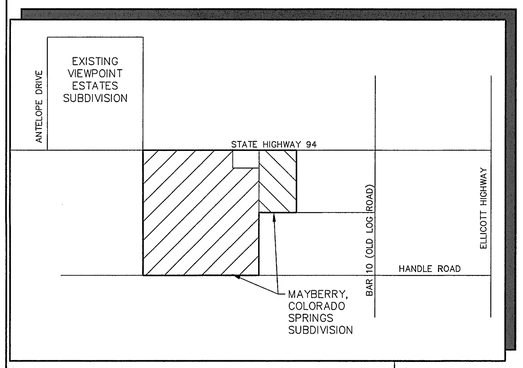
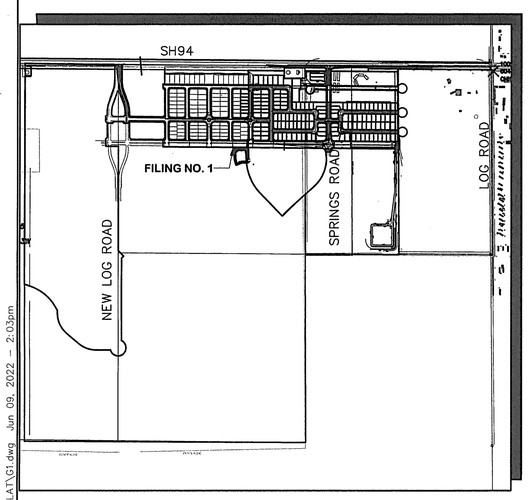
Mayberry, Colorado Springs Filing No. 1A Replat Construction Drawings

El Paso County, Colorado



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:

JPS ENGINEERING

PREPARED BY:

19 East Willamette Avenue

Colorado Springs, Colorado 80903

June, 2022

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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.

AGENCIES/CONTACTS

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

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:

COLORADO REGISTERED JOHN P. SCHWAB 29891 PROFESSIONAL ENGINEER

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 — DATE

PCD File No. VR-21-13

MAYBERRY, COLORADO SPRINGS, FILING NO. 1A

TITLE SHEET

JPS ENGINEERING
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 MARKING OF UNDERGROUND MEMBER UTILITIES.

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

HORZ. 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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COUNTY GENERAL NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).

3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   D. CDOT M & S STANDARDS

4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.

8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.

9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY PCD.

10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.

11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.

13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW (DEPT. OF PUBLIC WORKS) AND MUTCD CRITERIA.

14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.

15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

GENERAL DRAINAGE NOTES:

1. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.

2. BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.

3. GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.

COUNTY SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.

3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY.

4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.

5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.

6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.

7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".

8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.

9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.

10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.

11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.

12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.

13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.

14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

PROJECT GENERAL NOTES:

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

2. EXISTING CONTOUR DATA PROVIDED BY OWNER GENERALLY CONSISTS OF AERIAL MAPPING FROM UNITED PLANNING & ENGINEERING. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.

3. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES:
   A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL
   B. CDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
   C. ELLICOTT UTILITIES STANDARDS SPECIFICATIONS (REFER TO CSU STANDARDS IN THE ABSENCE OF PUBLISHED SPECIFICATIONS)

4. STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING UNLESS OTHERWISE NOTED. PROVIDE WATER-TIGHT JOINTS ON STORM SEWER PIPE.

5. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.

6. PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.

7. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.

8. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.

9. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.

10. REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 30 DAYS AFTER FINE GRADING IS COMPLETE.

11. EROSION CONTROL SHALL CONSIST OF SILT FENCE AND OTHER BMP'S AS SHOWN ON THE DRAWINGS, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.

12. THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS REESTABLISHED.

13. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.

14. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.

15. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR

16. PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS AND CONFORM TO COUNTY ENGINEERING STANDARDS AND SPECIFICATIONS.

17. ALL FINISHED GRADES SHALL HAVE A MINIMUM 0.5% SLOPE TO PROVIDE POSITIVE DRAINAGE.

18. WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.

19. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

20. ALL RESIDENTIAL STREET CURB RETURN RADII ARE 20-FEET AT FLOWLINE UNLESS OTHERWISE NOTED. ARTERIAL STREET CURB RETURN RADII ARE 35' UNLESS NOTED OTHERWISE.

21. 25-FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL RESIDENTIAL STREET INTERSECTIONS. 50-FOOT SIGHT TRIANGLES SHALL BE PROVIDED AT ARTERIAL STREET INTERSECTIONS. NO OBSTRUCTIONS TALLER THAN 18" ARE PERMITTED WITHIN THESE TRIANGLES.

22. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY AND ALL UTILITIES INVOLVED IN PROJECT PRIOR TO MOBILIZING ON SITE.

23. TYPE C STORM INLETS SHALL HAVE CLOSE-MESH GRATES.

24. PROVIDE 10' TRANSITION FROM RAMP CURB TO VERTICAL CURB ON EACH SIDE OF STORM INLETS.

25. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT. CONTRACTOR SHALL STABILIZE ALL SUBGRADE AREAS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

SWMP NOTES:

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

LEGEND:

NEW/EXISTING

- SECTION LINE - NEW/EXISTING
- EASEMENT LINE - NEW/EXISTING
- 6230 — CONTOUR - NEW/EXISTING
- PROPERTY LINE - NEW/EXISTING
- FENCE - NEW/EXISTING
- OHE — OVERHEAD ELECTRIC LINE W/ POWER POLE NEW/EXISTING
- UGE — UNDERGROUND ELECTRIC LINE NEW/EXISTING
- UGE — UNDERGROUND ELECTRIC - NEW/EXISTING
- TEL — TELEPHONE - NEW/EXISTING
- GAS — GAS - NEW/EXISTING
- WT — WATER - NEW/EXISTING
- 4 RW — RAW WATER - NEW/EXISTING
- CURB FLOWLINE BACK OF CURB / LIP OF CURB — CURB & GUTTER - NEW/FUTURE
- 1 / P1 — SECTION NUMBER / SHEET ON WHICH SECTION IS SHOWN

COLORADO REGISTERED PROFESSIONAL ENGINEER

MAYBERRY, COLORADO SPRINGS

GENERAL NOTES & LEGEND

JPS ENGINEERING
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 MARKING OF UNDERGROUND MEMBER UTILITIES.

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

HORZ. SCALE: 1"=200'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 2/03/21	LAST MODIFIED: 12/10/21
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET: G2	

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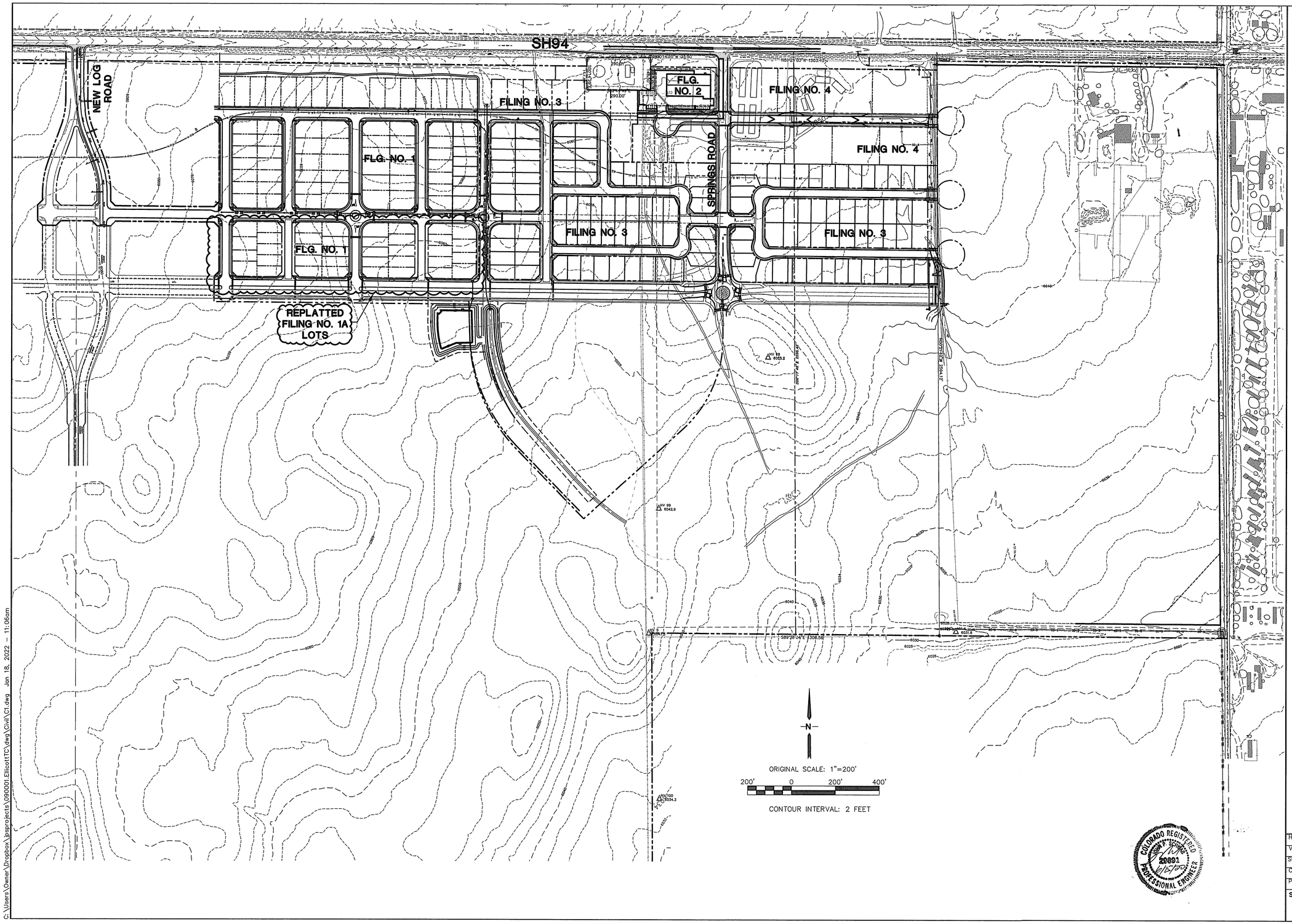

MAYBERRY, COLORADO SPRINGS

OVERALL SITE PLAN

JPS ENGINEERING
19 E. Willamette Ave.
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80903
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No.	REVISION	BY	DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER
JOHN P. SCHNEIDER
20891
1/18/22

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

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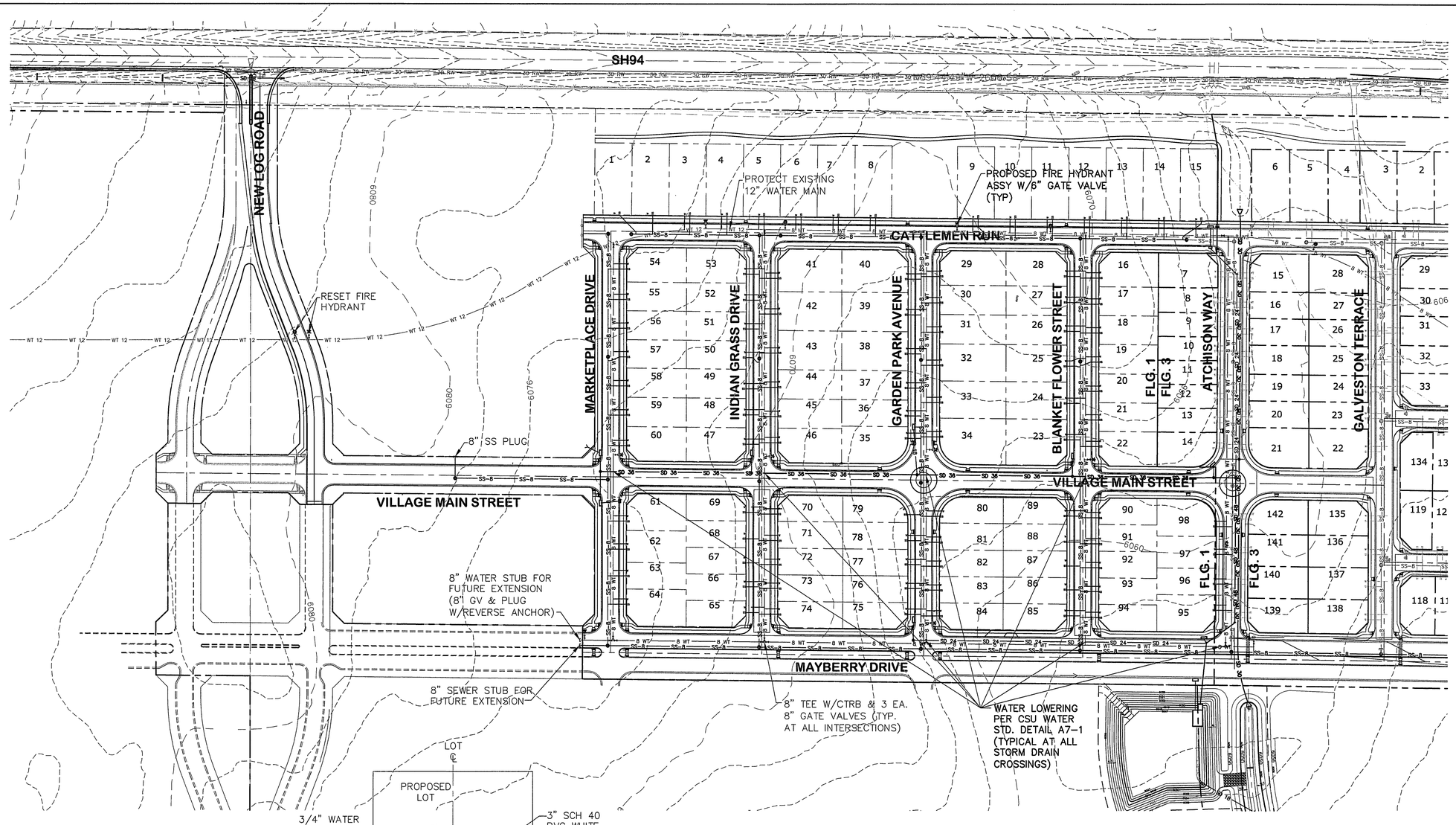

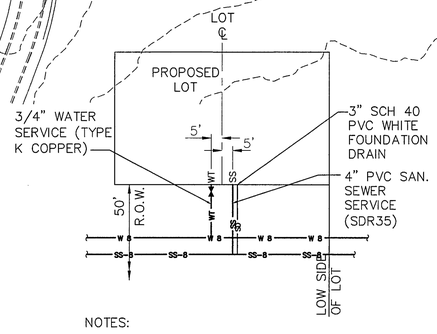

NOTES:

1. MARK CURB WITH "W/W" AND "S" FOR LOCTION 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

ORIGINAL SCALE: 1"=100'
100' 0 100' 200'

COLORADO REGISTERED PROFESSIONAL ENGINEER 25891

MAYBERRY, COLORADO SPRINGS, FILING NO. 1A

FILING 1A - UTILITY PLAN

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Colorado Springs, CO 80903
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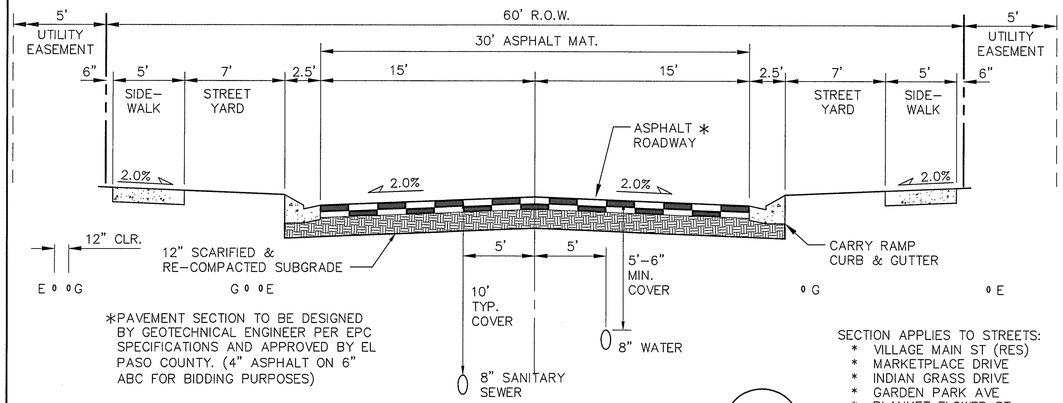
No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	4/19/06
B	EPC COMMENTS	JPS	7/25/06
C	EPC COMMENTS	JPS	1/15/07
D	FILING 1A SUBMITTAL	JPS	11/18/21
E	FILING 1A SUBMITTAL	JPS	6/10/22

HORZ. 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\Dropbox\jpsprojects\090001 Ellicott TC\dwg\Civil\FLG-1-REPLAT\U2.1-F1A.DWG Jun 10, 2022 - 9:23am

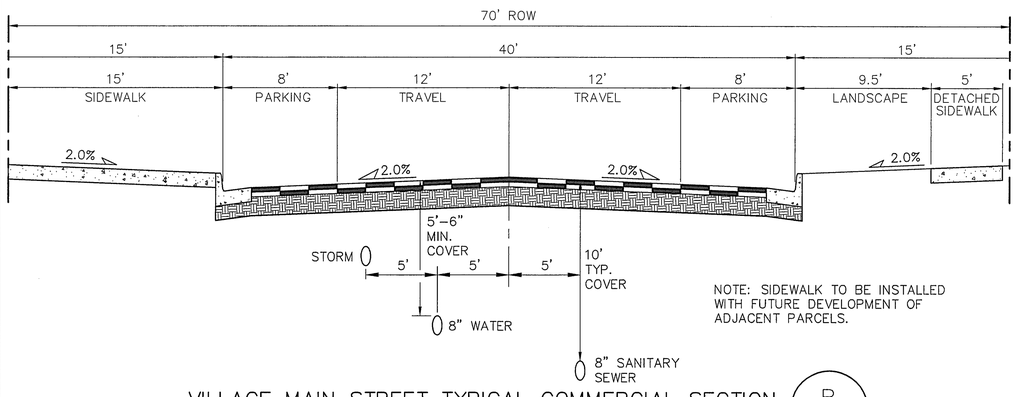


*PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS AND APPROVED BY EL PASO COUNTY. (4" ASPHALT ON 6" ABC FOR BIDDING PURPOSES)

SECTION APPLIES TO STREETS:
* VILLAGE MAIN ST (RES)
* MARKETPLACE DRIVE
* INDIAN GRASS DRIVE
* GARDEN PARK AVE
* BLANKET FLOWER ST
* ATCHISON WAY
* CATTLEMEN RUN

TYPICAL URBAN LOCAL ROAD SECTION (A)

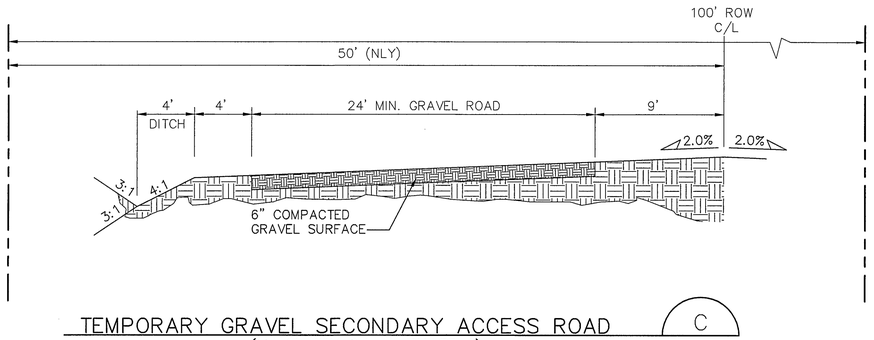
(URBAN LOCAL)
*ON-STREET PARKING ALLOWED
SCALE: 1"=5' H
1"=2.5' V



NOTE: SIDEWALK TO BE INSTALLED WITH FUTURE DEVELOPMENT OF ADJACENT PARCELS.

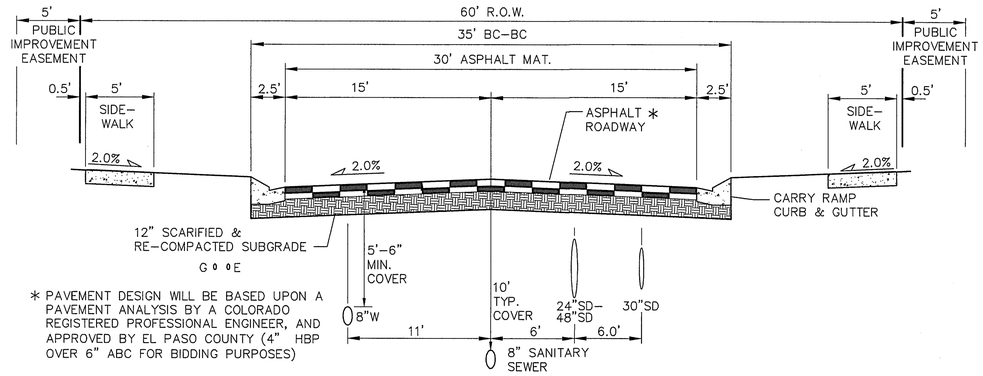
VILLAGE MAIN STREET TYPICAL COMMERCIAL SECTION (B)

(NON-RESIDENTIAL COLLECTOR)
SCALE: 1"=5' H
1"=2.5' V



TEMPORARY GRAVEL SECONDARY ACCESS ROAD (C)

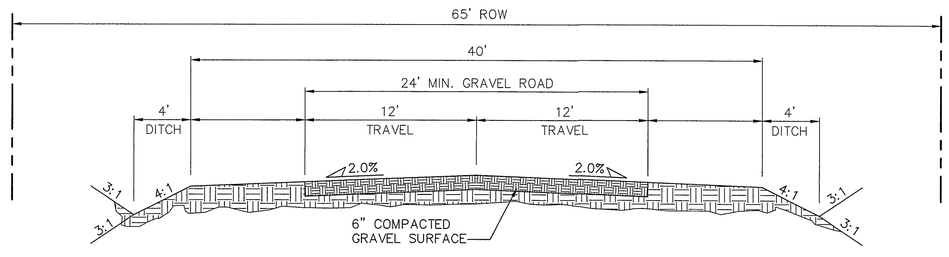
(MAYBERRY DRIVE, PHASE 1)
SCALE: 1"=5' H
1"=2.5' V



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

ATCHISON WAY ROAD SECTION (D)

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



TEMPORARY GRAVEL SECONDARY ACCESS ROAD (E)

(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.

COLORADO REGISTERED JOHN P. SCHEF 20891 11/15/22 PROFESSIONAL ENGINEER

MAYBERRY, COLORADO SPRINGS - FILING 1A

TYPICAL ROAD SECTIONS

JPS ENGINEERING
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 MARKING OF UNDERGROUND MEMBER UTILITIES.

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

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

SHEET: TY1-F1A

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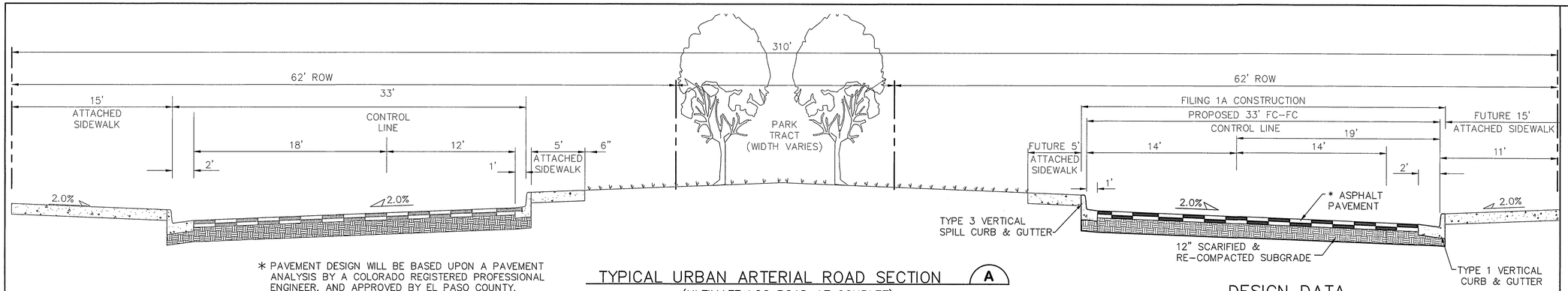


* PAVEMENT DESIGN WILL BE BASED UPON A PAVEMENT ANALYSIS BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, AND APPROVED BY EL PASO COUNTY. (4" HBP OVER 6" ABC FOR BIDDING PURPOSES)

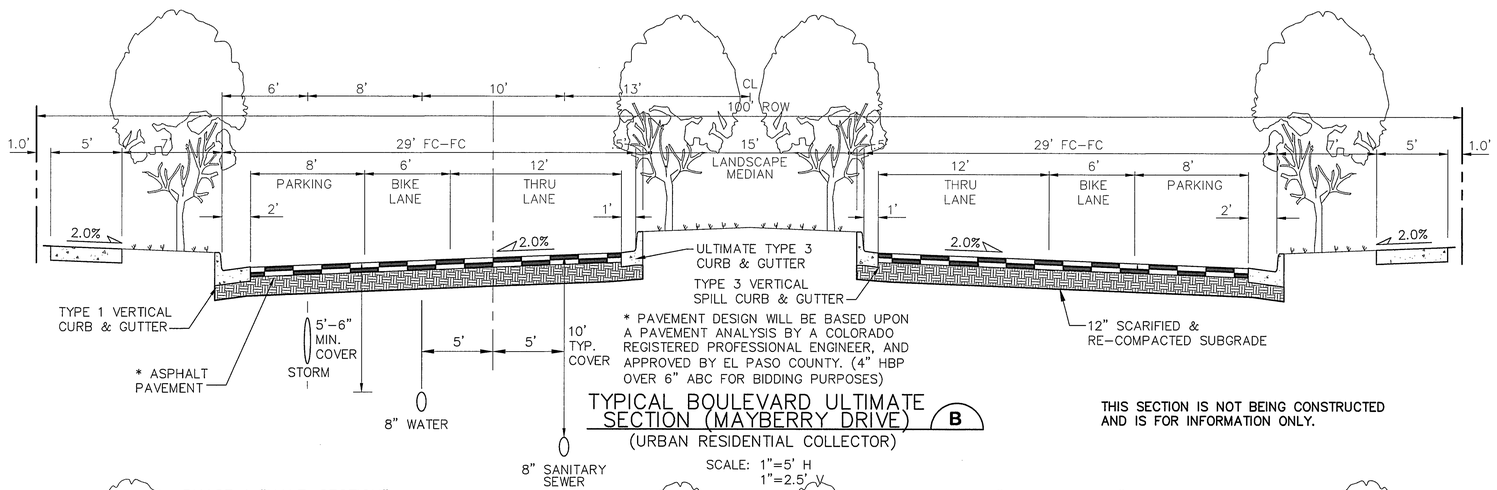
TYPICAL URBAN ARTERIAL ROAD SECTION (A)

(ULTIMATE LOG ROAD AT COUPLET)

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

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



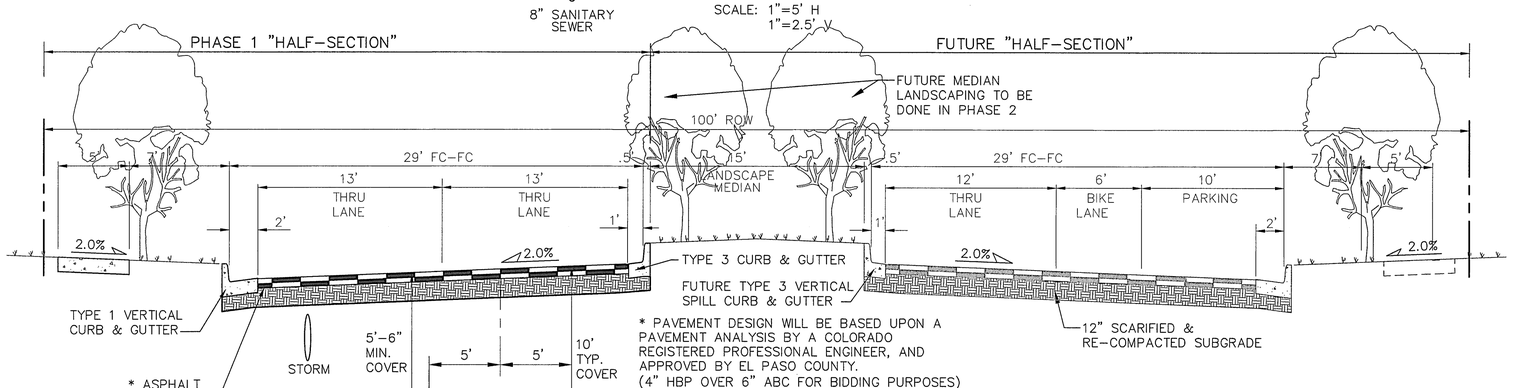
* PAVEMENT DESIGN WILL BE BASED UPON A PAVEMENT ANALYSIS BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, AND APPROVED BY EL PASO COUNTY. (4" HBP OVER 6" ABC FOR BIDDING PURPOSES)

TYPICAL BOULEVARD ULTIMATE SECTION (MAYBERRY DRIVE) (B)

(URBAN RESIDENTIAL COLLECTOR)

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

THIS SECTION IS NOT BEING CONSTRUCTED AND IS FOR INFORMATION ONLY.



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

TYPICAL BOULEVARD PHASE 1 INTERIM SECTION (MAYBERRY DRIVE) (C)

(URBAN RESIDENTIAL COLLECTOR)

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

DESIGN DATA

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

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

COLORADO REGISTERED PROFESSIONAL ENGINEER 20891

MAYBERRY, COLORADO SPRINGS - FILING 1A

TYPICAL ROAD SECTIONS

JPS ENGINEERING
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 MARKING OF UNDERGROUND MEMBER UTILITIES.

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

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

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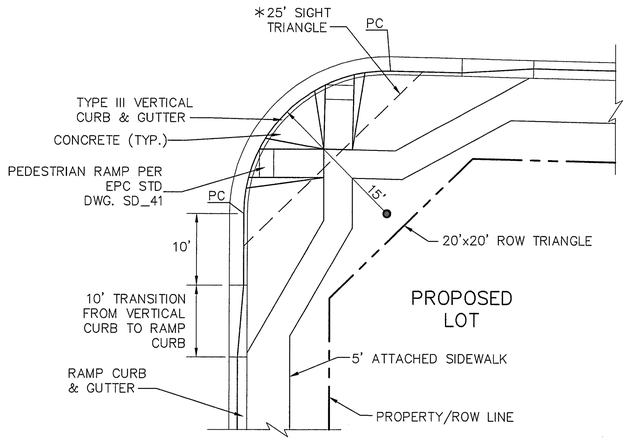
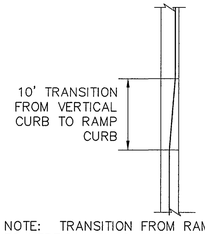


*NOTE: NO OBSTRUCTIONS TALLER THAN 18" ARE PERMITTED WITHIN SIGHT TRIANGLES.

TYPICAL LOCAL ROAD CURB RADIUS DETAIL (A)

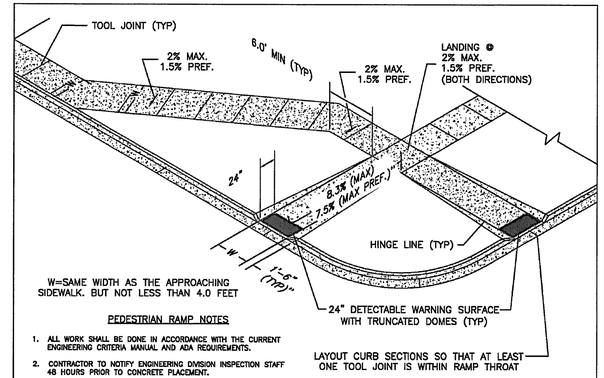
SCALE: NTS



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

CURB TRANSITION DETAIL (B)

SCALE: NTS



PEDESTRIAN RAMP NOTES

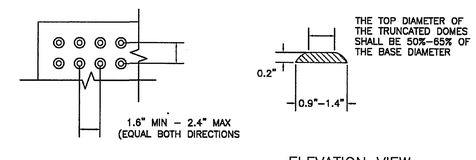
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, 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 ECM 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 ECM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

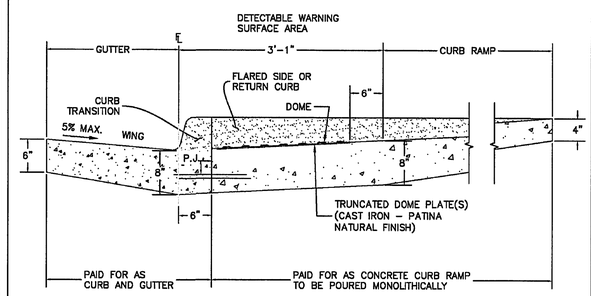
GENERAL NOTES

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

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-41	DEPARTMENT OF PUBLIC WORKS

TRUNCATED DOME DETAILS

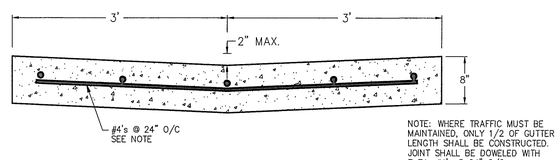




P.J.= PERMISSABLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

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

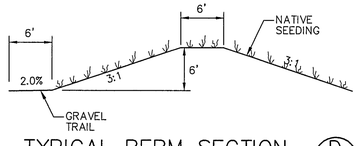
6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Detectable Warning Surface Details Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-42	DEPARTMENT OF PUBLIC WORKS



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.

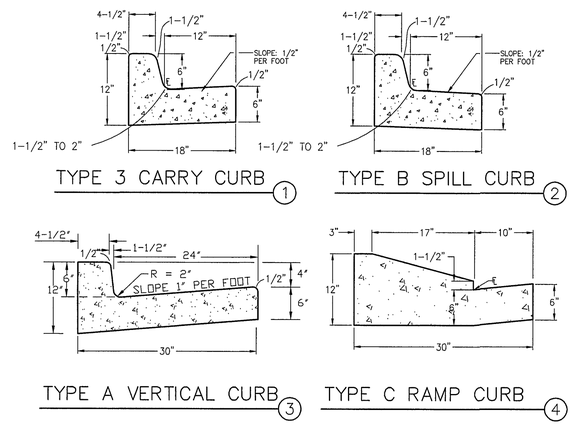
CONCRETE CROSSPAN (C)

SCALE: 1" = 1'-0"



TYPICAL BERM SECTION (D)

NTS



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"

COLORADO REGISTERED PROFESSIONAL ENGINEER JENNIFER E. IRVINE 20891 6/15/20

MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

TYPICAL SECTIONS & DETAILS

JPS ENGINEERING
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 MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	BY	DATE

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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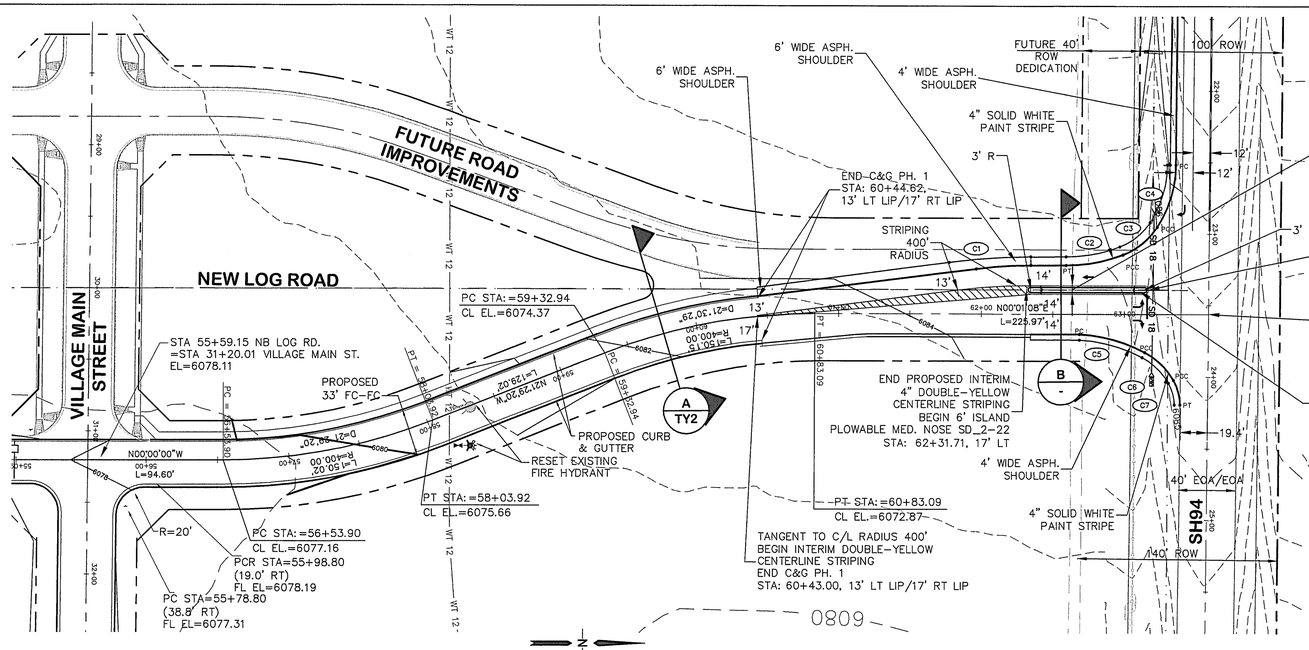
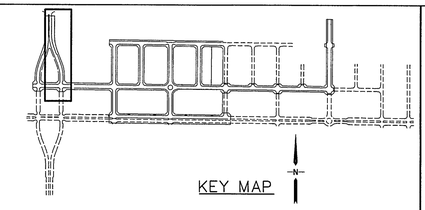
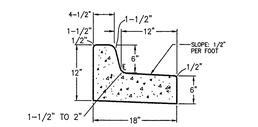
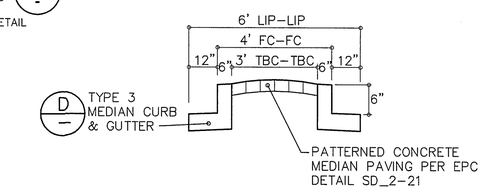




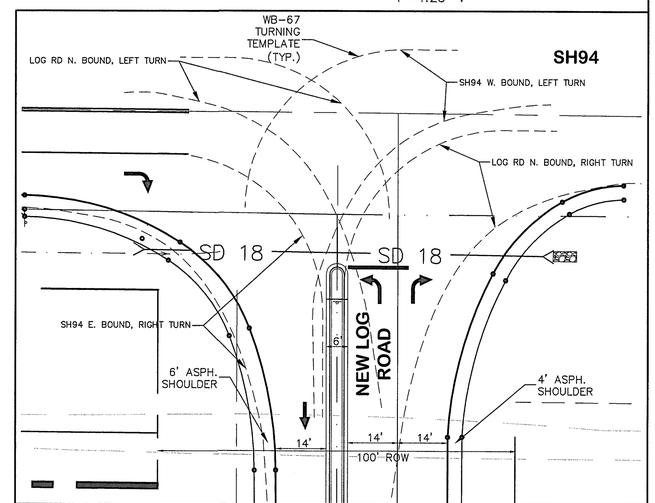
KEY MAP



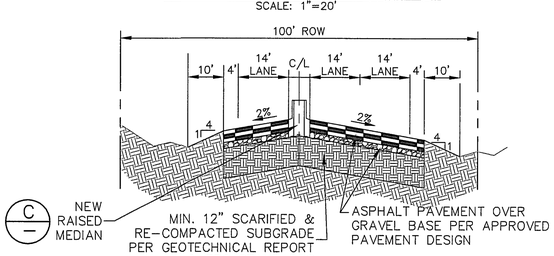
TYPE 3 SPILL CURB (D)
NTS



MEDIAN DETAIL (C)
SCALE: 1"=2.5' H
1"=1.25' V



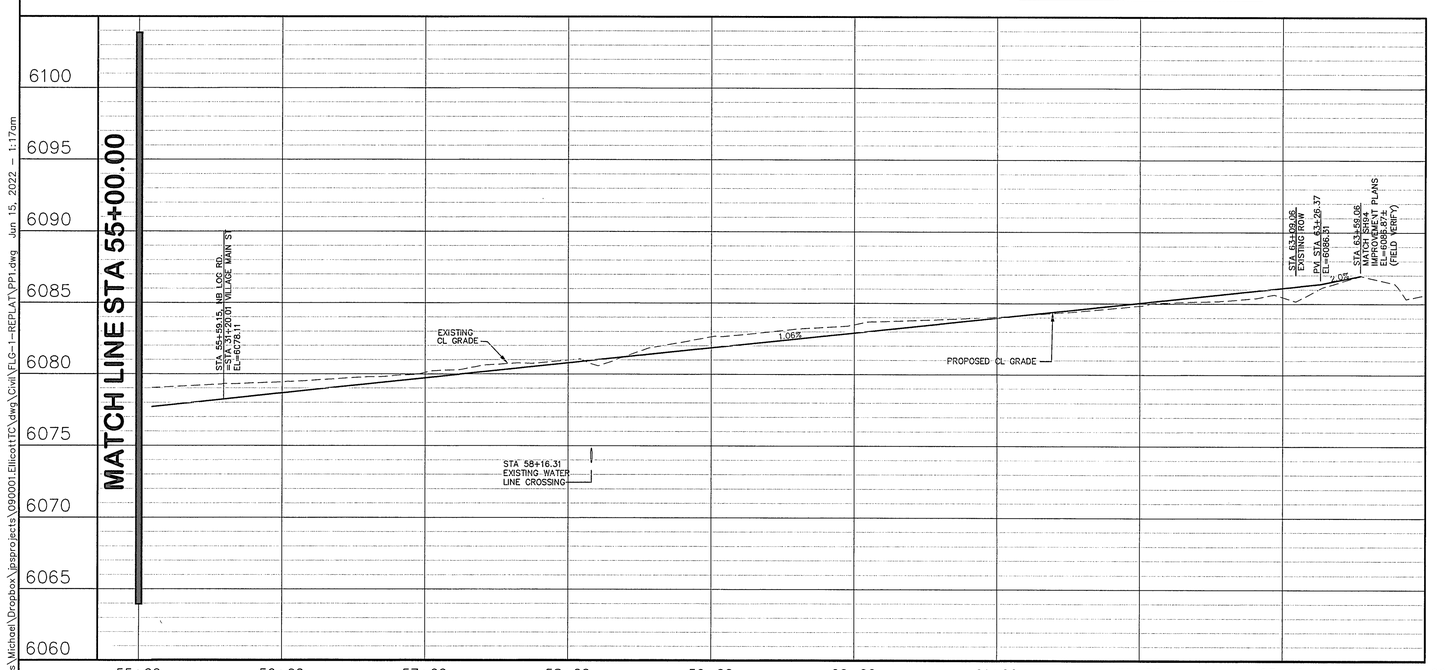
NEW LOG ROAD DETAIL (A)
SCALE: 1"=20'



CROSS SECTION (B)
SCALE: H-1"=20' V-1"=2'

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

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



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MAYBERRY, COLORADO SPRINGS, FILING NO. 1A

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

COLORADO REGISTERED PROFESSIONAL ENGINEER 23891

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

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

SHEET: PP1-F1A

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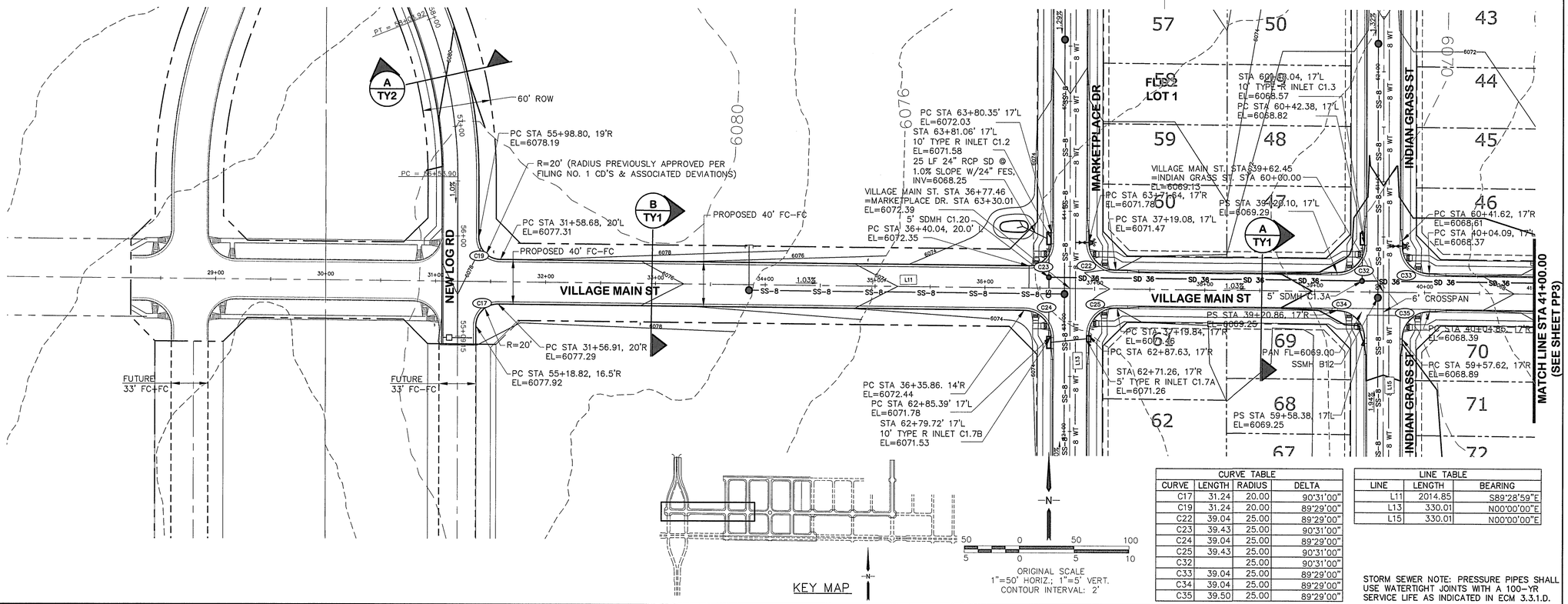
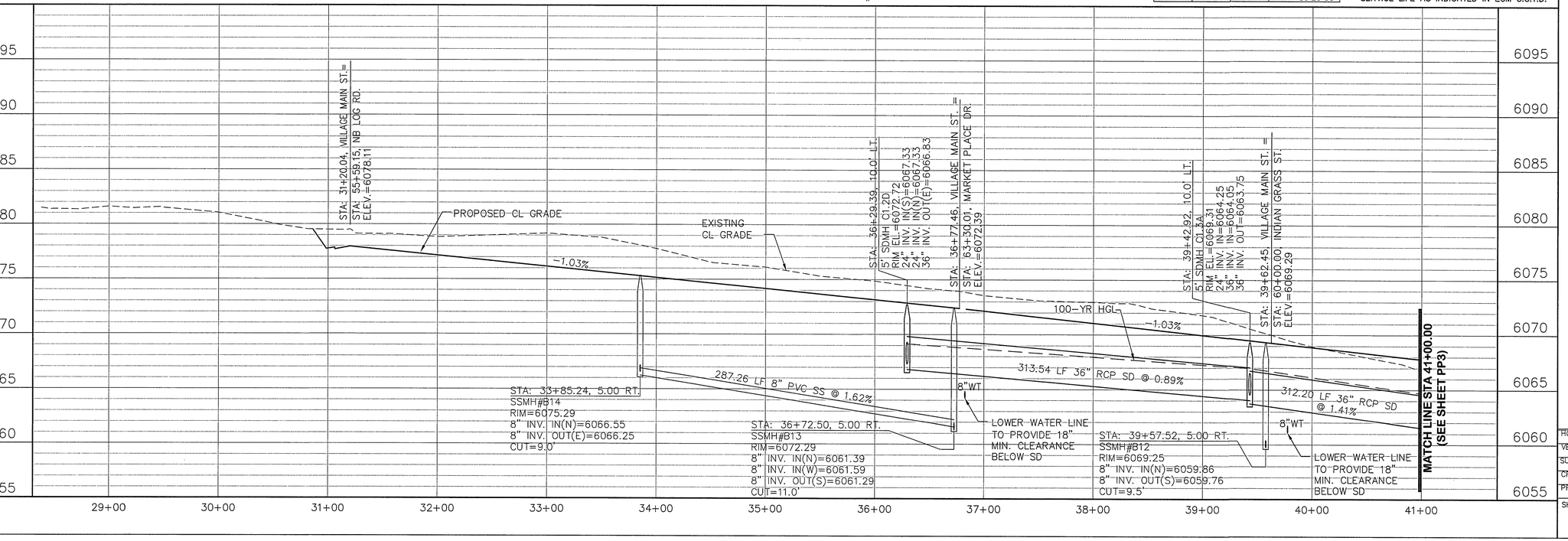


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C17	31.24	20.00	90°31'00"
C19	31.24	20.00	89°29'00"
C22	39.04	25.00	89°29'00"
C23	39.43	25.00	90°31'00"
C24	39.04	25.00	89°29'00"
C25	39.43	25.00	90°31'00"
C32		25.00	90°31'00"
C33	39.04	25.00	89°29'00"
C34	39.04	25.00	89°29'00"
C35	39.50	25.00	89°29'00"

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)

JPS ENGINEERING
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 MARKING OF UNDERGROUND MEMBER UTILITIES.

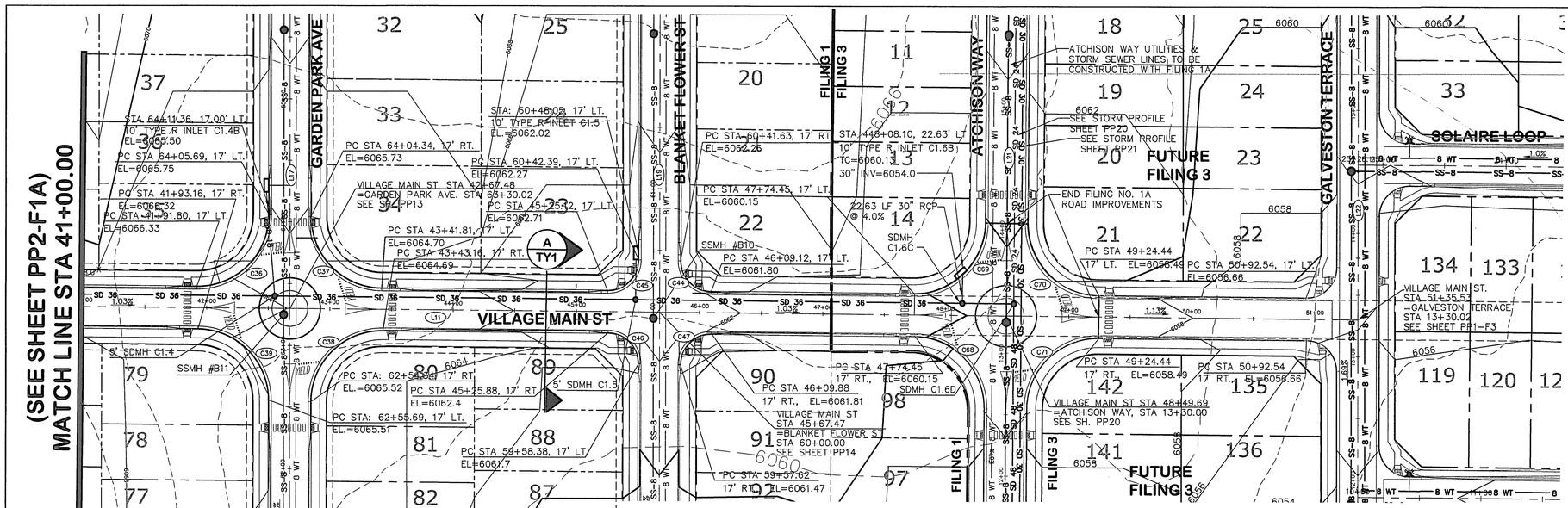
No.	REVISION	BY	DATE
1	FLG-1 REPLAT	JPS	12/22/20
2	VILLAGE MAIN PARKING	JPS	1/24/21
3	F1A SUBMITTAL	JPS	11/08/21
4	EPC COMMENTS	JPS	2/22/22
5	EPC COMMENTS	JPS	3/31/22

COLORADO REGISTERED PROFESSIONAL ENGINEER 28891

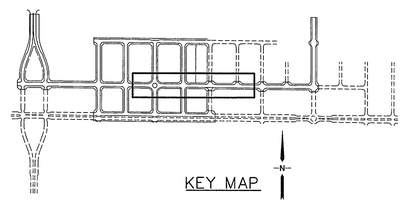
HORZ. SCALE:	1"=50'	DRAWN:	RMD
VERT. SCALE:	1"=5'	DESIGNED:	JPS
SURVEYED:	R&R	CHECKED:	JPS
CREATED:	3/26/06	LAST MODIFIED:	3/31/22
PROJECT NO:	090001	MODIFIED BY:	BJJ

SHEET: PP2-F1A

C:\Users\Owner\Dropbox\jpsprojects\090001 Ellicott TC\dwg\Civil\FLG-1-REPLAT\PP2.dwg Mar 29, 2022 - 5:16pm



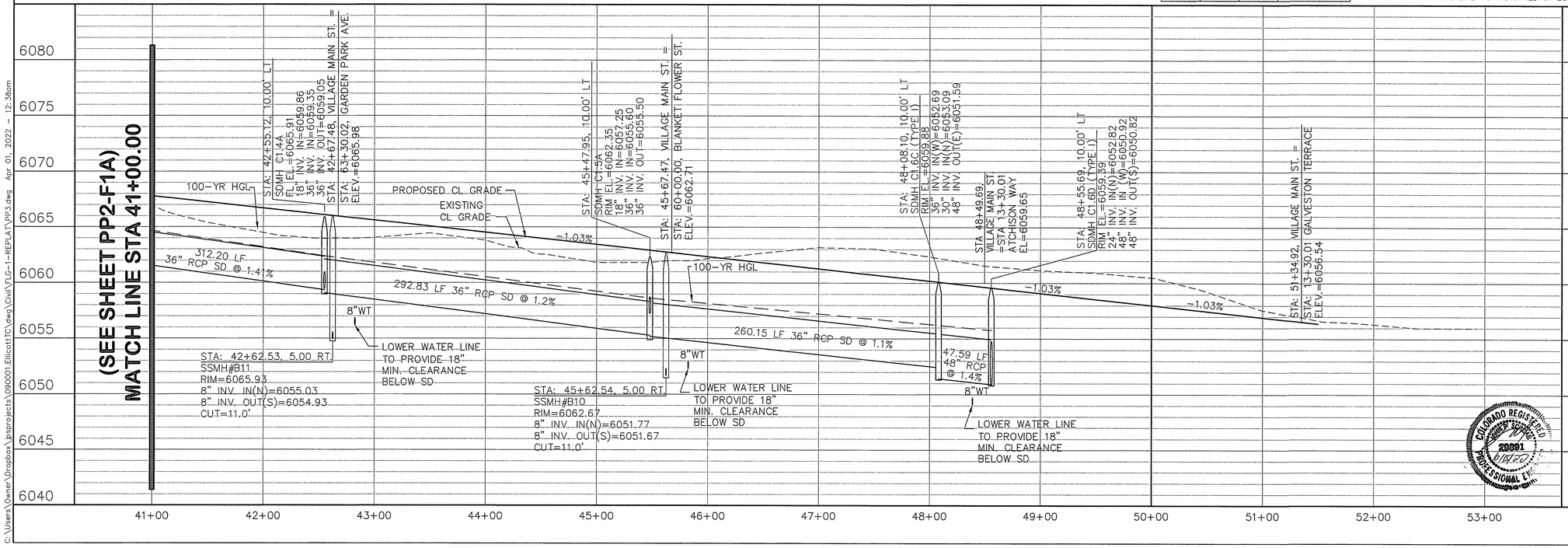
NOTE: SECONDARY ACCESS ALIGNMENT HAS BEEN REVISED FROM FLG. 1 CD'S TO FOLLOW MAYBERRY DRIVE EAST TO SPRINGS ROAD BASED ON REVISED LOT CONFIGURATION.



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"

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)

JPS ENGINEERING
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 MARKING OF UNDERGROUND MEMBER UTILITIES.

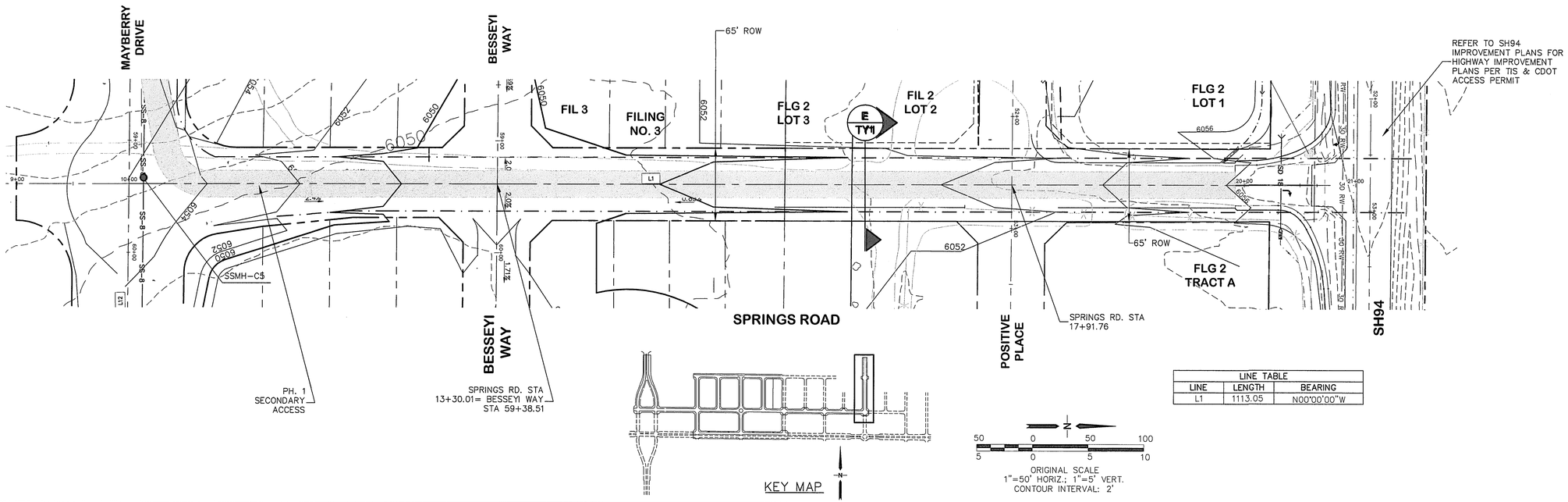
No.	REVISION	BY	DATE
A	F1A SUBMITTAL	JPS	11/19/21
B	EPC COMMENTS	JPS	2/22/22
C	EPC COMMENTS	JPS	3/31/22

COLORADO REGISTERED PROFESSIONAL ENGINEER 20991 03/31/22

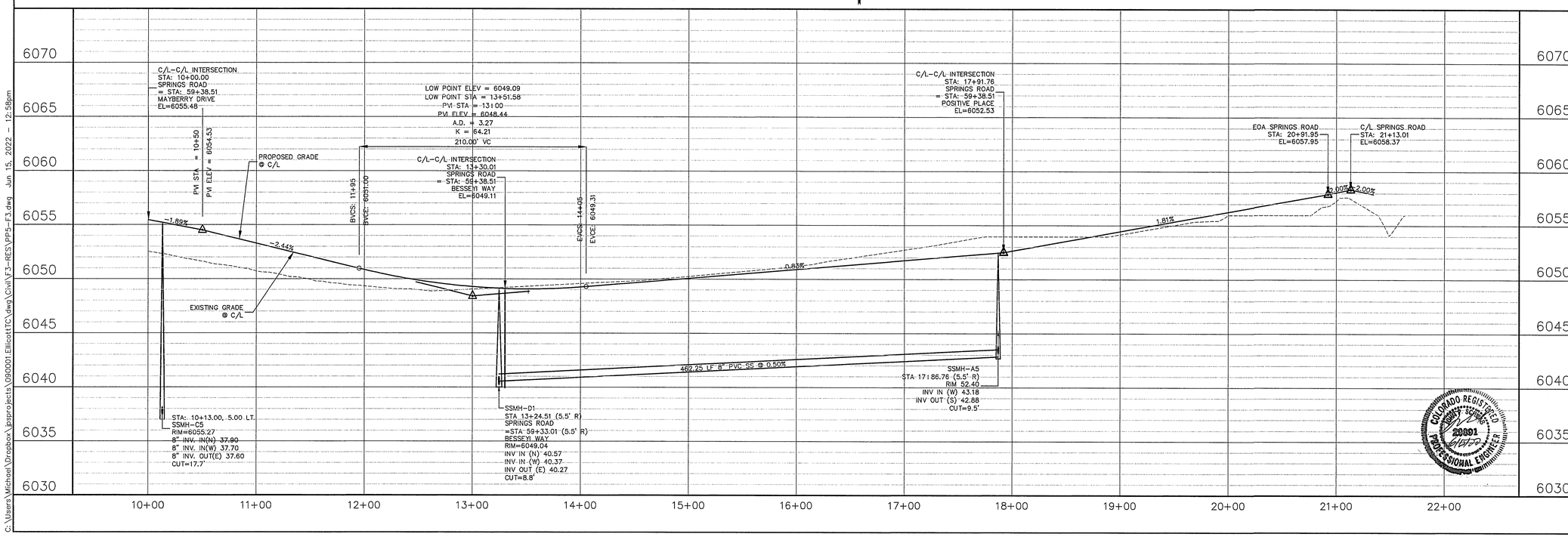
HORZ. SCALE:	1"=50'	DRAWN:	BJJ
VERT. SCALE:	1"=5'	DESIGNED:	JPS
SURVEYED:	R&R	CHECKED:	JPS
CREATED:	3/26/06	LAST MODIFIED:	3/31/22
PROJECT NO:	090001	MODIFIED BY:	BJJ

SHEET: PP3-F1A

C:\Users\Owner\Dropbox\jpsprojects\090001.Ellicott(TC)\dwg\Civil\FLG-1-REPLAT\PP3.dwg Apr 01, 2022 - 12:38am



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



MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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

JPS ENGINEERING
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Colorado Springs, CO 80903
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FAX: 719-471-0766
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1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

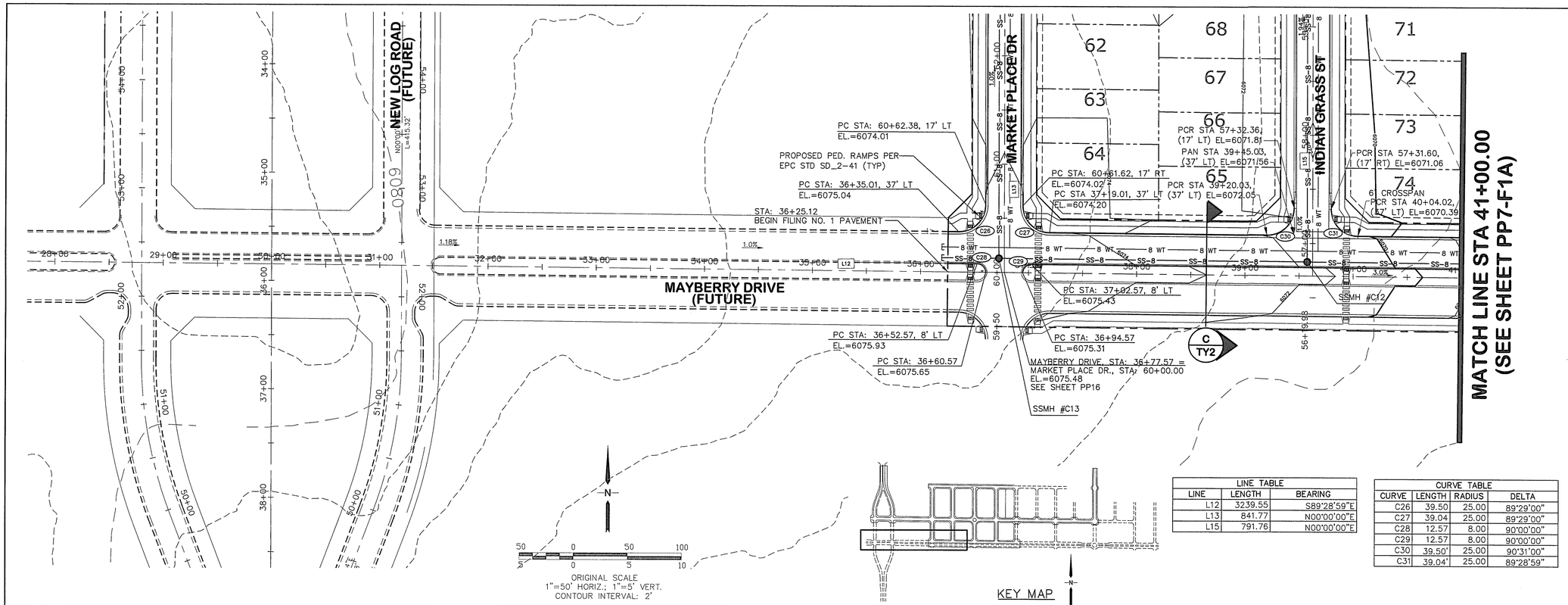
No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	5/17/22
B	EPC COMMENTS	JPS	6/15/22

COLORADO REGISTERED PROFESSIONAL ENGINEER 20801

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

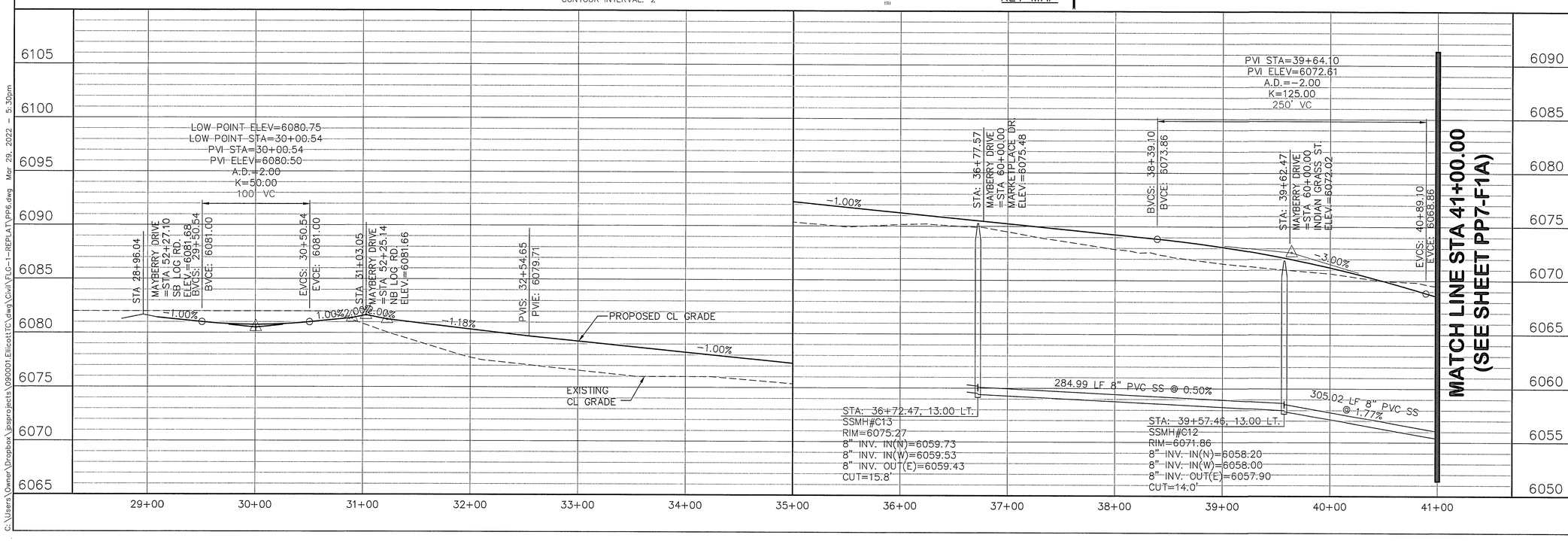
SHEET: PP5-F1A

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



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

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



MAYBERRY, COLORADO SPRINGS, FILING NO. 1A

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

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

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

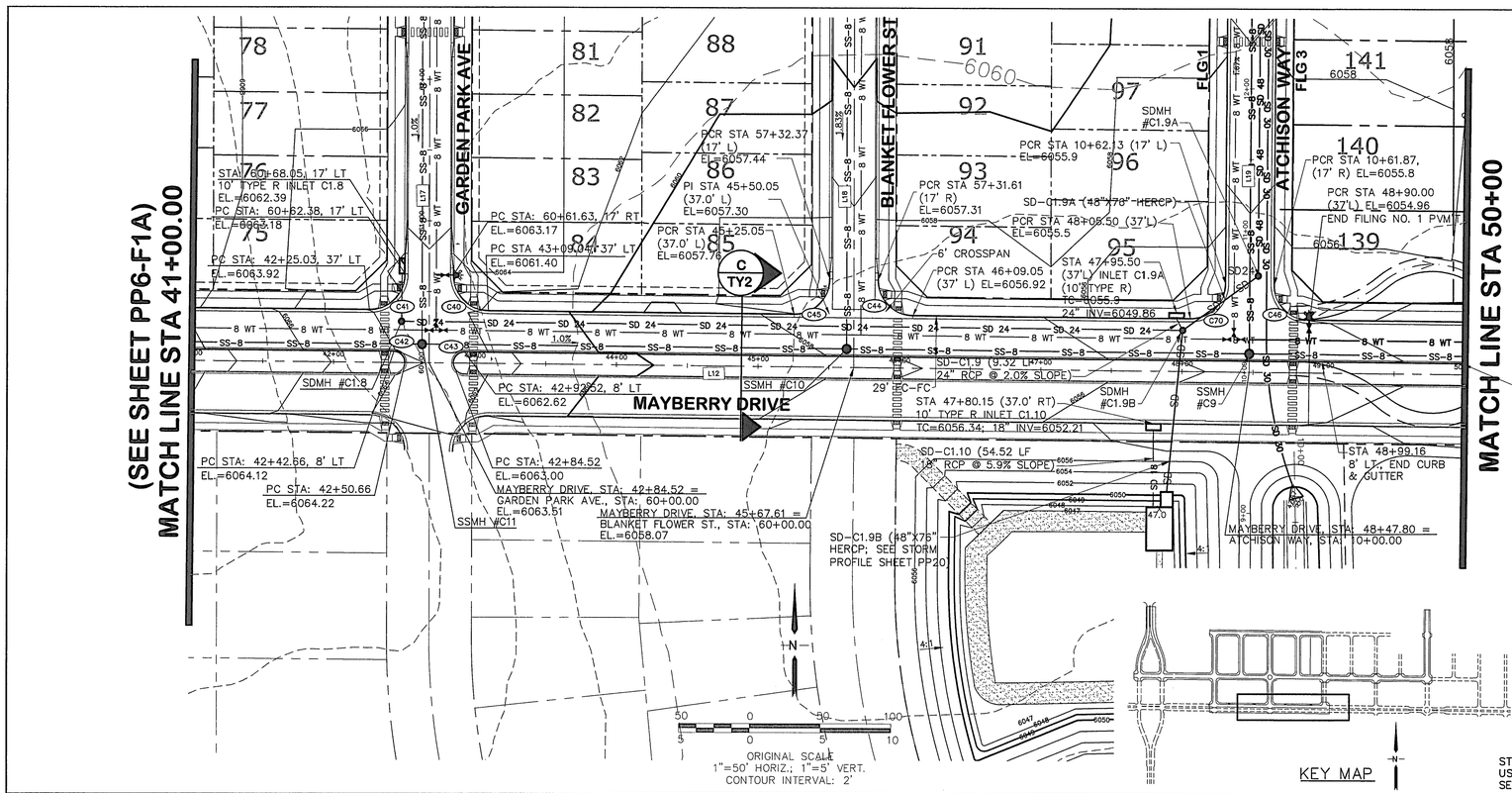
No.	REVISION	BY	DATE
C	EPC COMMENTS	JPS	1/15/07
D	2018 SUBMITTAL	JPS	3/28/18
E	F1A SUBMITTAL	JPS	11/19/21
F	EPC COMMENTS	JPS	2/22/22
G	EPC COMMENTS	JPS	3/31/22

COLORADO REGISTERED PROFESSIONAL ENGINEER 20001

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

SHEET: PP6-F1A

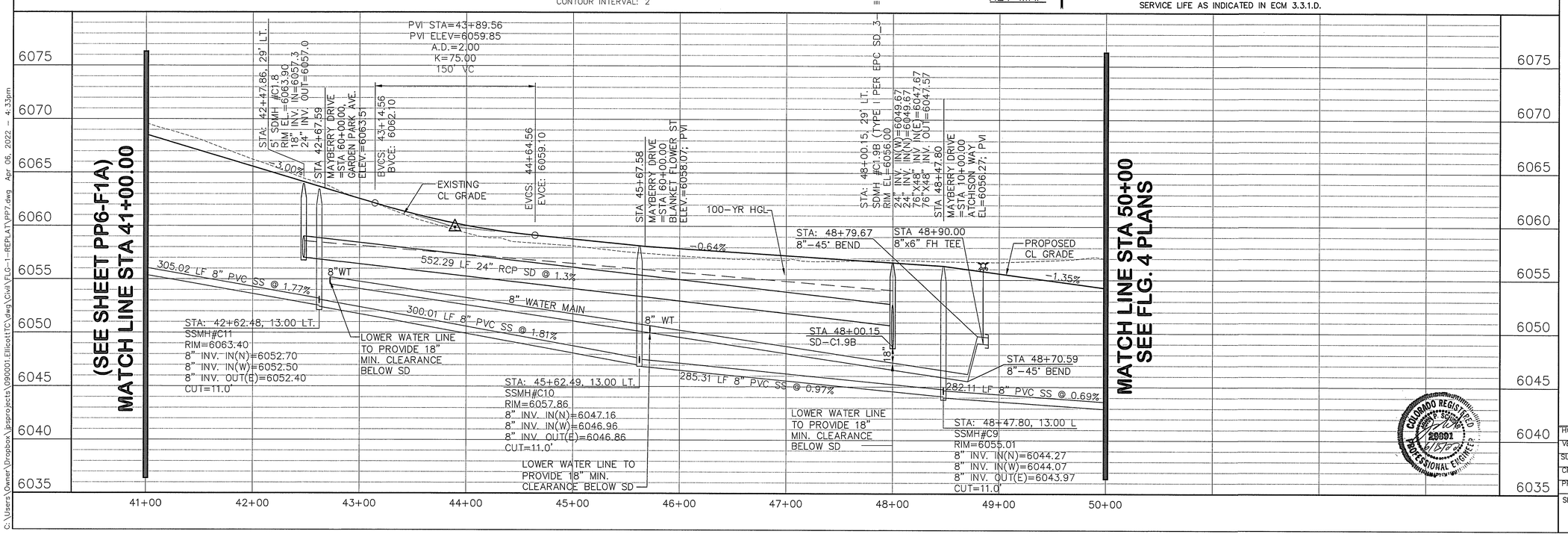
C:\Users\Owner\Dropbox\psprojects\090001 Ellicott TC\dwg\Civil\FLG-1-REPLAT\PP6.dwg Mar 29, 2022 - 5:30pm



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.



JPS ENGINEERING
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Colorado Springs, CO 80903
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FAX: 719-471-0766
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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

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

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

COLORADO REGISTERED PROFESSIONAL ENGINEER
29891
6/15/20

HORZ. 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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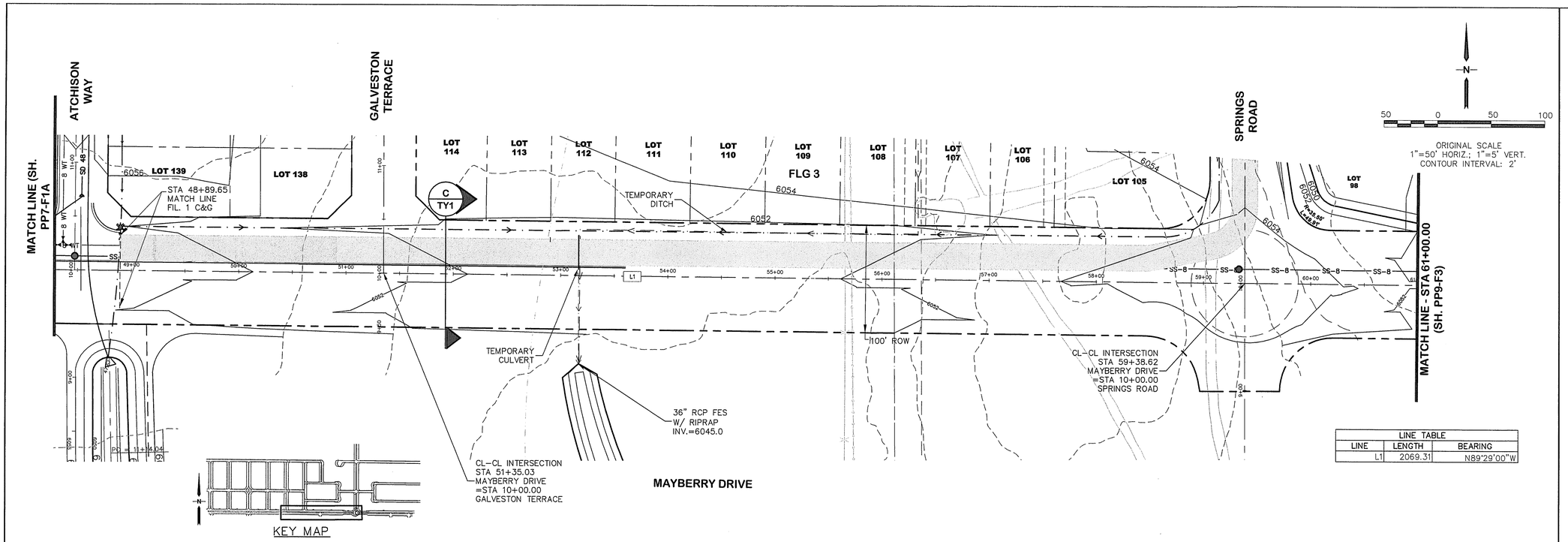
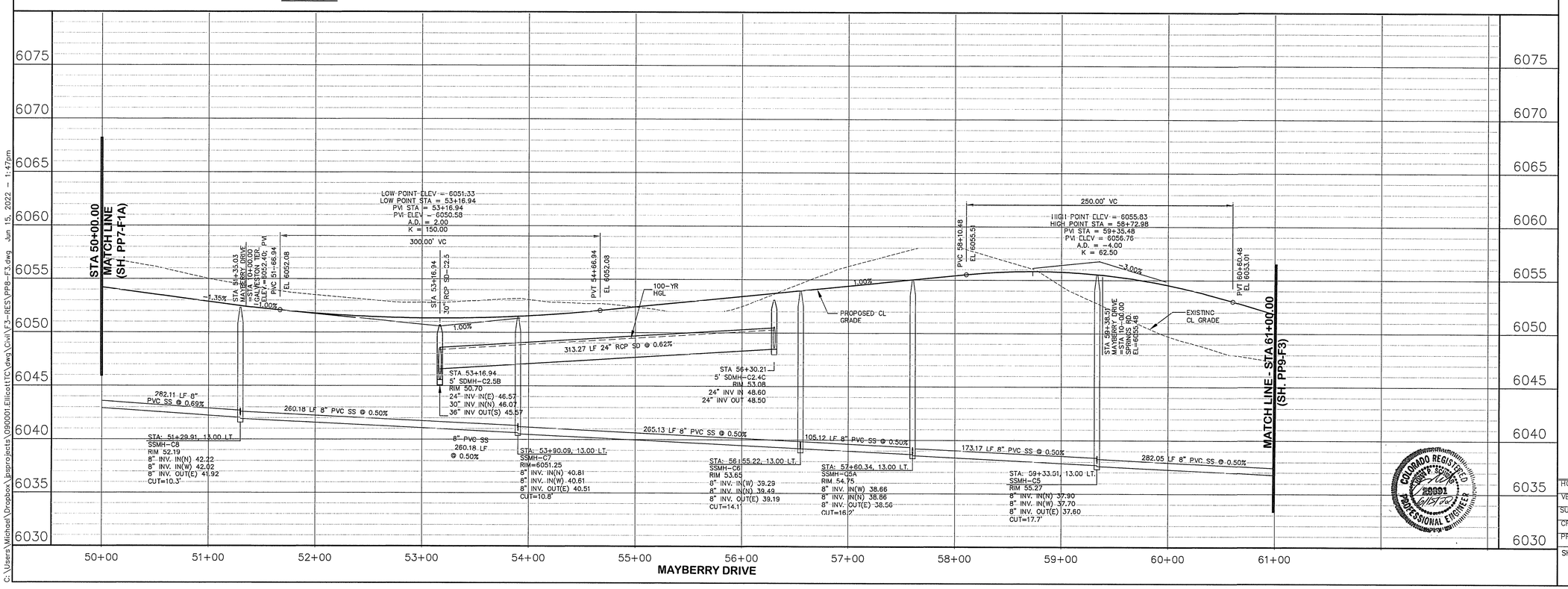


LINE TABLE		
LINE	LENGTH	BEARING
L1	2069.31	N89°29'00"W



MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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

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

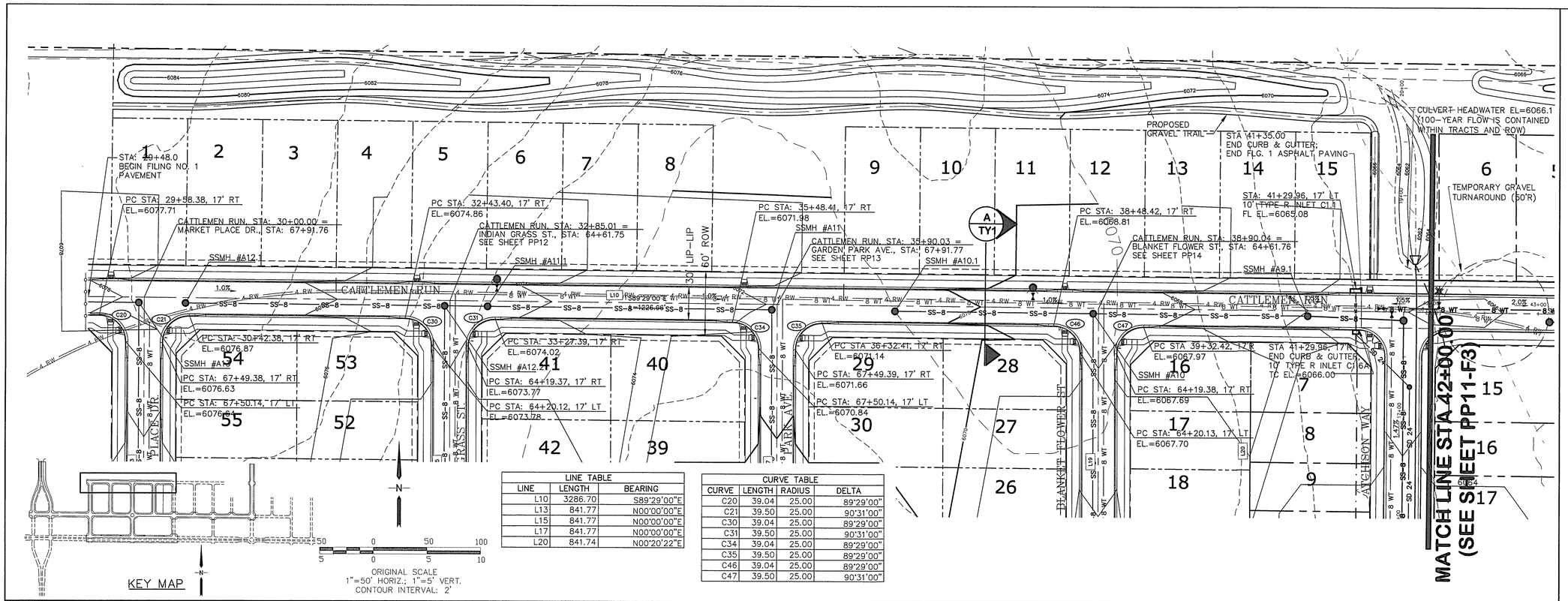
No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	5/17/22
B	EPC COMMENTS	JPS	6/15/22

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

SHEET: PP8-F1A

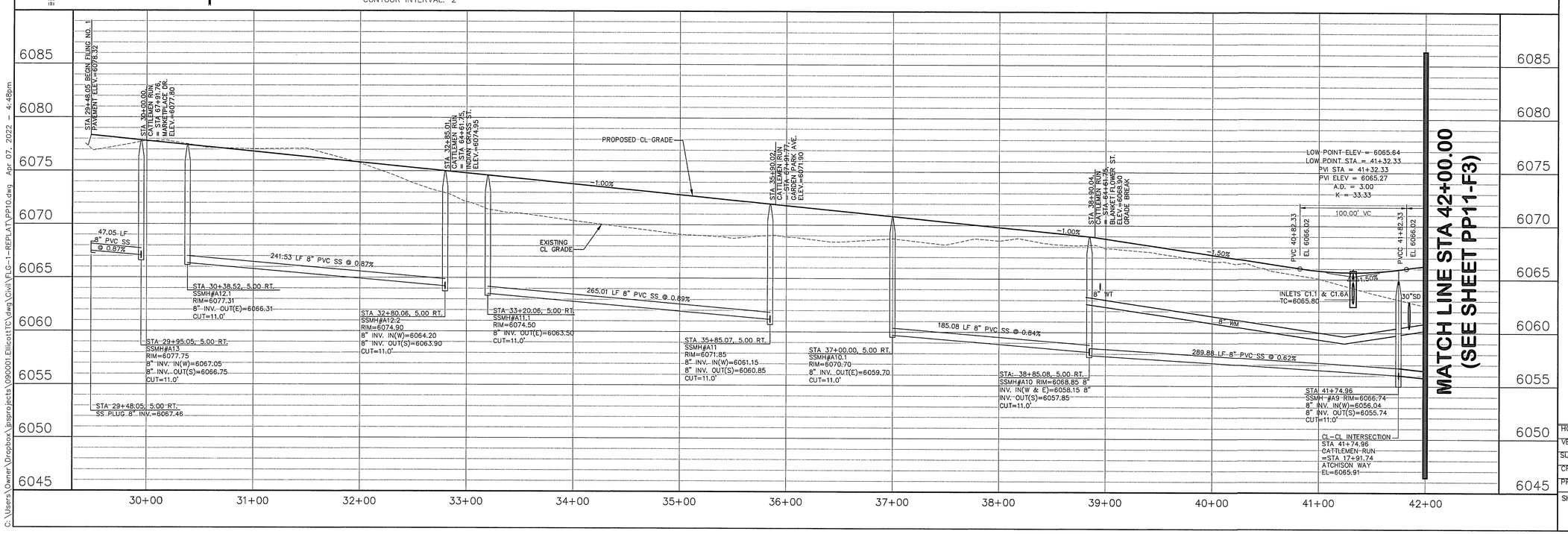
COLORADO REGISTERED PROFESSIONAL ENGINEER 28991

C:\Users\Michael\Dropbox\jpsprojects\090001.Elliott TC\dwg\Civil\F3-RES\PP8-F3.dwg Jun 15, 2022 - 1:47pm



LINE TABLE		
LINE	LENGTH	BEARING
L10	3286.70	S89°29'00"E
L13	841.77	N00°00'00"E
L15	841.77	N00°00'00"E
L17	841.77	N00°00'00"E
L20	841.74	N00°20'22"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C20	39.04	25.00	89°29'00"
C21	39.50	25.00	90°31'00"
C30	39.04	25.00	89°29'00"
C31	39.50	25.00	90°31'00"
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

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

JPS ENGINEERING
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Colorado Springs, CO
80903
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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 MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	BY	DATE
4	EPC COMMENTS	JPS	1/15/07
5	2018 SUBMITTAL	JPS	3/28/18
6	F1A SUBMITTAL	JPS	10/29/21
7	EPC COMMENTS	JPS	2/22/22
8	EPC COMMENTS	JPS	4/7/22

COLORADO REGISTERED 20091 PROFESSIONAL ENGINEER

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

SHEET: PP10-F1A

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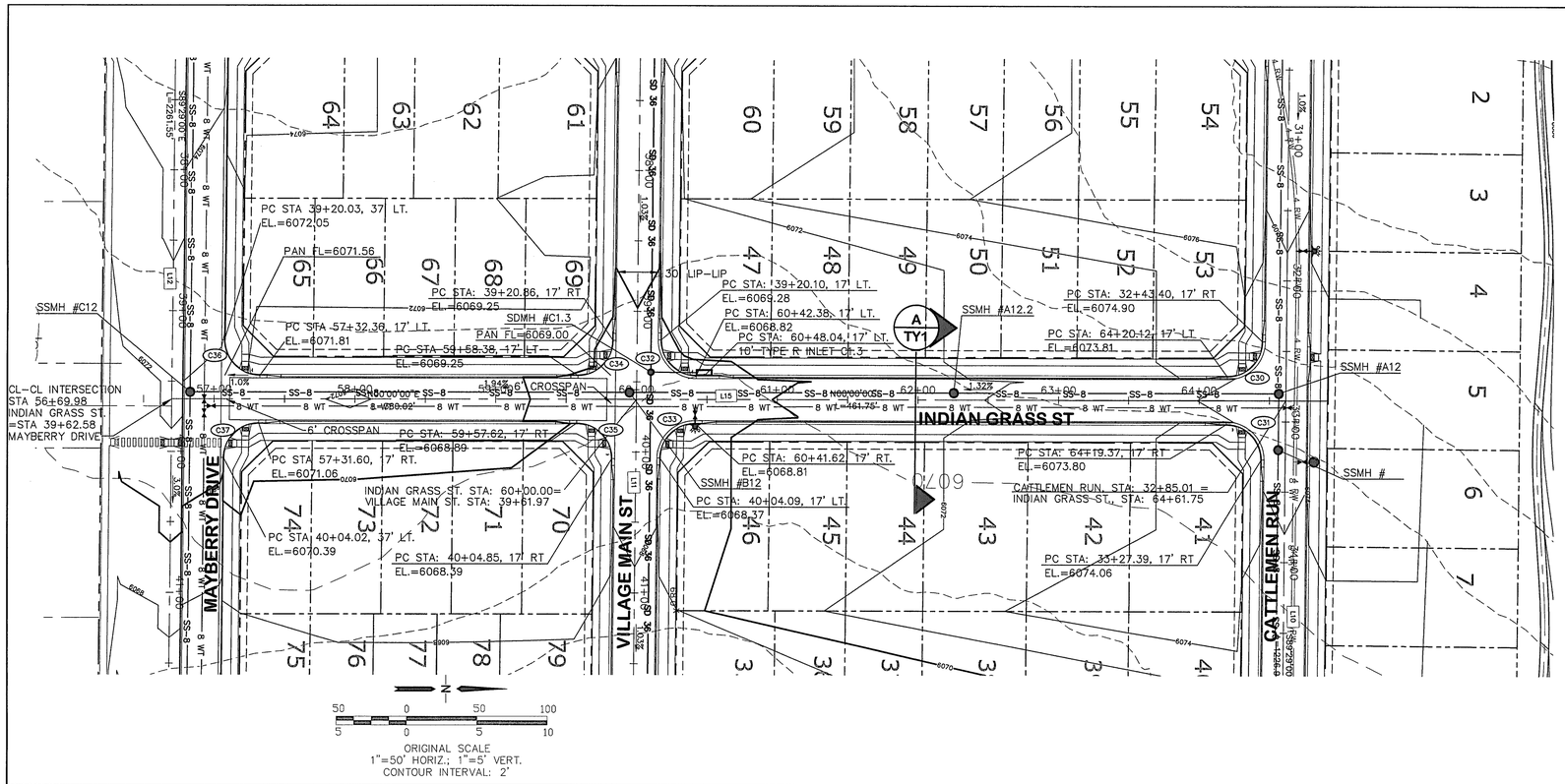
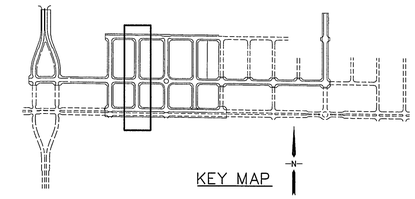
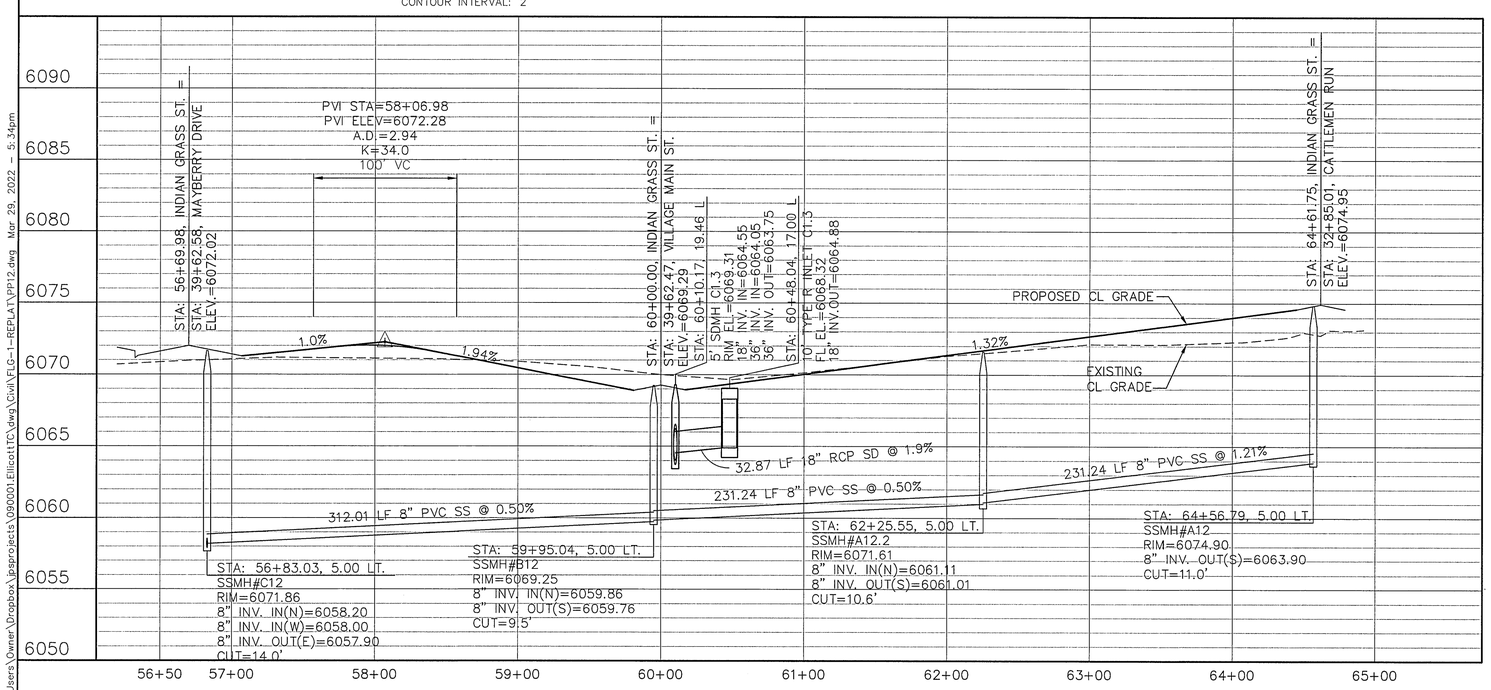




LINE TABLE		
LINE	LENGTH	BEARING
L10	1194.46	S89°28'59"E
L11	2014.85	S89°28'59"E
L12	3239.55	S89°28'59"E
L15	791.76	N00°00'00"E

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"



JPS ENGINEERING
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Colorado Springs, CO
80903
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FAX: 719-471-0766
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MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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

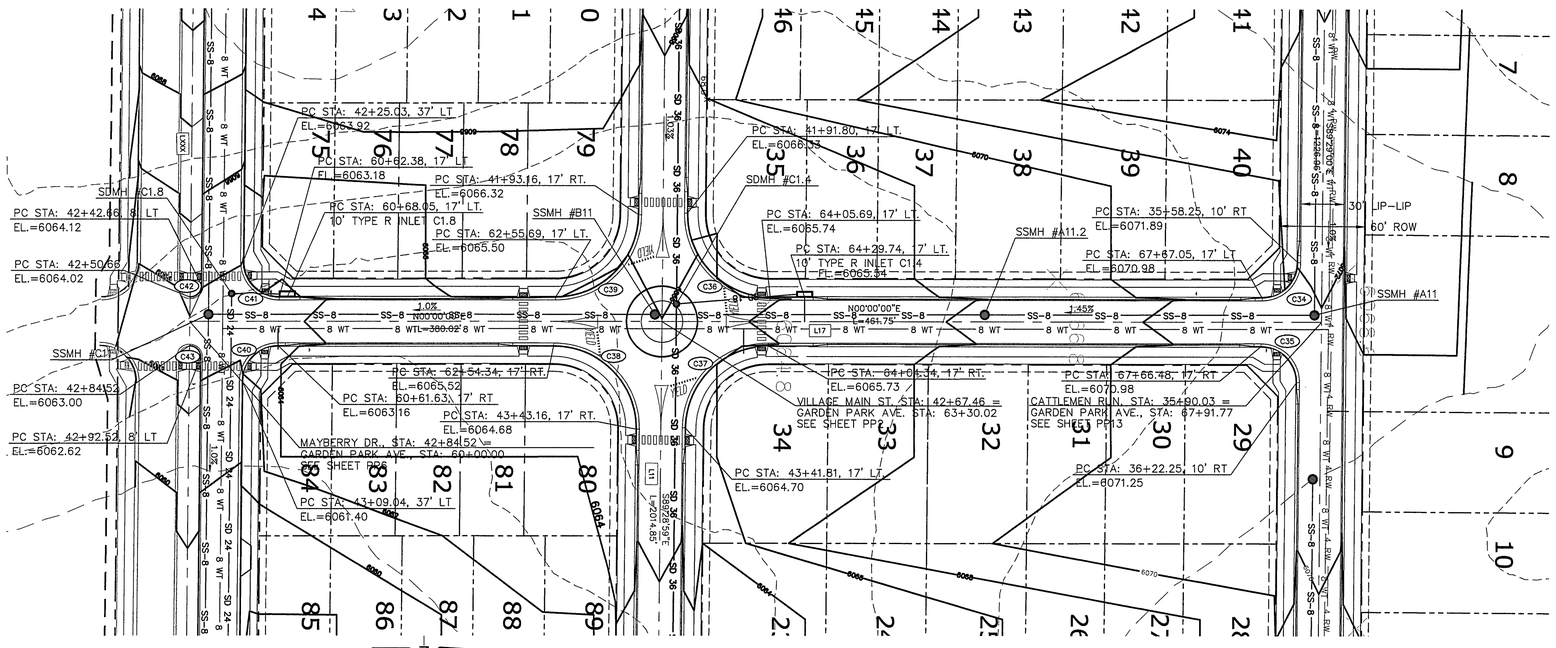
No.	REVISION	BY	DATE
1	EPC COMMENTS	JPS	9/12/19
2	EPC COMMENTS	JPS	1/31/20
3	FLG-1 REPLAT	JPS	12/22/20
4	EPC COMMENTS	JPS	2/22/22
5	EPC COMMENTS	JPS	3/31/22

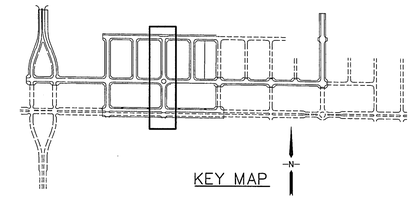
HORZ. SCALE:	1"=50'	DRAWN:	BJJ
VERT. SCALE:	1"=5'	DESIGNED:	JPS
SURVEYED:	R&R	CHECKED:	JPS
CREATED:	3/26/06	LAST MODIFIED:	3/31/22
PROJECT NO:	090001	MODIFIED BY:	BJJ

SHEET: PP12-F1A

COLORADO REGISTERED PROFESSIONAL ENGINEER 20391

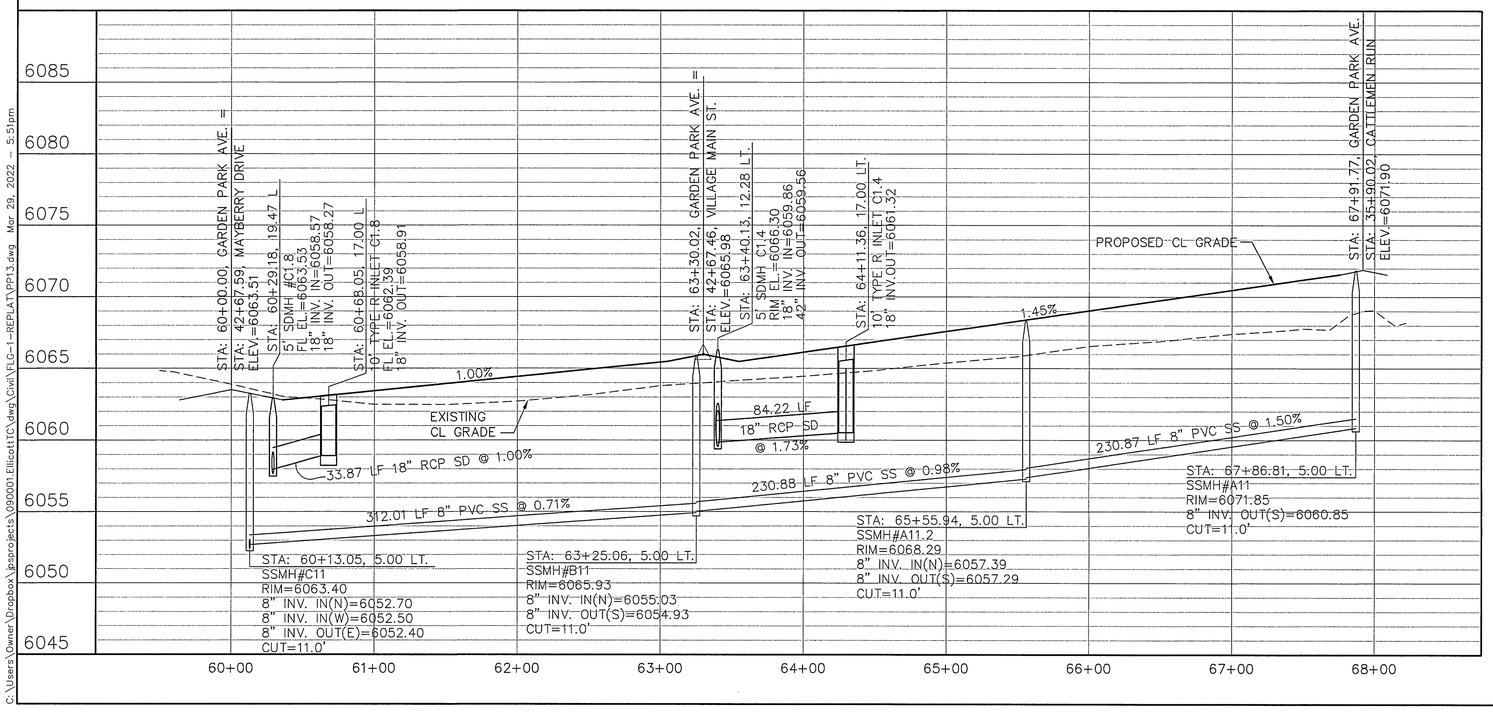
C:\Users\Owner\Dropbox\jpsprojects\090001.ElliottLTC\dwg\Civil\FLG-1-REPLAT\PP12.dwg Mar 29, 2022 - 5:34pm





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"



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COLORADO REGISTERED PROFESSIONAL ENGINEER 20001

MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

GARDEN PARK AVENUE PLAN & PROFILE

(STA: 60+00.00 TO STA: 68+00.00)

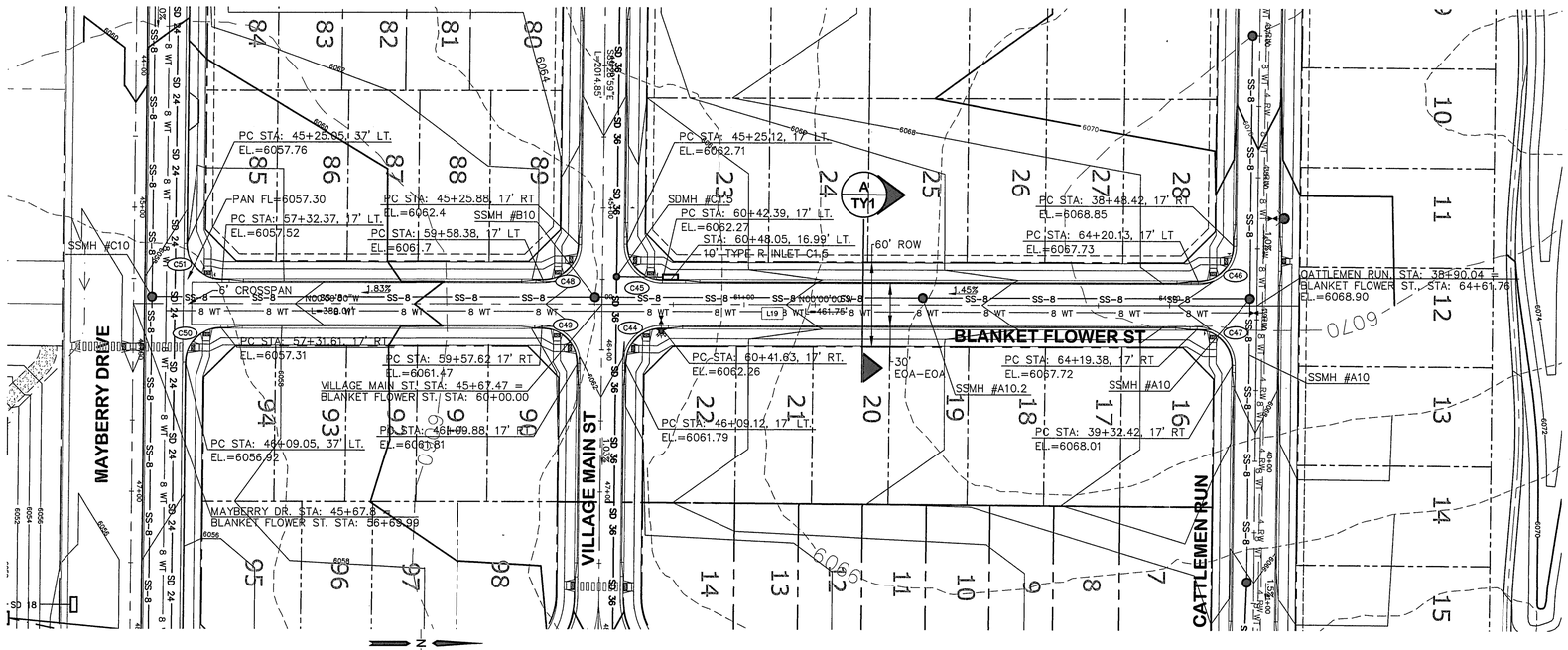
JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

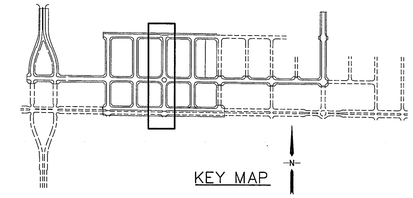
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

HORZ. 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

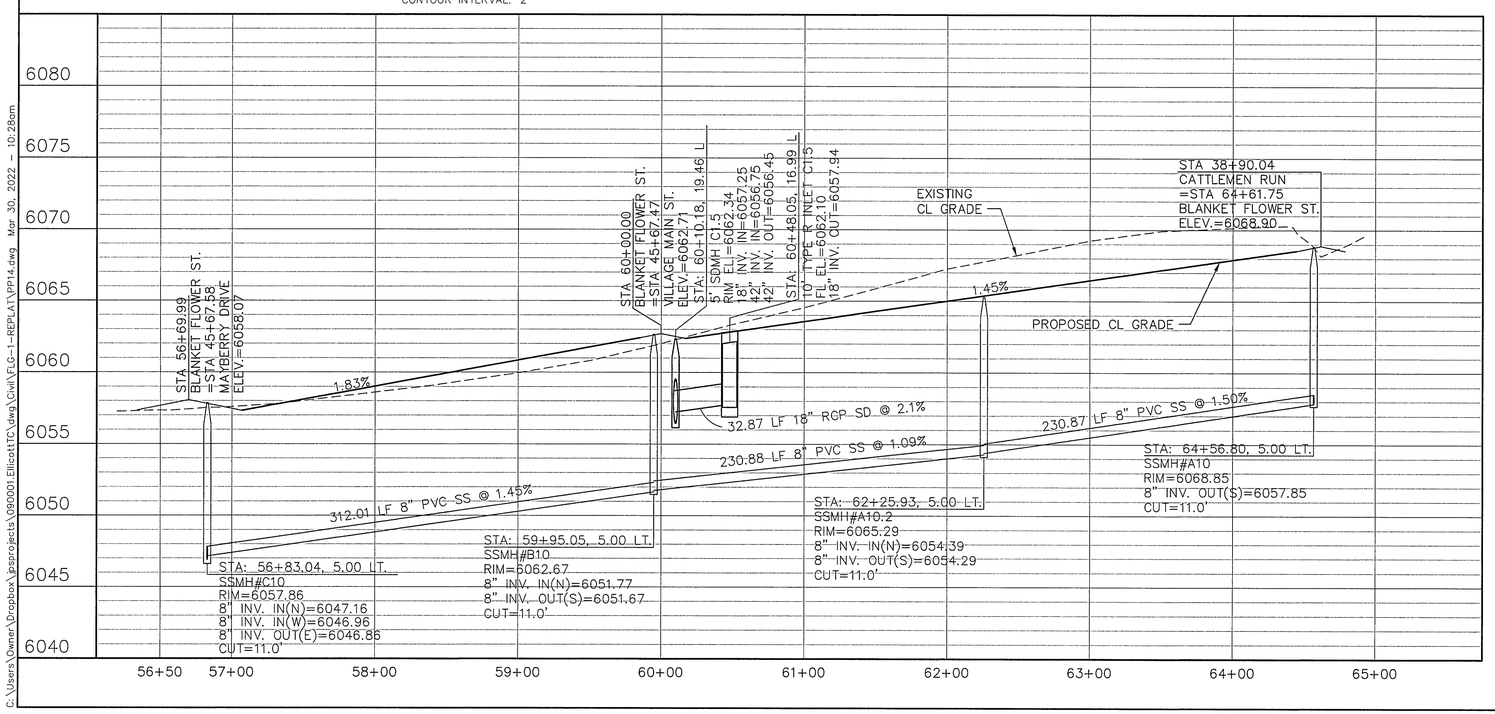
SHEET: PP13-F1A





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"



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MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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

No.	REVISION	BY	DATE
E	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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Colorado Springs, CO
80903
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FAX: 719-471-0766
www.jpsengr.com

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1-800-922-1987
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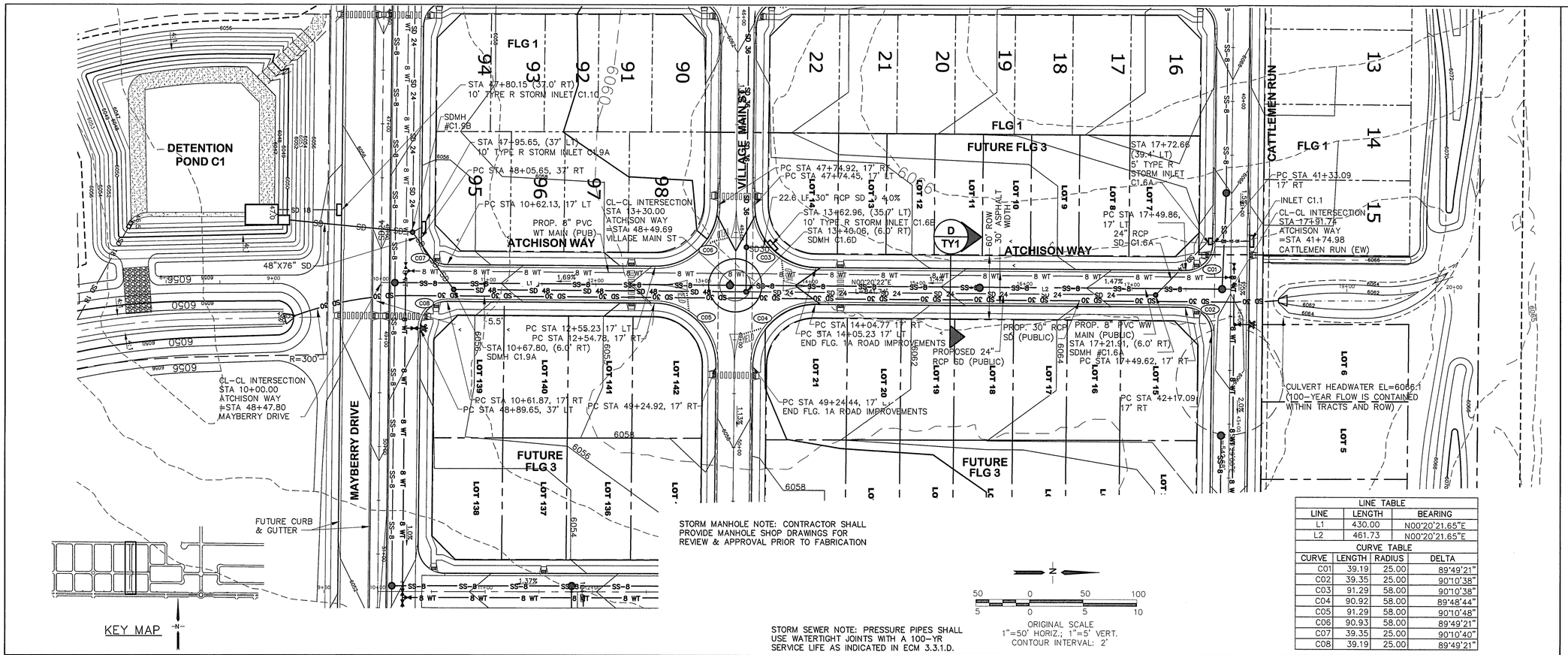
COLORADO REGISTERED PROFESSIONAL ENGINEER 28001

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

SHEET: **PP14-F1A**



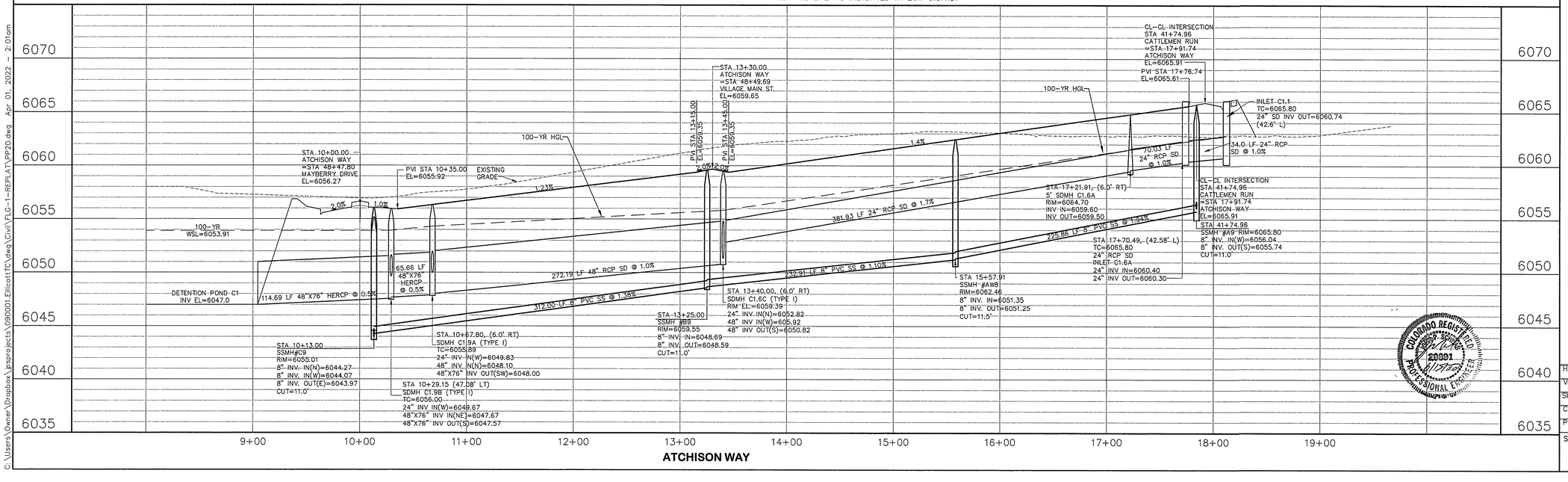
STORM MANHOLE NOTE: CONTRACTOR SHALL PROVIDE MANHOLE SHOP DRAWINGS FOR REVIEW & APPROVAL PRIOR TO FABRICATION

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

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

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"



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

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

MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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

COLORADO REGISTERED PROFESSIONAL ENGINEER 20001

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

SHEET: PP20-F1A

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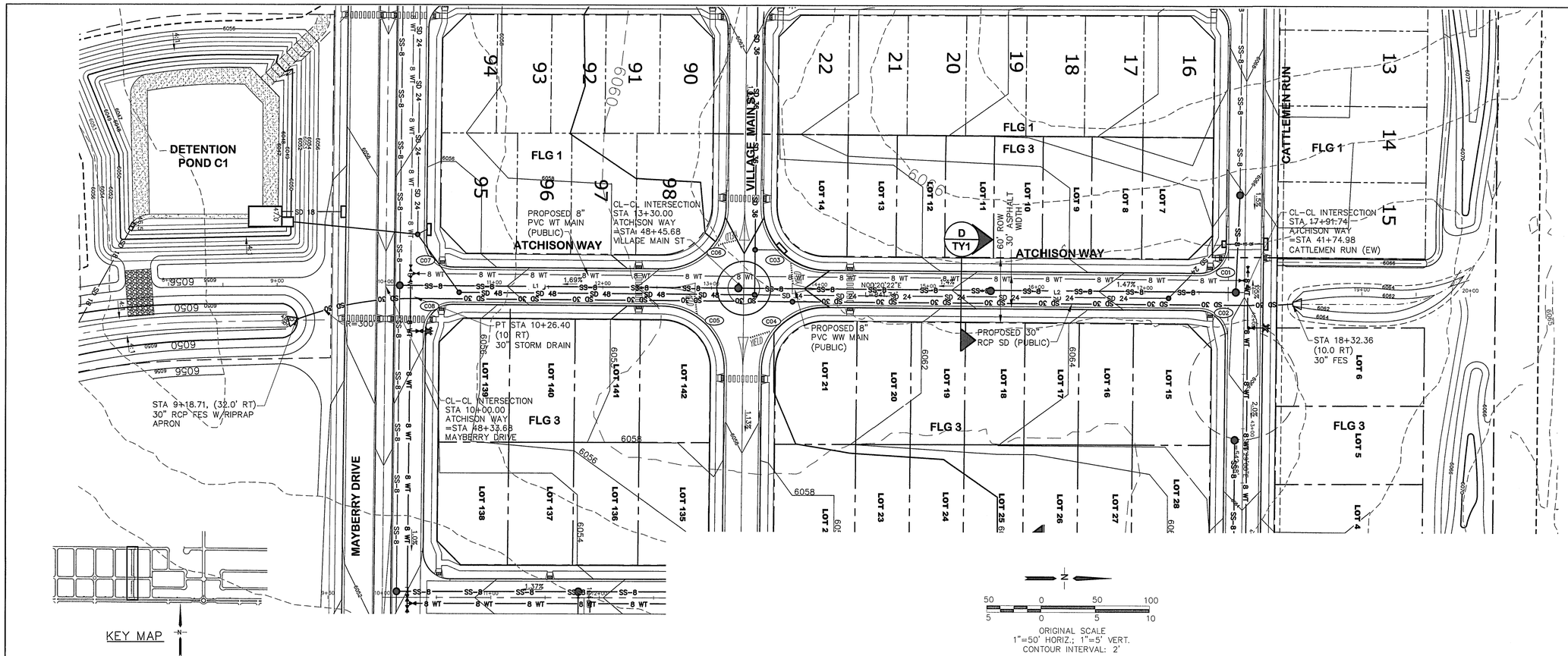

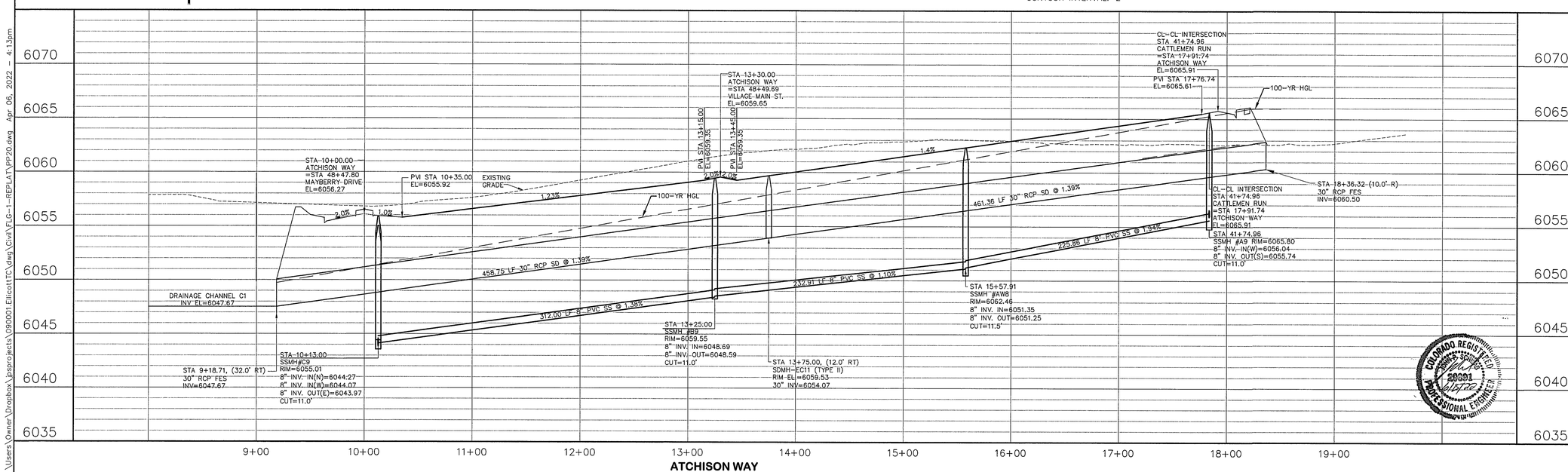

MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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

JPS ENGINEERING
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 MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	BY	DATE
3	EPC COMMENTS	JPS	9/12/19
2	EPC COMMENTS	JPS	1/31/20
1	FLG-1 REPLAT	JPS	11/19/21
4	EPC COMMENTS	JPS	1/31/22
5	EPC COMMENTS	JPS	4/6/22

HORZ. 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	

COLORADO REGISTERED 20001 PROFESSIONAL ENGINEER

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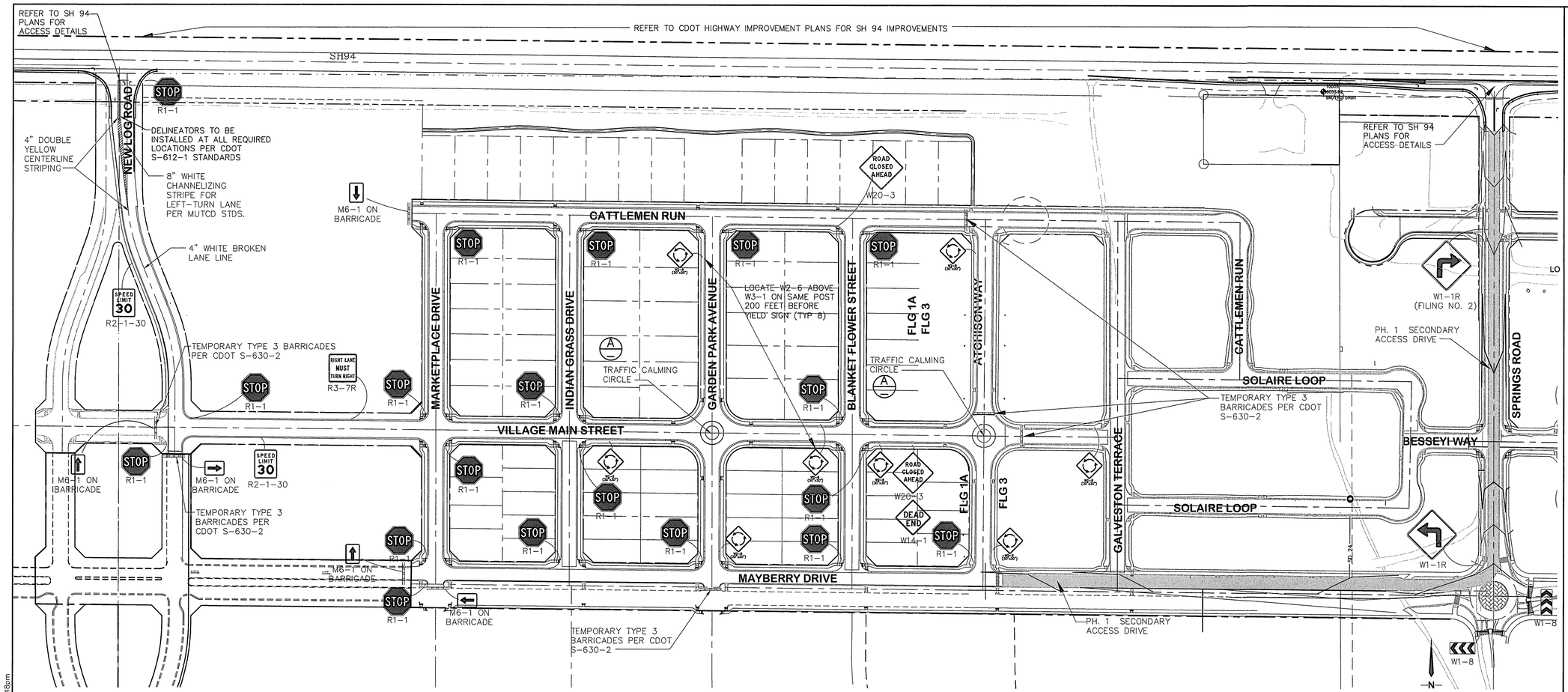
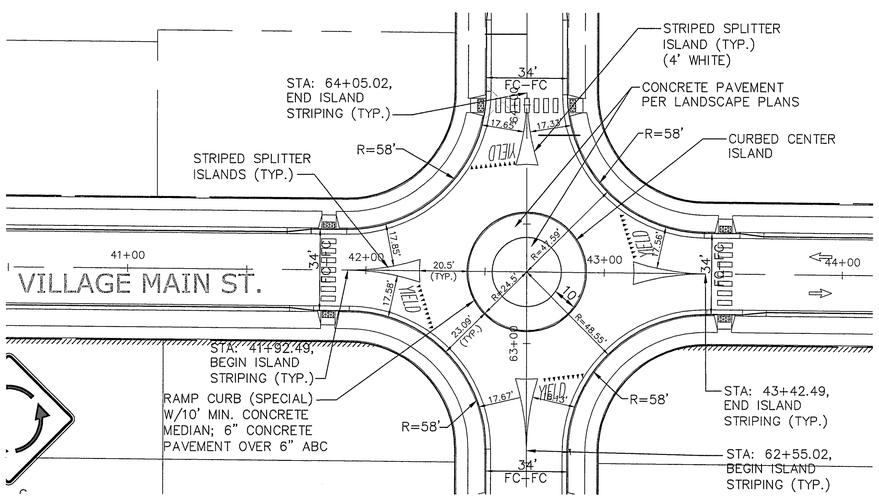
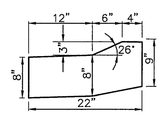




TRAFFIC CALMING CIRCLE (A)
SCALE: 1"=30'



ROUNDABOUT RAMP CURB (SPECIAL) (A)
NTS

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

COLORADO REGISTERED PROFESSIONAL ENGINEER 20001

MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

SIGNING & STRIPING PLAN

No.	REVISION	BY	DATE
G	EPC COMMENTS	JPS	1/31/20
A	EPC COMMENTS	JPS	9/07/20
I	EPC COMMENTS	JPS	11/04/21
J	FLG-1A SUBMITTAL	JPS	11/18/21
K	EPC COMMENTS	JPS	6/10/22

HORZ. SCALE:	NTS	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	R&R	CHECKED:	JPS
CREATED:	12/03/00	LAST MODIFIED:	6/10/22
PROJECT NO:	090001	MODIFIED BY:	MSP
SHEET:	TS1		

JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
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