



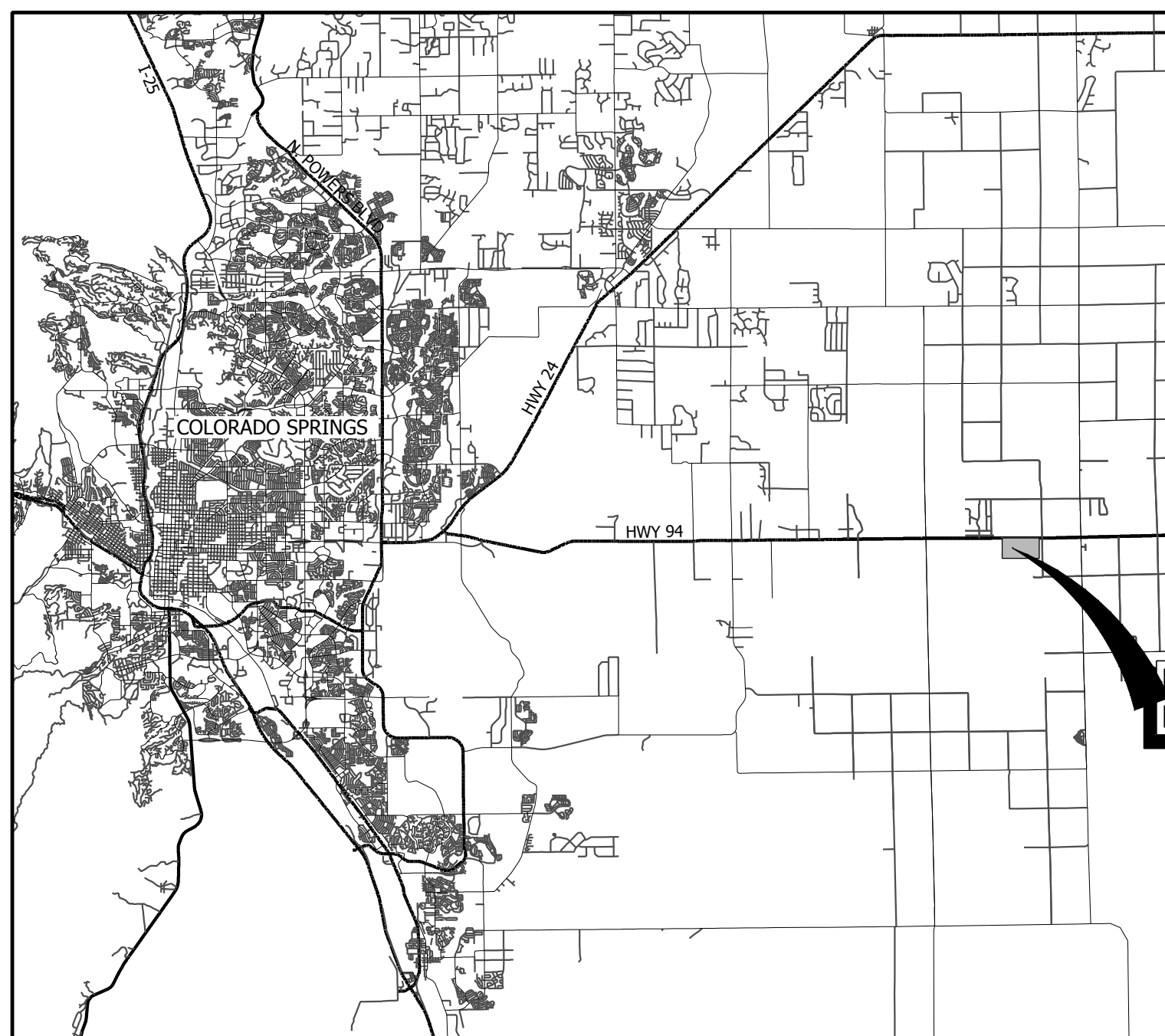
Know what's below. Call before you dig.

# CONSTRUCTION DOCUMENTS MAYBERRY, COLORADO - FILING NO. 3

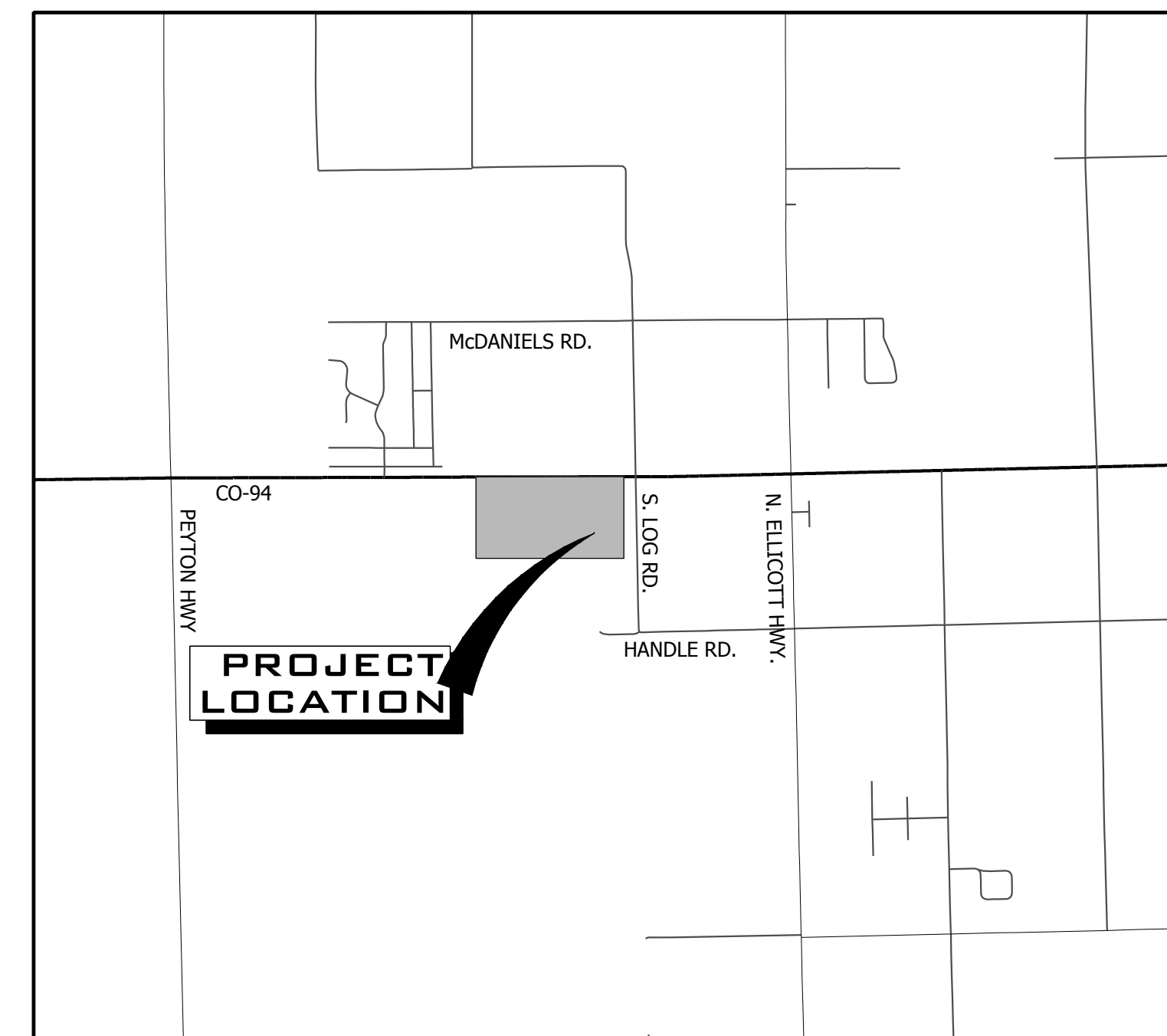
A REPLAT OF PART OF TRACT M AND ALL OF TRACT P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, AND ALL OF TRACTS A, B, C AND D, MAYBERRY, COLORADO SPRINGS FILING NO. 2, AND THAT PART OF SPRINGS ROAD RIGHT-OF-WAY LYING SOUTH OF SAID TRACT A AND THAT PART OF VILLAGE MAIN STREET RIGHT-OF-WAY LYING EAST OF ATCHISON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

### 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'

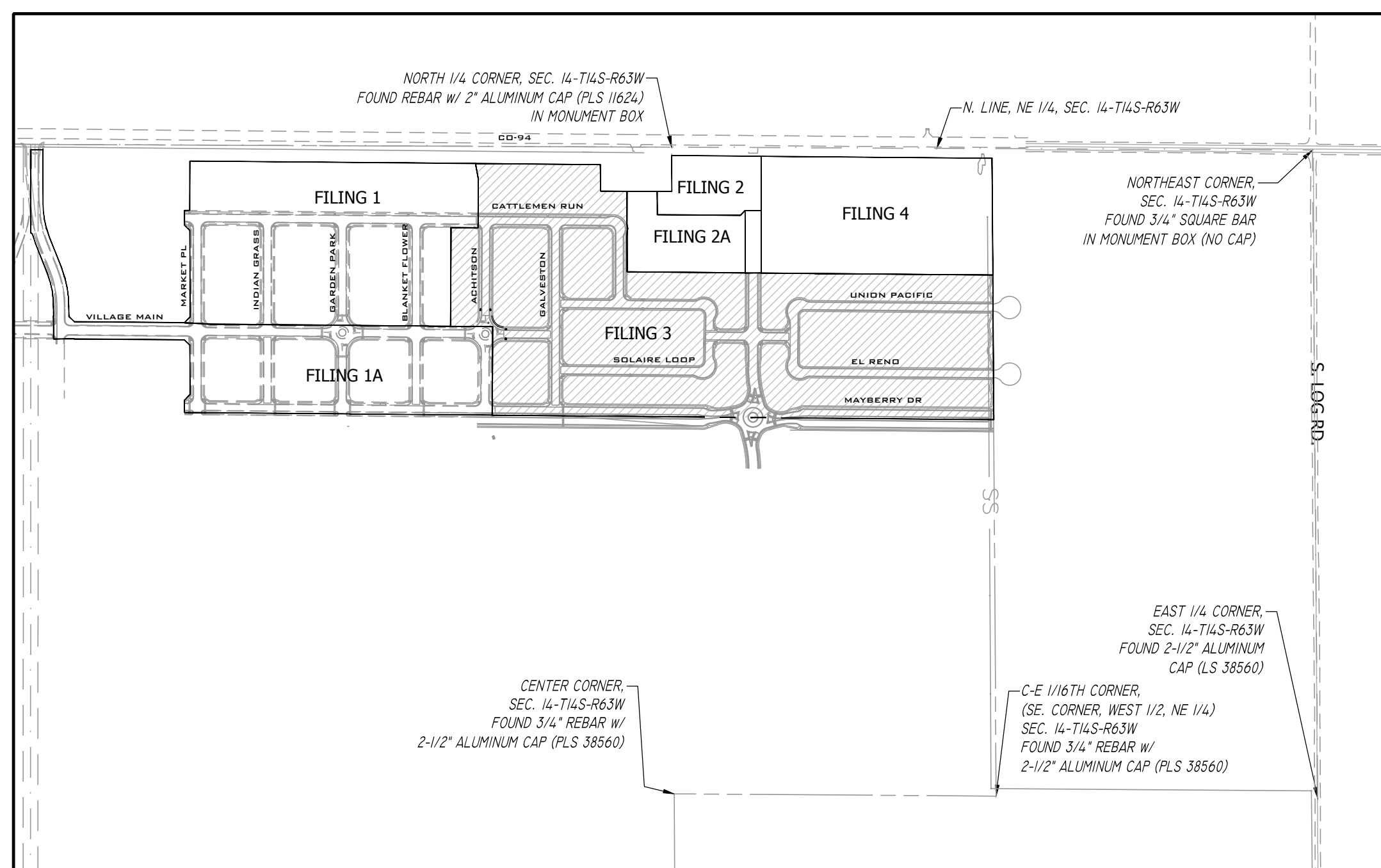


VICINITY MAP  
SCALE 1" = 5,000'

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SITE MAP  
SCALE 1" = 500'

### PCD FILE NO. SF-2219

#### Design Engineer's Statement:

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

Clif Dayton, P.E. #48189 \_\_\_\_\_ Date \_\_\_\_\_

#### Owner/Developer's Statement:

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

Owner signature \_\_\_\_\_ Date \_\_\_\_\_

#### El Paso County:

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

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

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

Jennifer Irvine, P.E. \_\_\_\_\_ Date \_\_\_\_\_  
County Engineer / ECM Administrator

Please revise to Joshua Palmer

PLAN: MC2210 - MAYBERRY FILING NO. 3 (ENGINEER'S DRAWINGS) P-ANS-GDS - COVER & NOTES MC2210 - CIV - CD DATE: 8/21/2022 2:46:54 AM BY: JNK, GORDY

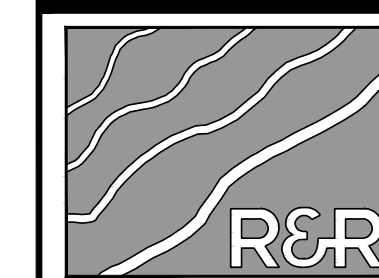
**BENCHMARK:**  
NGS Benchmark PID: JK003, Designation: Z 76  
Disk Stamped Z 76 1935 in top of concrete monument.  
Project Elevation: 6041.98 Feet

Elevation Note: Project Vertical Datum is based upon previous surveys conducted by Rampart Surveys LLC where the elevation of 6041.98 feet was established on this benchmark. This elevation has been verified by R&R Engineers and Surveyors by running closed bench level loops from Z 76 to other aerial control points that were used for the topographic survey and design on previous projects. The current NGS published elevation was Not Used. Benchmark Located in the Southeast quadrant of the intersection of State Highway 94 and Log Road. The benchmark lies 65.5 feet South and 30 feet East of the intersection.

Horizontal Values:  
State Plane 1983 Central Coordinate Values in US Survey Feet:  
Grid Northing: 1367803.3380' Grid Easting: 3311725.4580'  
Project Coordinate Values in US Survey Feet:  
Northing: 1368261.2691' Easting: 3312880.8395'

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

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



ENGINEERS SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.  
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.	MC2210	ORG. SUBM. DATE	06/16/2022
DWN:	LAO	CHKD:	CJD
NAME			

COVER SHEET

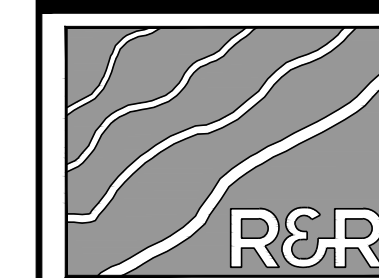
NO. C1.0





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



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

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

WWW.RRENGINERS.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	

**GENERAL NOTES**

NO. **C1.1**

Revise accordingly

**PROJECT GENERAL NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
2. EXISTING CONTOUR DATA PROVIDED BY OWNER GENERALLY CONSISTS OF AERIAL MAPPING FROM UNITED PLANNING & ENGINEERING. **R&R ENGINEERING** TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
3. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES:
  - A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL
  - B. CDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
  - C. ELLICOTT UTILITIES STANDARDS SPECIFICATIONS (REFER TO CSU STANDARDS IN THE ABSENCE OF PUBLISHED SPECIFICATIONS)
4. STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING UNLESS OTHERWISE NOTED. PROVIDE WATER-TIGHT JOINTS ON STORM SEWER PIPE.
5. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
6. PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
7. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
8. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION
9. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
10. REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 30 DAYS AFTER FINE GRADING IS COMPLETE.
11. EROSION CONTROL SHALL CONSIST OF SILT FENCE AND OTHER BMP'S AS SHOWN ON THE DRAWINGS, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION IS REESTABLISHED.
12. THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS REESTABLISHED.
13. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
14. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
15. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
16. PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS AND CONFORM TO COUNTY ENGINEERING STANDARDS AND SPECIFICATIONS.
17. ALL FINISHED GRADES SHALL HAVE A MINIMUM OF 0.5% SLOPE TO PROVIDE POSITIVE DRAINAGE.
18. WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
19. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
20. ALL RESIDENTIAL STREET CURB RETURN RADI ARE 25- FEET AT FLOWLINE UNLESS OTHERWISE NOTED. ARTERIAL STREET CURB RETURN RADI ARE 35' UNLESS NOTED OTHERWISE.
21. 25-FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL RESIDENTIAL STREET INTERSECTIONS. 50-FOOT SIGHT TRIANGLES SHALL BE PROVIDED AT ARTERIAL STREET INTERSECTIONS. NO OBSTRUCTIONS TALLER THAN 18" ARE PERMITTED WITHIN THESE TRIANGLES.
22. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY AND ALL UTILITIES INVOLVED IN PROJECT PRIOR TO MOBILIZING ON SITE.
23. TYPE C STORM INLETS SHALL HAVE CLOSE-MESH GRATES.
24. PROVIDE 10' TRANSITION FROM RAMP CURB TO VERTICAL CURB ON EACH SIDE OF STORM INLETS.
25. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT. CONTRACTOR SHALL STABILIZE ALL SUBGRADE AREAS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

**COUNTY GENERAL NOTES:**

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - B. CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - D. CDOT M&S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW (DEPT. OF PUBLIC WORKS) AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/ DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

**GENERAL DRAINAGE & GRADING NOTES:**

1. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
2. BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.
3. GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.

**COUNTY SIGNING AND STRIPING NOTES:**

1. ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKING SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS MUST BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES /STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

**GENERAL UTILITY NOTES:**

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

**STANDARD UTILITY DETAILS:**

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

**APPROVAL NOTE:**

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

P:\11\14\102210\MAYBERRY\_PUD\102210 - NOTES\DWG - COVER & NOTES\MC22110 - NOTES.DWG - PLOT DATE 9/1/2022 2:33:44 AM BY: LKIN, 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		
FPM	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	
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2ND SUBMISSION	

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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

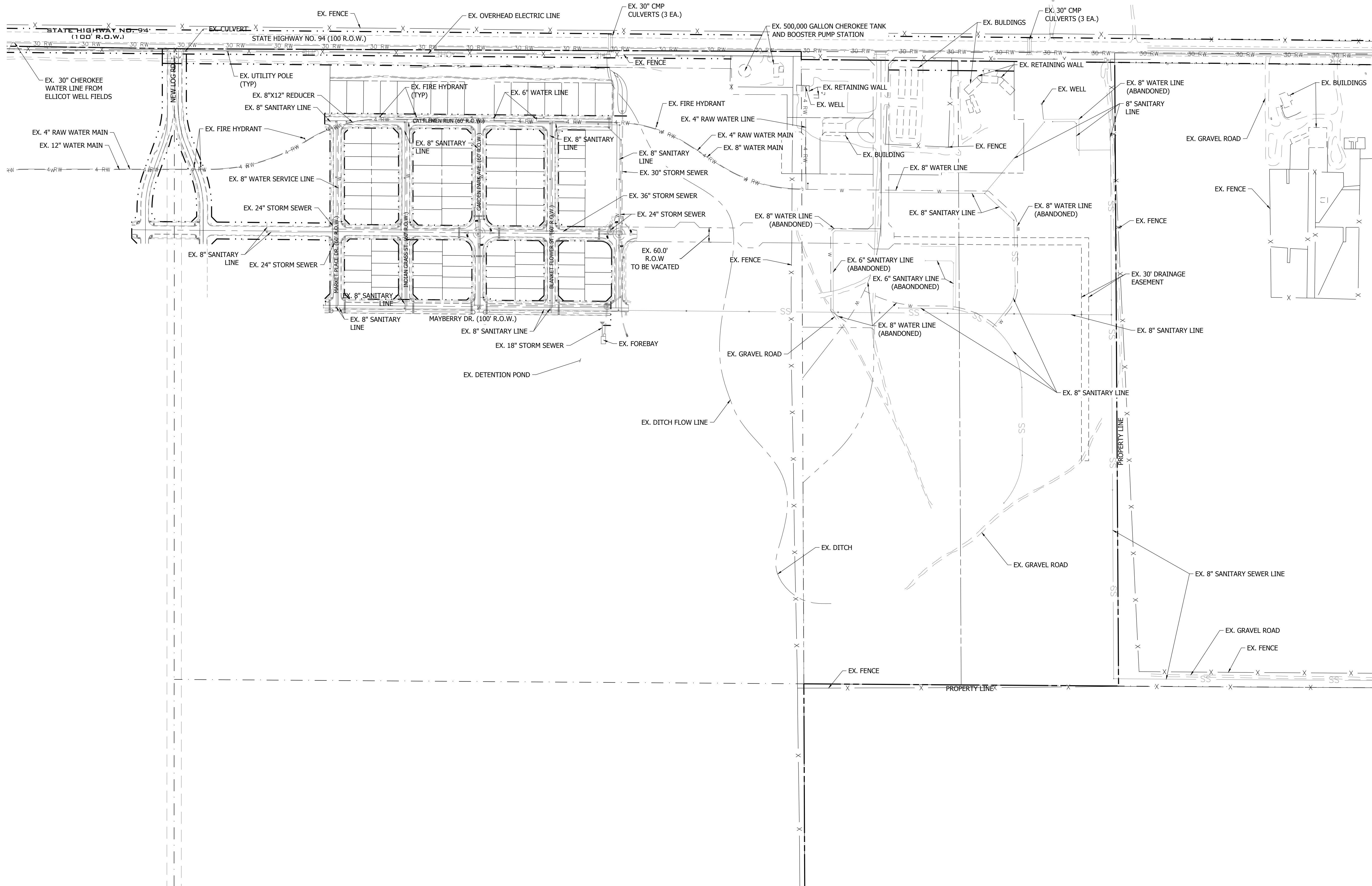
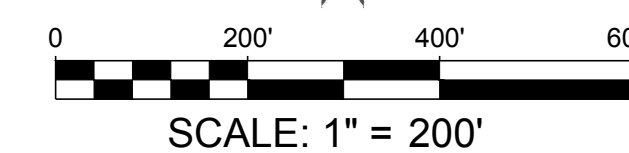
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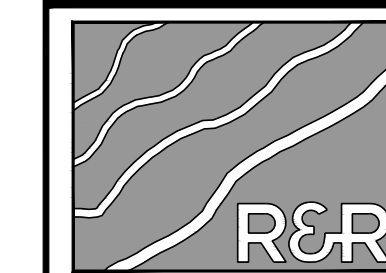




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CONSTRUCTION DOCUMENTS			
JOB NO.	MC22110	DATE	
ORG. SUBM. DATE	06/16/2022	DWN:	LAO
NAME		CHKD:	CJD

EXISTING  
CONDITIONS PLAN

NO.  
**C2.0**





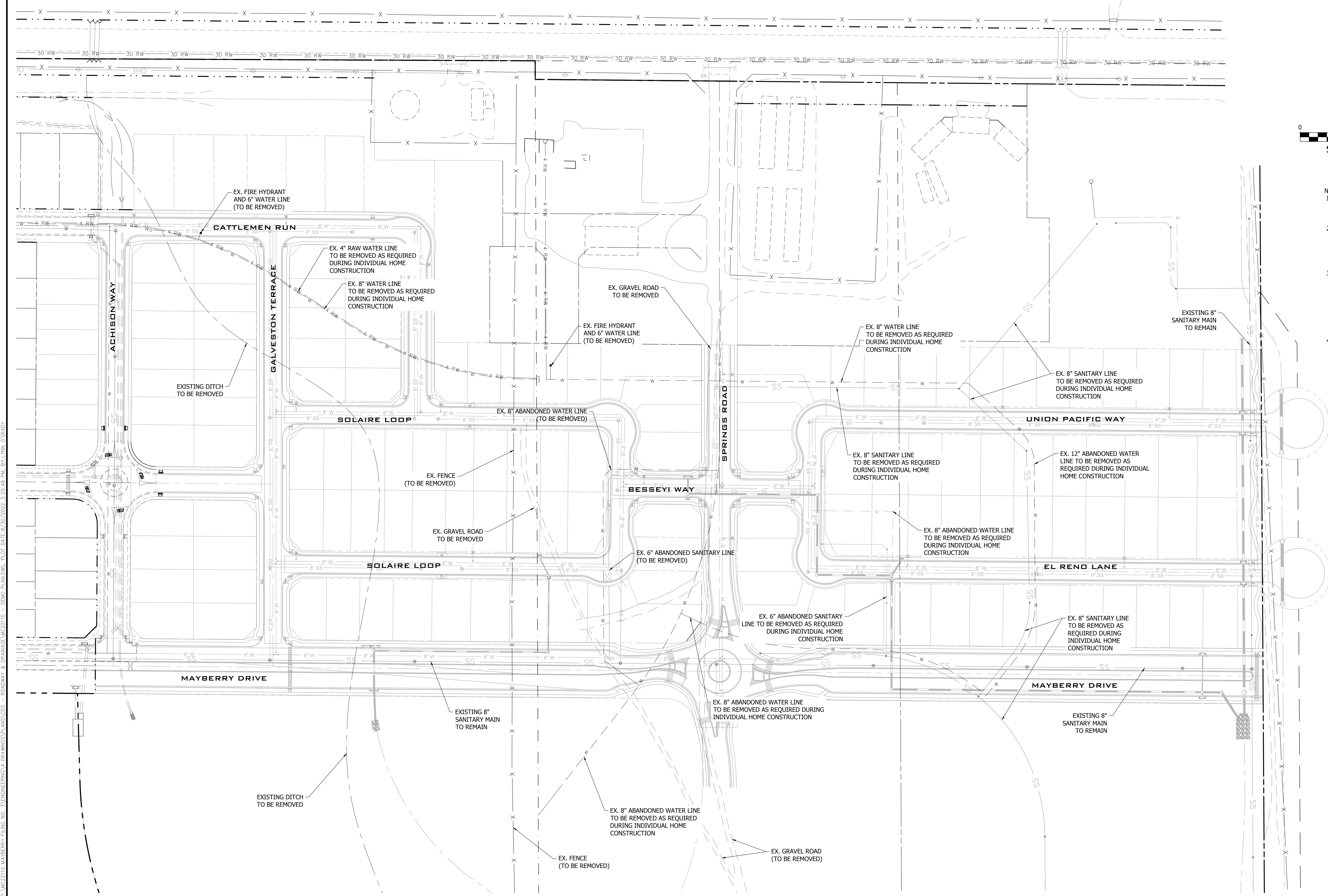
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SCALE: 1" = 80'

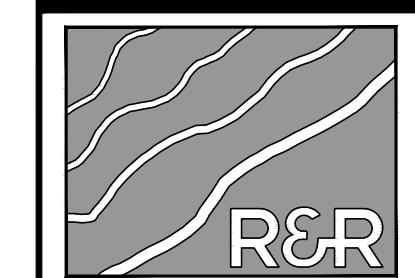
NOTES:

- 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 LINWORK 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.



PLAN: MC22110 MAYBERRY FILING NO. 3 ENGINEERING & DRAINAGE PLANS V03 - ROADWAY & DRAINAGE MC22110 - DEMO PLAN DWG. PLOT DATE: 06/16/2022 2:25:48 PM. BY: LINA O'GRADY

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CONSTRUCTION DOCUMENTS			
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DEMO PLAN

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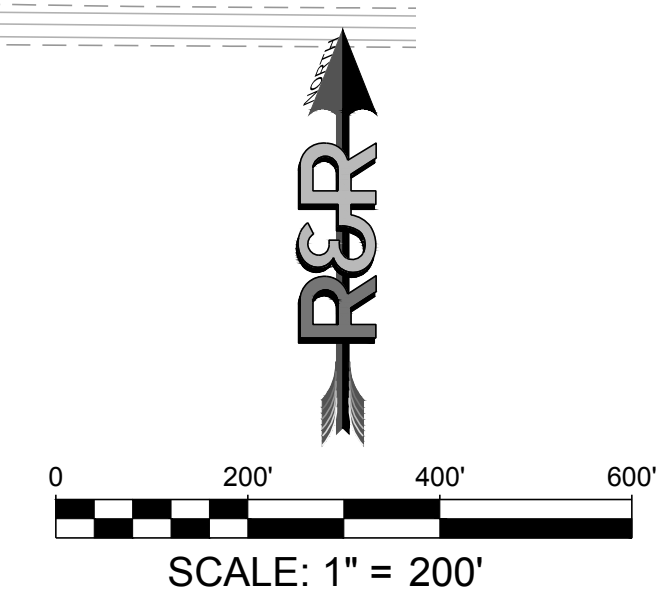
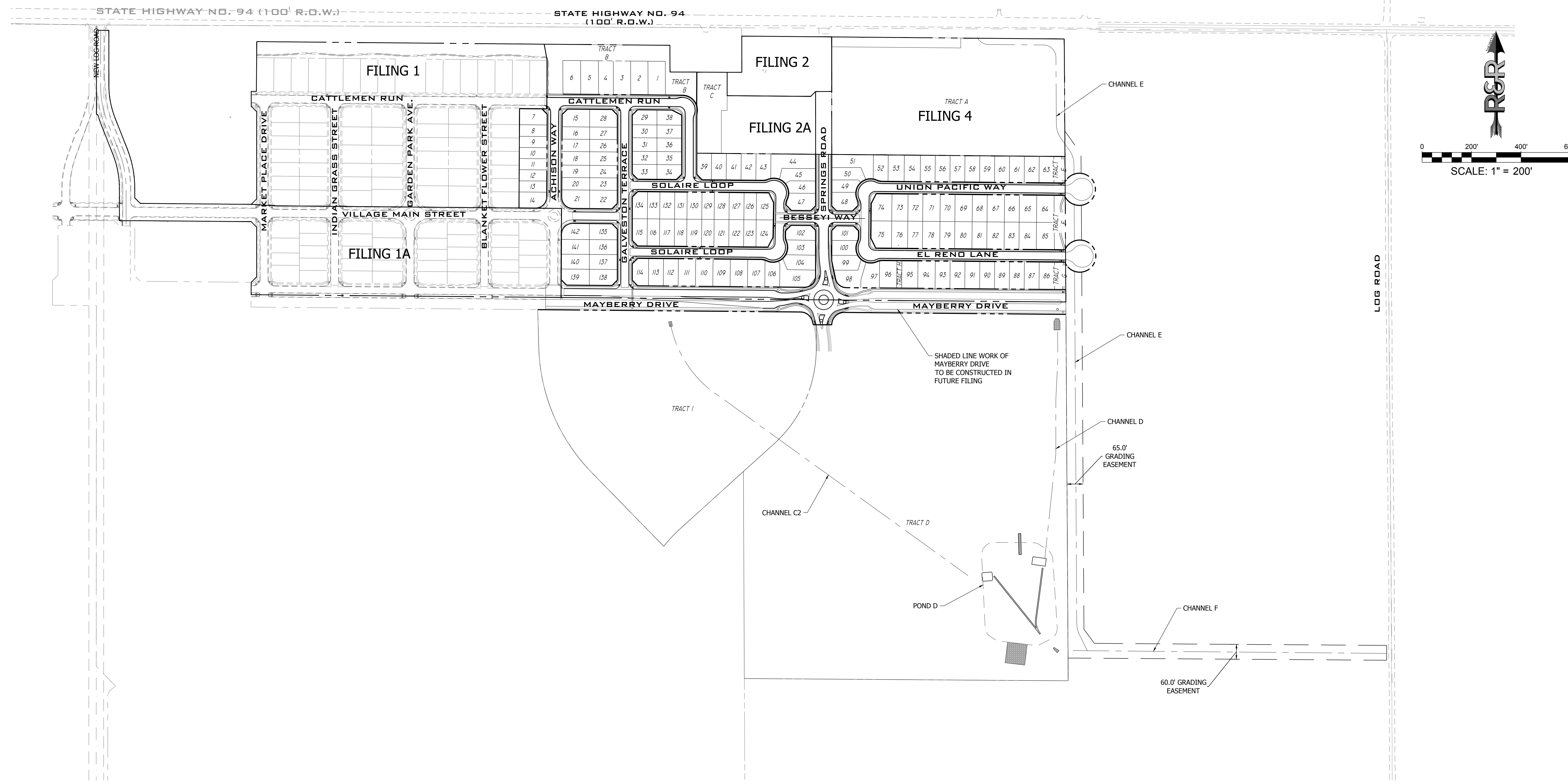
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SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
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CONSTRUCTION DOCUMENTS  
JOB NO. MC22110  
ORG. SUBM. DATE 06/16/2022  
DWN: LAO CHKD: CJD  
NAME

OVERALL SITE  
PLAN

NO.  
**C3.0**

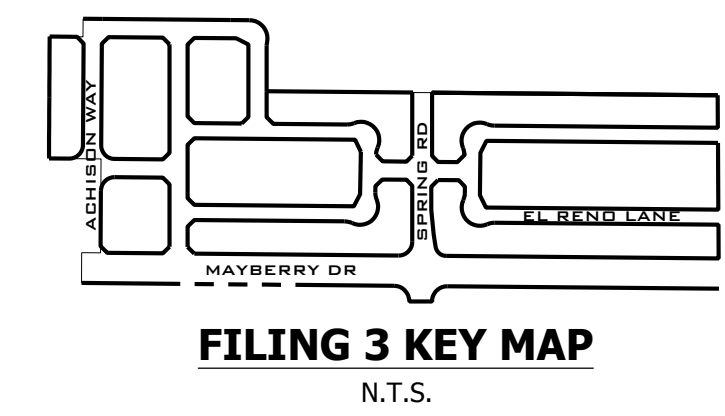
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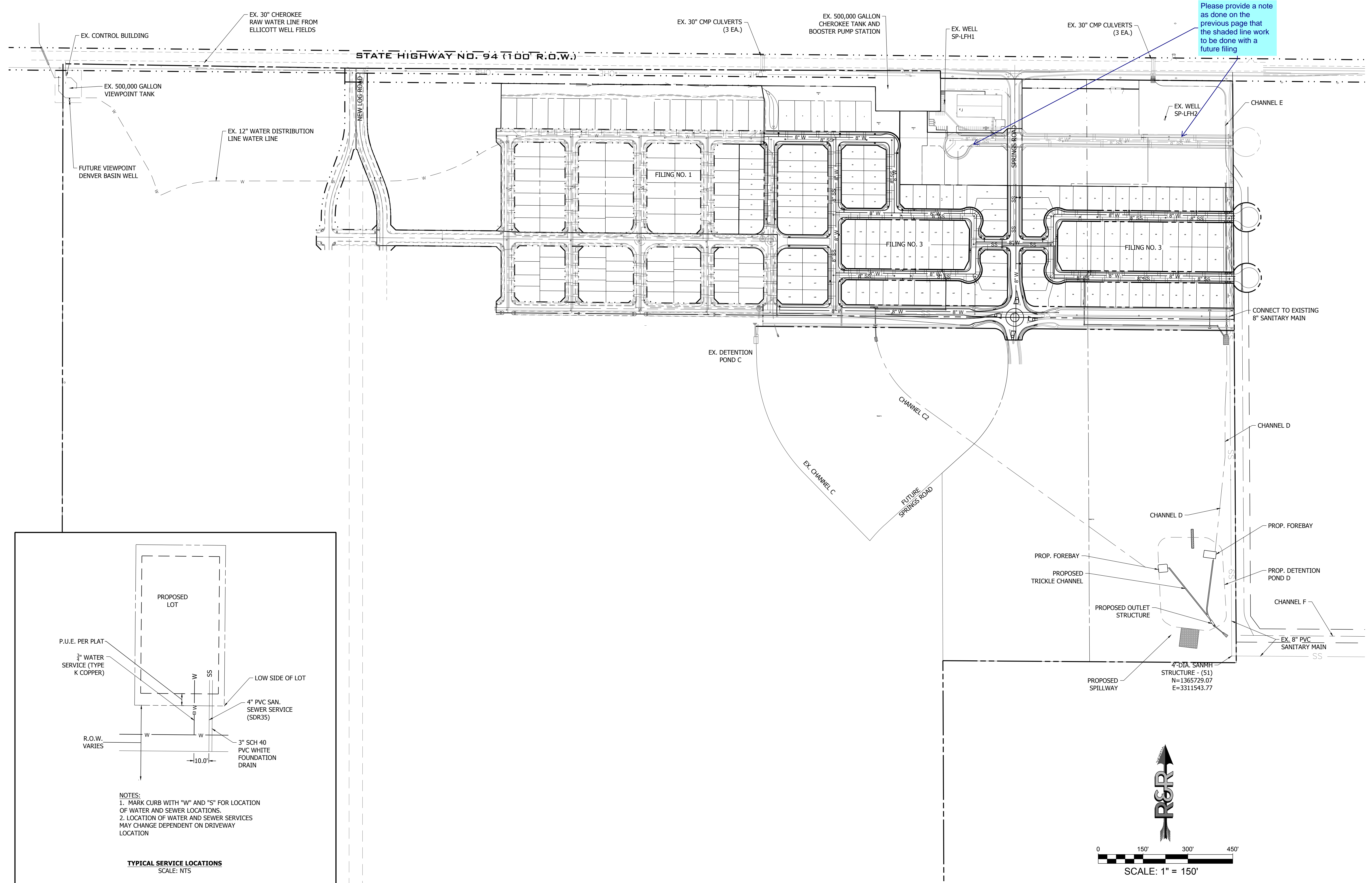
DATE: 06/16/2022 10:58:12 AM BY: LHM, GORDY

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

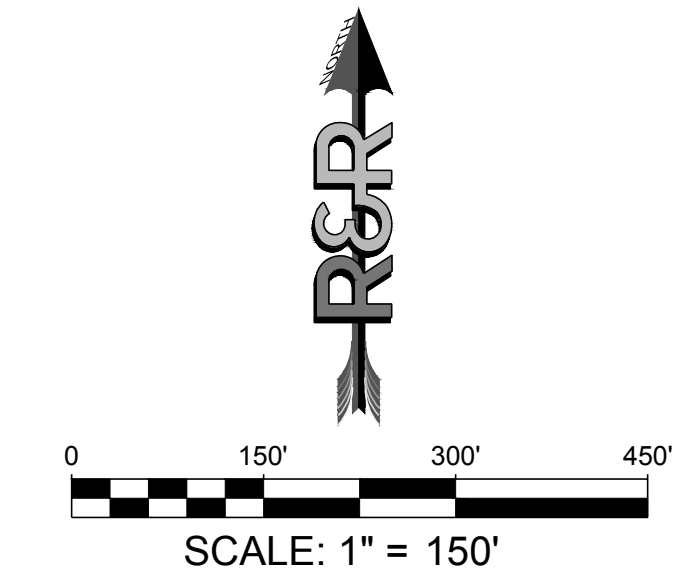
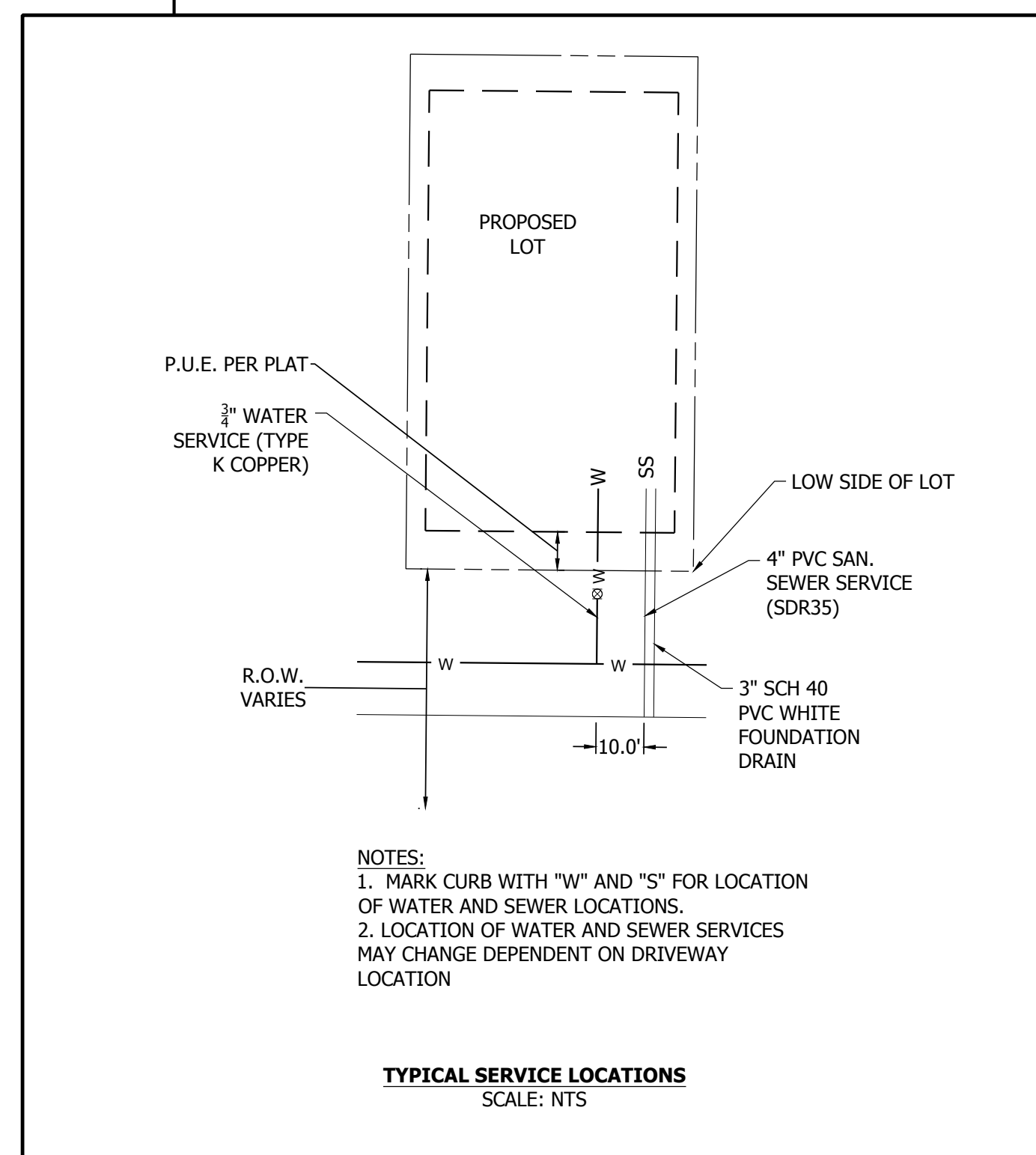


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Please provide a note as done on the previous page that the shaded line work to be done with a future filing

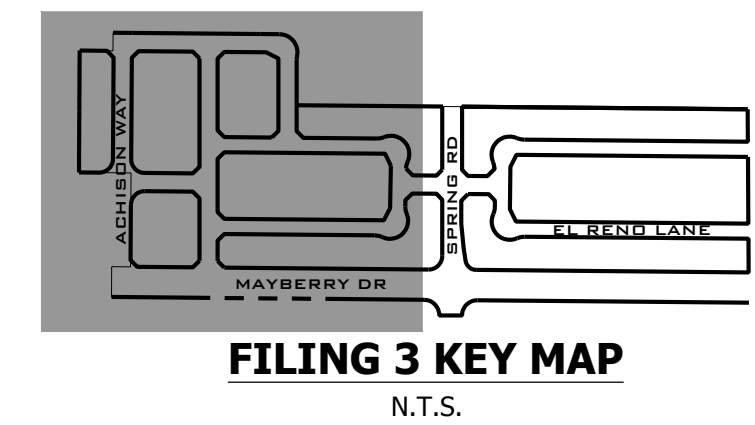


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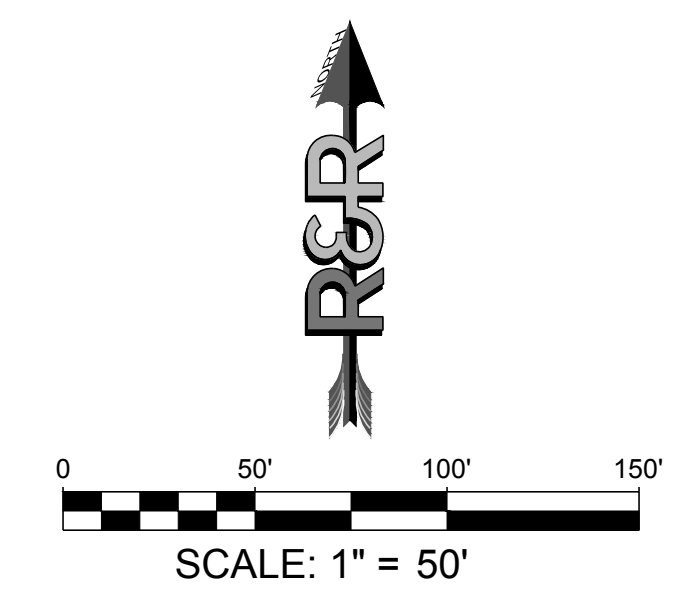
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<b>MAYBERRY PUD PH1 - FILING NO. 3</b>	
SITE ADDRESS:	MAYBERRY, COLORADO SPRINGS EL PASO COUNTY
PREPARED FOR:	MAYBERRY COMMUNITIES, LLC 3296 DEVINE HEIGHTS #208 COLORADO SPRINGS, CO 80922
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
OVERALL UTILITY PLAN	
NO.	C3.1

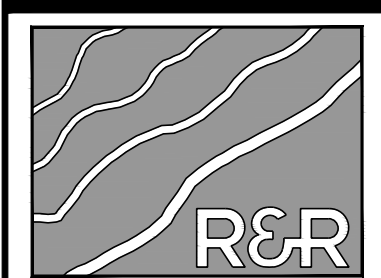




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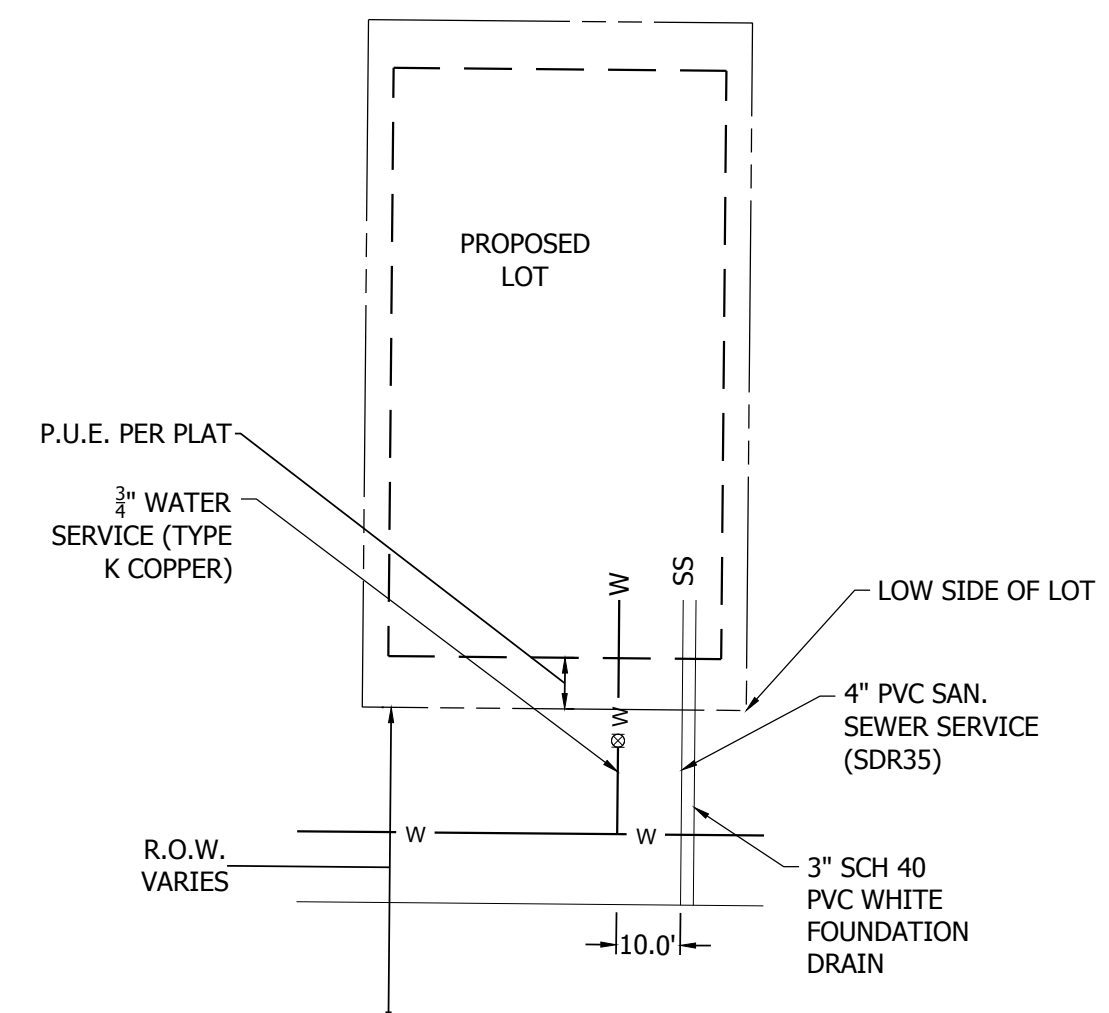
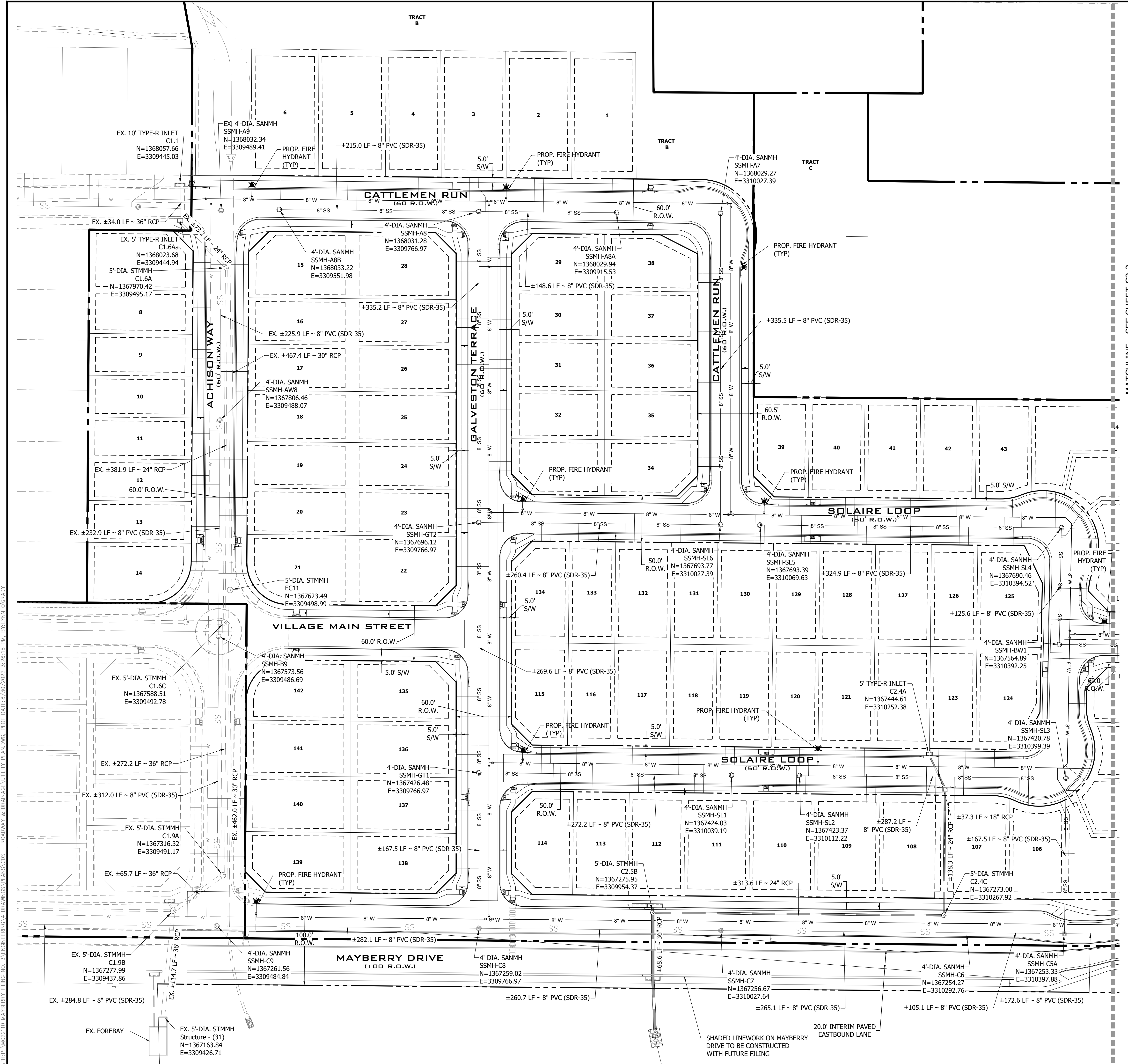
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CONSTRUCTION DOCUMENTS  
JOB NO. MC22110  
ORG. SUBM. DATE 06/16/2022  
DWN: LAO CHD: CJD

**SITE & UTILITY PLAN - WEST**

NO. **C3.2**



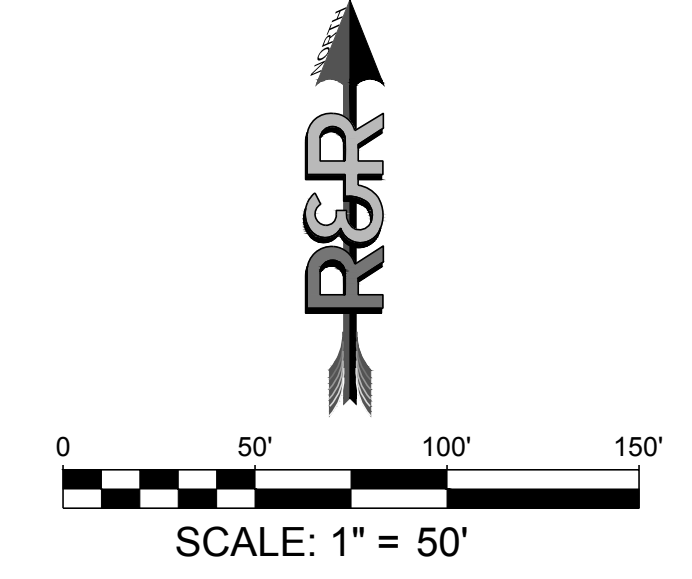
NOTES:  
1. MARK CURB WITH "W" AND "S" FOR LOCATION OF WATER AND SEWER LOCATIONS.  
2. LOCATION OF WATER AND SEWER SERVICES MAY CHANGE DEPENDENT ON DRIVEWAY LOCATION

**TYPICAL SERVICE LOCATIONS**  
SCALE: NTS

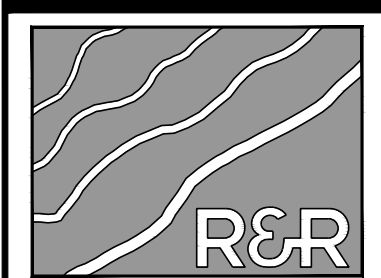
DATE: 06/16/2022 10:58:15 AM BY: LEO GORDAY

MATCHLINE - SEE SHEET C3.2





DATE	9/1/2022
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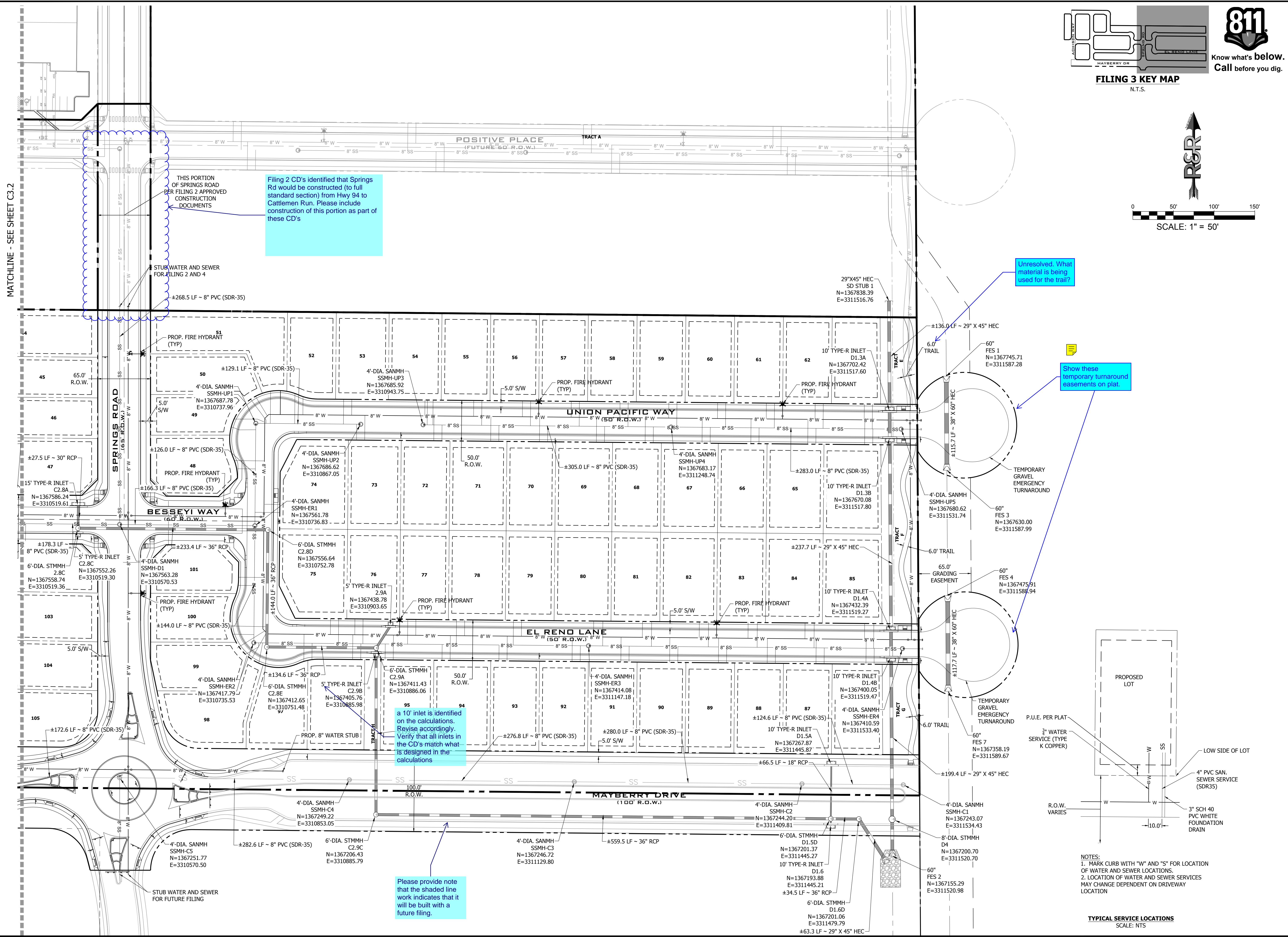
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EL PASO COUNTY

PREPARED FOR:  
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3206 DEVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

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

**SITE & UTILITY PLAN - EAST**

NO. **C3.3**



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

Unresolved. What material is being used for the trail?

Show these temporary turnaround easements 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

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

- 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.

MATCHLINE - SEE SHEET C3.2

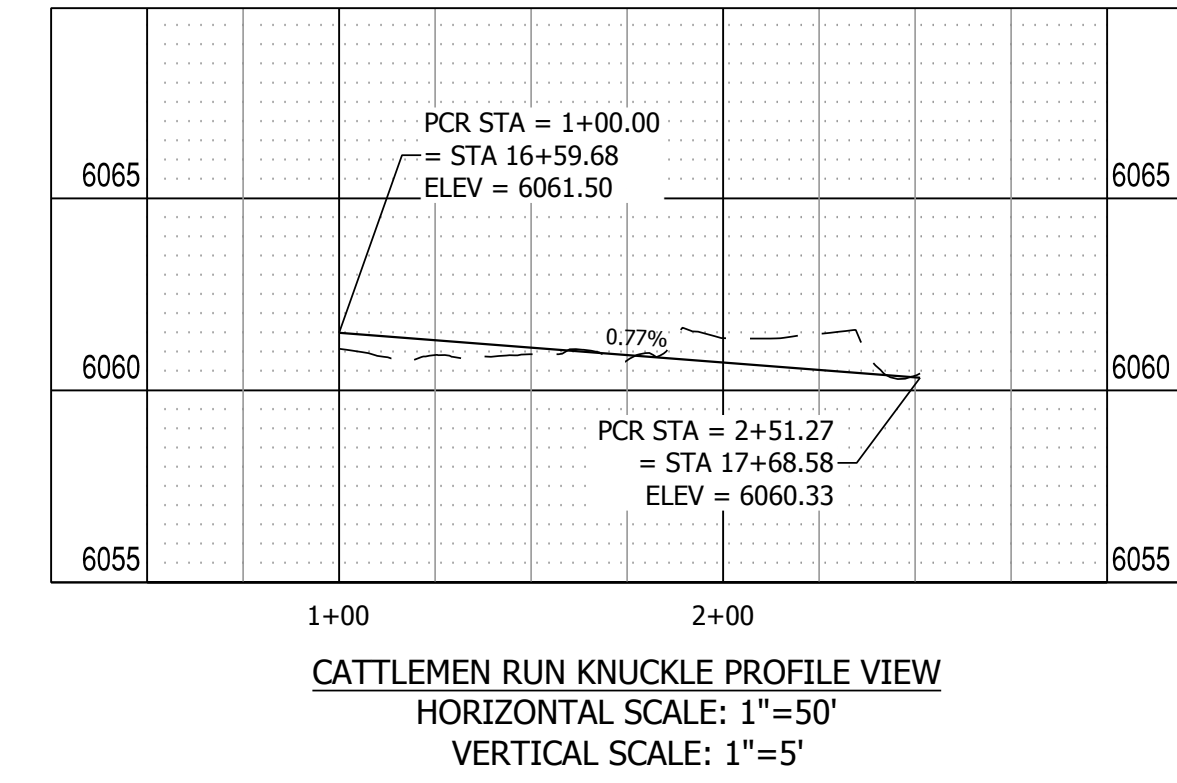
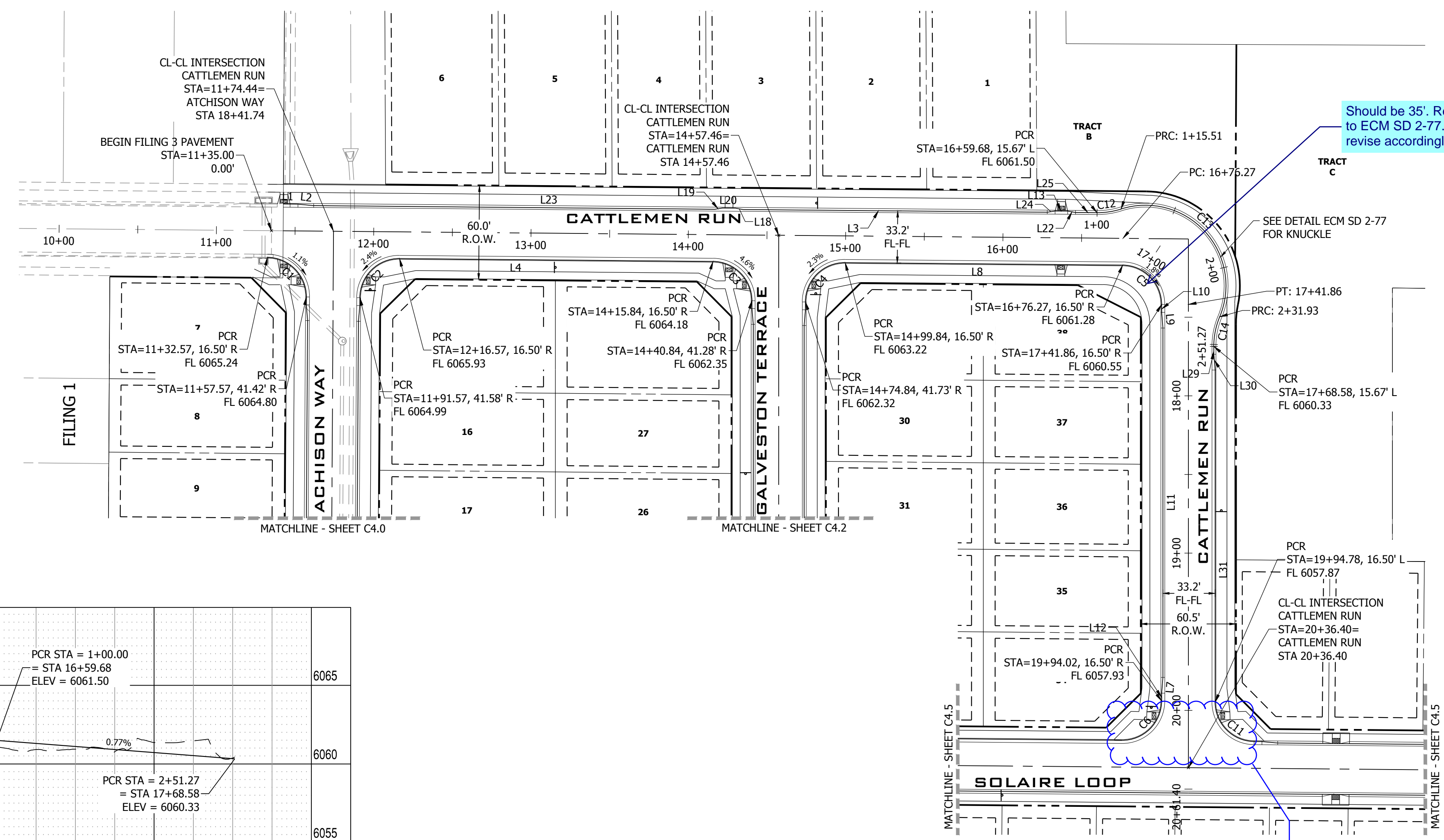
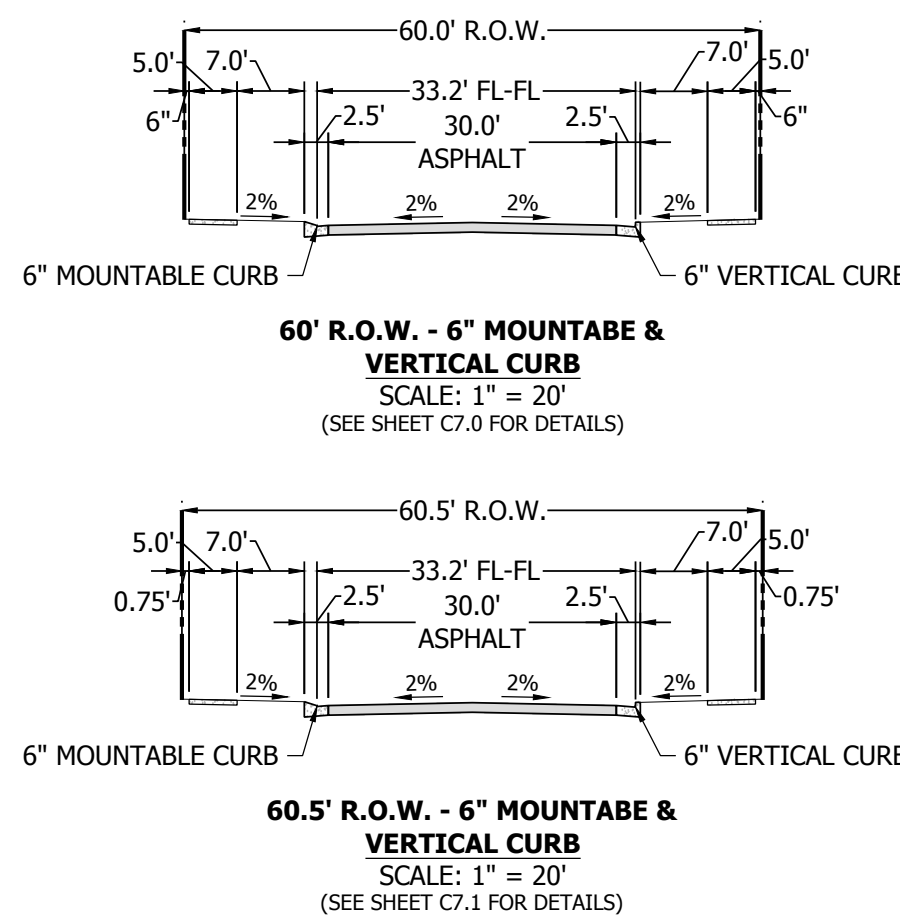
DATE: 06/16/2022 2:25:19 PM BY: LINDA GORDAY



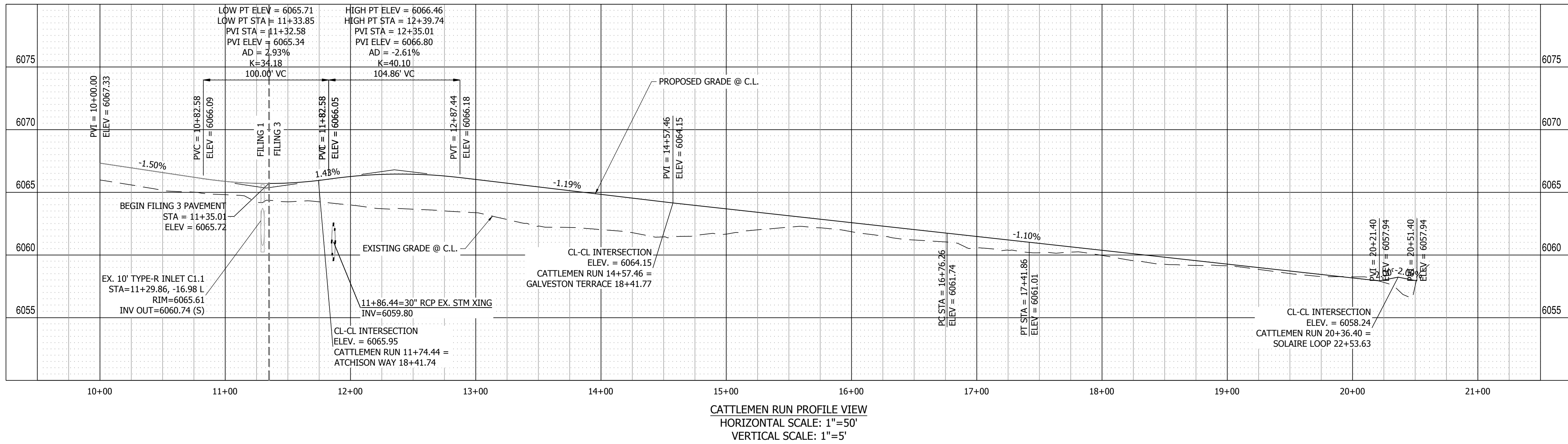




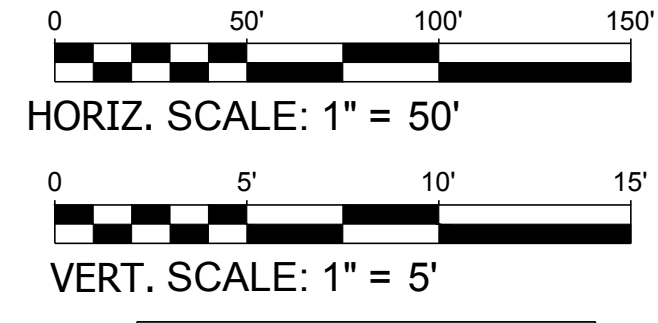
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**CATTLEMEN RUN PLAN VIEW**  
 URBAN LOCAL, 60' ROW, 33.2 FL-FL & 32.3 FL-FL, 25 MPH  
 SCALE: 1" = 50'



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



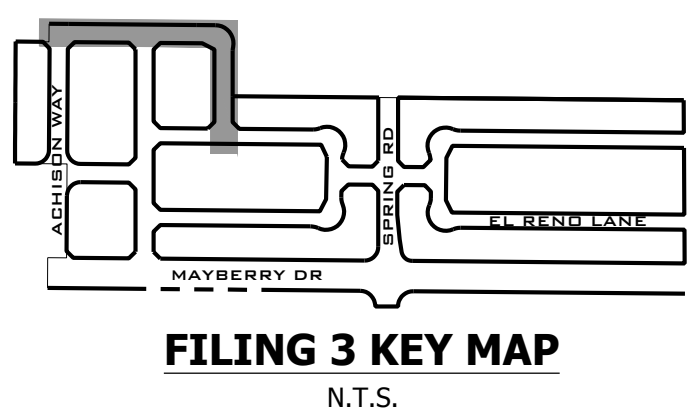
LINE TABLE @ FL		
LINE #	BEARING	DISTANCE
L1	S89°28'59"E	9.23'
L2	S84°44'19"E	10.03'
L3	S89°28'58"E	193.31'
L4	S89°28'59"E	199.27'
L7	S4°44'41"W	10.03'
L8	S89°28'59"E	176.42'
L9	S4°44'41"E	10.03'
L10	S0°00'00"E	5.00'
L11	S0°00'00"E	222.16'
L12	S0°00'00"E	5.00'
L13	S89°27'20"E	8.00'
L18	S80°01'51"E	5.07'
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"

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

Provide grades for curb return flowlines.

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



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

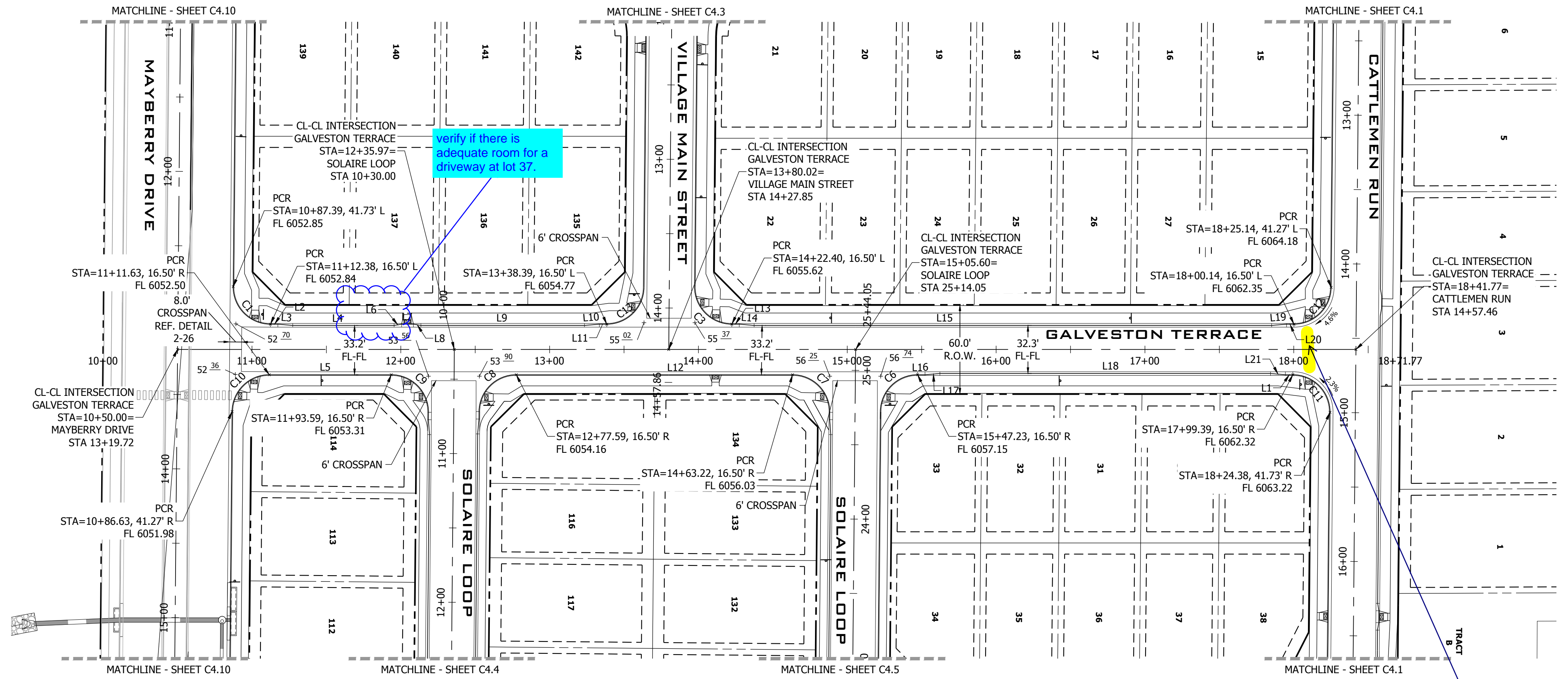
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
NAME	

**CATTLEMEN RUN PLAN & PROFILE**

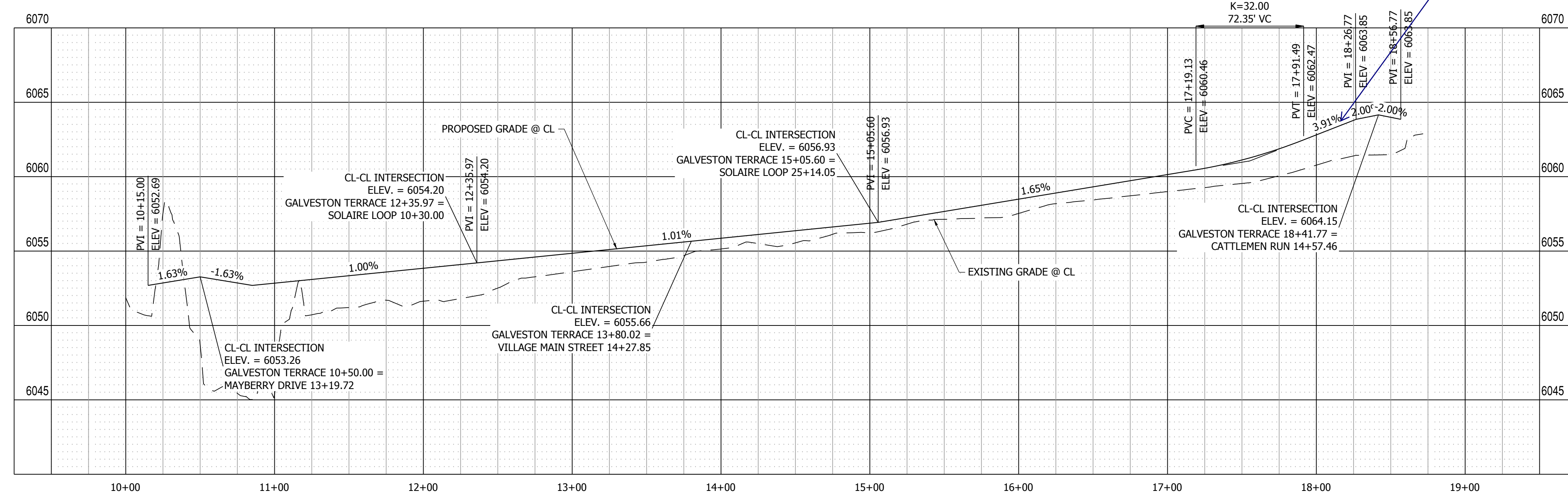
NO. **C4.1**



PATH: P:\MC2210\MAYBERRY PH1 - FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\035 - ROADWAY & DRAINAGE\GALVESTON TERRACE - ROADWAY & DRAINAGE.DWG, PLOT DATE: 8/29/2022 3:27:14 PM, BILLY W. O'GRADY



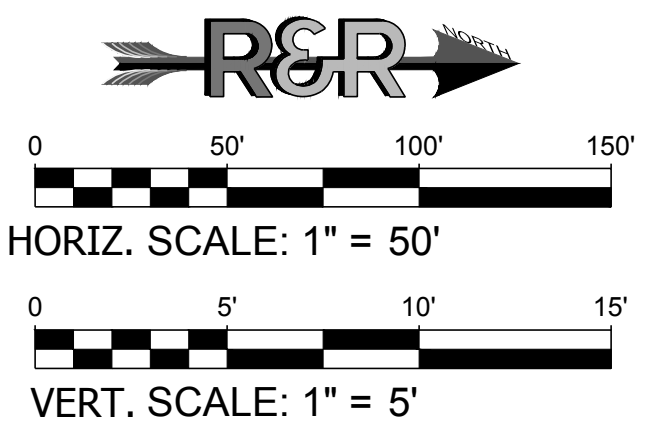
**GALVESTON TERRACE PLAN VIEW**  
 URBAN LOCAL, 60' ROW, 33.2' & 32.3' FL-FL, 25 MPH  
 SCALE: 1" = 50'



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

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

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



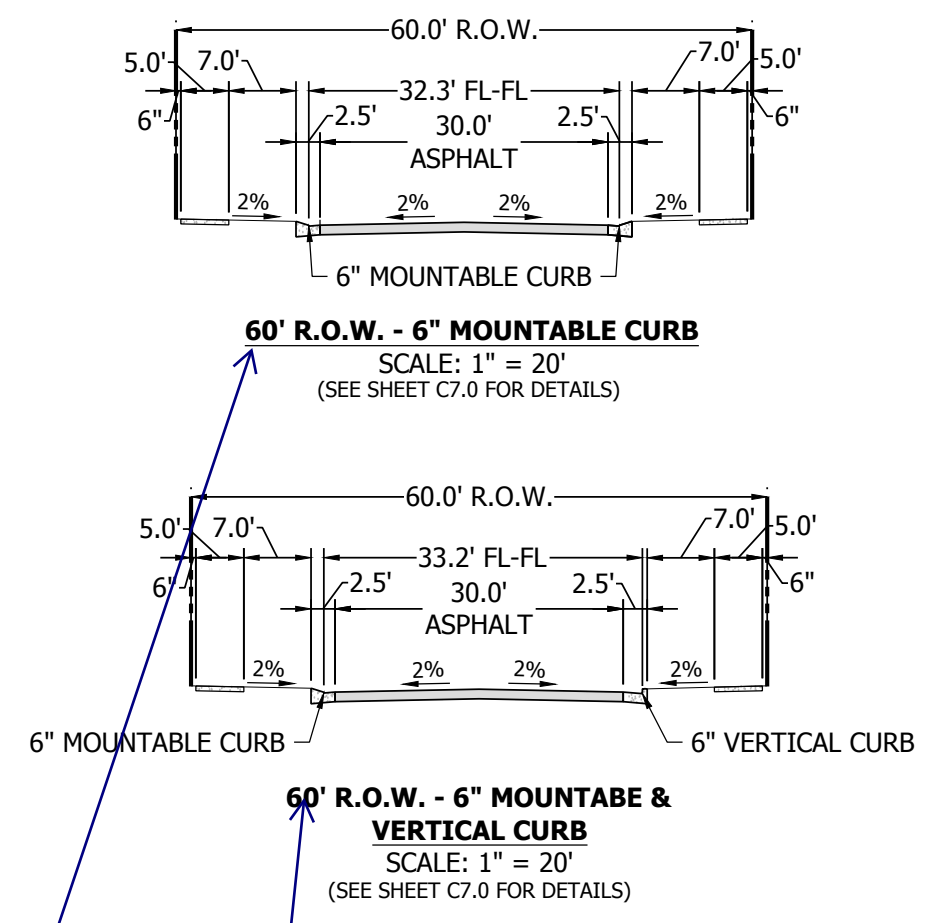
**LINE TABLE @ FL**

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"
L8	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"

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



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

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

**MAYBERRY 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

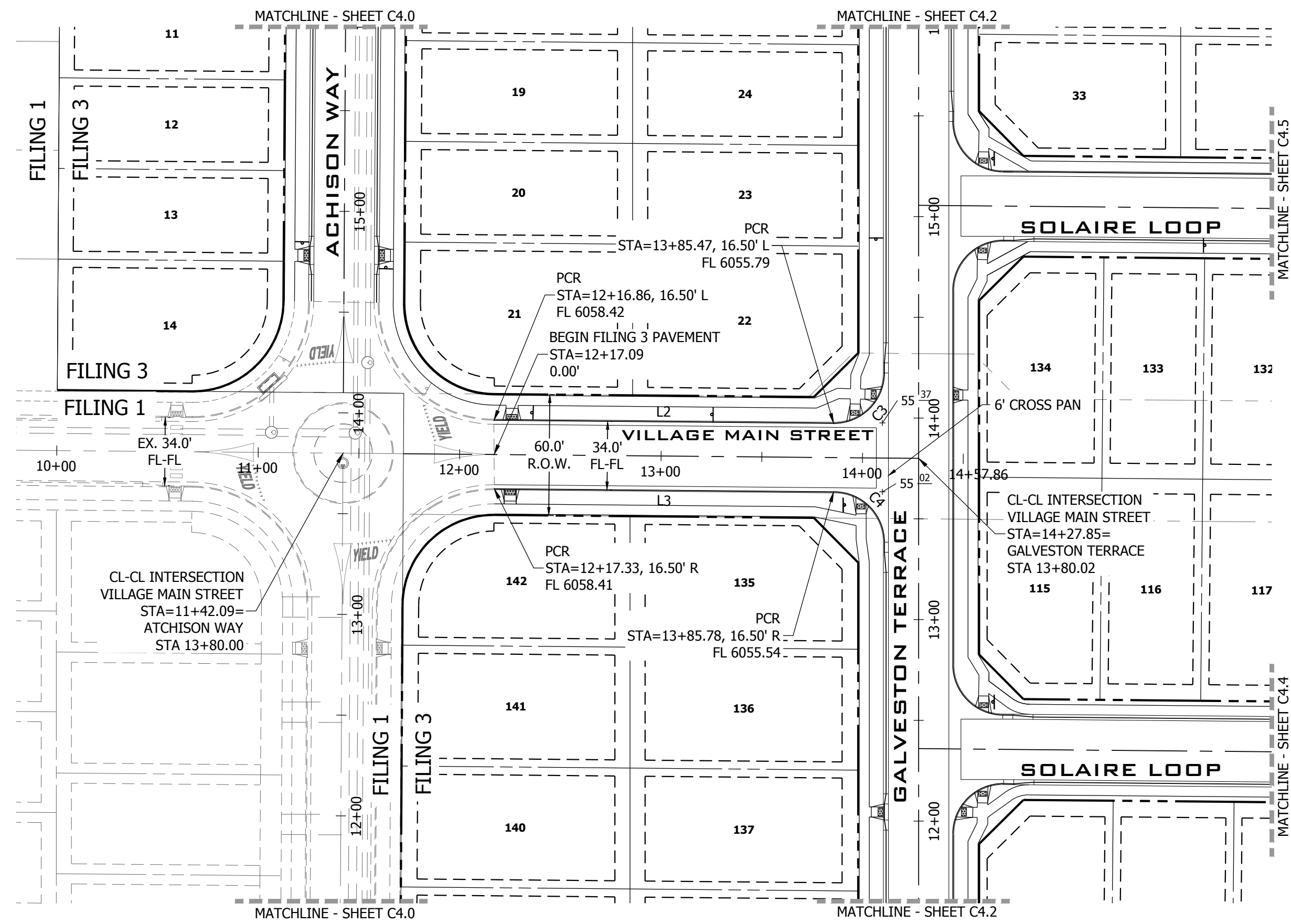
CONSTRUCTION DOCUMENTS  
 JOB NO. MC22110  
 ORG. SUBM. DATE 06/16/2022  
 DWN: LAO CHK: CJJ  
 NAME

**GALVESTON TERRACE PLAN & PROFILE**

NO. **C4.2**



PATH: P:\M22110\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



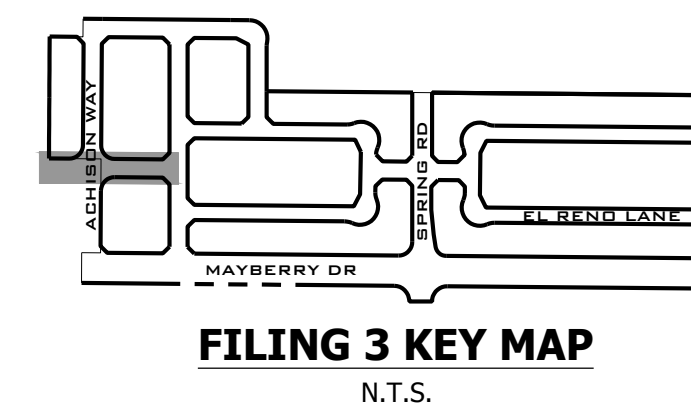
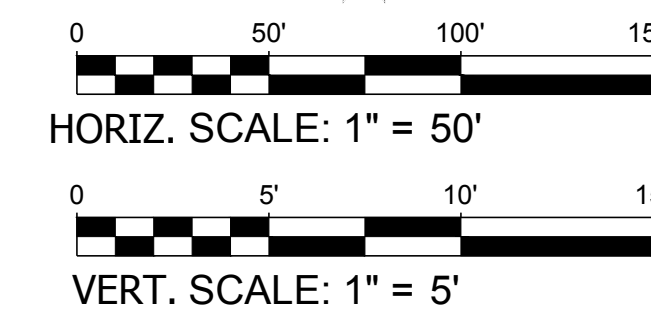
**VILLAGE MAIN STREET PLAN VIEW**  
 URBAN LOCAL, 69' ROW, 34 FL-FL, 25 MPH  
 SCALE: 1" = 50'

LINE TABLE @ FL

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

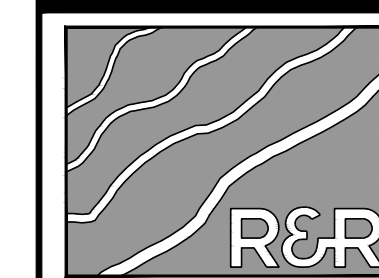
CURVE TABLE @ FL

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



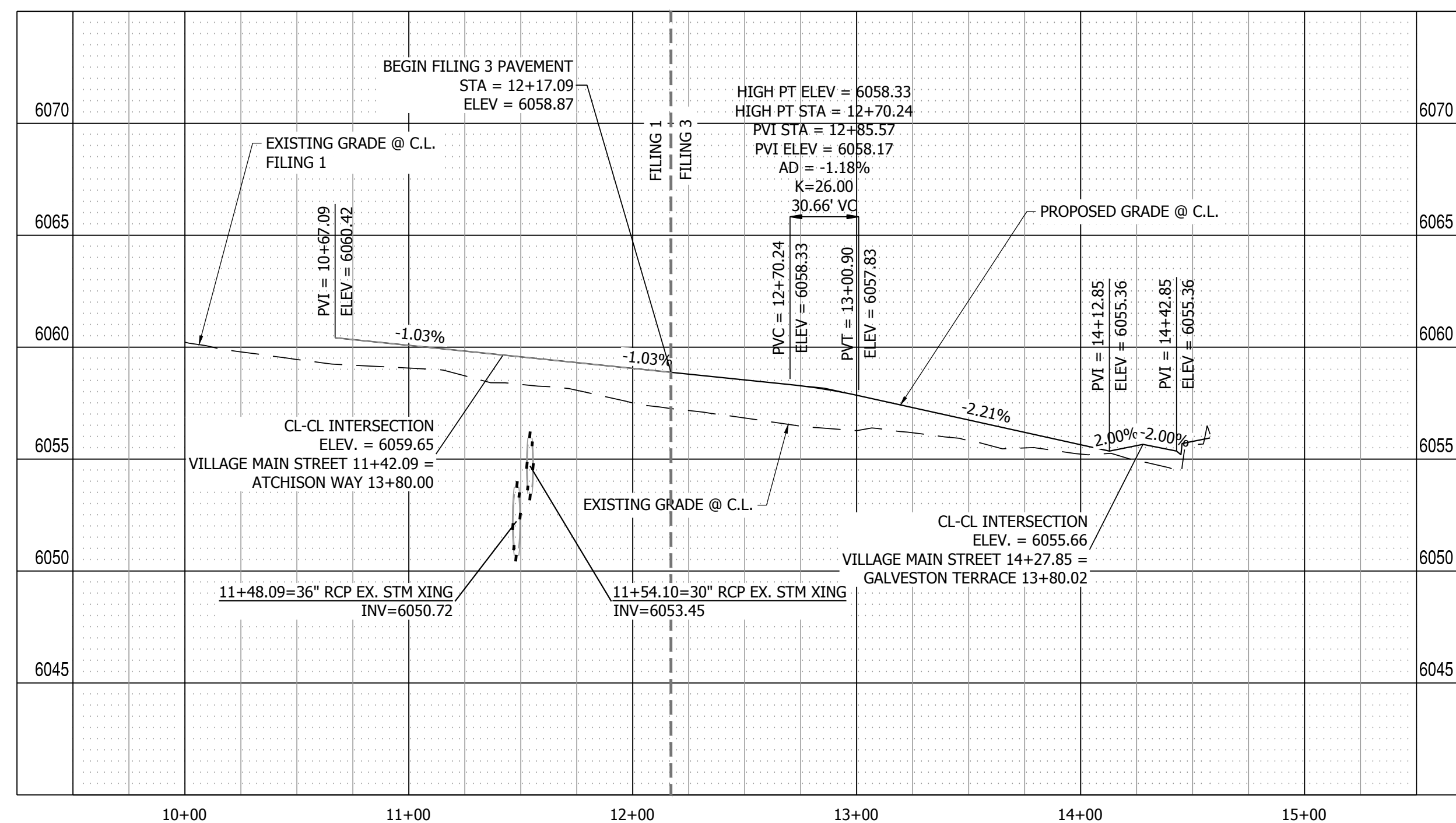
**811**  
 Know what's below.  
 Call before you dig.

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

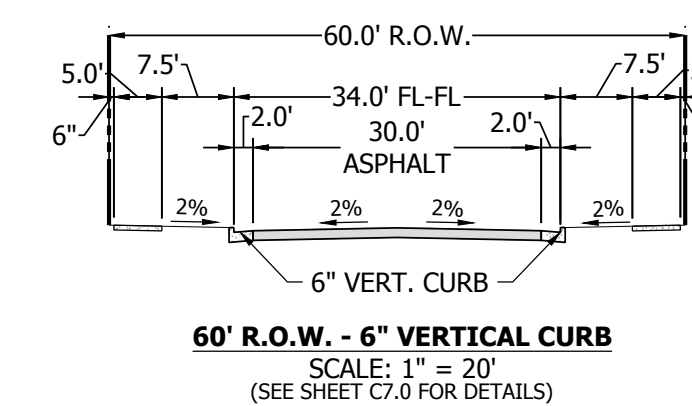


**R&R ENGINEERS-SURVEYORS, INC.**  
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 DENVER, COLORADO 80204  
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**VILLAGE MAIN STREET PROFILE VIEW**  
 HORIZONTAL SCALE: 1" = 50'  
 VERTICAL SCALE: 1" = 5'



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

**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

**VILLAGE MAIN STREET PLAN & PROFILE**

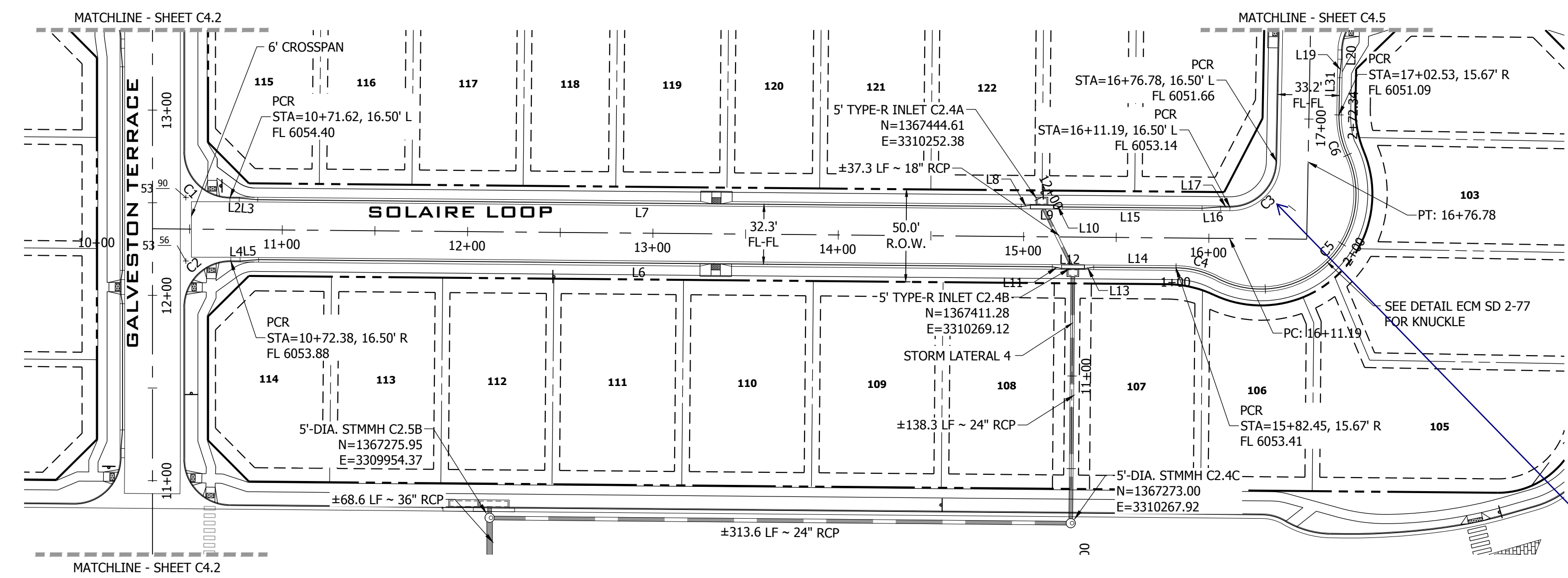
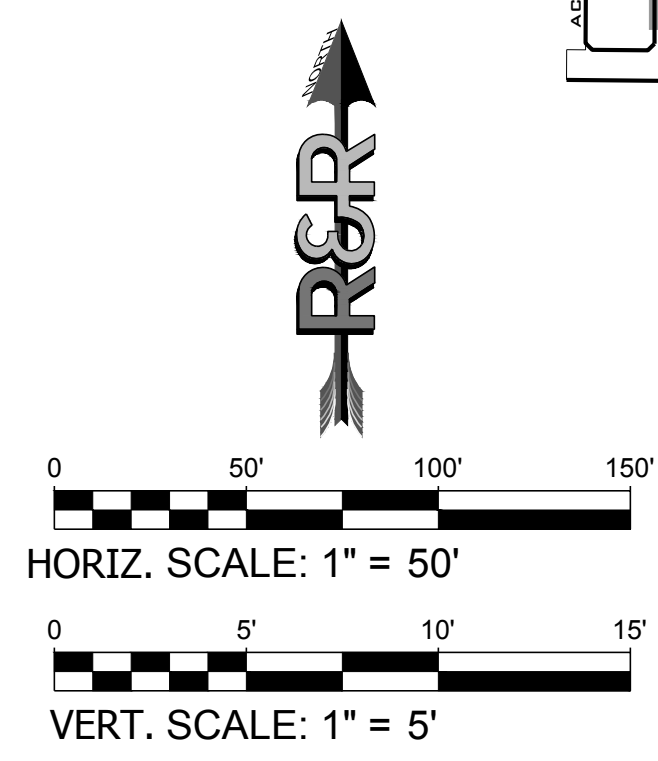
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**811**  
Know what's below.  
Call before you dig.

**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'

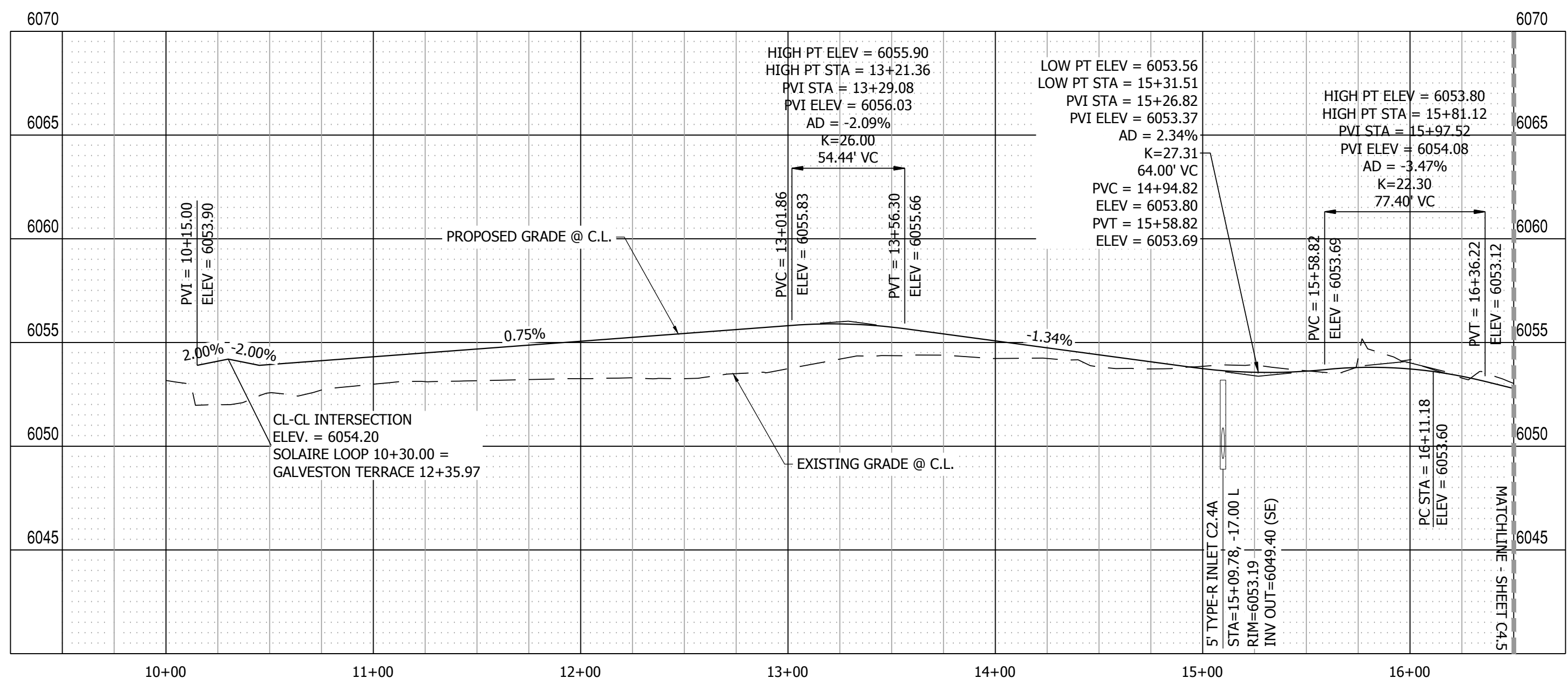
**LINE TABLE @ FL**

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'

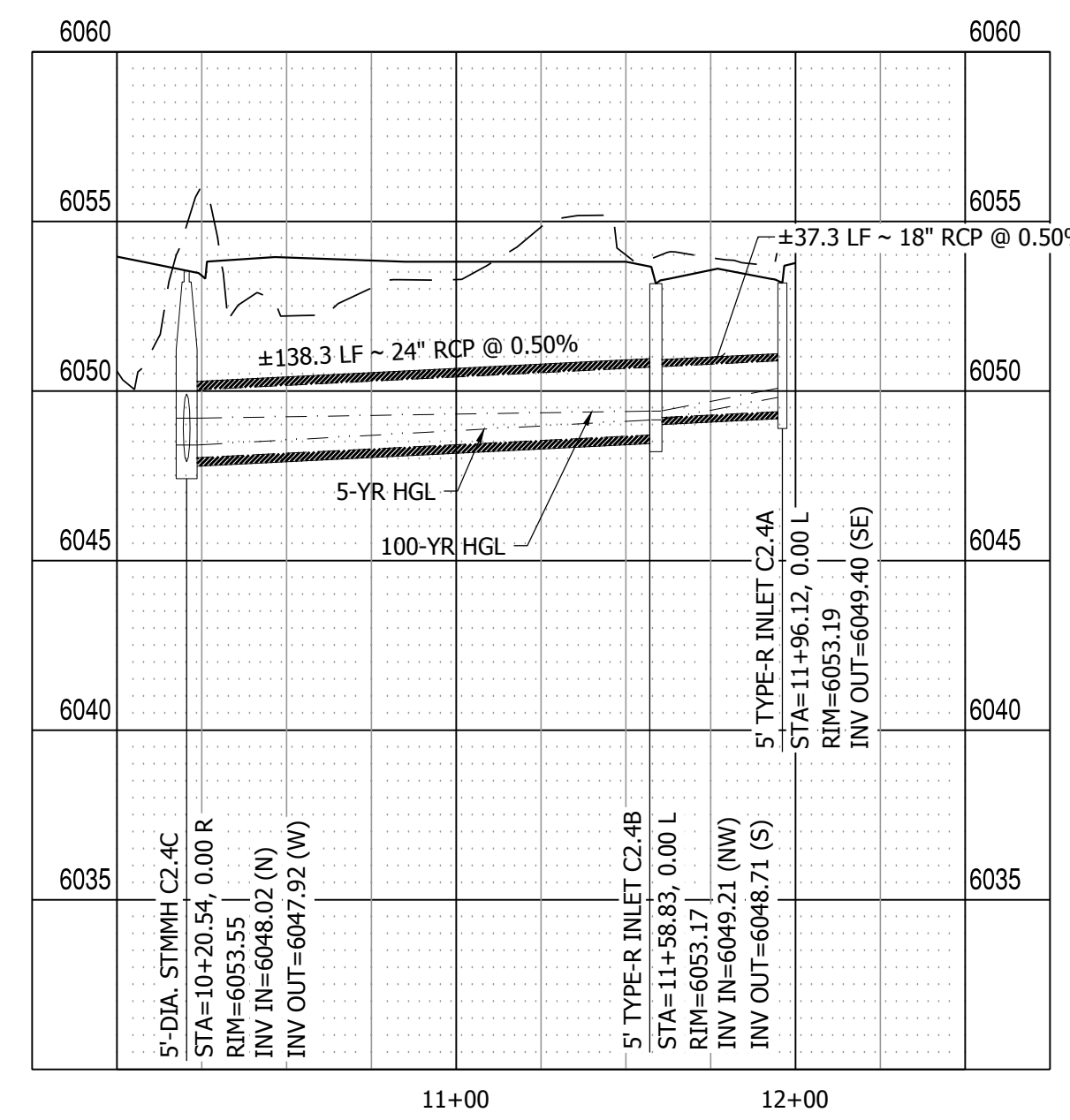
**CURVE TABLE @ FL**

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"

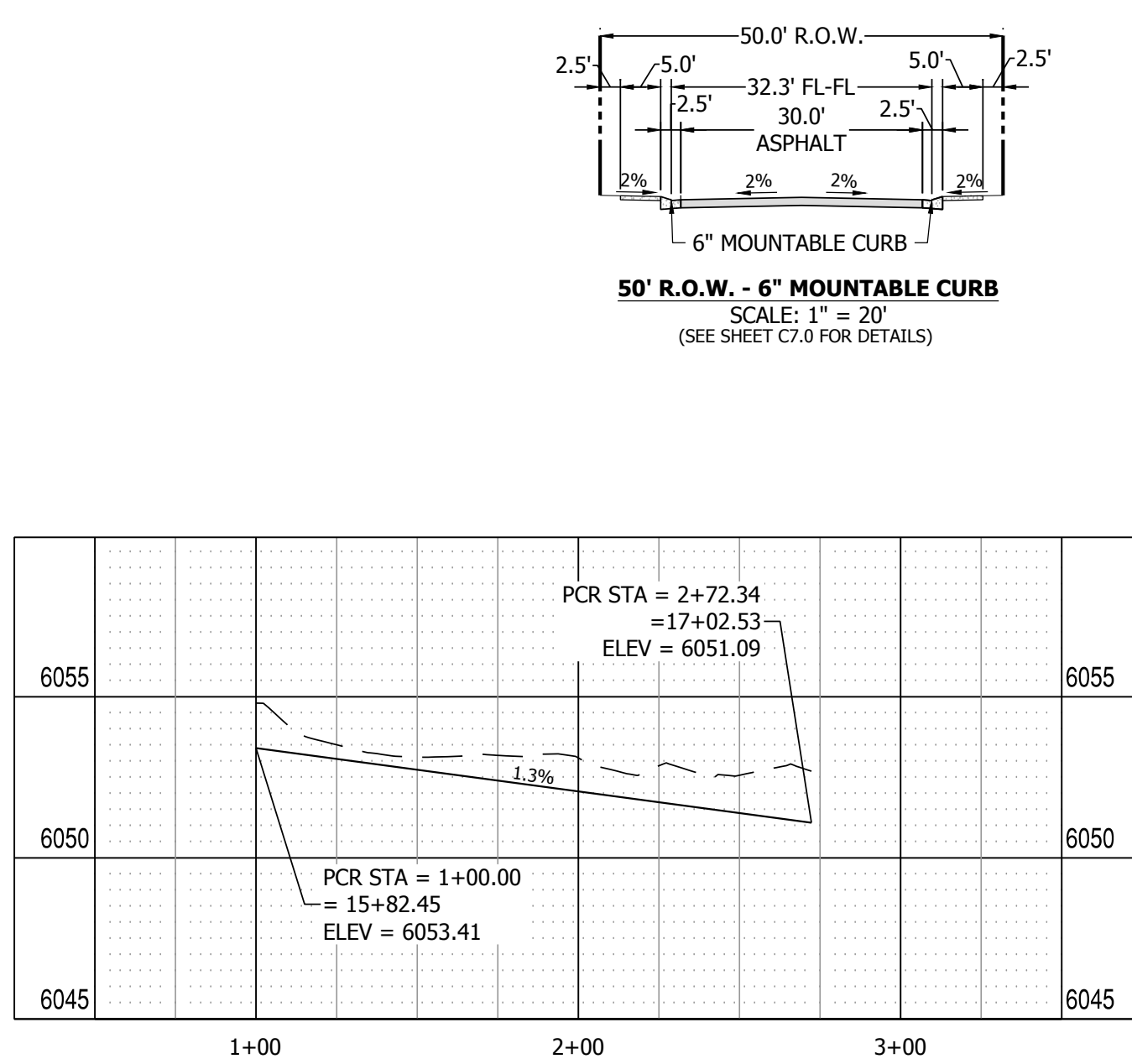
Should be 35'. Refer to ECM SD 2-77. revise accordingly.



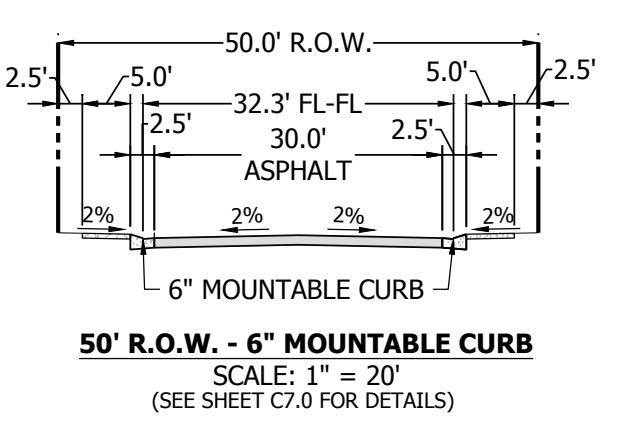
**SOLAIRE LOOP PROFILE VIEW**  
HORIZONTAL SCALE: 1" = 50'  
VERTICAL SCALE: 1" = 5'



**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
2ND	SUBMISSION	9/1/2022

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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**

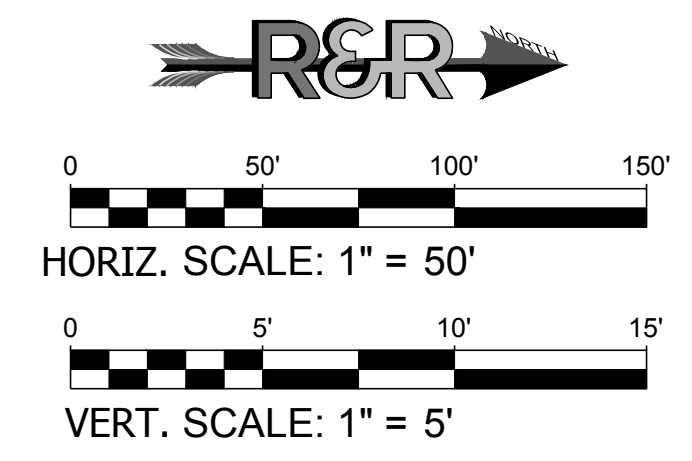
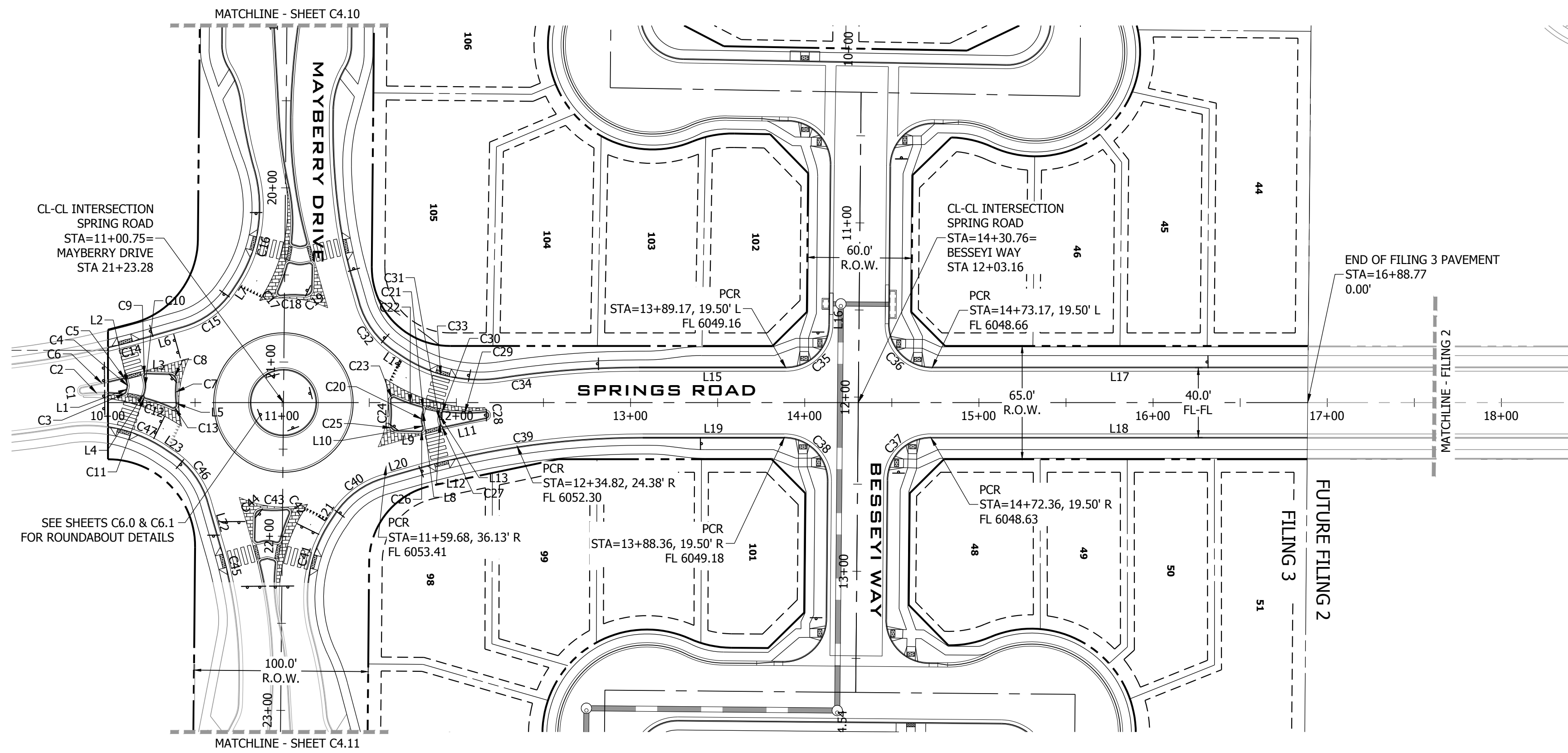
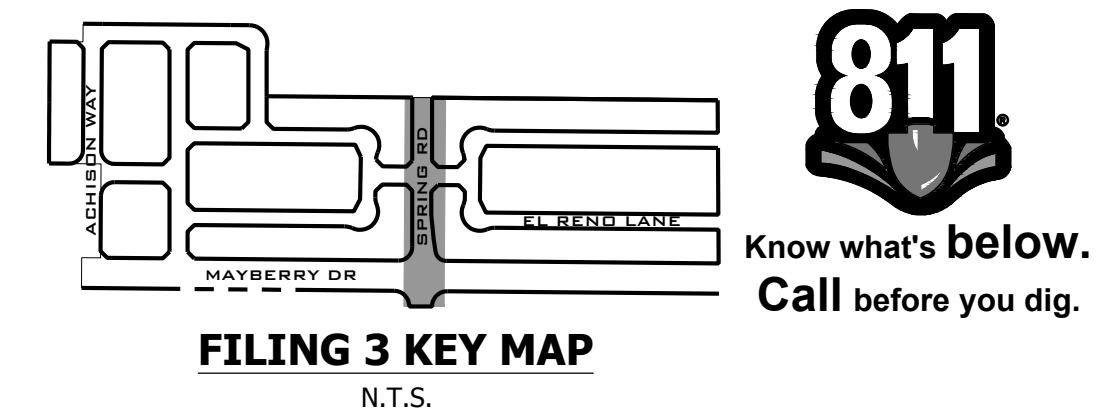












LINE TABLE @ FL

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

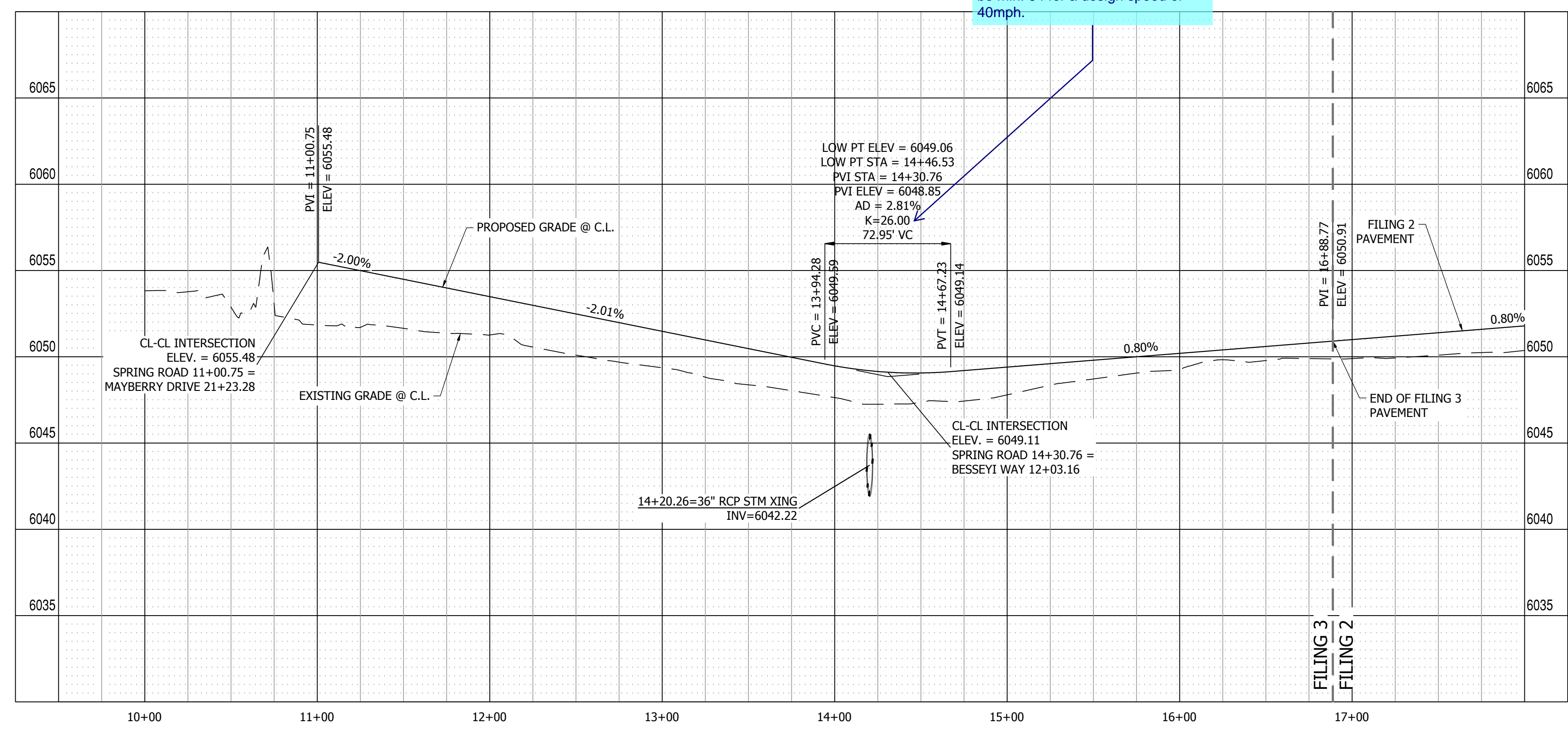
CURVE #	LENGTH	RADIUS	DELTA
C1	6.13'	2.00'	175°29'26"
C2	22.60'	97.00'	13°20'51"
C3	2.84'	2.00'	81°23'48"
C4	1.05'	2.00'	29°58'06"
C5	3.11'	2.00'	89°12'04"
C6	23.64'	500.00'	2°42'33"
C7	12.07'	66.00'	10°28'36"
C8	6.55'	4.00'	93°46'11"
C9	3.70'	2.00'	106°06'11"
C10	9.45'	13.53'	39°59'25"
C11	3.16'	2.00'	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

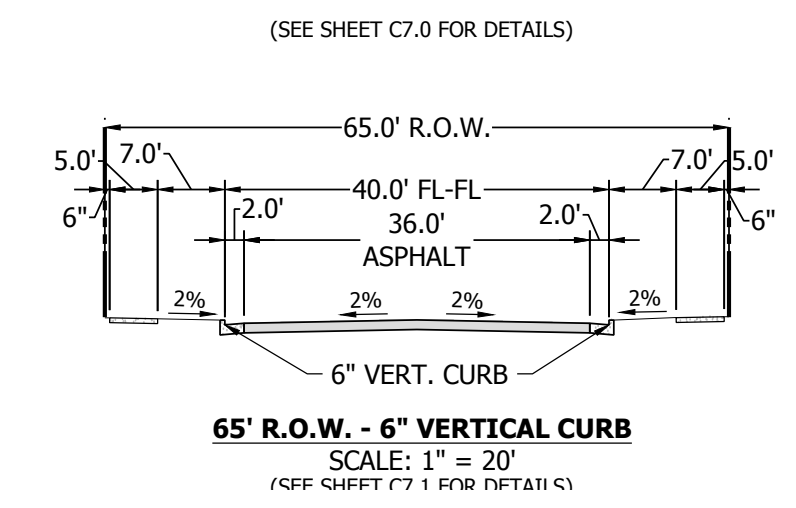
CURVE #	LENGTH	RADIUS	DELTA
C17	4.20'	2.00'	120°14'38"
C18	13.41'	66.00'	11°38'36"
C19	6.55'	4.00'	93°51'14"
C20	6.27'	11.95'	30°04'25"
C21	3.16'	2.00'	90°28'21"
C22	15.73'	97.00'	9°17'24"
C23	4.20'	2.00'	120°18'25"
C24	13.13'	66.00'	11°23'43"
C25	6.55'	4.00'	93°45'33"
C26	3.70'	2.00'	106°05'28"
C27	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"

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

Per previous discussion at the PUDSP stage, Springs Road shall have design attributes of a collector roadway therefore the K value shall be min. 64 for a design speed of 40mph.



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



65' R.O.W. - 6" VERTICAL CURB  
SCALE: 1" = 20'

PATH: P:\MC2210 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

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

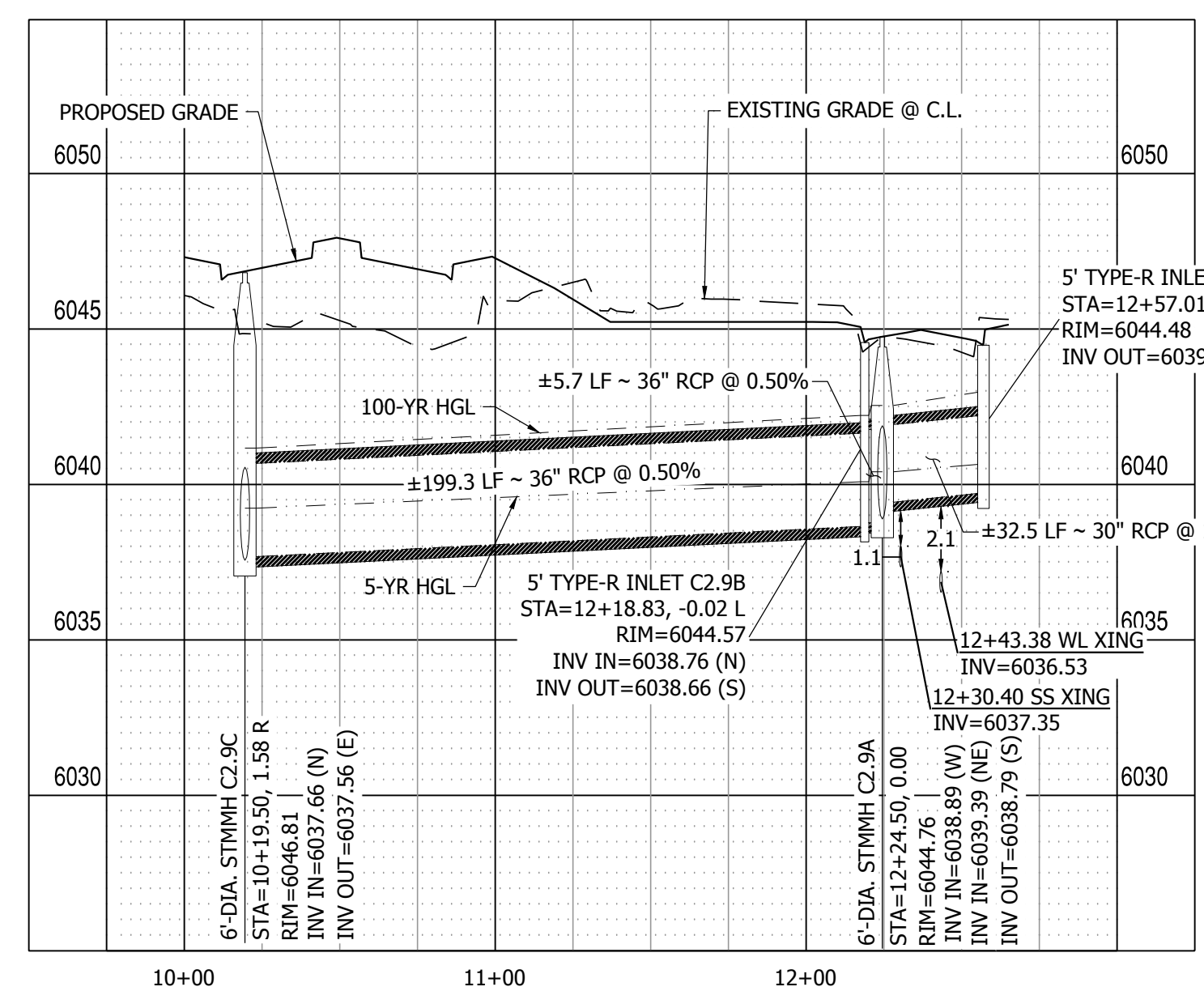
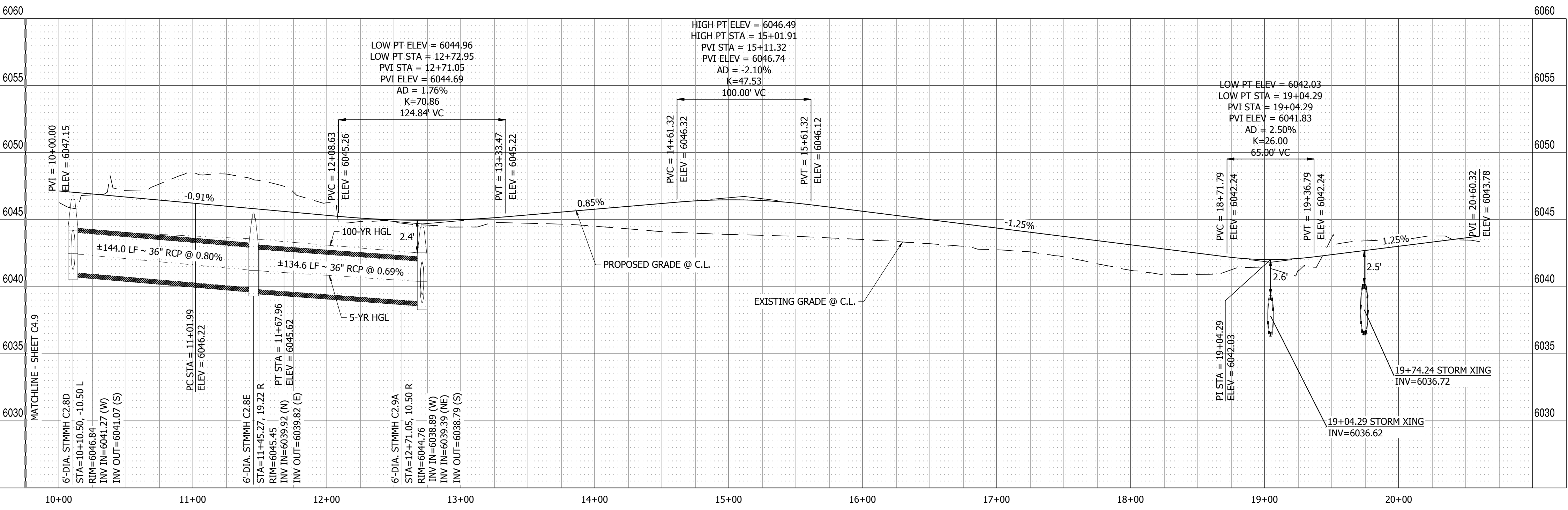
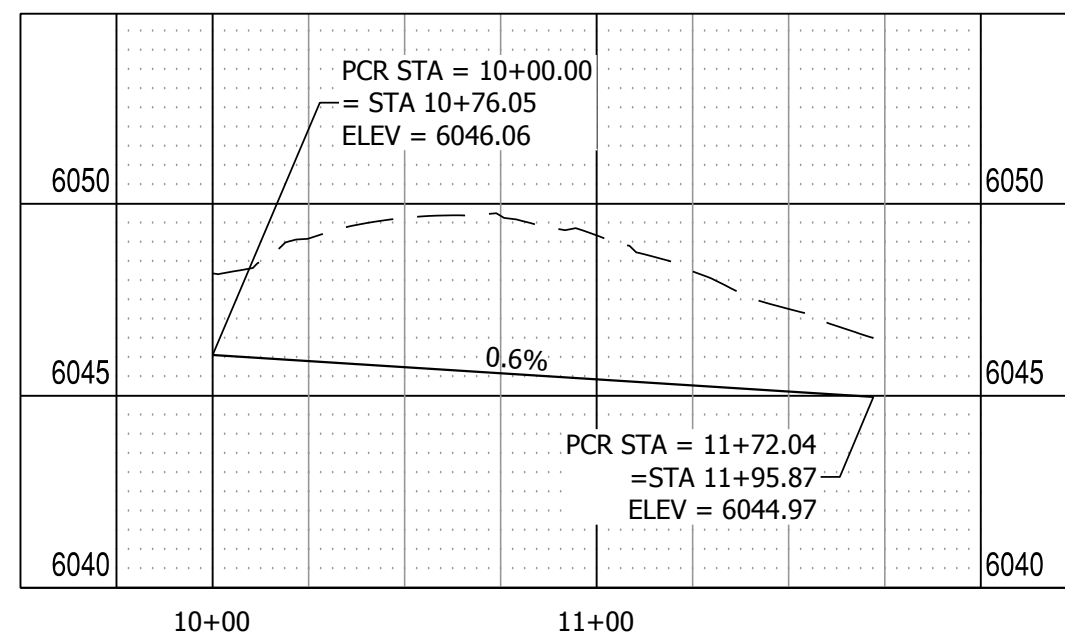
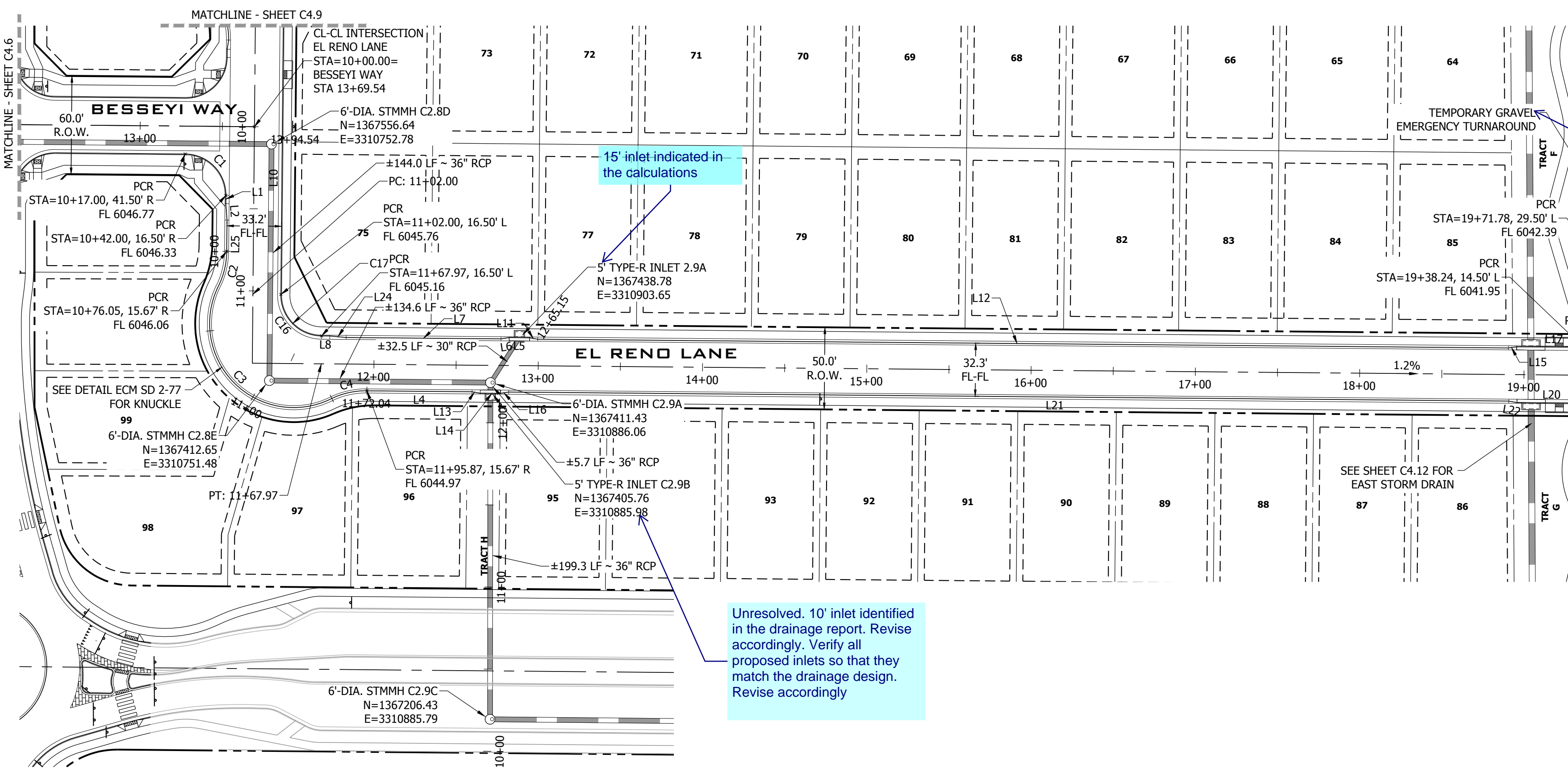
SPRINGS ROAD  
PLAN & PROFILE

NO. **C4.7**



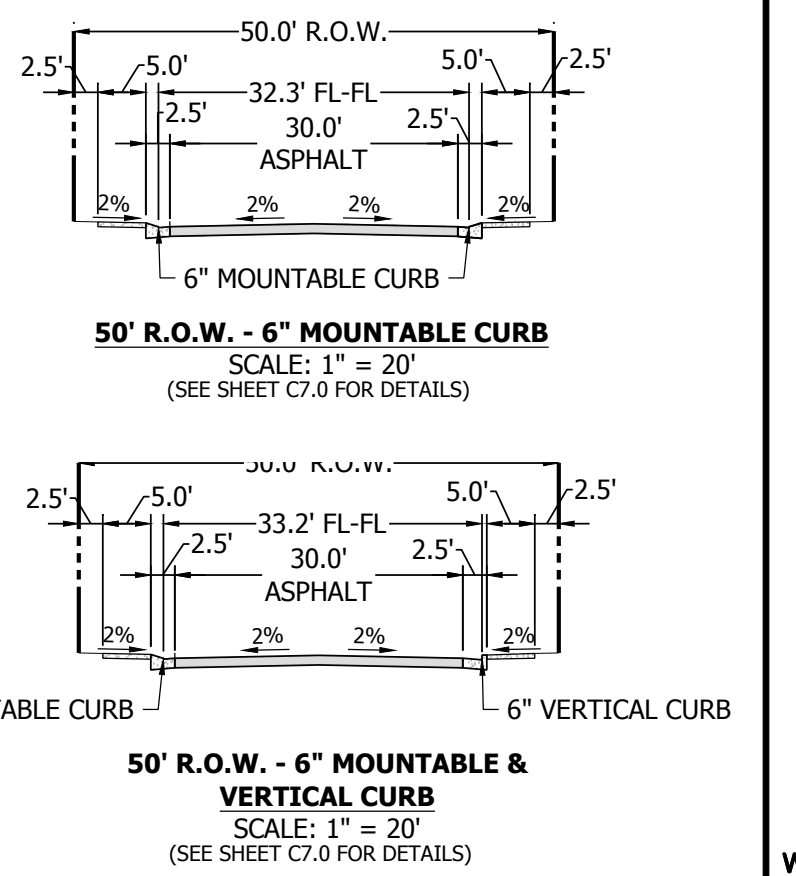
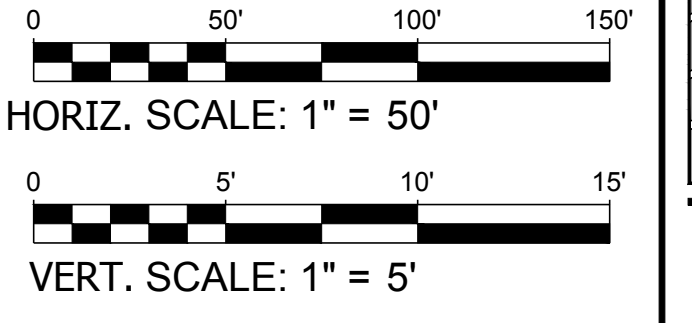
LINE #	BEARING	DISTANCE
L1	S0°31'00"W	5.00'
L2	S4°13'41"E	10.03'
L4	S89°28'59"E	63.99'
L5	S89°28'28"E	12.35'
L6	N81°05'30"E	5.07'
L7	S89°28'59"E	94.25'
L8	S89°28'59"E	5.00'
L10	S0°31'00"W	186.00'
L11	S80°03'56"E	5.07'
L12	S89°29'00"E	590.82'
L13	S80°03'48"E	5.07'
L14	S89°28'59"E	12.33'
L15	N82°03'41"E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



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

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



R&R ENGINEERS-SURVEYORS, INC. - ROADWAY & DRAINAGE PLANS - ROADWAY & DRAINAGE DIV. - PROJECT DATE: 6/15/2022 3:28:00 PM, BILLIAN, CBRADY

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

WWW.RRENINEERS.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

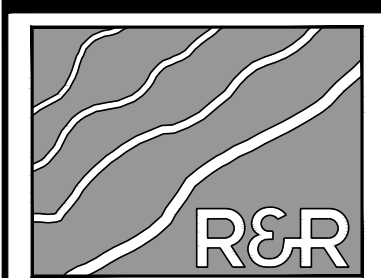
CONSTRUCTION DOCUMENTS  
JOB NO. MC22110  
ORG. SUBM. DATE 06/16/2022  
DWN: LAO CHKD: CJD  
NAME:

**EL RENO LANE  
PLAN & PROFILE**

NO. **C4.8**



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

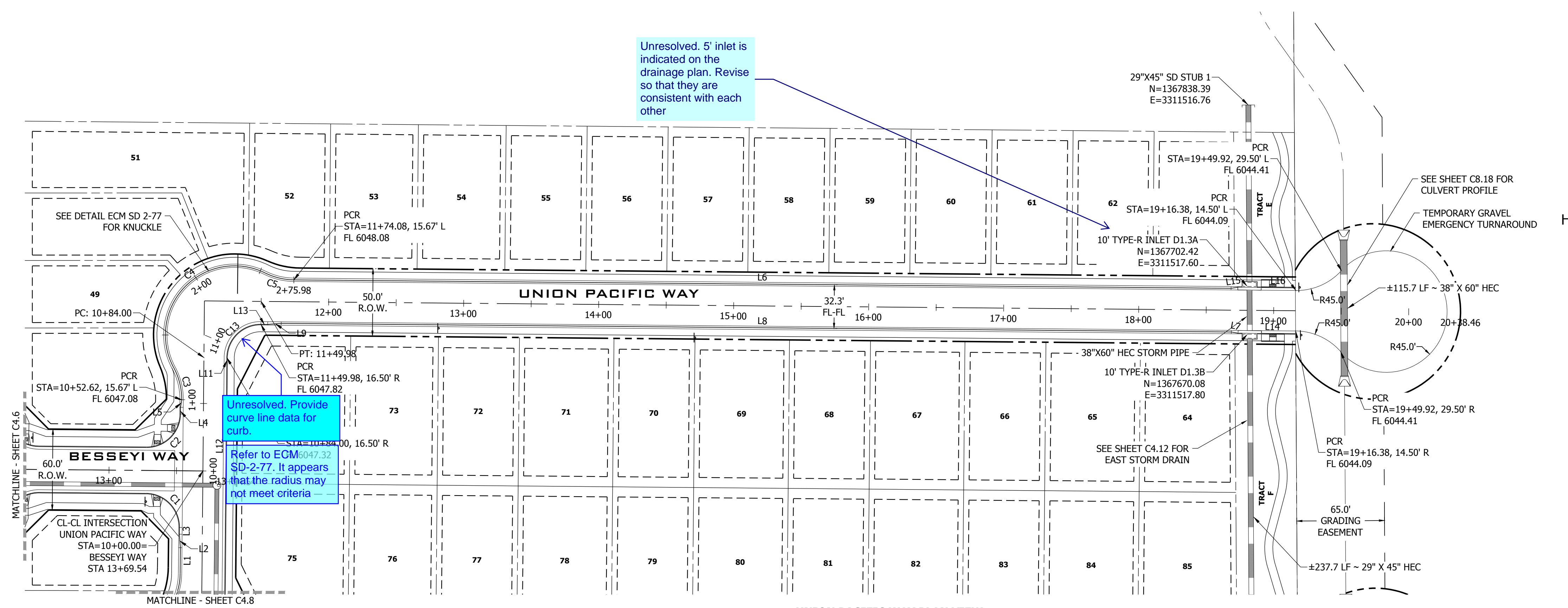
WWW.RRENGINEERS.COM

**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

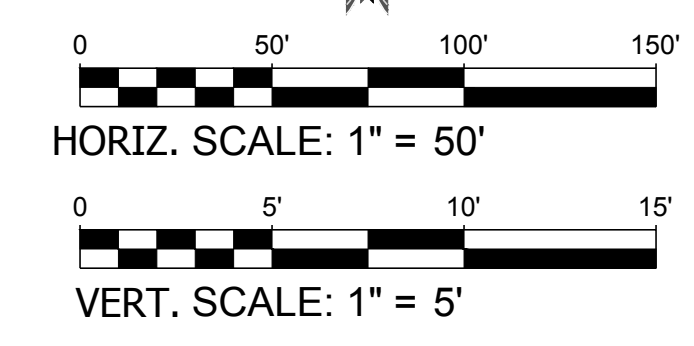
**UNION PACIFIC WAY PLAN & PROFILE**

NO. **C4.9**



Unresolved. 5' inlet is indicated on the drainage plan. Revise so that they are consistent with each other

Unresolved. Provide curve line data for curb. Refer to ECM 6047.32 SD-2-77. It appears that the radius may not meet criteria

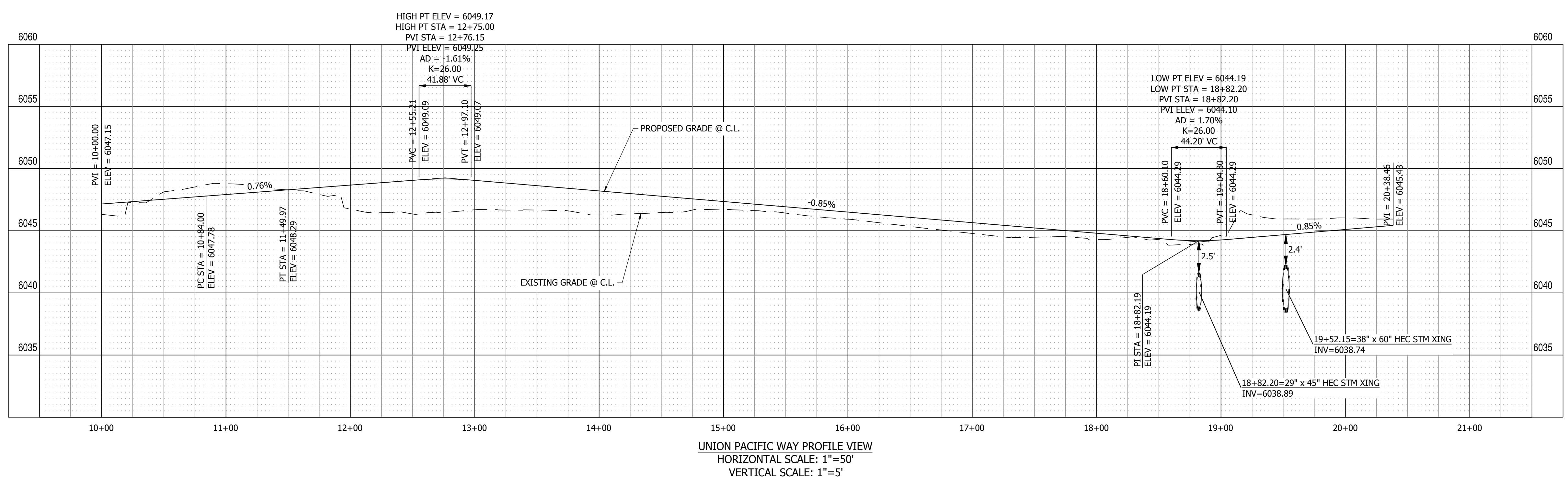
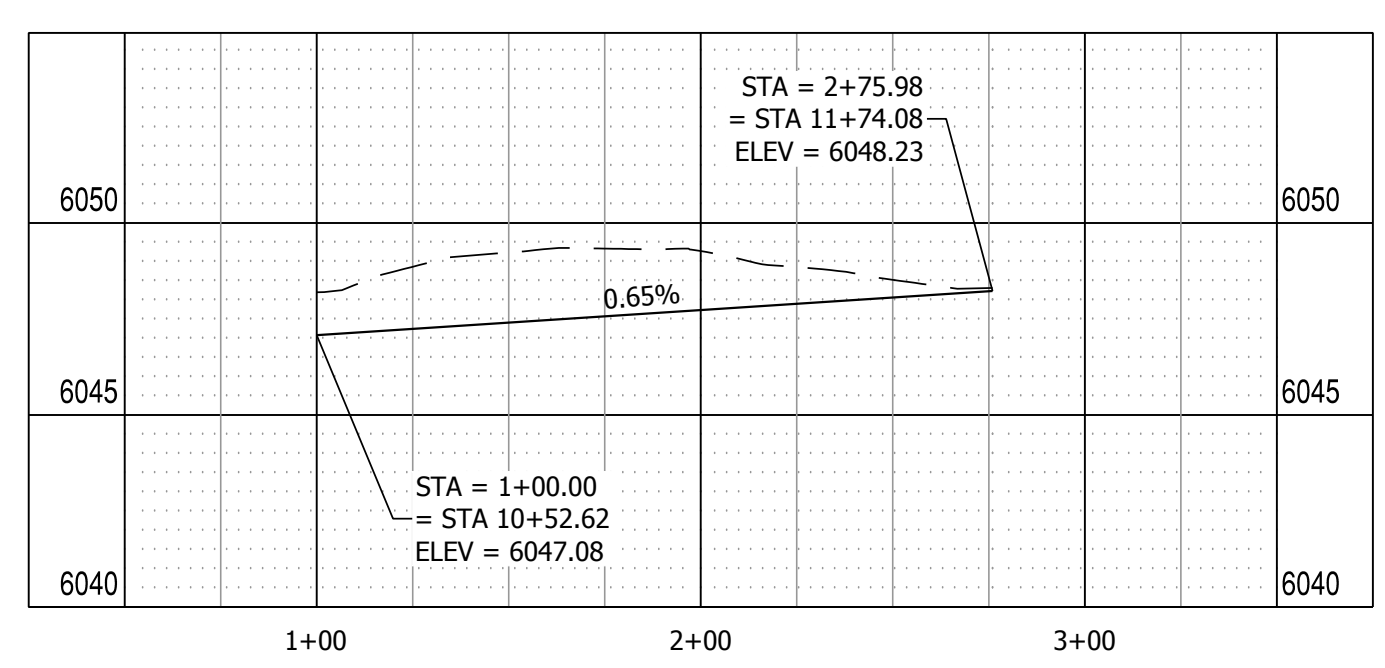
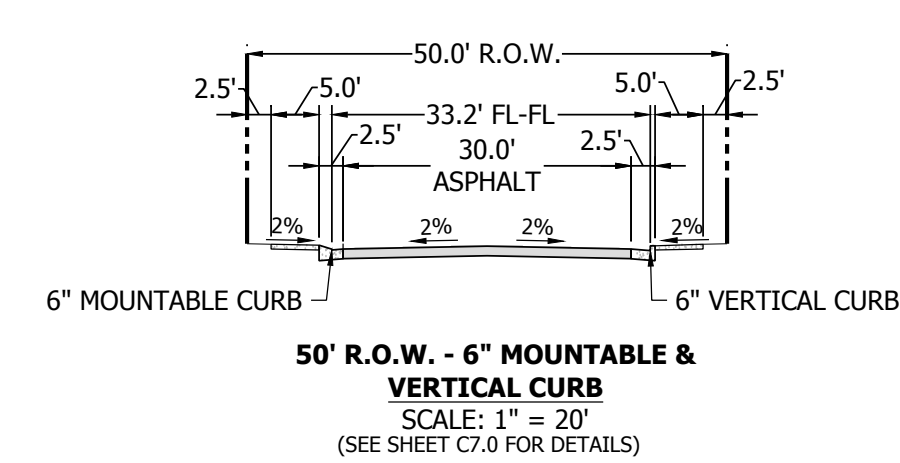
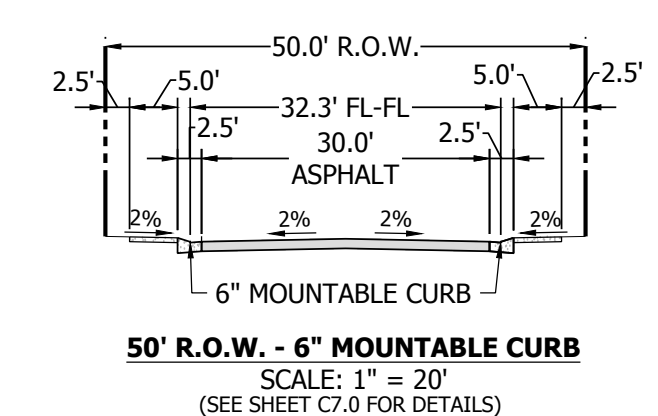


**LINE TABLE @ FL**

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**

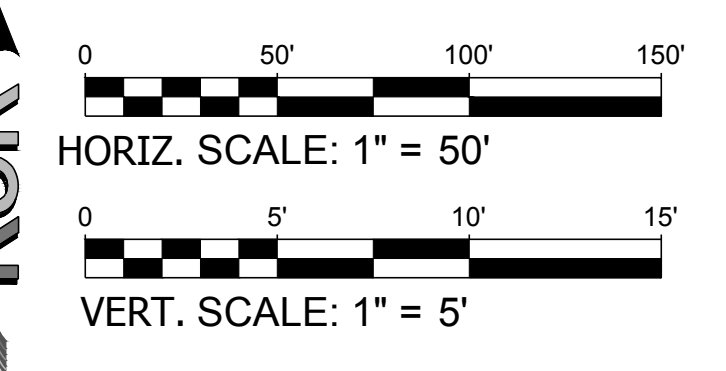
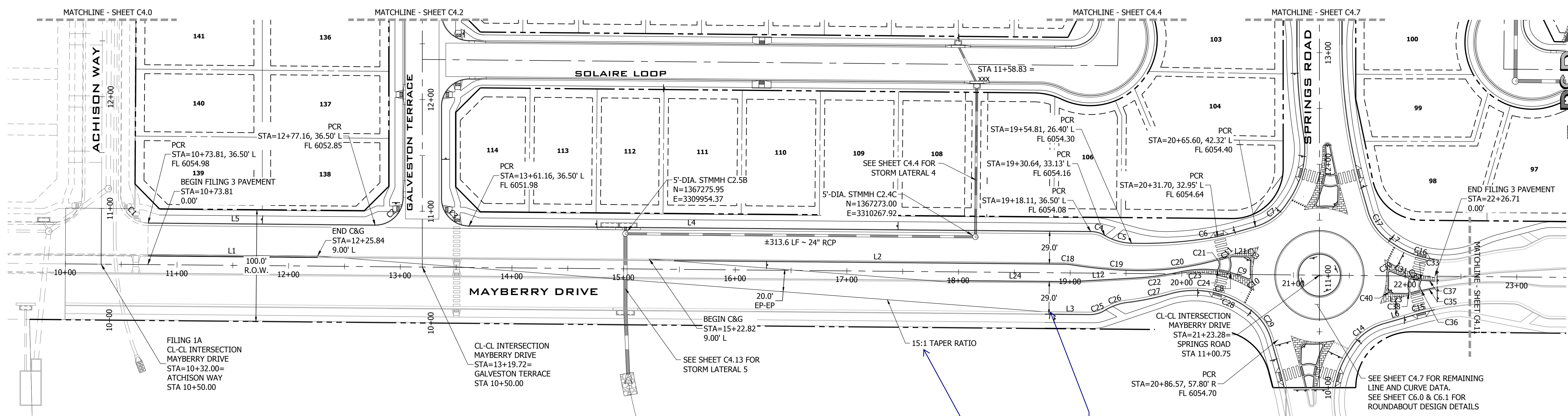
CURVE #	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	89°59'59"
C2	39.27'	25.00'	90°00'00"
C3	24.66'	48.83'	28°56'11"
C4	129.30'	51.17'	144°46'57"
C5	22.02'	48.83'	25°50'26"



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



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

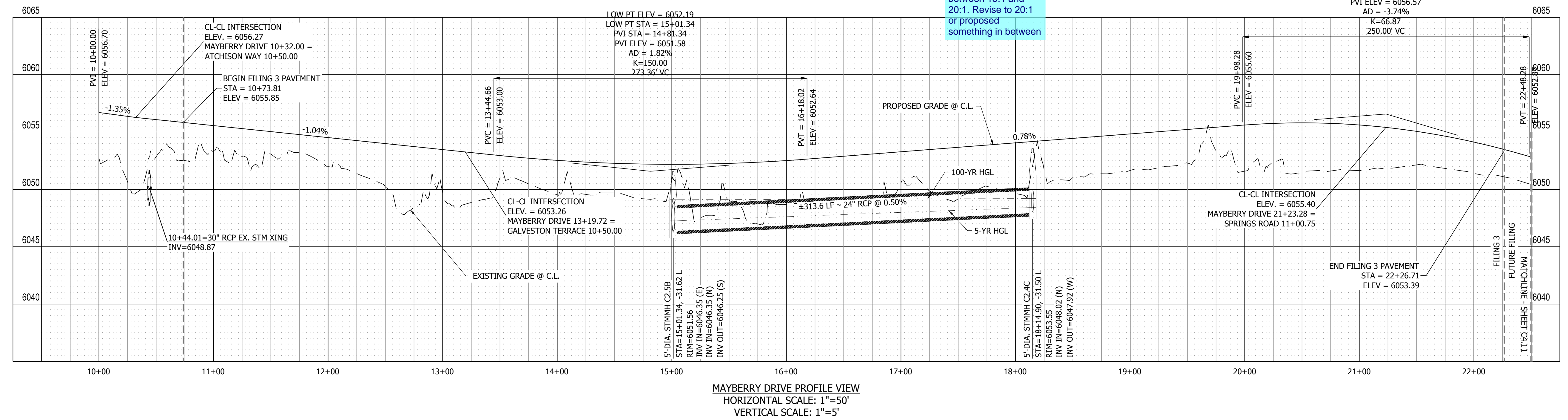


**LINE TABLE @ F.L.**

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

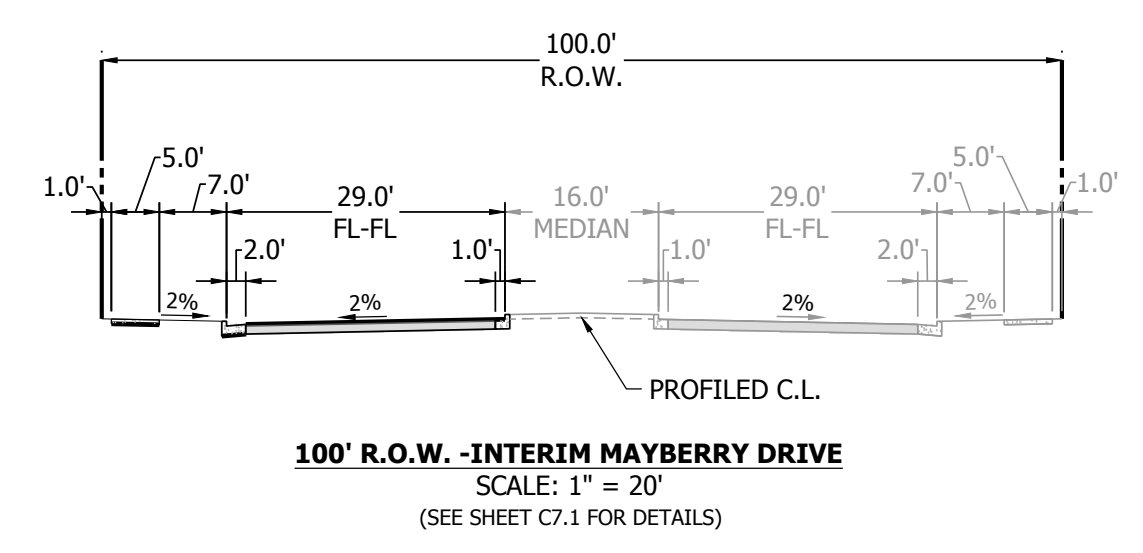
**CURVE TABLE @ F.L.**

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

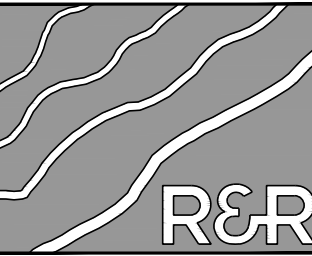


This is the posted speed not the design speed. A design speed of 35 would make the taper between 15:1 and 20:1. Revise to 20:1 or proposed something in between

HIGH PT ELEV = 6055.80  
HIGH PT STA = 20+50.30  
PVI STA = 21+23.28  
PVI ELEV = 6056.57  
AD = -3.74%



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



**R&R ENGINEERS-SURVEYORS, INC.**  
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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: CJJD  
NAME

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

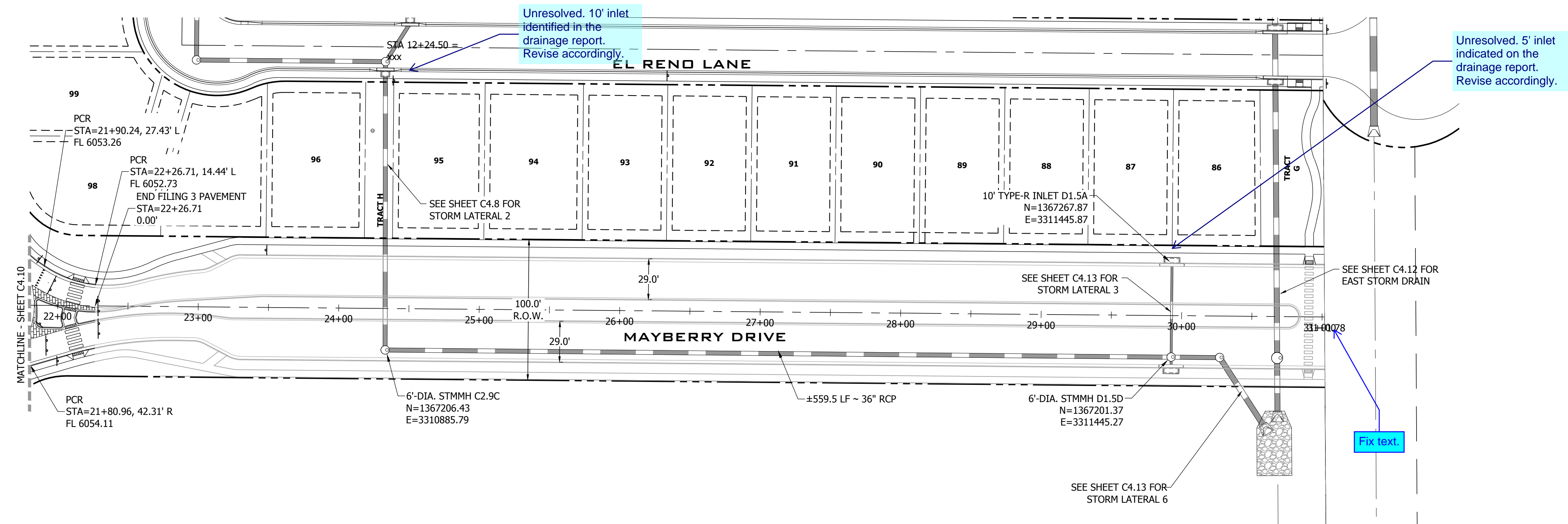
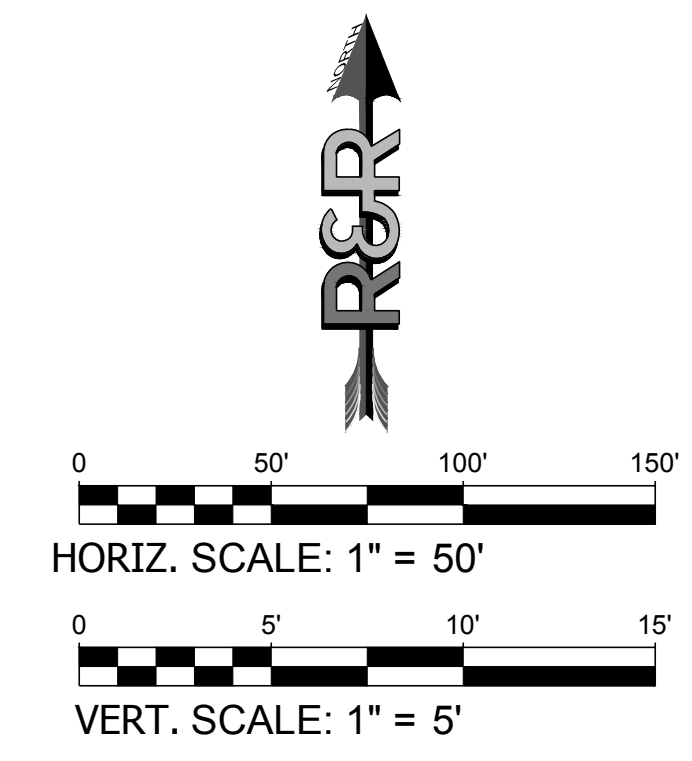
NO. **C4.10**

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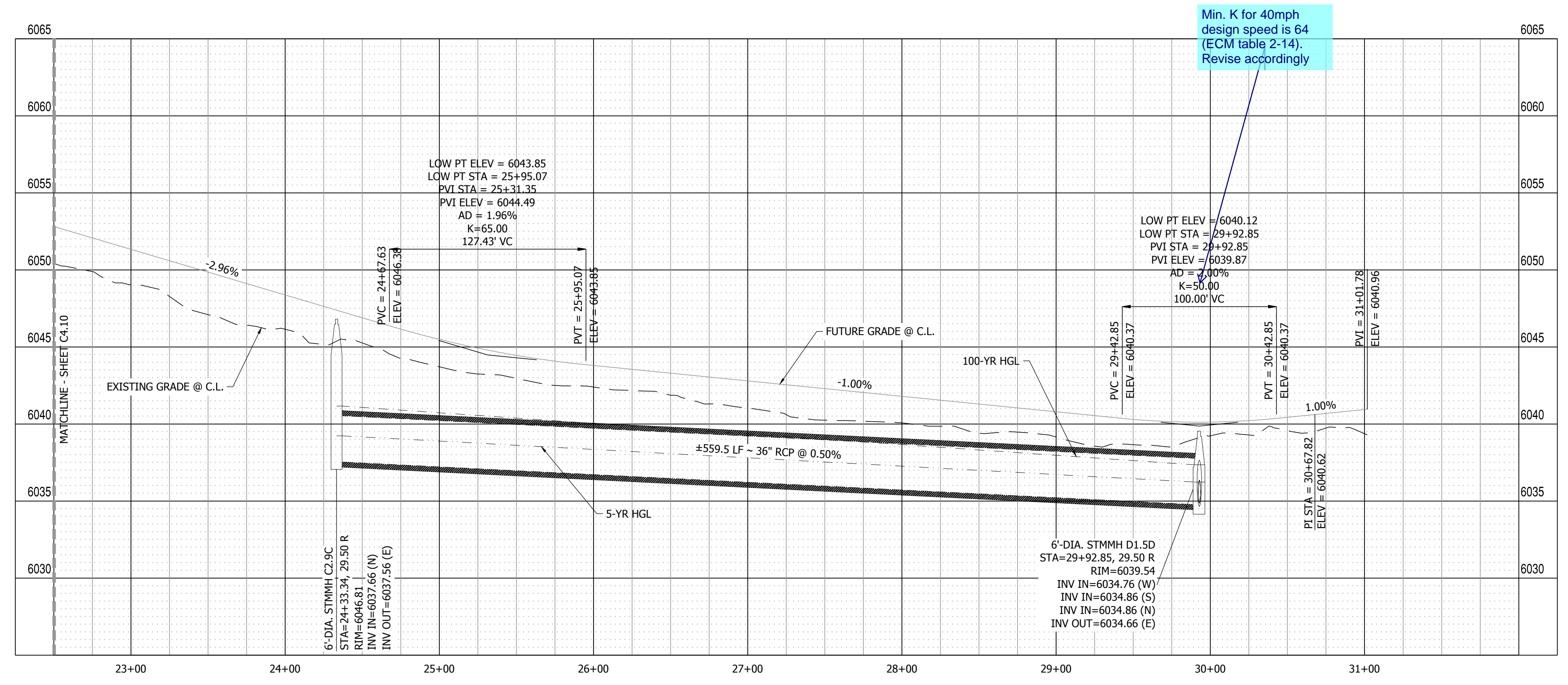


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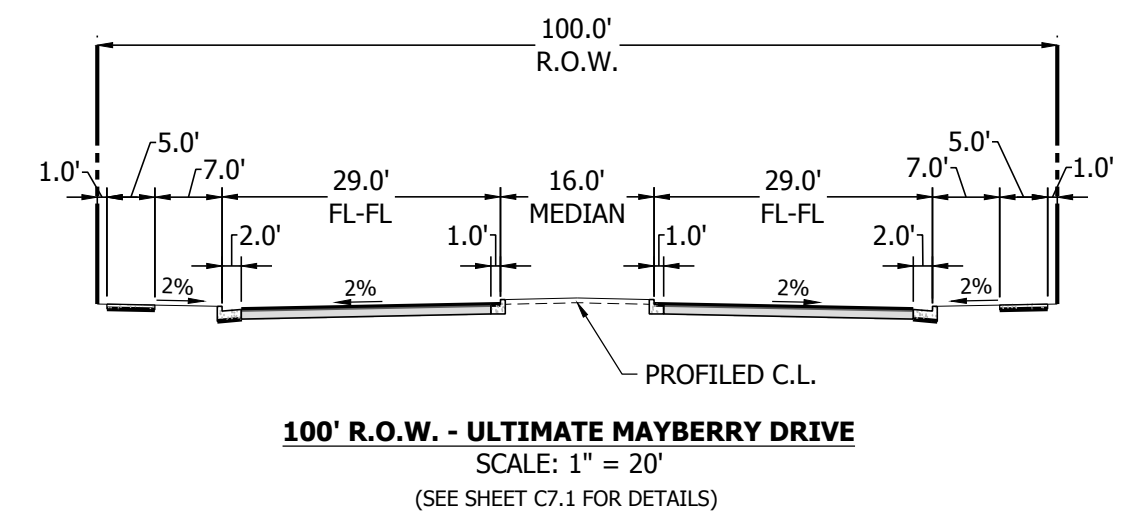
**811**  
Know what's below.  
Call before you dig.



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



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



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

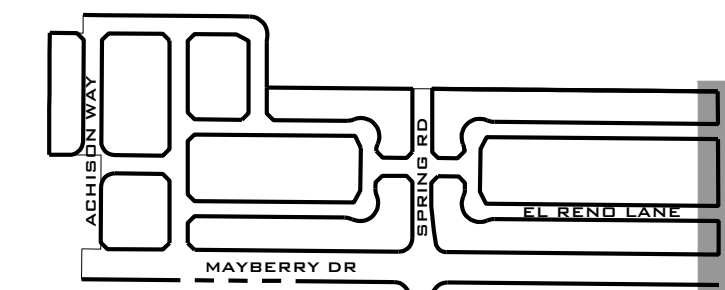
**MAYBERRY PUD PH 1 - FILING NO. 3**  
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
3296 DEVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

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

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

NO. **C4.11**

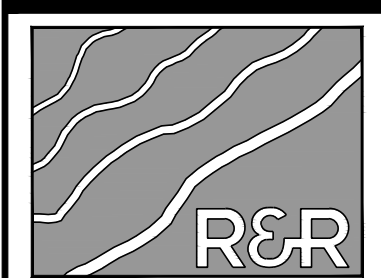




**811**  
Know what's below.  
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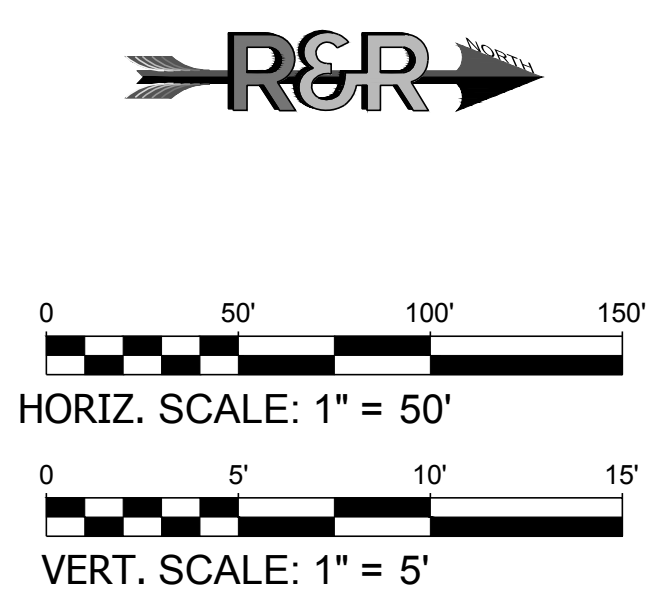
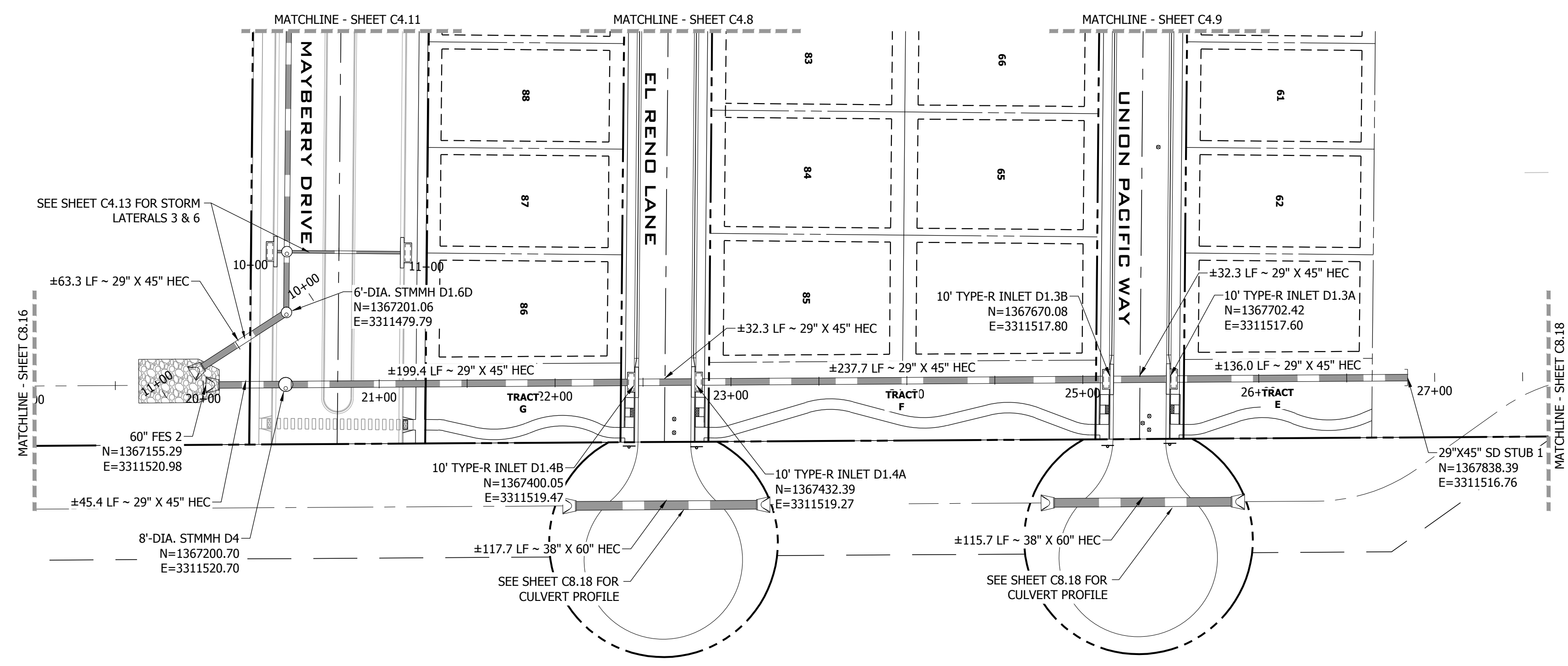
**FILING 3 KEY MAP**  
N.T.S.

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

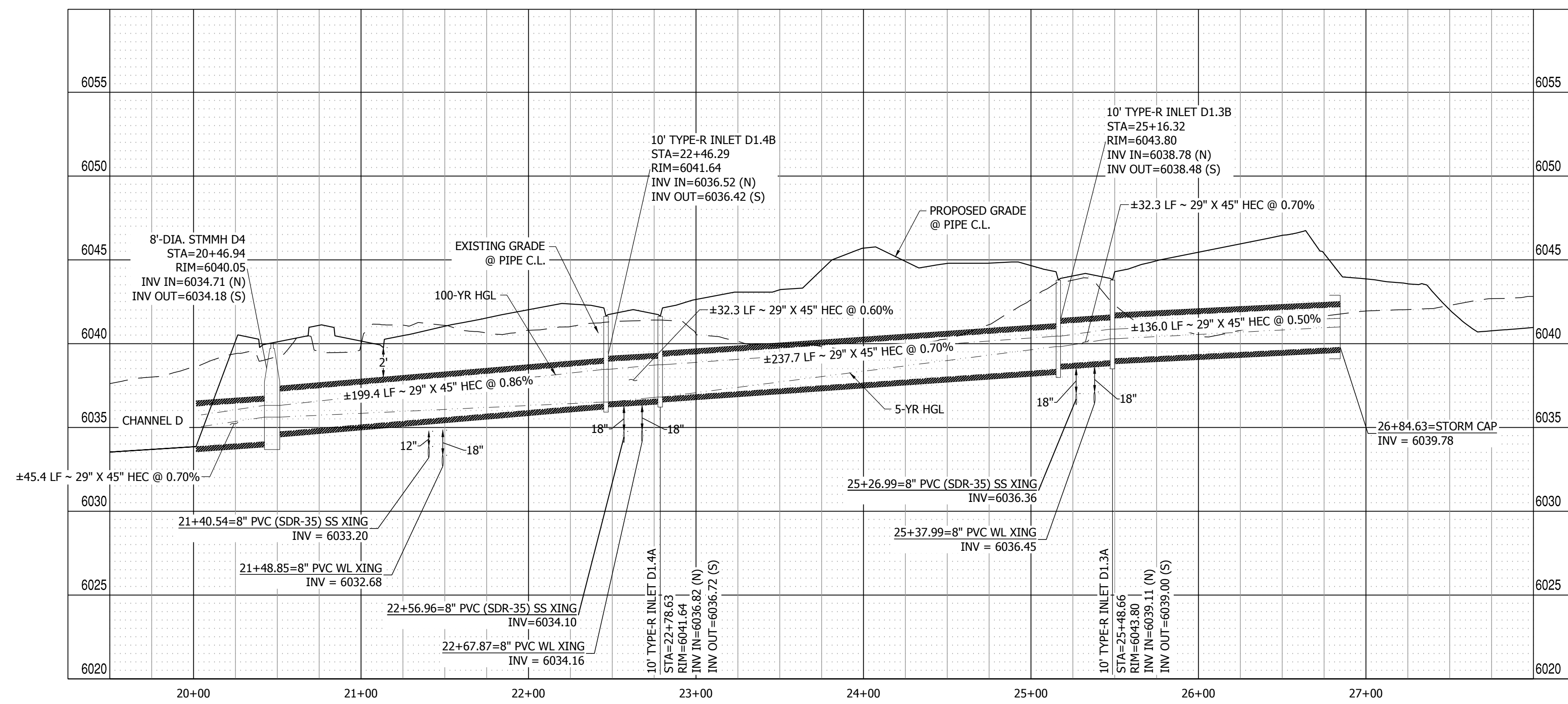


**R&R ENGINEERS-SURVEYORS, INC.**  
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DENVER, COLORADO 80204  
PHONE: 303-753-6730

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

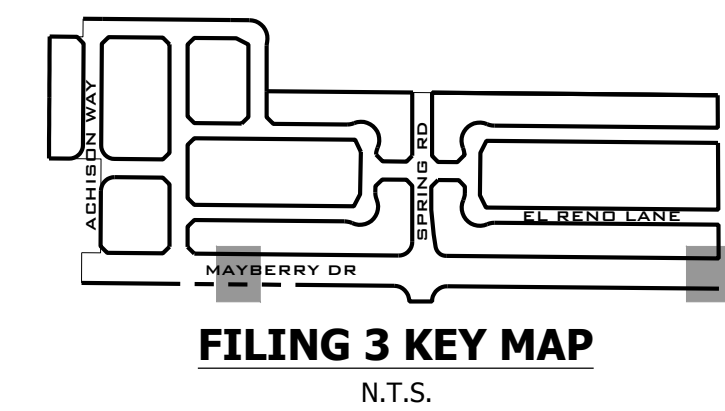
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
NAME	

**EAST STORM DRAIN PLAN & PROFILE**

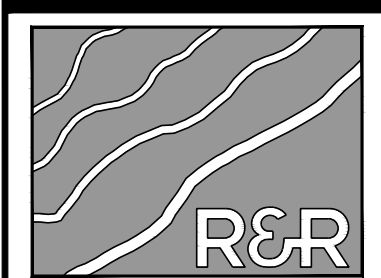
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PATH: P:\MC2210\MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLAN\SDS - ROADWAY & DRAINAGE\CAST STORM & LATERALS.DWG - PLOT DATE: 9/1/2022 8:00:34 AM BY: LNN GRADY





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

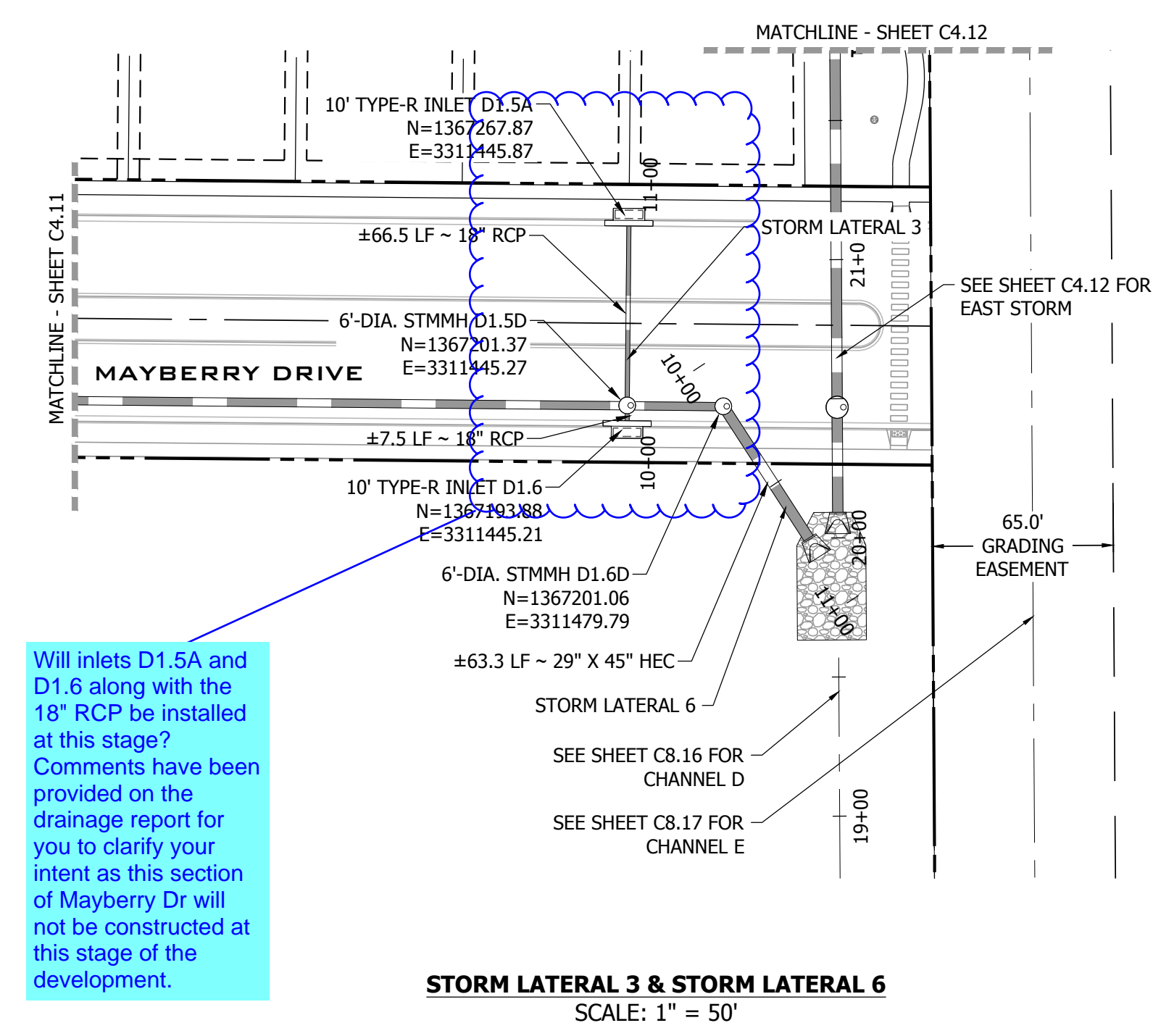
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**MAYBERRY PUD PH1 - FILING NO. 3**  
 SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
 EL PASO COUNTY  
 PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
 3296 DEVINE HEIGHTS #208  
 COLORADO SPRINGS, CO 80922

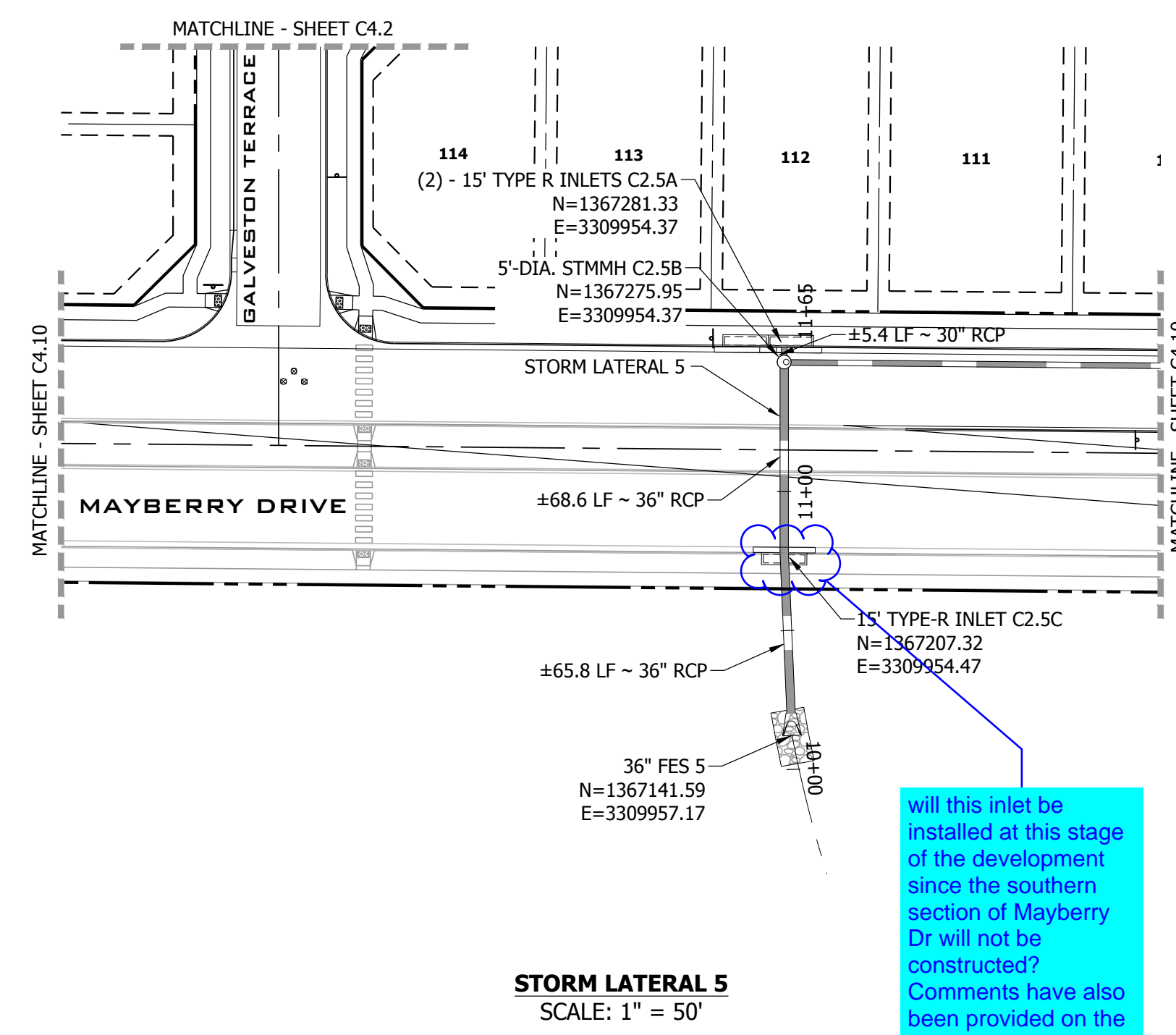
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
NAME	

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

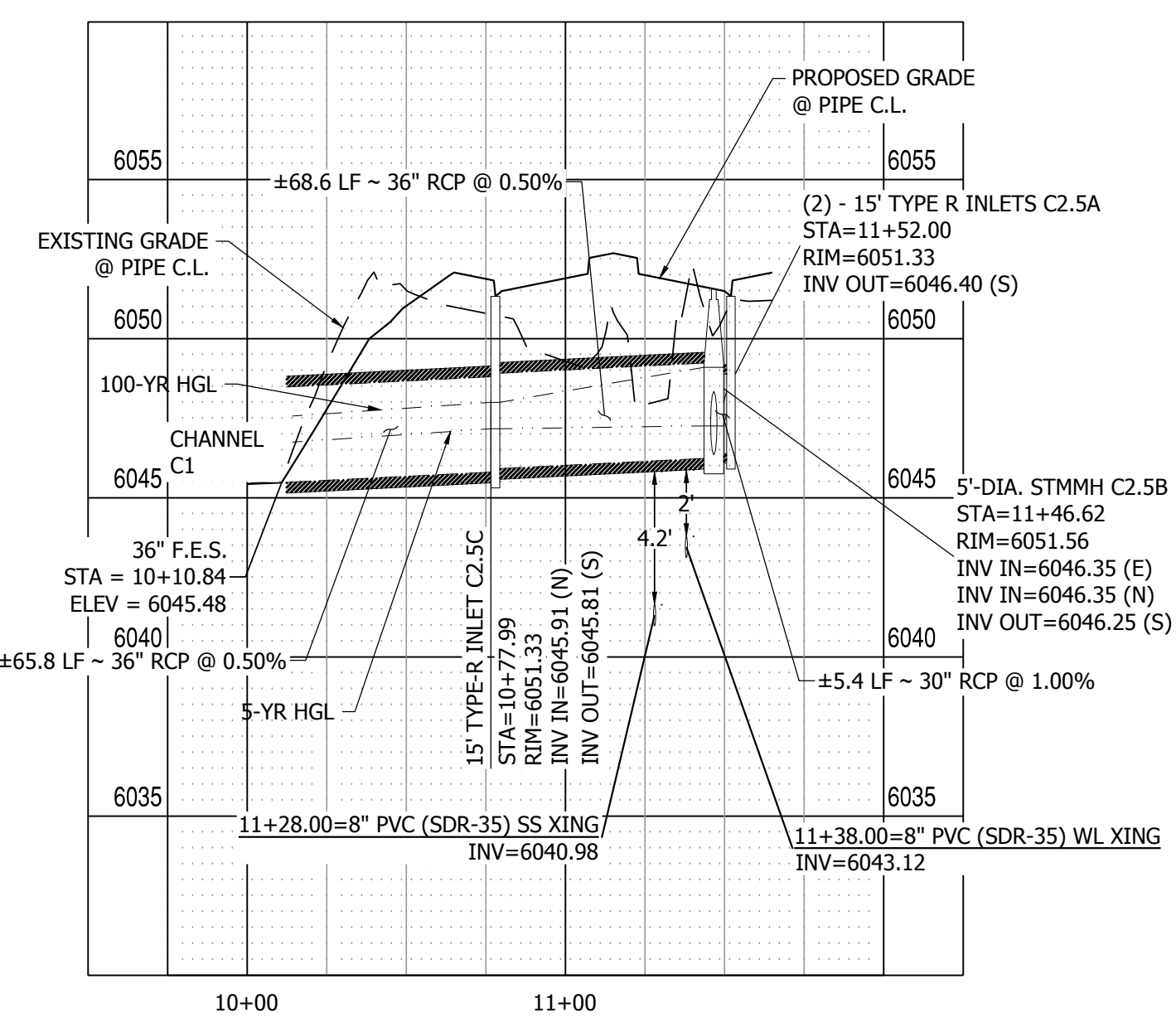
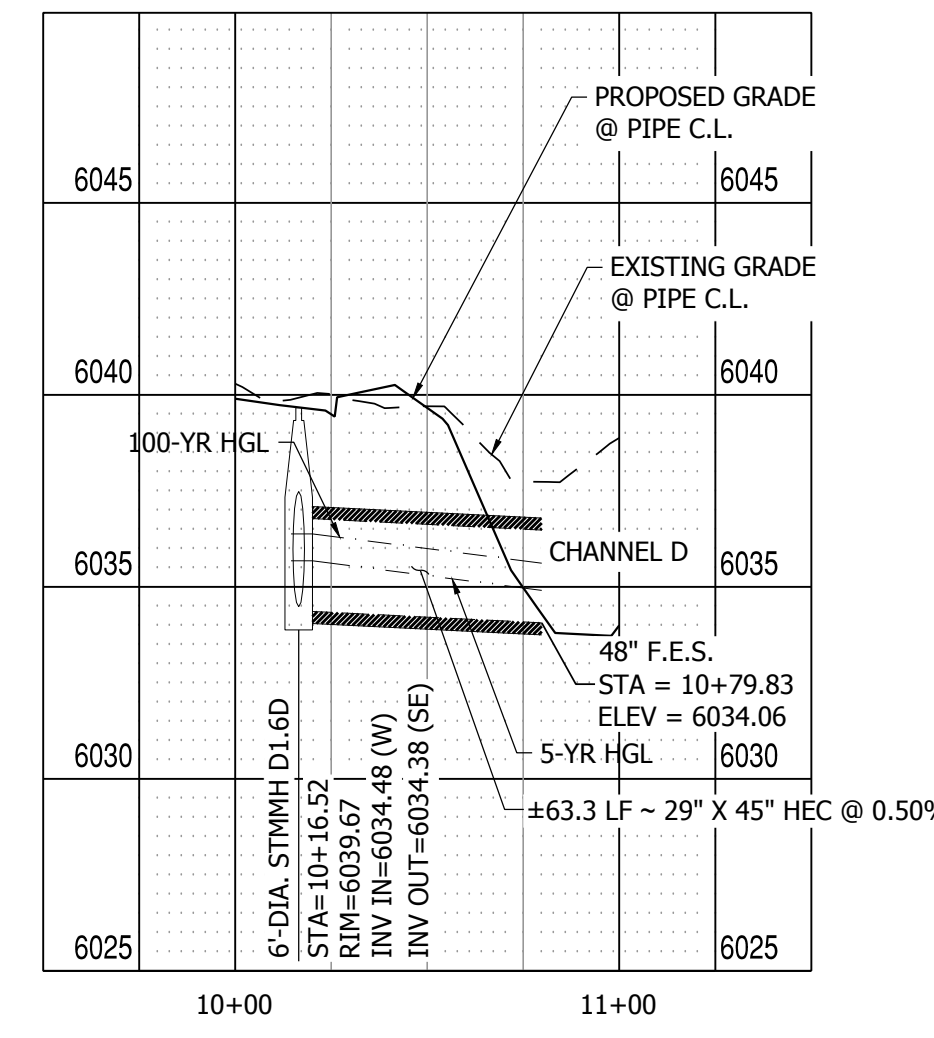
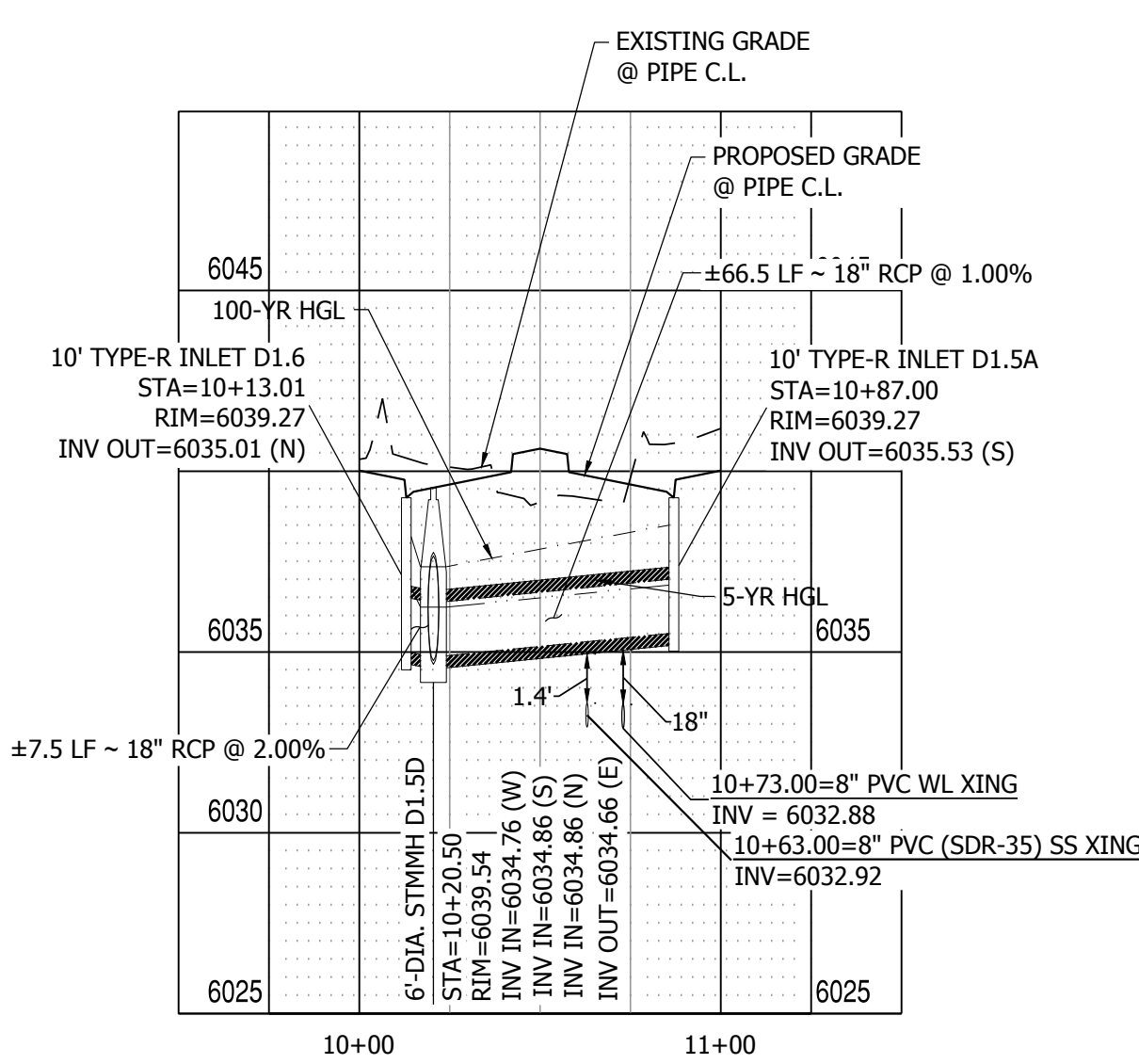
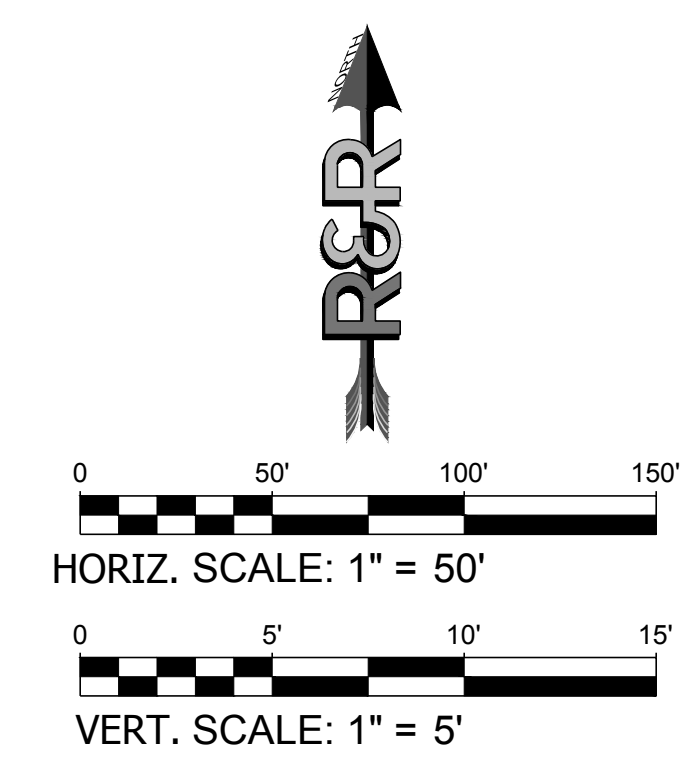
NO. **C4.13**



Will inlets D1.5A and D1.6 along with the 18" RCP be installed at this stage? Comments have been provided on the drainage report for you to clarify your intent as this section of Mayberry Dr will not be constructed at this stage of the development.



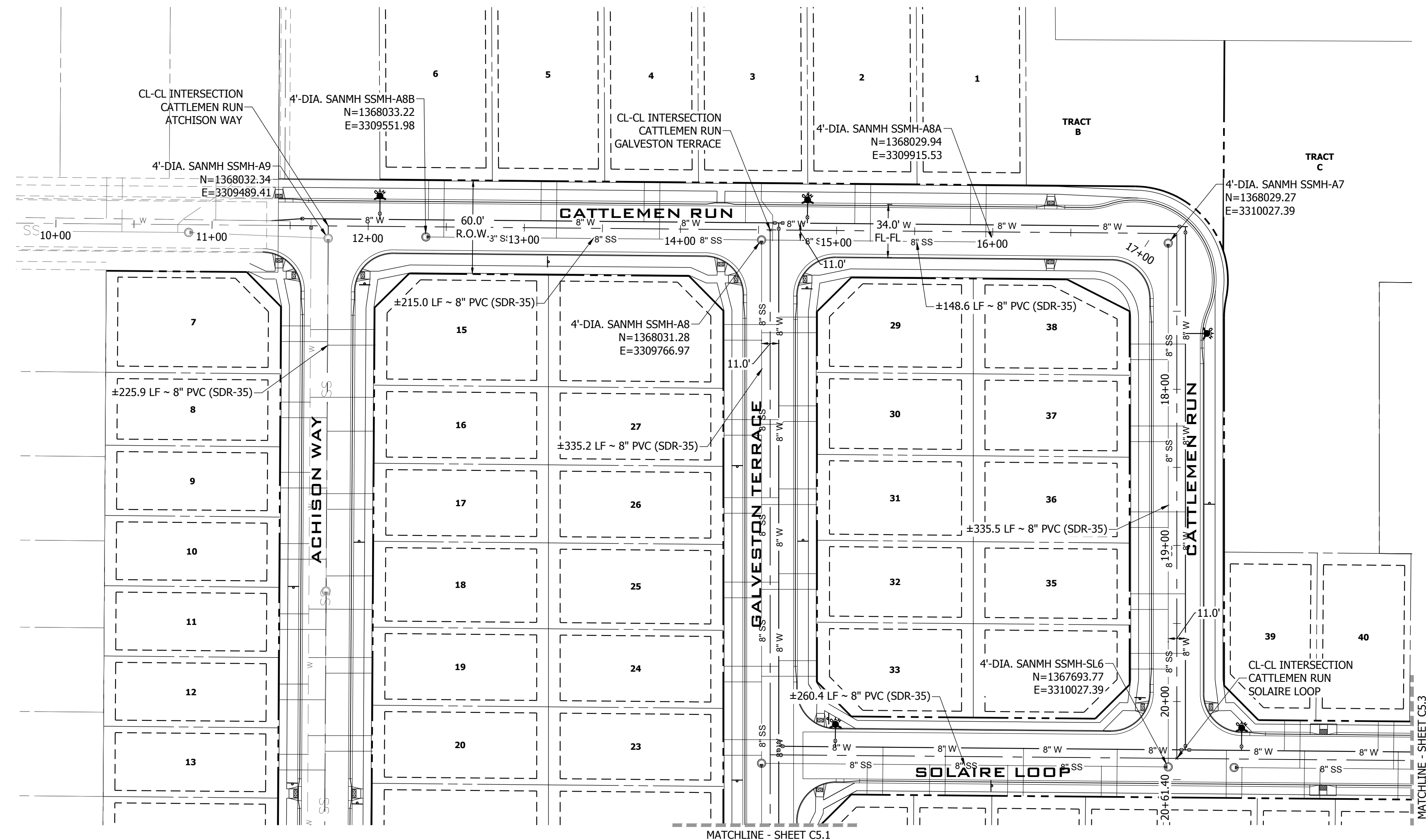
Will this inlet be installed at this stage of the development since the southern section of Mayberry Dr will not be constructed? Comments have also been provided on the drainage report.



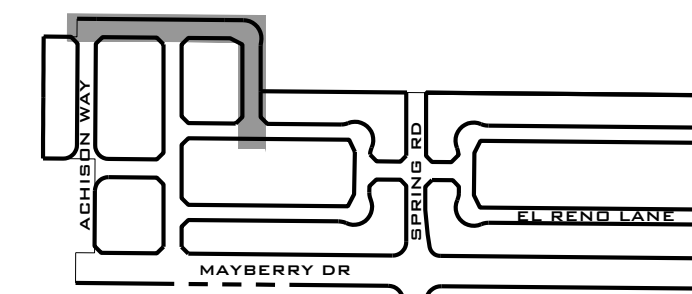
PATH: P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLAN\KODS - ROADWAY & DRAINAGE\CAST STORM & LATERALS.DWG, PLOT DATE: 06/20/2022, 3:30:20 PM, BY: LINA, CORDAY



PATH: P:\M22110 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\GDS - WATER & SANITARY\CATTLEMEN RUN - SANITARY.DWG, PLOT DATE: 6/16/2022 3:30:39 PM, BY: LINA, CDS/ADY

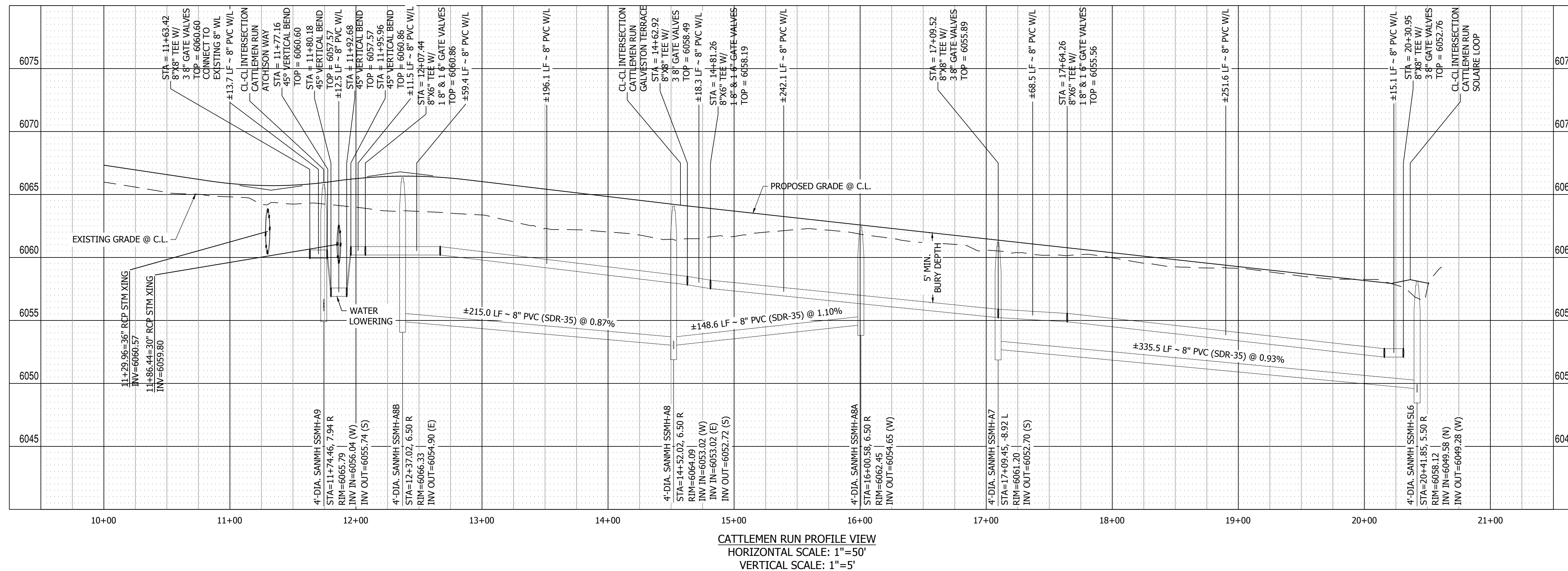
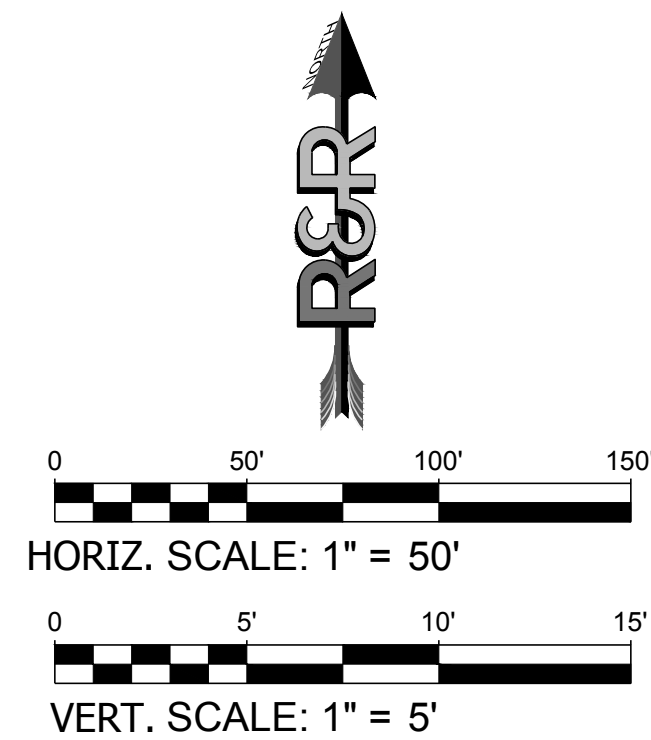


CATTLEMEN RUN PLAN VIEW  
SCALE: 1" = 50'



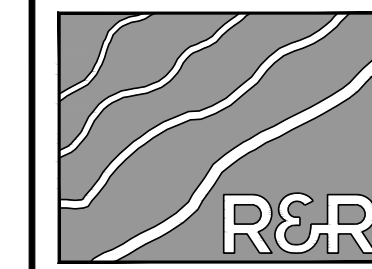
FILING 3 KEY MAP  
N.T.S.

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



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

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



R&R ENGINEERS SURVEYORS

**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

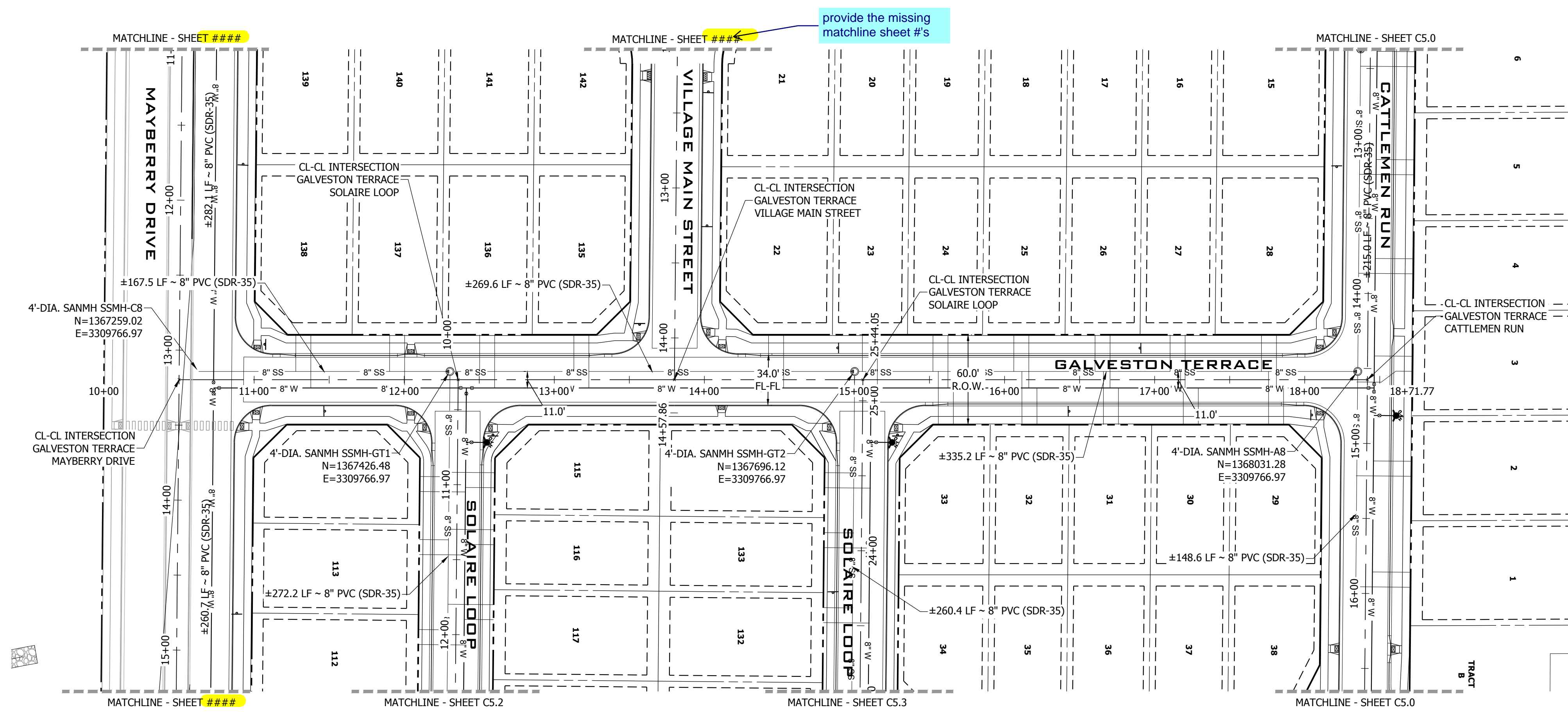
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JOB NO. MC22110  
ORG. SUBM. DATE 06/16/2022  
DWN: LAO CHKD: CJD  
NAME

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SANITARY

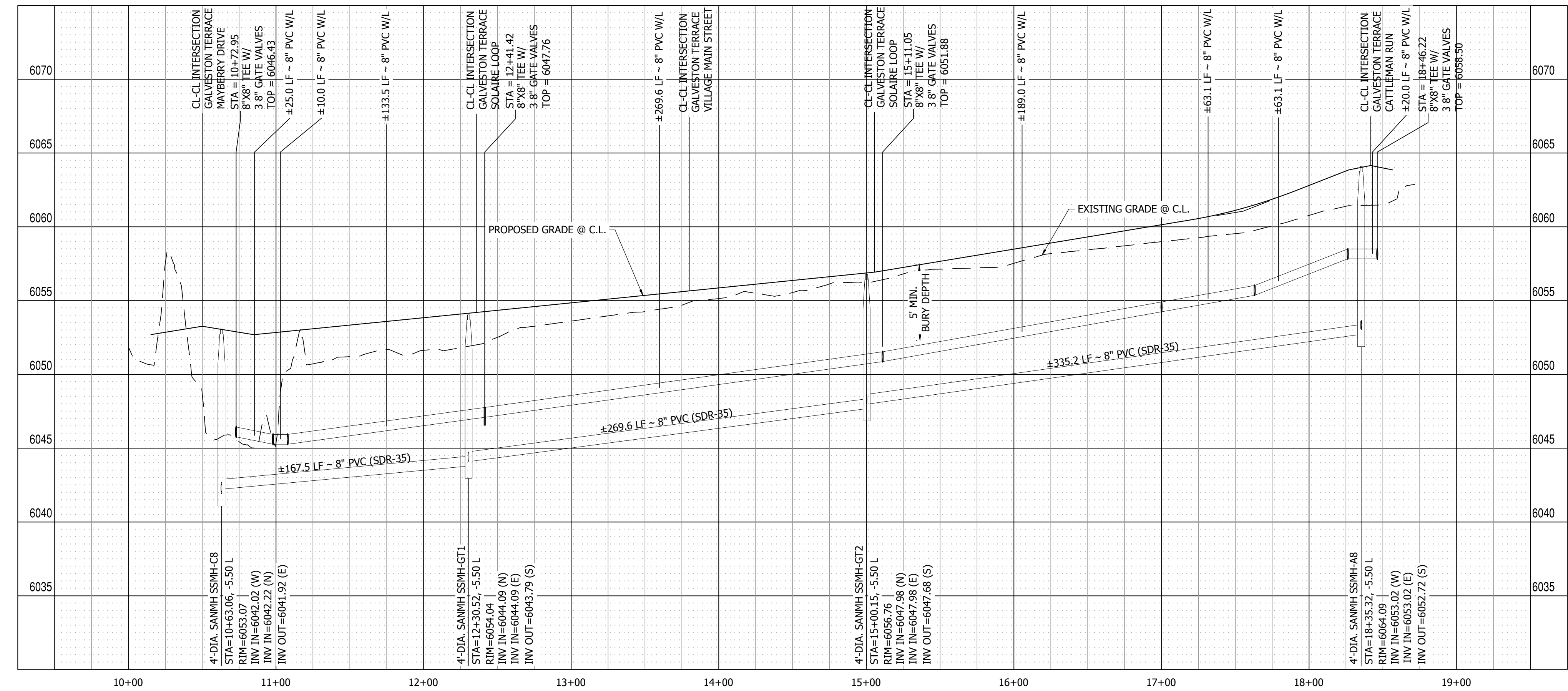
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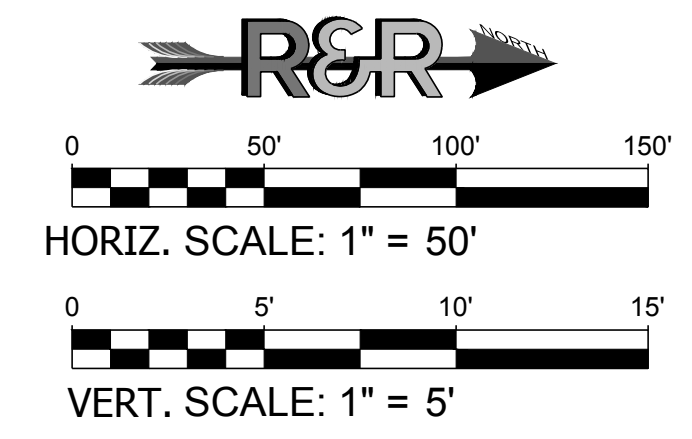
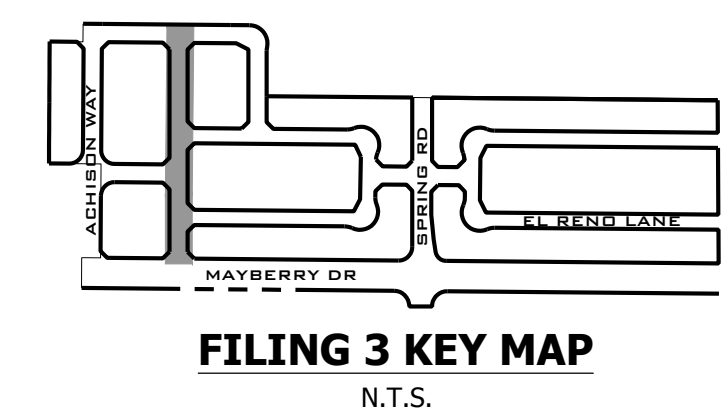
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GALVESTON TERRACE PLAN VIEW  
SCALE: 1" = 50'



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



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

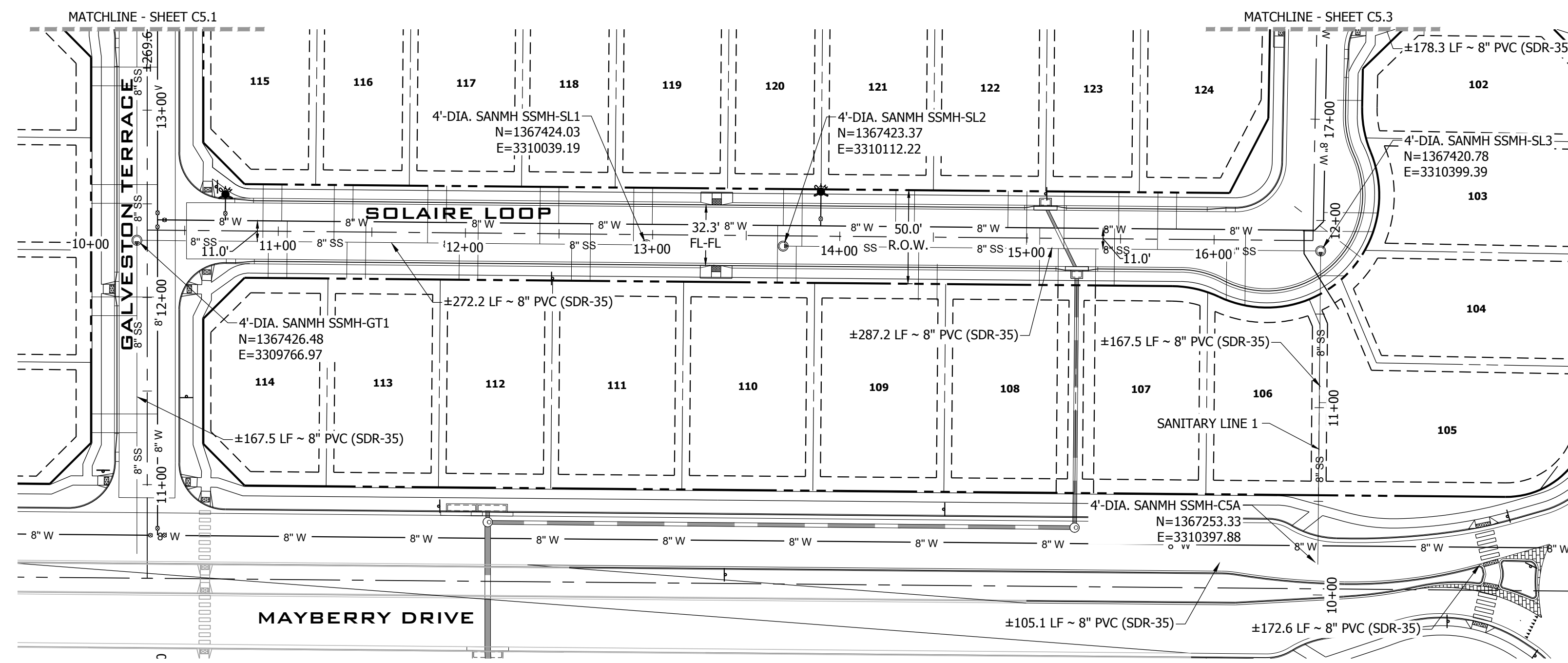
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JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
NAME:	

**GALVESTON TERRACE SANITARY**

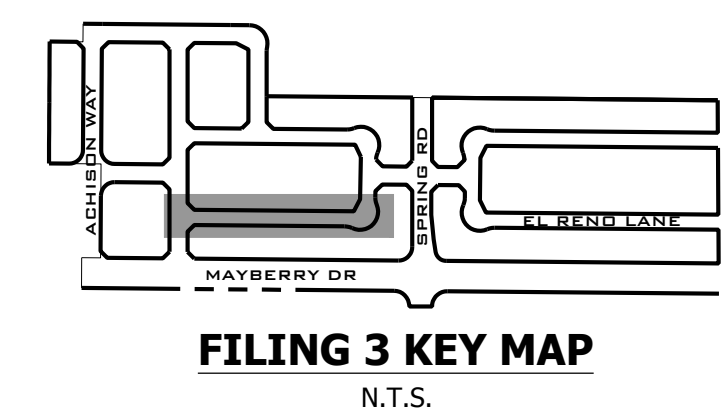
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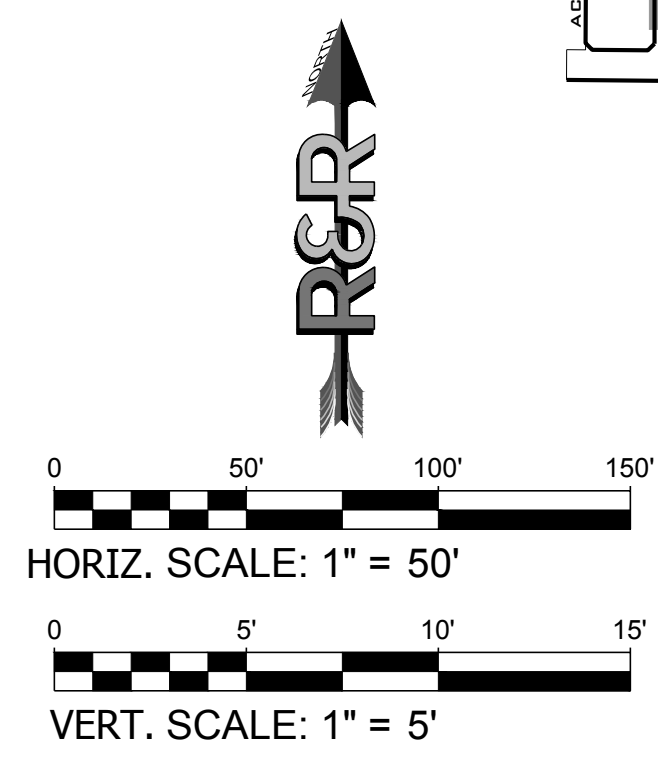
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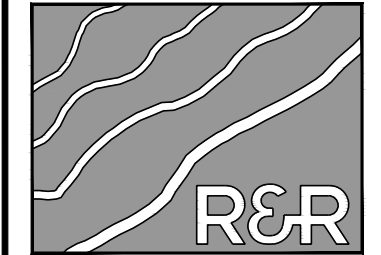
SOLAIRE LOOP SANITARY PLAN VIEW 9+50.00 TO 16+50.00 & SANITARY LINE  
SCALE: 1" = 50'



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Know what's below.  
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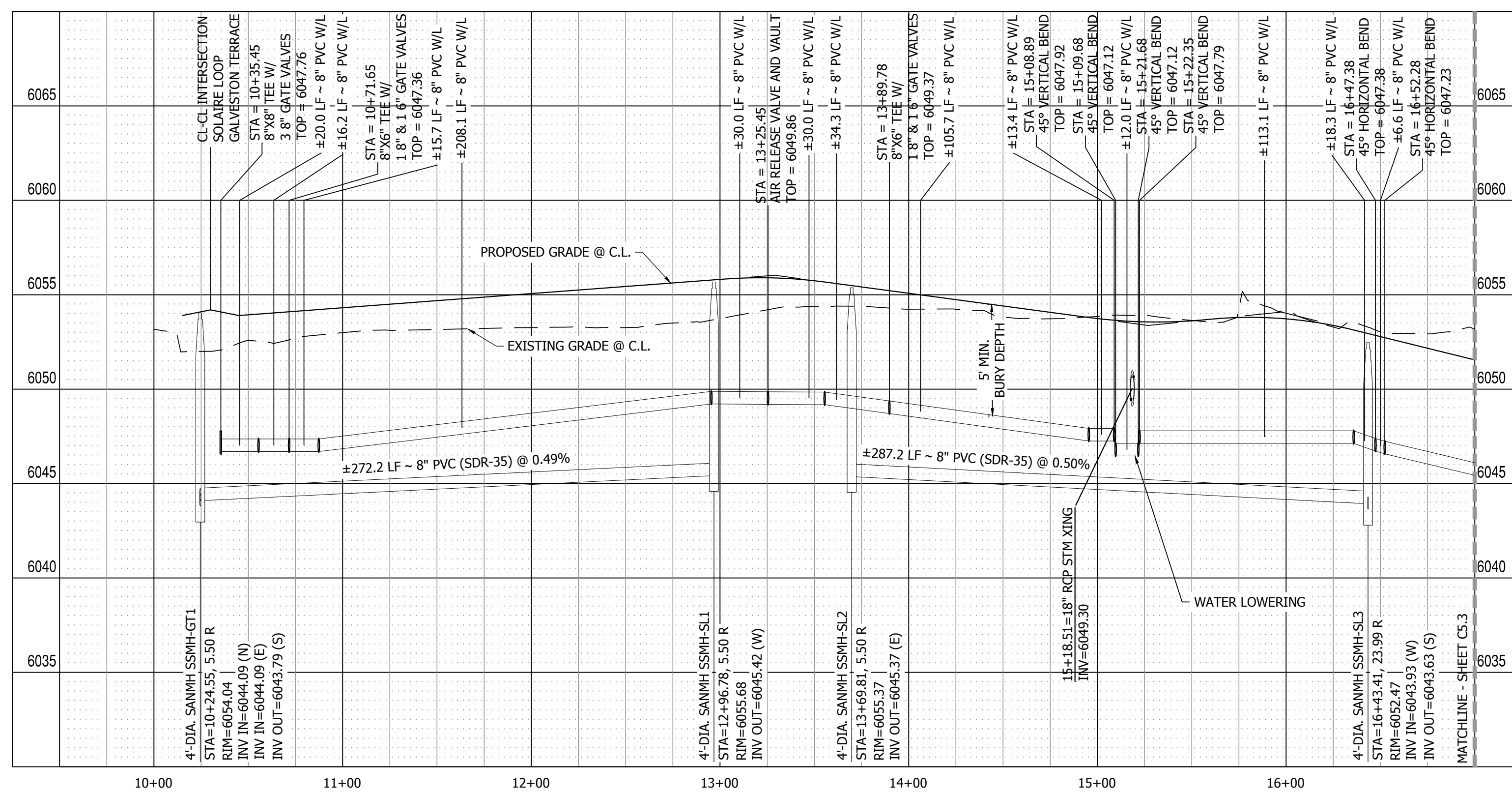


NO.	REVISION	DATE
1	2ND SUBMISSION	9/1/2022

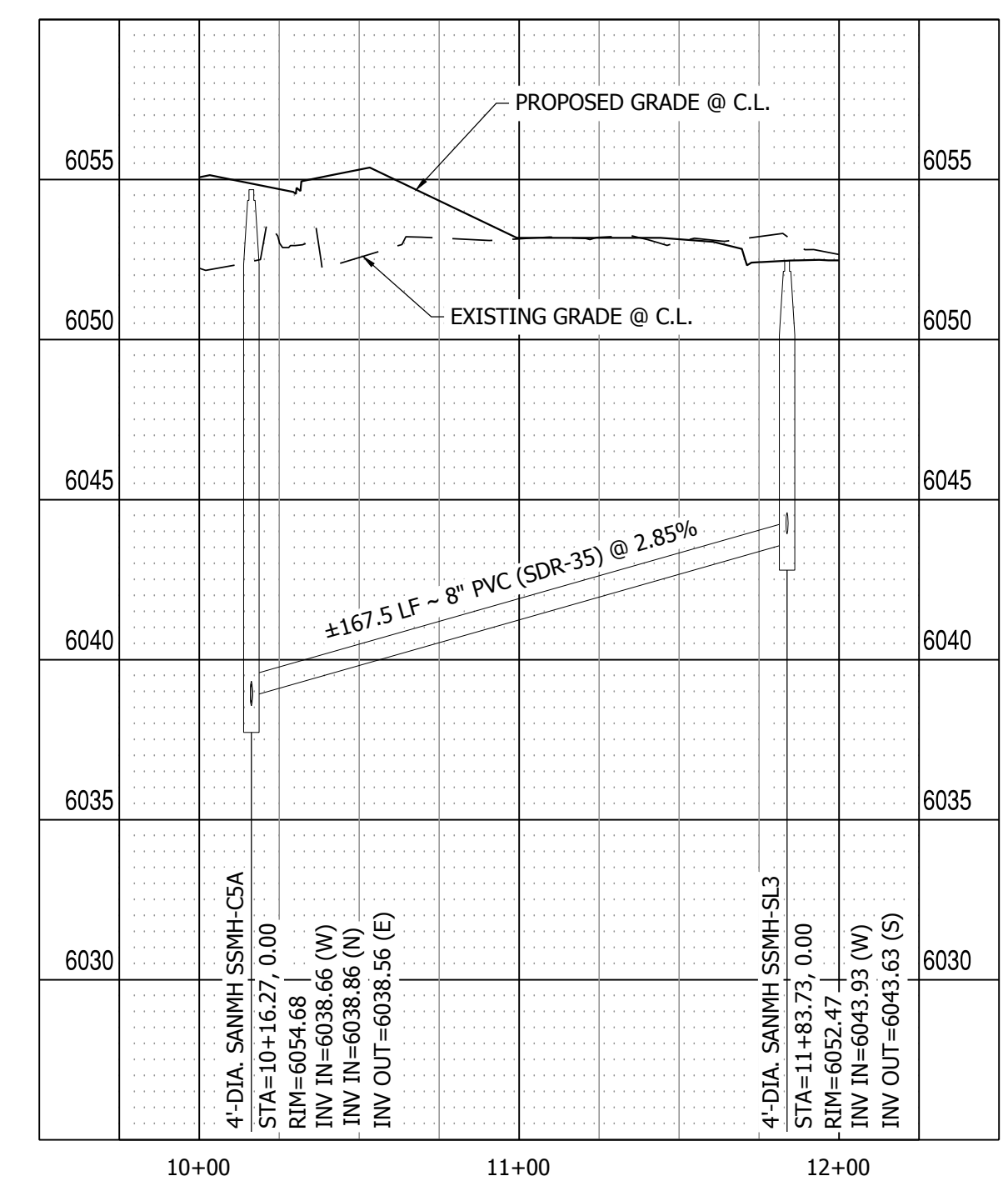


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DENVER, COLORADO 80204  
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SOLAIRE LOOP PROFILE VIEW  
HORIZONTAL SCALE: 1" = 50'  
VERTICAL SCALE: 1" = 5'



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

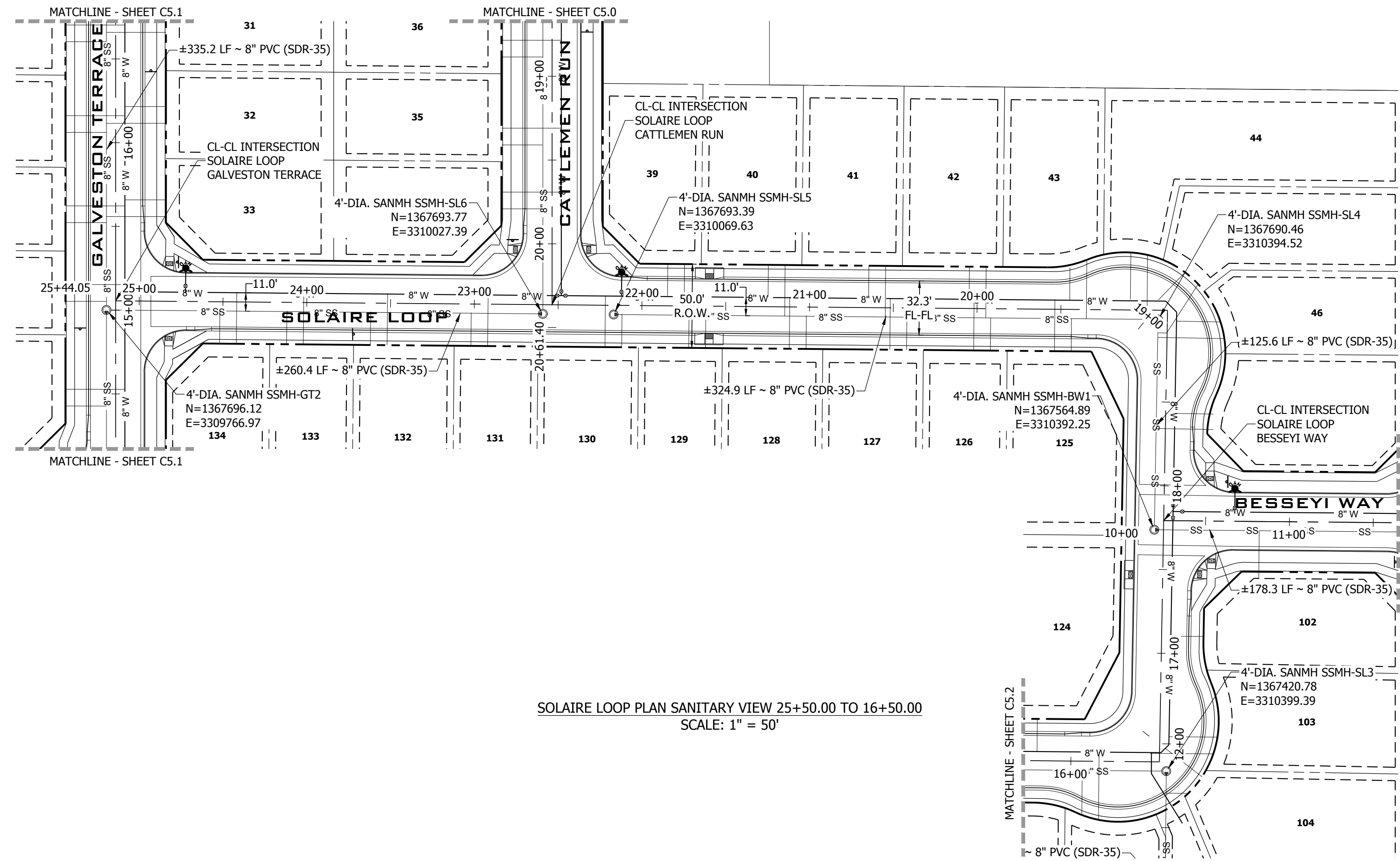
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
NAME	

SOLAIRE LOOP  
10+00 TO 16+50  
SANITARY

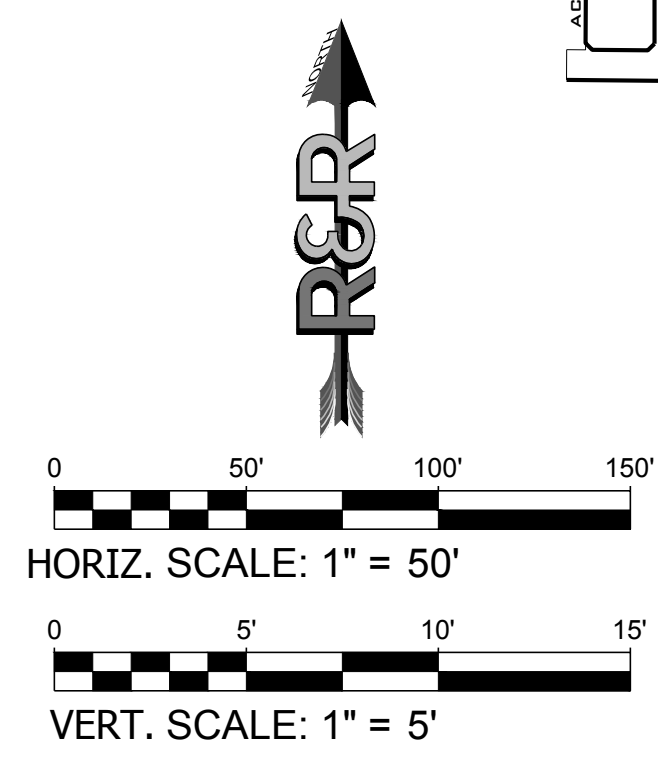
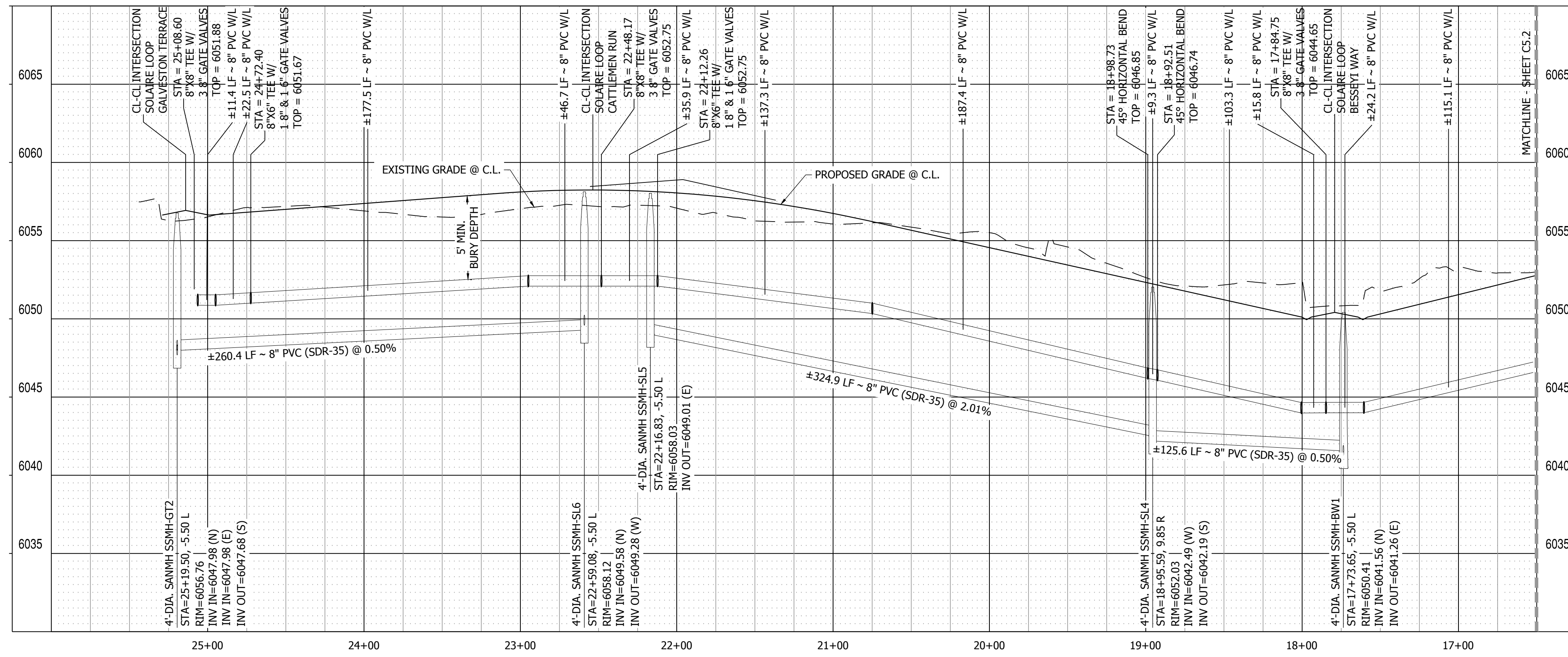
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SOLAIRE LOOP PLAN SANITARY VIEW 25+50.00 TO 16+50.00  
SCALE: 1" = 50'

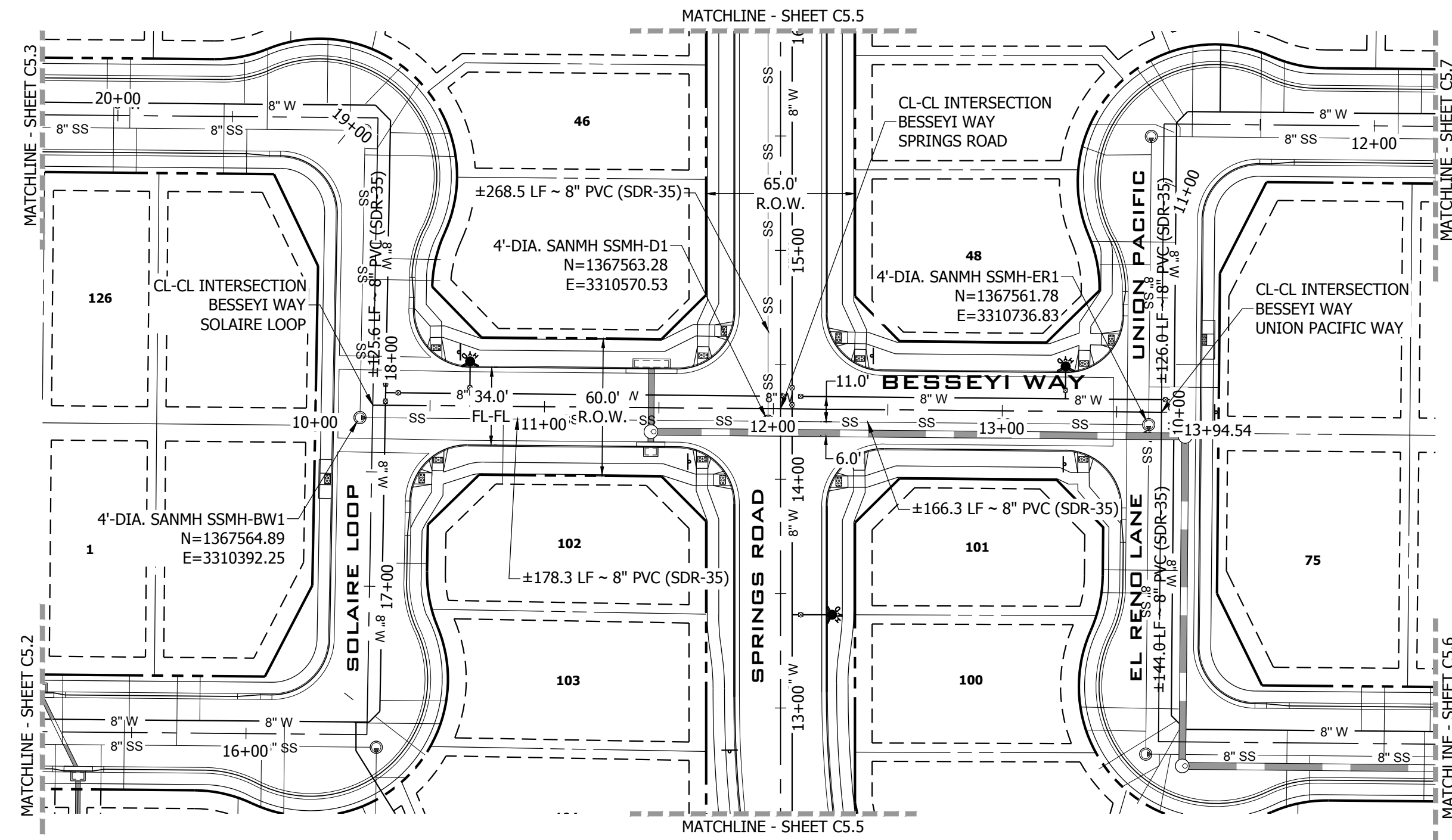



SOLAIRE LOOP PROFILE VIEW  
HORIZONTAL SCALE: 1" = 50'  
VERTICAL SCALE: 1" = 5'

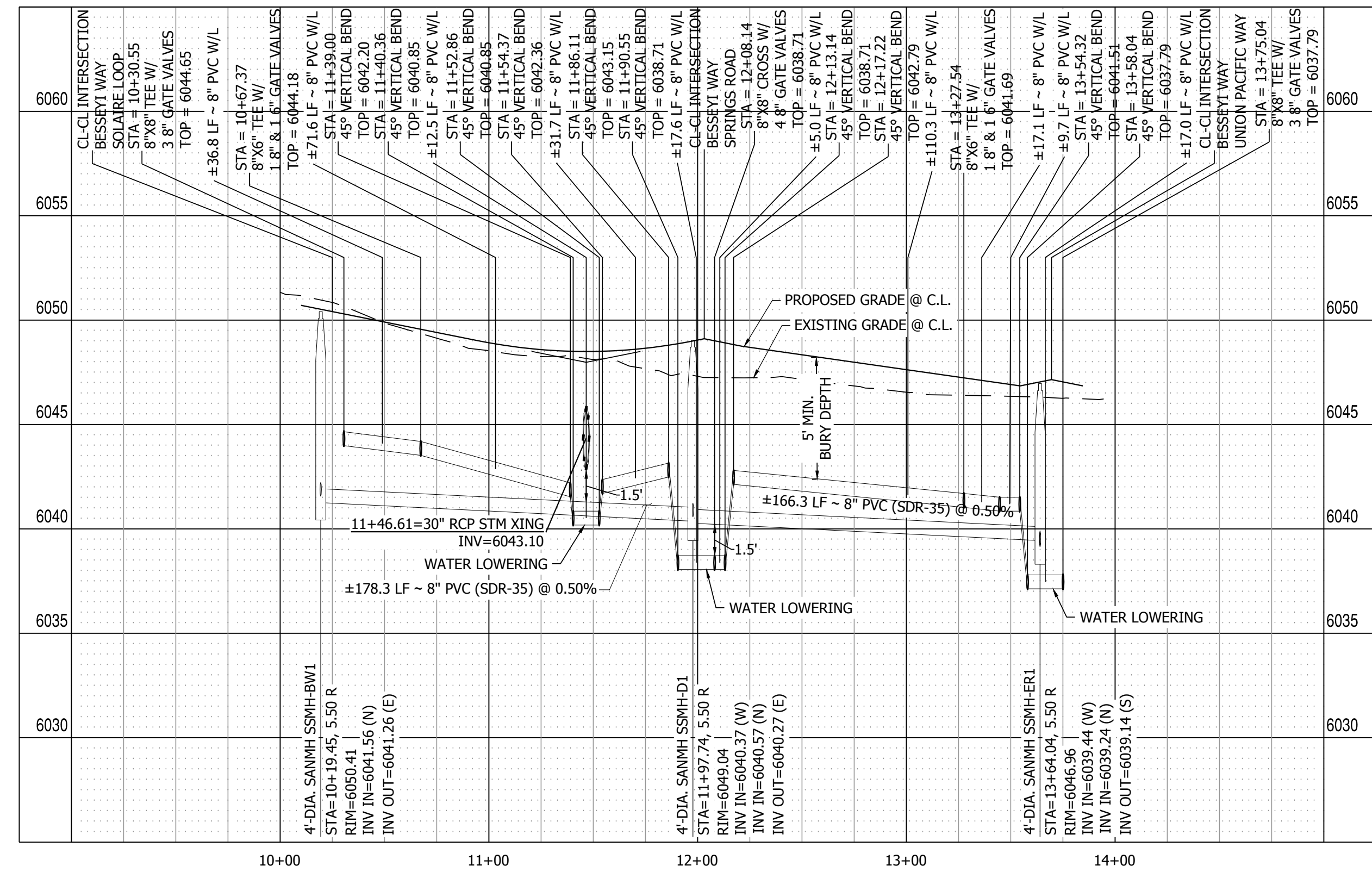
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	REVISION	NO.	NO.	NO.	NO.
	2ND SUBMISSION				
<b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 1635 WEST 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 PHONE: 303-753-6730 <a href="http://WWW.RRENGINEERS.COM">WWW.RRENGINEERS.COM</a>					
<b>MAYBERRY PUD PH1 - FILING NO. 3</b> 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:					
<b>SOLAIRE LOOP 16+50 TO 25+00 SANITARY</b>					
NO. <span style="font-size: 2em; font-weight: bold;">C5.3</span>					



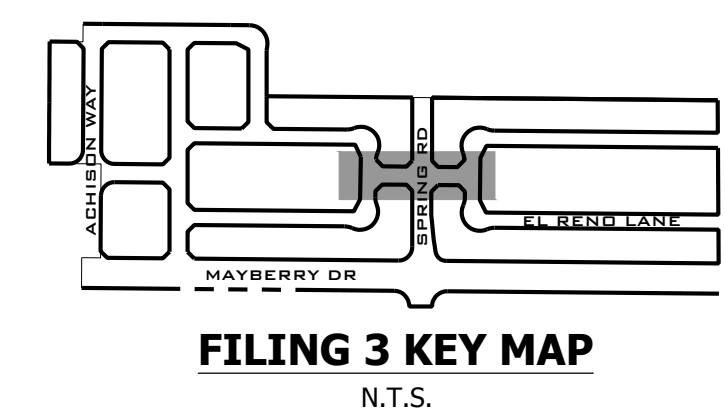
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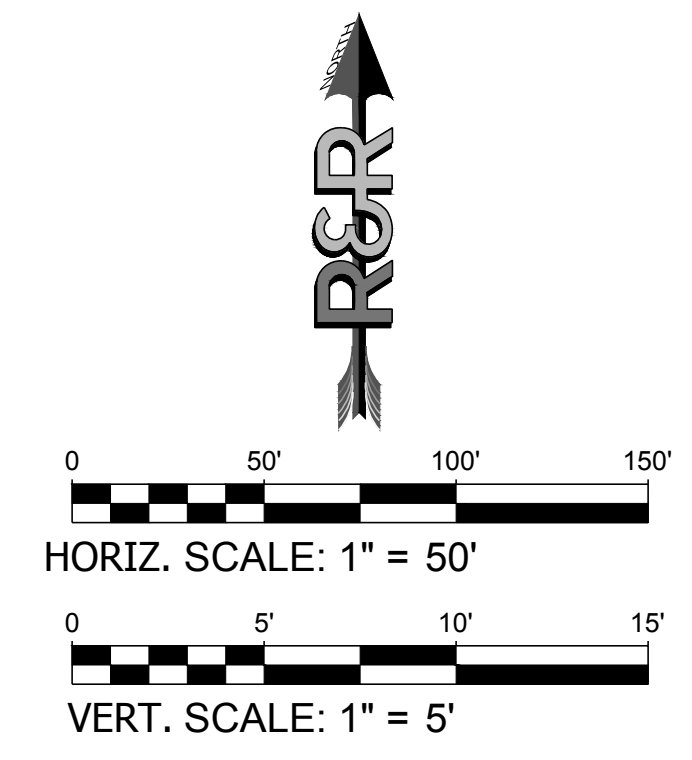
BESSEY WAY SANITARY PLAN VIEW  
SCALE: 1" = 50'



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



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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

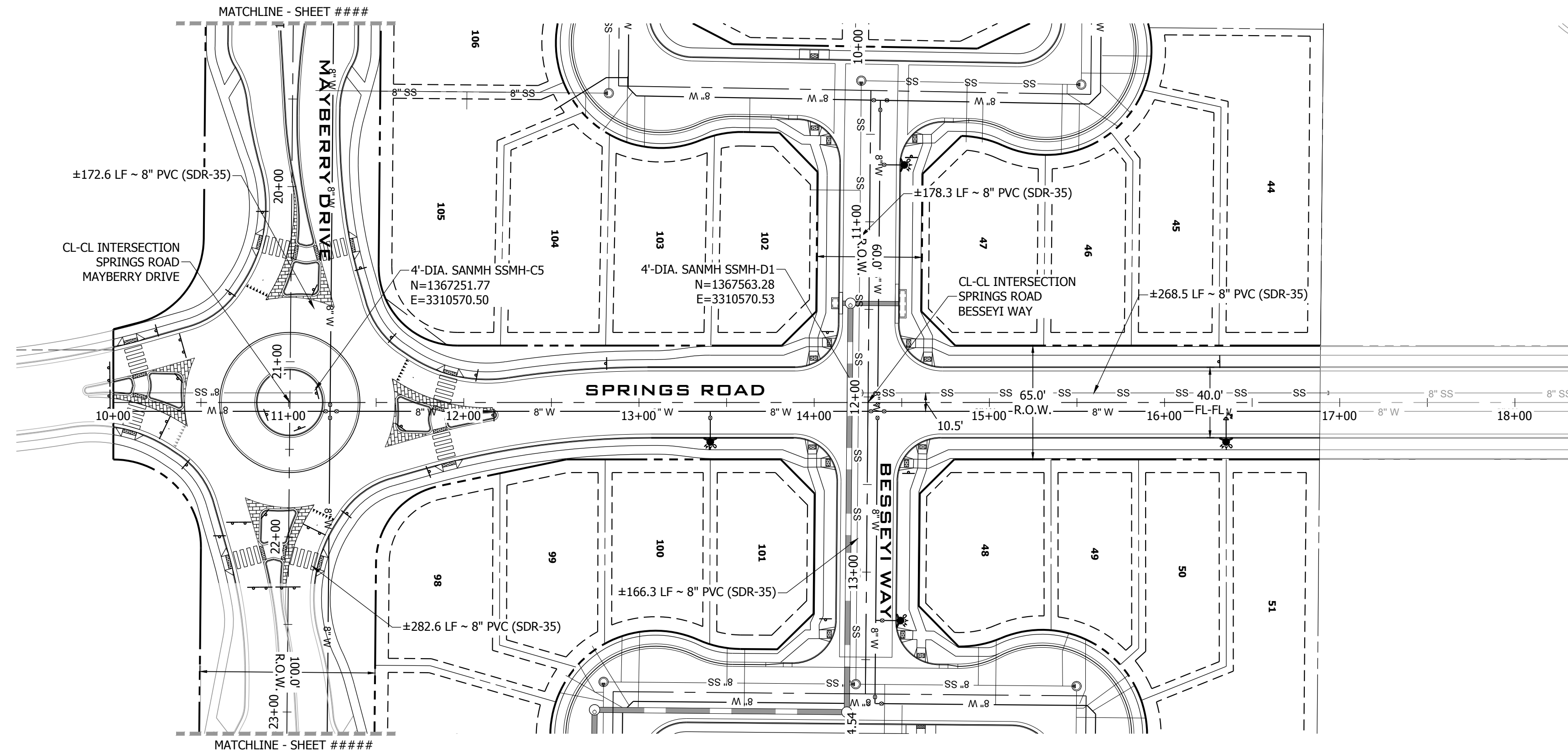
CONSTRUCTION DOCUMENTS

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

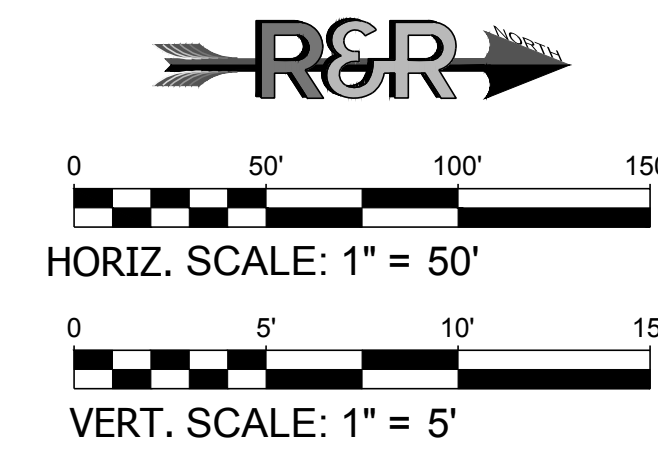
BESSEY WAY  
SANITARY

NO. **C5.4**



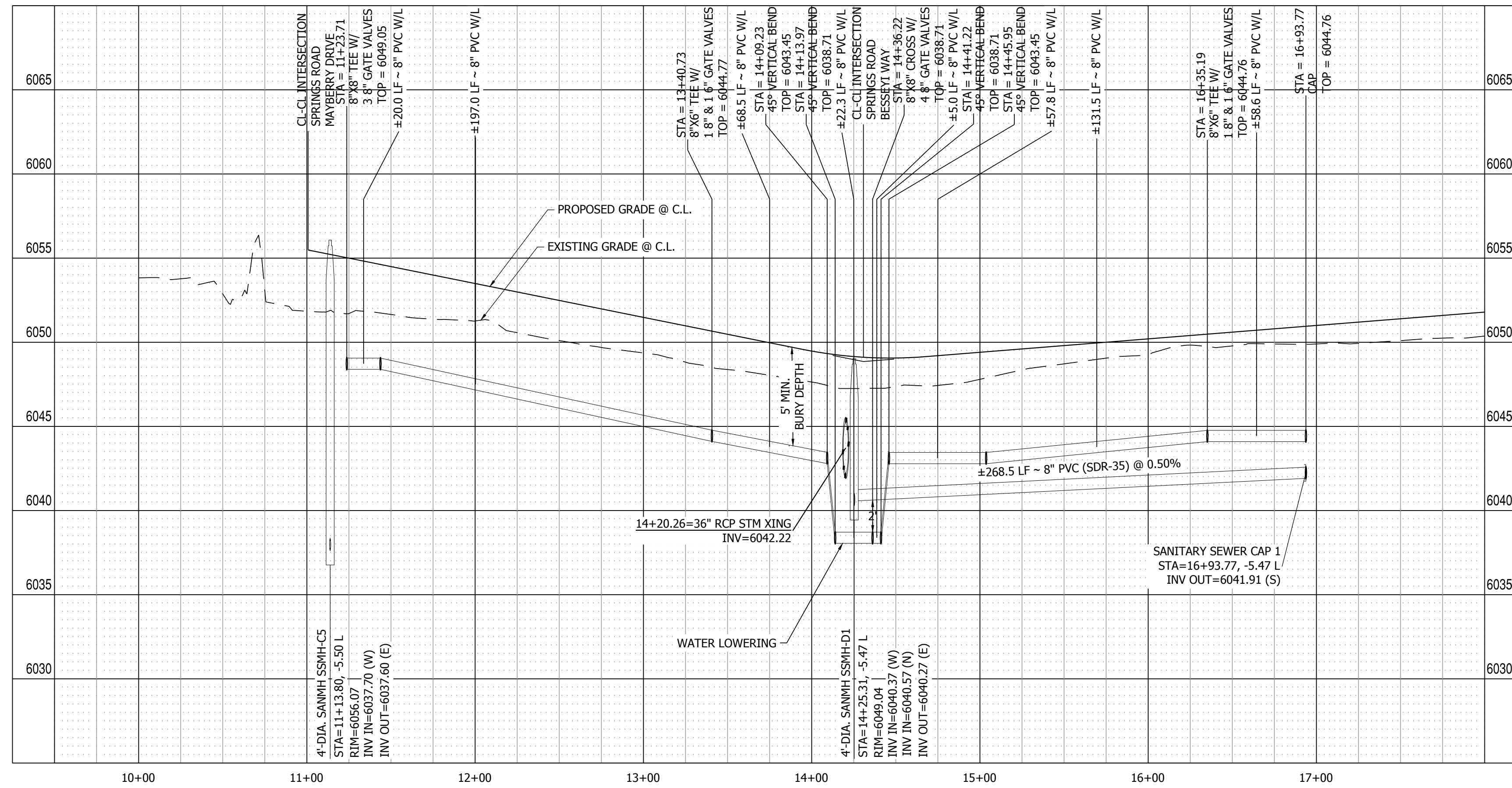


SPRINGS ROAD SANITARY PLAN VIEW  
SCALE: 1" = 50'



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**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

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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

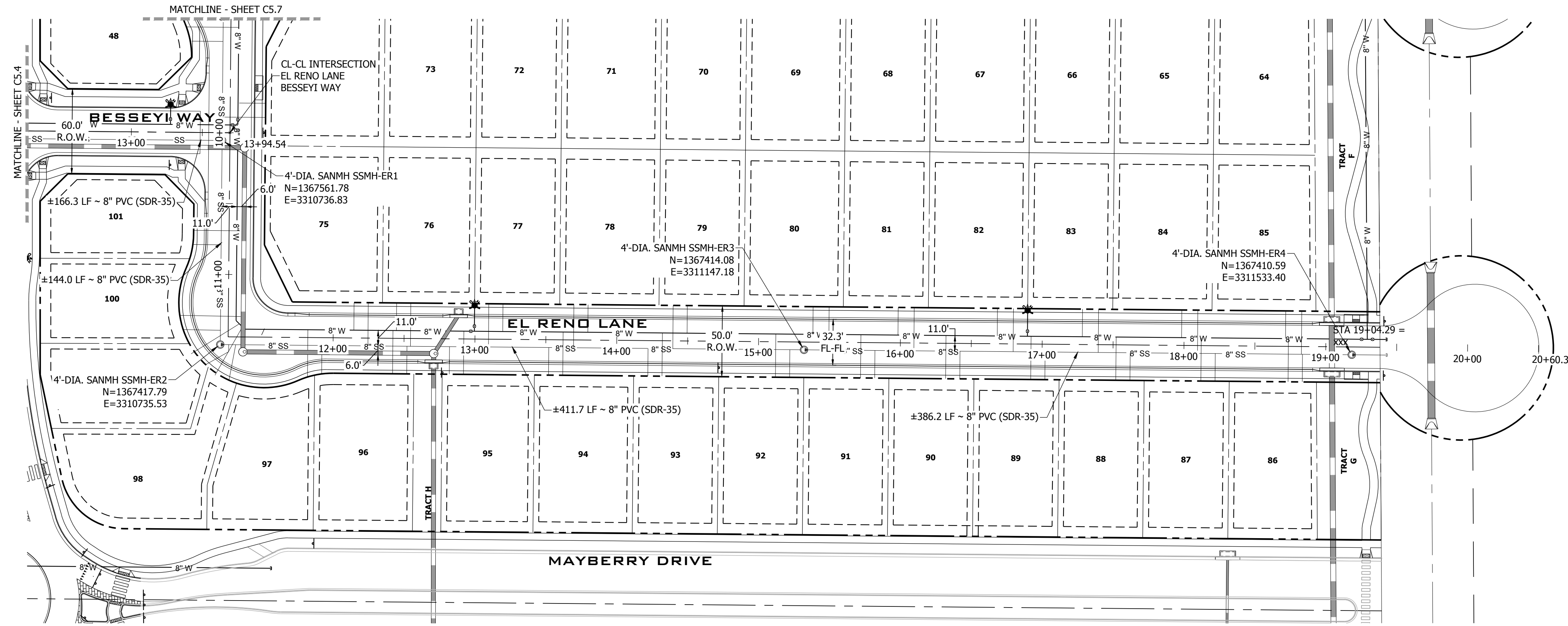
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CONSTRUCTION DOCUMENTS

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

**SPRINGS ROAD  
SANITARY**

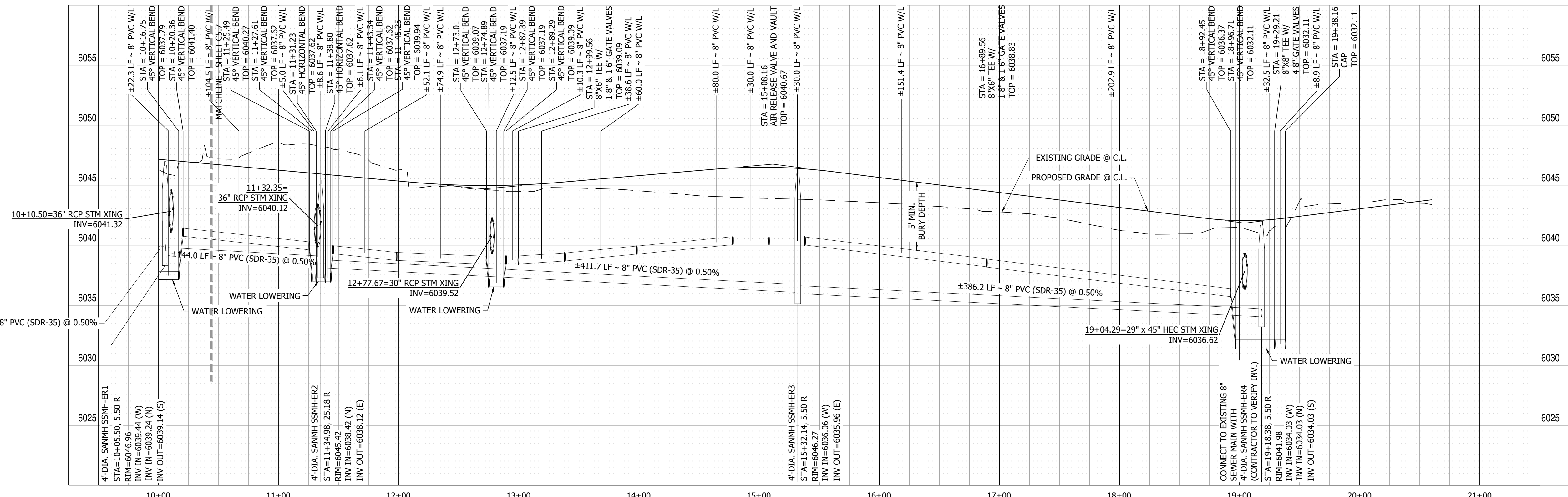
NO. **C5.5**



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\CDS - 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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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

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CONSTRUCTION DOCUMENTS

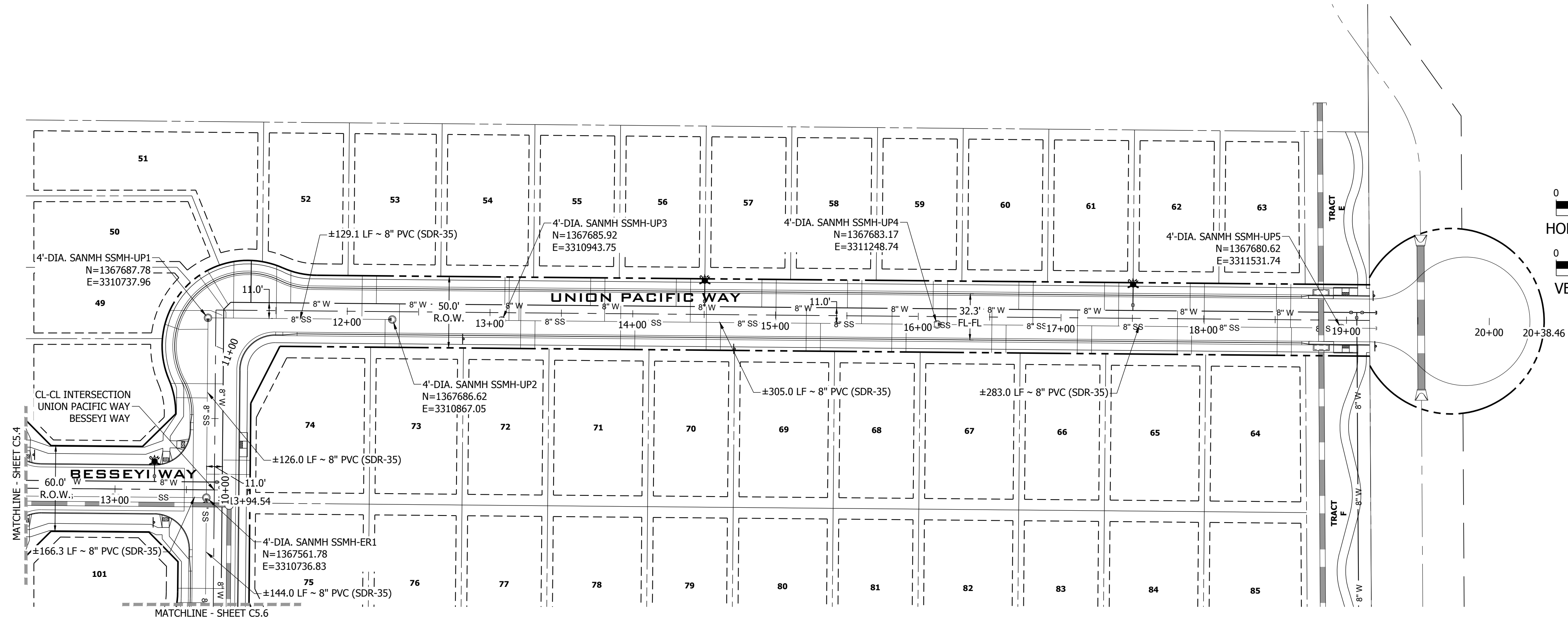
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ORG. SUBM. DATE 06/16/2022  
DWN: LAO CHKD: CJD  
NAME

EL RENO LANE  
SANITARY

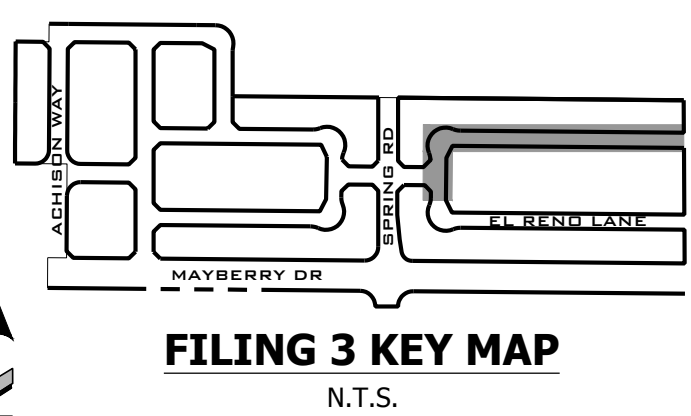
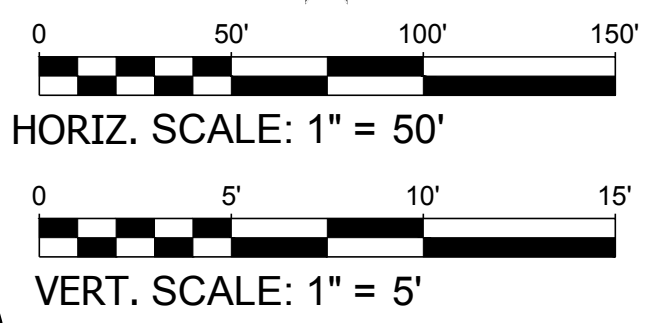
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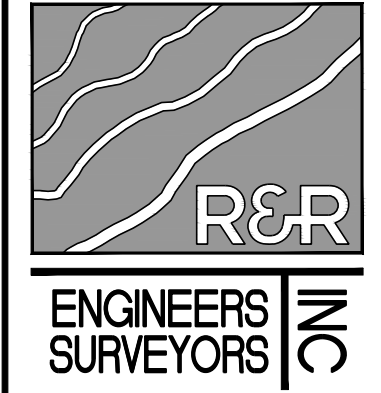


UNION PACIFIC WAY SANITARY PLAN VIEW  
SCALE: 1" = 50'



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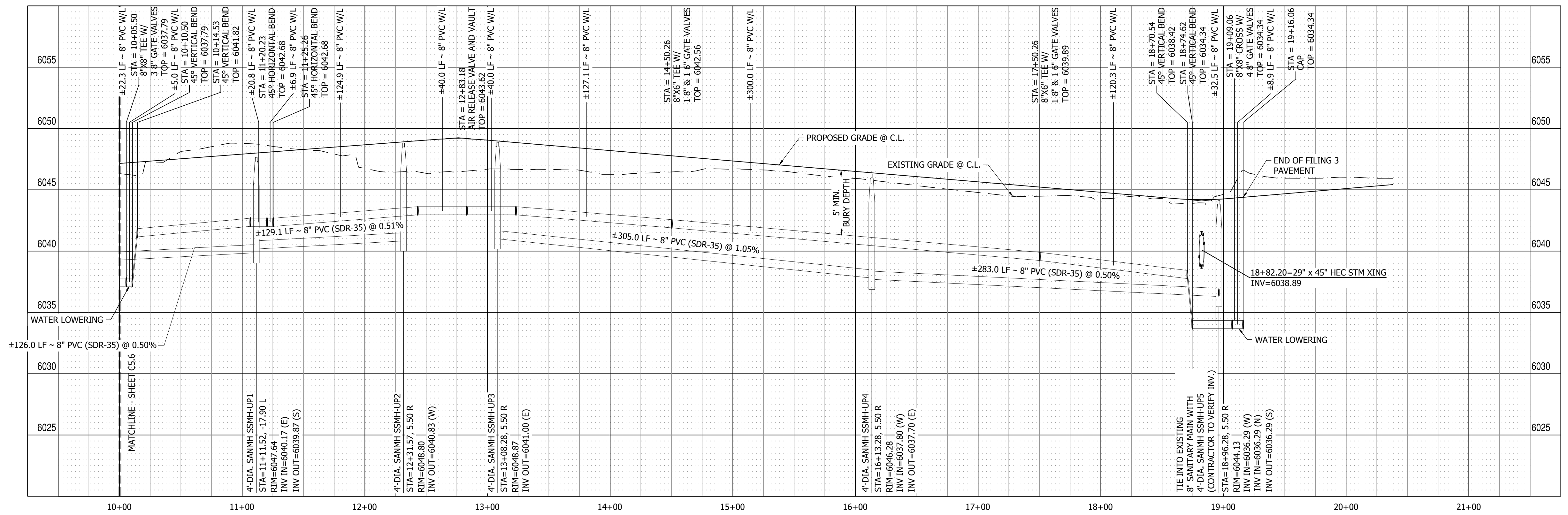
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**MAYBERRY PUD PH 1 - FILING NO. 3**  
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
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PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
3296 DEVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

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

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 AASHTO M 193.  
 4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.  
 5. ENCASED CONCRETE CORNERS SHALL BE CONFORMED TO 1/2" RADIUS CORNER AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION POINT.  
 6. REINFORCING BARS SHALL BE GALVANIZED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GALVANIZED AND DRY COATED.  
 7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.  
 8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SECTION 210.04.  
 9. 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.  
 10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SECTION 712.06.  
 11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREET" MESSAGE AND A 1/2" STEEL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

**Computer File Information**  
 Creation Date: 07/31/19  
 Designer: JDB  
 Last Modification Date: 07/31/19  
 Detainer: LVA  
 CAD User: Mendenhall, V8  
 Scale: Not to Scale  
 Units: English

**Sheet Revisions**

**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, 2019

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

**GENERAL NOTES:**  
 1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.  
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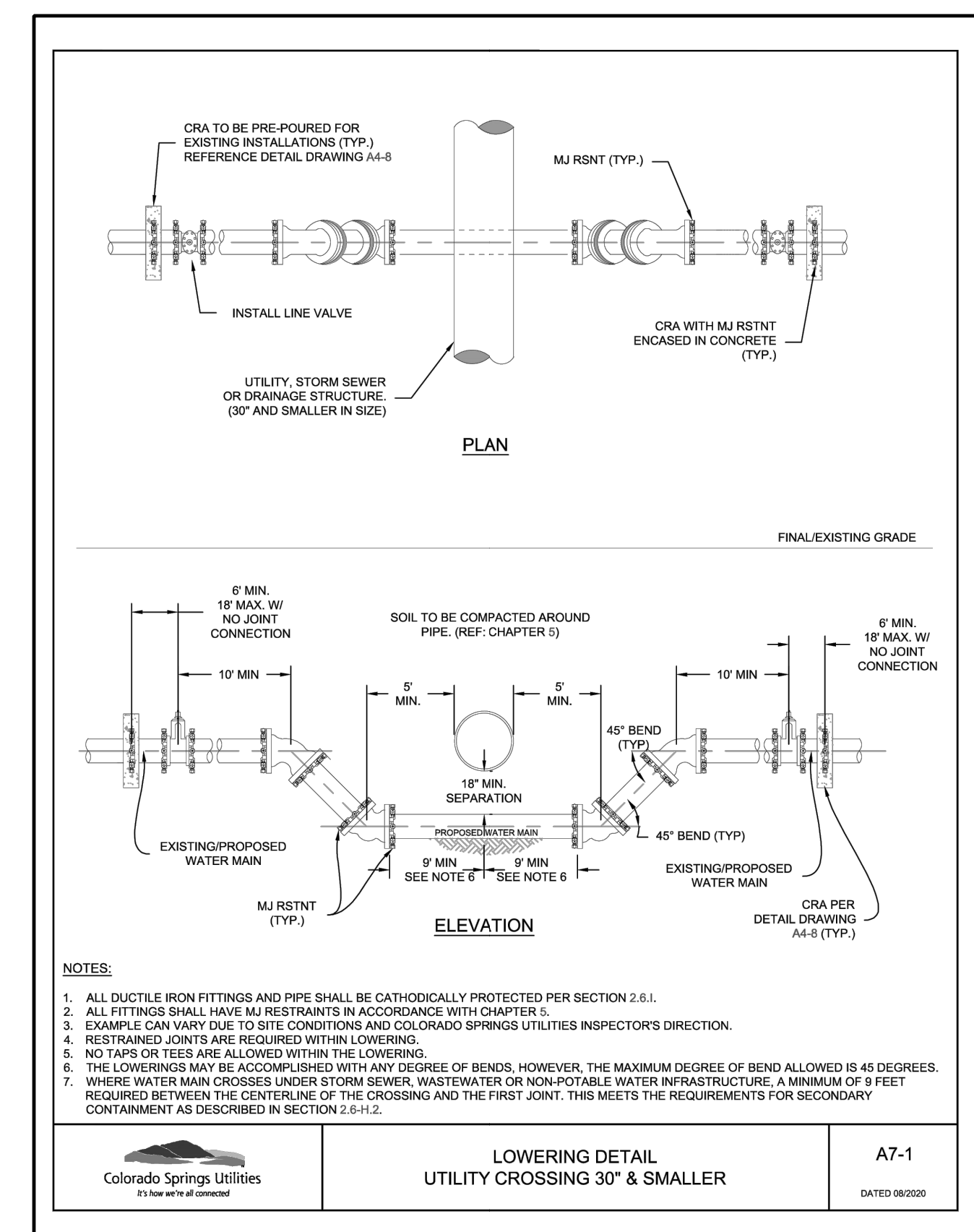
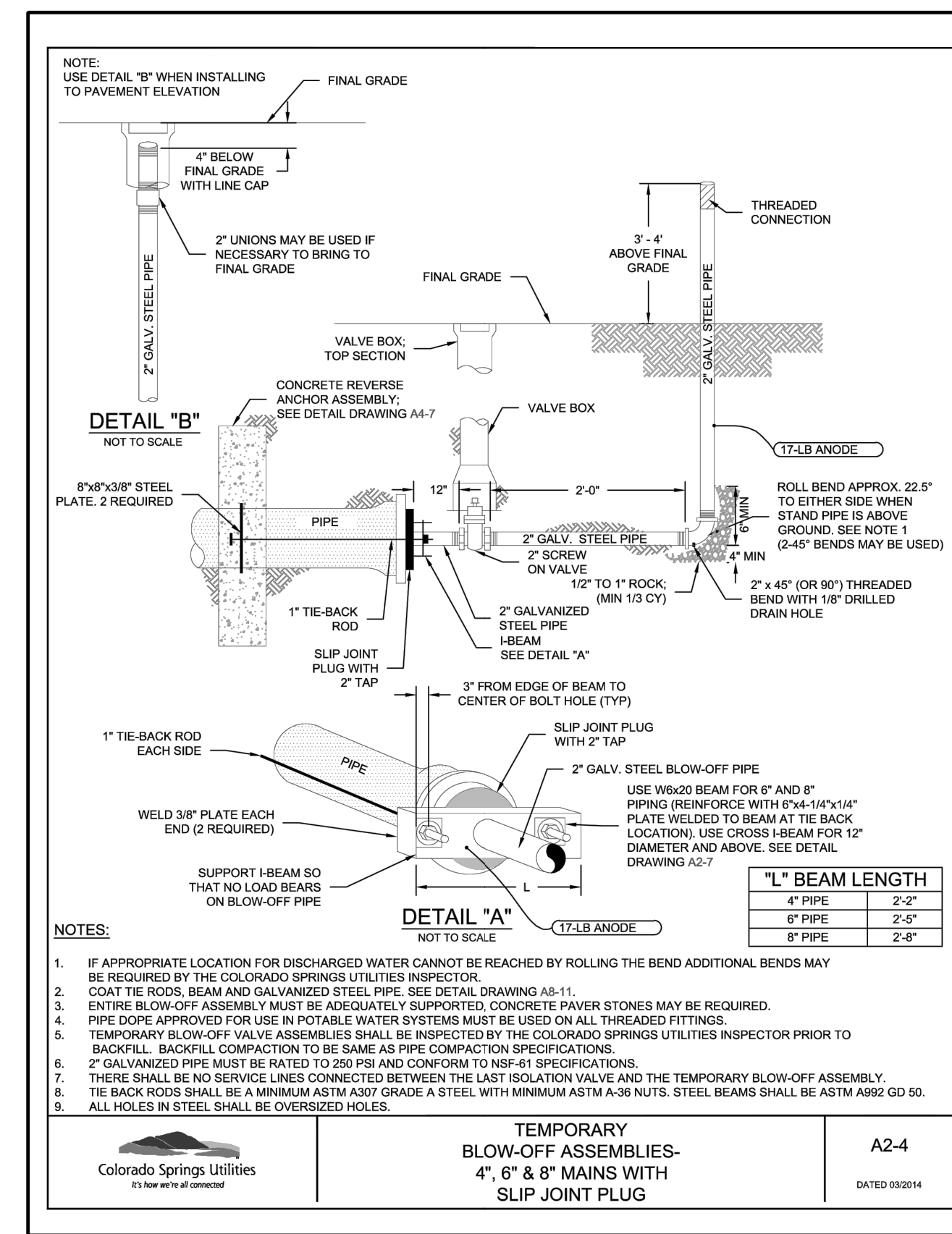
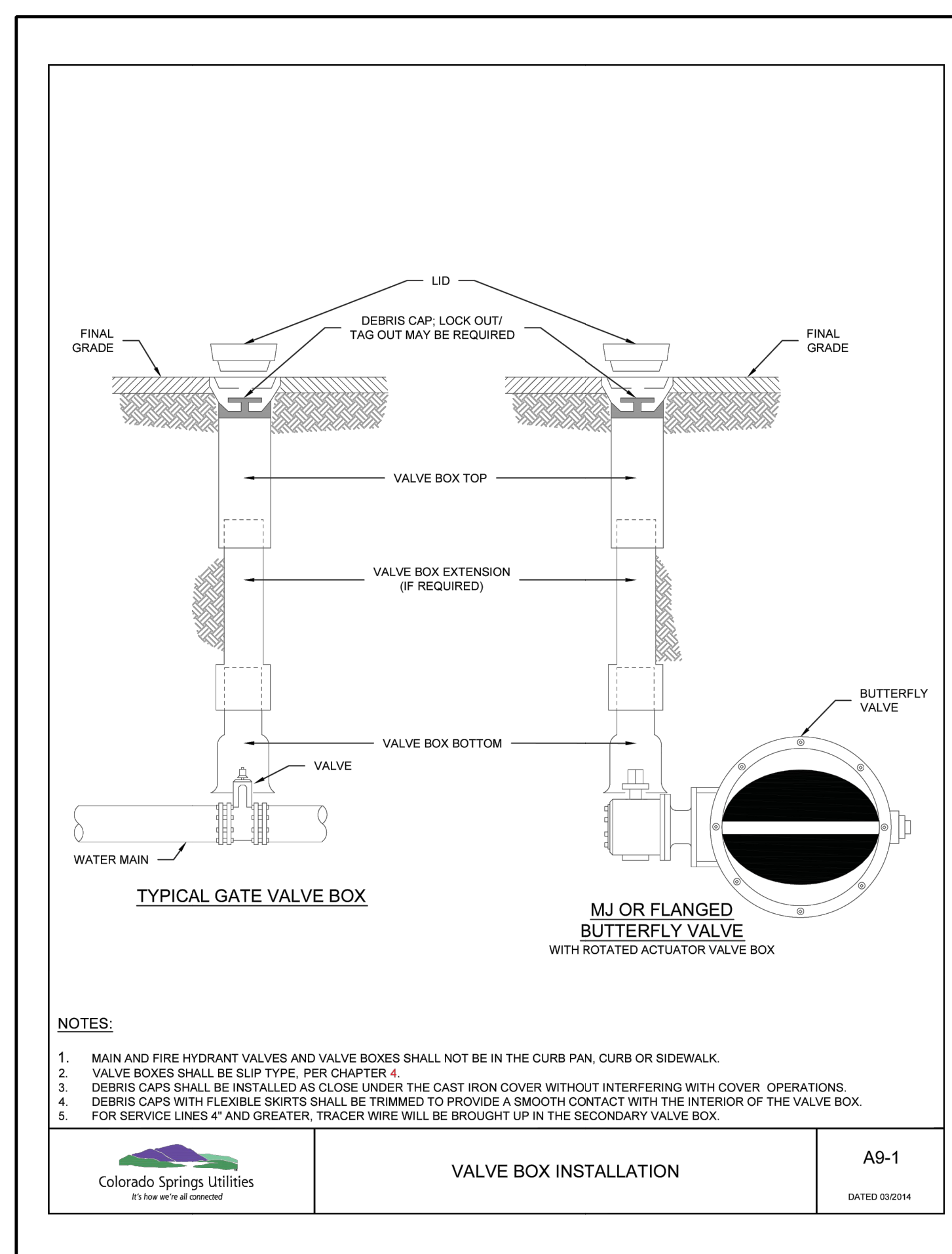
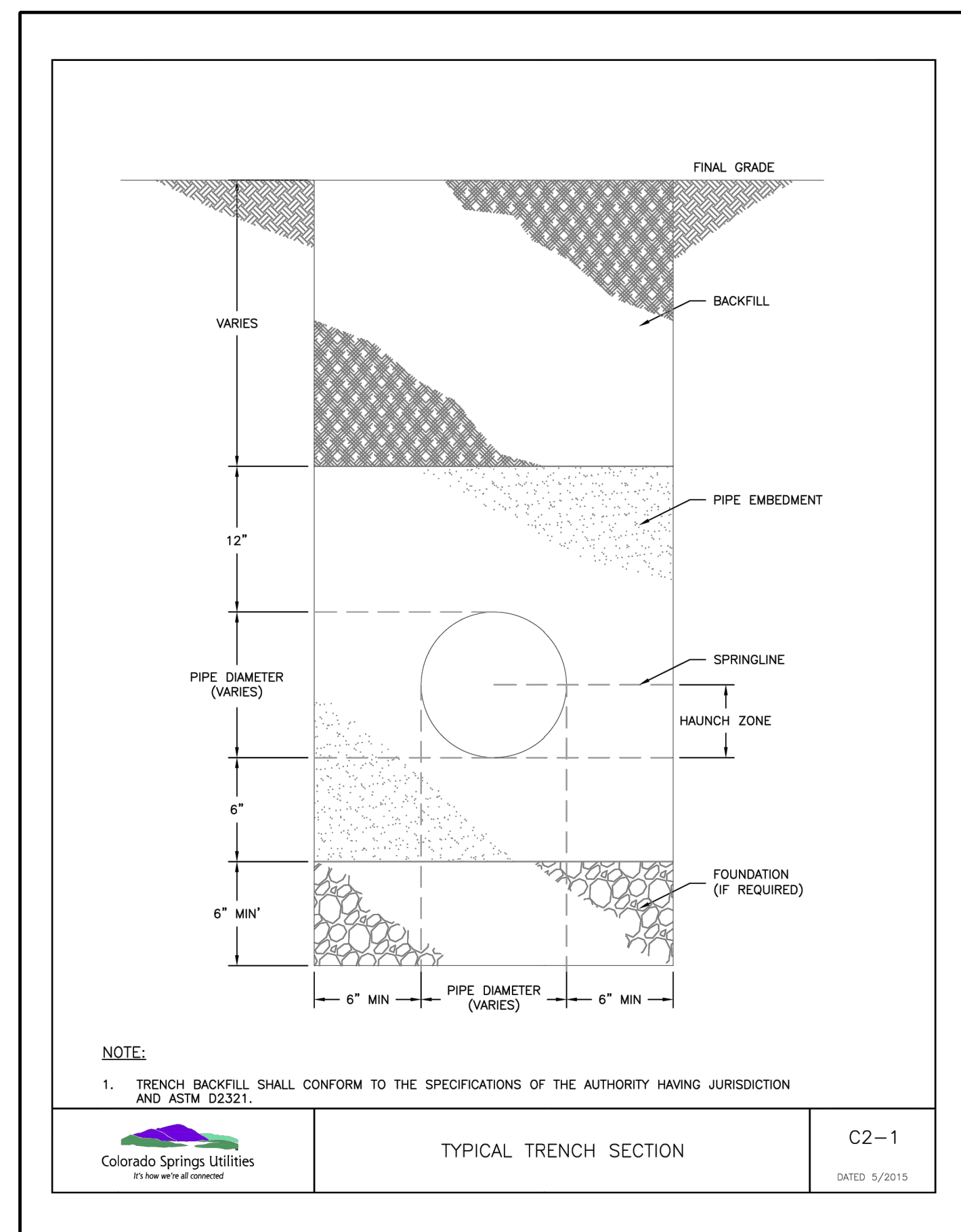
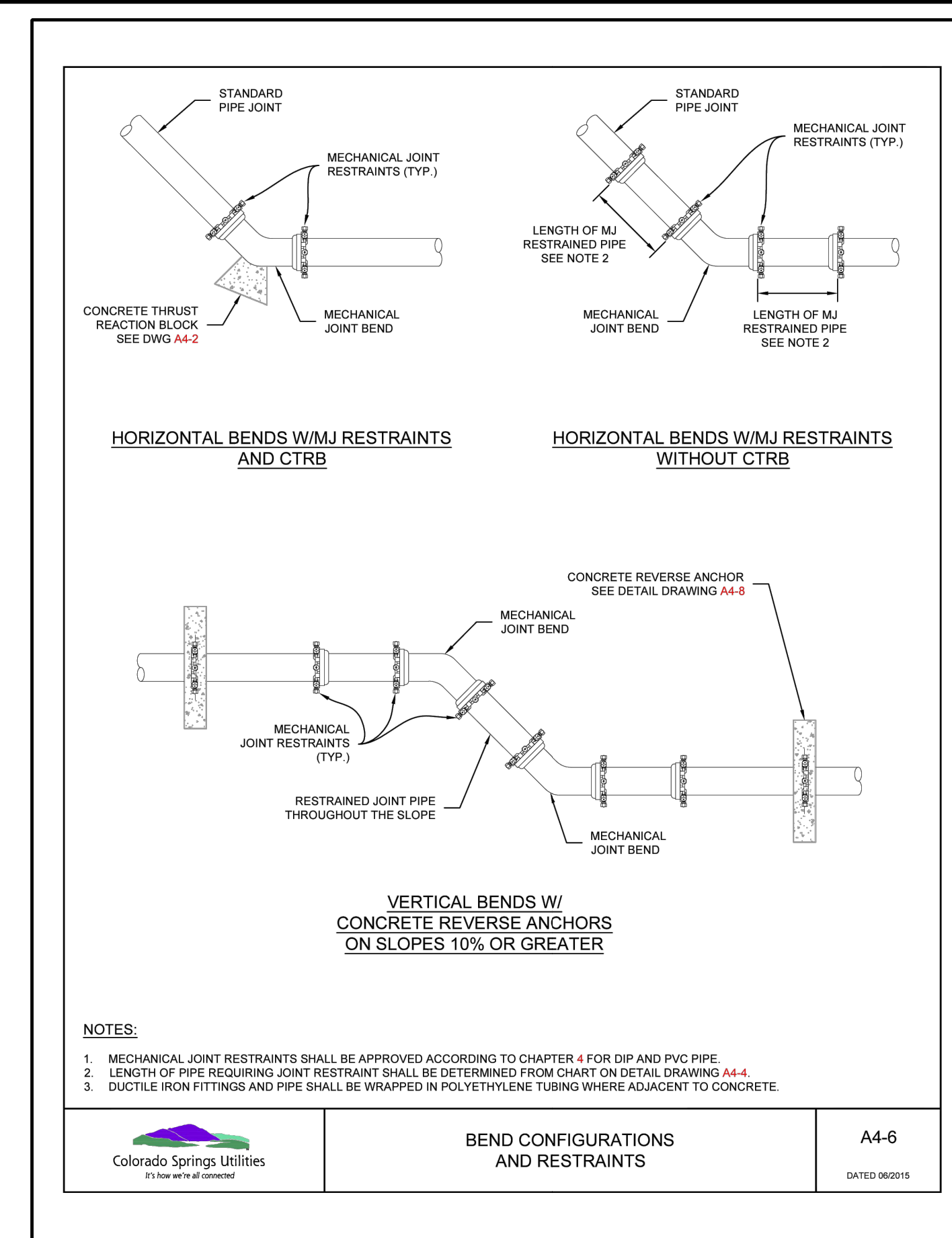
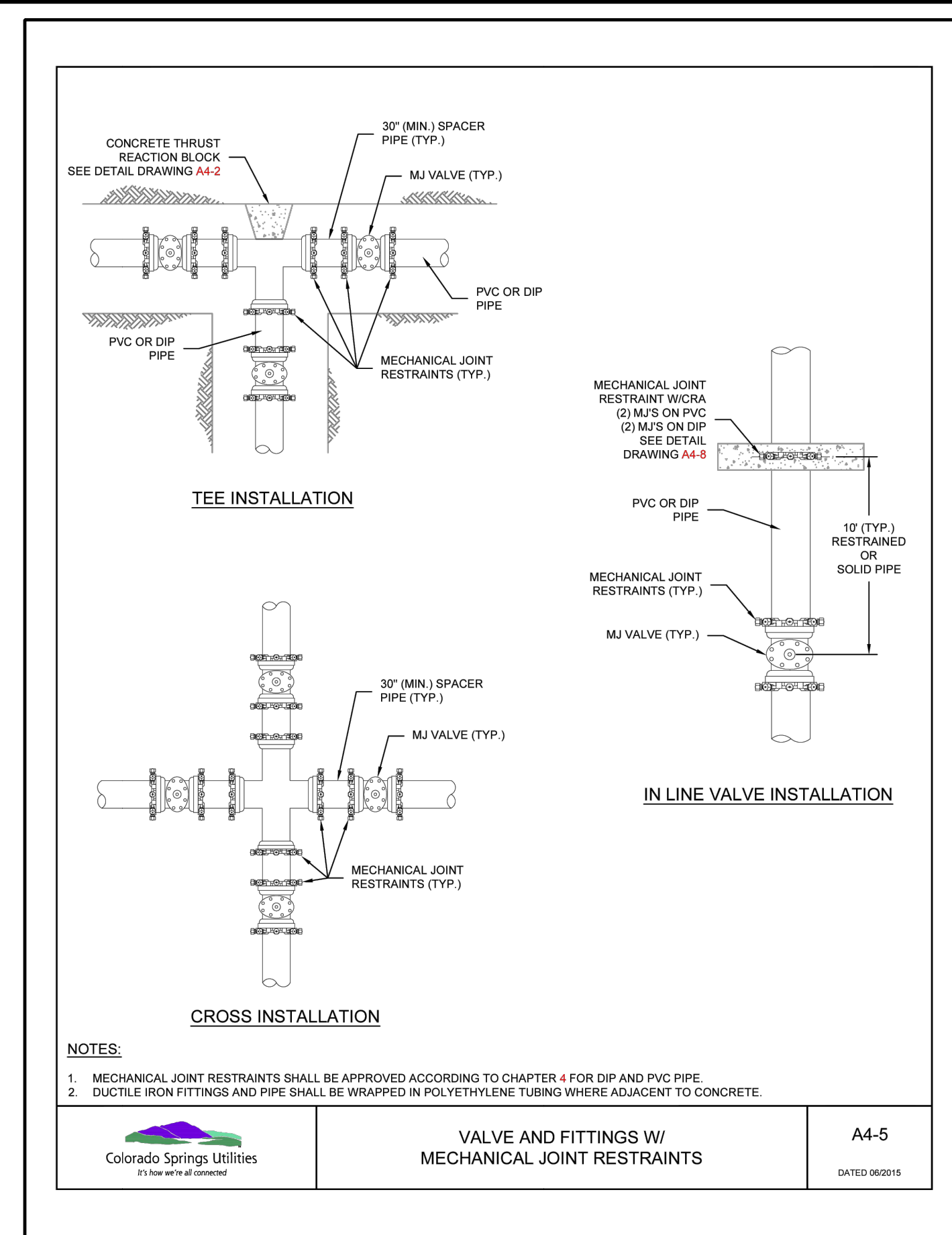
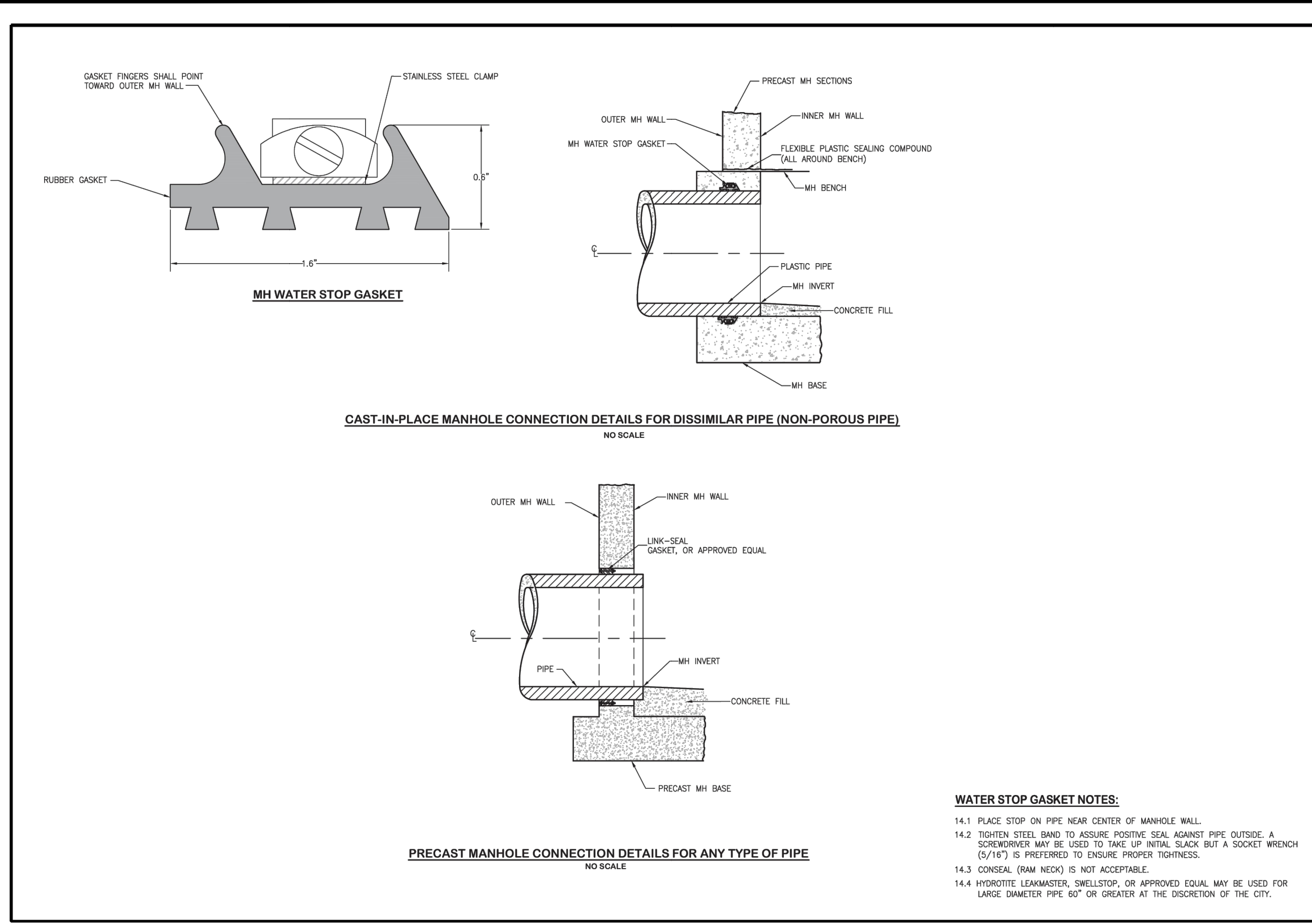
**TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"**

MARK	BAR #	SIZ.	QTY.	TYPE	REGULAR INLETS	INLETS 5 S 5 FT.	INLETS 5 FT.	INLETS 5 FT.
400	4	1/2"	11	15	21	26	11	11
402	4	1/2"	11	15	21	26	11	11
403	4	1/2"	11	15	21	26	11	11
405	4	1/2"	11	15	21	26	11	11
406	4	1/2"	11	15	21	26	11	11
407	4	1/2"	11	15	21	26	11	11
408	4	1/2"	11	15	21	26	11	11
409	4	1/2"	11	15	21	26	11	11
410	4	1/2"	11	15	21	26	11	11
411	4	1/2"	11	15	21	26	11	11
412	4	1/2"	11	15	21	26	11	11
413	4	1/2"	11	15	21	26	11	11
501	5	3/8"	11	17	22	31	17	17
502	5	3/8"	11	17	22	31	17	17
503	5	3/8"	11	17	22	31	17	17
504	5	3/8"	11	17	22	31	17	17
601	6	3/8"	11	17	22	31	17	17
602	6	3/8"	11	17	22	31	17	17
603	6	3/8"	11	17	22	31	17	17
604	6	3/8"	11	17	22	31	17	17
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608	6	3/8"	11	17	22	31	17	17
609	6	3/8"	11	17	22	31	17	17
610	6	3/8"	11	17	22	31	17	17
611	6	3/8"	11	17	22	31	17	17
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699	6	3/8"	11	17	22	31	17	17
700	6	3/8"	11	17	22	31	17	17

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

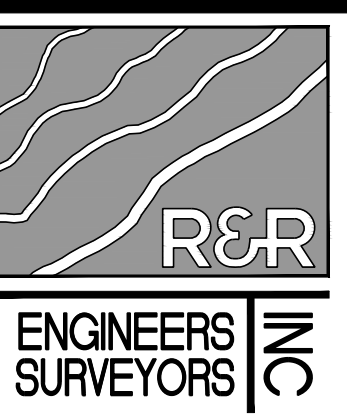
MARK	BAR #	SIZ.	QTY.	TYPE	REGULAR INLETS	INLETS 5 S 5 FT.	INLETS 5 FT.	INLETS 5 FT.
701	7	1/2"	11	15	21	26	11	11
702	7	1/2"	11	15	21	26	11	11
703	7	1/2"	11	15	21	26	11	11
704	7	1/2"	11	15	21	26	11	11
705	7	1/2"	11	15	21	26	11	11
706	7	1/2"	11	15	21	26	11	11
707	7	1/2"	11	15	21	26	11	11
708	7	1/2"	11	15	21	26	11	11
709	7	1/2"	11	15	21	26	11	11
710	7	1/2"	11	15	21	26	11	11
711	7	1/2"	11	15	21	26	11	11
712	7	1/2"	11	15	21	26	11	11
713	7	1/2"	11	15	21	26	11	11
714	7	1/2"	11	15	21	26	11	11
715	7	1/2"	11	15	21	26	11	11
716	7	1/2"	11	15	21	26	11	11
717	7	1/2"	11	15	21	26	11	11
718	7	1/2"	11	15	21	26	11	11
719	7	1/2"	11	15	21			





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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

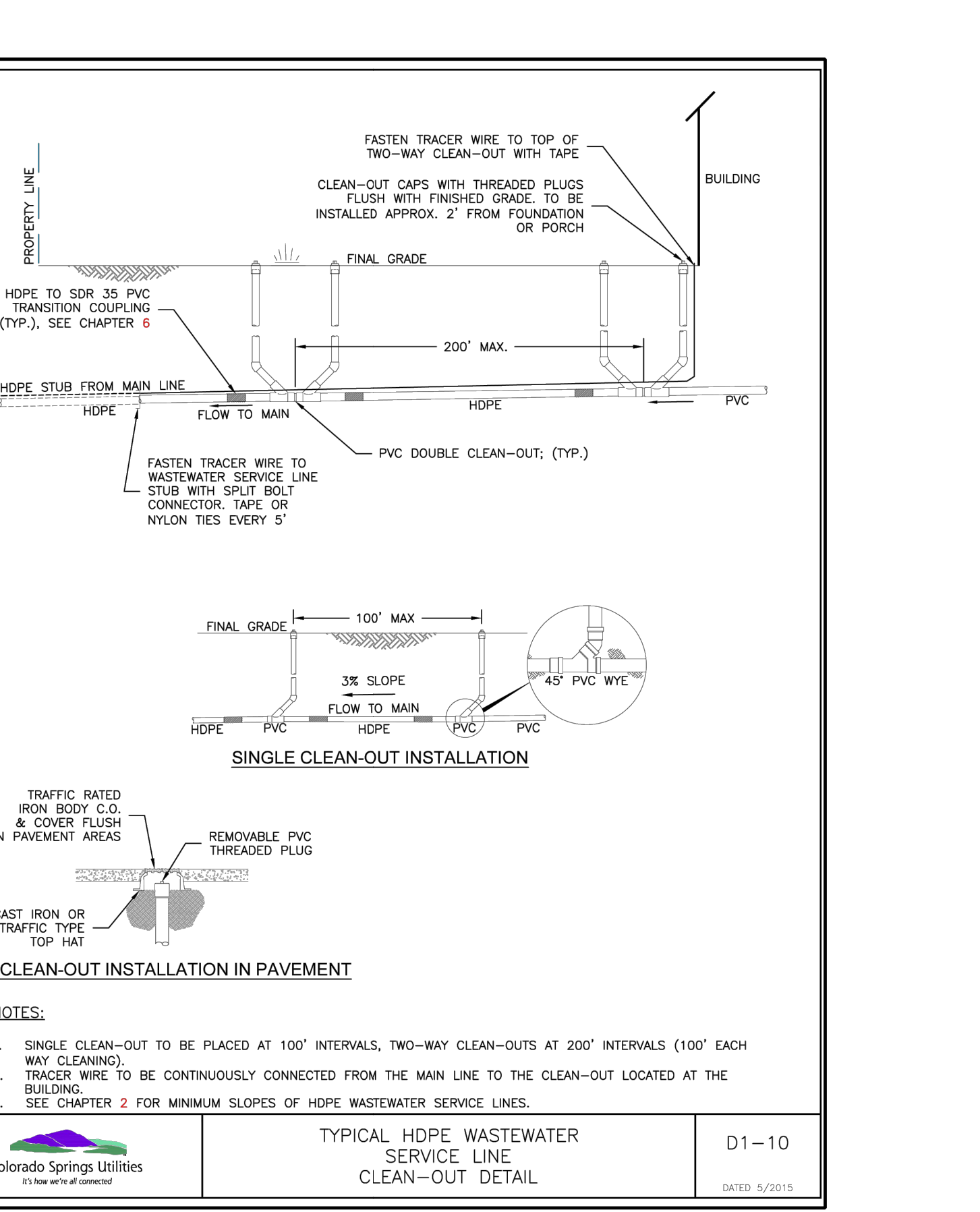
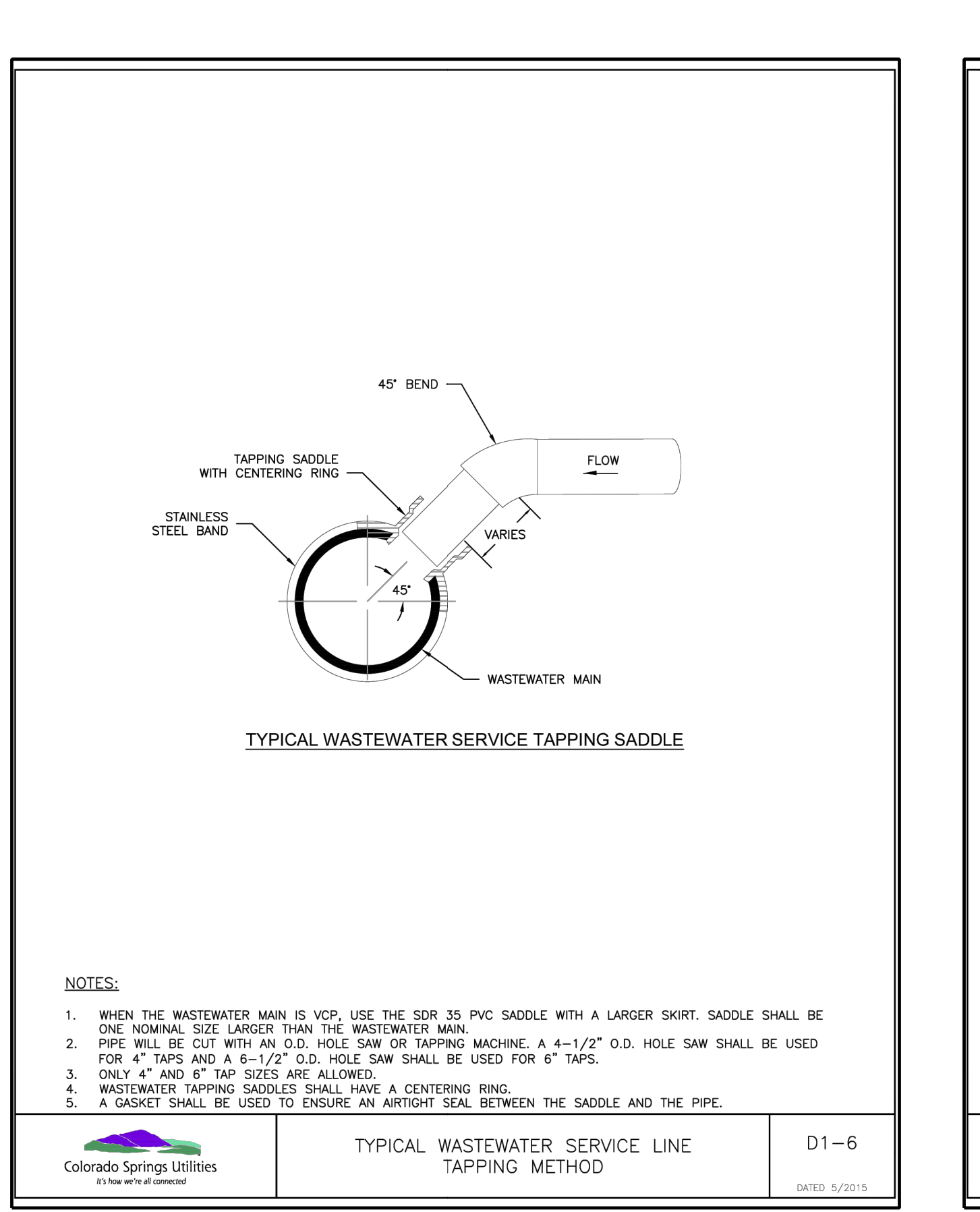
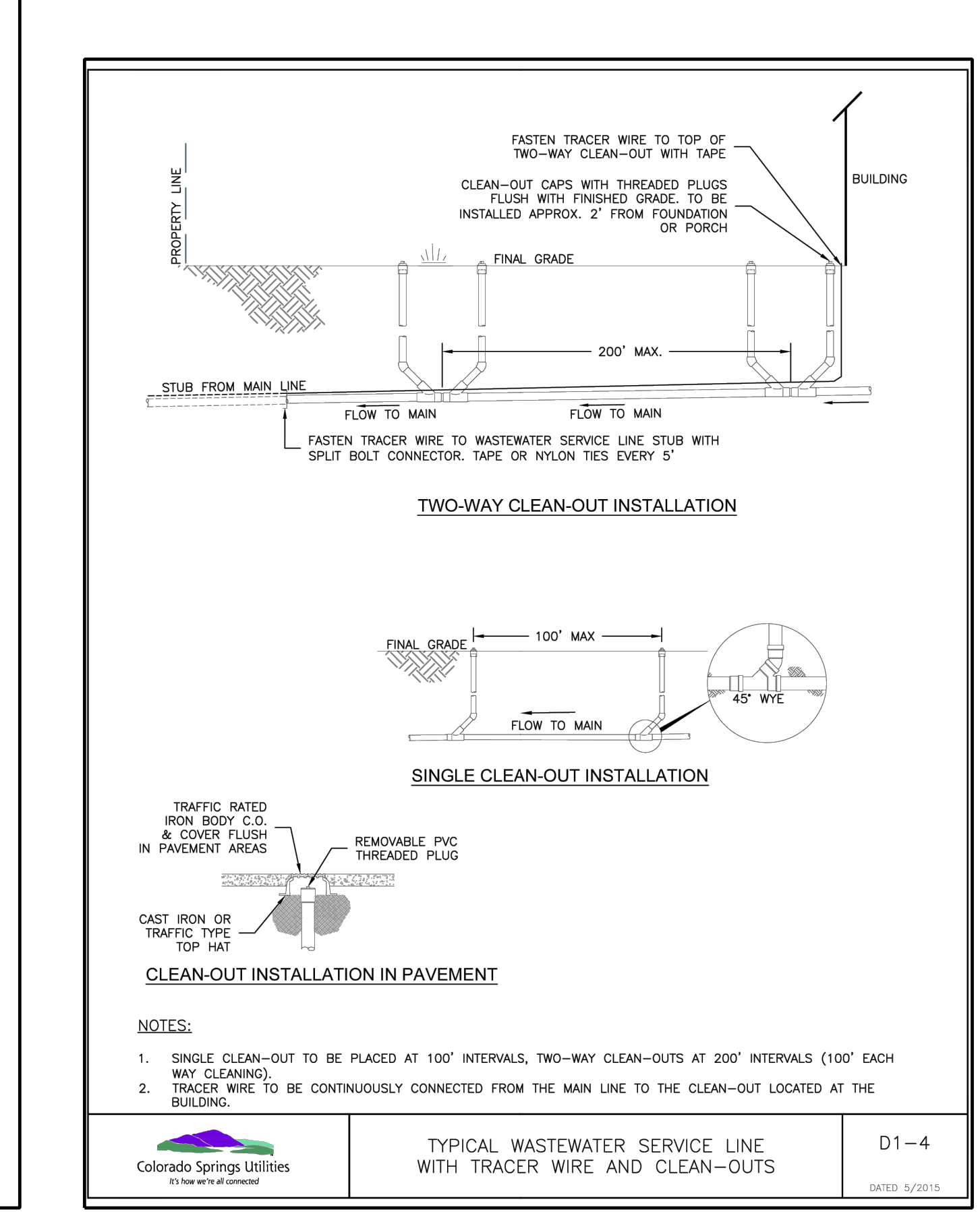
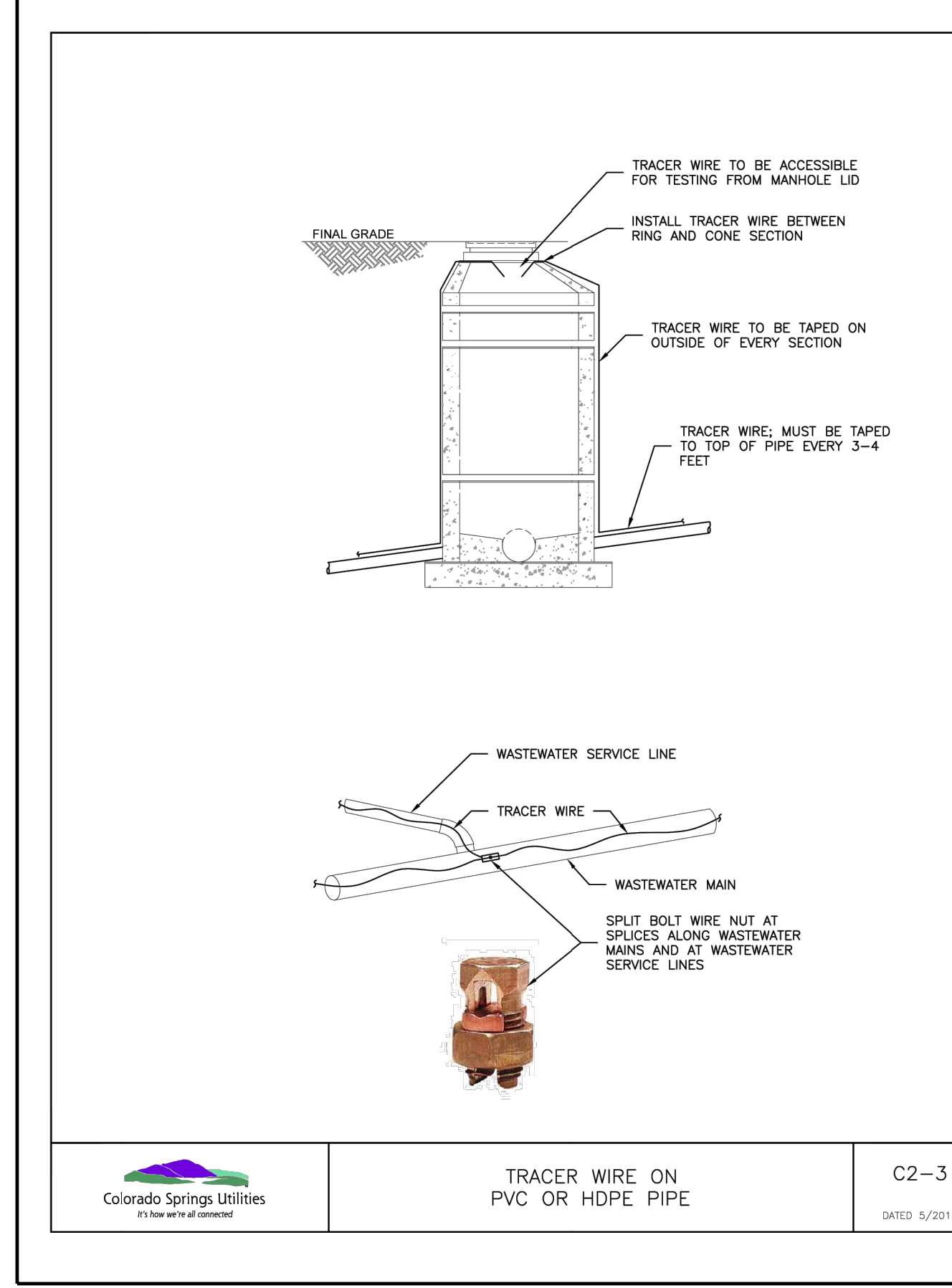
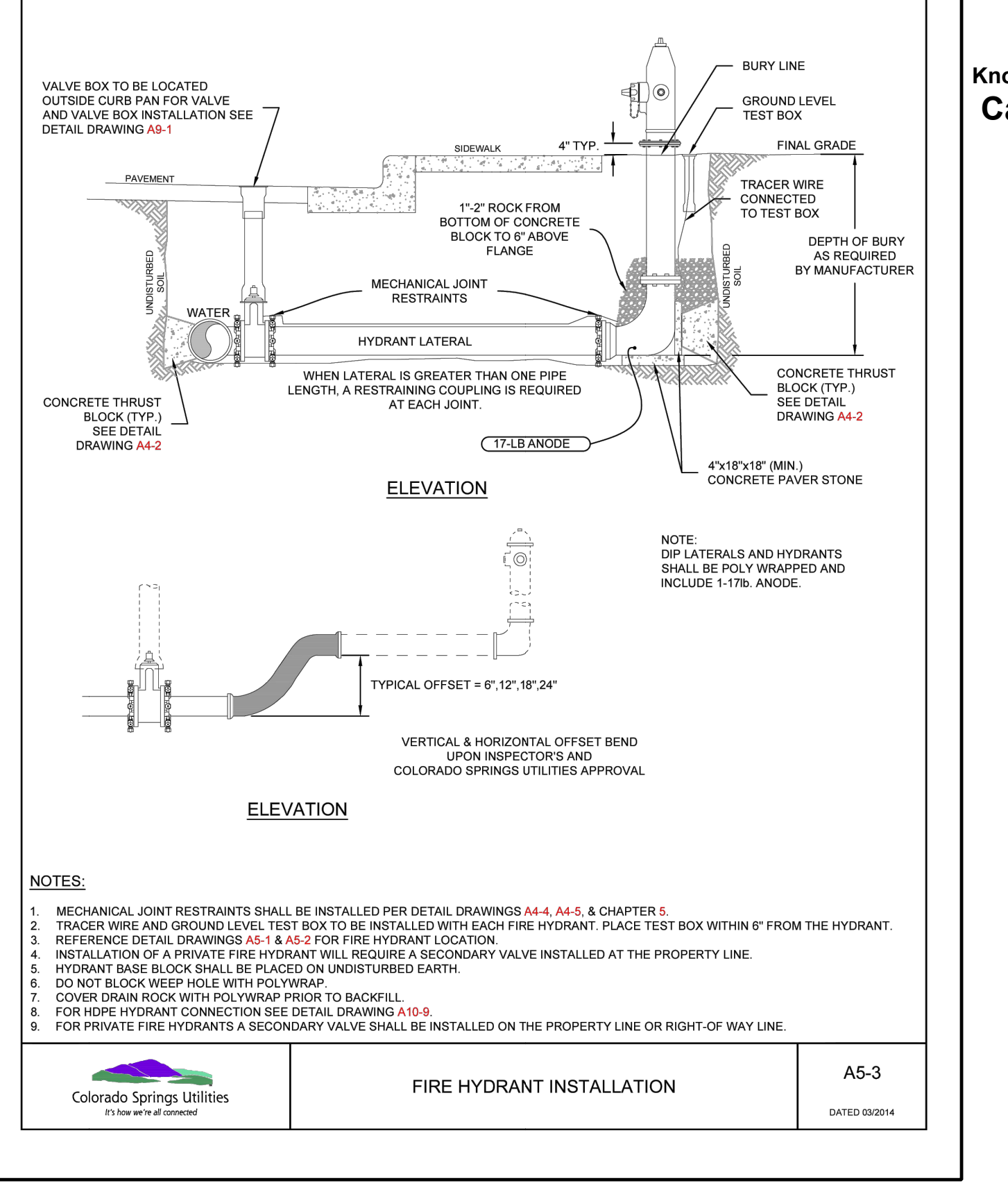
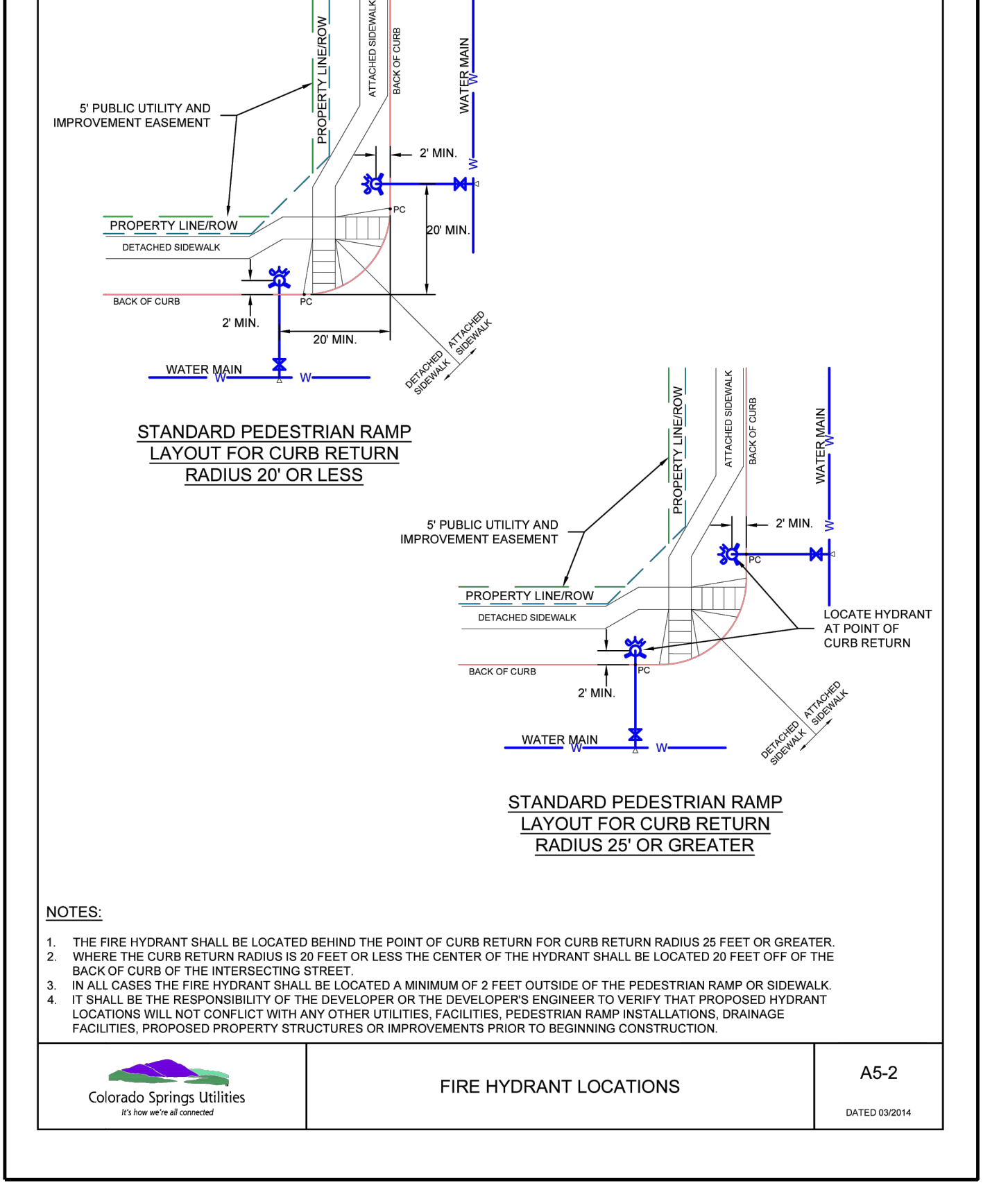
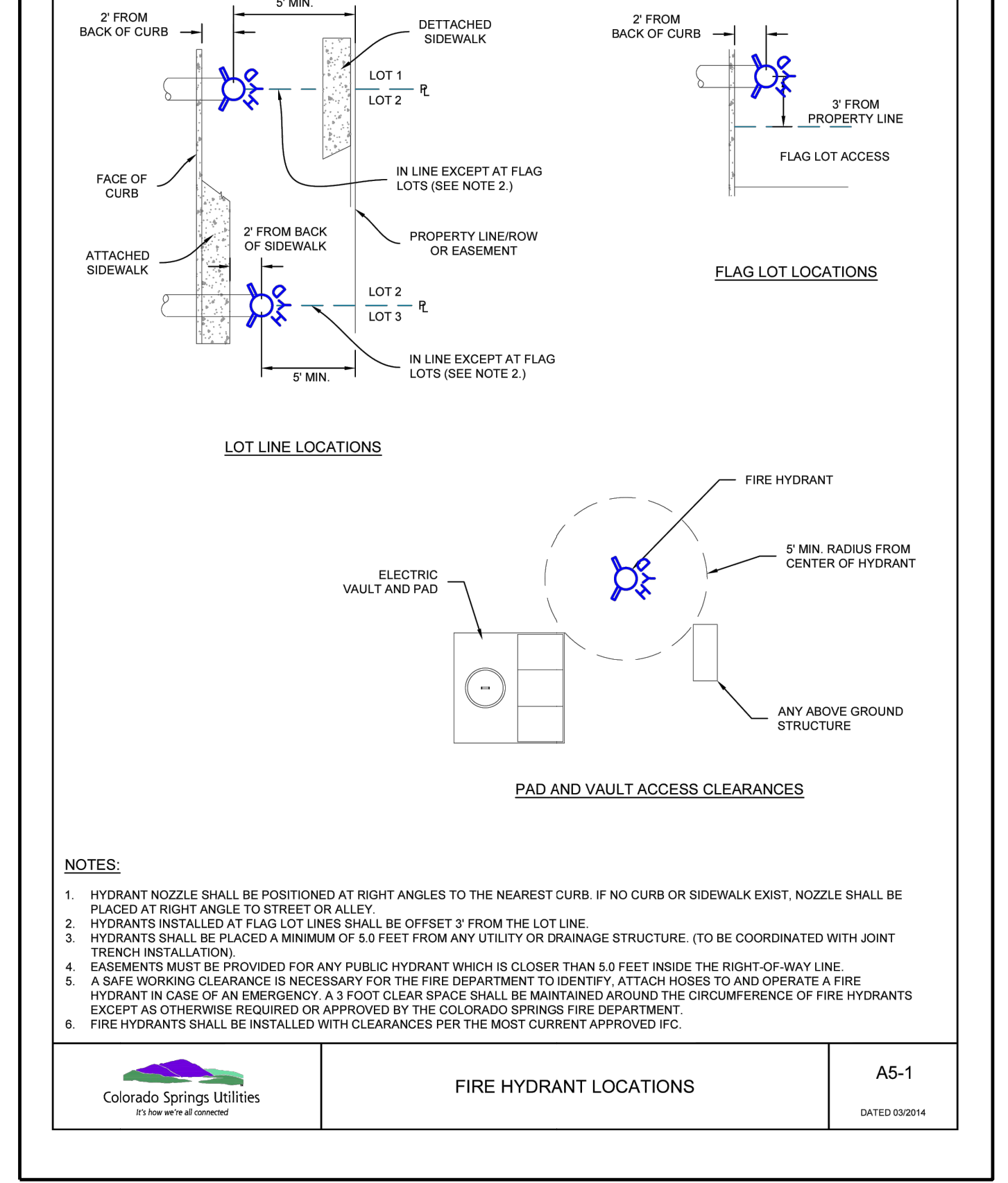
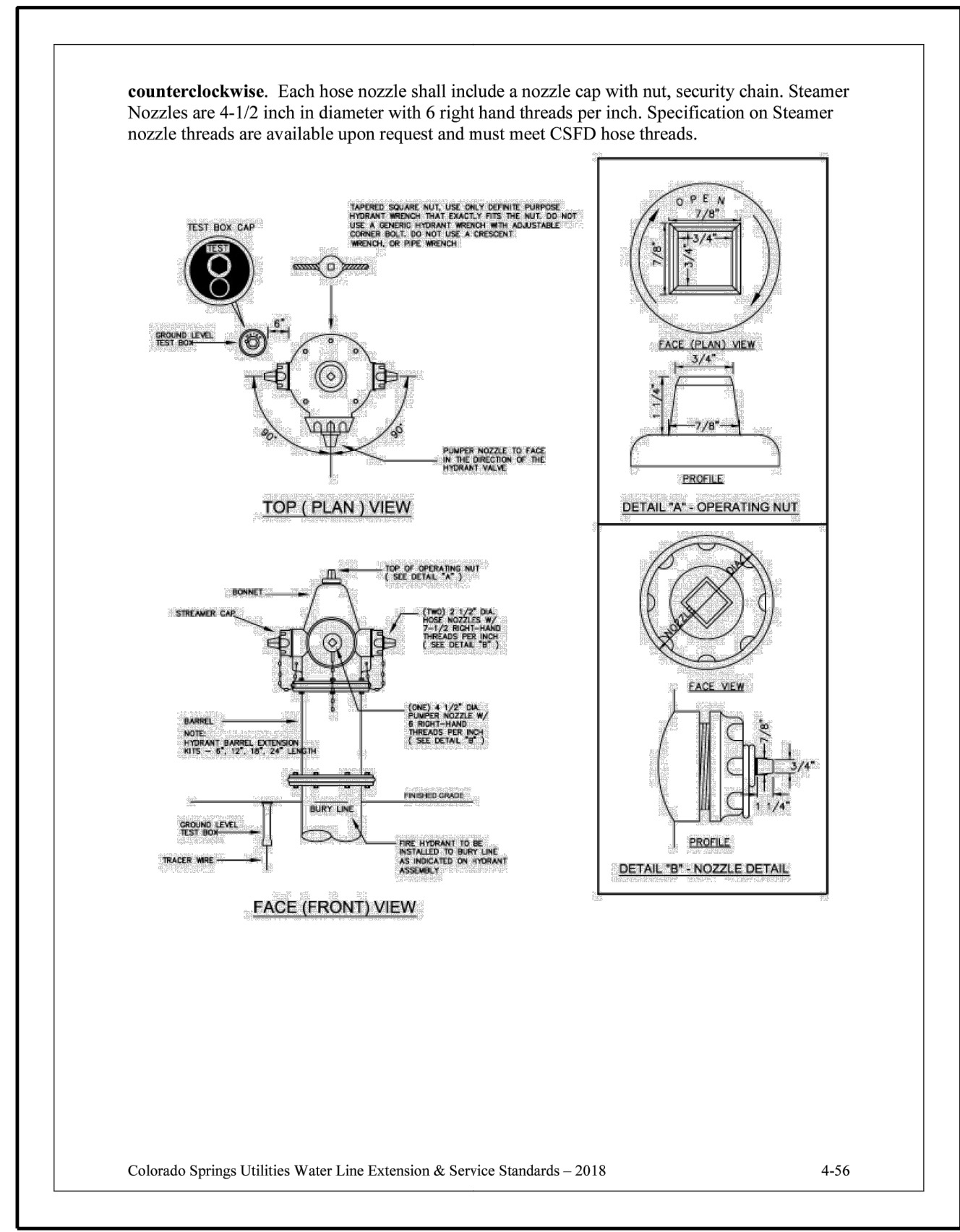
**MAYBERRY PUD PH 1 - FILING NO. 3**  
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS EL PASO COUNTY  
PREPARED FOR: MAYBERRY COMMUNITIES, LLC 3296 DEVINE HEIGHTS #208 COLORADO SPRINGS, CO 80922

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

UTILITY DETAILS

NO. C5.9





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

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

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

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

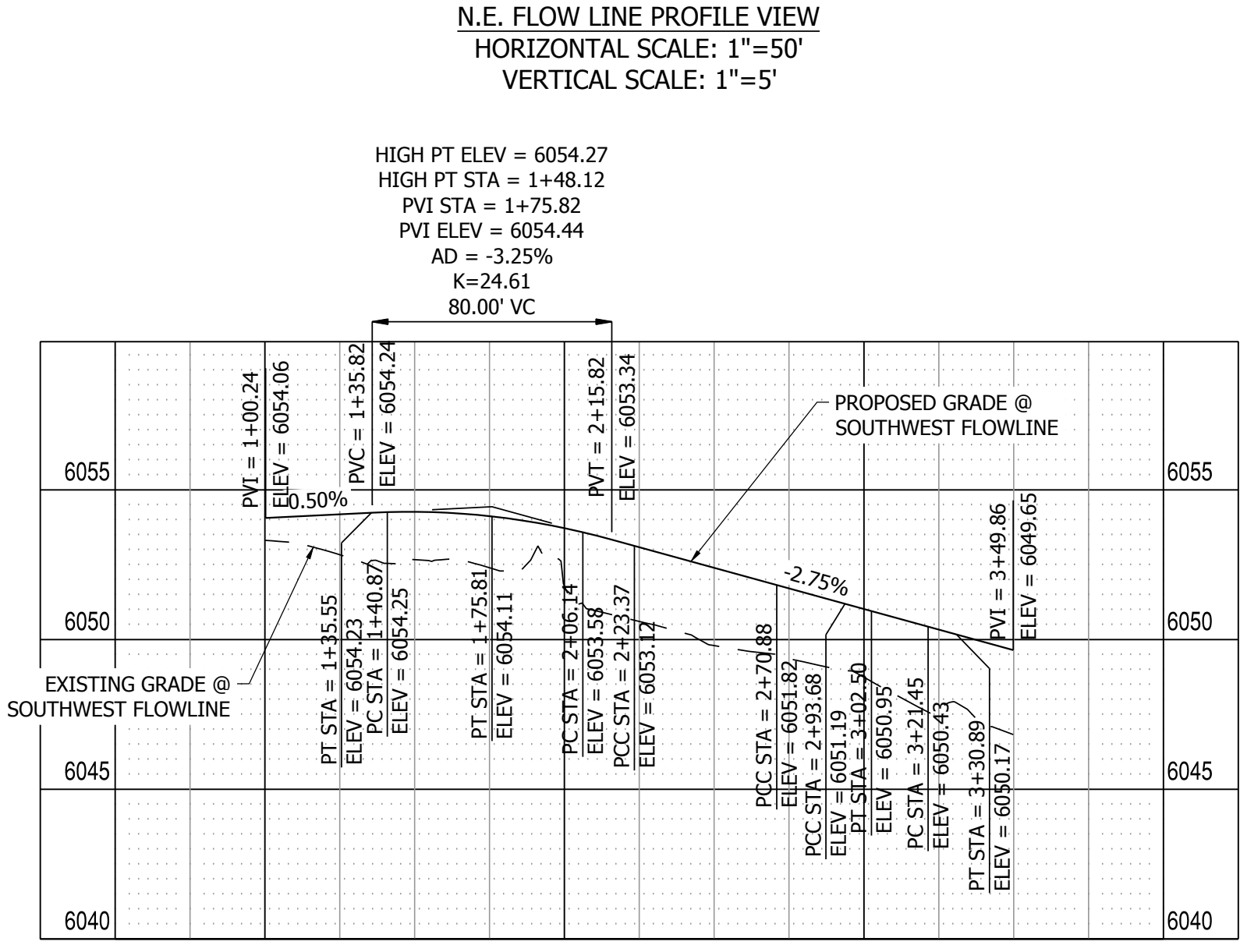
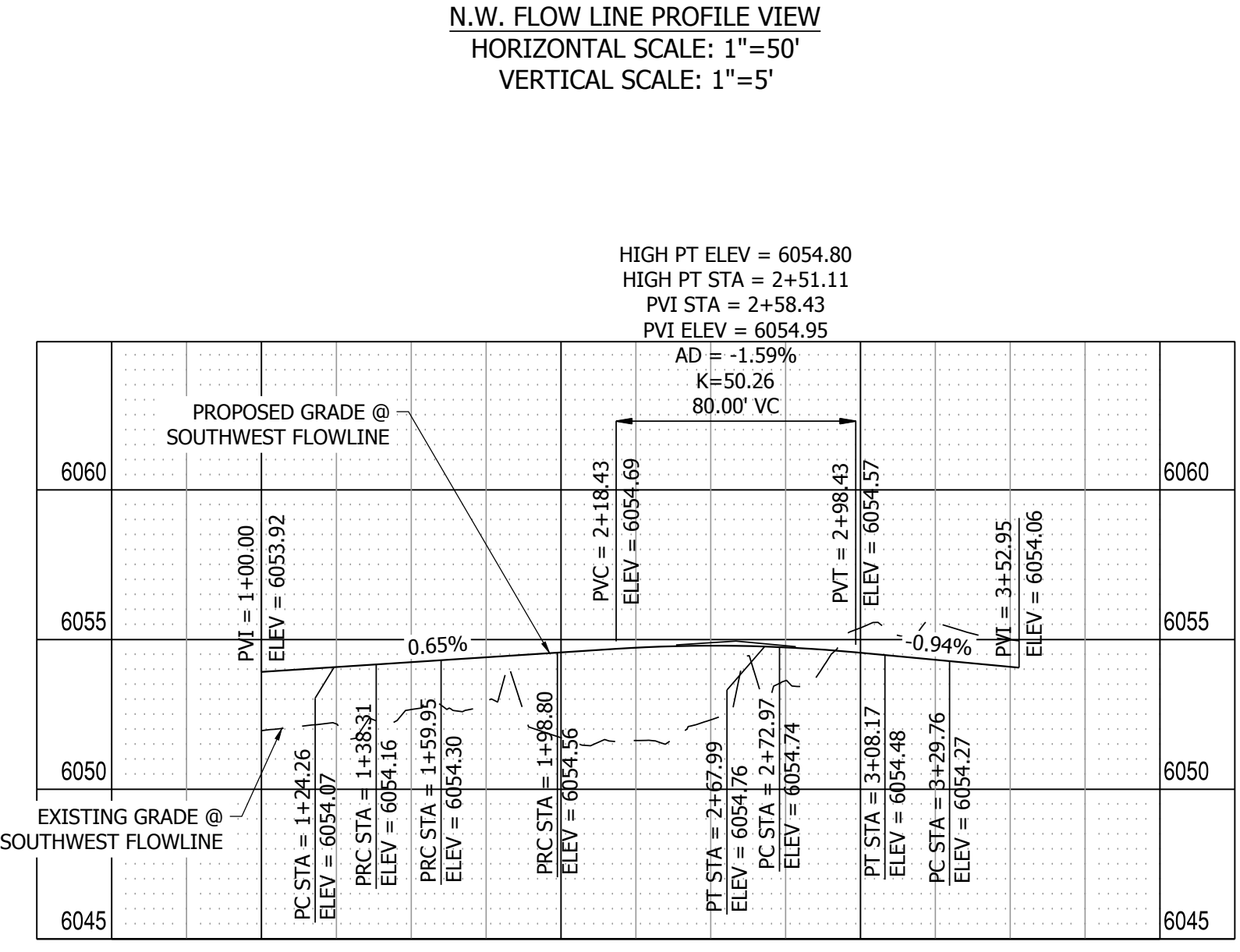
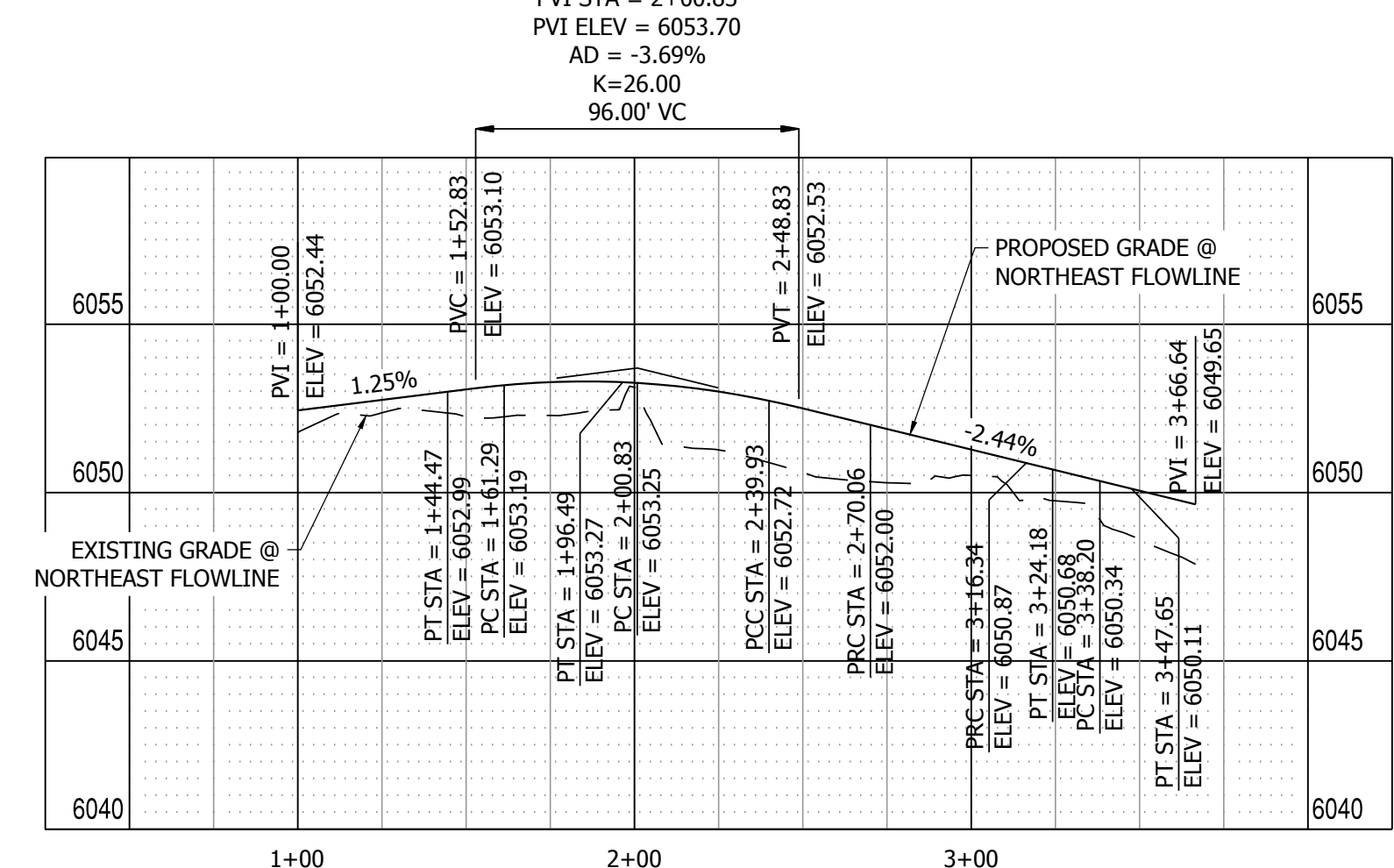
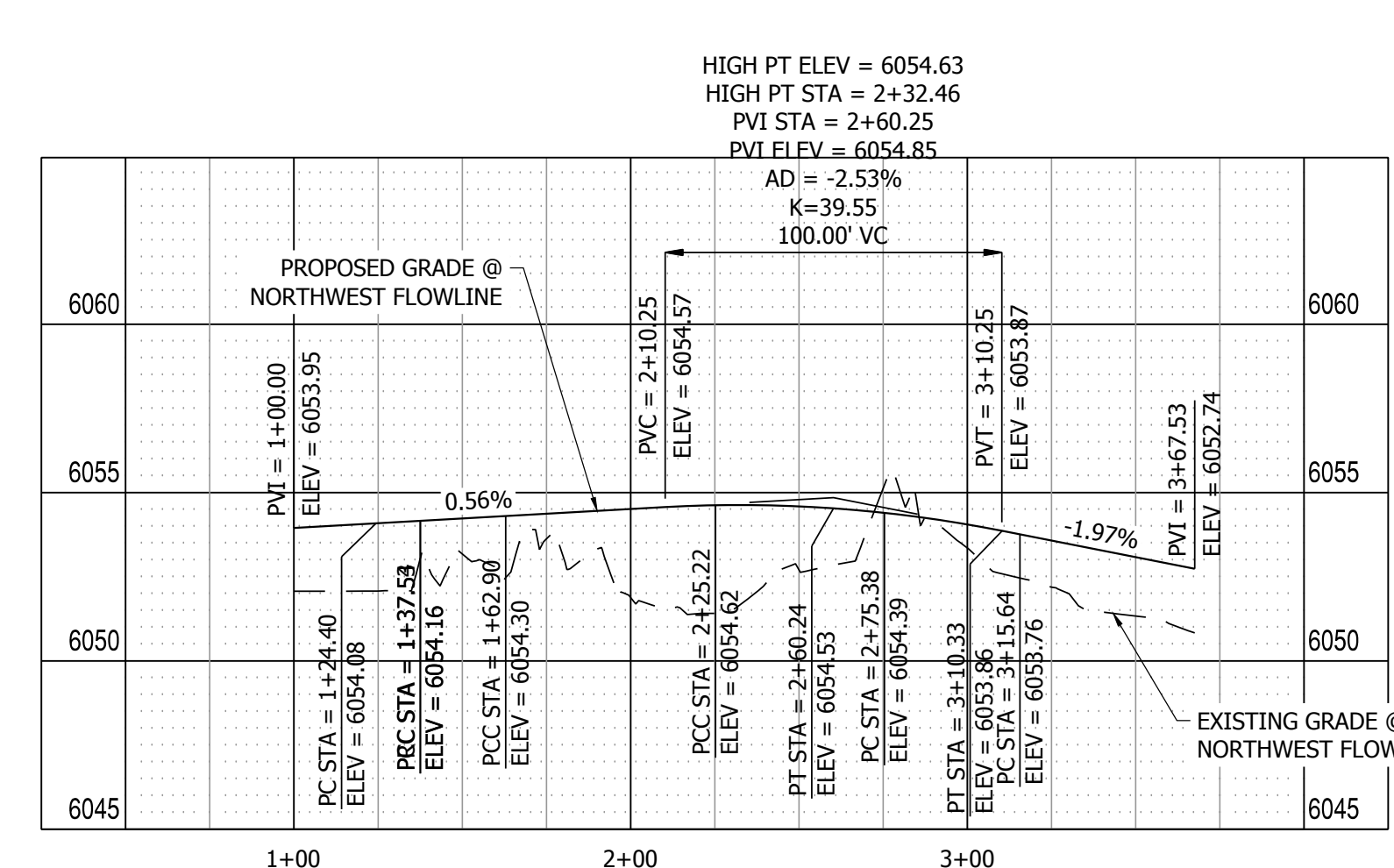
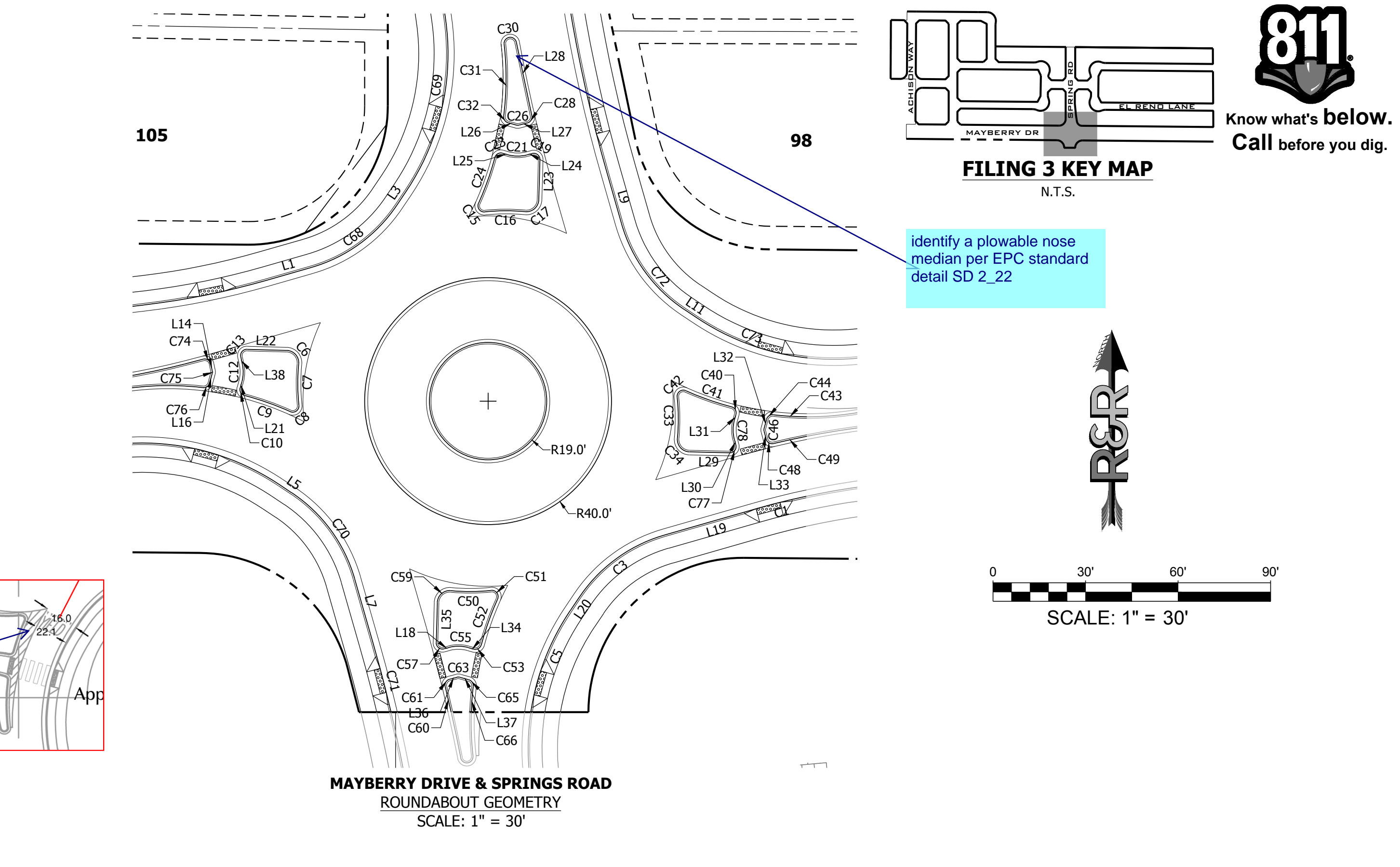
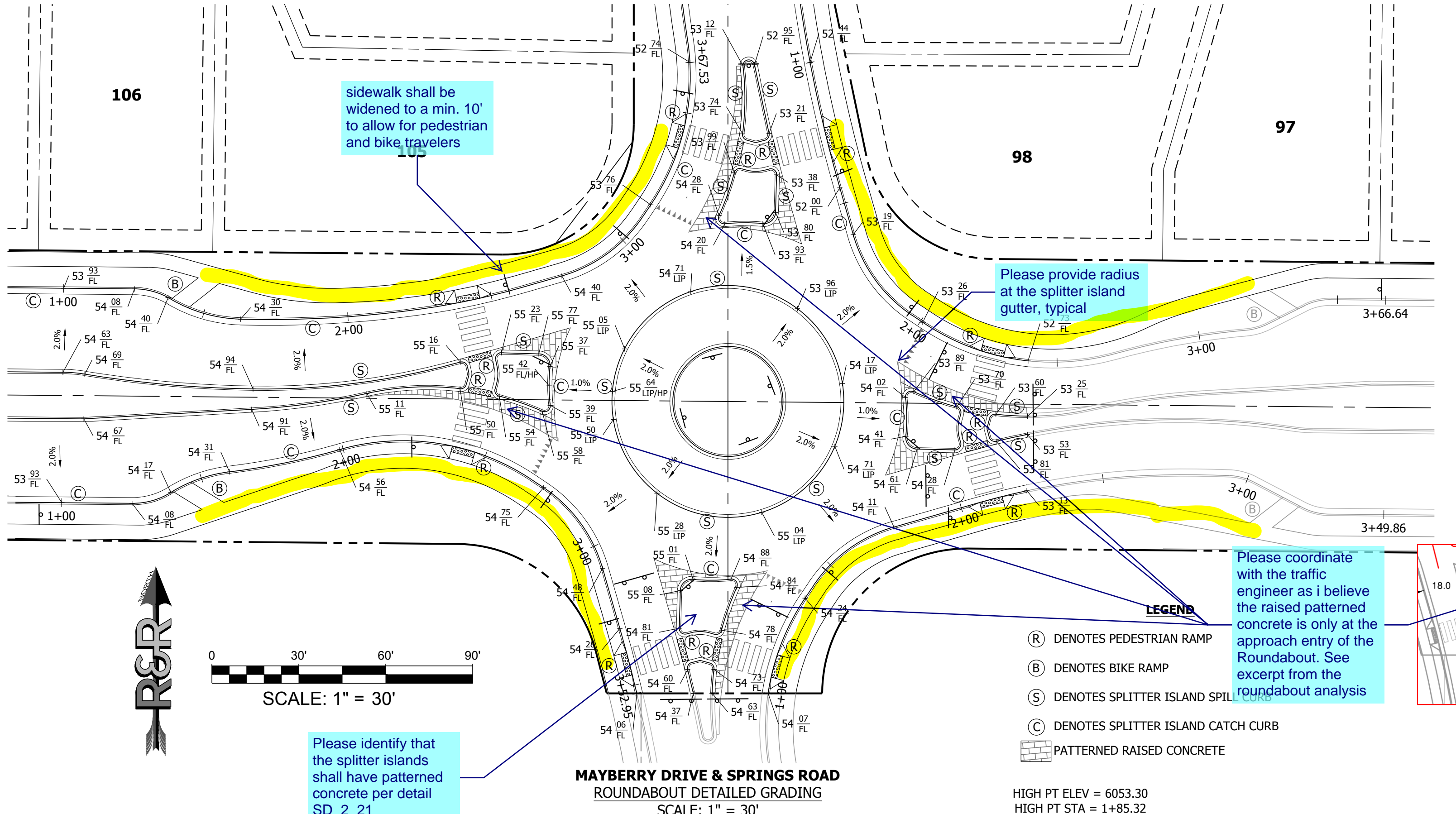
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS EL PASO COUNTY  
 PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
 3296 DEVINE HEIGHTS #208  
 COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS

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



PLAN: M22110 MAYBERRY FILING NO. 31/ENGINEERING, DRAINAGES, PAVEMENTS, ROADWAY & DRAINAGE ROUNDABOUT GRADING, PLOT DATE: 06/16/2022, 3:31:32 PM, BY: LINA GORDAY

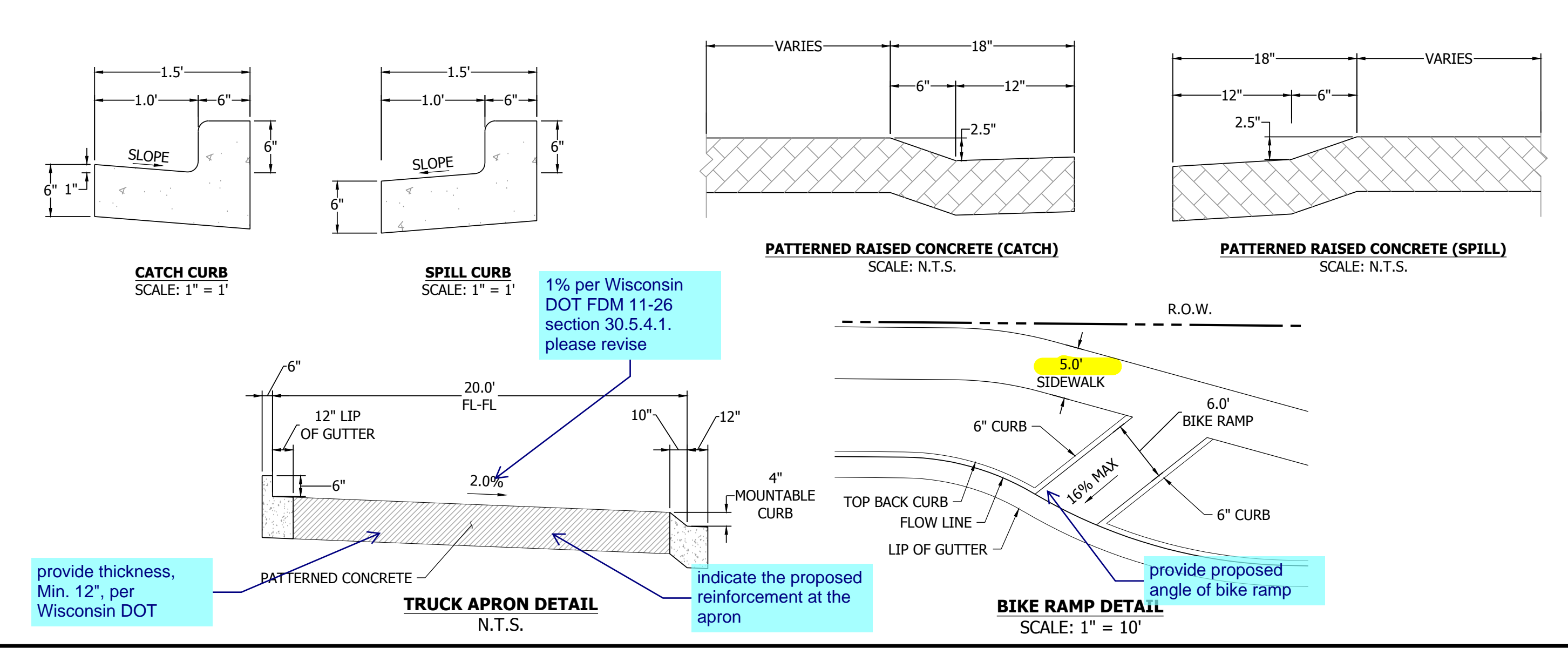


LINE TABLE @ F.L.			LINE TABLE @ F.L.		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N74°00'16"E	15.13'	L31	S15°10'44"W	1.91'
L3	N33°57'29"E	5.31'	L32	S15°10'44"W	3.00'
L5	S56°19'52"E	4.98'	L33	S14°58'21"E	2.58'
L7	S15°59'44"E	21.59'	L34	S74°31'28"E	1.81'
L9	S15°59'44"E	16.82'	L35	S1°36'36"W	12.98'
L11	S56°19'52"E	4.34'	L36	S75°30'26"W	2.42'
L14	S11°48'55"E	2.27'	L37	N74°31'28"W	2.92'
L16	S15°11'10"W	3.16'	L38	N11°48'55"W	2.54'
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'			

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

Identify a plowable nose median per EPC standard detail SD\_2\_22

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

DATE: 9/1/2022

REVISION: 2ND SUBMISSION

NO.:

BY: LINA GORDAY

SCALE: 1" = 30'

SCALE: 1" = 30'

SCALE: 1" = 50'

SCALE: 1" = 50'

SCALE: 1" = 50'

SCALE: 1" = 50'

SCALE: 1" = 1'

SCALE: 1" = 1'

SCALE: N.T.S.

SCALE: N.T.S.

SCALE: 1" = 10'

**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 CHD: CJD

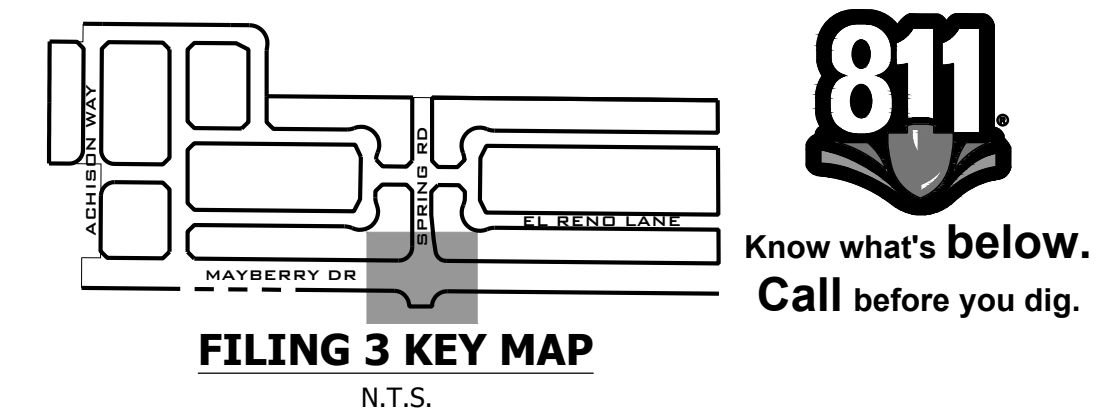
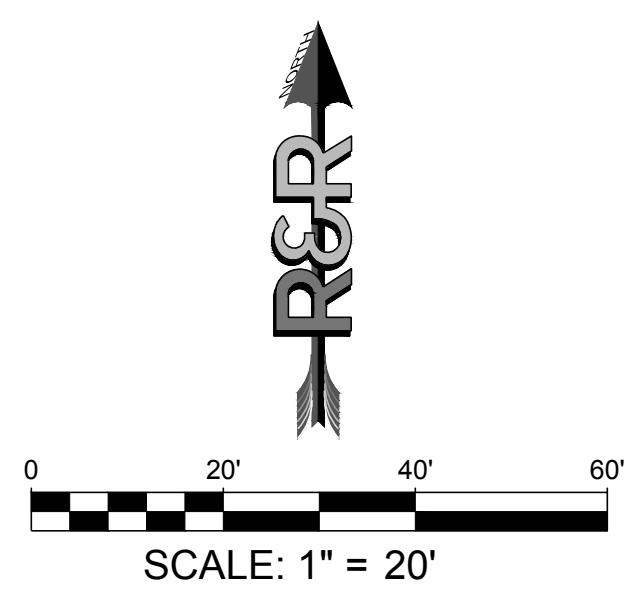
NAME:

**ROUNDABOUT  
DETAILED  
GRADING**

NO. **C6.0**



PLAN: MC2210 MAYBERRY DRIVE STRIPING AND STRIPING PLAN V03 - STORAGE AND STRIPING PLAN V03 - CD - SOL & STRIP PLAN V03 - DATE: 06/16/2022 3:33:42 PM BY: R&R ENGINEERS, INC.



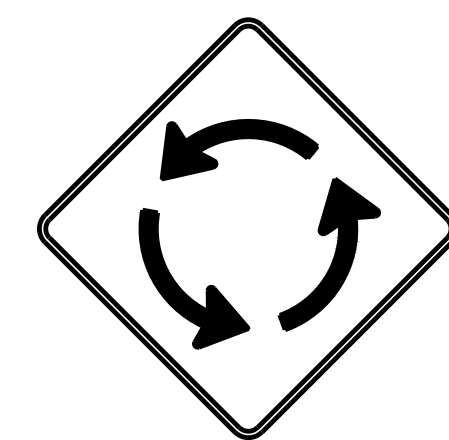
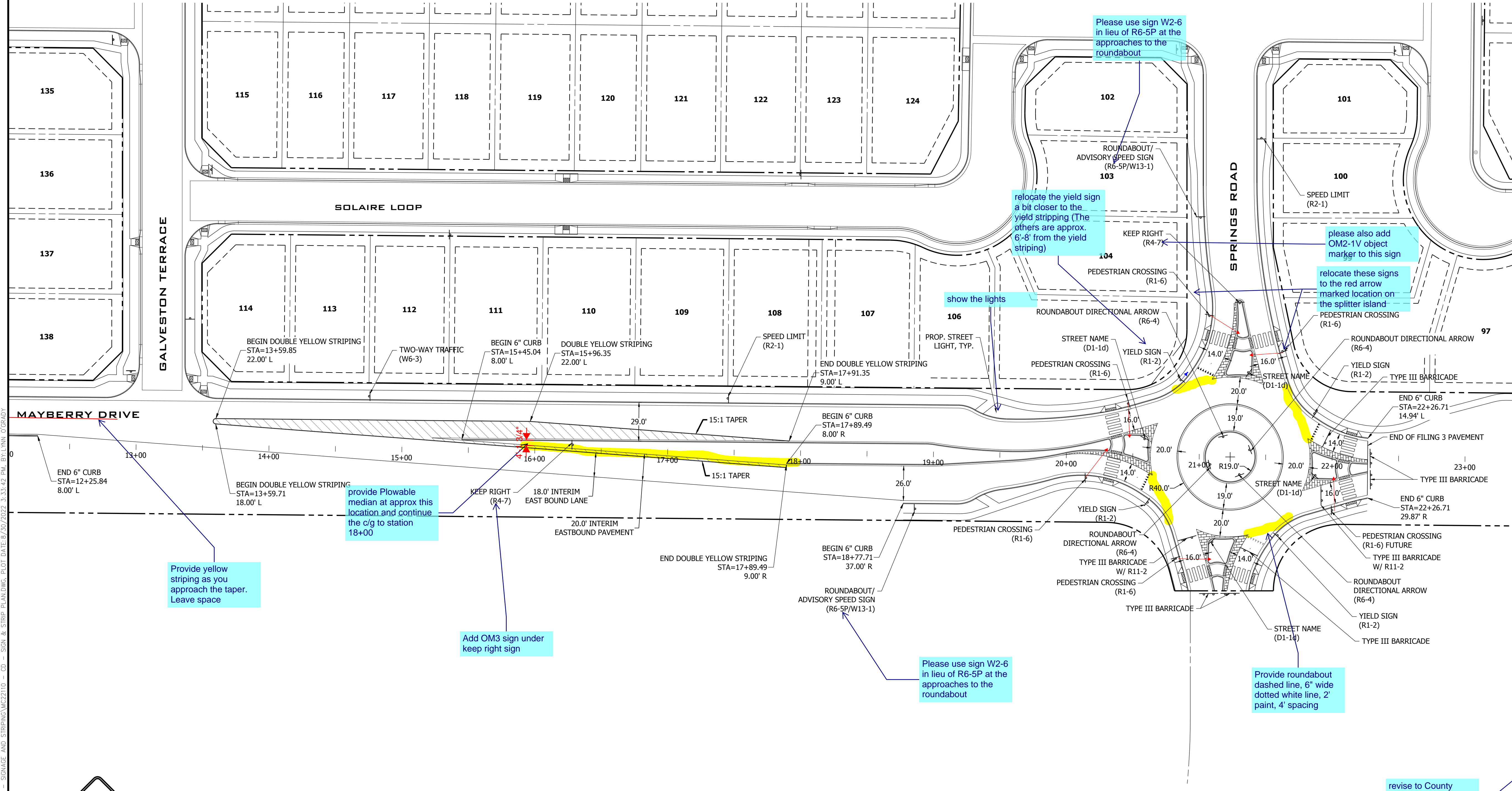
NO.	REVISION	DATE
	2ND SUBMISSION	9/1/2022

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

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DENVER, COLORADO 80204  
PHONE: 303-753-6730

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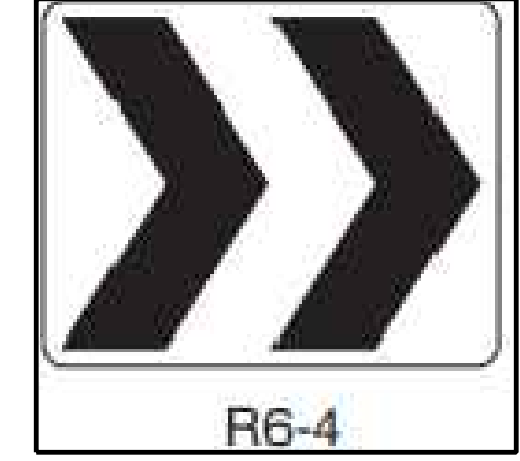
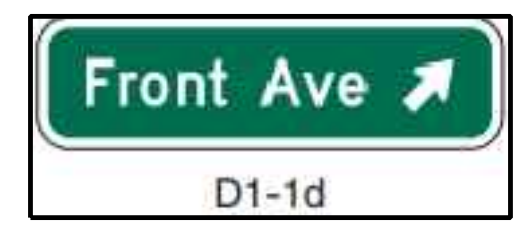
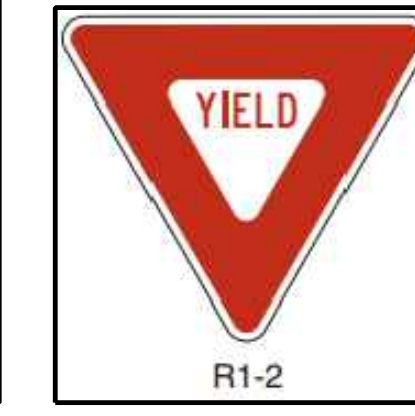
- GENERAL NOTES: SIGNAGE AND PAVEMENT MARKINGS**
- INSTALLATION OF ALL STRIPING, SIGNS AND PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL OF EXISTING PAVEMENT MARKINGS (SCARRING OF PAVEMENT IS NOT PERMITTED). AT NO TIME WILL IT 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.
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  - 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.
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  - 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.



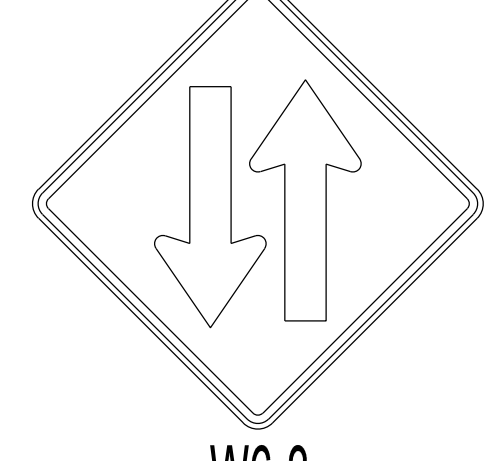
W2-6



W13-1



R4-7



W6-3



R2-1

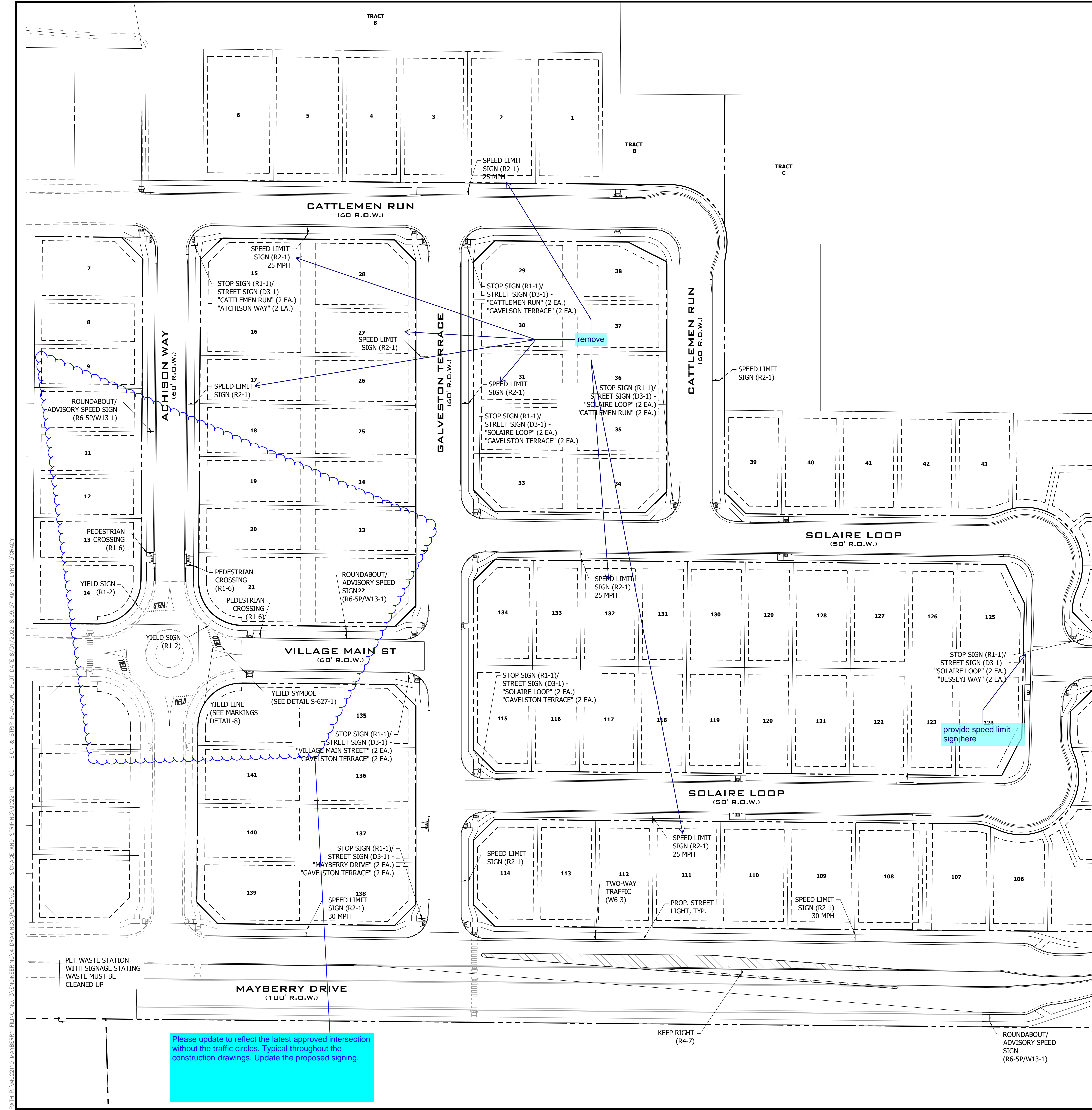


R11-2

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

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



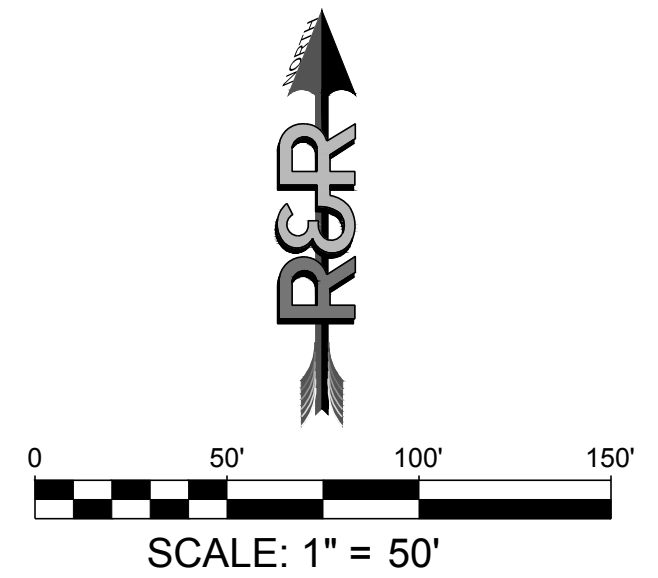


**811**  
Know what's below.  
Call before you dig.  
**FILING 3 KEY MAP**  
N.T.S.

- GENERAL NOTES: SIGNAGE AND PAVEMENT MARKINGS
1. INSTALLATION OF ALL STRIPING, SIGNS AND PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL OF EXISTING PAVEMENT MARKINGS (SCARRING OF PAVEMENT IS NOT PERMITTED), AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR OVERLAYING OR CHIP SEALING THE ROADWAY, IF SCARRING OCCURS DURING REMOVAL OF EXISTING OR TEMPORARY PAVEMENT MARKINGS. THE CITY TRAFFIC ENGINEER WILL DETERMINE METHOD OF PAVEMENT REPAIR.
  4. ALL STRIPING AND SIGNING SHALL CONFORM TO THE MOST RECENT ADOPTED EDITION OF THE FOLLOWING MANUALS AND THEIR SUPPLEMENTAL AMENDMENTS:
    - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
    - CITY OF COLORADO SPRINGS SIGNAGE AND PAVEMENT MARKING GUIDELINES
    - CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS
    - CITY OF COLORADO SPRINGS PUBLIC WORKS DESIGN MANUAL
  5. ALL STRIPING AND SIGNING IS SUBJECT TO THE APPROVAL OF THE CITY TRAFFIC ENGINEER PRIOR TO INSTALLATION AND/OR REMOVAL.
  6. CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPING, PAVEMENT MARKINGS AND LEGENDS BY HYDROBLASTING, SANDBLASTING AND/OR GRINDING. ANY DEBRIS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
  7. SIGN POSTS SHALL BE INSTALLED WITH A MINIMUM 2" x 2" x 10' SQUARE 14 GAUGE PERFORATED STEEL TUBING WITH A 2 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.
  8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM OF DIAMOND GRADE SHEETING.
  9. ANY DEVIATION FROM THE SIGNAGE AND PAVEMENT MARKING PLANS SHALL BE APPROVED BY THE FIELD ENGINEER AND THE CITY TRAFFIC ENGINEER PRIOR TO ANY CHANGES BEING MADE IN THE FIELD.
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  12. STRIPED CROSSWALKS SHALL HAVE AN INSIDE DIMENSION MINIMUM OF 9 FEET AND SHALL HAVE A MINIMUM LENGTH OF 6 FEET AND MAXIMUM LENGTH OF 9 FEET PER SET REQUIREMENTS UNLESS INDICATED OTHERWISE. SCHOOLS AND SIGNALS SHALL BE 2 x 9 AND RESIDENTIAL/PEDESTRIAN CROSSINGS 1 x 9.
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  18. CONTRACTOR SHALL NOTIFY CITY TRAFFIC ENGINEER AT (719) 385-5908 A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO AND UPON COMPLETION OF SIGNAGE AND PAVEMENT MARKING INSTALLATIONS.

Please use County standard notes. See attached.

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



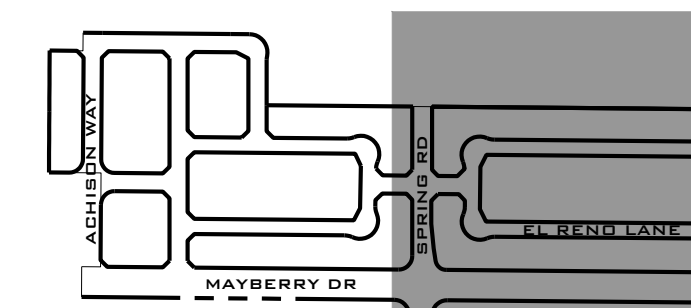
NO.	REVISION	DATE
1	2ND SUBMISSION	9/1/2022

**R&R ENGINEERS-SURVEYORS, INC.**  
1635 WEST 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
PHONE: 303-753-6730  
WWW.RRENINEERS.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
SIGNAGE AND STRIPING - WEST	
NO.	C6.2



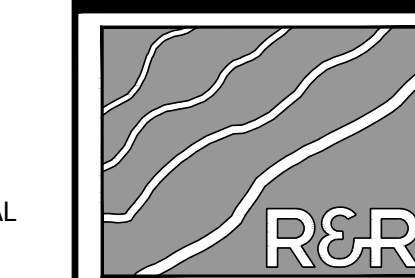
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**FILING 3 KEY MAP**  
N.T.S.

**811**  
Know what's below.  
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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

WWW.RRENINEERS.COM

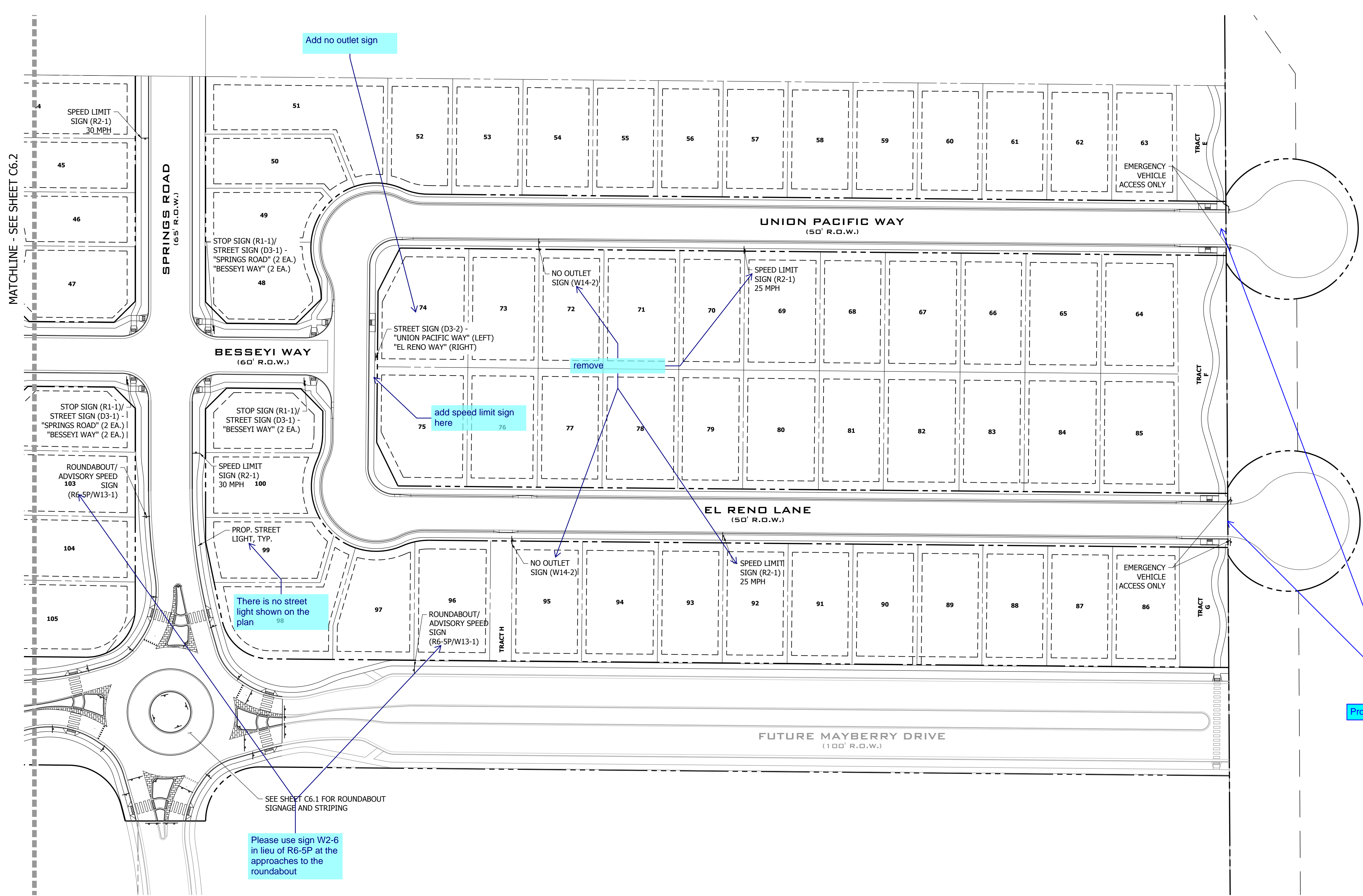
**MAYBERRY PUD PH1 - FILING NO. 3**  
MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY

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

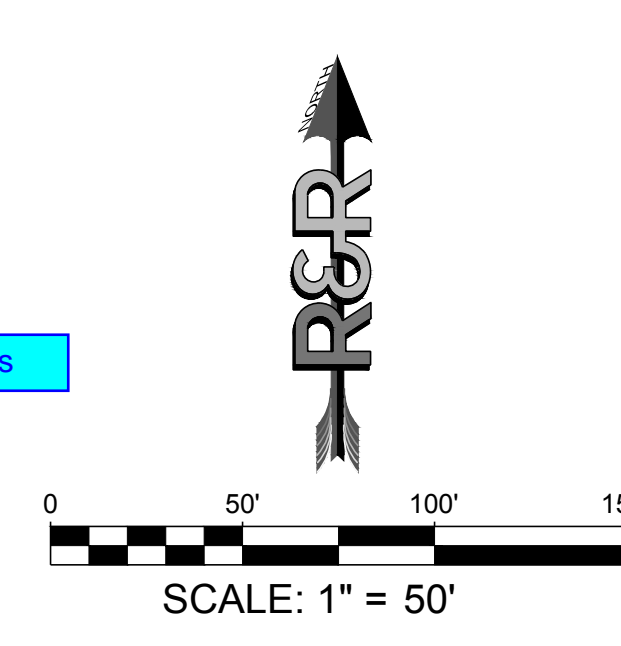
CONSTRUCTION DOCUMENTS  
JOB NO. MC22110  
ORG. SUBM. DATE 06/16/2022  
DWN: LAO CHKD: CJD

SIGNAGE AND STRIPING - EAST

NO. **C6.3**



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MATCHLINE - SEE SHEET C6.2

SEE SHEET C6.1 FOR ROUNDABOUT SIGNAGE AND STRIPING

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

There is no street light shown on the plan

Add no outlet sign

add speed limit sign here

remove

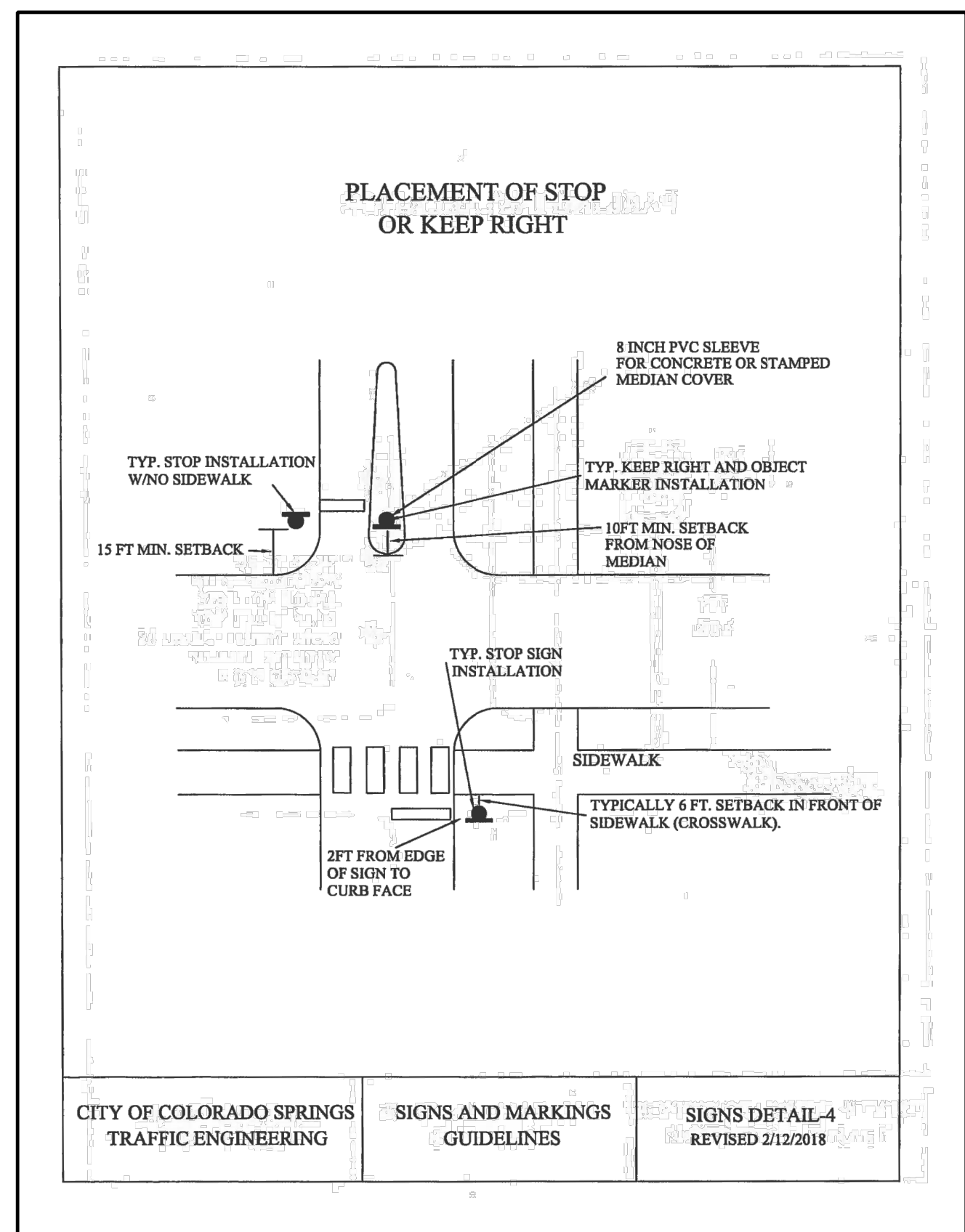
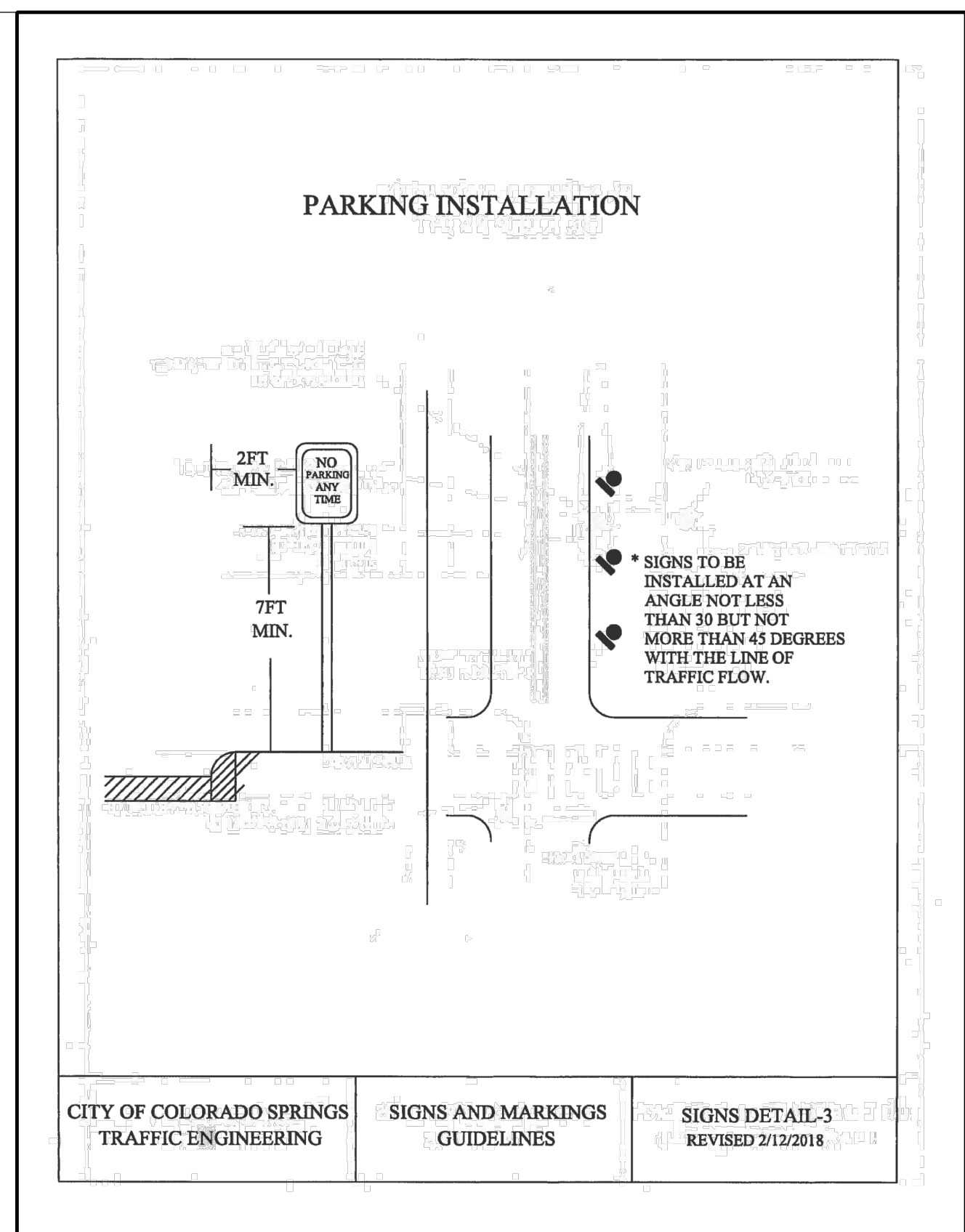
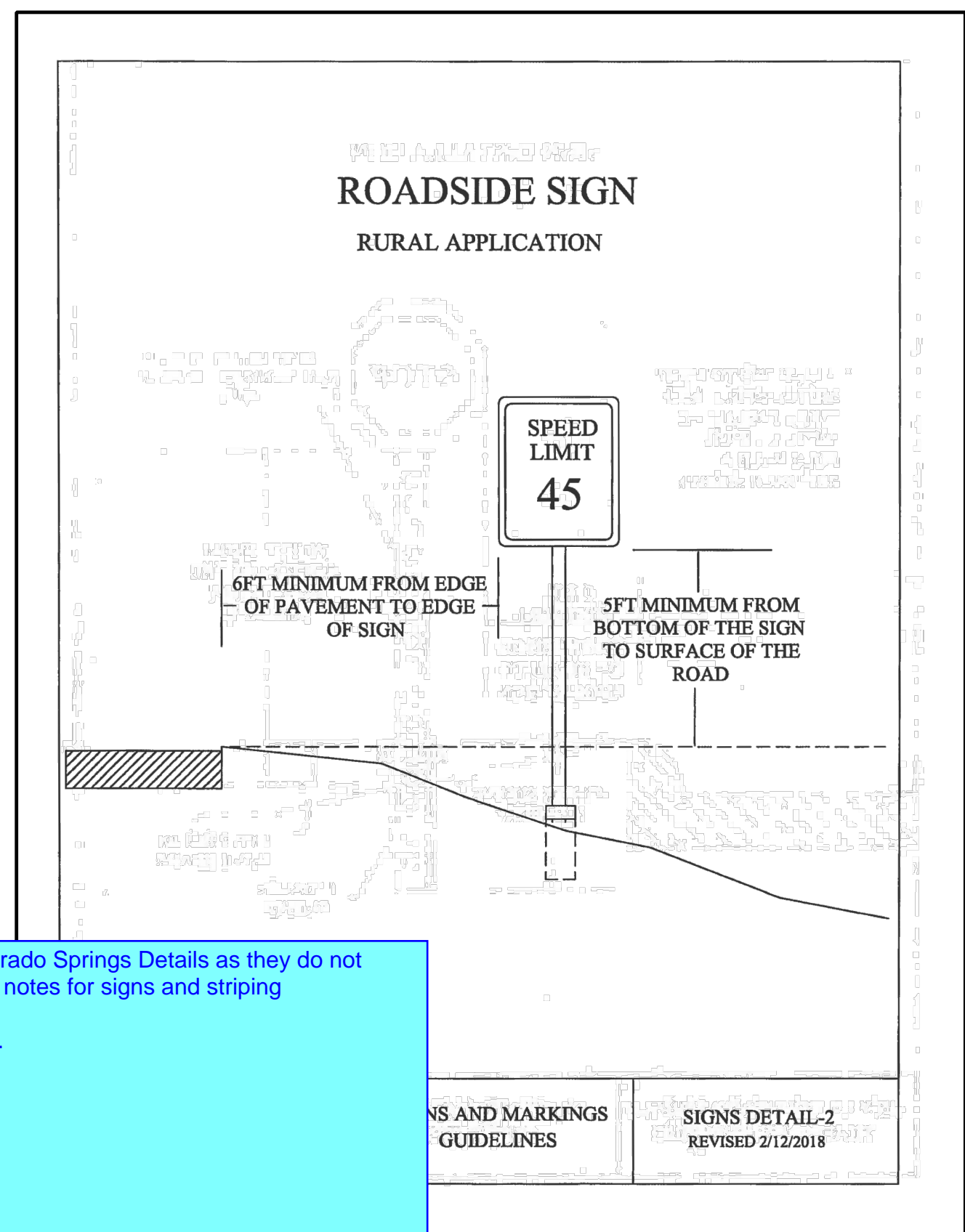
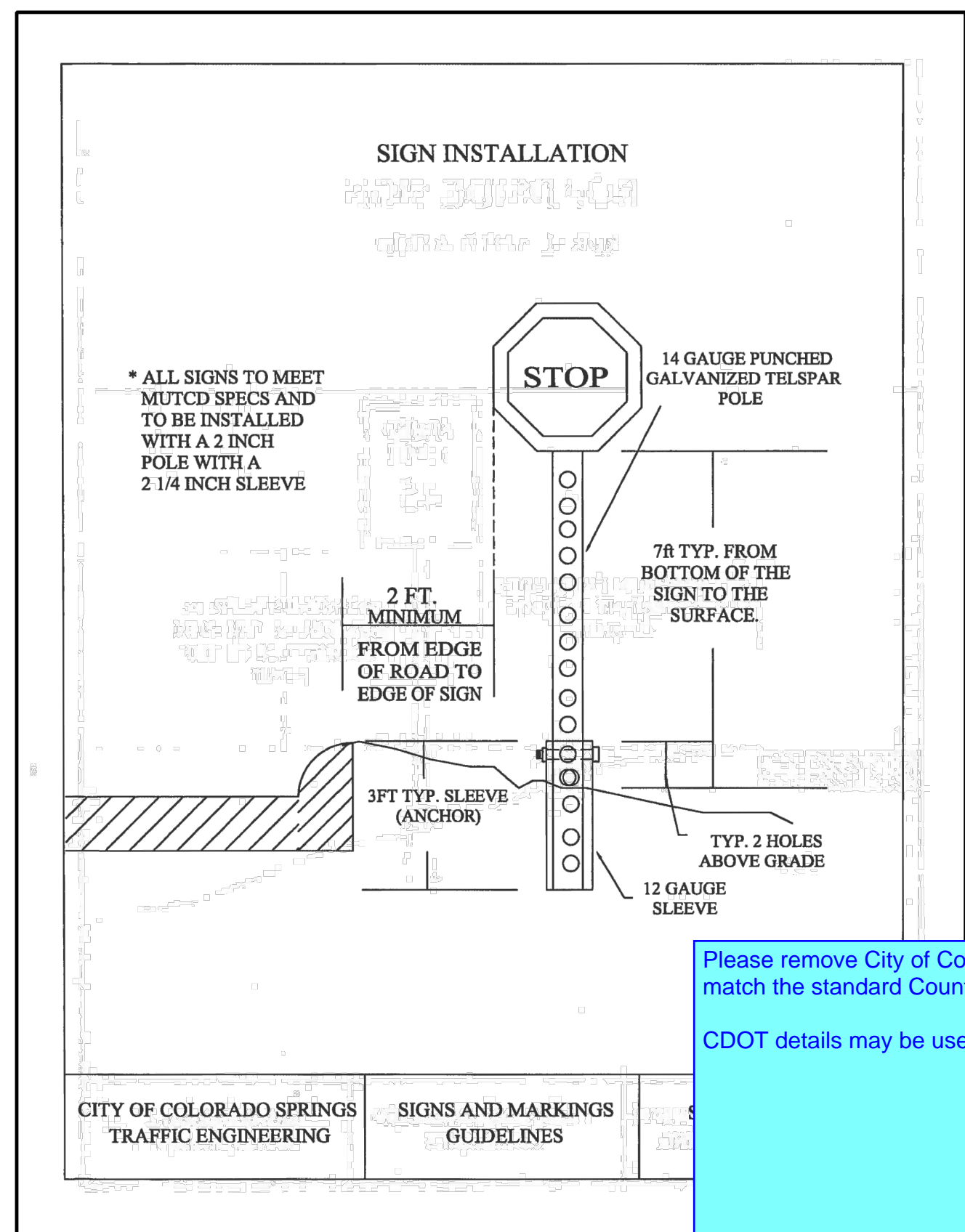
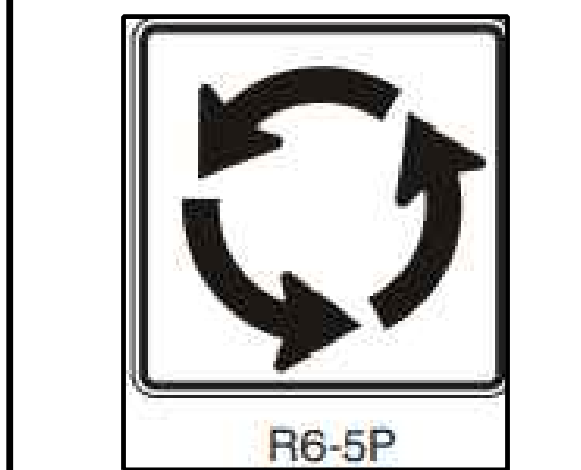
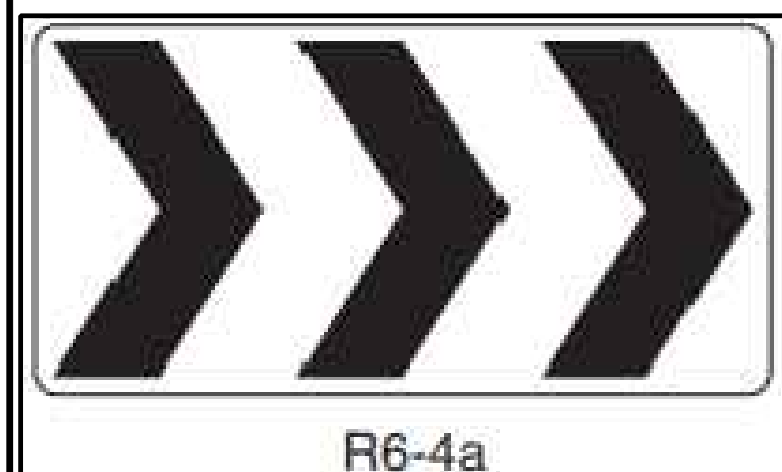
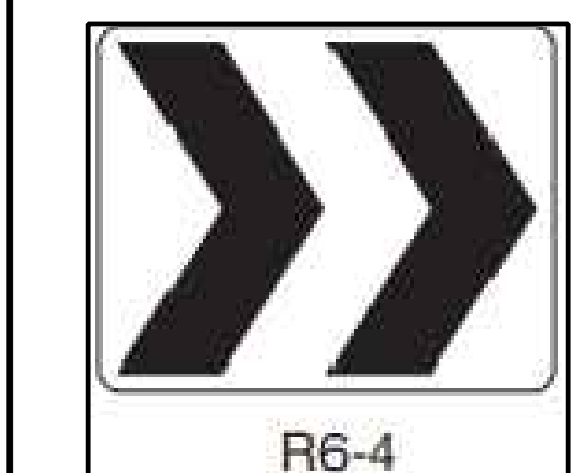
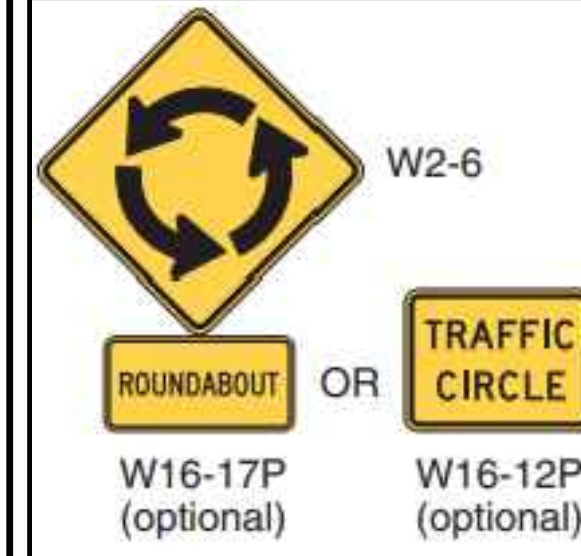
Provide barricades



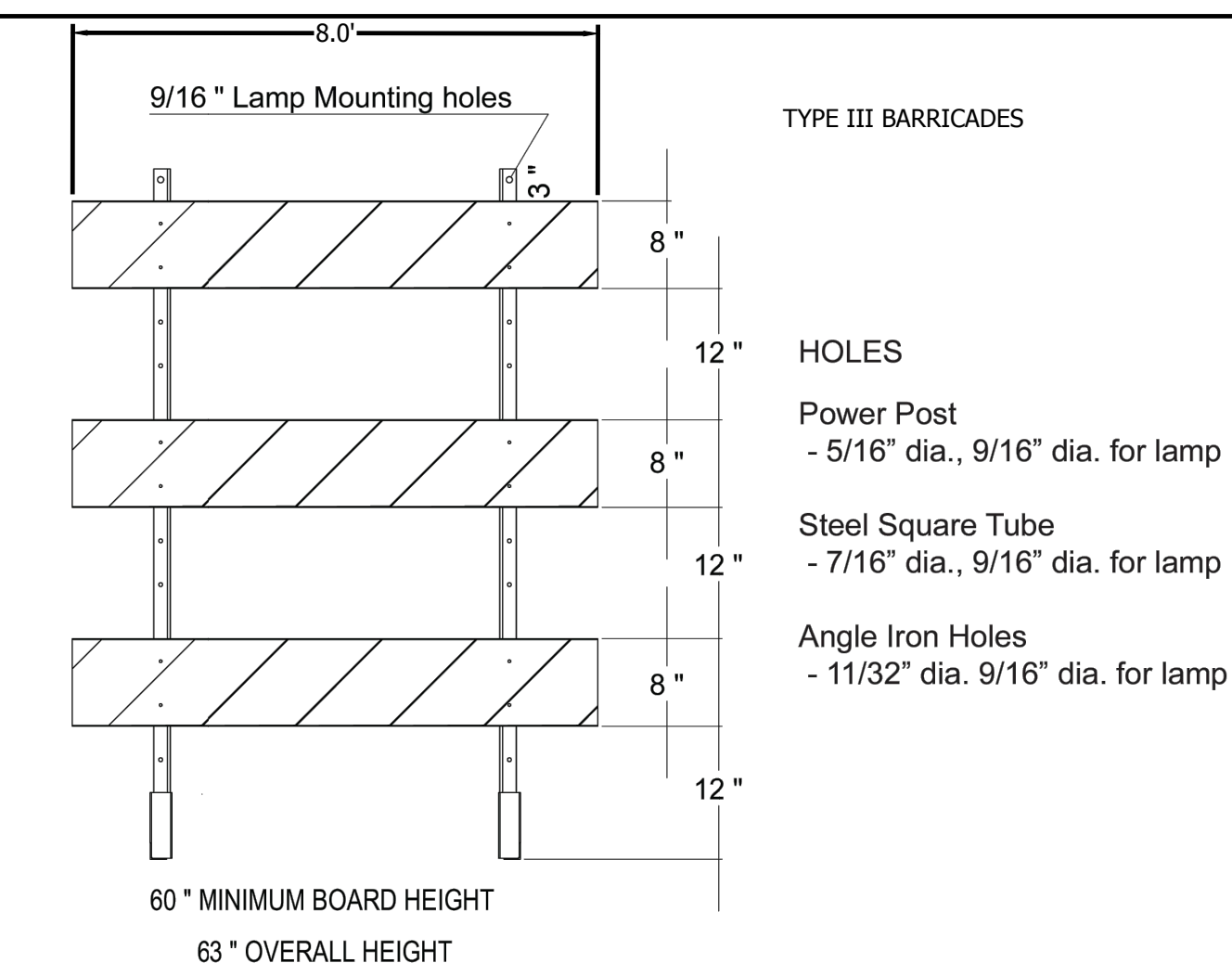
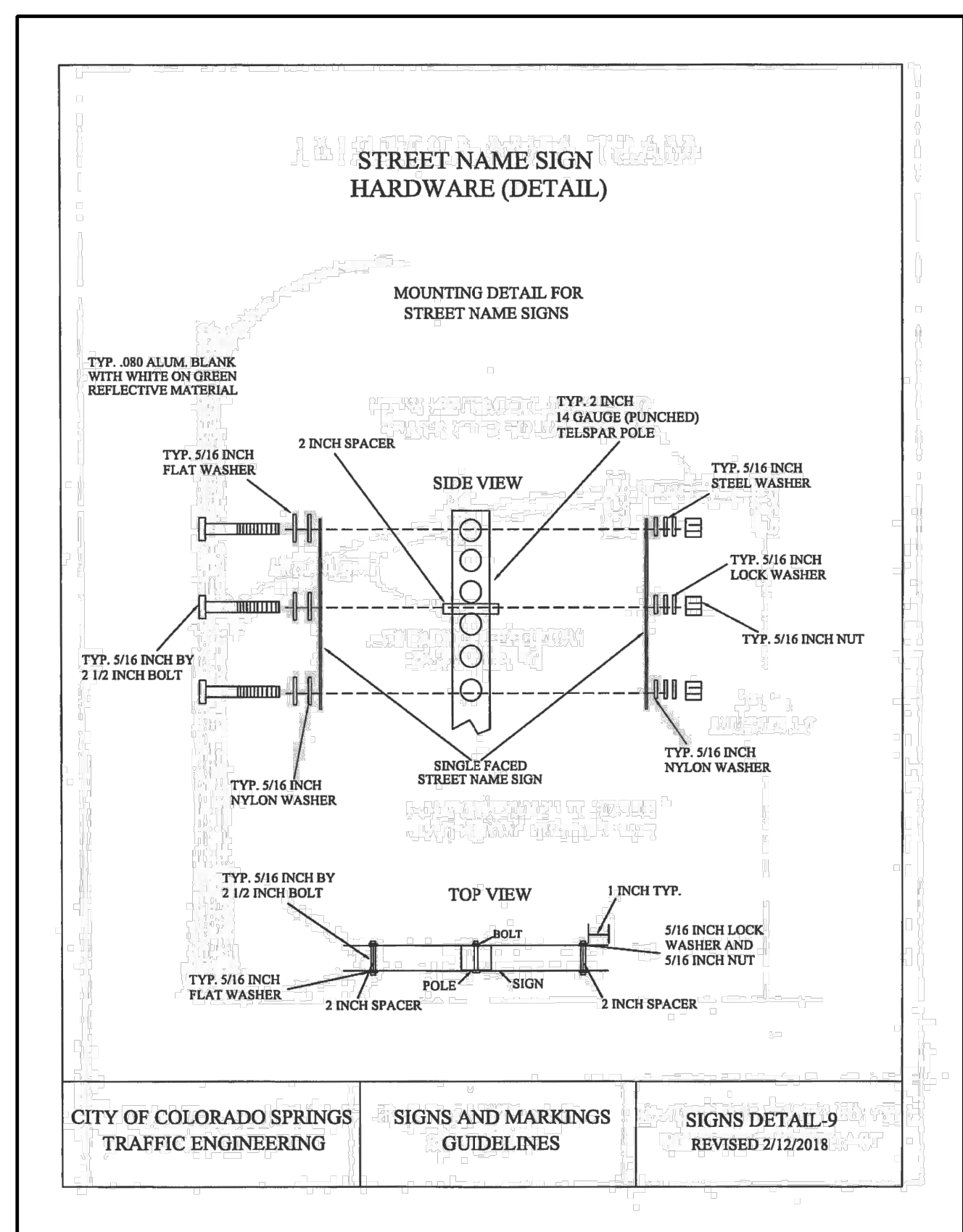
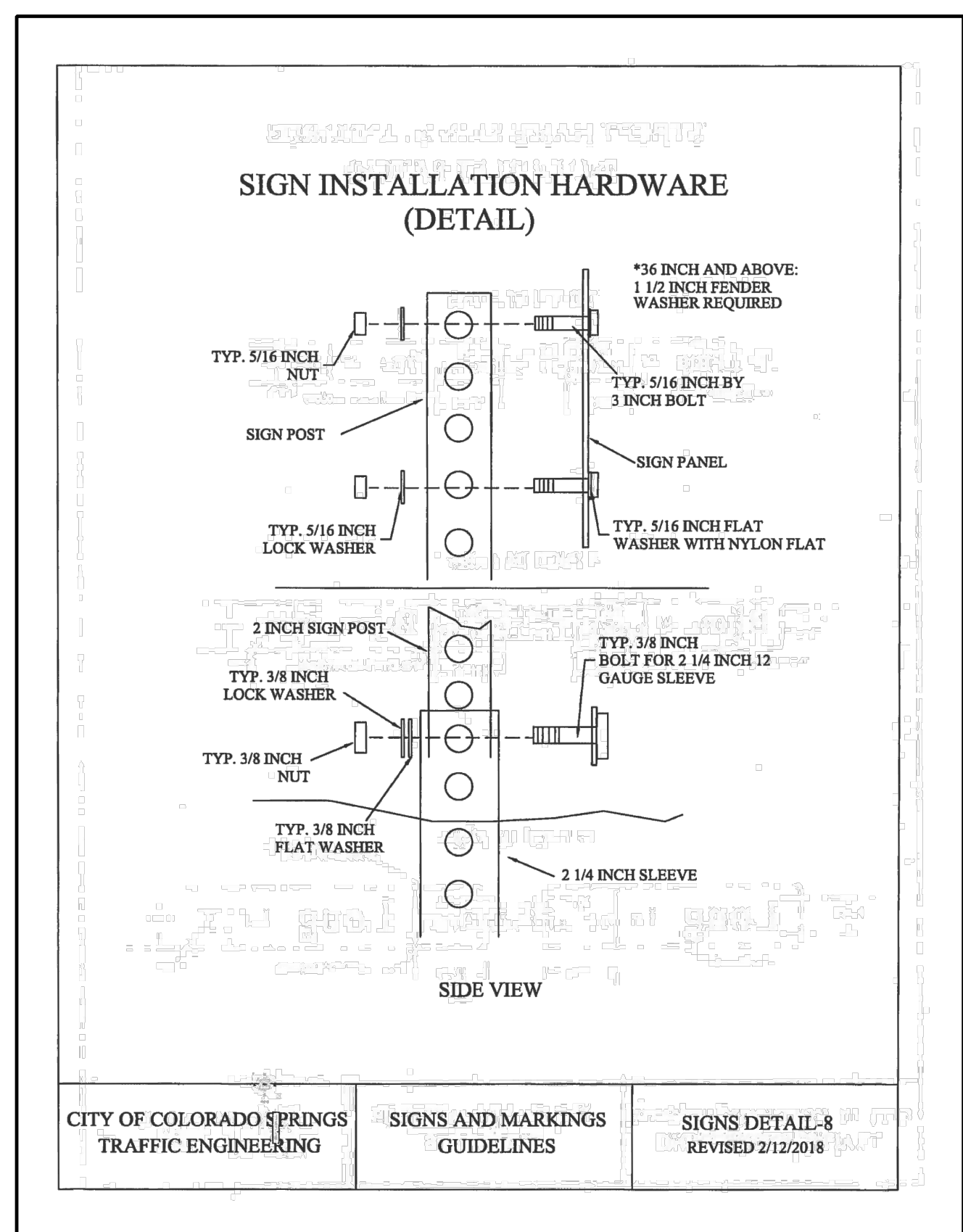
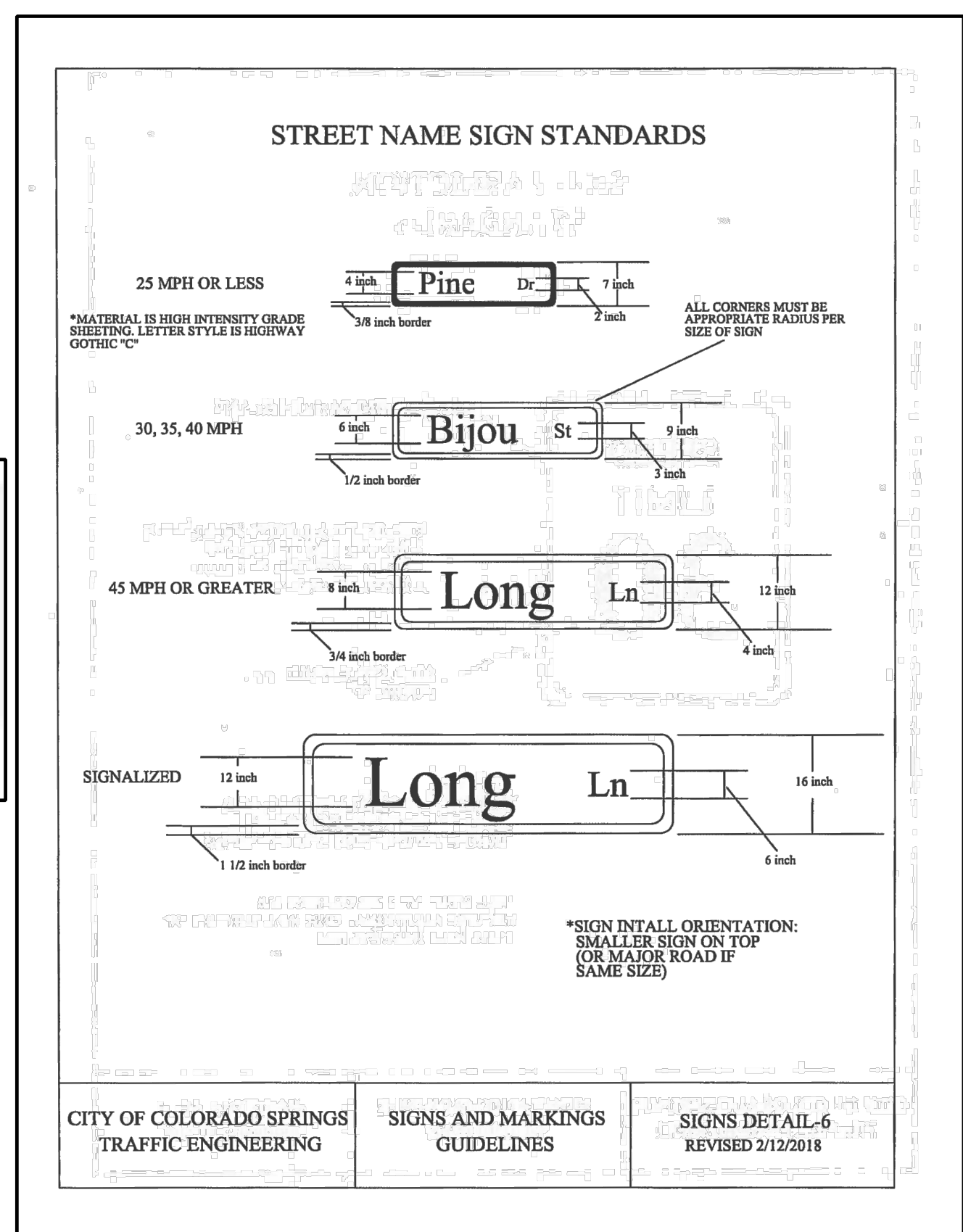


Know what's below.  
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NO.	REVISION	DATE
		9/1/2022



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.



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

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

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

SIGN DETAILS

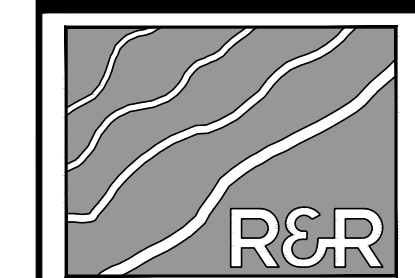
NO. C6.4





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



ENGINEERS SURVEYORS

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

WWW.RRENTERS.COM

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

### MARKINGS STANDARDS

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

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

### MARKINGS STANDARDS

5. CROSSWALK  
 6. PAVEMENT MARKING ARROW  
 7. EDGE LINE- BIKE LANE  
 8. BARRIER LINE

**MARKINGS STANDARD-2**  
 CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING  
 SIGNS AND MARKINGS GUIDELINES  
 MARKINGS DETAIL-2 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.

### LAYOUT MARKINGS AND SYMBOLS

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

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

### PAVEMENT MARKINGS

Computer File Information: S-627-1, Standard Plan No. S-627-1, Sheet No. 3 of 5

Colorado Department of Transportation  
 420 East Arkansas Avenue  
 Denver, Colorado 80202  
 Phone: (303) 757-2543  
 Fax: (303) 757-4658

Issued By: Safety & Traffic Engineering Branch July 4, 2009

### LAYOUT MARKINGS AND SYMBOLS

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

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









Know what's below.  
Call before you dig.

NO.	REVISION	BY	DATE
1	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

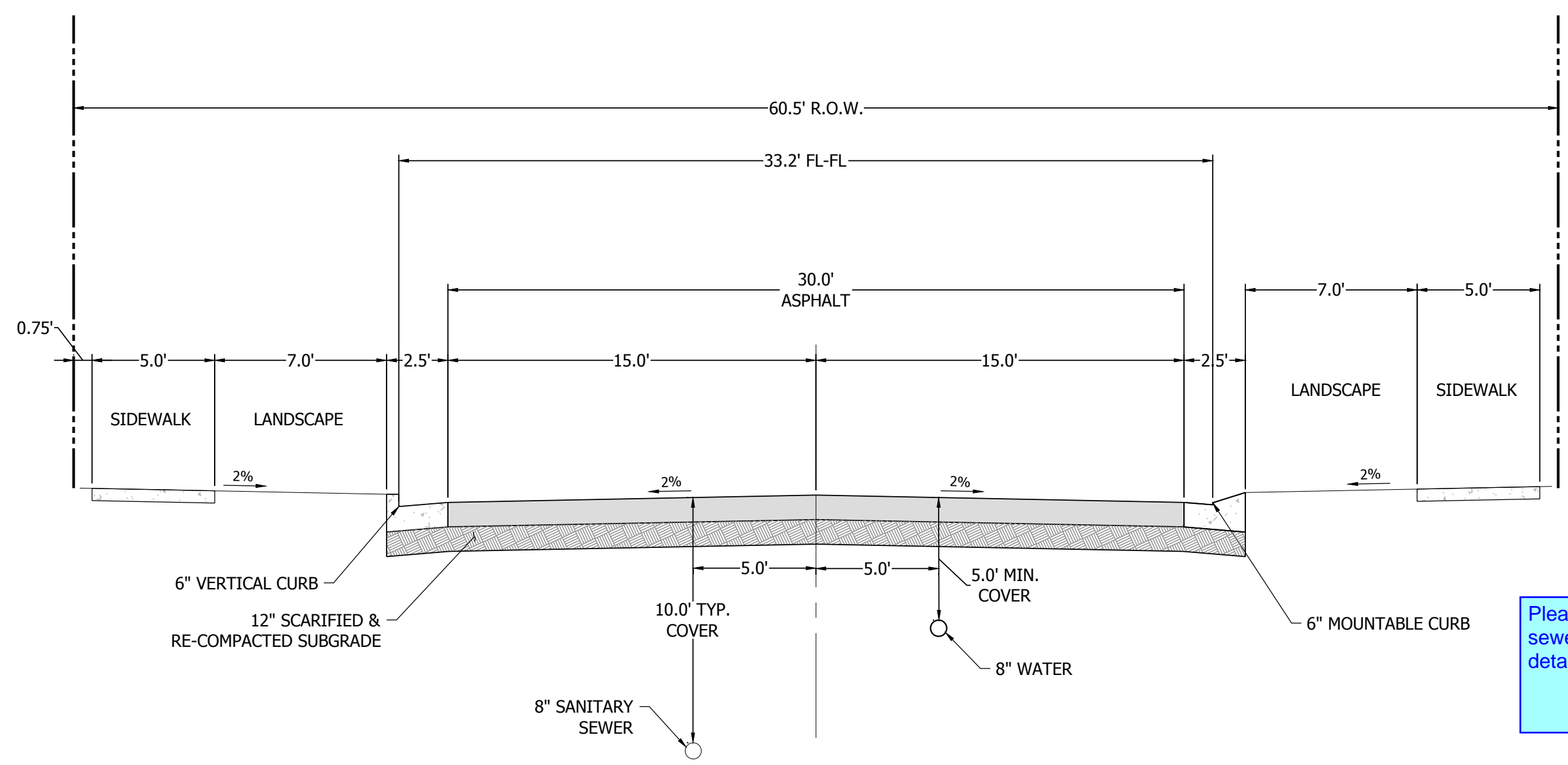
WWW.RRENGINEERS.COM

**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

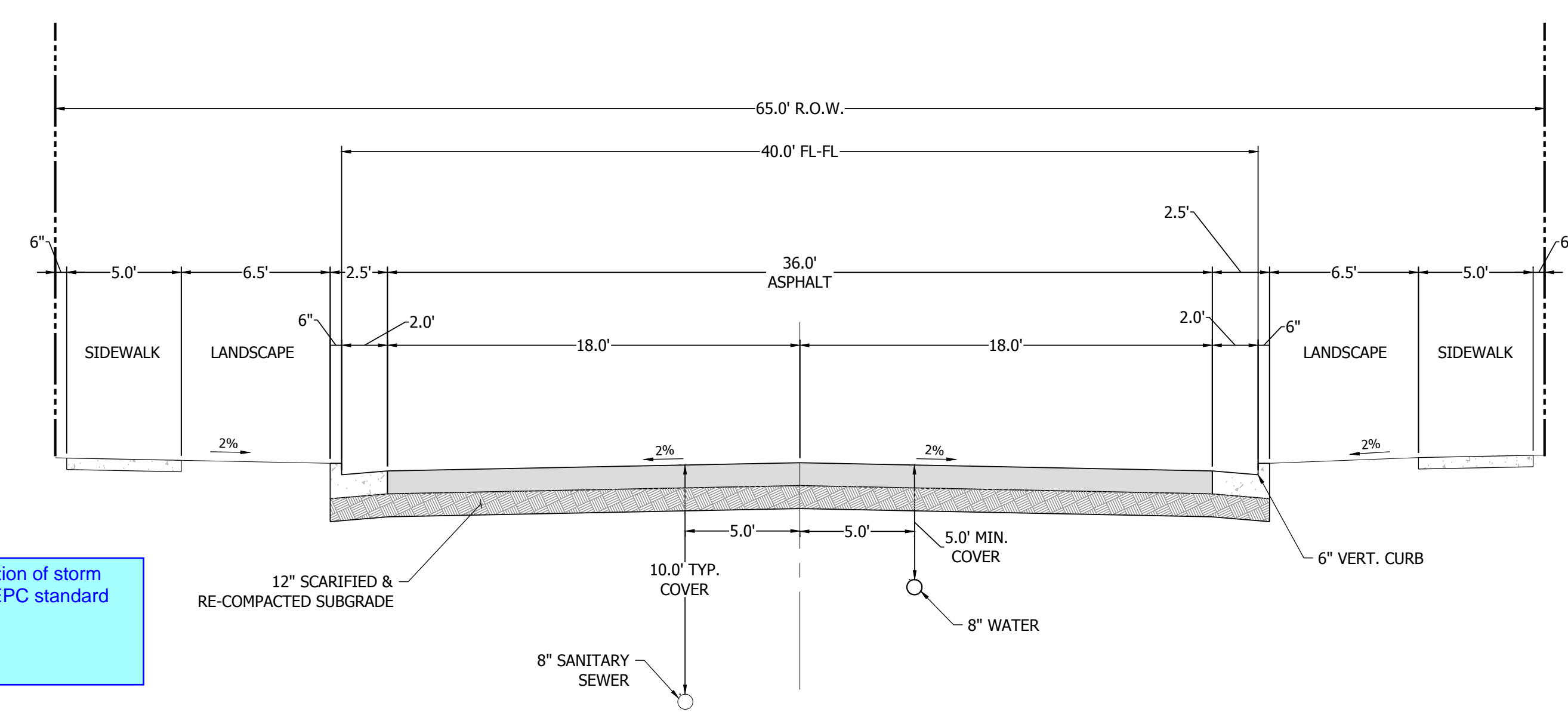
NO. C7.1



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

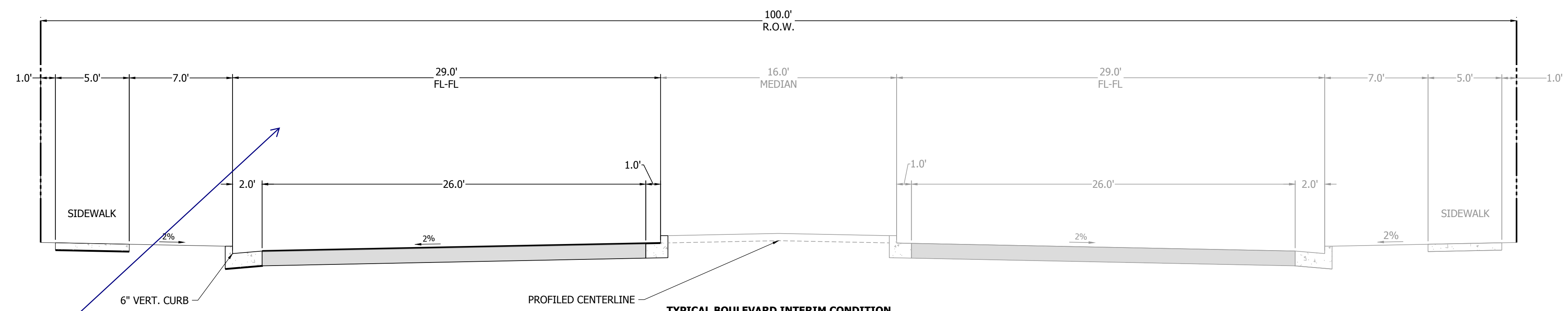
SECTION APPLIES TO STREETS:  
• CATTLEMEN RUN

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



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

SECTION APPLIES TO STREETS:  
• SPRINGS ROAD



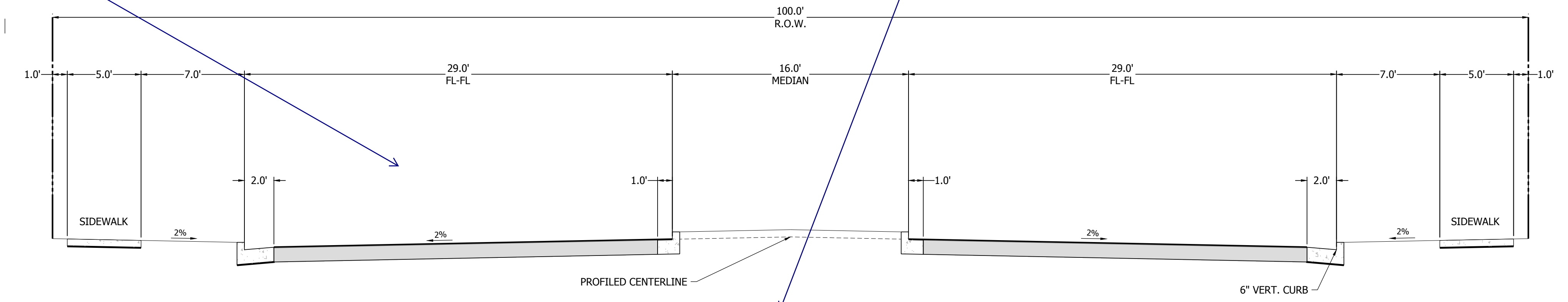
**TYPICAL BOULEVARD INTERIM CONDITION**  
100' R.O.W. 6" VERTICAL CURB  
DESIGN SPEED: 30 MPH  
SCALE: 1" = 5'

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

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

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

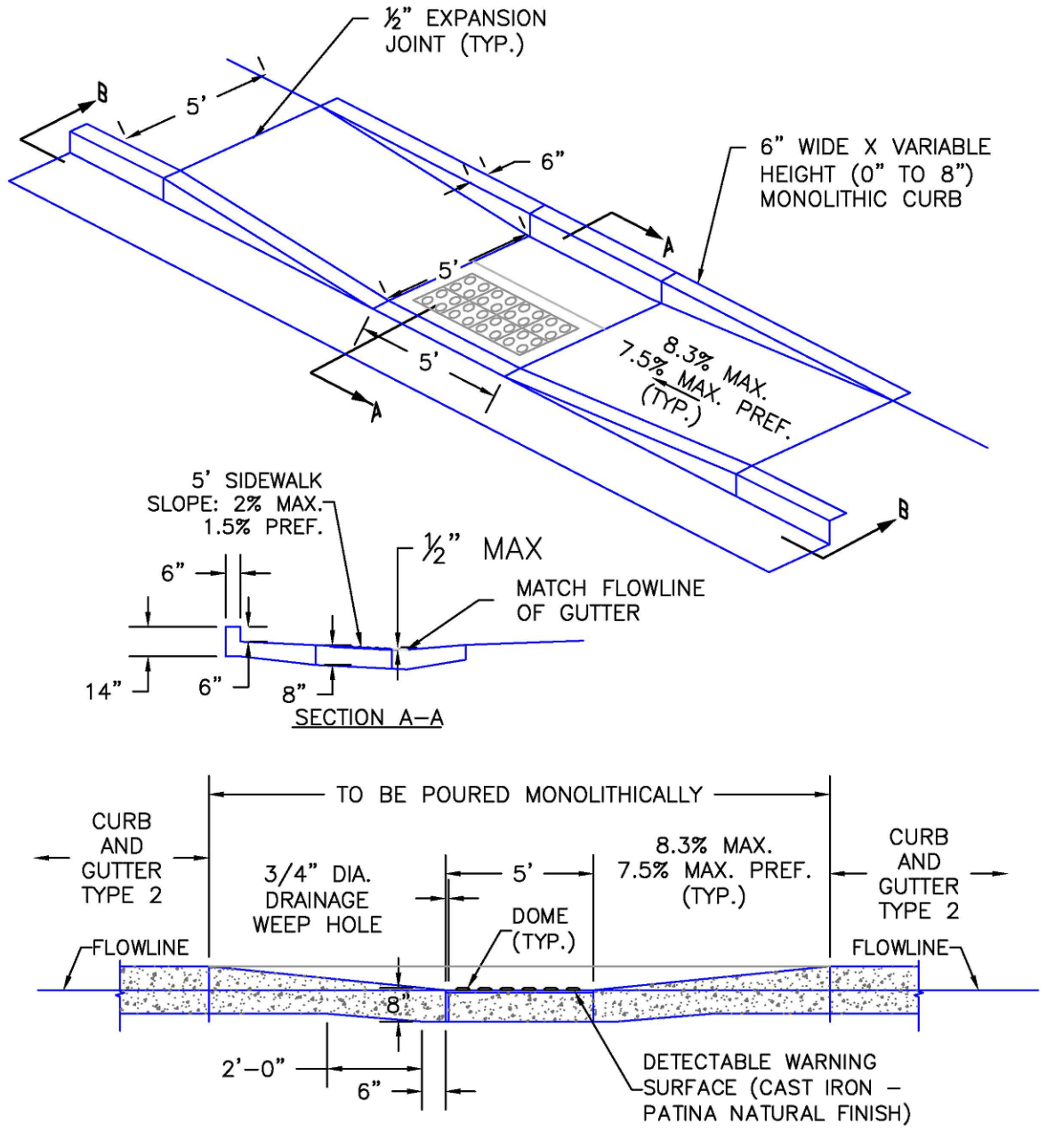
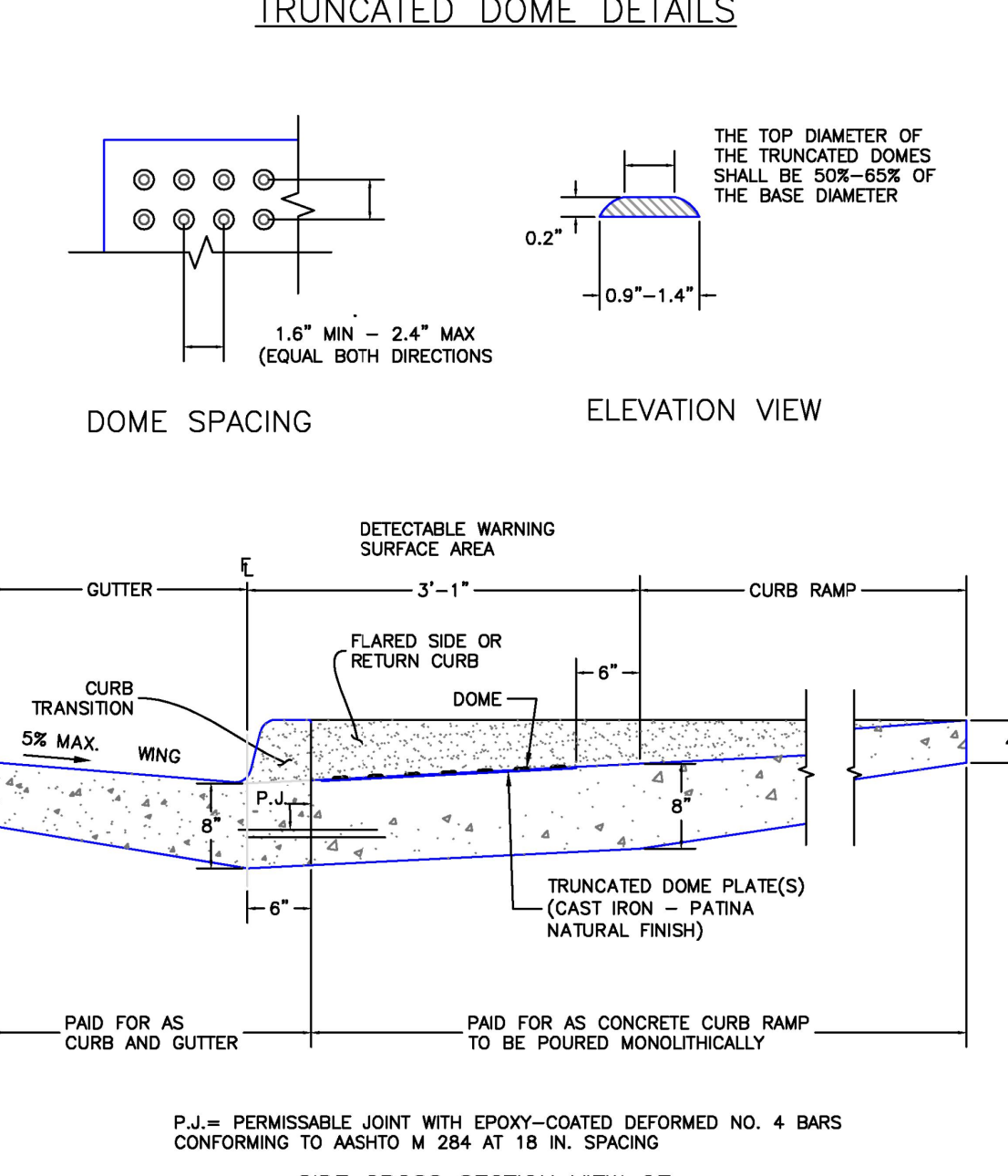
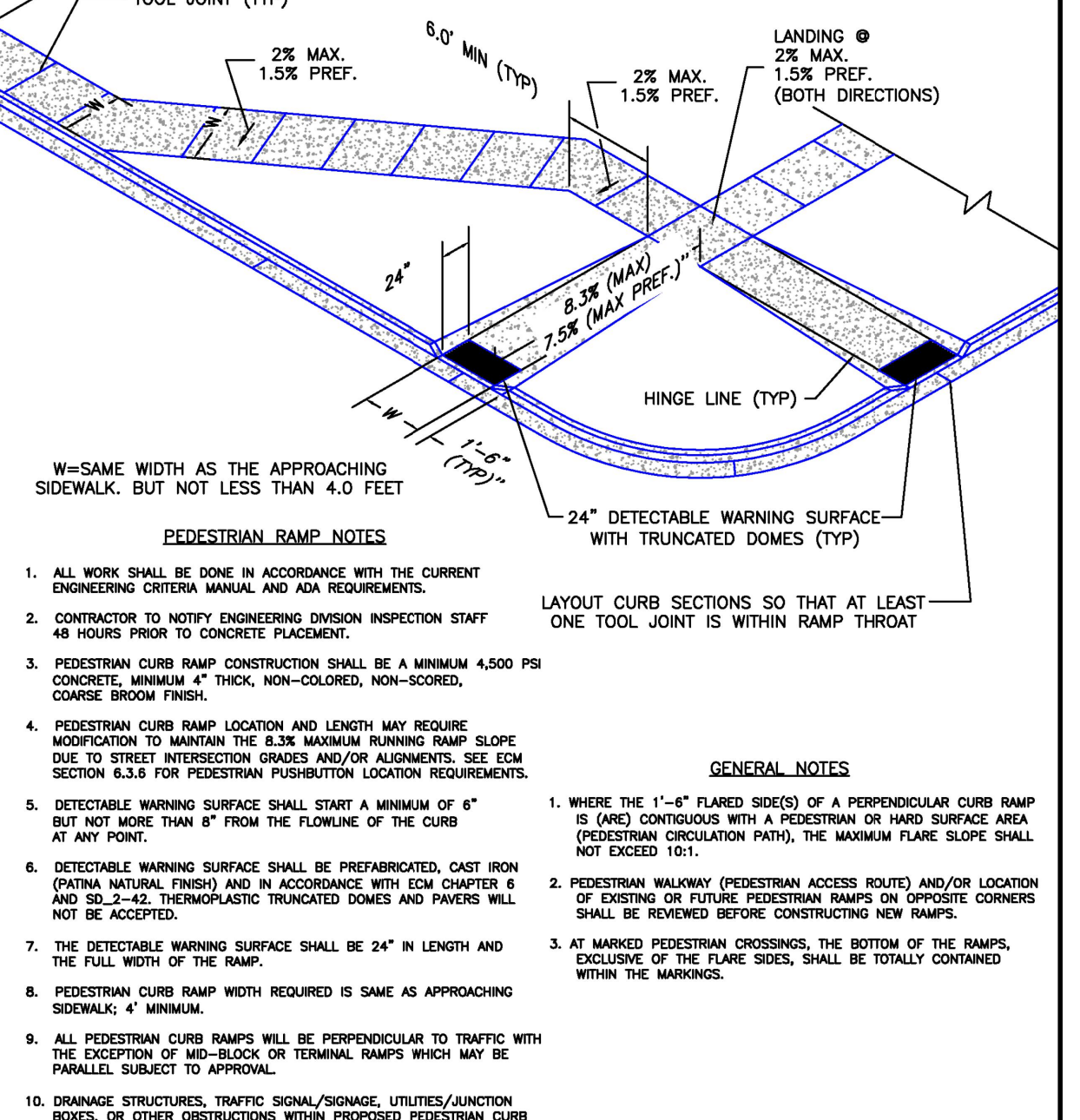
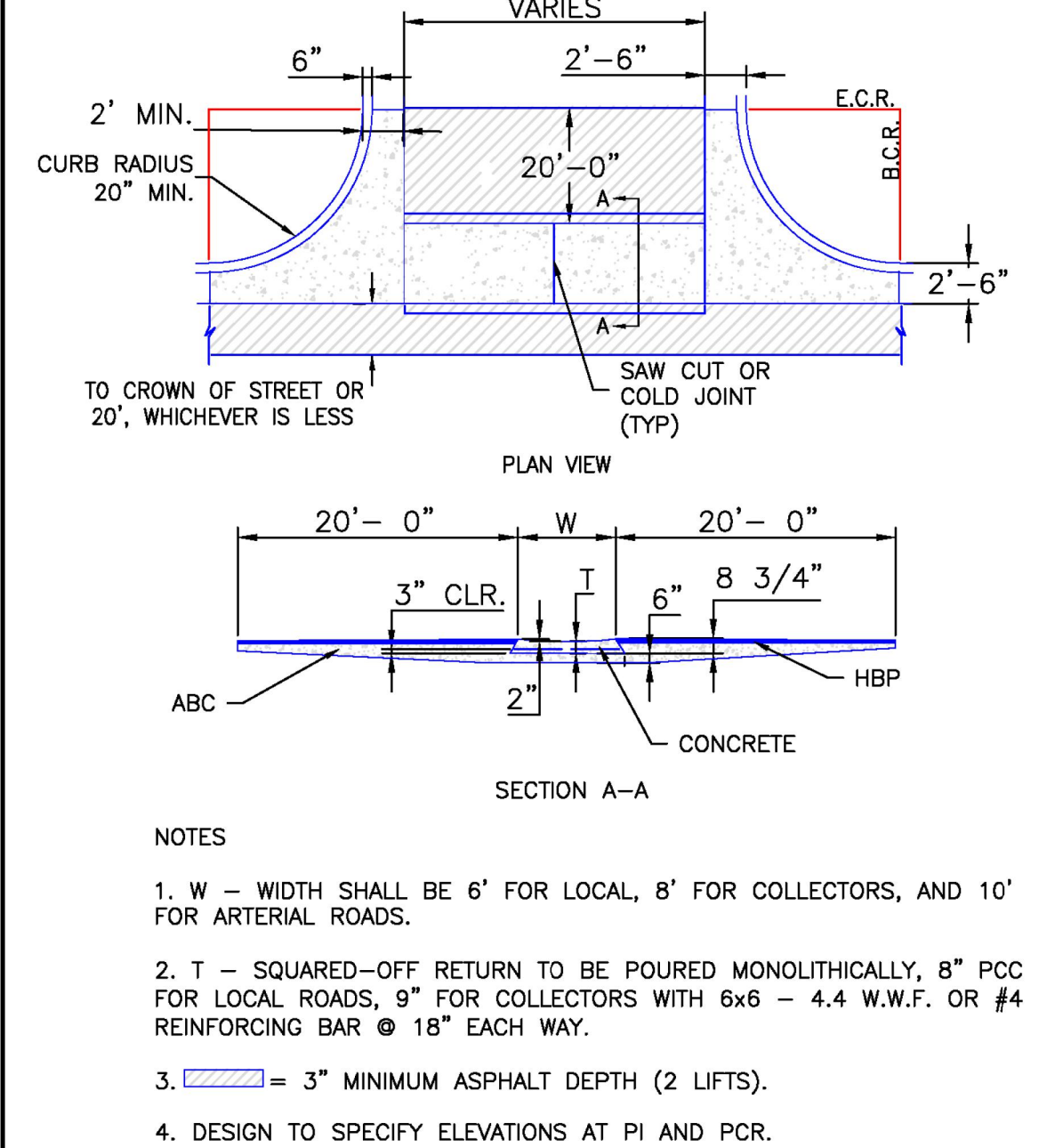
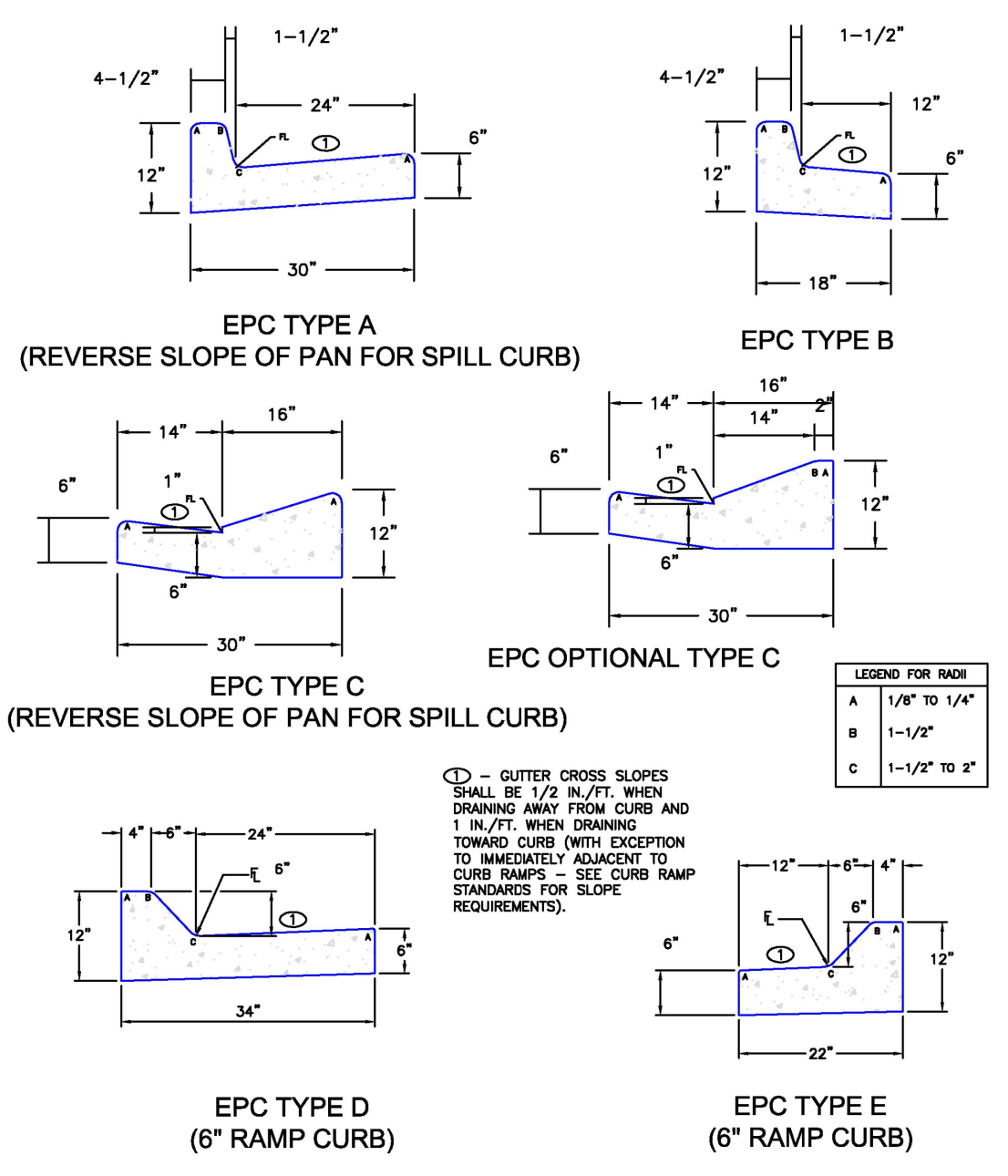


**TYPICAL BOULEVARD ULTIMATE CONDITION**  
100' R.O.W. 6" VERTICAL CURB  
DESIGN SPEED: 40 MPH  
SCALE: 1" = 5'

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).





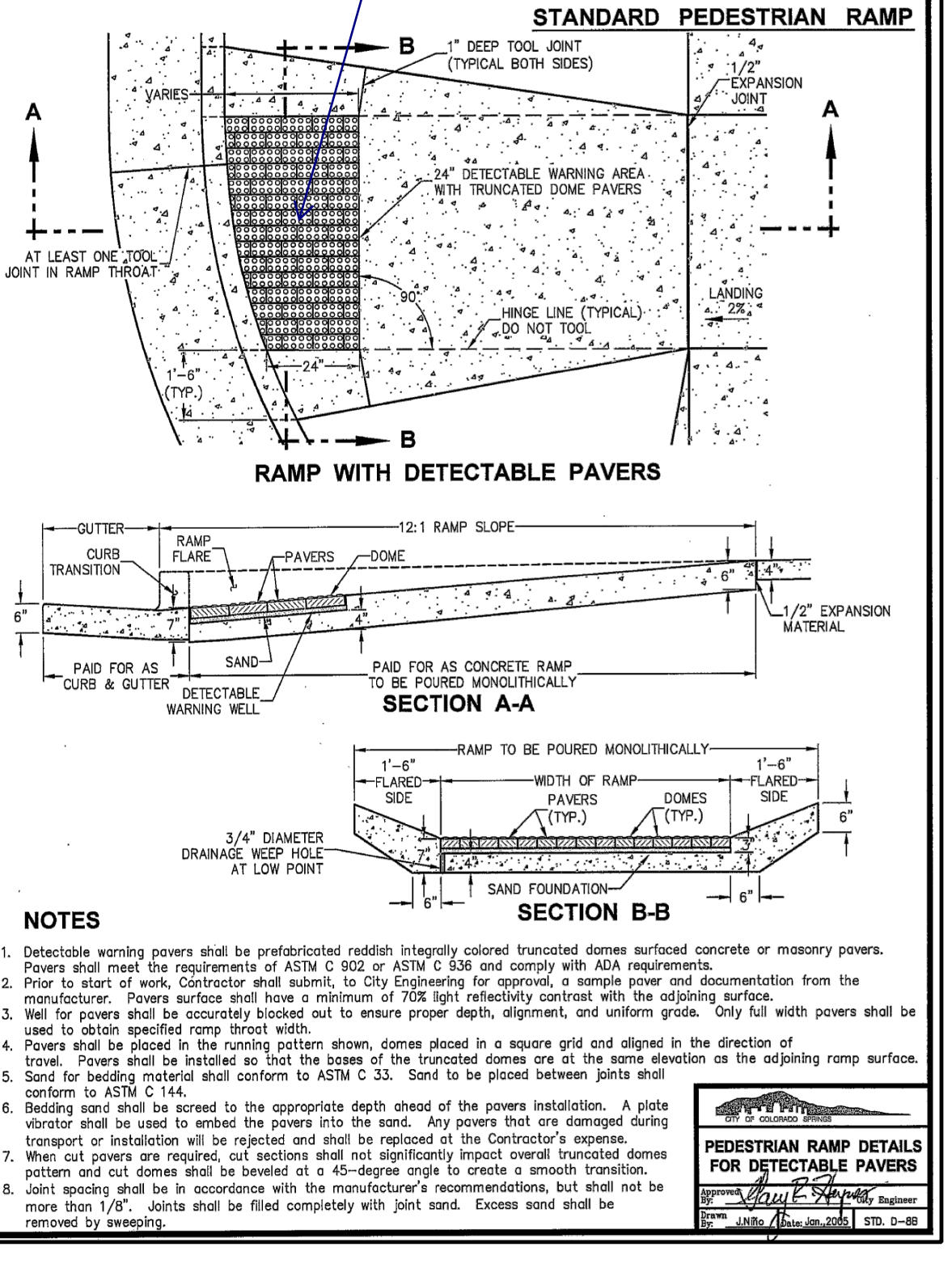
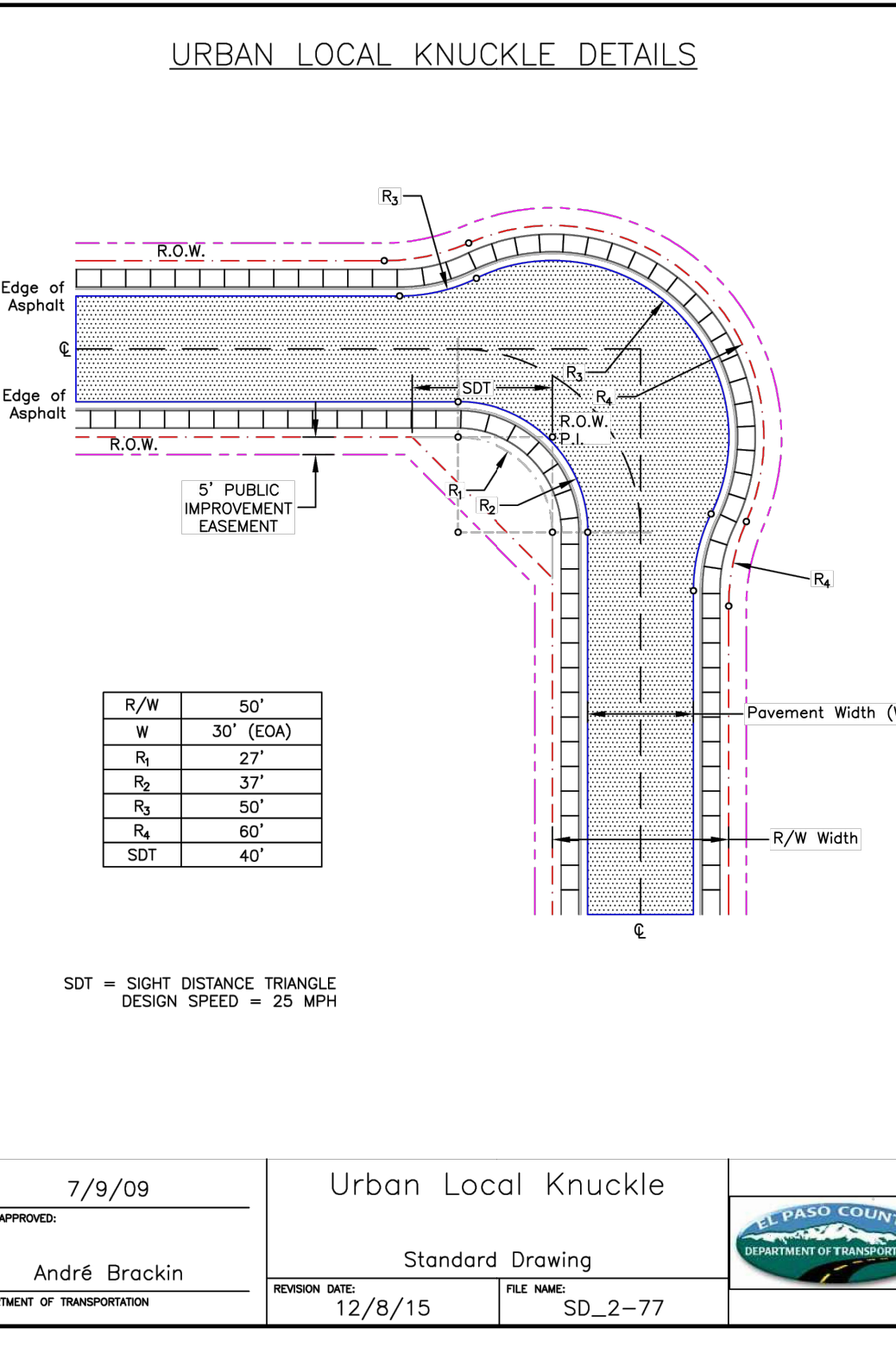
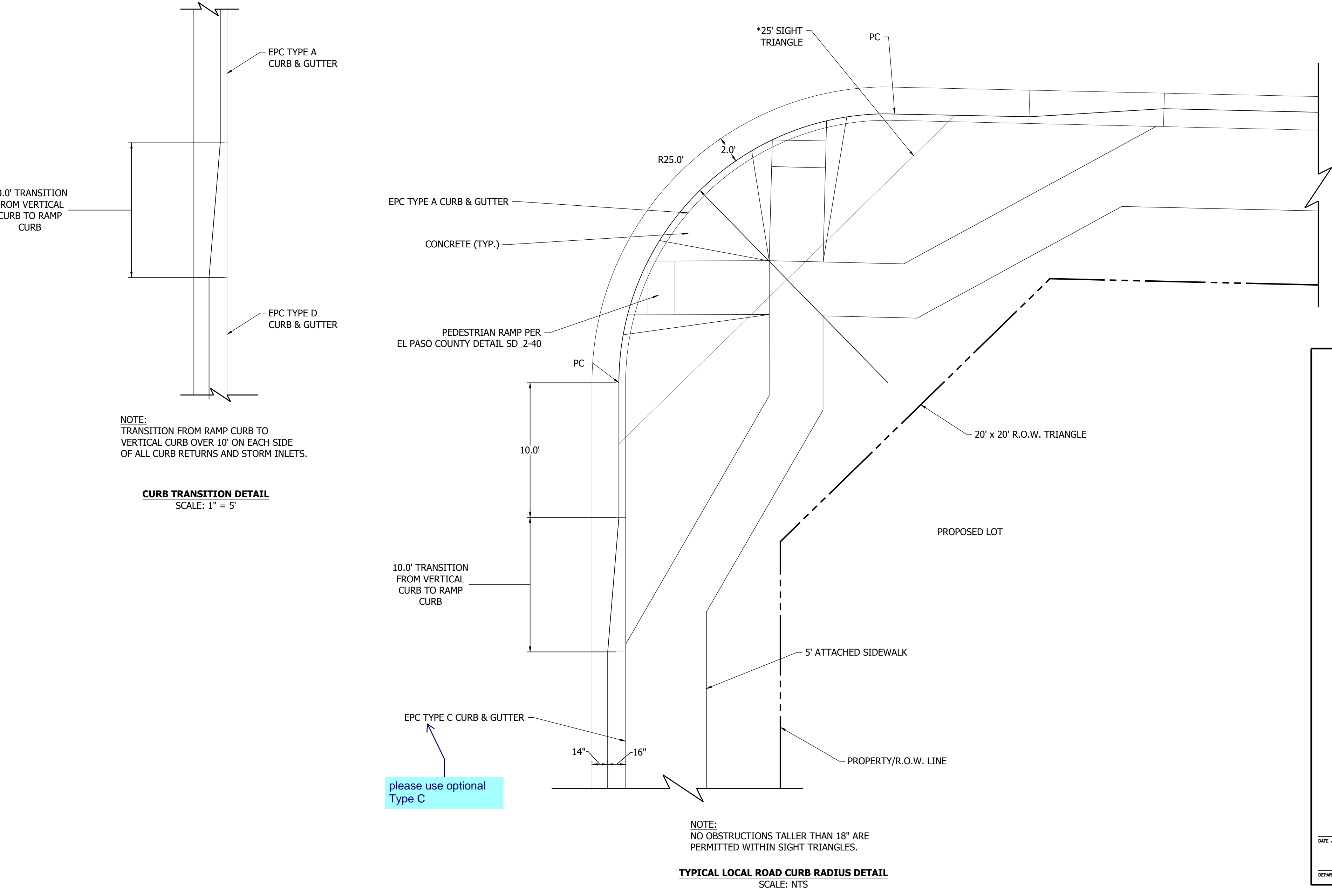
DATE APPROVED: 6/23/20	Typical Curb and Gutter Details Standard Drawing	DEPARTMENT OF PUBLIC WORKS
DATE: Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-20

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

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

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

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



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 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: PH1.3 - August 22, 2022 - 05:34:40pm - K:\DEN\_MEP\Use Process\Mayberry\PH1.3\CAD\Exhibits\Mayberry Photometric Exhibit\_T2.dwg  
 This document contains confidential information and is intended for the use of the client only. It is not to be distributed, copied, or reproduced without the written consent of the client. The client is responsible for the accuracy of the information provided. Kimley-Horn and Associates, Inc. shall be without liability to anyone other than the client.

### 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 B5 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**  
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**DLC**  
Not all product variations listed on this page are DLC qualified. Visit [www.dlc.org/qualified](http://www.dlc.org/qualified).

### 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 PH1.3	KIMLEY-HORN AND ASSOCIATES, INC. TEXAS REGISTERED ENGINEERING FIRM E-925 2809 SOUTH BRYAN, TX 77802 PHONE: 979-775-9595 FAX: 979-775-9599 WWW.KIMLEY-HORN.COM	KIMLEY-HORN 2022	REVISIONS	DATE
				No.	BY