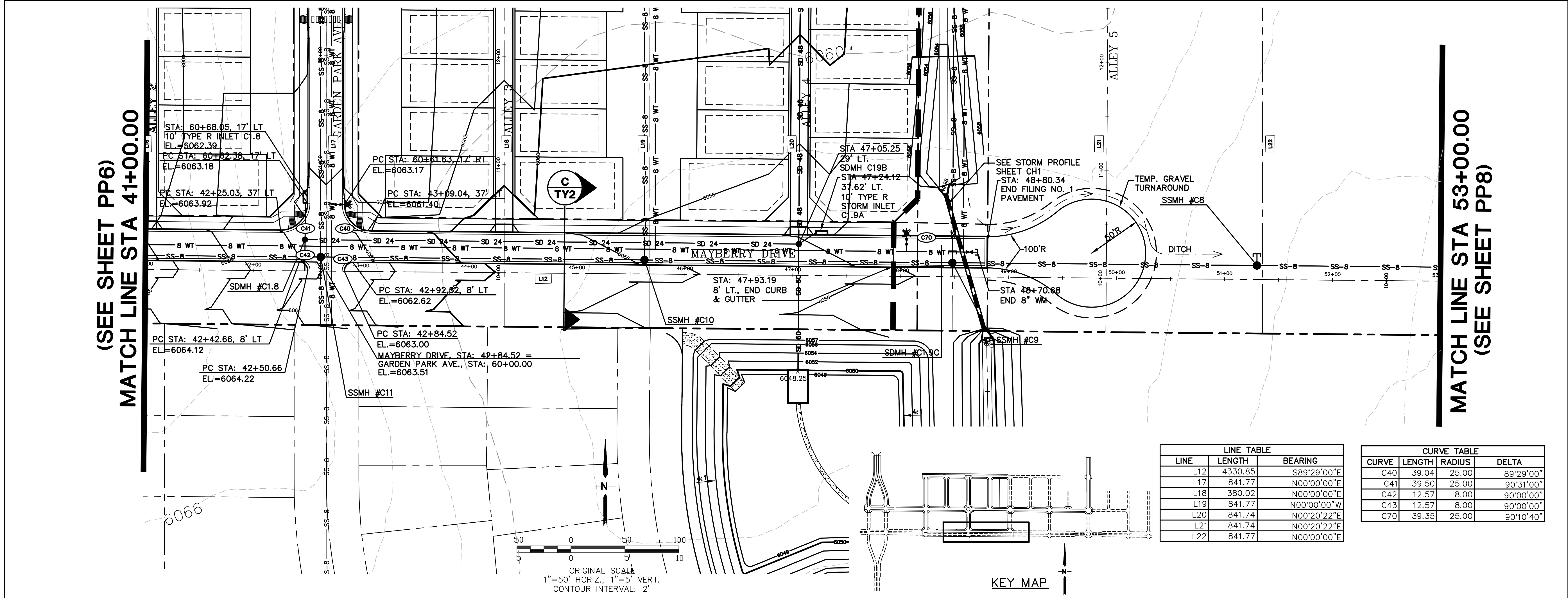
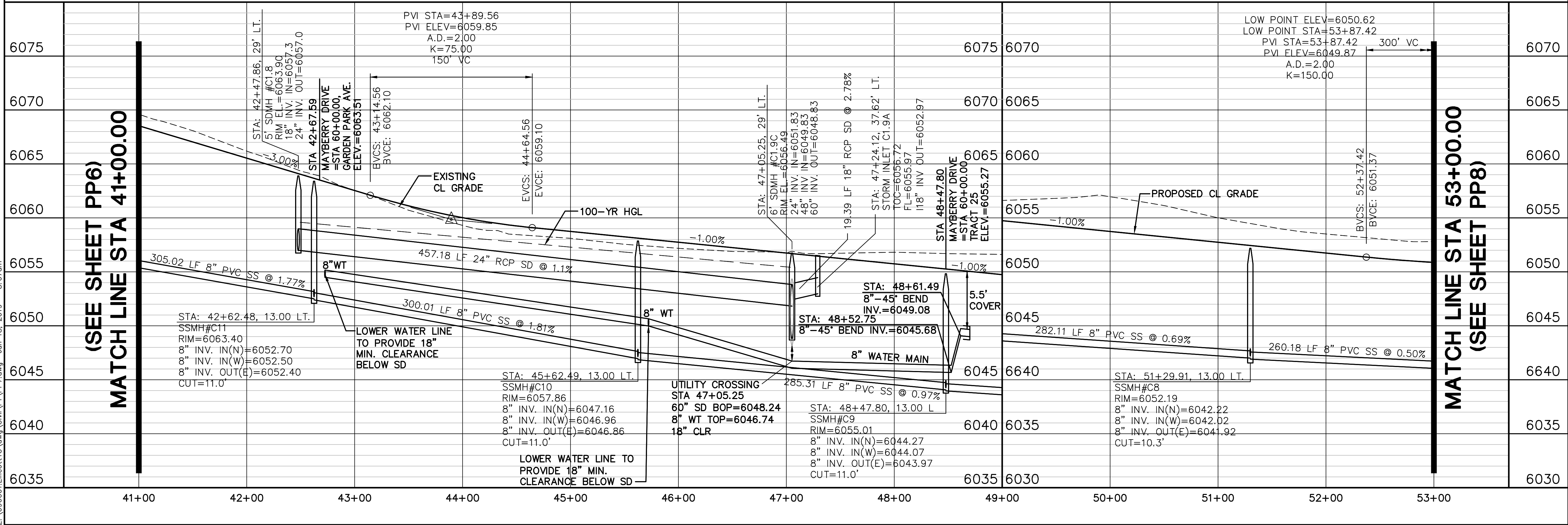
DESIGNED: JPS

CHECKED: JPS

LAST MODIFIED: 1/15/19

MODIFIED BY: BJJ

Z:_090001\Ellicott\TCC.dwg\Civil\F1\PP7.dwg Jan 18, 2019 - 8:07am



ELLICOTT TOWN CENTER - FILING NO. 1

HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: UP&E
CREATED: 3/26/06
PROJECT NO: 090001
SHEET: PP7

DRAWN: RMD
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 1/15/19
MODIFIED BY: BJJ

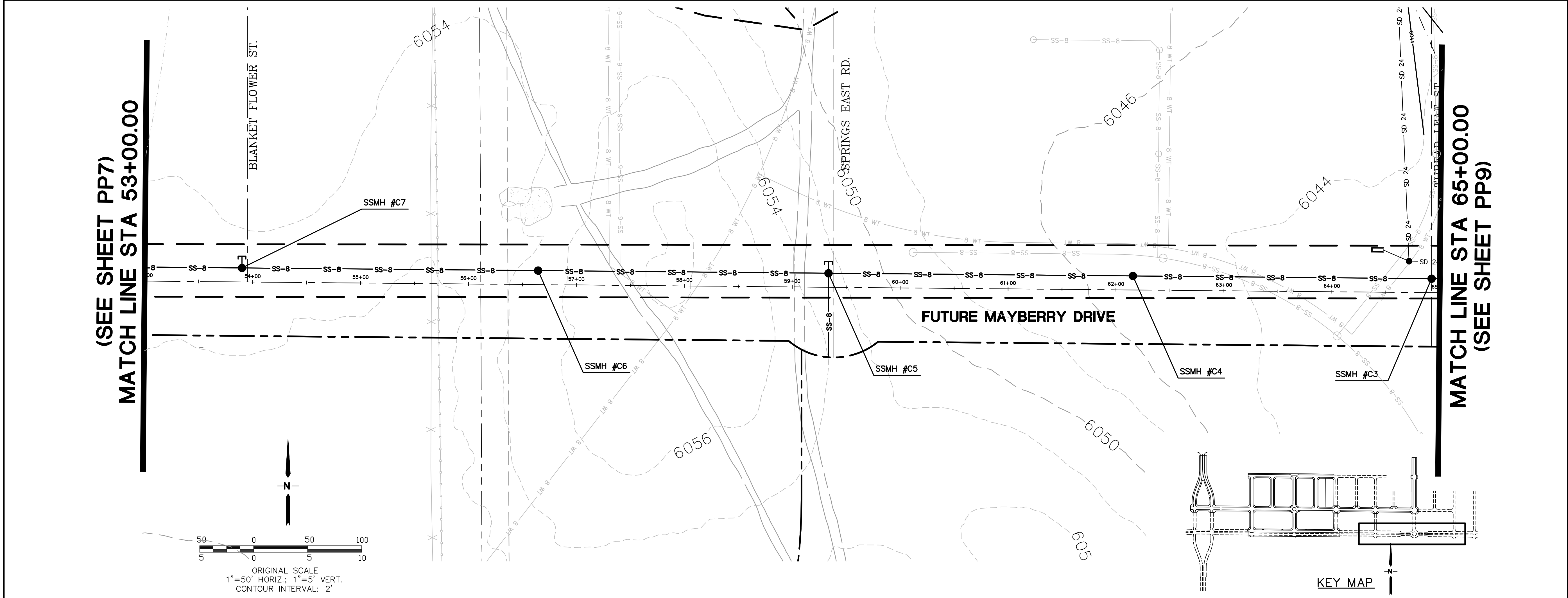
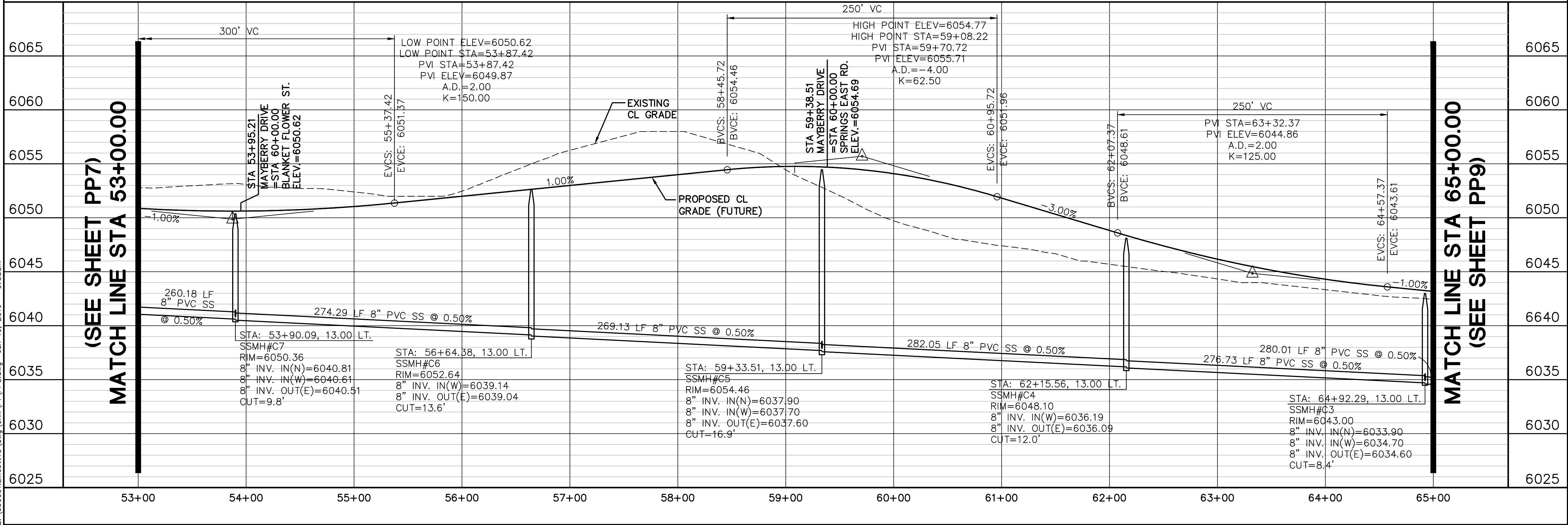
MAYBERRY DRIVE
PLAN & PROFILE
(STA: 41+00 TO STA: 53+00.00)

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CALL 24 HOURS IN ADVANCE
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FOR THE MARKING OF UNDERGROUND
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JPS
ENGINEERING
19 E. Willamette Ave.
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80903
PH: 719-477-9429
FAX: 719-471-0766
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Z:\090001\Ellicott\TOWN CENTER - FILING NO. 1\PP8.dwg Jan 16, 2019 - 9:38am



ELLICOTT TOWN CENTER - FILING NO. 1

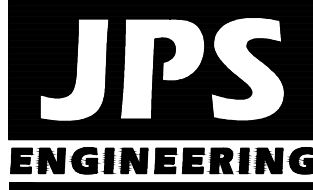
**MAYBERRY DRIVE
PLAN & PROFILE
(STA: 53+00 TO STA: 65+00.00)**

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

PP8

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

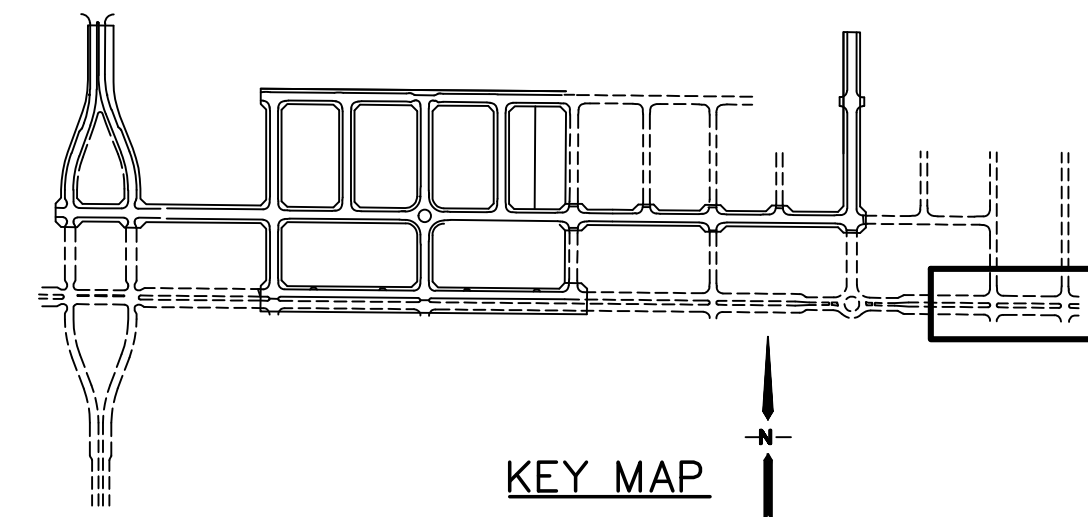
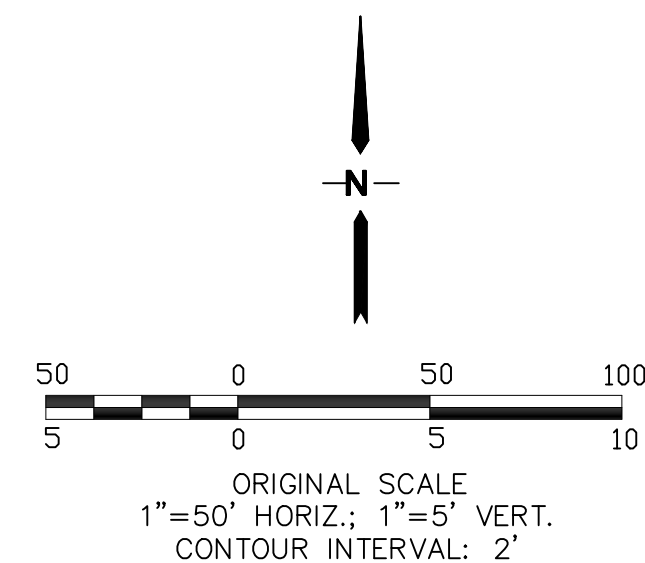
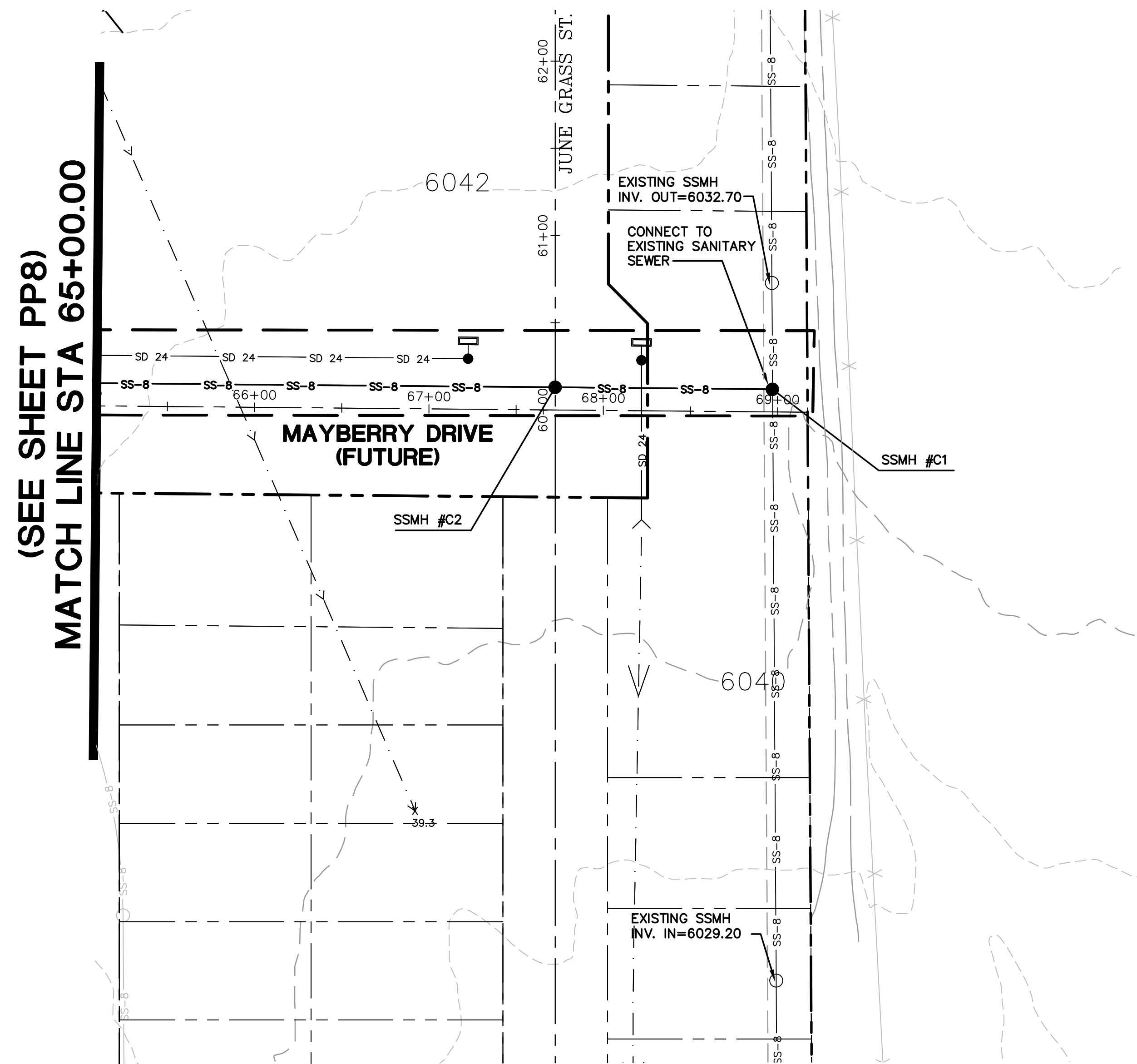
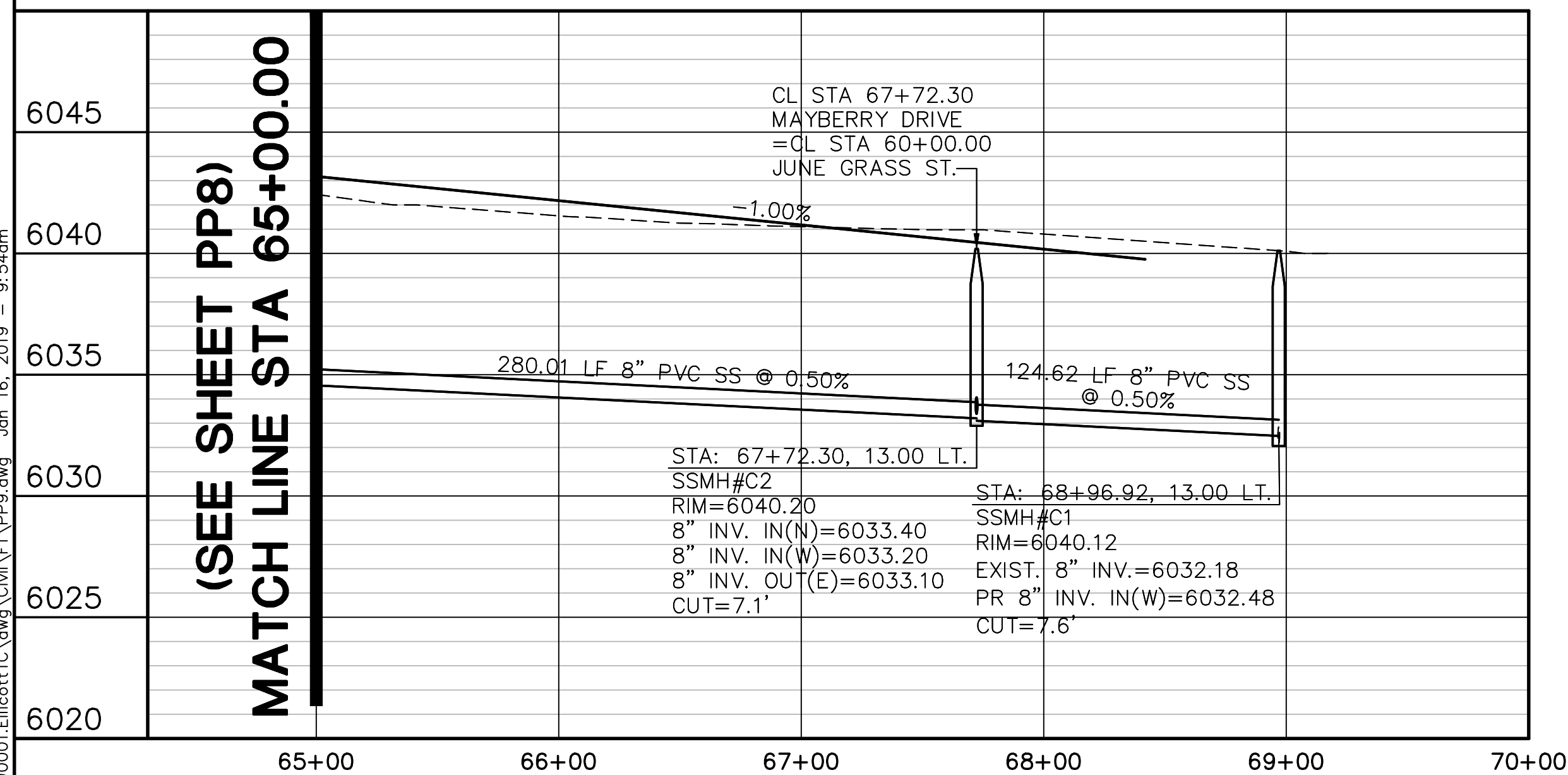
DRAWN: RMD
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 1/15/19
MODIFIED BY: BJJ



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BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
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ELLCOTT TOWN CENTER - FILING NO. 1

MAYBERRY DRIVE
PLAN & PROFILE
(STA: 65+00 TO STA: 70+00.00)

	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	1/15/12

CALL UTILITY NOTIFICATION
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CALL 2-BUSINESS DAYS IN ADVANCE
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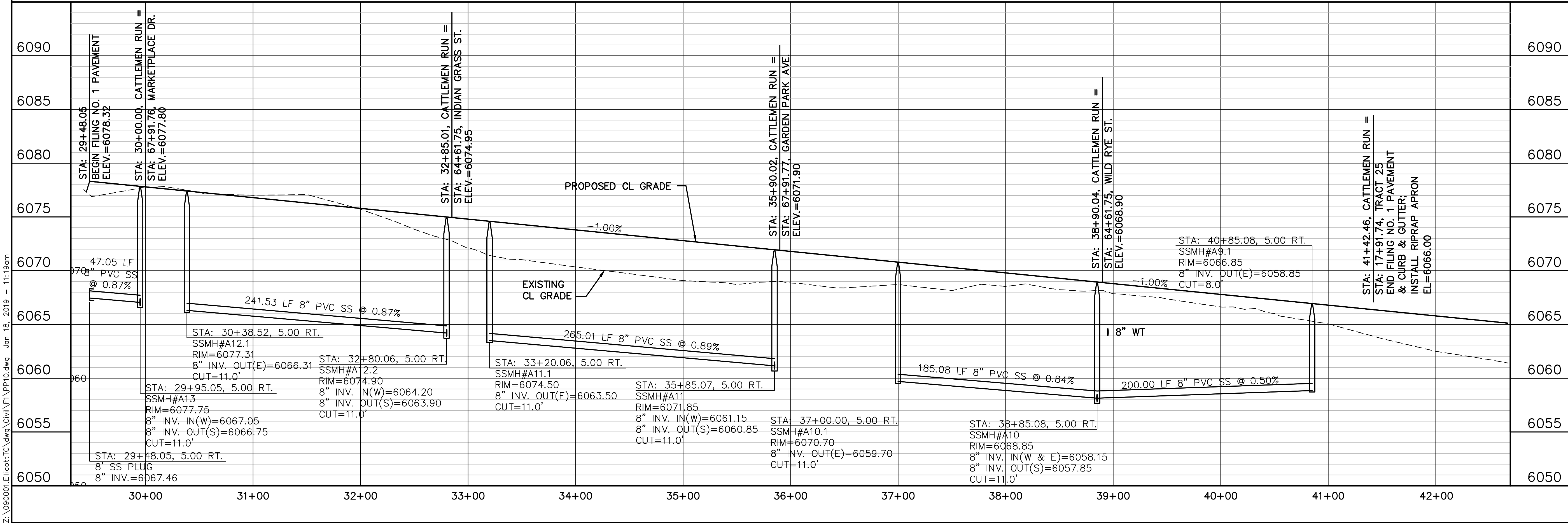
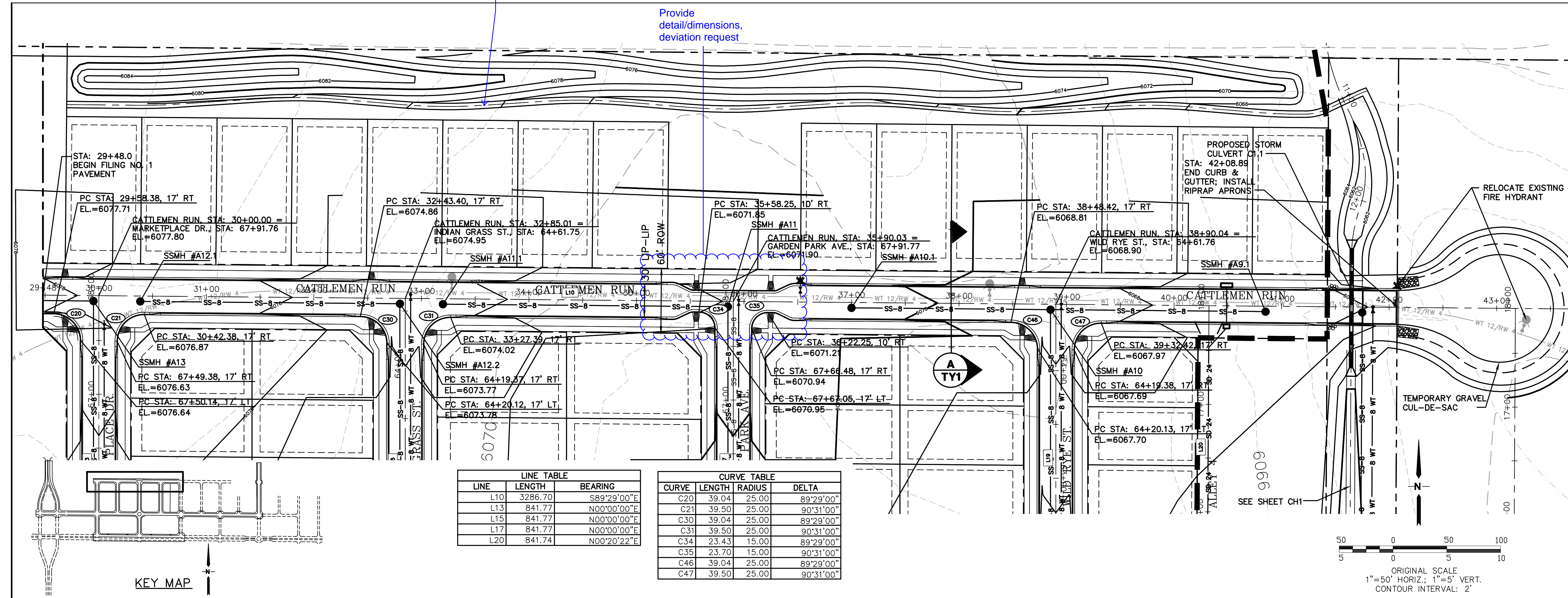
19 E. Willamette Ave.
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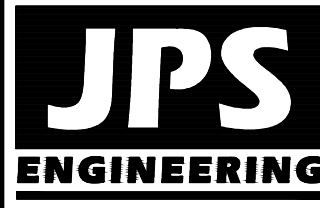
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VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 3/26/06	LAST MODIFIED: 1/15/19
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: PP9

Z:\090000\Ellicott\TOWN CENTER\PP10.dwg Jan 18, 2019 - 11:19am



ELLCOTT TOWN CENTER - FILING NO. 1



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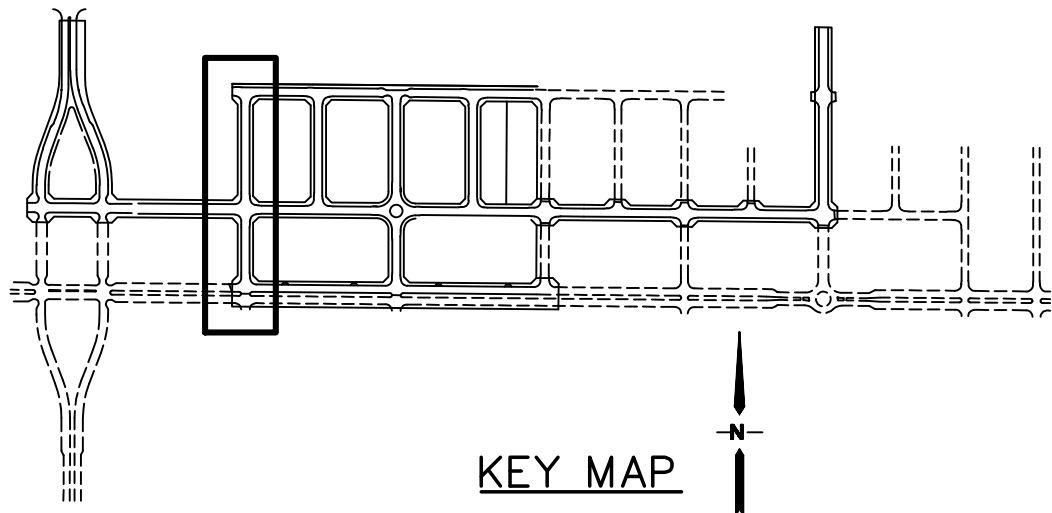
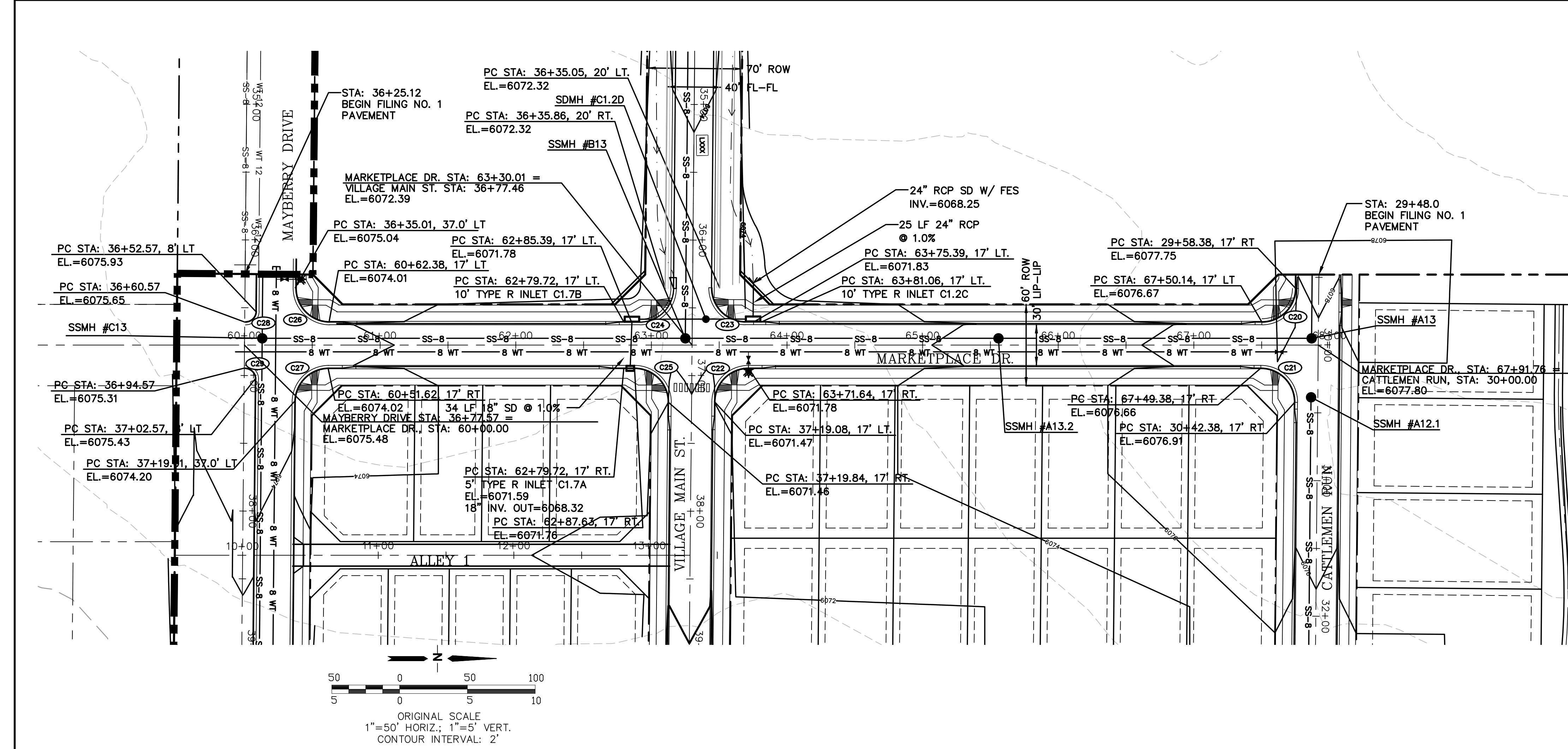
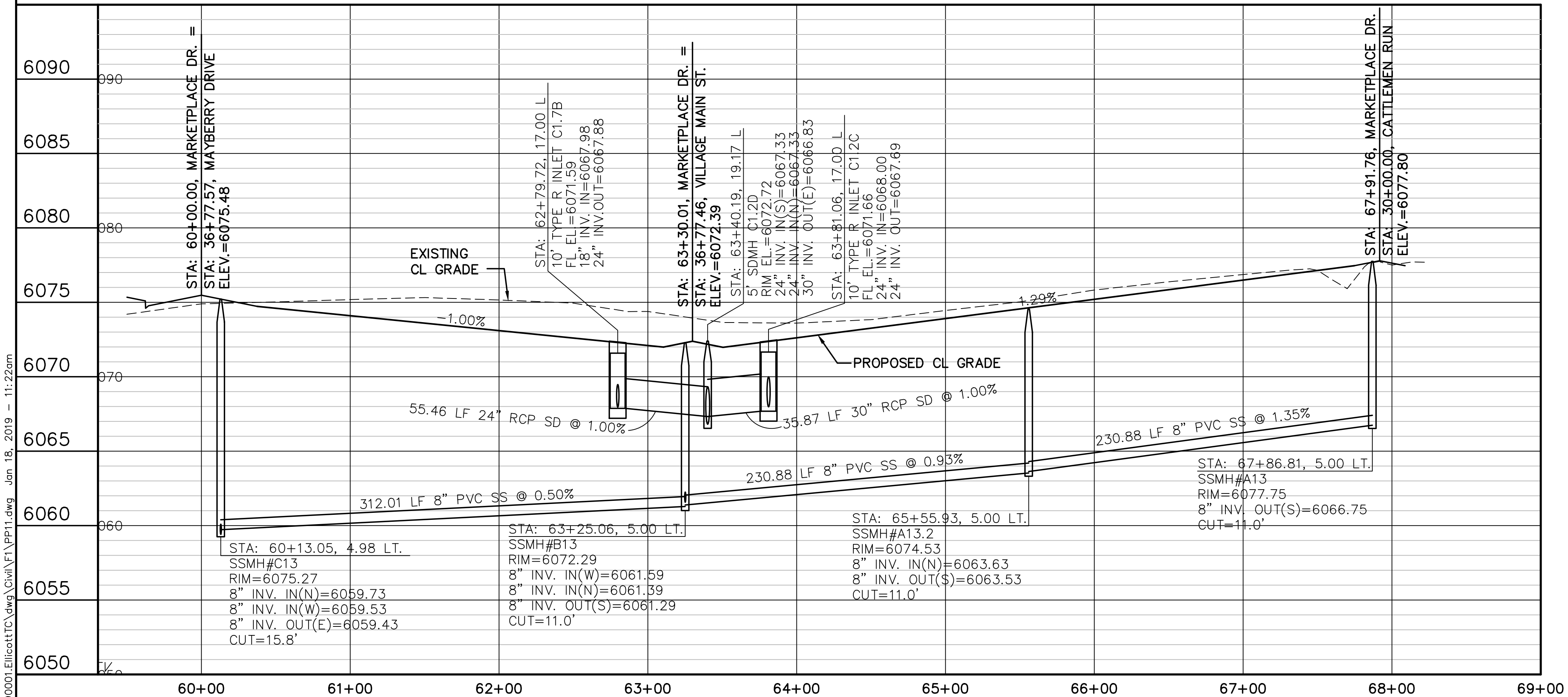
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 8 DAYS BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

No.	REVISION	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

CATTLEMEN RUN
PLAN & PROFILE
(STA: 30+00 TO STA: 42+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: 1/15/19
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET: PP10	

Z:\090001\Ellicott\TOWN CENTER - FILING NO. 1\PP11.dwg Jan 18, 2019 - 11:22am



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

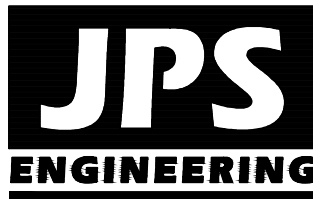
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C20	39.04	25.00	89°29'00"
C21	39.50	25.00	90°31'00"
C22	23.43	15.00	89°29'00"
C23	23.70	15.00	90°31'00"
C24	23.43	15.00	89°29'00"
C25	23.70	15.00	90°31'00"
C26	23.70	15.00	90°31'00"
C27	23.43	15.00	89°29'00"
C28	12.57	8.00	90°00'00"
C29	12.57	8.00	90°00'00"

ELLICOTT TOWN CENTER - FILING NO. 1

MARKETPLACE 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: 1/15/19
MODIFIED BY: BJJ

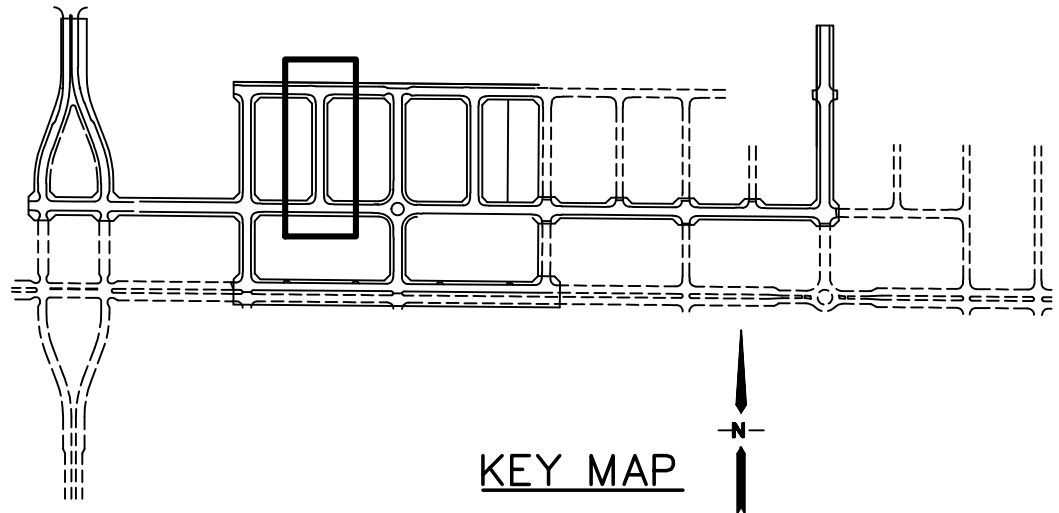
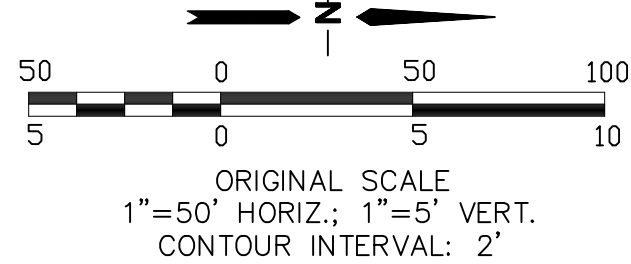
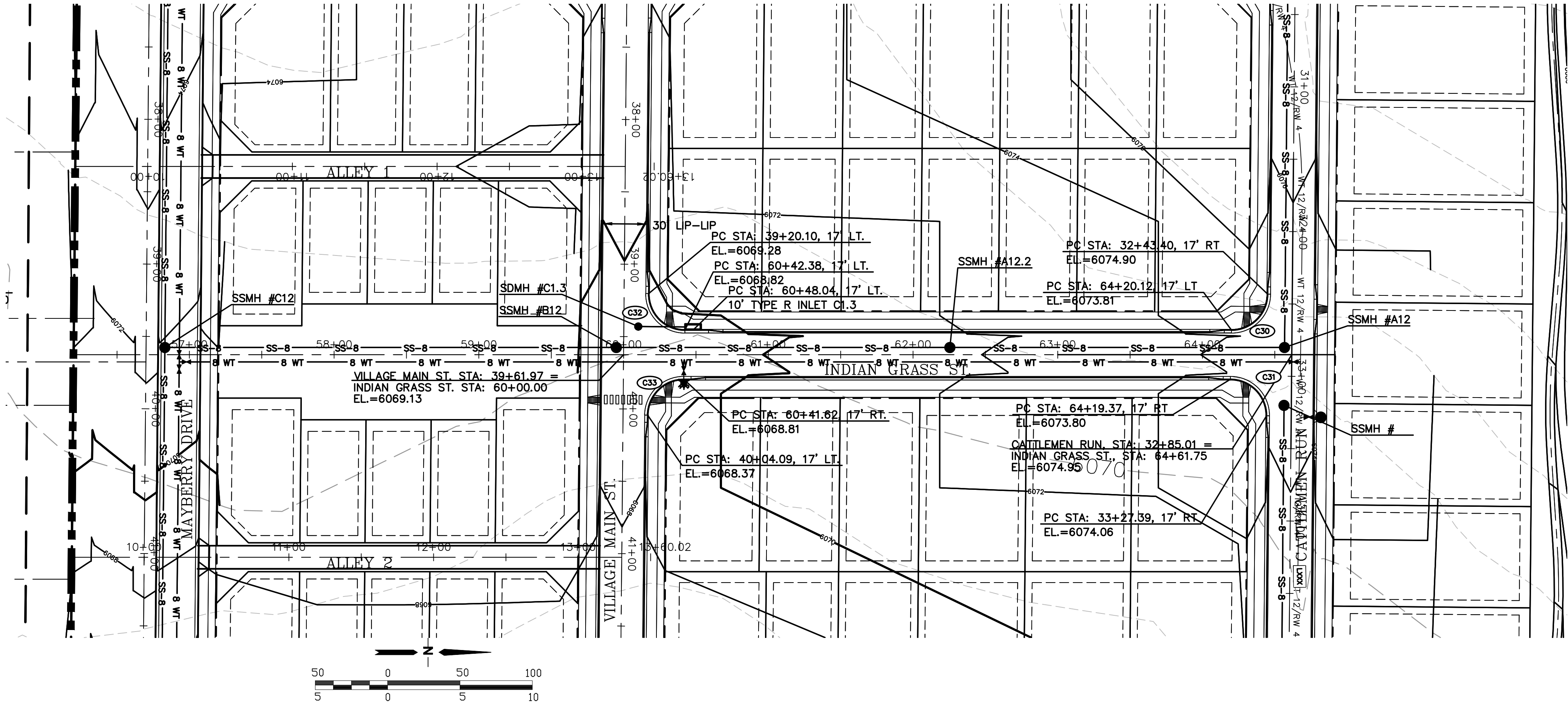
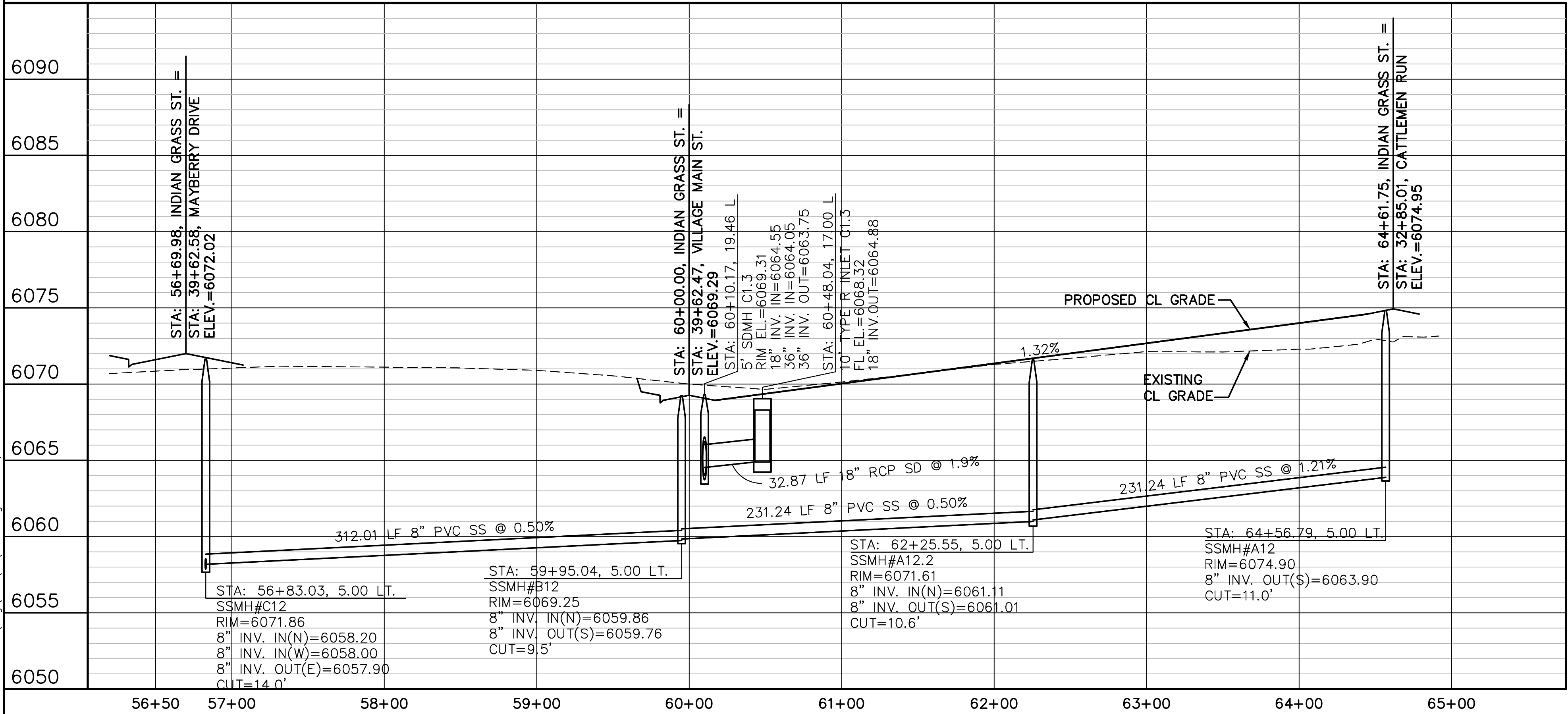


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MEMBER UTILITIES

Z:_090001\Ellicott\TC.dwg,Civil\F\PP12.dwg Jan 18, 2019 - 10:53am



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

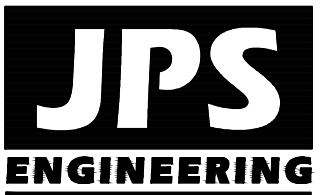
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: UP&E
CREATED: 3/26/06
PROJECT NO: 090001
SHEET:

DRAWN: RMD
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 1/15/19
MODIFIED BY: BJJ

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

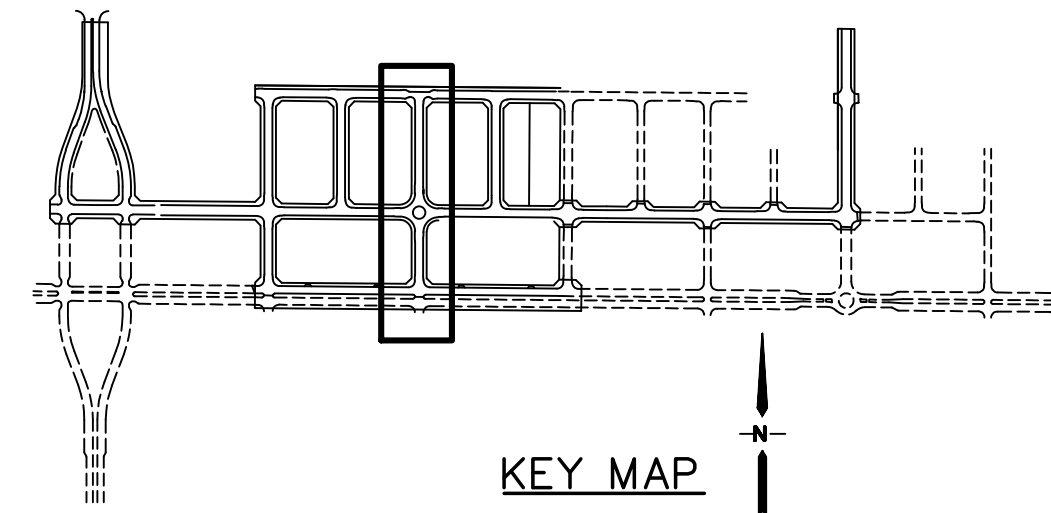
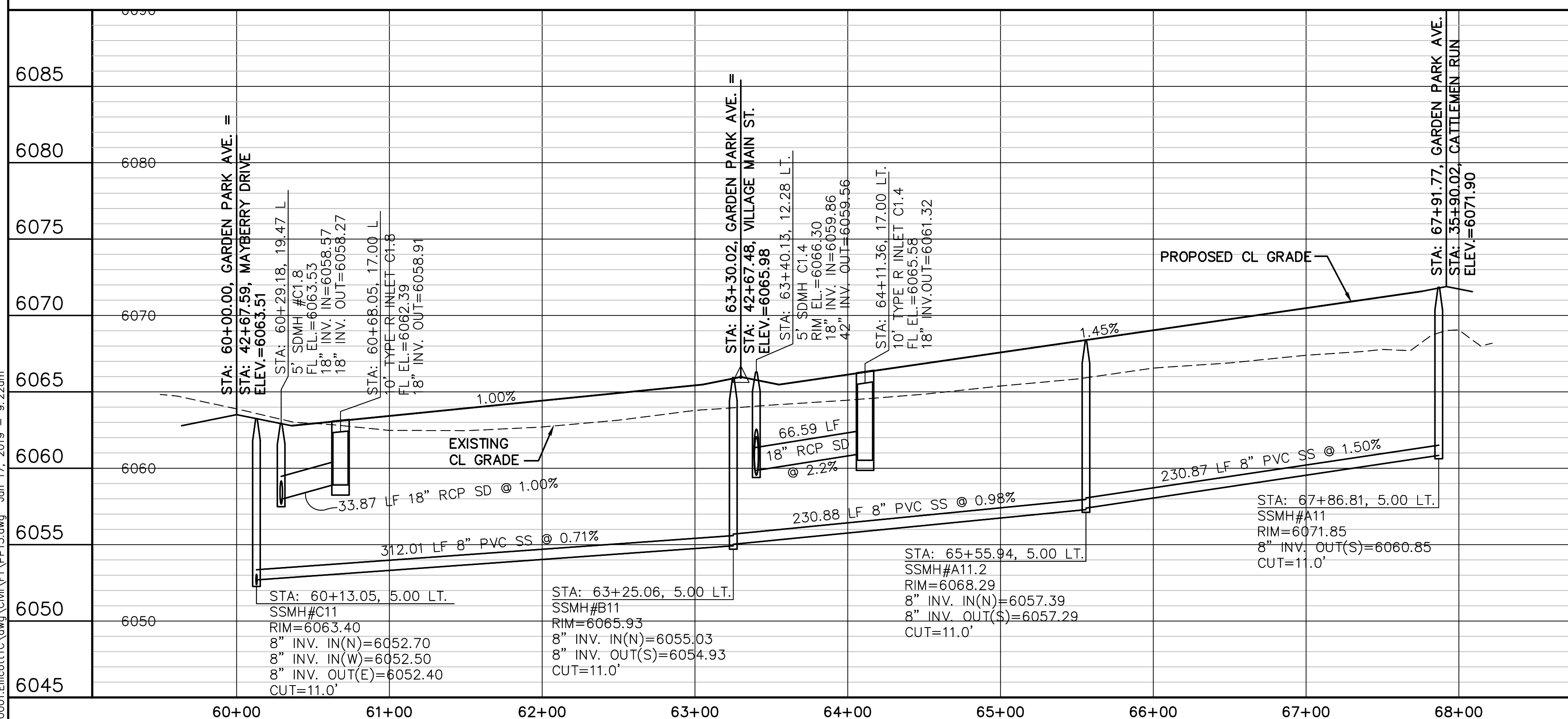
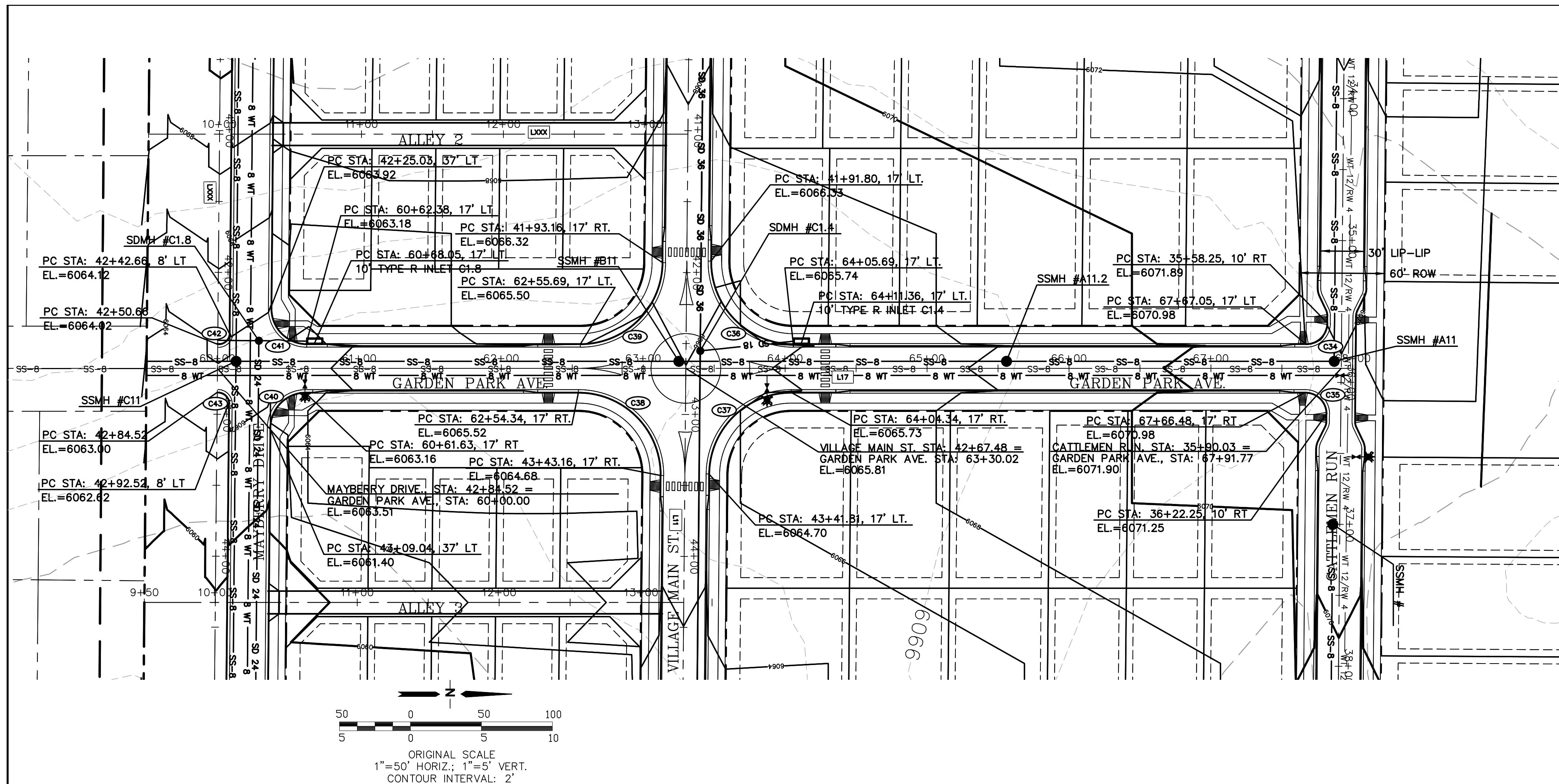


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BEFORE YOUR GRADE OR ELEVATION
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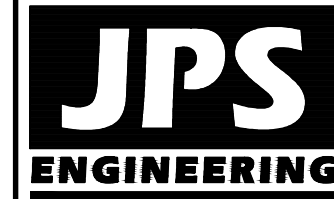
PP12



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

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"

ELLCOTT TOWN CENTER - FILING NO. 1



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MEMBER UTILITIES.

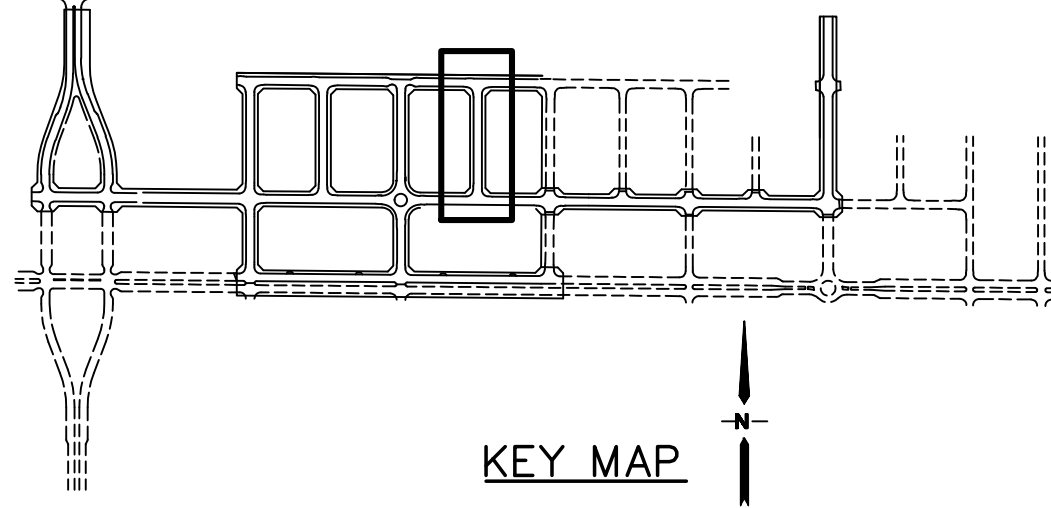
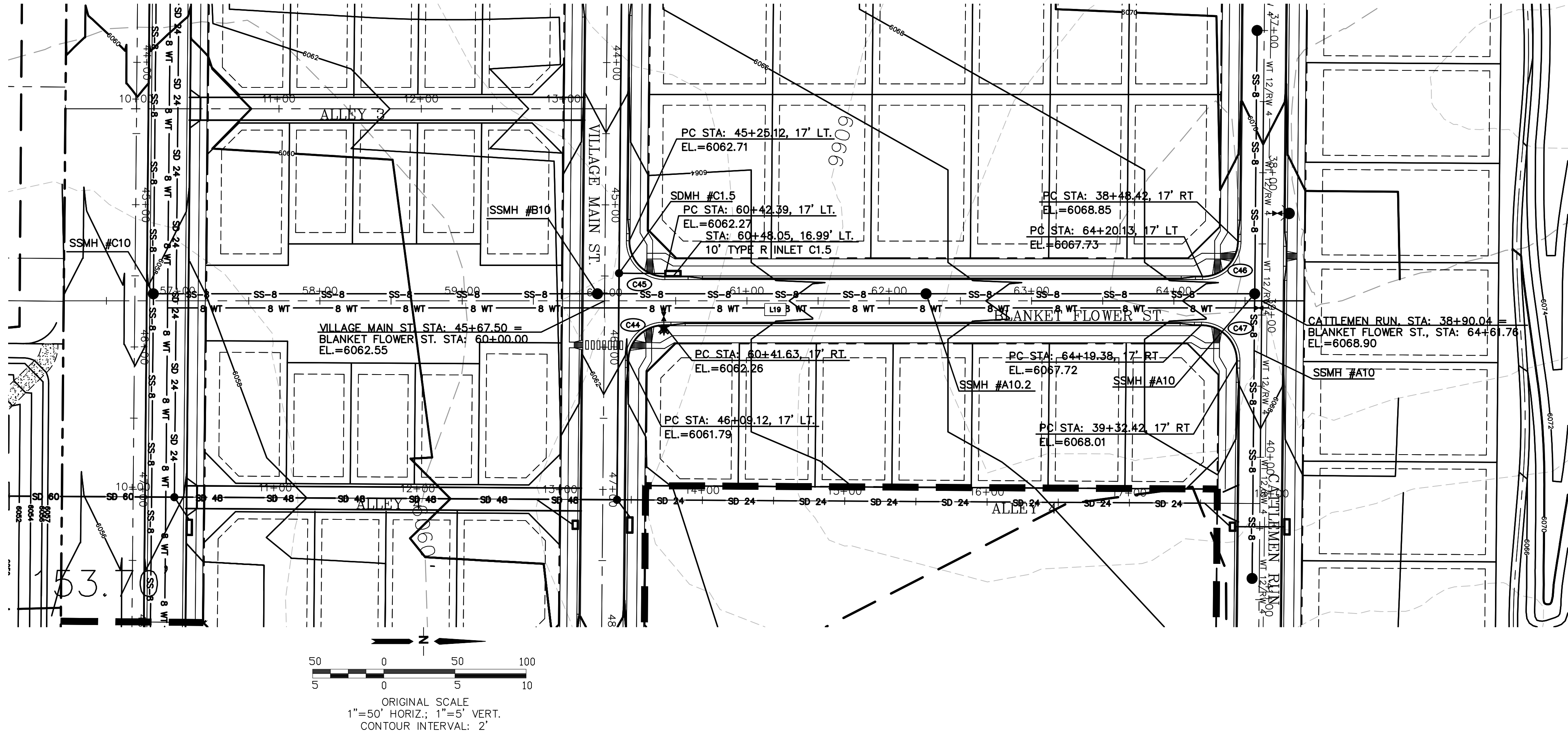
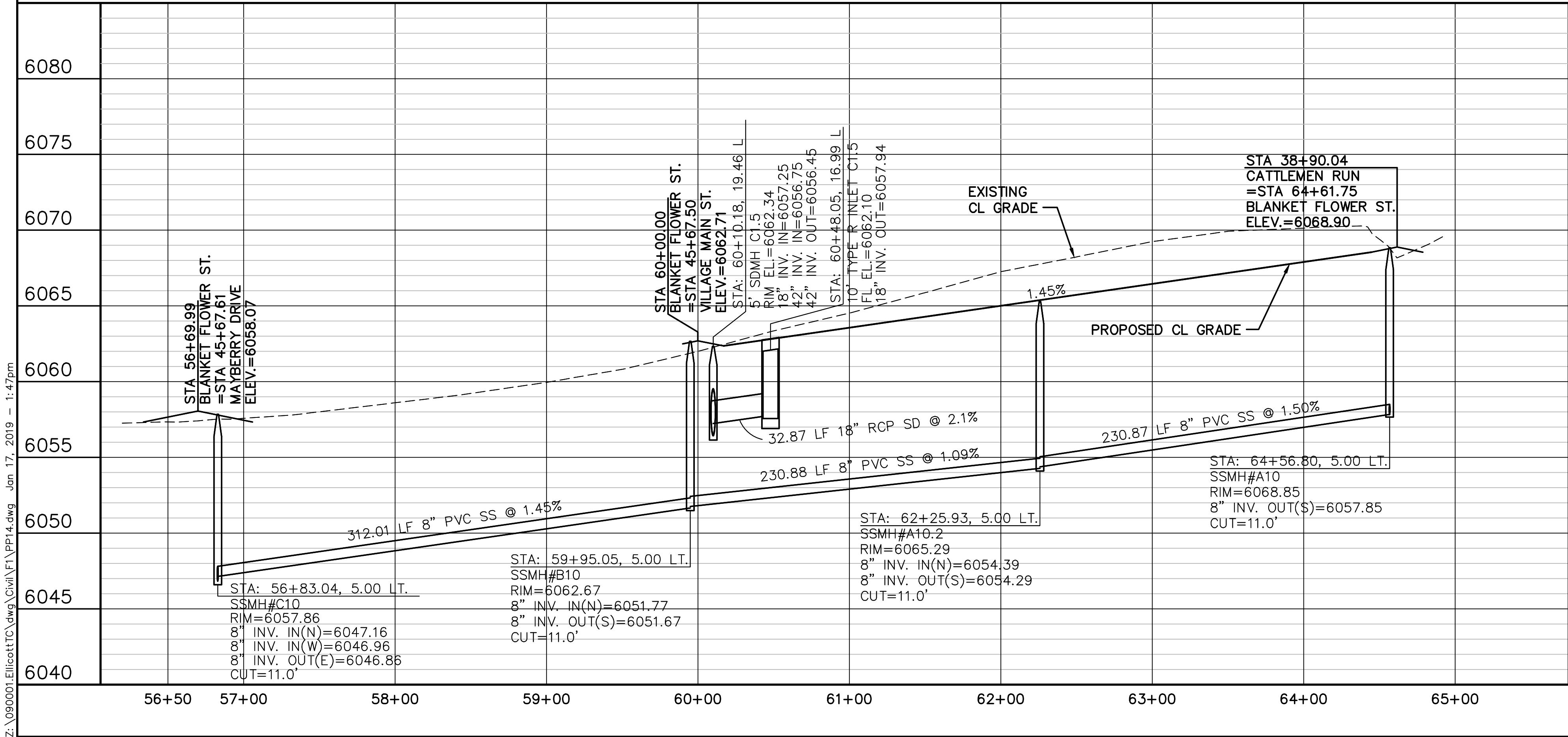
No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	4/19/06
B	EPC COMMENTS	JPS	7/25/06
C	EPC COMMENTS	JPS	1/15/07
D	2010 SUBMITTAL	JPS	8/22/18

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

HORIZ. SCALE:	1"=50'	DRAWN:	RM
VERT. SCALE:	1"=5'	DESIGNED:	JF
SURVEYED:	UP&E	CHECKED:	JF
CREATED:	3/26/06	LAST MODIFIED:	1/15/07
PROJECT NO:	090001	MODIFIED BY:	B

SHEET: **PP13**

Z:_090001.EllicottTC.dwg\Civil\F\PP14.dwg Jan 17, 2019 - 1:47pm



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
C44	39.04	25.00	89°29'00"
C45	39.50	25.00	90°31'00"
C46	39.04	25.00	89°29'00"
C47	39.50	25.00	90°31'00"

ELLICOTT TOWN CENTER - FILING NO. 1

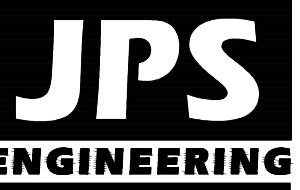
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: UP&E
CREATED: 3/26/06
PROJECT NO: 090001
SHEET: PP14

DRAWN: RMD
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 1/15/19
MODIFIED BY: BJJ

BLANKET FLOWER STREET PLAN & PROFILE (STA: 56+50 TO STA: 65+00.00)

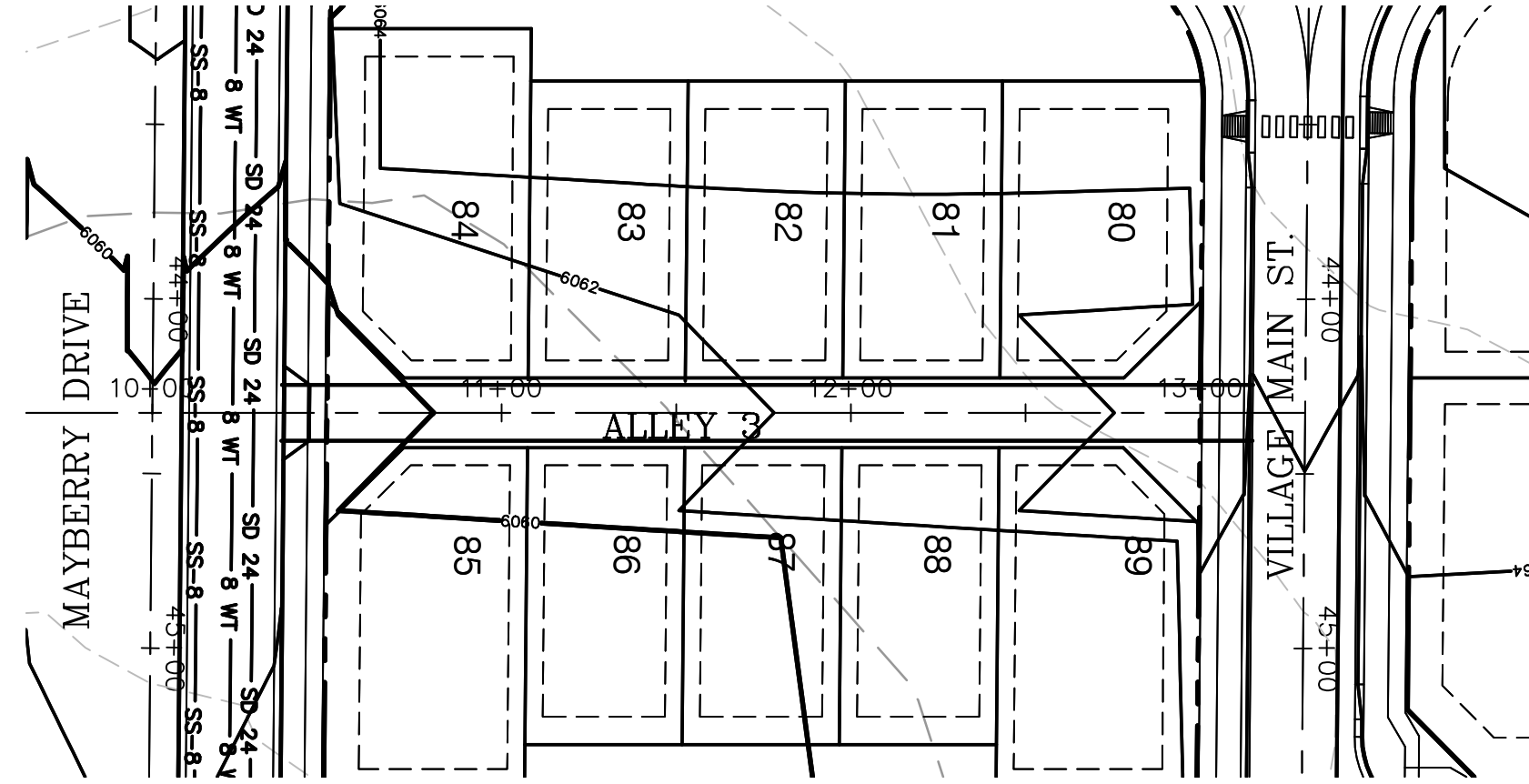
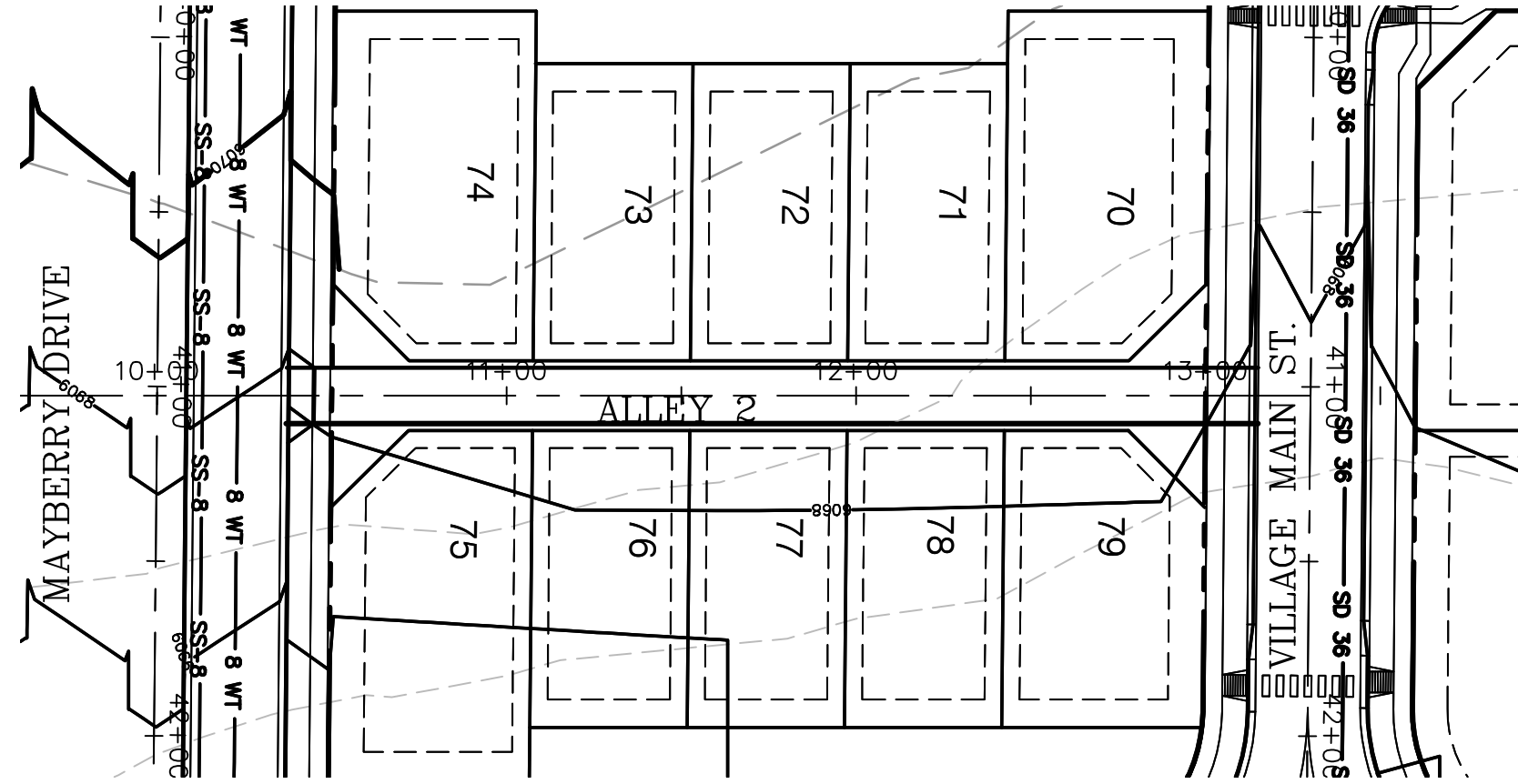
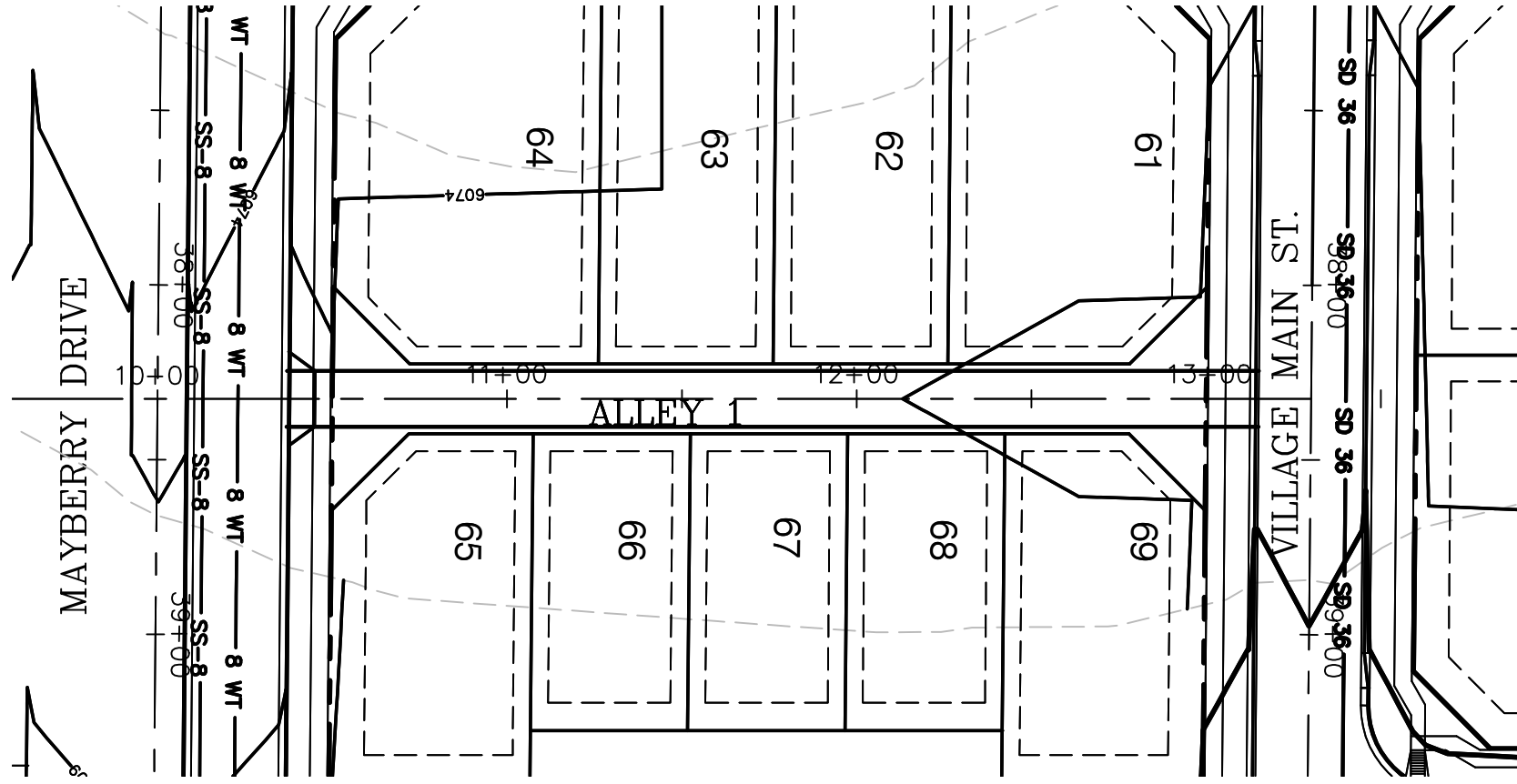
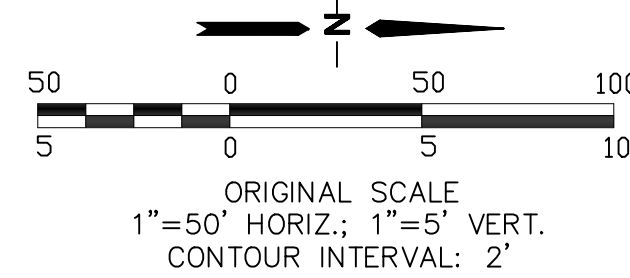
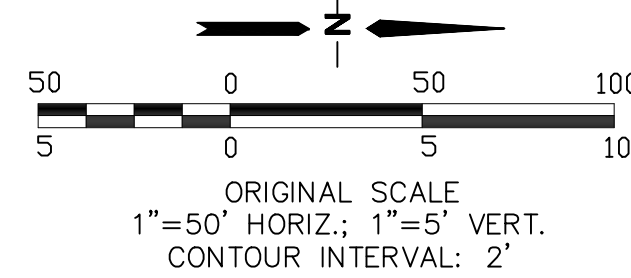
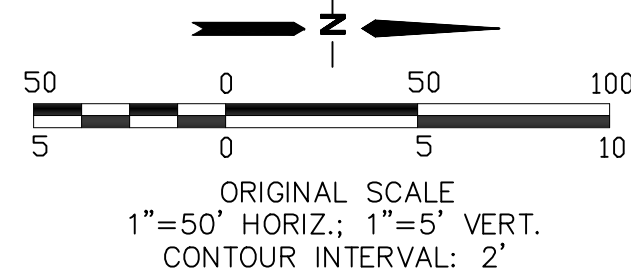
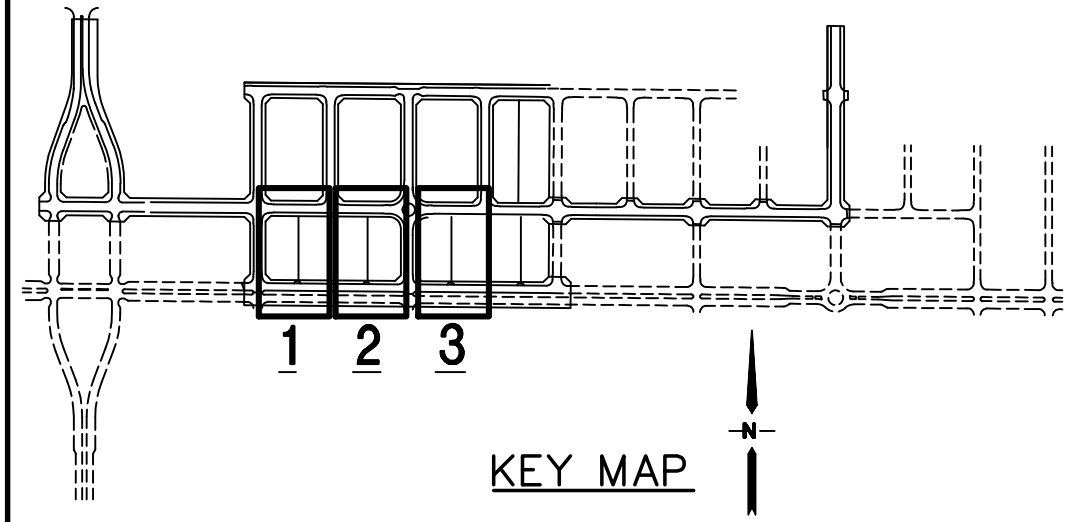
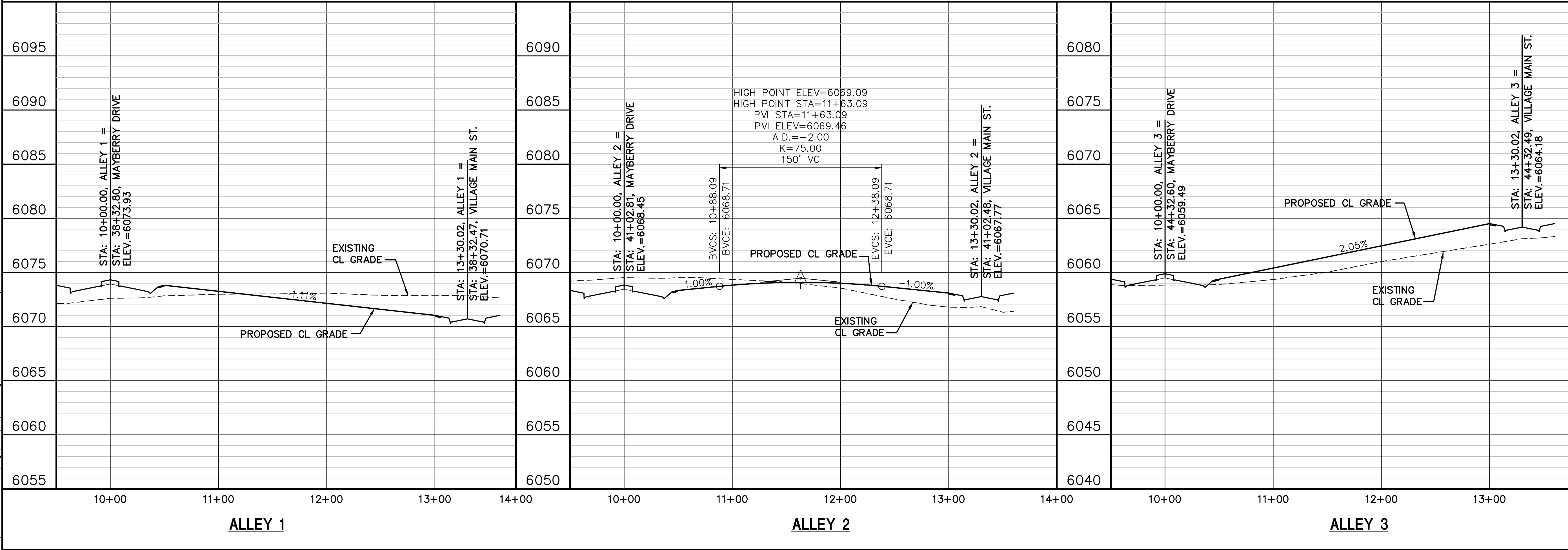


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Z:\090001\Ellicott\TTC.dwg\Civil\1\PP15.dwg Jan 16, 2019 - 1:39pm



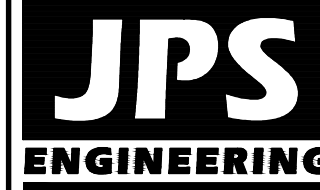
ELLICOTT TOWN CENTER - FILING NO. 1

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: 1/15/19
MODIFIED BY: BJJ

PP15

ALLEY 1, ALLEY 2 & ALLEY 3 PLAN & PROFILE



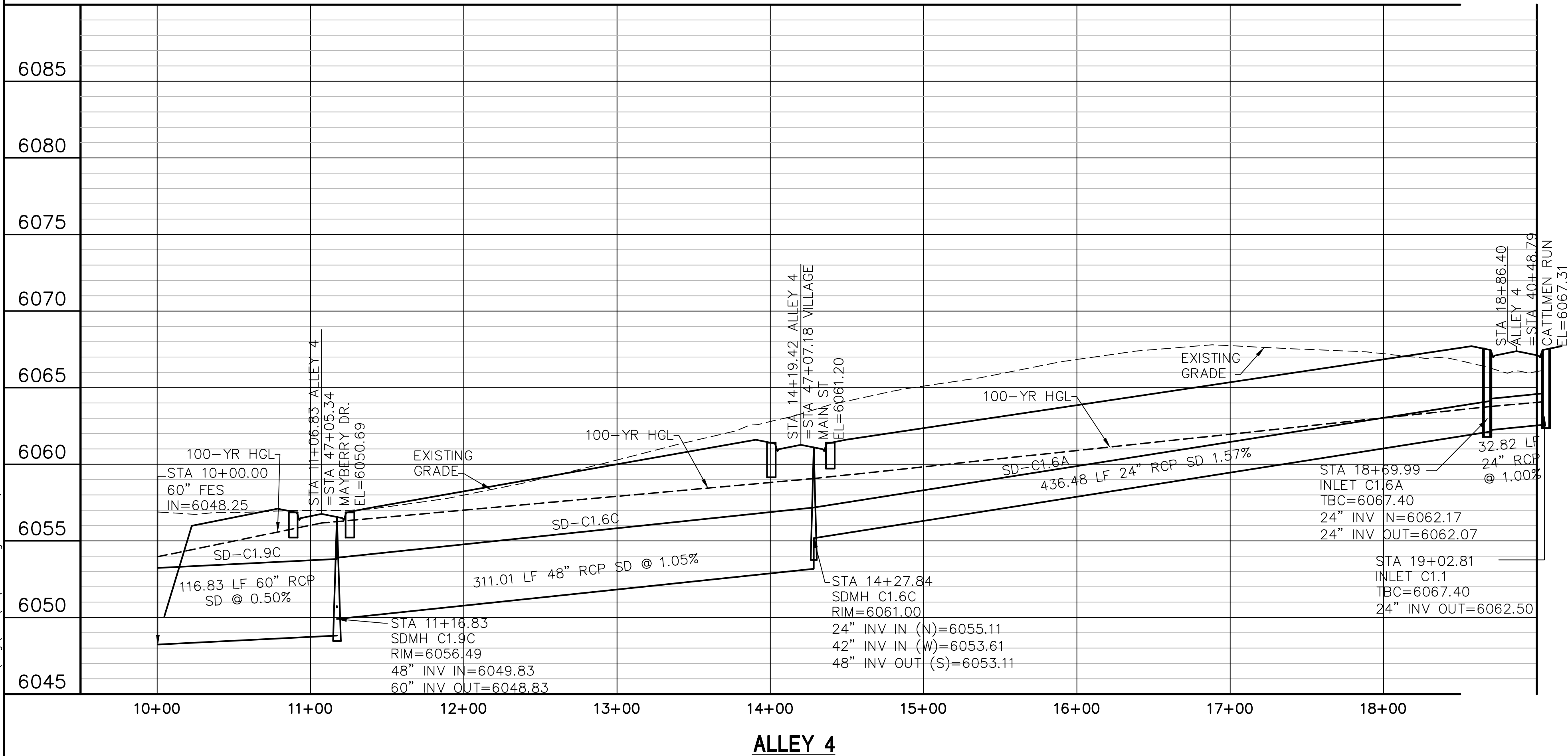
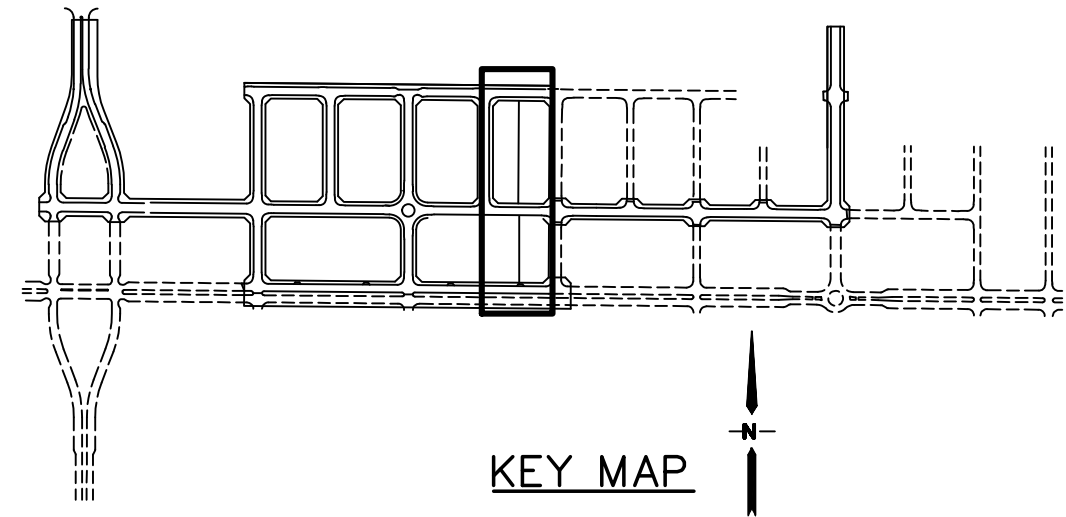
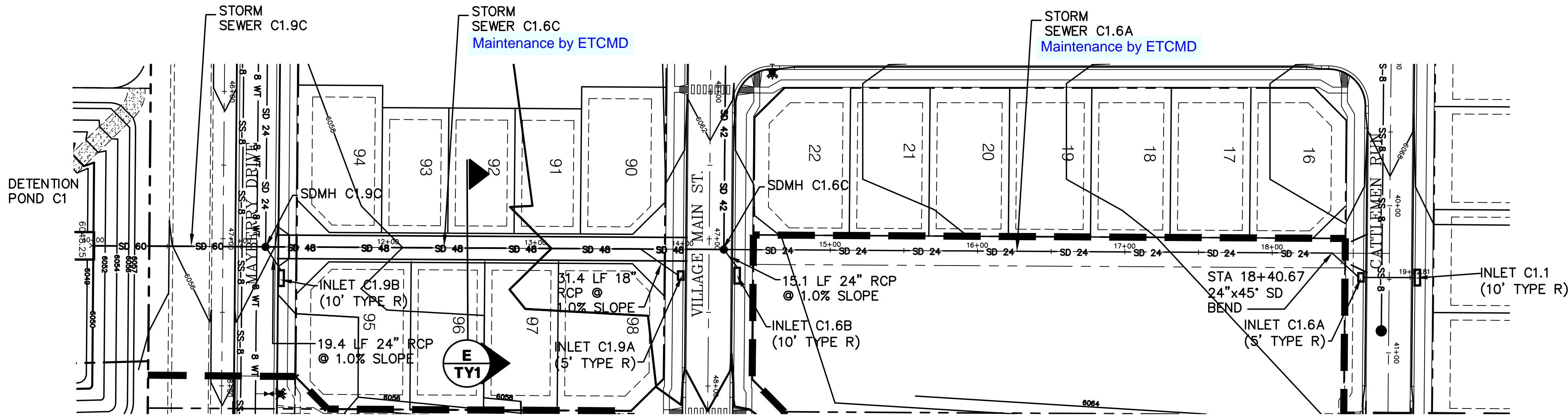
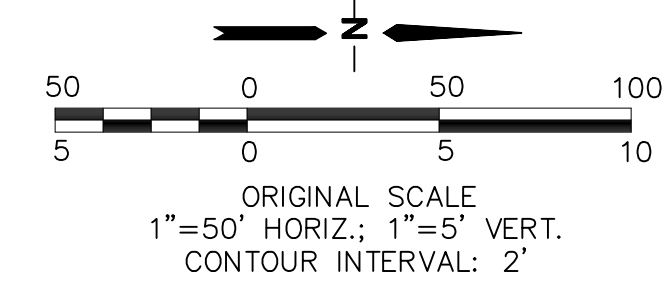
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FOR THE MEMBER UTILITIES

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

Z:_090001.EllcottTownCenter\Civil\F\PP16.dwg Jan 18, 2019 - 9:51am

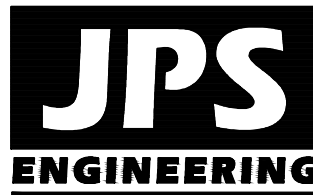


ELLICOTT TOWN CENTER - FILING NO. 1

ALLEY 4 PLAN & PROFILE

HORIZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 3/26/06	LAST MODIFIED: 1/15/19
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: PP16

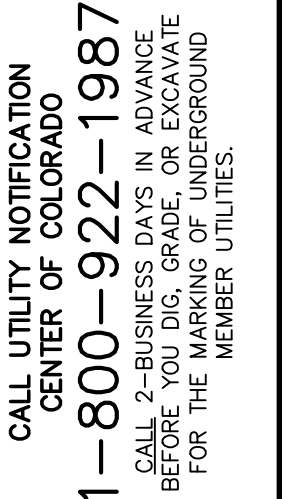


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MEMBER UTILITIES.

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



		REVISION	BY	DATE
A	EPC COMMENTS	JPS	7/25/06	
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	

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:	1/15/19
PROJECT NO:	090001	MODIFIED BY:	BJJ

TS1

