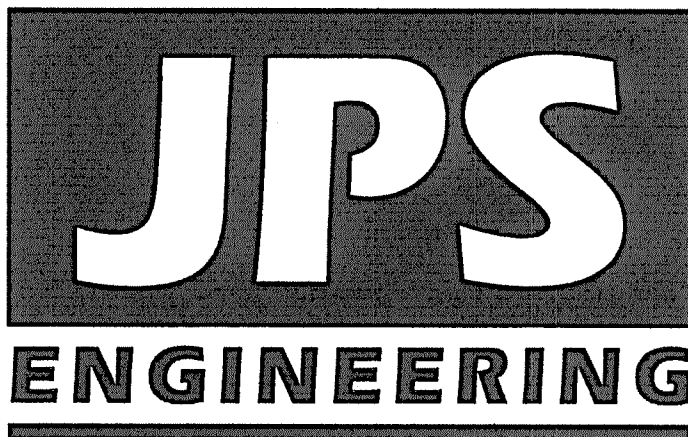


Mayberry, Colorado Springs
Filing No. 1A Replat
Construction Drawings
El Paso County, Colorado

PREPARED FOR:

Mayberry Communities, LLC
PO Box 675725
Rancho Santa Fe, CA 92067

PREPARED BY:



PREPARED BY:

19 East Willamette Avenue
Colorado Springs, Colorado 80903
June, 2022

AGENCIES/CONTACTS

DEVELOPER:	MAYBERRY COMMUNITIES, LLC PO BOX 675725 RANCHO SANTA FE, CA 92067 MR. JOHN MICK (541) 810-2122	WATER/WASTEWATER:	ELLCOTT 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 MR. DANIEL TORRES, P.E. (719) 520-6305	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 (719) 546-5732 (REFERENCE CDDOT ACCESS PERMITS NO. 218053 & 218054)	FIRE DISTRICT:	ELLCOTT FIRE PROTECTION DISTRICT (719) 683-7211

SHEET INDEX

G1	TITLE SHEET
G2	GENERAL NOTES & LEGEND
C1	OVERALL SITE PLAN
U2.1	FILING 1A UTILITY PLAN
TY1	TYPICAL ROAD SECTIONS
TY2	TYPICAL ROAD SECTIONS & DETAILS
TY3	TYPICAL ROAD SECTIONS & DETAILS
PP1	NEW LOG RD. PLAN & PROFILE
PP2	VILLAGE MAIN ST. PLAN & PROFILE
PP3	VILLAGE MAIN ST. PLAN & PROFILE
PP5	SPRINGS ROAD PLAN & PROFILE
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PP7	MAYBERRY DRIVE PLAN & PROFILE
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PP14	BLANKET FLOWER ST. PLAN & PROFILE
PP20	ATCHISON WAY PLAN & PROFILE
PP21	ATCHISON WAY PLAN & PROFILE (30" SD)
TS1	SIGNING & STRIPING PLAN
△ C1	BERM & CULVERT REVISIONS
C2	BERM & CULVERT REVISIONS

ENGINEER:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED PLANS AND SPECIFICATIONS MEET THE PURPOSE FOR WHICH THE PARTICULAR DRAINAGE FACILITY IS DESIGNED. I ACCEPT RESPONSIBILITY FOR LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.

THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF:

JOHN P. SCHWAB, P.E. 28891

DATE

DEVELOPER:

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

DEVELOPER

DATE

COUNTY:

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

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

* APPROVED
Engineering Department

06/27/2022 2:54:30 PM
dlw/jkxjg

EPC Planning & Community
Development Department

EL PASO COUNTY ENGINEER/DIRECTOR

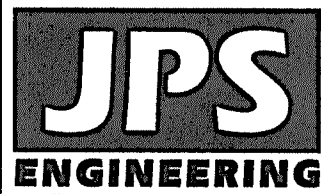
* Shop drawings for manholes C1.9B and C1.9A depicted on sheet PP20-F1A shall be submitted for review and approval prior to fabrication.

PCD File No.
VR-21-13

MAYBERRY, COLORADO SPRINGS, FILING NO. 1A

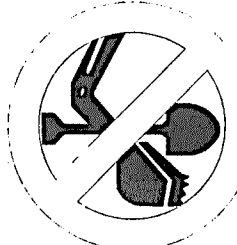
TITLE SHEET

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VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	N/A	CHECKED:	JPS
CREATED:	R&R	LAST MODIFIED:	6/10/22
PROJECT NO:	090001	MODIFIED BY:	BJJ
SHEET:	G1		



19 E. Willamette Ave.
Colorado Springs, CO
80903

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



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

NO.	REVISION	BY	DATE
△	COUNTY SUBMITTAL	JPS	11/19/21
△	COUNTY COMMENTS	JPS	2/22/22
△	COUNTY COMMENTS	JPS	4/7/22
△	COUNTY COMMENTS	JPS	6/10/22
△	BERM & CULVERT REVISION	R&R	5/23/2025

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- C:\Users\Owner\Dropbox\jpsprojects\090001.EllcottTC\dwg\Civil\G2.DWG Dec 10, 2021 - 2:28pm

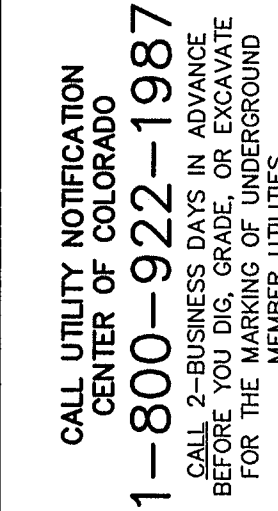
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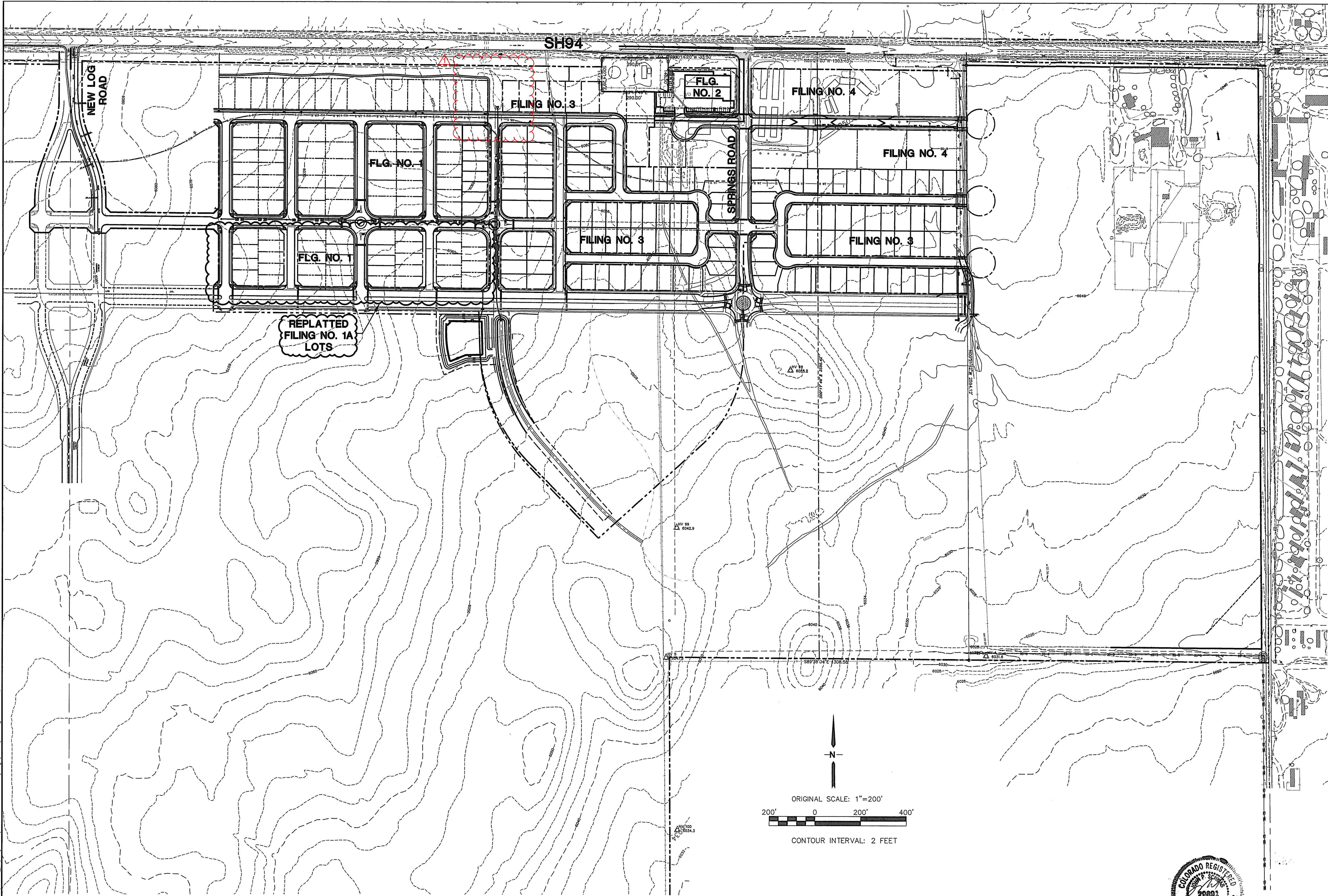
EPC 6/27/22



GENERAL NOTES & LEGEND

G2

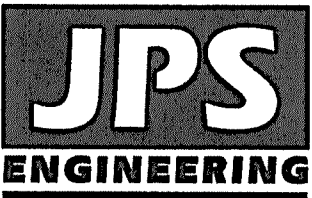
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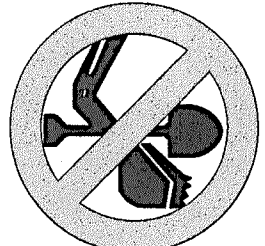
EPC 6/27/22

MAYBERRY, COLORADO SPRINGS

OVERALL SITE PLAN



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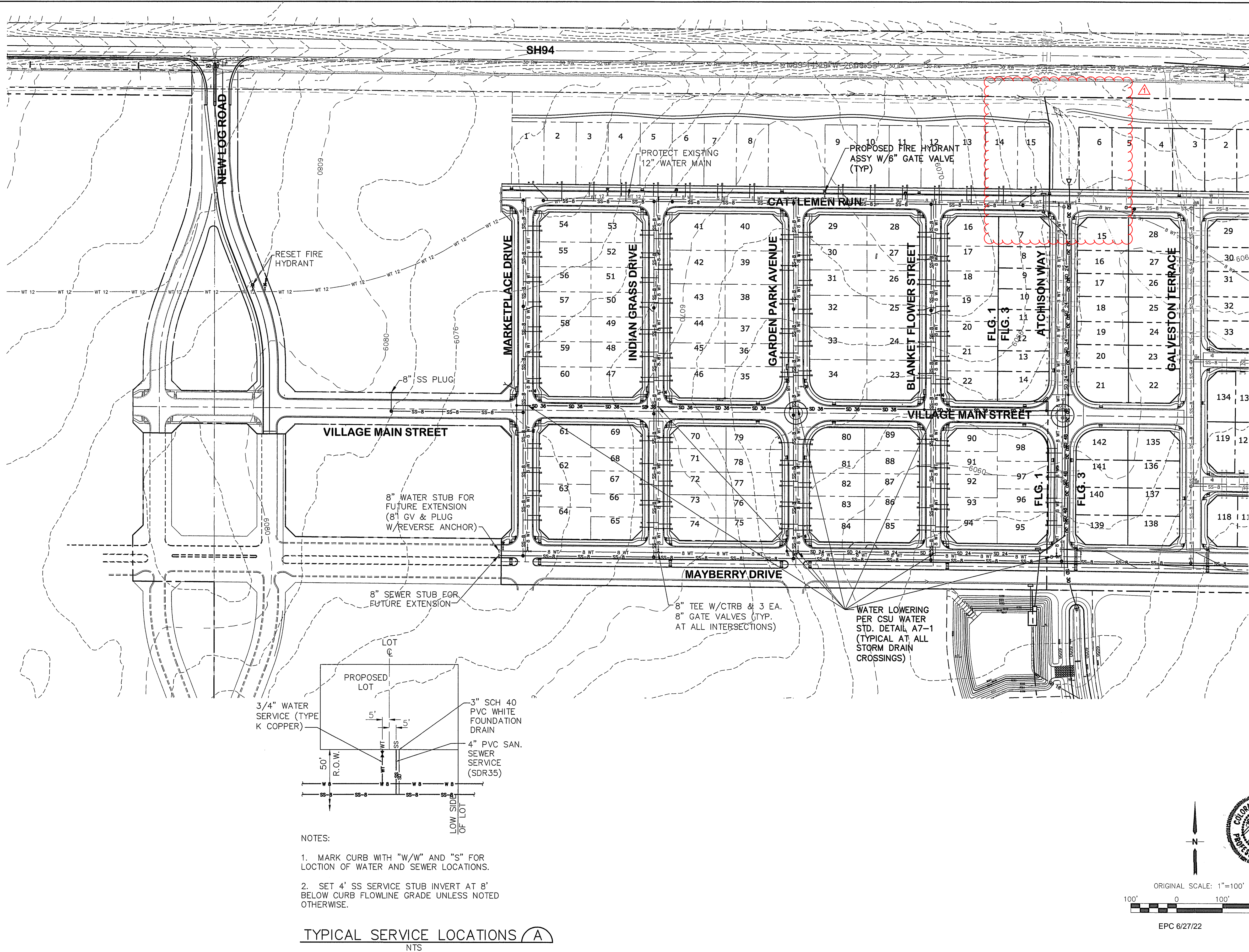
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE ANY EXCAVATION OR
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	BERM & CULTURE REVISION	R&R	5/23/2025

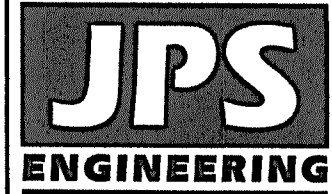
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SURVEYED: R&R	CHECKED: JPS
CREATED: 2/03/21	LAST MODIFIED: 1/18/22
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET:	

C1

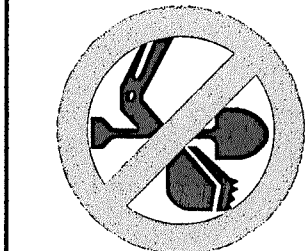
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MAYBERRY, COLORADO SPRINGS, FILING NO. 1A



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80903
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FAX: 719-471-0766
www.jpsengr.com



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

No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	4/19/06
B	EPC COMMENTS	JPS	7/25/06
C	EPC COMMENTS	JPS	1/15/07
D	FILING 1A SUBMITTAL	JPS	11/18/21
E	FILING 1A SUBMITTAL	JPS	6/10/22

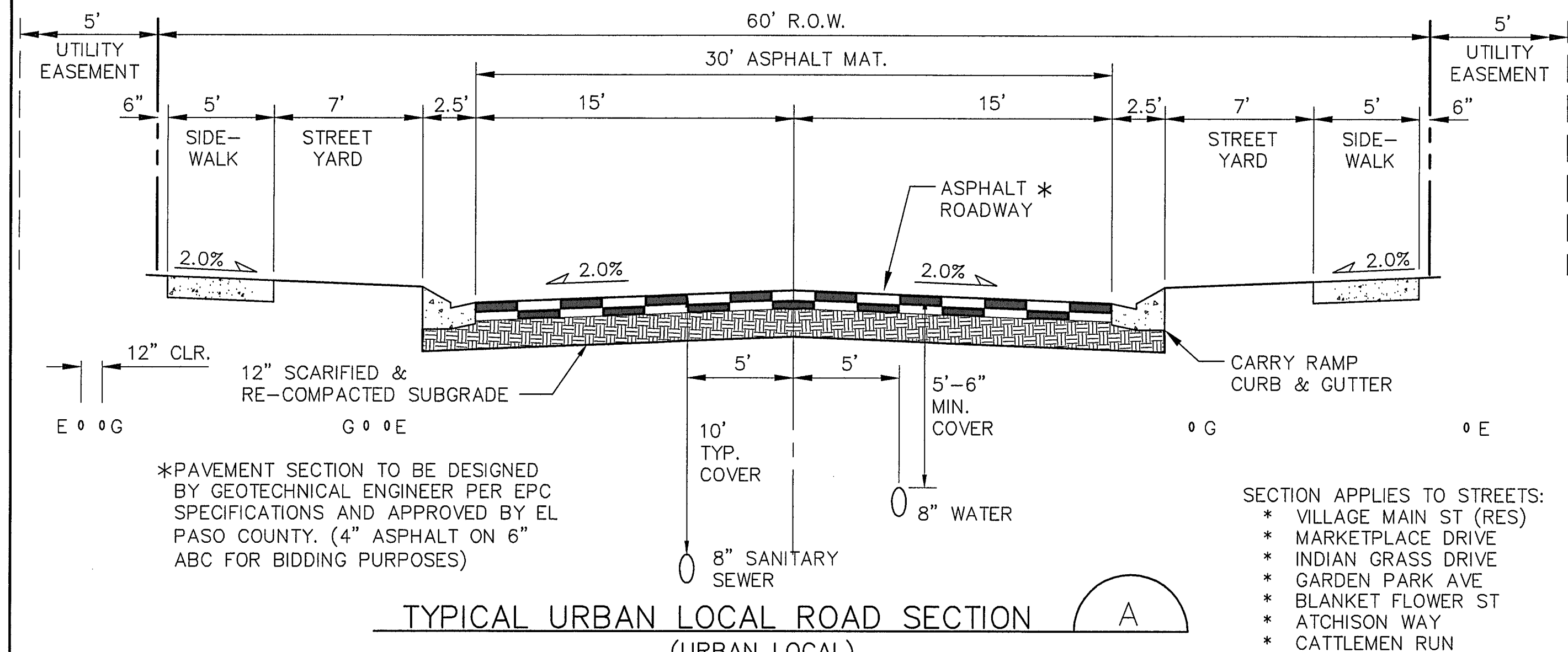
BERM & CULVERT REVISION R&R 5/23/2025

FILING 1A - UTILITY PLAN

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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 3/08/08	LAST MODIFIED: 6/10/22
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET:	

U2.1-F1A

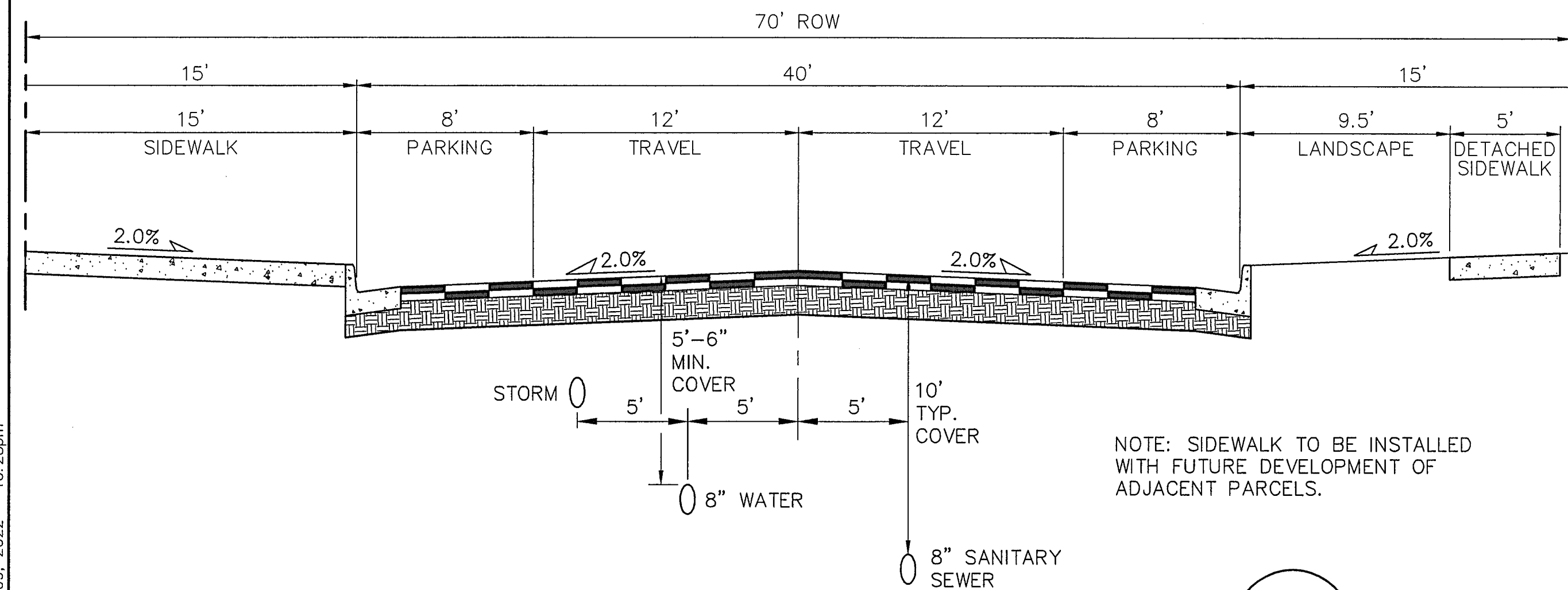
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TYPICAL URBAN LOCAL ROAD SECTION (URBAN LOCAL)

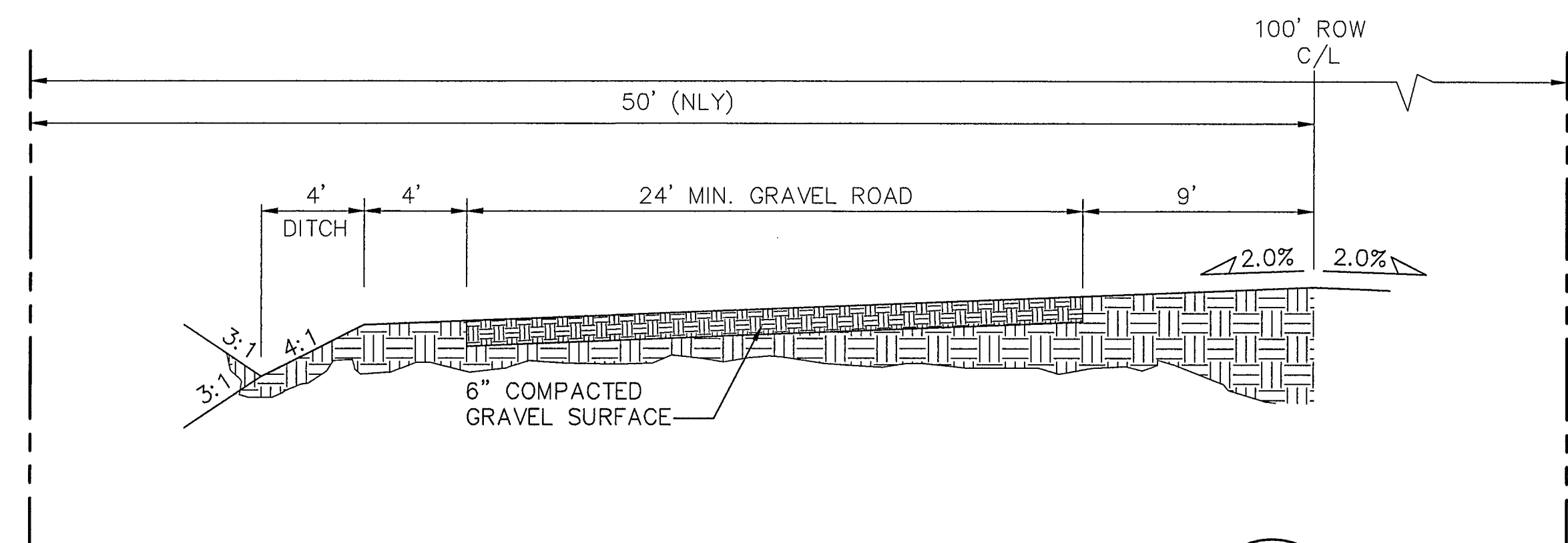
*ON-STREET PARKING ALLOWED

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



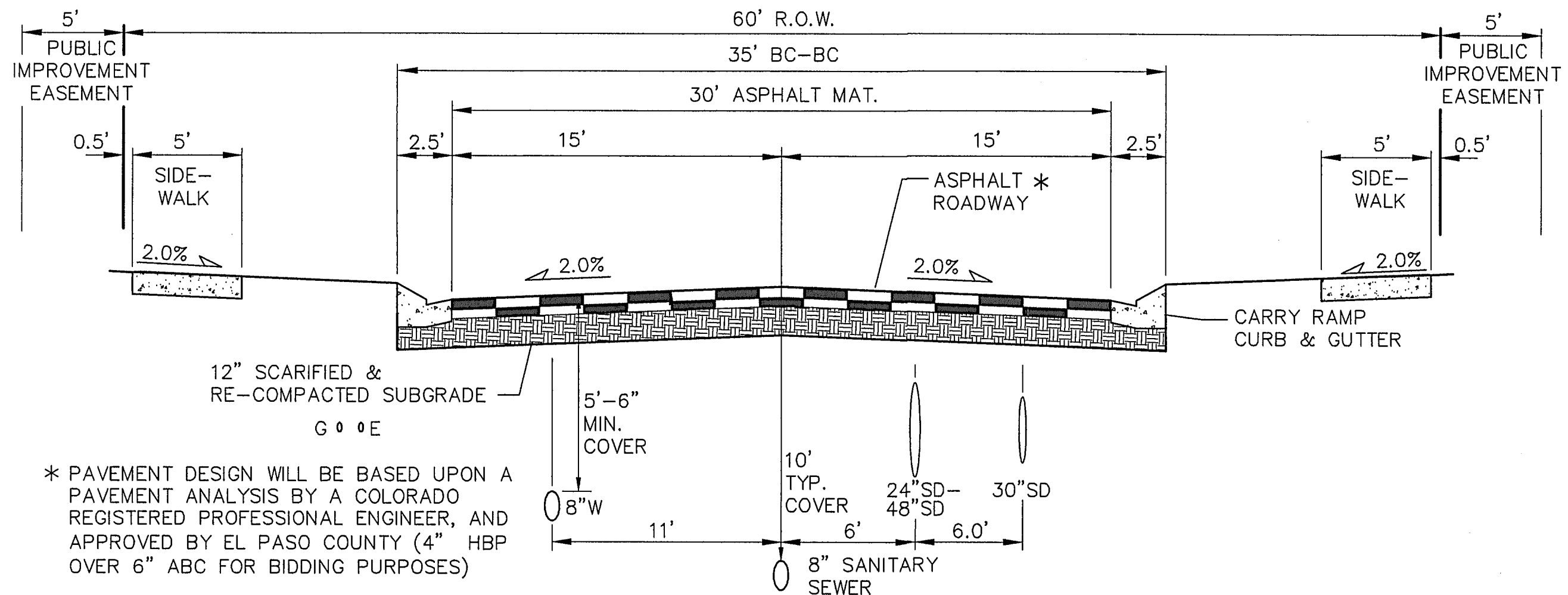
VILLAGE MAIN STREET TYPICAL COMMERCIAL SECTION (NON-RESIDENTIAL COLLECTOR)

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



TEMPORARY GRAVEL SECONDARY ACCESS ROAD (MAYBERRY DRIVE, PHASE 1)

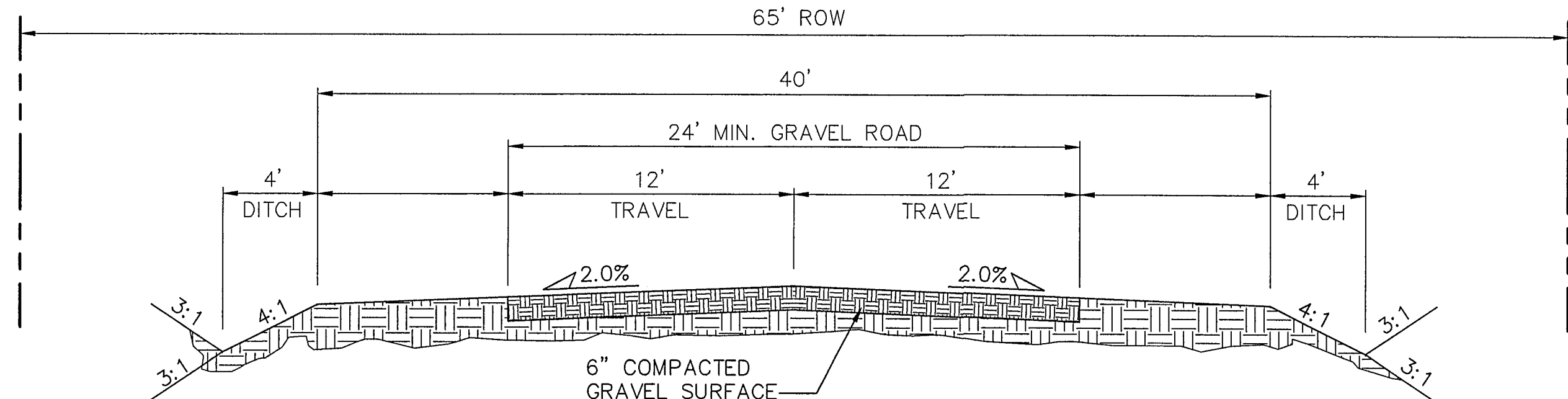
SCALE: 1"=5' H
1"=2.5' V



ATCHISON WAY ROAD SECTION (URBAN LOCAL)

*ON-STREET PARKING ALLOWED

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



TEMPORARY GRAVEL SECONDARY ACCESS ROAD (SPRINGS EAST ROAD, PHASE 1)

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

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

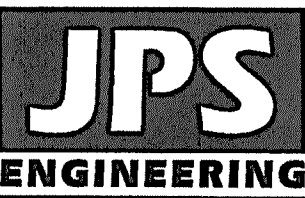
NOTE: THE INTERIM GRAVEL SEGMENT SHALL BE PAVED TO A 20-FOOT MINIMUM WIDTH, PLUS 2-FOOT GRAVEL SHOULDERS, UPON TRAFFIC COUNTS EXCEEDING 200 ADT. PAVING OF THE SECONDARY ACCESS ROUTE SHALL BE PROVIDED BY THE DEVELOPER AT THE TIME TRAFFIC COUNTS EXCEED 200 ADT. TRAFFIC COUNTS SHALL BE PERFORMED UPON BUILDOUT OF EACH PHASE / FILING OF THE OVERALL DEVELOPMENT OR SOONER IF DETERMINED BY THE ECM ADMINISTRATOR.



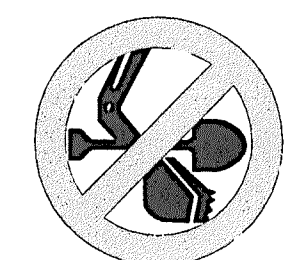
EPC 6/27/22

MAYBERRY, COLORADO SPRINGS - FILING 1A

TYPICAL ROAD SECTIONS



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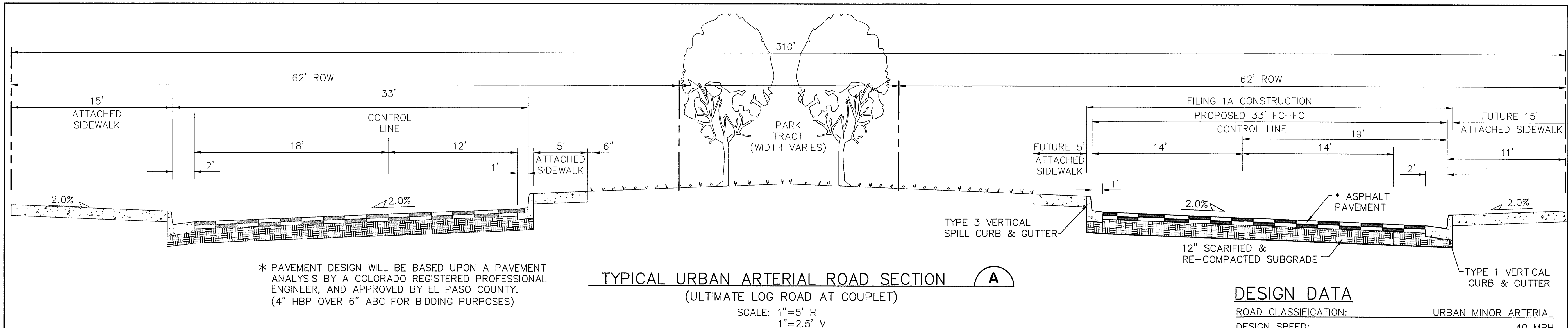
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE ANY EXCAVATION FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	BY	DATE
A	FLG-1A SUBMITTAL	JPS	11/08/21
B	EPC COMMENTS	JPS	2/22/22
C	EPC COMMENTS	JPS	6/10/22
D	BERM & CULVERT REVISION	R&R	5/23/2025

HORZ. SCALE: 1"=5'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 5/05/05	LAST MODIFIED: 6/10/22
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET:	

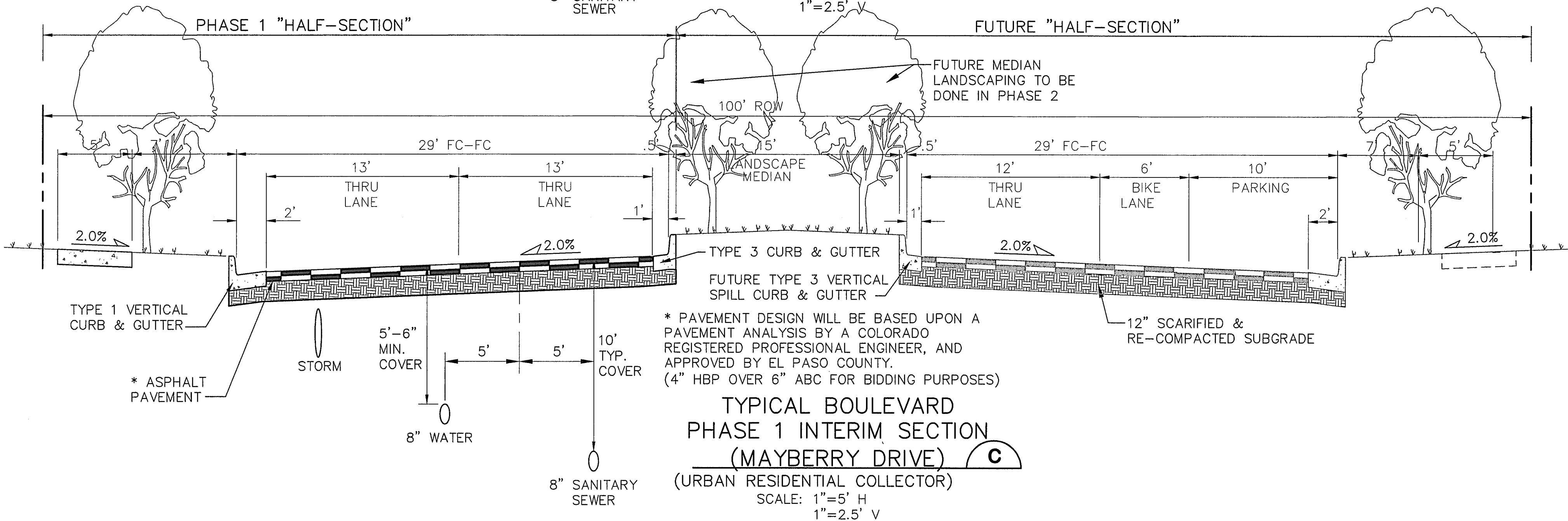
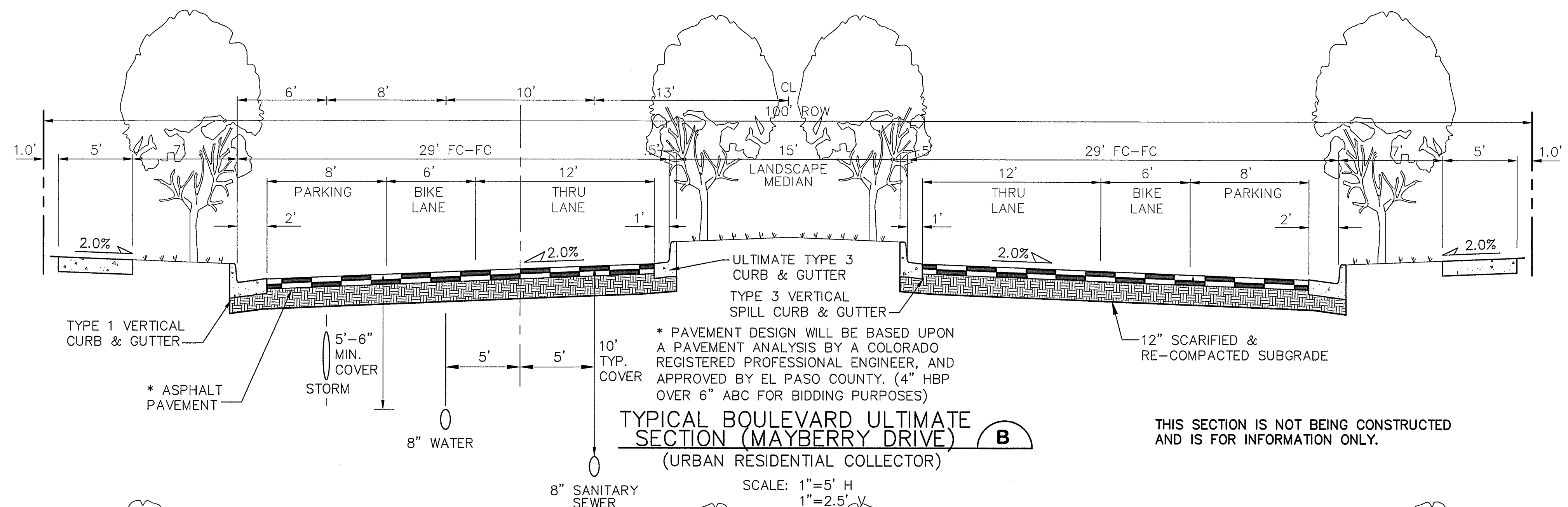
TY1-F1A

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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:	0.5%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	44
MIN. K-VALUE (SAG):	64

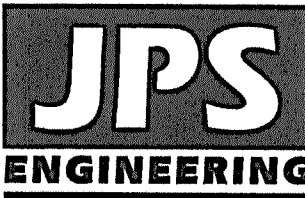


EPC 6/27/22

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

MAYBERRY, COLORADO SPRINGS - FILING 1A

TYPICAL ROAD SECTIONS



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80903
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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	DATE	BY
1	EPC COMMENTS	4/17/20	JPS
2	EPC COMMENTS	9/18/20	JPS
3	EPC COMMENTS	10/27/20	JPS
4	FLG-1A SUBMITTAL	11/08/21	JPS
5	EPC COMMENTS	2/22/22	JPS

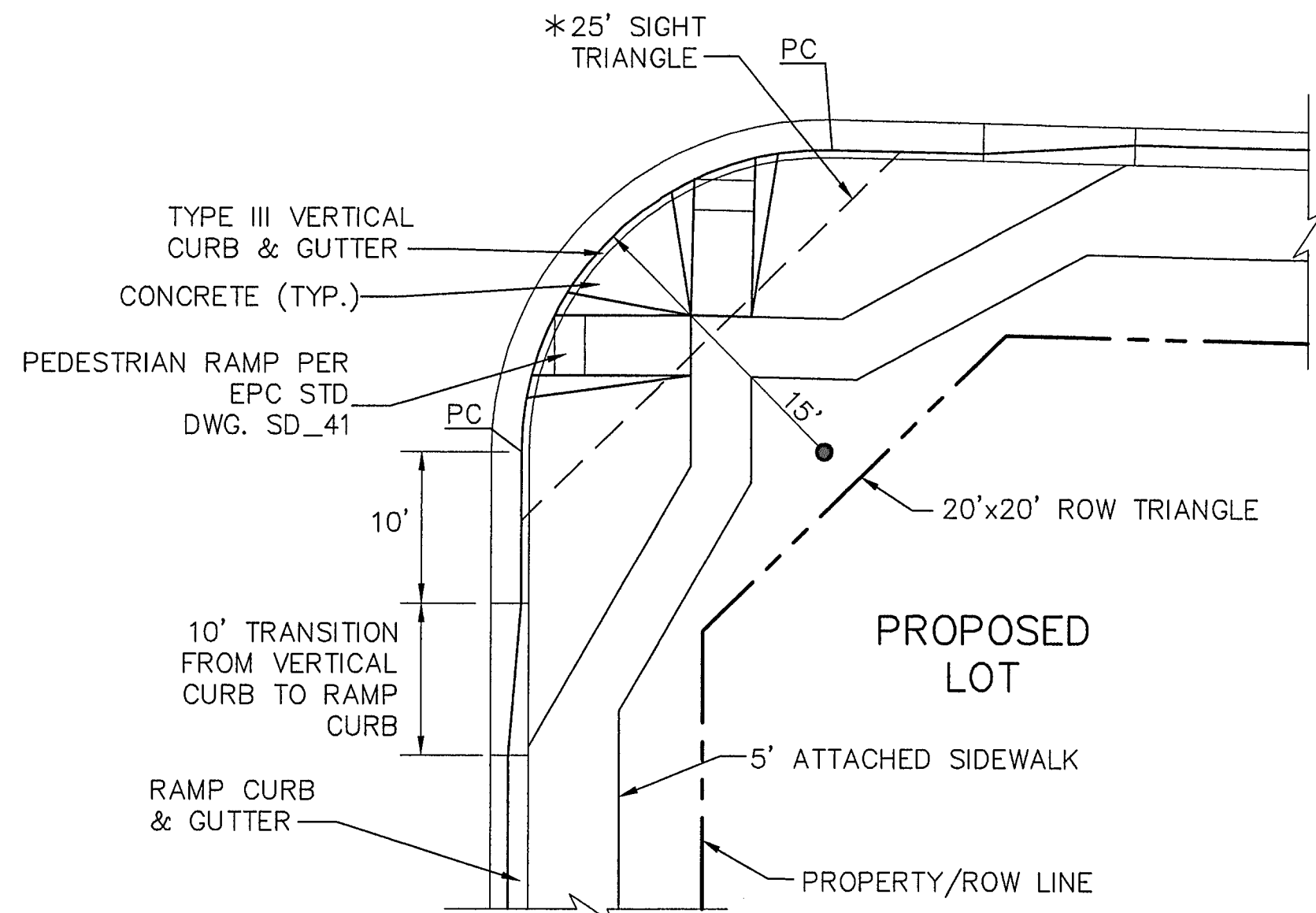
R&R 5/23/2025

BERM & CULVERT REVISION

HORIZ. SCALE: 1"=5'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 10/29/21	LAST MODIFIED: 3/31/22
PROJECT NO: 090001	MODIFIED BY: BJJ

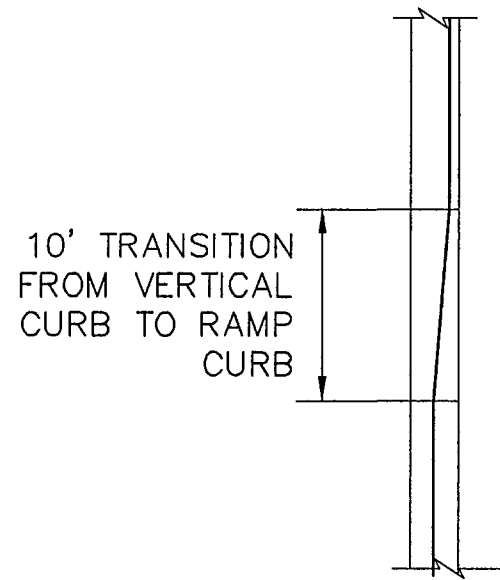
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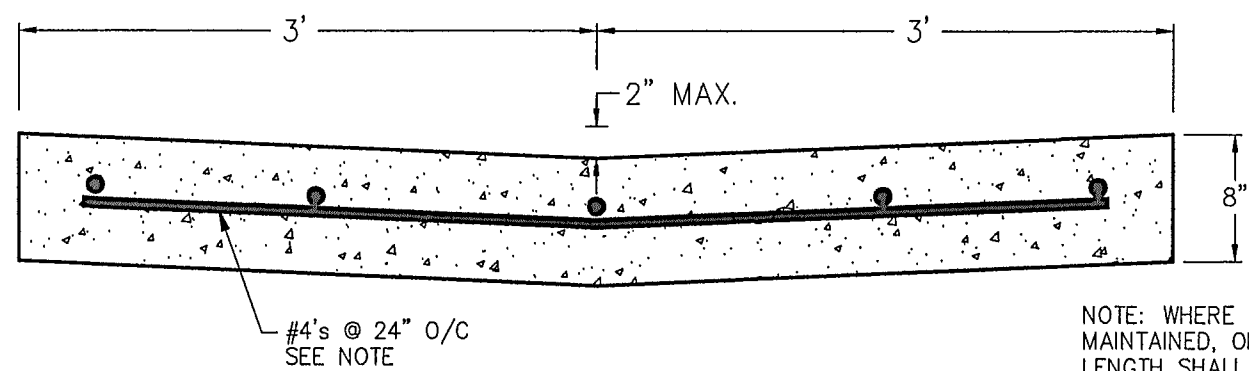
* NOTE: NO OBSTRUCTIONS TALLER THAN 18" ARE PERMITTED WITHIN SIGHT TRIANGLES.

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



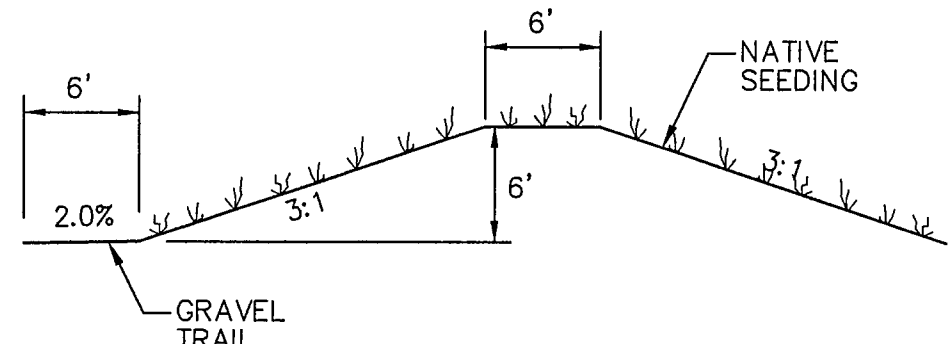
NOTE: TRANSITION FROM RAMP CURB TO VERTICAL CURB OVER 10' ON EACH SIDE OF ALL CURB RETURNS AND STORM INLETS.

CURB TRANSITION DETAIL (B)
SCALE: NTS

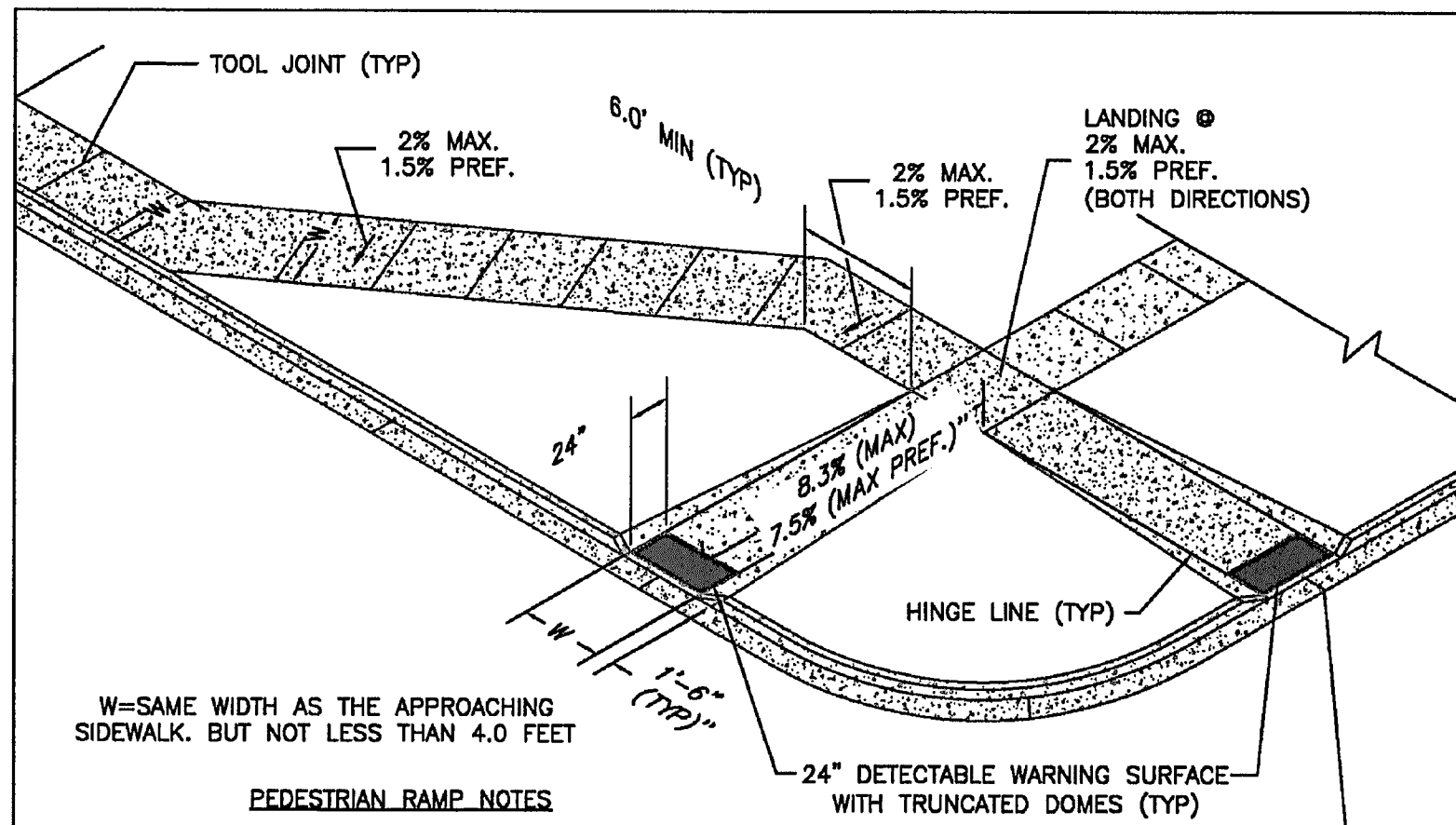


NOTE: WHERE TRAFFIC MUST BE MAINTAINED, ONLY 1/2 OF GUTTER LENGTH SHALL BE CONSTRUCTED. JOINT SHALL BE DOWELED WITH 7 EA. #4's @ 24" O/C.

CONCRETE CROSSPAN (C)
SCALE: 1" = 1'-0"



TYPICAL BERM SECTION (D)
NTS



W= SAME WIDTH AS THE APPROACHING SIDEWALK, BUT NOT LESS THAN 4.0 FEET

PEDESTRIAN RAMP NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE EGM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH EGM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMP WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMP WHICH MAY BE PARALLEL, SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAL, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

GENERAL NOTES

1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMP ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMP.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMP, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

6/23/20

DATE APPROVED:

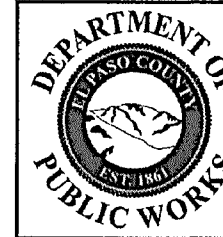
Jennifer E. Irvine

DEPARTMENT OF PUBLIC WORKS

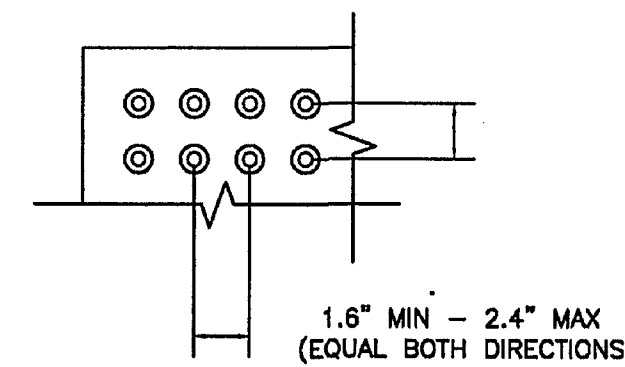
Pedestrian Curb
Ramp Detail
Standard Drawing

REVISION DATE:
6/23/20

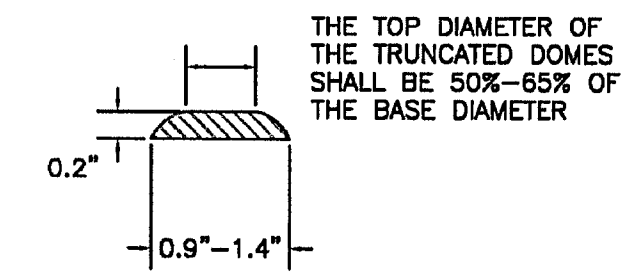
FILE NAME:
SD_2-41



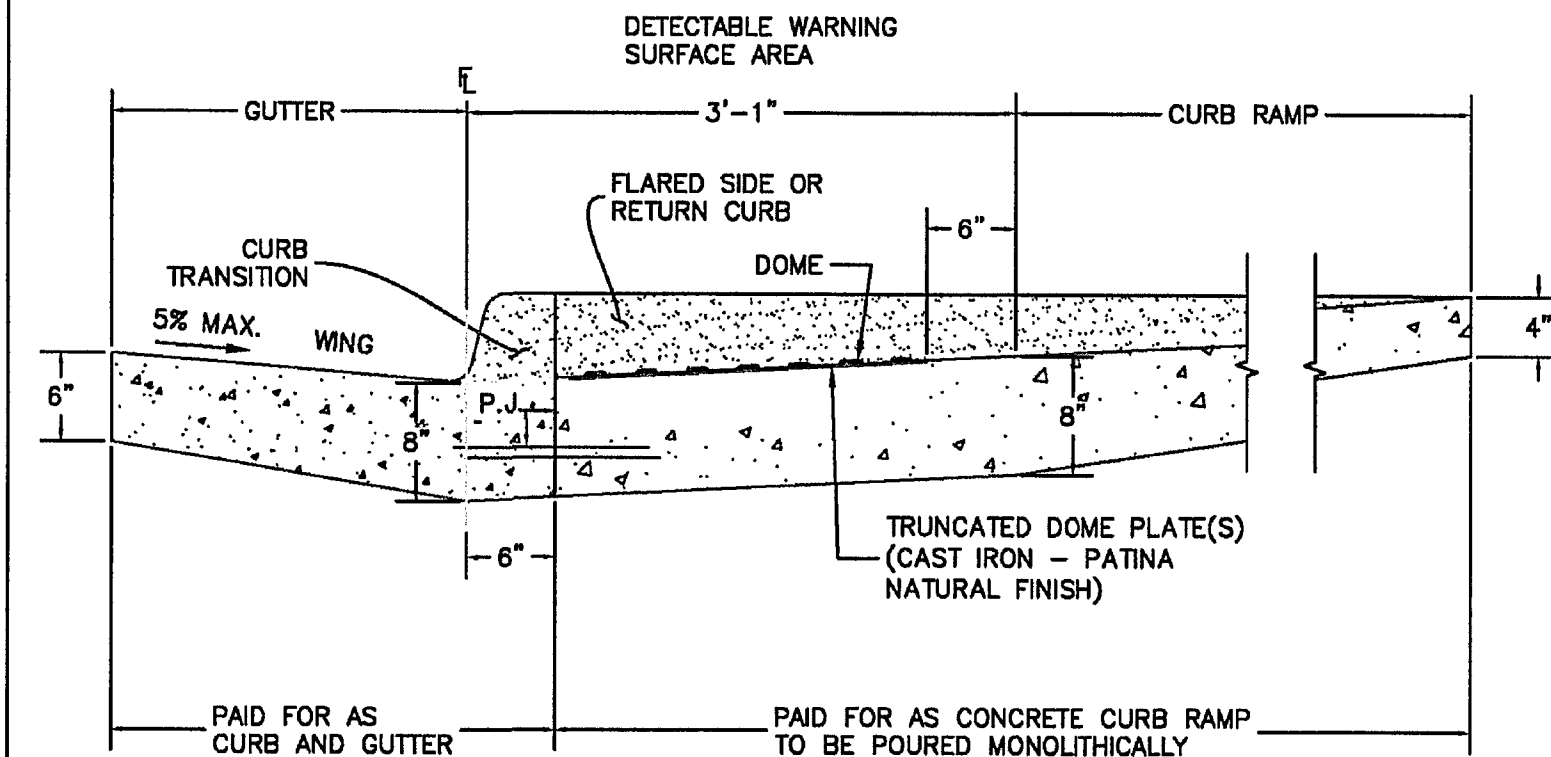
TRUNCATED DOME DETAILS



DOMES SPACING



ELEVATION VIEW



P.J.= PERMISSIBLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO ASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF
DETECTABLE WARNING SURFACE, CURB AND GUTTER

6/23/20

DATE APPROVED:

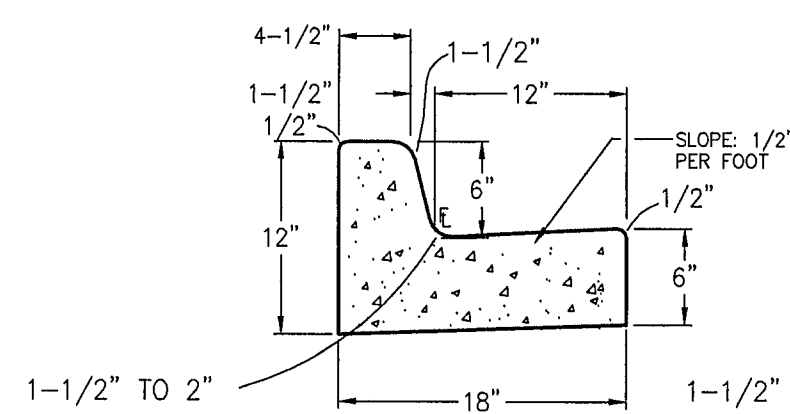
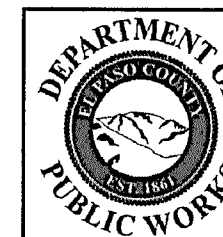
Jennifer E. Irvine

DEPARTMENT OF PUBLIC WORKS

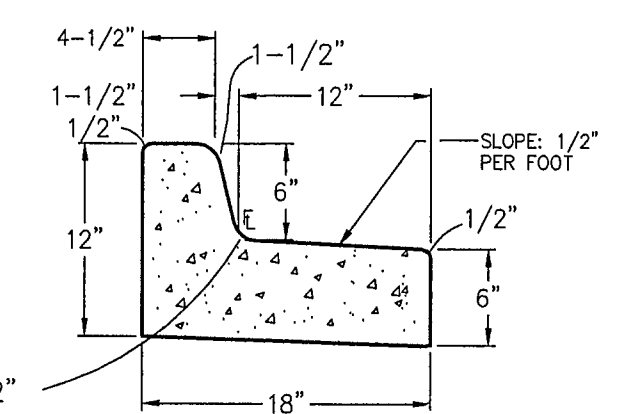
Detectable Warning
Surface Details
Standard Drawing

REVISION DATE:
6/23/20

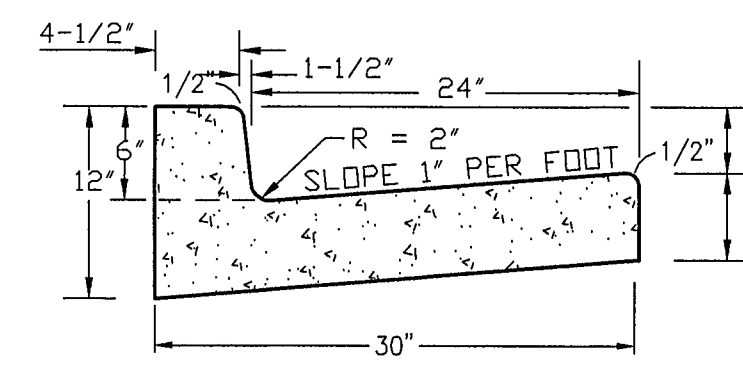
FILE NAME:
SD_2-42



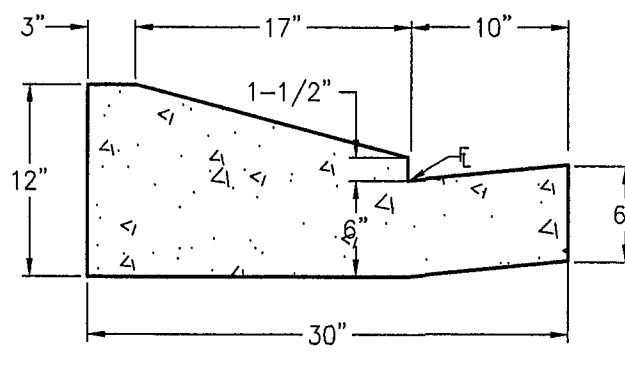
TYPE 3 CARRY CURB (1)



TYPE B SPILL CURB (2)

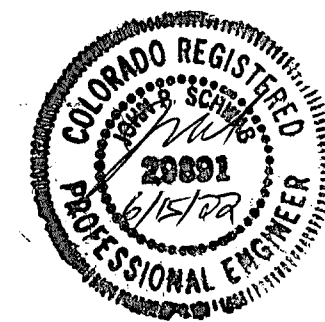


TYPE A VERTICAL CURB (3)



TYPE C RAMP CURB (4)

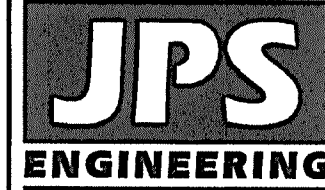
TYPICAL CURB & GUTTER DETAILS
SCALE: 1" = 1'-0"



EPC 6/27/22

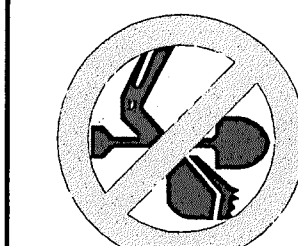
MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

TYPICAL SECTIONS
& DETAILS



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80903

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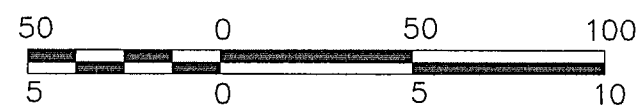
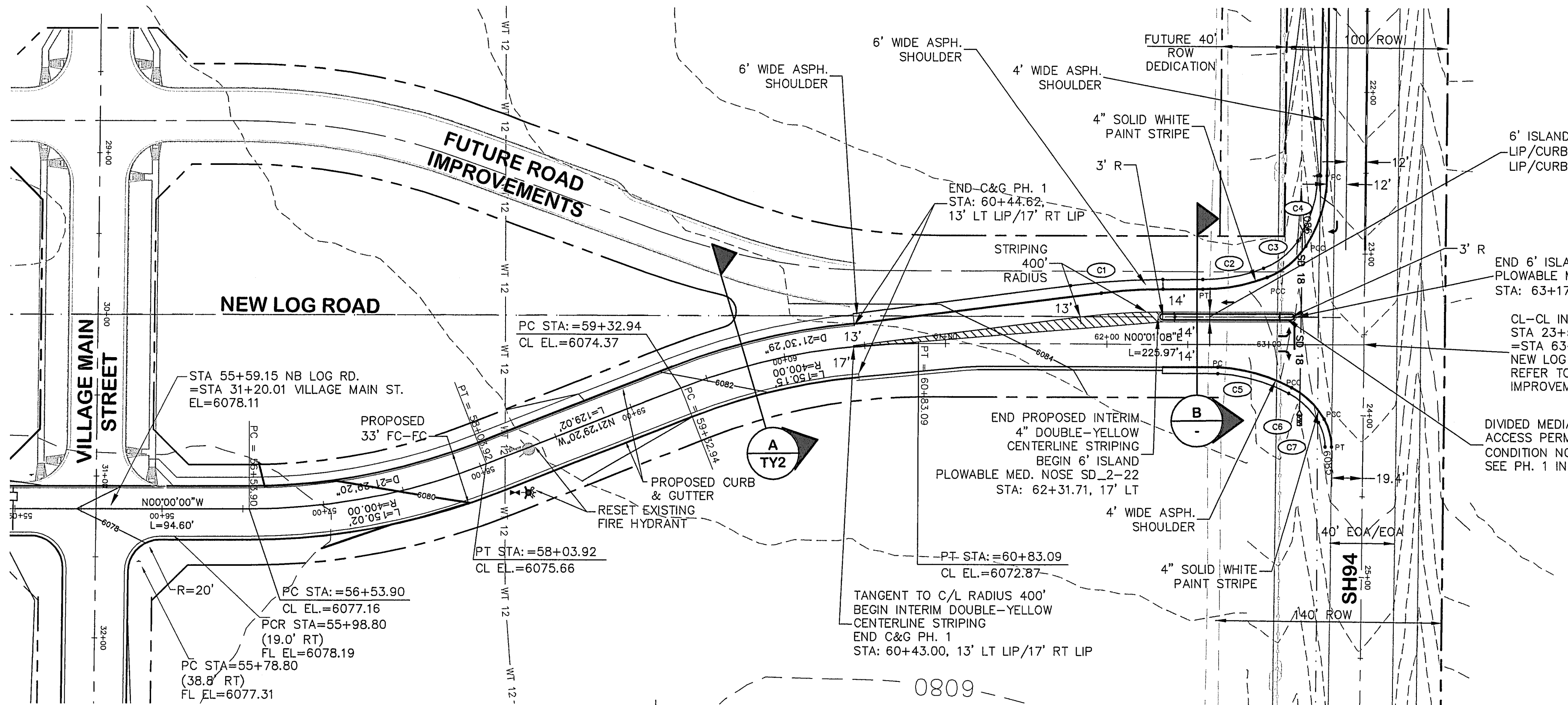
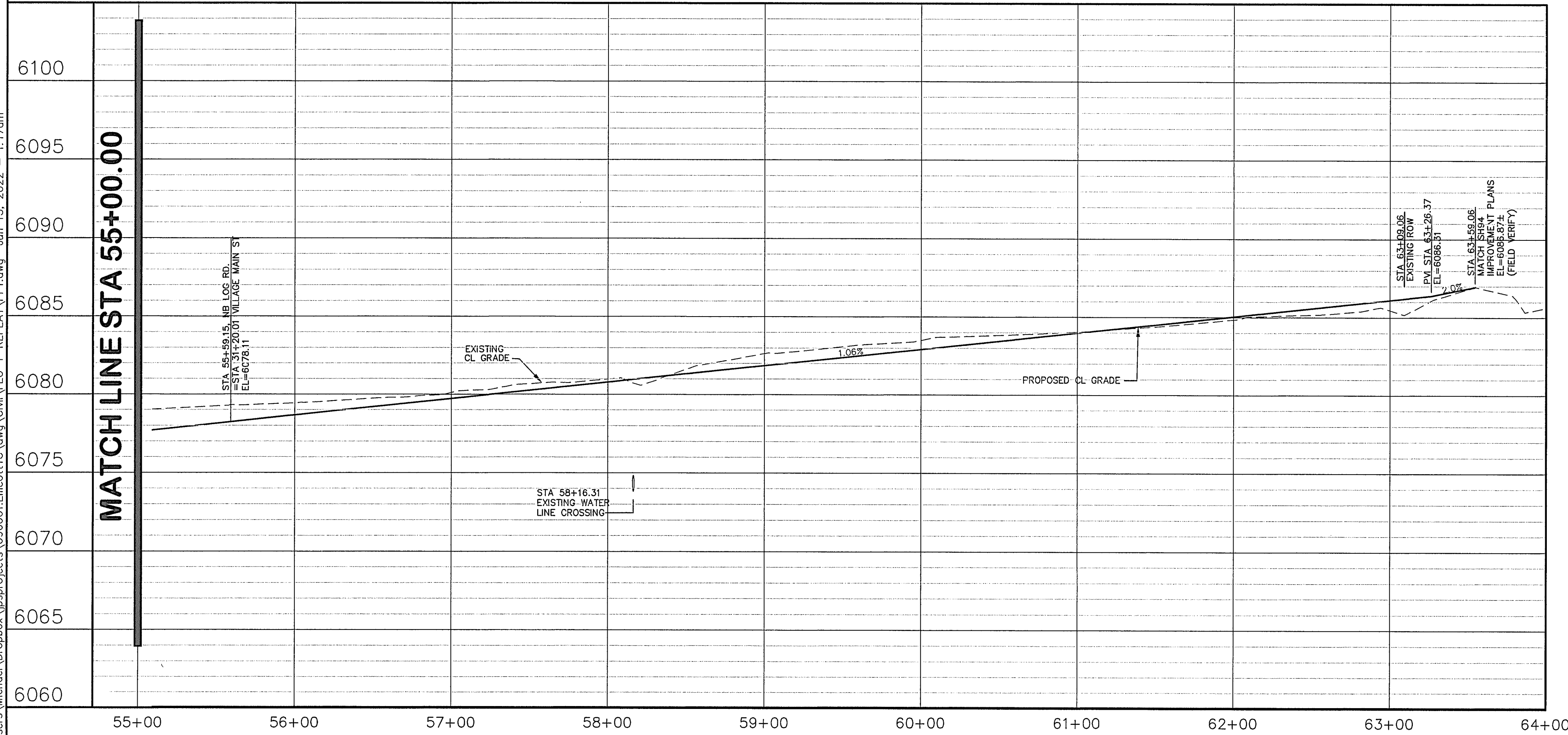
CALL UTILITY NOTIFICATION
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1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE
FOR THE UNDERGROUND
FOR THE MEMBER UTILITIES.

NO.	REVISION	DATE	BY
1	BERM & CULVERT REVISION	5/23/2025	R&R

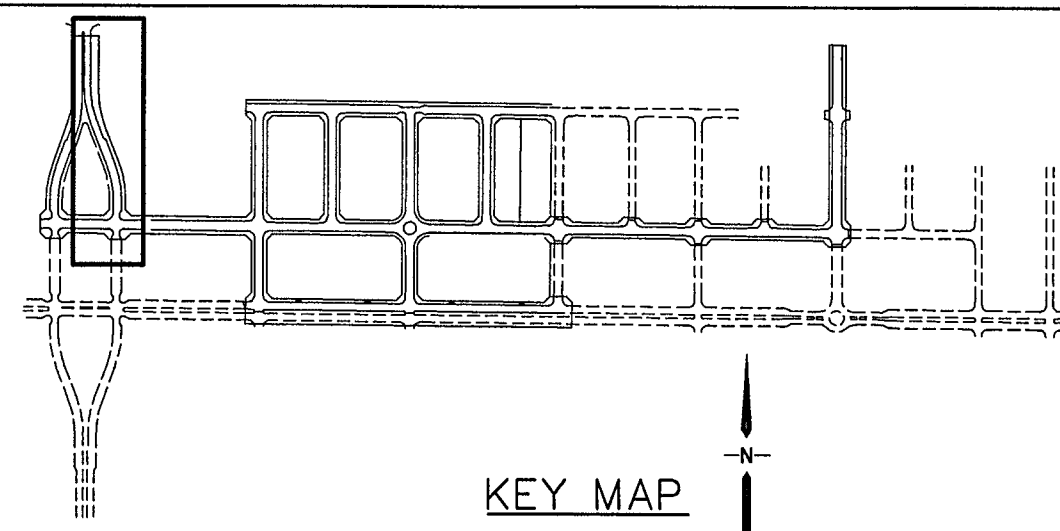
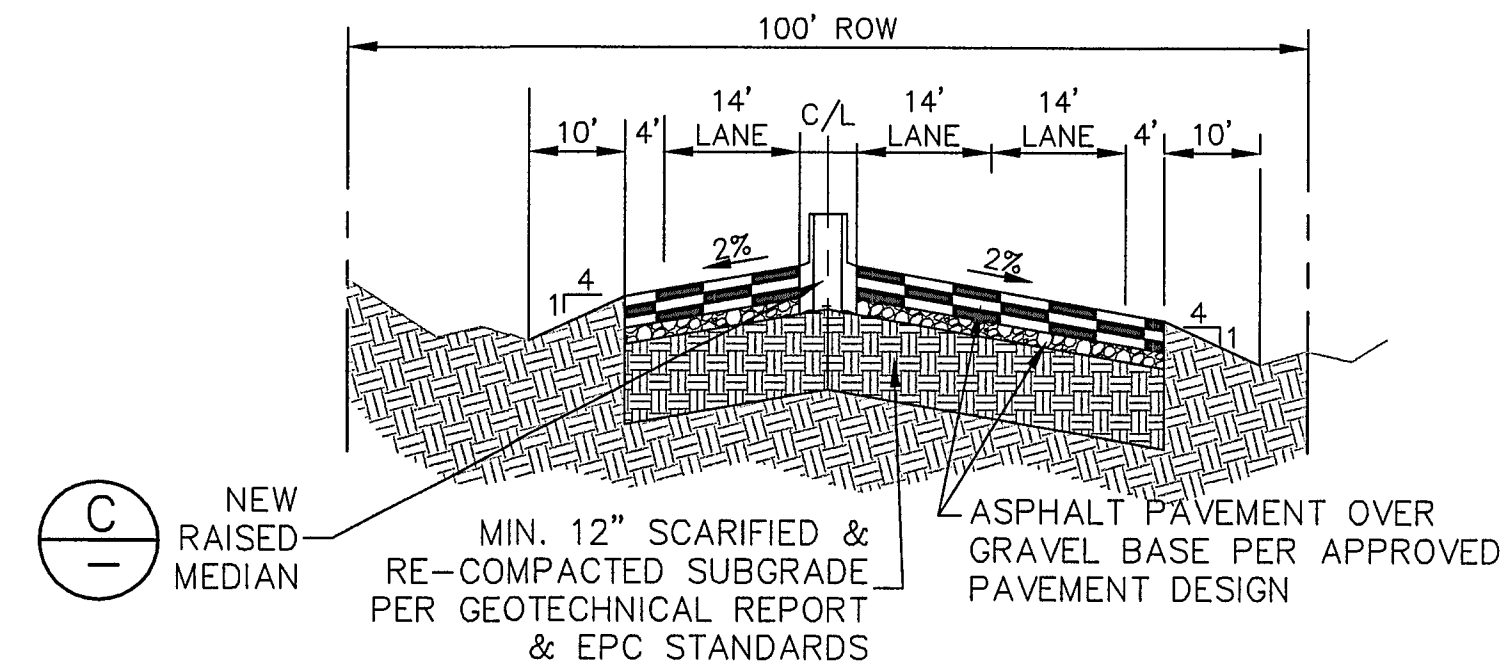
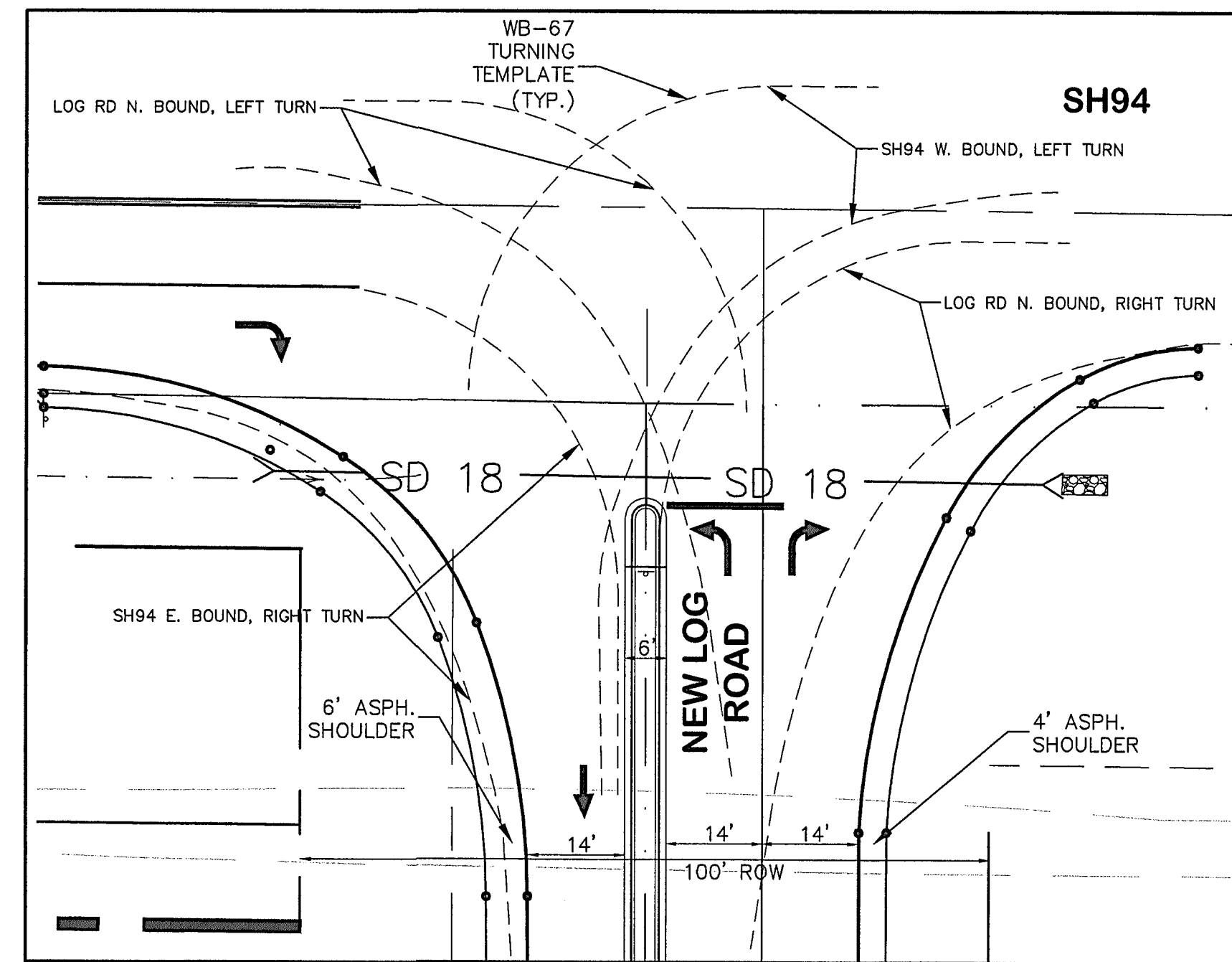
HORZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	R&R	CHECKED:	JPS
CREATED:	4/04/06	LAST MODIFIED:	2/22/22
PROJECT NO:	090001	MODIFIED BY:	MSP

SHEET: TY3-F1A

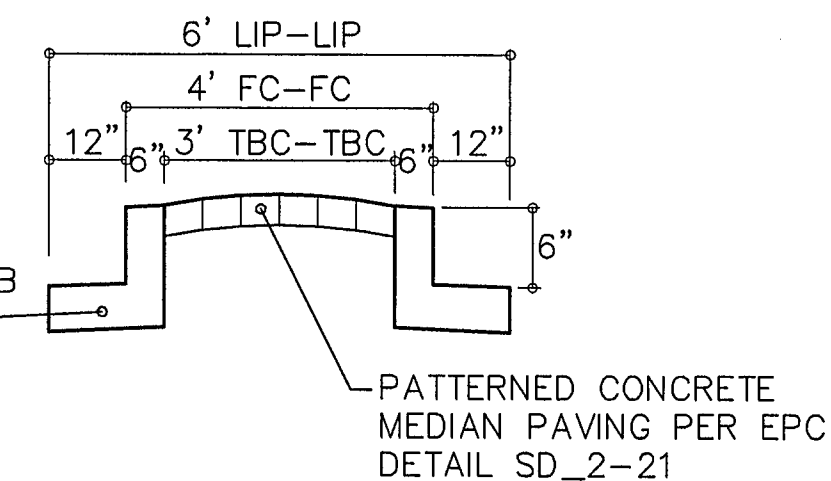
C:\Users\Michael\Desktop\Projects\090001\Elisot\ITC.dwg Civil\FLG-1-REFLAT\PP1.dwg Jun 15, 2022 1:17am



CURVE TABLE-EOA			
CURVE	LENGTH	RADIUS	DELTA
C1	57.40	420.00	07°49'44"
C2	38.40	106.00	20°45'18"
C3	27.58	44.00	35°54'29"
C4	75.22	42.60	32°26'37"
C5	45.64	108.00	24°12'48"
C6	26.08	46.00	32°29'21"
C7	15.92	31.26	29°10'41"



TYPE 3 SPILL CURB (D)



MEDIAN DETAIL (C)

SCALE: 1"=2.5' H
1"=1.25' V

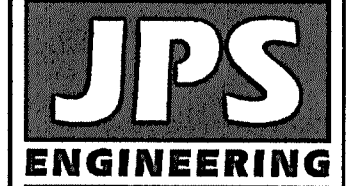
MAYBERRY, COLORADO SPRINGS, FILING NO. 1A



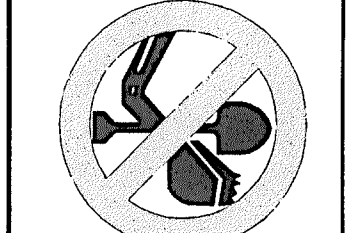
HORIZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 3/26/06	LAST MODIFIED: 6/14/22
PROJECT NO: 090001	MODIFIED BY: MSP

PP1-F1A

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



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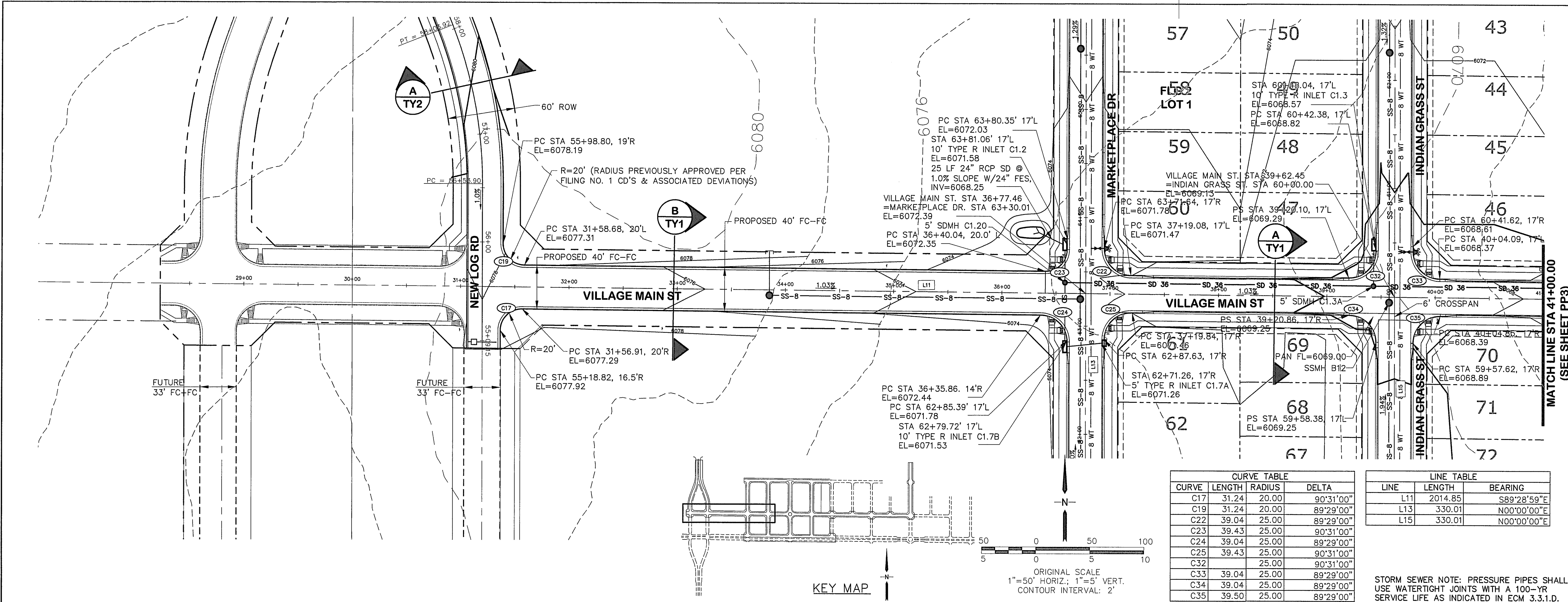
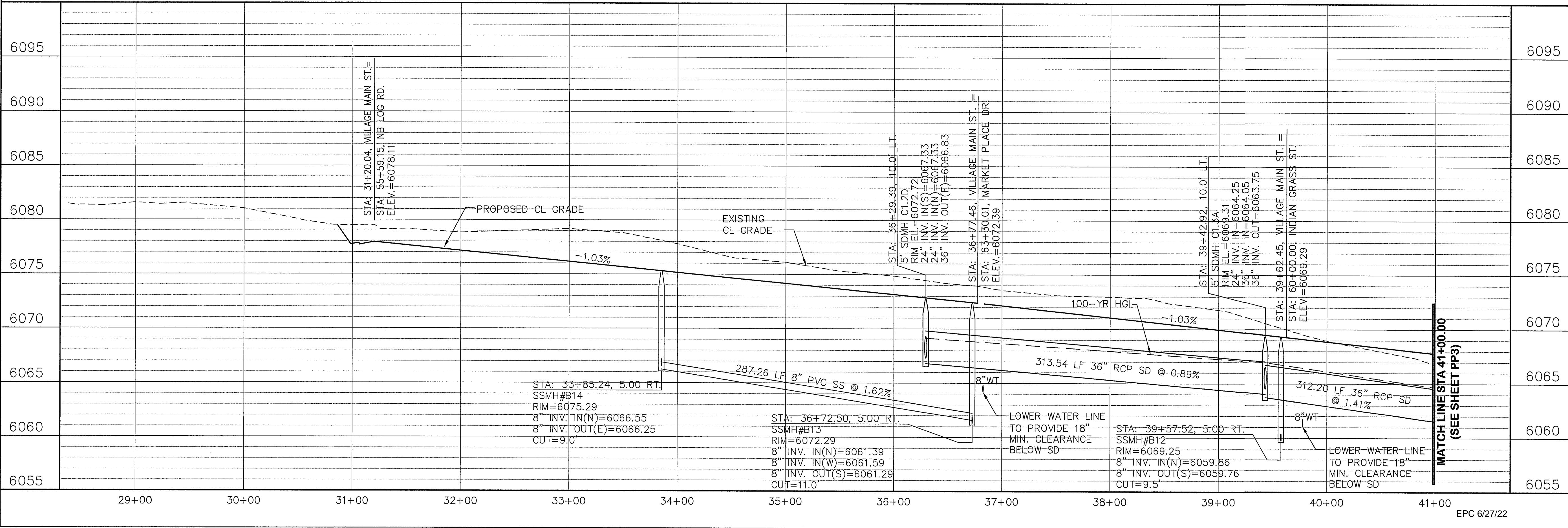
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FOR THE PROTECTION OF
MEMBER UTILITIES.

No.	REVISION	BY	DATE
E	SH94 DESIGN COORDINATION	JPS	8/03/21
F	FLG-1A SUBMITTAL	JPS	11/10/21
G	EPC COMMENTS	JPS	4/6/22
H	EPC COMMENTS	JPS	6/10/22
I	EPC COMMENTS	JPS	6/14/22

BERM & CULVERT REVISION

R&R 5/23/2025

C:\Users\Owner\Dropbox\paprojects\090001\Ellicott\TC.dwg\01-REPLAT\PP2.dwg Mar 29, 2022 5:16pm



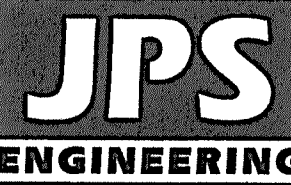
MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

VILLAGE MAIN STREET PLAN & PROFILE (STA: 29+00 TO STA: 41+00.00)



HORIZ. SCALE: 1"=50'	DESIGNED: RMD
VERT. SCALE: 1"=5'	CHECKED: JPS
SURVEYED: R&R	LAST MODIFIED: 3/31/22
CREATED: 3/26/06	MODIFIED BY: BJJ
PROJECT NO: 090001	

SHEET: **PP2-F1A**



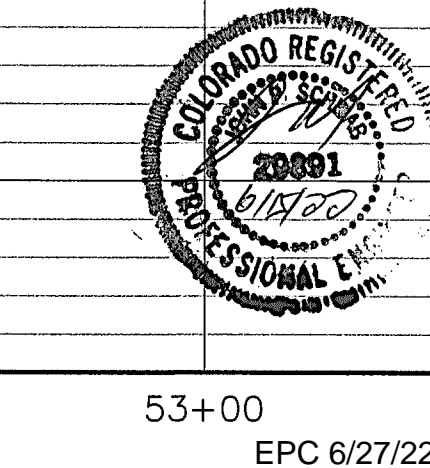
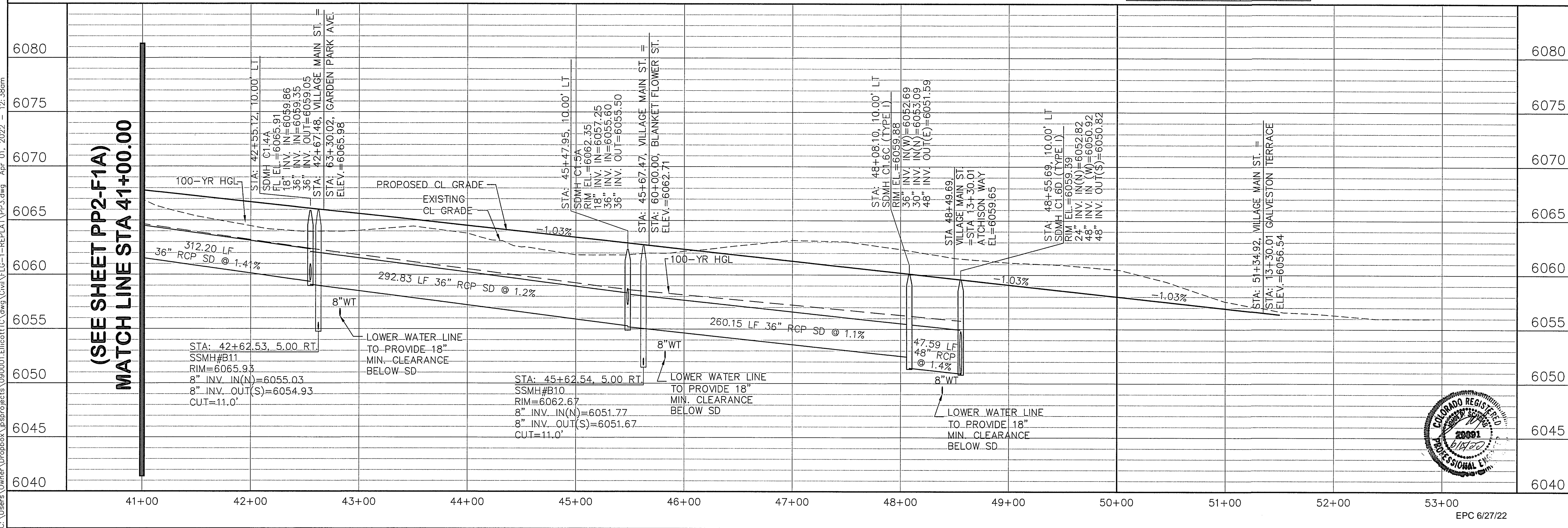
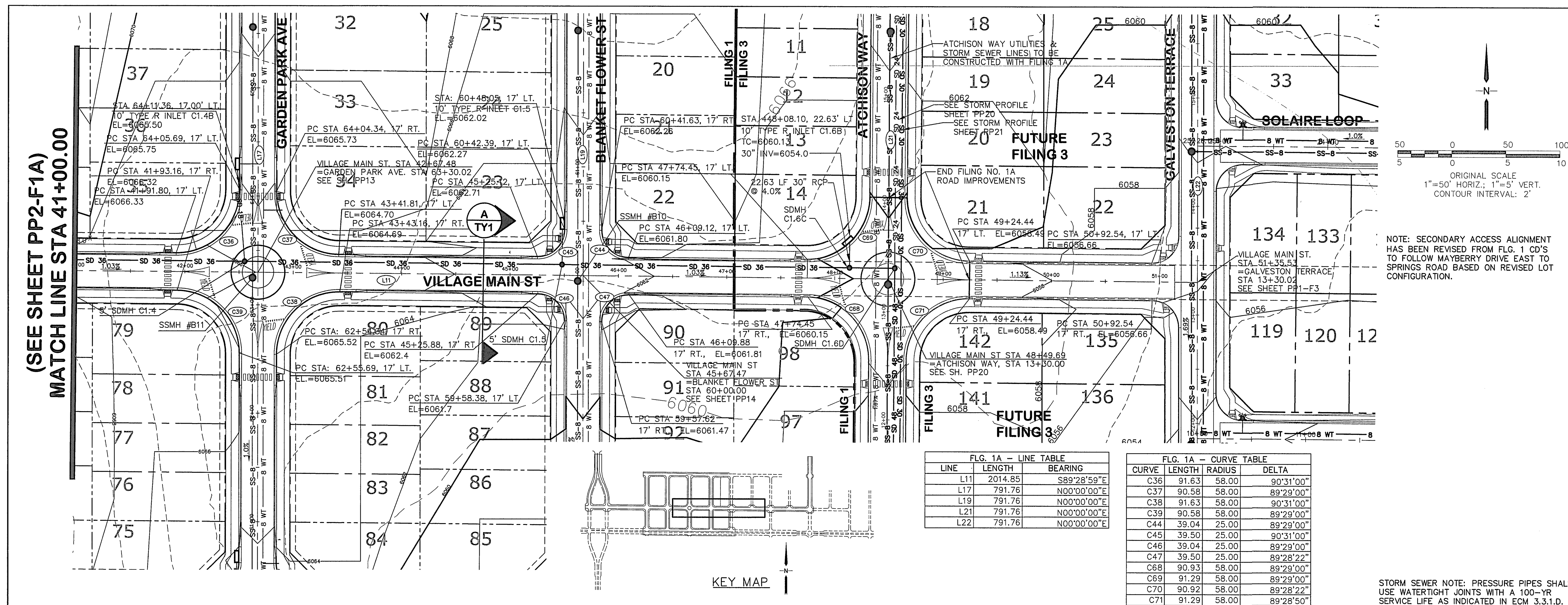
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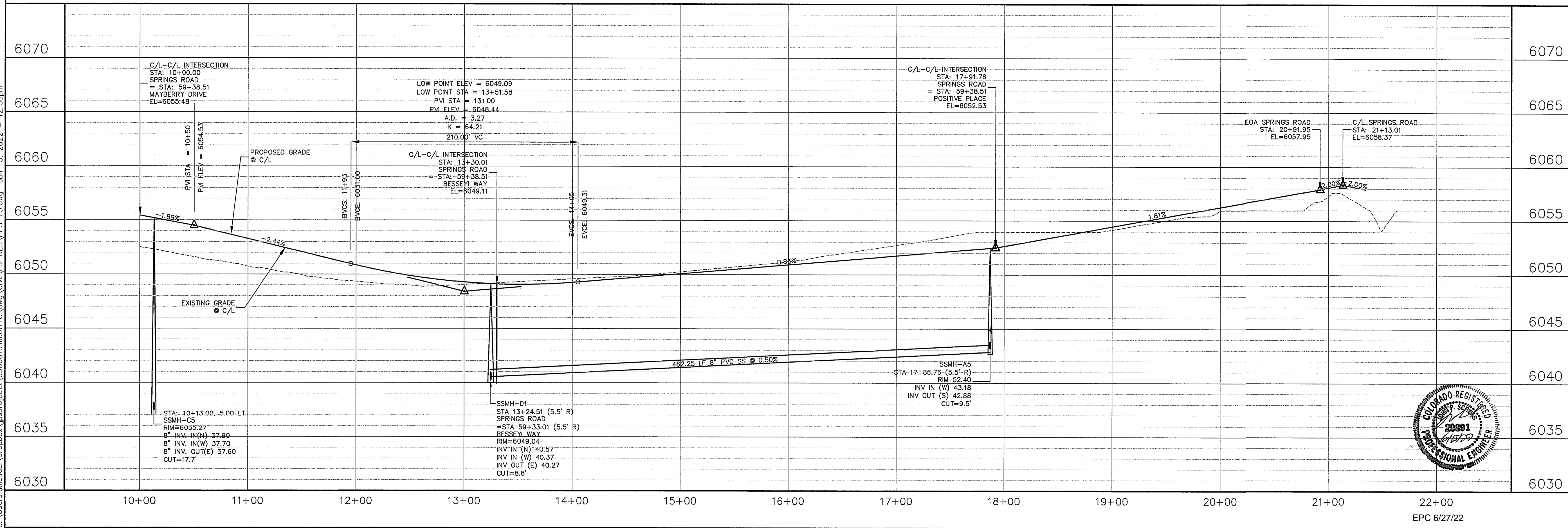
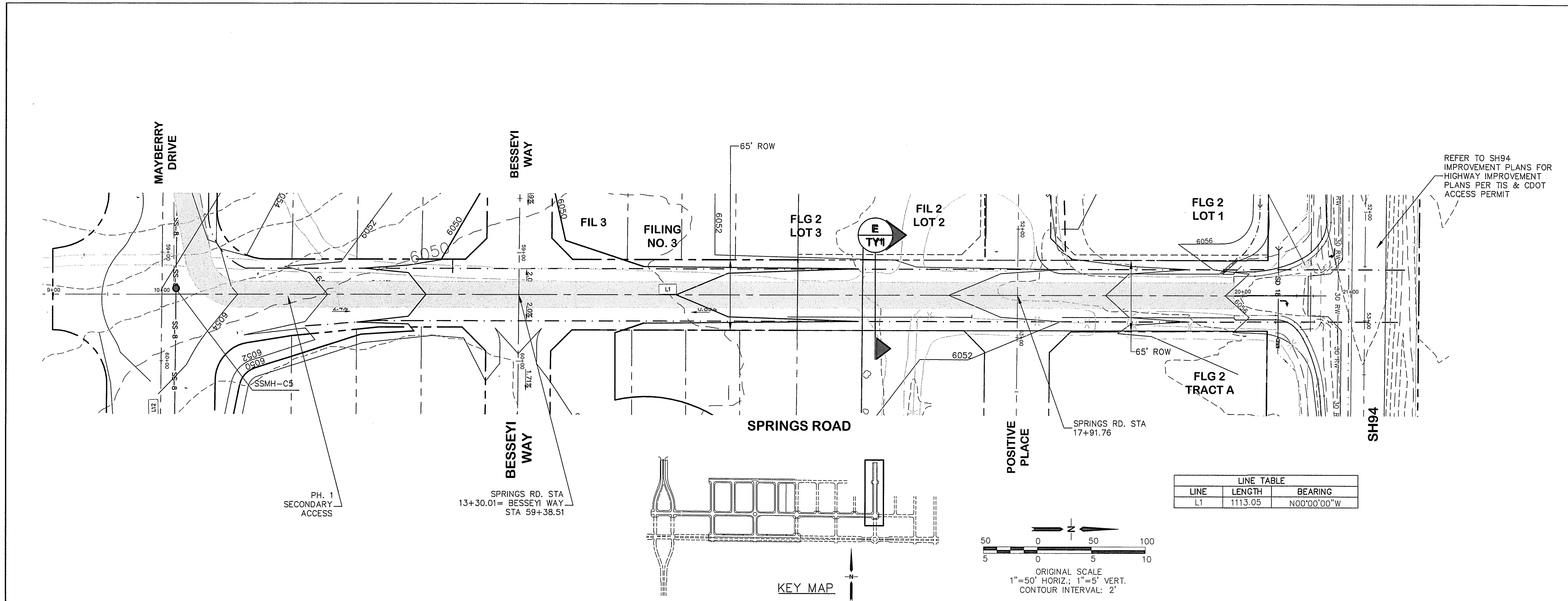
No.	REVISION	BY	DATE
1	FLG-1 REPLAT	JPS	12/22/20
2	VILLAGE MAIN PARKING	JPS	1/24/21
3	FIA SUBMITTAL	JPS	11/08/21
4	EPC COMMENTS	JPS	2/22/22
5	EPC COMMENTS	JPS	3/31/22

BERM & CULVERT REVISION R&R 5/23/2025

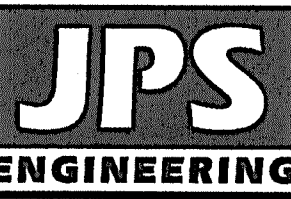


<h1 style="margin: 0;">MAYBERRY, COLORADO SPRINGS - FILING NO. 1A</h1>		<h2 style="margin: 0;">VILLAGE MAIN STREET PLAN & PROFILE (STA: 41+00 TO STA: 51+35.53)</h2>	
PP3-F1A			
JPS ENGINEERING		19 E. Willamette Ave. Colorado Springs, CO 80903 PH: 719-477-9429 FAX: 719-471-0766 www.jpseng.com	
CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 CALL ALL UTILITIES IN ADVANCE BEFORE YOU DIG. GRAB, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.		CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 CALL ALL UTILITIES IN ADVANCE BEFORE YOU DIG. GRAB, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.	
No.	REVISION	BY	DATE
A	FIA SUBMITTAL	JPS	11/19/21
B	EPC COMMENTS	JPS	2/22/22
C	EPC COMMENTS	JPS	3/31/22
D	BERM & CULVERT REVISION	R&R	5/23/2025
HORIZ. SCALE: 1"=50' VERT. SCALE: 1"=5' SURVEYED: R&R CREATED: 3/26/06 PROJECT NO: 090001		DRAWN: BJJ DESIGNED: BJJ CHECKED: JPS LAST MODIFIED: 3/31/22 MODIFIED BY: BJJ	

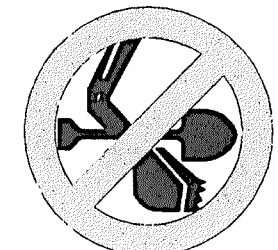
G:\Users\Michael\Dropbox\jpsprojects\090001\Ellicott\TC\dwg\Civil\F3-RES\PP5-F1.dwg Jun 15, 2022 - 12:58pm



MAYBERRY, COLORADO SPRINGS - FILING NO. 1A



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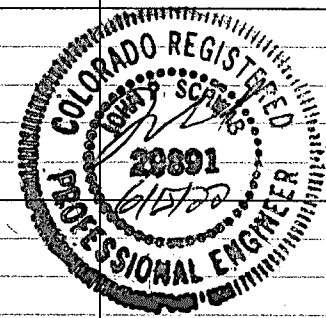


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MEMBER UTILITIES.

No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	5/17/22
B	EPC COMMENTS	JPS	6/15/22
A	BERM & CULVERT REVISION	R&R	5/23/2025

SPRINGS ROAD PLAN & PROFILE

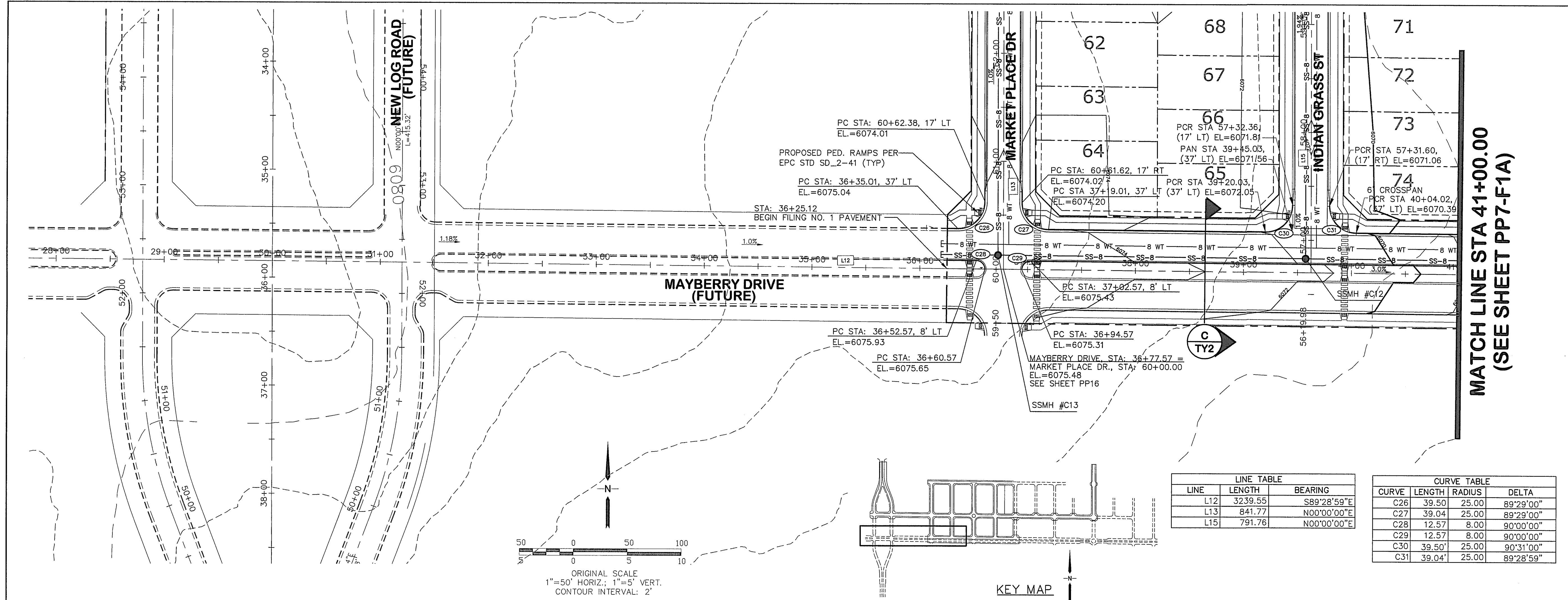
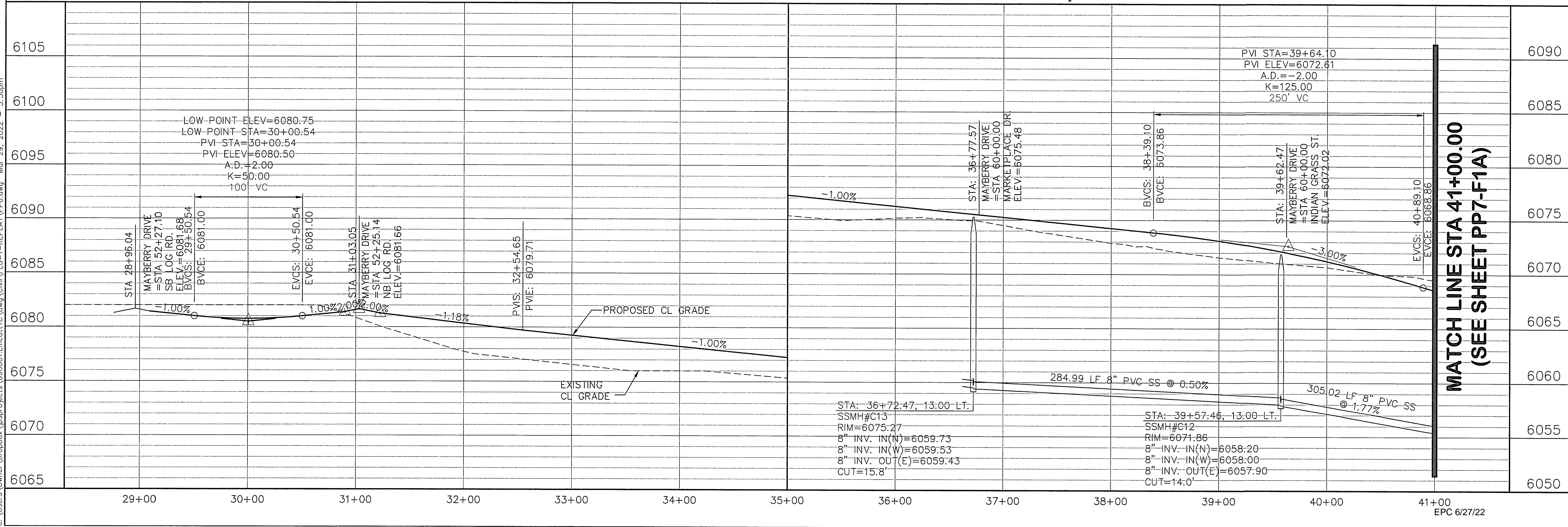
(STA: 10+00 TO STA: 22+00.00)



HORZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 1/15/19	LAST MODIFIED: 6/15/22
PROJECT NO: 090001	MODIFIED BY: MSP

SHEET: PP5-F1A

C:\Users\Owner\Dropbox\Projects\090001\Ellicott\civil\PP6-1-REPLAT\PP6.dwg Mar 29, 2022 5:30pm



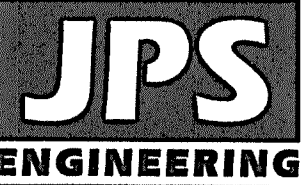
MAYBERRY, COLORADO SPRINGS, FILING NO. 1A

MAYBERRY DRIVE PLAN & PROFILE (STA: 29+00 TO STA: 41+00.00)



HORIZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 3/26/08	LAST MODIFIED: 3/31/22
PROJECT NO: 090001	MODIFIED BY: BJJ

PP6-F1A



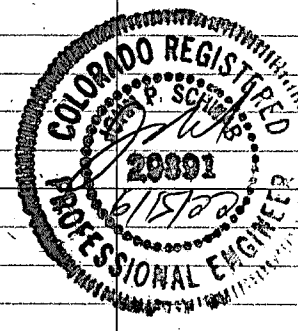
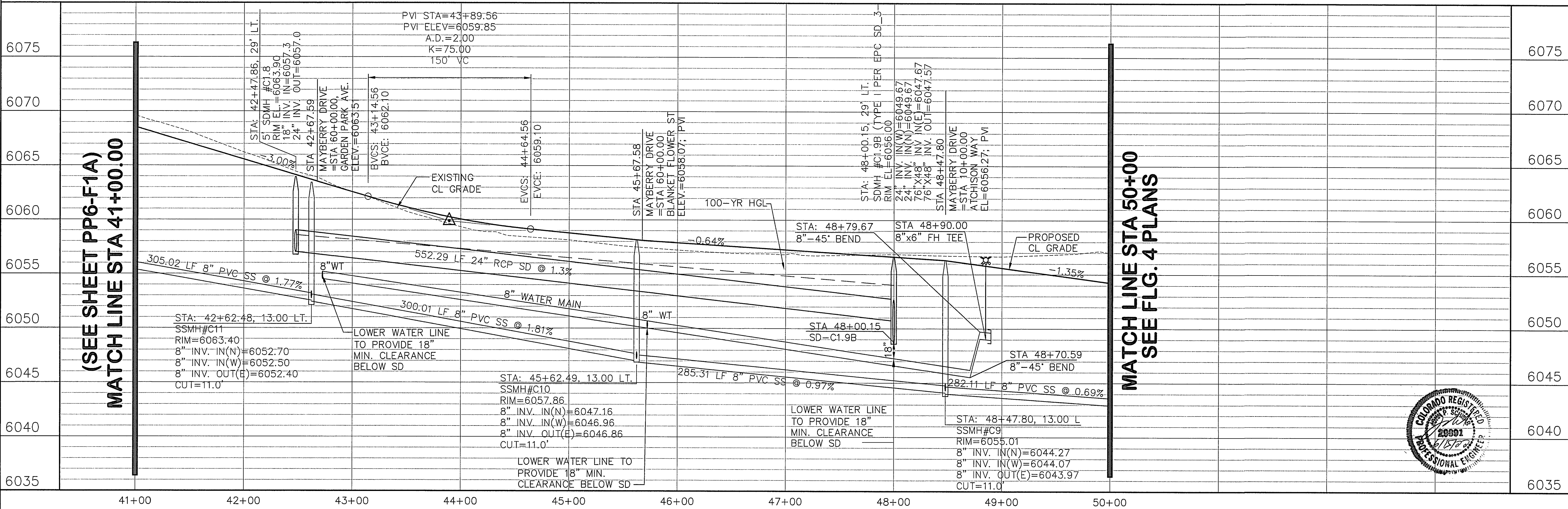
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R&R 5/23/2025
BERM & CULVERT REVISION

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LINE TABLE		
LINE	LENGTH	BEARING
L12	3239.55	S89°28'59"E
L17	791.76	N00°00'00"E
L18	791.75	N00°00'00"E
L19	791.76	N00°20'22"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C40	39.04	25.00	89°29'00"
C41	39.50	25.00	90°31'00"
C42	12.57	8.00	90°00'00"
C43	12.57	8.00	90°00'00"
C44	39.04	25.00	89°29'00"
C45	39.50	25.00	90°31'00"
C46	39.19	25.00	89°49'21"
C70	39.35	25.00	90°10'40"

STORM SEWER NOTE: PRESSURE PIPES SHALL
USE WATERTIGHT JOINTS WITH A 100-YR
SERVICE LIFE AS INDICATED IN ECM 3.3.1.D.

KEY MAP

ORIGINAL SCALE
1"=50' HORIZ., 1"=5' VERT.
CONTOUR INTERVAL: 2'

PH. 1 TEMPORARY
CUL-DE-SAC & PH. 1
GRAVEL SECONDARY
ACCESS TO SPRINGS
ROAD (SEE SH. PP5 &
PP8)

MATCH LINE STA 50+00

(SEE SHEET PP6-F1A)
MATCH LINE STA 41+00.00

MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

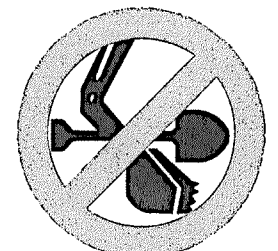
MAYBERRY DRIVE

PLAN & PROFILE

(STA: 41+00 TO STA: 48+80.34)

No.	REVISION	BY	DATE
1	EPC COMMENTS	JPS	4/17/20
2	EPC COMMENTS	JPS	10/26/20
3	FLG-1 REPLAT	JPS	11/18/21
4	EPC COMMENTS	JPS	2/22/22
5	EPC COMMENTS	JPS	3/31/22

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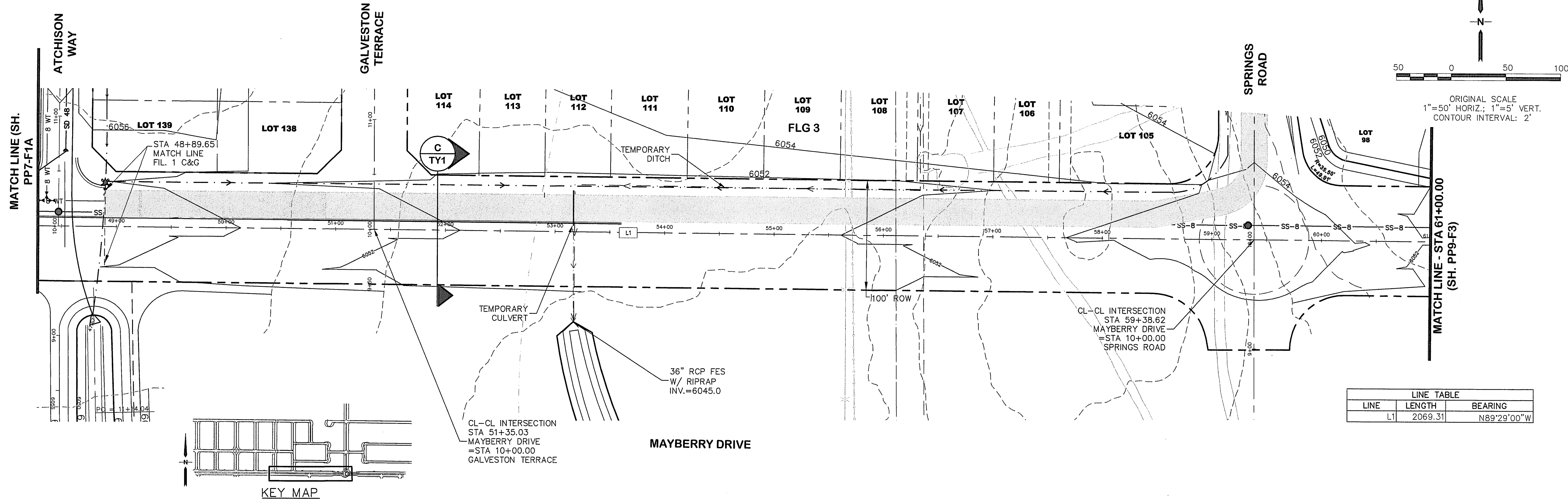
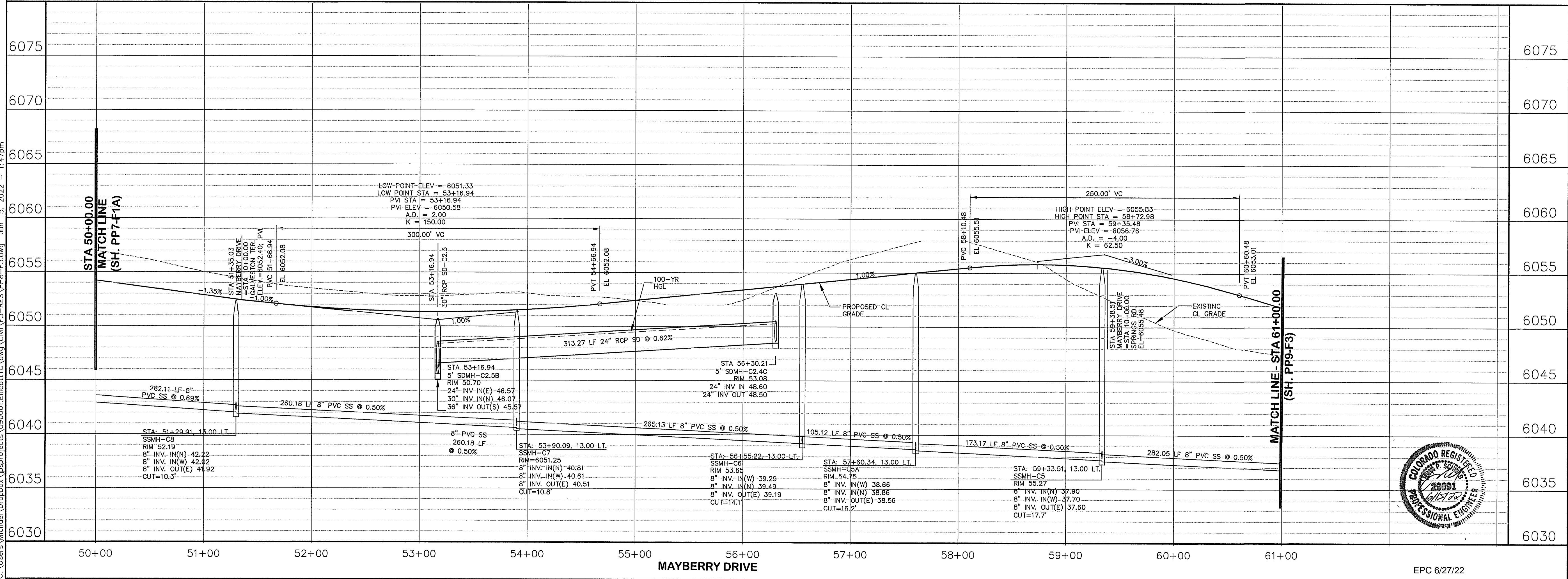
HORIZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 9/12/19	LAST MODIFIED: 3/31/22
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: **PP7-F1A**

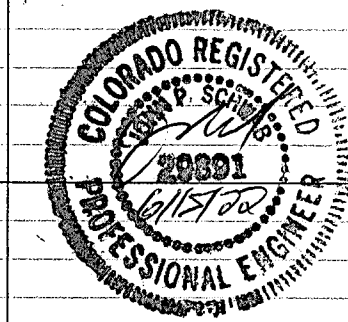
BERM & CULVERT REVISION

R&R 5/23/2025

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

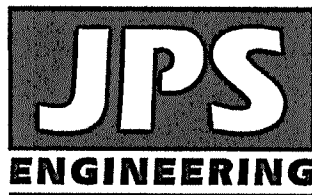


EPC 6/27/22

MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

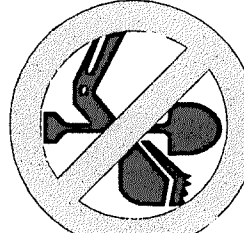
MAYBERRY DRIVE PLAN & PROFILE (STA: 49+60.32 TO STA: 61+00.00)

HORIZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 1/19/21	LAST MODIFIED: 6/15/22
PROJECT NO: 090001	MODIFIED BY: MSP
SHEET: PP8-F1A	



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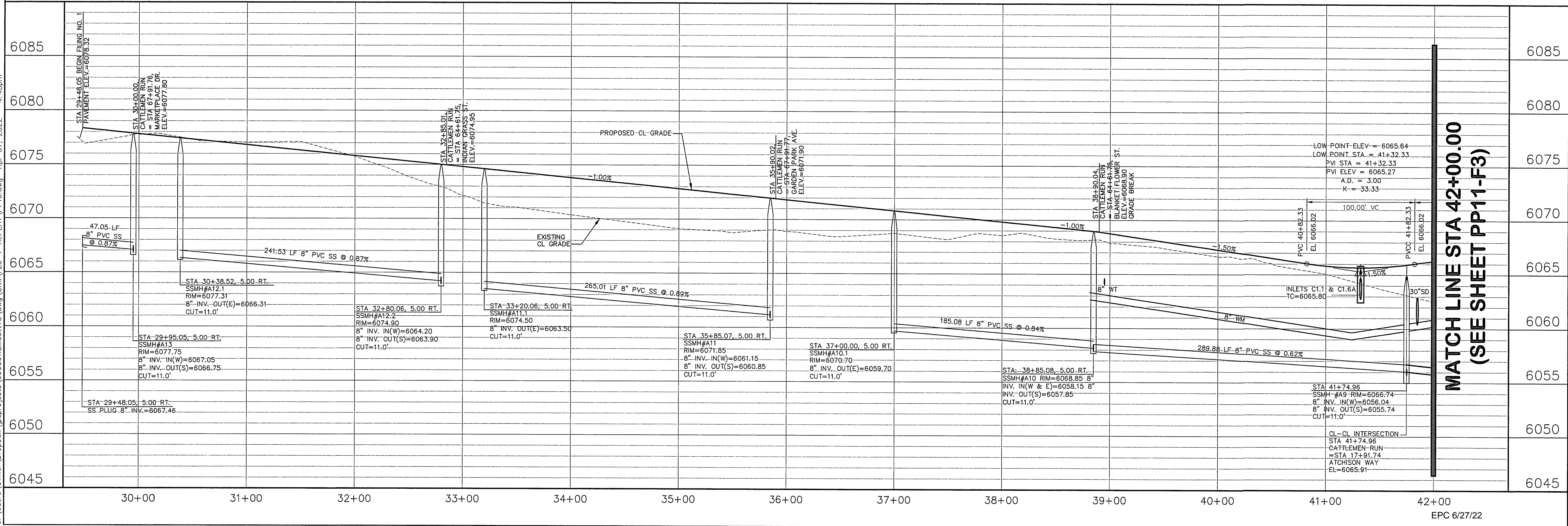
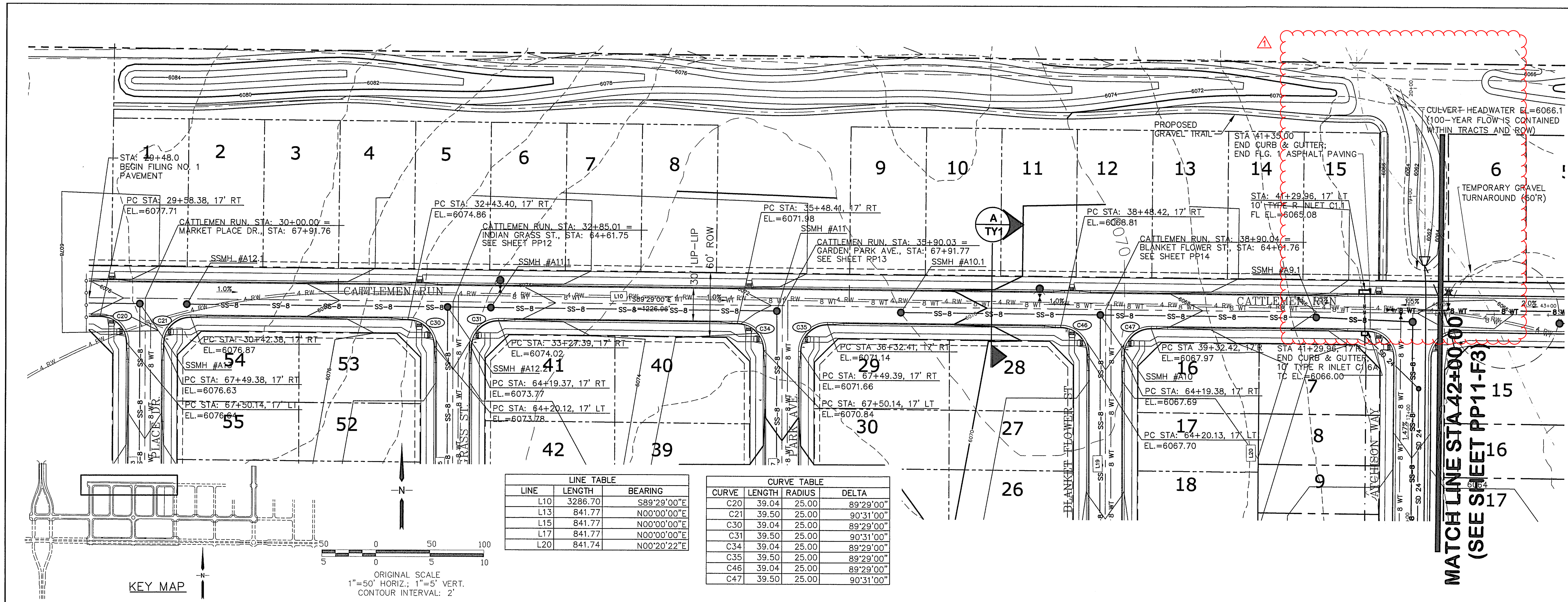
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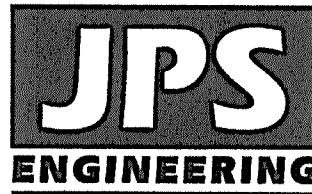
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1-800-922-1987
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BEFORE ANY EXCAVATION OR
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No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	5/17/22
B	EPC COMMENTS	JPS	6/15/22
C	BERM & CULVERT REVISION	R&R	5/23/2025

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MAYBERRY, COLORADO SPRINGS - FILING NO. 1A



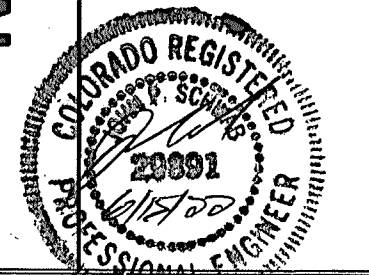
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No.	REVISION	BY	DATE
1	EPC COMMENTS	JPS	1/15/07
2	2018 SUBMITTAL	JPS	3/28/18
3	FIA SUBMITTAL	JPS	10/29/21
4	EPC COMMENTS	JPS	2/22/22
5	EPC COMMENTS	JPS	4/7/22

CATTLEMEN RUN
PLAN & PROFILE
(STA: 30+00 TO STA: 42+00.00)

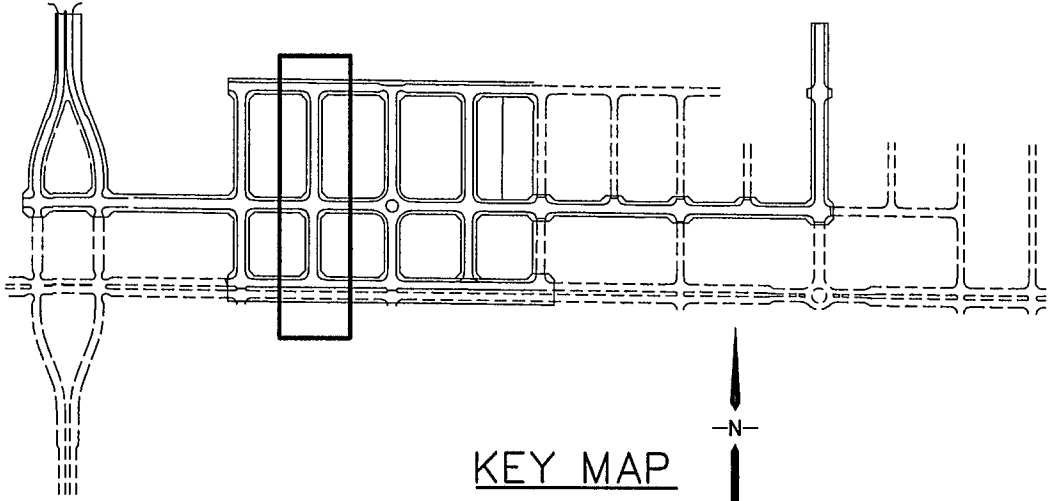
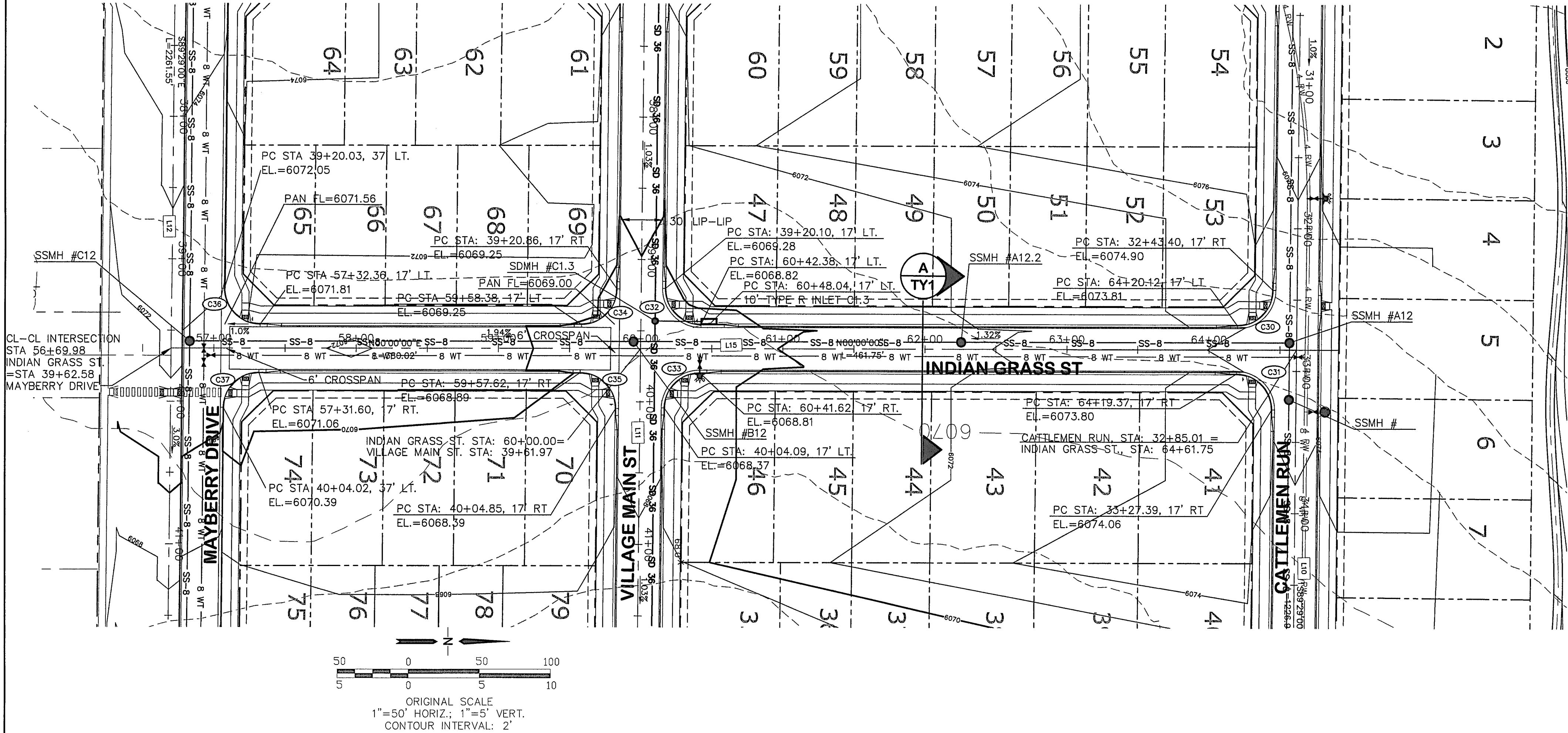
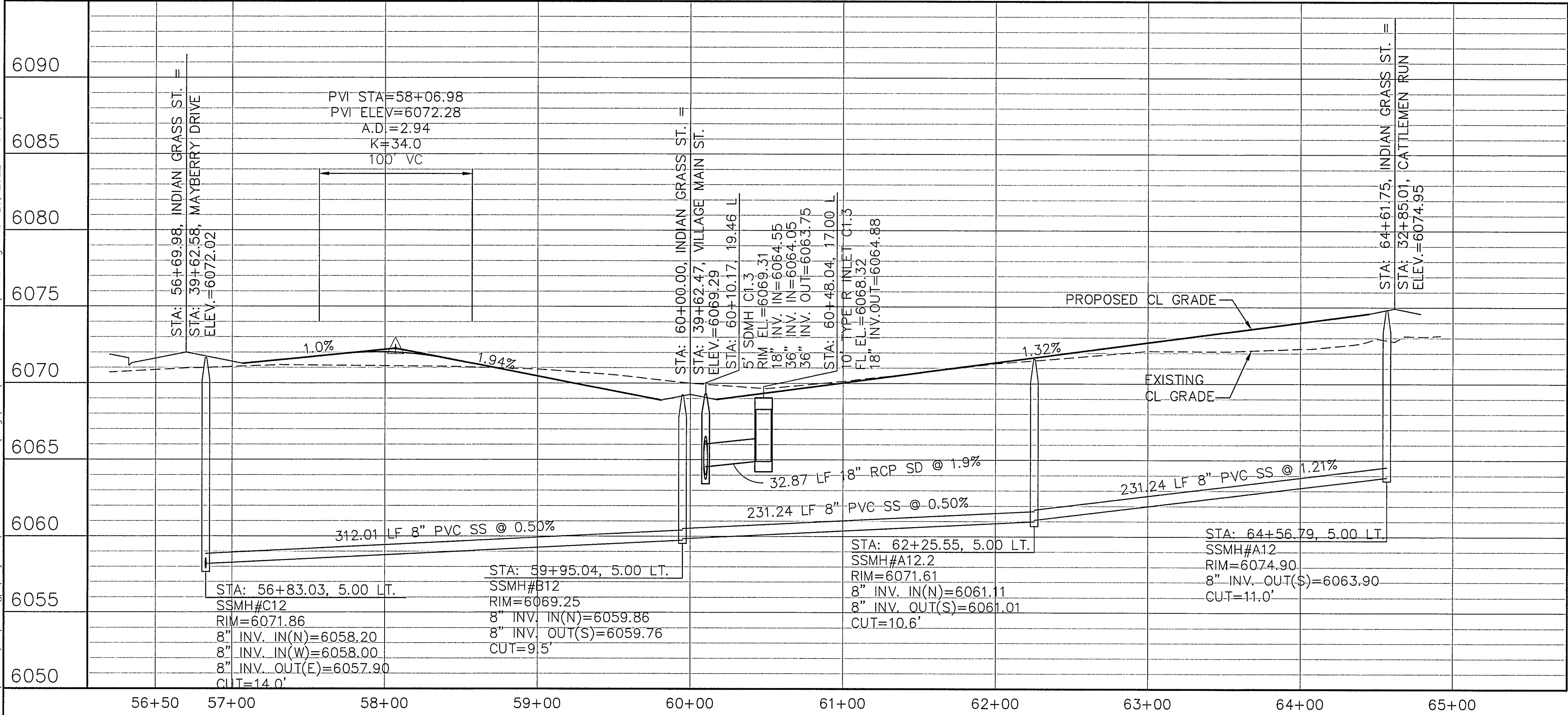


HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
DESIGNED: RMD
SURVEYED: R&R
CHECKED: JPS
CREATED: 3/26/06
LAST MODIFIED: 4/7/22
PROJECT NO: 090001
MODIFIED BY: BJJ

SHEET: PP10-F1A

BERM & CULVERT REVISION R&R 5/23/2025

C:\Users\Owner\Dropbox\paprojects\090001\Ellicott\TC.dwg Civil\FIG-1-REPLAT\PP12.dwg Mar 29, 2022 - 5:34pm



LINE TABLE		
LINE	LENGTH	BEARING
L10	1194.46	S89°28'59"E
L11	2014.85	S89°28'59"E
L12	3239.55	S89°28'59"E
L15	791.76	N00°00'00"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C30	39.04	25.00	89°29'00"
C31	39.50	25.00	90°31'00"
C32	39.50	25.00	90°31'00"
C33	39.04	25.00	89°29'00"
C34	39.04	25.00	89°29'00"
C35	39.50	25.00	90°31'00"
C36	39.50	25.00	90°31'00"
C37	39.04	25.00	89°29'00"

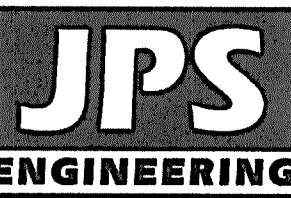


MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

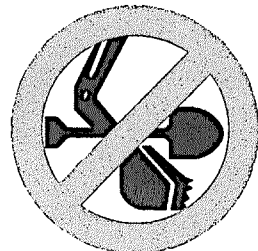
INDIAN GRASS STREET PLAN & PROFILE (STA: 56+50 TO STA: 65+00.00)

HORZ. SCALE: 1"=50'	DRAWN: BUJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 3/26/06	LAST MODIFIED: 3/31/22
PROJECT NO: 090001	MODIFIED BY: BUJ
SHEET:	

PP12-F1A



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FAX: 719-471-0766
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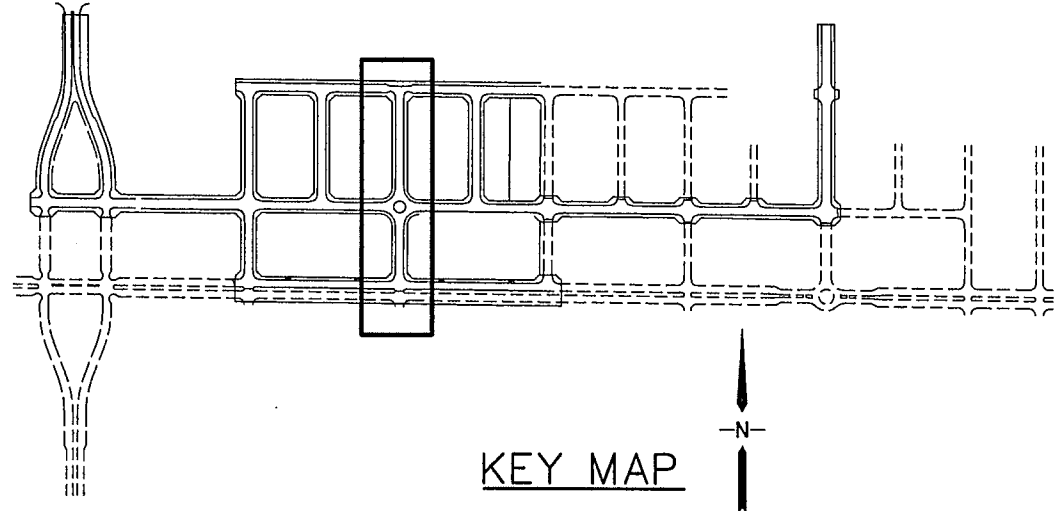
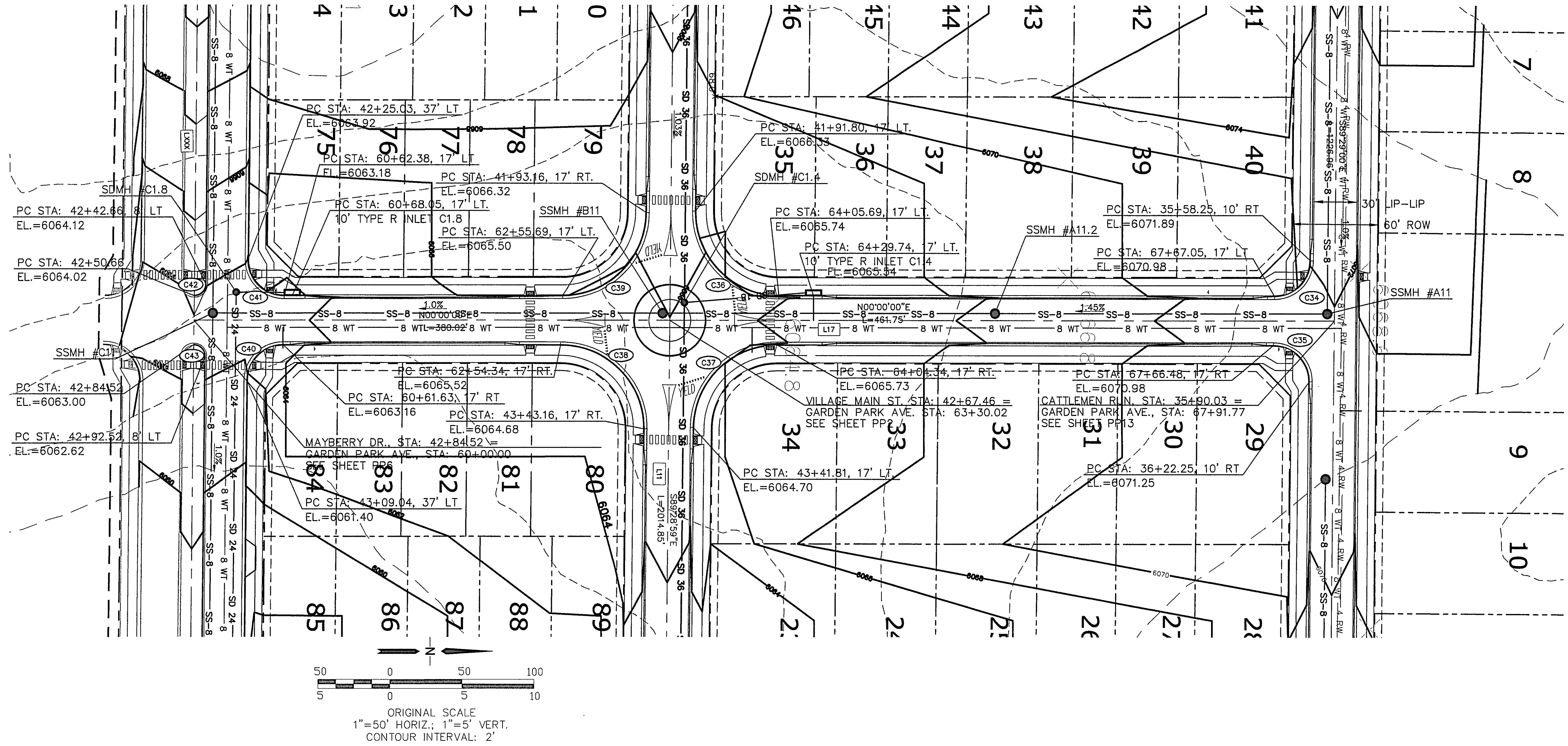
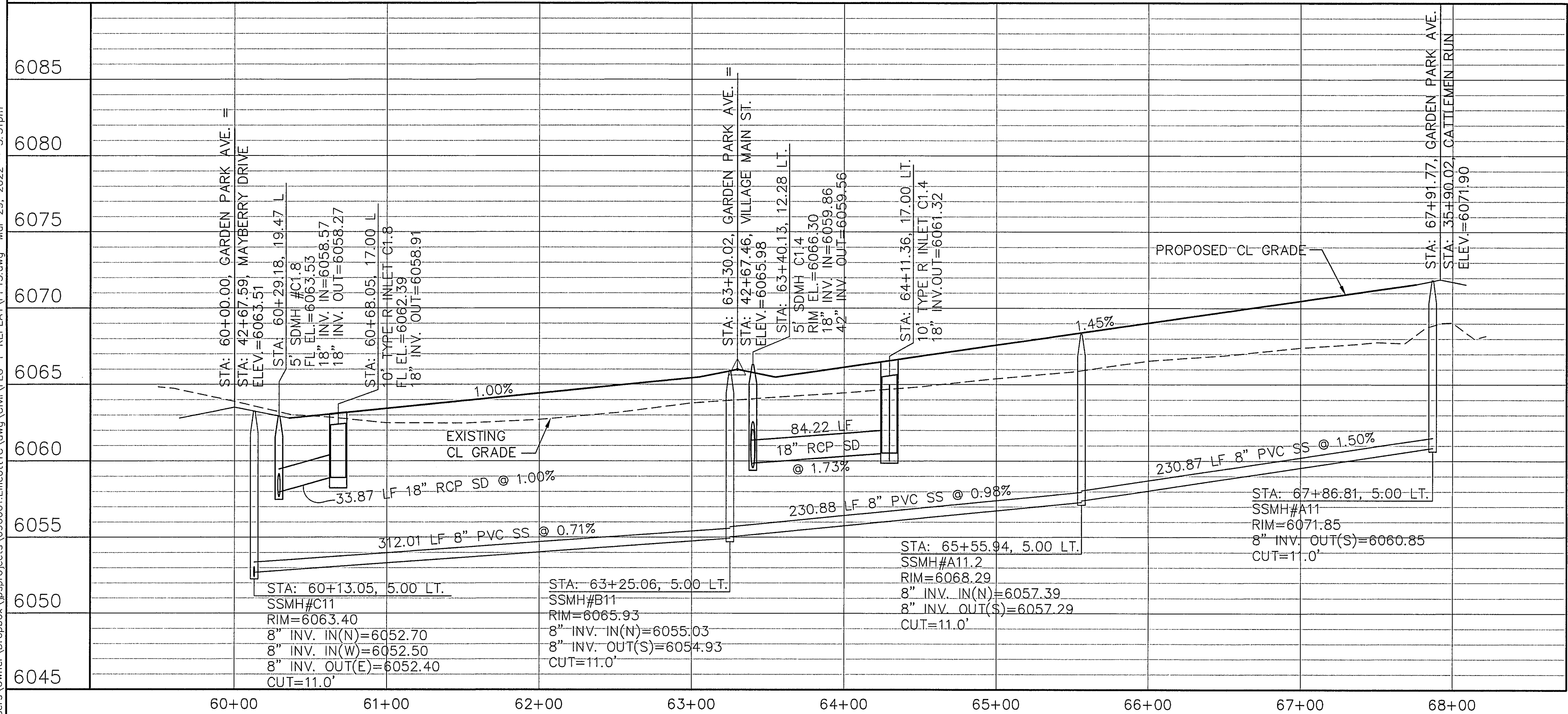
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE SAFETY OF THE
MEMBER UTILITIES.

No.	REVISION	BY	DATE
F	EPC COMMENTS	JPS	9/12/19
G	EPC COMMENTS	JPS	1/31/20
H	FLG-1 REPLAT	JPS	12/22/20
I	EPC COMMENTS	JPS	2/22/22
J	EPC COMMENTS	JPS	3/31/22

R&R 5/23/2025

BERM & CULVERT REVISION

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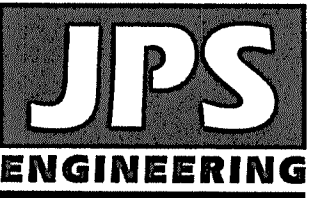
LINE TABLE			
LINE	LENGTH	BEARING	
L10	3286.70	S89°29'00"E	
L11	3751.02	S89°29'00"E	
L17	841.77	N00°00'00"E	
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C34	39.04	25.00	89°29'00"
C35	39.50	25.00	89°29'00"
C36	91.63	58.00	90°31'00"
C37	90.58	58.00	89°29'00"
C38	91.63	58.00	90°31'00"
C39	90.58	58.00	89°29'00"
C40	39.04	25.00	89°29'00"
C41	39.50	25.00	90°31'00"
C42	12.57	8.00	90°00'00"
C43	12.57	8.00	90°00'00"



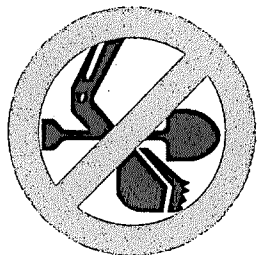
MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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

HORIZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 3/26/06	LAST MODIFIED: 3/31/22
PROJECT NO: 090001	MODIFIED BY: JPS
SHEET: PP13-F1A	



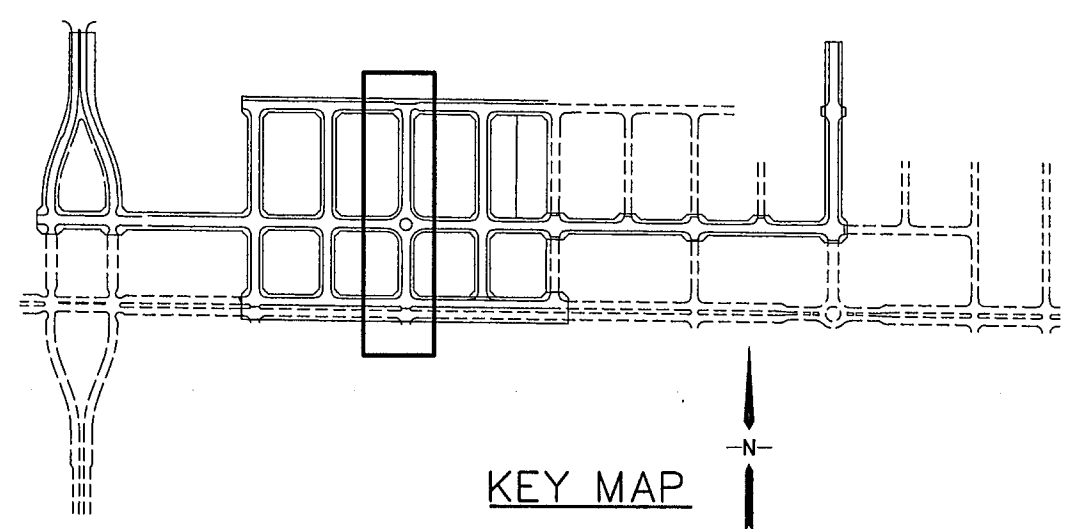
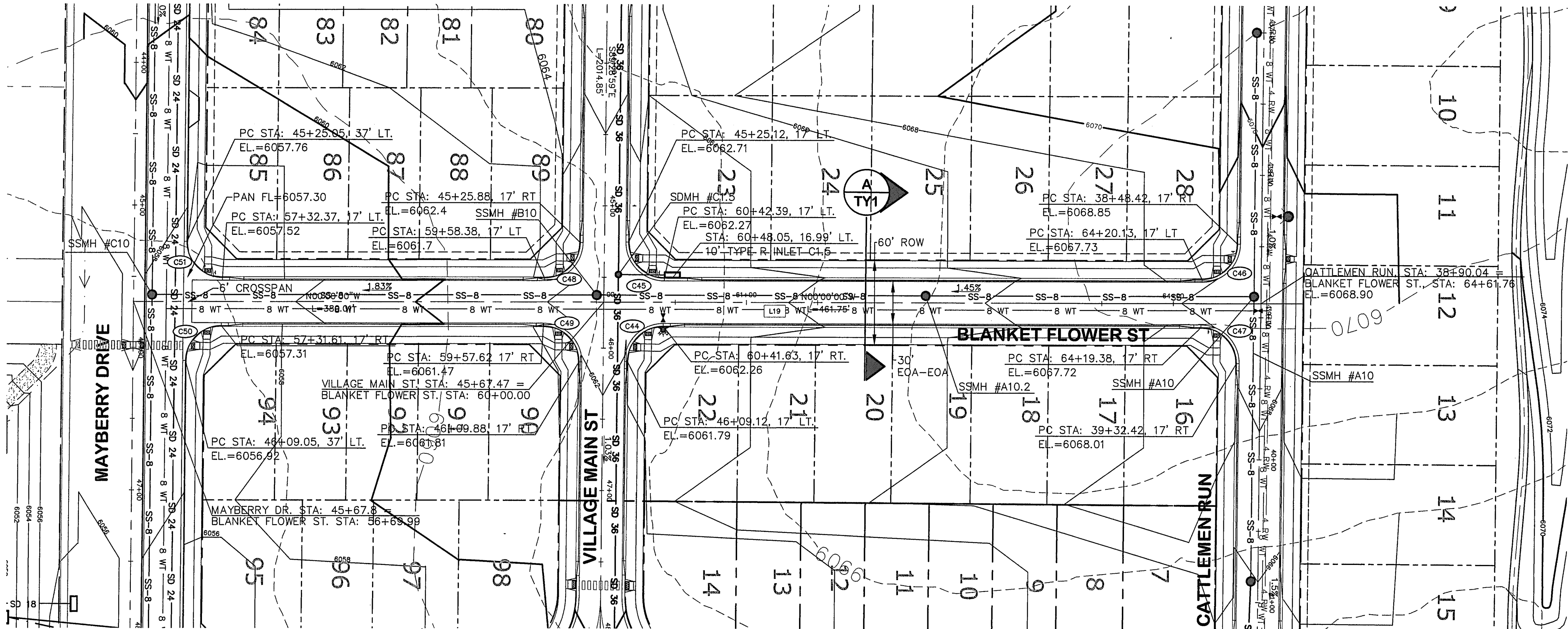
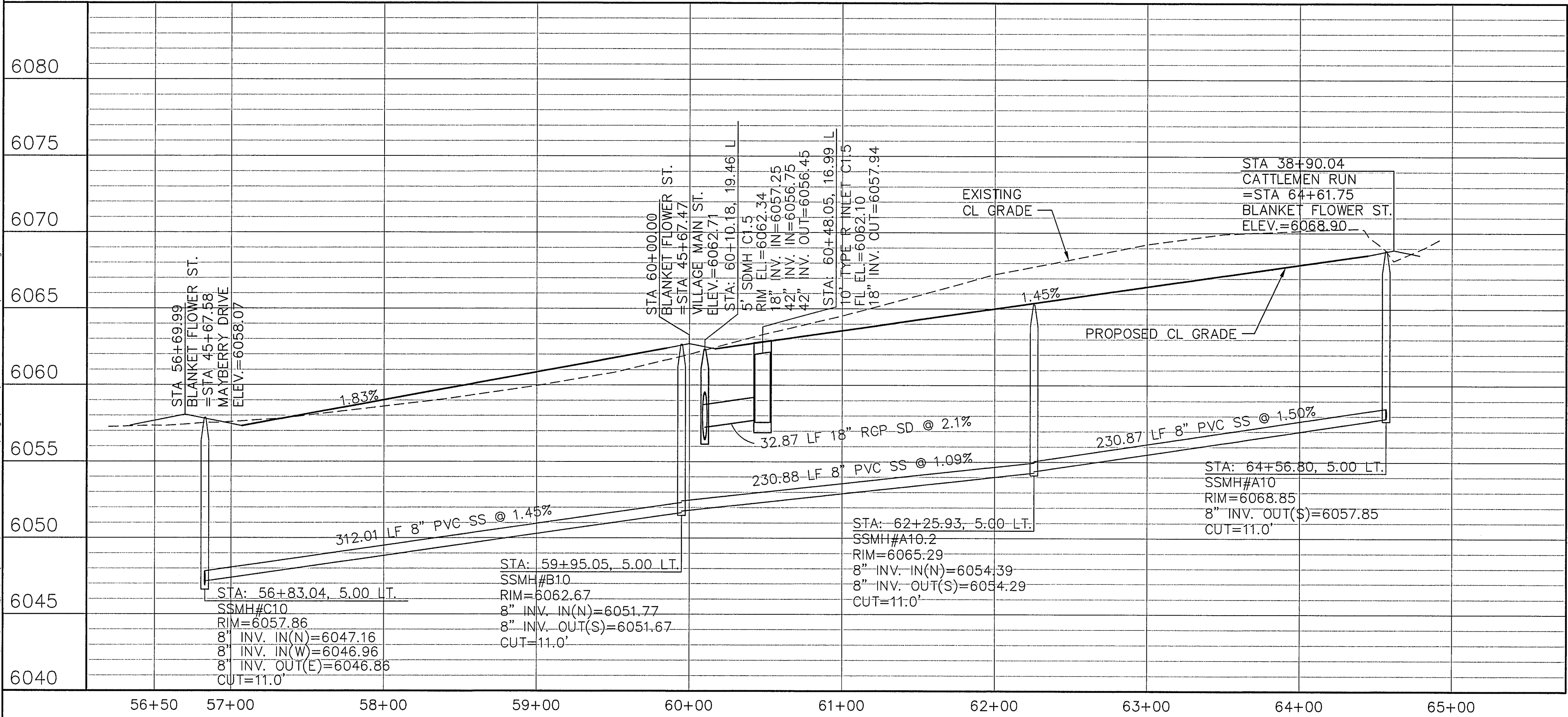
19 E. Willamette Ave.
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CALL 7 BUSINESS DAYS IN ADVANCE
BEFORE ANY EXCAVATION OR
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
A	FILING 1A SUBMITTAL	JPS	2/22/22
B	FILING 1A SUBMITTAL	JPS	3/31/22
C	BERM & CULVERT REVISION	R&R	5/23/2025

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

CURVE TABLE		
CURVE	LENGTH	RADIUS
C44	39.04	25.00
C45	39.50	25.00
C46	39.04	25.00
C47	39.50	25.00
C48	39.04	25.00
C49	39.50	25.00
C50	39.04	25.00
C51	39.50	25.00

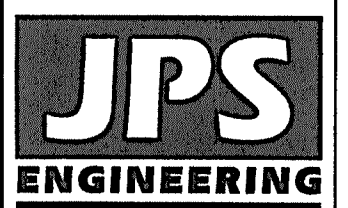


MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

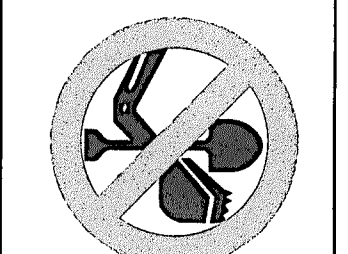
BLANKET FLOWER STREET PLAN & PROFILE (STA: 56+50 TO STA: 65+00.00)

HORZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 3/26/06	LAST MODIFIED: 3/31/22
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET:	

PP14-F1A



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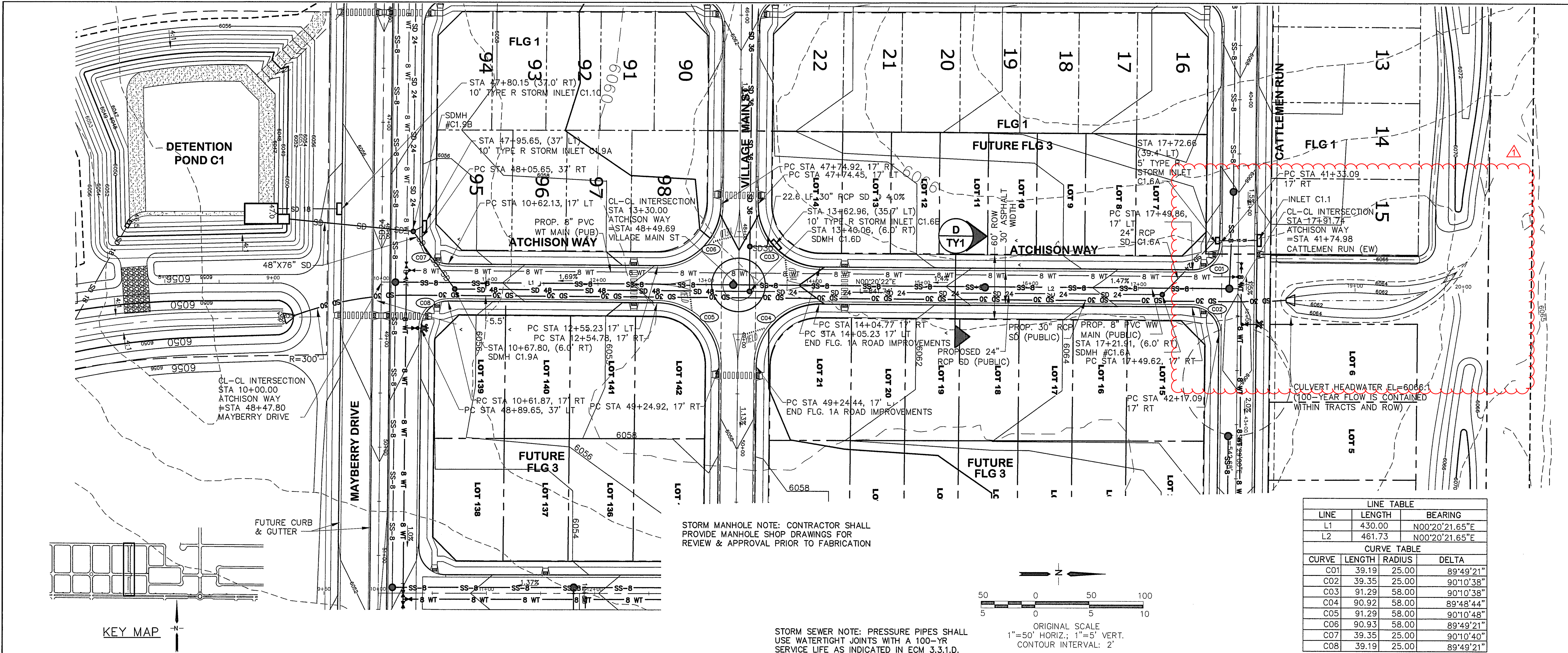


CALL UTILITY NOTIFICATION
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1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG. GRAVE DAMAGE
FOR THE MEMBER UTILITIES.

No.	BY	DATE	REVISION
F	JPS	9/12/19	EPC COMMENTS
G	JPS	1/31/20	EPC COMMENTS
H	JPS	11/19/21	FLG-1 REPLAT
I	JPS	2/22/22	EPC COMMENTS
J	JPS	3/31/22	EPC COMMENTS

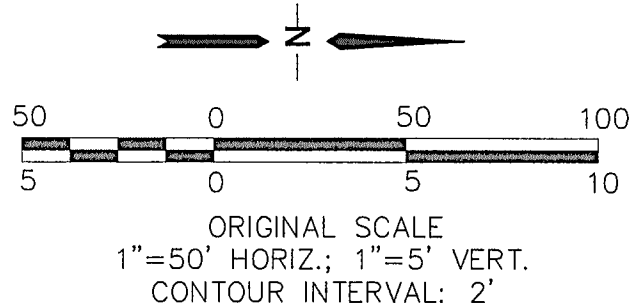
R&R 5/23/2025
BERM & CULVERT REVISION

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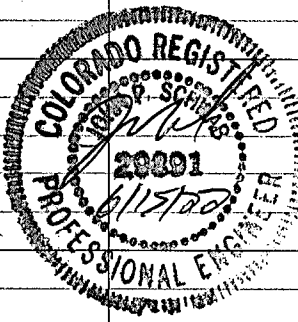
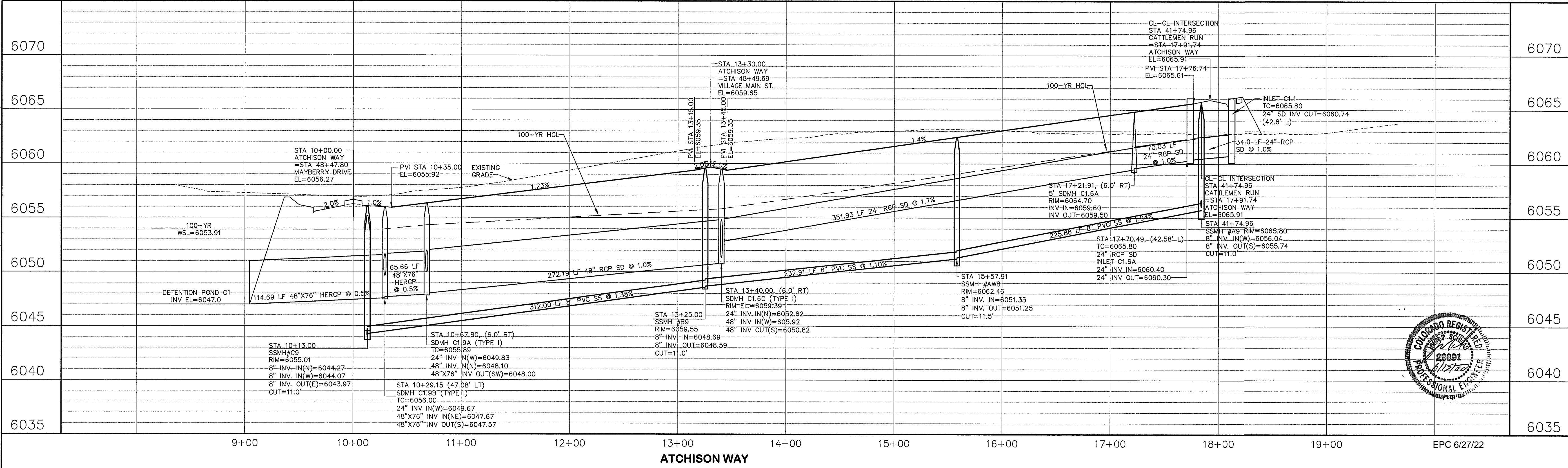


STORM MANHOLE NOTE: CONTRACTOR SHALL PROVIDE MANHOLE SHOP DRAWINGS FOR REVIEW & APPROVAL PRIOR TO FABRICATION

STORM SEWER NOTE: PRESSURE PIPES SHALL USE WATER TIGHT JOINTS WITH A 100-YR SERVICE LIFE AS INDICATED IN ECM 3.3.1.D.

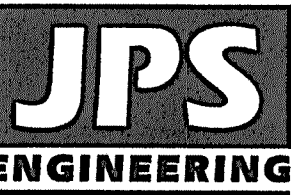


LINE TABLE			
LINE	LENGTH	BEARING	
L1	430.00	N00°20'21.65"E	
L2	461.73	N00°20'21.65"E	
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C01	39.19	25.00	89°49'21"
C02	39.35	25.00	90°10'38"
C03	91.29	58.00	90°10'38"
C04	90.92	58.00	89°48'44"
C05	91.29	58.00	90°10'48"
C06	90.93	58.00	89°49'21"
C07	39.35	25.00	90°10'40"
C08	39.19	25.00	89°49'21"



MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

ATCHISON WAY PLAN & PROFILE (STA: 10+00 TO STA: 17+91.74)



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MEMBER UTILITIES.

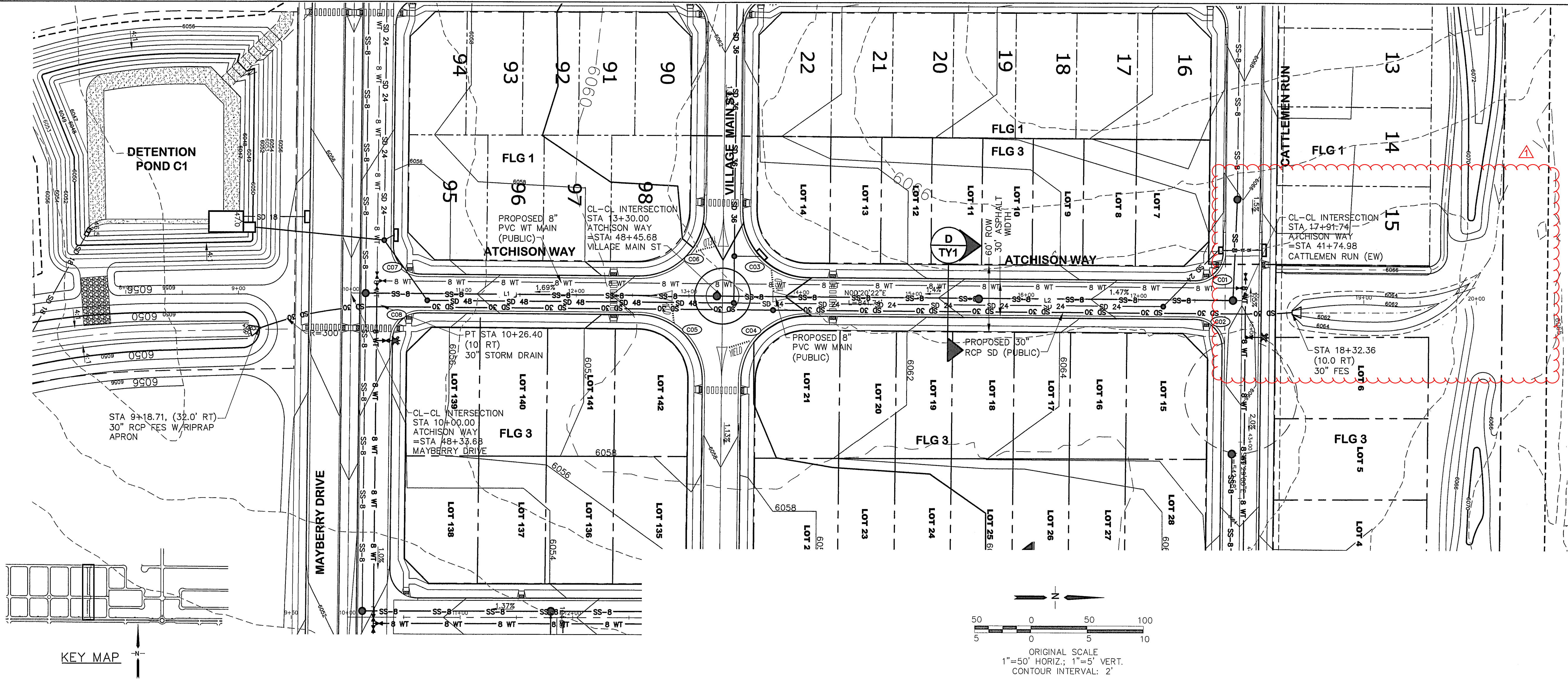
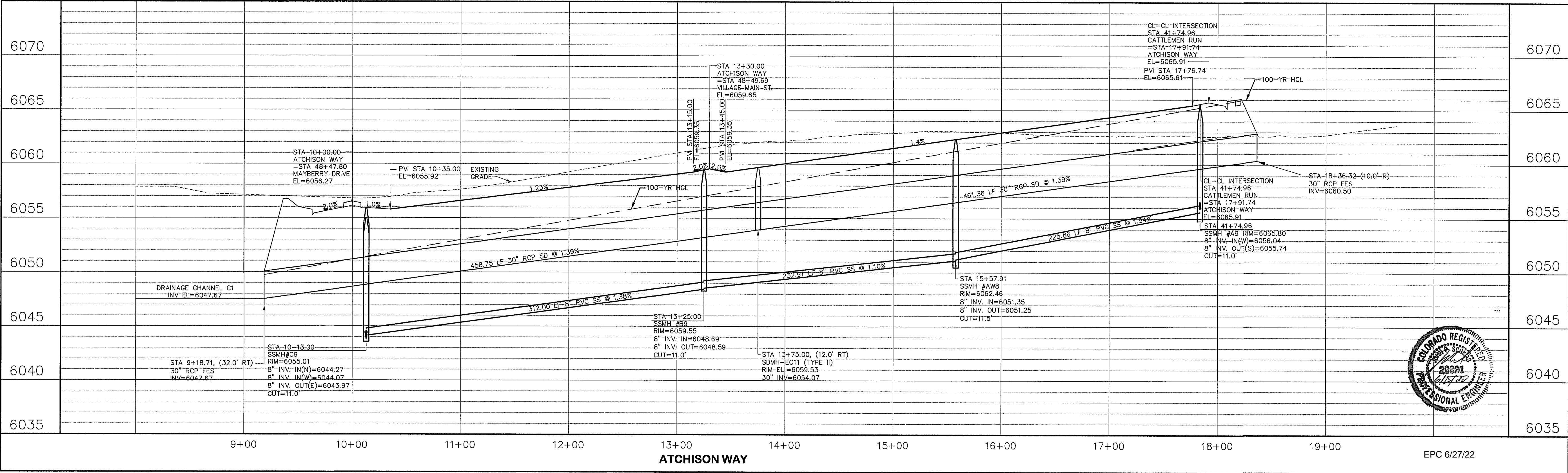
No.	REVISION	BY	DATE
F	EPC COMMENTS	JPS	9/12/19
G	EPC COMMENTS	JPS	11/31/20
H	FLG-1 REPLAT	JPS	11/19/21
I	EPC COMMENTS	JPS	2/22/22
J	EPC COMMENTS	JPS	3/31/22

R&R 5/23/2025
BERM & CULVERT REVISION

HORIZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 11/02/21	LAST MODIFIED: 3/31/22
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET:	

PP20-F1A

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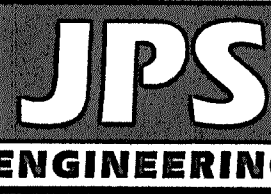
MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

ATCHISON WAY 30" STORM DRAIN PLAN & PROFILE (STA: 10+00 TO STA: 17+91.74)

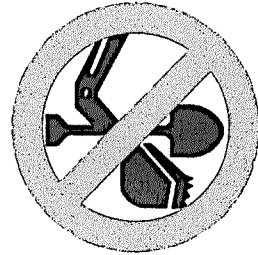
HORIZ. SCALE:	1"=50'
VERT. SCALE:	1"=5'
SURVEYED:	R&R
CREATED:	11/02/21
PROJECT NO:	090001

DRAWN:	BJJ
DESIGNED:	JPS
CHECKED:	JPS
LAST MODIFIED:	4/6/22
MODIFIED BY:	BJJ

SHEET: **PP21-F1A**



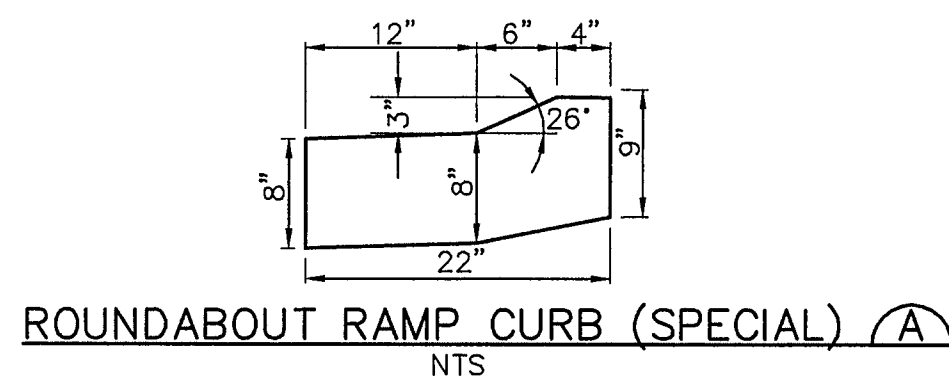
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FOR THE MEMBER UTILITIES.

No.	REVISION	BY	DATE
F	EPC COMMENTS	JPS	9/12/19
G	EPC COMMENTS	JPS	1/31/20
H	FLG-1 REPLAT	JPS	11/19/21
I	EPC COMMENTS	JPS	1/31/22
J	EPC COMMENTS	JPS	4/6/22

R&R 5/23/2025
BERM & CULVERT REVISION



A circular professional engineer seal for the state of Colorado. The outer ring contains the text "COLORADO REGISTERED" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the name "John P. Schmitt" is handwritten in cursive. Below the name, the number "20801" is printed, and below that, the date "6/1/50" is handwritten.

- | | | | |
|--------------|----------|----------------|---------|
| HORZ. SCALE: | NTS | DRAWN: | BJJ |
| VERT. SCALE: | N/A | DESIGNED: | JPS |
| SURVEYED: | R&R | CHECKED: | JPS |
| CREATED: | 12/03/00 | LAST MODIFIED: | 6/10/22 |
| PROJECT NO: | 090001 | MODIFIED BY: | MSP |
| SHEET: | | | |

TS1

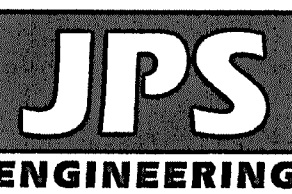
MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

SIGNING & STRIPING PLAN

No.	REVISION	BY	DATE
6	EPIC COMMENTS	JPS	1/31/20
4	EPIC COMMENTS	JPS	9/07/20
1	EPIC COMMENTS	JPS	11/04/21
1	FLG-TA SUBMITTAL	JPS	11/18/21
4	EPIC COMMENTS	JPS	6/10/22
1	BERM & CULTIVET REVISION	R&R	5/23/2025

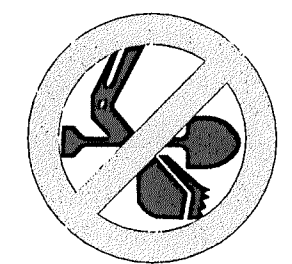
R&R 5/23/2025

BERM & CULVERT REVISION



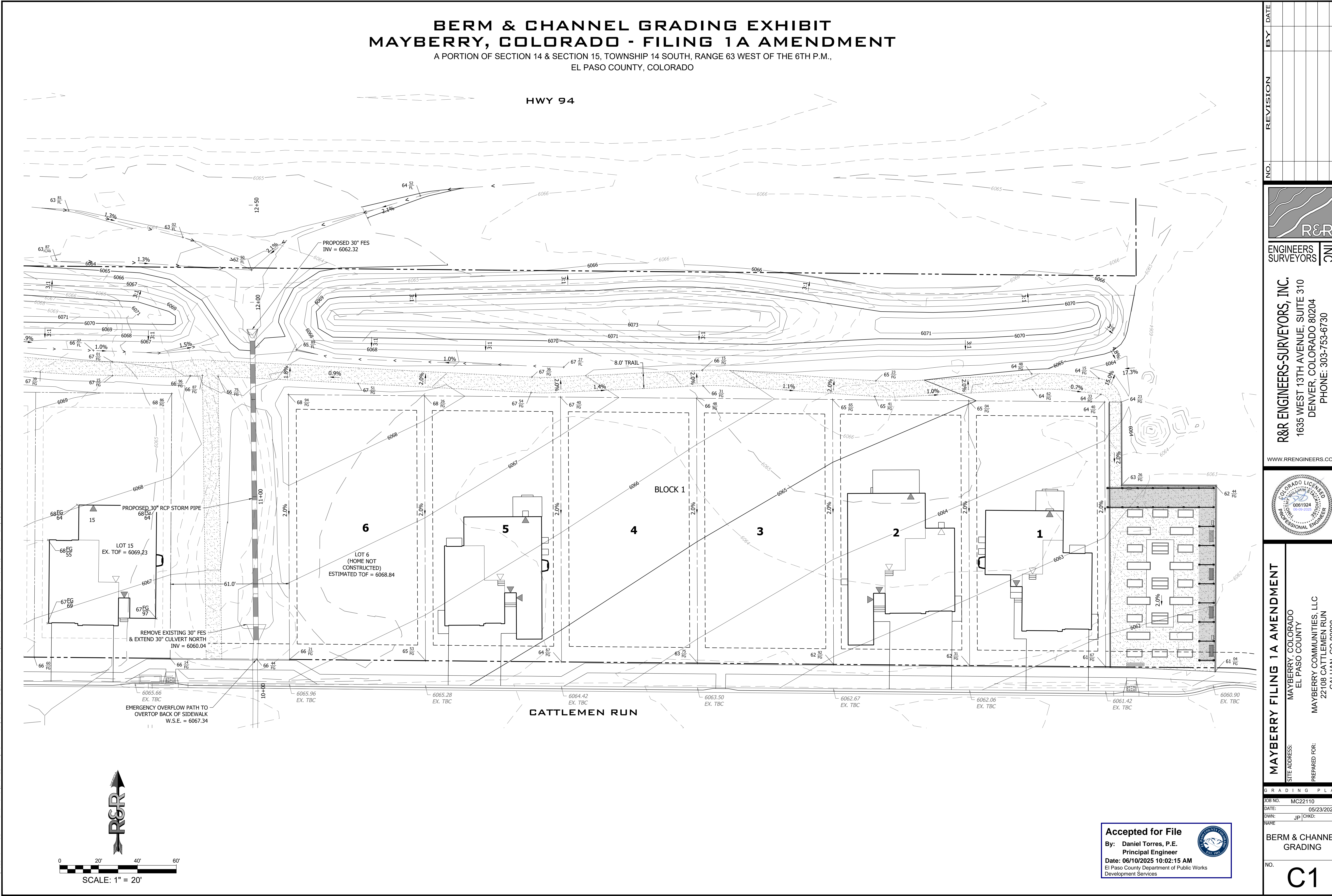
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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

PATH: P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\LOT PLANS\BLOCK GRADING\BLOCKS 1 & CHANNEL GRADING.DWG, PLOT DATE: 6/9/2025 11:33:08 AM BY: LYNN O'GRADY



**BERM & CHANNEL GRADING EXHIBIT
MAYBERRY, COLORADO - FILING 1A AMENDMENT**

A PORTION OF SECTION 14 & SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

HWY 94

CATTLEMEN RUN

BLOCK 1

6

5

4

3

2

1

LOT 6
(HOME NOT
CONSTRUCTED)
ESTIMATED TOF = 6068.84

REMOVE EXISTING 30" FES
& EXTEND 30" CULVERT NORTH
INV = 6060.04

EMERGENCY OVERFLOW PATH TO
OVERTOP BACK OF SIDEWALK
W.S.E. = 6067.34

PROPOSED 30" FES
INV = 6062.32

PROPOSED 30" RCP STORM PIPE

LOT 15
EX. TOF = 6069.23

Accepted for File

By: Daniel Torres, P.E.

Principal Engineer

Date: 06/10/2025 10:02:15 AM

El Paso County Department of Public Works
Development Services



MAYBERRY FILING 1A AMENDMENT

SITE ADDRESS: MAYBERRY, COLORADO
EL PASO COUNTY

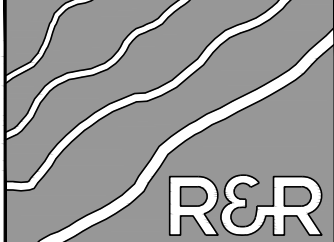
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
22108 CATTLEMEN RUN
CALHAN, CO 80808



WWW.RRENGINEERS.COM

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

ENGINEERS
SURVEYORS



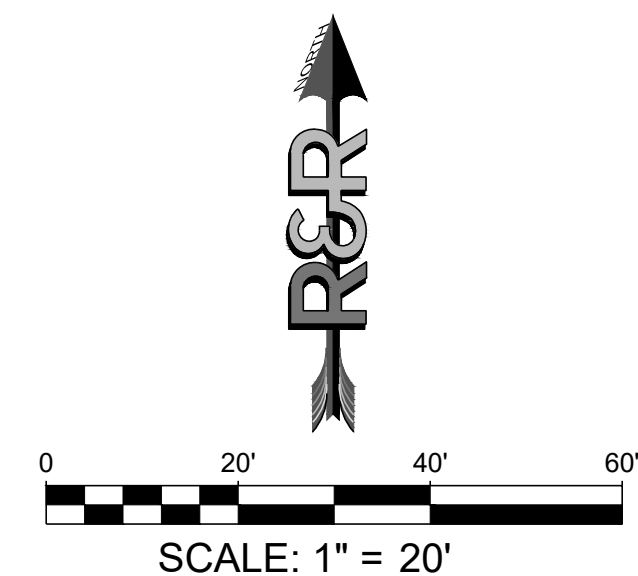
NO.	REVISION	BY	DATE

JOB NO.	MC22110
DATE:	05/23/2025
DWN:	JP
CHKD:	LO
NAME	

BERM & CHANNEL
GRADING

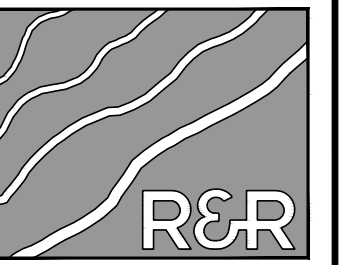
NO. C1

A PORTION OF SECTION 14 & SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



Accepted for File
By: **Daniel Torres, P.E.**
Principal Engineer
Date: **06/10/2025 10:02:31 AM**
El Paso County Department of Public Works
Development Services



ENGINEERS
SURVEYORS | INC

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

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THE ADDRESS: MAYBERRY, COLORADO

MAYBERRY COMMUNITIES, LLC
22108 CATTLEMEN RUN
CALHAN, CO 80808

TRADING PLAN

NO.	MC22110		
E:	05/23/2025		
N:	JP	CHKD:	LO
E			

ERM & CHANNEL GRADING

C1