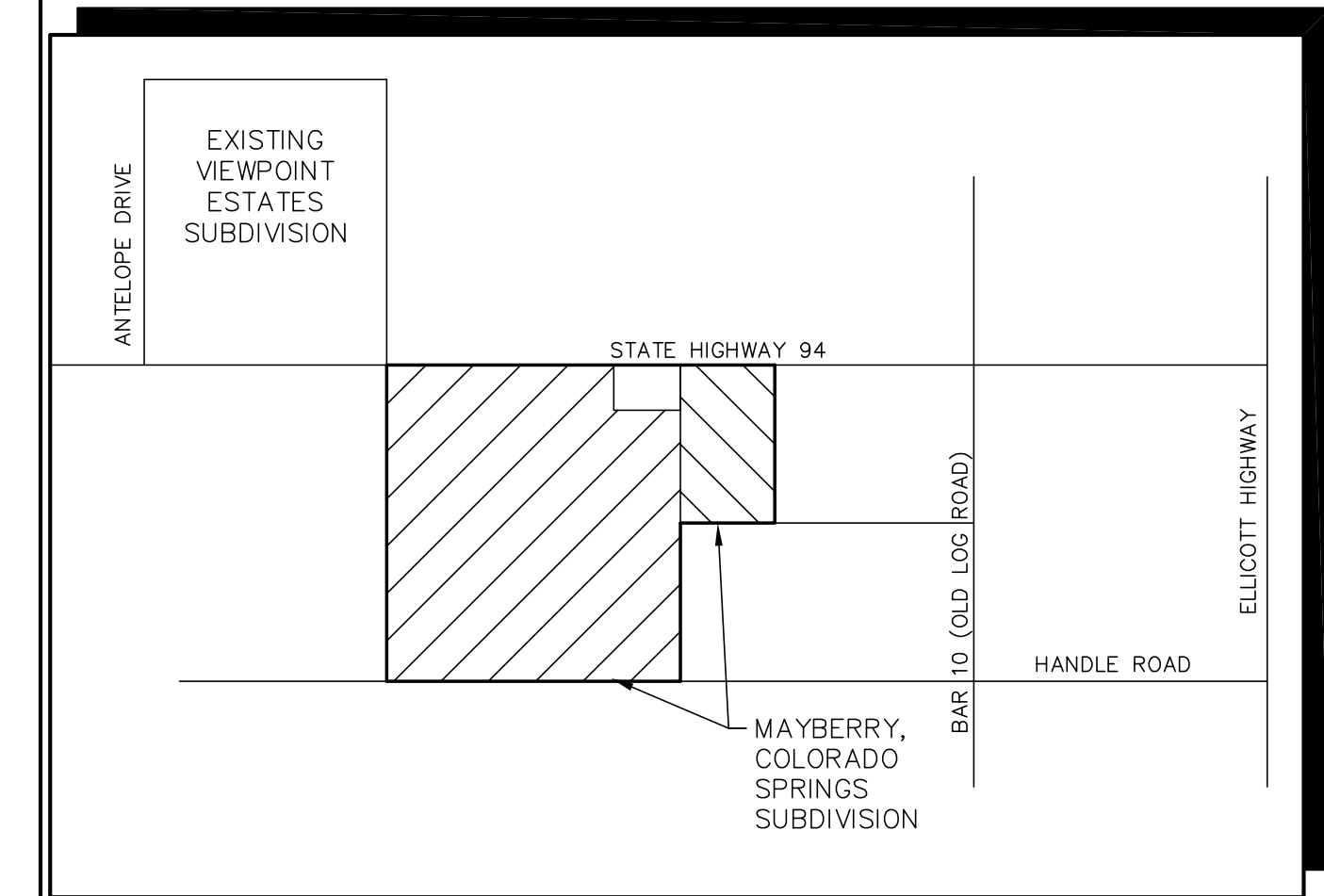
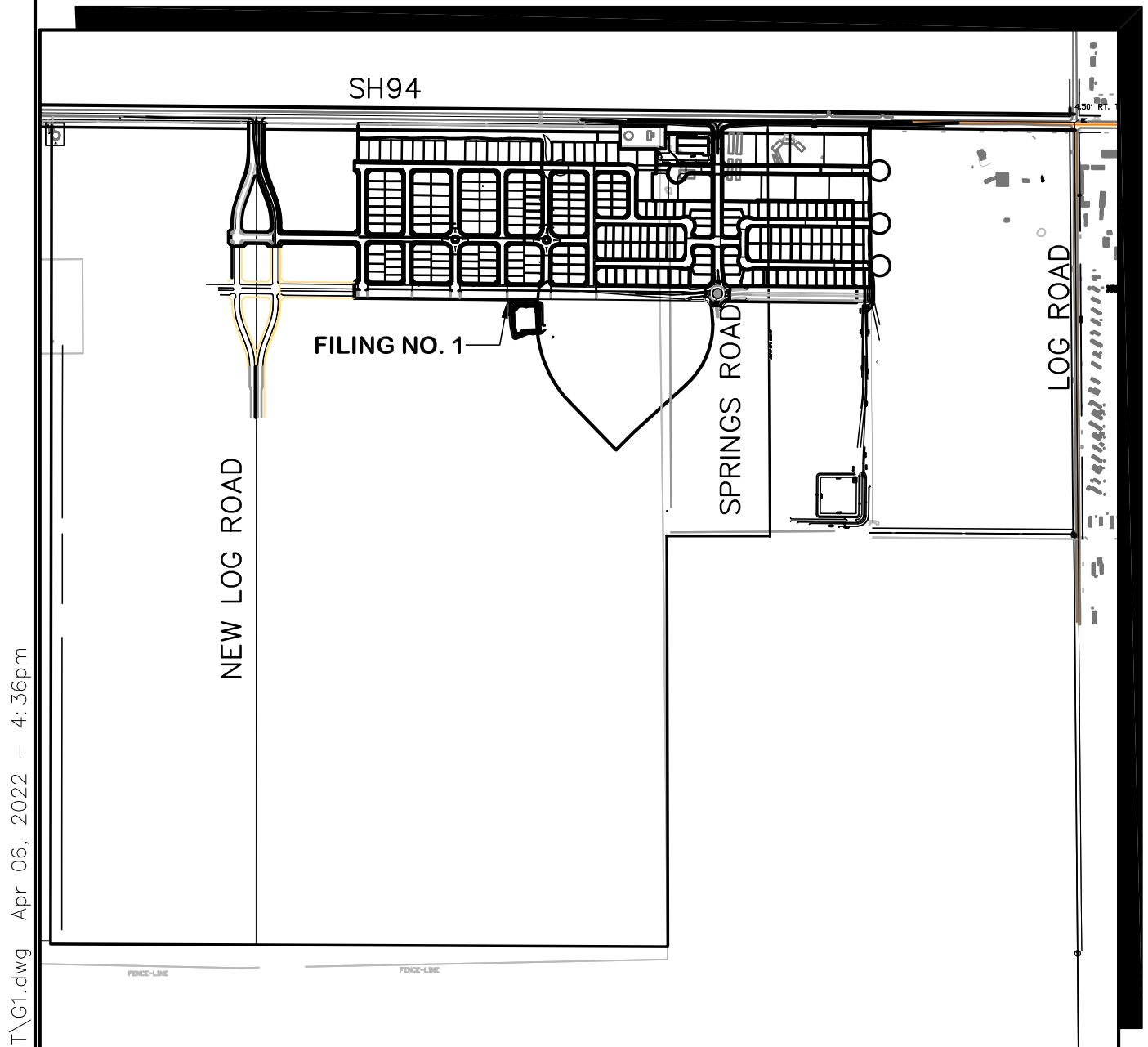


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VICINITY MAP
NOT TO SCALE



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.

Mayberry, Colorado Springs

Filing No. 1A Replat

Construction Drawings

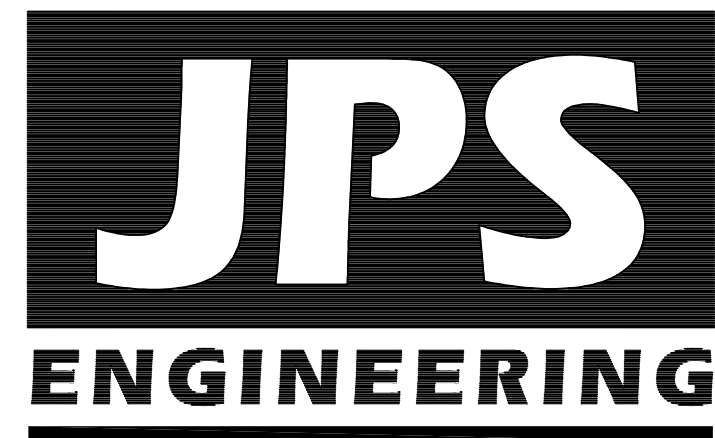
El Paso County, Colorado

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

SHEET INDEX

G1	TITLE SHEET
G2	GENERAL NOTES & LEGEND
C1	OVERALL SITE PLAN
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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
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PP7	MAYBERRY DRIVE PLAN & PROFILE
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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.

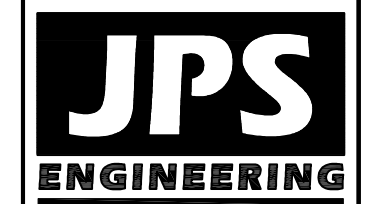
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW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

EL PASO COUNTY ENGINEER/DIRECTOR

DATE

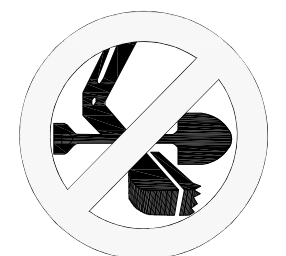
**PCD File No.
VR-21-13**

MAYBERRY, COLORADO SPRINGS, FILING NO. 1A



19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
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1-800-922-1987
CALL BEFORE YOU DIG. IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	BY	DATE
1	JPS	11/19/21
2	JPS	2/22/22
3	JPS	4/7/22

REVISION	DATE
COUNTY SUBMITTAL	11/19/21
COUNTY COMMENTS	2/22/22
COUNTY COMMENTS	4/7/22

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**

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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:

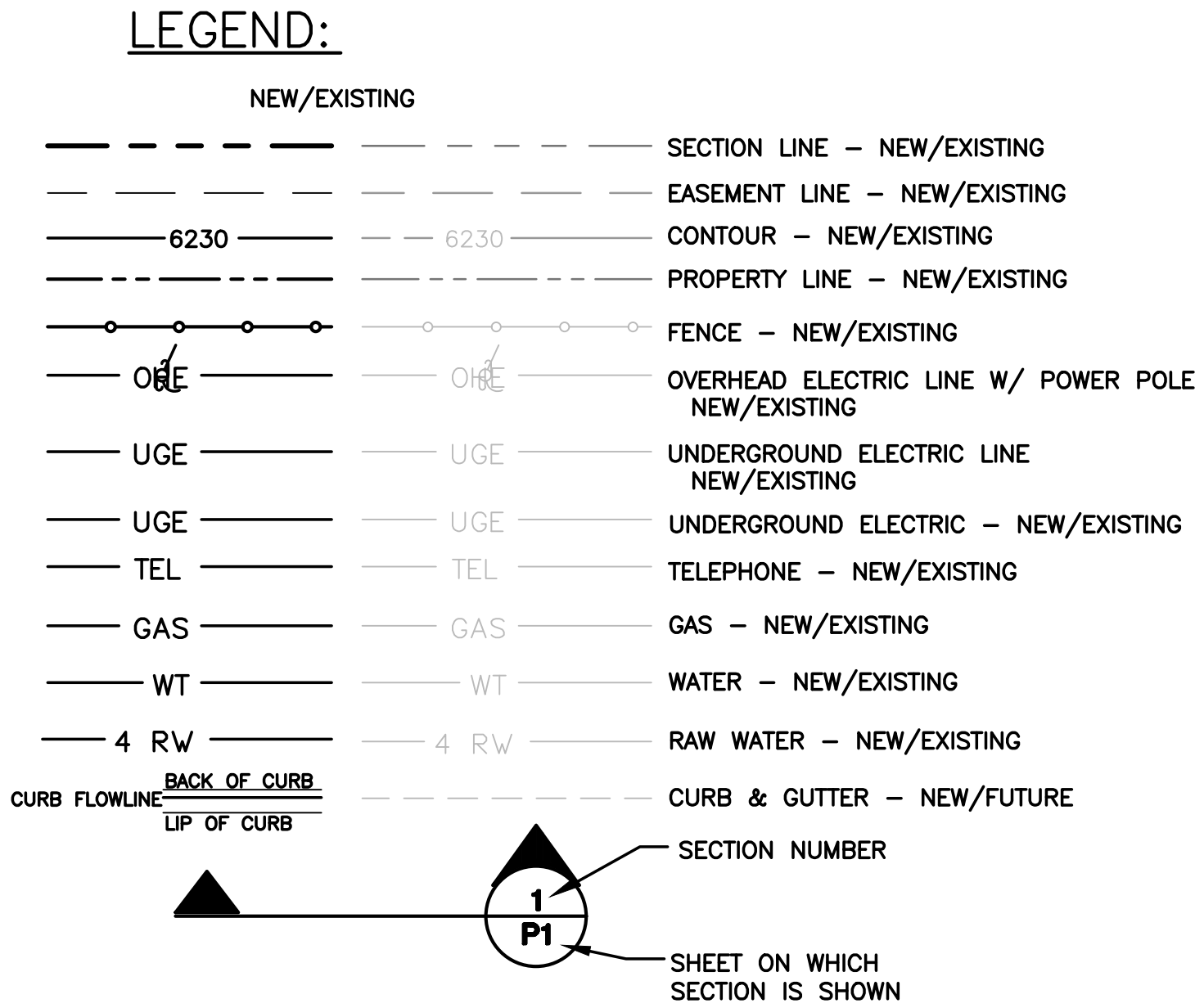
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT 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 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".
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:

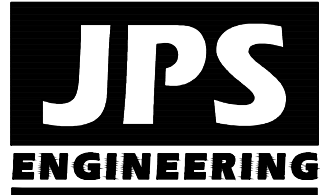
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
2. EXISTING CONTOUR DATA PROVIDED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



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
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1-800-922-1987
CALL 811 TO LOCATE UTILITIES
BEFORE YOU DIG. GRADE OR EXCAVATE
FOR THE MARKING OF UTILITIES.
MEMBER UTILITIES.

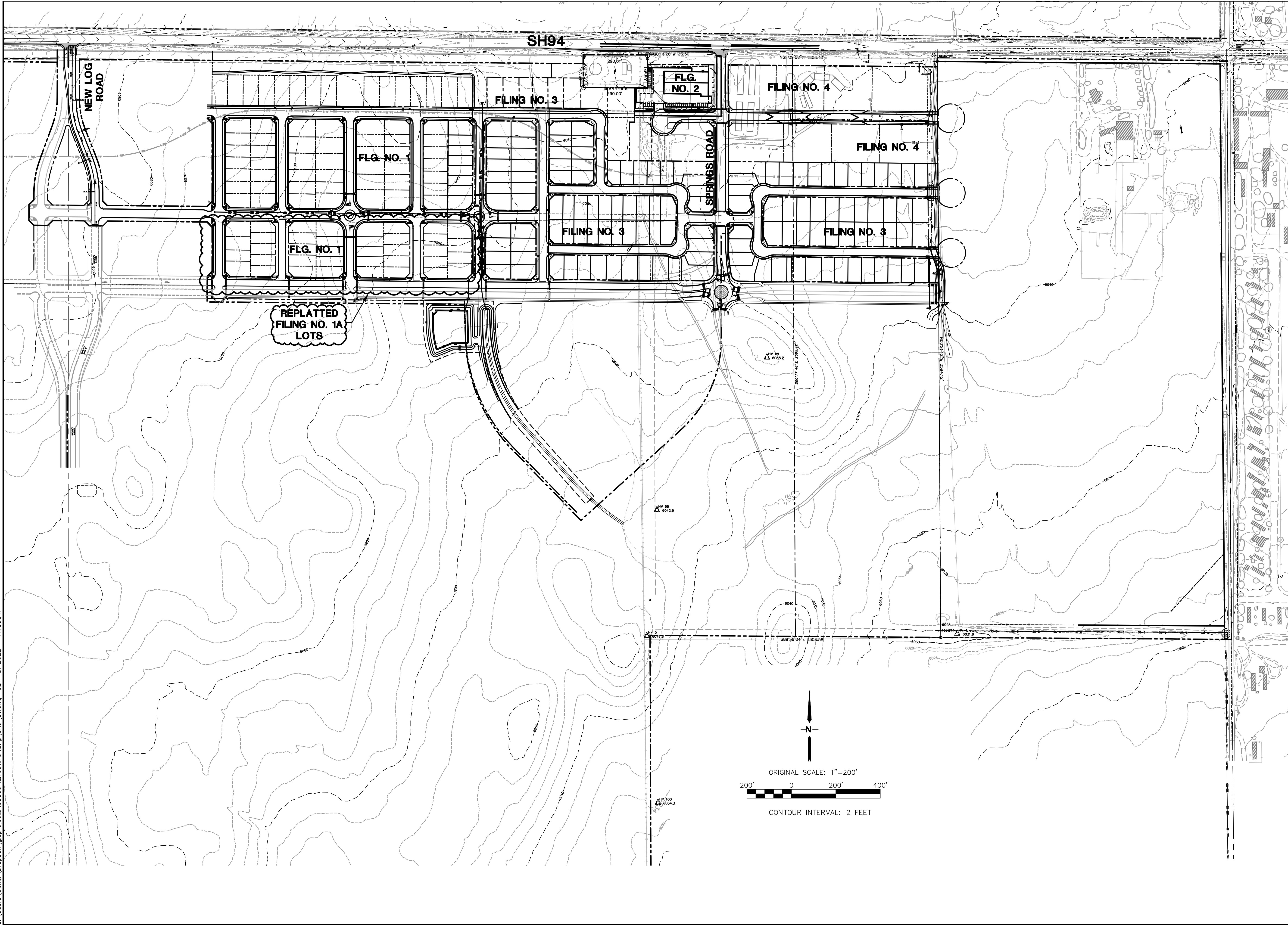
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A	JPS	2/24/21	COUNTY SUBMITTAL
A	JPS	12/10/21	COUNTY COMMENTS

GENERAL NOTES
& LEGEND

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

SHEET: G2

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MAYBERRY, COLORADO SPRINGS

OVERALL SITE PLAN

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

No.	REVISION	BY	DATE

HORZ. SCALE: 1"=200'

VERT. SCALE: N/A

SURVEYED: R&R

CREATED: 2/03/21

PROJECT NO: 090001

SHEET:

DRAWN: BJJ

DESIGNED: JPS

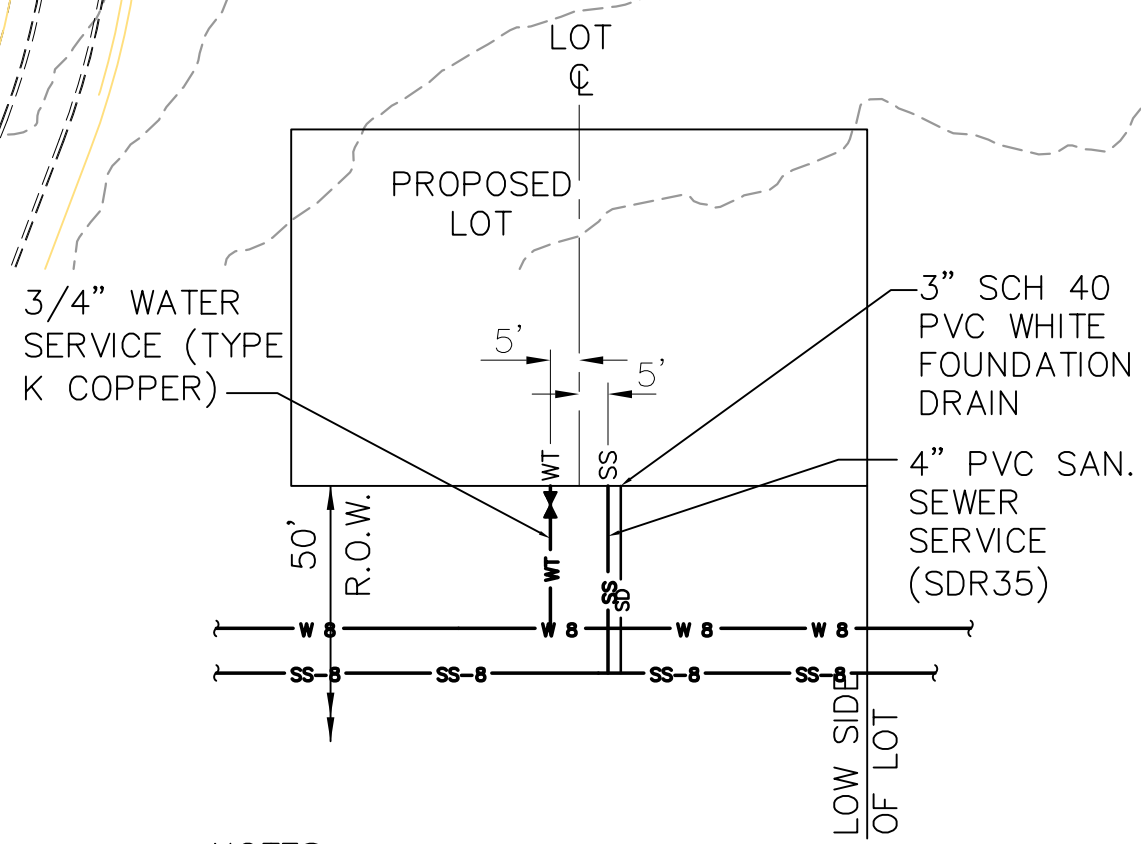
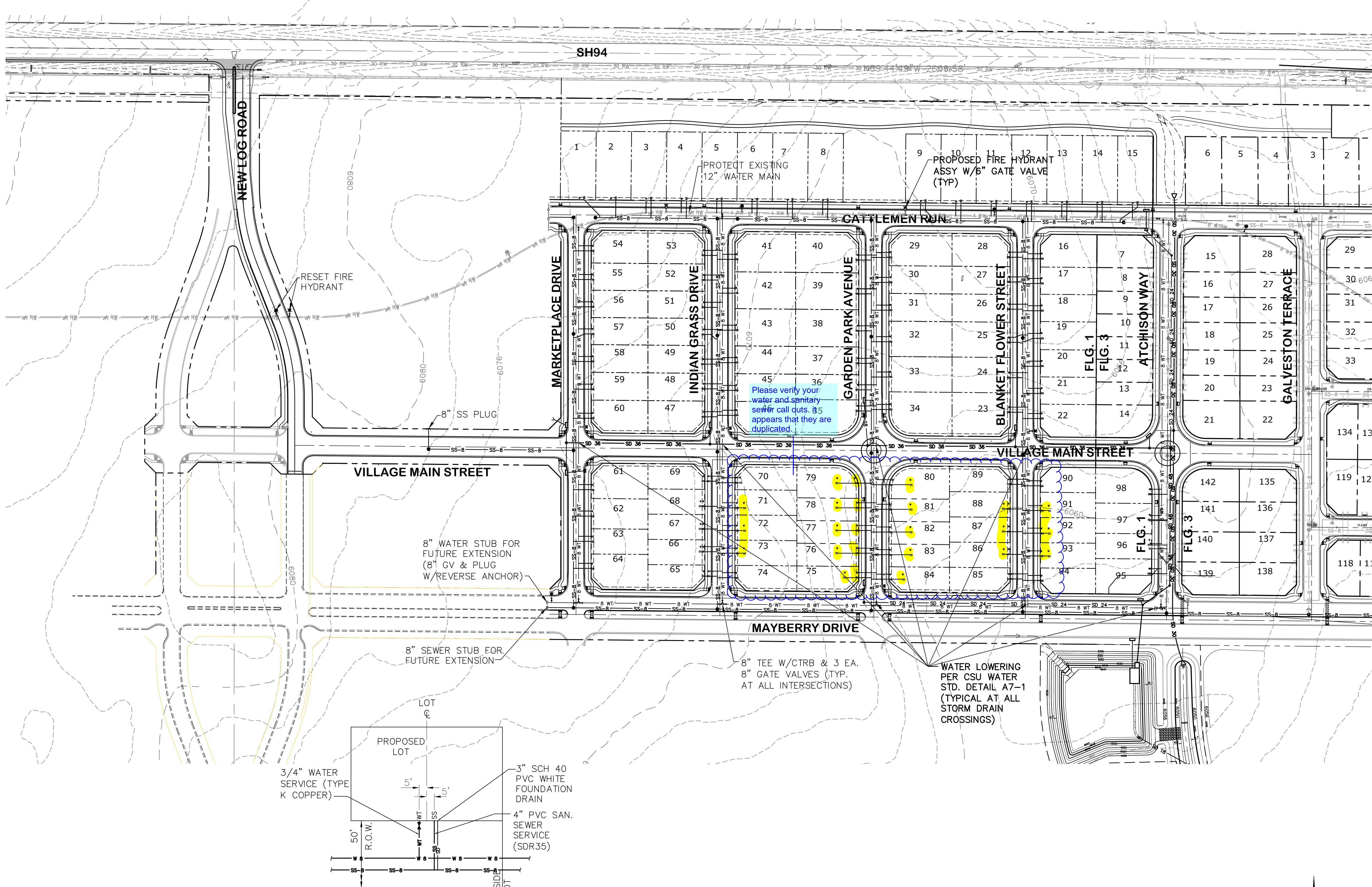
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LAST MODIFIED: 1/18/22

MODIFIED BY: BJJ

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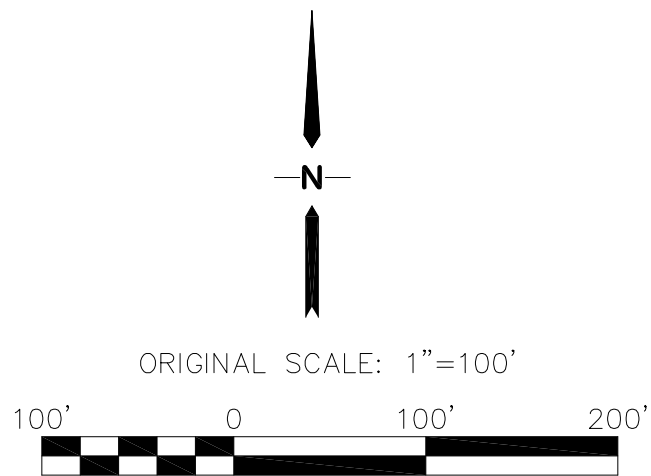
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NOTES:

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.

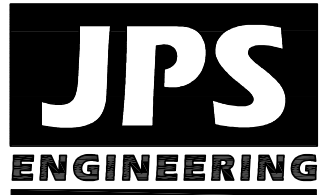
TYPICAL SERVICE LOCATIONS (A)
NTS



MAYBERRY, COLORADO SPRINGS, FILING NO. 1A

HORZ. 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



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80903
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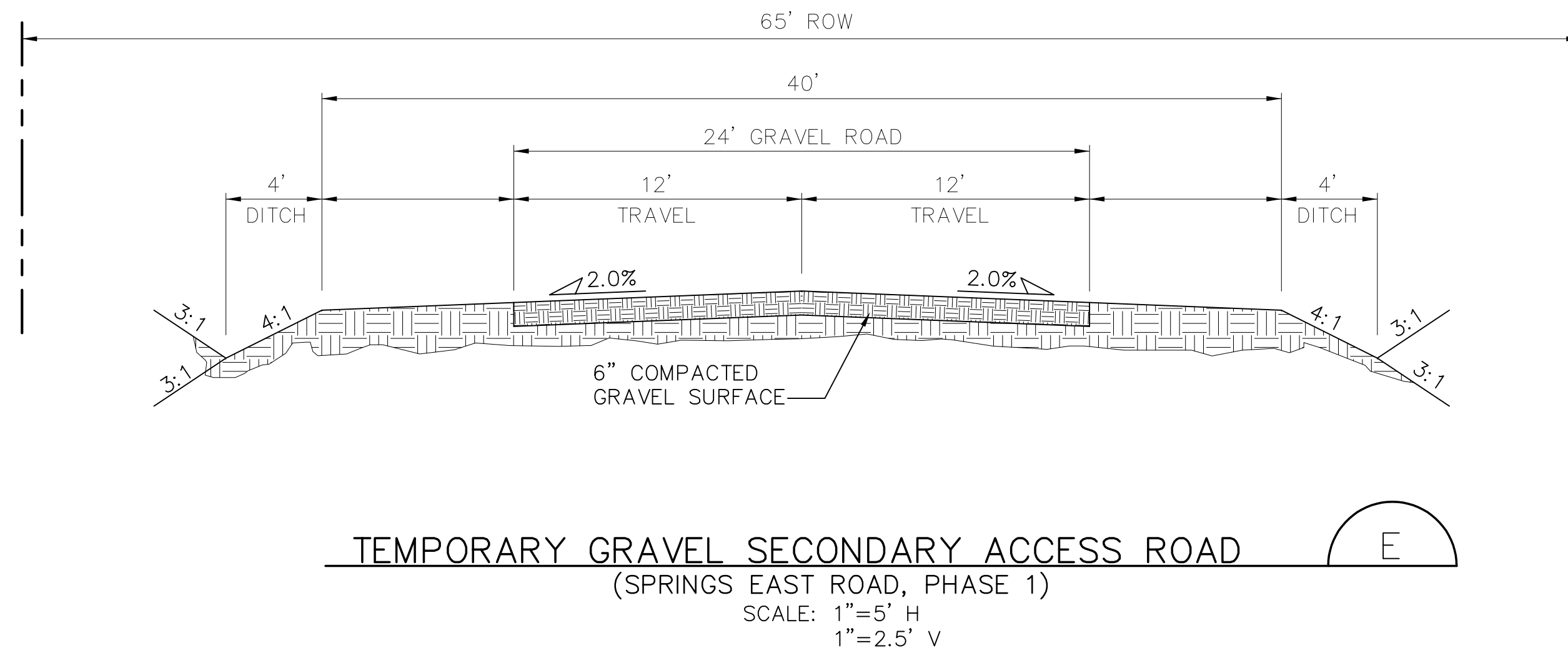
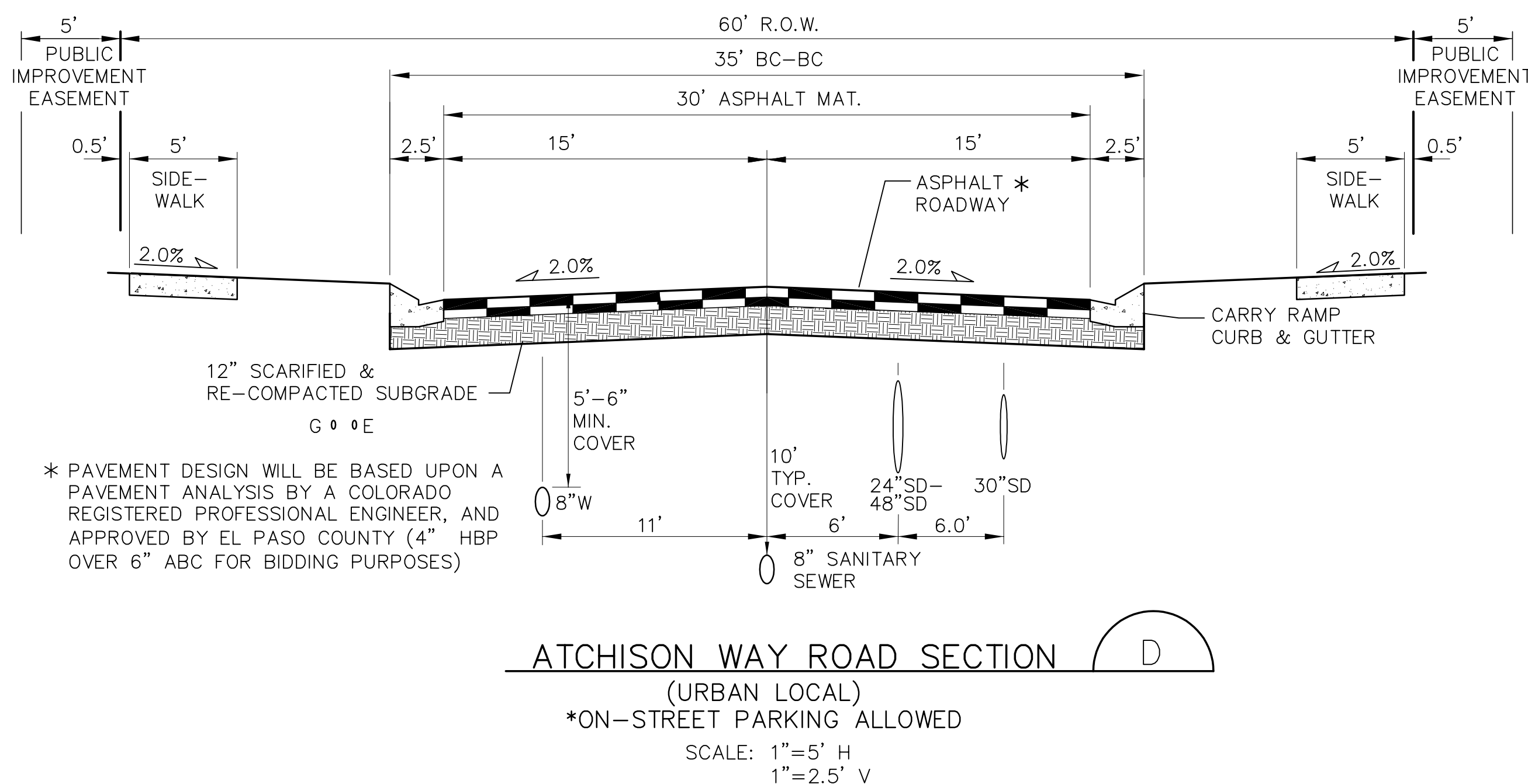
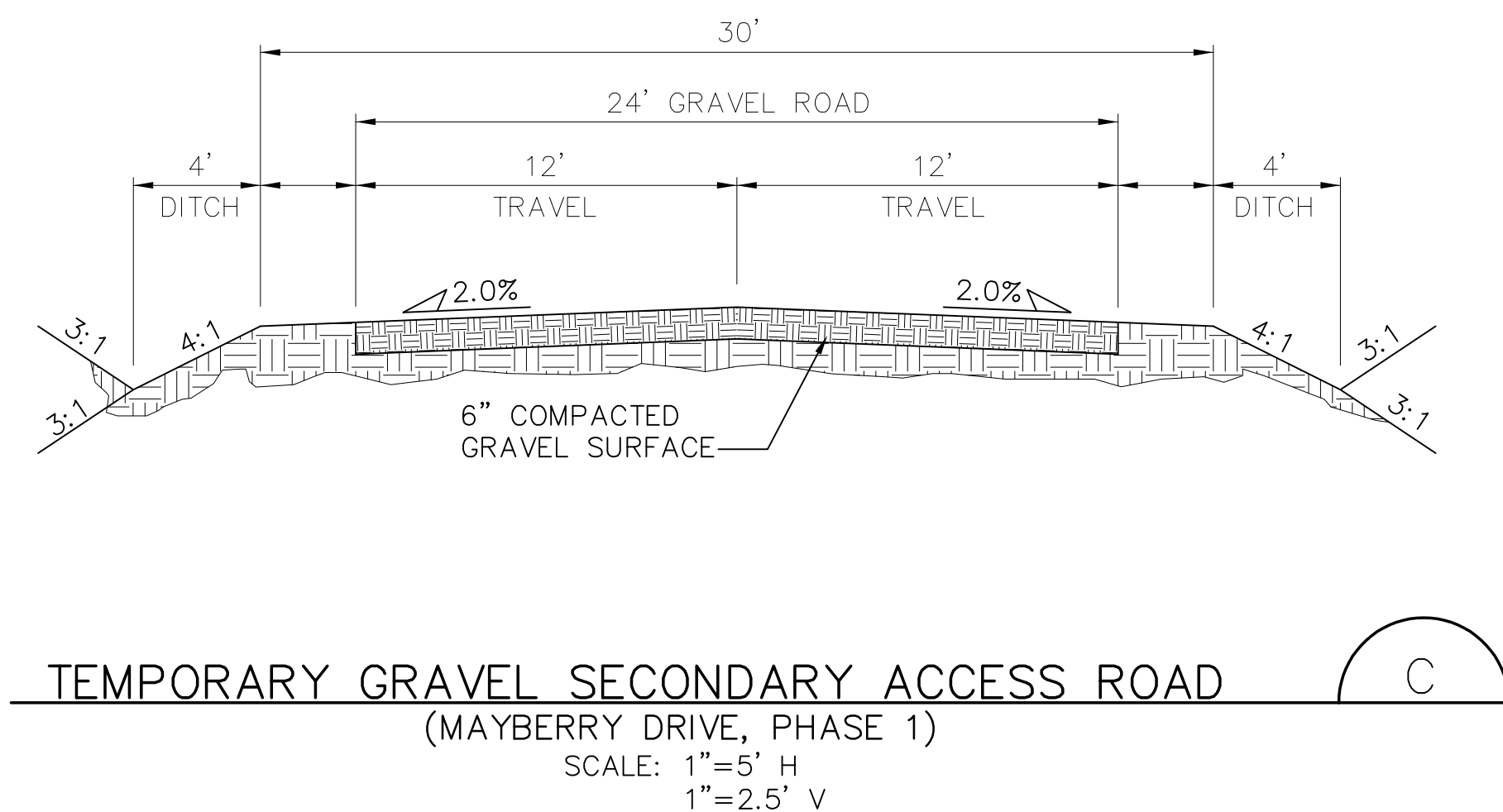
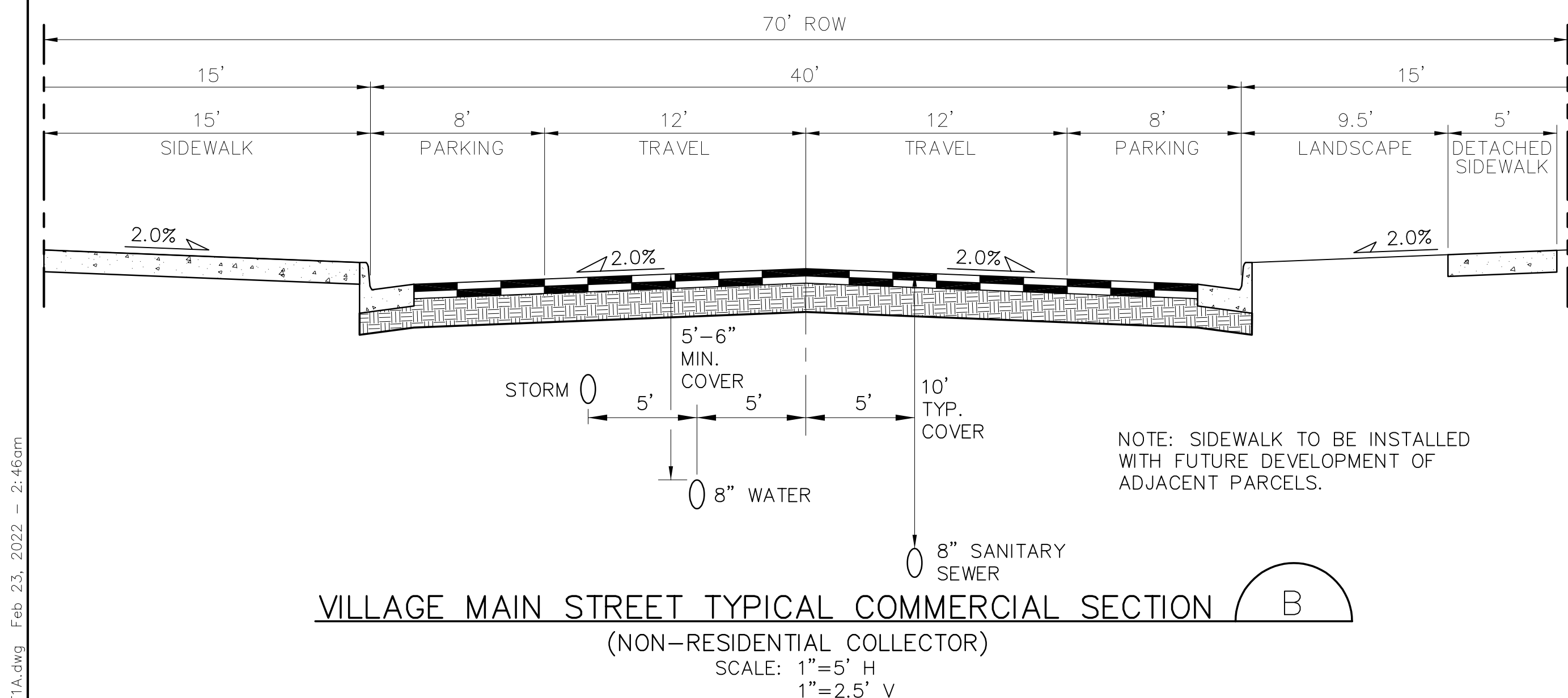
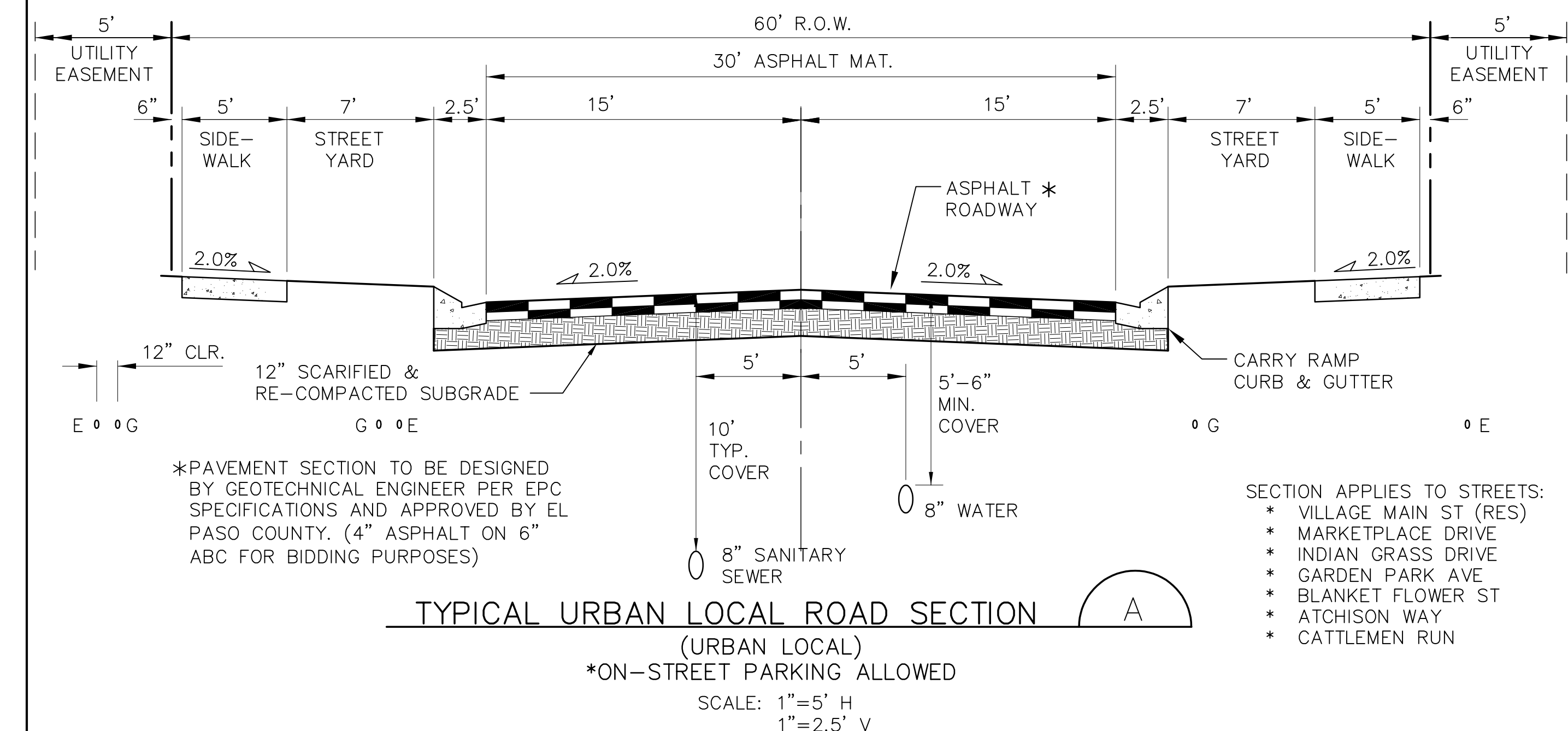


CALL UTILITY NOTIFICATION
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CALL BEFORE YOU DIG
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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

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

FILING 1A - UTILITY PLAN

C:\Users\Owner\Dropbox\jpsprojects\090001\Ellicott\TC\dwg\Civil\FLG-1-REPLAT\TY1-F1A.dwg, Feb. 23, 2022 - 2:46am

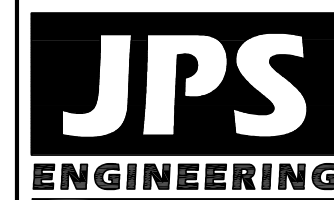


DESIGN DATA

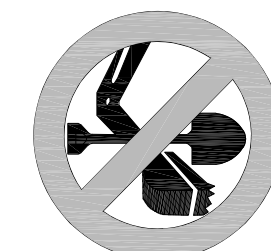
ROAD CLASSIFICATION:	URBAN/LOCAL
DESIGN SPEED:	25 MPH
POSTED SPEED:	25 MPH
ROADWAY WIDTH:	30'
MIN. HORIZONTAL RADIUS:	200'
MIN. GRADE:	0.5%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	12
MIN. K-VALUE (SAG):	26

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



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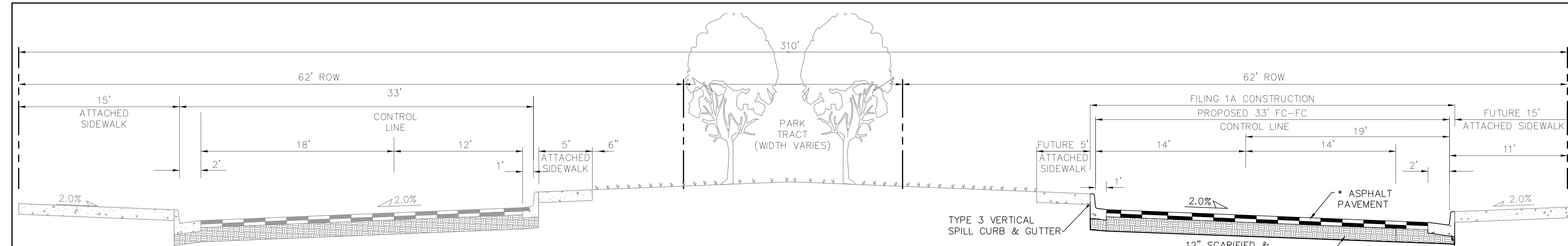
No.	REVISION	BY	DATE
1	FLG-1A SUBMITTAL	JPS	11/08/21
2	EPC COMMENTS	JPS	2/22/22

TYPICAL ROAD SECTIONS

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

SHEET: **TY1-F1A**

C:\Users\Owner\Dropbox\jpsprojects\090001\ElliotTY2-F1A.dwg Mar 30, 2022 - 10:37am



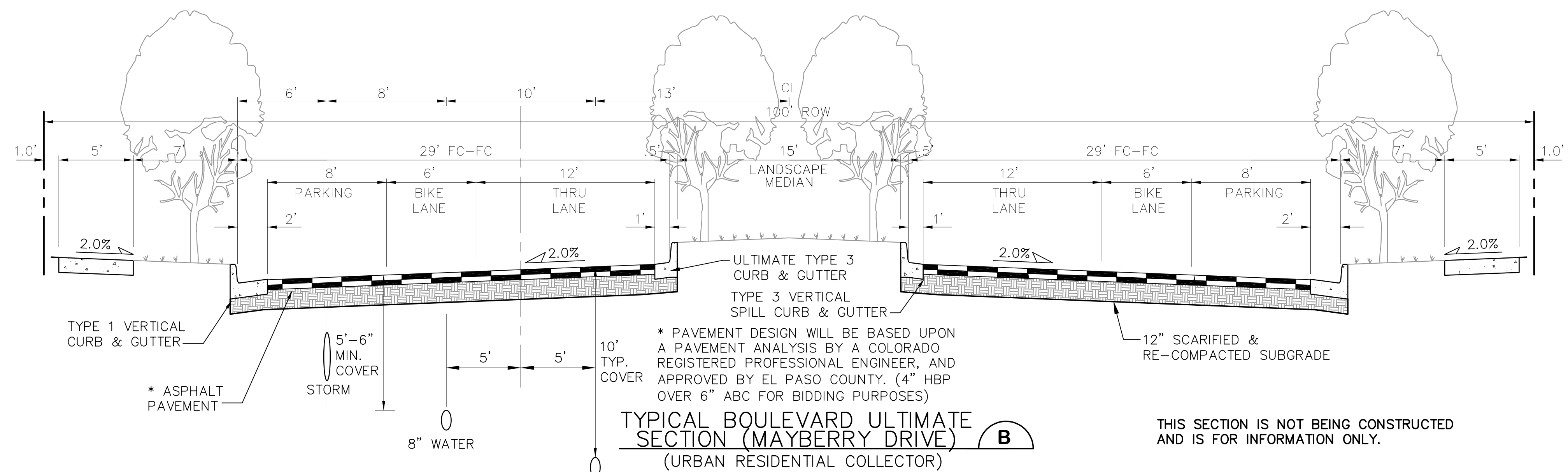
* PAVEMENT DESIGN WILL BE BASED UPON A PAVEMENT ANALYSIS BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, AND APPROVED BY EL PASO COUNTY. (4" HBP OVER 6" ABC FOR BIDDING PURPOSES)

TYPICAL URBAN ARTERIAL ROAD SECTION
(ULTIMATE LOG ROAD AT COUPLET)

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

DESIGN DATA

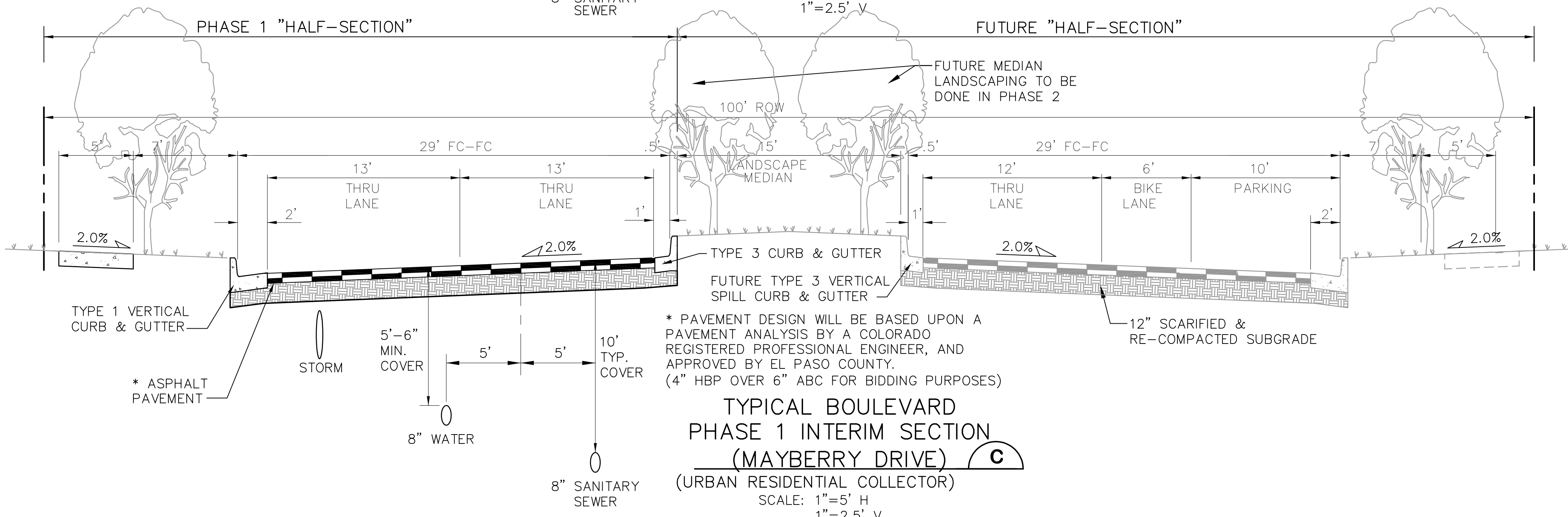
ROAD CLASSIFICATION:	URBAN MINOR ARTERIAL
DESIGN SPEED:	40 MPH
POSTED SPEED:	35 MPH
MIN. HORIZONTAL RADIUS: (STANDARD)	565'
MIN. HORIZONTAL RADIUS: (PER APPROVED DEVIATION)	400'
MIN. GRADE:	0.5%
MAX. GRADE:	6.0%
MIN. K-VALUE (CREST):	44
MIN. K-VALUE (SAG):	64



TYPICAL BOULEVARD ULTIMATE SECTION (MAYBERRY DRIVE)
(URBAN RESIDENTIAL COLLECTOR)

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

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



TYPICAL BOULEVARD PHASE 1 INTERIM SECTION (MAYBERRY DRIVE)
(URBAN RESIDENTIAL COLLECTOR)

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

DESIGN DATA

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

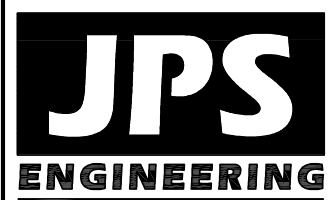
NOTE: LANE WIDTHS ARE IN ACCORDANCE WITH DEVIATIONS APPROVED AS PART OF THIS PUD

MAYBERRY, COLORADO SPRINGS - FILING 1A

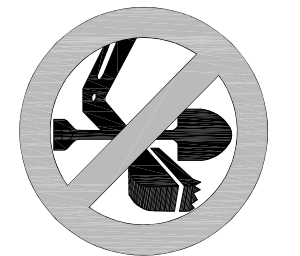
TYPICAL ROAD SECTIONS

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

SHEET: **TY2-F1A**



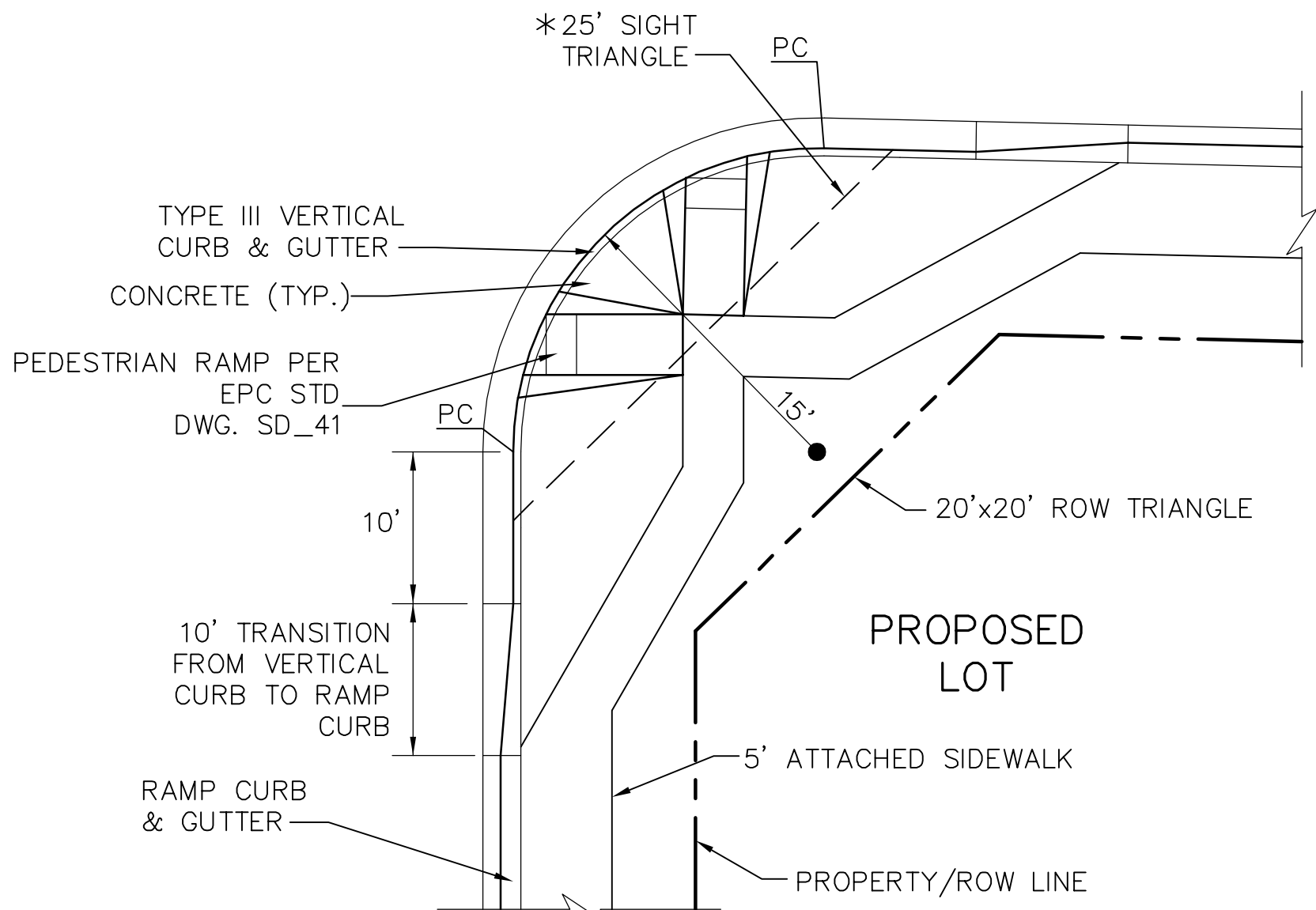
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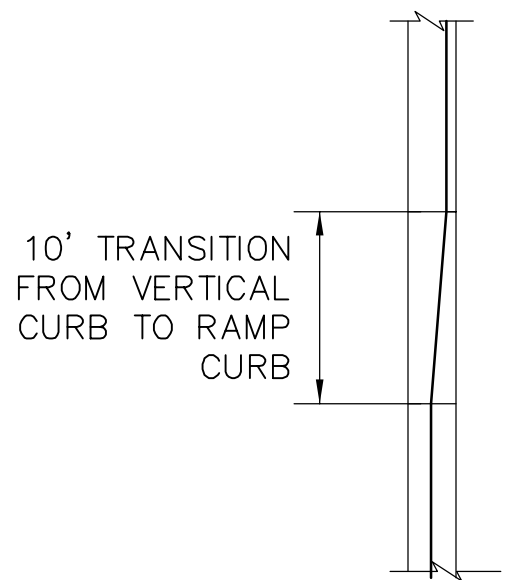
No.	REVISION	DATE	BY
1	EPC COMMENTS	4/17/20	JPS
2	EPC COMMENTS	9/18/20	JPS
3	EPC COMMENTS	10/27/20	JPS
4	FLG-1A SUBMITTAL	11/08/21	JPS
5	EPC COMMENTS	2/22/22	JPS

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



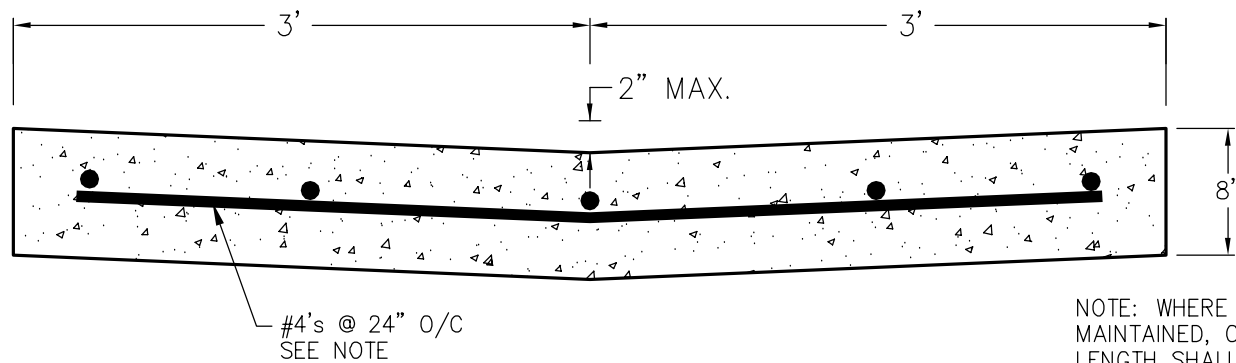
* NOTE: NO OBSTRUCTIONS TALLER THAN 18" ARE PERMITTED WITHIN SIGHT TRIANGLES.

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



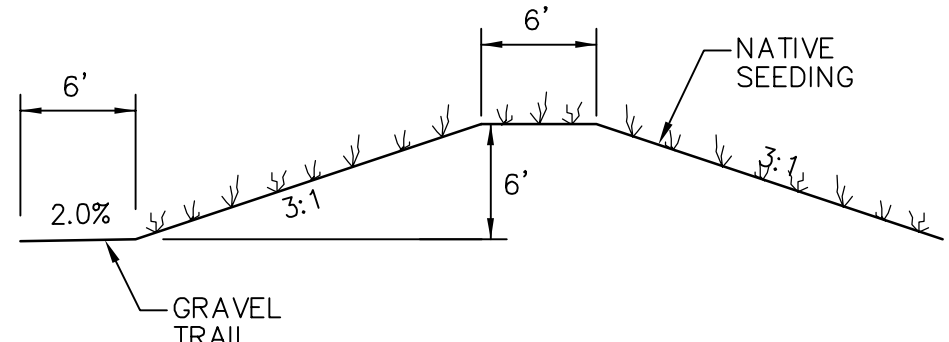
NOTE: TRANSITION FROM RAMP CURB TO VERTICAL CURB OVER 10' ON EACH SIDE OF ALL CURB RETURNS AND STORM INLETS.

CURB TRANSITION DETAIL (B)
SCALE: NTS

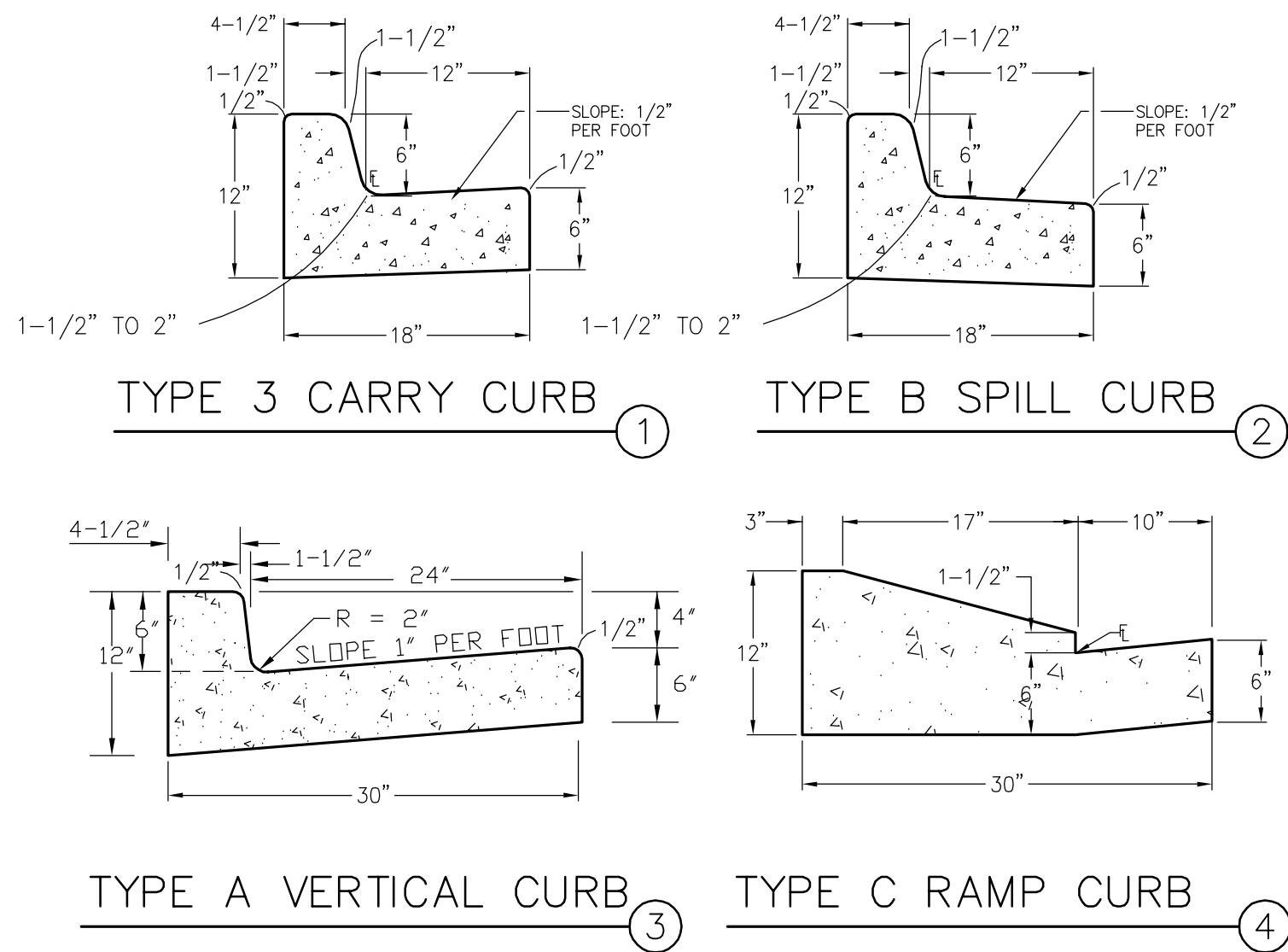
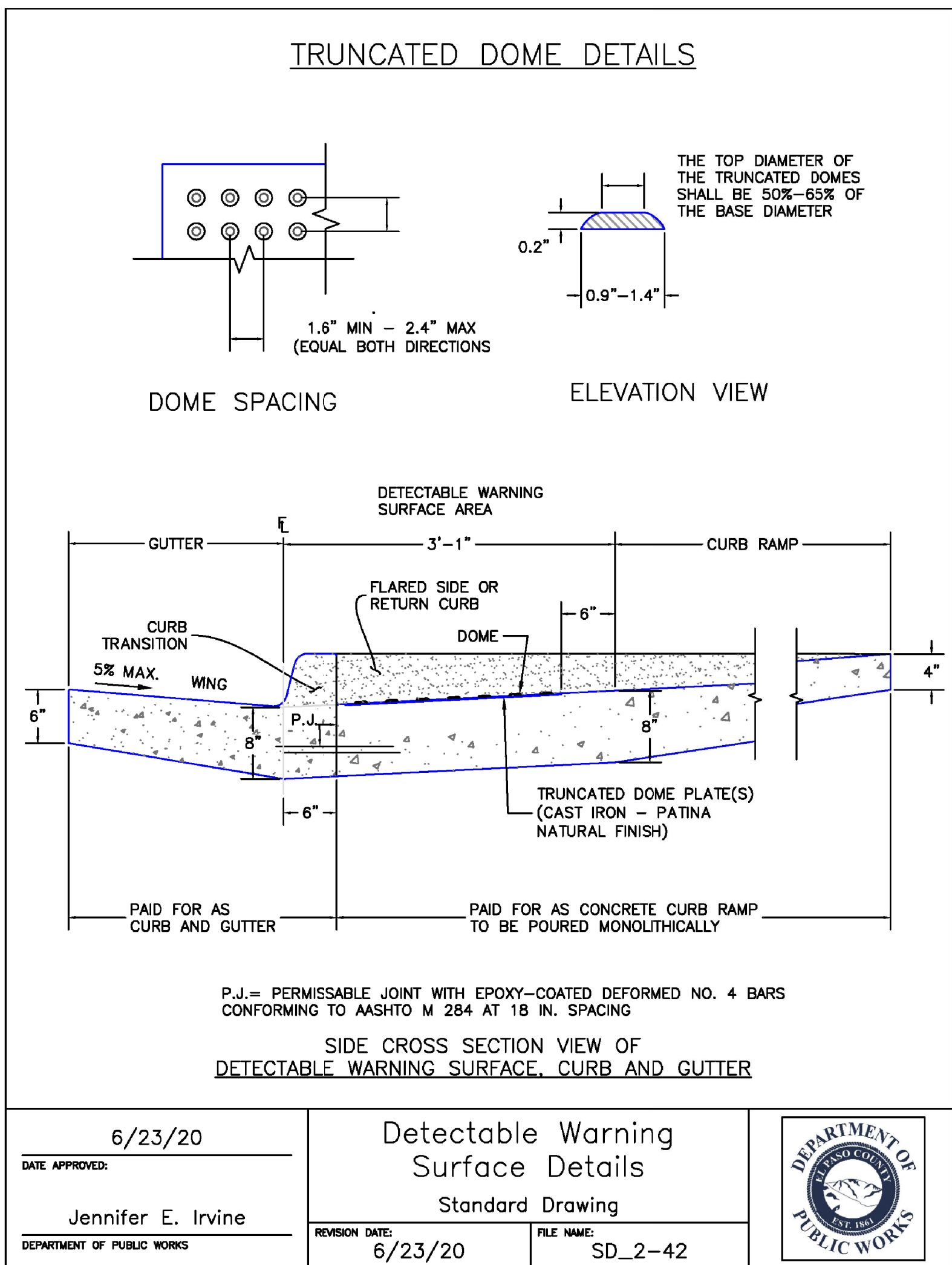
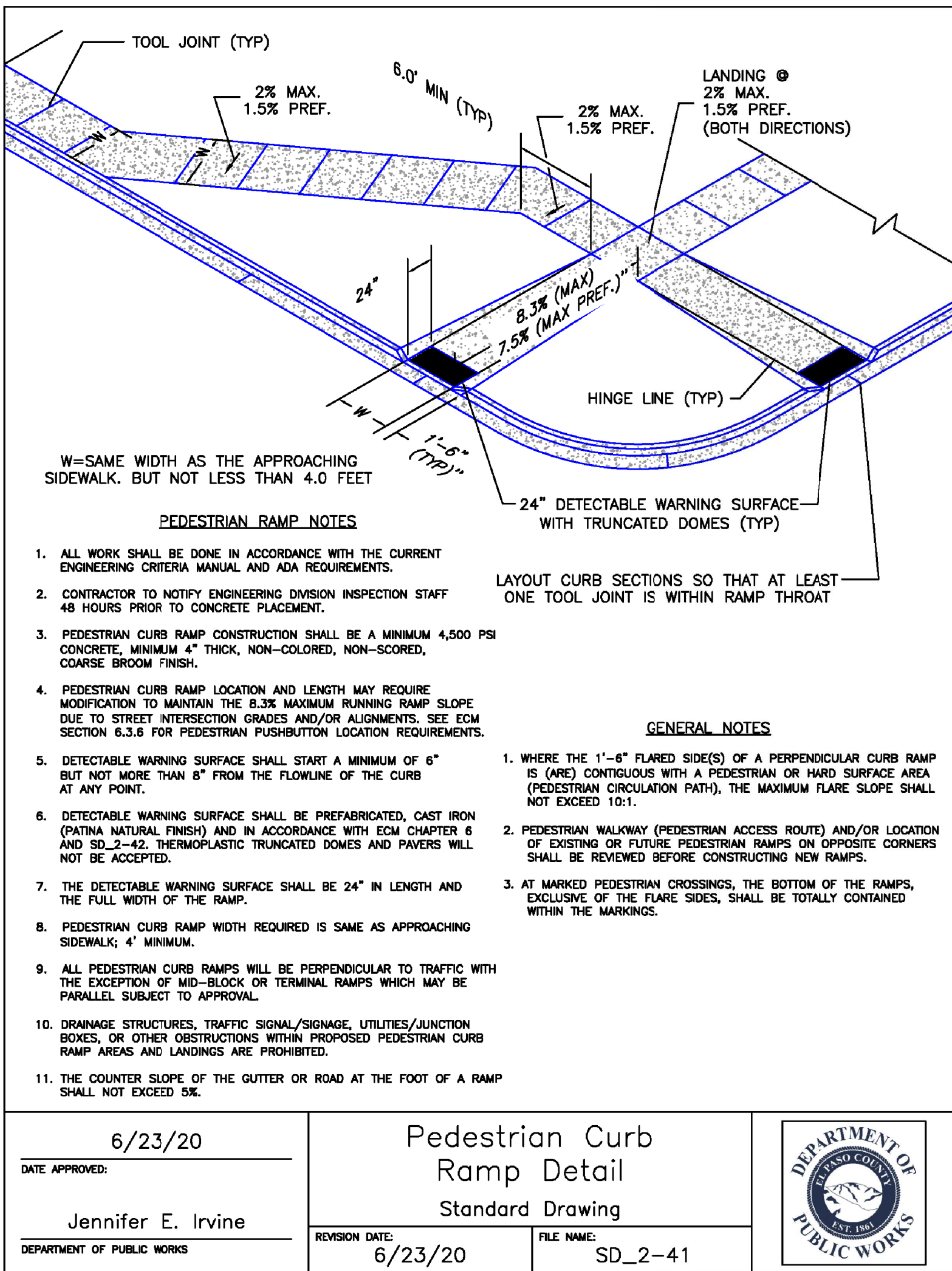


NOTE: WHERE TRAFFIC MUST BE MAINTAINED, ONLY 1/2 OF GUTTER LENGTH SHALL BE CONSTRUCTED. JOINT SHALL BE DOWELED WITH 7 EA. #4's @ 24" O/C.

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

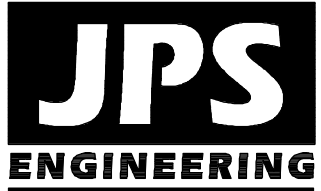


TYPICAL BERM SECTION (D)
NTS



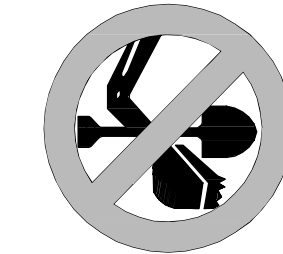
TYPICAL CURB & GUTTER DETAILS
SCALE: 1" = 1'-0"

MAYBERRY, COLORADO SPRINGS - FILING NO. 1A



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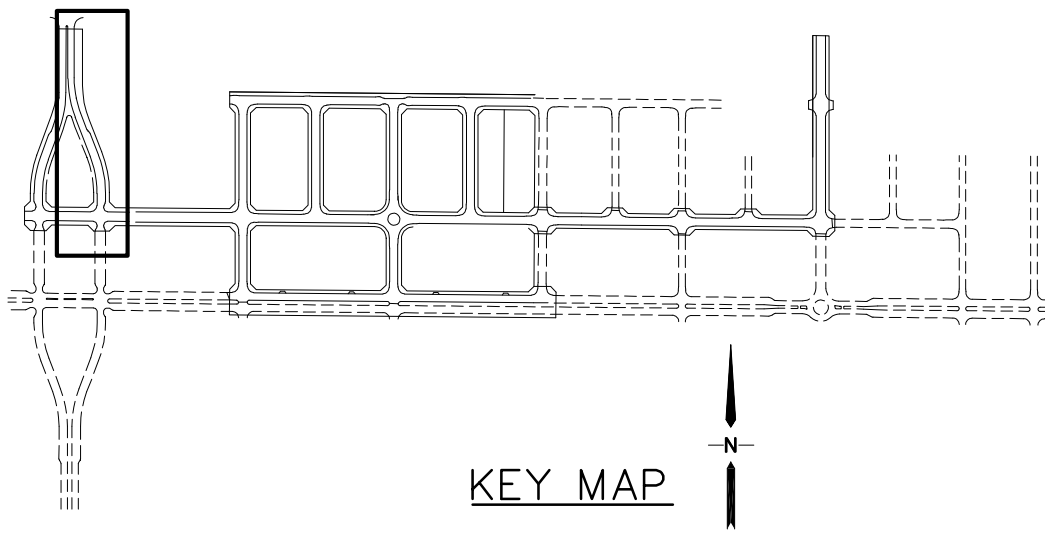
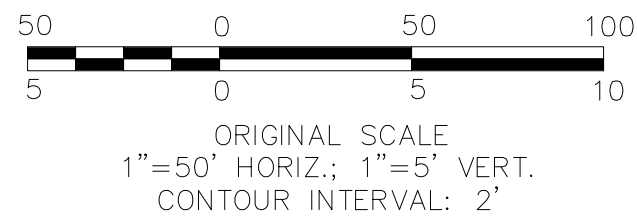
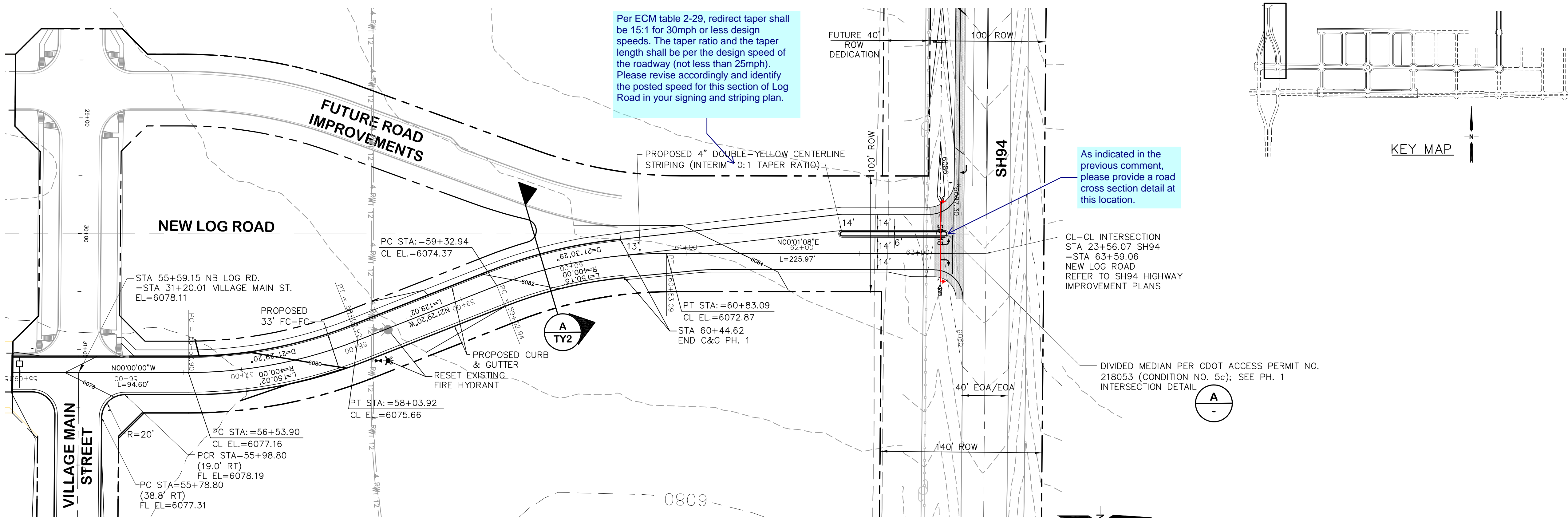
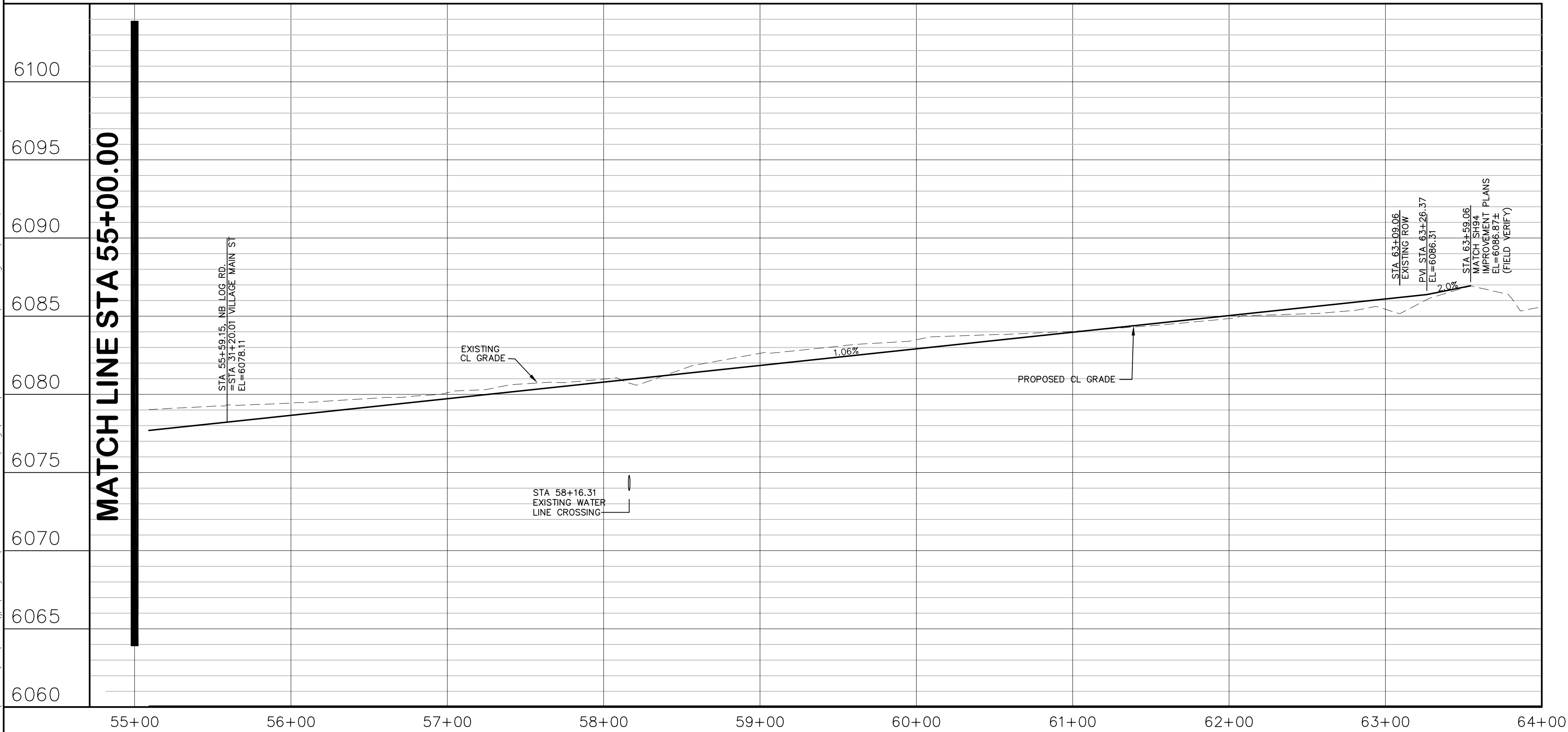
No.	REVISION	BY	DATE

TYPICAL SECTIONS & DETAILS

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

SHEET: **TY3-F1A**

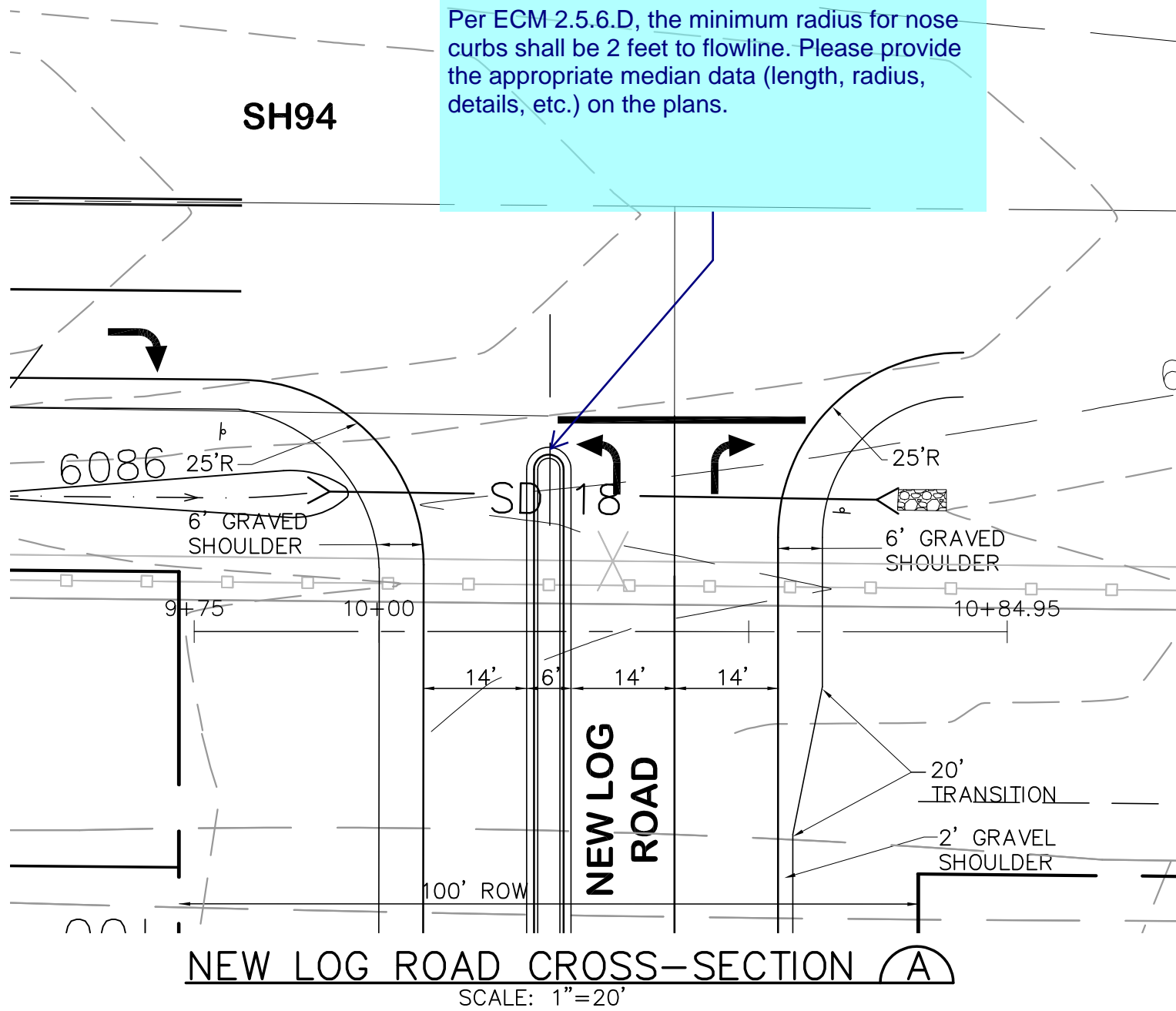
C:\Users\Owner\Dropbox\jpsprojects\090001\Ellcot\TC\dwg\Civil\FILG-1-REPLAT\PP1.dwg Apr 06, 2022 - 4:52pm



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.

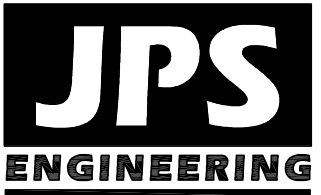
Per ECM 2.5.6.D, the minimum radius for nose curbs shall be 2 feet to flowline. Please provide the appropriate median data (length, radius, details, etc.) on the plans.



MAYBERRY, COLORADO SPRINGS, FILING NO. 1A

HORZ. 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



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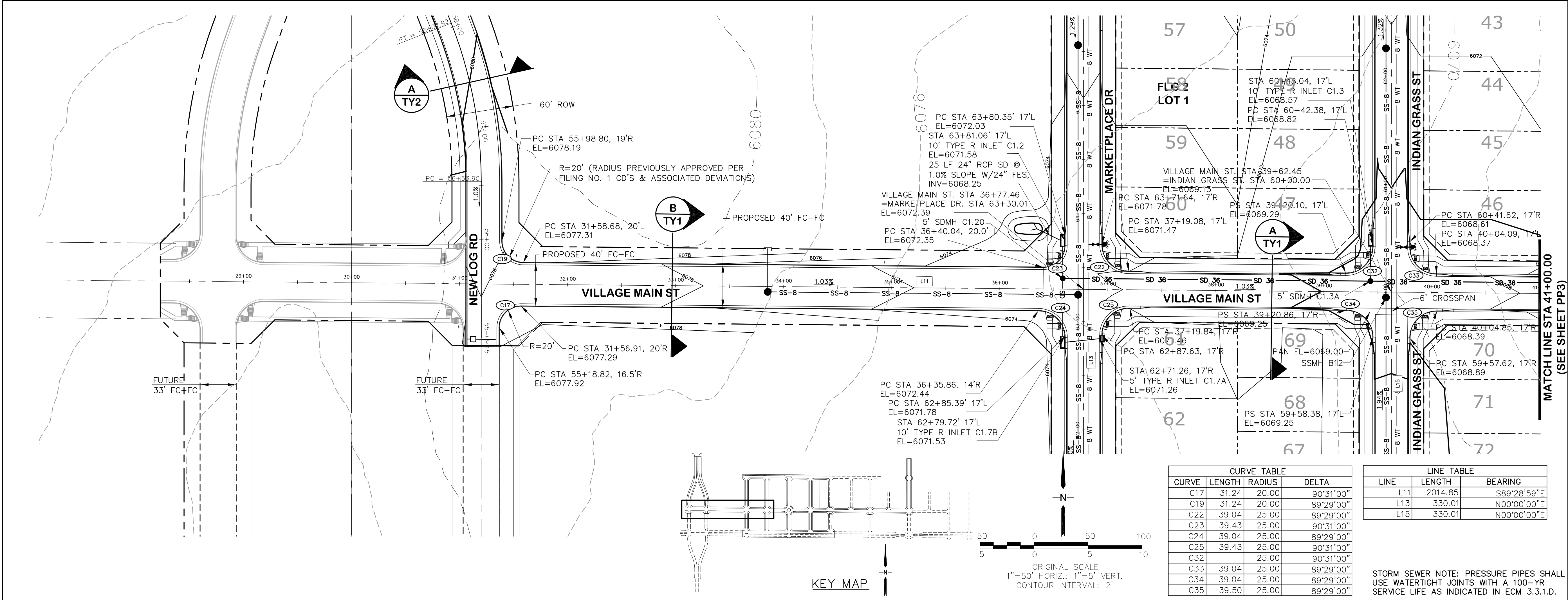
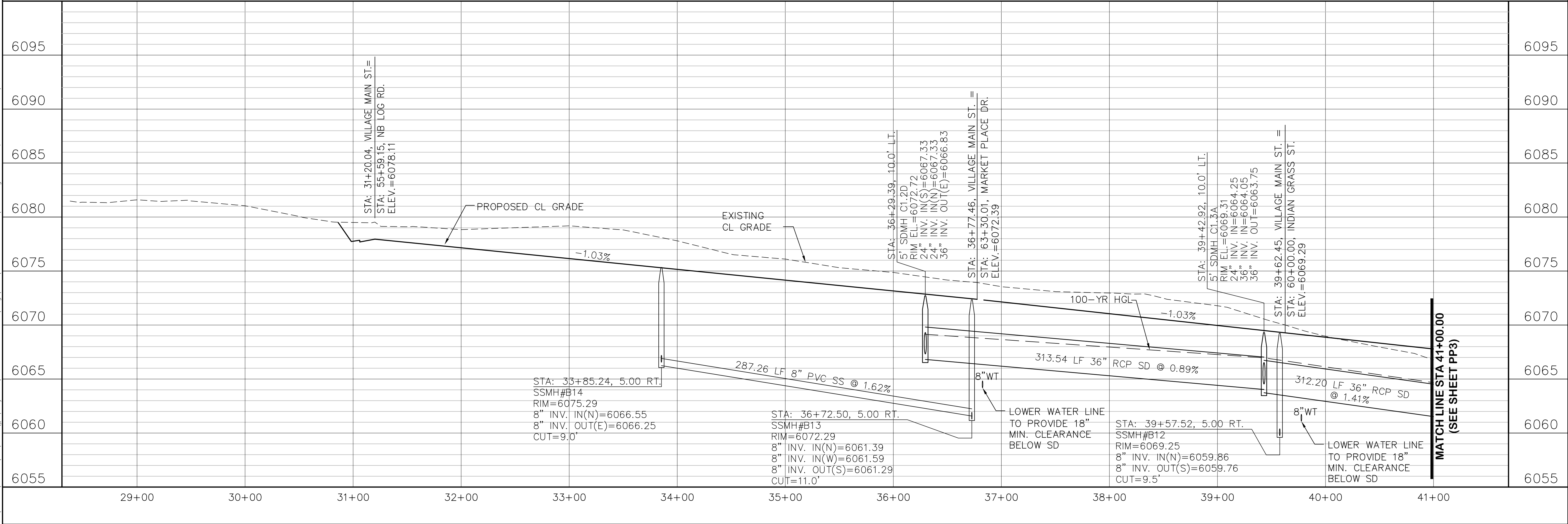


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No.	REVISION	BY	DATE
1	EPC COMMENTS	JPS	1/15/07
2	2018 SUBMITTAL	JPS	3/28/18
3	SH94 DESIGN COORDINATION	JPS	8/03/21
4	FLG-1A SUBMITTAL	JPS	11/10/21
5	EPC COMMENTS	JPS	4/6/22

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

G:\Users\Owner\Dropbox\psprojects\090001\Ellicott\PP2.dwg Mar 29, 2022 - 5:16pm

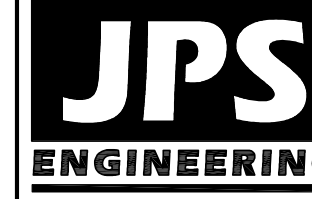


MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

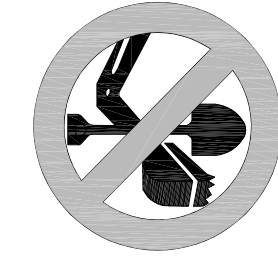
VILLAGE MAIN STREET PLAN & PROFILE (STA: 29+00 TO STA: 41+00.00)

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

SHEET: **PP2-F1A**



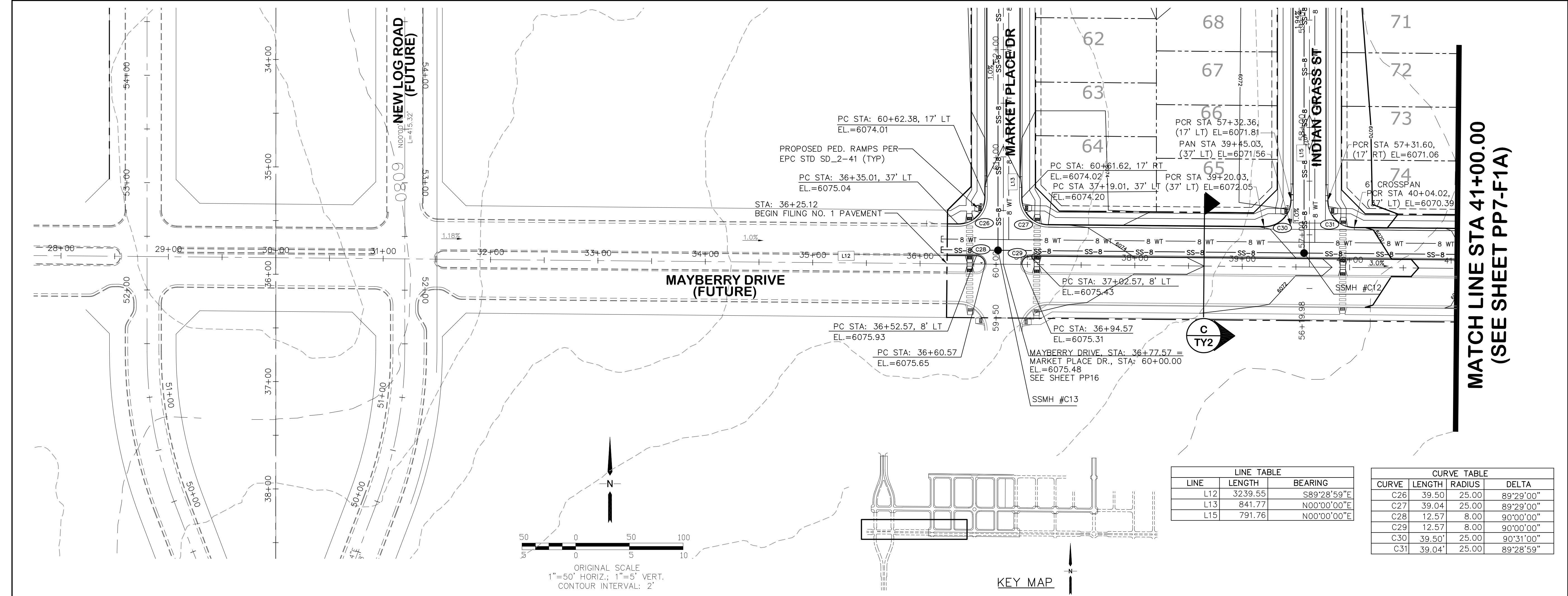
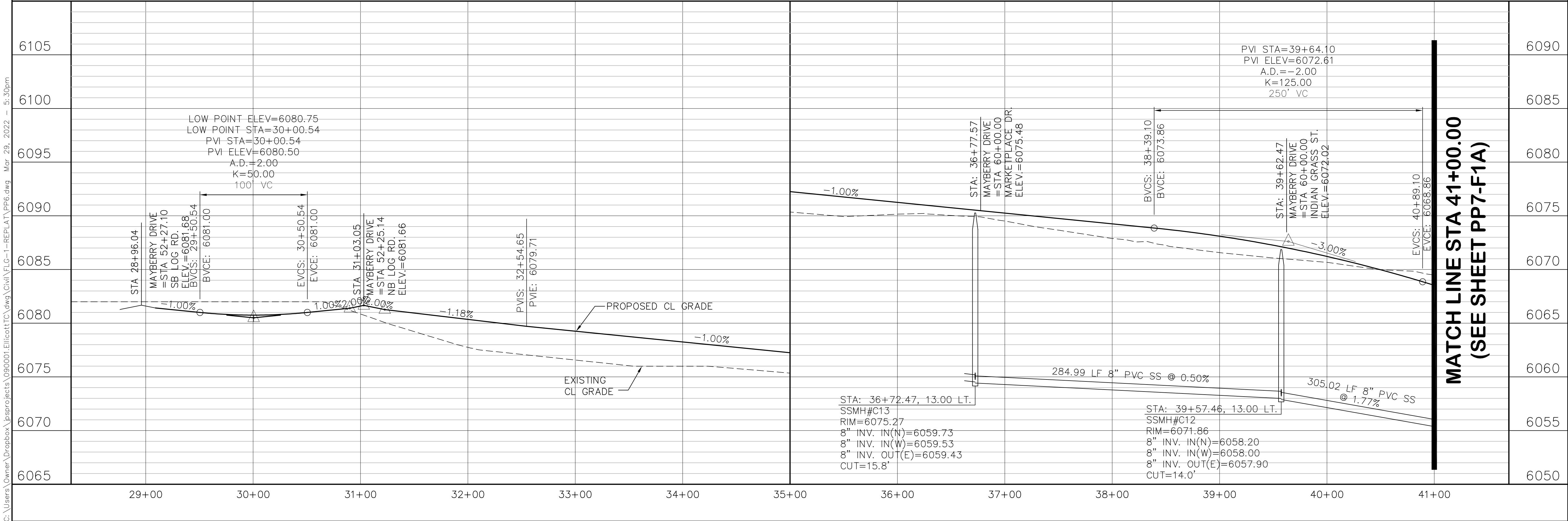
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No.	REVISION	BY	DATE
1	FLG-1 REPEAT	JPS	12/22/20
2	VILLAGE MAIN PARKING	JPS	1/24/21
3	F1A SUBMITTAL	JPS	11/08/21
4	EPC COMMENTS	JPS	2/22/22
5	EPC COMMENTS	JPS	3/31/22

C:\Users\Owner\Dropbox\jpsprojects\090001\Elliptic\civil\PP6.dwg Mar 29, 2022 -- 5:30pm



MAYBERRY, COLORADO SPRINGS, FILING NO. 1A

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**

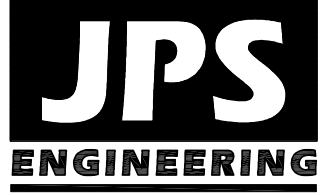
MAYBERRY DRIVE PLAN & PROFILE (STA: 29+00 TO STA: 41+00.00)

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

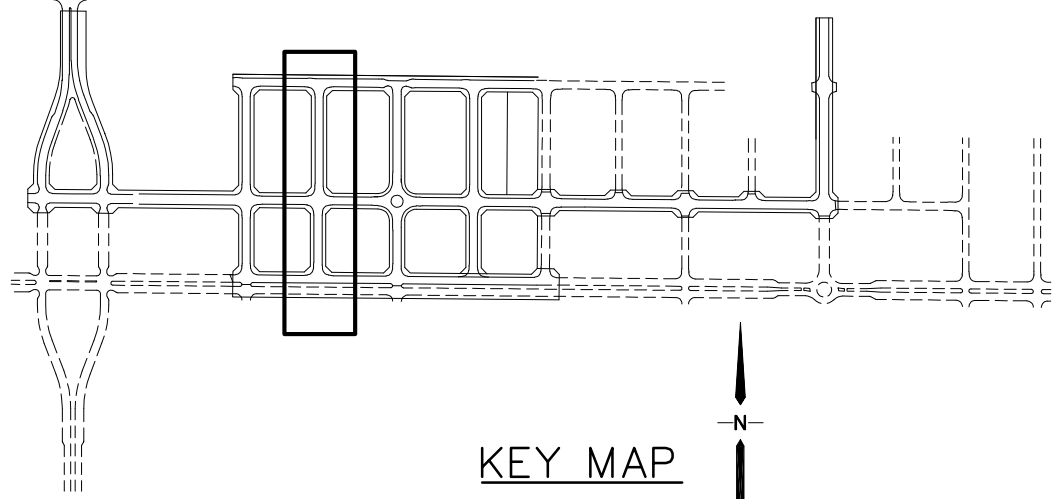
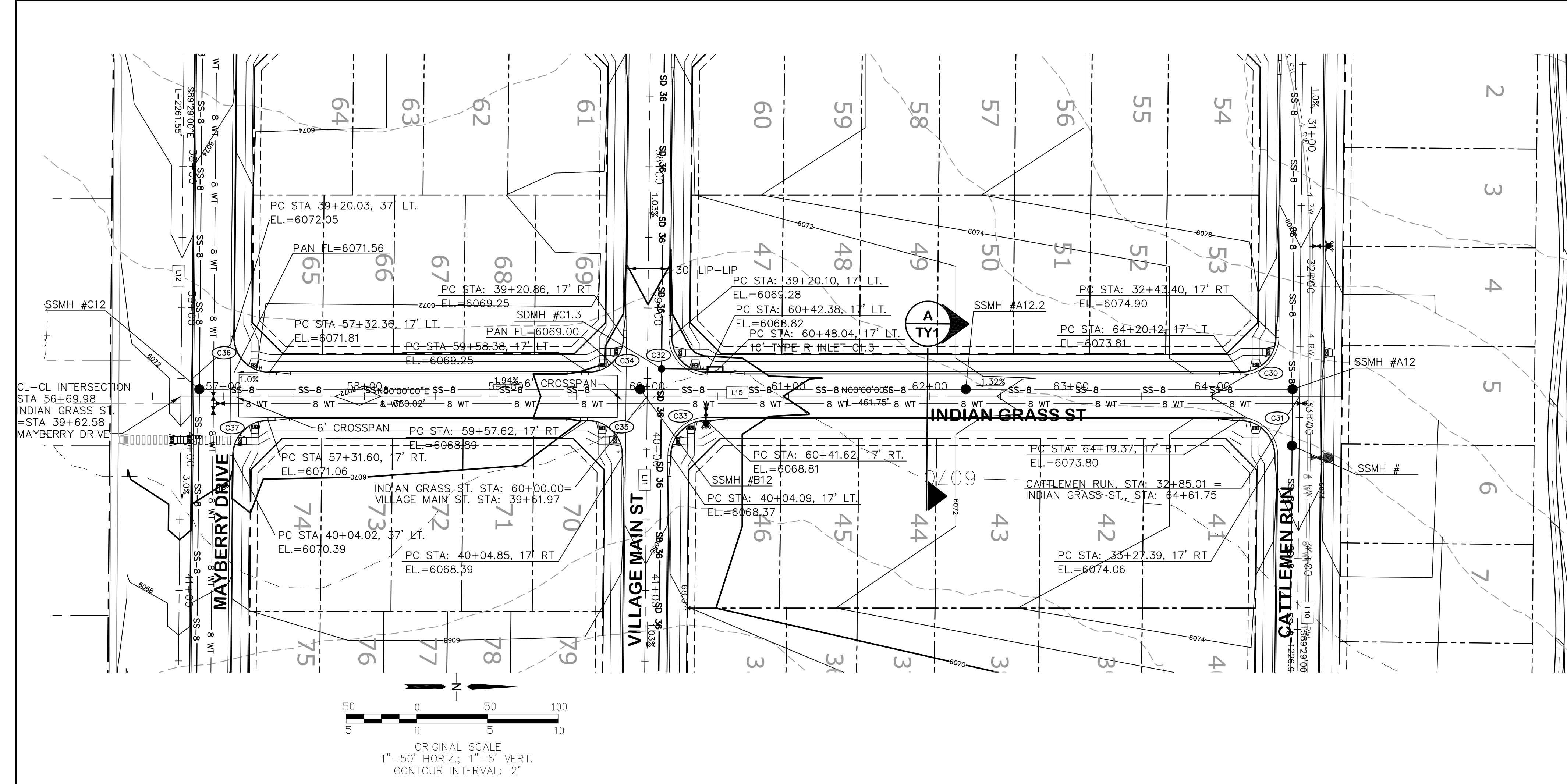
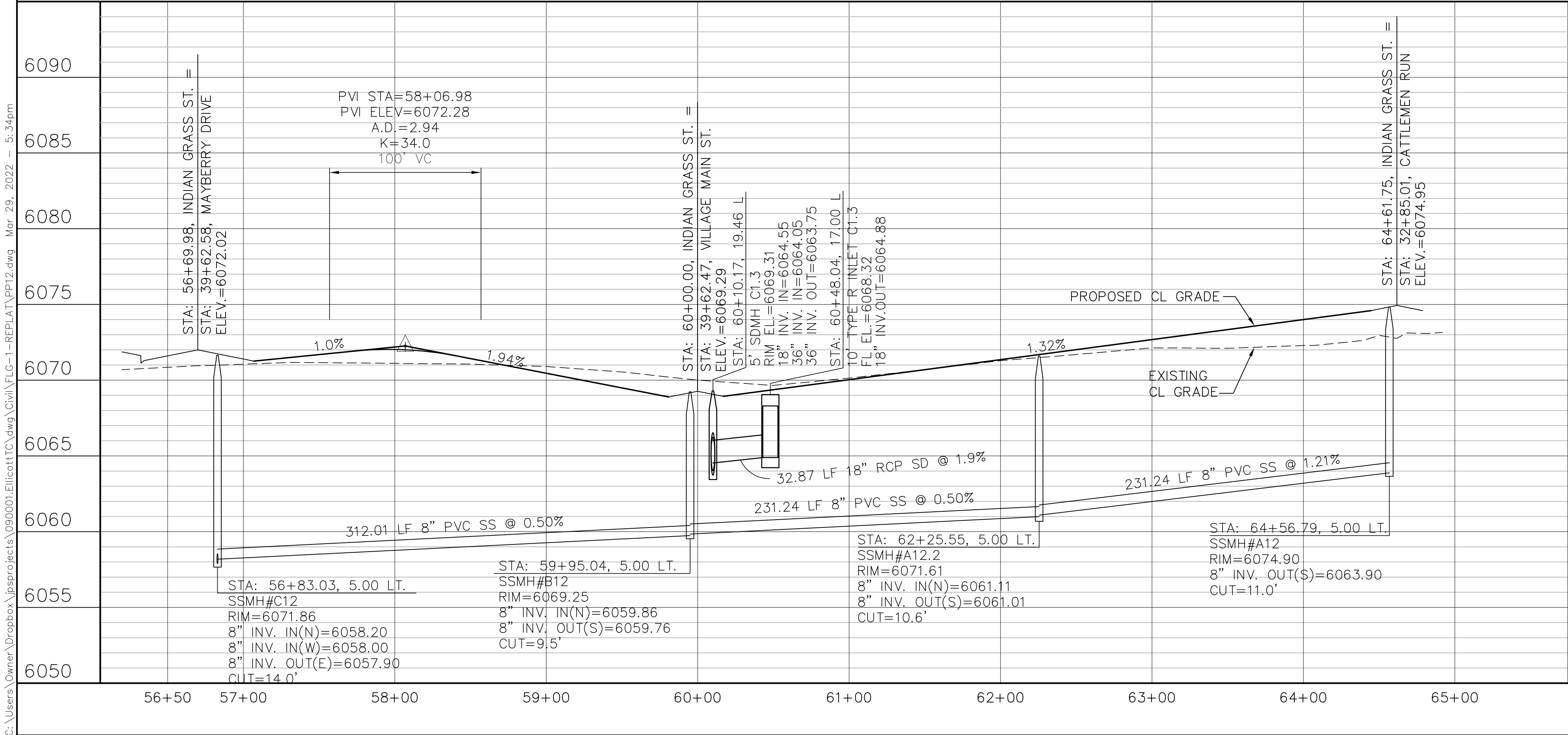
CALL UTILITY NOTIFICATION
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LINE TABLE		
LINE	LENGTH	BEARING
L10	1194.46	S89°28'59"E
L11	2014.85	S89°28'59"E
L12	3239.55	S89°28'59"E
L15	791.76	N00°00'00"E

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"

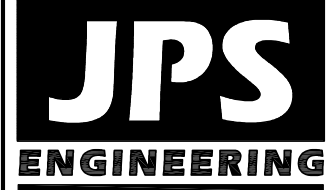
MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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

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

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

SHEET: PP12-F1A

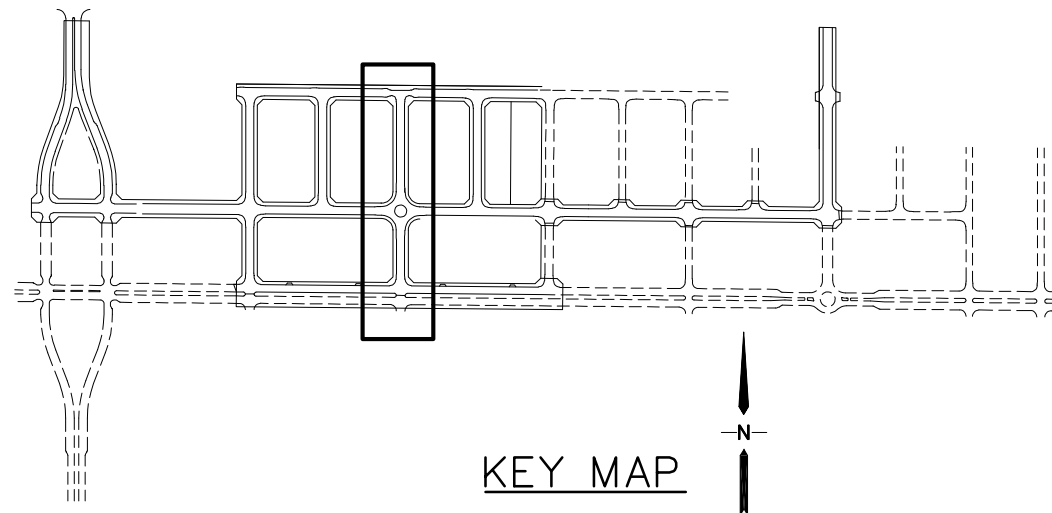
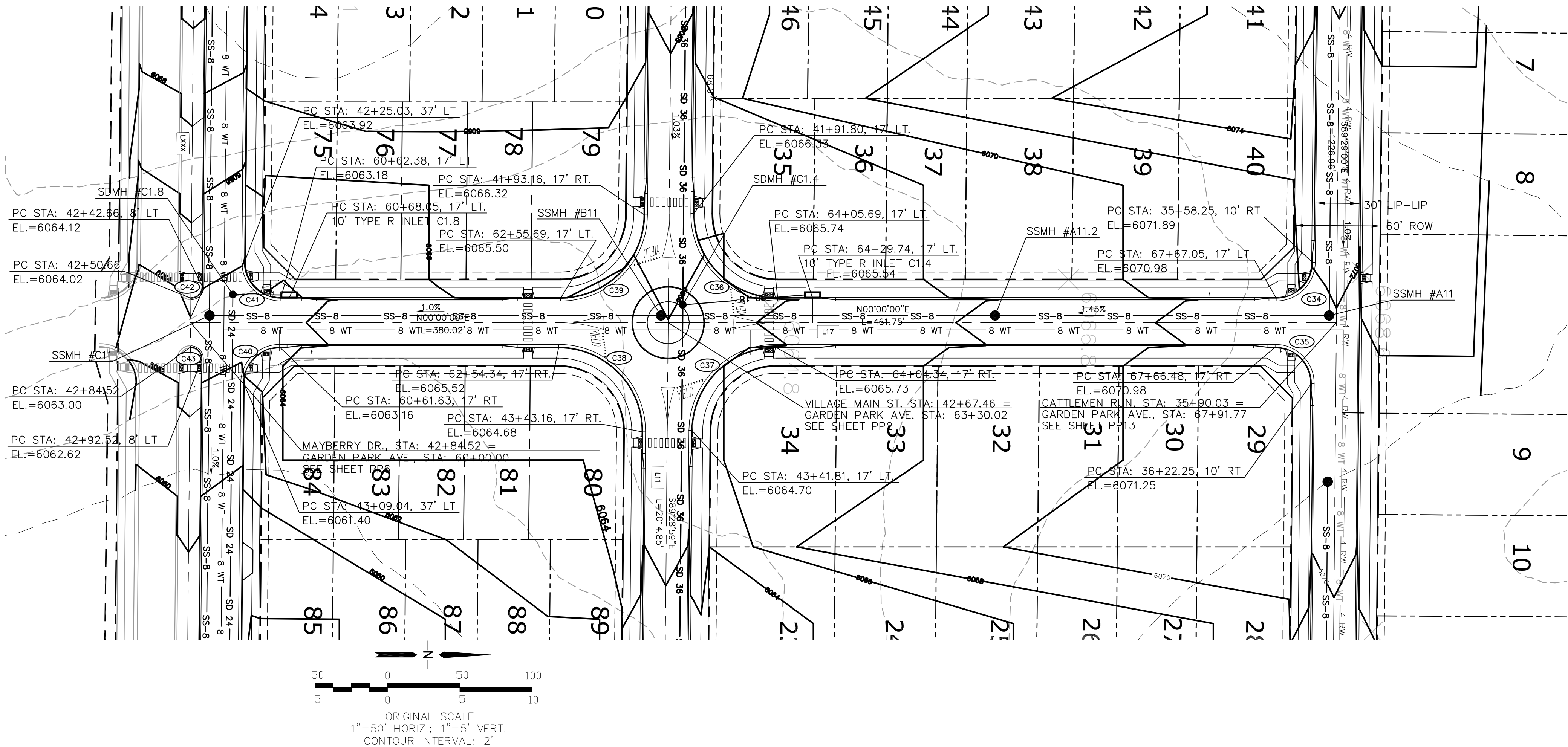
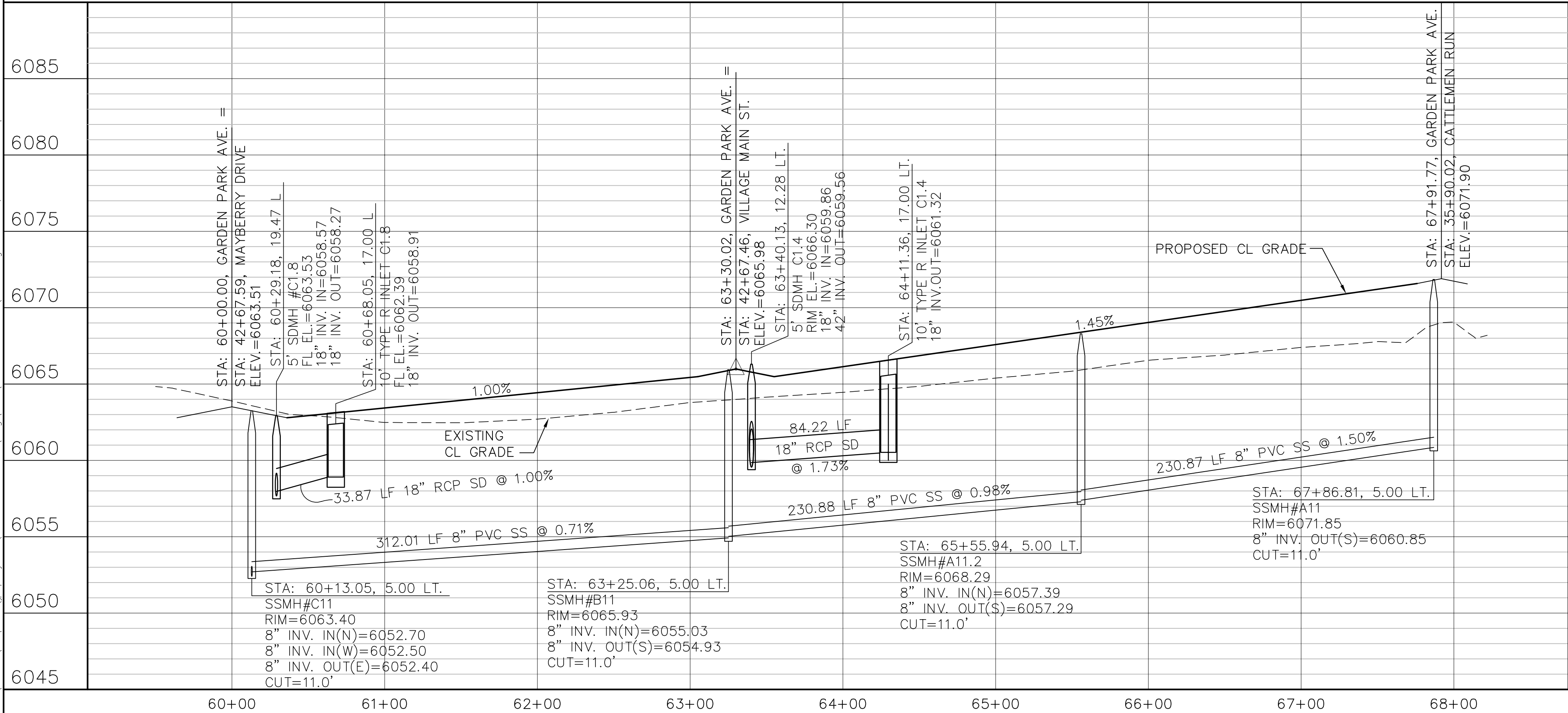


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LINE TABLE			
LINE	LENGTH	BEARING	
L10	3286.70	S89°29'00"E	
L11	3751.02	S89°29'00"E	
L17	841.77	N00°00'00"E	
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C34	39.04	25.00	89°29'00"
C35	39.50	25.00	89°29'00"
C36	91.63	58.00	90°31'00"
C37	90.58	58.00	89°29'00"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

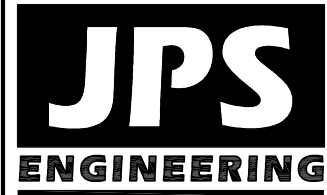
MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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

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

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

SHEET: PP13-F1A



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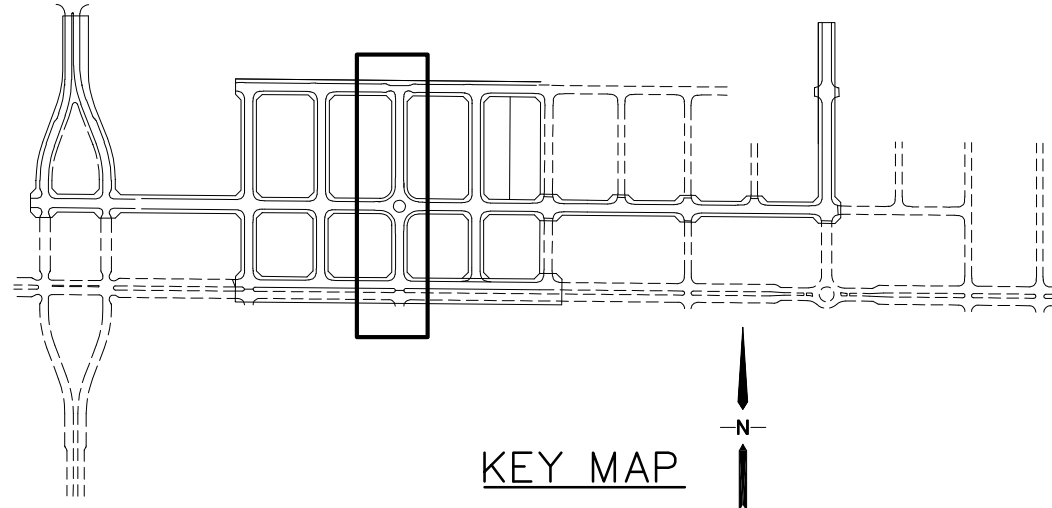
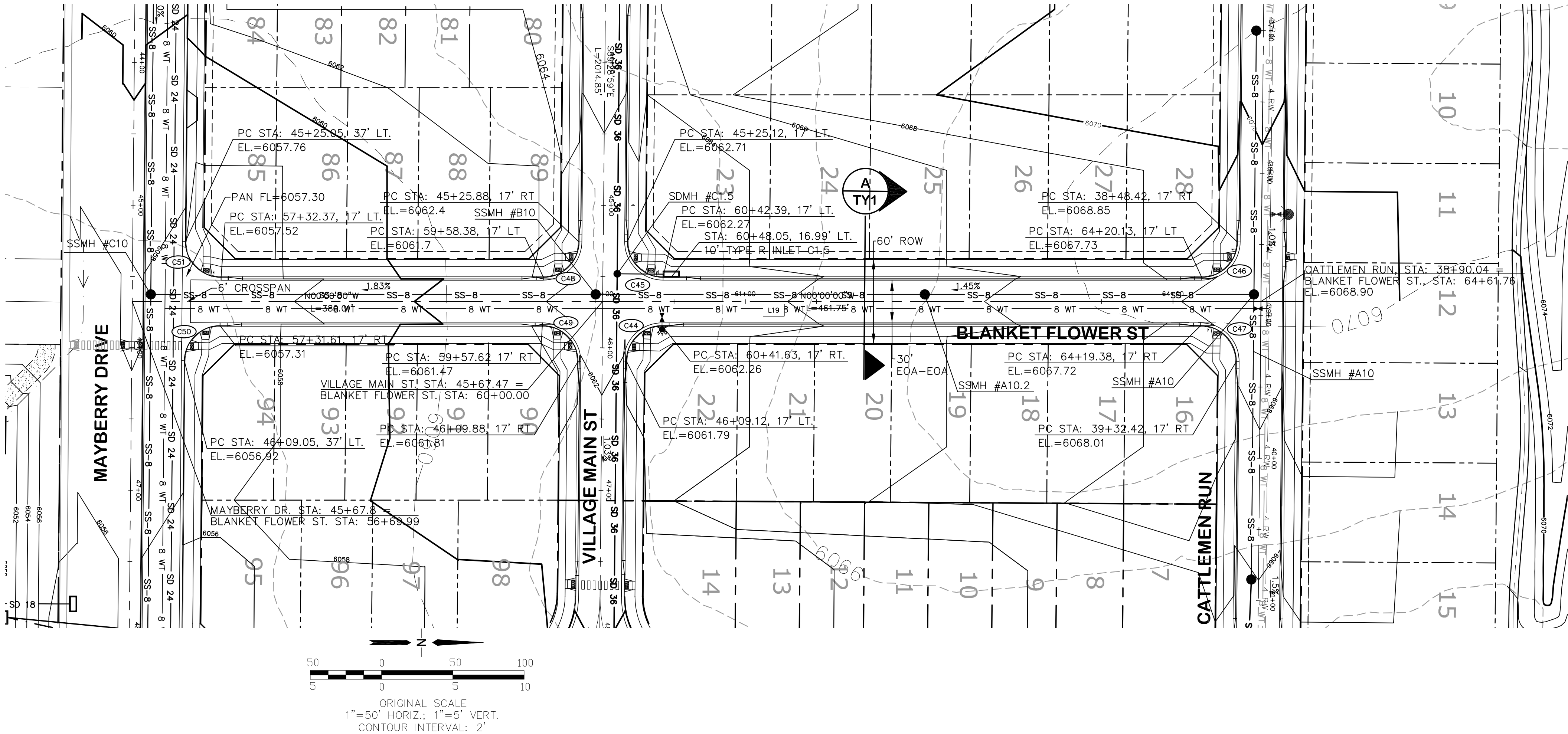
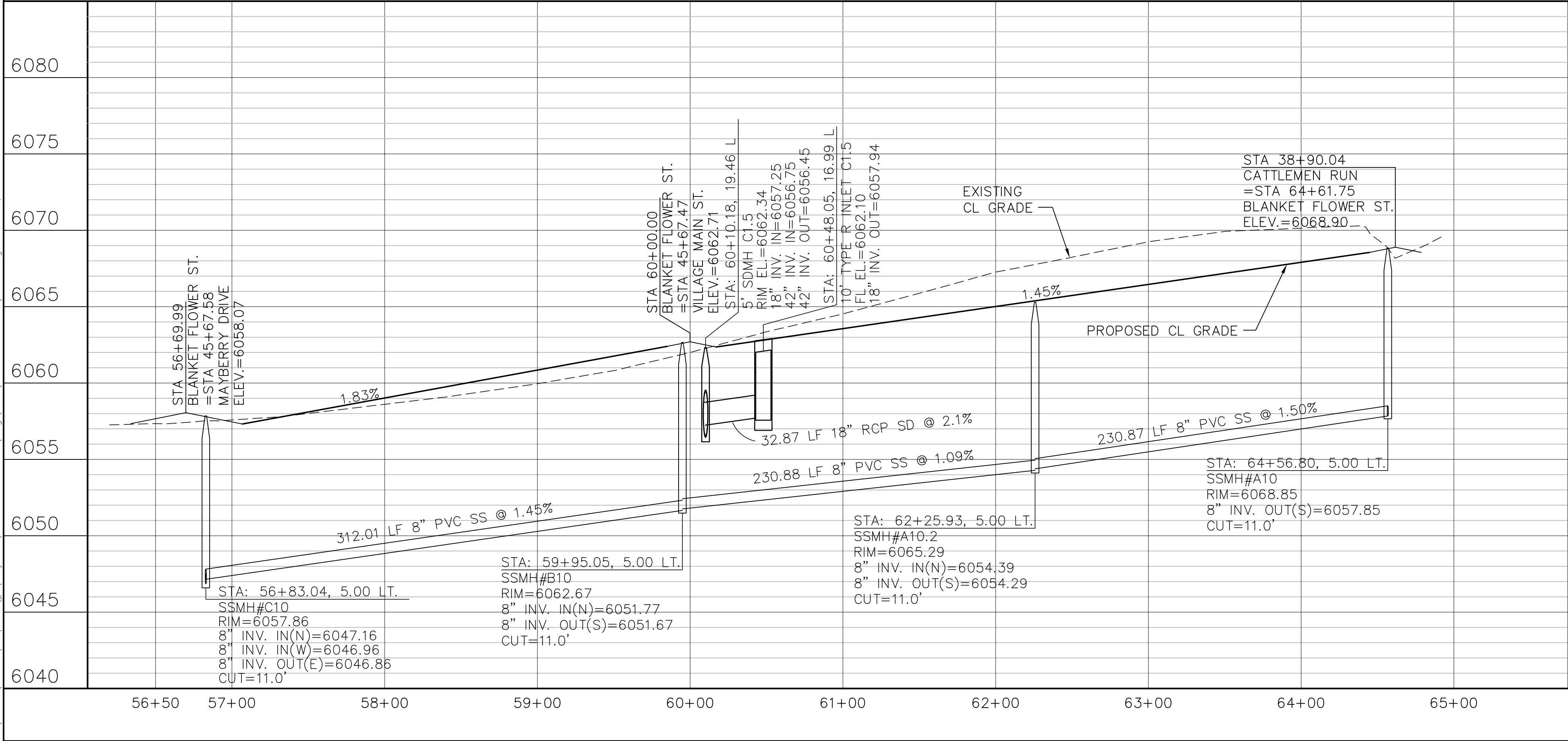


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REVISION
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G:\Users\Owner\Dropbox\jpsprojects\090001\Ellicott\CD\dwg\Civil\FLG-1-REPLAT\PP14.dwg Mar. 30, 2022 - 10:28am



LINE TABLE			
LINE	LENGTH	BEARING	
L10	3286.70	S89°29'00"E	
L11	3751.02	S89°29'00"E	
L12	4330.85	S89°29'00"E	
L17	841.77	N00°00'00"E	
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C44	39.04	25.00	89°29'00"
C45	39.50	25.00	90°31'00"
C46	39.04	25.00	89°29'00"
C47	39.50	25.00	90°31'00"
C48	39.04	25.00	89°29'00"
C49	39.50	25.00	90°31'00"
C50	39.04	25.00	89°29'00"
C51	39.50	25.00	90°31'00"

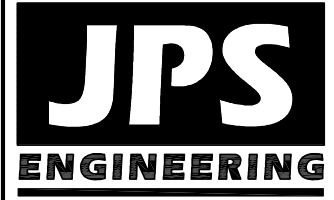
MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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

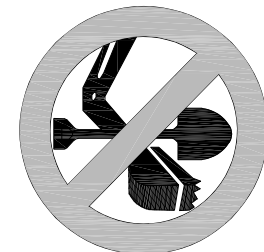
BLANKET FLOWER STREET PLAN & PROFILE (STA: 56+50 TO STA: 65+00.00)

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

SHEET:
PP14-F1A



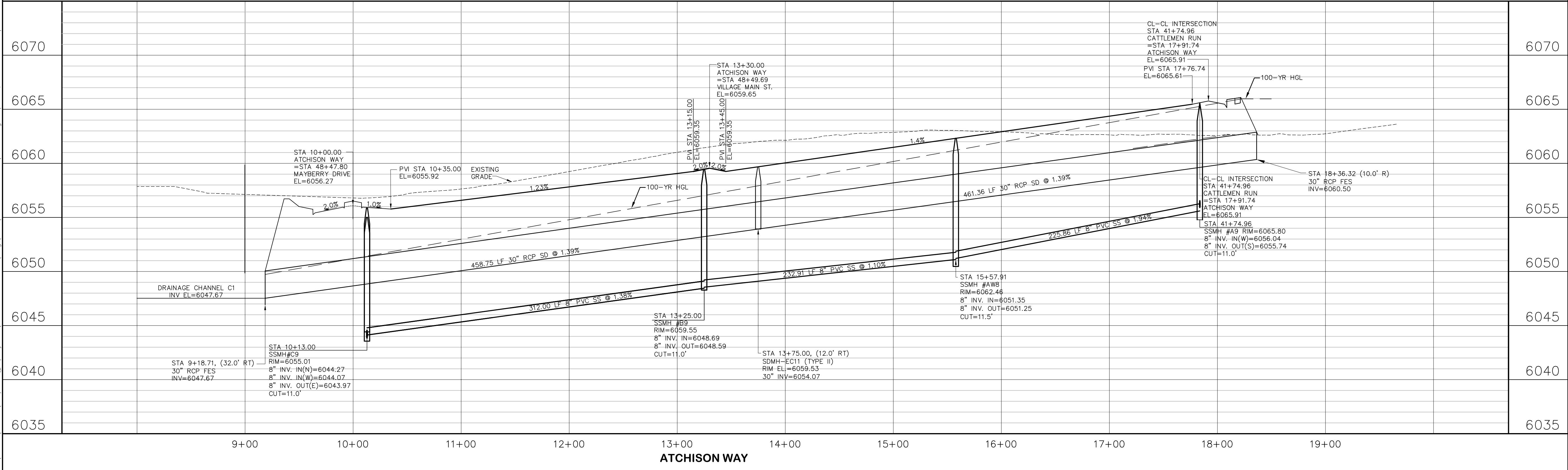
19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
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CALL BEFORE YOU DIG
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

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

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MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

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

DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 4/6/22
MODIFIED BY: BJJ

SHEET: PP21-F1A

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

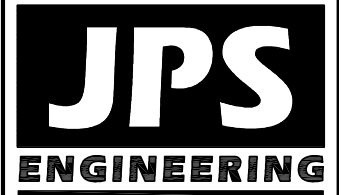
No.	REVISION
1	EPC COMMENTS
2	EPC COMMENTS
3	FLG-1 REPLAT
4	EPC COMMENTS
5	EPC COMMENTS

BY	DATE
JPS	9/12/19
JPS	11/31/20
JPS	11/19/21
JPS	11/31/22
JPS	4/6/22

CALL UTILITY NOTIFICATION
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CALL 24 HOURS BEFORE
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No.	REVISION	BY	DATE
G	EPC COMMENTS	JPS	1/31/20
H	EPC COMMENTS	JPS	9/07/20
I	EPC COMMENTS	JPS	11/04/21
J	FLG-1A SUBMITTAL	JPS	11/18/21
	FLG-1A SUBMITTAL	JPS	4/17/22

SIGNING & STRIPING PLAN

NTS	DRAWN:	BJS
N/A	DESIGNED:	JPS
R&R	CHECKED:	JPS
3/00	LAST MODIFIED:	4/7/22
90001	MODIFIED BY:	BJS

MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

