



February 3, 2023

El Paso County Planning and Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80190

**RE: EPC SF2219 – Mayberry Filing 3 CDs Comment Response**

The intent of this letter is to give a broad overview of changes between the most recent Filing 3 Construction Documents submission and the 3<sup>rd</sup> submission. Responses to individual comments can be found on the marked up PDF following this letter. A broad overview of the changes are as follows:

- Road grades were lowered/raised to maximize drainage and better balance the site.
- Minimum K-values are now obtained throughout the roadway profiles.
- Each of the bulb-outs were revised to have the correct interior radius. The line and curve tables have been updated.
- The transition piece converting the curb from mountable to vertical was reduced in length to 5 feet.
- Plan sheets C5.0-C5.9 (water & sewer utilities) have not been included in the submittal set. These sheets contain only water and sanitary sewer profiles and details that have not previously received comment by EPC. All relevant water and sewer horizontal locations and crossings have been included in the road and storm plan/profile sheets.

Clif Dayton, PE  
R&R Engineers-Surveyors, Inc.  
Department Manager  
(303) 753-6730  
[cdayton@rrengineers.com](mailto:cdayton@rrengineers.com)



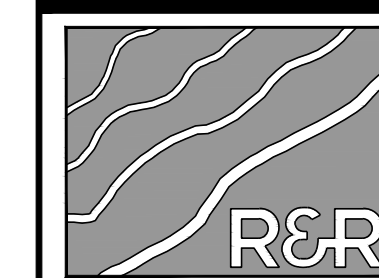


Know what's below. Call before you dig.

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

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

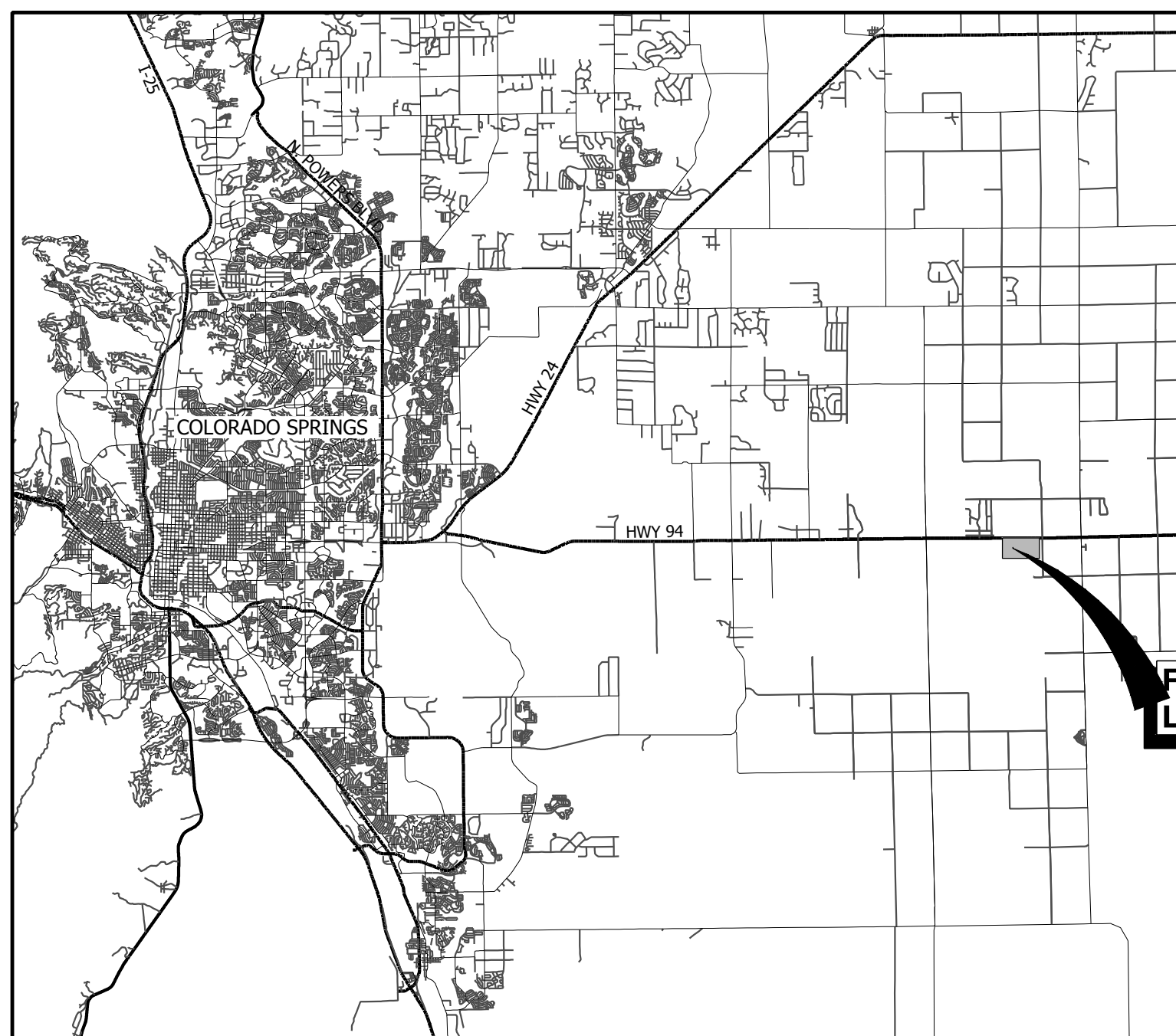


ENGINEERS SURVEYORS

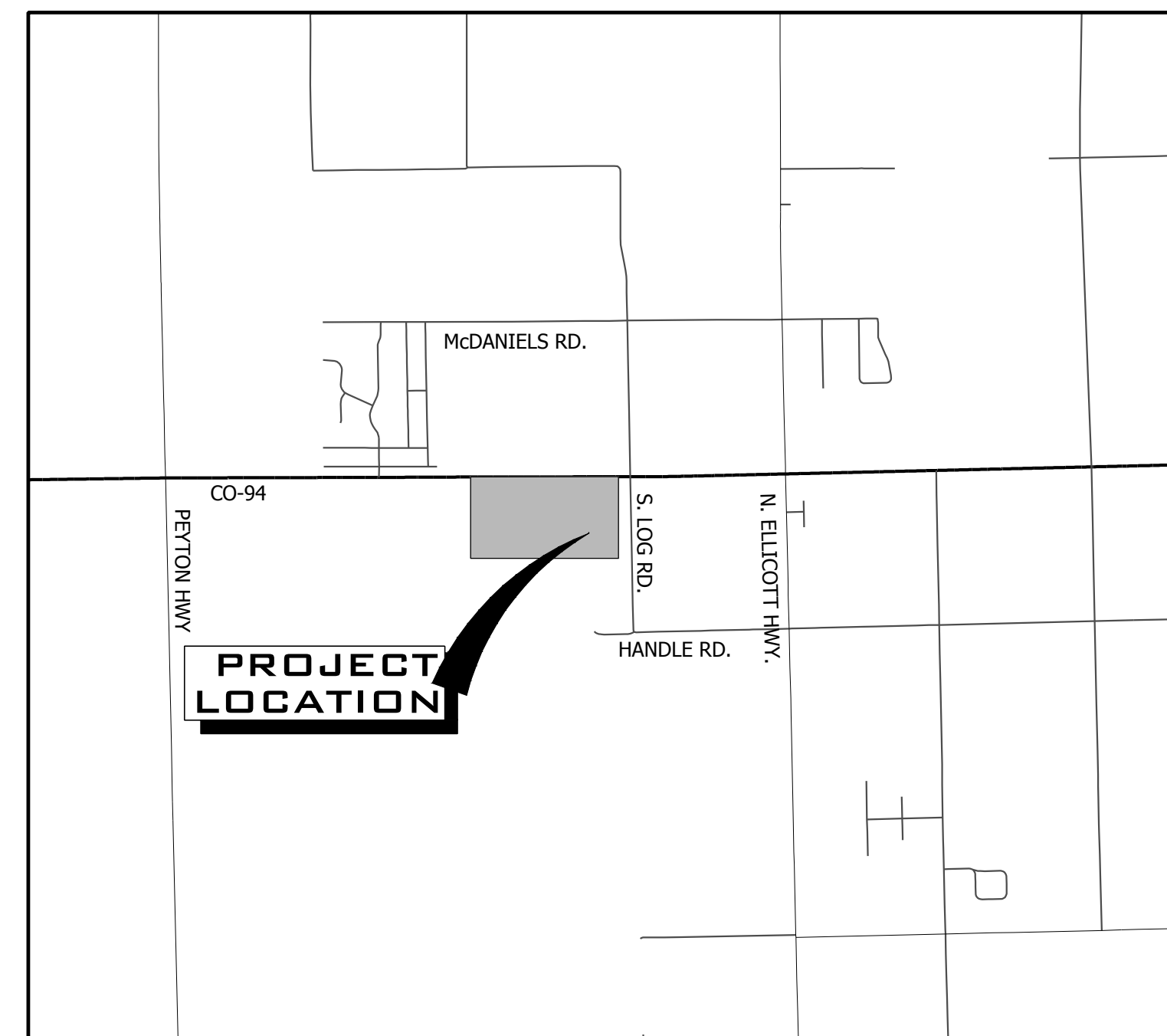
**R&R ENGINEERS-SURVEYORS, INC.**  
1635 WEST 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
PHONE: 303-753-6730

WWW.RRENINEERS.COM

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 TRANSPORTATION, REGION 2	ELLCOTT UTILITIES COMPANY, LLC	BLACK HILLS ENERGY	MOUNTAIN VIEW ELECTRIC ASSOCIATION
5615 WILLS BLVD. PUEBLO, CO 81008 MR. ART GONZALES (REFERENCE CDDT 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



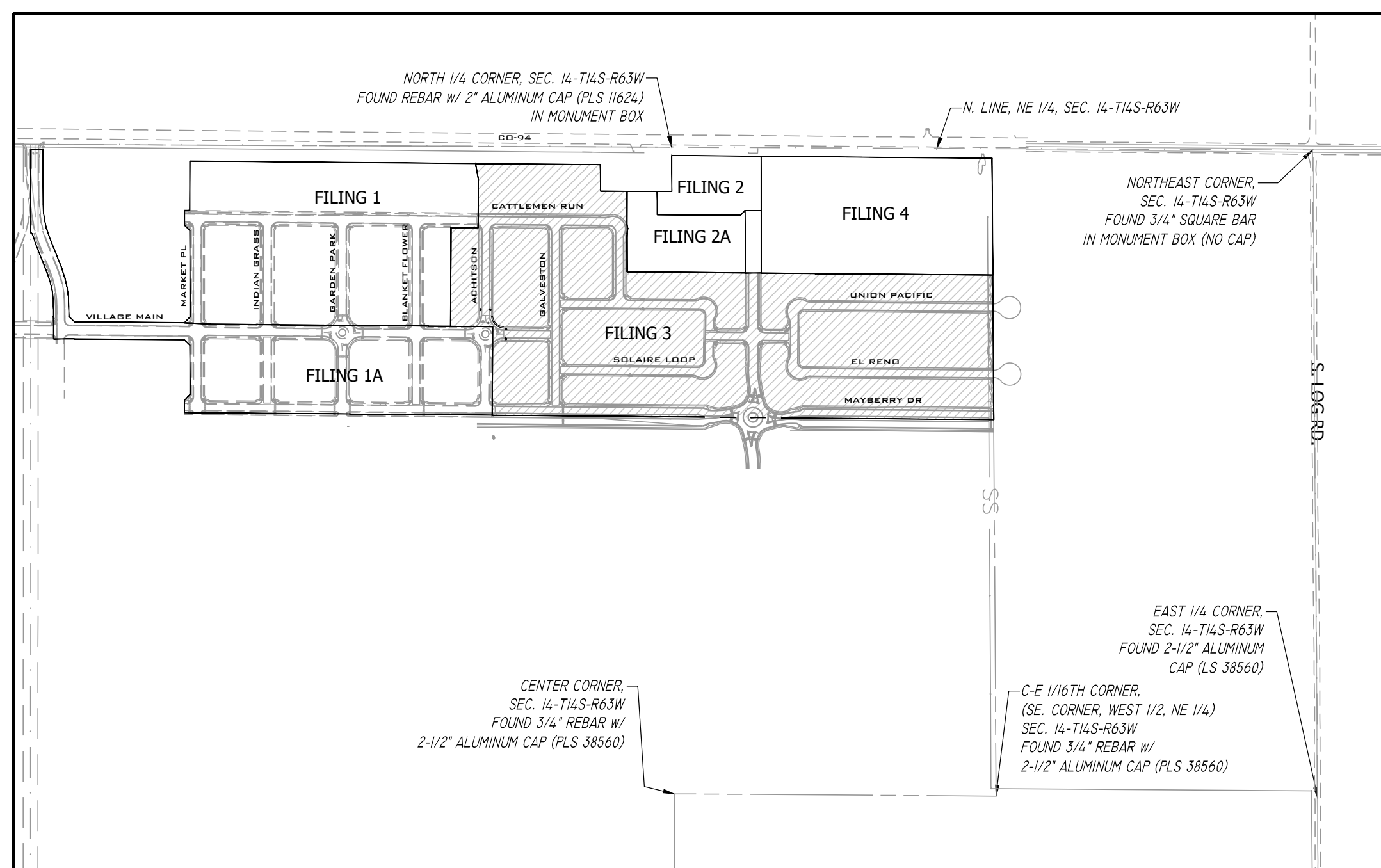
VICINITY MAP  
SCALE 1" = 20,000'



VICINITY MAP  
SCALE 1" = 5,000'

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C1.2	LEGEND & ABBREVIATIONS
C2.0	EXISTING CONDITIONS PLAN
C2.1	DEMO PLAN
C3.0	OVERALL SITE PLAN
C3.1	OVERALL UTILITY PLAN
C3.2	SITE & UTILITY PLAN - WEST
C3.3	SITE & UTILITY PLAN - EAST
C4.0	ACHISON WAY PLAN & PROFILE
C4.1	CATTLEMEN RUN PLAN & PROFILE
C4.2	GALVESTON TERRACE PLAN & PROFILE
C4.3	VILLAGE MAIN STREET PLAN & PROFILE
C4.4	SOLAIRE LOOP 9+50 TO 16+50 PLAN & PROFILE
C4.5	SOLAIRE LOOP 16+50 TO 25+00 PLAN & PROFILE
C4.6	BESSEY WAY PLAN & PROFILE
C4.7	SPRINGS ROAD PLAN & PROFILE
C4.8	EL RENO LANE PLAN & PROFILE
C4.9	UNION PACIFIC WAY PLAN & PROFILE
C4.10	MAYBERRY 9+00 TO 22+50 PLAN & PROFILE
C4.11	MAYBERRY 22+50 TO 32+00 PLAN & PROFILE
C4.12	EAST STORM DRAIN PLAN & PROFILE
C4.13	STORM LATERALS 3, 5, & 6 PLAN & PROFILES
C5.0	CATTLEMEN RUN SANITARY
C5.1	GALVESTON TERRACE SANITARY
C5.2	SOLAIRE LOOP 10+00 TO 16+50 SANITARY
C5.3	SOLAIRE LOOP 16+50 TO 25+00 SANITARY
C5.4	BESSEY WAY SANITARY
C5.5	SPRINGS ROAD SANITARY
C5.6	EL RENO LANE SANITARY
C5.7	UNION PACIFIC WAY SANITARY
C5.8	UTILITY DETAILS
C5.9	UTILITY DETAILS
C5.10	UTILITY DETAILS
C6.0	ROUNDBOUT DETAILED GRADING
C6.1	SIGNAGE AND STRIPING - TRAFFIC CIRCLE
C6.2	SIGNAGE AND STRIPING - WEST
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C6.4	SIGN DETAILS
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C7.0	TYPICAL ROAD SECTIONS & DETAILS
C7.1	TYPICAL ROAD SECTIONS & DETAILS
C7.2	TYPICAL ROADWAY DETAILS
PH1.1	PHOTOMETRIC LAYOUT OUTBOARD LIGHTS
PH1.2	PHOTOMETRIC LAYOUT OUTBOARD LIGHTS
PH1.3	PHOTOMETRIC LAYOUT OUTBOARD LIGHTS
C8.0	GESC COVER SHEET
C8.1	GENERAL NOTES & LEGEND
C8.2	E&S PLAN-NORTH WEST
C8.3	E&S PLAN-NORTH EAST
C8.4	E&S PLAN-SOUTH WEST
C8.5	E&S PLAN-SOUTH EAST
C8.6	E&S DETAILS
C8.7	E&S DETAILS
C8.8	E&S DETAILS
C8.9	E&S DETAILS
C8.10	OVERALL GRADING PLAN
C8.11	GRADING PLAN - WEST
C8.12	GRADING PLAN - EAST
C8.13	GRAD PLAN - DETENTION POND
C8.14	CHANNEL C2 PLAN & PROFILE 9+00 TO 20+00
C8.15	CHANNEL C2 PLAN & PROFILE 20+00 TO 29+00
C8.16	CHANNEL D PLAN & PROFILE
C8.17	CHANNEL E 9+50 TO 24+00
C8.18	CHANNEL E 24+00 TO 38+50
C8.19	CHANNEL F PLAN & PROFILE
C8.20	LOT GRADING DETAILS
C8.21	DETENTION POND DETAILS
C8.22	DETENTION POND DETAILS



SITE MAP  
SCALE 1" = 500'

**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.

### 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

Please revise to Joshua Palmer Revised.

**MAYBERRY PUD PH 1 - 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	DATE	06/16/2022
ORG. SUBM. DATE		CHKD.	CJD
DWN.	LAO		
NAME			

COVER SHEET

NO. C1.0

P:\14-11-2022\MAYBERRY FILING NO. 3\CONSTRUCTION DOCUMENTS\PLANS\05 - COVER & NOTES\MC22110 - CIV - CD.DWG - PLOT DATE: 8/31/2022 2:46:54 AM BY: JPNK, GORDAY









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# ABBREVIATIONS

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

# MASTER LEGEND

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

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

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1635 WEST 13TH AVENUE, SUITE 310  
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MAYBERRY PUD PH 1 - 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

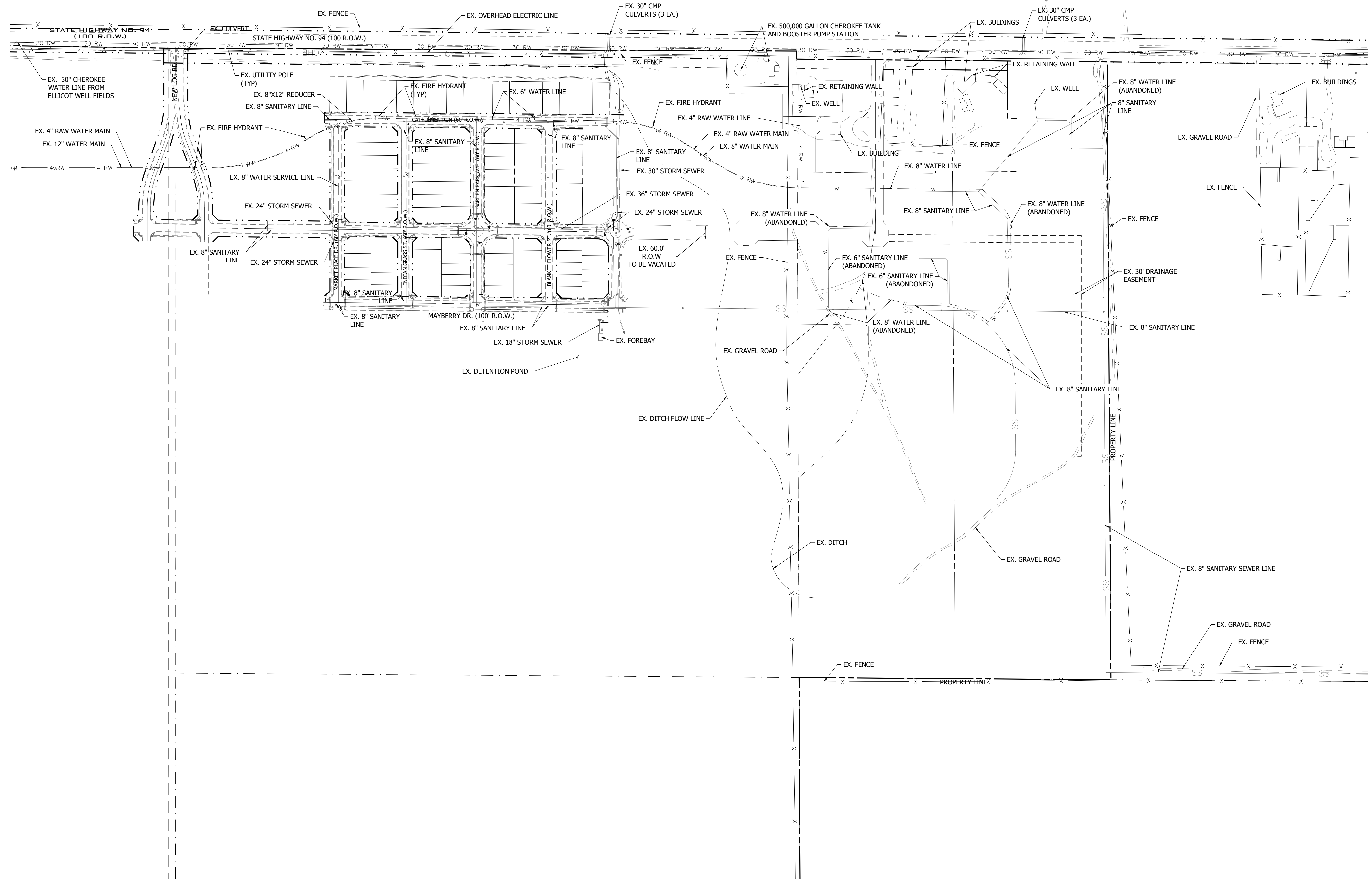
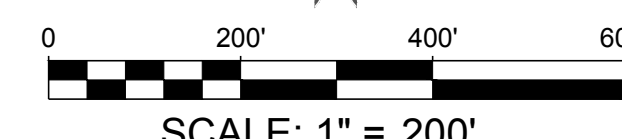
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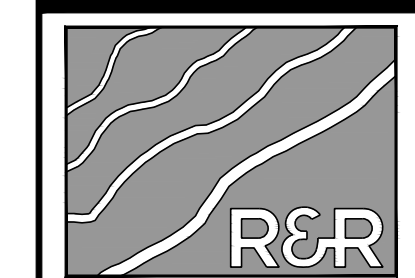


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NO.	REVISION	BY	DATE
1	2ND SUBMISSION		9/1/2022



**R&R ENGINEERS-SURVEYORS, INC.**

1635 WEST 13TH AVENUE, SUITE 310  
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

EXISTING  
CONDITIONS PLAN

NO.  
**C2.0**



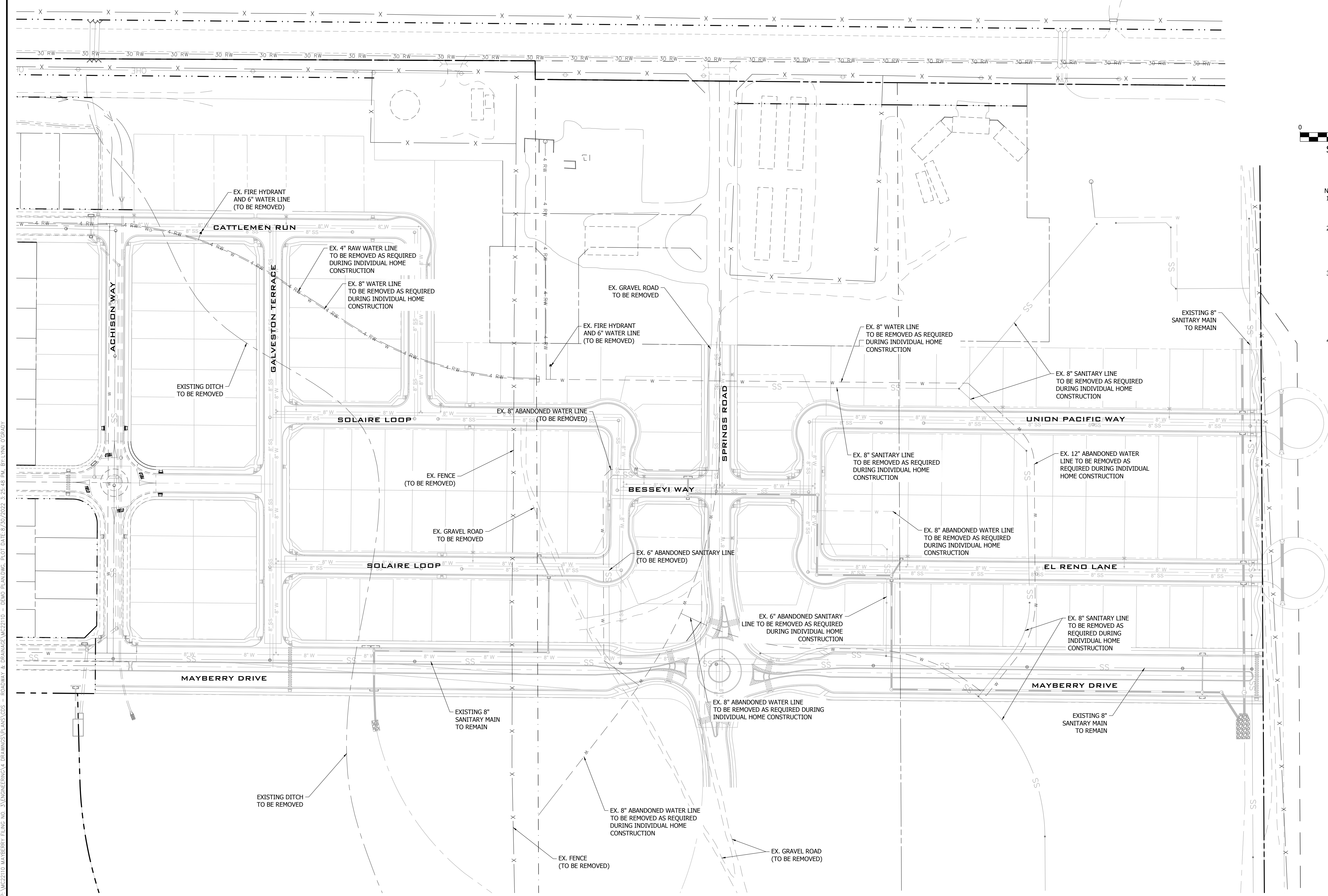


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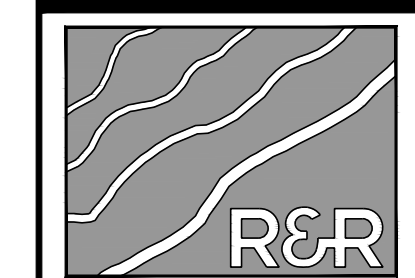
SCALE: 1" = 80'

- NOTES:
- MAYBERRY FILING 1 AND FILING 1A ARE ASSUMED TO BE EXISTING DURING THE CONSTRUCTION OF FILING 3.
  - MAYBERRY FILING 1 AND FILING 1A AS WELL AS EXISTING INFRASTRUCTURE WITHIN THE FILING 3 BOUNDARY ARE SHOWN BOLD. FILING 3 LINEWORK IS SHOWN GRAYED BACK.
  - 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.
  - CONTRACTORS TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER AND OWNER IF ADDITIONAL UTILITIES ARE LOCATED OR LOCATED DIFFERENTLY THAN SHOWN.



PATH: P:\MC22110\MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\GDS - ROADWAY & DRAINAGE\MC22110 - DEMO PLAN.DWG, PLOT DATE: 6/16/2022 2:25:48 PM, BY: LMM, C:GRADY

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



ENGINEERS  
SURVEYORS

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 EL PASO COUNTY  
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 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**



Know what's below.  
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	2ND SUBMISSION		9/1/2022



ENGINEERS  
SURVEYORS

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DENVER, COLORADO 80204  
PHONE: 303-753-6730

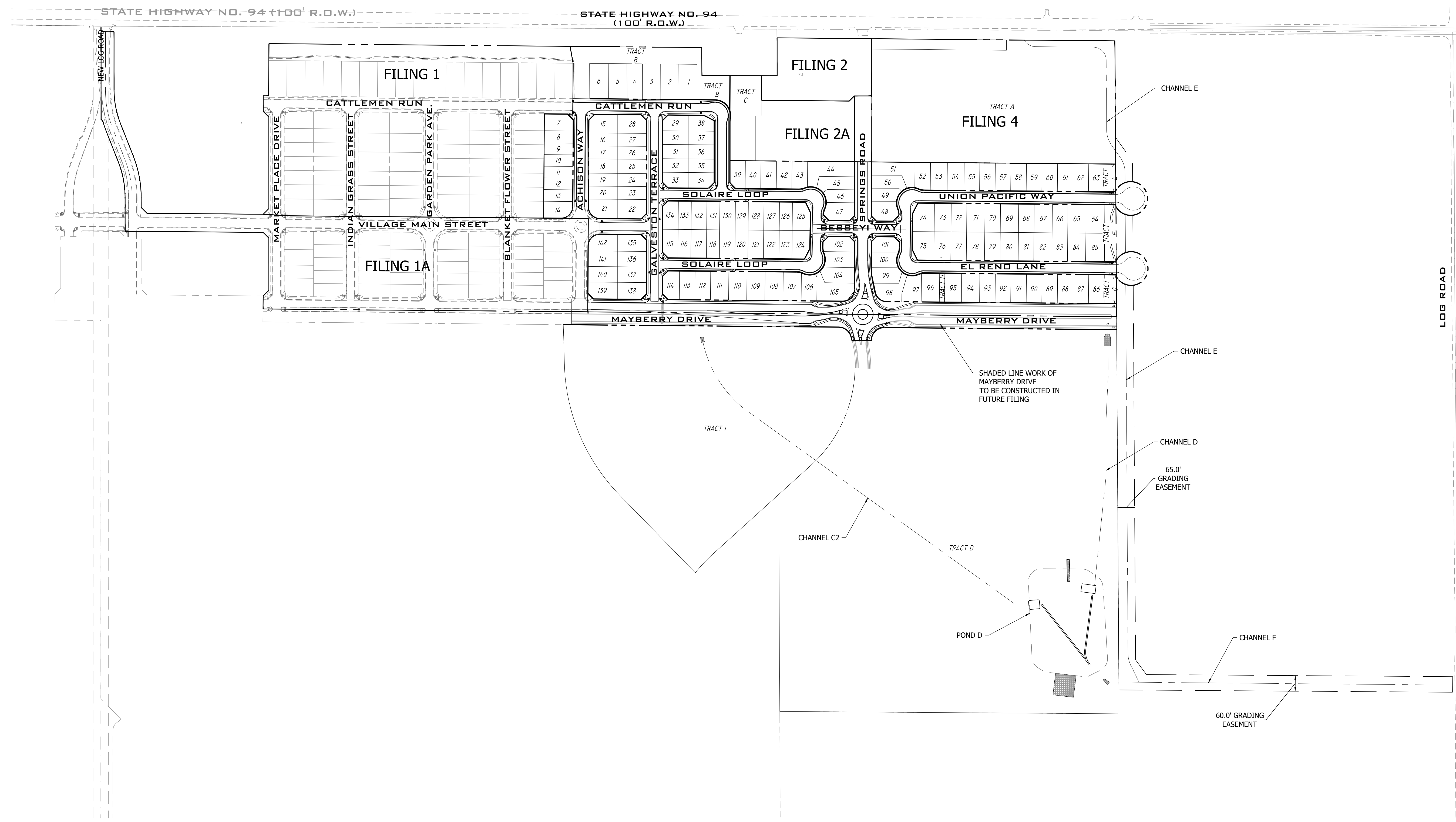
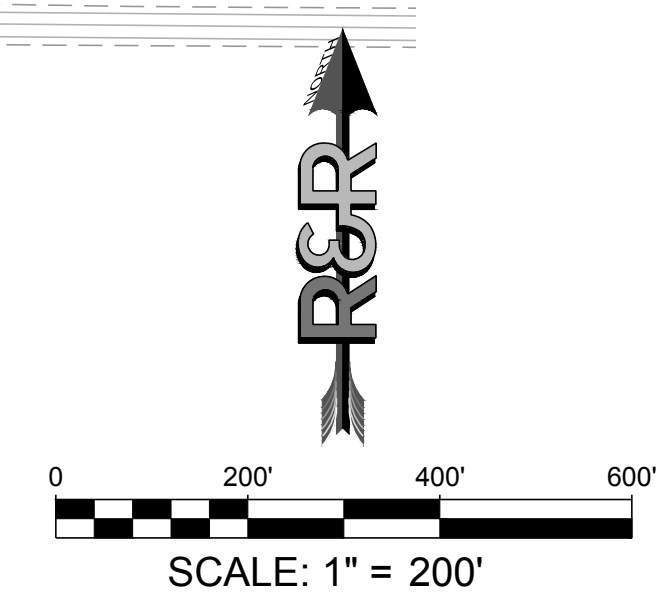
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**MAYBERRY PUD PH1 - FILING NO. 3**  
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
3296 DEVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

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

OVERALL SITE  
PLAN

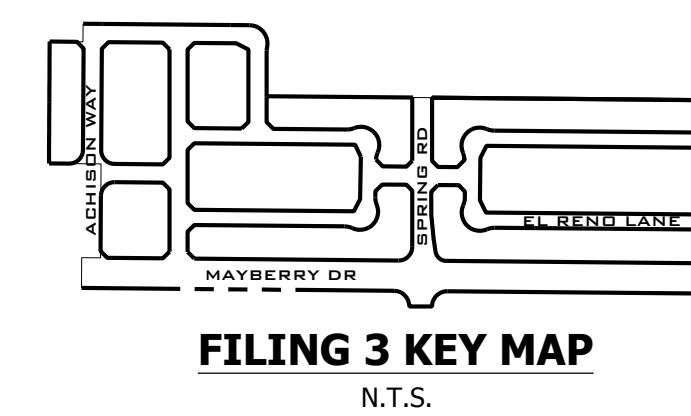
NO.  
**C3.0**



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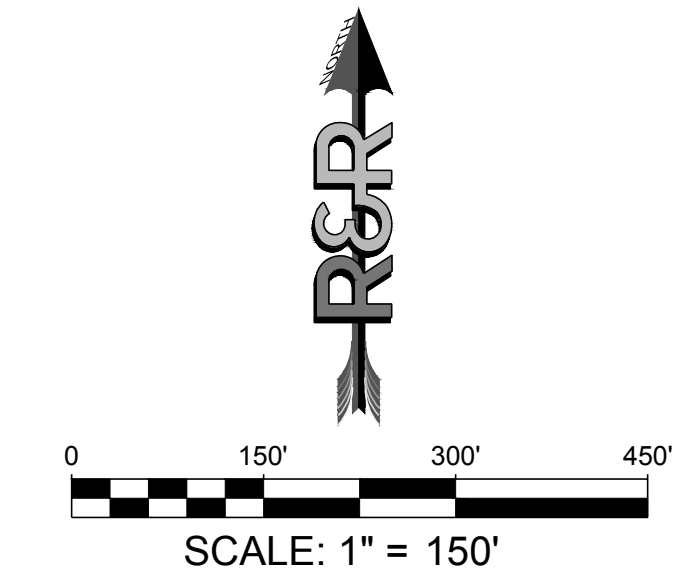
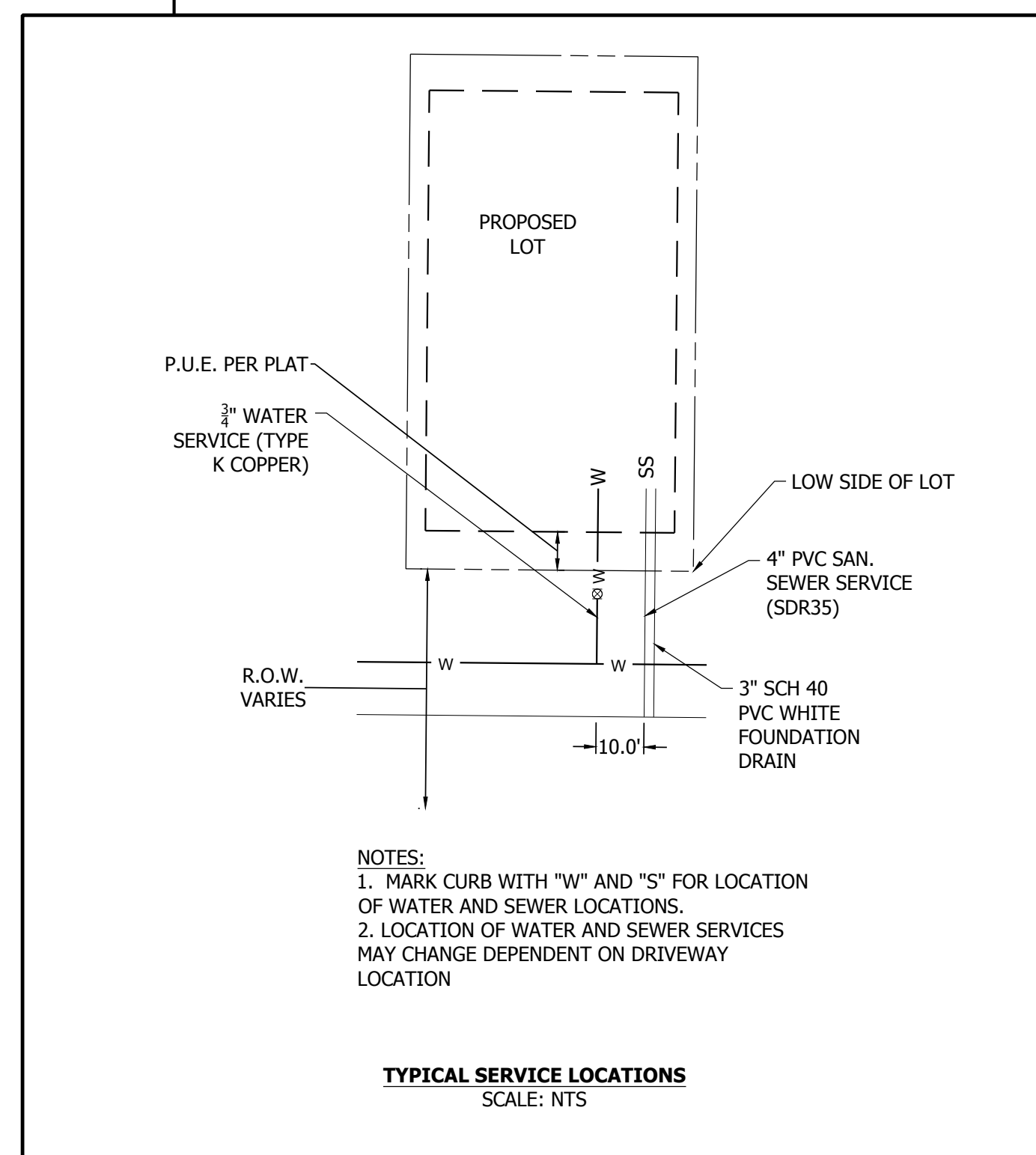
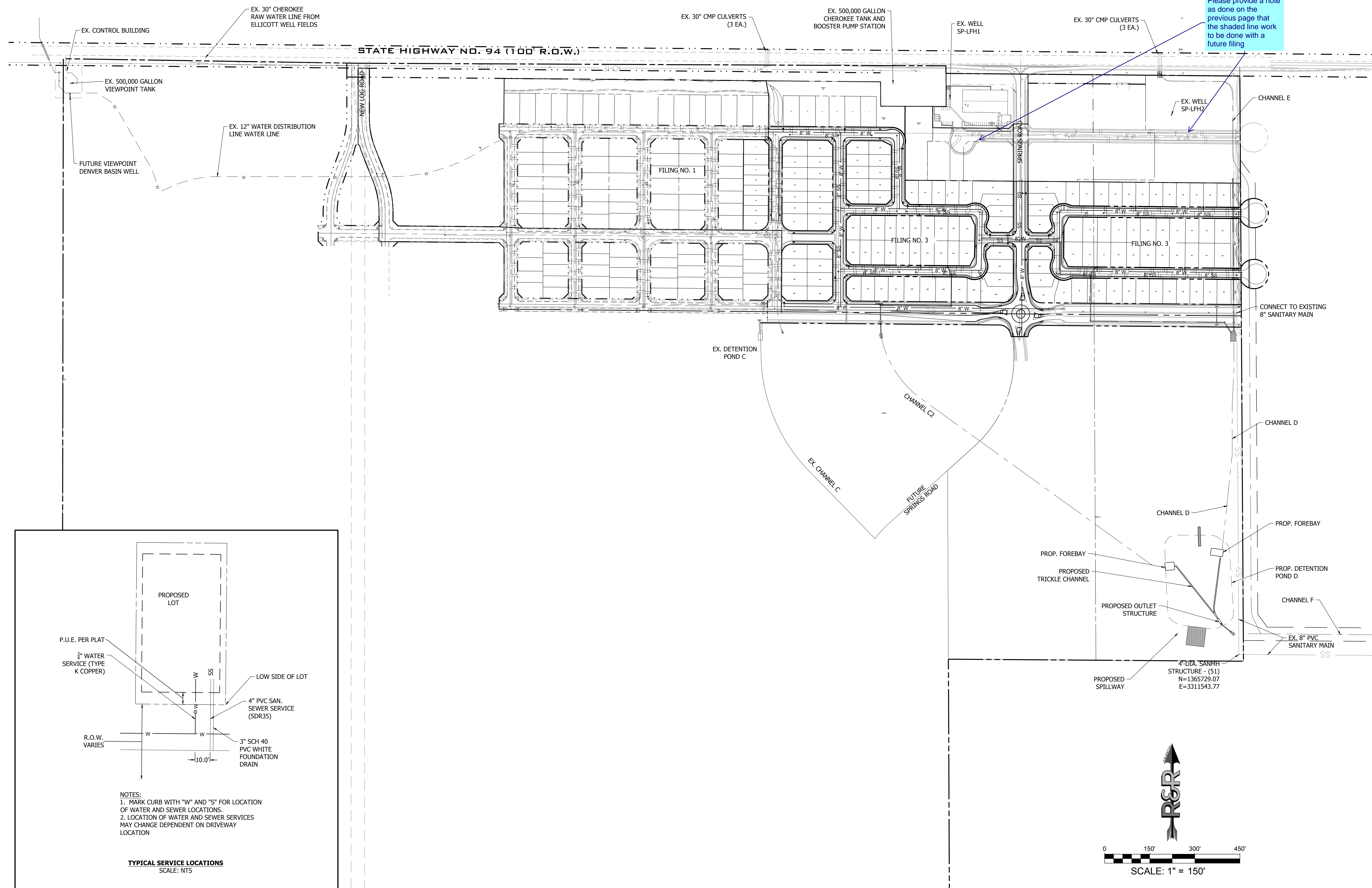
DATE: 06/16/2022 10:58:12 AM BY: LINA GORDAY



Revise the Construction Drawings and/or the Drainage Report to remove inconsistencies between the two documents regarding inlet and storm sewer sizes.

The inconsistencies between the drainage report and CDs have been revised/updated accordingly.

A note has been added. Please provide a note as done on the previous page that the shaded line work to be done with a future filing



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

**R&R ENGINEERS-SURVEYORS, INC.**  
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 DENVER, COLORADO 80204  
 PHONE: 303-753-6730

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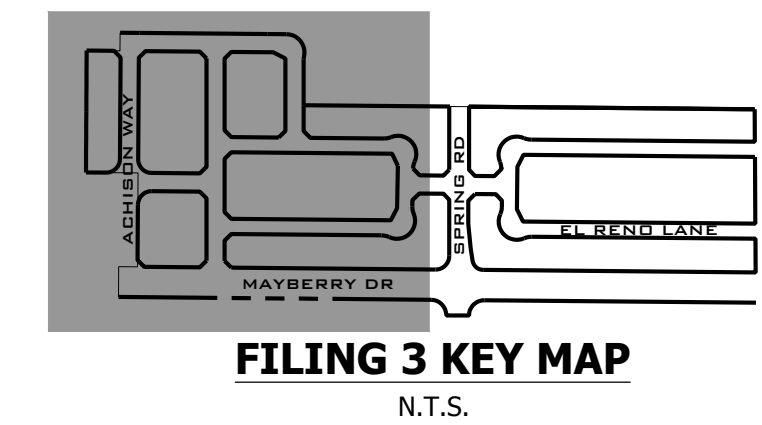
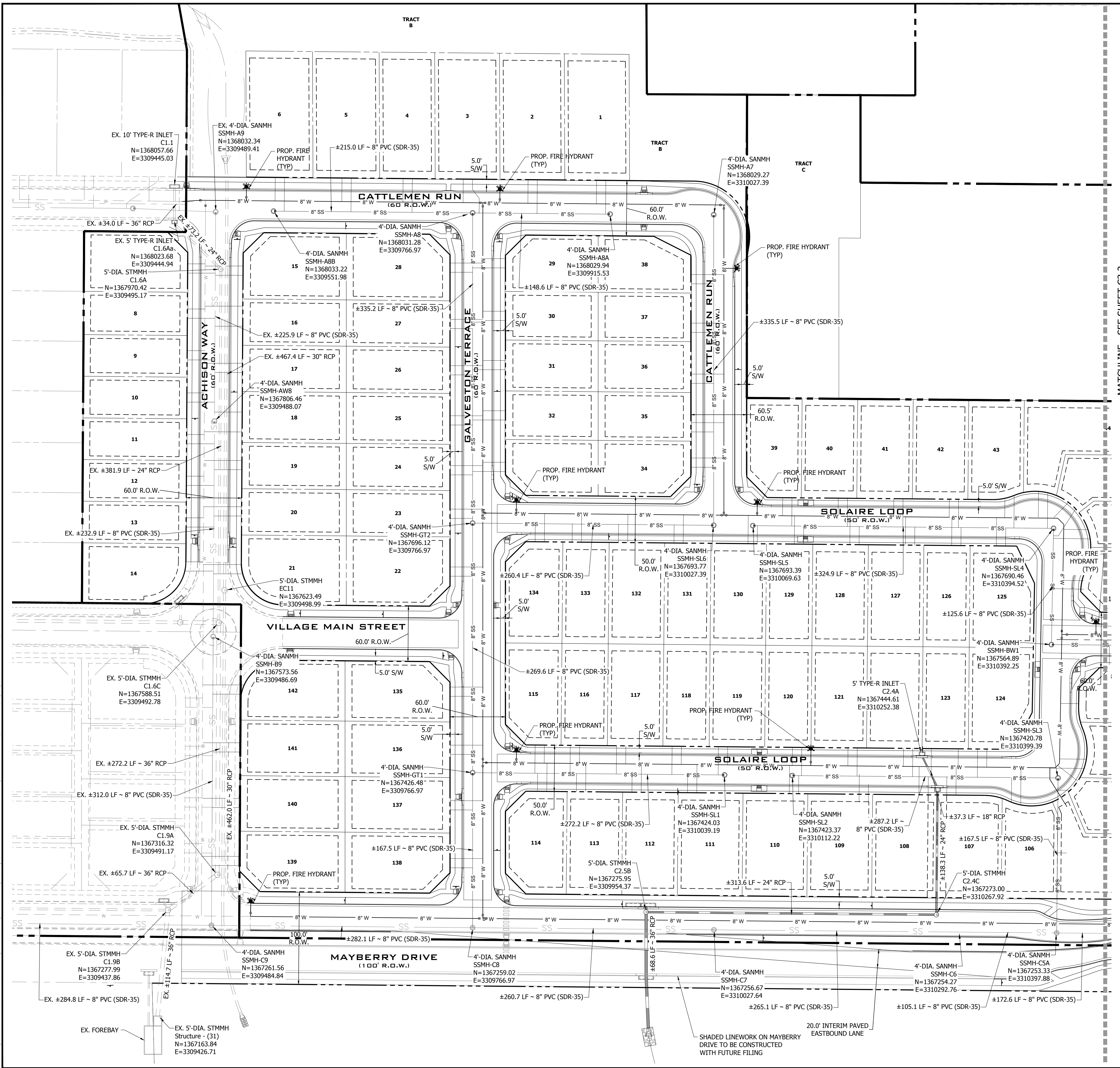
MAYBERRY PUD PH1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
 EL PASO COUNTY

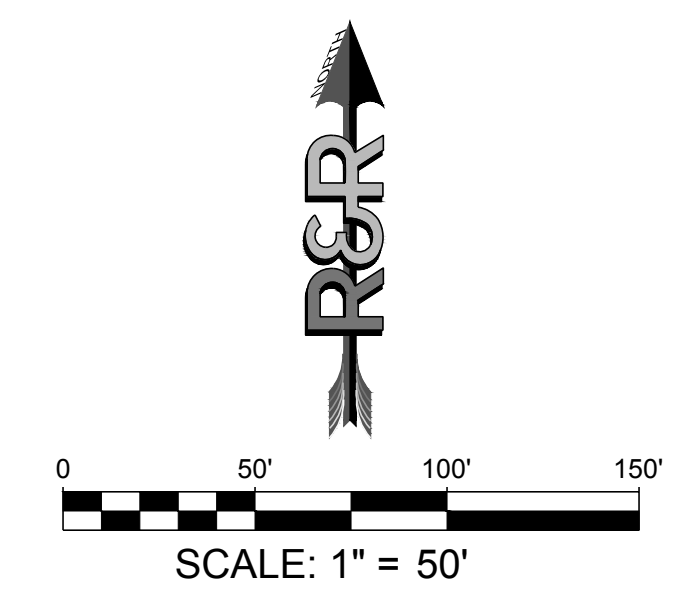
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
 3296 DEVINE HEIGHTS #208  
 COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
OVERALL UTILITY PLAN	
NO.	C3.1

DATE: 06/16/2022 10:25:15 AM BY: LHM, GORDAY



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

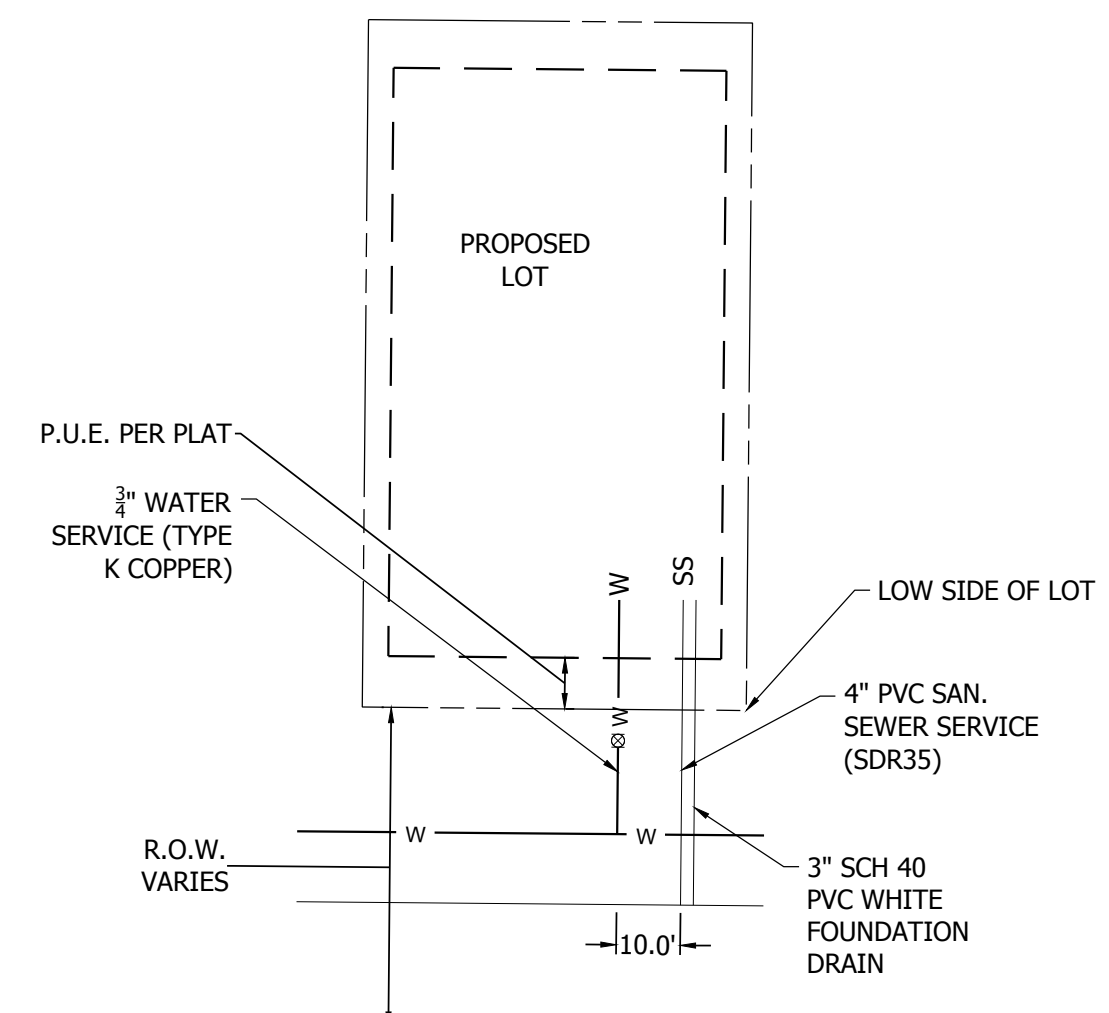
**R&R ENGINEERS-SURVEYORS, INC.**  
1635 WEST 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
PHONE: 303-753-6730

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**MAYBERRY PUD PH 1 - FILING NO. 3**  
MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY

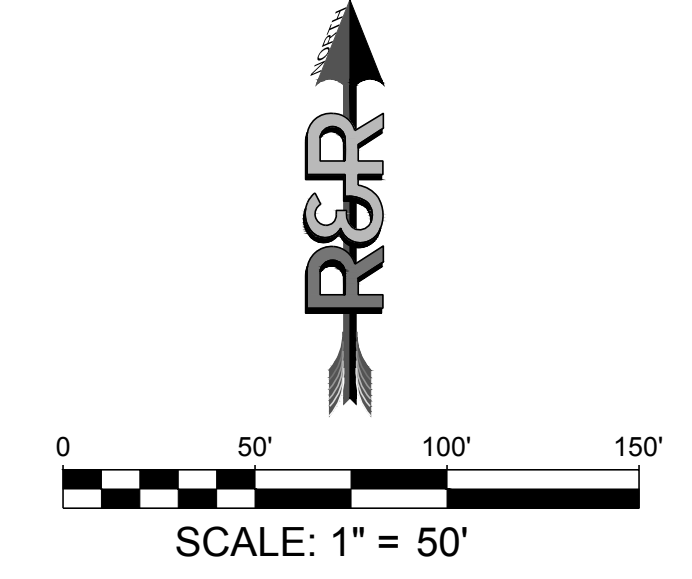
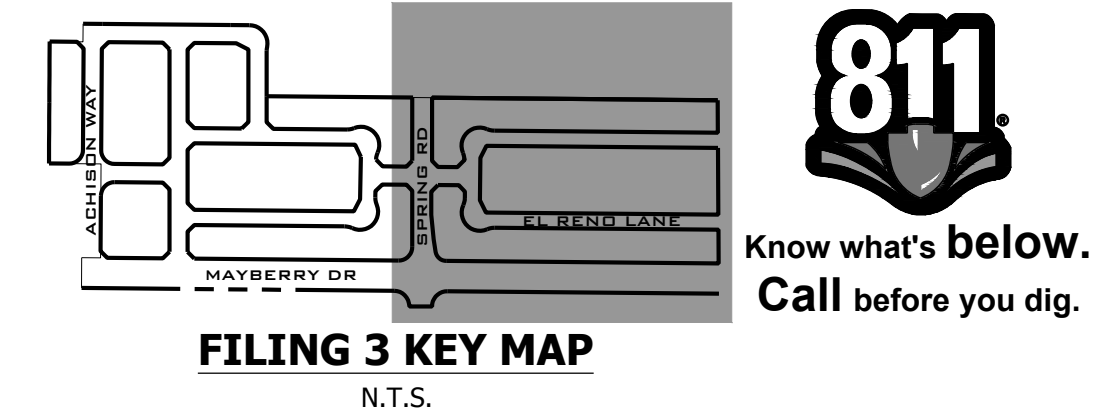
PREPARED FOR:  
**MAYBERRY COMMUNITIES, LLC**  
3296 DEVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
SITE & UTILITY PLAN - WEST	
NO.	<b>C3.2</b>



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





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

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**MAYBERRY PUD PH1 - FILING NO. 3**  
 MAYBERRY, COLORADO SPRINGS  
 EL PASO COUNTY

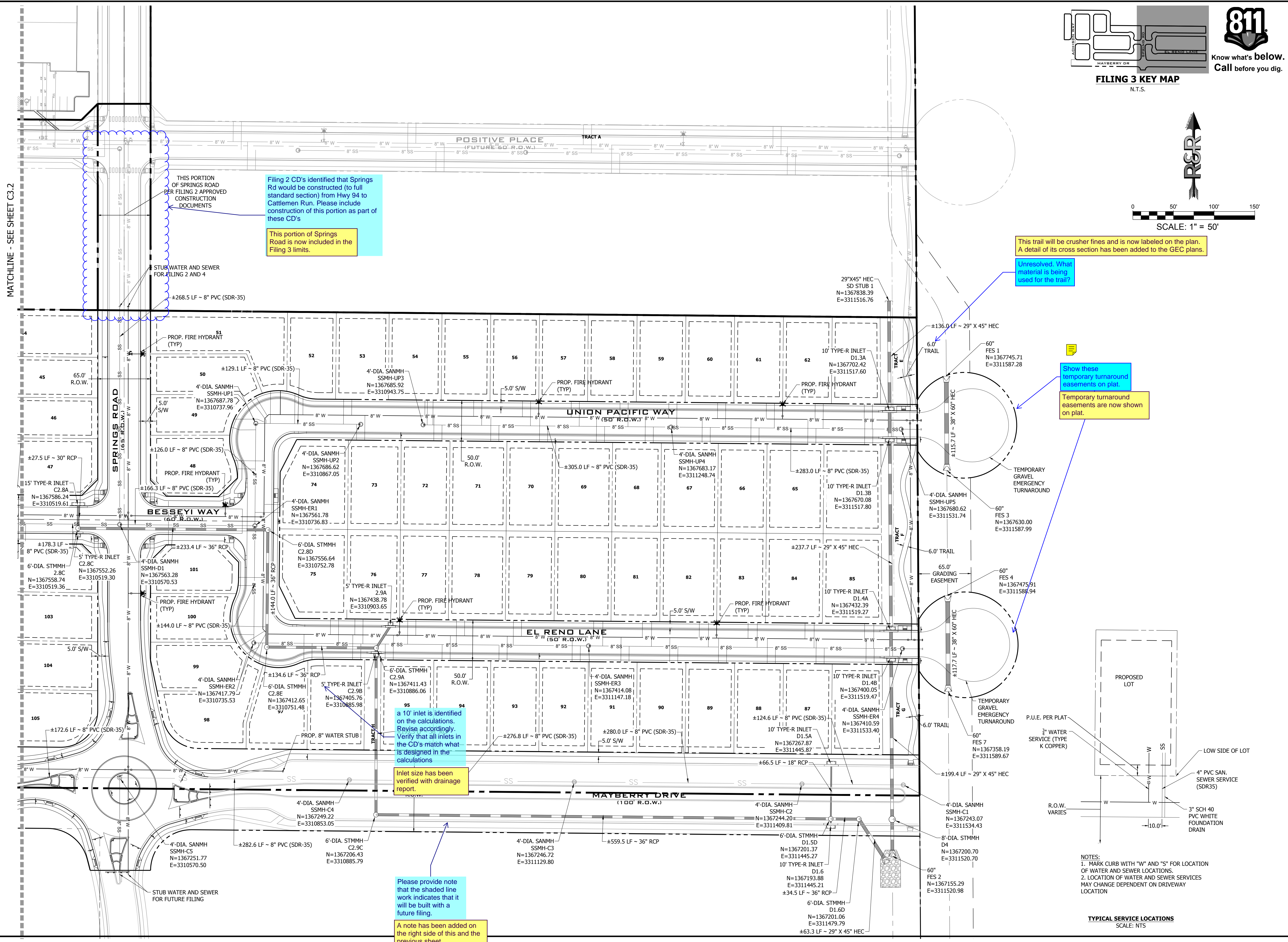
PREPARED FOR:  
 MAYBERRY COMMUNITIES, LLC  
 3296 DEVINE HEIGHTS #208  
 COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS

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

**SITE & UTILITY PLAN - EAST**

NO. **C3.3**



MATCHLINE - SEE SHEET C3.2

Filing 2 CD's identified that Springs Rd would be constructed (to full standard section) from Hwy 94 to Cattlemen Run. Please include construction of this portion as part of these CD's

This portion of Springs Road is now included in the Filing 3 limits.

This trail will be crusher fines and is now labeled on the plan. A detail of its cross section has been added to the GEC plans.

Unresolved. What material is being used for the trail?

Show these temporary turnaround easements on plat.

Temporary turnaround easements are now shown on plat.

a 10' inlet is identified on the calculations. Revise accordingly. Verify that all inlets in the CD's match what is designed in the calculations

Inlet size has been verified with drainage report.

Please provide note that the shaded line work indicates that it will be built with a future filing.

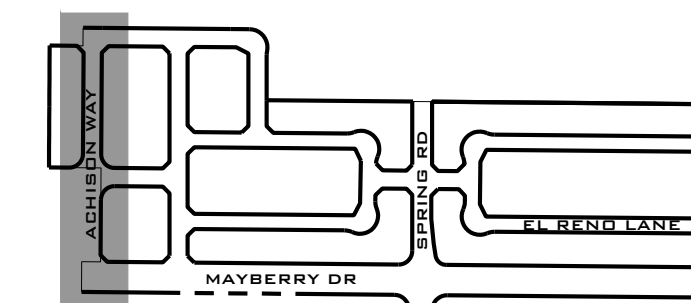
A note has been added on the right side of this and the previous sheet.

- 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: N.T.S.



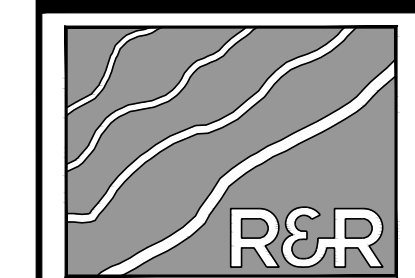
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**FILING 3 KEY MAP**  
N.T.S.

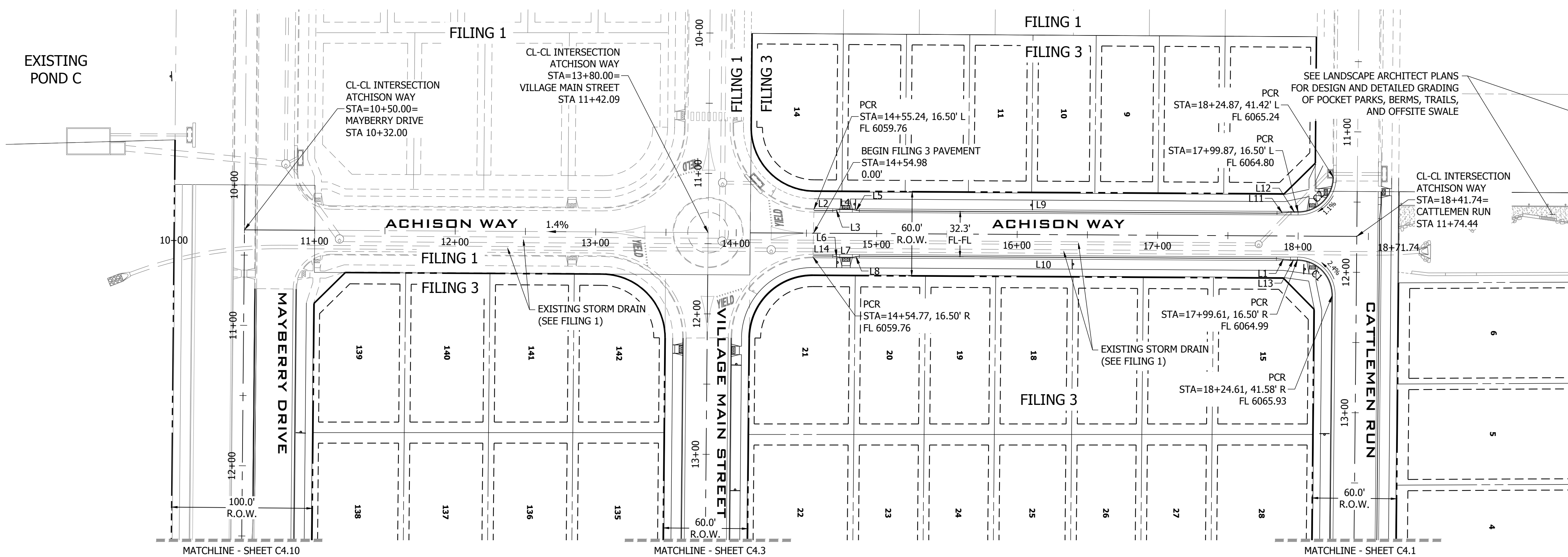
NO.	REVISION	DATE
2ND	SUBMISSION	9/1/2022



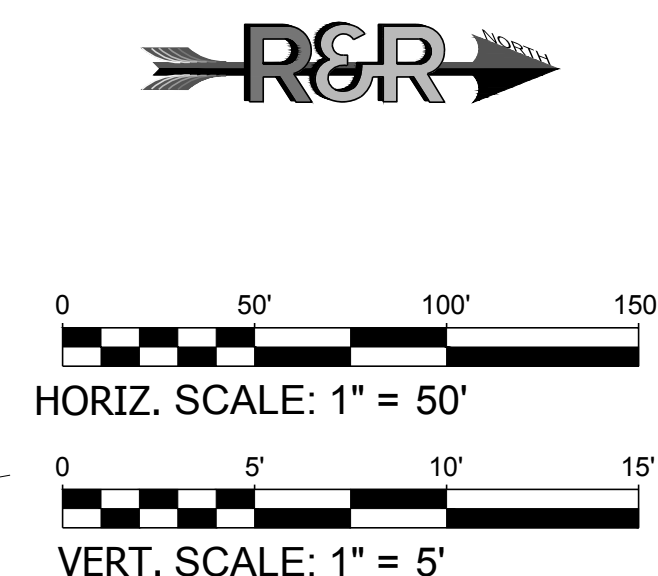
**R&R ENGINEERS-SURVEYORS, INC.**

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 DENVER, COLORADO 80204  
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**ACHISON WAY PLAN VIEW**  
URBAN LOCAL, 60' ROW, 32.3 FL-FL, 25 MPH  
SCALE: 1" = 50'



Provide construction details for the proposed pedestrian bridge and also provide grading for berms, trails and swales in the GEC plan. Also provide a typical detail for the trails proposed.

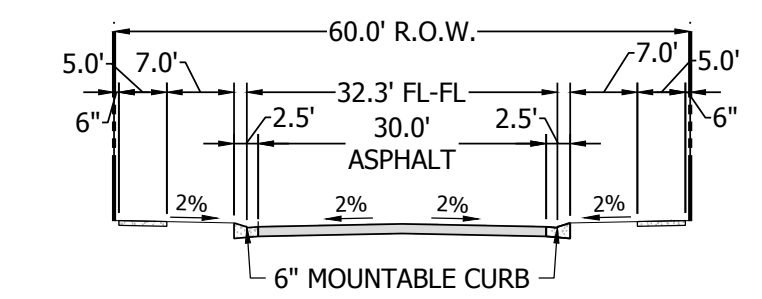
**LINE TABLE @ FL**

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'
9"W		10.03'
22"E		5.00'
22"E		5.00'
22"E		14.00'

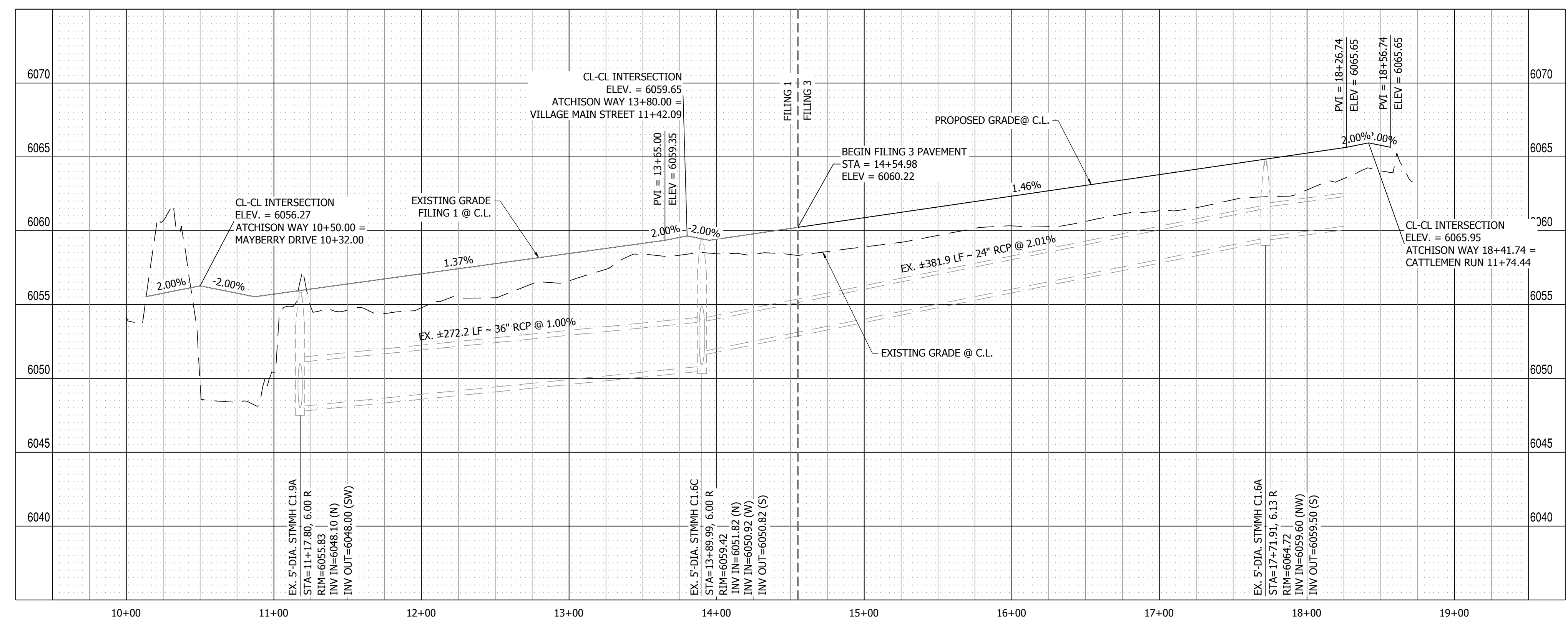
**CURVE TABLE @ FL**

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

As agreed in the meeting held on October 20, 2022, it was agreed that final details for the bridge can be submitted as a separate permit review but the cross section relative to the 100-year WSE has been provided in the GEC plans on sheet C8.13 as well as the trail and berm details.



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



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

**MAYBERRY PUD PH 1 - 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

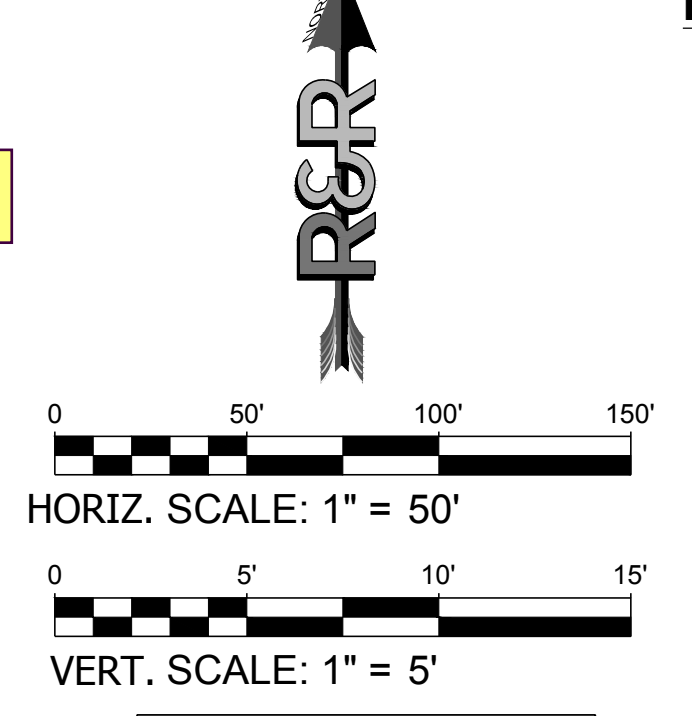
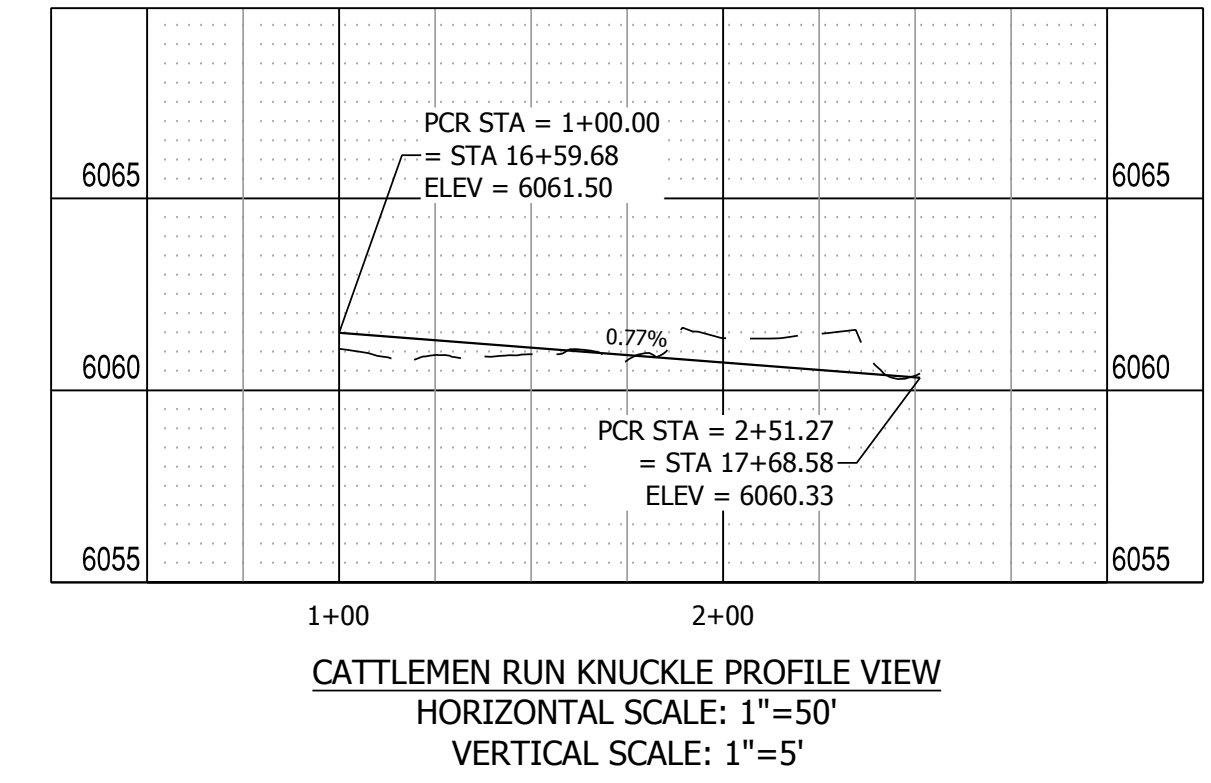
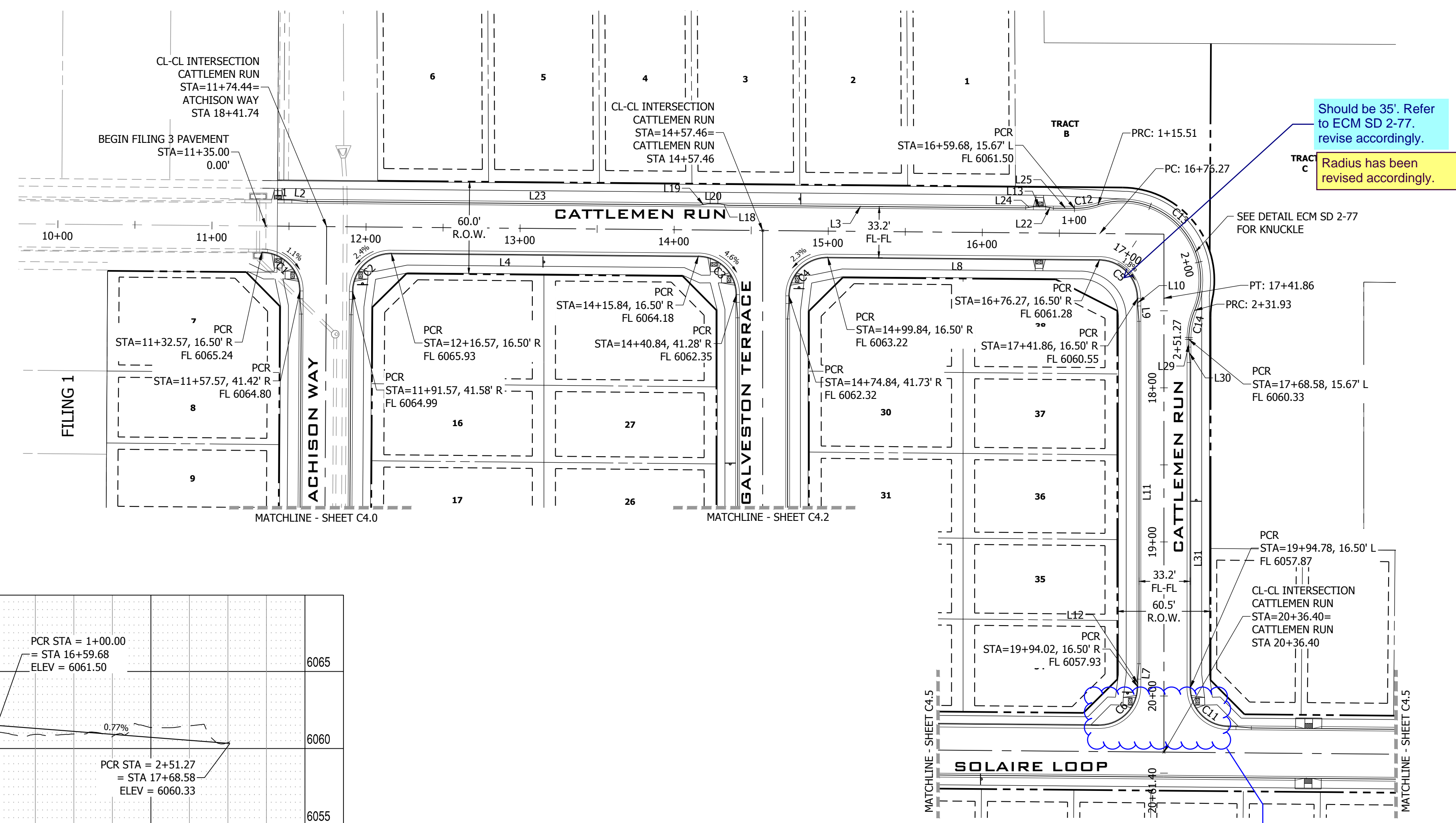
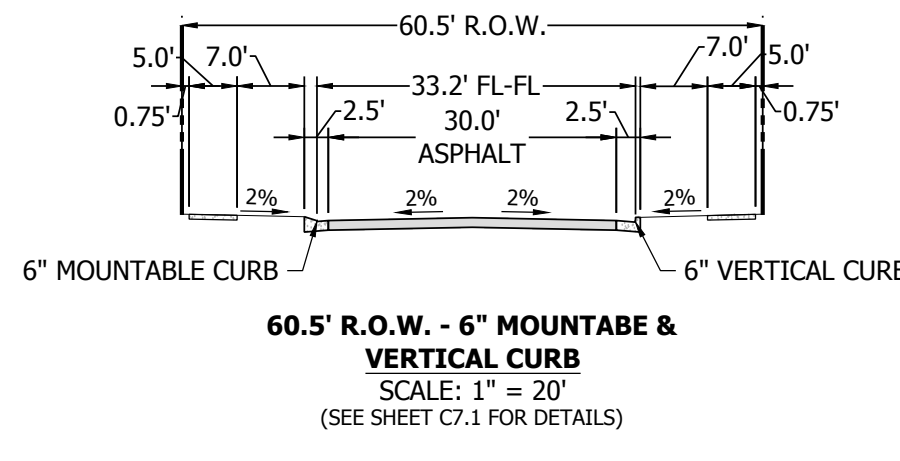
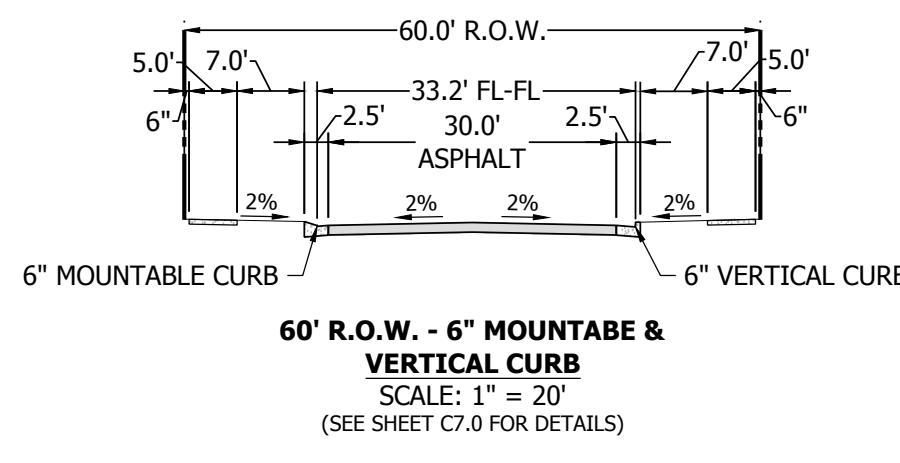
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
NAME	

**ACHISON WAY PLAN & PROFILE**

NO. **C4.0**



PATH: P:\MC2210\MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\CDS - ROADWAY & DRAINAGE\CATTLEMEN RUN - ROADWAY & DRAINAGE.PLOT DATE: 6/30/2022 2:26:53 PM BY: LINA, GORDAY

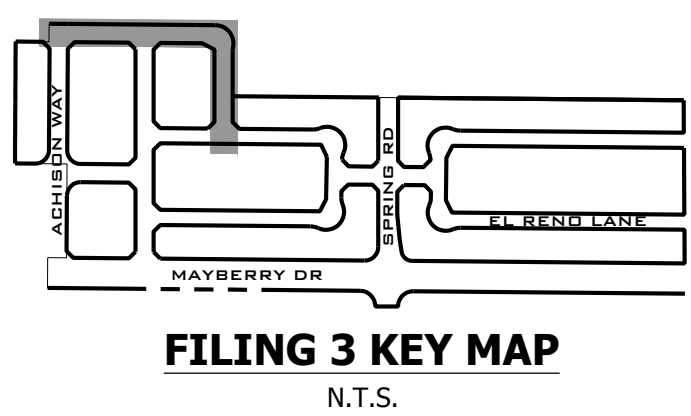
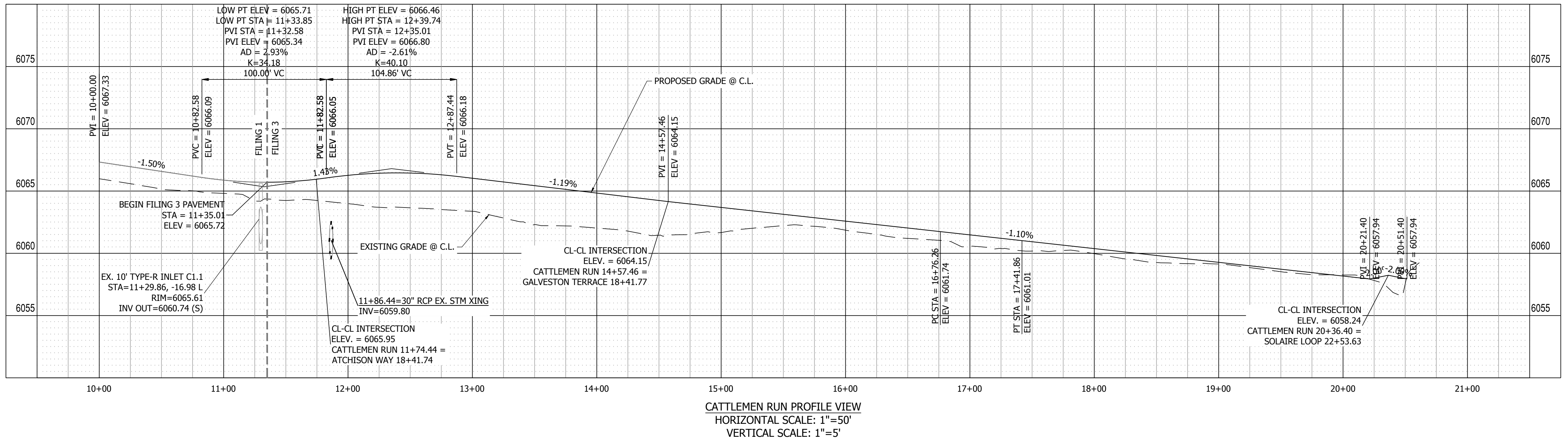


**LINE TABLE @ FL**

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"



REVISION

NO.	DATE	BY
1	9/1/2022	
2		
3		
4		
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10		

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**MAYBERRY PUD PH 1 - FILING NO. 3**  
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
3296 DEVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

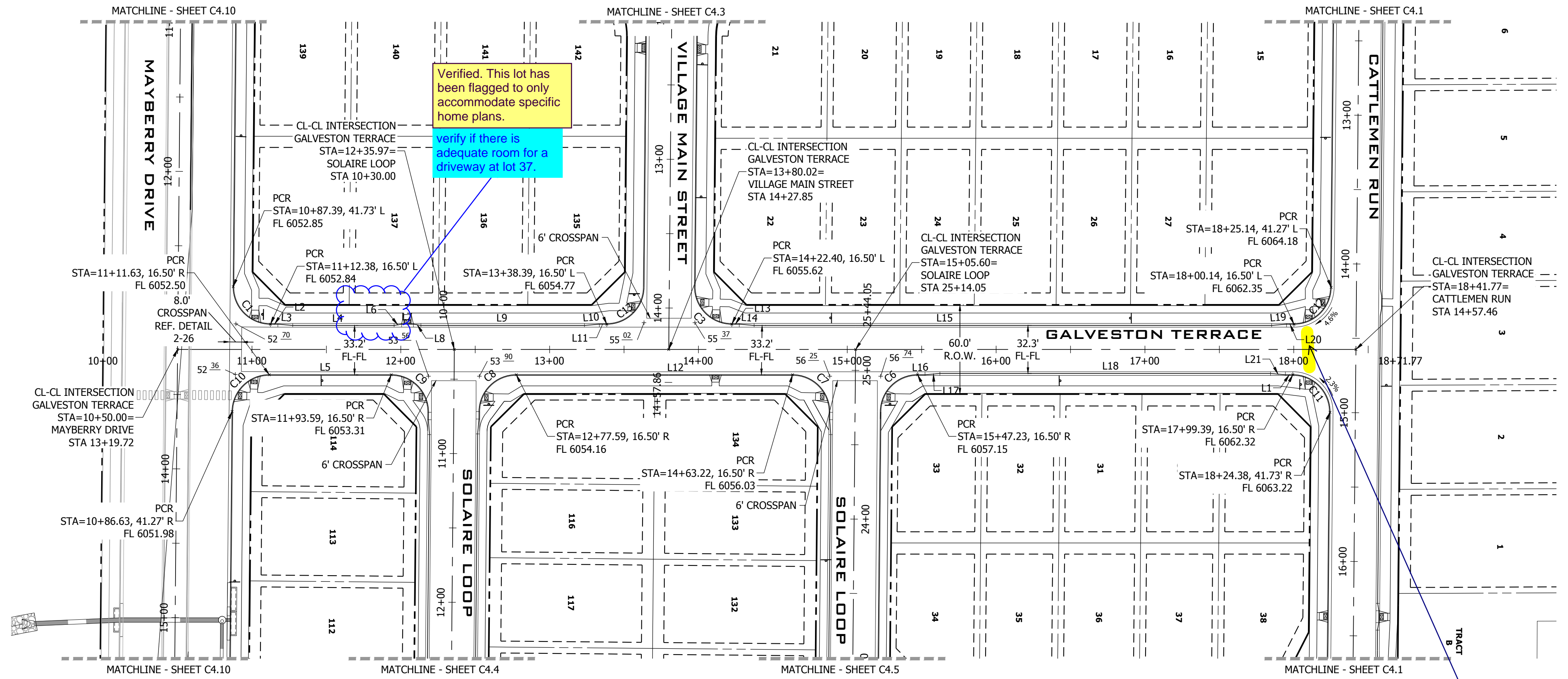
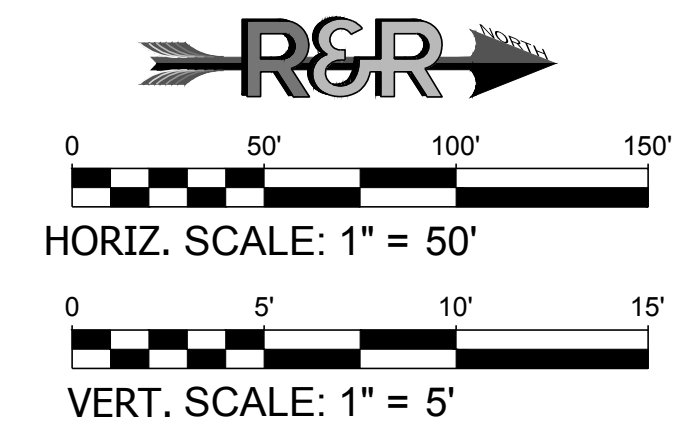
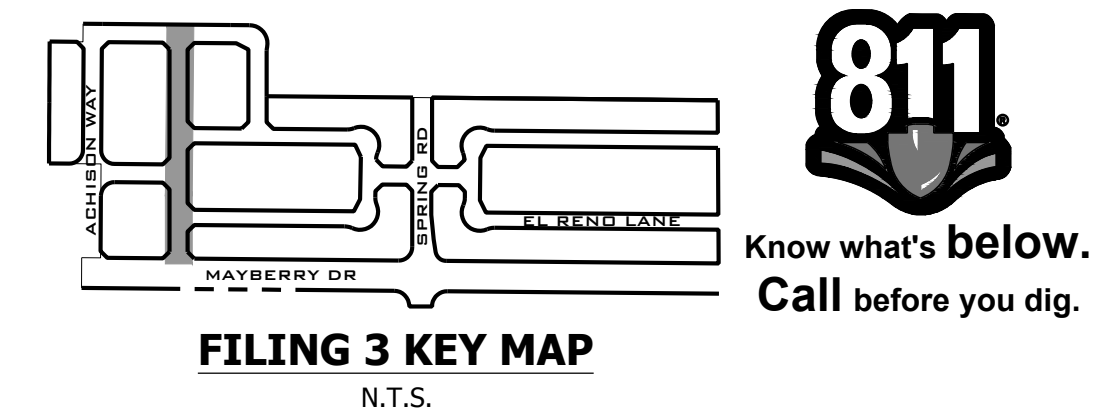
CONSTRUCTION DOCUMENTS

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

**CATTLEMEN RUN PLAN & PROFILE**

NO. **C4.1**





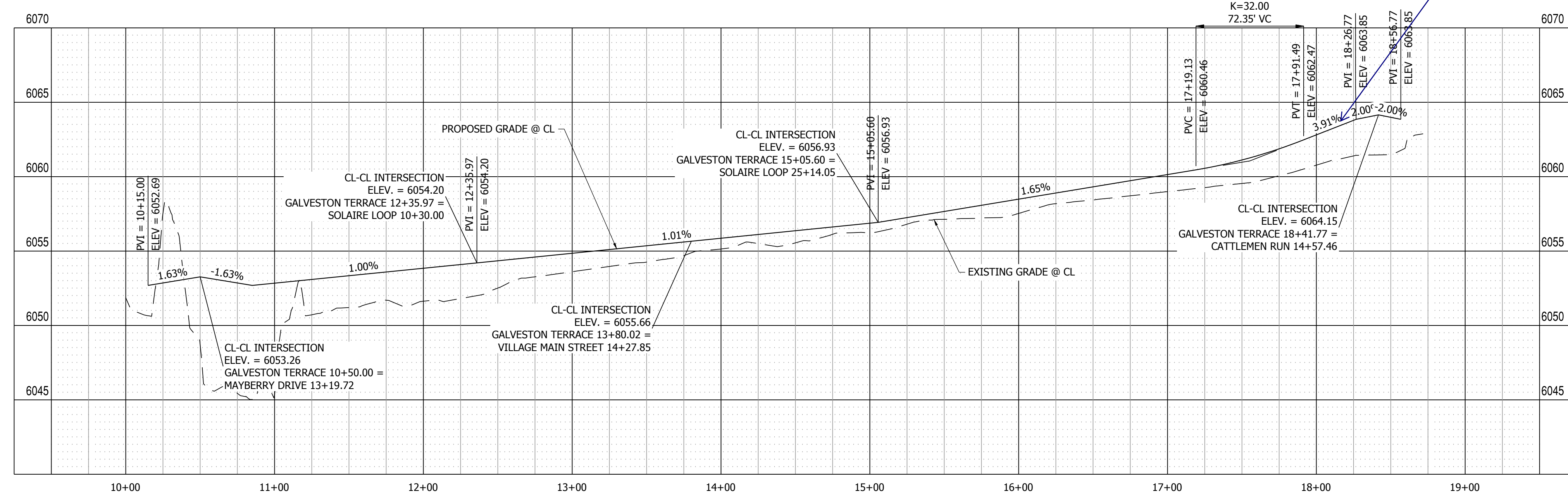
**GALVESTON TERRACE PLAN VIEW**  
URBAN LOCAL, 60' ROW, 33.2 & 32.3 FL-FL, 25 MPH  
SCALE: 1" = 50'

**LINE TABLE @ FL**

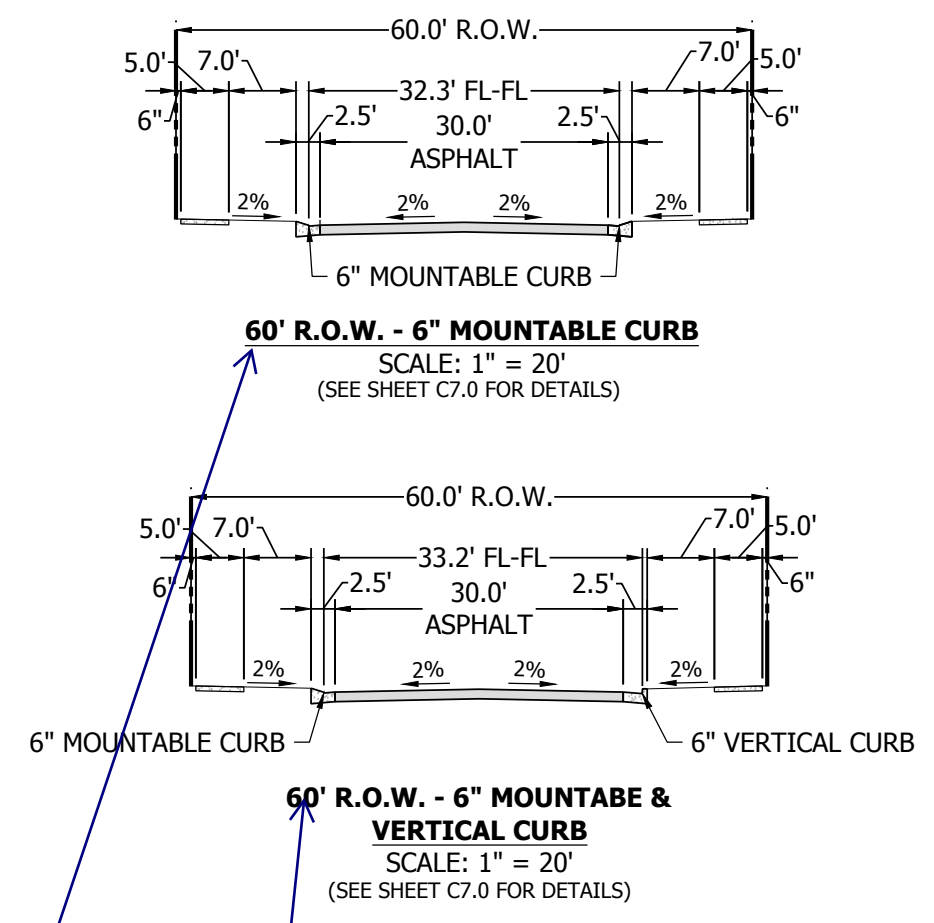
LINE #	BEARING	DISTANCE
L1	N0°00'00"E	5.00'
L2	N0°00'00"E	5.00'
L3	N4°44'41"E	10.03'
L4	N0°00'00"E	68.14'
L5	N0°00'00"E	81.96'
L6	N9°25'21"W	5.07'
L7	N0°00'00"W	8.00'
L8	N9°25'21"E	5.07'
L9	N0°00'00"E	109.87'
L10	N4°44'41"W	10.03'
L11	N0°00'00"E	5.00'
L12	N0°00'00"E	185.63'
L13	N0°00'00"E	5.00'
L14	N4°44'41"E	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"



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



provide stations limits to indicate where each cross section occurs, typical throughout the plans where two cross sections are shown for a roadway.

Stationing is now added to roadways that have two associated cross-sections.

Verified. This lot has been flagged to only accommodate specific home plans.  
verify if there is adequate room for a driveway at lot 37.

Max 2% cross slope at PED route per ECM 6.3.2.C.1 (see figure 6-9)

Grades have been adjusted accordingly.

PATH: V:\22210 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\005 - ROADWAY & DRAINAGE\GALVESTON TERRACE - ROADWAY & DRAINAGE.DWG, PLOT DATE: 8/29/2022 3:27:14 PM, BILLY W. O'GRADY

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

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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

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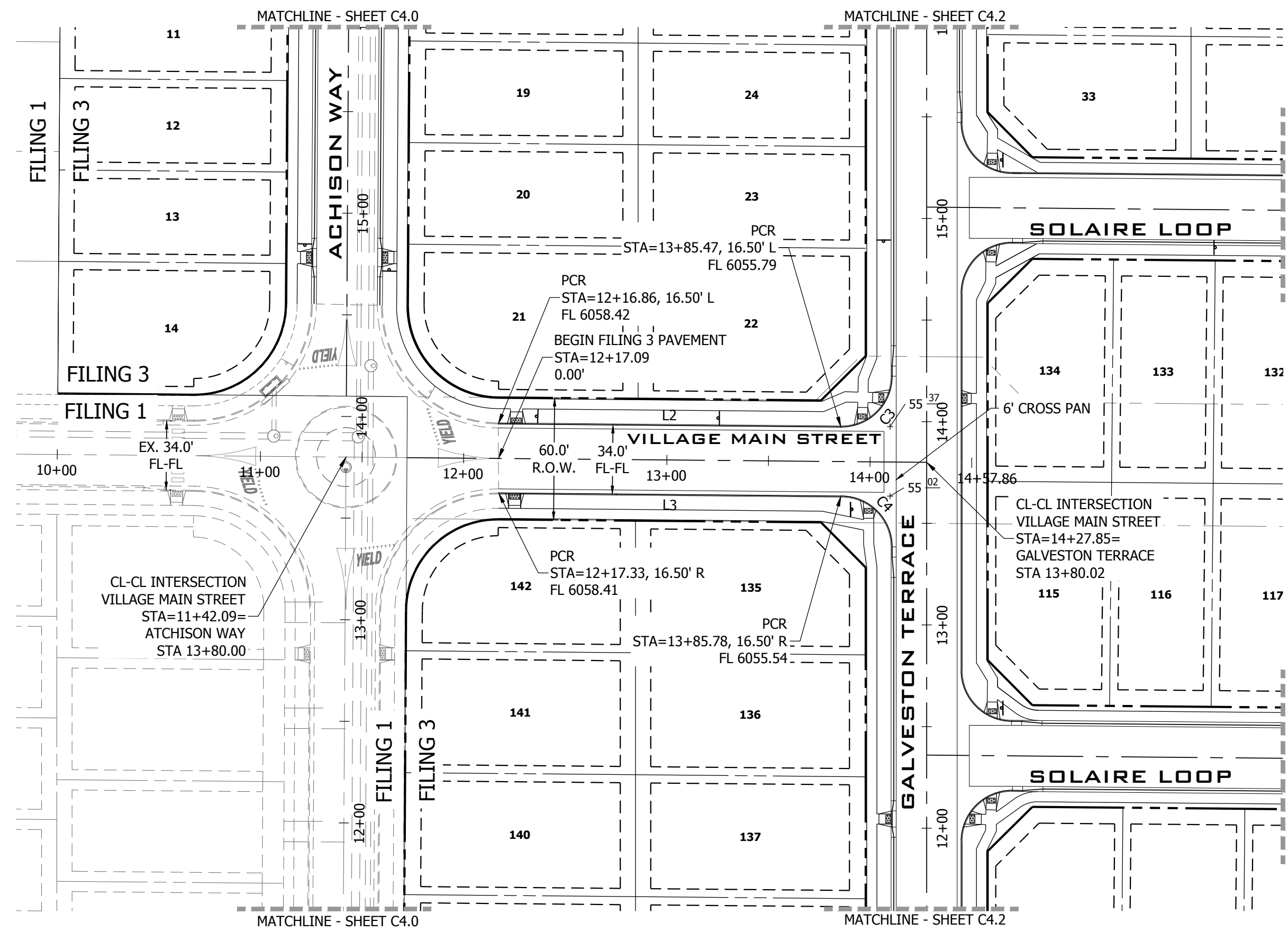
CONSTRUCTION DOCUMENTS  
JOB NO. MC22110  
ORG. SUBM. DATE 06/16/2022  
DWN: LAO CHKD: CJJD  
NAME

**GALVESTON TERRACE PLAN & PROFILE**

NO. **C4.2**



PATH: P:\MC2210\MAYBERRY\DRAWINGS\PLANS\035 - ROADWAY & DRAINAGE\VILLAGE MAIN STREET - ROADWAY & DRAINAGE.DWG, PLOT DATE: 6/16/2022, 3:21:32 PM, BY: LYNN O'GRADY



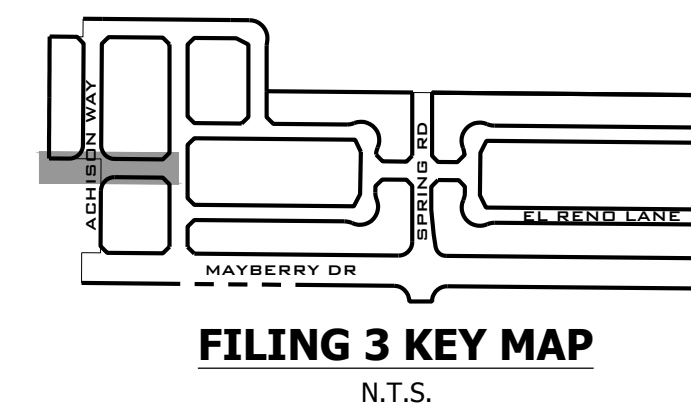
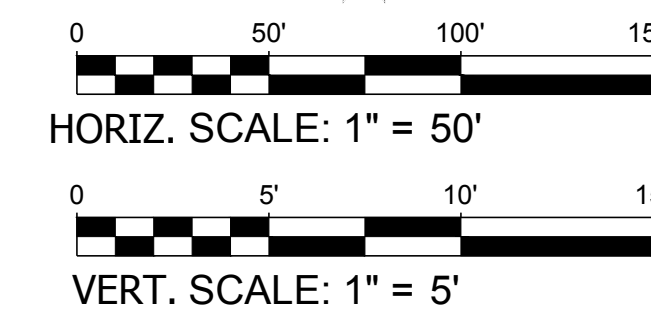
**VILLAGE MAIN STREET PLAN VIEW**  
 URBAN LOCAL, 69' ROW, 34 FL-FL, 25 MPH  
 SCALE: 1" = 50'

LINE TABLE @ FL

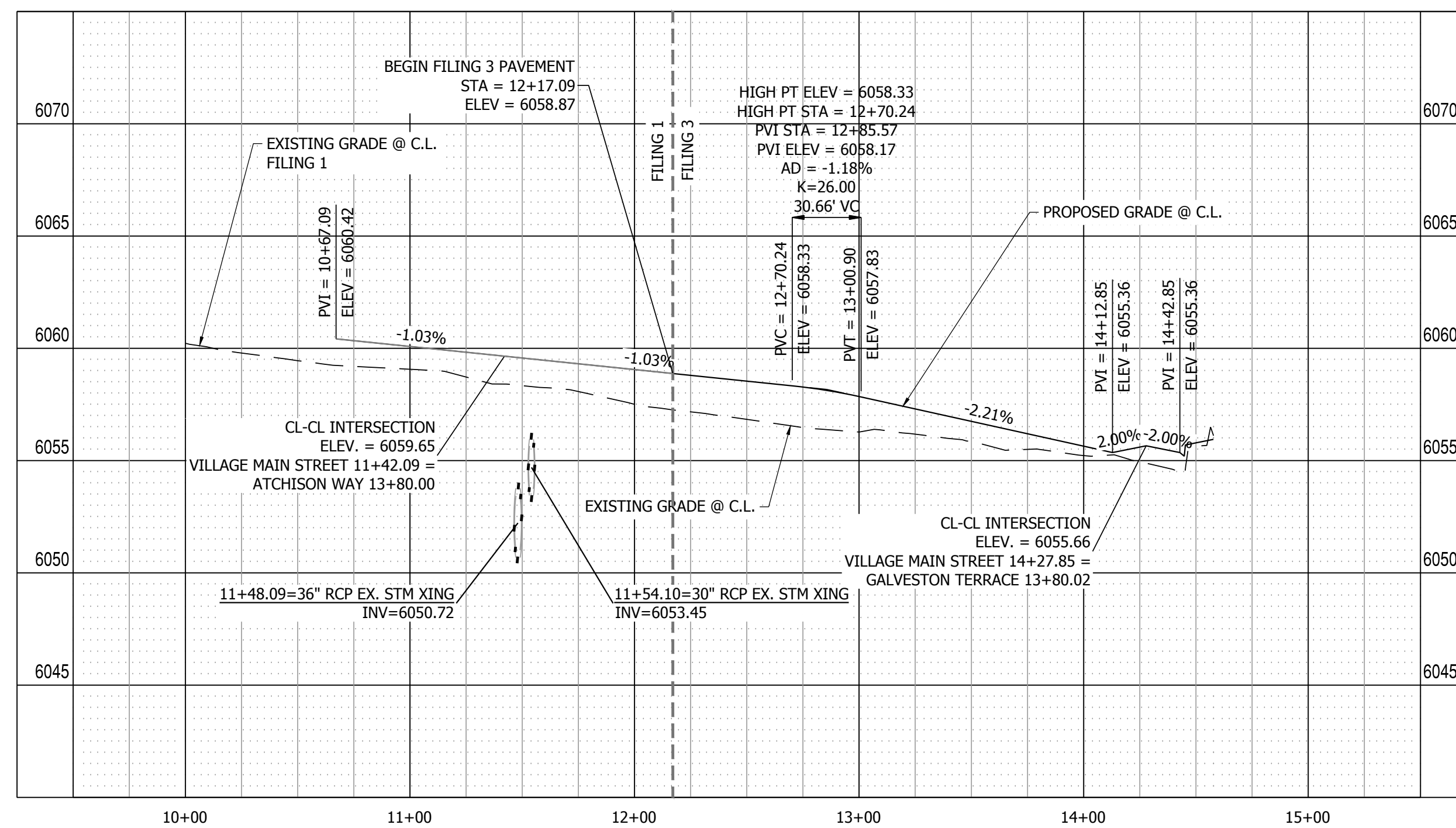
LINE #	BEARING	DISTANCE
L2	S89°28'59"E	168.61'
L3	S89°28'59"E	168.91'

CURVE TABLE @ FL

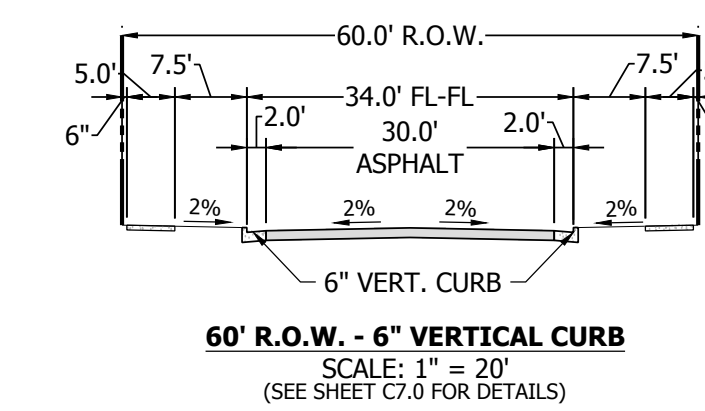
CURVE #	LENGTH	RADIUS	DELTA
C3	39.50'	25.00'	90°30'59"
C4	39.04'	25.00'	89°28'59"



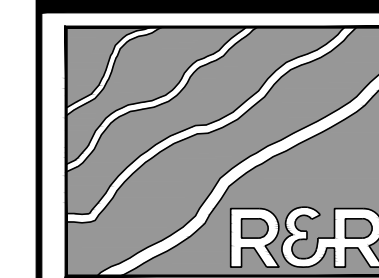
**811**  
 Know what's below.  
 Call before you dig.



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



NO.	REVISION	DATE
1	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

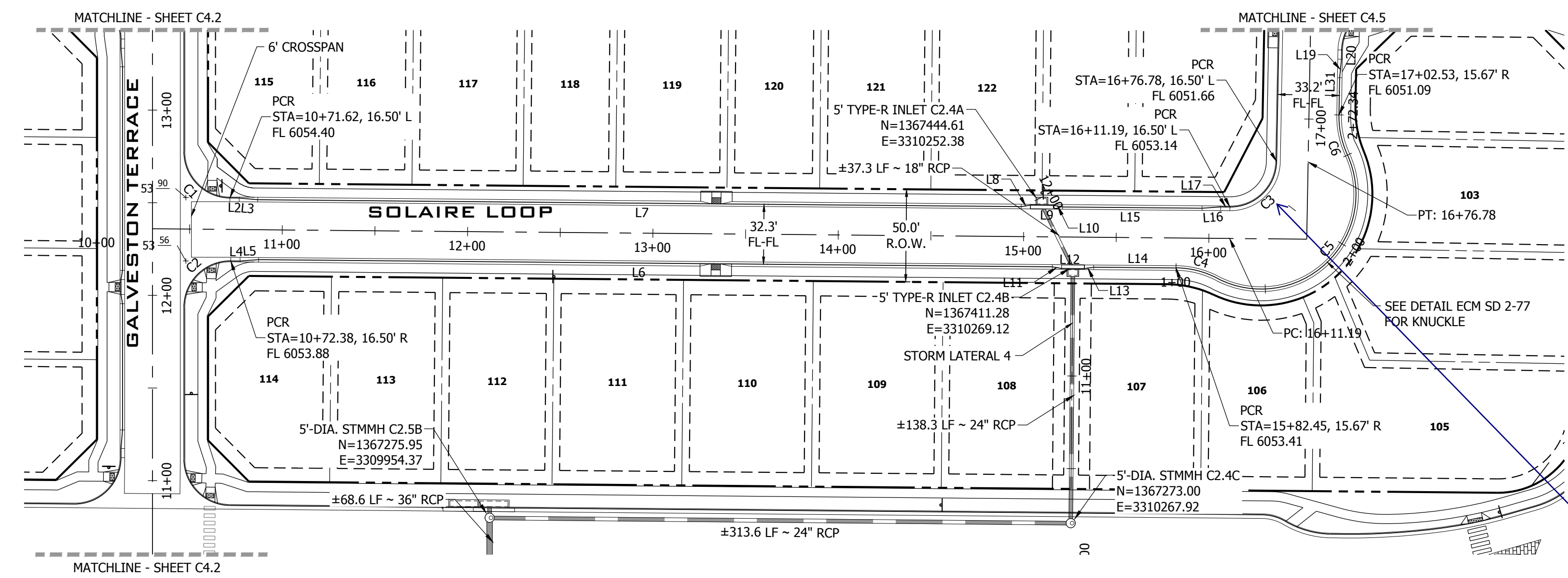
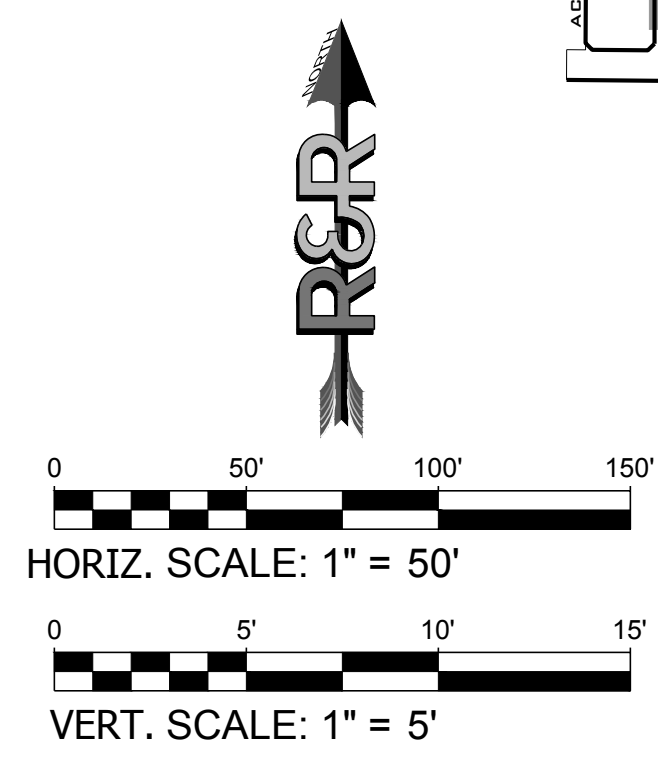
**VILLAGE MAIN STREET PLAN & PROFILE**

NO. **C4.3**

PATH: P:\M22110 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\LOOPS - ROADWAY & DRAINAGE\SOILAIRE LOOP - ROADWAY & DRAINAGE.DWG. PLOT DATE: 6/16/2022 3:27:52 PM. BY: LYN O'GRADY

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

**FILING 3 KEY MAP**  
N.T.S.



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

Should be 35'. Refer to ECM SD 2-77. revise accordingly.

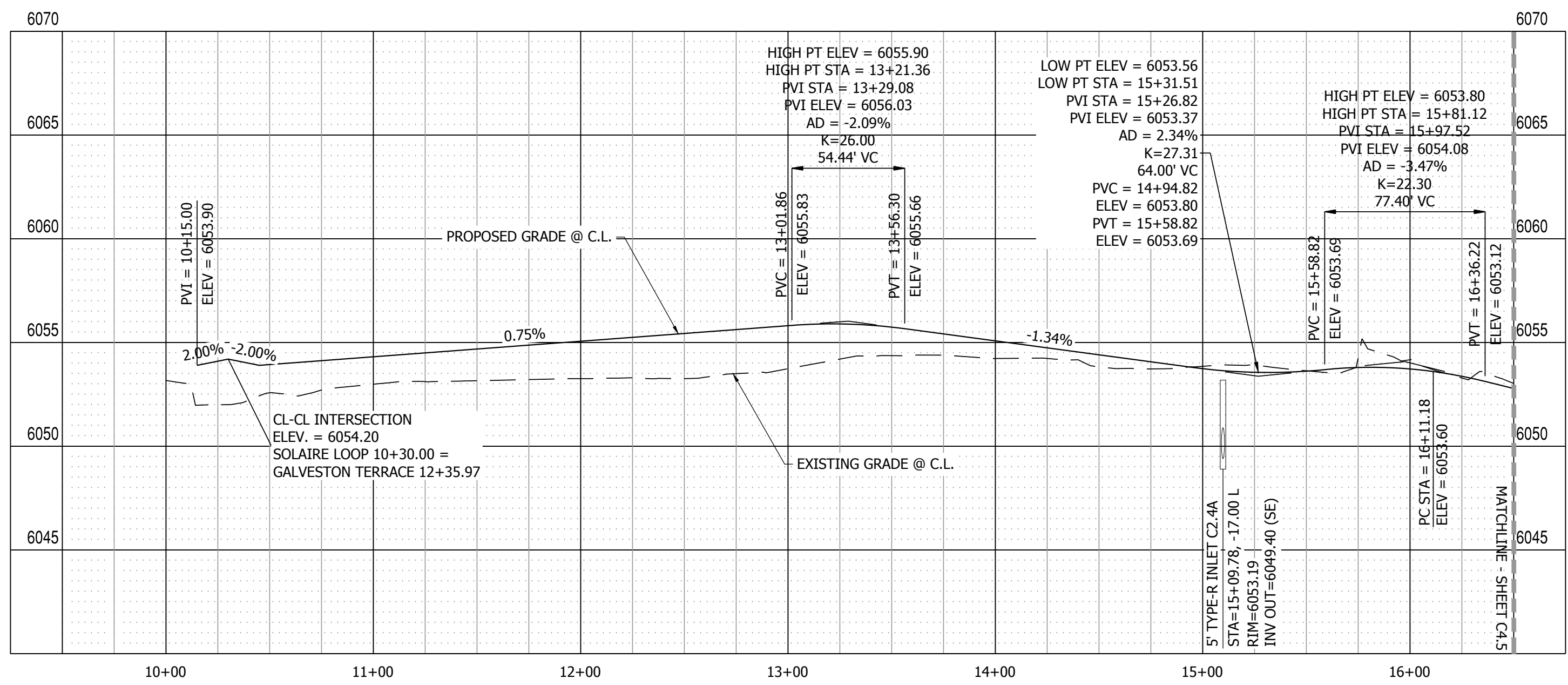
Radius of flowline has been revised accordingly.

**LINE TABLE @ FL**

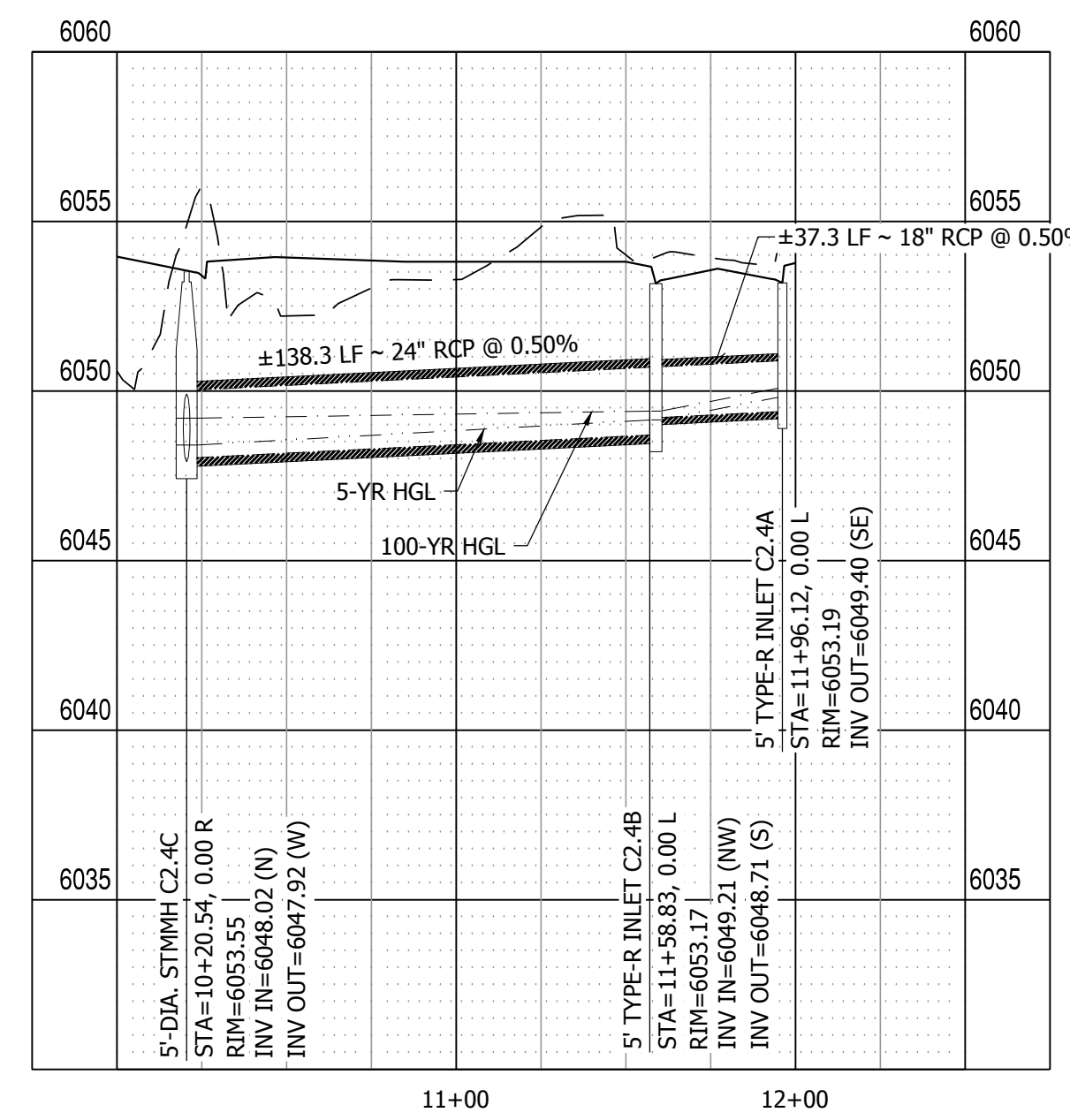
LINE #	BEARING	DISTANCE
L2	N89°28'59"W	5.00'
L3	N84°44'19"W	10.03'
L4	S89°28'59"E	5.00'
L5	N85°46'20"E	10.03'
L6	S89°28'59"E	428.27'
L7	N89°28'59"W	411.99'
L8	S81°04'41"W	5.06'
L9	N89°28'58"W	12.33'
L10	N80°03'24"W	5.07'
L11	S80°03'48"E	5.07'
L12	S89°28'54"E	12.33'
L13	N81°05'17"E	5.07'
L14	S89°28'59"E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

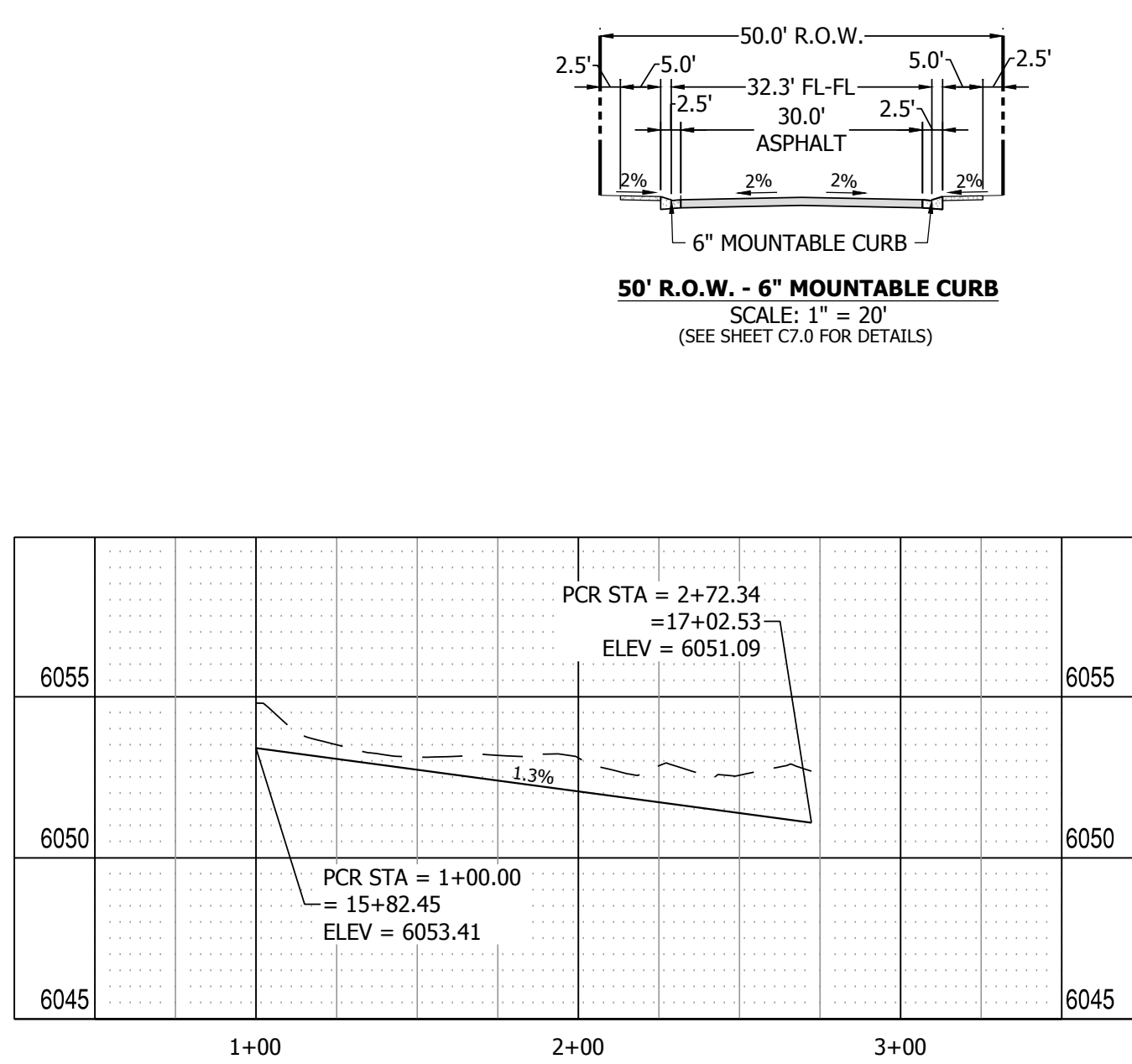
CURVE #	LENGTH	RADIUS	DELTA
C1	39.04'	25.00'	89°28'59"
C2	39.50'	25.00'	90°31'01"
C3	39.04'	25.00'	89°29'01"
C4	23.11'	48.81'	27°07'30"
C5	127.21'	51.17'	142°26'24"



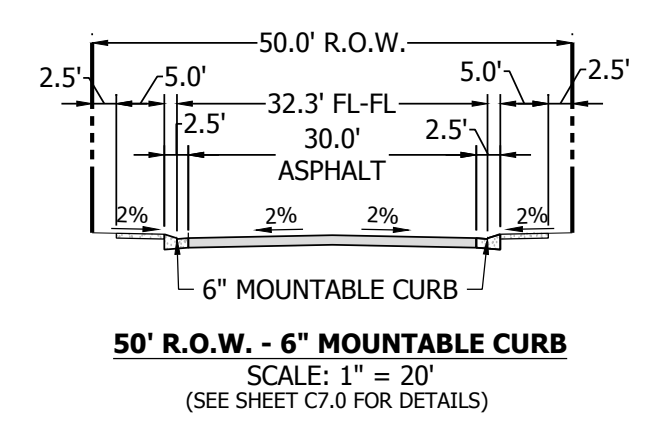
**SOLAIRE LOOP PROFILE VIEW**  
HORIZONTAL SCALE: 1" = 50'  
VERTICAL SCALE: 1" = 5'



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



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



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

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

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**MAYBERRY PUD PH 1 - FILING NO. 3**

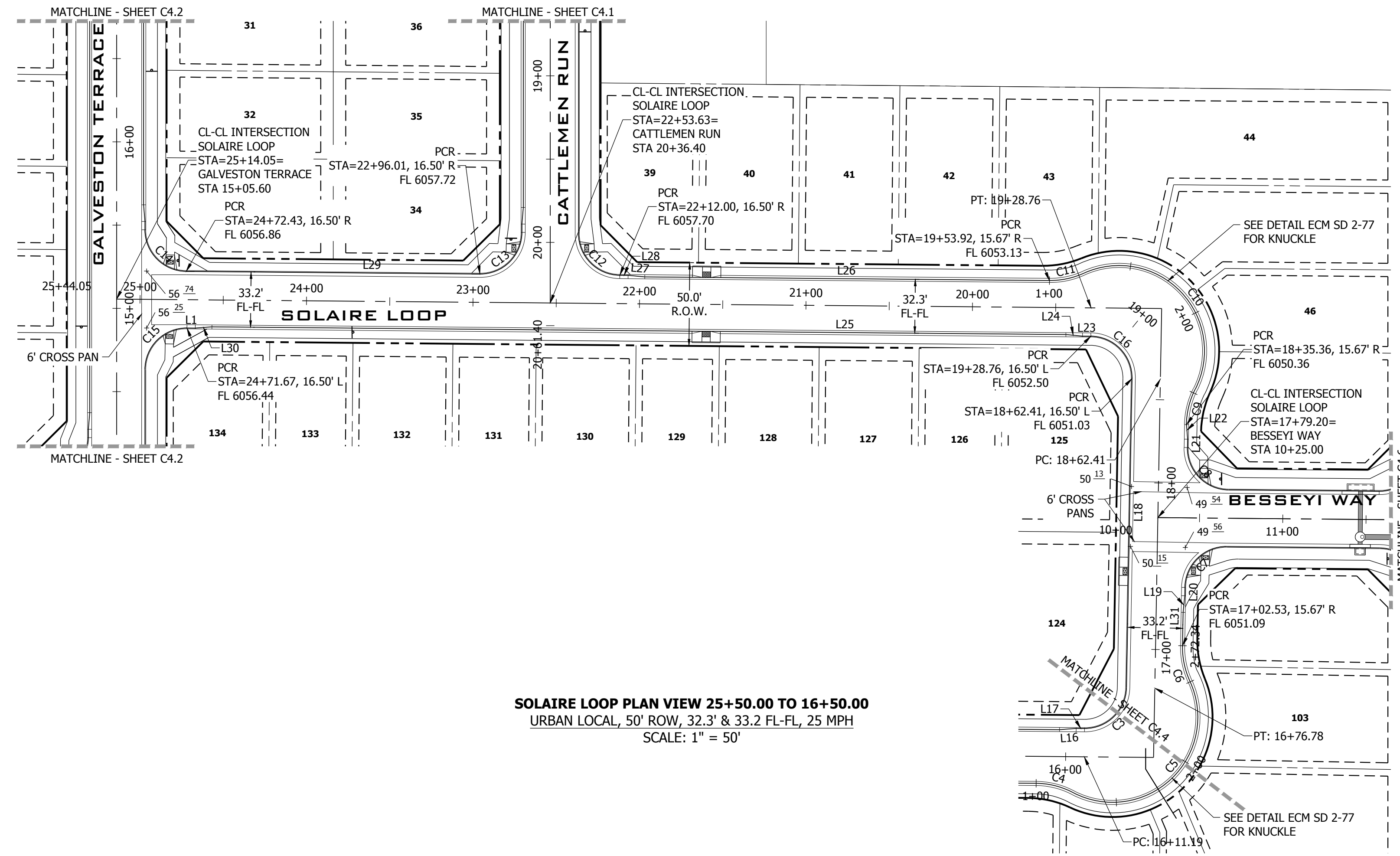
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY

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





**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'

**LINE TABLE @ FL**

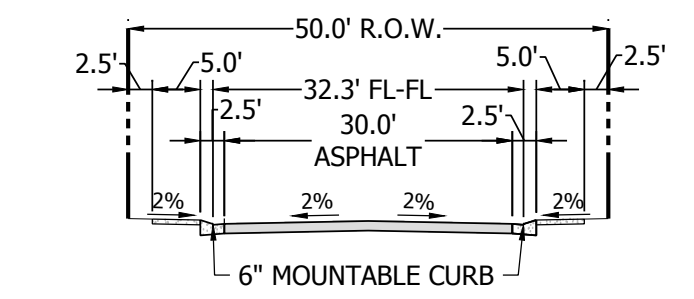
LINE #	BEARING	DISTANCE
L2	N89°28'59"W	5.00'
L3	N84°44'19"W	10.03'
L4	S89°28'59"E	5.00'
L5	N85°46'20"E	10.03'
L6	S89°28'59"E	428.27'
L7	N89°28'59"W	411.99'
L8	S81°04'41"W	5.06'
L9	N89°28'58"W	12.33'
L10	N80°03'24"W	5.07'
L11	S80°03'48"E	5.07'
L12	S89°28'54"E	12.33'
L13	N81°05'17"E	5.07'
L14	S89°28'59"E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

Line and curve tables have been updated accordingly.

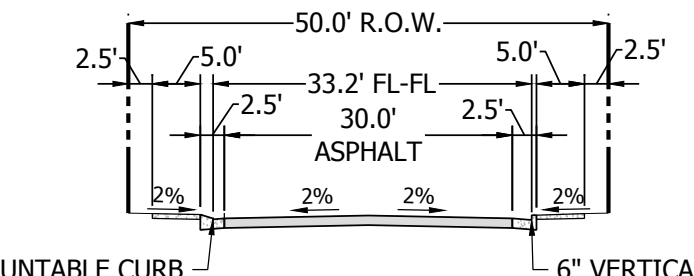
Update curve tables in all sheets to list the radii for all knuckles and curb returns.

**CURVE TABLE @ FL**

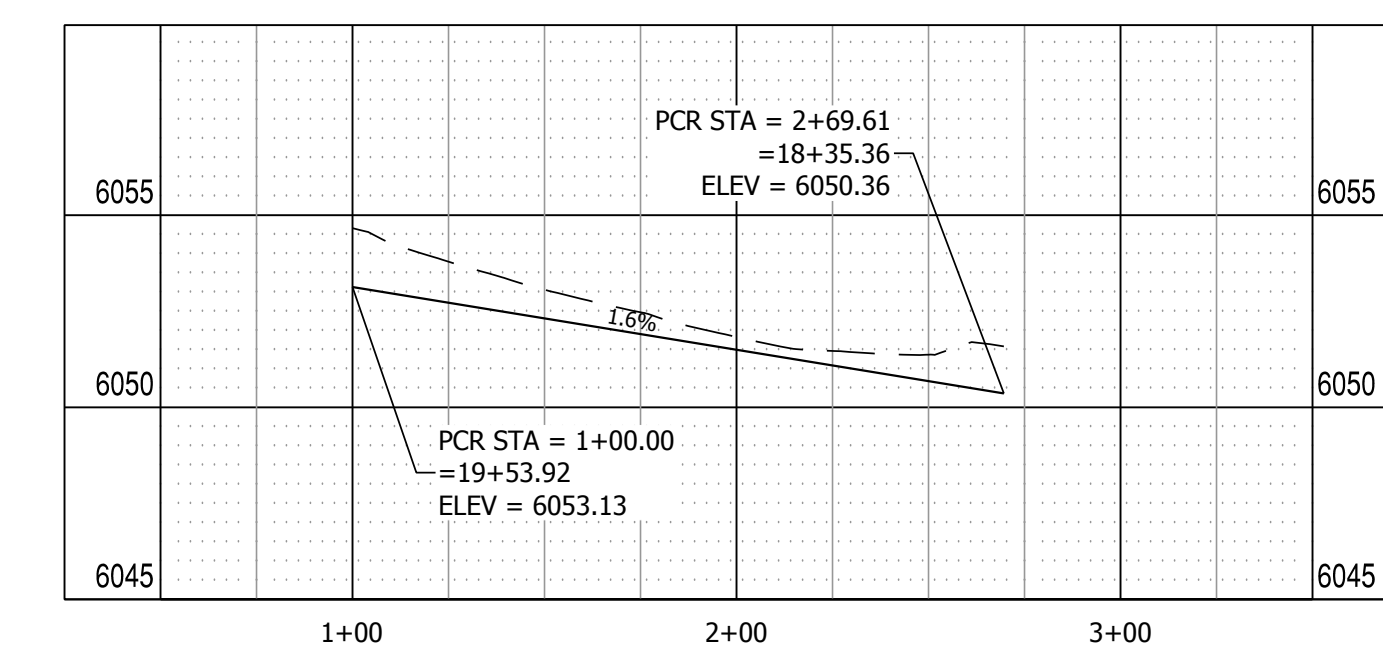
CURVE #	LENGTH	RADIUS	DELTA
C1	39.04'	25.00'	89°28'59"
C2	39.50'	25.00'	90°31'01"
C3	39.04'	25.00'	89°29'01"
C4	23.11'	48.81'	27°07'30"
C5	127.21'	51.17'	142°26'24"



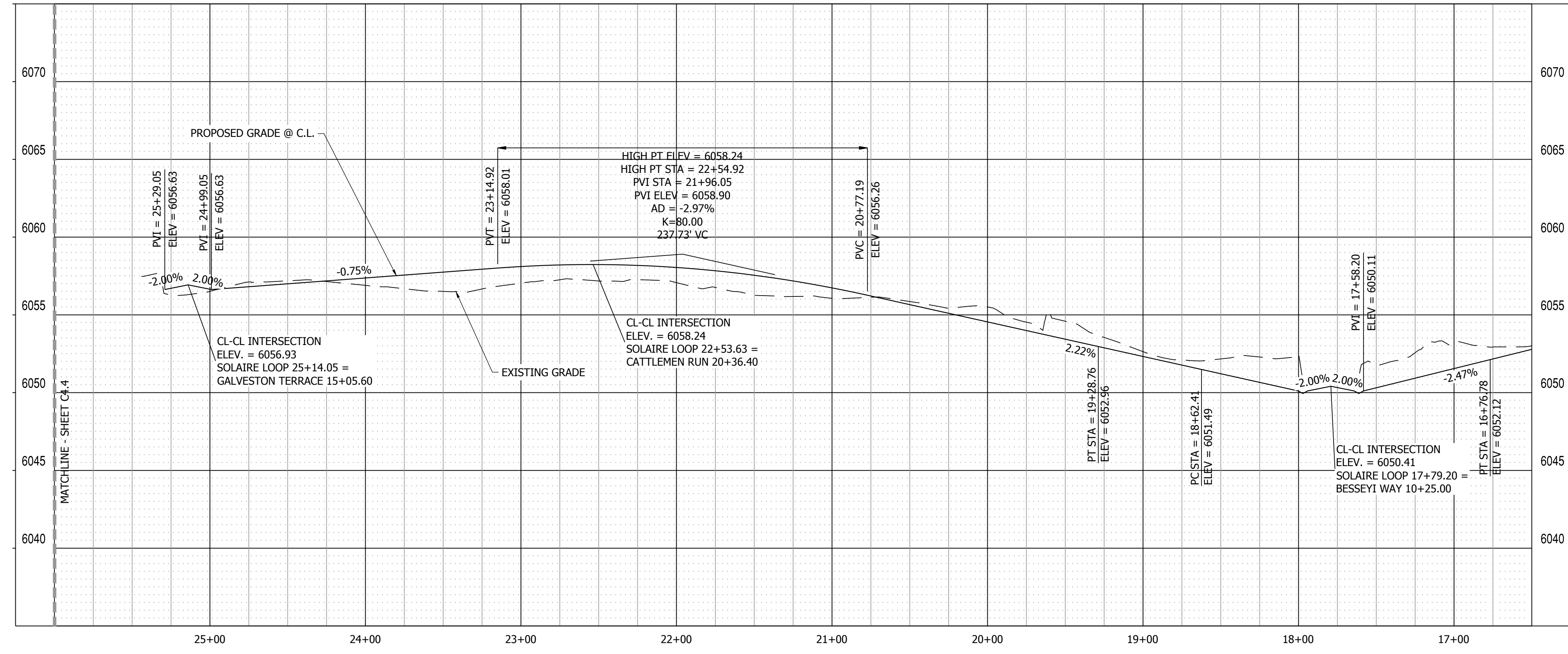
**50' R.O.W. - 6" MOUNTABLE CURB**  
 SCALE: 1" = 20'  
 (SEE SHEET C7.0 FOR DETAILS)



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



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



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

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

**FILING 3 KEY MAP**  
 N.T.S.

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

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

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

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

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**MAYBERRY PUD PH 1 - FILING NO. 3**  
 SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
 EL PASO COUNTY  
 PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
 3296 DEVINE HEIGHTS #208  
 COLORADO SPRINGS, CO 80922

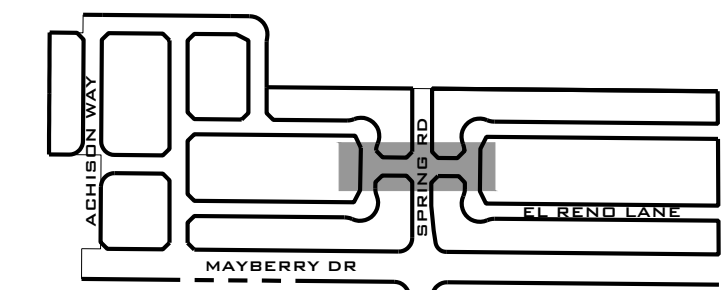
CONSTRUCTION DOCUMENTS
JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJJD
NAME

**SOLAIRE LOOP**  
 16+50 TO 25+00  
 PLAN & PROFILE

NO. **C4.5**

PATH: P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\005 - ROADWAY & DRAINAGE\SOLAIRE LOOP - ROADWAY & DRAINAGE.DWG, PLOT DATE: 8/20/2022 3:27:58 PM, BY: LYNN O'GRADY

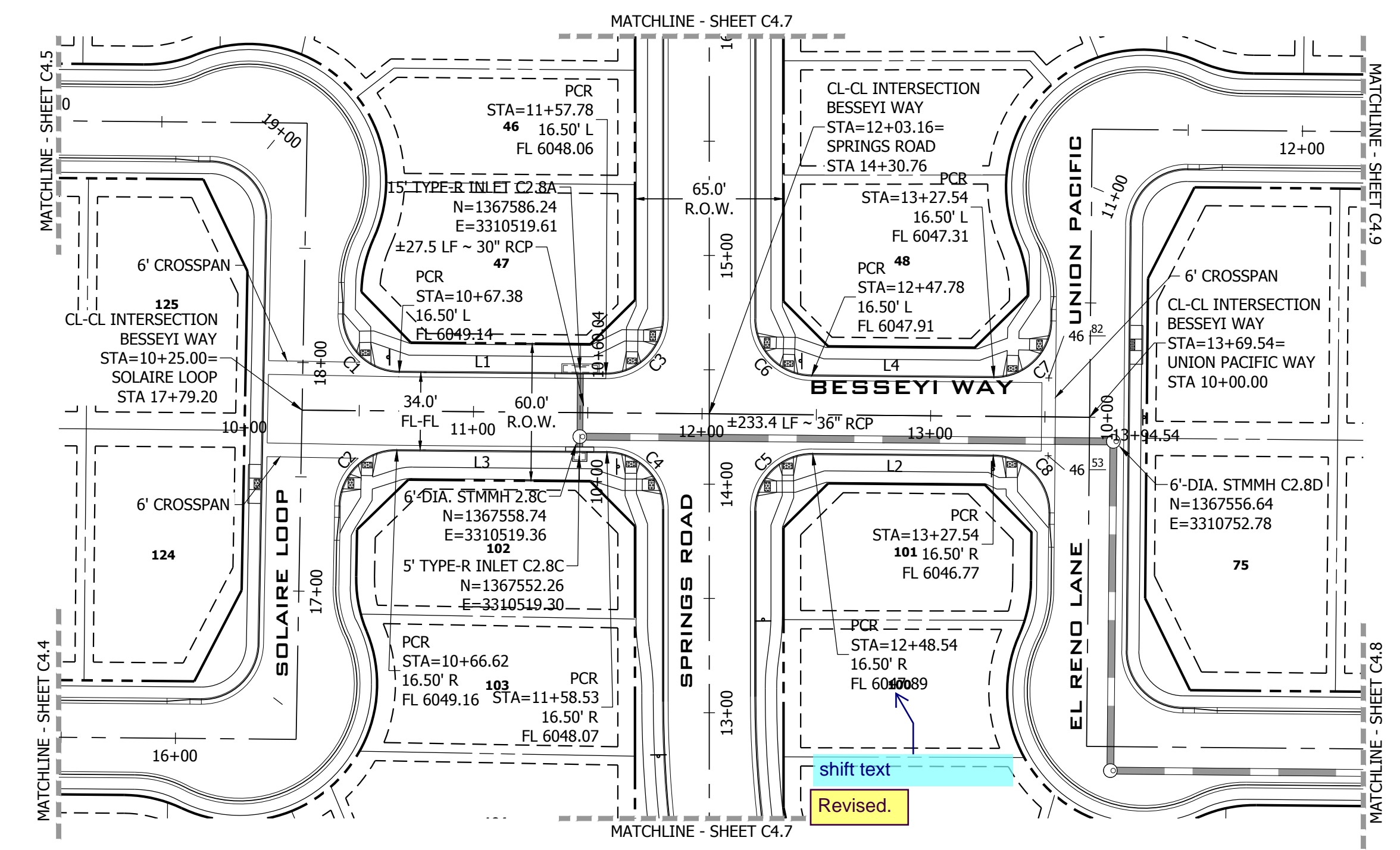




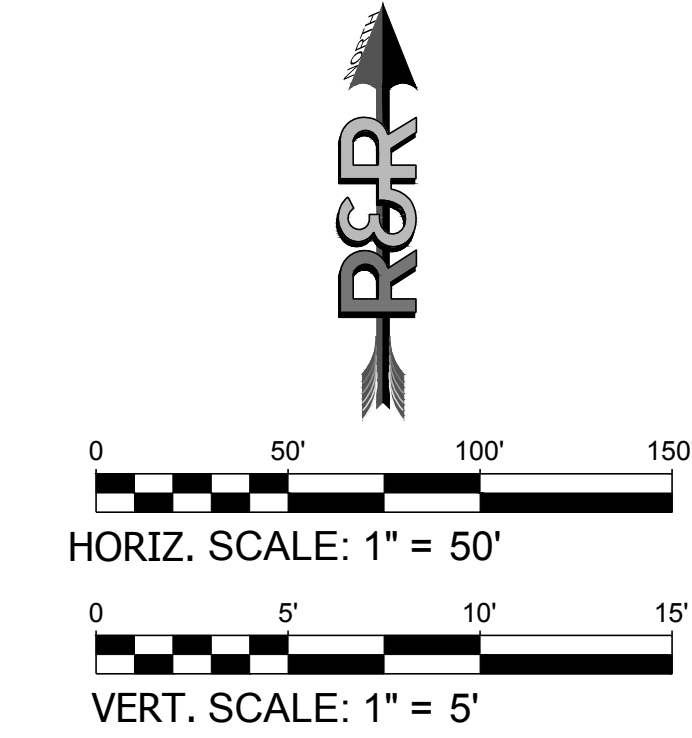
**811**  
Know what's below.  
Call before you dig.

**FILING 3 KEY MAP**  
N.T.S.

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



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

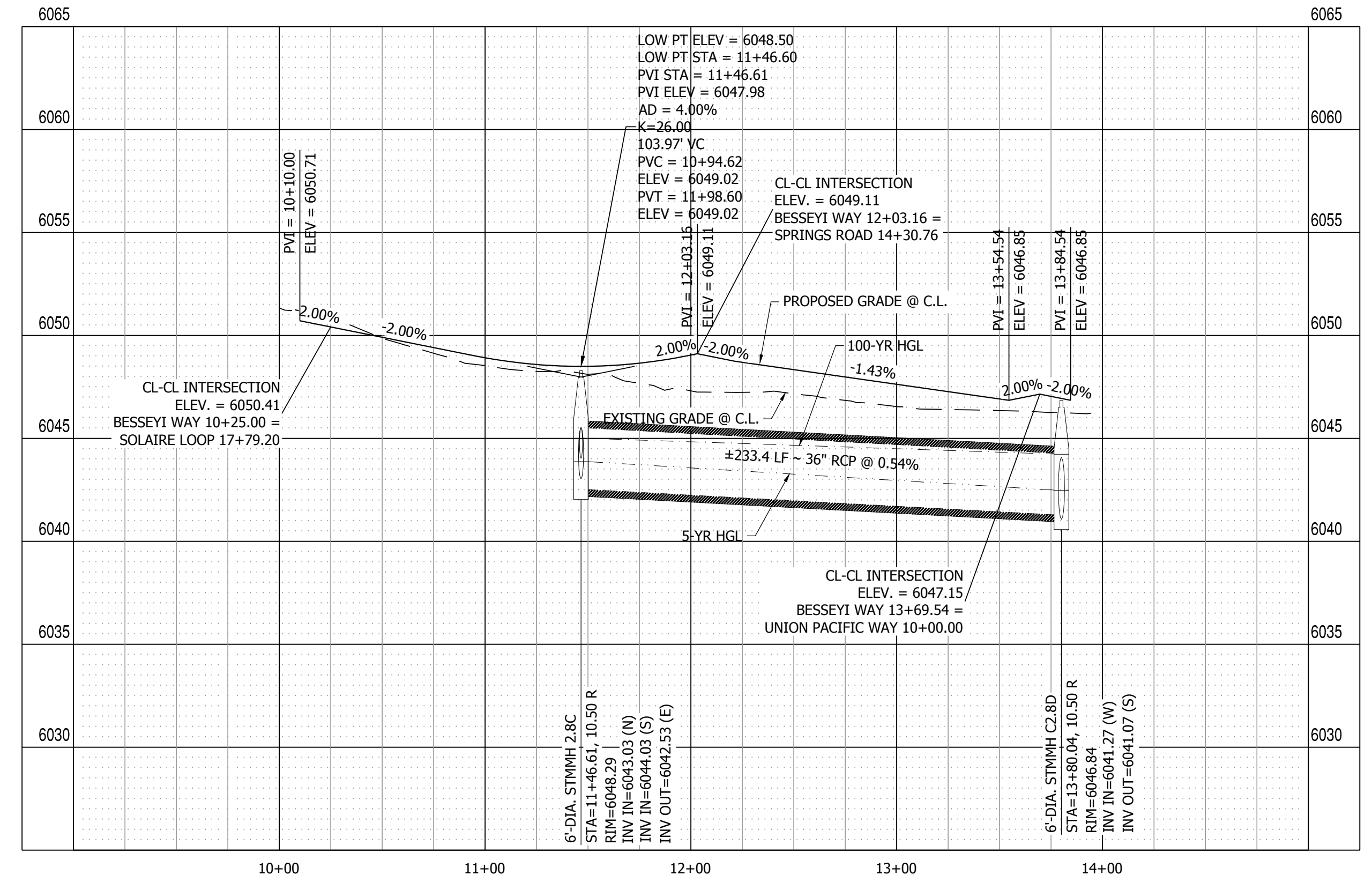


**LINE TABLE @ FL**

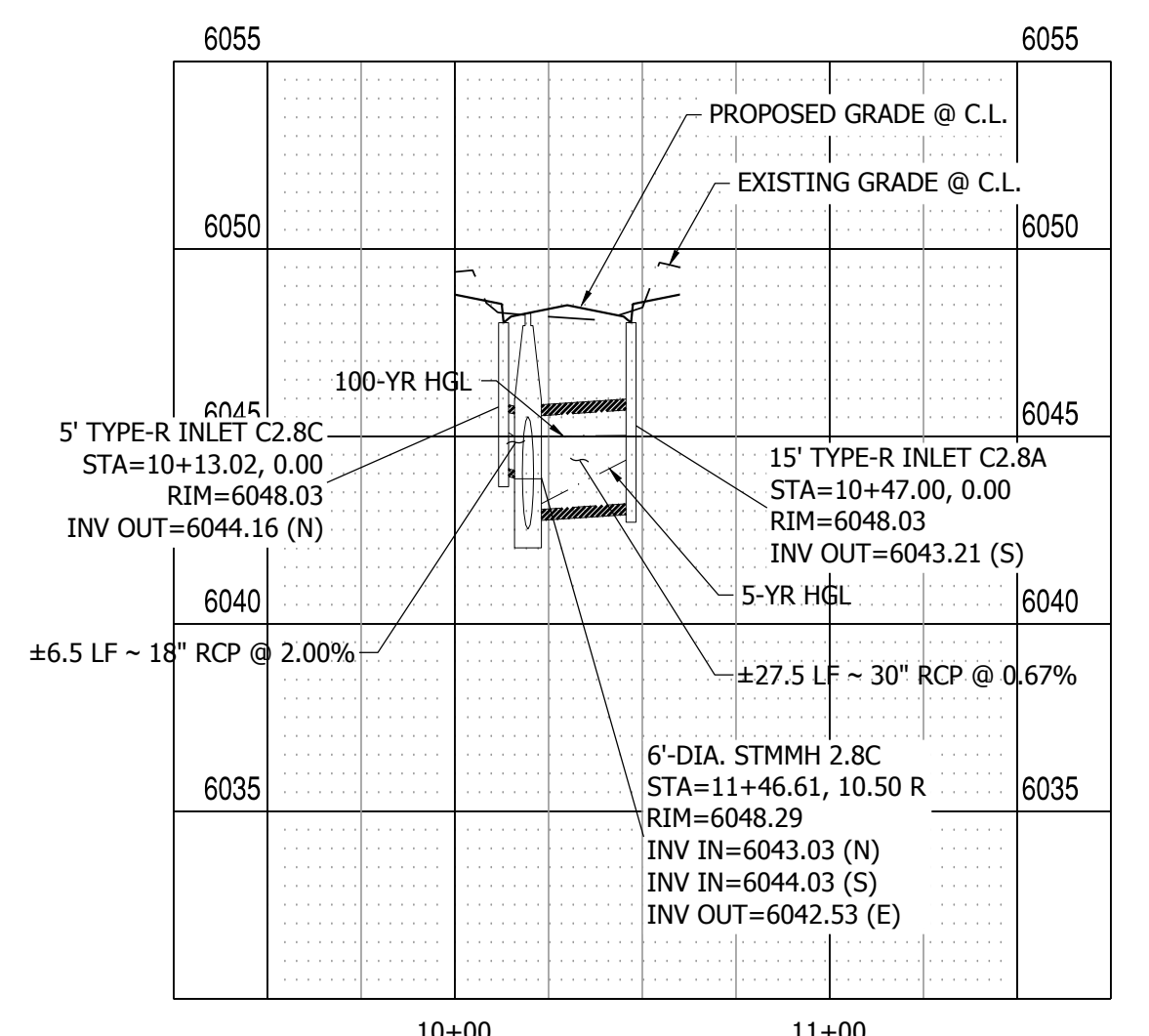
LINE #	BEARING	DISTANCE
L1	S89°28'59"E	90.39'
L2	N89°28'59"W	79.00'
L3	N89°28'59"W	91.91'
L4	S89°28'59"E	79.76'

**CURVE TABLE @ FL**

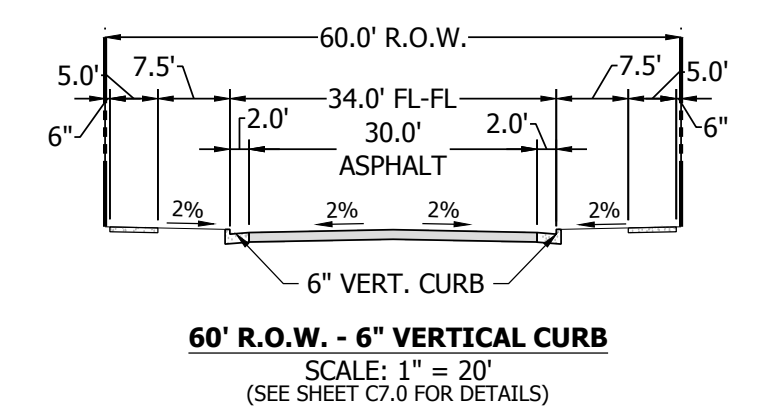
CURVE #	LENGTH	RADIUS	DELTA
C1	39.50'	25.00'	90°30'59"
C2	39.04'	25.00'	89°29'01"
C3	39.50'	25.00'	90°31'01"
C4	39.04'	25.00'	89°28'59"
C5	39.50'	25.00'	90°31'01"
C6	39.04'	25.00'	89°28'59"
C7	39.27'	25.00'	90°00'01"
C8	39.27'	25.00'	89°59'59"



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

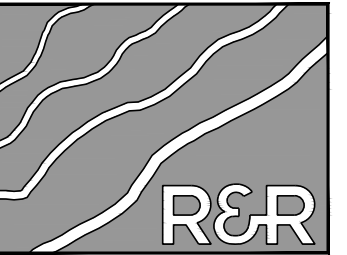


**STORM LATERAL 1 PROFILE VIEW**  
HORIZONTAL SCALE: 1" = 50'  
VERTICAL SCALE: 1" = 5'



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

PATH: P:\M22110 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLAN\5\05 - ROADWAY & DRAINAGE\BESSEYI WAY - ROADWAY & DRAINAGE\BESSEYI WAY - ROADWAY & DRAINAGE.DWG, PLOT DATE: 6/30/2022 2:28:17 PM, BY: LINA, GORDAY



**R&R ENGINEERS-SURVEYORS, INC.**

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

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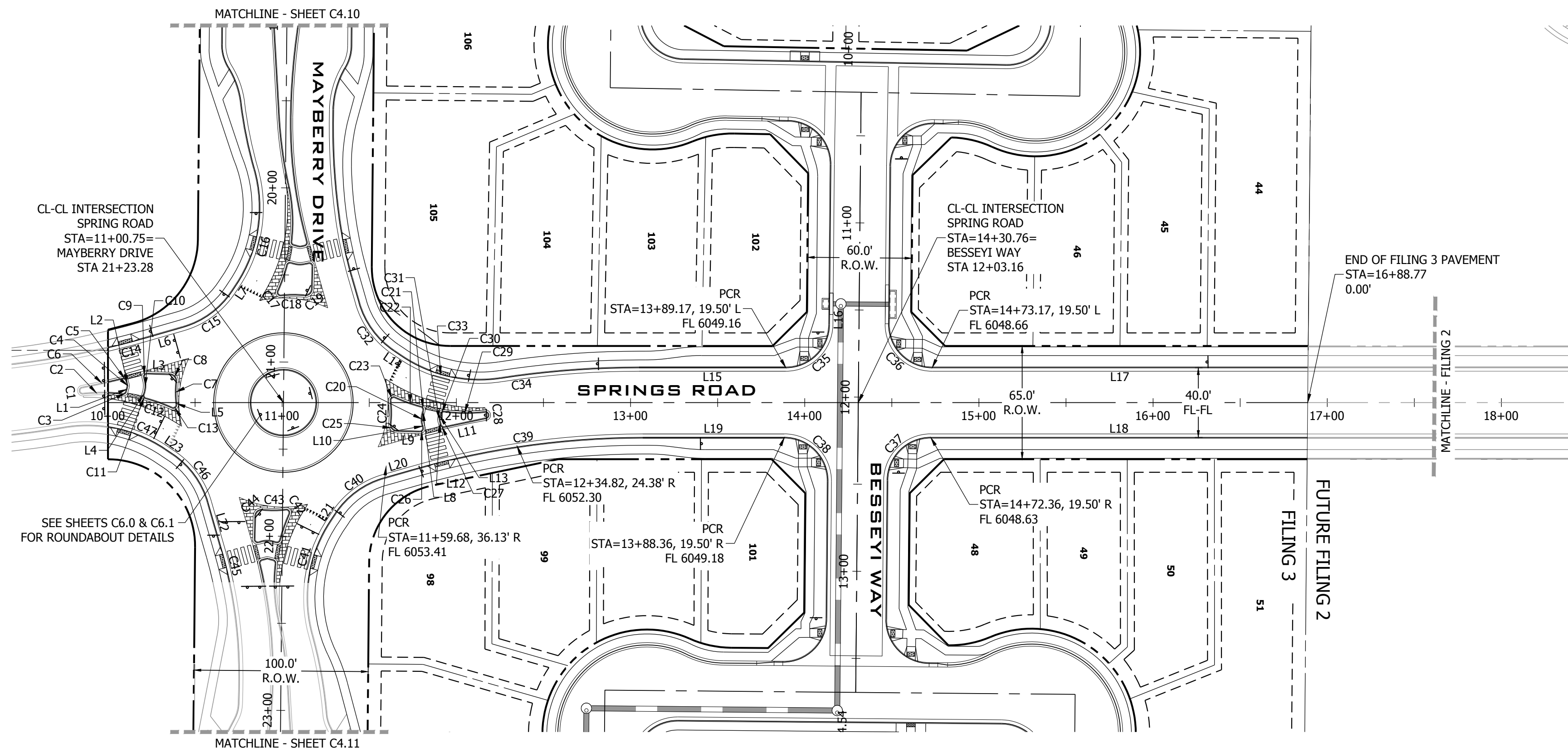
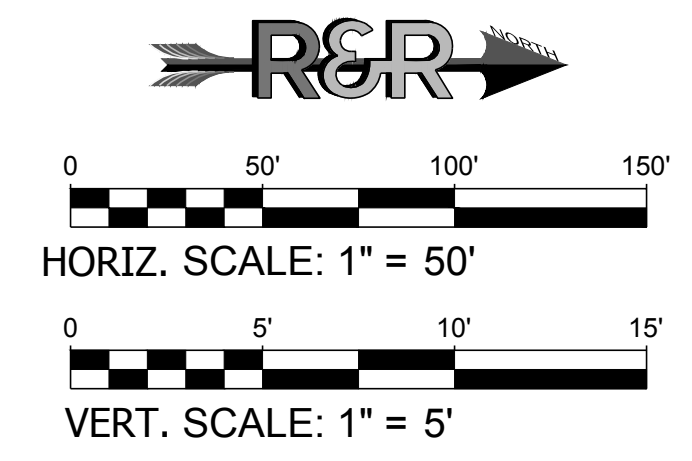
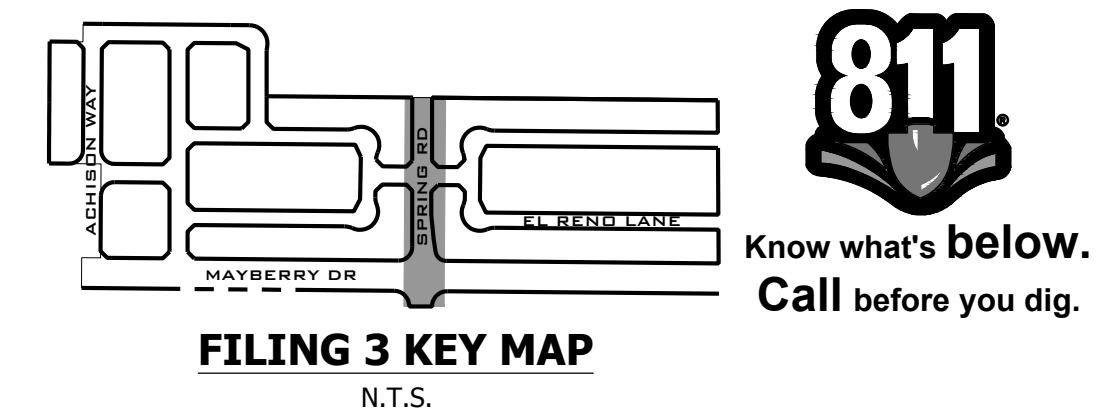
**MAYBERRY PUD PH1 - FILING NO. 3**  
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
3296 DEVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

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

**BESSEYI WAY  
PLAN & PROFILE**

NO. **C4.6**





**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**

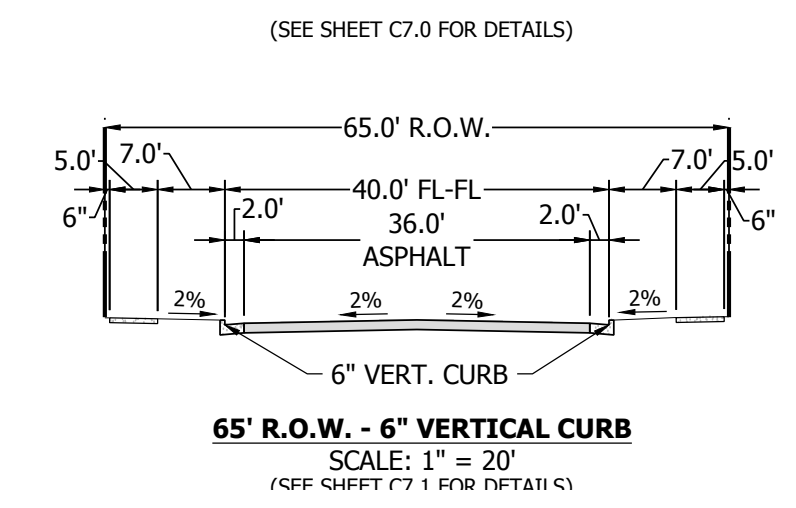
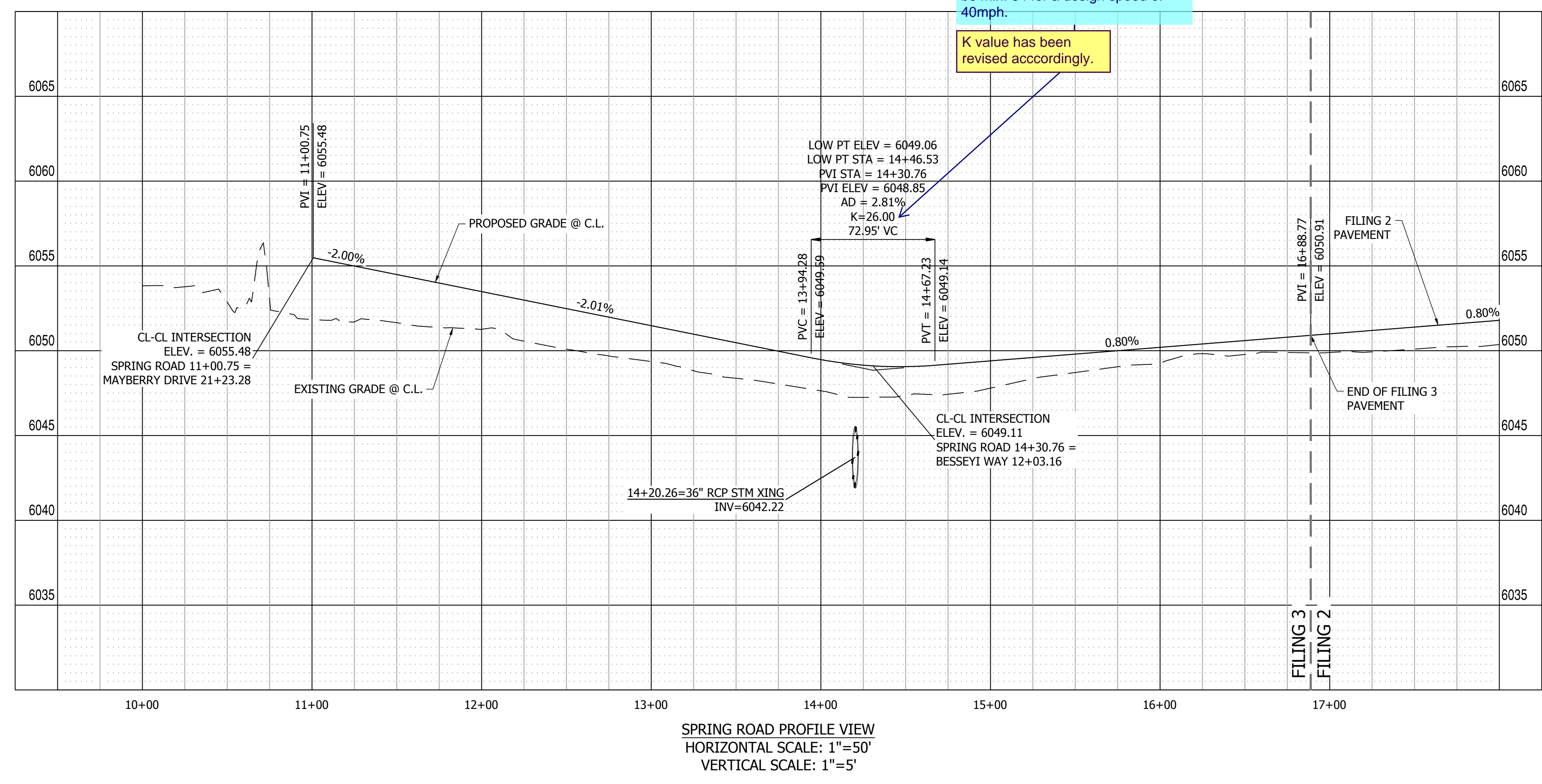
LINE #	BEARING	DISTANCE
L13	N74°31'29"W	2.66'
L14	N33°57'29"E	5.31'
L15	N0°00'00"E	84.29'
L16	N89°28'59"W	5.76'
L17	N0°00'00"E	215.60'
L18	N0°00'00"E	216.41'
L19	S0°00'00"E	81.33'
L20	S15°59'44"E	16.82'
L21	S56°19'52"E	4.34'
L22	N74°00'16"E	30.32'
L23	N33°57'29"E	5.31'

**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"



PATH: \\P:\M2210\MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\005 - ROADWAY & DRAINAGE\SPRINGS ROAD - ROADWAY & DRAINAGE\SPRINGS ROAD - ROADWAY & DRAINAGE.DWG. PLOT DATE: 6/16/2022 3:28:34 PM. BY: LMM, OCBADY

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

**R&R ENGINEERS-SURVEYORS, INC.**  
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

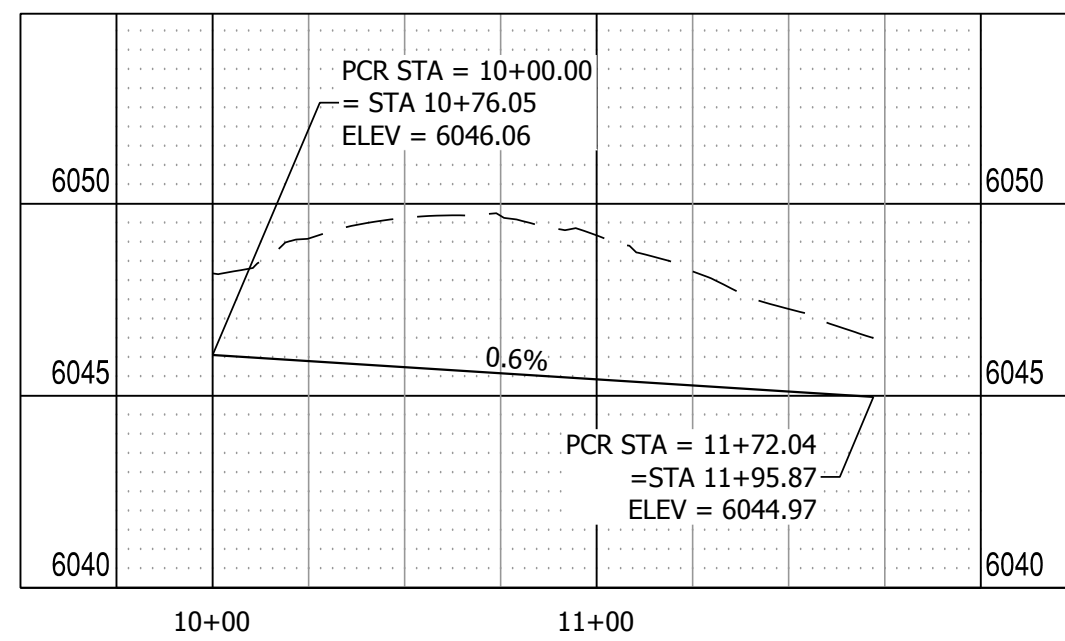
**SPRINGS ROAD  
PLAN & PROFILE**

NO. **C4.7**

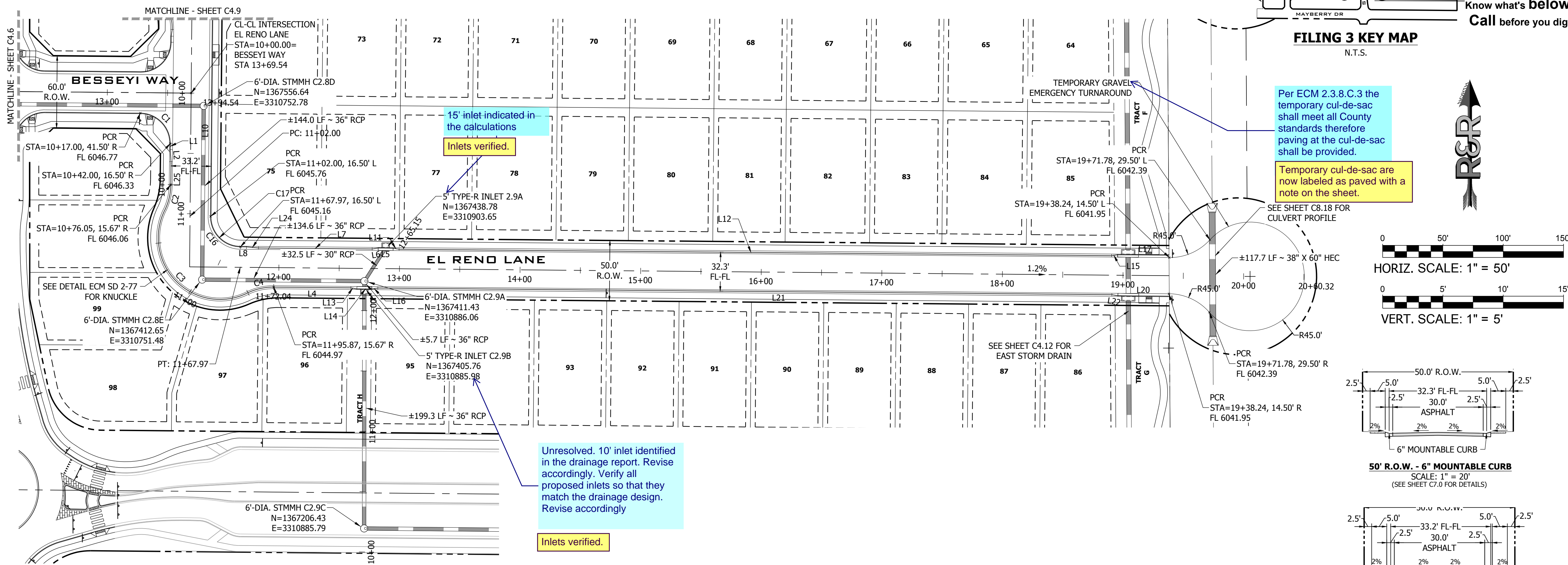


LINE #	BEARING	DISTANCE
L1	S0°31'00"W	5.00'
L2	S4°13'41"E	10.03'
L4	S89°28'59"E	63.99'
L5	S89°28'28"E	12.35'
L6	N81°05'30"E	5.07'
L7	S89°28'59"E	94.25'
L8	S89°28'59"E	5.00'
L10	S0°31'00"W	186.00'
L11	S80°03'56"E	5.07'
L12	S89°29'00"E	590.82'
L13	S80°03'48"E	5.07'
L14	S89°28'59"E	12.33'
L15	N82°03'41"E	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'

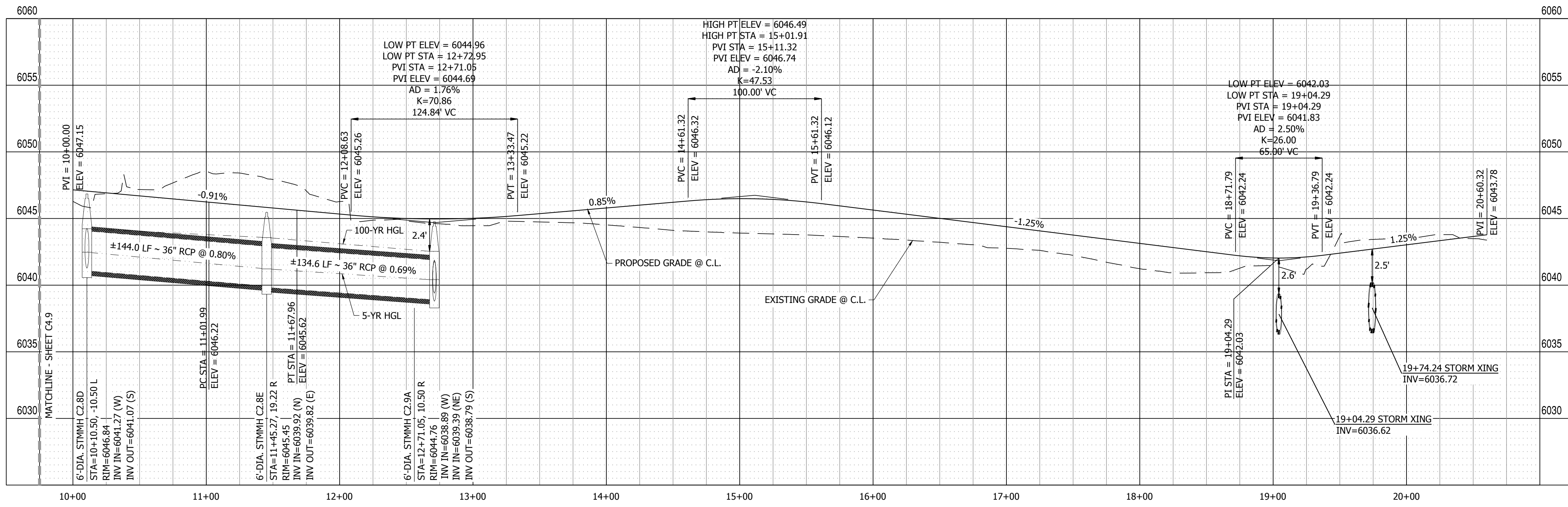
CURVE #	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	89°59'59"
C2	22.03'	48.83'	25°50'46"
C3	127.14'	51.17'	142°20'45"
C4	22.88'	48.84'	26°50'32"
C16	39.27'	25.00'	89°59'59"



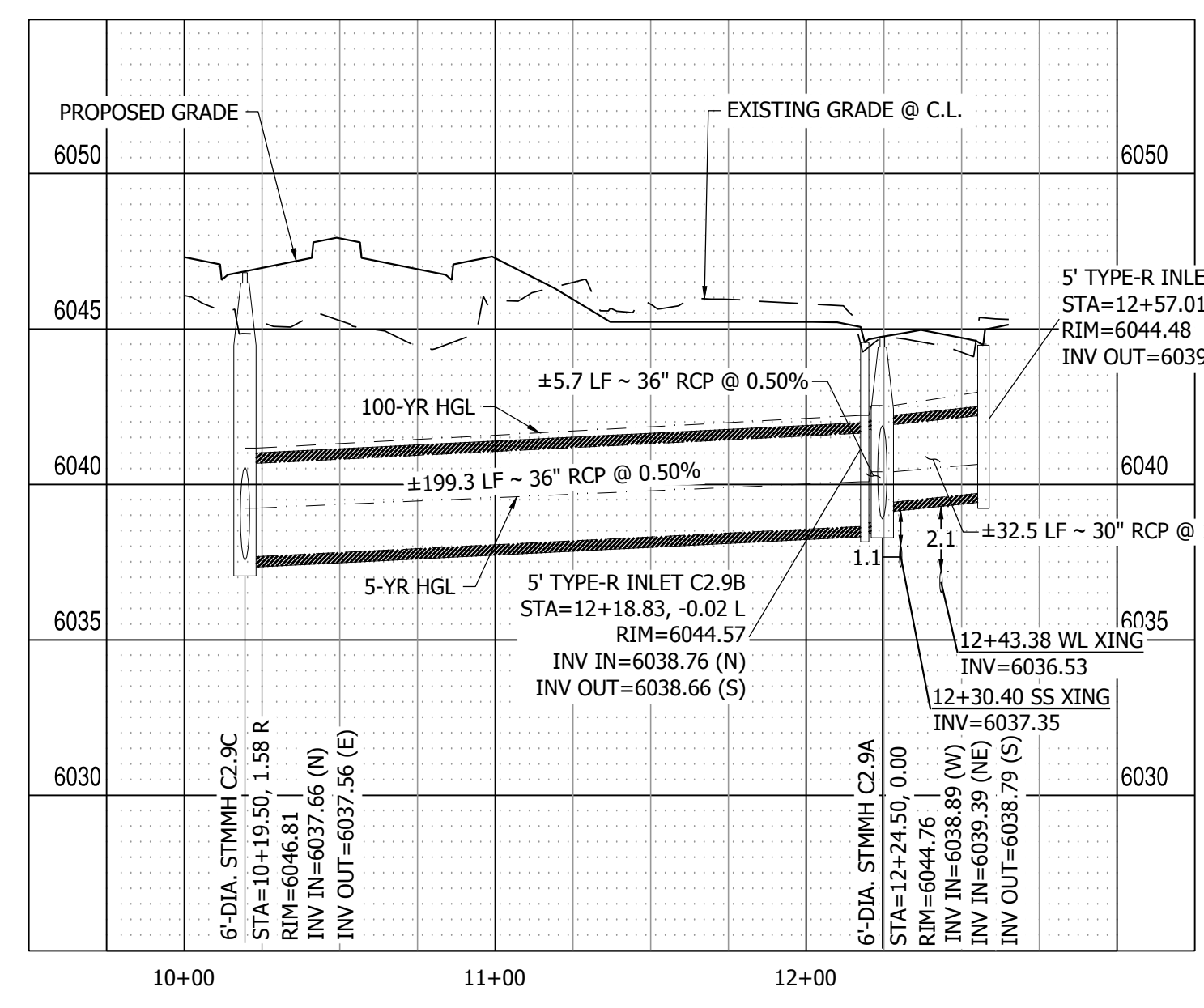
EL RENO KNUCKLE PROFILE VIEW  
HORIZONTAL SCALE: 1"=50'  
VERTICAL SCALE: 1"=5'



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



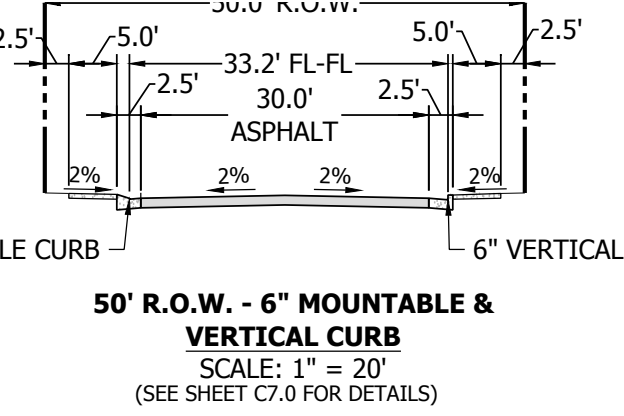
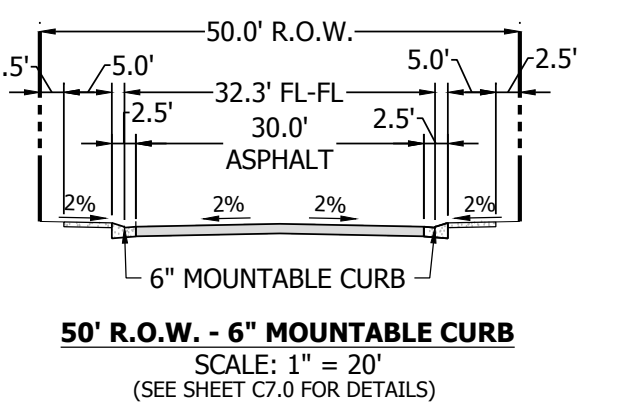
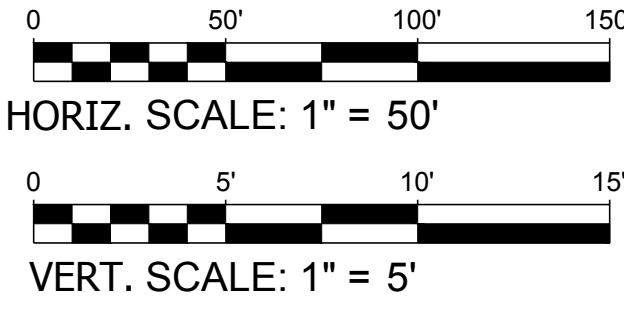
EL RENO LANE PROFILE VIEW  
HORIZONTAL SCALE: 1"=50'  
VERTICAL SCALE: 1"=5'



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

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

**FILING 3 KEY MAP**  
N.T.S.



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

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

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MAYBERRY PUD PH 1 - 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: CJJD  
NAME:

EL RENO LANE  
PLAN & PROFILE  
NO. C4.8

PATH: P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\GDS - ROADWAY & DRAINAGE\EL RENO LANE - ROADWAY & DRAINAGE.DWG. PLOT DATE: 6/15/2022 3:29:00 PM. BILL: NIN. 000001



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

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**MAYBERRY PUD PH1 - FILING NO. 3**

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY

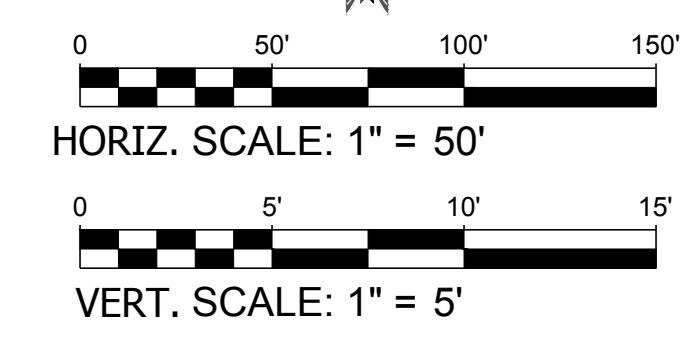
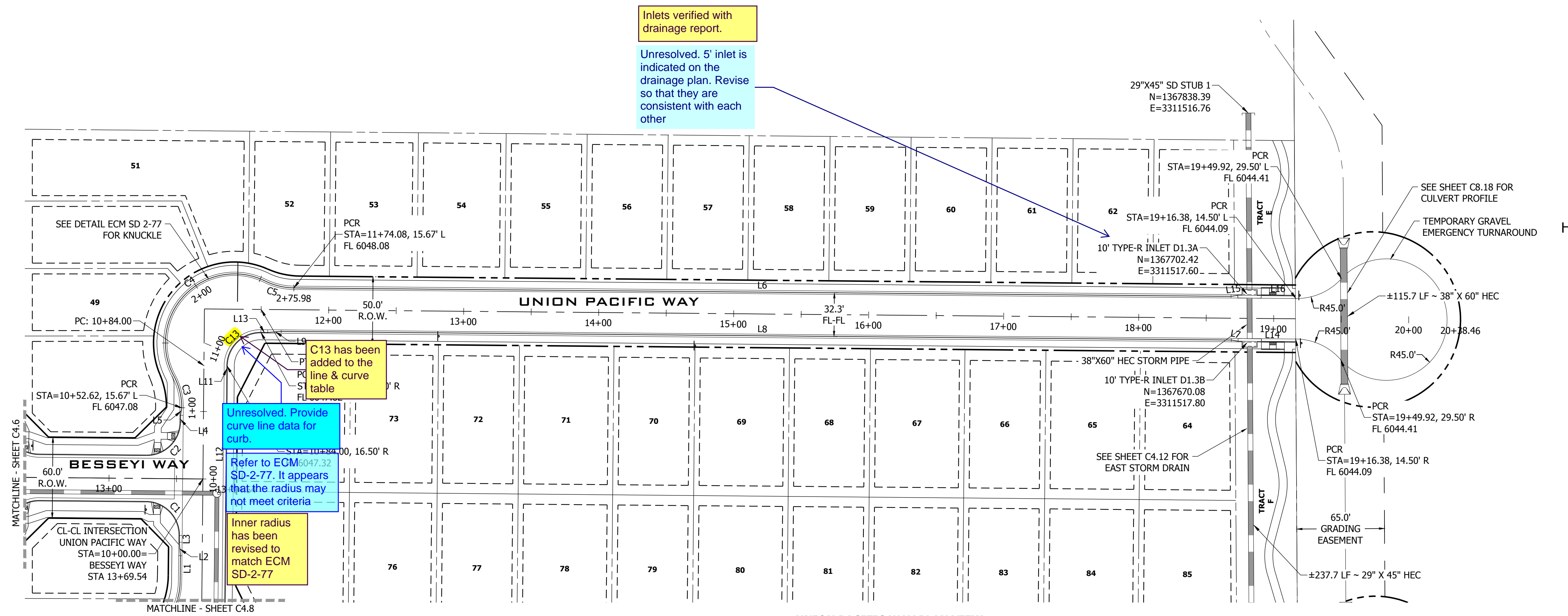
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
3296 DEVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS

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

**UNION PACIFIC WAY PLAN & PROFILE**

NO. **C4.9**

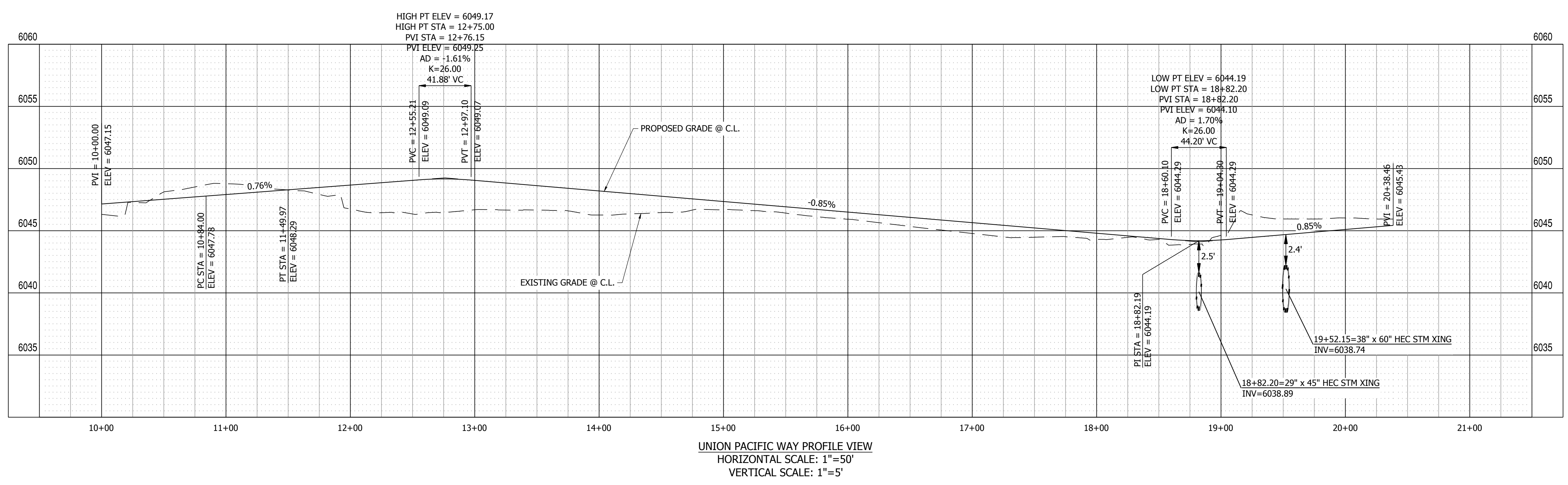
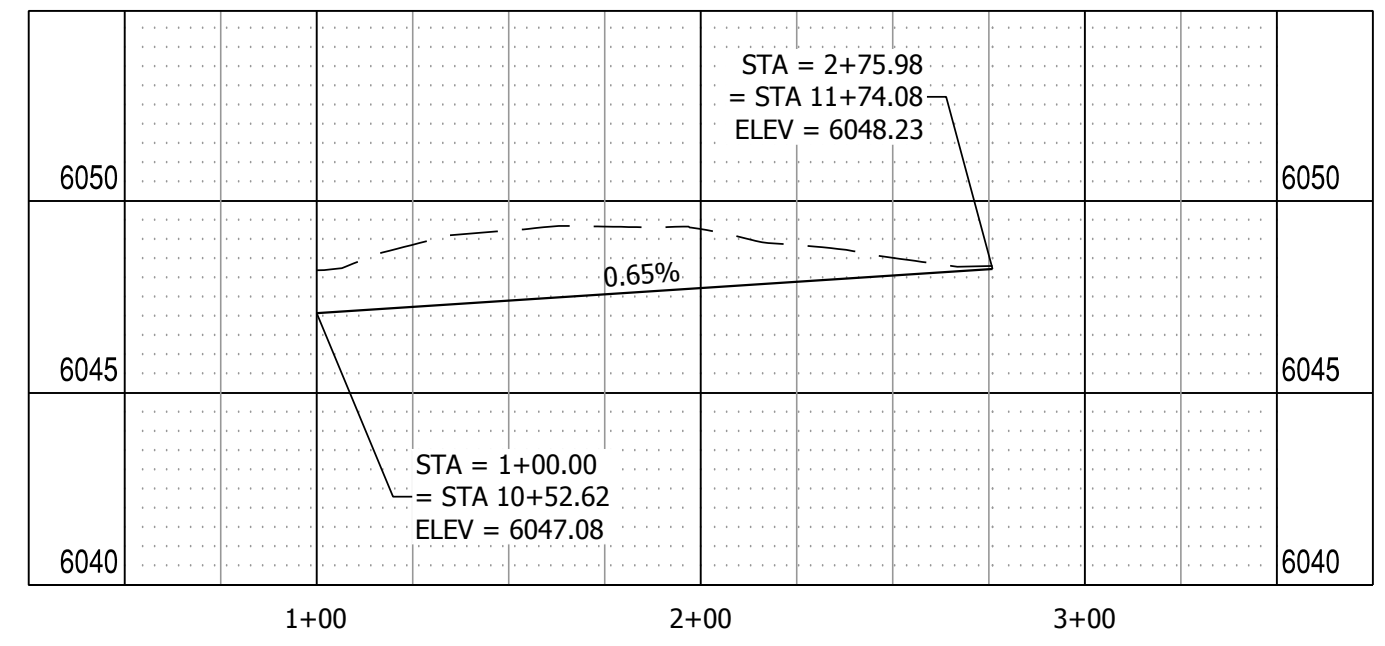
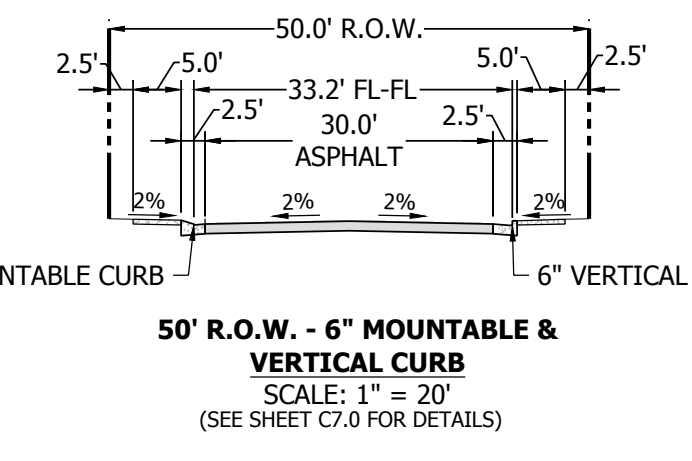
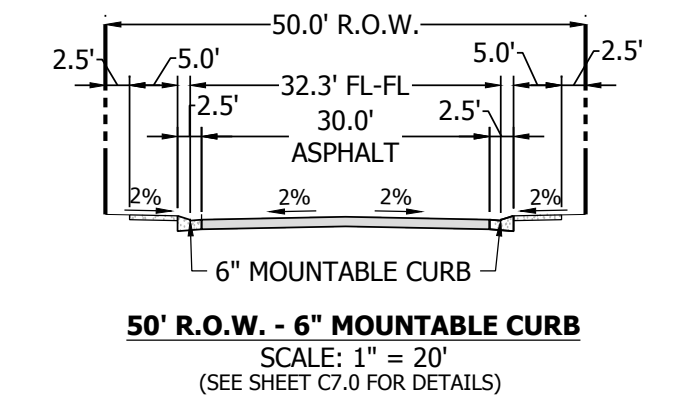


**LINE TABLE @ FL**

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**

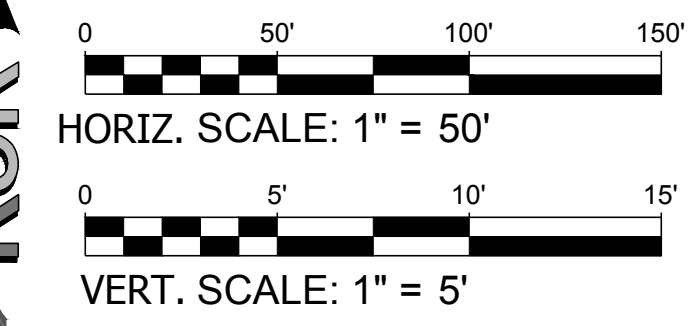
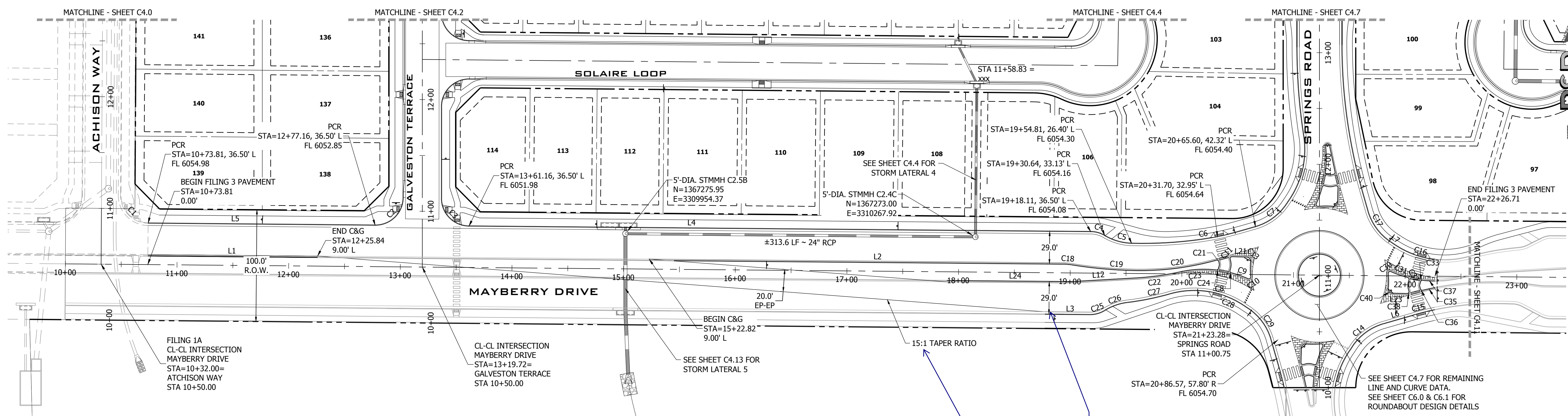
CURVE #	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	89°59'59"
C2	39.27'	25.00'	90°00'00"
C3	24.66'	48.83'	28°56'11"
C4	129.30'	51.17'	144°46'57"
C5	22.02'	48.83'	25°50'26"



PATH: P:\MC2210\MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLAN\SDS - ROADWAY & DRAINAGE\UNION PACIFIC WAY - ROADWAY & DRAINAGE.DWG, PLOT DATE: 6/30/2022 2:29:19 PM, BY: LINA\_GORDAY



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



**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'

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

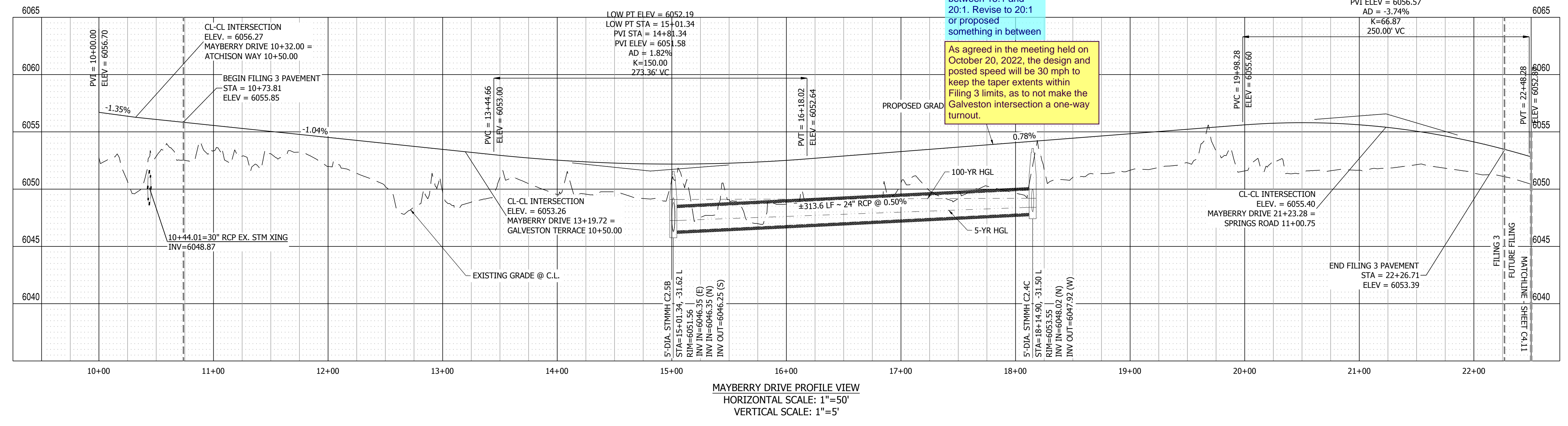
identify the beginning/end of c/g  
C&G callout added.

This is the posted speed not the design speed. A design speed of 35 would make the taper between 15:1 and 20:1. Revise to 20:1 or proposed something in between

As agreed in the meeting held on October 20, 2022, the design and posted speed will be 30 mph to keep the taper extents within Filing 3 limits, as to not make the Galveston intersection a one-way turnout.

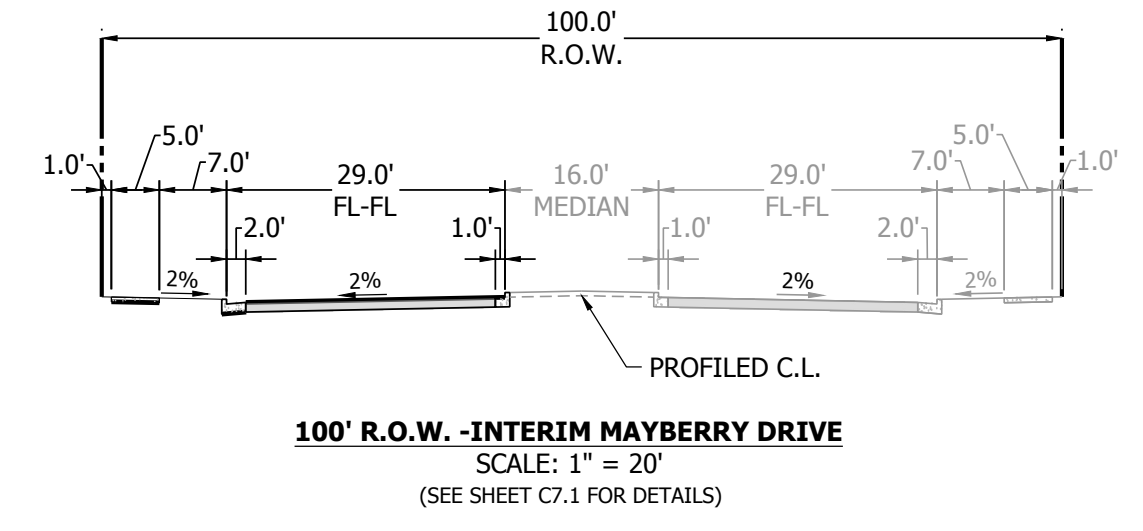
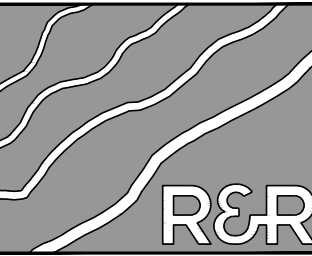
**CURVE TABLE @ F.L.**

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

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**MAYBERRY PUD PH 1 - 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: CJJ  
NAME

**MAYBERRY 9+00 TO 22+50 PLAN & PROFILE**

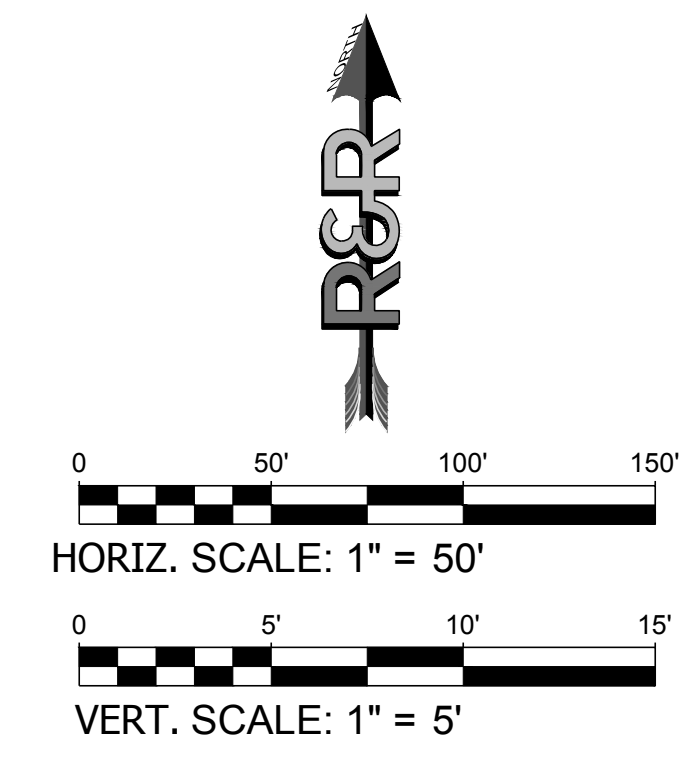
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DENVER, COLORADO 80204  
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**MAYBERRY PUD PH 1 - FILING NO. 3**

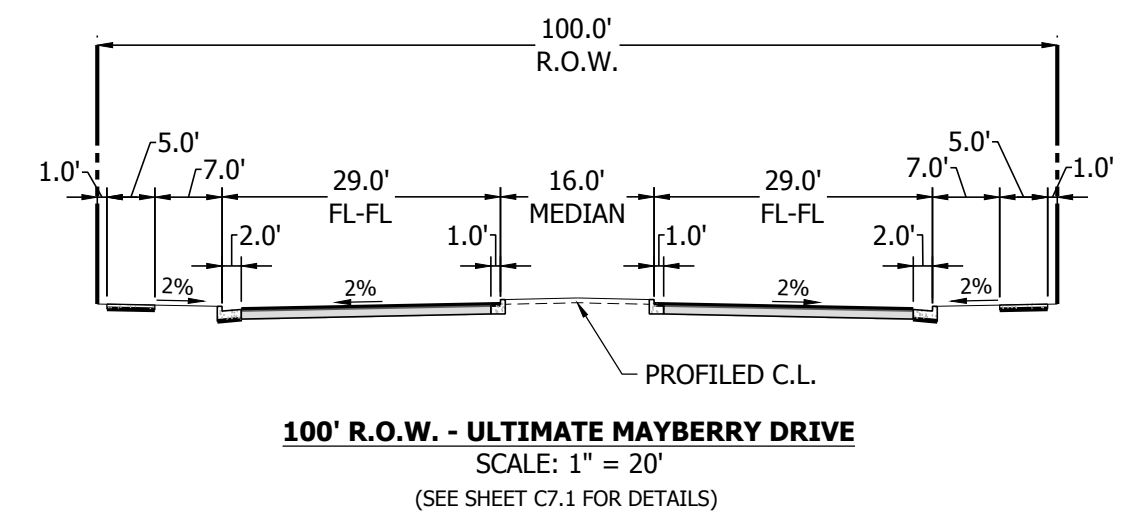
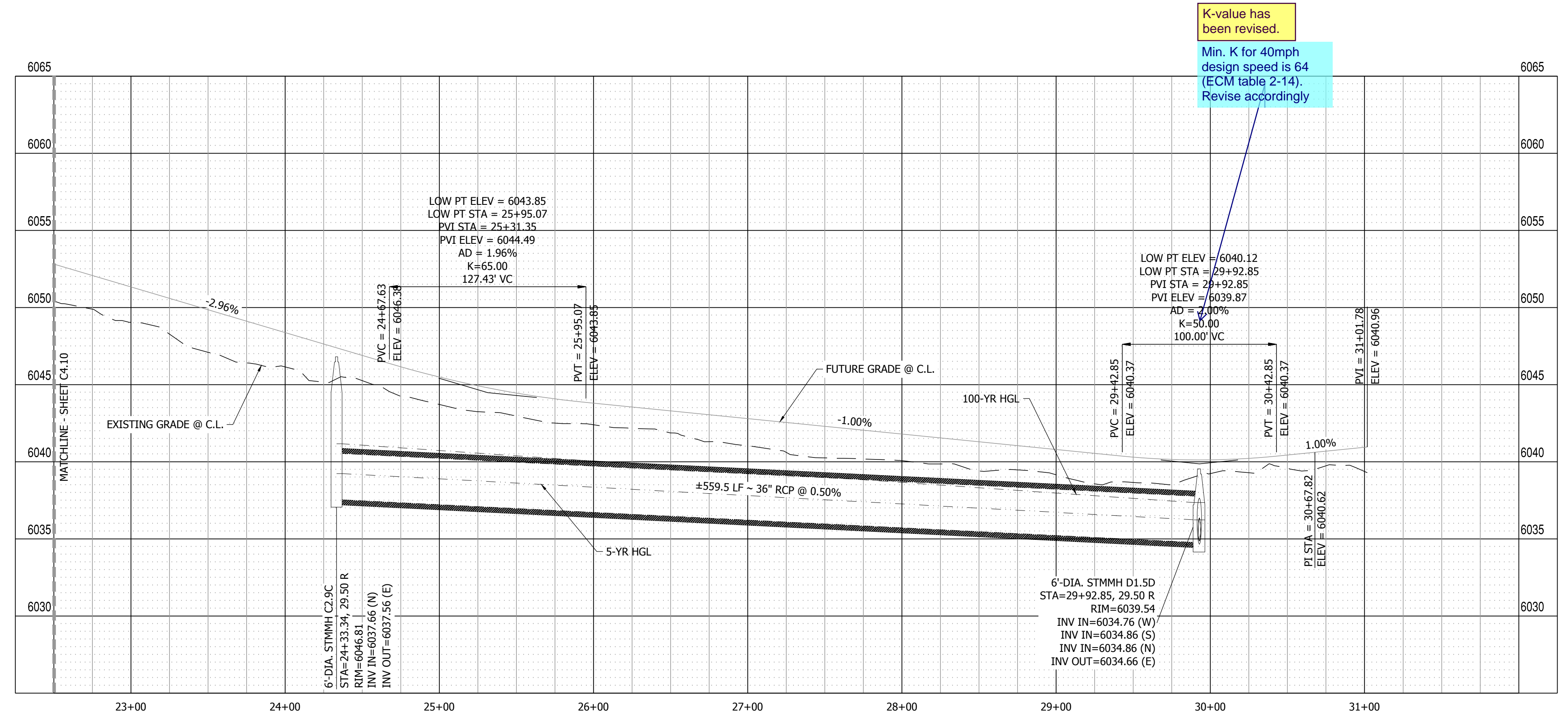
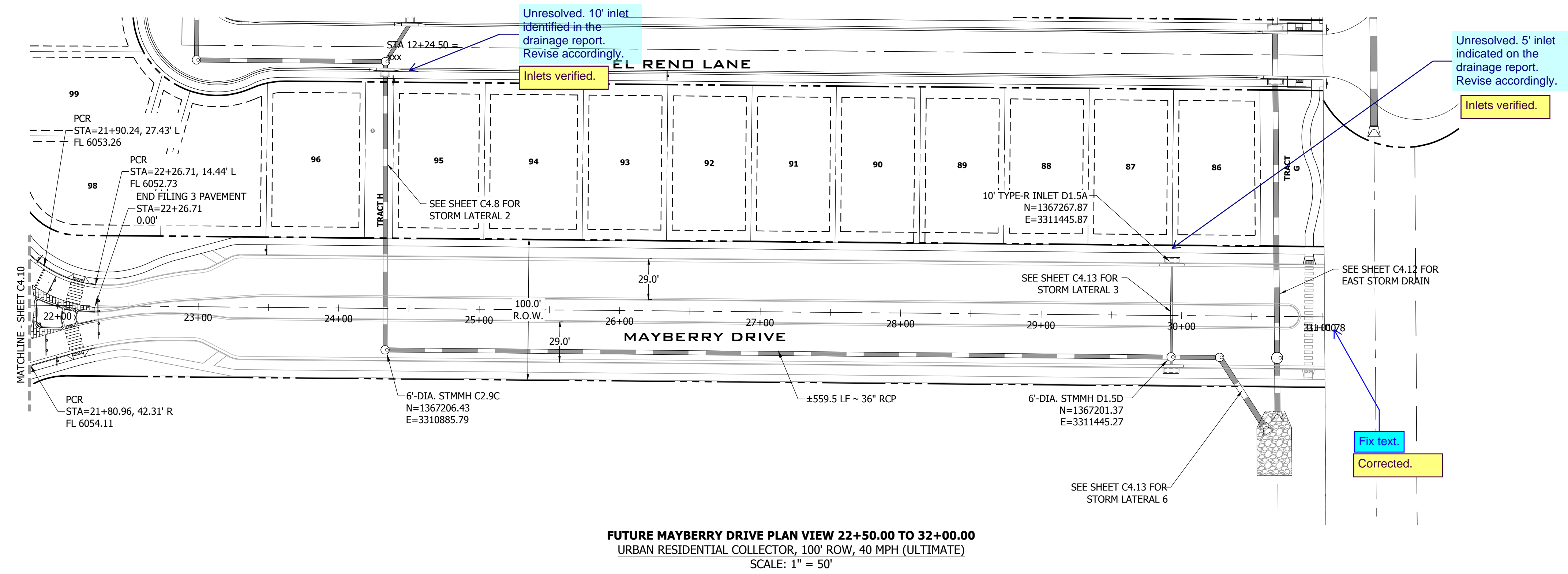
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY

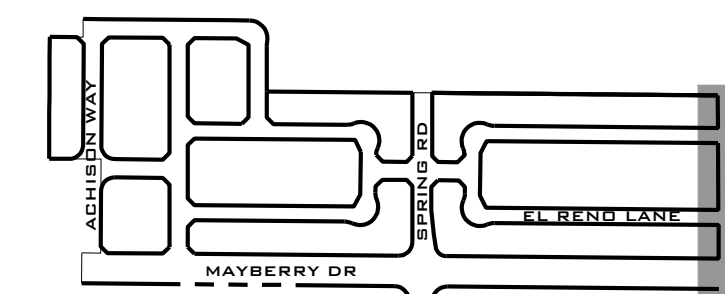
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
3296 DEVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

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

**MAYBERRY 22+50 TO 32+00 PLAN & PROFILE**

NO. **C4.11**

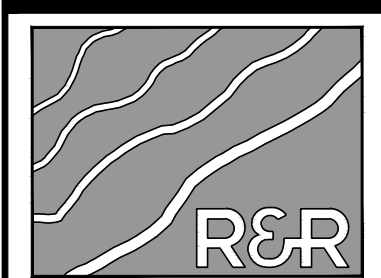




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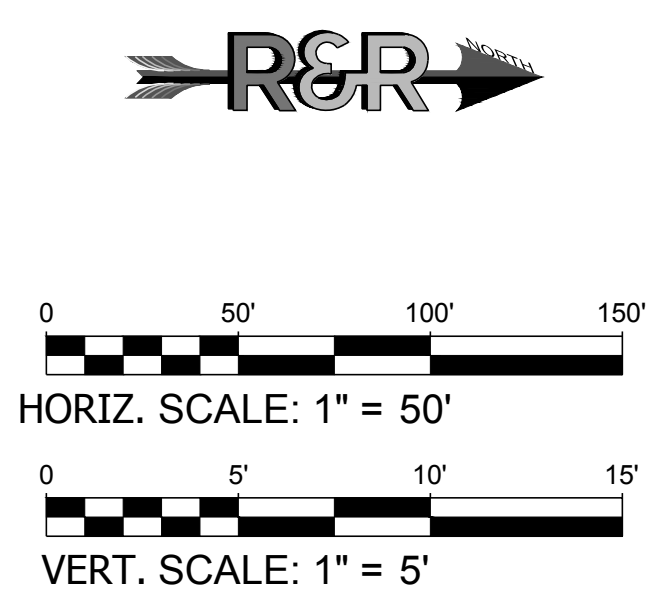
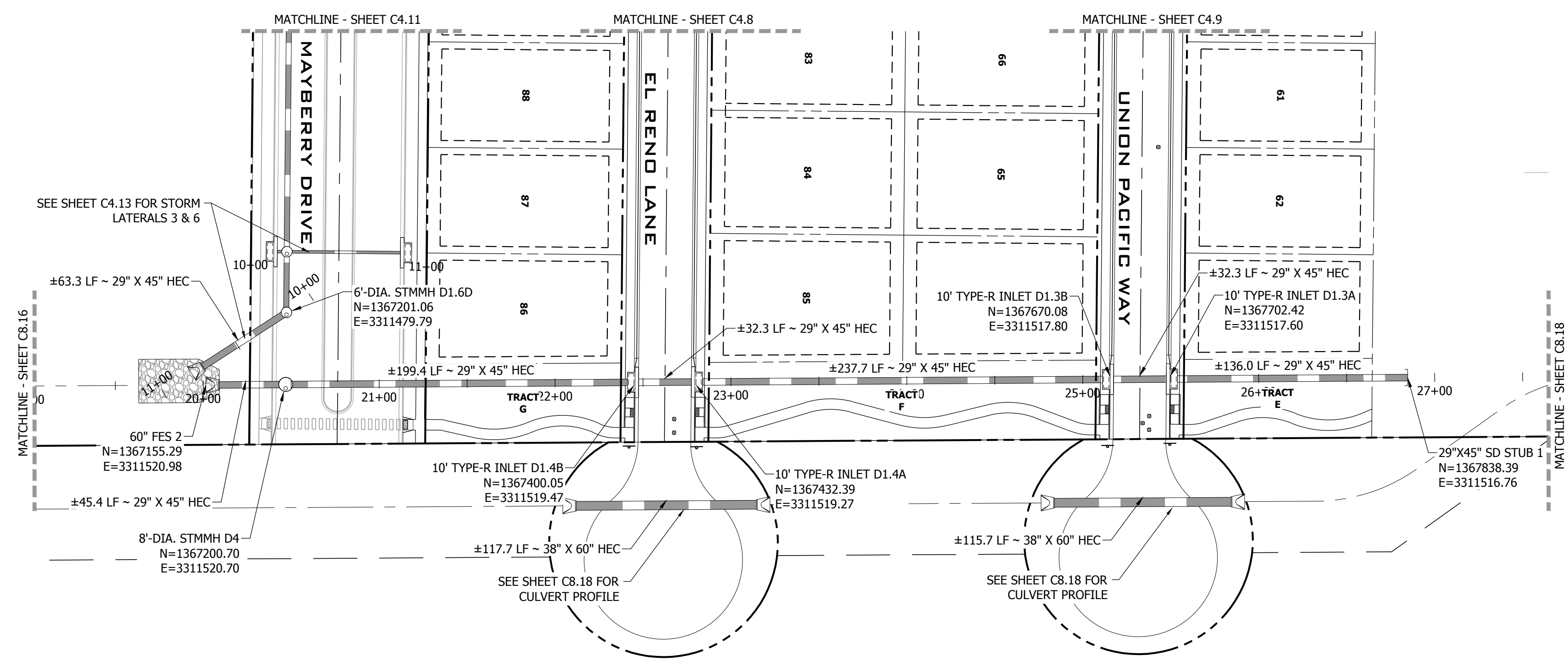
**FILING 3 KEY MAP**  
N.T.S.

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

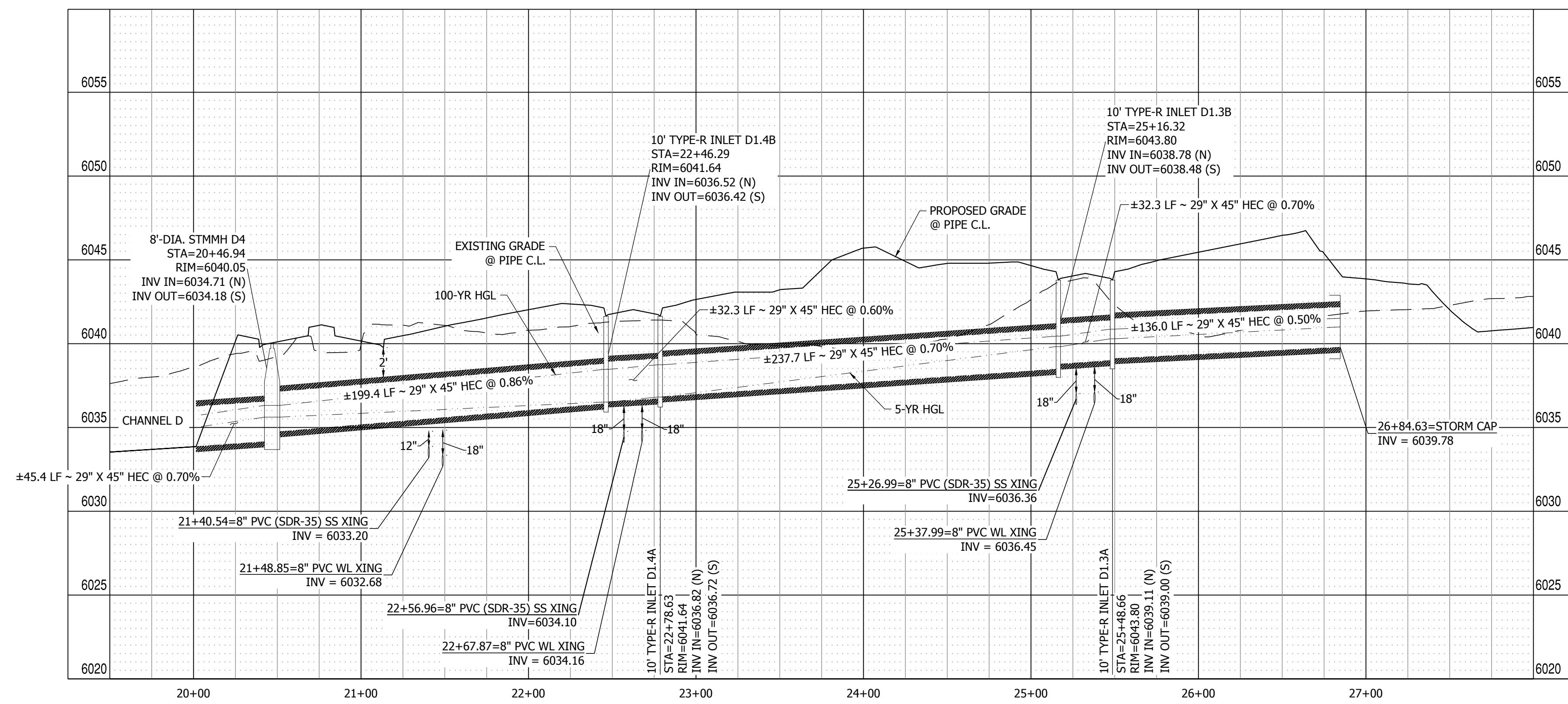


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**EAST STORM DRAIN**  
SCALE: 1" = 50'



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

**MAYBERRY PUD PH 1 - FILING NO. 3**  
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COLORADO SPRINGS, CO 80922

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

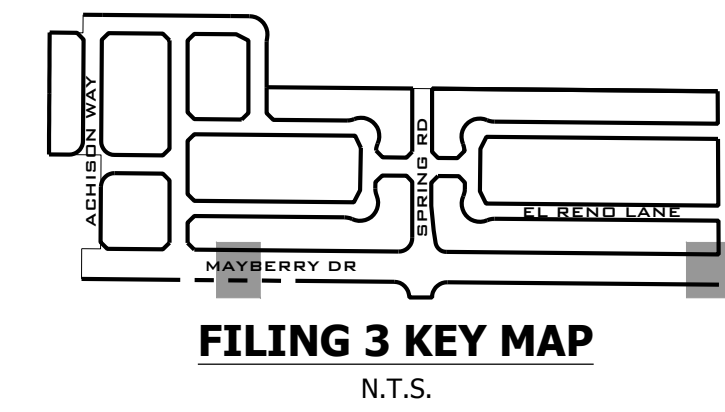
**EAST STORM DRAIN PLAN & PROFILE**

NO. **C4.12**

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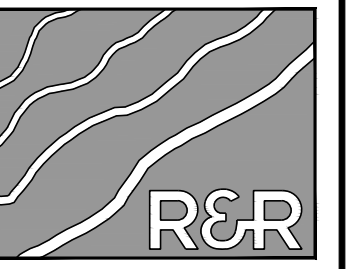


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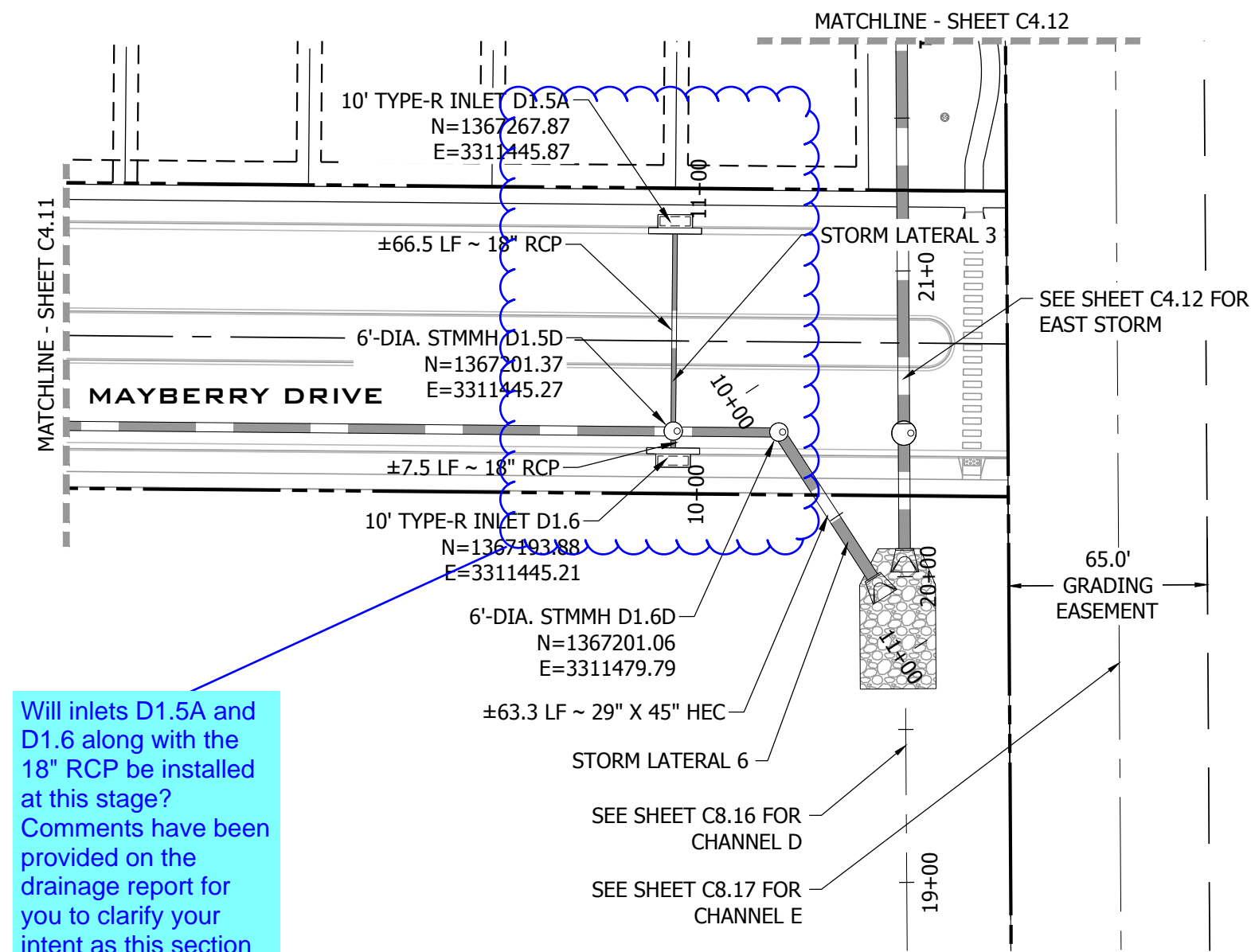
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**MAYBERRY PUD PH1 - FILING NO. 3**  
 SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
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 PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
 3296 DEVINE HEIGHTS #208  
 COLORADO SPRINGS, CO 80922

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

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

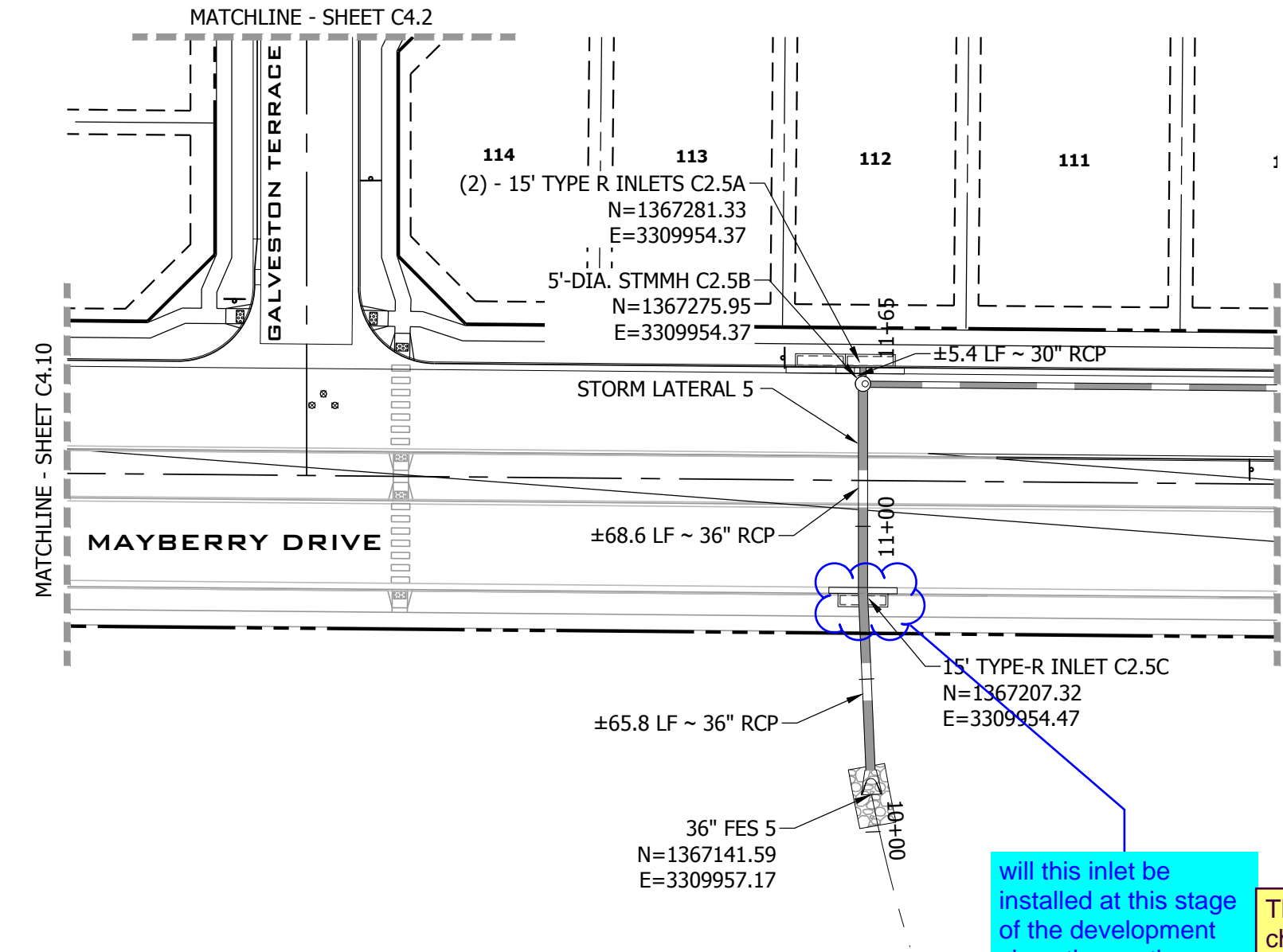
NO. **C4.13**



Will inlets D1.5A and D1.6 along with the 18\"/>

As agreed in the meeting held on October 20, 2022, manhole will remain with storm stubs for future inlets. Plan and profile view callouts have been revised accordingly.

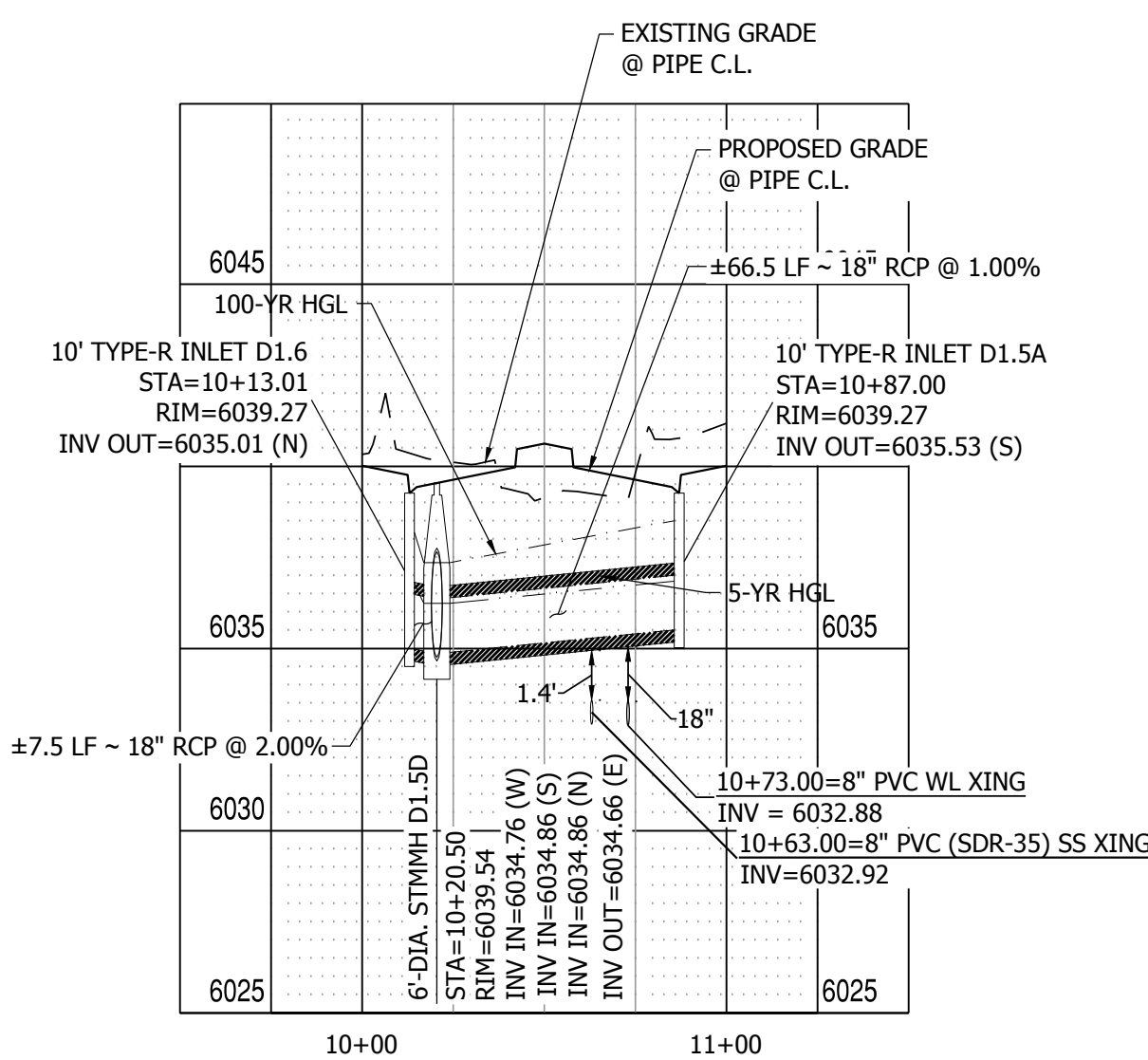
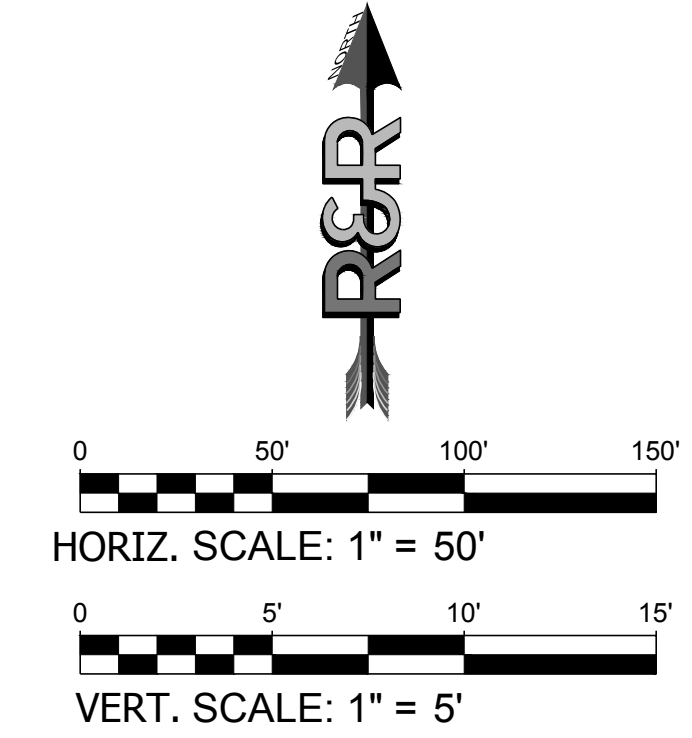
**STORM LATERAL 3 & STORM LATERAL 6**  
 SCALE: 1" = 50'



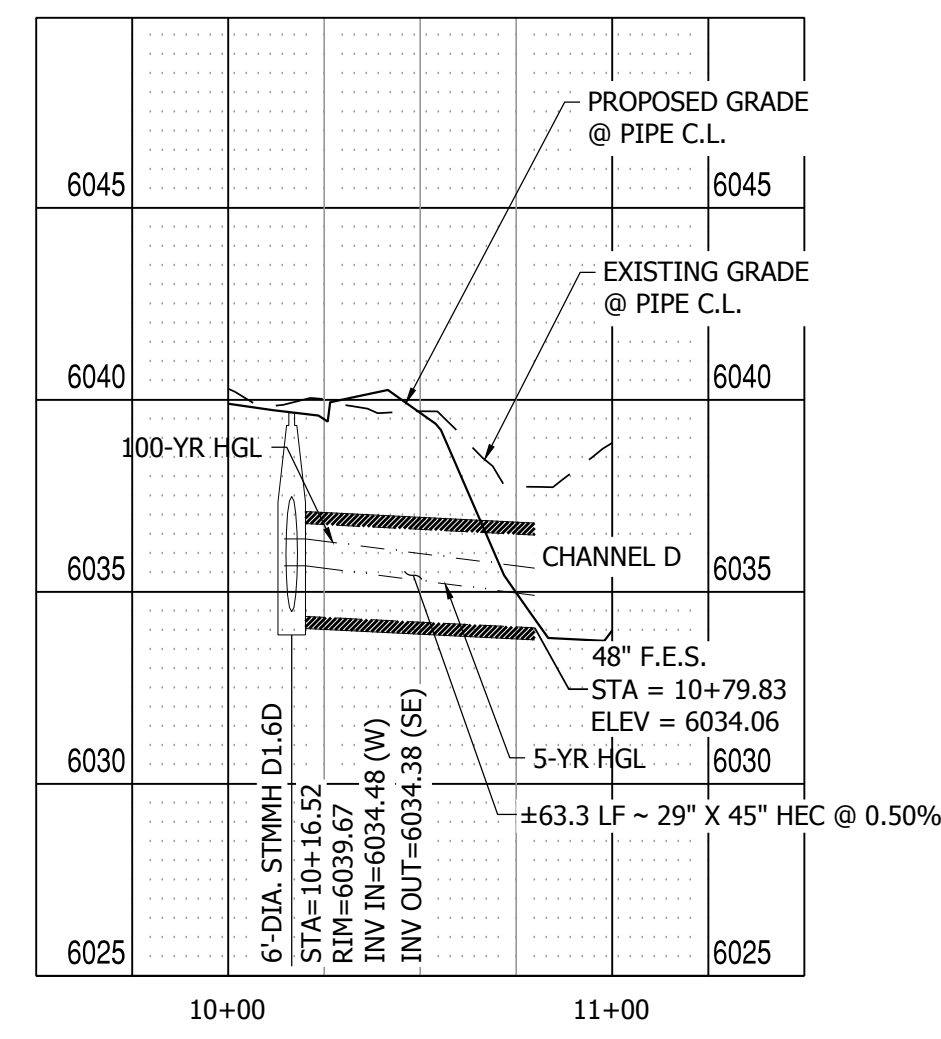
Will this inlet be installed at this stage of the development since the southern section of Mayberry Dr will not be constructed? Comments have also been provided on the drainage report.

The alignment of this lowpoint and channel have been shifted slightly to the east. To help better the future planned development to the south, this inlet has been replaced with a storm manhole and stub.

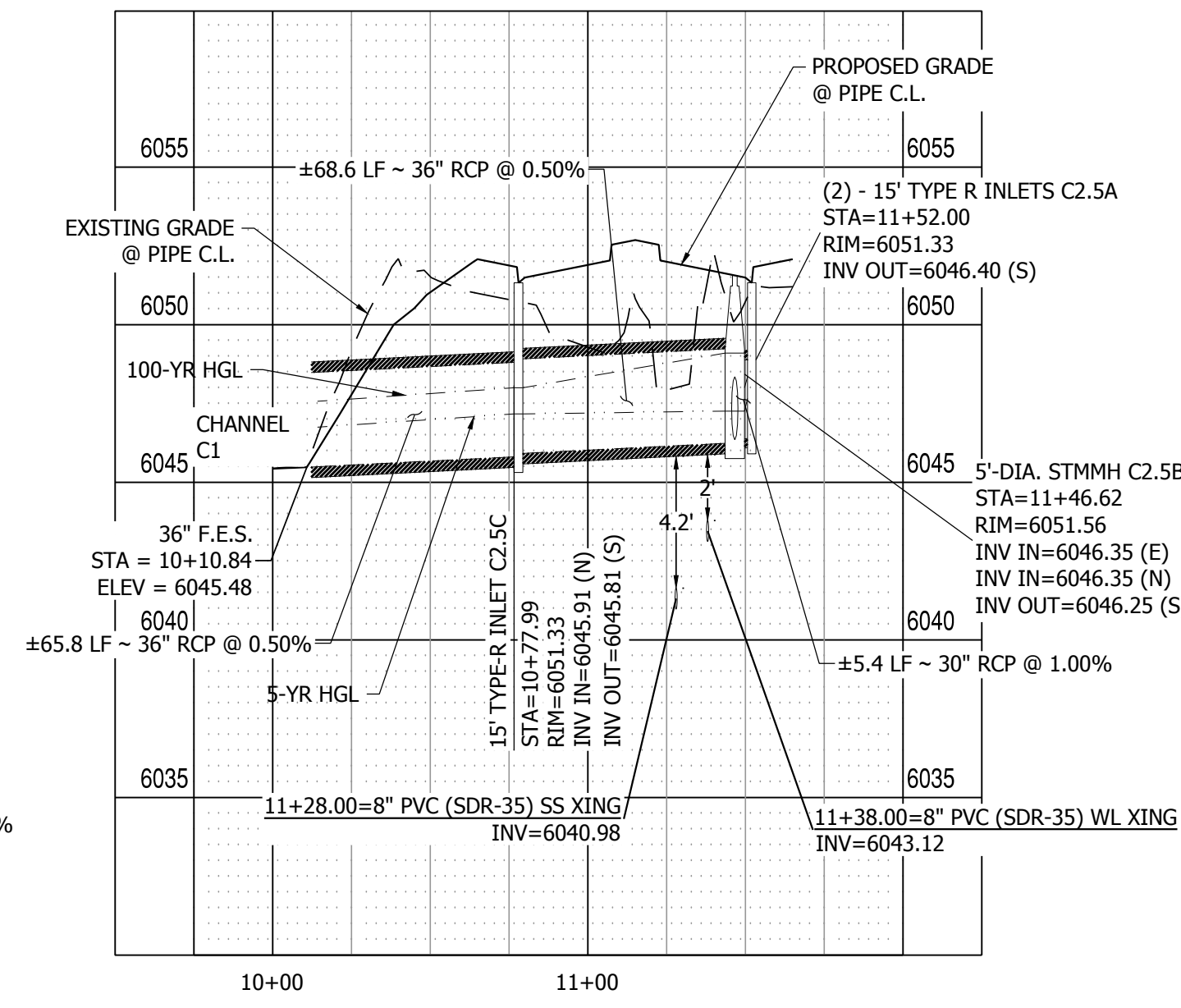
**STORM LATERAL 5**  
 SCALE: 1" = 50'



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



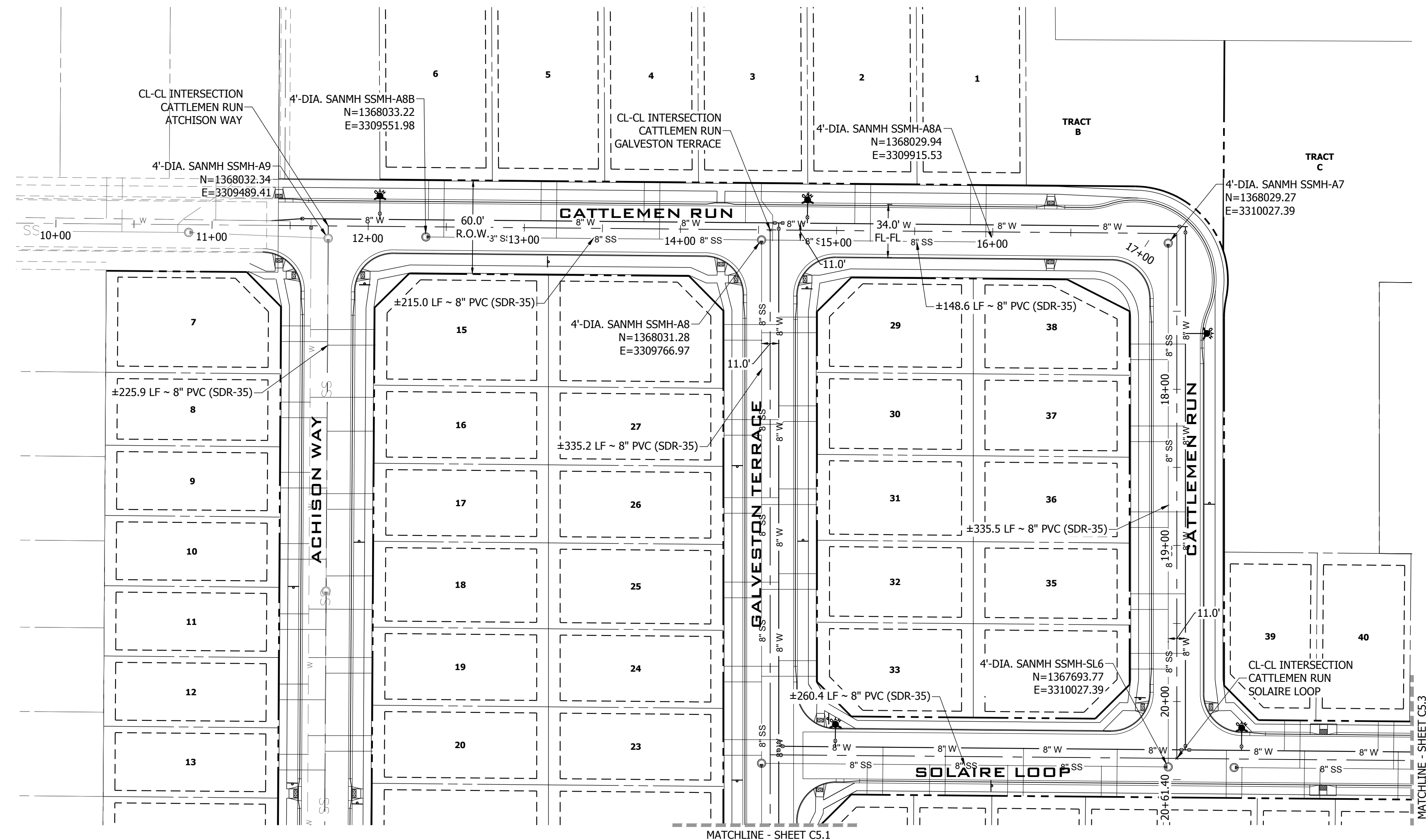
**STORM LATERAL 6 PROFILE VIEW**  
 HORIZONTAL SCALE: 1" = 50'  
 VERTICAL SCALE: 1" = 5'



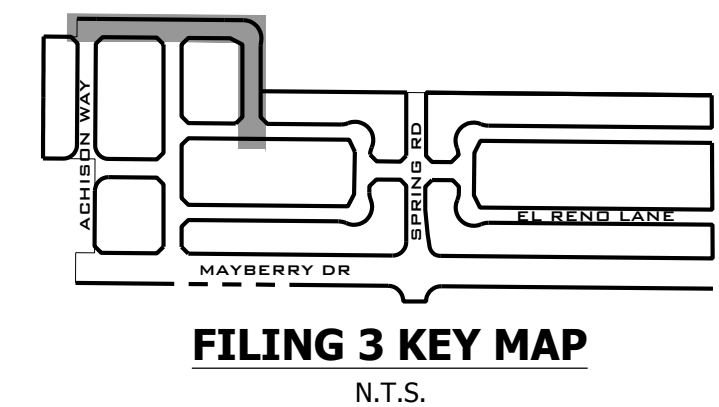
**STORM LATERAL 5 PROFILE VIEW**  
 HORIZONTAL SCALE: 1" = 50'  
 VERTICAL SCALE: 1" = 5'



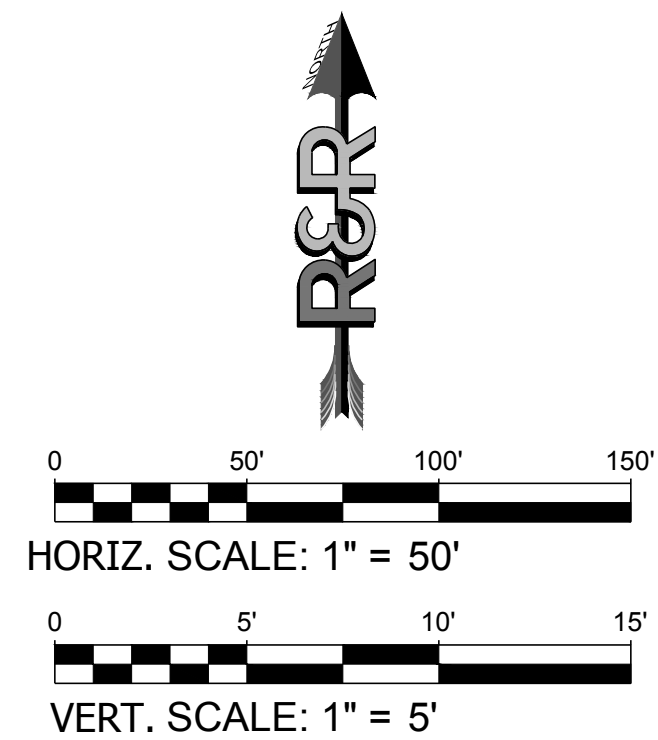
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CATTLEMEN RUN PLAN VIEW  
SCALE: 1" = 50'

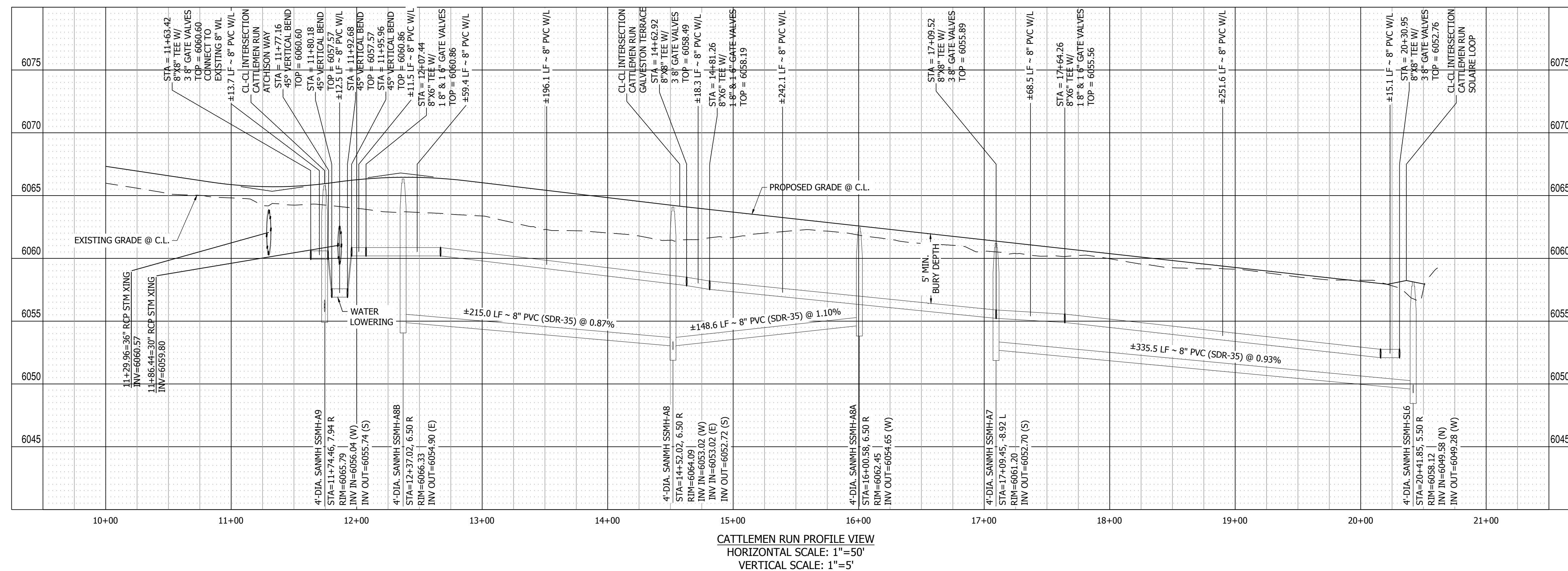


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CATTLEMEN RUN PROFILE VIEW  
HORIZONTAL SCALE: 1" = 50'  
VERTICAL SCALE: 1" = 5'

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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

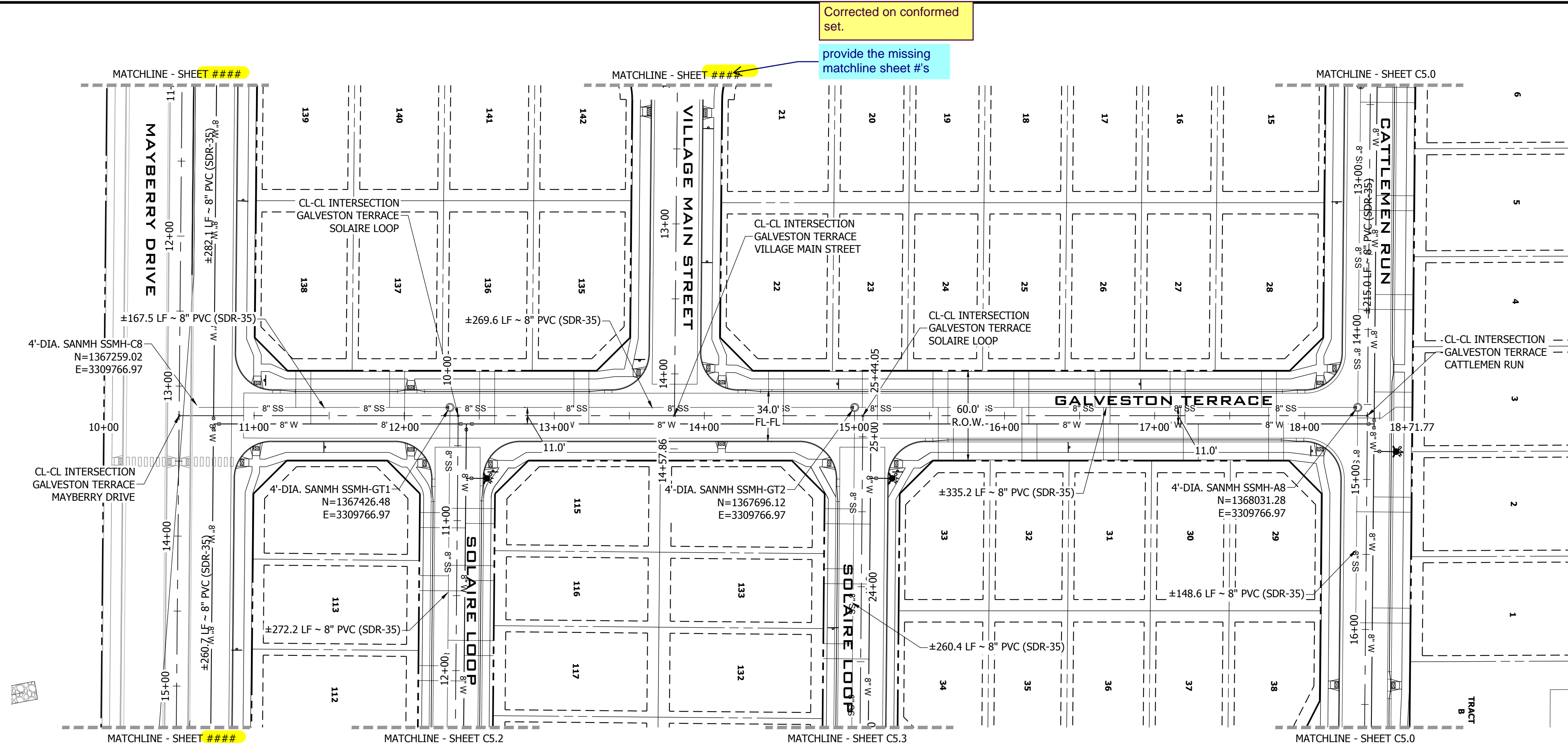
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
NAME	

CATTLEMEN RUN  
SANITARY

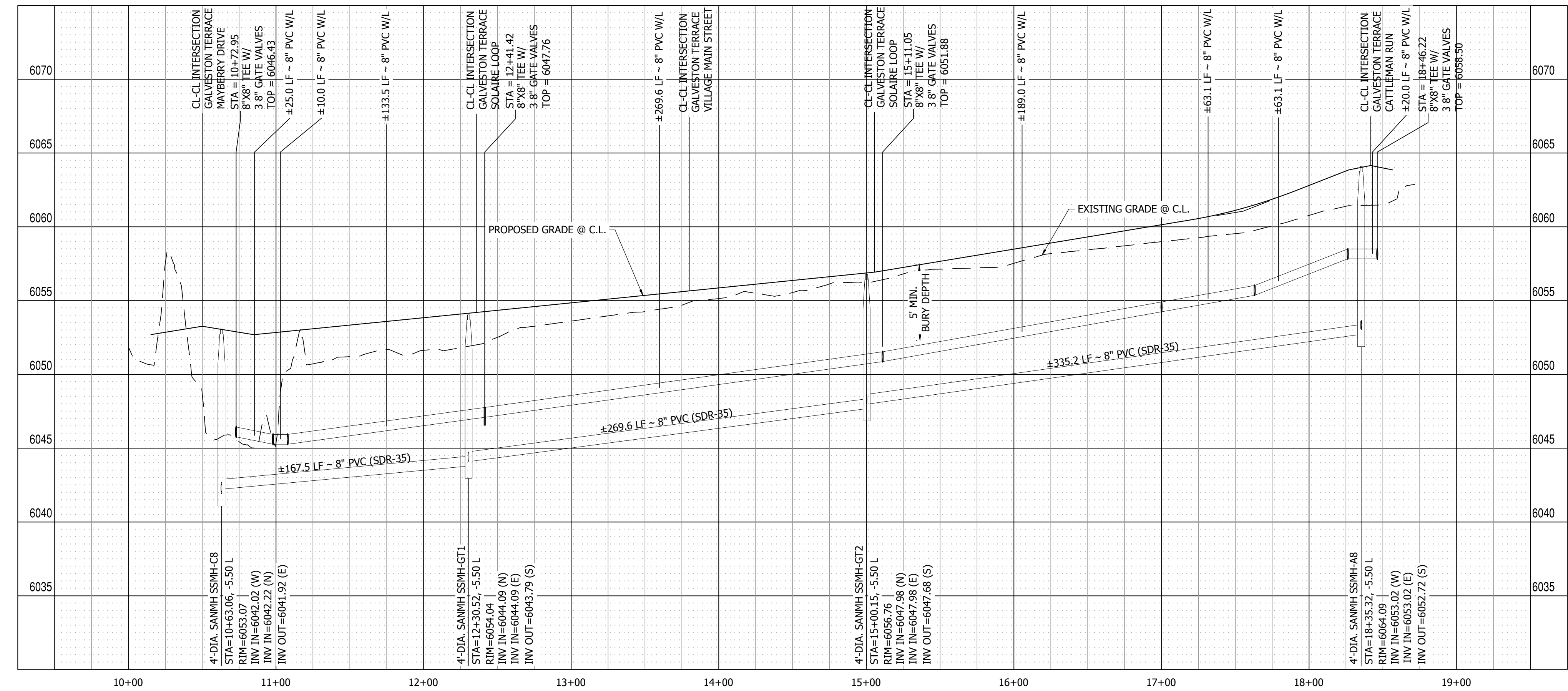
NO.  
**C5.0**



PATH: P:\MC2210\MAYBERRY\_FILING\DRAWINGS\PLANS\035 - WATER & SANITARY\GALVESTON TERRACE - SANITARY.DWG, PLOT DATE: 8/29/2022 3:30:38 PM, BY: LYN O'GRADY



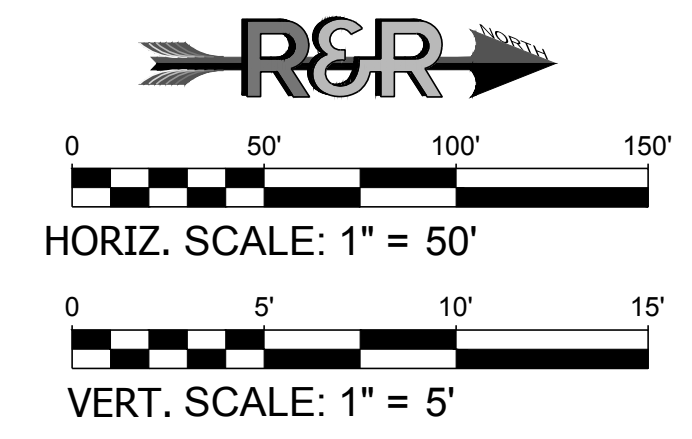
GALVESTON TERRACE PLAN VIEW  
SCALE: 1" = 50'



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

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**FILING 3 KEY MAP**  
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NO.	REVISION	DATE
2ND	SUBMISSION	9/1/2022

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 DENVER, COLORADO 80204  
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 3296 DEVINE HEIGHTS #208  
 COLORADO SPRINGS, CO 80922

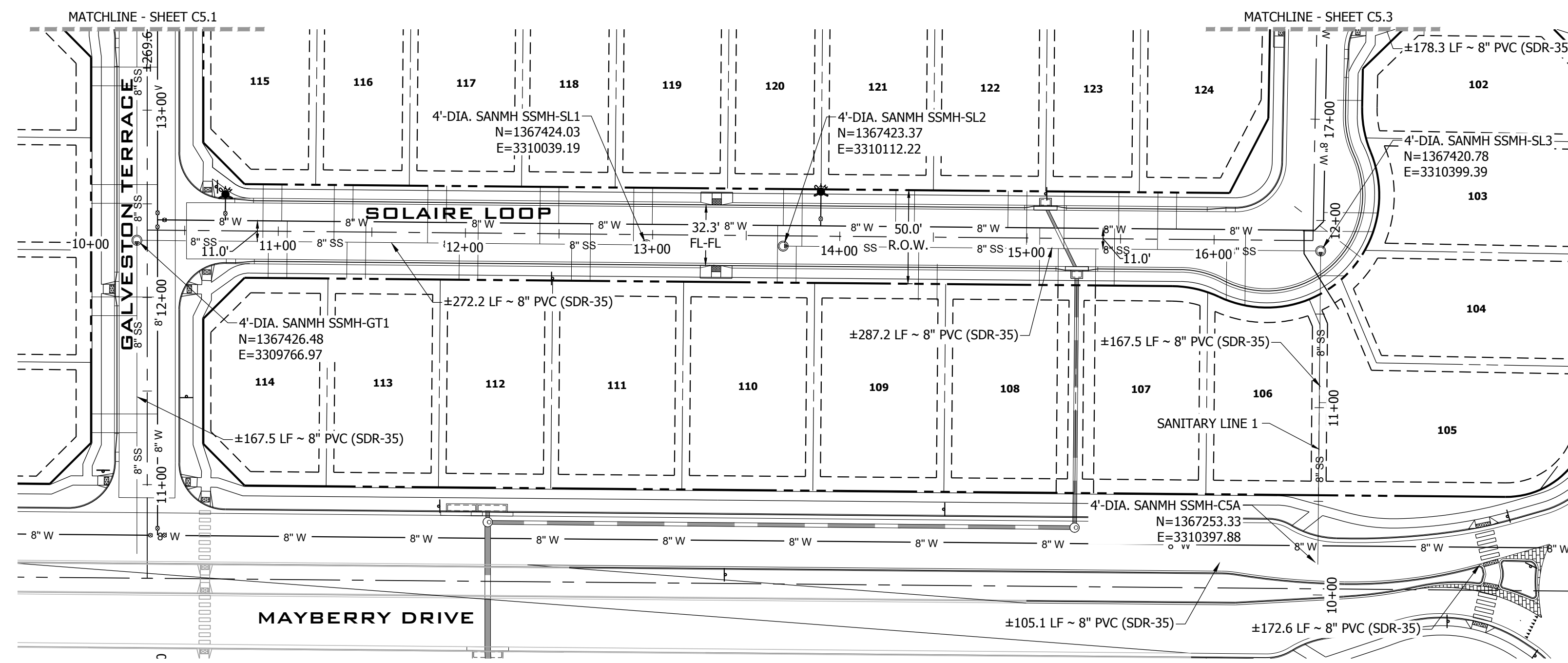
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
NAME:	

**GALVESTON TERRACE SANITARY**

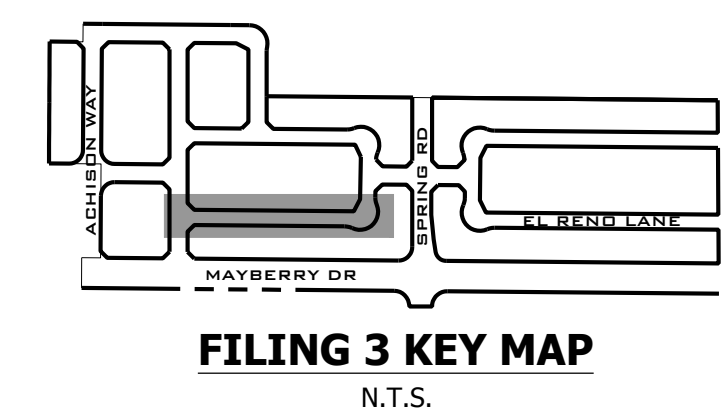
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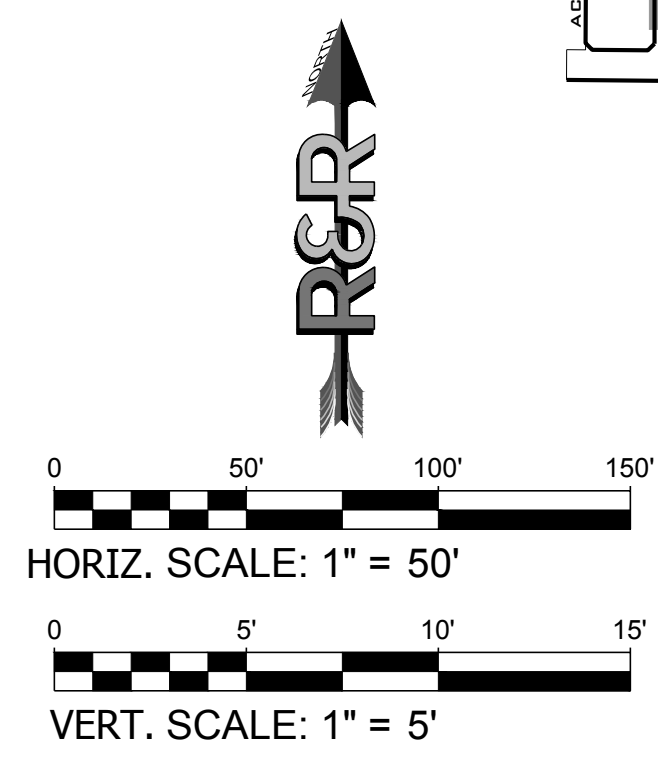
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SOLAIRE LOOP SANITARY PLAN VIEW 9+50.00 TO 16+50.00 & SANITARY LINE  
SCALE: 1" = 50'



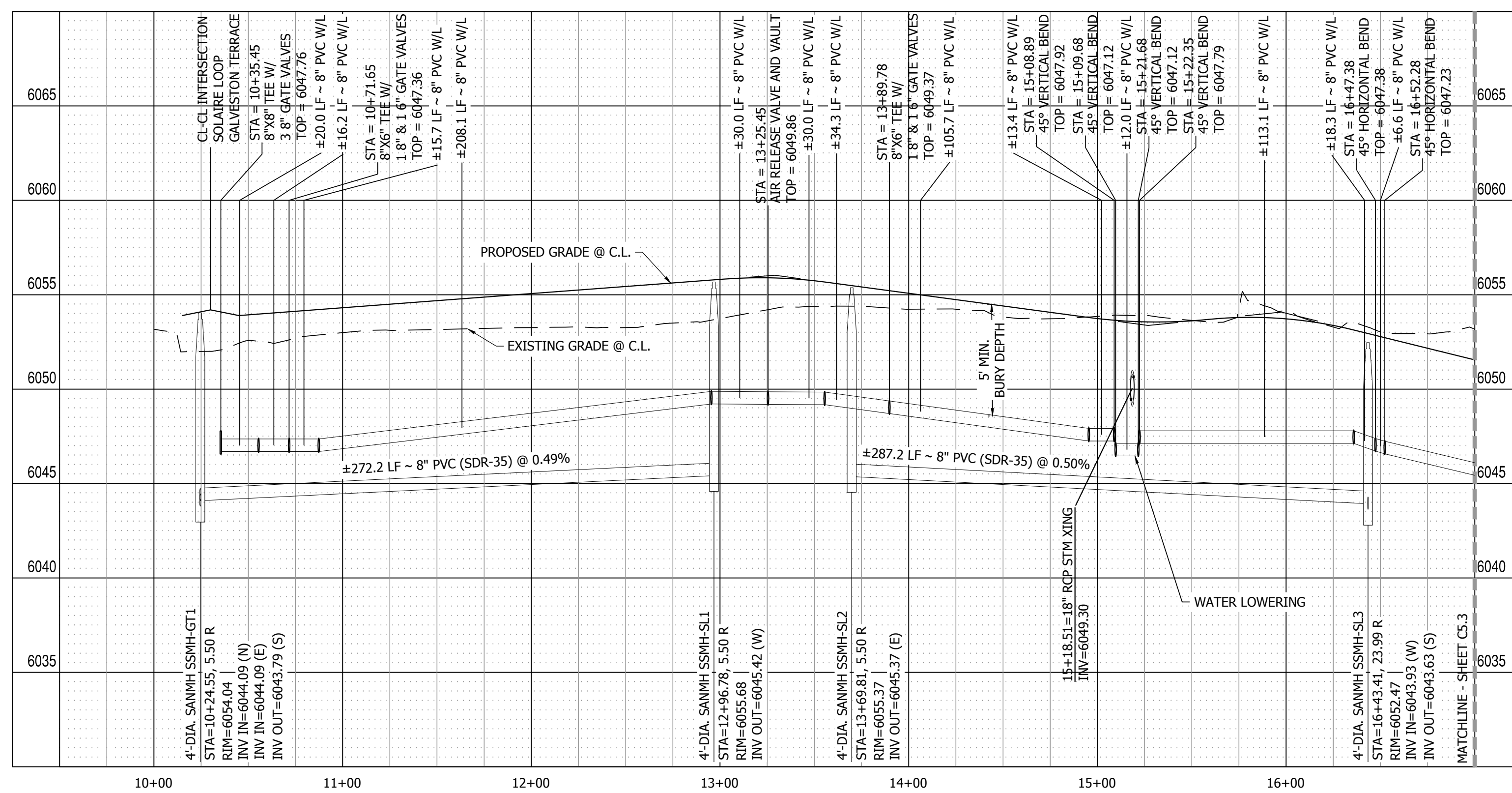
**811**  
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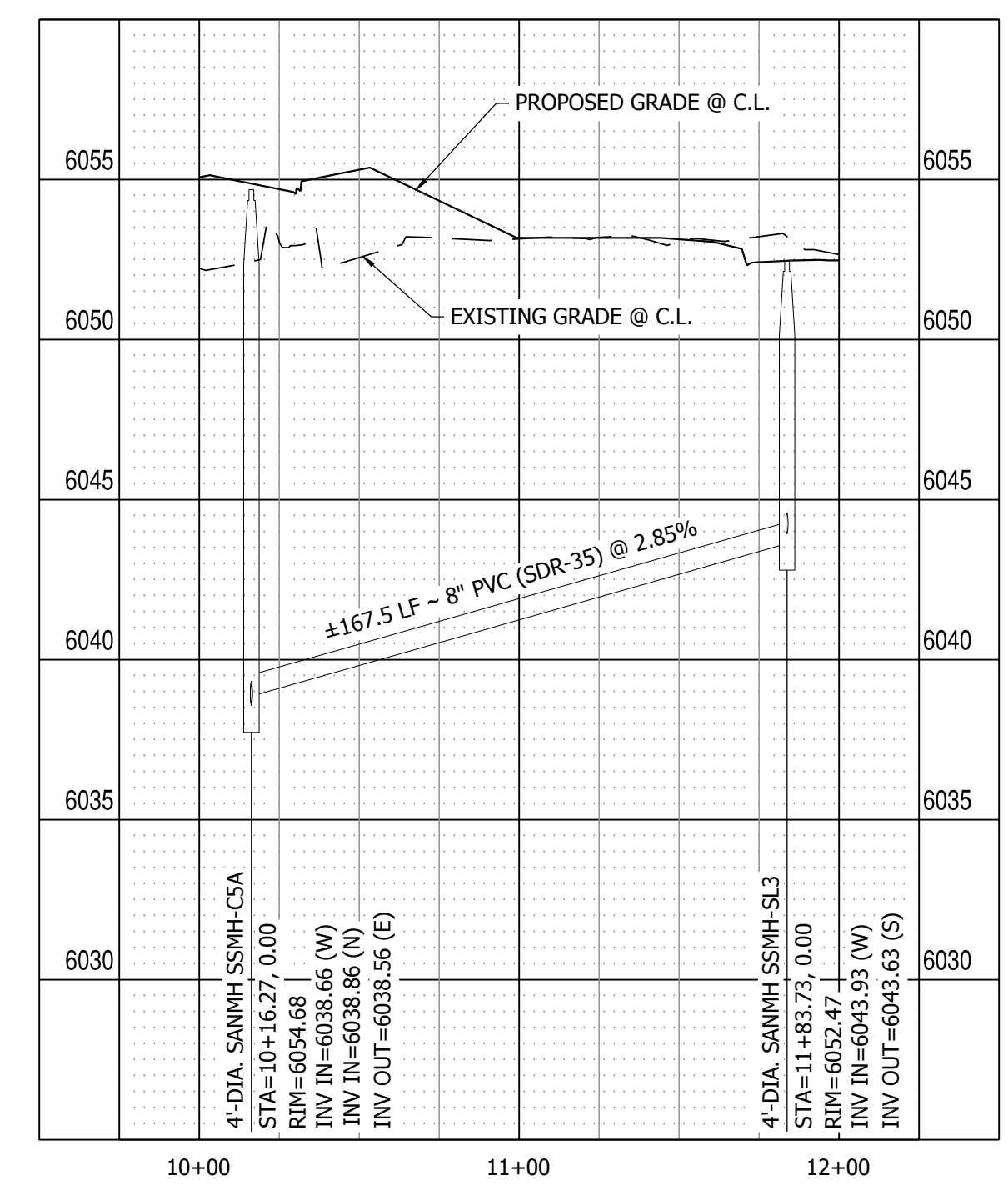
NO.	REVISION	DATE
1	2ND SUBMISSION	9/1/2022

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DENVER, COLORADO 80204  
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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'

**MAYBERRY PUD PH 1 - 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

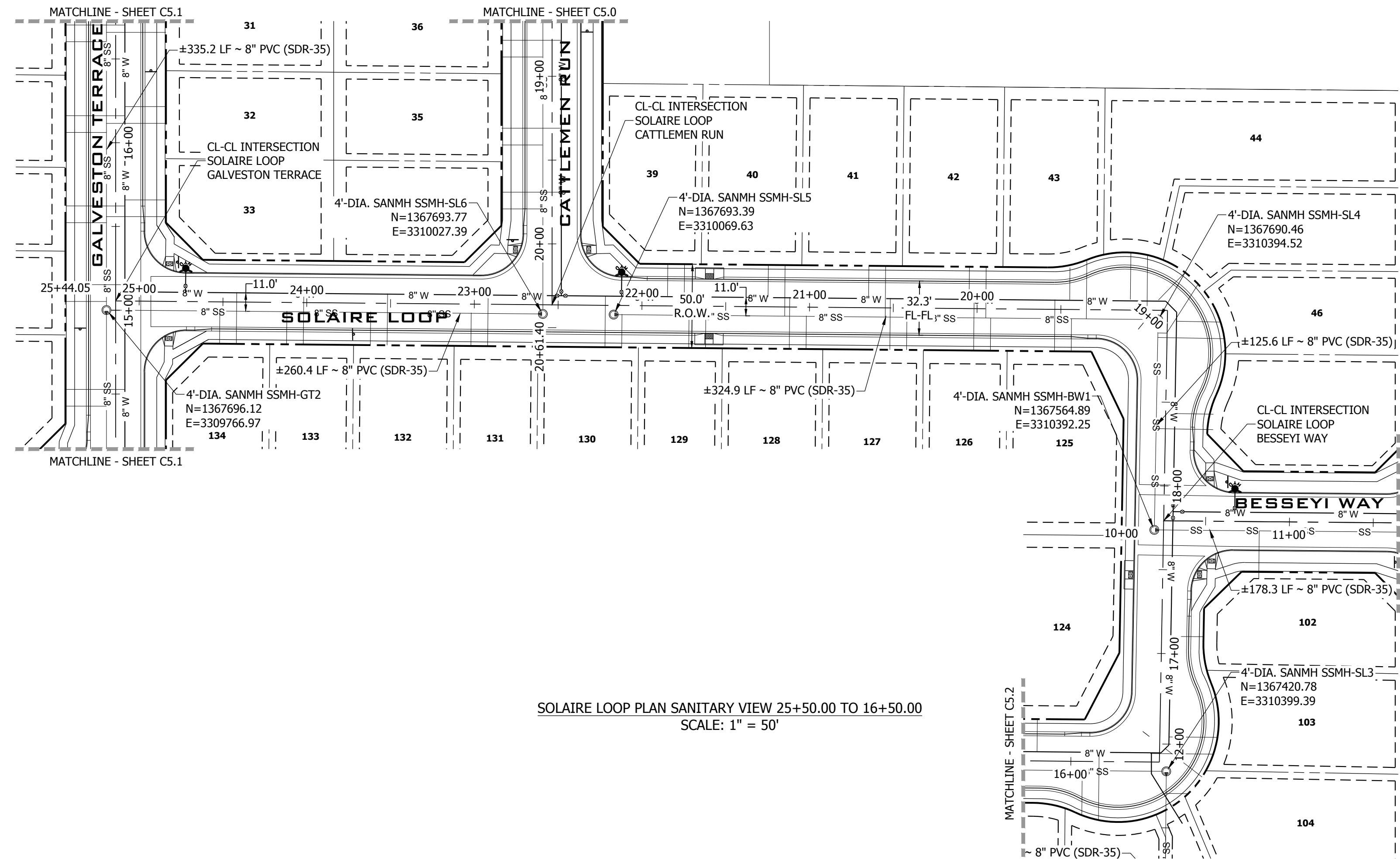
JOB NO. MC22110  
ORG. SUBM. DATE 06/16/2022  
DWN: LAO CHKD: CJJD  
NAME

SOLAIRE LOOP  
10+00 TO 16+50  
SANITARY

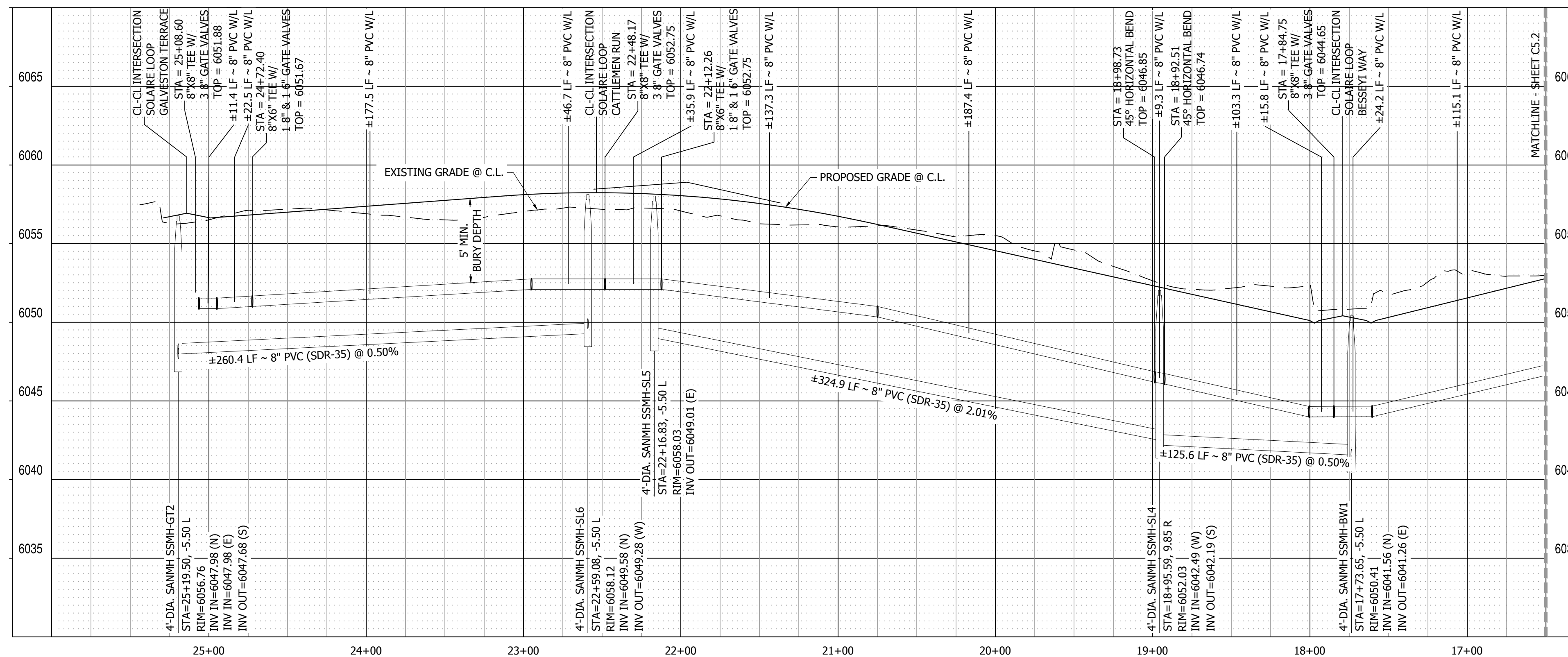
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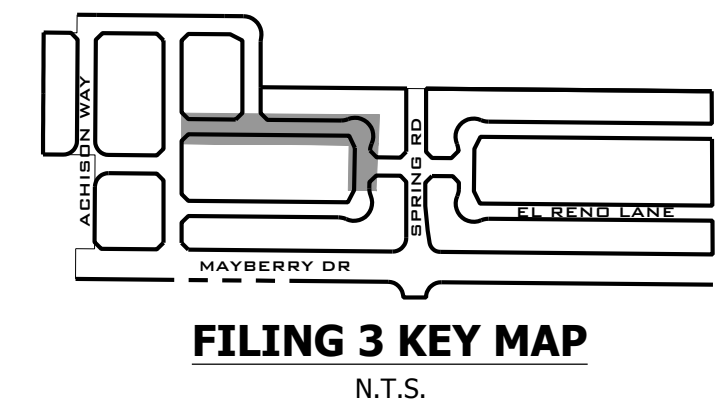
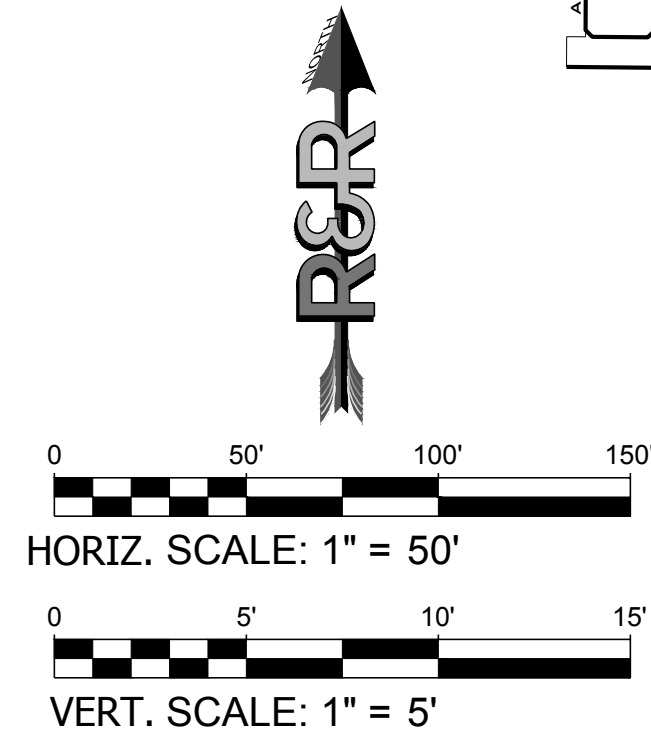
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SOLAIRE LOOP PLAN SANITARY VIEW 25+50.00 TO 16+50.00  
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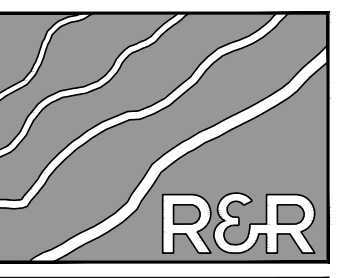


SOLAIRE LOOP PROFILE VIEW  
HORIZONTAL SCALE: 1" = 50'  
VERTICAL SCALE: 1" = 5'



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EL PASO COUNTY  
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COLORADO SPRINGS, CO 80922

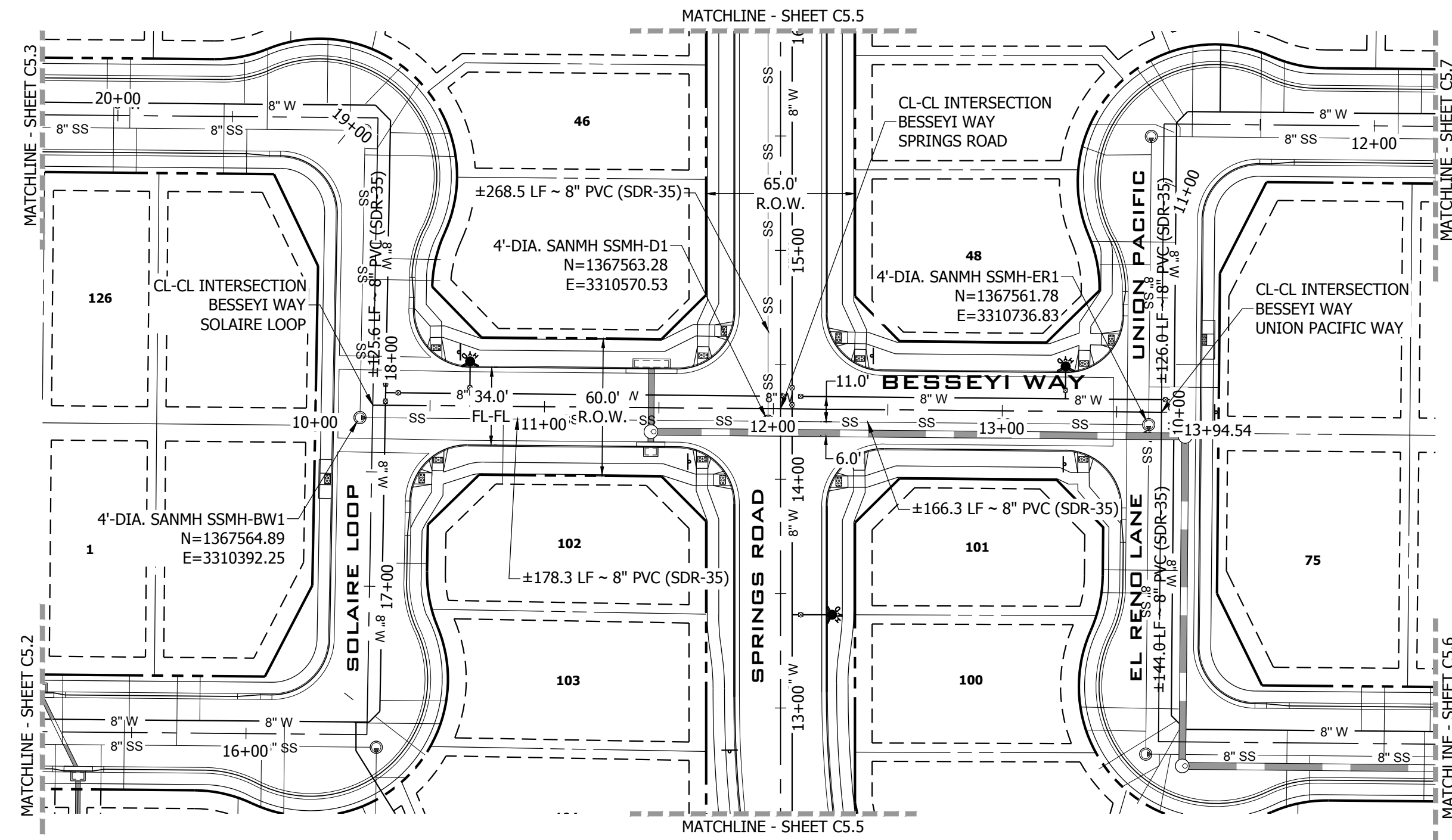
CONSTRUCTION DOCUMENTS  
JOB NO. MC22110  
ORG. SUBM. DATE 06/16/2022  
DWN: LAO CHKD: CJD

SOLAIRE LOOP  
16+50 TO 25+00  
SANITARY

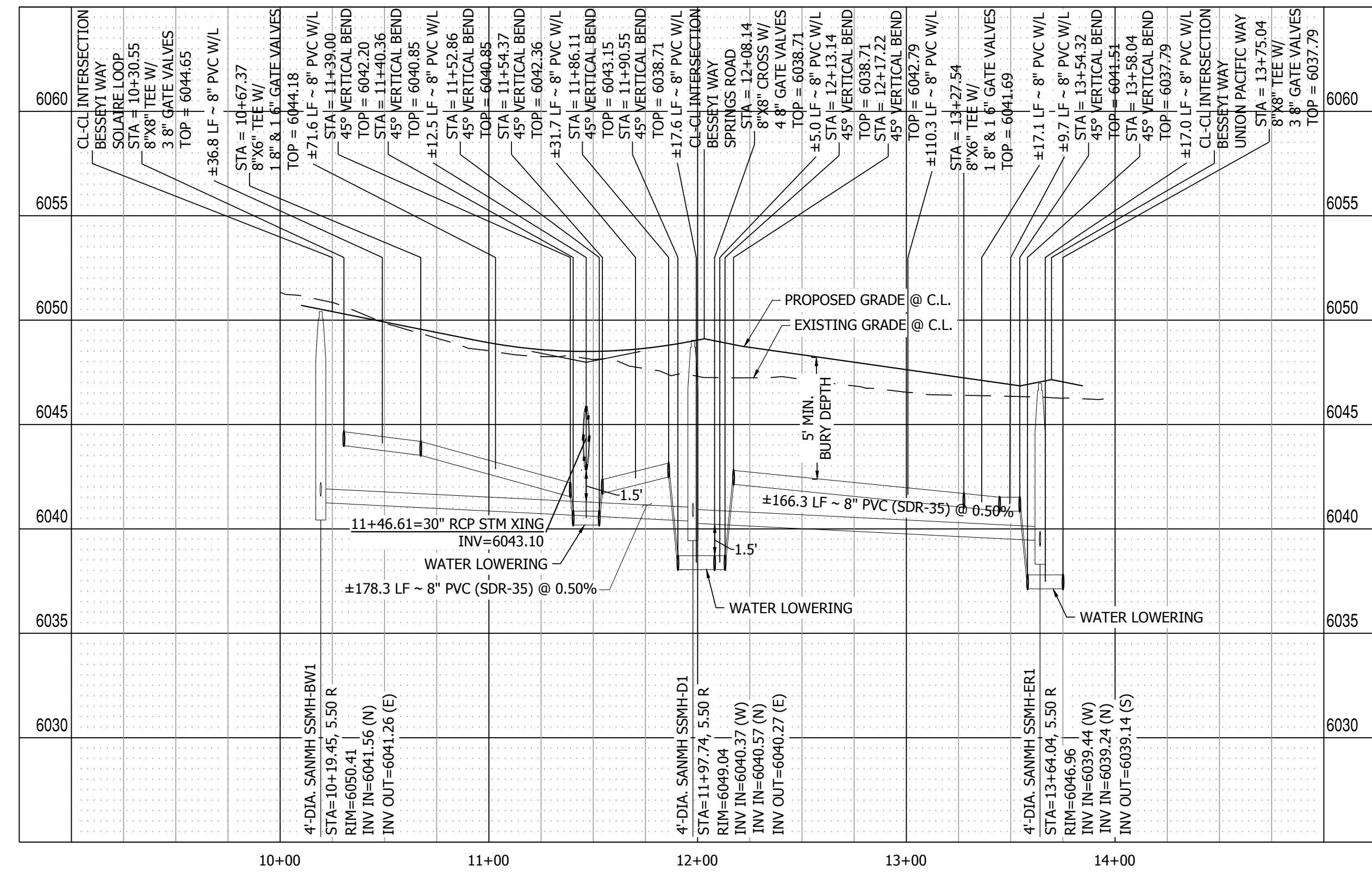
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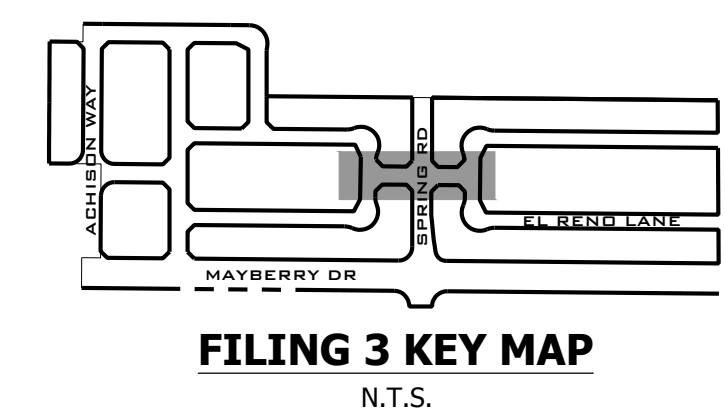
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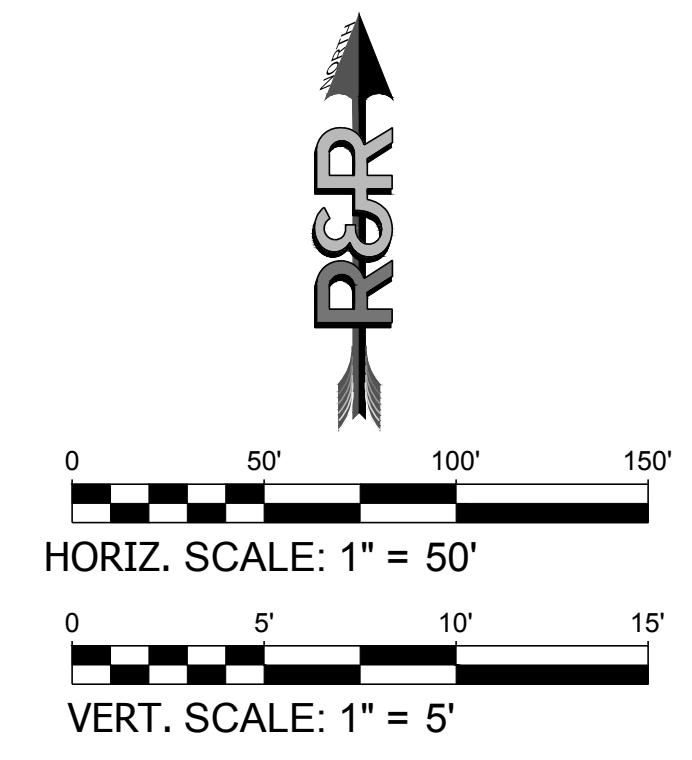
BESSEYI WAY SANITARY PLAN VIEW  
SCALE: 1" = 50'



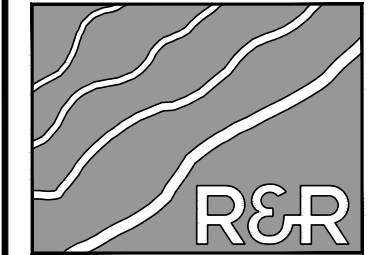
BESSEYI WAY PROFILE VIEW  
HORIZONTAL SCALE: 1" = 50'  
VERTICAL SCALE: 1" = 5'



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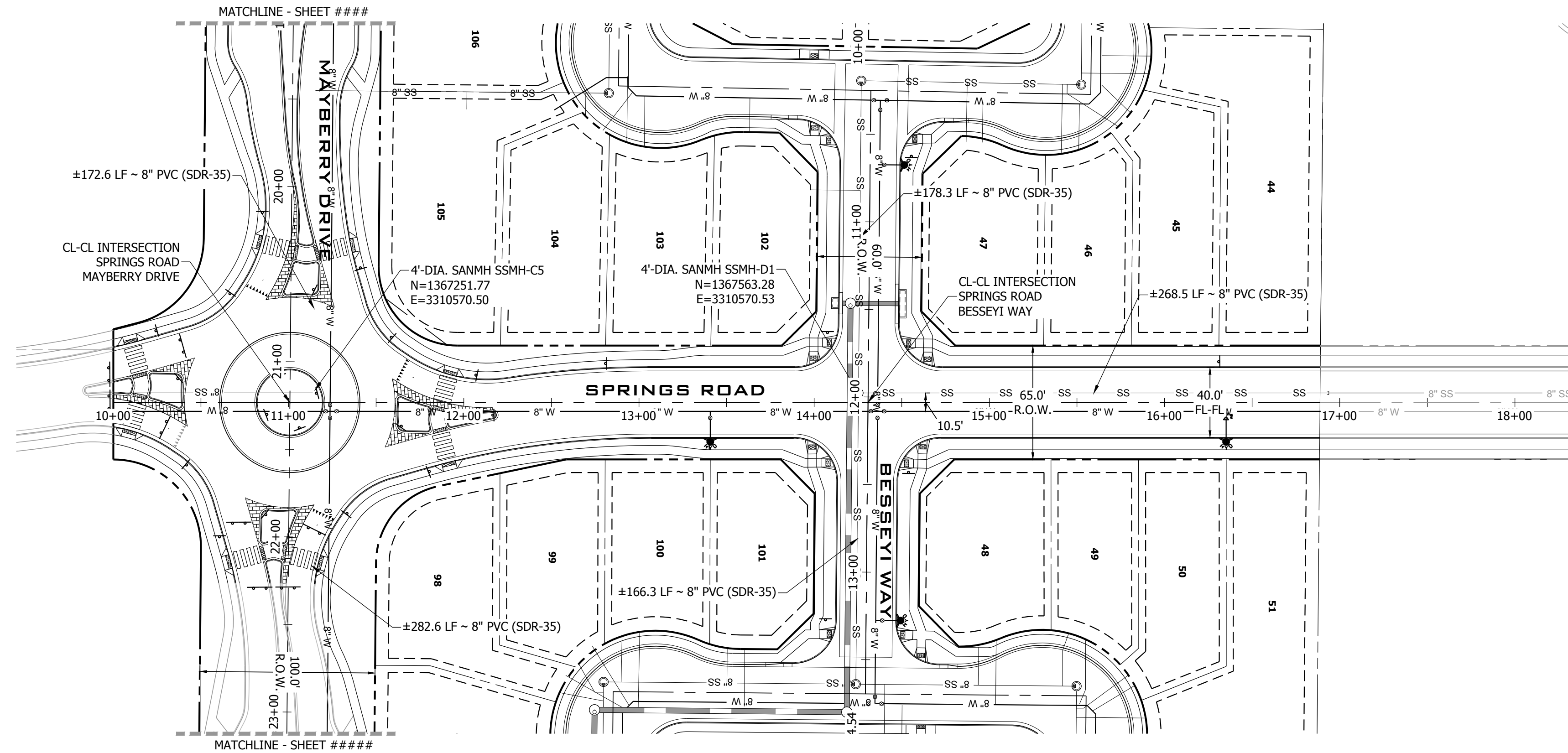
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PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
3296 DEVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

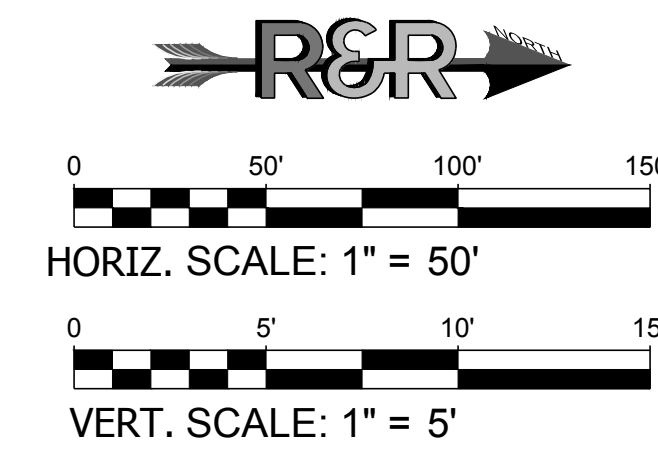
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD

BESSEYI WAY  
SANITARY

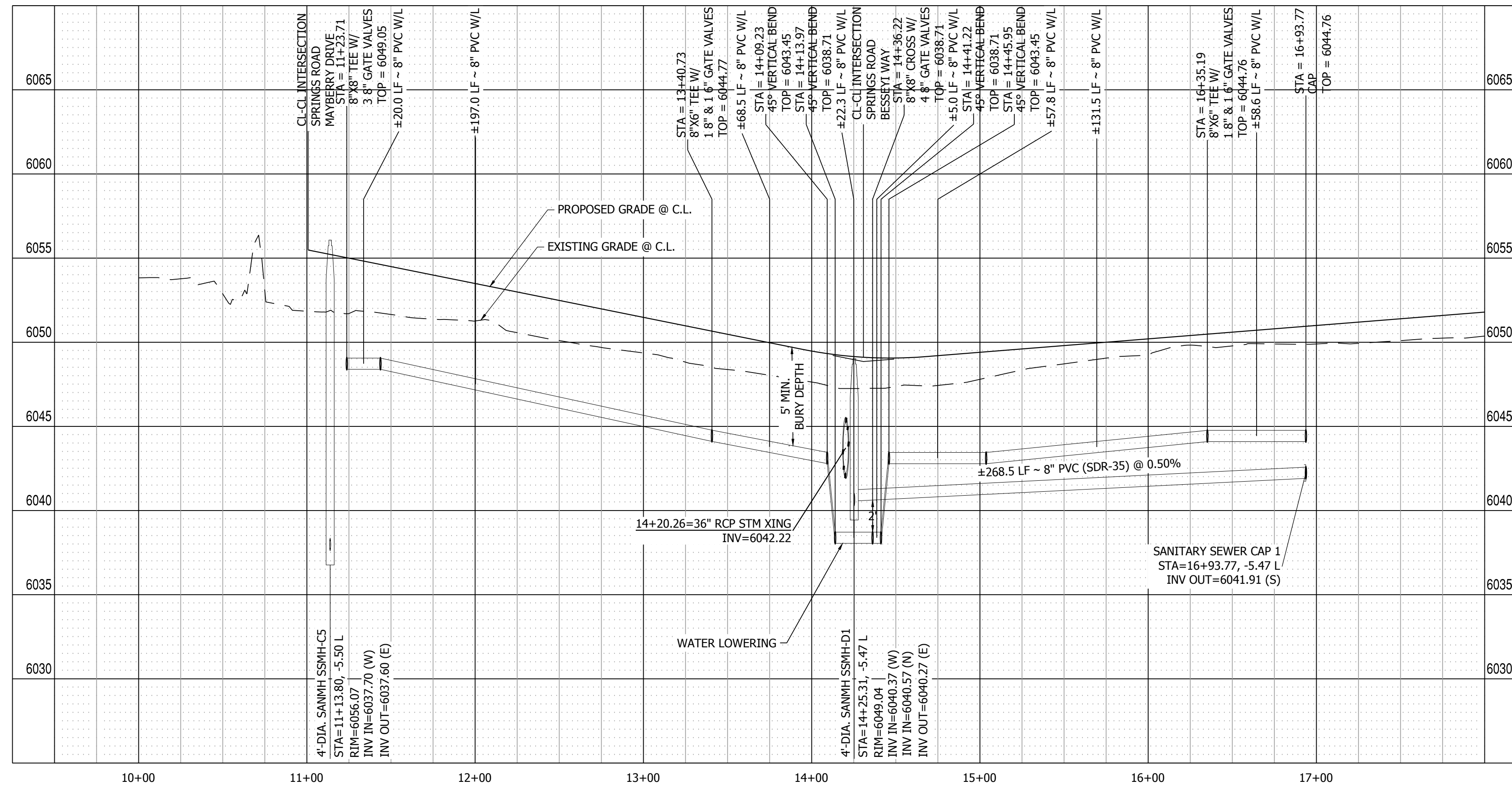
NO.  
**C5.4**



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



**FILING 3 KEY MAP**  
N.T.S.



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

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

**R&R ENGINEERS-SURVEYORS, INC.**  
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**MAYBERRY PUD PH 1 - FILING NO. 3**

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 EL PASO COUNTY

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

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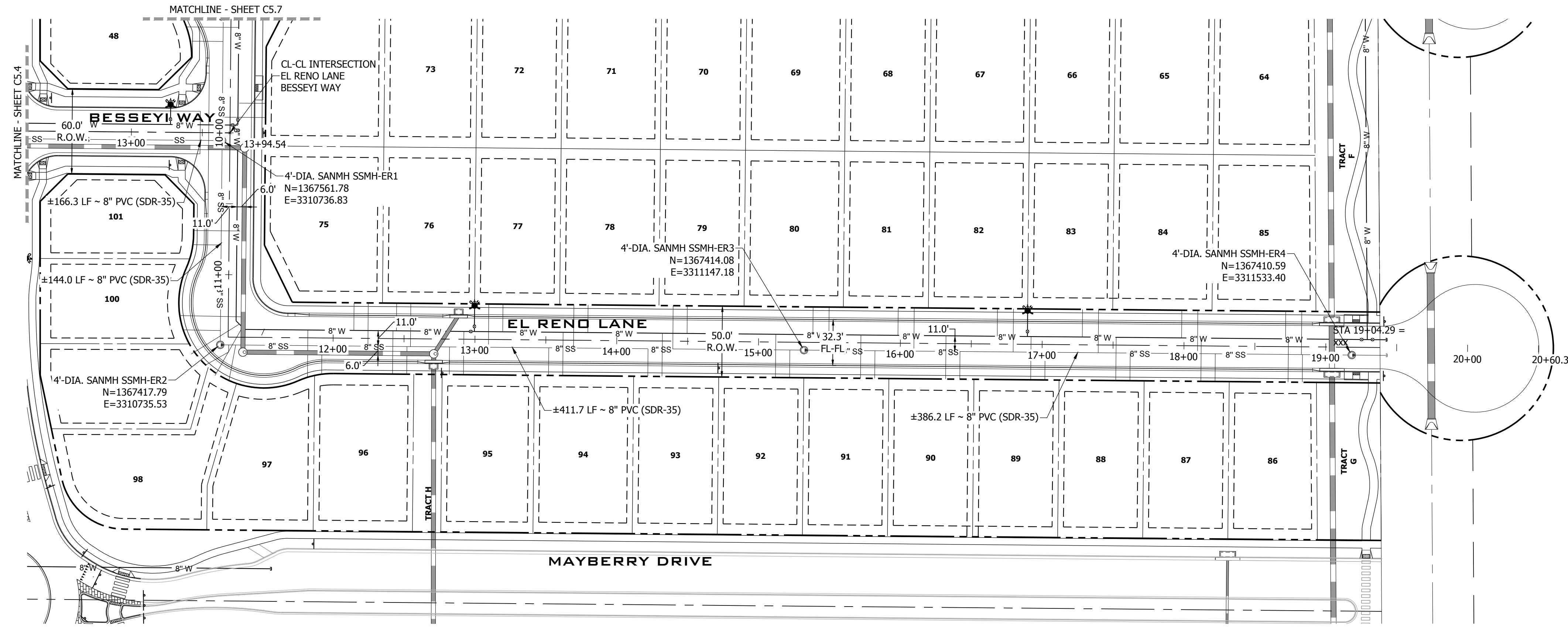
CONSTRUCTION DOCUMENTS

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

SPRINGS ROAD  
 SANITARY

NO. **C5.5**

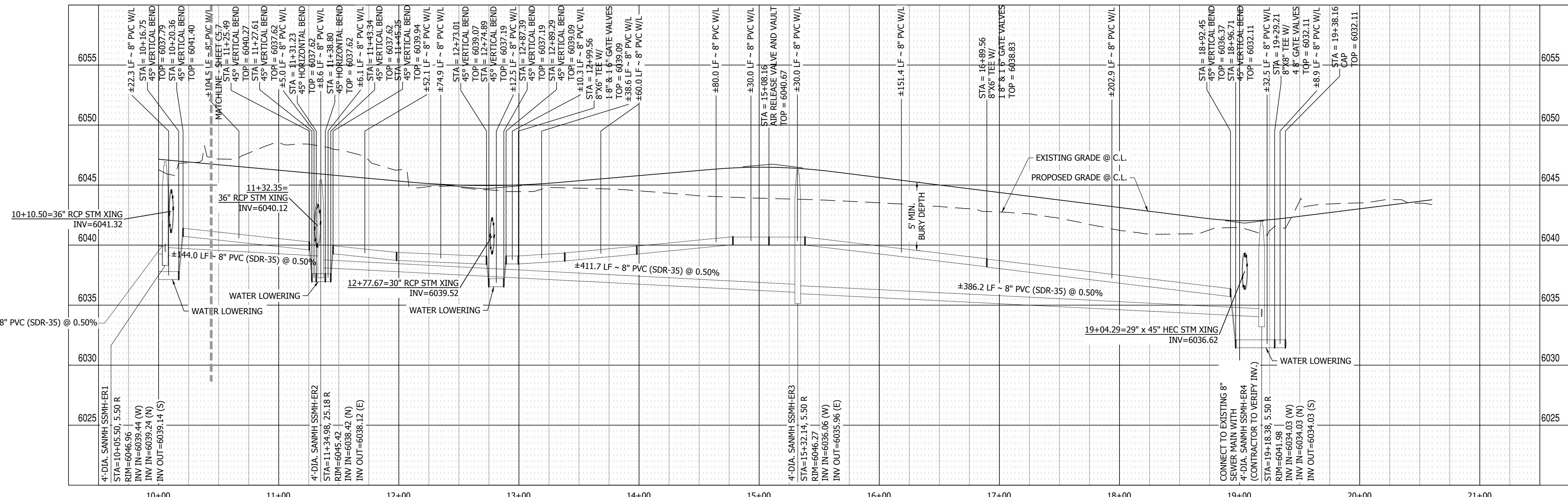




EL RENO LANE SANITARY PLAN VIEW  
SCALE: 1" = 50'

**FILING 3 KEY MAP**  
N.T.S.

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



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

PATH: P:\MC2210\MAYBERRY\FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\C5.6 - WATER & SANITARY\EL RENO LANE - SANITARY.DWG, PLOT DATE: 8/15/2022 3:32:17 PM, BY: LMM, C:GRADY

DATE	9/1/2022
BY	
REVISION	
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**MAYBERRY PUD PH 1 - FILING NO. 3**

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY

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

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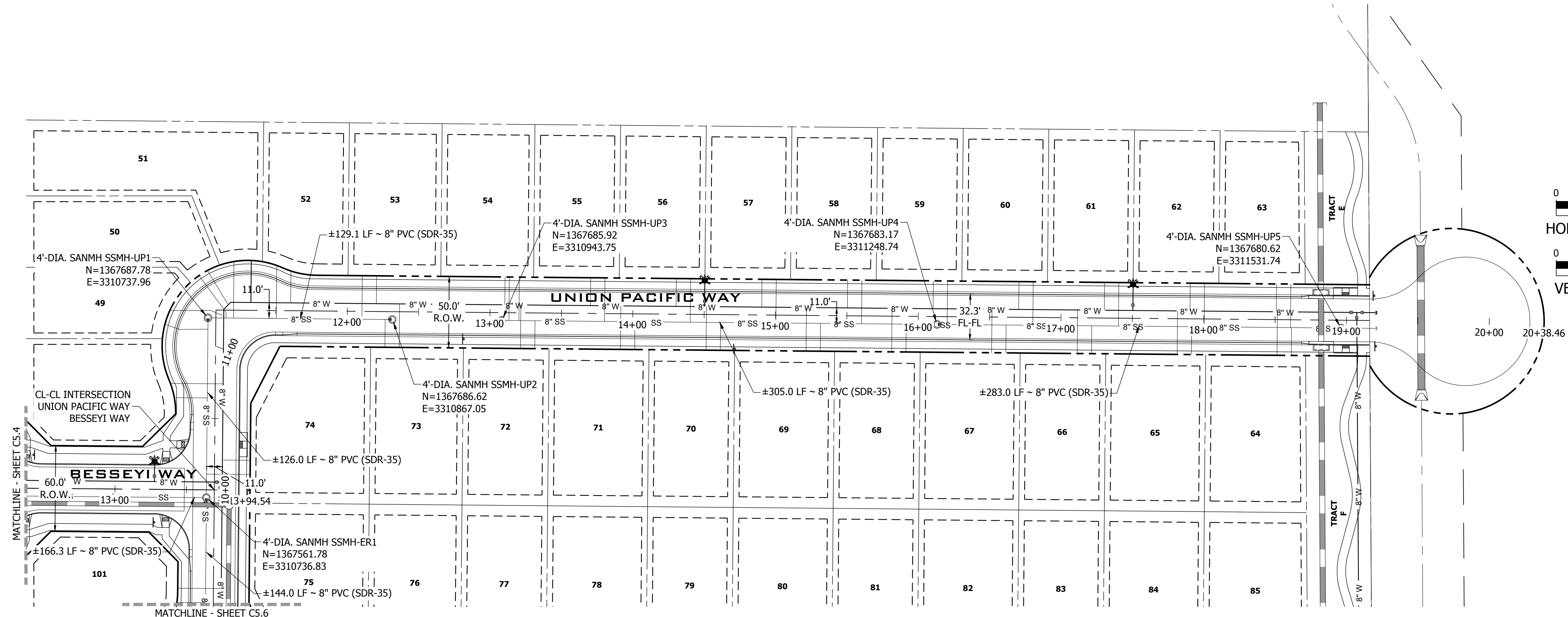
CONSTRUCTION DOCUMENTS

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

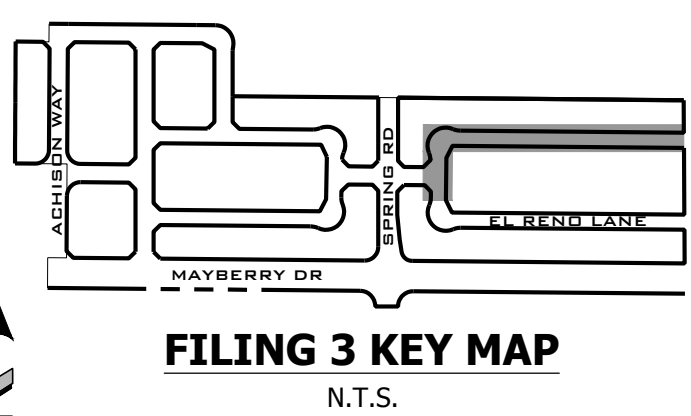
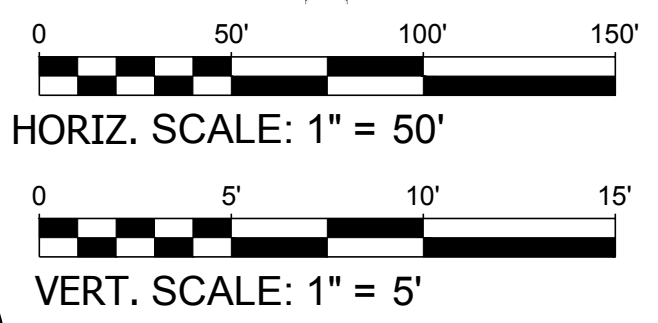
EL RENO LANE  
SANITARY

NO. **C5.6**

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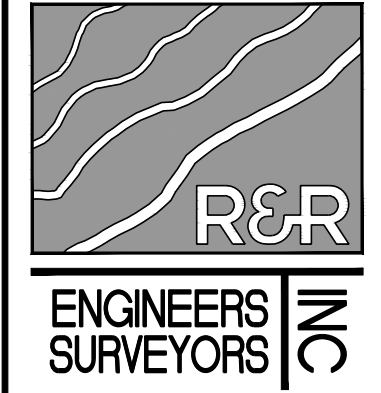


UNION PACIFIC WAY SANITARY PLAN VIEW  
SCALE: 1" = 50'



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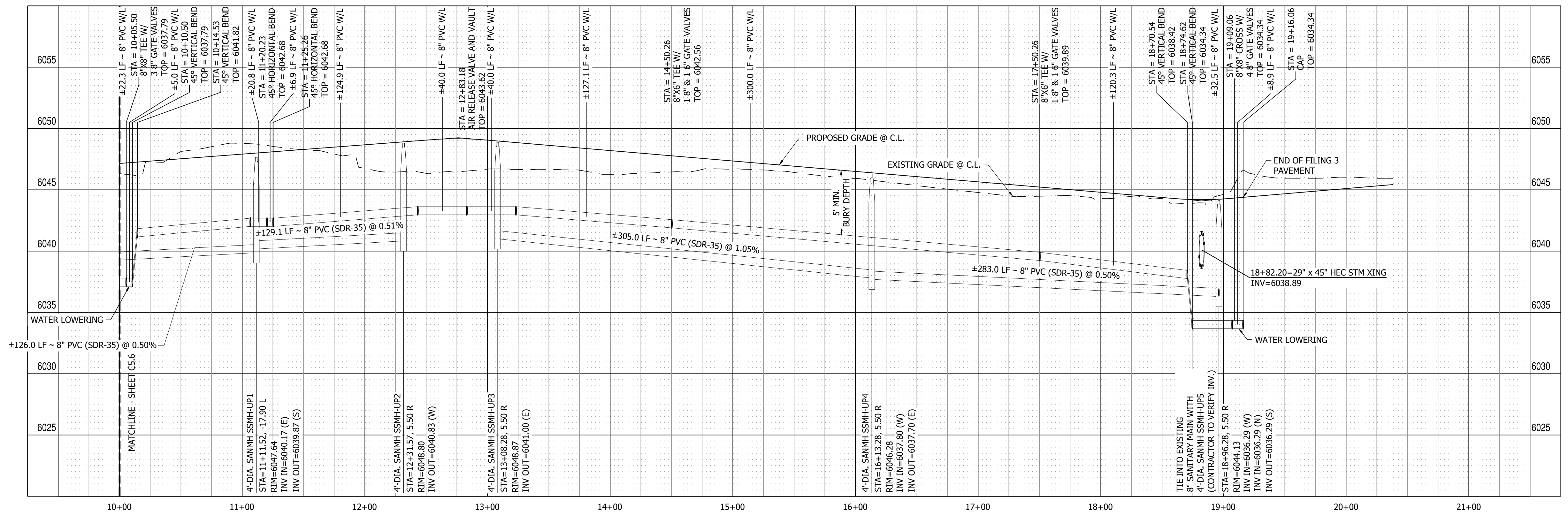
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SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
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COLORADO SPRINGS, CO 80922

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

UNION PACIFIC WAY SANITARY

NO. **C5.7**



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



**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 MANDATORY M 309.  
 4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.  
 5. ENCLOSED CONCRETE CONDUITS SHALL BE COMPLETED BY 10' A INCH CURB AND GUTTER.  
 6. CONCRETE SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION ZONE.  
 7. REINFORCING BARS SHALL BE GALVANIZED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.  
 8. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.  
 9. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SECTION 712.04.  
 10. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE CONNECTIONS SHOWN ARE TYPICAL. ACTUAL CONNECTIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPE.  
 11. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SECTION 712.05.  
 12. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREET" MESSAGE AND A FIVE STAR. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

**Computer File Information**  
 Creation Date: 07/31/09  
 Designer: JDB  
 Last Modification Date: 07/31/09  
 Detainer: LVA  
 CAD User: Mendenhall VB  
 Scale: Not to Scale  
 Units: English

**Sheet Revisions**  
 Date: \_\_\_\_\_  
 Comments: \_\_\_\_\_

**Colorado Department of Transportation**  
 2829 West Howard Place  
 20017 No. 1st Floor  
 Denver, CO 80204  
 Phone: 303-757-9221 FAX: 303-757-9868  
 Project Development Branch JBK  
 Issued by the Project Development Branch July 31, 2009

**STANDARD PLAN NO. M-604-12**  
**CURB INLET TYPE R**  
 Standard Sheet No. 1 of 2  
 Project Sheet Number: \_\_\_\_\_

**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 MANDATORY M 309.  
 4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.  
 5. ENCLOSED CONCRETE CONDUITS SHALL BE COMPLETED BY 10' A INCH CURB AND GUTTER BEYOND THE TRANSITION ZONE.  
 6. CONCRETE SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION ZONE.  
 7. REINFORCING BARS SHALL BE GALVANIZED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.  
 8. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.  
 9. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SECTION 712.04.  
 10. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE CONNECTIONS SHOWN ARE TYPICAL. ACTUAL CONNECTIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPE.  
 11. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SECTION 712.05.  
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 Designer: JDB  
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 Detainer: LVA  
 CAD User: Mendenhall VB  
 Scale: Not to Scale  
 Units: English

**Sheet Revisions**  
 Date: \_\_\_\_\_  
 Comments: \_\_\_\_\_

**Colorado Department of Transportation**  
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 Denver, CO 80204  
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 Project Development Branch JBK  
 Issued by the Project Development Branch July 31, 2009

**STANDARD PLAN NO. M-604-12**  
**CURB INLET TYPE R**  
 Standard Sheet No. 2 of 2  
 Project Sheet Number: \_\_\_\_\_

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

MARK	BAR #	S.P.C.	SPACING	ALL INLETS			INLETS 5 S 5 FT.			INLETS 10 S 5 FT.			INLETS 15 S 5 FT.		
				NO. REOD.	LENGTH	NO. REOD.	LENGTH	NO. REOD.	LENGTH	NO. REOD.	LENGTH	NO. REOD.	LENGTH	NO. REOD.	LENGTH
401	4	1/4"	11	15	21	26	31	36	41	46	51	56	61	66	
402	4	1/4"	11	15	21	26	31	36	41	46	51	56	61	66	
403	4	1/4"	11	15	21	26	31	36	41	46	51	56	61	66	
404	4	1/4"	11	15	21	26	31	36	41	46	51	56	61	66	
405	4	1/4"	11	15	21	26	31	36	41	46	51	56	61	66	
406	4	1/4"	11	15	21	26	31	36	41	46	51	56	61	66	
407	4	1/4"	11	15	21	26	31	36	41	46	51	56	61	66	
408	4	1/4"	11	15	21	26	31	36	41	46	51	56	61	66	
409	4	1/4"	11	15	21	26	31	36	41	46	51	56	61	66	
410	4	1/4"	11	15	21	26	31	36	41	46	51	56	61	66	
411	4	1/4"	11	15	21	26	31	36	41	46	51	56	61	66	
412	4	1/4"	11	15	21	26	31	36	41	46	51	56	61	66	
413	4	1/4"	11	15	21	26	31	36	41	46	51	56	61	66	
501	5	3/8"	11	15	21	26	31	36	41	46	51	56	61	66	
502	5	3/8"	11	15	21	26	31	36	41	46	51	56	61	66	
503	5	3/8"	11	15	21	26	31	36	41	46	51	56	61	66	
504	5	3/8"	11	15	21	26	31	36	41	46	51	56	61	66	
505	5	3/8"	11	15	21	26	31	36	41	46	51	56	61	66	
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507	5	3/8"	11	15	21	26	31	36	41	46	51	56	61	66	
508	5	3/8"	11	15	21	26	31	36	41	46	51	56	61	66	
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513	5	3/8"	11	15	21	26	31	36	41	46	51	56	61	66	
514	5	3/8"	11	15	21	26	31	36	41	46	51	56	61	66	
515	5	3/8"	11	15	21	26	31	36	41	46	51	56	61	66	
516	5	3/8"	11	15	21	26	31	36	41	46	51	56	61	66	
517	5	3/8"	11	15	21	26	31	36	41	46	51	56	61	66	
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527	5	3/8"	11	15	21	26	31	36	41	46	51	56	61	66	
528	5	3/8"	11	15	21	26	31	36	41	46	51	56	61	66	
529	5	3/8"	11	15	21	26	31	36	41	46	51	56	61	66	
530	5	3/8"	11	15	21	26	31	36	41	46	51	56	61	66	

**TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"**

TYPE	LENGTH	REGULAR INLETS		DROP BOX INLETS	
		NO. REOD.	NO. REOD.	NO. REOD.	NO. REOD.
3-0"	2-0"	10	7	3	2
3-0"	3-0"	10	7	3	2
3-0"	4-0"	10	7	3	2
3-0"	5-0"	10	7	3	2
3-0"	6-0"	10	7	3	2
3-0"	7-0"	10	7	3	2
3-0"	8-0"	10	7	3	2
3-0"	9-0"	10	7	3	2
3-0"	10-0"	10	7	3	2
3-0"	11-0"	10	7	3	2
3-0"	12-0"	10	7	3	2
3-0"	13-0"	10	7	3	2
3-0"	14-0"	10	7	3	2
3-0"	15-0"	10	7	3	2
3-0"	16-0"	10	7	3	2
3-0"	17-0"	10	7	3	2
3-0"	18-0"	10	7	3	2
3-0"	19-0"	10	7	3	2
3-0"	20-0"	10	7	3	2
3-0"	21-0"	10	7	3	2
3-0"	22-0"	10	7	3	2
3-0"	23-0"	10	7	3	2
3-0"	24-0"	10	7	3	2
3-0"	25-0"	10	7	3	2
3-0"	26-0"	10	7	3	2
3-0"	27-0"	10	7	3	2
3-0"	28-0"	10	7	3	2
3-0"	29-0"	10	7	3	2
3-0"	30-0"	10	7	3	2

**Computer File Information**  
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 Designer: JDB  
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 Detainer: LVA  
 CAD User: Mendenhall VB  
 Scale: Not to Scale  
 Units: English

**Sheet Revisions**  
 Date: \_\_\_\_\_  
 Comments: \_\_\_\_\_

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 Project Development Branch JBK  
 Issued by the Project Development Branch July 31, 2009

**STANDARD PLAN NO. M-604-12**  
**CURB INLET TYPE R**  
 Standard Sheet No. 2 of 2  
 Project Sheet Number: \_\_\_\_\_

**Computer File Information**  
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**STANDARD PLAN NO. M-604-12**  
**CURB INLET TYPE R**  
 Standard Sheet No. 2 of 2  
 Project Sheet Number: \_\_\_\_\_

**THROUGH PIPE - ONE LATERAL**  
**THROUGH PIPE - TWO LATERALS**  
**SLIGHT ANGLE**  
**INTERMEDIATE ANGLE**  
**SHARP ANGLE**  
**ANGLED LATERALS**  
**OPPOSED LATERALS**

**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 MAINS.  
 12.4 THE MINIMUM VERTICAL DROP THROUGH MANHOLE BASE SHALL BE 0.10 FOOT FOR STORM SEWER AND 0.2 FOOT FOR SANITARY SEWER.  
 12.5 FOR SANITARY SEWER, VERTICAL DROPS IN EXCESS OF 18" REQUIRE AN OUTSIDE DRAIN. SEE S-800.

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**STANDARD PLAN NO. M-604-12**  
**CURB INLET TYPE R**  
 Standard Sheet No. 2 of 2  
 Project Sheet Number: \_\_\_\_\_

**GENERAL NOTES:**  
 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" OR LARGER.  
 2. PIPES EXCEEDING THE MANHOLE MAY BE DEFLECTED UP TO 10% (MAXIMUM) EACH PIPE FOR A TOTAL CHANGE OF DIRECTION OF UP TO 30° (MAXIMUM).  
 3. FOR 1/2" DEPTH OVER 20" SHOT DRAMINGS ALONG WITH CALCULATIONS FOR DESIGN OF WALLS, TOP AND BASE SLAB SHALL BE SUBMITTED FOR APPROVAL.  
 4. SET TOP SLAB TYPE B ELEVATION NO MORE THAN 12" BELOW FINISHED GRADE (E. ALLOW ENOUGH COVER TO ADD W/IRMS AND COVER.  
 5. PRECAST MANHOLE RISERS AND TOP SECTIONS SHALL CONFORM TO ASTM C-408. IN addition MANHOLE STEPS, RISERS, SHARPENED JOINTS, RING AND COVER SHALL CONFORM TO APPLICABLE AND STANDARD DETAILS.  
 6. CONCRETE IN TOP CURB AND WALLS SHALL BE CLASS B CONCRETE AND HAVE A 28 DAY STRENGTH OF 4500 PSI. PERMISSIBLE SLUMP WILL BE 3" TO 5" AND AN AIR ENTRAINMENT WILL BE 5% - 8%.  
 7. LINK CONCRETE SHALL HAVE A 28 DAY STRENGTH OF 2000 PSI. (TYPE I CONCRETE)  
 8. REINFORCING STEEL BARS SHALL CONFORM TO ASTM A-618 GRADE 60 DEFORMED BARS. CLEAR COVER REQUIREMENT (UNLESS OTHERWISE NOTED) TO BE 3" FOR BOTTOM OF TRANSITION SLAB. REINFORCING BARS WILL BE SPACED ONLY AT LOCATIONS SHOWN AND DETAILED ON THE DRAWINGS. BARS WILL BE WIRE-TIED, NO TUCK WELDING WILL BE PERMITTED.  
 9. ALL STRUCTURES SHALL BE FINISHED TO TOP OF PIPE.  
 10. ALL MANHOLES & SPECIAL STRUCTURES TO BE PLACED ON SUITABLE SUBGRADE MATERIAL. IF SUITABLE CONDITIONS UNAVAILABLE, FOUNDATION MATERIAL WILL BE OBTAINABLE & SELECT SUBGRADE MATERIAL WILL BE PLACED AS PER SECTION 506 OF THE WORK QUANTITIES SPECIFICATIONS.  
 11.1 GRANULAR BEDDING MATERIAL SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY IN ACCORDANCE WITH MANDATORY M-309.  
 11.2 STRUCTURE WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CURTAINS OF FORMS AGAINST EXTERIOR IS NOT PERMITTED.  
 11.3 LATERAL SUPPORT SHALL BE PROVIDED AND MAINTAINED FOR WALLS DURING BACKFILLING OPERATIONS.  
 11.4 MAX LATERAL SHALL BE 24" OR SMALLER. IF LARGER, A SPECIAL STRUCTURAL DESIGN IS REQUIRED. SEE S-816.3 FOR FOUNDATION DETAIL.

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**STANDARD PLAN NO. M-604-12**  
**CURB INLET TYPE R**  
 Standard Sheet No. 1 of 2  
 Project Sheet Number: \_\_\_\_\_

**GENERAL 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 A MAXIMUM OF 16" ABOVE THE FLOOR.  
 4. FLOOR OF THE MANHOLE SHALL BE TROWELED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8" MAX. 1/8" PER FT. MIN). FLOOR SHALL BE SHAPED AND CHANNELLED; SEE SD\_3-2 FOR TYPICAL CHANNEL DETAILS.

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**STANDARD PLAN NO. M-604-12**  
**CURB INLET TYPE R**  
 Standard Sheet No. 1 of 2  
 Project Sheet Number: \_\_\_\_\_

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 Know what's below.  
 Call before you dig.

**TRENCH BEDDING CLASSIFICATION - ROUND PRECAST CONCRETE PIPE**

**CLASS A**  
 L=1.0  
 CLASS B  
 L=1.5  
 CLASS C  
 L=1.5

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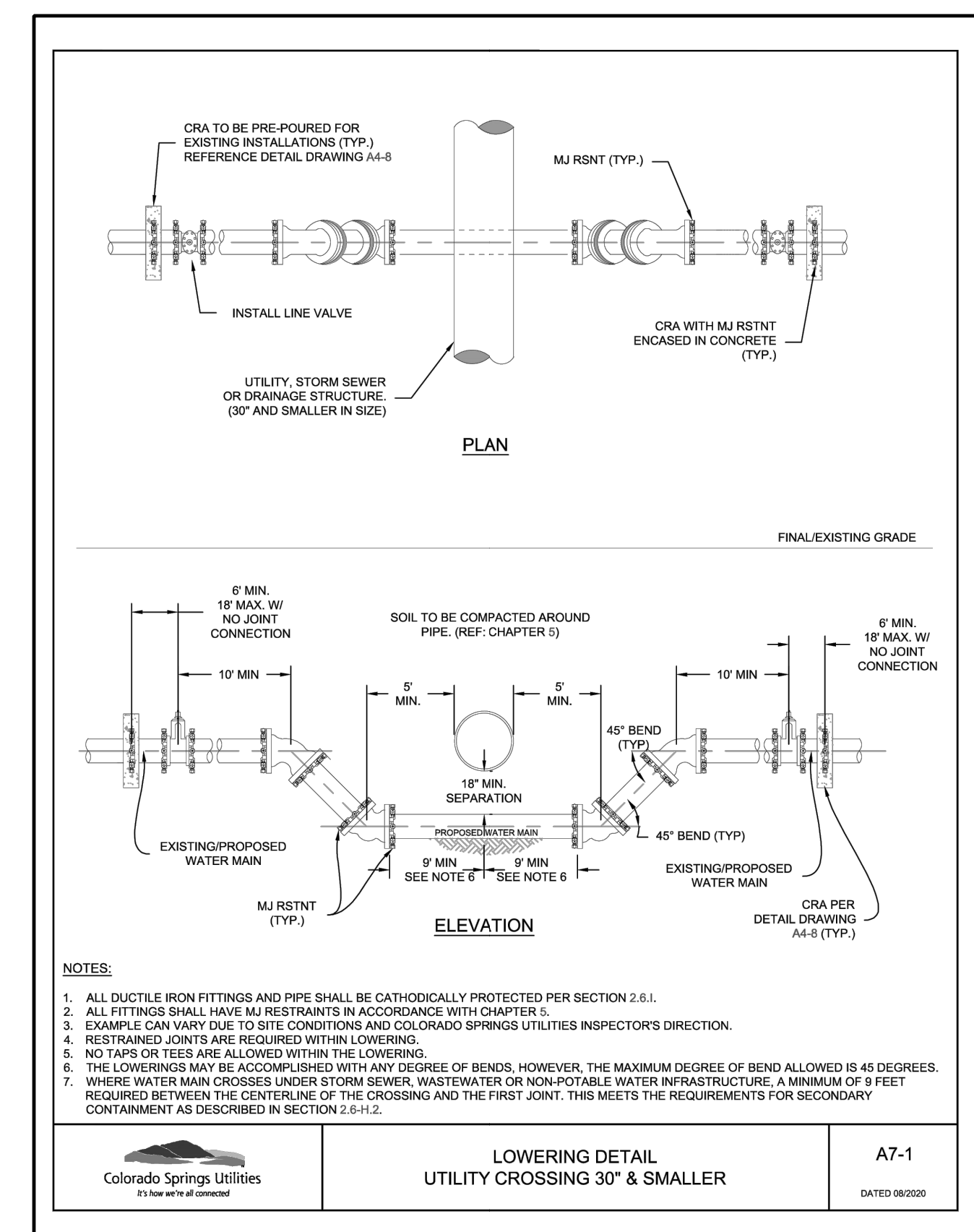
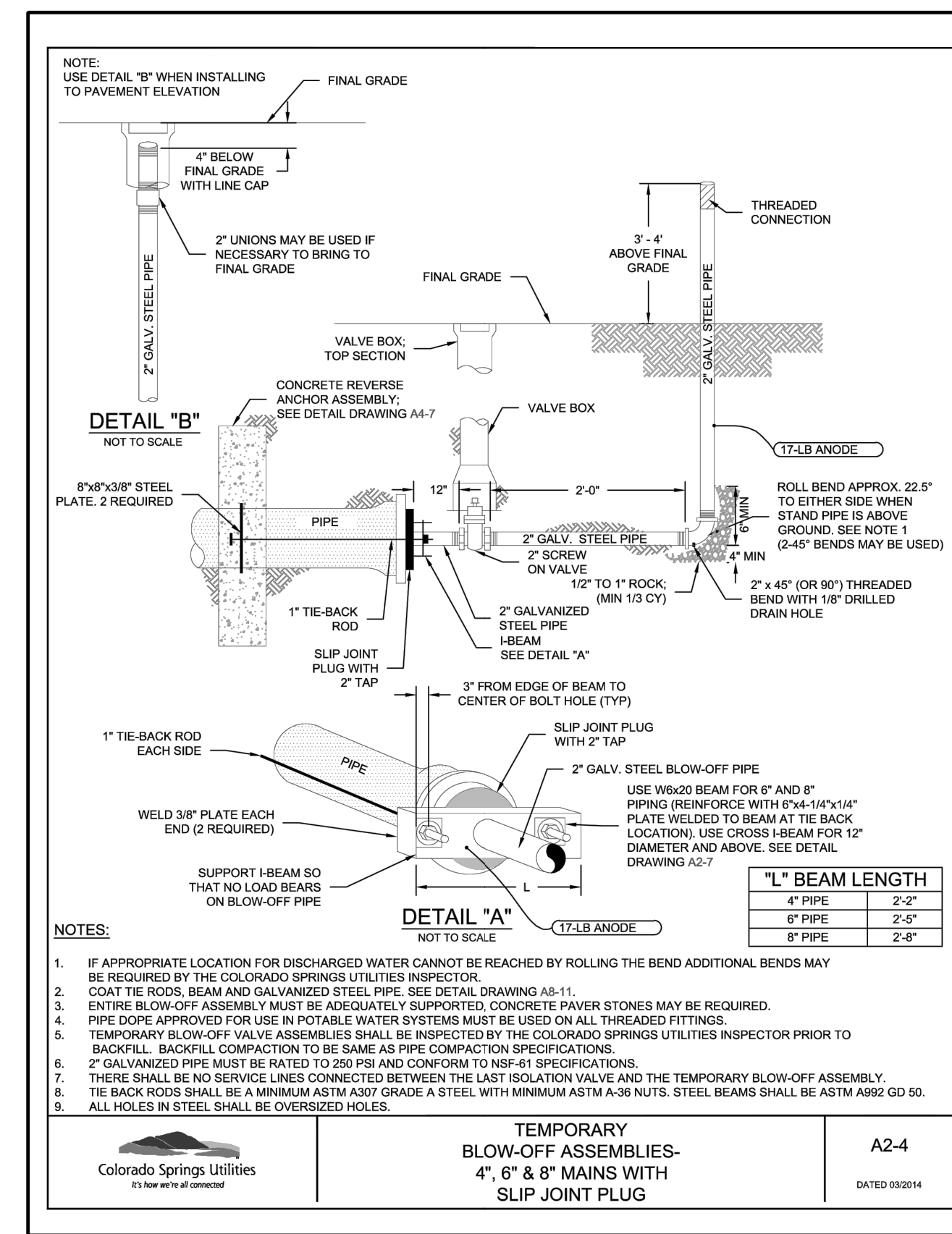
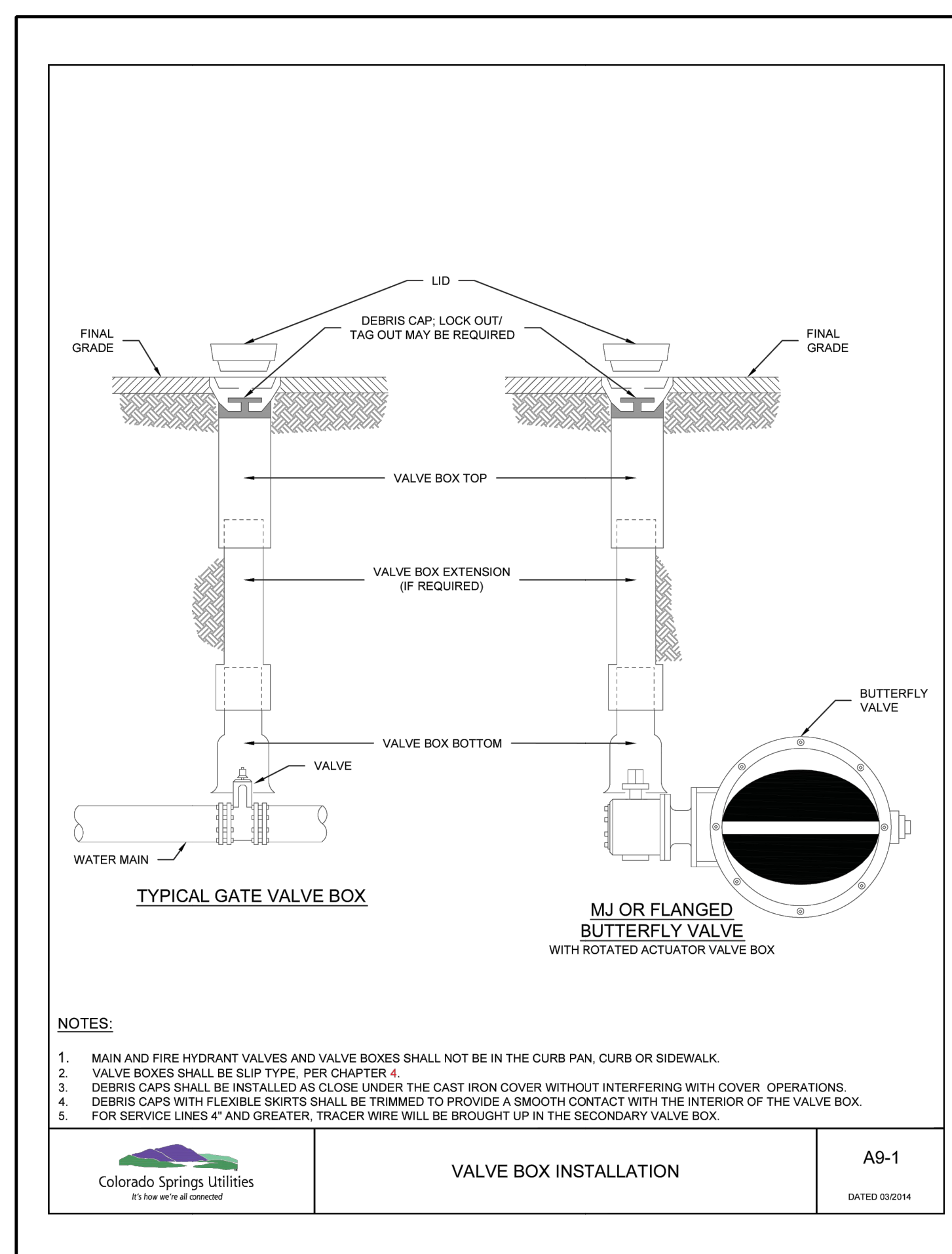
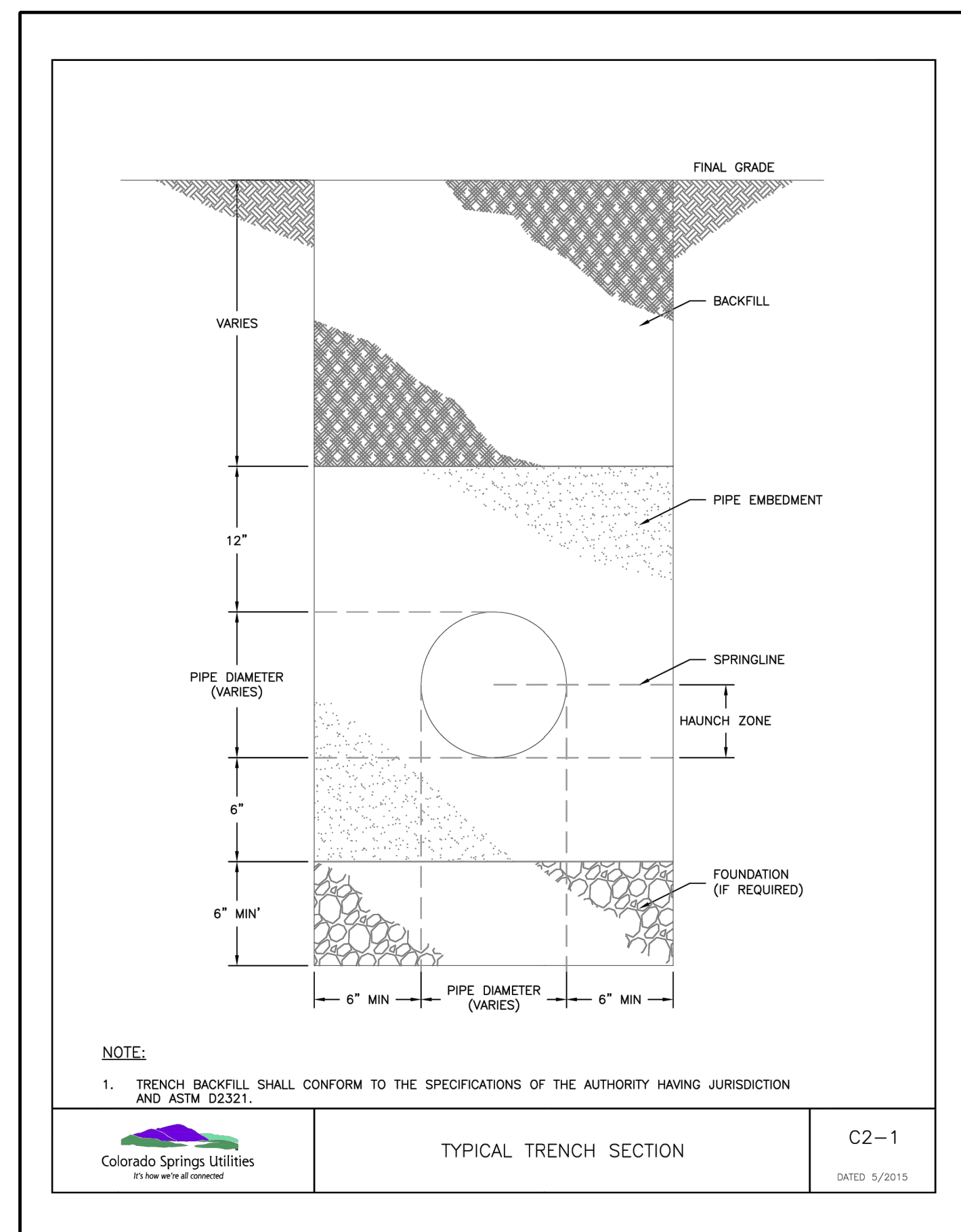
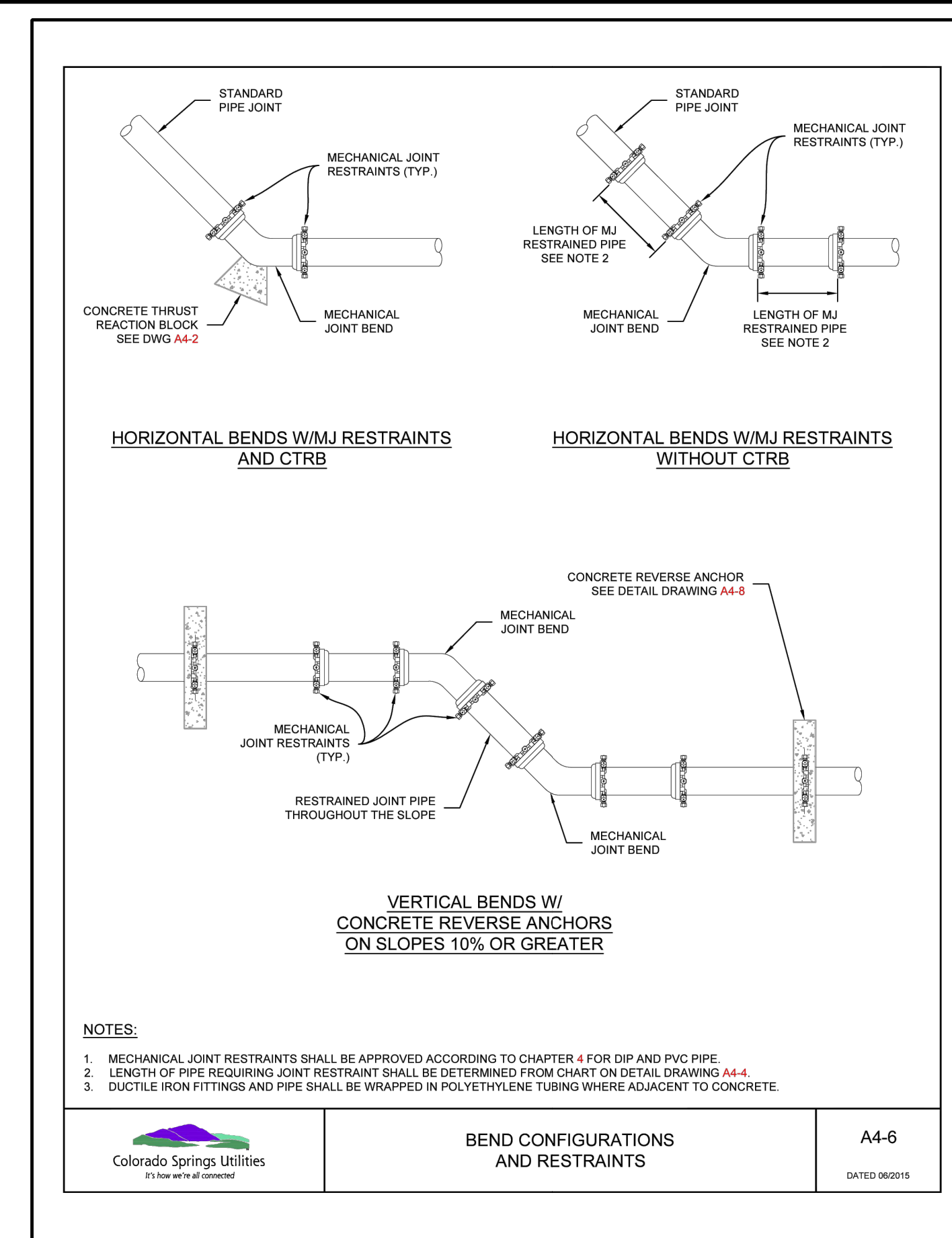
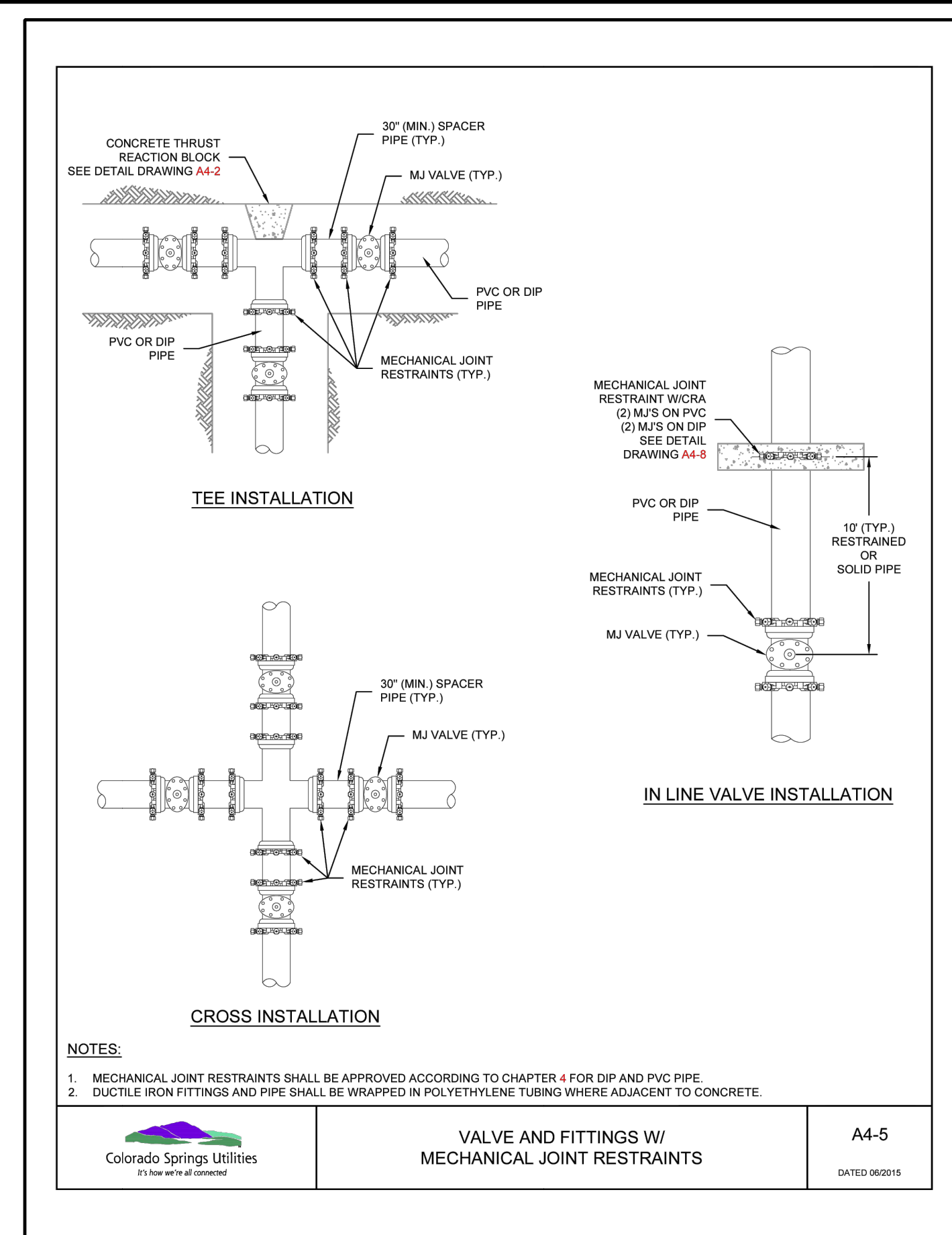
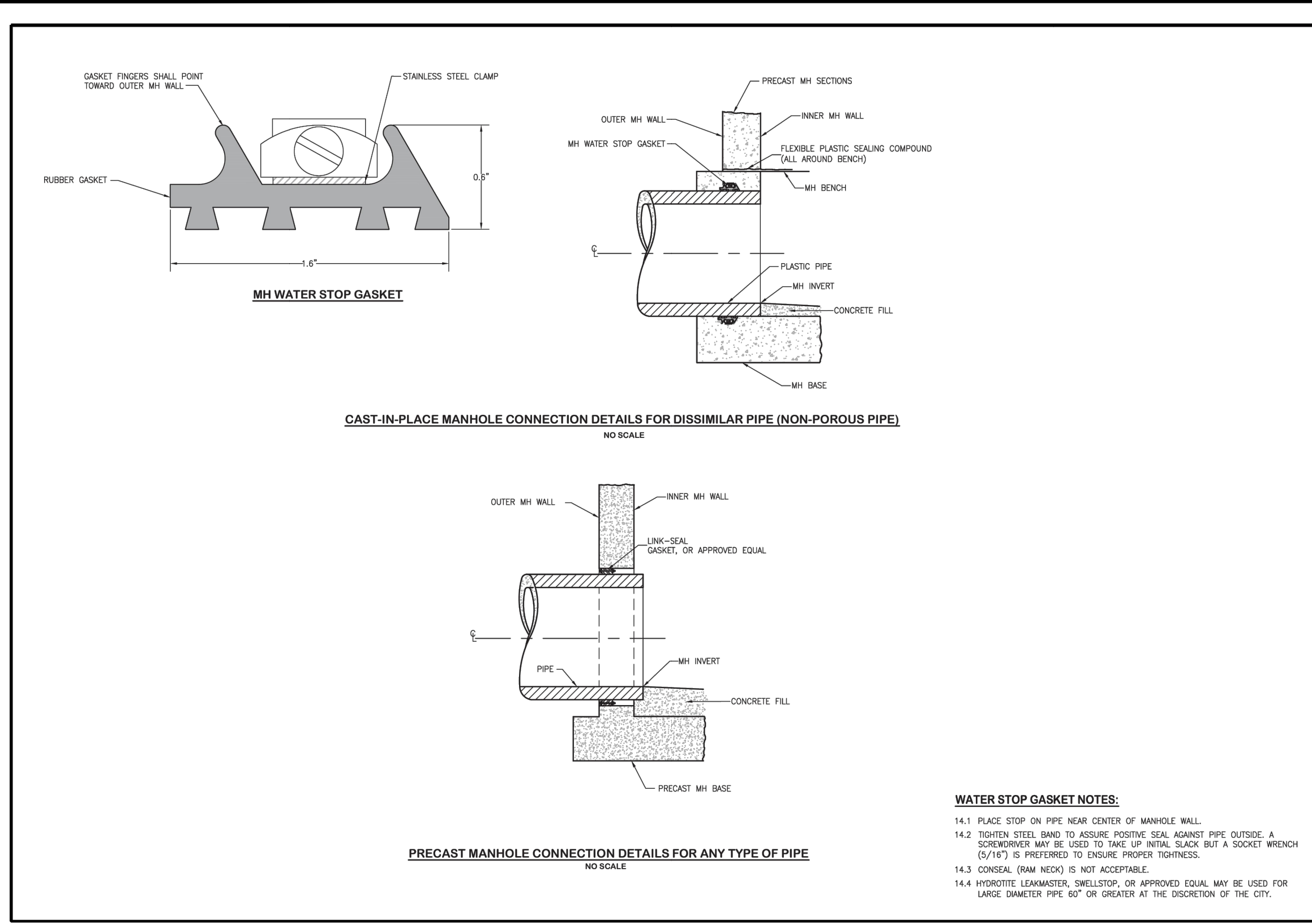
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REVISION	
NO.	2ND SUBMISSION

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

WWW.RRENGINEERS.COM

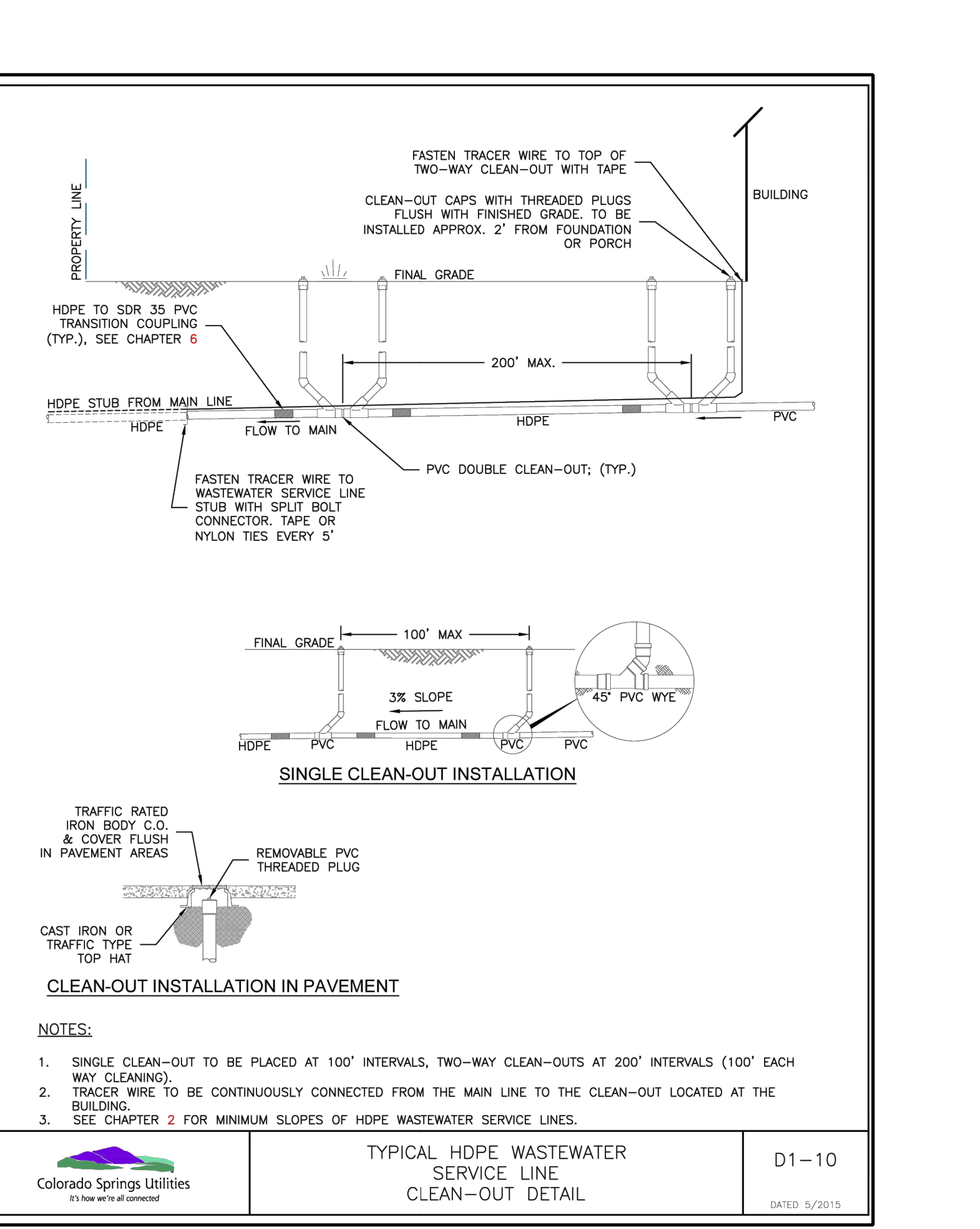
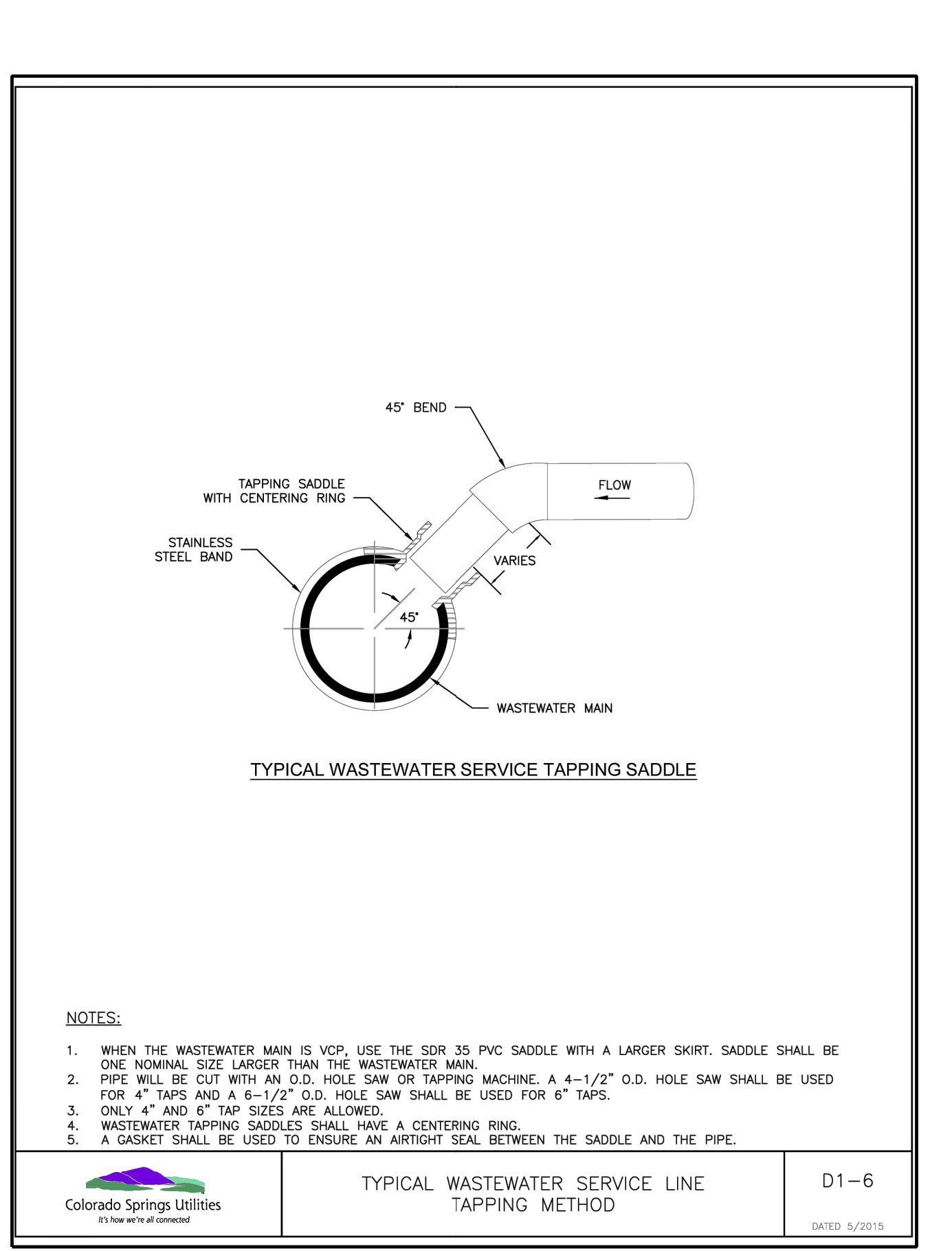
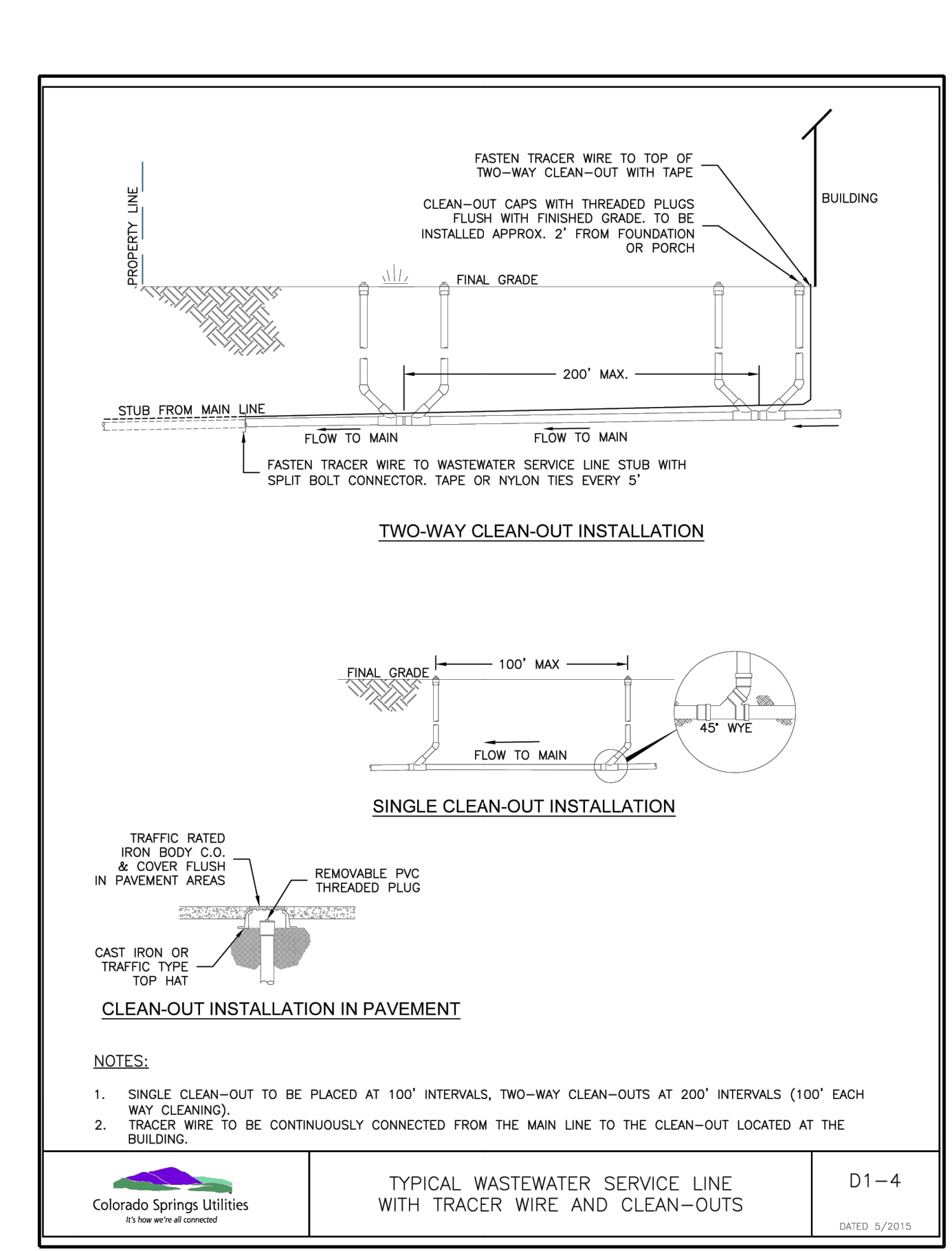
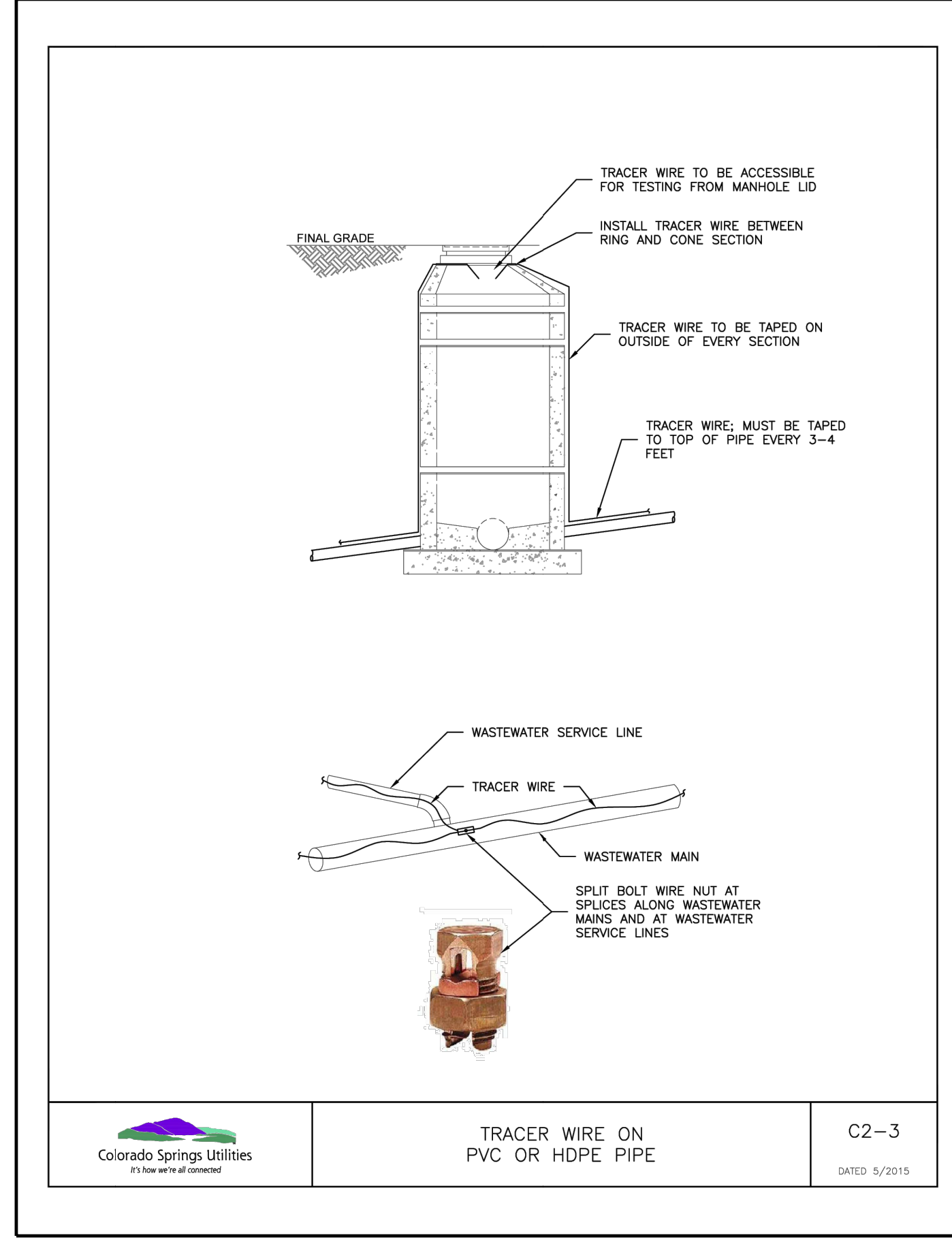
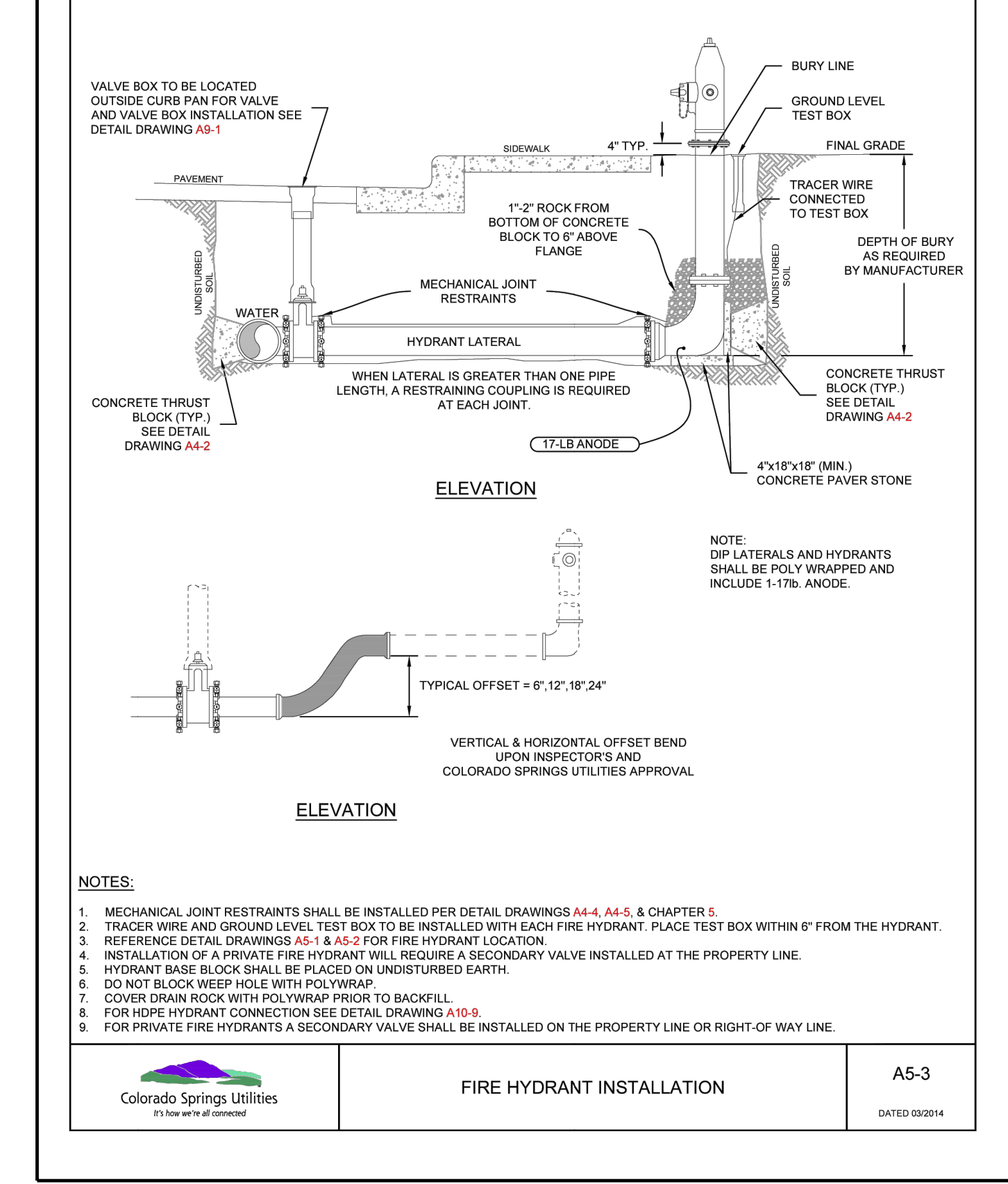
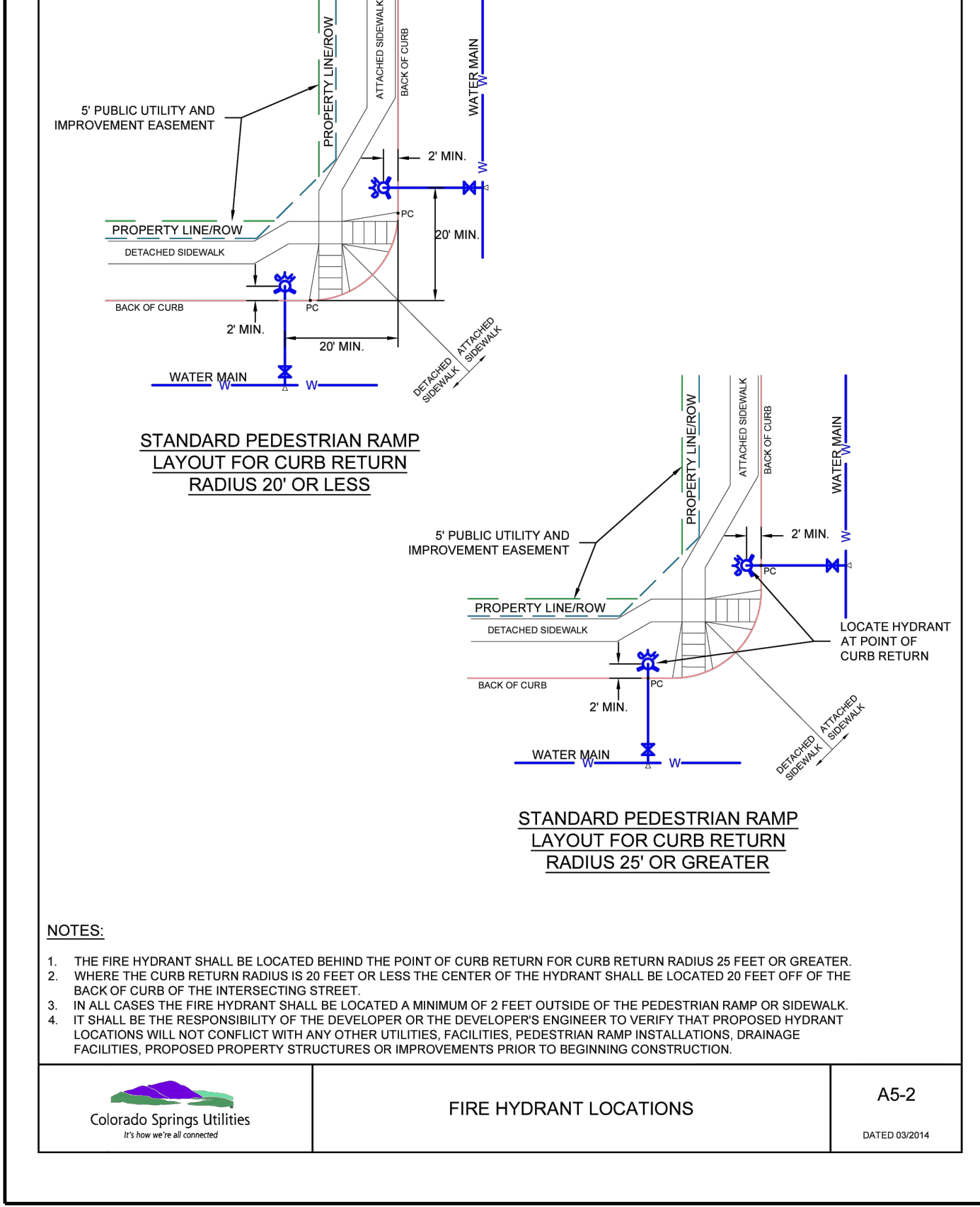
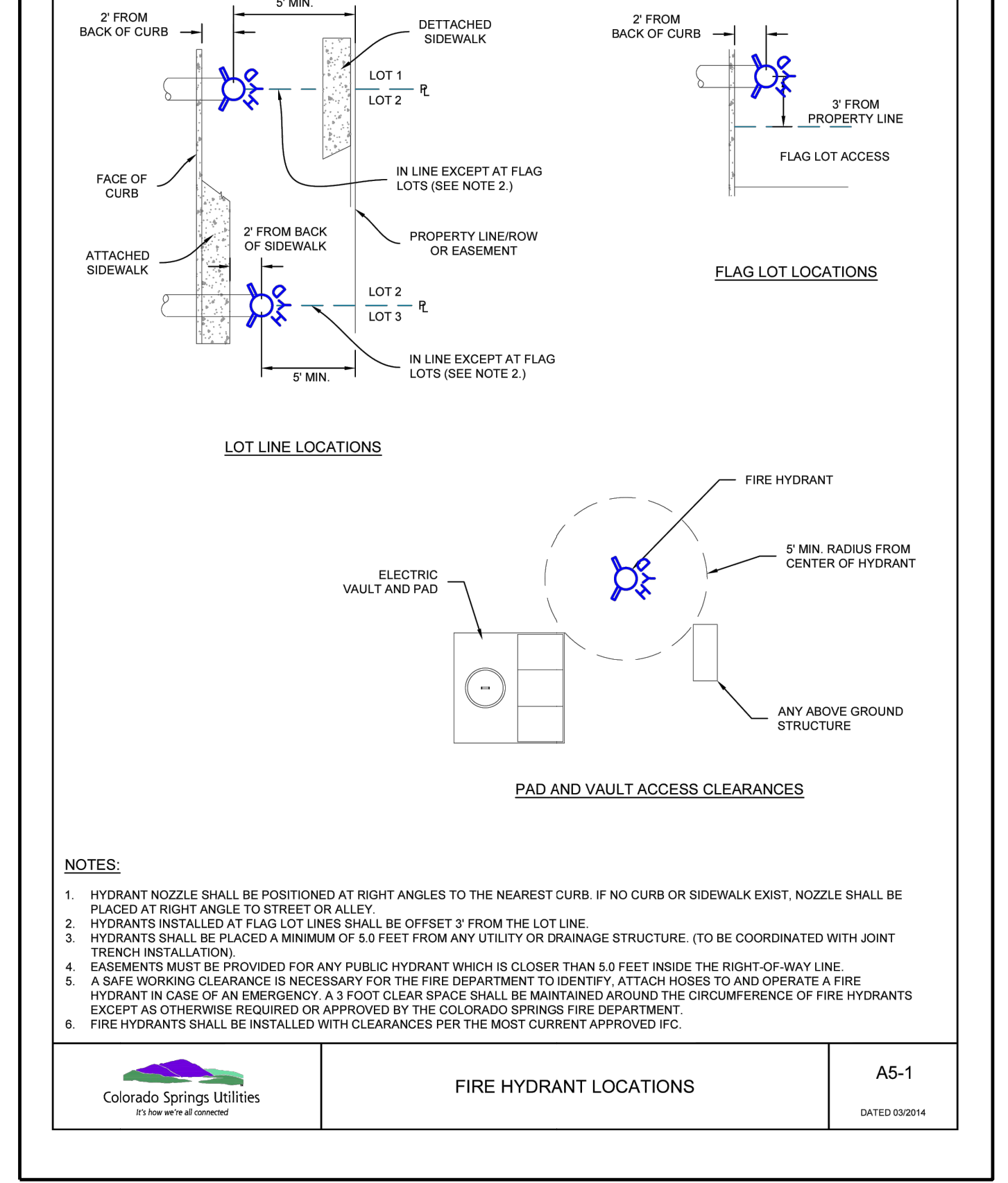
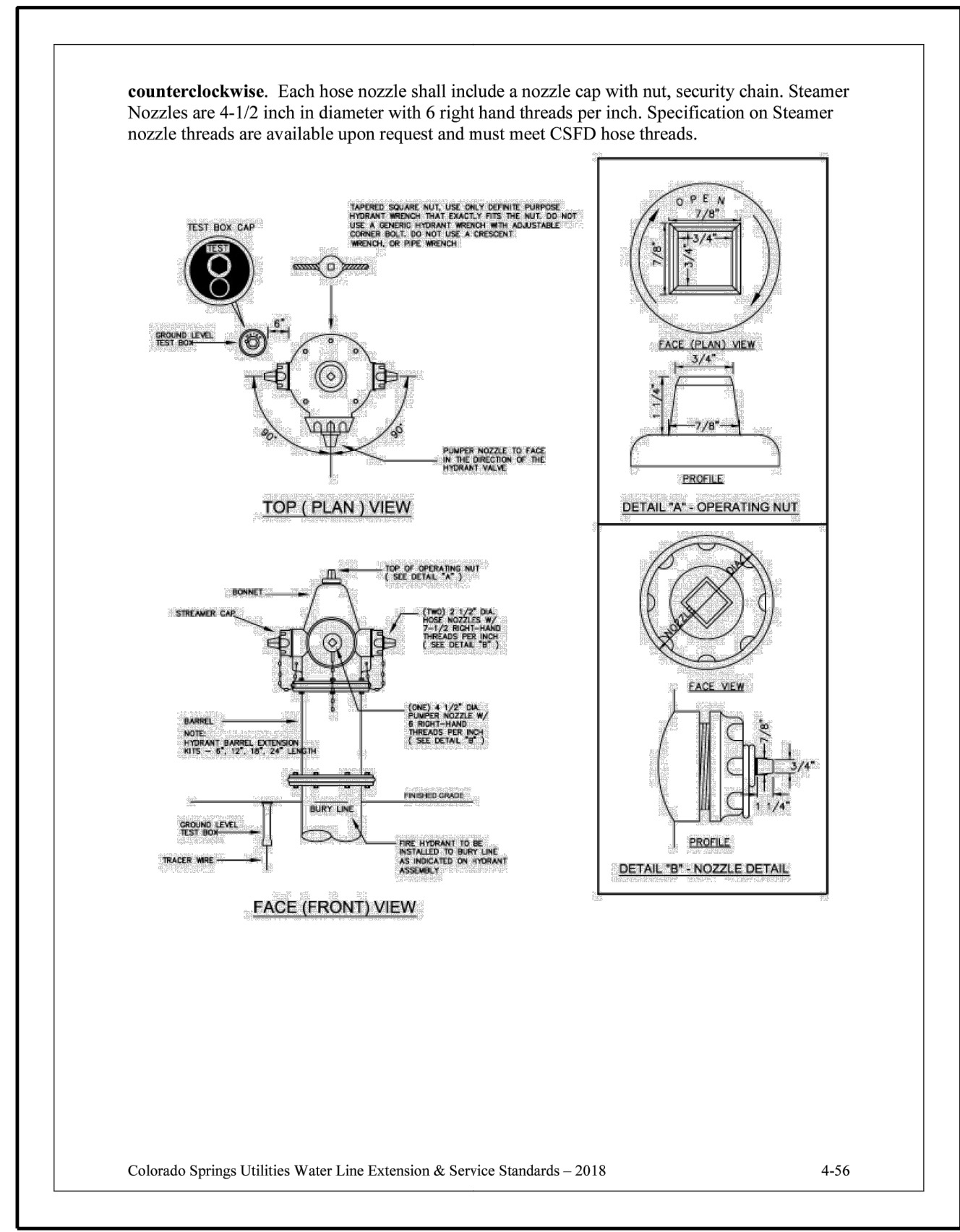
**MAYBERRY PUD PH 1 - FILING NO. 3**  
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS EL PASO COUNTY  
PREPARED FOR: MAYBERRY COMMUNITIES, LLC 3296 DEVINE HEIGHTS #208 COLORADO SPRINGS, CO 80922

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

UTILITY DETAILS

NO. **C5.9**





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ENGINEERS-SURVEYORS  
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Colorado Springs Utilities  
 TRACER WIRE ON PVC OR HDPE PIPE  
 C2-3  
 DATED 5/2015

Colorado Springs Utilities  
 TYPICAL WASTEWATER SERVICE LINE WITH TRACER WIRE AND CLEAN-OUTS  
 D1-4  
 DATED 5/2015

Colorado Springs Utilities  
 TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD  
 D1-6  
 DATED 5/2015

Colorado Springs Utilities  
 TYPICAL HDPE WASTEWATER SERVICE LINE CLEAN-OUT DETAIL  
 D1-10  
 DATED 5/2015

CONSTRUCTION DOCUMENTS

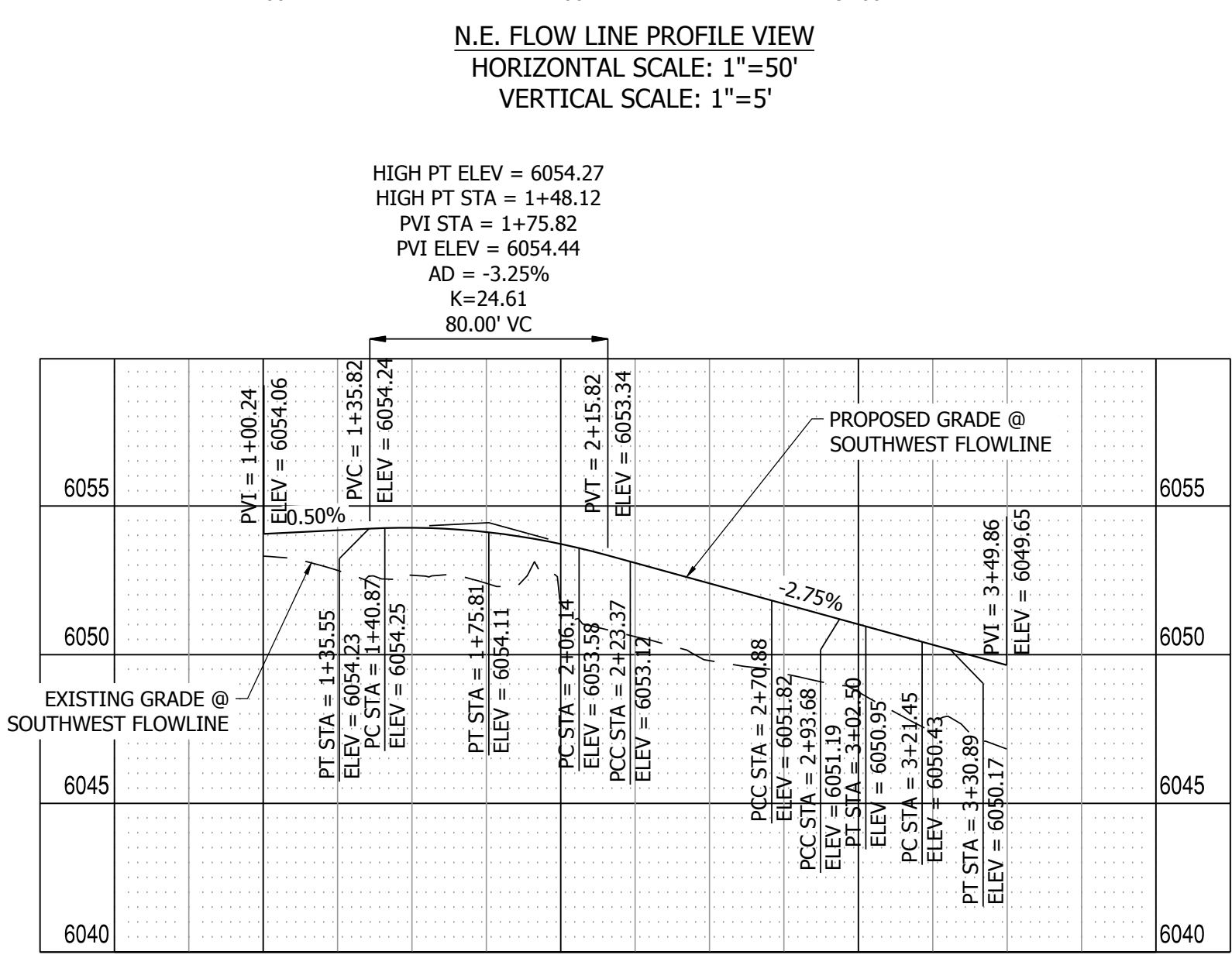
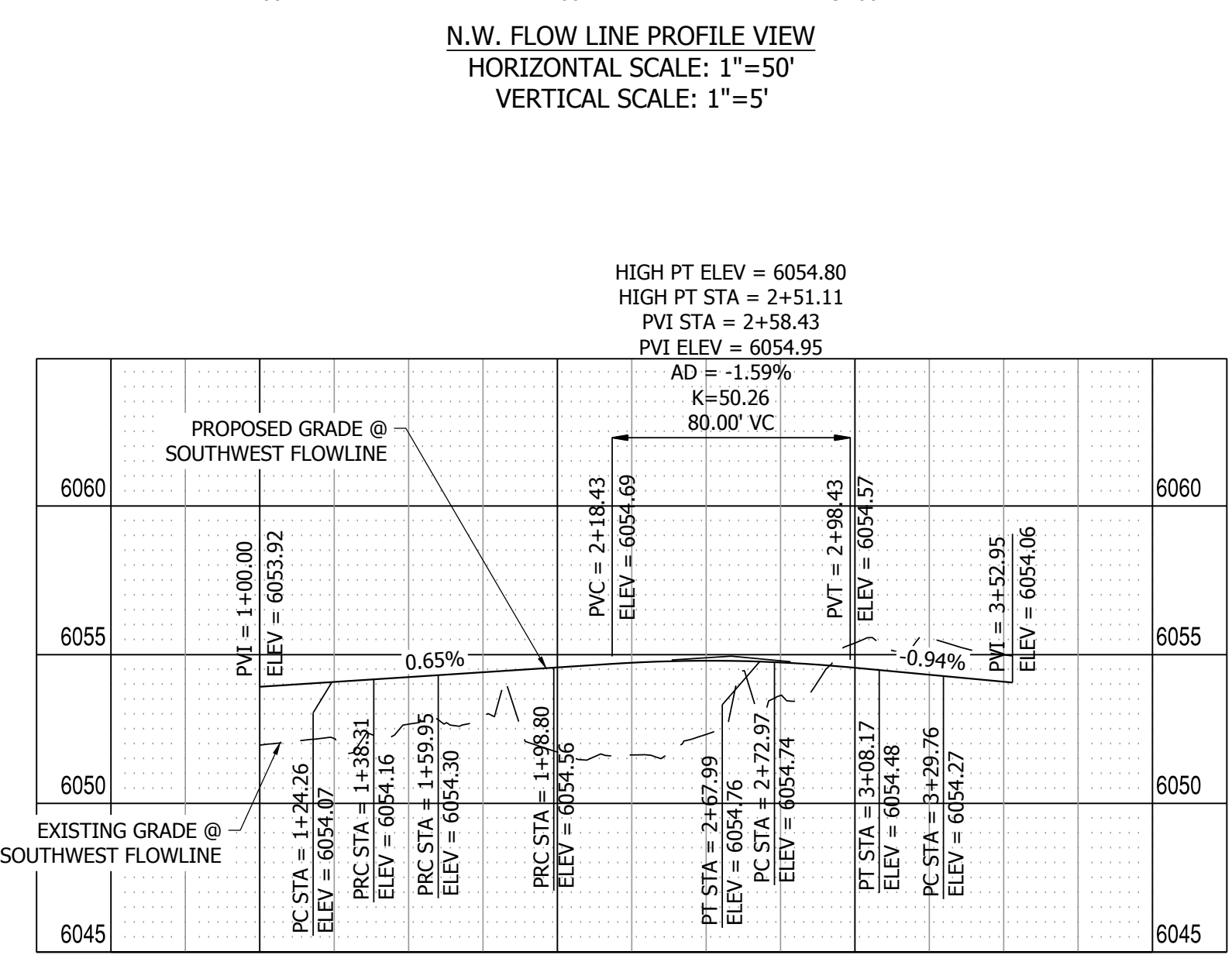
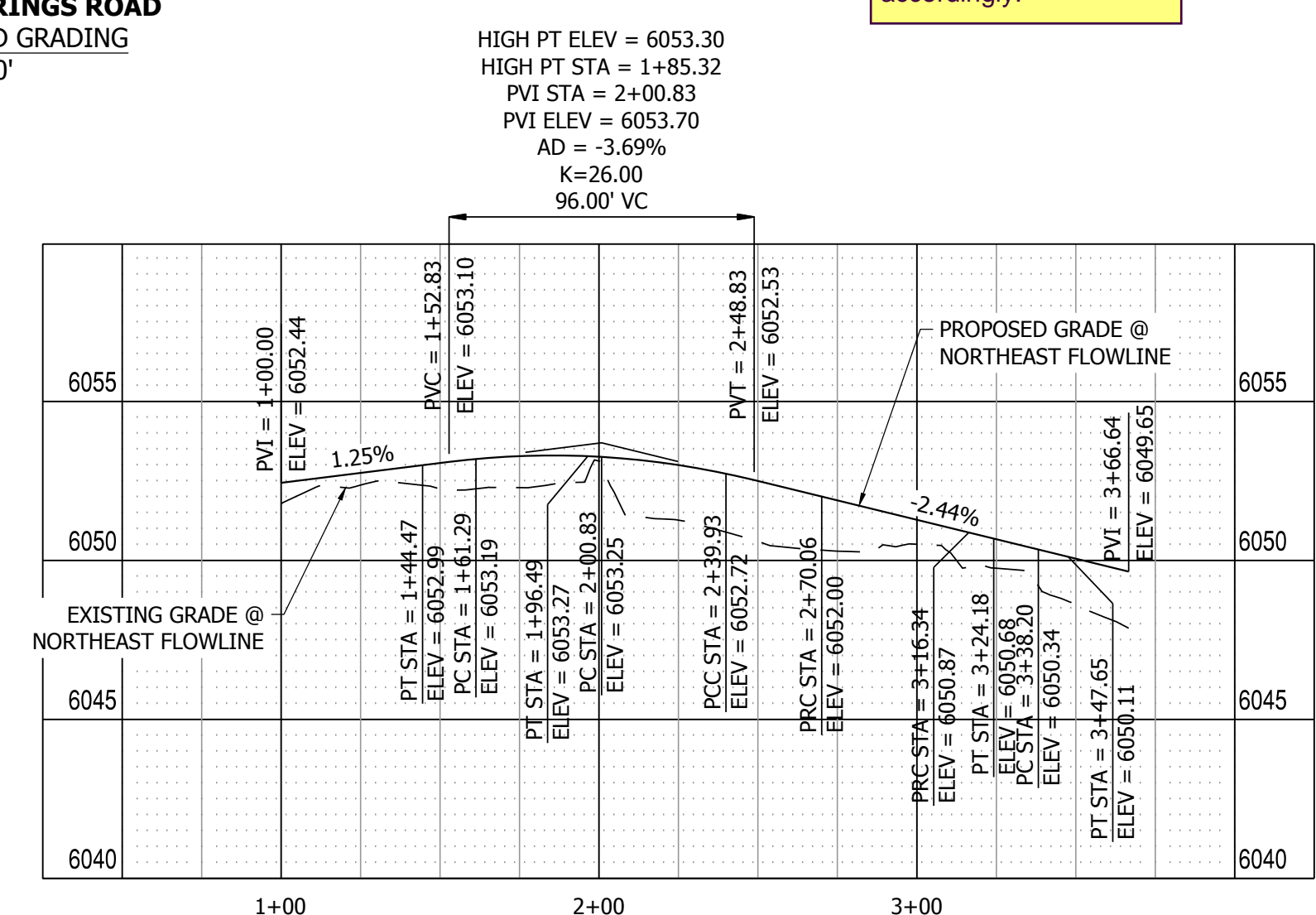
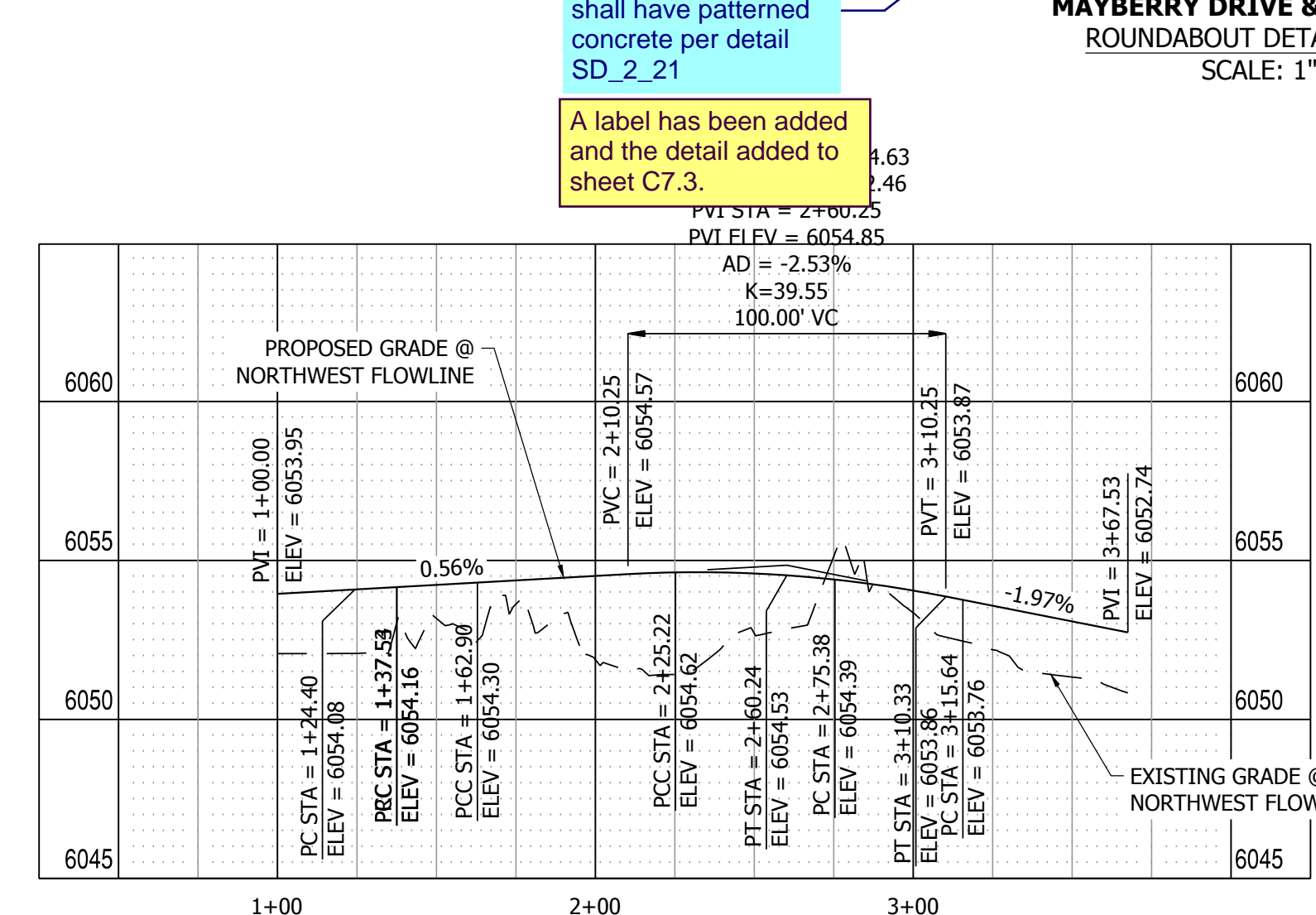
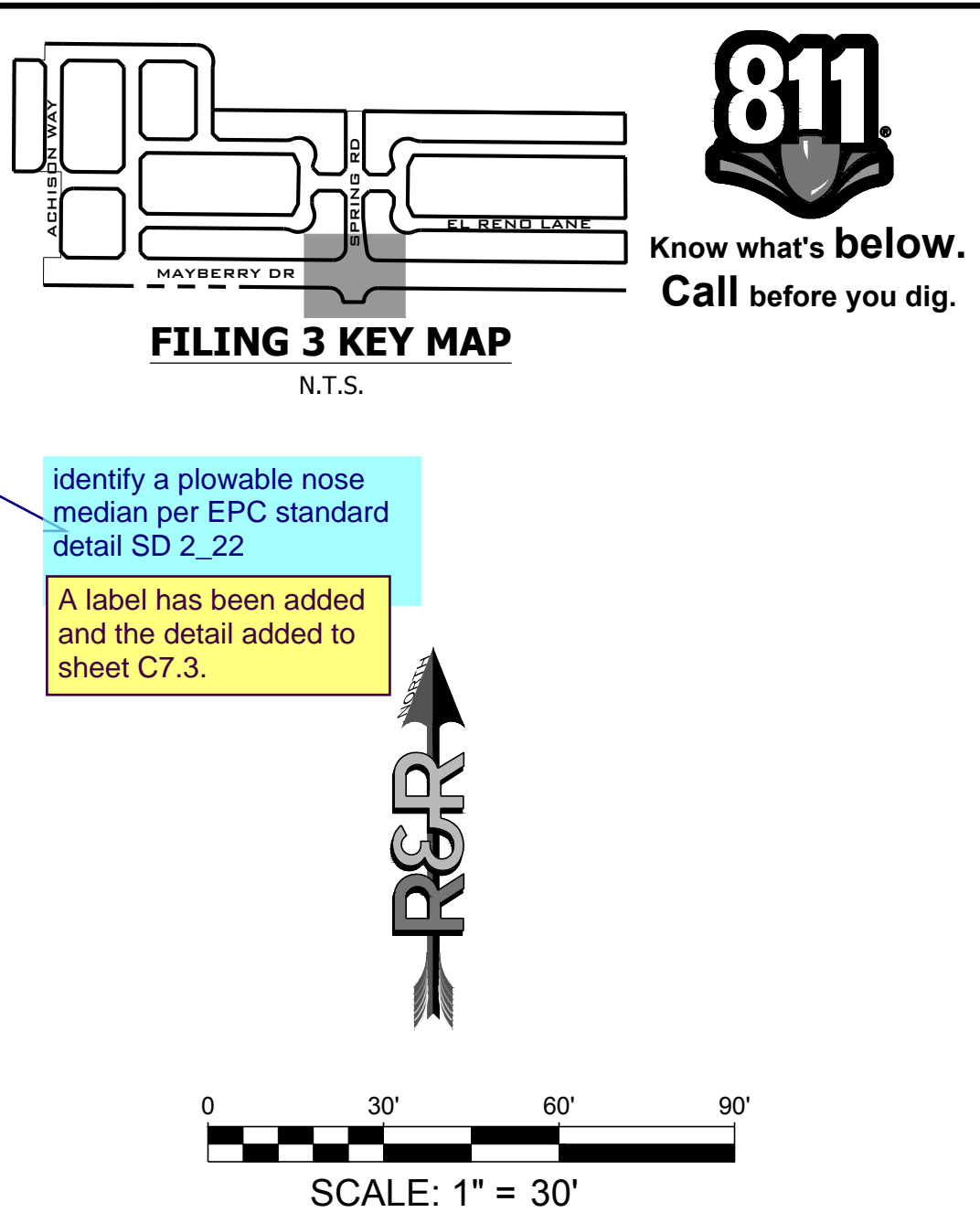
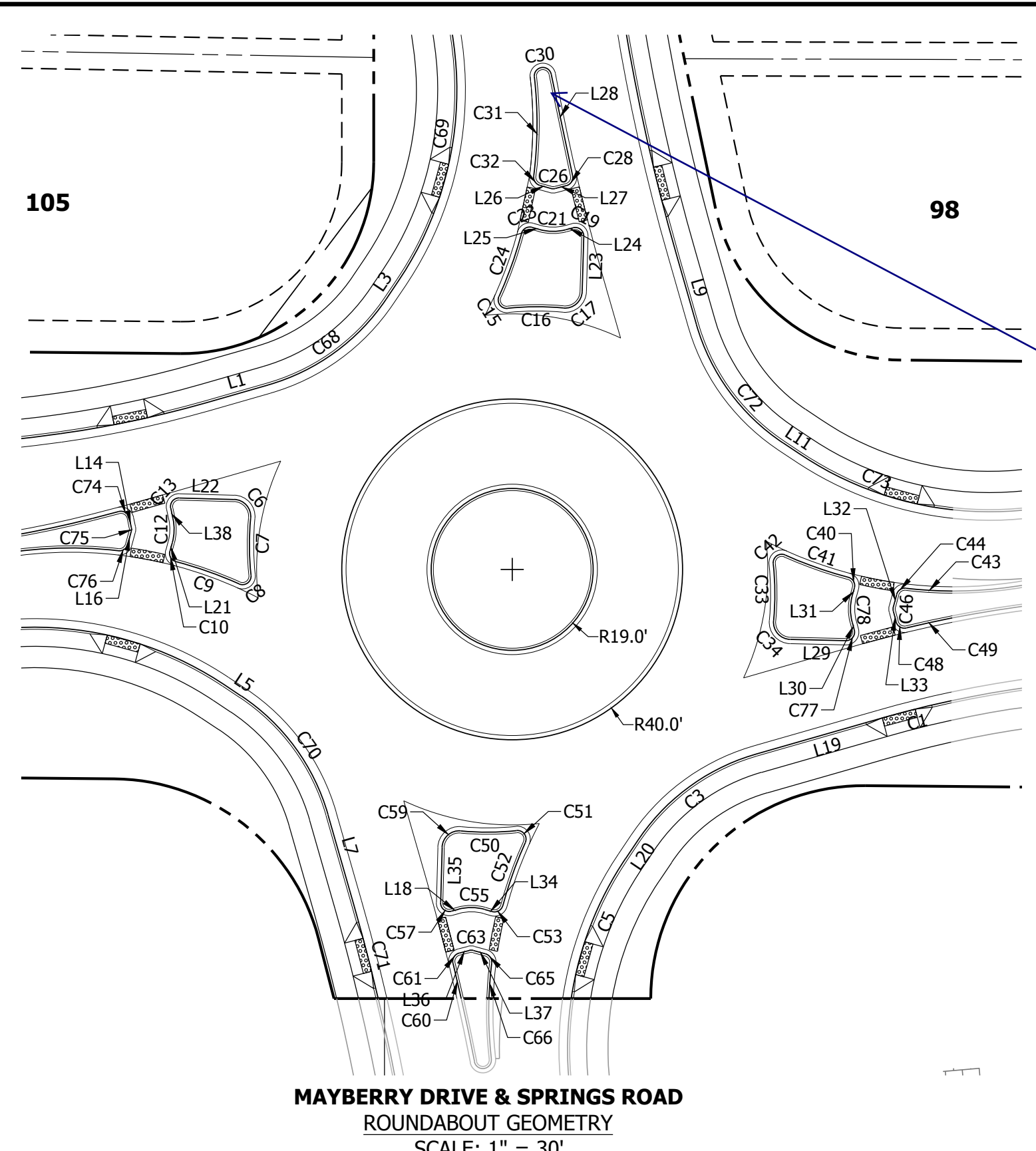
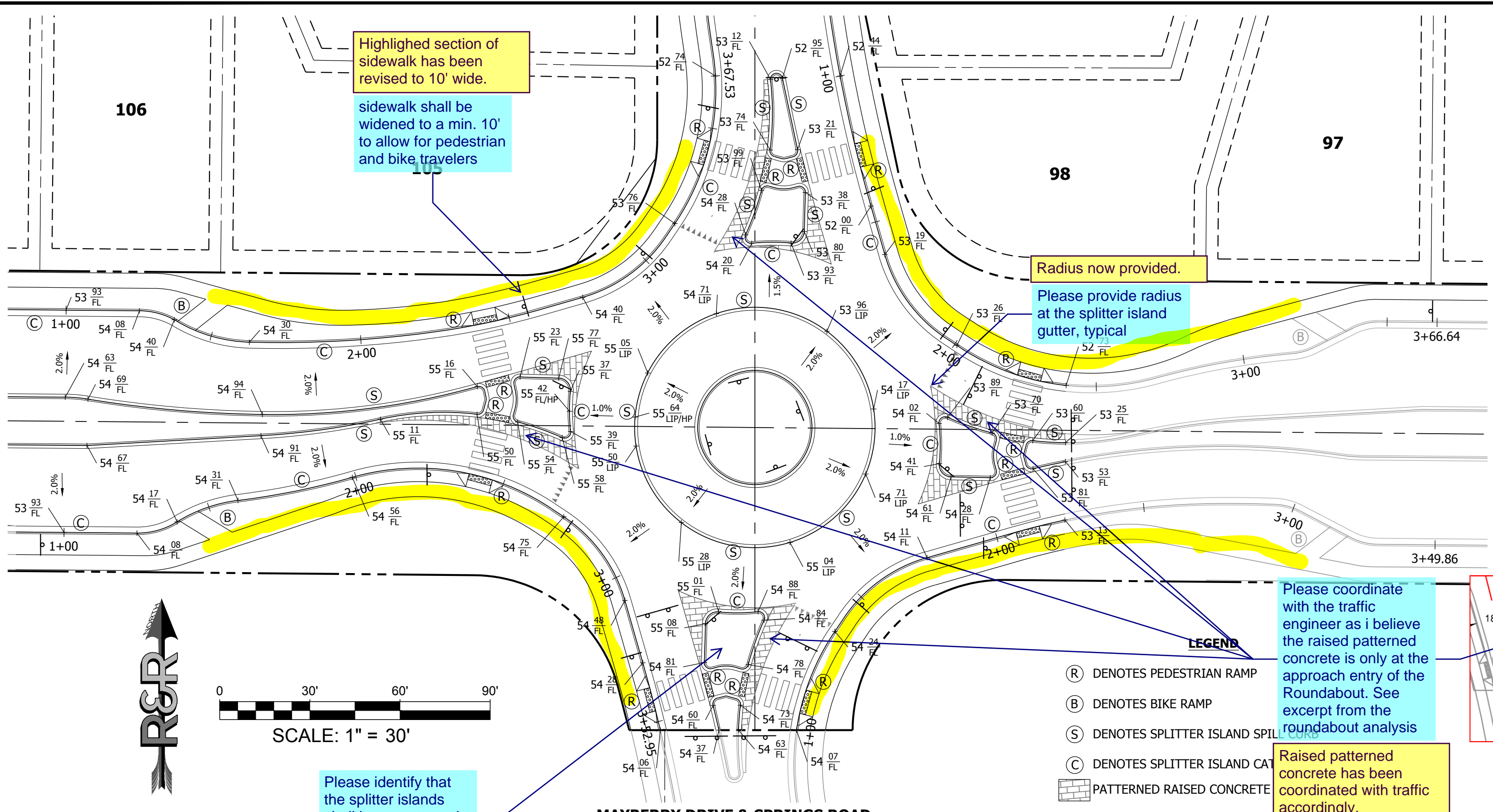
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NO. C5.10

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 SITE ADDRESS: MAYBERRY, COLORADO SPRINGS EL PASO COUNTY  
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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.

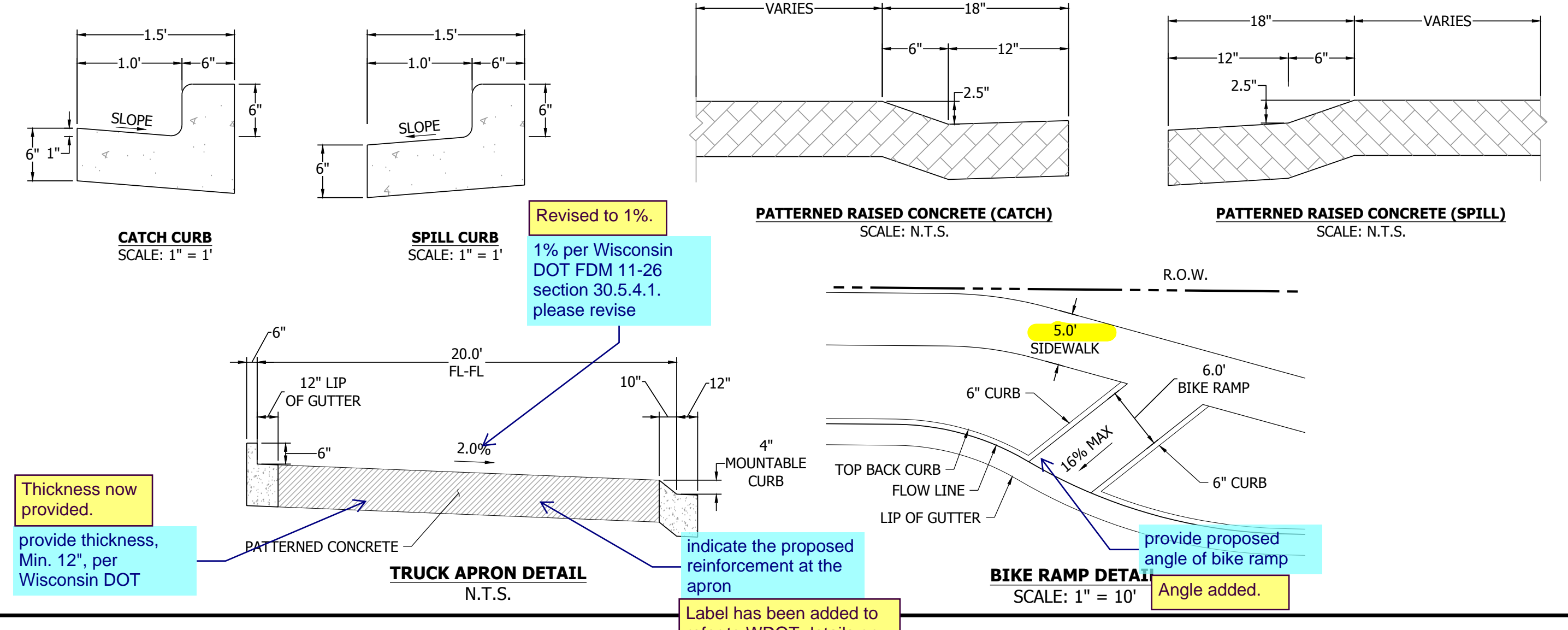
CURVE #	LENGTH	RADIUS	DELTA
C1	17.23'	250.00'	3°56'57"
C3	34.95'	50.00'	40°02'47"
C5	35.56'	80.00'	25°28'00"
C6	6.55'	4.00'	93°51'14"
C7	13.41'	66.00'	11°38'36"
C8	4.20'	2.00'	120°14'38"
C9	15.72'	97.00'	9°17'08"
C10	3.16'	2.00'	90°24'26"
C12	5.66'	12.00'	27°00'05"
C13	3.61'	2.00'	103°25'31"
C15	4.20'	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"



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 PLOT BY: LINA\_GORDAY

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

WWW.RRENINEERS.COM

MAYBERRY PUD PH 1 - FILING NO. 3  
 MAYBERRY, COLORADO SPRINGS  
 EL PASO COUNTY

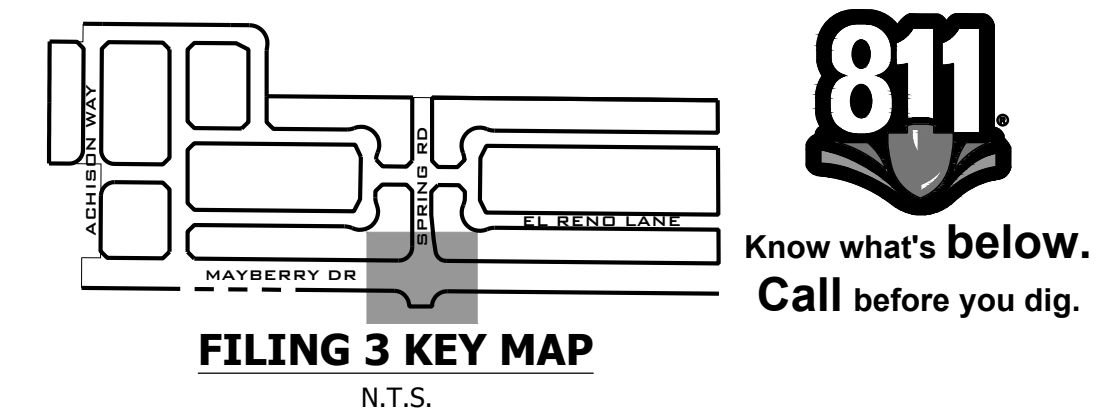
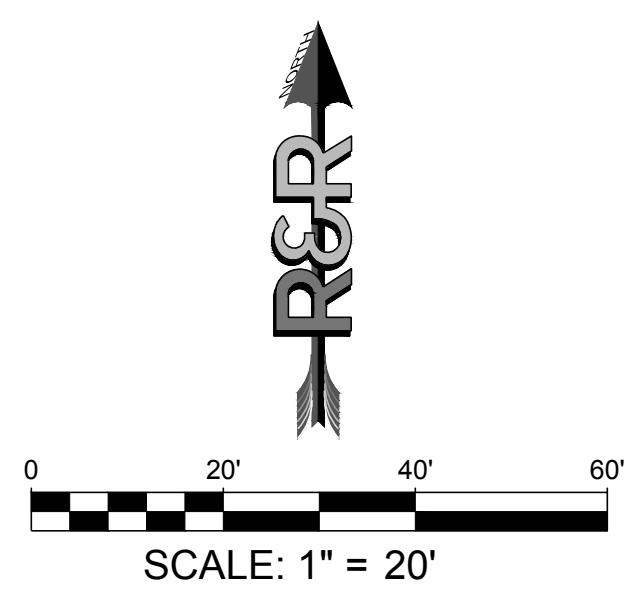
PREPARED FOR:  
 MAYBERRY COMMUNITIES, LLC  
 3296 DEVINE HEIGHTS #208  
 COLORADO SPRINGS, CO 80922

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

ROUNDABOUT DETAILED GRADING  
 NO. C6.0



PLAN: W22110 MAYBERRY DRIVE STRIPING AND STRIPING PLANS V05 - SIGNAGE AND STRIPING W22110 - CD - SOL & STRIP PLAN.DWG, PLOT DATE: 06/16/2022 3:33:42 PM, BY: R&R ENGINEERS, INC.



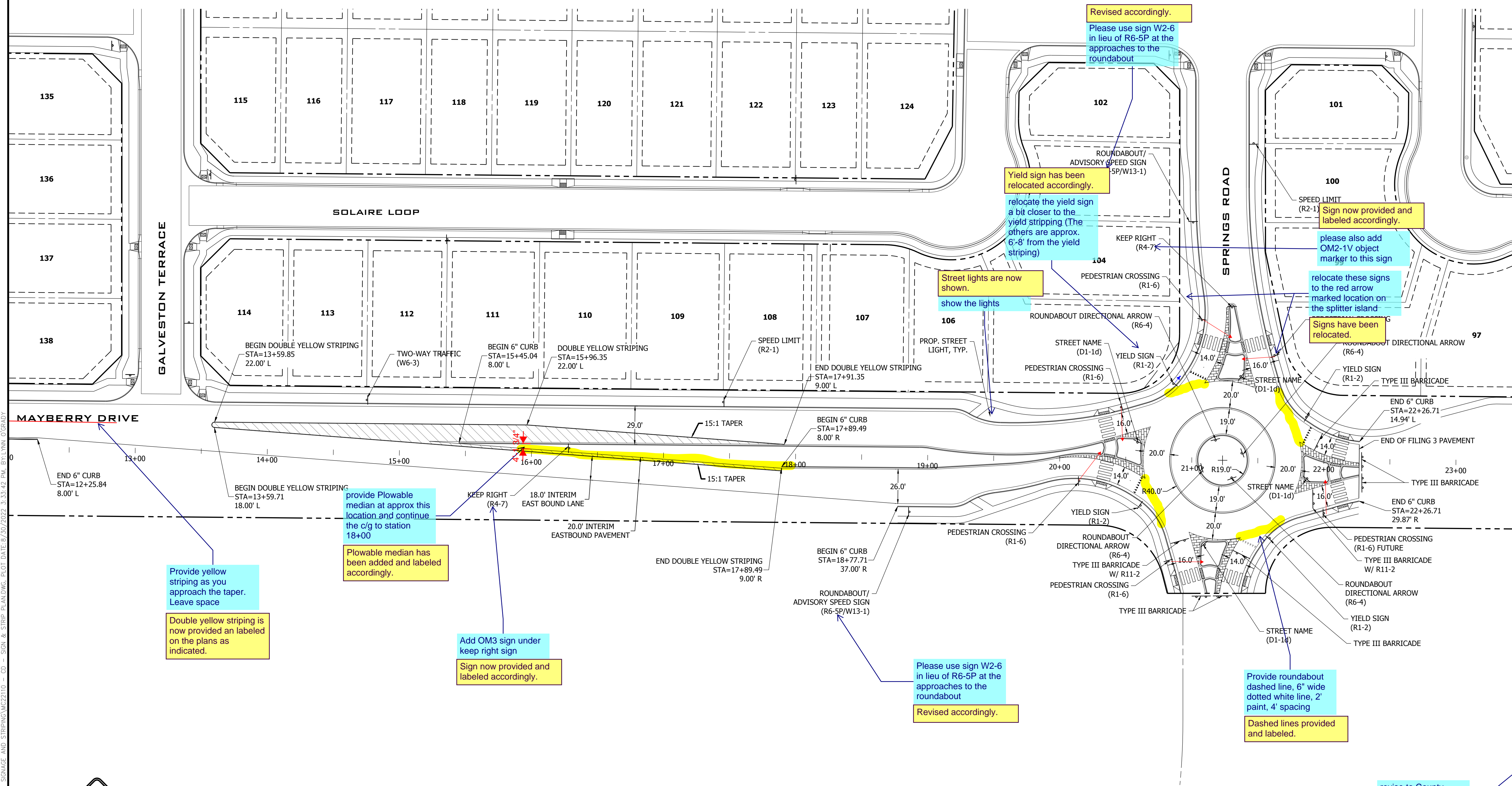
NO.	REVISION	DATE
2ND	SUBMISSION	9/1/2022

**R&R ENGINEERS-SURVEYORS, INC.**  
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 DENVER, COLORADO 80204  
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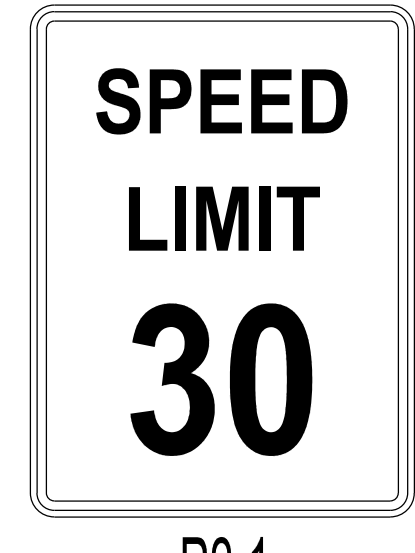
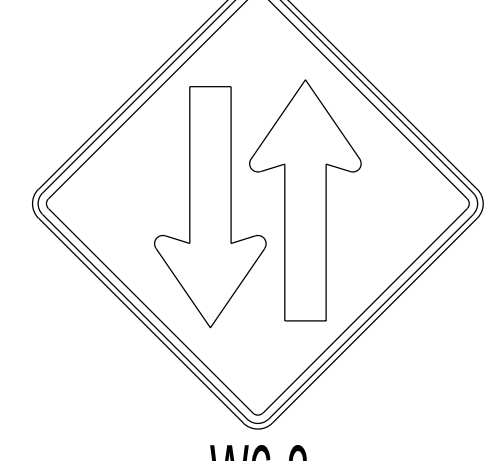
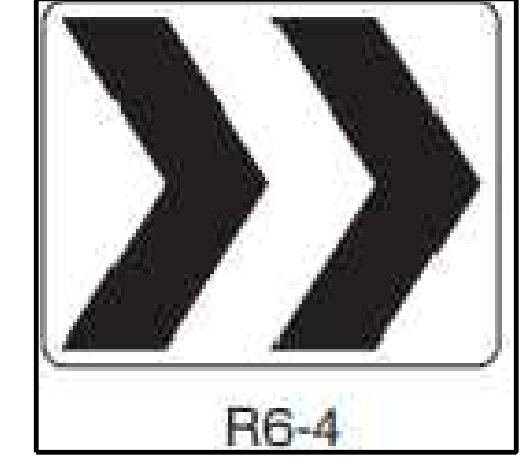
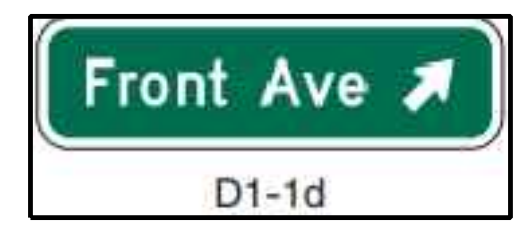
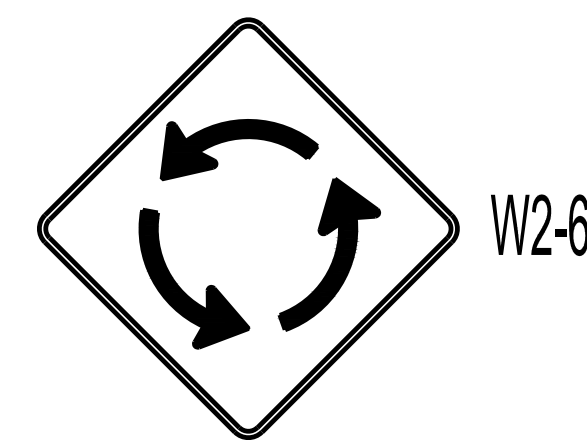
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**MAYBERRY PUD PH1 - FILING NO. 3**  
 MAYBERRY, COLORADO SPRINGS  
 EL PASO COUNTY  
 PREPARED FOR:  
 MAYBERRY COMMUNITIES, LLC  
 3296 DEVINE HEIGHTS #208  
 COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
SIGNAGE AND STRIPING - TRAFFIC CIRCLE	
NO.	C6.1



- GENERAL NOTES: SIGNAGE AND PAVEMENT MARKINGS**
- INSTALLATION OF ALL STRIPING, SIGNS AND PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - 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.
  - 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.
  - 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
  - ALL STRIPING AND SIGNING IS SUBJECT TO THE APPROVAL OF THE CITY TRAFFIC ENGINEER PRIOR TO INSTALLATION AND/OR REMOVAL.
  - 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.
  - SIGN POSTS SHALL BE INSTALLED WITH A MINIMUM 2" x 2" x 10" SQUARE 14 GAUGE PERFORATED STEEL TUBING WITH A 2 1/2" x 2 1/2" 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.
  - ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM OF DIAMOND GRADE SHEETING.
  - 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.
  - 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.
  - TRAFFIC INSPECTOR RESERVES THE RIGHT TO MAKE CHANGES AS NECESSARY.
  - 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.
  - STOP BARS/STOP LINES SHOULD BE 2 FEET FROM A SIGNAL AND 1 FOOT FROM A STOP SIGN.
  - 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.
  - ALL LONGITUDINAL LINES SHALL BE A MINIMUM OF 15 MIL THICKNESS EPOXY.
  - CONTRAST MARKINGS REQUIRED TO BE INLAYED ON CONCRETE ROADWAYS.
  - CONTRACTOR TO DELIVER ALL REMOVED SIGNS TO THE CITY OF COLORADO SPRINGS SIGNS/MARKINGS SHOP AT 420 FONTANERO ST., (719) 385-6721.
  - 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.



Provide yellow striping as you approach the taper. Leave space

Double yellow striping is now provided and labeled on the plans as indicated.

provide Plowable median at approx this location and continue the c/g to station 18+00

Plowable median has been added and labeled accordingly.

Add OM3 sign under keep right sign

Sign now provided and labeled accordingly.

Please use sign W2-6 in lieu of R6-5P at the approaches to the roundabout

Revised accordingly.

Yield sign has been relocated accordingly.

relocate the yield sign a bit closer to the yield striping (The others are approx. 6'-8' from the yield striping)

Street lights are now shown.

show the lights

Revised accordingly.

Please use sign W2-6 in lieu of R6-5P at the approaches to the roundabout

Sign now provided and labeled accordingly.

please also add OM2-1V object marker to this sign

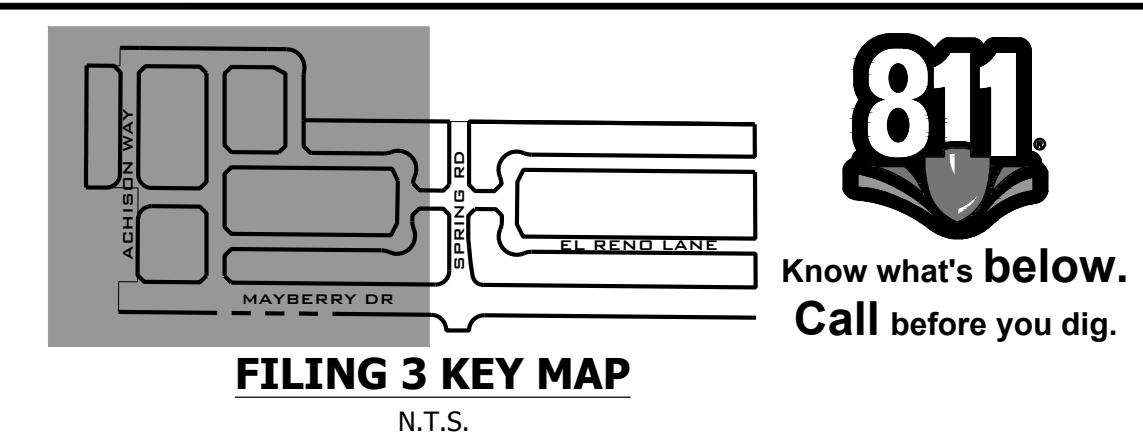
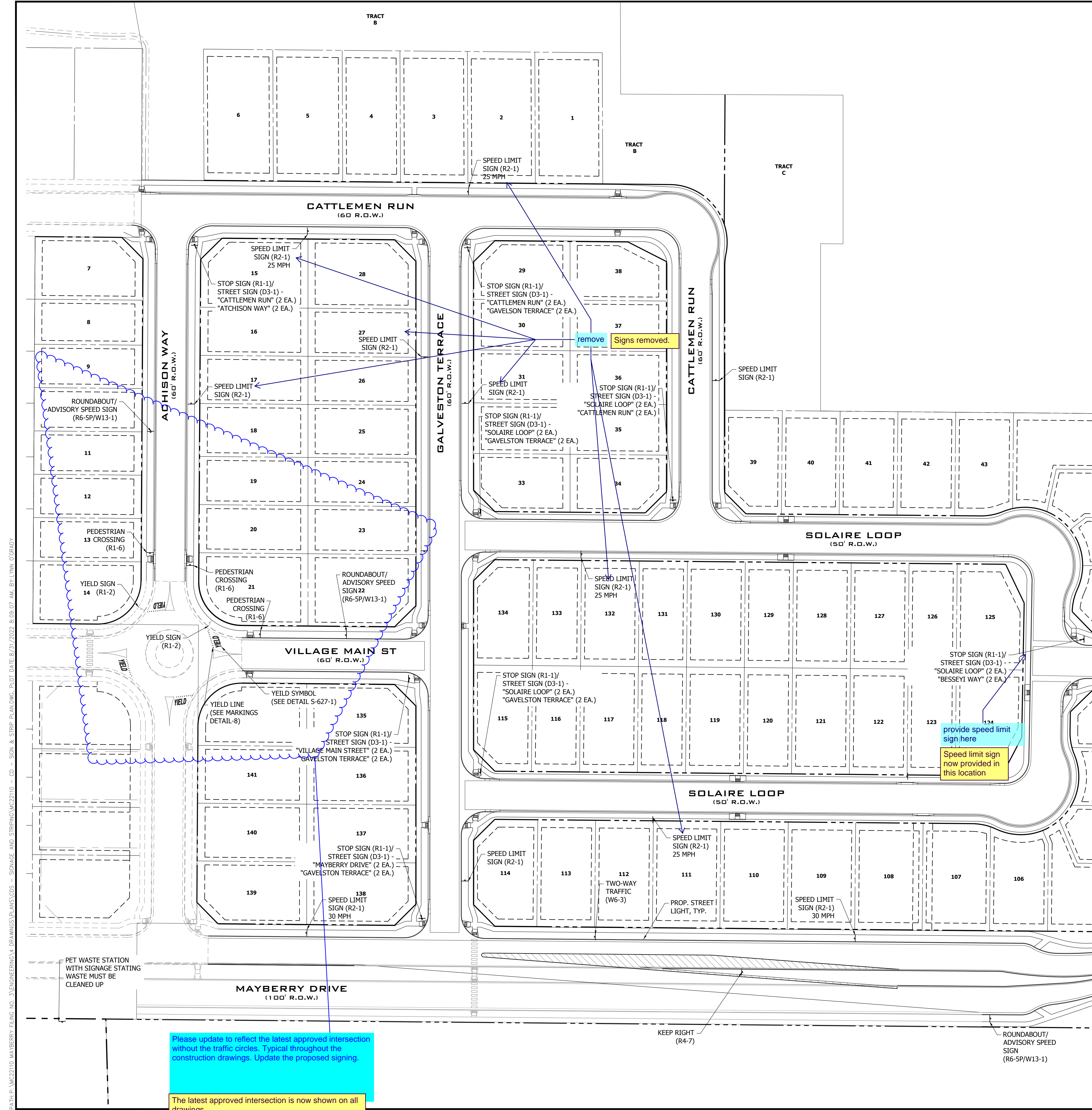
relocate these signs to the red arrow marked location on the splitter island

Signs have been relocated.

revise to County signing and striping notes

County standard notes now provided.





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MATCHLINE - SEE SHEET C6.3

Please use County standard notes. See attached.

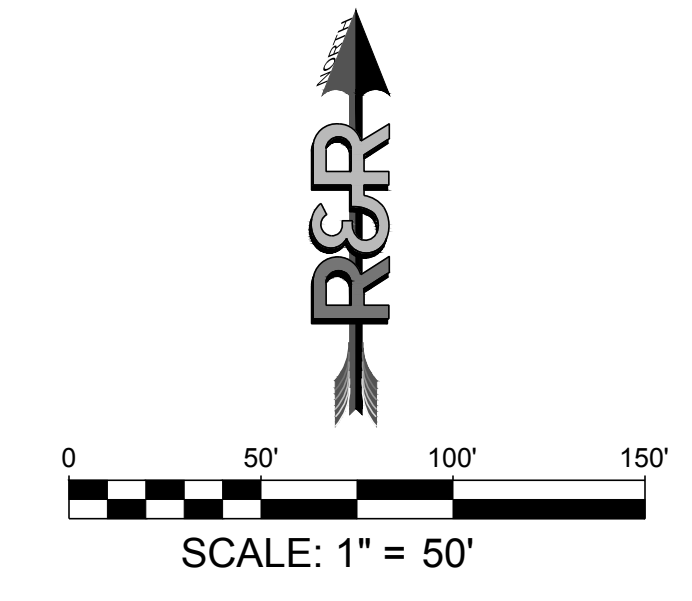
County standard notes now provided.

provide speed limit sign here

Speed limit sign now provided in this location

Please update to reflect the latest approved intersection without the traffic circles. Typical throughout the construction drawings. Update the proposed signing.

The latest approved intersection is now shown on all drawings.



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

**R&R ENGINEERS-SURVEYORS, INC.**  
 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

---

SIGNAGE AND STRIPING - WEST

NO. **C6.2**



PATH: P:\MC2210\MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\05 - SIGNAGE AND STRIPING\MC2210 - CD - SIGN & STRIP PLAN.DWG, PLOT DATE: 9/1/2022, 8:09:08 AM, BY: LKIN, C:\PROG

**FILING 3 KEY MAP**  
N.T.S.

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

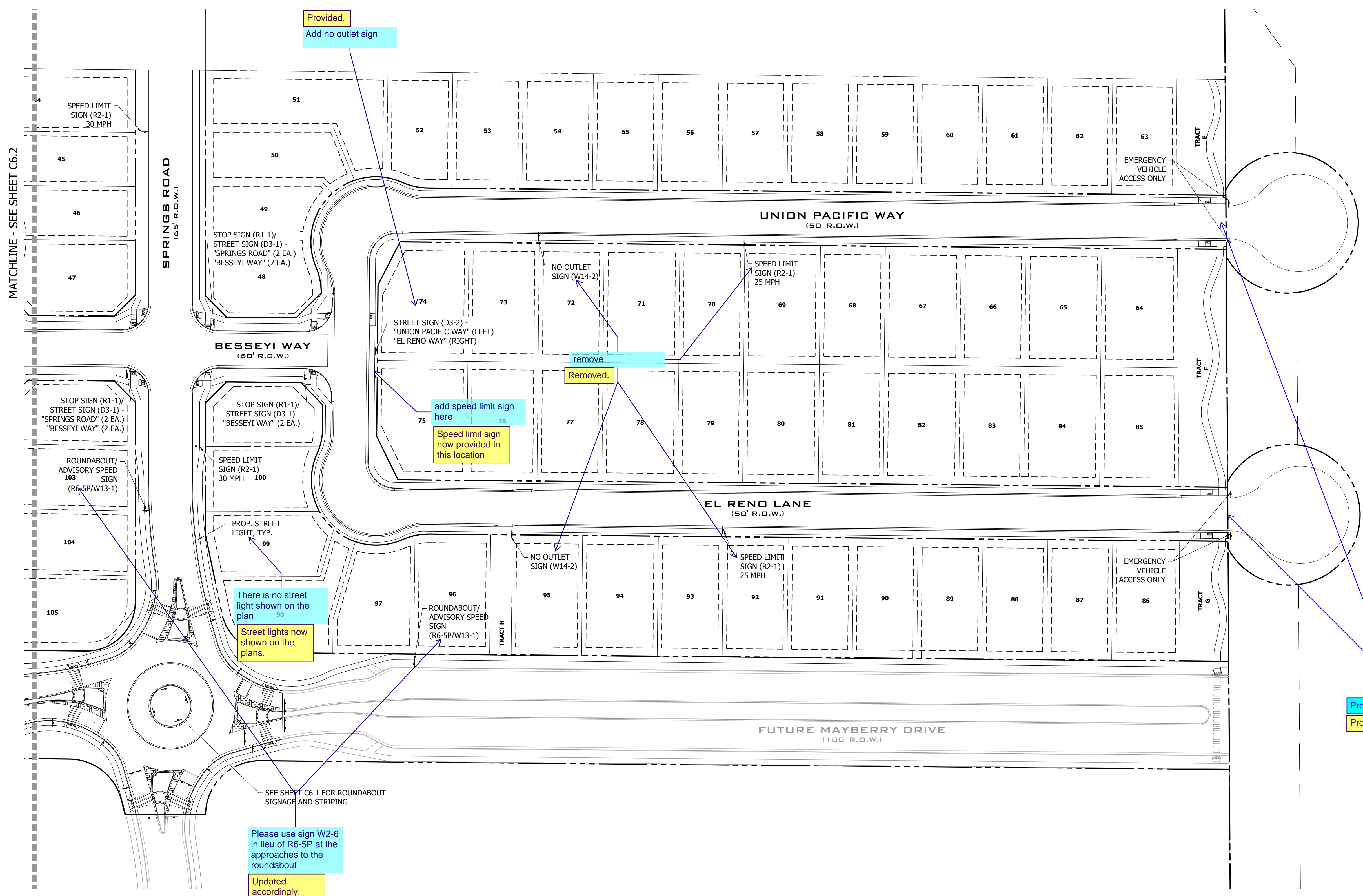
**R&R ENGINEERS-SURVEYORS, INC.**  
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PHONE: 303-753-6730

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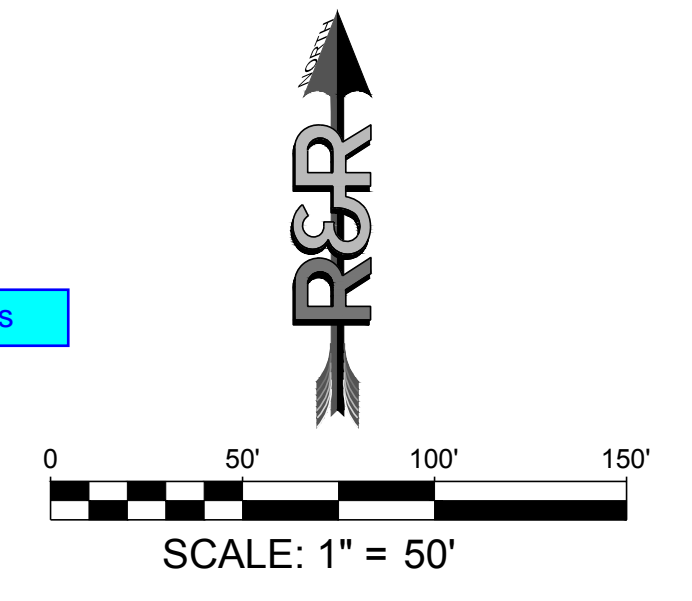
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EL PASO COUNTY  
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CHKD:	CJD

SIGNAGE AND STRIPING - EAST  
NO. **C6.3**



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D3-1



D1-2



R1-1



R1-2



W20-3



W14-1



W6-1



W11-1\*



R2-1



W11-2\*

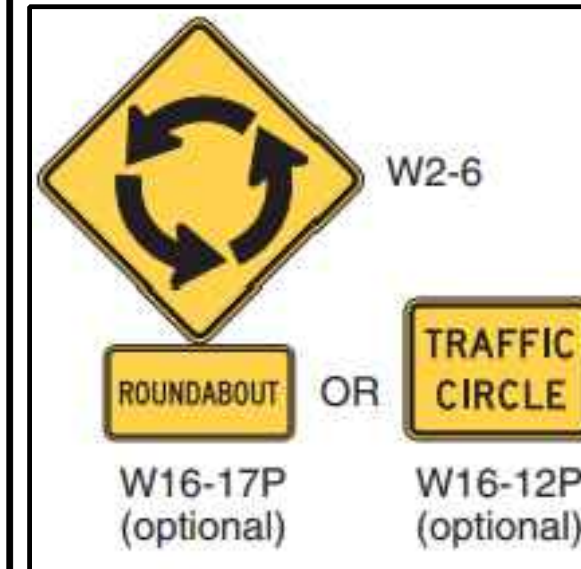


W14-2



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DATE	9/1/2022
REVISION	
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W2-6

W16-17P (optional)

W16-12P (optional)



R1-8



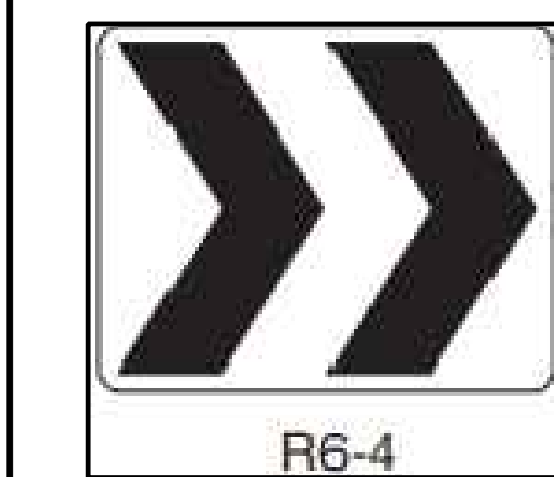
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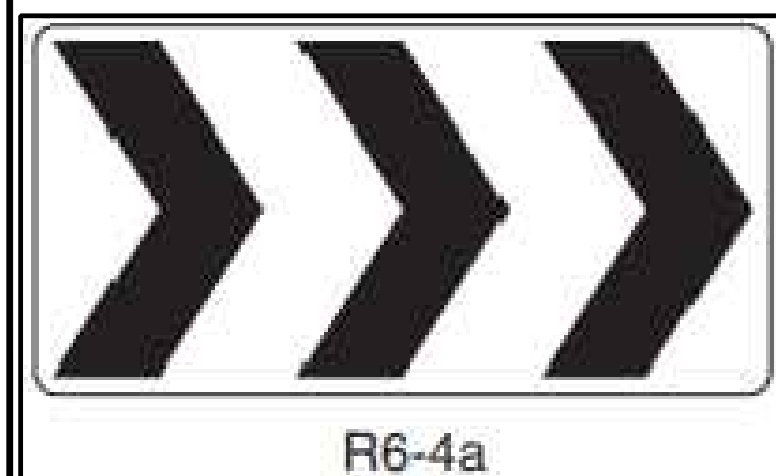
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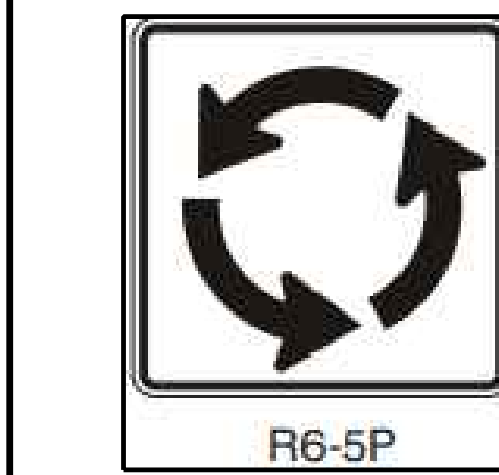
R1-5



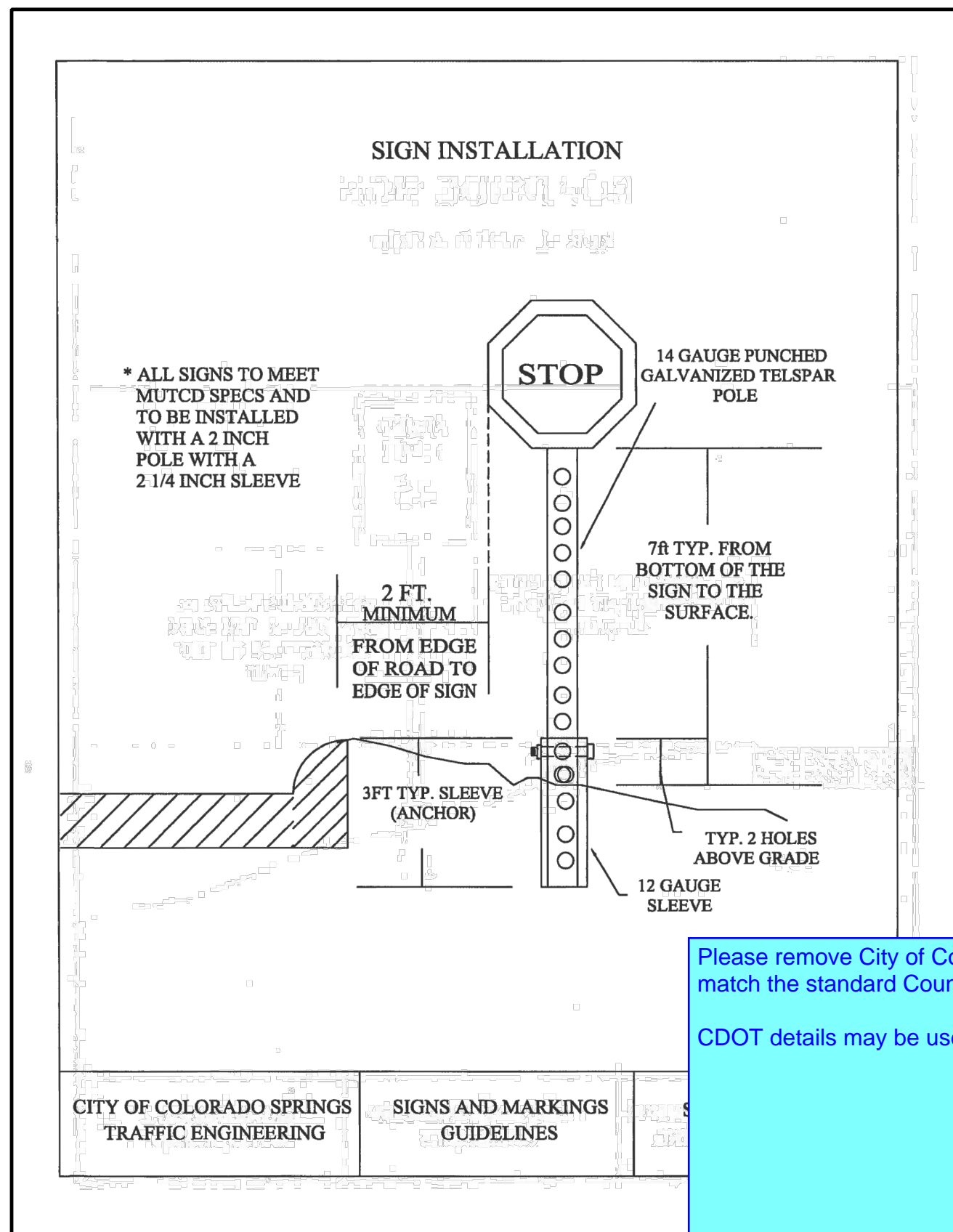
R6-4



R6-4a



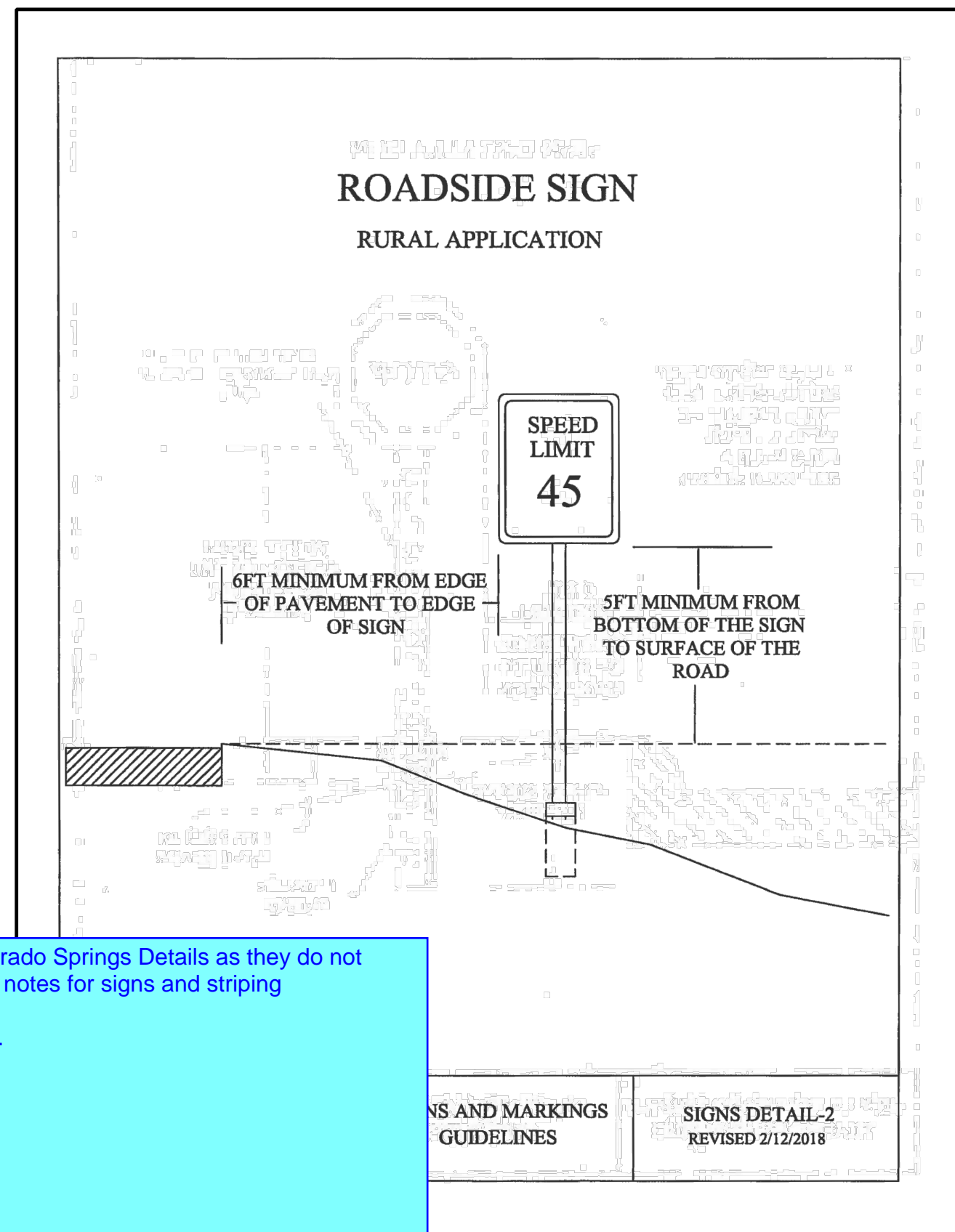
R6-5P



CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING

SIGNS AND MARKINGS GUIDELINES

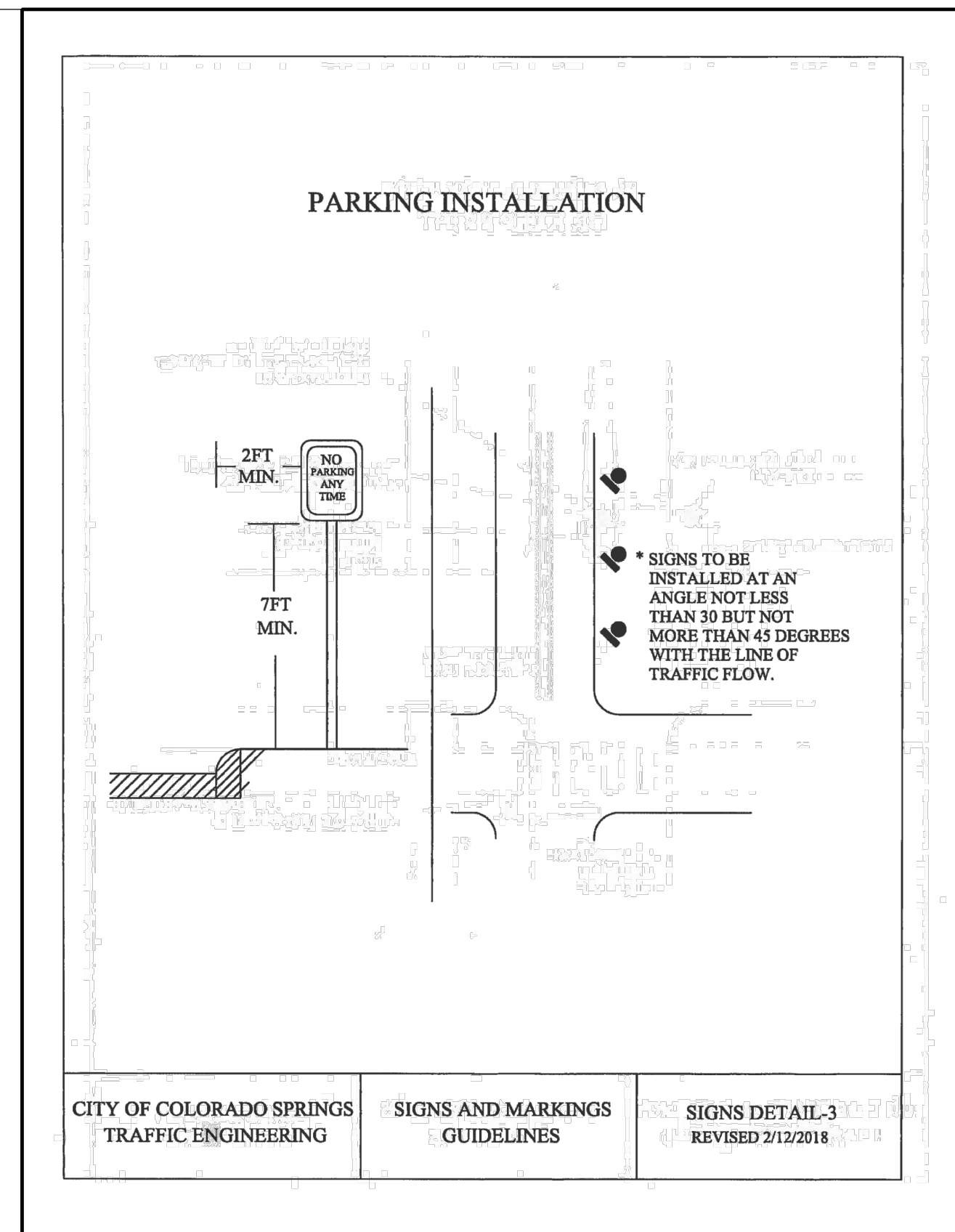
SIGNS DETAIL-1 REVISED 2/12/2018



CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING

SIGNS AND MARKINGS GUIDELINES

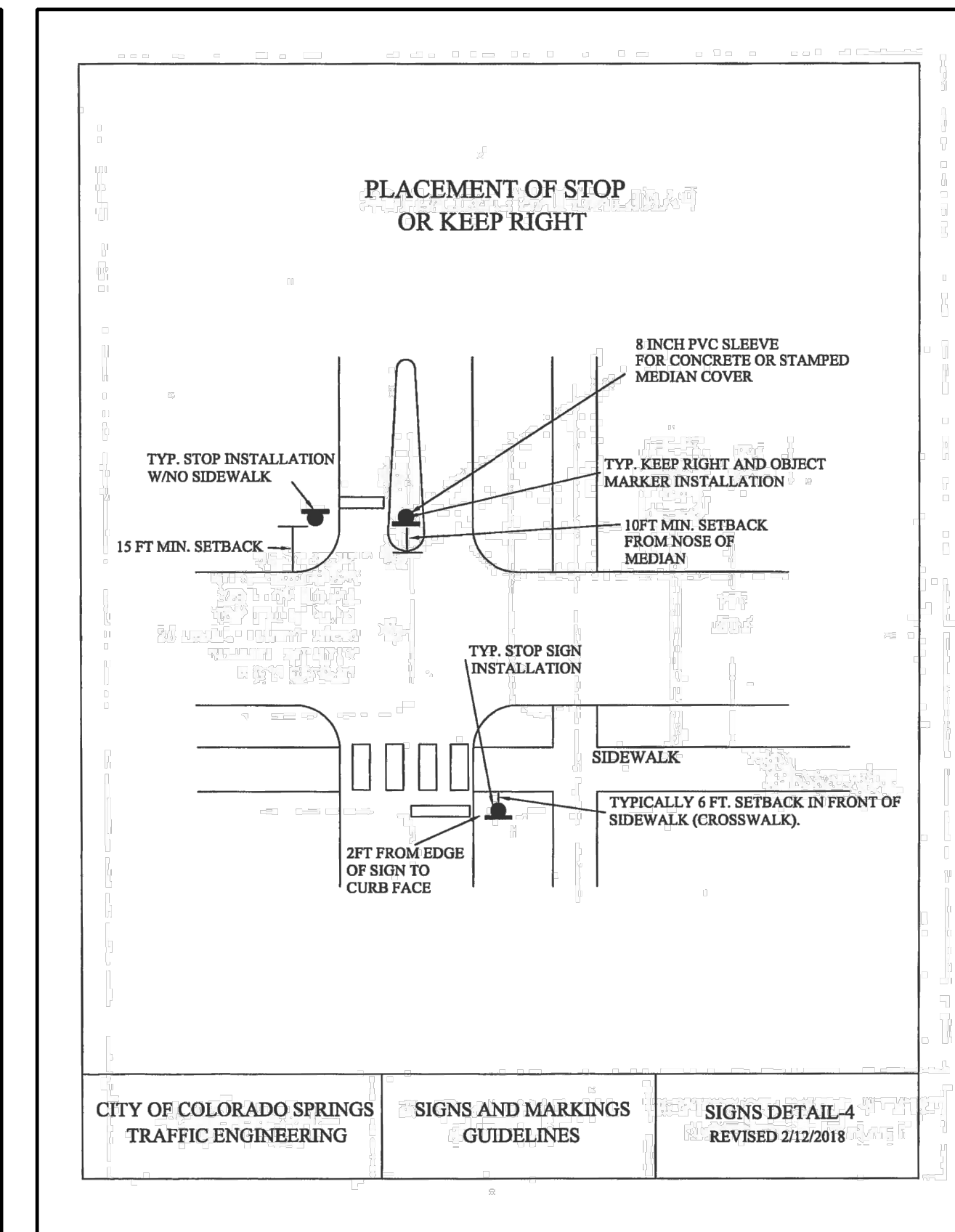
SIGNS DETAIL-2 REVISED 2/12/2018



CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING

SIGNS AND MARKINGS GUIDELINES

SIGNS DETAIL-3 REVISED 2/12/2018



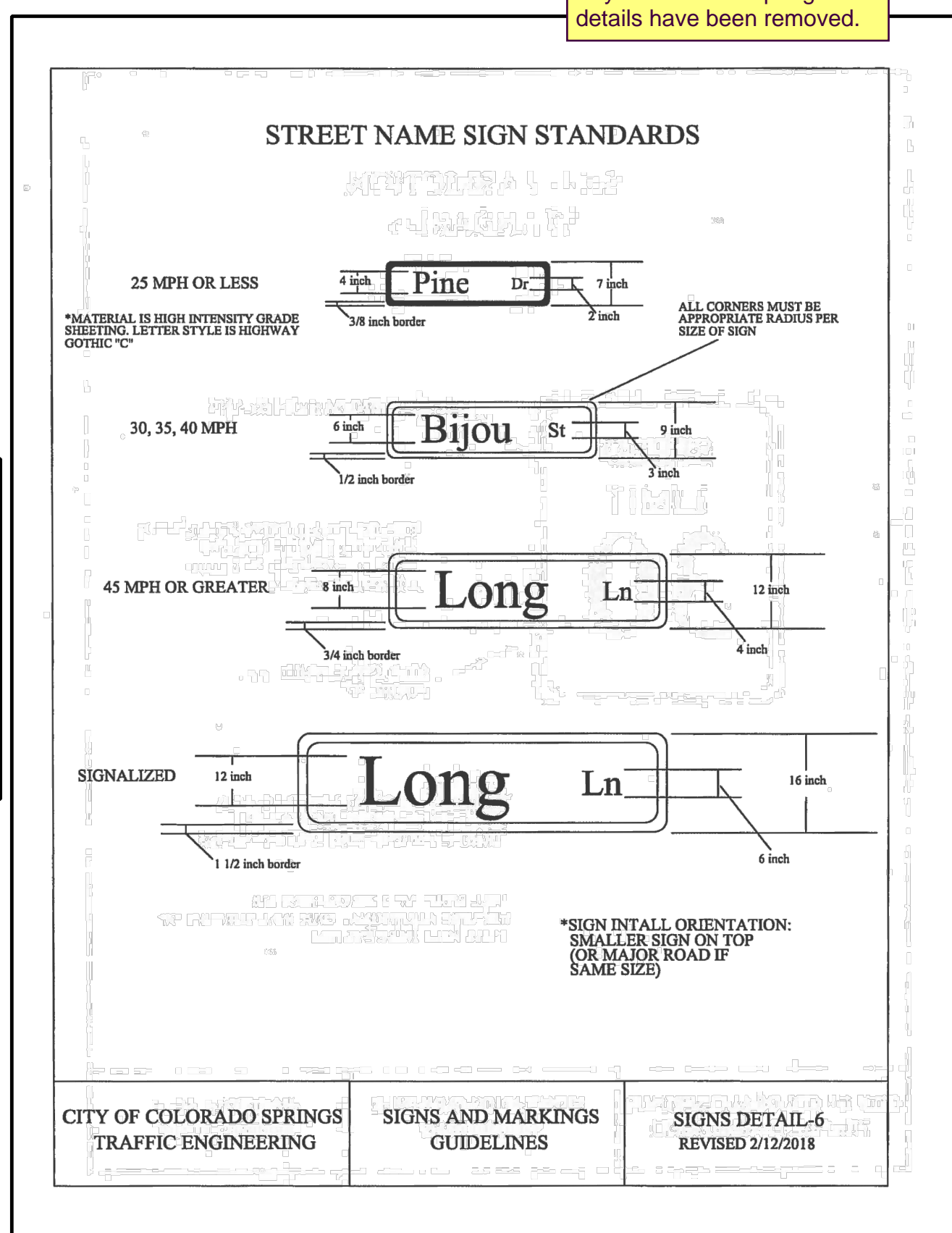
CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING

SIGNS AND MARKINGS GUIDELINES

SIGNS DETAIL-4 REVISED 2/12/2018

Please remove City of Colorado Springs Details as they do not match the standard County notes for signs and striping  
CDOT details may be used.

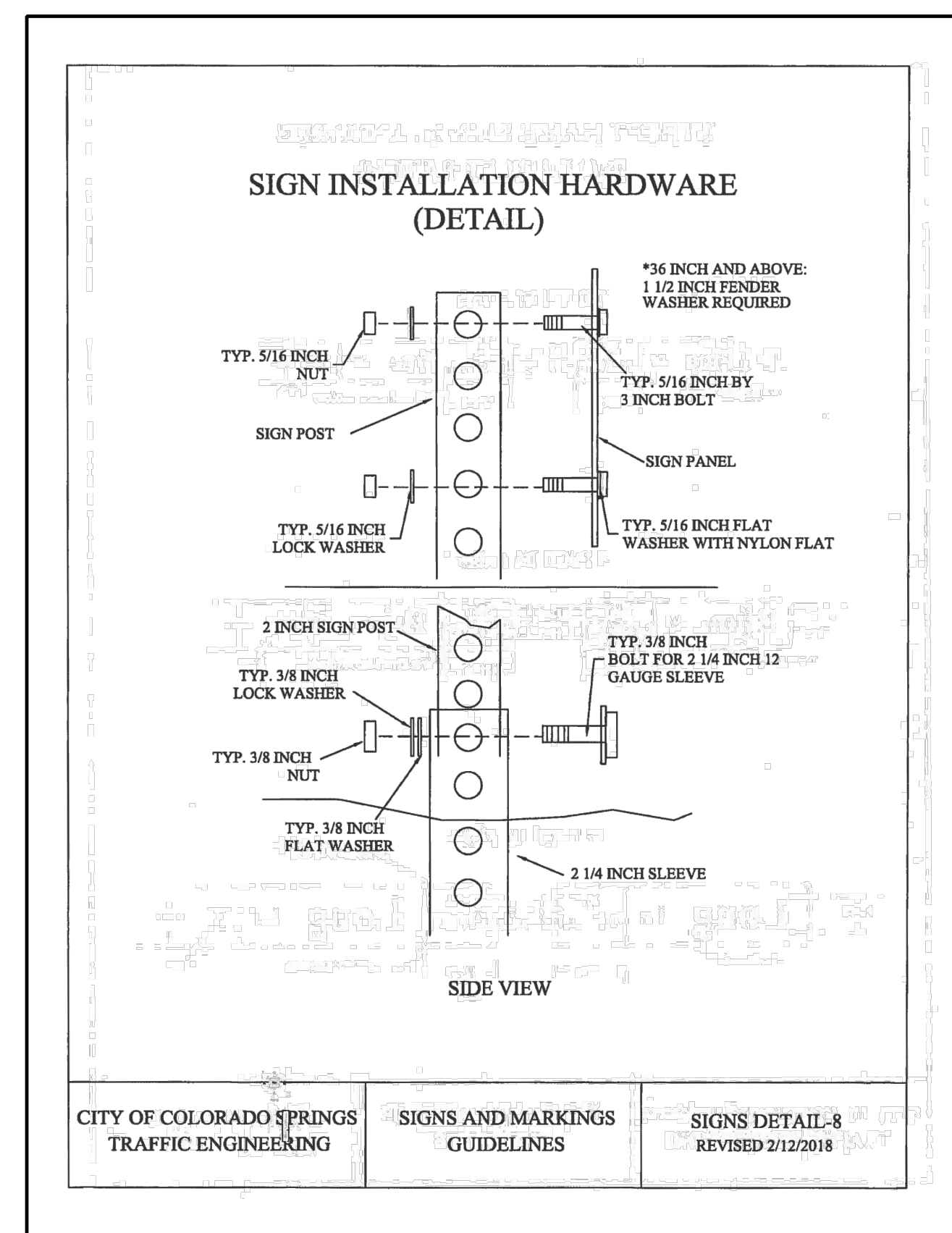
City of Colorado Springs details have been removed.



CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING

SIGNS AND MARKINGS GUIDELINES

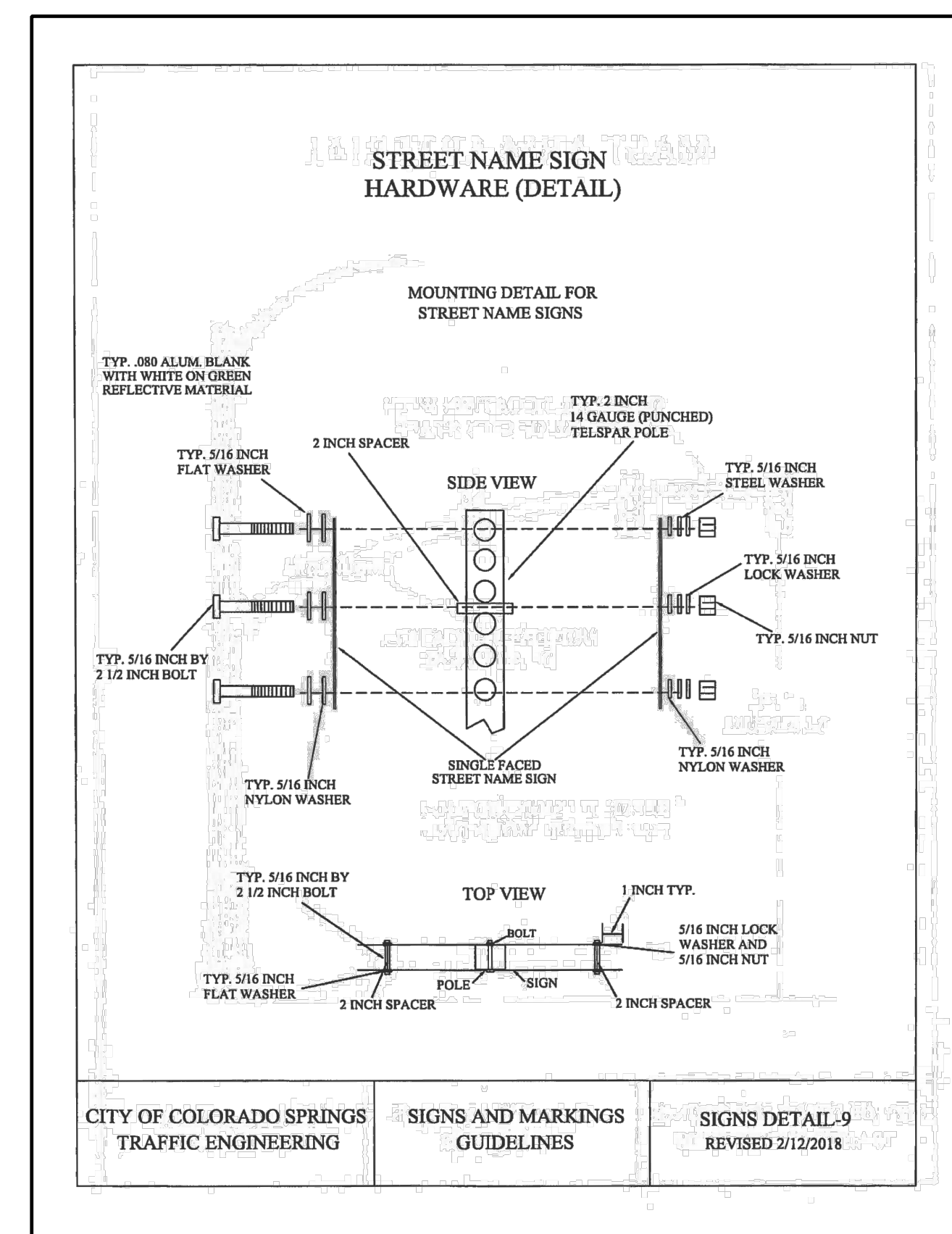
SIGNS DETAIL-6 REVISED 2/12/2018



CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING

SIGNS AND MARKINGS GUIDELINES

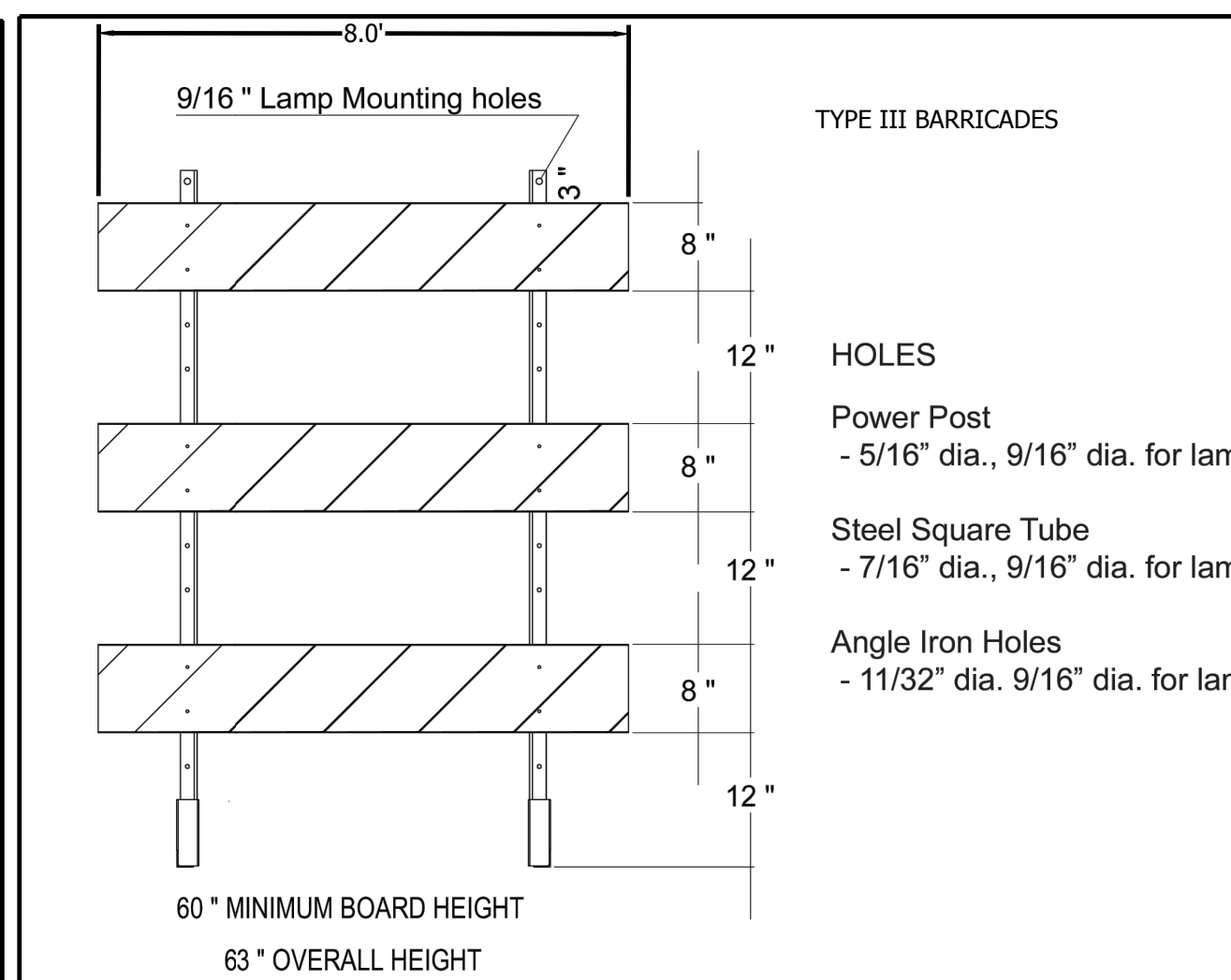
SIGNS DETAIL-8 REVISED 2/12/2018



CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING

SIGNS AND MARKINGS GUIDELINES

SIGNS DETAIL-9 REVISED 2/12/2018



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DENVER, COLORADO 80204  
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

MAYBERRY PUD PH 1 - FILING NO. 3

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS EL PASO COUNTY

PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
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CONSTRUCTION DOCUMENTS

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NAME

SIGN DETAILS

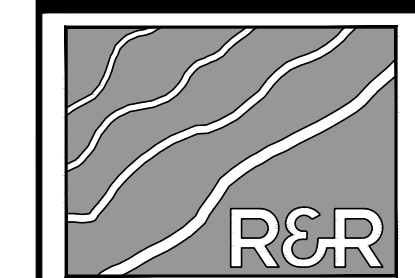
NO. C6.4





Know what's below. Call before you dig.

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BY	
REVISION	
NO.	2ND SUBMISSION



ENGINEERS SURVEYORS

**R&R ENGINEERS-SURVEYORS, INC.**  
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 DENVER, COLORADO 80204  
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ORG. SUBM. DATE 06/16/2022
DWN: LAO CHD: CJD
NAME

STRIPING DETAILS

NO. C6.5

### LAYOUT MARKINGS AND SYMBOLS

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

**MARKINGS DETAIL-10**  
REVISED 2/12/2018

### MARKINGS STANDARDS

1. SKIP LINE  
 2. DOUBLE YELLOW  
 3. STOP BAR  
 4. CONTINUOUS LEFT TURN LANE

**MARKINGS DETAIL-3**  
REVISED 2/12/2018

### MARKINGS STANDARDS

5. CROSSWALK  
 6. PAVEMENT MARKING ARROW  
 2. ARROWS FOR EVERY BAY OVER 75' (ARROW EVERY 100')  
 7. EDGE LINE- BIKE LANE  
 8. BARRIER LINE

**MARKINGS DETAIL-2**  
REVISED 2/12/2018

### MARKINGS STANDARDS

9. GUIDELINE MARKINGS  
 10. SHARED LANE ARROWS

**MARKINGS DETAIL-1**  
REVISED 2/12/2018

Please remove City of Colorado Springs details as they do not match the standard County notes for signs and striping  
 CDOT details may be used.  
 City of Colorado Springs details have been removed.

### LAYOUT MARKINGS AND SYMBOLS

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

**MARKINGS DETAIL-9**  
REVISED 2/12/2018

### PAVEMENT MARKINGS

Computer File Information: S-627-1  
 Sheet Revisions: 1  
 Colorado Department of Transportation  
 Pavement Markings  
 STANDARD PLAN NO. S-627-1  
 Sheet No. 3 of 5

### LAYOUT MARKINGS AND SYMBOLS

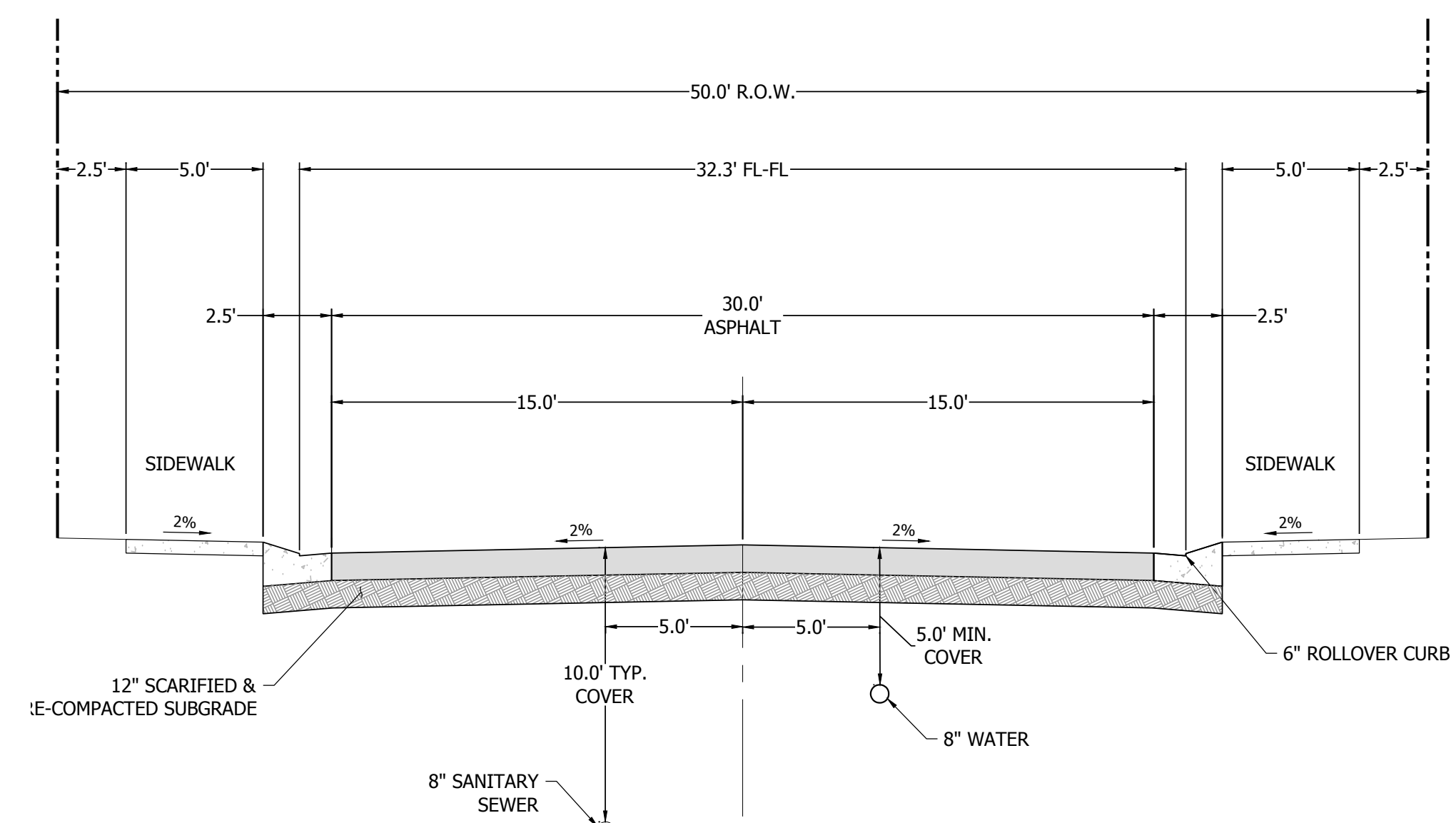
ALL TABS AND LAYOUT MARKS SHOULD BE PLACED 30" APART AND TABS ARE 8" LONG

**MARKINGS DETAIL-9**  
REVISED 2/12/2018





Know what's below.  
Call before you dig.

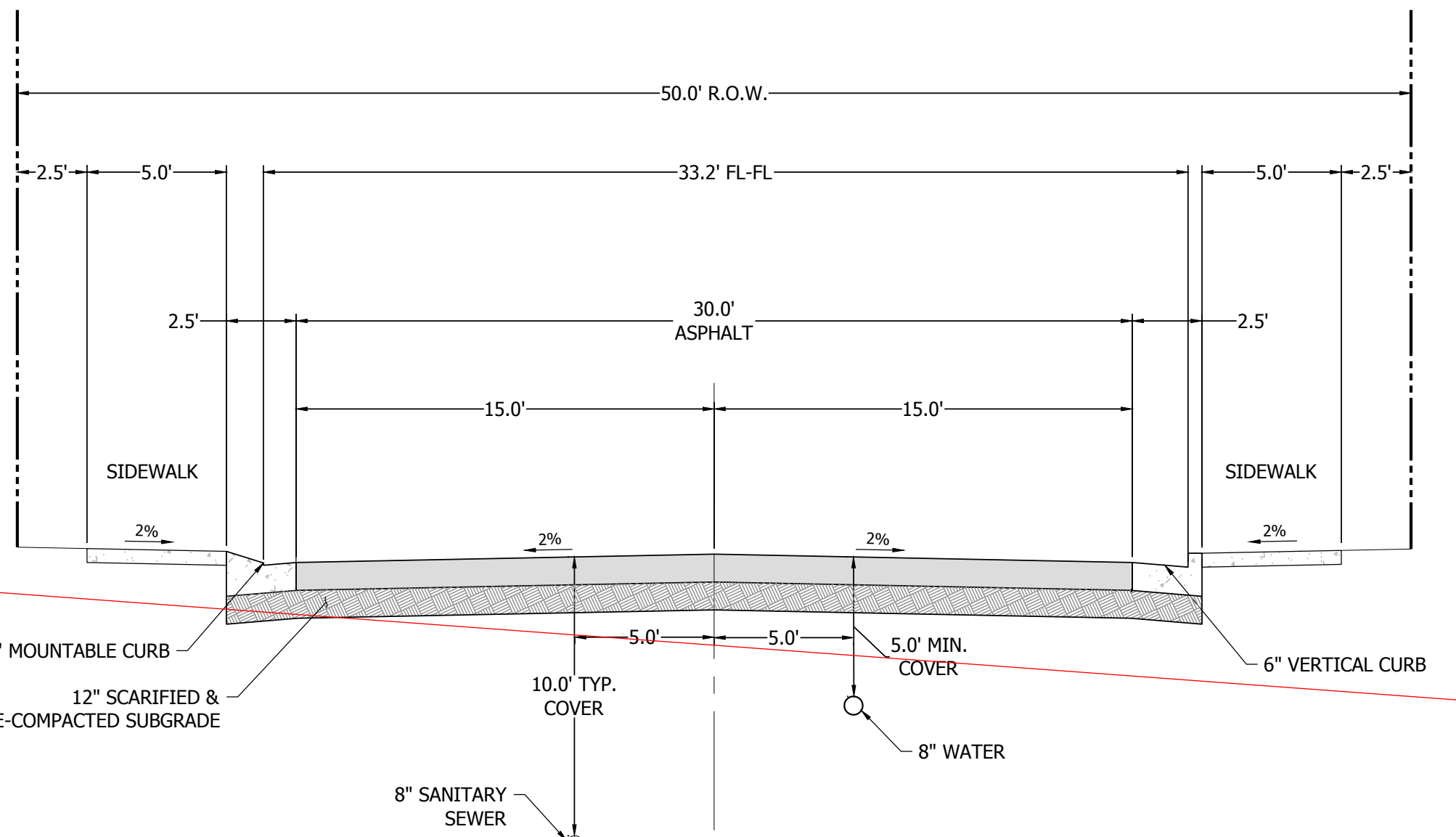


**TYPICAL URBAN LOCAL ROAD SECTION - 50' R.O.W. 6\"/>**

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

Please also show the typical location of storm sewer on the cross sections per EPC standard detail.

Typical storm sewer location is now shown in the cross sections.



**TYPICAL URBAN LOCAL ROAD SECTION - 50' R.O.W. 6\"/>**

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

- NOTES:
1. A LANDSCAPE AGREEMENT IS REQUIRED FOR LANDSCAPING IN COUNTY R.O.W.
  2. STREET TREES MAY BE PLANTED 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 THE COUNTY ENGINEER OVER 6" ABC FOR OVER 6" ABC FOR

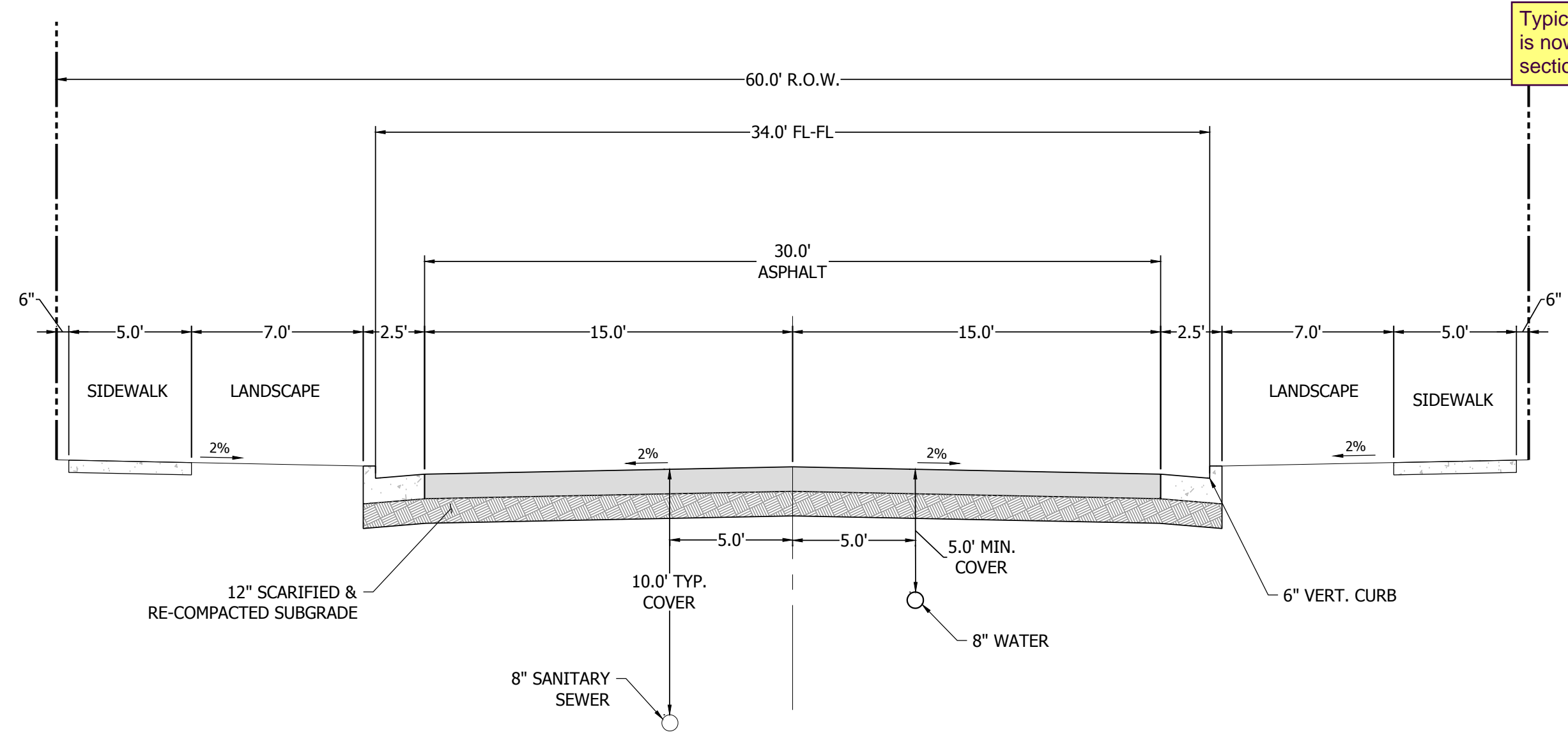
The 8' UD/E easements have been added to the 50' & 60' ROW cross sections. The P.I.E. has been added to the 50' ROW section.

Label public improvement easements on typical cross section.

Label curb types to ECP optional type C for mountable curb on all the road cross sections, or add a note to the sheet.

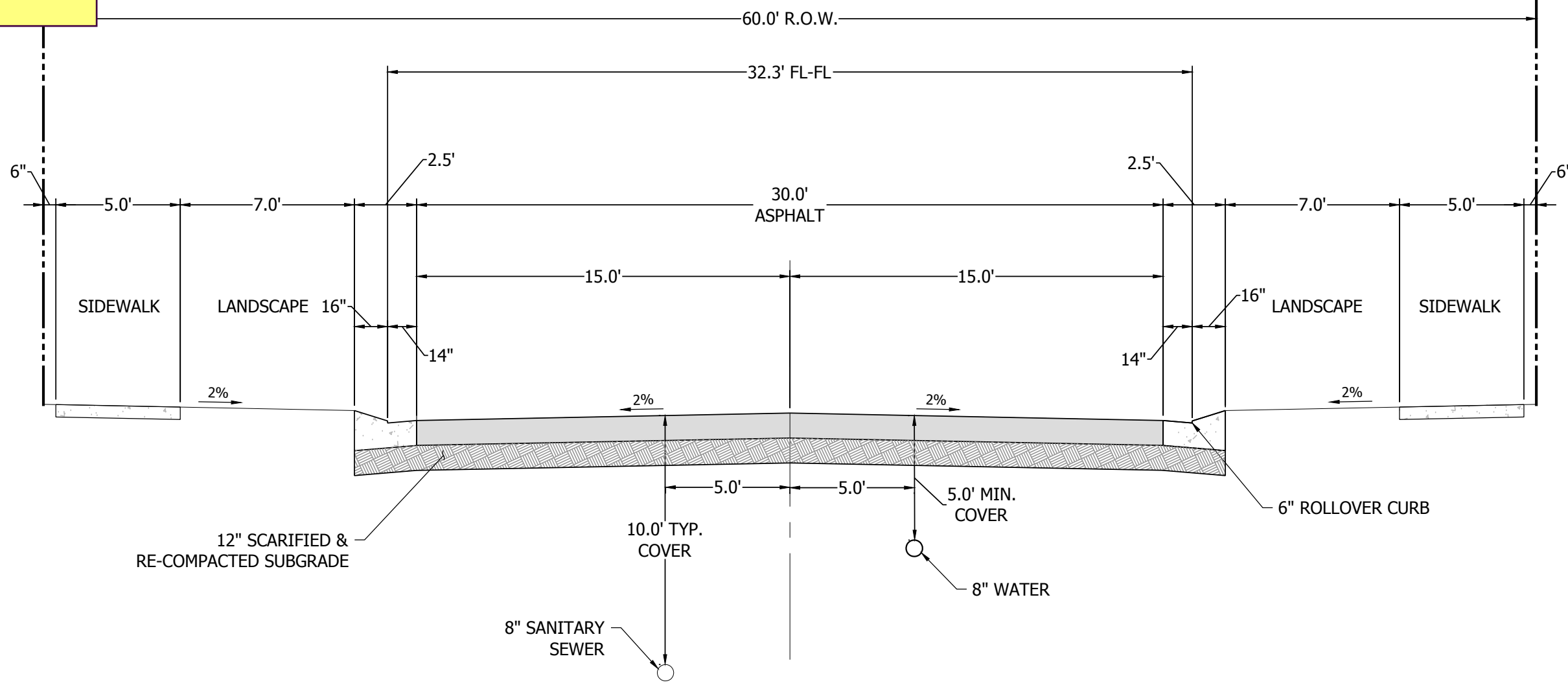
Also label the vertical curb detail per EPC standard curb details (example-Type A curb).

Curb types have been labeled accordingly.



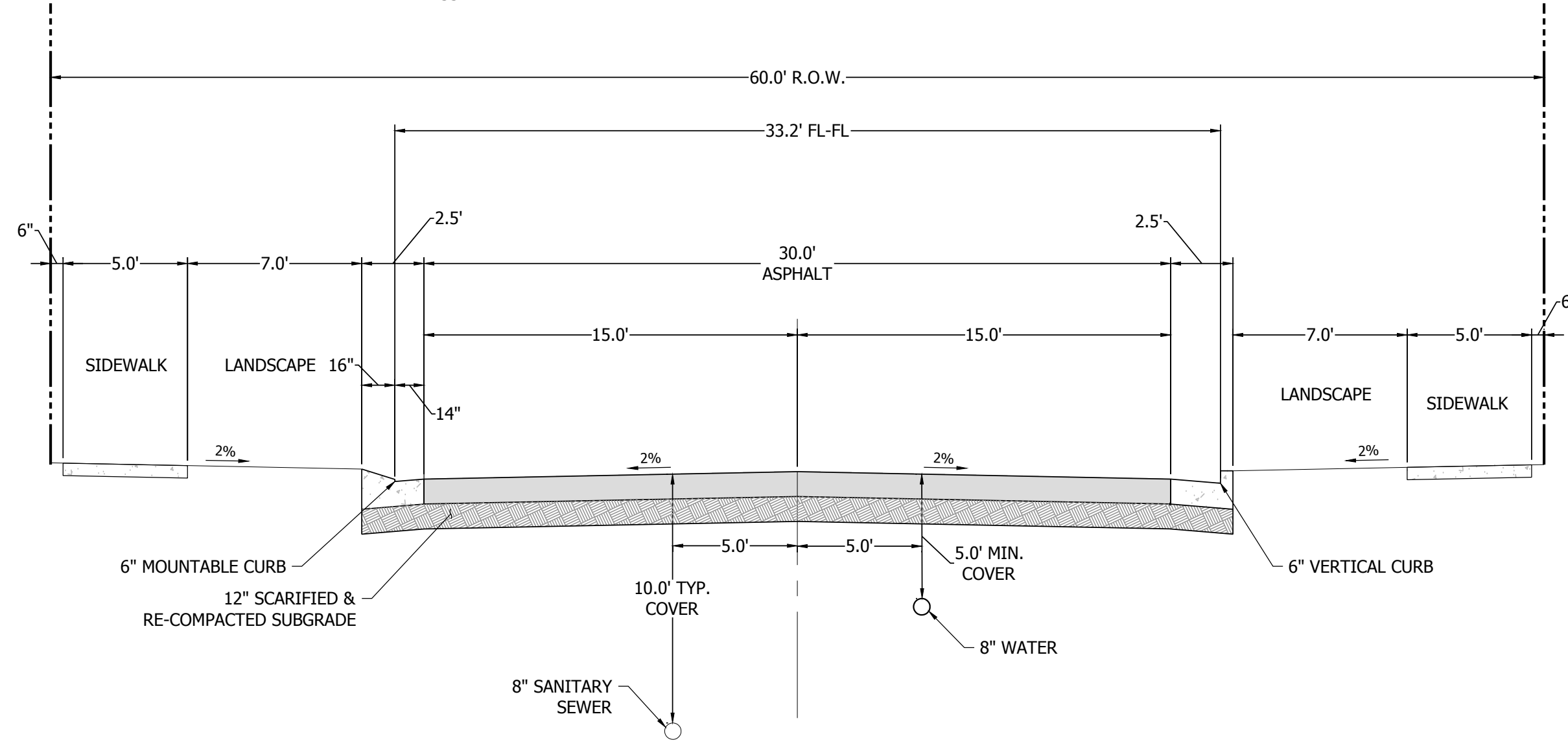
**TYPICAL URBAN LOCAL ROAD SECTION - 60' R.O.W. 6\"/>**

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



**TYPICAL URBAN LOCAL ROAD SECTION - 60' R.O.W. 6\"/>**

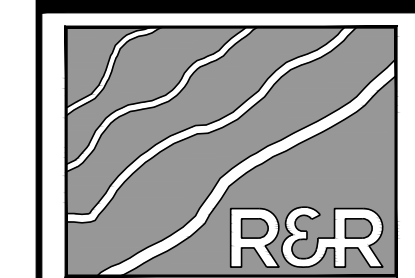
- SECTION APPLIES TO STREETS:
- CATTLEMEN RUN
  - ATCHISON WAY
  - GALVESTON TERRACE
  - VILLAGE MAIN STREET



**60' R.O.W. - 6\"/>**

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

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



**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

TYPICAL ROAD SECTIONS & DETAILS

NO. C7.0





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



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DENVER, COLORADO 80204  
PHONE: 303-753-6730

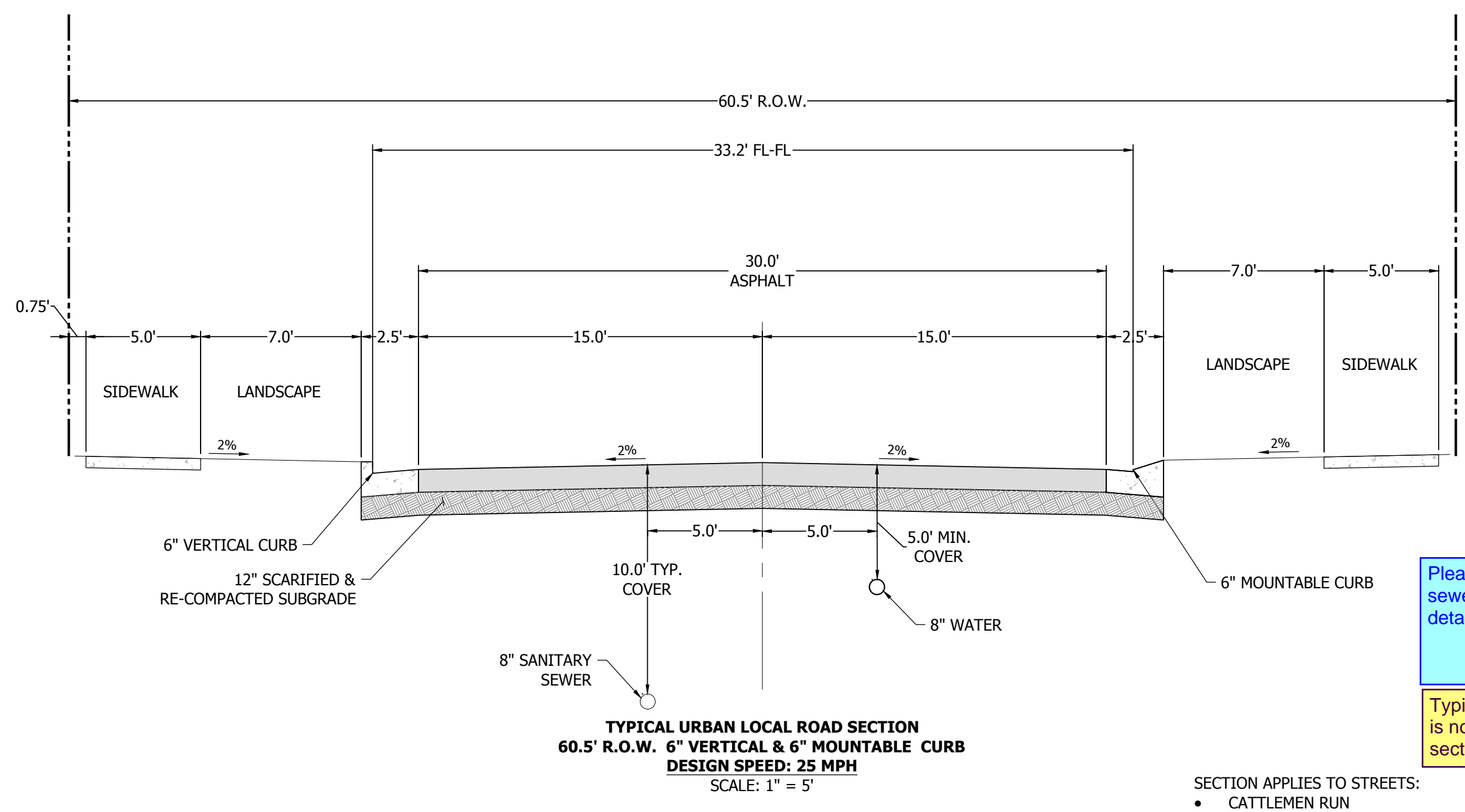
WWW.RRENGINEERS.COM

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	

TYPICAL ROAD SECTIONS & DETAILS

NO. C7.1

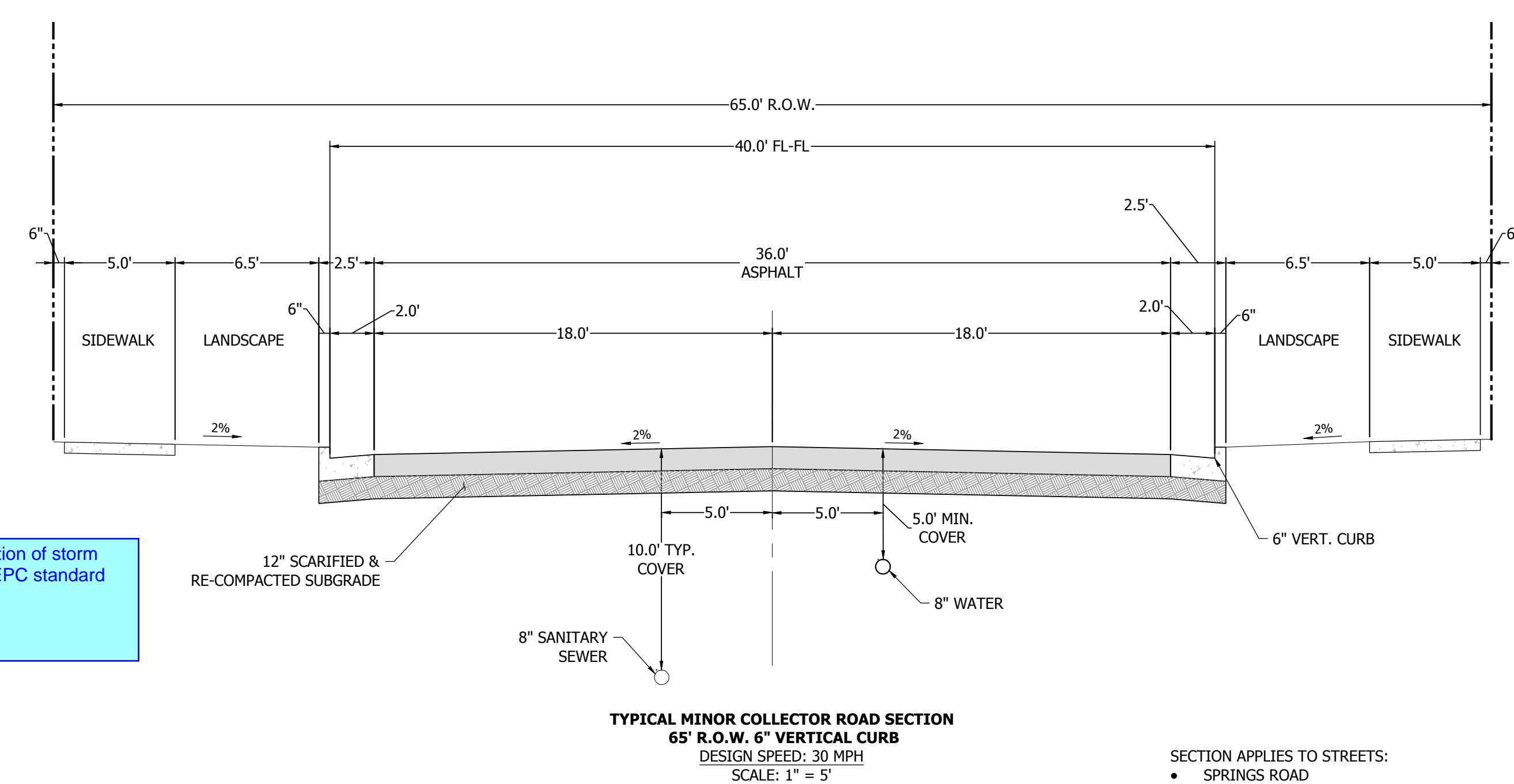


**TYPICAL URBAN LOCAL ROAD SECTION**  
60.5' R.O.W. 6" VERTICAL & 6" MOUNTABLE CURB  
DESIGN SPEED: 25 MPH  
SCALE: 1" = 5'

SECTION APPLIES TO STREETS:  
• CATTLEMEN RUN

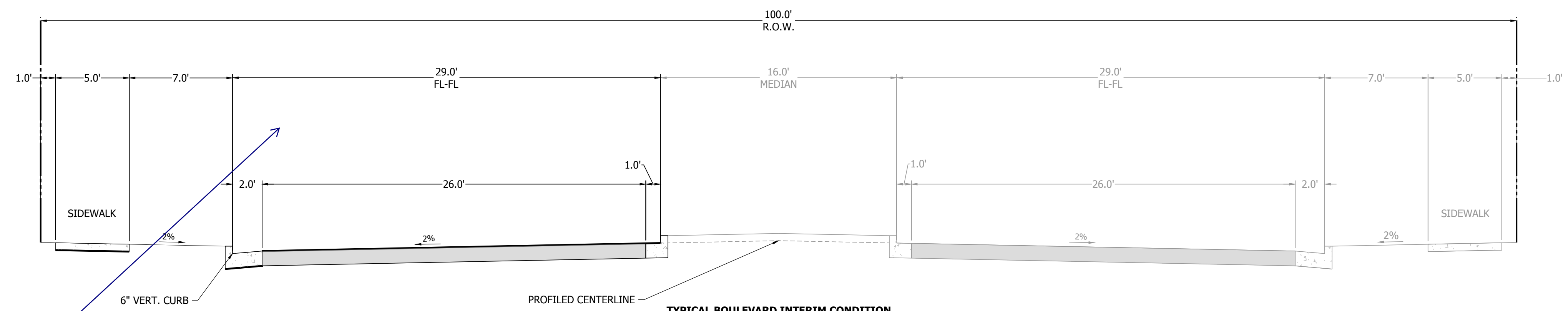
Please also show the typical location of storm sewer on the cross sections per EPC standard detail.

Typical storm sewer location is now shown in the cross sections.



**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)

Please show the thru, parking and bike lane as previously shown to be consistent with the previously approved deviation for this roadway

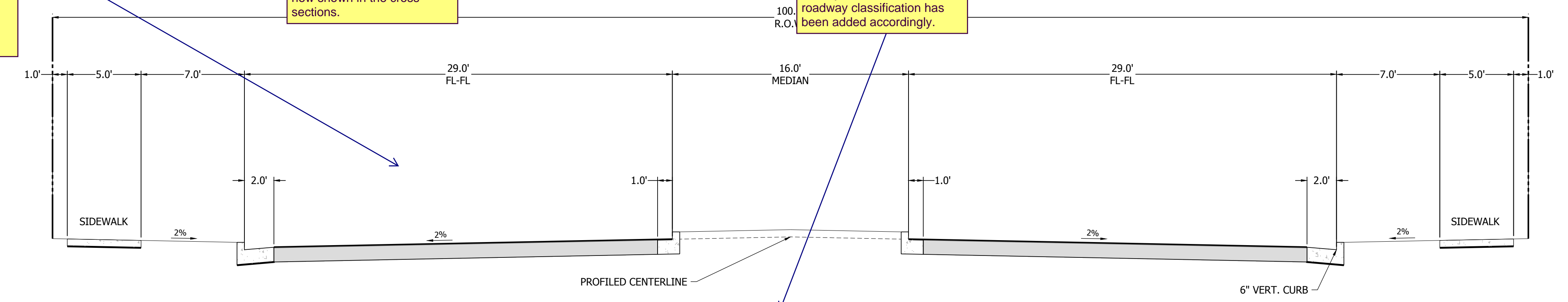
Parking, bike lane and thru lane are now shown accordingly on these cross sections.

provide typical location of utilities and storm sewer as done in previous submittal

Typical utility locations are now shown in the cross sections.

Please also include County nomenclature for the roadway classification as done in previous submittal

County nomenclature for roadway classification has been added accordingly.

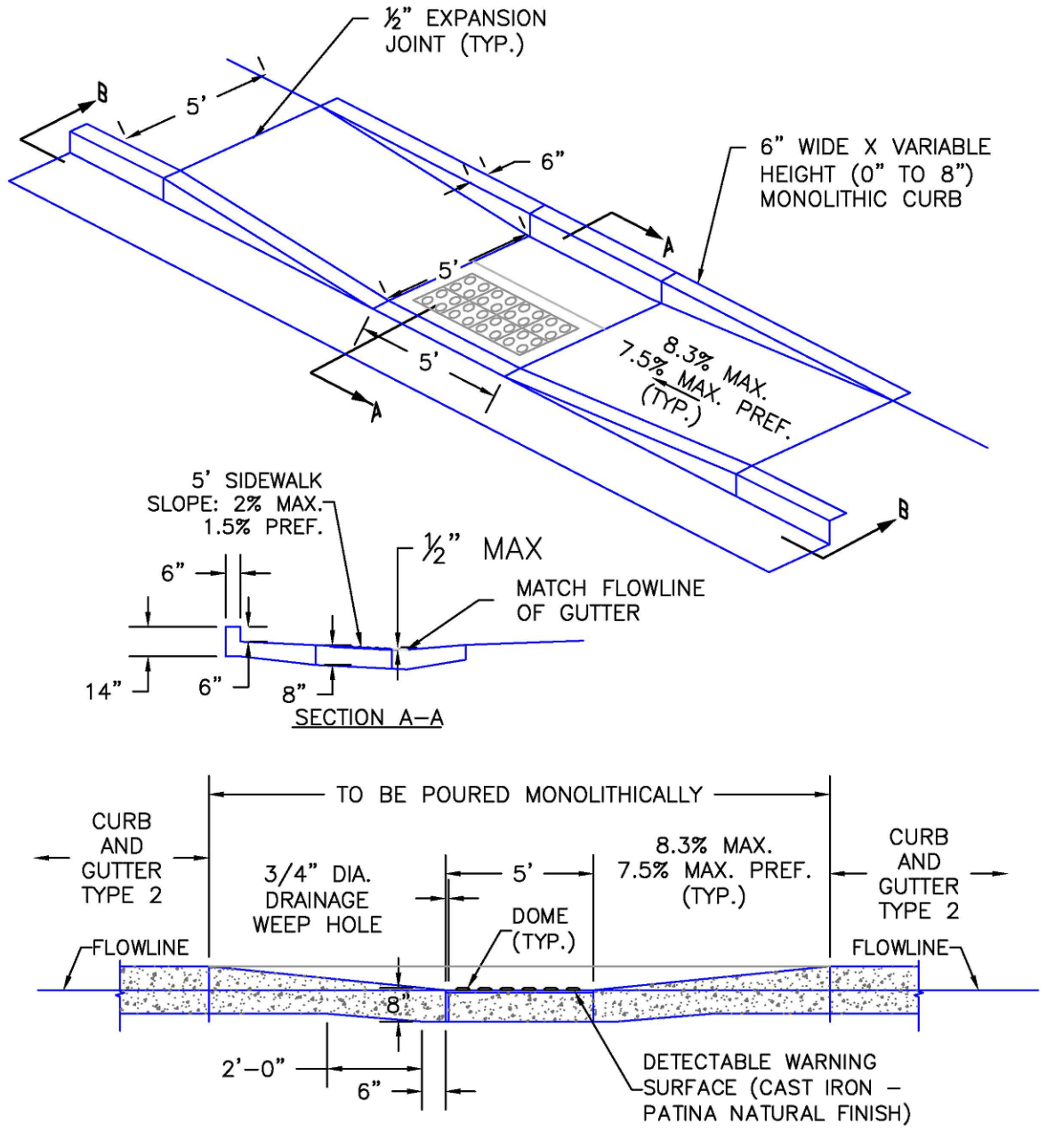
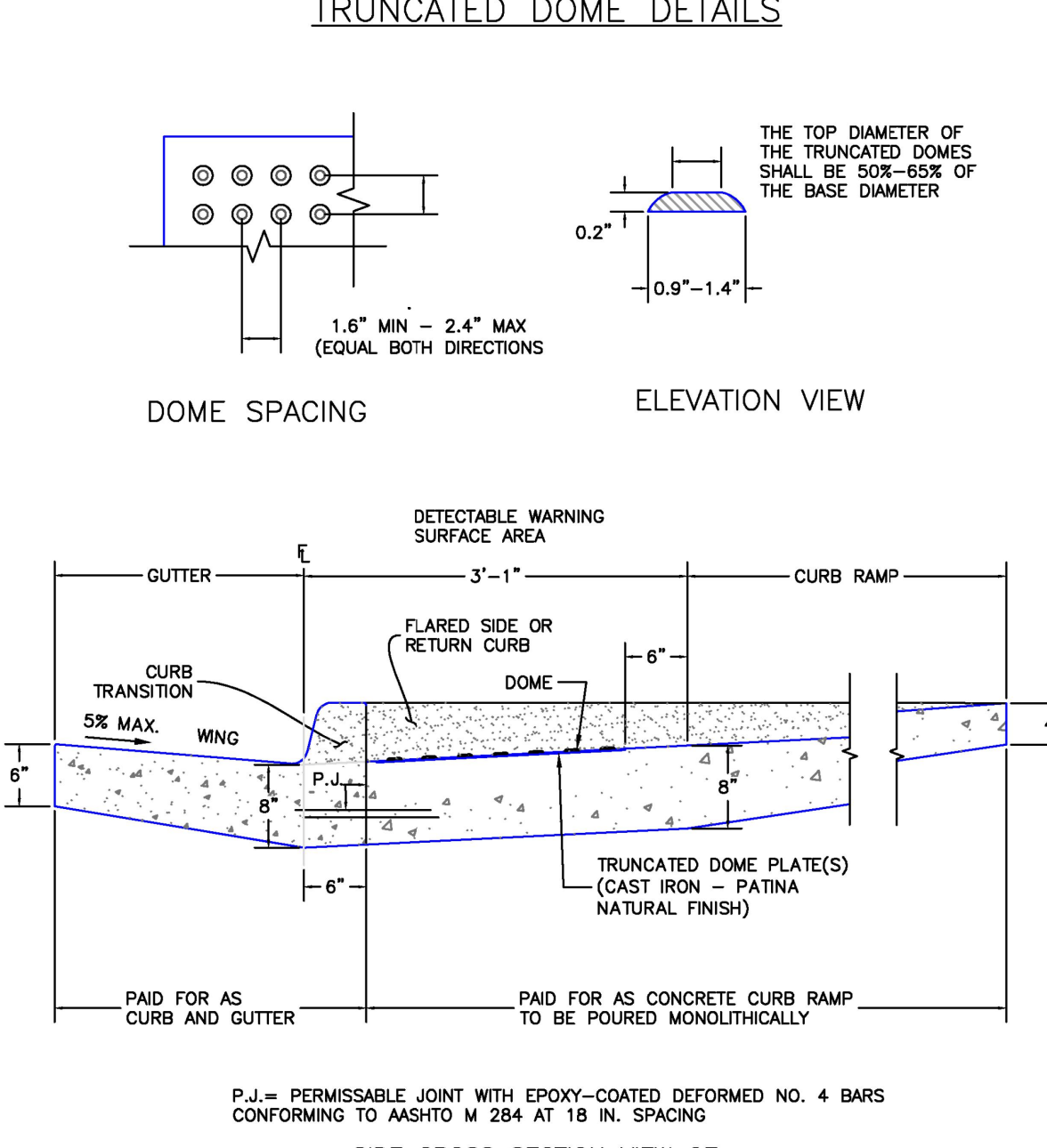
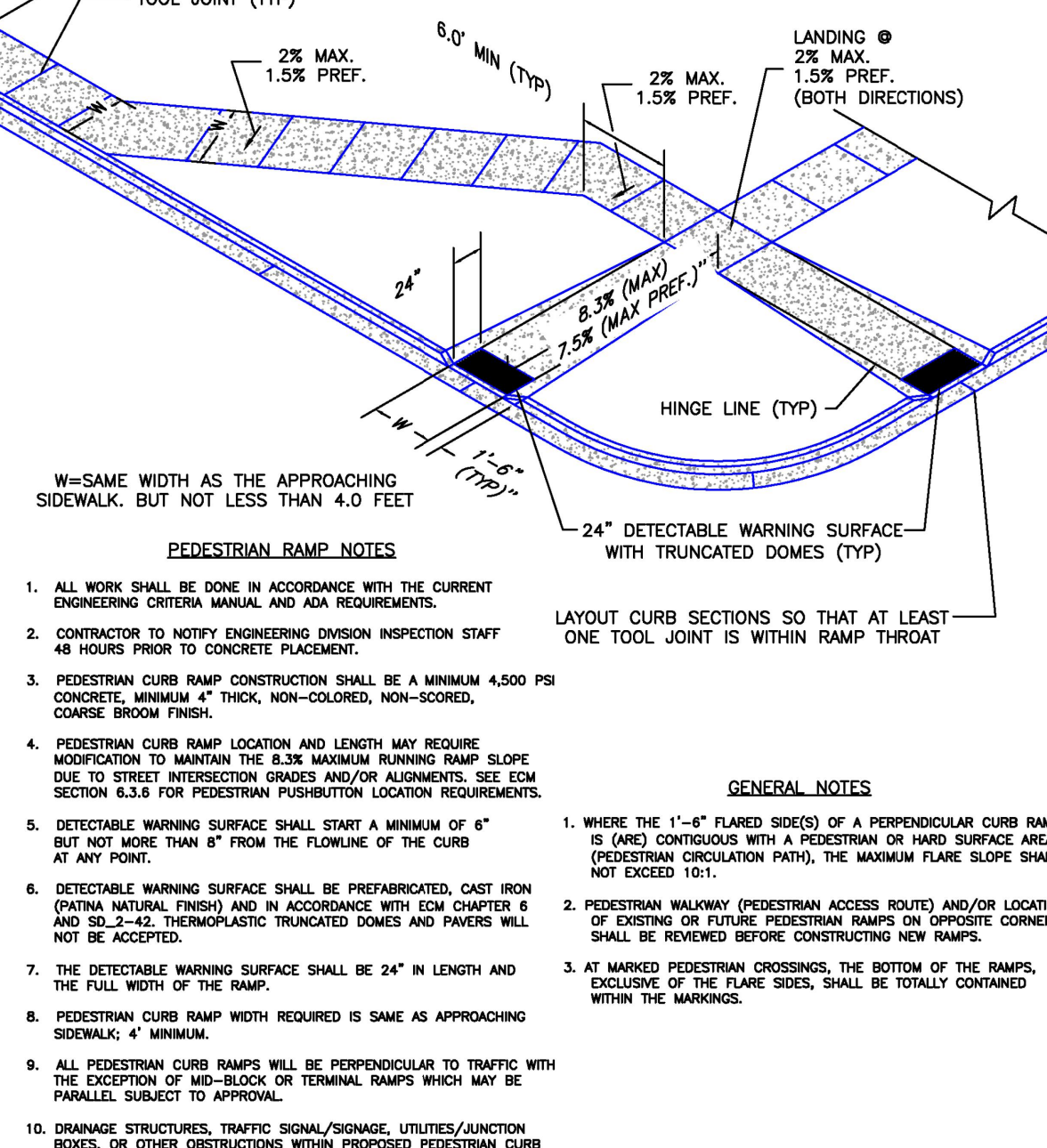
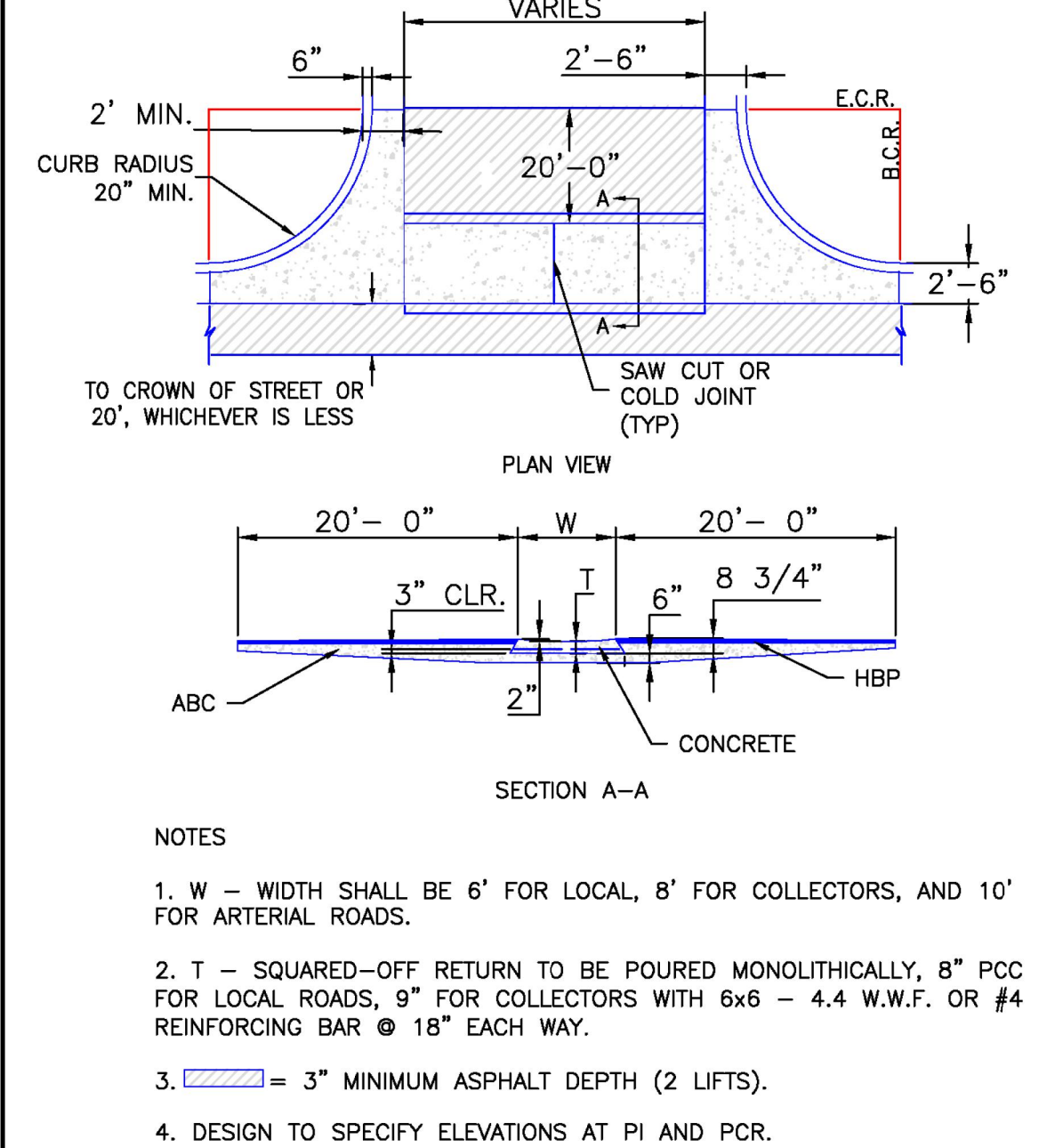
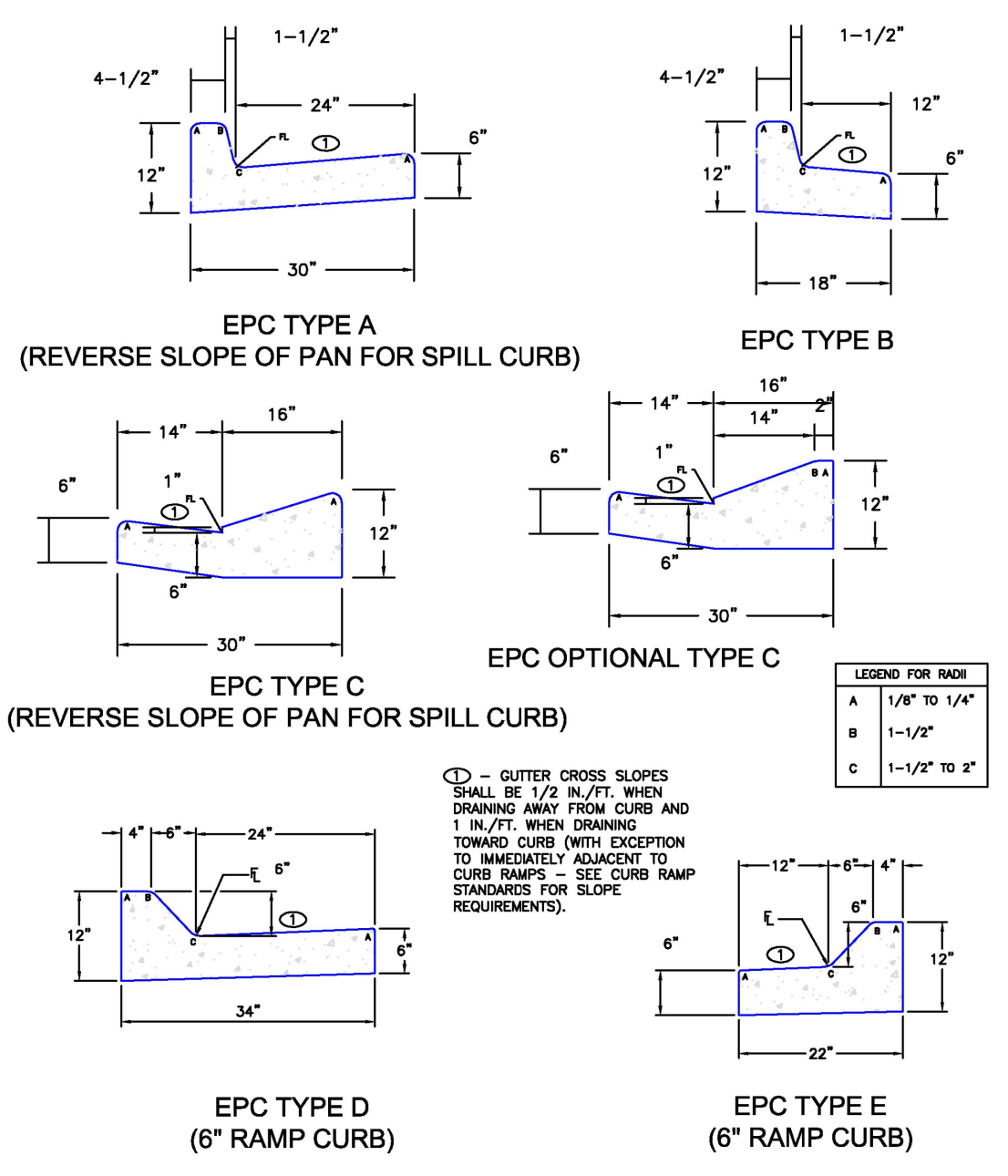


**TYPICAL BOULEVARD ULTIMATE CONDITION**  
100' R.O.W. 6" VERTICAL CURB  
DESIGN SPEED: 40 MPH  
SCALE: 1" = 5'

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 BE PLANTED 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).





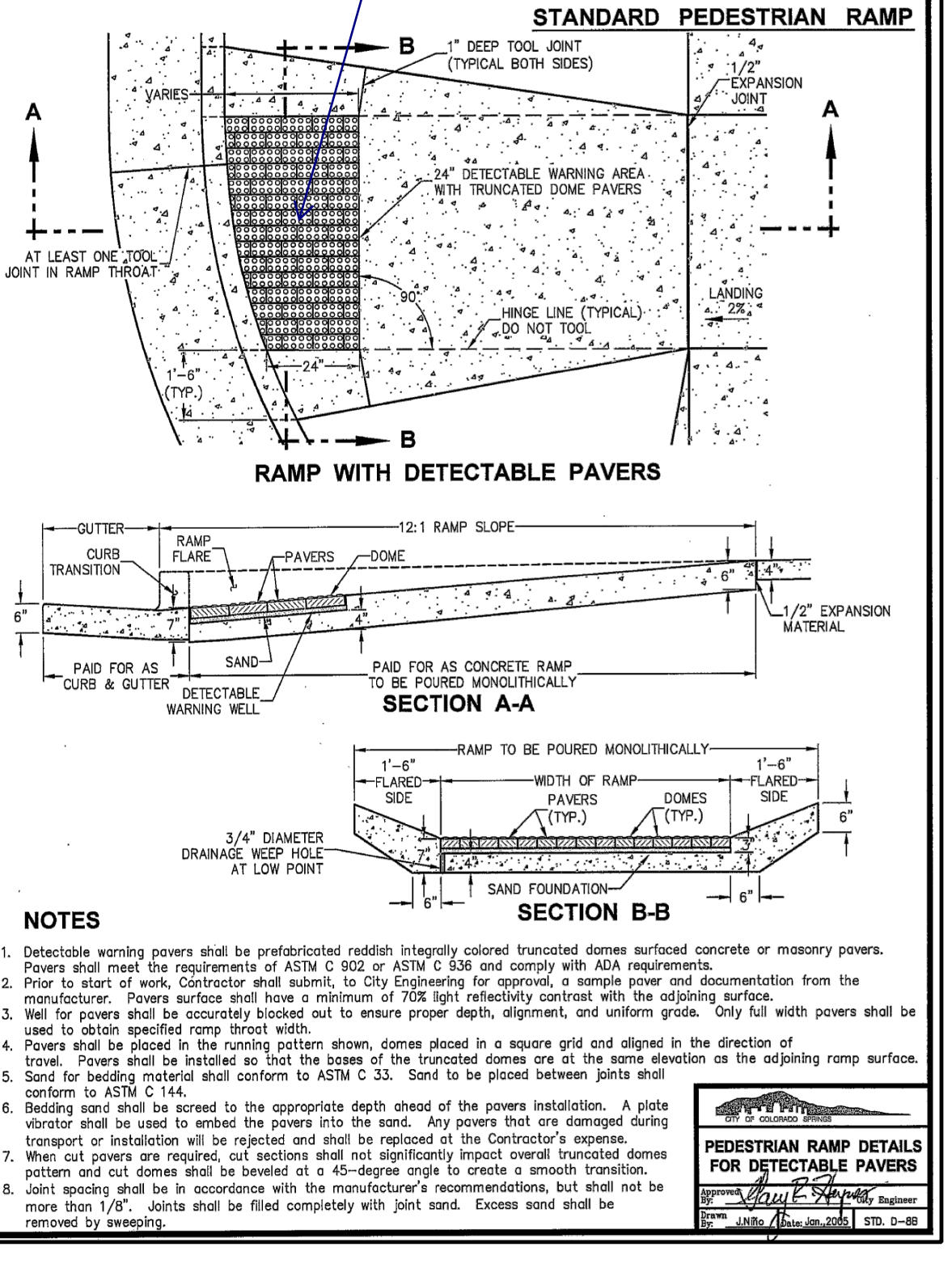
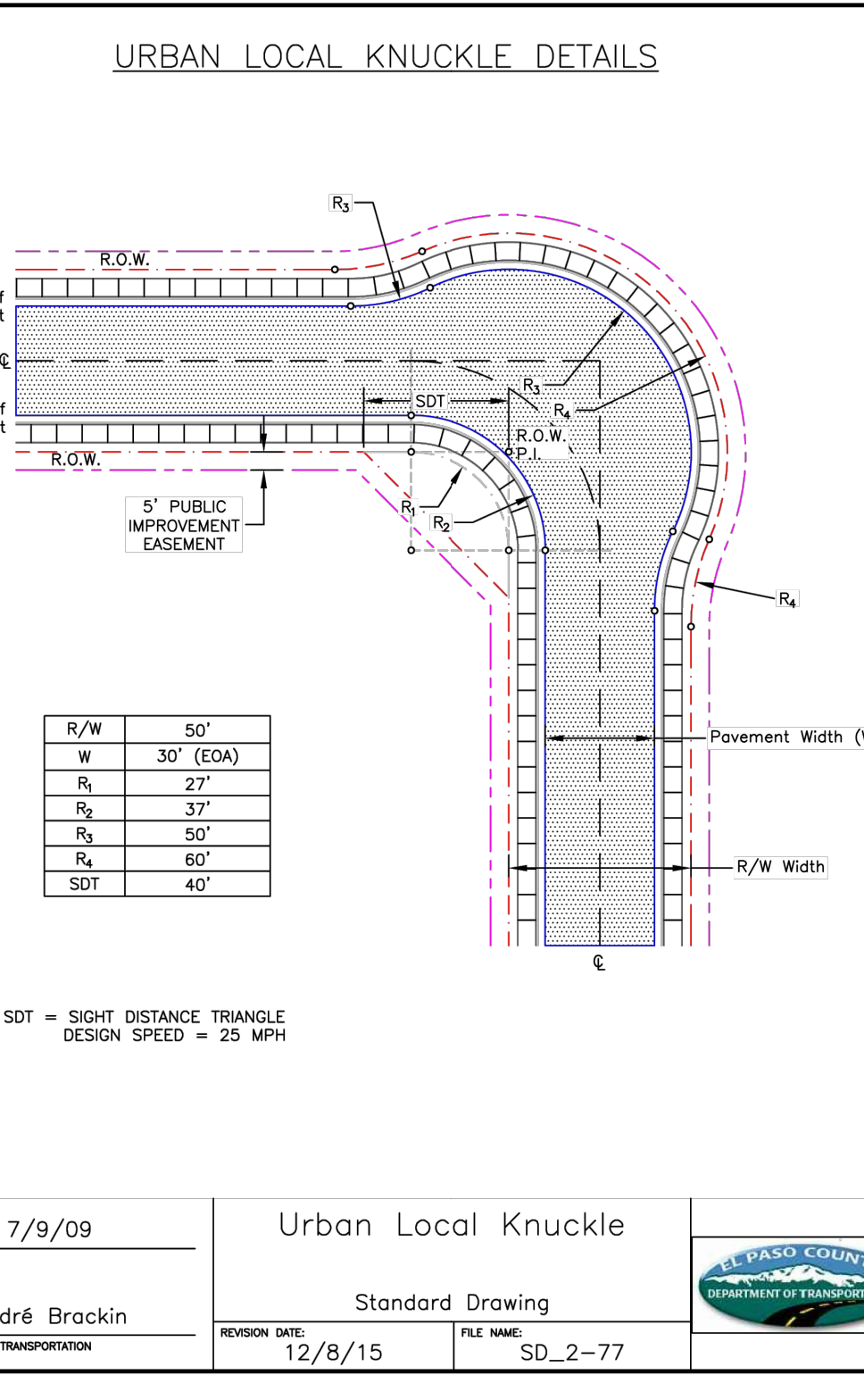
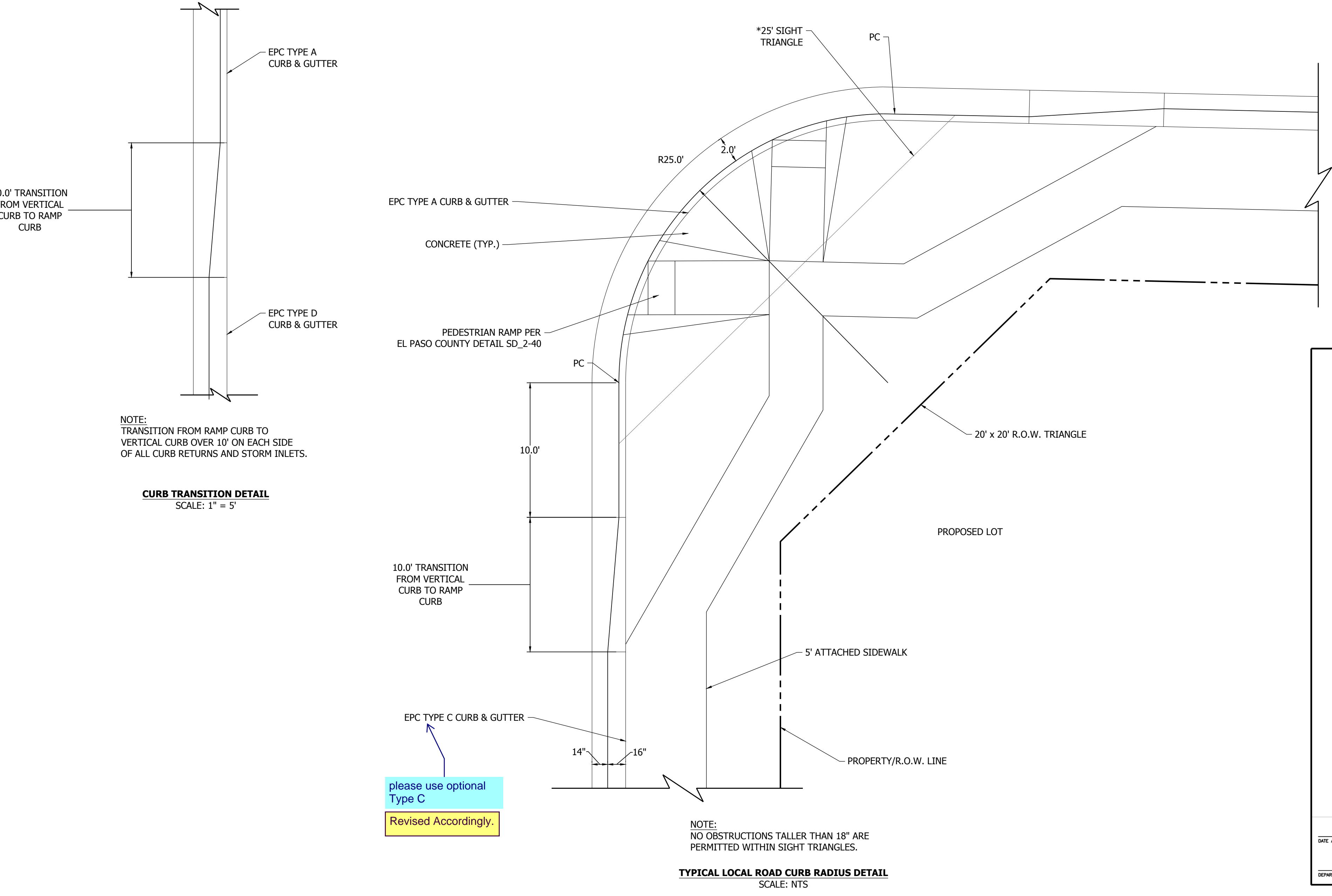
6/23/20  
DATE APPROVED:  
Jennifer E. Irvine  
DEPARTMENT OF PUBLIC WORKS

8/11/11  
DATE APPROVED:  
André P. Brackin  
DEPARTMENT OF TRANSPORTATION

6/23/20  
DATE APPROVED:  
Jennifer E. Irvine  
DEPARTMENT OF PUBLIC WORKS

6/23/20  
DATE APPROVED:  
Jennifer E. Irvine  
DEPARTMENT OF PUBLIC WORKS

6/23/20  
DATE APPROVED:  
Jennifer E. Irvine  
DEPARTMENT OF PUBLIC WORKS



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

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

ENGINEERS SURVEYORS

WWW.RRENGINEERS.COM

**MAYBERRY PUD PH 1 - FILING NO. 3**  
MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

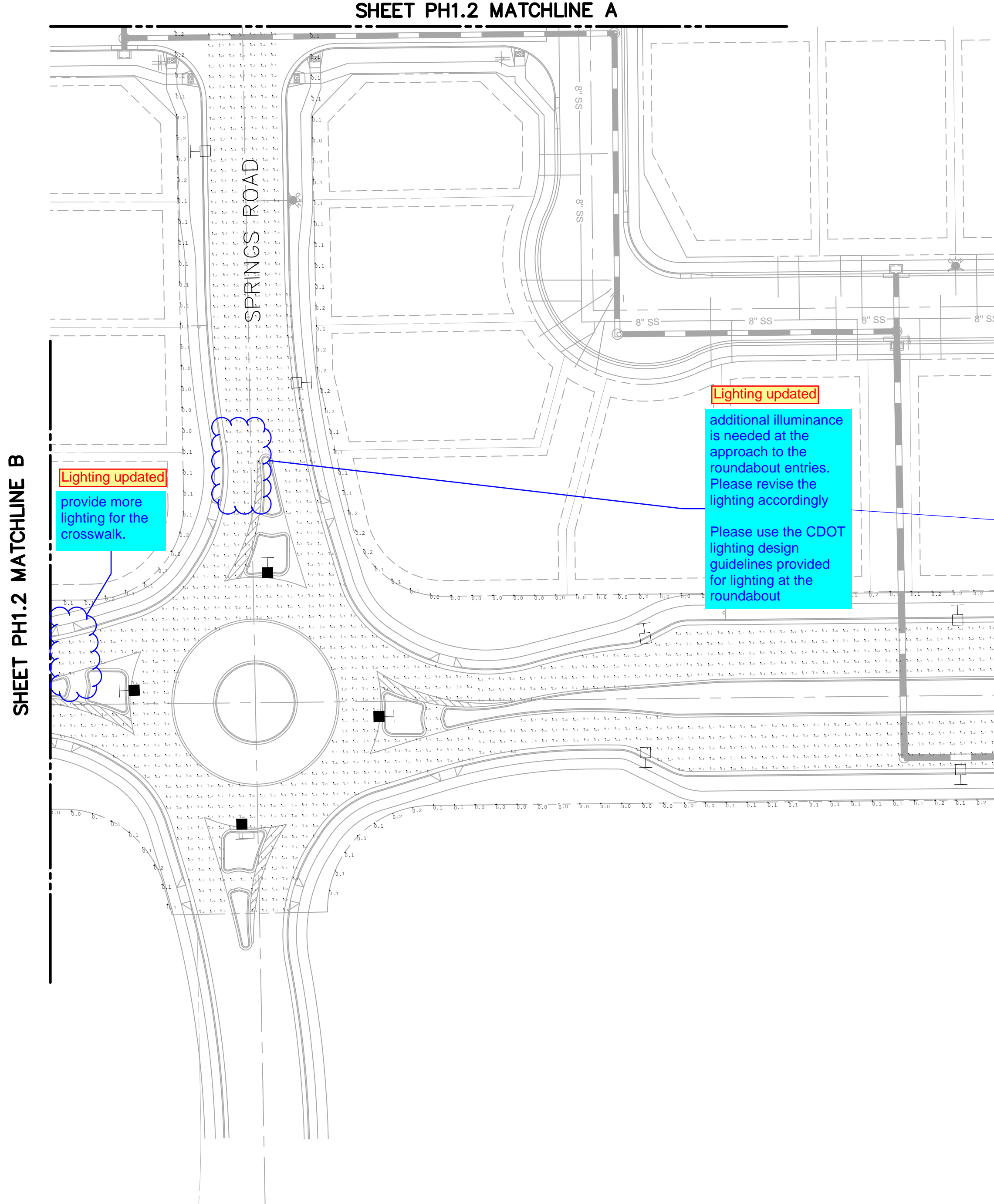
JOB NO. MC22110  
ORG. SUBM. DATE 06/16/2022  
DWN: LAO CHKD: CJD  
NAME

**TYPICAL ROADWAY DETAILS**

NO. **C7.2**



Plotted By: Colwell, Dustin Sheet Set: Khs - Layout PH1.1 August 22, 2022 05:34:33pm K:\DEN\_MEP\Fee Process\Mayberry\PH1.1\CAD\Exhibits\Mayberry Photometric Exhibit\_T2.dwg  
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### 2.2.6 ROUNDABOUTS

#### When to Light

- Lighting should be considered at all roundabouts with pedestrian usage and adjacent electrical service.
- See ANSI/IES RP-8-18 *Chapter 12* for additional roundabout design information.
- See Section 2.2.9 for information about lighting crosswalks.

#### Lighting Criteria

Lighting levels will be considered as meeting the criteria if the calculated values are within ten percent (10%) of the criteria or do not exceed the criteria by more than two times (2x).

Intersecting Roads	Average Luminance with minimal pedestrian activity (cd/m <sup>2</sup> )	Average Luminance with anticipated pedestrian activity (cd/m <sup>2</sup> )	Uniformity (avg:min)
Major/Major	1.7	2.4	3
Major/Collector	1.4	2.0	3
Major/Local	1.2	1.9	3
<b>Collector/Collector</b>	1.1	1.7	4
Collector/Local	0.9	1.5	4
Local/Local	0.7	1.3	6

#### Best Practices

- Light standards should not be located in the center of the roundabout.
- Locate light standards on the approach side of each entry such that the maximum amount of vertical light falls on vehicles entering the roundabout and on crosswalks when present.
- Approach lighting should be considered for a minimum of 400 feet in front of the roundabout.
- Light standards should be located at least 4 feet (6 feet is preferred) away from the front edge of the curb to minimize the chance of the pole being struck by a vehicle.

#### Special Considerations

- Lighted features in the center of the roundabout may increase the ambient brightness. Care must be given to not cause glare for any of the motorists.

#### DESIGN EXAMPLES

Figure 13: Roundabout, Plan View

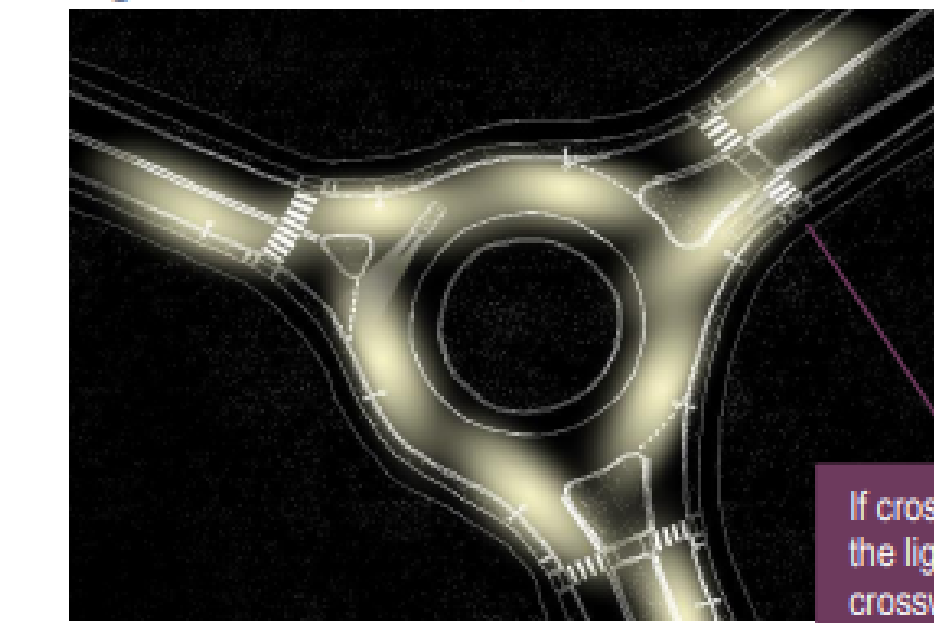
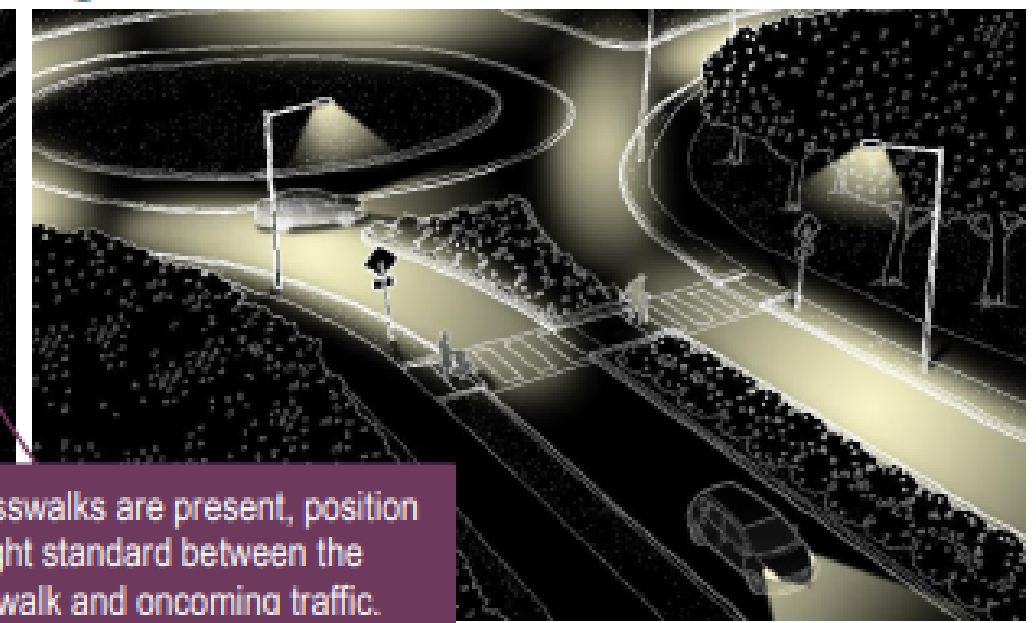
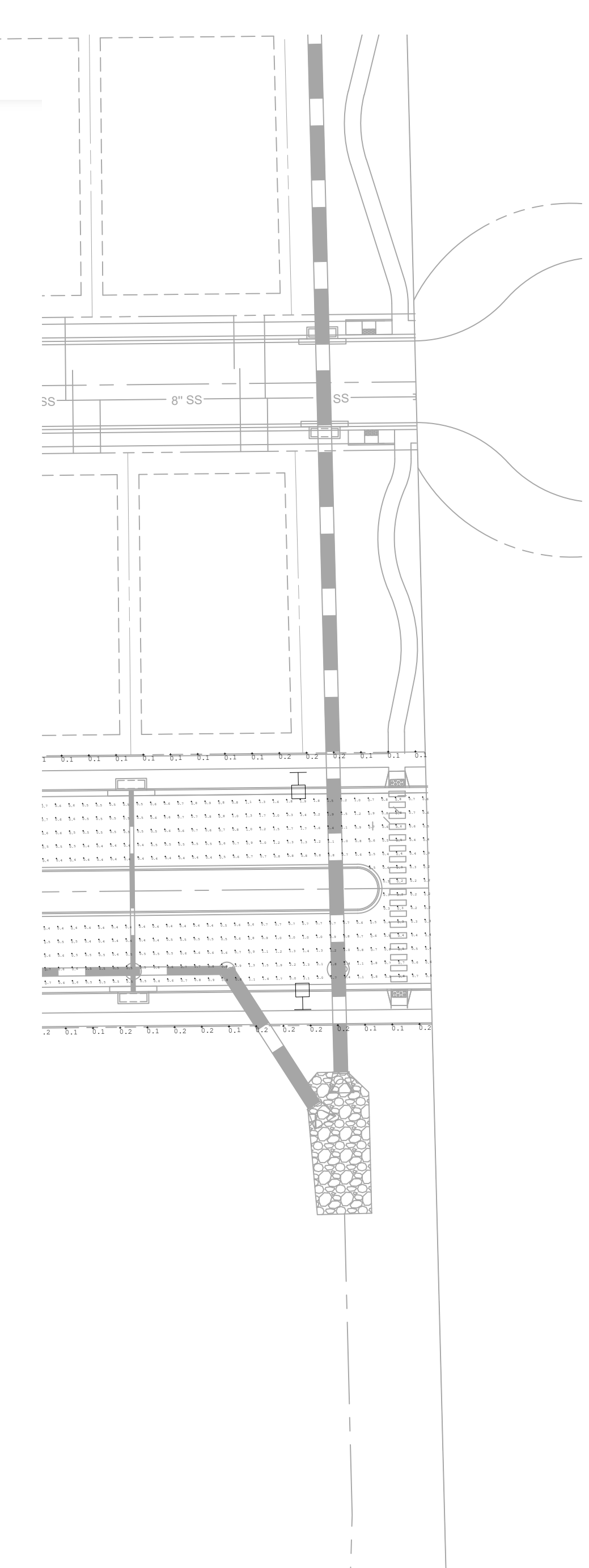


Figure 14: Roundabout, Isometric View



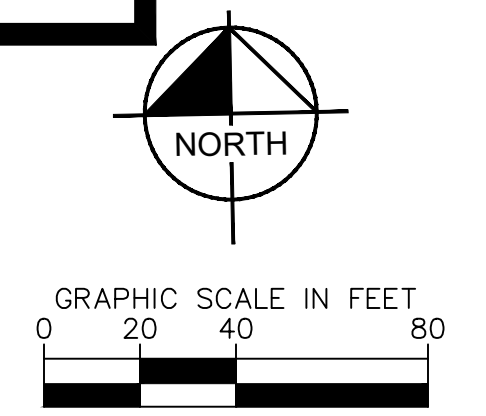
If crosswalks are present, position the light standard between the crosswalk and oncoming traffic.



LEGEND							
SYMBOL	QTY	ARRANGEMENT	LFE	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

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

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



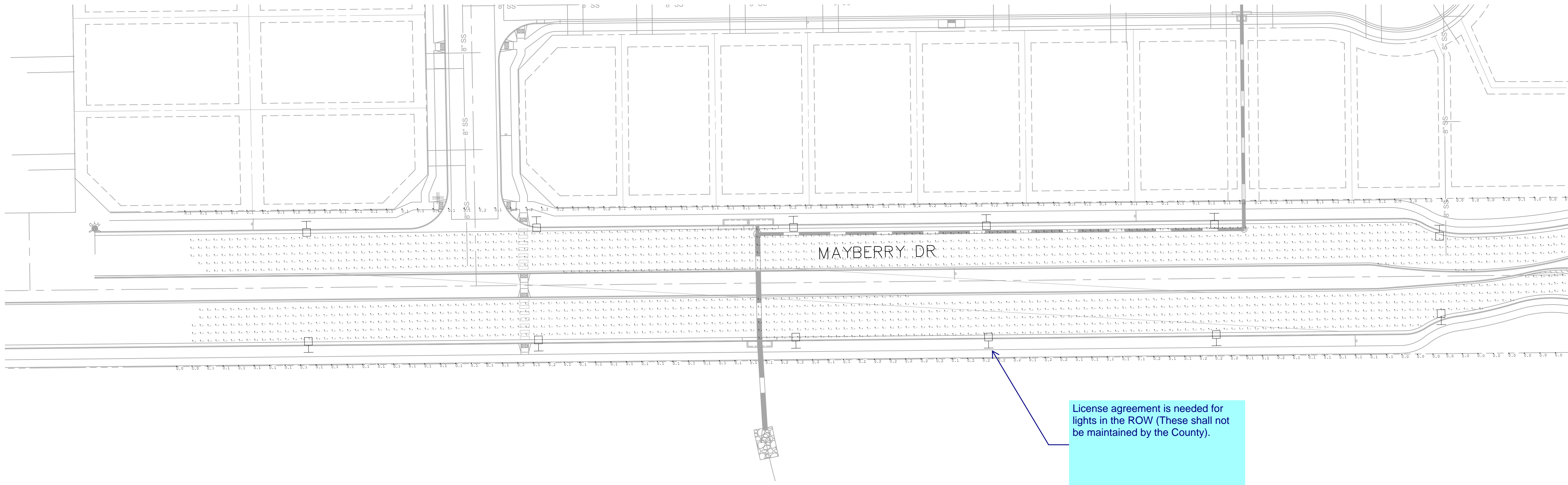
springs road shall be designed with Collector roadway standards. Please revise

Classification updated

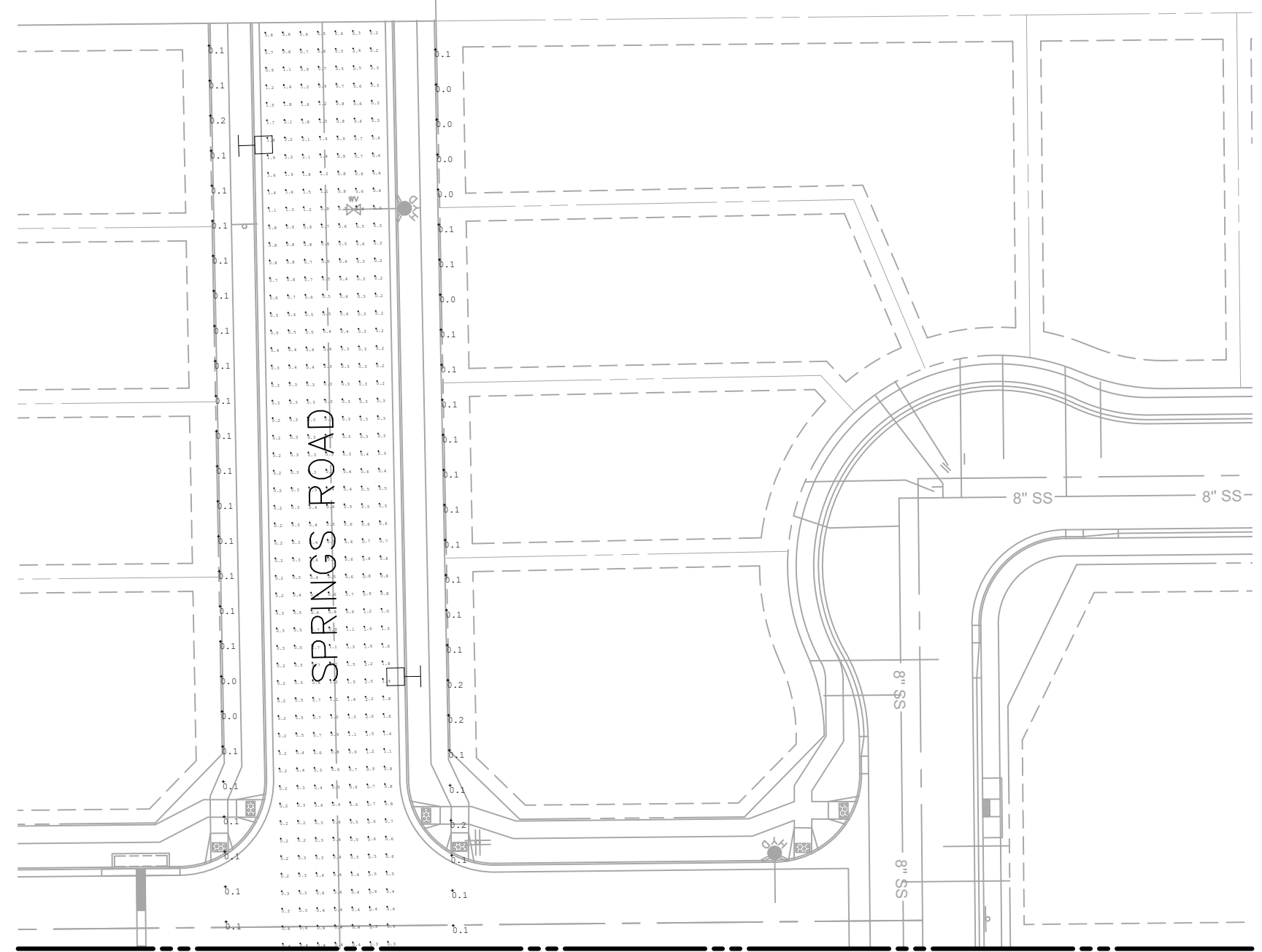
<p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC.          TEXAS REGISTERED ENGINEERING FIRM E-925          2809 SOUTH BRYAN, BRYAN, TX 77802          PHONE: 979-775-9595 FAX: 979-775-9599          WWW.KIMLEY-HORN.COM</p>		No.	REVISIONS	DATE	BY
<p>RVA PROJECT: 196493000          DATE: AUGUST 2022          SCALE: AS SHOWN          DESIGNED BY: WRF          DRAWN BY: WRF          CHECKED BY: DIC</p>					
<p>PHOTOMETRIC LAYOUT          OUTBOARD LIGHTS</p>					
<p>MAYBERRY DR AND SPRING          RD ROUNDABOUT          PREPARED FOR          MAYBERRY COMMUNITIES</p>					
<p>SHEET NUMBER          PH1.1</p>					



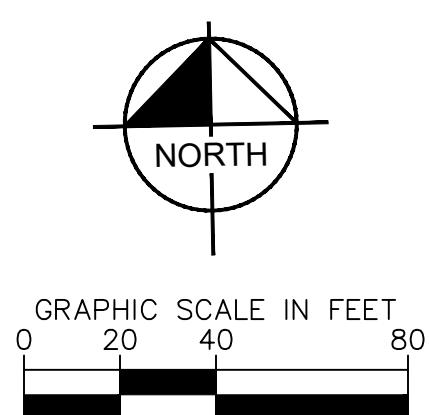
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SHEET PH1.1 MATCHLINE B



SHEET PH1.1 MATCHLINE A



MAYBERRY DR AND SPRING  
RD ROUNDABOUT  
PREPARED FOR  
MAYBERRY COMMUNITIES

PHOTOMETRIC LAYOUT  
OUTBOARD LIGHTS

RHA PROJECT  
196493000  
DATE  
AUGUST 2022  
SCALE AS SHOWN  
DESIGNED BY WRF  
DRAWN BY WRF  
CHECKED BY DJC

Kimley & Horn  
Not for construction or permit purposes.  
DATE: 08/22/2022  
BY: JUSTIN L. COLWELL  
PROJECT NO. 196493000

**Kimley & Horn**  
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TEXAS REGISTERED ENGINEERING FIRM E-925  
2809 SOUTH BRYAN, TX 77802  
PHONE: 979-775-0595 FAX: 979-775-9599  
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

License agreement provided.

License agreement is needed for lights in the ROW (These shall not be maintained by the County).



Plotted By: Colwell, Dustin - Sheet Set: Khs - Layout: PH1.3 - August 22, 2022 - 05:34:40pm - K:\DEN\_MEP\Use Process\Mayberry\PH1.3\CAD\Exhibits\Mayberry Photometric Exhibit\_T2.dwg  
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### Evolve® LED Roadway Lighting Cobra Head (ERLC)

Project Name \_\_\_\_\_  
 Date \_\_\_\_\_ Type \_\_\_\_\_  
 Notes \_\_\_\_\_

*Catalog Logic*

ERLC	---	---	---	---	---	---	---	---	---
PROD. ID	VOLTAGE	LUMENS	DISTRIBUTION	CCT	CONTROLS PER ANSI C136.41	COLOR	OPTIONS		
<b>E = Evolve</b>	0 = 120-277 <sup>1</sup>	02 <sup>2</sup>	A5 = II Narrow	27 = 2700K <sup>4</sup>	A = 7-Pin Receptacle	BLCK = Black	B = Tether		
<b>R = Roadway</b>	8 = 120-240	03	B5 = Type II/III <sup>3</sup>	30 = 3000K <sup>4</sup>	D = 7-Pin Receptacle with Shorting Cap	DKBZ = Dark Bronze	C1 = Captive Door		
<b>L = Local</b>		04	C5 = Type III	40 = 4000K	E = 7 Pin Receptacle with Long Life non-Dimming PE Control	GRAY = Gray	F = Fusing		
<b>C = Compact</b>	1 = 120	05	V4 = Type V	50 = 5000K		WHT = 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 <sup>5</sup>		
	4 = 277						R = Secondary 10kV/5kA SPD		
							T = Secondary 20kV/10kA SPD		
							U = DALI Programmable <sup>6</sup>		
							V1 = Field Adjustable Module <sup>7</sup>		
							Y = Coastal Finish <sup>8</sup>		
							XXX = Special Options		

<sup>1</sup> Not Available with Fusing  
<sup>2</sup> Lumen choice only offered for 120-240V  
<sup>3</sup> See 502 plots of the 85 Distribution  
<sup>4</sup> Select 2700K or 3000K CCT for IDA approved units  
<sup>5</sup> Compatible with LightGrid  
<sup>6</sup> Recommended for installations within 750 feet from coast. Lead time varies, check with factory.  
<sup>7</sup> Not available with DALI "U" option  
<sup>8</sup> 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

**DLC**  
Not all product variations listed on this page are DLC qualified. Visit [www.dlighting.com](http://www.dlighting.com) to confirm qualification.

### Evolve® LED Roadway Lighting Cobra Head (ERLC)

Project Name \_\_\_\_\_  
 Date \_\_\_\_\_ Type \_\_\_\_\_  
 Notes \_\_\_\_\_

*Mounting & Accessories*

#### 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 LIGHT POLE LUMINAIRE CUTSHEET  
 PH1.3 N.T.S.

MAYBERRY DR AND SPRING RD ROUNDABOUT PREPARED FOR MAYBERRY COMMUNITIES	SHEET NUMBER <b>PH1.3</b>	 © 2022 KIMLEY-HORN AND ASSOCIATES, INC. TEXAS REGISTERED ENGINEERING FIRM E-925 2808 SONNENBLUM BLVD, SUITE 201 BRYAN, TX 77802 PHONE: 979-775-0595 FAX: 979-775-0999 WWW.KIMLEY-HORN.COM	R/A PROJECT: 19649300 DATE: AUGUST 2022 SCALE: AS SHOWN DESIGNED BY: WRF DRAWN BY: WRF CHECKED BY: DJC	No. REVISIONS DATE