CONSTRUCTION DOCUMENTS
MAYBERRY, COLORADO - FILING NO. 3

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, MAYBERR, 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.

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 DEVINE HEIGHTS #208 COLORADO SPRINGS, CO 80922 719-922-2181 CONTACT: SCOTT SOUDERS	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 TRANSPORATION, REGION 2	ELLICOTT 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)	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

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VICINITY MAP
SCALE 1" = 20,000'

VICINITY MAP
SCALE 1" = 5,000'

SITE MAP
SCALE 1" = 500'

PCD FILE NO. SF-2219

Design Engineer's Statement:

These detailed plans and specifications were prepared under my direction and supervision. Said plans and specifications have been prepared according to the criteria established by the County for detailed roadway, drainage, grading and erosion control plans and specifications, and said plans and specifications are in conformity with applicable master drainage plans and master transportation plans. Said plans and specifications meet the purposes for which the particular roadway and drainage facilities are designed and are correct to the best of my knowledge and belief. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of these detailed plans and specifications.

Clif Dayton, P.E. #48189 Date

Owner/Developer's Statement:

I, the owner/developer have read and will comply with the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications.

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 Directors discretion.

Jennifer Irvine, 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
	2ND SUBMISSION		9/1/2022

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

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME

COVER SHEET

NO. C1.0

PATH: P:\MC22110_MAYBERRY FILING NO. 3\ENGINEERING\4_DRAWINGS\PLANS\CDS - COVER & NOTES\MC22110 - CVR - CD.DWG, PLOT DATE:8/31/2022 7:48:54 AM, BY:LYNN O'GRADY

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 & GRADING 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 MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKING 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 DEPARTMENT OF PUBLIC WORKS.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTING 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 MUST 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. CROSSWALK 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 DEPARTMENT OF PUBLIC WORKS (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 PUBLIC WORKS DEPARTMENT 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 IS 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 OF 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 25-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.

GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER INSTALLATIONS SHALL CONFORM TO ELLICOTT UTILITIES COMPANY STANDARD SPECIFICATIONS, WHICH FOLLOW CSU STANDARD SPECIFICATIONS.
2. 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.
3. STORM DRAIN PIPE SHALL BE RCP (CLASS III) UNLESS OTHERWISE NOTED.
4. STORM DRAIN PIPE BEDDING SHALL BE CLASS C.
5. SANITARY SEWER PIPE SHALL BE PVC ASTM D3034-SDR 35 OR ASTM F679 UNLESS OTHERWISE NOTED.
6. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED
8. WATER PIPES AND FITTINGS SHALL BE INSTALLED PER SMD SPECIFICATIONS. ALL TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER CSU STANDARDS. ALL WATER PIPE SHALL BE PVC AWWA C900(DR14). DISINFECTION AND TESTING SHALL BE COMPLETED PER CSU SPECIFICATIONS.
9. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
10. CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY OWNER AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
11. BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO 10 FEET SEPARATION AT ALL POINTS REQUIRED. ALIGNMENT CONSTRUCTION STAKES SHALL BE PLACED AT 25' INTERVALS ALONG CURVES FOR PLACEMENT OF SEWER AND WATER LINES.
12. FIE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER CITY OF FOUNTAIN STANDARDS AND SHALL INCLUDE LATERAL, VALVE, ELBOW, HYDRANT, AND THRUST BLOCKS. FIRE HYDRANT MATERIALS SHALL CONSIST OF STANDARD 5-SIDED (HEX) NUT WITH NST THREAD & HYDRANT SHALL OPEN COUNTER-CLOCKWISE.
13. WHEREVER DUCTILE IRON PIPE IS USED, THE PIPE, FITTINGS AND HYDRANTS SHALL BE WRAPPED IN POLYETHYLENE.
14. SERVICE LINES SHALL BE INSTALLED PER CSU STANDARDS.
15. CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V.E UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL UTILITIES SHALL BE 36".
16. UTILITY BEDDING SHALL BE PLACED PER CSU REQUIREMENTS.
17. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
18. REFER TO CSU SPECIFICATIONS FOR BACKFILL AND COMPATION SPECIFICATIONS, ALSO MEET ALL EL PASO CUNTY BACKFILL SPECIFICATIONS IN THE ROADWAY R.O.W.'S.
19. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.
20. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MATERIALS TO OWNER FOR APPROVAL PRIOR TO BEGINNING WORK.
21. WATER MAIN FITTINGS 5' OR LESS APART REQUIRE ALL-THREAD (S EA. $\frac{3}{4}$").
22. INSTALLATION OF CURVILINEAR WATER & SANITARY SEWER MAINS SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
23. INSTALL POLY-WRAP AS BOND BREAKER AT ALL THRUST BLOCKS.
24. ALL WATER LINE LOWERINGS UNDER STORM DRAIN SHALL MEET CSU SPECIFICATIONS. ANY STEEL SLEEVES IN ROADWAY R.O.W. NEED TO MET 50-YEAR DESIGN LIFE MINIMUM.
25. SEWER MAINS SHALL BE TV INSPECTED AFTER INSTALLATION FOR APPROVAL BY OWNER.
26. THE WATER MAIN HAS BEEN DESIGNED TO PROVIDE FOR MINIMUM OF 4-FEET OF CLEARANCE BETWEEN THE GUTTER LIP AND THE CENTER LINE OF THE WATER MAIN. THE CONTRACTOR SHALL INSTALL THE WATER MAIN IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS, PROVIDING FOR A MINIMUM OF 4-FEET OF CLEARANCE AS DESIGNED.
27. CURBS TO BE MARKED WITH "W" AND "S" FOR RESPECTIVE LOCATIONS OF SERVICE LINES TO LOTS FOR WATER AND SEWER.
28. GATE VALVES ARE REQUIRED ON EACH SIDE OF ALL TEES AND CROSSES WITHIN THE PROJECT.

STANDARD UTILITY DETAILS:

1. REFER TO COLORADO SPRINGS UTILITIES FOR WATER & WASTEWATER STANDARD SPECIFICATIONS & DETAILS, UNLESS NOTED OTHERWISE.

APPROVAL NOTE:

1. PRELIMINARY PLAN WAS APPROVED WITH 2004 VERSION OF ECM.
2. SITE SPECIFIC PUD (PUDSP219) AS APPROVED ON 5/5/2022 WAS PER THE LATEST VERSION OF THE ECM AT TIME OF APPROVAL

811 Know what's **below.** **Call** before you dig.

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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

WWW.RRENGINEERS.COM

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME

GENERAL NOTES

NO. C1.1

P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANSETS\ – COVER & NOTES\MC22110 – NOTES.DWG, PLOT DATE:8/31/2022 7:53:44 AM, BY:LYNN O'GRADY

ABBREVIATIONS

ABAN	ABANDON
AC	ASBESTOS CONCRETE
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADJ	ADJUSTABLE
AL	ALUMINUM
ALT	ALTERNATE
AMT	AMOUNT
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASSY	ASSEMBLY
ASYM	ASYMMETRICAL
AUTO	AUTOMATIC
AWWA	AMERICAN WATER WORKS ASSOC
BFV	BUTTERFLY VALVE
BLK	BLOCK
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICE
BS	BACKSIGHT
BOC	BACK OF CURB
BOT	BOTTOM
BOW	BACK OF WALK
BSMT	BASEMENT
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CB	CATCH BASIN (AREA INLET)
CCW	COUNTER CLOCKWISE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CIP	CAST IRON PIPE
C&G	CURB AND GUTTER
CFS	CUBIC FEET PER SECOND
CJ	CONSTRUCTION JOINT
CL	CENTERLINE OR CHAIN LINK
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS(ATION)
COR	CORNER
CR	CONCENTRIC REDUCER
CTR	CENTER
CY	CUBIC YARDS
DEMO	DEMOLITION
DIA	DIAMETER
DIAG	DIAGONAL
DIP	DUCTILE IRON PIPE
DN	DOWN
DR	DRAIN
DWG	DRAWING
DWL	DOWEL
E	EAST
EA	EACH
EB	EASTBOUND
ECC	ECCENTRIC
EJ	EXPANSION JOINT
EL	ELEVATION
ELB	ELBOW
ELEC	ELECTRICAL
ENGR	ENGINEER
EOA	EDGE OF ASPHALT
EOP	EDGE OF PAVEMENT
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
E&T	ELECTRICAL AND TELEPHONE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EW	EACH WAY
EX, EXIST	EXISTING
EXP JT	EXPANSION JOINT
FDC	FIRE DEPARTMENT CONNECTION
FND	FOUNDATION
FES	FLARED END SECTION
FF	FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FN	FENCE
FOC	FACE OF CONCRETE
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET
FTG	FOOTING
G	GAS
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRADE BREAK
GCO	GRADE CLEAN OUT
GIP	GALVANIZED IRON PIPE
GND	GROUND
GPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
GRTG	GRATING
GRV	GRAVEL
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
H	HIGH
HB	HOSE BIB
HEC	HORIZONTAL ELLIPTICAL CONCRETE PIPE
HDWL	HEADWALL
HORIZ	HORIZONTAL
HNDRL	HANDRAIL
HR	HOUR
HP	HIGH POINT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HWY	HIGHWAY
HYD	HYDRANT
ID	INSIDE DIAMETER
IN	INLET
INCL	INCLUDED
INSUL	INSULATION
INTER	INTERSECTION
INV	INVERT
IRR	IRRIGATION
JTS	JOINTS
KB	KICK BLOCK
KO	KNOCKOUT
L	LEFT OR LITER
LSCP	LANDSCAPE
LF	LINEAR FEET
LP	LOW POINT OR LIGHT POLE
LT	LIGHT
MAINT	MAINTENANCE
MAN	MANUAL
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
N	NORTH
NA	NON APPLICABLE
NB	NORTHBOUND
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTER DIAMETER
OH	OVERHEAD
OHE	OVERHEAD ELECTRIC
OPP	OPPOSITE
OPT	OPTIONAL
PB	POND BOTTOM
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCR	POINT OF CURVE RETURN
PCO	PRESSURE CLEAN OUT
PI	POINT OF INTERSECTION
PE	POLYETHYLENE
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PREP	PREPARATION
PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLY VINYL CHLORIDE
PVMT	PAVEMENT
R	RIGHT OR RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RE	REFERENCE
RECT	RECTANGULAR
REINF	REINFORCEMENT
REQD	REQUIRED
ROW	RIGHT-OF-WAY
SAN	SANITARY SEWER
SB	SOUTHBOUND
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FEET
SH	SHEET
SHLR	SHOULDER
SI	SQUARE INCH
SPD	STANDARD PROCTOR DENSITY
SPEC	SPECIFICATIONS
SQ	SQUARE
SS	SANITARY SEWER
SST	STAINLESS STEEL
ST	STORM
STA	STATION
STD	STANDARD
STM	STORM SEWER
SWMP	STORM WATER MANAGEMENT PLAN
SY	SQUARE YARD
SYM	SYMEMETRICAL
T	TEE
TB	THRUST BLOCK
TBC	TOP-BACK OF CURB
TC	TOP OF CURB
TELE	TELEPHONE
TEMP	TEMPORARY
TOB	TOP OF BANK
TOC	TOP OF CONCRETE
TOT	TOTAL
TRANS	TRANSITION
TW	TOP OF WALL
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UGE	UNDERGROUND ELECTRICAL
UTIL	UTILITY
VERT	VERTICAL
VC	POINT OF VERTICAL CURVATURE
W	WIDE OR WIDTH
W/	WITH
W/O	WITHOUT
W, WAT	WATER
WB	WESTBOUND
WSE	WATER SURFACE ELEVATION
WV	WATER VALVE
X SECT	CROSS SECTION
XING	CROSSING
YHD	YARD HYDRANT

MASTER LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	LOT LINE	
	RIGHT OF WAY	
	CENTERLINE	
	FLOOD PLAIN	
	LIMITS OF DISTURBANCE	LOD
	SWALE / STREAM FLOWLINE	
	OVERFLOW RELIEF PATH	
X	FENCE LINE	X
	EASEMENT	
	EDGE OF PAVEMENT	
	VERTICAL CURB AND GUTTER	
	MOUNTABLE CURB AND GUTTER	
	SPILL GUTTER	
	TRANSITION GUTTER	
	CONCRETE SIDEWALK	
	100-YR HGL	
	5-YR HGL	
	HANDICAP PARKING	
	SIGHT TRIANGLE	
	SIGN(S)	
	PARKING COUNT INDICATOR	5 7
5825	MAJOR CONTOUR	5825
5822	MINOR CONTOUR	5822
52 22 FG, 5236 22 FG	SPOT ELEVATION	52 22 FG, 5236 22 FG
	RIP RAP	
W	WATER LINE	X" W
M	WATER METER	M
	WATER VALVE	
	WATER REDUCER	
	FIRE HYDRANT	
SS	SANITARY LINE	X" SS
SS	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM SEWER PIPE	
	STORM SEWER MANHOLE	
	STORM SEWER INLET	
	STORM SEWER FLARED END SECTION	
	STORM SEWER HEADWALL	
E	UNDERGROUND ELECTRIC	E
	OVERHEAD ELECTRIC	OHE
	UTILITY POLE	
	STREET LIGHT	
CATV	CABLE TV SERVICE	CATV
T	TELECOM SERVICE	T
FO	FIBER OPTIC SERVICE	FO
G	NATURAL GAS SERVICE	G
	TREE	
	TREE LINE	

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R&R ENGINEERS SURVEYORS INC

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DENVER, COLORADO 80204
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WWW.RRENGINEERS.COM

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME
LEGEND & ABBREVIATIONS
NO.
C1.2

PATH: P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - COVER & NOTES\MC22110 - NOTES.DWG, PLOT DATE:8/30/2022 3:25:13 PM, BY:VNW, O'GRADY

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COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS

JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN: LAO	CHKD: CJD

NAME
EXISTING CONDITIONS PLAN

NO.
C2.0

PATH:P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANSYSTDS - ROADWAY & DRAINAGE\MC22110 - EXISTING CONDITIONS PLAN.DWG, PLOT DATE:8/30/2022 3:25:39 PM, BY:LYNN O'GRADY

811
Know what's **below.**
Call before you dig.

0 100' 200' 300'
SCALE: 1" = 80'

NOTES:
1. MAYBERRY FILING 1 AND FILING 1A ARE ASSUMED TO BE EXISTING DURING THE CONSTRUCTION OF FILING 3.
2. MAYBERRY FILING 1 AND FILING 1A AS WELL AS EXISTING INFRASTUCTURE WITHIN THE FILING 3 BOUNDARY ARE SHOWN BOLD. FILING 3 LINEWORK IS SHOWN GRAYED BACK.
3. EXISTING UTILITIES CUTTING THROUGH PROPOSED FILING 3 LOTS WILL BE ABANDONED IN PLACE. ONCE LOT GRADING BEGINS, THE PREVIOUSLY ABANDONED UTILITIES WILL BE REMOVED AND EXCAVATIONS BACKFILLED PER GEOTECHNICAL RECOMMENDATIONS.
4. CONTRACTORS TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER AND OWNER IF ADDITIONAL UTILITIES ARE LOCATED OR LOCATED DIFFERENTLY THAN SHOWN.

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

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MAYBERRY PUD PH1 - FILING NO. 3

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EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME

DEMO PLAN

NO. C2.1

PATH: P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\MC22110 - DEMO PLAN.DWG, PLOT DATE: 8/30/2022 3:25:48 PM, BY: LYNN O'GRADY

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MAYBERRY PUD PH1 - FILING NO. 3

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EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN: LAO	CHKD: CJD
NAME	OVERALL SITE PLAN
NO.	C3.0

PATH:P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANSYDS - ROADWAY & DRAINAGE\OVERALL SITE PLAN.DWG, PLOT DATE:8/30/2022 3:26:06 PM, BY:LYNN O'GRADY

FILING 3 KEY MAP
N.T.S.

Know what's **below.** **Call** before you dig.

NOTES:
1. MARK CURB WITH "W" AND "S" FOR LOCATION OF WATER AND SEWER LOCATIONS.
2. LOCATION OF WATER AND SEWER SERVICES MAY CHANGE DEPENDENT ON DRIVEWAY LOCATION

TYPICAL SERVICE LOCATIONS
SCALE: NTS

NO.	REVISION	BY	DATE
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COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME

OVERALL UTILITY PLAN

NO. C3.1

PATH: P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\UTILITY PLAN.DWG, PLOT DATE:8/30/2022 3:26:12 PM, BY:LYNN O'GRADY

FILING 3 KEY MAP
N.T.S.

811
Know what's **below.**
Call before you dig.

0 50' 100' 150'
SCALE: 1" = 50'

NOTES:
1. MARK CURB WITH "W" AND "S" FOR LOCATION OF WATER AND SEWER LOCATIONS.
2. LOCATION OF WATER AND SEWER SERVICES MAY CHANGE DEPENDENT ON DRIVEWAY LOCATION

TYPICAL SERVICE LOCATIONS
SCALE: NTS

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

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COLORADO SPRINGS, CO 80922

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JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAQ CHKD: CJD
NAME

SITE & UTILITY
PLAN - WEST

NO.
C3.2

P:\Th-P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\UTILITY PLAN.DWG, PLOT DATE:8/30/2022 3:26:15 PM, BY:LYNN O'GRADY

FILING 3 KEY MAP
N.T.S.

811 Know what's **below.** **Call** before you dig.

SCALE: 1" = 50'

NOTES:
1. MARK CURB WITH "W" AND "S" FOR LOCATION OF WATER AND SEWER LOCATIONS.
2. LOCATION OF WATER AND SEWER SERVICES MAY CHANGE DEPENDENT ON DRIVEWAY LOCATION

TYPICAL SERVICE LOCATIONS
SCALE: NTS

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MAYBERRY PUD PH1 - FILING NO. 3

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COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS

JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
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NAME	

SITE & UTILITY PLAN - EAST

NO. C3.3

P:\R:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\UTILITY PLAN.DWG, PLOT DATE:8/30/2022 3:26:19 PM, BY:LYNN O'GRADY

ACHISON WAY PLAN VIEW
URBAN LOCAL, 60' ROW, 32.3 FL-FL, 25 MPH
SCALE: 1" = 50'

FILING 3 KEY MAP
N.T.S.

Know what's **below.** **Call** before you dig.

HORIZ. SCALE: 1" = 50'

VERT. SCALE: 1" = 5'

LINE TABLE @ FL		
LINE #	BEARING	DISTANCE
L1	S5°05'03"W	10.03'
L2	N0°20'22"E	13.34'
L3	N8°52'54"W	5.07'
L4	N0°13'23"E	9.00'
L5	N9°45'53"E	5.07'
L6	N10°07'49"E	5.07'
L7	N0°00'21"E	9.00'
L8	N8°52'02"W	5.07'
L9	N0°20'22"E	297.28'
L10	N0°20'22"E	296.82'
L11	N4°24'19"W	10.03'
L12	N0°20'22"E	5.00'
L13	N0°20'22"E	5.00'
L14	N0°20'22"E	14.00'

CURVE TABLE @ FL			
CURVE #	LENGTH	RADIUS	DELTA
C1	39.35'	25.00'	90°10'39"
C2	39.19'	25.00'	89°49'21"

ATCHISON WAY PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

60' R.O.W. - 6" MOUNTABLE CURB
SCALE: 1" = 20'
(SEE SHEET C7.0 FOR DETAILS)

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JOB NO. MC22110
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DWN: LAO CHKD: CJD
NAME

ACHISON WAY PLAN & PROFILE

NO. C4.0

PATH: P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\ACHISON WAY - ROADWAY & DRAINAGE DWG, PLOT DATE 8/30/2022 3:26:36 PM, BY: LYNN O'GRADY

60' R.O.W. - 6" MOUNTABE & VERTICAL CURB
SCALE: 1" = 20'
(SEE SHEET C7.0 FOR DETAILS)

60.5' R.O.W. - 6" MOUNTABE & VERTICAL CURB
SCALE: 1" = 20'
(SEE SHEET C7.1 FOR DETAILS)

CATTLEMEN RUN PLAN VIEW
URBAN LOCAL, 60' ROW, 33.2 FL-FL & 32.3 FL-FL, 25 MPH
SCALE: 1" = 50'

CATTLEMEN RUN KNUCKLE PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

CATTLEMEN RUN PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

FILING 3 KEY MAP
N.T.S.

Know what's below. Call before you dig.

HORIZ. SCALE: 1" = 50'
0 50' 100' 150'

VERT. SCALE: 1" = 5'
0 5' 10' 15'

LINE TABLE @ FL

LINE #	BEARING	DISTANCE
L1	S89°28'59"E	9.23'
L2	S84°44'19"E	10.03'
L3	S89°28'58"E	193.31'
L4	S89°28'59"E	199.27'
L7	S4°44'41"W	10.03'
L8	S89°28'59"E	176.42'
L9	S4°44'41"E	10.03'
L10	S0°00'00"E	5.00'
L11	S0°00'00"E	222.16'
L12	S0°00'00"E	5.00'
L13	S89°27'20"E	8.00'
L18	S80°01'51"E	5.07'
L19	N81°05'30"E	5.07'
L20	S89°30'01"E	8.00'
L22	S80°02'14"E	5.07'
L23	S89°28'59"E	255.02'
L24	N81°01'55"E	5.07'
L25	S89°28'58"E	13.68'
L29	S0°01'34"E	5.00'
L30	S4°45'02"E	10.03'
L31	S0°00'00"E	211.20'

CURVE TABLE @ FL

CURVE #	LENGTH	RADIUS	DELTA
C1	39.19'	25.00'	89°49'21"
C2	39.35'	25.00'	90°10'39"
C3	39.04'	25.00'	89°28'59"
C4	39.50'	25.00'	90°31'01"
C5	39.04'	25.00'	89°28'59"
C6	39.50'	25.00'	90°31'01"
C11	39.04'	25.00'	89°28'59"
C12	15.51'	48.83'	18°11'33"
C13	116.43'	51.17'	130°22'18"
C14	19.34'	48.83'	22°41'46"

NO.	REVISION	BY	DATE
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CONSTRUCTION DOCUMENTS

JOB NO. MC22110
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DWN: LAO CHKD: CJD
NAME
CATTLEMEN RUN PLAN & PROFILE

NO.
C4.1

PATH: P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\CATTLEMEN RUN - ROADWAY & DRAINAGE.DWG, PLOT DATE:8/30/2022 3:26:57 PM, BY:LYNN O'GRADY

GALVESTON TERRACE PLAN VIEW
URBAN LOCAL, 60' ROW, 33.2 & 32.3 FL-FL, 25 MPH
SCALE: 1" = 50'

GALVESTON TERRACE PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

FILING 3 KEY MAP
N.T.S.

Know what's **below.**
Call before you dig.

HORIZ. SCALE: 1" = 50'

VERT. SCALE: 1" = 5'

LINE TABLE @ FL		
LINE #	BEARING	DISTANCE
L1	N0°00'00"E	5.00'
L2	N0°00'00"E	5.00'
L3	N4°44'41"E	10.03'
L4	N0°00'00"E	68.14'
L5	N0°00'00"E	81.96'
L6	N9°25'21"W	5.07'
L7	N0°00'00"W	8.00'
L8	N9°25'21"E	5.07'
L9	N0°00'00"E	109.87'
L10	N4°44'41"W	10.03'
L11	N0°00'00"E	5.00'
L12	N0°00'00"E	185.63'
L13	N0°00'00"E	5.00'
L14	N4°44'41"E	10.03'
L15	N0°00'00"E	347.75'
L16	N0°12'02"W	5.00'
L17	N4°38'42"W	10.03'
L18	N0°00'00"E	222.16'
L19	N4°44'41"W	10.03'
L20	N0°00'00"E	5.00'
L21	N4°44'41"E	10.03'

CURVE TABLE @ FL			
CURVE #	LENGTH	RADIUS	DELTA
C1	39.50'	25.00'	90°31'01"
C3	39.50'	25.00'	90°30'59"
C6	39.04'	25.00'	89°28'59"
C7	39.50'	25.00'	90°31'01"
C8	39.04'	25.00'	89°28'59"
C9	39.50'	25.00'	90°31'01"
C10	39.04'	25.00'	89°28'59"
C11	39.50'	25.00'	90°31'01"
C12	39.04'	25.00'	89°28'59"
C13	39.50'	25.00'	90°32'23"

60' R.O.W. - 6" MOUNTABLE CURB
SCALE: 1" = 20'
(SEE SHEET C7.0 FOR DETAILS)

60' R.O.W. - 6" MOUNTABE & VERTICAL CURB
SCALE: 1" = 20'
(SEE SHEET C7.0 FOR DETAILS)

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME GALVESTON TERRACE PLAN & PROFILE
NO. C4.2

PATH: P:\MC22110_MAYBERRY FILING NO. 3\ENGINEERING\4_DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\GALVESTON_TERRACE - ROADWAY & DRAINAGE.DWG, PLOT DATE 8/30/2022, 3:27:14 PM, BY: VNN, O'GRADY

VILLAGE MAIN STREET PLAN VIEW
URBAN LOCAL, 69' ROW, 34 FL-FL, 25 MPH
SCALE: 1" = 50'

FILING 3 KEY MAP
N.T.S.

Know what's **below.**
Call before you dig.

HORIZ. SCALE: 1" = 50'

VERT. SCALE: 1" = 5'

LINE TABLE @ FL		
LINE #	BEARING	DISTANCE
L2	S89°28'59"E	168.61'
L3	S89°28'59"E	168.91'

CURVE TABLE @ FL			
CURVE #	LENGTH	RADIUS	DELTA
C3	39.50'	25.00'	90°30'59"
C4	39.04'	25.00'	89°28'59"

VILLAGE MAIN STREET PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

60' R.O.W. - 6" VERTICAL CURB
SCALE: 1" = 20'
(SEE SHEET C7.0 FOR DETAILS)

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

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

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD

NAME
VILLAGE MAIN STREET PLAN & PROFILE

NO.
C4.3

PATH: P:\MC22110 MAYBERRY FLING NO. 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\VILLAGE MAIN STREET - ROADWAY & DRAINAGE.DWG, PLOT DATE:8/30/2022 3:27:32 PM, BY:LYNN O'GRADY

SOLAIRE LOOP PLAN VIEW 9+50.00 TO 16+50.00
URBAN LOCAL, 50' ROW, 32.3' FL-FL, 25 MPH
SCALE: 1" = 50'

FILING 3 KEY MAP
N.T.S.

Know what's **below.**
Call before you dig.

0 50' 100' 150'
HORIZ. SCALE: 1" = 50'

0 5' 10' 15'
VERT. SCALE: 1" = 5'

LINE TABLE @ FL		
LINE #	BEARING	DISTANCE
L2	N89°28'59"W	5.00'
L3	N84°44'19"W	10.03'
L4	S89°28'59"E	5.00'
L5	N85°46'20"E	10.03'
L6	S89°28'59"E	428.27'
L7	N89°28'59"W	411.99'
L8	S81°04'41"W	5.06'
L9	N89°28'58"W	12.33'
L10	N80°03'24"W	5.07'
L11	S80°03'48"E	5.07'
L12	S89°28'54"E	12.33'
L13	N81°05'17"E	5.07'
L14	S89°28'59"E	44.46'
L15	N89°28'59"W	75.24'
L16	S85°46'20"W	10.03'
L17	N89°28'59"W	5.00'

CURVE TABLE @ FL			
CURVE #	LENGTH	RADIUS	DELTA
C1	39.04'	25.00'	89°28'59"
C2	39.50'	25.00'	90°31'01"
C3	39.04'	25.00'	89°29'01"
C4	23.11'	48.81'	27°07'30"
C5	127.21'	51.17'	142°26'24"

SOLAIRE LOOP PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

STORM LATERAL 4 PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

50' R.O.W. - 6" MOUNTABLE CURB
SCALE: 1" = 20'
(SEE SHEET C7.0 FOR DETAILS)

SOLAIRE LOOP SOUTH KNUCKLE PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME
SOLAIRE LOOP
9+50 TO 16+50
PLAN & PROFILE

NO.
C4.4

PATH: P:\MC22110_MAYBERRY FILING NO. 3\ENGINEERING\4_DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\SOLAIRE LOOP - ROADWAY & DRAINAGE DWG, PLOT DATE 8/30/2022 3:27:52 PM, BY: LYNN O'GRADY

SOLAIRE LOOP PLAN VIEW 25+50.00 TO 16+50.00
URBAN LOCAL, 50' ROW, 32.3' & 33.2 FL-FL, 25 MPH
SCALE: 1" = 50'

FILING 3 KEY MAP
N.T.S.

HORIZ. SCALE: 1" = 50'

VERT. SCALE: 1" = 5'

Know what's **below.** **Call** before you dig.

LINE TABLE @ FL		
LINE #	BEARING	DISTANCE
L2	N89°28'59"W	5.00'
L3	N84°44'19"W	10.03'
L4	S89°28'59"E	5.00'
L5	N85°46'20"E	10.03'
L6	S89°28'59"E	428.27'
L7	N89°28'59"W	411.99'
L8	S81°04'41"W	5.06'
L9	N89°28'58"W	12.33'
L10	N80°03'24"W	5.07'
L11	S80°03'48"E	5.07'
L12	S89°28'54"E	12.33'
L13	N81°05'17"E	5.07'
L14	S89°28'59"E	44.46'
L15	N89°28'59"W	75.24'
L16	S85°46'20"W	10.03'
L17	N89°28'59"W	5.00'

CURVE TABLE @ FL			
CURVE #	LENGTH	RADIUS	DELTA
C1	39.04'	25.00'	89°28'59"
C2	39.50'	25.00'	90°31'01"
C3	39.04'	25.00'	89°29'01"
C4	23.11'	48.81'	27°07'30"
C5	127.21'	51.17'	142°26'24"

50' R.O.W. - 6" MOUNTABLE CURB
SCALE: 1" = 20'
(SEE SHEET C7.0 FOR DETAILS)

50' R.O.W. - 6" MOUNTABLE & VERTICAL CURB
SCALE: 1" = 20'
(SEE SHEET C7.0 FOR DETAILS)

SOLAIRE LOOP PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

SOLAIRE LOOP NORTH KNUCKLE PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

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

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN: LAQ	CHKD: CJD

NAME: SOLAIRE LOOP 16+50 TO 25+00 PLAN & PROFILE

NO. C4.5

PATH: P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\SOLAIRE LOOP - ROADWAY & DRAINAGE DWG. PLOT DATE: 8/30/2022 3:27:59 PM, BY: VNN O'GRADY

BESSEYI WAY PLAN VIEW
URBAN LOCAL, 60' ROW, 34 FL-FL, 25 MPH
SCALE: 1" = 50'

LINE TABLE @ FL		
LINE #	BEARING	DISTANCE
L1	S89°28'59"E	90.39'
L2	N89°28'59"W	79.00'
L3	N89°28'59"W	91.91'
L4	S89°28'59"E	79.76'

CURVE TABLE @ FL			
CURVE #	LENGTH	RADIUS	DELTA
C1	39.50'	25.00'	90°30'59"
C2	39.04'	25.00'	89°29'01"
C3	39.50'	25.00'	90°31'01"
C4	39.04'	25.00'	89°28'59"
C5	39.50'	25.00'	90°31'01"
C6	39.04'	25.00'	89°28'59"
C7	39.27'	25.00'	90°00'01"
C8	39.27'	25.00'	89°59'59"

BESSEYI WAY PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

STORM LATERAL 1 PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

60' R.O.W. - 6" VERTICAL CURB
SCALE: 1" = 20'
(SEE SHEET C7.0 FOR DETAILS)

FILING 3 KEY MAP
N.T.S.

811
Know what's **below.**
Call before you dig.

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN: LAO	CHKD: CJD

NAME

BESSEYI WAY
PLAN & PROFILE

NO.

C4.6

PATH: P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\BESSEYI WAY - ROADWAY & DRAINAGE.DWG, PLOT DATE:8/30/2022 3:28:17 PM, BY:LYNN O'GRADY

SPRINGS ROAD PLAN VIEW
MINOR COLLECTOR, 65' ROW, 40' FL-FL, 30 MPH
SCALE: 1" = 50'

R&R

0 50' 100' 150'
HORIZ. SCALE: 1" = 50'

0 5' 10' 15'
VERT. SCALE: 1" = 5'

FILING 3 KEY MAP
N.T.S.

811
Know what's **below.**
Call before you dig.

LINE TABLE @ FL		
LINE #	BEARING	DISTANCE
L1	N74°31'28"W	2.92'
L2	S75°30'26"W	2.42'
L3	S1°36'36"W	12.98'
L4	S74°31'28"E	0.38'
L5	S84°26'41"W	1.06'
L6	N15°59'44"W	21.59'
L7	N56°19'52"W	4.98'
L8	N74°31'29"W	1.81'
L9	N1°37'18"E	12.98'
L10	S75°31'50"W	1.74'
L11	S11°55'48"E	24.24'
L12	S75°58'17"W	2.69'

LINE TABLE @ FL		
LINE #	BEARING	DISTANCE
L13	N74°31'29"W	2.66'
L14	N33°57'29"E	5.31'
L15	N0°00'00"E	84.29'
L16	N89°28'59"W	5.76'
L17	N0°00'00"E	215.60'
L18	N0°00'00"E	216.41'
L19	S0°00'00"E	81.33'
L20	S15°59'44"E	16.82'
L21	S56°19'52"E	4.34'
L22	N74°00'16"E	30.32'
L23	N33°57'29"E	5.31'

CURVE TABLE @ FL			
CURVE #	LENGTH	RADIUS	DELTA
C1	6.13'	2.00'	175°29'26"
C2	22.60'	97.00'	13°20'51"
C3	2.84'	2.00'	81°23'48"
C4	1.05'	2.00'	29°58'06"
C5	3.11'	2.00'	89°12'04"
C6	23.64'	500.00'	2°42'33"
C7	12.07'	66.00'	10°28'36"
C8	6.55'	4.00'	93°46'11"
C9	3.70'	2.00'	106°06'11"
C10	9.45'	13.53'	39°59'25"
C11	3.16'	2.00'	90°28'07"
C12	15.73'	97.00'	9°17'22"
C13	4.20'	2.00'	120°18'36"
C14	23.18'	481.00'	2°45'41"
C15	35.20'	50.00'	40°20'08"
C16	69.19'	80.00'	49°33'07"

CURVE TABLE @ FL			
CURVE #	LENGTH	RADIUS	DELTA
C17	4.20'	2.00'	120°14'38"
C18	13.41'	66.00'	11°38'36"
C19	6.55'	4.00'	93°51'14"
C20	6.27'	11.95'	30°04'25"
C21	3.16'	2.00'	90°28'21"
C22	15.73'	97.00'	9°17'24"
C23	4.20'	2.00'	120°18'25"
C24	13.13'	66.00'	11°23'43"
C25	6.55'	4.00'	93°45'33"
C26	3.70'	2.00'	106°05'28"
C27	3.06'	2.04'	86°08'45"
C28	5.96'	2.00'	170°48'16"
C29	23.53'	97.00'	13°53'46"
C30	2.86'	2.00'	81°47'47"
C31	1.05'	2.00'	29°56'41"
C32	34.95'	50.00'	40°02'47"

SPRING ROAD PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

(SEE SHEET C7.0 FOR DETAILS)

65' R.O.W. - 6" VERTICAL CURB
SCALE: 1" = 20'
(SEE SHEET C7.1 FOR DETAILS)

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME
SPRINGS ROAD
PLAN & PROFILE

NO.
C4.7

PATH: P:\MC22110_MAYBERRY FILING NO. 3\ENGINEERING\4_DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\SPRINGS ROAD - ROADWAY & DRAINAGE.DWG, PLOT DATE:8/30/2022 3:28:34 PM, BY:LYNN O'GRADY

LINE TABLE @ FL		
LINE #	BEARING	DISTANCE
L1	S0°31'00"W	5.00'
L2	S4°13'41"E	10.03'
L4	S89°28'59"E	63.99'
L5	S89°28'28"E	12.35'
L6	N81°05'30"E	5.07'
L7	S89°28'59"E	94.25'
L8	S89°28'59"E	5.00'
L10	S0°31'00"W	186.00'
L11	S80°03'56"E	5.07'
L12	S89°29'00"E	590.82'
L13	S80°03'48"E	5.07'
L14	S89°28'59"E	12.33'
L15	N82°03'41"E	5.05'
L16	N81°05'30"E	5.07'
L17	S89°35'59"E	42.60'
L20	S89°28'59"E	42.36'
L21	S89°28'59"E	608.69'
L22	S80°03'29"E	5.07'
L24	S84°44'19"E	10.03'
L25	S0°30'24"W	19.05'

CURVE TABLE @ FL			
CURVE #	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	89°59'59"
C2	22.03'	48.83'	25°50'46"
C3	127.14'	51.17'	142°20'45"
C4	22.88'	48.84'	26°50'32"
C16	39.27'	25.00'	89°59'59"

EL RENO KNUCKLE PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

EL RENO LANE PLAN VIEW
URBAN LOCAL, 50' ROW, 32.3 FL-FL, 25 MPH
SCALE: 1" = 50'

FILING 3 KEY MAP
N.T.S.

Know what's below. Call before you dig.

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

50' R.O.W. - 6" MOUNTABLE CURB
SCALE: 1" = 20'
(SEE SHEET C7.0 FOR DETAILS)

50' R.O.W. - 6" MOUNTABLE & VERTICAL CURB
SCALE: 1" = 20'
(SEE SHEET C7.0 FOR DETAILS)

EL RENO LANE PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

STORM LATERAL 2 PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN: LAO	CHKD: CJD

NAME: EL RENO LANE PLAN & PROFILE

NO. C4.8

PATH: P:\MC22110_MAYBERRY FILING NO. 3\ENGINEERING\4_DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\EL RENO LANE - ROADWAY & DRAINAGE.DWG, PLOT DATE: 8/30/2022 3:29:00 PM, BY: LYNN OTGAARDY

UNION PACIFIC WAY PLAN VIEW
URBAN LOCAL, 50' ROW, 32.3 FL-FL, 25 MPH
SCALE: 1" = 50'

UNION PACIFIC WAY KNUCKLE PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

UNION PACIFIC WAY PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

FILING 3 KEY MAP
N.T.S.

Know what's **below.**
Call before you dig.

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

LINE TABLE @ FL		
LINE #	BEARING	DISTANCE
L1	S0°30'24"W	19.05'
L2	S4°13'41"E	10.03'
L3	S0°31'00"W	5.00'
L4	N0°31'00"E	5.00'
L5	N8°56'57"E	5.68'
L6	S89°28'59"E	694.20'
L7	S80°03'29"E	5.07'
L8	S89°28'59"E	703.80'
L9	N85°46'19"E	10.03'
L11	N0°31'00"E	5.00'
L12	N0°31'00"E	181.00'
L13	S89°28'59"E	5.00'
L14	S89°29'00"E	42.37'
L15	N81°05'30"E	5.07'
L16	S89°28'59"E	42.86'

CURVE TABLE @ FL			
CURVE #	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	89°59'59"
C2	39.27'	25.00'	90°00'00"
C3	24.66'	48.83'	28°56'11"
C4	129.30'	51.17'	144°46'57"
C5	22.02'	48.83'	25°50'26"

50' R.O.W. - 6" MOUNTABLE CURB
SCALE: 1" = 20'
(SEE SHEET C7.0 FOR DETAILS)

50' R.O.W. - 6" MOUNTABLE & VERTICAL CURB
SCALE: 1" = 20'
(SEE SHEET C7.0 FOR DETAILS)

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME
UNION PACIFIC WAY PLAN & PROFILE

NO.
C4.9

PATH: P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\UNION PACIFIC WAY - ROADWAY & DRAINAGE.DWG, PLOT DATE:6/30/2022 3:29:19 PM, BY:LYNN O'GRADY

FILING 3 KEY MAP
N.T.S.

Know what's **below.**
Call before you dig.

MAYBERRY DRIVE PLAN VIEW 9+00.00 TO 22+50.00
URBAN RESIDENTIAL COLLECTOR, 100' ROW, 30 MPH (INTERIM)
SCALE: 1" = 50'

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

LINE TABLE @ F.L.		
LINE #	BEARING	DISTANCE
L1	S89°29'00"E	236.03'
L2	S89°28'59"E	348.66'
L3	S89°28'40"E	40.26'
L4	S89°28'59"E	556.95'
L5	S89°28'59"E	203.35'
L6	N74°00'16"E	30.32'
L7	S56°19'52"E	4.34'
L12	N86°45'57"E	57.97'
L21	S88°23'23"E	12.89'
L23	N88°41'36"W	13.07'
L24	S89°28'59"E	111.59'

CURVE TABLE @ F.L.			
CURVE #	LENGTH	RADIUS	DELTA
C1	39.19'	25.00'	89°49'21"
C2	39.50'	25.00'	90°31'01"
C3	39.04'	25.00'	89°28'59"
C4	13.13'	25.00'	30°05'37"
C5	25.36'	50.00'	29°03'26"
C6	77.30'	375.00'	11°48'39"
C7	40.26'	52.18'	44°12'25"
C8	3.16'	2.00'	90°24'26"
C9	15.72'	97.00'	9°17'08"
C10	4.20'	2.00'	120°14'38"
C11	3.61'	2.00'	103°25'31"
C13	6.55'	4.00'	93°51'14"
C14	40.29'	51.71'	44°38'11"
C15	17.23'	250.00'	3°56'57"
C16	39.11'	80.00'	28°00'25"
C17	35.20'	50.00'	40°20'08"
C18	7.59'	50.00'	8°41'49"
C19	58.33'	399.00'	8°22'34"
C20	66.06'	251.00'	15°04'42"
C21	3.25'	2.00'	93°08'54"
C22	40.17'	249.00'	9°14'38"
C23	32.37'	97.00'	19°07'23"
C24	2.84'	2.00'	81°27'32"
C25	14.08'	25.00'	32°15'49"
C26	21.61'	50.00'	24°46'03"
C27	38.85'	250.00'	8°54'14"
C28	69.19'	80.00'	49°33'07"
C29	40.22'	51.18'	45°01'06"
C30	4.20'	2.00'	120°14'39"
C31	15.73'	97.00'	9°17'34"
C32	3.16'	2.00'	90°24'25"
C33	2.84'	2.00'	81°27'32"
C35	11.02'	269.00'	2°20'47"
C36	3.09'	2.00'	88°31'11"
C37	10.96'	97.00'	6°28'21"
C38	3.71'	2.00'	106°16'45"
C40	6.57'	4.00'	94°08'17"

MAYBERRY DRIVE PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

NOTE:
SHADED LINE WORK ON MAYBERRY DRIVE DEPICTS FUTURE ROADWAY IMPROVEMENTS TO BE CONSTRUCTED WITH FUTURE FILING

100' R.O.W. -INTERIM MAYBERRY DRIVE
SCALE: 1" = 20'
(SEE SHEET C7.1 FOR DETAILS)

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME
MAYBERRY 9+00 TO 22+50 PLAN & PROFILE
NO.
C4.10

PATH: P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\MAYBERRY DRIVE - ROADWAY & DRAINAGE DWG, PLOT DATE: 8/30/2022 3:29:43 PM, BY: LYNN O'GRADY

FUTURE MAYBERRY DRIVE PLAN VIEW 22+50.00 TO 32+00.00
URBAN RESIDENTIAL COLLECTOR, 100' ROW, 40 MPH (ULTIMATE)
SCALE: 1" = 50'

MAYBERRY DRIVE PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

FILING 3 KEY MAP
N.T.S.

811 Know what's **below.** **Call** before you dig.

100' R.O.W. - ULTIMATE MAYBERRY DRIVE
SCALE: 1" = 20'
(SEE SHEET C7.1 FOR DETAILS)

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN: LAO	CHKD: CJD
NAME	MAYBERRY 22+50 TO 32+00 PLAN & PROFILE
NO.	C4.11

PATH: P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\MAYBERRY DRVE - ROADWAY & DRAINAGE DWG, PLOT DATE 8/31/2022 7:56:37 AM, BY: LYNN O'GRADY

FILING 3 KEY MAP
N.T.S.

811 Know what's **below.** **Call** before you dig.

EAST STORM DRAIN
SCALE: 1" = 50'

HORIZ. SCALE: 1" = 50'

VERT. SCALE: 1" = 5'

EAST STORM DRAIN PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

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MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME
EAST STORM DRAIN PLAN & PROFILE

NO.
C4.12

PATH: P:\MC22110 MAYBERRY FILING NO 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\EAST STORM & LATERALS.DWG, PLOT DATE 8/31/2022 8:00:34 AM, BY:LYNN O'GRADY

STORM LATERAL 3 & STORM LATERAL 6
SCALE: 1" = 50'

STORM LATERAL 5
SCALE: 1" = 50'

STORM LATERAL 3 PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

STORM LATERAL 6 PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

STORM LATERAL 5 PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

FILING 3 KEY MAP
N.T.S.

811 Know what's **below.** **Call** before you dig.

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN: LAO	CHKD: CJD

NAME
STORM LATERALS 3, 5, & 6 PLAN & PROFILES

NO.
C4.13

PATH: P:\MC22110 MAYBERRY FILING NO 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\EAST STORM & LATERALS.DWG, PLOT DATE:8/30/2022 3:30:20 PM, BY:LINN O'GRADY

CATTLEMEN RUN PLAN VIEW
SCALE: 1" = 50'

CATTLEMEN RUN PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

FILING 3 KEY MAP
N.T.S.

Know what's **below.** **Call** before you dig.

HORIZ. SCALE: 1" = 50'

VERT. SCALE: 1" = 5'

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

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MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME

CATTLEMEN RUN SANITARY

NO.

C5.0

PATH: P:\MC22110_MAYBERRY FILING NO. 3\ENGINEERING\4_DRAWINGS\PLANS\CDS - WATER & SANITARY\CATTLEMEN RUN - SANITARY.DWG, PLOT DATE:8/30/2022 3:39:39 PM, BY:LYNN O'GRADY

GALVESTON TERRACE PLAN VIEW
SCALE: 1" = 50'

GALVESTON TERRACE PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

FILING 3 KEY MAP
N.T.S.

811 Know what's **below.** **Call** before you dig.

R&R
0 50' 100' 150'
HORIZ. SCALE: 1" = 50'
0 5' 10' 15'
VERT. SCALE: 1" = 5'

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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DENVER, COLORADO 80204
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WWW.RRENGINEERS.COM

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD

NAME
GALVESTON TERRACE SANITARY

NO.
C5.1

PATH: P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - WATER & SANITARY\GALVESTON TERRACE - SANITARY.DWG, PLOT DATE:8/30/2022 3:30:58 PM, BY:LYNN O'GRADY

SOLAIRE LOOP SANITARY PLAN VIEW 9+50.00 TO 16+50.00 & SANITARY LINE
SCALE: 1" = 50'

FILING 3 KEY MAP
N.T.S.

Know what's **below.**
Call before you dig.

HORIZ. SCALE: 1" = 50'

VERT. SCALE: 1" = 5'

SOLAIRE LOOP PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

SANITARY LINE 1 PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

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DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME
SOLAIRE LOOP
10+00 TO 16+50
SANITARY

NO.
C5.2

PATH: P:\MC22110_MAYBERRY FILING NO. 3\ENGINEERING\4_DRAWINGS\PLANS\CDS - WATER & SANITARY\SOLAIRE LOOP - SANITARY.DWG, PLOT DATE:8/30/2022 3:31:16 PM, BY:LYNN O'GRADY

SOLAIRE LOOP PLAN SANITARY VIEW 25+50.00 TO 16+50.00
SCALE: 1" = 50'

SOLAIRE LOOP PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

FILING 3 KEY MAP
N.T.S.

Know what's **below.**
Call before you dig.

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

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

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MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME
SOLAIRE LOOP
16+50 TO 25+00
SANITARY

NO.
C5.3

PATH: P:\MC22110 MAYBERRY FILING NO 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - WATER & SANITARY\SOLAIRE LOOP - SANITARY.DWG, PLOT DATE:8/30/2022 3:31:21 PM, BY:LYNN O'GRADY

BESSEYI WAY SANITARY PLAN VIEW
SCALE: 1" = 50'

BESSEYI WAY PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

FILING 3 KEY MAP
N.T.S.

811 Know what's **below.** **Call** before you dig.

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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DENVER, COLORADO 80204
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MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME

BESSEYI WAY SANITARY

NO.

C5.4

PATH:P:\MC22110_MAYBERRY FILING NO. 3\ENGINEERING\4_DRAWINGS\PLANS\CDS - WATER & SANITARY\BESSEYI WAY - SANITARY.DWG, PLOT DATE:8/30/2022 3:31:41 PM, BY:LYNN O'GRADY

SPRINGS ROAD SANITARY PLAN VIEW
SCALE: 1" = 50'

FILING 3 KEY MAP
N.T.S.

811
Know what's below.
Call before you dig.

SPRINGS ROAD PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730
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MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME
SPRINGS ROAD SANITARY

NO.
C5.5

PATH: P:\MC22110_MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - WATER & SANITARY\SPRINGS ROAD - SANITARY.DWG, PLOT DATE:8/30/2022 3:31:59 PM, BY:LYNN O'GRADY

EL RENO LANE SANITARY PLAN VIEW
SCALE: 1" = 50'

FILING 3 KEY MAP
N.T.S.

Know what's **below.**
Call before you dig.

HORIZ. SCALE: 1" = 50'

VERT. SCALE: 1" = 5'

EL RENO LANE PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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

WWW.RRENGINEERS.COM

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME

EL RENO LANE
SANITARY

NO.
C5.6

PATH: P:\MC22110 MAYBERRY FILING NO 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - WATER & SANITARY\EL RENO LANE - SANITARY.DWG, PLOT DATE:8/30/2022 3:32:17 PM, BY:LYNN O'GRADY

UNION PACIFIC WAY SANITARY PLAN VIEW
SCALE: 1" = 50'

FILING 3 KEY MAP
N.T.S.

R&R

0 50' 100' 150'
HORIZ. SCALE: 1" = 50'

0 5' 10' 15'
VERT. SCALE: 1" = 5'

811
Know what's **below.**
Call before you dig.

UNION PACIFIC WAY PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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MAYBERRY PUD PH1 - FILING NO. 3

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CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME

UNION PACIFIC WAY SANITARY

NO.
C5.7

PATH: P:\MC22110 MAYBERRY FILING NO 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - WATER & SANITARY\UNION PACIFIC WAY - SANITARY.DWG, PLOT DATE:8/30/2022 3:33:37 PM, BY:LYNN O'GRADY

Computer File Information	Sheet Revisions		
Creation Date: 07/31/19	Date:	Comments	
Designer Initials: JBK			
Last Modification Date: 07/31/19			
Detailer Initials: LTA			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CURB INLET TYPE R

STANDARD PLAN NO. M-604-12
Standard Sheet No. 1 of 2

Issued by the Project Development Branch: July 31, 2019

Project Sheet Number:

MARK	BAR # OR SIZE	B.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	ALL INLETS L = 5 FT. LENGTH	INLETS H ≤ 5 FT. L = 10 FT. NO. REQ'D.	INLETS H ≤ 5 FT. L = 10 FT. LENGTH	INLETS H ≤ 5 FT. L = 15 FT. NO. REQ'D.	INLETS H ≤ 5 FT. L = 15 FT. LENGTH	INLETS H > 5 FT. L = 10 FT. NO. REQ'D.	INLETS H > 5 FT. L = 10 FT. LENGTH	INLETS H > 5 FT. L = 15 FT. NO. REQ'D.	INLETS H > 5 FT. L = 15 FT. LENGTH
402	4	12"	II	15	*	21	*	26	*	11	*	11	*
402	4	12"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	10'-10"	3	16'-0"
409	4	18"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	12"	VII							3		3	*
411	4	12"	II							3	5'-2"	3	10'-2"
412	4	9"	II							3	3'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■#8.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2 BARS, 1 RODS	—	4 BARS, 3 RODS	—	6 BARS, 5 RODS	—	4 BARS, 3 RODS	—	6 BARS, 5 RODS	—

REGULAR INLETS — DROP BOX INLETS

* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4 LB 36 BARS (SEE CHANNEL LAYOUT).

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

"H"	LENGTH 401	402	410	NO. REQ'D. REGULAR 403	407	NO. REQ'D. DROP BOX 403	407	L = 5 FT. CONC. CU. YDS.	STEEL LBS.	L = 10 FT. CONC. CU. YDS.	STEEL LBS.	L = 15 FT. CONC. CU. YDS.	STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	708
3'-6"	2'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-0"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-10"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-10"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-10"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-10"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	25	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-10"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	537	8.3	759	9.7	1005
11'-0"	10'-8"	9'-8"	8'-10"	30	27	30	20	6.9	547	8.5	774	9.9	1022

NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾" OR A 3INCH CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

CHANNELIZATION NOTES:

12.1 DETAILS SHOWN ARE TYPICAL ONLY FOR INSTALLATIONS WITH ALL INVERTS AT SAME RELATIVE ELEVATION.

12.2 FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, ETC. SPECIAL BASE/CHANNEL DETAILS SHALL BE SHOWN ON PLANS.

12.3 CHANNELIZATION DETAILS & STEP PLACEMENT TYPICAL FOR BOTH STORM AND SANITARY SEWER MH'S.

12.4 THE MINIMUM VERTICAL DROP THRU MANHOLE BASE SHALL BE 0.10 FOOT FOR STORM SEWERS AND 0.2 FOOT FOR SANITARY SEWER.

12.5 FOR SANITARY SEWER, VERTICAL DROPS IN EXCESS OF 18" REQUIRE AN OUTSIDE DROP. SEE **S-530**.

TYPE B MANHOLE NOTES:

9.1 THIS STANDARD MANHOLE DETAIL IS APPLICABLE TO CIRCULAR PIPES WITH 42" I.D. AND LARGER, AND NON-CIRCULAR PIPES WITH A SPAN OF 42" I.D. AND LARGER.

9.2 PIPES ENTERING THE MANHOLE MAY BE DEFLECTED UP TO 10° (MAXIMUM) EACH PIPE FOR A TOTAL CHANGE OF DIRECTION OF FLOW OF 20° (MAXIMUM).

9.3 FOR "Y" DEPTH OVER 20' SHOP DRAWINGS ALONG WITH CALCULATIONS FOR DESIGN OF WALLS, TOP AND BASE SLAB SHALL BE SUBMITTED FOR APPROVAL.

9.4 SET TOP SLAB TYPE B ELEVATION NO MORE THAN 12"± BELOW FINISHED GRADE I.E. ALLOW ENOUGH COVER TO ADD MH RINGS AND COVER.

9.5 PRECAST MANHOLE RISERS AND TOP SECTIONS SHALL CONFORM TO ASTM C-478. IN ADDITION MANHOLE STEPS, RISERS, SHIPLAP JOINTS, RING AND LINER COVER SHALL CONFORM TO APPLICABLE MMD STANDARD DETAILS.

9.6 CONCRETE IN TOP SLAB AND WALLS SHALL BE CLASS D CONCRETE, AND HAVE A 28 DAY STRENGTH OF 4500 PSI. PERMISSIBLE SLUMP WILL BE 3" TO 5"; AND AIR ENTRAINMENT WILL BE 5% - 8%.

9.7 LEAN CONCRETE FILL SHALL HAVE A 28 DAY STRENGTH OF 2000 PSI. (TYPE II CEMENT).

9.8 REINFORCING STEEL BARS SHALL CONFORM TO ASTM A-615 GRADE 60 DEFORMED BARS. CLEAR COVER REQUIREMENT (UNLESS OTHERWISE NOTED) TO BE 2" (2" FROM BOTTOM OF FOUNDATION SLAB.) REINFORCING BARS WILL BE SPLICED ONLY AT LOCATIONS SHOWN AND DETAILED ON THE DRAWINGS. BARS WILL BE WIRE-TIED, NO TACK WELDING WILL BE PERMITTED.

9.9 ALL STRUCTURES SHALL BE BENCHED TO TOP OF PIPE.

9.10 ALL STRUCTURE & SPECIAL STRUCTURES TO BE PLACED ON SUITABLE SUBGRADE MATERIAL. IF SUBGRADE CONDITIONS WARRANT, UNSUITABLE FOUNDATION MATERIAL WILL BE OVEREXCAVATED, & SELECT SUBGRADE MATERIAL WILL BE PLACED AS PER SECTION 5.00 OF THE MCDM STANDARD CONSTRUCTION SPECIFICATIONS.

9.11 GRANULAR BEDDING MATERIAL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY IN ACCORDANCE WITH AASHTO T-180.

9.12 STRUCTURE WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.

9.13 LATERAL SUPPORT SHALL BE PROVIDED AND MARKAMED FOR WALLS DURING BACKFILLING OPERATIONS.

9.14 MAX LATERAL SHALL BE 24" OR SMALLER. IF LARGER, A SPECIAL STRUCTURAL DESIGN IS REQUIRED. SEE **S-616.3** FOR PENETRATION DETAIL.

LEGEND	LEGEND CONT.
ID= INSIDE DIAMETER OF MANHOLE	FP= TOP FACE
OD= OUTSIDE DIAMETER OF PIPE	BLF= BOTTOM FACE
D= INSIDE DIAMETER OF PIPE	EF= EACH FACE
X= DEPTH OF MANHOLE RISER	E.W.= EACH WAY
Y= TOTAL DEPTH OF MANHOLE	

PIPE ID	BW
48" AND SMALLER	6'-4"
54"	6'-10"
60" AND LARGER	OD + 16"

NOTES

1. TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D..

2. VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.

3. EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE BE A MAXIMUM OF 16" ABOVE THE FLOOR.

4. FLOOR OF THE MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., ¾" PER FT. MIN). FLOOR SHALL BE SHAPED AND CHANNELED; SEE SD_3-2 FOR TYPICAL CHANNEL DETAILS.

SCALE: NOT TO SCALE

7/9/09
DATE APPROVED:
André Brackin
DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Detail
Type I
Standard Drawing

REVISION DATE:	FILE NAME:
7/9/09	SD_3-1

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

Depth of Bedding Material Below Pipe	d (min.)
D	
27" & smaller	3"
30" to 60"	4"
66" & larger	6"

Legend
B_c = outside diameter
H = backfill cover above top of pipe
D = inside diameter
d = depth of bedding material below pipe
A_c = area of concrete cradle in the middle of each expressed as a percentage of area of concrete or insert or crown.

Notes:
For Class B and C beddings, subgrades should be excavated or over excavated, if necessary, so a uniform foundation free of protruding rocks may be provided.
Special care may be necessary with Class A or other unyielding foundations to cushion pipe from shock when blasting can be anticipated in the area.

CITY OF COLORADO SPRINGS
TRENCH BEDDING CLASSIFICATION
APPROVED BY CITY ENGINEER

SCALE:	DATE:	DRAWN:	SHEET:
NO SCALE	JAN. 90	PL.B.	D-30

CITY OF COLORADO SPRINGS
TRENCH BEDDING FOR FLEXIBLE PIPE
APPROVED BY CITY ENGINEER

SCALE:	DATE:	DRAWN:	SHEET:
NO SCALE	JAN. 90	PL.B.	D-32

811 Know what's below. Call before you dig.

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME

UTILITY DETAILS

NO. C5.8

MH WATER STOP GASKET

CAST-IN-PLACE MANHOLE CONNECTION DETAILS FOR DISSIMILAR PIPE (NON-POROUS PIPE)

NO SCALE

PRECAST MANHOLE CONNECTION DETAILS FOR ANY TYPE OF PIPE

NO SCALE

WATER STOP GASKET NOTES:

14.1 PLACE STOP ON PIPE NEAR CENTER OF MANHOLE WALL.
14.2 TIGHTEN STEEL BAND TO ASSURE POSITIVE SEAL AGAINST PIPE OUTSIDE. A SCREWDRIVER MAY BE USED TO TAKE UP INITIAL SLACK BUT A SOCKET WRENCH (5/16") IS PREFERRED TO ENSURE PROPER TIGHTNESS.
14.3 CONSEAL (RAM NECK) IS NOT ACCEPTABLE.
14.4 HYDROTITE LEAKMASTER, SWELLSTOP, OR APPROVED EQUAL MAY BE USED FOR LARGE DIAMETER PIPE 60" OR GREATER AT THE DISCRETION OF THE CITY.

TEE INSTALLATION

IN LINE VALVE INSTALLATION

CROSS INSTALLATION

NOTES:

1. MECHANICAL JOINT RESTRAINTS SHALL BE APPROVED ACCORDING TO CHAPTER 4 FOR DIP AND PVC PIPE.
2. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

Colorado Springs Utilities	VALVE AND FITTINGS W/ MECHANICAL JOINT RESTRAINTS	A4-5
It's how we're all connected		DATED 06/2015

HORIZONTAL BENDS W/MJ RESTRAINTS AND CTRB

HORIZONTAL BENDS W/MJ RESTRAINTS WITHOUT CTRB

VERTICAL BENDS W/ CONCRETE REVERSE ANCHORS ON SLOPES 10% OR GREATER

NOTES:

1. MECHANICAL JOINT RESTRAINTS SHALL BE APPROVED ACCORDING TO CHAPTER 4 FOR DIP AND PVC PIPE.
2. LENGTH OF PIPE REQUIRING JOINT RESTRAINT SHALL BE DETERMINED FROM CHART ON DETAIL DRAWING A4-4.
3. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

Colorado Springs Utilities	BEND CONFIGURATIONS AND RESTRAINTS	A4-6
It's how we're all connected		DATED 06/2015

Know what's **below.** **Call** before you dig.

NOTE:

1. TRENCH BACKFILL SHALL CONFORM TO THE SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION AND ASTM D2321.

Colorado Springs Utilities	TYPICAL TRENCH SECTION	C2-1
It's how we're all connected		DATED 5/2015

TYPICAL GATE VALVE BOX

MJ OR FLANGED BUTTERFLY VALVE
WITH ROTATED ACTUATOR VALVE BOX

NOTES:

1. MAIN AND FIRE HYDRANT VALVES AND VALVE BOXES SHALL NOT BE IN THE CURB PAN, CURB OR SIDEWALK.
2. VALVE BOXES SHALL BE SLIP TYPE, PER CHAPTER 4.
3. DEBRIS CAPS SHALL BE INSTALLED AS CLOSE UNDER THE CAST IRON COVER WITHOUT INTERFERING WITH COVER OPERATIONS.
4. DEBRIS CAPS WITH FLEXIBLE SKIRTS SHALL BE TRIMMED TO PROVIDE A SMOOTH CONTACT WITH THE INTERIOR OF THE VALVE BOX.
5. FOR SERVICE LINES 4" AND GREATER, TRACER WIRE WILL BE BROUGHT UP IN THE SECONDARY VALVE BOX.

Colorado Springs Utilities	VALVE BOX INSTALLATION	A9-1
It's how we're all connected		DATED 03/2014

"L" BEAM LENGTH	
4" PIPE	2'-2"
6" PIPE	2'-5"
8" PIPE	2'-8"

NOTES:

1. IF APPROPRIATE LOCATION FOR DISCHARGED WATER CANNOT BE REACHED BY ROLLING THE BEND ADDITIONAL BENDS MAY BE REQUIRED BY THE COLORADO SPRINGS UTILITIES INSPECTOR.
2. COAT TIE RODS, BEAM AND GALVANIZED STEEL PIPE. SEE DETAIL DRAWING A8-11.
3. ENTIRE BLOW-OFF ASSEMBLY MUST BE ADEQUATELY SUPPORTED. CONCRETE PAVER STONES MAY BE REQUIRED.
4. PIPE DOPE APPROVED FOR USE IN POTABLE WATER SYSTEMS MUST BE USED ON ALL THREADED FITTINGS.
5. TEMPORARY BLOW-OFF VALVE ASSEMBLIES SHALL BE INSPECTED BY THE COLORADO SPRINGS UTILITIES INSPECTOR PRIOR TO BACKFILL. BACKFILL COMPACTION TO BE SAME AS PIPE COMPACTION SPECIFICATIONS.
6. 2" GALVANIZED PIPE MUST BE RATED TO 250 PSI AND CONFORM TO NSF-61 SPECIFICATIONS.
7. THERE SHALL BE NO SERVICE LINES CONNECTED BETWEEN THE LAST ISOLATION VALVE AND THE TEMPORARY BLOW-OFF ASSEMBLY.
8. TIE BACK RODS SHALL BE A MINIMUM ASTM A307 GRADE A STEEL WITH MINIMUM ASTM A-36 NUTS. STEEL BEAMS SHALL BE ASTM A992 GD 50.
9. ALL HOLES IN STEEL SHALL BE OVERSIZED HOLES.

Colorado Springs Utilities	TEMPORARY BLOW-OFF ASSEMBLIES- 4", 6" & 8" MAINS WITH SLIP JOINT PLUG	A2-4
It's how we're all connected		DATED 03/2014

NOTES:

1. ALL DUCTILE IRON FITTINGS AND PIPE SHALL BE CATHODICALLY PROTECTED PER SECTION 2.6.I.
2. ALL FITTINGS SHALL HAVE MJ RESTRAINTS IN ACCORDANCE WITH CHAPTER 5.
3. EXAMPLE CAN VARY DUE TO SITE CONDITIONS AND COLORADO SPRINGS UTILITIES INSPECTOR'S DIRECTION.
4. RESTRAINED JOINTS ARE REQUIRED WITHIN LOWERING.
5. NO TAPS OR TEES ARE ALLOWED WITHIN THE LOWERING.
6. THE LOWERINGS MAY BE ACCOMPLISHED WITH ANY DEGREE OF BENDS, HOWEVER, THE MAXIMUM DEGREE OF BEND ALLOWED IS 45 DEGREES.
7. WHERE WATER MAIN CROSSES UNDER STORM SEWER, WASTEWATER OR NON-POTABLE WATER INFRASTRUCTURE, A MINIMUM OF 9 FEET REQUIRED BETWEEN THE CENTERLINE OF THE CROSSING AND THE FIRST JOINT. THIS MEETS THE REQUIREMENTS FOR SECONDARY CONTAINMENT AS DESCRIBED IN SECTION 2.6-H.2.

Colorado Springs Utilities	LOWERING DETAIL UTILITY CROSSING 30" & SMALLER	A7-1
It's how we're all connected		DATED 06/2020

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

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MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME

UTILITY DETAILS

NO.

C5.9

counterclockwise. Each hose nozzle shall include a nozzle cap with nut, security chain. Steamer Nozzles are 4-1/2 inch in diameter with 6 right hand threads per inch. Specification on Steamer nozzle threads are available upon request and must meet CSFD hose threads.

TOP (PLAN) VIEW

FACE (FRONT) VIEW

DETAIL "A" - OPERATING NUT

DETAIL "B" - NOZZLE DETAIL

LOT LINE LOCATIONS

FLAG LOT LOCATIONS

PAD AND VAULT ACCESS CLEARANCES

NOTES:

1. HYDRANT NOZZLE SHALL BE POSITIONED AT RIGHT ANGLES TO THE NEAREST CURB. IF NO CURB OR SIDEWALK EXIST, NOZZLE SHALL BE PLACED AT RIGHT ANGLE TO STREET OR ALLEY.
2. HYDRANTS INSTALLED AT FLAG LOT LINES SHALL BE OFFSET 3' FROM THE LOT LINE.
3. HYDRANTS SHALL BE PLACED A MINIMUM OF 5.0 FEET FROM ANY UTILITY OR DRAINAGE STRUCTURE. (TO BE COORDINATED WITH JOINT TRENCH INSTALLATION).
4. EASEMENTS MUST BE PROVIDED FOR ANY PUBLIC HYDRANT WHICH IS CLOSER THAN 5.0 FEET INSIDE THE RIGHT-OF-WAY LINE.
5. A SAFE WORKING CLEARANCE IS NECESSARY FOR THE FIRE DEPARTMENT TO IDENTIFY, ATTACH HOSES TO AND OPERATE A FIRE HYDRANT IN CASE OF AN EMERGENCY. A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED BY THE COLORADO SPRINGS FIRE DEPARTMENT.
6. FIRE HYDRANTS SHALL BE INSTALLED WITH CLEARANCES PER THE MOST CURRENT APPROVED IFC.

Colorado Springs Utilities It's how we're all connected	FIRE HYDRANT LOCATIONS	A5-1 DATED 03/2014

STANDARD PEDESTRIAN RAMP LAYOUT FOR CURB RETURN RADIUS 20' OR LESS

STANDARD PEDESTRIAN RAMP LAYOUT FOR CURB RETURN RADIUS 25' OR GREATER

NOTES:

1. THE FIRE HYDRANT SHALL BE LOCATED BEHIND THE POINT OF CURB RETURN FOR CURB RETURN RADIUS 25 FEET OR GREATER.
2. WHERE THE CURB RETURN RADIUS IS 20 FEET OR LESS THE CENTER OF THE HYDRANT SHALL BE LOCATED 20 FEET OFF OF THE BACK OF CURB OF THE INTERSECTING STREET.
3. IN ALL CASES THE FIRE HYDRANT SHALL BE LOCATED A MINIMUM OF 2 FEET OUTSIDE OF THE PEDESTRIAN RAMP OR SIDEWALK.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR THE DEVELOPER'S ENGINEER TO VERIFY THAT PROPOSED HYDRANT LOCATIONS WILL NOT CONFLICT WITH ANY OTHER UTILITIES, FACILITIES, PEDESTRIAN RAMP INSTALLATIONS, DRAINAGE FACILITIES, PROPOSED PROPERTY STRUCTURES OR IMPROVEMENTS PRIOR TO BEGINNING CONSTRUCTION.

Colorado Springs Utilities It's how we're all connected	FIRE HYDRANT LOCATIONS	A5-2 DATED 03/2014

ELEVATION

VERTICAL & HORIZONTAL OFFSET BEND UPON INSPECTOR'S AND COLORADO SPRINGS UTILITIES APPROVAL

ELEVATION

NOTE:
DIP LATERALS AND HYDRANTS SHALL BE POLY WRAPPED AND INCLUDE 1-17lb. ANODE.

NOTES:

1. MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.
2. TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.
3. REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.
4. INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.
5. HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.
6. DO NOT BLOCK WEEP HOLE WITH POLYWRAP.
7. COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.
8. FOR HDPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.
9. FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF WAY LINE.

Colorado Springs Utilities It's how we're all connected	FIRE HYDRANT INSTALLATION	A5-3 DATED 03/2014

Colorado Springs Utilities It's how we're all connected	TRACER WIRE ON PVC OR HDPE PIPE	C2-3 DATED 5/2015

TWO-WAY CLEAN-OUT INSTALLATION

SINGLE CLEAN-OUT INSTALLATION

CLEAN-OUT INSTALLATION IN PAVEMENT

NOTES:

1. SINGLE CLEAN-OUT TO BE PLACED AT 100' INTERVALS, TWO-WAY CLEAN-OUTS AT 200' INTERVALS (100' EACH WAY CLEANING).
2. TRACER WIRE TO BE CONTINUOUSLY CONNECTED FROM THE MAIN LINE TO THE CLEAN-OUT LOCATED AT THE BUILDING.

Colorado Springs Utilities It's how we're all connected	TYPICAL WASTEWATER SERVICE LINE WITH TRACER WIRE AND CLEAN-OUTS	D1-4 DATED 5/2015

TYPICAL WASTEWATER SERVICE TAPPING SADDLE

NOTES:

1. WHEN THE WASTEWATER MAIN IS VCP, USE THE SDR 35 PVC SADDLE WITH A LARGER SKIRT. SADDLE SHALL BE ONE NOMINAL SIZE LARGER THAN THE WASTEWATER MAIN.
2. PIPE WILL BE CUT WITH AN O.D. HOLE SAW OR TAPPING MACHINE. A 4-1/2" O.D. HOLE SAW SHALL BE USED FOR 4" TAPS AND A 6-1/2" O.D. HOLE SAW SHALL BE USED FOR 6" TAPS.
3. ONLY 4" AND 6" TAP SIZES ARE ALLOWED.
4. WASTEWATER TAPPING SADDLES SHALL HAVE A CENTERING RING.
5. A GASKET SHALL BE USED TO ENSURE AN AIRTIGHT SEAL BETWEEN THE SADDLE AND THE PIPE.

Colorado Springs Utilities It's how we're all connected	TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD	D1-6 DATED 5/2015

SINGLE CLEAN-OUT INSTALLATION

CLEAN-OUT INSTALLATION IN PAVEMENT

NOTES:

1. SINGLE CLEAN-OUT TO BE PLACED AT 100' INTERVALS, TWO-WAY CLEAN-OUTS AT 200' INTERVALS (100' EACH WAY CLEANING).
2. TRACER WIRE TO BE CONTINUOUSLY CONNECTED FROM THE MAIN LINE TO THE CLEAN-OUT LOCATED AT THE BUILDING.
3. SEE CHAPTER 2 FOR MINIMUM SLOPES OF HDPE WASTEWATER SERVICE LINES.

Colorado Springs Utilities It's how we're all connected	TYPICAL HDPE WASTEWATER SERVICE LINE CLEAN-OUT DETAIL	D1-10 DATED 5/2015

Know what's **below.**
Call before you dig.

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

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

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME

UTILITY DETAILS

NO. C5.10

MAYBERRY DRIVE & SPRINGS ROAD
ROUNDABOUT DETAILED GRADING
SCALE: 1" = 30'

LEGEND

- (R) DENOTES PEDESTRIAN RAMP
- (B) DENOTES BIKE RAMP
- (S) DENOTES SPLITTER ISLAND SPILL CURB
- (C) DENOTES SPLITTER ISLAND CATCH CURB
- PATTERNED RAISED CONCRETE

MAYBERRY DRIVE & SPRINGS ROAD
ROUNDABOUT GEOMETRY
SCALE: 1" = 30'

FILING 3 KEY MAP
N.T.S.

Know what's **below.**
Call before you dig.

SCALE: 1" = 30'

HIGH PT ELEV = 6054.63
HIGH PT STA = 2+32.46
PVI STA = 2+60.25
PVI ELEV = 6054.85
AD = -2.53%
K=39.55
100.00' VC

N.W. FLOW LINE PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

HIGH PT ELEV = 6053.30
HIGH PT STA = 1+85.32
PVI STA = 2+00.83
PVI ELEV = 6053.70
AD = -3.69%
K=26.00
96.00' VC

N.E. FLOW LINE PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

HIGH PT ELEV = 6054.80
HIGH PT STA = 2+51.11
PVI STA = 2+58.43
PVI ELEV = 6054.95
AD = -1.59%
K=50.26
80.00' VC

S.W. FLOW LINE PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

HIGH PT ELEV = 6054.27
HIGH PT STA = 1+48.12
PVI STA = 1+75.82
PVI ELEV = 6054.44
AD = -3.25%
K=24.61
80.00' VC

S.E. FLOW LINE PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

LINE TABLE @ F.L.		
LINE #	BEARING	DISTANCE
L1	N74°00'16"E	15.13'
L3	N33°57'29"E	5.31'
L5	S56°19'52"E	4.98'
L7	S15°59'44"E	21.59'
L9	S15°59'44"E	16.82'
L11	S56°19'52"E	4.34'
L14	S11°48'55"E	2.27'
L16	S15°11'10"W	3.16'
L18	N75°30'26"E	1.73'
L19	S74°00'16"W	30.32'
L20	S33°57'29"W	5.31'
L21	N15°11'10"E	2.07'
L23	S1°37'18"W	12.98'
L24	N75°31'50"E	1.74'
L25	S74°31'29"E	1.81'
L26	S74°31'29"E	2.66'
L27	N75°31'50"E	2.70'
L28	N11°55'48"W	24.24'
L29	N88°41'36"W	13.07'
L30	S14°58'21"E	1.86'

LINE TABLE @ F.L.		
LINE #	BEARING	DISTANCE
L31	S15°10'44"W	1.91'
L32	S15°10'44"W	3.00'
L33	S14°58'21"E	2.58'
L34	S74°31'28"E	1.81'
L35	S1°36'36"W	12.98'
L36	S75°30'26"W	2.42'
L37	N74°31'28"W	2.92'
L38	N11°48'55"W	2.54'

CURVE TABLE @ F.L.			
CURVE #	LENGTH	RADIUS	DELTA
C1	17.23'	250.00'	3°56'57"
C3	34.95'	50.00'	40°02'47"
C5	35.56'	80.00'	25°28'00"
C6	6.55'	4.00'	93°51'14"
C7	13.41'	66.00'	11°38'36"
C8	4.20'	2.00'	120°14'38"
C9	15.72'	97.00'	9°17'08"
C10	3.16'	2.00'	90°24'26"
C12	5.66'	12.00'	27°00'05"
C13	3.61'	2.00'	103°25'31"
C15	4.20'	2.00'	120°18'25"
C16	13.13'	66.00'	11°23'43"
C17	6.55'	4.00'	93°45'33"
C19	3.70'	2.00'	106°05'28"
C21	6.27'	12.00'	29°56'41"
C23	3.16'	2.00'	90°28'21"
C24	15.73'	97.00'	9°17'24"
C26	1.05'	2.00'	29°56'41"
C28	3.05'	2.00'	87°27'38"
C30	5.96'	2.00'	170°48'16"

CURVE TABLE @ F.L.			
CURVE #	LENGTH	RADIUS	DELTA
C31	23.53'	97.00'	13°53'46"
C32	2.86'	2.00'	81°47'47"
C33	13.39'	66.00'	11°37'26"
C34	6.57'	4.00'	94°08'17"
C42	4.20'	2.00'	120°14'39"
C43	10.96'	97.00'	6°28'21"
C44	2.84'	2.00'	81°27'32"
C46	1.05'	2.00'	30°09'06"
C48	3.09'	2.00'	88°31'12"
C49	11.02'	269.00'	2°20'47"
C50	13.12'	66.00'	11°23'37"
C51	4.20'	2.00'	120°18'36"
C52	15.73'	97.00'	9°17'22"
C53	3.16'	2.00'	90°28'07"
C55	6.28'	12.00'	29°58'06"
C57	3.70'	2.00'	106°06'11"
C59	6.55'	4.00'	93°46'11"
C60	8.48'	500.00'	0°58'17"
C61	3.11'	2.00'	89°12'04"
C63	1.05'	2.00'	29°58'06"

CURVE TABLE @ F.L.			
CURVE #	LENGTH	RADIUS	DELTA
C65	2.84'	2.00'	81°23'48"
C66	8.34'	97.00'	4°55'32"
C68	34.95'	50.00'	40°02'47"
C69	59.65'	80.00'	42°43'18"
C70	35.20'	50.00'	40°20'08"
C71	23.18'	481.00'	2°45'41"
C72	35.20'	50.00'	40°20'08"
C73	39.11'	80.00'	28°00'25"
C74	3.25'	2.00'	93°08'54"
C75	0.94'	2.00'	27°00'05"
C76	2.84'	2.00'	81°27'32"
C77	3.71'	2.00'	106°16'45"
C78	6.31'	12.00'	30°09'06"

CATCH CURB
SCALE: 1" = 1'

SPILL CURB
SCALE: 1" = 1'

PATTERNED RAISED CONCRETE (CATCH)
SCALE: N.T.S.

PATTERNED RAISED CONCRETE (SPILL)
SCALE: N.T.S.

TRUCK APRON DETAIL
N.T.S.

BIKE RAMP DETAIL
SCALE: 1" = 10'

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

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MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD

NAME
ROUNDABOUT DETAILED GRADING

NO.
C6.0

PATH: P:\MC22110_MAYBERRY FILING NO. 3\ENGINEERING\4_DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\ROUNDABOUT GRADING.DWG, R-OT DATE:8/30/2022 3:33:32 PM, BY:LYNN O'GRADY

FILING 3 KEY MAP

N.T.S.

811 Know what's **below.** Call before you dig.

GENERAL NOTES: SIGNAGE AND PAVEMENT MARKINGS

1. INSTALLATION OF ALL STRIPING, SIGNS AND PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL OF EXISTING PAVEMENT MARKINGS (SCARRING OF PAVEMENT IS NOT PERMITTED). AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OVERLAYING OR CHIP SEALING THE ROADWAY, IF SCARRING OCCURS DURING REMOVAL OF EXISTING OR TEMPORARY PAVEMENT MARKINGS. THE CITY TRAFFIC ENGINEER WILL DETERMINE METHOD OF PAVEMENT REPAIR.
4. ALL STRIPING AND SIGNING SHALL CONFORM TO THE MOST RECENT ADOPTED EDITION OF THE FOLLOWING MANUALS AND THEIR SUPPLEMENTAL AMENDMENTS:
   - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   - CITY OF COLORADO SPRINGS SIGNAGE AND PAVEMENT MARKING GUIDELINES
   - CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS
   - CITY OF COLORADO SPRINGS PUBLIC WORKS DESIGN MANUAL
5. ALL STRIPING AND SIGNING IS SUBJECT TO THE APPROVAL OF THE CITY TRAFFIC ENGINEER PRIOR TO INSTALLATION AND/OR REMOVAL.
6. CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPING, PAVEMENT MARKINGS AND LEGENDS BY HYDROBLASTING, SANDBLASTING AND/OR GRINDING. ANY DEBRIS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
7. SIGN POSTS SHALL BE INSTALLED WITH A MINIMUM 2" x 2" x 10' SQUARE 14 GAUGE PERFORATED STEEL TUBING WITH A 2 $\frac{1}{4}$" x 2 $\frac{1}{4}$" x 3' SQUARE 12 GAUGE PERFORATED STEEL SLEEVE PER CITY OF COLORADO SPRINGS STANDARD. SLEEVES ARE TO BE INSTALLED IN A 6 TO 8 INCH DIAMETER HOLE THAT IS 30 TO 33 INCHES DEEP AND BACKFILLED WITH A 4000 PSI CONCRETE MIX.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM OF DIAMOND GRADE SHEETING.
9. ANY DEVIATION FROM THE SIGNAGE AND PAVEMENT MARKING PLANS SHALL BE APPROVED BY THE FIELD ENGINEER AND THE CITY TRAFFIC ENGINEER PRIOR TO ANY CHANGES BEING MADE IN THE FIELD.
10. ALL SIGNS SHOWN ON THE SIGNAGE AND PAVEMENT MARKING PLANS SHALL BE NEW SIGNS PROVIDED AND INSTALLED BY THE CONTRACTOR, EXCEPT FOR EXISTING SIGNS SPECIFICALLY INDICATED TO BE RESET, RELOCATED OR TO REMAIN. SIGN AND MARKING PLANS ARE TO BE REVIEWED AND APPROVED BY THE TRAFFIC INSPECTOR.
11. TRAFFIC INSPECTOR RESERVES THE RIGHT TO MAKE CHANGES AS NECESSARY.
12. STRIPED CROSSWALKS SHALL HAVE AN INSIDE DIMENSION MINIMUM OF 9 FEET AND SHALL HAVE A MINIMUM LENGTH OF 6 FEET AND MAXIMUM LENGTH OF 9 FEET PER SET REQUIREMENTS UNLESS INDICATED OTHERWISE. SCHOOLS AND SIGNALS SHALL BE 2 x 9 AND RESIDENTIAL/PEDESTRIAN CROSSINGS 1 x 9.
13. STOP BARS/STOP LINES SHOULD BE 2 FEET FROM A SIGNAL AND 1 FOOT FROM A STOP SIGN.
14. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS (EXCEPT WITHIN BIKE LANES) SHALL BE A MINIMUM OF 90 MIL THICKNESS THERMOPLASTIC OR PERFORM PLASTIC TAPE.
15. ALL LONGITUDINAL LINES SHALL BE A MINIMUM OF 15 MIL THICKNESS EPOXY.
16. CONTRAST MARKINGS REQUIRED TO BE INLAYED ON CONCRETE ROADWAYS.
17. CONTRACTOR TO DELIVER ALL REMOVED SIGNS TO THE CITY OF COLORADO SPRINGS SIGNS/MARKINGS SHOP AT 420 FONTANERO ST., (719) 385-6721.
18. CONTRACTOR SHALL NOTIFY CITY TRAFFIC ENGINEER AT (719) 385-5908 A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO AND UPON COMPLETION OF SIGNAGE AND PAVEMENT MARKING INSTALLATIONS.

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110

ORG. SUBM. DATE 06/16/2022

DWN: LAQ CHKD: CJD

NAME: SIGNAGE AND STRIPING - TRAFFIC CIRCLE

NO. C6.1

P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - SIGNAGE AND STRIPING\MC22110 - CD - SIGN & STRIP PLAN.DWG, PLOT DATE:8/30/2022 3:33:42 PM BY:LYNN O'GRADY

FILING 3 KEY MAP

N.T.S.

811 Know what's **below.** Call before you dig.

GENERAL NOTES: SIGNAGE AND PAVEMENT MARKINGS

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4. ALL STRIPING AND SIGNING SHALL CONFORM TO THE MOST RECENT ADOPTED EDITION OF THE FOLLOWING MANUALS AND THEIR SUPPLEMENTAL AMENDMENTS:
   - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   - CITY OF COLORADO SPRINGS SIGNAGE AND PAVEMENT MARKING GUIDELINES
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16. CONTRAST MARKINGS REQUIRED TO BE INLAYED ON CONCRETE ROADWAYS.
17. CONTRACTOR TO DELIVER ALL REMOVED SIGNS TO THE CITY OF COLORADO SPRINGS SIGNS/MARKINGS SHOP AT 420 FONTANERO ST., (719) 385-6721.
18. CONTRACTOR SHALL NOTIFY CITY TRAFFIC ENGINEER AT (719) 385-5908 A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO AND UPON COMPLETION OF SIGNAGE AND PAVEMENT MARKING INSTALLATIONS.

0 50' 100' 150'

SCALE: 1" = 50'

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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WWW.RRENGINEERS.COM

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME

SIGNAGE AND STRIPING - WEST

NO.

C6.2

PATH: P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - SIGNAGE AND STRIPING\MC22110 - CD - SIGN & STRIP PLAN.DWG, PLOT DATE:8/31/2022 8:09:07 AM, BY:LYNN O'GRADY

FILING 3 KEY MAP

N.T.S.

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0 50' 100' 150'

SCALE: 1" = 50'

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME

SIGNAGE AND STRIPING - EAST

NO.

C6.3

P:\R:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\4 DRAWINGS\PLANS\CDS - SIGNAGE AND STRIPING\MC22110 - CD - SIGN & STRIP PLAN.DWG, PLOT DATE:8/31/2022 8:09:08 AM, BY:LYNN O'GRADY

D3-1

D1-2

R1-1 R1-2

W20-3 W14-1

W6-1 W11-1*

R2-1 W11-2*

W14-2

W2-6 W16-17P (optional) W16-12P (optional)

R1-6

W16-7P

D1-1d

R1-5

R6-4

R6-4a

R6-5P

CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING | SIGNS AND MARKINGS GUIDELINES | SIGNS DETAIL-1 REVISED 2/12/2018

CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING | SIGNS AND MARKINGS GUIDELINES | SIGNS DETAIL-2 REVISED 2/12/2018

CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING | SIGNS AND MARKINGS GUIDELINES | SIGNS DETAIL-3 REVISED 2/12/2018

CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING | SIGNS AND MARKINGS GUIDELINES | SIGNS DETAIL-4 REVISED 2/12/2018

CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING | SIGNS AND MARKINGS GUIDELINES | SIGNS DETAIL-6 REVISED 2/12/2018

CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING | SIGNS AND MARKINGS GUIDELINES | SIGNS DETAIL-8 REVISED 2/12/2018

CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING | SIGNS AND MARKINGS GUIDELINES | SIGNS DETAIL-9 REVISED 2/12/2018

TYPE III BARRICADES

HOLES

Power Post
- 5/16" dia., 9/16" dia. for lamp

Steel Square Tube
- 7/16" dia., 9/16" dia. for lamp

Angle Iron Holes
- 11/32" dia. 9/16" dia. for lamp

Know what's **below.**
Call before you dig.

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/2022

R&R ENGINEERS SURVEYORS INC

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

MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME

SIGN DETAILS

NO.
C6.4

MARKINGS STANDARDS

1. SKIP LINE

2. DOUBLE YELLOW

3. STOP BAR

4. CONTINUOUS LEFT TURN LANE

*CONTRAST MARKINGS REQUIRED TO BE INLAYED ON CONCRETE ROADWAY

CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING	SIGNS AND MARKINGS GUIDELINES	MARKINGS DETAIL-1 REVISED 2/12/2018

5. CROSSWALK

6. PAVEMENT MARKING ARROW

2 ARROWS FOR EVERY BAY OVER 75' (ARROW EVERY 100')

*ALL ARROWS INSTALLED AT START OF TURN BAY

7. EDGE LINE- BIKE LANE

8. BARRIER LINE

*CONTRAST MARKINGS REQUIRED TO BE INLAYED ON CONCRETE ROADWAY

CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING	SIGNS AND MARKINGS GUIDELINES	MARKINGS DETAIL-2 REVISED 2/12/2018

9. GUIDELINE MARKINGS

*ONLY USED WHEN SHIFTING OR GUIDING TRAFFIC

10. SHARED LANE ARROWS

*CONTRAST MARKINGS REQUIRED TO BE INLAYED ON CONCRETE ROADWAY

CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING	SIGNS AND MARKINGS GUIDELINES	MARKINGS DETAIL-3 REVISED 2/12/2018

LAYOUT MARKINGS AND SYMBOLS

ALL TABS AND LAYOUT MARKS SHOULD BE PLACED 30' APART AND TABS ARE 8" LONG
PERMANENT TAPE - (NO FOIL BACK)

*CONTRAST MARKINGS REQUIRED TO BE INLAYED ON CONCRETE ROADWAY

CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING	SIGNS AND MARKINGS GUIDELINES	MARKINGS DETAIL-10 REVISED 2/12/2018

LAYOUT MARKINGS AND SYMBOLS

ALL TABS AND LAYOUT MARKS SHOULD BE PLACED 30' APART AND TABS ARE 8" LONG

*CONTRAST MARKINGS REQUIRED TO BE INLAYED ON CONCRETE ROADWAY

CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING	SIGNS AND MARKINGS GUIDELINES	MARKINGS DETAIL-9 REVISED 2/12/2018

INTERSECTIONS, ISLANDS AND CROSSWALKS

Computer File Information		Sheet Revisions		Colorado Department of Transportation	PAVEMENT MARKINGS	STANDARD PLAN NO.
Creation Date: 07/04/06 Initials: JSW		Date:	Comments	4201 East Arkansas Avenue Denver, CO 80222 Phone:(303) 757-9224 Fax: (303) 757-9434		S-627-1
Last Modification Date: Initials:						
Full Path: www.dot.state.co.us/DesignSupport/						
Drawing File Name: Sheet_S-627-01_3of5.dgn				Safety & Traffic Engineering Branch KCM/JSW	Issued By: Safety & Traffic Engineering Branch July 4, 2006	Sheet No. 3 of 5
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English						

-7-

PAVEMENT MARKING WORDS AND SYMBOLS

Computer File Information		Sheet Revisions		Colorado Department of Transportation	PAVEMENT MARKINGS	STANDARD PLAN NO.
Creation Date: 07/04/12		Date:	Comments	2829 W. Howard Pl. Denver, CO 80204 Phone:303-757-9436 FAX: 303-757-9219		S-627-1
Created By: SCL						Standard Sheet No. 8 of 9
Last Modification Date: 07/31/19						
Last Modified By: EButts				Traffic & Safety Engineering MKB	Issued By: Traffic & Safety Engineering Branch July 31, 2019	Project Sheet Number:
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English						

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	2ND SUBMISSION		9/1/2022

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MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME

STRIPING DETAILS

NO.

C6.5

TYPICAL URBAN LOCAL ROAD SECTION - 50' R.O.W. 6" MOUNTABLE CURB
SCALE: 1" = 5'

SECTION APPLIES TO STREETS:
- SOLAIRE LOOP
- UNION PACIFIC WAY
- EL RENO LANE

TYPICAL URBAN LOCAL ROAD SECTION - 50' R.O.W. 6" VERTICAL & 6" MOUNTABLE CURB
SCALE: 1" = 5'

SECTION APPLIES TO STREETS:
- SOLAIRE LOOP
- UNION PACIFIC WAY
- EL RENO LANE

TYPICAL URBAN LOCAL ROAD SECTION - 60' R.O.W. 6" VERTICAL CURB
SCALE: 1" = 5'

SECTION APPLIES TO STREETS:
- CATTLEMEN RUN
- ATCHISON WAY
- GALVESTON TERRACE
- VILLAGE MAIN STREET
- BESSEYI WAY

TYPICAL URBAN LOCAL ROAD SECTION - 60' R.O.W. 6" MOUNTABLE CURB
SCALE: 1" = 5'

SECTION APPLIES TO STREETS:
- CATTLEMEN RUN
- ATCHISON WAY
- GALVESTON TERRACE
- VILLAGE MAIN STREET

60' R.O.W. - 6" VERTICAL & 6" MOUNTABLE CURB
SCALE: 1" = 5'

SECTION APPLIES TO STREETS:
- CATTLEMEN RUN
- ATCHISON WAY
- GALVESTON TERRACE
- VILLAGE MAIN STREET

811
Know what's **below.**
Call before you dig.

NOTES:
1. A LANDSCAPE AGREEMENT IS REQUIRED FOR LANDSCAPING IN COUNTY R.O.W.
2. STREET TREES MAY BEPLANTED IN STREET WITHIN R.O.W. SUBJECT TO COUNTY STANDARDS.
3. 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).

NO.	REVISION	BY	DATE
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CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME
TYPICAL ROAD SECTIONS & DETAILS

NO.
C7.0

TYPICAL URBAN LOCAL ROAD SECTION
60.5' R.O.W. 6" VERTICAL & 6" MOUNTABLE CURB
DESIGN SPEED: 25 MPH
SCALE: 1" = 5'

SECTION APPLIES TO STREETS:
- CATTLEMEN RUN

TYPICAL MINOR COLLECTOR ROAD SECTION
65' R.O.W. 6" VERTICAL CURB
DESIGN SPEED: 30 MPH
SCALE: 1" = 5'

SECTION APPLIES TO STREETS:
- SPRINGS ROAD

TYPICAL BOULEVARD INTERIM CONDITION
100' R.O.W. 6" VERTICAL CURB
DESIGN SPEED: 30 MPH
SCALE: 1" = 5'

SECTION APPLIES TO STREETS:
- MAYBERRY DRIVE (FILING 3)

TYPICAL BOULEVARD ULTIMATE CONDITION
100' R.O.W. 6" VERTICAL CURB
DESIGN SPEED: 40 MPH
SCALE: 1" = 5'

SECTION APPLIES TO STREETS:
- MAYBERRY DRIVE (ULTIMATE)

NOTES:
1. A LANDSCAPE AGREEMENT IS REQUIRED FOR LANDSCAPING IN COUNTY R.O.W.
2. STREET TREES MAY BEPLANTED IN STREET WITHIN R.O.W. SUBJECT TO COUNTY STANDARDS.
3. 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).

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MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS

JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD

NAME
TYPICAL ROAD SECTIONS & DETAILS

NO.
C7.1

6/23/20	Typical Curb and Gutter Details	
DATE APPROVED:	Standard Drawing	
Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2–20
DEPARTMENT OF PUBLIC WORKS		

NOTES

1. W – WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.

2. T – SQUARED–OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 – 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.

3. = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).

4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

8/11/11	Typical Cross Pan Layout Detail	
DATE APPROVED:	Standard Drawing	
André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2–26
DEPARTMENT OF TRANSPORTATION		

PEDESTRIAN RAMP NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON–COLORED, NON–SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2–42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID–BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL. SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

GENERAL NOTES

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

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

TRUNCATED DOME DETAILS

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

6/23/20	Parallel Pedestrian Curb Ramp Detail	
DATE APPROVED:	Standard Drawing	
Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2–50
DEPARTMENT OF PUBLIC WORKS		

URBAN LOCAL KNUCKLE DETAILS

R/W	50'
W	30' (EOA)
R_1	27'
R_2	37'
R_3	50'
R_4	60'
SDT	40'

SDT = SIGHT DISTANCE TRIANGLE DESIGN SPEED = 25 MPH

7/9/09	Urban Local Knuckle	
DATE APPROVED:	Standard Drawing	
André Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2–77
DEPARTMENT OF TRANSPORTATION		

NOTES

1. Detectable warning pavers shall be prefabricated reddish integrally colored truncated domes surfaced concrete or masonry pavers. Pavers shall meet the requirements of ASTM C 902 or ASTM C 936 and comply with ADA requirements.
2. Prior to start of work, Contractor shall submit, to City Engineering for approval, a sample paver and documentation from the manufacturer. Pavers surface shall have a minimum of 70% light reflectivity contrast with the adjoining surface.
3. Well for pavers shall be accurately blocked out to ensure proper depth, alignment, and uniform grade. Only full width pavers shall be used to obtain specified ramp throat width.
4. Pavers shall be placed in the running pattern shown, domes placed in a square grid and aligned in the direction of travel. Pavers shall be installed so that the bases of the truncated domes are at the same elevation as the adjoining ramp surface.
5. Sand for bedding material shall conform to ASTM C 33. Sand to be placed between joints shall conform to ASTM C 144.
6. Bedding sand shall be screed to the appropriate depth ahead of the pavers installation. A plate vibrator shall be used to embed the pavers into the sand. Any pavers that are damaged during transport or installation will be rejected and shall be replaced at the Contractor's expense.
7. When cut pavers are required, cut sections shall not significantly impact overall truncated domes pattern and cut domes shall be beveled at a 45–degree angle to create a smooth transition.
8. Joint spacing shall be in accordance with the manufacturer's recommendations, but shall not be more than 1/8". Joints shall be filled completely with joint sand. Excess sand shall be removed by sweeping.

PEDESTRIAN RAMP DETAILS FOR DETECTABLE PAVERS
STD. D–88

NO.	REVISION	BY	DATE
2	2ND SUBMISSION		9/1/2022

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MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN: LAO	CHKD: CJD

NAME: TYPICAL ROADWAY DETAILS

NO. C7.2

LEGEND

SYMBOL	QTY	ARRANGEMENT	LLF	DESCRIPTION	ARR. WATTS	ARR. LUMENS	LAMP
	28	SINGLE	0.9	ERLC-06-B5-40-120-277-ELSHS 25FT POLE MOUNTED	46	5370	LED
	4	SINGLE	0.9	ERLC-06-V4-40-120-277 20FT POLE MOUNTED	55	6350	LED

CALCULATION SUMMARY

ROUNDABOUT AND APPROACHES	MAYBERRY DR E COLLECTOR	MAYBERRY DR W COLLECTOR	SPRINGS RD LOCAL	BOUNDARY
ILLUMINANCE (Fc)	LUMINANCE (Cd/Sqm)	LUMINANCE (Cd/Sqm)	LUMINANCE (Cd/Sqm)	ILLUMINANCE (Fc)
MINIMUM = 0.2	MINIMUM = 0.3	MINIMUM = 0.2	MINIMUM = 0.1	MINIMUM = 0.0
MAXIMUM = 2.8	MAXIMUM = 1.6	MAXIMUM = 1.6	MAXIMUM = 1.2	MAXIMUM = 0.2
AVERAGE = 0.82	AVERAGE = 0.58	AVERAGE = 0.58	AVERAGE = 0.42	AVERAGE = 0.11
AVG/MIN = 4.10	AVG/MIN = 2.32	AVG/MIN = 4.1	AVG/MIN = 4.2	AVG/MIN = N/A

CDOT CRITERIA

ROUNDABOUT COLLECTOR/LOCAL	COLLECTOR STREET	LOCAL STREET
ILLUMINANCE (Fc)	ILLUMINANCE (CD/SQM)	ILLUMINANCE (CD/SQM)
AVERAGE = 0.9	AVERAGE = 0.4	AVERAGE = 0.3
AVG/MIN = 4.0	AVG/MIN = 4.0	AVG/MIN = 4.0

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY

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Kimley»Horn
Engineer: CHRISTINA J. COLWELL
P.E. No. 124027 Date: APRIL 2022

KHA PROJECT 196459000
DATE AUGUST 2022
SCALE AS SHOWN
DESIGNED BY WRP
DRAWN BY WRP
CHECKED BY DJC

PHOTOMETRIC LAYOUT
OUTBOARD LIGHTS

MAYBERRY DR AND SPRING RD ROUNDABOUT
PREPARED FOR
MAYBERRY COMMUNITIES

SHEET NUMBER
PH1.1

Plotted By:Colwell, Dustin Sheet Set:Kha Layout:PH1.1 August 22, 2022 05:34:33pm K:\DEN_MEP_Fee Proposal\Mayberry\PH1 FL 3\CAD\Exhibits\Mayberry Photometric Exhibit_T2.dwg
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SHEET PH1.1 MATCHLINE A

SHEET PH1.1 MATCHLINE B

No.	REVISIONS	DATE	BY

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"PLAN IN ALLIANCE WITH YOU"

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Kimley»Horn
Engineer: DUSTIN J. COLWELL
P.E. No. 126257 Date: August 22, 2022

KHA PROJECT 196459000
DATE: AUGUST 2022
SCALE AS SHOWN
DESIGNED BY WRP
DRAWN BY WRP
CHECKED BY DJC

PHOTOMETRIC LAYOUT
OUTBOARD LIGHTS

MAYBERRY DR AND SPRING RD ROUNDABOUT
PREPARED FOR
MAYBERRY COMMUNITIES

SHEET NUMBER
PH1.2

Plotted By:Colwell, Dustin Sheet Set:Kha Layout:PH1.2 August 22, 2022 05:34:40pm K:\DEN_MEP_Fee Proposal\Mayberry\PH1 FL 3\CAD\Exhibits\Mayberry Photometric Exhibit_T2.dwg
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Evolve® LED Roadway Lighting

Cobra Head (ERLC)

Catalog Logic

Project Name _____

Date _____ Type _____

Notes _____

E R L C

PROD. ID	VOLTAGE	LUMENS	DISTRIBUTION	CCT	CONTROLS PER ANSI C136.41	COLOR	OPTIONS
E = Evolve	0 = 120-277[1]	02[2]	A5 = II Narrow	27 = 2700K[4]	A = 7-Pin Receptacle	BLCK = Black	B = Tether
R = Roadway	8 = 120-240	03	B5 = Type II/III[3]	30 = 3000K[4]	D = 7-Pin Receptacle with Shorting Cap	DKBZ = Dark Bronze	C1 = Captive Door
L = Local		04	C5 = Type III	40 = 4000K	E = 7 Pin Receptacle with Long Life non-Dimming PE Control	GRAY = Gray	F = Fusing
C = Compact	1 = 120	05	V4 = Type V	50 = 5000K		WHTE= White	G = Internal Bubble Level
	2 = 208	06			Note: 0-10V control standard unless DALI Option "U" requested		L = Tool-Less Entry
	3 = 240	07					M1 = MagnaPak[8]
	4 = 277						R = Secondary 10kV/5kA SPD
							T = Secondary 20kV/10kA SPD
							U = DALI Programmable[5]
							V1 = Field Adjustable Module[1,7]
							Y = Coastal Finish[6]
							XXX = Special Options

1 Not Available with Fusing
2 Lumen choice only offered for 120-240V
3 See ISO plots of the B5 Distribution
4 Select 2700K or 3000K CCT for IDA approved units
5 Compatible with LightGrid
6 Recommended for installations within 750 feet from coast. Lead time varies, check with factory.
7 Not available with DALI "U" option
8 Option M1 provides for MagnaPak – 40 Fixtures per MagnaPak Container. Single Pack box is standard

SUGGESTED HID REPLACEMENT

- Approximately 2,000 - 7,000 lumens to replace 50-100W HPS Cobra-head

Note: actual replacement lumens may vary based upon mounting height, pole spacing, design criteria, etc.

Previous	Optical Pattern	Latest	New Optical Pattern
A3	Type II Narrow	A5	Type II Narrow
B3	Type II Wide	B5	Type II/III
C3	Type III	C5	Type III
N/A	Type V	V4	Type V

The information above is designed to provide a guideline to select the correct luminaire for a roadway application. The best and most accurate way to ensure the proper design is by doing a lighting layout.

GE current
a Daintree company

Not all product variations listed on this page are DLC qualified.
Visit www.designlights.org/search to confirm qualifications.

Evolve® LED Roadway Lighting

Cobra Head (ERLC)

Mounting & Accessories

Project Name _____

Date _____ Type _____

Notes _____

MOUNTING

- Adjustable for 1.25 to 2 in. nominal mounting pipe
- Integral diecast mounting pipe stop
- Slipfitter with +/- 5 degrees of leveling adjustment

EFFECTIVE PROJECTED AREA

- 0.3 sq ft max (0.029 sq m)

WEIGHT

- Approximate net weight: 8.5 lbs (3.8 kgs)

ACCESSORIES

SAP Number	Part Number	Description
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V
28299	PECOTL	Standard 120-277V
XXXXXX	PECHTL	Standard 347-480V
73251	SCCL-PECTL	Shorting Cap

See pages 22 & 23 for more detailed information on ERLC Shields.

NETWORKED LIGHTING CONTROL

Current's **LightGrid™** Outdoor Lighting Control System is designed for Street and Roadway Applications. It enables remote monitoring, control, and asset management of a single fixture or a group of fixtures through a web enabled Central Management System.

GE current
a Daintree company

2
PH1.3

LIGHT POLE LUMINAIRE CUTSHEET

N.T.S.

No.	REVISIONS	DATE	BY

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Kimley»Horn
Engineer: CHUSTINA J. COLWELL
P.E. No. 136857 Date: AUGUST 22, 2022

KHA PROJECT 196459000
DATE AUGUST 2022
SCALE AS SHOWN
DESIGNED BY WRP
DRAWN BY WRP
CHECKED BY DJC

FIXTURE DETAILS

MAYBERRY DR AND SPRING RD ROUNDABOUT
PREPARED FOR
MAYBERRY COMMUNITIES

SHEET NUMBER
PH1.3

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