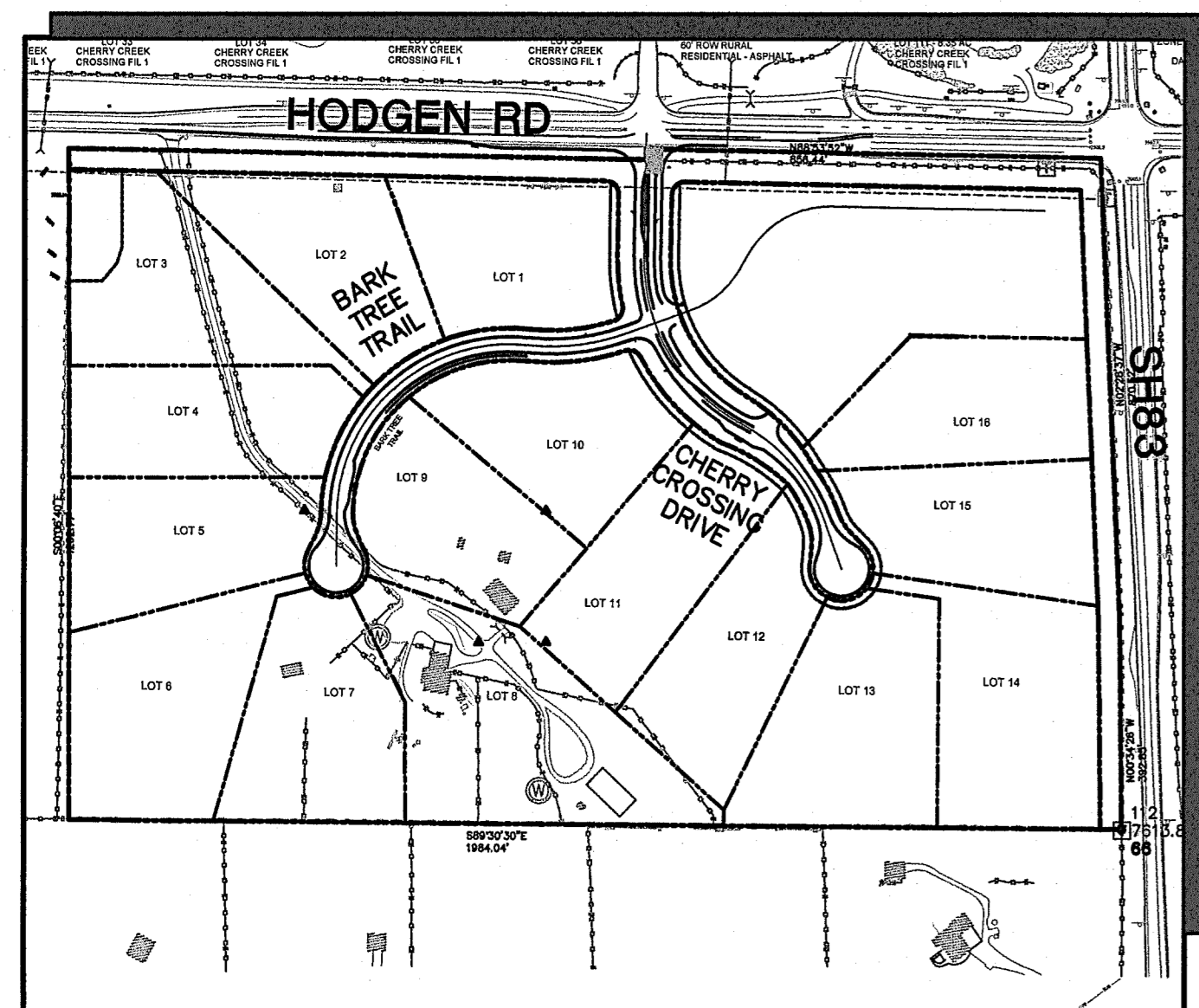


VICINITY MAP
NOT TO SCALE

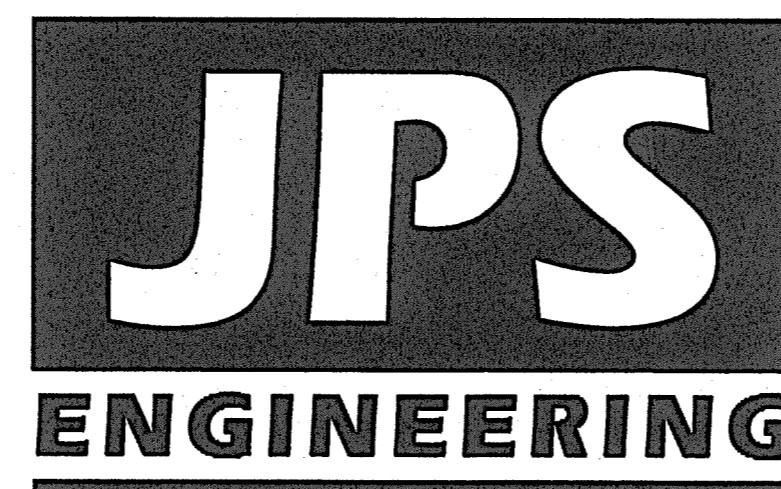


SITE MAP
NOT TO SCALE

ROLLIN RIDGE Filing No. 1 Construction Drawings El Paso County, Colorado

PREPARED FOR:
TC&C LLC
17572 Colonial Park Drive
Monument, CO 80132

PREPARED BY:



PREPARED BY:
19 East Willamette Avenue
Colorado Springs, Colorado 80903
September, 2020

AGENCIES/CONTACTS

DEVELOPER:	TC&C LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132 MR. CARL TURSE (719) 651-4013	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719) 399-3176
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719) 477-9429	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719) 495-2283
LOCAL ROADS & DRAINAGE:	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719) 520-6300	TELEPHONE COMPANY:	CENTURY LINK 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		

SHEET INDEX

G1	TITLE SHEET
G2	GENERAL NOTES & LEGEND
TY1	TYPICAL SECTIONS & DETAILS
TY2	TYPICAL SECTIONS & DETAILS
PP1	CHERRY CROSSING DRIVE PLAN & PROFILE
PP2	BARK TREE TRAIL PLAN & PROFILE
SD1	STORM DRAIN PLAN & PROFILES

NOTE: REFER TO SIGNING AND STRIPING PLAN BY LSC

ENGINEER:
DESIGN ENGINEER'S STATEMENT:
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR LIABILITY CAUSED BY NEGLIGENCE, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

John P. Schwab
JOHN P. SCHWAB, P.E. #29891 9/19/20 DATE

OWNER/DEVELOPER'S STATEMENT:
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

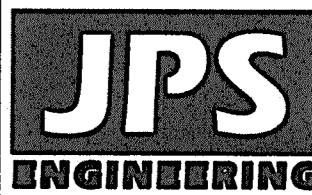
Carl Turse
TC&C LLC
17572 COLONIAL PARK DRIVE
MONUMENT, COLORADO 80132 9-9-2020 DATE

EL PASO COUNTY:
COUNTY PLAN REVIEW IS 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.

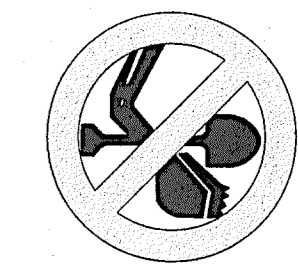
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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, THEY WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JENNIFER IRVINE, P.E. DATE
COUNTY ENGINEER / ECM ADMINISTRATOR



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



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE ANY EXCAVATION TO
LOCATE AND MARK THE
MEMBER UTILITIES.

NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	10/21/19	JPS
2	COUNTY COMMENTS	2/28/20	JPS
3	COUNTY COMMENTS	5/13/20	JPS
4	COUNTY COMMENTS	7/16/20	JPS
5	COUNTY COMMENTS	9/08/20	JPS

ROLLIN RIDGE - FILING NO. 1

TITLE SHEET

HORIZ. SCALE:	HS	DRAWN:	BJJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	8/13/19	LAST MODIFIED:	9/08/20
PROJECT NO:	081702	MODIFIED BY:	BJJ
SHEET:	G1		

PCD FILE NO. SF-19-022

C:\Users\Owner\Desktop\Projects\081702\rollin-ridge\dwg\civil\G1.dwg Sep 08, 2020 = 10:31am

BASIS OF BEARING:
BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 3, AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 217125842, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200156068 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" REBAR (NO CAP), FROM WHICH THE NORTHWEST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 206076668 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" REBAR WITH ORANGE CAP STAMPED "PLS 324.39" BEARS N00°06'39"W (S00°06'40"E PER THAT DEED RECORDED UNDER SAID RECEPTION NO. 217125842), A DISTANCE OF 1262.77 FEET (1262.73 FEET OF RECORD)

BENCHMARK:
SURVEY CONTROL POINTS AS SHOWN.
ALL ELEVATION BASED UPON NGS DESIGNATION "4 BB RESET"
ELEVATION = 7570.80 (NAVD 88 VERTICAL DATUM)

COUNTY GENERAL NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD 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).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO DEPARTMENT OF PUBLIC WORKS (DPW) AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO DEPARTMENT OF PUBLIC WORKS (DPW), INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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.

PROJECT GENERAL NOTES:

- EXISTING CONTOUR DATA CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.
- PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
- EROSION CONTROL SHALL CONSIST OF SILT FENCE AND BMP'S AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
- 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 RE-ESTABLISHED.
- 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.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- 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.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- IN CASE OF CONFLICT BETWEEN PROPOSED SLOPES AND PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

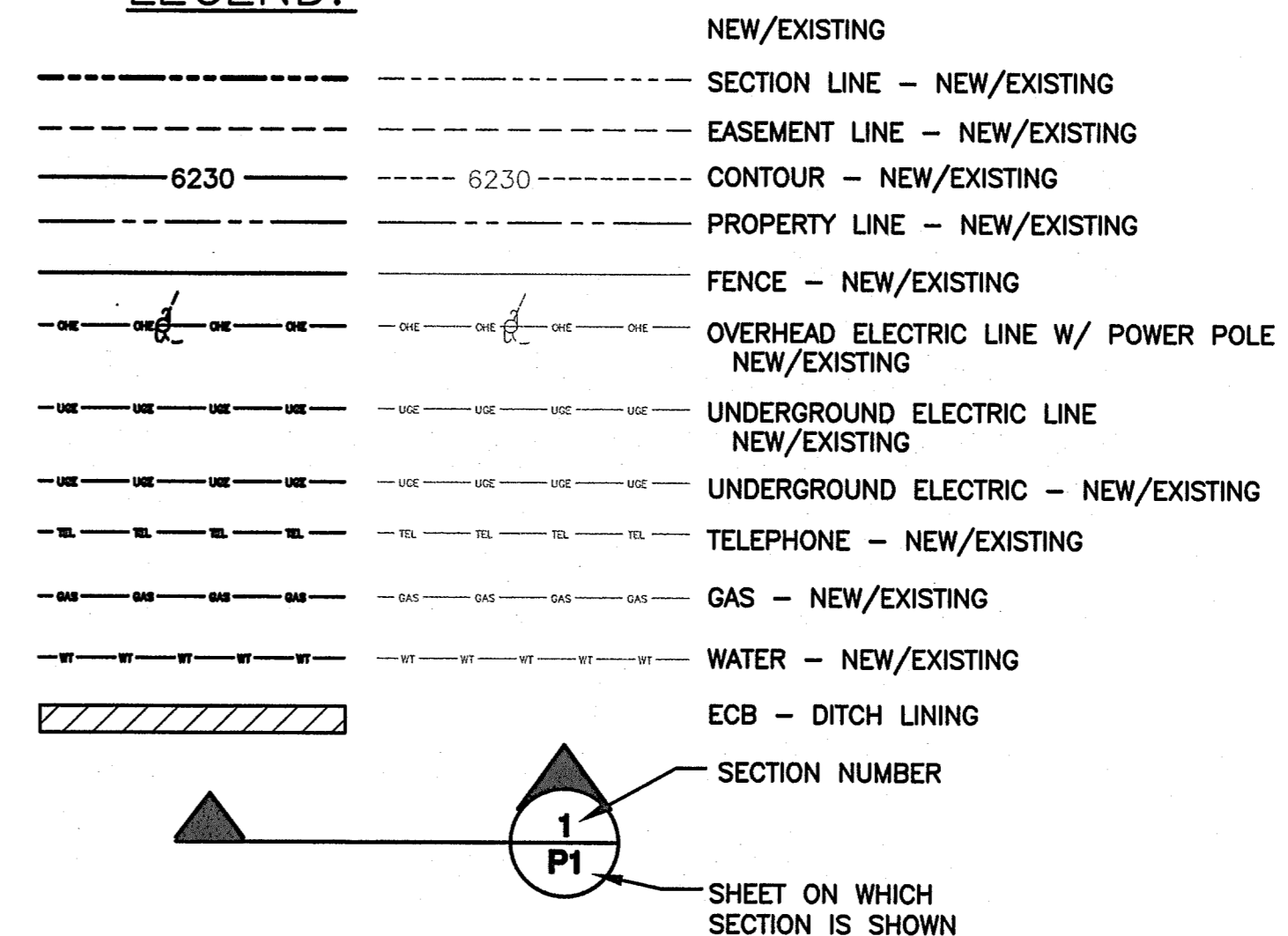
GENERAL DRAINAGE & GRADING NOTES:

- INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
- 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.
- GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.
- 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.

COUNTY SIGNING AND STRIPING NOTES:

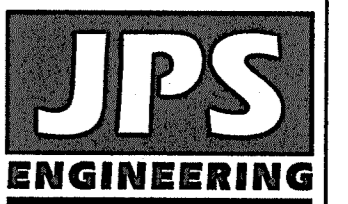
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD).
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

LEGEND:

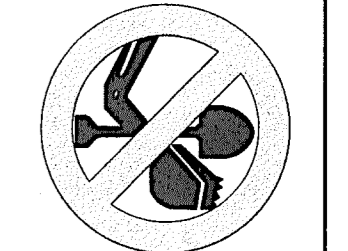


ROLLIN RIDGE - FILING NO. 1

GENERAL NOTES & LEGEND



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



CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE ANY WORK BEGINS TO AVOID THE MEMBER UTILITIES.

No.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	10/21/19
2	COUNTY COMMENTS	2/28/20

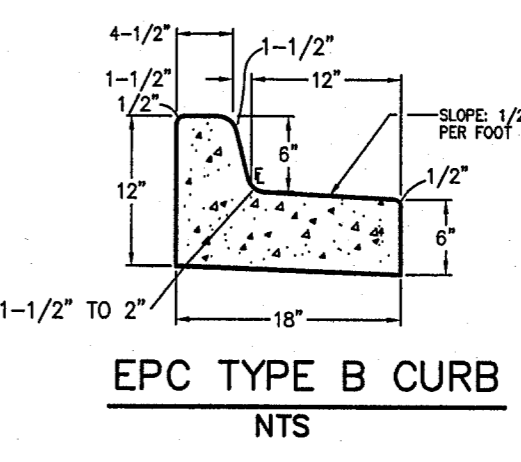
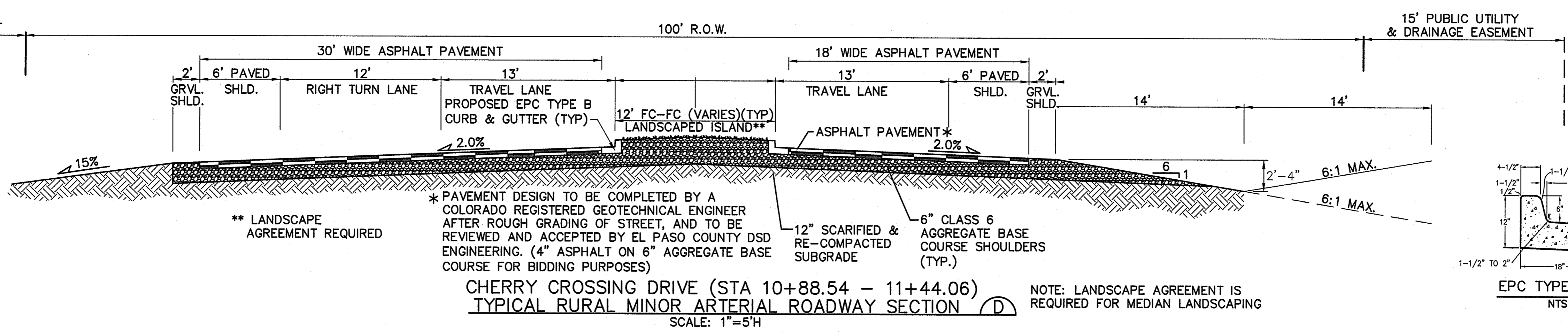
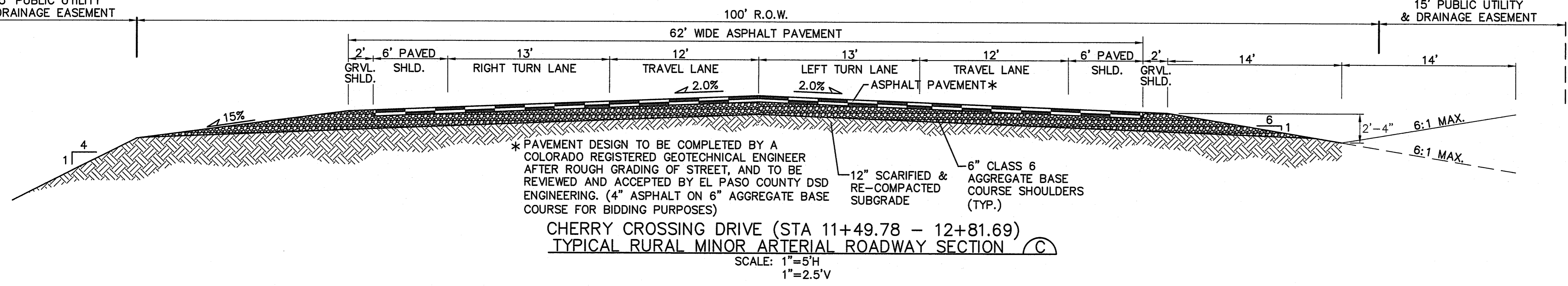
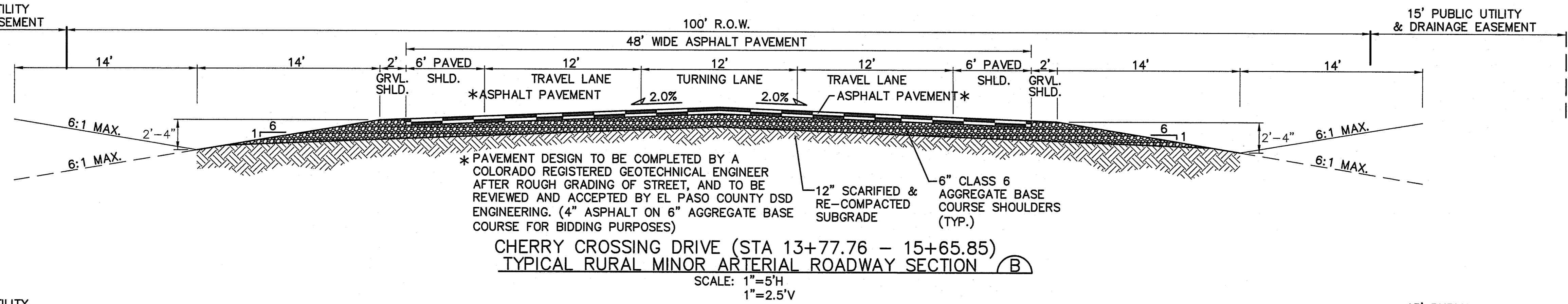
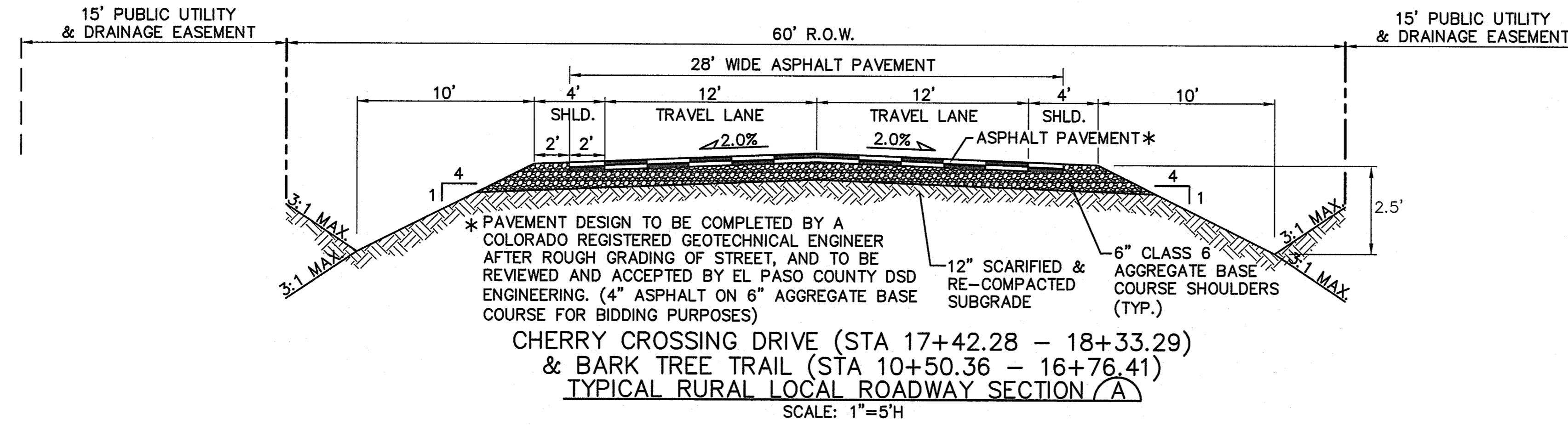
HORIZ. SCALE:	HS	DRAWN:	BJJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	8/29/19	LAST MODIFIED:	2/28/20
PROJECT NO:	081702	MODIFIED BY:	JPS

SHEET: **G2**

PCD FILE NO. SF-19-022

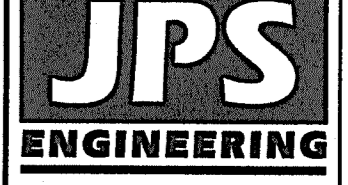
C:\Users\Owner\Desktop\proj\projects\081702\rollin-ridge.dwg May 13, 2020 9:39am

DESIGN DATA	REFERENCE STANDARD
ROAD CLASSIFICATION:	RURAL LOCAL
DESIGN SPEED:	30 MPH ECM TABLE 2-5
POSTED SPEED:	30 MPH ECM TABLE 2-5
ROADWAY WIDTH:	28' EOA-EOA ECM FIGURE 2-8
MIN. HORIZONTAL RADIUS:	300' ECM TABLE 2-5
MIN. GRADE:	1.0% ECM TABLE 2-5
MAX. GRADE:	8.0% ECM TABLE 2-5
MAX. CUL-DE-SAC GRADE:	2.0% ECM TABLE 2-31
MIN. K-VALUE (CREST):	19 ECM TABLE 2-12
MIN. K-VALUE (SAG):	37 ECM TABLE 2-14

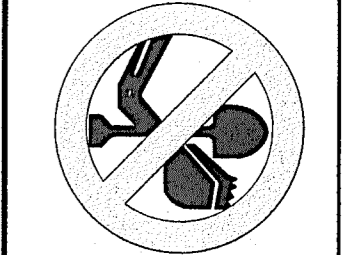


ROLLIN RIDGE - FILING NO. 1

TYPICAL SECTIONS AND DETAILS



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



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

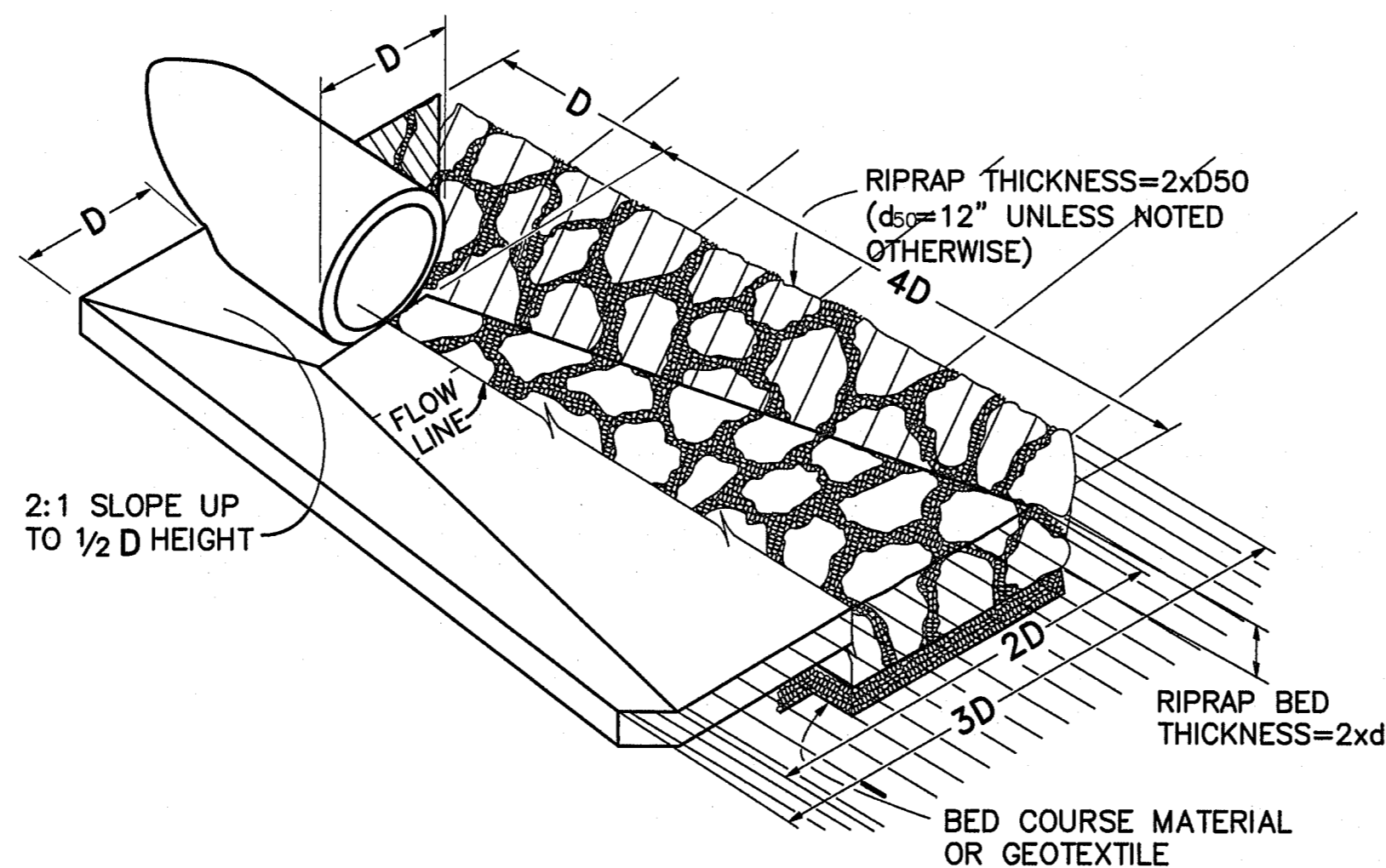
NO.	REVISION	DATE	BY
1	FINAL PLAN SUBMITTAL	10/21/19	JPS
2	COUNTY COMMENTS	2/28/20	JPS
3	COUNTY COMMENTS	5/13/20	JPS

HORIZ. SCALE:	1"=5'	DRAWN:	BJJ
VERT. SCALE:	AS SHOWN	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	8/29/17	LAST MODIFIED:	5/13/20
PROJECT NO:	081702	MODIFIED BY:	BJJ
SHEET:			

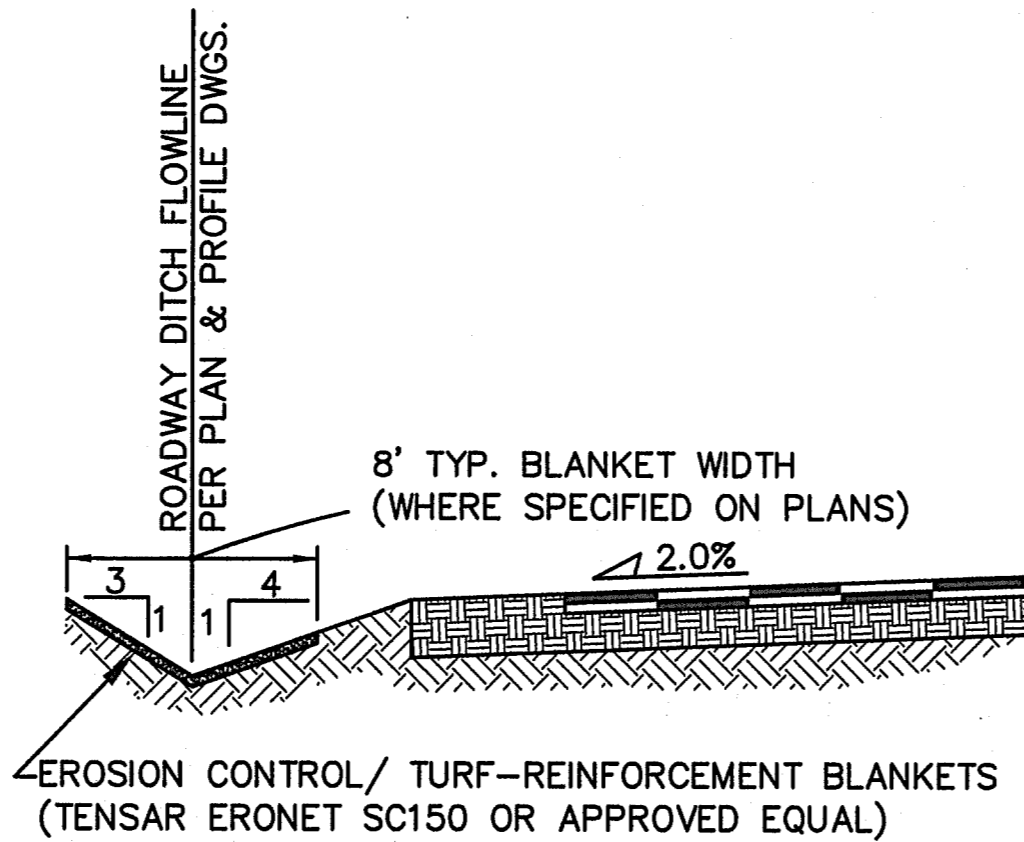
PCD FILE NO. SF-19-022

TY1

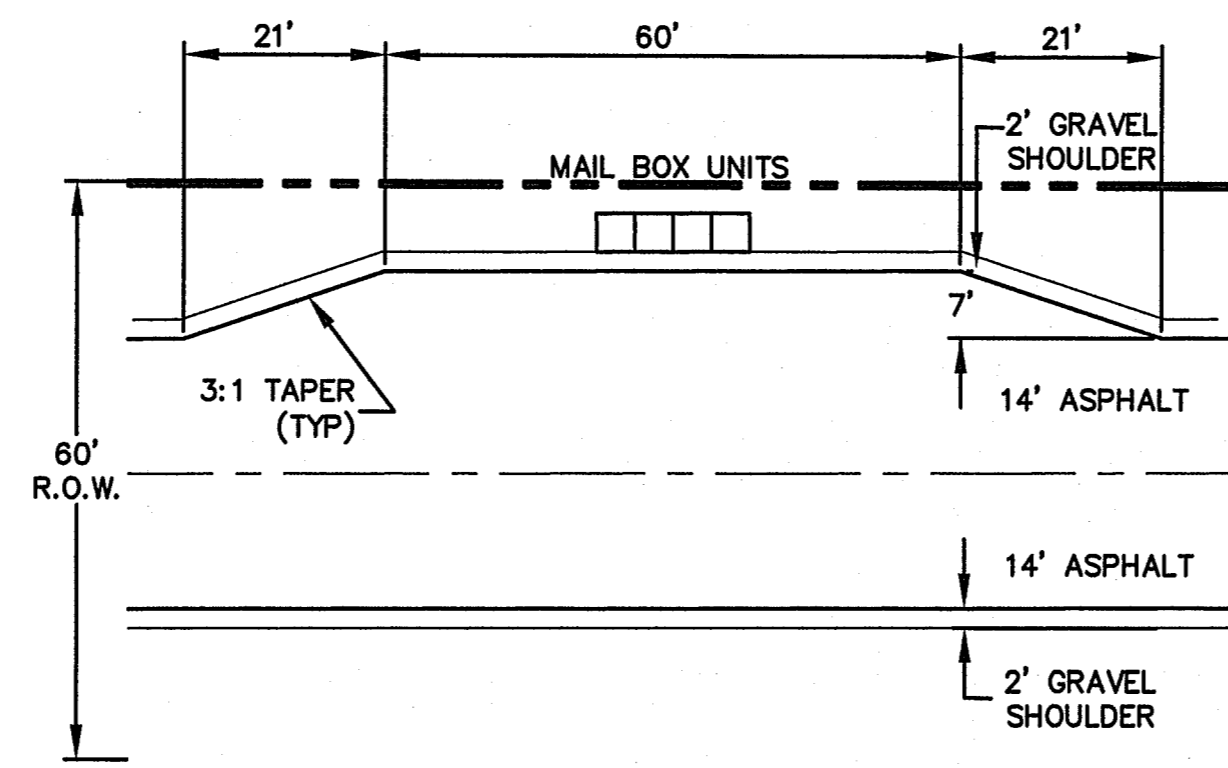
Z:\081702\rollin-ridge.dwg\civil\TY2.dwg Mar 08, 2020 - 4:36pm



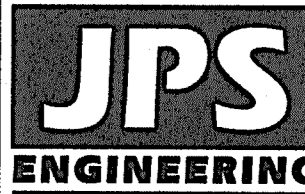
TYPICAL RIPRAP APRON/
CULVERT OUTLET PAVING 1
NOT TO SCALE



TYPICAL DITCH SECTION WITH
EROSION CONTROL BLANKETS 2
SCALE : NTS



TYPICAL MAILBOX KIOSK DETAIL 3
SCALE: 1" = 20'



19 E. Willamette Ave.
Colorado Springs, CO
80903

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



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

ROLLIN RIDGE - FILING NO. 1

TYPICAL DETAILS

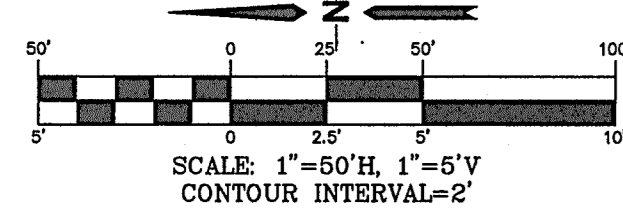
No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	10/21/19
2	COUNTY COMMENTS	JPS	2/28/20



HORZ. SCALE: 1"=5'	DRAWN: BJJ
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 2/28/20	LAST MODIFIED: 2/28/20
PROJECT NO: 081702	MODIFIED BY: BJJ

SHEET: TY2

PCD FILE NO. SF-19-022



LINE	LENGTH	BEARING
L1	148.43	N01°05'45\"E

CURVE	LENGTH	RADIUS	DELTA
C1	22.43	15.00	85°40'08"
C2	51.06	35.00	83°35'14"
C3	24.98	15.00	95°25'50"
C4	51.62	31.00	95°23'59"
C5	65.24	319.00	11°43'04"
C6	78.47	50.00	89°55'18"
C7	78.54	50.00	89°58'08"

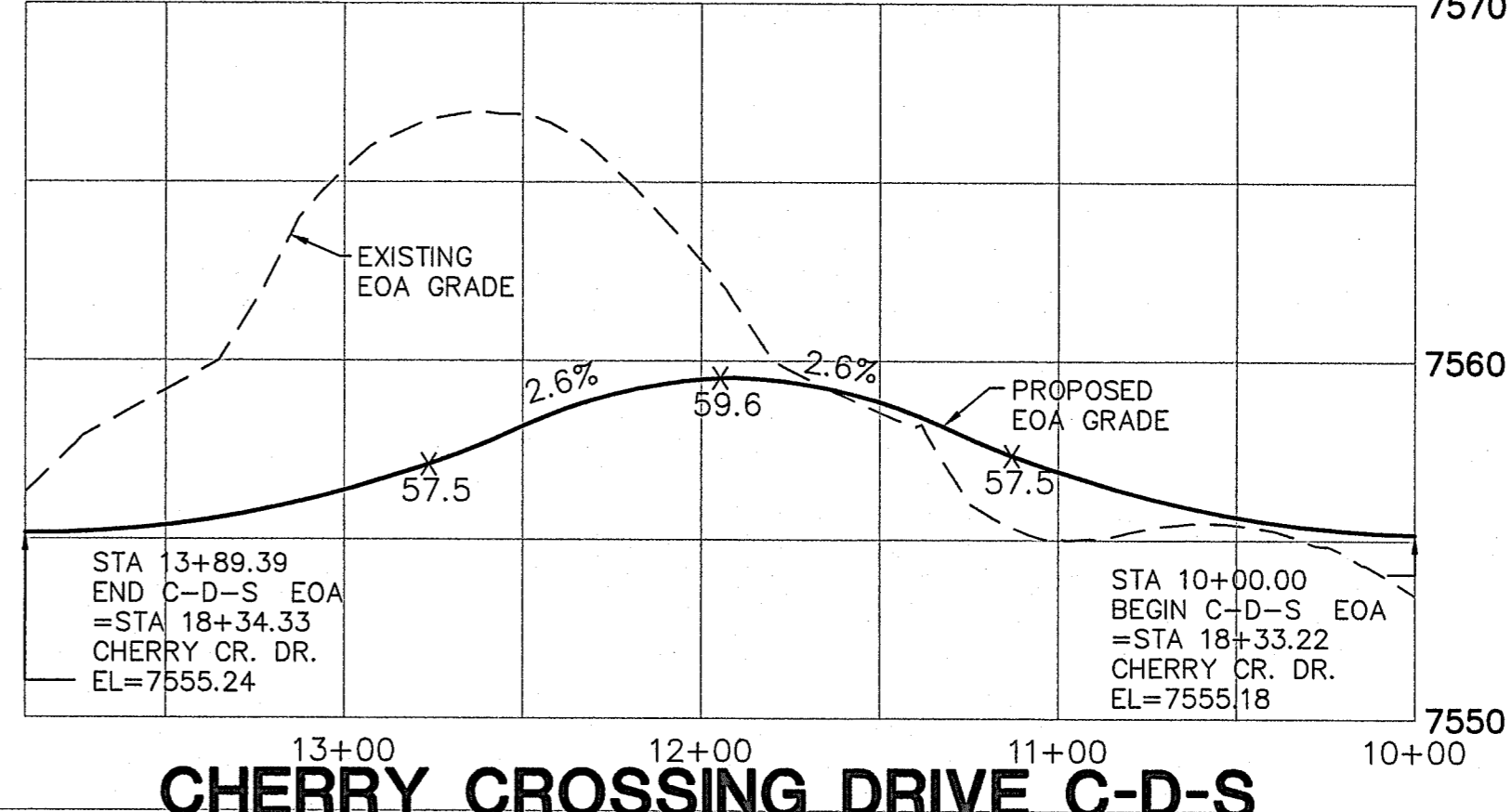
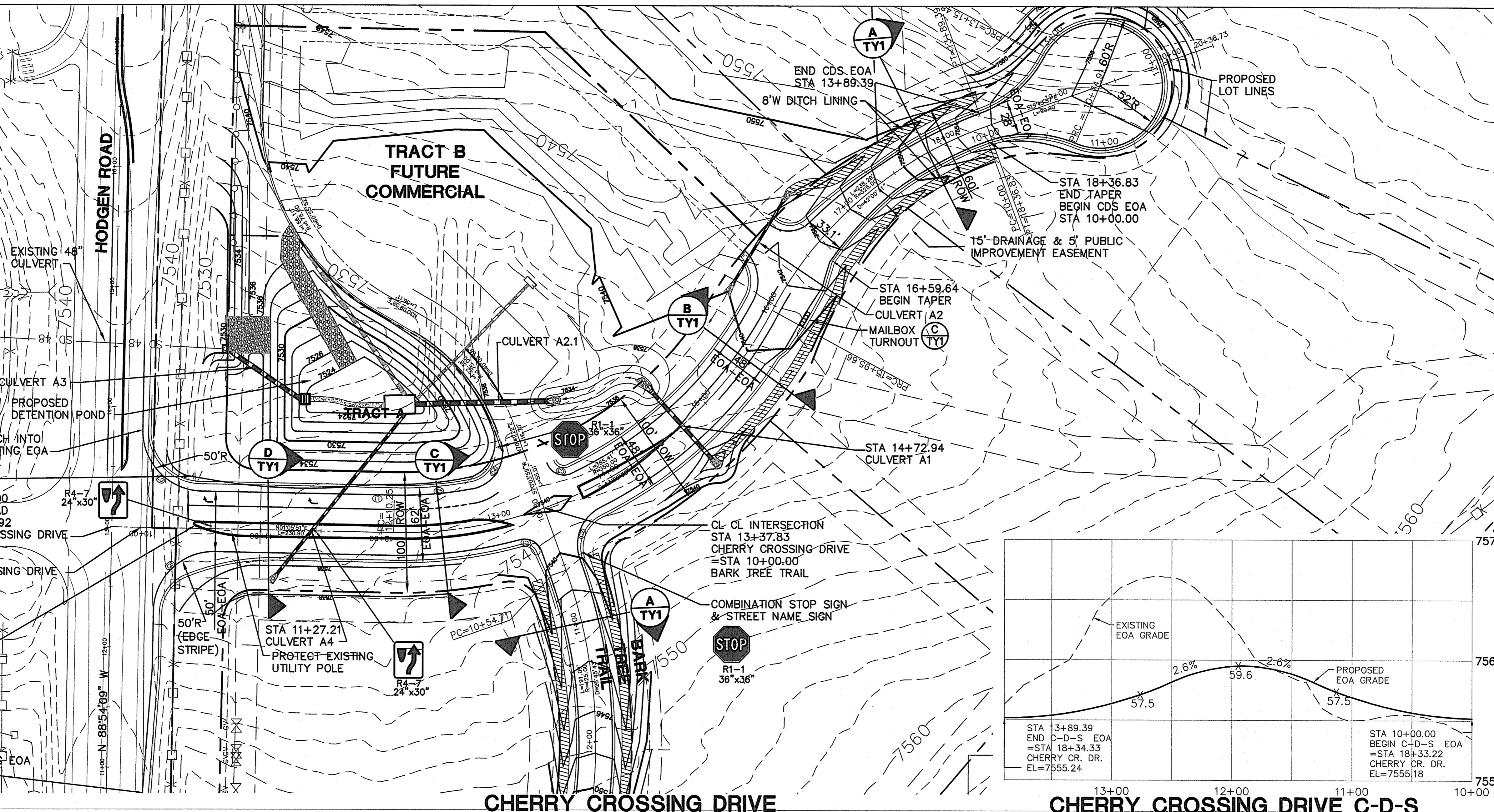
STOP R1-1
COMBINATION STOP SIGN & STREET NAME SIGN
36"x36"

CHERRY CROSSING DRIVE
STA 13+00.00
HODGEN ROAD
=STA 9+75.92
CHERRY CROSSING DRIVE
STA 10+00.00
CHERRY CROSSING DRIVE

PLOWABLE MEDIAN
NOSE PER EPC
DETAIL SD_2-22

REFER TO SIGNING & STRIPING PLANS BY LSC

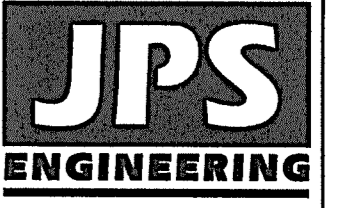
MATCH INTO EXISTING EOA
(15:1 TAPER)



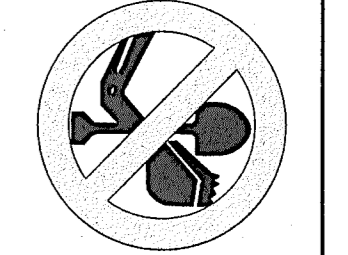
ELEVATION	10+00	11+00	12+00	13+00	14+00	15+00	16+00	17+00	18+00	19+00	20+00	21+00
7560												
7555												
7550												
7545												
7540												
7535												
7530												

ROLLIN RIDGE - FILING NO. 1

**CHERRY CROSSING DRIVE
PLAN & PROFILE**



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

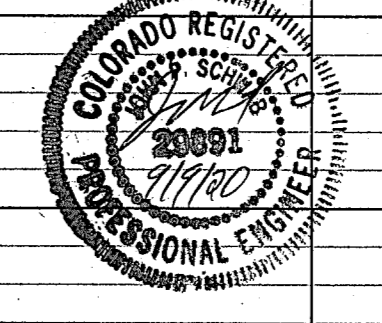


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL OR VISIT US IN AN AREA
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

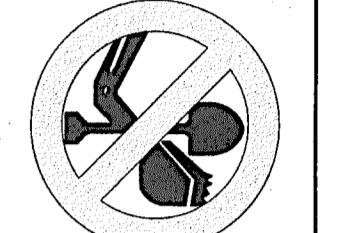
NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	10/21/19	JPS
2	COUNTY COMMENTS	2/28/20	JPS
3	COUNTY COMMENTS	5/13/20	JPS
4	COUNTY COMMENTS	7/17/20	JPS
5	COUNTY COMMENTS	9/08/20	JPS

HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: RAMPART
CREATED: 10/05/17
PROJECT NO: 081702

DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 9/08/20
MODIFIED BY:



SHEET: **PP1**



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL OR VISIT US ONLINE AT
WWW.COCOLORADO.COM
BEFORE YOU DIG GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

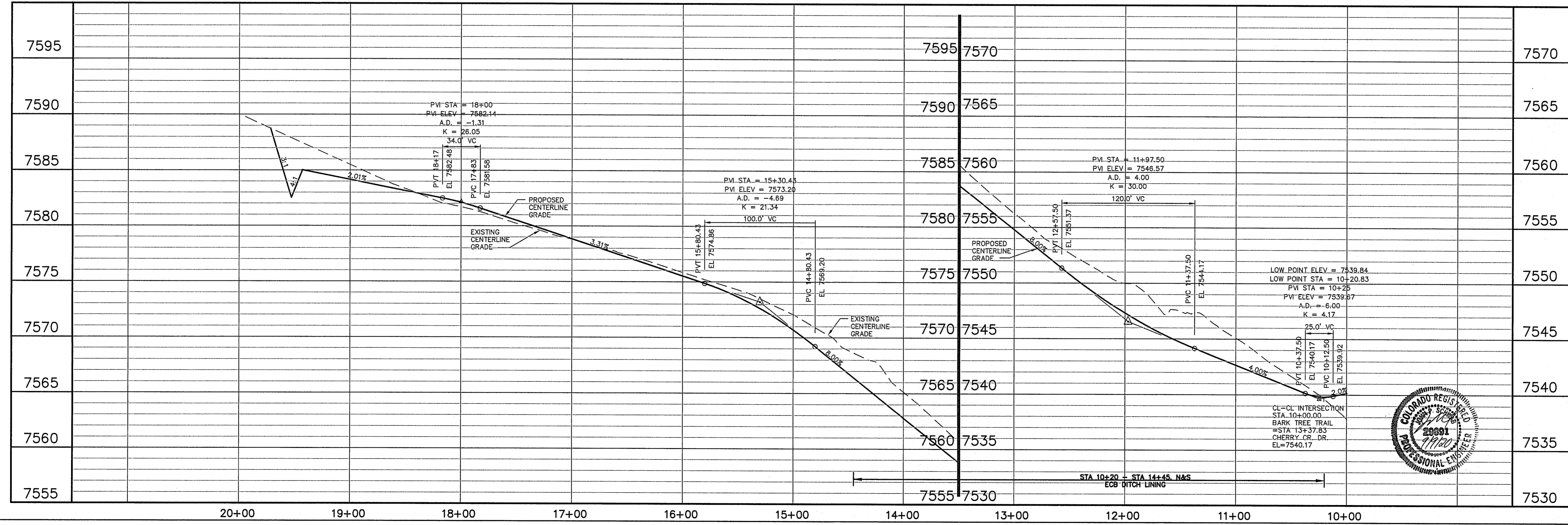
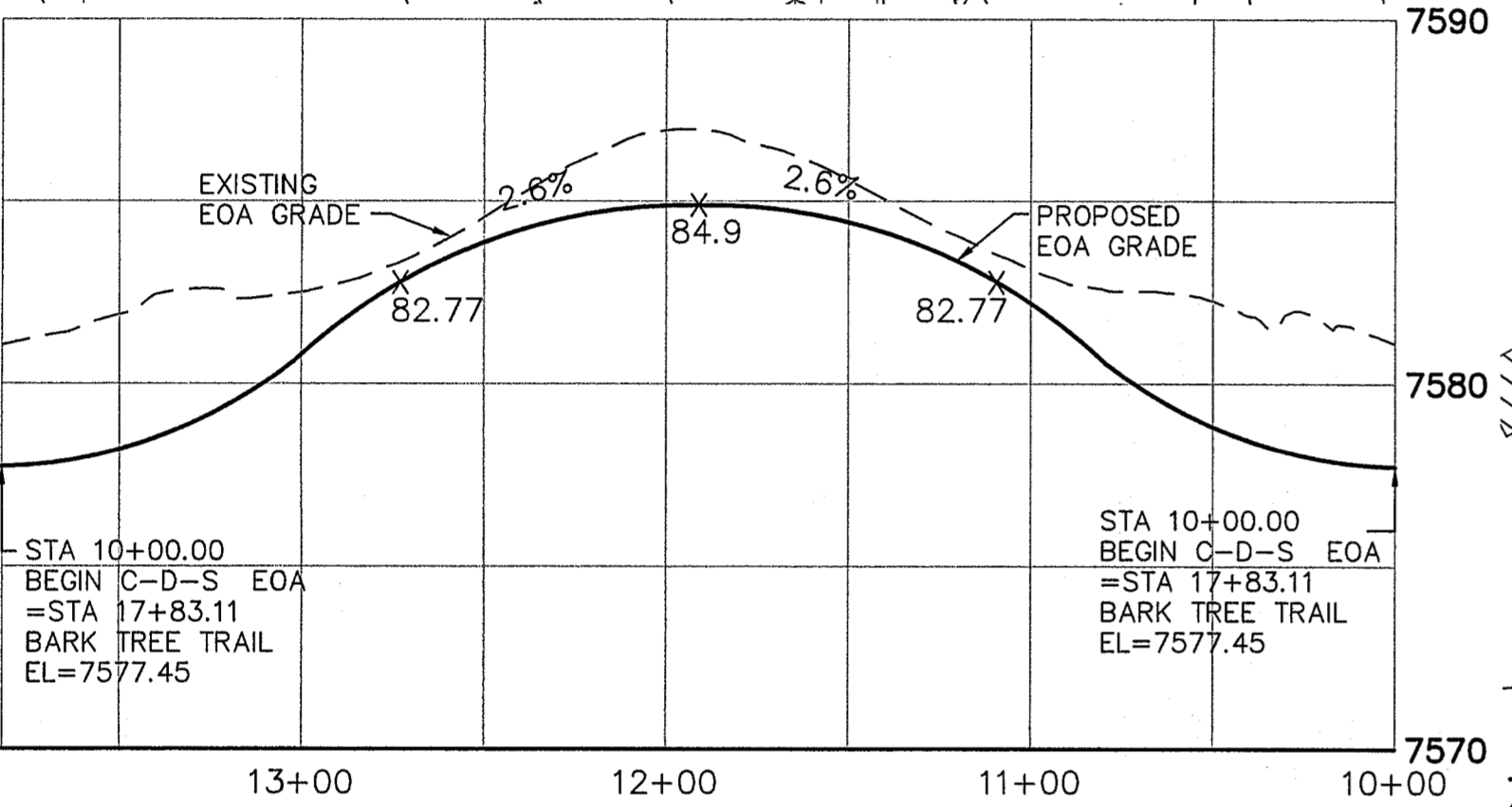
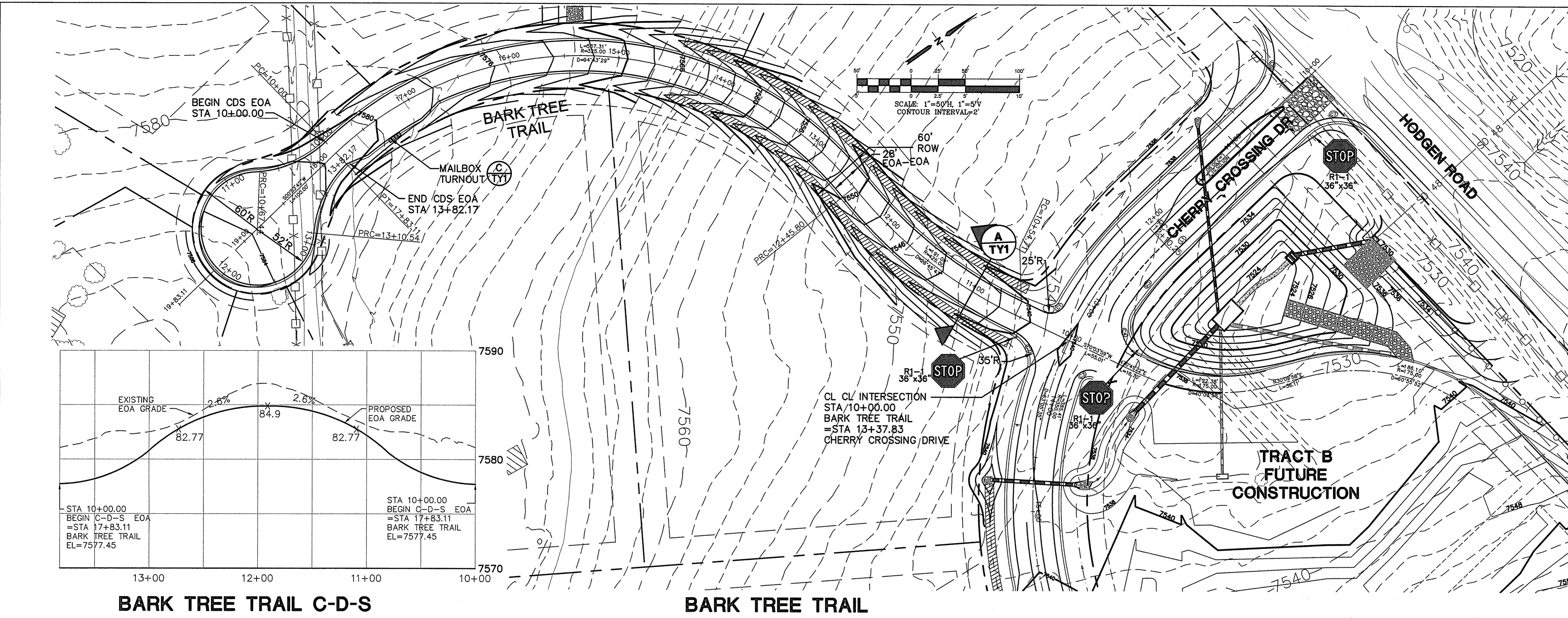
NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	10/21/19	JPS
2	COUNTY COMMENTS	2/28/20	JPS
3	COUNTY COMMENTS	5/13/20	JPS

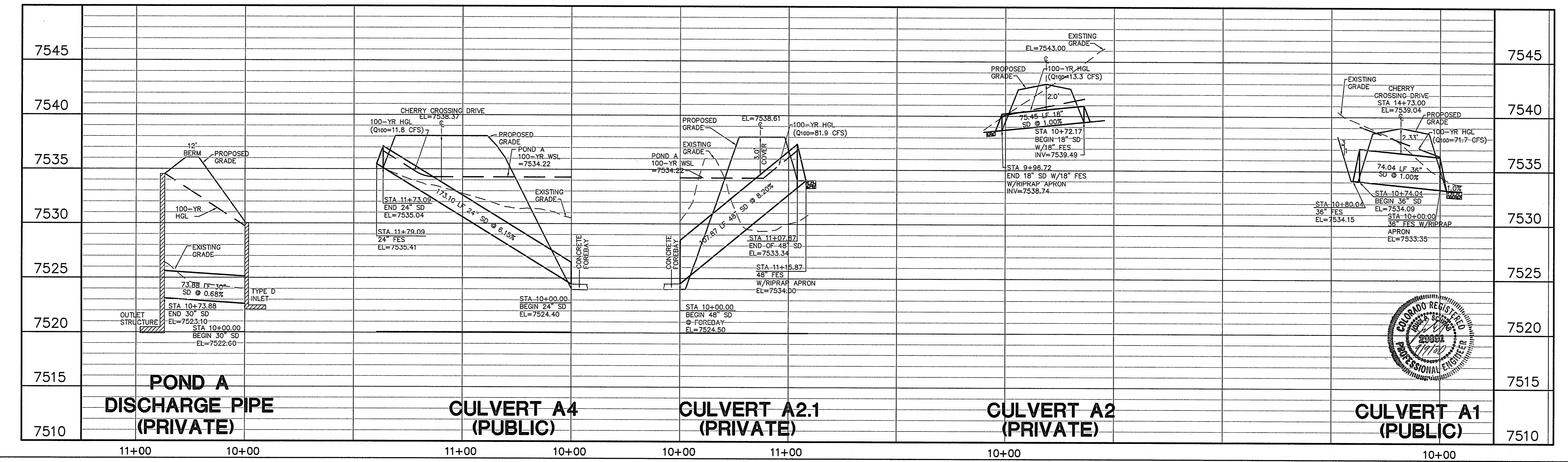
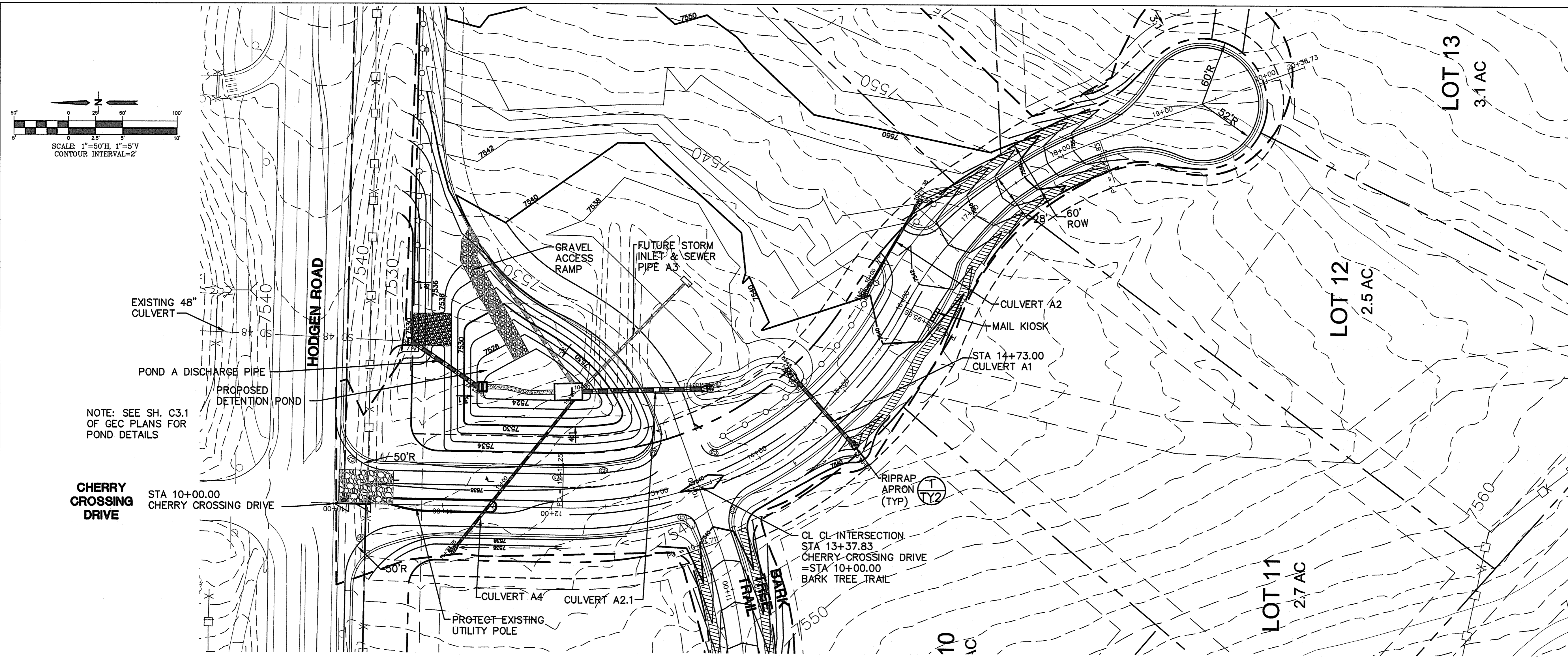
ROLLIN RIDGE - FILING NO. 1

**BARK TREE TRAIL
PLAN & PROFILE**

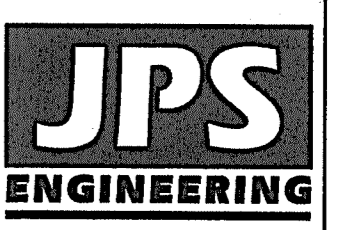
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: RAMPART
CREATED: 10/05/17
PROJECT NO: 081702
SHEET: PP2

DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 6/13/20
MODIFIED BY:

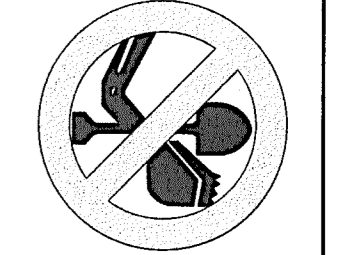




ROLLIN RIDGE - FILING NO. 1



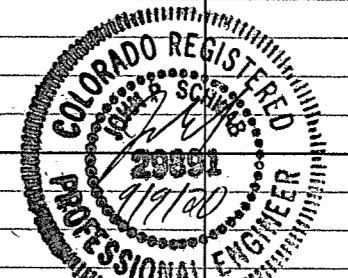
19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com



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

No.	REVISION	DATE	BY
1	FILING PLAT SUBMITTAL	10/21/19	JPS
2	COUNTY COMMENTS	2/28/20	JPS
3	COUNTY COMMENTS	5/13/20	JPS

STORM DRAIN CULVERT PLAN & PROFILE



HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: RAMPART
CREATED: 8/19/19
PROJECT NO: 081702

DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 6/13/20
MODIFIED BY:

SHEET: **SD1**