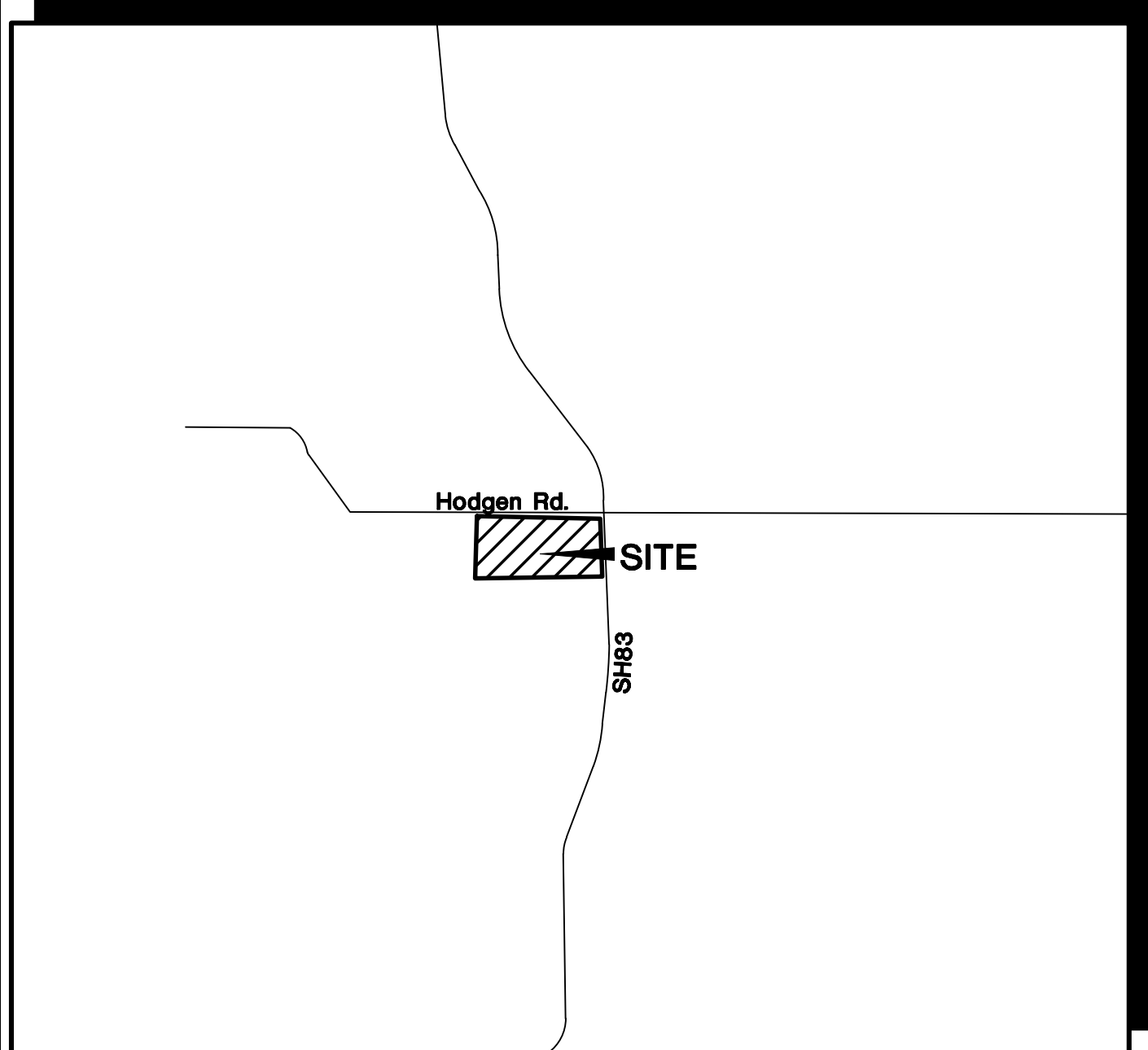
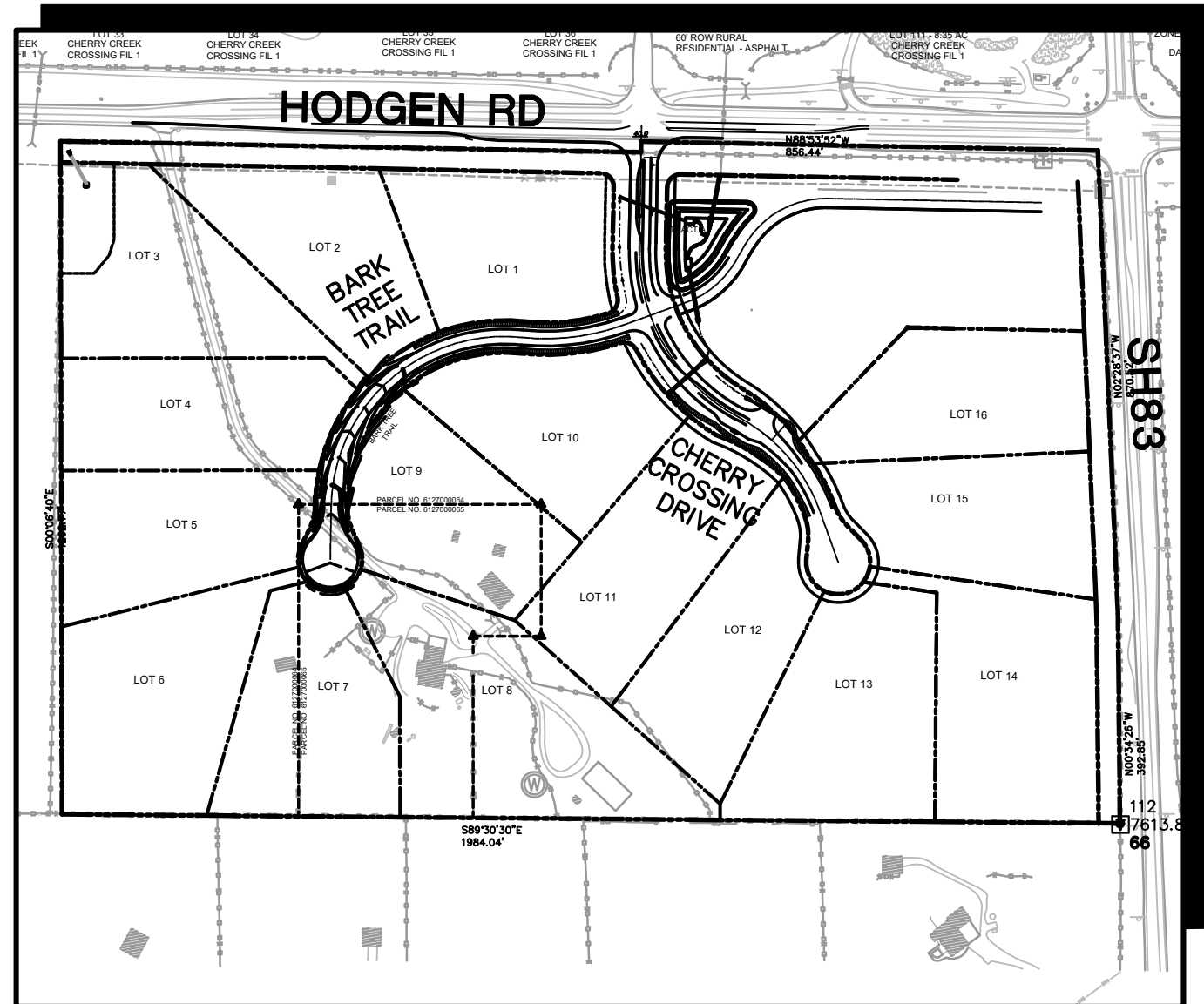


Z:\081702-rollin-ridge\dwg\civil\G1.dwg Oct 21, 2019 -- 1:04pm



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

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 32439" 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)

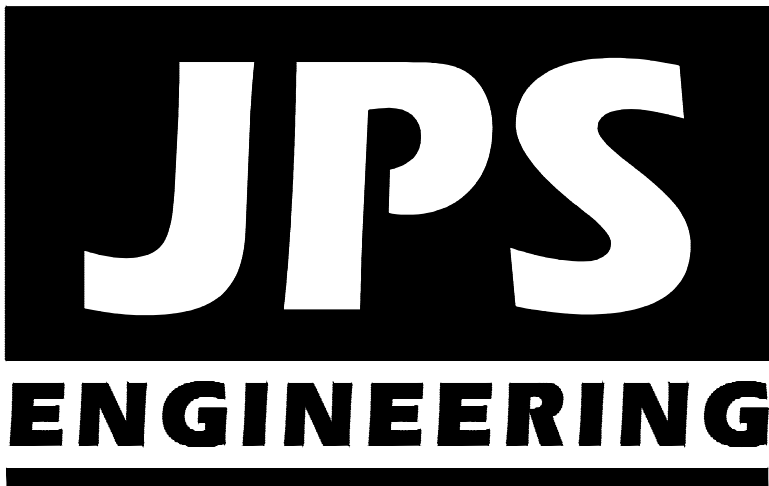


BENCHMARK:
SURVEY CONTROL POINTS AS SHOWN.
ALL ELEVATION BASED UPON NGS DESIGNATION "4 BB RESET"
ELEVATION = 7570.80 (NAVD 88 VERTICAL DATUM)

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
October, 2019

AGENCIES/CONTACTS

DEVELOPER:	TC&C LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132 MR. CARL TURSE (719) 487-6100	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
PP1	CHERRY CROSSING DRIVE PLAN & PROFILE
PP2	BARK TREE TRAIL PLAN & PROFILE
SD1	STORM DRAIN PLAN & PROFILES

Provide a signage and striping plan.

Review the Traffic Impact Study recommendation. It notes restriping on Hodgen Road is required.

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 NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

JOHN P. SCHWAB, P.E. #29891 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.

TC&C LLC
17572 COLONIAL PARK DRIVE
MONUMENT, COLORADO 80132
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.,
COUNTY ENGINEER / ECM ADMINISTRATOR
DATE

PCD FILE NO. SF-19-XXX

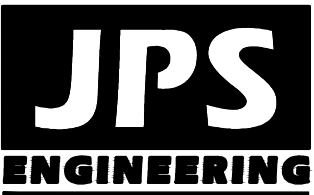
ROLLIN RIDGE - FILING NO. 1

TITLE SHEET

HORZ. SCALE:	HS	DRAWN:	BJJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	8/13/19	LAST MODIFIED:	10/21/19
PROJECT NO:	081702	MODIFIED BY:	BJJ

SHEET:

G1



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

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	10/21/19

Z:\081702\rollin-ridge\dwg\civil\G2.dwg, 10/21/2019 1:09:15 PM, DWG, by JPS.jps

Z:\081702\rollin-ridge\dwg\civil\G2.dwg, Oct 21, 2019 -- 1:09pm

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 DEPARTMENT (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 DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO DEPARTMENT OF PUBLIC WORKS (DPW) AND MUTCD CRITERIA.
14. 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.
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.

Update all reference
from DSD to PCD

PROJECT GENERAL NOTES:

1. EXISTING CONTOUR DATA CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
2. 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.
3. PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
4. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
5. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
6. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
7. REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
8. 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.
9. 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.
10. 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.
11. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
12. 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.
13. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.
14. ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
15. IN CASE OF CONFLICT BETWEEN PROPOSED SLOPES AND PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
16. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

GENERAL DRAINAGE & GRADING 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.
4. 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:

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

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
	ECB -- DITCH LINING
	SECTION NUMBER
	SHEET ON WHICH SECTION IS SHOWN

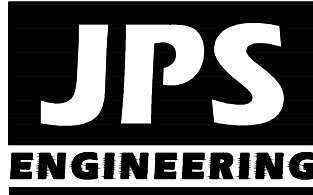
ROLLIN RIDGE - FILING NO. 1

GENERAL NOTES
& LEGEND

HORZ. SCALE:	HS	DRAWN:	BJJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	8/29/19	LAST MODIFIED:	10/21/19
PROJECT NO:	081702	MODIFIED BY:	JPS

SHEET:

G2



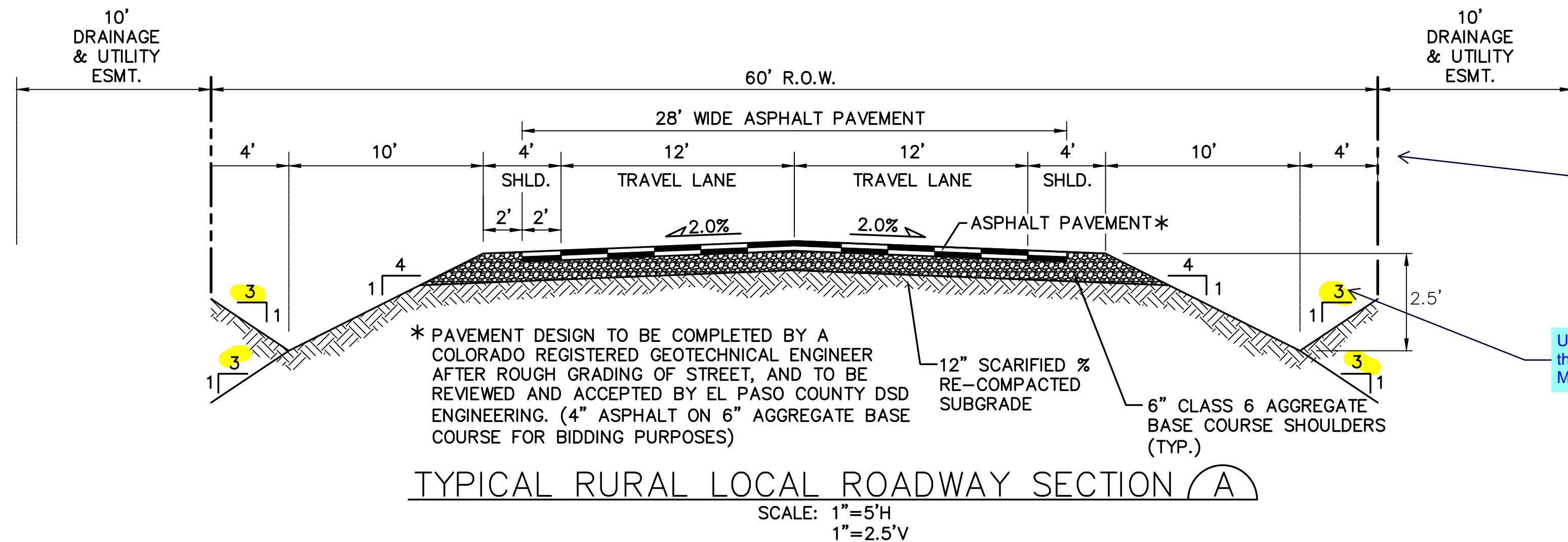
19 E. Willamette Ave.
Colorado Springs, CO
80903

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



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 811 PRIOR TO ANY
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

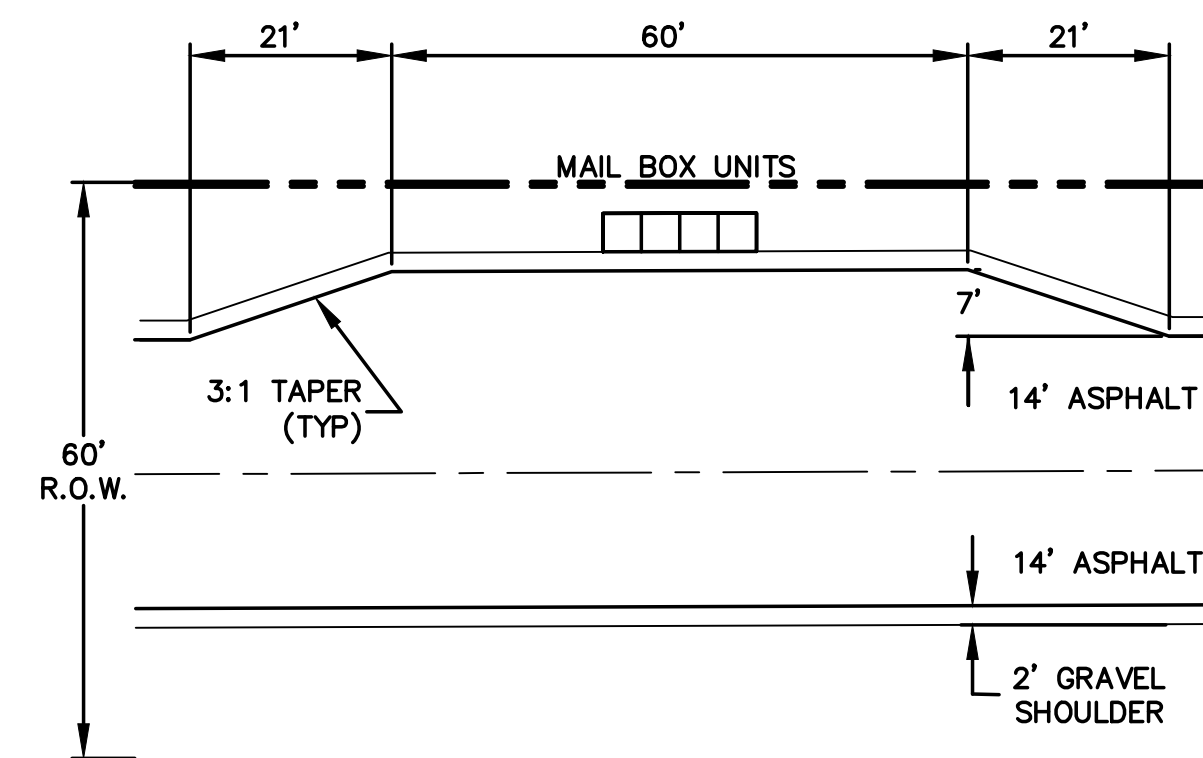
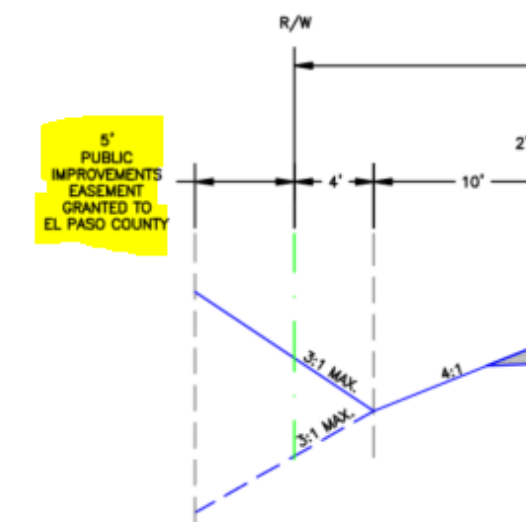
Z:\081702\rollin-ridge\dwg\civil\TY1.dwg Oct 21, 2019 - 1:20pm



Include a public improvement easement per the rural local roadway standard cross section SD_2-11. (FYI: The detail only requires 5' for the Public Improvement Easement).

Coordinate with the surveyor to also reflect on the plat.

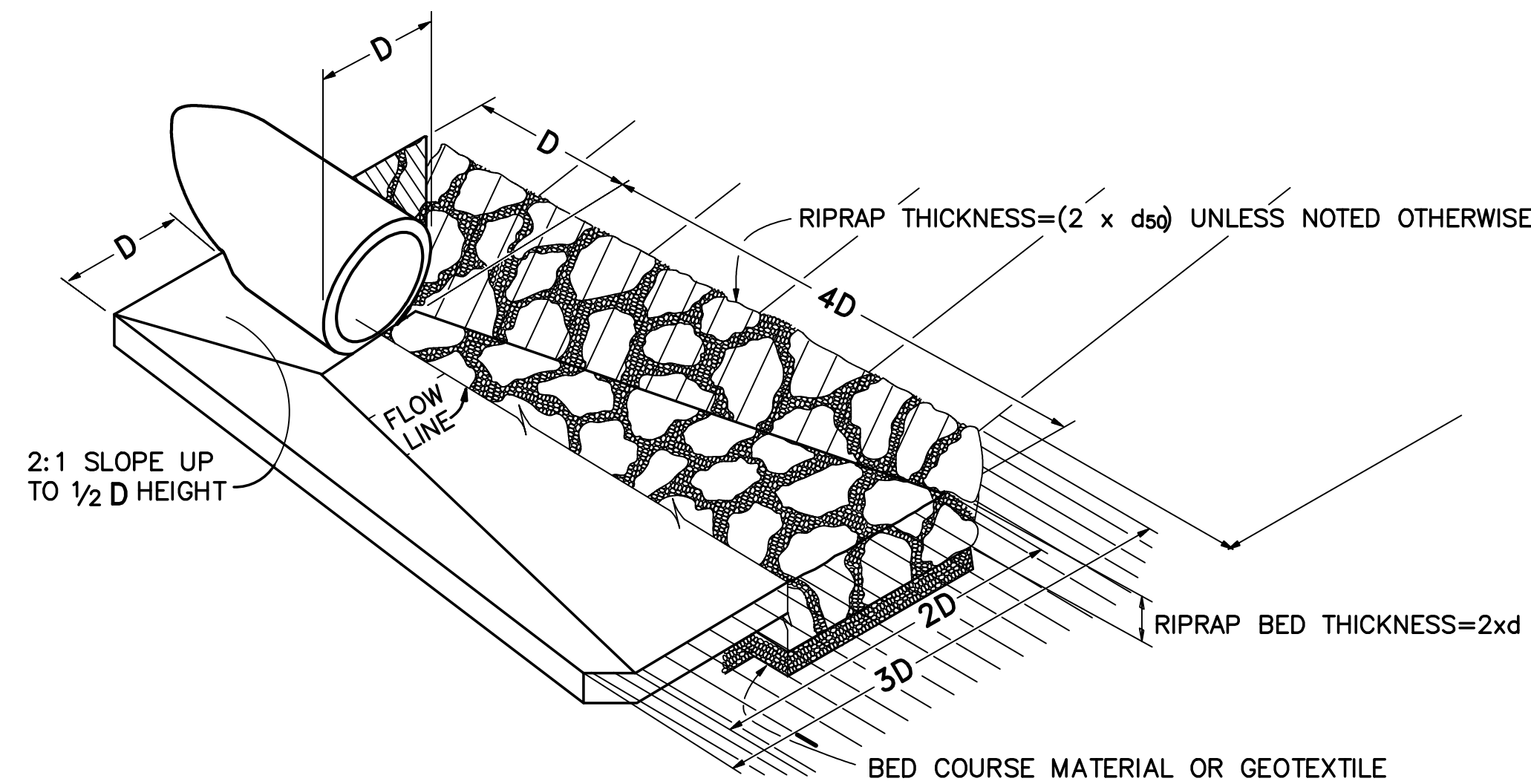
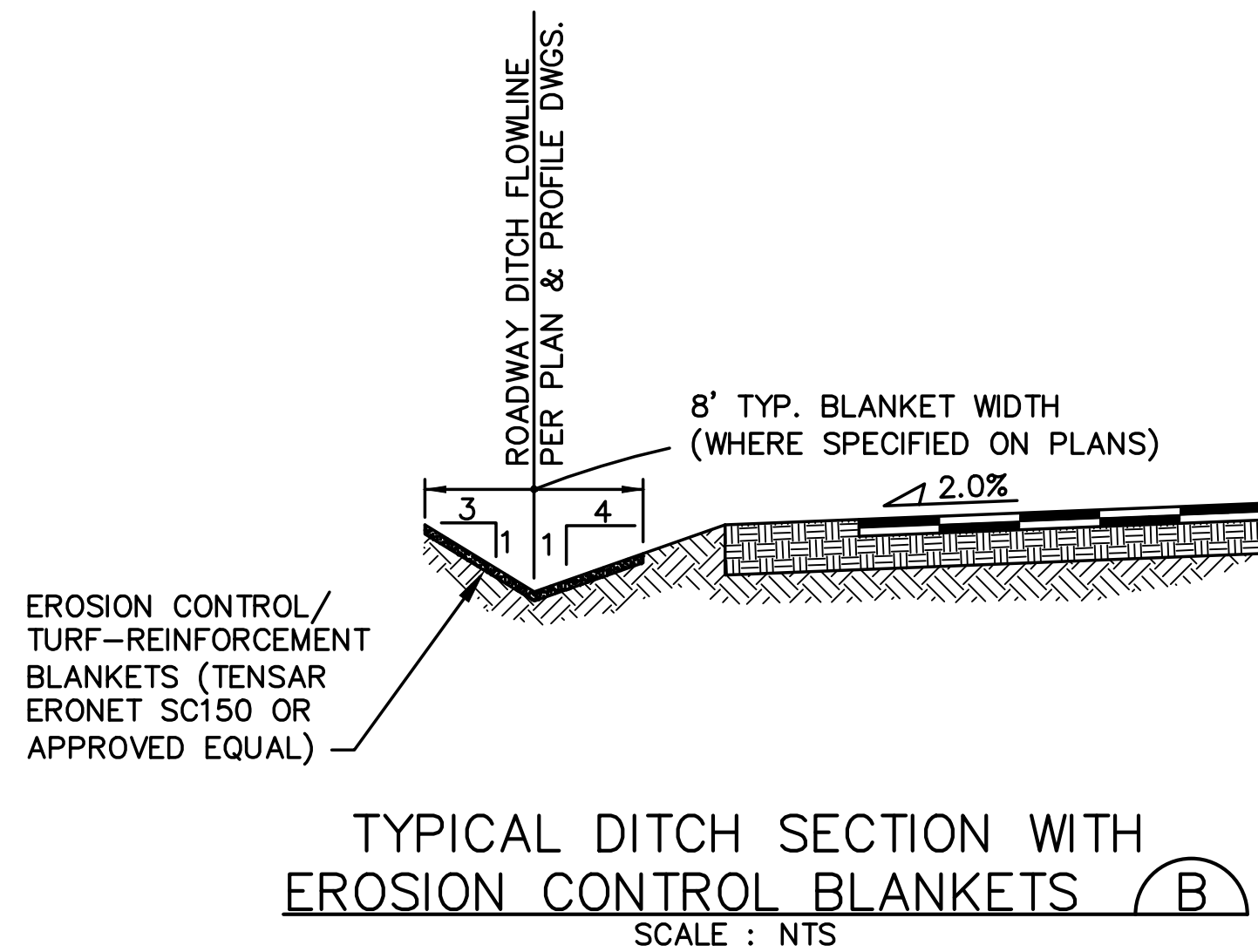
Update all label on the back slope to 3:1 Max



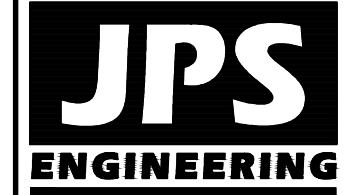
TYPICAL MAILBOX KIOSK DETAIL (C)

DESIGN DATA		REFERENCE STANDARD	
ROAD CLASSIFICATION:	RURAL LOCAL	ECM TABLE	2-5
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

Include the applicable street.



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

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	10/21/19

TYPICAL SECTIONS AND DETAILS

HORZ. SCALE: 1"=5'	DRAWN: BJJ
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 8/29/17	LAST MODIFIED: 10/21/19
PROJECT NO: 081702	MODIFIED BY: BJJ

SHEET: TY1

PCD FILE NO. SF-19-XXX

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

CURVE TABLE			
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"

Identify the MUTCD sign designation and size for all the stop signs.

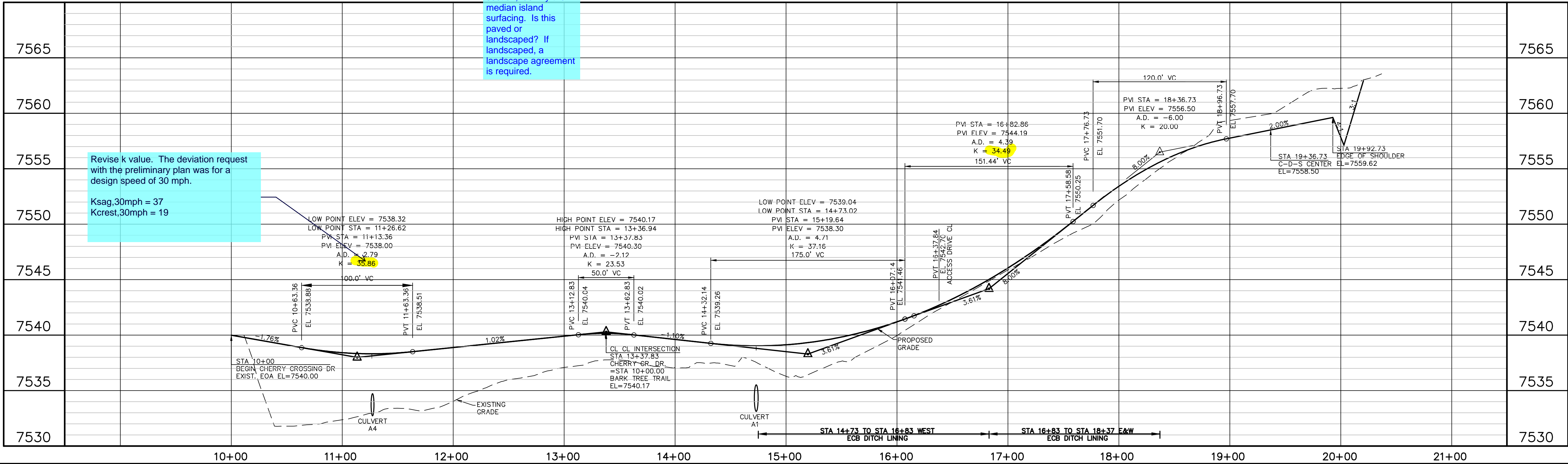
Review the plan view and adjust all text overlap and text size for legibility. See items highlighted in yellow on this sheet for examples.

Install the Keep Right sign at both ends of the island

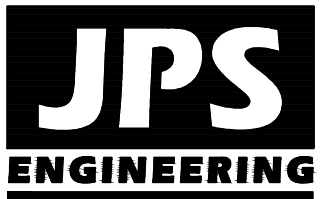
In the typical cross section, identify the median island surfacing. Is this paved or landscaped? If landscaped, a landscape agreement is required.

Revise k value. The deviation request with the preliminary plan was for a design speed of 30 mph.

Ksag,30mph = 37
Kcrest,30mph = 19



ROLLIN RIDGE - 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 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
TO AVOID HAZARDOUS UNDERGROUND
FOR THE MEMBER UTILITIES.

NO.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	10/21/19

CHERRY CROSSING DRIVE
PLAN & PROFILE

HORZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 10/05/17	LAST MODIFIED: 10/21/19
PROJECT NO: 081702	MODIFIED BY:

SHEET:

PP1

Construction Drawings_V1.pdf Markup Summary

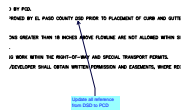
Locked (52)



Subject: Text Box
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:30 AM
Status:
Color: ■
Layer:
Space:

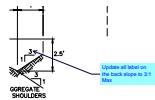
Provide a signage and striping plan.

Review the Traffic Impact Study recommendation.
It notes restriping on Hodgen Road is required.



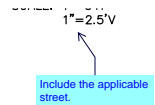
Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:31 AM
Status:
Color: ■
Layer:
Space:

Update all reference from DSD to PCD



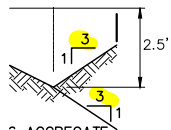
Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:32 AM
Status:
Color: ■
Layer:
Space:

Update all label on the back slope to 3:1 Max

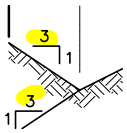



Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:32 AM
Status:
Color: ■
Layer:
Space:

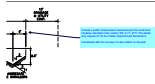
Include the applicable street.




Subject: Highlight
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:34 AM
Status:
Color: ■
Layer:
Space:



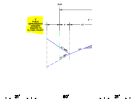
Subject: Highlight
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:35 AM
Status:
Color: 
Layer:
Space:




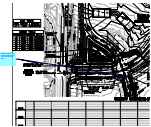
Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:36 AM
Status:
Color: 
Layer:
Space:


Include a public improvement easement per the rural local roadway standard cross section SD_2-11. (FYI: The detail only requires 5' for the Public Improvement Easement).

Coordinate with the surveyor to also reflect on the plat.




Subject: Image
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:40 AM
Status:
Color: 
Layer:
Space:



Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:40 AM
Status:
Color: 
Layer:
Space:


Identify the MUTCD sign designation and size for all the stop signs.



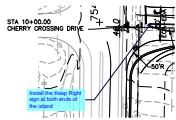
Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:41 AM
Status:
Color: 
Layer:
Space:

label or remove.



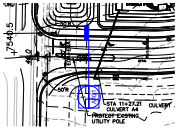
Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:42 AM
Status:
Color: 
Layer:
Space:

Label the solid line



Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:42 AM
Status:
Color: ■
Layer:
Space:

Install the Keep Right sign at both ends of the island



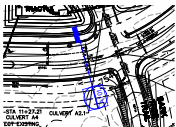
Subject: Section Detail
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:43 AM
Status:
Color: ■
Layer:
Space:

1



Subject: Section Detail
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:45 AM
Status:
Color: ■
Layer:
Space:

1



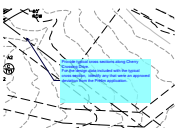
Subject: Section Detail
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:45 AM
Status:
Color: ■
Layer:
Space:

1



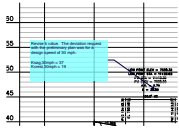
Subject: Section Detail
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:46 AM
Status:
Color: ■
Layer:
Space:

1



Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:47 AM
Status:
Color: ■
Layer:
Space:

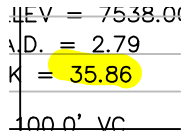
Provide typical cross sections along Cherry Crossing Drive.
For the design data included with the typical cross section, identify any that were an approved deviation from the Prelim application.



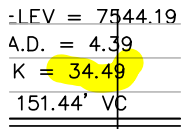
Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:51 AM
Status:
Color: ■
Layer:
Space:

Revise k value. The deviation request with the preliminary plan was for a design speed of 30 mph.

Ksag,30mph = 37
Kcrest,30mph = 19



Subject: Highlight
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:52 AM
Status:
Color: ■
Layer:
Space:

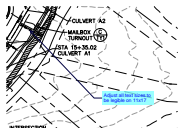


Subject: Highlight
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:53 AM
Status:
Color: ■
Layer:
Space:



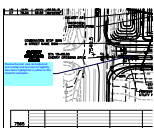
Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:53 AM
Status:
Color: ■
Layer:
Space:

In the typical cross section, identify the median island surfacing. Is this paved or landscaped? If landscaped, a landscape agreement is required.



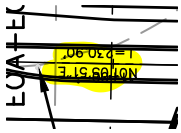
Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:54 AM
Status:
Color: ■
Layer:
Space:

Adjust all text sizes to be legible on 11x17



Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:56 AM
Status:
Color: ■
Layer:
Space:

Review the plan view and adjust all text overlap and text size for legibility. See items highlighted in yellow on this sheet for examples.



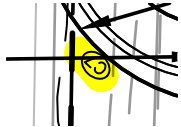
Subject: Highlight
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:57 AM
Status:
Color:
Layer:
Space:



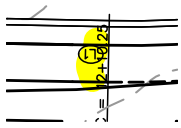
Subject: Highlight
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:06:59 AM
Status:
Color:
Layer:
Space:



Subject: Highlight
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:00 AM
Status:
Color:
Layer:
Space:



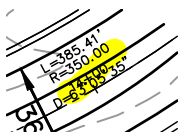
Subject: Highlight
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:01 AM
Status:
Color:
Layer:
Space:




Subject: Highlight
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:02 AM
Status:
Color:
Layer:
Space:




Subject: Highlight
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:03 AM
Status:
Color:
Layer:
Space:




Subject: Highlight
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:04 AM
Status:
Color: 
Layer:
Space:




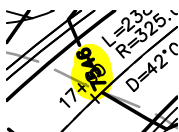
Subject: Highlight
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:04 AM
Status:
Color: 
Layer:
Space:




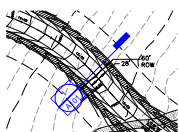
Subject: Highlight
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:05 AM
Status:
Color: 
Layer:
Space:




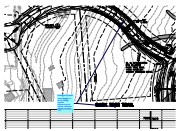
Subject: Highlight
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:06 AM
Status:
Color: 
Layer:
Space:



Subject: Highlight
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:08 AM
Status:
Color: 
Layer:
Space:

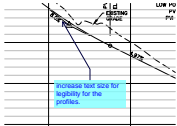


Subject: Section Detail
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:09 AM
Status:
Color: 
Layer:
Space:



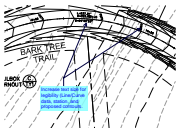
Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:09 AM
Status:
Color: ■
Layer:
Space:

Identify the typical cross section or add a section symbol referencing the typical rural road section on sheet TY1.



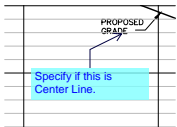
Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:10 AM
Status:
Color: ■
Layer:
Space:

increase text size for legibility for the profiles.



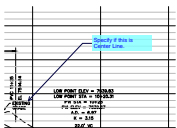
Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:12 AM
Status:
Color: ■
Layer:
Space:

Increase text size for legibility (Line/Curve data, station, and proposed contours).



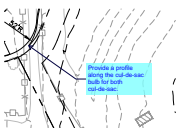
Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:13 AM
Status:
Color: ■
Layer:
Space:

Specify if this is Center Line.



Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:13 AM
Status:
Color: ■
Layer:
Space:

Specify if this is Center Line.



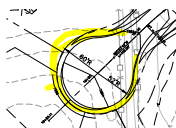
Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:16 AM
Status:
Color: ■
Layer:
Space:

Provide a profile along the cul-de-sac bulb for both cul-de-sac.

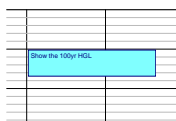


Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:17 AM
Status:
Color: ■
Layer:
Space:

Revise to 4% max for at least 100 feet at the intersection.

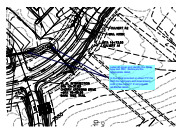


Subject: Highlight
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:17 AM
Status:
Color: ■
Layer:
Space:



Subject: Text Box
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:18 AM
Status:
Color: ■
Layer:
Space:

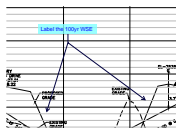
Show the 100yr HGL



Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:19 AM
Status:
Color: ■
Layer:
Space:

Label all riprap and identify the riprap type and D50. Reference the appropriate detail.

Is the detail provided on sheet TY1 for both the upstream and downstream side of the culvert? If not provide additional detail.

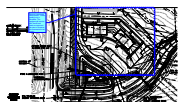


Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:19 AM
Status:
Color: ■
Layer:
Space:

Label the 100yr WSE

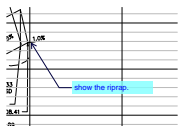


Subject: Highlight
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:21 AM
Status:
Color: ■
Layer:
Space:



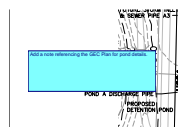
Subject: Cloud+
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:22 AM
Status:
Color: ■
Layer:
Space:

Remove commercial development. Overlot grading only is permitted. The applicant will need to plat Tract B and obtain an approved site plan to construct the commercial lot as shown.



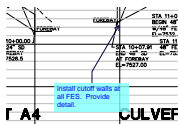
Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:23 AM
Status:
Color: ■
Layer:
Space:

show the riprap.



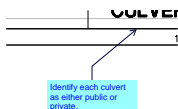
Subject: Text Box
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:24 AM
Status:
Color: ■
Layer:
Space:

Add a note referencing the GEC Plan for pond details.



Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:24 AM
Status:
Color: ■
Layer:
Space:

install cutoff walls at all FES. Provide detail.



Subject: Callout
Page Label: [1] F2
Lock: Locked
Author: dsdlaforce
Date: 12/30/2019 9:07:25 AM
Status:
Color: ■
Layer:
Space:

Identify each culvert as either public or private.