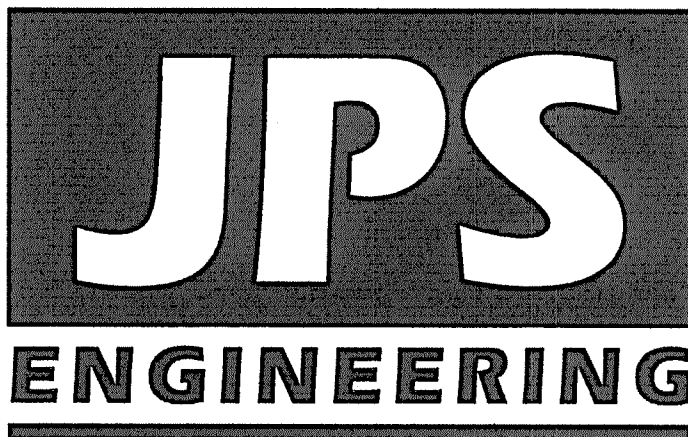


Mayberry, Colorado Springs
Filing No. 1A Replat
Construction Drawings
El Paso County, Colorado

PREPARED FOR:

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

PREPARED BY:



PREPARED BY:

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

AGENCIES/CONTACTS

DEVELOPER:	MAYBERRY COMMUNITIES, LLC PO BOX 675725 RANCHO SANTA FE, CA 92067 MR. JOHN MICK (541) 810-2122	WATER/WASTEWATER:	ELLCOTT UTILITIES COMPANY, LLC MR. RANDY GOODSON (858) 692-6262
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719) 477-9429	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719) 359-3176
SURVEYOR:	R&R ENGINEERS & SURVEYORS 1635 W. 13TH AVE., STE. 310 DENVER, CO 80204 MR. DARRELL DeLAP (303) 753-6730	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719) 495-2283
COUNTY ENGINEERING:	EL PASO COUNTY DEVELOPMENT SERVICES 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80922 MR. DANIEL TORRES, P.E. (719) 520-6305	TELEPHONE COMPANY:	QWEST COMMUNICATIONS (LOCATORS) (800) 922-1987 A.T. & T. (LOCATORS) (719) 635-3674
STATE HIGHWAY	COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 5615 WILLS BLVD., PUEBLO, CO 81008 MR. ART GONZALES (719) 546-5732 (REFERENCE CDDOT ACCESS PERMITS NO. 218053 & 218054)	FIRE DISTRICT:	ELLCOTT FIRE PROTECTION DISTRICT (719) 683-7211

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ENGINEER:

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

THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF:

JOHN P. SCHWAB, P.E. 28891

DATE

DEVELOPER:

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

DEVELOPER

DATE

COUNTY:

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

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

* APPROVED
Engineering Department

06/27/2022 2:54:30 PM
djm/jkmg

EPC Planning & Community
Development Department

EL PASO COUNTY ENGINEER/DIRECTOR

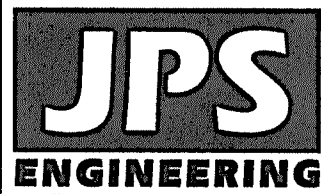
* Shop drawings for manholes C1.9B and C1.9A depicted on sheet PP20-F1A shall be submitted for review and approval prior to fabrication.

PCD File No.
VR-21-13

MAYBERRY, COLORADO SPRINGS, FILING NO. 1A

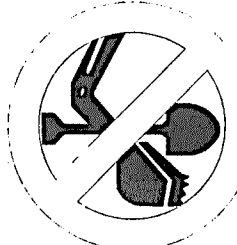
TITLE SHEET

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



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

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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.

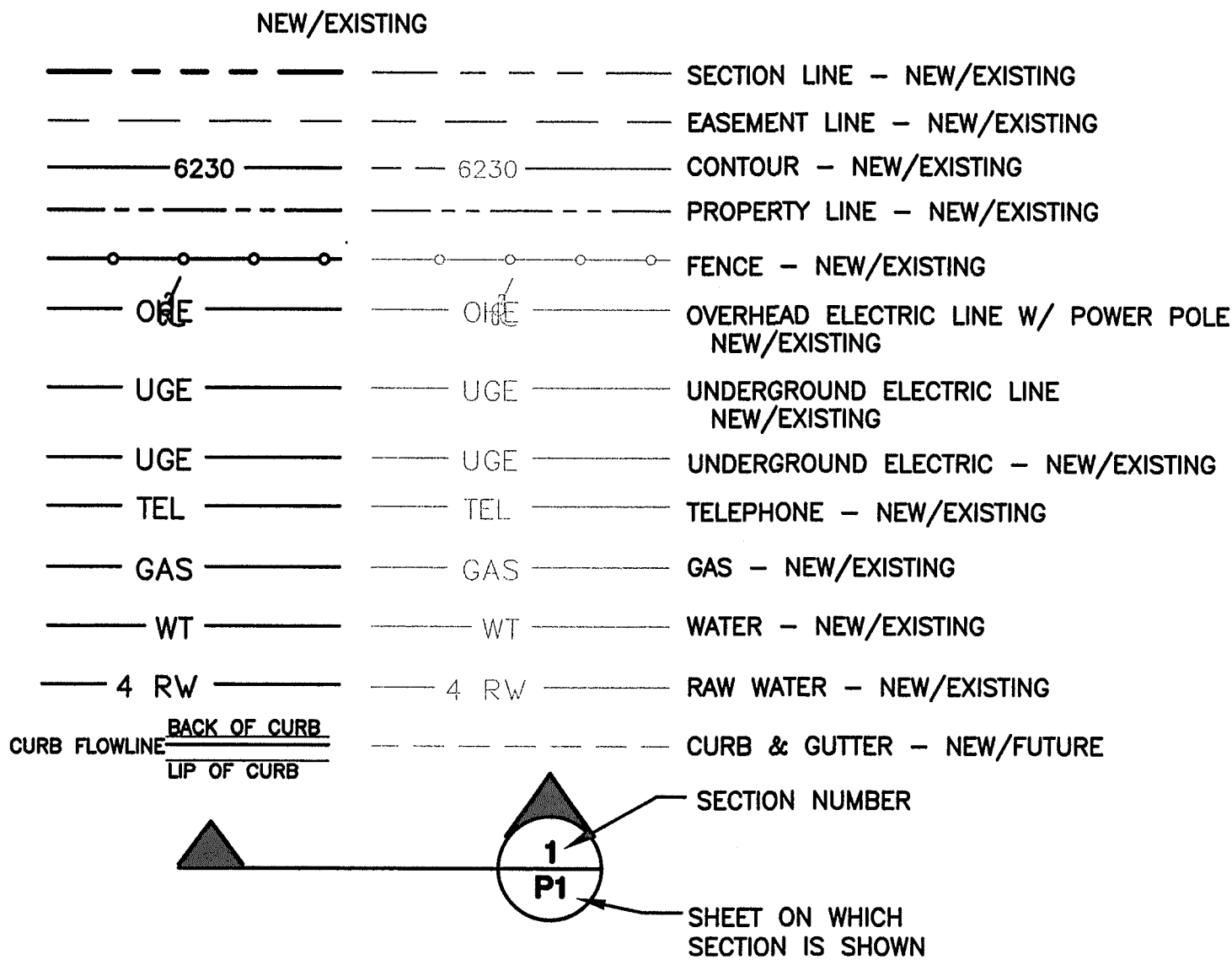
PROJECT GENERAL NOTES:

- 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.

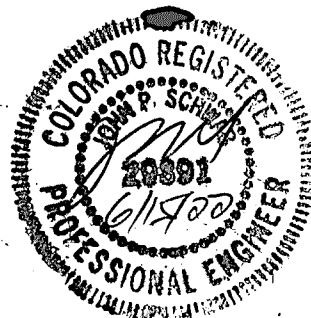
SWMP NOTES:

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

LEGEND:



EPC 6/27/22

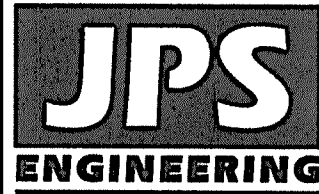


MAYBERRY, COLORADO SPRINGS

GENERAL NOTES
& LEGEND

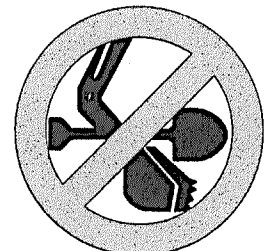
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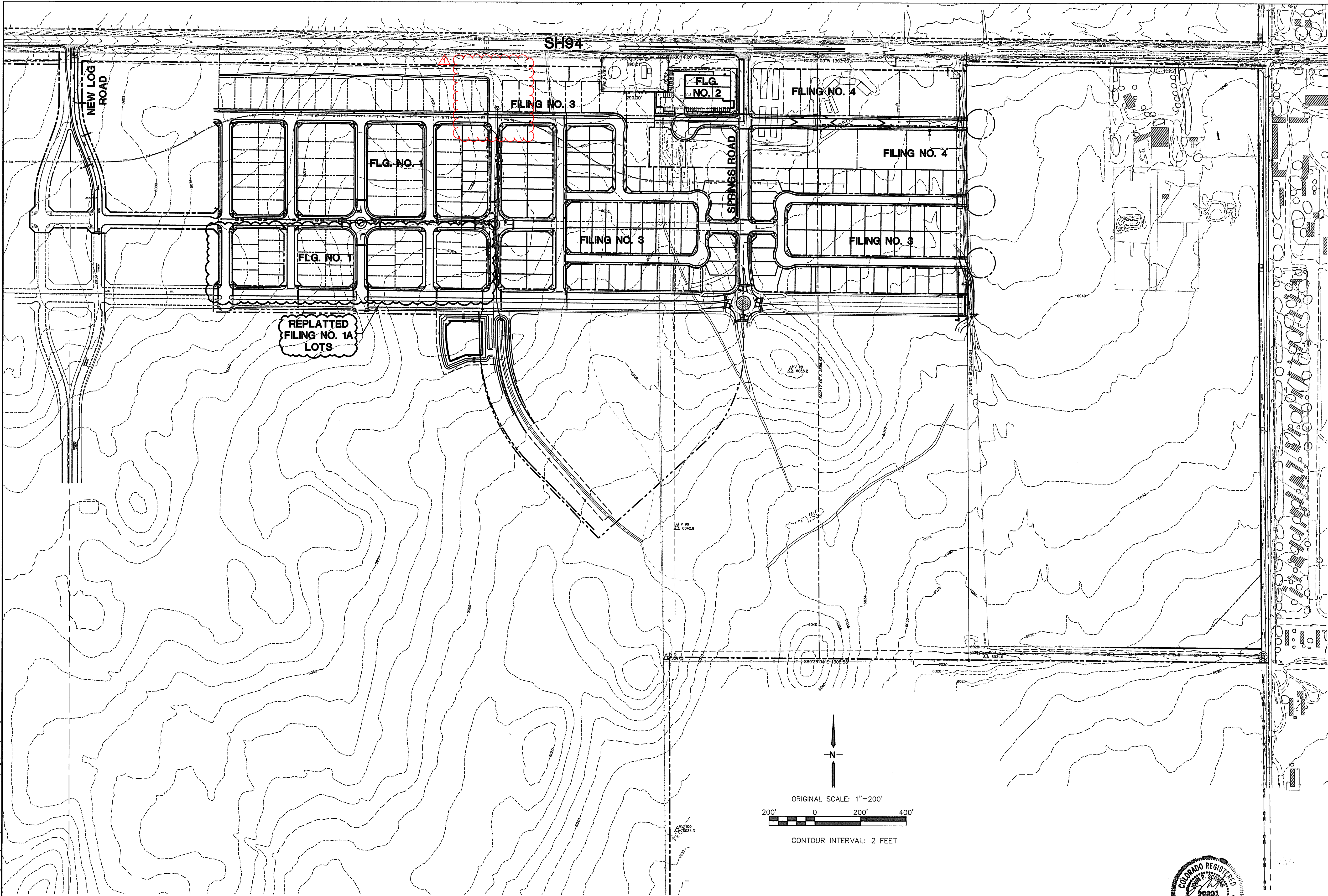
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No.	BY	DATE	REVISION	
			COUNTY SUBMITTAL	COUNTY COMMENTS
1	JPS	2/24/21		
2	JPS	12/10/21		
3	R&R	5/23/2025		BERM & CULTVERT REVISION
4				

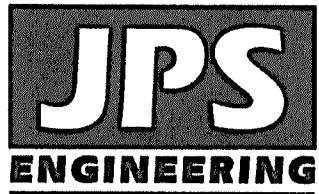
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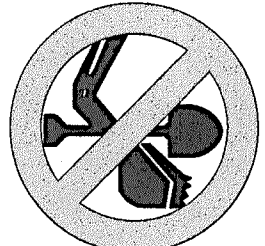
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MAYBERRY, COLORADO SPRINGS

OVERALL SITE PLAN



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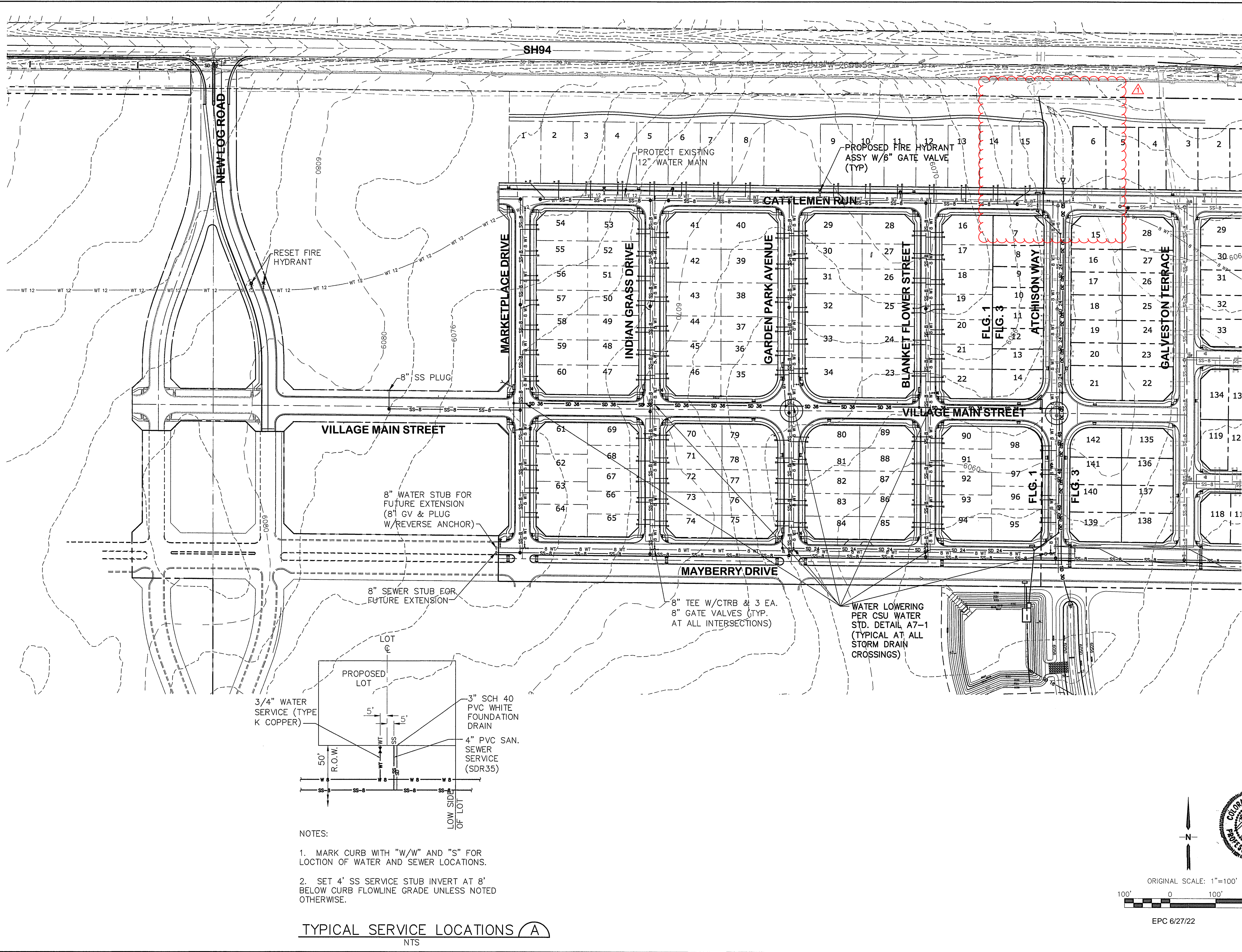
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No.	REVISION	BY	DATE
1	BERM & CULTURE REVISION	R&R	5/23/2025

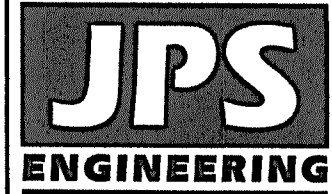
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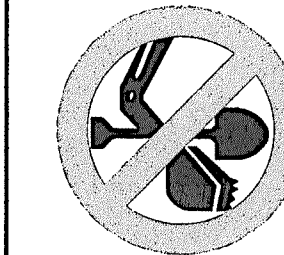
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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

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

R&R 5/23/2025

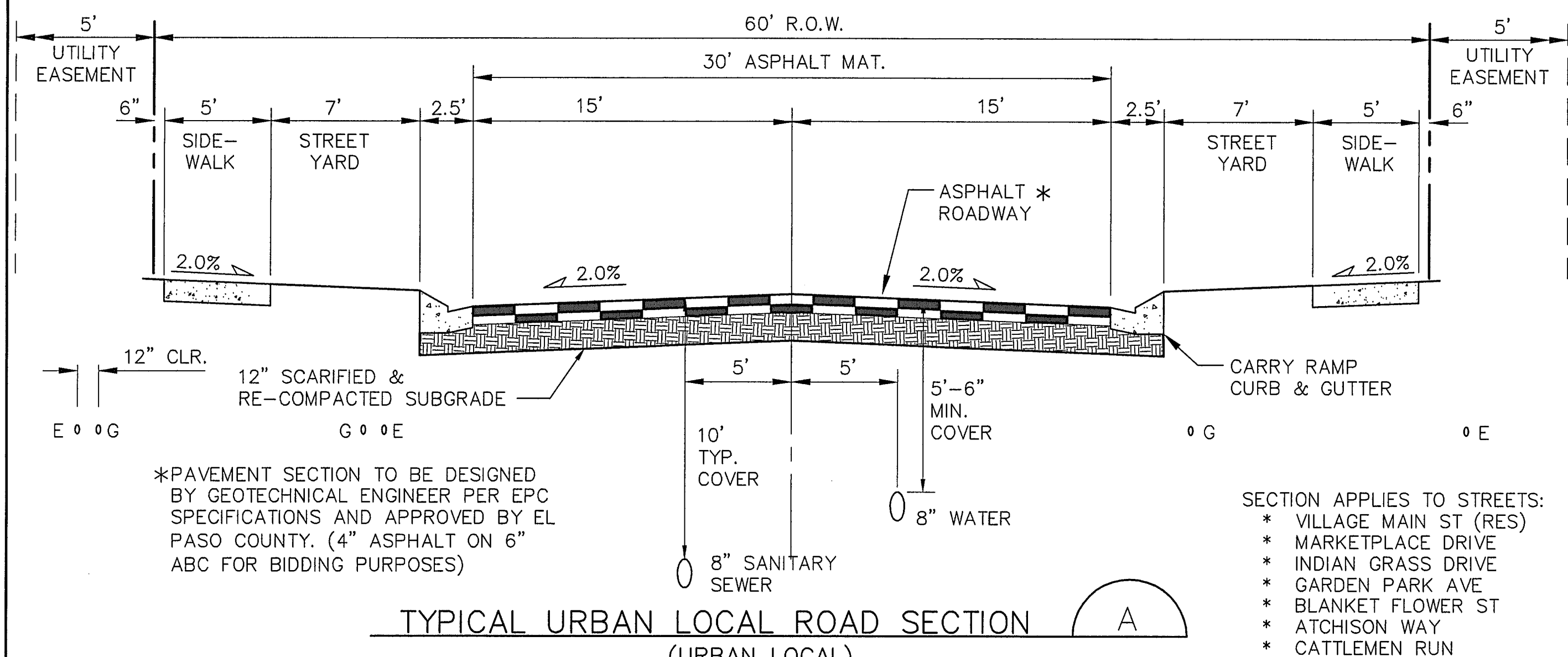
BERM & CULVERT REVISION

FILING 1A - UTILITY PLAN

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SURVEYED: R&R	CHECKED: JPS
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PROJECT NO: 090001	MODIFIED BY: BJJ
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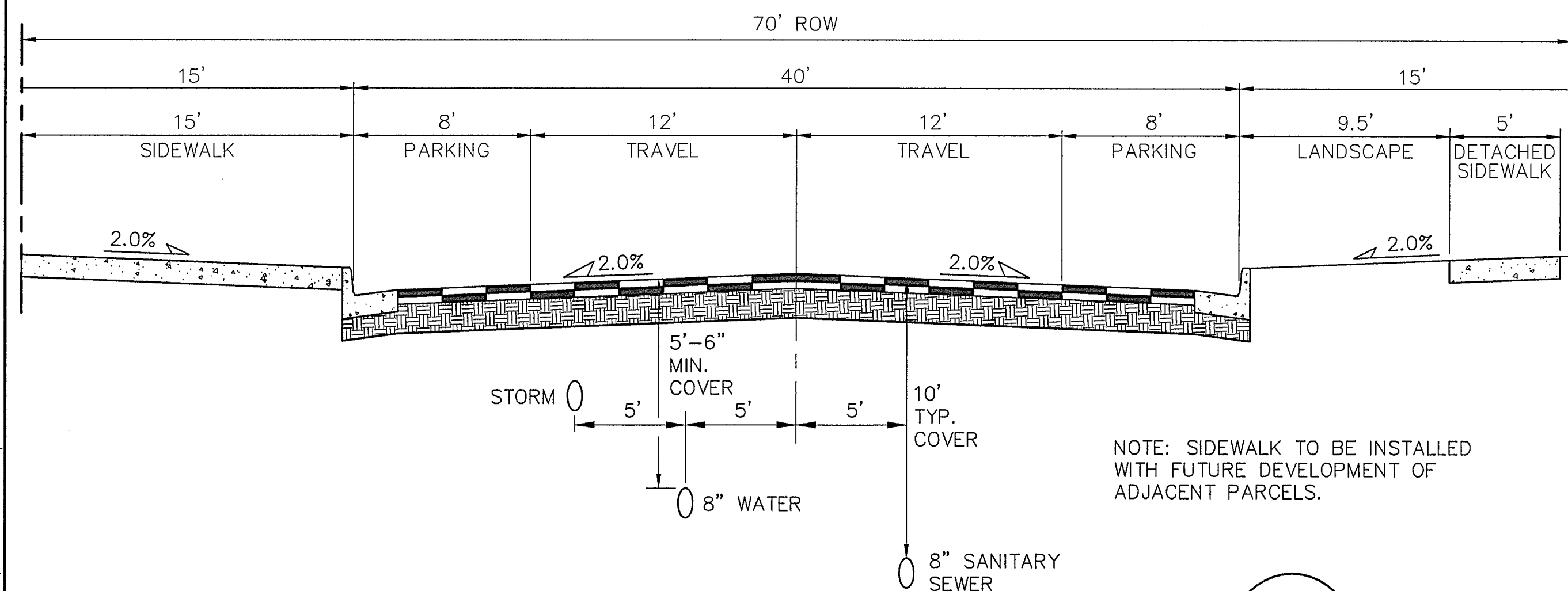


TYPICAL URBAN LOCAL ROAD SECTION

(URBAN LOCAL)

*ON-STREET PARKING ALLOWED

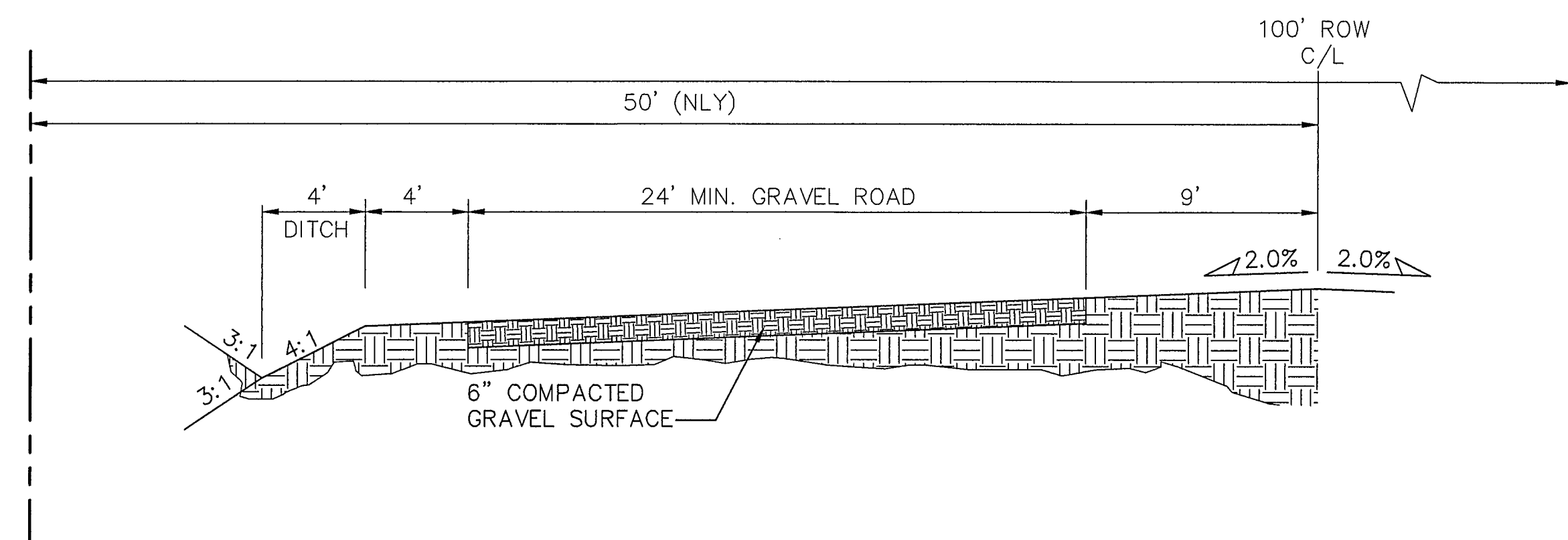
SCALE: 1"=5' H
1"=2.5' V



VILLAGE MAIN STREET TYPICAL COMMERCIAL SECTION

(NON-RESIDENTIAL COLLECTOR)

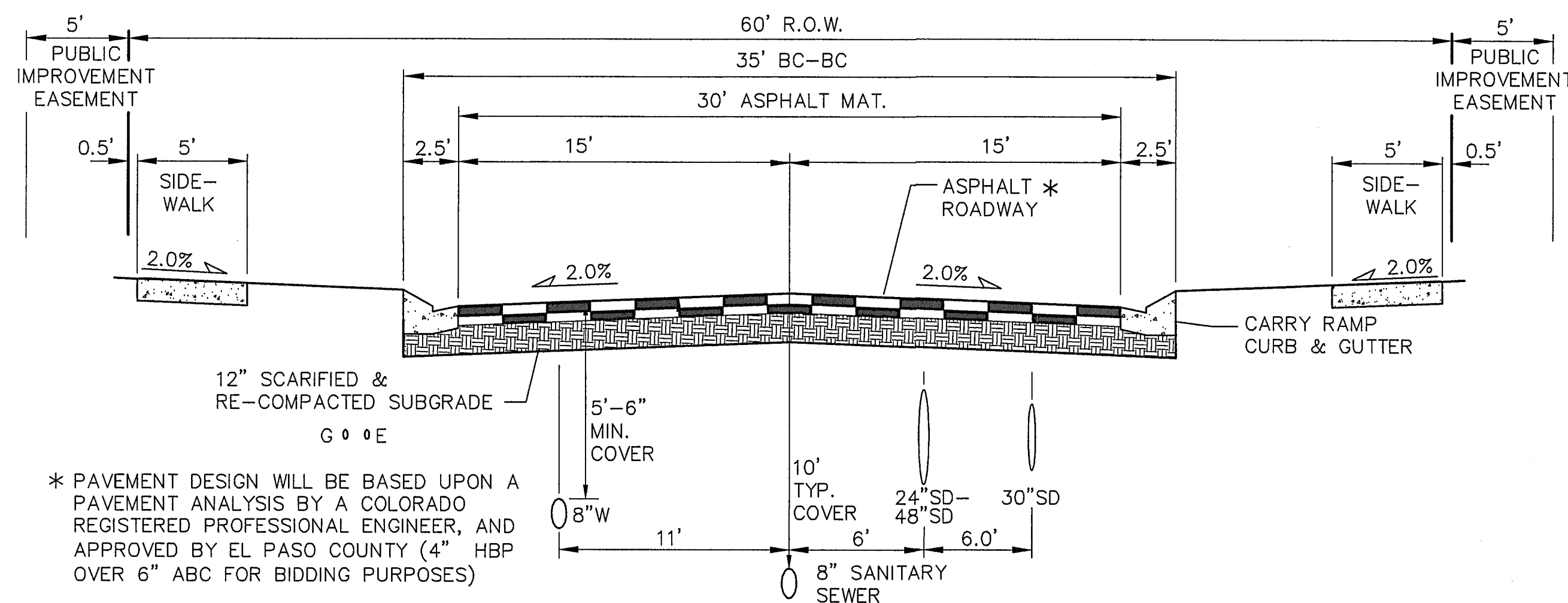
SCALE: 1"=5' H
1"=2.5' V



TEMPORARY GRAVEL SECONDARY ACCESS ROAD

(MAYBERRY DRIVE, PHASE 1)

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

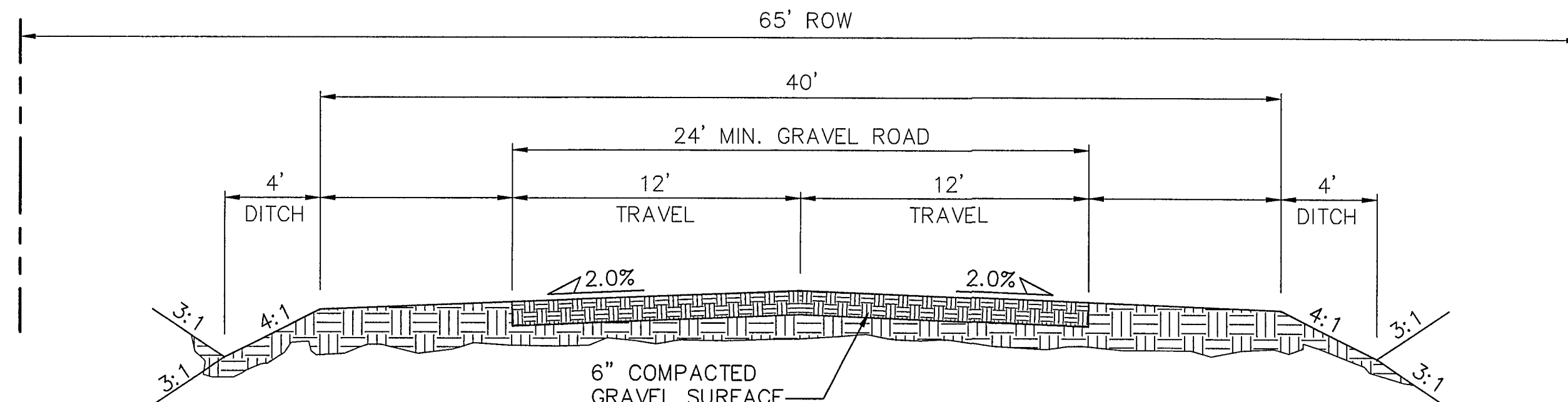


ATCHISON WAY ROAD SECTION

(URBAN LOCAL)

*ON-STREET PARKING ALLOWED

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



TEMPORARY GRAVEL SECONDARY ACCESS ROAD

(SPRINGS EAST ROAD, PHASE 1)

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

DESIGN DATA

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

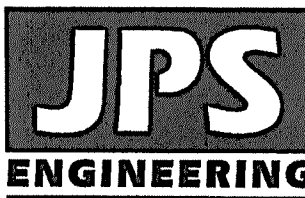
NOTE: THE INTERIM GRAVEL SEGMENT SHALL BE PAVED TO A 20-FOOT MINIMUM WIDTH, PLUS 2-FOOT GRAVEL SHOULDERS, UPON TRAFFIC COUNTS EXCEEDING 200 ADT. PAVING OF THE SECONDARY ACCESS ROUTE SHALL BE PROVIDED BY THE DEVELOPER AT THE TIME TRAFFIC COUNTS EXCEED 200 ADT. TRAFFIC COUNTS SHALL BE PERFORMED UPON BUILDOUT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



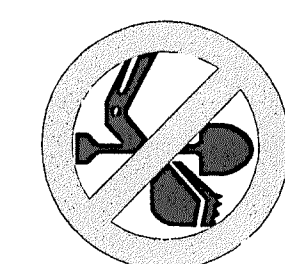
EPC 6/27/22

MAYBERRY, COLORADO SPRINGS - FILING 1A

TYPICAL ROAD SECTIONS



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



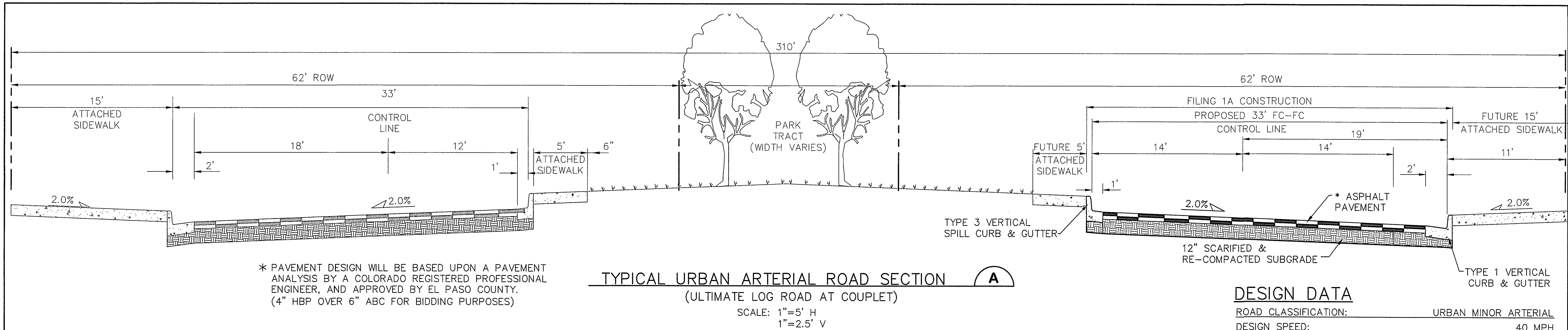
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE ANY EXCAVATION
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

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

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

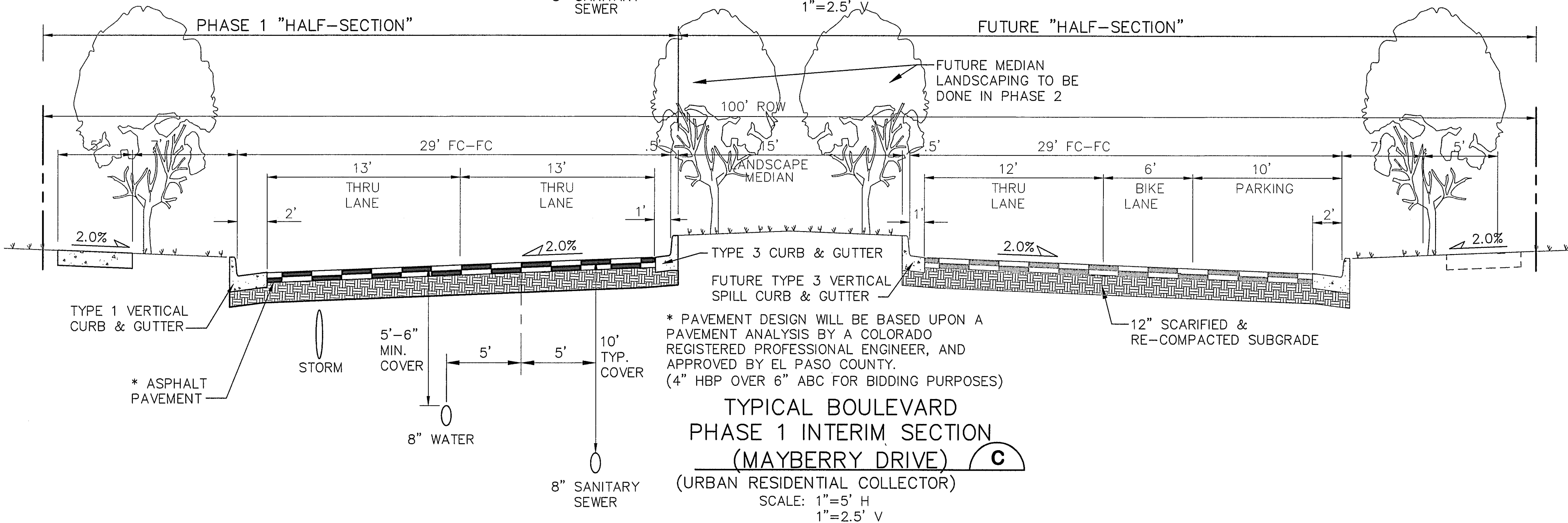
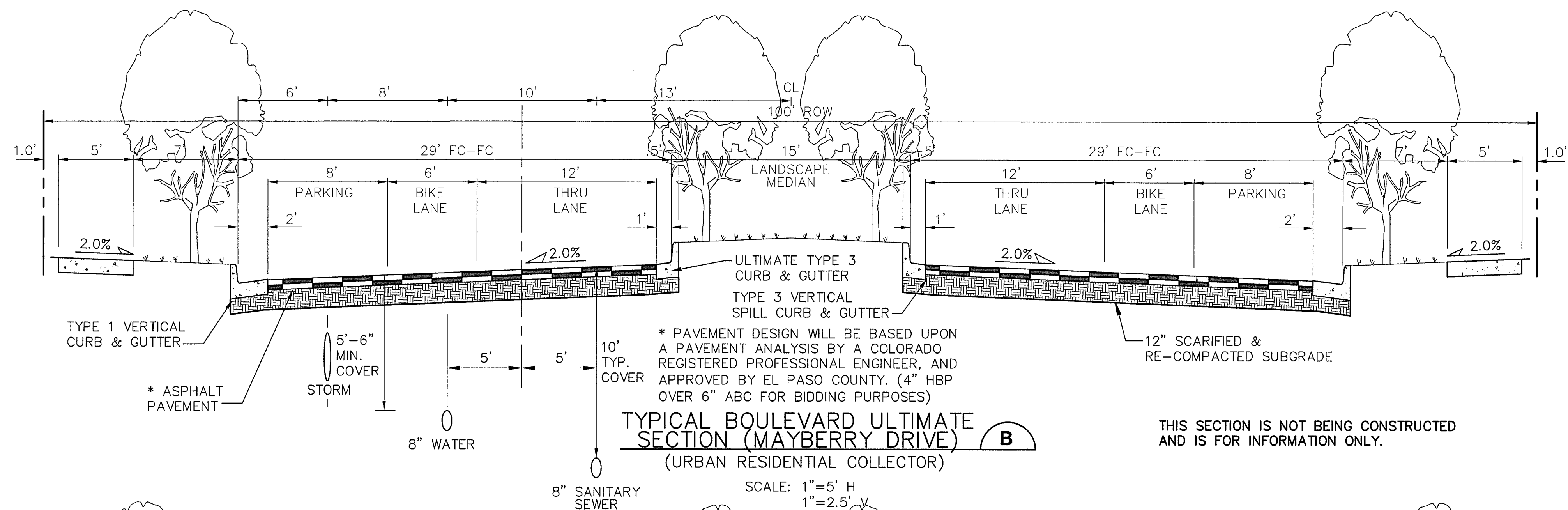
TY1-F1A

C:\Users\Owner\Dropbox\jpsprojects\090001\Ellicott\TY2-F1A.dwg Civil\FLG-1-REPLAT\TY2-F1A.dwg Mar 30, 2022 - 10:37am



DESIGN DATA

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



DESIGN DATA

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

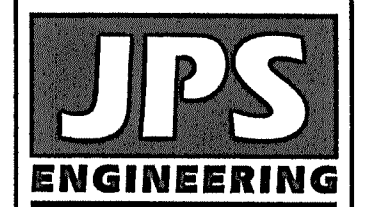


EPC 6/27/22

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

MAYBERRY, COLORADO SPRINGS - FILING 1A

TYPICAL ROAD SECTIONS



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
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

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

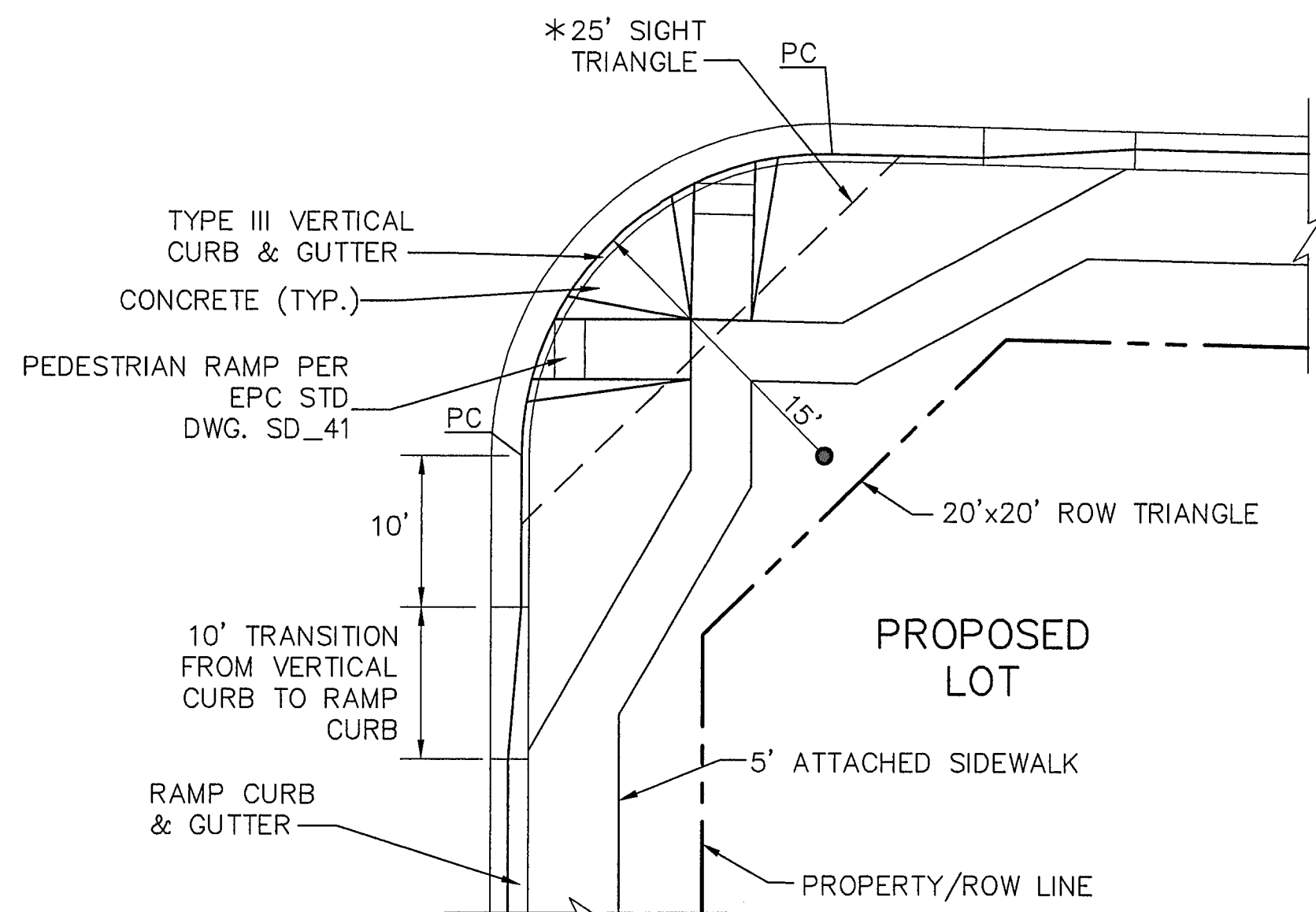
R&R 5/23/2025

BERM & CULVERT REVISION

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

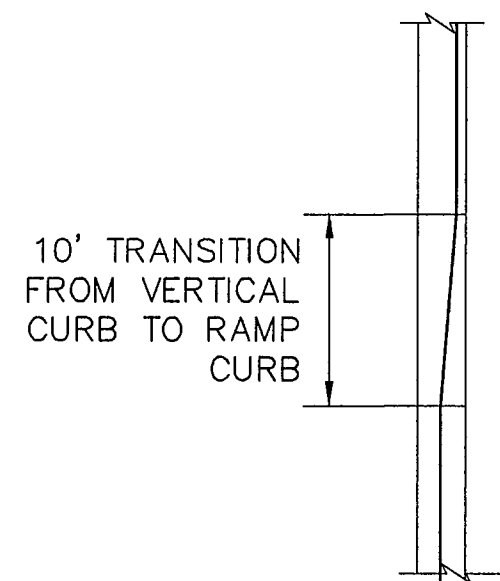
SHEET:

TY2-F1A



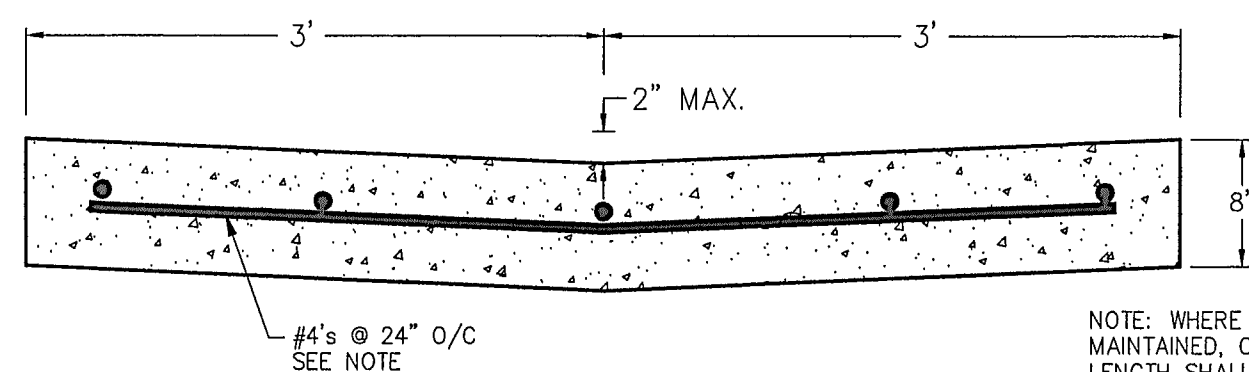
* NOTE: NO OBSTRUCTIONS TALLER THAN 18" ARE PERMITTED WITHIN SIGHT TRIANGLES.

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



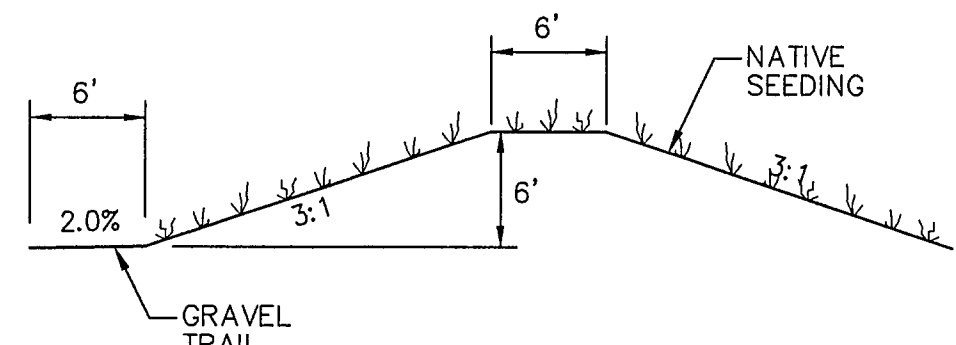
NOTE: TRANSITION FROM RAMP CURB TO VERTICAL CURB OVER 10' ON EACH SIDE OF ALL CURB RETURNS AND STORM INLETS.

CURB TRANSITION DETAIL (B)
SCALE: NTS

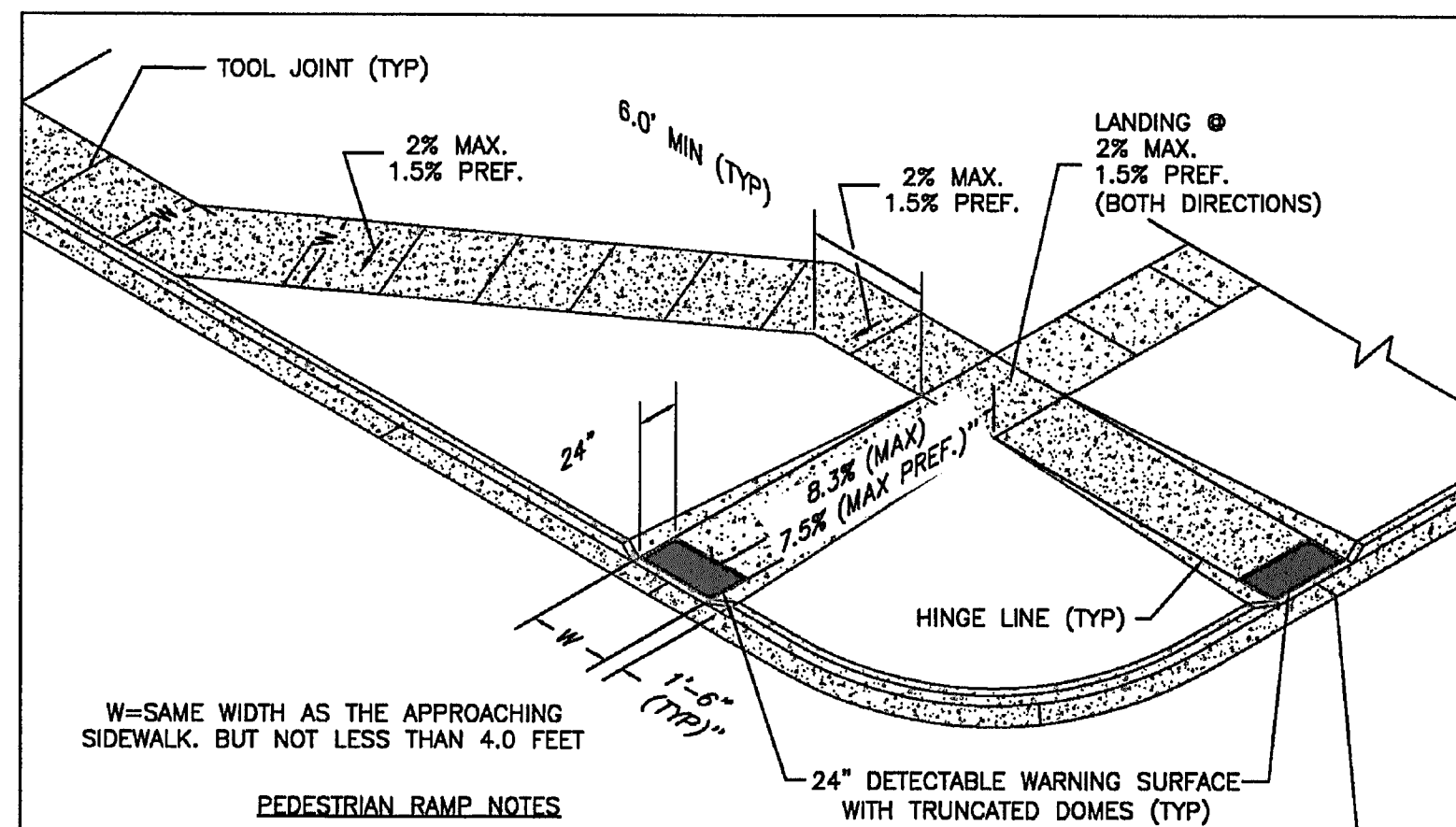


NOTE: WHERE TRAFFIC MUST BE MAINTAINED, ONLY 1/2 OF GUTTER LENGTH SHALL BE CONSTRUCTED. JOINT SHALL BE DOWELED WITH 7 EA. #4's @ 24" O/C.

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



TYPICAL BERM SECTION (D)
NTS



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

PEDESTRIAN RAMP NOTES

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

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

GENERAL NOTES

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

6/23/20

DATE APPROVED:

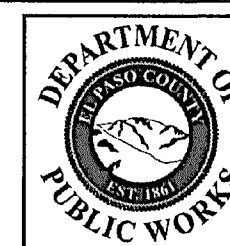
Jennifer E. Irvine

DEPARTMENT OF PUBLIC WORKS

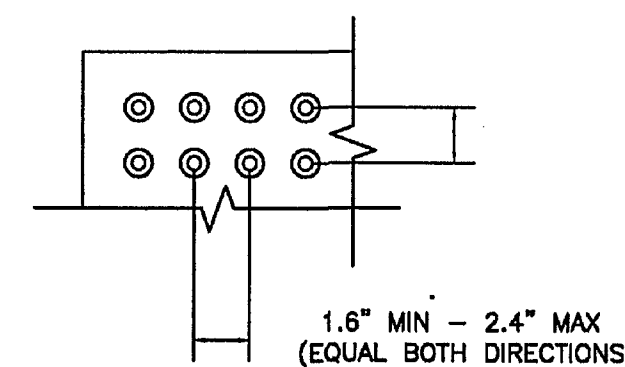
Pedestrian Curb
Ramp Detail
Standard Drawing

REVISION DATE:
6/23/20

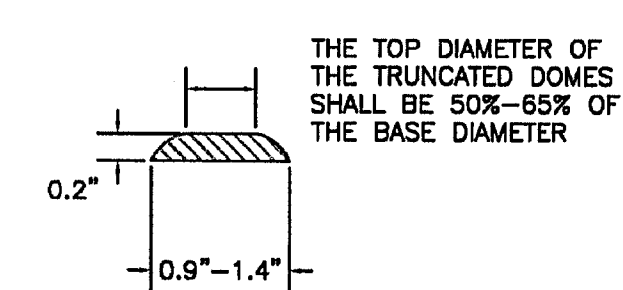
FILE NAME:
SD_2-41



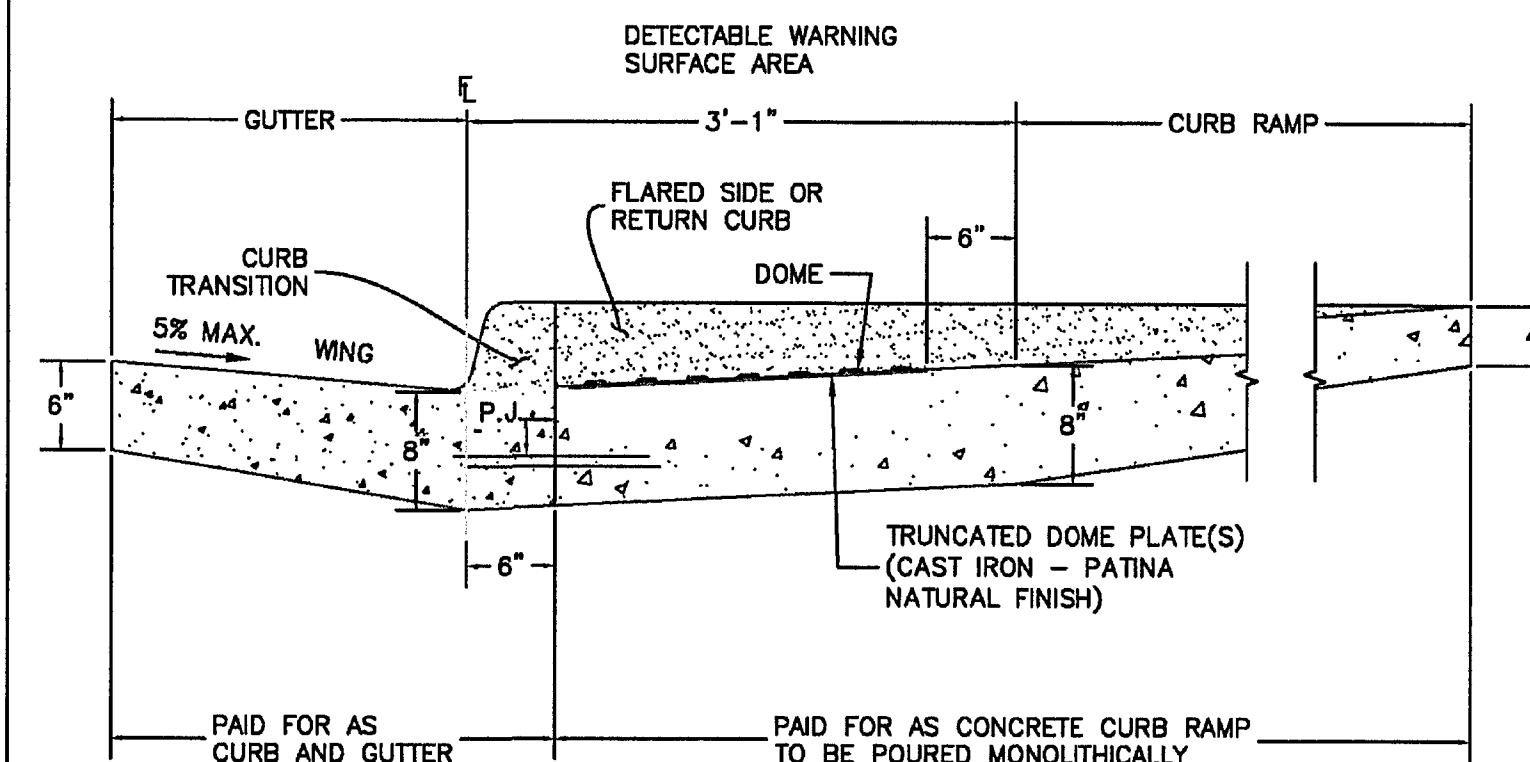
TRUNCATED DOME DETAILS



DOMES SPACING



ELEVATION VIEW



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

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

6/23/20

DATE APPROVED:

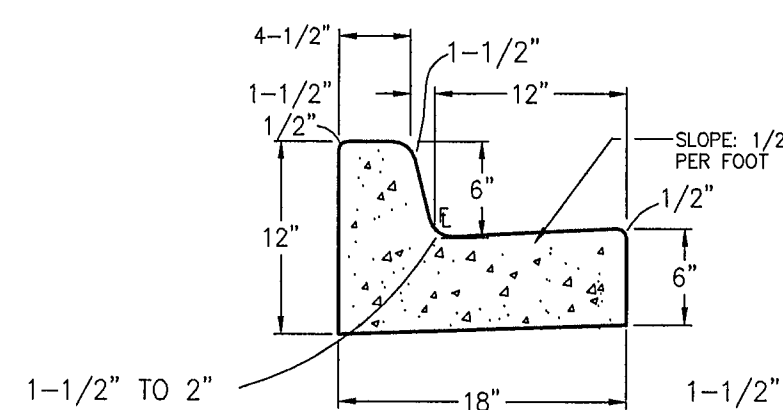
Jennifer E. Irvine

DEPARTMENT OF PUBLIC WORKS

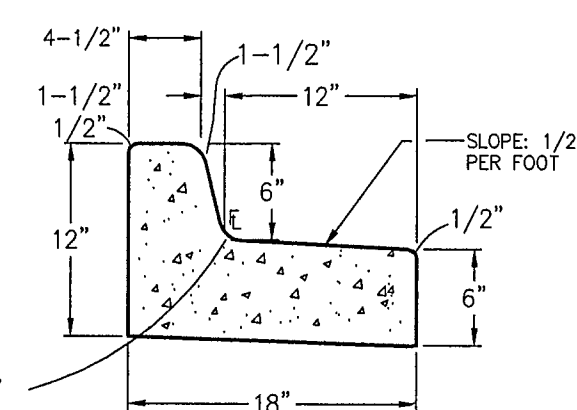
Detectable Warning
Surface Details
Standard Drawing

REVISION DATE:
6/23/20

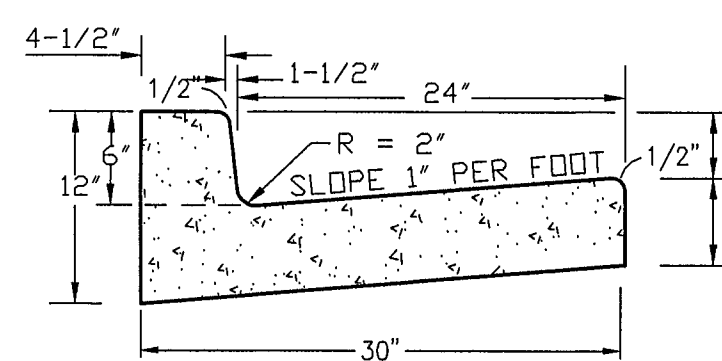
FILE NAME:
SD_2-42



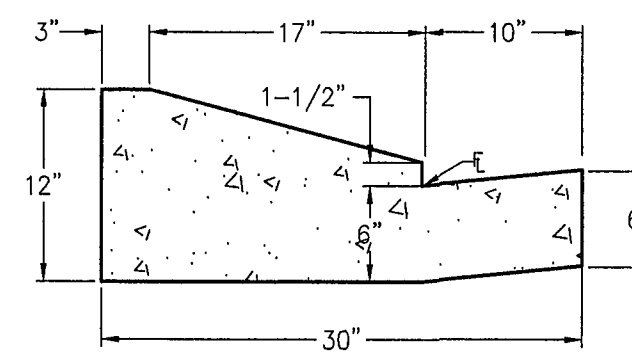
TYPE 3 CARRY CURB (1)



TYPE B SPILL CURB (2)



TYPE A VERTICAL CURB (3)



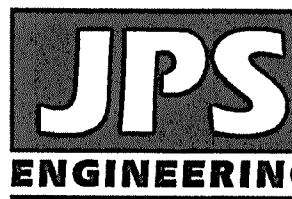
TYPE C RAMP CURB (4)

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

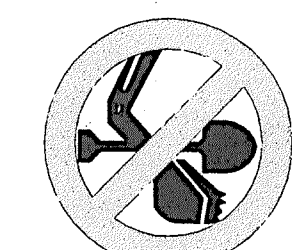


EPC 6/27/22

MAYBERRY, COLORADO SPRINGS - FILING NO. 1A



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



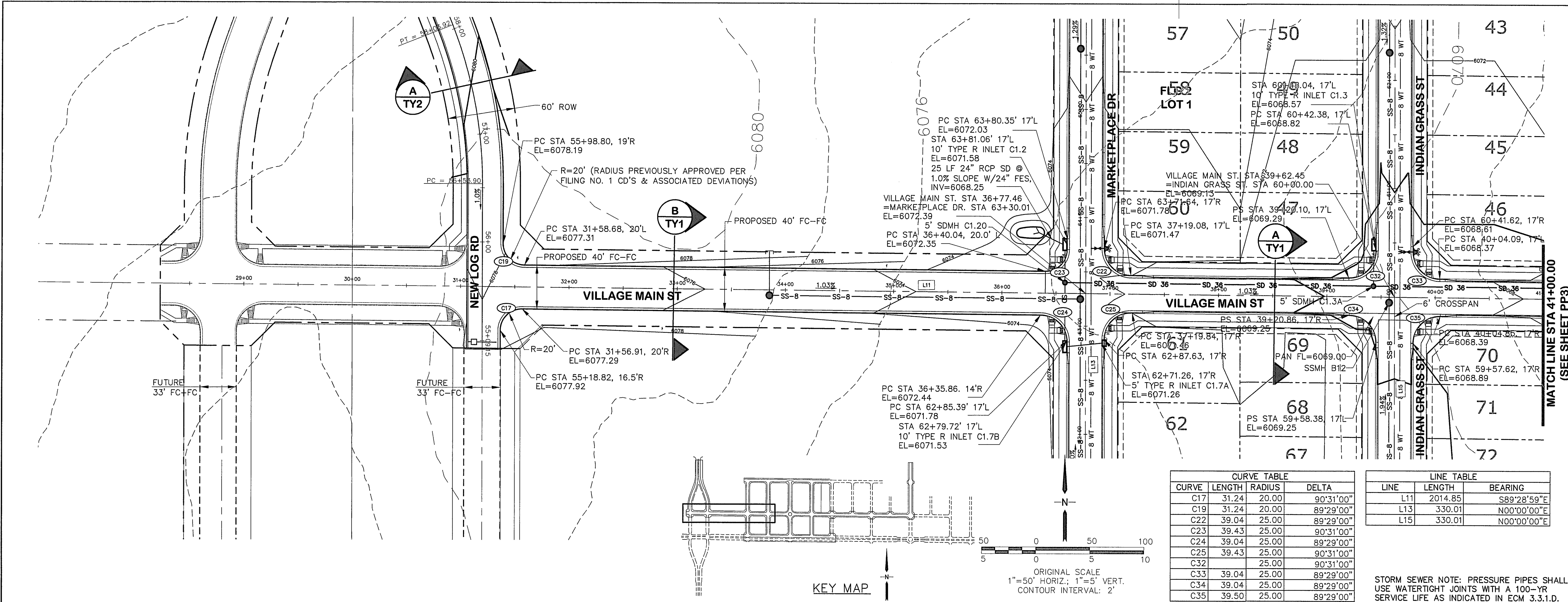
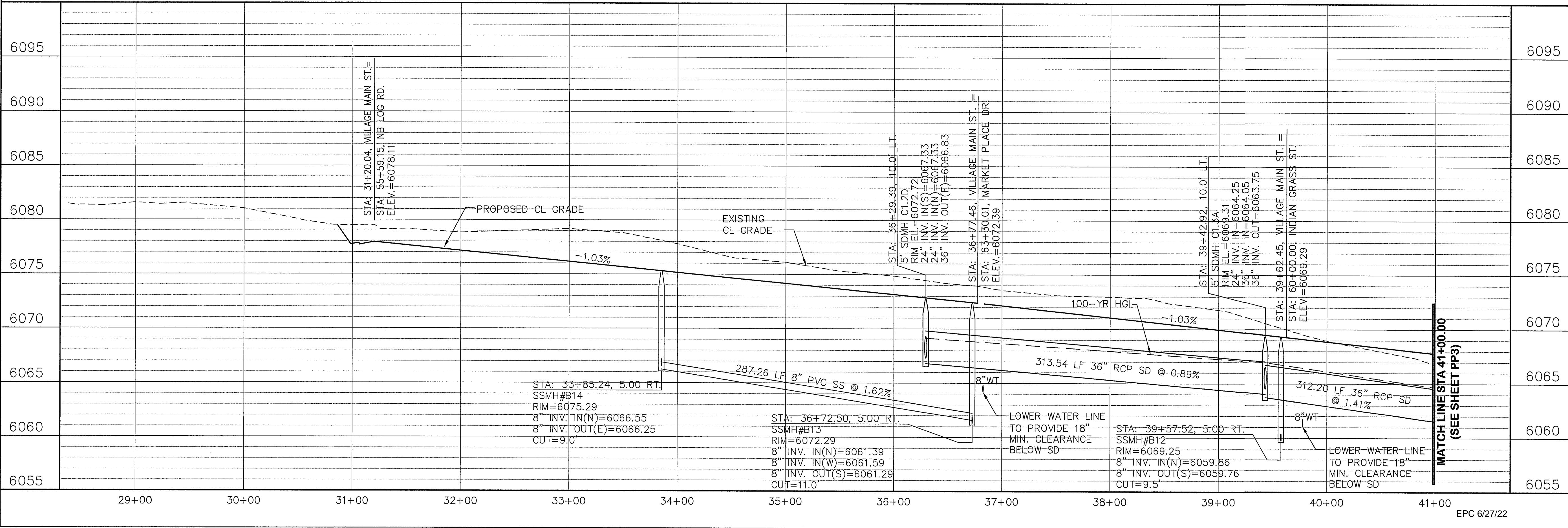
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE
FOR THE UNDERGROUND
FOR THE MEMBER UTILITIES.

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

TYPICAL SECTIONS
& DETAILS

HORZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	R&R	CHECKED:	JPS
CREATED:	4/04/06	LAST MODIFIED:	2/22/22
PROJECT NO:	090001	MODIFIED BY:	MSP
SHEET:	TY3-F1A		

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CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C17	31.24	20.00	90°31'00"
C19	31.24	20.00	89°29'00"
C22	39.04	25.00	89°29'00"
C23	39.43	25.00	90°31'00"
C24	39.04	25.00	89°29'00"
C25	39.43	25.00	90°31'00"
C32	39.04	25.00	90°31'00"
C33	39.04	25.00	89°29'00"
C34	39.04	25.00	89°29'00"
C35	39.50	25.00	89°29'00"

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

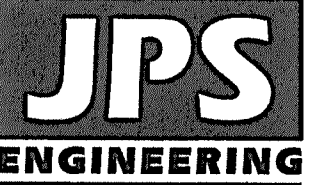
STORM SEWER NOTE: PRESSURE PIPES SHALL USE WATERTIGHT JOINTS WITH A 100-YR SERVICE LIFE AS INDICATED IN ECM 3.3.1.D.

MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

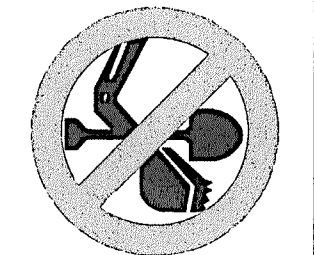
VILLAGE MAIN STREET
PLAN & PROFILE
(STA: 29+00 TO STA: 41+00.00)



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



19 E. Willamette Ave.
Colorado Springs, CO 80903
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FAX: 719-471-0766
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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE UNDERGROUND
MEMBER UTILITIES.

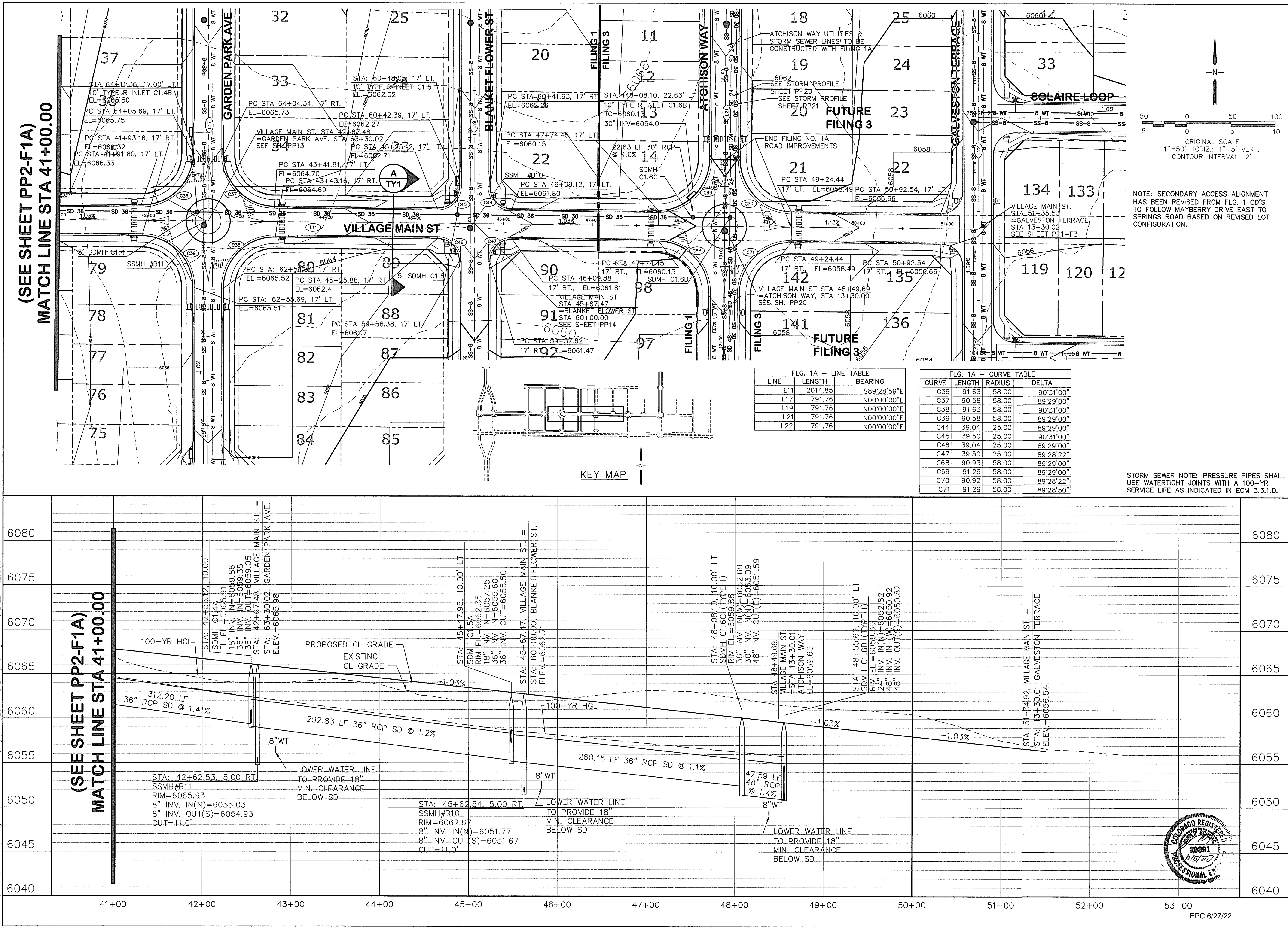
REVISION
BY DATE
JPS 12/22/20
JPS 1/24/21
JPS 11/08/21
JPS 2/22/22
JPS 3/31/22

FLG-1 REPLAT
VILLAGE MAIN PARKING
FIA SUBMITTAL
EPC COMMENTS
EPC COMMENTS

5/23/2025
R&R

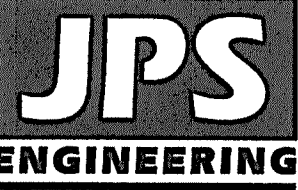
BERM & CULVERT REVISION

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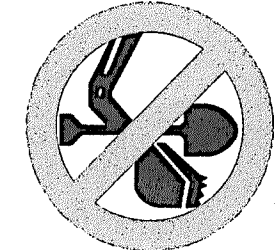


MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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



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

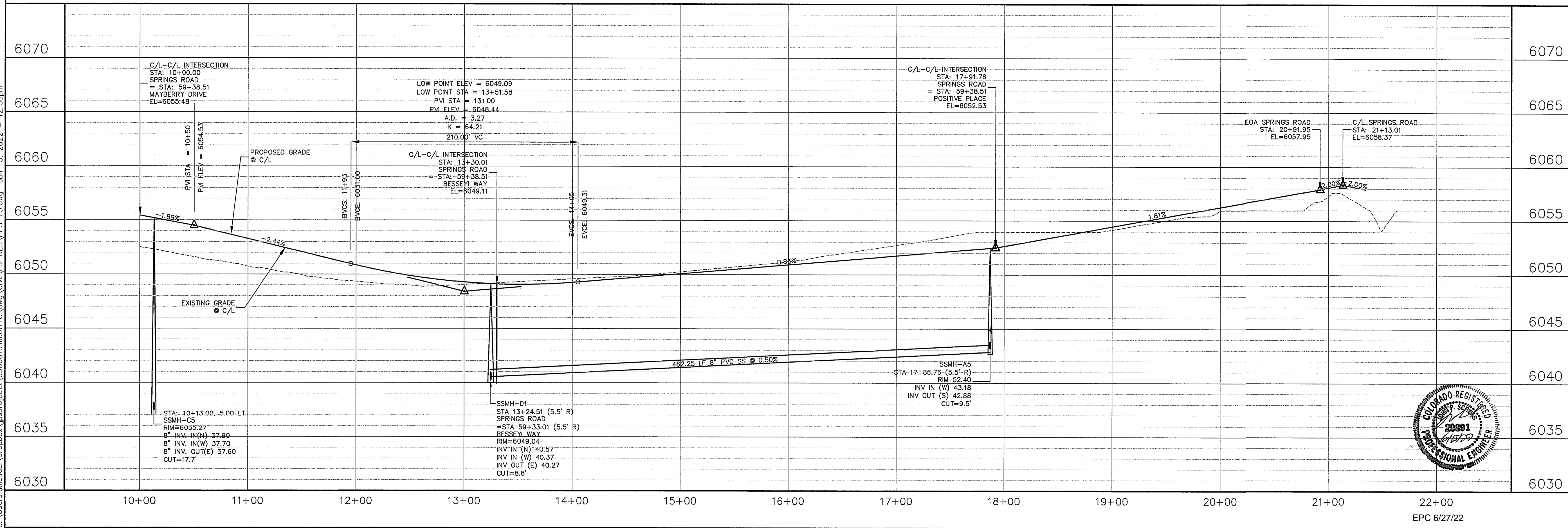
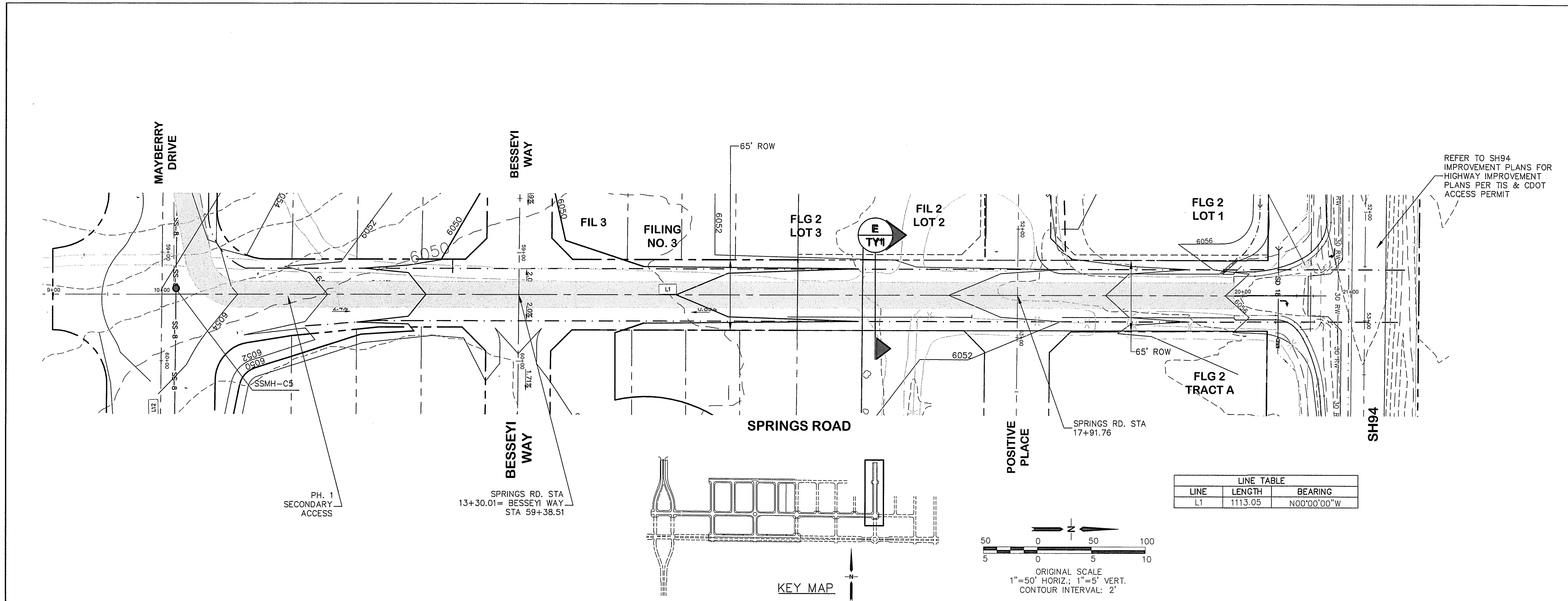


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL BEFORE YOU DIG
BEFORE YOU GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

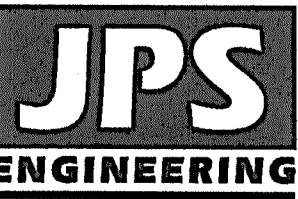
No.	REVISION	BY	DATE
A	FIA SUBMITTAL	JPS	11/19/21
B	EPC COMMENTS	JPS	2/22/22
C	EPC COMMENTS	JPS	3/31/22
D	BERM & CULVERT REVISION	R&R	5/23/2025

HORIZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 3/26/06	LAST MODIFIED: 3/31/22
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET: PP3-F1A	

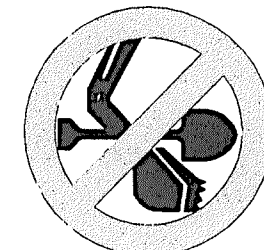
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MAYBERRY, COLORADO SPRINGS - FILING NO. 1A



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

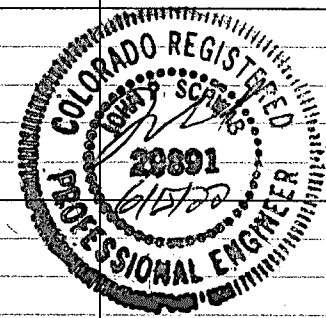


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

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

SPRINGS ROAD PLAN & PROFILE

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

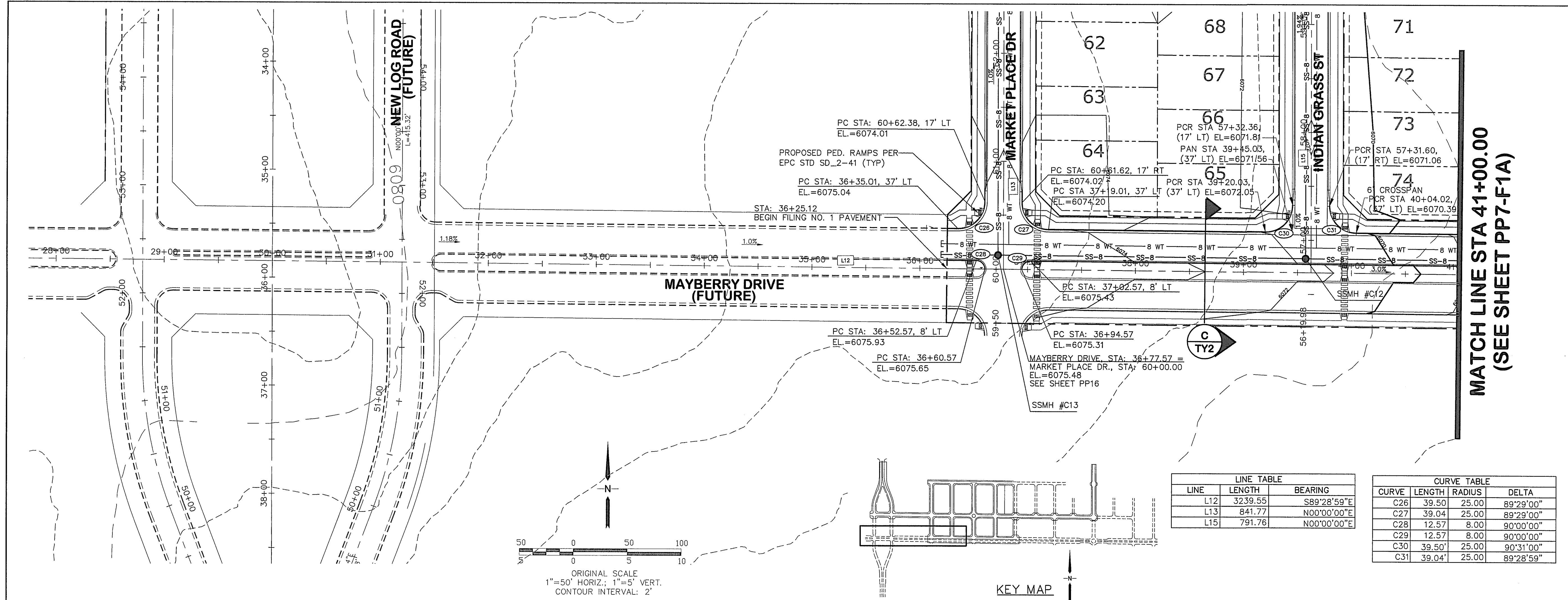
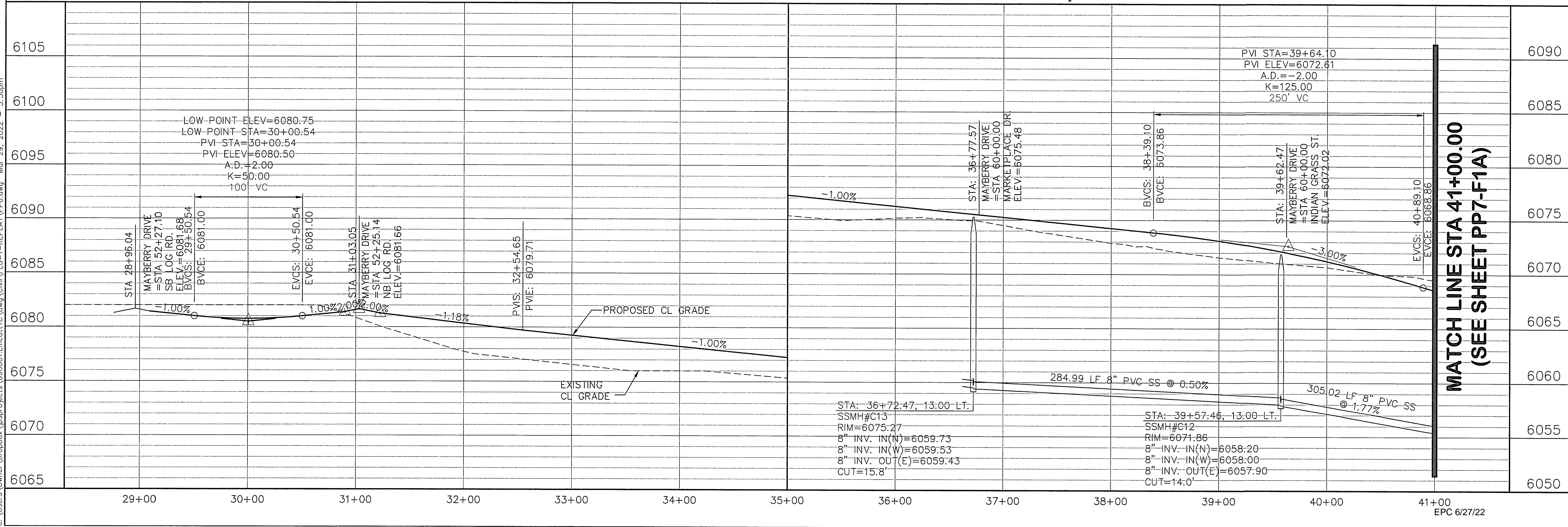


HORZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 1/15/19	LAST MODIFIED: 6/15/22
PROJECT NO: 090001	MODIFIED BY: MSP

SHEET: PP5-F1A

EPC 6/27/22

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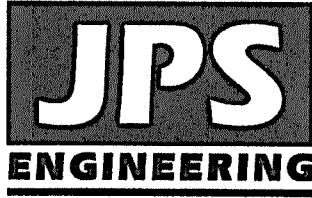
MAYBERRY, COLORADO SPRINGS, FILING NO. 1A

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

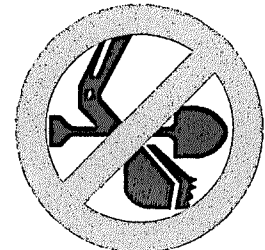


HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: R&R
CREATED: 3/26/08
PROJECT NO: 090001
DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 3/31/22
MODIFIED BY: BJJ

PP6-F1A



19 E. Willamette Ave.
Colorado Springs, CO 80903
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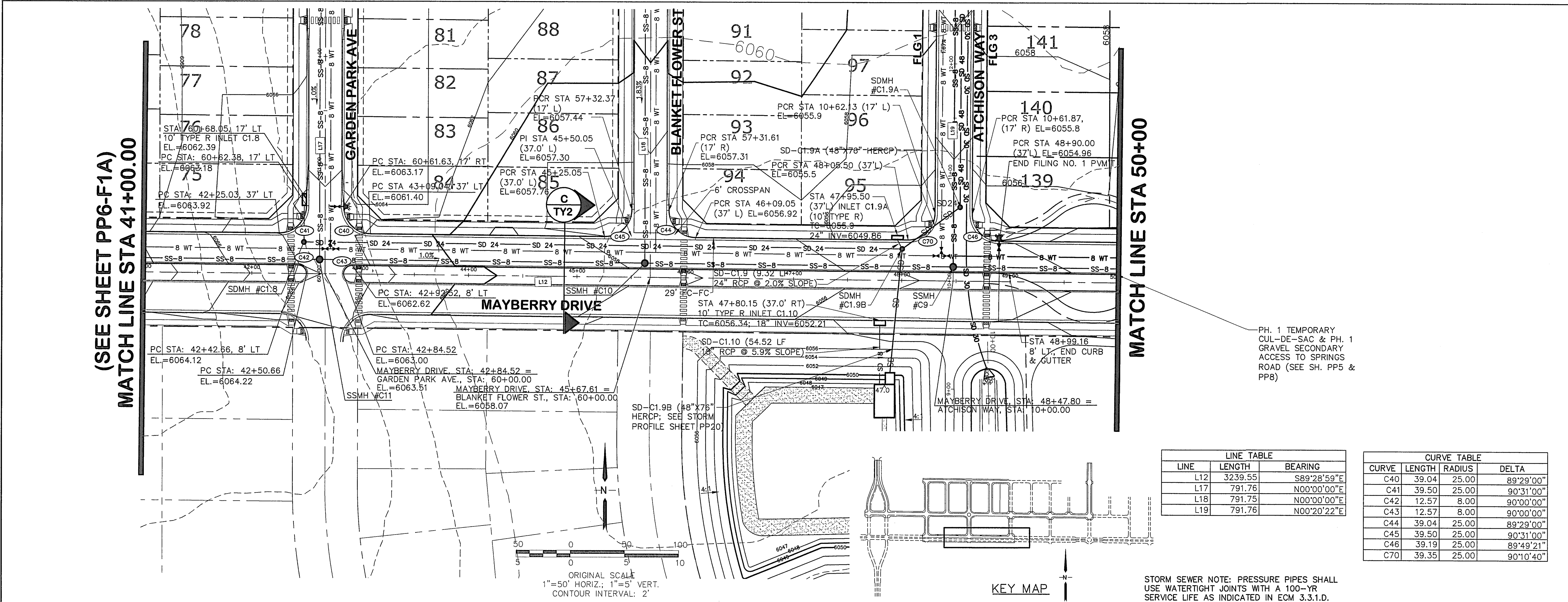
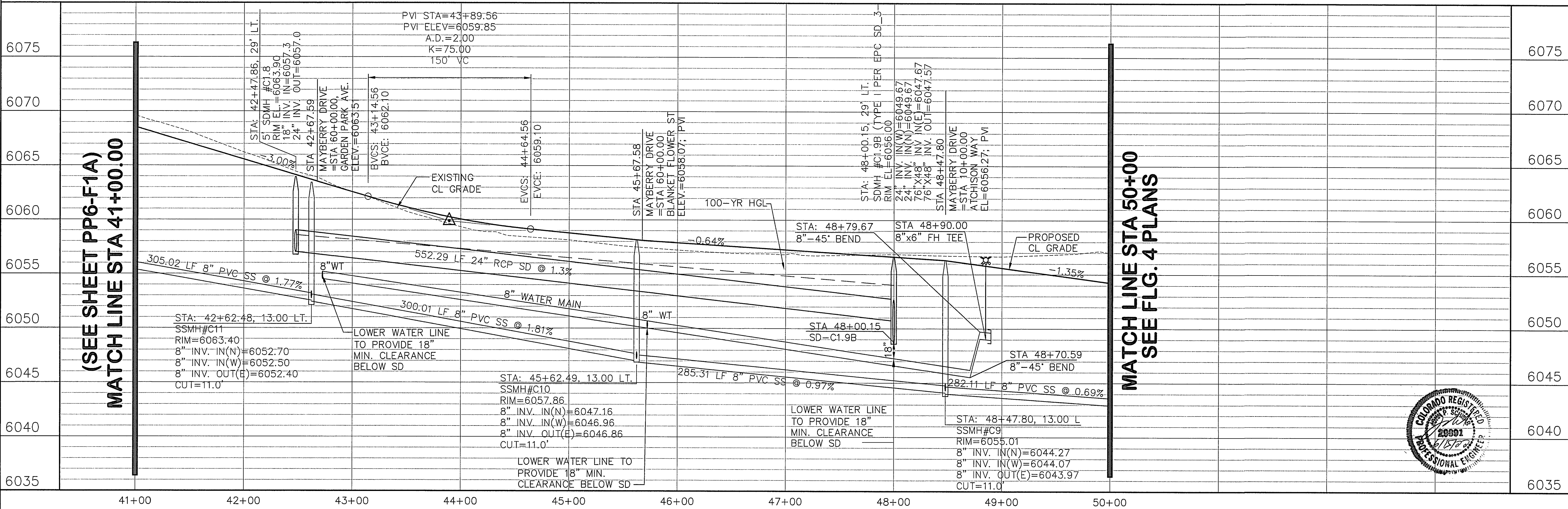


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE ANY EXCAVATION
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
A	EPC COMMENTS	JPS	1/15/07
B	2018 SUBMITTAL	JPS	3/28/18
C	FIA SUBMITTAL	JPS	11/19/21
D	EPC COMMENTS	JPS	2/22/22
E	EPC COMMENTS	JPS	3/31/22

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

C:\Users\Owner\Dropbox\jpsprojects\090001\Elicott\TC.dwg Civil FLG-1-REPLAT\PP7.dwg Apr 06, 2022 - 4:33pm



HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: R&R
CREATED: 9/12/19
PROJECT NO: 090001

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

SHEET: PP7-F1A

MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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

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

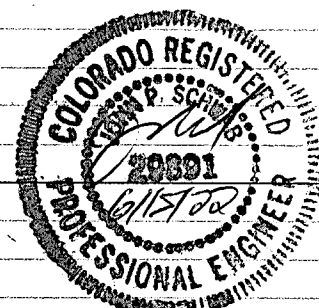
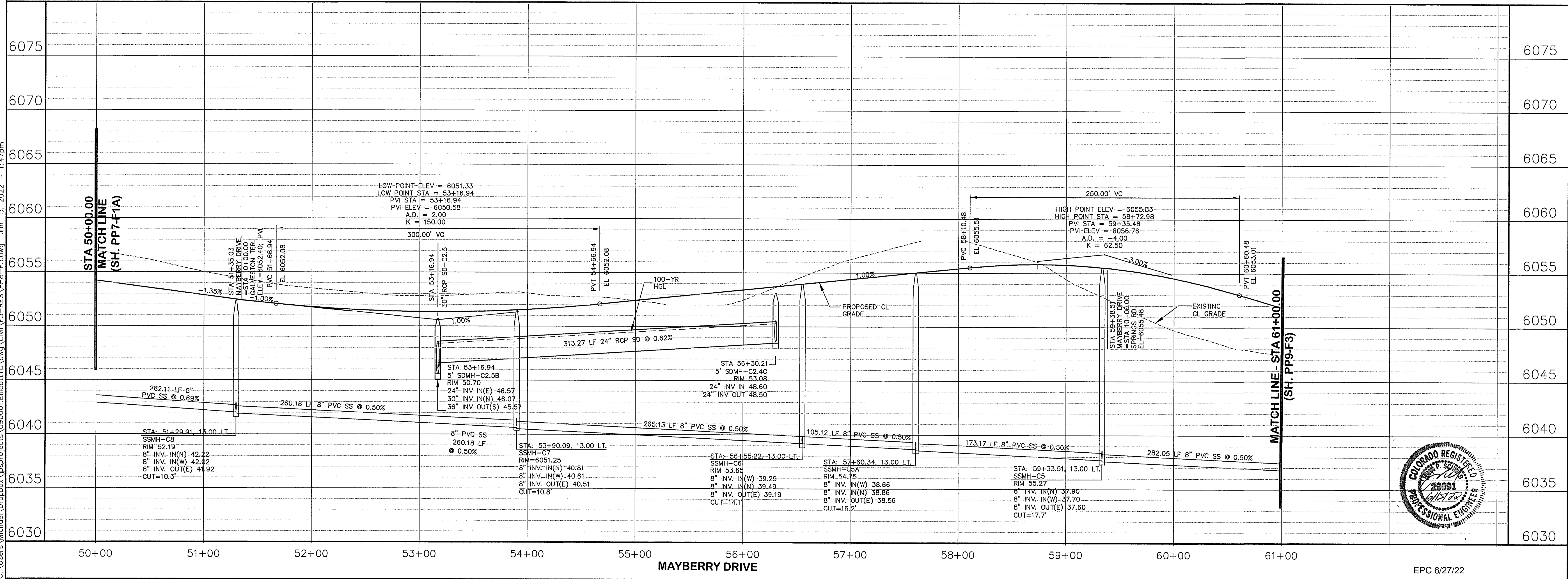
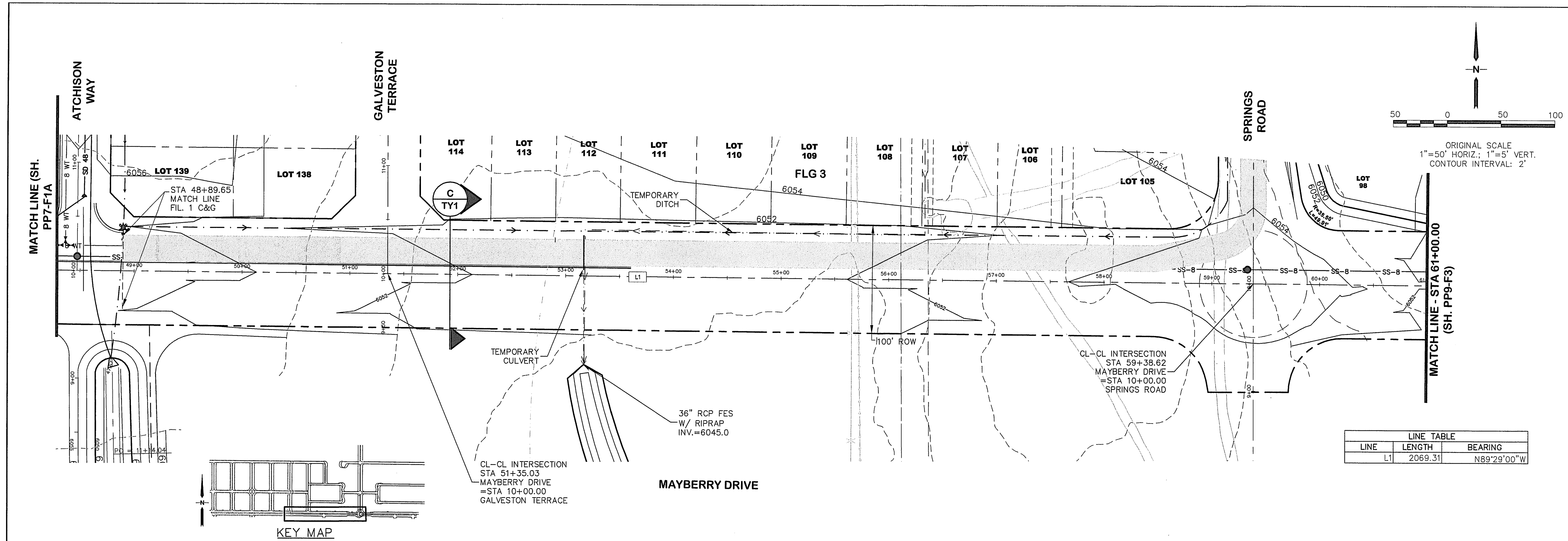
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 48 HOURS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

**JPS
ENGINEERING**

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

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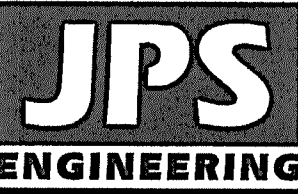
MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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

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

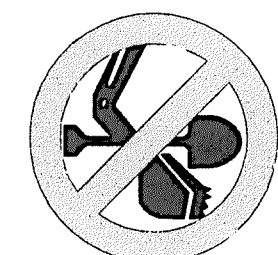
DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 6/15/22
MODIFIED BY: MSP

SHEET: **PP8-F1A**



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80903

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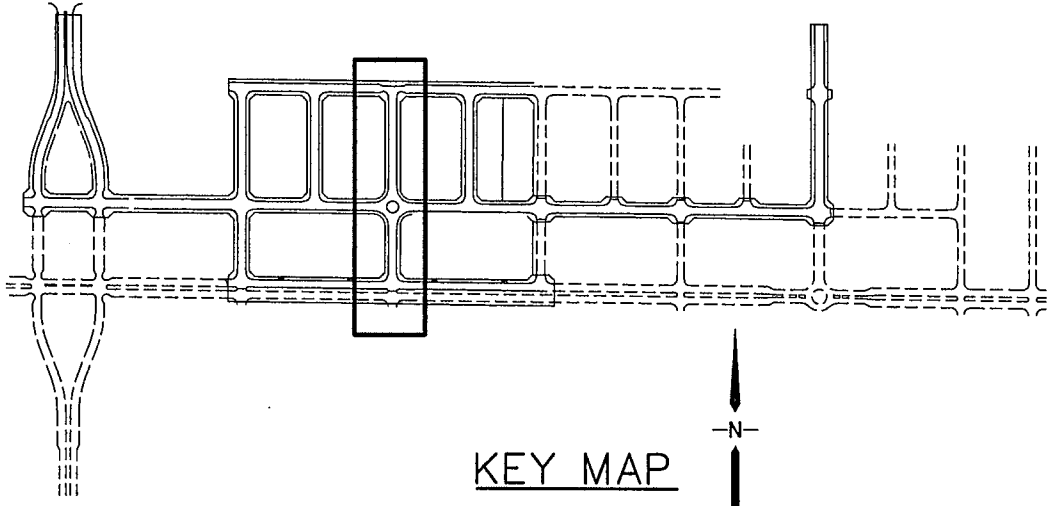
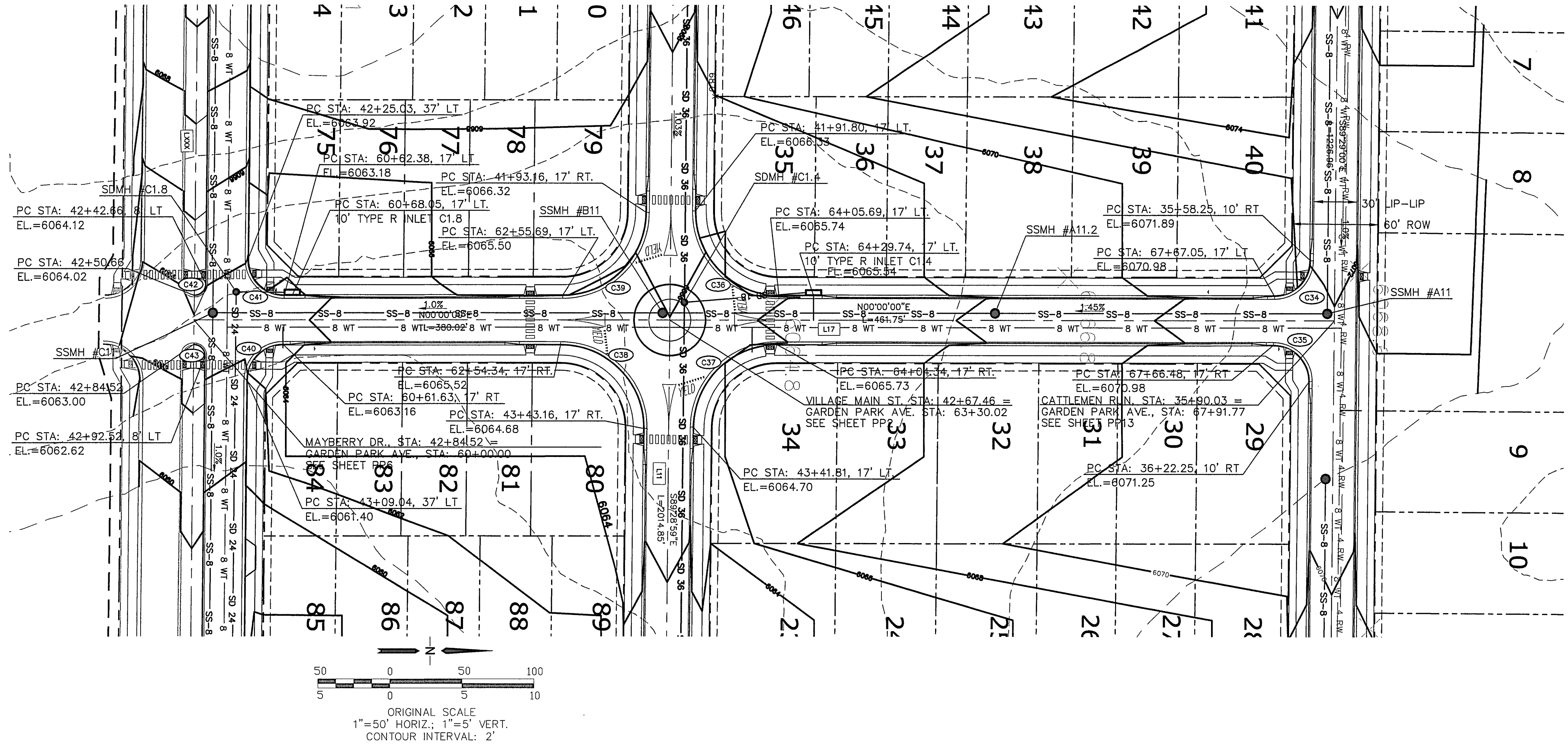
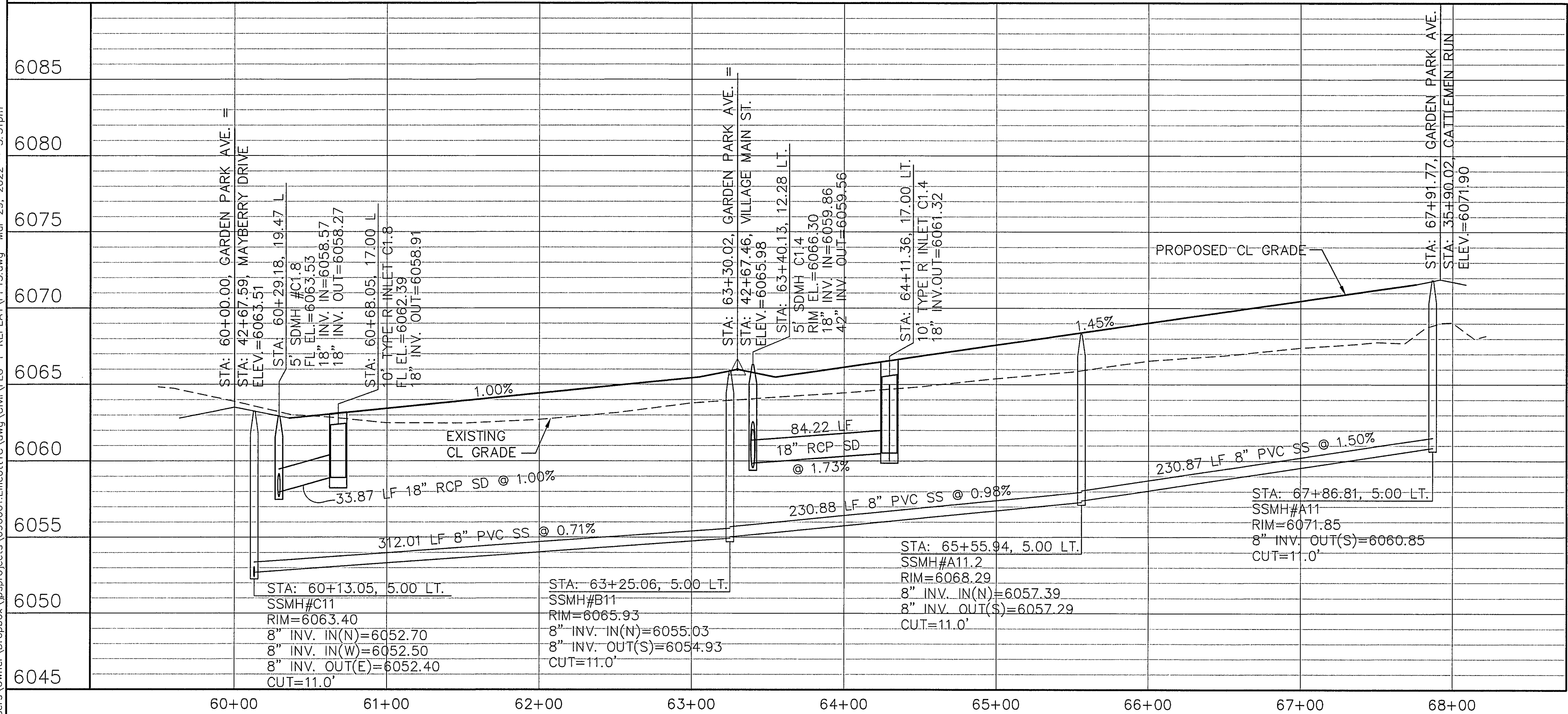


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE ANY EXCAVATION OR
FOR THE MEMBER UTILITIES.

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

EPC 6/27/22

C:\Users\Owner\Dropbox\Projects\090001\Ellicott\TC\dwg\Civil\PP13-F1A-REPLAT\PP13.dwg Mar 29, 2022 - 5:53pm



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

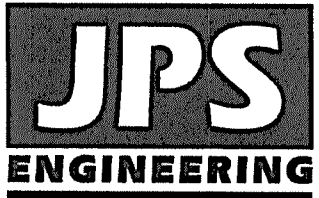


MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

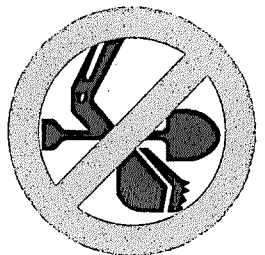
GARDEN PARK AVENUE PLAN & PROFILE (STA: 60+00.00 TO STA: 68+00.00)

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

SHEET: PP13-F1A



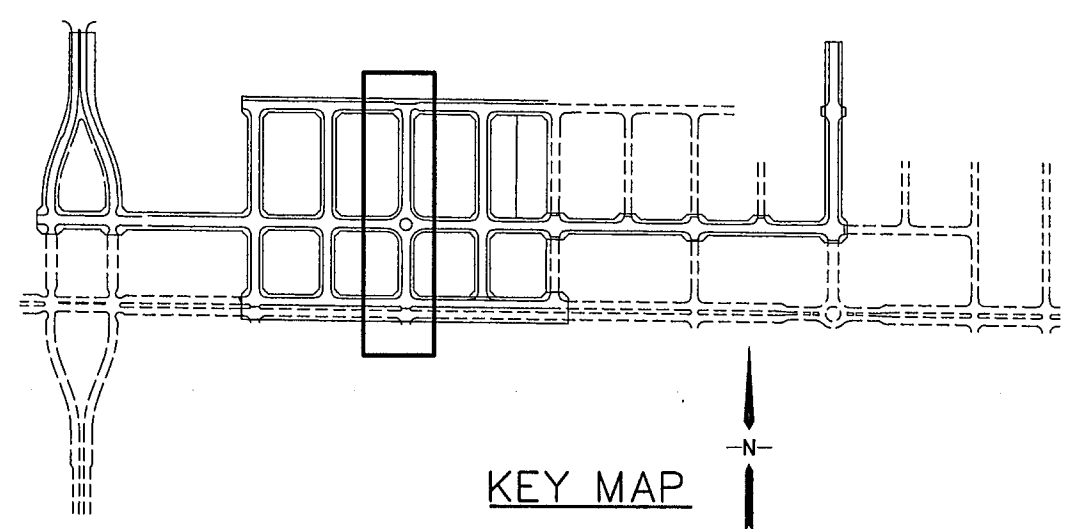
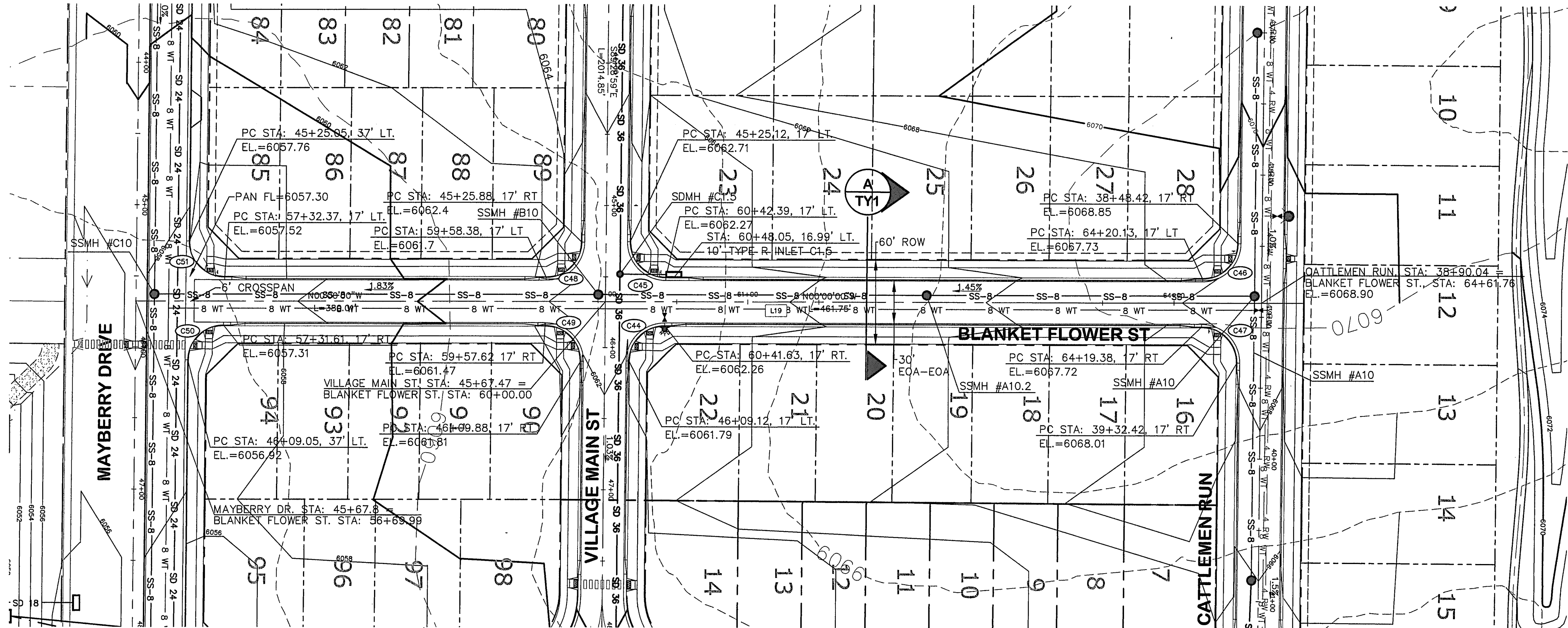
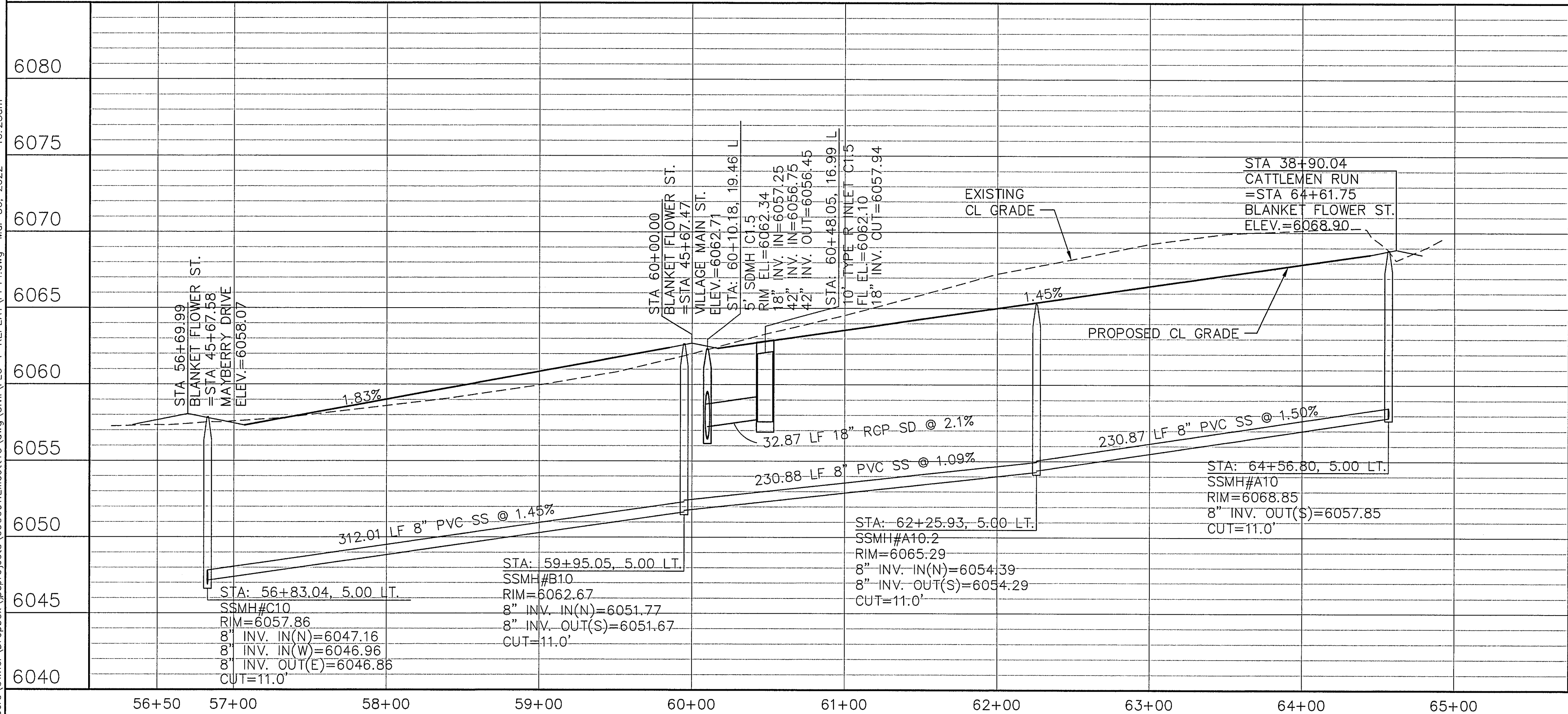
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CALL 7 BUSINESS DAYS IN ADVANCE
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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

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

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

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

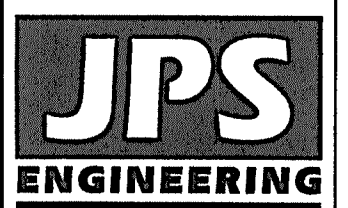


MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

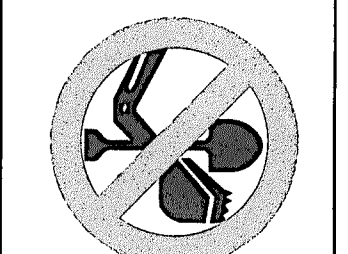
BLANKET FLOWER STREET PLAN & PROFILE (STA: 56+50 TO STA: 65+00.00)

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
SHEET:	

PP14-F1A



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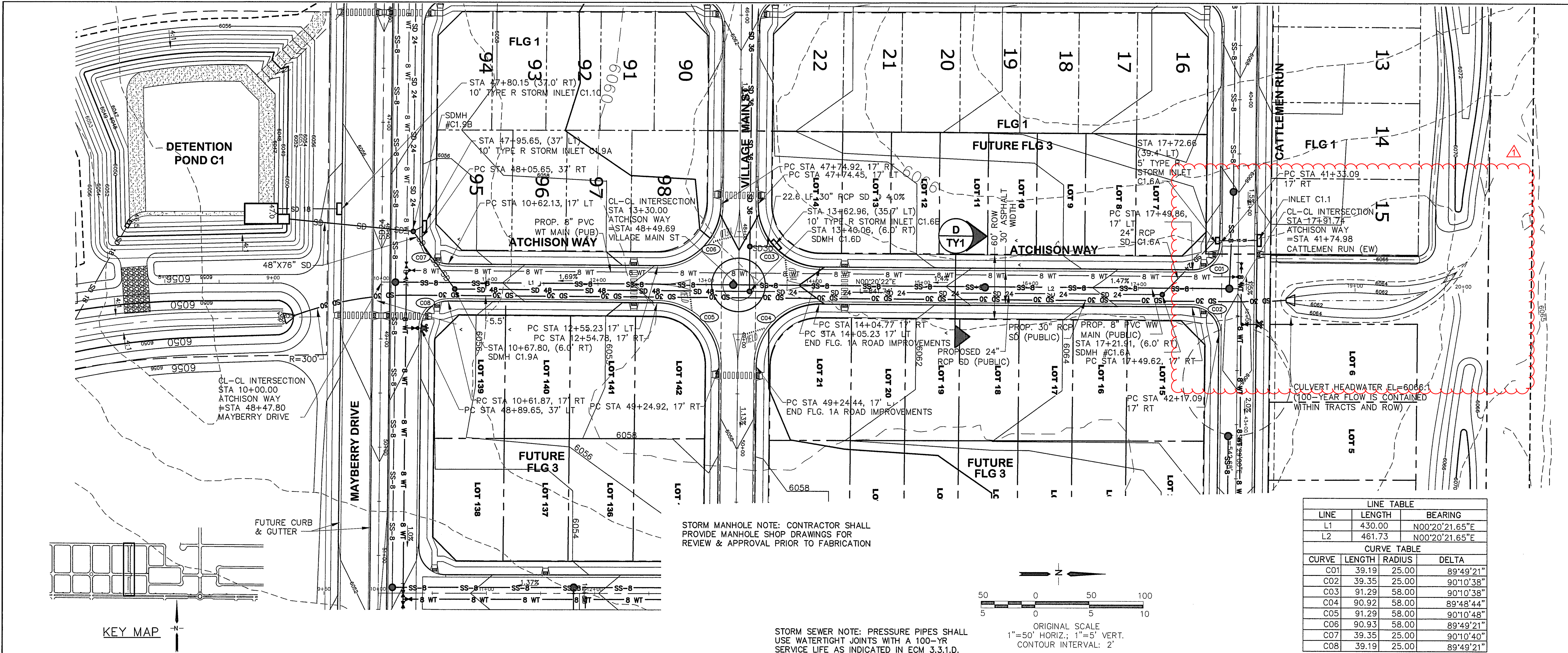


CALL UTILITY NOTIFICATION
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1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG. GRADE OR LOCATE
FOR THE MEMBER UTILITIES.

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

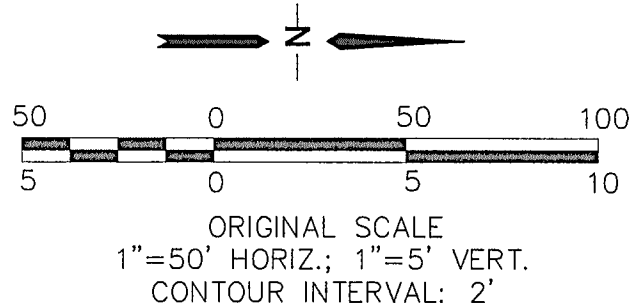
BERM & CULVERT REVISION R&R 5/23/2025

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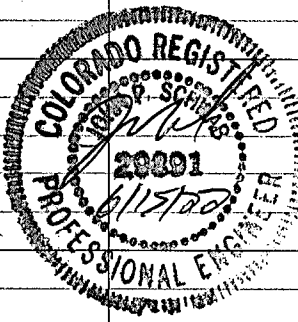
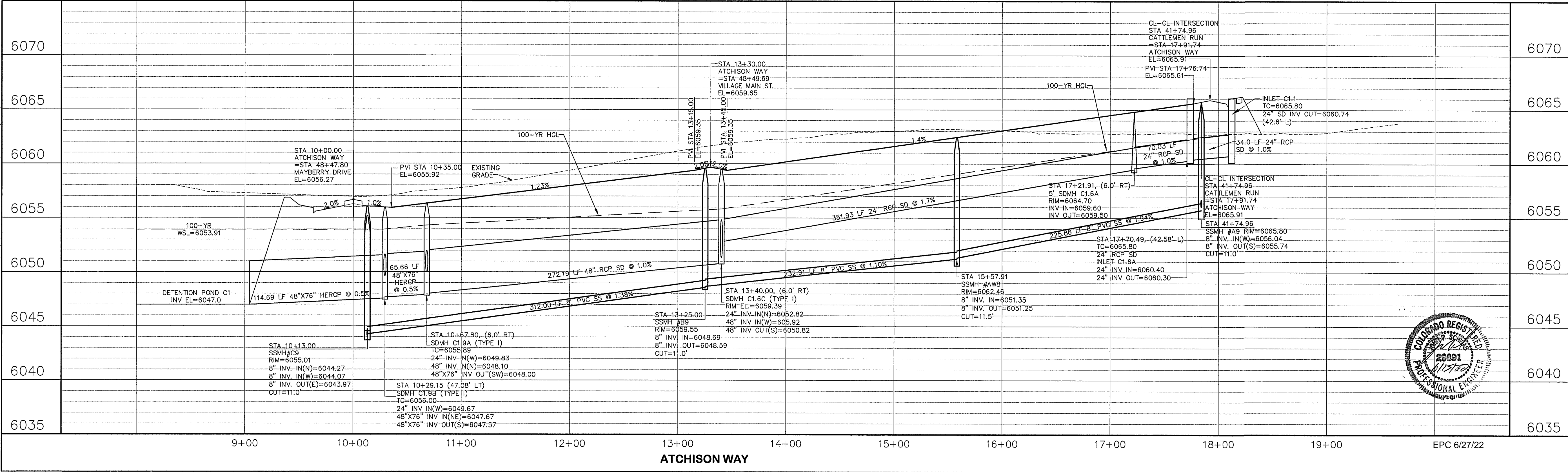


STORM MANHOLE NOTE: CONTRACTOR SHALL PROVIDE MANHOLE SHOP DRAWINGS FOR REVIEW & APPROVAL PRIOR TO FABRICATION

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



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



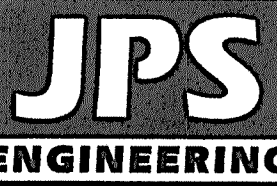
MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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

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

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

SHEET: PP20-F1A



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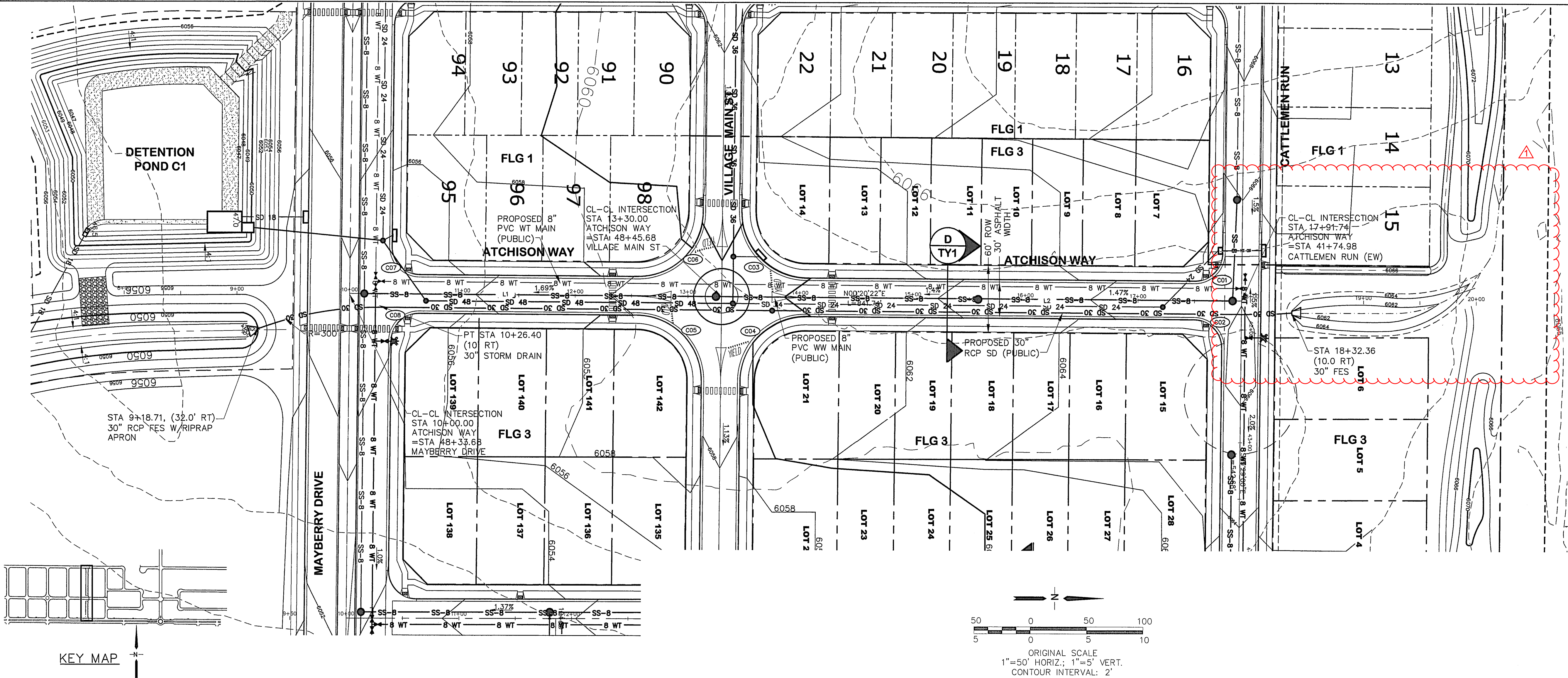
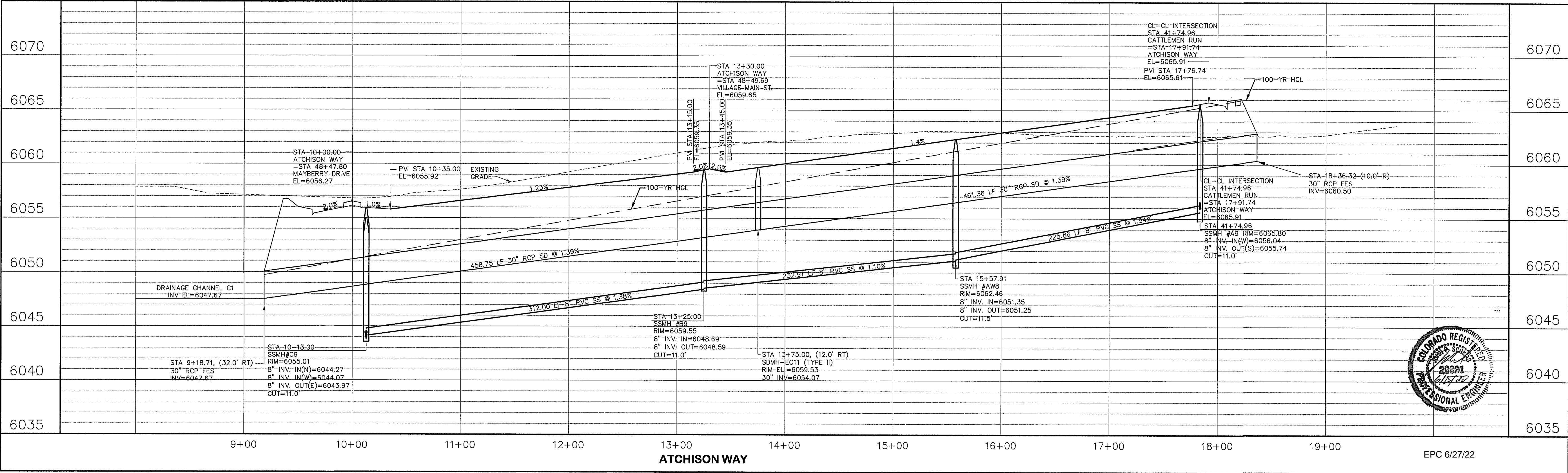


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

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

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

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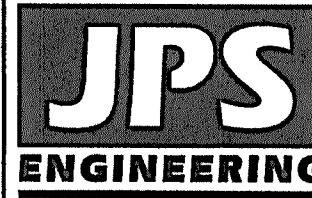


MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

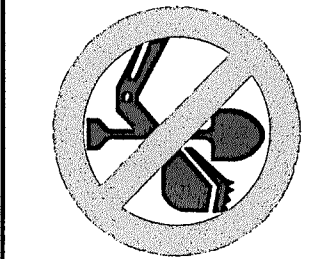
ATCHISON WAY 30" STORM DRAIN PLAN & PROFILE (STA: 10+00 TO STA: 17+91.74)

HORIZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 11/02/21	LAST MODIFIED: 4/6/22
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET:	

PP21-F1A



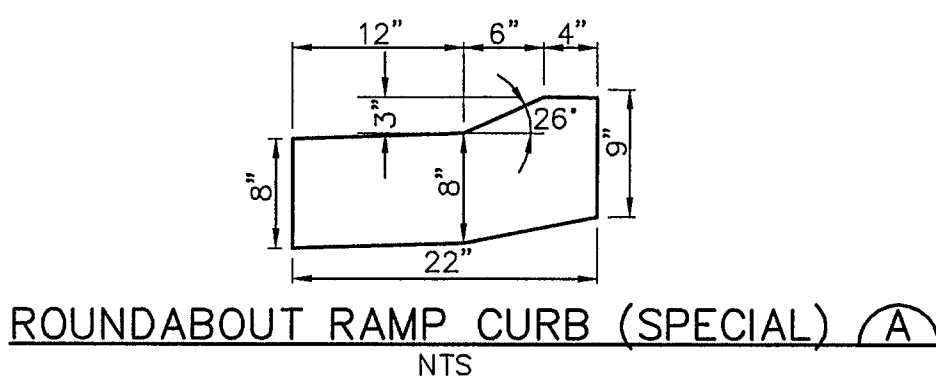
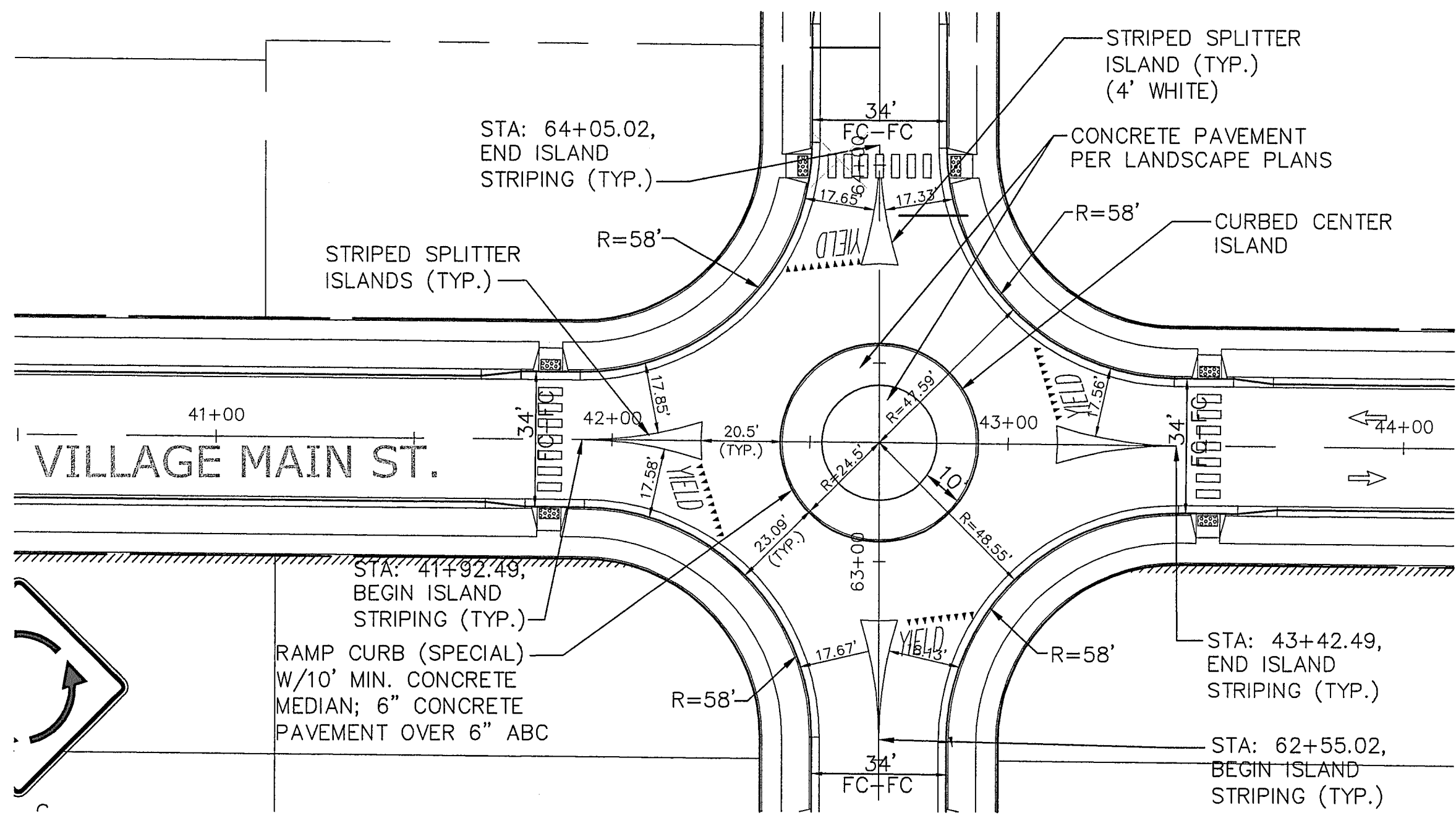
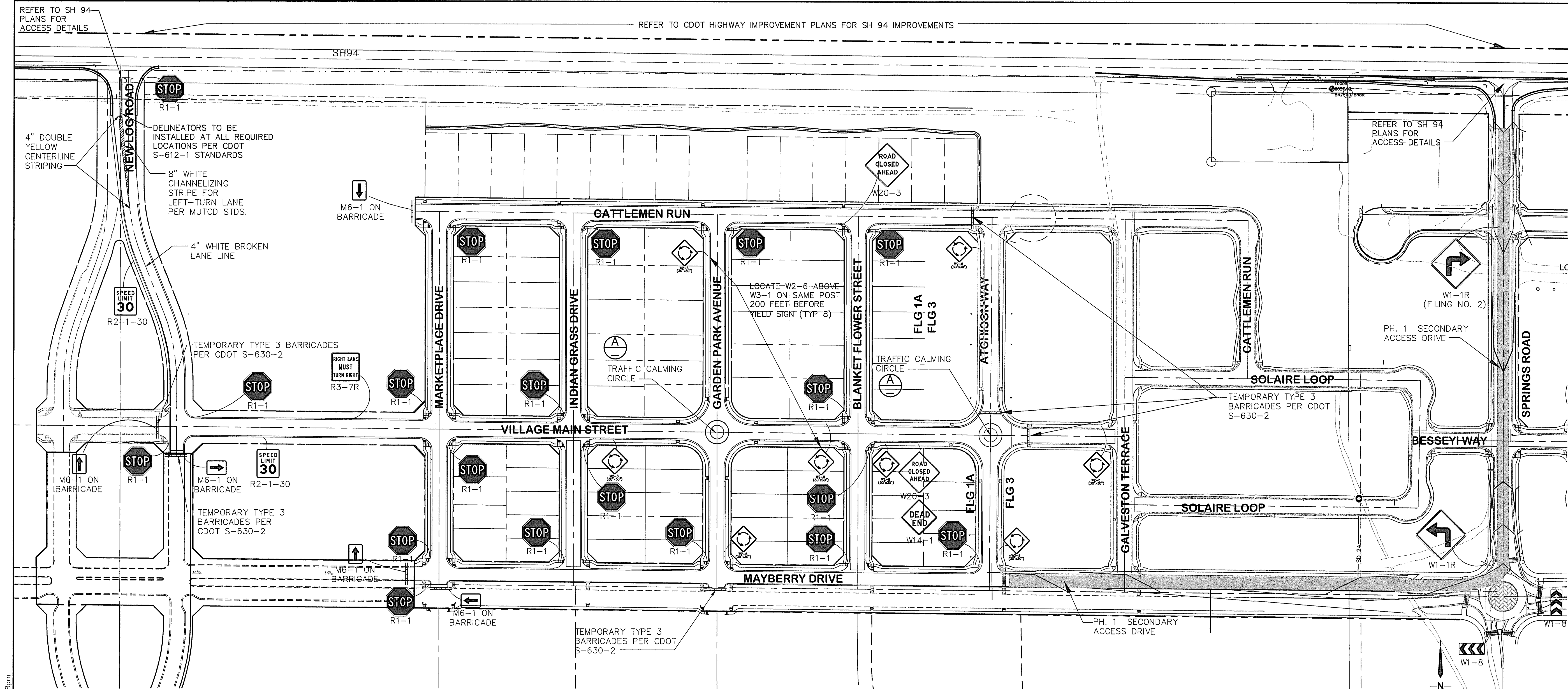
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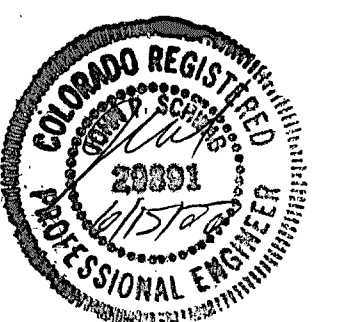
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MEMBER UTILITIES.

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

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



TRAFFIC CALMING CIRCLE (A)
SCALE: 1"=30'

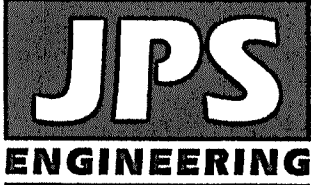


EPC 6/27/22

- 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. G2

MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

SIGNING & STRIPING PLAN



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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

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

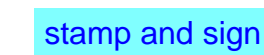
HORZ. SCALE:	NTS	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	R&R	CHECKED:	JPS
CREATED:	12/03/09	LAST MODIFIED:	6/10/22
PROJECT NO:	090001	MODIFIED BY:	MSP
SHEET:			

TS1


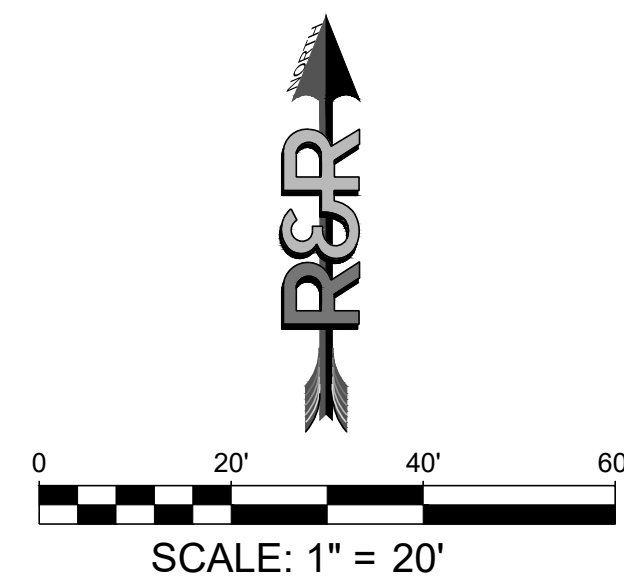
LOT XX, BLOCK XX, SUBDIVISION NAME (ADDRESS)
LOCATED IN THE XX QUARTER OF SECTION XX, TOWNSHIP XX XXXX, RANGE XX XXXX OF THE 6TH PRINCIPAL MERIDIAN
<CITY, TOWN, VILLAGE> OF XXXXXXXXX, COUNTY OF XXXXXXXXX <(UNINCORPORATED)>, STATE OF COLORADO

- fix, typical

Titleblock has been fixed accordingly on both sheets



The two added CD sheets for this amendment are now stamped and signed



R&R
ENGINEERS
SURVEYORS
INC

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

WWW.RRENGINEERS.COM

FILE ADDRESS: MAYBERRY, COLORADO

MAYBERRY COMMUNITIES, LLC
22108 CATTLEMEN RUN
CALHAN, CO 80808

MAYBI
SITE ADDRESS:

R A D I N G P L A N			
NO.	MC22110		
DATE:	05/23/2025		
BY:	JP	CHKD:	LO
RE:			

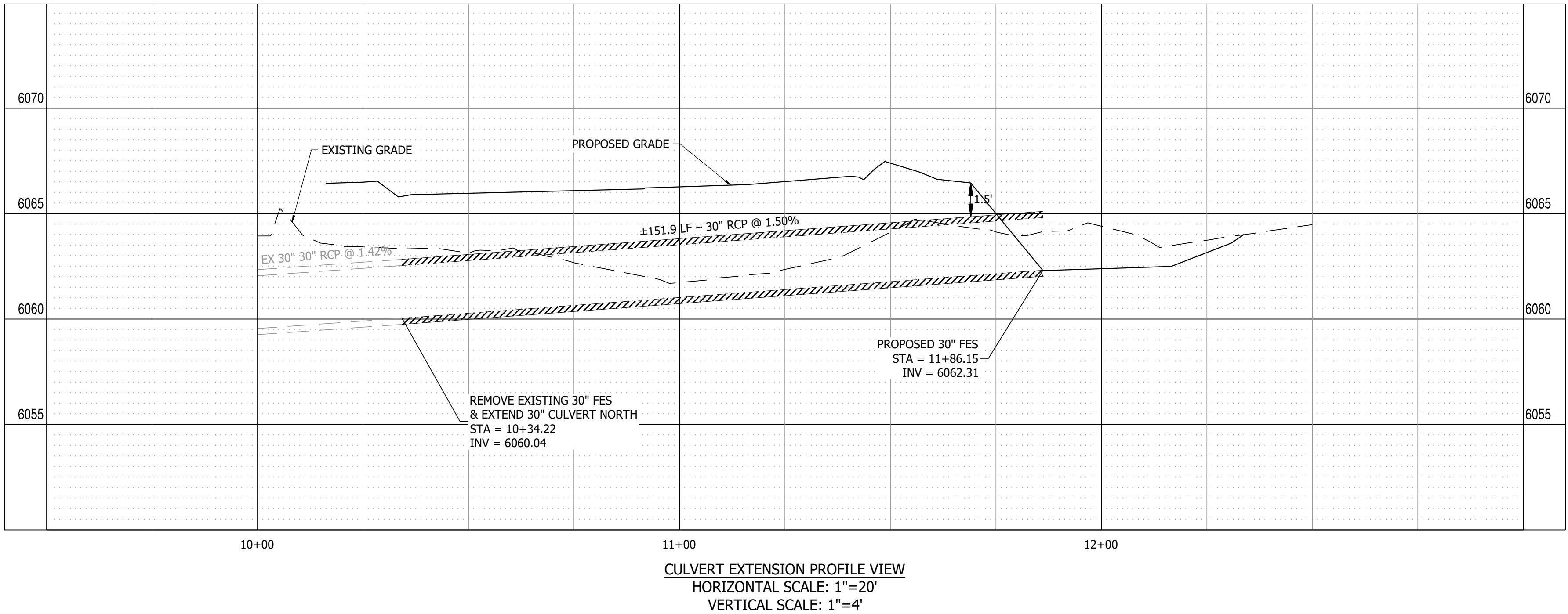
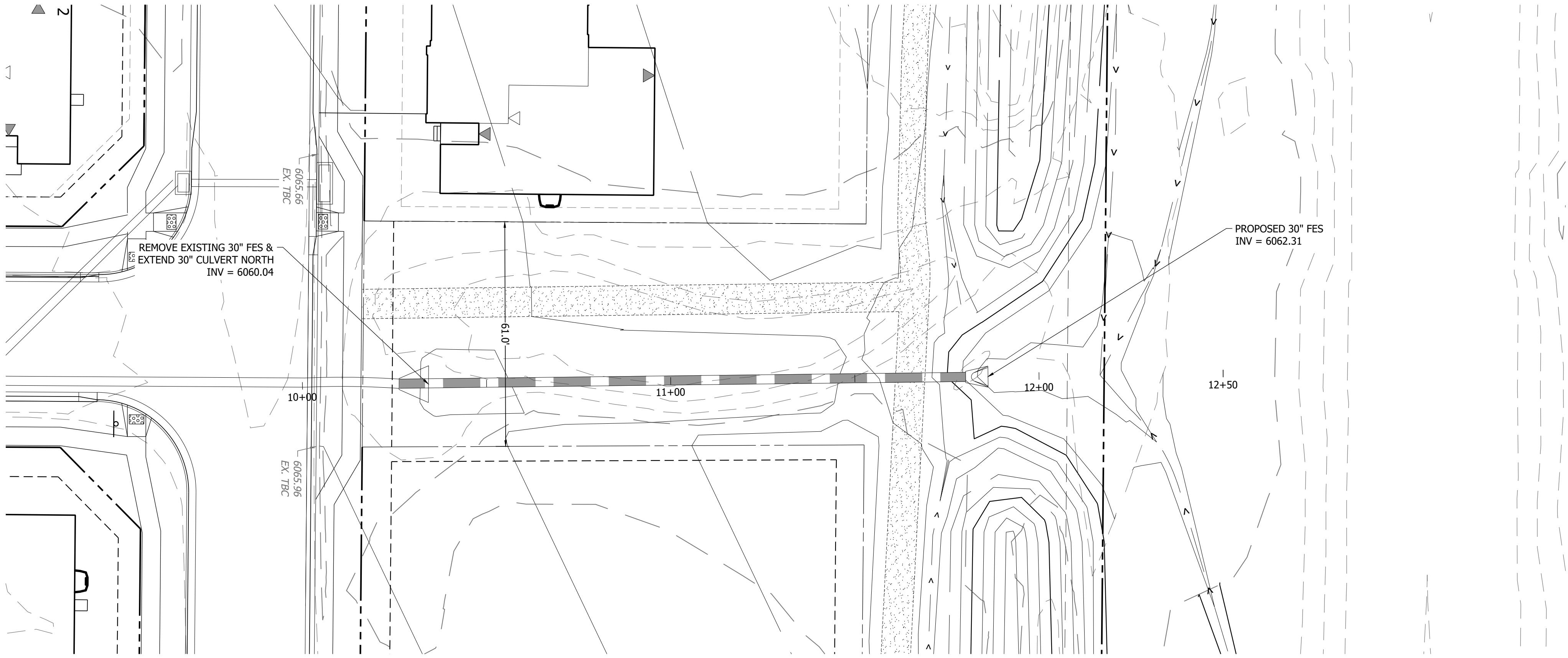
ERM & CHANNEL GRADING

C1



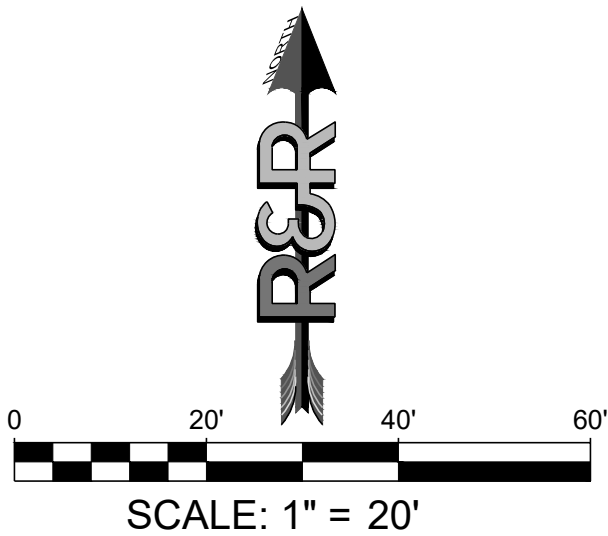
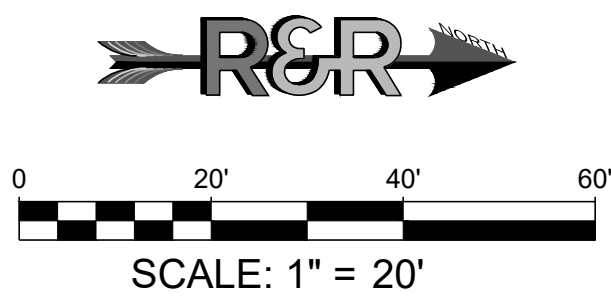
BERM & CHANNEL GRADING EXHIBIT MAYBERRY, COLORADO - FILING 1A AMENDMENT

LOT XX, BLOCK XX, SUBDIVISION NAME (ADDRESS)
LOCATED IN THE XX QUARTER OF SECTION XX, TOWNSHIP XX XXXX, RANGE XX XXXX OF THE 6TH PRINCIPAL MERIDIAN
<CITY, TOWN, VILLAGE> OF XXXXXXXXX, COUNTY OF XXXXXXXXX <(UNINCORPORATED)>, STATE OF COLORADO

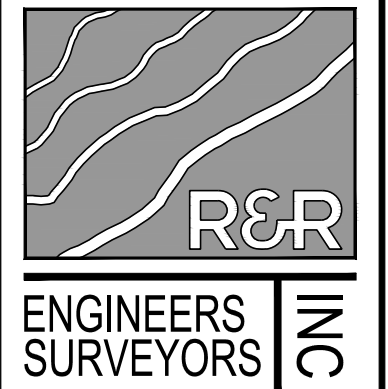


stamp and sign

The two added CD sheets
for this amendment are
now stamped and signed



NO.	REVISION	BY	DATE



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

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MAYBERRY FILING 1A AMENDMENT
SITE ADDRESS: MAYBERRY, COLORADO
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
22108 CATTLEMEN RUN
CALHAN, CO 80808

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

BERM & CHANNEL
GRADING

NO. C2