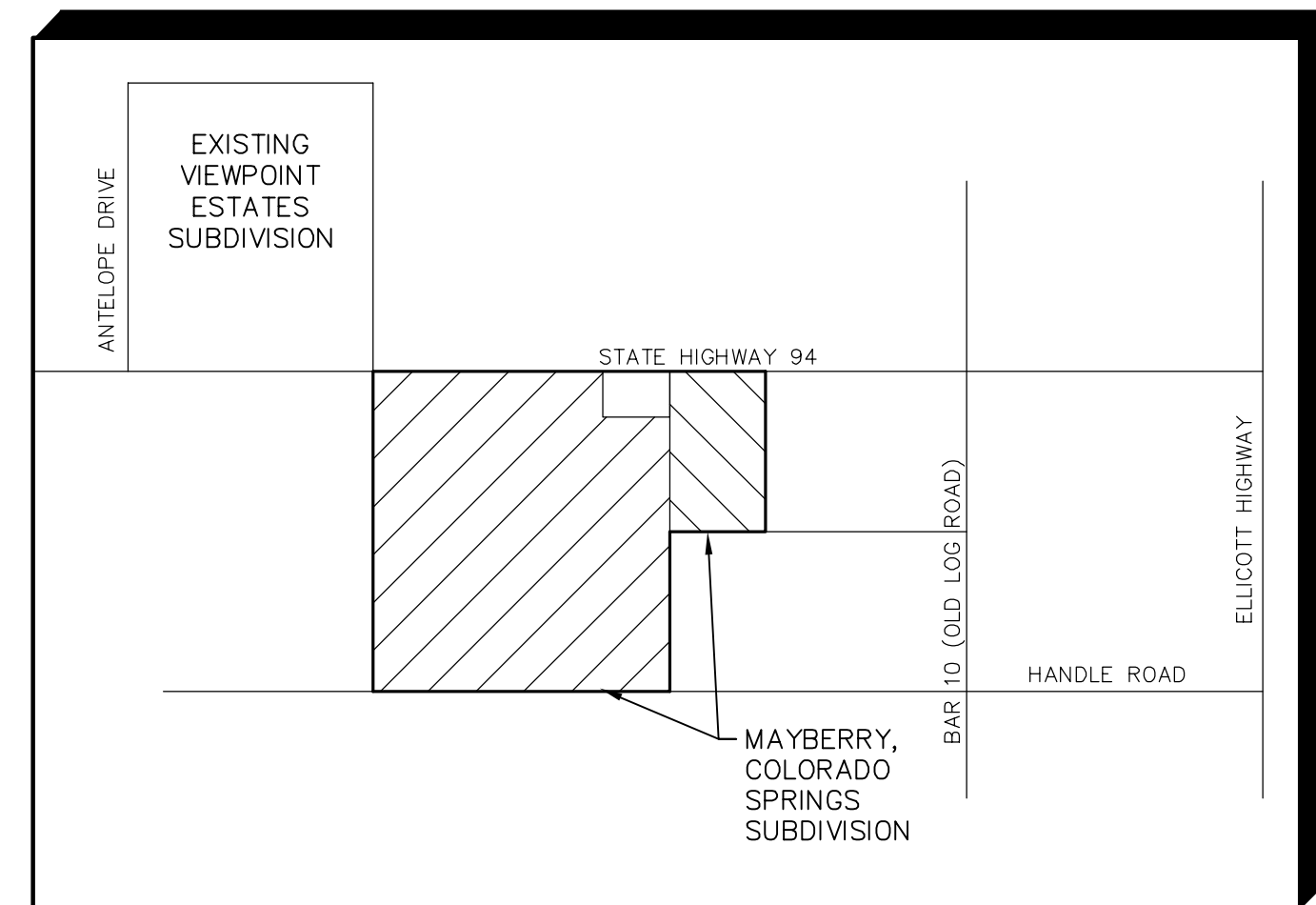


Mayberry, Colorado Springs

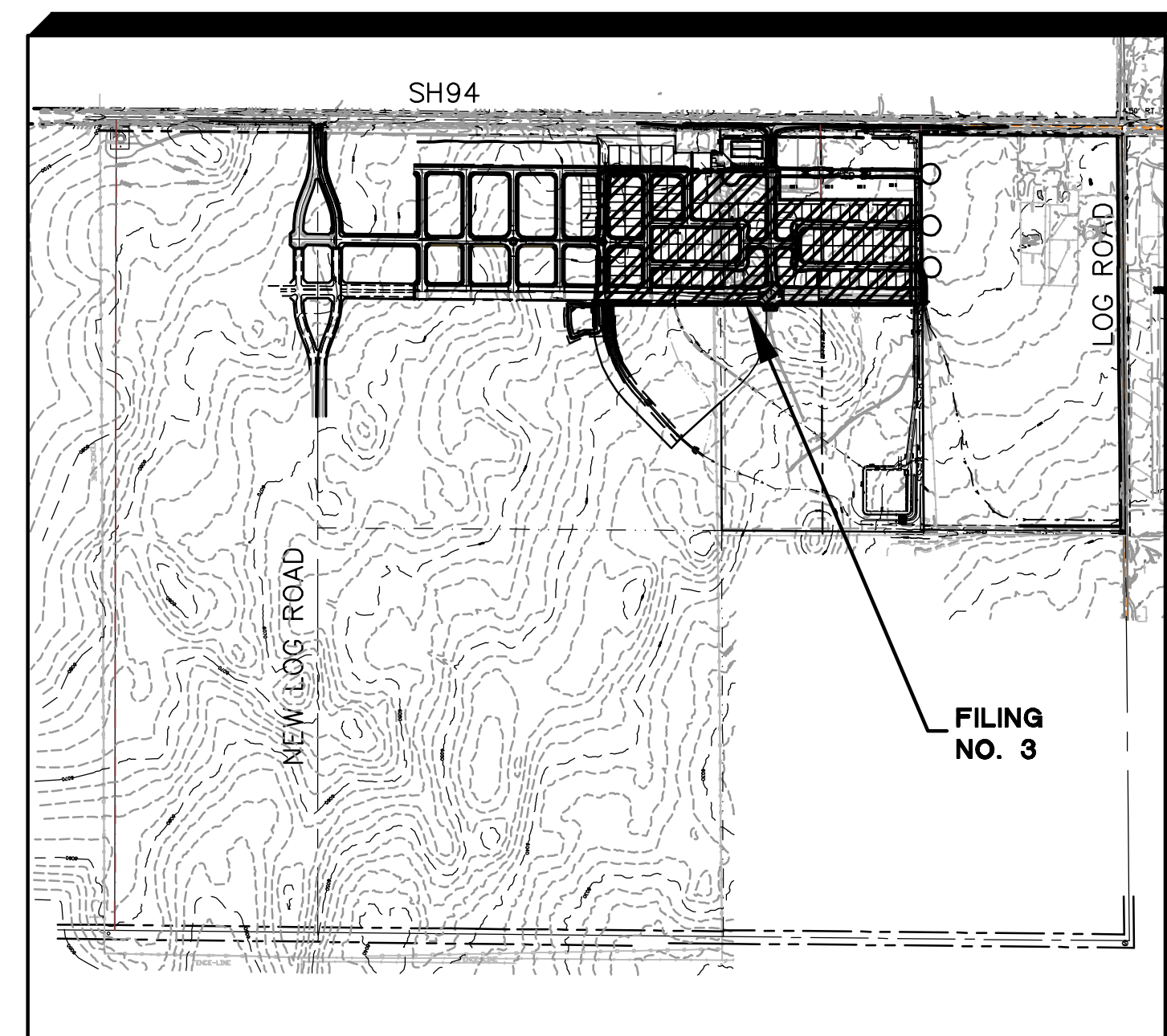
Filing No. 3

Construction Drawings

El Paso County, Colorado



VICINITY MAP
NOT TO SCALE



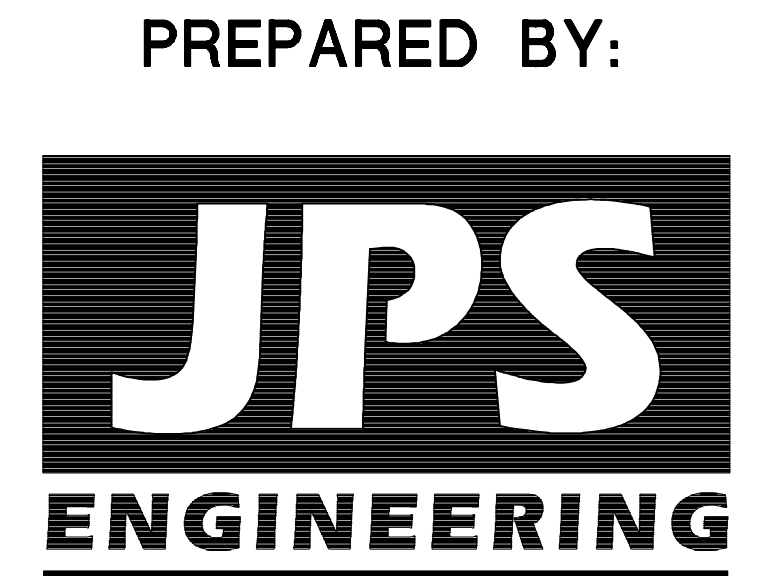
SITE MAP
NOT TO SCALE

BENCHMARK:
#5 REBAR FOUND ON THE SOUTHERLY SIDE OF SH-94 WHICH IS S 54-14-52 W, 41.50 FEET FROM THE N 1/4 CORNER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST BEING A MONUMENT IN A RANGE BOX IN THE EASTBOUND ASPHALT SHOULDER OF SH-94.

BM EL=6058.55.
N: 1368314.04
E: 3310210.80

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.

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



PREPARED BY:
19 East Willamette Avenue
Colorado Springs, Colorado 80903
May, 2022

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:	R&R ENGINEERS & SURVEYORS 1635 W. 13TH AVE., STE. 310 DENVER, CO 80204 MR. DARRELL DeLAP (303) 753-6730	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 (719) 520-6300	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 MR. ART GONZALES (REFERENCE CDOT ACCESS PERMITS NO. 218053 & 218054)		

SHEET INDEX

G1-F3	TITLE SHEET
G2-F3	GENERAL NOTES & LEGEND
C1-F3	OVERALL SITE PLAN & GENERAL NOTES
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U2.2-F3	PHASE 2 UTILITY PLAN
TY1-F3	TYPICAL ROAD SECTIONS
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PP4.2-F3	SOLAIRE LOOP PLAN & PROFILE
PP5-F3	SPRINGS ROAD PLAN & PROFILE
PP6-F3	VILLAGE MAIN STREET PLAN & PROFILE
PP7-F3	BESSEYI WAY PLAN & PROFILE
PP8-F3 - PP9-F3	MAYBERRY DRIVE PLAN & PROFILE
PP11-F3	CATTLEMEN RUN PLAN & PROFILE
PP21-F3	ATCHISON WAY PLAN & PROFILE
SD1-F3	STORM SEWER PLAN & PROFILE
RD1.1	SPRINGS RD & MAYBERRY DR MINI-ROUNDAABOUT PLAN & DETAILS
TS1-F3	SIGNING & STRIPING PLAN

Please add PCD File
No. SF-2219

ENGINEER'S STATEMENT:

Please replace with the following text:
"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 any liability caused by any negligent acts, errors or omissions on my part in preparation of these detailed plans and specifications."

ENGINEER OF RECORD SIGNATURE _____ DATE _____

OWNER'S STATEMENT:

Replace with the following:
"I, the owner/developer have read and will comply with the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications."

OWNER SIGNATURE _____ DATE _____

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

COUNTY ENGINEER/ECM ADMINISTRATOR _____ DATE _____

MAYBERRY, COLORADO SPRINGS - FILING NO. 3

TITLE SHEET

G1-F3

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

No.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	5/17/22

HORZ. SCALE: HS DRAWN: BJJ
VERT. SCALE: VS DESIGNED: JPS
SURVEYED: R&R CHECKED: JPS
CREATED: 11/20/20 LAST MODIFIED: 5/17/22
PROJECT NO: 090001 MODIFIED BY: MSP
SHEET: G1-F3

C:\Users\Michael\Dropbox\jps\projects\090001\Ellicott\TC.dwg\Civil\F3-RES\G1-F3.dwg May 17, 2022 - 9:08pm

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 & 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.

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 DEPARTMENT OF PUBLIC WORKS.
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 DEPARTMENT OF PUBLIC WORKS (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 PUBLIC WORKS DEPARTMENT PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

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 TAKE PRECEDENCE.
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 NOTE:

1. PRELIMINARY PLAN WAS APPROVED WITH 2004 VERSION OF ECM.

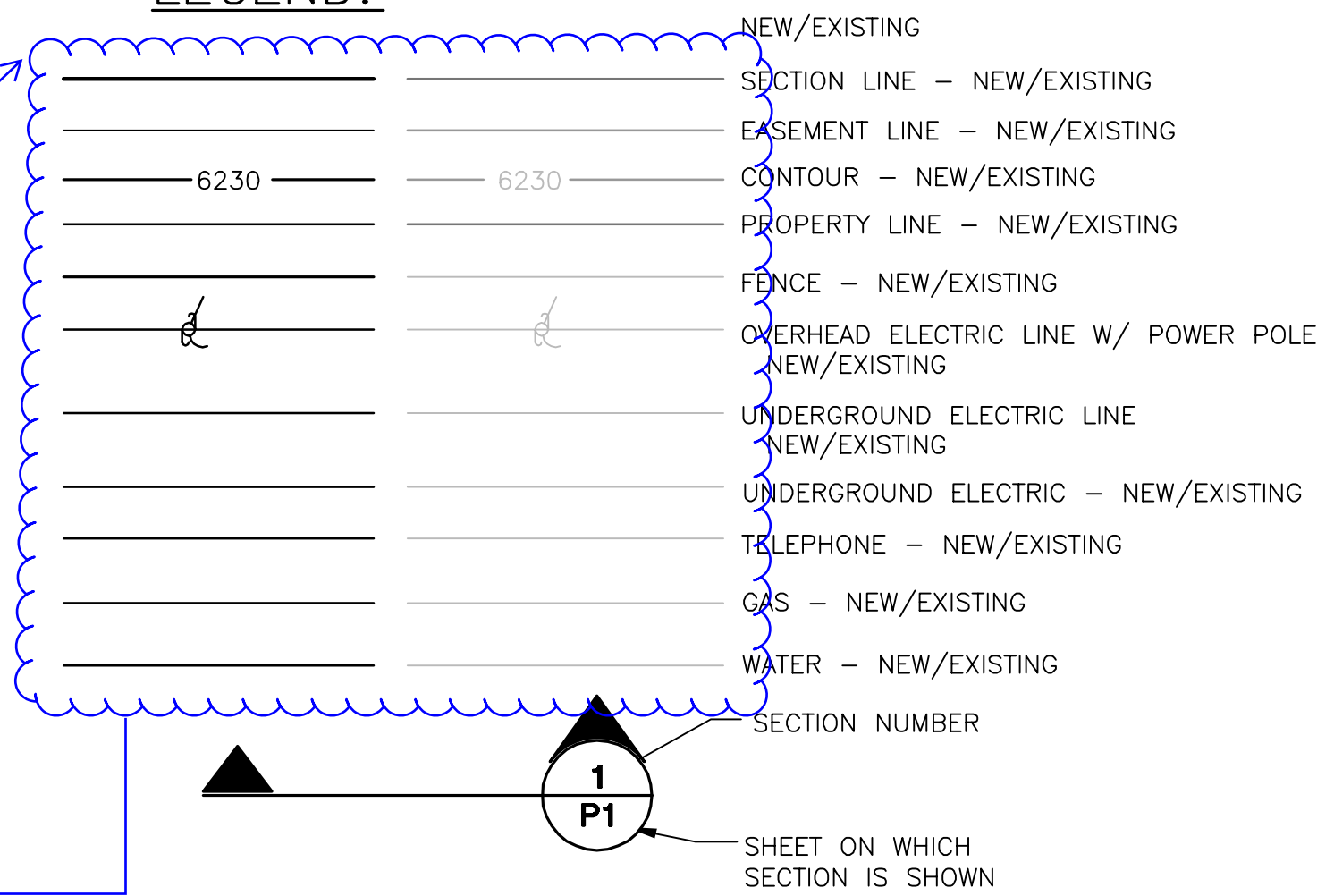
Please update this note as the PUDSP recently approved was per the latest version of the ECM at the time of the approval

Please add to the legend a linestyle to differentiate between the different filings. It is hard to see where the limits of filing 3 are.

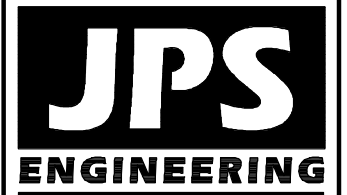
It appears that there is missing text/labels for each of the items such as WT for water lines shown on the plans. Also all the line types are the same on the legend and do not match the plans. Please update accordingly.

fyi, 25 ft. appears to be provided at all local roadway intersections

LEGEND:



MAYBERRY, COLORADO SPRINGS - FILING NO. 3



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. IN AN EXCAVATE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

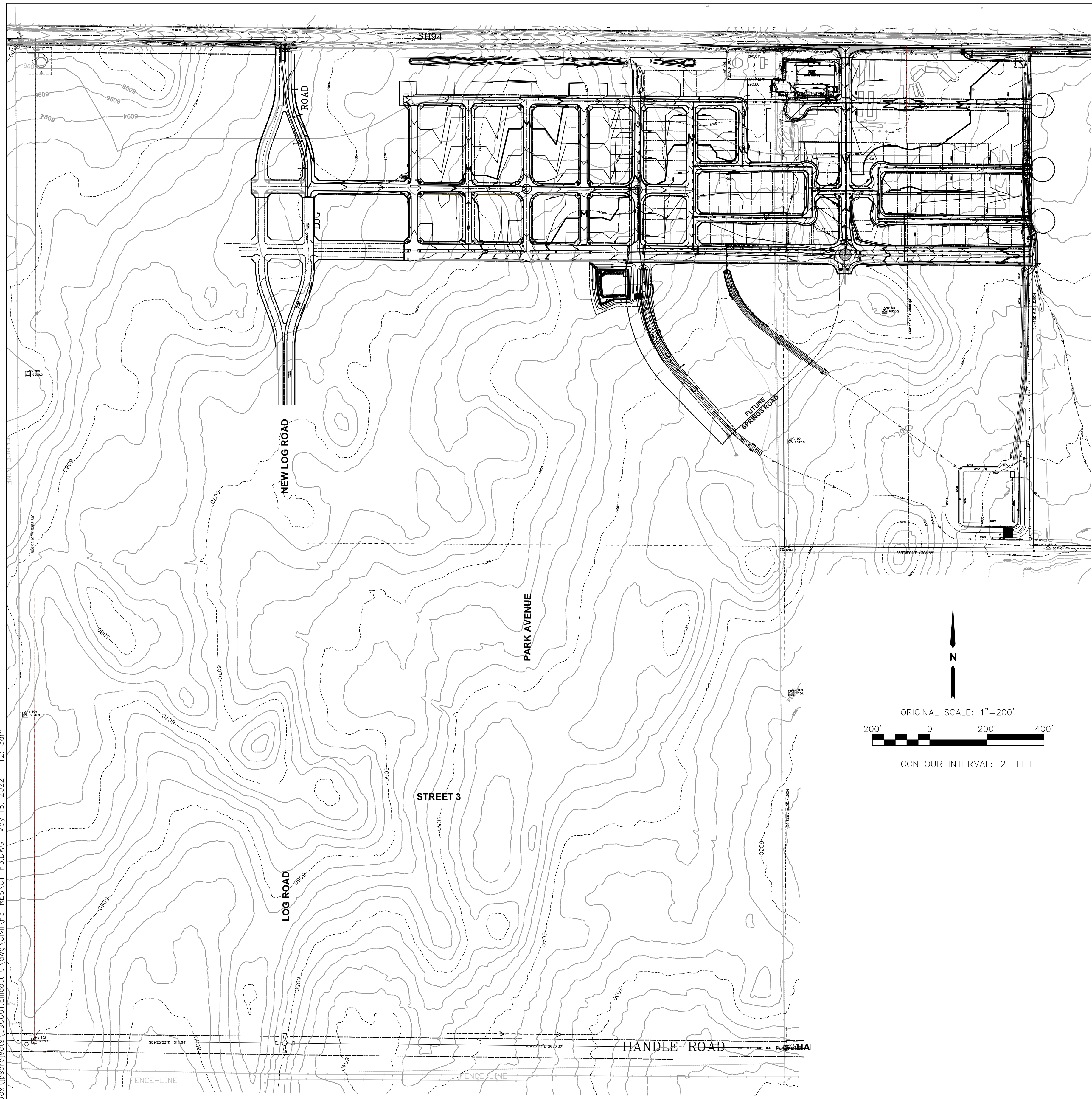
No.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	5/17/22	JPS

GENERAL NOTES & LEGEND

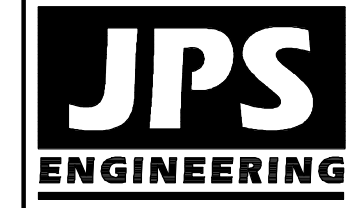
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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 11/20/20	LAST MODIFIED: 5/17/22
PROJECT NO: 090001	MODIFIED BY: MSP

SHEET: **G2-F3**

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MAYBERRY, COLORADO SPRINGS - FILING NO. 3



19 E. Willamette Ave.
Colorado Springs, CO
80903
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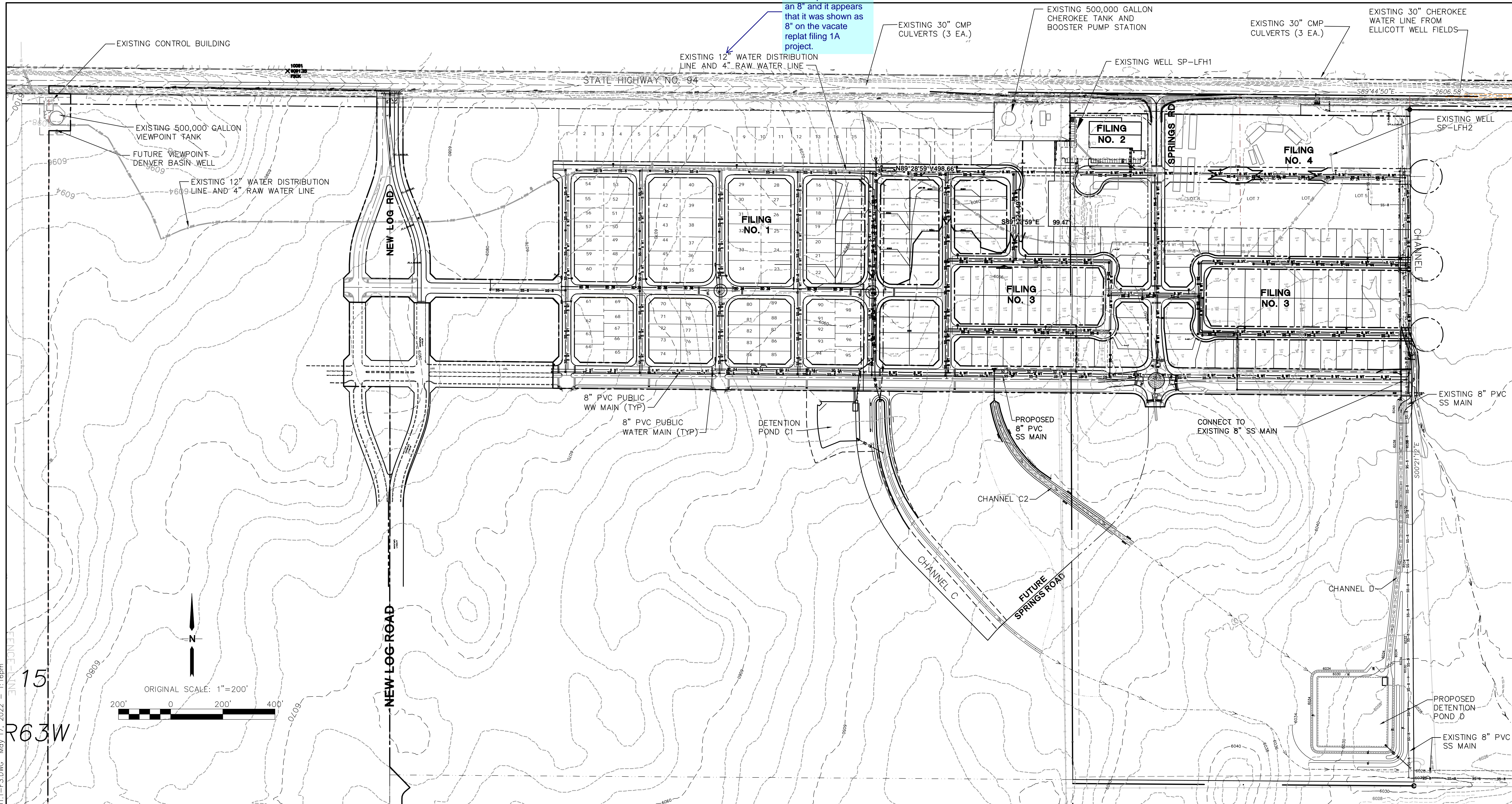
No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	5/17/22

OVERALL SITE PLAN & GENERAL NOTES

HORZ. SCALE: 1"=200'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 12/24/20	LAST MODIFIED: 5/17/22
PROJECT NO: 090001	MODIFIED BY: MSP

SHEET: **C1-F3**

C:\Users\Michael\Dropbox\p\projects\090001\Ellicott\U1-F3-RES\U1-F3.DWG May 17, 2022 - 1:16pm



Please verify if this is 8" or 12", it appears that the plans indicate an 8" and it appears that it was shown as 8" on the vacate replat filing 1A project.

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.

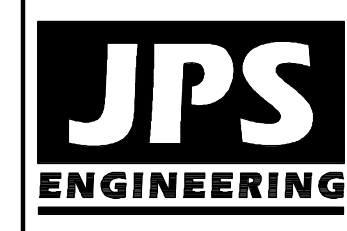
11. BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO 10 FEET SEPARATION AT ALL POINTS REQUIRED. ALIGNMENT CONSTRUCTION STAKES SHALL BE PLACED AT 25' INTERVALS ALONG CURVES FOR PLACEMENT OF SEWER AND WATER LINES.
12. FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER CITY OF FOUNTAIN STANDARDS AND SHALL INCLUDE LATERAL, VALVE, ELBOW, HYDRANT, AND THRUST BLOCKS. FIRE HYDRANT MATERIALS SHALL CONSIST OF STANDARD 5-SIDED (HEX) NUT WITH NST THREAD & HYDRANT SHALL OPEN COUNTER-CLOCKWISE.
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.

STANDARD UTILITY DETAILS:

1. REFER TO COLORADO SPRINGS UTILITIES FOR WATER & WASTEWATER STANDARD SPECIFICATIONS & DETAILS, UNLESS NOTED OTHERWISE.

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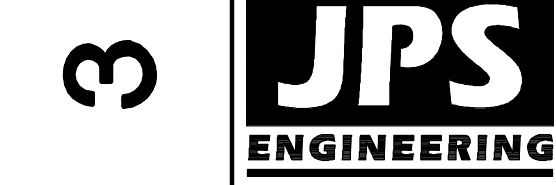
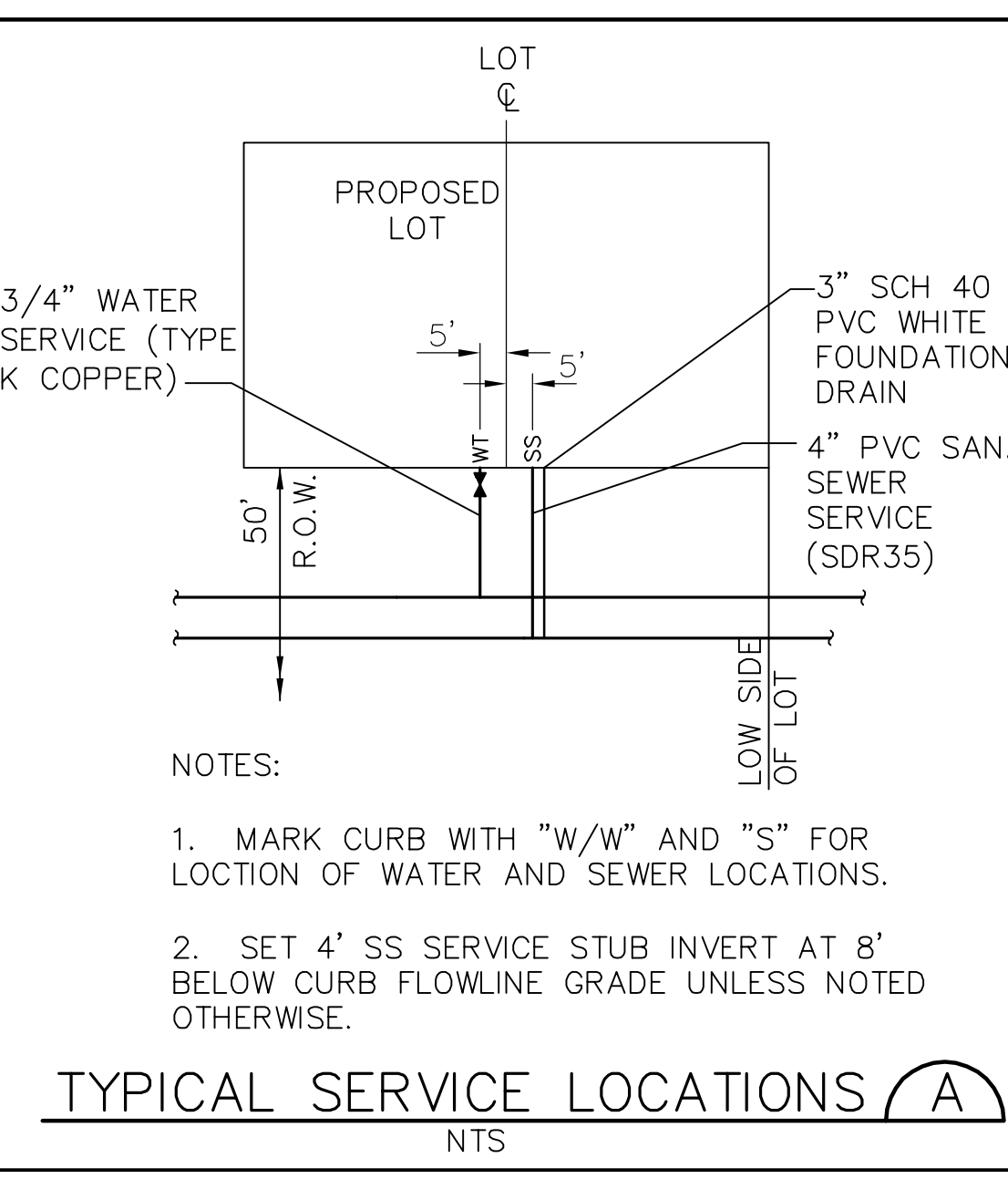
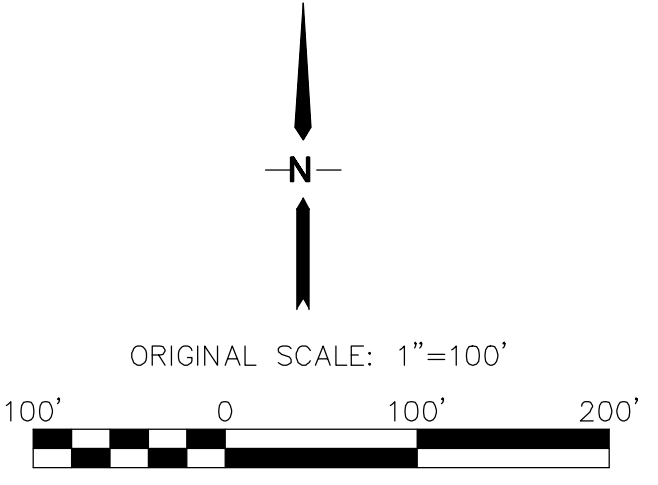
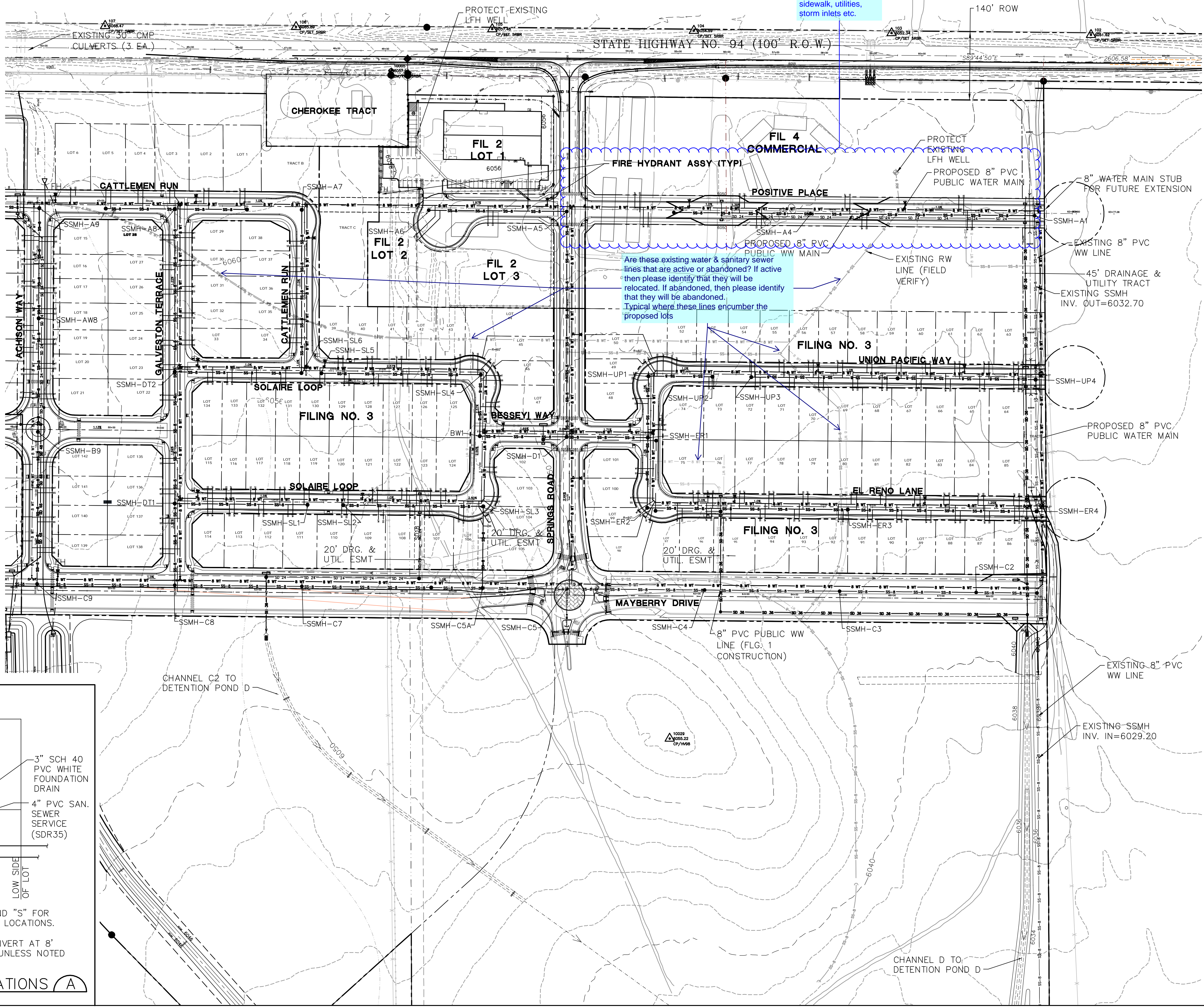
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
BEFORE YOU DIG GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	5/17/22

**MASTER
UTILITY PLAN**

HORZ. SCALE: 1"=200'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R/R	CHECKED: JPS
CREATED: 10/30/20	LAST MODIFIED: 5/17/22
PROJECT NO: 090001	MODIFIED BY: MSP
SHEET: U1.1-F3	

Please remove items that are to be constructed in the future filing 4 such as Positive place grading, C&G, sidewalk, utilities, storm inlets etc.



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

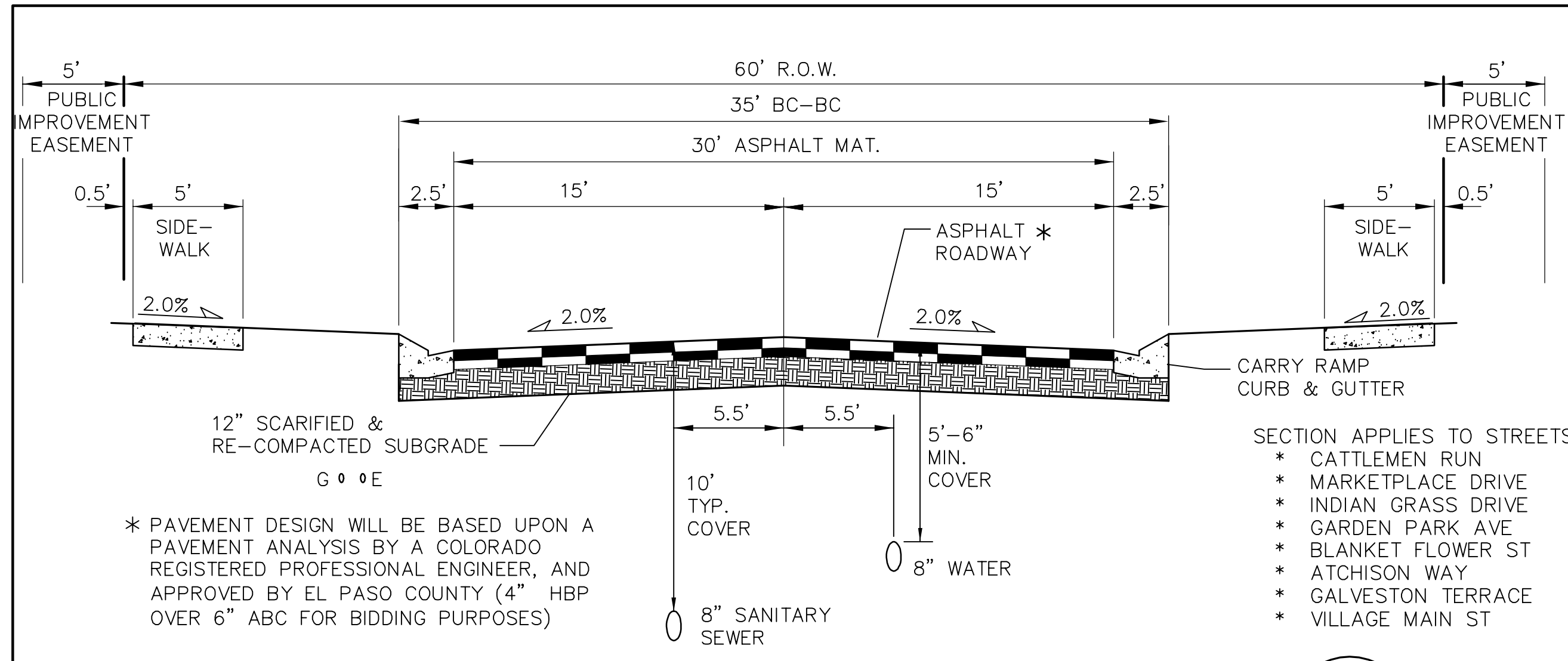
MAYBERRY, COLORADO SPRINGS - FILING NO. 3

PHASE 2 UTILITY PLAN

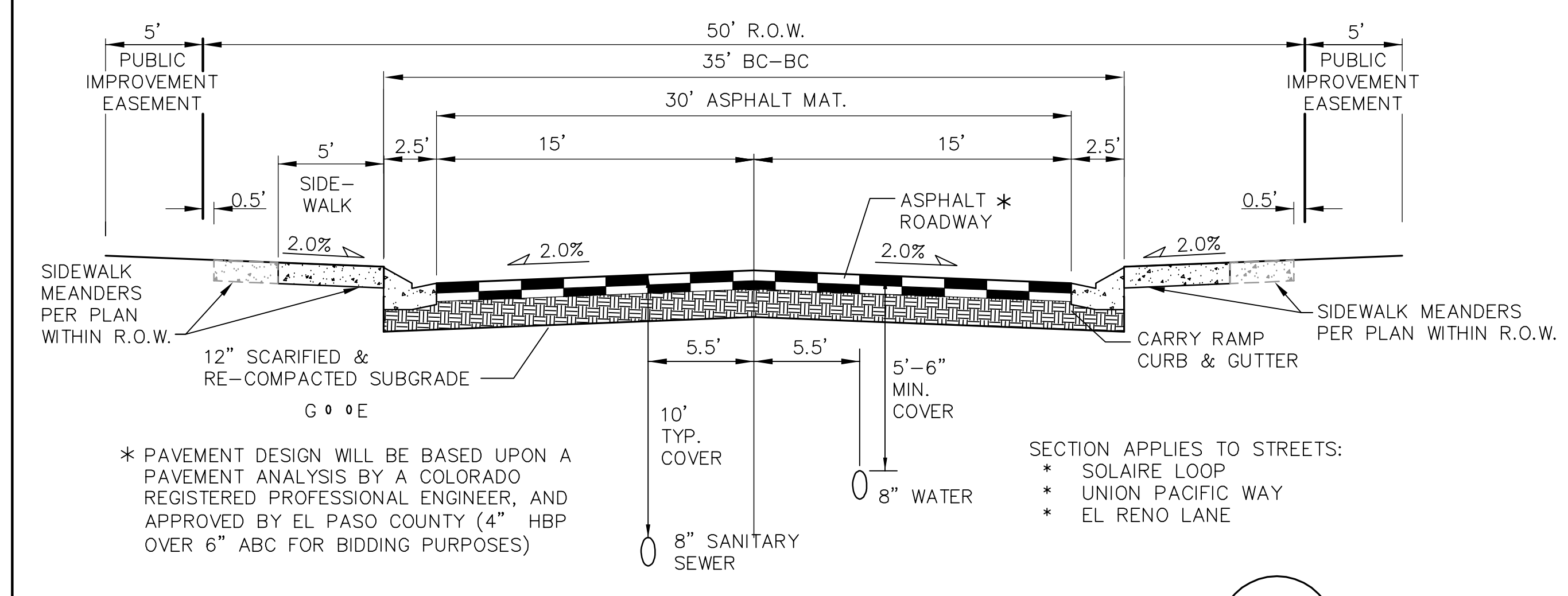
HORZ. SCALE: 1"=100'	DRAWN: BJJ
VERT. SCALE: NA	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 10/20/20	LAST MODIFIED: 5/14/22
PROJECT NO: 090001	MODIFIED BY: MSP

SHEET: U2.2-F3

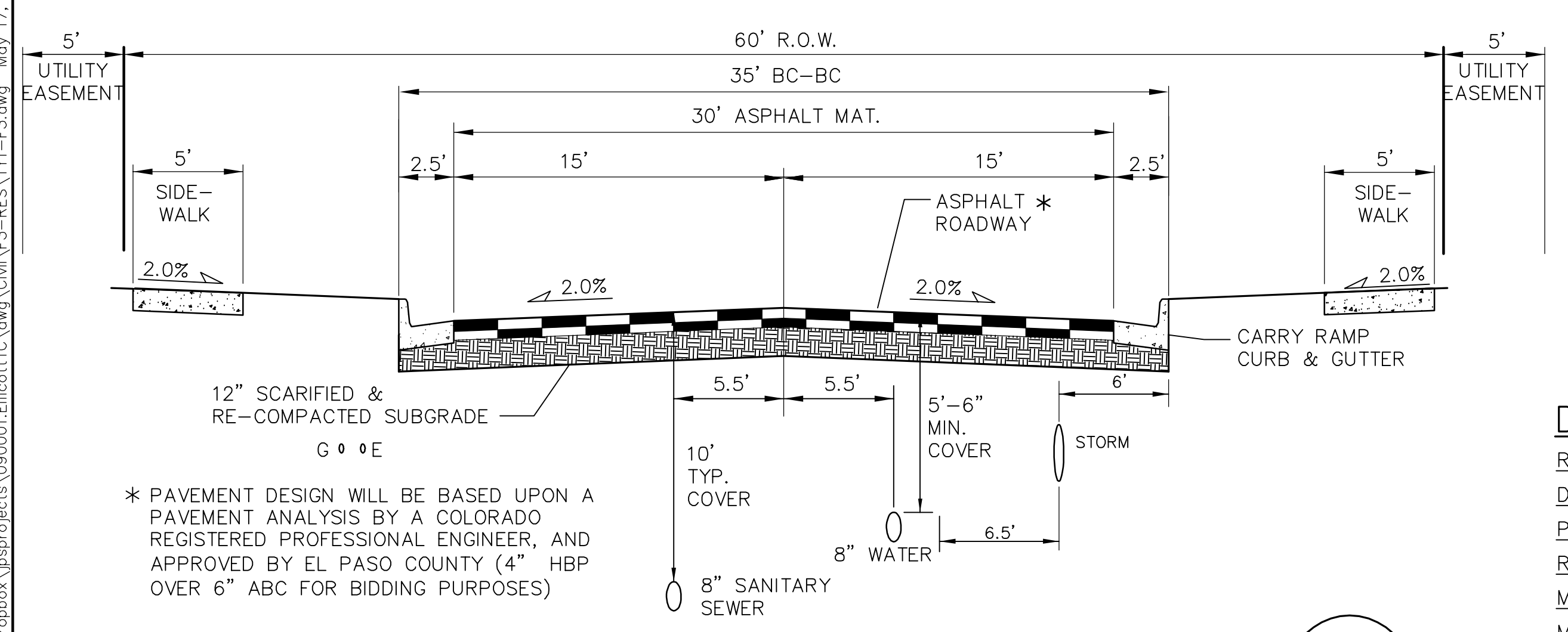
C:\Users\Michael\Dropbox\jps\projects\090001\Elliptic\TC.dwg, Civil V3-RES V2.2-F3.DWG, May 17, 2022, 9:22pm



TYPICAL URBAN LOCAL ROAD SECTION - 60' ROW
 (URBAN LOCAL)
 SCALE: 1"=5' H
 1"=2.5' V

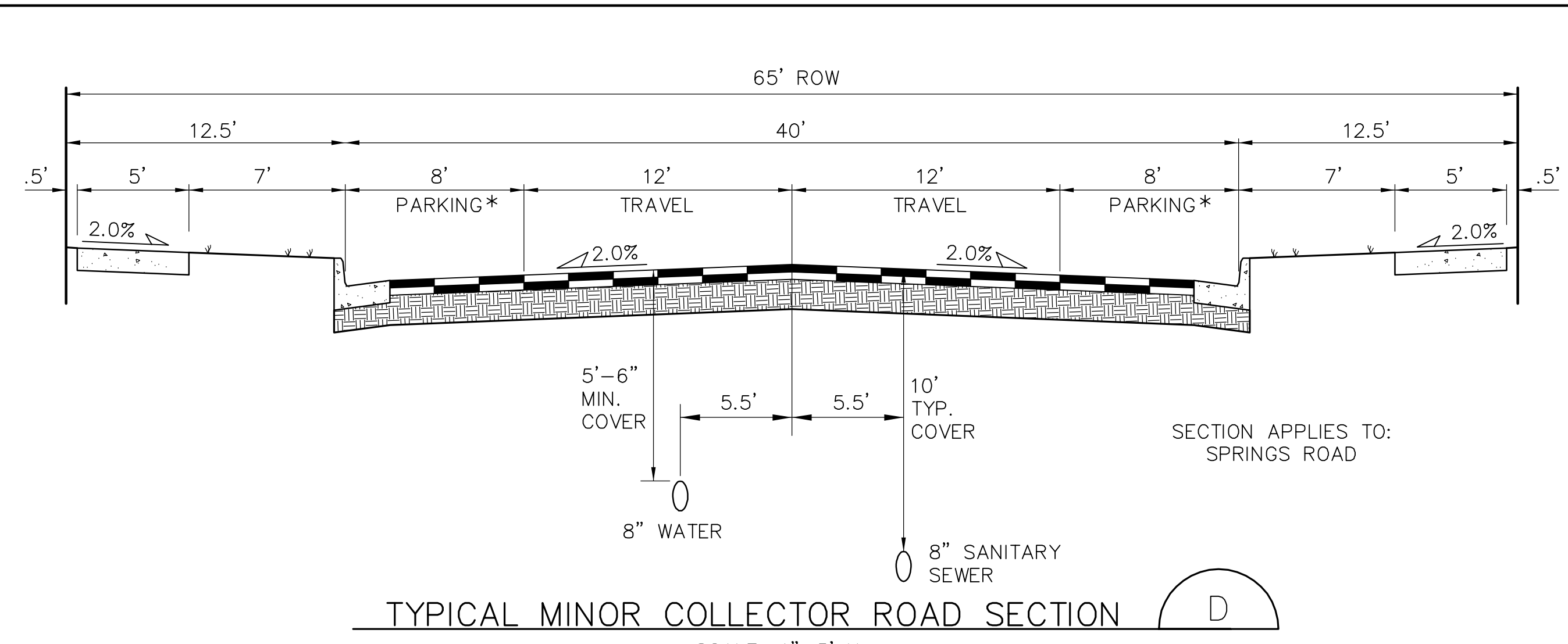


TYPICAL URBAN LOCAL ROAD SECTION - 50' ROW
 (URBAN LOCAL)
 SCALE: 1"=5' H
 1"=2.5' V

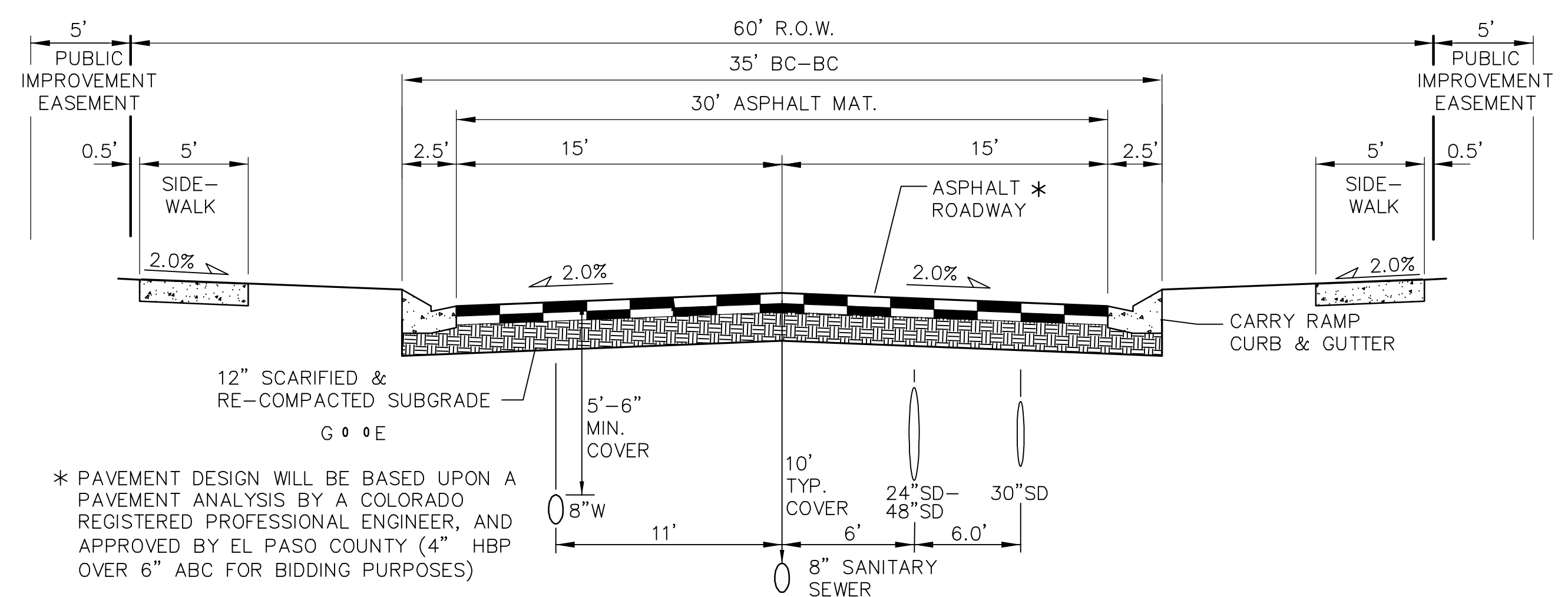


TYPICAL URBAN LOCAL ROAD SECTION - 60' ROW
 (URBAN LOCAL)
 SCALE: 1"=5' H
 1"=2.5' V

SECTION APPLIES TO STREET:
 * BESSEY WAY



TYPICAL MINOR COLLECTOR ROAD SECTION
 SCALE: 1"=5' H
 1"=2.5' V



ATCHISON WAY ROAD SECTION
 SCALE: 1"=5' H
 1"=2.5' V

Call out the curb and gutter type that will be used in the cross sections.

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

NOTES:
 1. A LANDSCAPE AGREEMENT IS REQUIRED FOR LANDSCAPING IN COUNTY ROW.
 2. STREET TREES MAY BE PLANTED IN STREET WITHIN ROW SUBJECT TO COUNTY STANDARDS

MAYBERRY, COLORADO SPRINGS - FILING NO. 3

TYPICAL ROAD SECTION & DETAILS

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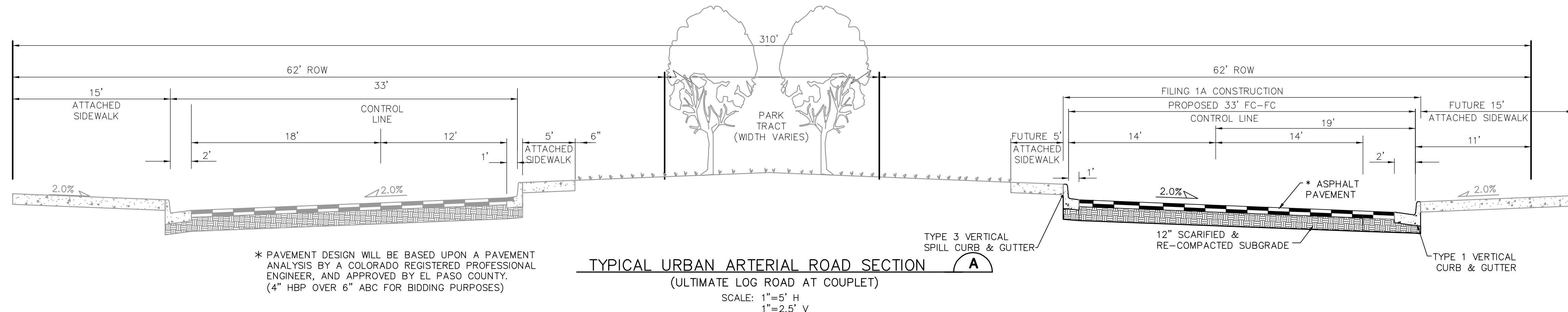
CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987

BEFORE ANY EXCAVATION BEGINS, CALL TO LOCATE PUBLIC GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	5/17/22

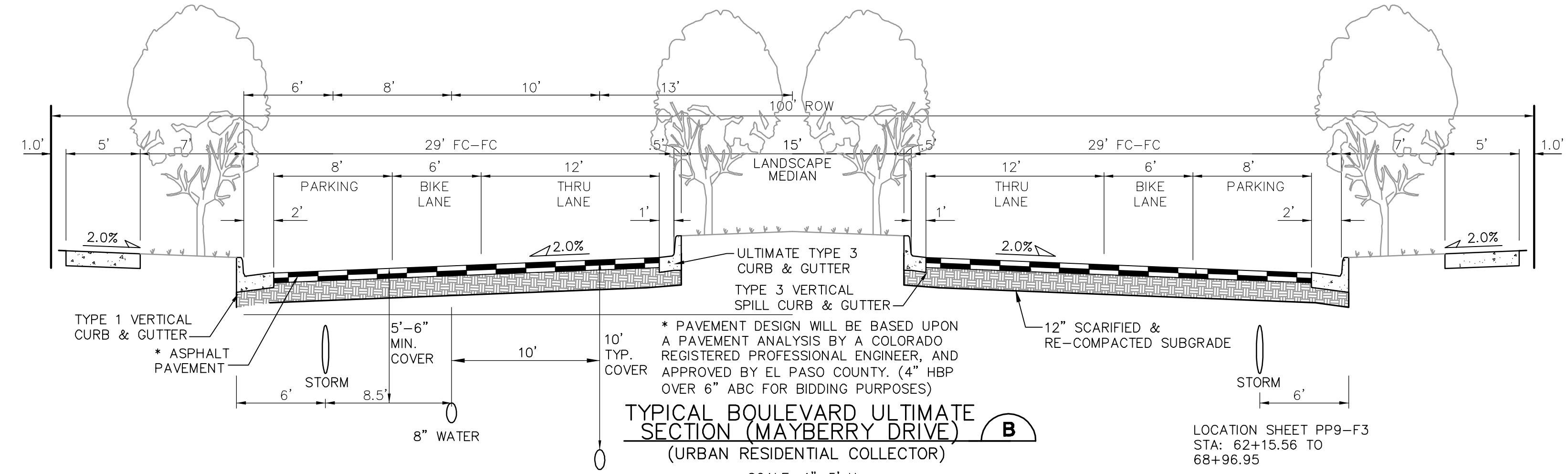
HORZ. SCALE: 1"=5' DRAWN: BJJ
 VERT. SCALE: AS SHOWN DESIGNED: JPS
 SURVEYED: R&R CHECKED: JPS
 CREATED: 5/5/05 LAST MODIFIED: 5/17/22
 PROJECT NO: 090001 MODIFIED BY: MSP
 SHEET: **TY1-F3**

G:\Users\Michael\Dropbox\jps\projects\090001\Ellcott\TY1-F3.dwg May 17, 2022 - 1:21pm

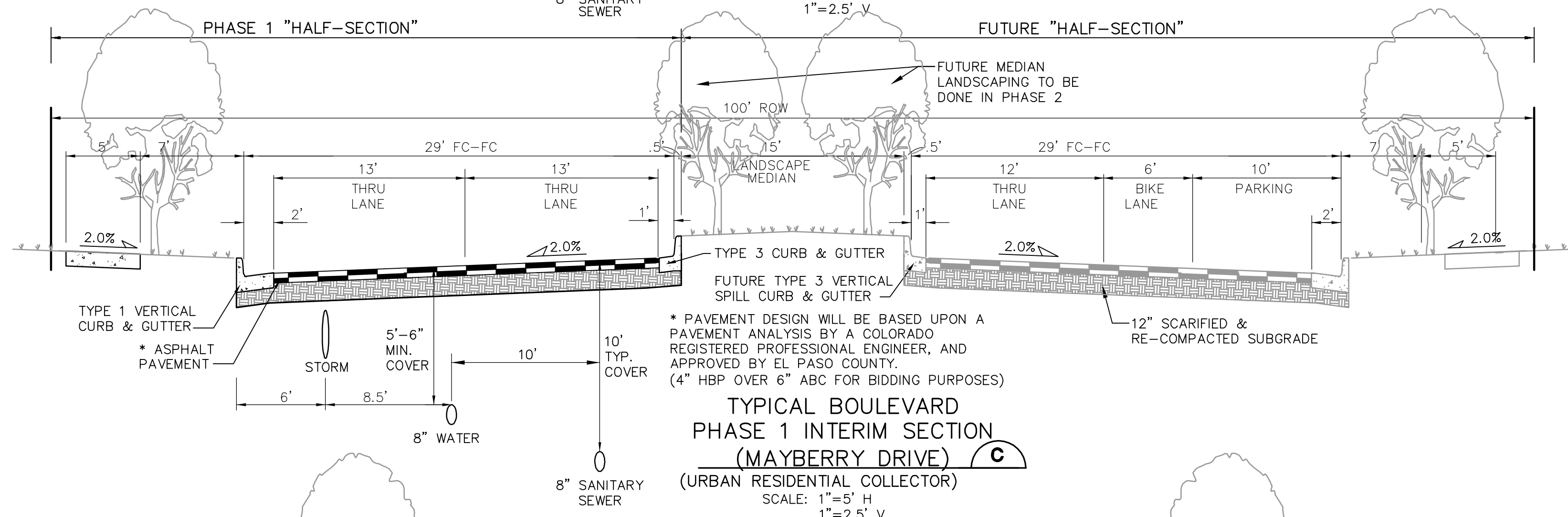


* PAVEMENT DESIGN WILL BE BASED UPON A PAVEMENT ANALYSIS BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, AND APPROVED BY EL PASO COUNTY. (4" HBP OVER 6" ABC FOR BIDDING PURPOSES)

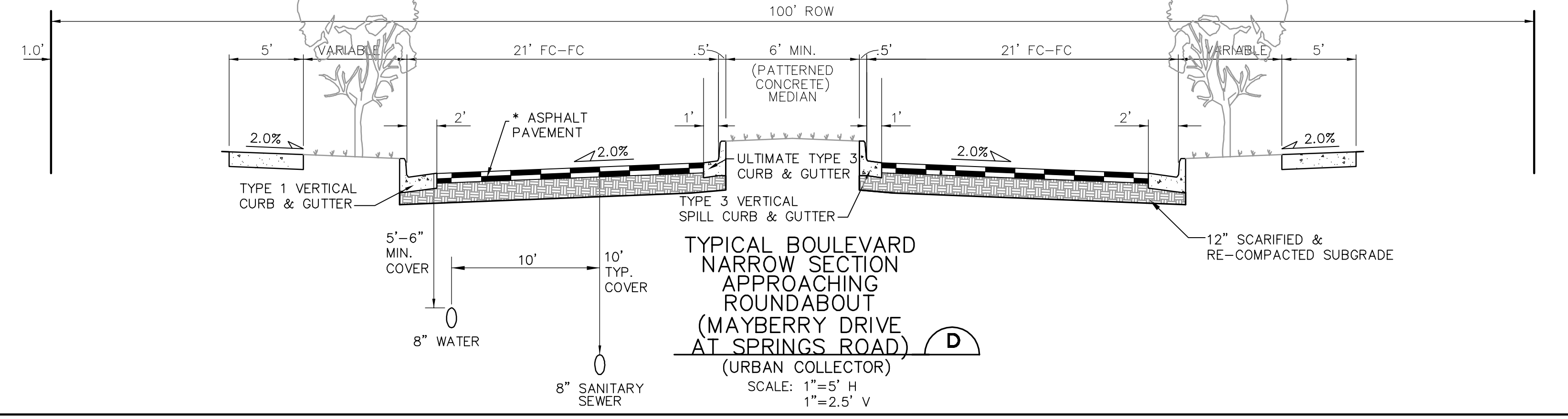
TYPICAL URBAN ARTERIAL ROAD SECTION (A)
(ULTIMATE LOG ROAD AT COUPLET)
SCALE: 1"=5' H
1"=2.5' V



TYPICAL BOULEVARD ULTIMATE SECTION (B)
(URBAN RESIDENTIAL COLLECTOR)
SCALE: 1"=5' H
1"=2.5' V



TYPICAL BOULEVARD PHASE 1 INTERIM SECTION (C)
(URBAN RESIDENTIAL COLLECTOR)
SCALE: 1"=5' H
1"=2.5' V



TYPICAL BOULEVARD NARROW SECTION APPROACHING ROUNDABOUT (D)
(URBAN COLLECTOR)
SCALE: 1"=5' H
1"=2.5' V

DESIGN DATA

ROAD CLASSIFICATION:	URBAN MINOR ARTERIAL
DESIGN SPEED:	40 MPH
POSTED SPEED:	35 MPH
MIN. HORIZONTAL RADIUS: (STANDARD)	565'
MIN. HORIZONTAL RADIUS: (PER APPROVED DEVIATION)	400'
MIN. GRADE:	0.5%
MAX. GRADE:	6.0%
MIN. K-VALUE (CREST):	44
MIN. K-VALUE (SAG):	64

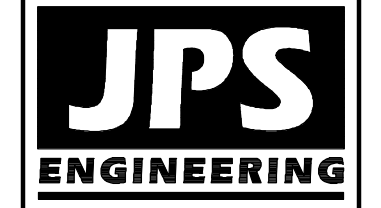
DESIGN DATA

ROAD CLASSIFICATION:	URBAN COLLECTOR
DESIGN SPEED:	40 MPH
POSTED SPEED:	35 MPH
MIN. HORIZONTAL RADIUS:	565'
MIN. GRADE:	1.0%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	44
MIN. K-VALUE (SAG):	64

* PAVEMENT DESIGN WILL BE BASED UPON A PAVEMENT ANALYSIS BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, AND APPROVED BY EL PASO COUNTY. (4" HBP OVER 6" ABC FOR BIDDING PURPOSES)

NOTE: LANE WIDTHS ARE IN ACCORDANCE WITH DEVIATIONS APPROVED AS PART OF PUD

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

No.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	5/17/22

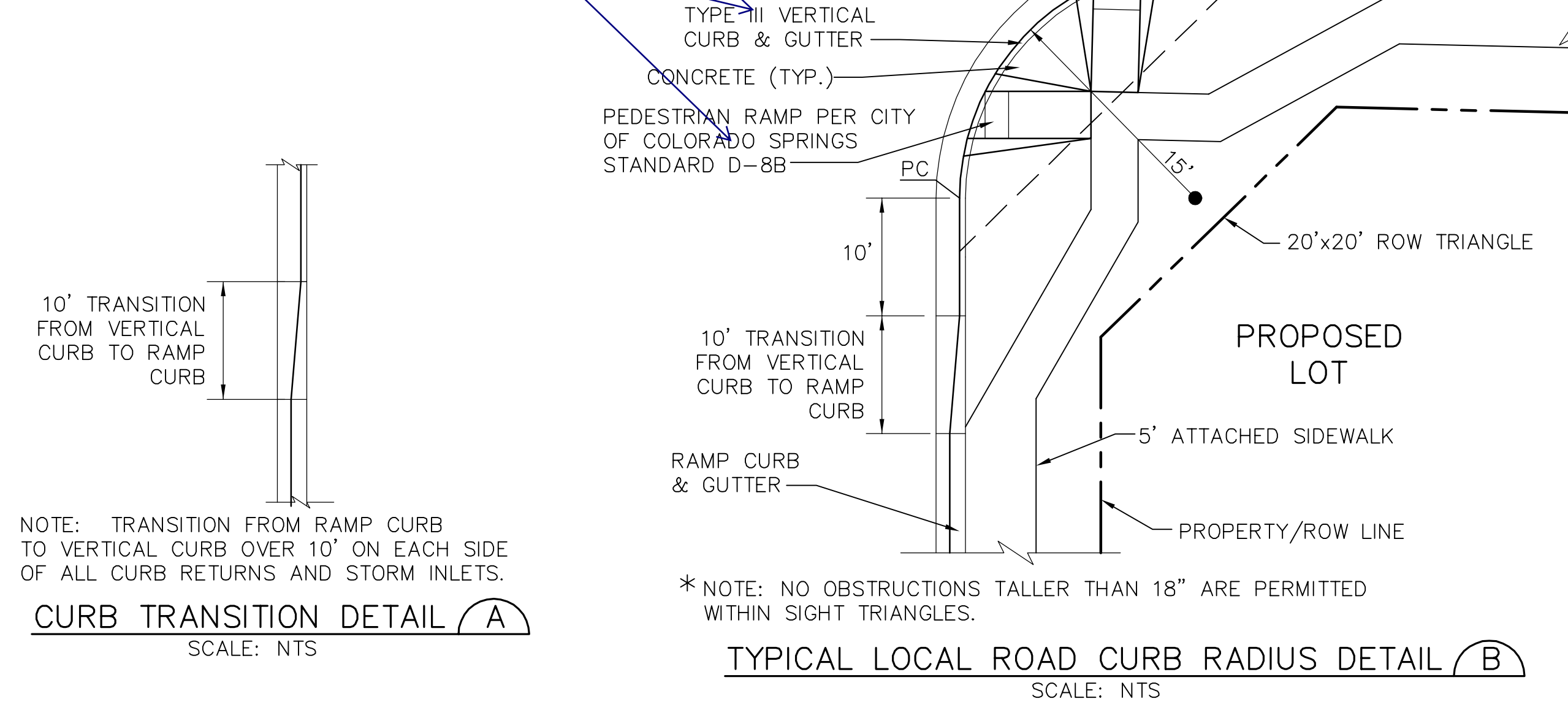
TYPICAL ROAD SECTIONS

HORZ. SCALE: 1"=5'	DRAWN: BJJ
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 10/30/20	LAST MODIFIED: 5/17/22
PROJECT NO: 090001	MODIFIED BY: MSP

SHEET: **TY2-F3**

C:\Users\Michael\Dropbox\jpsprojects\090001\Ellicott\TC.dwg\Civil\F3-RES\TY3-F3.dwg May 17, 2022 - 9:26pm

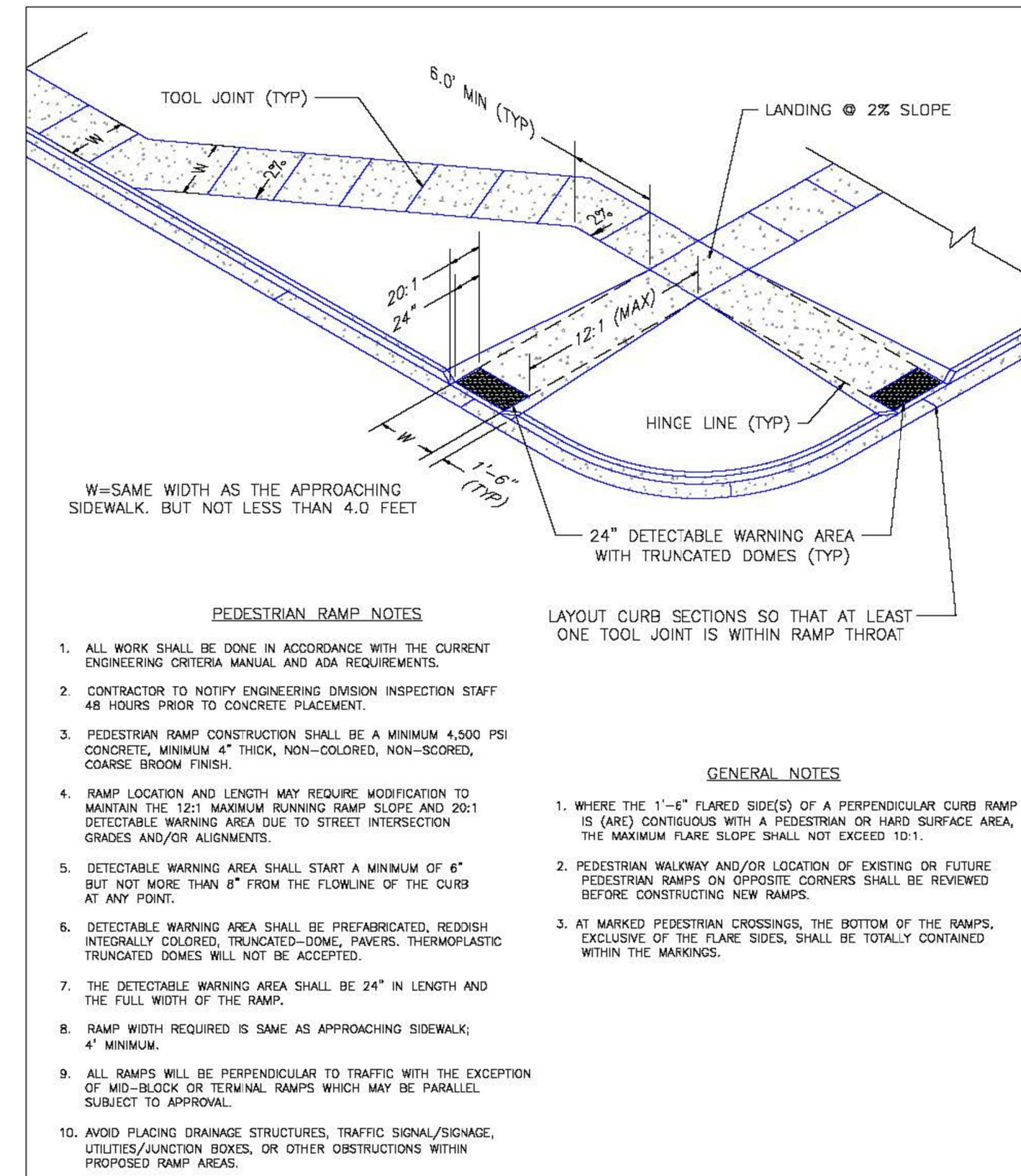
identify County PED ramp detail and curb/gutter type



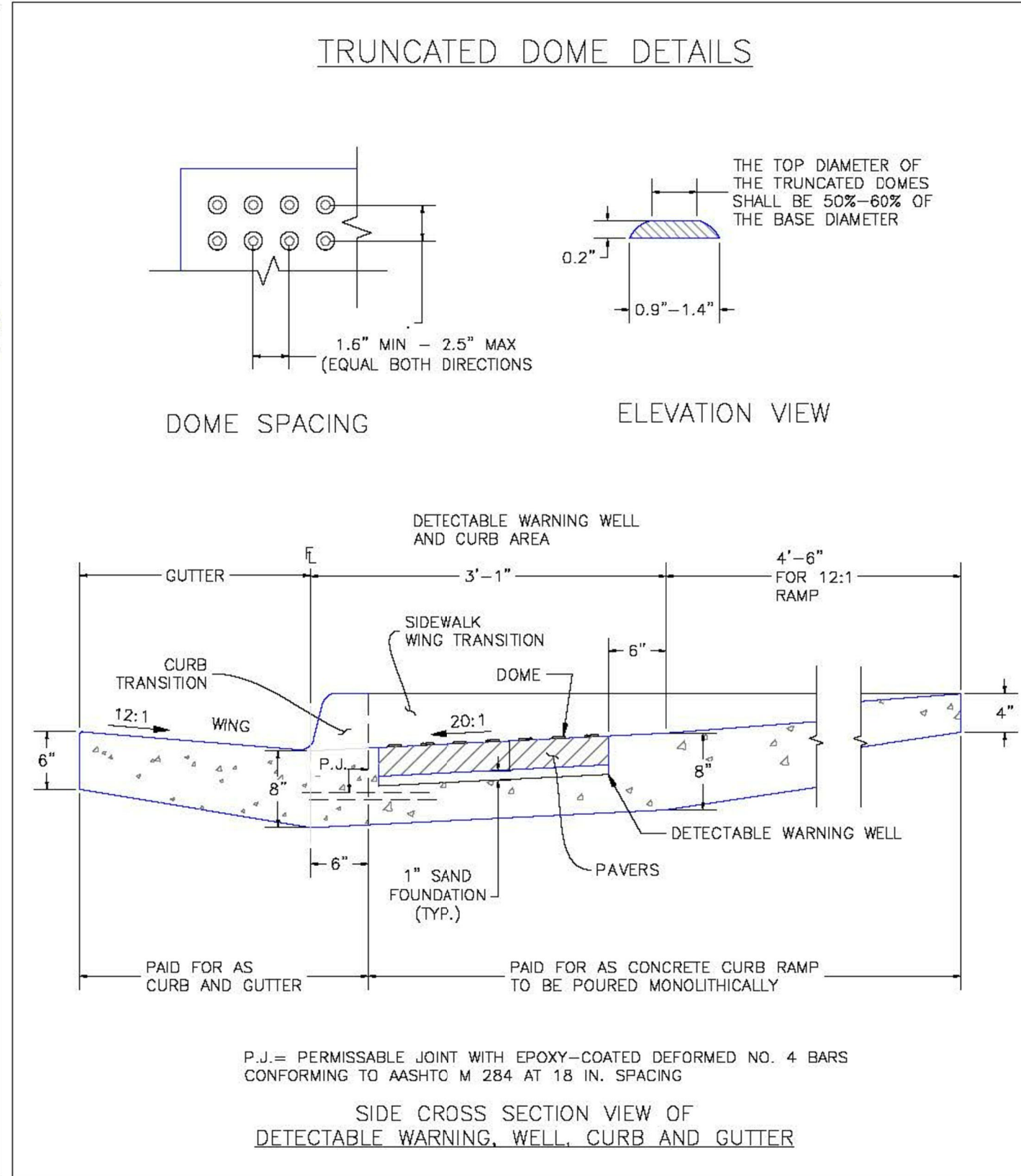
TYPICAL LOCAL ROAD CURB RADIUS DETAIL (B) SCALE: NTS

include parallel ramp detail SD2-50

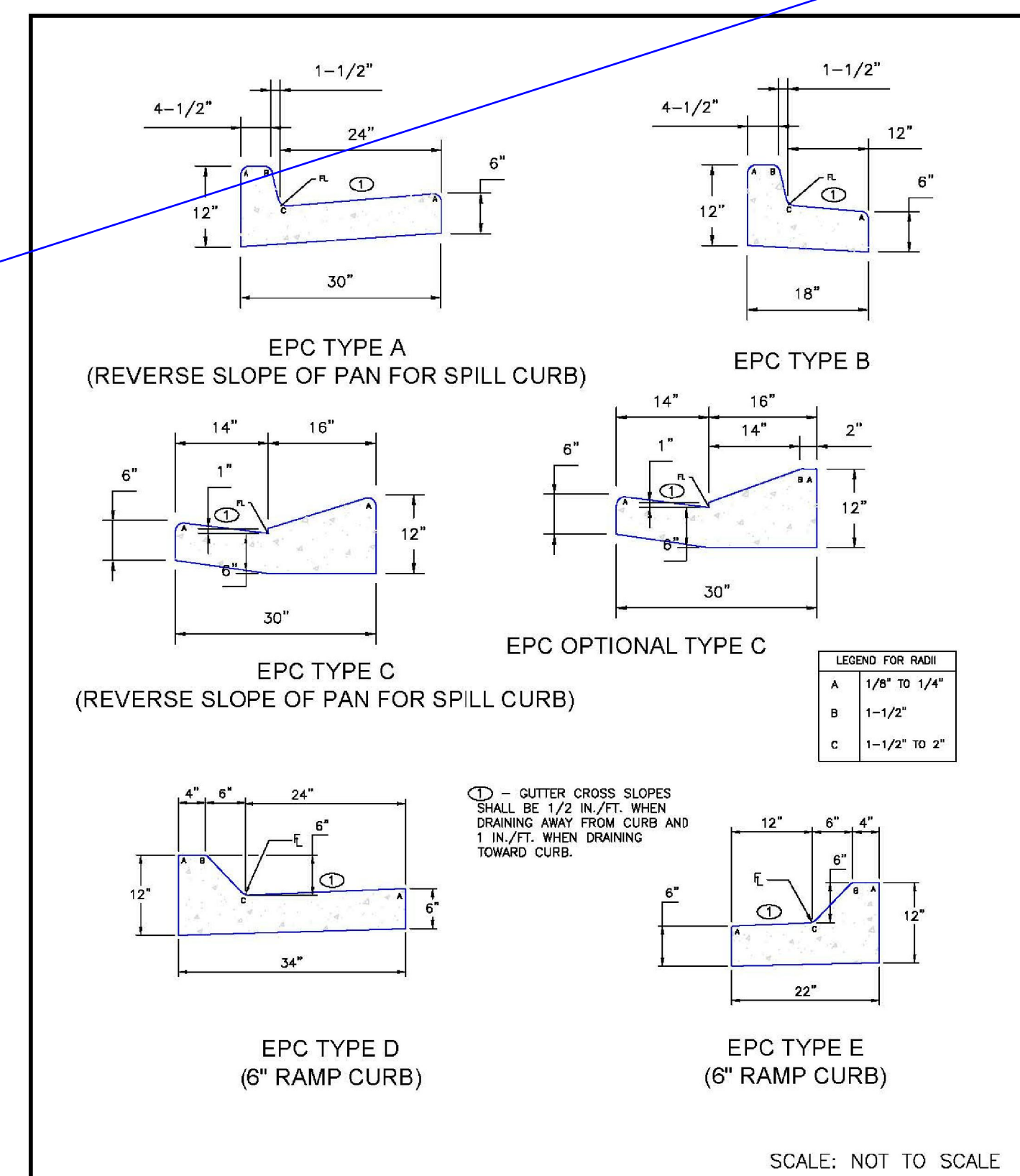
Update details to latest versions.



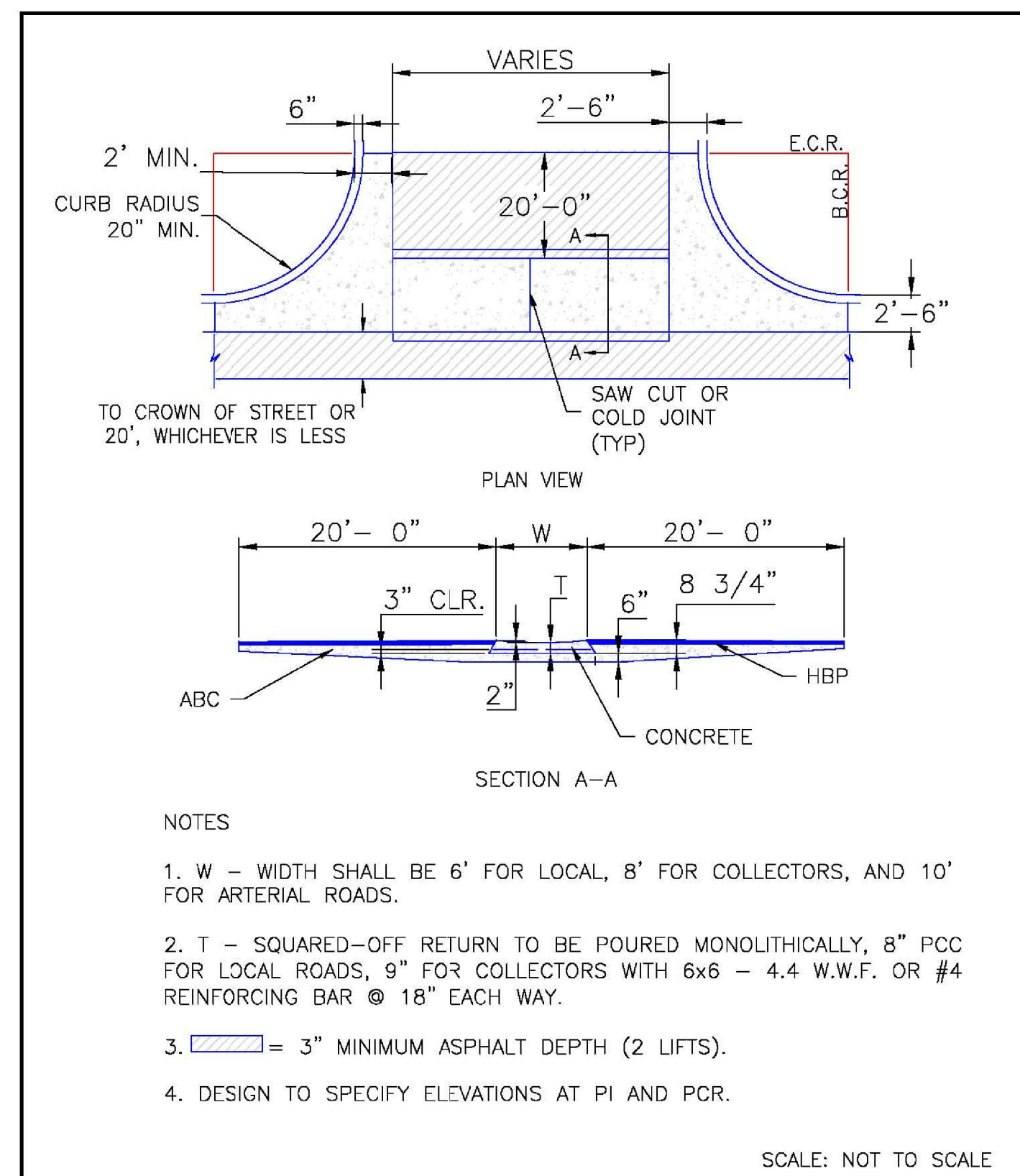
Pedestrian Intersection Ramp Standard Drawing DATE APPROVED: 7/9/09, FILE NAME: SD_2-41



Truncated Dome Details Standard Drawing DATE APPROVED: 1/1/08, FILE NAME: SD_2-42



Typical Curb and Gutter Details Standard Drawing DATE APPROVED: 8/11/11, FILE NAME: SD_2-20



Typical Cross Pan Layout Detail Standard Drawing DATE APPROVED: 8/11/11, FILE NAME: SD_2-26

MAYBERRY, COLORADO SPRINGS - FILING NO. 3

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CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987
CALL 48 HOURS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

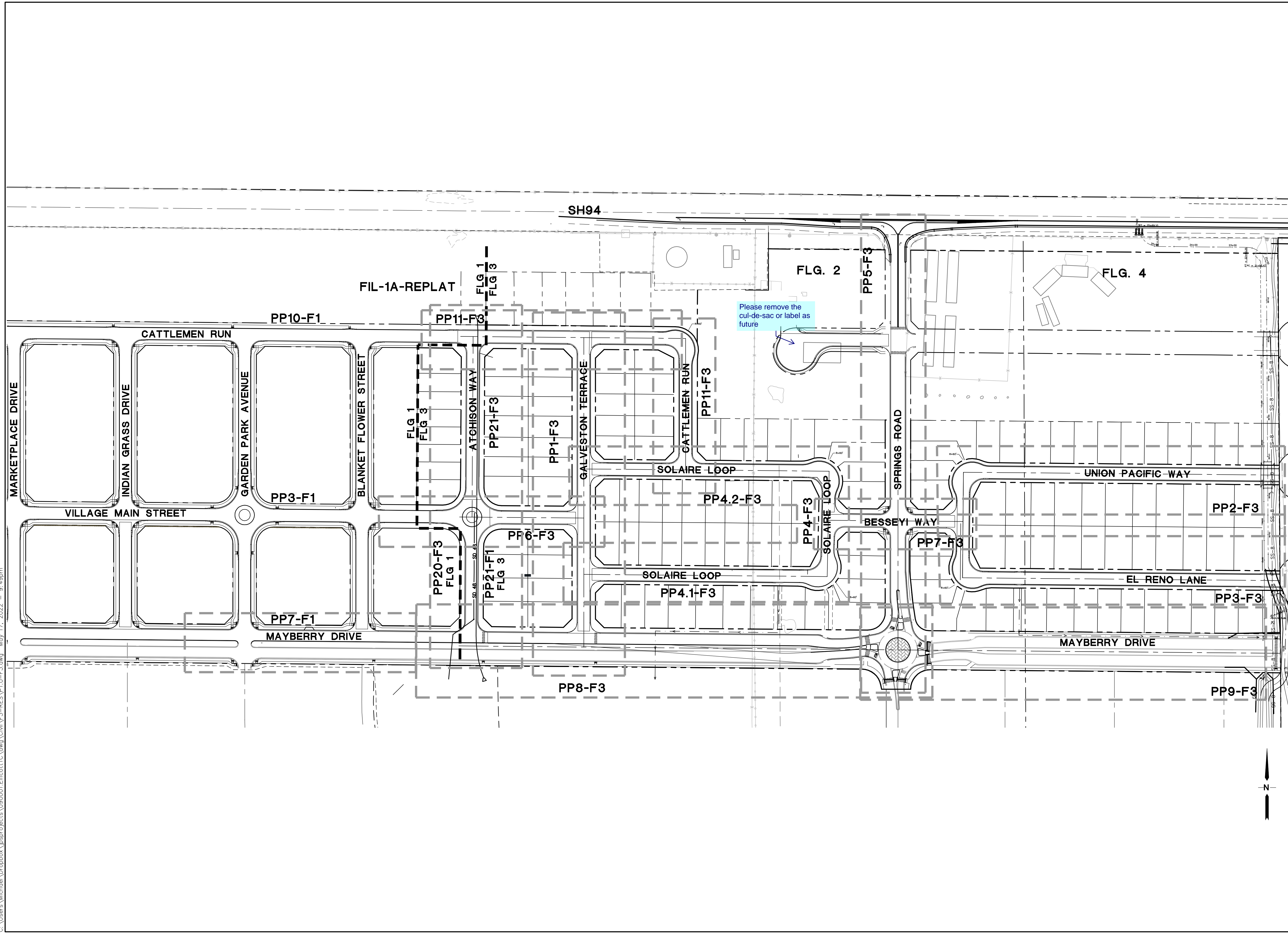
DATE: 5/17/22
BY: JPS
REVISION: FINAL PLAT SUBMITTAL
No. A

TYPICAL SECTIONS & DETAILS

HORIZ. SCALE: 1"=5'
VERT. SCALE: AS SHOWN
SURVEYED: RAMPART
CREATED: 11/30/20
PROJECT NO: 090001
SHEET: TY3-F3

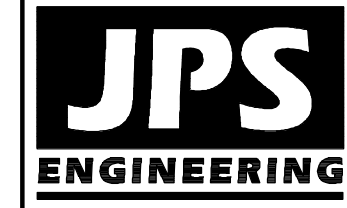
DRAWN: RMD
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 5/17/22
MODIFIED BY: MSP

C:\Users\Michael\Dropbox\Bspr\projects\090001\Ellicott\TC.dwg\Civil\F3-RES\PL1.0-F3.dwg May 17, 2022 - 9:49pm



MAYBERRY, COLORADO SPRINGS - FILING NO. 3

SHEET:
P1.0-F3



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FAX: 719-471-0766
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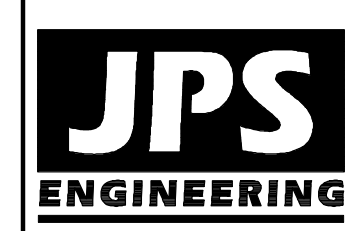
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
OR 719-575-1500
BEFORE YOU DIG, GRAB OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	5/17/22

STREET PLAN INDEX SHEET

HORZ. SCALE: NTS	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 2/06/21	LAST MODIFIED: 5/17/22
PROJECT NO: 090001	MODIFIED BY: MSP

C:\Users\Michael\Dropbox\Bsp\projects\090001\Ellicott\TC.dwg\Civil\F3-RES\VP1-F3.dwg May 17, 2022 - 1:30pm



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1-800-922-1987
CALL BEFORE YOU DIG. IN ORDER TO
BEFORE YOU DIG. GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	5/17/22	JPS

MAYBERRY, COLORADO SPRINGS - FILING NO. 3

GALVESTON TERRACE PLAN & PROFILE (STA: 10+00 TO STA: 17+91.77)

HORZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 1/29/21	LAST MODIFIED: 5/17/22
PROJECT NO: 090001	MODIFIED BY: MSP

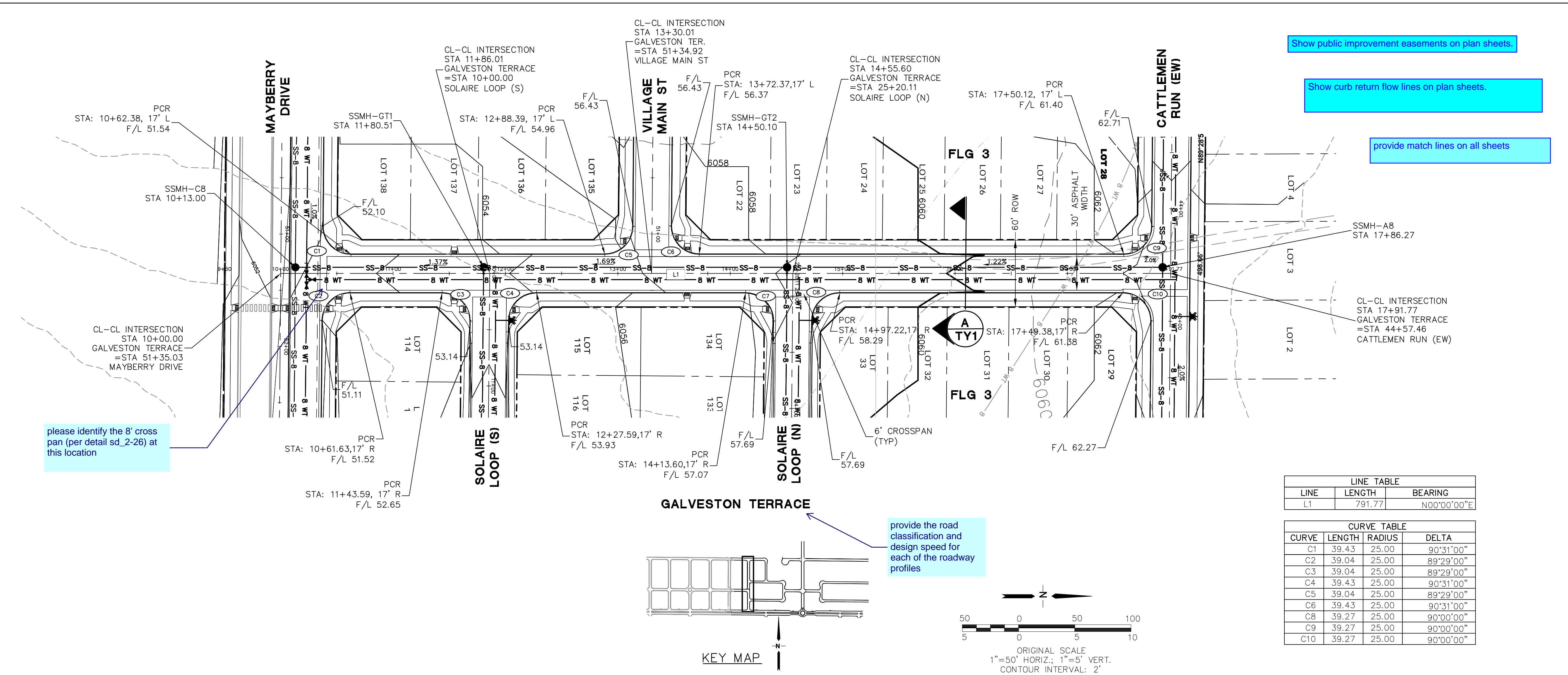
SHEET: **PP1-F3**

Show public improvement easements on plan sheets.
Show curb return flow lines on plan sheets.
provide match lines on all sheets

please identify the 8' cross pan (per detail sd_2-26) at this location

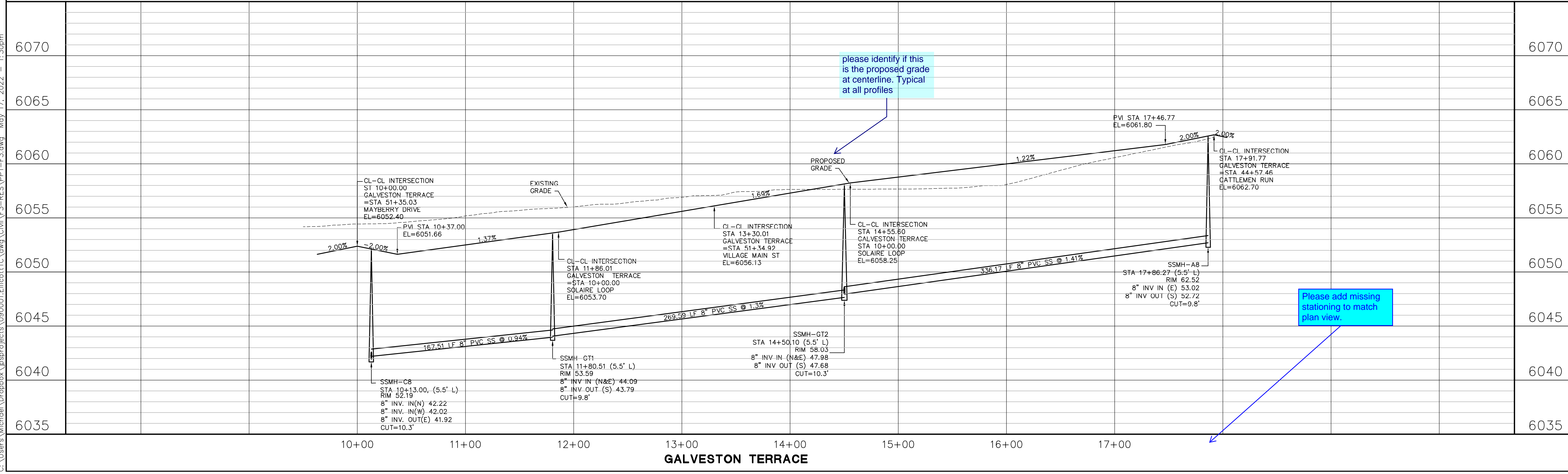
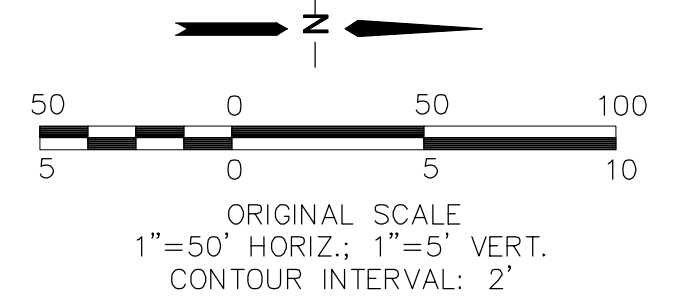
provide the road classification and design speed for each of the roadway profiles

Please add missing stationing to match plan view.



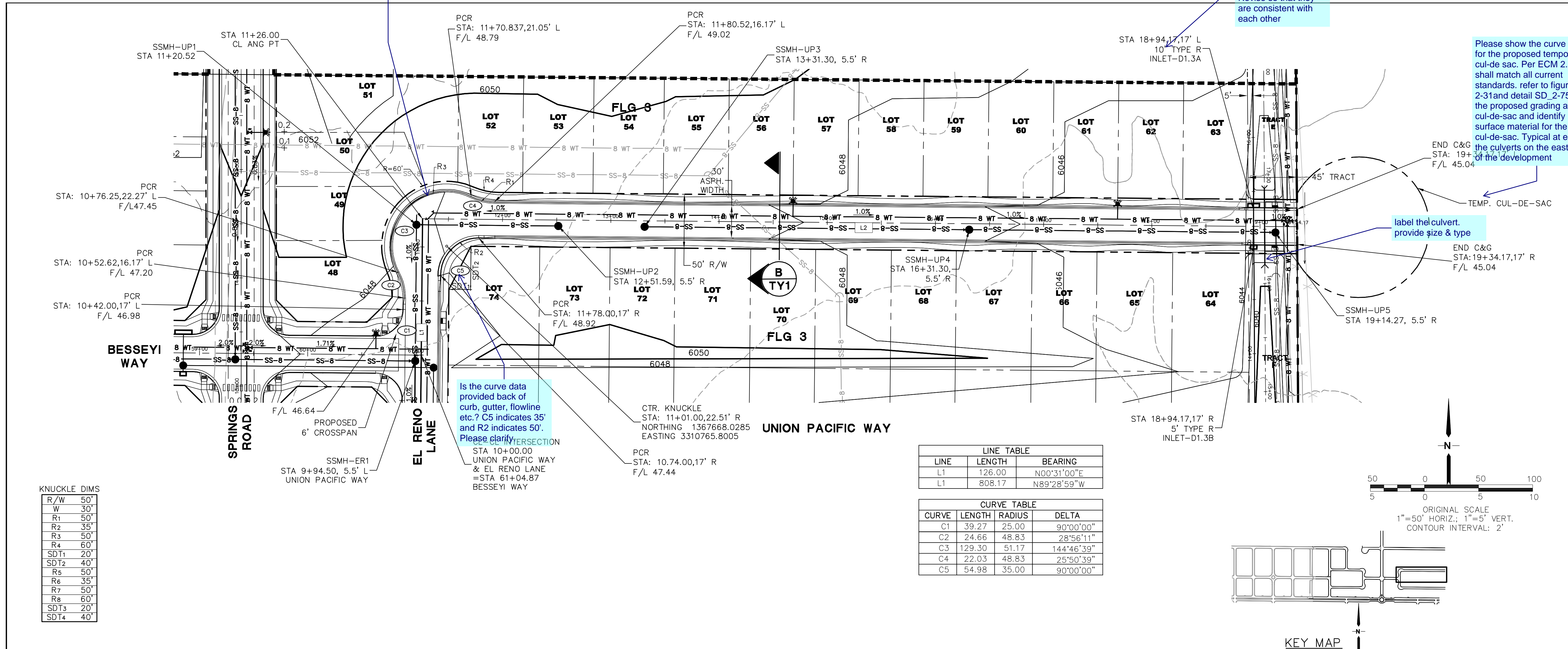
LINE TABLE			
LINE	LENGTH	BEARING	
L1	791.77	N00°00'00"E	

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.43	25.00	90°31'00"
C2	39.04	25.00	89°29'00"
C3	39.04	25.00	89°29'00"
C4	39.43	25.00	90°31'00"
C5	39.04	25.00	89°29'00"
C6	39.43	25.00	90°31'00"
C8	39.27	25.00	90°00'00"
C9	39.27	25.00	90°00'00"
C10	39.27	25.00	90°00'00"



please identify if this is the proposed grade at centerline. Typical at all profiles

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KNUCKLE DIMS

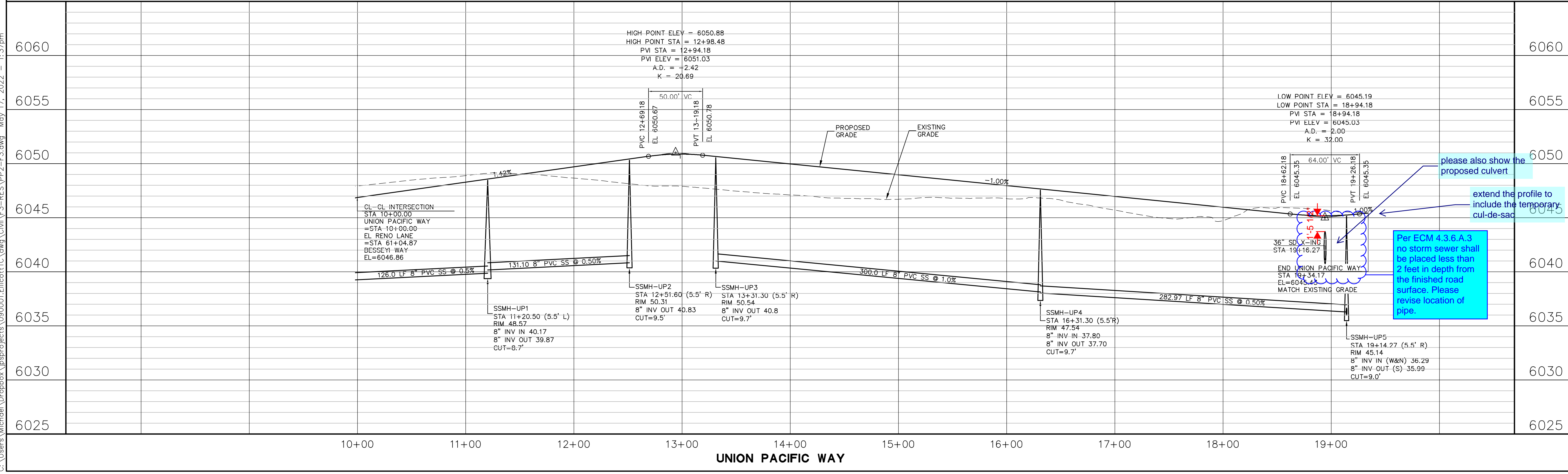
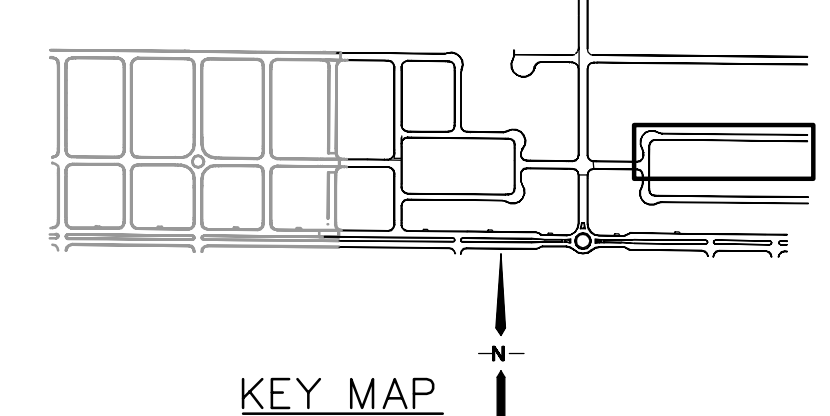
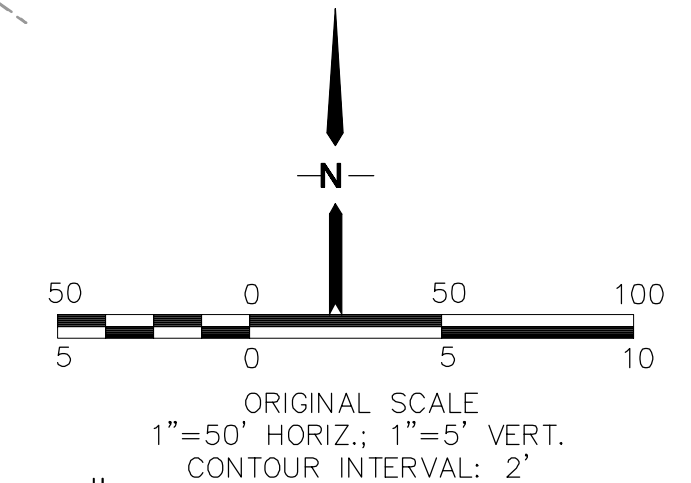
R/W	50'
W	30'
R1	50'
R2	35'
R3	50'
R4	60'
SDT1	20'
SDT2	40'
R5	50'
R6	35'
R7	50'
R8	60'
SDT3	20'
SDT4	40'

LINE TABLE

LINE	LENGTH	BEARING
L1	126.00	N00°31'00"E
L1	808.17	N89°28'59"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	39.27	25.00	90°00'00"
C2	24.66	48.83	28°56'11"
C3	129.30	51.17	144°46'39"
C4	22.03	48.83	25°50'39"
C5	54.98	35.00	90°00'00"



Provide profile at knuckle, typical for all proposed knuckles

5' inlet is indicated on the drainage plan. Revise so that they are consistent with each other

Please show the curve data for the proposed temporary cul-de-sac. Per ECM 2.3.8.C.3 shall match all current standards, refer to figure 2-31 and detail SD 2-75. Show the proposed grading at the cul-de-sac and identify paved surface material for the cul-de-sac. Typical at each of the culverts on the east side of the development

Is the curve data provided back of curb, gutter, flowline etc.? C5 indicates 35' and R2 indicates 50'. Please clarify

label the culvert, provide size & type

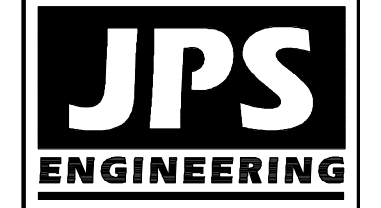
please also show the proposed culvert

extend the profile to include the temporary cul-de-sac

Per ECM 4.3.6.A.3 no storm sewer shall be placed less than 2 feet in depth from the finished road surface. Please revise location of pipe.

MAYBERRY, COLORADO SPRINGS - FILING NO. 3

UNION PACIFIC WAY PLAN & PROFILE (STA: 10+00 TO STA: 19+34.17)



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



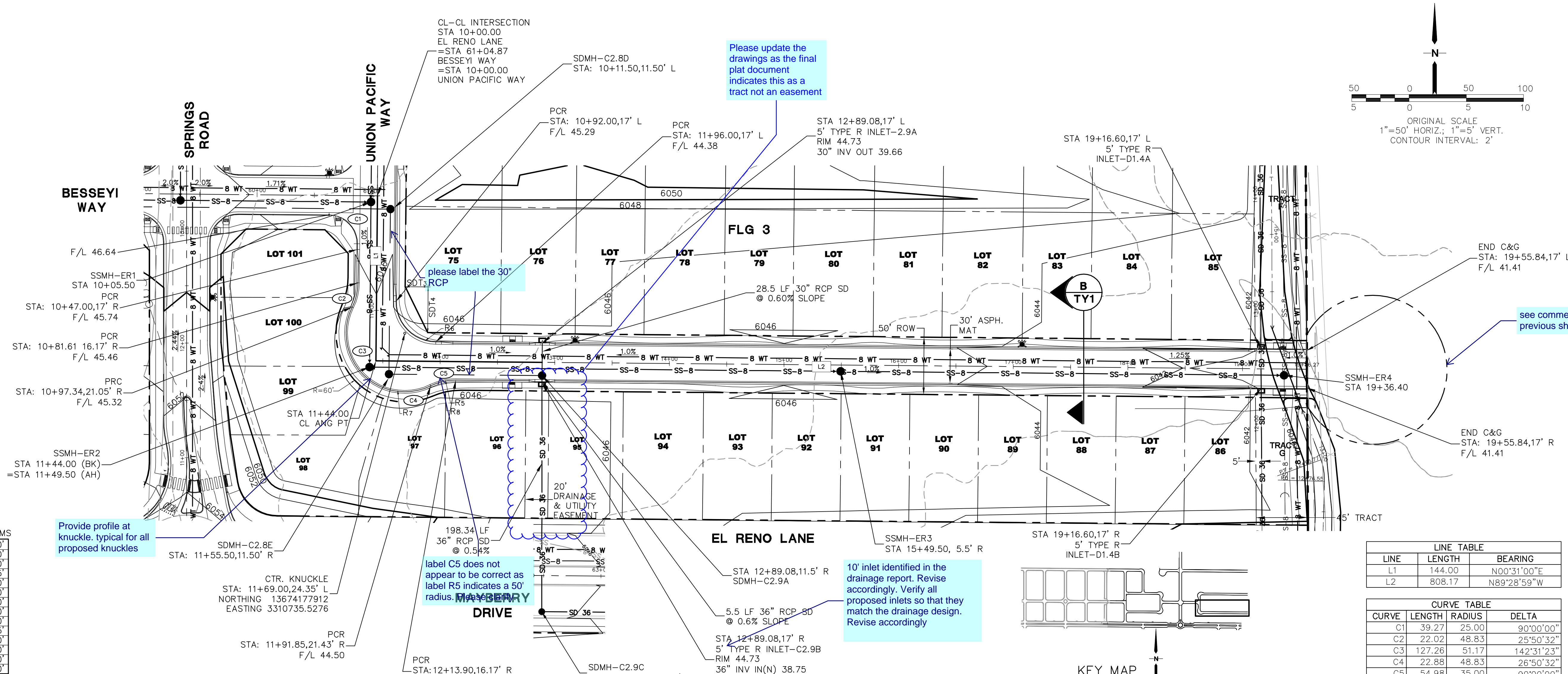
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	5/17/22

HORIZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 1/29/21	LAST MODIFIED: 5/17/22
PROJECT NO: 090001	MODIFIED BY: MSP

SHEET: PP2-F3

C:\Users\Michael\Dropbox\Bsp\projects\090001\Elitoc\TTC.dwg\Civil\F3-RES\VPF3-F3.dwg May 17, 2022 - 10:00pm



KNUCKLE DIMS

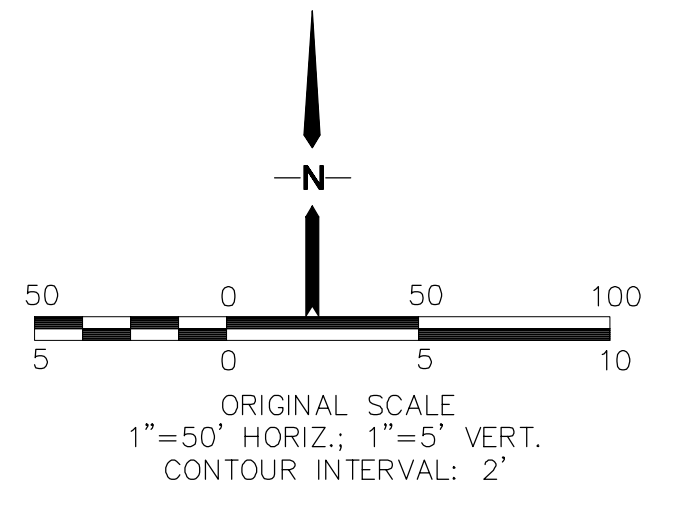
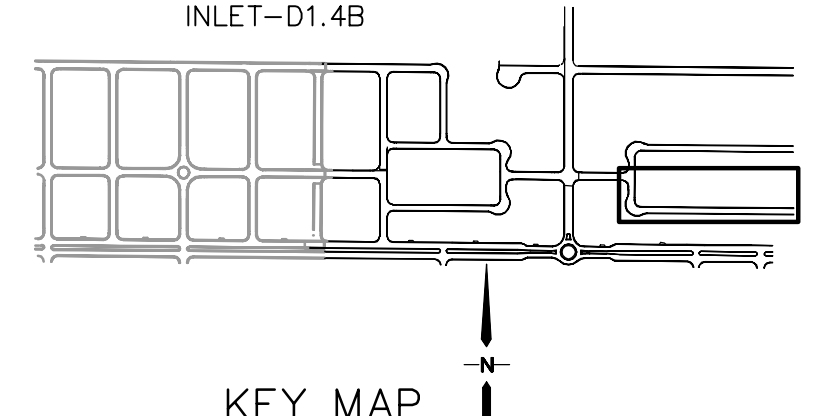
R/W	50'
W	30'
R1	50'
R2	35'
R3	50'
R4	60'
SD1	20'
SD2	40'
R5	50'
R6	35'
R7	50'
R8	60'
SD3	20'
SD4	40'

LINE TABLE

LINE	LENGTH	BEARING
L1	144.00	N00°31'00"E
L2	808.17	N89°28'59"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	39.27	25.00	90°00'00"
C2	22.02	48.83	25°50'32"
C3	127.26	51.17	142°31'23"
C4	22.88	48.83	26°50'32"
C5	54.98	35.00	90°00'00"



provide profile at knuckles, typical for all proposed knuckles

label C5 does not appear to be correct as label R5 indicates a 50' radius.

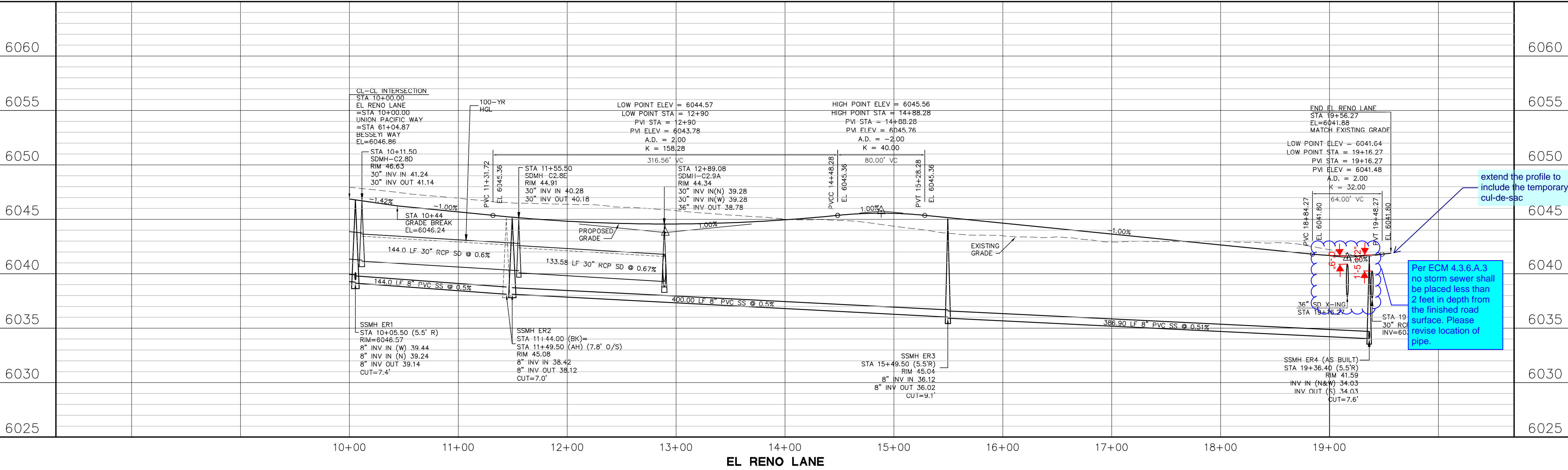
Please update the drawings as the final plat document indicates this as a tract not an easement

10' inlet identified in the drainage report. Revise accordingly. Verify all proposed inlets so that they match the drainage design. Revise accordingly

see comment on previous sheet

extend the profile to include the temporary cul-de-sac

Per ECM 4.3.6.A.3 no storm sewer shall be placed less than 2 feet in depth from the finished road surface. Please revise location of pipe.



MAYBERRY, COLORADO SPRINGS - FILING NO. 3

EL RENO LANE PLAN & PROFILE

(STA: 10+00 TO STA: 19+08.82)

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NO.	DATE	REVISION
1	5/17/22	FINAL PLAT SUBMITTAL

HORIZ. SCALE: 1"=50'

VERT. SCALE: 1"=5'

SURVEYED: R&R

CREATED: 1/29/21

PROJECT NO: 090001

SHEET: PP3-F3

DRAWN: BJJ

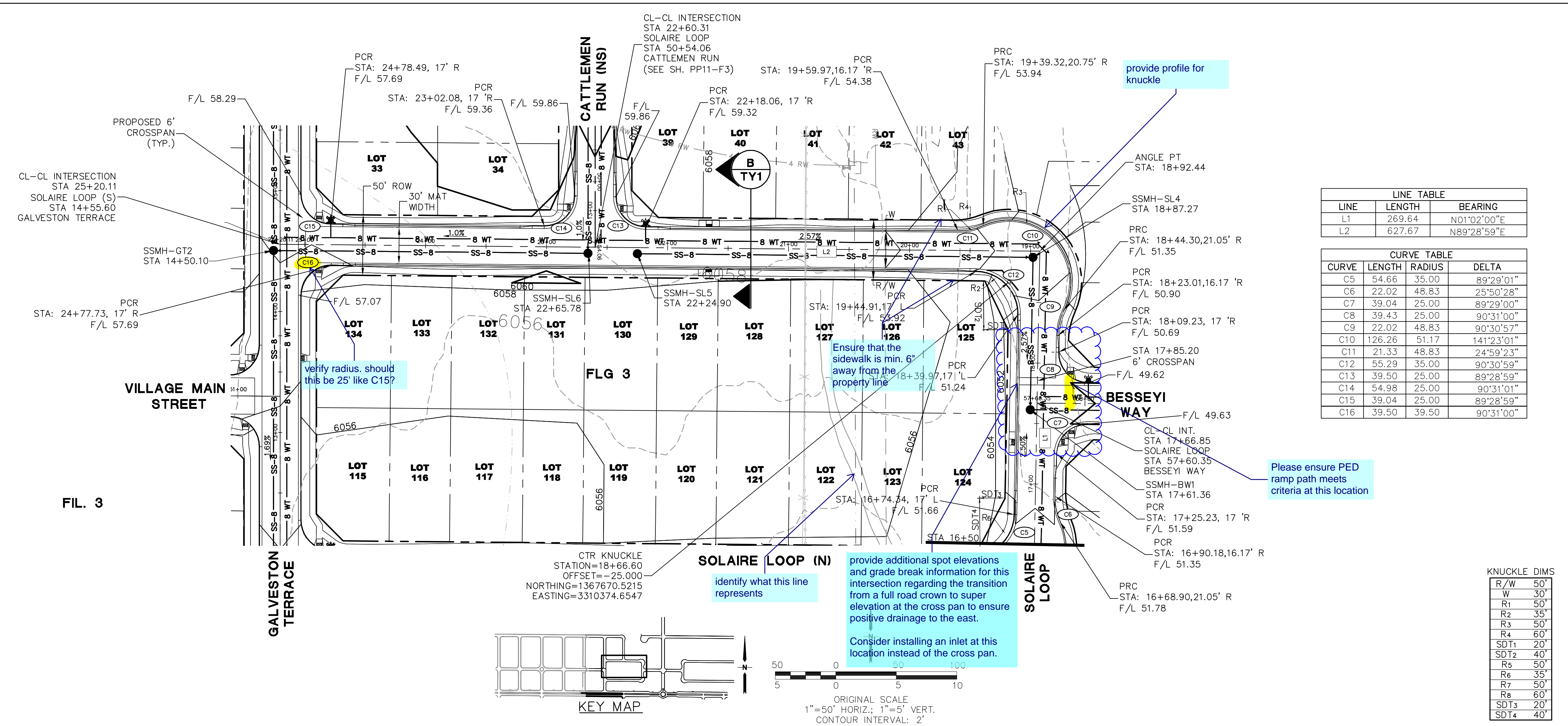
DESIGNED: JPS

CHECKED: JPS

LAST MODIFIED: 5/17/22

MODIFIED BY: MSP

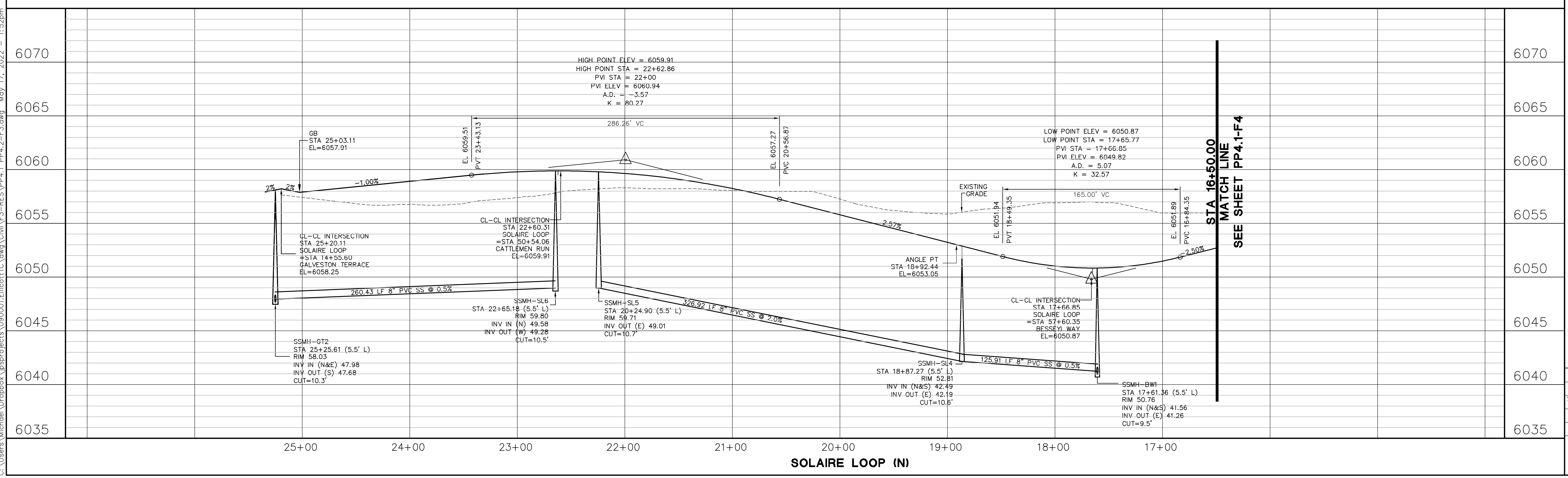
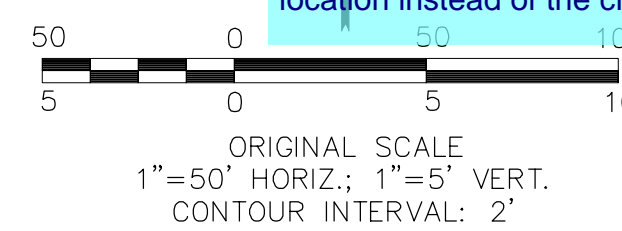
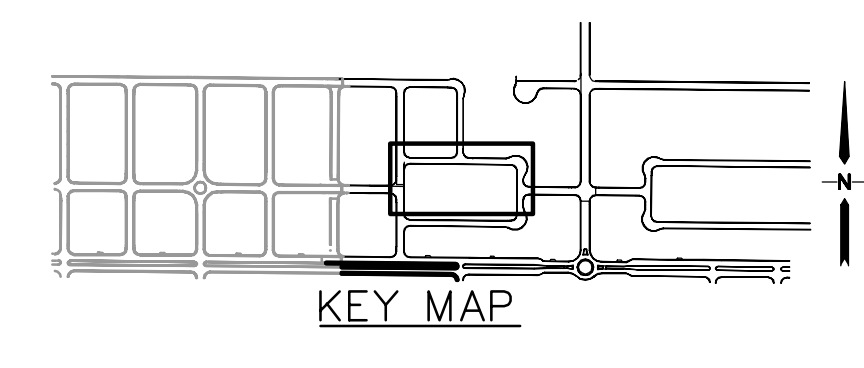
C:\Users\Michael\Dropbox\jpsprojects\090001\Elicott\TC.dwg - RES\PP4.1 - PP4.2-F3.dwg - May 17, 2022 - 1:52pm



LINE	LENGTH	BEARING
L1	269.64	N01°02'00"E
L2	627.67	N89°28'59"E

CURVE	LENGTH	RADIUS	DELTA
C5	54.66	35.00	89°29'01"
C6	22.02	48.83	25°50'28"
C7	39.04	25.00	89°29'00"
C8	39.43	25.00	90°31'00"
C9	22.02	48.83	90°30'57"
C10	126.26	51.17	141°23'01"
C11	21.33	48.83	24°59'23"
C12	55.29	35.00	90°30'59"
C13	39.50	25.00	89°28'59"
C14	54.98	25.00	90°31'01"
C15	39.04	25.00	89°28'59"
C16	39.50	39.50	90°31'00"

KNUCKLE DIMS	
R/W	50'
W	30'
R1	50'
R2	35'
R3	50'
R4	60'
SDT1	20'
SDT2	40'
R5	50'
R6	35'
R7	50'
R8	60'
SDT3	20'
SDT4	40'



MAYBERRY, COLORADO SPRINGS - FILING NO. 3

SOLAIRE LOOP (N) PLAN & PROFILE (STA: 16+50 TO STA: 25+20.11)

HORIZ. SCALE: 1"=50'

VERT. SCALE: 1"=5'

SURVEYED: R&R

CREATED: 1/29/21

PROJECT NO: 090001

SHEET: PP4.2-F3

DRAWN: BJJ

DESIGNED: JPS

CHECKED: JPS

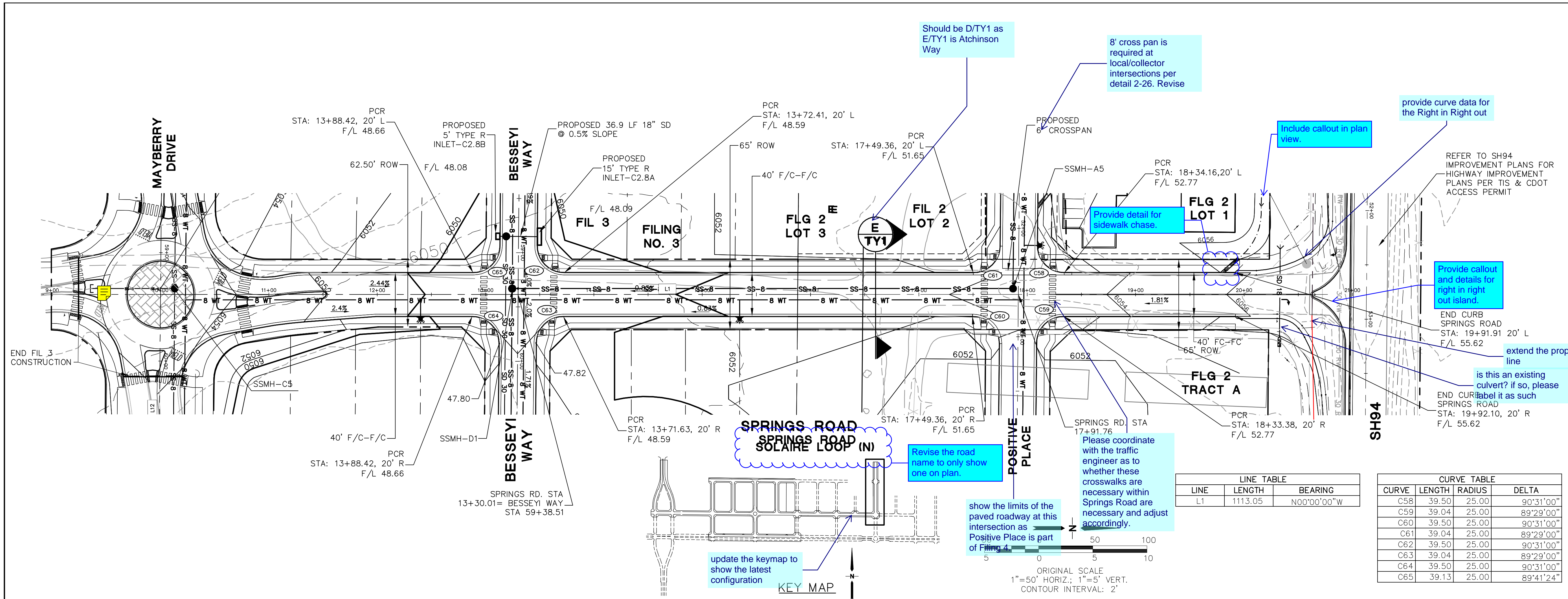
LAST MODIFIED: 5/17/22

MODIFIED BY: MSP

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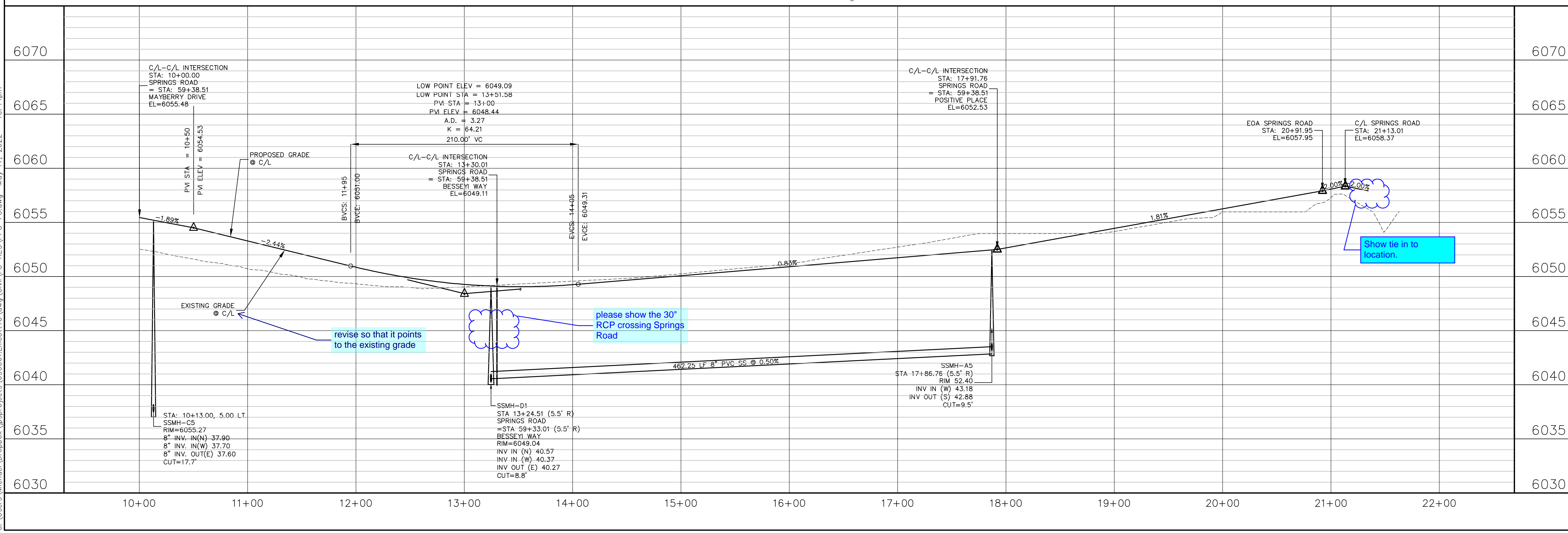


LINE TABLE

LINE	LENGTH	BEARING
L1	1113.05	N00°00'00"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C58	39.50	25.00	90°31'00"
C59	39.04	25.00	89°29'00"
C60	39.50	25.00	90°31'00"
C61	39.04	25.00	89°29'00"
C62	39.50	25.00	90°31'00"
C63	39.04	25.00	89°29'00"
C64	39.50	25.00	90°31'00"
C65	39.13	25.00	89°41'24"



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DATE: 5/17/22
BY: JPS
REVISION: FINAL PLAT SUBMITTAL

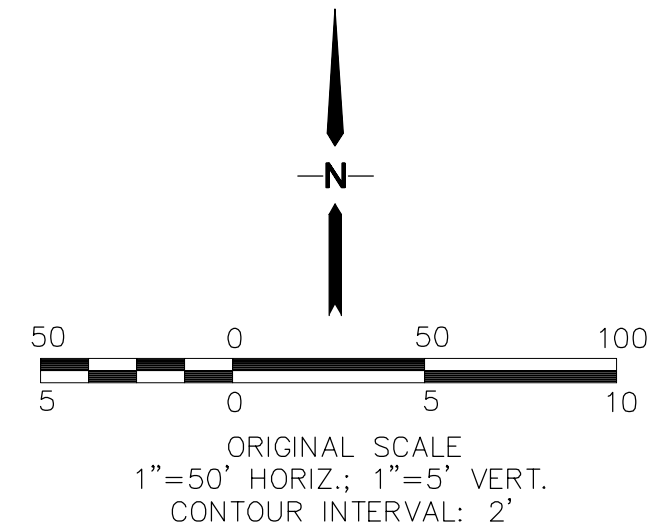
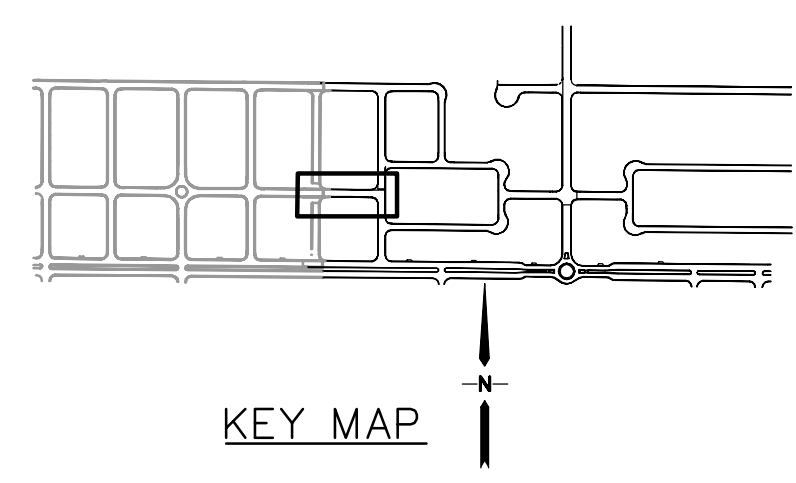
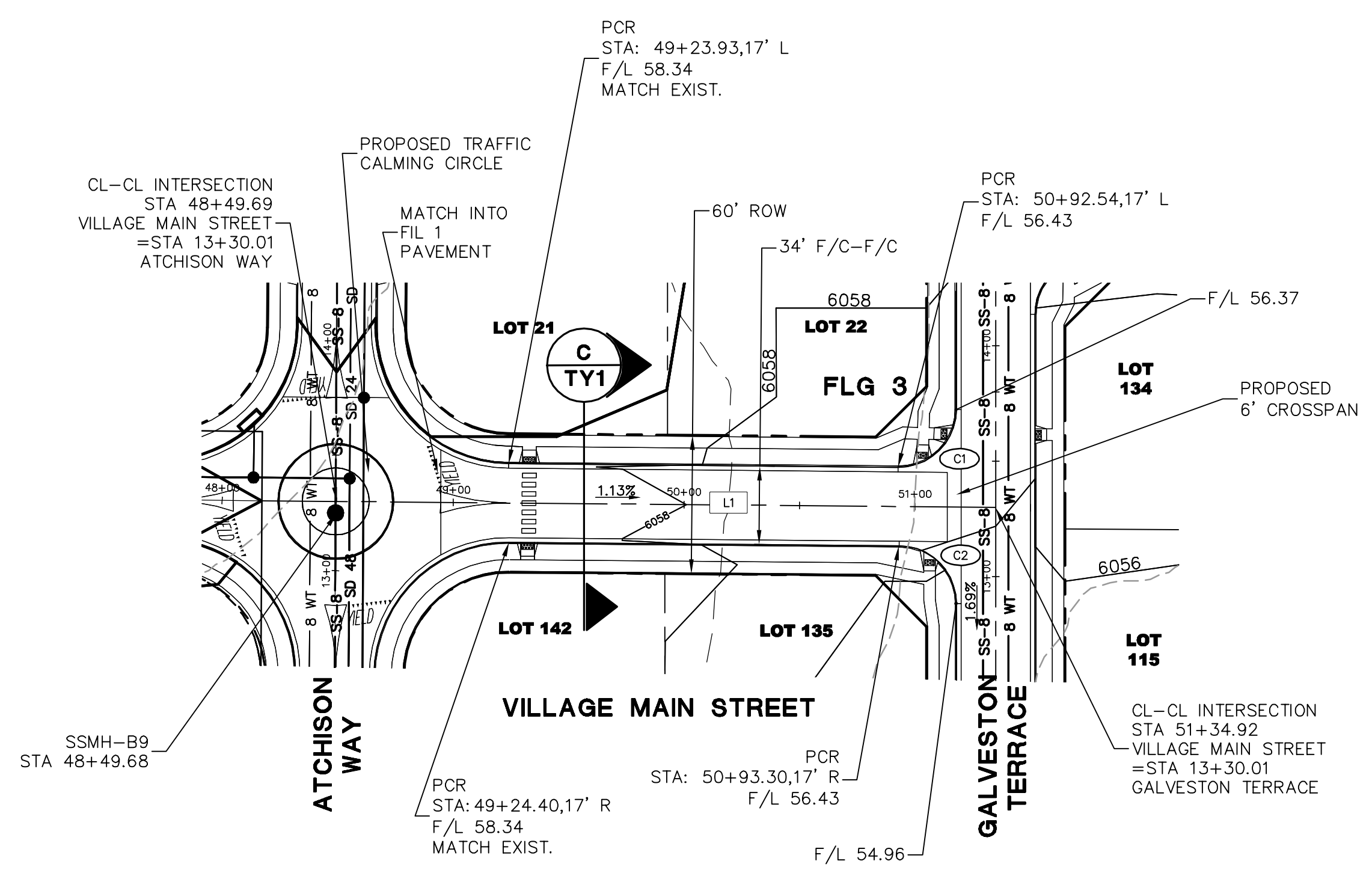
SPRINGS ROAD PLAN & PROFILE
(STA: 10+00 TO STA: 22+00.00)

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: R&R
CREATED: 1/15/19
PROJECT NO: 090001

DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 5/17/22
MODIFIED BY: MSP

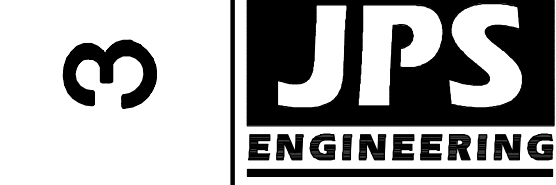
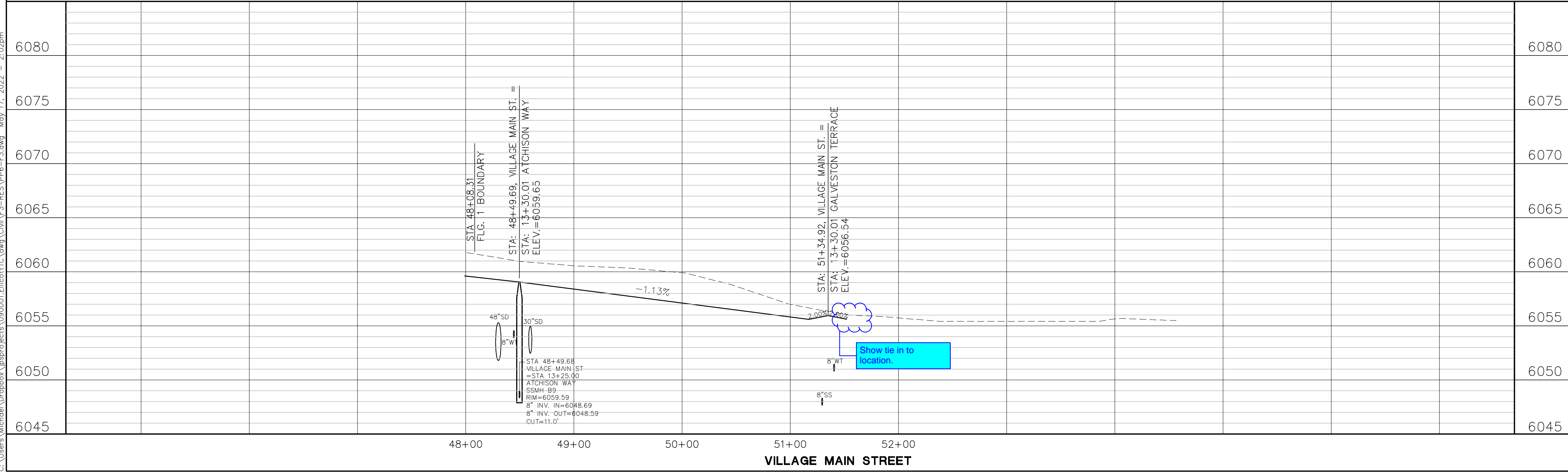
SHEET: **PP5-F3**

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LINE TABLE		
LINE	LENGTH	BEARING
L1	285.24	N89°28'59"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.50	25.00	90°31'02"
C2	39.04	25.00	89°28'58"



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OR FILL. MARK UTILITIES
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

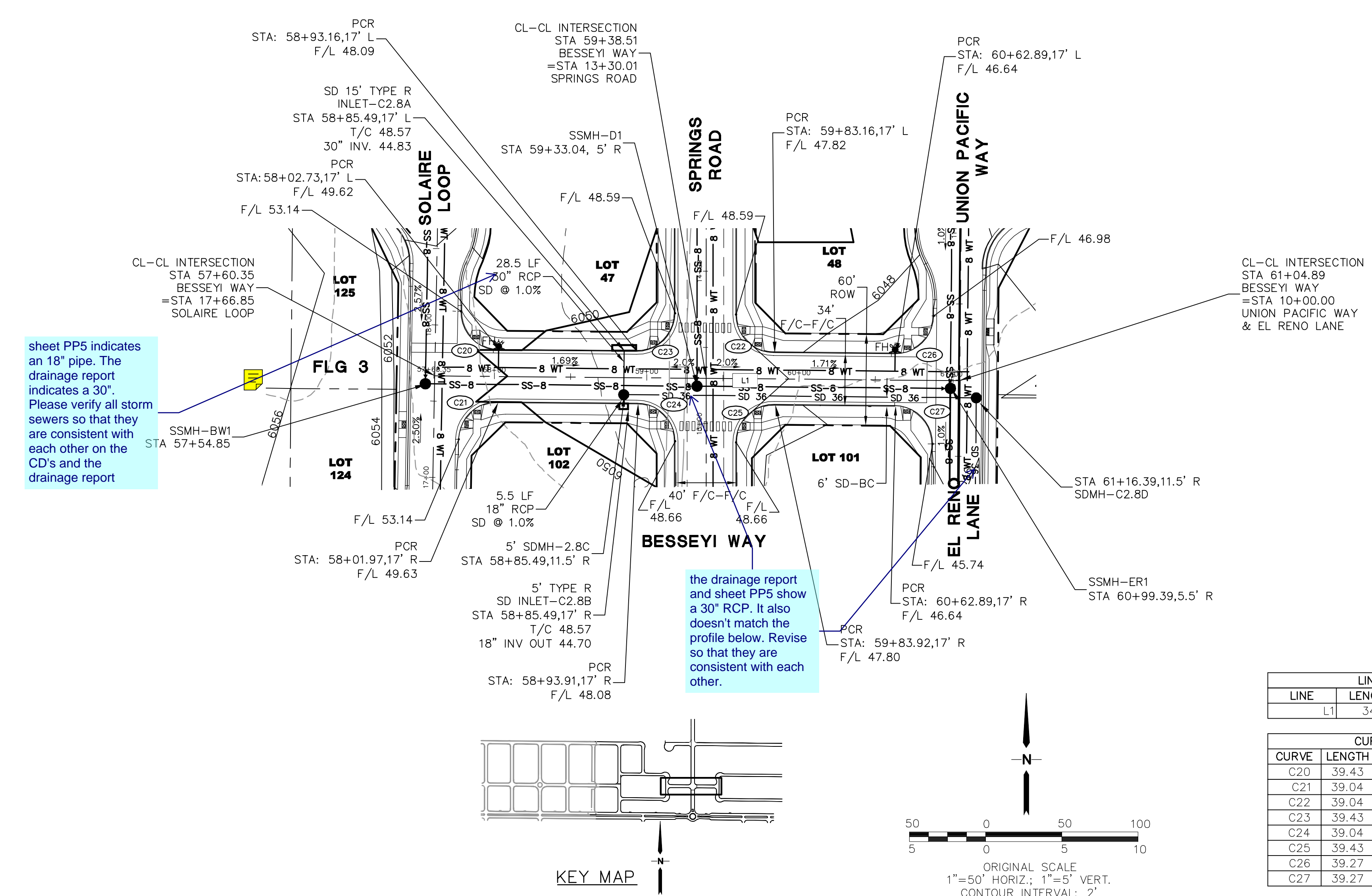
MAYBERRY, COLORADO SPRINGS - FILING NO. 3

VILLAGE MAIN STREET
PLAN & PROFILE
(STA 48+49.69 TO STA 51+34.92)

HORIZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 1/29/21	LAST MODIFIED: 5/17/22
PROJECT NO: 090001	MODIFIED BY: MSP

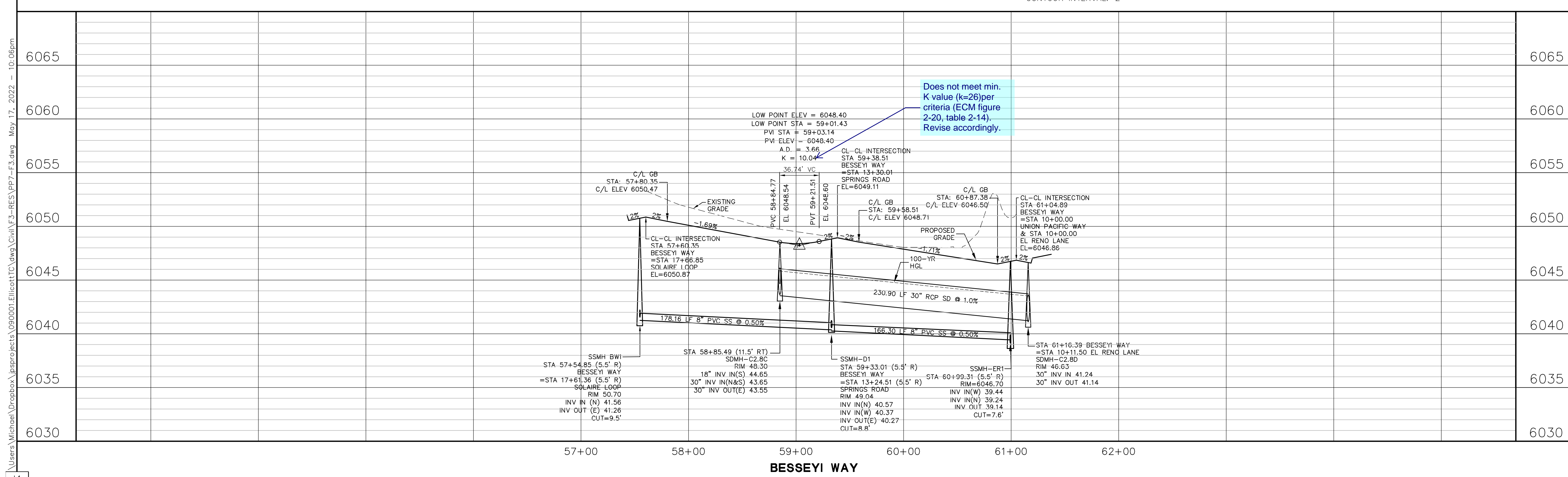
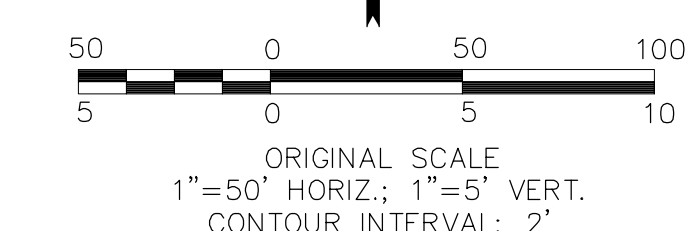
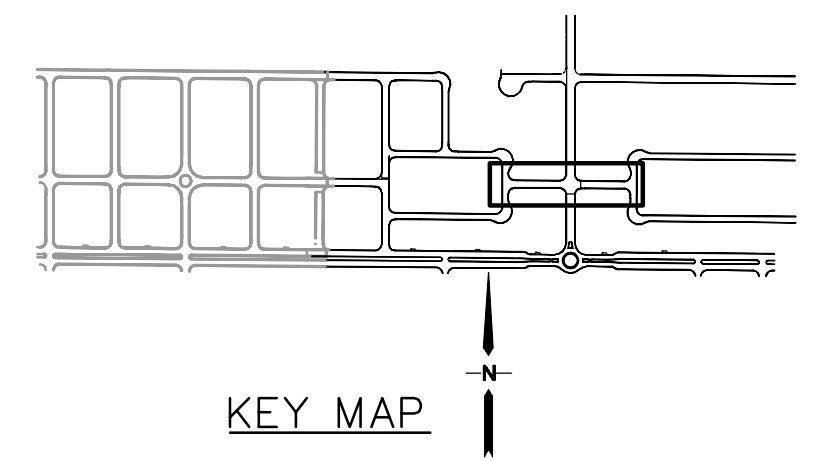
SHEET: **PP6-F3**

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LINE TABLE			
LINE	LENGTH	BEARING	
L1	344.54	N89°28'59\"W	

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C20	39.43	25.00	90°31'00"
C21	39.04	25.00	89°29'00"
C22	39.04	25.00	89°29'00"
C23	39.43	25.00	90°31'00"
C24	39.04	25.00	89°29'00"
C25	39.43	25.00	90°31'00"
C26	39.27	25.00	90°00'00"
C27	39.27	25.00	90°00'00"



MAYBERRY, COLORADO SPRINGS - FILING NO. 3

BESSEYI WAY PLAN & PROFILE (STA: 57+60.35 TO STA: 61+04.89)

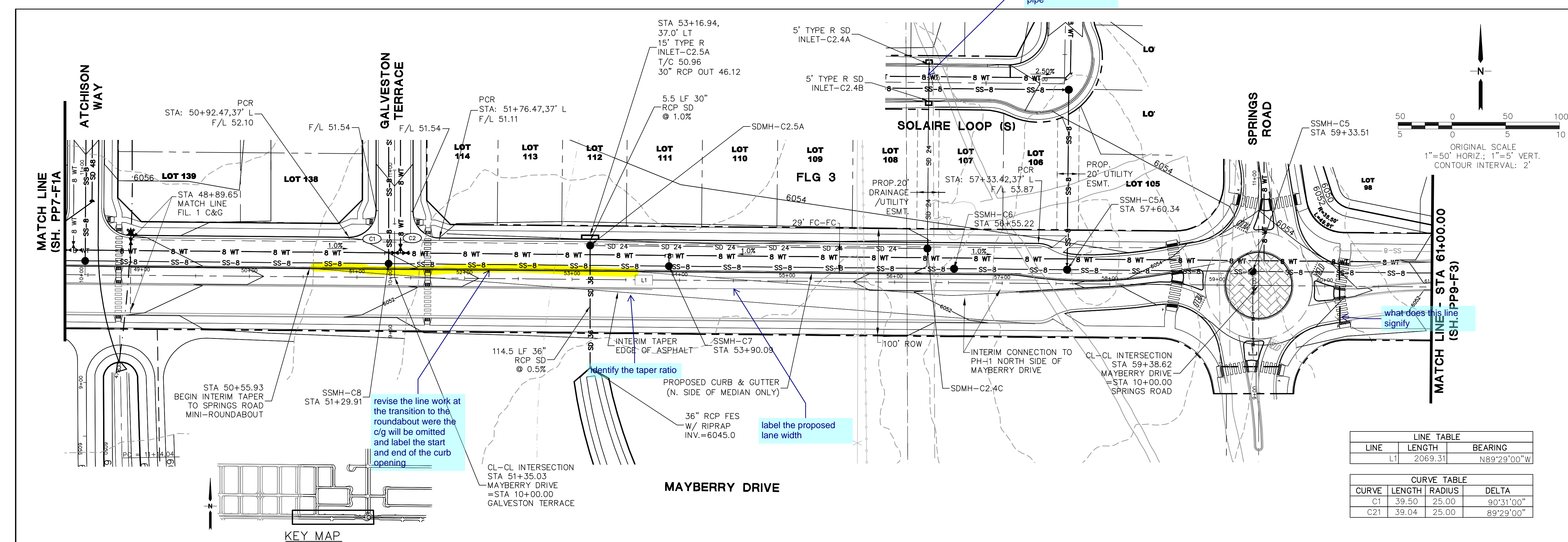
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NO.	REVISION	DATE	BY
A	FINAL PLAT SUBMITTAL	5/17/22	JPS

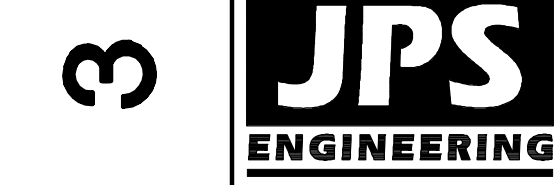
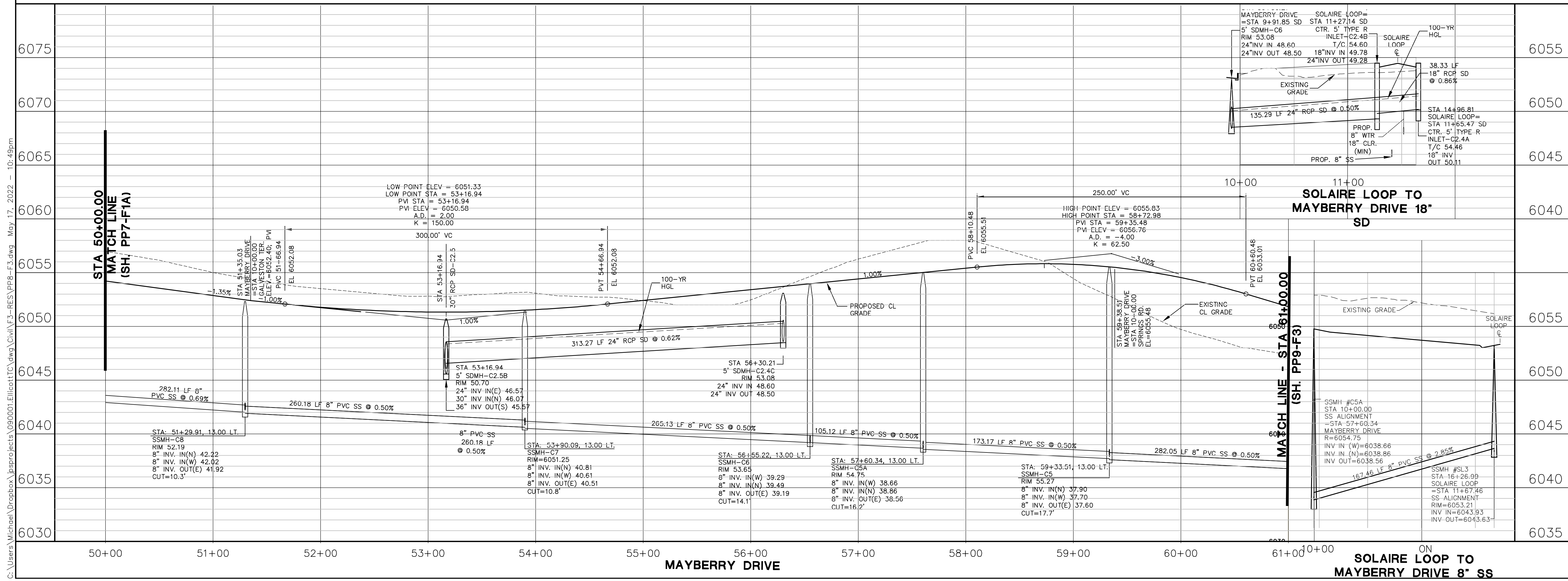
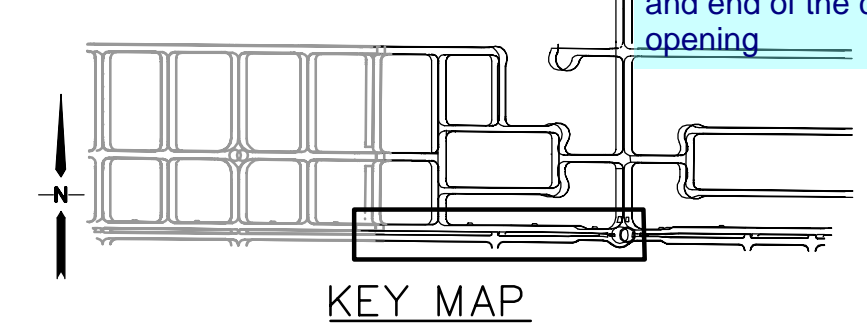
HORZ. SCALE: 1"=50' VERT. SCALE: 1"=5' SURVEYED: R&R CREATED: 1/29/21 PROJECT NO: 090001	DRAWN: BJJ DESIGNED: JPS CHECKED: JPS LAST MODIFIED: 5/17/22 MODIFIED BY: MSP
--	---

SHEET: PP7-F3



LINE TABLE		
LINE	LENGTH	BEARING
L1	2069.31	N89°29'00"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.50	25.00	90°31'00"
C21	39.04	25.00	89°29'00"



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MAYBERRY, COLORADO SPRINGS - FILING NO. 3

MAYBERRY DRIVE
PLAN & PROFILE
(STA: 49+60.32 TO STA: 61+00.00)

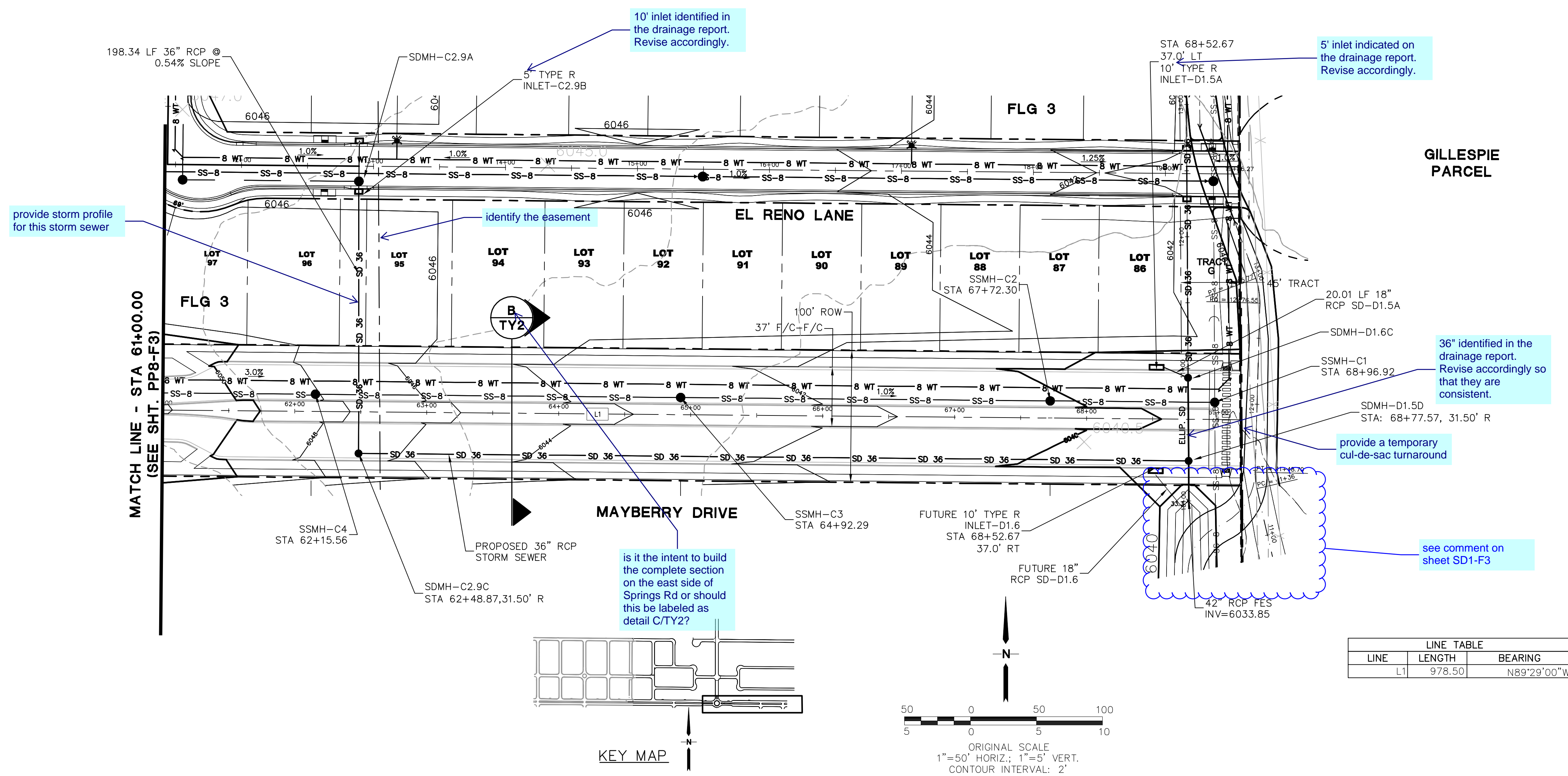
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: R&R
CREATED: 1/19/21
PROJECT NO: 090001

DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 5/17/22
MODIFIED BY: MSP

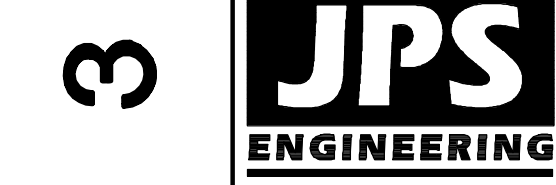
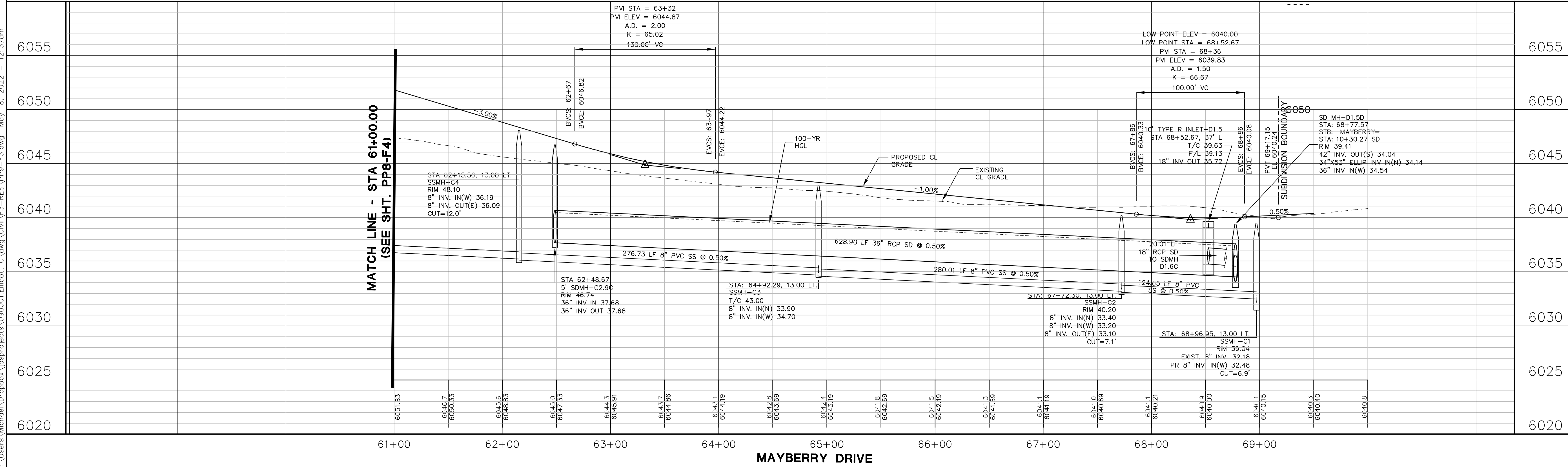
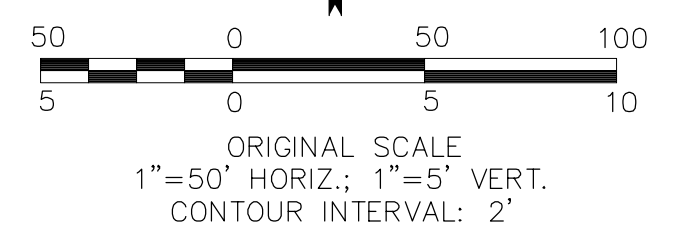
SHEET: **PP8-F3**

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LINE TABLE		
LINE	LENGTH	BEARING
L1	978.50	N89°29'00"W



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MAYBERRY, COLORADO SPRINGS - FILING NO. 3

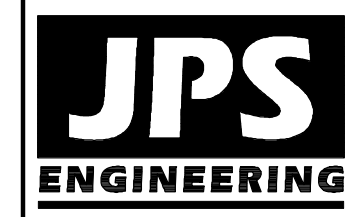
**MAYBERRY DRIVE
PLAN & PROFILE
(STA: 61+00.00 TO STA: 69+17.15)**

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: R&R
CREATED: 1/19/21
PROJECT NO: 090001
SHEET: 090001

DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 5/17/22
MODIFIED BY: MSP

PP9-F3

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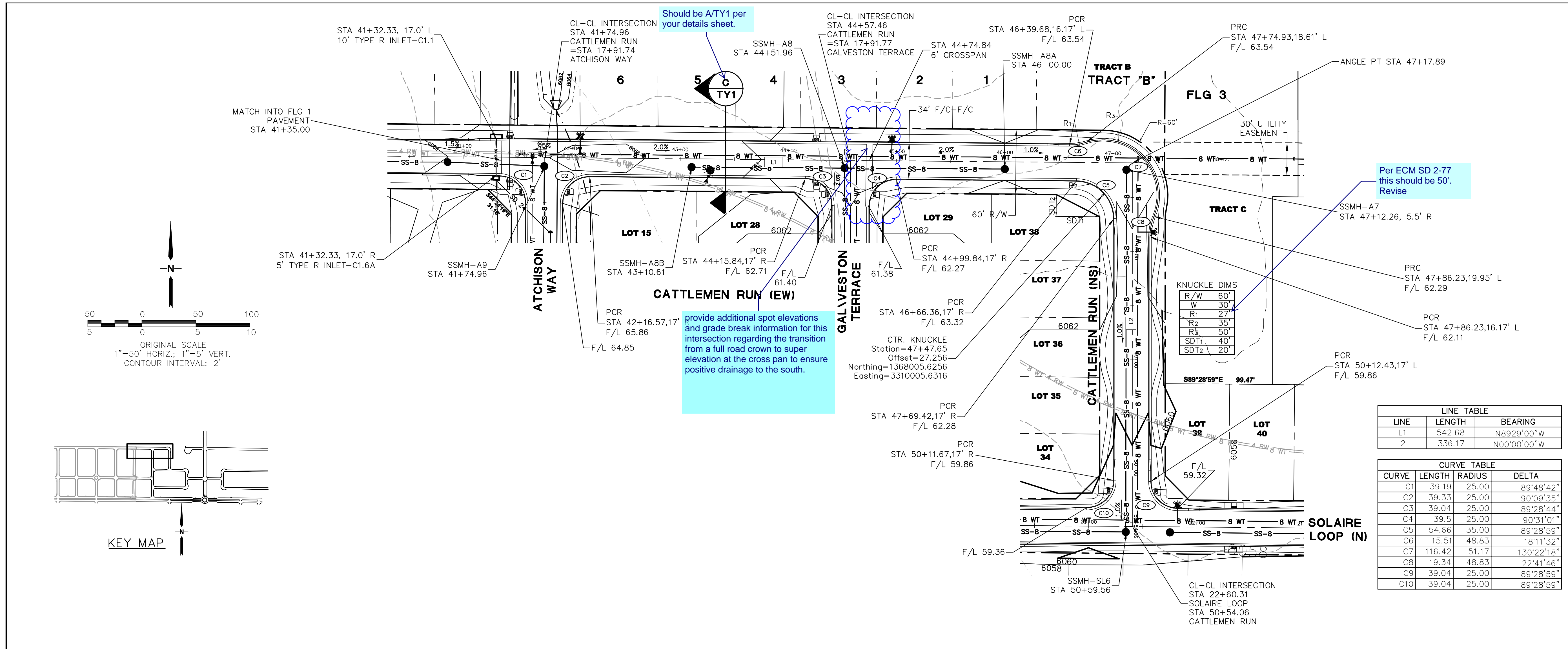
NO.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	5/17/22

CATTLEMEN RUN PLAN & PROFILE

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: R&R
CREATED: 1/19/21
PROJECT NO: 090001

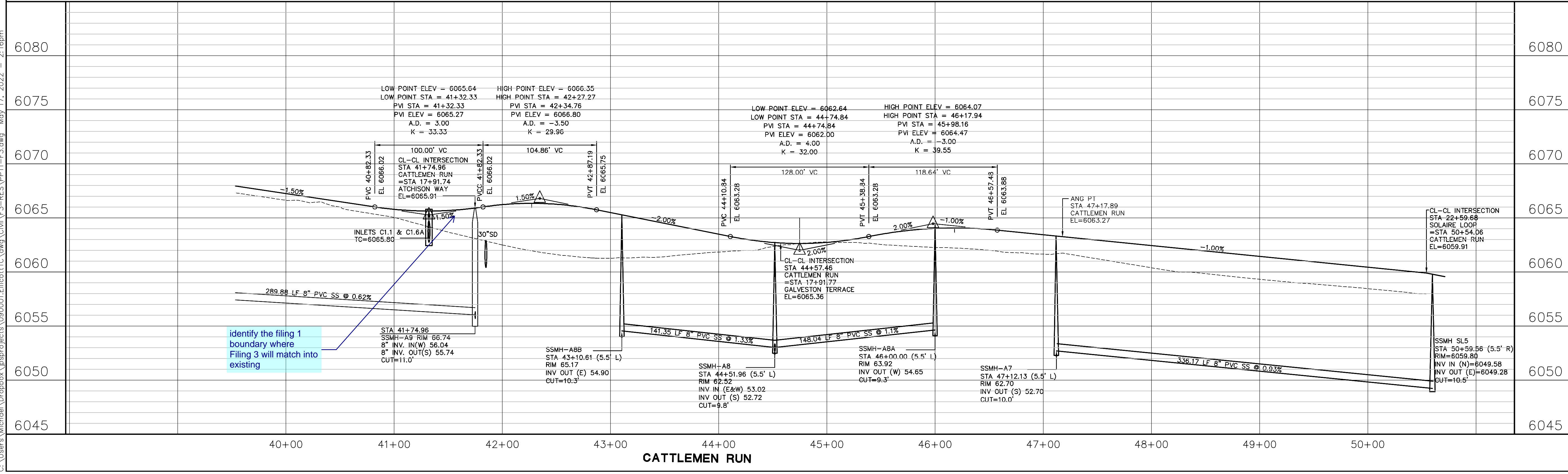
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DESIGNED: JPS
CHECKED: JPS
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MODIFIED BY: MSP

SHEET: **PP11-F3**



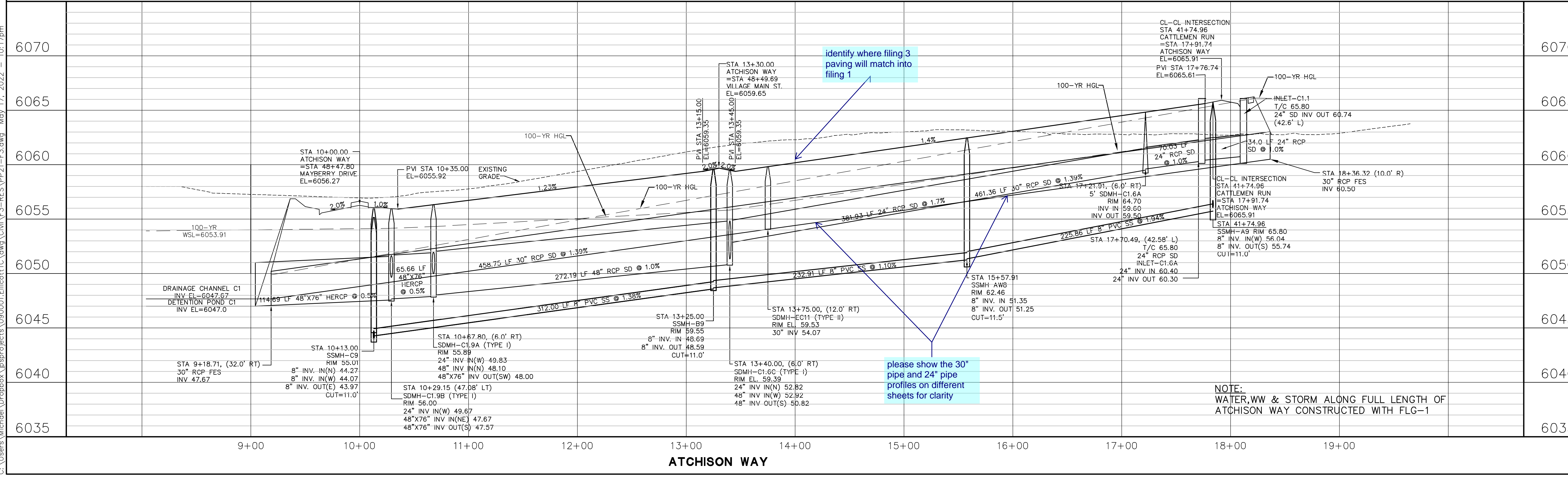
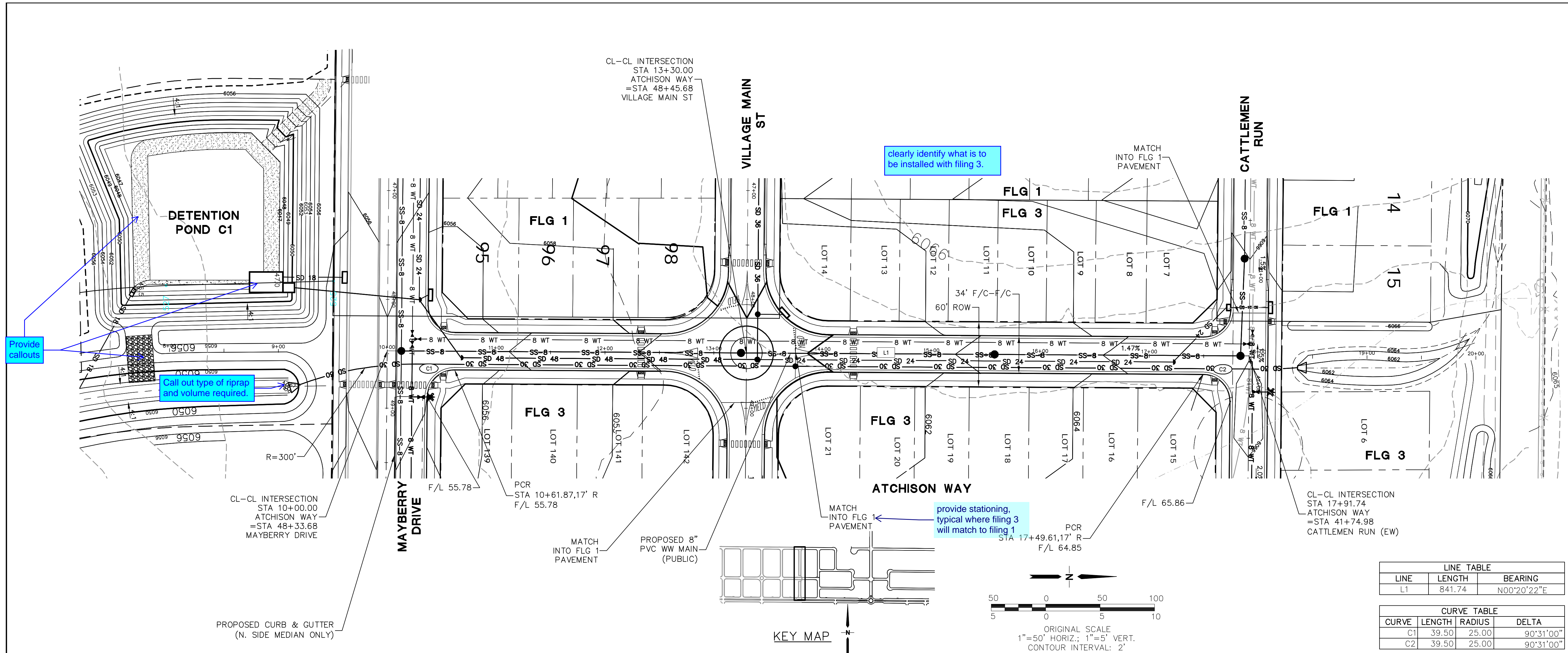
LINE TABLE		
LINE	LENGTH	BEARING
L1	542.68	N89°29'00"W
L2	336.17	N00°00'00"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.19	25.00	89°48'42"
C2	39.33	25.00	90°09'35"
C3	39.04	25.00	89°28'44"
C4	39.5	25.00	90°31'01"
C5	54.66	35.00	89°28'59"
C6	15.51	48.83	18°11'32"
C7	116.42	51.17	130°22'18"
C8	19.34	48.83	22°41'46"
C9	39.04	25.00	89°28'59"
C10	39.04	25.00	89°28'59"



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NO.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	5/17/22

ATCHISON WAY

PLAN & PROFILE

(STA: 10+00 TO STA: 17+91.74)

LINE	LENGTH	BEARING
L1	841.74	N00°20'22"E

CURVE	LENGTH	RADIUS	DELTA
C1	39.50	25.00	90°31'00"
C2	39.50	25.00	90°31'00"

HORIZ. SCALE: 1"=50'

VERT. SCALE: 1"=5'

SURVEYED: R&R

CREATED: 3/04/21

PROJECT NO: 090001

DRAWN: BJJ

DESIGNED: JPS

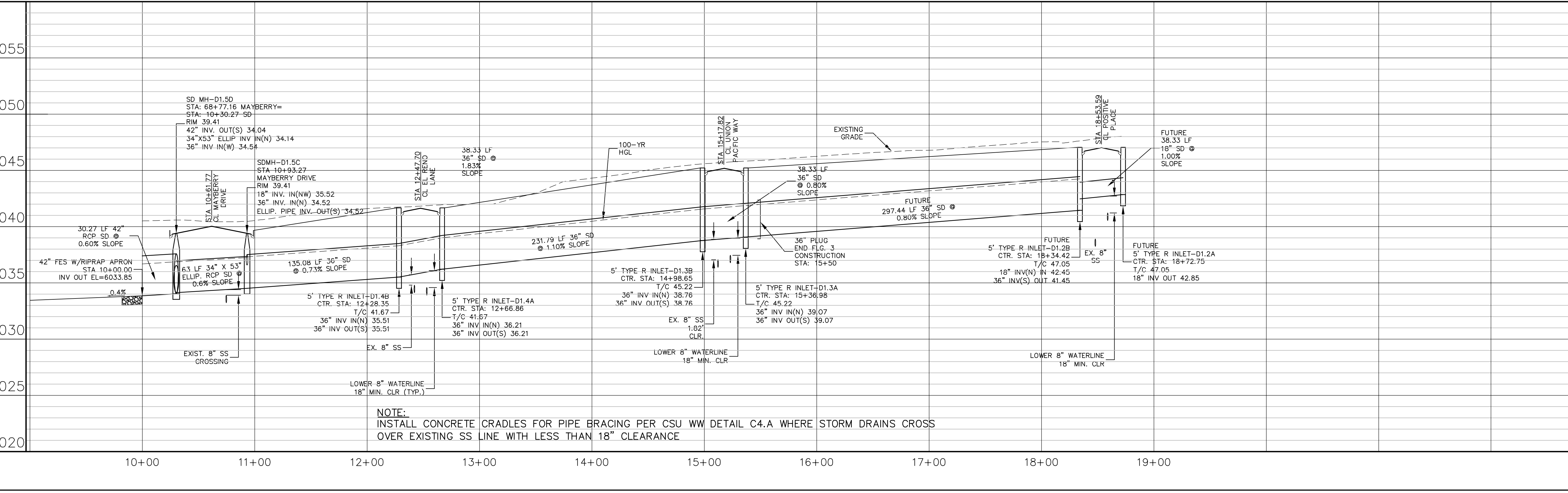
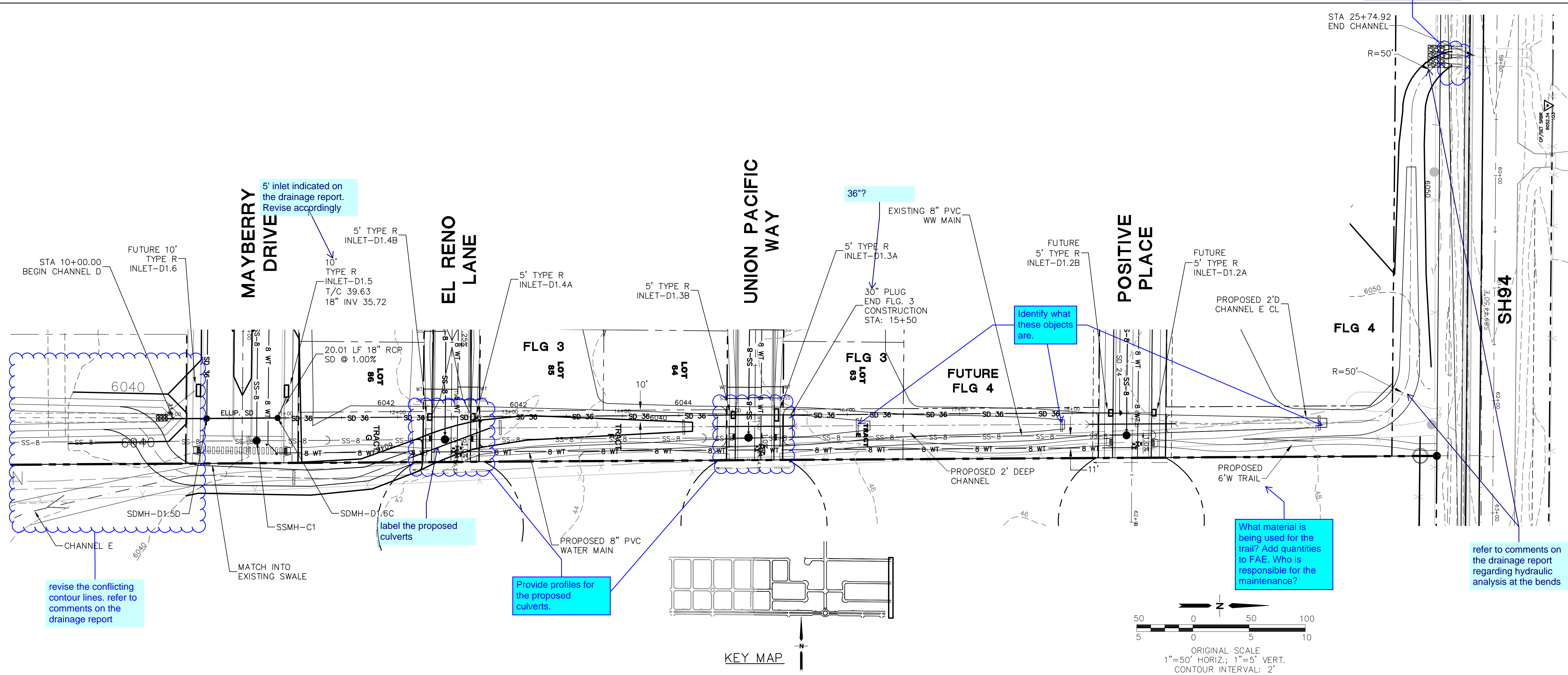
CHECKED: JPS

LAST MODIFIED: 5/17/22

MODIFIED BY: MSP

PP21-F3

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NOTE:
 INSTALL CONCRETE CRADLES FOR PIPE BRACING PER CSU WW DETAIL C4.A WHERE STORM DRAINS CROSS OVER EXISTING SS LINE WITH LESS THAN 18" CLEARANCE

Show contour tie-ins.

revise the conflicting contour lines. refer to comments on the drainage report

5' inlet indicated on the drainage report. Revise accordingly

label the proposed culverts

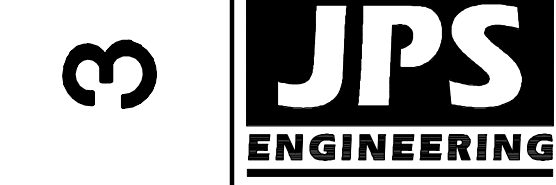
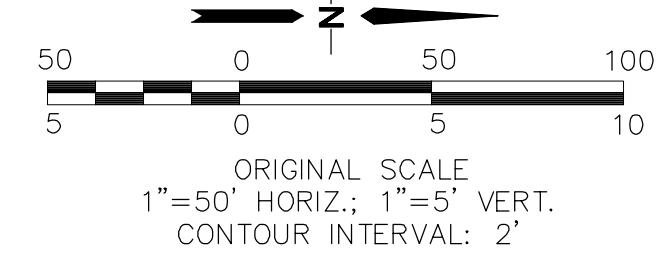
Provide profiles for the proposed culverts.

36"?

Identify what these objects are.

What material is being used for the trail? Add quantities to FAE. Who is responsible for the maintenance?

refer to comments on the drainage report regarding hydraulic analysis at the bends



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

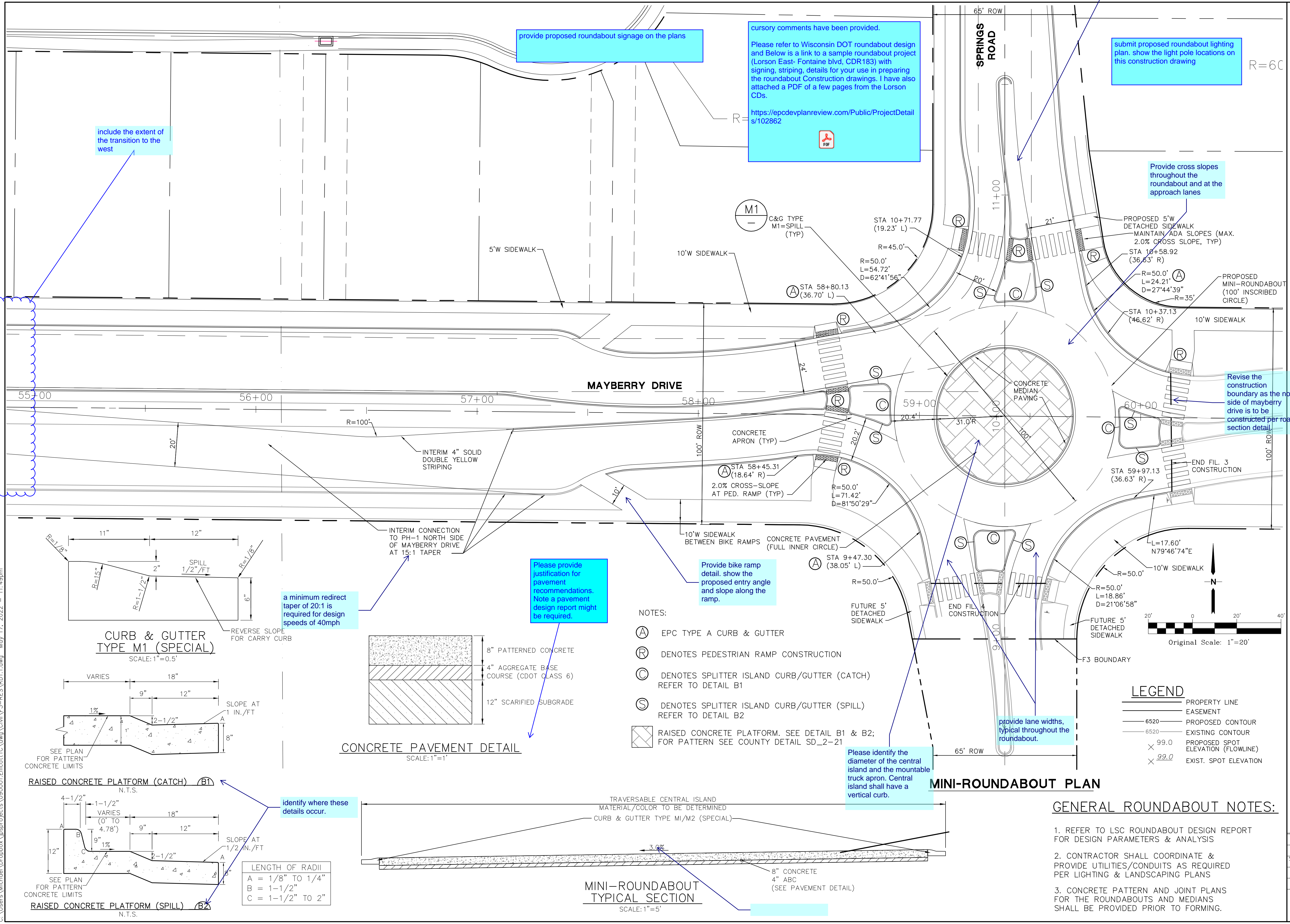
MAYBERRY, COLORADO SPRINGS - FILING NO. 3

NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	5/17/22	JPS

SHEET: **SD1-F3**

HORZ. SCALE:	1"=50'	DRAWN:	BJJ
VERT. SCALE:	1"=5'	DESIGNED:	JPS
SURVEYED:		CHECKED:	JPS
CREATED:	1/29/20	LAST MODIFIED:	5/17/22
PROJECT NO:	090001	MODIFIED BY:	MSP

EAST STORM DRAIN PLAN & PROFILE



include the extent of the transition to the west

provide proposed roundabout signage on the plans

cursory comments have been provided.
Please refer to Wisconsin DOT roundabout design and Below is a link to a sample roundabout project (Lorson East- Fontaine blvd, CDR183) with signing, striping, details for your use in preparing the roundabout Construction drawings. I have also attached a PDF of a few pages from the Lorson CDs.
<https://epcdevplanreview.com/Public/ProjectDetails/102862>

submit proposed roundabout lighting plan. show the light pole locations on this construction drawing

Provide cross slopes throughout the roundabout and at the approach lanes

Revise the construction boundary as the north side of mayberry drive is to be constructed per road section detail

Please provide justification for pavement recommendations. Note a pavement design report might be required.

Provide bike ramp detail. show the proposed entry angle and slope along the ramp.

provide lane widths, typical throughout the roundabout.

Please identify the diameter of the central island and the mountable truck apron. Central island shall have a vertical curb.

CURB & GUTTER TYPE M1 (SPECIAL)
SCALE: 1"=0.5'

CONCRETE PAVEMENT DETAIL
SCALE: 1"=1'

NOTES:

- (A) EPC TYPE A CURB & GUTTER
- (R) DENOTES PEDESTRIAN RAMP CONSTRUCTION
- (C) DENOTES SPLITTER ISLAND CURB/GUTTER (CATCH) REFER TO DETAIL B1
- (S) DENOTES SPLITTER ISLAND CURB/GUTTER (SPILL) REFER TO DETAIL B2
- (X) RAISED CONCRETE PLATFORM. SEE DETAIL B1 & B2; FOR PATTERN SEE COUNTY DETAIL SD_2-21

LEGEND

- PROPERTY LINE
- EASEMENT
- 6520 PROPOSED CONTOUR
- 6520 EXISTING CONTOUR
- × 99.0 PROPOSED SPOT ELEVATION (FLOWLINE)
- × 99.0 EXIST. SPOT ELEVATION

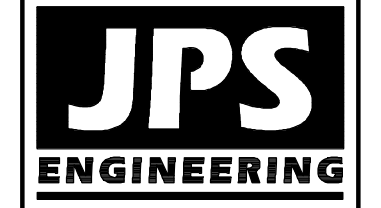
GENERAL ROUNDABOUT NOTES:

1. REFER TO LSC ROUNDABOUT DESIGN REPORT FOR DESIGN PARAMETERS & ANALYSIS
2. CONTRACTOR SHALL COORDINATE & PROVIDE UTILITIES/CONDUITS AS REQUIRED PER LIGHTING & LANDSCAPING PLANS
3. CONCRETE PATTERN AND JOINT PLANS FOR THE ROUNDABOUTS AND MEDIANS SHALL BE PROVIDED PRIOR TO FORMING.

MINI-ROUNDABOUT TYPICAL SECTION
SCALE: 1"=5'

LENGTH OF RADII
A = 1/8" TO 1/4"
B = 1-1/2"
C = 1-1/2" TO 2"

MAYBERRY, COLORADO SPRINGS - FILING NO. 3
SPRINGS RD & MAYBERRY DR
MINI-ROUNDABOUT
PLAN & DETAILS



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



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NO.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	5/17/22

SPRINGS RD & MAYBERRY DR
MINI-ROUNDABOUT
PLAN & DETAILS

HORZ. SCALE: 1"=20'	DRAWN: BJJ
VERT. SCALE: 1"=20'	DESIGNED: JPS
SURVEYED: NA	CHECKED: JPS
CREATED: R/R	LAST MODIFIED: JPS
PROJECT NO: 090001	MODIFIED BY: MSP
SHEET: RD1.1-F3	

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