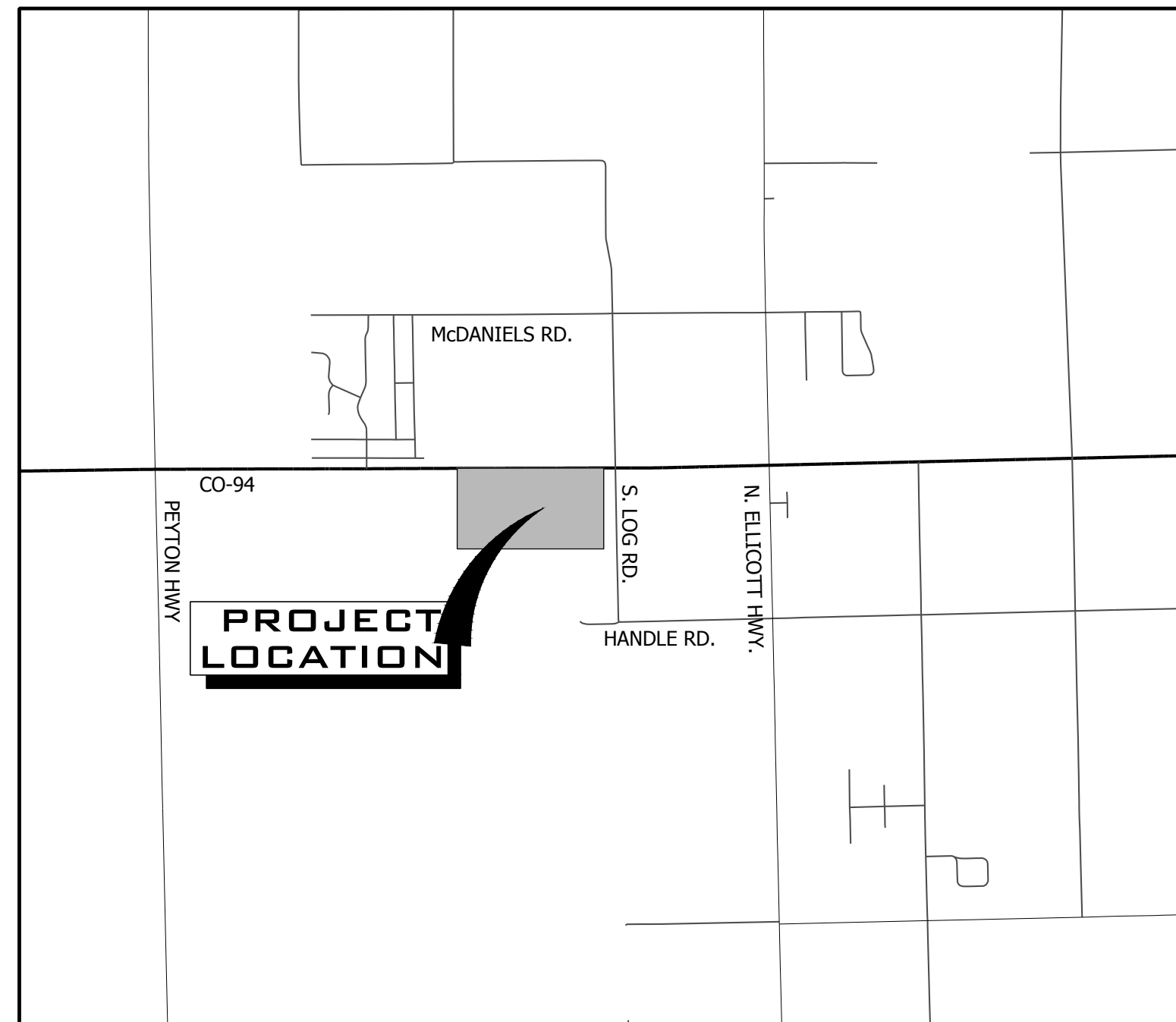
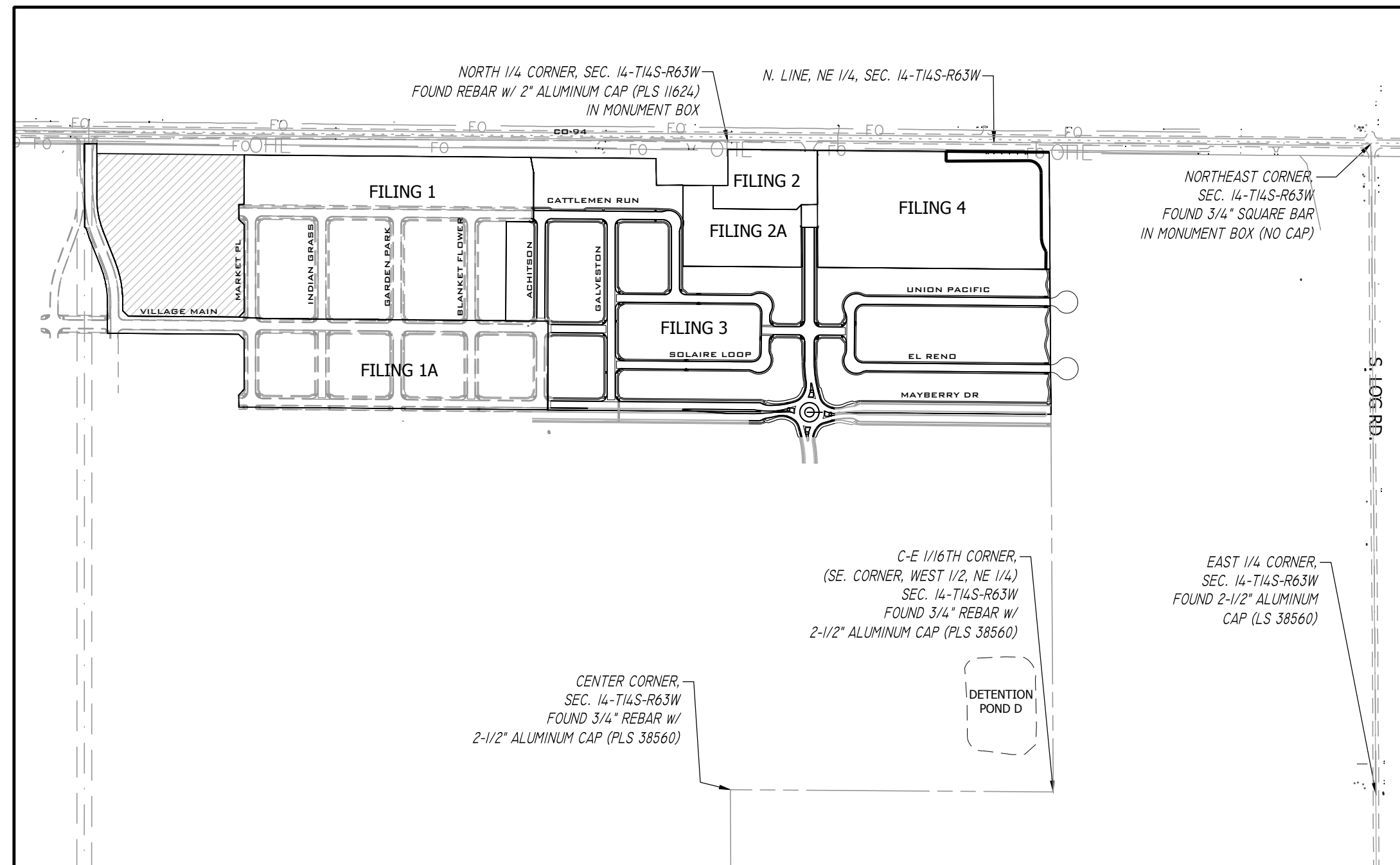


GRADING & EROSION CONTROL PLANS MAYBERRY, COLORADO - TRACT K APARTMENTS

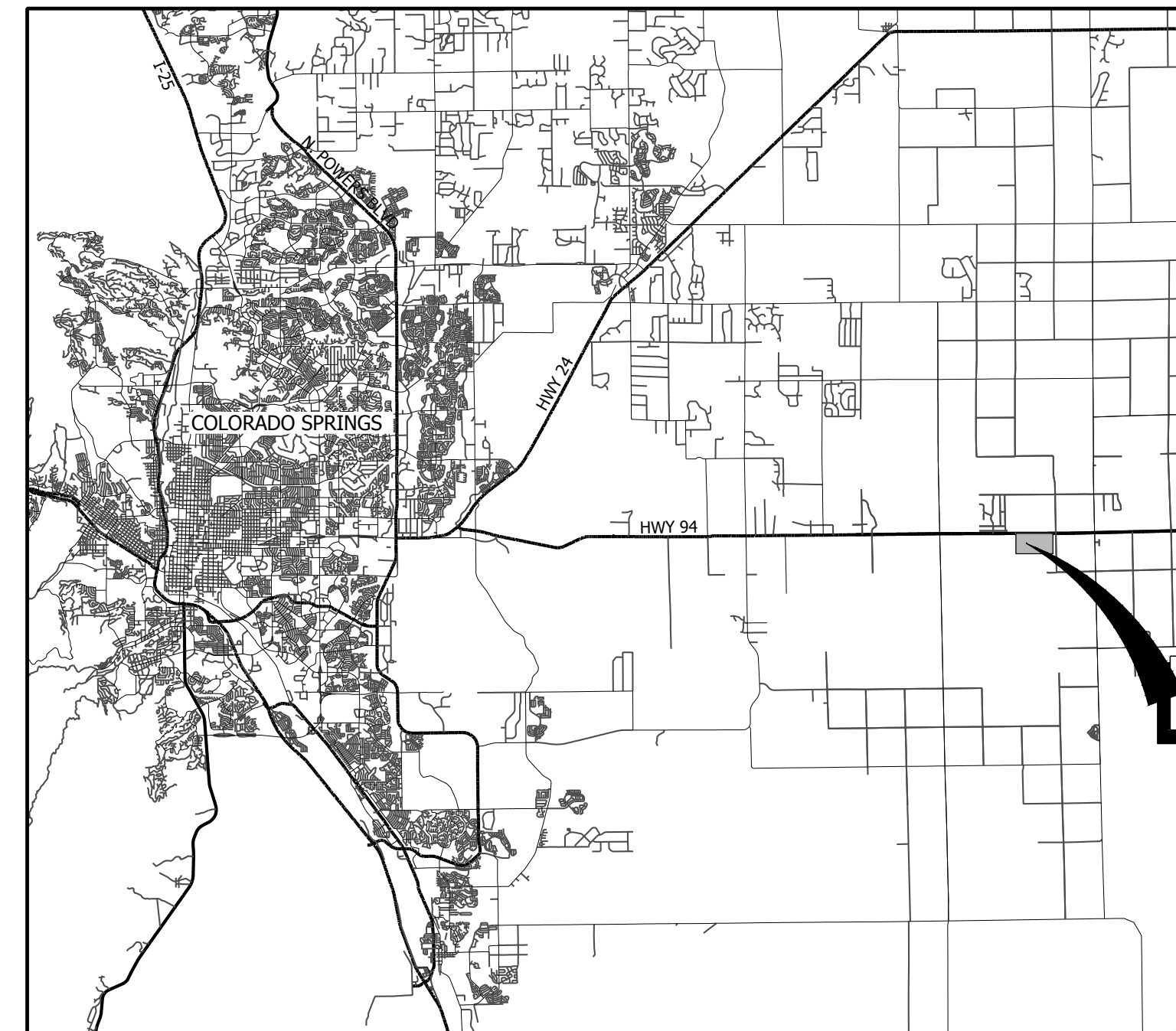
A REPLAT OF PART OF TRACT M AND ALL OF TRACT P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, AND ALL OF TRACTS A, B, C AND D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,
AND THAT PART OF SPRINGS ROAD RIGHT-OF-WAY LYING SOUTH OF SAID TRACT A AND THAT PART OF VILLAGE MAIN STREET RIGHT-OF-WAY LYING EAST OF ATCHISON 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



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 COLORADO SPRINGS, CO 80922 719-922-2181 CONTACT: SCOTT SOUDERS, P.E.	1635 WEST 13TH AVENUE, SUITE 310 DENVER, CO 80204 303-753-6730 CONTACT: CLIF DAYTON, P.E.	1635 13TH AVENUE, SUITE 310 DENVER, CO 80204 303-753-6730 CONTACT: MR. DARELL DeLAP	2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80922 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. PUEBLO, CO 81008 MR. ART GONZALES (REFERENCE CDOT ACCESS PERMITS NO. 218053 & 218054)	PO BOX 63257 COLORADO SPRINGS CO 80962 719-426-7810 CONTACT: JASON KVOLS	1515 WYNKOOP ST #500 DENVER, CO 80202 719-359-3176 CONTACT: SEBASTIAN SCHWENDER	11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 719-495-2283 CONTACT: MR. DAVE WALDNER

Sheet List Table

Sheet Number	Sheet Title
C8.0	GESC COVER SHEET
C8.1	GENERAL NOTES & LEGEND
8.2	EROSION & SEDIMENT CONTROL PLAN - INITIAL
8.3	EROSION & SOIL CONTROL PLAN - INTERIM
C8.4	EROSION & SEDIMENT CONTROL PLAN - FINAL
C8.5	OVERALL GRADING PLAN
C8.6	BMP DETAILS
C8.7	BMP DETAILS

PCD FILE NO. SF2219

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.

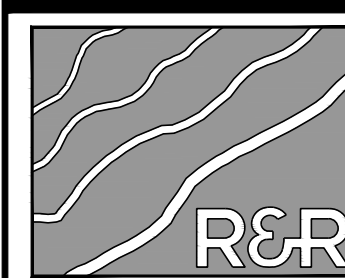
In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of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

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

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.

NO.	REVISION	BY	DATE



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

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

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MAYBERRY - TRACT K APARTEMENTS

SITE ADDRESS: SEC OF HIGHWAY 94 & NEW LOG ROAD
EL PASO COUNTY, COLORADO

PREPARED FOR:
MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS, #207
COLORADO SPRINGS, CO 80922

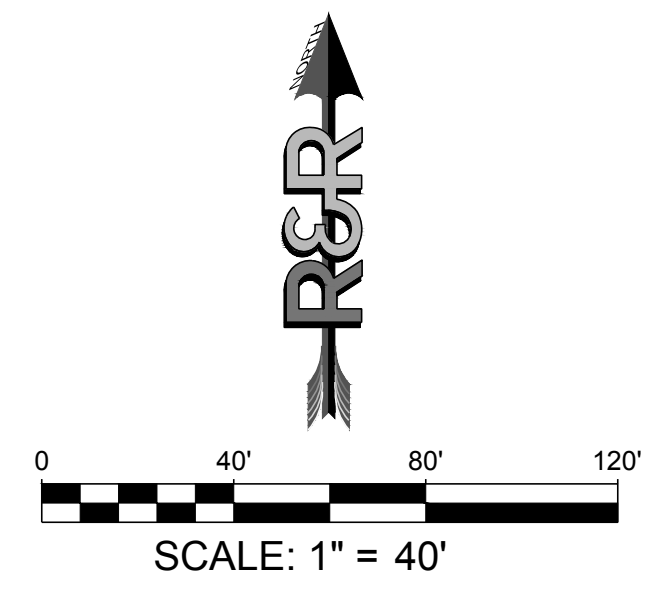
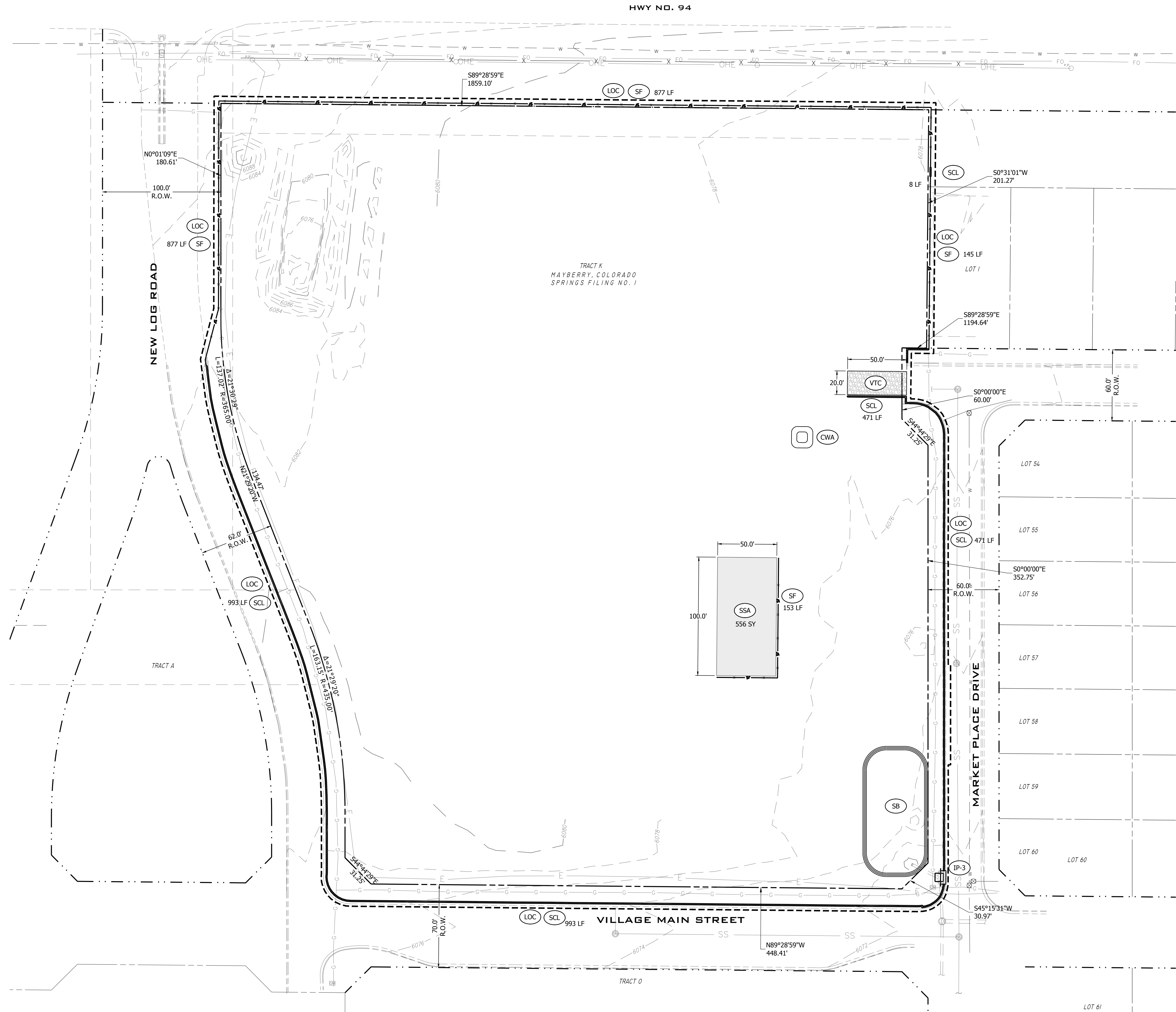
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JOB NO.	MC22068	ORG. SUBM. DATE	XX/XX/2023
DWN.	LAO	CHKD.	CJD
NAME			

GESC COVER SHEET

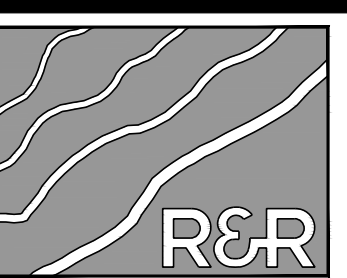
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NO.	REVISION	BY	DATE



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 ENGINEERS
 SURVEYORS

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 1635 WEST 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
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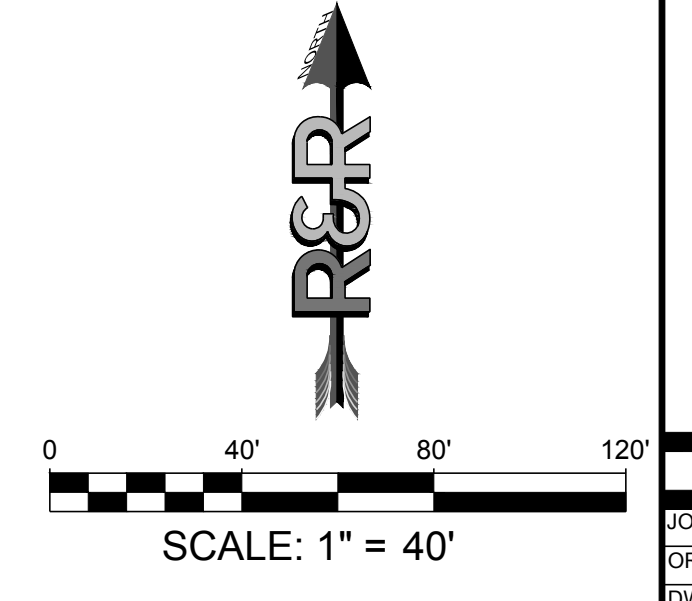
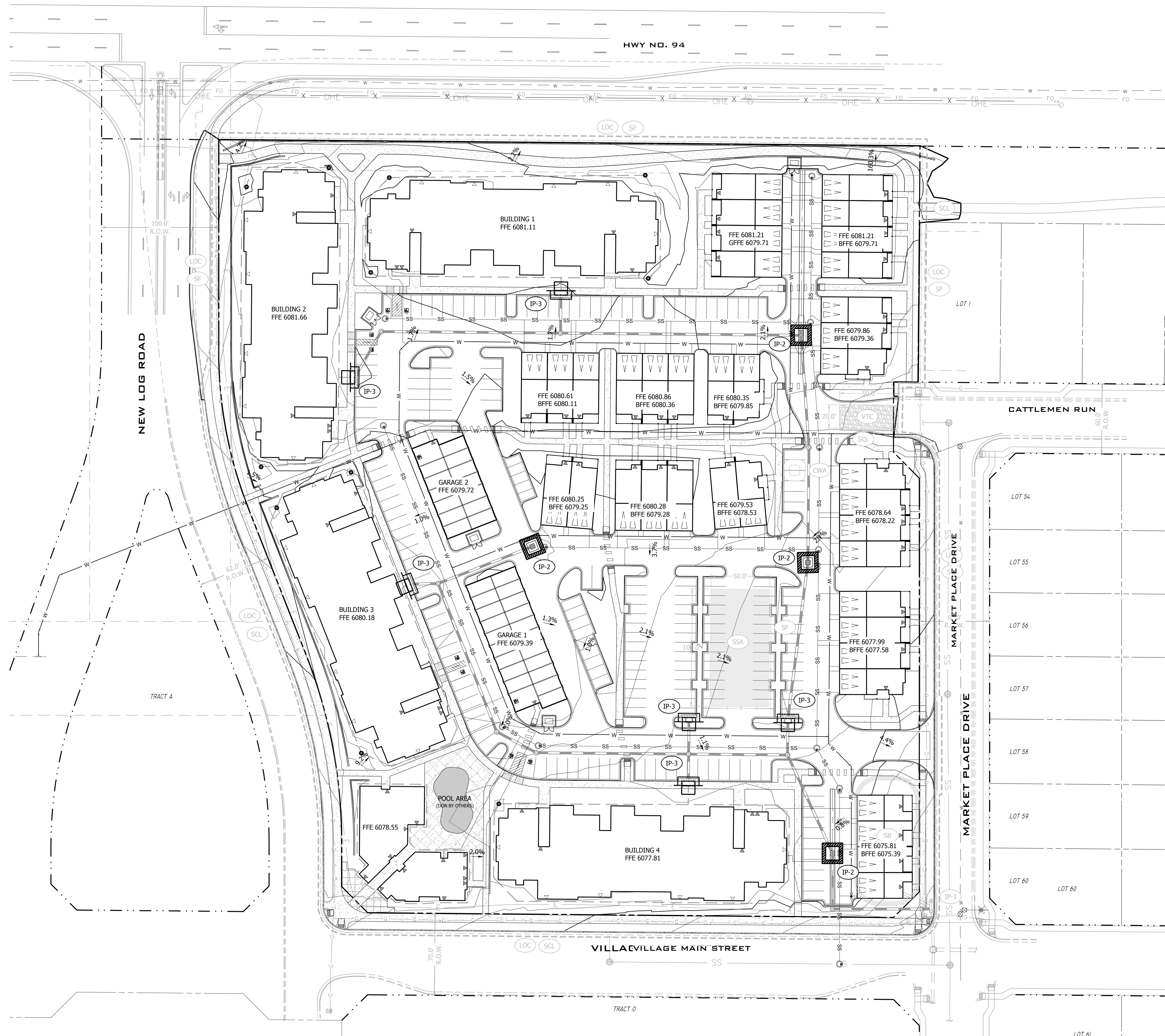
MAYBERRY - TRACT K APARTMENTS
 SITE ADDRESS: SEC OF HIGHWAY 94 & NEW LOG ROAD
 EL PASO COUNTY, COLORADO
 PREPARED FOR: MAYBERRY COMMUNITIES, LLC
 3296 DIVINE HEIGHTS, #207
 COLORADO SPRINGS, CO 80922

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 ORG. SUBM. DATE: 03/21/2023
 DWN: LAO CHKD: CJD
 NAME:

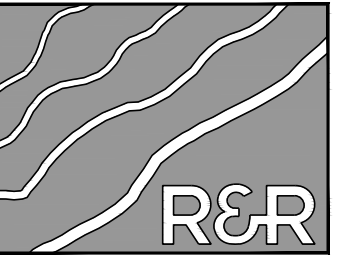
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 CONTROL PLAN -
 INITIAL

NO. **8.2**

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NO.	REVISION	BY	DATE



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SURVEYORS

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1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
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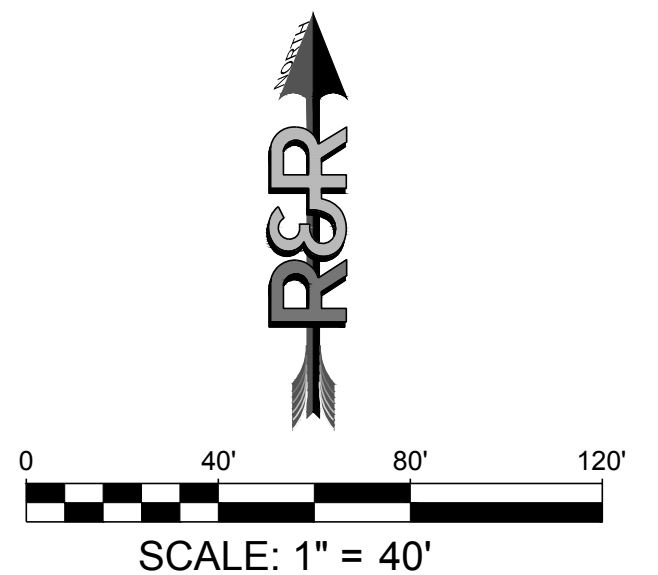
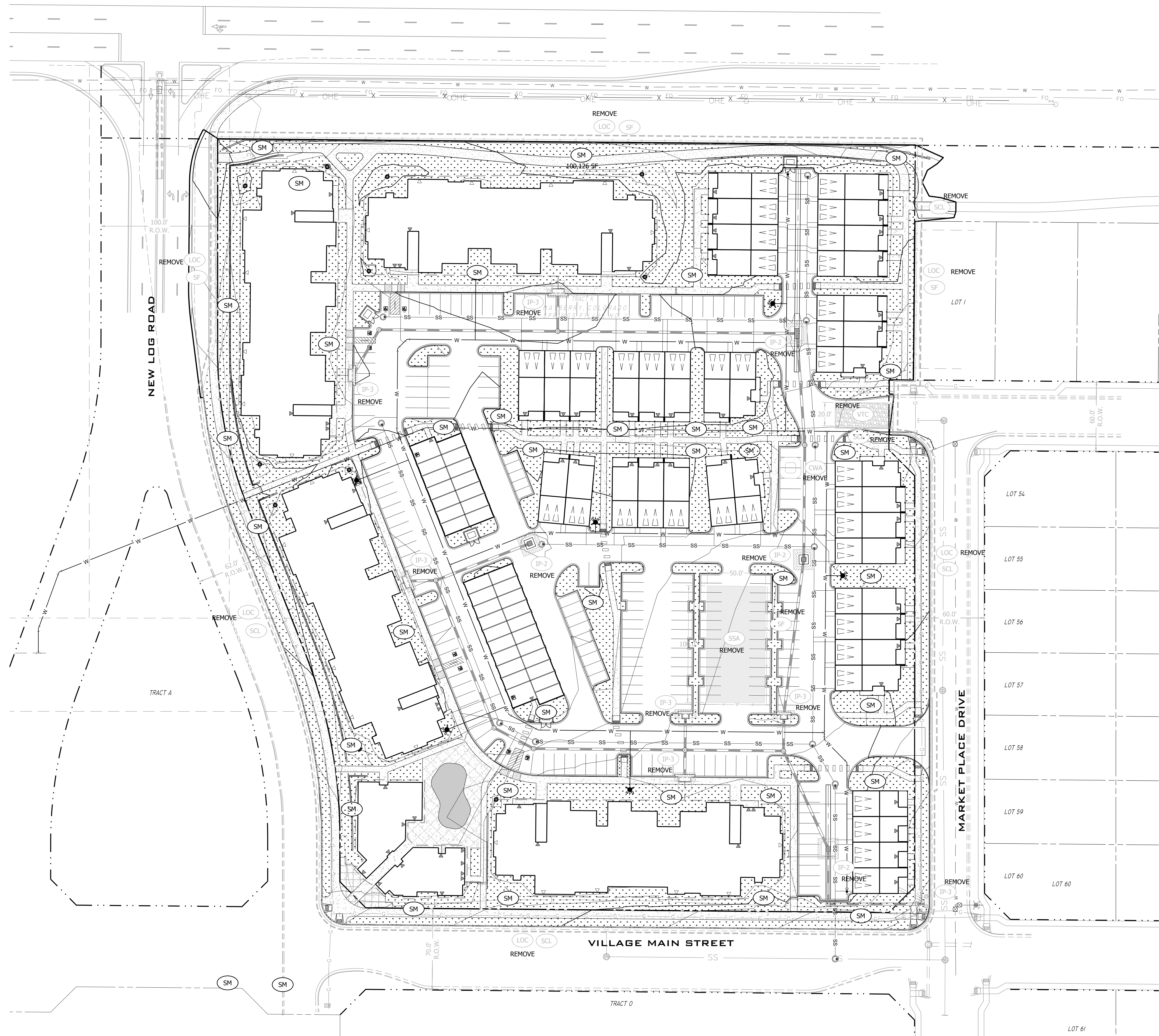
MAYBERRY - TRACT K APARTMENTS
SITE ADDRESS: SEC OF HIGHWAY 94 & NEW LOG ROAD
EL PASO COUNTY, COLORADO
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS, #207
COLORADO SPRINGS, CO 80922

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JOB NO. MC22068
ORG. SUBM. DATE 03/21/2023
DWN: LAO CHKD: CJD
NAME

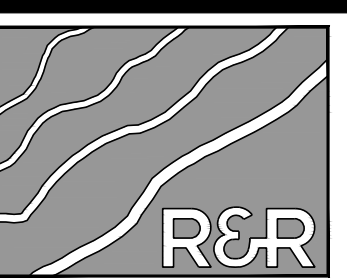
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NO. **8.3**

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MAYBERRY - TRACT K APARTMENTS
SITE ADDRESS: SEC OF HIGHWAY 94 & NEW LOG ROAD
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PREPARED FOR: MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS, #207
COLORADO SPRINGS, CO 80922

GSC PLANS
JOB NO: MC22068
ORG. SUBM. DATE: 03/21/2023
DWN: LAO CHKD: CJJ
NAME

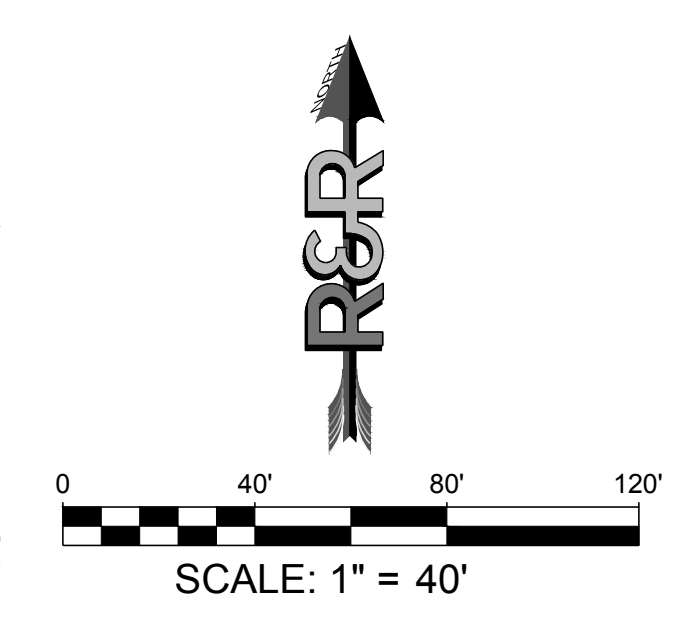
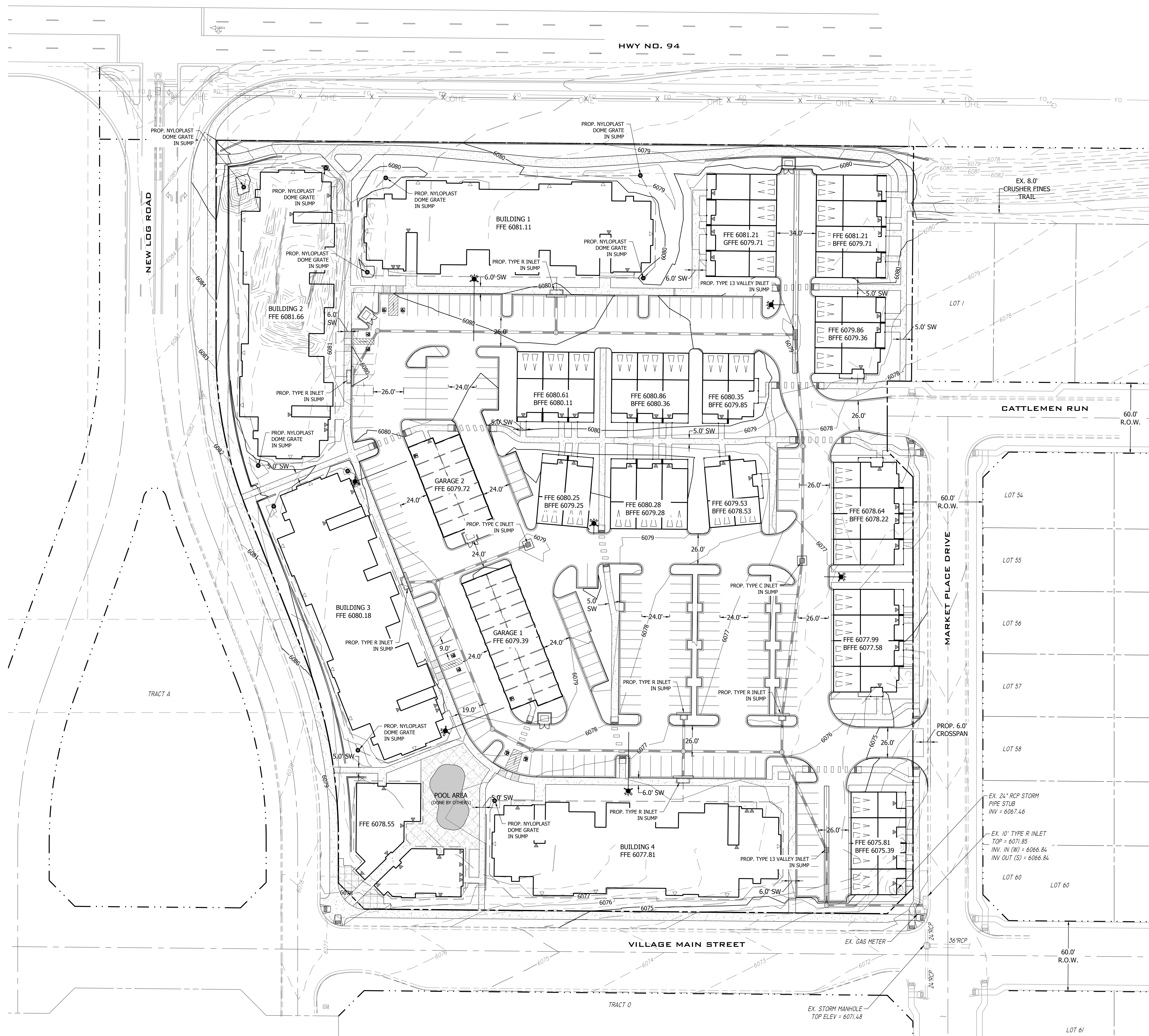
EROSION & SEDIMENT
CONTROL PLAN -
FINAL

NO. **C8.4**



Know what's below.
Call before you dig.

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NO.	REVISION	BY	DATE

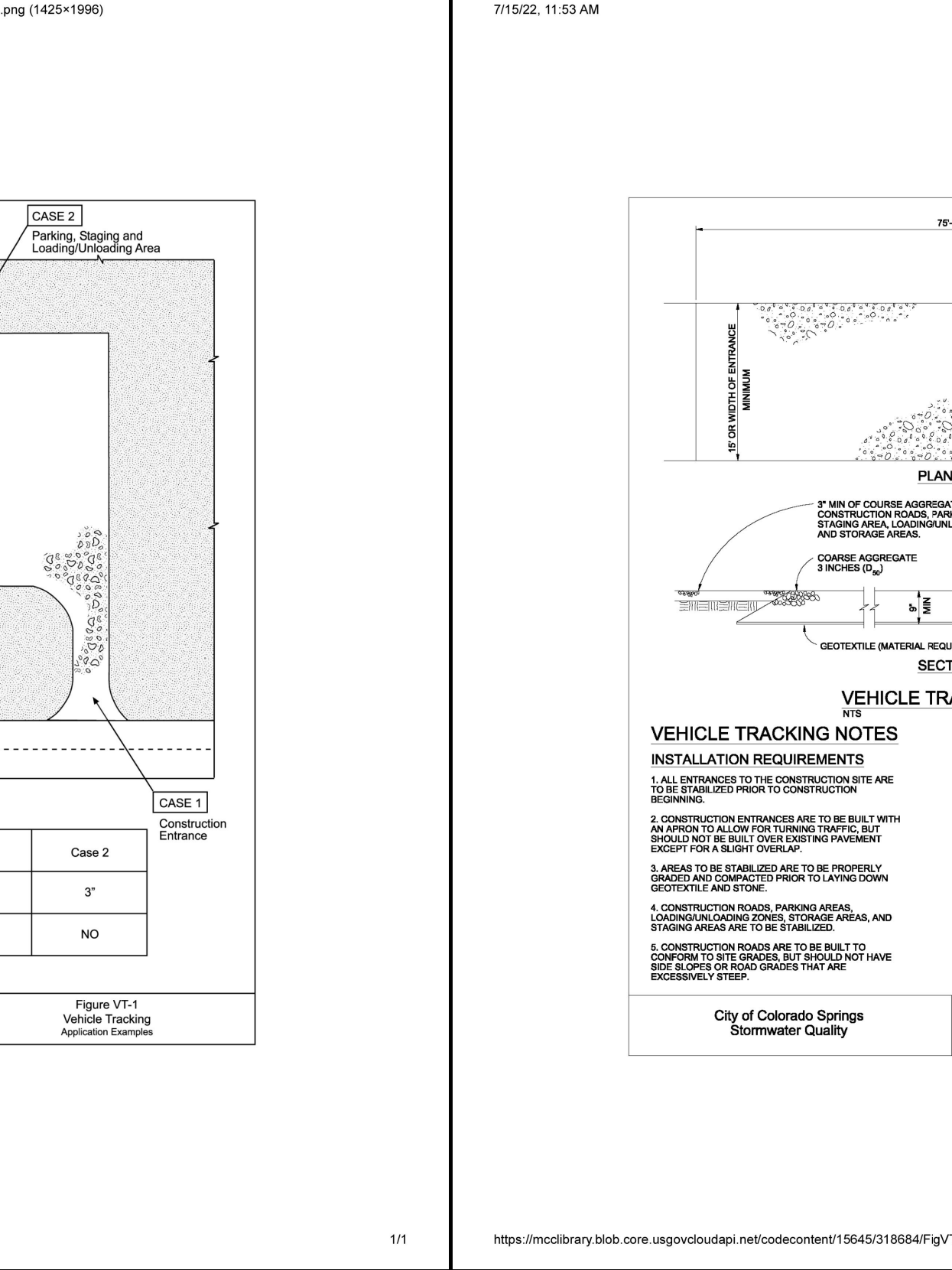
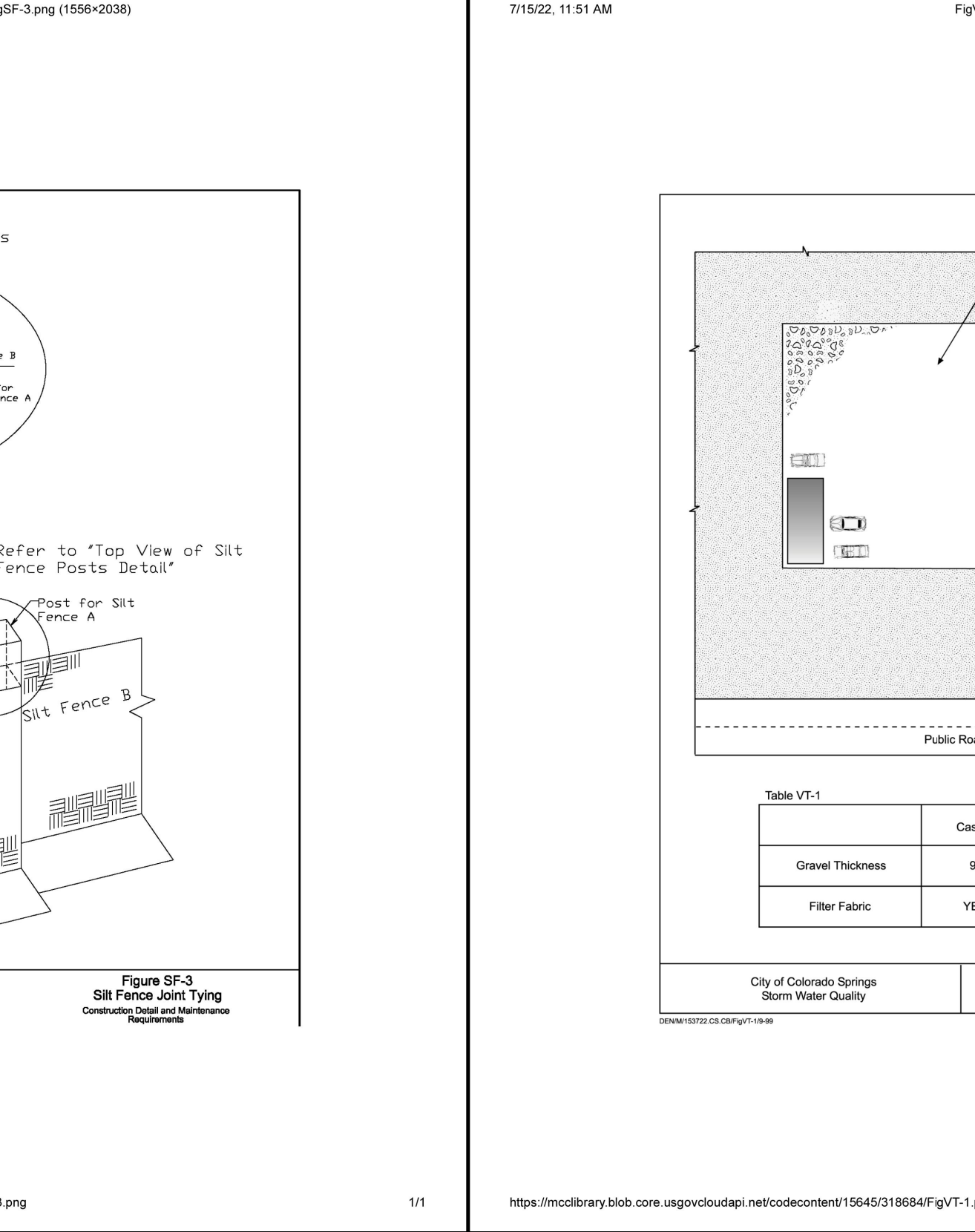
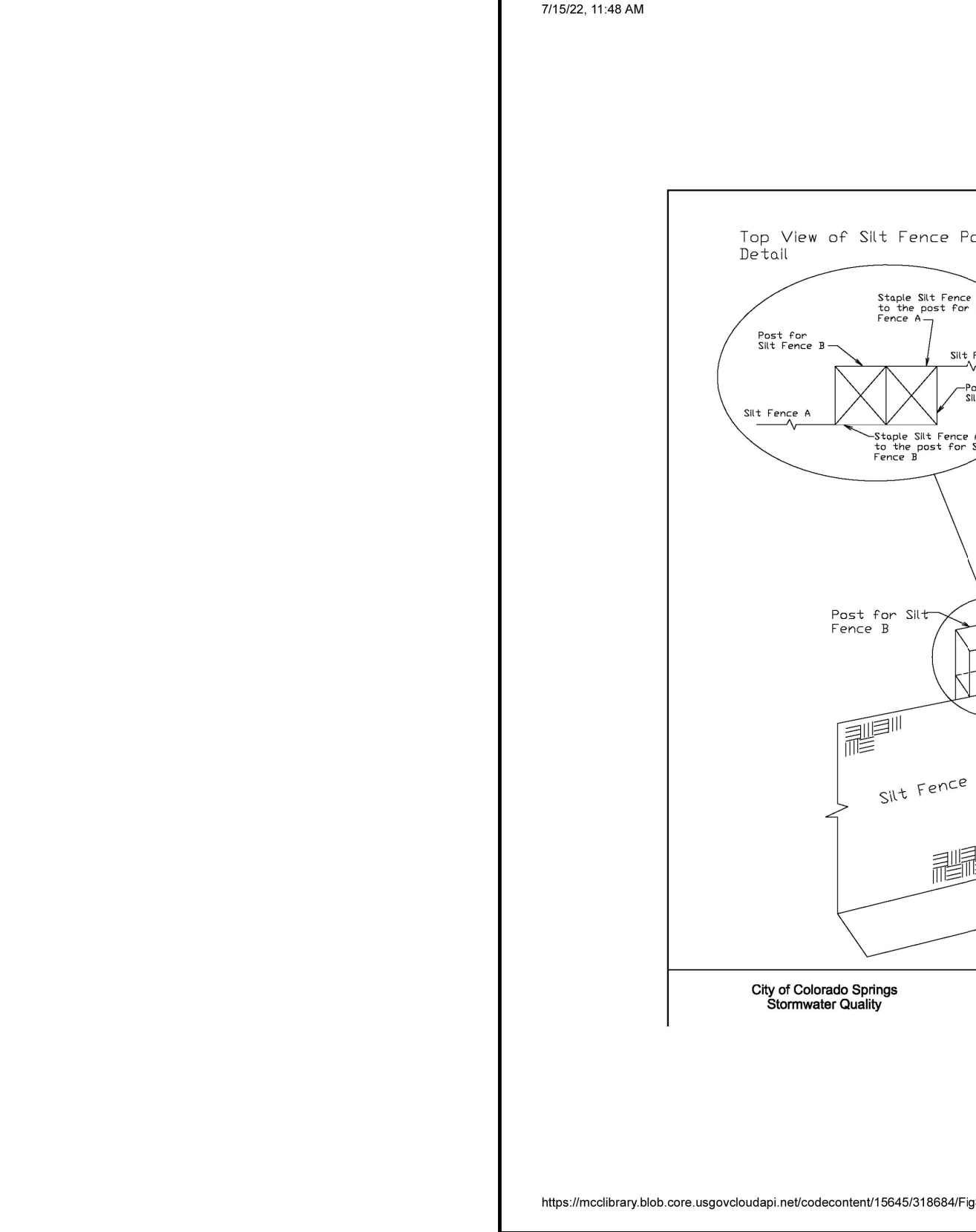
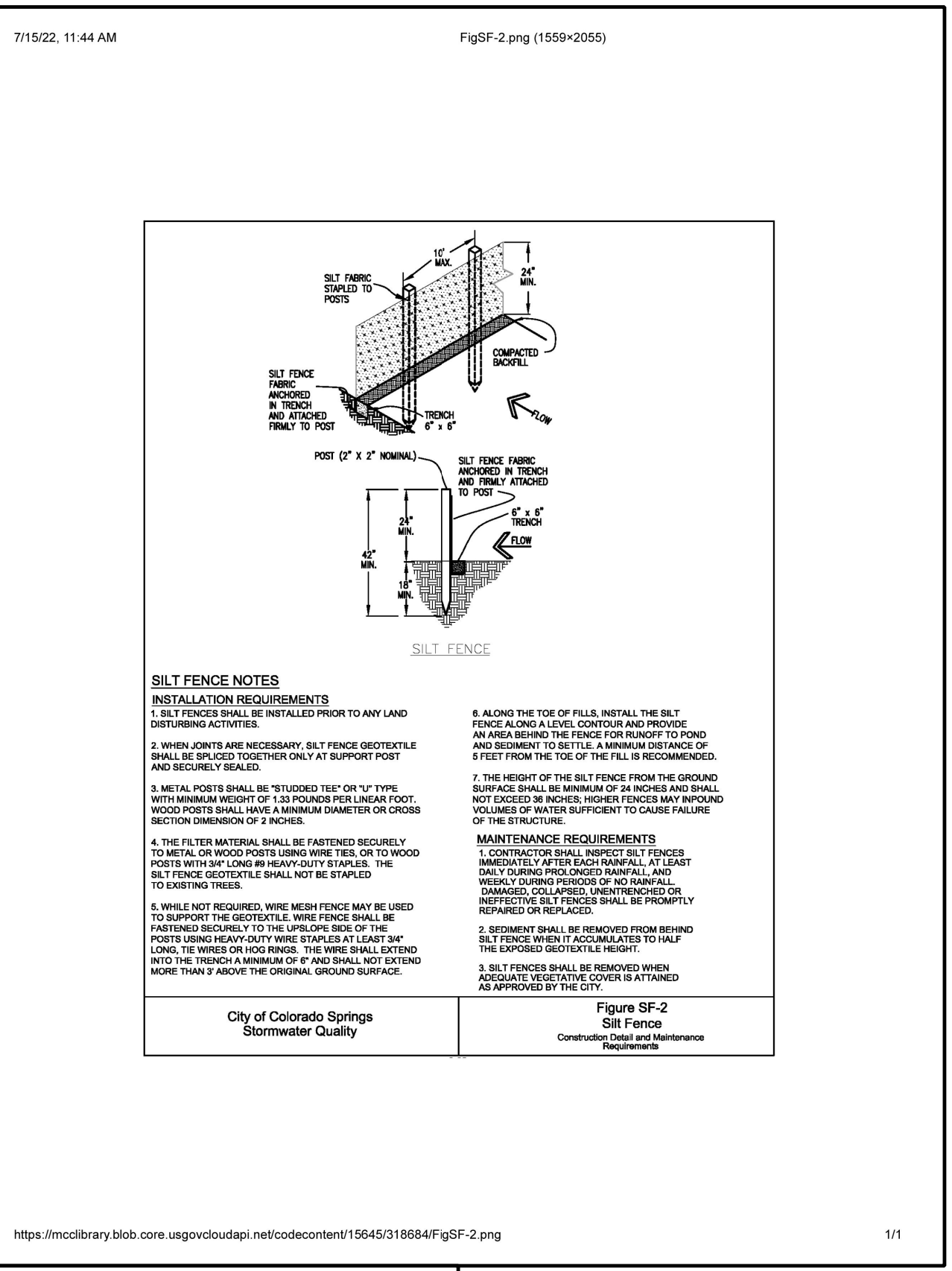
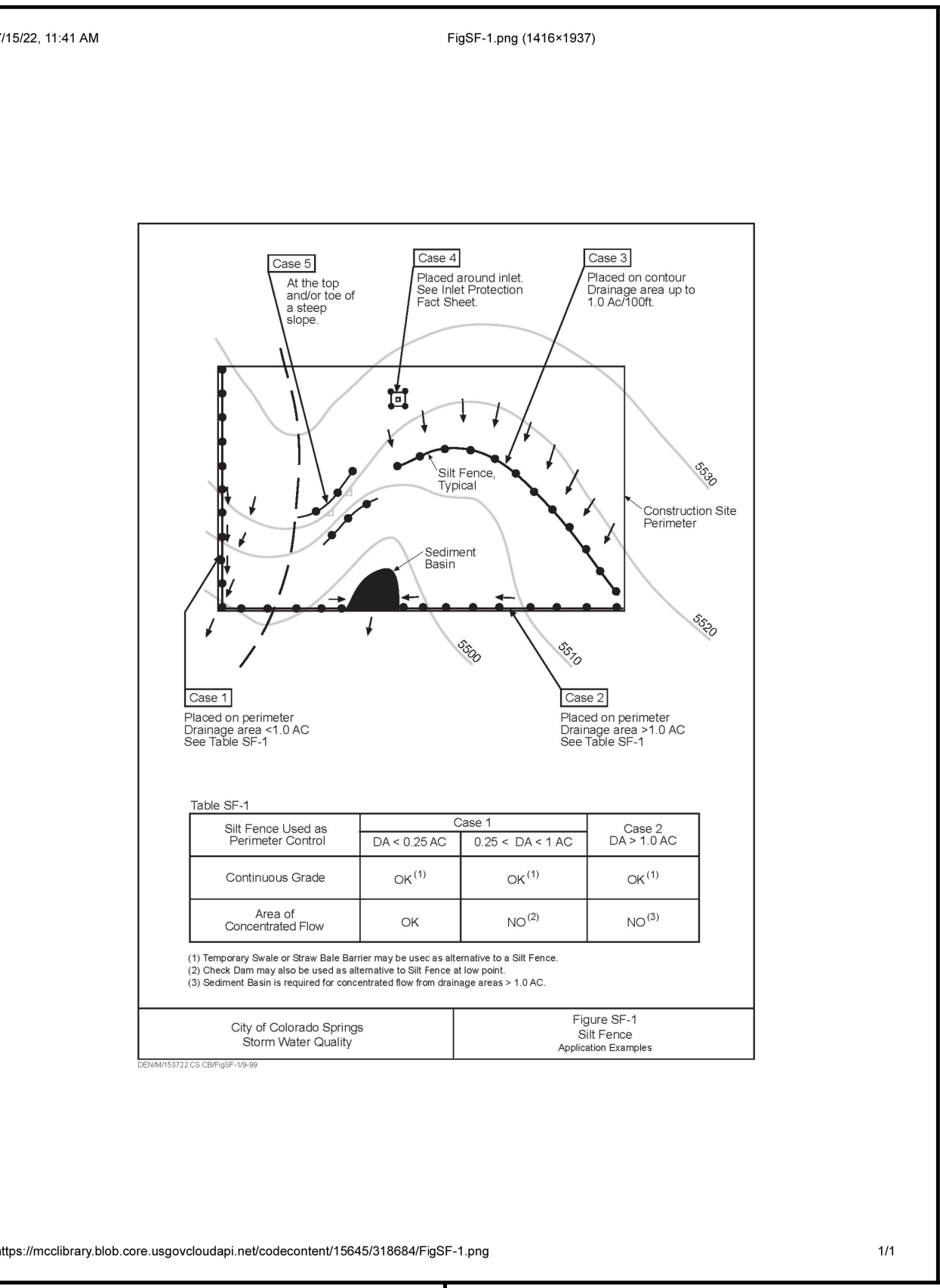
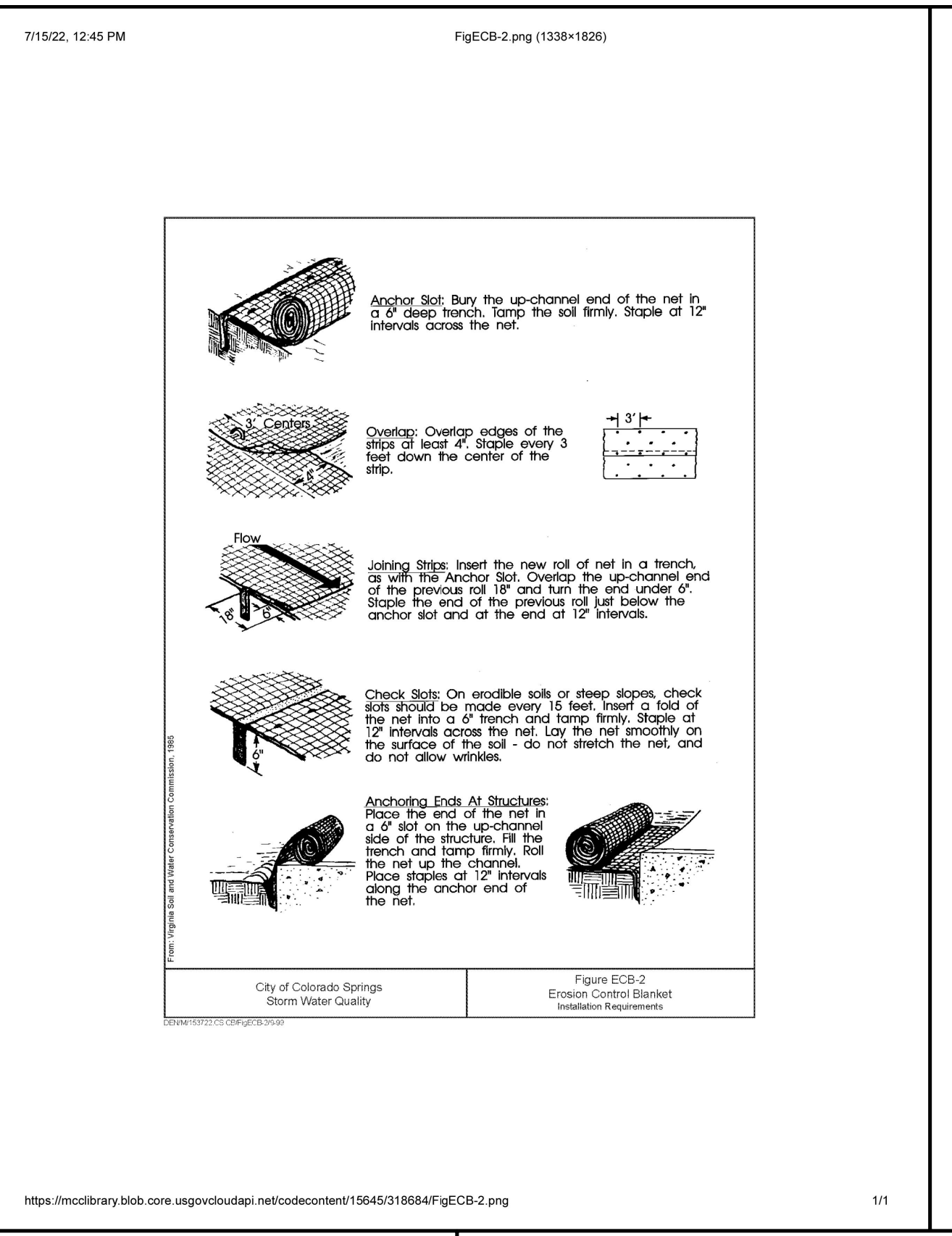
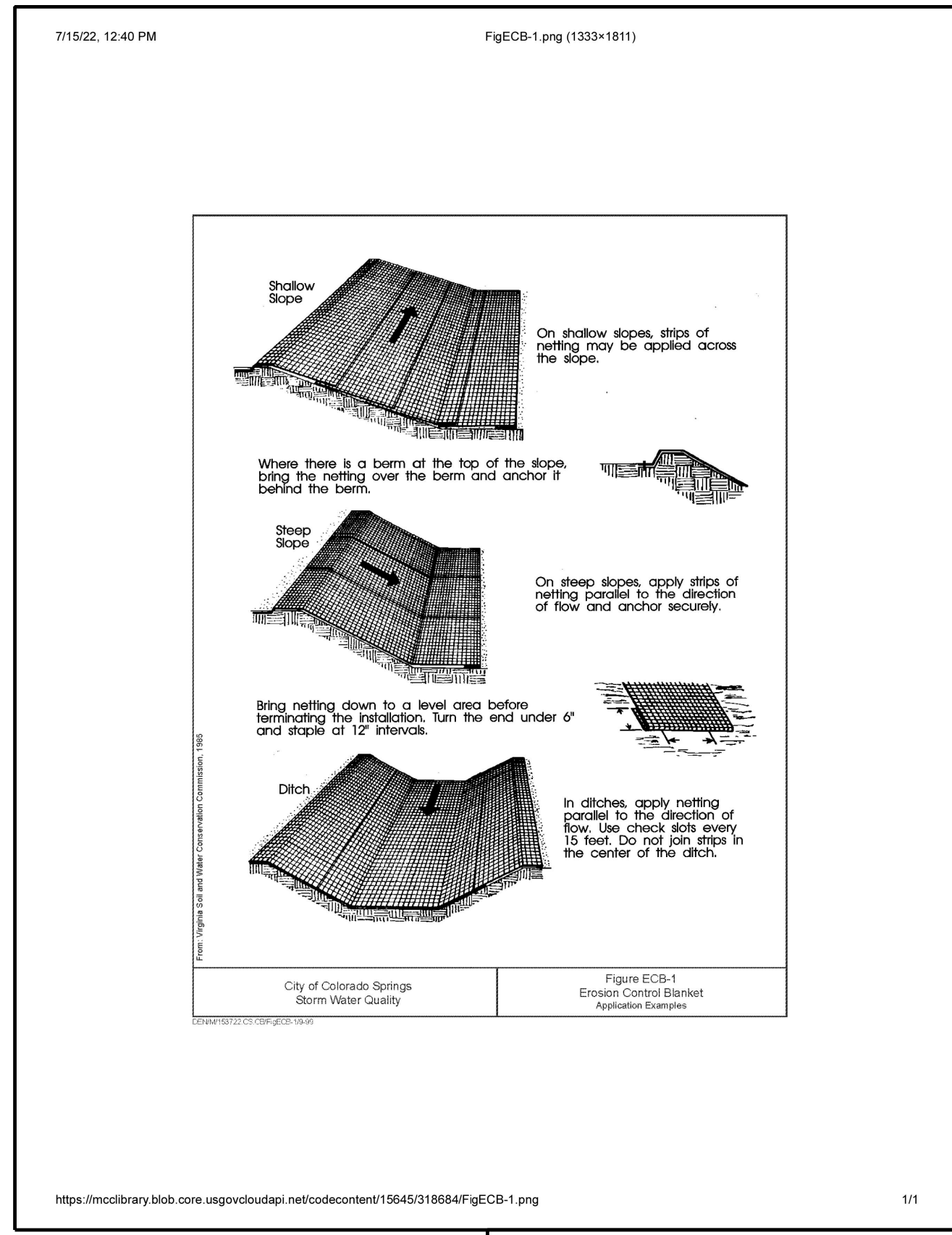
R&R ENGINEERS-SURVEYORS, INC.
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WWW.RRENGINEERS.COM

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 PREPARED FOR: MAYBERRY COMMUNITIES, LLC
 3296 DIVINE HEIGHTS, #207
 COLORADO SPRINGS, CO 80922

GESC PLANS	
JOB NO.	MC22068
ORG. SUBM. DATE	03/21/2023
DWN. NAME	LAO
CHKD. NAME	CJD

OVERALL GRADING PLAN
 NO. **C8.5**



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R&R ENGINEERS-SURVEYORS, INC.
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