

Mayberry, Colorado Springs

Filing No. 1A Replat

Construction Drawings

El Paso County, Colorado

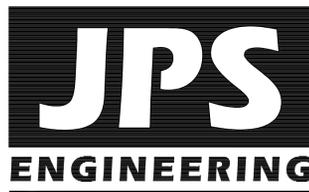
PREPARED FOR:

Mayberry Communities, LLC

PO Box 675725

Rancho Santa Fe, CA 92067

PREPARED BY:



PREPARED BY:

19 East Willamette Avenue
Colorado Springs, Colorado 80903

April, 2022

AGENCIES/CONTACTS

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

SHEET INDEX

G1	TITLE SHEET
G2	GENERAL NOTES & LEGEND
C1	OVERALL SITE PLAN
U2.1	FILING 1A UTILITY PLAN
TY1	TYPICAL ROAD SECTIONS
TY2	TYPICAL ROAD SECTIONS & DETAILS
TY3	TYPICAL ROAD SECTIONS & DETAILS
PP1	NEW LOG RD. PLAN & PROFILE
PP2	VILLAGE MAIN ST. PLAN & PROFILE
PP3	VILLAGE MAIN ST. PLAN & PROFILE
PP5	SPRINGS ROAD PLAN & PROFILE
PP6	MAYBERRY DRIVE PLAN & PROFILE
PP7	MAYBERRY DRIVE PLAN & PROFILE
PP8	MAYBERRY DRIVE PLAN & PROFILE
PP10	CATTLEMEN RUN PLAN & PROFILE
PP12	INDIAN GRASS STREET PLAN & PROFILE
PP13	GARDEN PARK AVE. PLAN & PROFILE
PP14	BLANKET FLOWER ST. PLAN & PROFILE
PP20	ATCHISON WAY PLAN & PROFILE
PP21	ATCHISON WAY PLAN & PROFILE (30" SD)
TS1	SIGNING & STRIPING PLAN

ENGINEER:

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

THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF:

JOHN P. SCHWAB, P.E. 29891 DATE

DEVELOPER:

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

DEVELOPER DATE

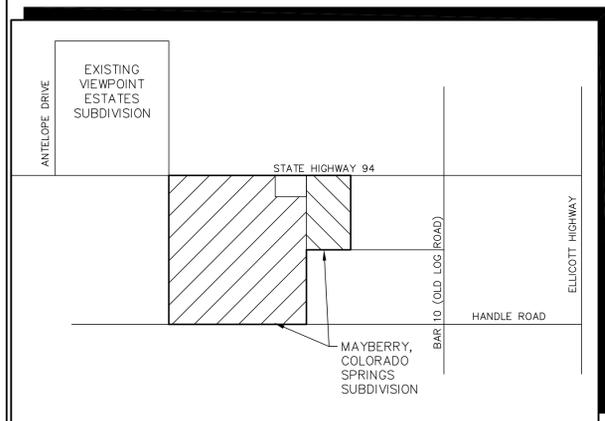
COUNTY:

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

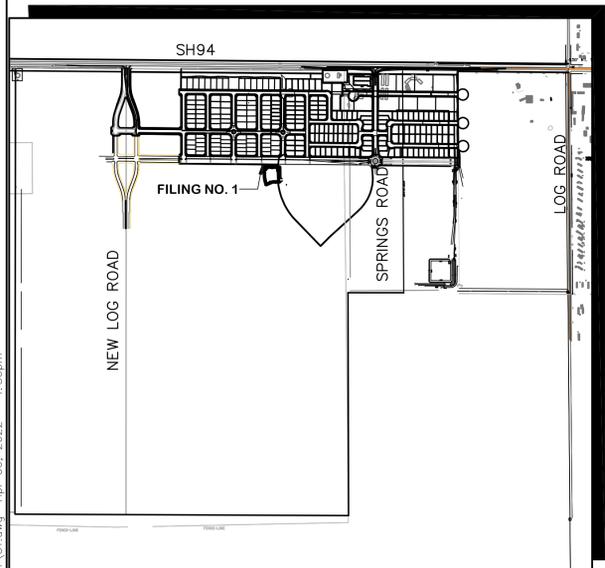
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW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

EL PASO COUNTY ENGINEER/DIRECTOR DATE

PCD File No.
VR-21-13



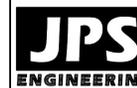
VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

BENCHMARK:
 A 3/4" SQUARE BAR LOCATED AT NE 1/4 CORNER SEC. 14-T14S-R63W, CORNER OF SH94 & ELLICOTT HWY
 EL=6050.0

BASIS OF BEARINGS:
 COMMENCING AT A FOUND REBAR WITH A 2" ALUMINUM CAP MARKED "U.P. & E., PLS 11624 1999" IN A MONUMENT BOX, MONUMENTING THE NORTH QUARTER-CORNER OF SAID SECTION 14, FROM WHENCE THE NORTHEAST CORNER OF SAID SECTION 14, MONUMENTED BY A FOUND 3/4" SQUARE BAR IN A MONUMENT BOX, BEARS SOUTH 89°44'50" EAST A DISTANCE OF 2,606.58 FEET, BEING HE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14 AS SHOWN ON SAID PLAT.



19 E. Willamette Ave.
Colorado Springs, CO
80903

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



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

MAYBERRY, COLORADO SPRINGS, FILING NO. 1A

TITLE SHEET

HORZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	R&R	CHECKED:	JPS
CREATED:	3/12/21	LAST MODIFIED:	4/7/22
PROJECT NO:	090001	MODIFIED BY:	BJJ

SHEET: **G1**

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 8" 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.

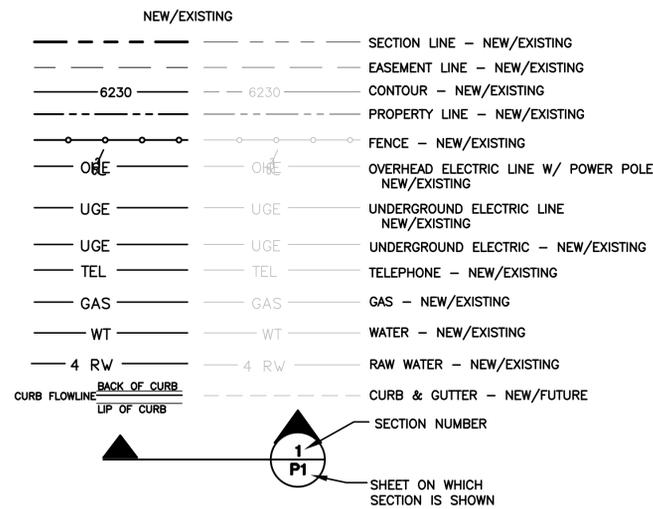
PROJECT GENERAL NOTES:

- 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.

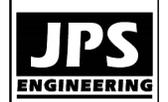
SWMP NOTES:

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

LEGEND:



MAYBERRY, COLORADO SPRINGS



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

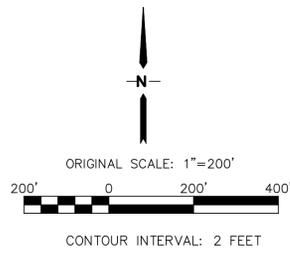
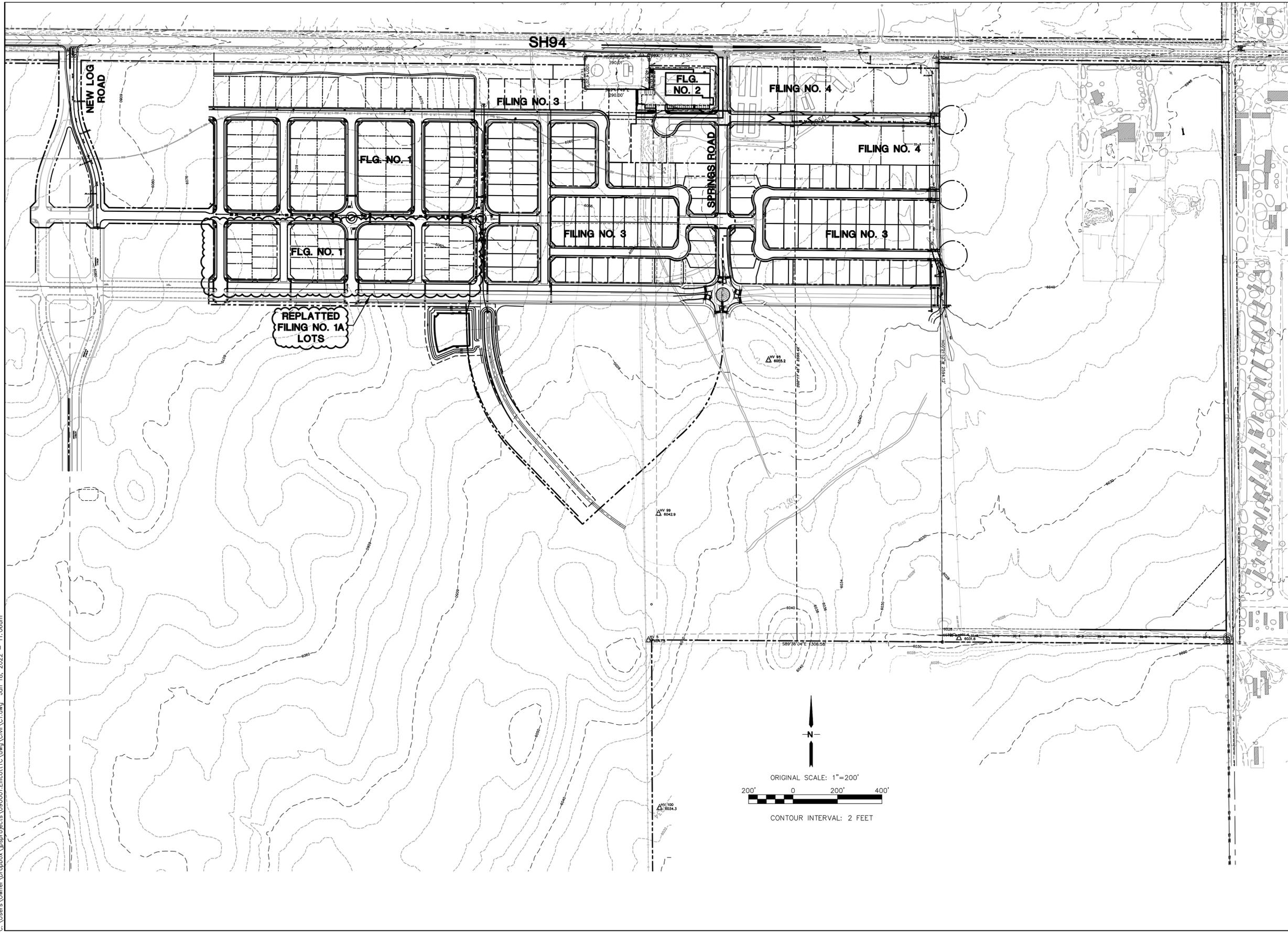
NO.	REVISION	DATE
1	COUNTY SUBMITTAL	2/24/21
2	COUNTY COMMENTS	12/10/21

GENERAL NOTES & LEGEND

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

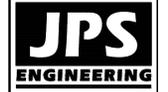
SHEET: **G2**

C:\Users\Owner\Desktop\psprojects\090001\Elliot\TTC\dwg\Civil\C1.dwg Jan 18, 2022 - 11:06am



MAYBERRY, COLORADO SPRINGS

OVERALL SITE PLAN



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



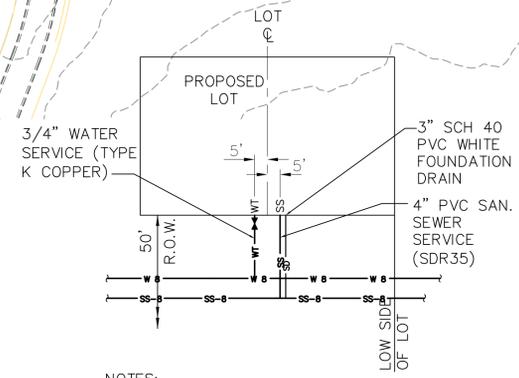
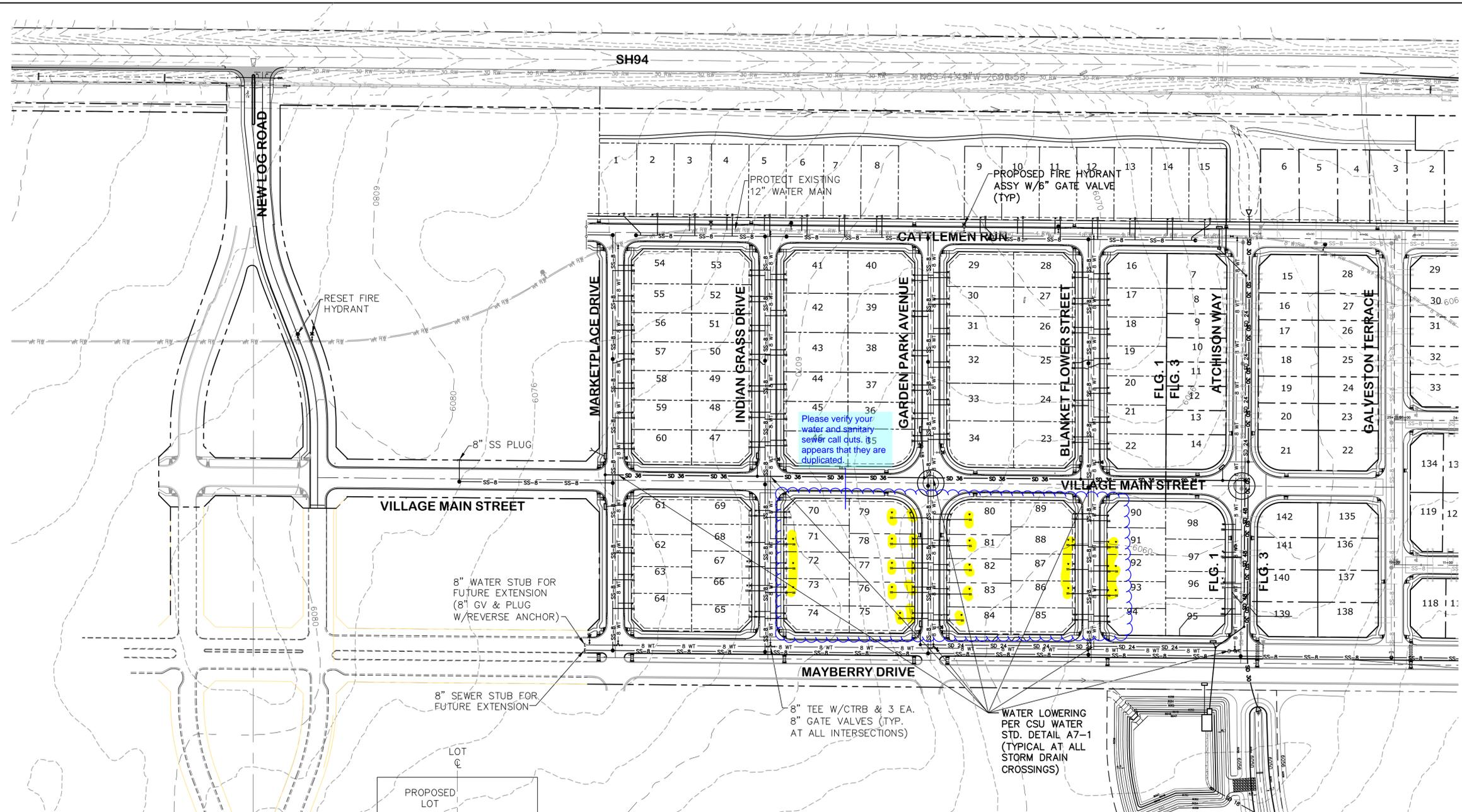
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL OR VISIT US IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

No.	REVISION	BY	DATE

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

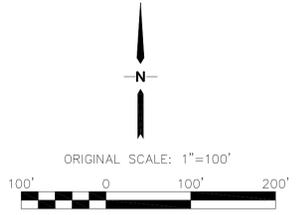
SHEET: **C1**

C:\Users\Owner\Desktop\proj\090001_Elliot\TTC\dwg\Civil\F1G-1-REPLAT\U2.1-F1A.DWG Apr. 07, 2022 12:09pm

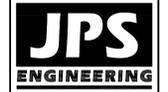


- NOTES:
1. MARK CURB WITH "W/W" AND "S" FOR LOCATION OF WATER AND SEWER LOCATIONS.
 2. SET 4" SS SERVICE STUB INVERT AT 8' BELOW CURB FLOWLINE GRADE UNLESS NOTED OTHERWISE.

TYPICAL SERVICE LOCATIONS (A)
NTS



MAYBERRY, COLORADO SPRINGS, FILING NO. 1A



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



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

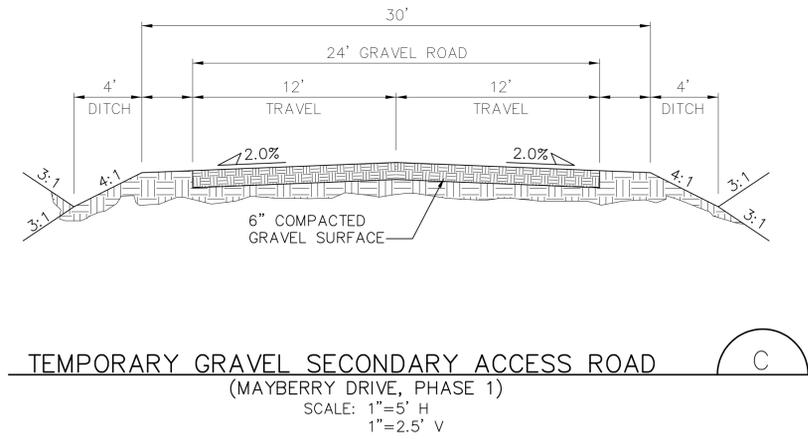
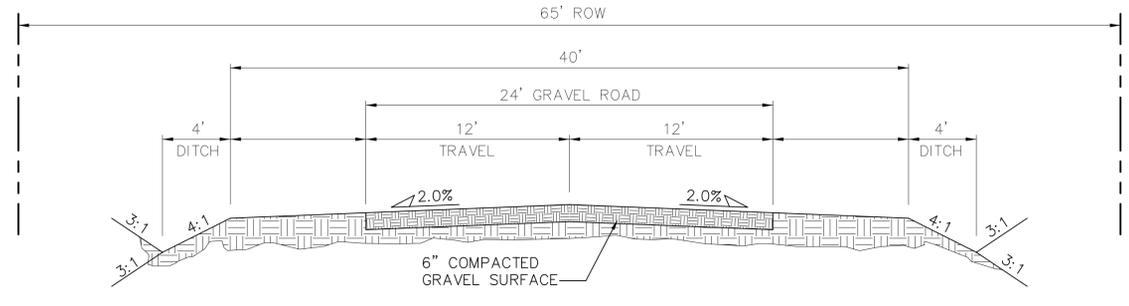
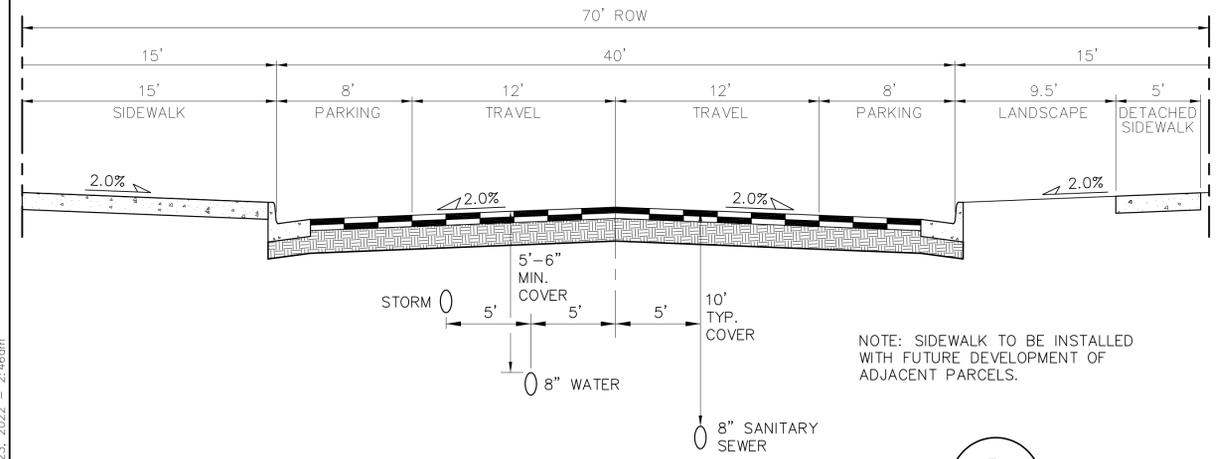
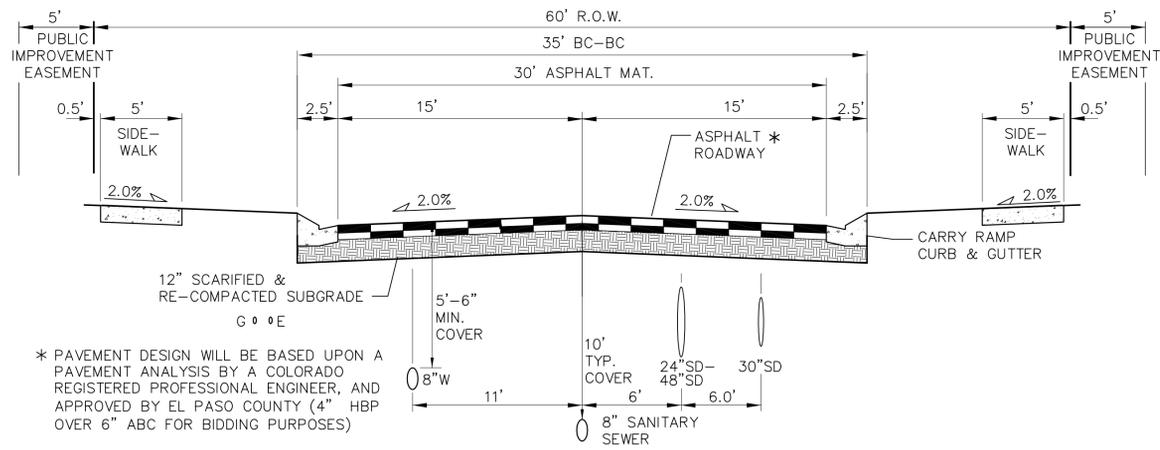
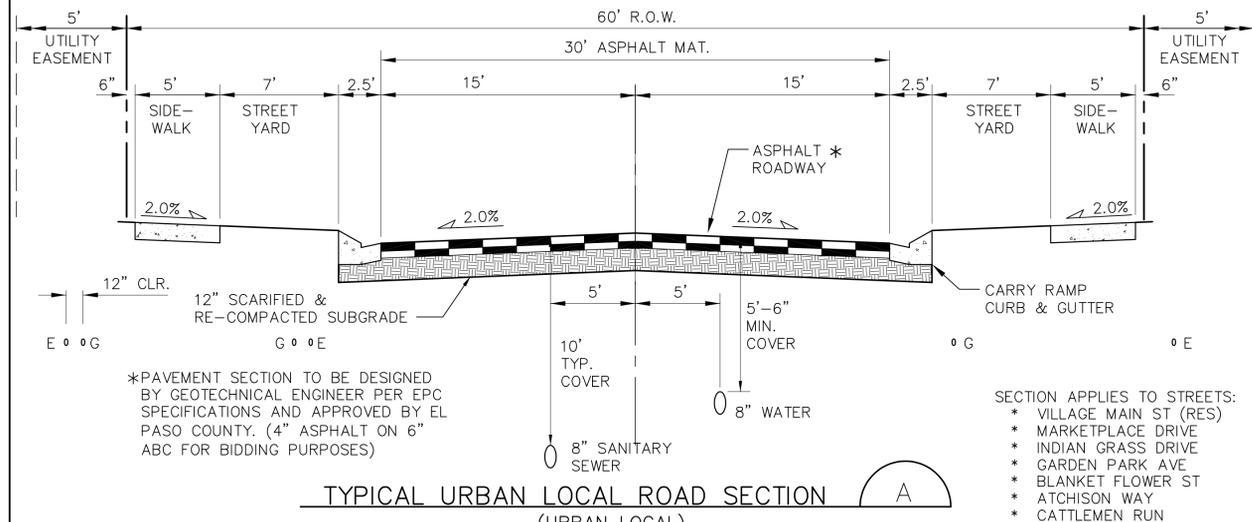
No.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	4/19/06	JPS
2	EPC COMMENTS	7/25/06	JPS
3	EPC COMMENTS	1/15/07	JPS
4	FILING 1A SUBMITTAL	11/18/21	JPS

FILING 1A - UTILITY PLAN

HORIZ. SCALE: 1"=100'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 3/08/08	LAST MODIFIED: 4/7/22
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: **U2.1-F1A**

C:\Users\Owner\Desktop\jpsproj\090001_Elliptic\TY1-F1A.dwg Feb 23, 2022 - 2:46am



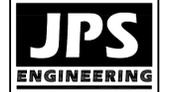
DESIGN DATA

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

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

MAYBERRY, COLORADO SPRINGS - FILING 1A

TYPICAL ROAD SECTIONS



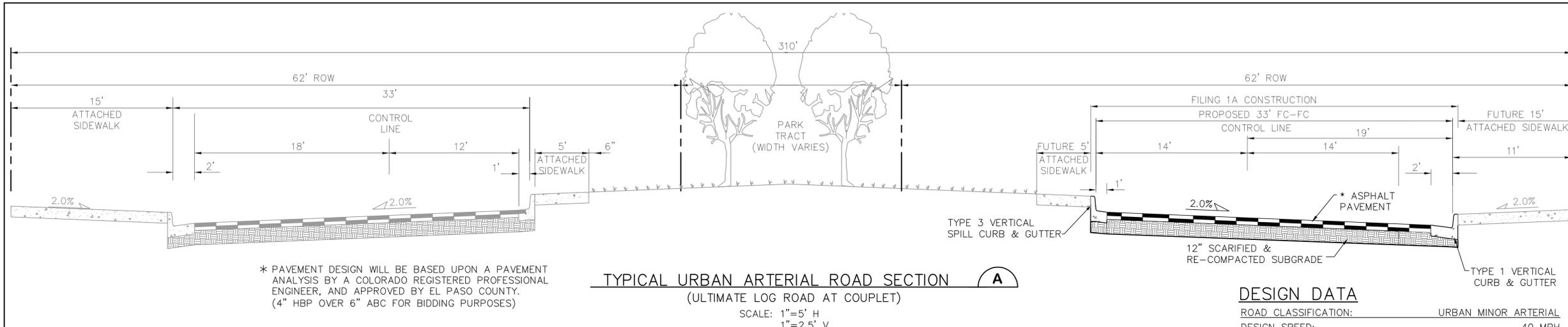
19 E. Willamette Ave.
 Colorado Springs, CO 80903
 PH: 719-477-9429
 FAX: 719-471-0766
 www.jpsengr.com



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

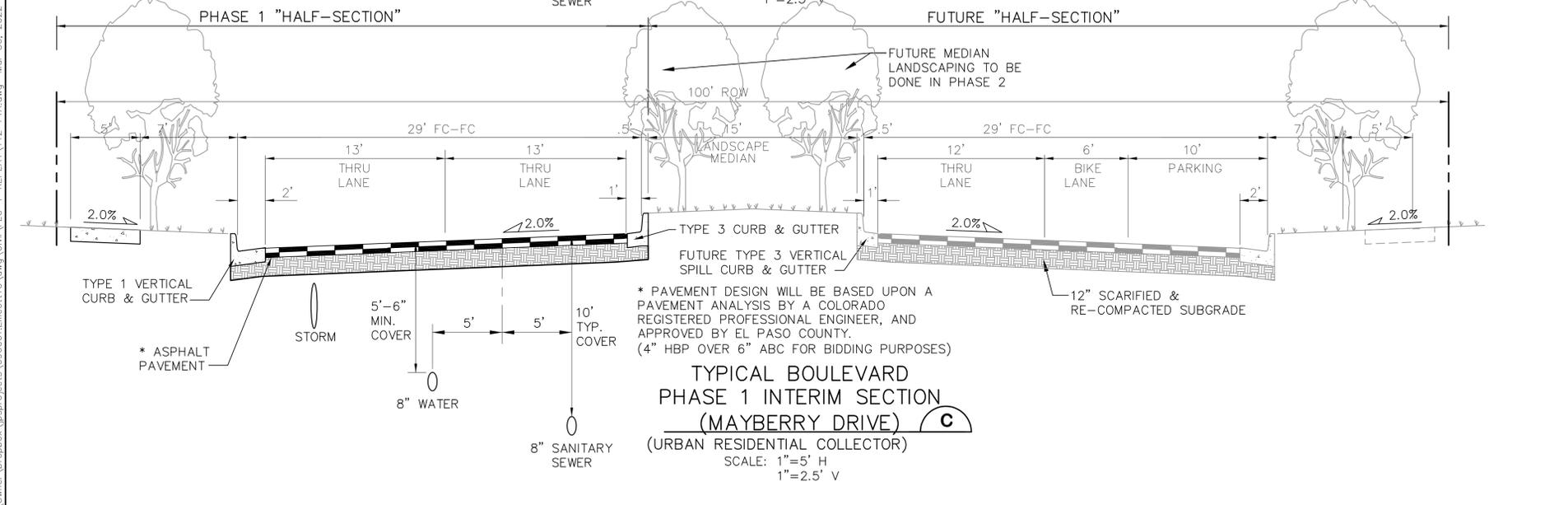
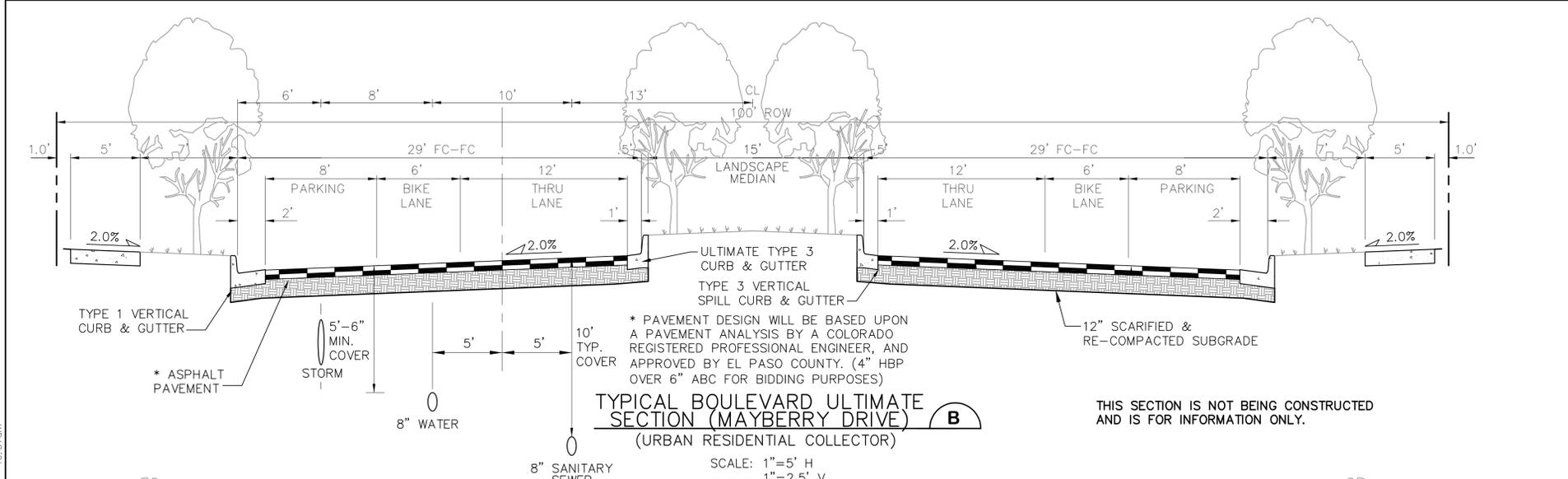
HORZ. SCALE: 1"=5'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 5/05/05	LAST MODIFIED: 2/22/22
PROJECT NO: 090001	MODIFIED BY: BJJ

TY1-F1A



DESIGN DATA

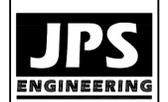
ROAD CLASSIFICATION:	URBAN MINOR ARTERIAL
DESIGN SPEED:	40 MPH
POSTED SPEED:	35 MPH
MIN. HORIZONTAL RADIUS: (STANDARD)	565'
MIN. HORIZONTAL RADIUS: (PER APPROVED DEVIATION)	400'
MIN. GRADE:	0.5%
MAX. GRADE:	6.0%
MIN. K-VALUE (CREST):	44
MIN. K-VALUE (SAG):	64



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

MAYBERRY, COLORADO SPRINGS - FILING 1A



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

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

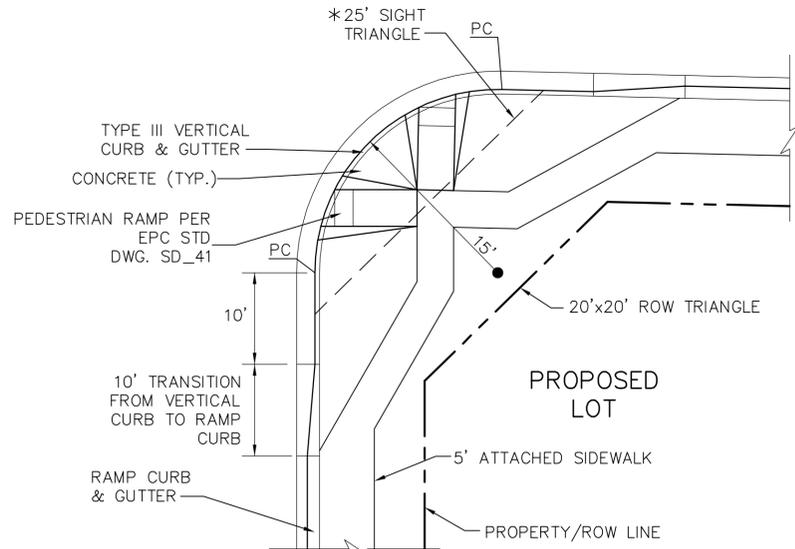
No.	REVISION	DATE
1	EPC COMMENTS	JPS 4/17/20
2	EPC COMMENTS	JPS 9/18/20
3	EPC COMMENTS	JPS 10/27/20
4	FLG-1A SUBMITTAL	JPS 11/08/21
5	EPC COMMENTS	JPS 2/22/22

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

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

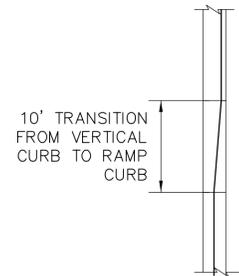
SHEET: **TY2-F1A**

C:\Users\Owner\Desktop\jpsproj\090001_Elliptical\TY2-F1A.dwg Mar 30, 2022 - 10:37am



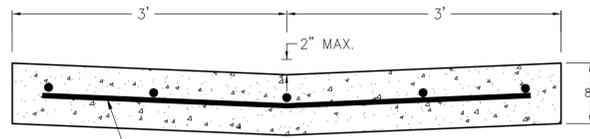
* NOTE: NO OBSTRUCTIONS TALLER THAN 18" ARE PERMITTED WITHIN SIGHT TRIANGLES.

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

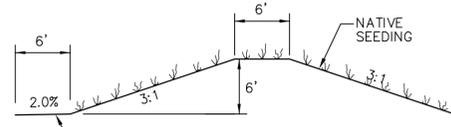


NOTE: TRANSITION FROM RAMP CURB TO VERTICAL CURB OVER 10' ON EACH SIDE OF ALL CURB RETURNS AND STORM INLETS.

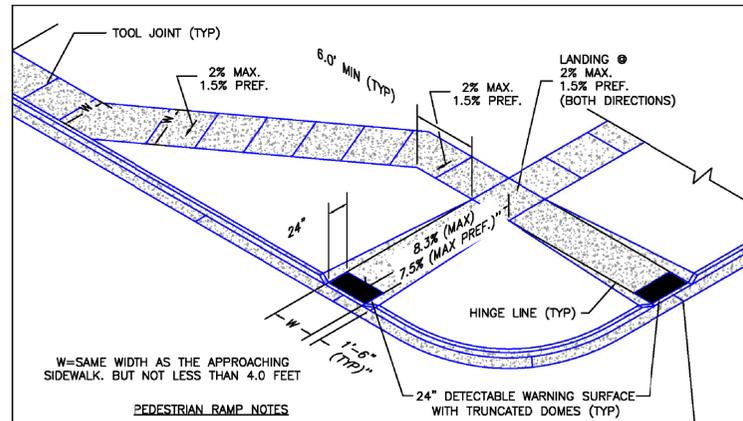
CURB TRANSITION DETAIL (B)
SCALE: NTS



CONCRETE CROSSSPAN (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 ECM SECTION 6.3.8 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%.

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

GENERAL NOTES

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

6/23/20

DATE APPROVED:

Jennifer E. Irvine

DEPARTMENT OF PUBLIC WORKS

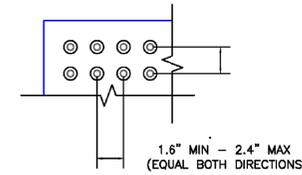
Pedestrian Curb Ramp Detail
Standard Drawing

REVISION DATE: 6/23/20

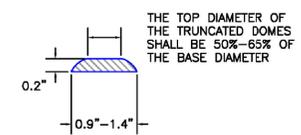
FILE NAME: SD_2-41



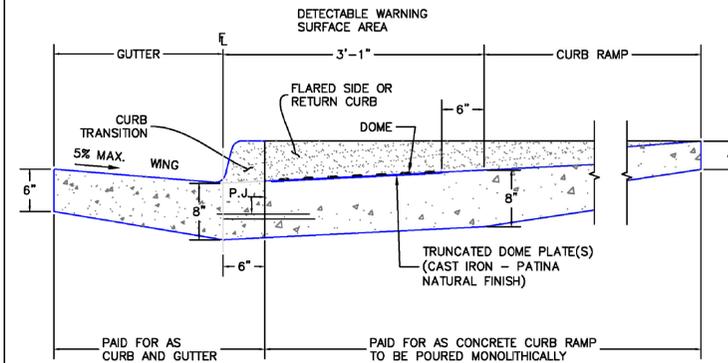
TRUNCATED DOME DETAILS



DOME SPACING



ELEVATION VIEW



P.J.= PERMISSIBLE 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:

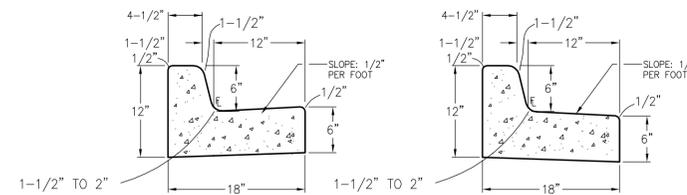
Jennifer E. Irvine

DEPARTMENT OF PUBLIC WORKS

Detectable Warning Surface Details
Standard Drawing

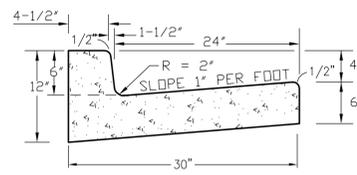
REVISION DATE: 6/23/20

FILE NAME: SD_2-42

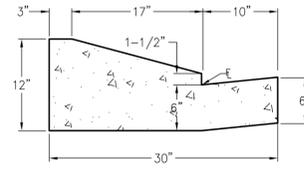


TYPE 3 CARRY CURB (1)

TYPE B SPILL CURB (2)



TYPE A VERTICAL CURB (3)



TYPE C RAMP CURB (4)

TYPICAL CURB & GUTTER DETAILS

SCALE: 1" = 1'-0"



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

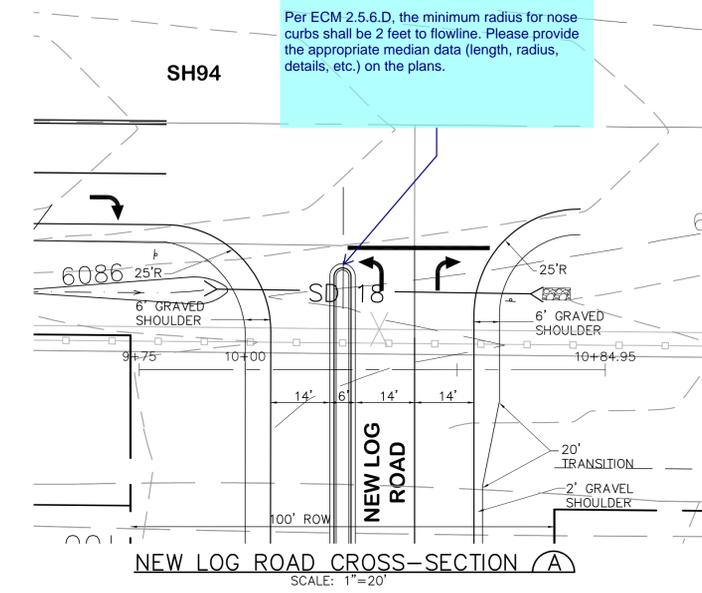
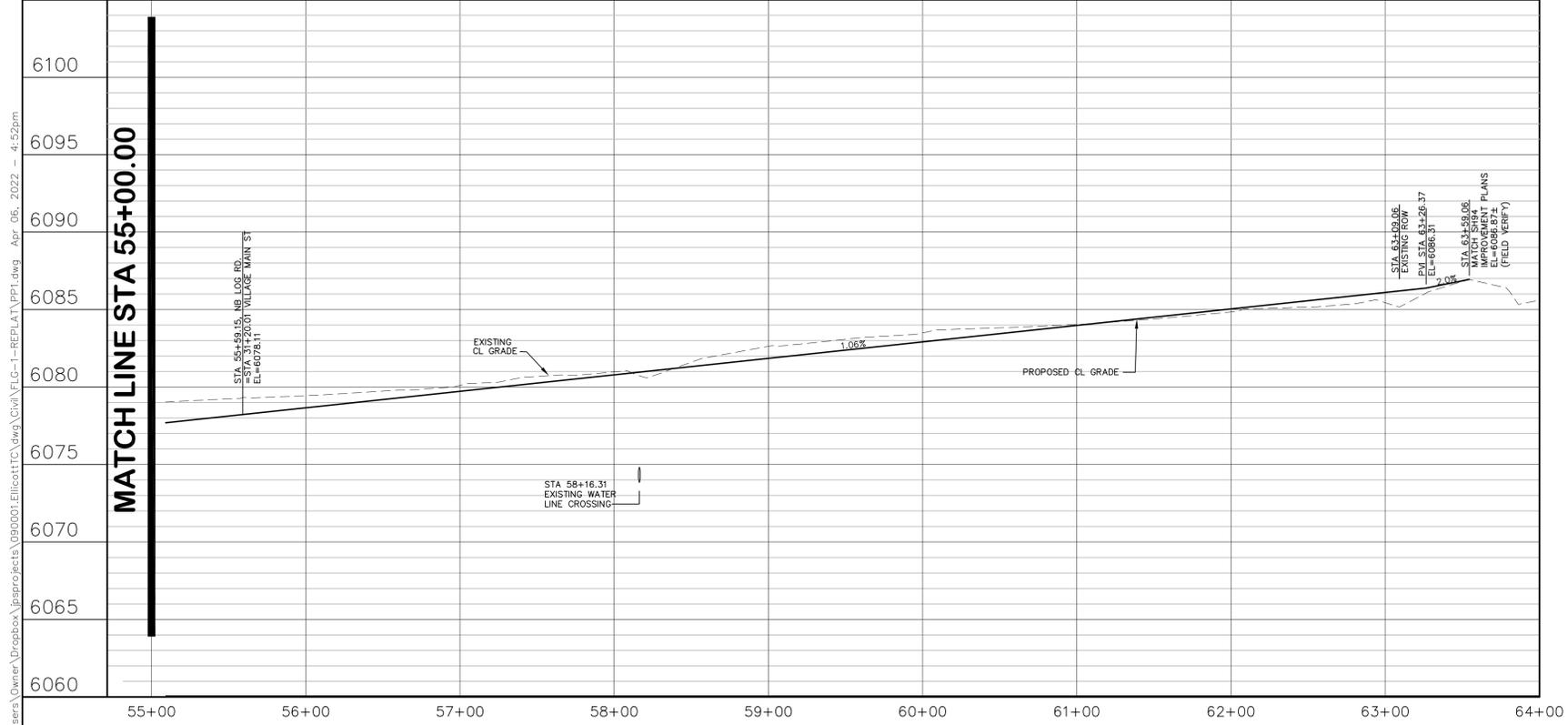
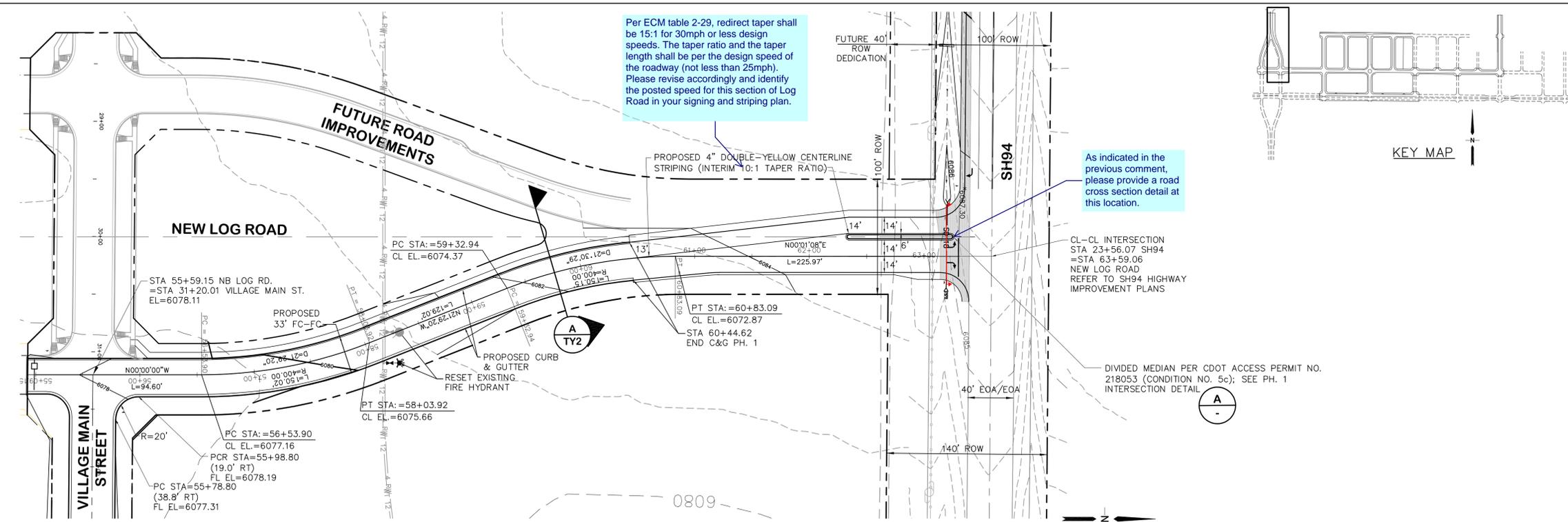
TYPICAL SECTIONS & DETAILS

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

TY3-F1A

C:\Civil3D 2018 projects\090001\Elliecott\dwg\Civil\TY3-FLG 1A.dwg Feb 22, 2022 5:36pm

G:\Users\Owner\Dropbox\jpsproj\090001\Ellicott\Civil\PP1.dwg Apr 06, 2022 - 4:52pm

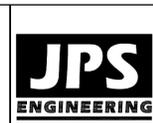


The raised median may not obstruct the design vehicle turn movement per ECM 2.5.6.I and J. Provide turning template (WB-67 design vehicle) to ensure this criteria is met.

The median shall have a plowable nose. Identify detail SD 2-22 for the plowable median nose and detail SD 2-21 for the patterned concrete median paving.

Per ECM 2.5.6.D, the minimum radius for nose curbs shall be 2 feet to flowline. Please provide the appropriate median data (length, radius, details, etc.) on the plans.

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

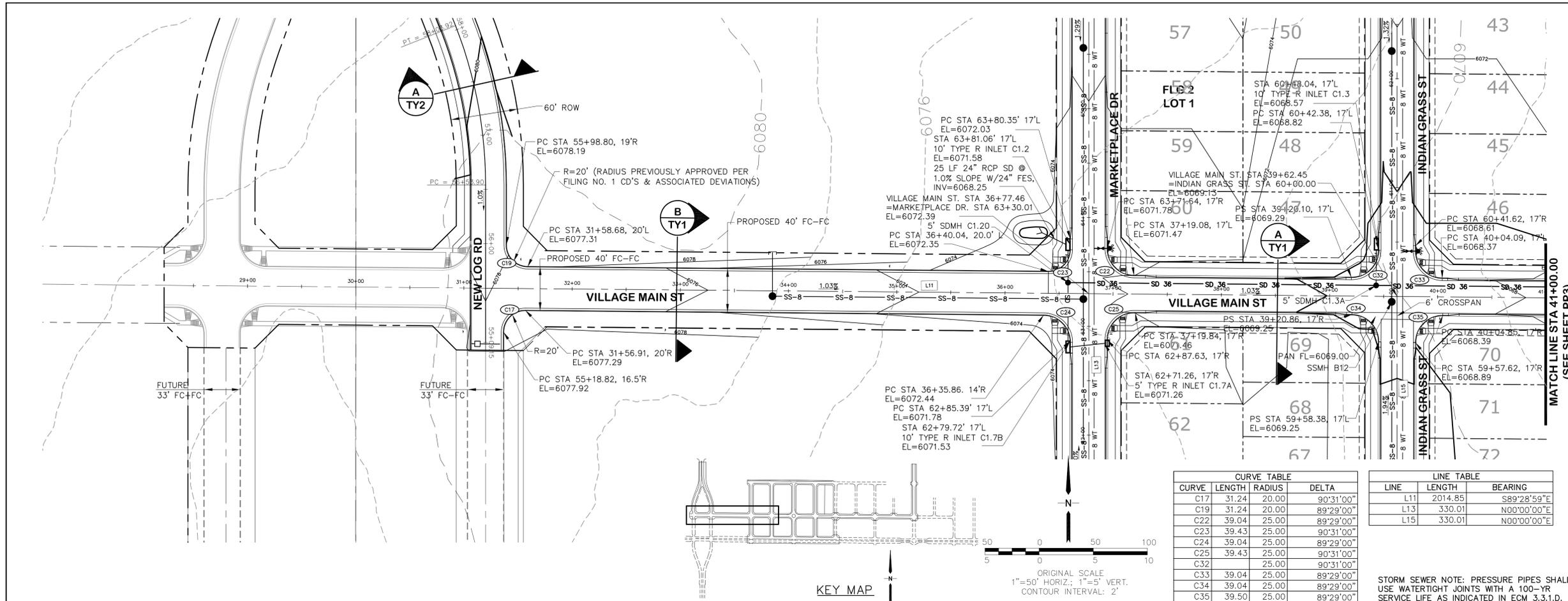
No.	REVISION	BY	DATE
1	EPC COMMENTS	JPS	1/15/07
2	2018 SUBMITTAL	JPS	3/28/18
3	SH94 DESIGN COORDINATION	JPS	8/03/21
4	FLG-1A SUBMITTAL	JPS	11/10/21
5	EPC COMMENTS	JPS	4/6/22

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

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

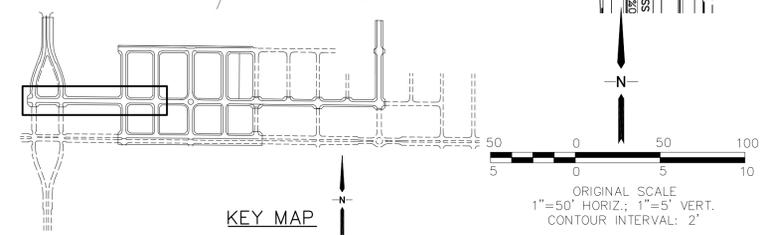
SHEET: PP1-F1A

C:\Users\Owner\Desktop\proj\090001.Elliptical\1-REPLAT\PP2.dwg Mar 29, 2022 - 5:16pm

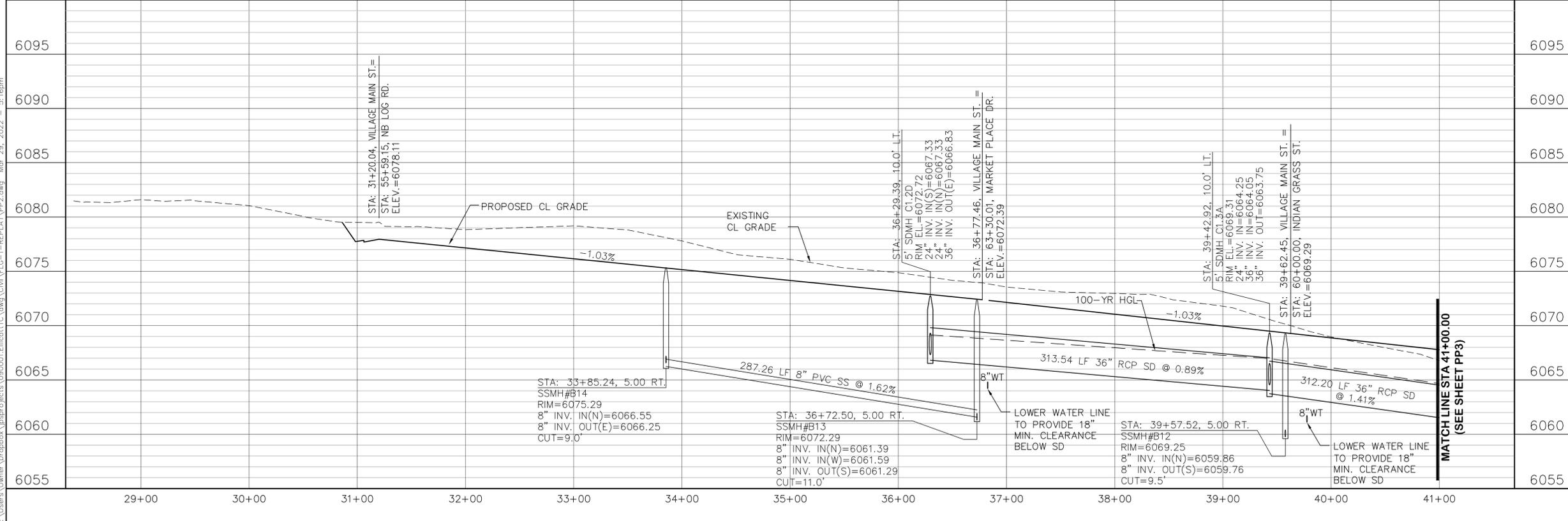


CURVE	LENGTH	RADIUS	DELTA
C17	31.24	20.00	90°31'00"
C19	31.24	20.00	89°29'00"
C22	39.04	25.00	89°29'00"
C23	39.43	25.00	90°31'00"
C24	39.04	25.00	89°29'00"
C25	39.43	25.00	90°31'00"
C32	39.04	25.00	90°31'00"
C33	39.04	25.00	89°29'00"
C34	39.04	25.00	89°29'00"
C35	39.50	25.00	89°29'00"

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

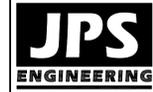


STORM SEWER NOTE: PRESSURE PIPES SHALL USE WATER-TIGHT JOINTS WITH A 100-YR SERVICE LIFE AS INDICATED IN ECM 3.3.1.D.



MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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



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



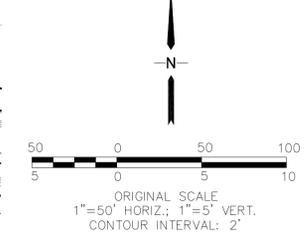
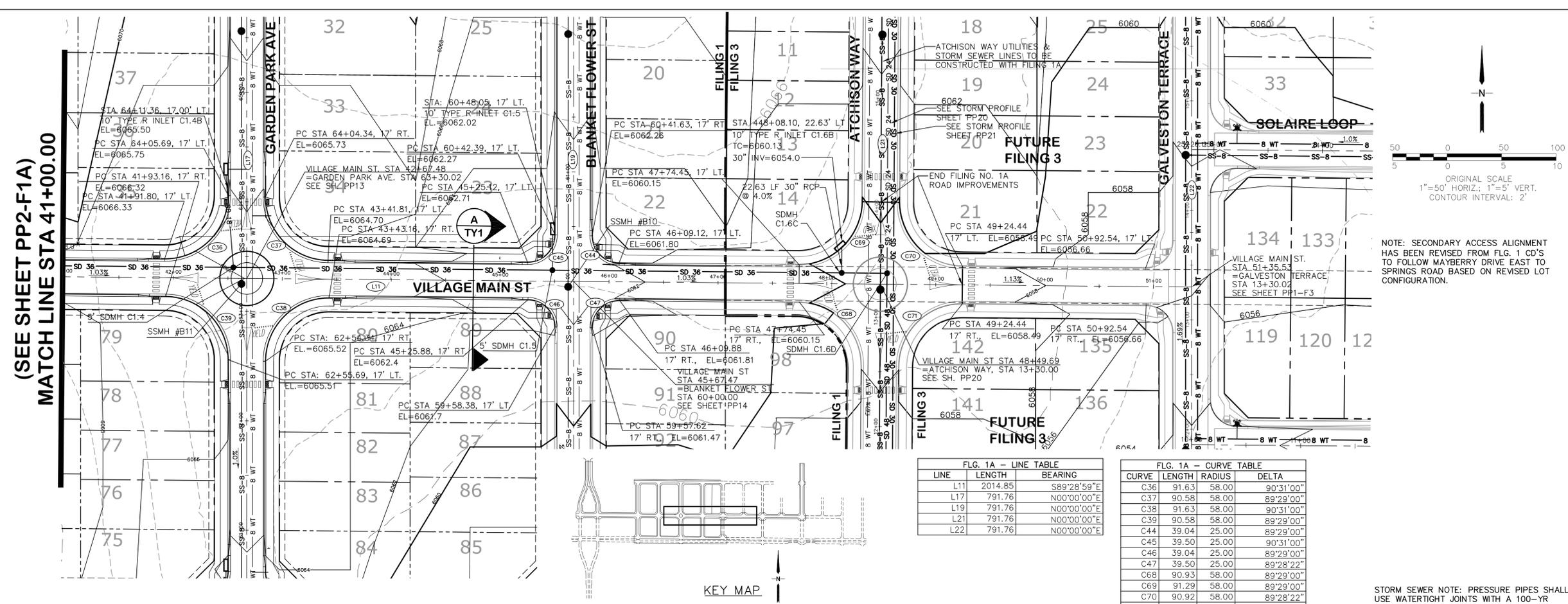
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL BEFORE YOU DIG. IN, EXCAVATE, OR FILL.
FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	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

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: BJJ

SHEET: **PP2-F1A**

C:\Users\Owner\Desktop\proj\pp3\F1A\1-REPL\PP3.dwg, Apr 01, 2022 - 12:38pm



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.

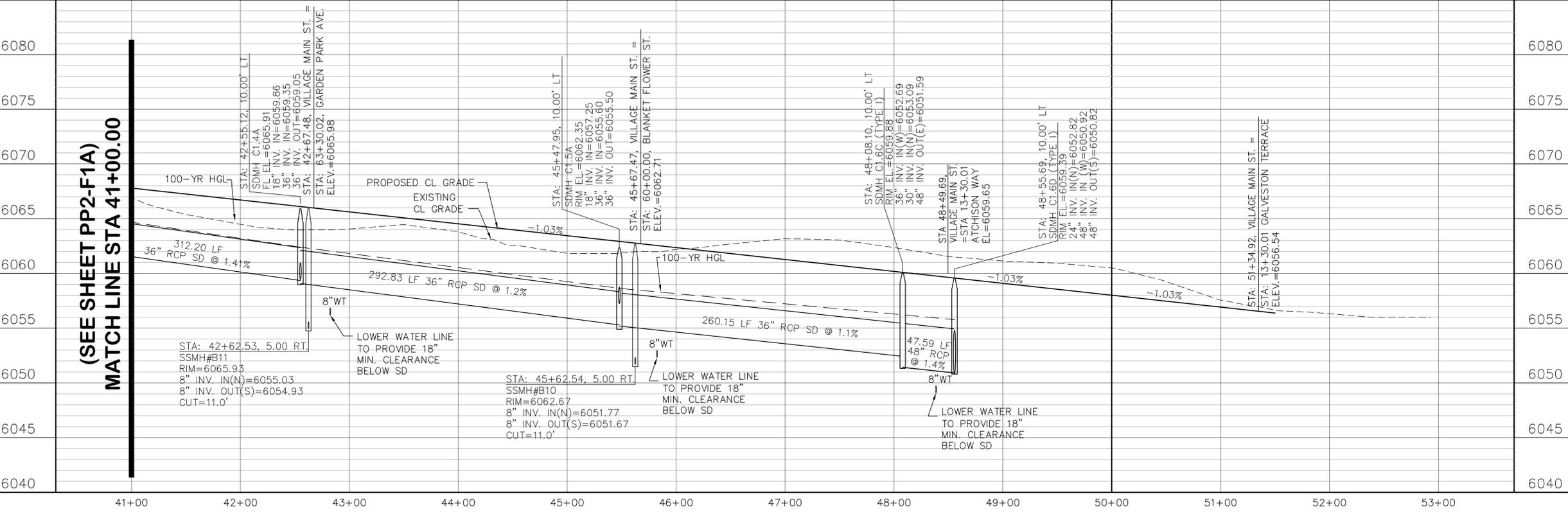
FLG. 1A - LINE TABLE

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 WATER TIGHT JOINTS WITH A 100-YR SERVICE LIFE AS INDICATED IN ECM 3.3.1.D.



(SEE SHEET PP2-F1A)
MATCH LINE STA 41+00.00

(SEE SHEET PP2-F1A)
MATCH LINE STA 41+00.00

MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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



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

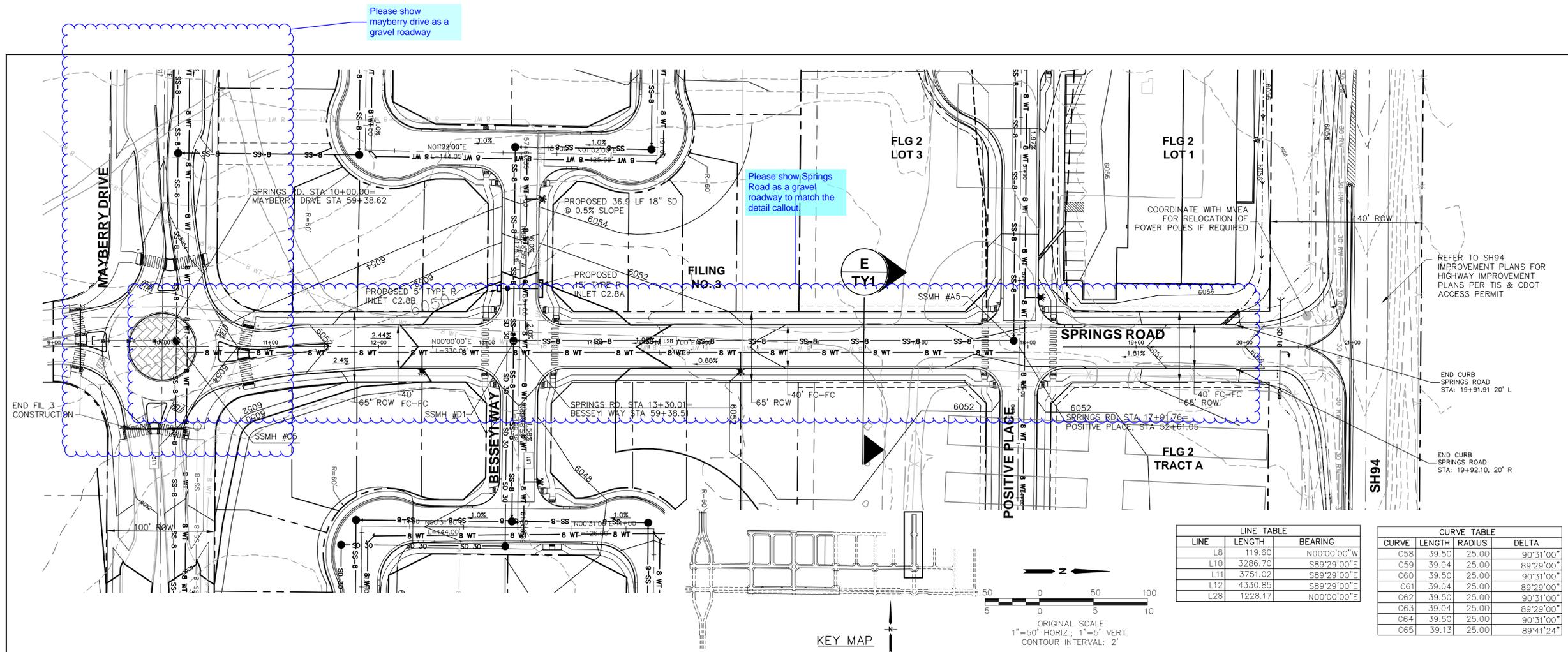


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	DATE
1	F1A SUBMITTAL	11/19/21
2	EPC COMMENTS	2/22/22
3	EPC COMMENTS	3/31/22

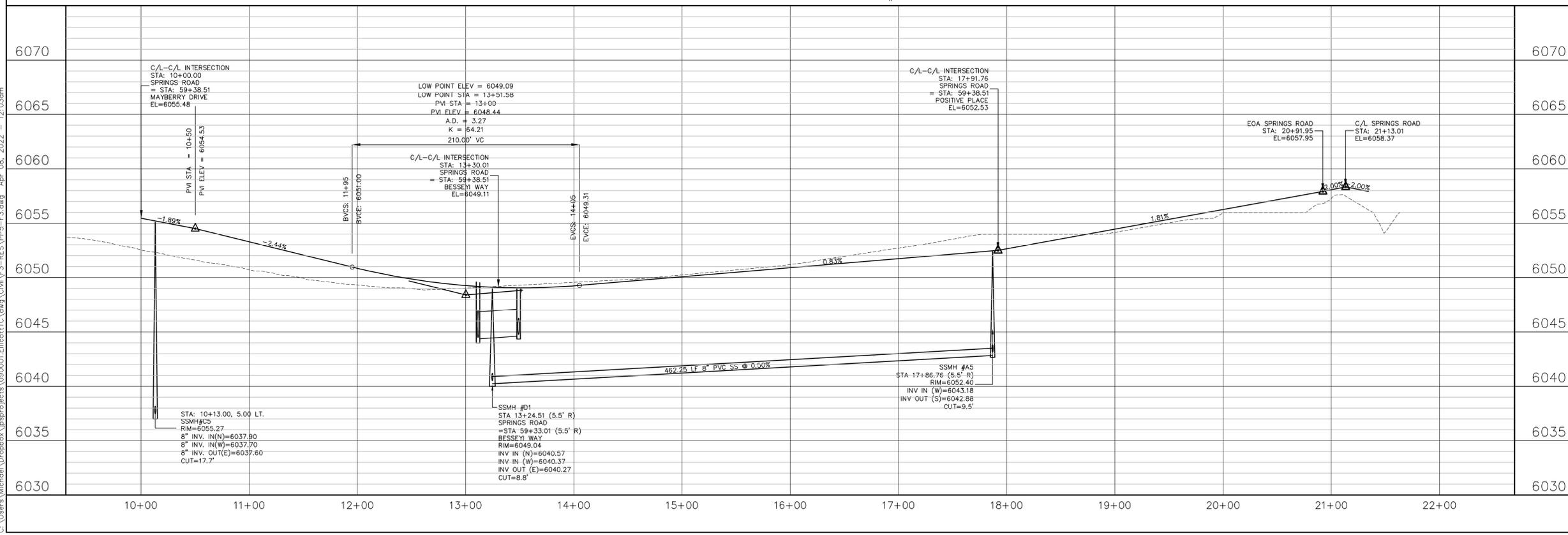
HORIZ. SCALE: 1\"/>

SHEET: PP3-F1A



LINE TABLE		
LINE	LENGTH	BEARING
L8	119.60	N00°00'00"W
L10	3286.70	S89°29'00"E
L11	3751.02	S89°29'00"E
L12	4330.85	S89°29'00"E
L28	1228.17	N00°00'00"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C58	39.50	25.00	90°31'00"
C59	39.04	25.00	89°29'00"
C60	39.50	25.00	90°31'00"
C61	39.04	25.00	89°29'00"
C62	39.50	25.00	90°31'00"
C63	39.04	25.00	89°29'00"
C64	39.50	25.00	90°31'00"
C65	39.13	25.00	89°41'24"



MAYBERRY, COLORADO SPRINGS - FILING NO. 1-3



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



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

NO.	REVISION	DATE
1	EPC COMMENTS	JPS 9/12/19
2	EPC COMMENTS	JPS 4/17/20
3	EPC COMMENTS	JPS 9/15/20
4	FLG-3 FINAL PLAT	JPS 1/18/22
5	EPC COMMENTS	JPS 4/7/22

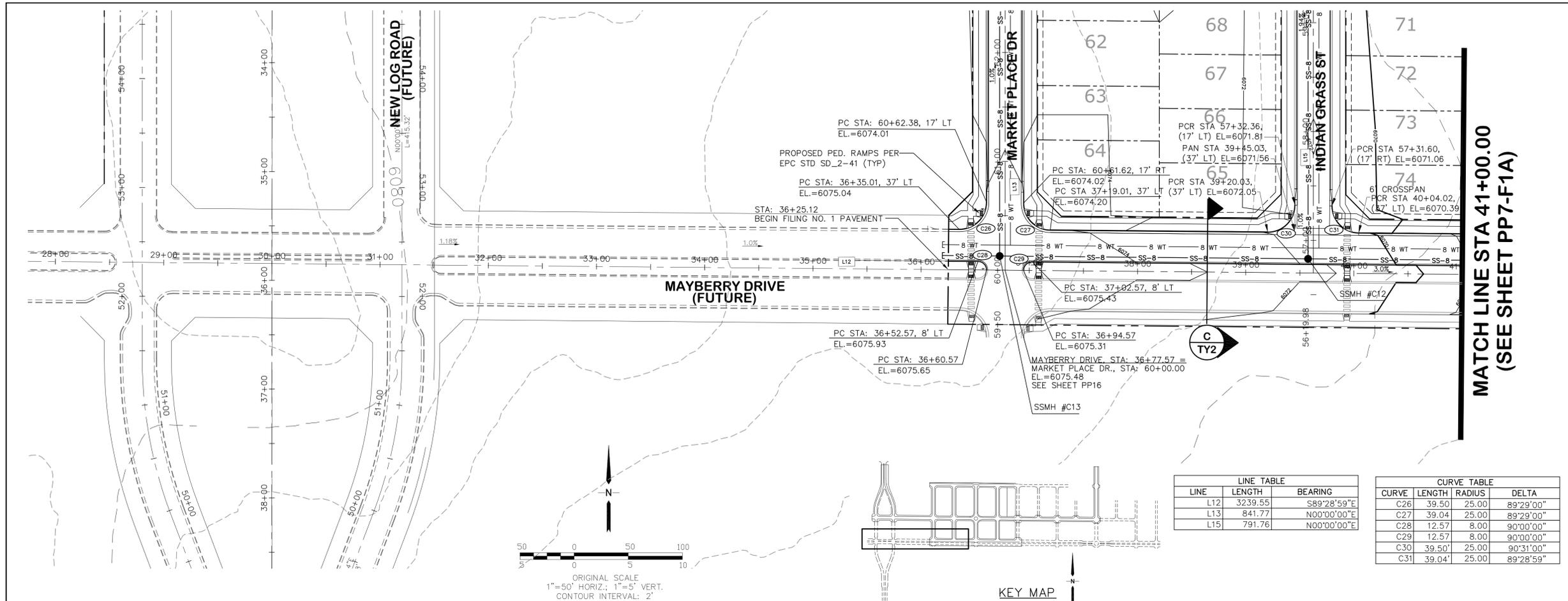
SPRINGS ROAD PLAN & PROFILE (STA: 10+00 TO STA: 22+00.00)

HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: R&R
CREATED: 1/15/19
PROJECT NO: 090001
SHEET: PP5

DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 4/7/22
MODIFIED BY: MSP

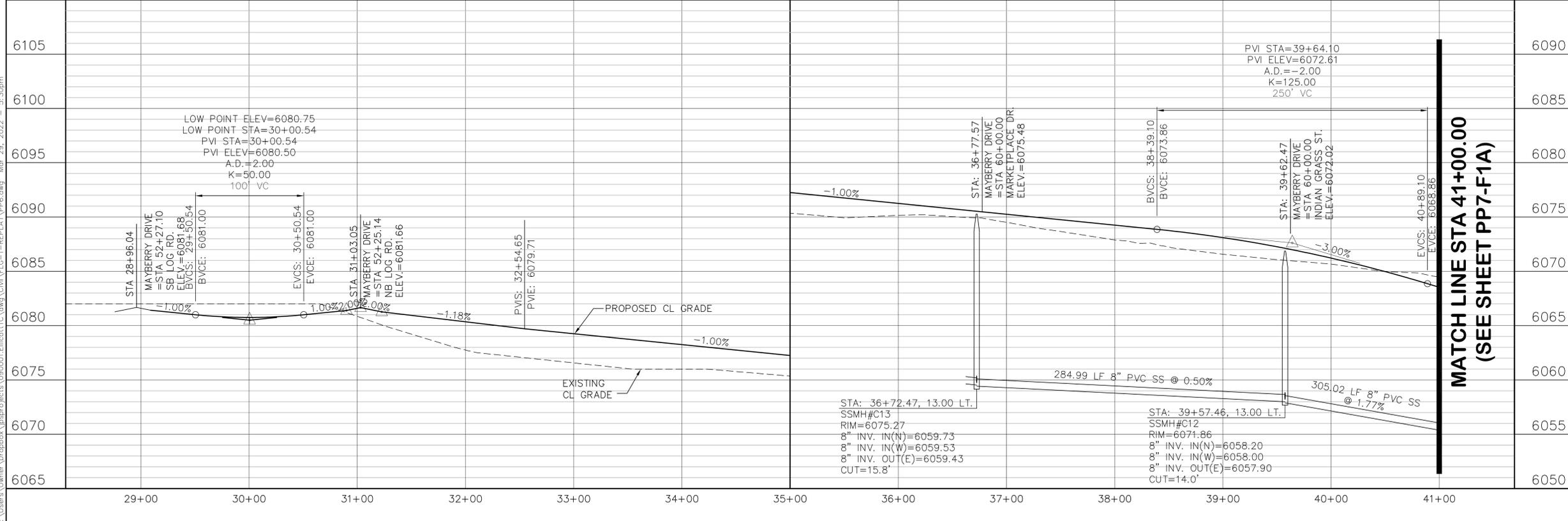
C:\Users\Michael\Dropbox\jpsprojects\090001\Elicott\TC.dwg\Civil V3-RES\PP5-F3.dwg Apr 08, 2022 - 12:03pm

C:\Users\Owner\Desktop\proj\090001\Ellicott\Civil\PP6-1-REPL\PP6.dwg Mar 29, 2022 5:30pm

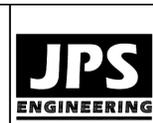


LINE TABLE		
LINE	LENGTH	BEARING
L12	3239.55	S89°28'59"E
L13	841.77	N00°00'00"E
L15	791.76	N00°00'00"E

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



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



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

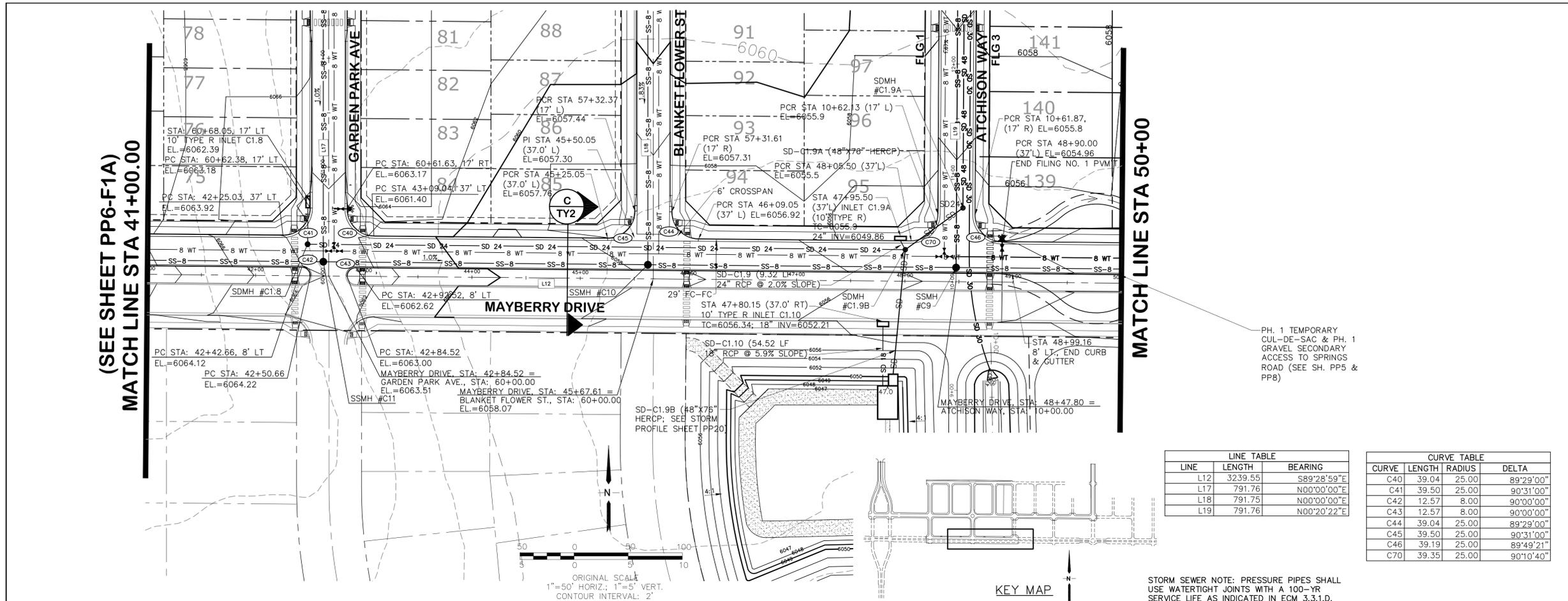
NO.	REVISION	BY	DATE
1	EPC COMMENTS	JPS	1/15/07
2	2018 SUBMITTAL	JPS	3/28/18
3	F1A SUBMITTAL	JPS	11/19/21
4	EPC COMMENTS	JPS	2/22/22
5	EPC COMMENTS	JPS	3/31/22

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

HORIZ. SCALE: 1"=50'	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**

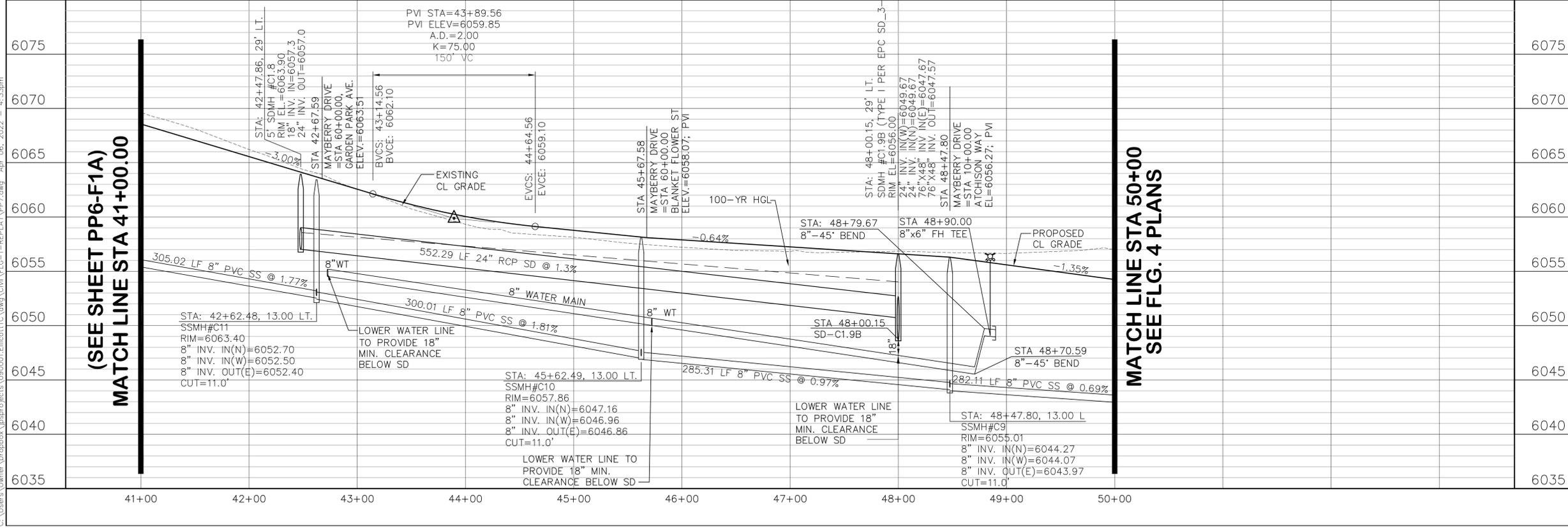
C:\Users\Owner\Desktop\proj\proj\090001_Elliptic\110.dwg Civil\110_PP7.dwg Apr 06, 2022 - 4:33pm



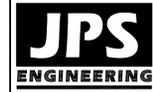
LINE TABLE		
LINE	LENGTH	BEARING
L12	3239.55	S89°28'59"E
L17	791.76	N00°00'00"E
L18	791.75	N00°00'00"E
L19	791.76	N00°20'22"E

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.



MAYBERRY, COLORADO SPRINGS - FILING NO. 1A



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



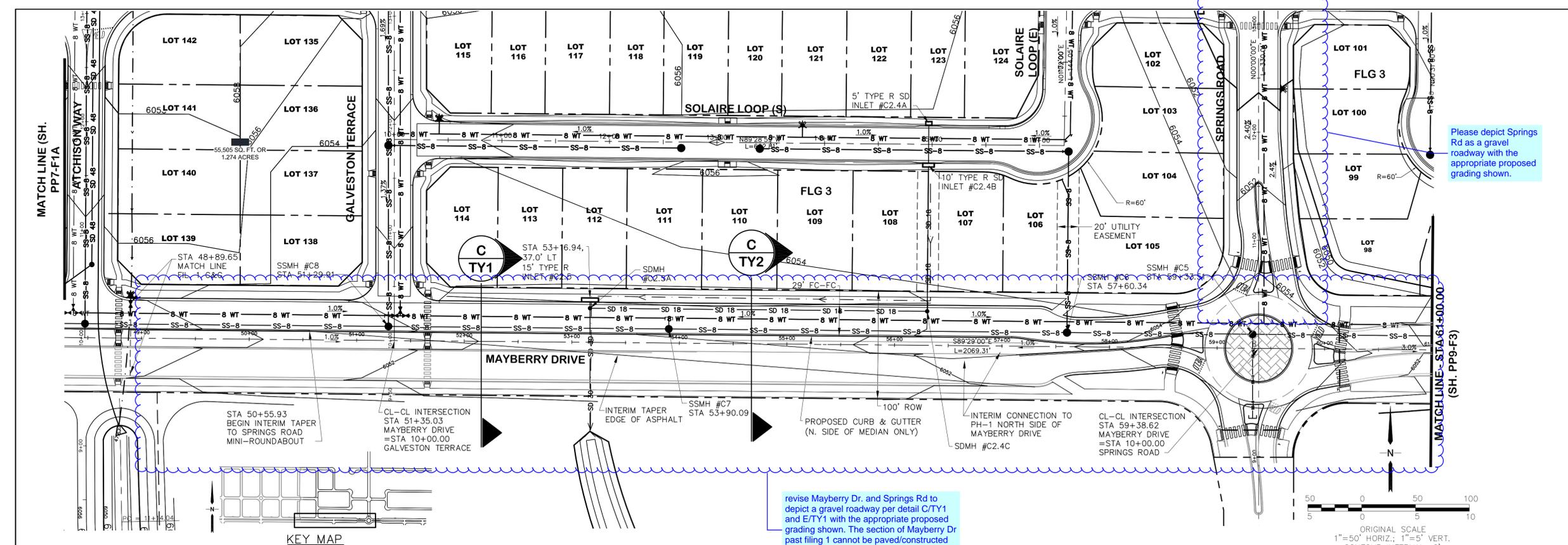
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

BY	DATE	REVISION
JPS	4/17/20	EPC COMMENTS
JPS	10/26/20	EPC COMMENTS
JPS	11/18/21	FLG-1 REPLAT
JPS	2/22/22	EPC COMMENTS
JPS	3/31/22	EPC COMMENTS

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

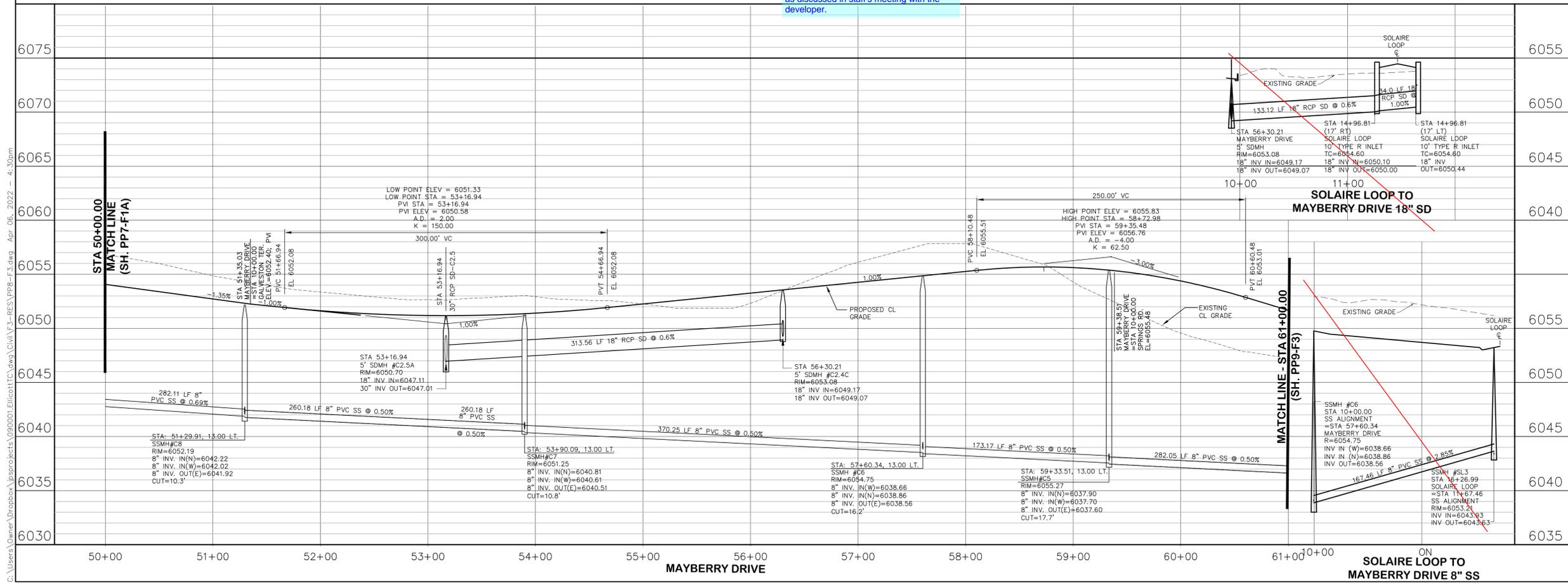
HORIZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 9/12/19	LAST MODIFIED: 3/31/22
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: **PP7-F1A**

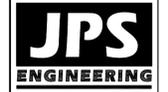


Please depict Springs Rd as a gravel roadway with the appropriate proposed grading shown.

revise Mayberry Dr. and Springs Rd to depict a gravel roadway per detail C/TY1 and E/TY1 with the appropriate proposed grading shown. The section of Mayberry Dr past filing 1 cannot be paved/constructed as discussed in staff's meeting with the developer.



MAYBERRY, COLORADO SPRINGS - FILING NO. 1-3



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



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

No.	REVISION	BY	DATE

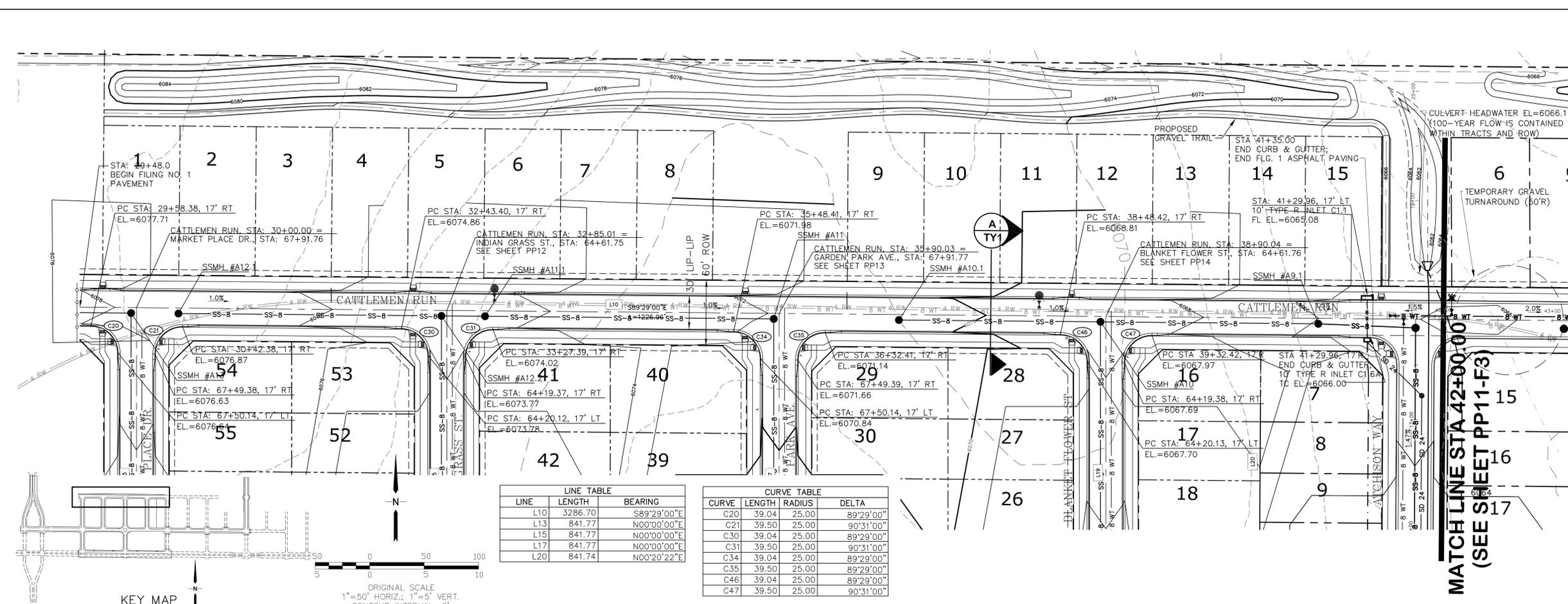
MAYBERRY DRIVE PLAN & PROFILE (STA: 49+60.32 TO STA: 61+00.00)

HORIZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 1/19/21	LAST MODIFIED: 3/31/22
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: **PP8**

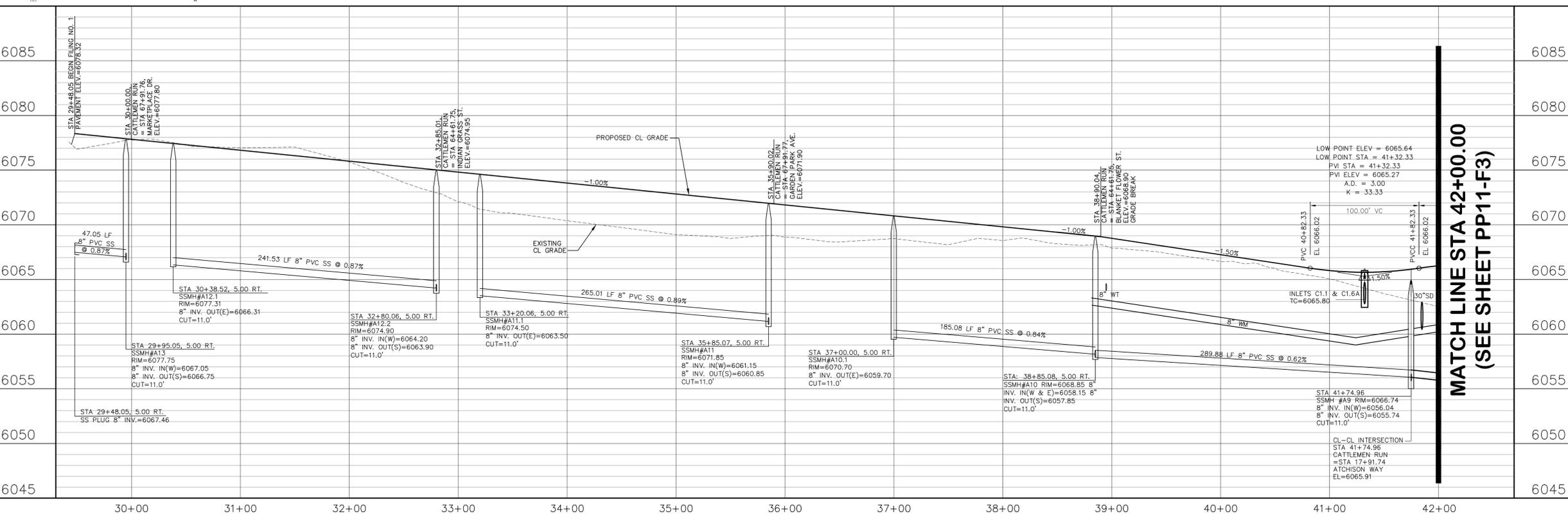
C:\Users\Owner\Desktop\projects\090001\Elliot\TTC\dwg\Civil\F3-RES\PP8-F3.dwg Apr 06, 2022 - 4:30pm

C:\Users\Owner\Desktop\proj\090000\Ellicott\10.dwg, C:\Users\Owner\Desktop\proj\090000\Ellicott\10.dwg, Apr. 07, 2022, - 4.48pm



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	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)**

PP10-F1A

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'

DRAWN: RMD
DESIGNED: JPS
CHECKED: R&R
LAST MODIFIED: 4/7/22
MODIFIED BY: BJJ

PROJECT NO: 090001

REVISION

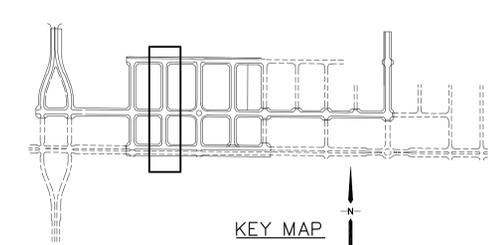
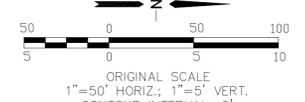
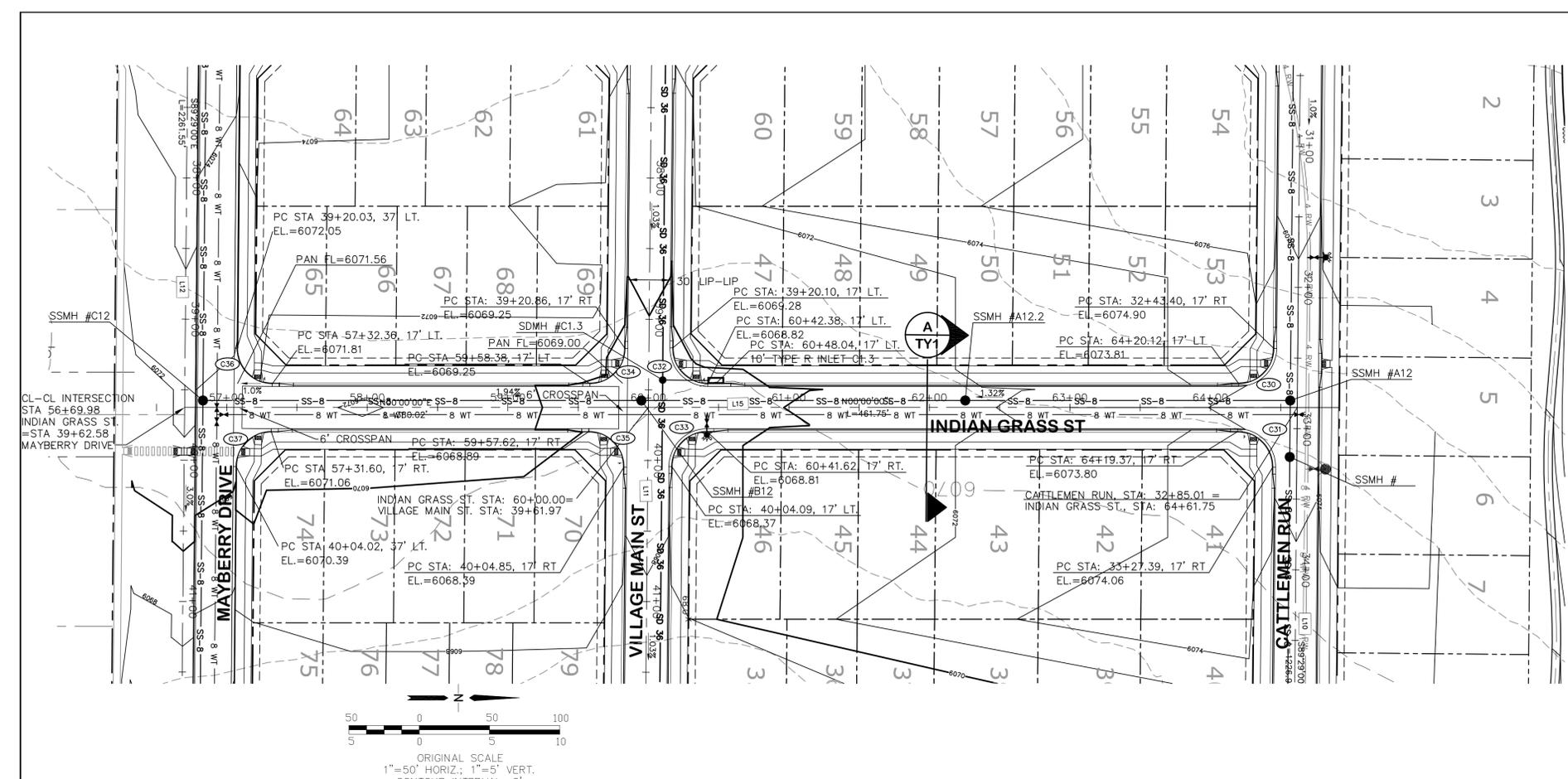
No.	REVISION	DATE
1	EPC COMMENTS	JPS 1/15/07
2	2018 SUBMITTAL	JPS 3/28/18
3	F1A SUBMITTAL	JPS 10/29/21
4	EPC COMMENTS	JPS 2/22/22
5	EPC COMMENTS	JPS 4/7/22

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

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

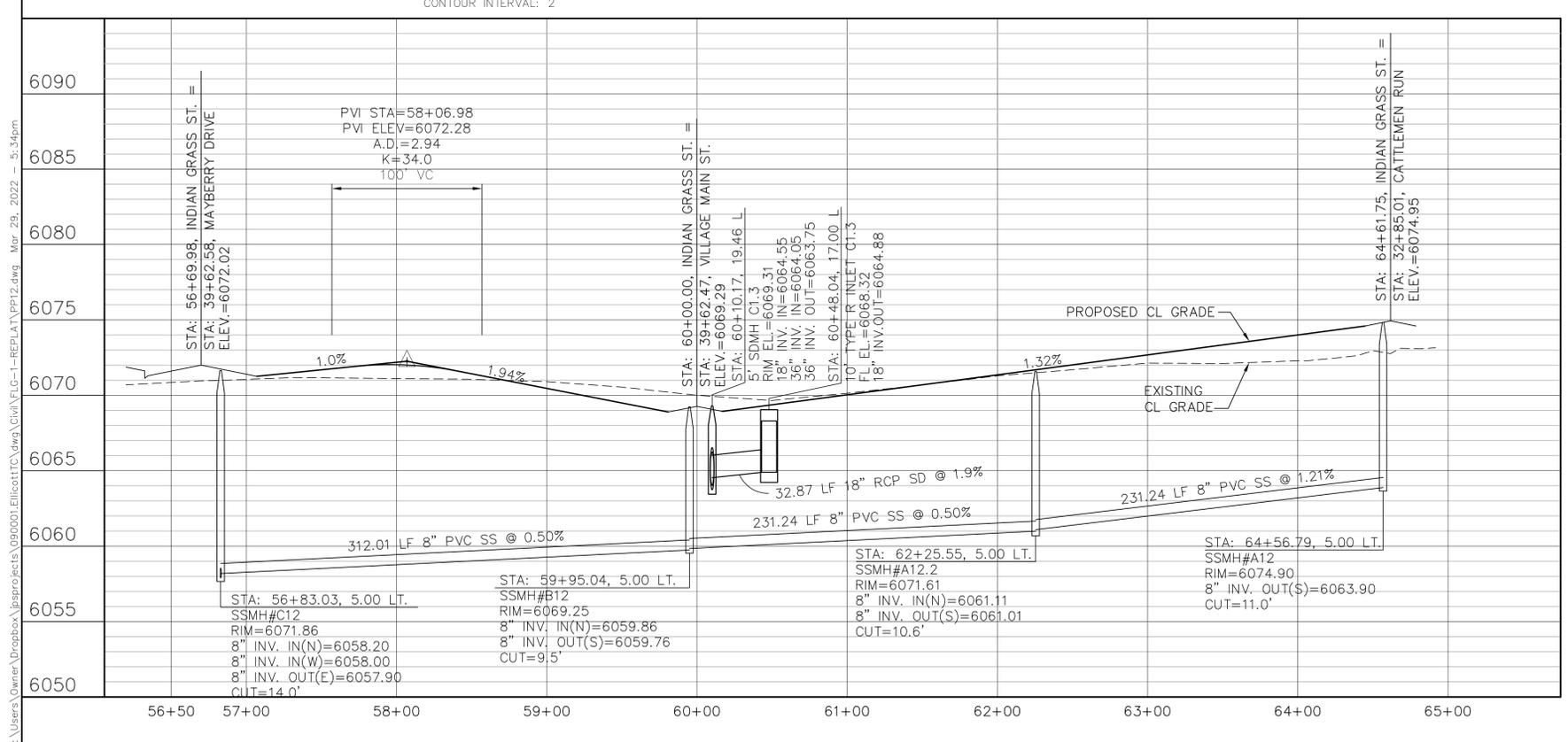
JPS ENGINEERING

C:\Users\Owner\Desktop\proj\090001_Elliptic\1-REPLAT\PP12.dwg Mar. 29, 2022 - 5:34pm



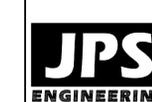
LINE	LENGTH	BEARING
L10	1194.46	S89°28'59"E
L11	2014.85	S89°28'59"E
L12	3239.55	S89°28'59"E
L15	791.76	N00°00'00"E

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



MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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



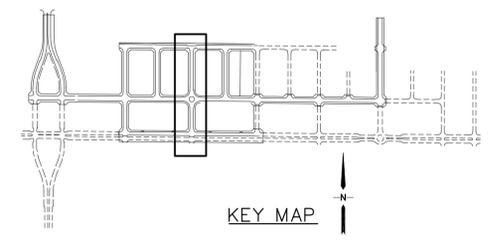
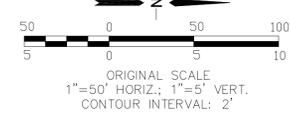
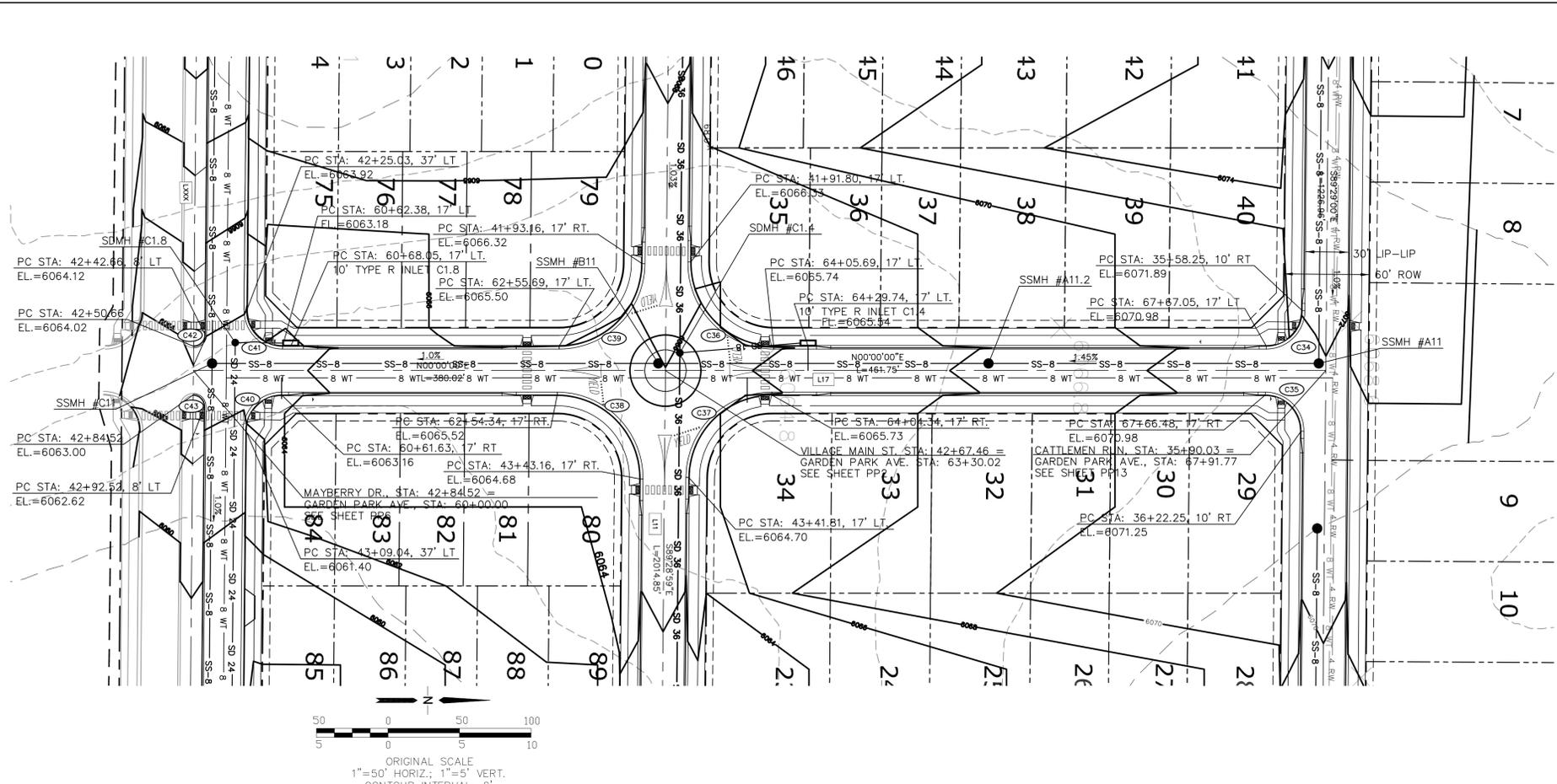
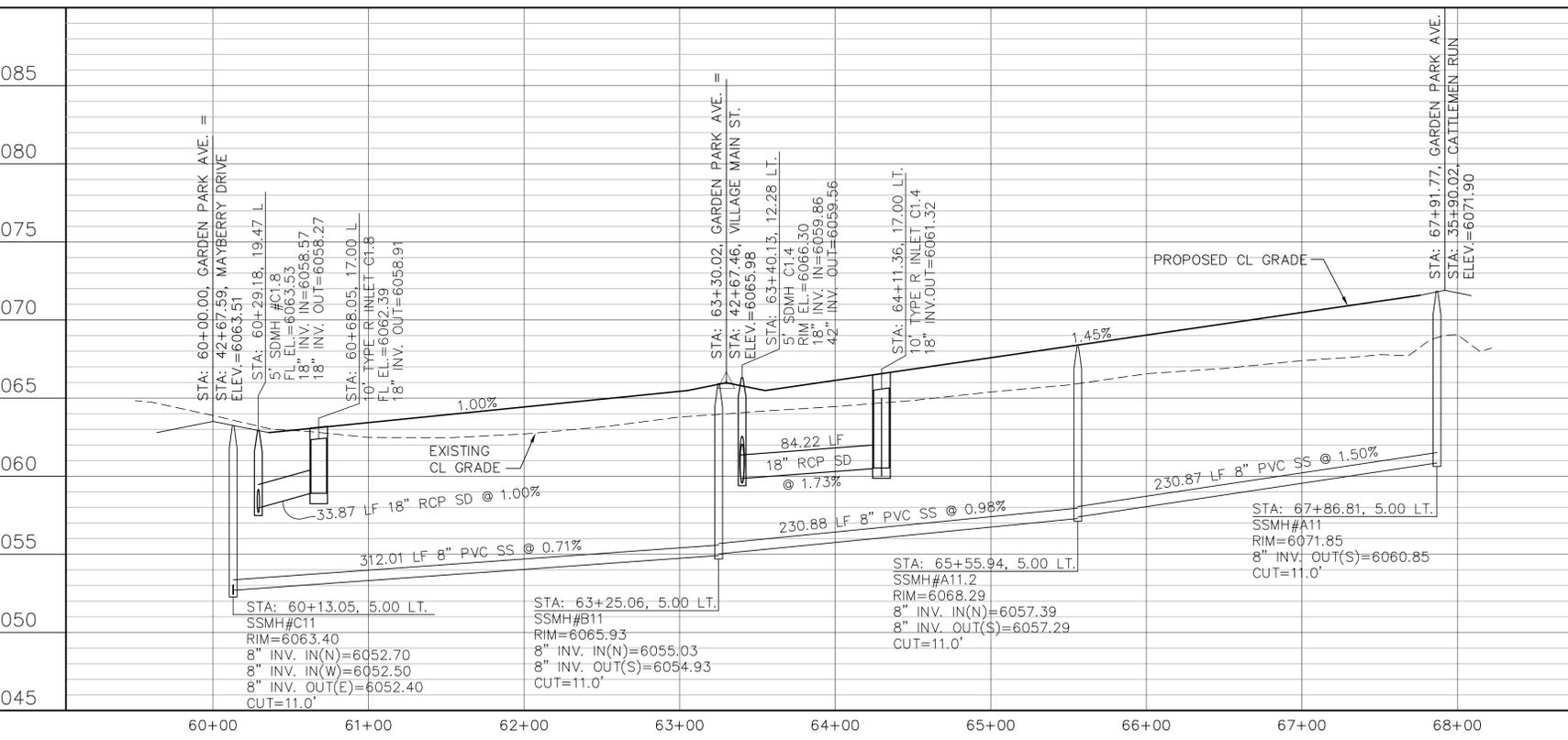
19 E. Willamette Ave.
 Colorado Springs, CO
 80903
 PH: 719-477-9429
 FAX: 719-471-0766
 www.jpsegr.com

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

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

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: PP12-F1A	

G:\Users\Owner\Desktop\psprojects\090001\Ellicott\CD\dwg\Civil\PL13-F1A.dwg, Mar. 29, 2022, 5:51pm

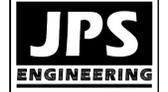


LINE TABLE			
LINE	LENGTH	BEARING	
L10	3286.70	S89°29'00"E	
L11	3751.02	S89°29'00"E	
L17	841.77	N00°00'00"E	

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)



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



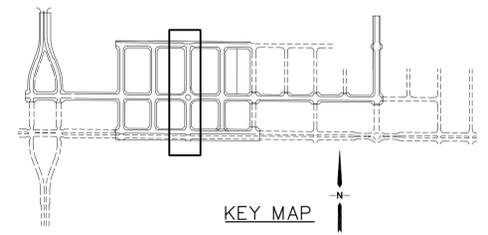
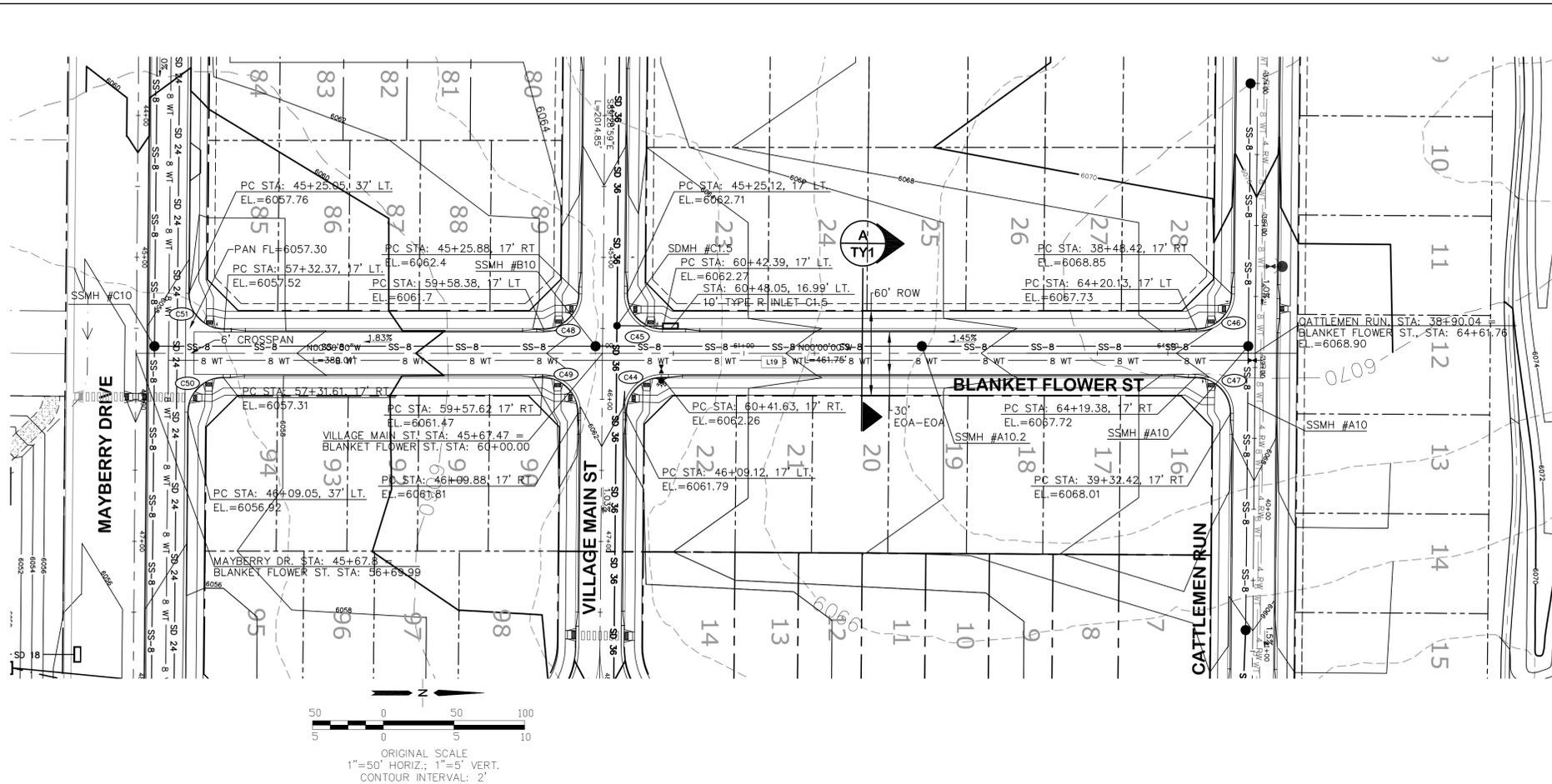
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

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

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

SHEET: PP13-F1A

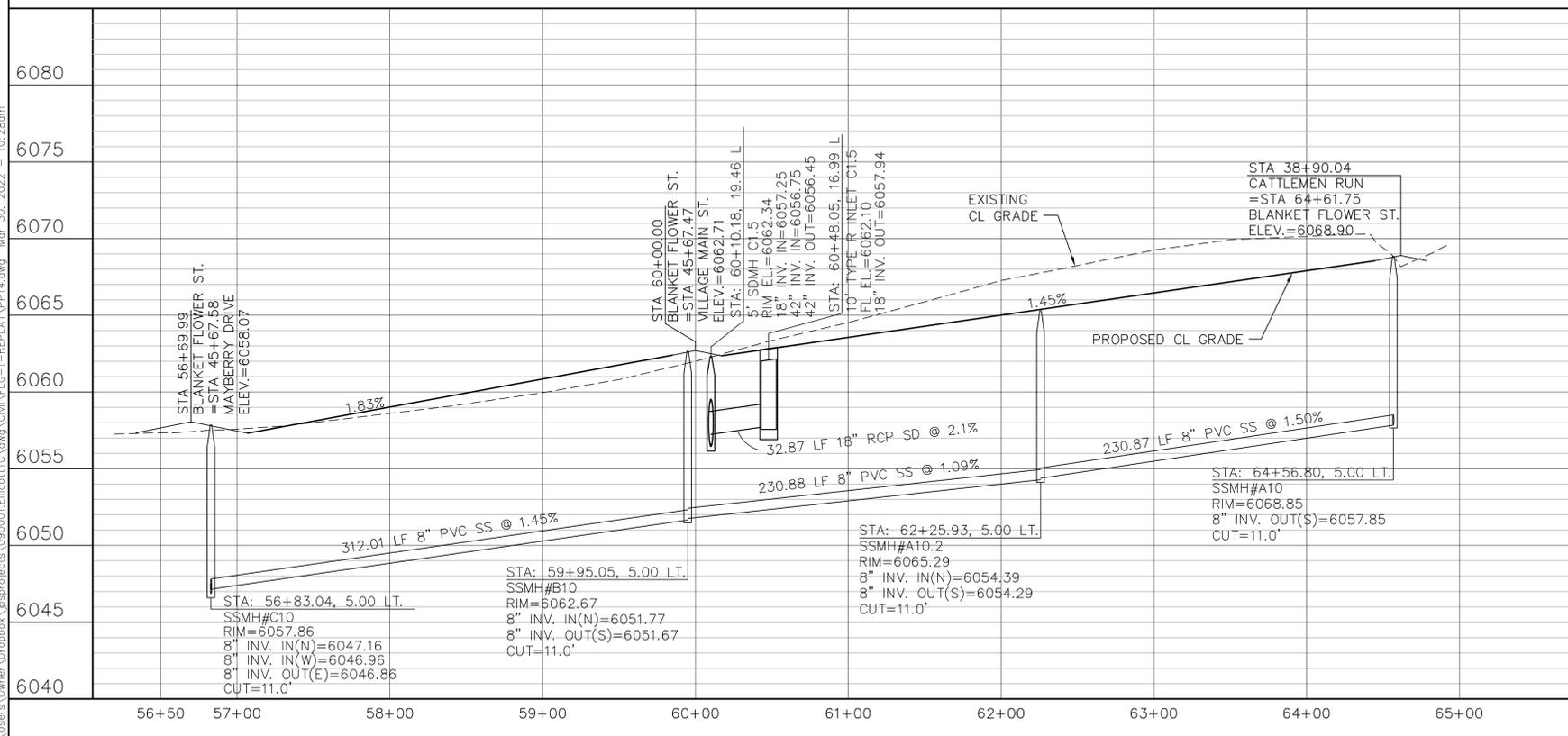
C:\Users\Owner\Desktop\pprojects\090000\Ellicott\DWG\Civil\PP14.dwg Mar 30, 2022 - 10:28am



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

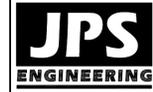
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C44	39.04	25.00	89°29'00"
C45	39.50	25.00	90°31'00"
C46	39.04	25.00	89°29'00"
C47	39.50	25.00	90°31'00"
C48	39.04	25.00	89°29'00"
C49	39.50	25.00	90°31'00"
C50	39.04	25.00	89°29'00"
C51	39.50	25.00	90°31'00"

50 0 50 100
 ORIGINAL SCALE
 1"=50' HORIZ.; 1"=5' VERT.
 CONTOUR INTERVAL: 2'



MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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



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



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

No.	REVISION	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

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**



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

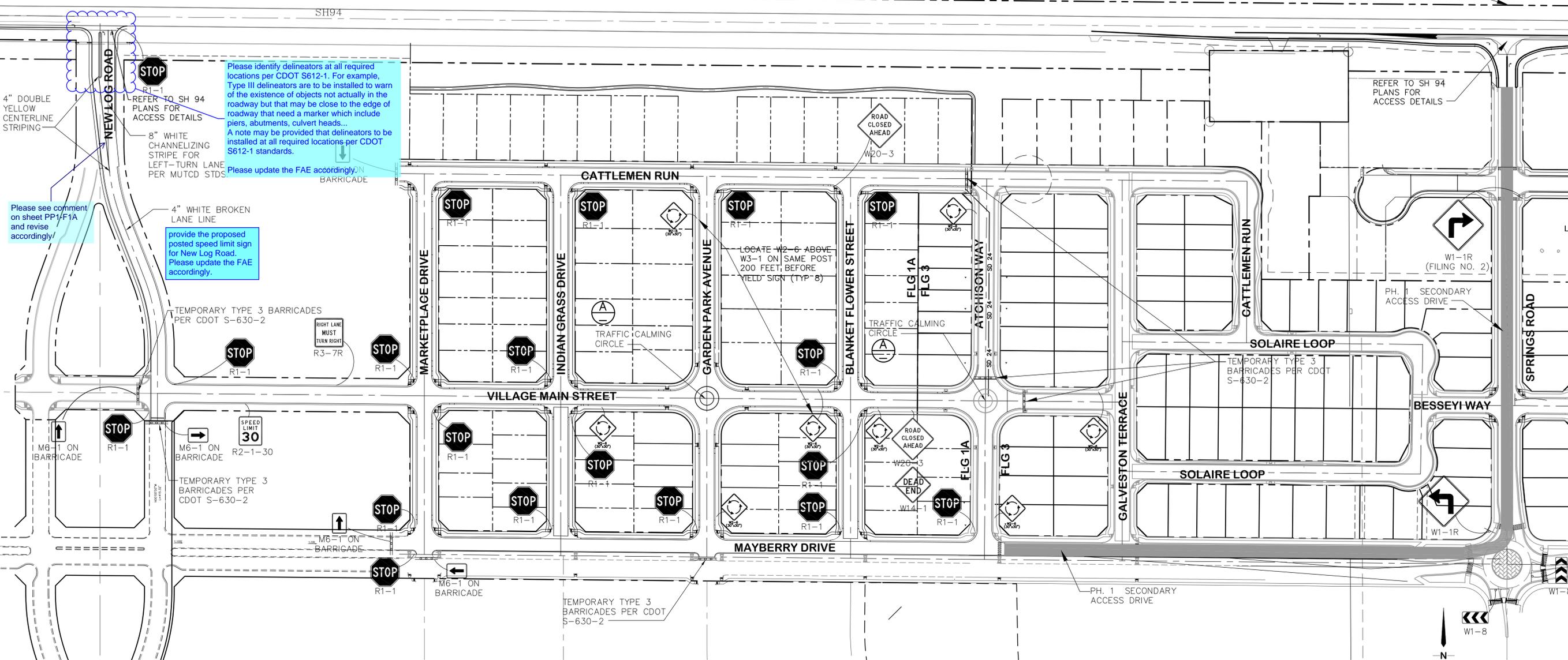
No.	REVISION	BY	DATE
1	EPC COMMENTS	JPS	1/31/20
2	EPC COMMENTS	JPS	9/07/20
3	EPC COMMENTS	JPS	11/04/21
4	FLG-1A SUBMITTAL	JPS	11/18/21
5	FLG-1A SUBMITTAL	JPS	4/7/22

MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

SIGNING & STRIPING PLAN

HORIZ. SCALE:	NTS	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	R&R	CHECKED:	JPS
CREATED:	12/03/00	LAST MODIFIED:	4/7/22
PROJECT NO:	090001	MODIFIED BY:	BJJ

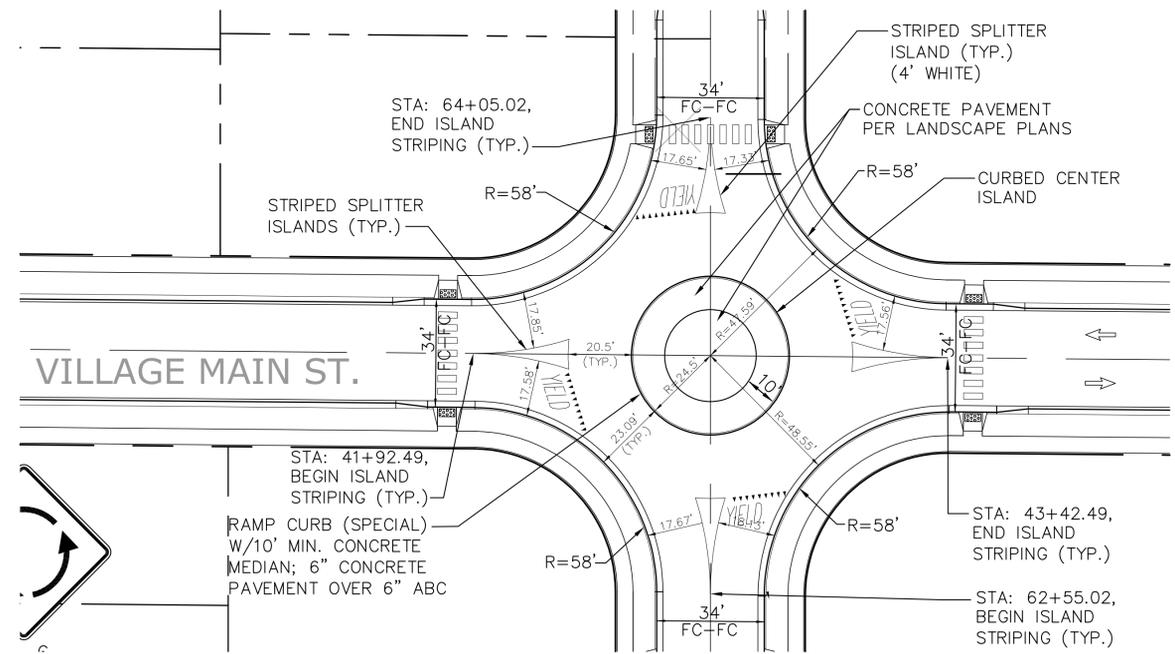
SHEET: **TS1**



Please identify delineators at all required locations per CDOT S612-1. For example, Type III delineators are to be installed to warn of the existence of objects not actually in the roadway but that may be close to the edge of roadway that need a marker which include piers, abutments, culvert heads... A note may be provided that delineators to be installed at all required locations per CDOT S612-1 standards.
Please update the FAE accordingly.

provide the proposed posted speed limit sign for New Log Road. Please update the FAE accordingly.

Please see comment on sheet PP1/F1A and revise accordingly!



ROUNDAABOUT RAMP CURB (SPECIAL) (A)
NTS

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

- 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

C:\Users\Owner\Desktop\Dropbox\jpsprojects\090001\Elicott\CD\dwg\Civil\FLG-1A-REPL\AT\1A.dwg, Apr. 08, 2022, 10:23am