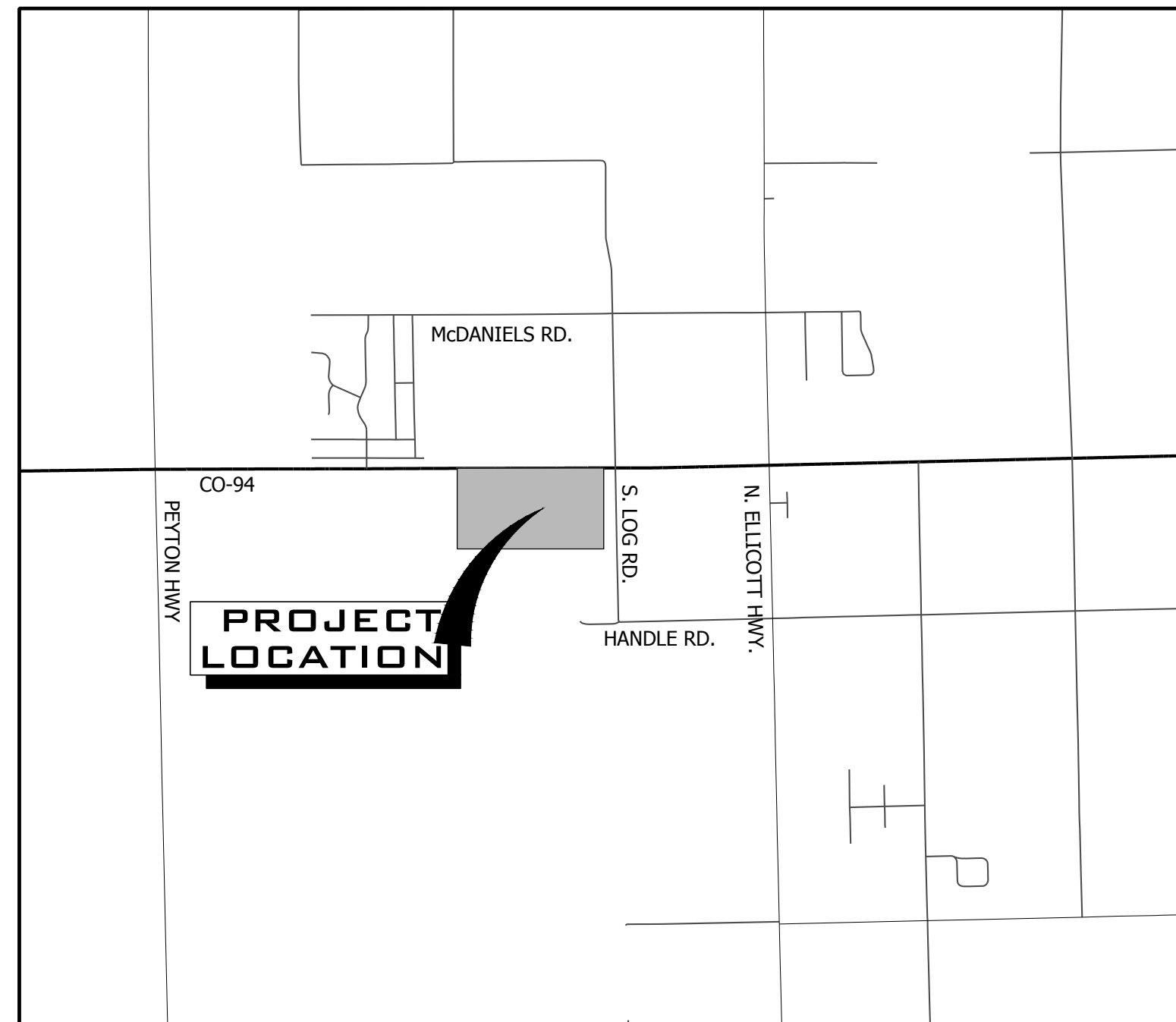


# GRADING & EROSION CONTROL PLANS MAYBERRY, COLORADO - TRACT 'O' BORROW PIT

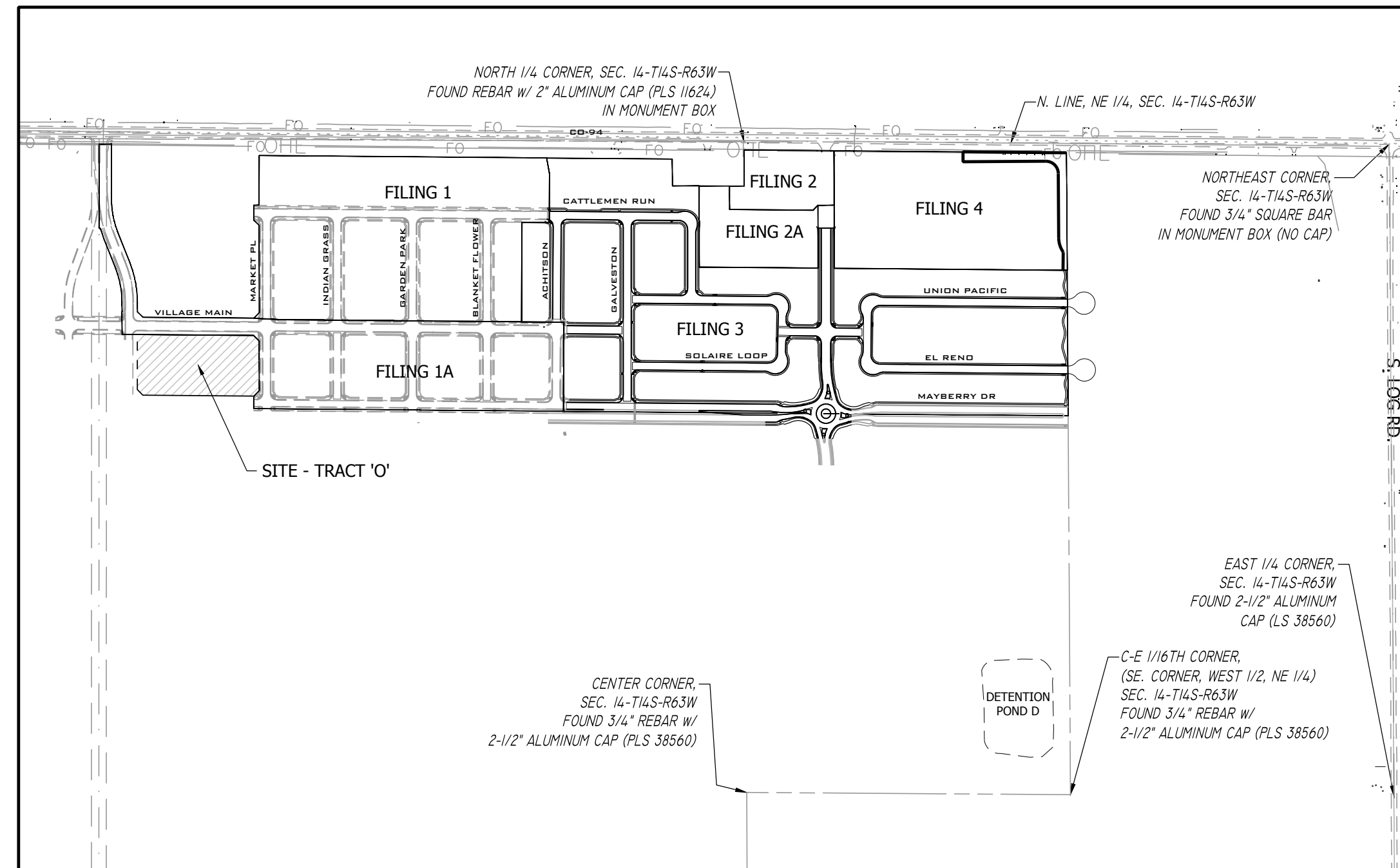
A REPLAT OF PART OF TRACT M AND ALL OF TRACT P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, AND ALL OF TRACTS A, B, C AND D, MAYBERRY, COLORADO SPRINGS FILING NO. 2, AND THAT PART OF SPRINGS ROAD RIGHT-OF-WAY LYING SOUTH OF SAID TRACT A AND THAT PART OF VILLAGE MAIN STREET RIGHT-OF-WAY LYING EAST OF ATCHISON WAY ALL LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO (UNINCORPORATED), STATE OF COLORADO



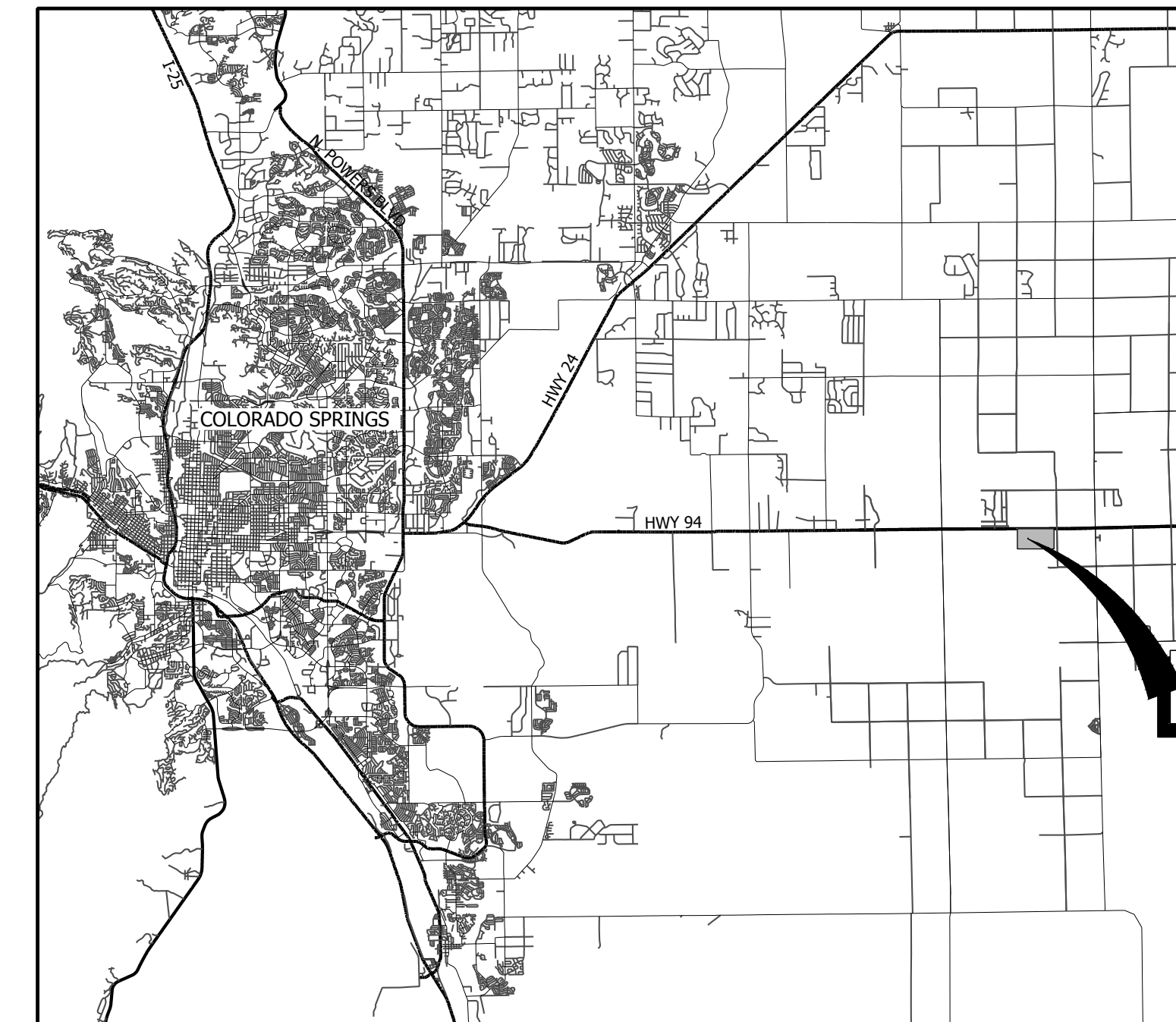
Know what's below.  
Call before you dig.



**VICINITY MAP**  
SCALE 1" = 5,000'



**SITE MAP**  
SCALE 1" = 500'



**VICINITY MAP**  
SCALE 1" = 20,000'

### CONTACT LIST

| DEVELOPER   | CIVIL ENGINEER   | SURVEYOR   | COUNTY ENGINEERING   |
|---|--|--|--|
| MAYBERRY COMMUNITIES, LLC   | R&R ENGINEERS-SURVEYORS, LLC   | R&R ENGINEERS-SURVEYORS, LLC   | EL PASO COUNTY DEVELOPMENT SERVICES  |
| 3296 DIVINE HEIGHTS #208<br>COLORADO SPRINGS, CO 80922<br>719-922-2181<br>CONTACT: SCOTT SOUDERS, P.E.          | 1635 WEST 13TH AVENUE, SUITE 310<br>DENVER, CO 80204<br>303-753-6730<br>CONTACT: CLIF DAYTON, P.E. | 1635 13TH AVENUE, SUITE 310<br>DENVER, CO 80204<br>303-753-6730<br>CONTACT: MR. DARELL DeLAP | 2880 INTERNATIONAL CIRCLE<br>COLORADO SPRINGS, CO 80922<br>719-520-6300                          |
| STATE HIGHWAY   | WATER/WASTEWATER   | GAS DEPARTMENT   | ELECTRIC DEPARTMENT  |
| COLORADO DEPARTMENT OF TRANSPORTATION, REGION 2   | ELLCOTT UTILITIES COMPANY, LLC   | BLACK HILLS ENERGY   | MOUNTAIN VIEW ELECTRIC ASSOCIATION   |
| 5615 WILLS BLVD.<br>PUEBLO, CO 81008<br>MR. ART GONZALES<br>(REFERENCE CDOT ACCESS PERMITS NO. 218053 & 218054) | PO BOX 64257<br>COLORADO SPRINGS, CO 80962<br>719-426-7810<br>CONTACT: JASON KVOLS                 | 1515 WYNKOOP ST #500<br>DENVER, CO 80202<br>719-359-3176<br>CONTACT: SEBASTIAN SCHWENDER     | 11140 E. WOODMEN ROAD<br>COLORADO SPRINGS, CO 80908<br>719-495-2283<br>CONTACT: MR. DAVE WALDNER |

### Sheet List Table

| Sheet Number | Sheet Title            |
|--------------|------------------------|
| C1.0         | GESC COVER SHEET       |
| C1.1         | GENERAL NOTES & LEGEND |
| C1.2         | E&S PLAN               |
| C1.3         | E&S DETAILS            |
| C1.4         | E&S DETAILS            |
| C1.5         | GRADING PLAN           |

**BENCHMARK:**  
NGS Benchmark PID: JK003, Designation: Z 76  
Disk Stamped Z 76 1935 in top of concrete monument.  
Project Elevation: 6041.98 Feet  
Elevation Note: Project Vertical Datum is based upon previous surveys conducted by Rampart Surveys LLC where the elevation of 6041.98 feet was established on this benchmark. This elevation has been verified by R&R Engineers and Surveyors by running closed bench level loops from Z 76 to other aerial control points that were used for the topographic survey and design on previous projects. The current NGS published elevation was Not Used.  
Benchmark Located in the Southeast quadrant of the intersection of State Highway 94 and Log Road. The benchmark lies 65.5 feet South and 30 feet East of the intersection.  
Horizontal Values:  
State Plane 1983 Central Coordinate Values in US Survey Feet:  
Grid Northing: 1367803.3380' Grid Easting: 3311725.4580'  
Project Coordinate Values in US Survey Feet:  
Northing: 1368261.2691' Easting: 3312880.8395'

**BASIS OF BEARING:**  
Bearings are based on the North line of the Northeast Quarter of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian having a bearing of South 89° 44' 50" East as shown on the recorded plats of Mayberry, Colorado Springs Filing No. 1 recorded as Reception No. 220714655 and as shown on Mayberry, Colorado Springs Filing No. 2 recorded as Reception No. 221714698, said North line having a ground distance of 2606.58 feet and monumented at each end as shown on sheet 2 of the Mayberry, Colorado Springs Filing No. 3 Plat.

Engineer's Statement (for standalone GEC Plan):  
This Grading and Erosion Control Plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. Said Plan has been prepared according to the criteria established by the County for Grading and Erosion Control Plans. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this plan.

Clif Dayton, P.E. #48189 Date

Owner's Statement (for standalone GEC Plan):  
I, the owner/developer have read and will comply with the requirements of the Grading and Erosion Control Plan.

Owner Signature Date

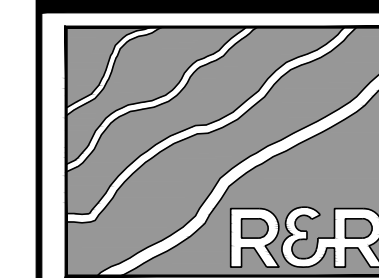
El Paso County:  
County plan review is provided only for general conformance with County Design Criteria. The County is not responsible for the accuracy and adequacy of the design, dimensions, and/or elevations which shall be confirmed at the job site. The County through the approval of this document assumes no responsibility for completeness and/or accuracy of this document.

Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria Manual Volumes 1 and 2, and Engineering Criteria Manual, as amended.

In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Director's discretion.

Joshua Palmer, P.E. Date  
County Engineer/ECM Administrator

| NO. | REVISION | BY | DATE |
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ENGINEERS SURVEYORS

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

WWW.RRENINEERS.COM



**MAYBERRY - BORROW PIT**  
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS EL PASO COUNTY  
PREPARED FOR: MAYBERRY COMMUNITIES, LLC 3296 DIVINE HEIGHTS #208 COLORADO SPRINGS, CO 80922

| GESC PLANS |         |                 |            |
|------------|---------|-----------------|------------|
| JOB NO.    | MC21194 | ORG. SUBM. DATE | 12/16/2022 |
| DWN:       | GWJ     | CHKD:           | CJD        |
| NAME       |         |                 |            |

GESC COVER SHEET

NO. **C1.0**

P:\1119\MC21194\_MAYBERRY\_MASTER\_PLANS\GESC\GESC PLANS\MCT1194 - CR - GSC001.GES.DWG. PLOT DATE: 1/26/2023 9:43:52 AM. BY: LNN, GGRADY



Know what's below.  
Call before you dig.

EL PASO COUNTY GRADING & EROSION CONTROL STANDARD NOTES:

- 1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. 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 ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SMWP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SMWP SHALL BE LOCATED ON-SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON-SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY [COMPANY NAME, DATE OF REPORT] AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SMWP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

MASTER LEGEND

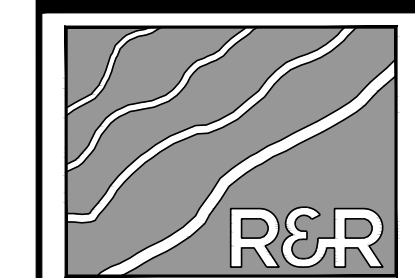
Table with 3 columns: EXISTING, DESCRIPTION, PROPOSED. Lists various symbols and line styles for property lines, lot lines, right of way, centerline, flood plain, limits of disturbance, swale/stream flowline, overflow relief path, fence line, easement, edge of pavement, vertical curb and gutter, mountable curb and gutter, spill gutter, transition gutter, concrete sidewalk, handicap parking, sight triangle, sign(s), parking count indicator, major contour, minor contour, grade break, spot elevation, rip rap, water line, water meter, water valve, water reducer, water fittings, fire hydrant, sanitary line, sanitary manhole, sanitary cleanout, storm sewer pipe, storm sewer manhole, storm sewer inlet, storm sewer flared end section, storm sewer headwall, underground electric, overhead electric, utility pole, street light, cable tv service, telecom service, fiber optic service, natural gas service, dry utilities alignment, transformer & pedestal, tree, tree line.

BMP LEGEND table listing various Best Management Practices (BMPs) with their corresponding symbols and codes. Includes Rock Check Dam, Compost Blanket, Compost Filter Berm, Concrete Washout Area, Construction Fence, Construction Markers, Dewatering, Diversion Ditch, Rock and Riprap Gradations, Erosion Control Blanket, Inlet Protection, Reinforced Check Dam, Reinforced Rock Berm, RRB for Culvert Protection, Sediment Basin, Sediment Control Log, Sediment Trap, Seeding and Mulching, Silt Fence, Stabilized Staging Area, Surface Roughening, Temporary Road Crossing, Temporary Slope Drain, Temporary Stream Crossing, Terracing, Vehicle Tracking Control, VTC with Wheel Wash, A Lot Erosion Control, B Lot Erosion Control, Limits of Construction/Limits of Disturbance, Temporary Seeding, Curb Sock, Prop. Stormwater Flow Arrows, Ex. Stormwater Flow Arrows, Prop. Cut/Fill Boundary.

GENERAL NOTES:

- 1. THE EXISTING VEGETATION INCLUDES NATIVE GRASSES AND NO TREES.
2. NO BATCH PLANTS WILL BE UTILIZED ONSITE.

Table with columns: NO., REVISION, BY, DATE. Empty rows for tracking changes.



ENGINEERS SURVEYORS

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

WWW.RRENINEERS.COM



MAYBERRY - SOCCER FIELD
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
3296 DEVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

JOB NO. MC21194
ORG. SUBM. DATE 12/16/2022
DWN: GWH CHKD: CJD

GENERAL NOTES & LEGEND

NO. C1.1

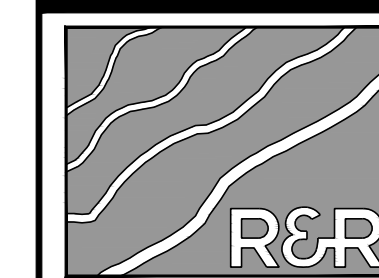
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PATH:\P\MC21194\MAYBERRY MASTER PLANNED COMMUNITY\ENGINEERING\DRAWINGS\SOCCER GESC\PLANS\WC21194 - E&S PLAN - SOCCER GESC.DWG. PLOT DATE: 1/26/2023 9:44:15 AM BY: LINDA COLEADY



Know what's below.  
Call before you dig.

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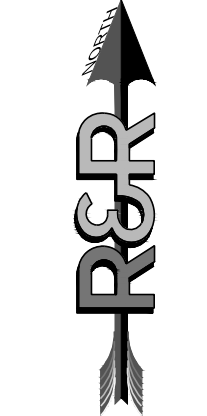
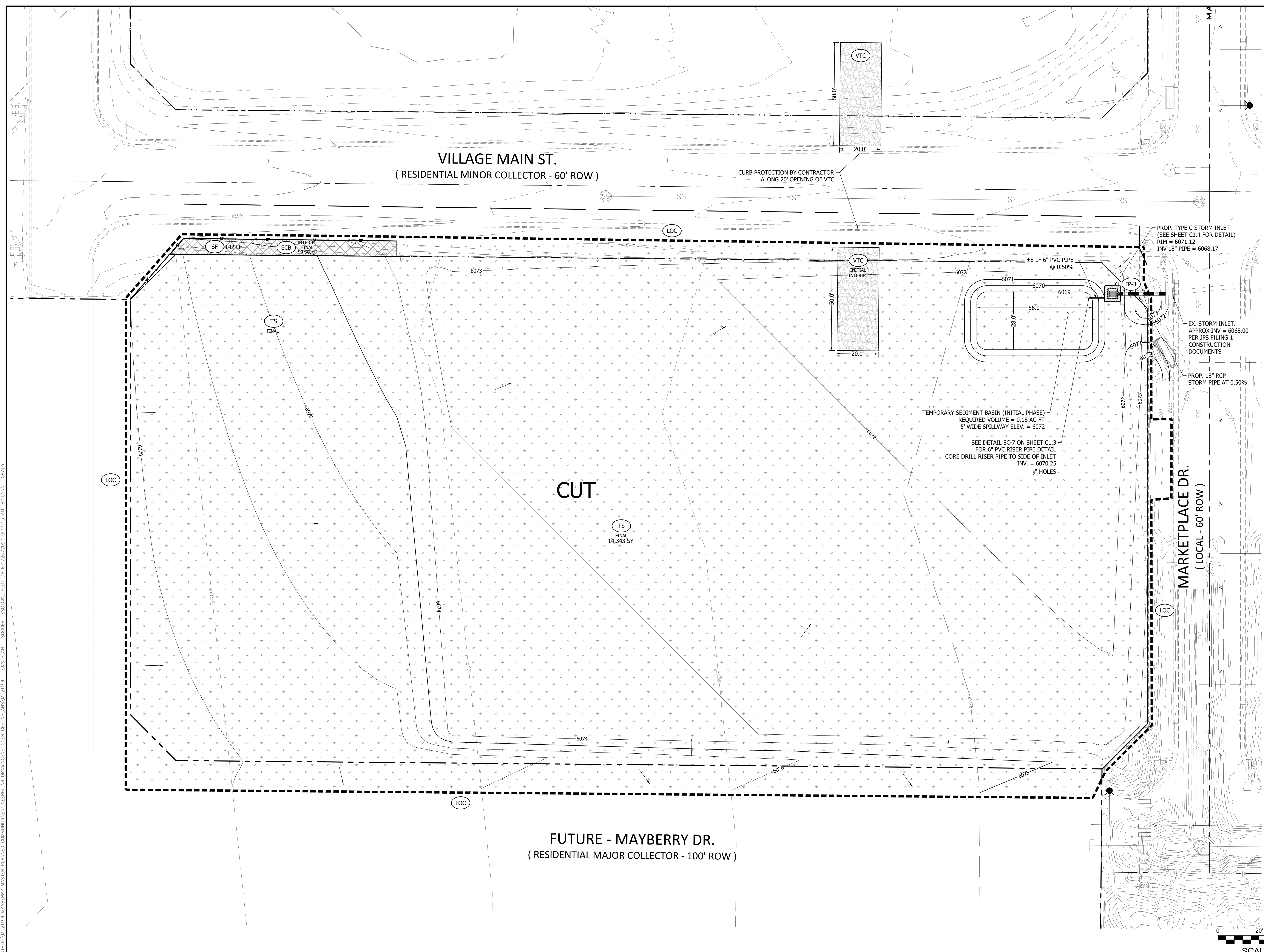
**MAYBERRY - SOCCER FIELD**  
MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY

PREPARED FOR:  
MAYBERRY COMMUNITIES, LLC  
3296 DEVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

| GESC PLANS      |            |
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| JOB NO.         | MC21194    |
| ORG. SUBM. DATE | 12/16/2022 |
| DWN:            | GWH        |
| CHKD:           | CJD        |
| NAME            |            |

E&S PLAN

NO. **C1.2**









Know what's below.  
Call before you dig.

VILLAGE MAIN ST.  
( RESIDENTIAL MINOR COLLECTOR - 60' ROW )

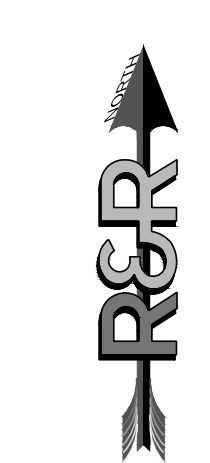
FUTURE - MAYBERRY DR.  
( RESIDENTIAL MAJOR COLLECTOR - 100' ROW )

MARKETPLACE DR.  
( LOCAL - 60' ROW )

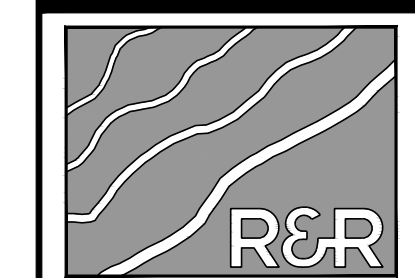
PROP. STORM INLET  
RIM = 6071.12  
INV 18" PIPE = 6068.17  
PROP. 18" STORM PIPE AT 0.5%

EX. STORM INLET.  
APPROX INV = 6068.00

NOTE: GRADING ELEVATIONS WITHIN A  
BOX NEED TO BE VERIFIED PRIOR TO  
CONSTRUCTION. ELEVATIONS BASED ON  
INTERIM TOPOGRAPHY AND REQUIRE  
VERIFICATION.



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ENGINEERS  
SURVEYORS

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

WWW.RRENINEERS.COM



**MAYBERRY - SOCCER FIELD**

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY

PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
3296 DEVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

GESC PLANS

JOB NO. MC21194  
ORG. SUBM. DATE 12/16/2022  
DWN: GWH CHKD: CJJ  
NAME

GRADING PLAN

NO. **C1.5**

P:\P\194\MAYBERRY MASTER PLANNED COMMUNITY\ENGINEERING\DRAWINGS\SOCCER GESC\PLANS\MC21194 - GRAD PLAN - SOCCER GESC.DWG, PLOT DATE: 12/26/2022 9:44:45 AM, BY: LYNN O'BRADEY