

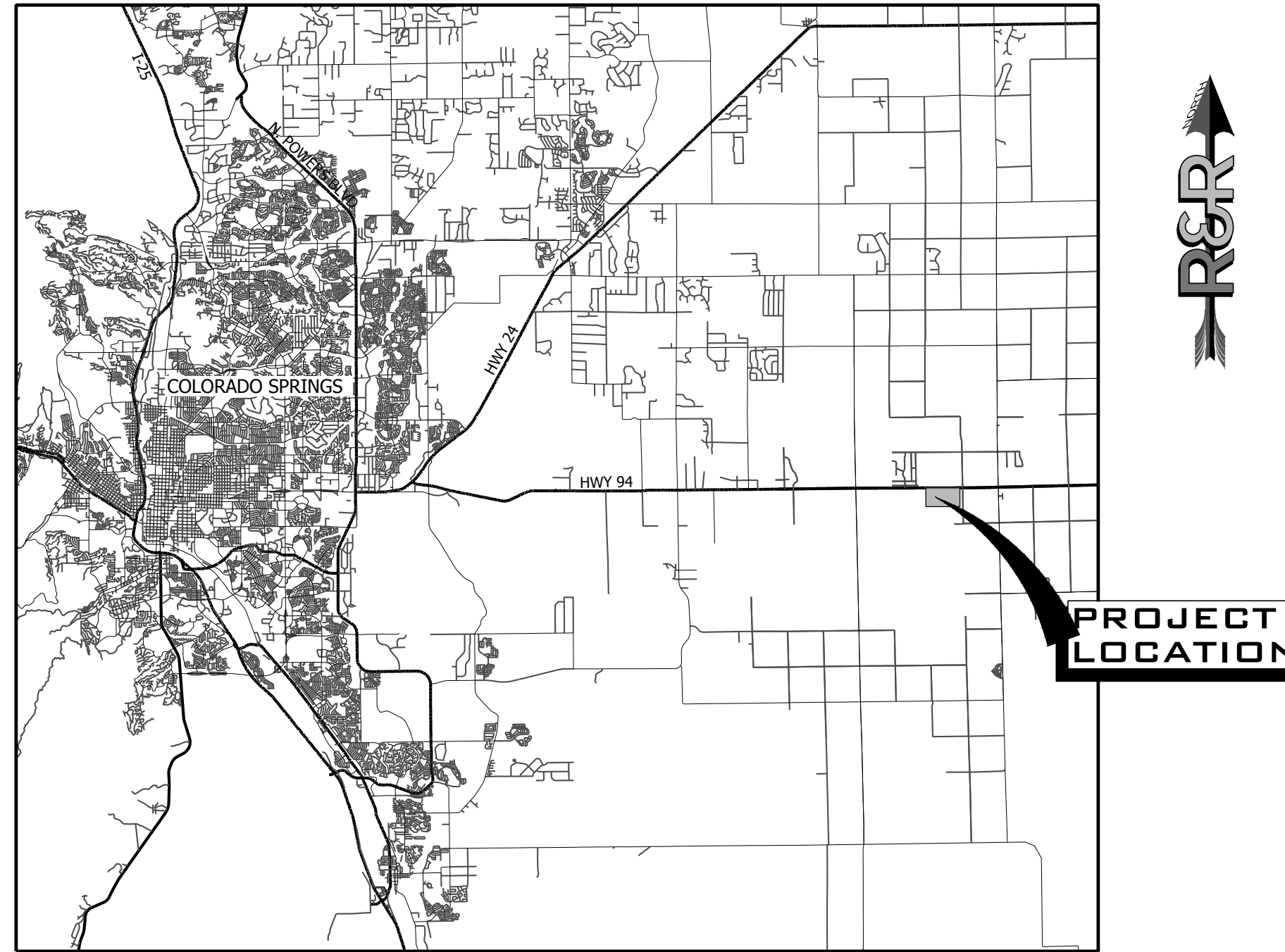
CONSTRUCTION DOCUMENTS MAYBERRY, COLORADO - FILING NO. 3

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

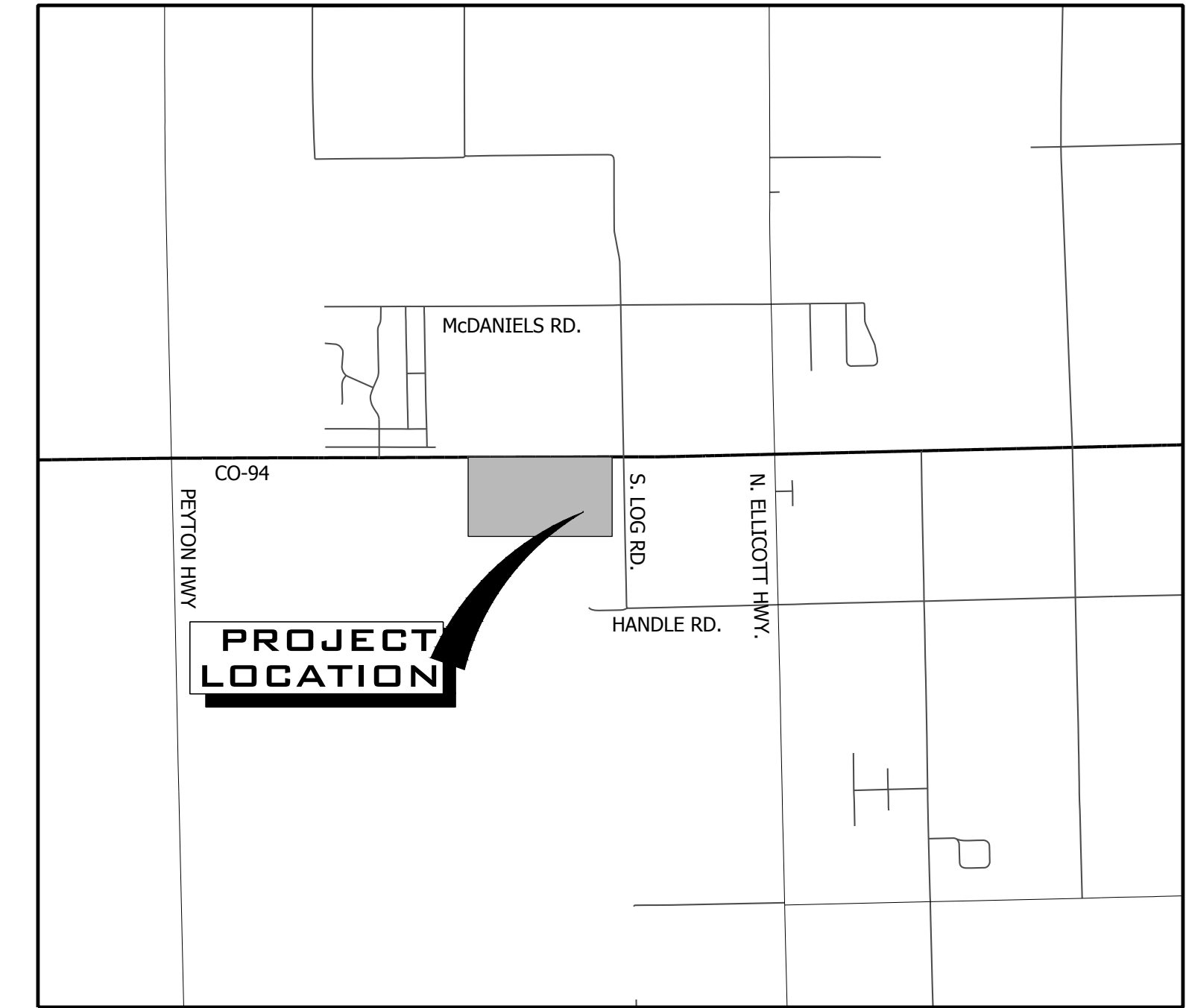


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CONTACT LIST			
DEVELOPER	CIVIL ENGINEER	SURVEYOR	COUNTY ENGINEERING
MAYBERRY COMMUNITIES, LLC	R&R ENGINEERS-SURVEYORS, LLC	R&R ENGINEERS-SURVEYORS, LLC	EL PASO COUNTY DEVELOPMENT SERVICES
3296 DIVINE HEIGHTS #208 COLORADO SPRINGS, CO 80922 719-922-2181 CONTACT: SCOTT SOUDERS, P.E.	1635 WEST 13TH AVENUE, SUITE 310 DENVER, CO 80204 303-753-6730 CONTACT: CLIF DAYTON, P.E.	1635 13TH AVENUE, SUITE 310 DENVER, CO 80204 303-753-6730 CONTACT: MR. DARELL DeLAP	2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80922 719-520-6300
STATE HIGHWAY	WATER/WASTEWATER	GAS DEPARTMENT	ELECTRIC DEPARTMENT
COLORADO DEPARTMENT OF TRANSPORTATION, REGION 2	ELLCOTT UTILITIES COMPANY, LLC	BLACK HILLS ENERGY	MOUNTAIN VIEW ELECTRIC ASSOCIATION
5615 WILLS BLVD. PUEBLO, CO 81008 MR. ART GONZALES (REFERENCE 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



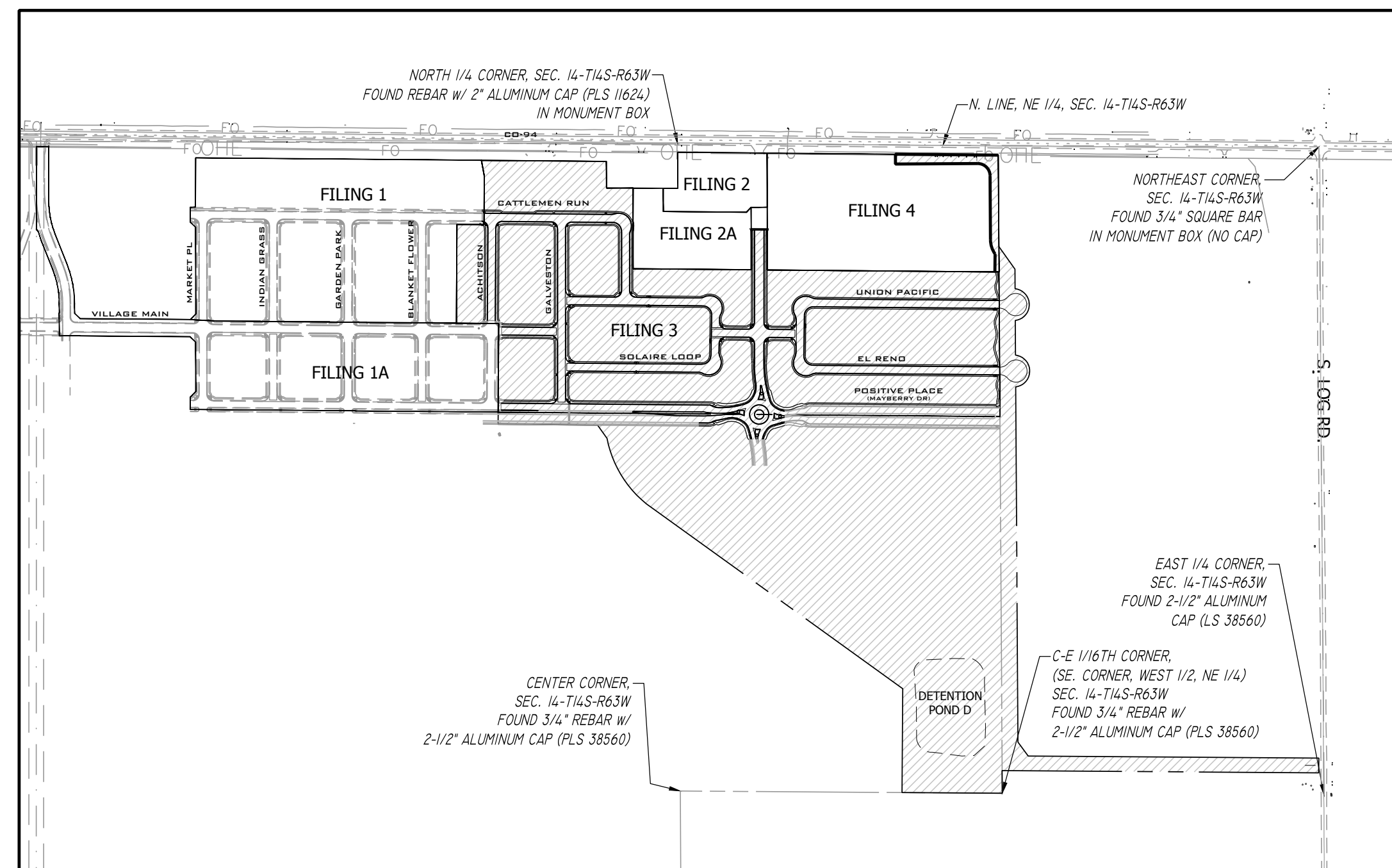
VICINITY MAP
SCALE 1" = 20,000'



VICINITY MAP
SCALE 1" = 5,000'

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SITE MAP
SCALE 1" = 500'

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

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

PCD FILE NO. SF-2219

Design Engineer's Statement:
These detailed plans and specifications were prepared under my direction and supervision. Said plans and specifications have been prepared according to the criteria established by the County for detailed roadway, drainage, grading and erosion control plans and specifications, and said plans and specifications are in conformity with applicable master drainage plans and master transportation plans. Said plans and specifications meet the purposes for which the particular roadway and drainage facilities are designed and are correct to the best of my knowledge and belief. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of these detailed plans and specifications.
Clif Dayton, P.E. #48189 Date: 06-05-2023

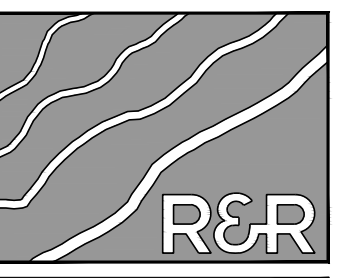
Owner/Developer's Statement:
I, the owner/developer have read and will comply with the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications.
Date: 06/05/23
Owner signature

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.

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

REVISION	DATE
2ND SUBMISSION	09/01/22
3RD SUBMISSION	01/17/23
4TH SUBMISSION	04/10/23



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 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

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

COVER SHEET

NO. **C1.0**

P:\14-14-2210 MAYBERRY FILING NO. 3\CONSTRUCTION DOCUMENTS\PLANS\GDS - COVER & NOTES\MCD2110 - CIR - CD.DWG - PLOT DATE: 6/1/2023 1:52:18 PM BY: JLN - GCBADY



Know what's below.
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COUNTY GENERAL NOTES:

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

GENERAL DRAINAGE & GRADING NOTES:

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

COUNTY SIGNING AND STRIPING NOTES:

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

PROJECT GENERAL NOTES:

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

GENERAL UTILITY NOTES:

- 1. ALL WATER AND SEWER INSTALLATIONS SHALL CONFORM TO ELLICOTT UTILITIES COMPANY STANDARD SPECIFICATIONS, WHICH FOLLOW CSU STANDARD SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
3. STORM DRAIN PIPE SHALL BE RCP (CLASS III) UNLESS OTHERWISE NOTED.
4. STORM DRAIN PIPE BEDDING SHALL BE CLASS C.
5. SANITARY SEWER PIPE SHALL BE PVC ASTM D3034-SDR 35 OR ASTM F679 UNLESS OTHERWISE NOTED.
6. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED
8. WATER PIPES AND FITTINGS SHALL BE INSTALLED PER SMD SPECIFICATIONS. ALL TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER CSU STANDARDS. ALL WATER PIPE SHALL BE PVC AWWA C900(DR14). DISINFECTION AND TESTING SHALL BE COMPLETED PER CSU SPECIFICATIONS.
9. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
10. CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY OWNER AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
11. BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO 10 FEET SEPARATION AT ALL POINTS REQUIRED. ALIGNMENT CONSTRUCTION STAKES SHALL BE PLACED AT 25' INTERVALS ALONG CURVES FOR PLACEMENT OF SEWER AND WATER LINES.
12. 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 5-SIDED (HEX) NUT WITH NST THREAD & HYDRANT SHALL OPEN COUNTER-CLOCKWISE.
13. WHEREVER DUCTILE IRON PIPE IS USED, THE PIPE, FITTINGS AND HYDRANTS SHALL BE WRAPPED IN POLYETHYLENE.
14. SERVICE LINES SHALL BE INSTALLED PER CSU STANDARDS.
15. CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V.E UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL UTILITIES SHALL BE 36".
16. UTILITY BEDDING SHALL BE PLACED PER CSU REQUIREMENTS.
17. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
18. REFER TO CSU SPECIFICATIONS FOR BACKFILL AND 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.
29. ALL WATER MAINS SHALL BE PRESSURE AND LEAKAGE TESTED PER AWWA STANDARDS PRIOR TO FINAL ACCEPTANCE.

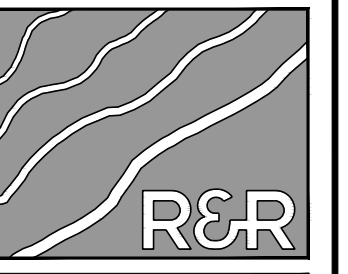
STANDARD UTILITY DETAILS:

- 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

Table with columns: NO., REVISION, BY, DATE. Rows for 2ND, 3RD, 4TH 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 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

Table with columns: CONSTRUCTION DOCUMENTS, JOB NO., ORG. SUBM. DATE, DWN, NAME.

GENERAL NOTES

NO. C1.1



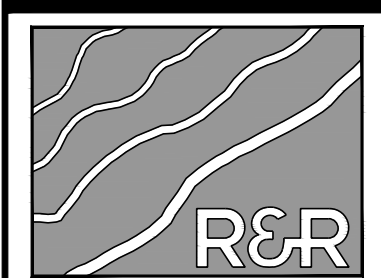
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ABBREVIATIONS

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



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

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

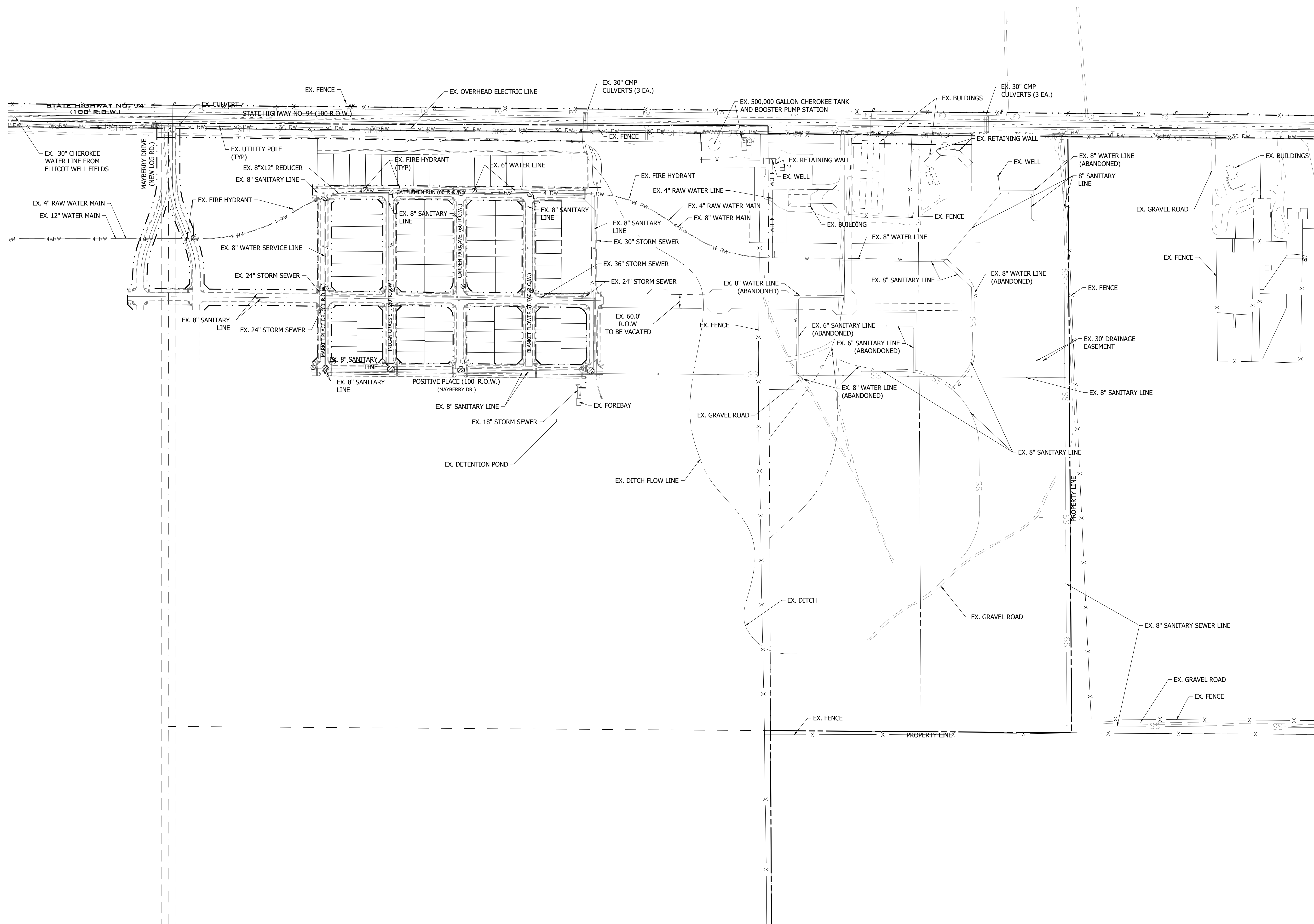
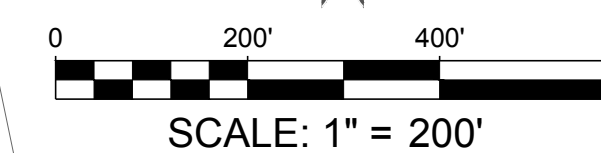
LEGEND & ABBREVIATIONS

NO. **C1.2**

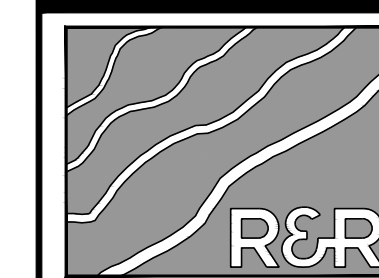
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3RD SUBMISSION			01/17/23
4TH SUBMISSION			04/10/23



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MAYBERRY PUD PH1 - FILING NO. 3
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CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
NAME	

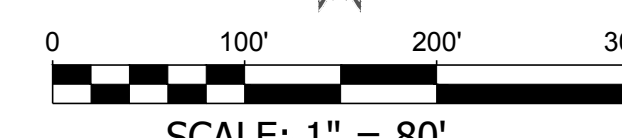
EXISTING
CONDITIONS PLAN

NO.
C2.0

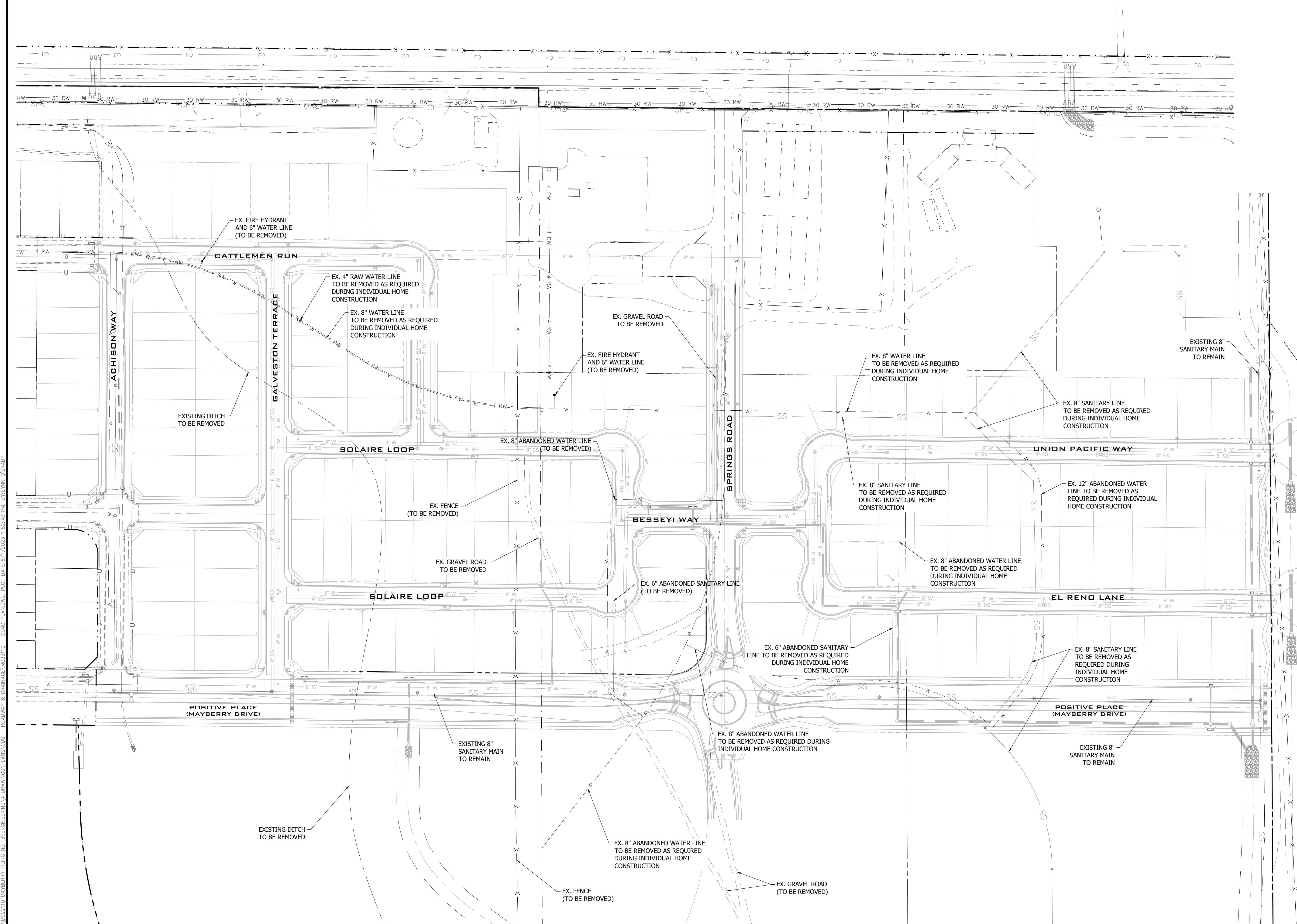
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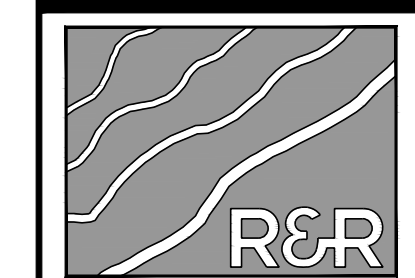


- NOTES:
- MAYBERRY FILING 1 AND FILING 1A ARE ASSUMED TO BE EXISTING DURING THE CONSTRUCTION OF FILING 3.
 - MAYBERRY FILING 1 AND FILING 1A AS WELL AS EXISTING INFRASTRUCTURE WITHIN THE FILING 3 BOUNDARY ARE SHOWN BOLD. FILING 3 LINWORK IS SHOWN GRAYED BACK.
 - EXISTING UTILITIES CUTTING THROUGH PROPOSED 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: 6/7/2023 1:52:40 PM. BY: LNN, GGRADY

NO.	REVISION	BY	DATE
2ND SUBMISSION			9/1/22
3RD SUBMISSION			01/17/23
4TH SUBMISSION			04/10/23



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

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

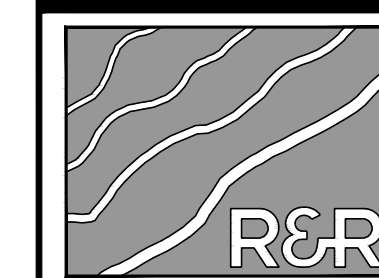
DEMO PLAN

NO. C2.1



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	2ND SUBMISSION		9/1/22
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	4TH SUBMISSION		04/10/23



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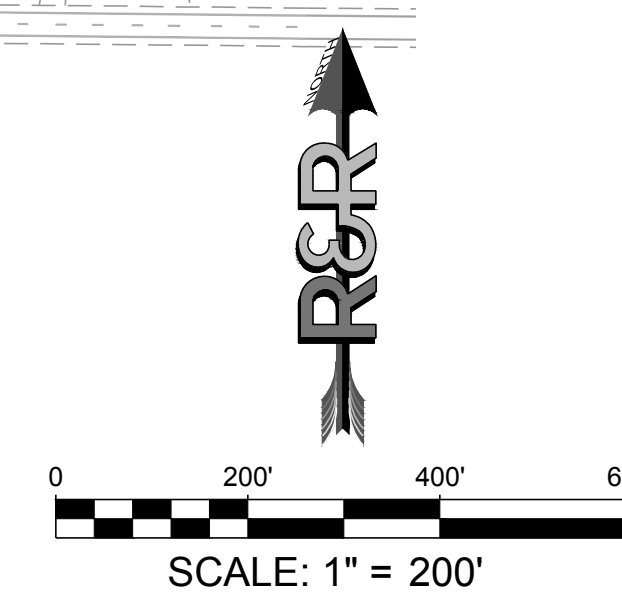
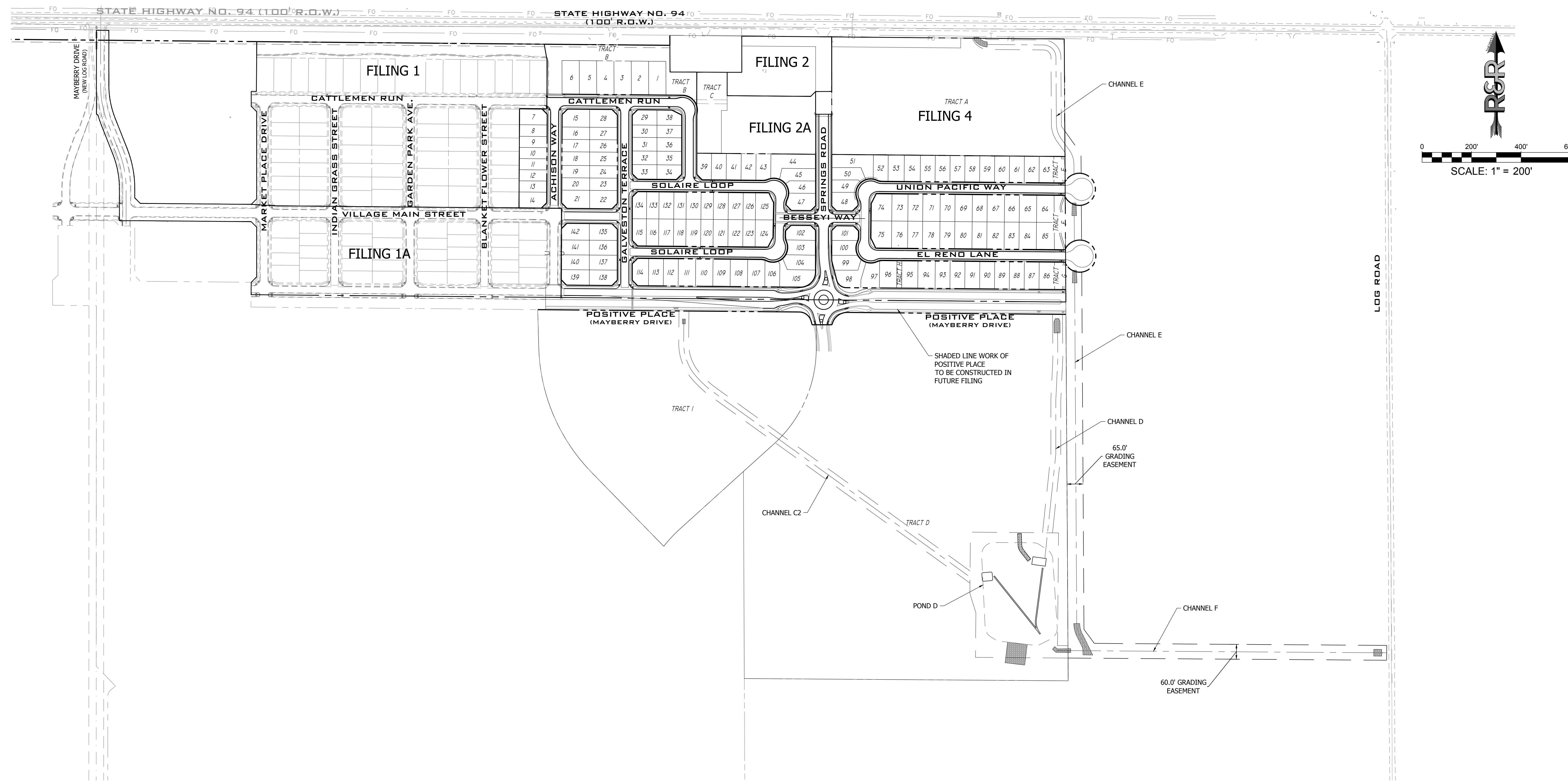


MAYBERRY PUD PH1 - FILING NO. 3
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

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

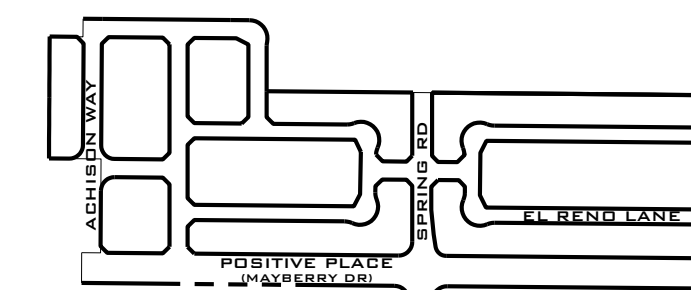
OVERALL SITE PLAN

NO. C3.0



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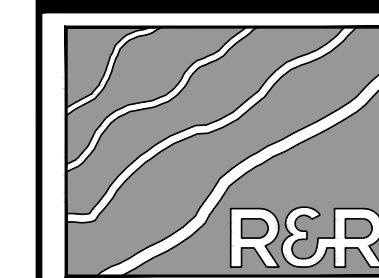
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FILING 3 KEY MAP
N.T.S.

NO.	REVISION	BY	DATE
2ND	SUBMISSION		9/1/22
3RD	SUBMISSION		01/17/23
4TH	SUBMISSION		04/10/23



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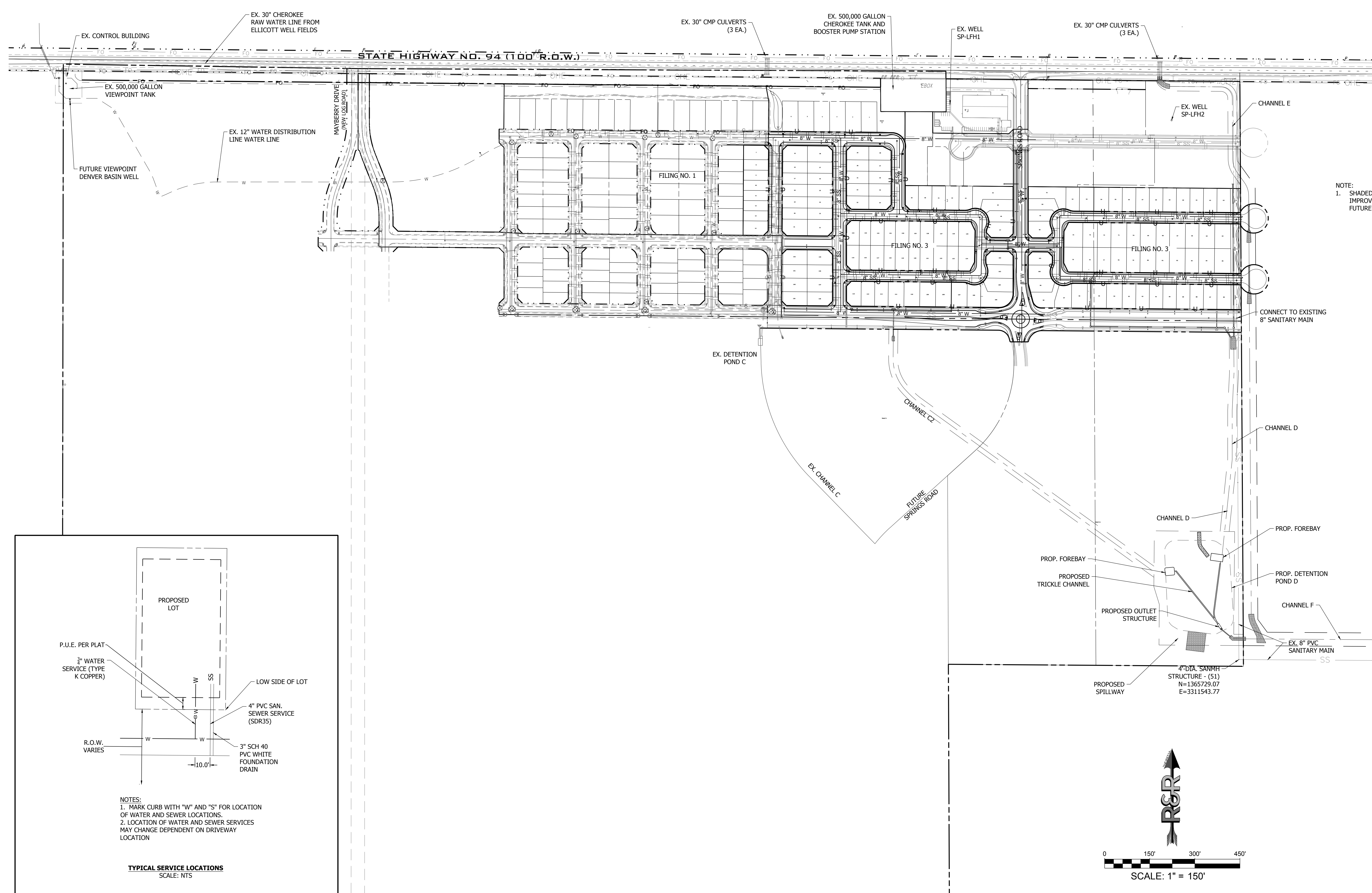


MAYBERRY PUD PH1 - FILING NO. 3
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

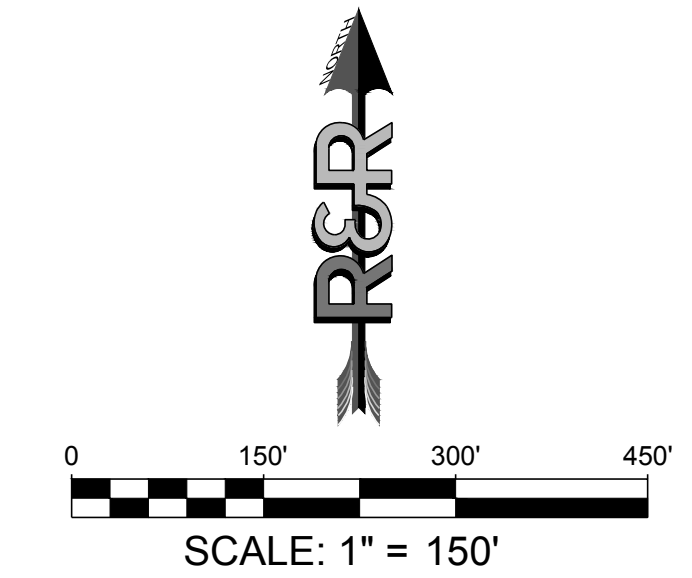
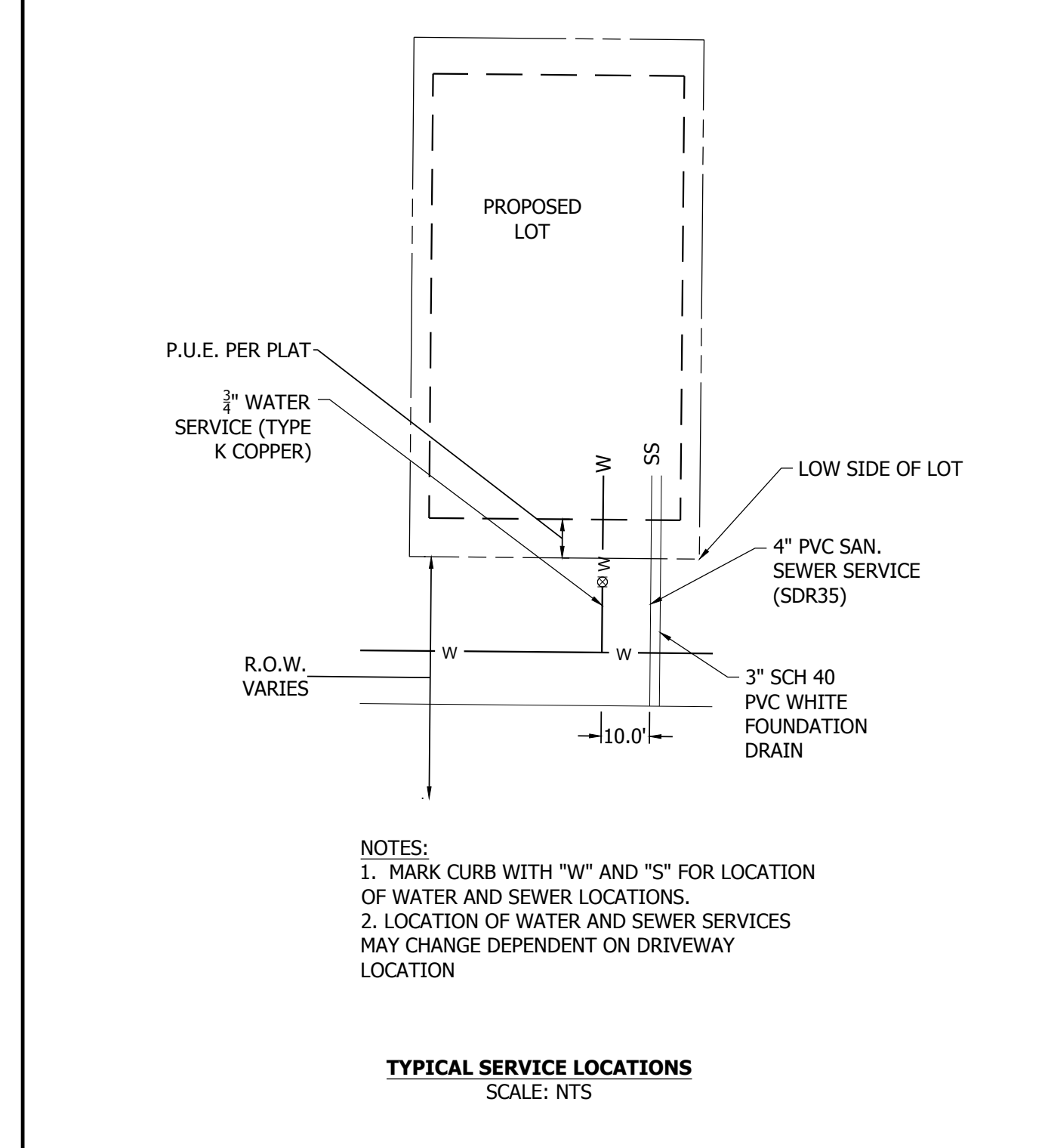
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
NAME:	

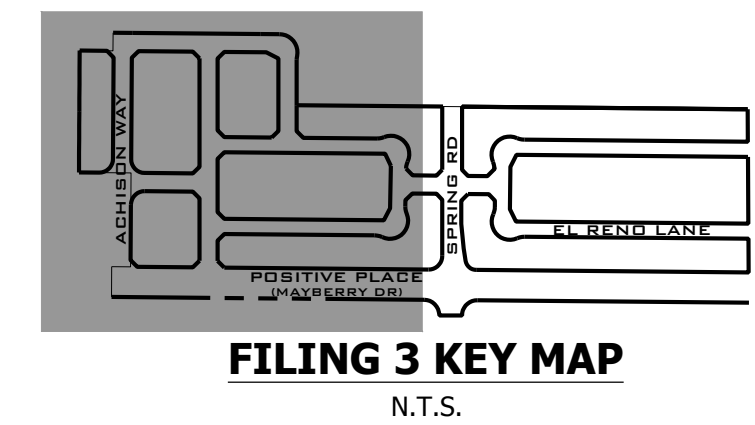
OVERALL UTILITY PLAN

NO. **C3.1**



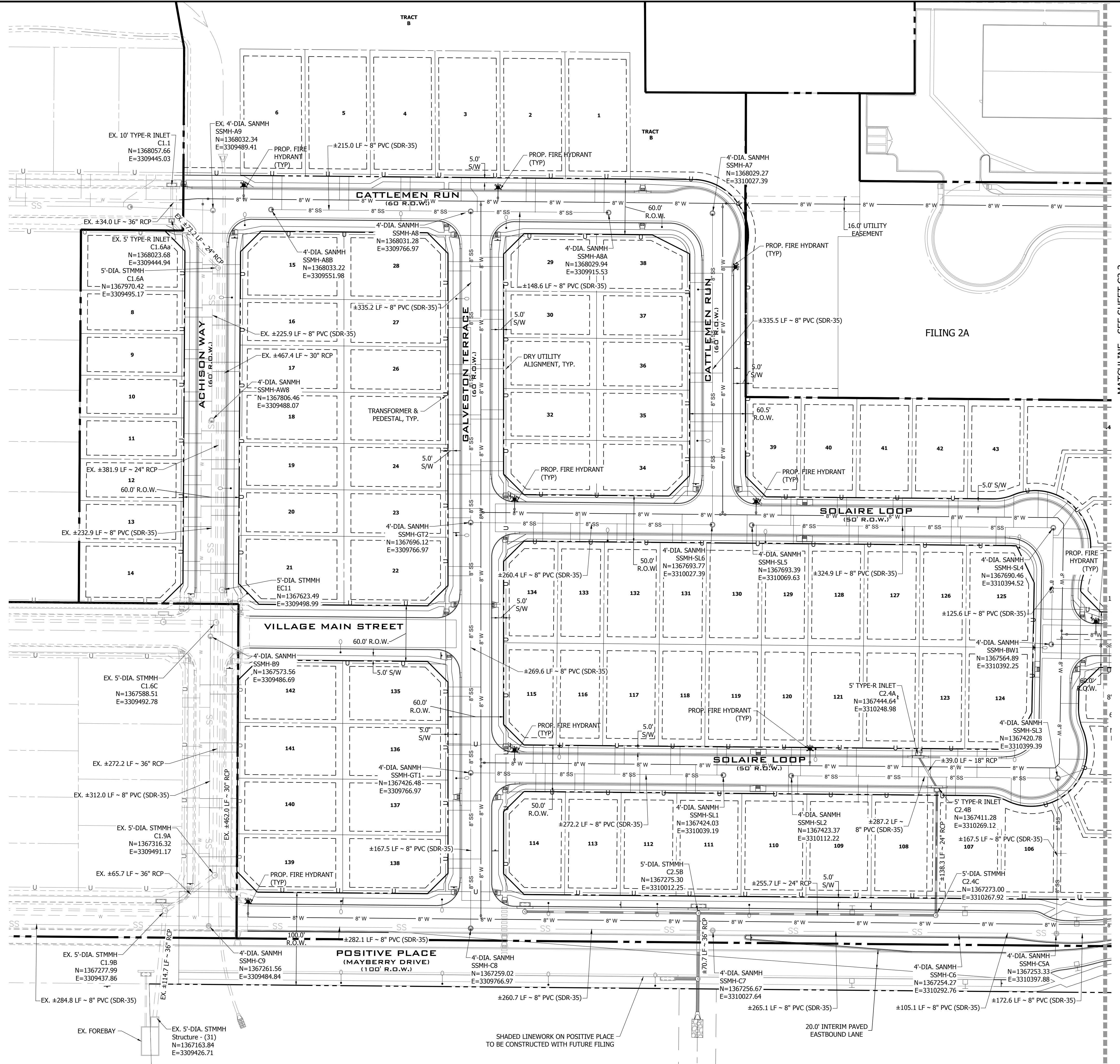
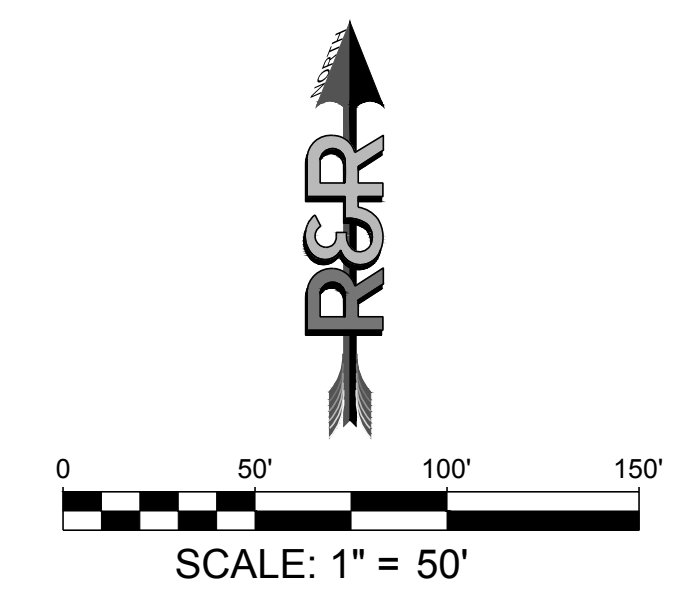
NOTE:
1. SHADED LINWORK INDICATE FUTURE IMPROVEMENTS ASSOCIATED WITH FUTURE FILINGS.



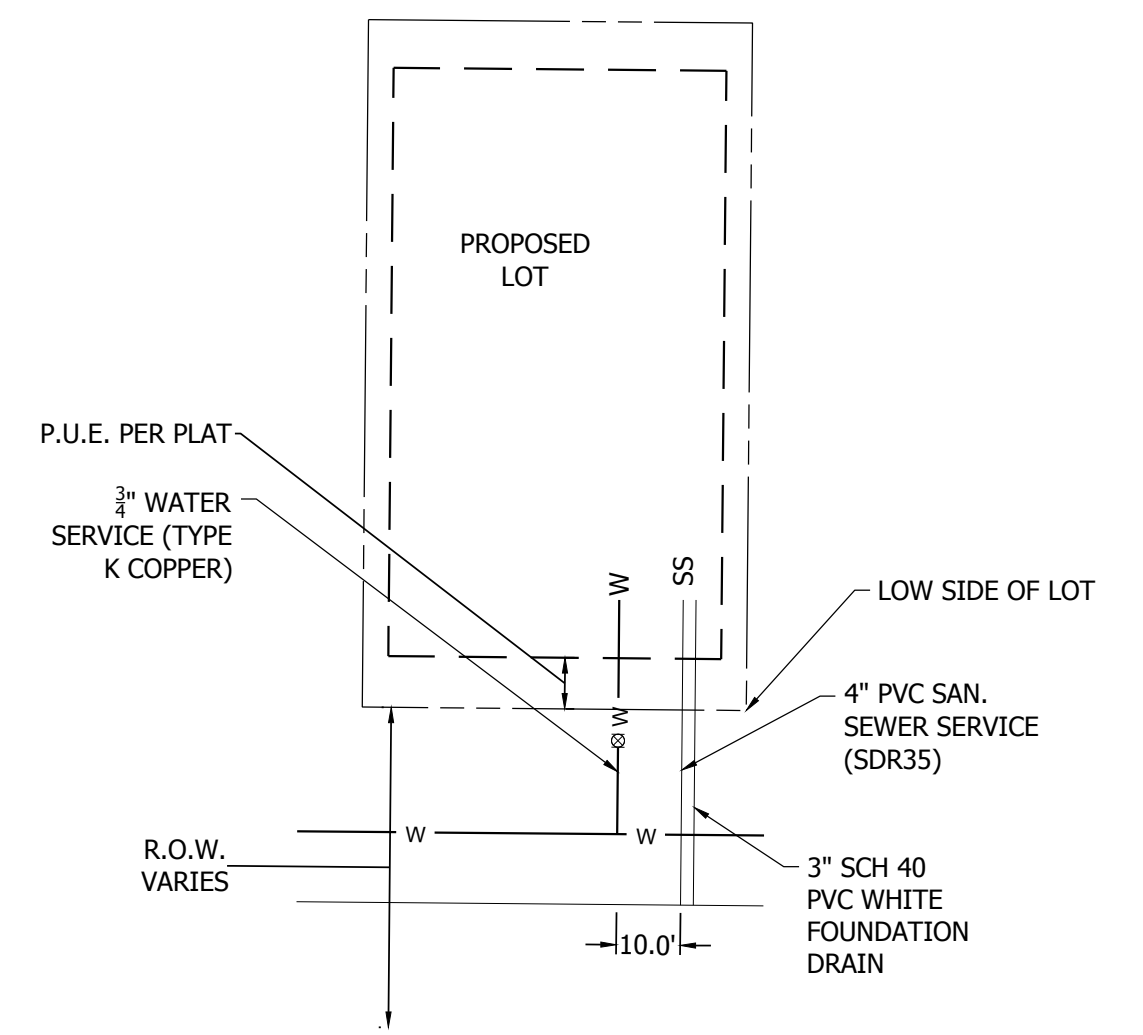


811
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NO.	REVISION	DATE
2ND SUBMISSION		9/1/22
3RD SUBMISSION		01/17/23
4TH SUBMISSION		04/10/23

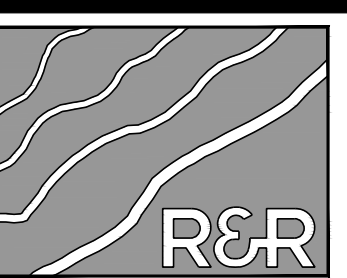


- NOTES:
1. SHADED LINE WORK ALONG POSITIVE PLACE INDICATE THIS PORTION WILL BE BUILT IN A FUTURE FILING.
 2. SEE SHEET C7.1 FOR TYPICAL CROSS SECTION OF DRY UTILITIES AS DEPICTED IN PLAN VIEW WITH THE LINETYPE: _____ U _____ U



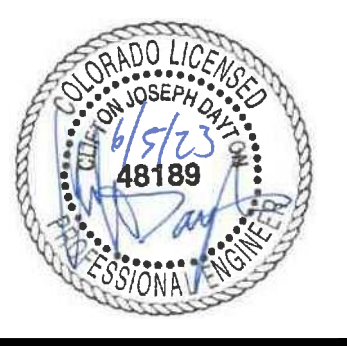
- NOTES:
1. MARK CURB WITH "W" AND "S" FOR LOCATION OF WATER AND SEWER LOCATIONS.
 2. LOCATION OF WATER AND SEWER SERVICES MAY CHANGE DEPENDENT ON DRIVEWAY LOCATION

TYPICAL SERVICE LOCATIONS
SCALE: NTS



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MAYBERRY PUD PH 1 - FILING NO. 3
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

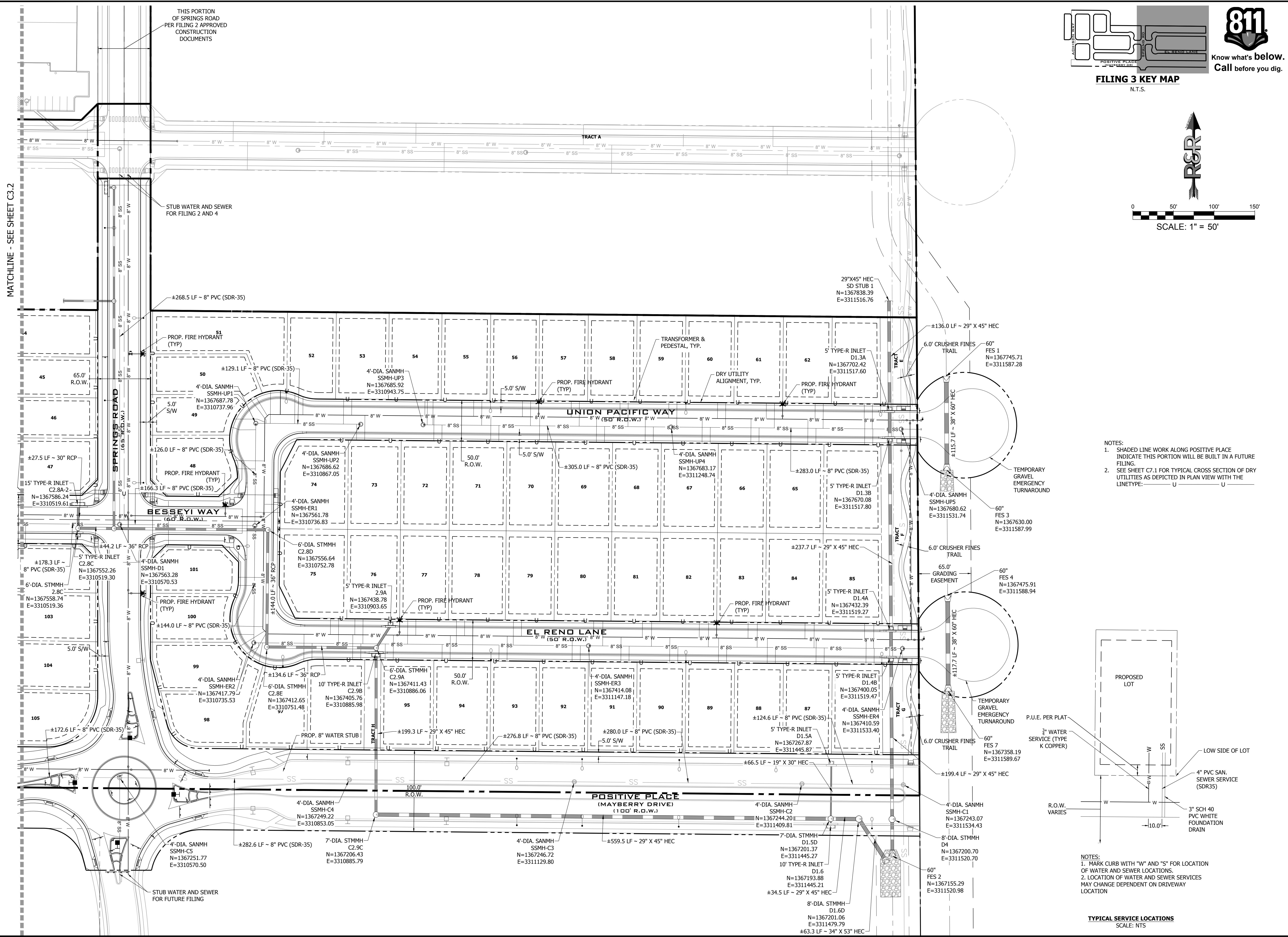
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
NAME	

SITE & UTILITY PLAN - WEST

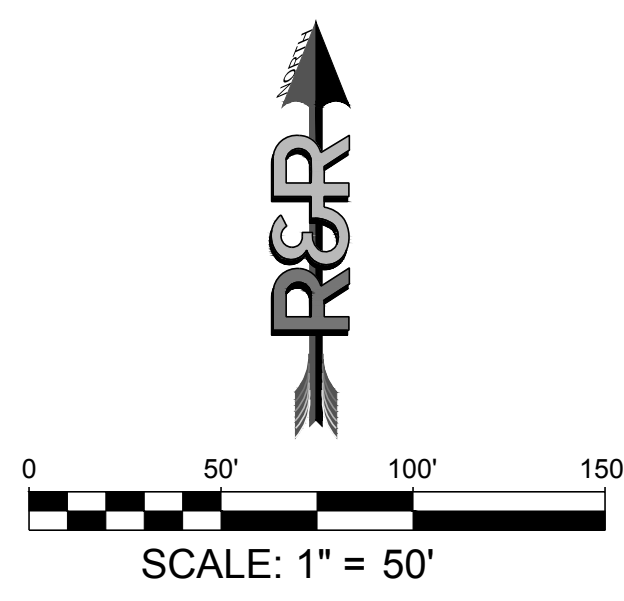
NO. **C3.2**

DATE: 10/23/2023 11:00 AM BY: B. W. W. C. G. R. A. D. E. N. G. I. N. E. E. R. S. - P. L. L. C.

PATH: P:\M2210 MAYBERRY PUD PH1 - FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\GDS - ROADWAY & DRAINAGE\UTILITY PLANNING - PLOT DATE: 6/7/2023 1:55:34 PM - BILLY W. COBARDY



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

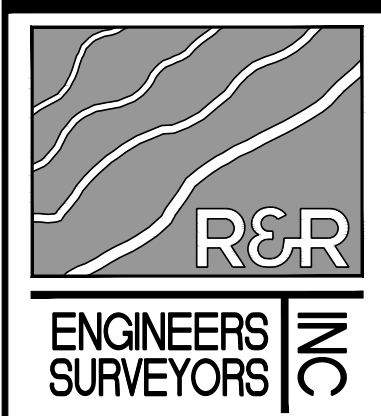


- NOTES:
1. SHADED LINE WORK ALONG POSITIVE PLACE INDICATE THIS PORTION WILL BE BUILT IN A FUTURE FILING.
 2. SEE SHEET C7.1 FOR TYPICAL CROSS SECTION OF DRY UTILITIES AS DEPICTED IN PLAN VIEW WITH THE LINETYPE:

- 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.

NO.	REVISION	DATE
2ND SUBMISSION		9/1/22
3RD SUBMISSION		01/17/23
4TH SUBMISSION		04/10/23



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

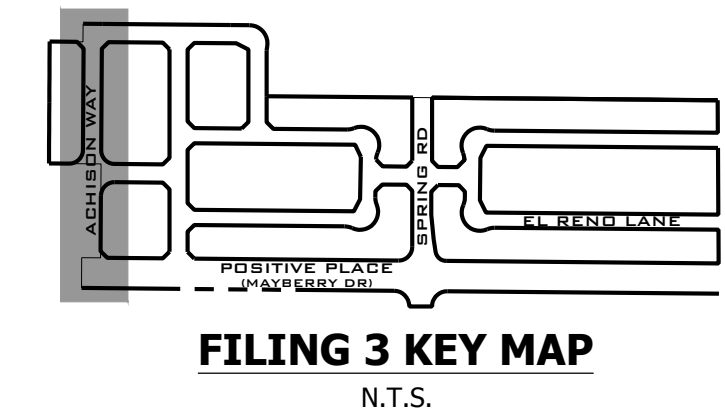
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MAYBERRY PUD PH1 - FILING NO. 3
 MAYBERRY, COLORADO SPRINGS
 EL PASO COUNTY
 PREPARED FOR:
 MAYBERRY COMMUNITIES, LLC
 3296 DIVINE HEIGHTS #208
 COLORADO SPRINGS, CO 80922

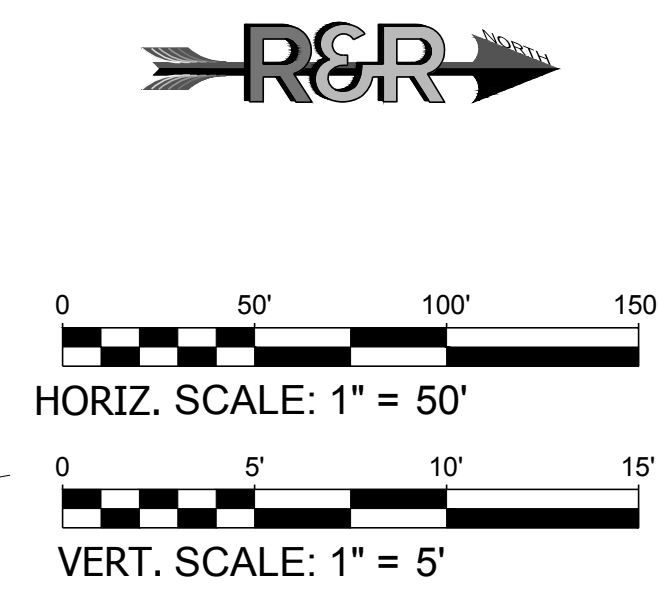
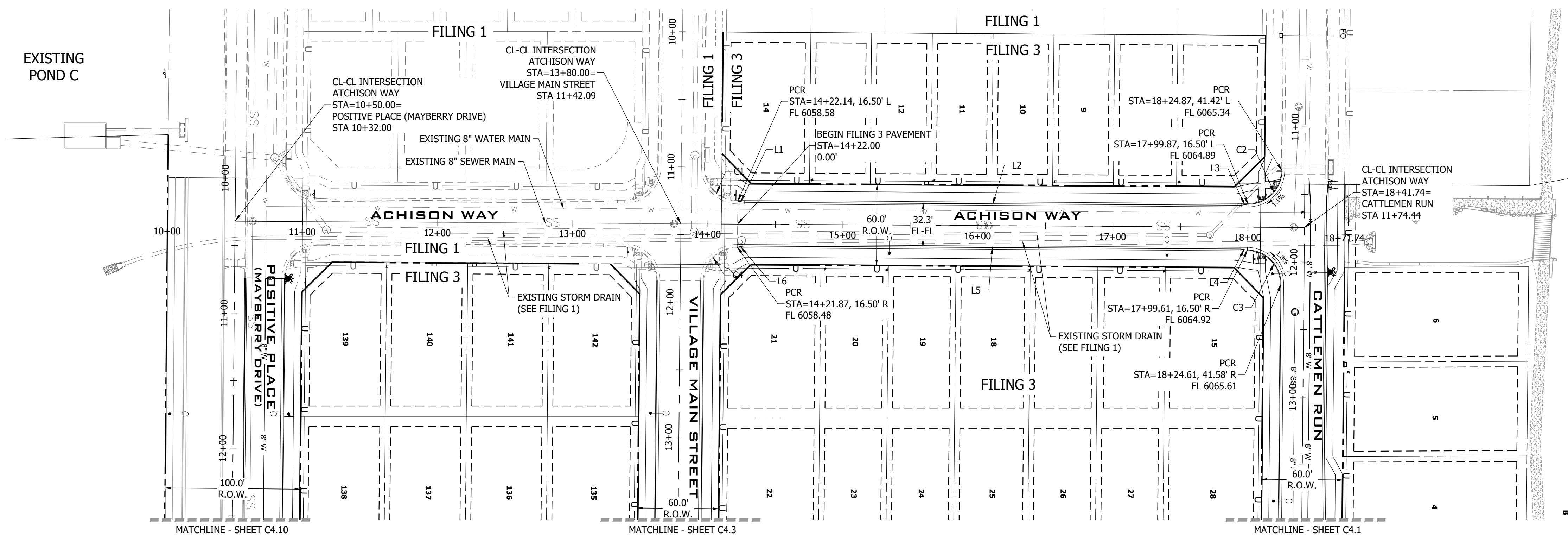
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
NAME	
SITE & UTILITY PLAN - EAST	
NO.	C3.3

PATH: P:\MC2210 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\005 - ROADWAY & DRAINAGE\ACHISON WAY - ROADWAY & DRAINAGE.DWG, PLOT DATE: 6/7/2023, 1:54:00 PM, BPL: LNN, 03R.DWG



811
Know what's below.
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NO.	REVISION	BY	DATE
2ND SUBMISSION			9/1/22
3RD SUBMISSION			01/17/23
4TH SUBMISSION			04/10/23

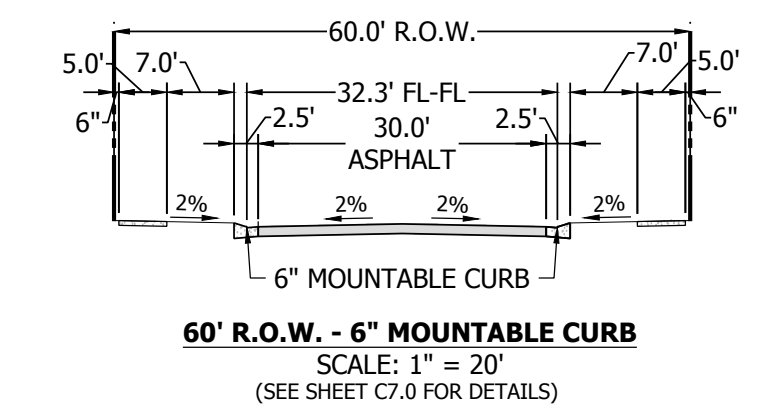
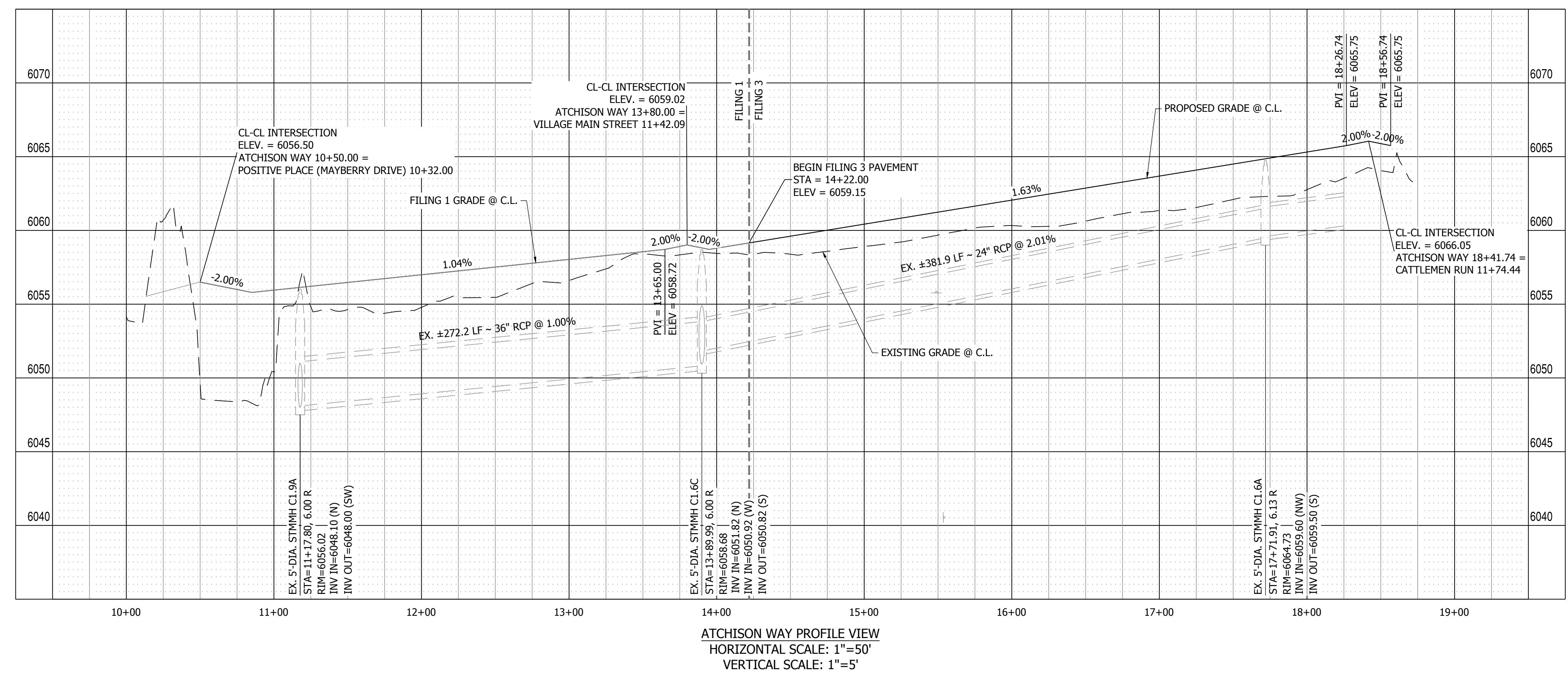


LINE TABLE @ FL

LINE #	BEARING	DISTANCE
L1	N9°46'58"E	5.06'
L2	N0°20'22"E	367.74'
L3	N9°05'08"W	5.07'
L4	N9°45'53"E	5.07'
L5	N0°20'22"E	367.72'
L6	N9°04'01"W	5.08'

CURVE TABLE @ FL

CURVE #	LENGTH	RADIUS	DELTA
C1	39.35'	25.00'	90°10'31"
C2	39.19'	25.00'	89°49'21"
C3	39.35'	25.00'	90°10'39"
C4	39.19'	25.00'	89°49'21"



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

SITE ADDRESS:
MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

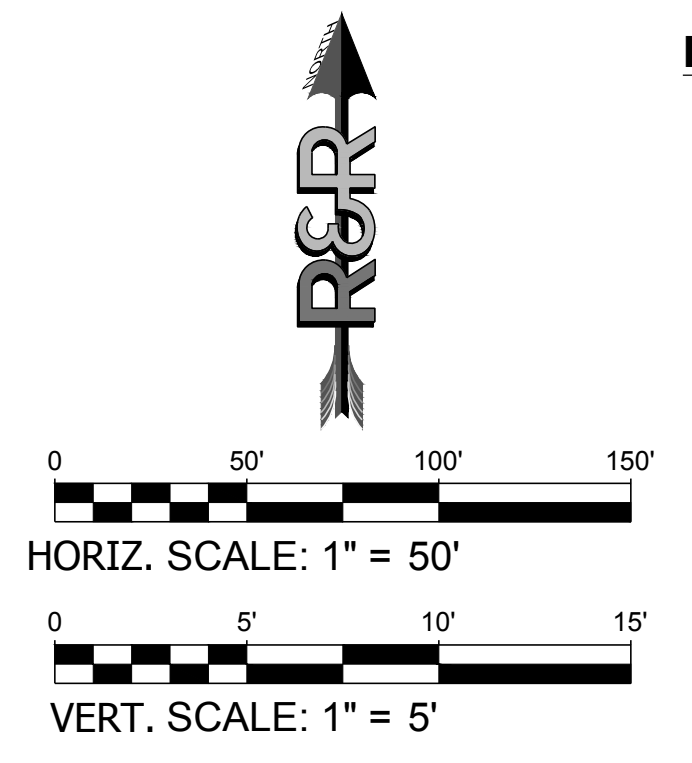
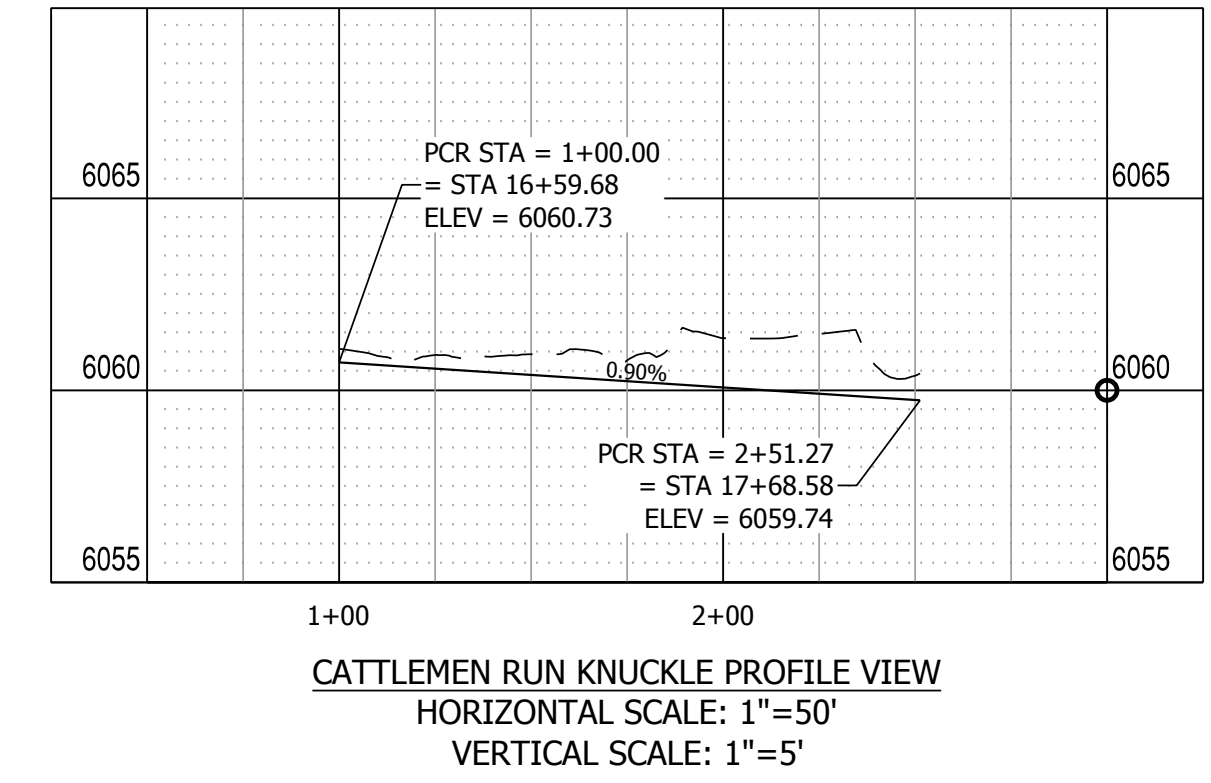
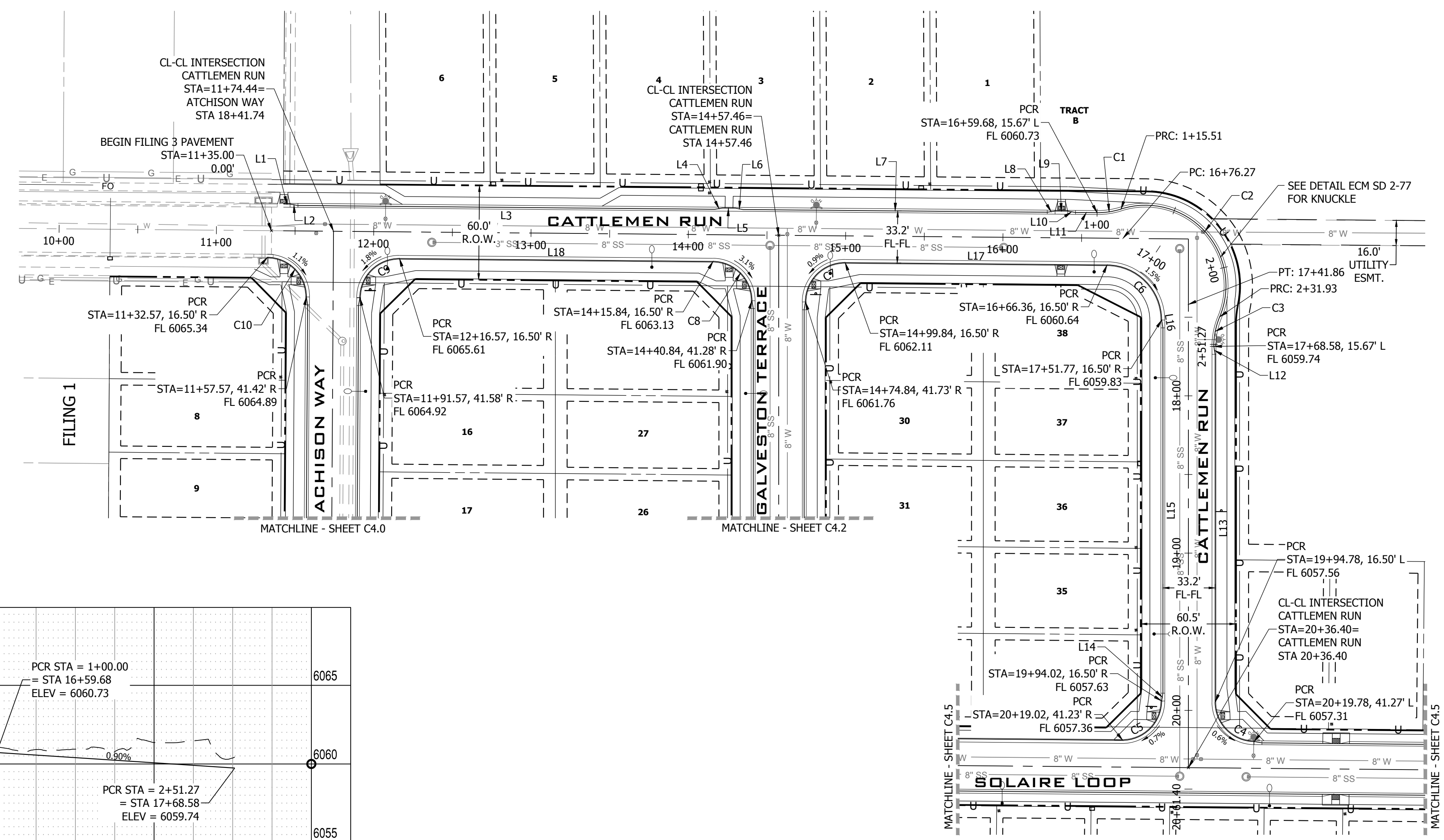
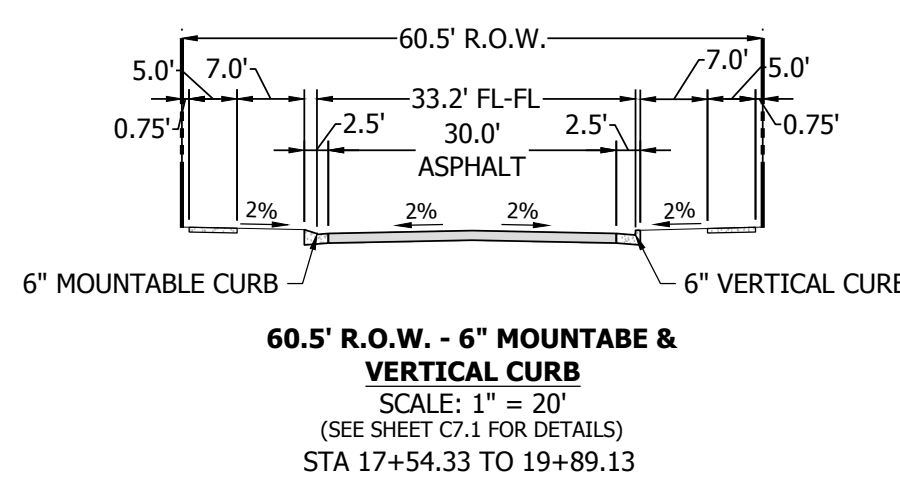
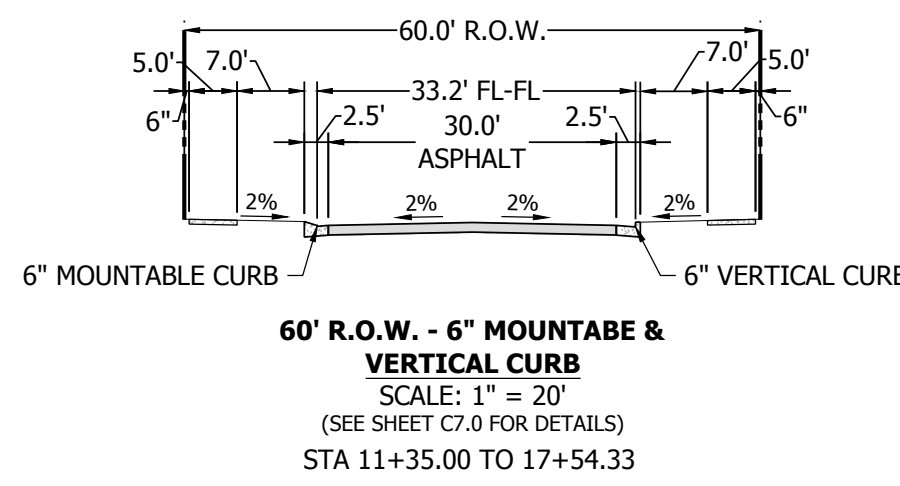
PREPARED FOR:

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

ACHISON WAY
PLAN & PROFILE

NO.
C4.0

PATH: P:\M22110 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\005 - ROADWAY & DRAINAGE\CATTLEMEN RUN - ROADWAY & DRAINAGE\CATTLEMEN RUN - ROADWAY & DRAINAGE.DWG, PLOT DATE: 6/7/2022 1:54:33 PM, BY: LYNN O'GRADY

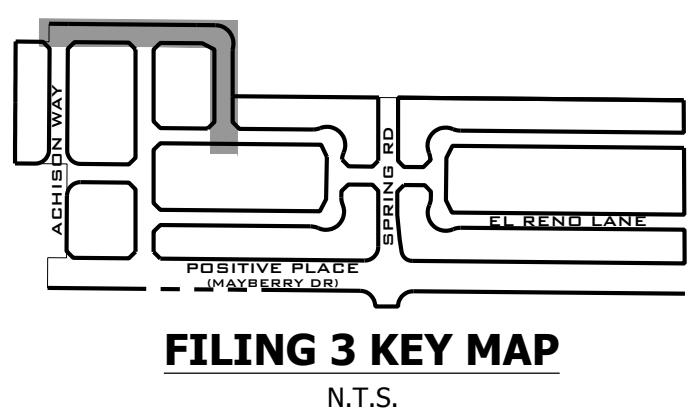
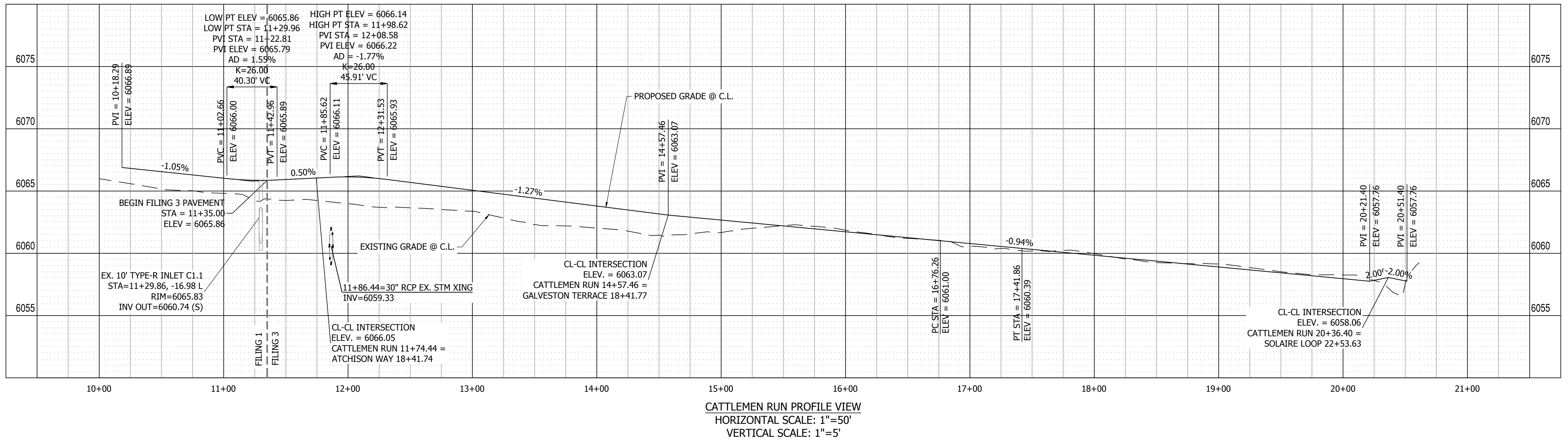


LINE TABLE @ FL

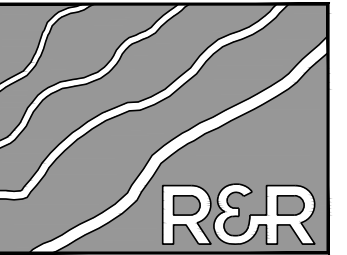
LINE #	BEARING	DISTANCE
L1	S89°27'51"E	4.23'
L2	S80°03'25"E	5.07'
L3	S89°29'00"E	265.02'
L4	N81°05'30"E	5.07'
L5	S89°30'01"E	8.00'
L6	S80°01'51"E	5.07'
L7	S89°28'58"E	193.31'
L8	N81°01'55"E	5.07'
L9	S89°27'20"E	8.00'
L10	S80°02'14"E	5.07'
L11	S89°28'58"E	13.68'
L12	S9°28'28"E	5.07'
L13	S0°00'01"W	221.20'
L14	S9°25'31"W	5.07'
L15	S0°00'00"E	232.16'
L16	S9°15'42"E	5.16'
L17	S89°28'59"E	166.51'
L18	S89°28'59"E	199.27'

CURVE TABLE @ FL

CURVE #	LENGTH	RADIUS	DELTA
C1	15.51'	48.83'	18°11'33"
C2	116.43'	51.17'	130°22'18"
C3	19.34'	48.83'	22°41'46"
C4	39.04'	25.00'	89°28'59"
C5	39.50'	25.00'	90°31'01"
C6	54.66'	35.00'	89°28'59"
C7	39.50'	25.00'	90°31'01"
C8	39.04'	25.00'	89°28'59"
C9	39.35'	25.00'	90°10'39"
C10	39.19'	25.00'	89°49'21"



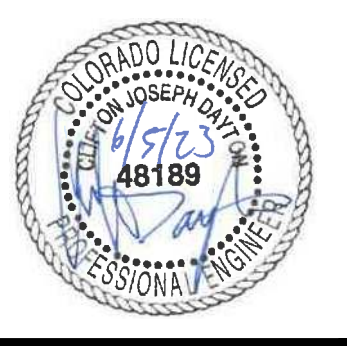
NO.	REVISION	DATE
2ND SUBMISSION		9/1/22
3RD SUBMISSION		01/17/23
4TH SUBMISSION		04/10/23



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

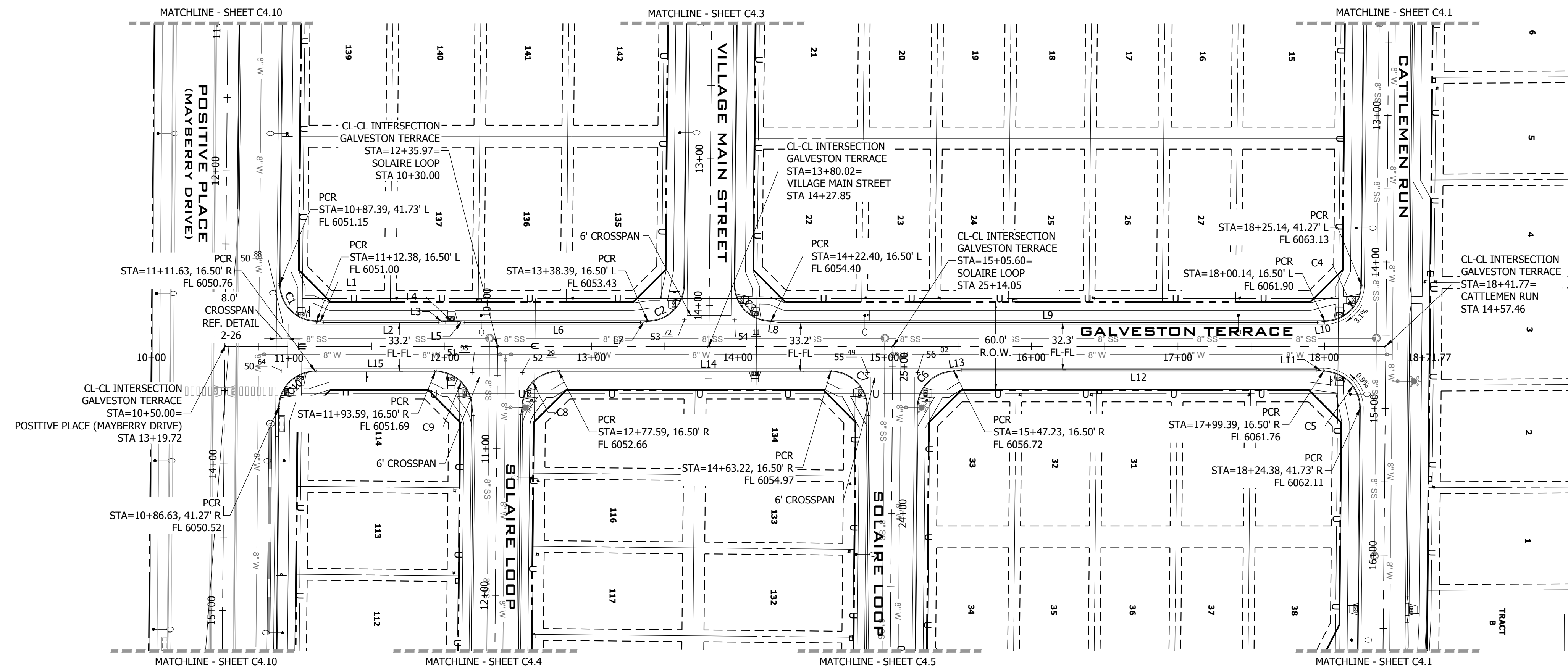
CONSTRUCTION DOCUMENTS
 JOB NO. MC22110
 ORG. SUBM. DATE 06/16/2022
 DWN: LAO CHKD: CJD

**CATTLEMEN RUN
 PLAN & PROFILE**

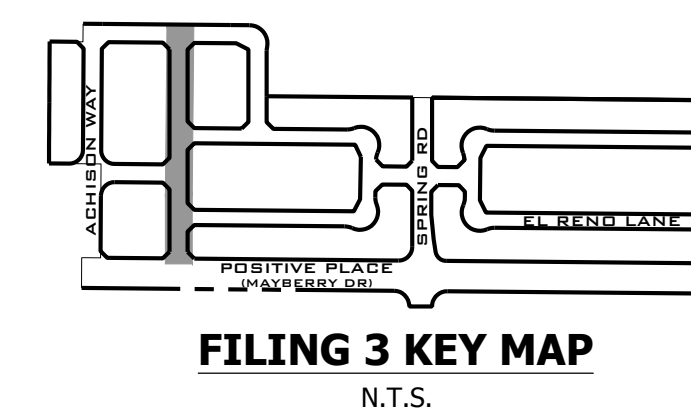
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C4.1

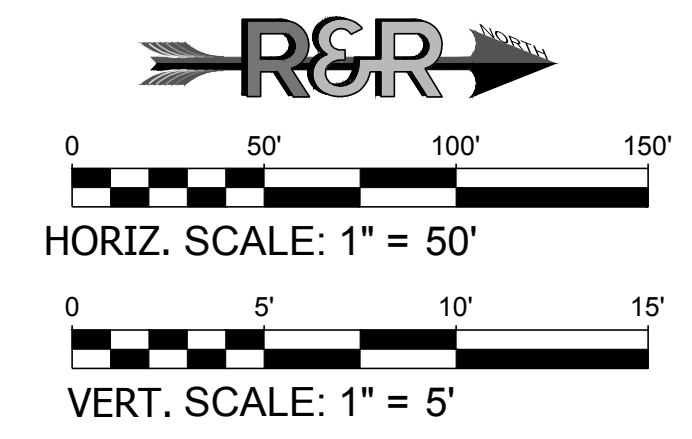
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GALVESTON TERRACE PLAN VIEW
 URBAN LOCAL, 60' ROW, 33.2 & 32.3 FL-FL, 25 MPH
 SCALE: 1" = 50'

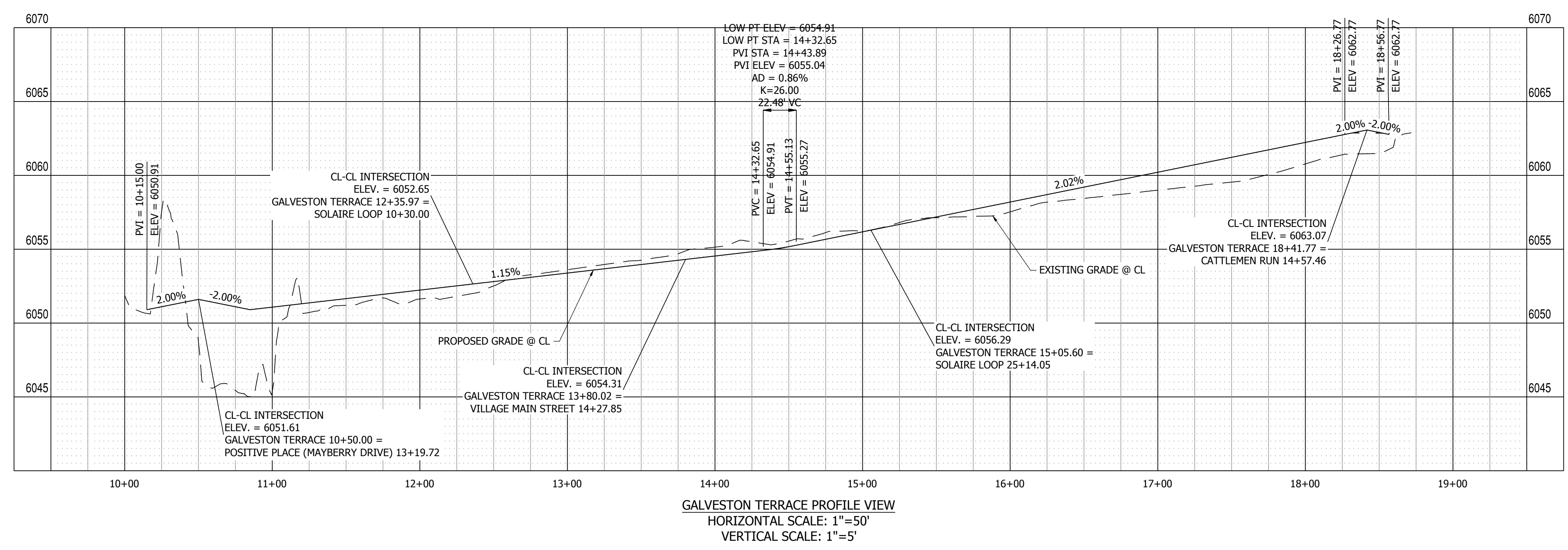


811
 Know what's below.
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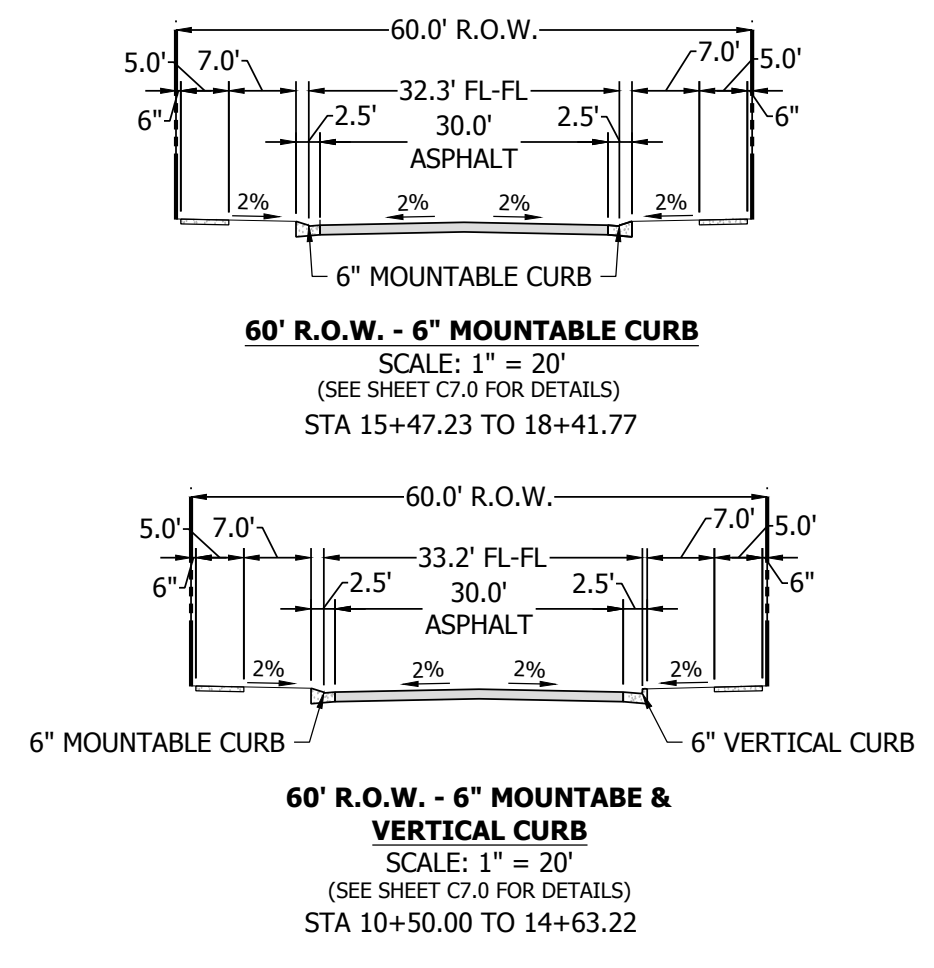


LINE #	BEARING	DISTANCE
L1	N9°25'31"E	5.07'
L2	N0°00'00"E	68.14'
L3	N9°25'21"W	5.07'
L4	N0°00'00"W	8.00'
L5	N9°25'21"E	5.07'
L6	N0°00'00"E	109.87'
L7	N9°25'31"W	5.07'
L8	N9°25'30"E	5.07'
L9	N0°00'00"E	347.75'
L10	N9°25'31"W	5.07'
L11	N9°25'31"E	5.07'
L12	N0°00'00"E	222.16'
L13	N9°25'31"W	5.07'
L14	N0°00'00"E	185.63'
L15	N0°00'00"E	81.96'

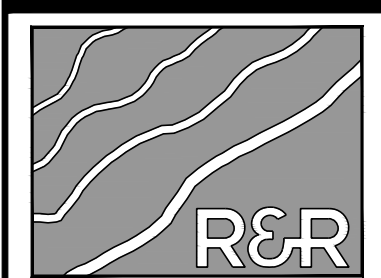
CURVE #	LENGTH	RADIUS	DELTA
C1	39.50'	25.00'	90°31'01"
C2	39.50'	25.00'	90°32'23"
C3	39.50'	25.00'	90°30'59"
C4	39.04'	25.00'	89°28'59"
C5	39.50'	25.00'	90°31'01"
C6	39.04'	25.00'	89°28'59"
C7	39.50'	25.00'	90°31'01"
C8	39.04'	25.00'	89°28'59"
C9	39.50'	25.00'	90°31'01"
C10	39.04'	25.00'	89°28'59"



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



NO.	REVISION	DATE
2ND SUBMISSION		9/1/22
3RD SUBMISSION		01/17/23
4TH SUBMISSION		04/10/23



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 DENVER, COLORADO 80204
 PHONE: 303-753-6730

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

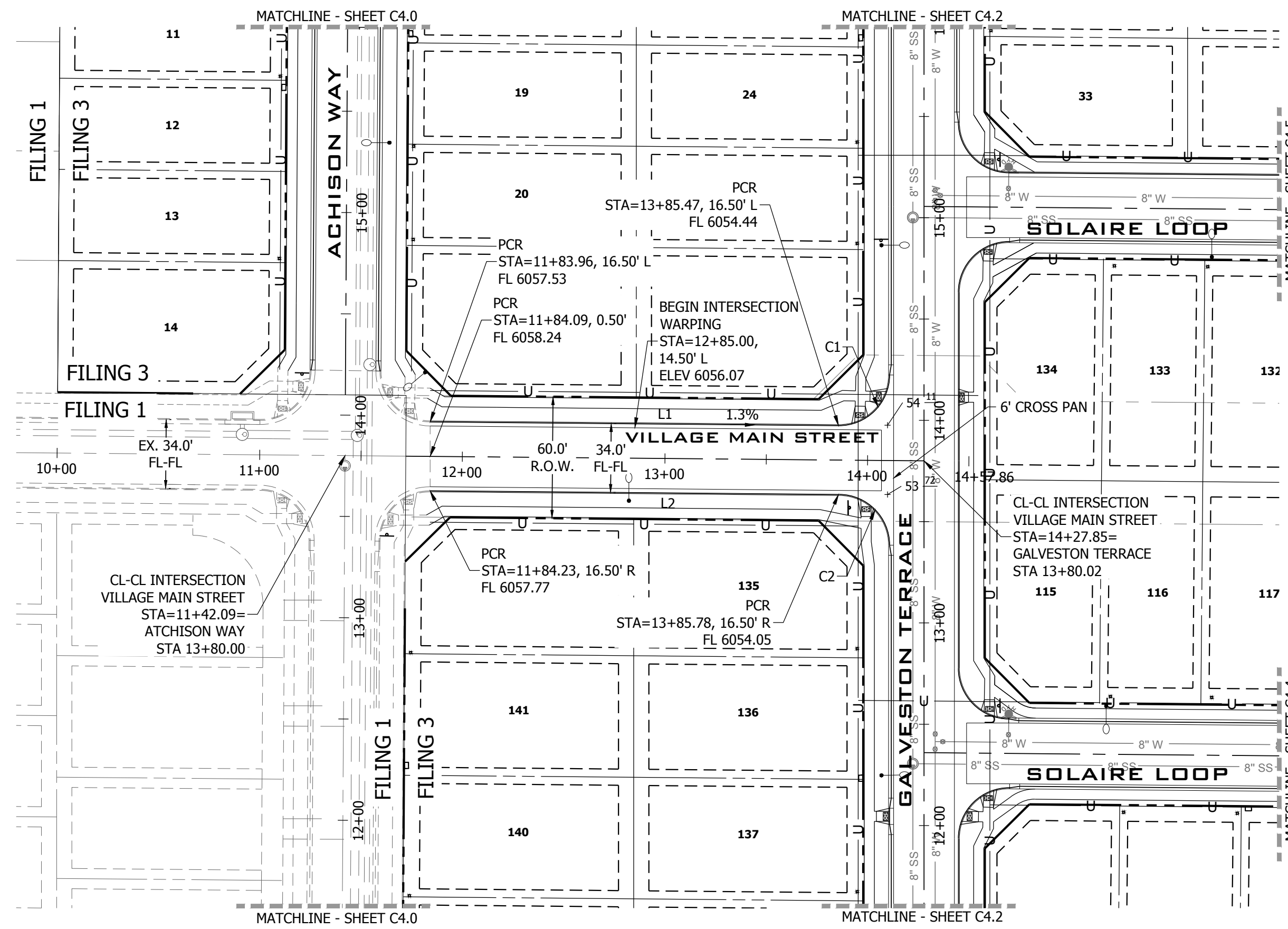
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CONSTRUCTION DOCUMENTS
 JOB NO. MC22110
 ORG. SUBM. DATE 06/16/2022
 DWN: LAO CHKD: CJJD
 NAME:

GALVESTON TERRACE PLAN & PROFILE
 NO. **C4.2**

PATH: P:\MC2210\MAYBERRY\DRAWINGS\PLANS\035 - ROADWAY & DRAINAGE\VILLAGE MAIN STREET - ROADWAY & DRAINAGE.DWG, PLOT DATE: 6/1/2023 1:55:12 PM, BY: LNU, CORDAY



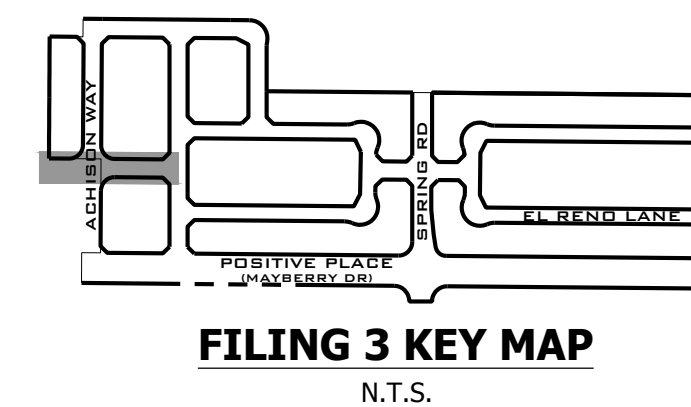
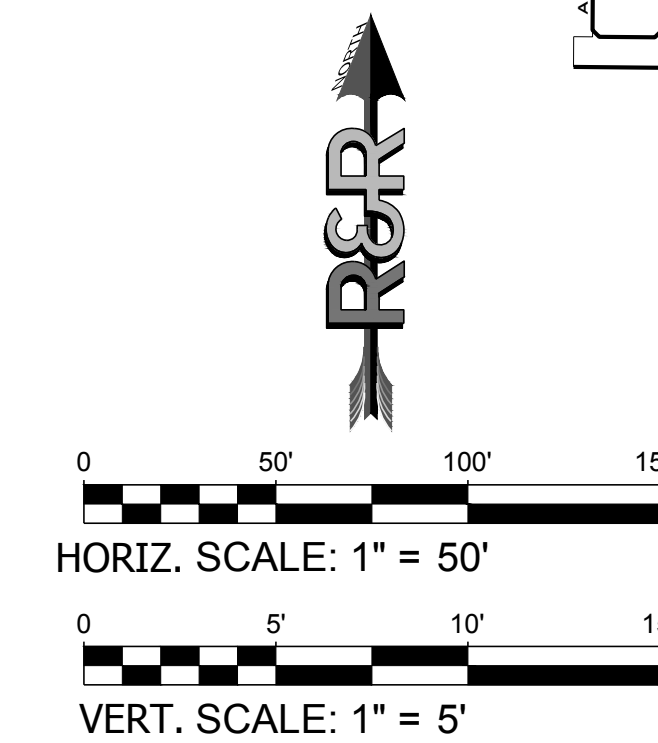
VILLAGE MAIN STREET PLAN VIEW
 URBAN LOCAL, 69' ROW, 34 FL-FL, 25 MPH
 SCALE: 1" = 50'

LINE TABLE @ FL

LINE #	BEARING	DISTANCE
L1	S89°28'59"E	168.61'
L2	N89°28'59"W	168.91'

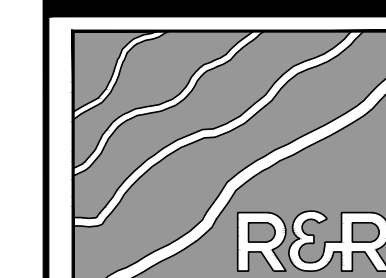
CURVE TABLE @ FL

CURVE #	LENGTH	RADIUS	DELTA
C1	39.50'	25.00'	90°30'59"
C2	39.04'	25.00'	89°28'59"



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

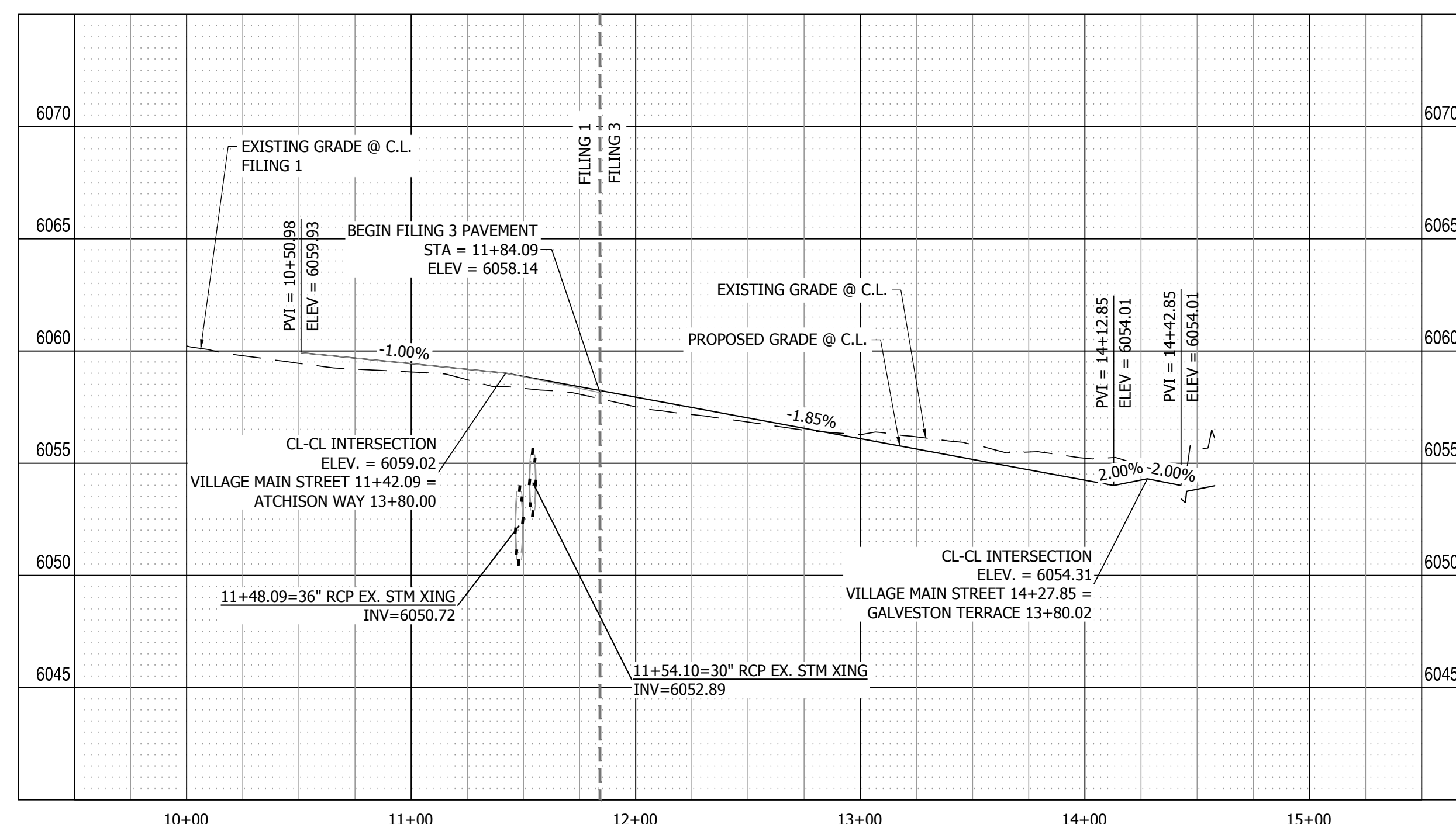
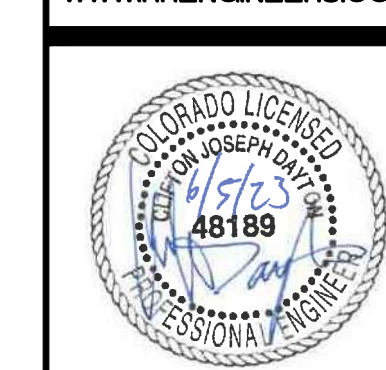
NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/22
	3RD SUBMISSION		01/17/23
	4TH SUBMISSION		04/10/23



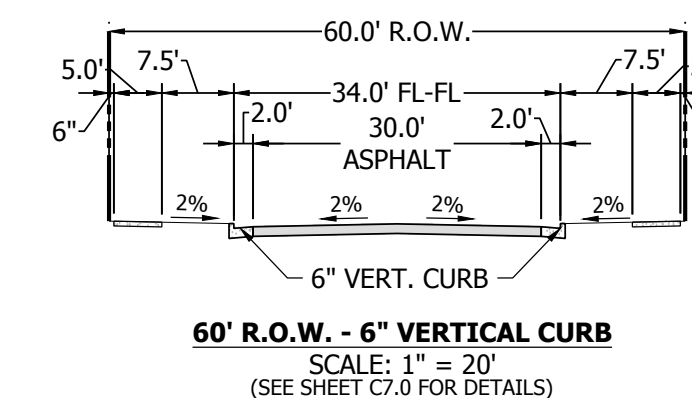
R&R ENGINEERS-SURVEYORS, INC.
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VILLAGE MAIN STREET PROFILE VIEW
 HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=5'



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

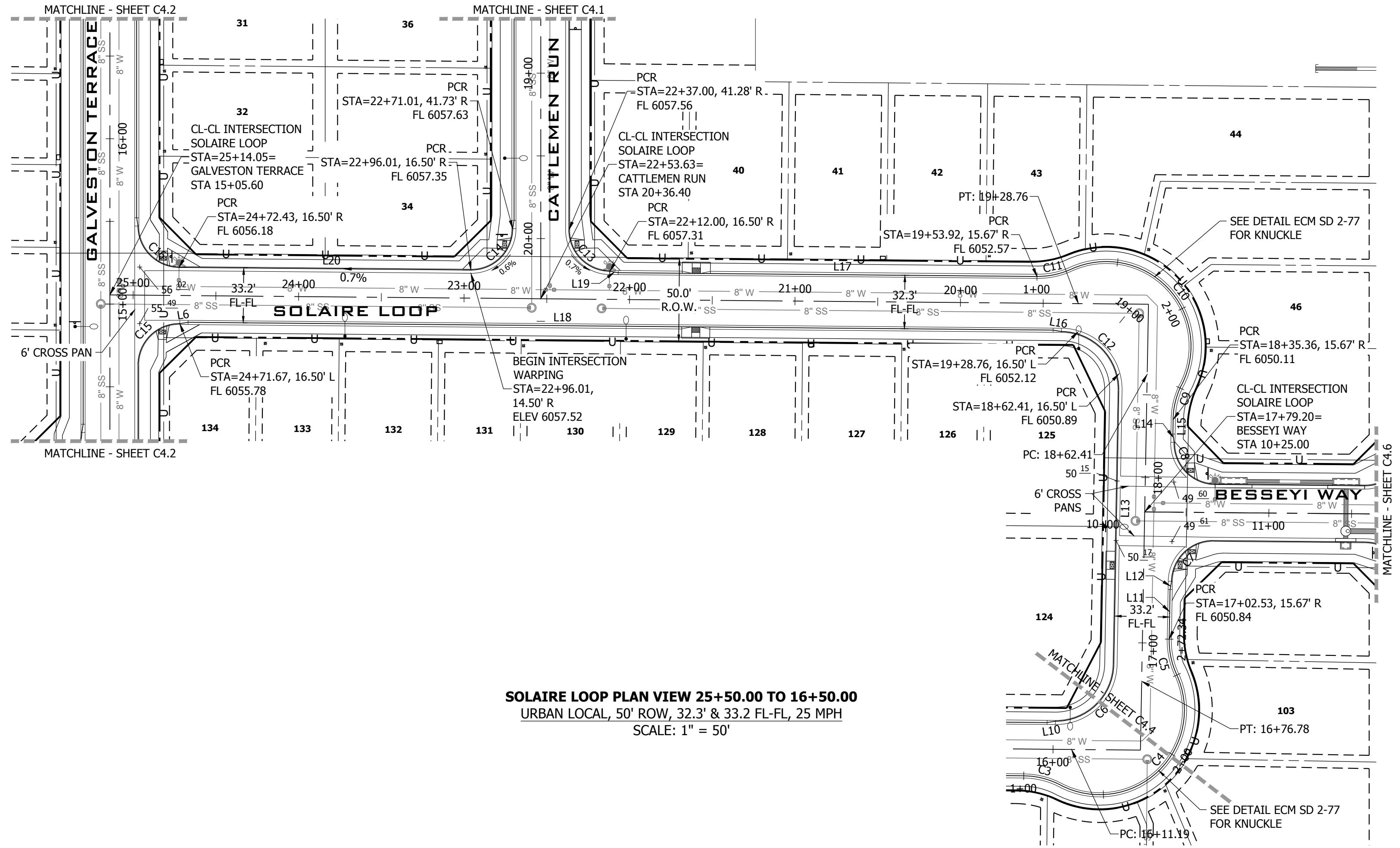
MAYBERRY PUD PH 1 - FILING NO. 3
 SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
 EL PASO COUNTY
 PREPARED FOR: MAYBERRY COMMUNITIES, LLC
 3296 DIVINE HEIGHTS #208
 COLORADO SPRINGS, CO 80922

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

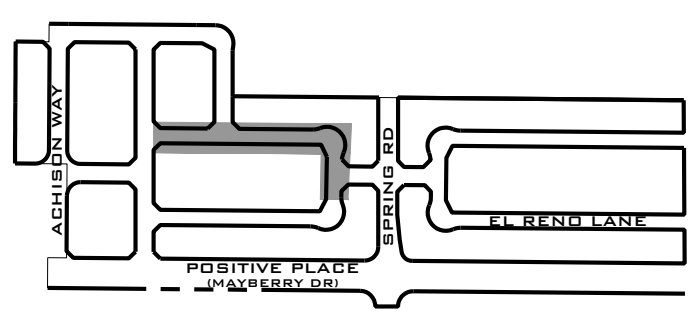
VILLAGE MAIN STREET PLAN & PROFILE

NO. **C4.3**

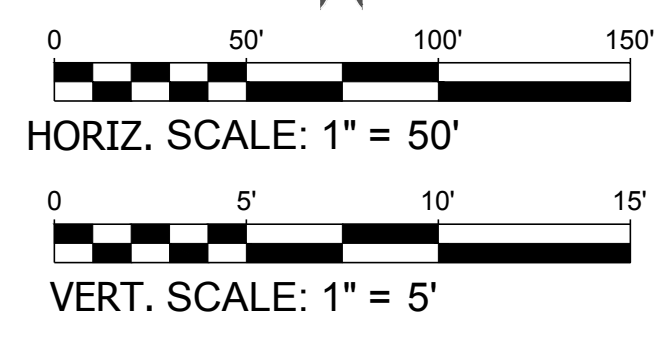
DATE: 1/22/2023 11:52:32 AM BY: JOHN CORDAY



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



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

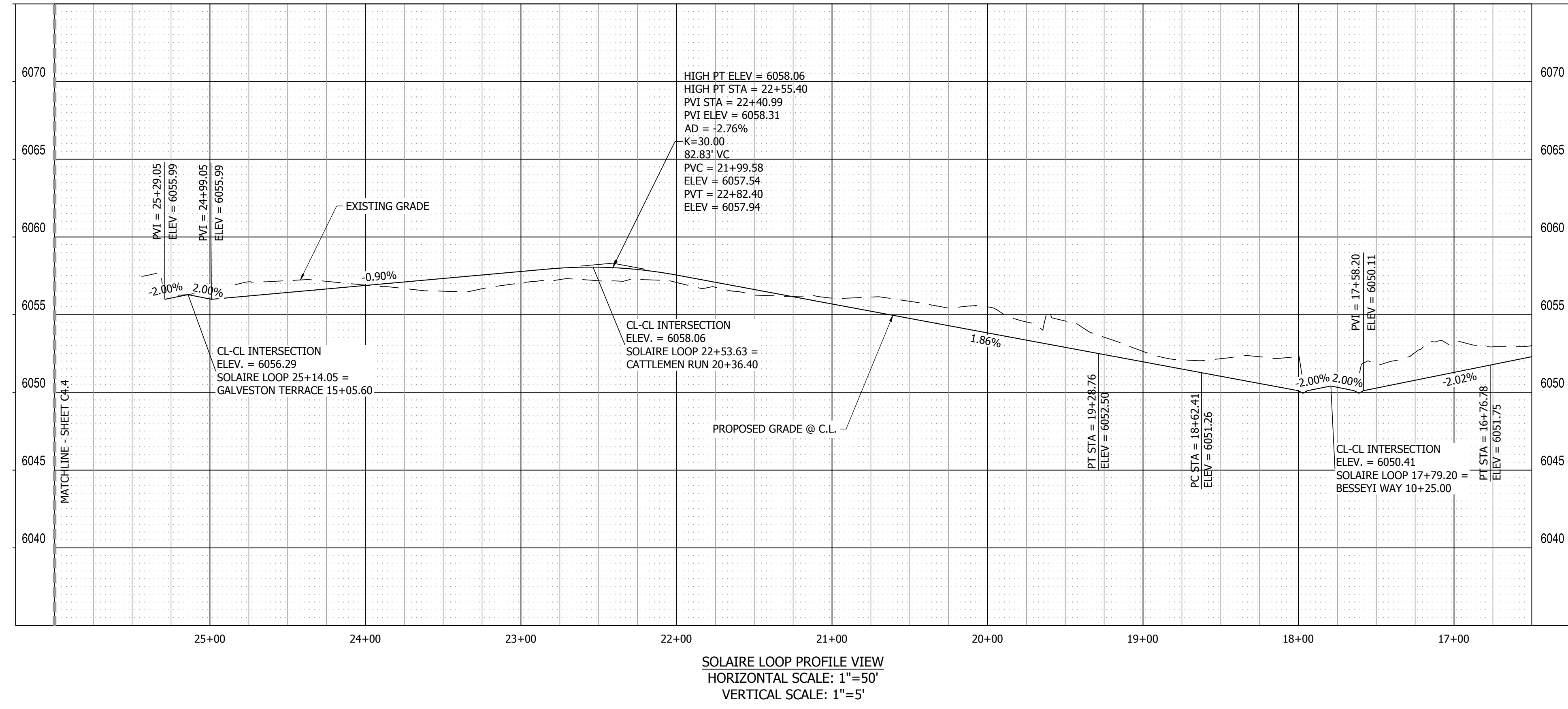


LINE TABLE @ FL

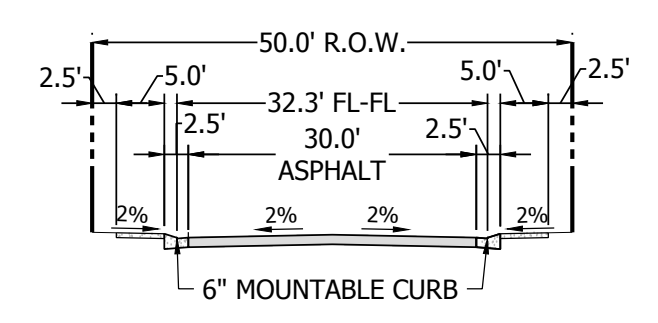
LINE #	BEARING	DISTANCE
L6	N81°05'30"E	5.07'
L13	S1°02'00"W	165.63'
L14	S8°25'44"E	5.07'
L15	S1°02'00"W	8.78'
L16	S79°53'20"E	4.98'
L17	S89°28'59"E	253.09'
L18	S89°28'59"E	522.91'
L19	S80°03'29"E	5.07'
L20	S89°28'59"E	176.40'

CURVE TABLE @ FL

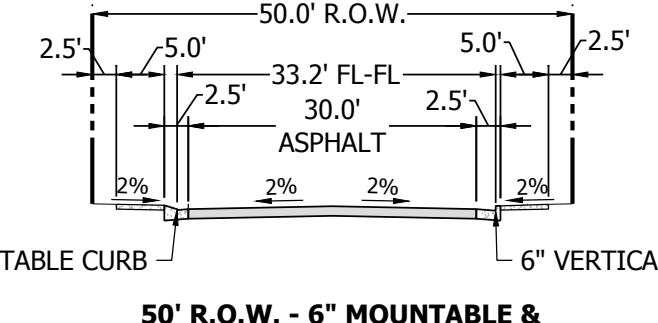
CURVE #	LENGTH	RADIUS	DELTA
C7	39.04'	25.00'	89°29'01"
C8	39.48'	25.00'	90°29'33"
C9	22.03'	48.83'	25°50'32"
C10	126.26'	51.17'	141°23'01"
C11	21.33'	48.90'	24°59'23"
C12	55.29'	35.00'	90°30'59"
C13	39.04'	25.00'	89°28'59"
C14	39.50'	25.00'	90°31'01"
C15	39.50'	25.00'	90°31'01"
C16	39.07'	25.00'	89°32'42"



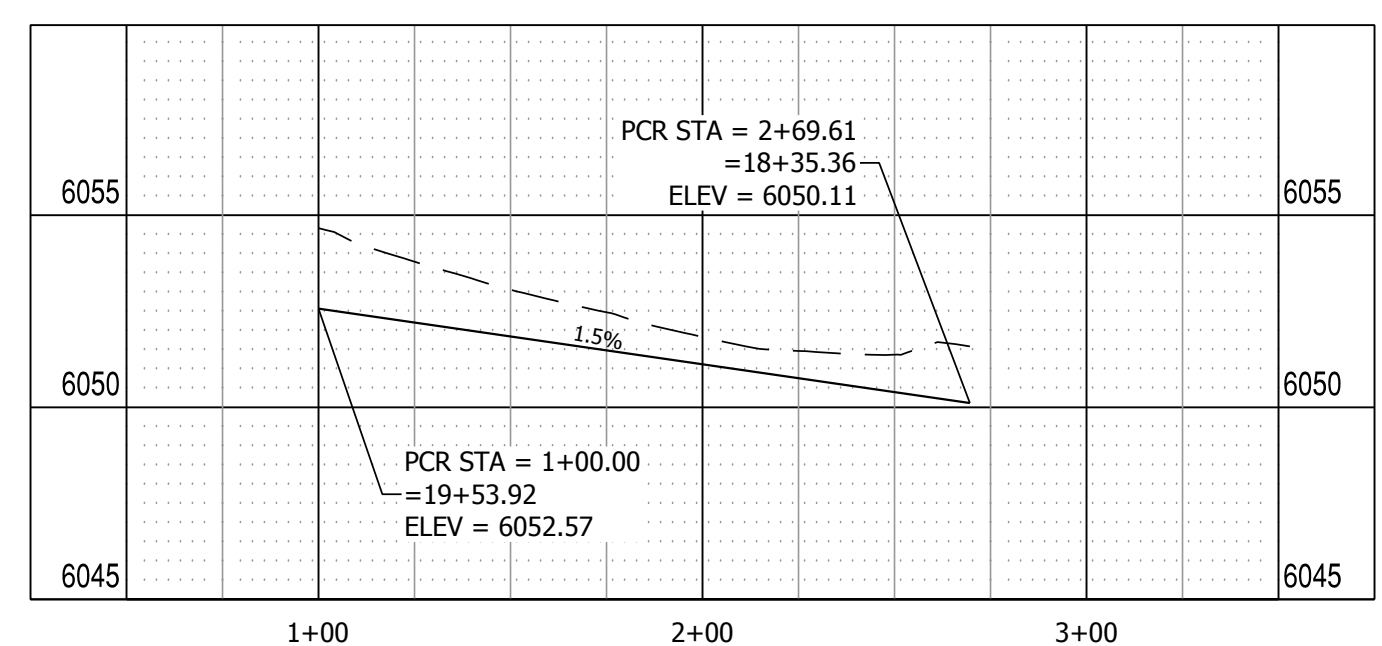
SOLAIRE LOOP PROFILE VIEW
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



50' R.O.W. - 6" MOUNTABLE CURB
SCALE: 1" = 20'
(SEE SHEET C7.0 FOR DETAILS)
STA 19+43.85 TO 22+53.63



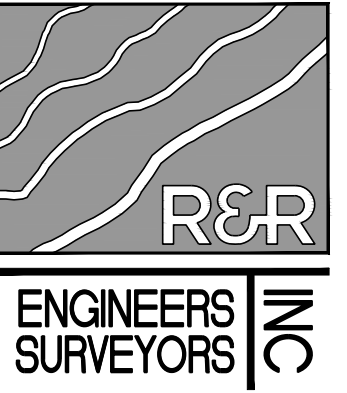
50' R.O.W. - 6" MOUNTABLE & VERTICAL CURB
SCALE: 1" = 20'
(SEE SHEET C7.0 FOR DETAILS)
STA 15+96.28 TO 19+43.85 & STA 22+53.63 TO 25+00.00



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

REVISION

NO.	DATE	BY
2ND SUBMISSION	9/1/22	
3RD SUBMISSION	01/17/23	
4TH SUBMISSION	04/10/23	



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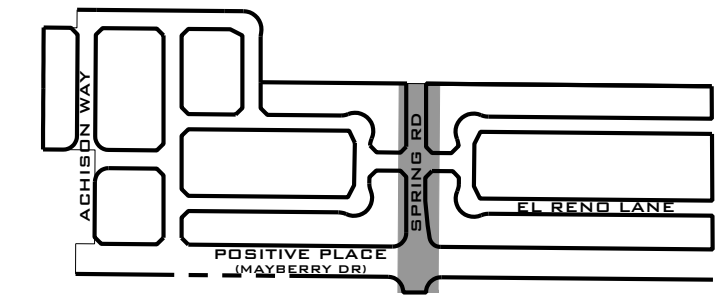
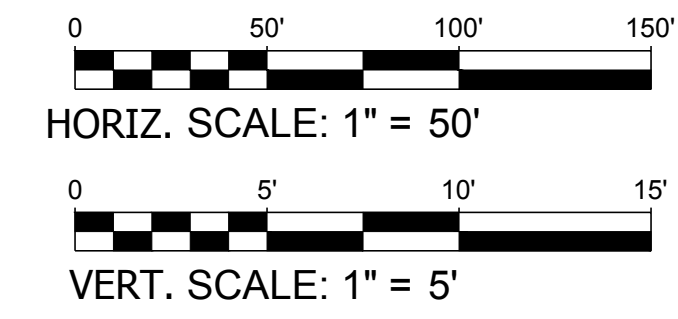
MAYBERRY PUD PH1 - FILING NO. 3
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS

JOB NO.	DATE
MC22110	06/16/2022

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

NO. C4.5

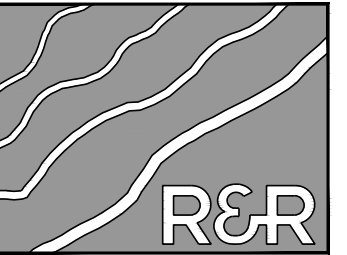


FILING 3 KEY MAP
N.T.S.



Know what's below.
Call before you dig.

NO.	REVISION	DATE
1	2ND SUBMISSION	9/1/22
2	3RD SUBMISSION	01/17/23
3	4TH SUBMISSION	04/10/23



ENGINEERS-SURVEYORS

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

WWW.RRENINEERS.COM

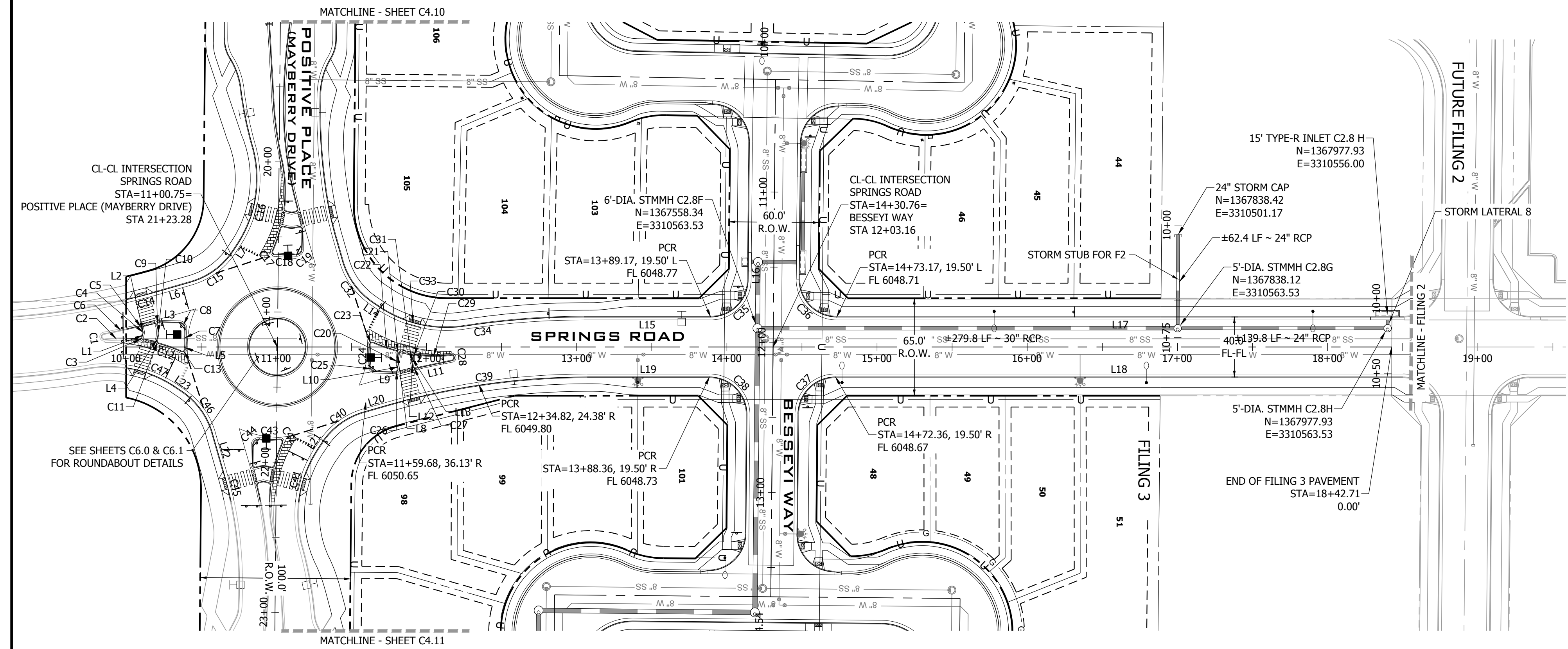


MAYBERRY PUD PH 1 - FILING NO. 3
 SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
 EL PASO COUNTY
 PREPARED FOR: MAYBERRY COMMUNITIES, LLC
 3296 DIVINE HEIGHTS #208
 COLORADO SPRINGS, CO 80922

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

SPRINGS ROAD PLAN & PROFILE

NO. C4.7



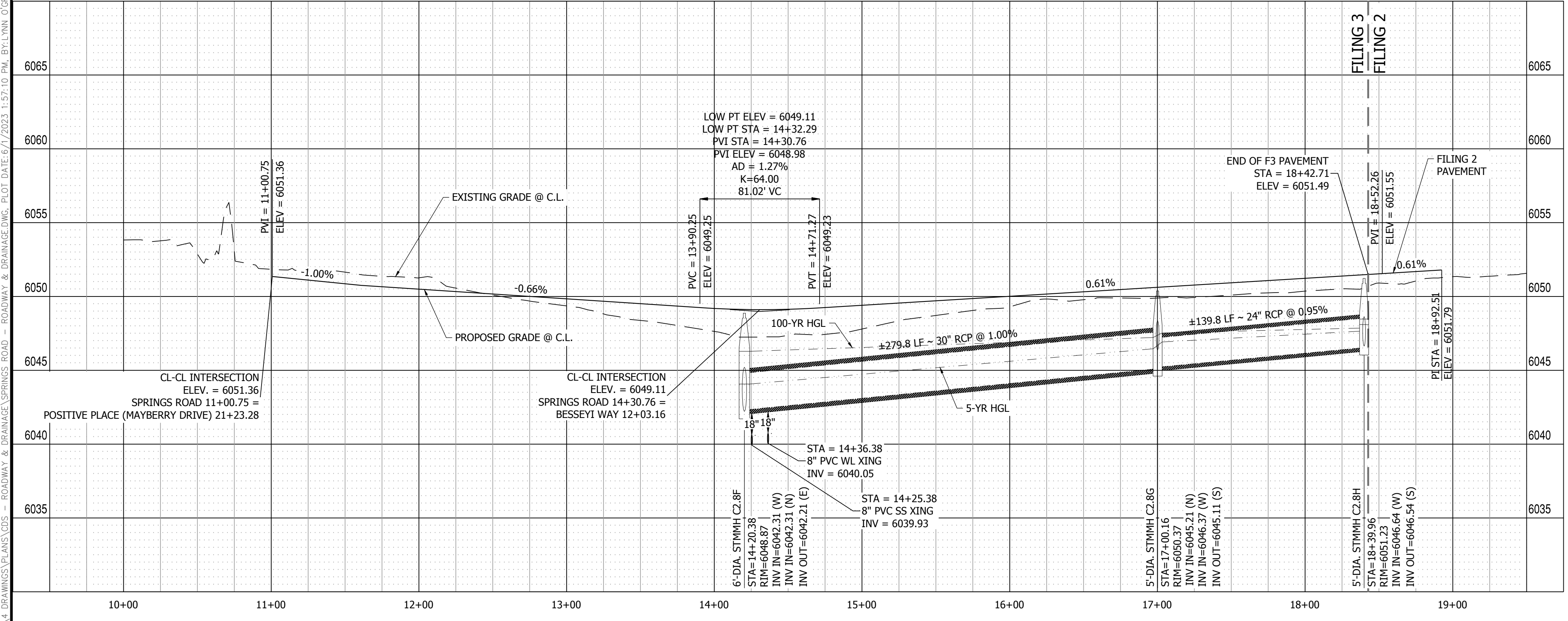
SPRINGS ROAD PLAN VIEW
MINOR COLLECTOR, 65' ROW, 40' FL-FL, 30 MPH
SCALE: 1" = 50'

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'

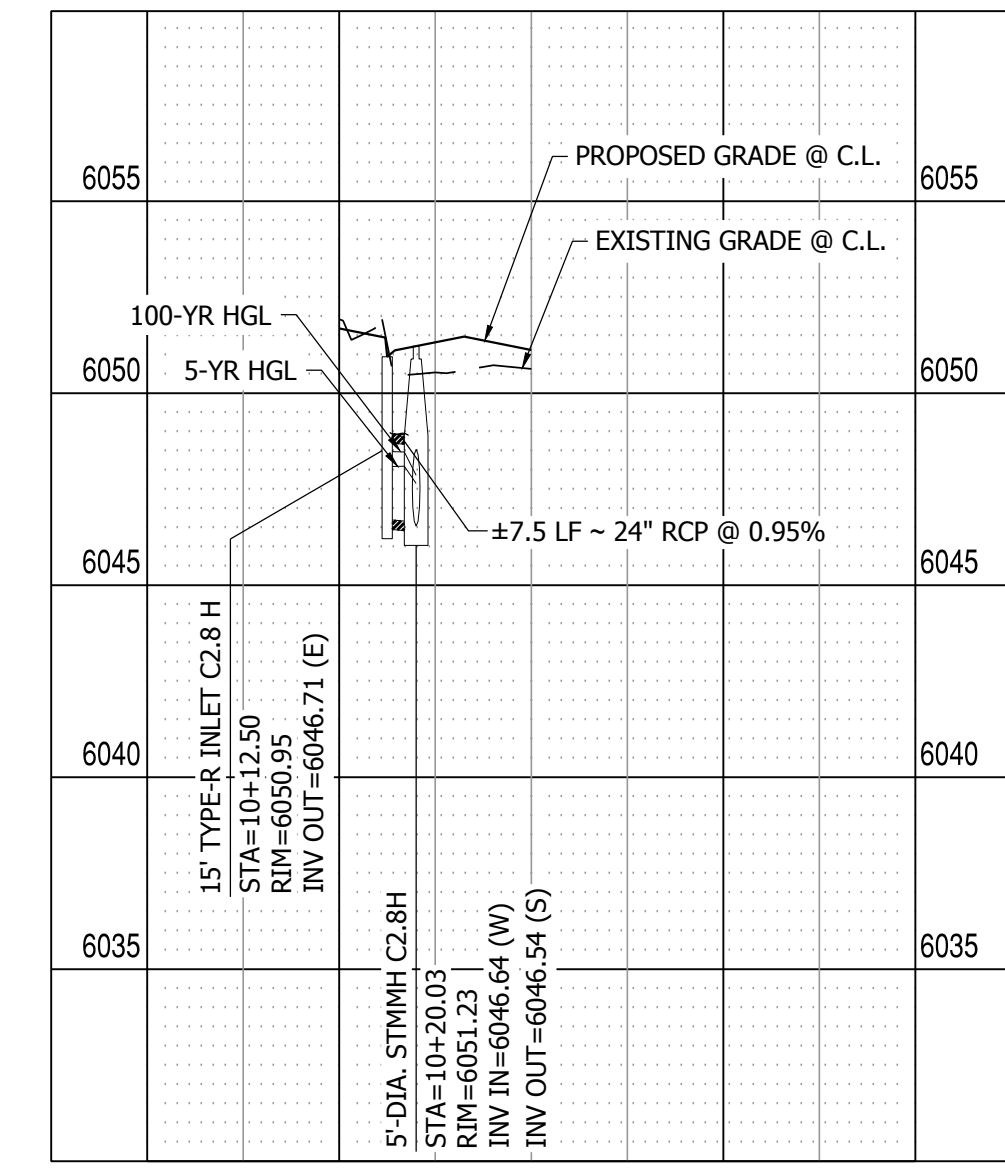
LINE TABLE @ FL		
LINE #	BEARING	DISTANCE
L13	N74°31'29"W	2.66'
L14	N33°57'29"E	5.31'
L15	N0°00'00"E	84.29'
L16	N89°28'59"W	5.76'
L17	N0°00'00"E	377.75'
L18	N0°00'00"E	377.75'
L19	S0°00'00"E	81.33'
L20	S15°59'44"E	16.82'
L21	S56°19'52"E	4.34'
L22	N74°00'16"E	30.32'
L23	N33°57'29"E	5.31'

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"

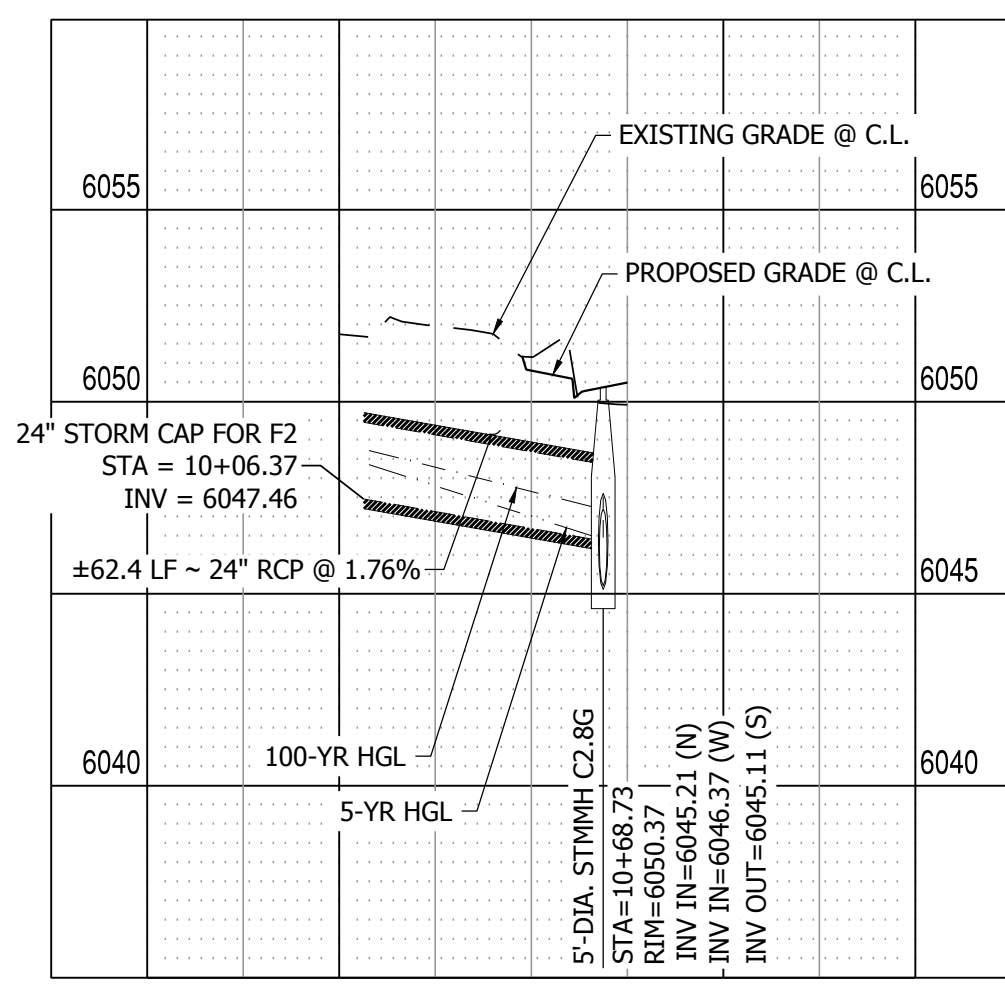
CURVE TABLE @ FL			
CURVE #	LENGTH	RADIUS	DELTA
C17	4.20'	2.00'	120°14'38"
C18	13.41'	66.00'	11°38'36"
C19	6.55'	4.00'	93°51'14"
C20	6.27'	11.95'	30°04'25"
C21	3.16'	2.00'	90°28'21"
C22	15.73'	97.00'	9°17'24"
C23	4.20'	2.00'	120°18'25"
C24	13.13'	66.00'	11°23'43"
C25	6.55'	4.00'	93°45'33"
C26	3.70'	2.00'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



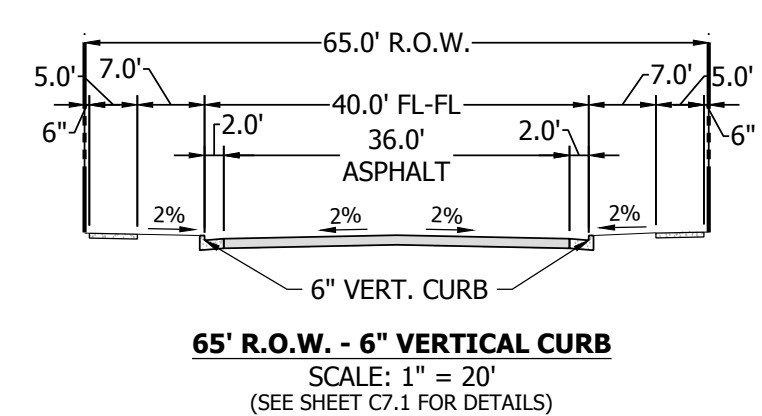
SPRINGS ROAD PROFILE VIEW
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



STORM LATERAL 8 PROFILE VIEW
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



STORM STUB FOR F2 PROFILE VIEW
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

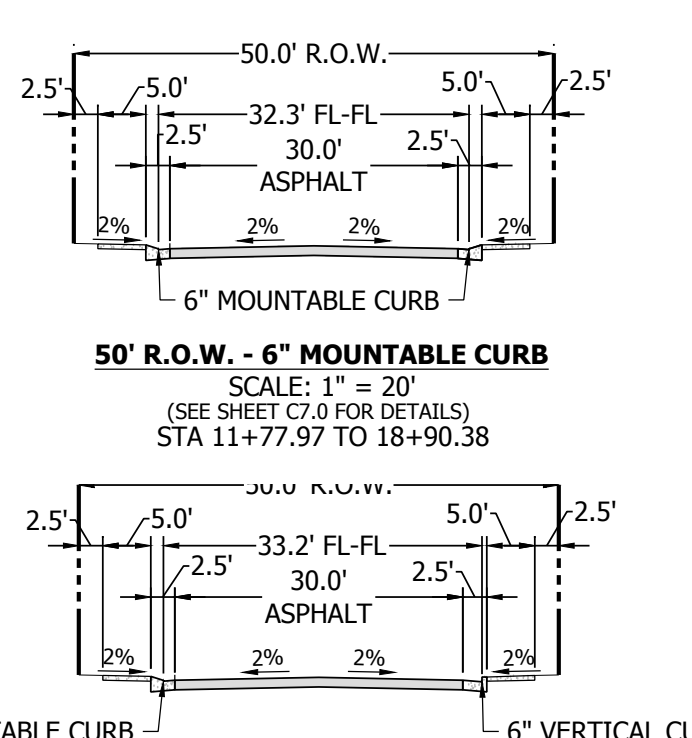
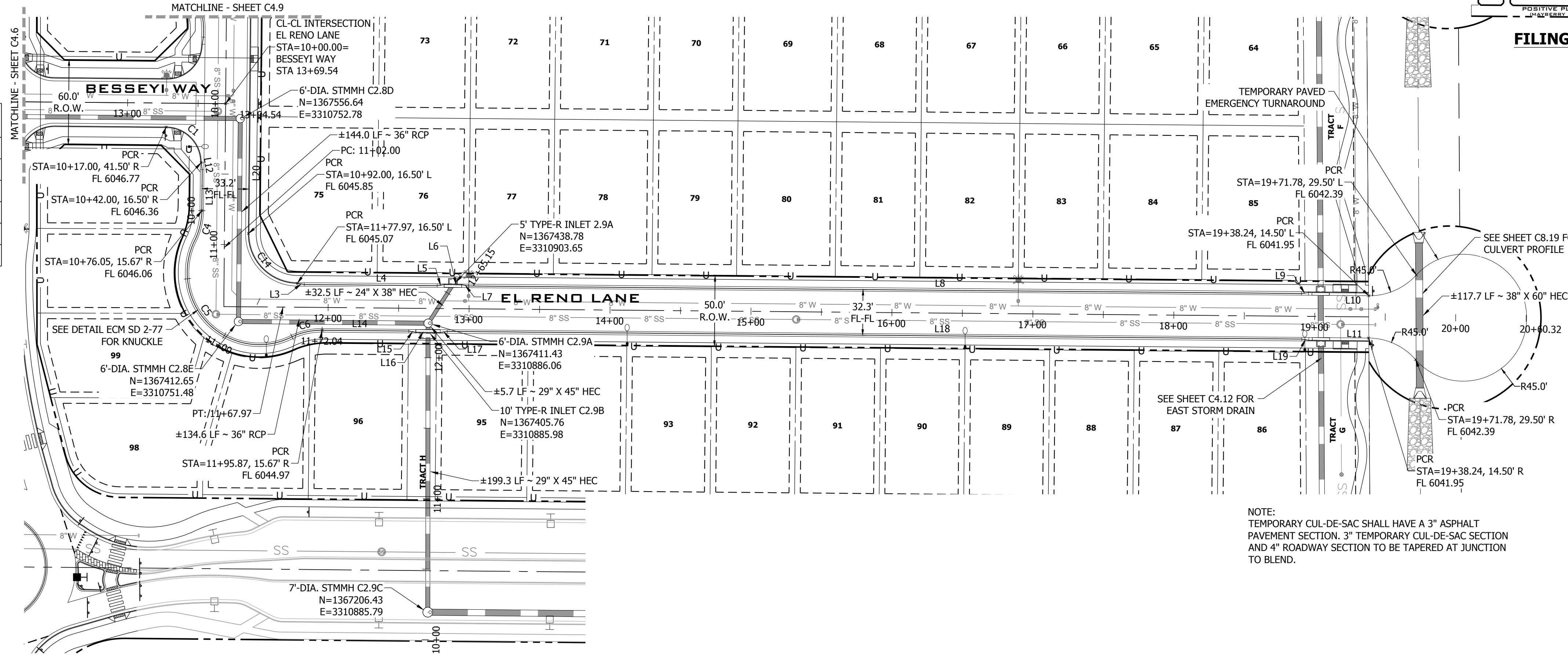
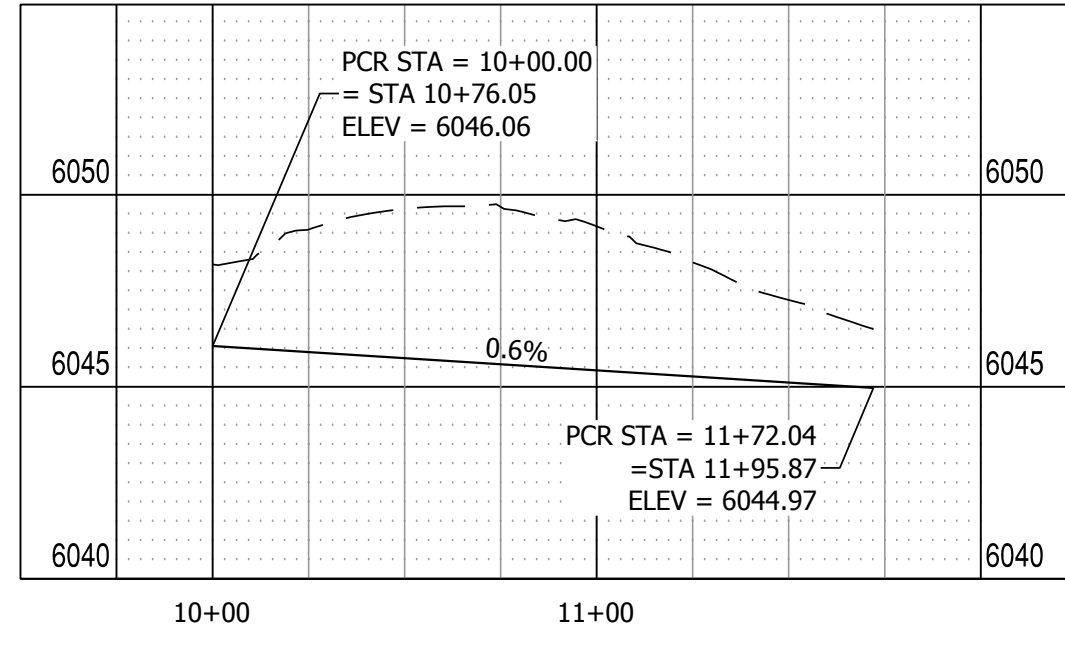


65' R.O.W. - 6" VERTICAL CURB
SCALE: 1" = 20'
(SEE SHEET C7.1 FOR DETAILS)

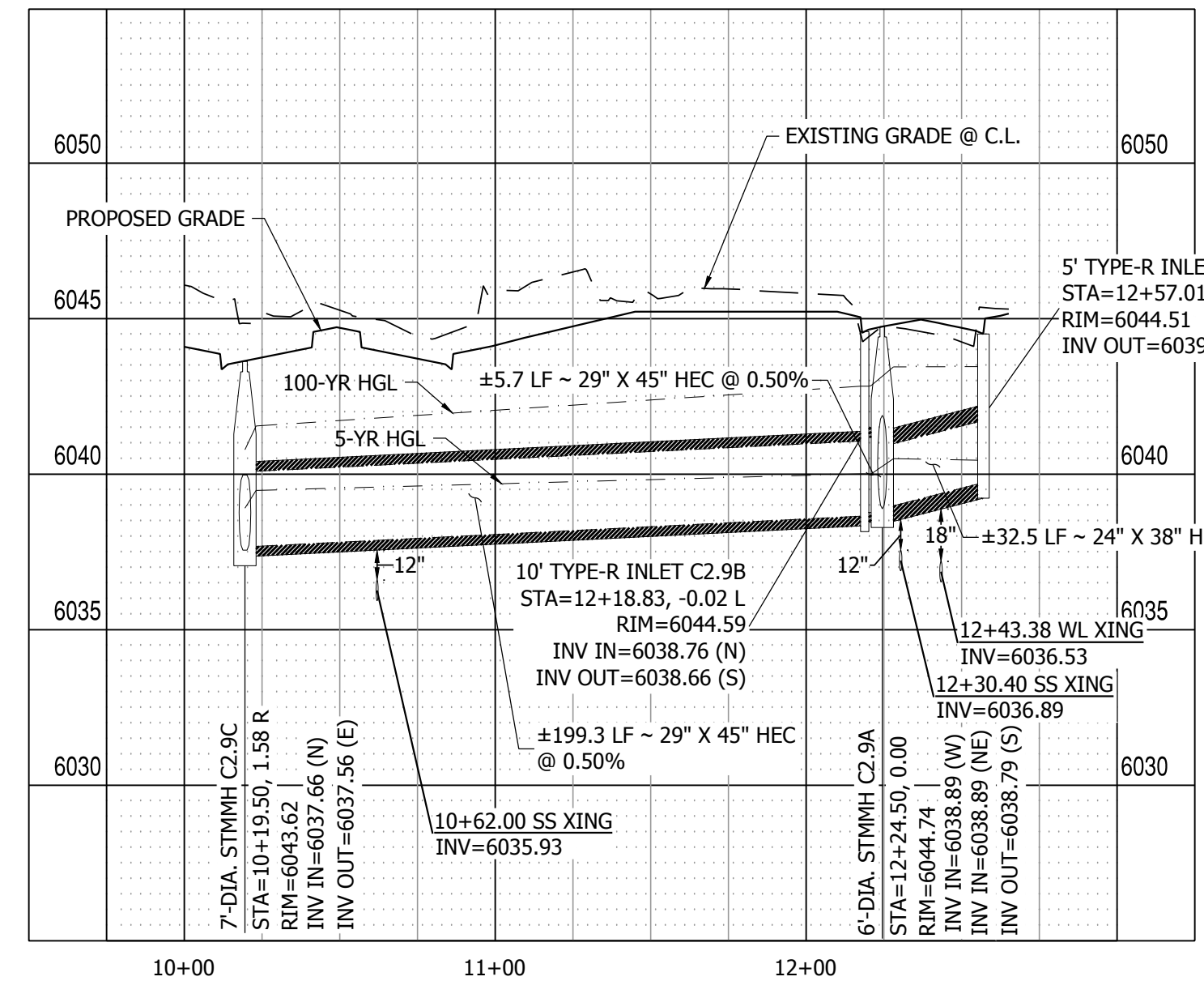
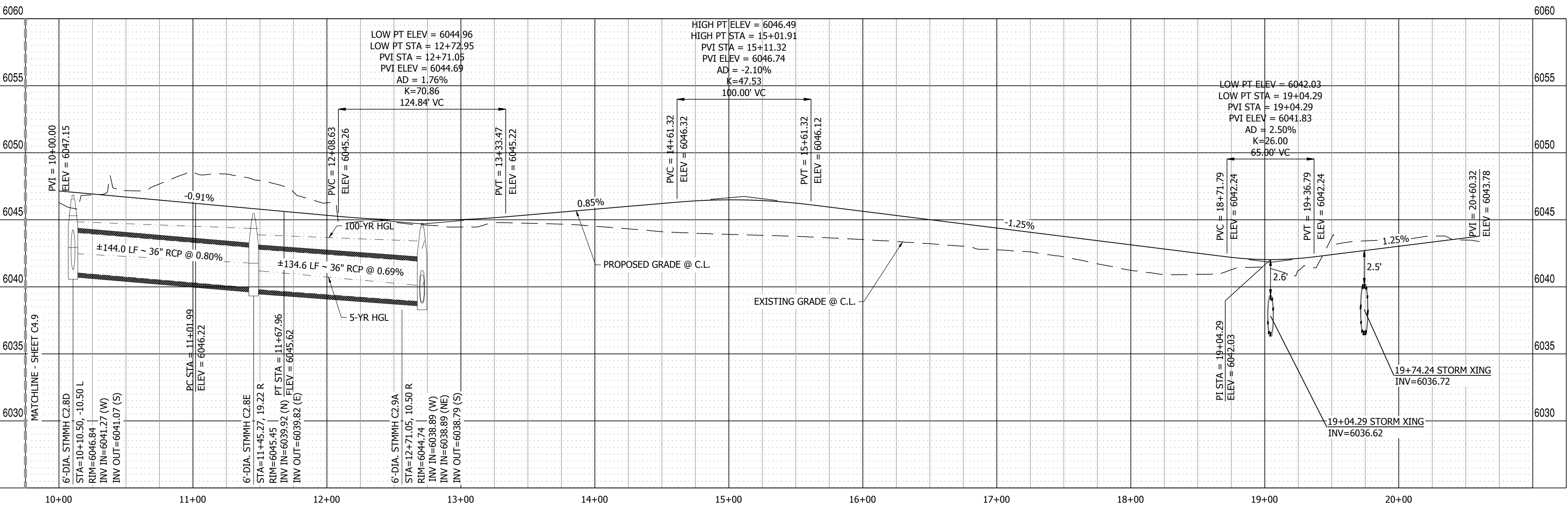
DATE: 06/16/2022 10:50 AM BY: JLN/GRD

LINE #	BEARING	DISTANCE
L3	S80°03'29"E	5.07'
L4	S89°28'59"E	94.25'
L5	N81°05'30"E	5.07'
L6	S89°28'28"E	12.35'
L7	S80°03'56"E	5.07'
L8	S89°29'00"E	590.82'
L9	N82°03'41"E	5.05'
L10	S89°35'59"E	42.60'
L11	S89°28'59"E	42.36'
L12	S8°54'31"E	5.07'
L13	S0°30'36"W	29.05'
L14	S89°28'59"E	61.49'
L15	S80°03'29"E	5.07'
L16	S89°28'57"E	17.33'
L17	N81°05'30"E	5.07'
L18	S89°28'59"E	606.18'
L19	S80°03'29"E	5.07'
L20	S0°31'00"W	166.00'

CURVE #	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	89°59'59"
C4	22.03'	48.83'	25°50'46"
C5	127.14'	51.17'	142°20'45"
C6	22.88'	48.84'	26°50'32"
C14	54.98'	35.00'	89°59'59"



NOTE: TEMPORARY CUL-DE-SAC SHALL HAVE A 3" ASPHALT PAVEMENT SECTION. 3" TEMPORARY CUL-DE-SAC SECTION AND 4" ROADWAY SECTION TO BE TAPERED AT JUNCTION TO BLEND.



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

FILING 3 KEY MAP
N.T.S.

NO.	REVISION	DATE
1	2ND SUBMISSION	9/1/22
2	3RD SUBMISSION	01/17/23
3	4TH SUBMISSION	04/10/23

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
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

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

EL RENO LANE
PLAN & PROFILE

NO. **C4.8**

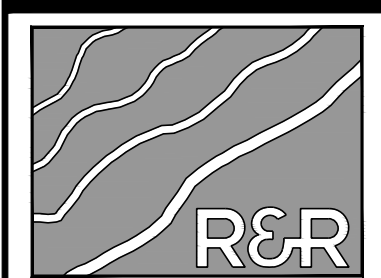
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PATH: P:\M22110 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLAN\UNION PACIFIC WAY - ROADWAY & DRAINAGE\UNION PACIFIC WAY - ROADWAY & DRAINAGE.DWG, PLOT DATE: 6/7/2023 1:58:14 PM, BY: LNN, G:GRADY

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

FILING 3 KEY MAP
N.T.S.

NO.	REVISION	DATE
2ND SUBMISSION		9/1/22
3RD SUBMISSION		01/17/23
4TH SUBMISSION		04/10/23



R&R ENGINEERS-SURVEYORS, INC.

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

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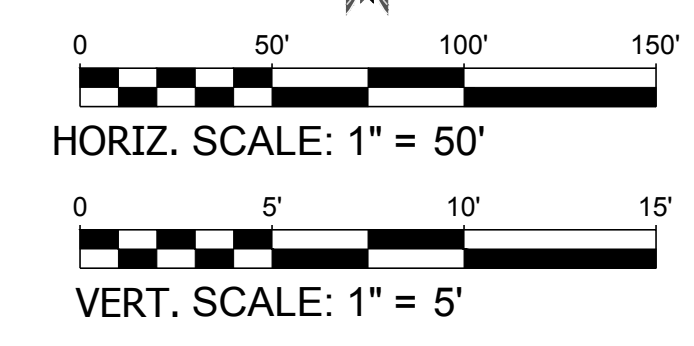
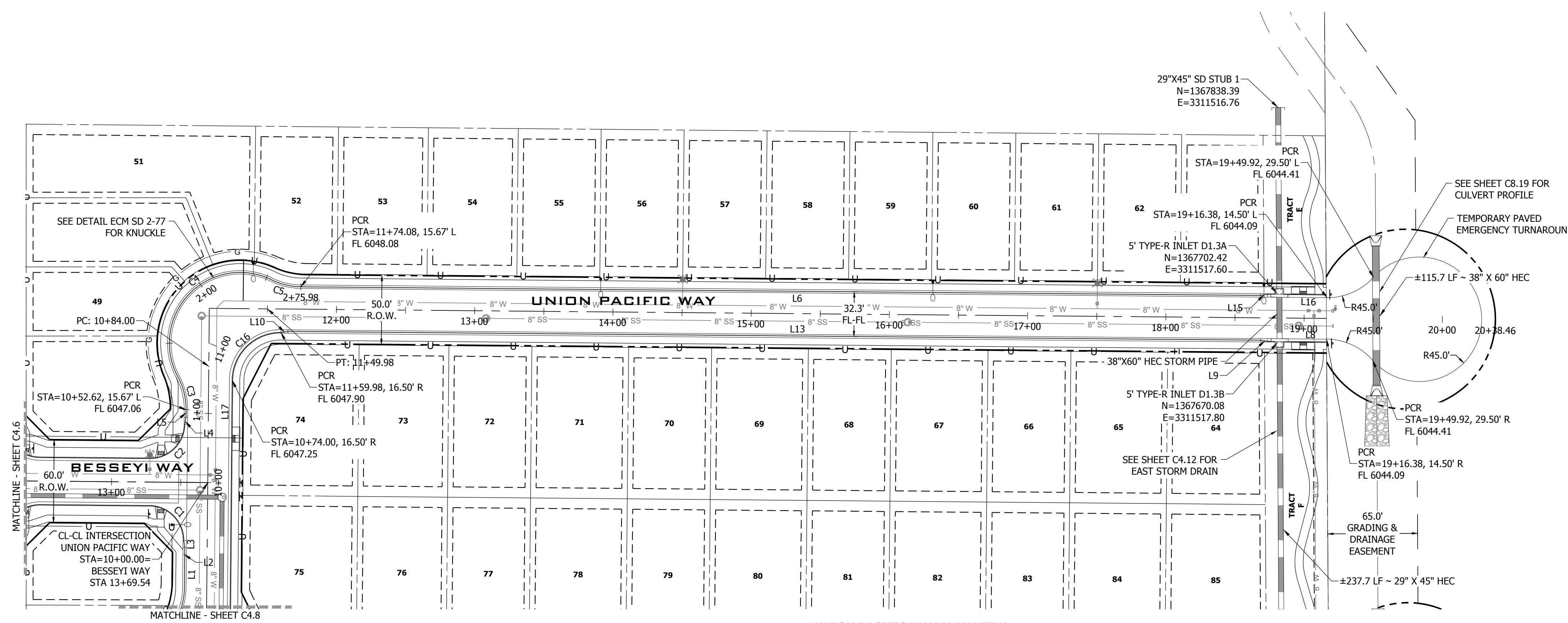


MAYBERRY PUD PH1 - FILING NO. 3
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

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

UNION PACIFIC WAY PLAN & PROFILE

NO. **C4.9**

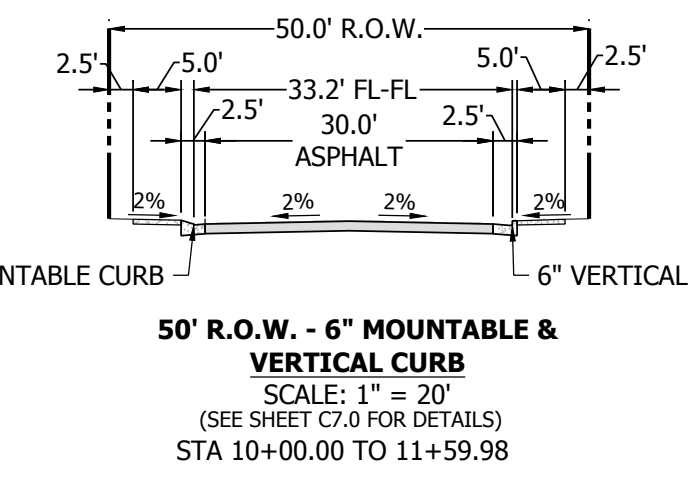
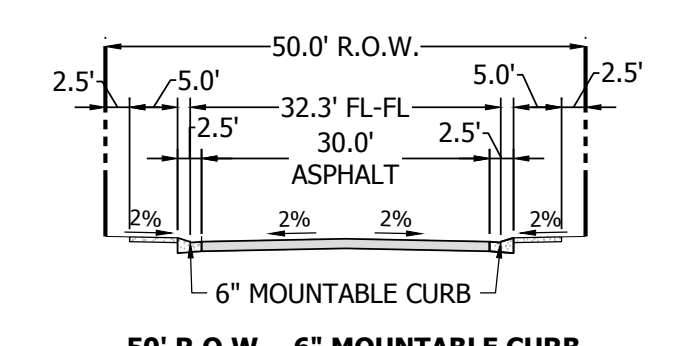


LINE TABLE @ FL

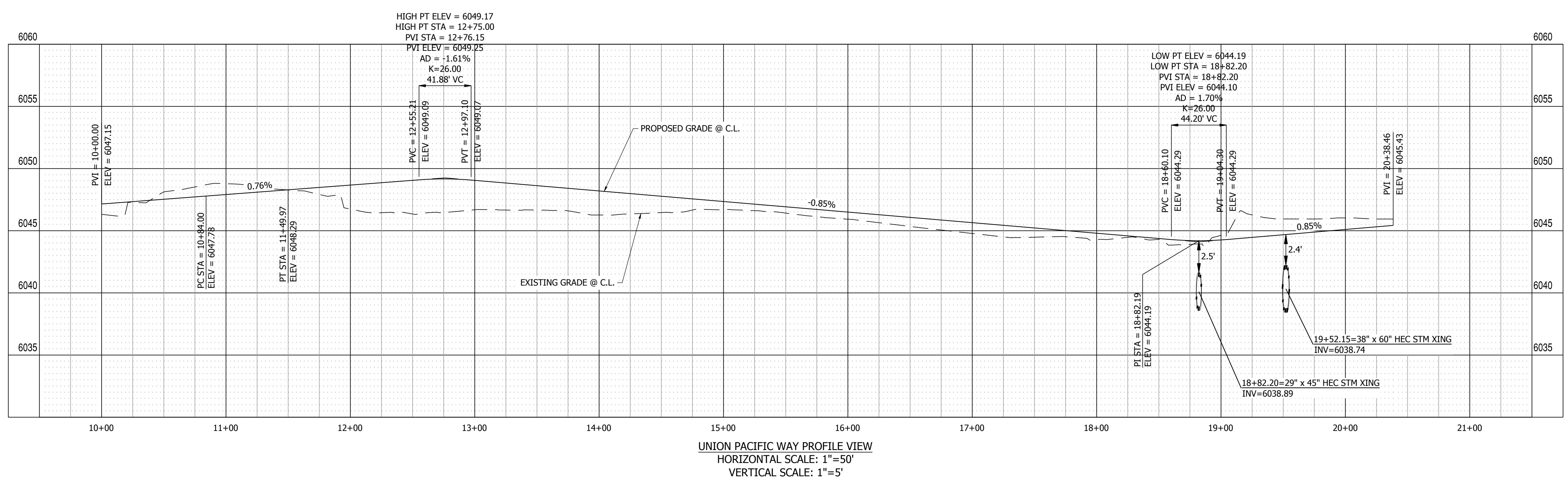
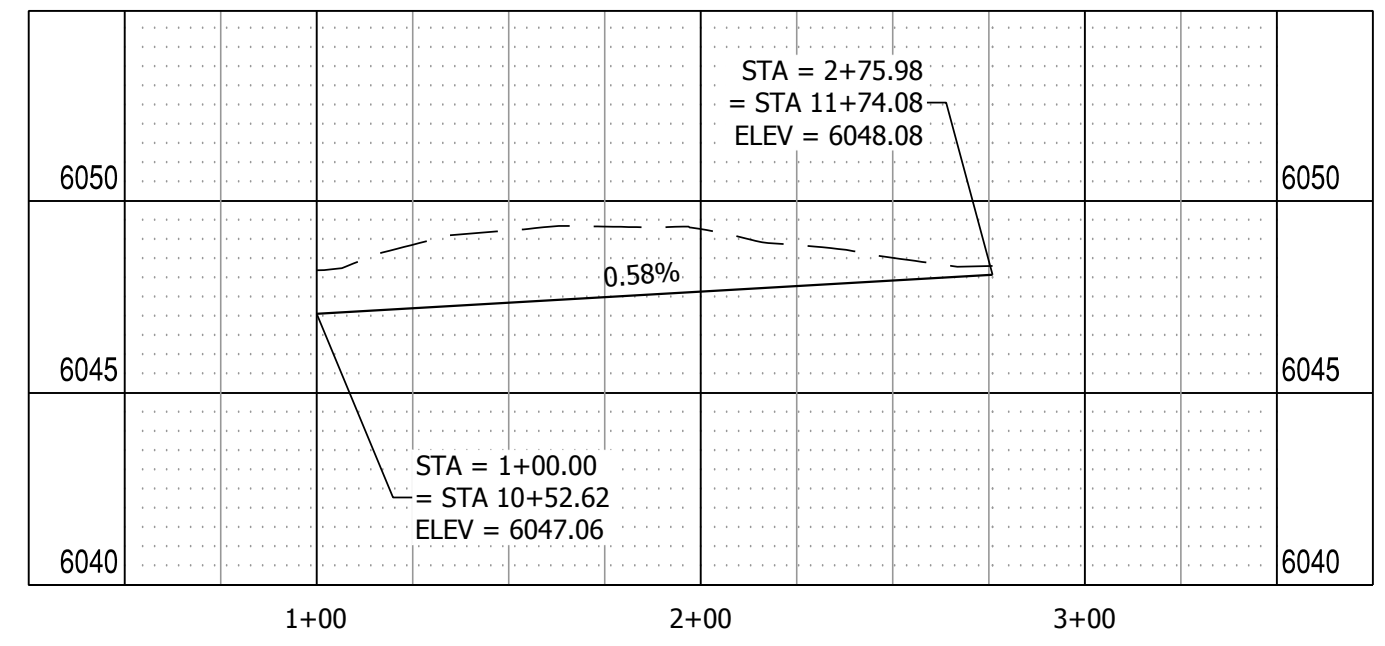
LINE #	BEARING	DISTANCE
L4	N9°58'43"E	5.07'
L5	N0°31'00"E	5.62'
L6	S89°28'59"E	694.20'
L8	S89°29'00"E	42.37'
L9	S80°03'29"E	5.07'
L10	N81°05'25"E	5.07'
L13	S89°28'59"E	703.80'
L15	N81°05'30"E	5.07'
L16	S89°28'59"E	42.86'
L17	N0°31'00"E	176.00'

CURVE TABLE @ FL

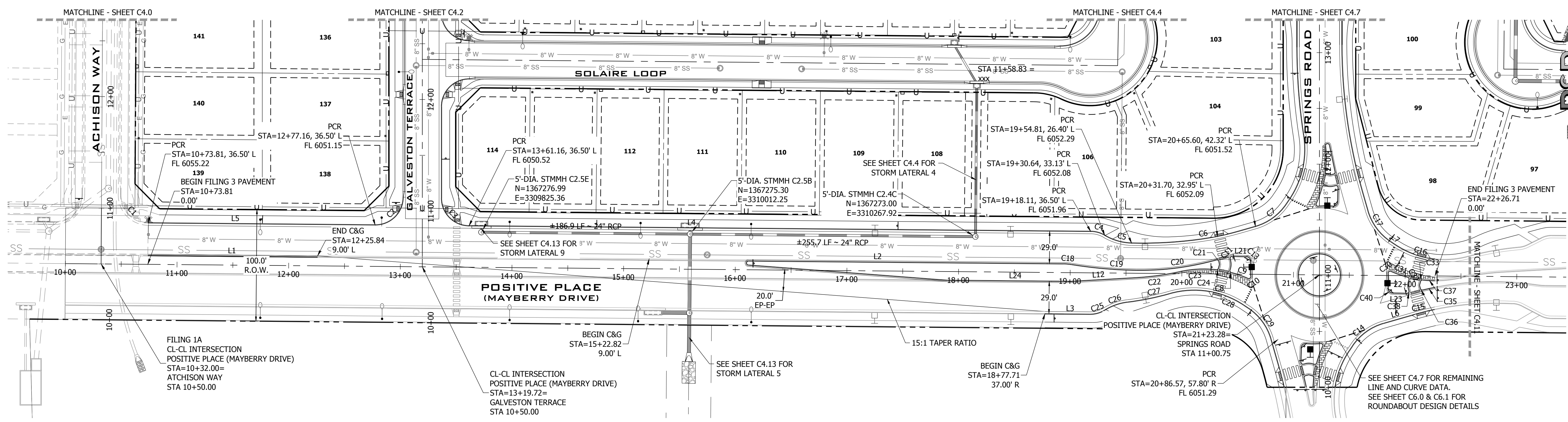
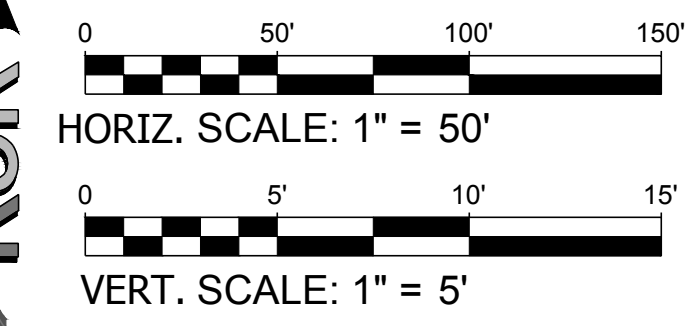
CURVE #	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	89°59'59"
C2	39.27'	25.00'	90°00'00"
C3	24.66'	48.83'	28°56'11"
C4	129.30'	51.17'	144°46'57"
C5	22.02'	48.83'	25°50'26"
C16	54.98'	35.00'	90°00'01"



NOTE:
TEMPORARY CUL-DE-SAC SHALL HAVE A 3" ASPHALT PAVEMENT SECTION, 3" TEMPORARY CUL-DE-SAC SECTION AND 4" ROADWAY SECTION TO BE TAPERED AT JUNCTION TO BLEND.



NO.	REVISION	DATE
2ND SUBMISSION		9/1/22
3RD SUBMISSION		01/17/23
4TH SUBMISSION		04/10/23



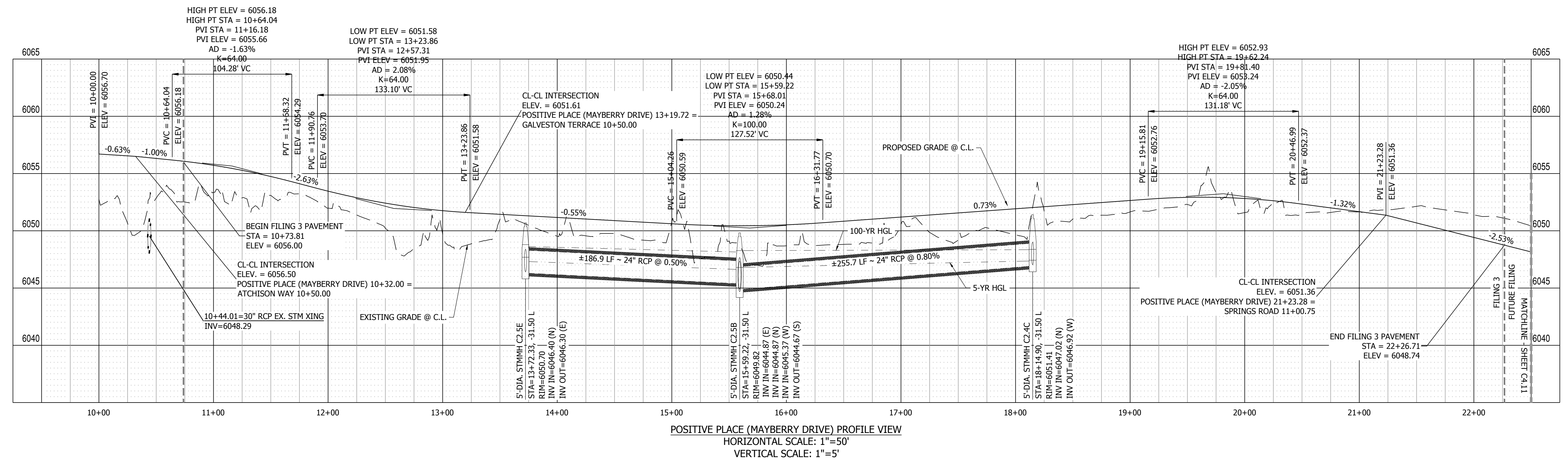
POSITIVE PLACE (MAYBERRY DRIVE) PLAN VIEW 9+00.00 TO 22+50.00
URBAN RESIDENTIAL COLLECTOR, 100' ROW, 30 MPH (INTERIM)
SCALE: 1" = 50'

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'

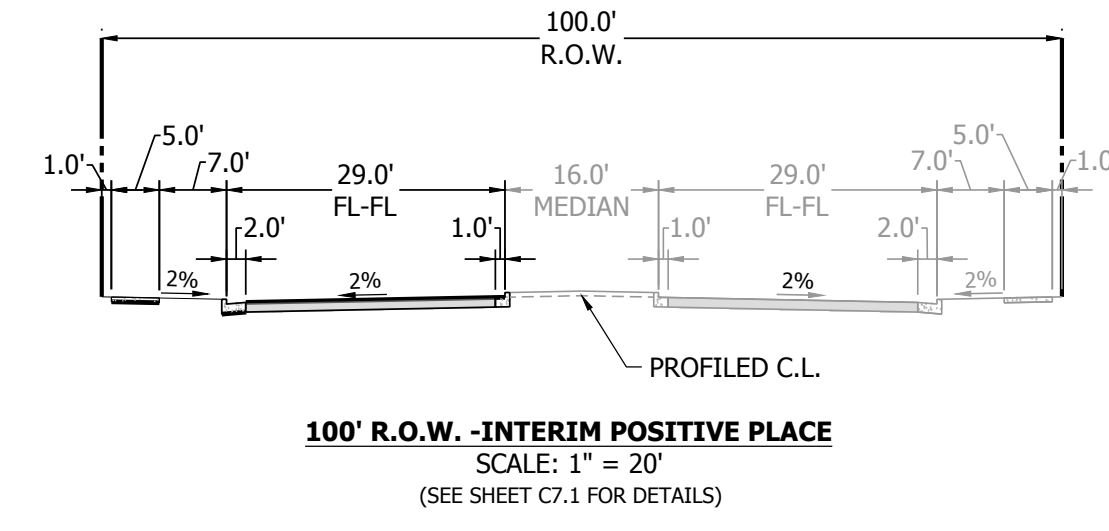
CURVE TABLE @ F.L.

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"



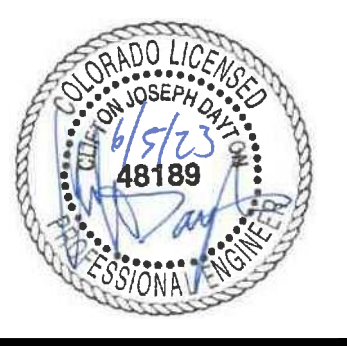
POSITIVE PLACE (MAYBERRY DRIVE) PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

NOTE:
SHADED LINE WORK ON POSITIVE PLACE DEPICTS
FUTURE ROADWAY IMPROVEMENTS TO BE CONSTRUCTED
WITH FUTURE FILING



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 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

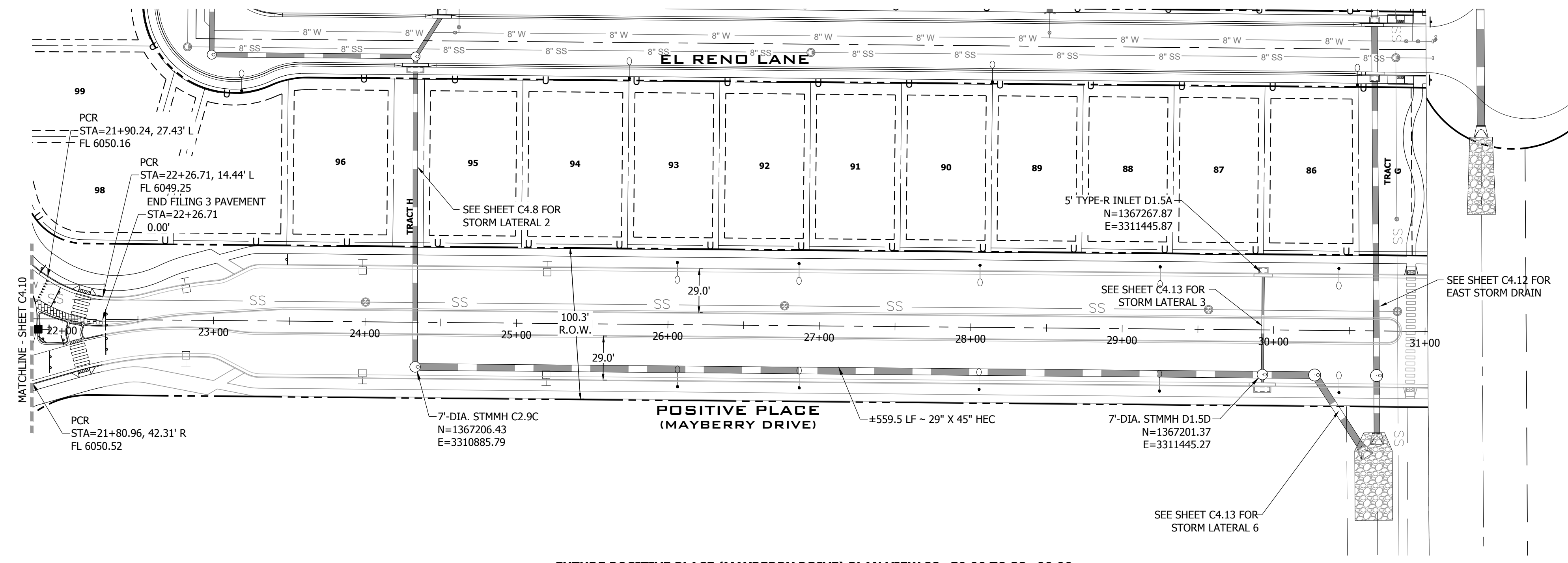
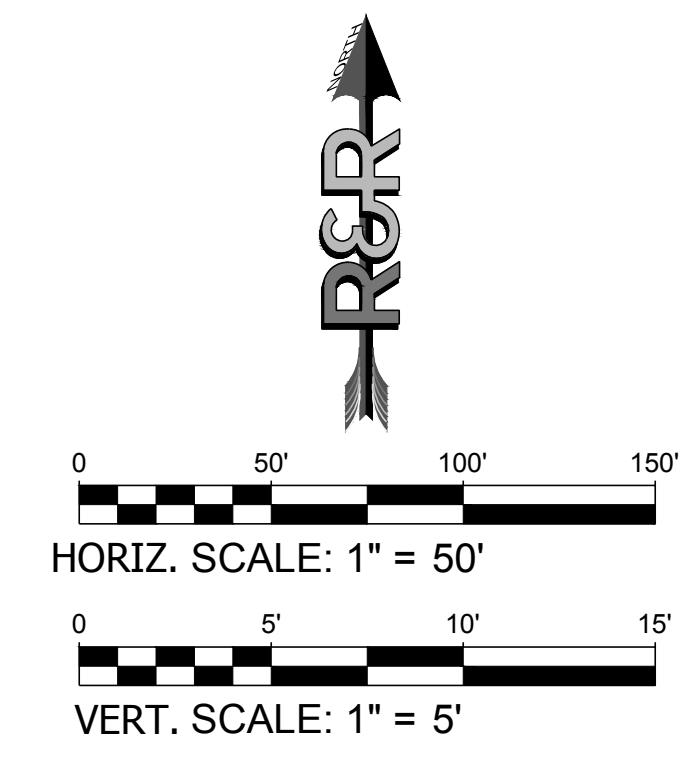
CONSTRUCTION DOCUMENTS

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

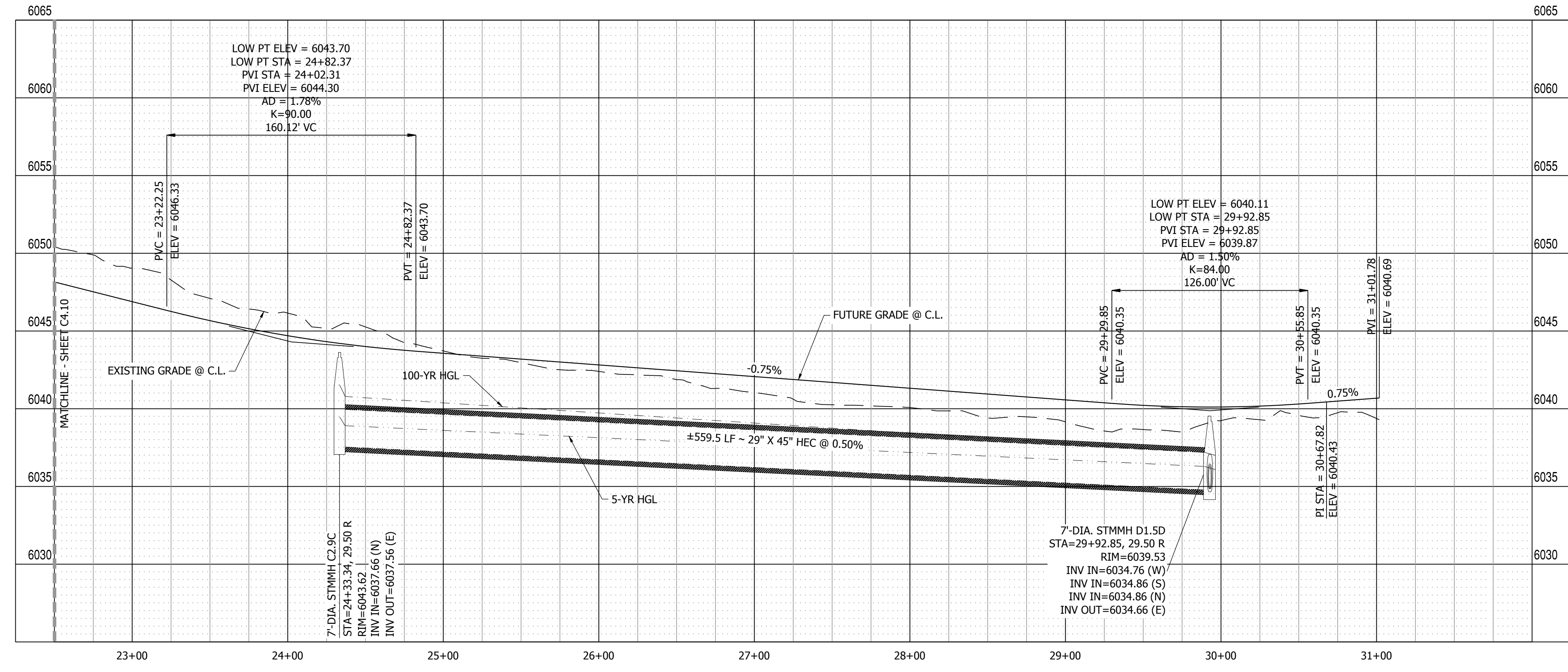
POSITIVE PLACE (MAYBERRY DR) 9+00 TO 22+50 PLAN & PROFILE

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

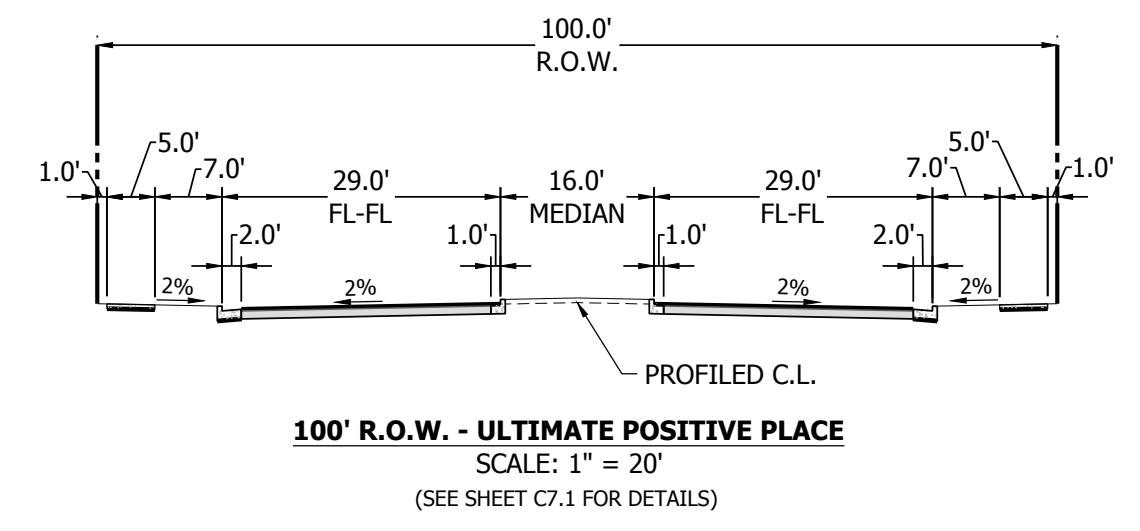
FILING 3 KEY MAP
N.T.S.



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

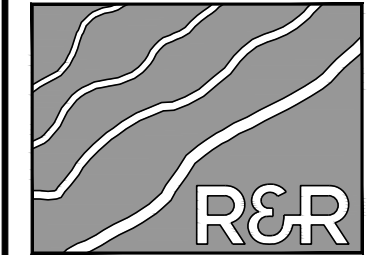


POSITIVE PLACE (MAYBERRY DRIVE) PROFILE VIEW
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



PATH: P:\M22110 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\GDS - ROADWAY & DRAINAGE\MAYBERRY DRIVE - ROADWAY & DRAINAGE.DWG, PLOT DATE: 6/7/2023, 1:59:01 PM, BY: LYNN O'GRADY

NO.	REVISION	DATE
2ND SUBMISSION		9/1/22
3RD SUBMISSION		01/17/23
4TH SUBMISSION		04/10/23



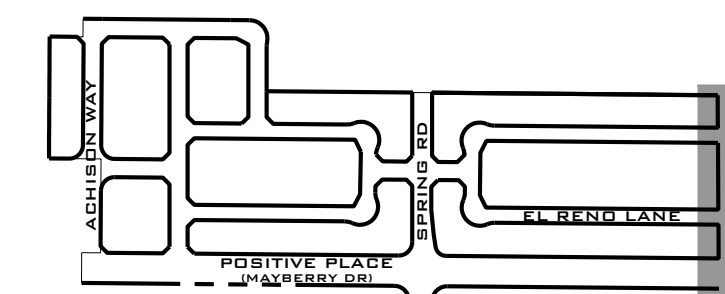
R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENINEERS.COM



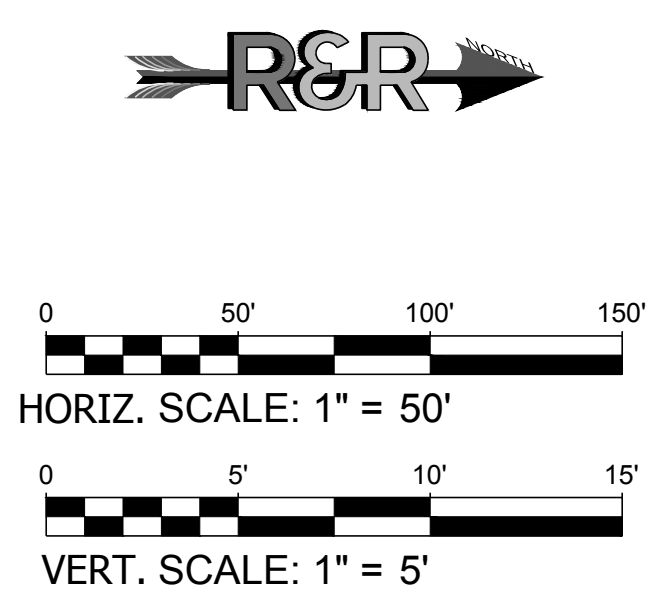
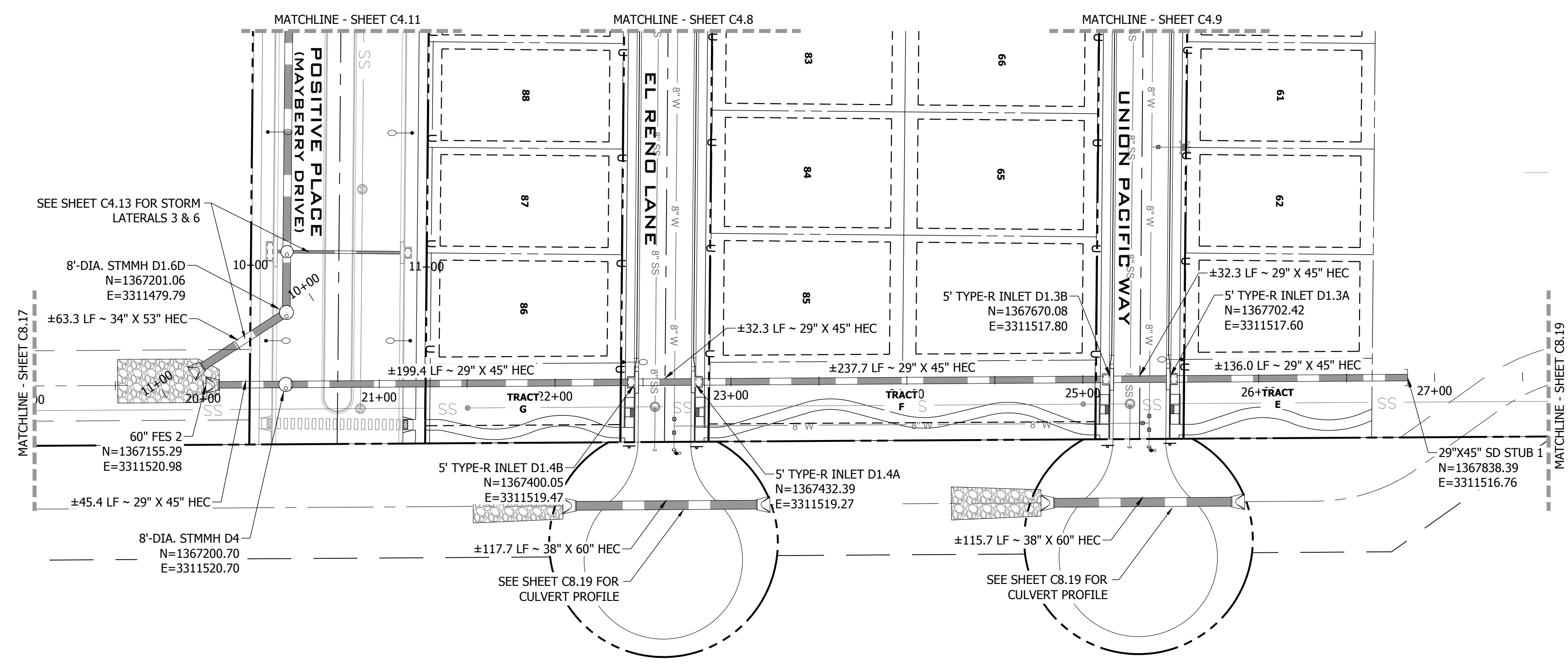
MAYBERRY PUD PH1 - FILING NO. 3
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS
JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJJD
NAME
POSITIVE PLACE (MAYBERRY DR) 22+50 TO 32+00 PLAN & PROFILE
NO. **C4.11**

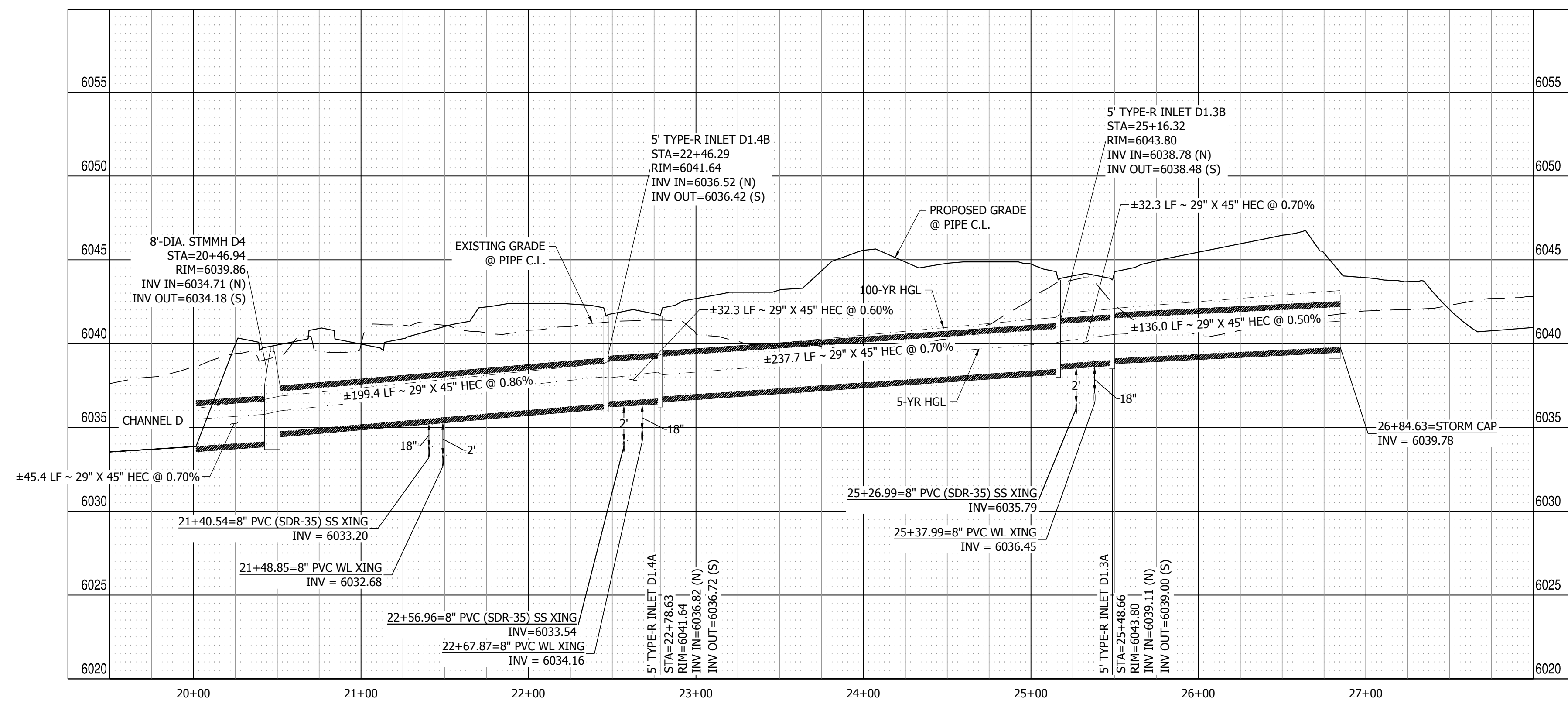


811
Know what's below.
Call before you dig.

FILING 3 KEY MAP
N.T.S.



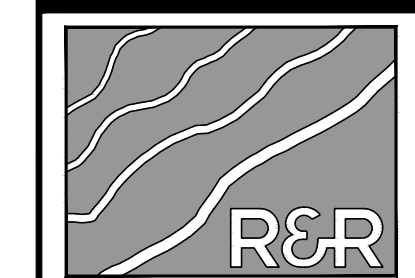
EAST STORM DRAIN
SCALE: 1" = 50'



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

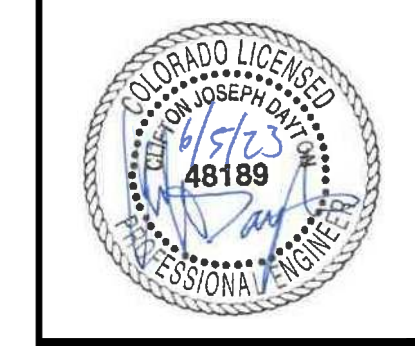
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NO.	REVISION	BY	DATE
2ND SUBMISSION			9/1/22
3RD SUBMISSION			01/17/23
4TH SUBMISSION			04/10/23



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

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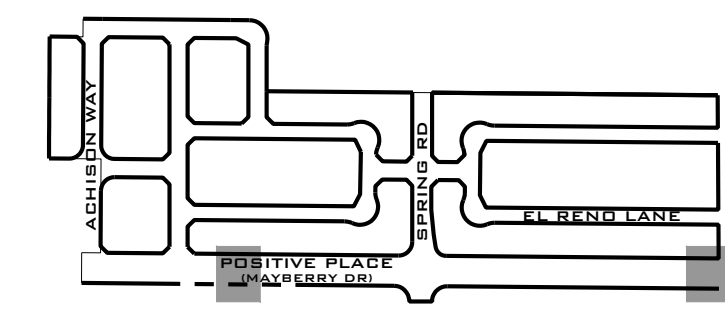


MAYBERRY PUD PH 1 - FILING NO. 3
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

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

EAST STORM DRAIN PLAN & PROFILE

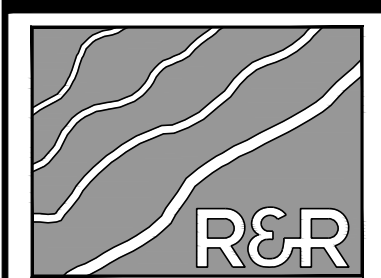
NO. **C4.12**



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FILING 3 KEY MAP
N.T.S.

NO.	REVISION	BY	DATE
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3RD SUBMISSION			01/17/23
4TH SUBMISSION			04/10/23



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PHONE: 303-753-6730

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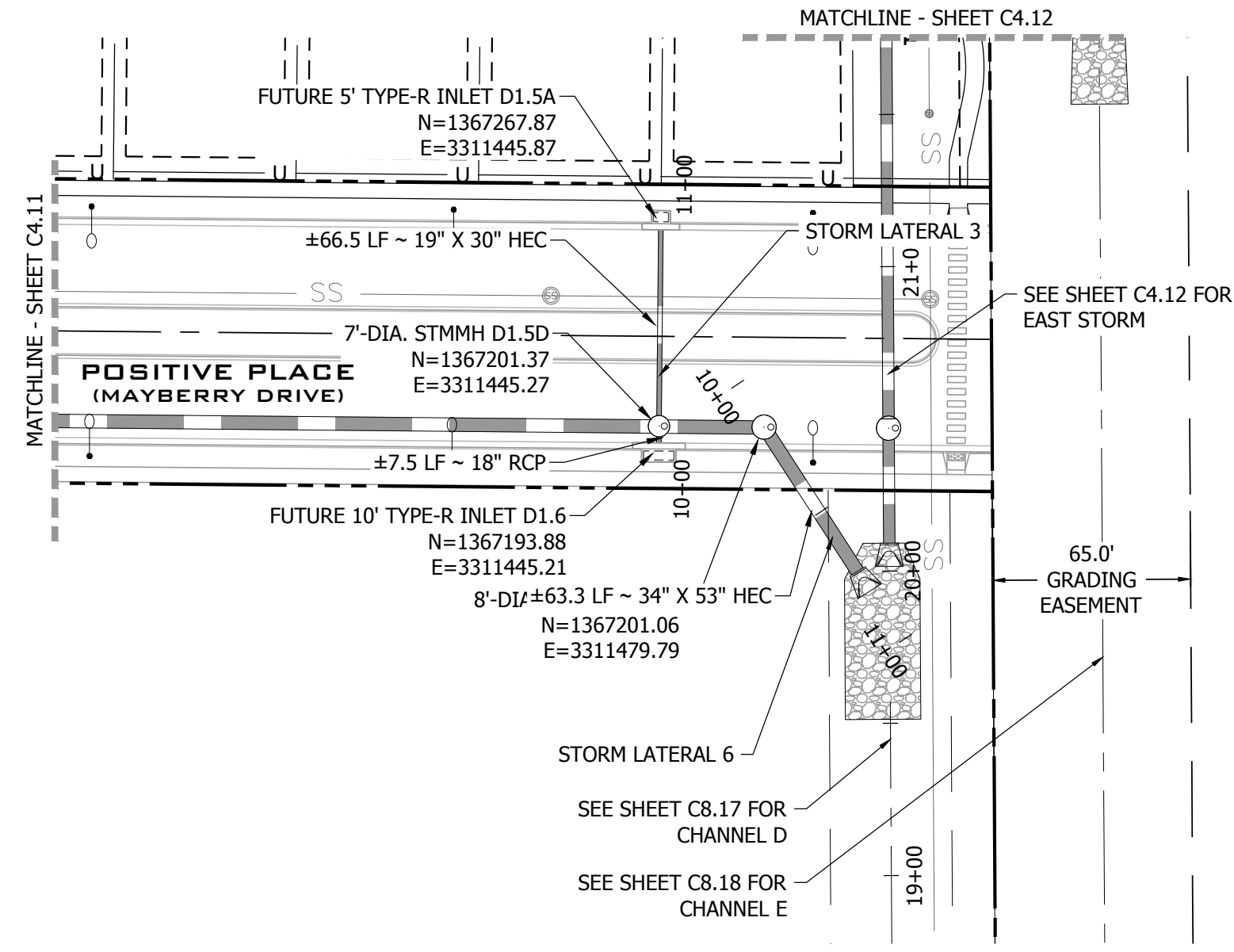


MAYBERRY PUD PH1 - FILING NO. 3
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

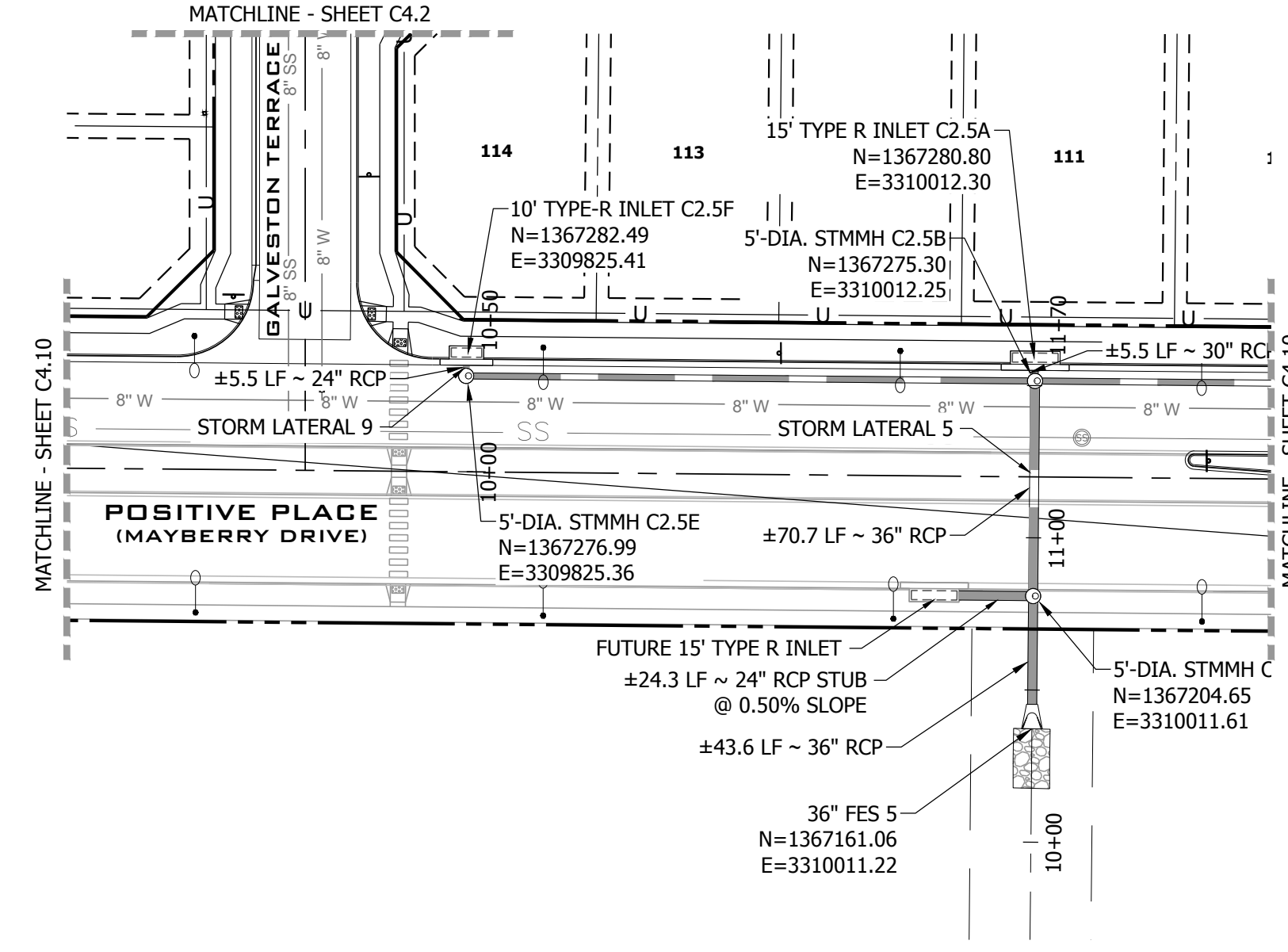
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
NAME	

STORM LATERALS 3, 5, 6, & 9 PLAN & PROFILES

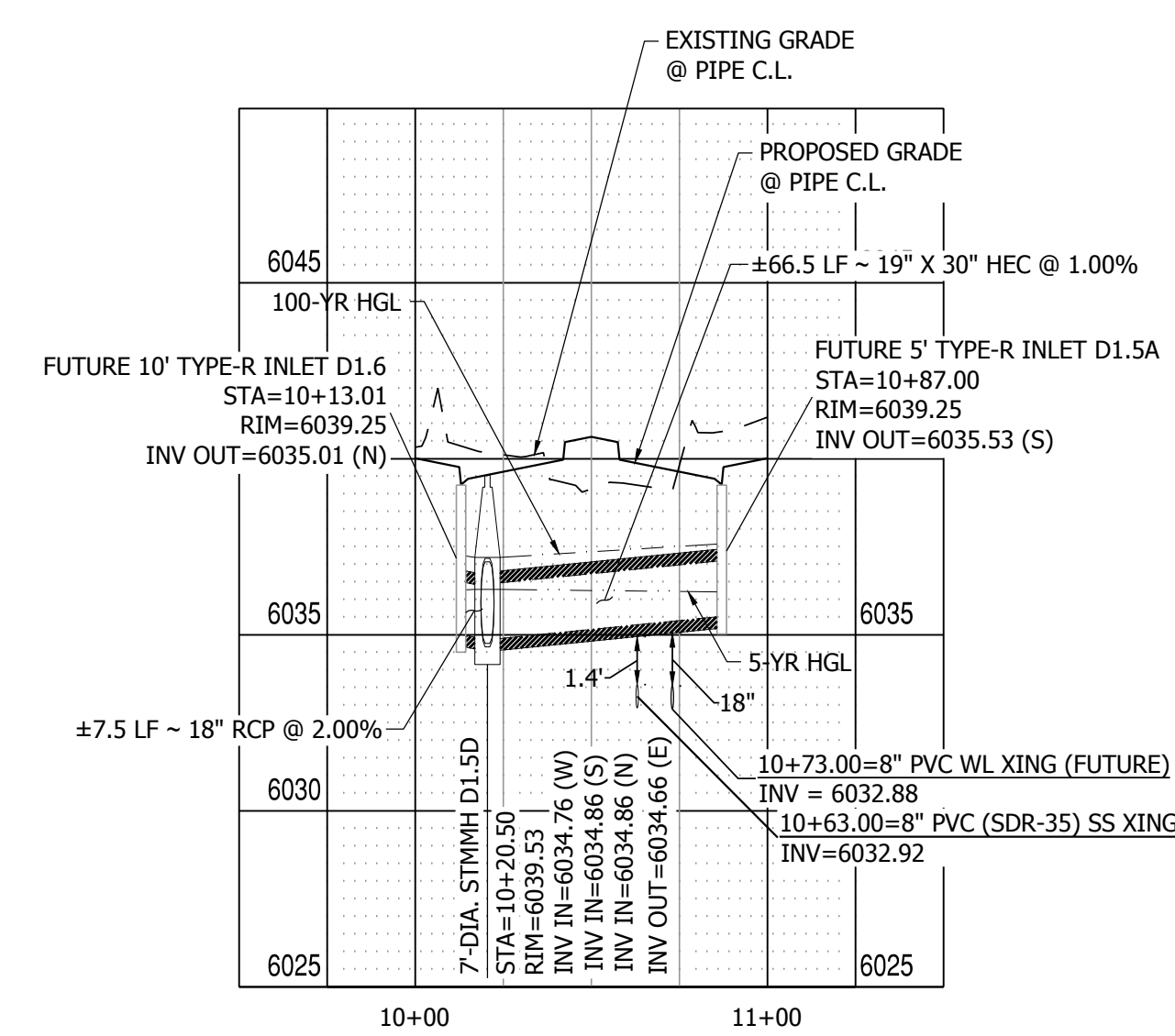
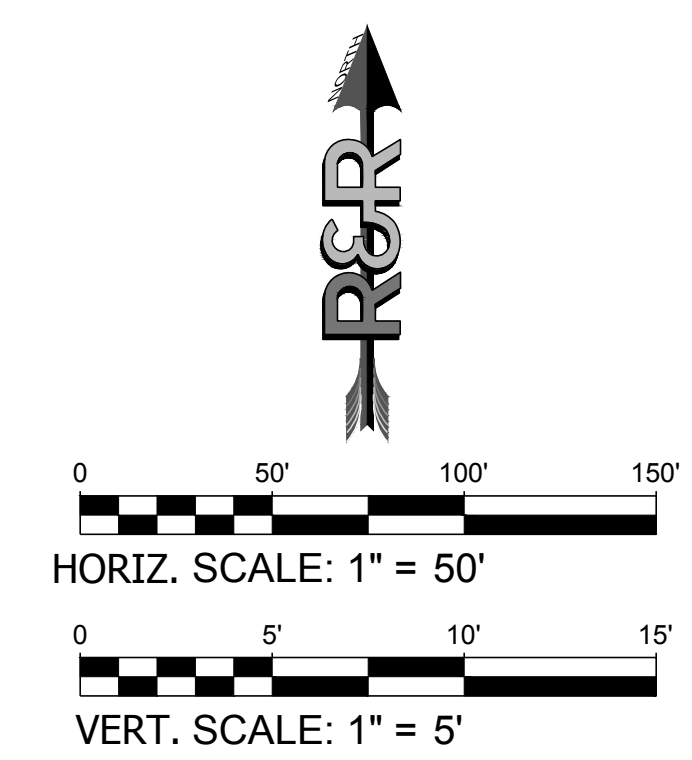
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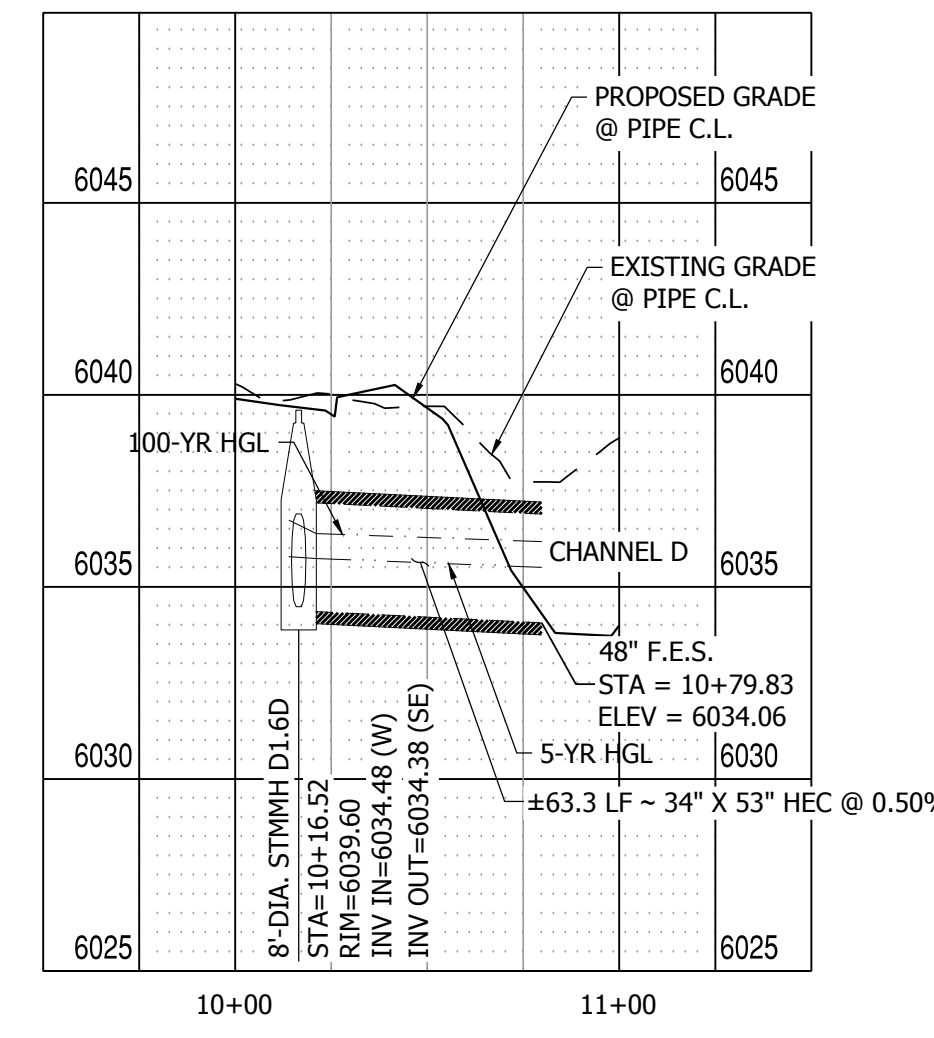
STORM LATERAL 3 & STORM LATERAL 6
SCALE: 1" = 50'



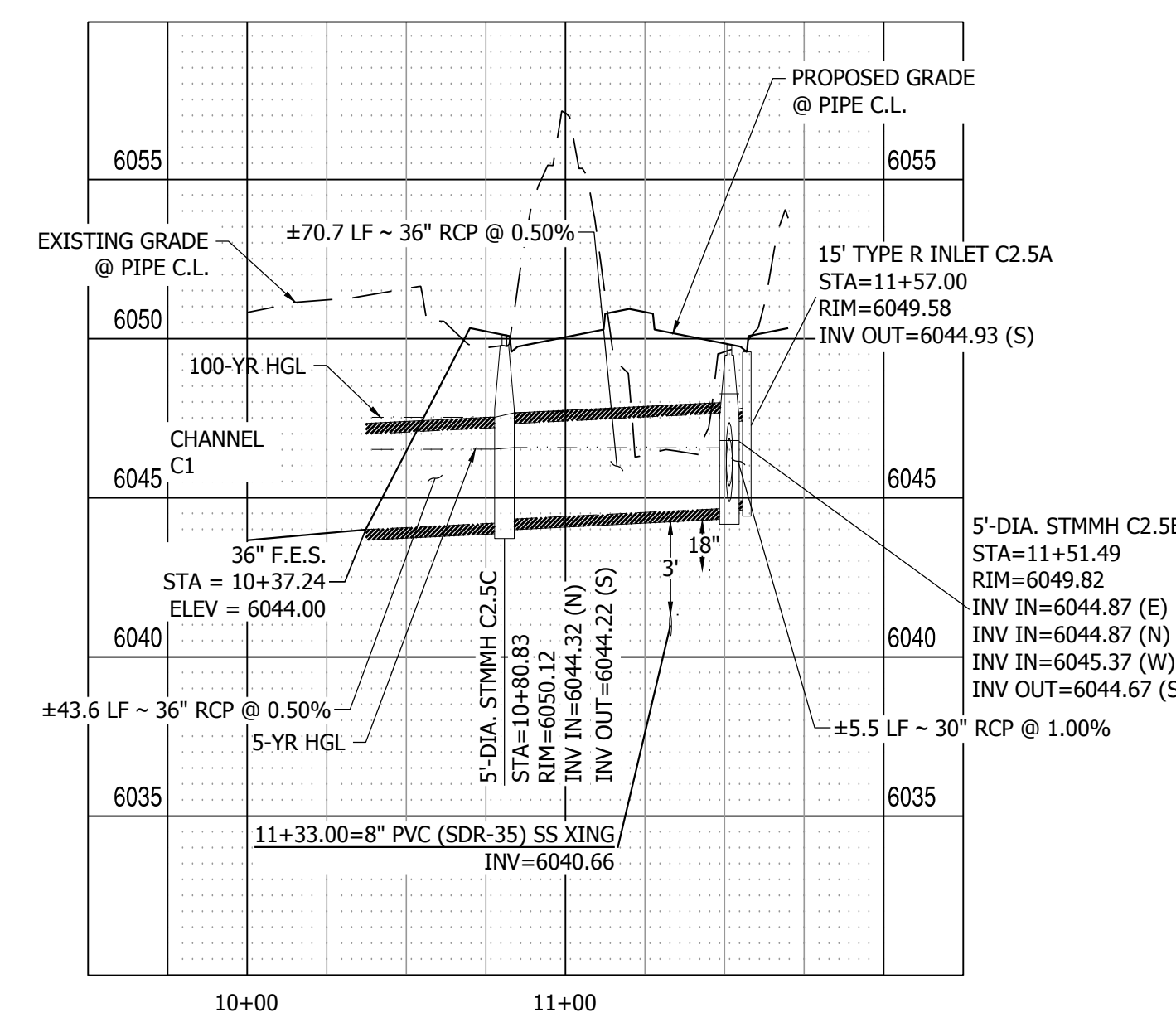
STORM LATERAL 5 & STORM LATERAL 9
SCALE: 1" = 50'



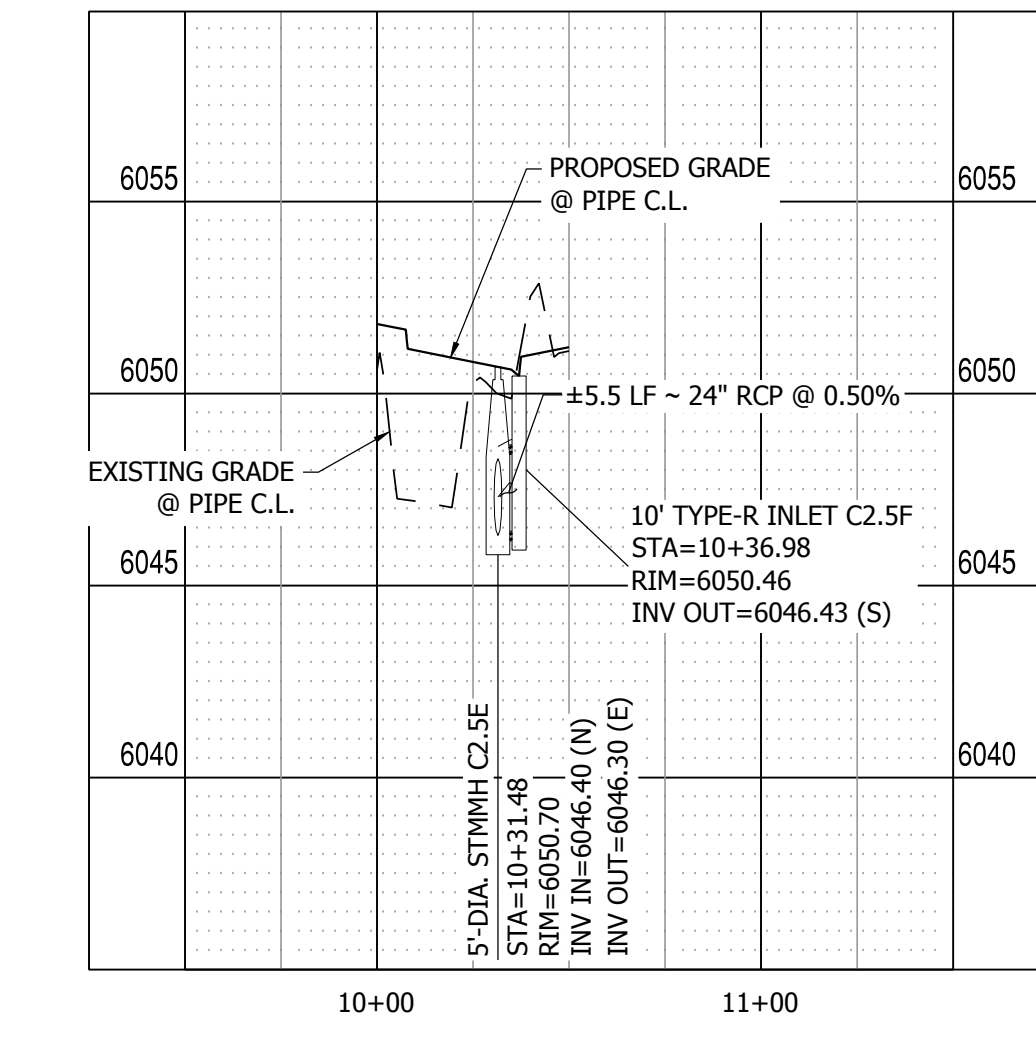
STORM LATERAL 3 PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



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



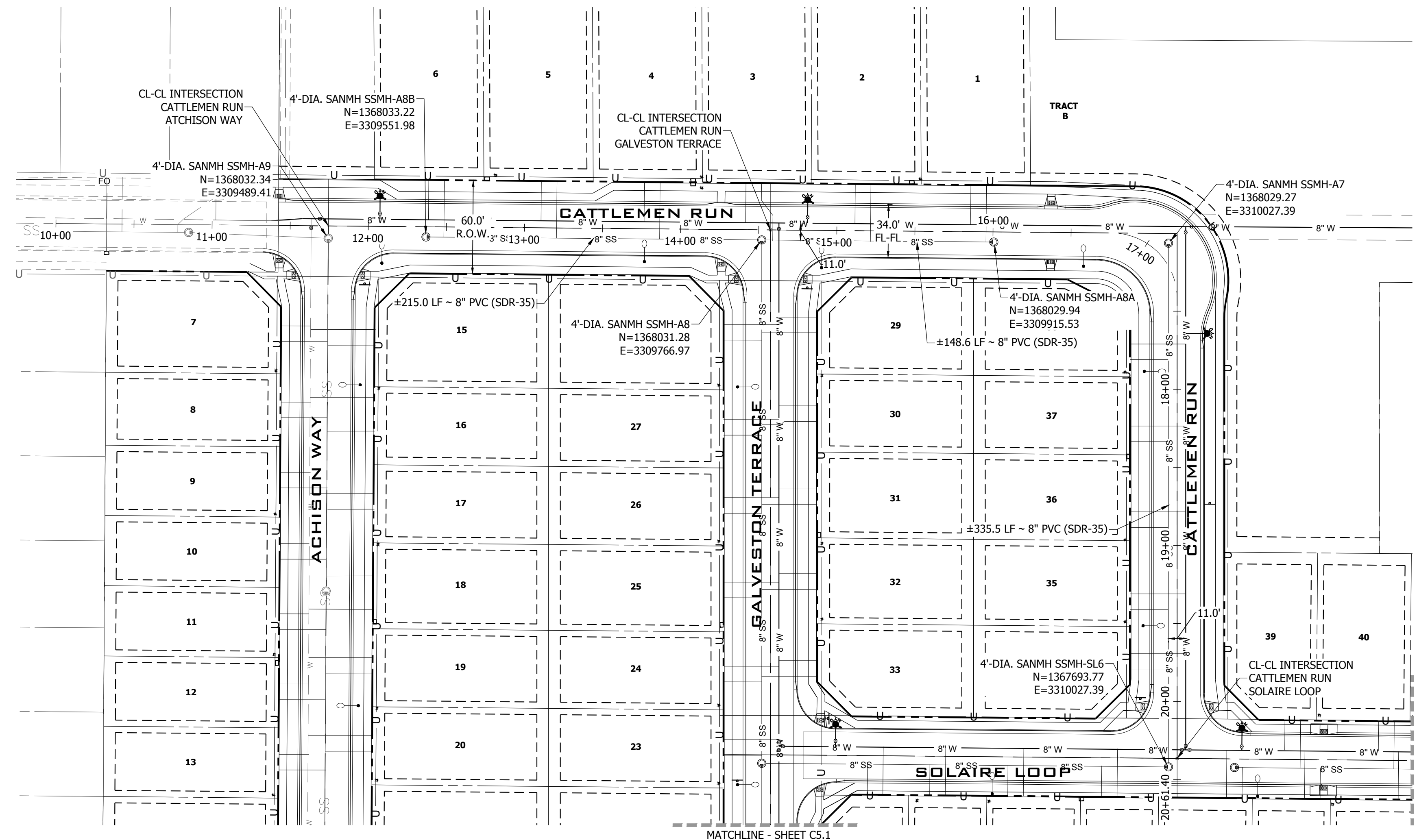
STORM LATERAL 5 PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



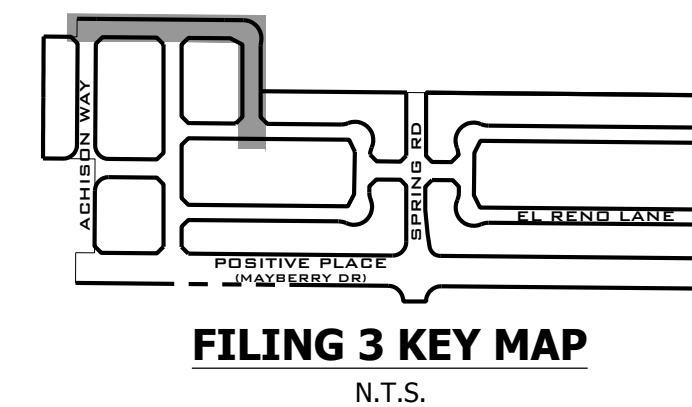
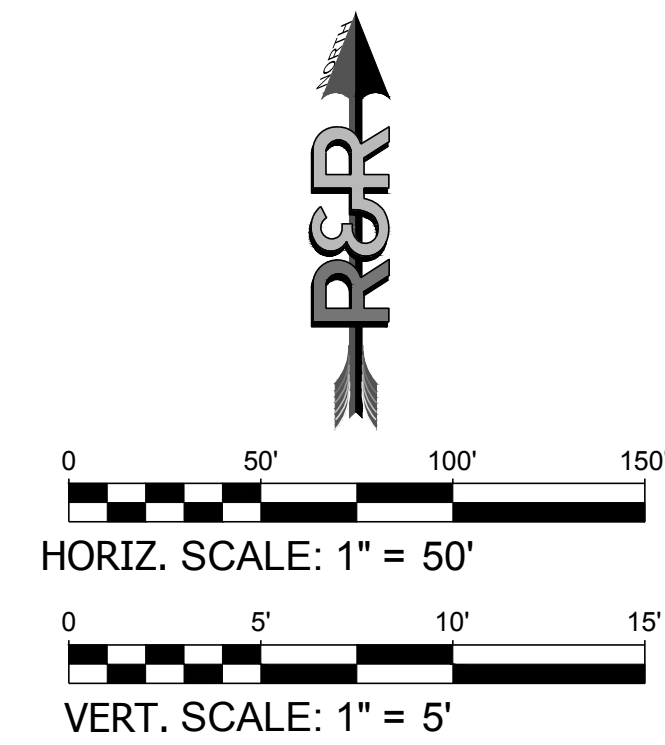
STORM LATERAL 9 PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

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PATH: P:\MC2210 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\CDS - WATER & SANITARY\CATTLEMEN RUN - SANITARY.DWG, PLOT DATE: 6/7/2022 2:00:26 PM, BY: LYNN CORADO

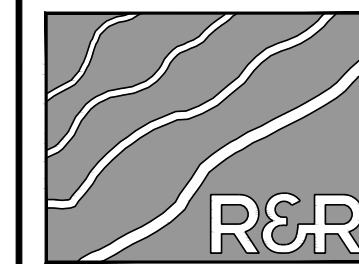


CATTLEMEN RUN SANITARY & WATER PLAN VIEW
SCALE: 1" = 50'



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NO.	REVISION	BY	DATE
2ND SUBMISSION			9/1/22
3RD SUBMISSION			01/17/23
4TH SUBMISSION			04/10/23



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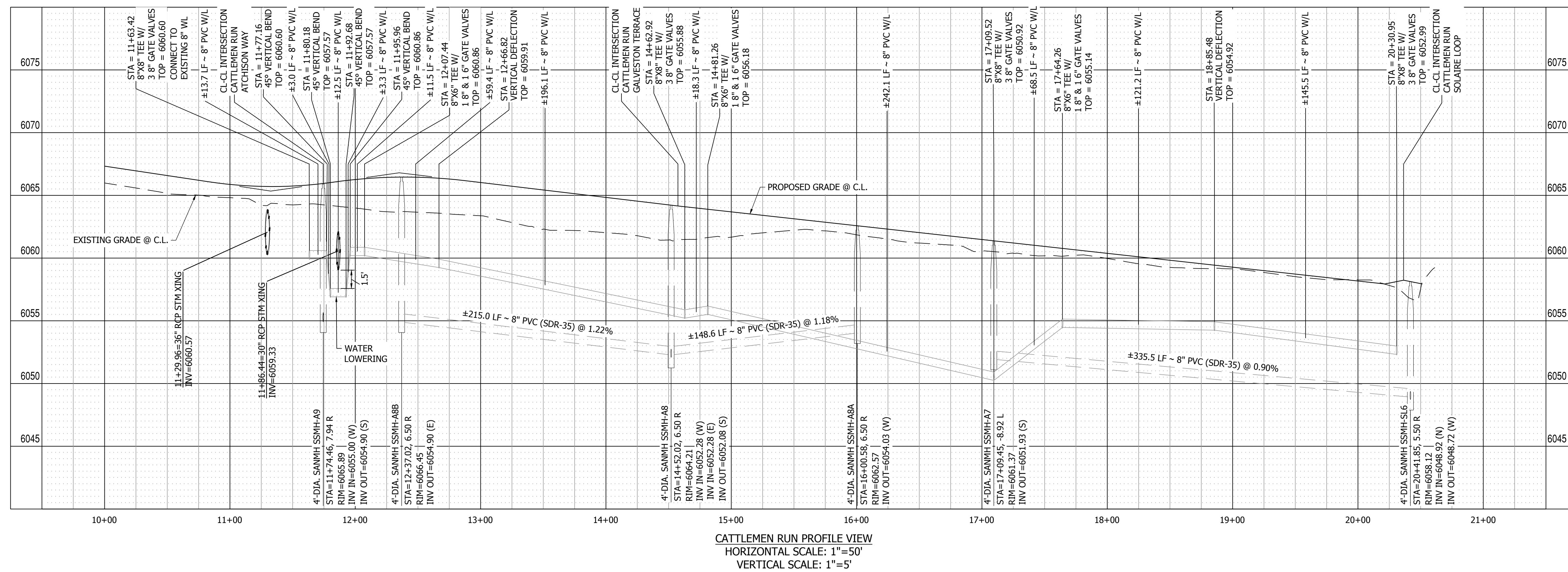


MAYBERRY PUD PH 1 - FILING NO. 3
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

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

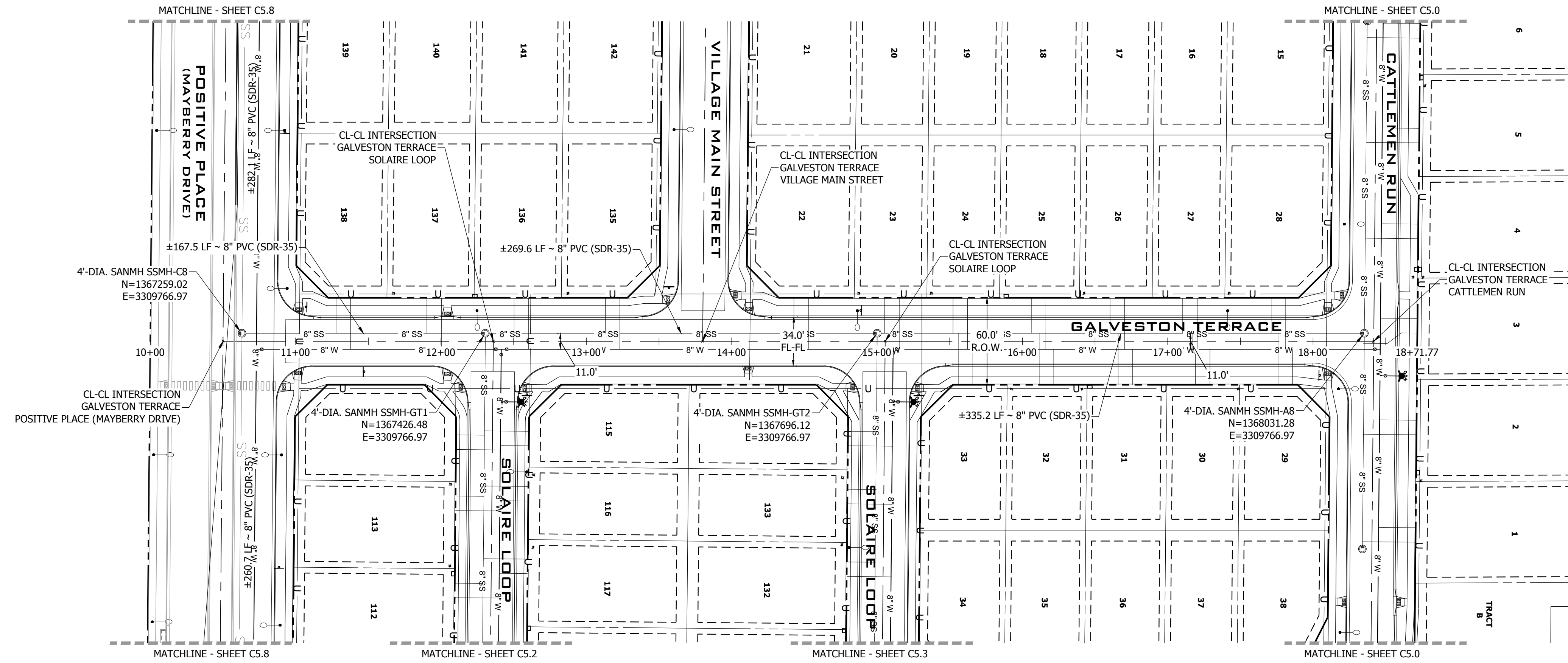
CATTLEMEN RUN
SANITARY &
WATER

NO. C5.0

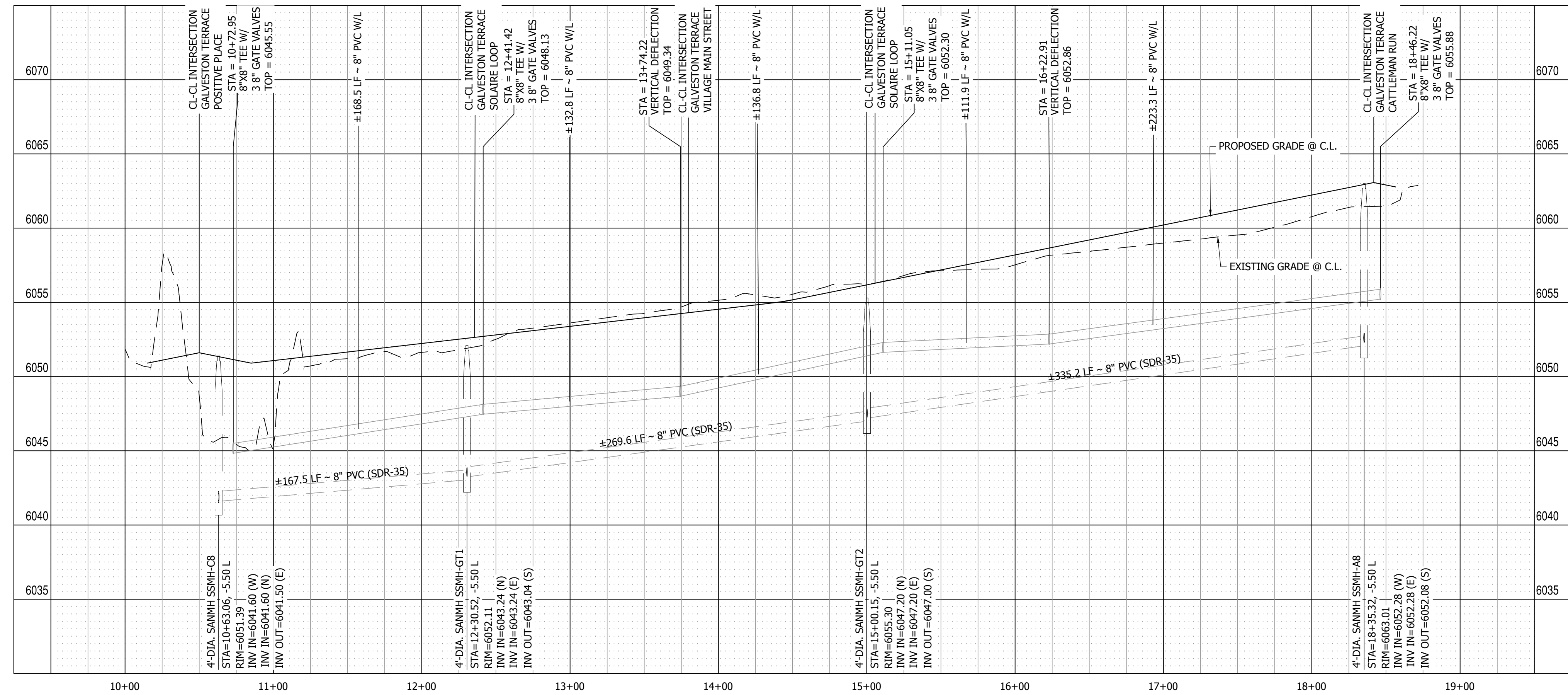


CATTLEMEN RUN PROFILE VIEW
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

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GALVESTON TERRACE SANITARY & WATER
 PLAN VIEW
 SCALE: 1" = 50'

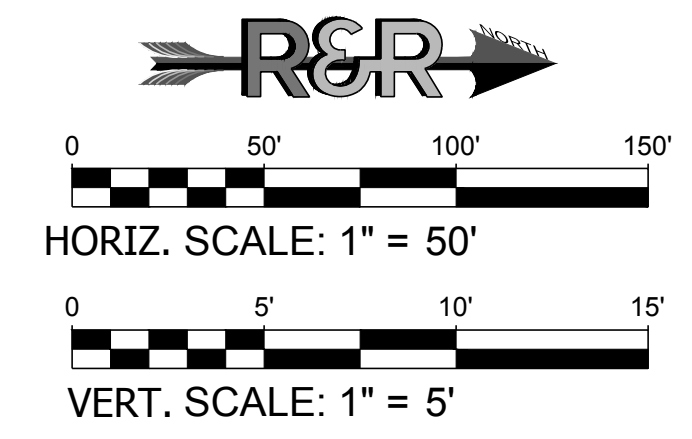


GALVESTON TERRACE PROFILE VIEW
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 5'

LEGEND

	PROPOSED WATER PIPE
	EXISTING WATER PIPE
	EXISTING SANITARY SEWER PIPE

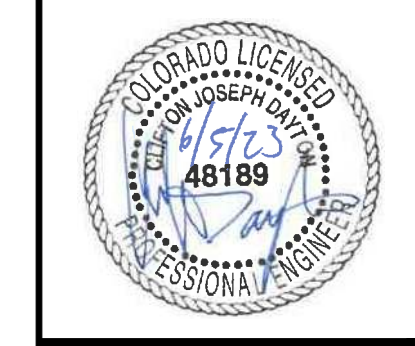
FILING 3 KEY MAP
N.T.S.



NO.	REVISION	DATE
2ND SUBMISSION		9/1/22
3RD SUBMISSION		01/17/23
4TH SUBMISSION		04/10/23

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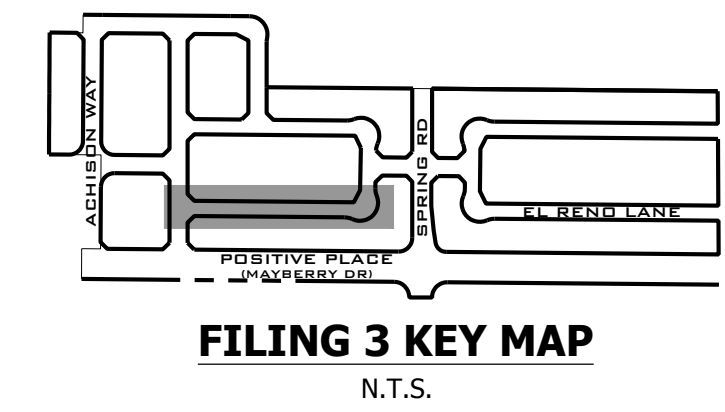
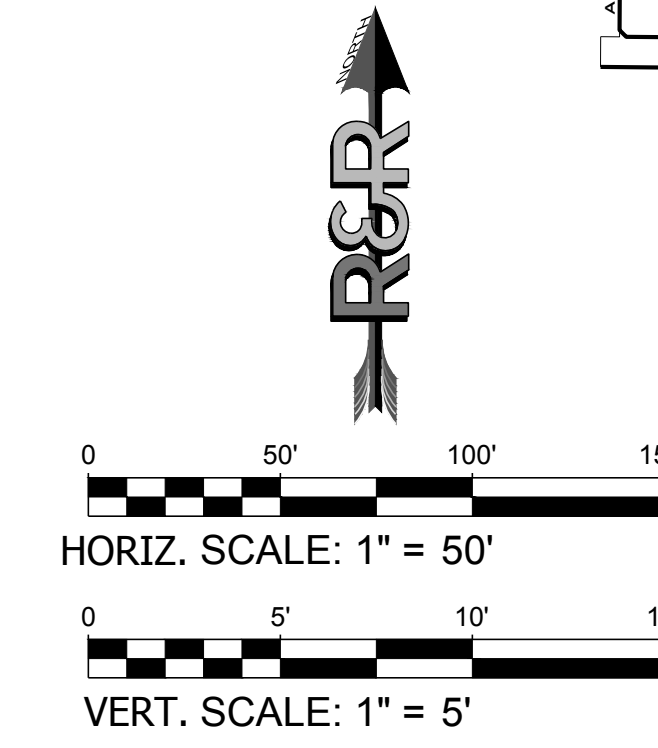
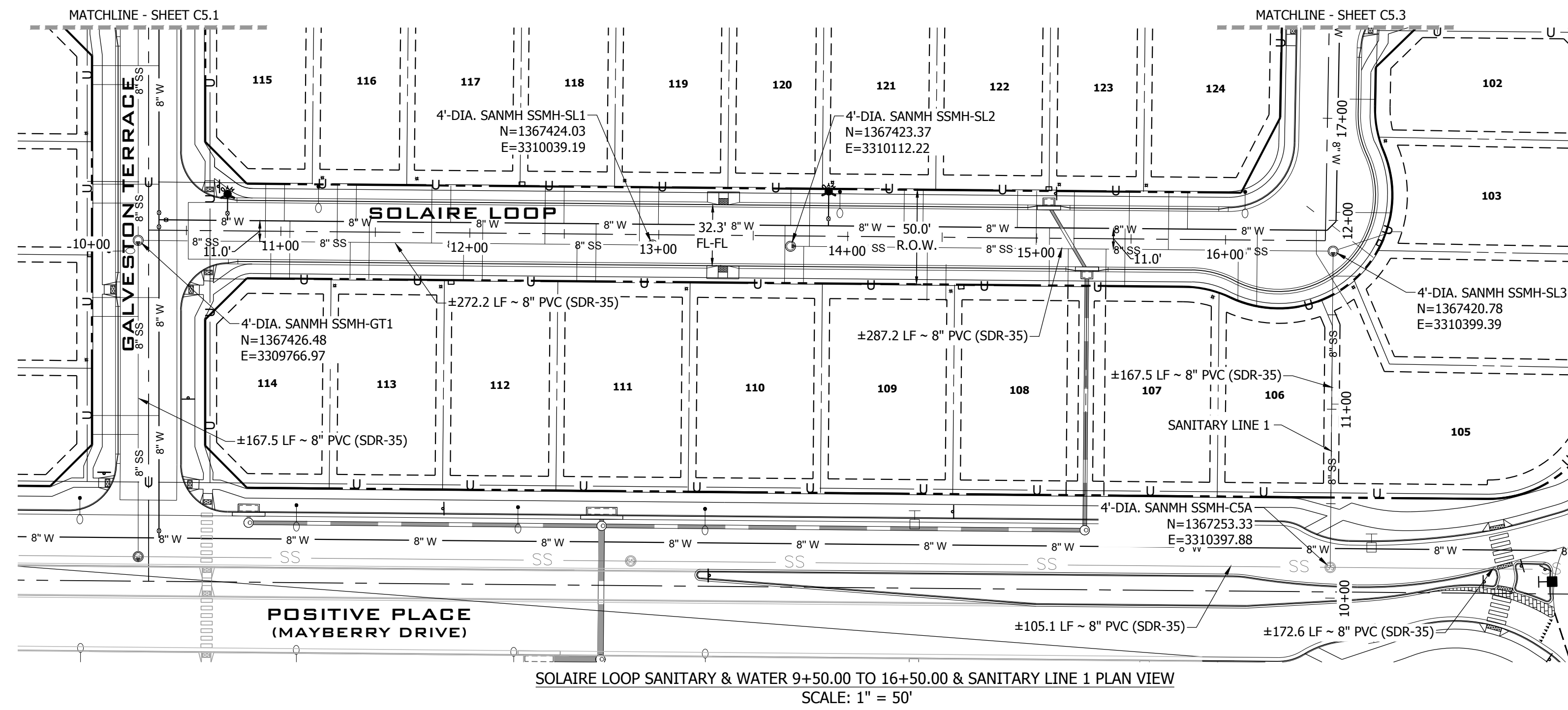
MAYBERRY PUD PH1 - FILING NO. 3
 SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
 EL PASO COUNTY
 PREPARED FOR: MAYBERRY COMMUNITIES, LLC
 3296 DIVINE HEIGHTS #208
 COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS

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

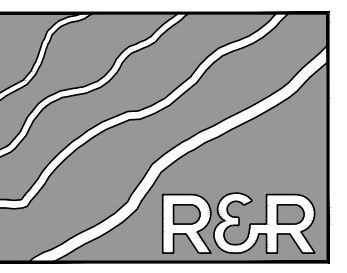
GALVESTON TERRACE SANITARY & WATER
 NO. **C5.1**

PATH: P:\M22110 MAYBERRY PUD PH1 - FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\05 - WATER & SANITARY\SOLAIRE LOOP - SANITARY.DWG, PLOT DATE: 6/7/2022 2:01:14 PM, BY: JMM, GRADY



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4TH SUBMISSION			04/10/23



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 COLORADO SPRINGS, CO 80922

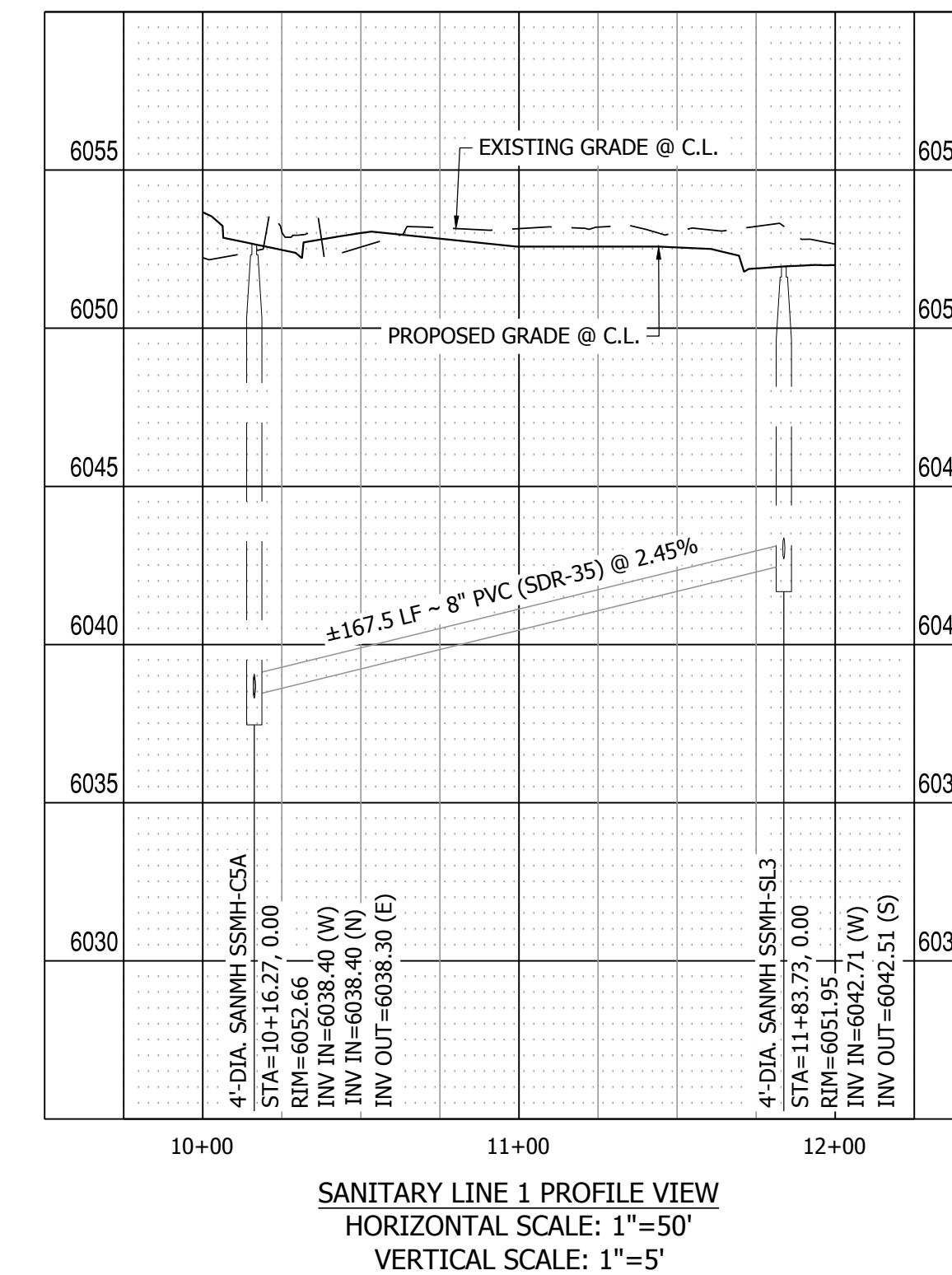
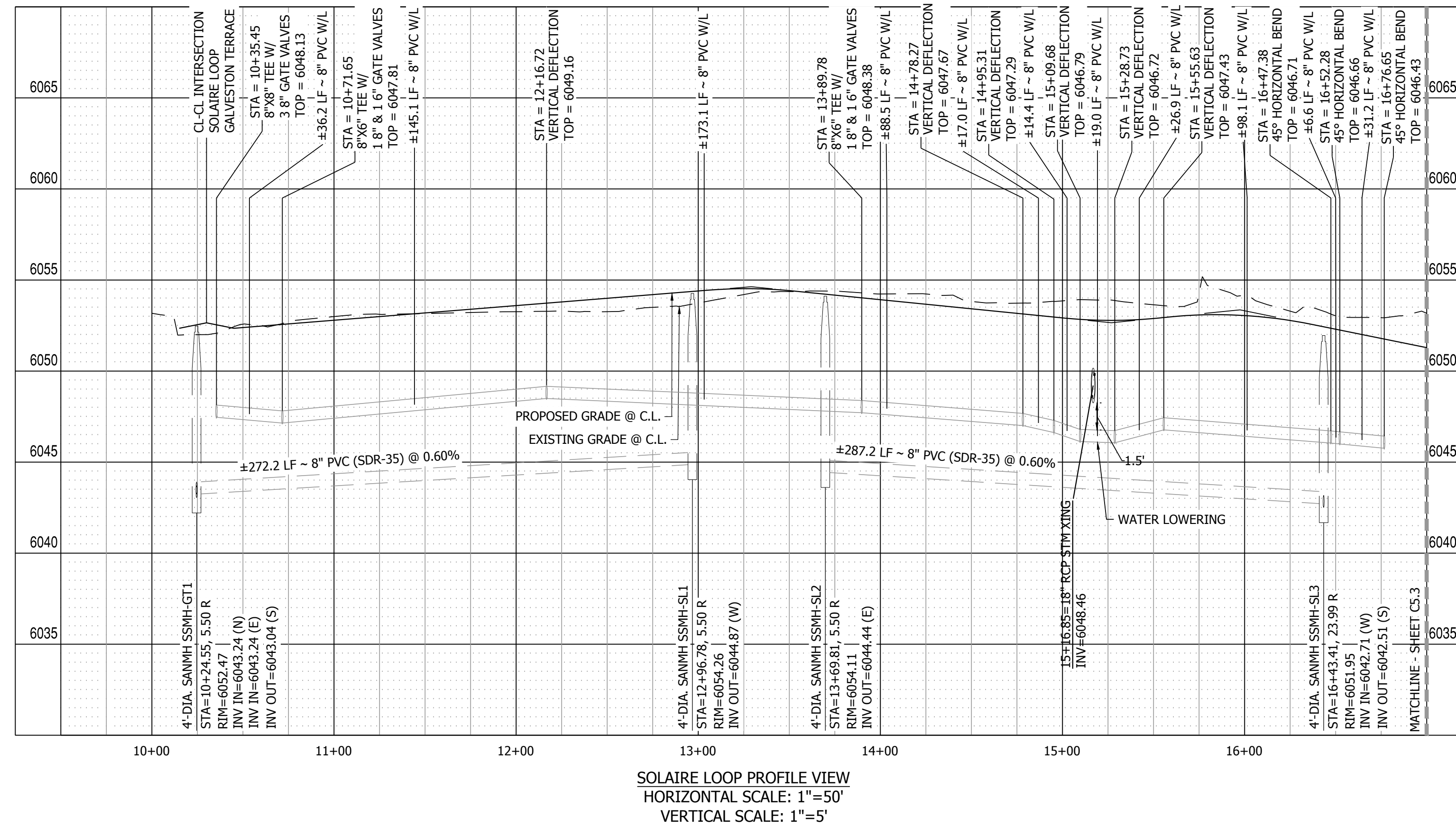
CONSTRUCTION DOCUMENTS
 JOB NO. MC22110
 ORG. SUBM. DATE 06/16/2022
 DWN: LAO CHKD: CJJD
 NAME:

SOLAIRE LOOP
10+00 TO 16+50
SANITARY & WATER

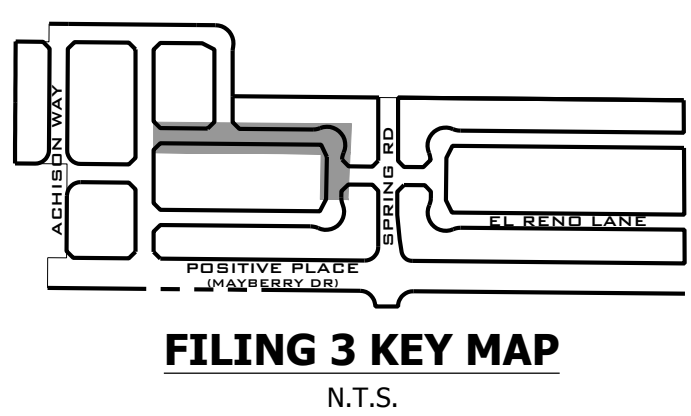
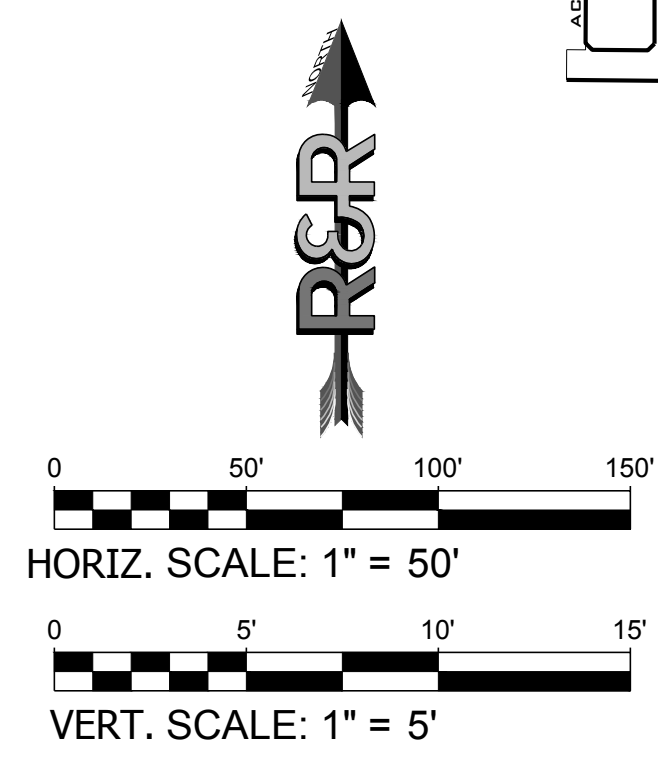
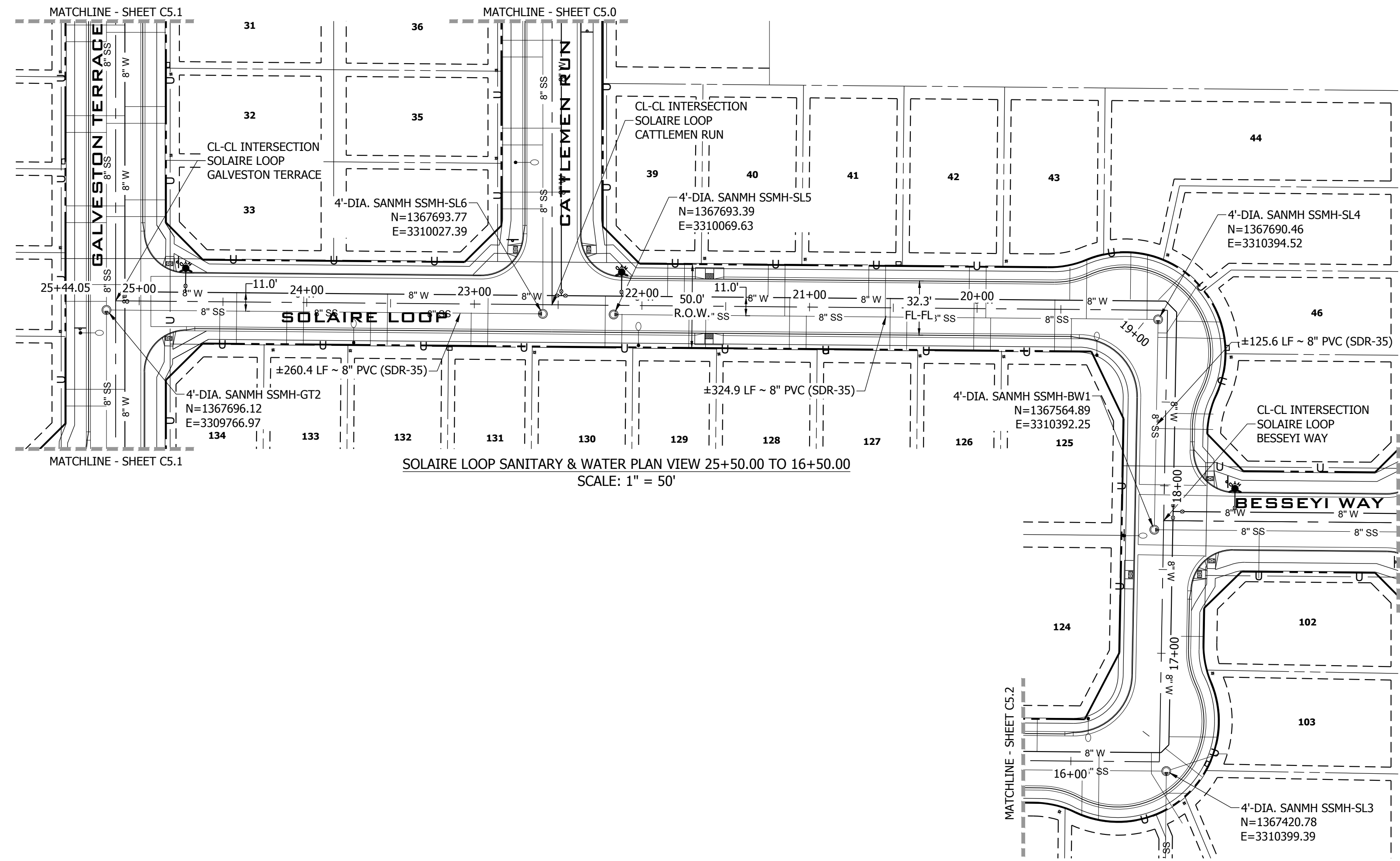
NO. **C5.2**

LEGEND

- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- EXISTING SANITARY SEWER PIPE

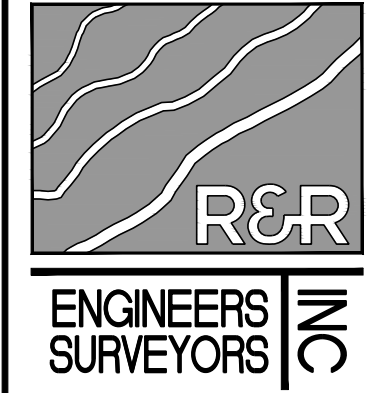


PATH: P:\MC2210 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\05 - WATER & SANITARY\SOLAIRE LOOP - SANITARY.DWG, PLOT DATE: 6/17/2022 2:01:20 PM, BY: DINA GRADY



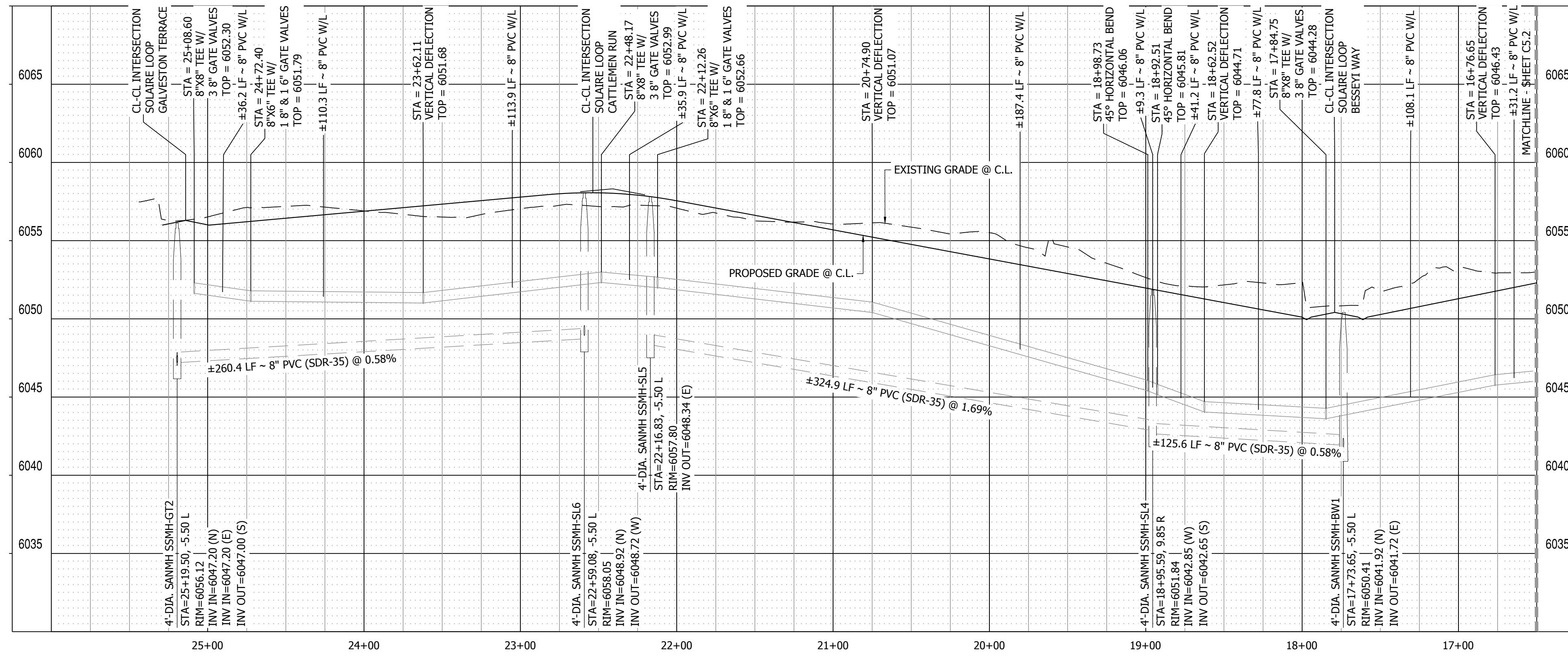
811
 Know what's below.
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NO.	REVISION	BY	DATE
2ND SUBMISSION			9/1/22
3RD SUBMISSION			01/17/23
4TH SUBMISSION			04/10/23



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

LEGEND

- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- EXISTING SANITARY SEWER PIPE



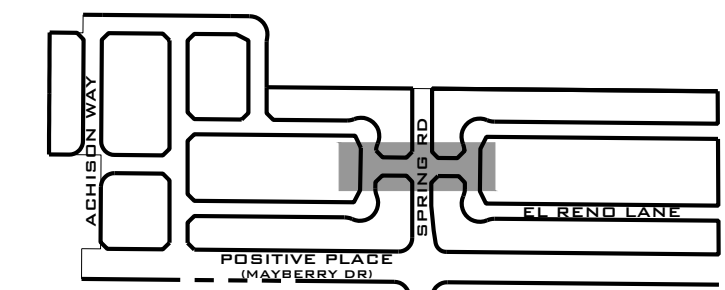
MAYBERRY PUD PH 1 - FILING NO. 3
 SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
 EL PASO COUNTY
 PREPARED FOR: MAYBERRY COMMUNITIES, LLC
 3296 DIVINE HEIGHTS #208
 COLORADO SPRINGS, CO 80922

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

SOLAIRE LOOP
 16+50 TO 25+00
 SANITARY & WATER

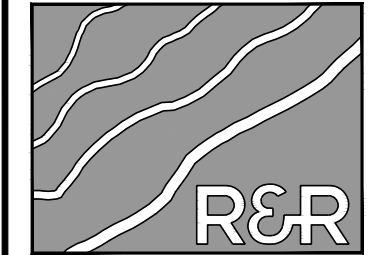
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FILING 3 KEY MAP
N.T.S.

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/22
	3RD SUBMISSION		01/17/23
	4TH SUBMISSION		04/10/23



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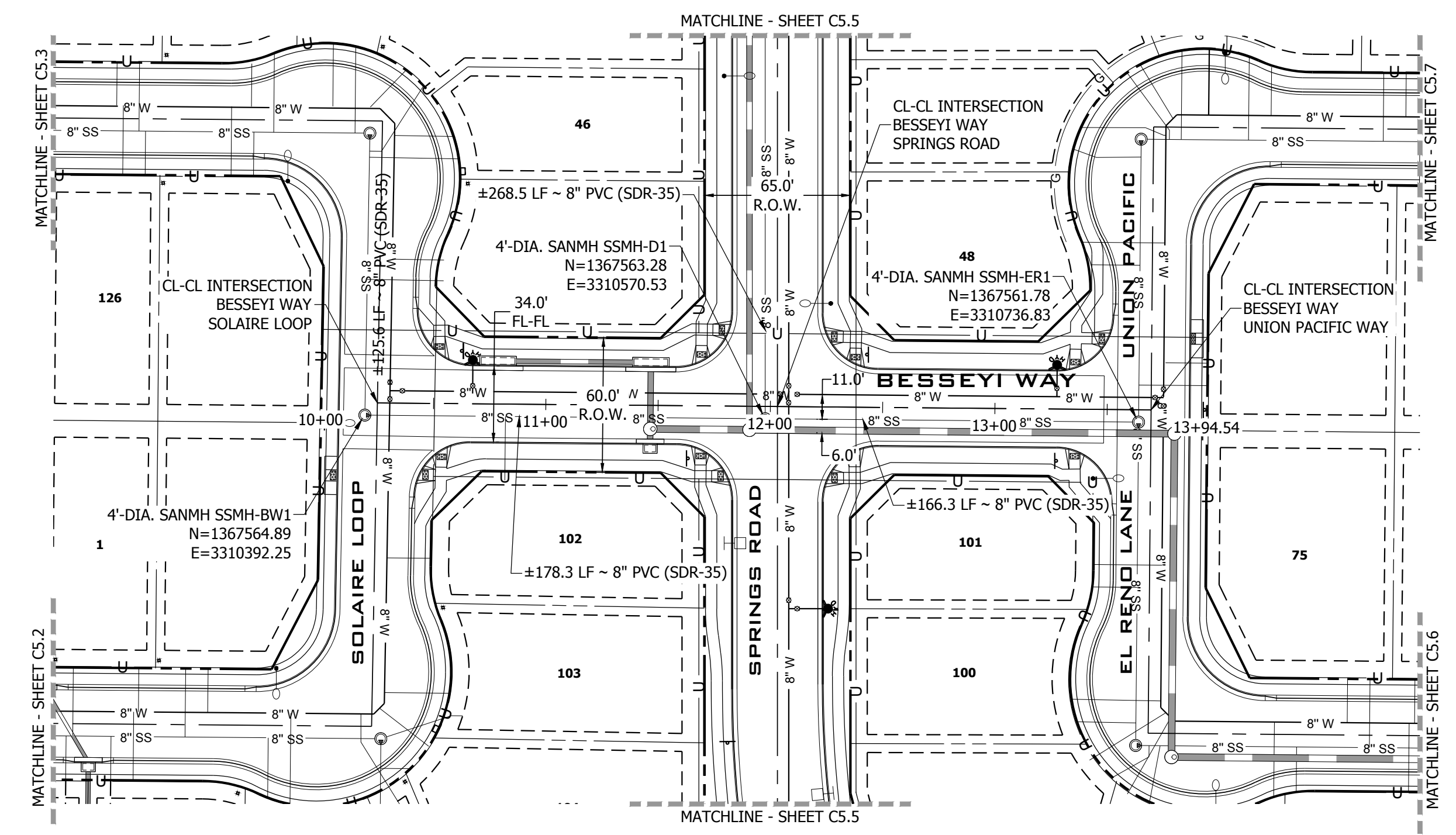


MAYBERRY PUD PH1 - FILING NO. 3
 SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
 EL PASO COUNTY
 PREPARED FOR: MAYBERRY COMMUNITIES, LLC
 3296 DIVINE HEIGHTS #208
 COLORADO SPRINGS, CO 80922

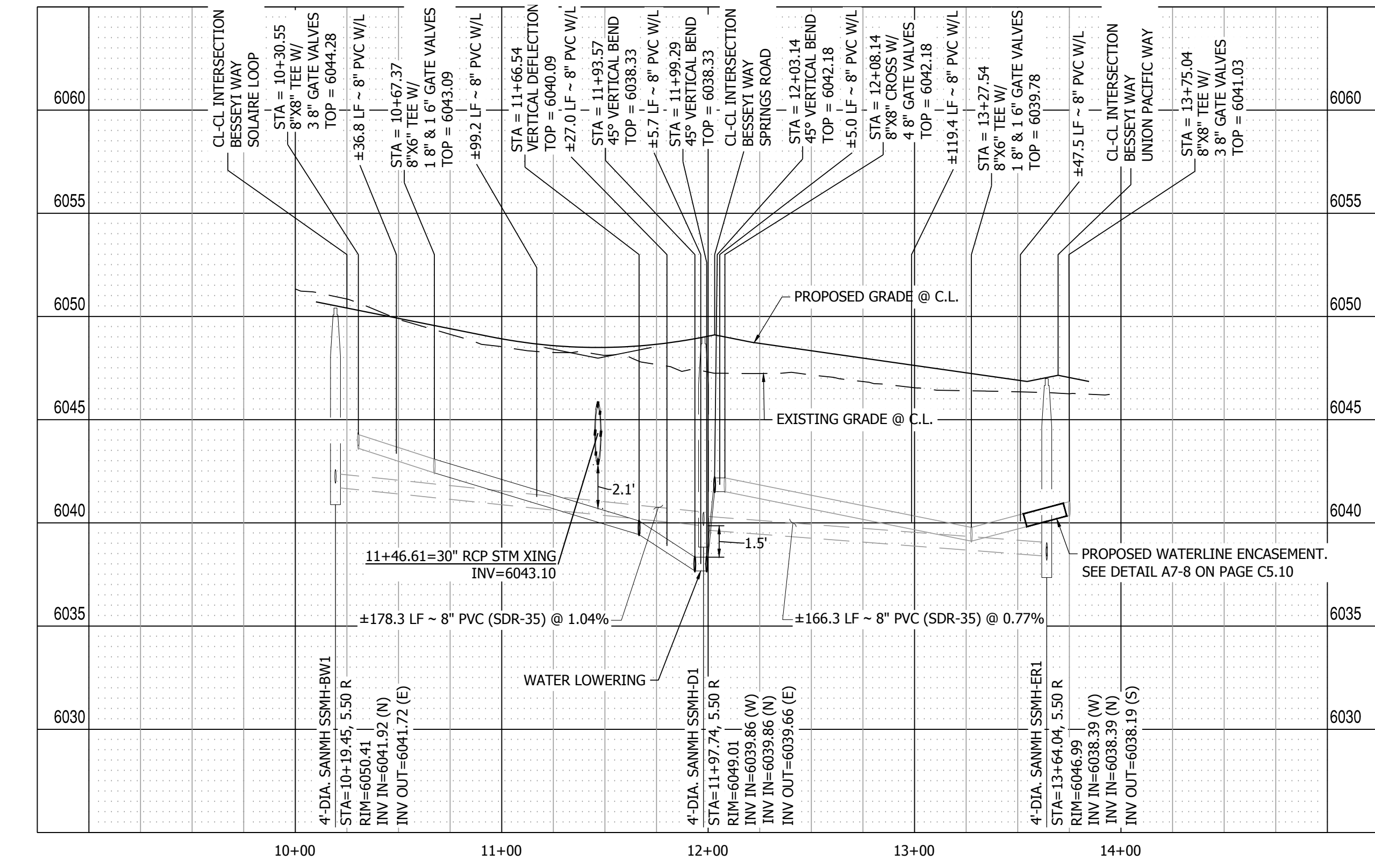
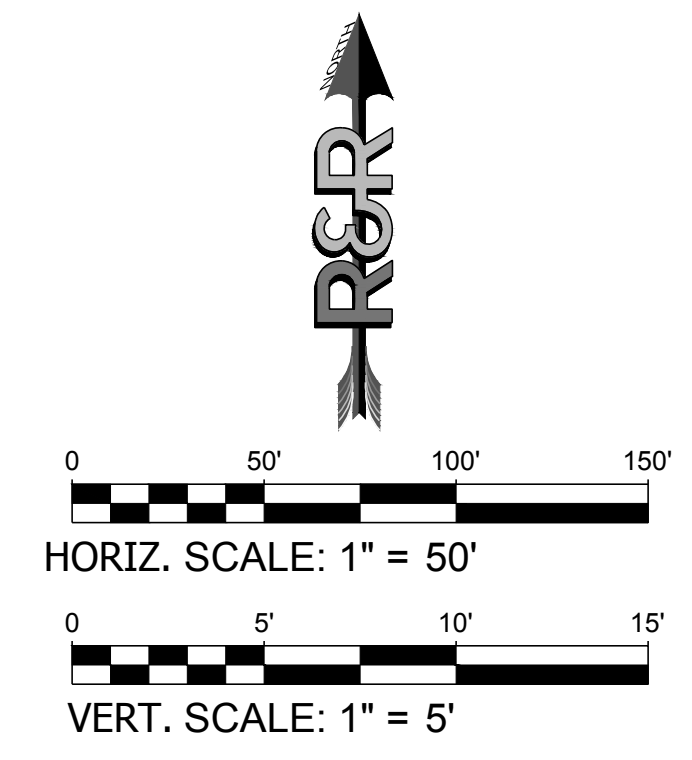
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD

**BESSEY WAY
SANITARY &
WATER**

NO. **C5.4**



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

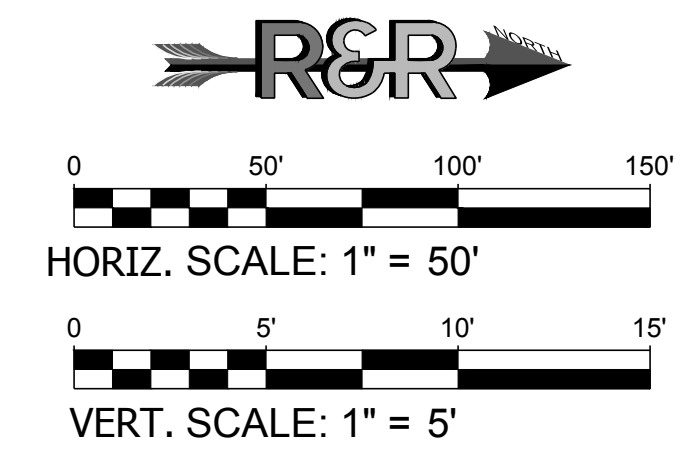
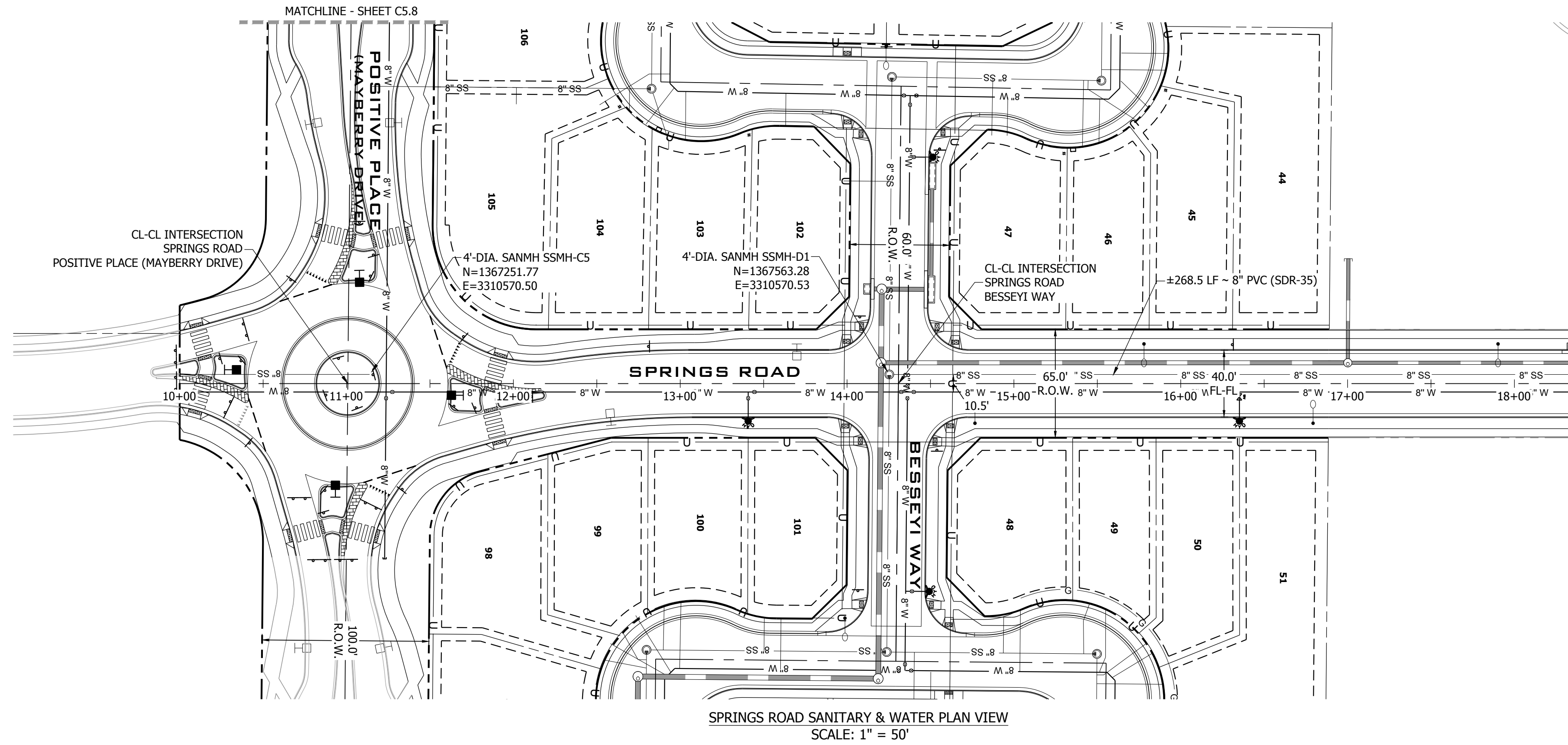


BESSEY WAY PROFILE VIEW
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

LEGEND

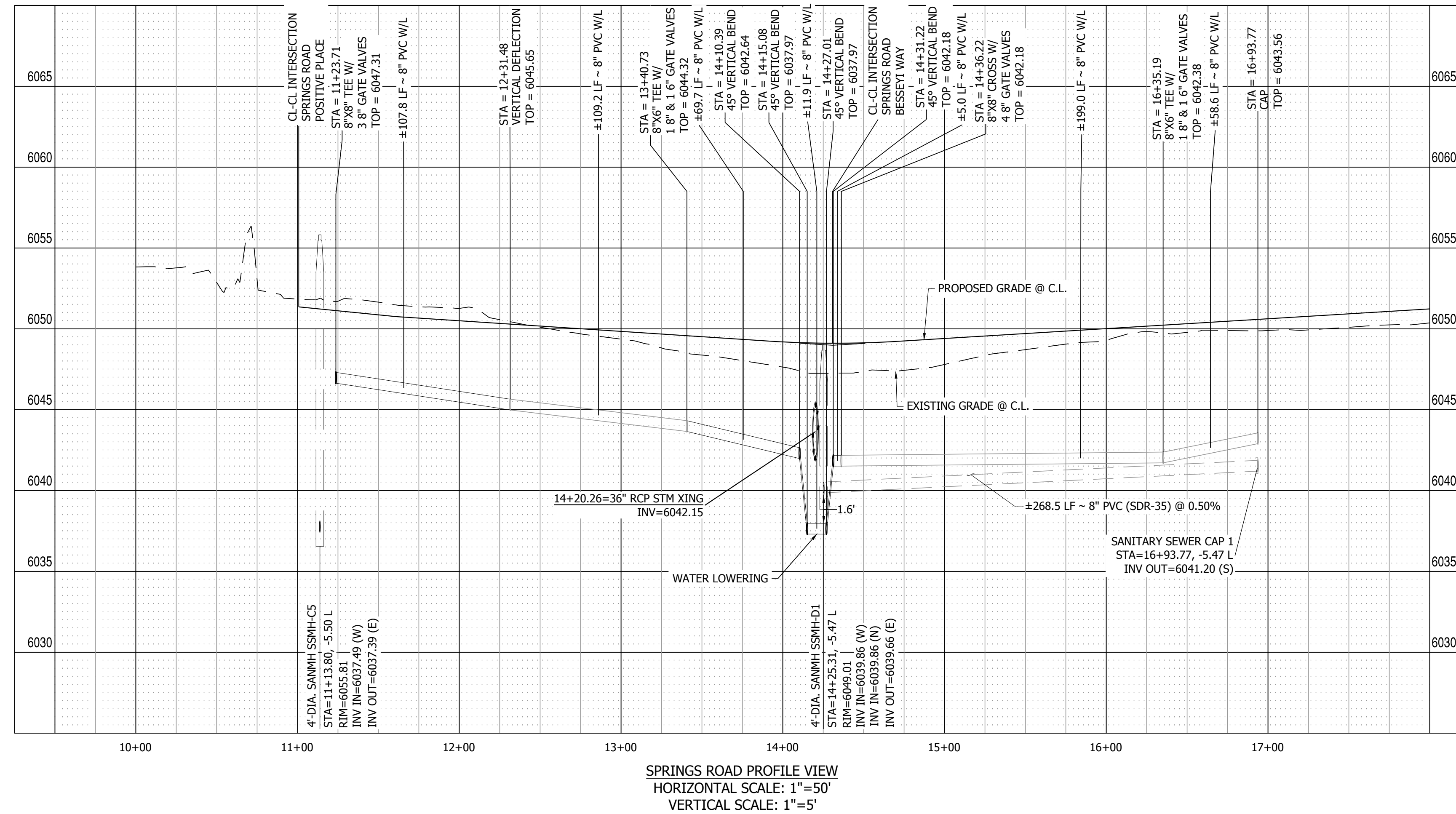
- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- EXISTING SANITARY SEWER PIPE

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FILING 3 KEY MAP
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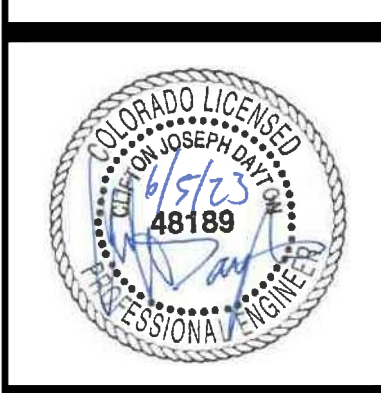


LEGEND

- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- EXISTING SANITARY SEWER PIPE

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/22
	3RD SUBMISSION		01/17/23
	4TH SUBMISSION		04/10/23

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

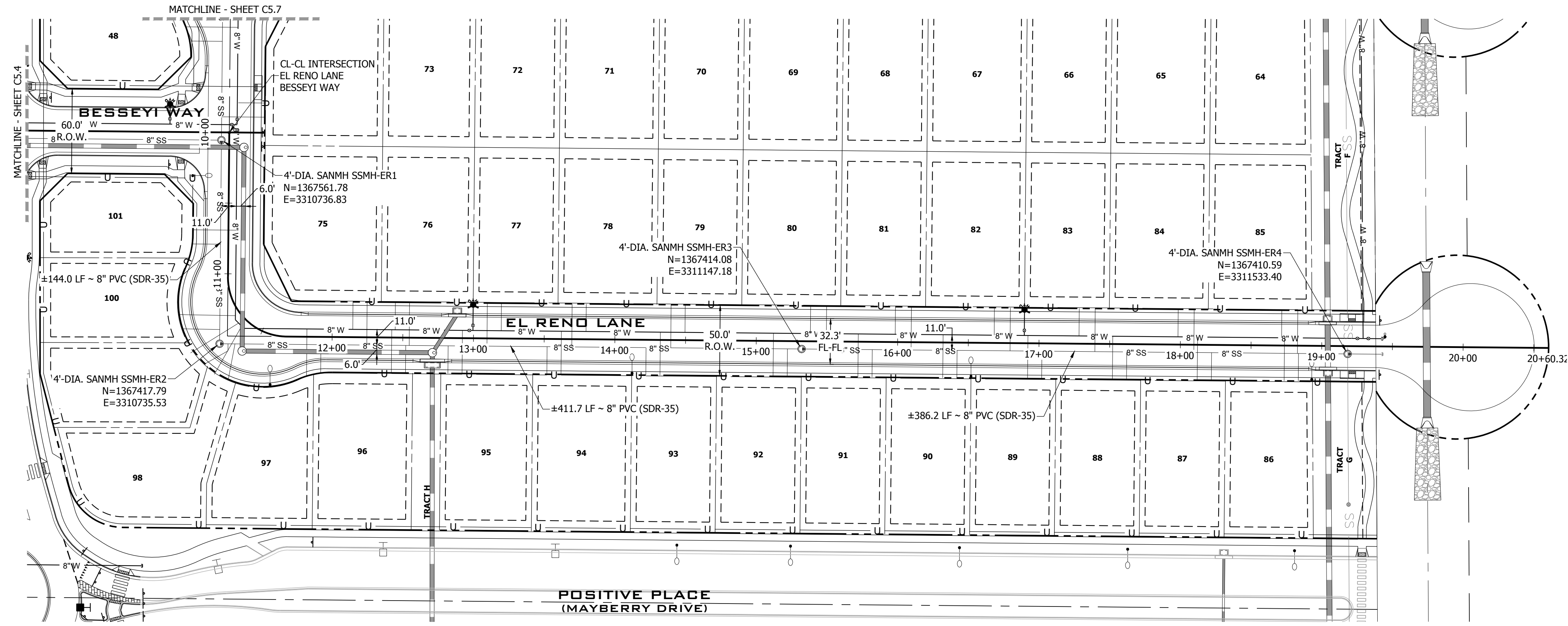


MAYBERRY PUD PH 1 - FILING NO. 3

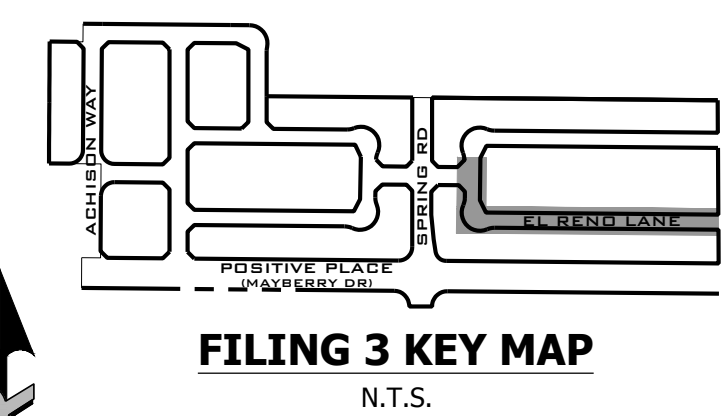
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

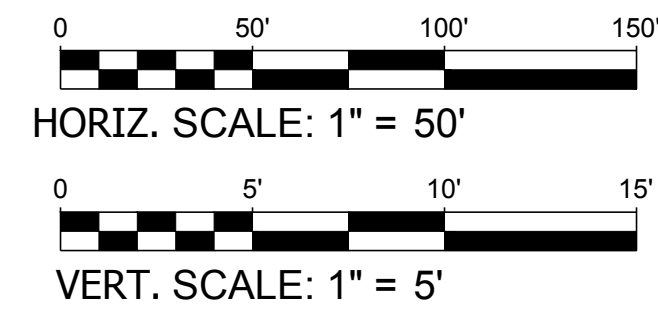
CONSTRUCTION DOCUMENTS	
JOB NO. MC22110	ORG. SUBM. DATE 06/16/2022
DWN: LAO	CHKD: CJG
SPRINGS ROAD SANITARY & WATER	
NO.	C5.5



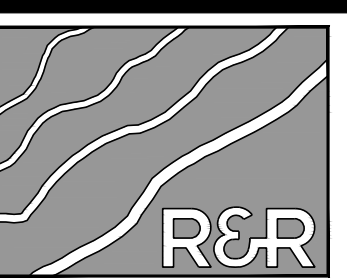
EL RENO LANE SANITARY & WATER PLAN VIEW
SCALE: 1" = 50'



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

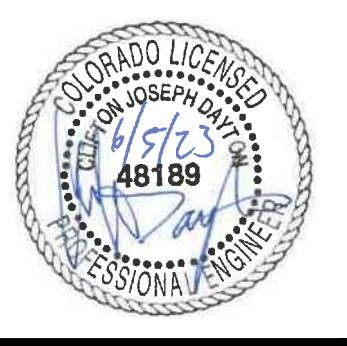


NO.	REVISION	DATE
2ND SUBMISSION		9/1/22
3RD SUBMISSION		01/17/23
4TH SUBMISSION		04/10/23



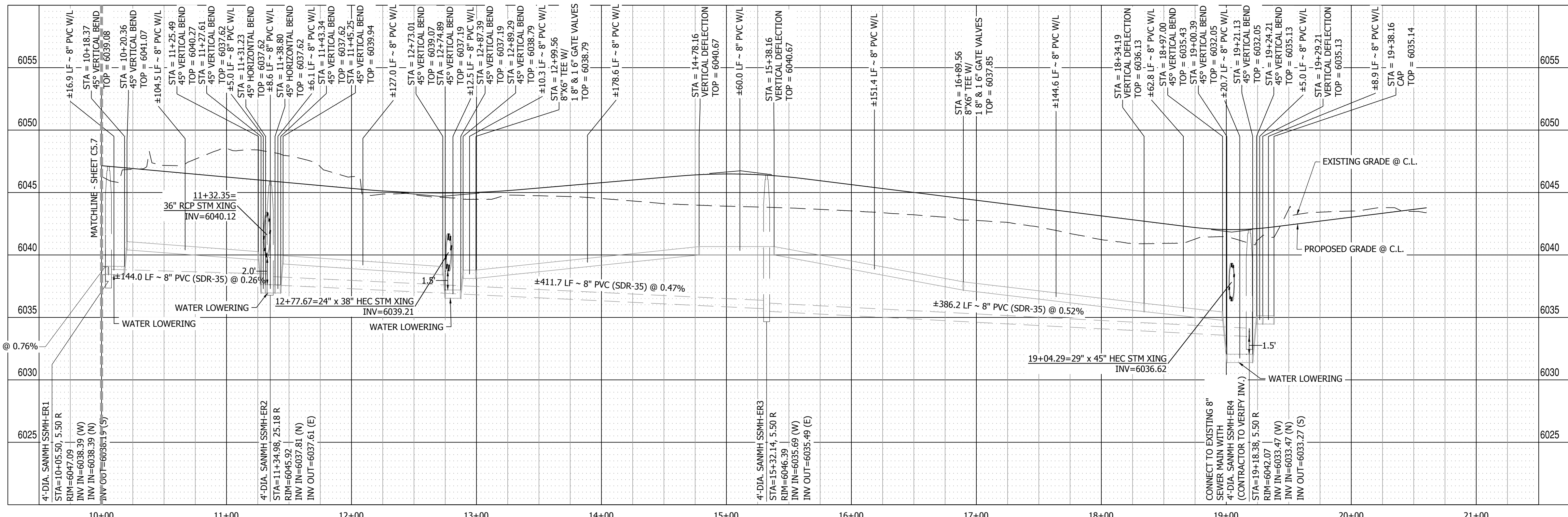
R&R ENGINEERS-SURVEYORS, INC.
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DENVER, COLORADO 80204
PHONE: 303-753-6730

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LEGEND

- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- EXISTING SANITARY SEWER PIPE



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

PATH: P:\MC2210\MAYBERRY\FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\C5.6 - SANITARY.DWG - WATER & SANITARY\EL RENO LANE - SANITARY.DWG, PLOT DATE: 6/1/2023 2:05:31 PM, BY: LINA CORDAZO

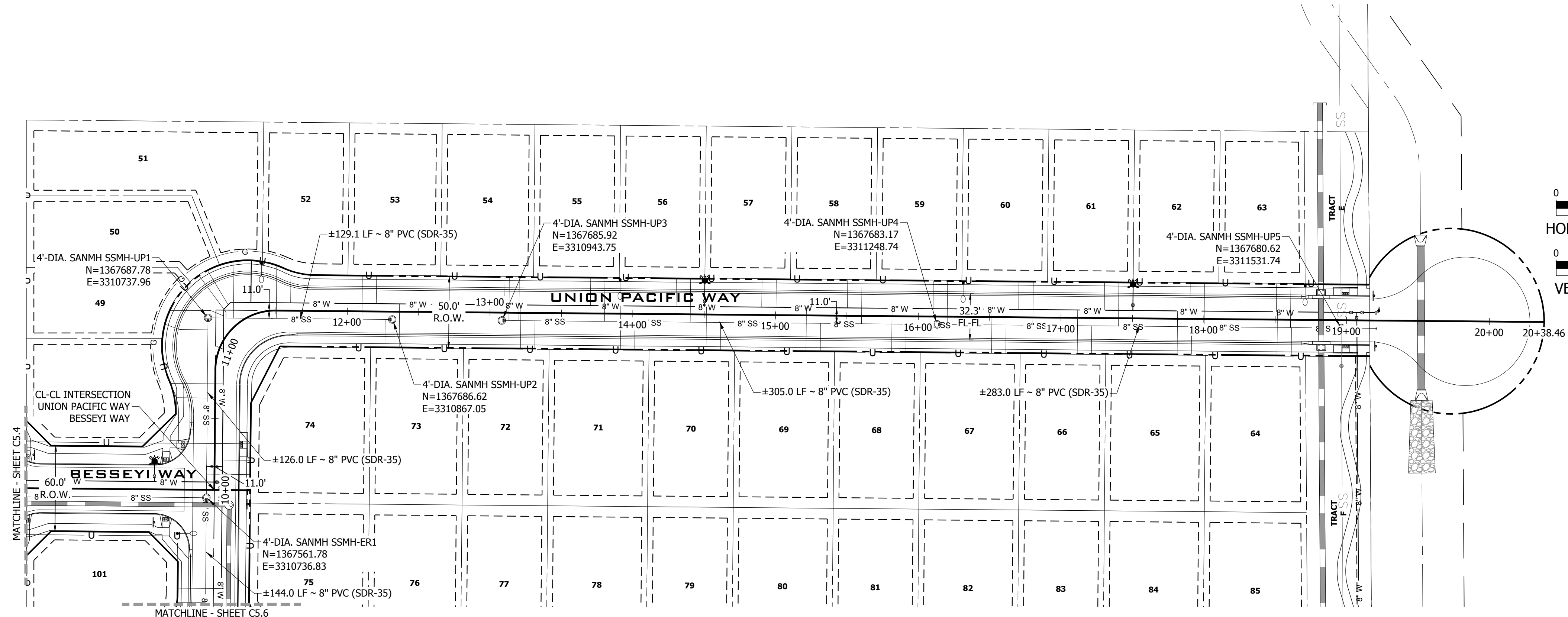
MAYBERRY PUD PH 1 - FILING NO. 3
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

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

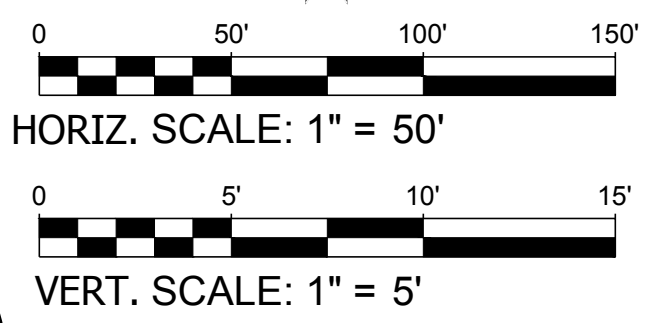
EL RENO LANE
SANITARY &
WATER PLAN

NO. **C5.6**

R&R ENGINEERS-SURVEYORS, INC. DRAWINGS: P:\ASSETS\DRAWINGS\PROJECTS\2022\2022-02-05_PACIFIC WAY SANITARY PLAN AND PROFILE - MAYBERRY PUD PH1 - FILING NO. 3



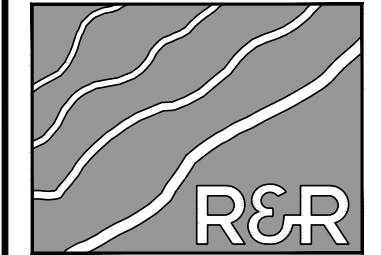
UNION PACIFIC WAY SANITARY PLAN VIEW
SCALE: 1" = 50'



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

FILING 3 KEY MAP
N.T.S.

NO.	REVISION	DATE
2ND SUBMISSION		9/1/22
3RD SUBMISSION		01/17/23
4TH SUBMISSION		04/10/23



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

WWW.RRENGINERS.COM

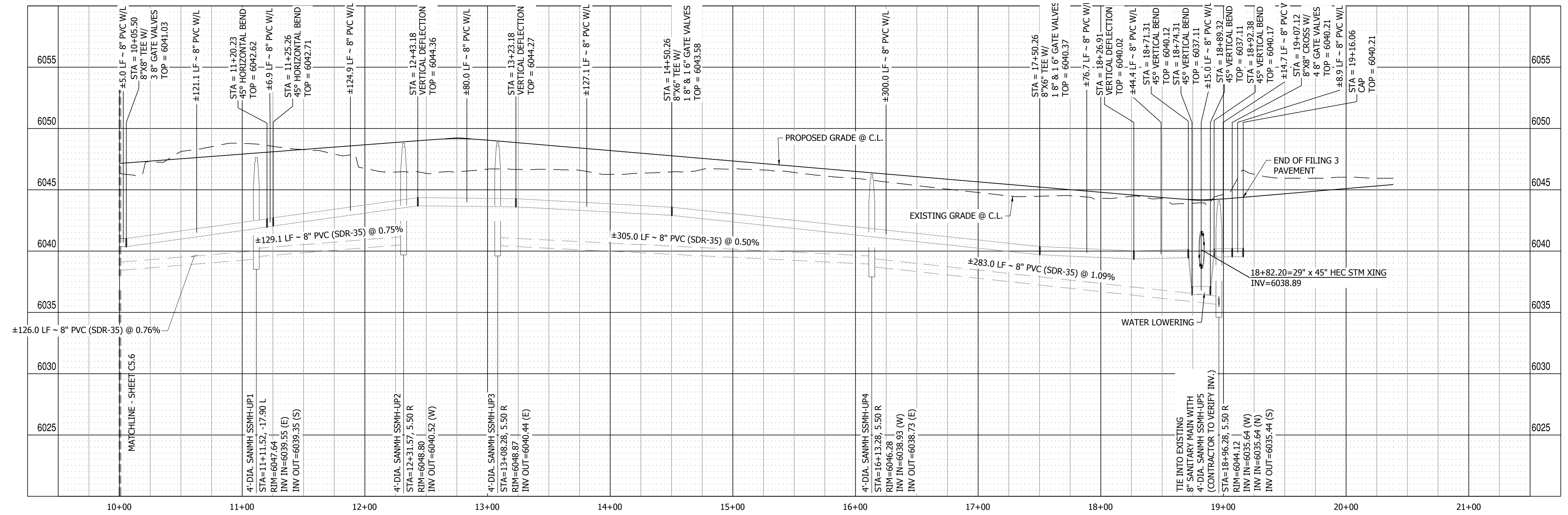


MAYBERRY PUD PH1 - FILING NO. 3
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

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

UNION PACIFIC WAY SANITARY & WATER

NO. **C5.7**



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

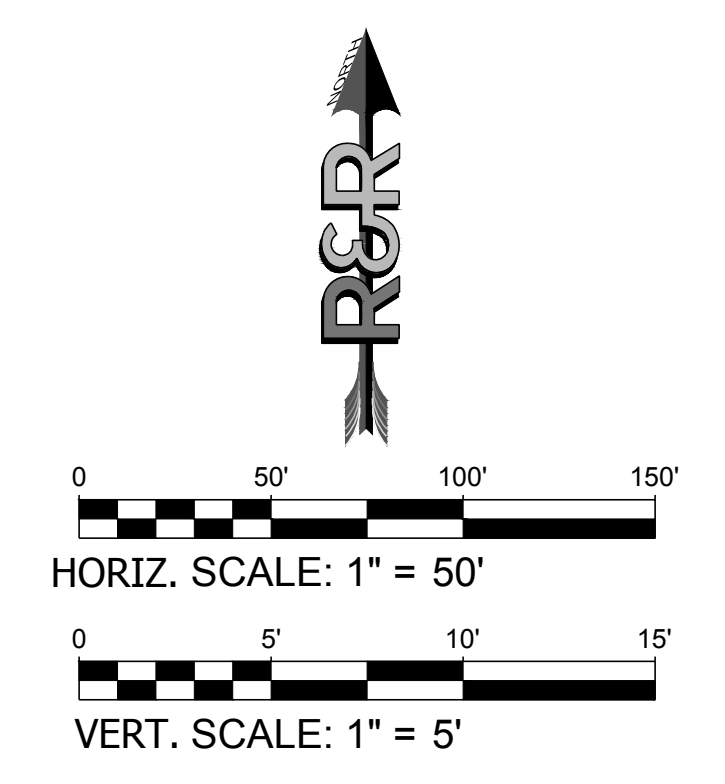
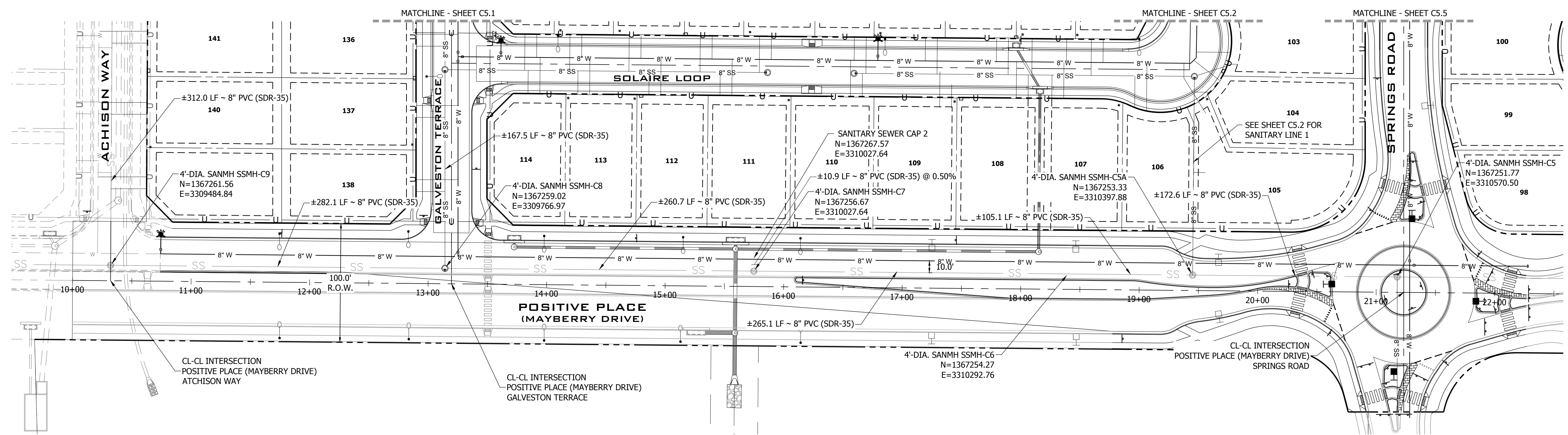
LEGEND

	PROPOSED WATER PIPE
	EXISTING WATER PIPE
	EXISTING SANITARY SEWER PIPE

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

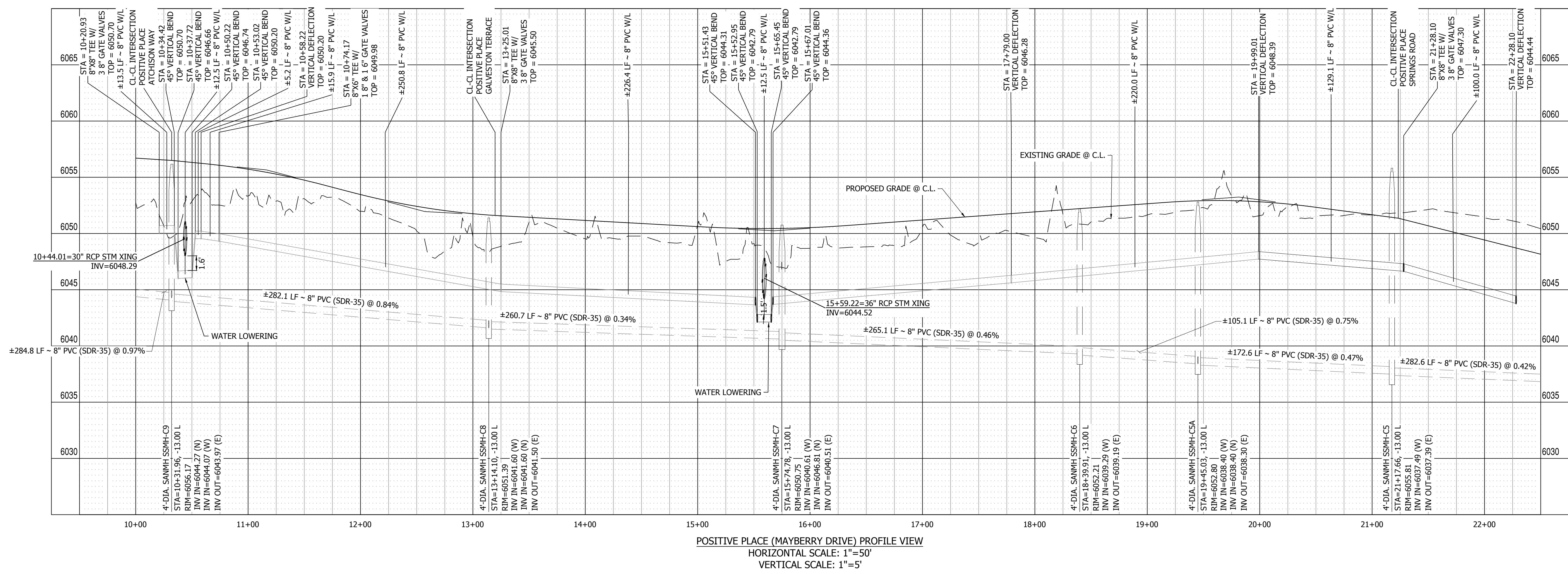
FILING 3 KEY MAP
N.T.S.

NO.	REVISION	DATE
2ND SUBMISSION		9/1/22
3RD SUBMISSION		01/17/23
4TH SUBMISSION		04/10/23



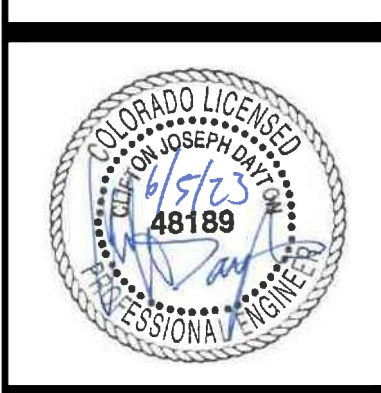
LEGEND

	PROPOSED WATER PIPE
	EXISTING WATER PIPE
	EXISTING SANITARY SEWER PIPE



R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
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 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

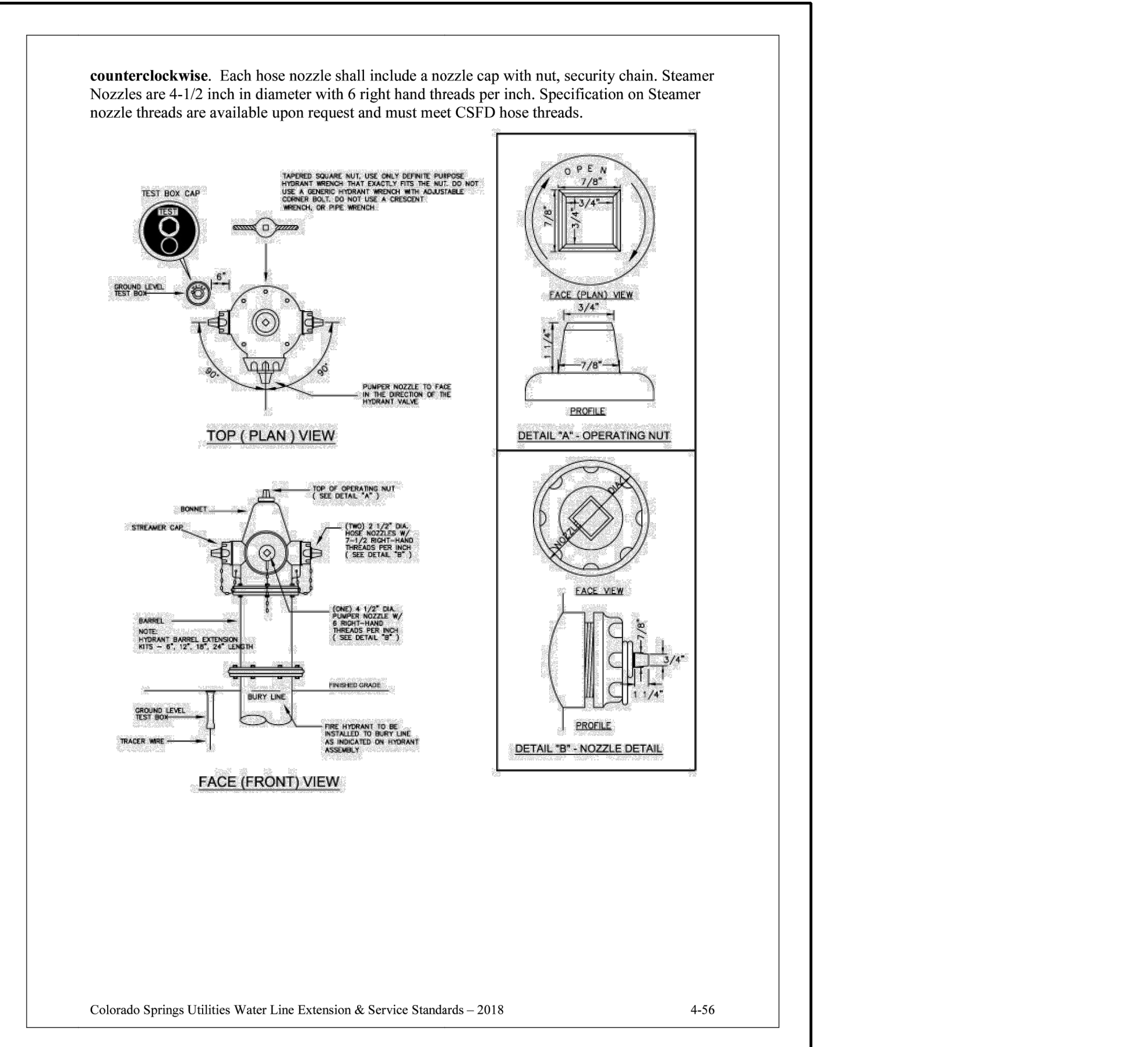
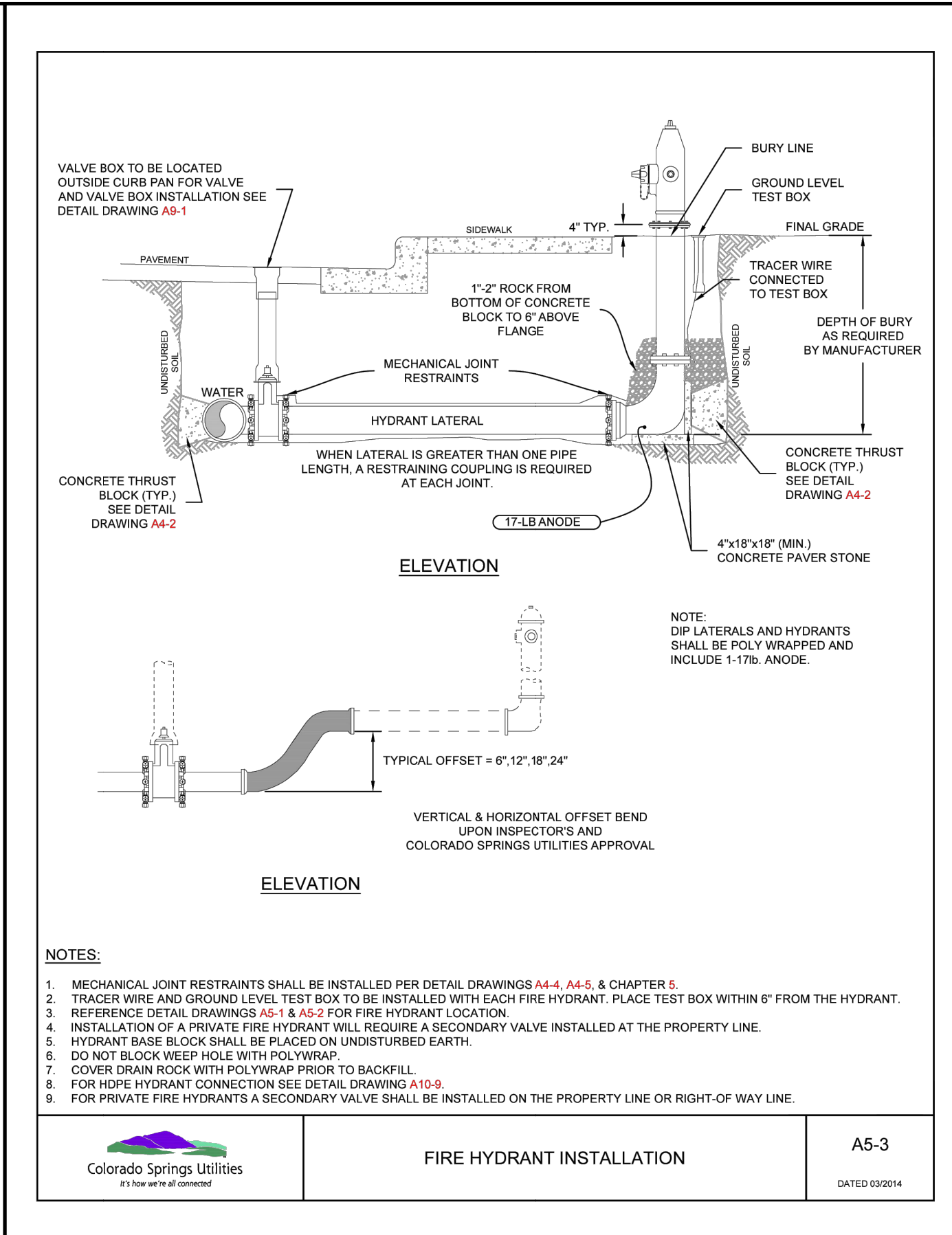
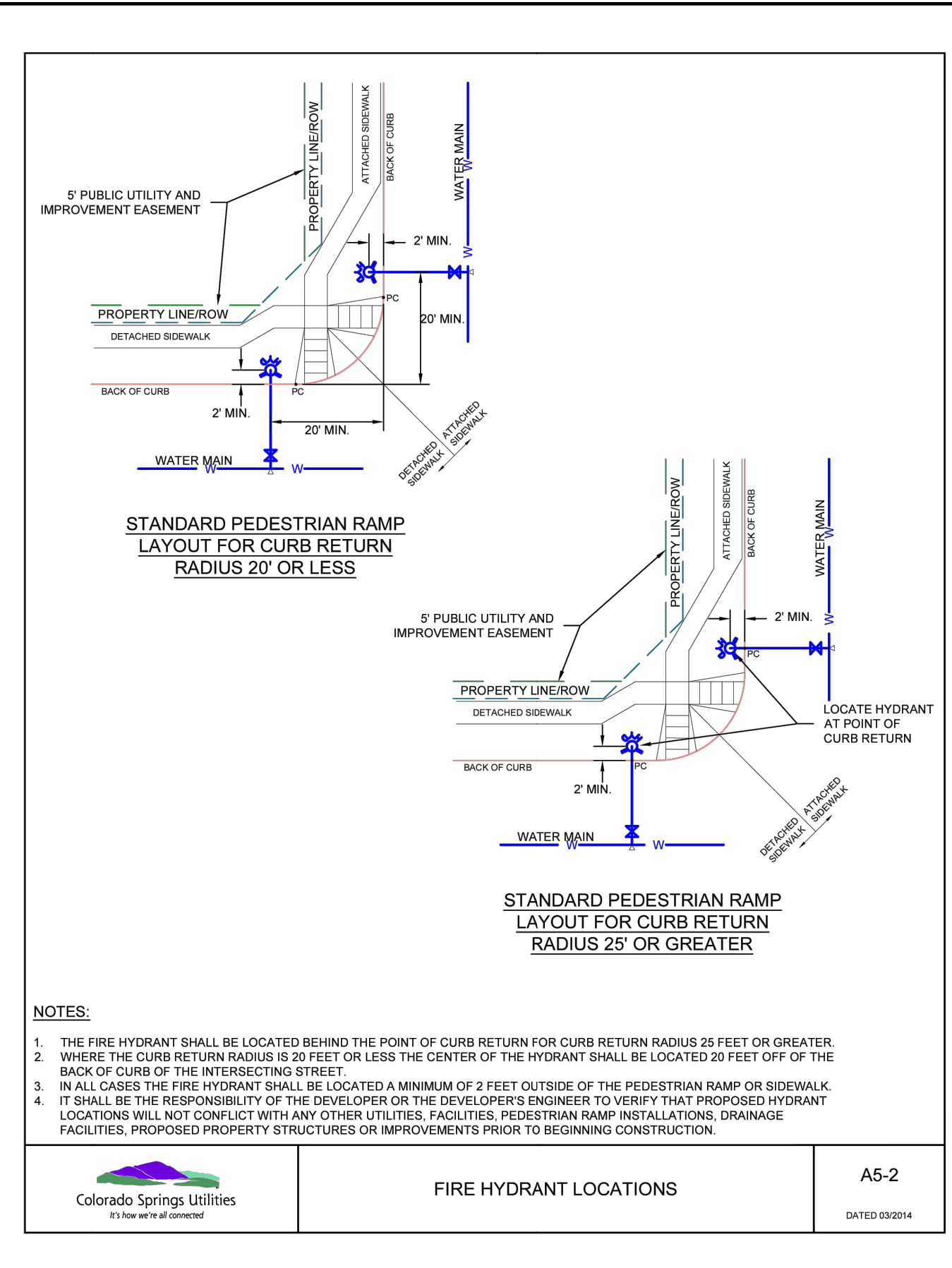
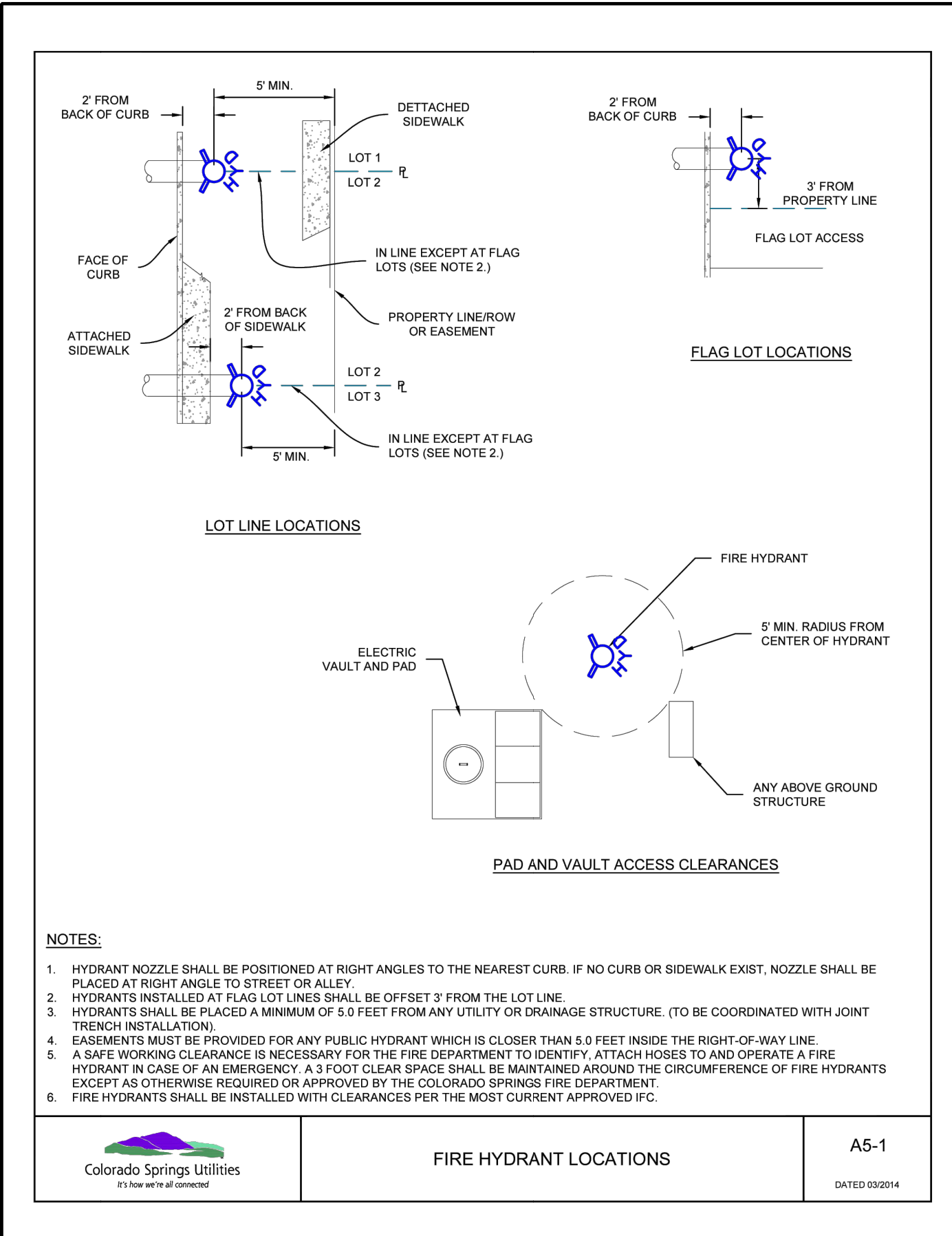
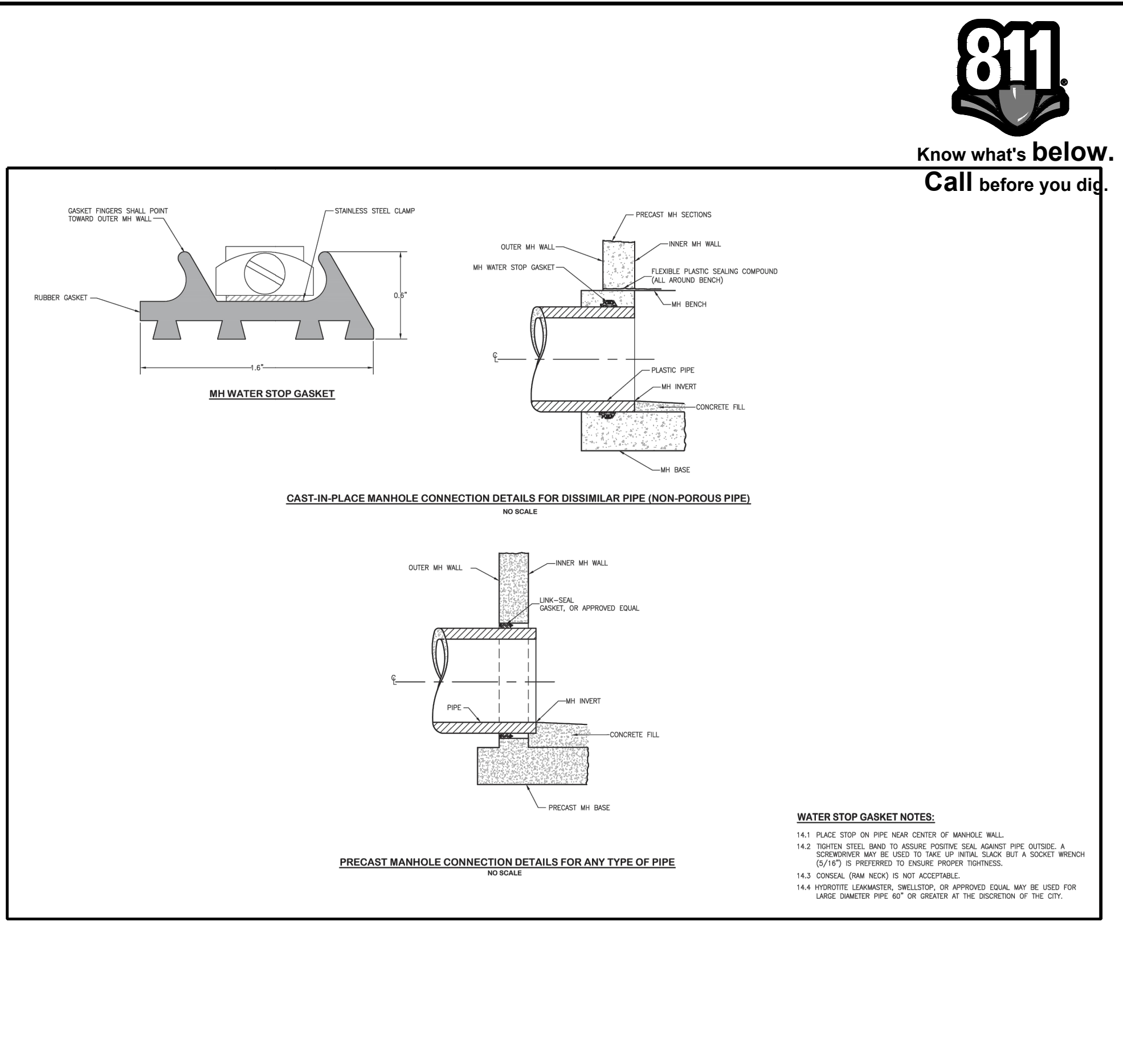
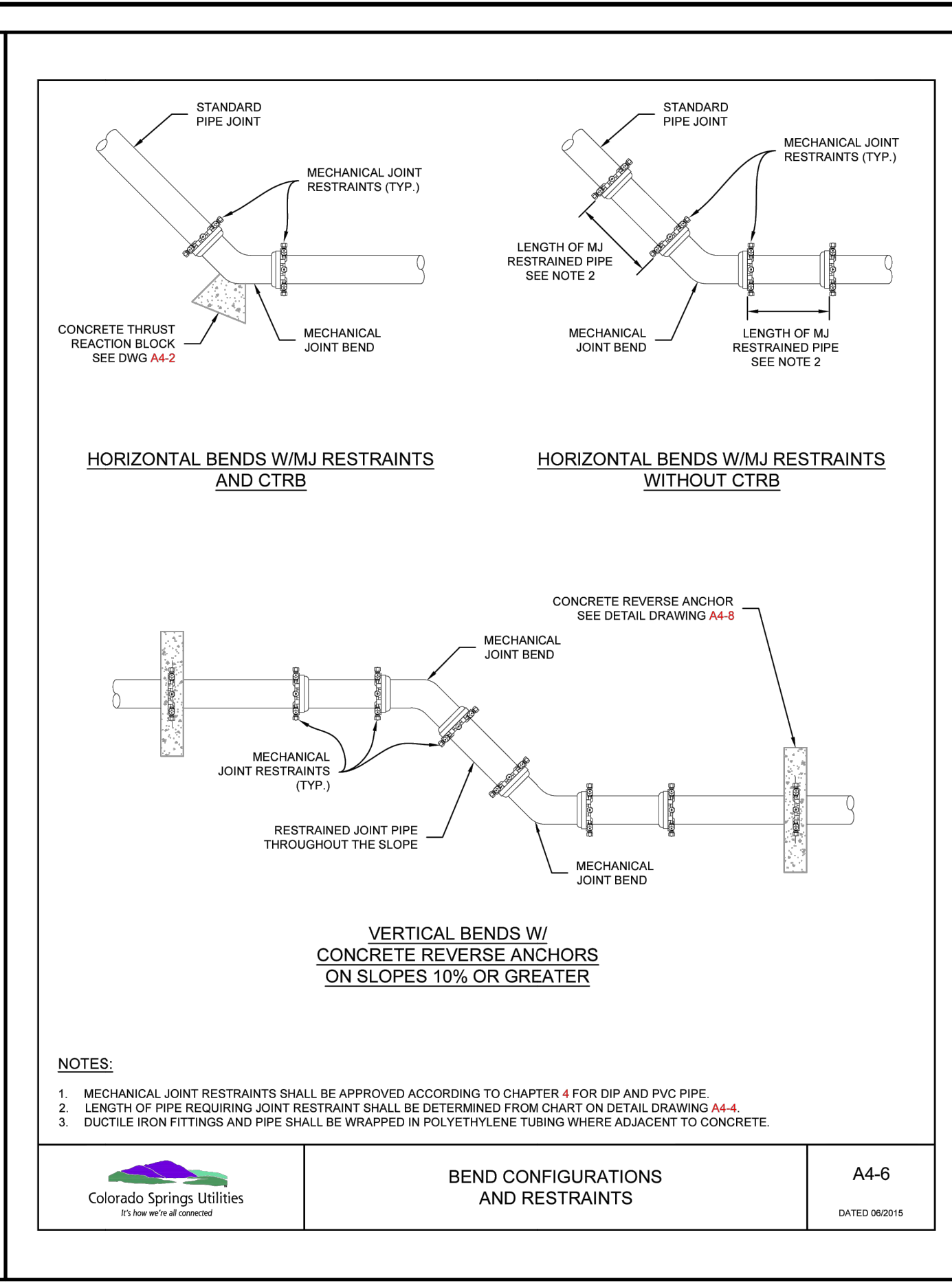
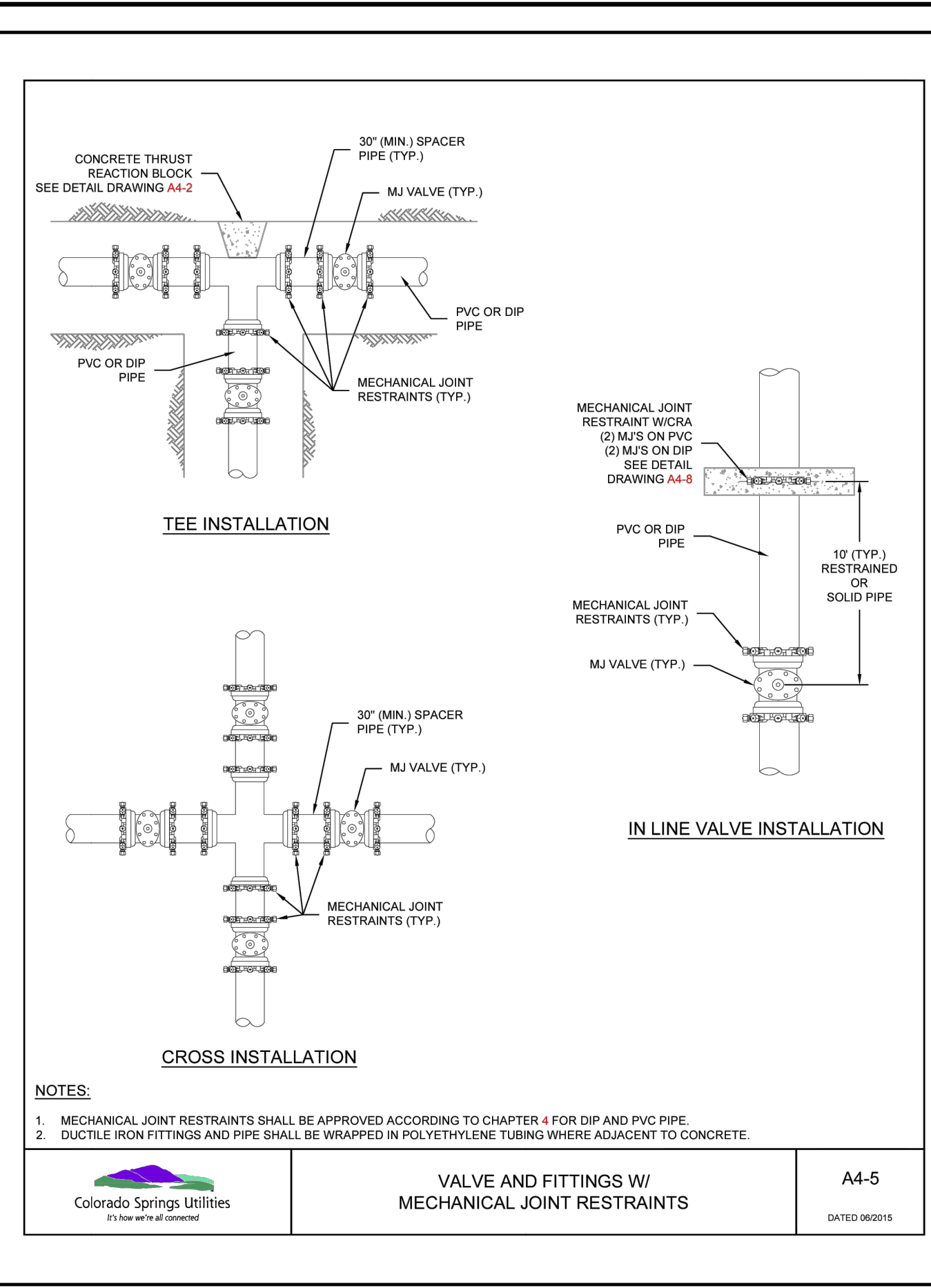
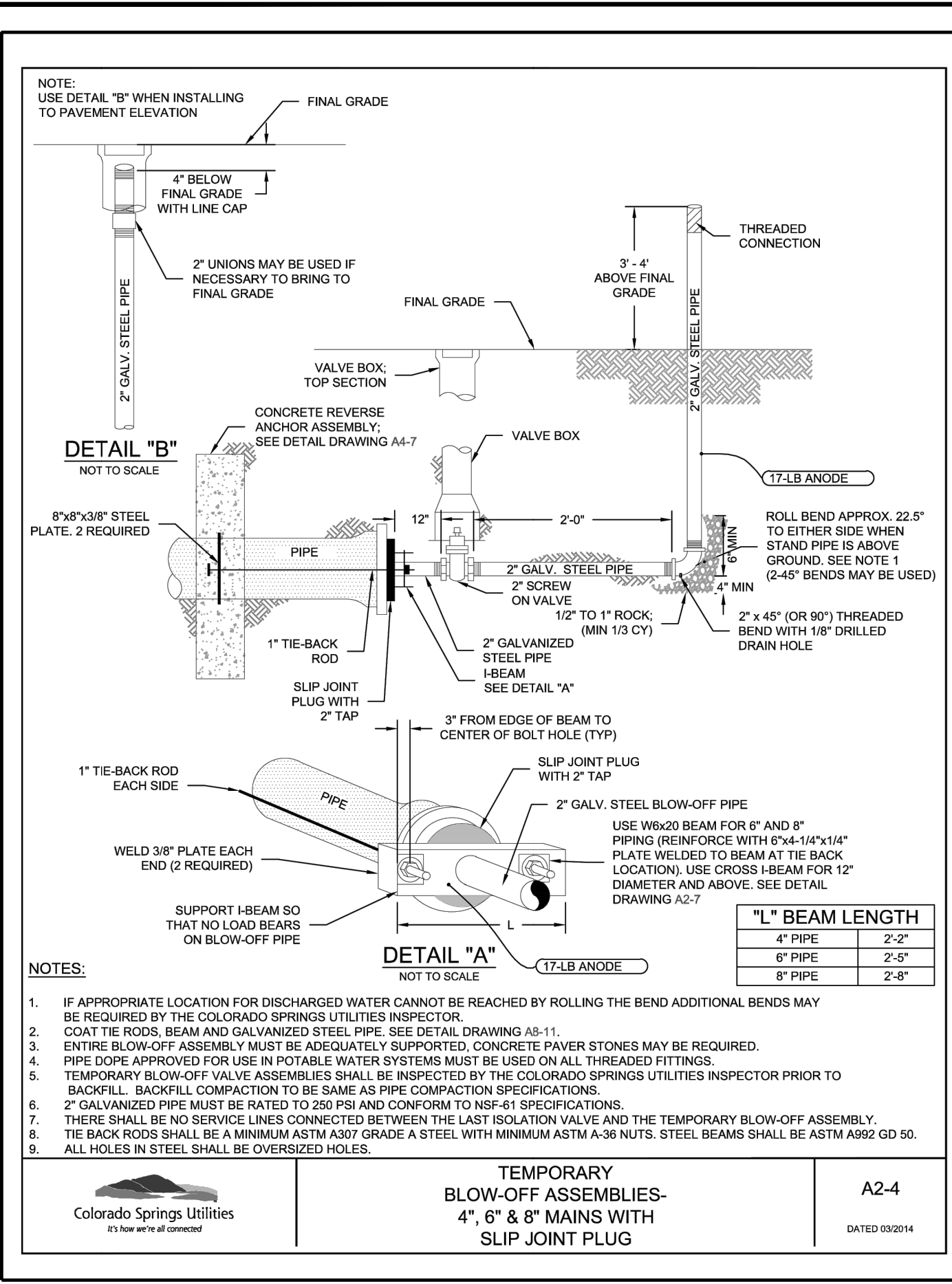
CONSTRUCTION DOCUMENTS

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

POSITIVE PLACE (MAYBERRY DR) 9+00 TO 22+50 SANITARY & WATER

NO. **C5.8**

PATH: P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLAN\SDS - WATER & SANITARY\MAYBERRY DRIVE - SANITARY DWG. PLOT DATE: 6/7/2023 2:03:19 PM BY: LKIN_GORDON



REVISION

NO.	DATE	BY
2ND SUBMISSION	9/1/22	
3RD SUBMISSION	01/17/23	
4TH SUBMISSION	04/10/23	

CONSTRUCTION DOCUMENTS

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

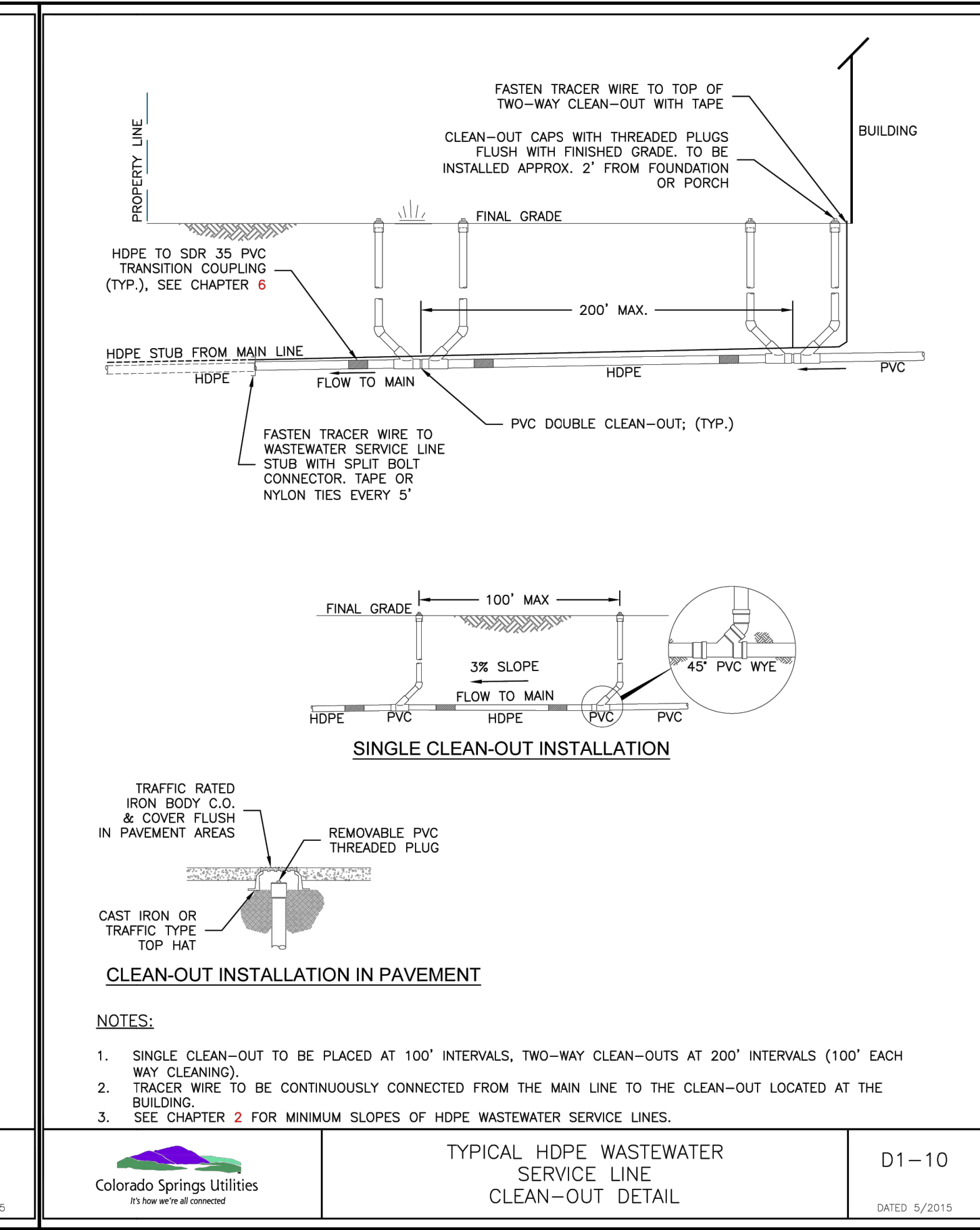
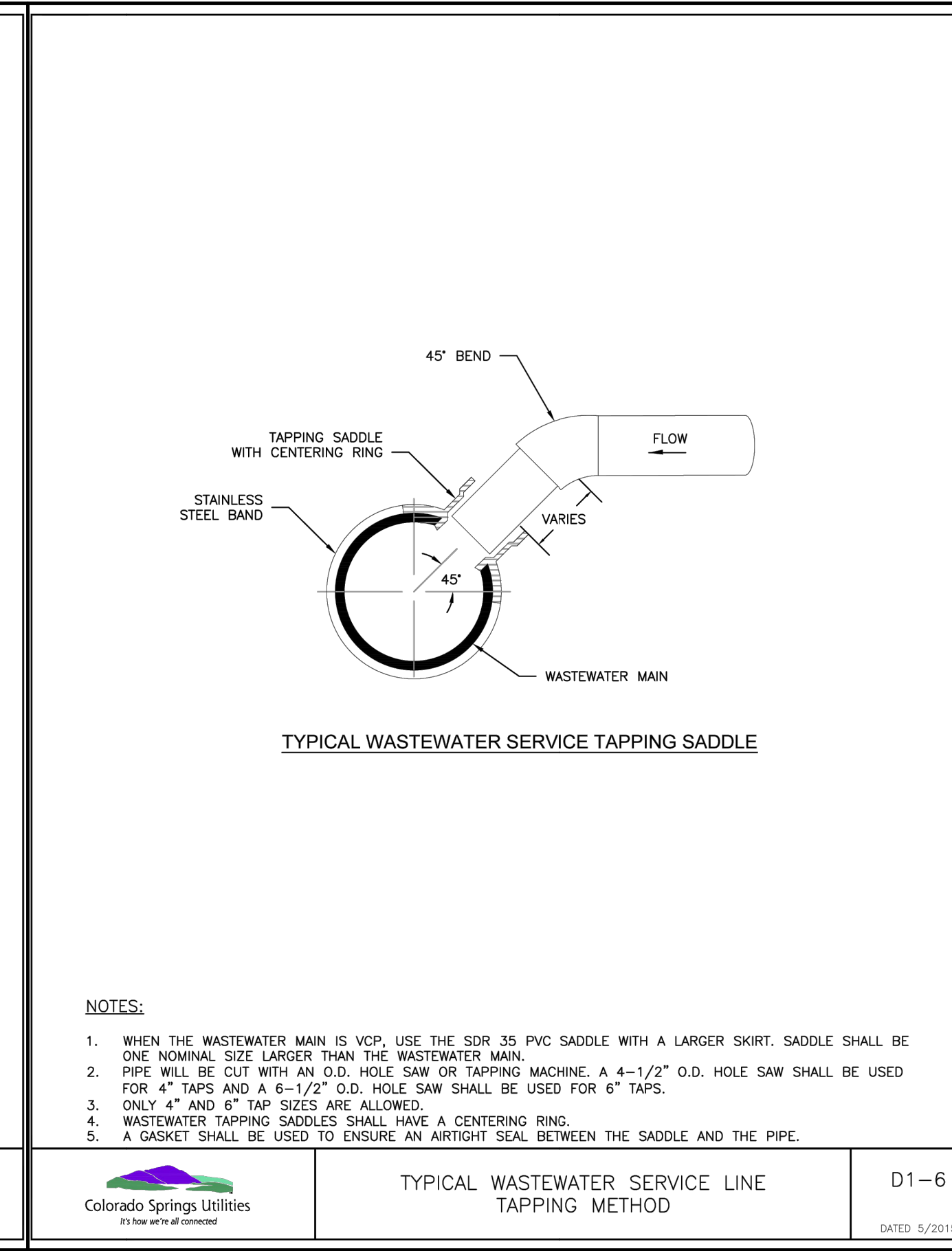
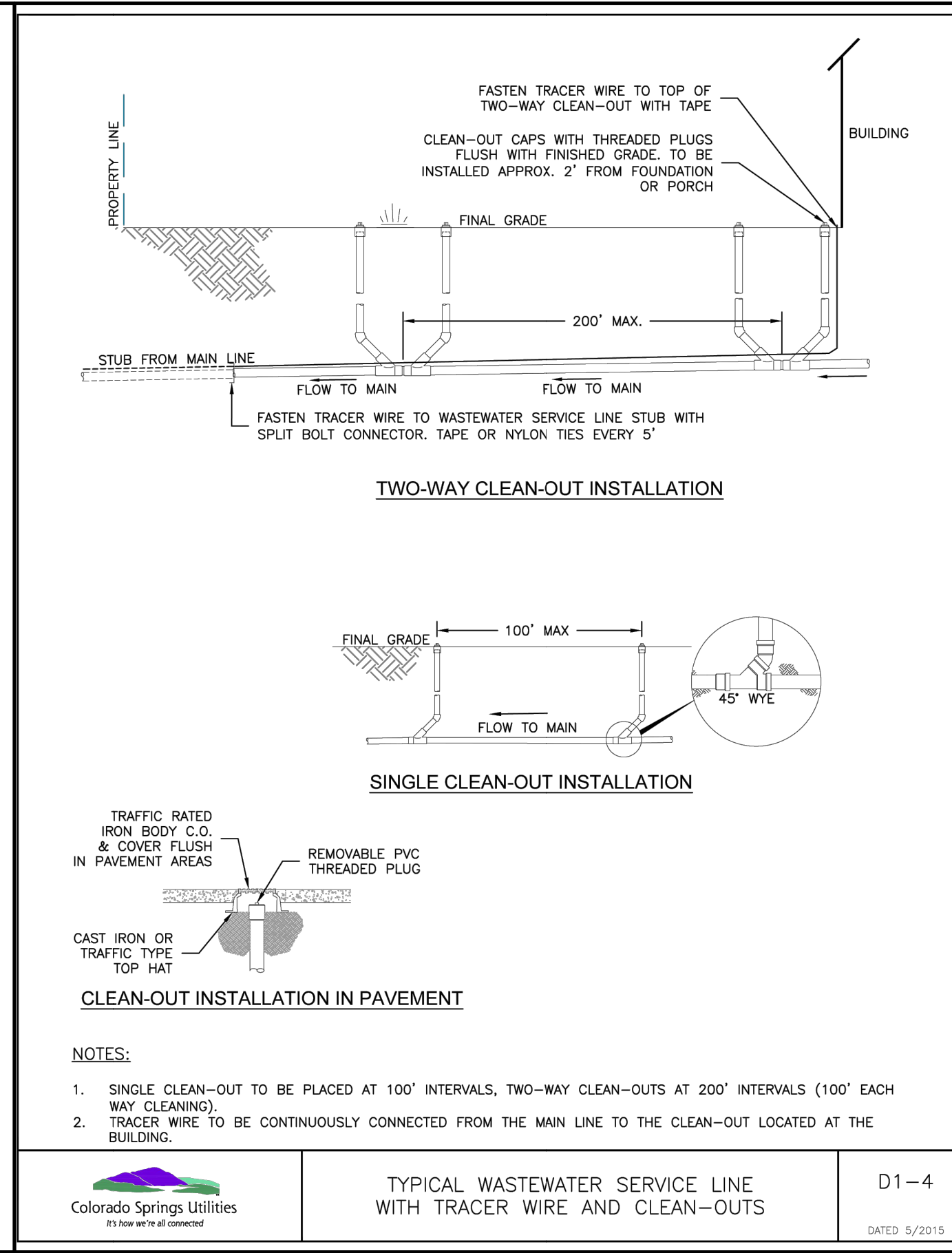
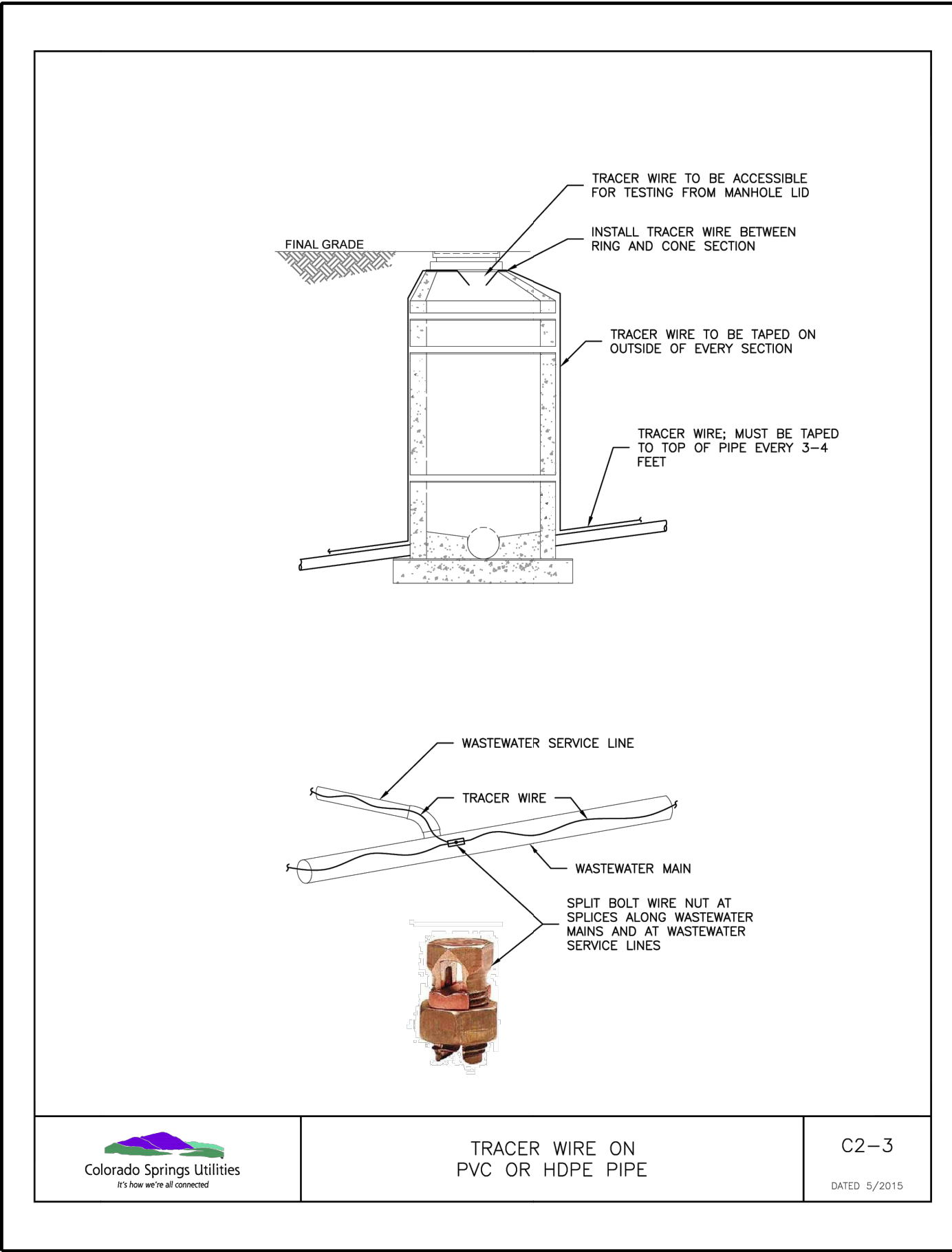
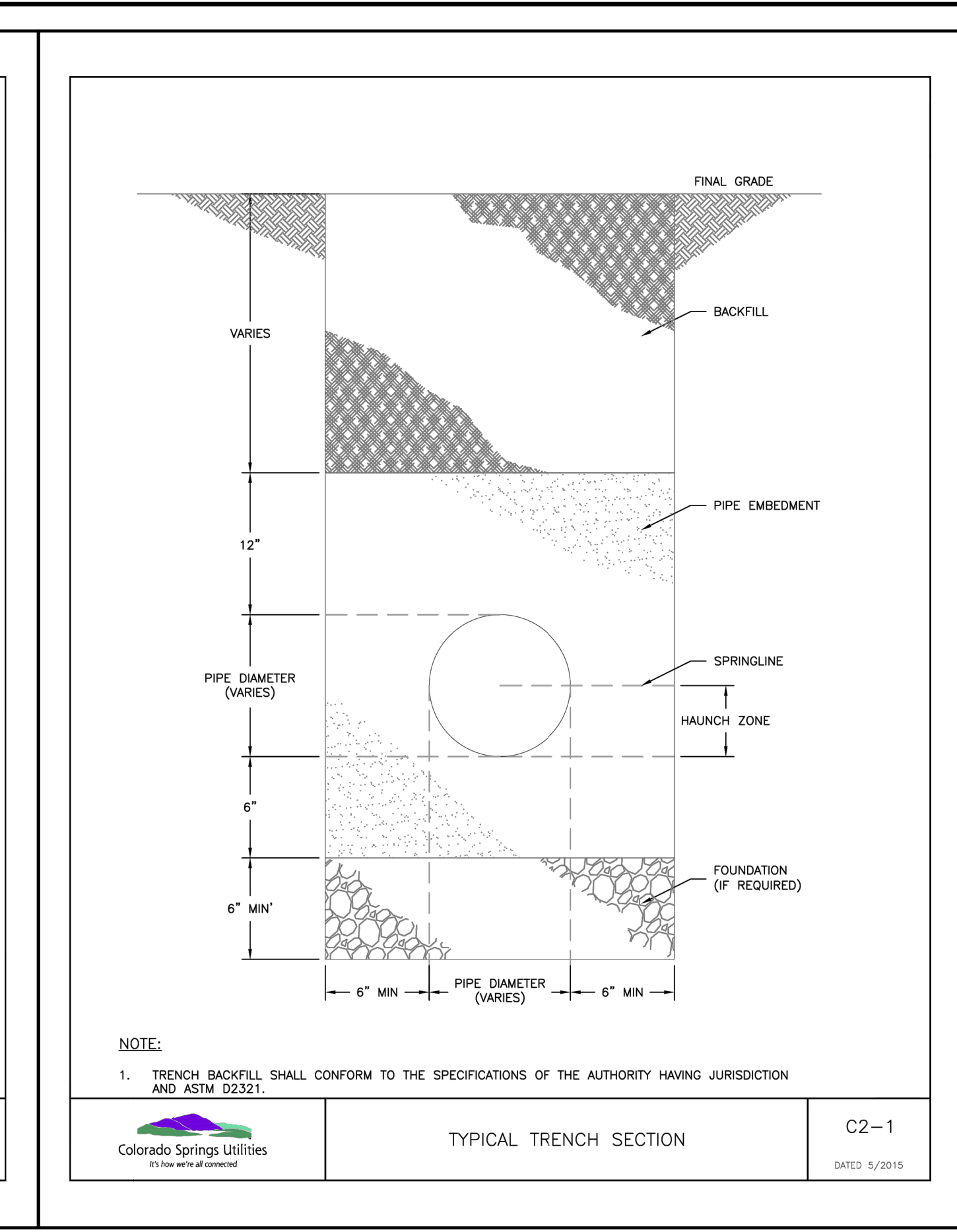
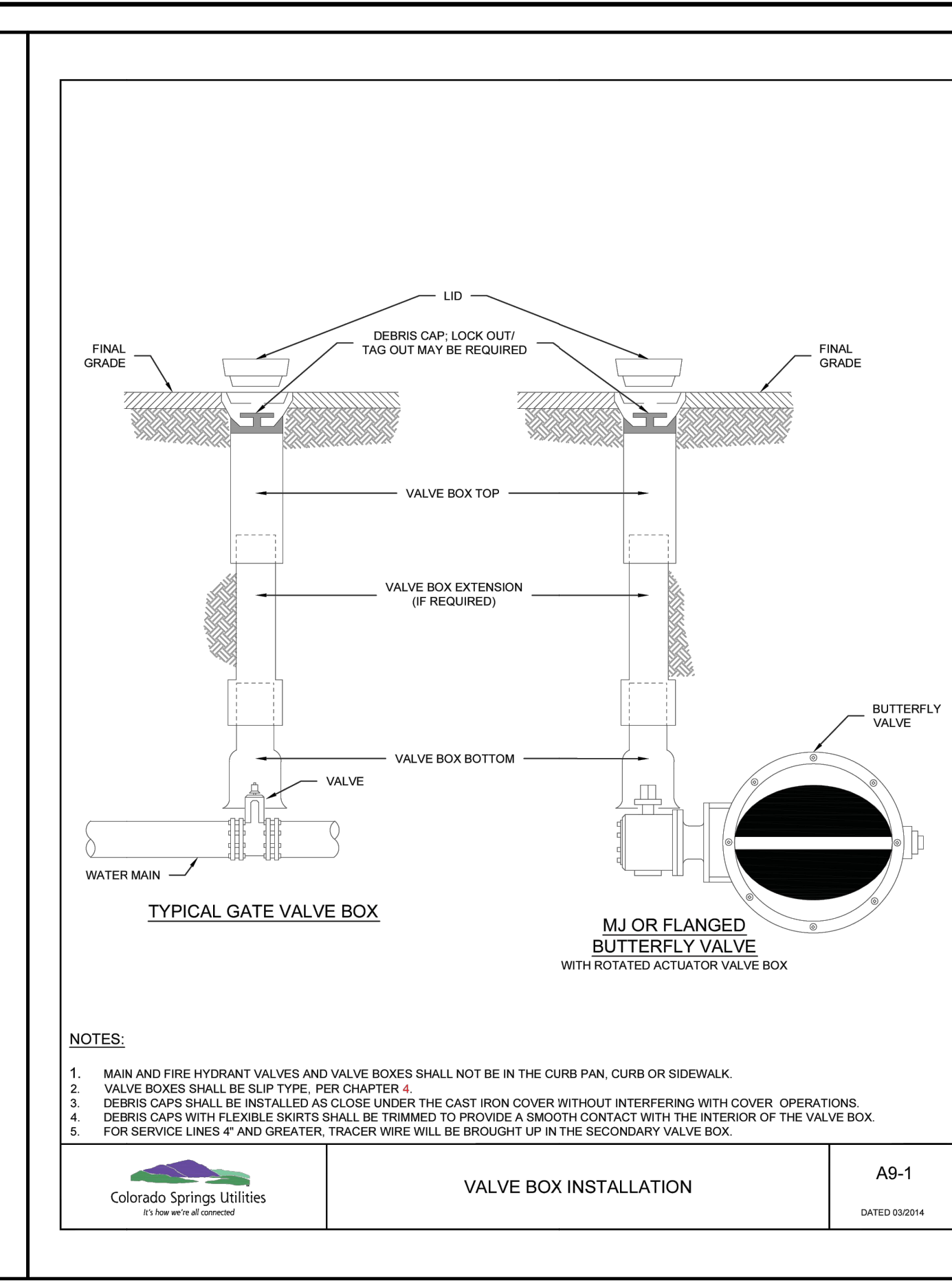
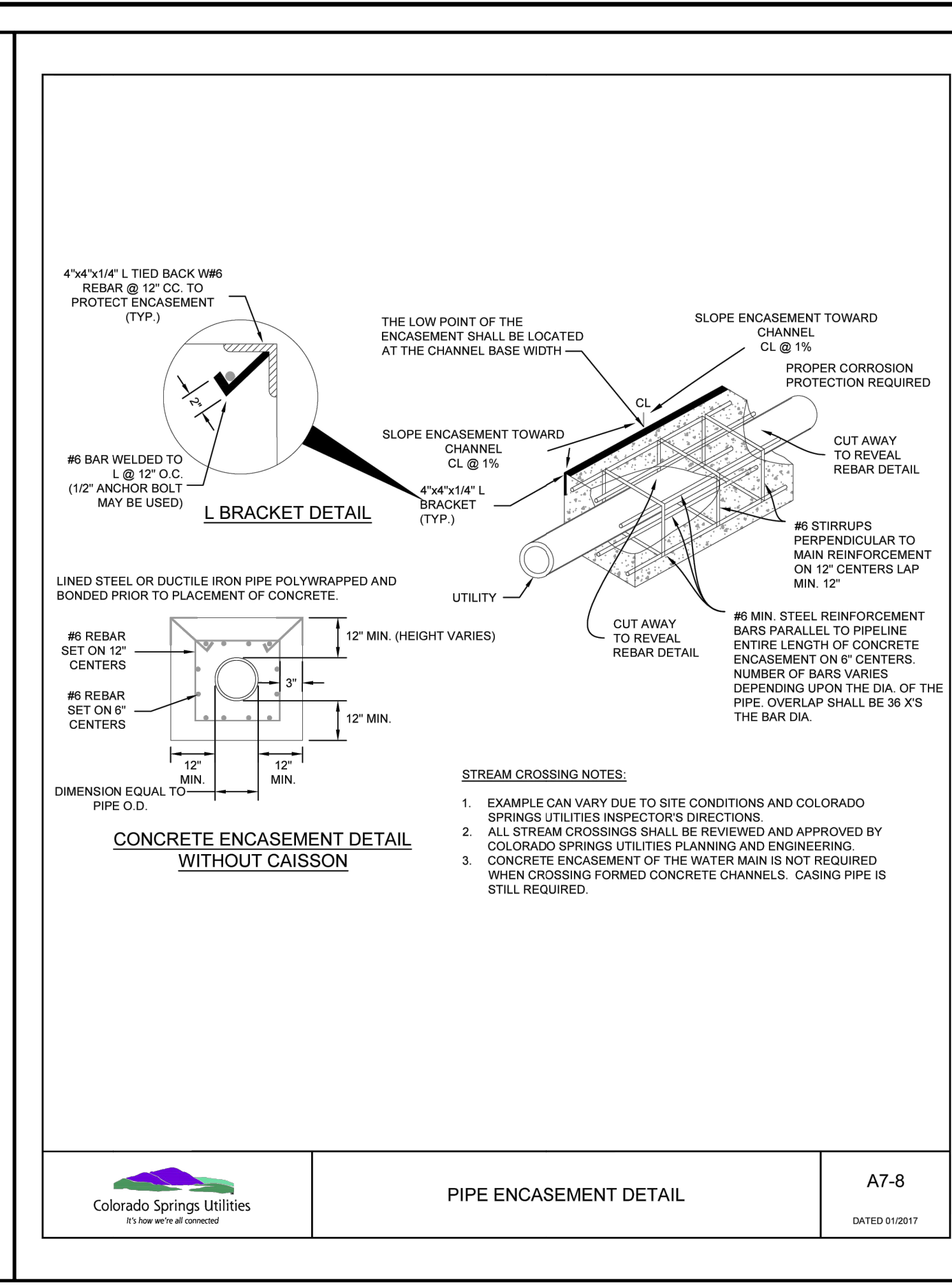
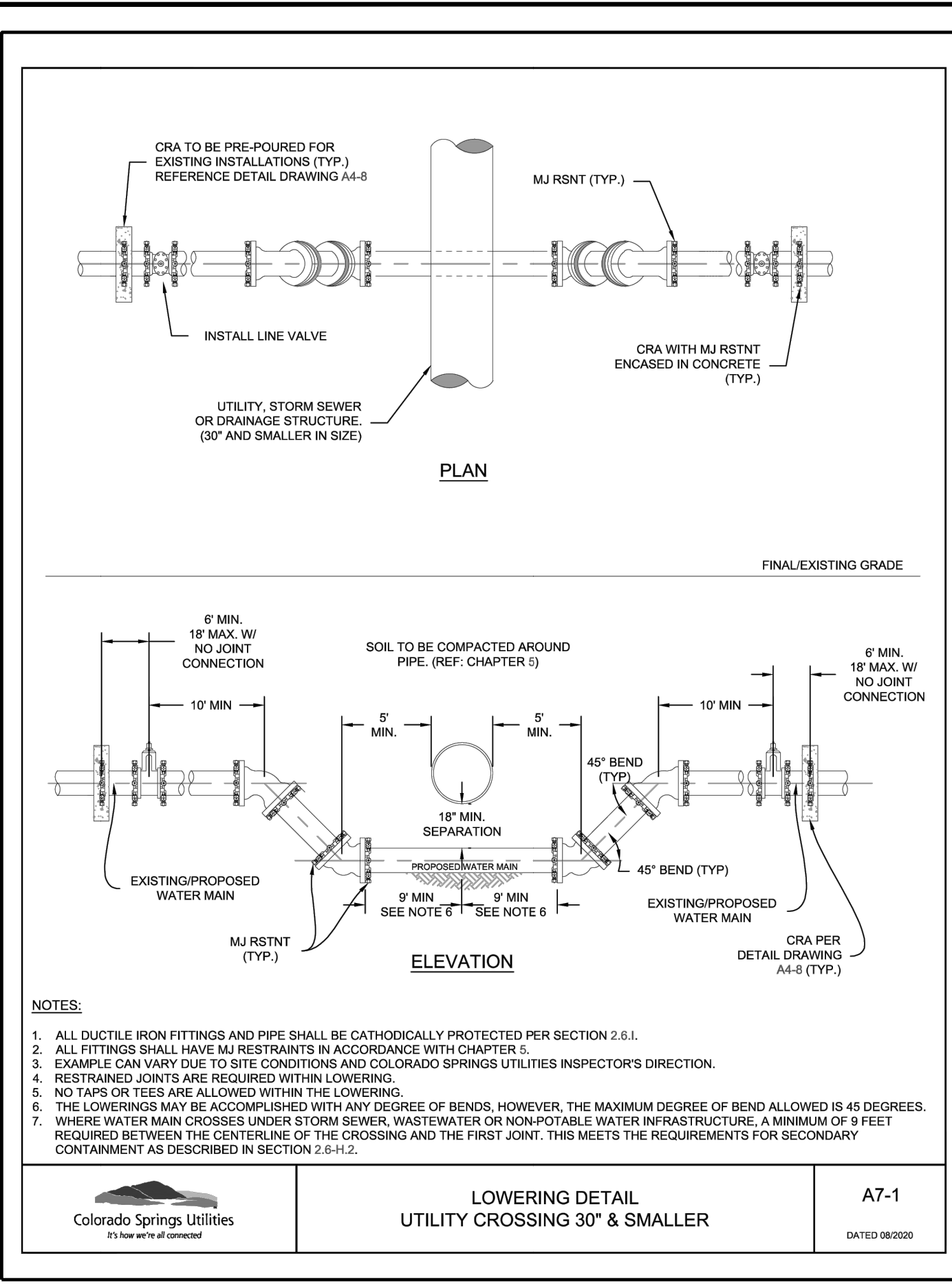
UTILITY DETAILS

NO. **C5.9**

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

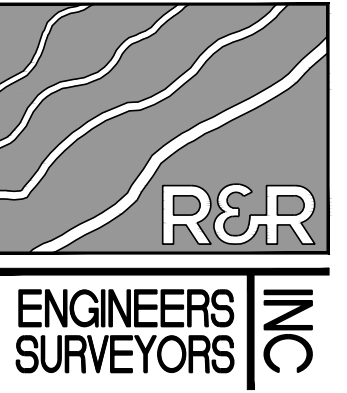
MAYBERRY PUD PH 1 - FILING NO. 3
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

Colorado Licensed Professional Engineer
15763
48189
RESIDENTIAL



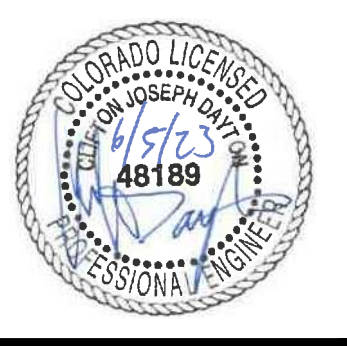
811
Know what's below.
Call before you dig.

NO.	REVISION	DATE
2ND SUBMISSION		9/1/22
3RD SUBMISSION		01/17/23
4TH SUBMISSION		04/10/23



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

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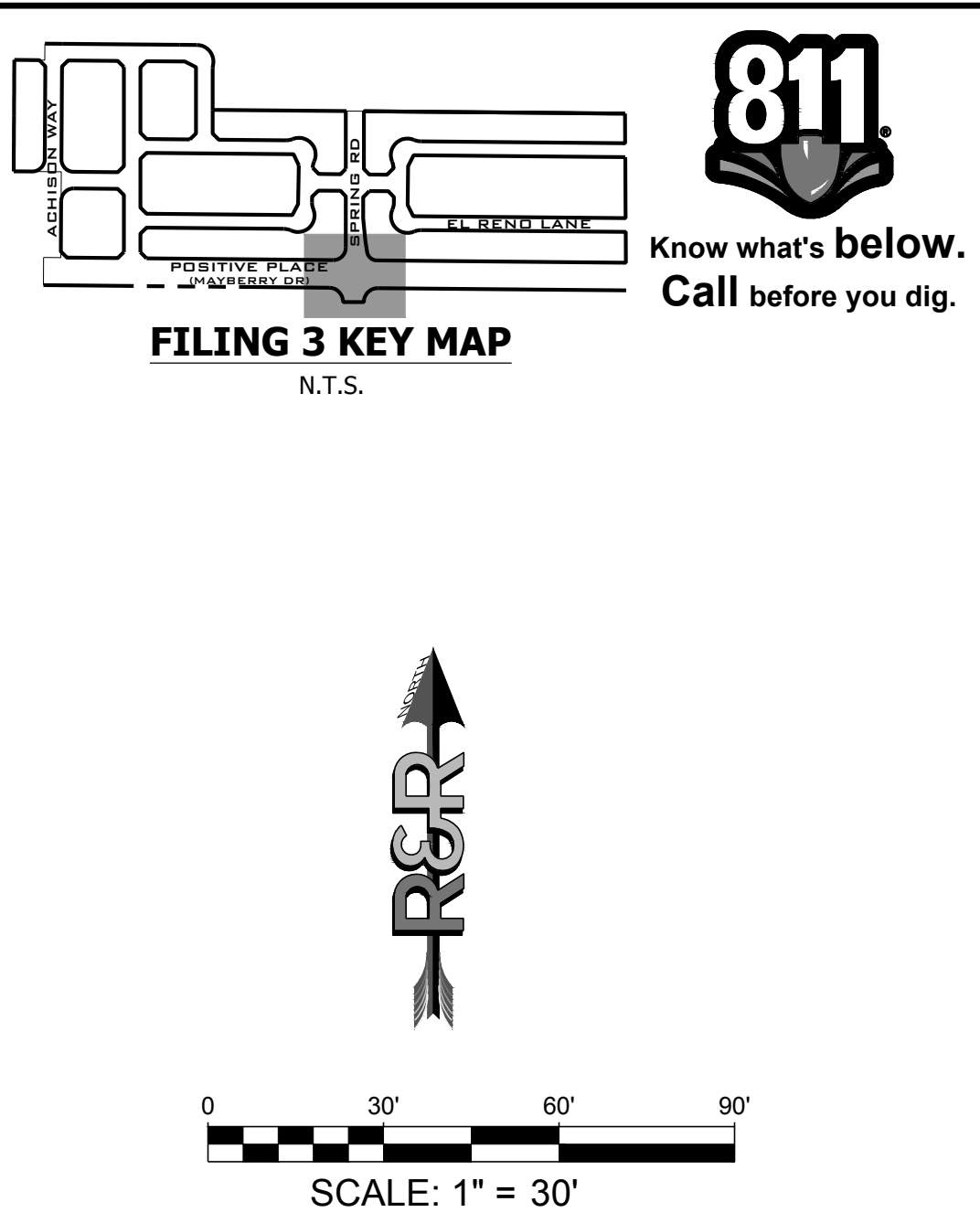
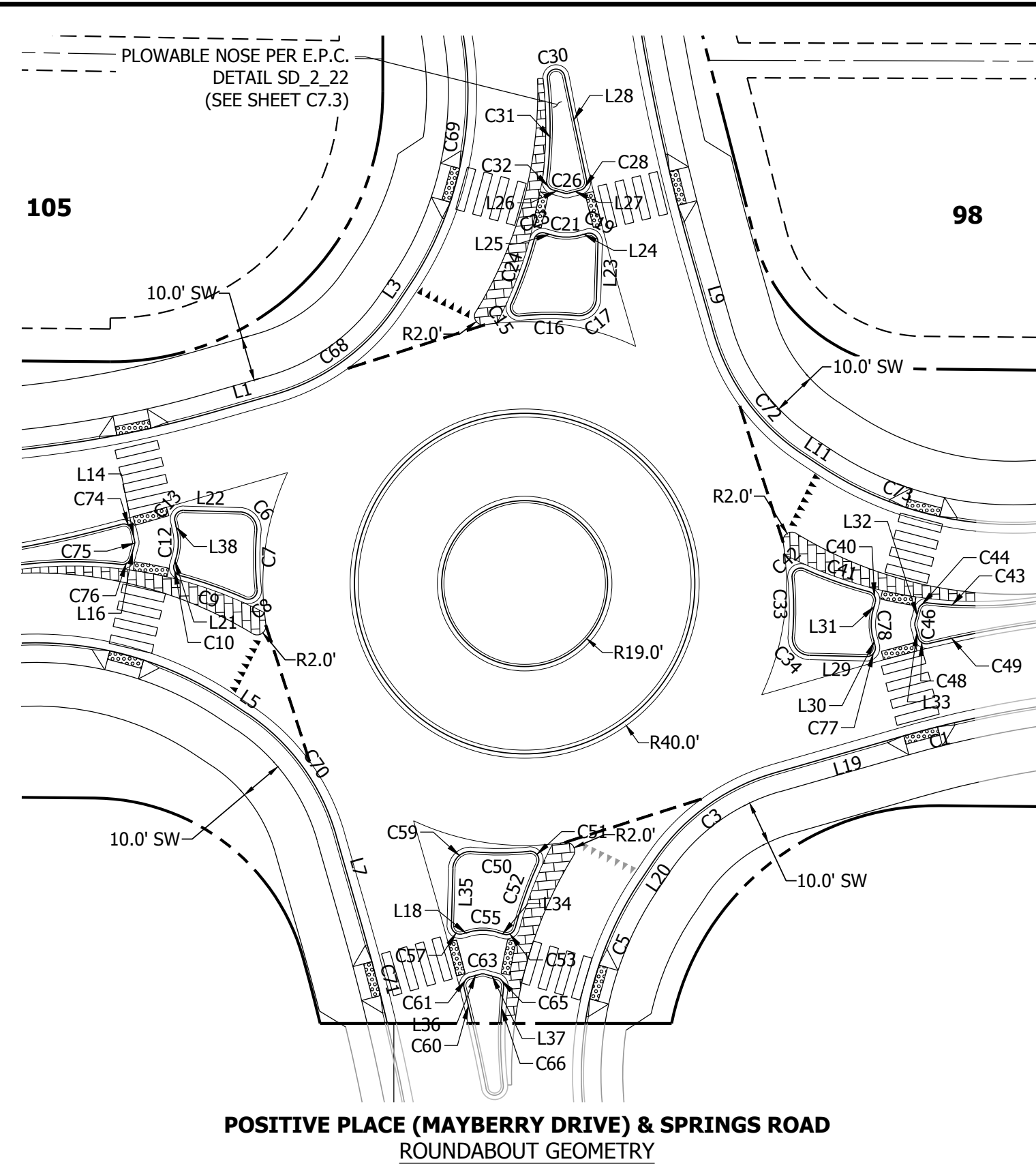
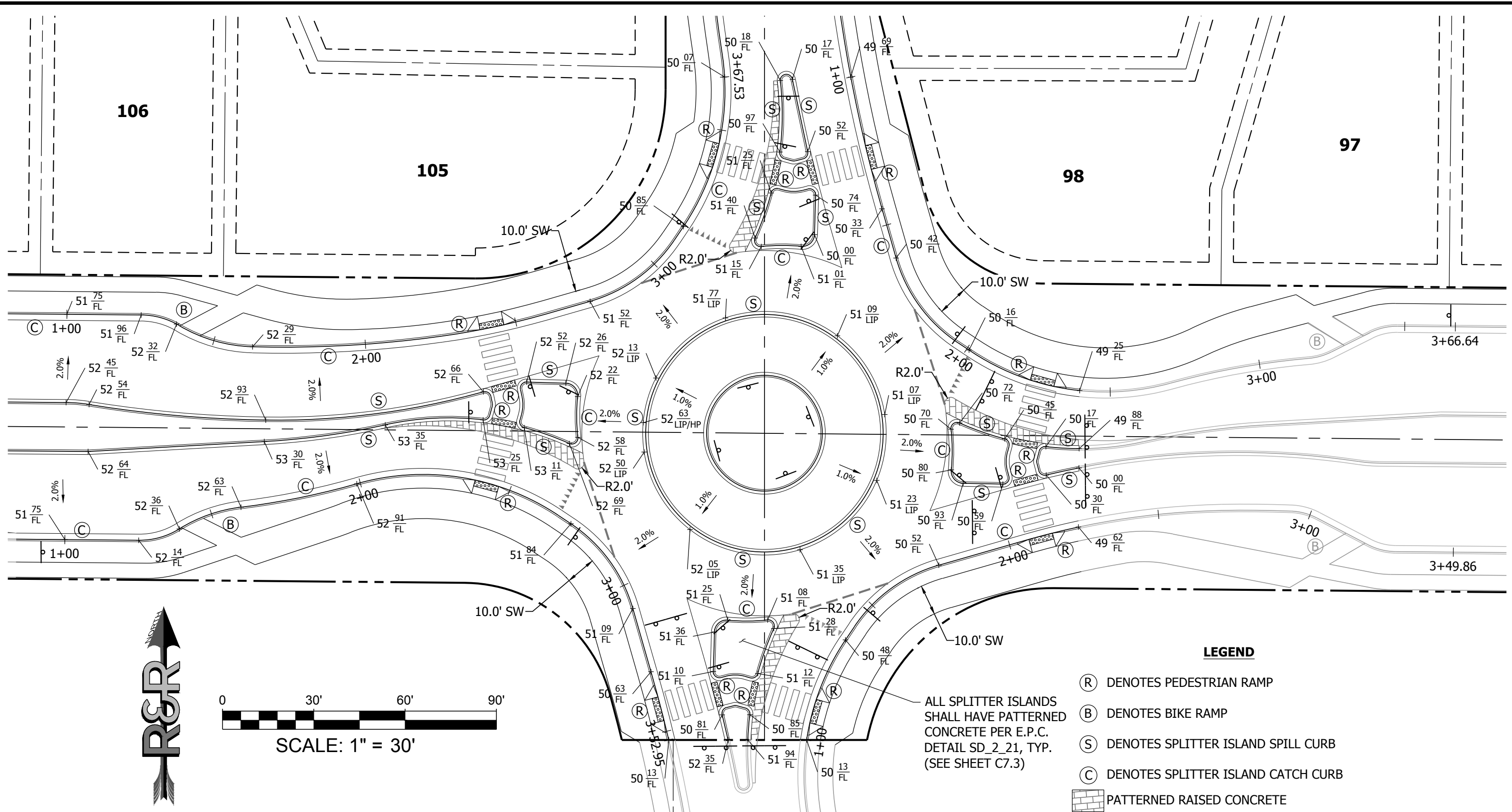
MAYBERRY PUD PH1 - FILING NO. 3
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

SITE ADDRESS: PREPARED FOR:

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

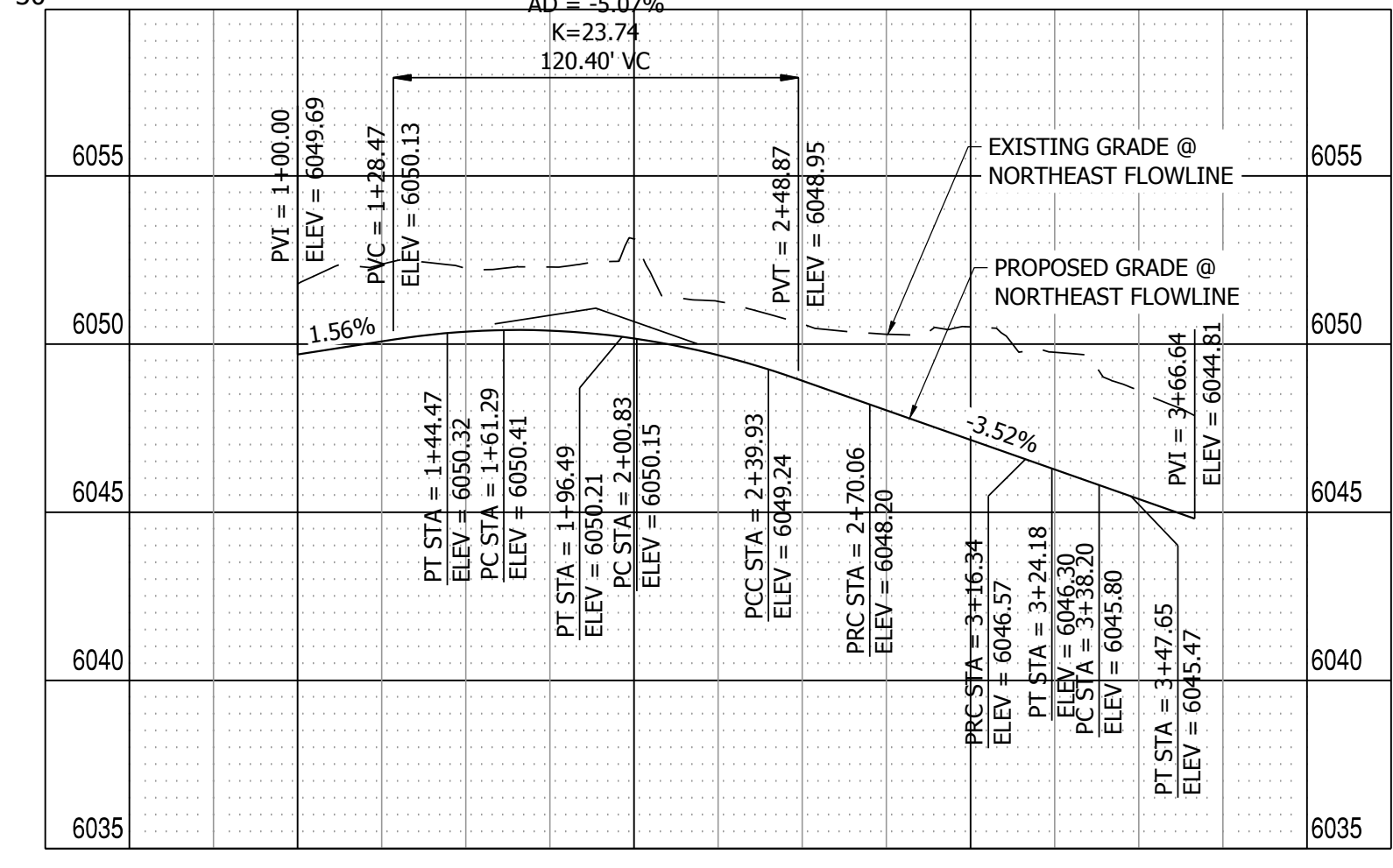
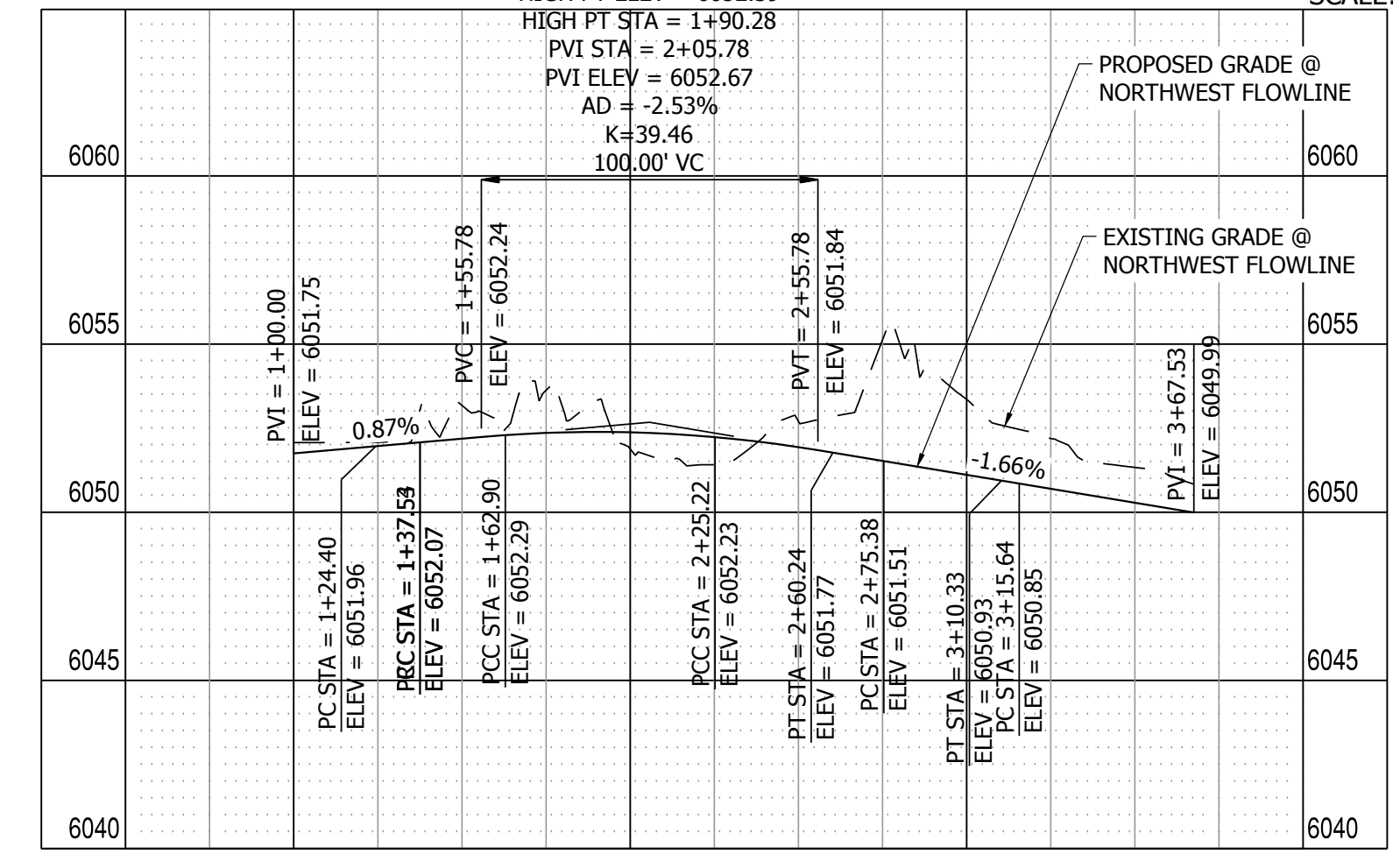
UTILITY DETAILS

NO. C5.10



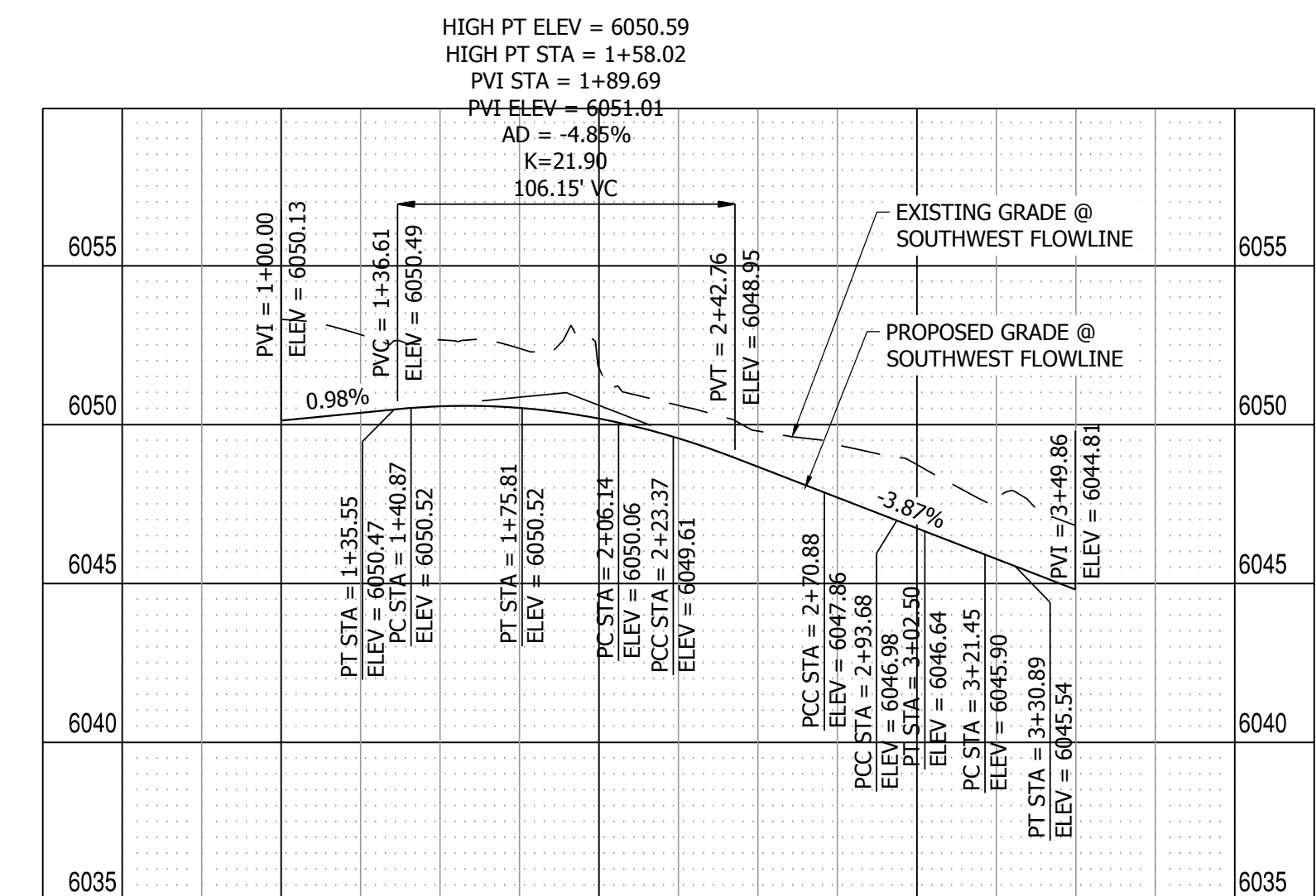
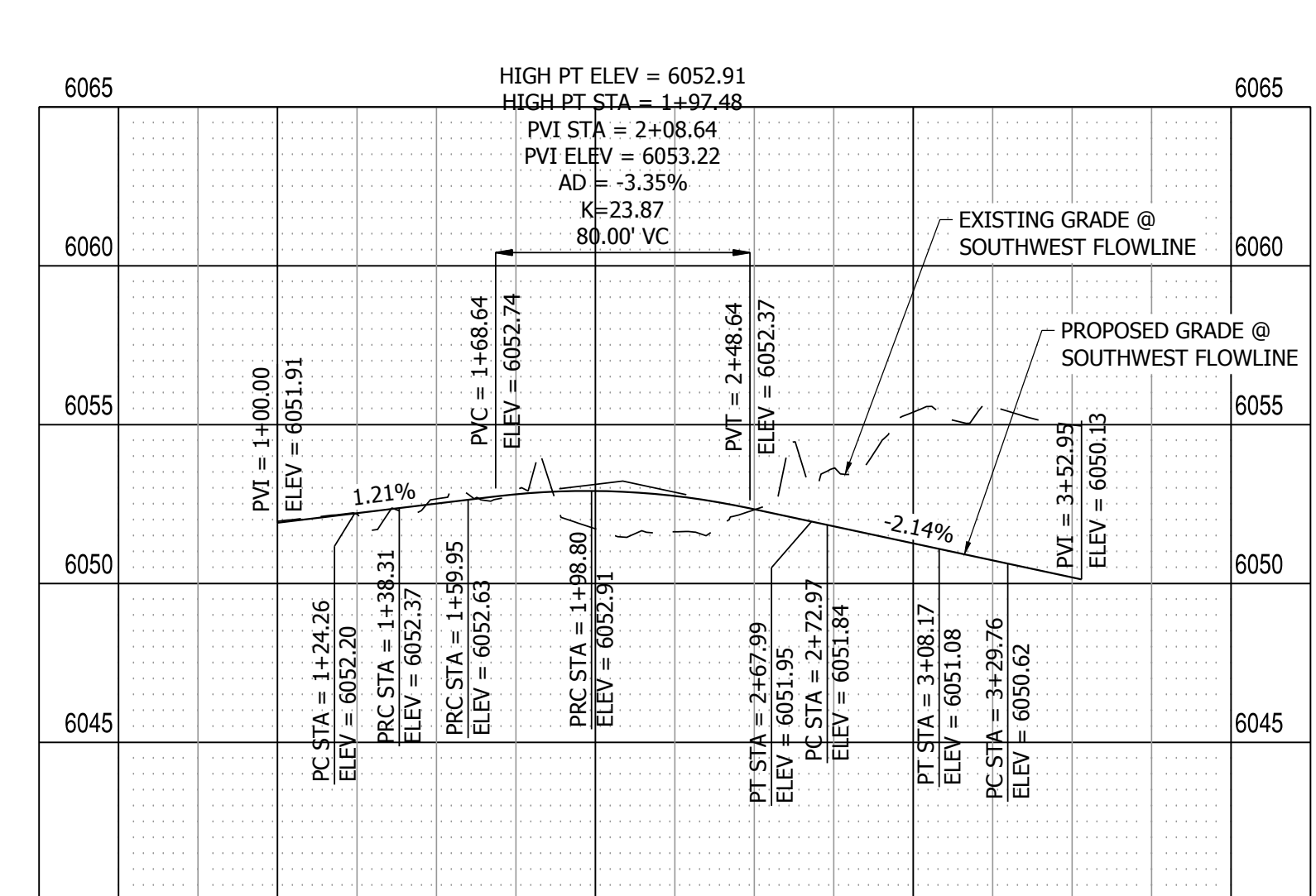
POSITIVE PLACE (MAYBERRY DRIVE) & SPRINGS ROAD
 ROUNDABOUT DETAILED GRADING
 SCALE: 1" = 30'

POSITIVE PLACE (MAYBERRY DRIVE) & SPRINGS ROAD
 ROUNDABOUT GEOMETRY
 SCALE: 1" = 30'



N.W. FLOW LINE PROFILE VIEW
 HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=1'

N.E. FLOW LINE PROFILE VIEW
 HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=1'



S.W. FLOW LINE PROFILE VIEW
 HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=1'

S.E. FLOW LINE PROFILE VIEW
 HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=1'

LINE TABLE @ F.L.

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

LINE TABLE @ F.L.

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

CURVE TABLE @ F.L.

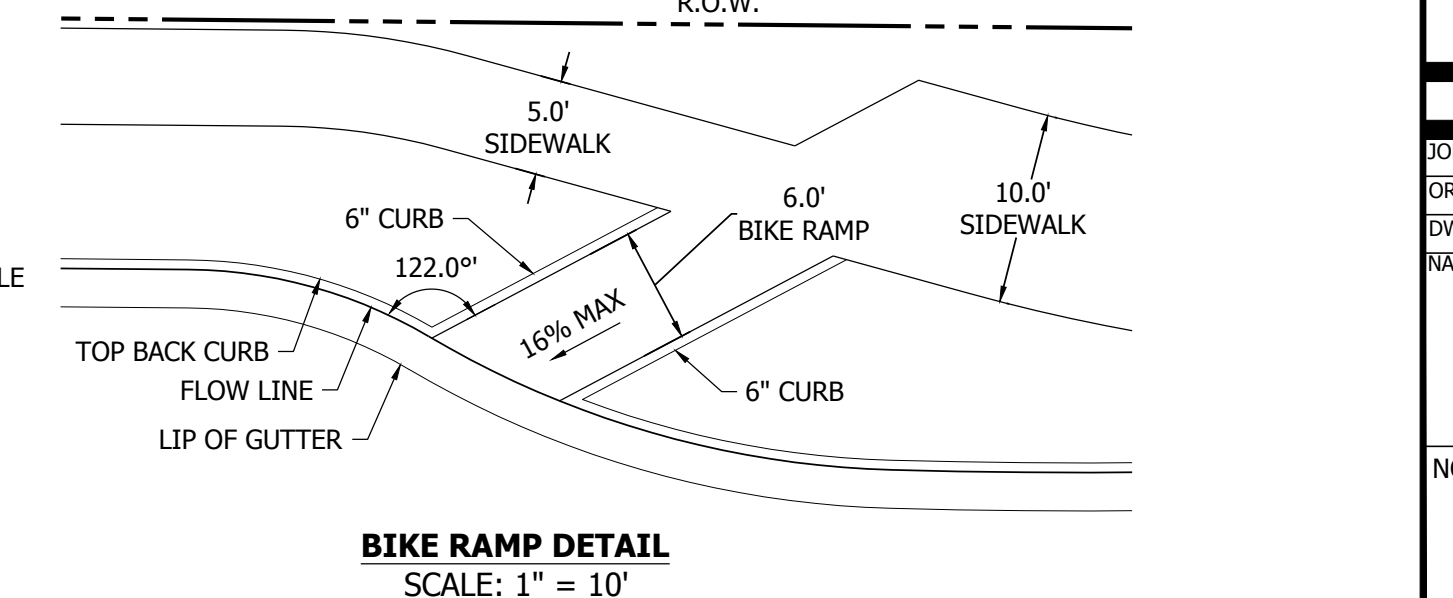
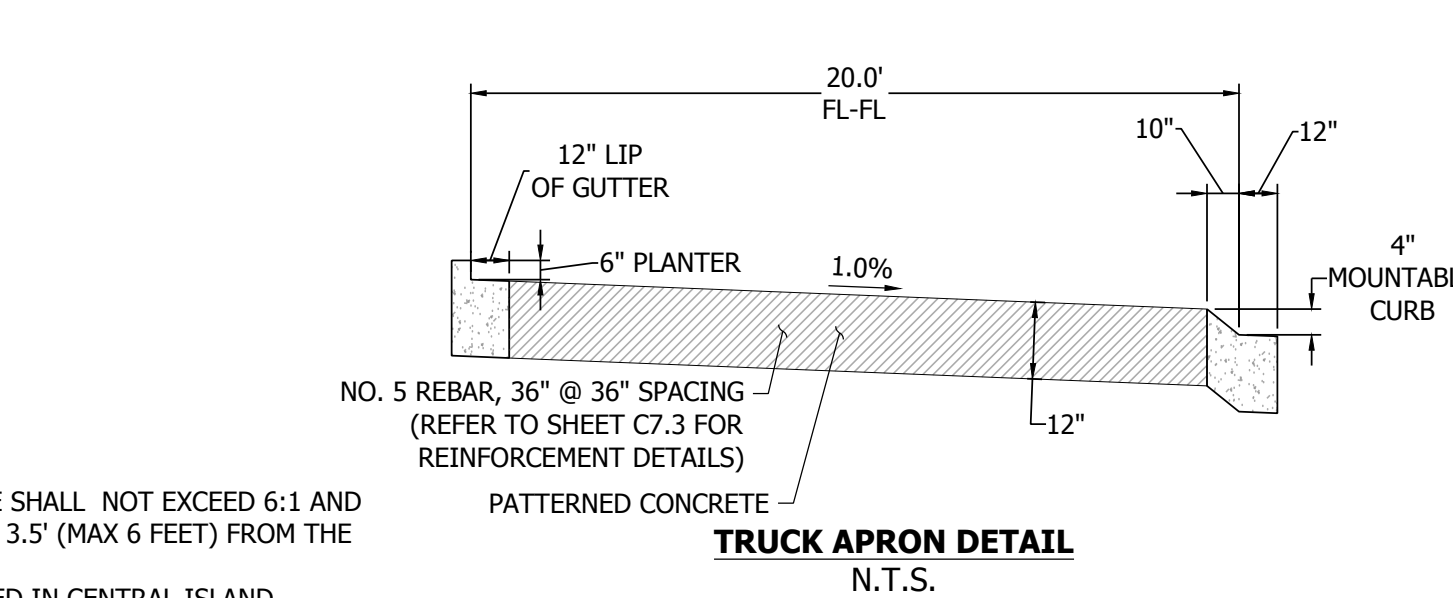
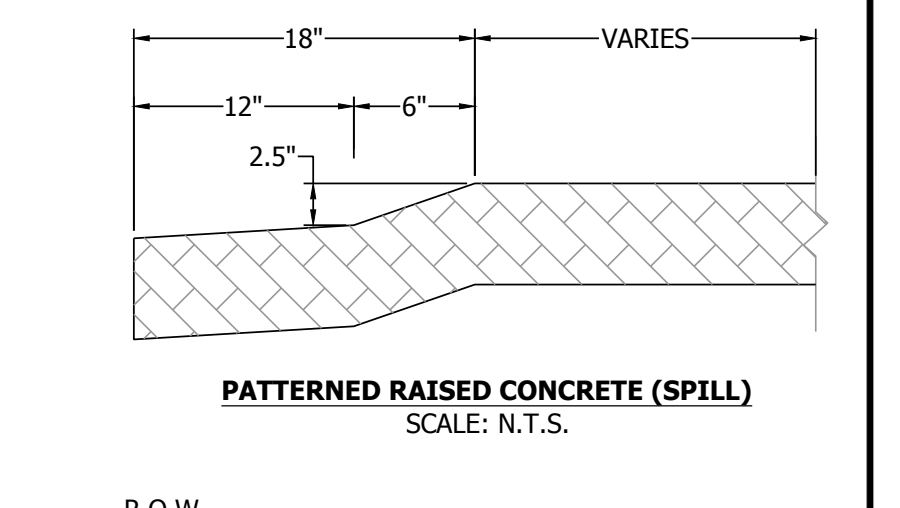
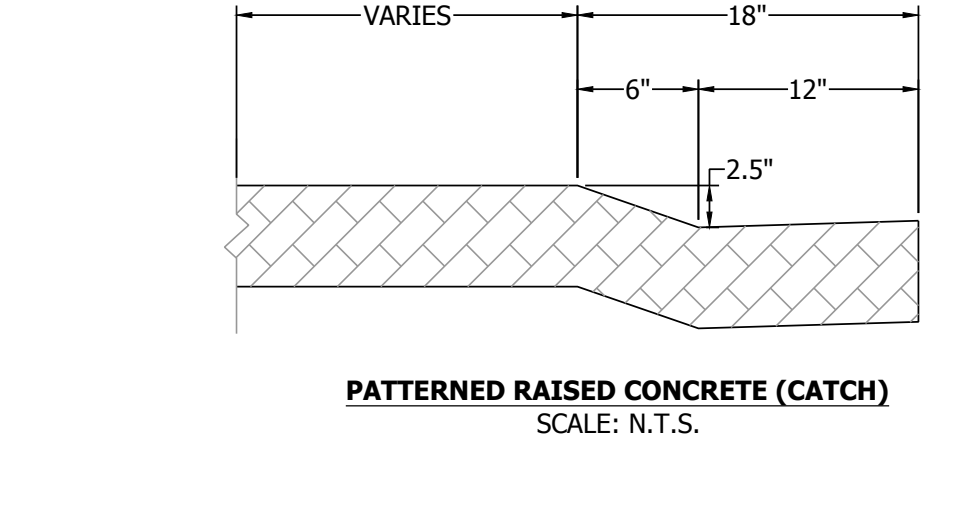
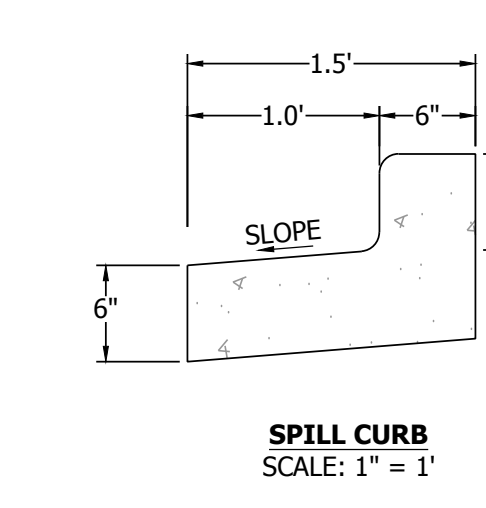
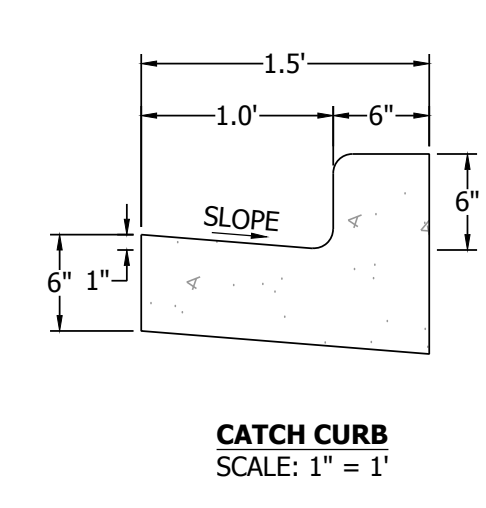
CURVE #	LENGTH	RADIUS	DELTA
C1	17.23'	250.00'	3°56'57"
C3	34.95'	50.00'	40°02'47"
C5	35.56'	80.00'	25°28'00"
C6	6.55'	4.00'	93°51'14"
C7	13.41'	66.00'	11°38'36"
C8	4.20'	2.00'	120°14'38"
C9	15.72'	97.00'	9°17'08"
C10	3.16'	2.00'	90°24'26"
C12	5.66'	12.00'	27°00'05"
C13	3.61'	2.00'	103°25'31"
C15	4.20'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

CURVE TABLE @ F.L.

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

CURVE TABLE @ F.L.

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

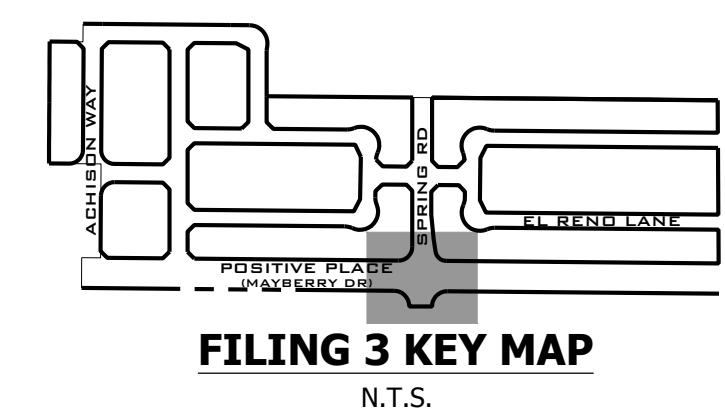
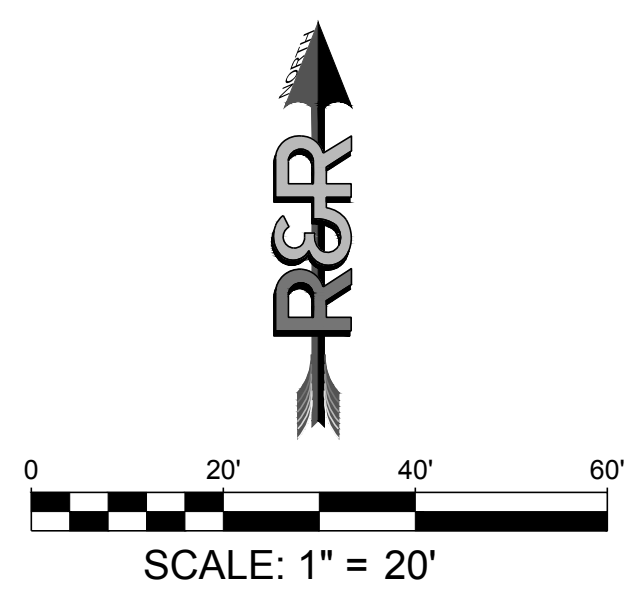


NOTE:
 1. CENTRAL ISLAND GROUND SLOPE SHALL NOT EXCEED 6:1 AND SHALL BE RAISED A MINIMUM OF 3.5' (MAX 6 FEET) FROM THE CIRCULATORY ROADWAY.
 2. LANDSCAPING SHALL BE PROVIDED IN CENTRAL ISLAND.

P:\110\1102210\MAYBERRY\PLANS\05 - ROADWAY & DRAINAGE\ROUNDABOUT GRADING.DWG, PLOT DATE: 6/1/2023 2:34:05 PM, BY: LMM, CDR: ADY

	DATE	9/1/22
	REVISION	01/17/23
	NO.	04/10/23
	NO.	
2ND SUBMISSION 3RD SUBMISSION 4TH SUBMISSION		
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 MAYBERRY, COLORADO SPRINGS EL PASO COUNTY PREPARED FOR: MAYBERRY COMMUNITIES, LLC 3296 DIVINE HEIGHTS #208 COLORADO SPRINGS, CO 80922		
CONSTRUCTION DOCUMENTS JOB NO. MC22110 ORG. SUBM. DATE 06/16/2022 DWN: LAO CHKD: CJJ NAME:		
ROUNDABOUT DETAILED GRADING NO.		
C6.0		

PLAN: P. MC22110 - MAYBERRY PH1 - FILING NO. 3 - ENGINEERING & PLANNING - SIGNAGE AND STRIPING PLANS - CD - SOL & STRIP PLANS - DATE: 6/1/2023 2:04:25 PM - BY: LINA GORDAY



NO.	REVISION	DATE
2ND SUBMISSION		9/1/22
3RD SUBMISSION		01/17/23
4TH SUBMISSION		04/10/23

R&R ENGINEERS-SURVEYORS, INC.

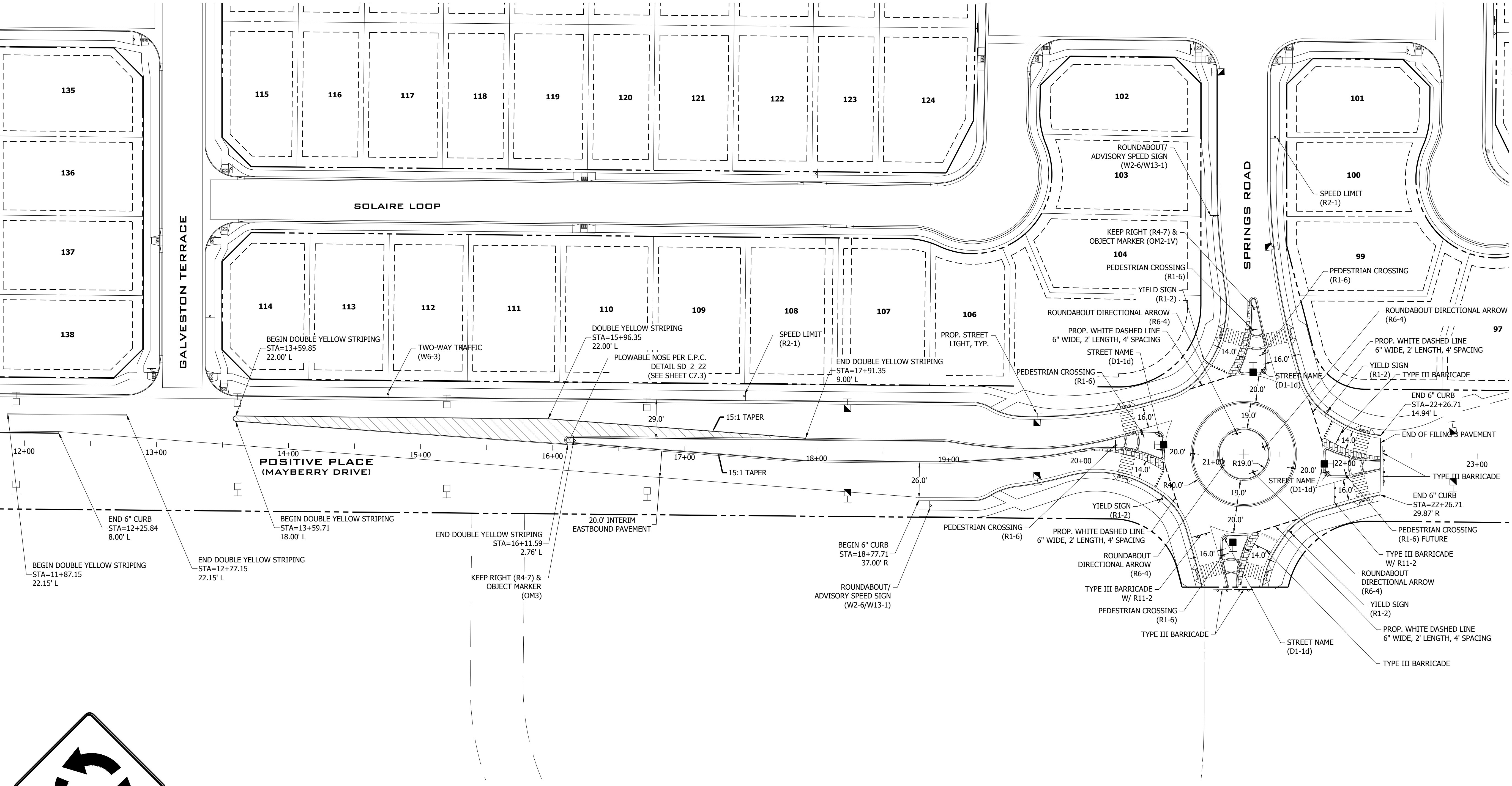
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

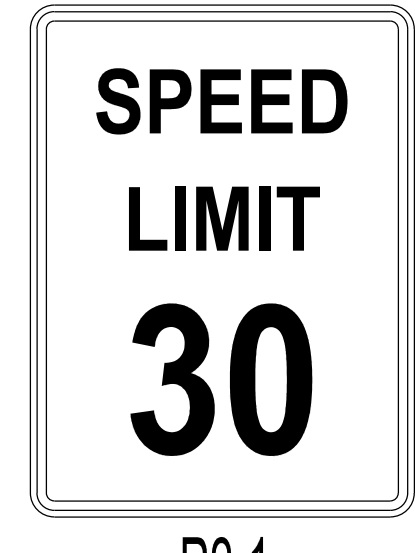
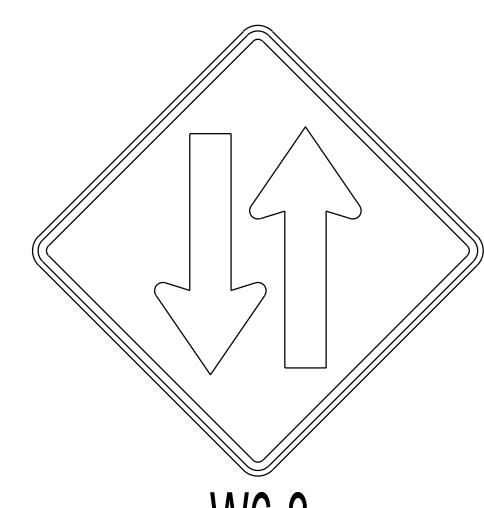
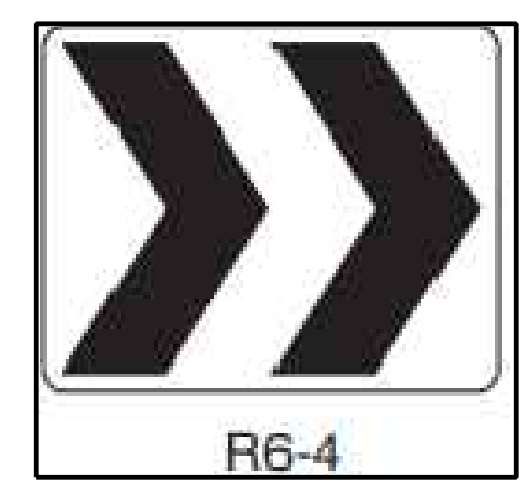
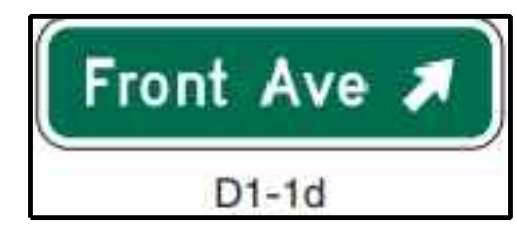


MAYBERRY PH1 - FILING NO. 3
 SITE ADDRESS: MAYBERRY, COLORADO SPRINGS, EL PASO COUNTY
 PREPARED FOR: MAYBERRY COMMUNITIES, LLC
 3296 DIVINE HEIGHTS #208
 COLORADO SPRINGS, CO 80922

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



- SIGNING AND STRIPING NOTES:**
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 2. REMOVAL OF EXISTING PAVEMENT MARKINGS 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 PLANNING AND COMMUNITY DEVELOPMENT.
 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 A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" 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". SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
 8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
 9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL 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 SUBBASE DESIGN.
 10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.300" 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. CROSSWALKS LINES SHALL BE 12" WIDE AND A MINIMUM OF 9' LONG PER CDOT S-627-1. (CROSSWALK LINES 9' LONG ARE PREFERRED.)
 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 PLANNING AND COMMUNITY DEVELOPMENT (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 DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.
 15. NO SIGNS SHALL BE INSTALLED IN THE PLOWABLE NOSE PORTION OF THE MEDIANS.



W13-1

R1-6

R1-2

W16-7P

D1-1d

R6-4

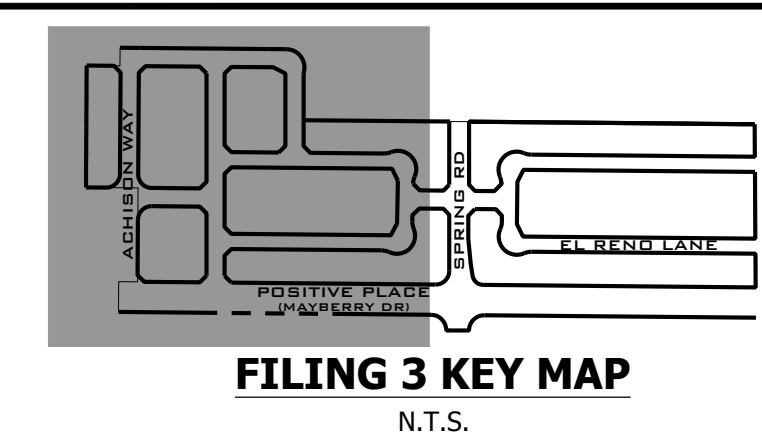
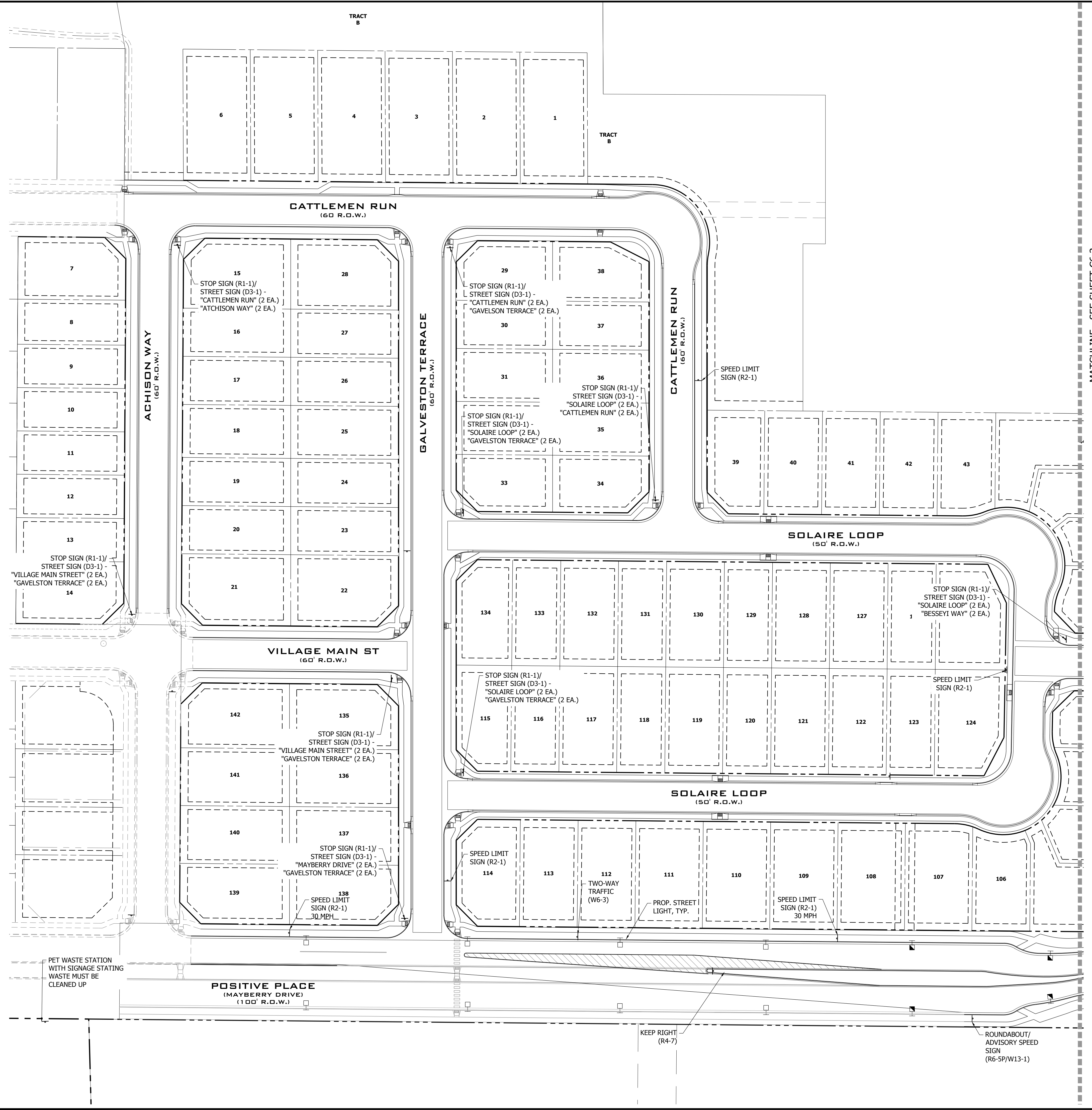
R4-7

W6-3

R2-1

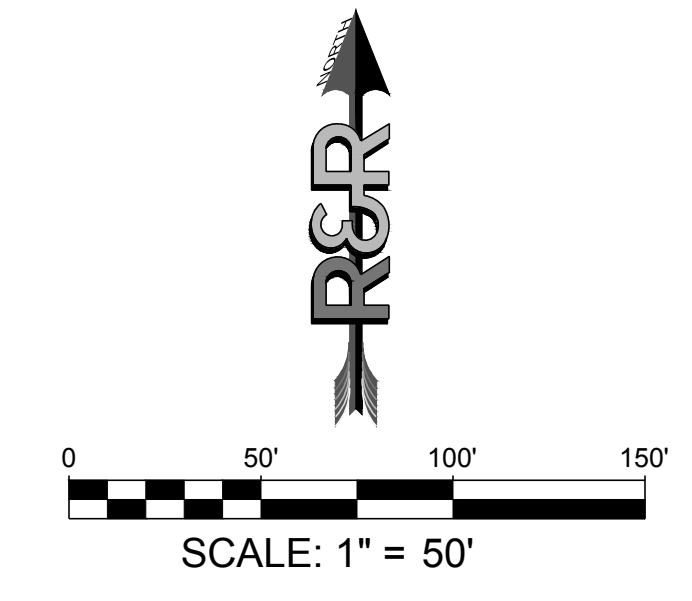
R11-2

PLAN: MC22110 MAYBERRY PUD PH1 - FILING NO. 3 - SIGN & STRIP PLANS - SIGNAGE AND STRIPING PLANS - CD - SOA & STRIP PLANS - DATE: 6/1/2023 2:04:27 PM, BILLY W. GORDY

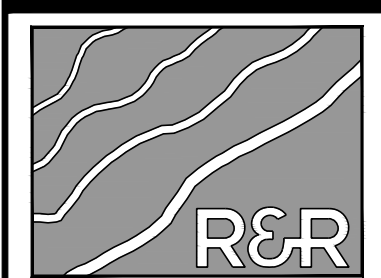


811
Know what's below.
Call before you dig.

- SIGNING AND STRIPING NOTES:**
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - REMOVAL OF EXISTING PAVEMENT MARKINGS 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.
 - ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
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NO.	REVISION	DATE
2ND SUBMISSION		9/1/22
3RD SUBMISSION		01/17/23
4TH SUBMISSION		04/10/23



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

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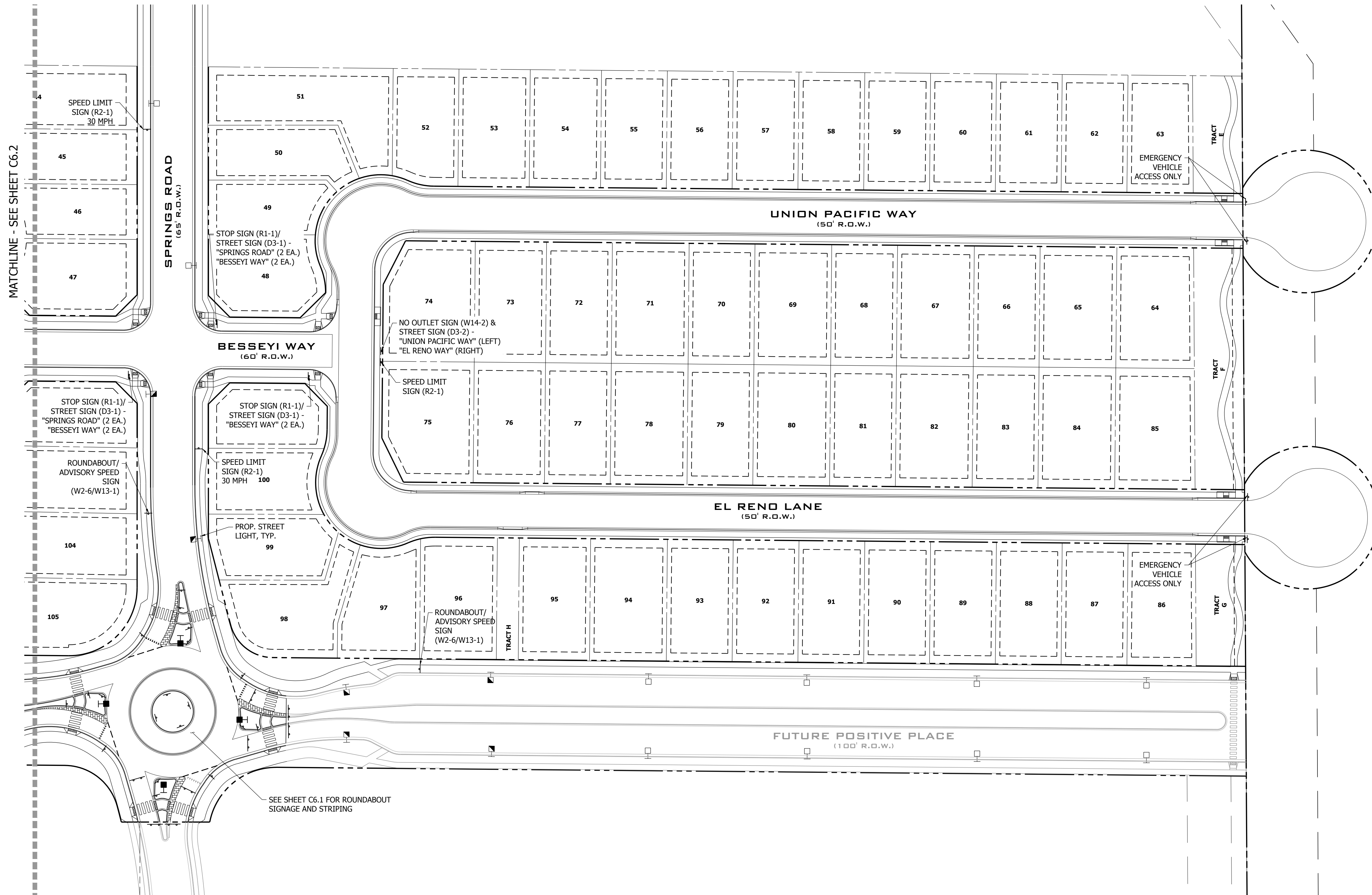
MAYBERRY PUD PH1 - FILING NO. 3
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

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

SIGNAGE AND STRIPING - WEST

NO. **C6.2**

PATH: P:\MC22110 MAYBERRY PUD PH1 - FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\035 - SIGNAGE AND STRIPING\MC22110 - CD - SIGN & STRIP PLANS.DWG, PLOT DATE: 6/1/2023 2:04:29 PM, BY: LINA GORDAY



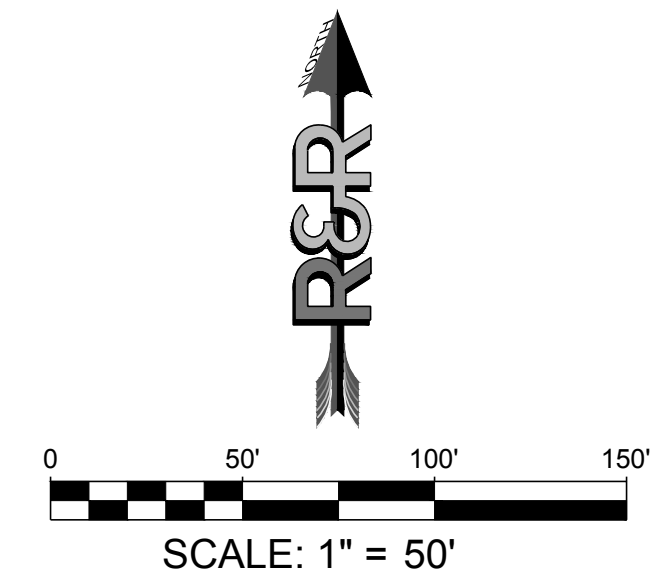
MATCHLINE - SEE SHEET C6.2

SEE SHEET C6.1 FOR ROUNDABOUT SIGNAGE AND STRIPING

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

FILING 3 KEY MAP
N.T.S.

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NO.	REVISION	BY	DATE
2ND SUBMISSION			9/1/22
3RD SUBMISSION			01/17/23
4TH SUBMISSION			04/10/23

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 DIVINE 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**



Know what's below.
Call before you dig.



W2-6



W13-1



R1-6



R1-2



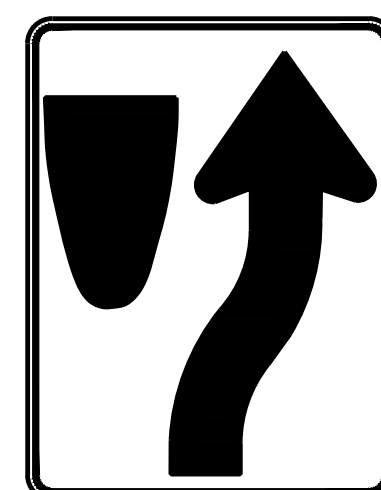
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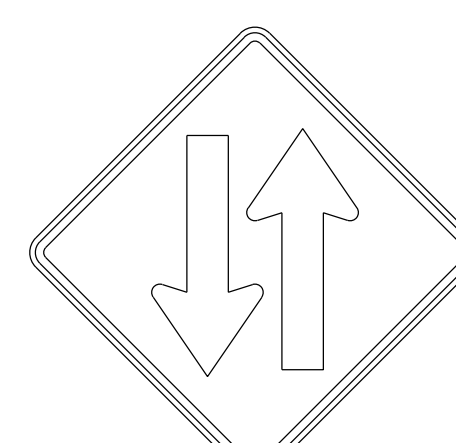
D1-1d



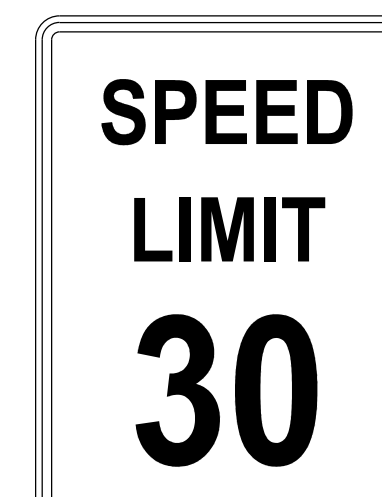
R6-4



R4-7



W6-3



R2-1



R11-2



R1-1



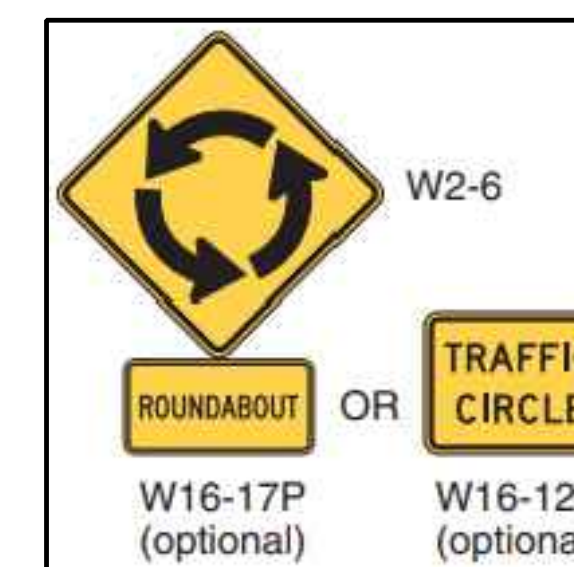
R1-2



W20-3



W14-1



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



W6-1



W11-1*



R2-1



W11-2*



W14-2



R1-6



W16-7P



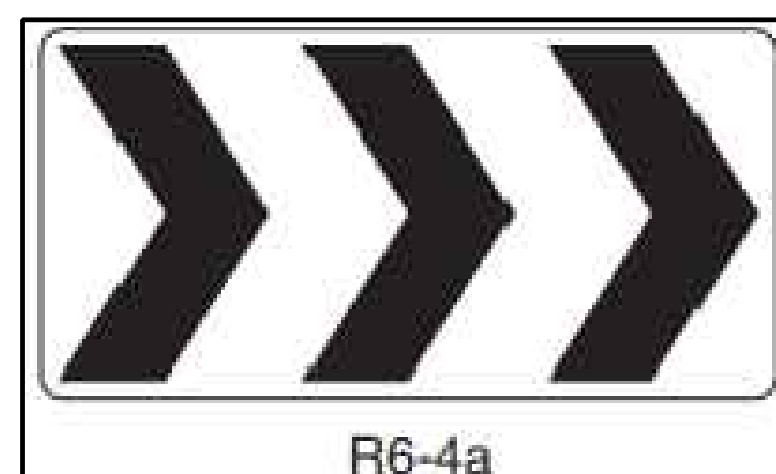
R6-4



D3-1



D1-2



R6-4a



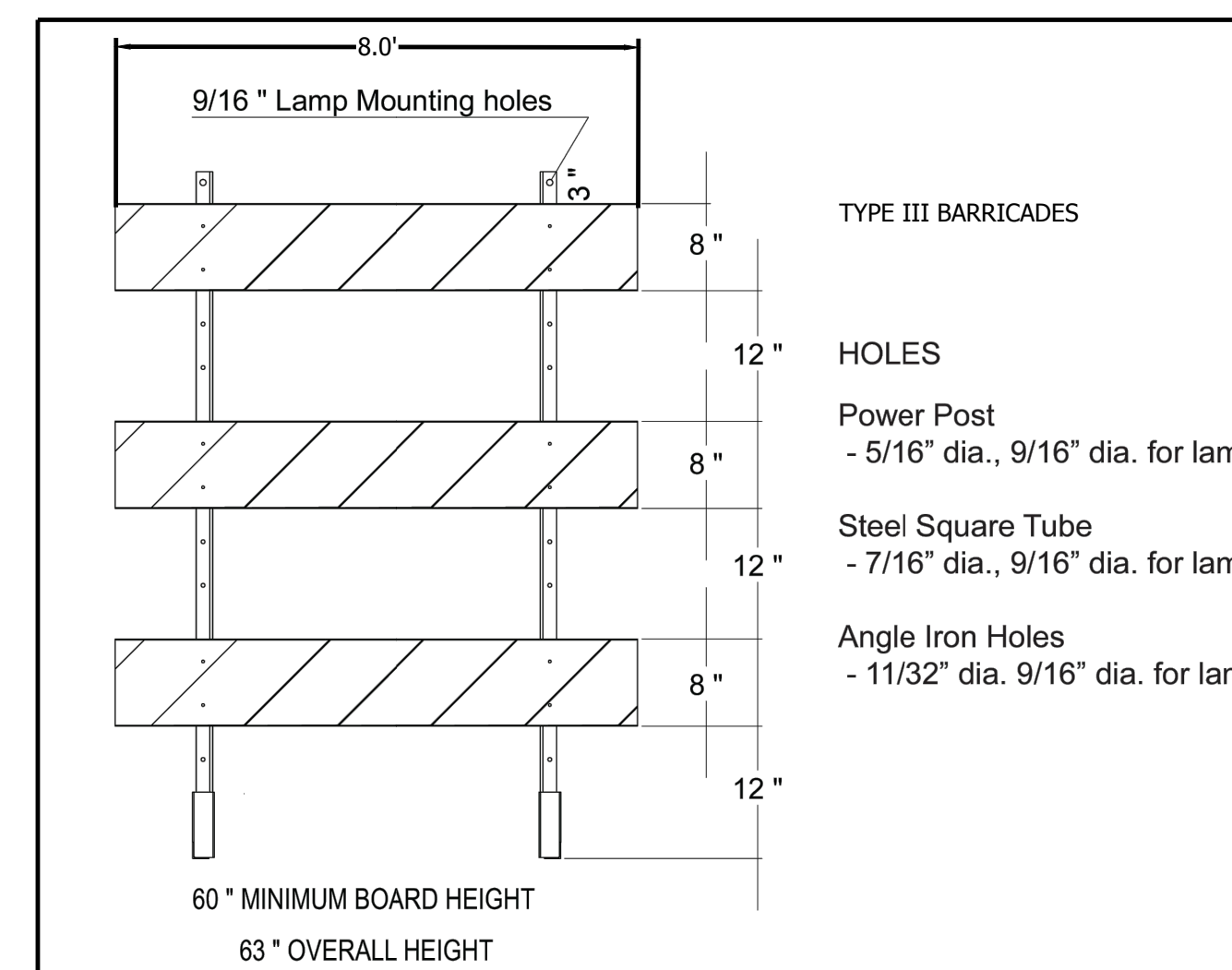
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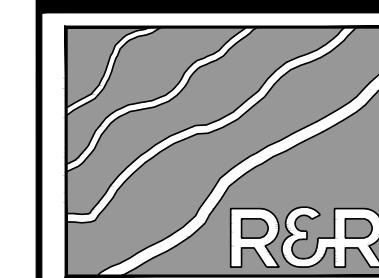
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R1-5



NO.	REVISION	DATE
2ND SUBMISSION		9/1/22
3RD SUBMISSION		01/17/23
4TH SUBMISSION		04/10/23



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
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

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

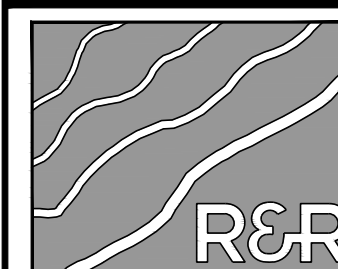
SIGN DETAILS

NO. C6.4



Know what's below.
Call before you dig.

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/22
	3RD SUBMISSION		01/17/23
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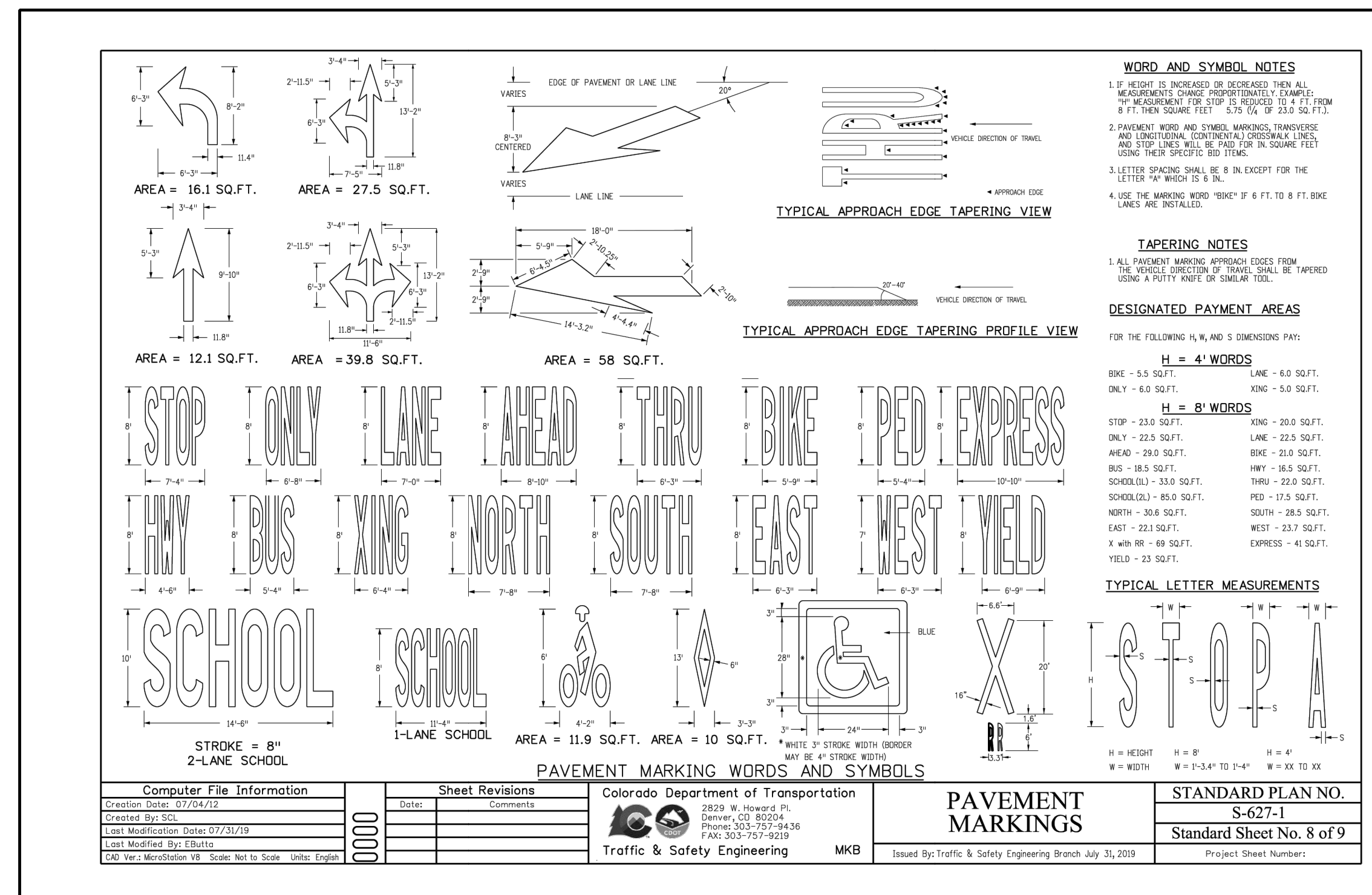
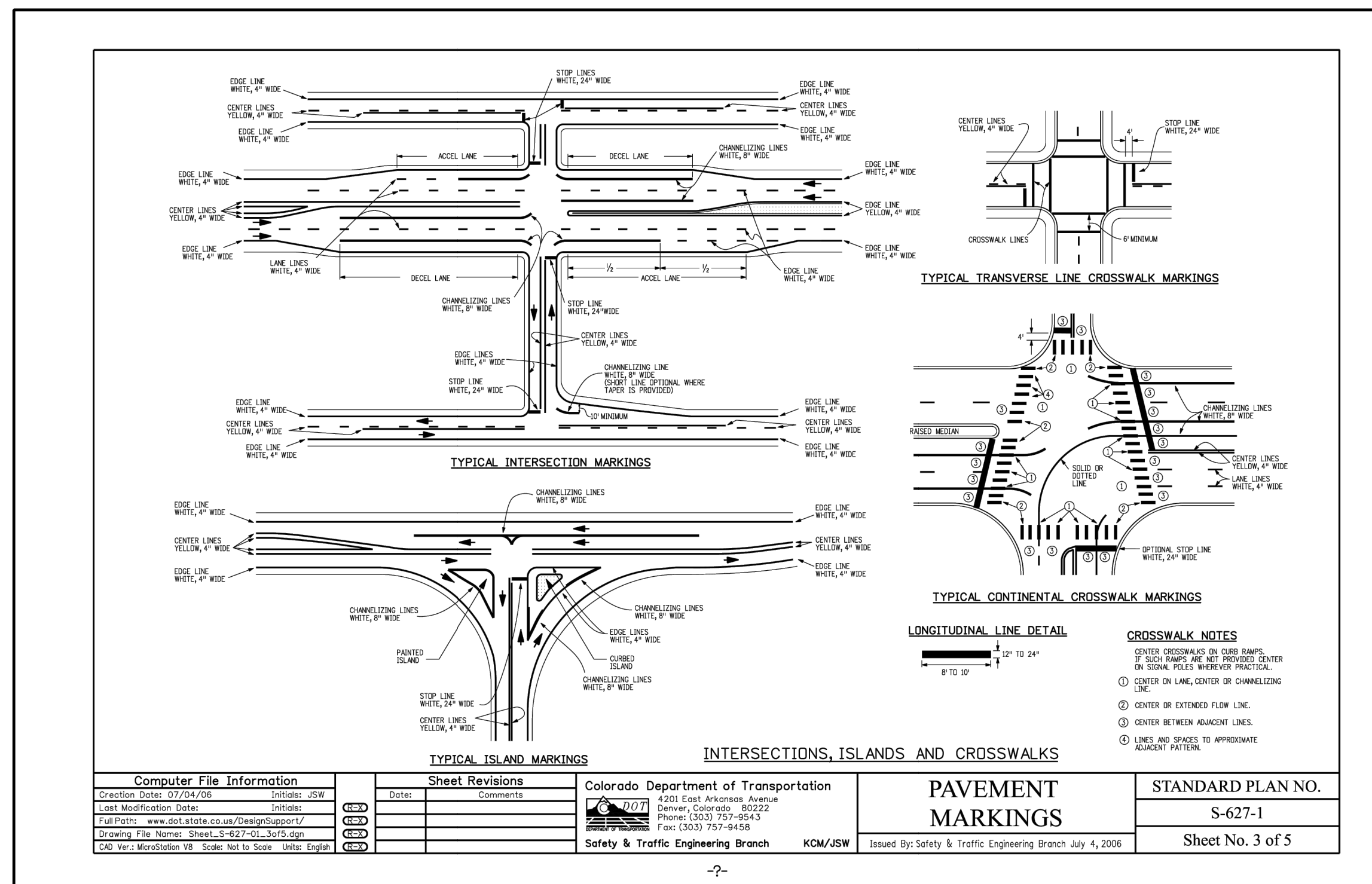


MAYBERRY PUD PH 1 - FILING NO. 3
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

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

STRIPING
DETAILS

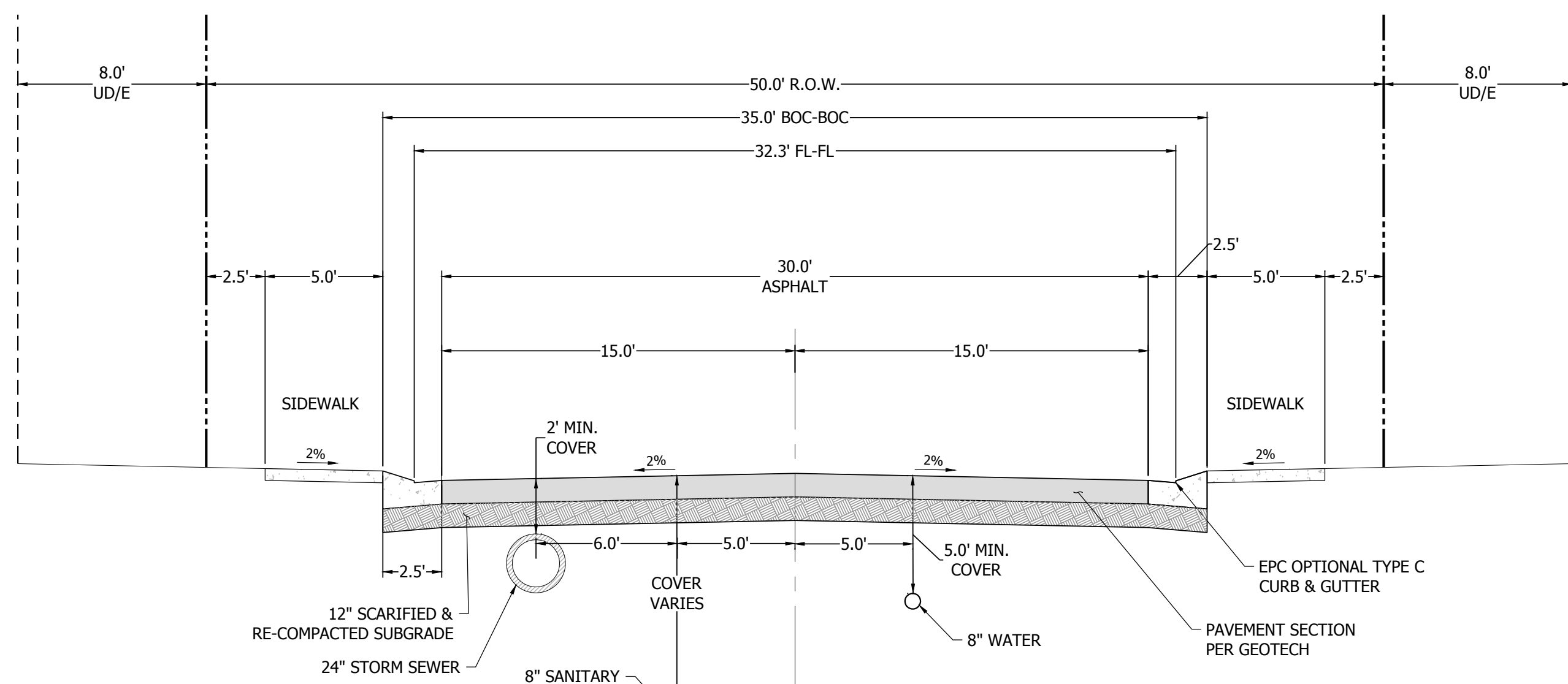
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C6.5





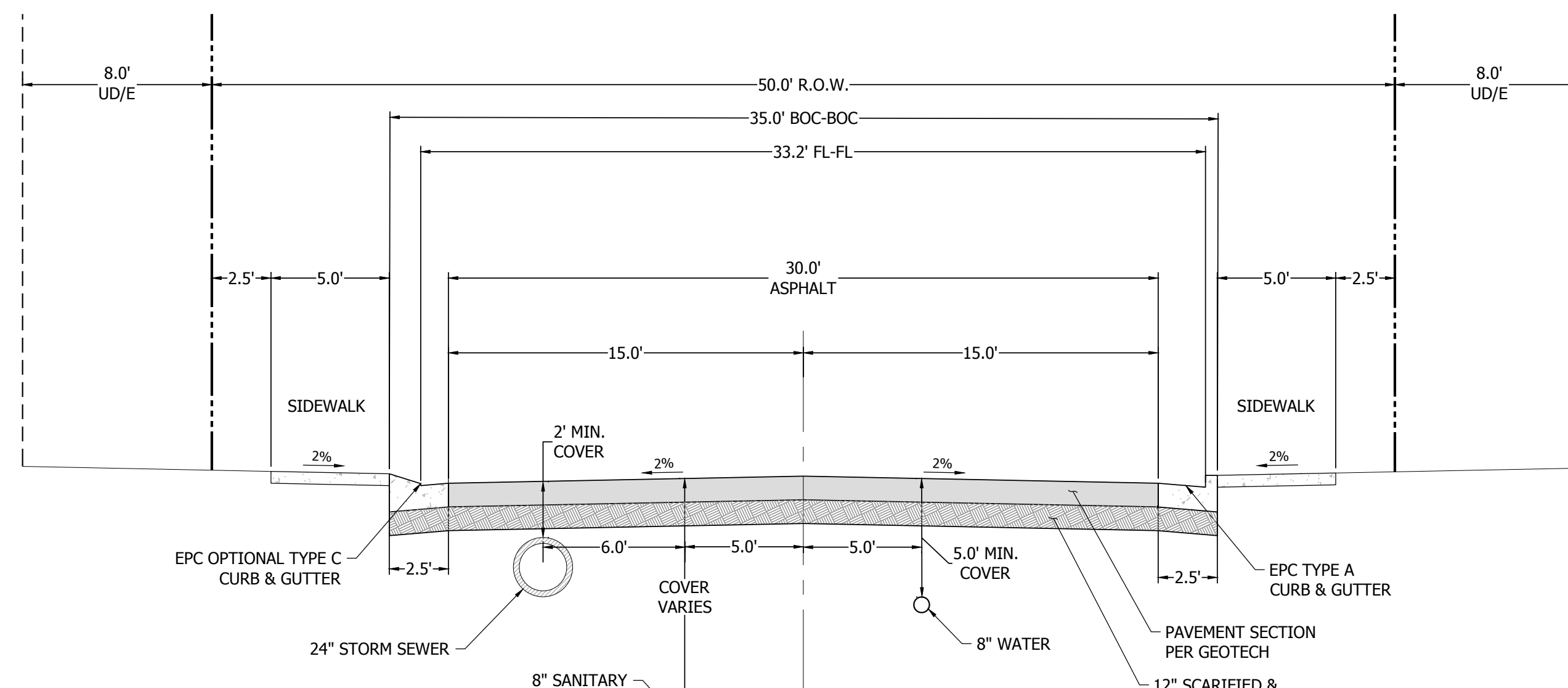
Know what's below.
Call before you dig.

- NOTES:
1. A LANDSCAPE AGREEMENT IS REQUIRED FOR LANDSCAPING IN COUNTY R.O.W.
 2. STREET TREES MAY 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).



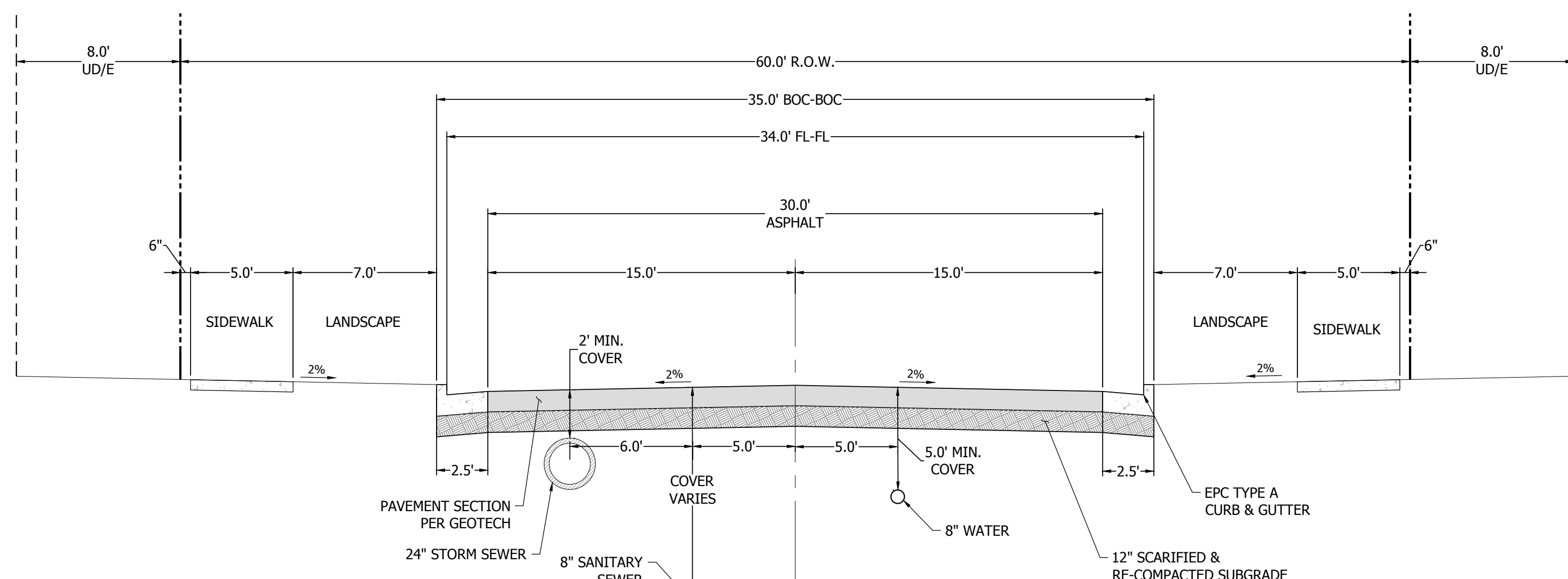
TYPICAL URBAN LOCAL ROAD SECTION - 50' R.O.W. 6" MOUNTABLE CURB (URBAN LOCAL)
SCALE: 1" = 5'

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



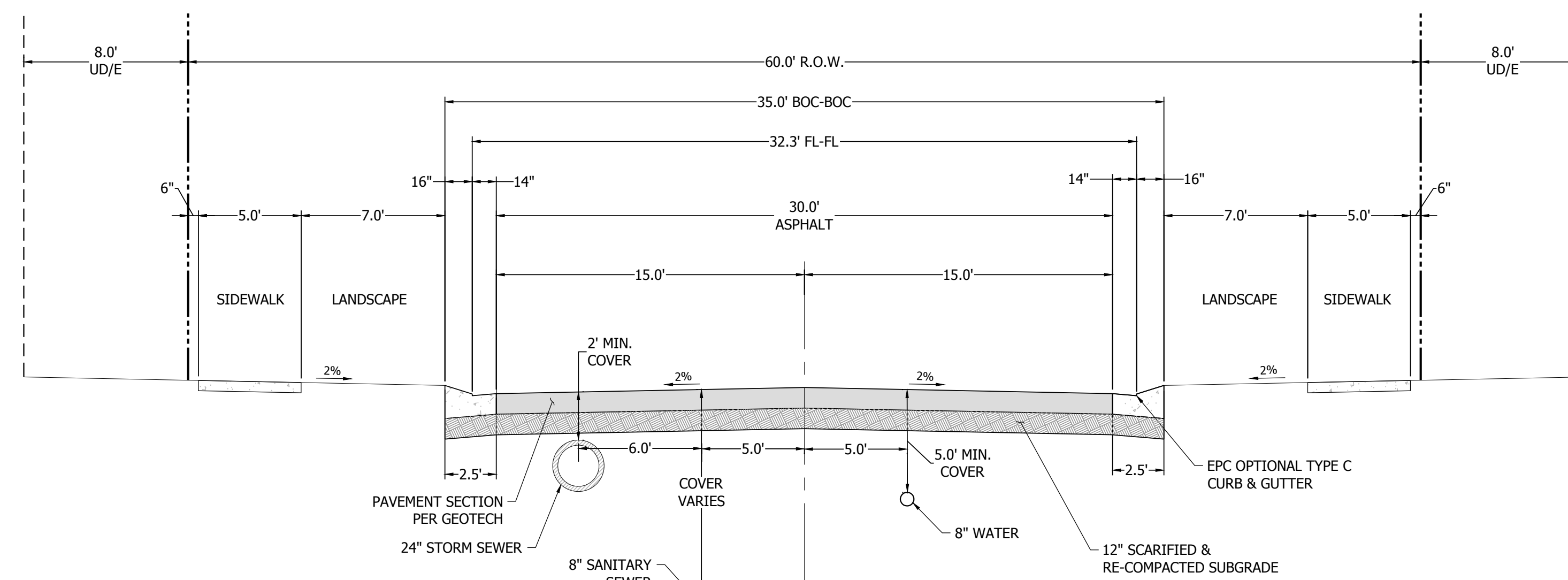
TYPICAL URBAN LOCAL ROAD SECTION - 50' R.O.W. 6" VERTICAL & 6" MOUNTABLE CURB (URBAN LOCAL)
SCALE: 1" = 5'

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



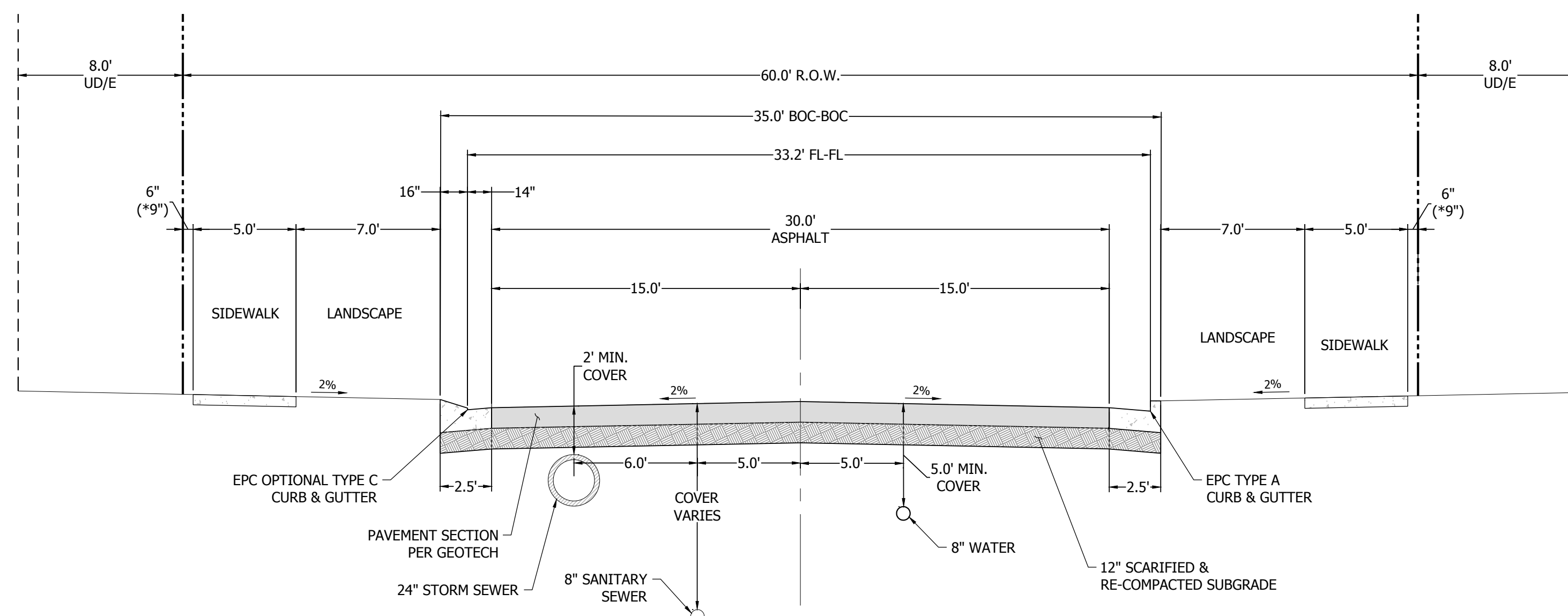
TYPICAL URBAN LOCAL ROAD SECTION - 60' R.O.W. 6" VERTICAL CURB (URBAN LOCAL)
SCALE: 1" = 5'

- SECTION APPLIES TO STREETS:
- VILLAGE MAIN STREET
 - BESSEY WAY



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

- SECTION APPLIES TO STREETS:
- ATCHISON WAY
 - GALVESTON TERRACE

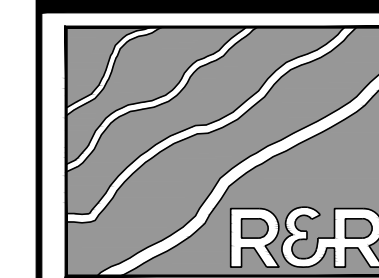


60' R.O.W. - 6" VERTICAL & 6" MOUNTABLE CURB (URBAN LOCAL)
SCALE: 1" = 5'

- SECTION APPLIES TO STREETS:
- CATTLEMEN RUN
 - GALVESTON TERRACE

*60.5 R.O.W. FOR CATTLEMEN RUN STA: 17+54.23 TO 19+89.33 ONLY,
9' FROM BACK OF WALK TO R.O.W.

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

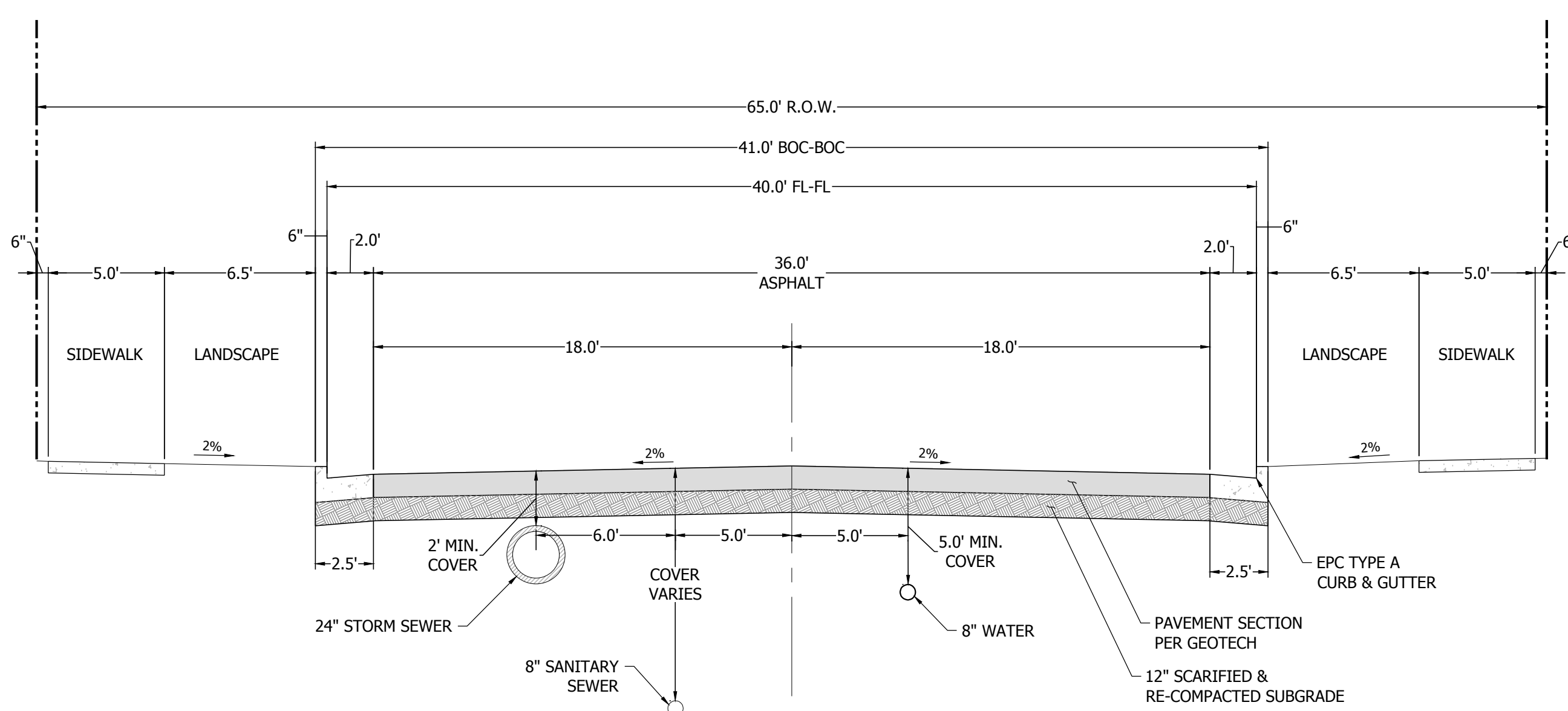
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
NAME	

TYPICAL ROAD SECTIONS & DETAILS

NO. **C7.0**

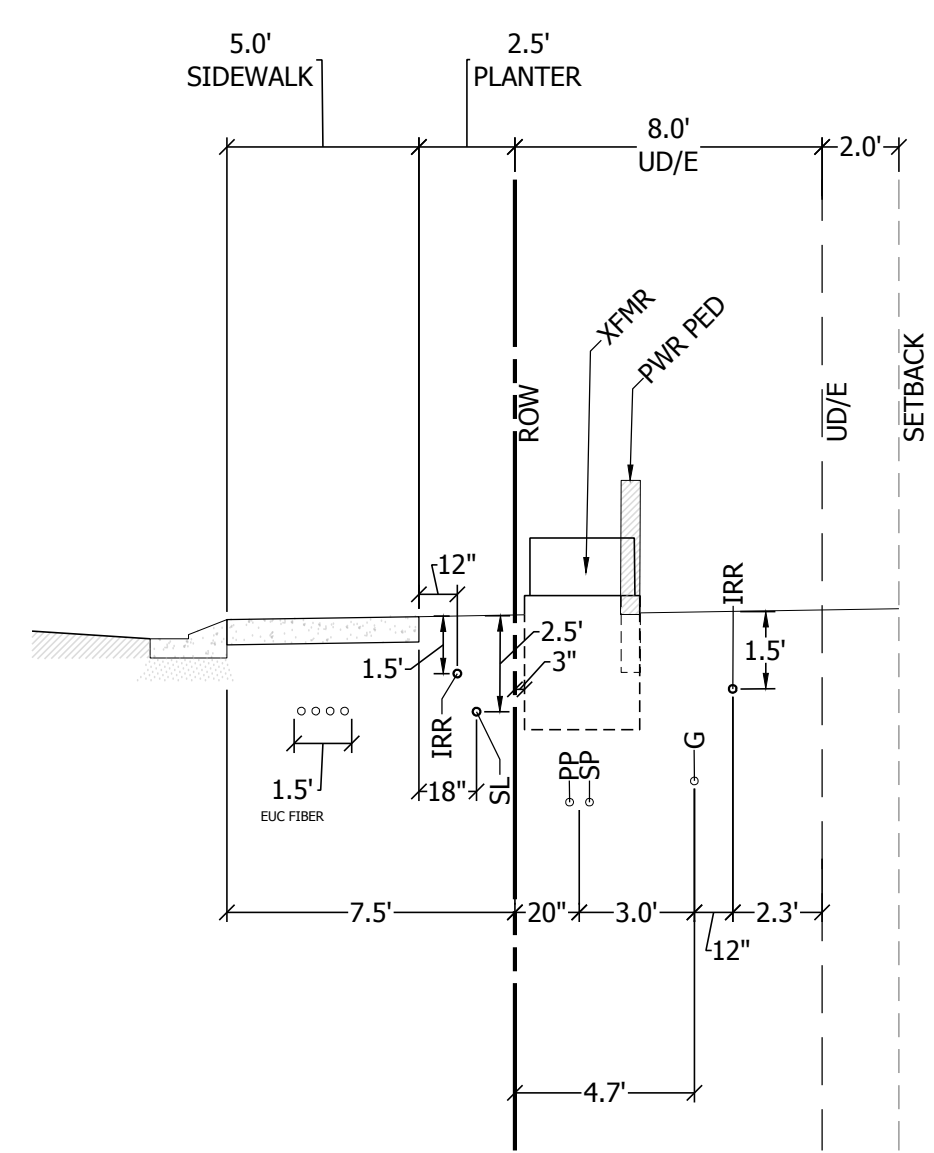


Know what's below.
Call before you dig.



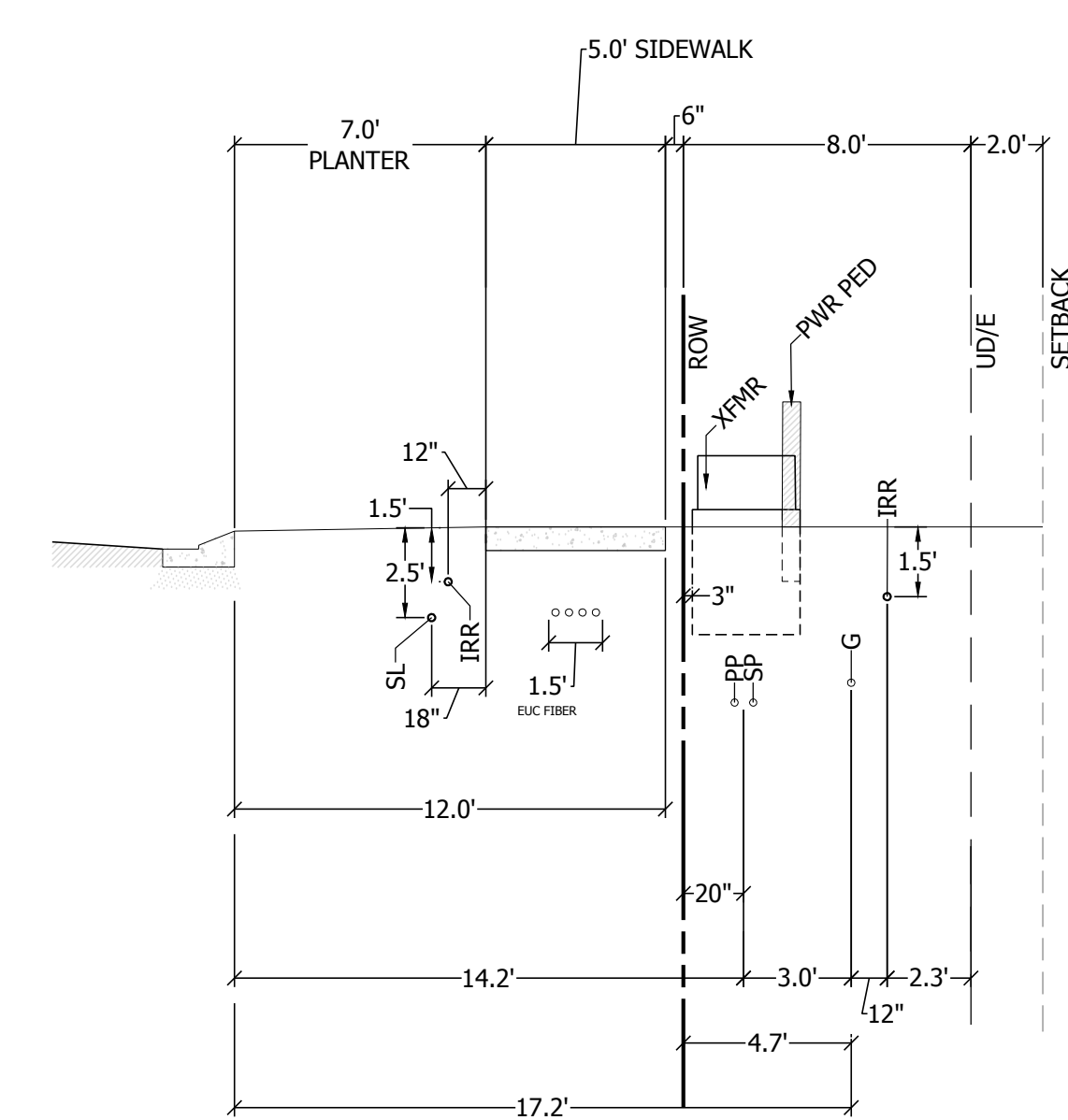
TYPICAL MINOR COLLECTOR ROAD SECTION
65' R.O.W. 6" VERTICAL CURB
DESIGN SPEED: 30 MPH
(URBAN LOCAL; DESIGN ATTRIBUTES TO MEET CURRENT COLLECTOR STANDARDS)
SCALE: 1" = 5'

SECTION APPLIES TO STREETS:
• SPRINGS ROAD

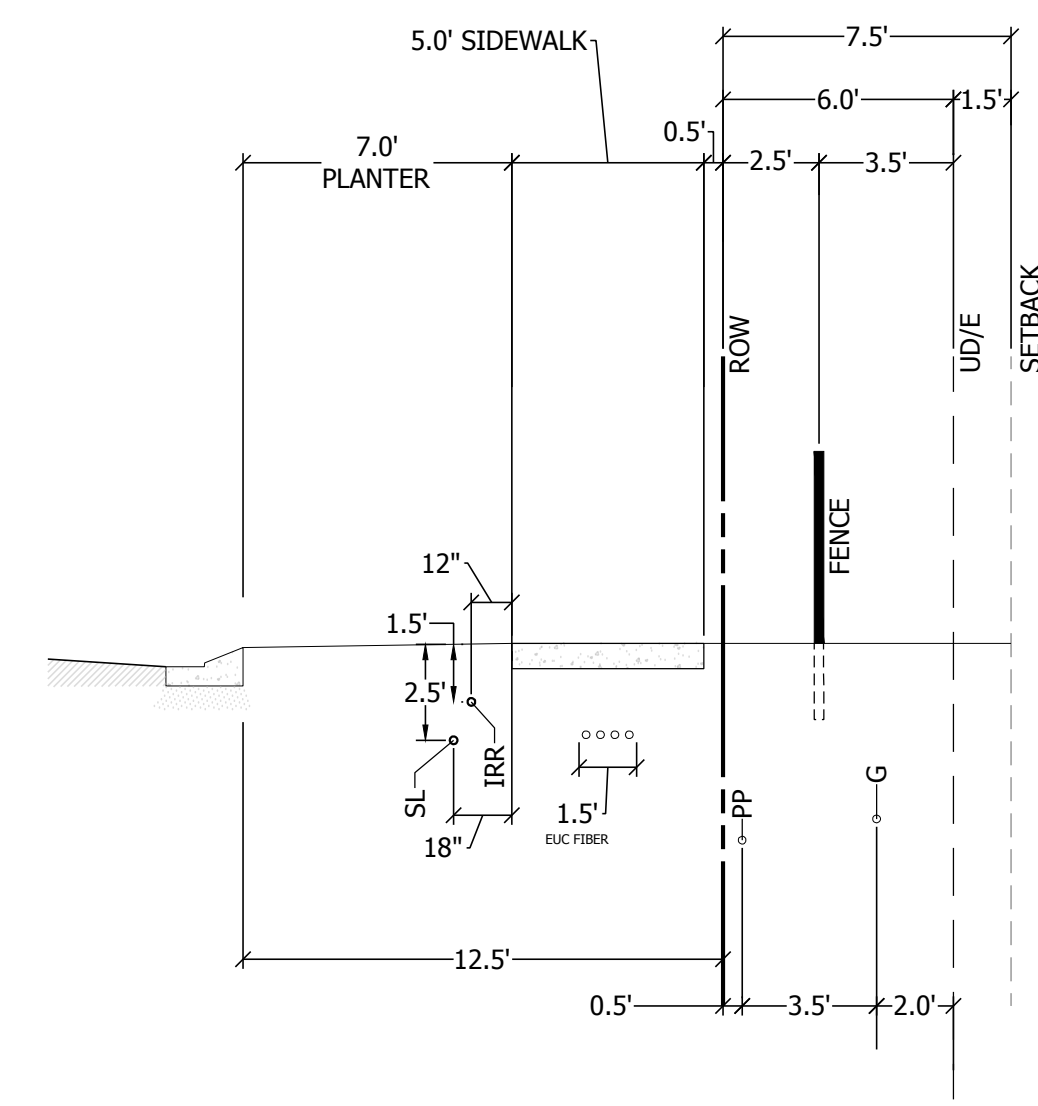


50' ROW - LOT ACCESS FRONTAGE
1" = 5'

LEGEND:
G - GAS (3.0' BURY DEPTH)
PP - PRIMARY POWER (4.0' BURY DEPTH)
SP - SECONDARY POWER
IRR - IRRIGATION (1.5' BURY DEPTH)
SL - EUC STREET LIGHT CONDUIT (2.5' BURY DEPTH)
F - EUC FIBER CONDUIT (2.5' BURY DEPTH)

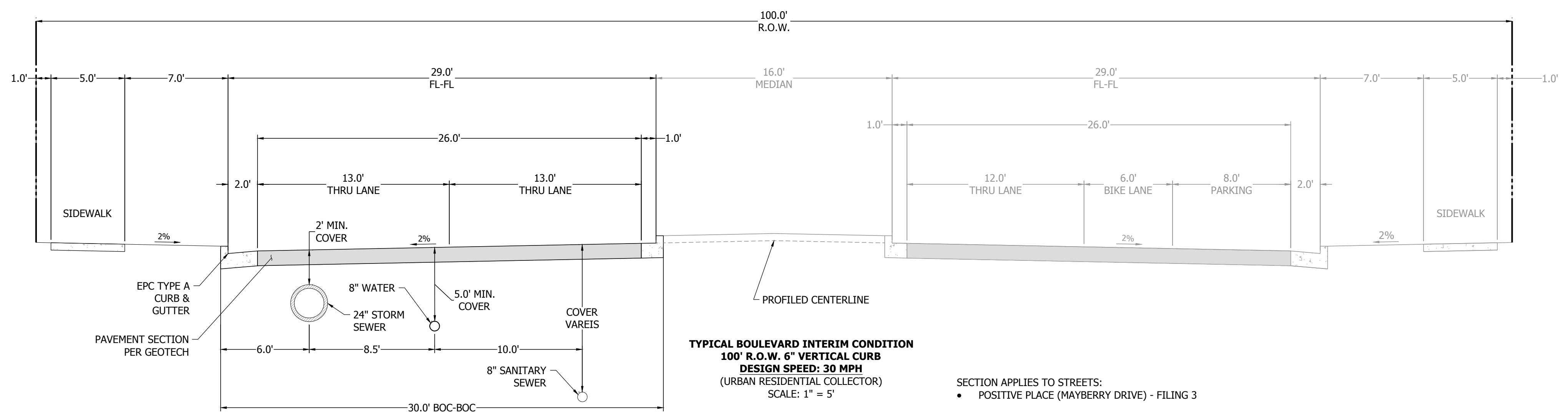


60' ROW - LOT ACCESS FRONTAGE
1" = 5'



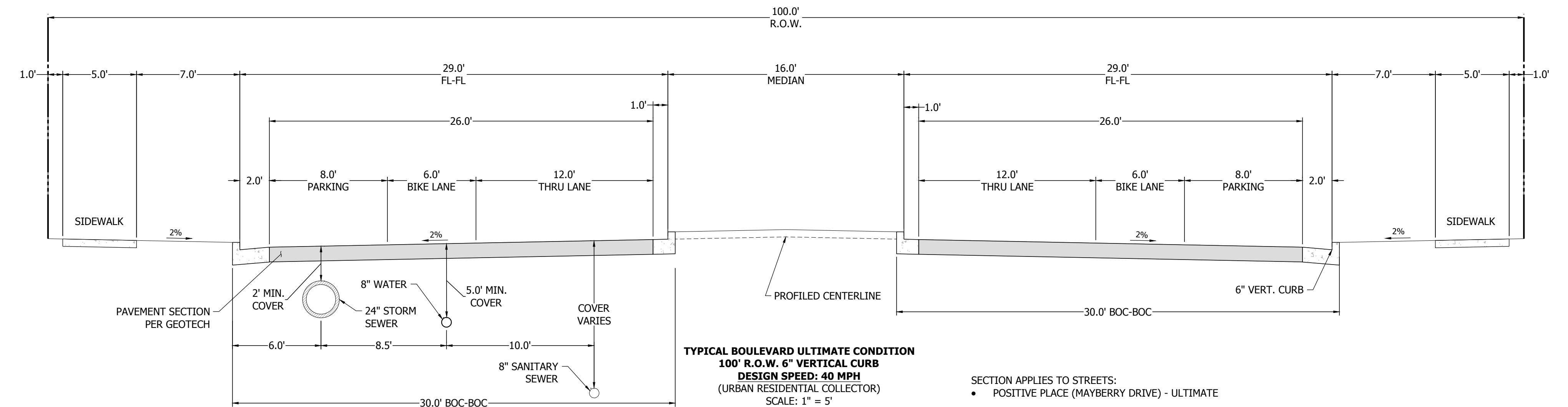
SIDE LOT FRONTAGE
1" = 5'

DRY UTILITIES NOTES:
1. TERMINATE FIBER CONDUIT @ FIBER HAND HOLE VAULTS.
2. TERMINATE STREETLIGHT CONDUIT @ SL OR SL HAND HOLE.
3. PLAN VIEW DEPICTS THIS CROSS SECTION WITH THE LINETYPE: — U — U —
4. IRRIGATION LINES CROSSING DRIVEWAYS SHALL BE IN A SLEEVE.



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

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

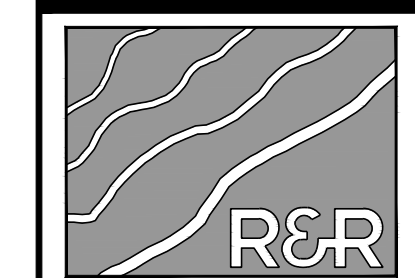


TYPICAL BOULEVARD ULTIMATE CONDITION
100' R.O.W. 6" VERTICAL CURB
DESIGN SPEED: 40 MPH
(URBAN RESIDENTIAL COLLECTOR)
SCALE: 1" = 5'

SECTION APPLIES TO STREETS:
• POSITIVE PLACE (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" AC OVER 6" ABC, 12" TOTAL SECTION, FOR BIDDING PURPOSES).

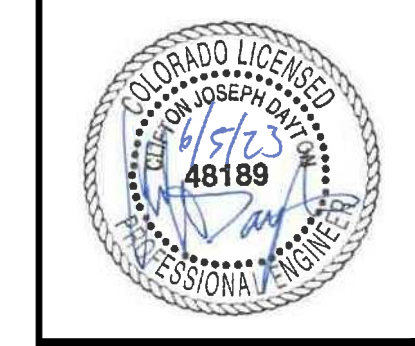
NO.	REVISION	BY	DATE
2ND SUBMISSION			9/1/22
3RD SUBMISSION			01/17/23
4TH SUBMISSION			04/10/23



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
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

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

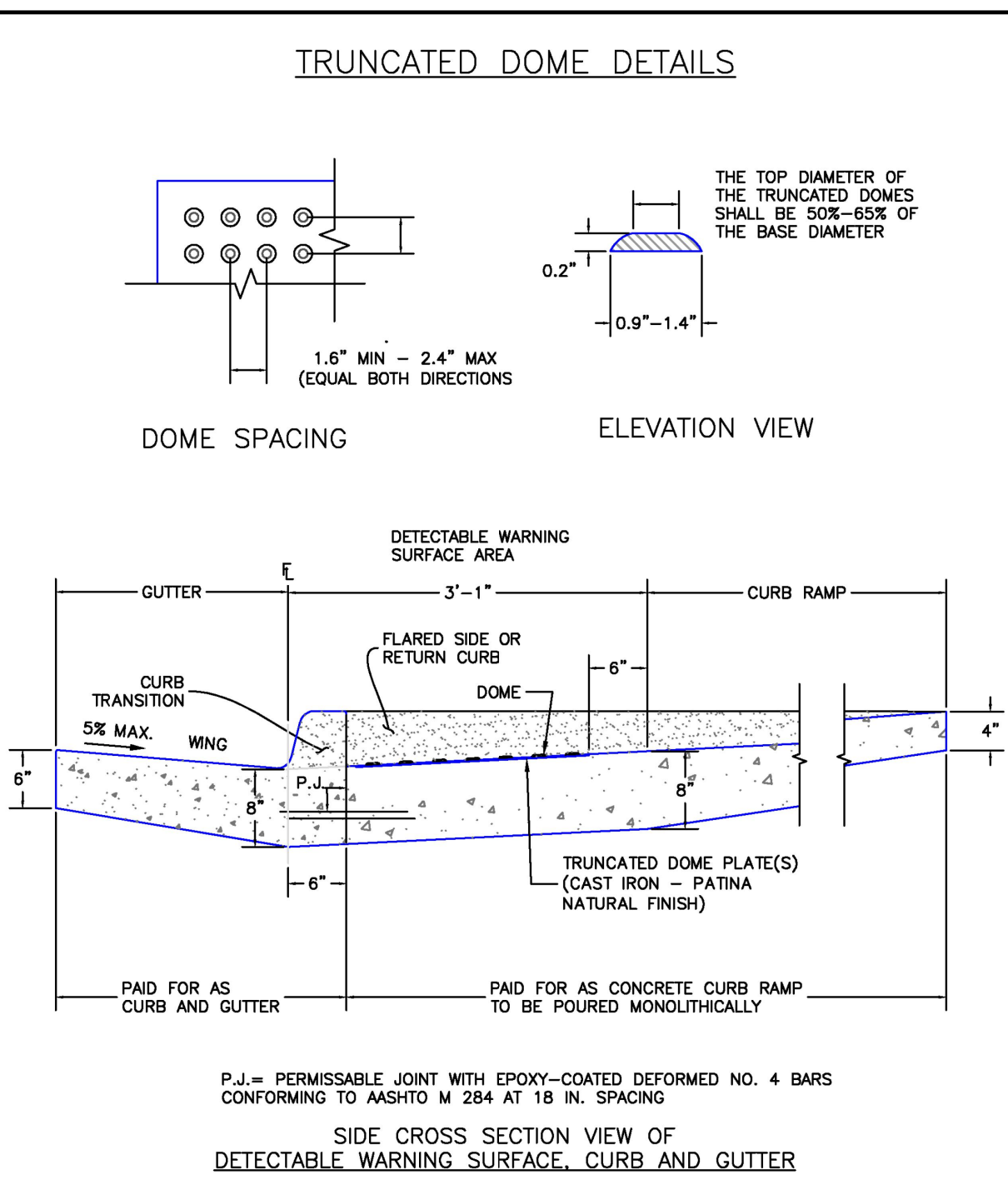
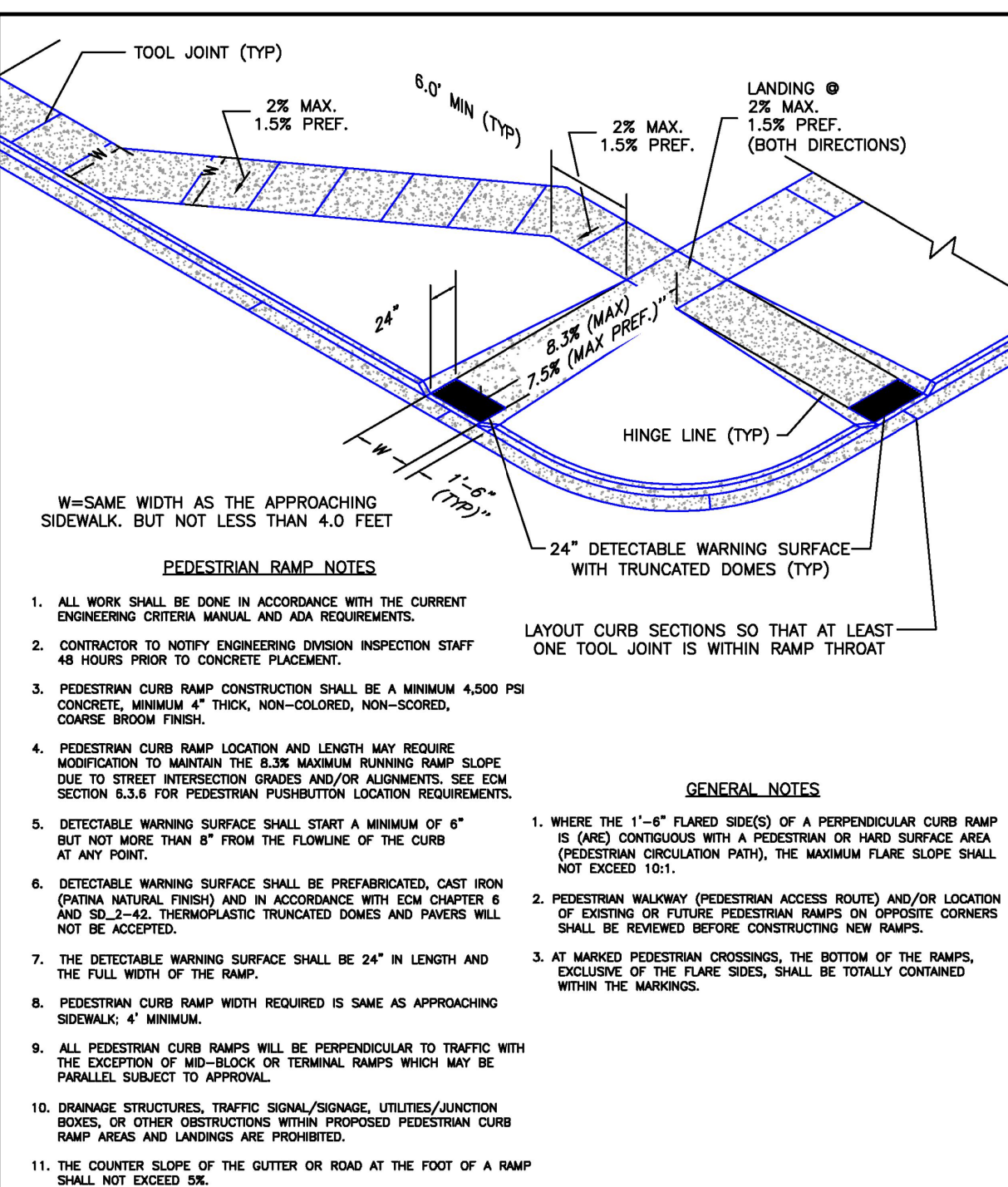
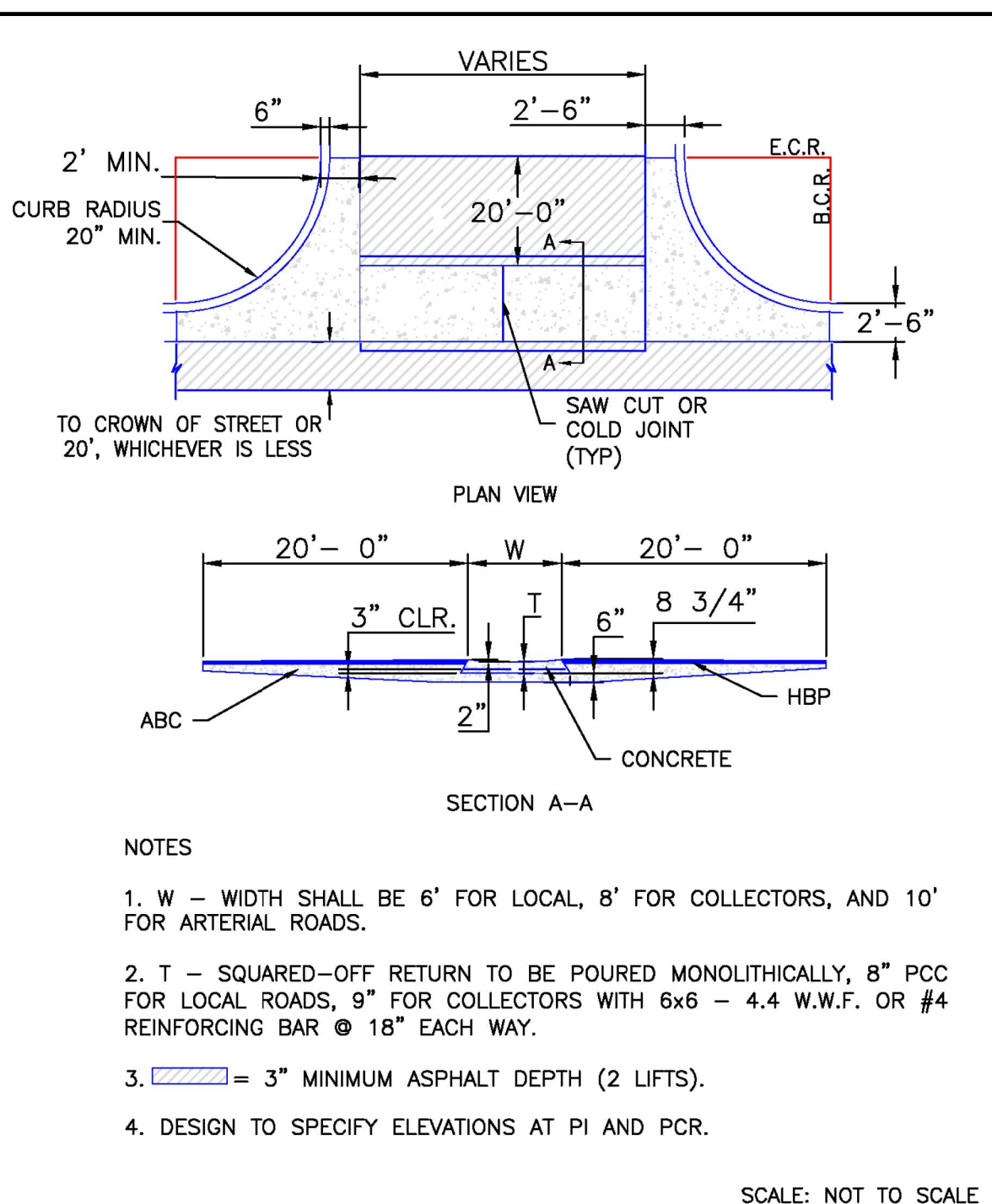
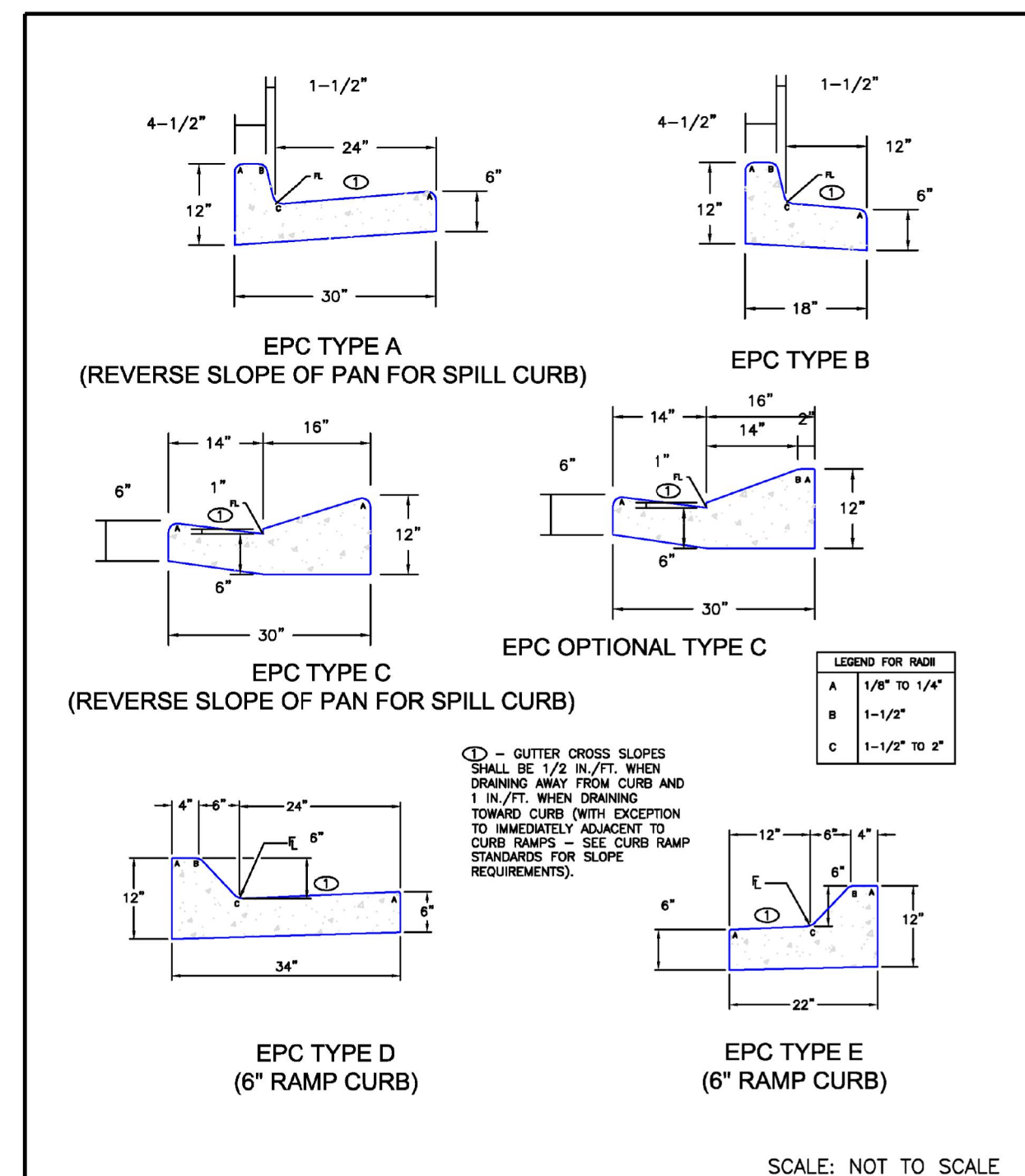
TYPICAL ROAD SECTIONS & DETAILS

NO. C7.1



Know what's below. Call before you dig.

NO.	REVISION	DATE
2ND SUBMISSION		9/1/22
3RD SUBMISSION		01/17/23
4TH SUBMISSION		04/10/23



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

Typical Curb and Gutter Details
Standard Drawing
REVISION DATE: 6/23/20
FILE NAME: SD_2-20

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

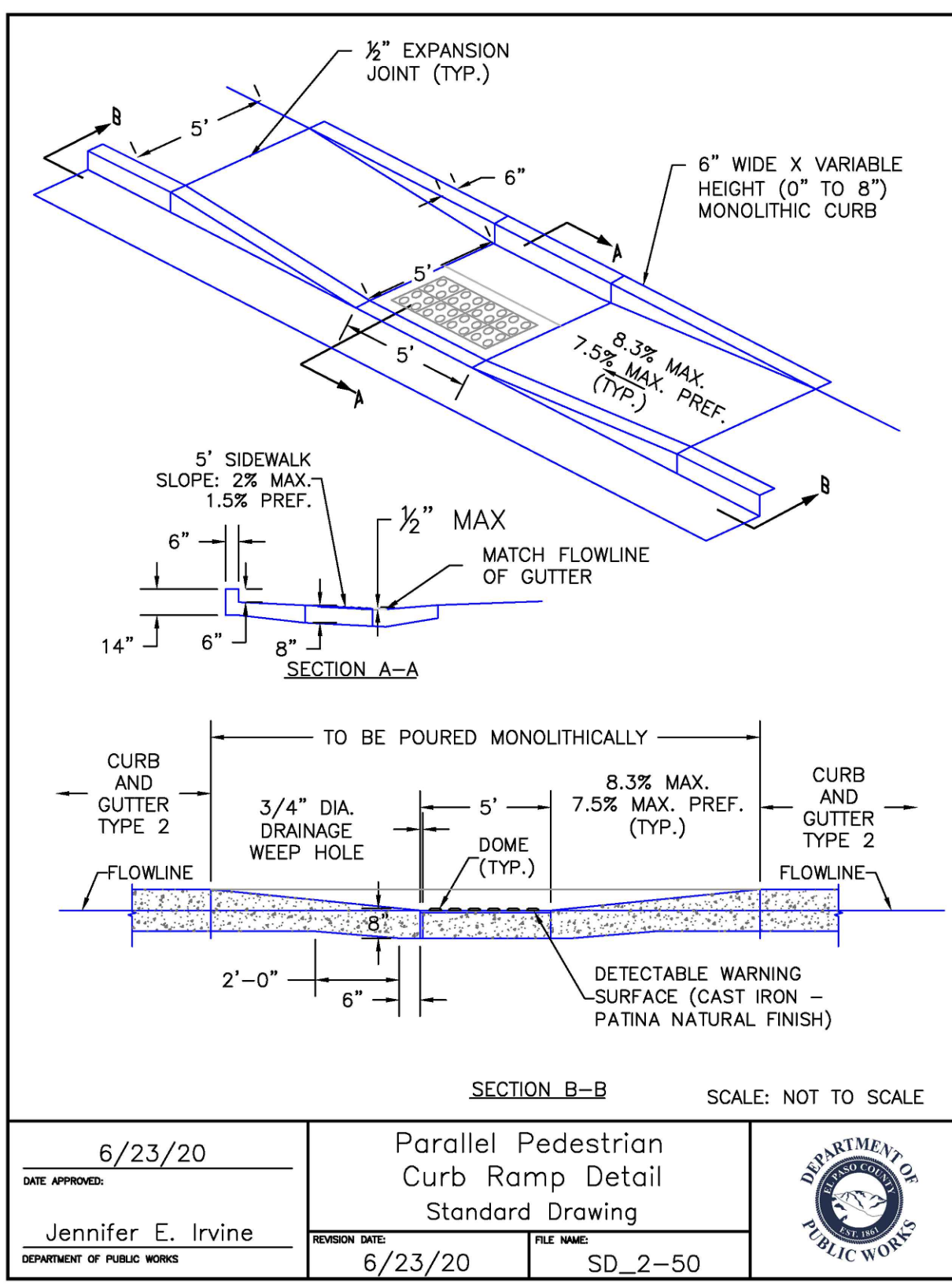
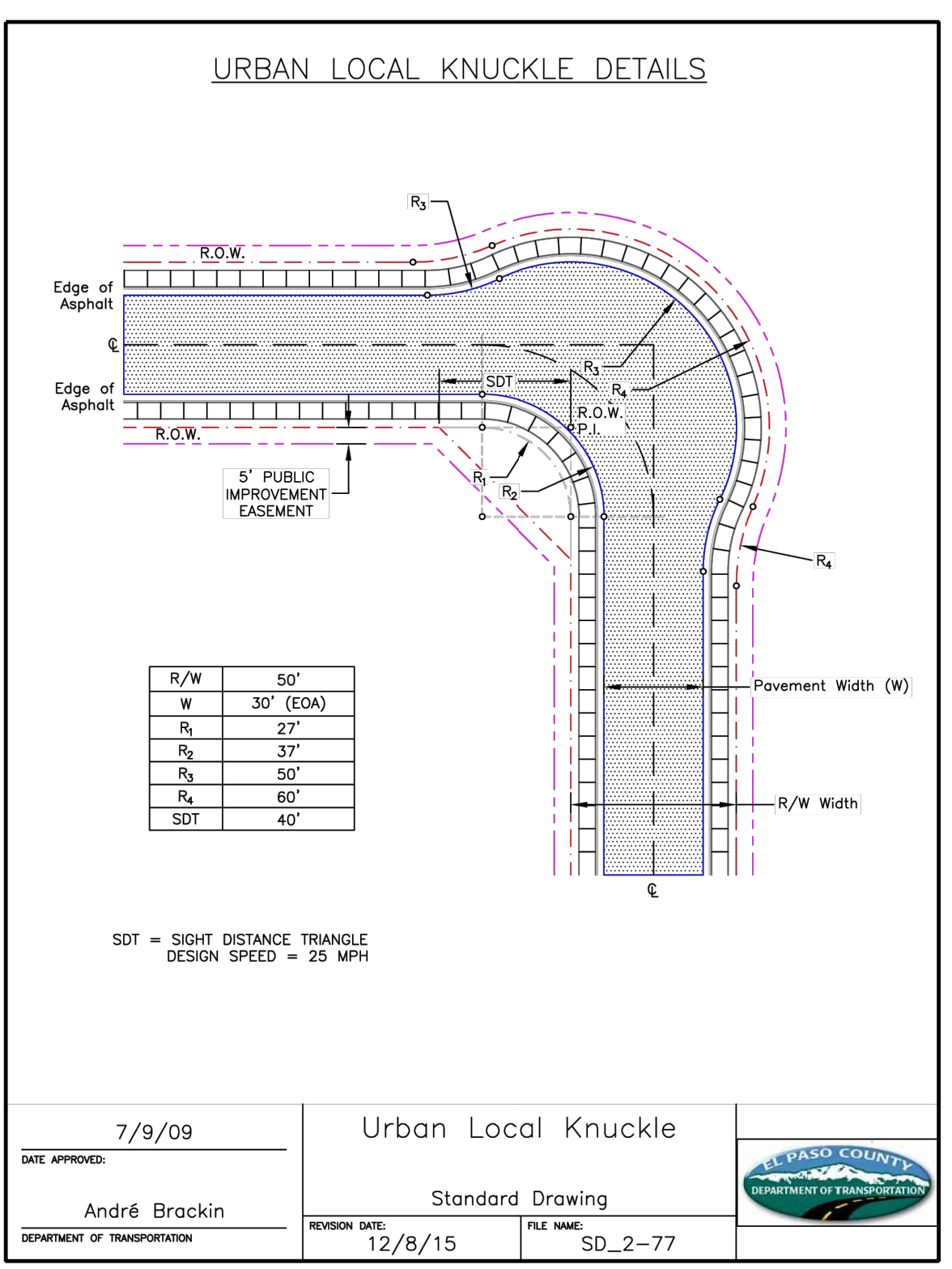
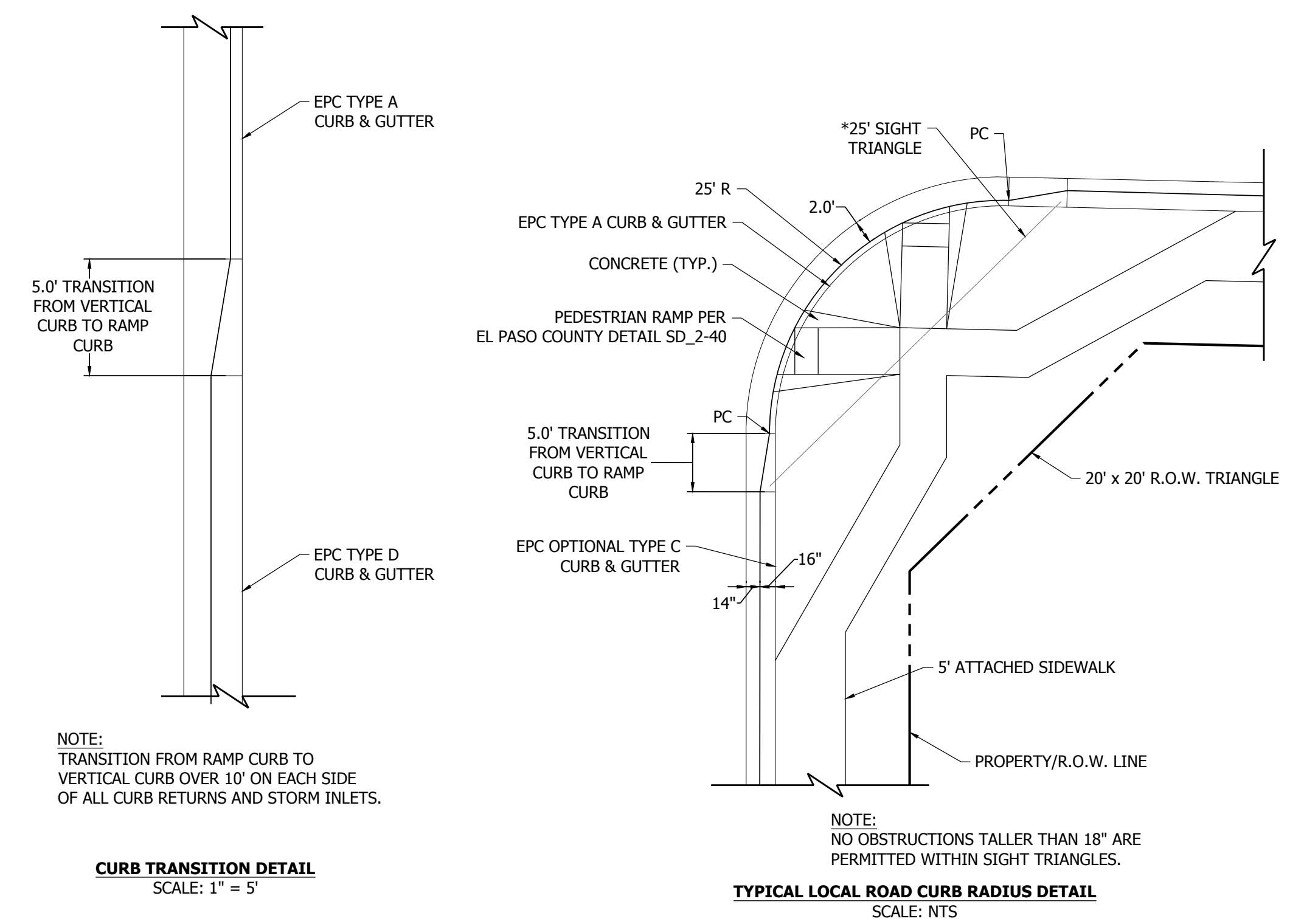
Typical Cross Pan Layout Detail Standard Drawing
REVISION DATE: 12/8/15
FILE NAME: SD_2-26

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

Pedestrian Curb Ramp Detail Standard Drawing
REVISION DATE: 6/23/20
FILE NAME: SD_2-41

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

Detectable Warning Surface Details Standard Drawing
REVISION DATE: 6/23/20
FILE NAME: SD_2-42



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

Typical Curb and Gutter Details Standard Drawing
REVISION DATE: 6/23/20
FILE NAME: SD_2-20

12/8/15
DATE APPROVED: André Brackin
DEPARTMENT OF TRANSPORTATION

Urban Local Knuckle Standard Drawing
REVISION DATE: 12/8/15
FILE NAME: SD_2-77

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

Parallel Pedestrian Curb Ramp Detail Standard Drawing
REVISION DATE: 6/23/20
FILE NAME: SD_2-50

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

Detectable Warning Surface Details Standard Drawing
REVISION DATE: 6/23/20
FILE NAME: SD_2-42

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

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MAYBERRY PUD PH1 - FILING NO. 3
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

PREPARED FOR:

CONSTRUCTION DOCUMENTS

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

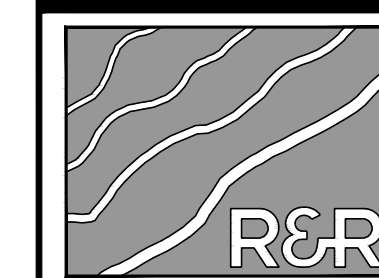
TYPICAL ROADWAY DETAILS

NO. **C7.2**



Know what's below.
Call before you dig.

NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/22
	3RD SUBMISSION		01/17/23
	4TH SUBMISSION		04/10/23



ENGINEERS-SURVEYORS

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 DENVER, COLORADO 80204
 PHONE: 303-753-6730

WWW.RRENGINEERS.COM



MAYBERRY PUD PH1 - FILING NO. 3
 MAYBERRY, COLORADO SPRINGS
 EL PASO COUNTY
 PREPARED FOR:
 MAYBERRY COMMUNITIES, LLC
 3296 DIVINE 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. C7.3

TRANSVERSE 1/2" EXPANSION JOINT EVERY 50 FT ALONG MEDIAN
 1/8" GROOVE MEDIAN
 PATTERNED CONCRETE
 EMBANKMENT MATERIAL
 MEDIAN CURB AND GUTTER
 5" FROM MEDIAN CURB (TYP.)
 RECOMPACT SUITABLE ON-SITE OR IMPORTED FILL TO BE PER MAXIMUM MODIFIED PROCTOR DRY DENSITY, ASTM D-1557
 1/4" GROOVE DEPTH

NOT TO SCALE

NOTES:
 A) The median paving shall be constructed with 4 inch thick, integrally colored concrete, embossed with a running bond 4" x 8" brick pattern as shown.
 B) Install 1/2" x 4" expansion material at median noses, fixed objects, and at transverse joints at 50 ft. intervals (maximum) along the median.
 C) The color additive shall be an approved commercially pure or synthetic mineral pigment, factory formulated and packaged in cubic yard dosage increments. The mixture shall be "Chromix" as manufactured by L.M. Scofield Company, "Doxa Color" as manufactured by Davis Color Company, Pigment No. 878, 5 lbs/sock, or an approved equal.
 D) Patterned concrete to be colored L.M. Scofield Company "Santa Barbara Brown, C-35", Davis Color Company, Pigment No. 678, 5 lbs/sock, or an approved equal.
 E) The matching curing compound shall be a blend of waxes and pigments in a solvent emulsion base and conform to the requirements of ASTM C-309. The curing compound shall be "Lithocrome Colormax" as manufactured by L.M. Scofield Company, Davis Color-Sect, as manufactured by Davis Color Company, or approved equal.
 F) The concrete mix design shall conform to the requirements of the color admixture manufacturer and shall meet CDDT Class B concrete requirements, unless otherwise approved.
 G) For weed control prior to median paving, apply a pre-emergent herbicide to median subgrade area per manufacturer's specifications for paving under Barrier 50 label (obi Garcon). Trifluralin is labeled for use under asphalt under the Treflan 45C label (Etnaco).

SCALE: NOT TO SCALE

DATE APPROVED: 7/9/09	DESIGNED BY: André P. Brackin	CHECKED BY: André P. Brackin	FILE NAME: SD_2-21
Patterned Concrete Median Paving Standard Drawing		PASO COUNTY	

1/2" EXPANSION PAPER
 MEDIAN CURB AND GUTTER
 TOOL JOINT AT POINT OF CURVE
 FLOWABLE END SECTION
 CONCRETE
 CARRY 1" UP AROUND CURVED END OF MEDIAN
 SQUARE 2" UP OUTER PAN
 1" MIN.

SECTION A-A
 PROPOSED PAVEMENT
 SLOPE WAVES
 8" CONCRETE WITH REBAR
 8"

SECTION B-B
 TOP OF CURB
 FLOW LINE
 PAN LINE
 BOTTOM OF CURB
 TOOL JOINT
 1.00'
 1" UP AROUND CURVED END (WAVED)

NOTES:
 1. MEDIAN NOSE CONCRETE AND CURB & GUTTER SHALL BE PLACED MONOLITHIC WITH NON-COLORED CONCRETE REINFORCED #4 REBAR AT 18" E.W.
 2. MEDIANS GREATER THAN 10' WIDE (BOC TO BOC) DO NOT REQUIRE MEDIAN NOSE.

SCALE: NOT TO SCALE

DATE APPROVED: 1/12/16	DESIGNED BY: André P. Brackin	CHECKED BY: André P. Brackin	FILE NAME: SD_2-22
Plowable Median Nose Detail Standard Drawing		PASO COUNTY	

SDD 13C18-c Concrete Pavement Joint Types

PAVEMENT DEPTH (D)	TIE BAR SIZE	TIE BAR LENGTH (L)	MAX. TIE BAR SPACING
< 10"	NO. 4	30"	30"
≥ 10"	NO. 5	30"	30"
	NO. 4*	30"	24**

GENERAL NOTES:
 ① USE DOWELED EXPANSION JOINTS ON SIDE ROADS AT INTERSECTIONS (TO ISOLATE THE SIDE ROAD FROM THE THROUGH STREET) IF THE SIDE ROAD IS CONCRETE PAVEMENT AND GREATER THAN 30 FEET IN LENGTH.
 ② SPACE CONTRACTION JOINTS IN ACCORDANCE WITH SDD 13C4, 13C11 OR 16C13.
 ③ LOCATE CONTRACTION JOINTS A MINIMUM OF 6 FEET FROM THE NEAREST CONTRACTION JOINT AND ALONG PARALLEL TO CONTRACTION JOINTS.
 ④ CONTRACTION JOINTS CAN BE FORMED OR SAWED.
 ⑤ IF JOINT IS FORMED, PROVIDE A 1/4" RADIUS.
 ⑥ ANCHOR TIE BARS INTO DRILLED HOLES WITH AN EPOXY.

CONCRETE PAVEMENT JOINT TYPES
 STATE OF WISCONSIN
 DEPARTMENT OF TRANSPORTATION

SDD 13C18 - 07c