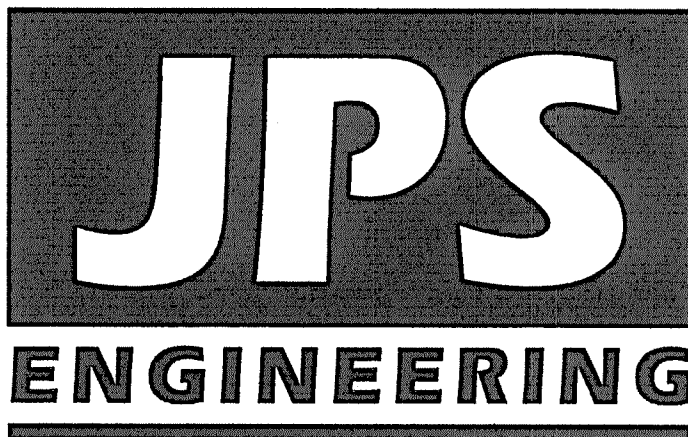


Mayberry, Colorado Springs
Filing No. 1A Replat
Construction Drawings
El Paso County, Colorado

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 CDOT ACCESS PERMITS NO. 218053 & 218054)	FIRE DISTRICT:	ELLCOTT FIRE PROTECTION DISTRICT (719) 683-7211

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ENGINEERING RECORD DRAWINGS
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL, THE EXACT LOCATION, TYPE OF COMPONENT, NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

John P. Schwab Date: 1/5/24
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

ENGINEER:

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

THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF:

JOHN P. SCHWAB, P.E. 29891

DATE

DEVELOPER:

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

DEVELOPER

DATE

COUNTY:

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

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

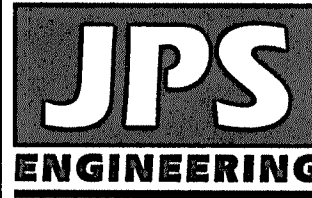
EL PASO COUNTY ENGINEER/DIRECTOR

* 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

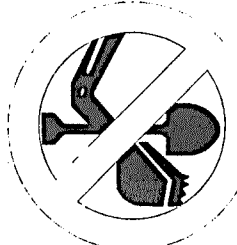
MAYBERRY, COLORADO SPRINGS, FILING NO. 1A

TITLE SHEET



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NO.	REVISION	DATE
1	COUNTY SUBMITTAL	11/19/21
2	COUNTY COMMENTS	2/22/22
3	COUNTY COMMENTS	4/7/22
4	COUNTY COMMENTS	6/10/22

HORIZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	R&R	CHECKED:	JPS
CREATED:	3/12/21	LAST MODIFIED:	6/10/22
PROJECT NO:	090001	MODIFIED BY:	BJJ

G1

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ENGINEERING RECORD DRAWINGS
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John P. Schwab

Date: 1/5/24

JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

COUNTY GENERAL NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW (DEPT. OF PUBLIC WORKS) AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

GENERAL DRAINAGE NOTES:

- INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
- BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.
- GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.

COUNTY SIGNING AND STRIPING NOTES:

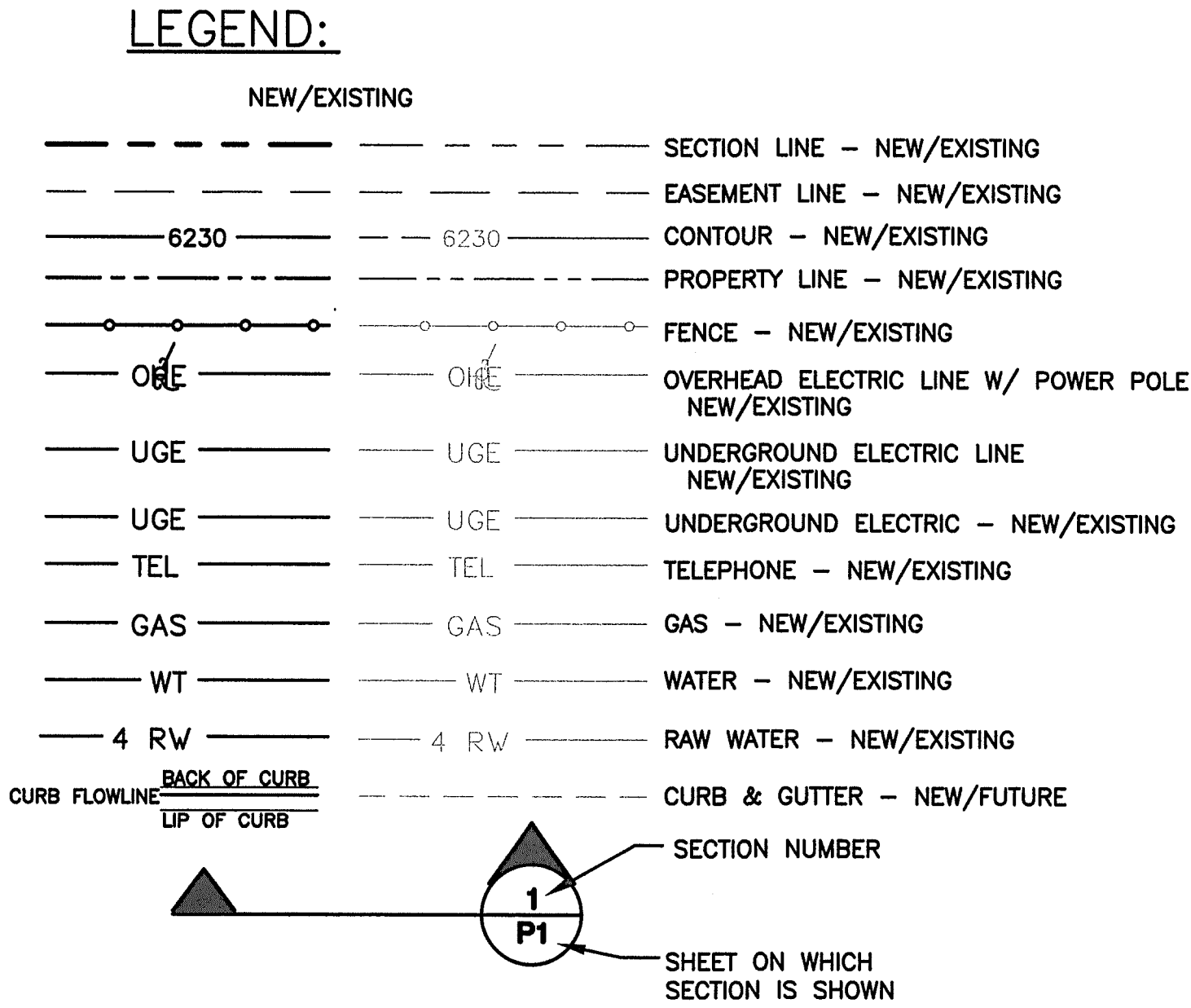
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT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

PROJECT GENERAL NOTES:

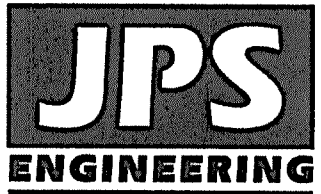
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
- EXISTING CONTOUR DATA PROVIDED BY OWNER GENERALLY CONSISTS OF AERIAL MAPPING FROM UNITED PLANNING & ENGINEERING. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
- 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:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL
 - CDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
 - ELLCOTT UTILITIES STANDARDS SPECIFICATIONS (REFER TO CSU STANDARDS IN THE ABSENCE OF PUBLISHED SPECIFICATIONS)
- STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING UNLESS OTHERWISE NOTED. PROVIDE WATER-TIGHT JOINTS ON STORM SEWER PIPE.
- 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.
- PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 30 DAYS AFTER FINE GRADING IS COMPLETE.
- 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.
- 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.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR
- PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS AND CONFORM TO COUNTY ENGINEERING STANDARDS AND SPECIFICATIONS.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 0.5% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
- ALL RESIDENTIAL STREET CURB RETURN RADII ARE 20-FEET AT FLOWLINE UNLESS OTHERWISE NOTED. ARTERIAL STREET CURB RETURN RADII ARE 35' UNLESS NOTED OTHERWISE.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY AND ALL UTILITIES INVOLVED IN PROJECT PRIOR TO MOBILIZING ON SITE.
- TYPE C STORM INLETS SHALL HAVE CLOSE-MESH GRATES.
- PROVIDE 10' TRANSITION FROM RAMP CURB TO VERTICAL CURB ON EACH SIDE OF STORM INLETS.
- 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.

SWMP NOTES:

- NO BATCH PLANTS ARE ANTICIPATED TO BE USED AT THE SITE.

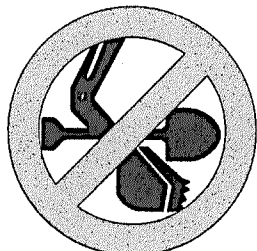


EPC 6/27/22



19 E. Willamette Ave.
Colorado Springs, CO
80903

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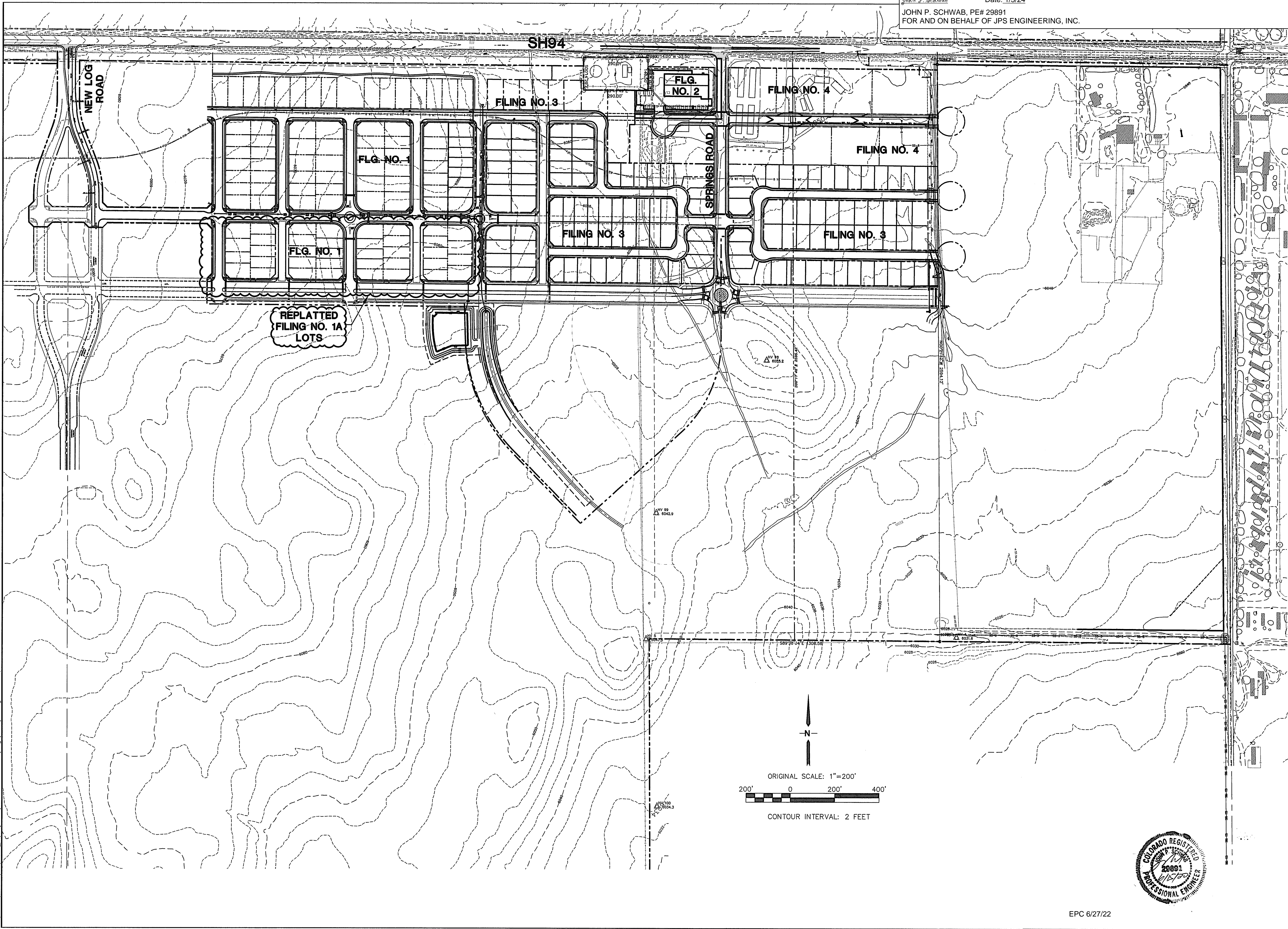
No.	BY	DATE	REVISION	
			COUNTY SUBMITTAL	COUNTY COMMENTS
1	JPS	2/24/21		
2	JPS	12/10/21		
3				
4				

GENERAL NOTES
& LEGEND

HORZ. SCALE: 1"=200'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 2/03/21	LAST MODIFIED: 12/10/21
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET:	

G2

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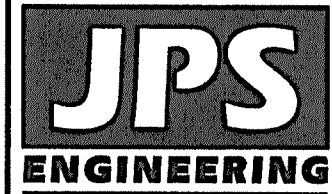


ENGINEERING RECORD DRAWINGS
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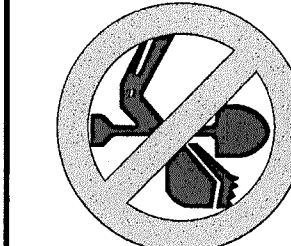
John P. Schwab Date: 1/5/24
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

MAYBERRY, COLORADO SPRINGS

OVERALL SITE PLAN



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No.	REVISION	BY	DATE

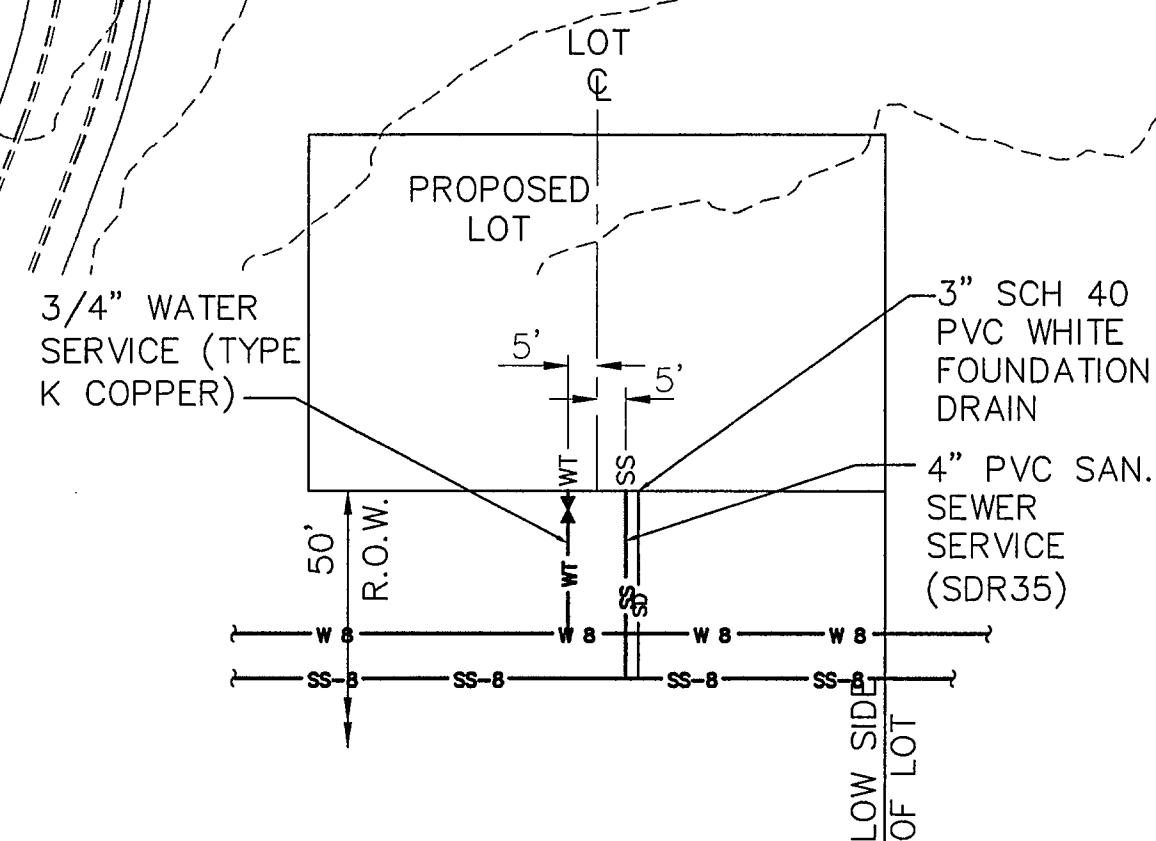
HORZ. SCALE: 1"=200'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 2/03/21	LAST MODIFIED: 1/18/22
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET:	

C1

John P. Schwab Date: 1/5/24
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

Date: 1/5/24

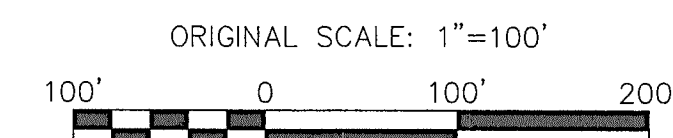
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



2. SET 4' SS SERVICE STUB INVERT AT 8' BELOW CURB FLOWLINE GRADE UNLESS NOTED OTHERWISE.



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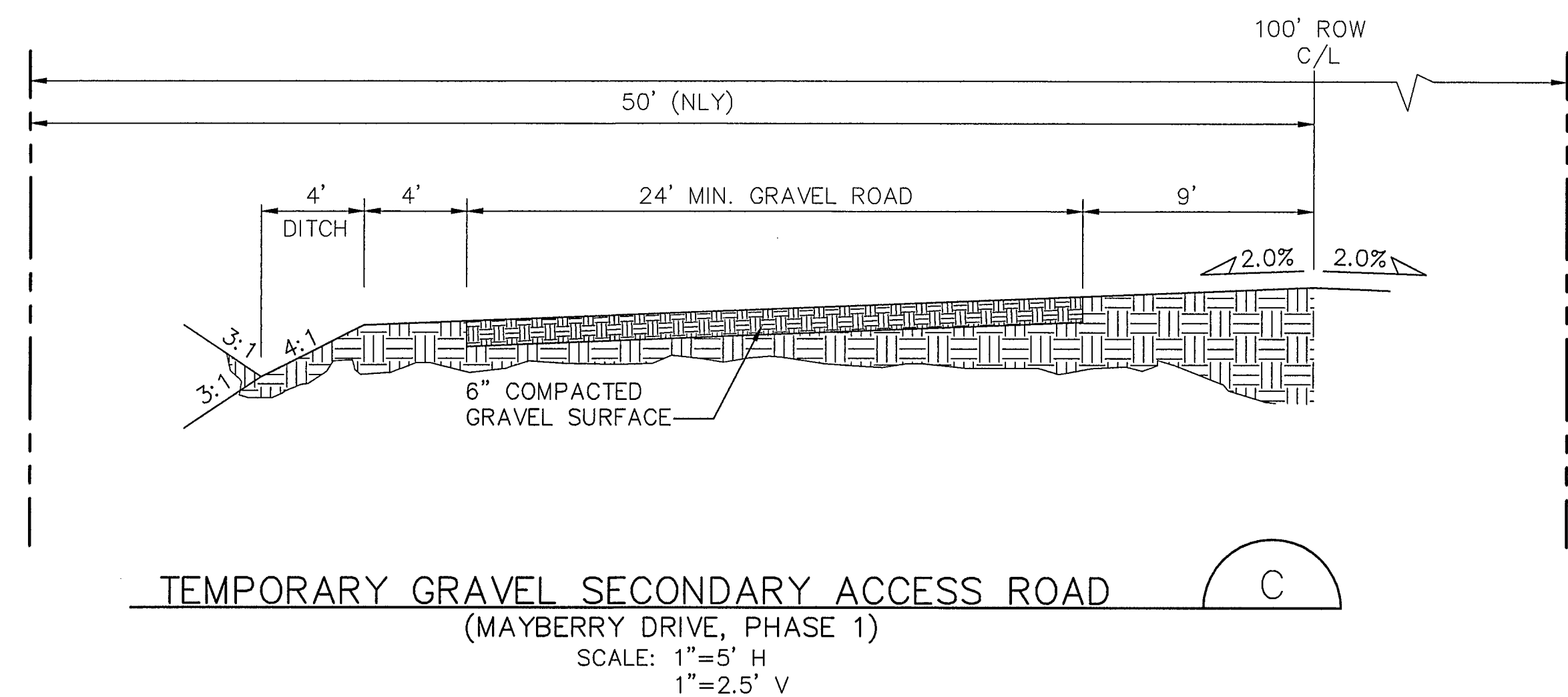
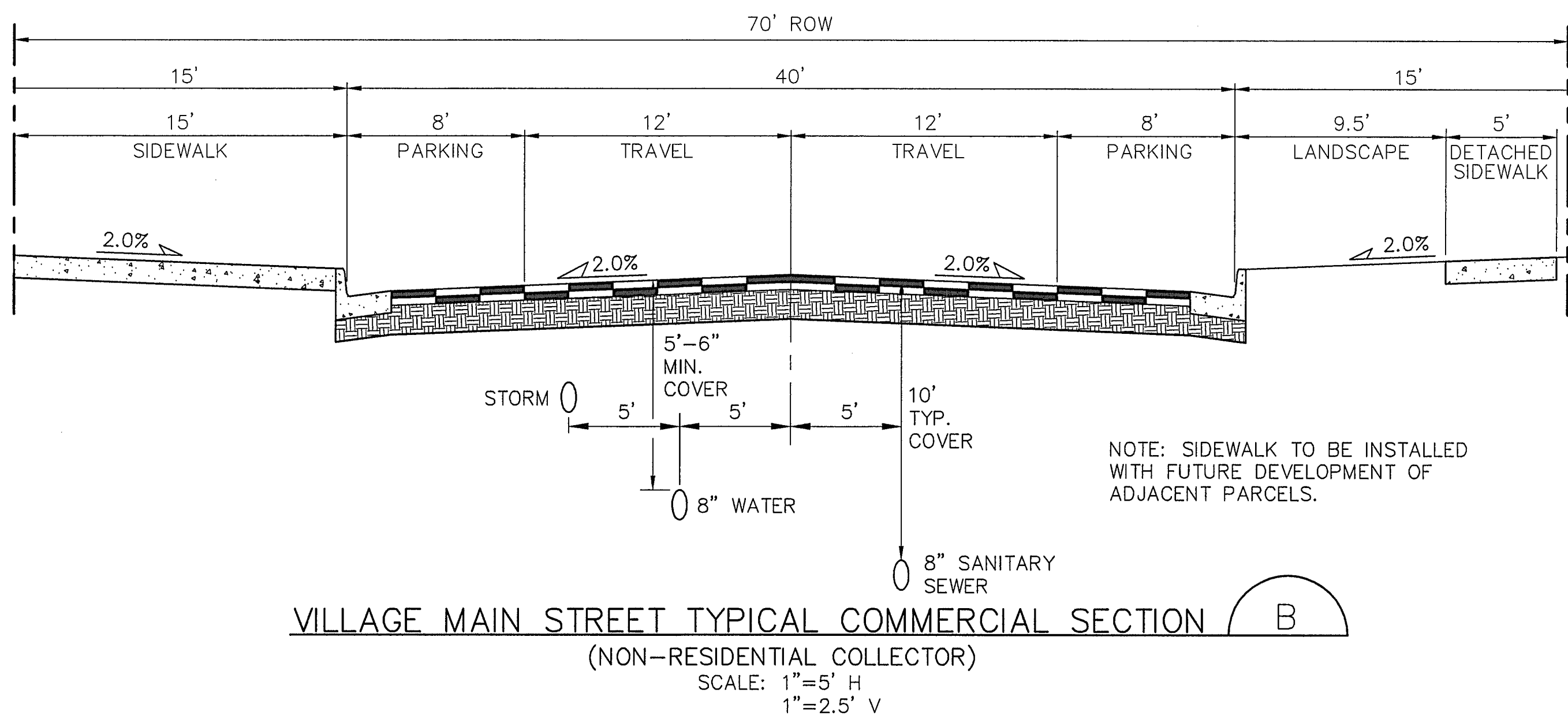
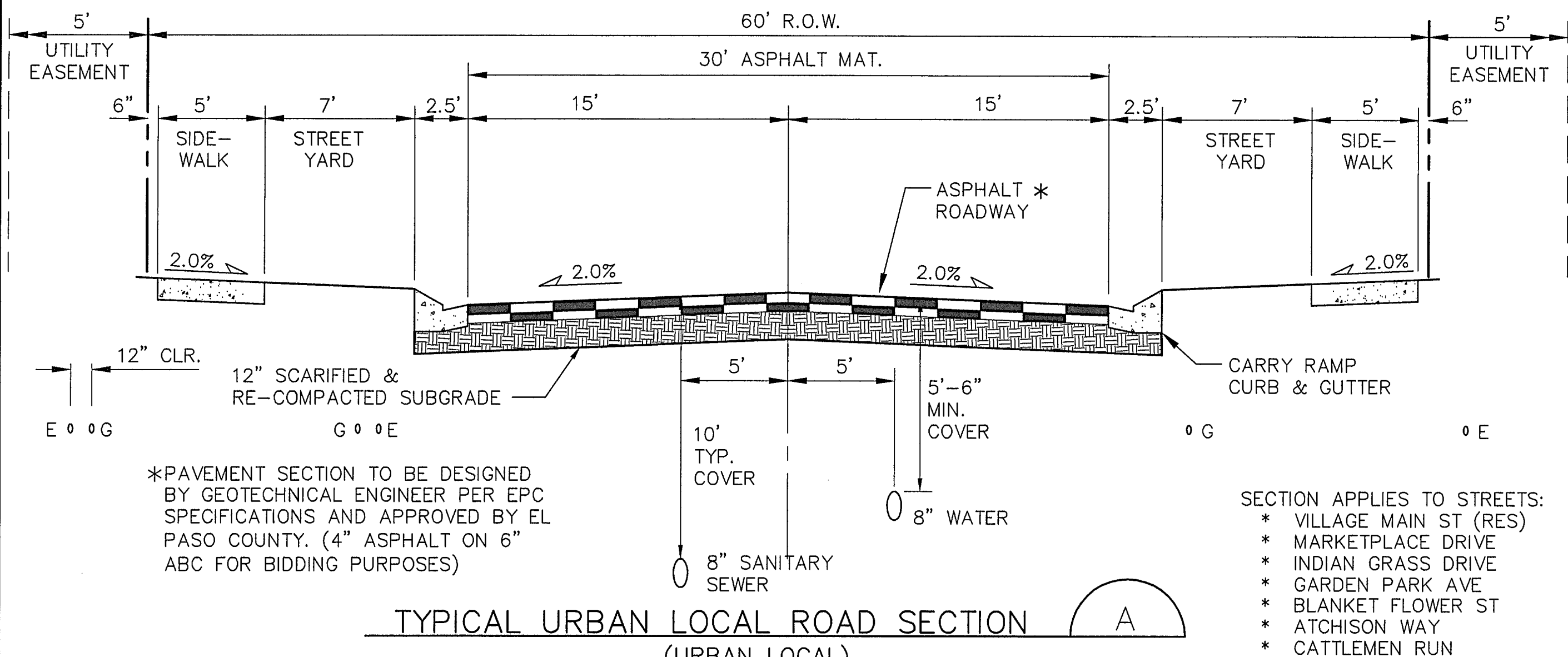
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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

19 E. Willamette Ave.
Colorado Springs, CO
80903

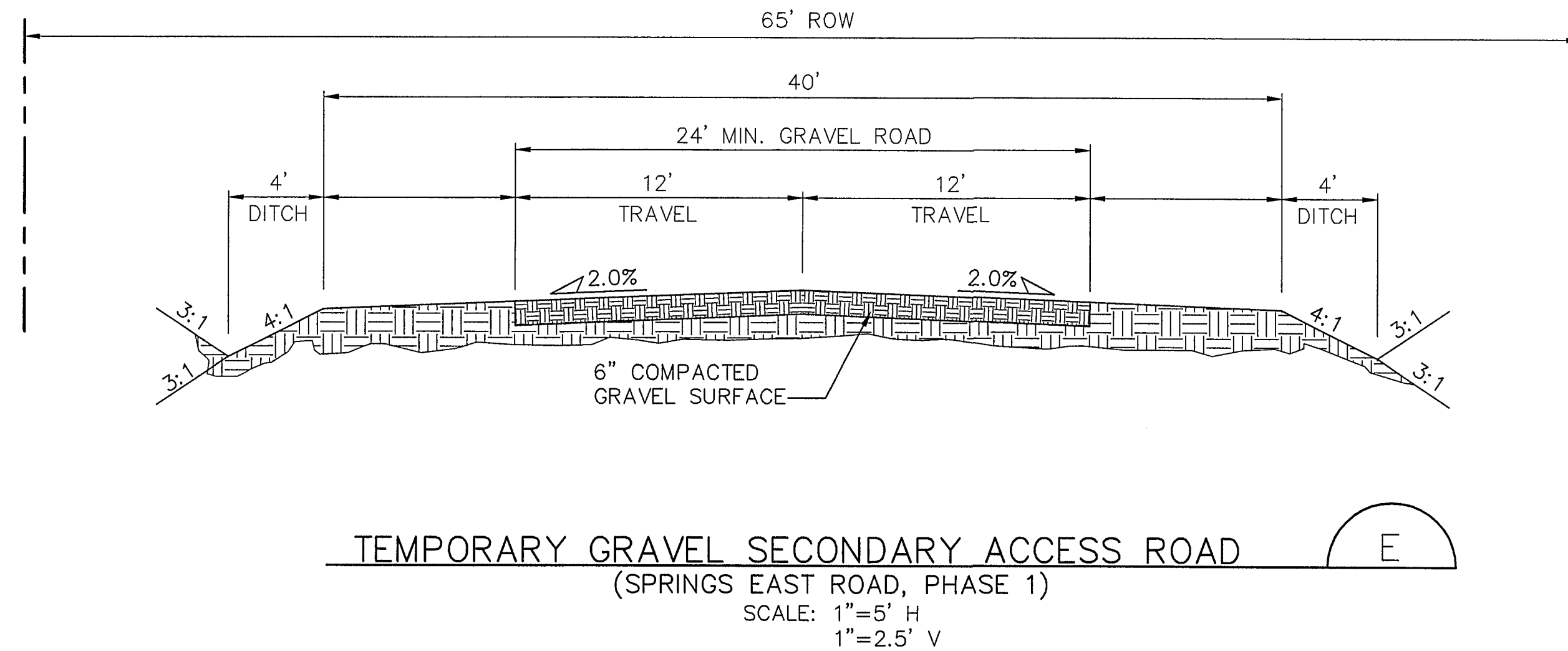
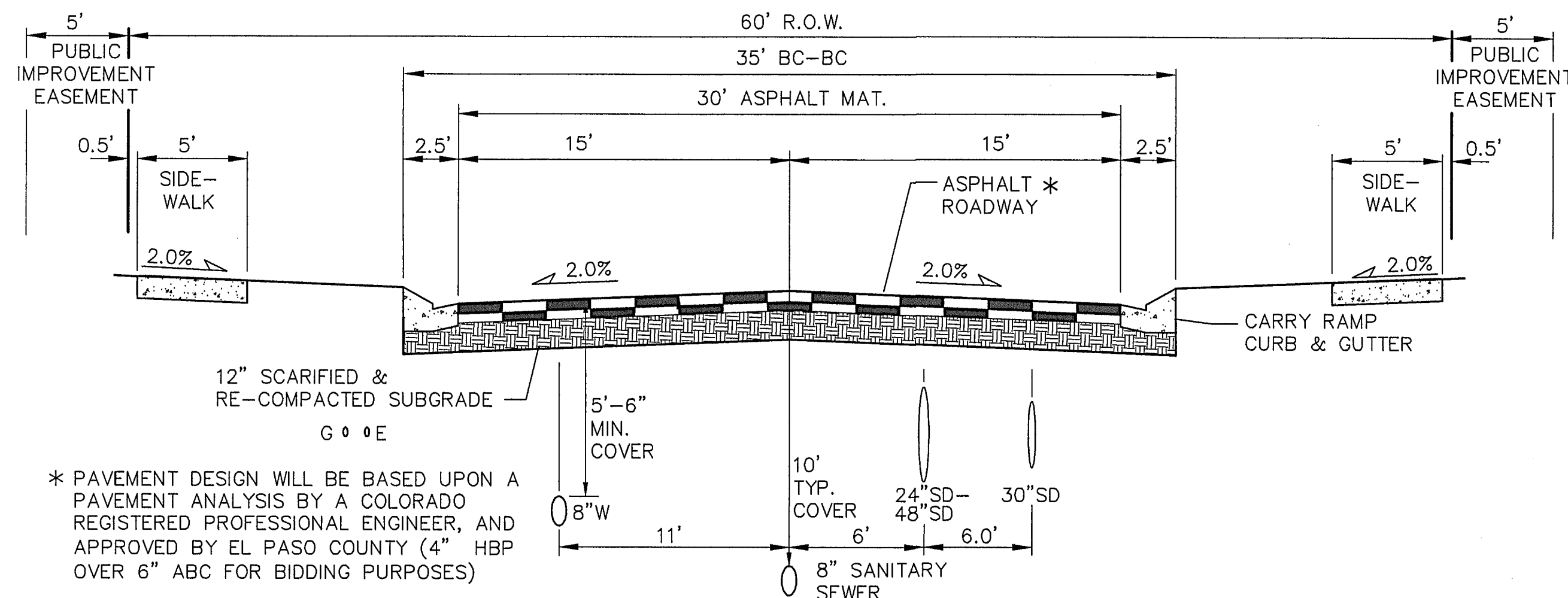
PH: 719-477-9429
FAX: 719-471-0766
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HORIZ. SCALE: " = 100'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 3/08/08	LAST MODIFIED: 6/10/22
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET: U2.1-F1A	



ENGINEERING RECORD DRAWINGS
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL, THE EXACT LOCATION, TYPE OF COMPONENT, NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

John P. Schwab Date: 1/5/24
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



DESIGN DATA

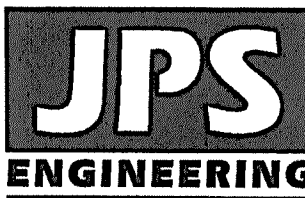
ROAD CLASSIFICATION:	URBAN/LOCAL
DESIGN SPEED:	25 MPH
POSTED SPEED:	25 MPH
ROADWAY WIDTH:	30'
MIN. HORIZONTAL RADIUS:	200'
MIN. GRADE:	0.5%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	12
MIN. K-VALUE (SAG):	26

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.

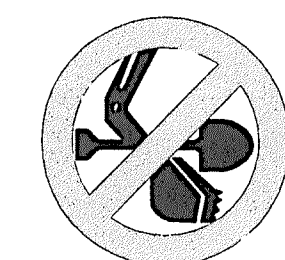


MAYBERRY, COLORADO SPRINGS - FILING 1A

TYPICAL ROAD SECTIONS



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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

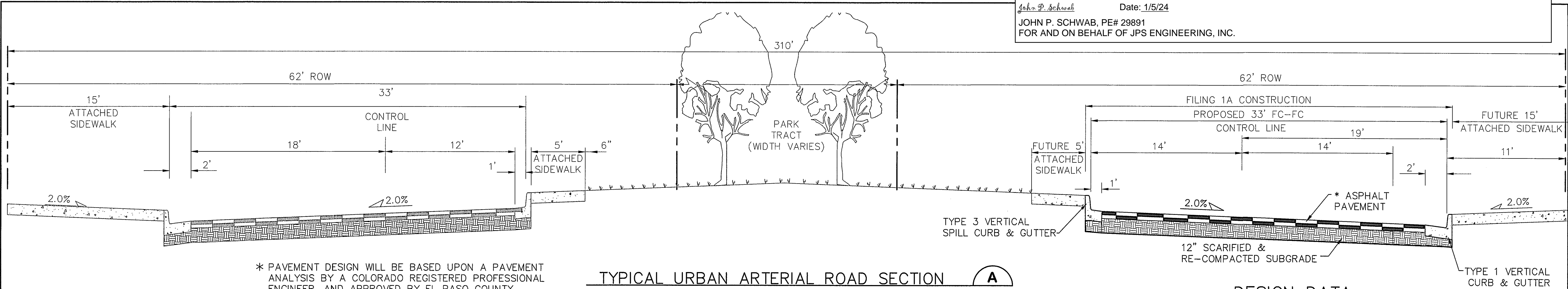
No.	REVISION	BY	DATE
A	FLG-1A SUBMITTAL	JPS	11/08/21
B	EPC COMMENTS	JPS	2/22/22
C	EPC COMMENTS	JPS	6/10/22

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

EPC 6/27/22

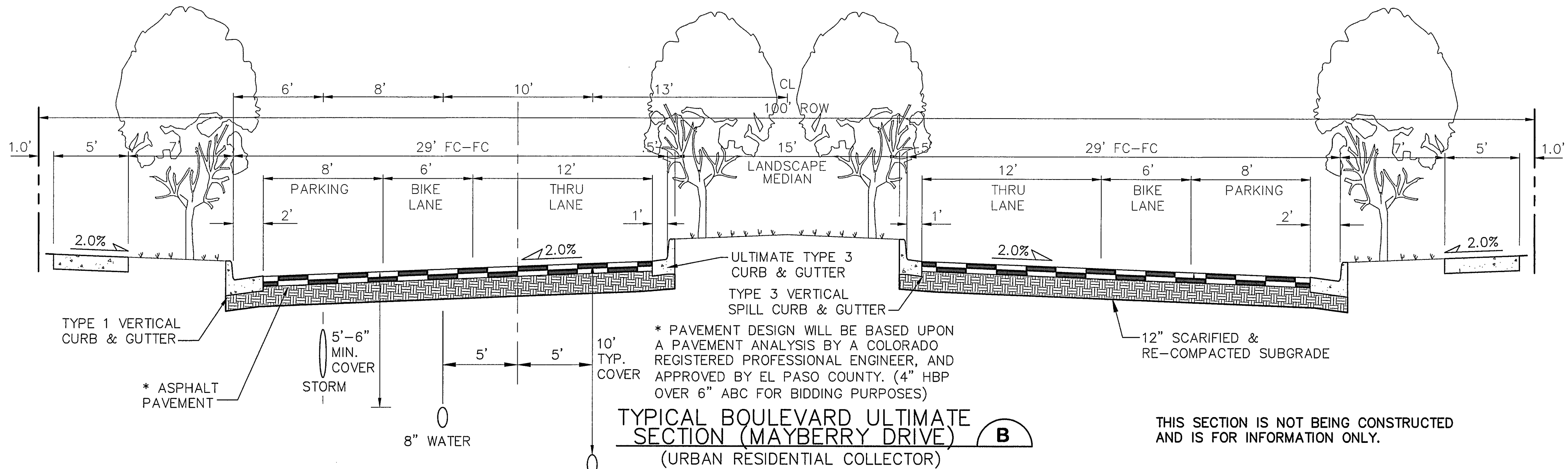
ENGINEERING RECORD DRAWINGS
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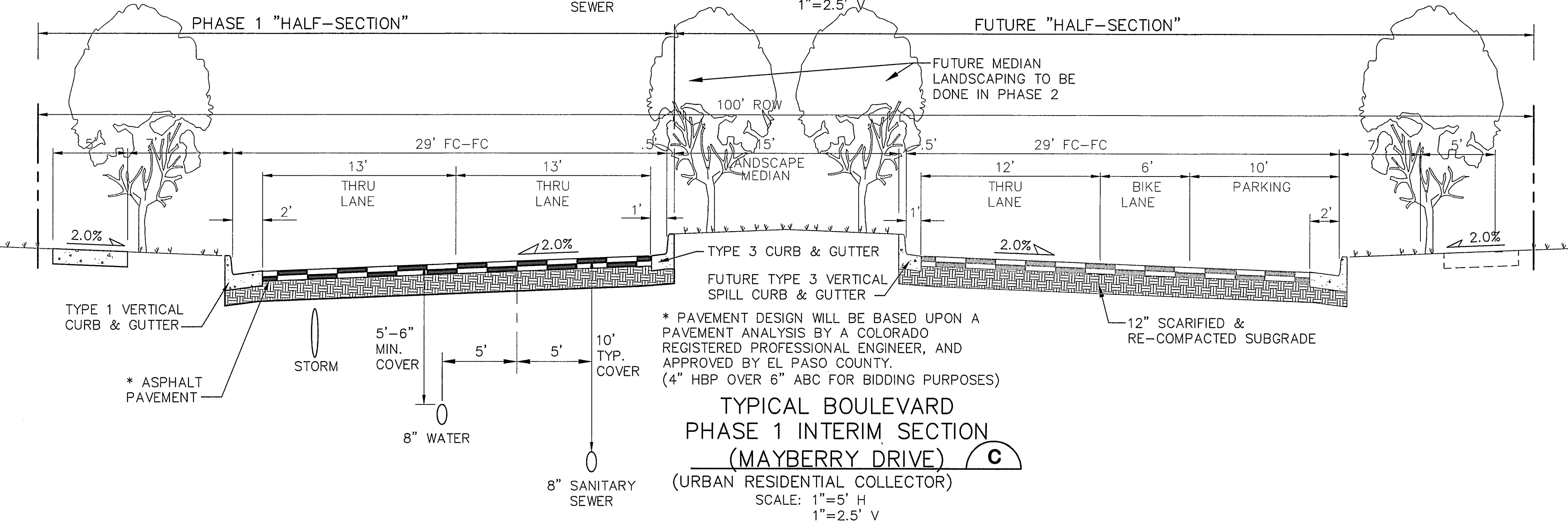


TYPICAL URBAN ARTERIAL ROAD SECTION (A)
(ULTIMATE LOG ROAD AT COUPLET)
SCALE: 1"=5' H
1"=2.5' V

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



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



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

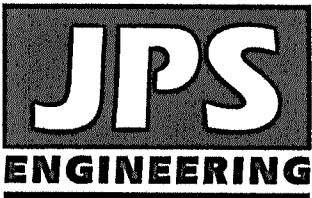
DESIGN DATA	
ROAD CLASSIFICATION:	URBAN COLLECTOR
DESIGN SPEED:	40 MPH
POSTED SPEED:	35 MPH
MIN. HORIZONTAL RADIUS:	565'
MIN. GRADE:	0.5%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	44
MIN. K-VALUE (SAG):	64



EPC 6/27/22

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

MAYBERRY, COLORADO SPRINGS - FILING 1A



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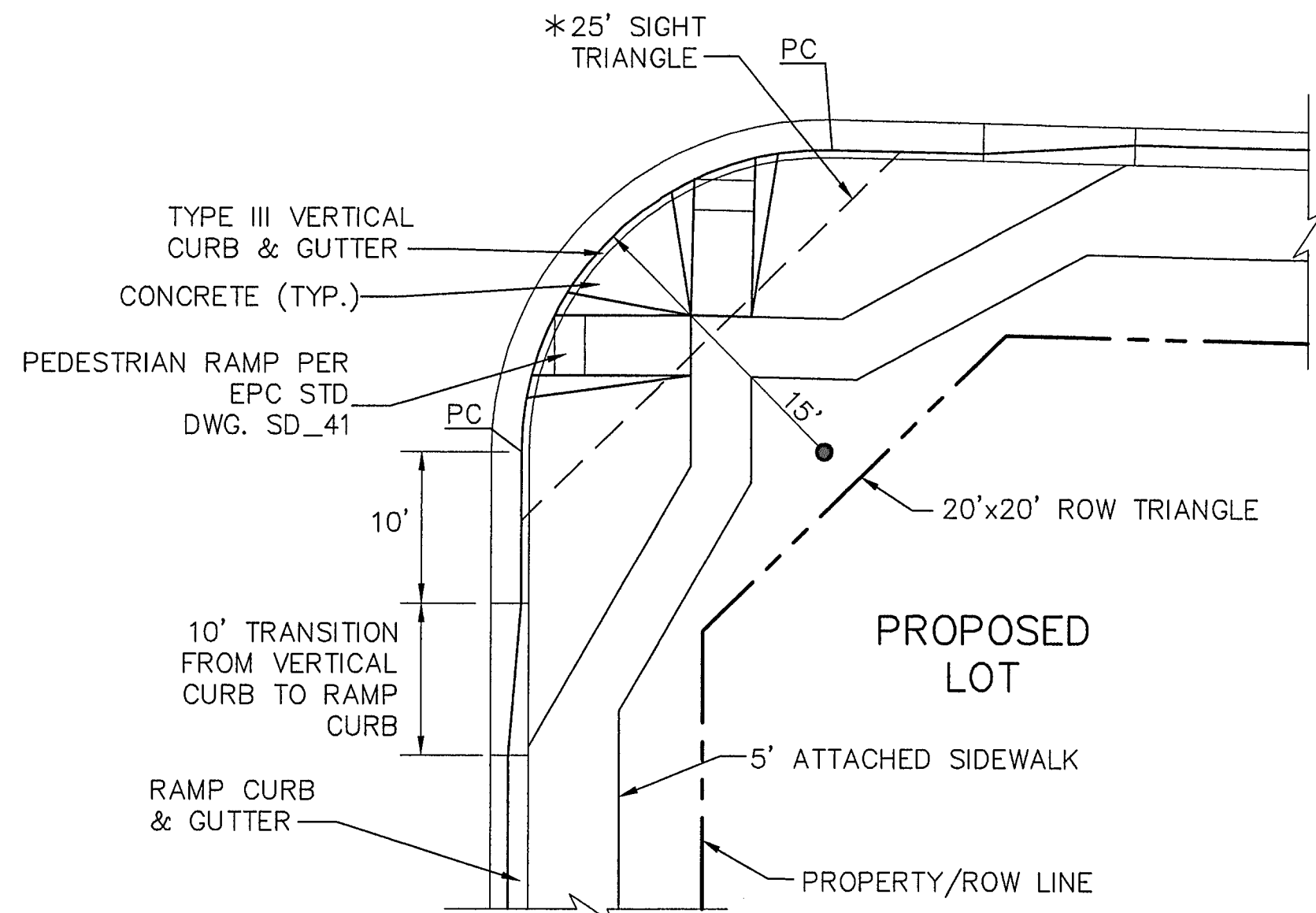
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1	EPC COMMENTS	4/17/20	JPS
2	EPC COMMENTS	9/18/20	JPS
3	EPC COMMENTS	10/27/20	JPS
4	FLG-1A SUBMITTAL	11/08/21	JPS
5	EPC COMMENTS	2/22/22	JPS

TYPICAL ROAD SECTIONS

HORZ. 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

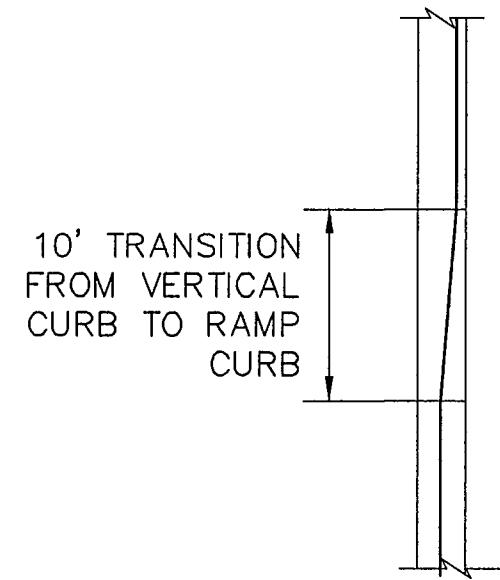
SHEET: TY2-F1A

C:\Civil3D 2018\projects\090001\Elicott\dwg\Civil\TY3-FLG 1A.dwg Feb 22, 2022 - 5:35pm



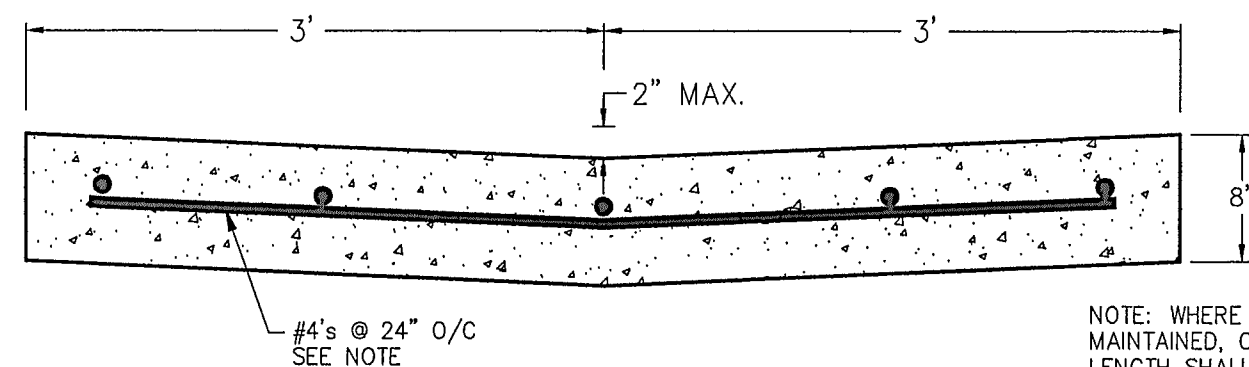
* NOTE: NO OBSTRUCTIONS TALLER THAN 18" ARE PERMITTED WITHIN SIGHT TRIANGLES.

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



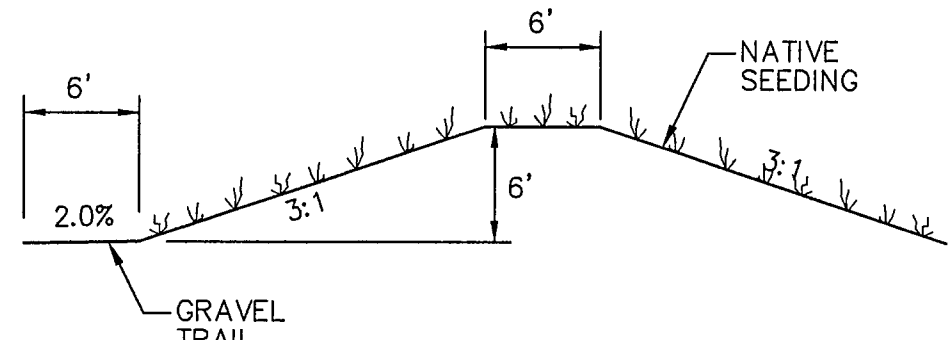
NOTE: TRANSITION FROM RAMP CURB TO VERTICAL CURB OVER 10' ON EACH SIDE OF ALL CURB RETURNS AND STORM INLETS.

CURB TRANSITION DETAIL (B)
SCALE: NTS

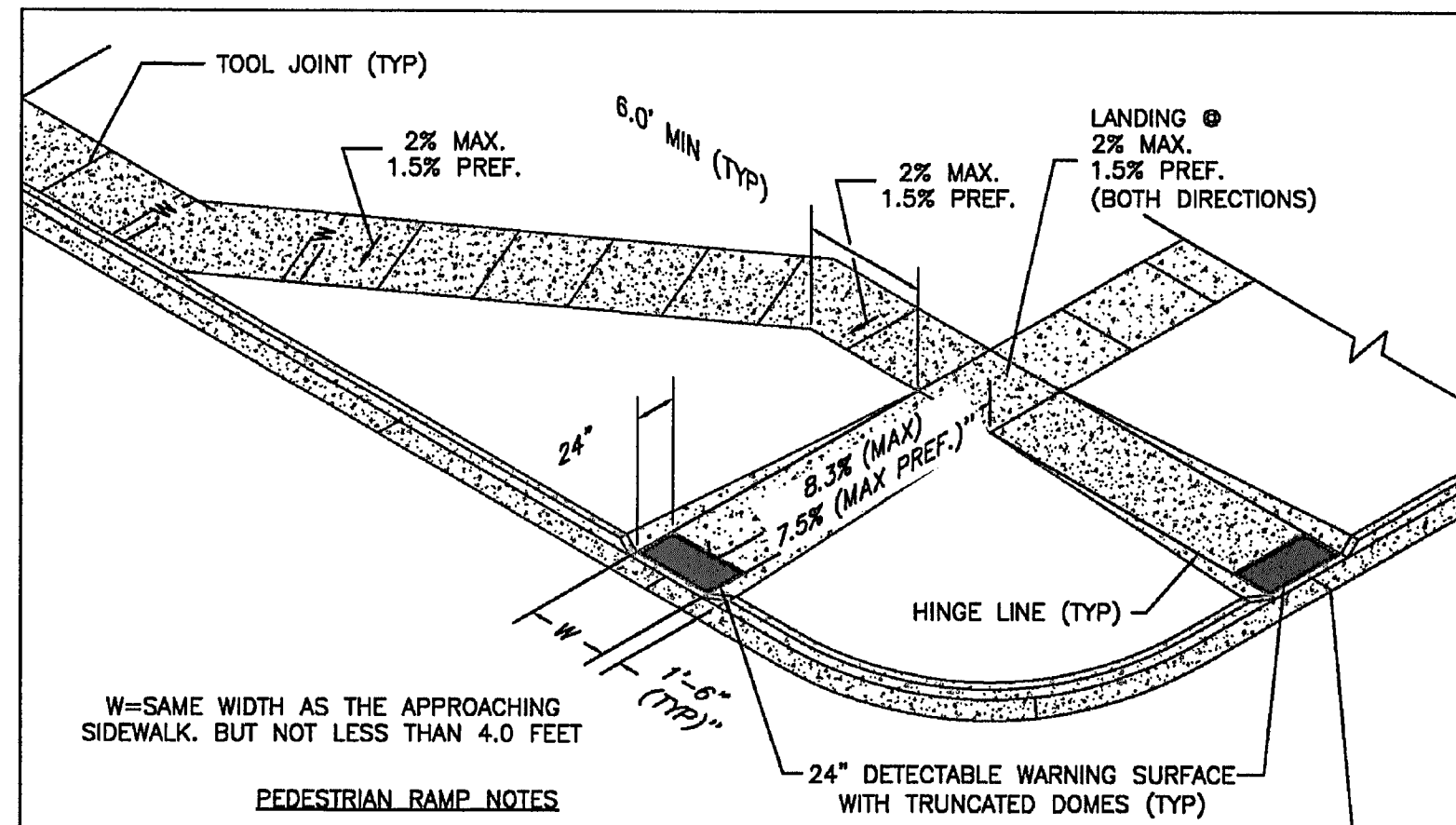


CONCRETE CROSSPAN (C)
SCALE: 1" = 1'-0"

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.



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 RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL, SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNALAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB 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 RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

6/23/20

DATE APPROVED:

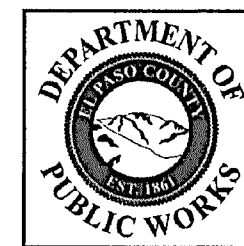
Jennifer E. Irvine

DEPARTMENT OF PUBLIC WORKS

Pedestrian Curb
Ramp Detail
Standard Drawing

REVISION DATE:
6/23/20

FILE NAME:
SD_2-41



6/23/20

DATE APPROVED:

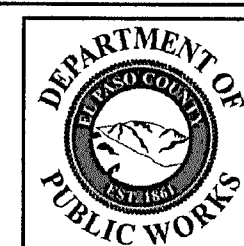
Jennifer E. Irvine

DEPARTMENT OF PUBLIC WORKS

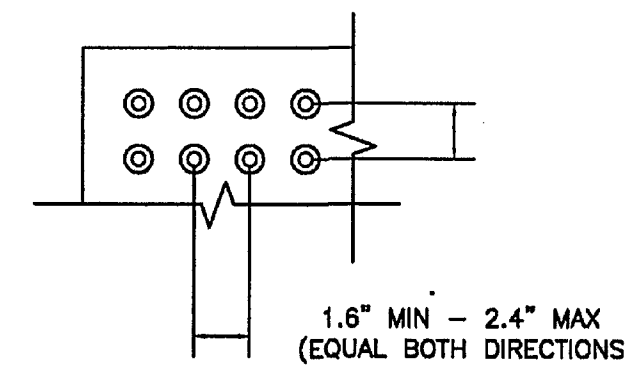
Detectable Warning
Surface Details
Standard Drawing

REVISION DATE:
6/23/20

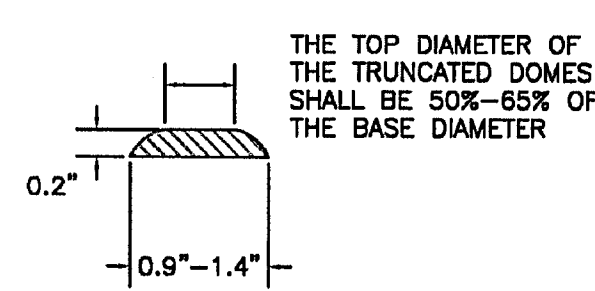
FILE NAME:
SD_2-42



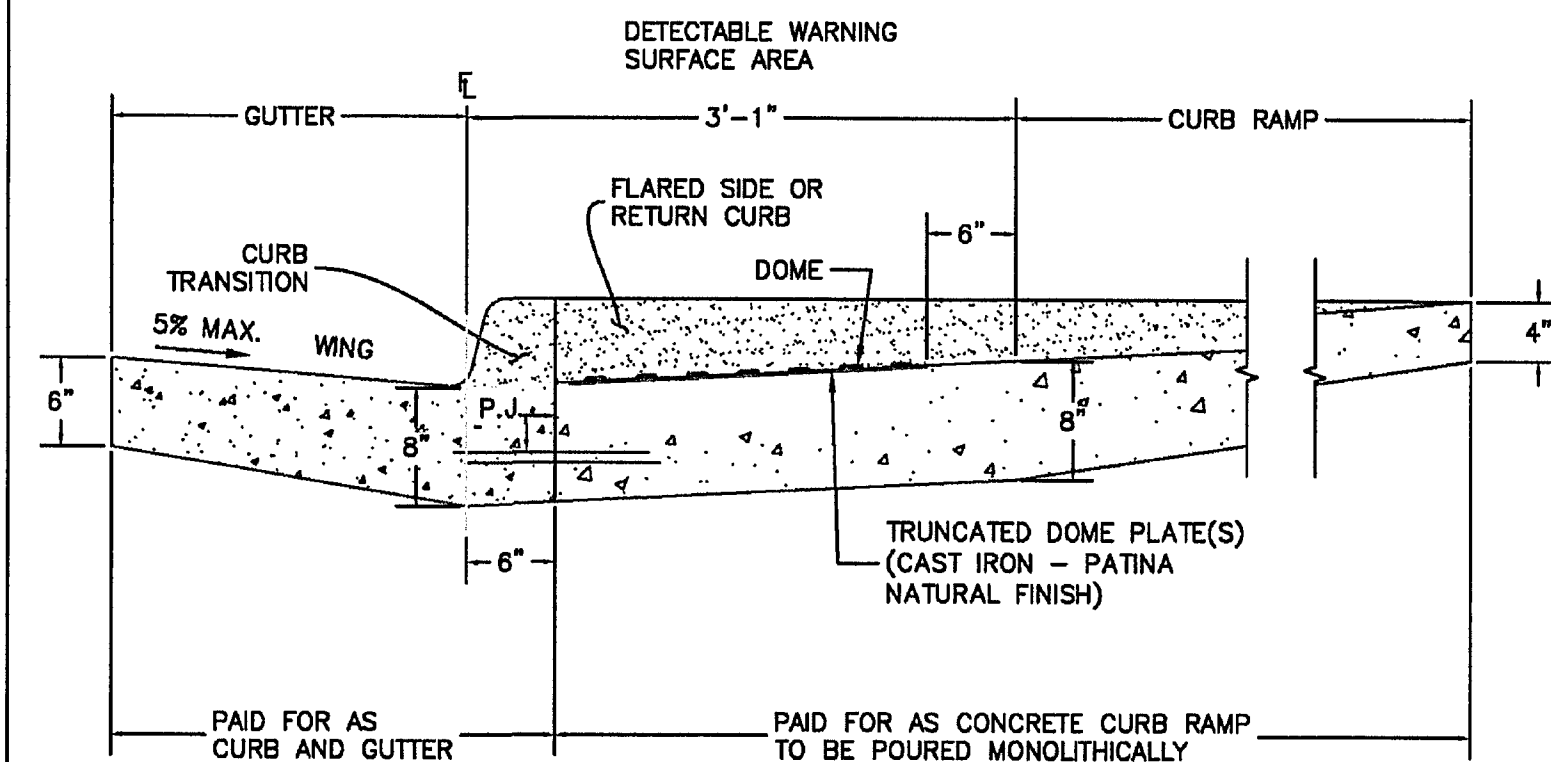
TRUNCATED DOME DETAILS



DOMES SPACING

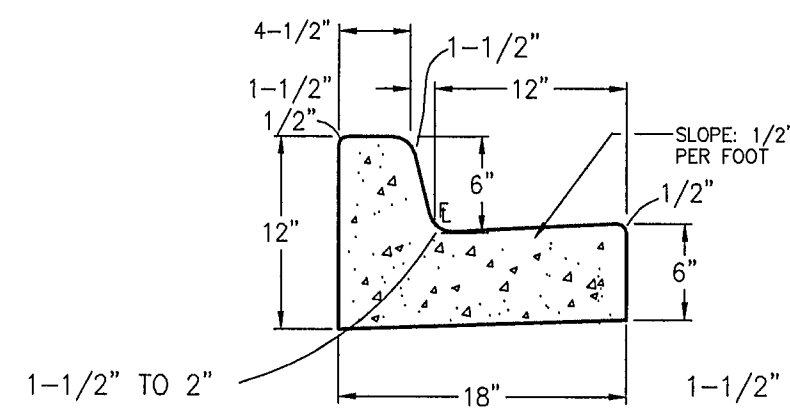


ELEVATION VIEW

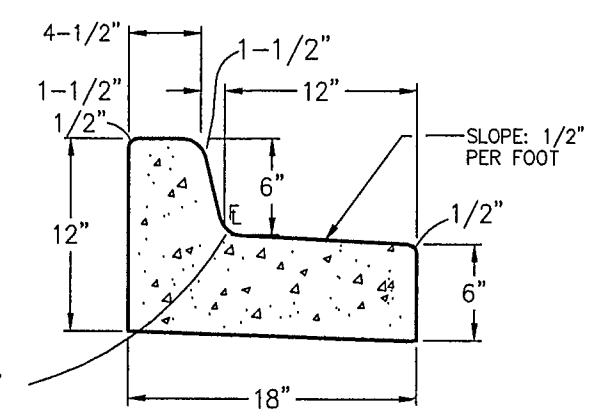


P.J.= PERMISSIBLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO ASHTO M 284 AT 18 IN. SPACING

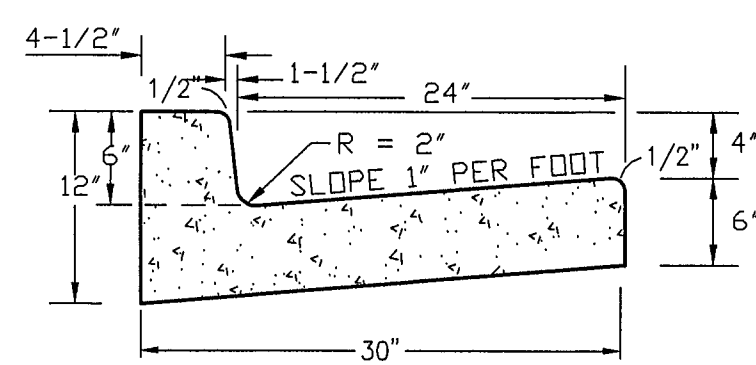
SIDE CROSS SECTION VIEW OF
DETECTABLE WARNING SURFACE, CURB AND GUTTER



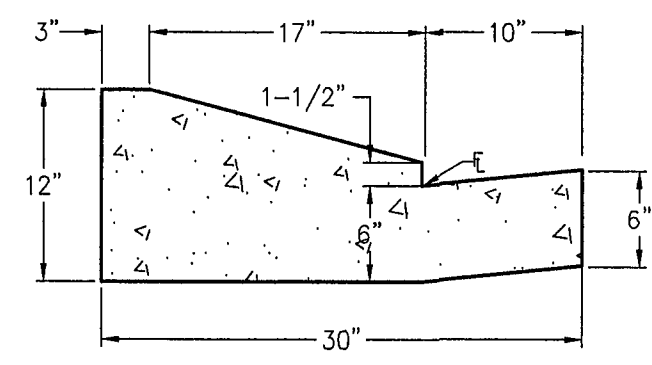
TYPE 3 CARRY CURB (1)



TYPE B SPILL CURB (2)

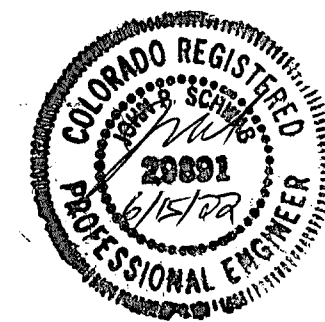


TYPE A VERTICAL CURB (3)



TYPE C RAMP CURB (4)

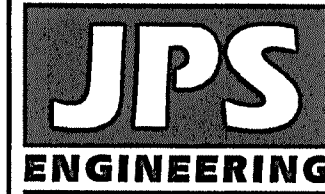
TYPICAL CURB & GUTTER DETAILS
SCALE: 1" = 1'-0"



EPC 6/27/22

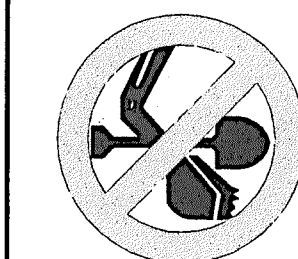
MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

TYPICAL SECTIONS
& DETAILS



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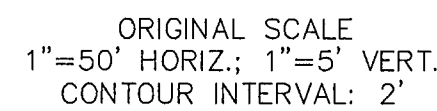
NO.	REVISION	BY	DATE

HORIZ. 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		

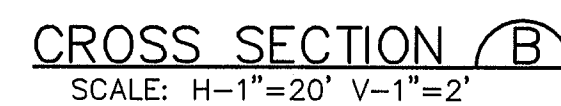
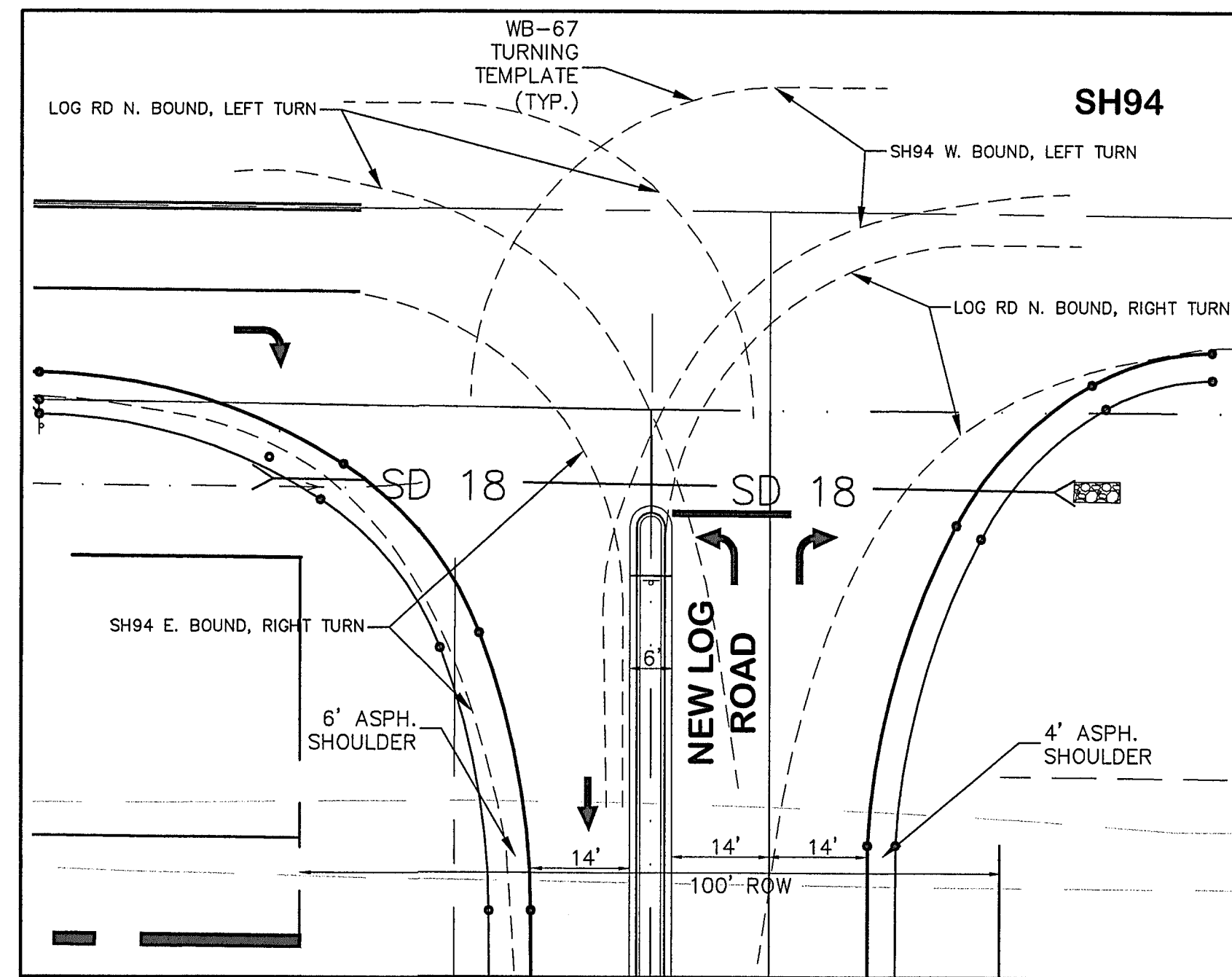
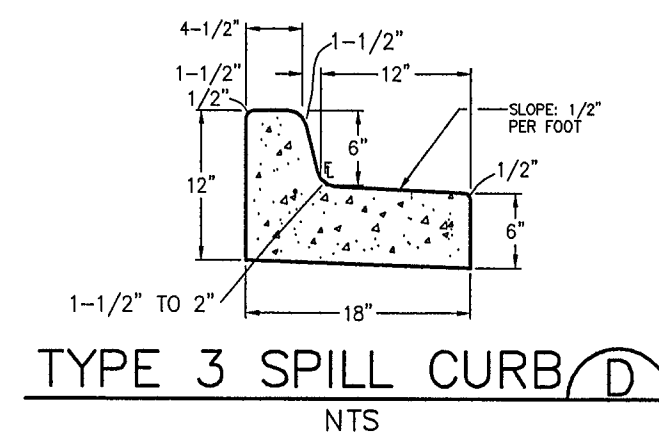
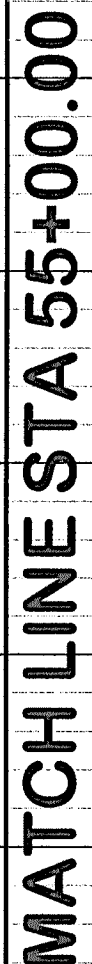
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Date: 1/5/24

JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



STA 63+09.06
EXISTING ROW
V.M. STA 63+26.37
L=6086.31
STA 63+59.06
MATCH SH94
IMPROVEMENT PLAN
EL=6085.87±
(FIELD VERIFY)

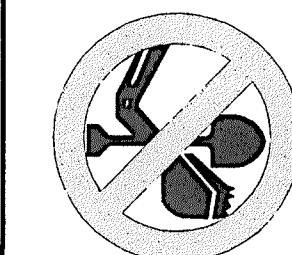


EPC 6/27/22

MAYBERRY, COLORADO SPRINGS, FILING NO. 1A

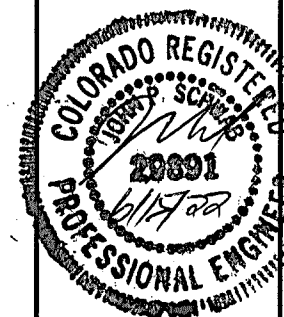
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**NB NEW LOG ROAD
PLAN & PROFILE
(STA: 55+00 TO STA: 64+00.00)**

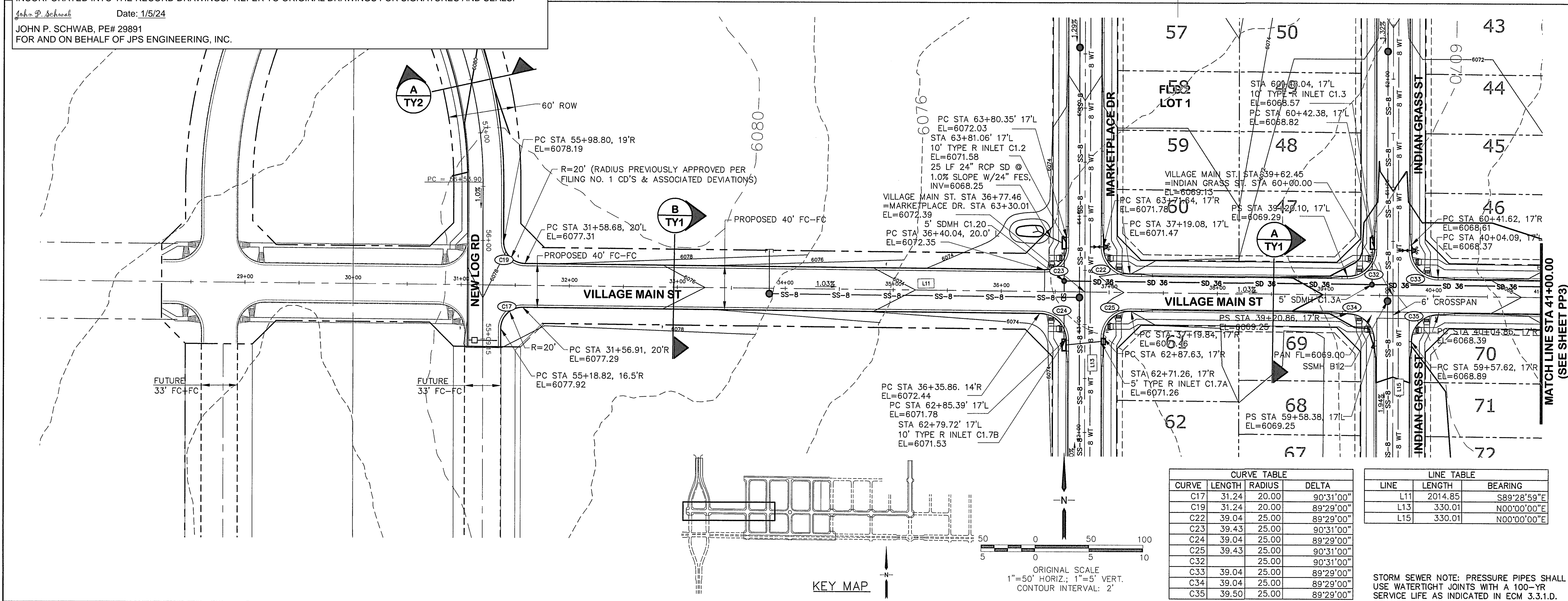


HORIZ. SCALE:	1"=50'	DRAWN:	RMD
VERT. SCALE:	1"=5'	DESIGNED:	JPS
SURVEYED:	R&R	CHECKED:	JPS
CREATED:	3/26/06	LAST MODIFIED:	6/14/22
PROJECT NO:	090001	MODIFIED BY:	MSP

SHEET: PP1-F1A

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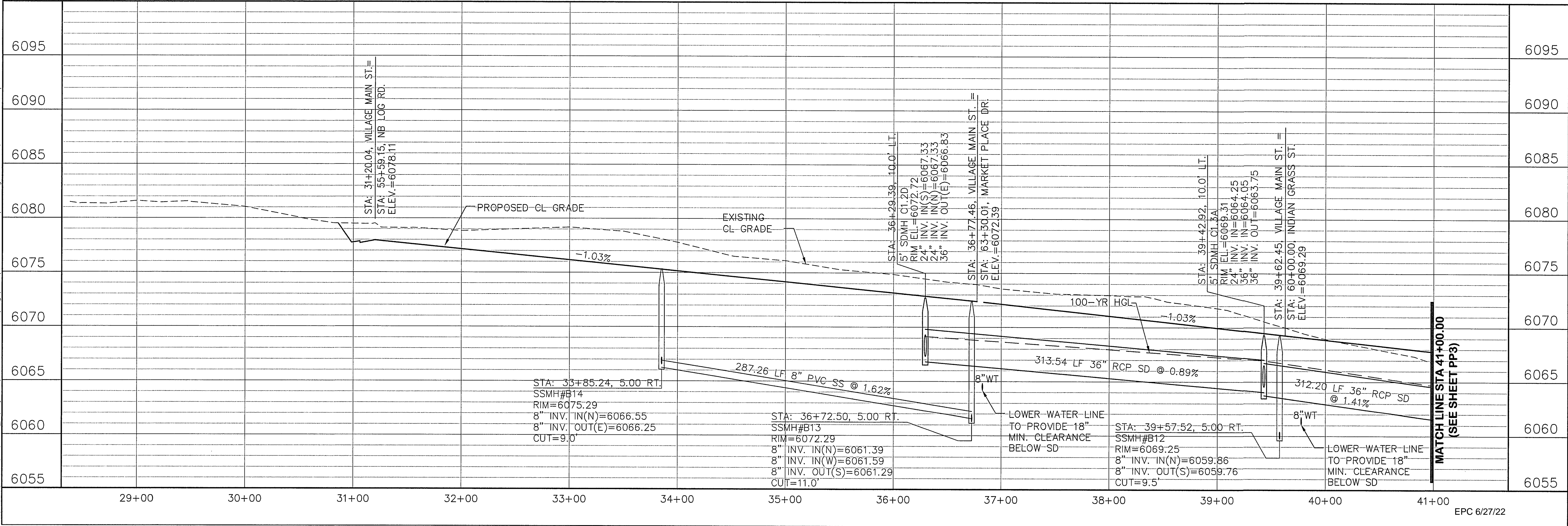
John P. Schwab Date: 1/5/24
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



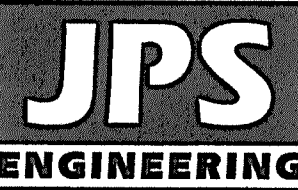
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CURVE	LENGTH	RADIUS	DELTA
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C19	31.24	20.00	89°29'00"
C22	39.04	25.00	89°29'00"
C23	39.43	25.00	90°31'00"
C24	39.04	25.00	89°29'00"
C25	39.43	25.00	90°31'00"
C32	25.00	90°31'00"	
C33	39.04	25.00	89°29'00"
C34	39.04	25.00	89°29'00"
C35	39.50	25.00	89°29'00"

LINE TABLE		
LINE	LENGTH	BEARING
L11	2014.85	S89°28'59"E
L13	330.01	N00°00'00"E
L15	330.01	N00°00'00"E

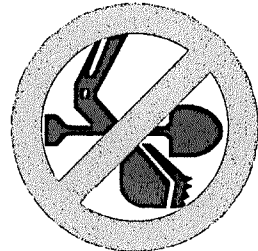
STORM SEWER NOTE: PRESSURE PIPES SHALL USE WATERTIGHT JOINTS WITH A 100-YR SERVICE LIFE AS INDICATED IN ECM 3.3.1.D.



MAYBERRY, COLORADO SPRINGS - FILING NO. 1A



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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

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

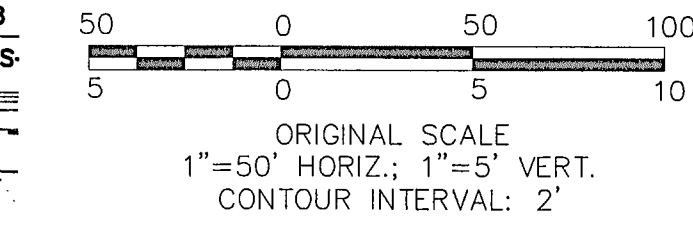


HORIZ. SCALE: 1"=50'	DESIGNED: RMD
VERT. SCALE: 1"=5'	CHECKED: JPS
SURVEYED: R&R	LAST MODIFIED: JPS
CREATED: 3/26/06	MODIFIED BY: BJJ
PROJECT NO: 090001	
SHEET: PP2-F1A	

John P. Schwab Date: 1/5/24
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

Date: 1/5/24

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535



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

NO.	REVISION	BY	DATE
<u>A</u>	FIA SUBMITTAL	JPS	11/19/21
<u>B</u>	EPC COMMENTS	JPS	2/22/22
<u>C</u>	EPC COMMENTS	JPS	3/31/22

**VILLAGE MAIN STREET
PLAN & PROFILE
(STA: 41+00 TO STA: 51+35.53)**

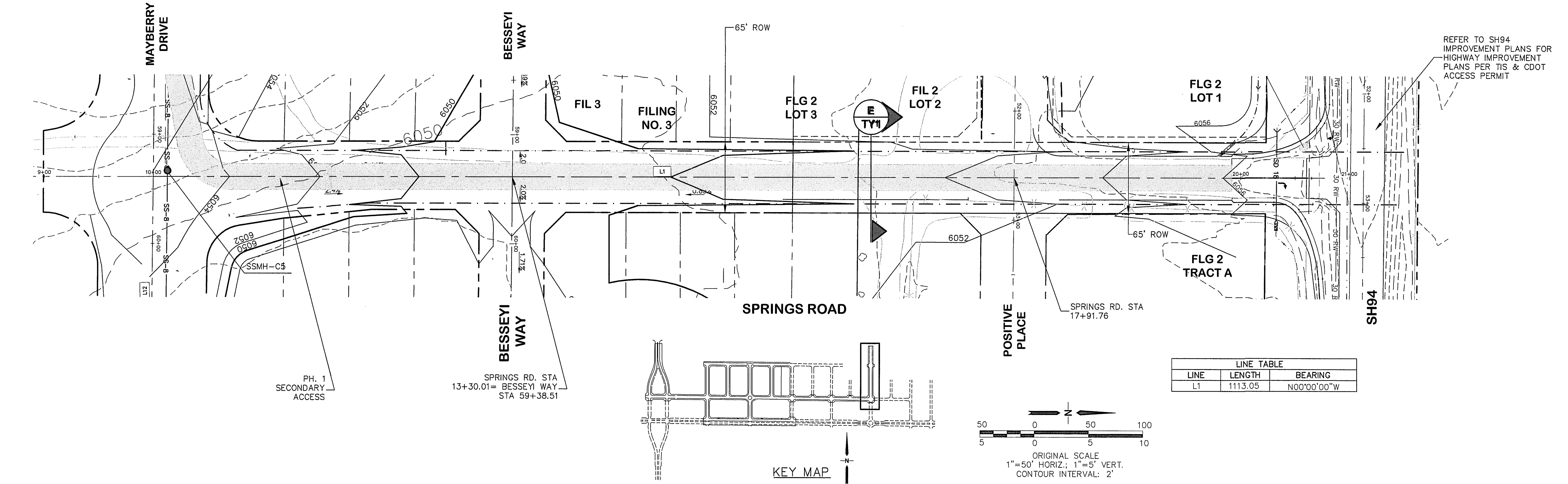
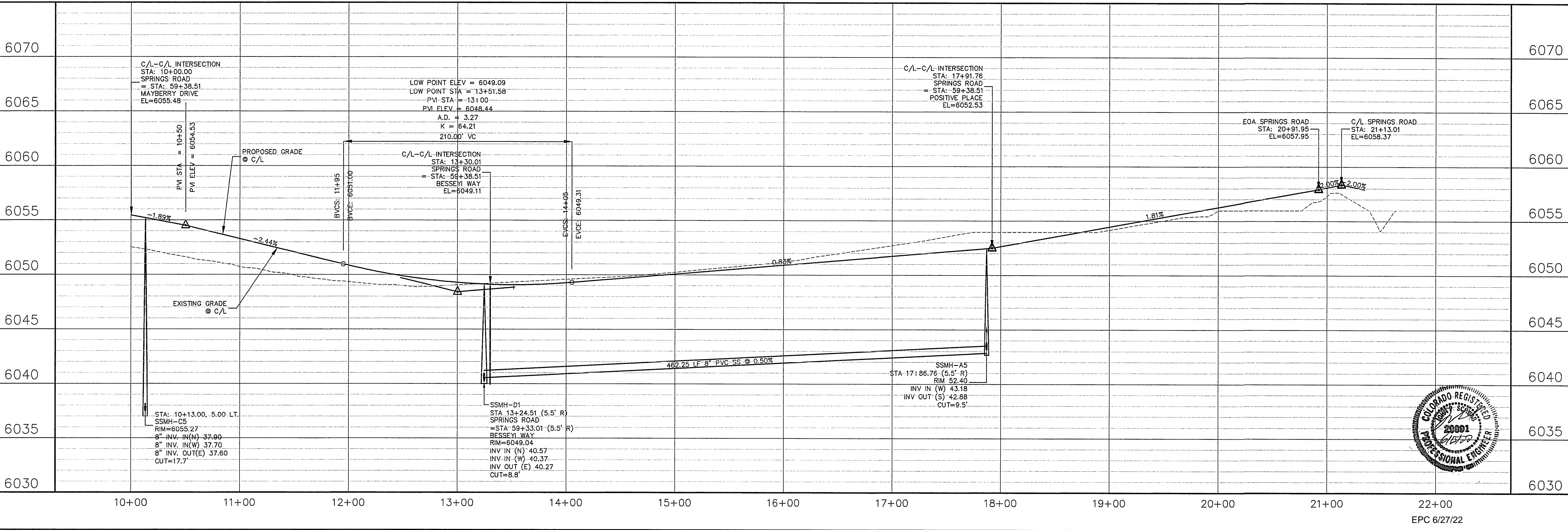
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VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 3/26/06	LAST MODIFIED: 3/31/22
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET: PP3-F1A	

1	DRAWN:	BJJ
2	DESIGNED:	JPS
3	CHECKED:	JPS
4	LAST MODIFIED:	3/31/22
5	MODIFIED BY:	BJJ

SHEET: PP3-F1A

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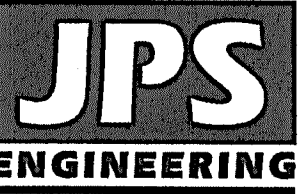
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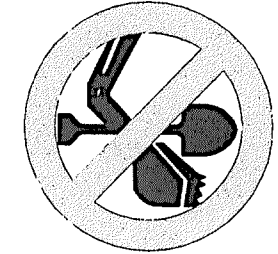
ENGINEERING RECORD DRAWINGS
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL, THE EXACT LOCATION, TYPE OF COMPONENT, NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

John P. Schwab Date: 1/5/24
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

MAYBERRY, COLORADO SPRINGS - FILING NO. 1A



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

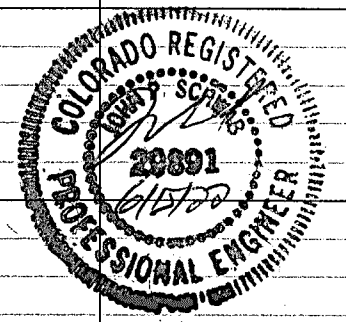


CALL UTILITY NOTIFICATION
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1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE ANY EXCAVATION OR
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	5/17/22
B	EPC COMMENTS	JPS	6/15/22

**SPRINGS ROAD
PLAN & PROFILE**

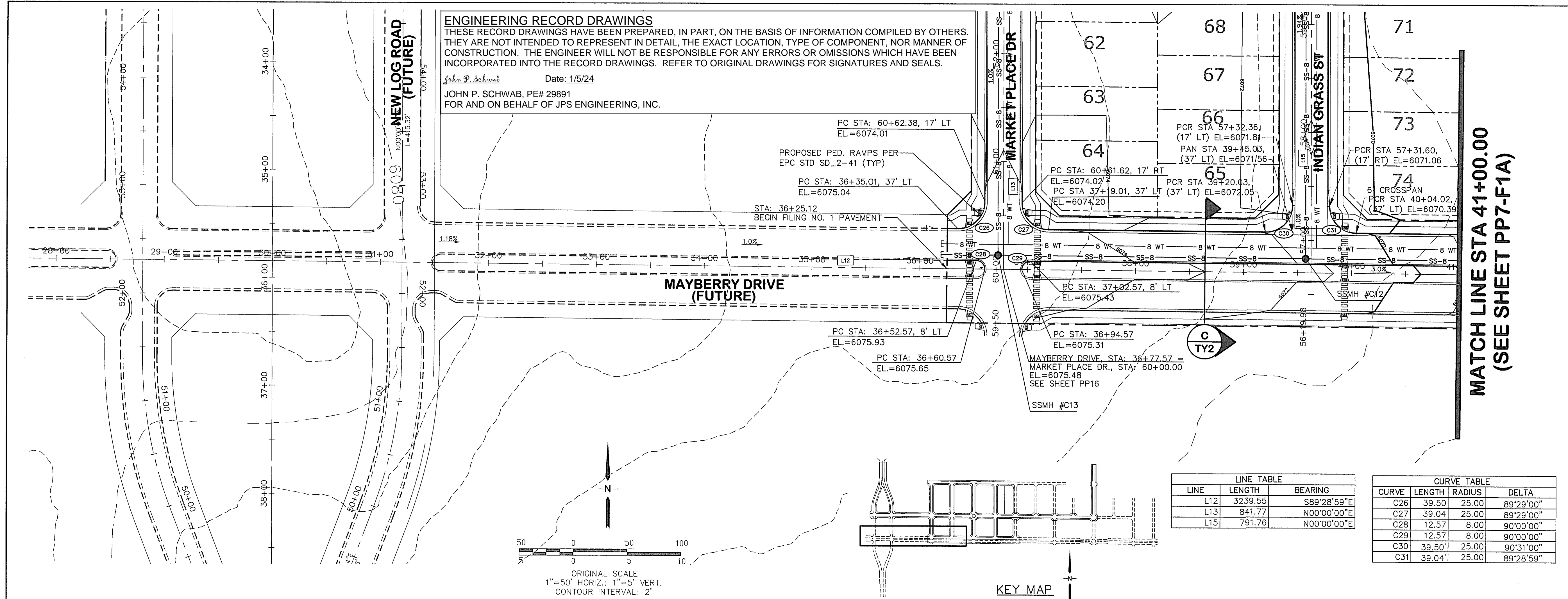
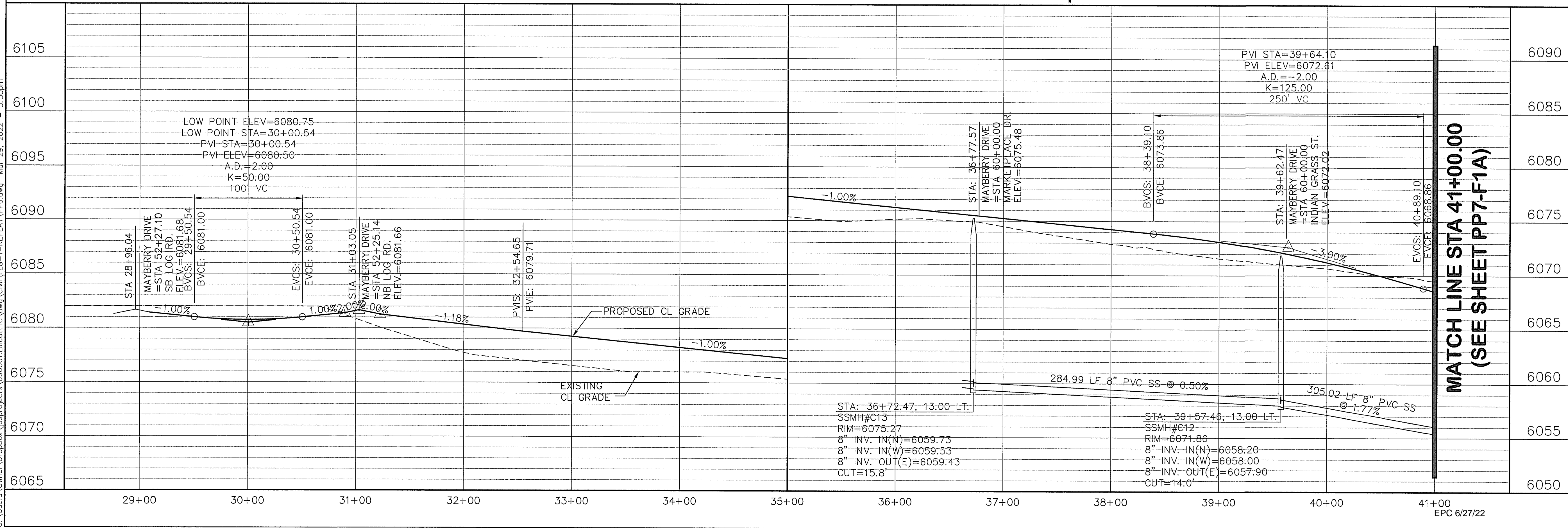
(STA: 10+00 TO STA: 22+00.00)



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-F1A-REPLAT\PP6.dwg, Mar 29, 2022 - 5:30pm



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John P. Schwab Date: 1/5/24
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

LINE TABLE		
LINE	LENGTH	BEARING
L12	3239.55	S89°28'59"E
L13	841.77	N00°00'00"E
L15	791.76	N00°00'00"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C26	39.50	25.00	89°29'00"
C27	39.04	25.00	89°29'00"
C28	12.57	8.00	90°00'00"
C29	12.57	8.00	90°00'00"
C30	39.50	25.00	90°31'00"
C31	39.04	25.00	89°28'59"

MAYBERRY, COLORADO SPRINGS, FILING NO. 1A

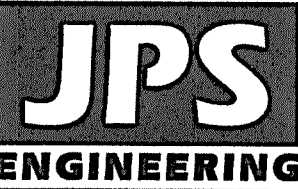
MAYBERRY DRIVE
PLAN & PROFILE
(STA: 29+00 TO STA: 41+00.00)



HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: R&R
CREATED: 3/26/08
PROJECT NO: 090001

DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 3/31/22
MODIFIED BY: BJJ

PP6-F1A

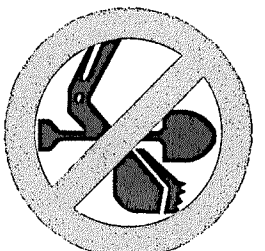


19 E. Willamette Ave.
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80903
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FAX: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION
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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	EPC COMMENTS	JPS	1/15/07
B	2018 SUBMITTAL	JPS	3/28/18
C	FIA SUBMITTAL	JPS	11/19/21
D	EPC COMMENTS	JPS	2/22/22
E	EPC COMMENTS	JPS	3/31/22



CALL UTILITY NOTIFICATION
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1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE

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

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

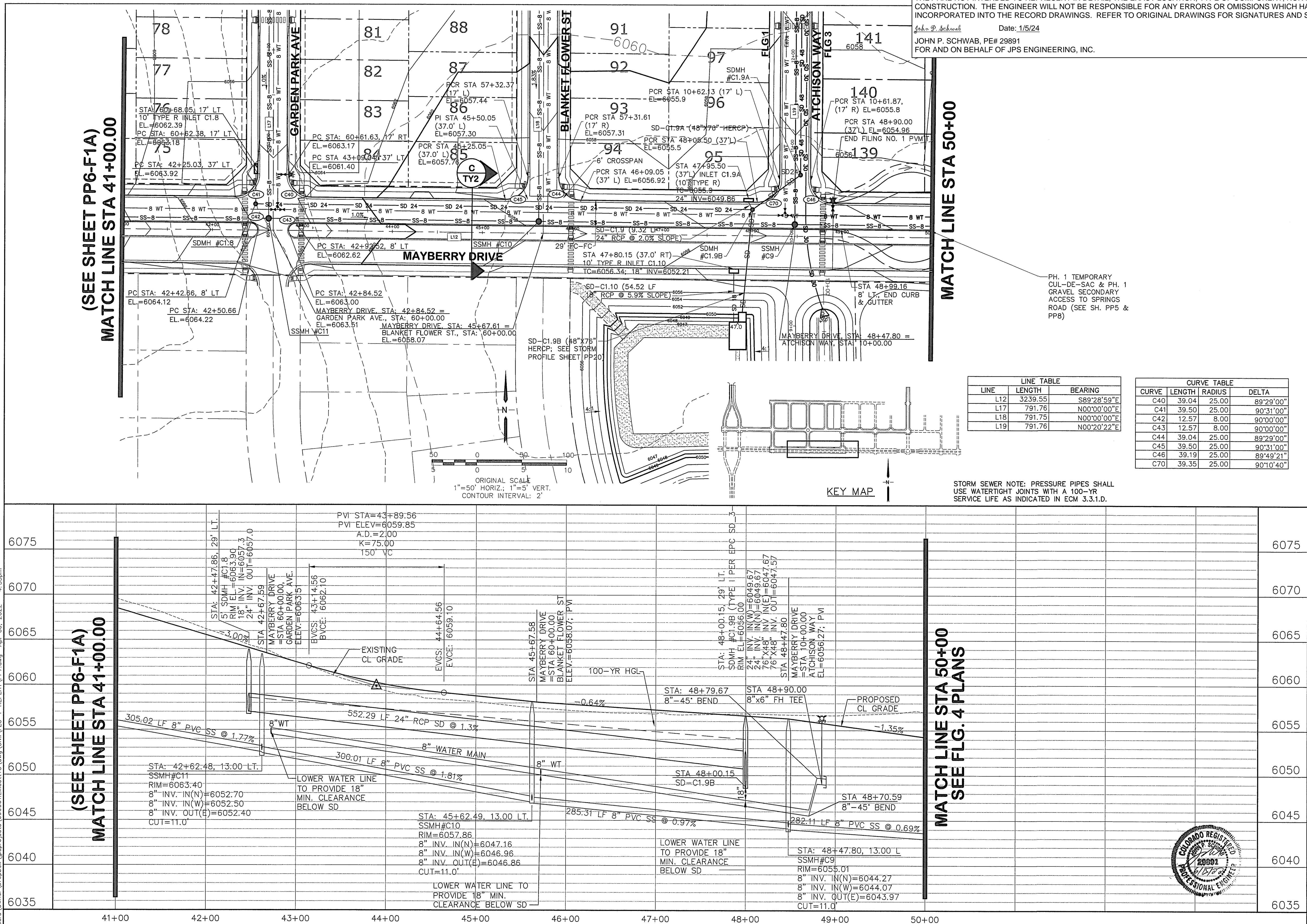
MAYBERRY DRIVE

PLAN & PROFILE

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

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:			

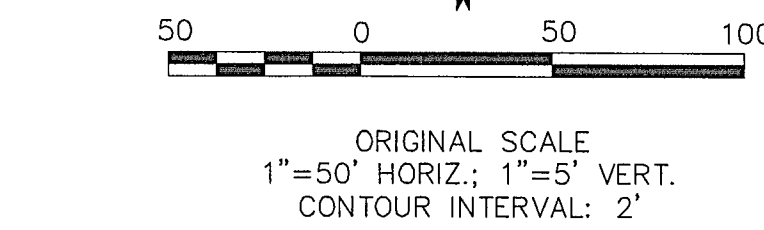
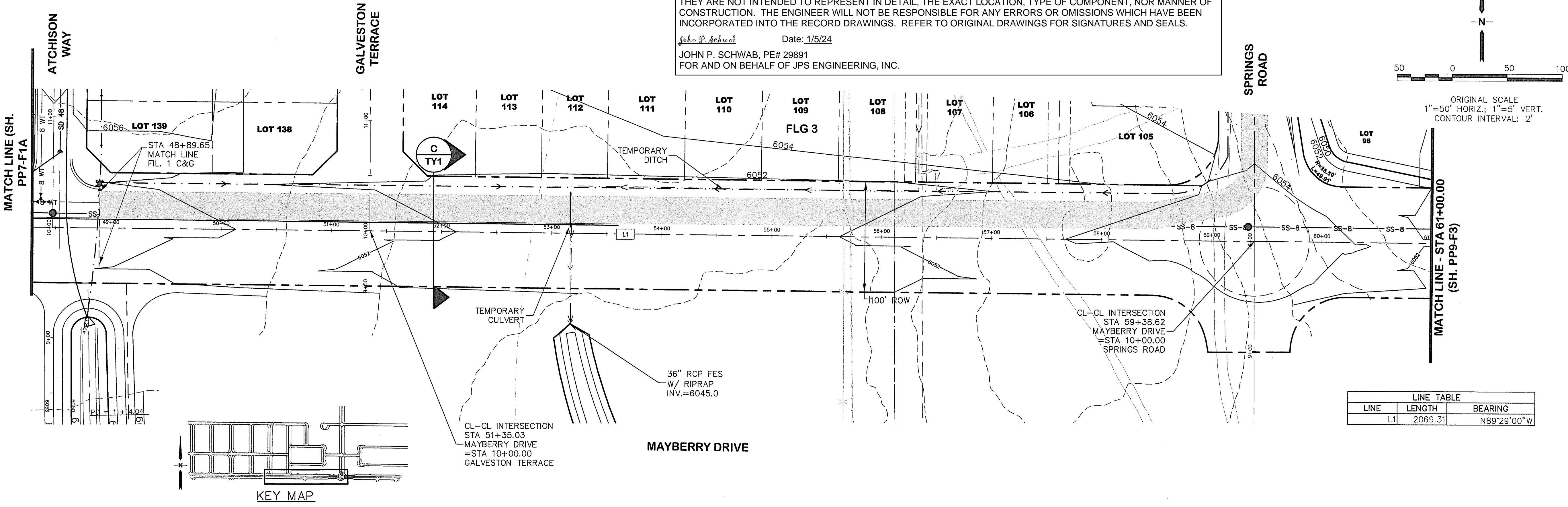
PP7-F1A



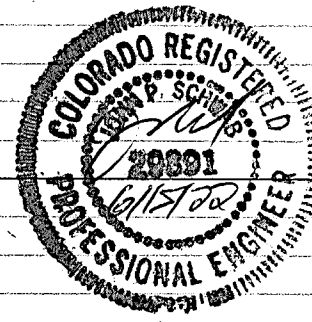
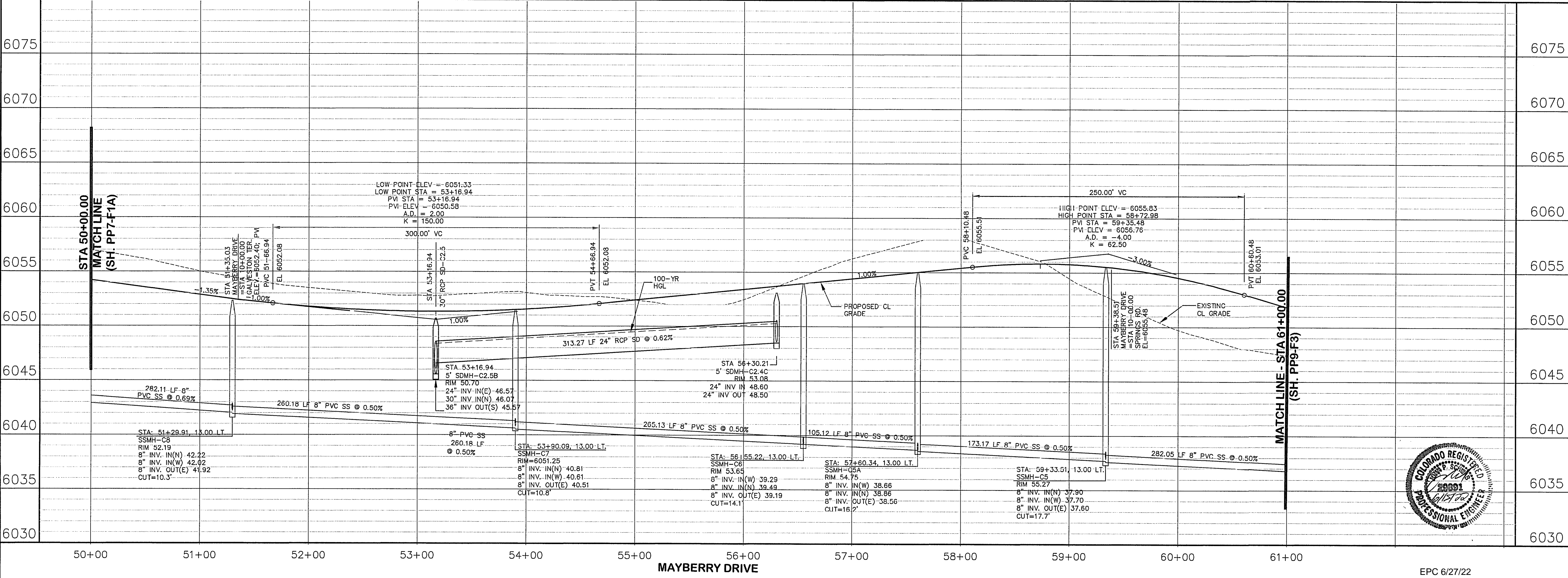
EPC 6/27/22

ENGINEERING RECORD DRAWINGS
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John P. Schwab Date: 1/5/24
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

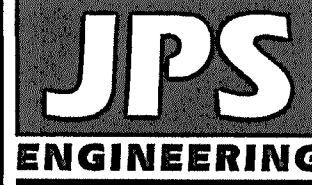


LINE TABLE		
LINE	LENGTH	BEARING
L1	2069.31	N89°29'00"W

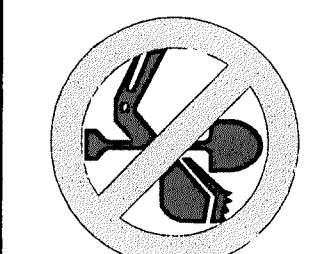


MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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



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CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE ANY TRENCHING OR EXCAVATION
FOR THE MEMBER UTILITIES.

No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	5/17/22
B	EPC COMMENTS	JPS	6/15/22

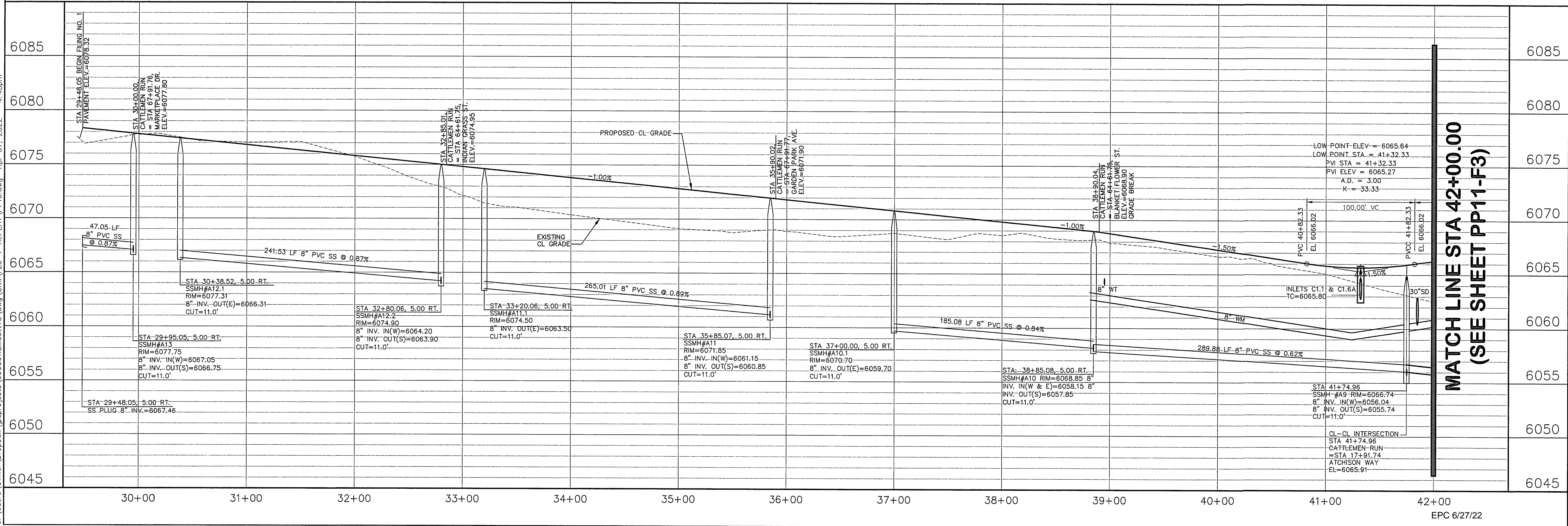
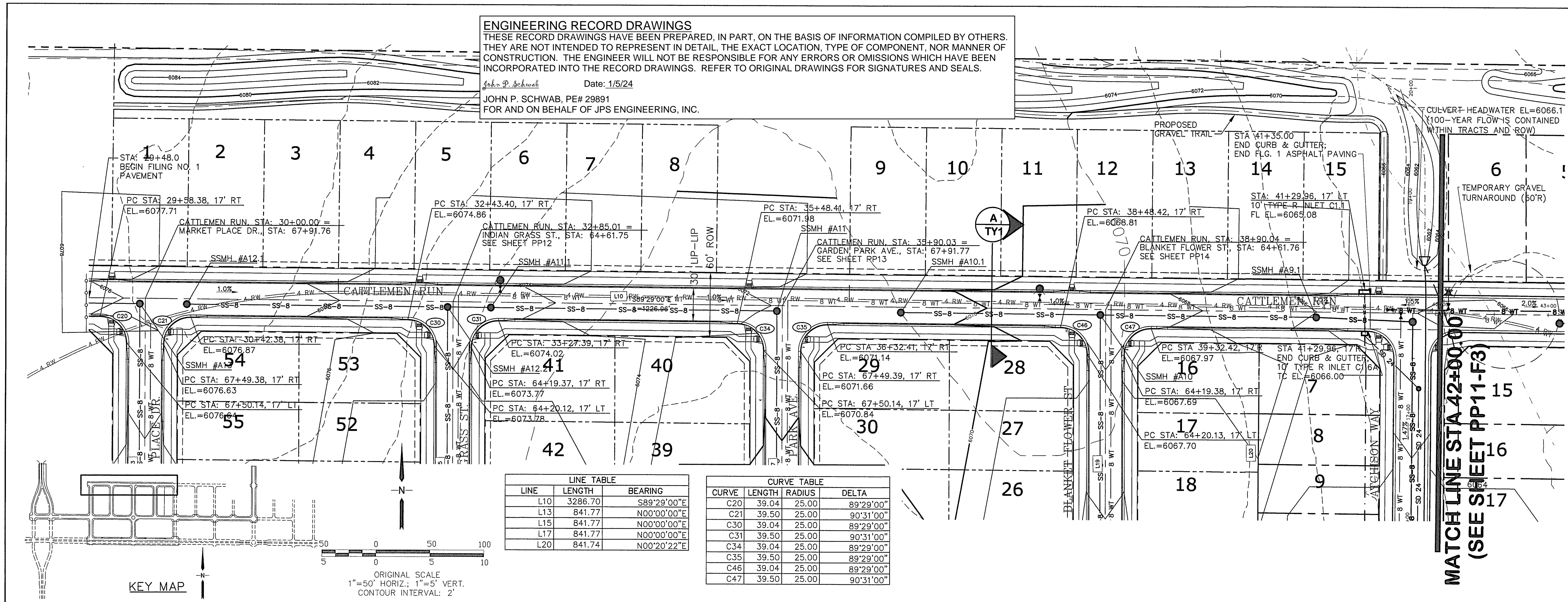
HORIZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 1/19/21	LAST MODIFIED: 6/15/22
PROJECT NO: 090001	MODIFIED BY: MSP

SHEET: PP8-F1A

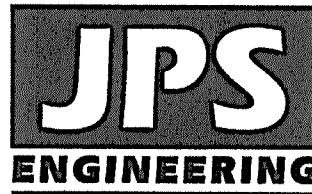
EPC 6/27/22

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C:\Users\Owner\Dropbox\aprojects\090001\Ellicott\CD\Civil\PP10-F1A-REPLAT\PP10.dwg Apr 07, 2022 - 4:48pm



MAYBERRY, COLORADO SPRINGS - FILING NO. 1A



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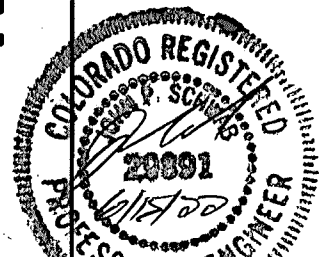


CALL UTILITY NOTIFICATION
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CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE UNDERGROUND
MEMBER UTILITIES.

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

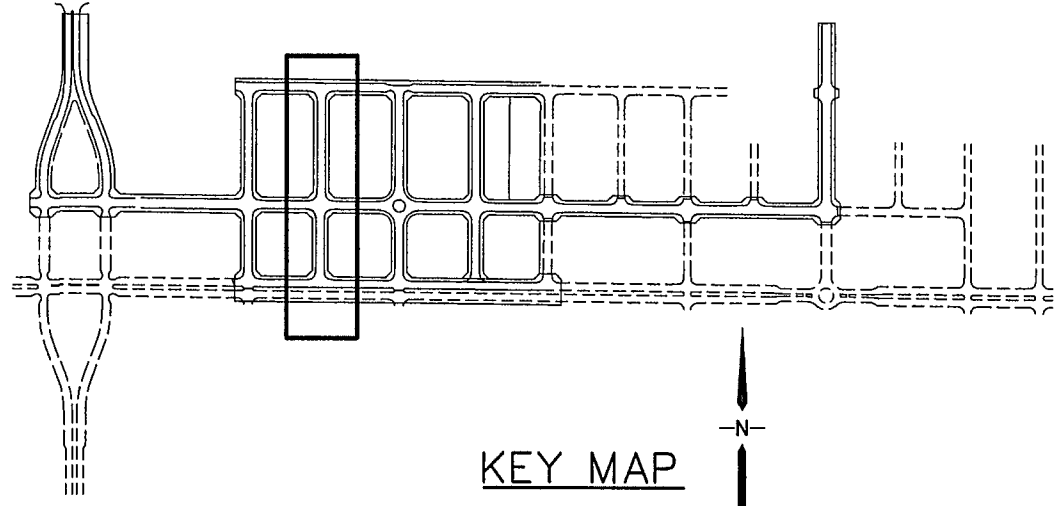
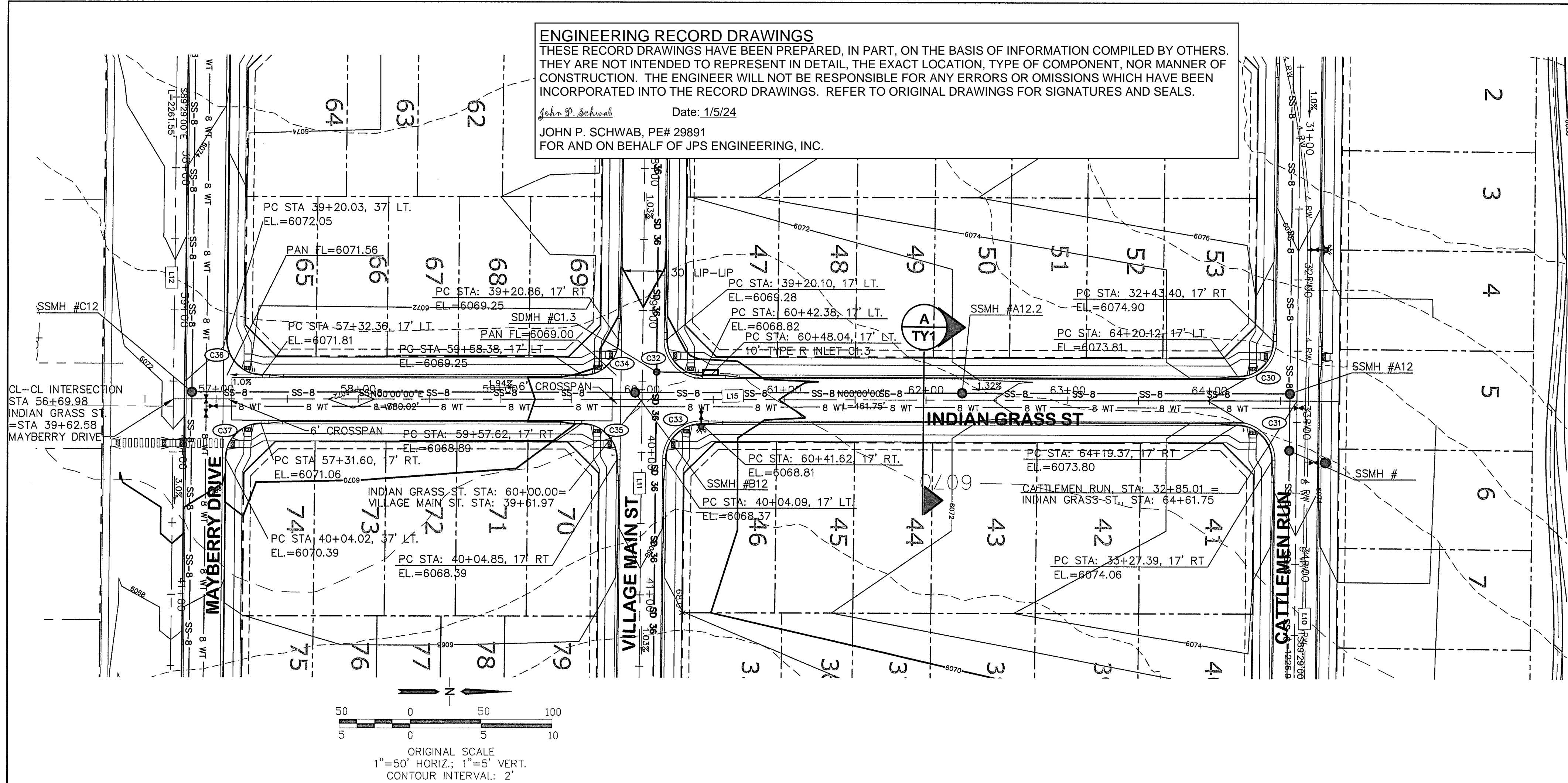
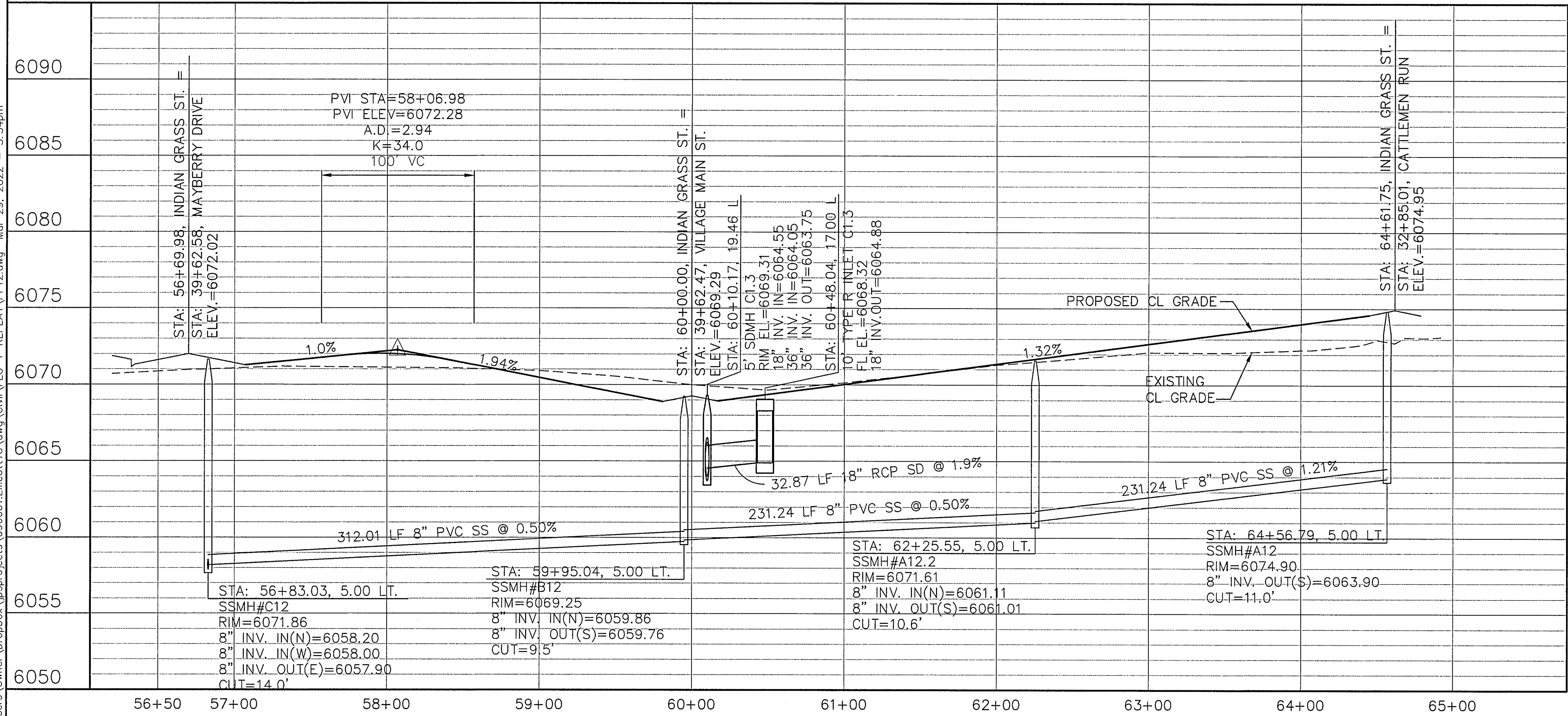
CATTLEMEN RUN
PLAN & PROFILE

(STA: 30+00 TO STA: 42+00.00)



HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: R&R
CREATED: 3/26/06
PROJECT NO: 090001
SHEET: PP10-F1A
DESIGNED: RMD
CHECKED: JPS
LAST MODIFIED: 4/7/22
MODIFIED BY: BJJ
EPC 6/27/22

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"

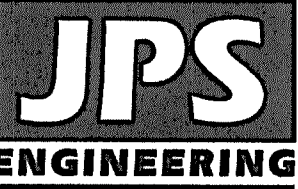


MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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

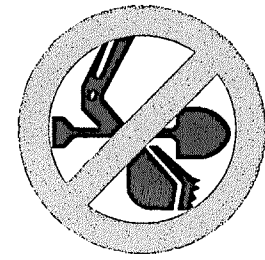
HORIZ. SCALE: 1"=50'	DRAWN: BUJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 3/26/06	LAST MODIFIED: 3/31/22
PROJECT NO: 090001	MODIFIED BY: BUJ
SHEET:	

PP12-F1A



19 E. Willamette Ave.
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80903

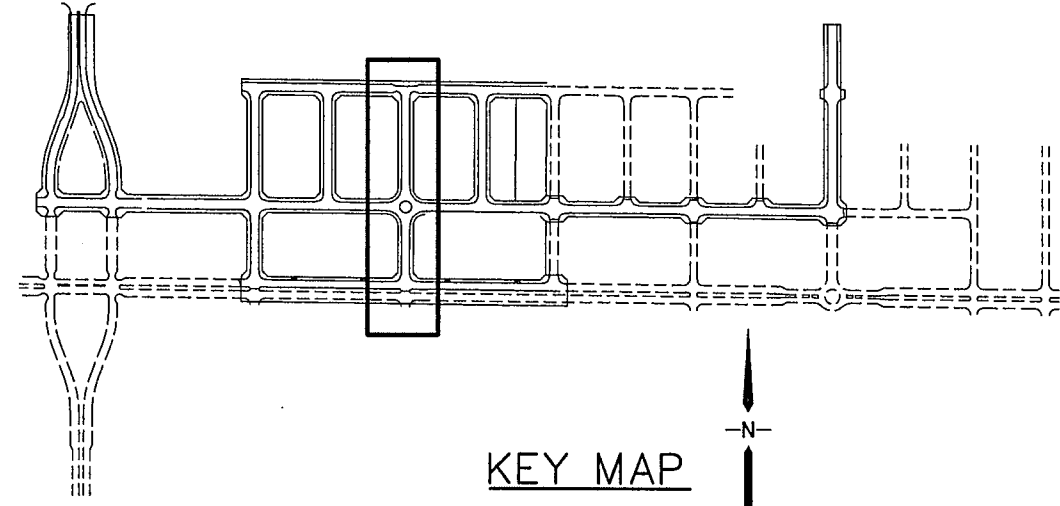
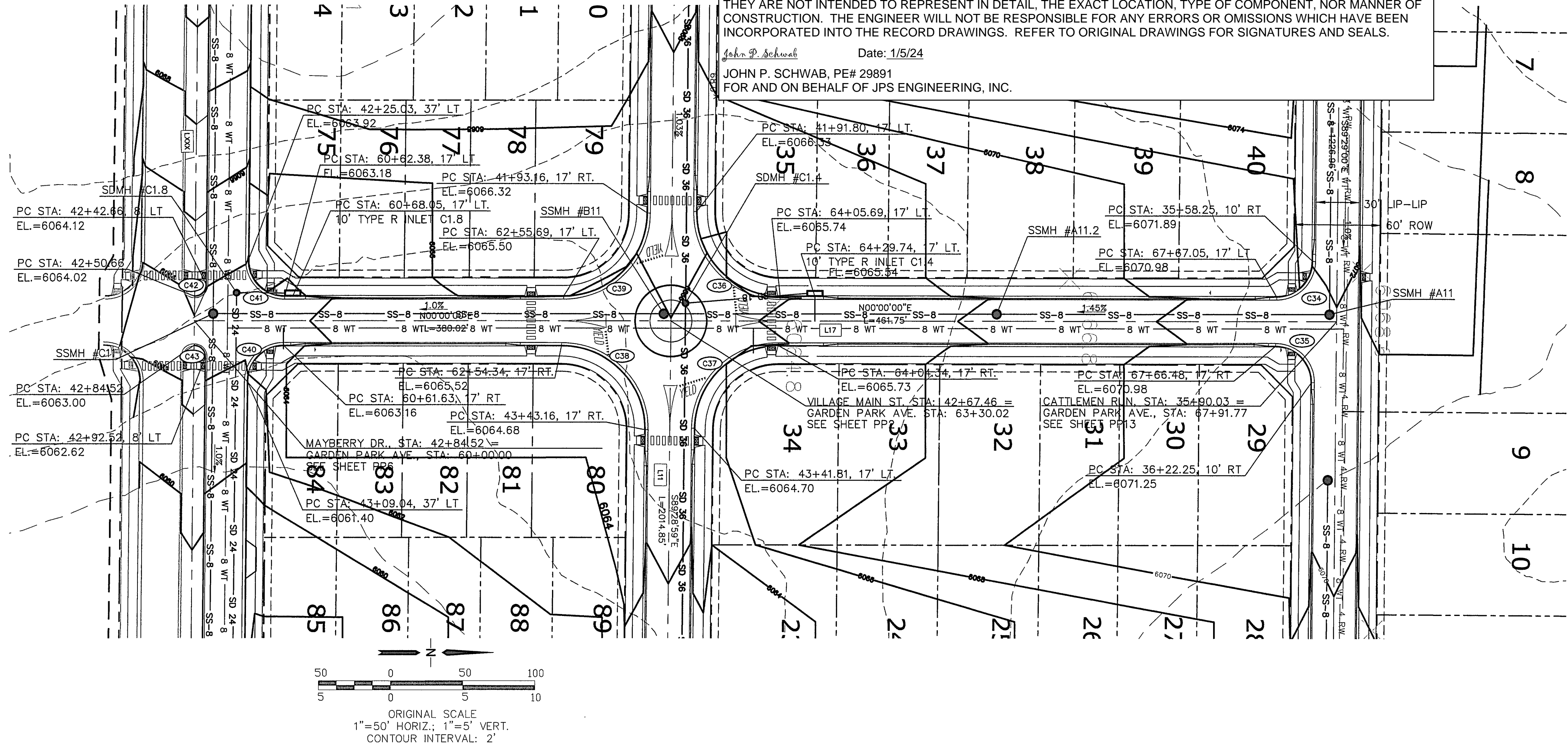
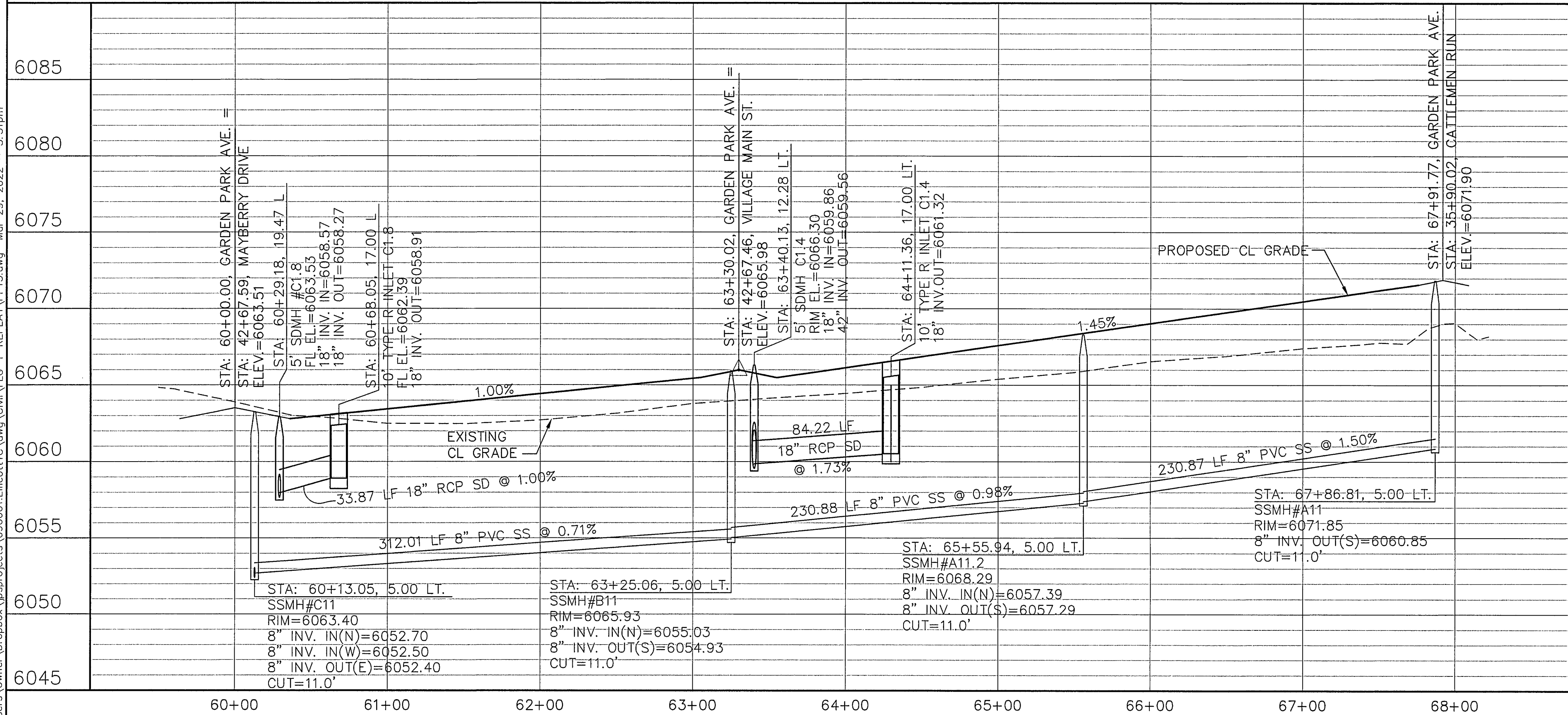
PH: 719-477-9429
FAX: 719-471-0766
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FOR THE PROTECTION OF
MEMBER UTILITIES.

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

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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"

EPC 6/27/22

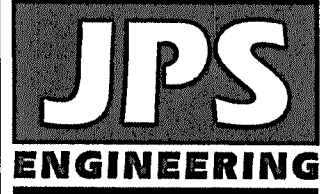


MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

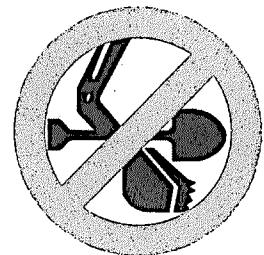
GARDEN PARK AVENUE PLAN & PROFILE (STA: 60+00.00 TO STA: 68+00.00)

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



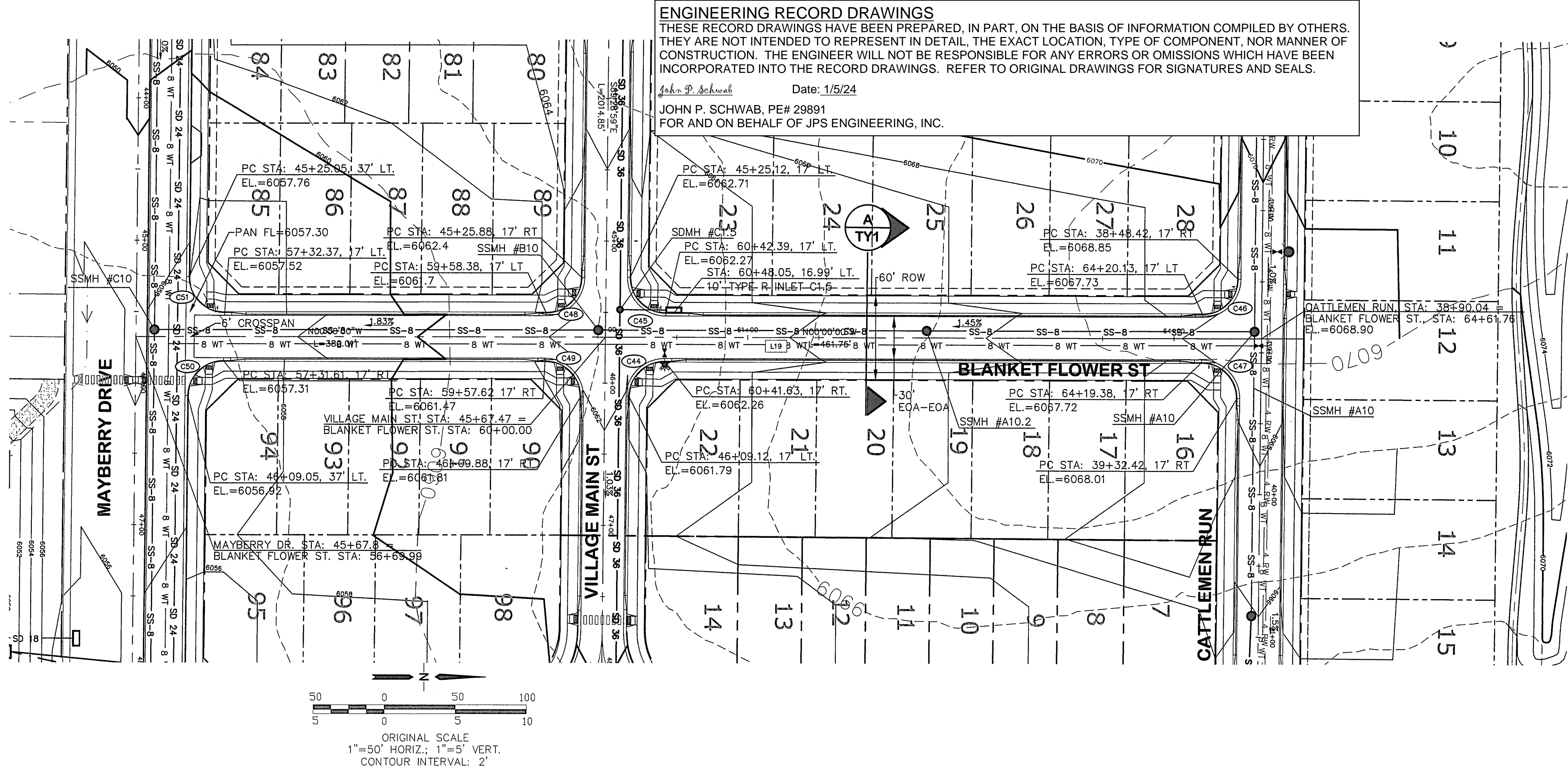
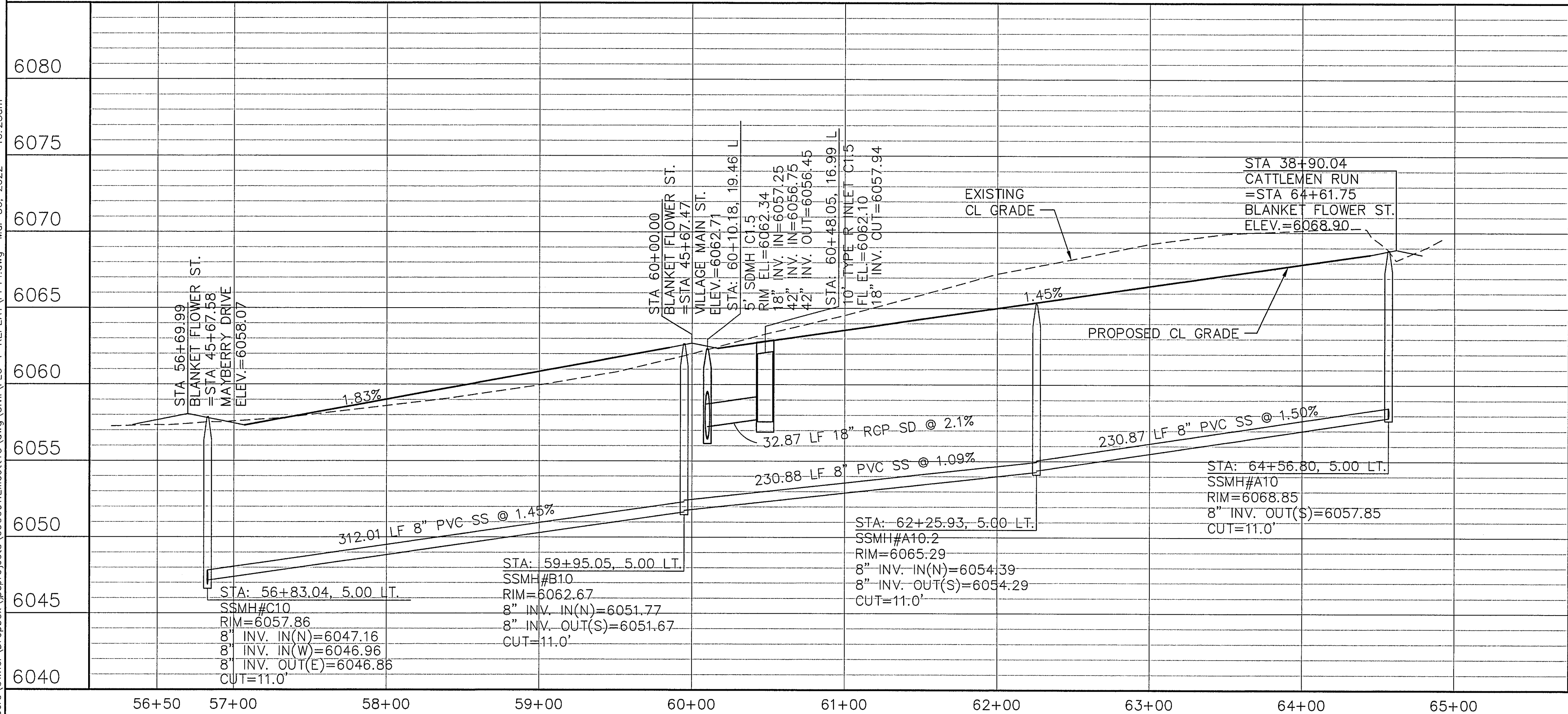
19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
ADVANCE 2 BUSINESS DAYS BEFORE
CALLING TO LOCATE OR MARK
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

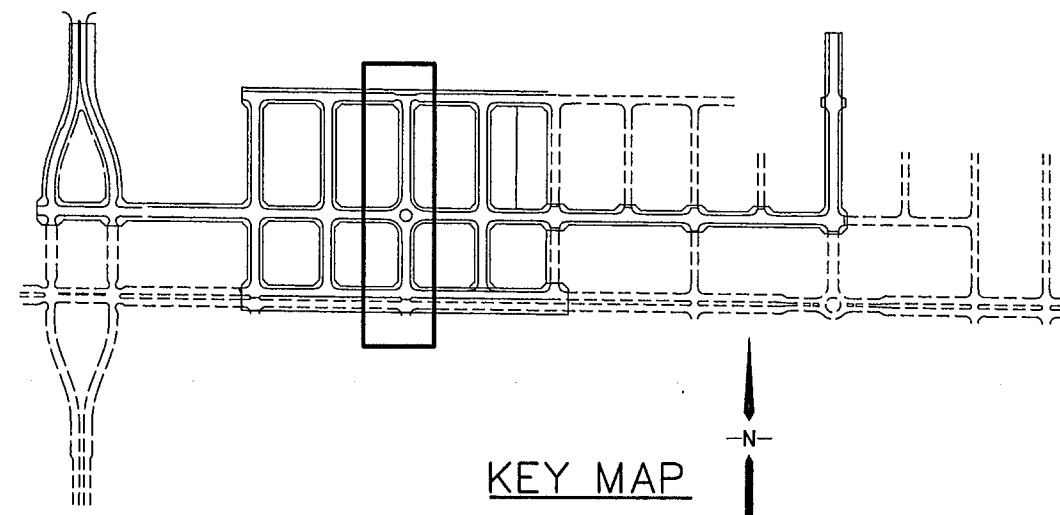
No.	BY	DATE	REVISION
A	JPS	2/22/22	FILING 1A SUBMITTAL
B	JPS	3/31/22	FILING 1A SUBMITTAL

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ENGINEERING RECORD DRAWINGS
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John P. Schwab Date: 1/5/24
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



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

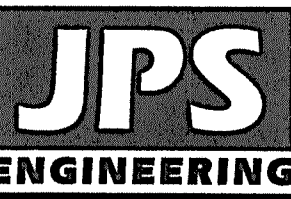
CURVE TABLE		
CURVE	LENGTH	RADIUS
C44	39.04	25.00
C45	39.50	25.00
C46	39.04	25.00
C47	39.50	25.00
C48	39.04	25.00
C49	39.50	25.00
C50	39.04	25.00
C51	39.50	25.00



EPC 6/27/22

MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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



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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG. GRAVE OR CAUSE
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

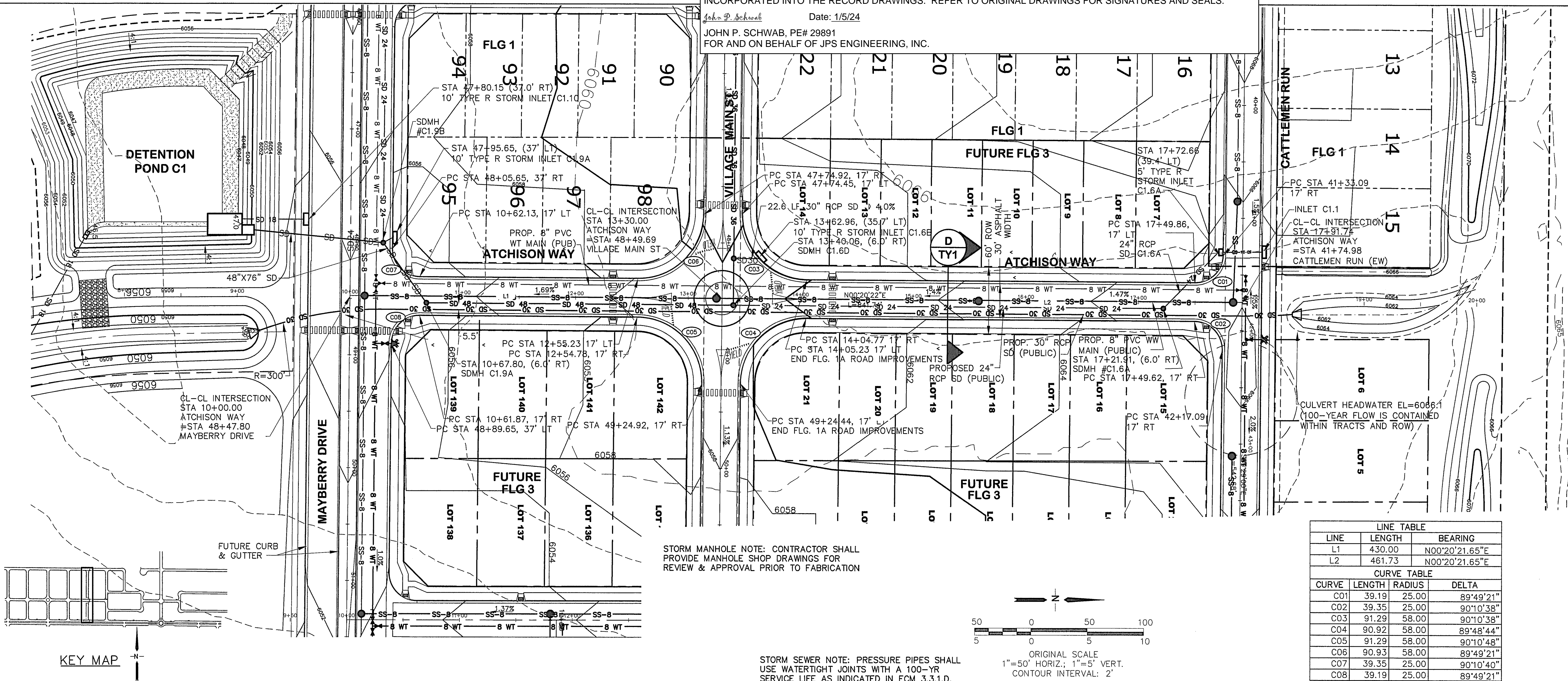
HORZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 3/26/06	LAST MODIFIED: 3/31/22
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET:	

PP14-F1A

ENGINEERING RECORD DRAWINGS
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL, THE EXACT LOCATION, TYPE OF COMPONENT, NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

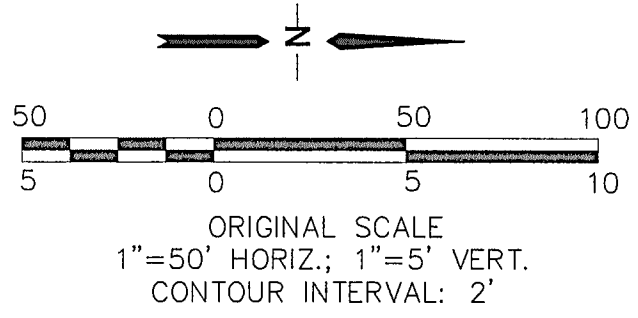
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

Date: 1/5/24

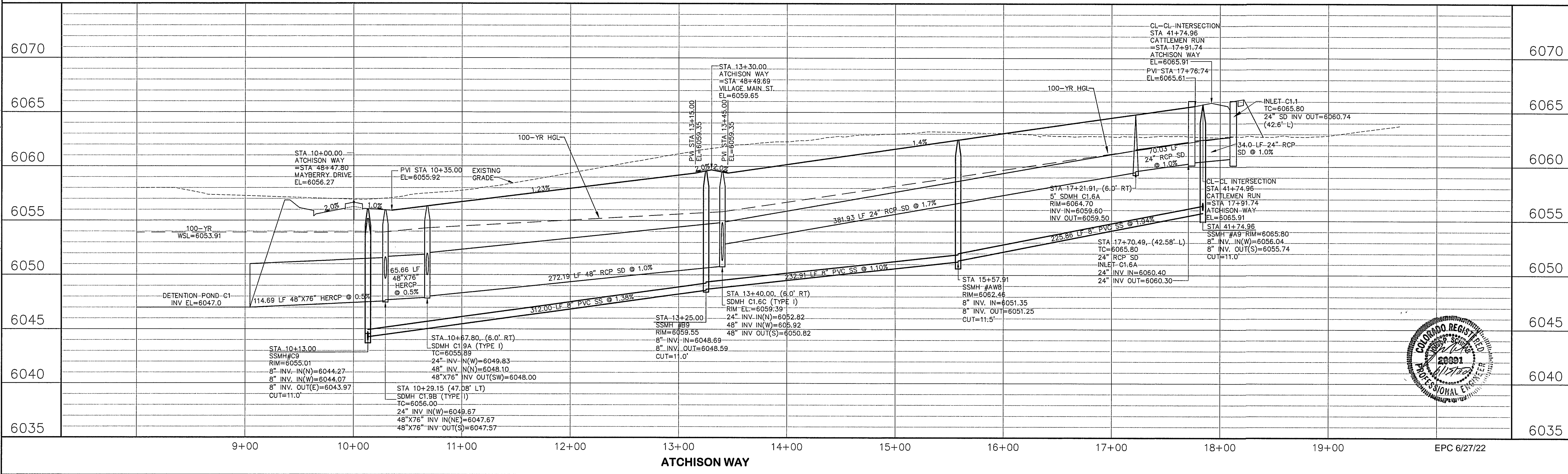


STORM MANHOLE NOTE: CONTRACTOR SHALL PROVIDE MANHOLE SHOP DRAWINGS FOR REVIEW & APPROVAL PRIOR TO FABRICATION

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

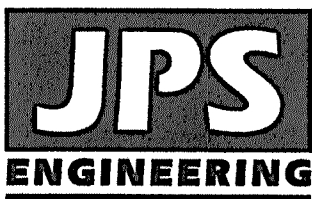


LINE TABLE			
LINE	LENGTH	BEARING	
L1	430.00	N00°20'21.65"E	
L2	461.73	N00°20'21.65"E	
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C01	39.19	25.00	89°49'21"
C02	39.35	25.00	90°10'38"
C03	91.29	58.00	90°10'38"
C04	90.92	58.00	89°48'44"
C05	91.29	58.00	90°10'48"
C06	90.93	58.00	89°49'21"
C07	39.35	25.00	90°10'40"
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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80903
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FAX: 719-471-0766
www.jpsegr.com



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FOR THE MARKING OF UNDERGROUND
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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

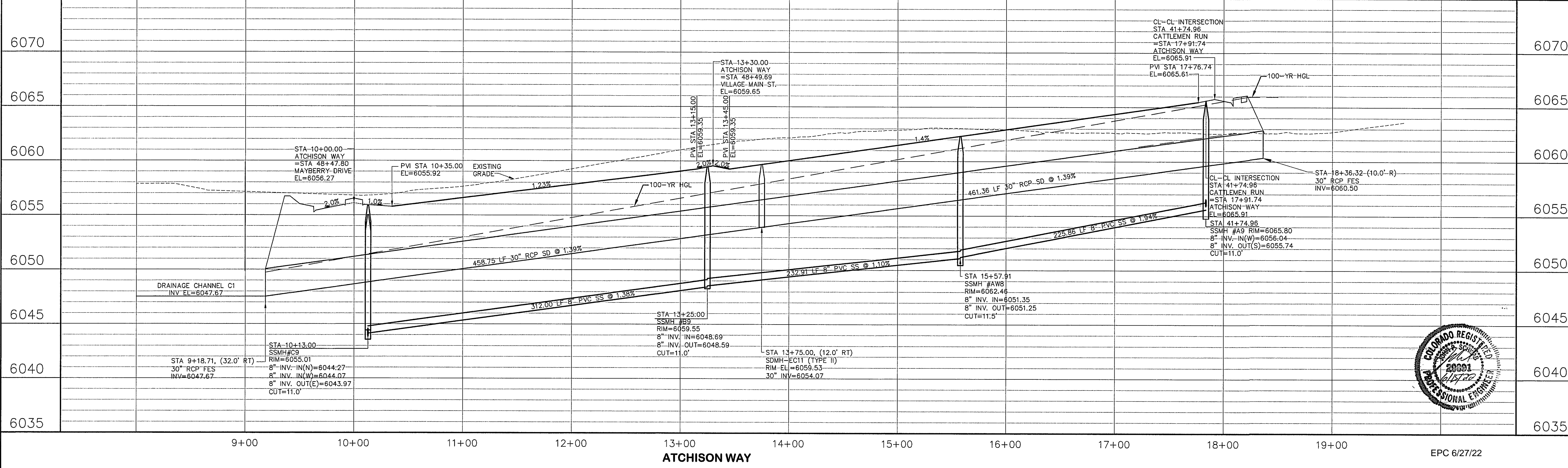
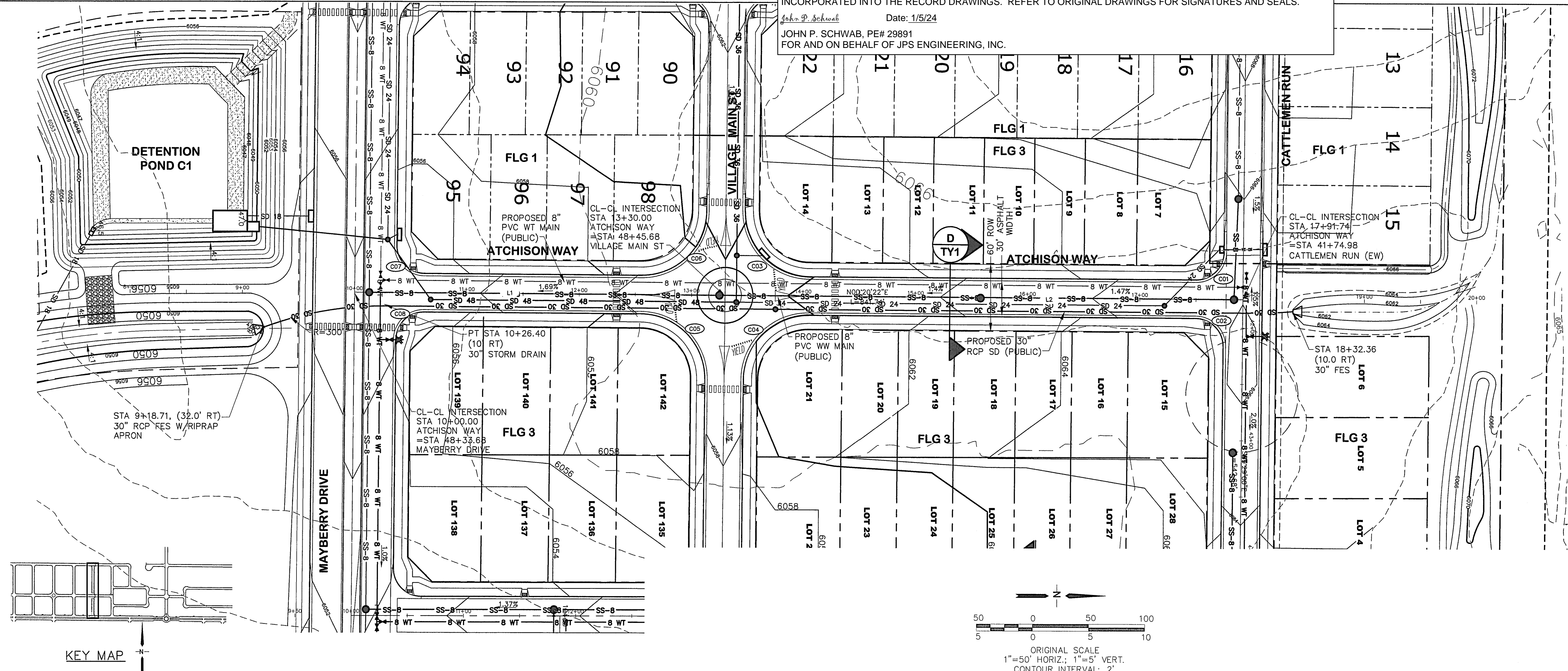
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CREATED: 11/02/21	LAST MODIFIED: 3/31/22
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: PP20-F1A

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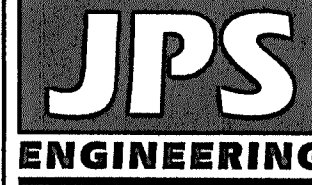
ENGINEERING RECORD DRAWINGS
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John P. Schwab Date: 1/5/24
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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



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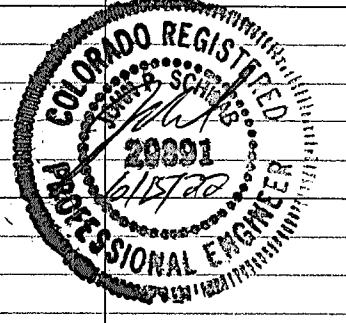


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No.	BY	DATE	REVISION
F	JPS	9/12/19	EPC COMMENTS
G	JPS	1/31/20	EPC COMMENTS
H	JPS	11/19/21	FLG-1 REPLAT
I	JPS	1/31/22	EPC COMMENTS
J	JPS	4/6/22	EPC COMMENTS

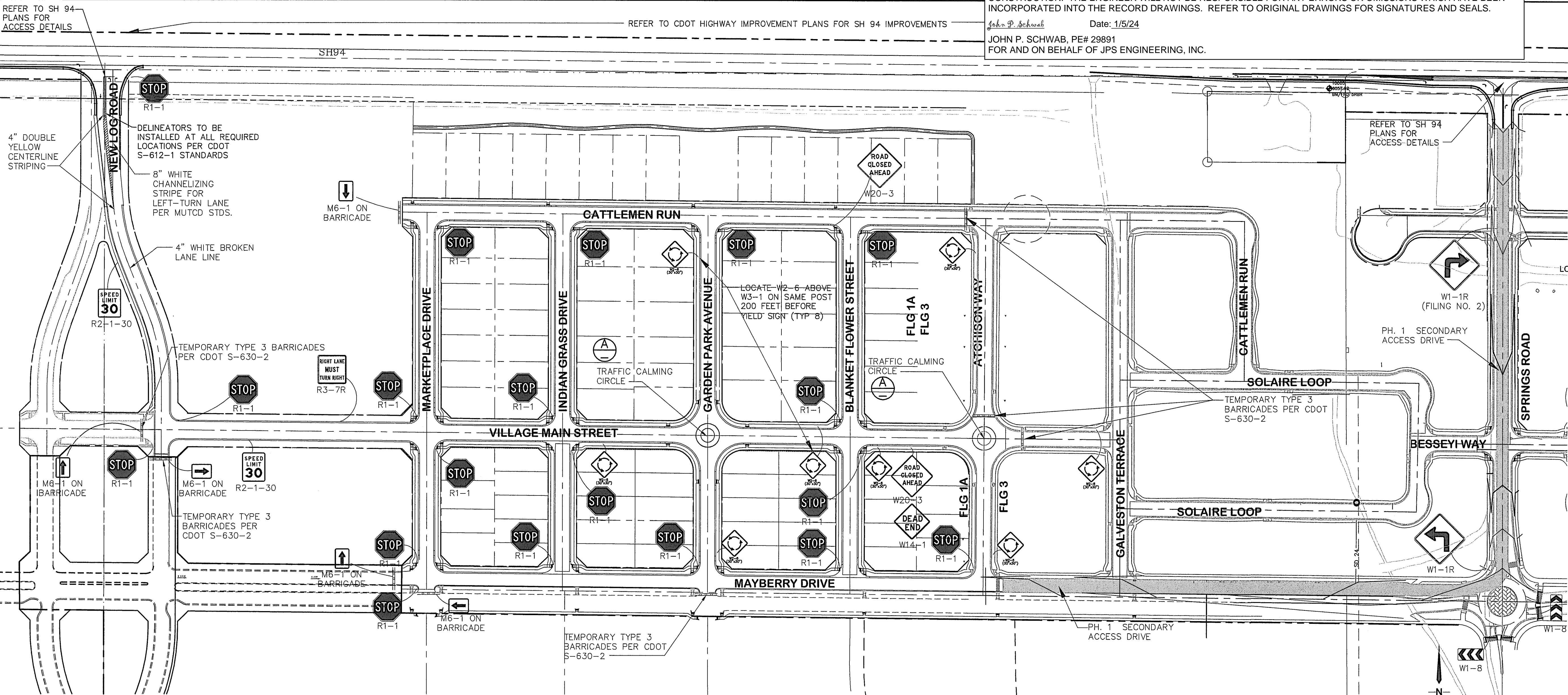
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CREATED: 11/02/21	LAST MODIFIED: 4/6/22
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: PP21-F1A



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John P. Schwab Date: 1/5/24
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



Mayberry, Colorado Springs
Filing No. 1A Replat
Grading & Erosion Control
Plans
El Paso County, Colorado

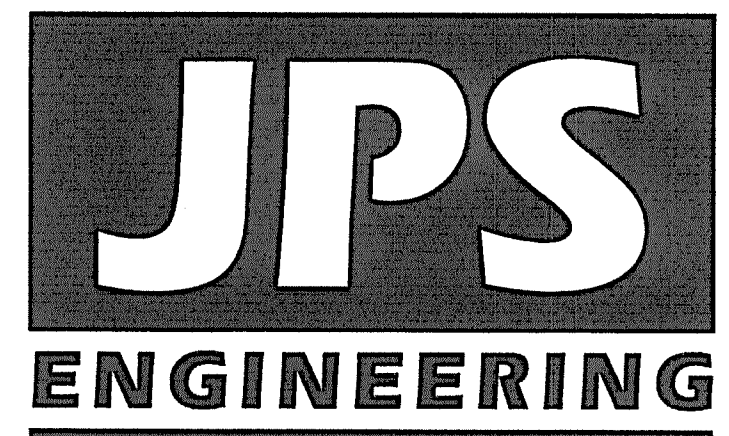
PREPARED FOR:

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:	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 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 CDOT ACCESS PERMITS NO. 218053 & 218054)	FIRE DISTRICT:	ELLICOTT FIRE PROTECTION DISTRICT (719) 683-7211

SHEET INDEX

C1.0	TITLE SHEET
G2	GENERAL NOTES & LEGEND
C1	OVERALL SITE PLAN
C1.2	LOT GRADING NOTES & DETAILS
C1.4A	EROSION CONTROL NOTES
C1.4B	EROSION CONTROL NOTES
C2.1	FILING 1A GRADING & EROSION CONTROL PLAN
C2.2	FILING 2-4 GRADING & EROSION CONTROL PLAN
C3.1	DETENTION POND C1 PLAN
C3.2	DETENTION POND C1 DETAILS

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John P. Schwab Date: 1/5/24
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR LIABILITY CAUSED BY MY NEGLECT, ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

ENGINEER OF RECORD SIGNATURE

DATE

OWNER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

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.

APPROVED
Engineering Department

06/27/2022 2:49:49 PM
dsnjikamp

COUNTY ENGINEER/ECM ADMINISTRATOR

EPC Planning & Community
Development Department

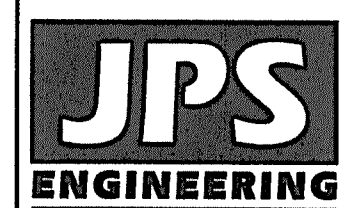
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MAYBERRY, COLORADO SPRINGS, FILING NO. 1A

GEC TITLE SHEET

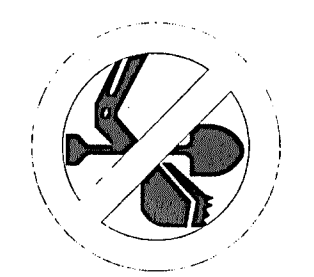
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CREATED:	11/12/21	LAST MODIFIED:	6/16/22
PROJECT NO:	090001	MODIFIED BY:	BJJ
SHEET:			

C1.0



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NO.	REVISION	BY	DATE
1	COUNTY SUBMITTAL	JPS	11/19/21
2	COUNTY COMMENTS	JPS	2/21/22
3	COUNTY COMMENTS	JPS	4/7/22
4	COUNTY COMMENTS	JPS	6/10/22

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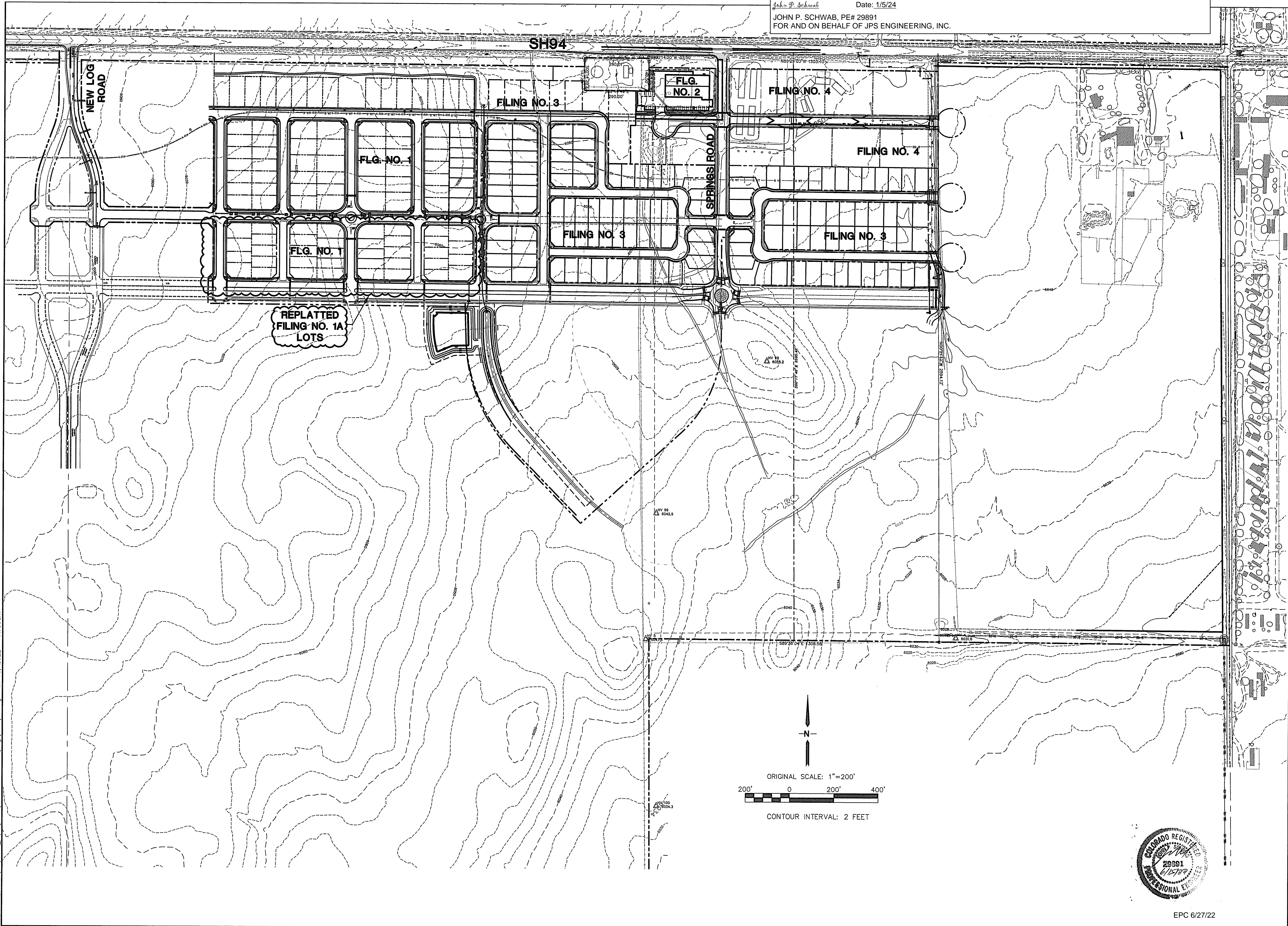
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Date: 1/5/24

FOR AND ON BEHALF OF JPS ENGINEERING, INC.

G2

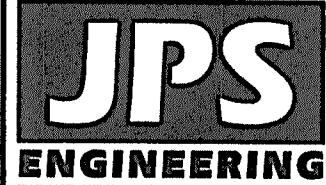
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John P. Schwab Date: 1/5/24
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

MAYBERRY, COLORADO SPRINGS



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OVERALL SITE PLAN

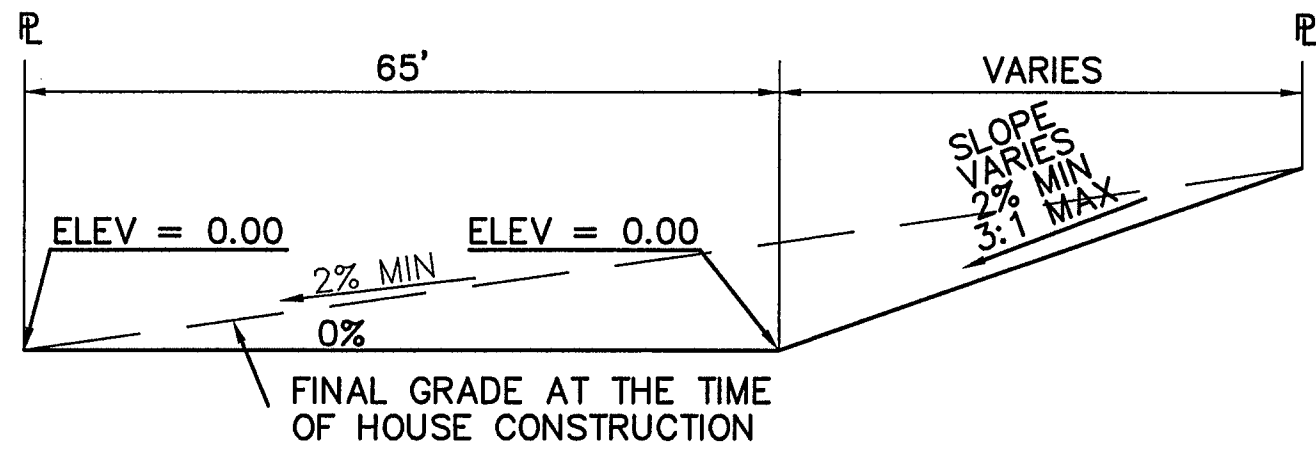
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PROJECT NO: 090001	MODIFIED BY: BJJ
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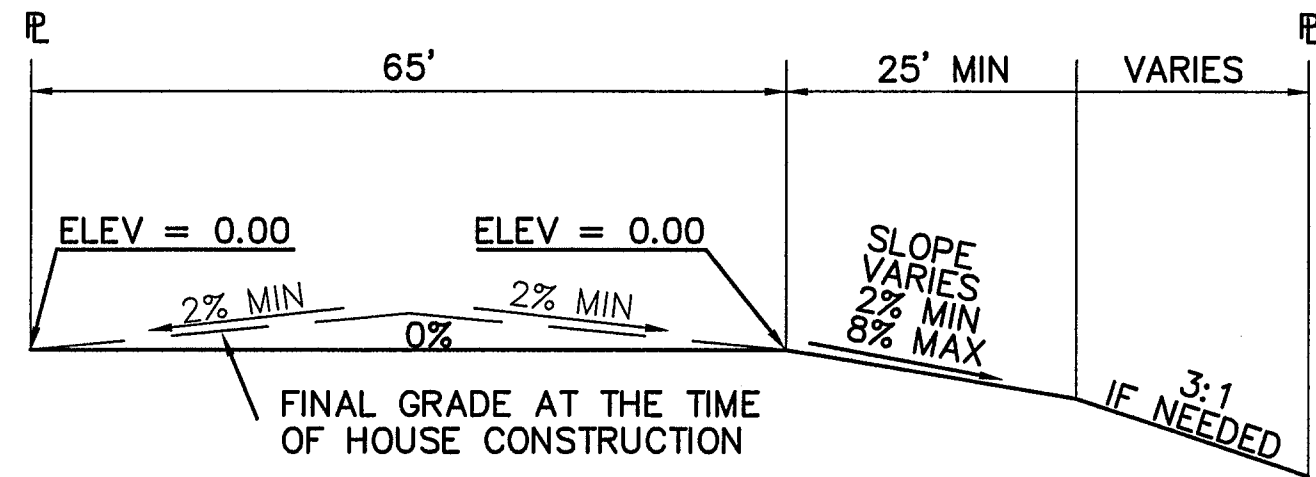
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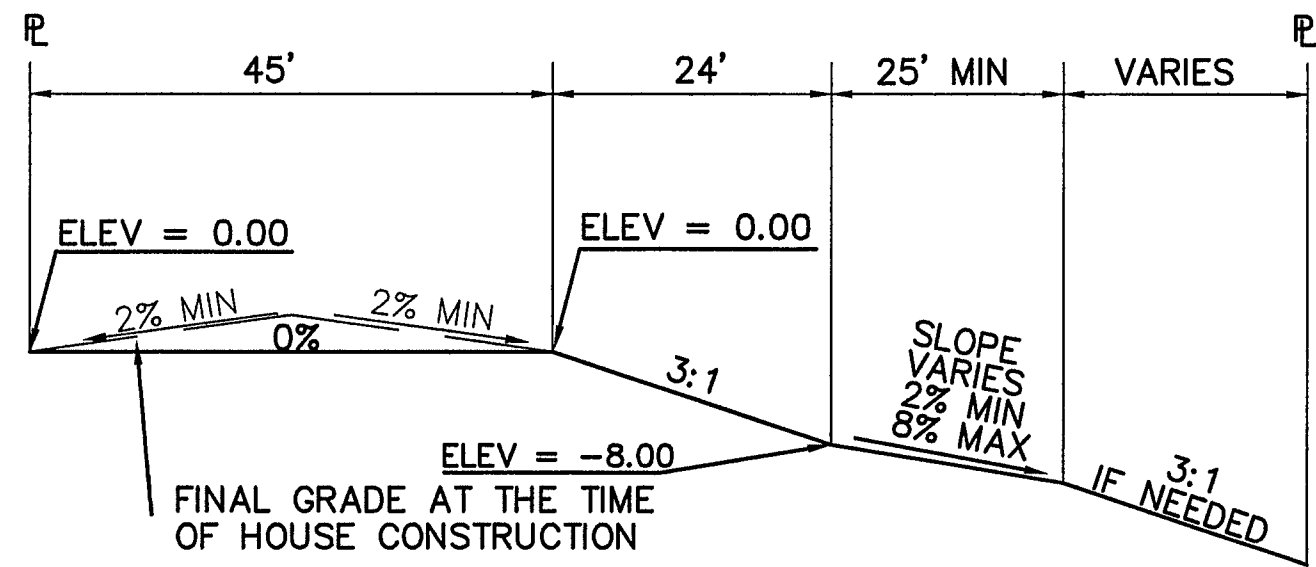
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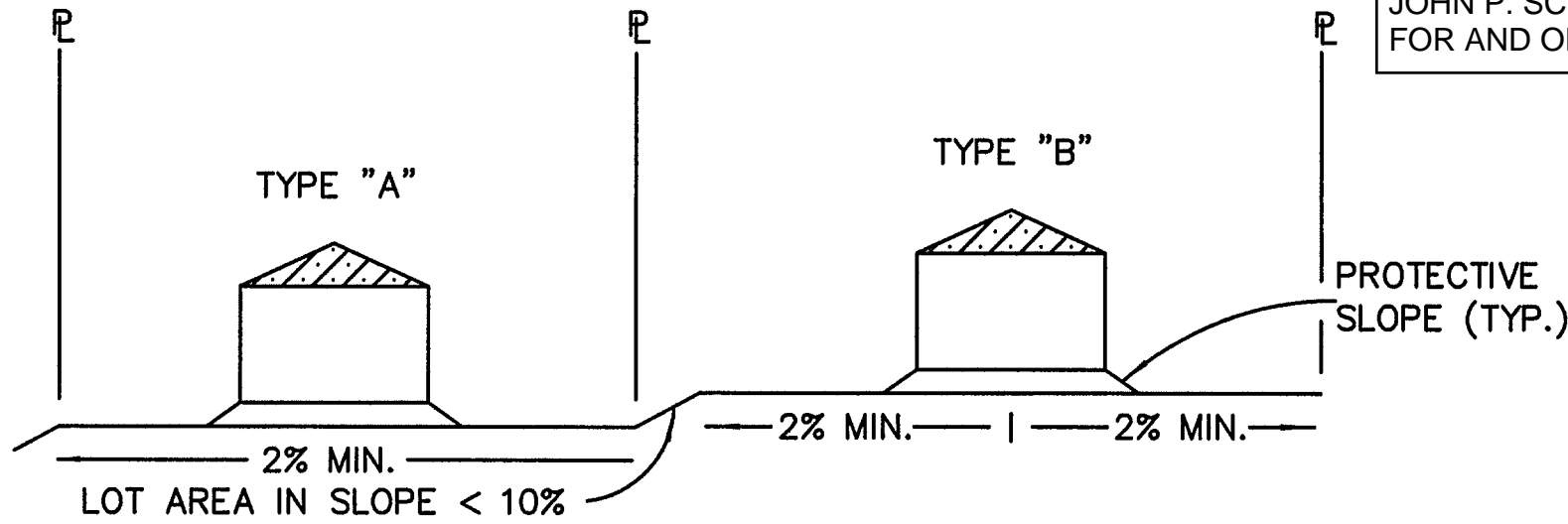
TYPICAL "A" LOT
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TYPICAL "B" LOT
SCALE: 1"=20'

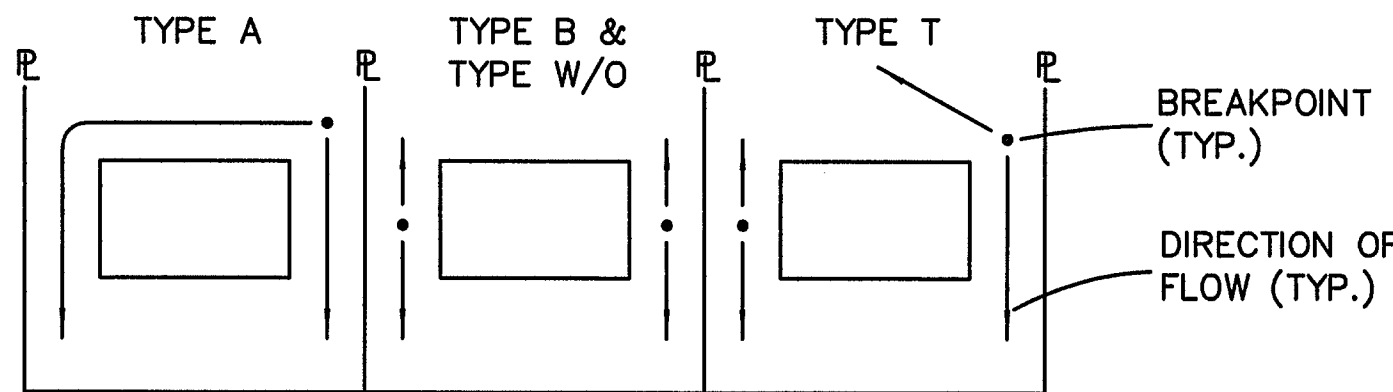


TYPICAL "WALK-OUT" LOT - "C" LOT
SCALE: 1"=20'



TYPICAL LOT SECTION DETAIL
N.T.S.

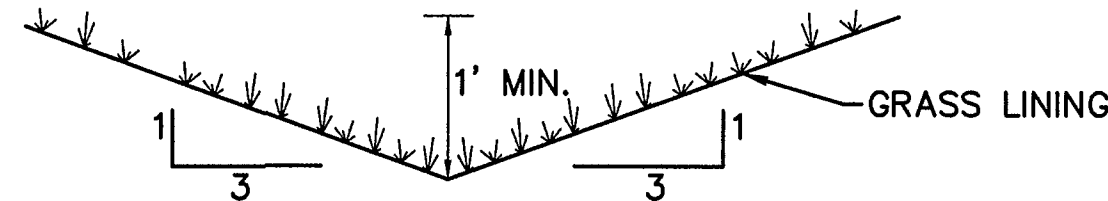
NOTE:
FINAL GRADING TO COMPLY WITH H.U.D. STANDARDS CONTAINED IN SECTION 310 AND 602 OF THE MINIMUM PROPERTY STANDARDS (MPS) 4900.1, HANDBOOK 4140.3 CHG (DATA SHEET 79g), IF APPLICABLE, AND ALL LEGAL STANDARDS.



LOT DRAINAGE TYPES
N.T.S.

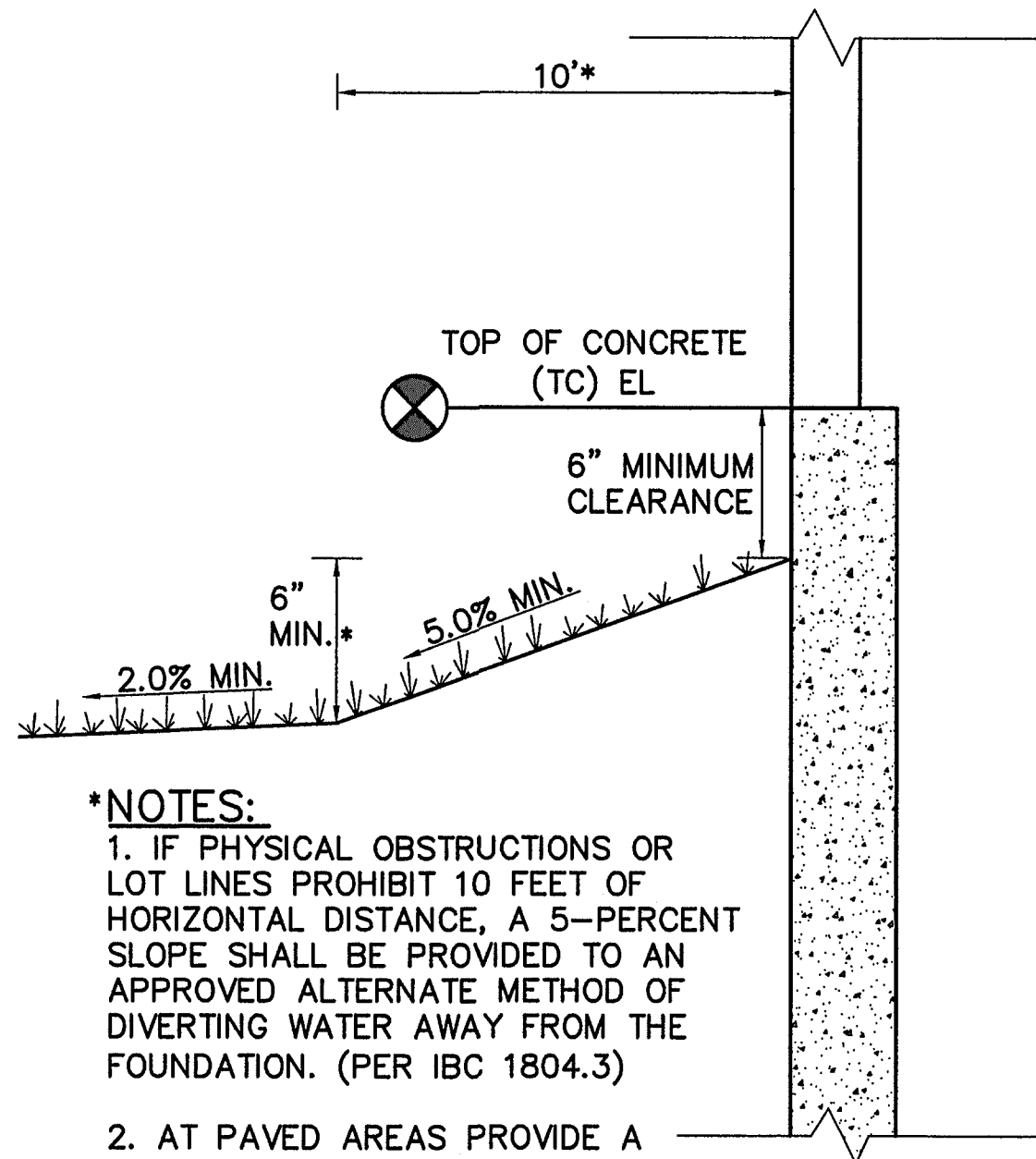
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JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



TYPICAL SIDE/REAR LOT SWALE
N.T.S.

NOTE: BUILDERS AND OWNERS SHALL MAINTAIN PROPER PROTECTIVE SLOPES & SIDE/REAR LOT SWALES DURING AND AFTER HOME CONSTRUCTION.

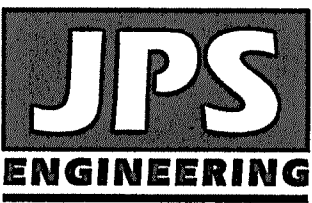


*NOTES:
1. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. (PER IBC 1804.3)
2. AT PAVED AREAS PROVIDE A MINIMUM 2.0% SLOPE AWAY FROM THE BUILDING FOR THE FIRST 10 FEET OF HORIZONTAL DISTANCE.

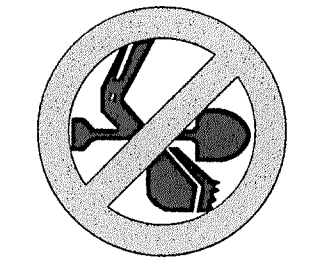
TYPICAL BUILDING DRAINAGE DETAIL
N.T.S.



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No.	REVISION	BY	DATE

LOT GRADING NOTES
& DETAILS

HORZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	UP&E	CHECKED:	JPS
CREATED:	11/16/21	LAST MODIFIED:	11/16/21
PROJECT NO:	090001	MODIFIED BY:	BJJ
SHEET:			

C1.2

EPC 6/27/22

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STANDARD NOTES FOR EL PASO COUNTY GRADING & EROSION CONTROL PLANS:

REVISED 7/02/19

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. 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 ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY CTL THOMPSON, DATED JULY 13, 2006 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

ENGINEERING RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL, THE EXACT LOCATION, TYPE OF COMPONENT, NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

John P. Schwab Date: 1/5/24

JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

EXISTING VEGETATION:

NATIVE GRASSES (APPROXIMATELY 70 PERCENT COVERAGE)

SEEDING MIX:

GRASS	VARIETY	AMOUNT IN PLS LBS. PER ACRE
CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	4.0 LBS.
PERENIAL RYE	LINN	2.0 LBS.
WESTERN WHEATGRASS	SARTON	3.0 LBS.
SMOOTH BROME GRASS	LINCOLN OR MANCHAR	5.0 LBS.
SIDEATS GRAMA	EPHRAIM	2.5 LBS.
TOTAL:		16.5 LBS.

SEEDING & FERTILIZER APPLICATION: DRILL SEED OR
HYDRO-SEED PER
CDOT SPEC. SECTION 212.

MULCHING APPLICATION: CONFORM TO CDOT
SPEC-SECTION 213.

SEEDING MIX:

GRASS	VARIETY	AMOUNT IN PLS LBS. PER ACRE
CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	4.0 LBS.
PERENIAL RYE	LINN	2.0 LBS.
WESTERN WHEATGRASS	SARTON	3.0 LBS.
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TOTAL:		16.5 LBS.

SEEDING & FERTILIZER APPLICATION: DRILL SEED OR
HYDRO-SEED PER
CDOT SPEC. SECTION 212.

MULCHING APPLICATION: CONFORM TO CDOT
SPEC-SECTION 213.

CONTROL MEASURE/BMP PHASING:

INITIAL BMP'S (REFER TO PUDSP EGP):

- VTC AT SPRINGS ROAD
- VTC AT NEW LOG ROAD
- SILT FENCE ALONG DOWNSTREAM EDGE OF GRADING LIMITS
- SEDIMENT BASINS

INTERIM BMP'S:

- INLET PROTECTION
- TEMPORARY SEED & MULCH

FINAL BMP'S:

- SEEDING & MULCHING

NOTE:

EXISTING VEGETATION IS LIMITED TO
NATIVE GRASSES AND SHRUBS.

BMP SEQUENCING NOTES:

- INSTALLATION OF INITIAL BMP'S
- INSPECTION OF INITIAL BMP'S BY COUNTY STAFF
- PRECONSTRUCTION MEETING WITH COUNTY STAFF
- THE MAXIMUM AREA TO BE OPENED AT ANY TIME IS 30 ACRES, AND
THE MAXIMUM HEIGHT OF STOCKPILES IS TO BE 10- FEET

ESTIMATED TIME SCHEDULE:

INSTALL BMP'S APRIL, 2022
GRADING START APRIL, 2022
GRADING COMPLETION DECEMBER, 2022
SEEDING & MULCHING AUGUST, 2023
STABILIZATION AUGUST, 2024

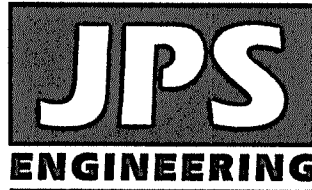
SEDIMENT CONTROL MAINTENANCE PROGRAM:

FREQUENCY
PERIODIC SITE INSPECTIONS BI-WEEKLY ¹
RE-VEGETATION OF EXPOSED SOILS WITHIN 21 DAYS OF GRADING
SEDIMENT REMOVAL FROM BMP'S MONTHLY ²
REMOVAL OF BMP'S AFTER STABILIZATION ACHIEVED

¹ AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT
CAUSES SURFACE EROSION.

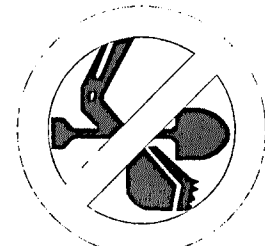
² ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED
WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT
OF THE BMP OR AT ANY TIME THAT SEDIMENT OR DEBRIS
ADVERSELY IMPACTS THE FUNCTION OF THE BMP.

MAYBERRY, COLORADO SPRINGS - FILING NO. 1A



19 E. Willamette Ave.
Colorado Springs, CO
80903

Ph: 719-477-9429
Fax: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987

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

REVISION	BY	DATE
No.		

EROSION CONTROL
NOTES



EPC 6/27/22

HORZ. SCALE:	NTS	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	R&R	CHECKED:	JPS
CREATED:	4/14/20	LAST MODIFIED:	6/10/22
PROJECT NO:	090001	MODIFIED BY:	BJJ
SHEET:			

C1.4A

ENGINEERING RECORD DRAWINGS

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John P. Schwab Date: 1/5/24

JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

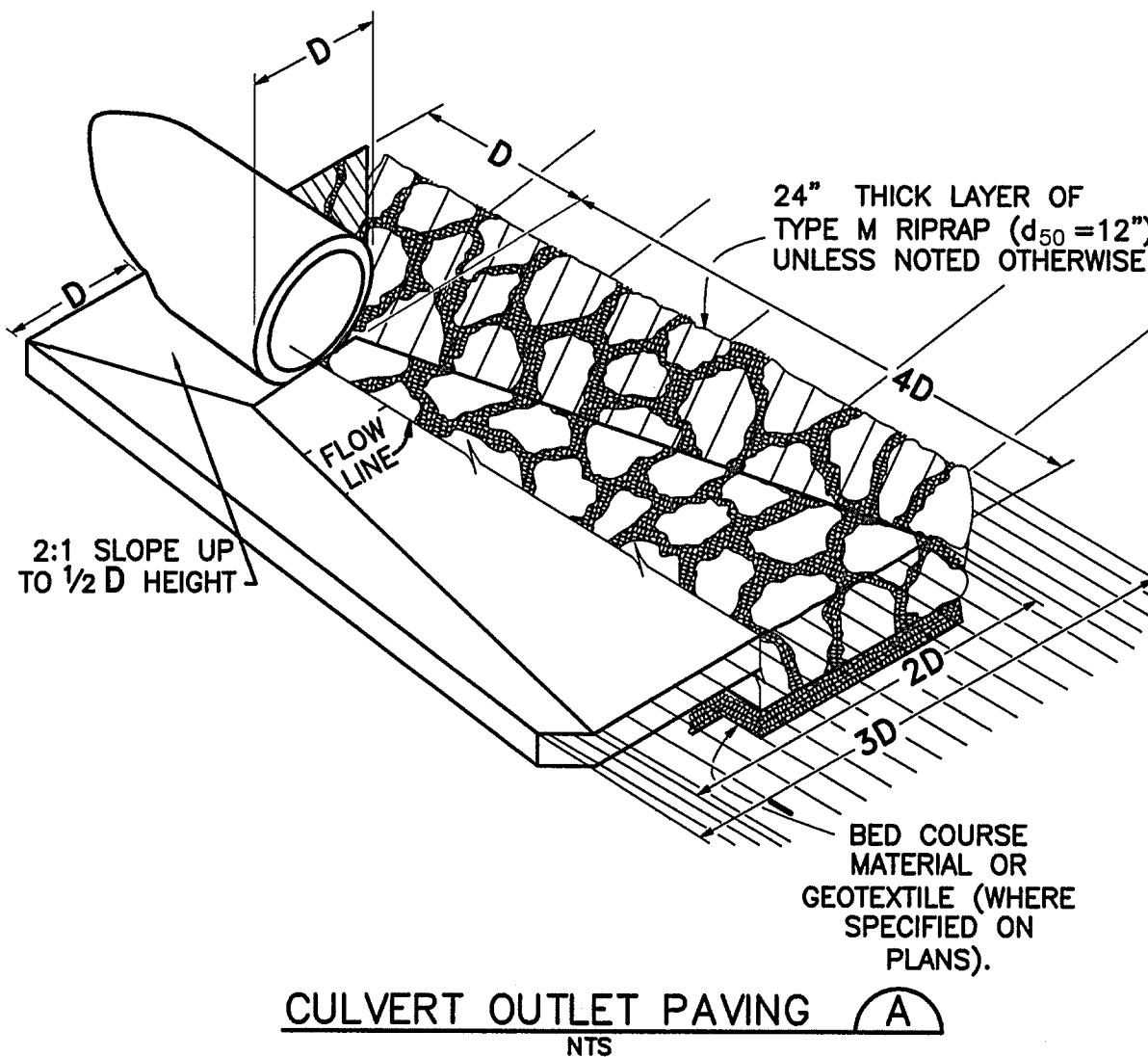
MULCHING NOTES

INSTALLATION REQUIREMENTS

- ALL DISTURBED AREAS MUST BE MULCHED WITHIN 21 DAYS AFTER FINAL GRADE AND SEEDING AREAS ARE TO BE MULCHED WITHIN 24 HOURS AFTER SEEDING.
- MATERIAL USED FOR MULCH CAN BE CERTIFIED CLEAN, WEED- AND SEED-FREE LONG STEMMED FIELD OR MARSH HAY, OR STRAW OF OATS, BARLEY, WHEAT, RYE OR TRITICALE CERTIFIED BY THE COLORADO DEPARTMENT OF AGRICULTURE WEED FREE FORAGE CERTIFICATION PROGRAM.
- HYDRAULIC MULCHING MATERIAL SHALL CONSIST OF VIRGIN WOOD FIBER MANUFACTURED FROM CLEAN WHOLE WOOD CHIPS. WOOD CHIPS CANNOT CONTAIN ANY GROWTH OR GERMINATION INHIBITORS OR BE PRODUCED FROM RECYCLED MATERIAL. GRAVEL CAN ALSO BE USED.
- MULCH IS TO BE APPLIED EVENLY AT A RATE OF 2 TONS PER ACRE.
- MULCH IS TO BE ANCHORED EITHER BY CRIMPING (TUCKING MULCH FIBERS 4 INCHES INTO THE SOIL) USING NETTING (USED ON SMALL AREAS WITH STEEP SLOPES), OR WITH A TACKIFIER.
- HYDRAULIC MULCHING AND TACKIFIERS ARE NOT TO BE USED IN THE PRESENCE OF FREE SURFACE WATER.

MAINTENANCE REQUIREMENTS

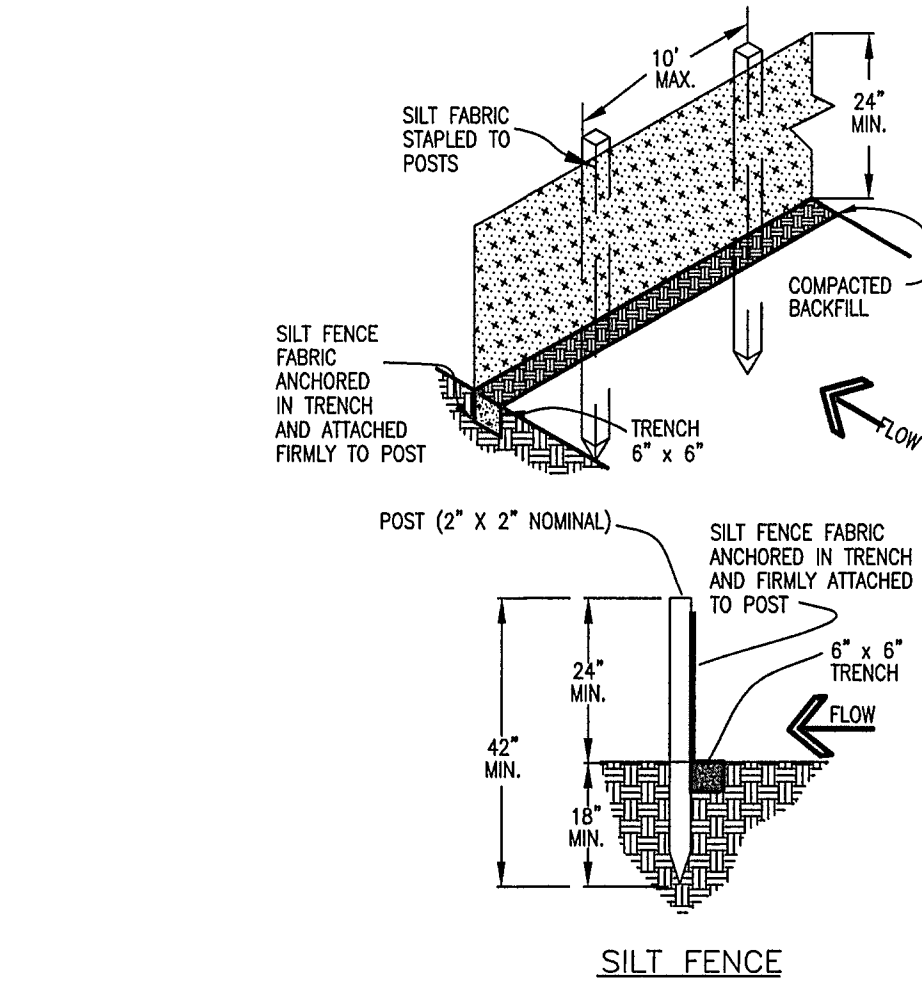
- REGULAR INSPECTIONS ARE TO BE MADE OF ALL MULCHED AREAS.
- MULCH IS TO BE REPLACED IMMEDIATELY IN THOSE AREAS IT HAS BEEN REMOVED, AND IF NECESSARY THE AREA SHOULD BE RESEEDING.



City of Colorado Springs
Stormwater Quality

Figure MU-1
Mulching
Construction Detail and Maintenance
Requirements

3-30



SILT FENCE

INSTALLATION REQUIREMENTS

- SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
- METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
- WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3" ABOVE THE ORIGINAL GROUND SURFACE.
- ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
- THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

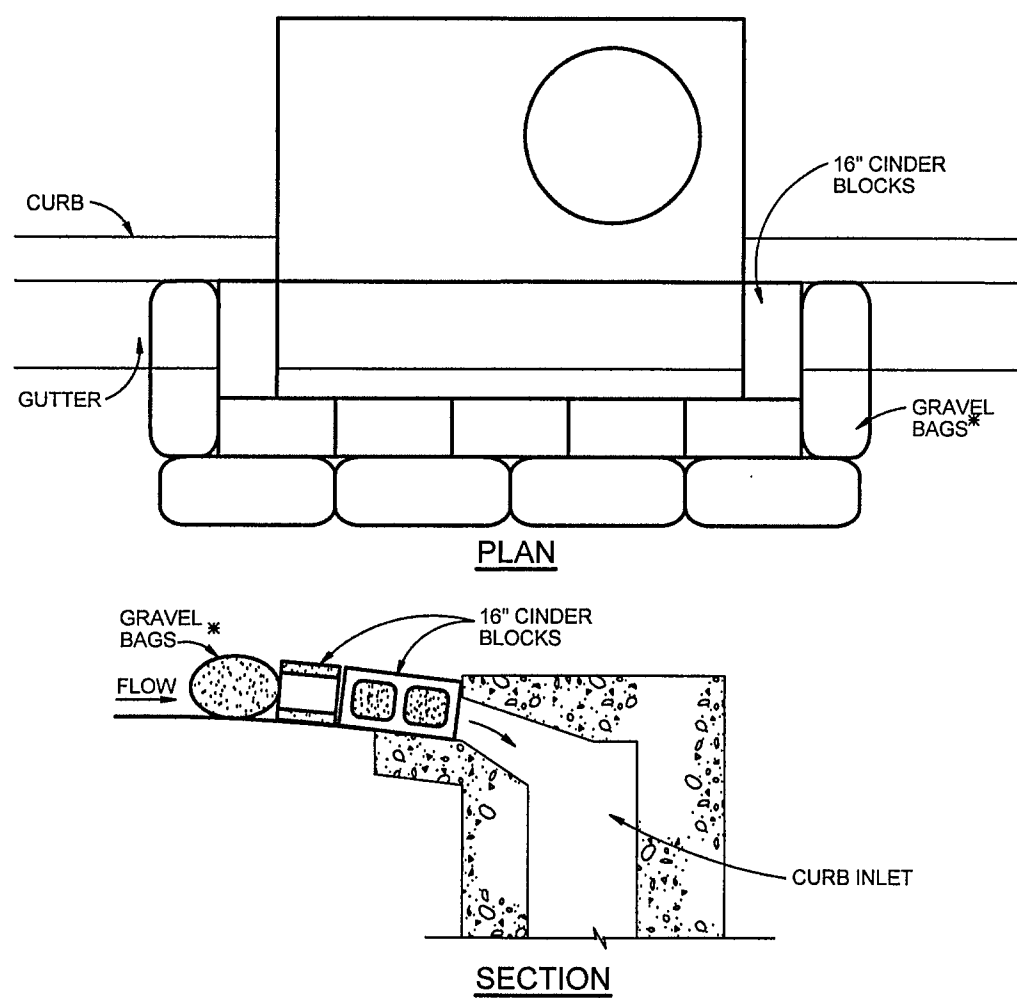
MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
- SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality

Figure SF-2
Silt Fence
Construction Detail and Maintenance
Requirements

3-36



BLOCK AND GRAVEL BAG CURB INLET PROTECTION

BLOCK AND GRAVEL BAG CURB INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

- INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
- CONCRETE BLOCKS ARE TO BE LAID AROUND THE INLET IN A SINGLE ROW ON THEIR SIDES, ABUTTING ONE ANOTHER WITH THE OPEN ENDS OF THE BLOCK FACING OUTWARD.
- GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER SO THERE ARE NO GAPS.
- GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL APPROXIMATELY 3/4 INCH IN DIAMETER.
- BAGS ARE TO BE MADE OF 1/4" INCH WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.

MAINTENANCE REQUIREMENTS

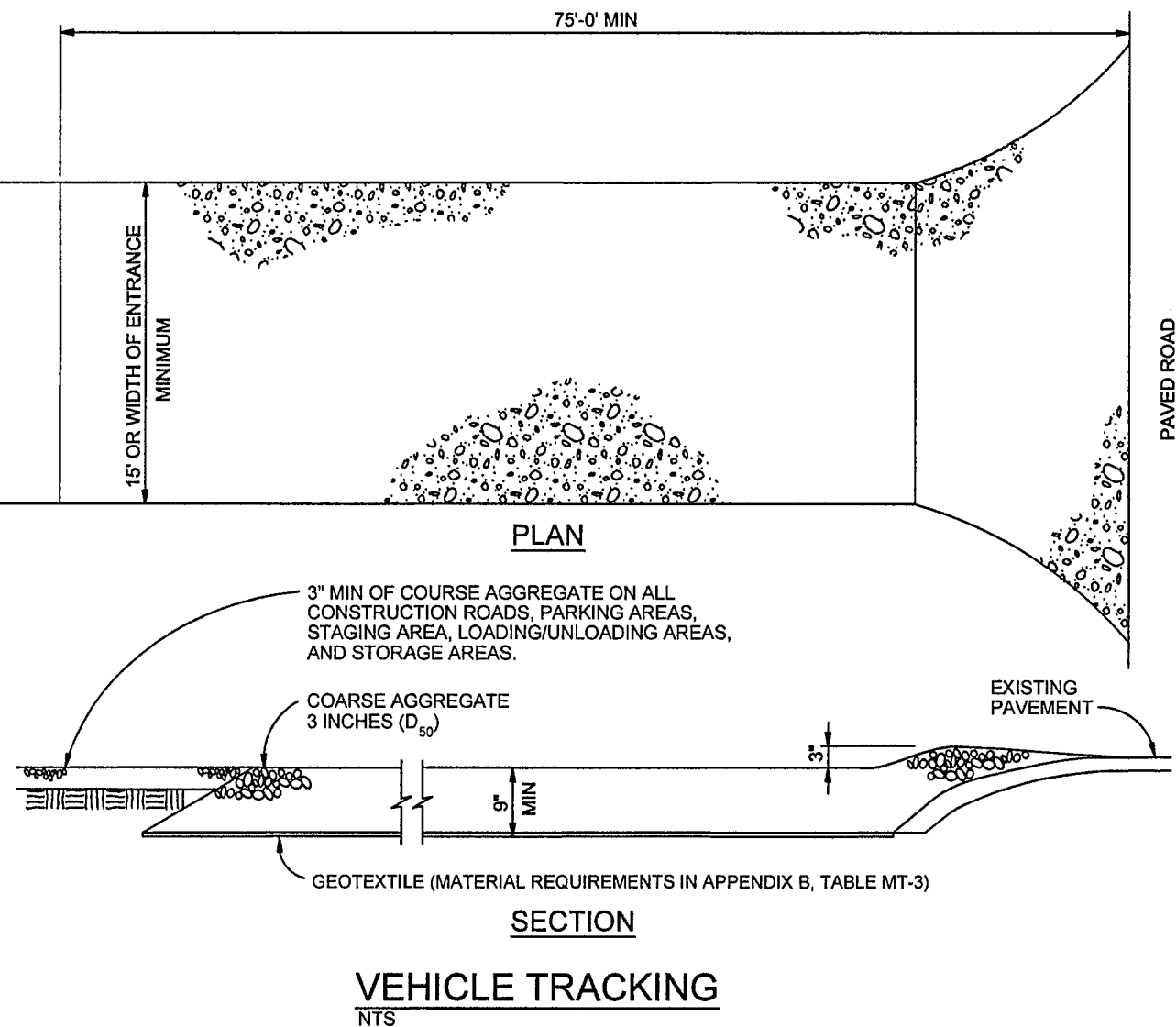
- CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
- DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF THE TRAP.
- INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

AN ALTERNATE 3/4" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN TO THE TOP OF THE CONCRETE BLOCKS.

City of Colorado Springs
Stormwater Quality

Figure IP-3
Block & Gravel Bag Curb Inlet Protection
Construction Detail and Maintenance
Requirements

3-27



VEHICLE TRACKING

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
- AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
- CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
- CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.
- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
- STONES ARE TO BE REPLACED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
- STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
- OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

MAINTENANCE REQUIREMENTS

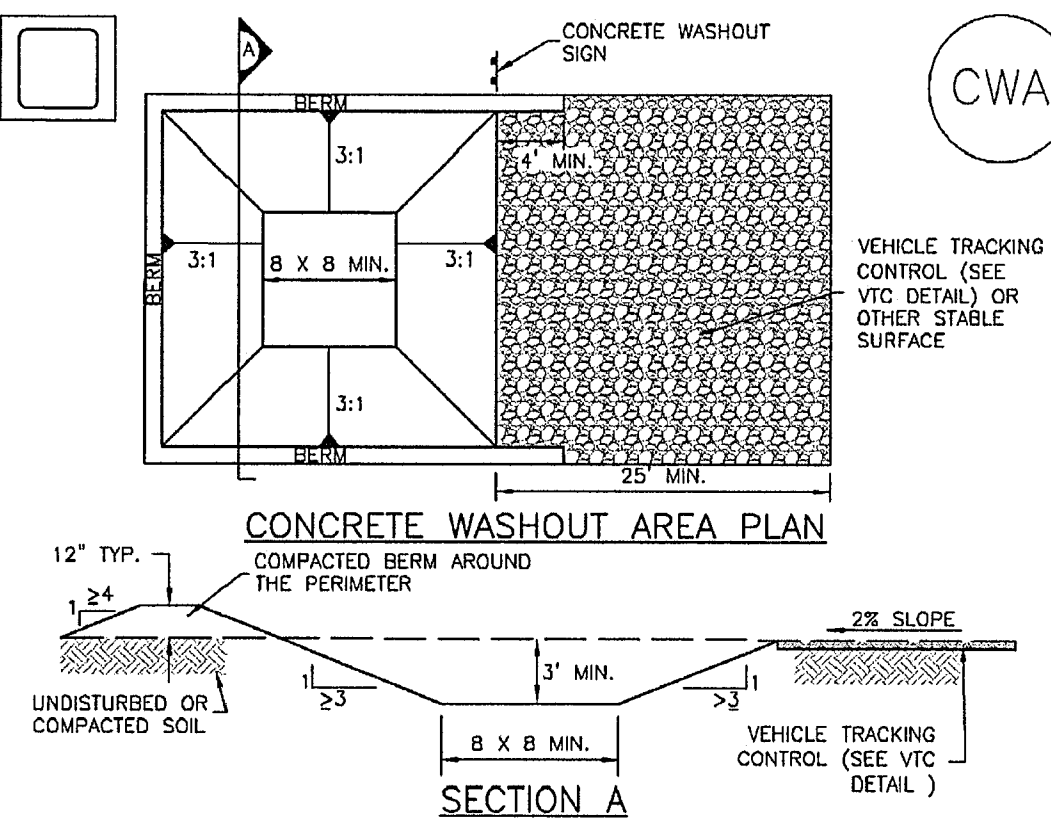
City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples

3-54

Concrete Washout Area (CWA)

MM-1



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
- CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (15 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

November 2010

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

CWA-3

RECOMMENDED ANNUAL GRASSES					
SPECIES (COMMON NAME)	GROWTH SEASON	SEEDING DATE	POUNDS OF PURE LIVE SEED (PLS) (PL/ACRE)	PLANTING DEPTH (INCHES)	
1. OATS	COOL	MARCH 16 - APRIL 30	35-60	1-2	
2. SPRING WHEAT	COOL	MARCH 16 - APRIL 30	25-35	1-2	
3. SPRING BARLEY	COOL	MARCH 16 - APRIL 30	25-35	1-2	
4. ANNUAL RYEGRASS	COOL	MARCH 16 - JUNE 30	10-15	1/2	
5. MILLET	WARM	MAY 16 - JULY 15	3-15	1/2-3/4	
6. SUDANGRASS	WARM	MAY 16 - JULY 15	5-10	1/2-3/4	
7. SORGHUM	WARM	MAY 16 - JULY 15	5-10	1/2-3/4	
8. WINTER WHEAT	COOL	SEPTEMBER 1 - 30	20-35	1-2	
9. WINTER BARLEY	COOL	SEPTEMBER 1 - 30	20-35	1-2	
10. WINTER RYE	COOL	SEPTEMBER 1 - 30	20-35	1-2	
11. TRITICALE	COOL	SEPTEMBER 1 - 30	25-40	1-2	

THIS TABLE WAS TAKEN FROM UDFCD FOR RECOMMENDED ANNUAL GRASSES FOR THE DENVER METROPOLITAN AREA. THIS TABLE MAY BE USED UNLESS A SITE SPECIFIC SEED MIX IS REQUESTED AND APPROVED.

TABLE TS-1

TEMPORARY SEEDING NOTES

INSTALLATION REQUIREMENTS

- DISTURBED AREAS ARE TO BE SEEDING WITHIN 21 DAYS AFTER CONSTRUCTION ACTIVITY OR GRADING ENDS IF SEASON ALLOWS.
- IF NECESSARY, SOIL IS TO BE CONDITIONED FOR PLANT GROWTH BY APPLYING TOPSOIL, FERTILIZER, OR LIME.
- SOIL IS TO BE TILLED IMMEDIATELY PRIOR TO APPLYING SEEDS. COMPACT SOILS ESPECIALLY NEED TO BE LOOSENED.
- SEEDBED DEPTH IS TO BE 4 INCHES FOR SLOPES FLATTER THAN 2:1, AND 1 INCH FOR SLOPES STEEPER THAN 2:1.
- ANNUAL GRASSES LISTED IN TABLE TS-1 ARE TO BE USED FOR TEMPORARY SEEDING. SEED MIXES ARE NOT TO CONTAIN ANY NOXIOUS WEED SEEDS INCLUDING RUSSIAN OR CANADIAN THISTLE, KNAWEED, PURPLE LOOSESTRAFE, EUROPEAN BINDWEED, JOHNSON GRASS, AND LEAFY SPURGE.
- TABLE TS-1 ALSO PROVIDES REQUIREMENTS FOR SEEDING RATES, SEEDING DATES, AND PLANTING DEPTHS FOR THE APPROVED TYPES OF ANNUAL GRASSES.
- SEEDING IS TO BE APPLIED USING MECHANICAL TYPE DRILLS EXCEPT WHERE SLOPES ARE STEEP OR ACCESS IS LIMITED THEN HYDRAULIC SEEDING MAY BE USED.
- ALL SEEDING AREAS ARE TO BE MULCHED (SEE FACTSHEET ON MULCHING).
- IF HYDRAULIC SEEDING IS USED THEN HYDRAULIC MULCHING SHALL BE DONE SEPARATELY TO AVOID SEEDS BECOMING ENCAPSULATED IN THE MULCH.

MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL SEEDING AREAS TO ENSURE GROWTH.
- AREAS WHERE GROWTH IS NOT OCCURRING QUICKLY OR THE MULCH HAS BEEN REMOVED SHALL BE RE-SEEDING AS SOON AS POSSIBLE AND RE-MULCHED IF NEEDED.
- SEEDING AREAS ARE NOT TO BE DRIVEN OVER WITH CONSTRUCTION EQUIPMENT OR VEHICLES.

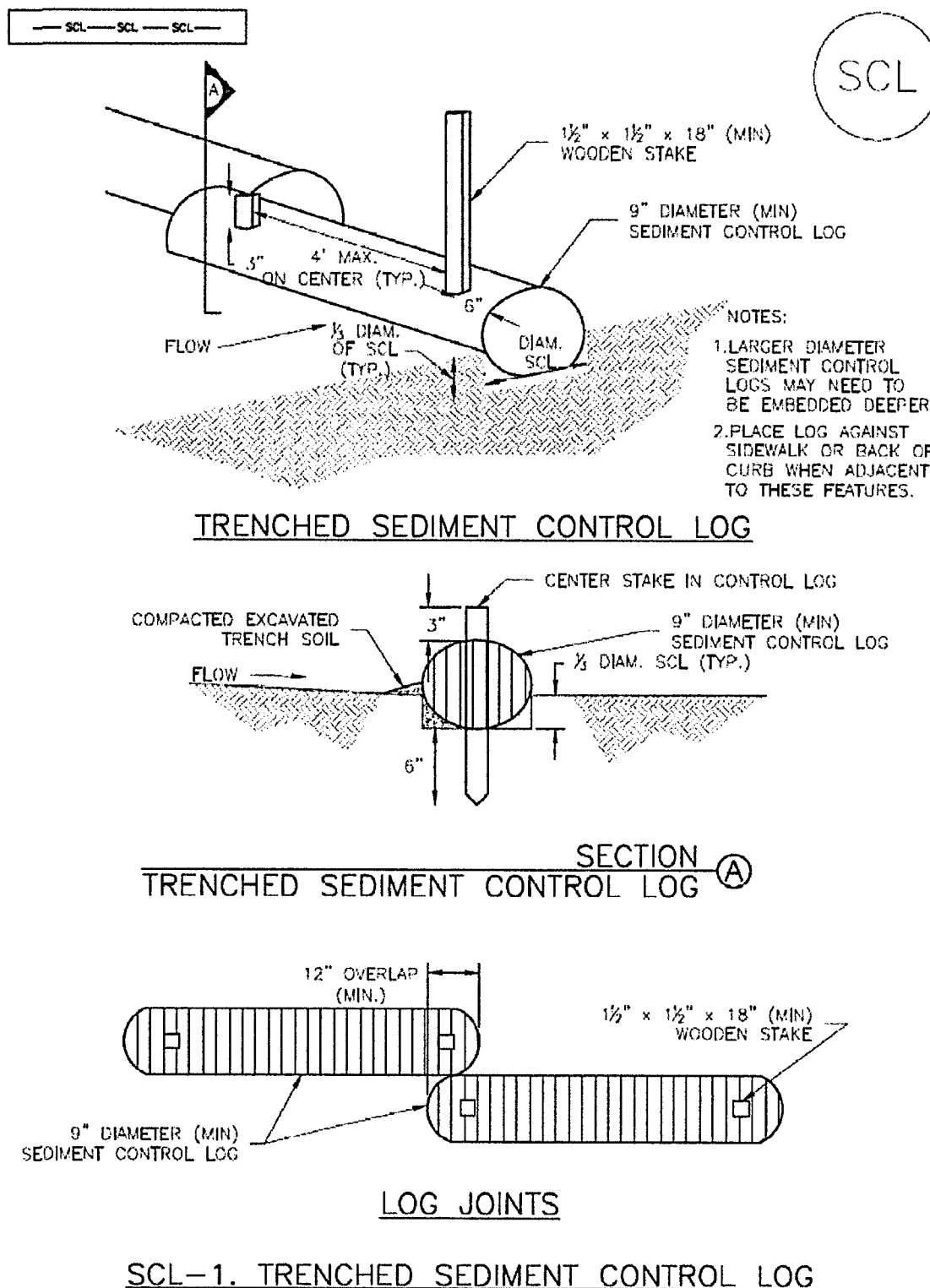
City of Colorado Springs
Stormwater Quality

Figure TS-1
Temporary Seeding
Construction Detail and Maintenance
Requirements

3-47

Sediment Control Log (SCL)

SC-2



SCL-1. TRENCHED SEDIMENT CONTROL LOG

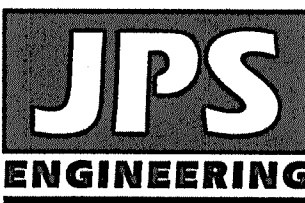
November 2015

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

SCL-3

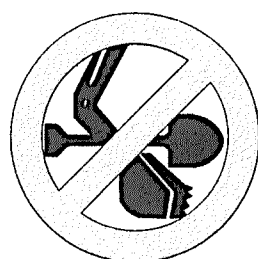
EPC 6/27/22

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B	2018 SUBMITTAL	8/22/18	JPS	
C	EPC COMMENTS	9/12/19	JPS	
D	EPC COMMENTS	1/31/20	JPS	
E	EPC COMMENTS	4/17/20	JPS	

EROSION CONTROL
DETAILS

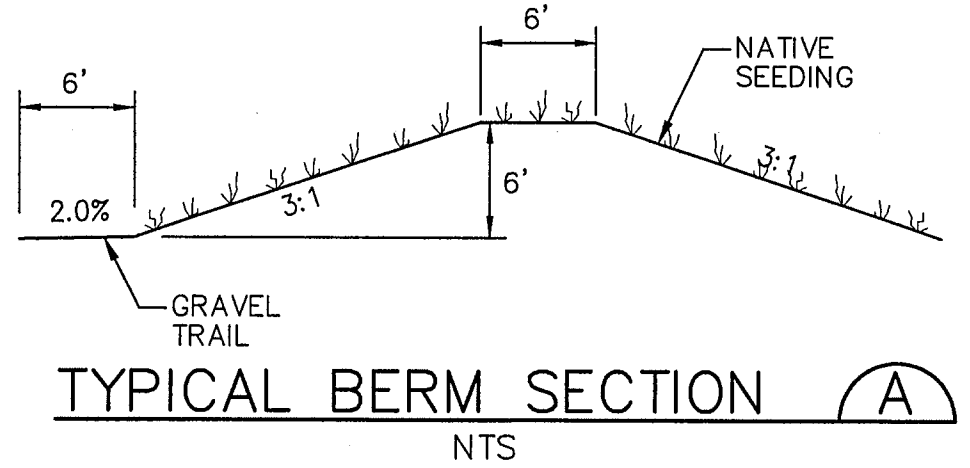


HORZ. SCALE:	NTS	DESIGNED:	BJJ
VERT. SCALE:	N/A	CHECKED:	JPS
SURVEYED:	R&R	LAST MODIFIED:	11/18/21
CREATED:	4/14/20	MODIFIED BY:	BJJ
PROJECT NO:	090001		
SHEET:			

C1.4B

ENGINEERING RECORD DRAWINGS
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John P. Schwab Date: 1/5/24
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

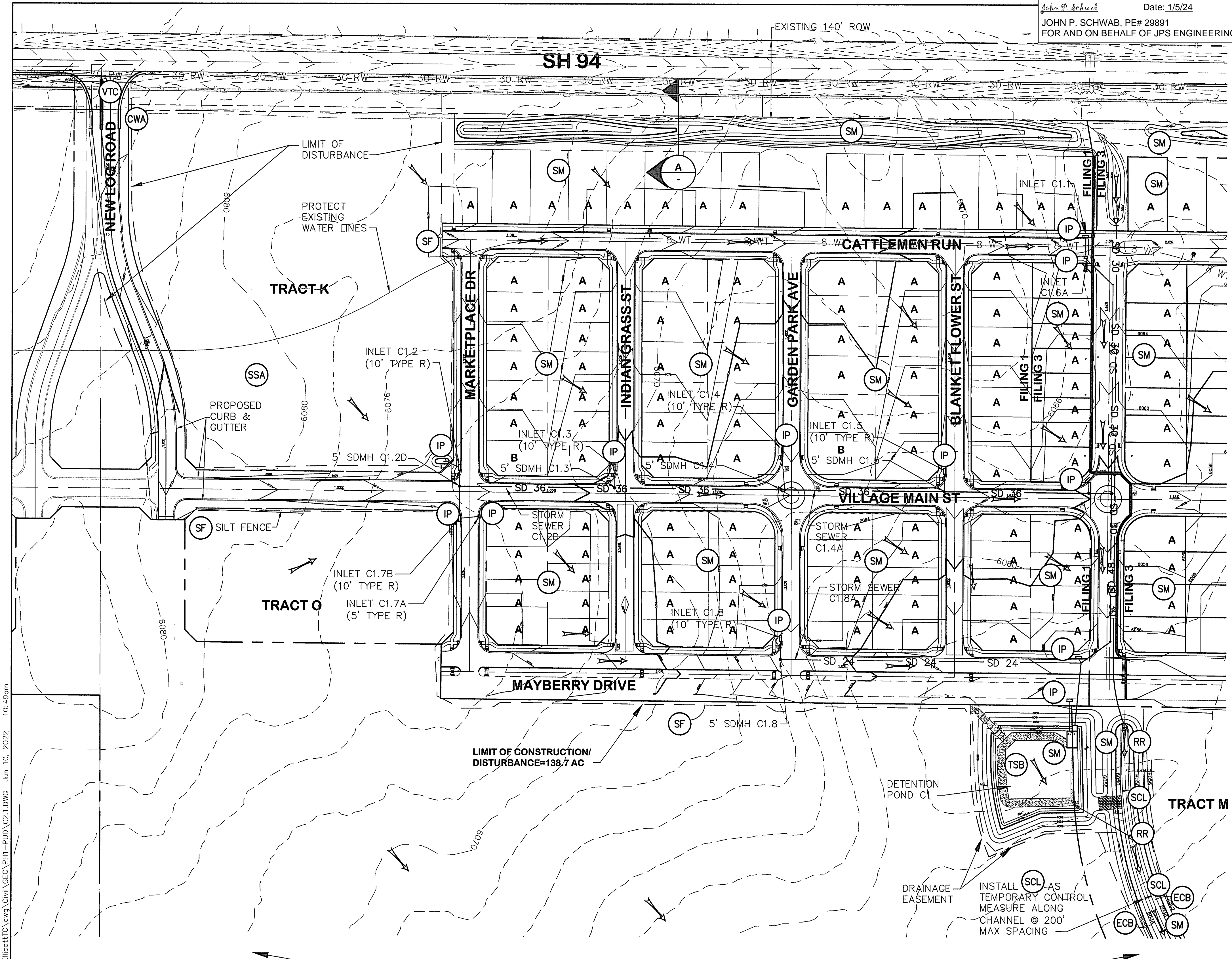
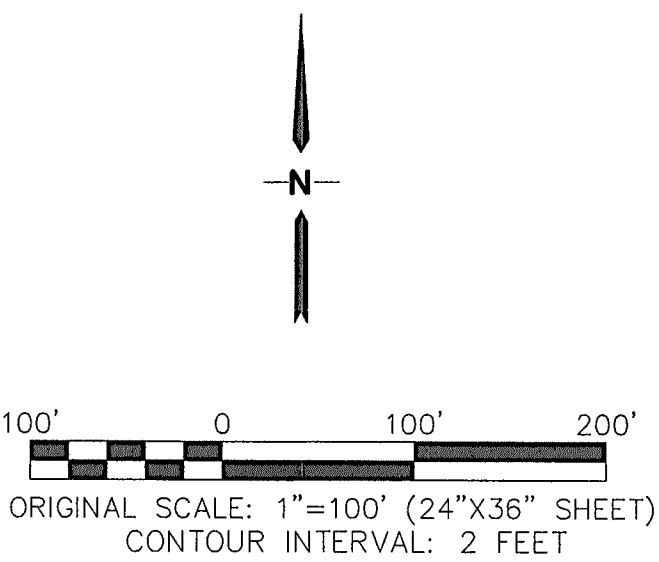


LEGEND:

- PROPERTY LINES
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF DISTURBANCE
- PROPOSED SPOT ELEVATION (FLOWLINE)
- PROPOSED STREET PROFILE GRADE
- OVERLOT GRADING LOT TYPE (SEE SH. C2.1)

EROSION CONTROL LEGEND:

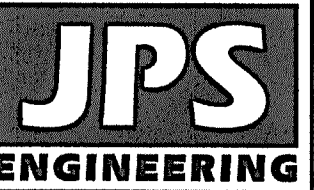
- INLET PROTECTION (GRAVEL FILTER)
- SILT FENCE
- VEHICLE TRACKING CONTROL PAD
- TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
- STRAW BALE BARRIER
- TEMPORARY SEDIMENT BASIN
- RIPRAP
- SEED AND MULCH
- SEDIMENT CONTROL LOG
- EROSION CONTROL BLANKETS
- CONCRETE WASHOUT AREA
- STABILIZED STAGING AREA



REFER TO PREVIOUSLY APPROVED FILING
NO. 1 GEC PLANS
(SF-18-025)

MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

FILING 1A GRADING
& EROSION CONTROL PLAN



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BY	DATE	REVISION
JPS	9/22/20	EPC COMMENTS
JPS	10/27/20	EPC COMMENTS
JPS	8/30/21	EPC COMMENTS
JPS	2/15/22	EPC COMMENTS
JPS	6/10/22	EPC COMMENTS

HORZ. SCALE: 1"=100'	DRAWN: RMD
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: JPS
SHEET:	



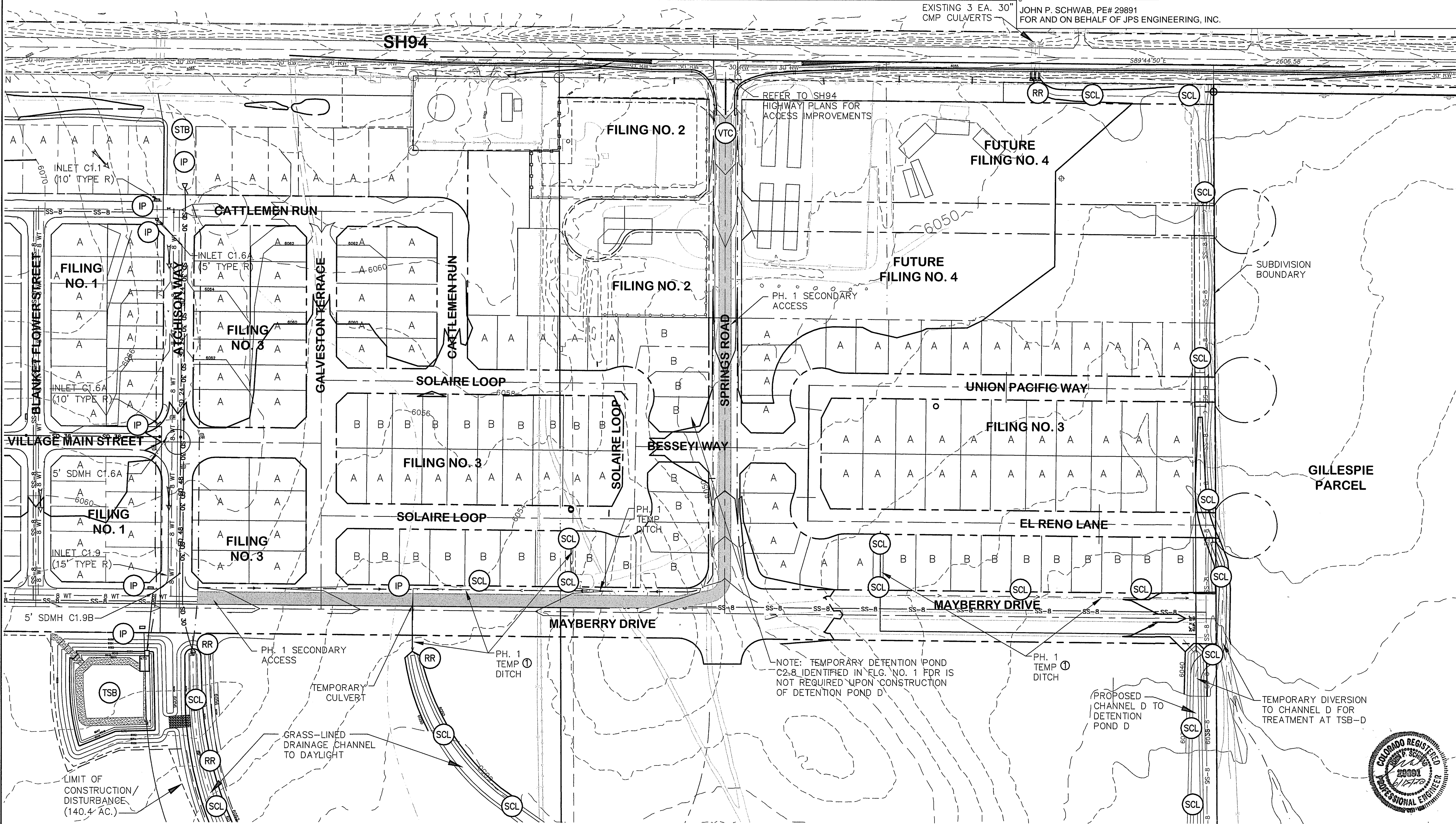
EPC 6/27/22

C2.1

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John P. Schwab Date: 1/5/24
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

EXISTING 3 EA. 30" CMP CULVERTS



C:\Users\Michael\Dropbox\psprojects\090001\Ellicott\TC\dwg\Civil\GEC\PH1-PUD\C2.2.DWG Jun 15, 2022 - 3:18pm

KEYED NOTE:
① PROVIDE TEMPORARY DITCH AT FUTURE STORM DRAIN LOCATIONS (MIN. 2' DEEP; 3:1 SIDE SLOPES)

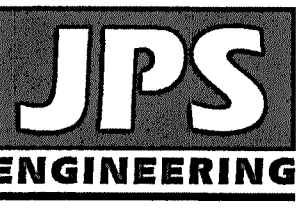
LEGEND:

- FILING LIMITS
- - - 6490 - - - EXISTING CONTOURS
- 6490 — PROPOSED CONTOURS
- × 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
- PROPOSED STREET PROFILE GRADE
- A / B OVERLOT GRADING LOT TYPE (SEE SH. C2.1)

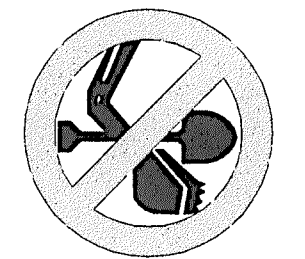
EROSION CONTROL LEGEND:

- IP INLET PROTECTION (GRAVEL FILTER)
- SF SILT FENCE
- VTC VEHICLE TRACKING PAD
- TM TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
- STB STRAW BALE BARRIER
- SB SEDIMENT BASIN
- RR RIPRAP
- TSB TEMPORARY SEDIMENT BASIN

MAYBERRY, COLORADO SPRINGS - FILING NO. 2-4



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A	FINAL PLAT SUBMITTAL	JPS	5/17/22
B	EPC COMMENTS	JPS	6/15/22

FILING 2-4 GRADING
& EROSION CONTROL PLAN

HORZ. SCALE: 1"=100'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 1/14/19	LAST MODIFIED: 6/15/22
PROJECT NO: 090001	MODIFIED BY: MSP
SHEET:	

C2.2-F1

EPC 6/27/22

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ENGINEERING RECORD DRAWINGS

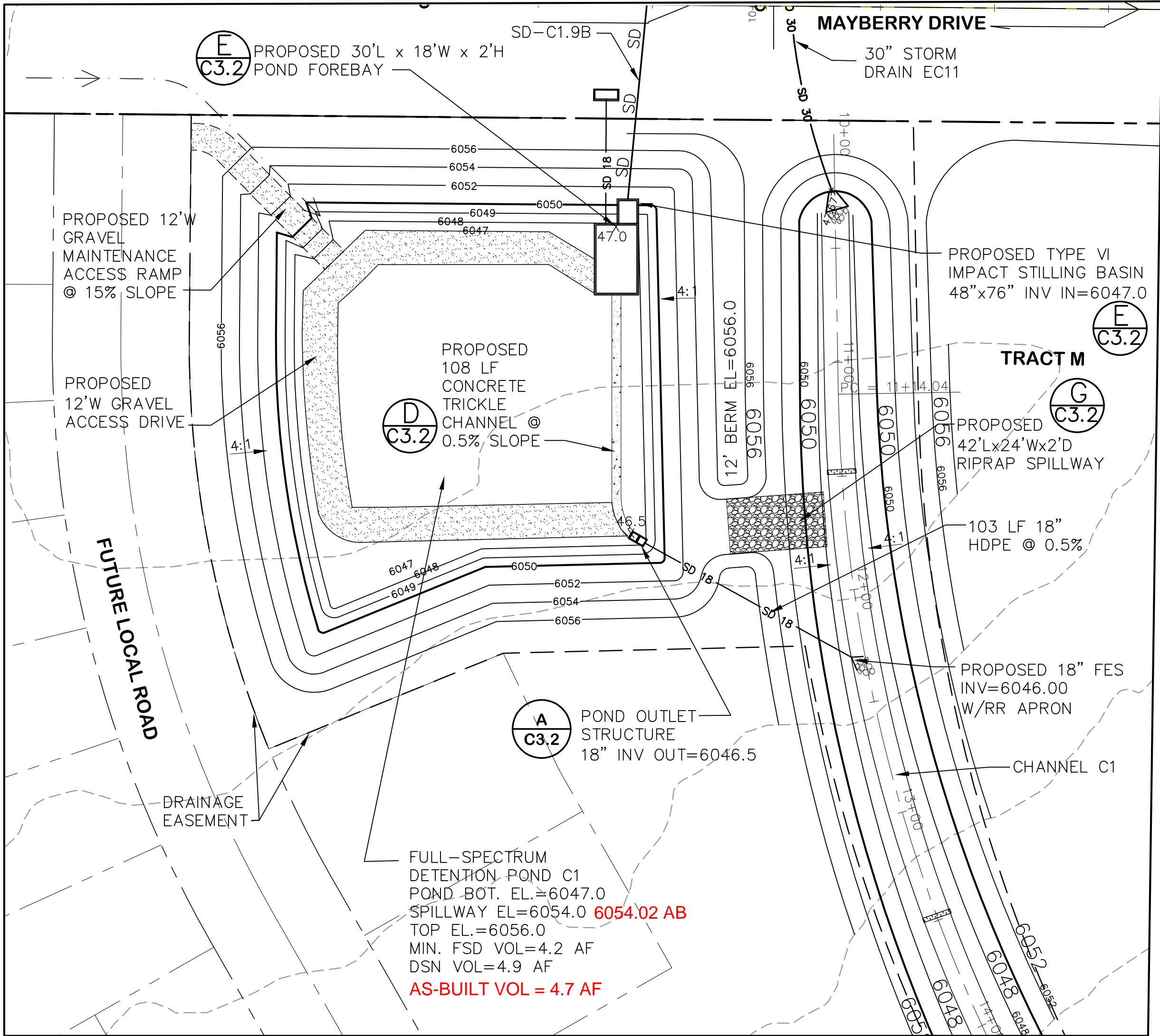
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John P. Schwab

Date: 1/5/24

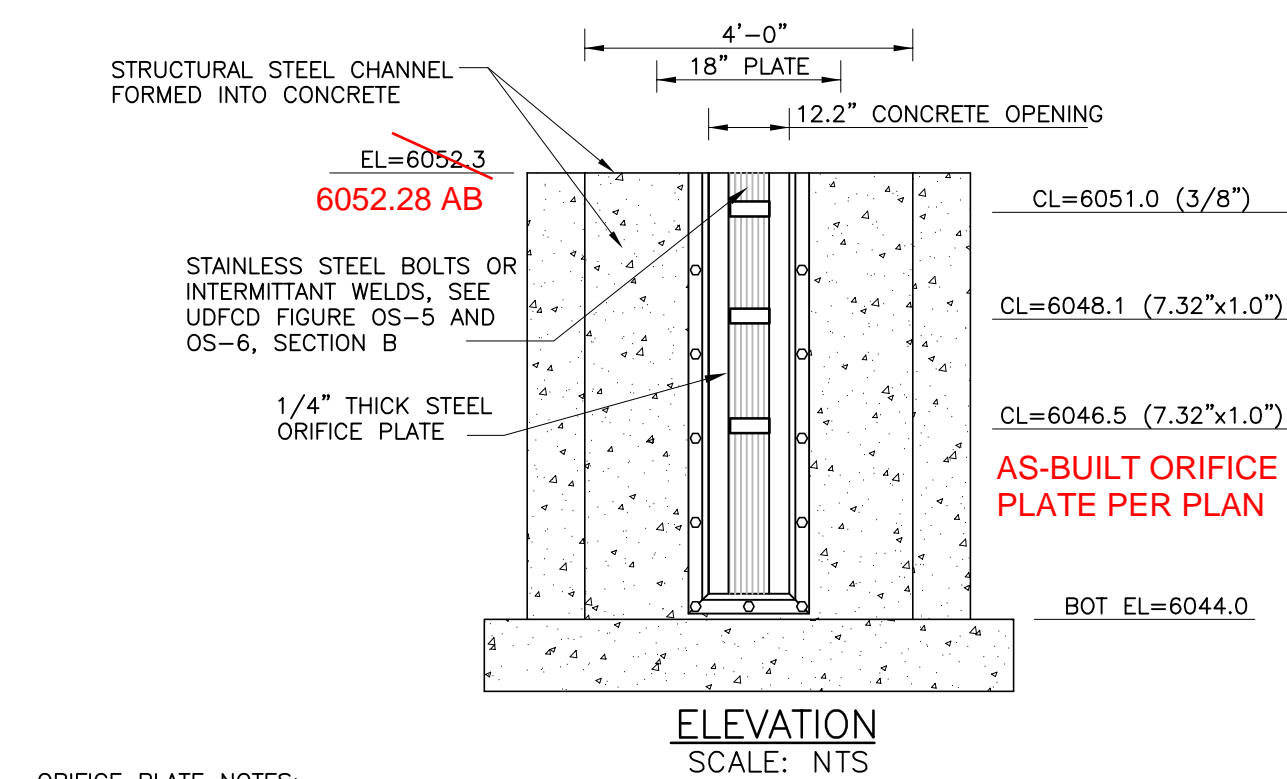
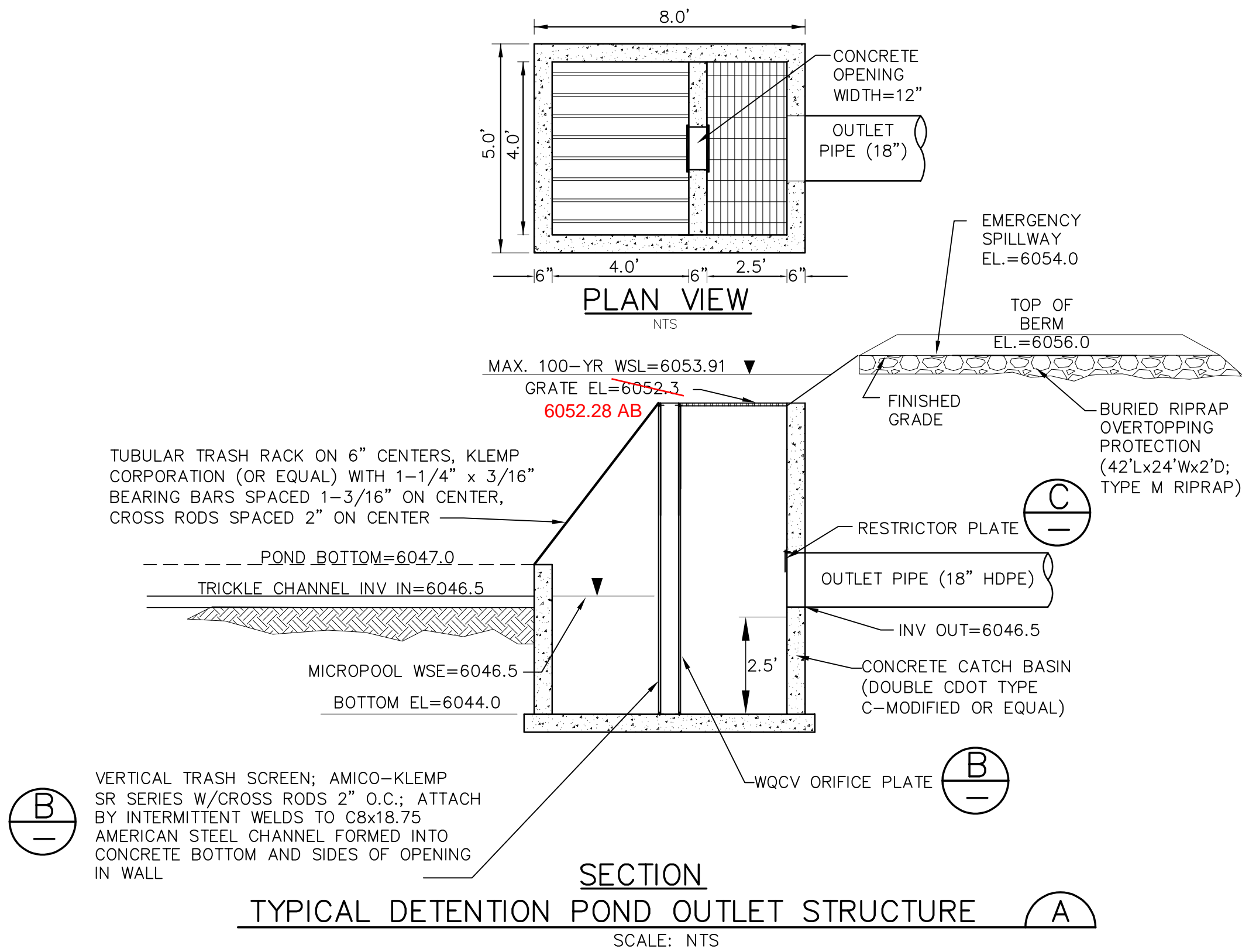
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John P. Schwab
Date: 1/5/24
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



ORIFICE PLATE NOTES:

1. MINIMIZE THE NUMBER OF COLUMNS.
2. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
3. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.

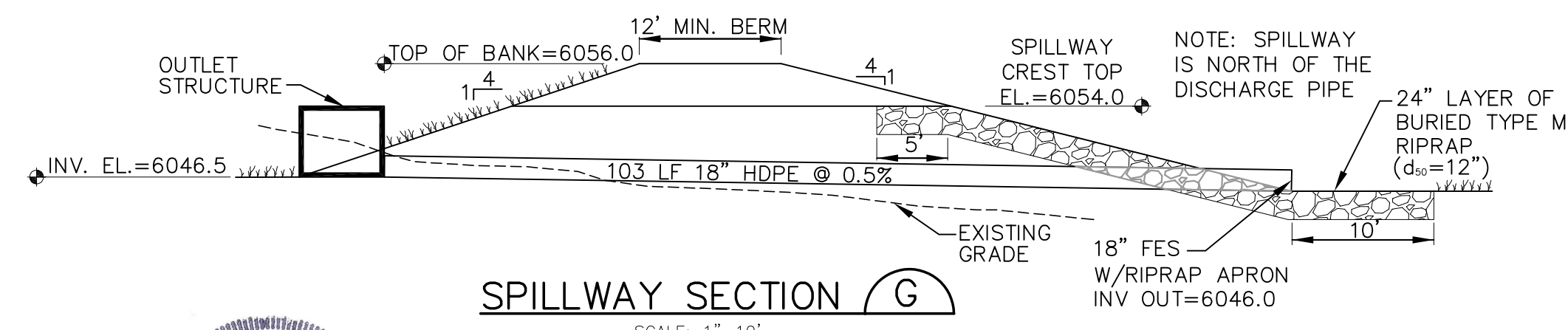
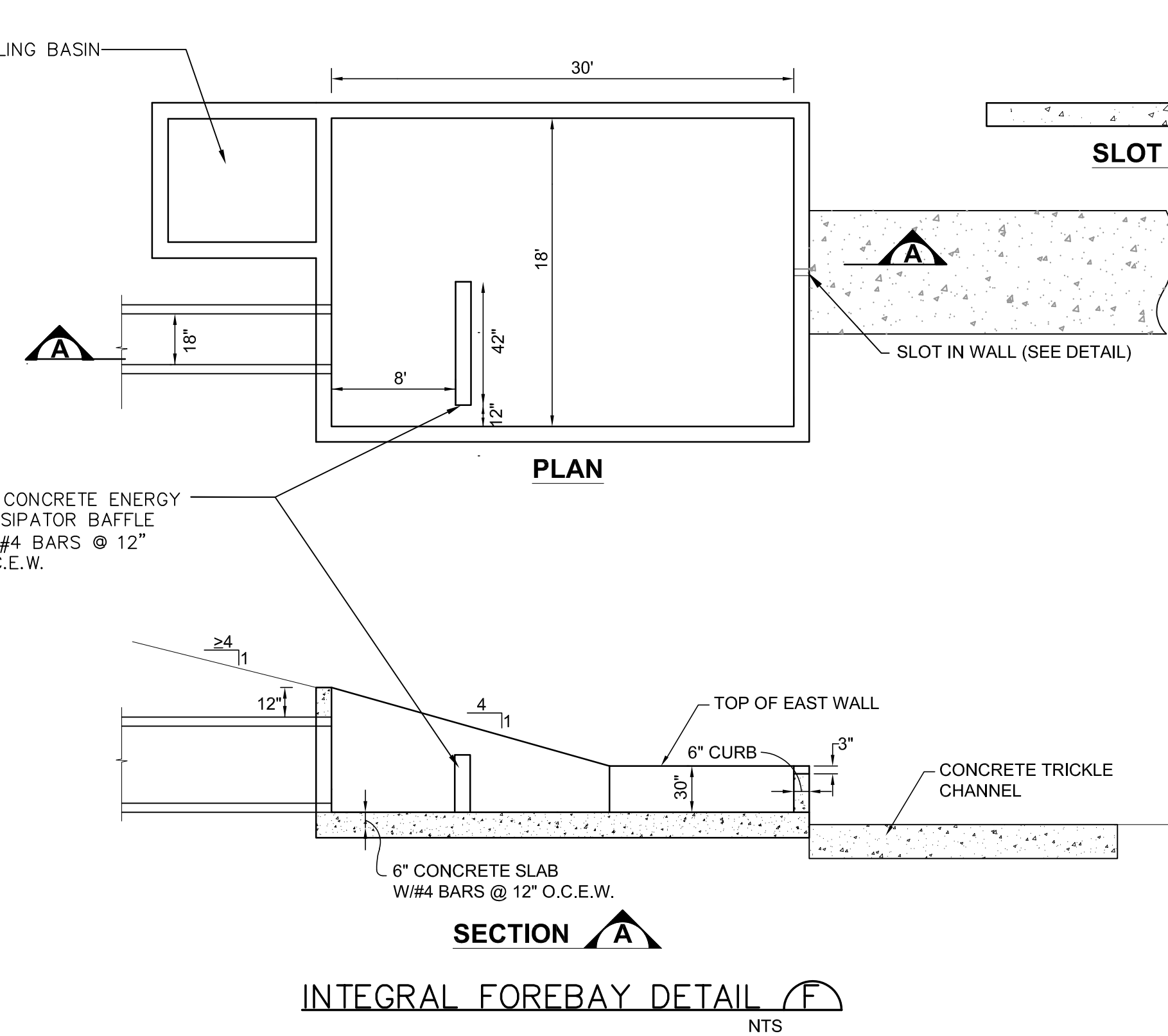
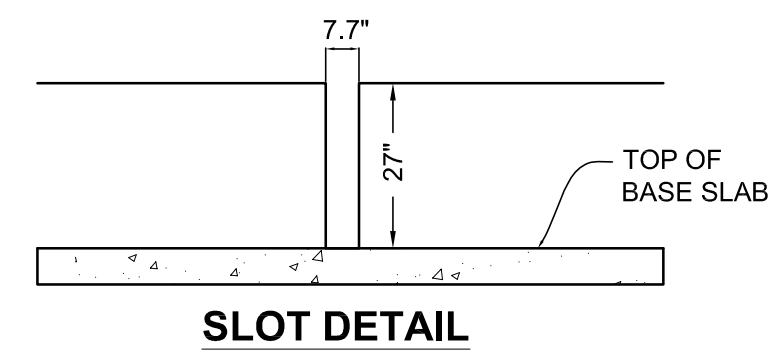
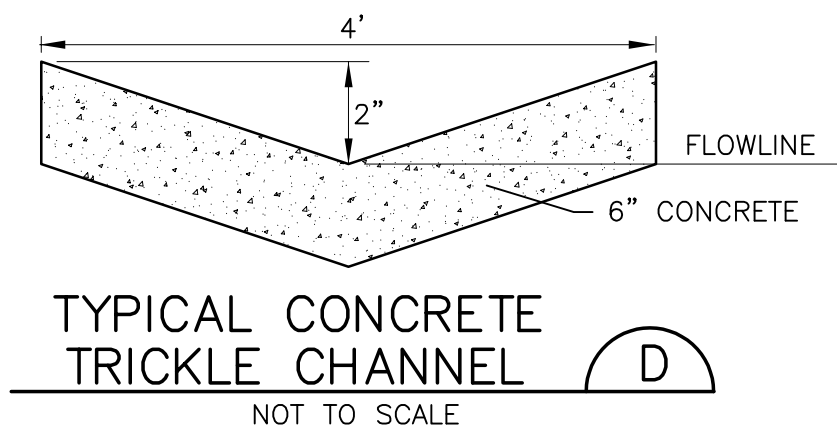
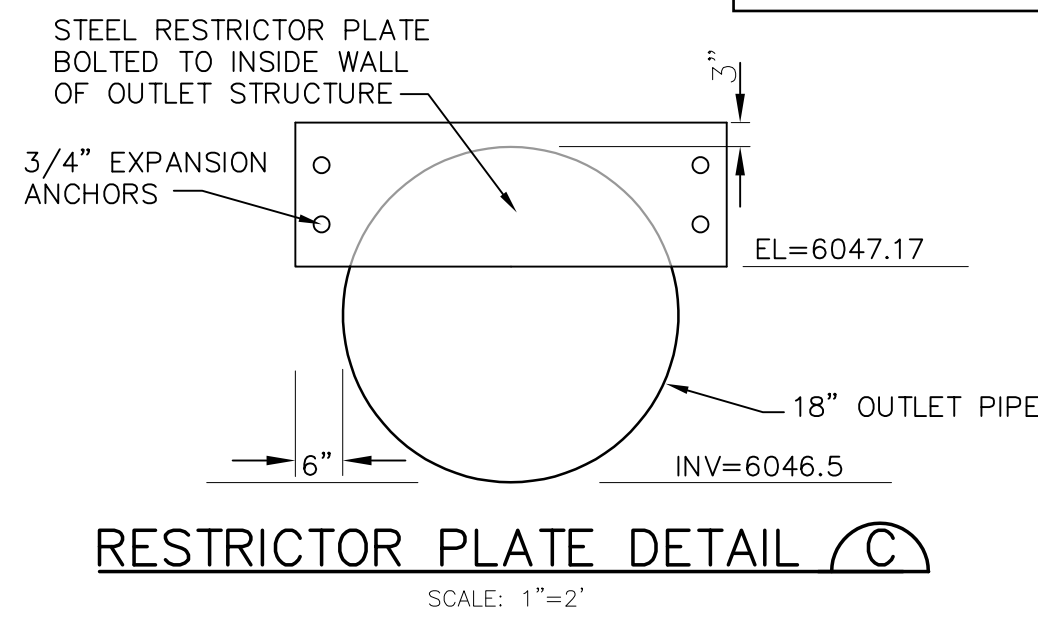
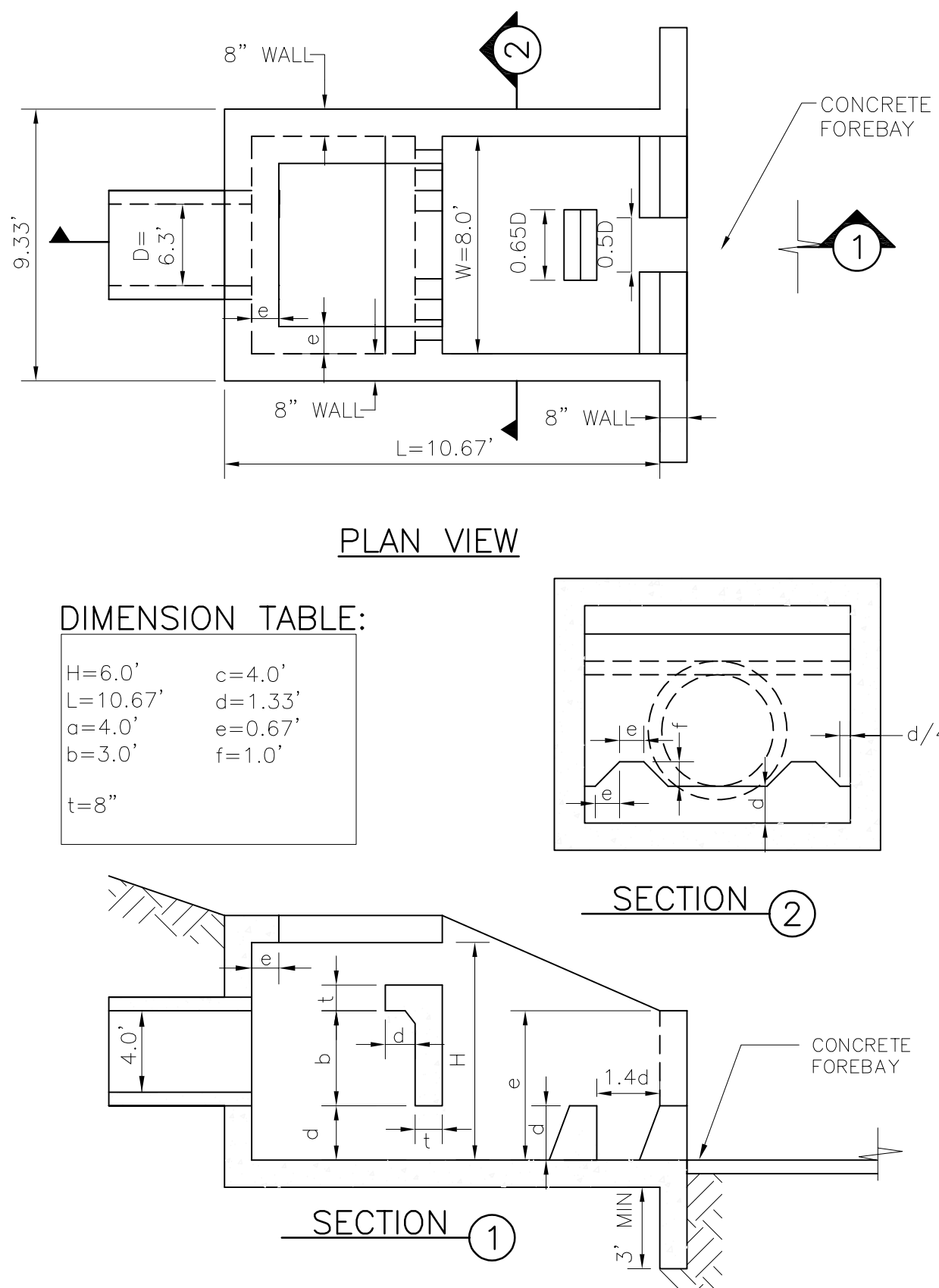
EURV AND WQCV TRASH RACKS:

1. WELL-SCREEN TRASH RACKS (FOR CIRCULAR ORIFICES) SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

OVERFLOW TRASH RACKS:

1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

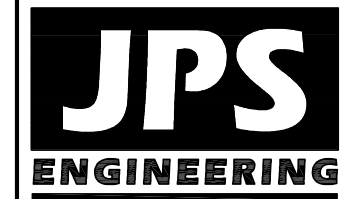
**ORIFICE PLATE AND TRASH RACK
DETAILS AND NOTES (B)**
NTS



NOTE:

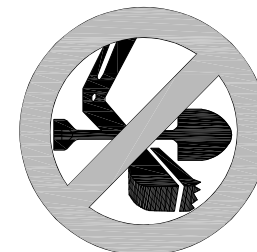
1. THIS PLAN WAS INITIALLY APPROVED AS SH. C1.5 WITHIN THE FILING NO. 1 GEC PLANS (SF1825). CURRENT PLAN REVISIONS INCORPORATE UPDATES BASED ON THE FILING NO. 1A REPLAT.

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2	EPC COMMENTS	JPS 2/21/22	
3	EPC COMMENTS	JPS 4/7/22	
4	EPC COMMENTS	JPS 6/27/22	

**DETENTION POND C1
DETAILS**

HORZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 4/4/06	LAST MODIFIED: 6/27/22
PROJECT NO: 090001	MODIFIED BY: JPS

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C3.2