

# Mayberry, Colorado Springs

## Filing No. 1A Replat

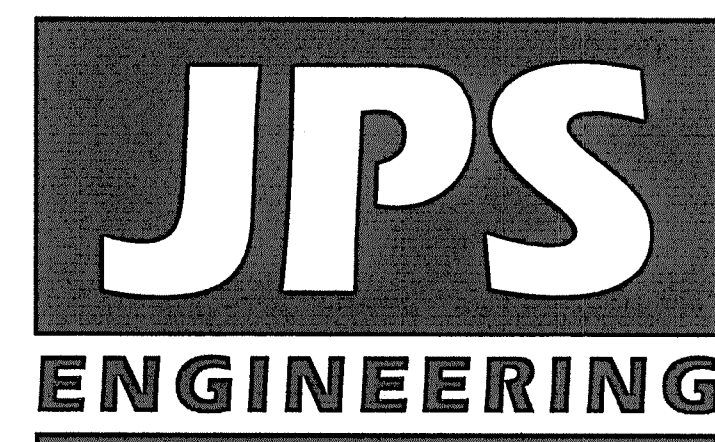
### Construction Drawings

### 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 6/15/22

**DEVELOPER:**

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

DEVELOPER

DATE 6-15-22

**COUNTY:**

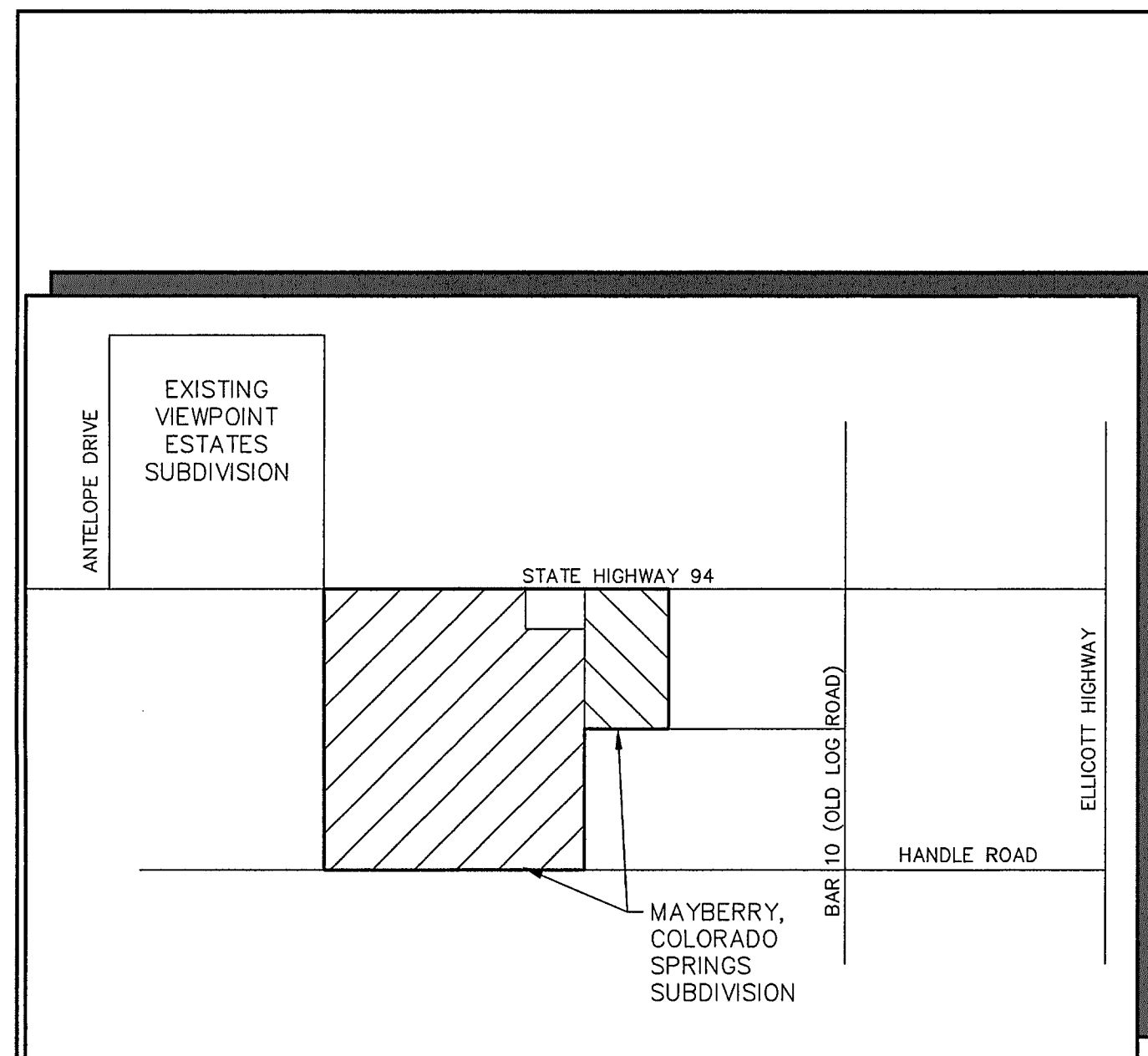
COUNTY PLAN REVIEW PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

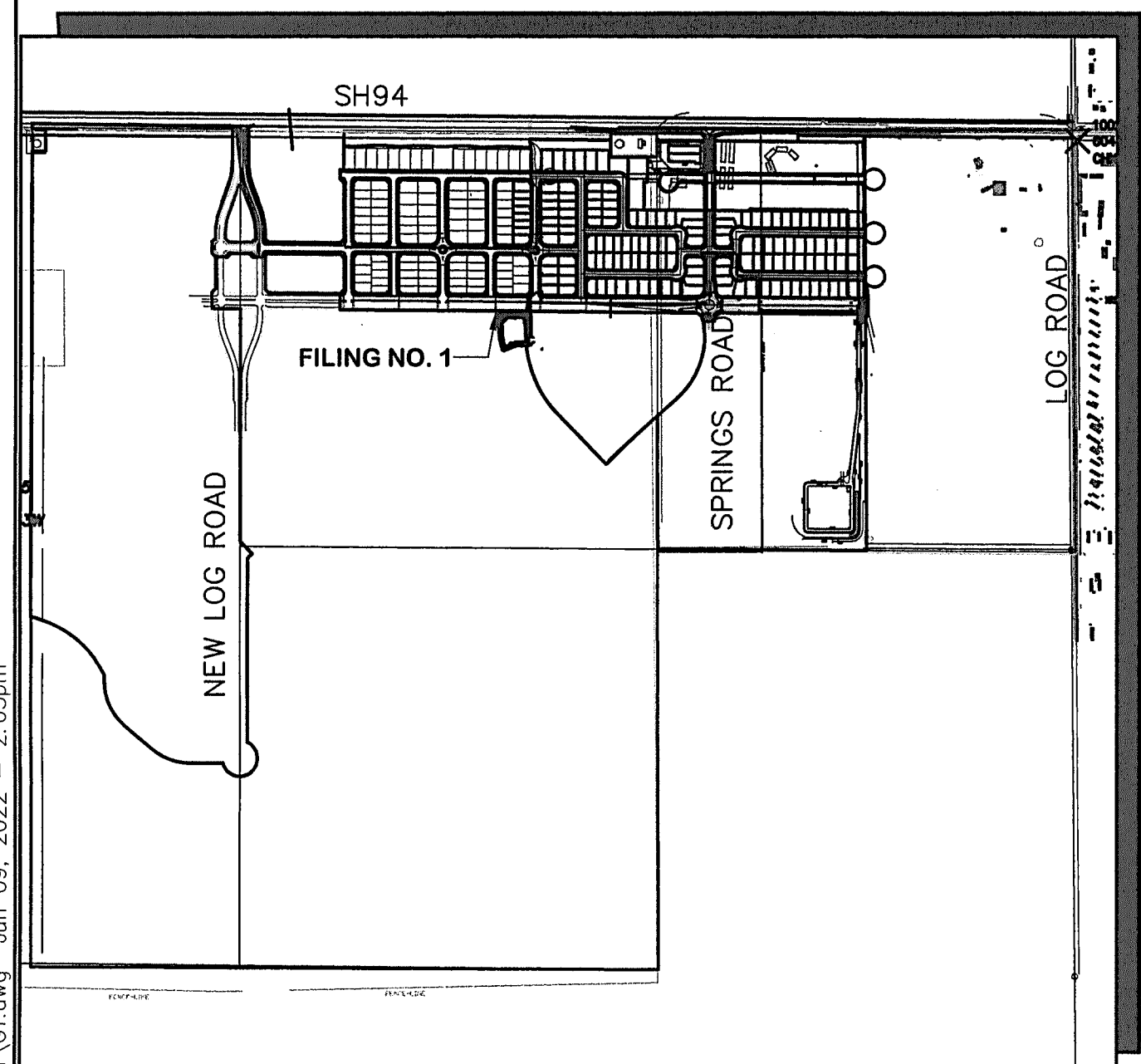
EL PASO COUNTY ENGINEER/DIRECTOR

\* 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



VICINITY MAP  
NOT TO SCALE

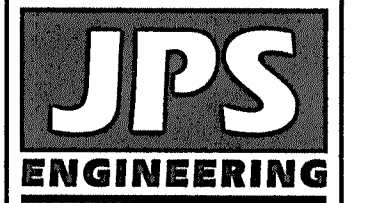


SITE MAP  
NOT TO SCALE

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

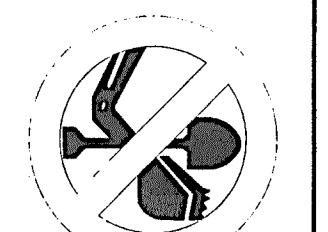
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**BASIS OF BEARINGS:**  
 THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 14, T.14S., R.63W. ASSUMED AS S 89-44-49 E FROM REBAR & 3-1/2" ALUM. CAP NW CORNER SEC 14, T14S, R63W TO REBAR & 2" ALUM. CAP IN RANGE BOX, N 1/4 CORNER SEC. 14.



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

**MAYBERRY, COLORADO SPRINGS, FILING NO. 1A**

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

**TITLE SHEET**

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

SHEET: **G1**



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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" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY (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.

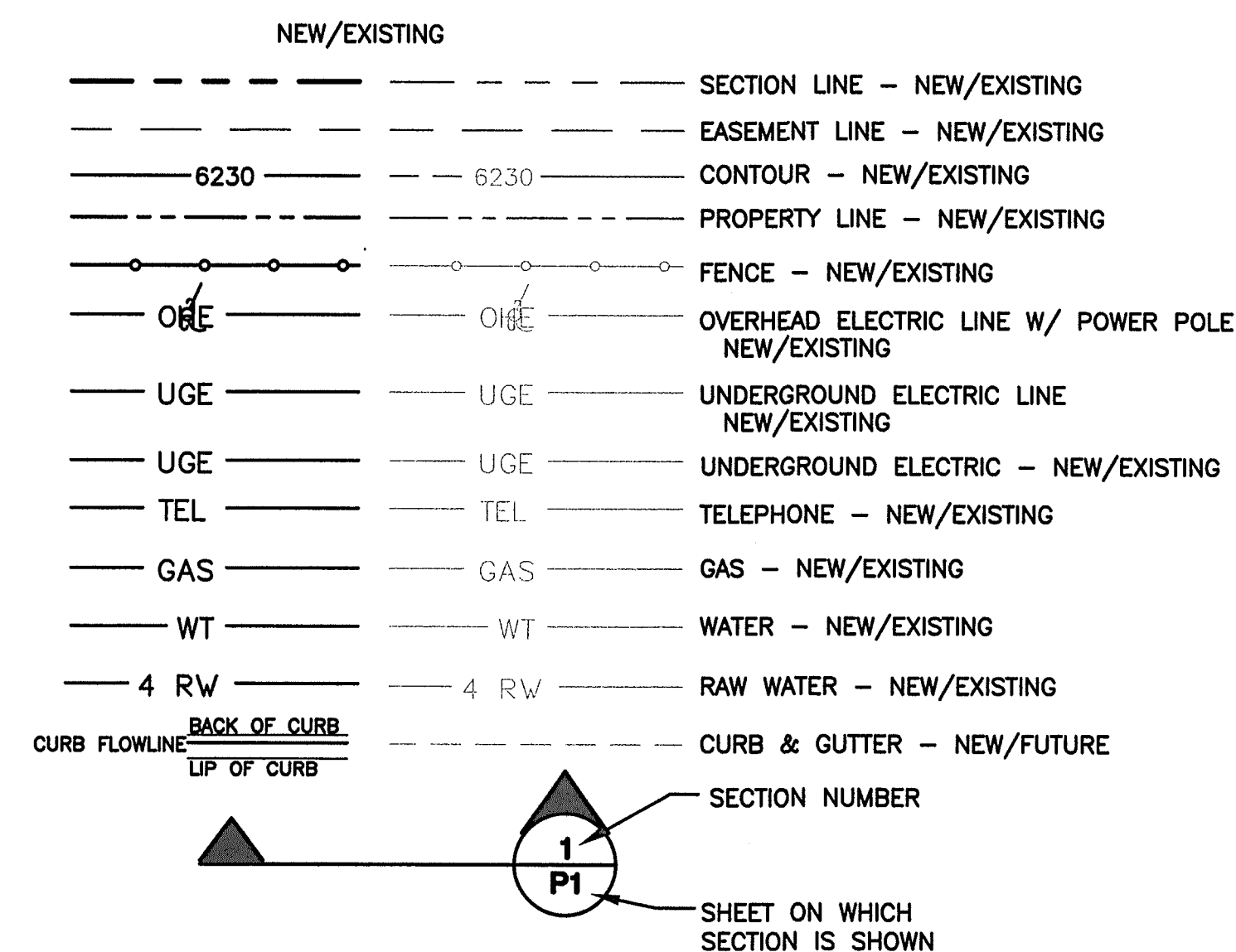
**PROJECT GENERAL NOTES:**

- 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.

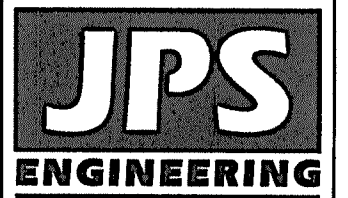
**SWMP NOTES:**

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

**LEGEND:**

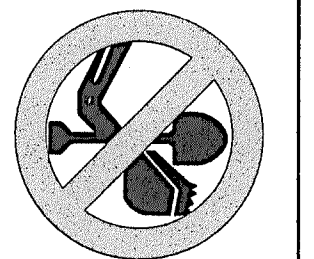


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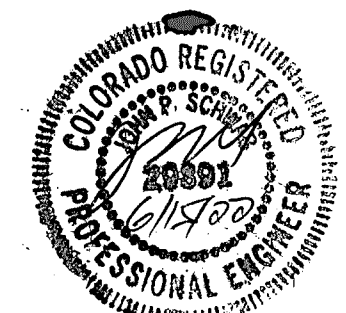
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No.	REVISION	DATE	BY	
			JPS	JPS
1	COUNTY SUBMITTAL	2/24/21		
2	COUNTY COMMENTS	12/10/21		

**GENERAL NOTES & LEGEND**

HORIZ. 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

**G2**



EPC 6/27/22

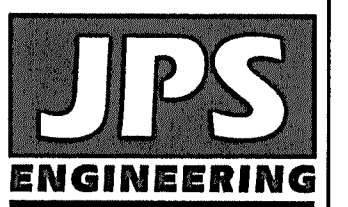
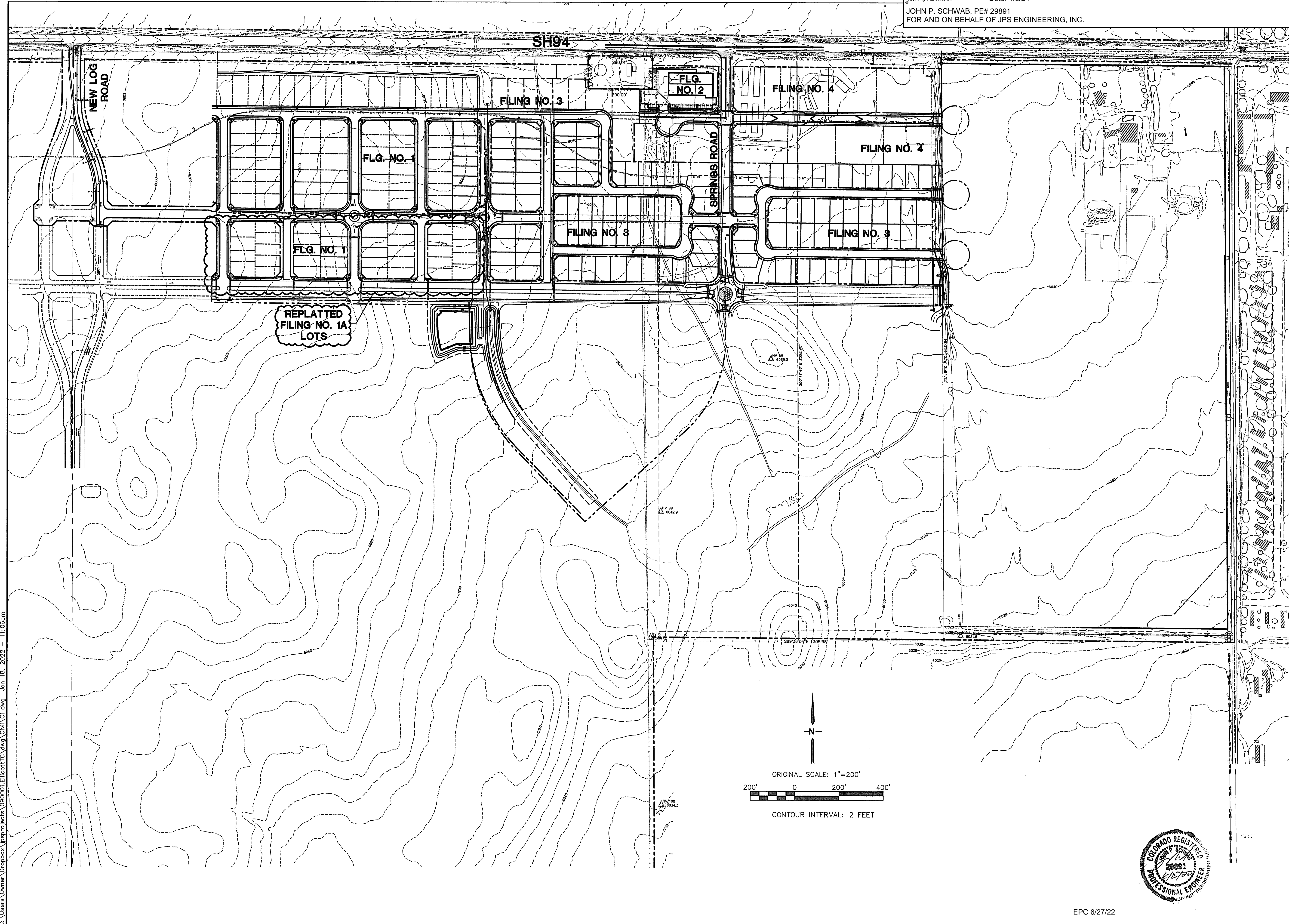
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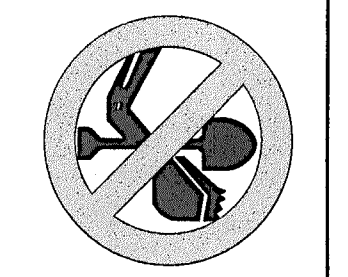
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*John P. Schwab* Date: 1/5/24

JOHN P. SCHWAB, PE# 29891  
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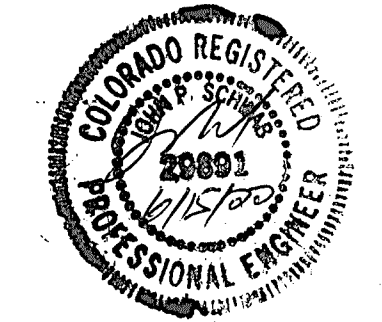


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# MAYBERRY, COLORADO SPRINGS

No.	REVISION	BY	DATE

## OVERALL SITE PLAN



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

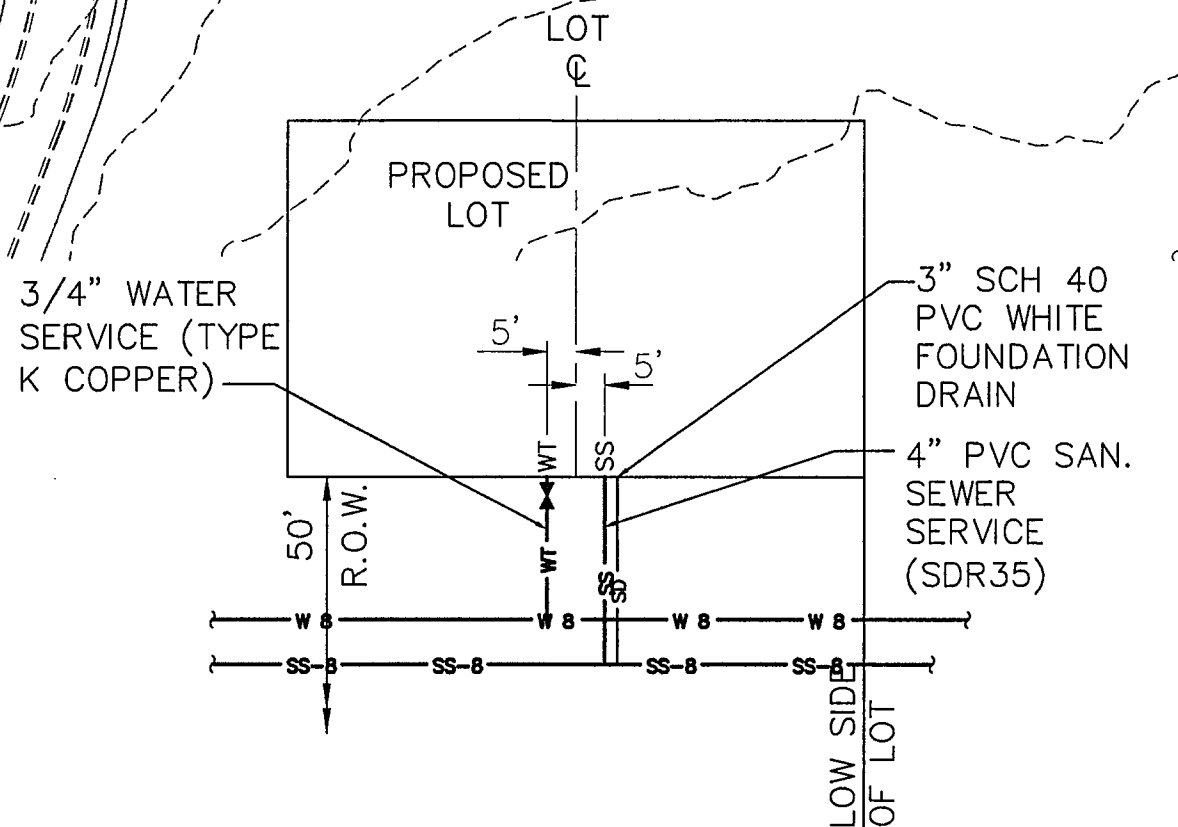
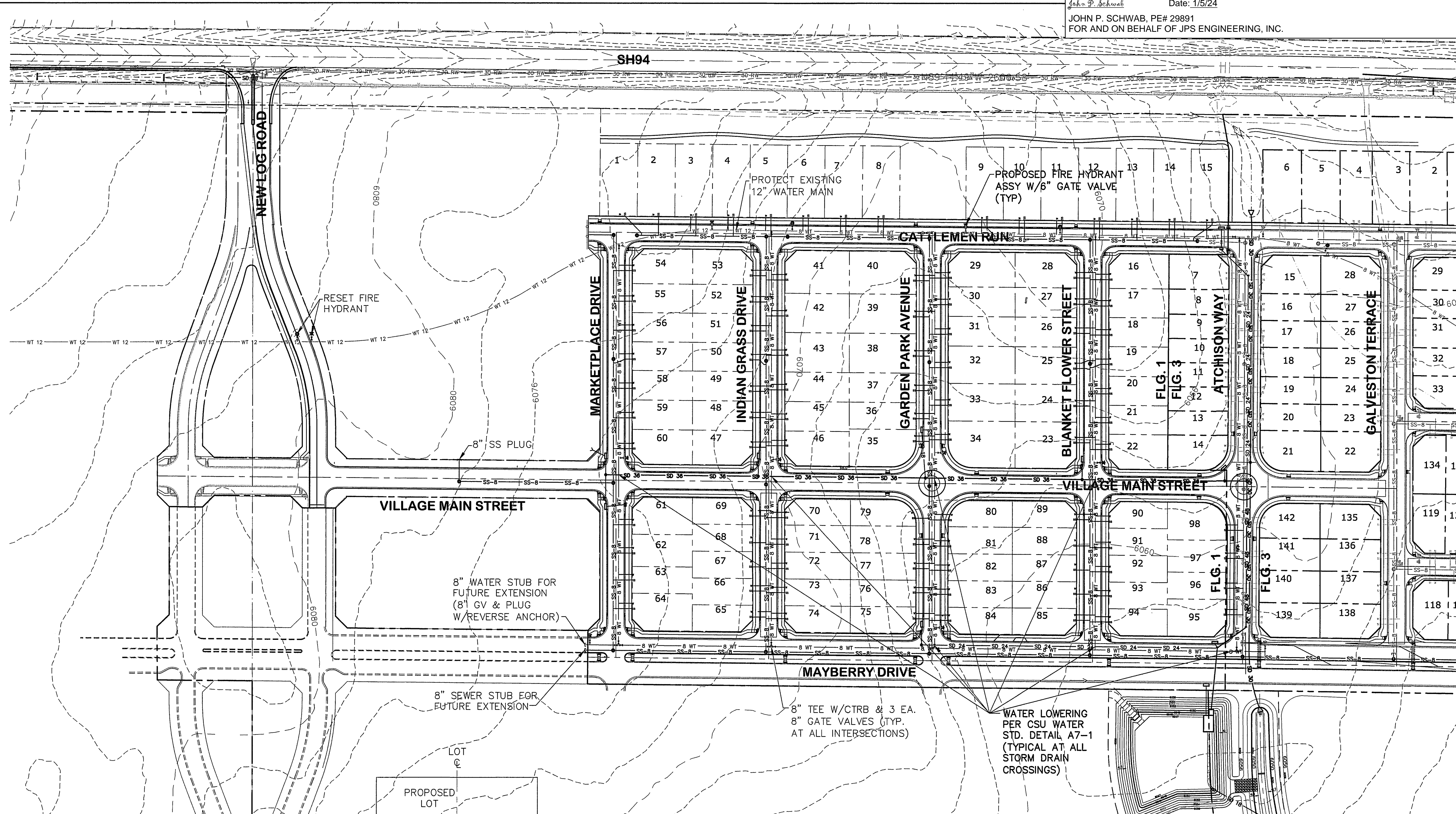
SHEET: **C1**

EPC 6/27/22



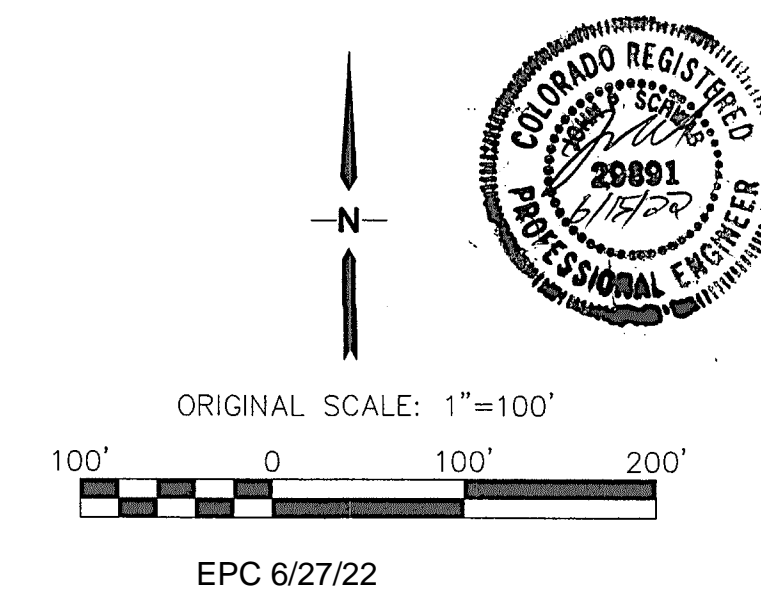
ENGINEERING RECORD DRAWINGS  
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John P. Schwab Date: 1/5/24  
 JOHN P. SCHWAB, PE# 29891  
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.

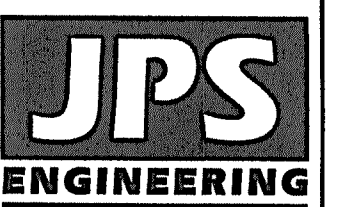


- NOTES:
1. MARK CURB WITH "W/W" AND "S" FOR LOCATION OF WATER AND SEWER LOCATIONS.
  2. SET 4' SS SERVICE STUB INVERT AT 8' BELOW CURB FLOWLINE GRADE UNLESS NOTED OTHERWISE.

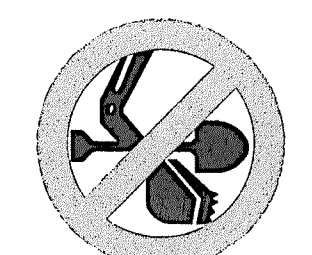
TYPICAL SERVICE LOCATIONS (A)  
 NTS



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  
 CENTER OF COLORADO  
 1-800-922-1987  
 TO LOCATE UTILITIES IN ADVANCE  
 BEFORE YOU DIG, GRADE, OR EXCAVATE  
 FOR THE MARKING OF UNDERGROUND  
 MEMBER UTILITIES.

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

FILING 1A - UTILITY PLAN

HORIZ. SCALE: 1"=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:	

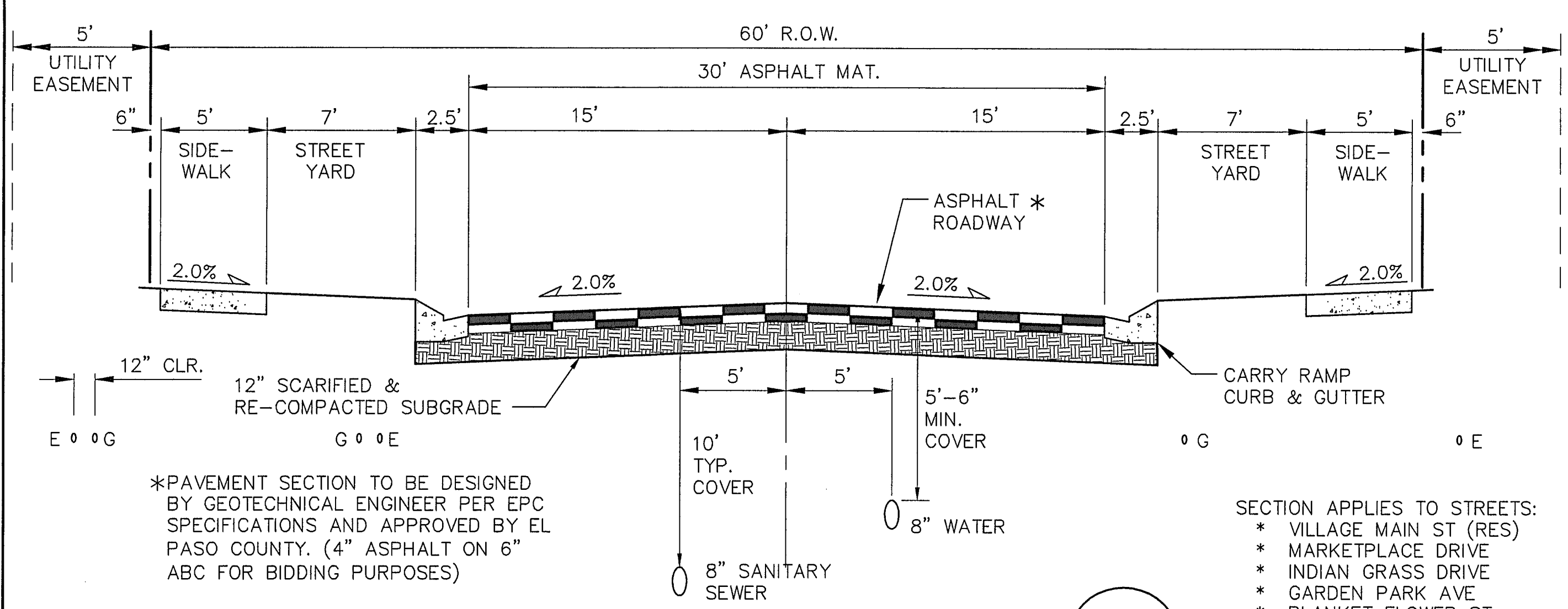
U2.1-F1A

C:\Users\Owner\Desktop\jpsprojects\090001\Ellcott\U2.1-F1A.DWG Jun 10, 2022 9:23am

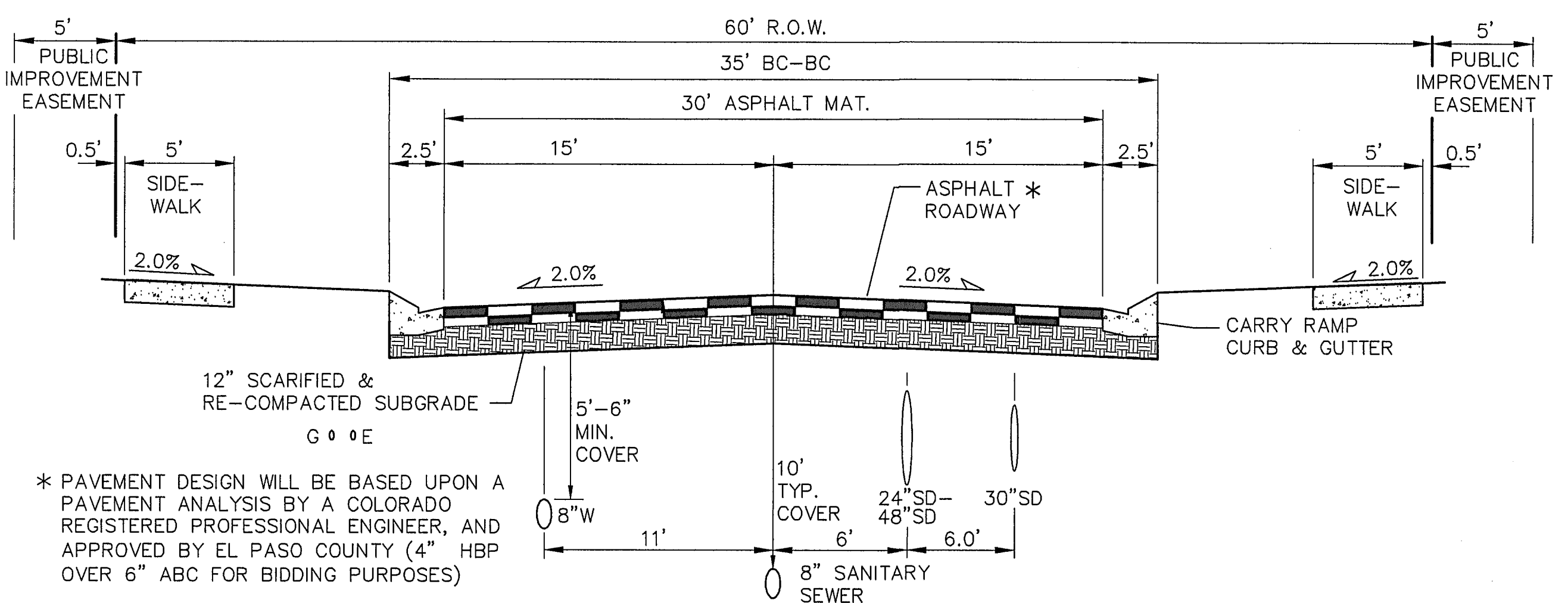


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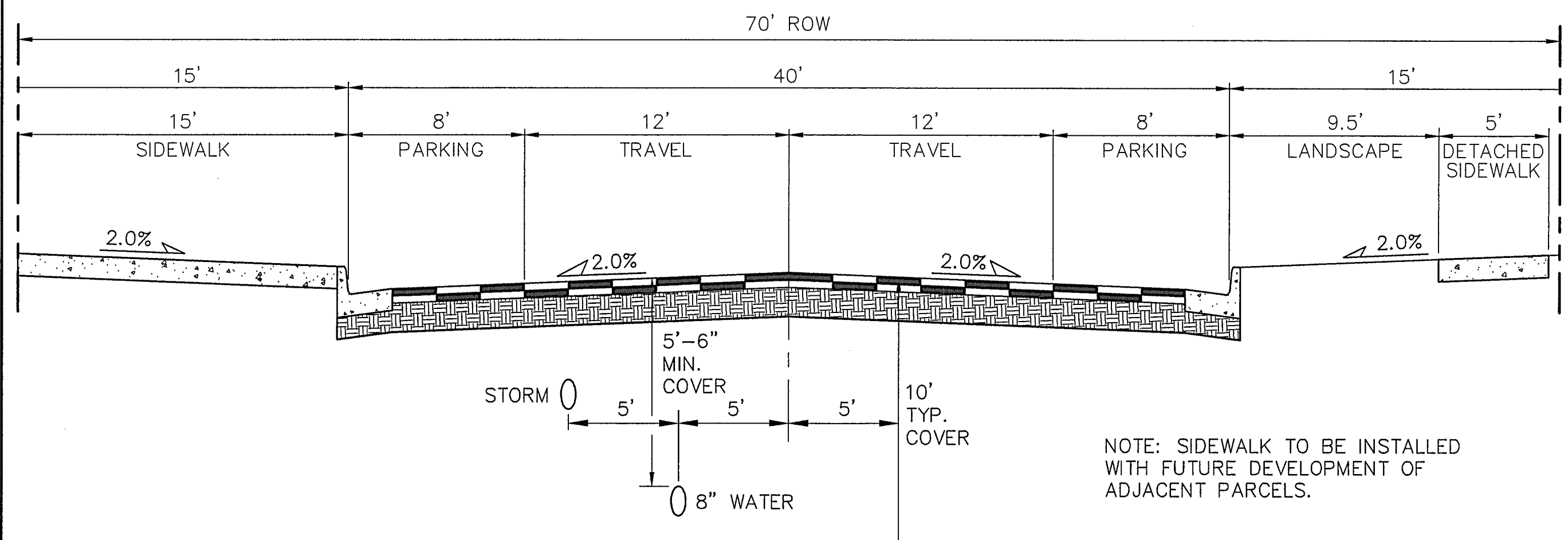
*John P. Schwab* Date: 1/5/24  
 JOHN P. SCHWAB, PE# 29891  
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.



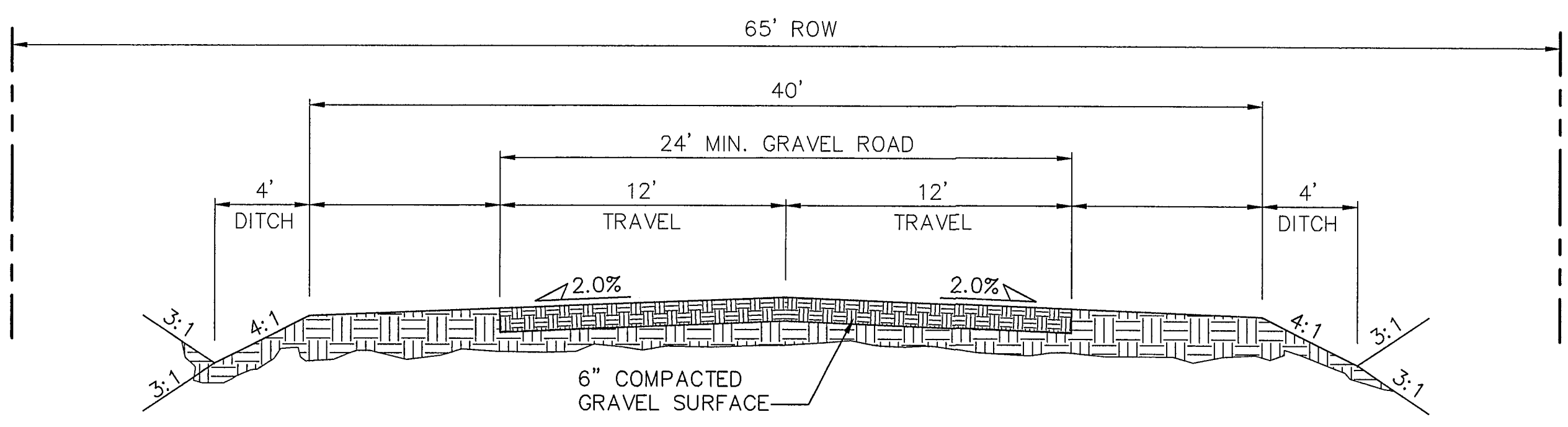
**TYPICAL URBAN LOCAL ROAD SECTION**  
 (URBAN LOCAL)  
 \*ON-STREET PARKING ALLOWED  
 SCALE: 1"=5' H  
 1"=2.5' V



**ATCHISON WAY ROAD SECTION**  
 (URBAN LOCAL)  
 \*ON-STREET PARKING ALLOWED  
 SCALE: 1"=5' H  
 1"=2.5' V



**VILLAGE MAIN STREET TYPICAL COMMERCIAL SECTION**  
 (NON-RESIDENTIAL COLLECTOR)  
 SCALE: 1"=5' H  
 1"=2.5' V

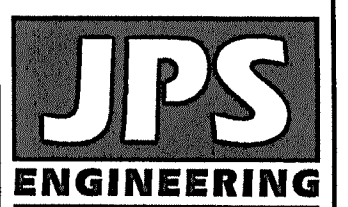


**TEMPORARY GRAVEL SECONDARY ACCESS ROAD**  
 (SPRINGS EAST ROAD, PHASE 1)  
 SCALE: 1"=5' H  
 1"=2.5' V

**DESIGN DATA**

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

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



19 E. Willamette Ave.  
 Colorado Springs, CO 80903  
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 FAX: 719-471-0766  
 www.jpsengr.com

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 1-800-922-1987  
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

**MAYBERRY, COLORADO SPRINGS - FILING 1A**

**TYPICAL ROAD SECTIONS**

HORIZ. 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		

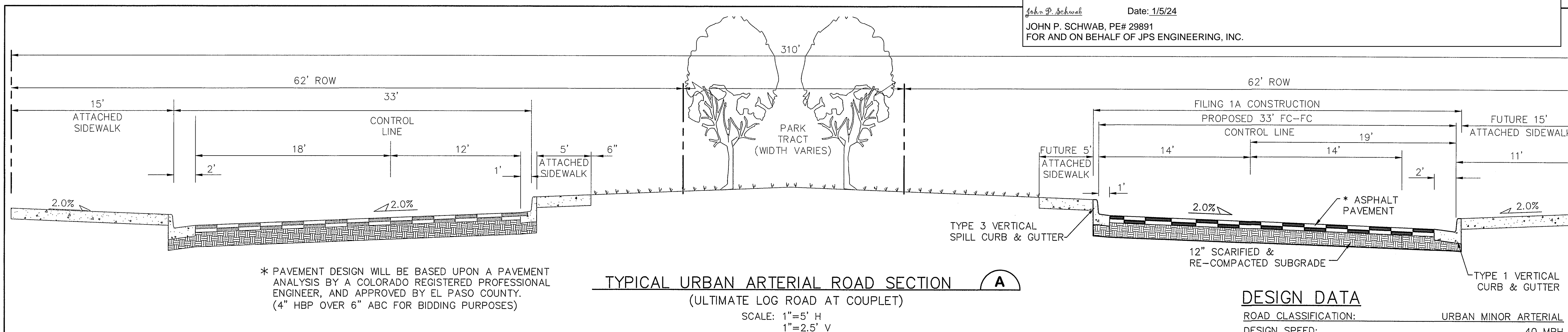
EPC 6/27/22

C:\Users\Michael\Desktop\projects\090001\_Elliot\TY1-F1A.dwg Jun 09, 2022 10:28am



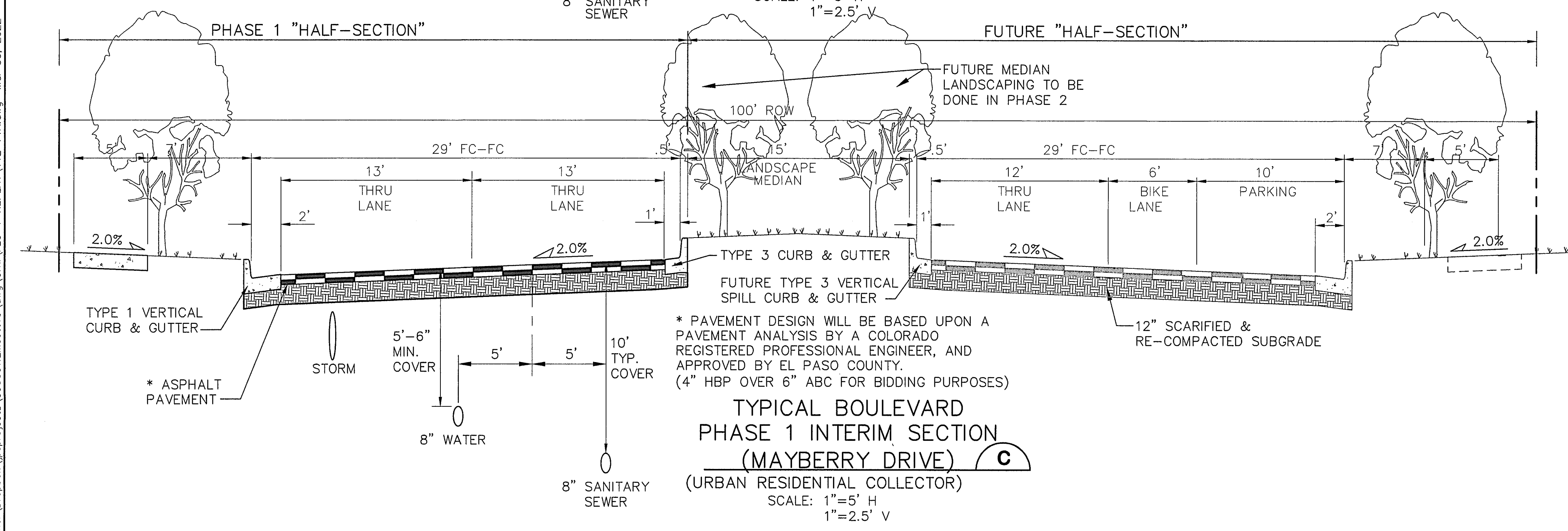
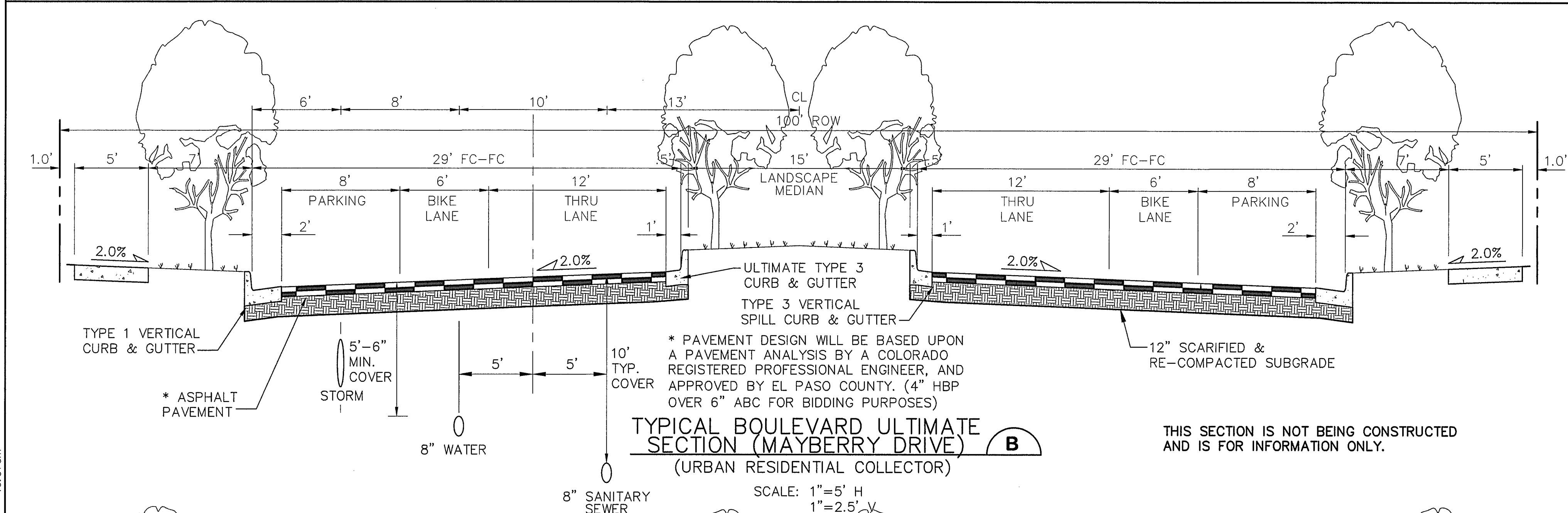
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John P. Schwab Date: 1/5/24  
 JOHN P. SCHWAB, PE# 29891  
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.



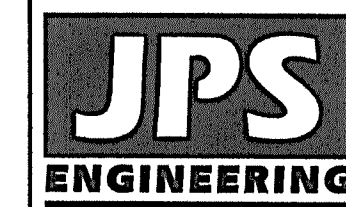
**DESIGN DATA**

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



**DESIGN DATA**

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



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

**MAYBERRY, COLORADO SPRINGS - FILING 1A**

**TYPICAL ROAD SECTIONS**



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

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

SHEET: **TY2-F1A**

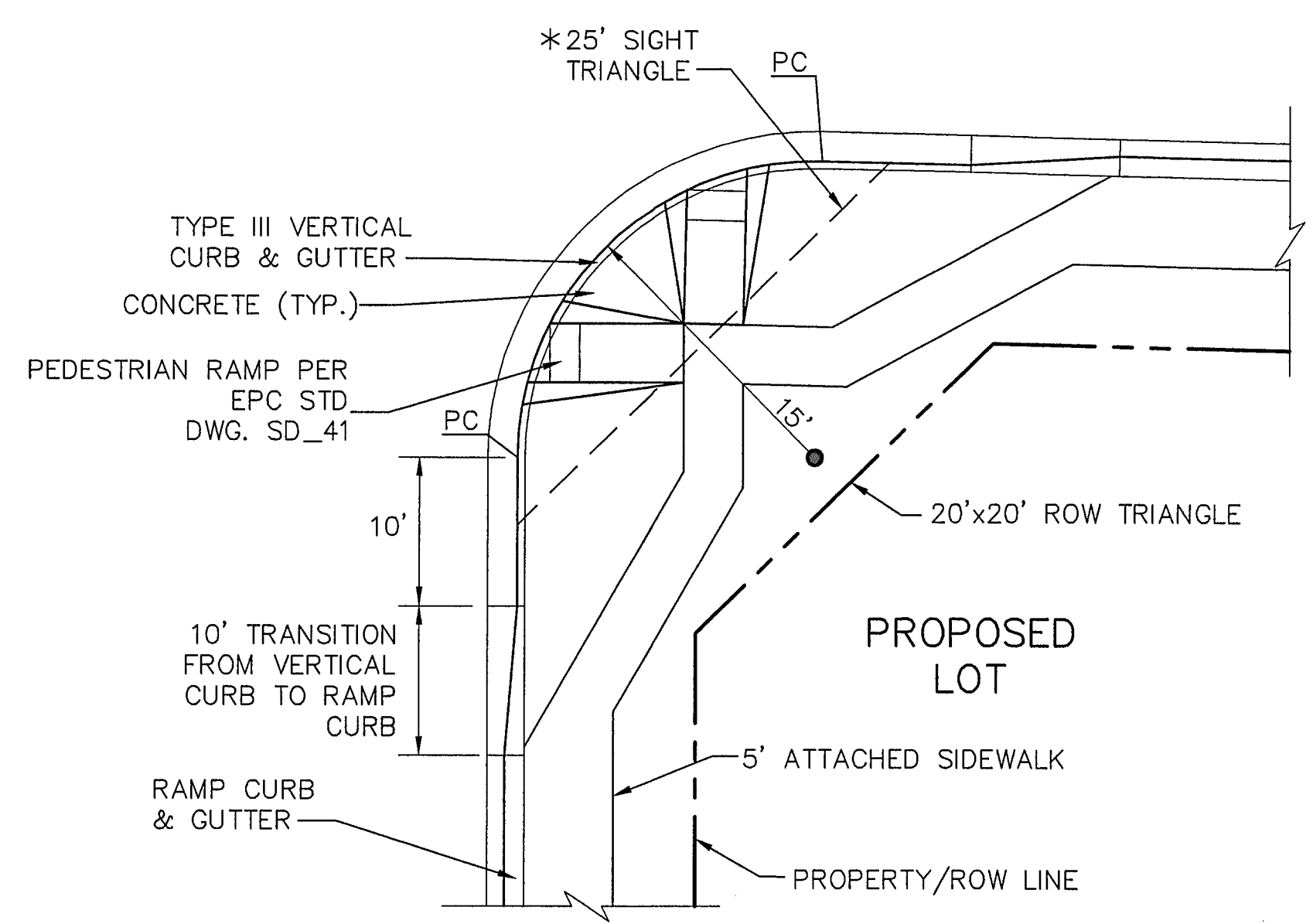
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EPC 6/27/22

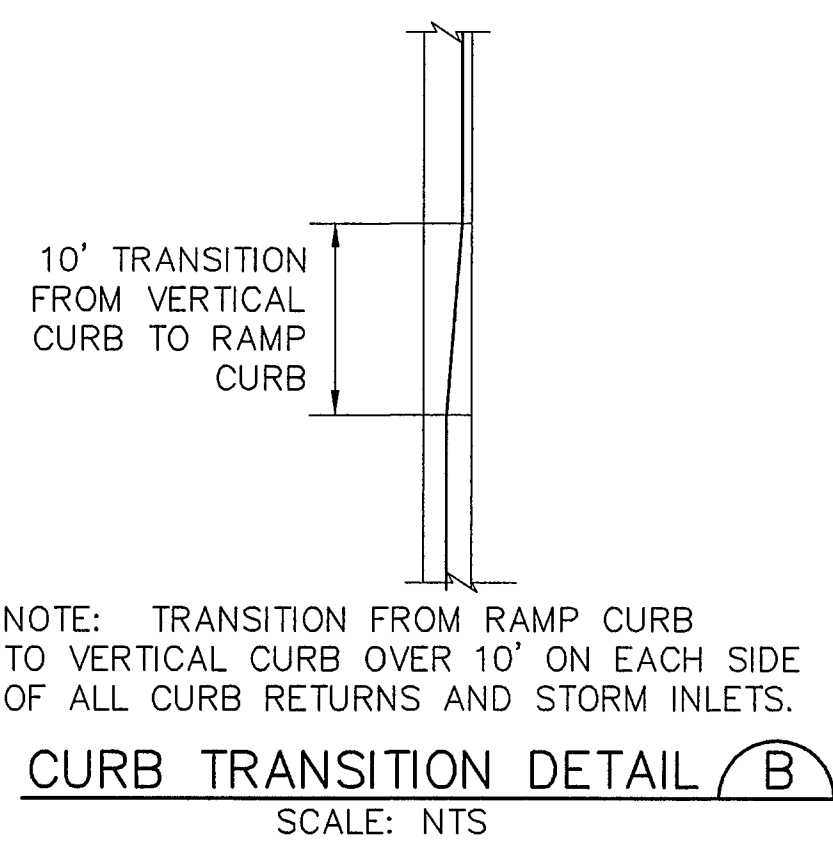


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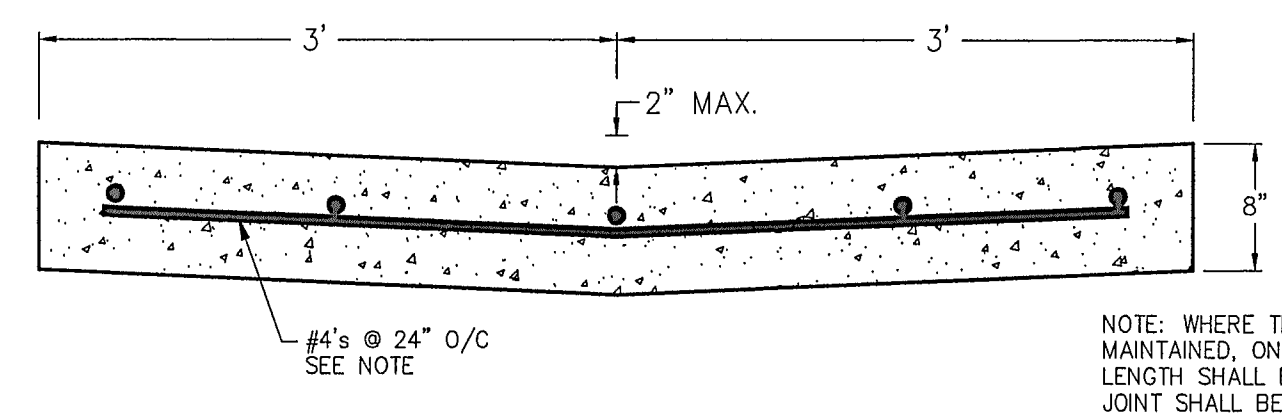
John P. Schwab Date: 1/5/24  
 JOHN P. SCHWAB, PE# 29891  
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.



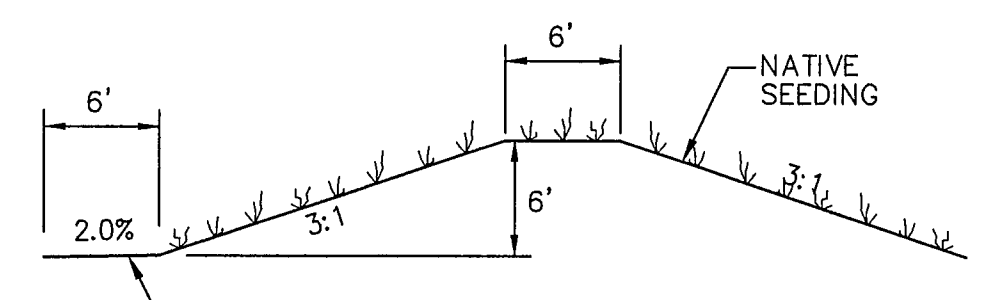
**TYPICAL LOCAL ROAD CURB RADIUS DETAIL (A)**  
 SCALE: NTS  
 \* NOTE: NO OBSTRUCTIONS TALLER THAN 18" ARE PERMITTED WITHIN SIGHT TRIANGLES.



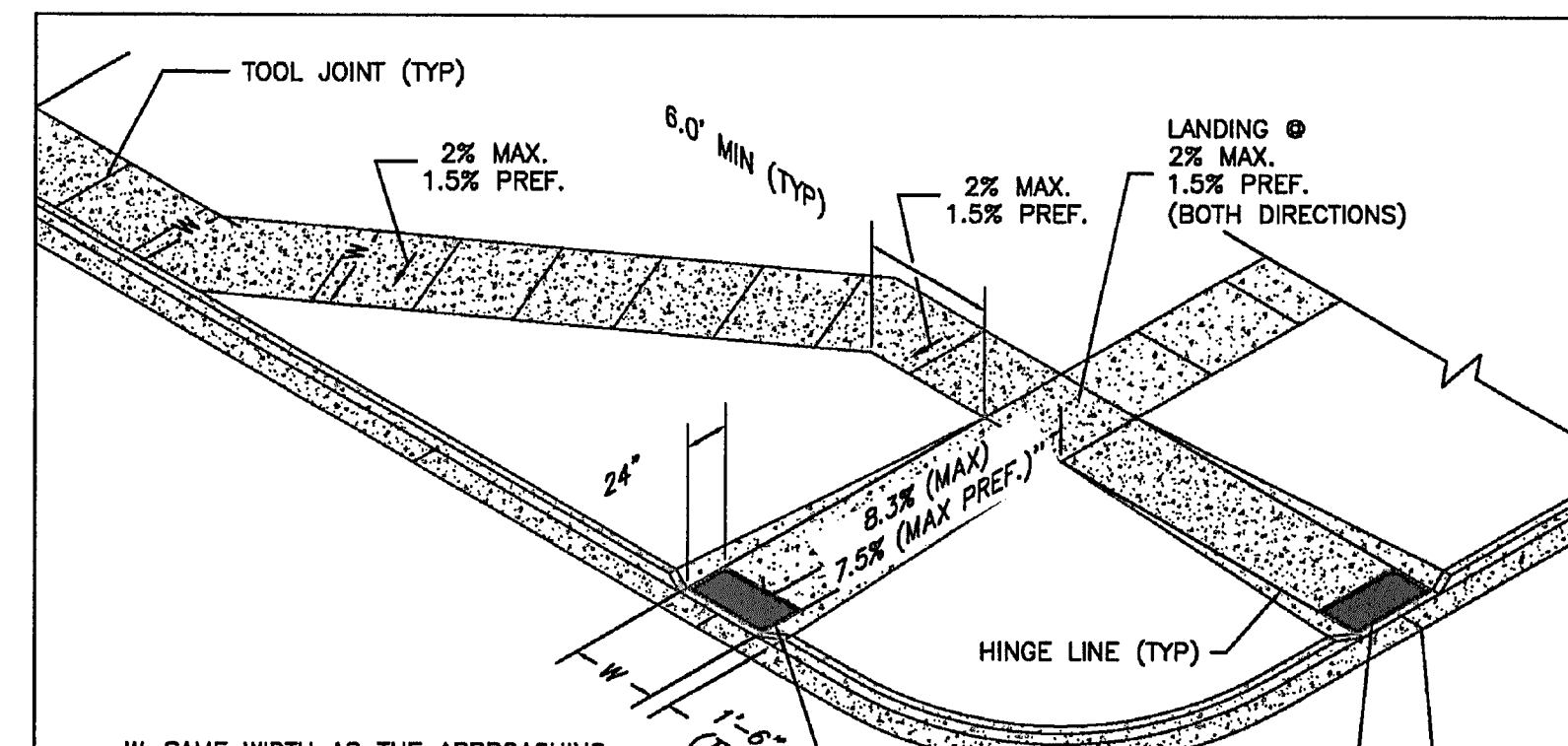
**CURB TRANSITION DETAIL (B)**  
 SCALE: NTS  
 NOTE: TRANSITION FROM RAMP CURB TO VERTICAL CURB OVER 10' ON EACH SIDE OF ALL CURB RETURNS AND STORM INLETS.



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

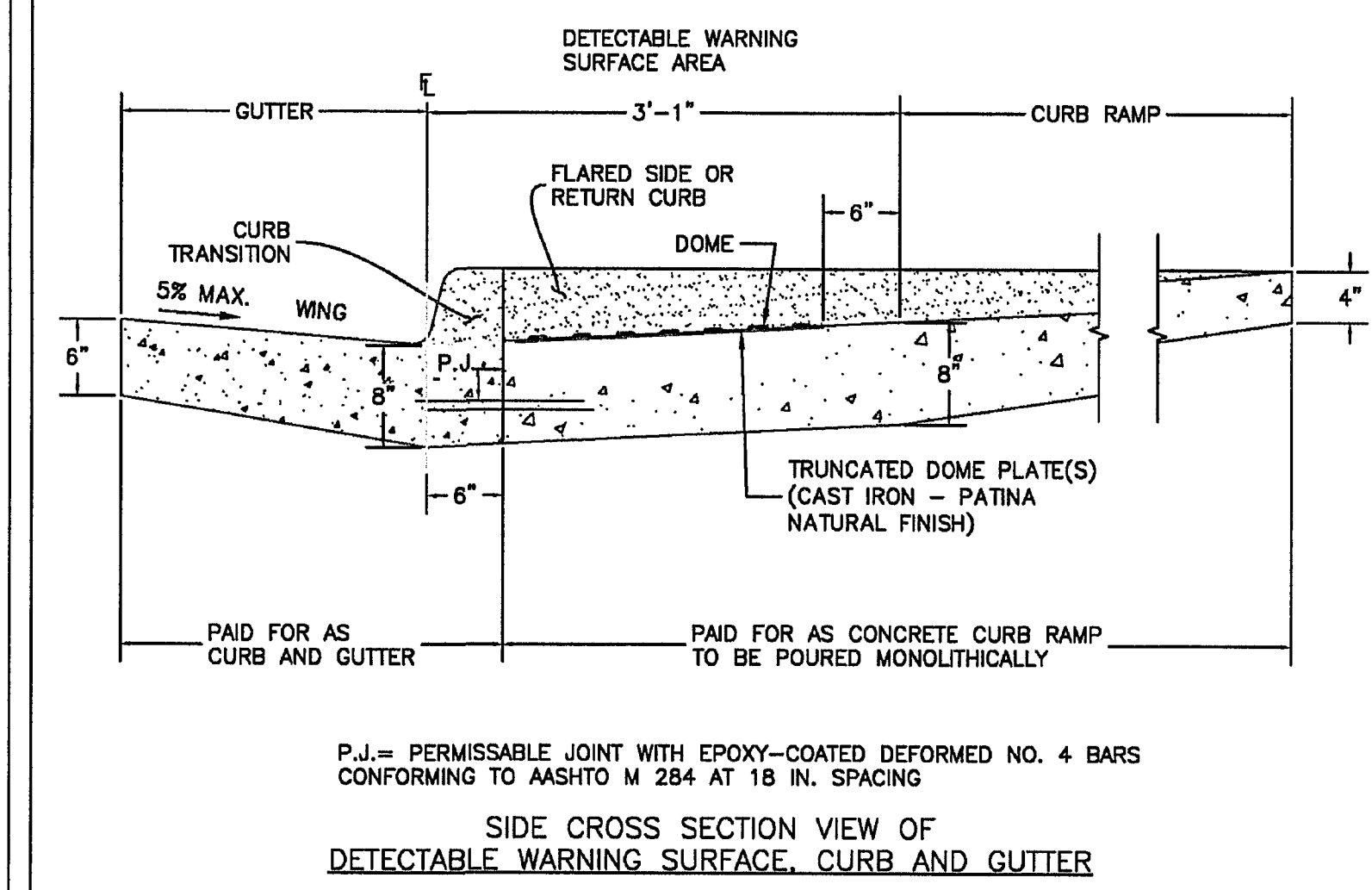
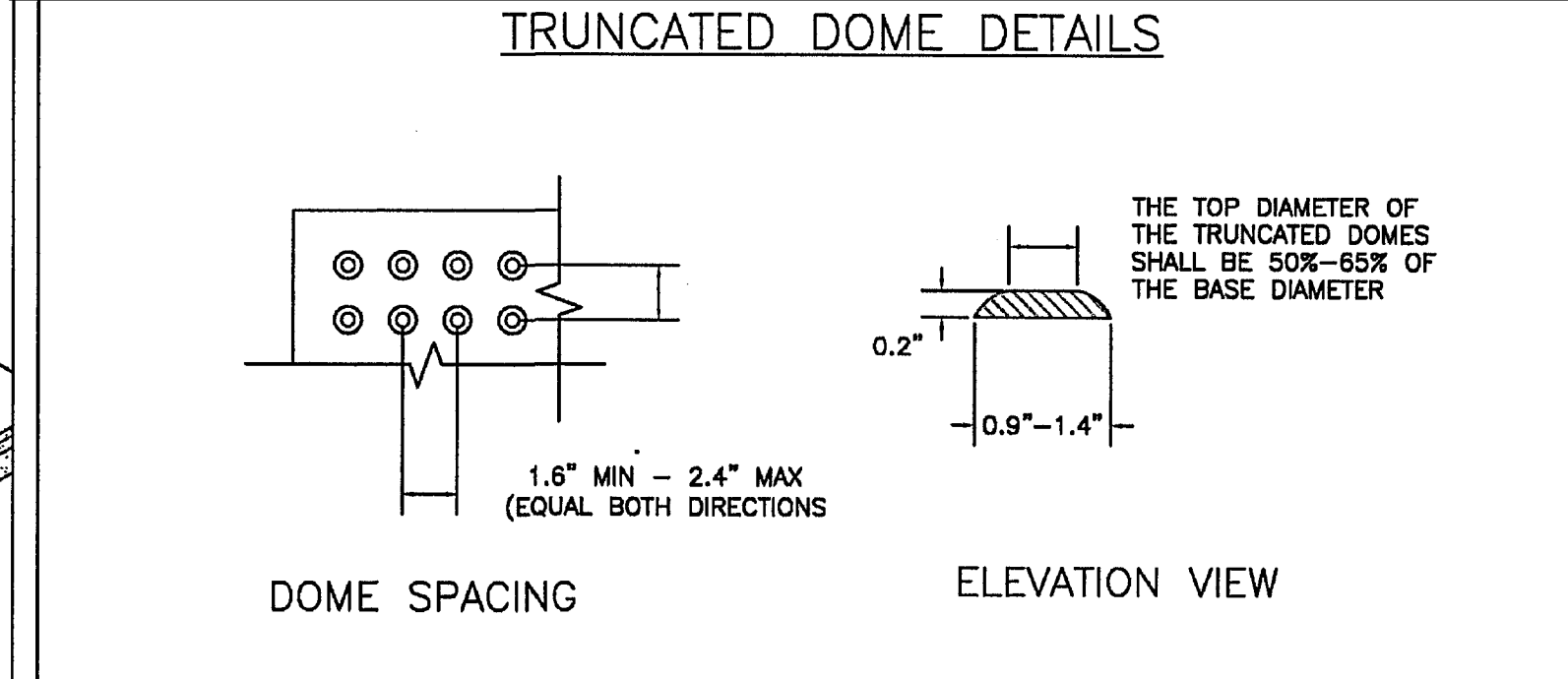


**TYPICAL BERM SECTION (D)**  
 NTS

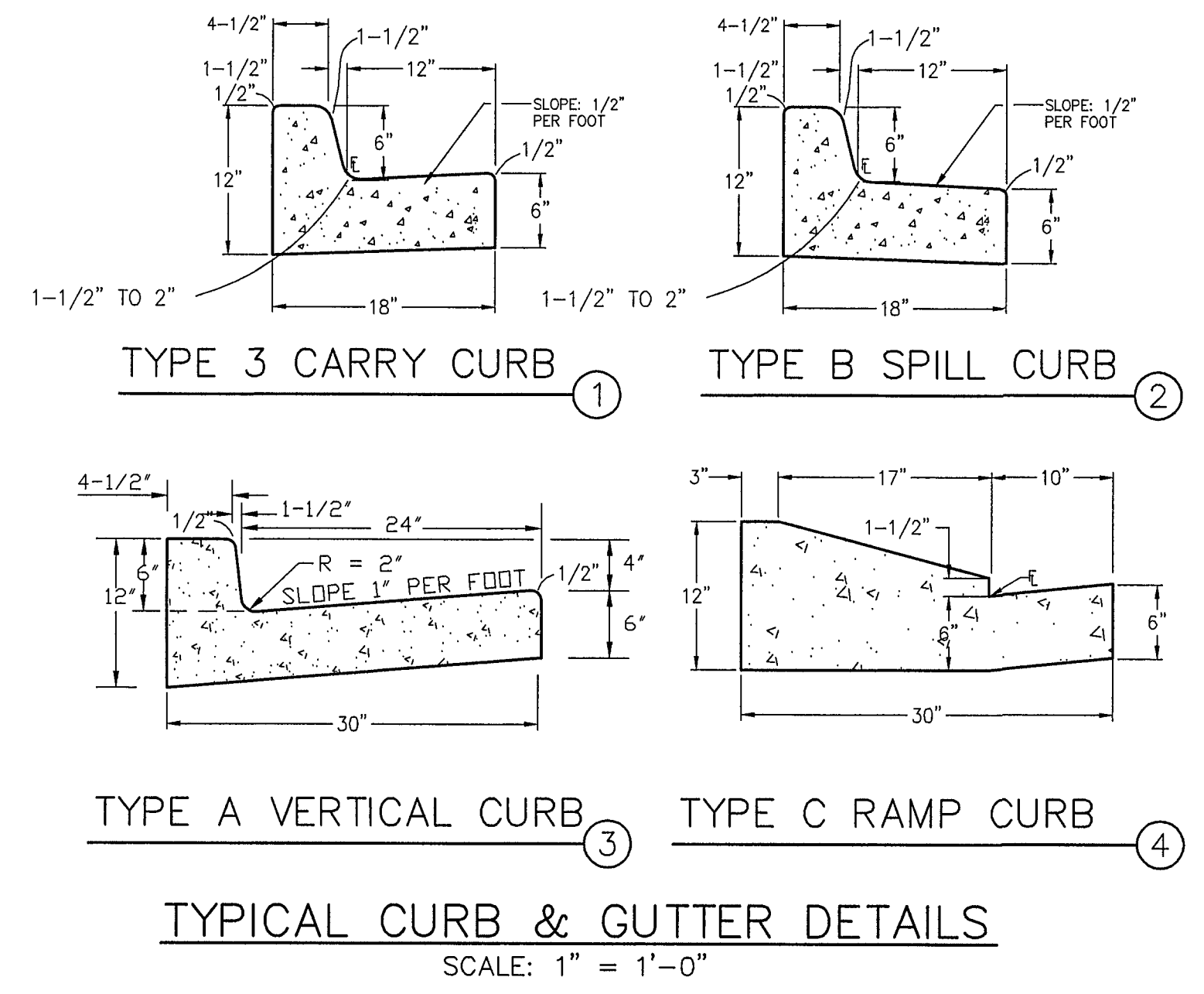


- PEDESTRIAN RAMP NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
  - CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
  - PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
  - 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.
  - DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
  - 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.
  - THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
  - PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
  - 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.
  - DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
  - THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.
- GENERAL NOTES**
- WHERE THE 1'-6" FLARED SIDES(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.
  - PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
  - AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.
- LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT**
- W= SAME WIDTH AS THE APPROACHING SIDEWALK, BUT NOT LESS THAN 4.0 FEET

DATE APPROVED: 6/23/20	DEPARTMENT OF PUBLIC WORKS
DATE: 6/23/20	REVISION DATE: 6/23/20
DESIGNED BY: Jennifer E. Irvine	FILE NAME: SD_2-41

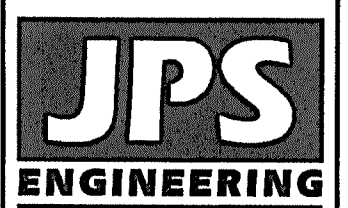


DATE APPROVED: 6/23/20	DEPARTMENT OF PUBLIC WORKS
DATE: 6/23/20	REVISION DATE: 6/23/20
DESIGNED BY: Jennifer E. Irvine	FILE NAME: SD_2-42



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

**MAYBERRY, COLORADO SPRINGS - FILING NO. 1A**



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 1-800-922-1987  
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NO.	DATE	BY	REVISION

**TYPICAL SECTIONS & DETAILS**



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**

EPC 6/27/22

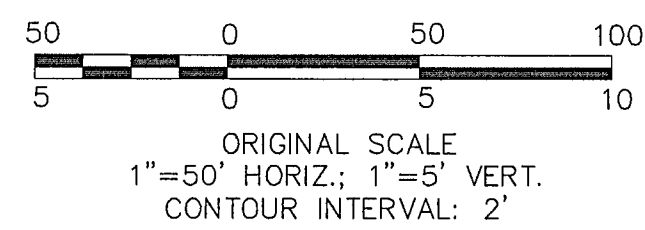
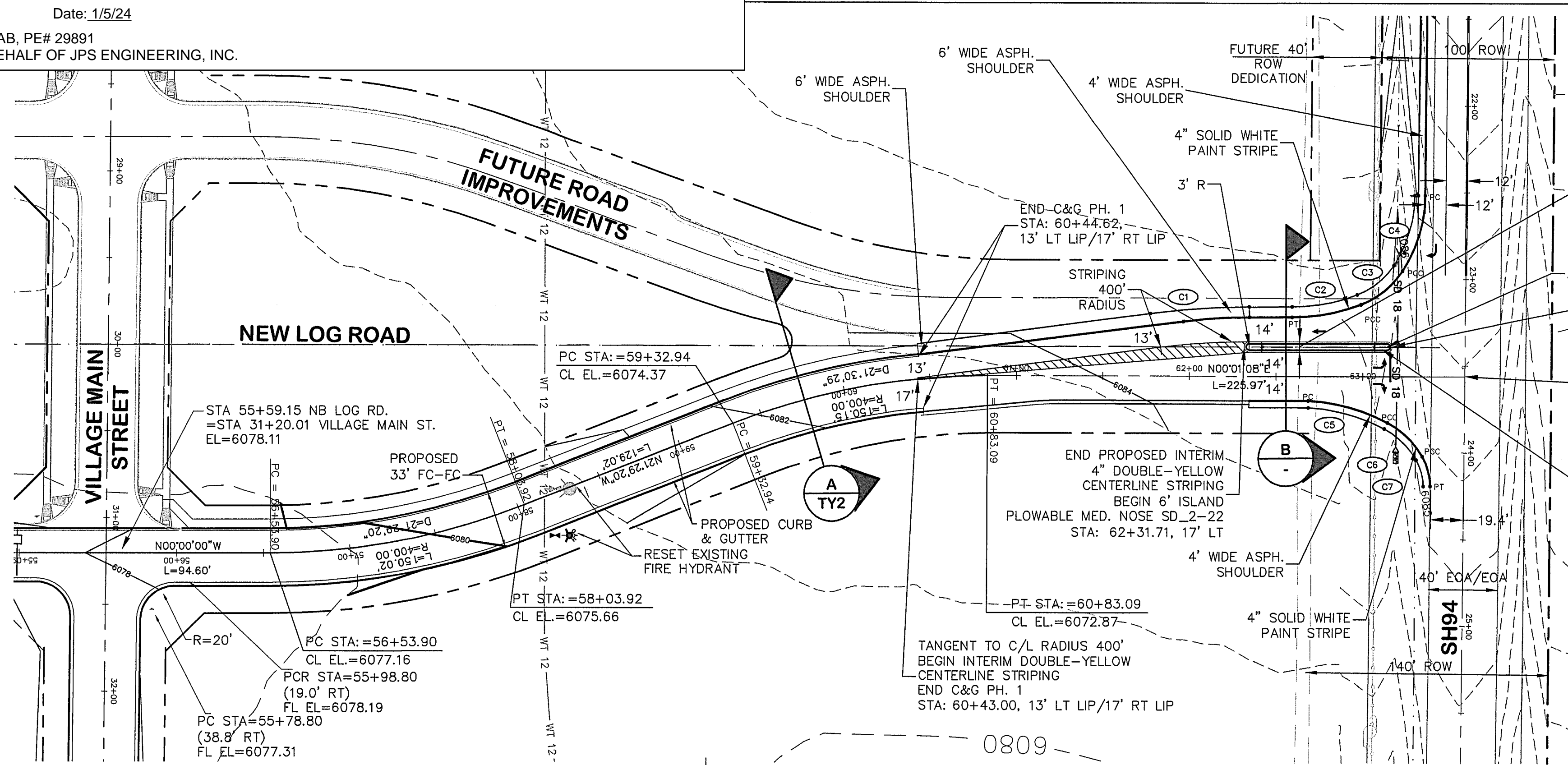
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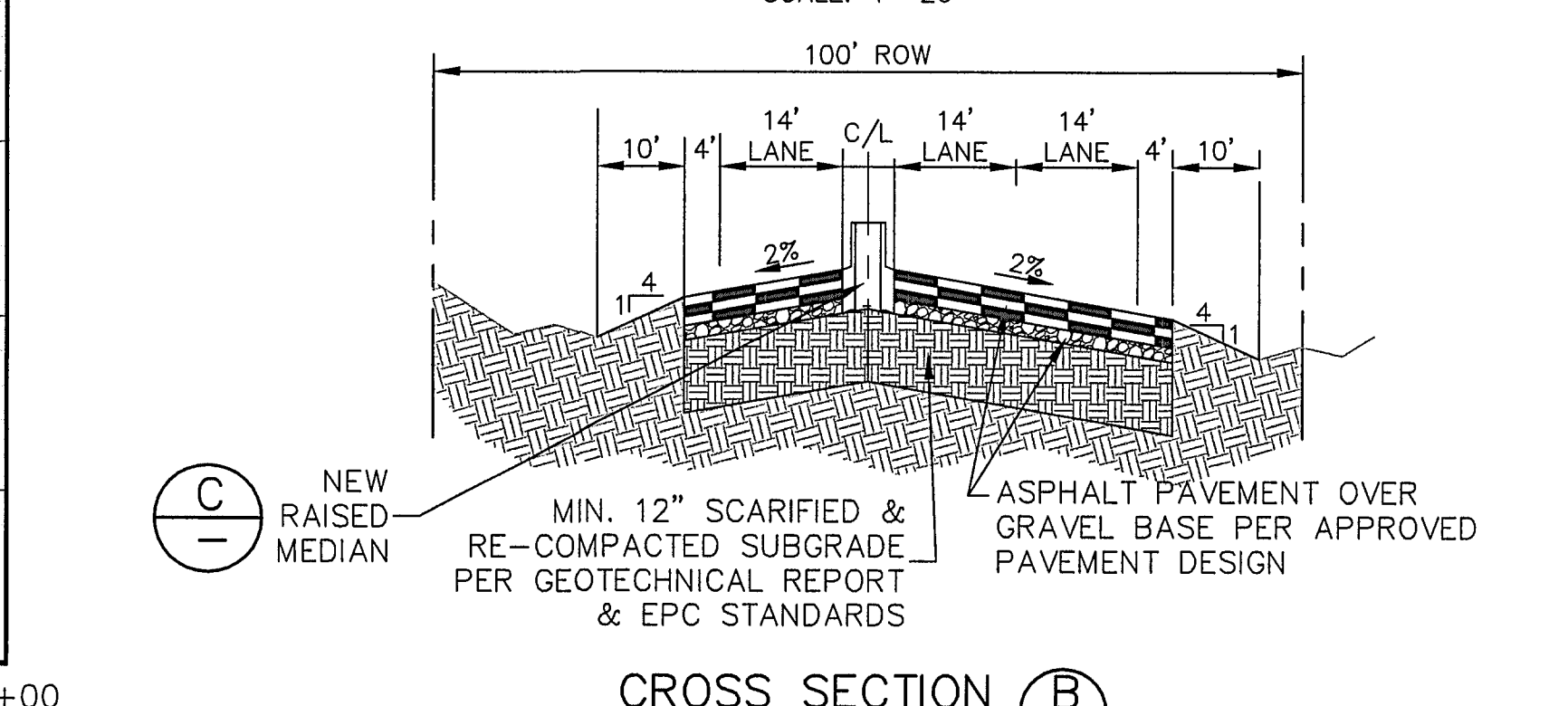
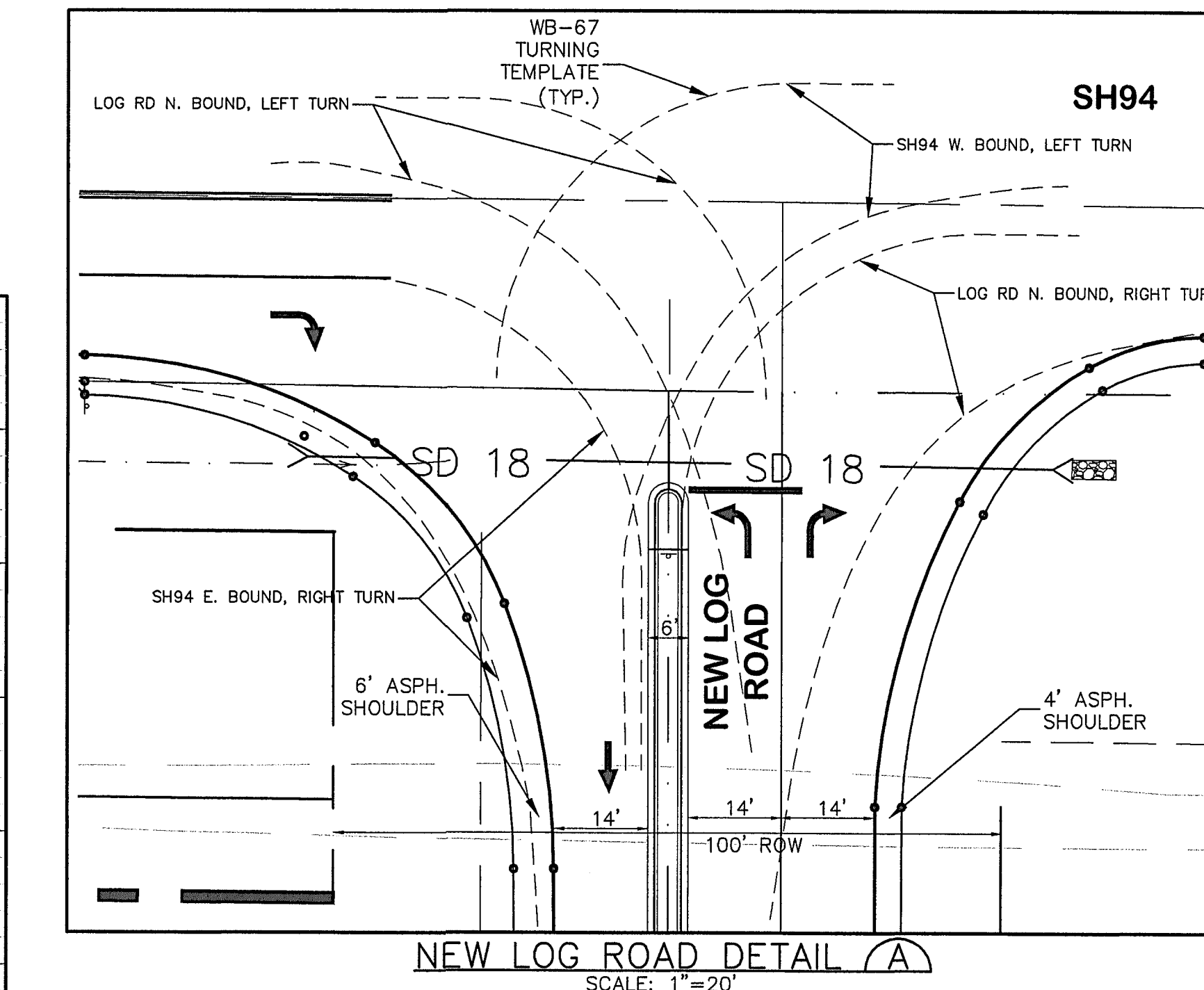
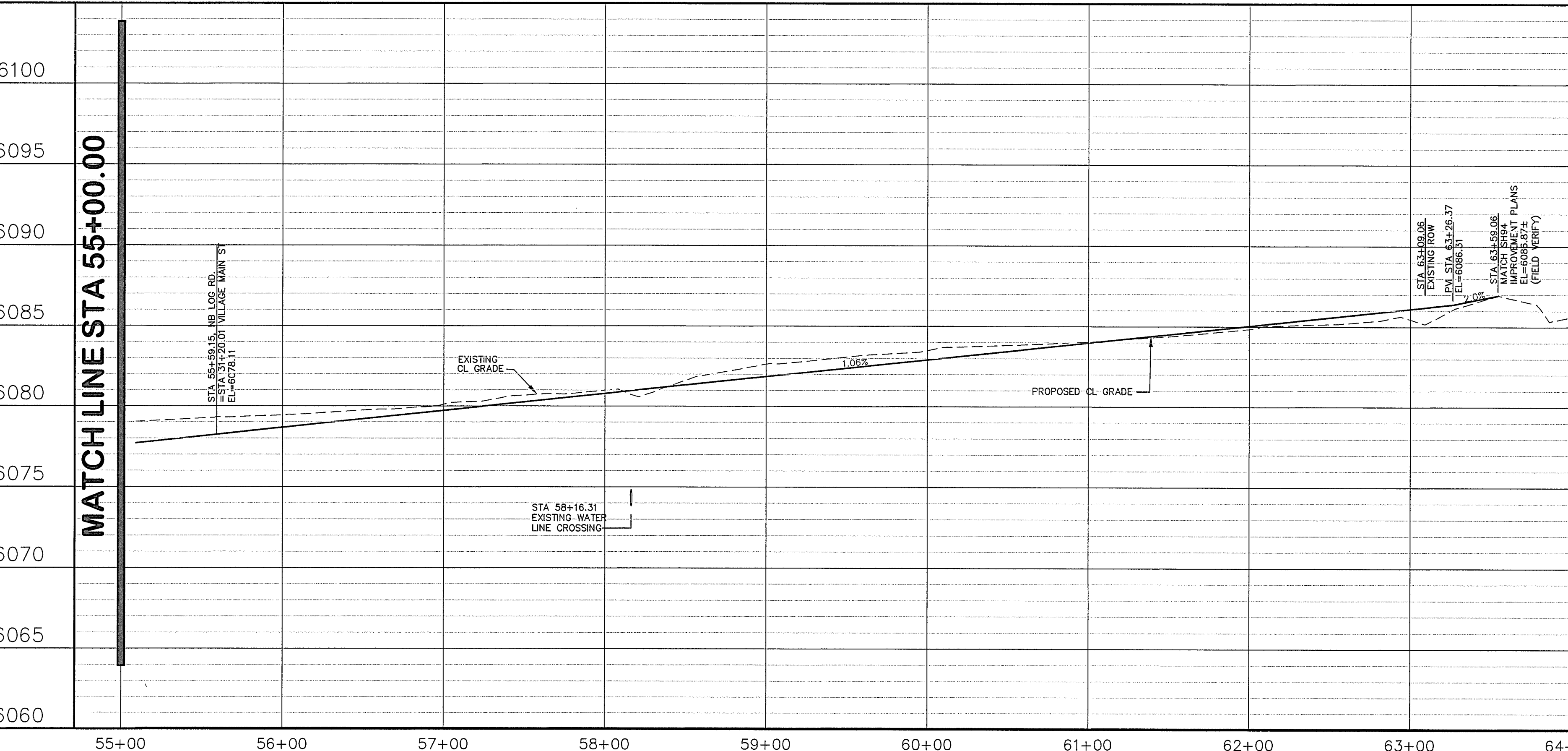
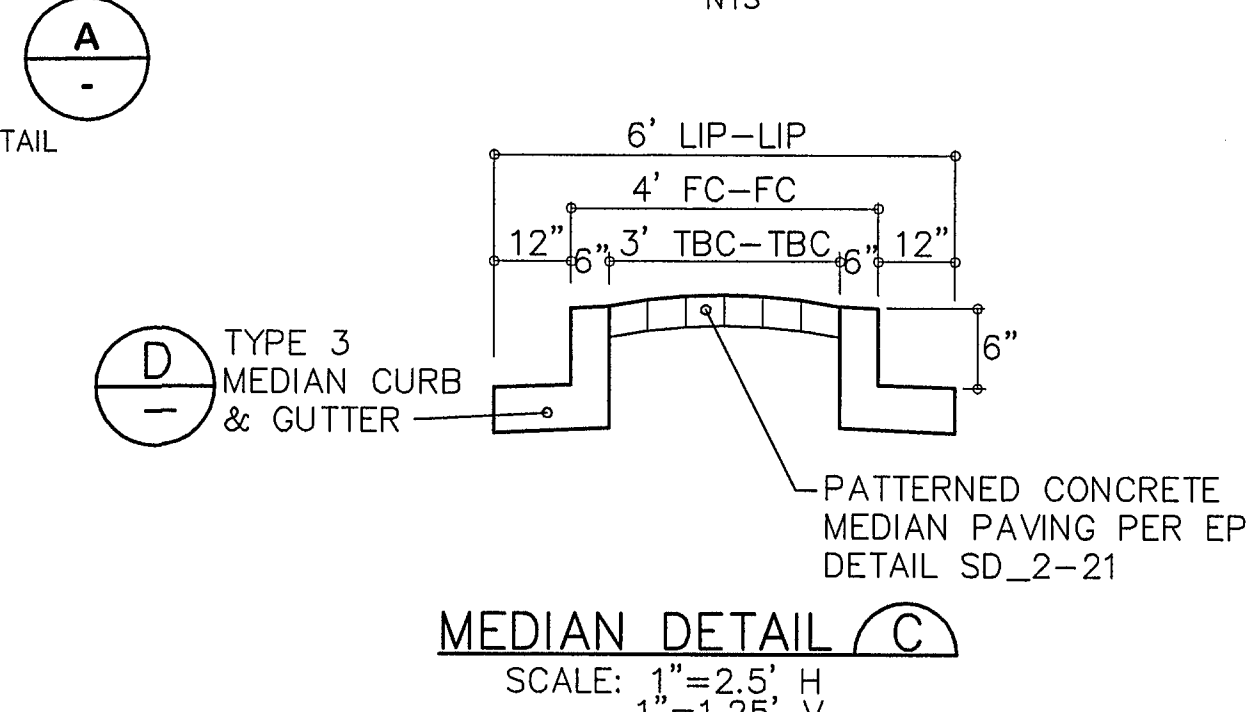
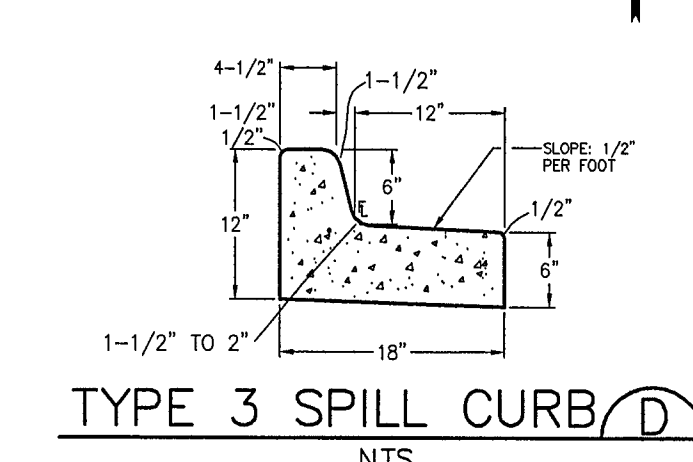
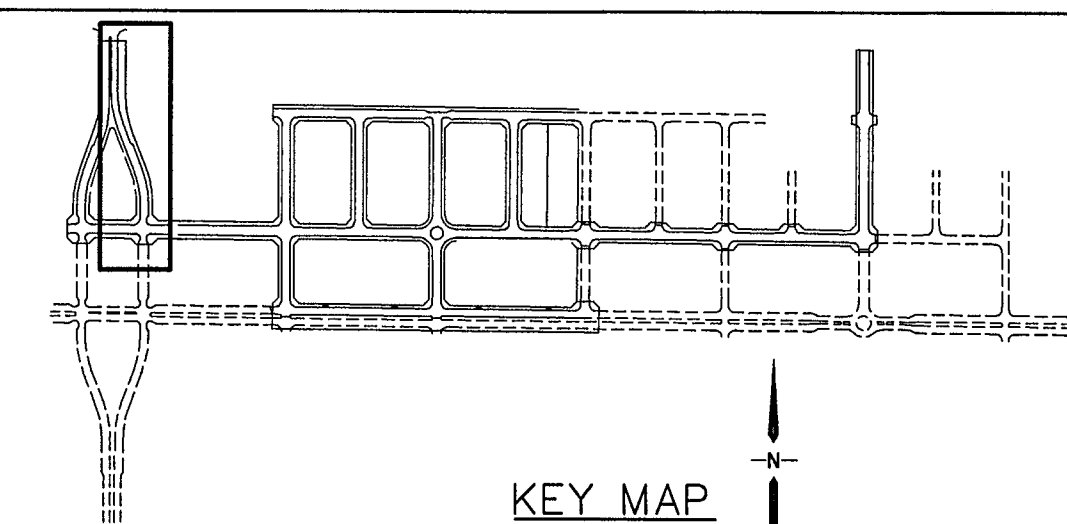
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JOHN P. SCHWAB, PE# 29891  
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.

Date: 1/5/24



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



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NO.	REVISION	DATE
A	SH94 DESIGN COORDINATION	JPS 8/03/21
B	FLG-1A SUBMITTAL	JPS 11/10/21
C	EPC COMMENTS	JPS 4/6/22
D	EPC COMMENTS	JPS 6/10/22
E	EPC COMMENTS	JPS 6/14/22

**MAYBERRY, COLORADO SPRINGS, FILING NO. 1A**

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

HORIZ. SCALE: 1"=50'  
 VERT. SCALE: 1"=5'  
 SURVEYED: R&R  
 CREATED: 3/26/06  
 PROJECT NO: 090001  
 SHEET: PP1-F1A

DRAWN: RMD  
 DESIGNED: JPS  
 CHECKED: JPS  
 LAST MODIFIED: 6/14/22  
 MODIFIED BY: MSP

EPC 6/27/22



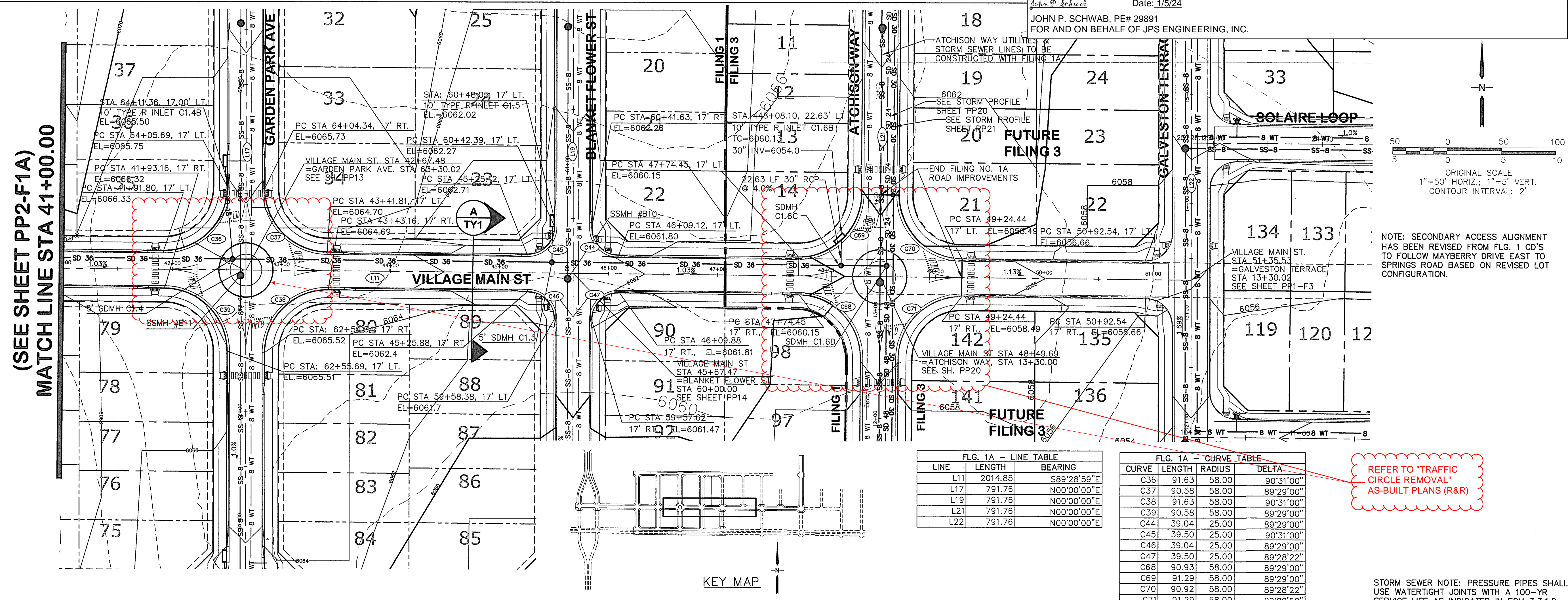




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JOHN P. SCHWAB, PE# 29891  
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.

DATE: 1/5/24  
 ORIGINAL SCALE  
 1"=50' HORIZ.; 1"=5' VERT.  
 CONTOUR INTERVAL: 2'



FLG. 1A - LINE TABLE

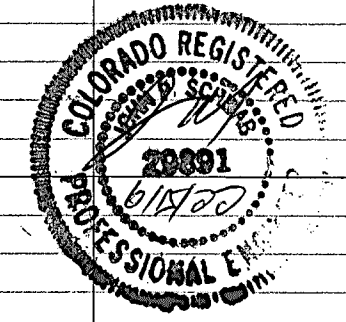
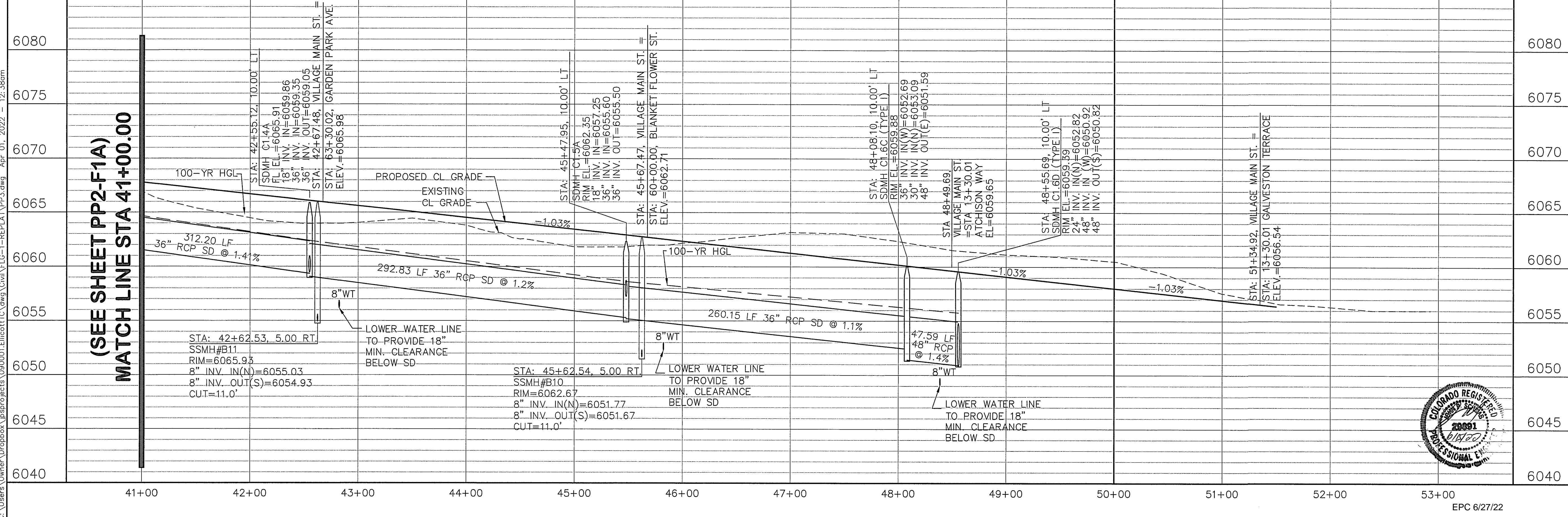
LINE	LENGTH	BEARING
L11	2014.85	S89°28'59"E
L17	791.76	N00°00'00"E
L19	791.76	N00°00'00"E
L21	791.76	N00°00'00"E
L22	791.76	N00°00'00"E

FLG. 1A - CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
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"
C44	39.04	25.00	89°29'00"
C45	39.50	25.00	90°31'00"
C46	39.04	25.00	89°29'00"
C47	39.50	25.00	89°28'22"
C68	90.93	58.00	89°29'00"
C69	91.29	58.00	89°29'00"
C70	90.92	58.00	89°28'22"
C71	91.29	58.00	89°28'50"

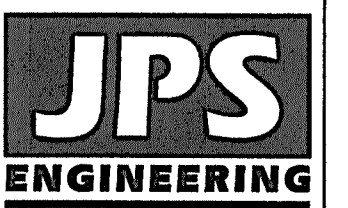
REFER TO "TRAFFIC CIRCLE REMOVAL" AS-BUILT PLANS (R&R)

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

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



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

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

No.	DATE	REVISION
A	11/19/21	FIA SUBMITTAL
B	2/22/22	EPC COMMENTS
C	3/31/22	EPC COMMENTS

HORIZ. 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

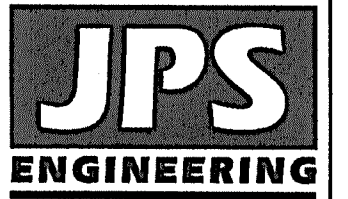
PP3-F1A

C:\Users\Owner\Dropbox\jpsprojects\090001\Elliecat\TC.dwg\1-REPLAT\PP3.dwg Apr. 01, 2022 - 12:38am

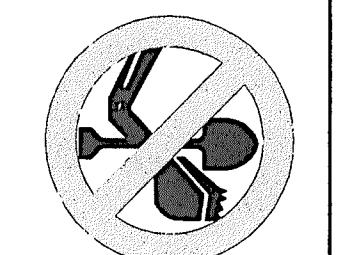


**ENGINEERING RECORD DRAWINGS**  
 THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL, THE EXACT LOCATION, TYPE OF COMPONENT, NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR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



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



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

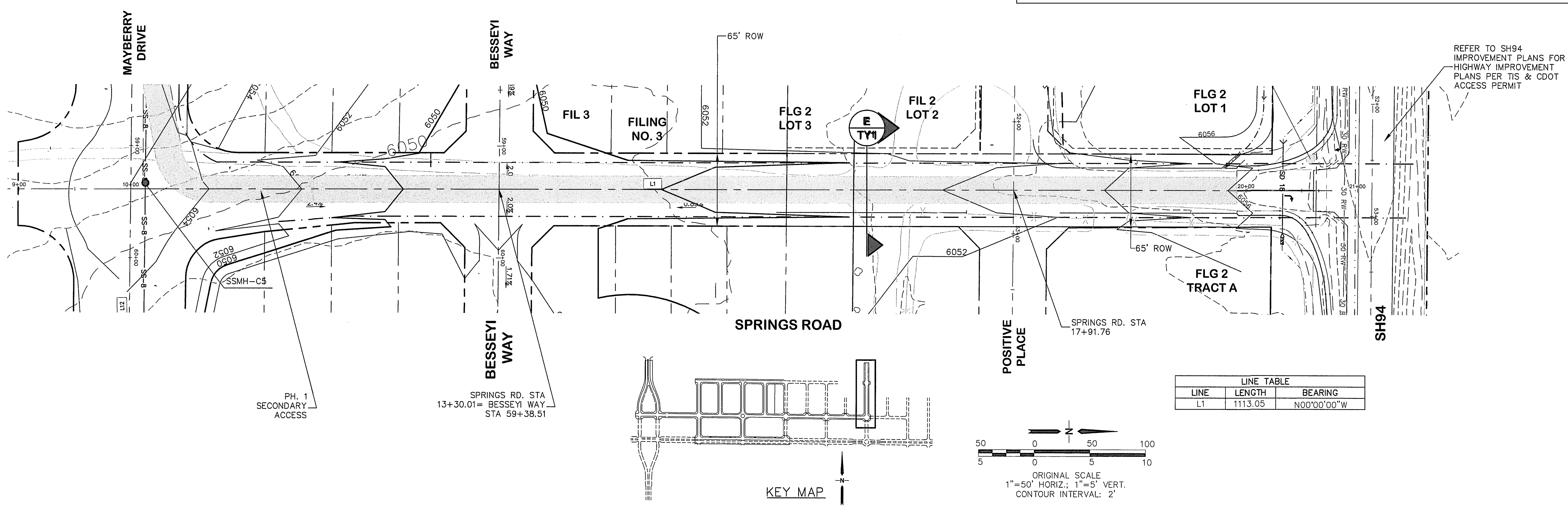
**MAYBERRY, COLORADO SPRINGS - FILING NO. 1A**

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

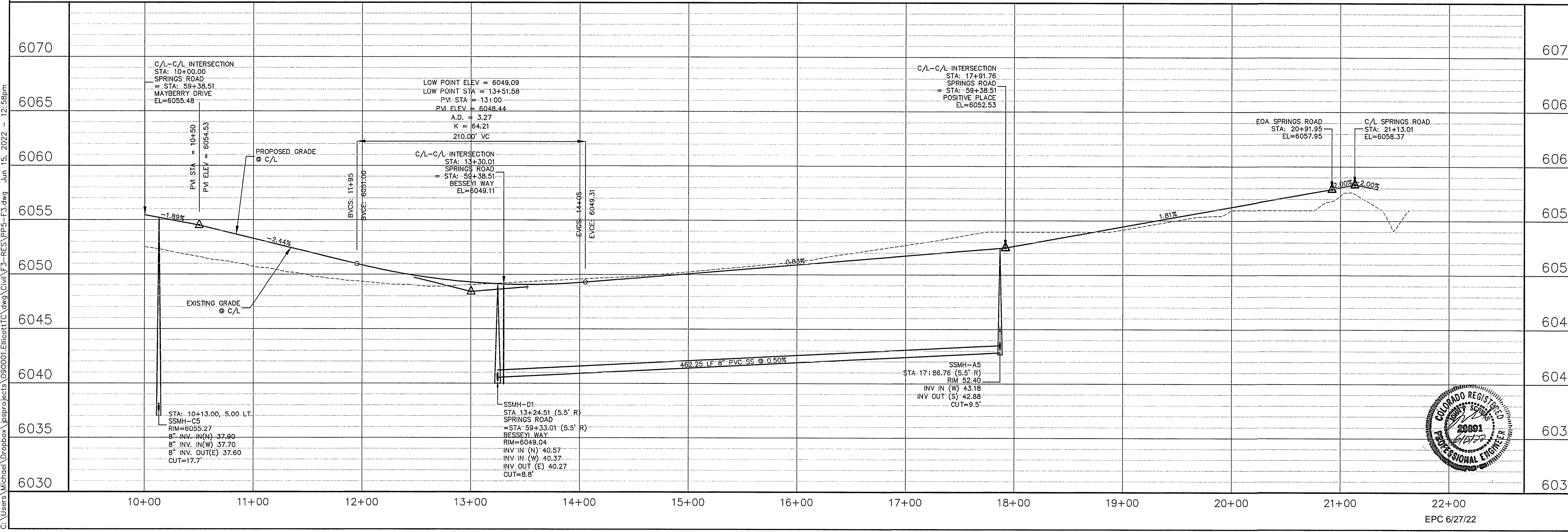
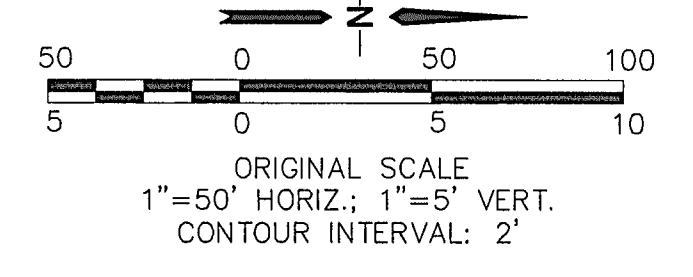
HORIZ. SCALE: 1"=50'  
 VERT. SCALE: 1"=5'  
 SURVEYED: R&R  
 CREATED: 1/15/19  
 PROJECT NO: 090001

DRAWN: BJJ  
 DESIGNED: JPS  
 CHECKED: JPS  
 LAST MODIFIED: 6/15/22  
 MODIFIED BY: MSP

SHEET: **PP5-F1A**  
 EPC 6/27/22



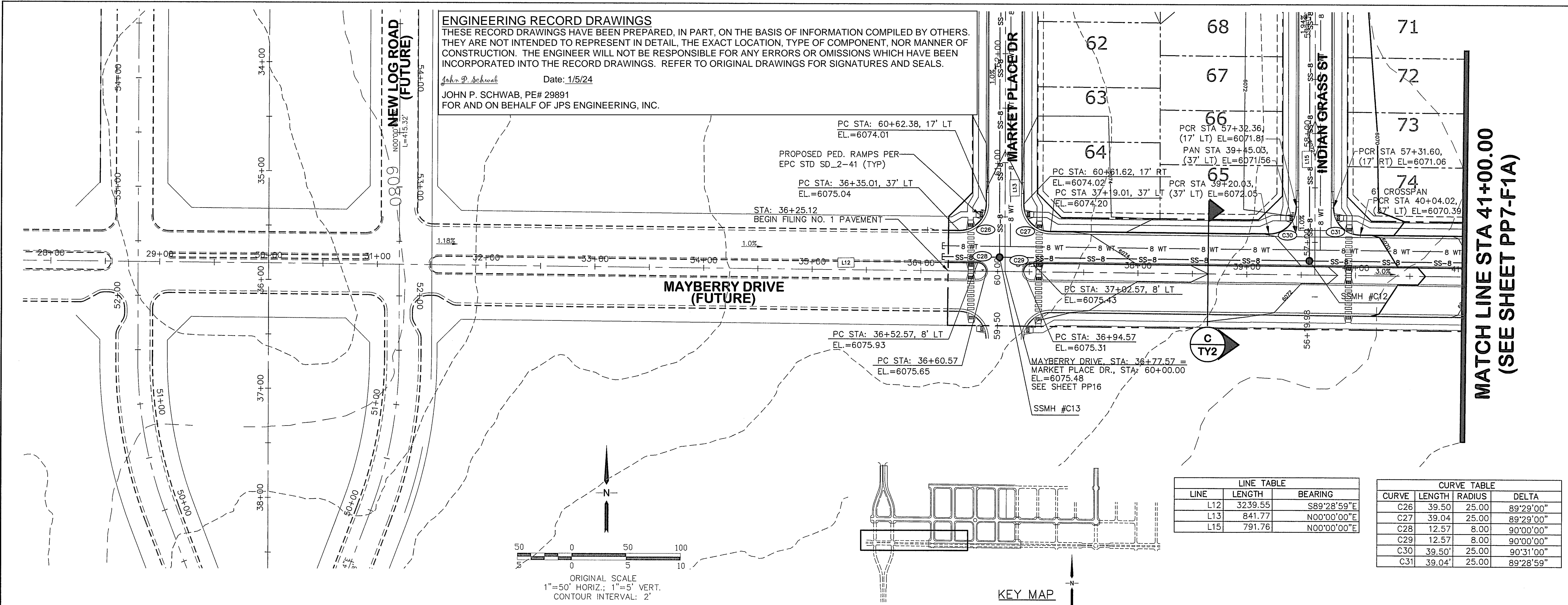
LINE	LENGTH	BEARING
L1	1113.05	N00°00'00"W



C:\Users\Michael\Dropbox\projects\090001\Elliot\IC\Draw\Civil\F3-RES\PP5-F1A.dwg Jun 15, 2022 - 12:58pm



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



**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.

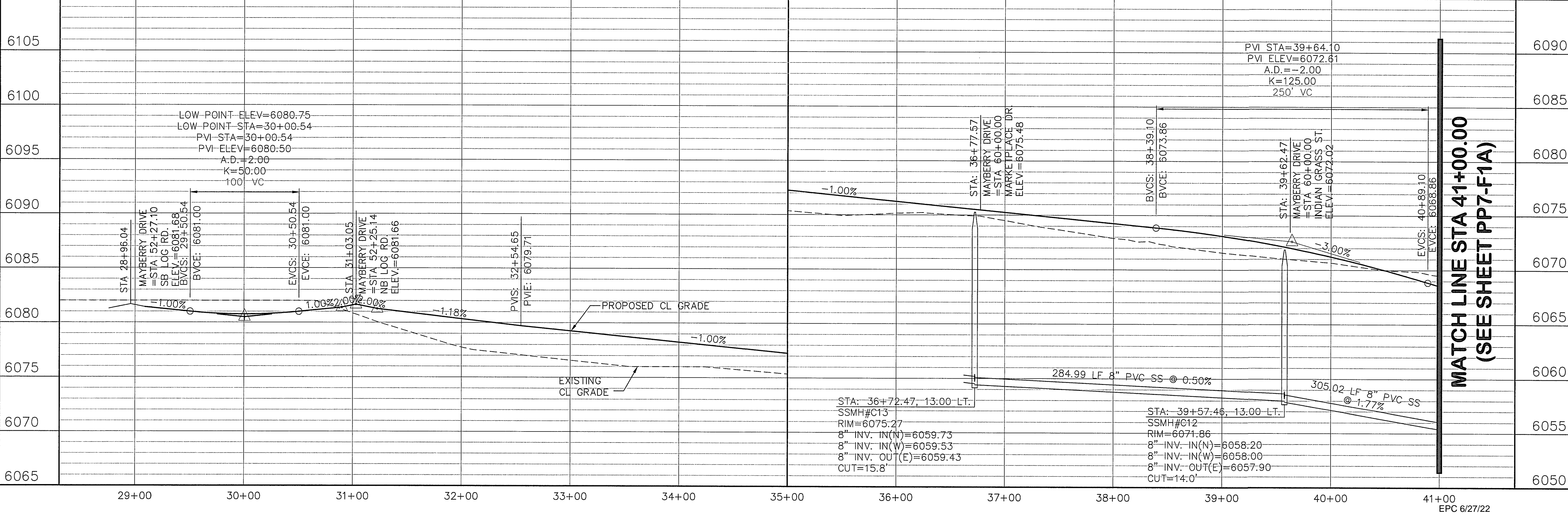
**LINE TABLE**

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"

**MATCH LINE STA 41+00.00**  
 (SEE SHEET PP7-F1A)



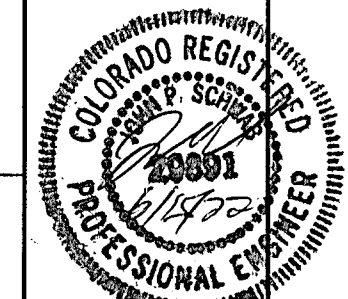
**MAYBERRY, COLORADO SPRINGS, FILING NO. 1A**

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

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
 1-800-922-1987  
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE THE MARKING OF 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	11/19/21
4	EPC COMMENTS	JPS	2/22/22
5	EPC COMMENTS	JPS	3/31/22

**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

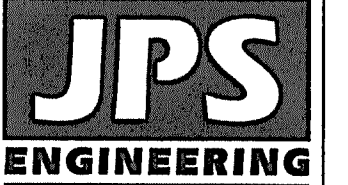
DRAWN: BJJ  
 DESIGNED: JPS  
 CHECKED: JPS  
 LAST MODIFIED: 3/31/22  
 MODIFIED BY: BJJ

SHEET: **PP6-F1A**

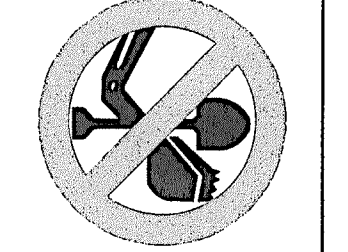


**ENGINEERING RECORD DRAWINGS**  
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John P. Schwab Date: 1/5/24  
 JOHN P. SCHWAB, PE# 29891  
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.



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

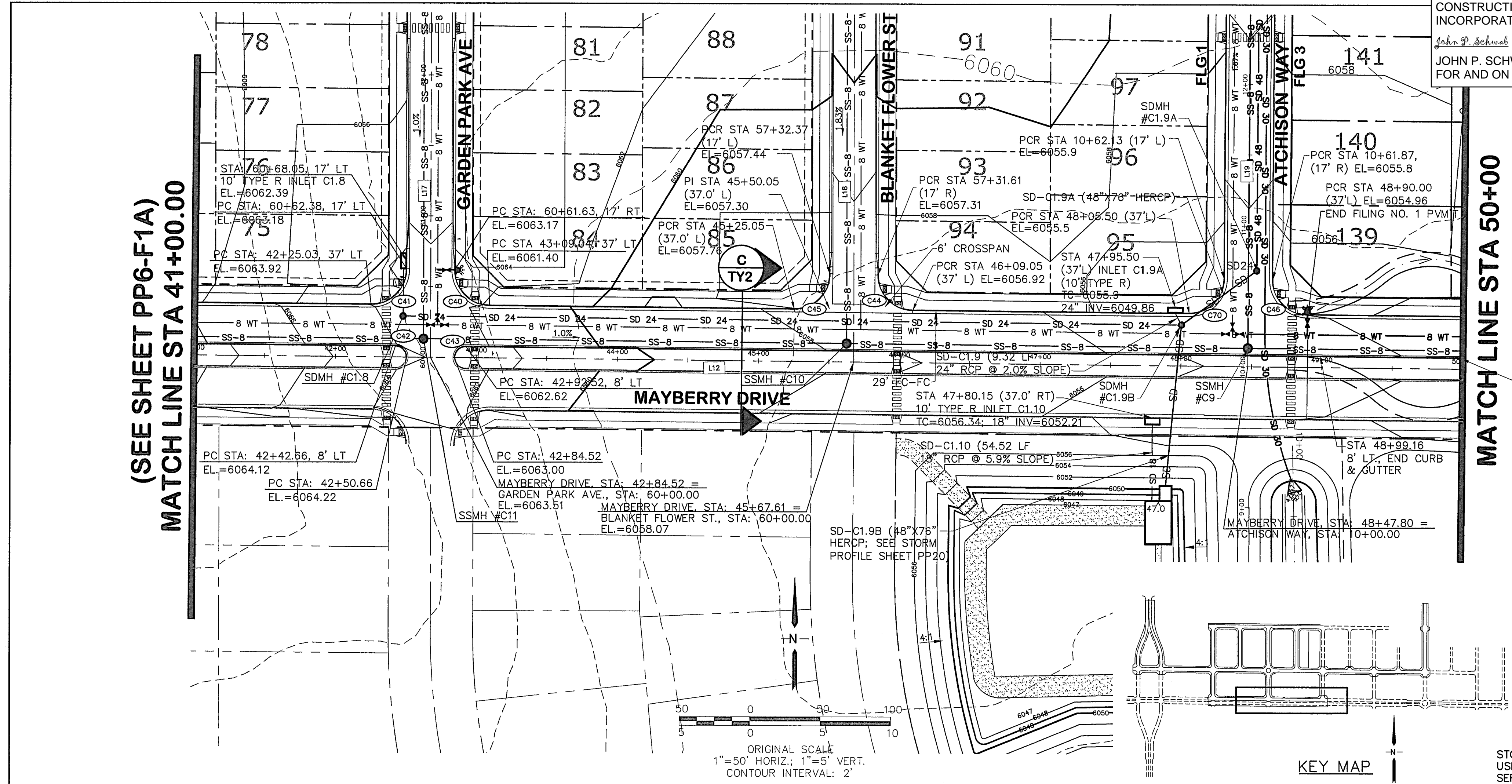


CALL UTILITY NOTIFICATION  
 CENTER OF COLORADO  
 1-800-922-1987  
 CALL BEFORE YOU DIG OR EXCAVATE  
 BEFORE YOU DISGRAD OR EXCAVATE  
 FOR THE MARKING OF UNDERGROUND  
 MEMBER UTILITIES.

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

**MAYBERRY, COLORADO SPRINGS - FILING NO. 1A**

**MAYBERRY DRIVE  
 PLAN & PROFILE  
 (STA: 41+00 TO STA: 48+80.34)**



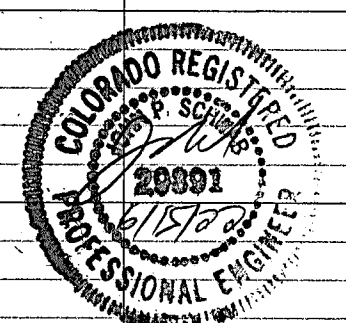
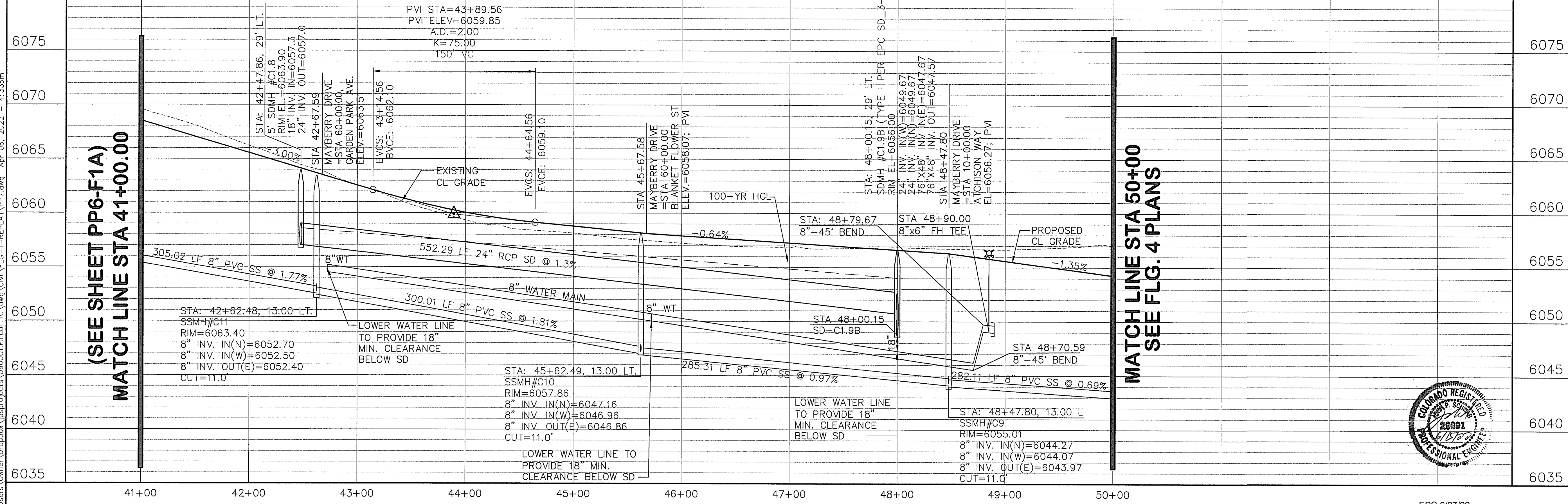
**LINE TABLE**

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

**CURVE TABLE**

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

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



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

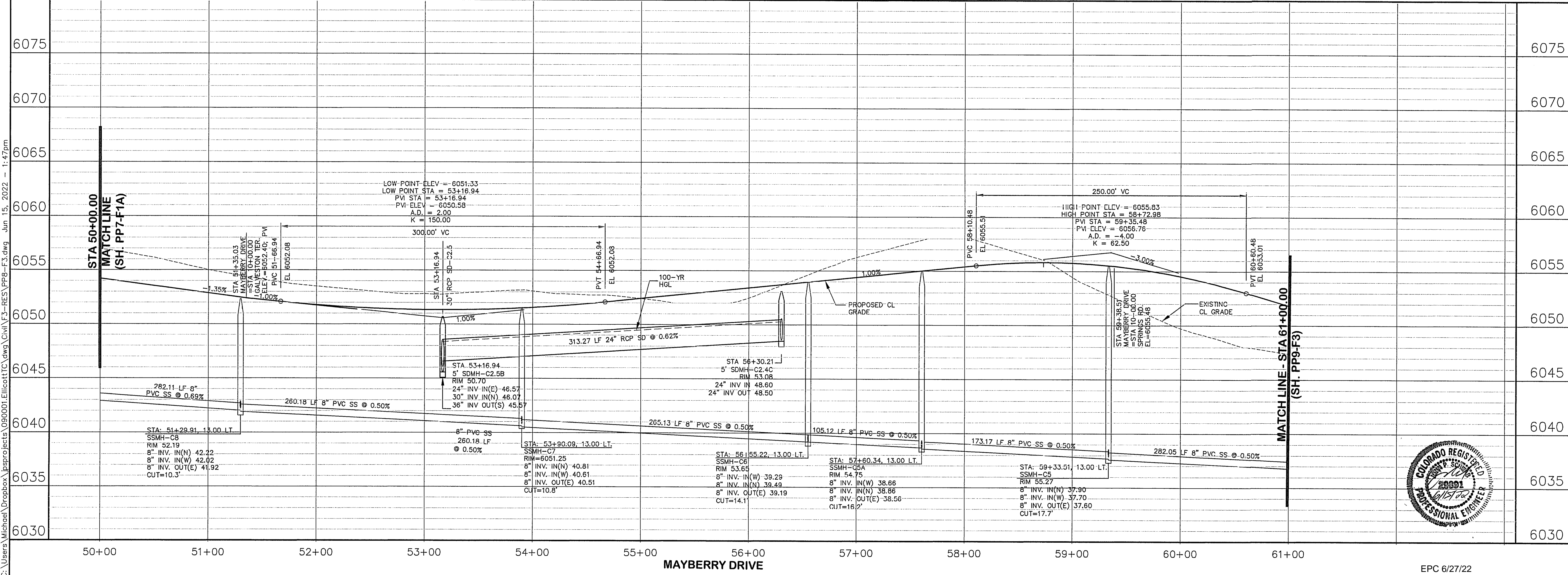
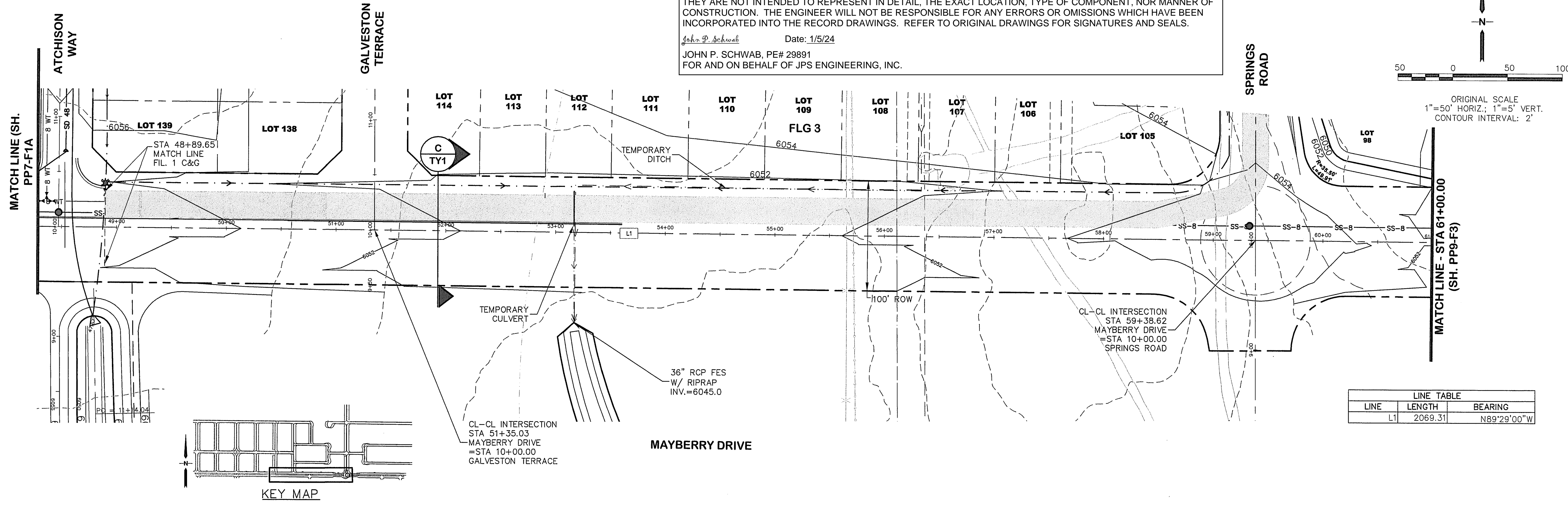
SHEET: **PP7-F1A**

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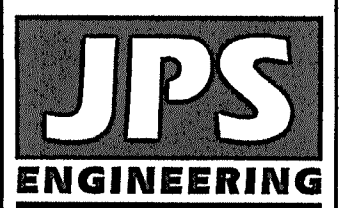


**ENGINEERING RECORD DRAWINGS**  
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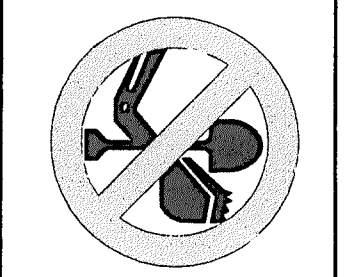
*John P. Schwab* Date: 1/5/24  
 JOHN P. SCHWAB, PE# 29891  
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.



**MAYBERRY, COLORADO SPRINGS - FILING NO. 1A**



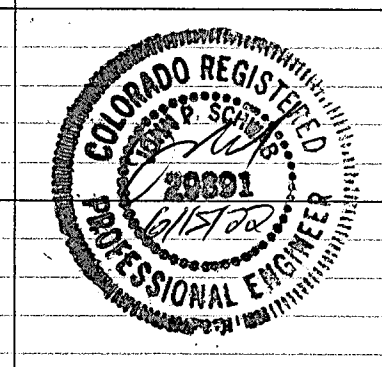
19 E. Willamette Ave.  
 Colorado Springs, CO 80903  
 PH: 719-477-9429  
 FAX: 719-471-0766  
 www.jpsegr.com



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

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

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



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

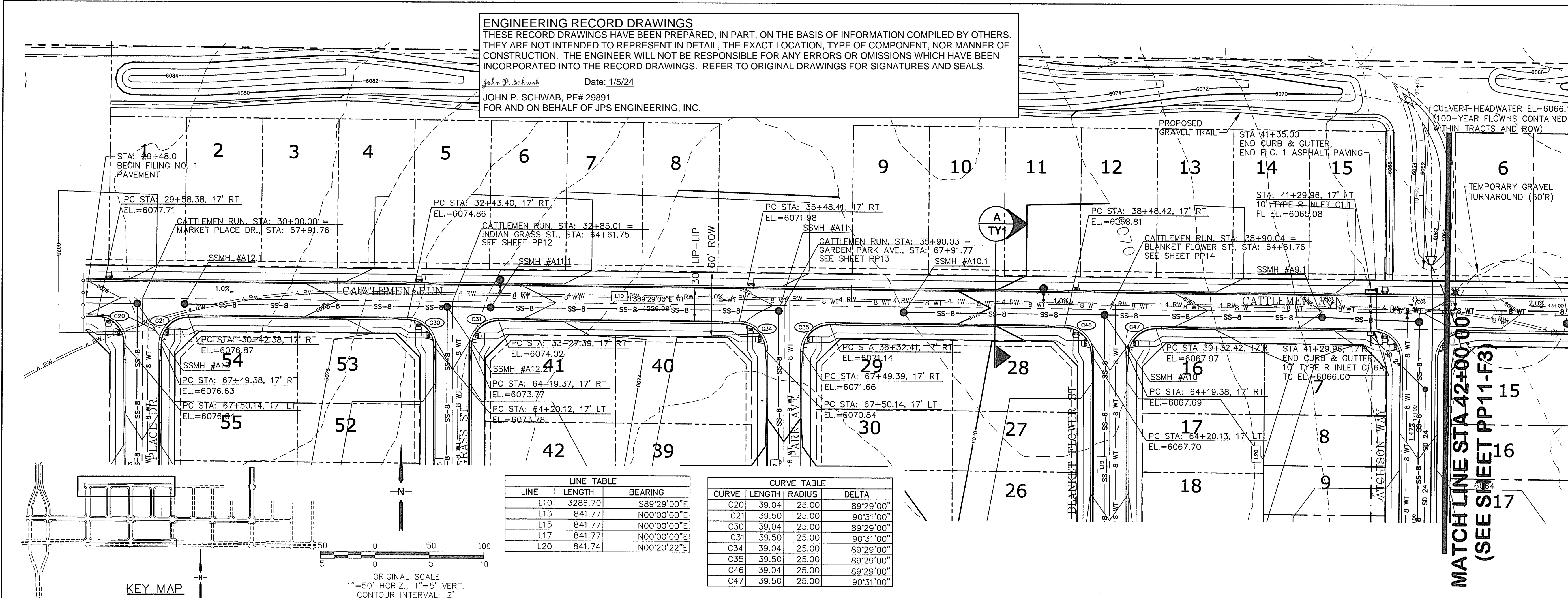
DRAWN: BJJ  
 DESIGNED: JPS  
 CHECKED: JPS  
 LAST MODIFIED: 6/15/22  
 MODIFIED BY: MSP

SHEET: **PP8-F1A**

EPC 6/27/22

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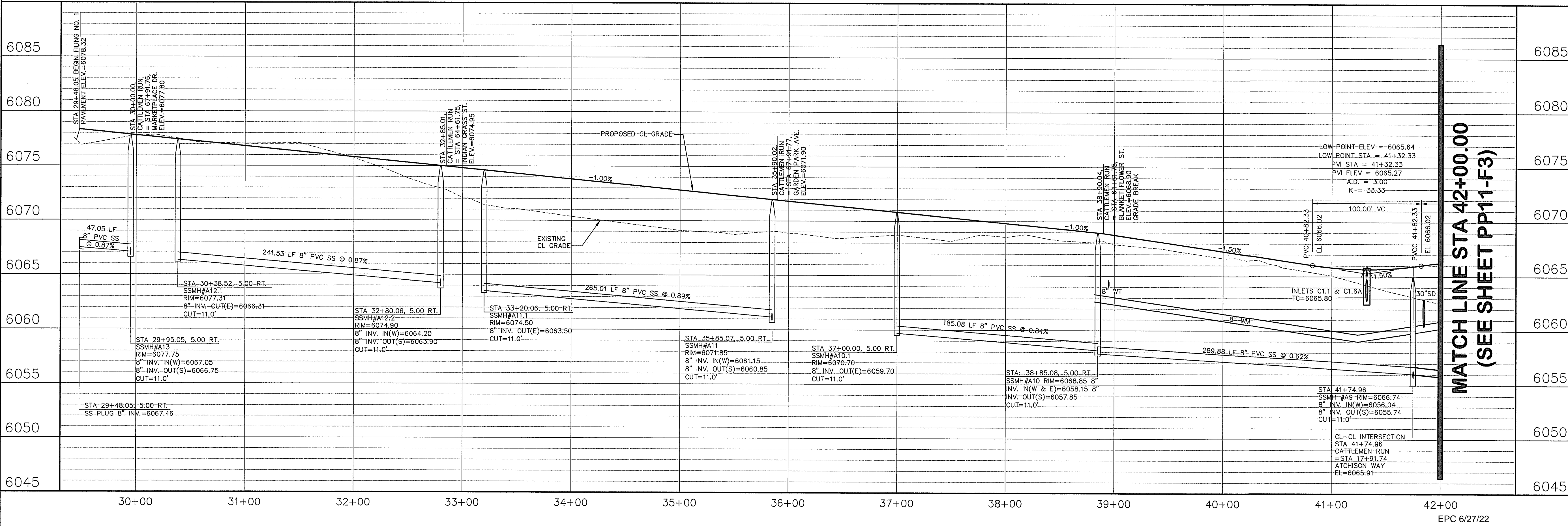
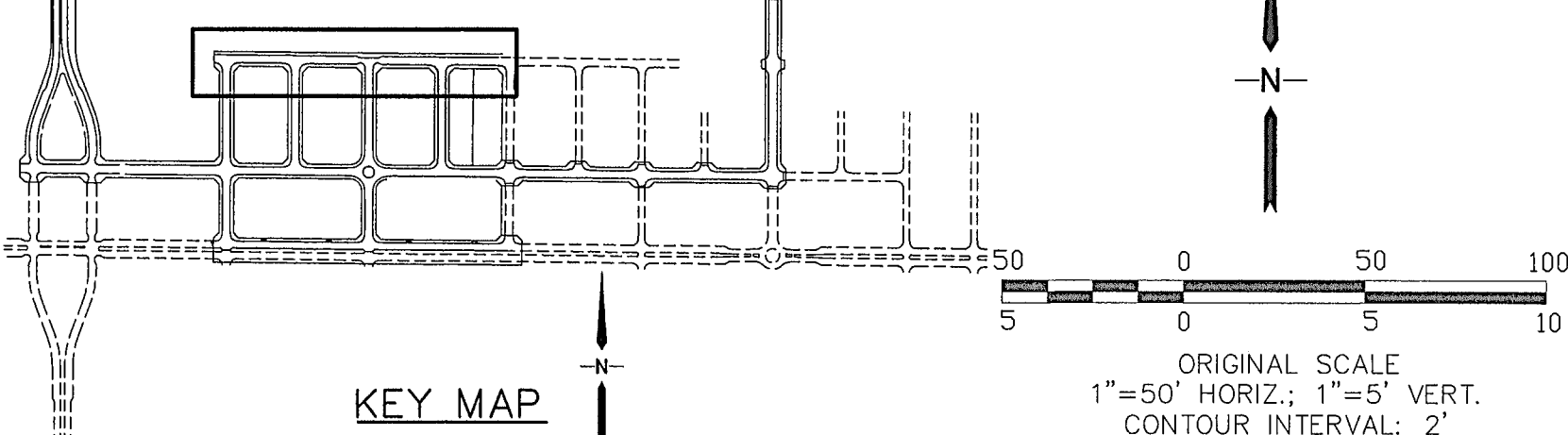




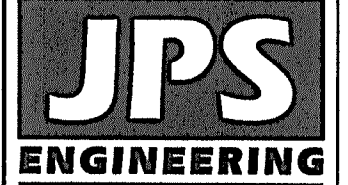
**ENGINEERING RECORD DRAWINGS**  
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John P. Schwab Date: 1/5/24  
 JOHN P. SCHWAB, PE# 29891  
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.

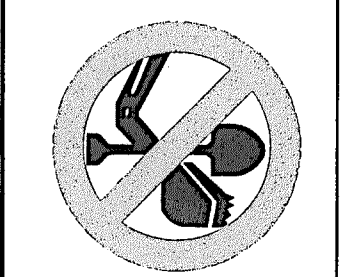
LINE TABLE			CURVE TABLE			
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA
L10	3286.70	S89°29'00"E	C20	39.04	25.00	89°29'00"
L13	841.77	N00°00'00"E	C21	39.50	25.00	90°31'00"
L15	841.77	N00°00'00"E	C30	39.04	25.00	89°29'00"
L17	841.77	N00°00'00"E	C31	39.50	25.00	90°31'00"
L20	841.74	N00°20'22"E	C34	39.04	25.00	89°29'00"
			C35	39.50	25.00	89°29'00"
			C46	39.04	25.00	89°29'00"
			C47	39.50	25.00	90°31'00"



**MAYBERRY, COLORADO SPRINGS - FILING NO. 1A**



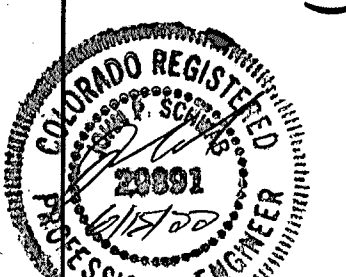
19 E. Willamette Ave.  
 Colorado Springs, CO 80903  
 PH: 719-477-9429  
 FAX: 719-471-0766  
 www.jpsengr.com



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



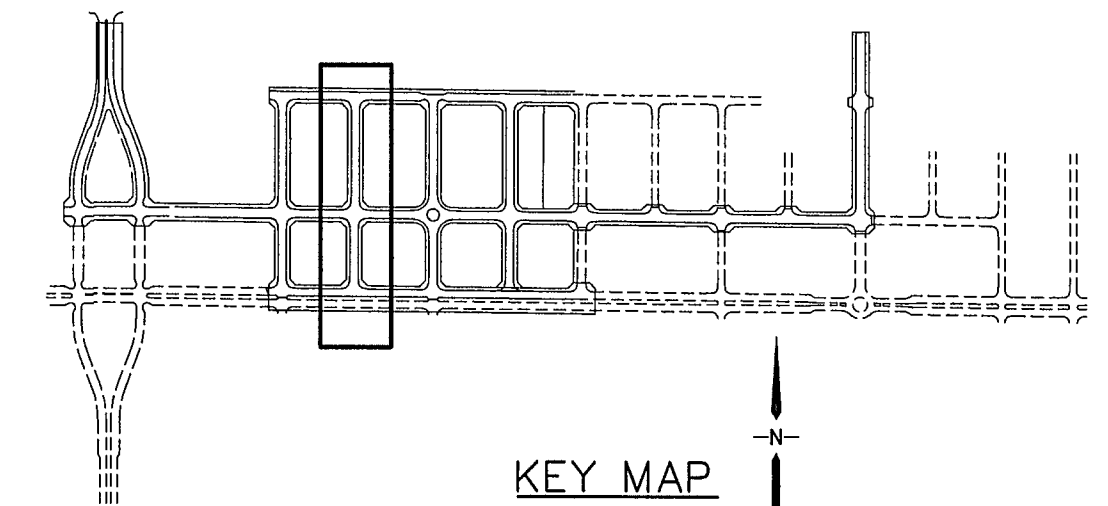
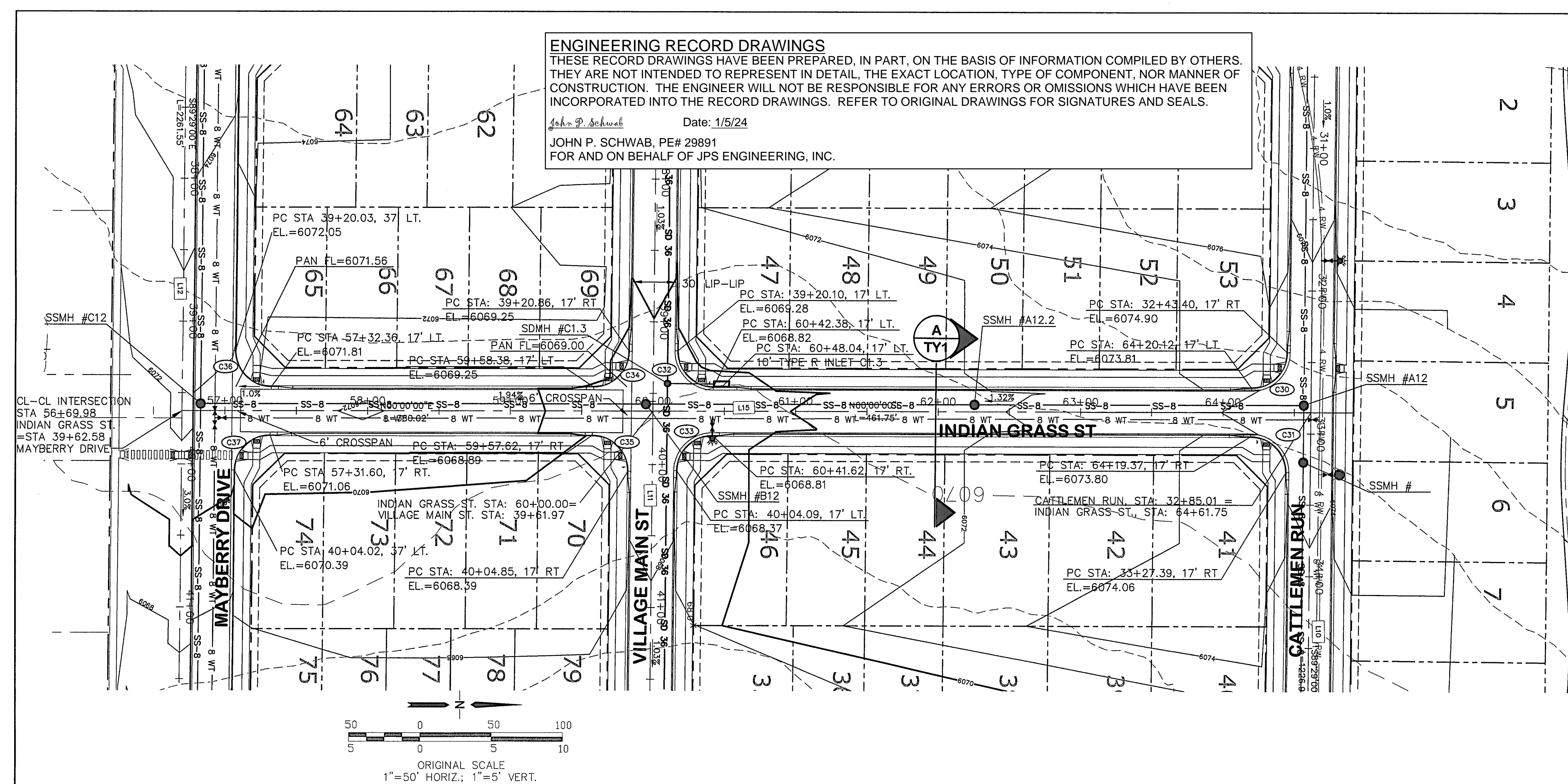
HORIZ. SCALE: 1"=50'	DESIGNED: RMD
VERT. SCALE: 1"=5'	CHECKED: JPS
SURVEYED: R&R	LAST MODIFIED: 7/2/22
CREATED: 3/26/06	MODIFIED BY: BUJ
PROJECT NO: 090001	

SHEET: **PP10-F1A**

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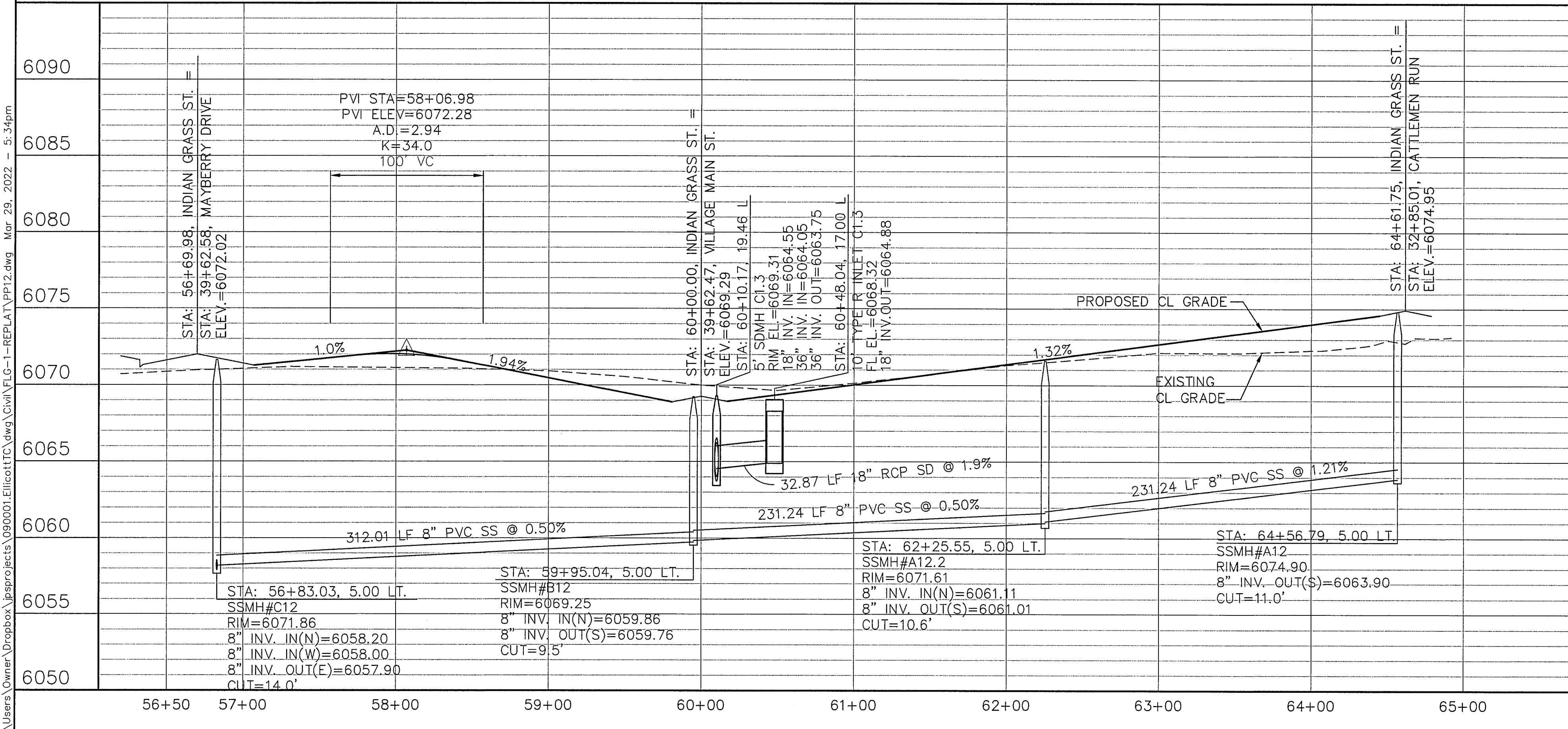
C:\Users\Owner\Desktop\pprproj\090001\Ellicott\TC.dwg (Civil) E:\G-1-REPLAT\PP12.dwg Mar 29, 2022 - 5:34pm



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

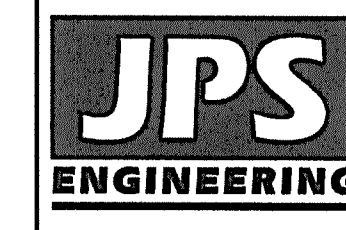
  

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C30	39.04	25.00	89°29'00"
C31	39.50	25.00	90°31'00"
C32	39.50	25.00	90°31'00"
C33	39.04	25.00	89°29'00"
C34	39.04	25.00	89°29'00"
C35	39.50	25.00	90°31'00"
C36	39.50	25.00	90°31'00"
C37	39.04	25.00	89°29'00"



# MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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



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

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

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

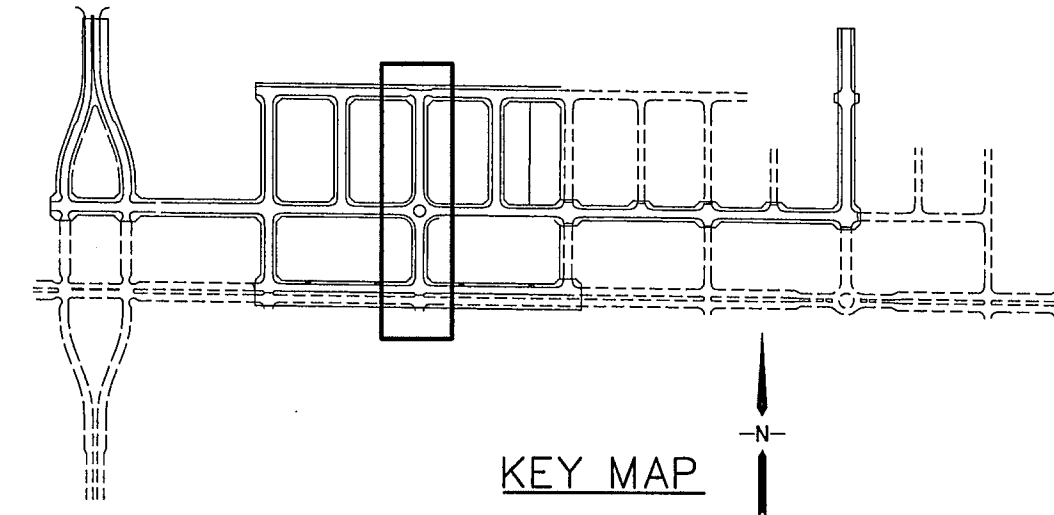
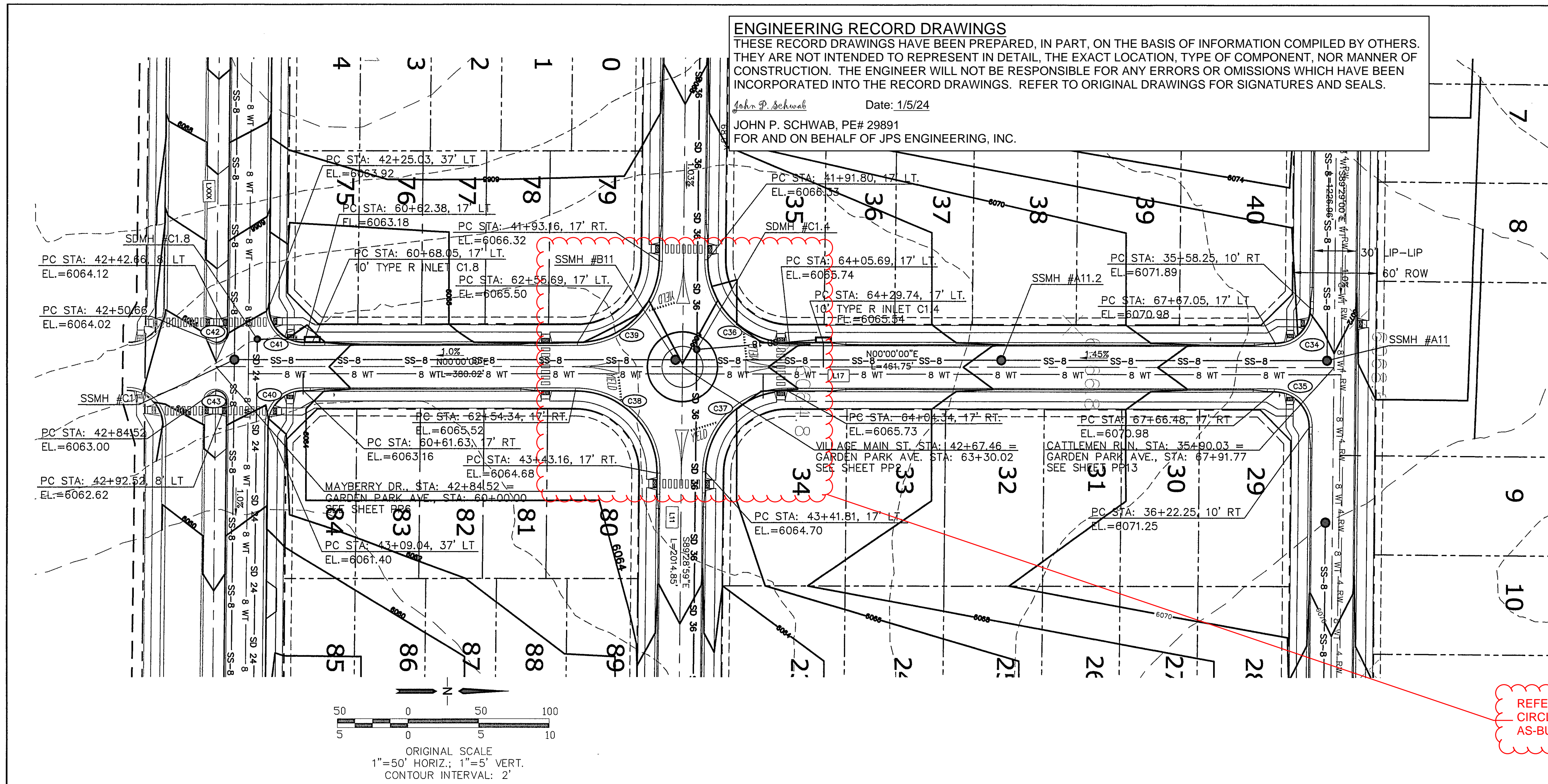
HORZ. SCALE: 1"=50'  
 VERT. SCALE: 1"=5'  
 SURVEYED: R&R  
 CREATED: 3/26/06  
 PROJECT NO: 090001  
 SHEET: PP12-F1A

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

EPC 6/27/22



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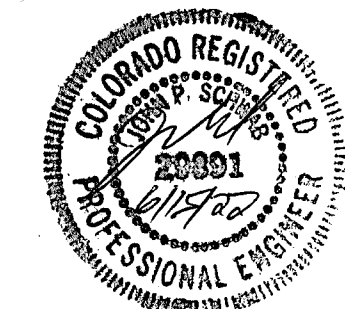
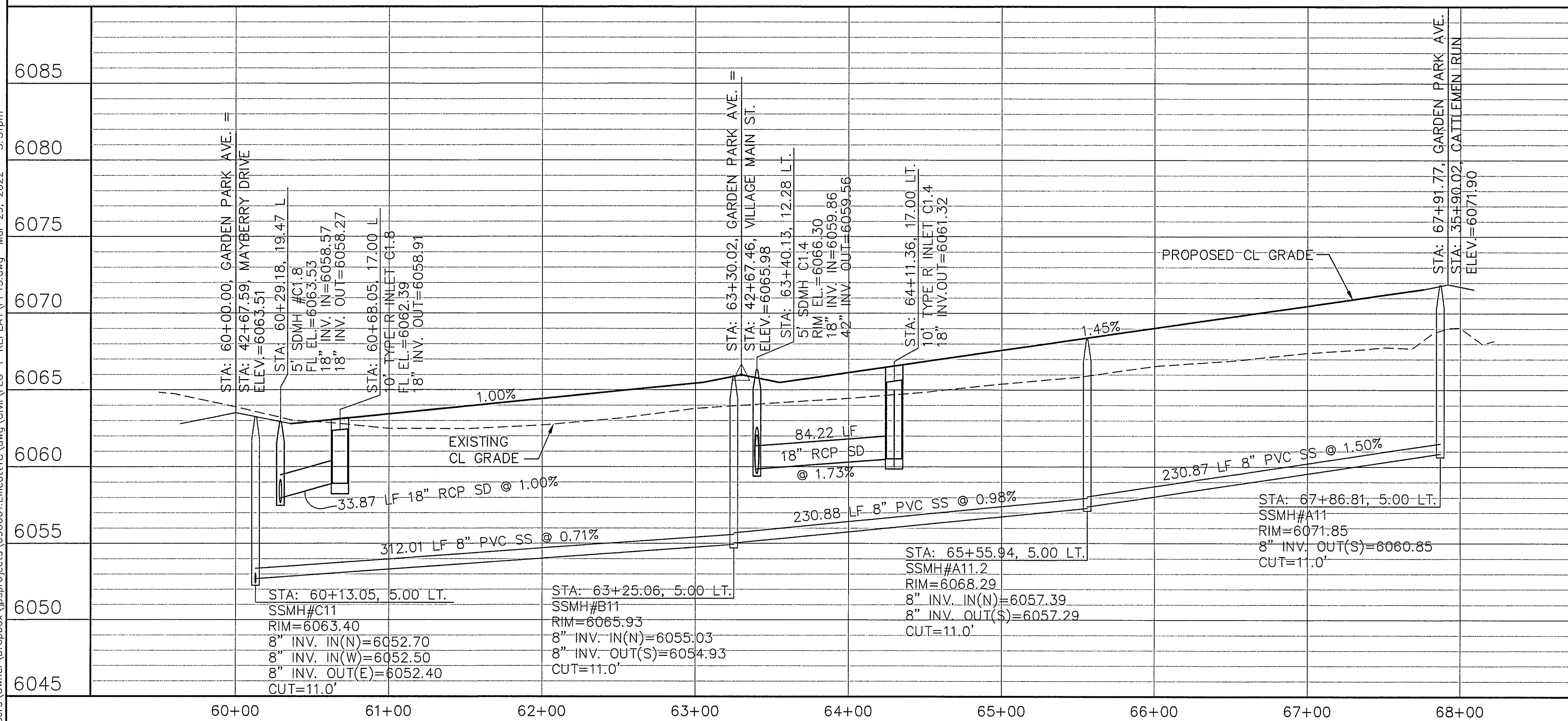


LINE TABLE		
LINE	LENGTH	BEARING
L10	3286.70	S89°29'00"E
L11	3751.02	S89°29'00"E
L17	841.77	N00°00'00"E

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"

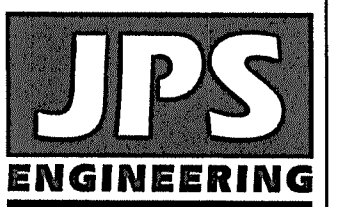
REFER TO "TRAFFIC CIRCLE REMOVAL" AS-BUILT PLANS (R&R)



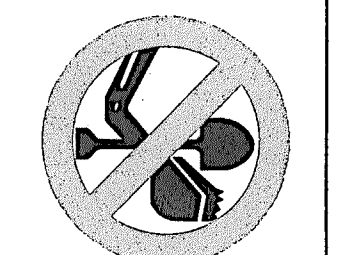
EPC 6/27/22

# MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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



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



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

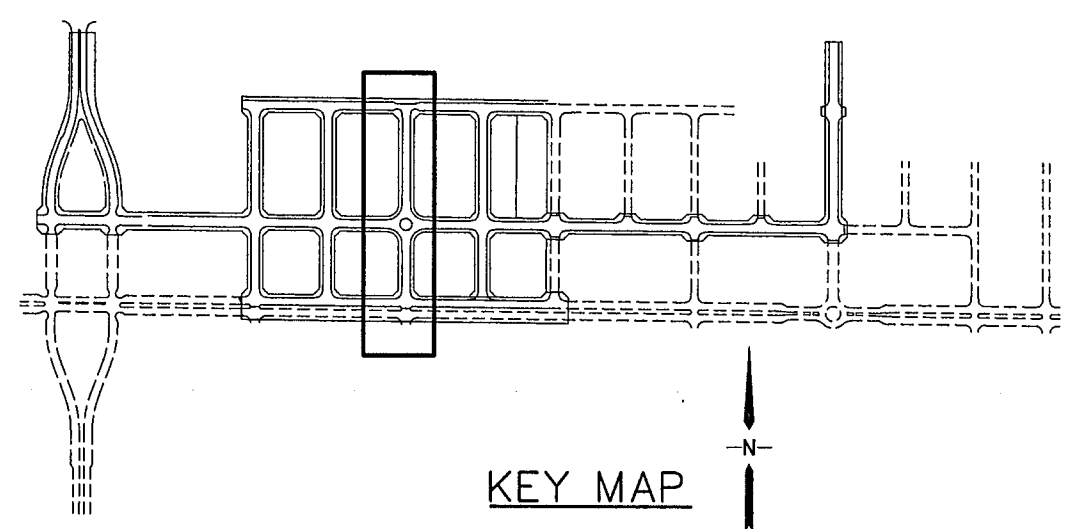
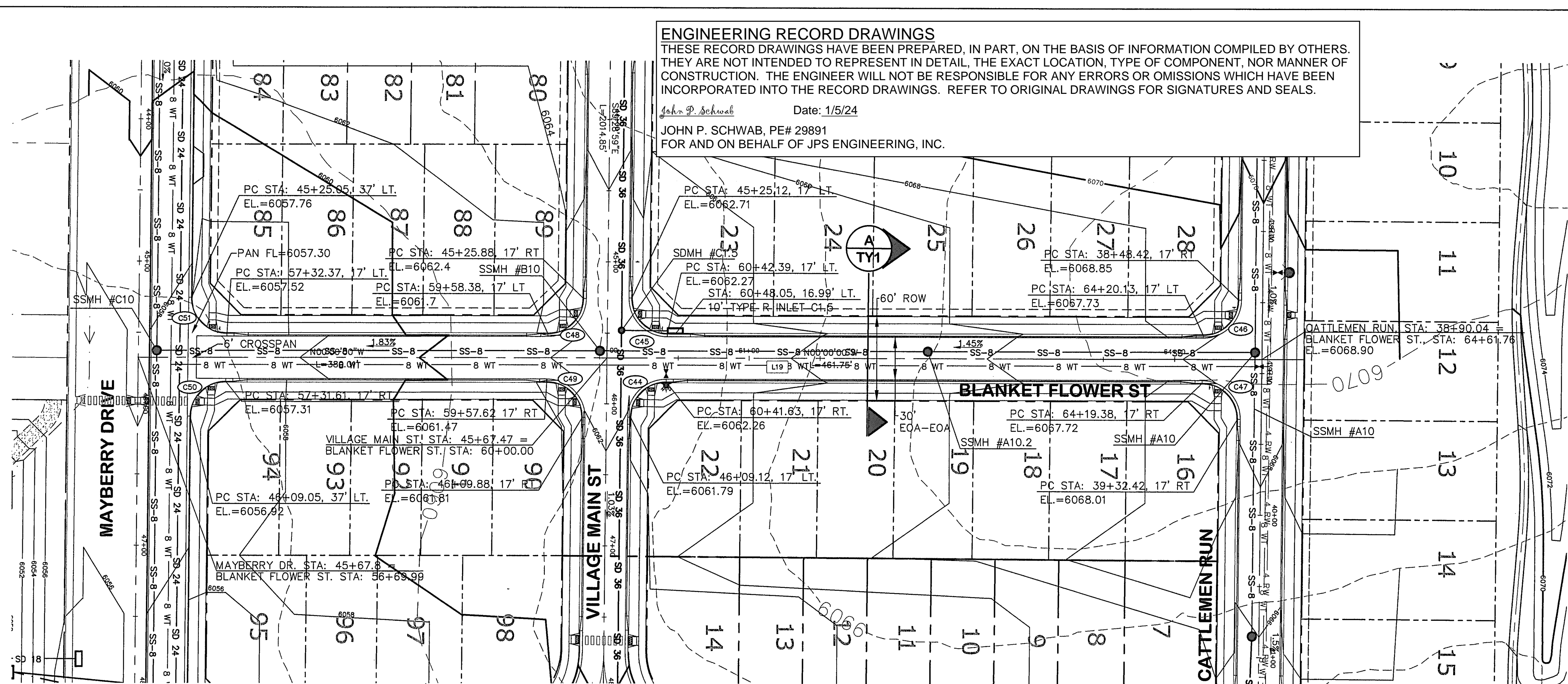
No.	REVISION	DATE	BY
A	FILING 1A SUBMITTAL	JPS 2/22/22	JPS
B	FILING 1A SUBMITTAL	JPS 3/31/22	JPS

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



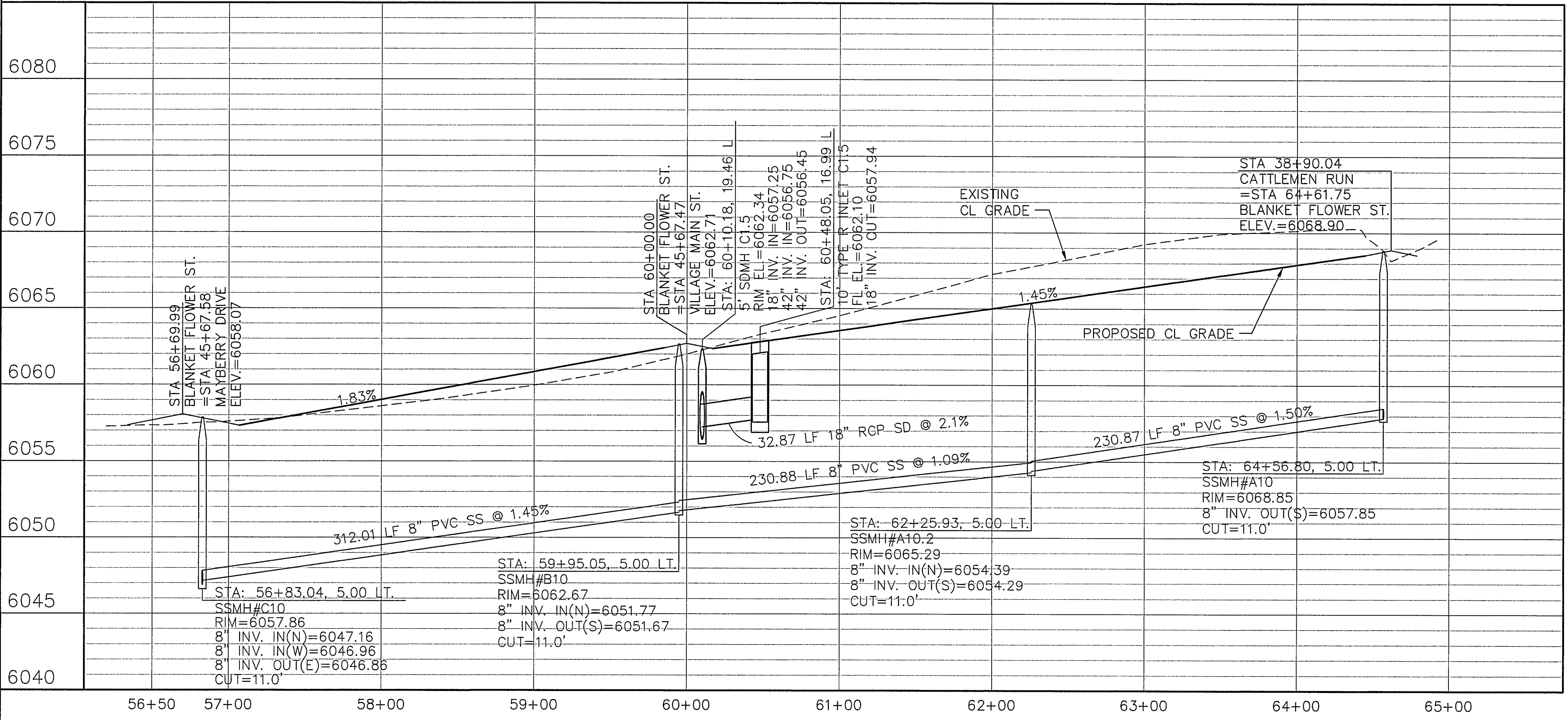
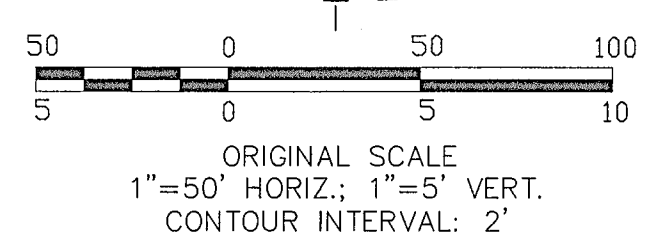
C:\Users\Owner\Dropbox\paprojects\090001\Ellicott\Civil\PP14-F1A-1-REPLAT\PP14.dwg Mar 30, 2022 - 10:28am



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

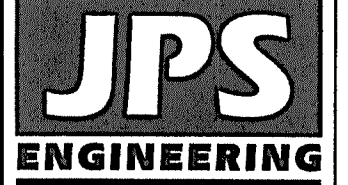
  

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C44	39.04	25.00	89°29'00"
C45	39.50	25.00	90°31'00"
C46	39.04	25.00	89°29'00"
C47	39.50	25.00	90°31'00"
C48	39.04	25.00	89°29'00"
C49	39.50	25.00	90°31'00"
C50	39.04	25.00	89°29'00"
C51	39.50	25.00	90°31'00"

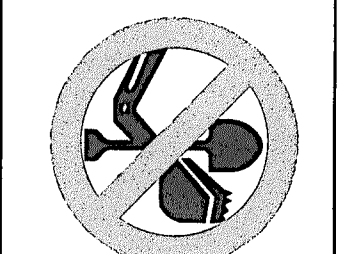


# MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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



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



CALL UTILITY NOTIFICATION  
 CENTER OF COLORADO  
 1-800-922-1987  
 CALL 2-BUSINESS DAYS IN ADVANCE  
 BEFORE WORKING. GIVE US YOUR  
 BEARING, LOCATION, DEPTH, AND  
 FOR THE MEMBER UTILITIES.

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

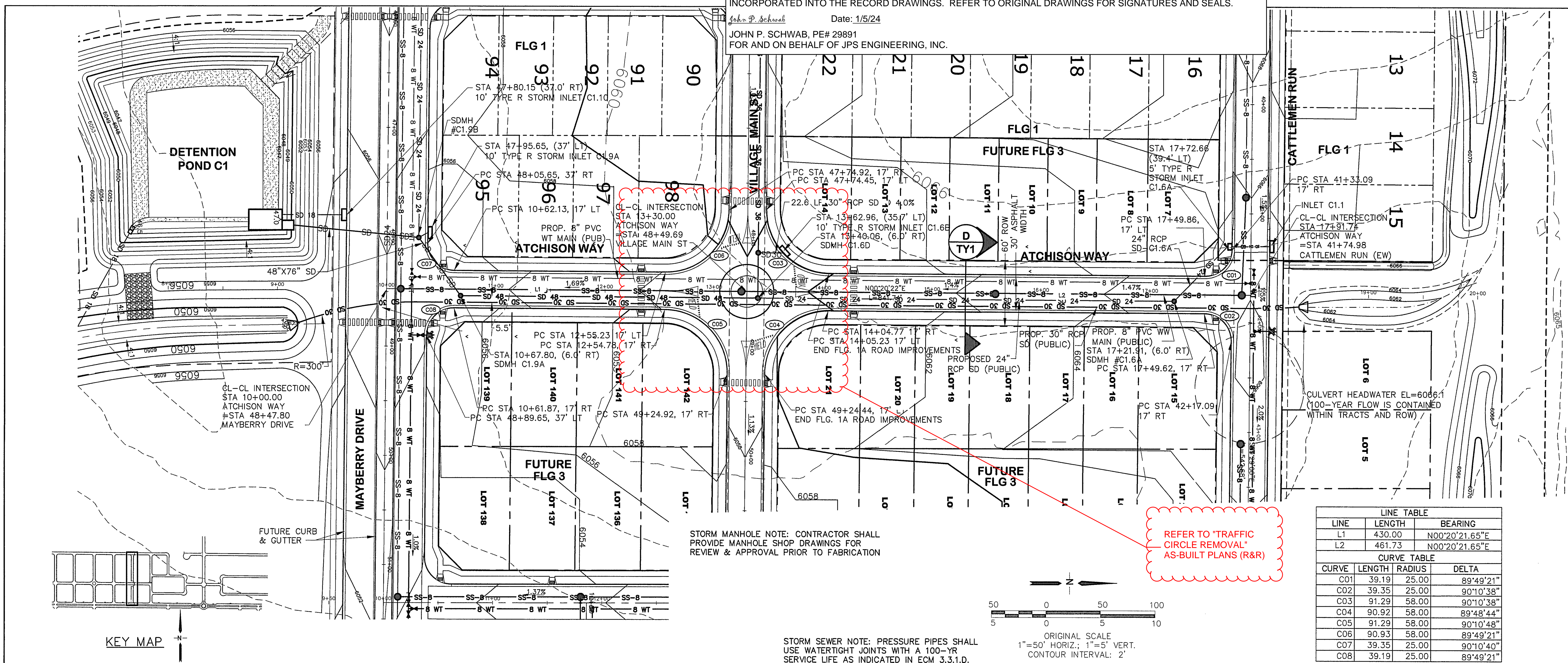
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VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED:	CHECKED: JPS
CREATED: R&R 3/26/06	LAST MODIFIED: 3/31/22
PROJECT NO: 090001	MODIFIED BY: BJJ

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



LINE TABLE		
LINE	LENGTH	BEARING
L1	430.00	N00°20'21.65"E
L2	461.73	N00°20'21.65"E

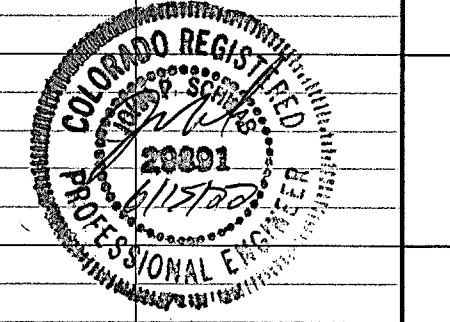
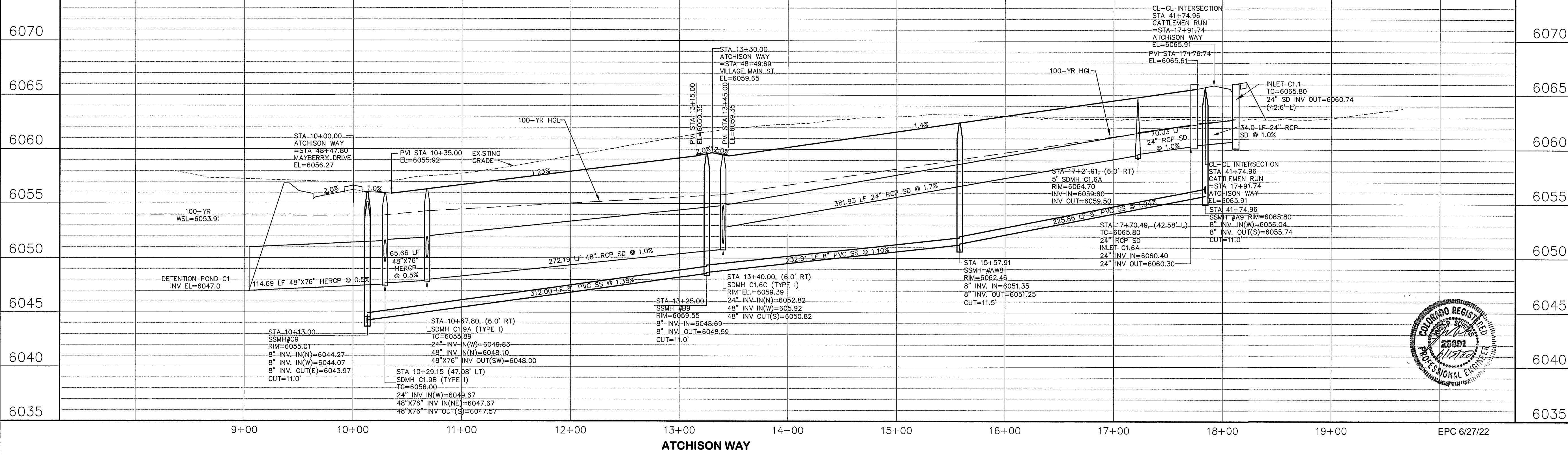
  

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C01	39.19	25.00	89°49'21"
C02	39.35	25.00	90°10'38"
C03	91.29	58.00	90°10'38"
C04	90.92	58.00	89°48'44"
C05	91.29	58.00	90°10'48"
C06	90.93	58.00	89°49'21"
C07	39.35	25.00	90°10'40"
C08	39.19	25.00	89°49'21"

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

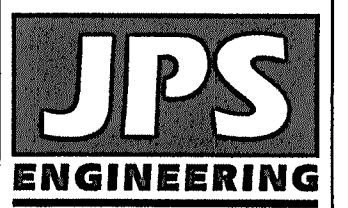
STORM SEWER NOTE: PRESSURE PIPES SHALL USE WATERTIGHT JOINTS WITH A 100-YR SERVICE LIFE AS INDICATED IN ECM 3.3.1.D.

REFER TO "TRAFFIC CIRCLE REMOVAL" AS-BUILT PLANS (R&R)



**MAYBERRY, COLORADO SPRINGS - FILING NO. 1A**

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



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

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

No.	DATE	REVISION
1	9/12/19	EPC COMMENTS
2	11/31/20	EPC COMMENTS
3	11/19/21	FLG-1 REPLAT
4	2/22/22	EPC COMMENTS
5	3/31/22	EPC COMMENTS

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

SHEET: **PP20-F1A**

C:\Users\Owner\Desktop\Projects\090001\Ellicott\TC\dwg\PP20.dwg - Apr. 01, 2022 - 2:01 am





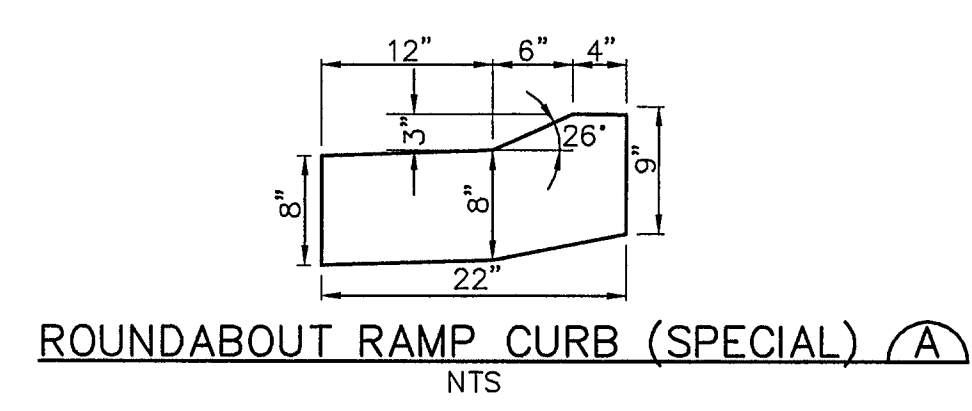
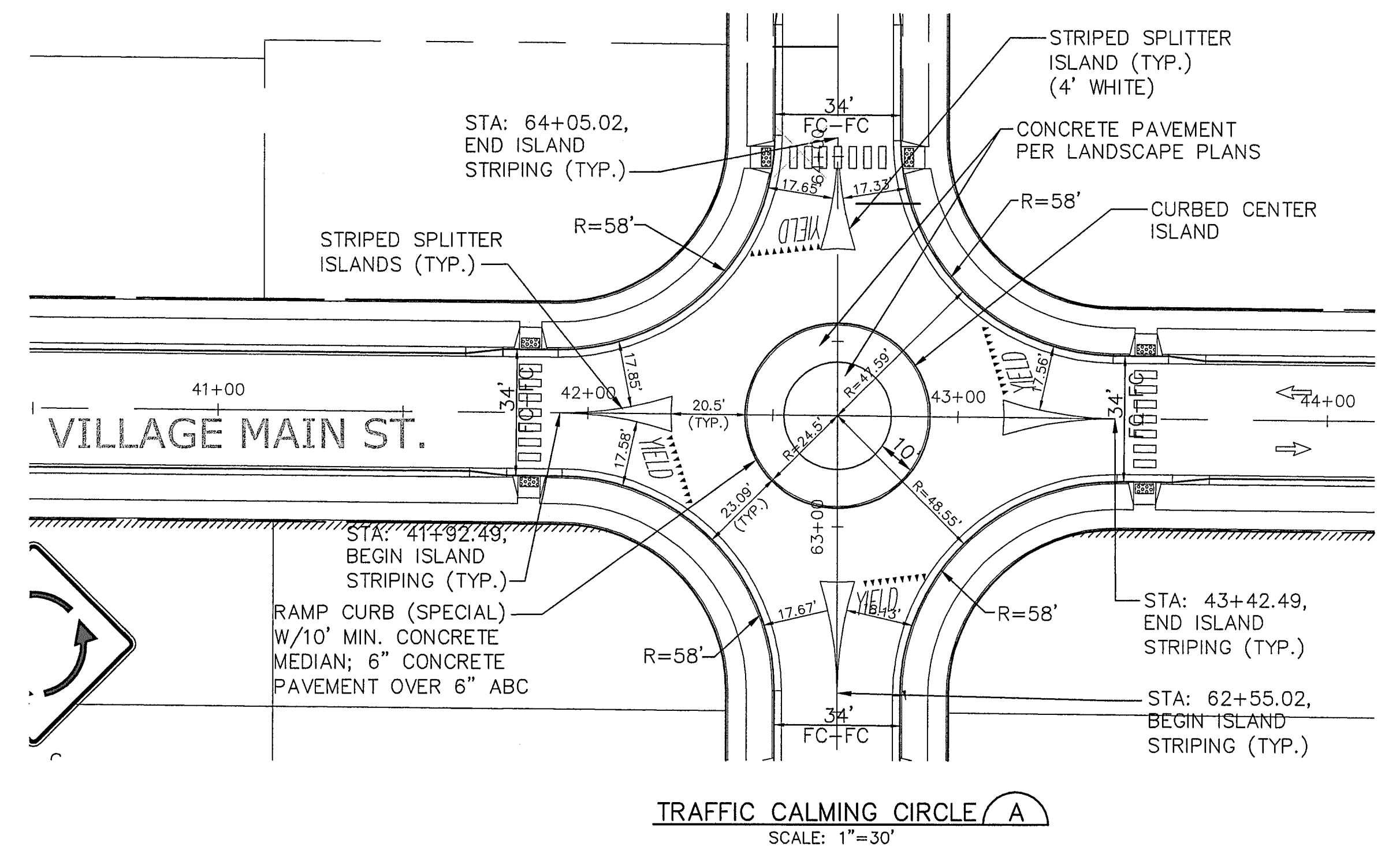
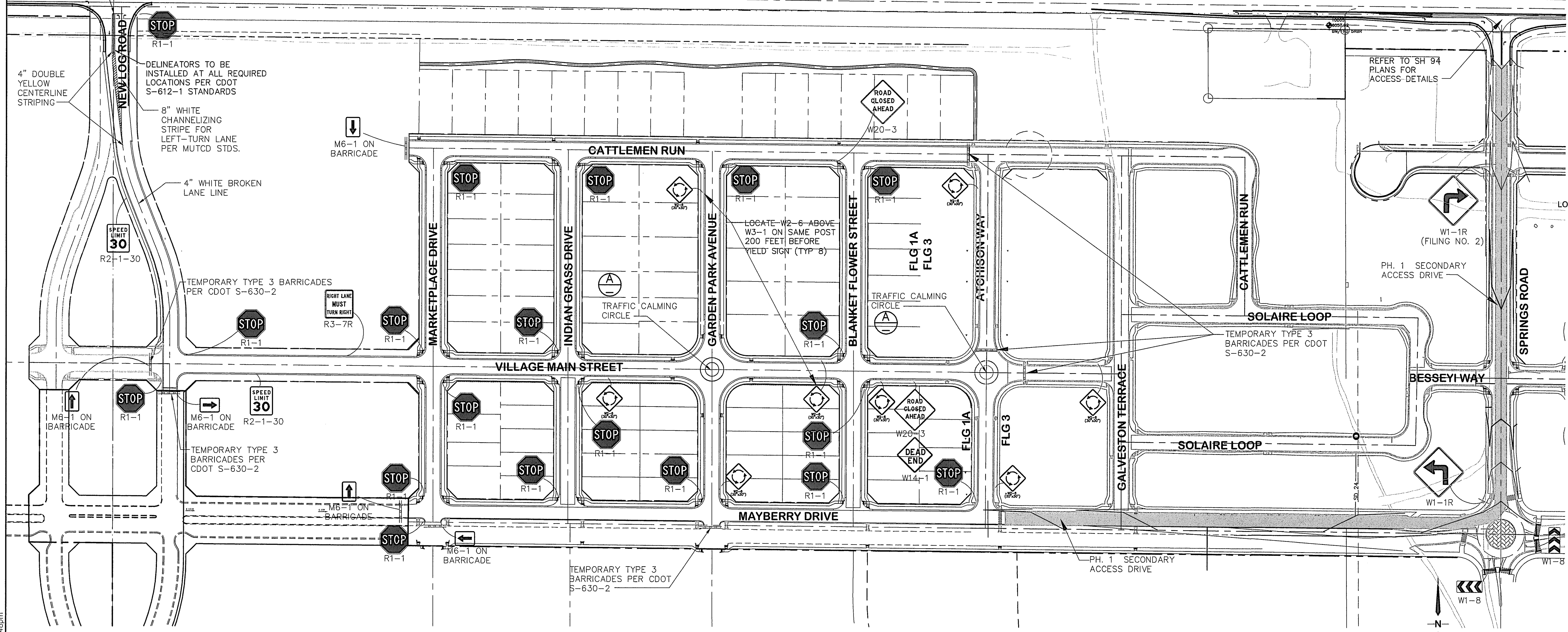


REFER TO SH 94 PLANS FOR ACCESS DETAILS

REFER TO CDOT HIGHWAY IMPROVEMENT PLANS FOR SH 94 IMPROVEMENTS

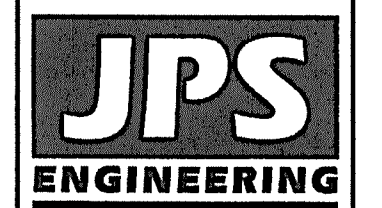
**ENGINEERING RECORD DRAWINGS**  
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*John P. Schwab* Date: 1/5/24  
 JOHN P. SCHWAB, PE# 29891  
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.

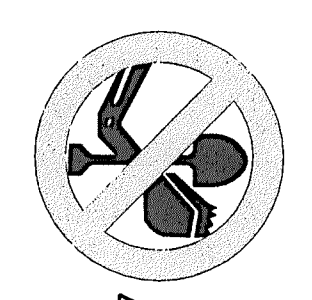


**MAYBERRY, COLORADO SPRINGS - FILING NO. 1A**

**SIGNING & STRIPING PLAN**



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



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

NO.	REVISION	BY	DATE
1	EPC COMMENTS	JPS	11/31/20
2	EPC COMMENTS	JPS	9/07/20
3	EPC COMMENTS	JPS	11/04/21
4	FLG-1A SUBMITTAL	JPS	11/18/21
5	EPC COMMENTS	JPS	6/10/22



EPC 6/27/22

- NOTES:  
 1. PROVIDE ALL REQUIRED SIGNING & STRIPING PER MUTCD, CDOT, AND EL PASO COUNTY STANDARDS.  
 2. ALL STRIPING SHALL BE EPOXY PAINT.  
 3. REFER TO COUNTY SIGNING & STRIPING NOTES ON SH. 82

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

**TS1**

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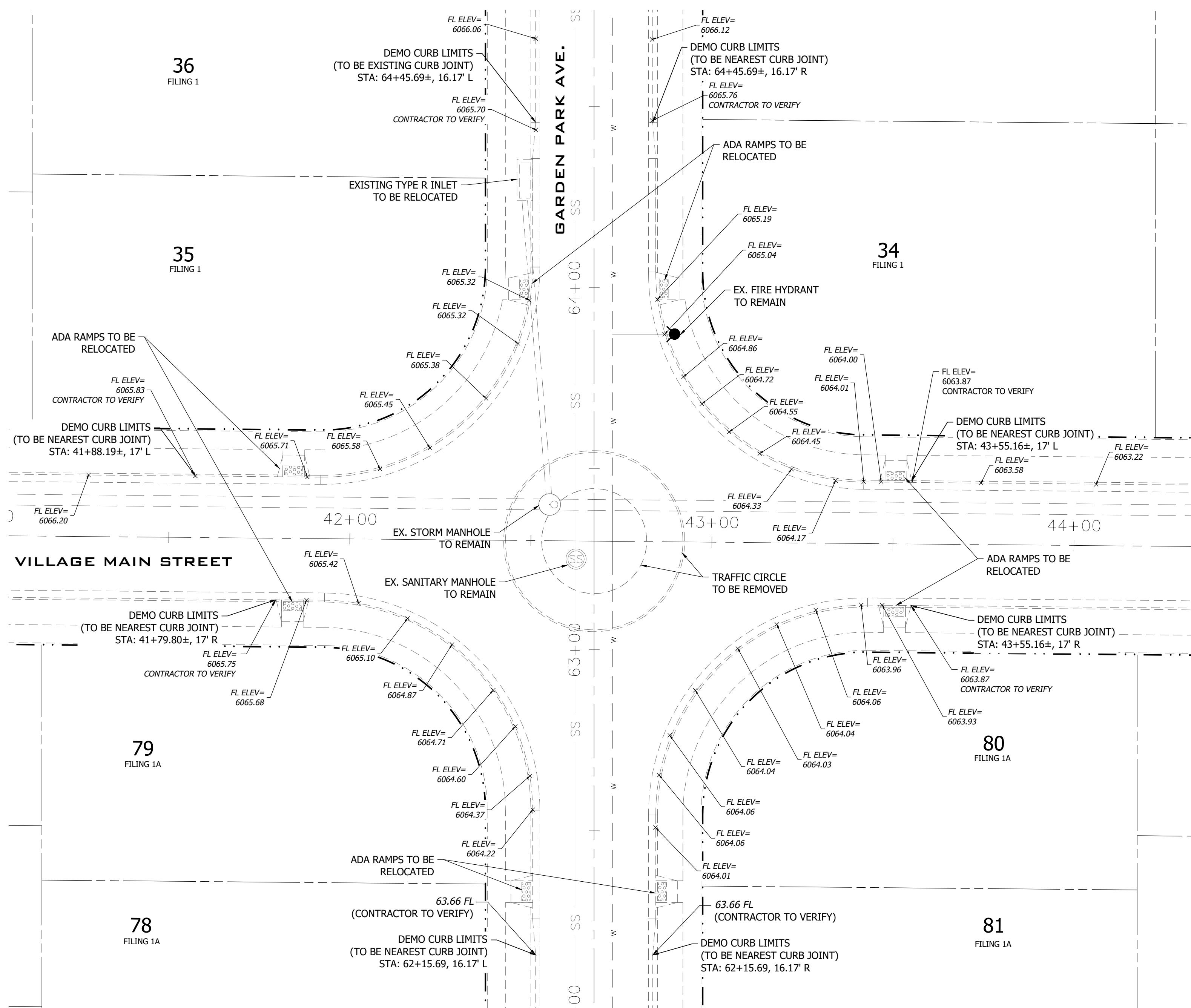


# GARDEN PARK AVE & VILLAGE MAIN

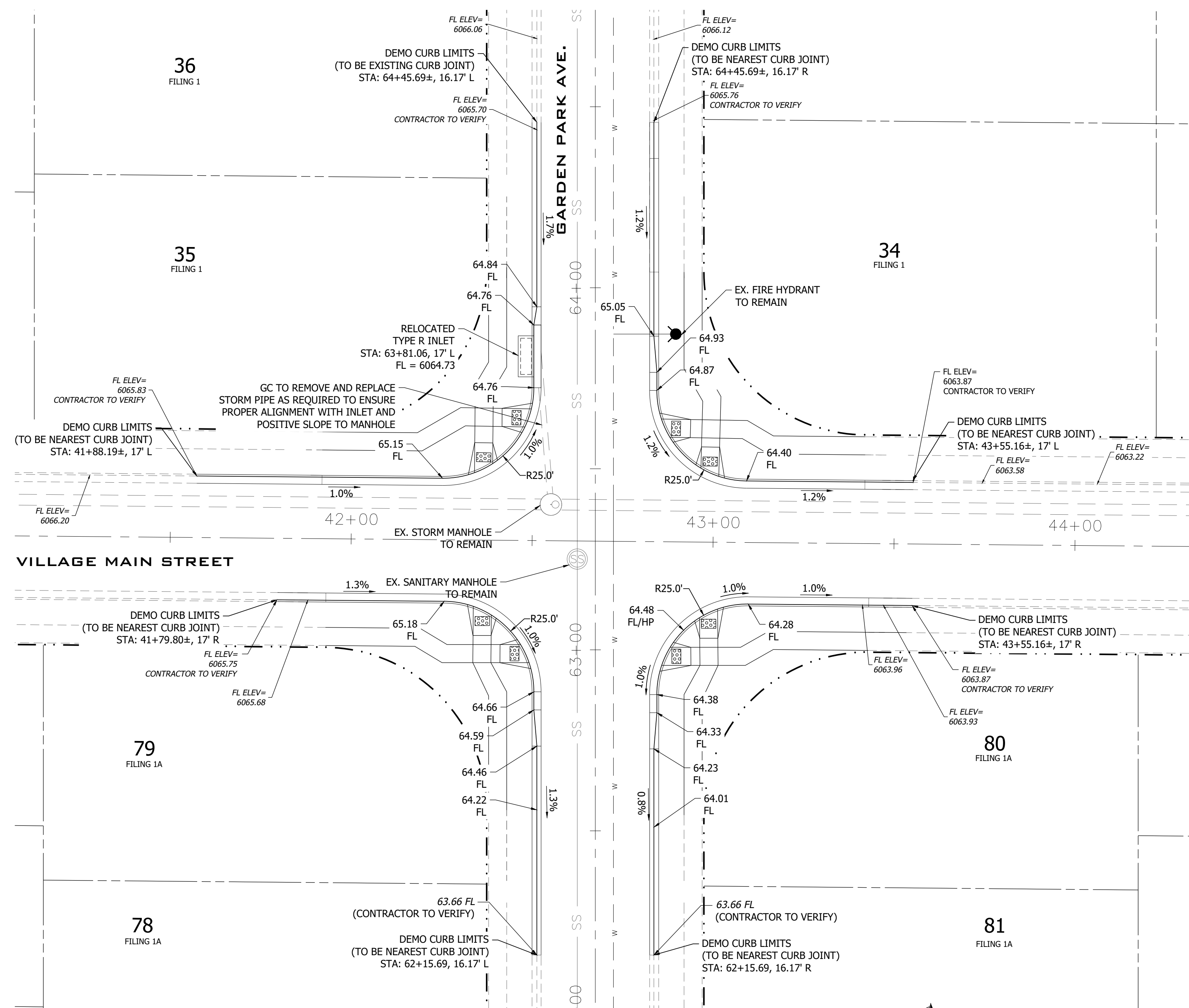
ENGINEERING RECORD DRAWINGS  
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*John P. Schwab* Date: 1/5/24  
 JOHN P. SCHWAB, PE# 29891  
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.

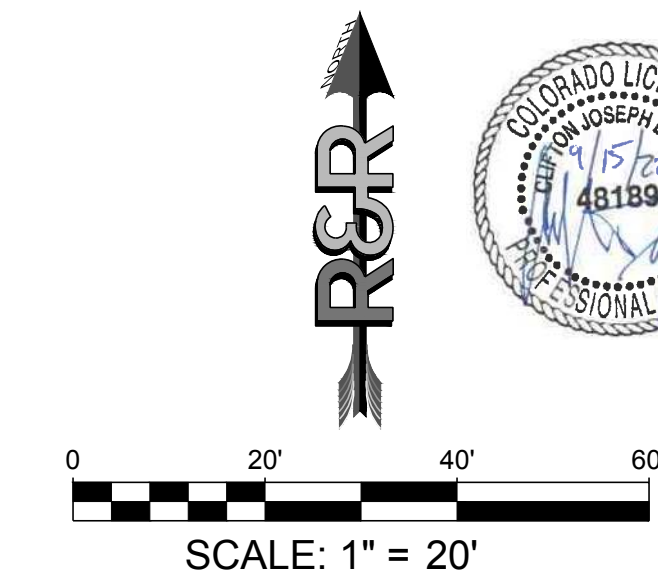
## EXISTING CONDITIONS OF GARDEN PARK AVE AND VILLAGE MAIN TRAFFIC CIRCLE



## PROPOSED CONDITIONS OF GARDEN PARK AVE AND VILLAGE MAIN TRAFFIC CIRCLE REMOVAL



- NOTE:
- EXISTING ELEVATIONS SHOWN WERE SURVEYED SHOTS BY R&R ENGINEERS-SURVEYORS ON THE CONSTRUCTED FLOWLINE.
  - CONSTRUCTION SURVEYOR TO STAKE OFF OF ELECTRONIC FILE PROVIDED BY R&R ENGINEERS-SURVEYORS.
  - DUE TO VARYING DATUMS, CONTRACTOR AND CONSTRUCTION SURVEYOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD WITH SHOWN EXISTING/PROPOSED ELEVATIONS TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM RELOCATED INLET STRUCTURE TO STORM MANHOLE.
  - DEMO OF EXISTING CURB SHALL TAKE PLACE AT NEAREST CURB JOINT.



P:\11\1\2024\MAYBERRY FILING NO. 1\ENGINEERING\DRAWINGS\EXHIBITS\TRAFFIC CIRCLE REMOVAL.DWG, PLOT DATE: 5/15/2024 1:31:59 PM, BY: LYNN COCHRAN

 R&R ENGINEERS SURVEYORS WWW.RRENINEERS.COM	MAYBERRY FILING NO. 1 MAYBERRY COMMUNITIES, LLC 3296 DEVINE HEIGHTS #208 COLORADO SPRINGS, CO 80922	JOB NO. MC22110 DATE: 05/15/24 EXHIBIT NAME: TRAFFIC CIRCLE REMOVAL SHEET NO. 1 OF 2
---	--	---

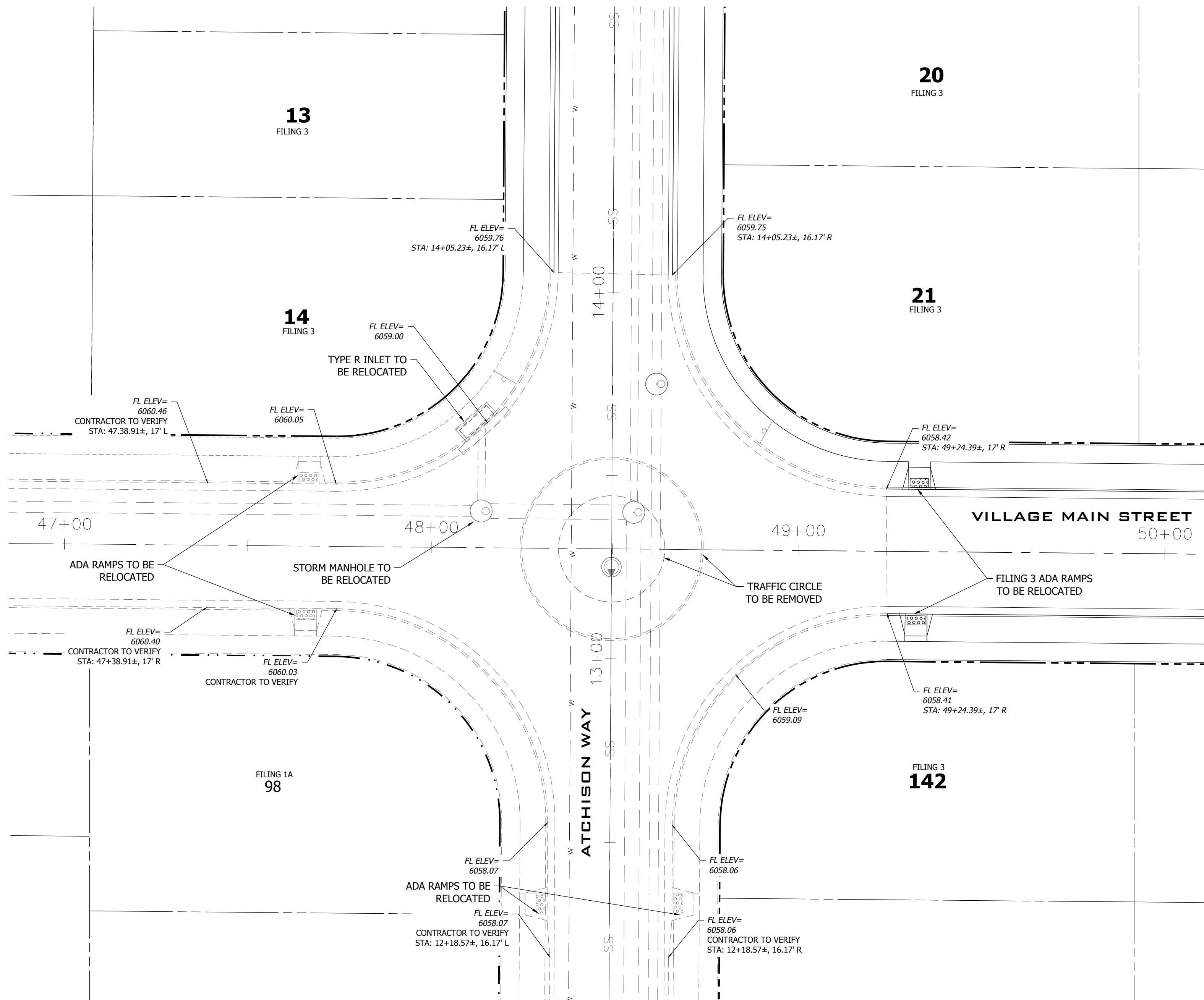


# ATCHISON WAY & VILLAGE MAIN

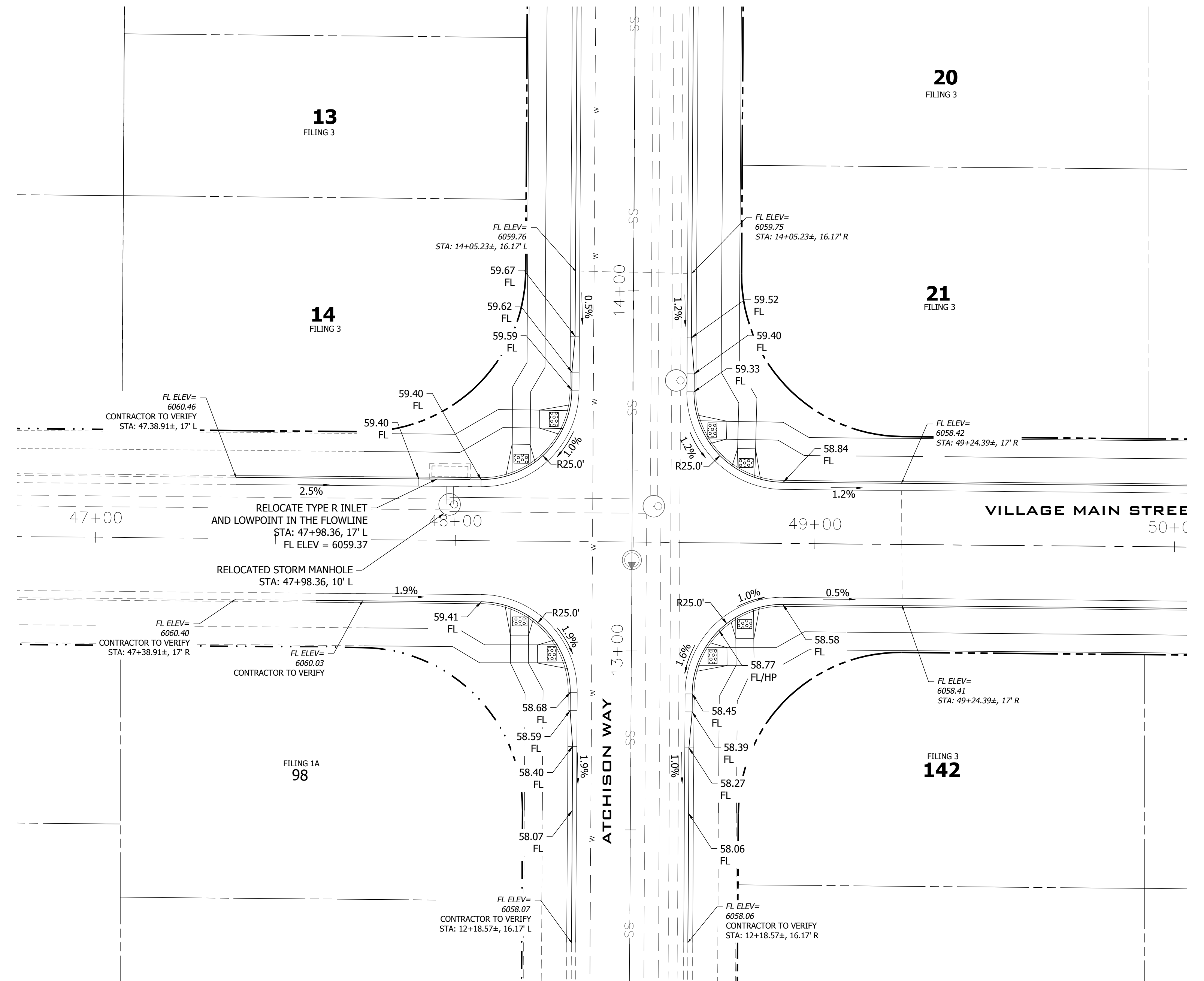
**ENGINEERING RECORD DRAWINGS**  
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*John P. Schwab* Date: 1/5/24  
 JOHN P. SCHWAB, PE# 29891  
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.

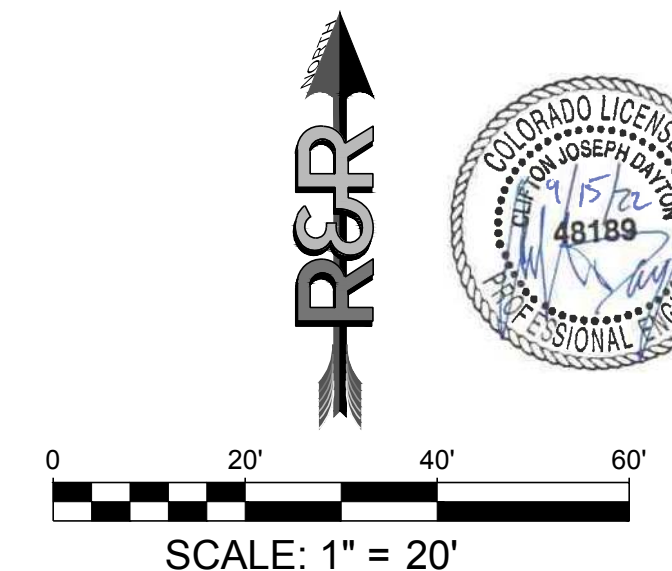
## EXISTING CONDITIONS OF ATCHISON WAY AND VILLAGE MAIN TRAFFIC CIRCLE



## PROPOSED CONDITIONS OF ATCHISON WAY AND VILLAGE MAIN TRAFFIC CIRCLE REMOVAL



- NOTE:
- EXISTING ELEVATIONS SHOWN ARE FROM JPS FILING 1A CONSTRUCTION DOCUMENTS.
  - CONSTRUCTION SURVEYOR TO STAKE OFF OF ELECTRONIC FILE PROVIDED BY R&R ENGINEERS-SURVEYORS.
  - DUE TO VARYING DATUMS, CONTRACTOR AND CONSTRUCTION SURVEYOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD WITH SHOWN EXISTING/PROPOSED ELEVATIONS TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM RELOCATED INLET STRUCTURE TO STORM MANHOLE.
  - DEMO OF EXISTING CURB SHALL TAKE PLACE AT NEAREST CURB JOINT.



PLOT FILE: M22110 MAYBERRY FILING NO. 1 ENGINEERING & DRAWINGS EXHIBIT 1A TRAFFIC CIRCLE REMOVAL (CORR) EDD:JMS DATE: 9/15/2022 8:36:36 AM BY: LYNNA O'GRADY

 R&R ENGINEERS-SURVEYORS WWW.RENGINEERS.COM	<b>MAYBERRY FILING NO. 1</b>		JOB NO. MC22110
	<b>MAYBERRY COMMUNITIES, LLC</b>		DATE:
	3296 DEVINE HEIGHTS #208 COLORADO SPRINGS, CO 80922		DRN:
			EXHIBIT NAME:
			TRAFFIC CIRCLE REMOVAL
			SHEET NO. 2 OF 2



# Mayberry, Colorado Springs

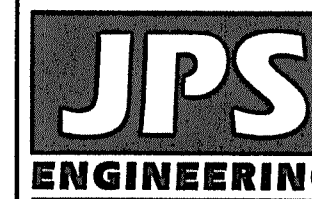
## Filing No. 1A Replat

# Grading & Erosion Control Plans

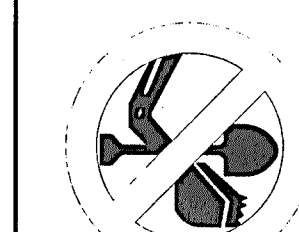
## El Paso County, Colorado

**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



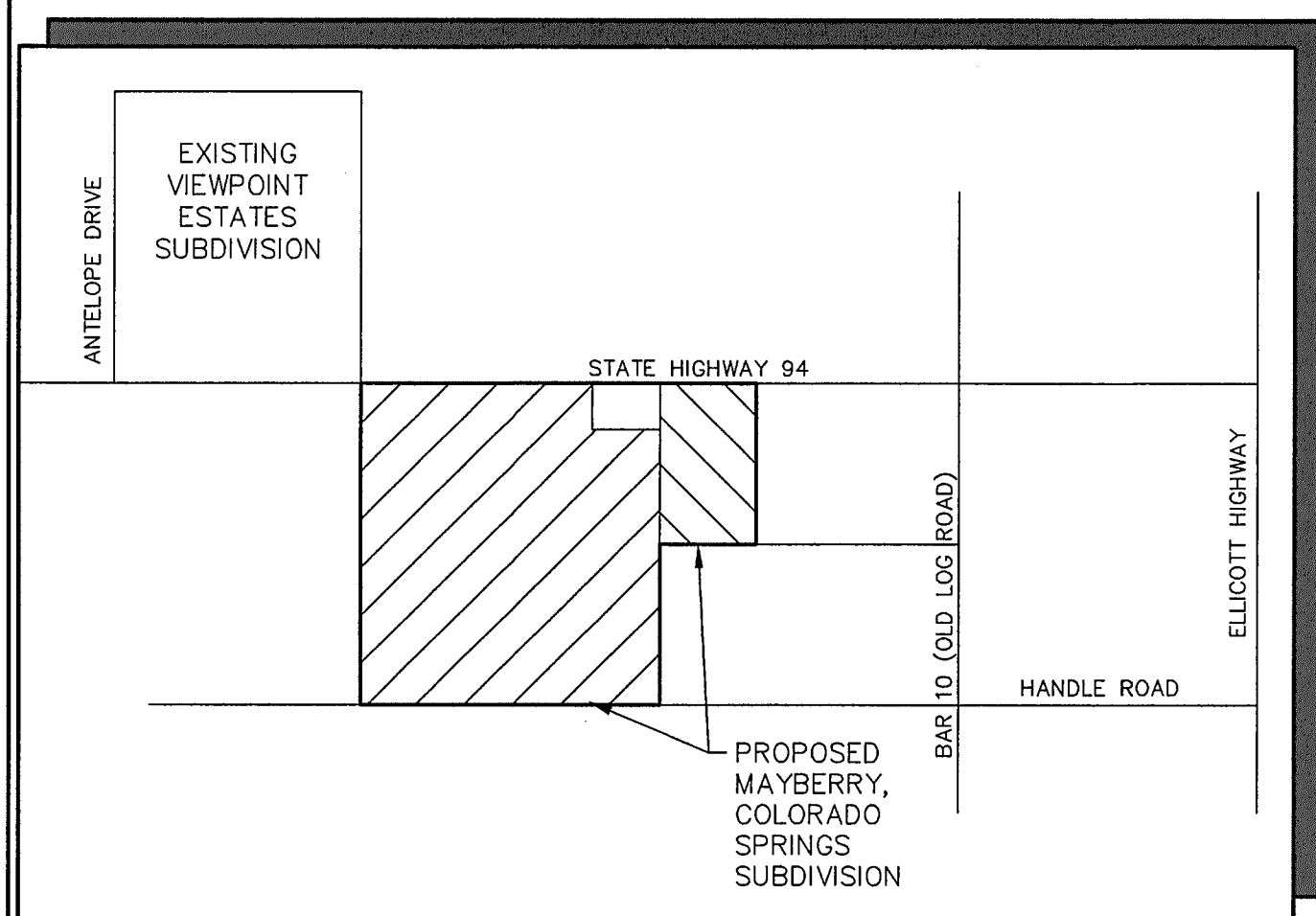
19 E. Willamette Ave.  
Colorado Springs, CO 80903  
PH: 719-477-9429  
FAX: 719-471-0766  
www.jpsegr.com



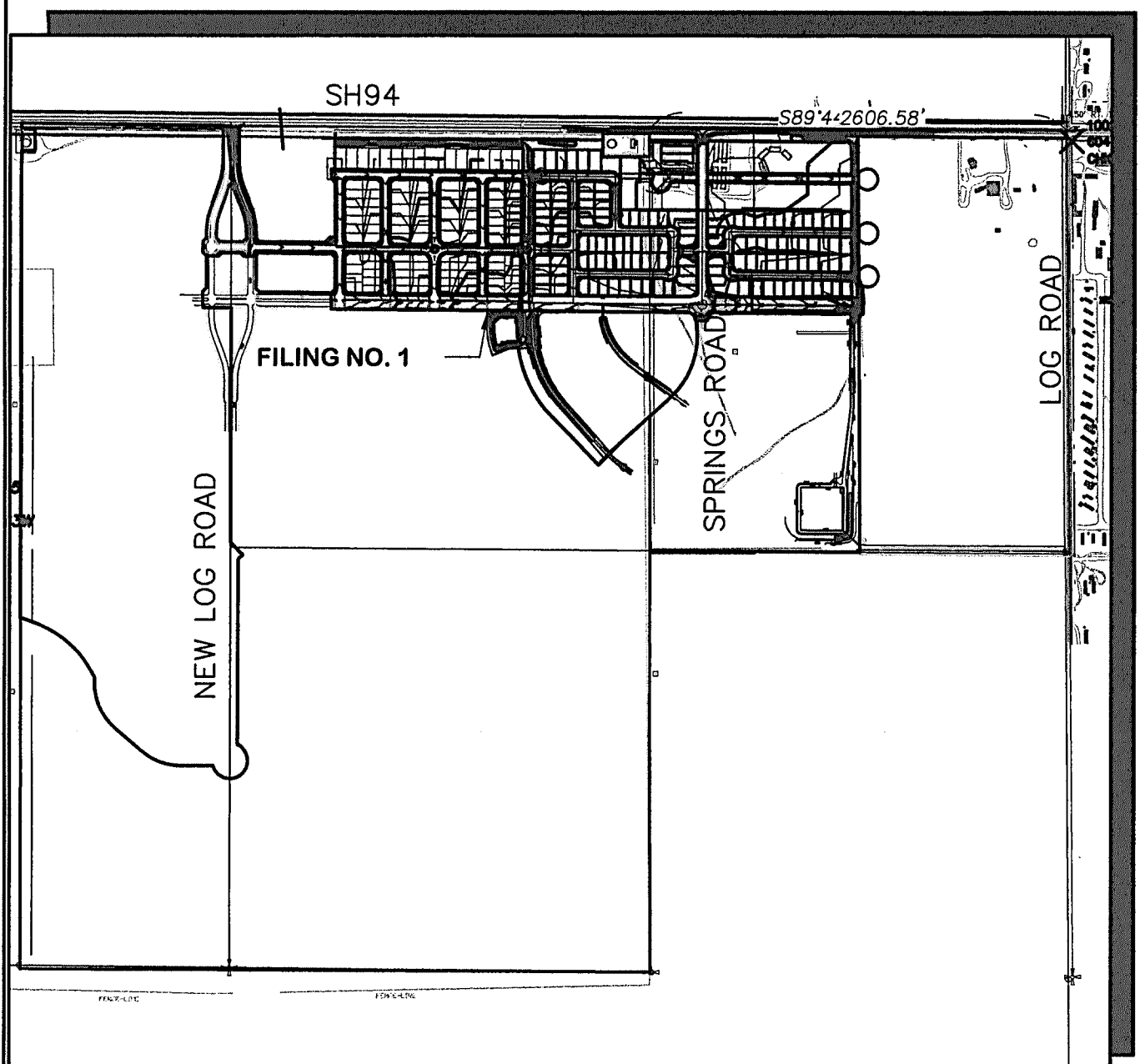
CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

**MAYBERRY, COLORADO SPRINGS, FILING NO. 1A**

REVISION	DATE	BY
COUNTY SUBMITTAL	11/19/21	JPS
COUNTY COMMENTS	2/21/22	JPS
COUNTY COMMENTS	4/7/22	JPS
COUNTY COMMENTS	6/10/22	JPS



**VICINITY MAP**  
NOT TO SCALE



**SITE MAP**  
NOT TO SCALE

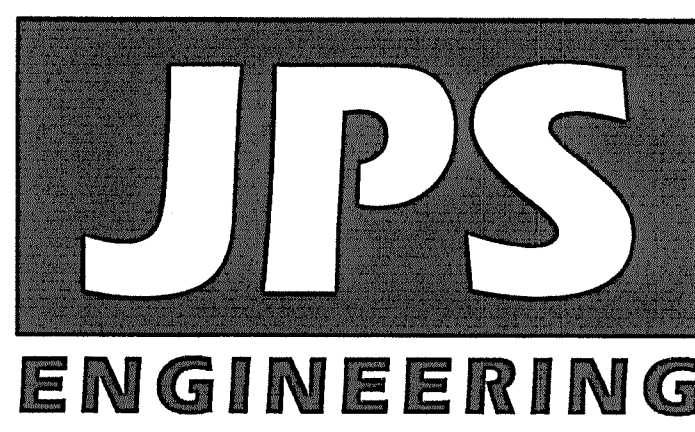
PREPARED FOR:

**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**

<b>DEVELOPER:</b>	MAYBERRY COMMUNITIES, LLC PO BOX 675725 RANCHO SANTA FE, CA 92067 MR. JOHN MICK (541) 810-2122	<b>WATER/WASTEWATER:</b>	ELLCOTT UTILITIES COMPANY, LLC MR. RANDY GOODSON (858) 692-6262
<b>CIVIL ENGINEER:</b>	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719) 477-9429	<b>GAS DEPARTMENT:</b>	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719) 359-3176
<b>SURVEYOR:</b>	R&R ENGINEERS & SURVEYORS 1635 W. 13TH AVE., STE. 310 DENVER, CO 80204 MR. DARRELL DeLAP (303) 753-6730	<b>ELECTRIC DEPARTMENT:</b>	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719) 495-2283
<b>COUNTY ENGINEERING:</b>	EL PASO COUNTY DEVELOPMENT SERVICES 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80922 MR. DANIEL TORRES, P.E. (719) 520-6305	<b>TELEPHONE COMPANY:</b>	QWEST COMMUNICATIONS (LOCATORS) (800) 922-1987 A.T. & T. (LOCATORS) (719) 635-3674
<b>STATE HIGHWAY</b>	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)	<b>FIRE DISTRICT:</b>	ELLCOTT FIRE PROTECTION DISTRICT (719) 683-7211

**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.  
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 NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.  
*[Signature]* 6/15/22  
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.  
*[Signature]* 6-15-22  
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 2:48:49 PM  
*[Signature]*  
COUNTY ENGINEER/ECM ADMINISTRATOR  
EPC Planning & Community Development Department

**BENCHMARK:**  
#5 REBAR FOUND ON THE SOUTHERLY SIDE OF SH-94 WHICH IS S 54-14-52 W, 41.50 FEET FROM THE N 1/4 CORNER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST BEING A MONUMENT IN A RANGE BOX IN THE EASTBOUND ASPHALT SHOULDER OF SH-94.  
BM EL=6058.55.  
N: 1368314.04  
E: 3310210.80  
**BASIS OF BEARINGS:**  
THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 14, T.14S., R.63W. ASSUMED AS S 89-44-49 E FROM REBAR & 3-1/2" ALUM. CAP NW CORNER SEC 14, T14S, R63W TO REBAR & 2" ALUM. CAP IN RANGE BOX, N 1/4 CORNER SEC. 14.

HORIZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	R&R	CHECKED:	JPS
CREATED:	11/12/21	LAST MODIFIED:	6/16/22
PROJECT NO:	090001	MODIFIED BY:	BJJ
SHEET:	VR2113		

**C1.0**

**GEC TITLE SHEET**

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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 & GRADING NOTES:**

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

**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 DEPARTMENT OF PUBLIC WORKS.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (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 PUBLIC WORKS DEPARTMENT PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

**PROJECT GENERAL NOTES:**

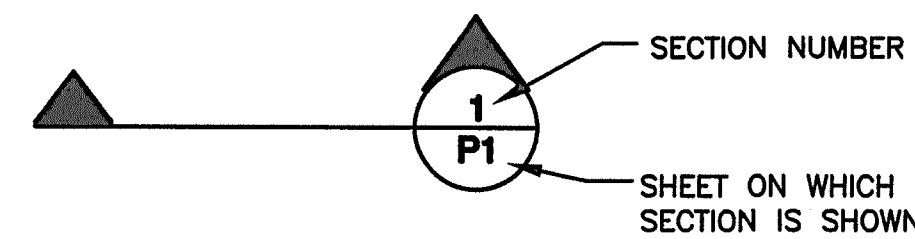
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
- EXISTING CONTOUR DATA PROVIDED 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.

**APPROVAL NOTE:**

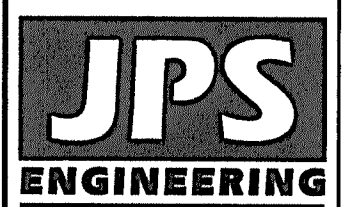
- PRELIMINARY PLAN WAS APPROVED WITH 2004 VERSION OF ECM.

**LEGEND:**

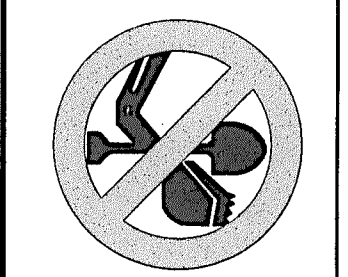
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	EASEMENT LINE - NEW/EXISTING
	CONTOUR - NEW/EXISTING
	PROPERTY LINE - NEW/EXISTING
	FENCE - NEW/EXISTING
	OVERHEAD ELECTRIC LINE W/ POWER POLE NEW/EXISTING
	UNDERGROUND ELECTRIC LINE NEW/EXISTING
	UNDERGROUND ELECTRIC - NEW/EXISTING
	TELEPHONE - NEW/EXISTING
	GAS - NEW/EXISTING
	WATER - NEW/EXISTING



**MAYBERRY, COLORADO SPRINGS - FILING NO. 1A**



19 E. Willomette Ave.  
Colorado Springs, CO  
80903  
PH: 719-477-9429  
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BEFORE YOU DIG, GRADE, OR EXCAVATE  
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MEMBER UTILITIES.

No.	REVISION	BY		DATE	

**GENERAL NOTES**

HORIZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	R&R	CHECKED:	JPS
CREATED:	10/30/20	LAST MODIFIED:	10/29/21
PROJECT NO:	090001	MODIFIED BY:	BJJ

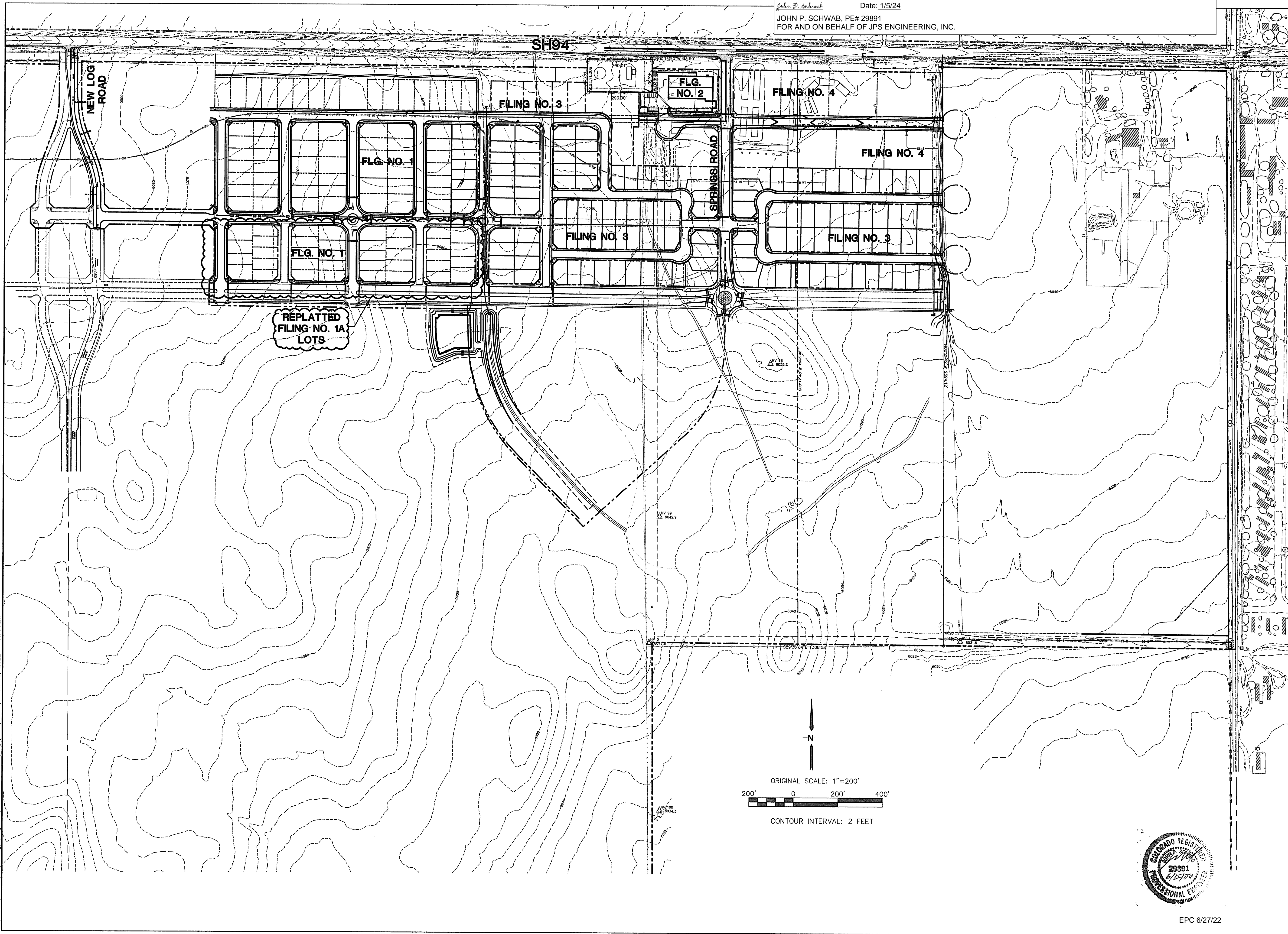
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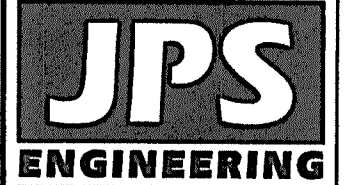


ENGINEERING RECORD DRAWINGS  
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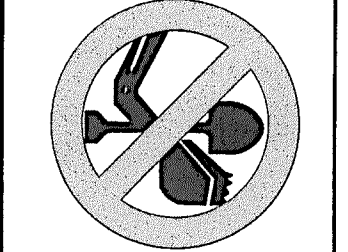
John P. Schwab Date: 1/5/24  
 JOHN P. SCHWAB, PE# 29891  
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.



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## OVERALL SITE PLAN

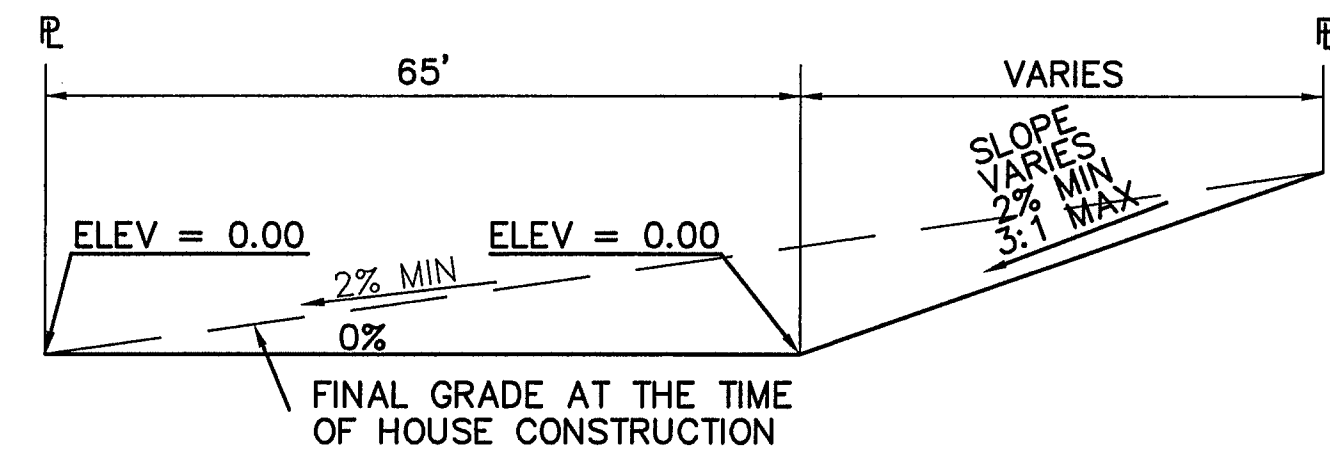
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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 2/03/21	LAST MODIFIED: 1/18/22
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: **C1**

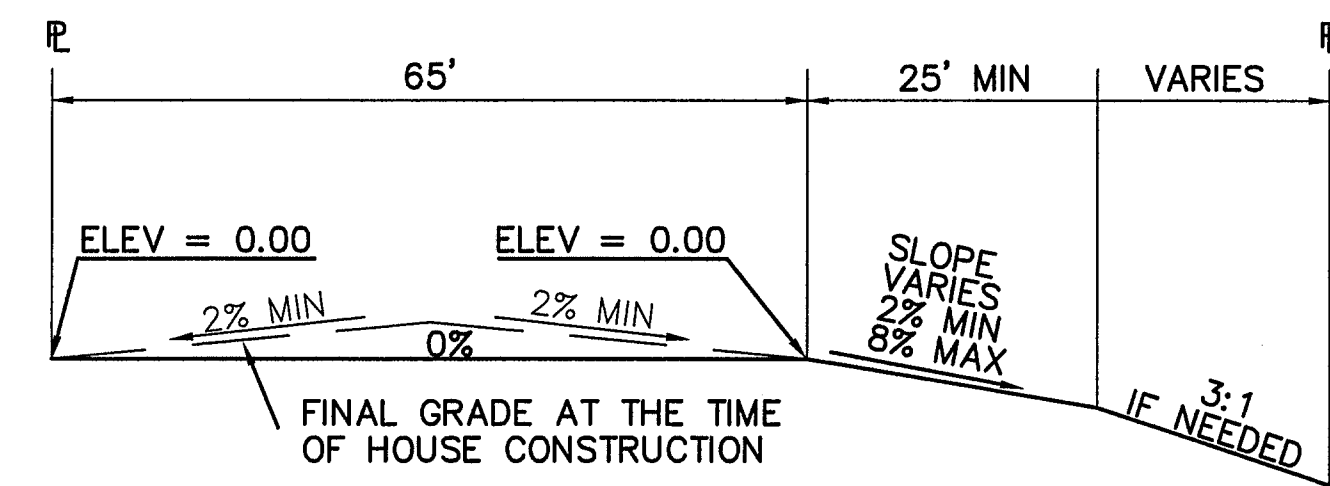
EPC 6/27/22



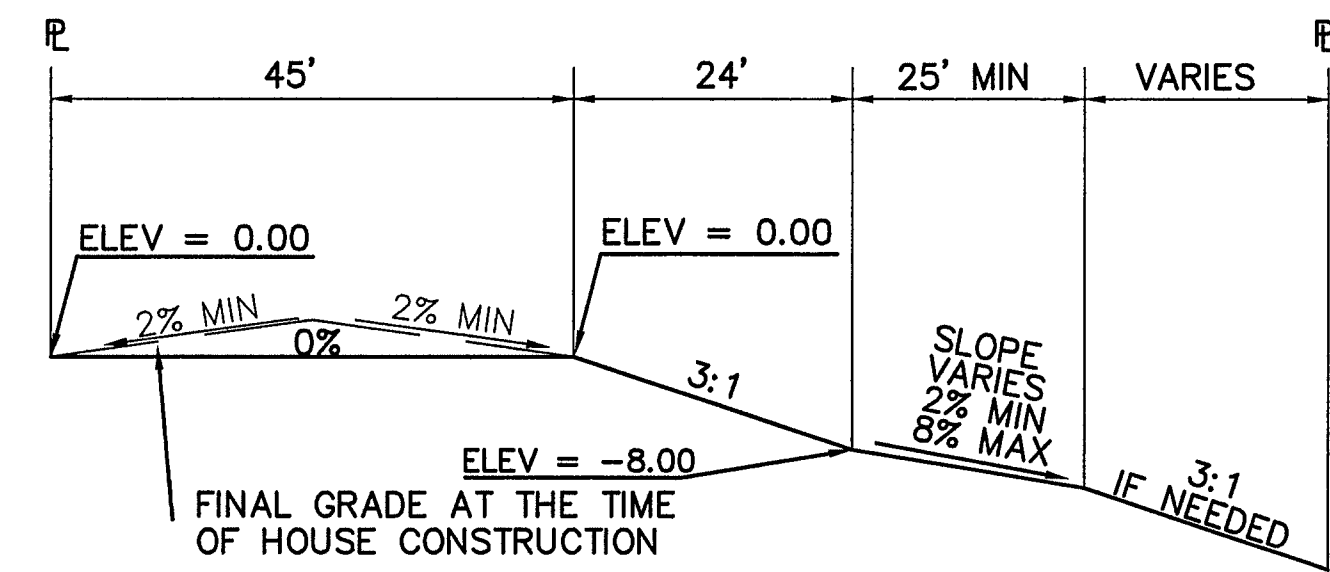
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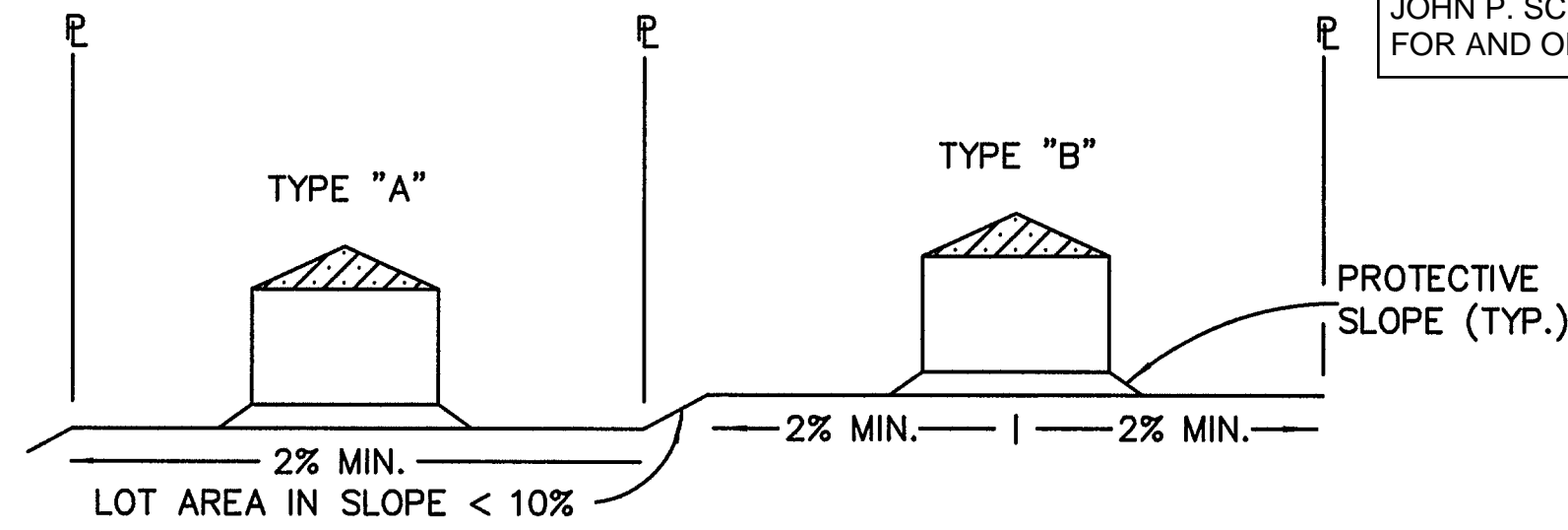
**TYPICAL "A" LOT**  
SCALE: 1"=20'



**TYPICAL "B" LOT**  
SCALE: 1"=20'

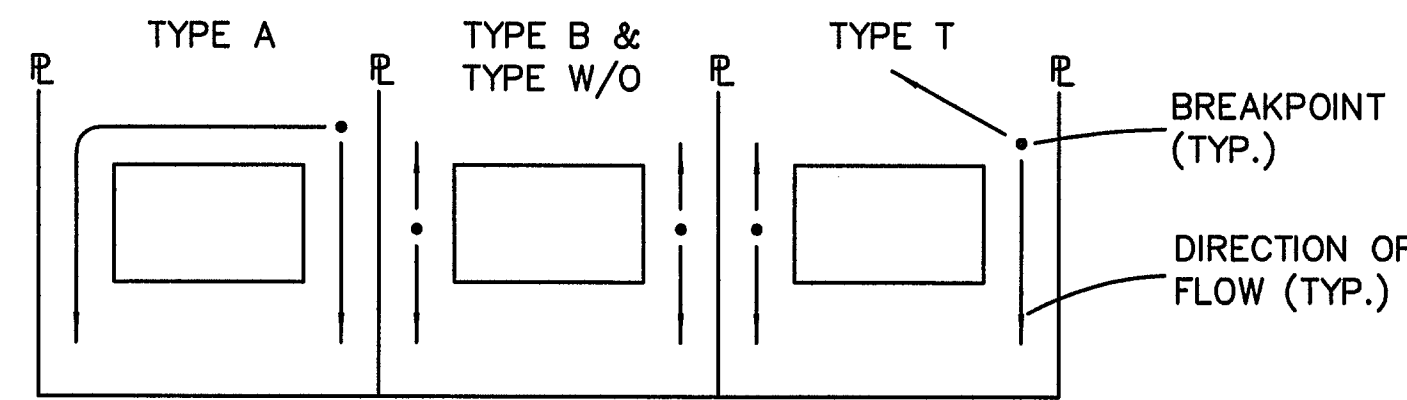


**TYPICAL "WALK-OUT" LOT - "C" LOT**  
SCALE: 1"=20'



**TYPICAL LOT SECTION DETAIL**  
N.T.S.

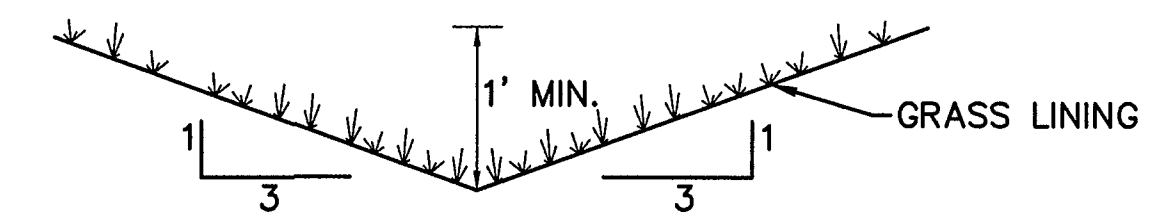
**NOTE:**  
FINAL GRADING TO COMPLY WITH H.U.D. STANDARDS CONTAINED IN SECTION 310 AND 602 OF THE MINIMUM PROPERTY STANDARDS (MPS) 4900.1, HANDBOOK 4140.3 CHG (DATA SHEET 79g), IF APPLICABLE, AND ALL LEGAL STANDARDS.



**LOT DRAINAGE TYPES**  
N.T.S.

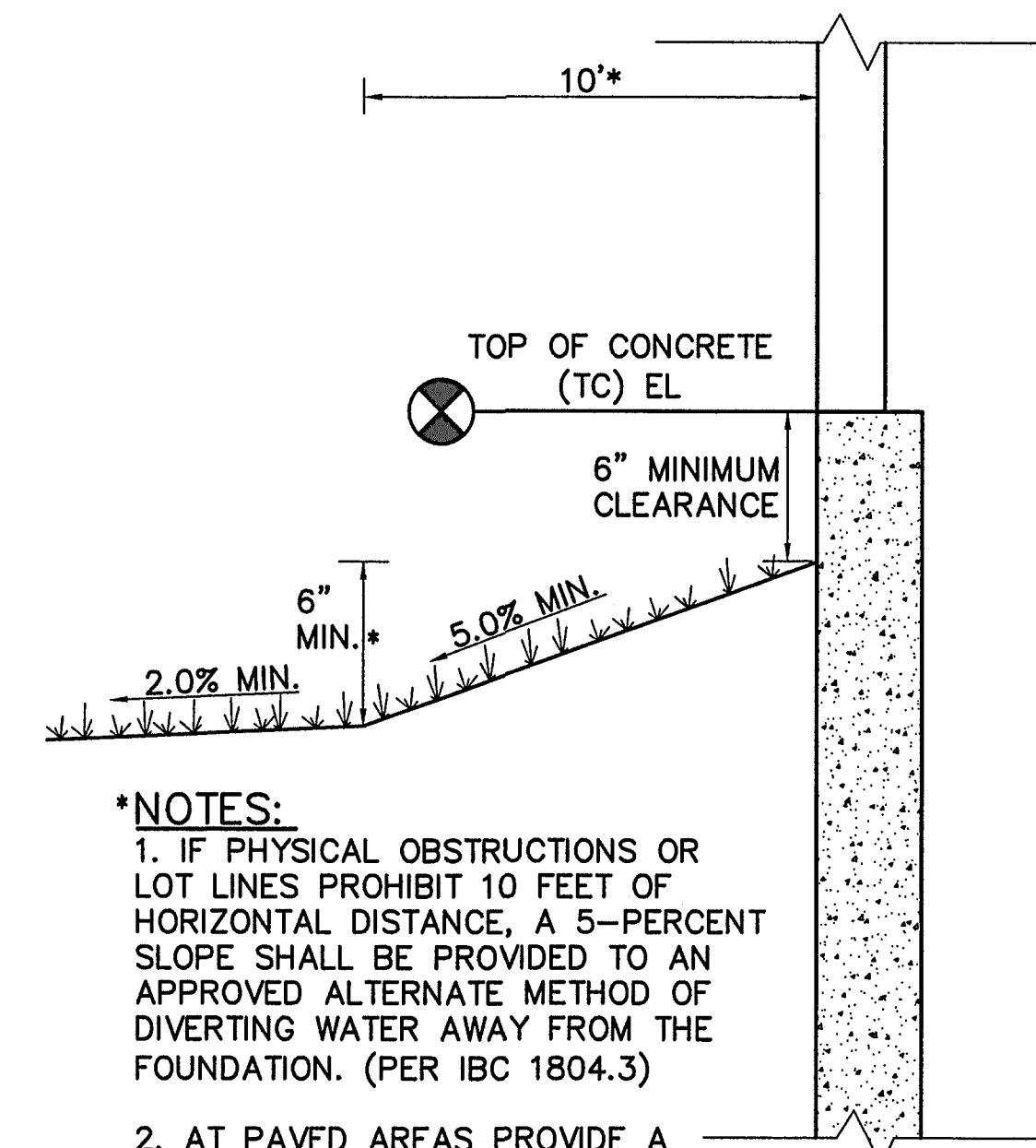
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*John P. Schwab* Date: 1/5/24  
JOHN P. SCHWAB, PE# 29891  
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



**TYPICAL SIDE/REAR LOT SWALE** (A)  
N.T.S.

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



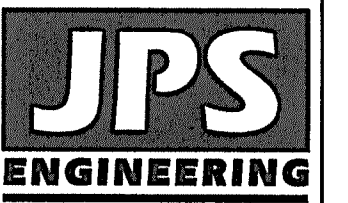
**\*NOTES:**  
1. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. (PER IBC 1804.3)  
2. AT PAVED AREAS PROVIDE A MINIMUM 2.0% SLOPE AWAY FROM THE BUILDING FOR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

**TYPICAL BUILDING DRAINAGE DETAIL** (B)  
N.T.S.



EPC 6/27/22

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SCALE 2-BUSINESS DAYS IN ADVANCE  
FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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**







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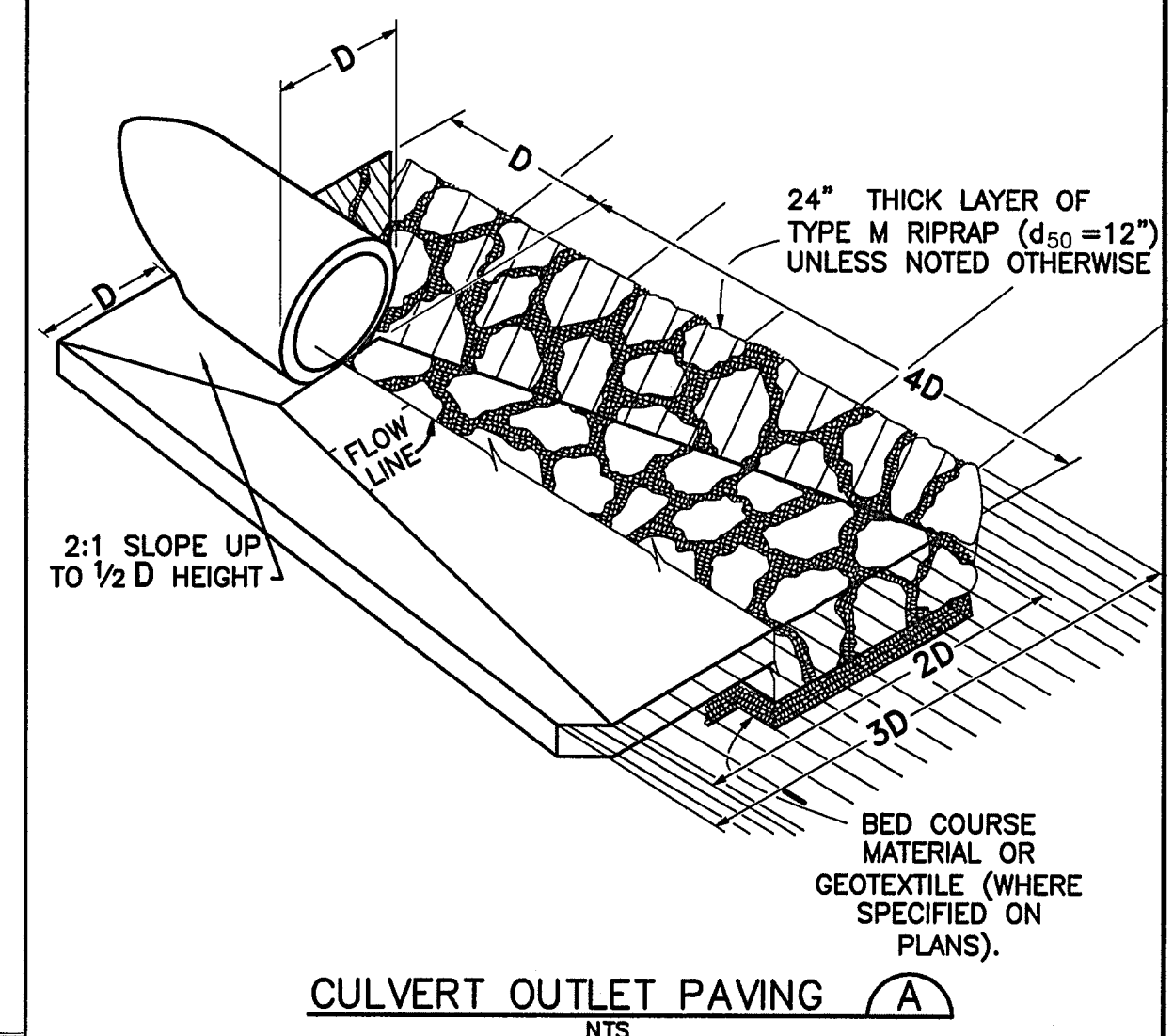
**MULCHING NOTES**

**INSTALLATION REQUIREMENTS**

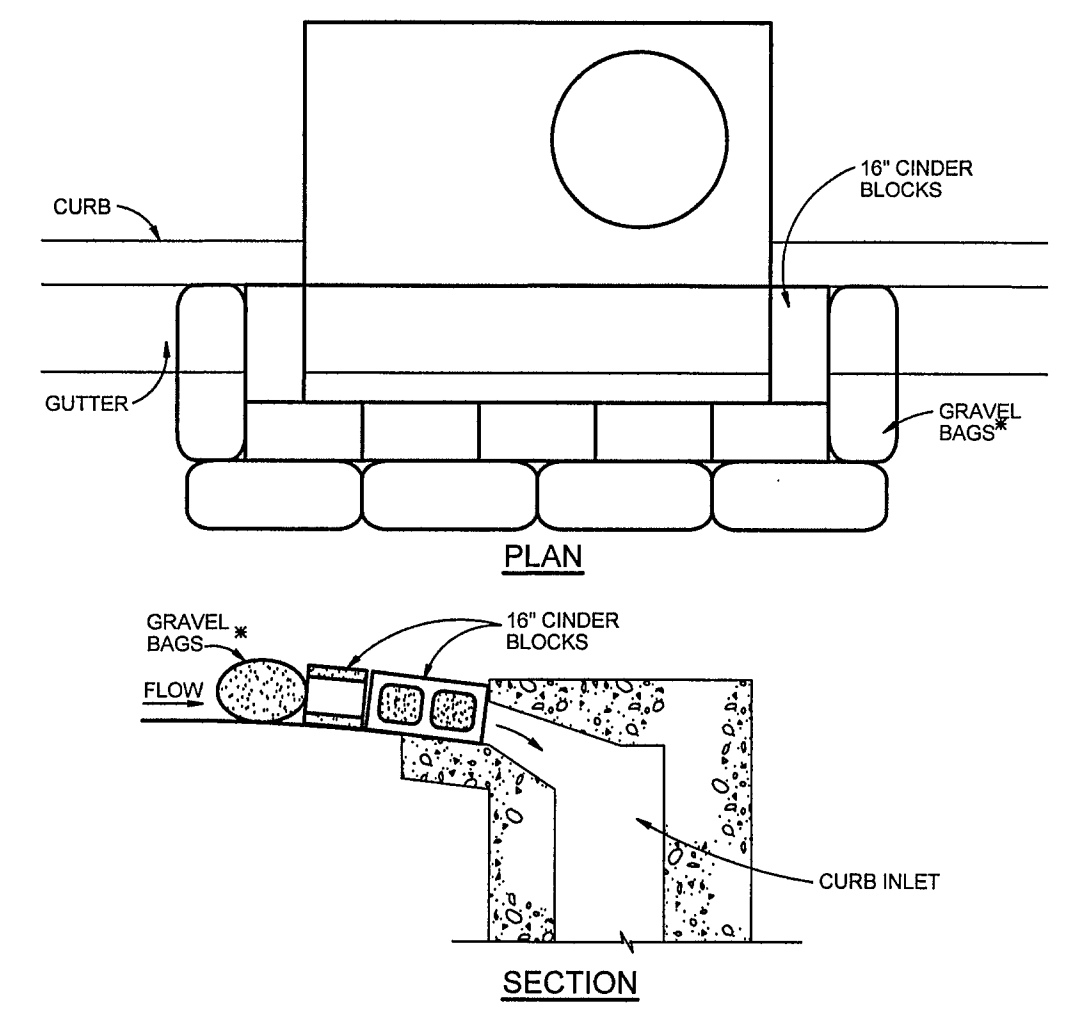
- ALL DISTURBED AREAS MUST BE MULCHED WITHIN 21 DAYS AFTER FINAL GRADE AND SEEDING AREAS ARE TO BE MULCHED WITHIN 24 HOURS AFTER SEEDING.
- MATERIAL USED FOR MULCH CAN BE CERTIFIED CLEAN, WEED- AND SEED-FREE LONG STEMMED FIELD OR MARSH HAY, OR STRAW OF OATS, BARLEY, WHEAT, RYE, OR TRITICALE CERTIFIED 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 RESEDED.



City of Colorado Springs Stormwater Quality  
 Figure MU-1 Mulching Construction Detail and Maintenance Requirements  
 3-30



**BLOCK AND GRAVEL BAG CURB INLET PROTECTION NOTES**

**INSTALLATION REQUIREMENTS**

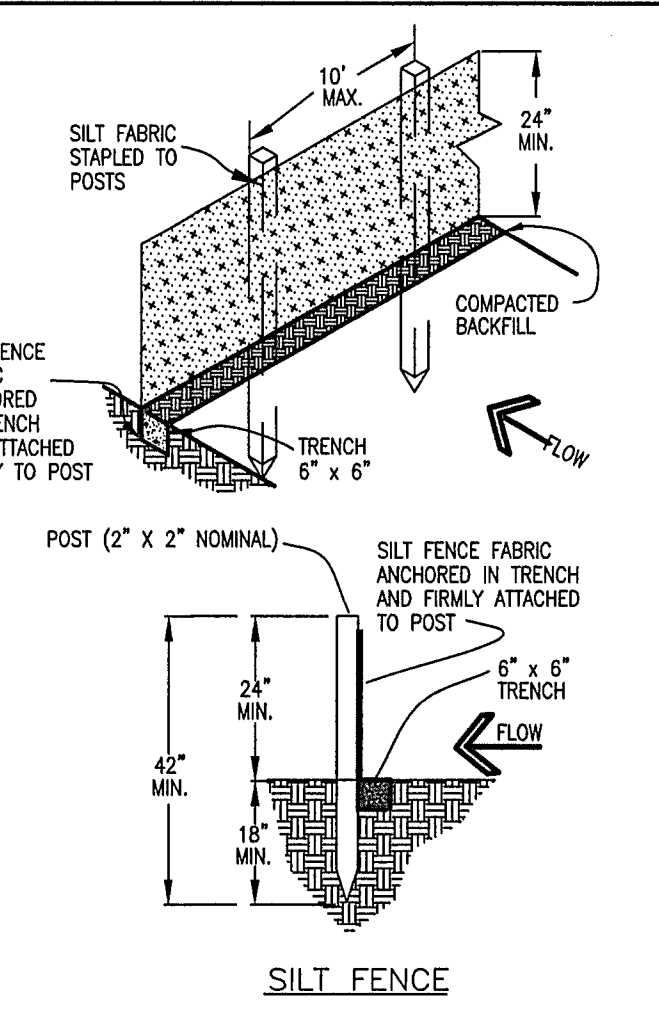
- INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
- CONCRETE BLOCKS ARE TO BE LAID AROUND THE INLET IN A SINGLE ROW ON THEIR SIDES, ABUTTING ONE ANOTHER WITH THE OPEN ENDS OF THE BLOCK FACING OUTWARD.
- GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS CLOSELY ABUTTING 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 OF NO RAINFALL. DAMAGED, COLLAPSED, UNINTRENCHED 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.

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 PLACES 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



**SILT FENCE NOTES**

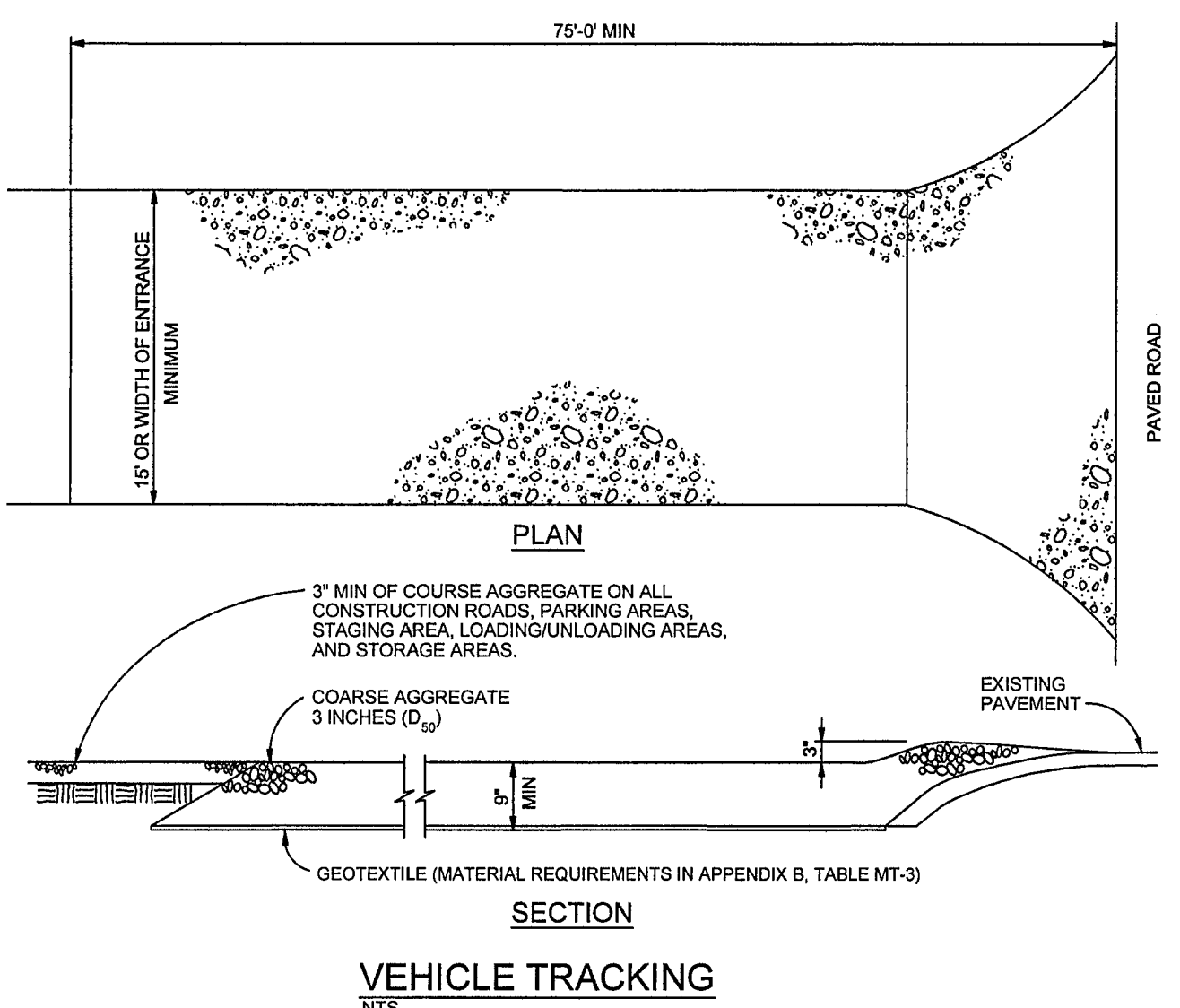
**INSTALLATION REQUIREMENTS**

- SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPUN 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 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 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, UNINTRENCHED 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  
 3-38



**VEHICLE TRACKING NOTES**

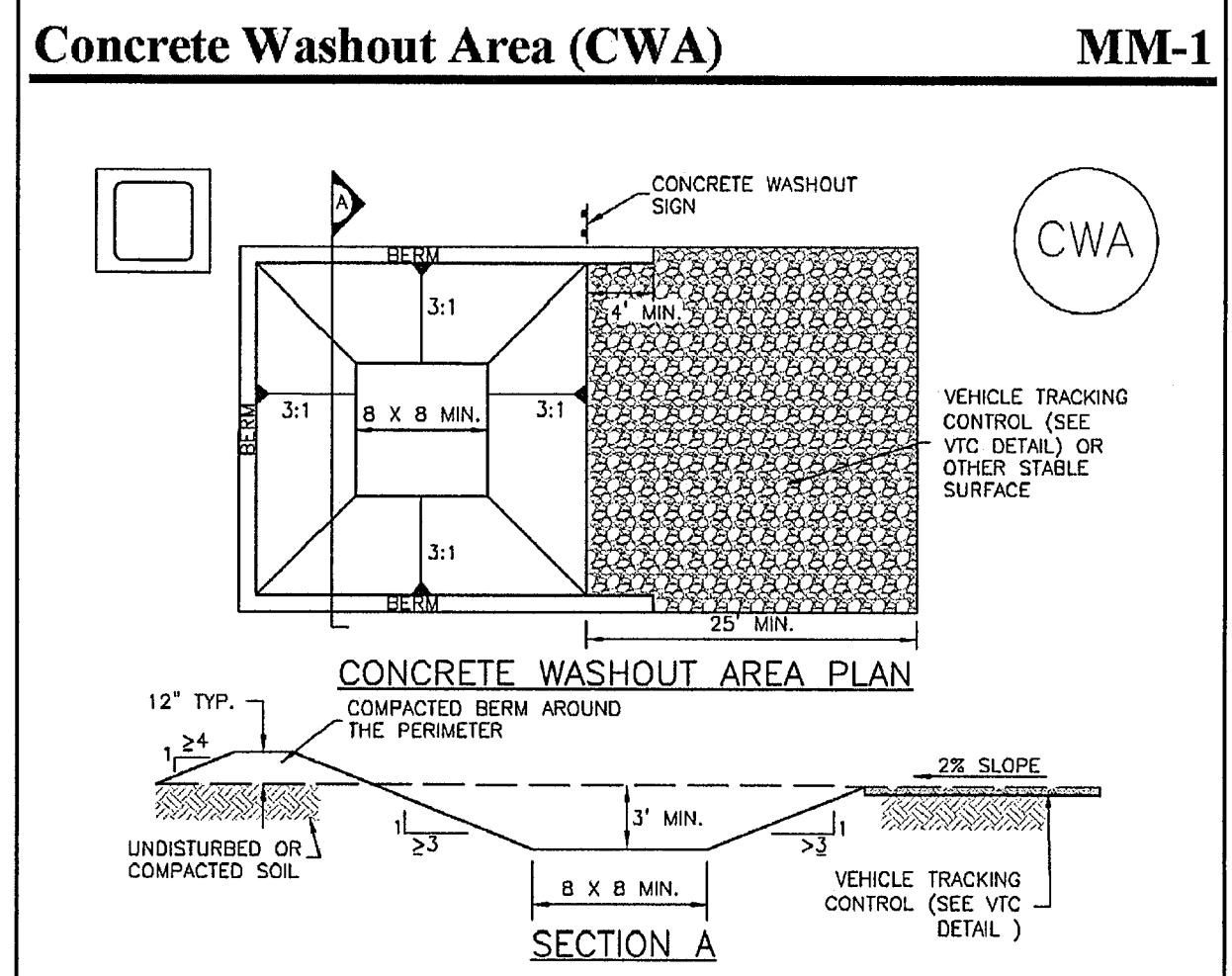
**INSTALLATION REQUIREMENTS**

- 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.

**MAINTENANCE REQUIREMENTS**

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
- STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR STEERING. 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.

City of Colorado Springs Stormwater Quality  
 Figure VT-2 Vehicle Tracking Application Examples  
 3-54



**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 (16 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	35-50	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 UDPCD 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**

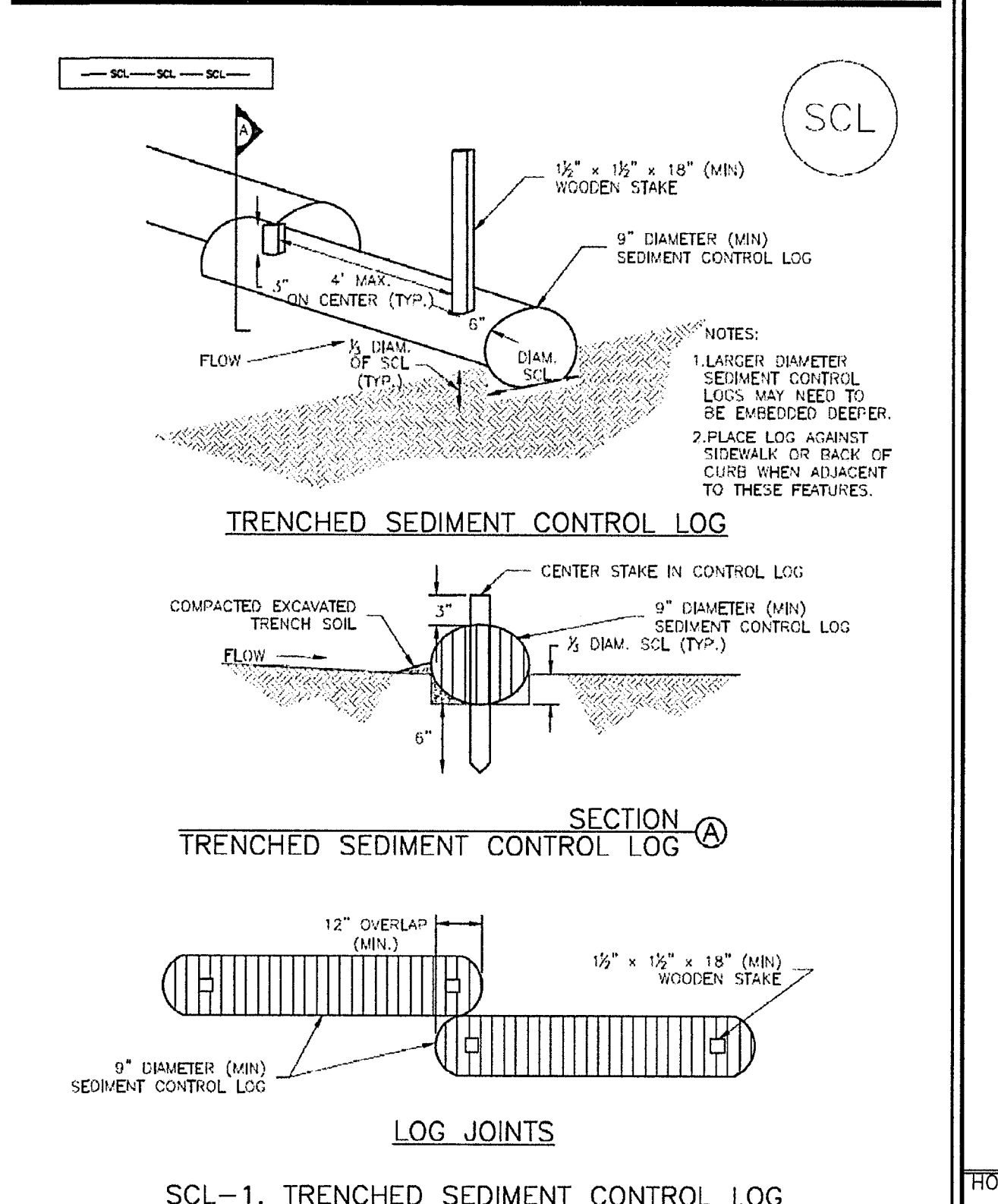
- DISTURBED AREAS ARE TO BE SEEDDED WITHIN 21 DAYS AFTER CONSTRUCTION ACTIVITY OR GRADING ENDS IF SEASON ALLOWS.
- IF NECESSARY, SOIL IS TO BE CONDITIONED FOR PLANT GROWTH BY APPLYING TOPSOIL, FERTILIZER, OR LIME.
- SOIL IS TO BE TILLED IMMEDIATELY PRIOR TO APPLYING SEEDS. COMPACT SOILS ESPECIALLY NEED 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 TOXIC WEED SEEDS INCLUDING RUSSIAN OR CANADIAN THISTLE, KNAPWEED, PURPLE LOOSESTRIFE, 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 SEEDDED 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 SEEDDED AREAS TO ENSURE GROWTH.
- AREAS WHERE GROWTH IS NOT OCCURRING QUICKLY OR THE MULCH HAS BEEN REMOVED SHALL BE RE-SEED AS SOON AS POSSIBLE AND RE-MULCHED IF NEEDED.
- SEEDDED 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

**MAYBERRY, COLORADO SPRINGS - FILING NO. 1A**

**EROSION CONTROL DETAILS**

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

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

NO.	REVISION	DATE	BY
A	EPC COMMENTS	1/15/07	JPS
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

HORZ. SCALE: NTS  
 VERT. SCALE: N/A  
 SURVEYED: N/A  
 CREATED: 4/14/20  
 PROJECT NO: 090001  
 SHEET: C1.4B

DESIGNED: BJJ  
 CHECKED: JPS  
 LAST MODIFIED: 11/18/21  
 MODIFIED BY: BJJ

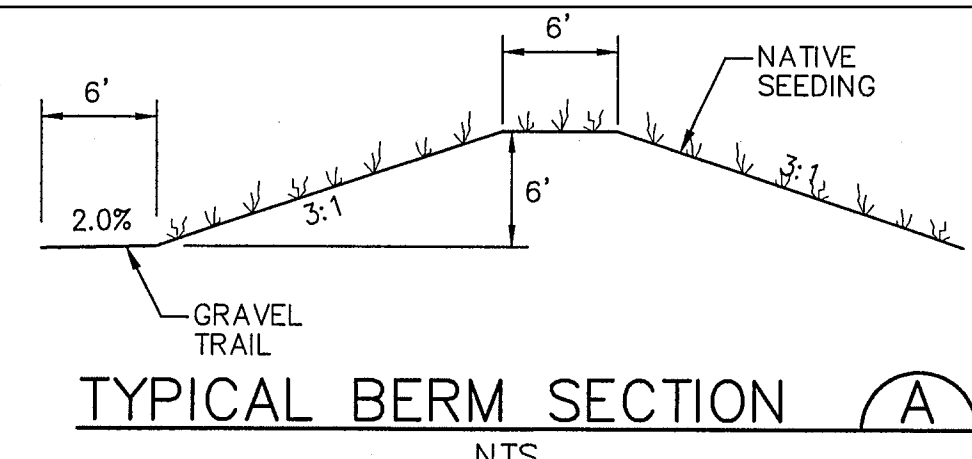
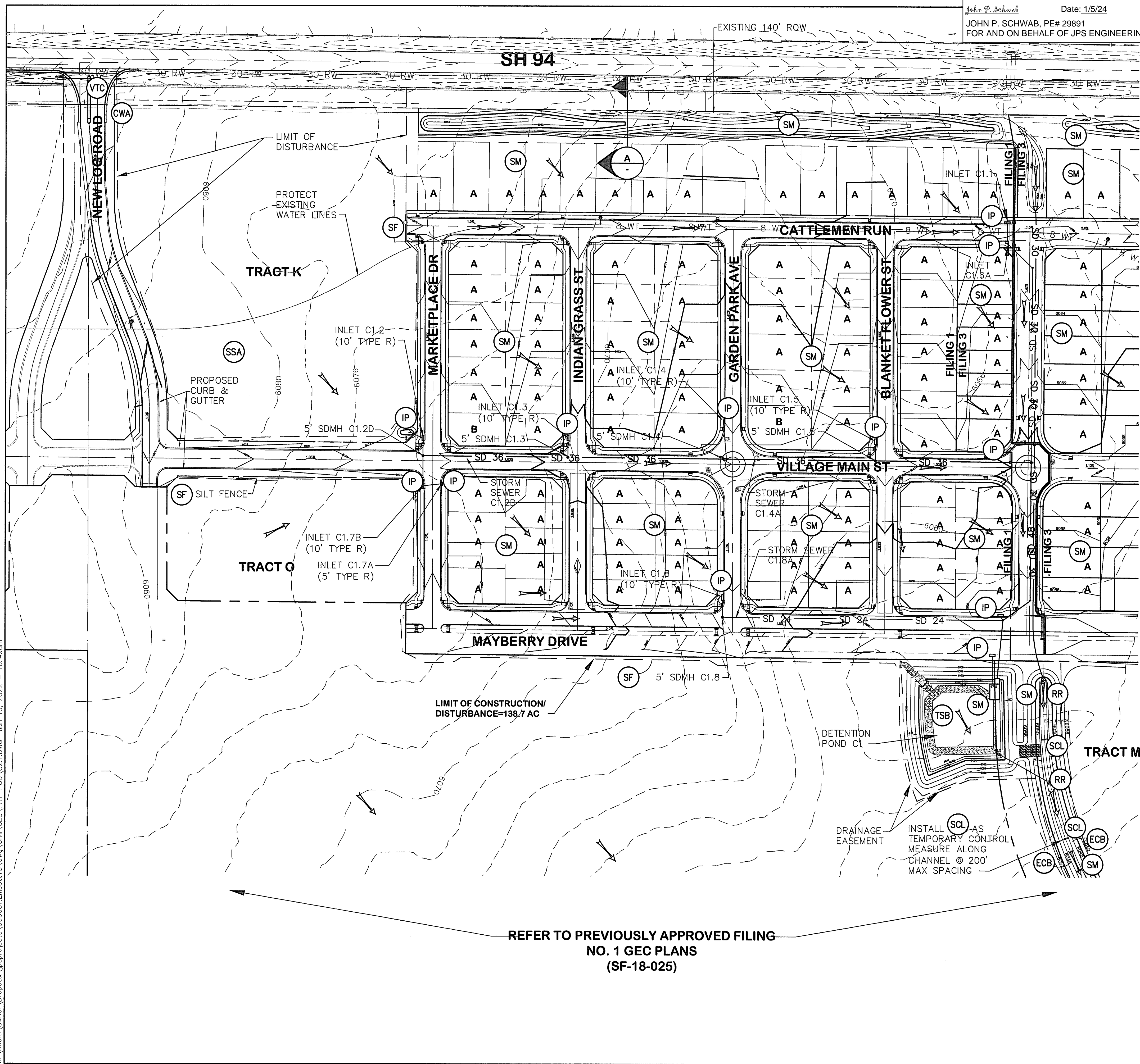
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 No. 20092  
 State of Colorado

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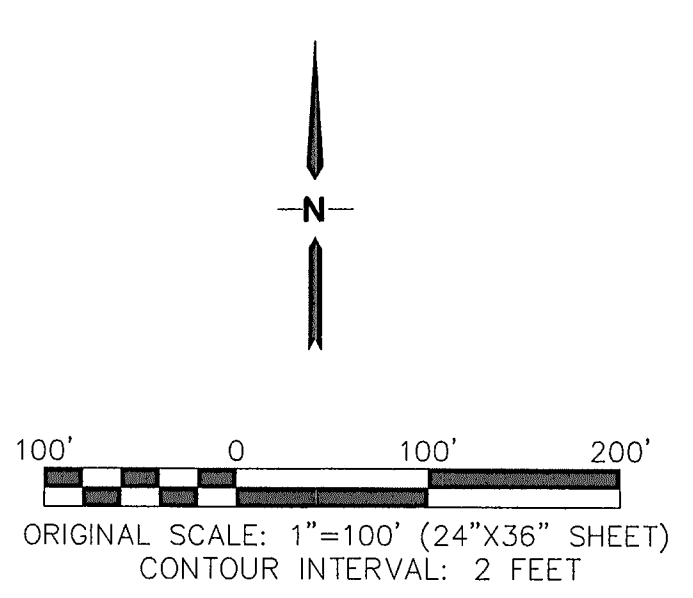
**ENGINEERING RECORD DRAWINGS**  
 THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL, THE EXACT LOCATION, TYPE OF COMPONENT, NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR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



- LEGEND:**
- PROPERTY LINES
  - - - 6490 EXISTING CONTOURS
  - - - 6490 PROPOSED CONTOURS
  - - - LIMIT OF DISTURBANCE
  - x 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
  - PROPOSED STREET PROFILE GRADE
  - A/B OVERLOT GRADING LOT TYPE (SEE SH. C2.1)

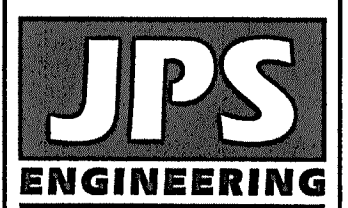
- EROSION CONTROL LEGEND:**
- (IP) INLET PROTECTION (GRAVEL FILTER)
  - (SF) SILT FENCE
  - (VTC) VEHICLE TRACKING CONTROL PAD
  - (TM) TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
  - (STB) STRAW BALE BARRIER
  - (TSB) TEMPORARY SEDIMENT BASIN
  - (RR) RIPRAP
  - (SM) SEED AND MULCH
  - (SCL) SEDIMENT CONTROL LOG
  - (ECB) EROSION CONTROL BLANKETS
  - (CWA) CONCRETE WASHOUT AREA
  - (SSA) 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**



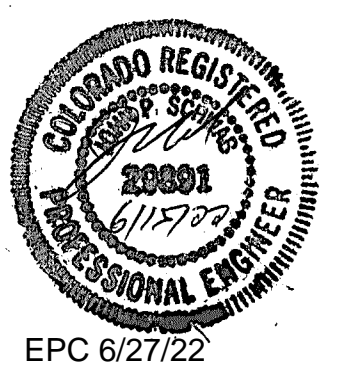
19 E. Willamette Ave.  
 Colorado Springs, CO 80903  
 PH: 719-477-9429  
 FAX: 719-471-0766  
 www.jpseng.com



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

No.	REVISION	DATE	BY
1	EPC COMMENTS	9/22/20	JPS
2	EPC COMMENTS	10/27/20	JPS
3	EPC COMMENTS	8/30/21	JPS
4	EPC COMMENTS	2/15/22	JPS
5	EPC COMMENTS	6/10/22	JPS

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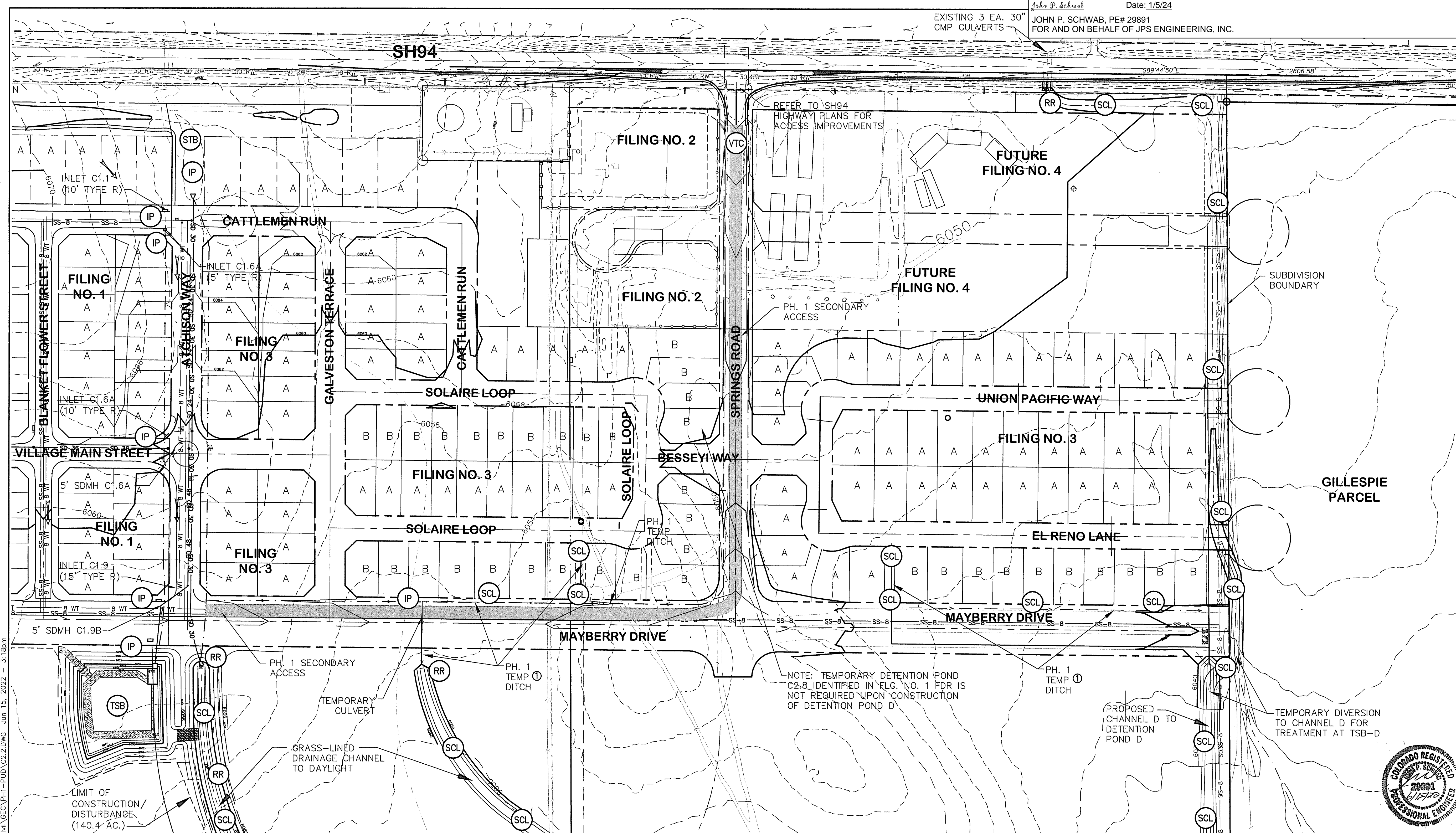
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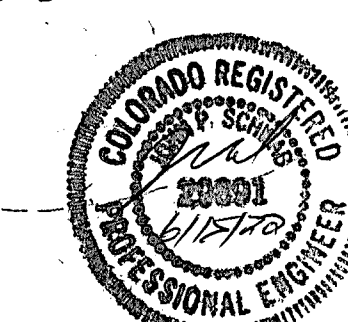
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John P. Schwab Date: 1/5/24  
 JOHN P. SCHWAB, PE# 29891  
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.



NOTE: TEMPORARY DETENTION POND C2.8 IDENTIFIED IN FLG. NO. 1 PDR IS NOT REQUIRED UPON CONSTRUCTION OF DETENTION POND D

PROPOSED CHANNEL D TO DETENTION POND D  
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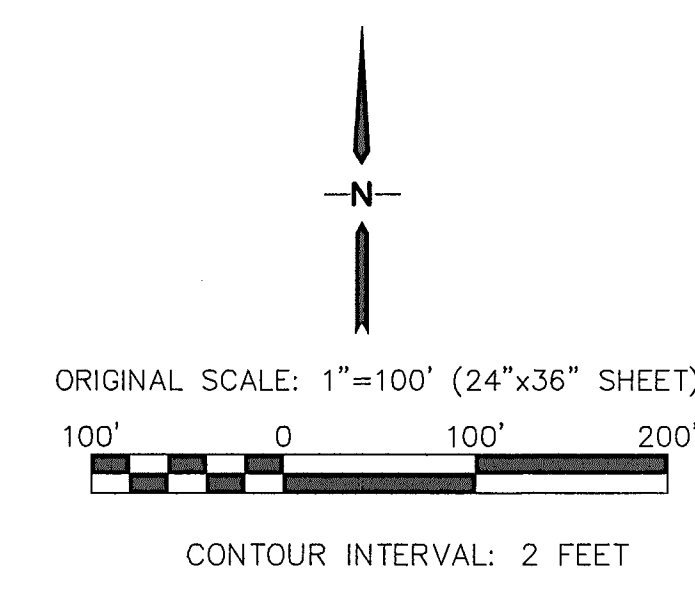
EROSION CONTROL LEGEND:

- (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

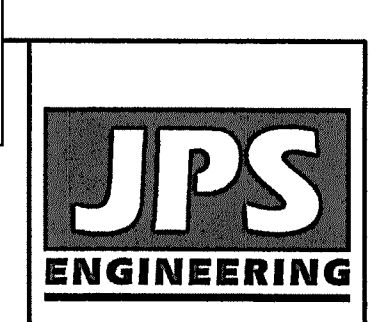
LEGEND:

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

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



MAYBERRY, COLORADO SPRINGS - FILING NO. 2-4



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 1-800-922-1987  
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE BEGINNING WORK FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

FILING 2-4 GRADING & EROSION CONTROL PLAN

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VERT. SCALE: N/A	DESIGNED: JPS
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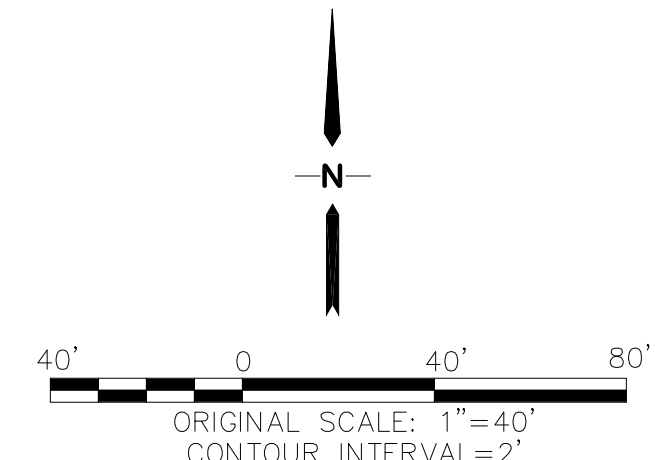
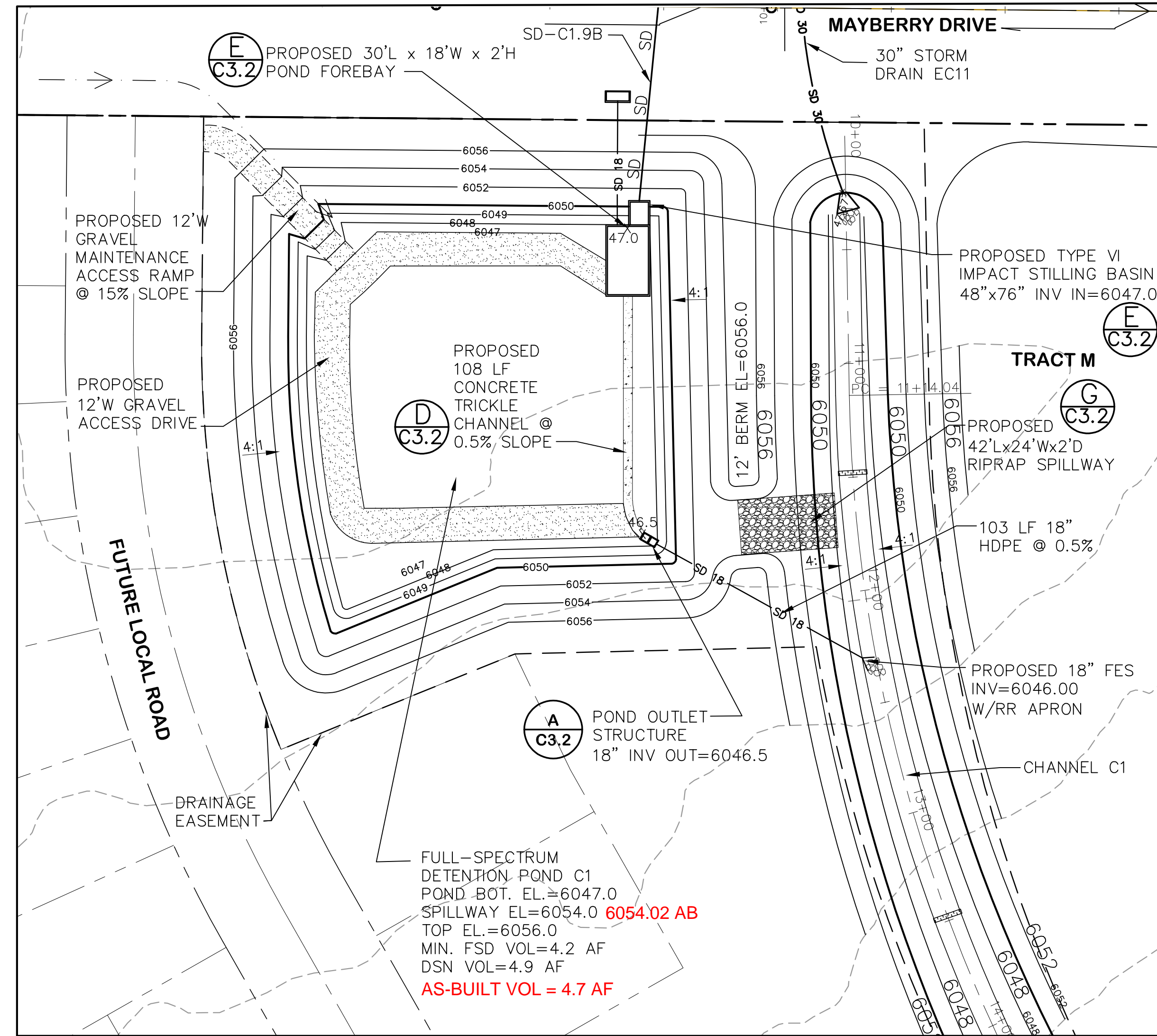
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EPC 6/27/22



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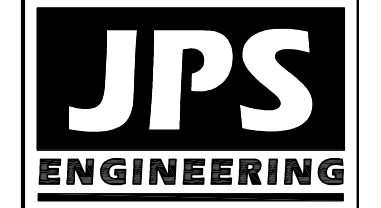
*John P. Schwab* Date: 1/5/24  
 JOHN P. SCHWAB, PE# 29891  
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.



EPC 6/27/22

# MAYBERRY, COLORADO SPRINGS - FILING 1A

## DETENTION POND C1 PLAN



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No.	REVISION	BY	DATE
1	FLG-1A SUBMITTAL	JPS	11/19/21
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3	EPC COMMENTS	JPS	4/7/22
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PROJECT NO: 090001	MODIFIED BY: JPS

**NOTE:** 1. THIS PLAN WAS INITIALLY APPROVED AS SH. C1.5 WITHIN THE FILING NO. 1 GEC PLANS (SF 1825). CURRENT PLAN REVISIONS INCORPORATE UPDATES BASED ON THE FILING NO. 1A REPLAT.

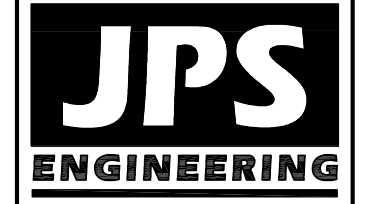
SHEET: **C3.1**



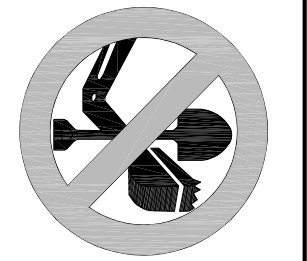
**ENGINEERING RECORD DRAWINGS**  
 THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL, THE EXACT LOCATION, TYPE OF COMPONENT, NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR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



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

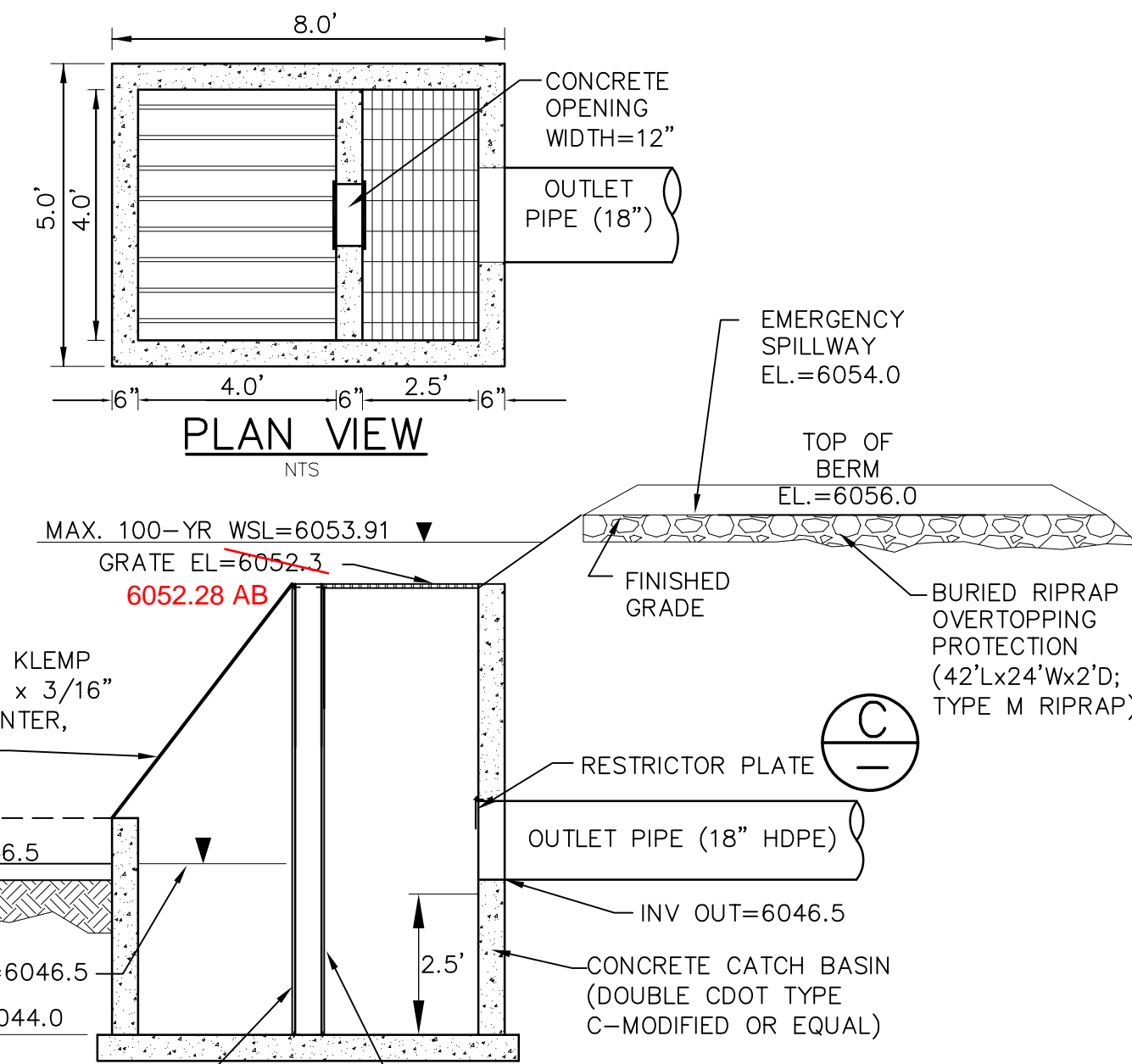
**MAYBERRY, COLORADO SPRINGS - FILING 1A**

**DETENTION POND C1  
 DETAILS**

No.	REVISION	DATE	BY
1	FLG-1A SUBMITTAL	11/19/21	JPS
2	EPC COMMENTS	2/21/22	JPS
3	EPC COMMENTS	4/7/22	JPS
4	EPC COMMENTS	6/27/22	JPS

HORIZ. 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

SHEET: **C3.2**



**TYPICAL DETENTION POND OUTLET STRUCTURE**  
 SCALE: NTS

**(B)** VERTICAL TRASH SCREEN; AMICO-KLEMP SR SERIES W/CROSS RODS 2" O.C.; ATTACH BY INTERMITTENT WELDS TO C8x18.75 AMERICAN STEEL CHANNEL FORMED INTO CONCRETE BOTTOM AND SIDES OF OPENING IN WALL

TUBULAR TRASH RACK ON 6" CENTERS, KLEMP CORPORATION (OR EQUAL) WITH 1-1/4" x 3/16" BEARING BARS SPACED 1-3/16" ON CENTER, CROSS RODS SPACED 2" ON CENTER

POND BOTTOM=6047.0  
 TRICKLE CHANNEL INV IN=6046.5

MICROPOOL WSE=6046.5  
 BOTTOM EL=6044.0

WQCV ORIFICE PLATE

RESTRICTOR PLATE

OUTLET PIPE (18" HDPE)

CONCRETE CATCH BASIN (DOUBLE CDOT TYPE C-MODIFIED OR EQUAL)

INV OUT=6046.5

FINISHED GRADE

EMERGENCY SPILLWAY EL=6054.0

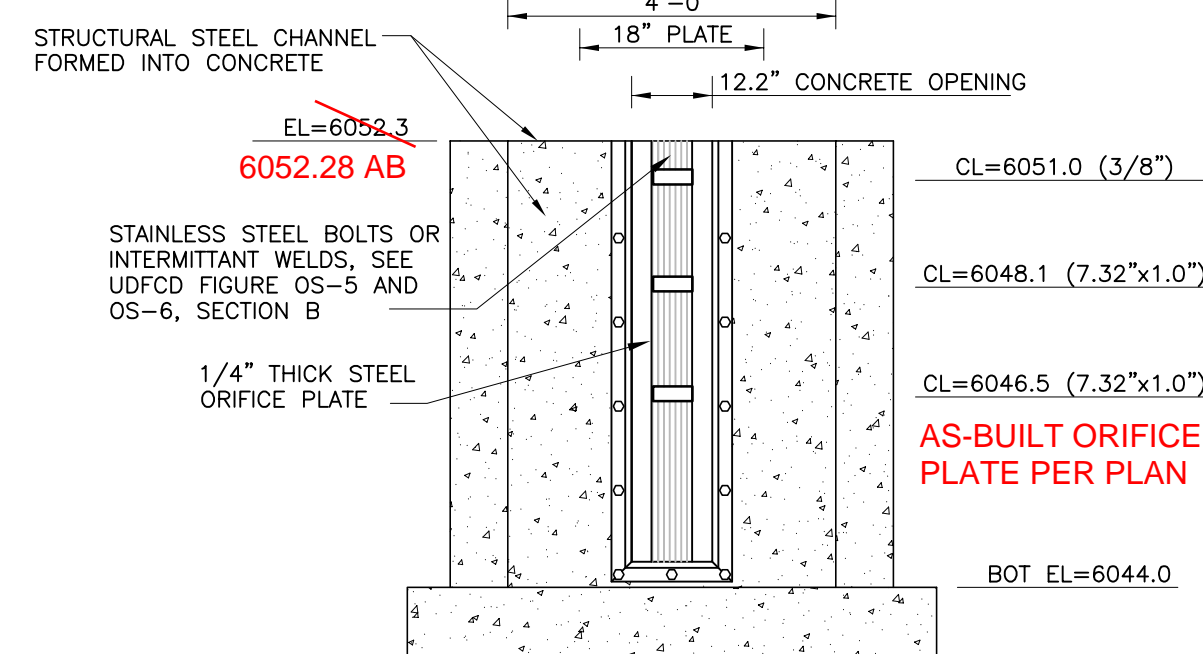
TOP OF BERM EL=6056.0

BURIED RIPRAP OVERTOPPING PROTECTION (42'Lx24"Wx2'D; TYPE M RIPRAP)

GRATE EL=6052.3

MAX. 100-YR WSL=6053.91

6052.28 AB



**ELEVATION**  
 SCALE: NTS

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.

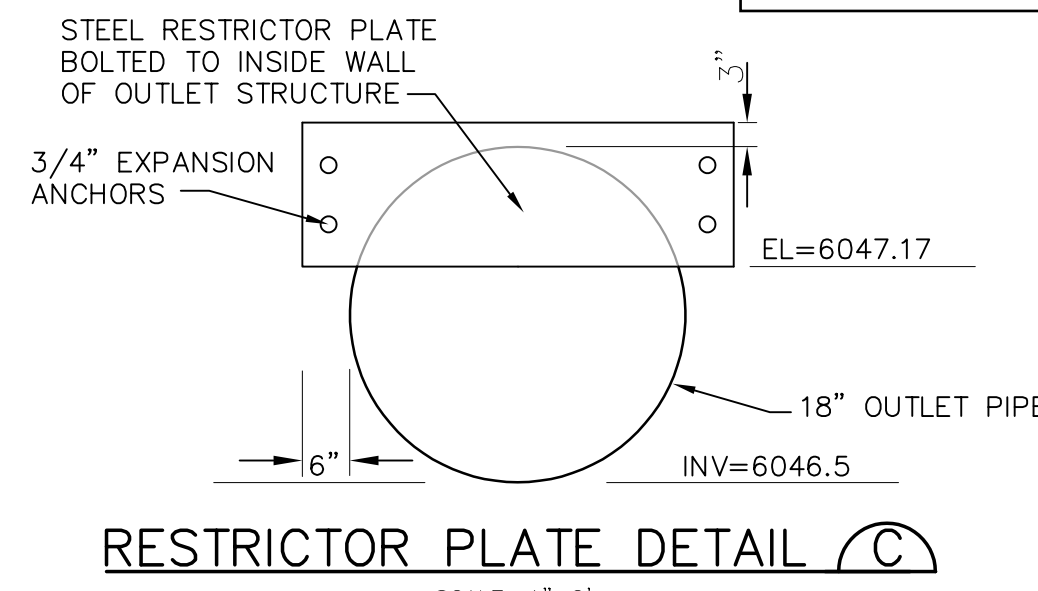
EURV AND WQCV TRASH RACKS:

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.

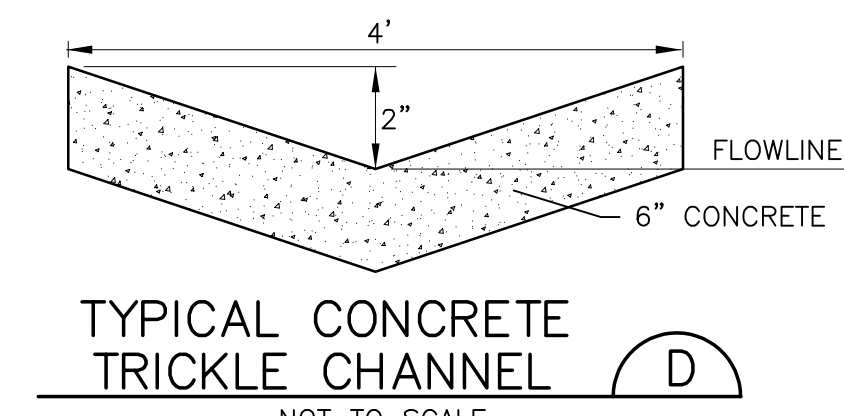
OVERFLOW TRASH RACKS:

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.

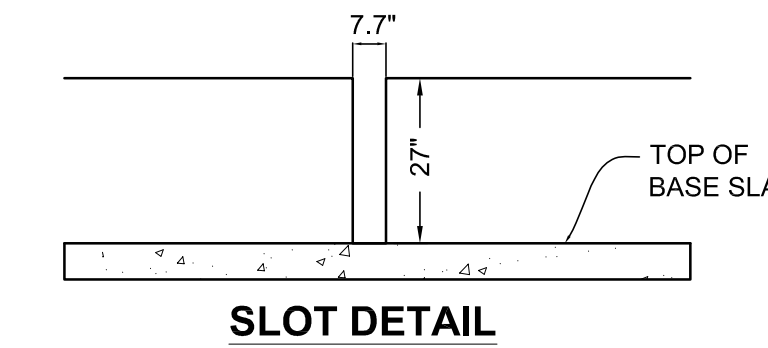
**ORIFICE PLATE AND TRASH RACK  
 DETAILS AND NOTES (B)**  
 NTS



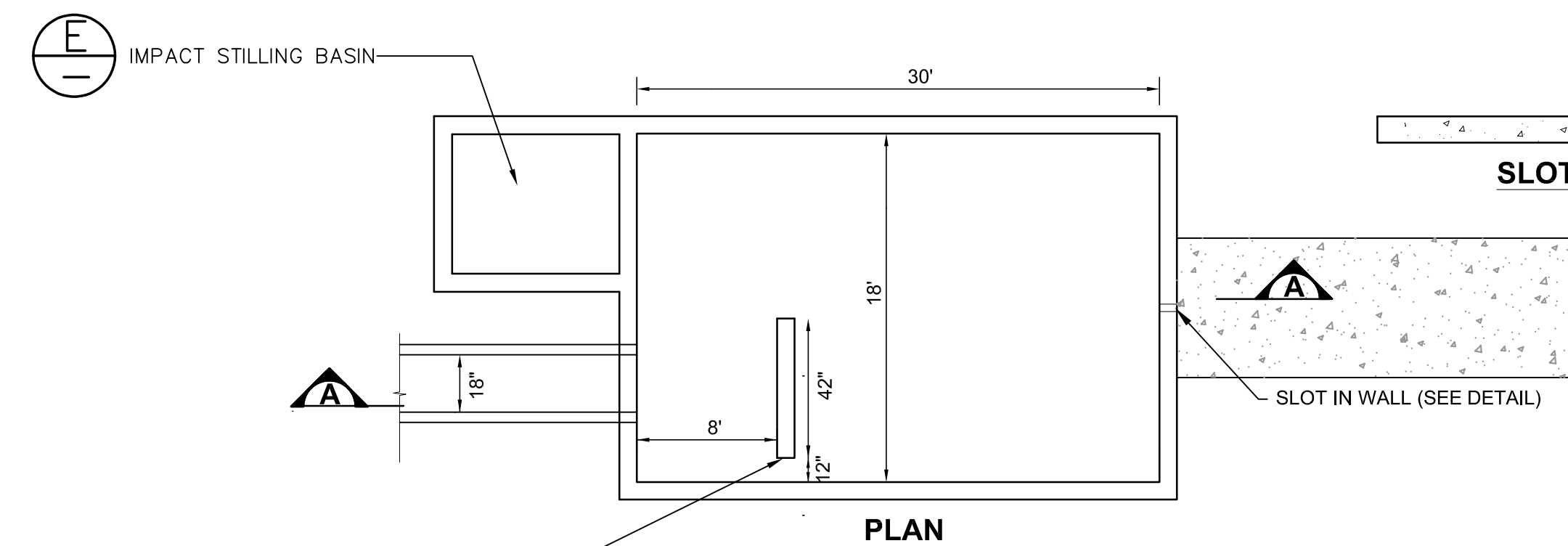
**RESTRICTOR PLATE DETAIL (C)**  
 SCALE: 1"=2'



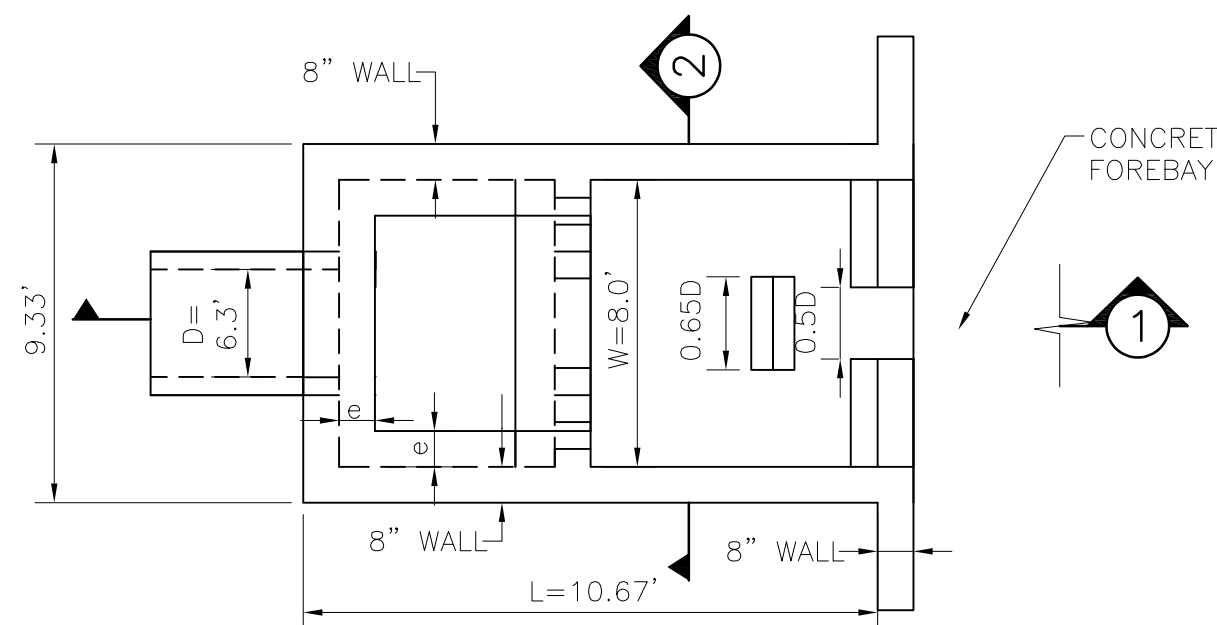
**TYPICAL CONCRETE TRICKLE CHANNEL (D)**  
 NOT TO SCALE



**SLOT DETAIL**



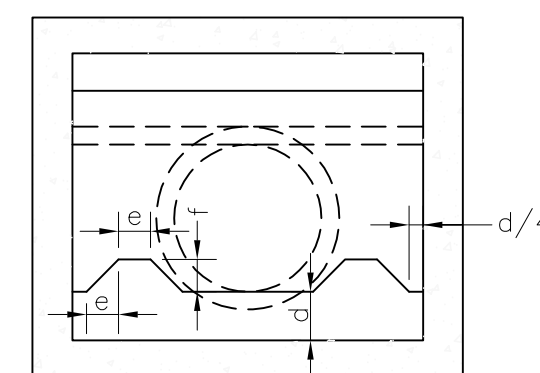
**INTEGRAL FOREBAY DETAIL (F)**  
 NTS



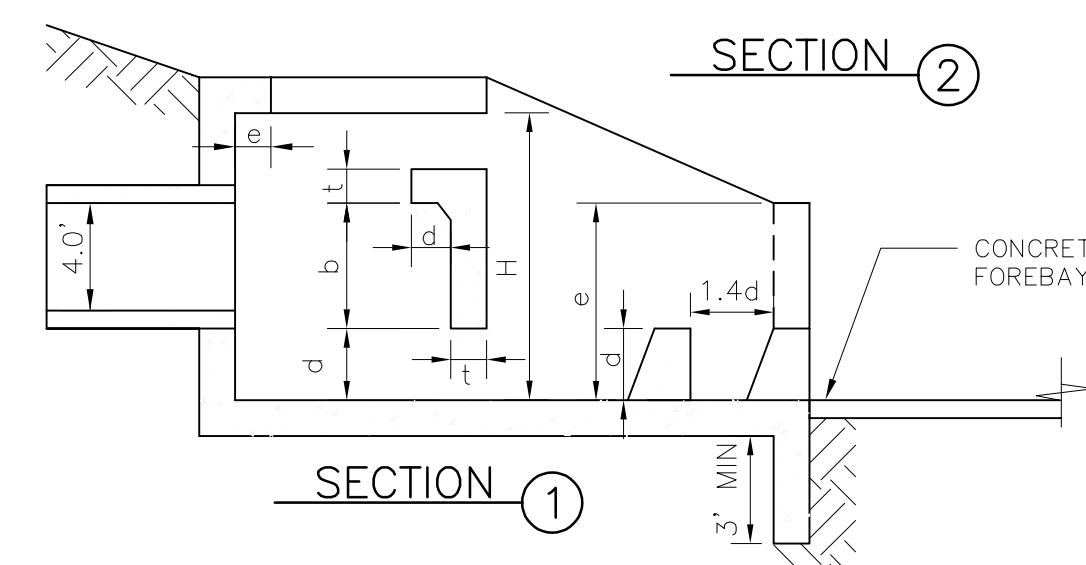
**PLAN VIEW**

**DIMENSION TABLE:**

H=6.0'	c=4.0'
L=10.67'	d=1.33'
a=4.0'	e=0.67'
b=3.0'	f=1.0'
t=8"	



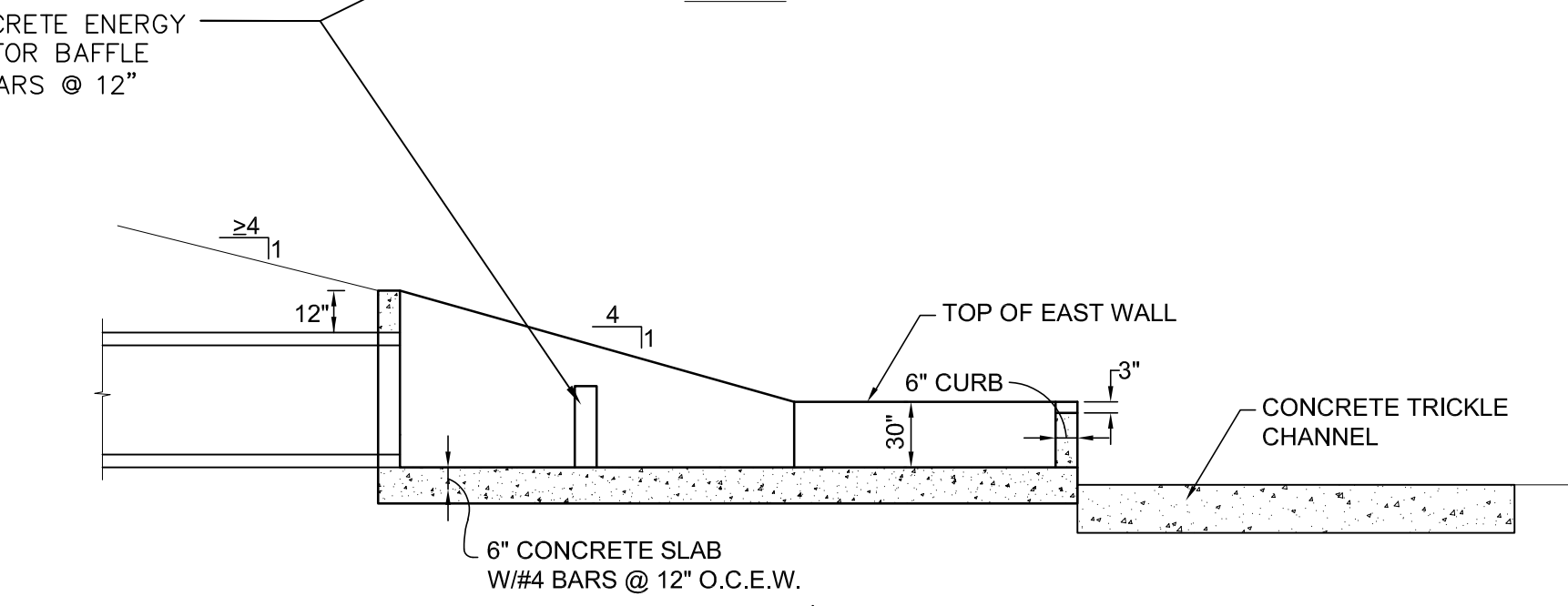
**SECTION 1**



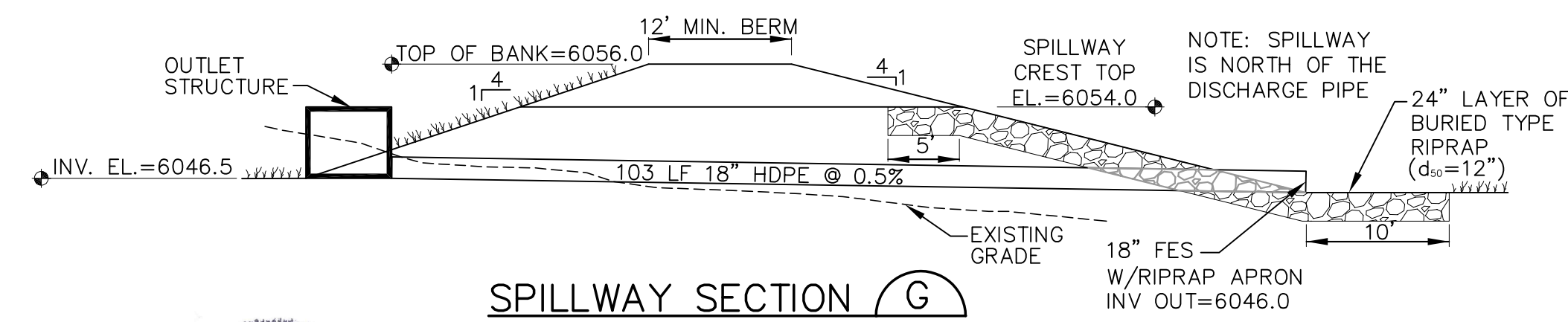
**SECTION 2**

**IMPACT STILLING BASIN DETAIL (E)**  
 NTS

UDFCD MODIFIED USBR TYPE VI IMPACT STILLING BASIN PER USDCM FIG. 9-45



**SECTION A**



**SPILLWAY SECTION (G)**  
 SCALE: 1"=10'

EPC 6/27/22



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