



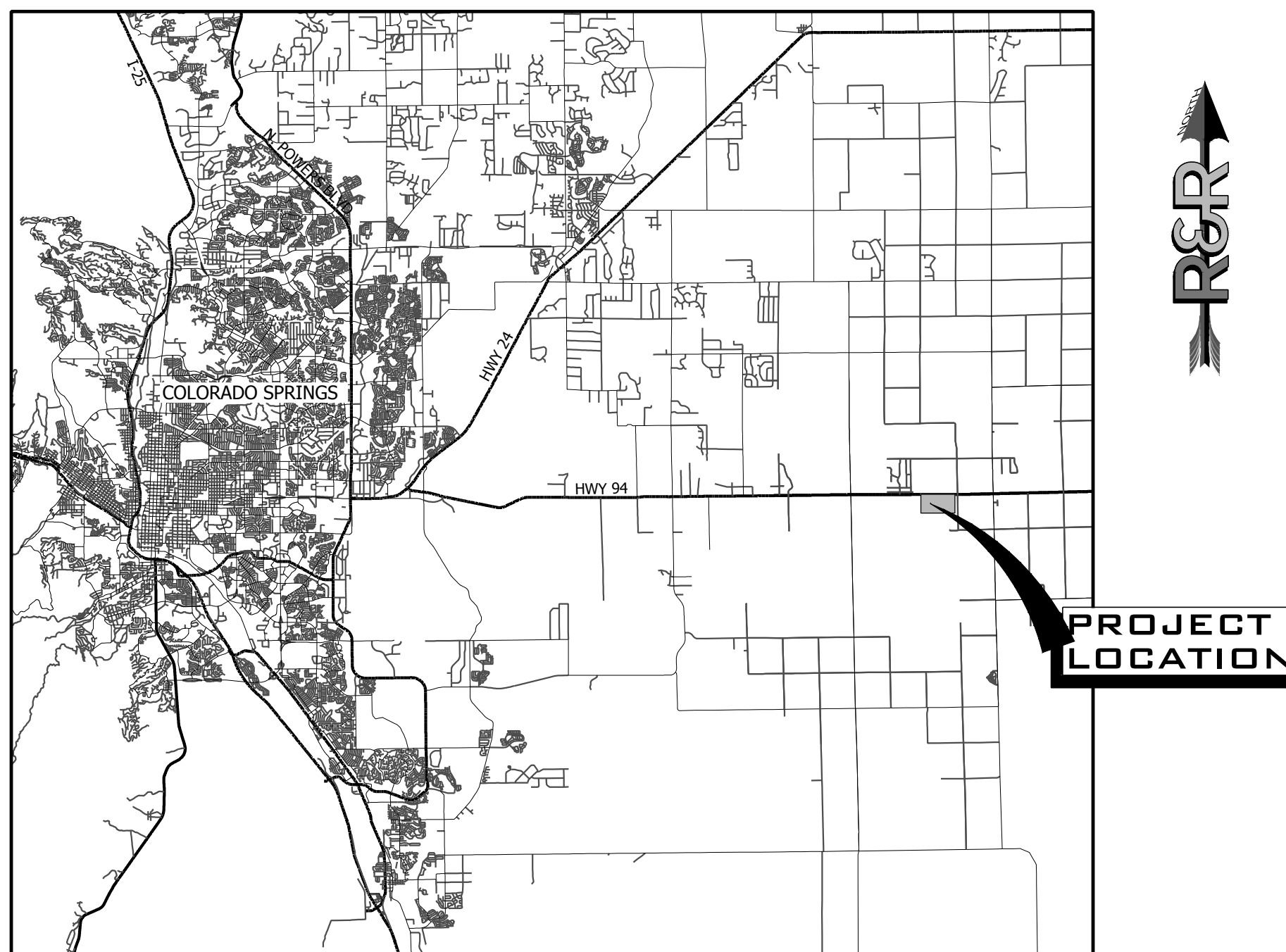
Know what's below. Call before you dig.

# CONSTRUCTION DOCUMENTS MAYBERRY, COLORADO - FILING NO. 3

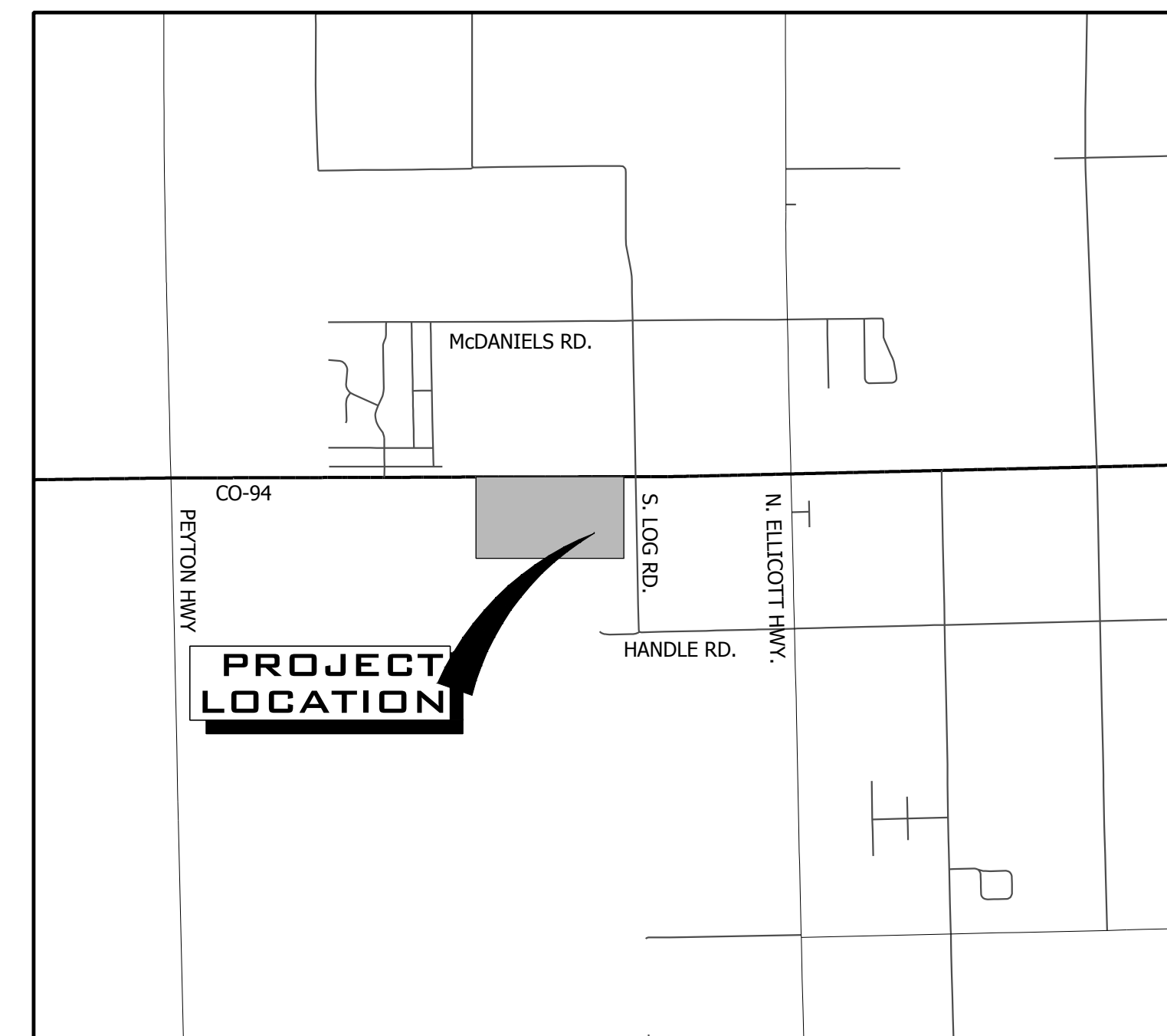
A REPLAT OF PART OF TRACT M AND ALL OF TRACT P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, AND ALL OF TRACTS A, B, C AND D, MAYBERRY, COLORADO SPRINGS FILING NO. 2, AND THAT PART OF SPRINGS ROAD RIGHT-OF-WAY LYING SOUTH OF SAID TRACT A AND THAT PART OF VILLAGE MAIN STREET RIGHT-OF-WAY LYING EAST OF ATCHISON WAY ALL LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO (UNINCORPORATED), STATE OF COLORADO

### CONTACT LIST

DEVELOPER	CIVIL ENGINEER	SURVEYOR	COUNTY ENGINEERING
MAYBERRY COMMUNITIES, LLC	R&R ENGINEERS-SURVEYORS, LLC	R&R ENGINEERS-SURVEYORS, LLC	EL PASO COUNTY DEVELOPMENT SERVICES
3296 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'

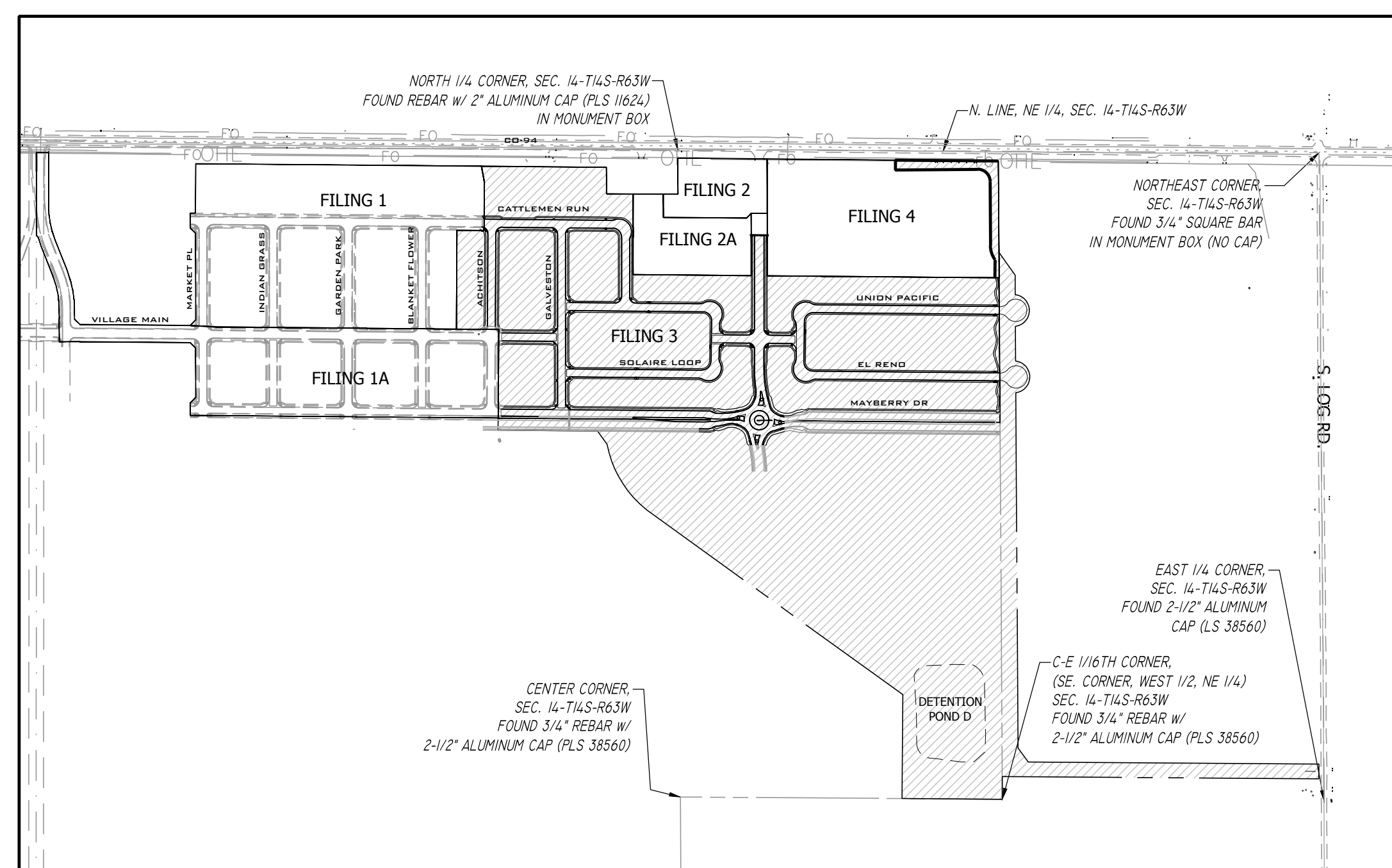
### Sheet List Table

Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C1.2	LEGEND & ABBREVIATIONS
C2.0	EXISTING CONDITIONS PLAN
C2.1	DEMO PLAN
C3.0	OVERALL SITE PLAN
C3.1	OVERALL UTILITY PLAN
C3.2	SITE & UTILITY PLAN - WEST
C3.3	SITE & UTILITY PLAN - EAST
C4.0	ACHISON WAY PLAN & PROFILE
C4.1	CATTLEMEN RUN PLAN & PROFILE
C4.2	GALVESTON TERRACE PLAN & PROFILE
C4.3	VILLAGE MAIN STREET PLAN & PROFILE
C4.4	SOLAIRE LOOP 9+50 TO 16+50 PLAN & PROFILE
C4.5	SOLAIRE LOOP 16+50 TO 25+00 PLAN & PROFILE
C4.6	BESSEYI WAY PLAN & PROFILE
C4.7	SPRINGS ROAD PLAN & PROFILE
C4.8	EL RENO LANE PLAN & PROFILE
C4.9	UNION PACIFIC WAY PLAN & PROFILE
C4.10	MAYBERRY 9+00 TO 22+50 PLAN & PROFILE
C4.11	MAYBERRY 22+50 TO 32+00 PLAN & PROFILE
C4.12	EAST STORM DRAIN PLAN & PROFILE
C4.13	STORM LATERALS 3, 5, 6, & 9 PLAN & PROFILES
C4.14	UTILITY DETAILS
C5.0	CATTLEMEN RUN SANITARY
C5.1	GALVESTON TERRACE SANITARY
C5.2	SOLAIRE LOOP 10+00 TO 16+50 SANITARY
C5.3	SOLAIRE LOOP 16+50 TO 25+00 SANITARY
C5.4	BESSEYI WAY SANITARY
C5.5	SPRINGS ROAD SANITARY
C5.6	EL RENO LANE SANITARY
C5.7	UNION PACIFIC WAY SANITARY
C5.8	UTILITY DETAILS
C5.9	UTILITY DETAILS
C6.0	ROUNDBOULT DETAILED GRADING
C6.1	SIGNAGE AND STRIPING - TRAFFIC CIRCLE
C6.2	SIGNAGE AND STRIPING - WEST

C6.3	SIGNAGE AND STRIPING - EAST
C6.4	SIGN DETAILS
C6.5	STRIPING DETAILS
C7.0	TYPICAL ROAD SECTIONS & DETAILS
C7.1	TYPICAL ROAD SECTIONS & DETAILS
C7.2	TYPICAL ROADWAY DETAILS
C7.3	TYPICAL ROADWAY DETAILS
C8.0	GESC COVER SHEET
C8.1	GENERAL NOTES & LEGEND
C8.2	E&S PLAN-NORTH WEST
C8.3	E&S PLAN-NORTH EAST
C8.4	E&S PLAN-SOUTH WEST
C8.5	E&S PLAN-SOUTH EAST
C8.6	E&S DETAILS
C8.7	E&S DETAILS
C8.8	E&S DETAILS
C8.9	E&S DETAILS
C8.10	OVERALL GRADING PLAN
C8.11	GRADING PLAN - WEST
C8.12	GRADING PLAN - EAST
C8.13	BERM, BRIDGE, & TRAIL DETAILS
C8.14	GRADING PLAN - DETENTION POND
C8.15	CHANNEL C2 PLAN & PROFILE 9+00 TO 20+00
C8.16	CHANNEL C2 PLAN & PROFILE 20+00 TO 29+00
C8.17	CHANNEL D PLAN & PROFILE
C8.18	CHANNEL E 9+50 TO 24+00
C8.19	CHANNEL E 24+00 TO 38+50
C8.20	CHANNEL F PLAN & PROFILE
C8.21	LOT GRADING DETAILS
C8.22	DETENTION POND DETAILS
C8.23	DETENTION POND DETAILS

GESC PLANS

include utility cd's in the resubmittal



SITE MAP  
SCALE 1" = 500'

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

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

### PCD FILE NO. SF-2219

#### Design Engineer's Statement:

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

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

#### Owner/Developer's Statement:

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

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

#### El Paso County:

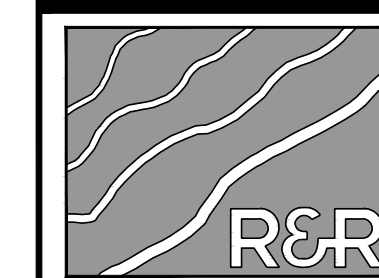
County plan review is provided only for general conformance with County Design Criteria. The County is not responsible for the accuracy and adequacy of the design, dimensions, and/or elevations which shall be confirmed at the job site. The County through the approval of this document assumes no responsibility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

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

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

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

NO.	REVISION	DATE
2ND SUBMISSION		09/01/22
3RD SUBMISSION		01/17/23



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	

COVER SHEET

NO. **C1.0**

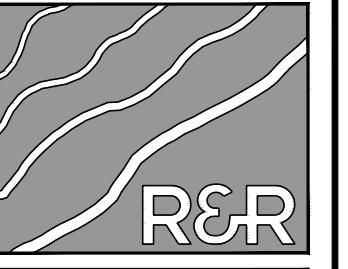
P:\14\_PCD\22110\_MAYBERRY\_FILING\_NO\_3\CONSTRUCTION\_DOCUMENTS\PLANS\GDS - COVER & NOTES\MC22110 - CR - CD.DWG - PLOT DATE: 07/27/2023 7:17:28 AM BY: LYNN COBARDY





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



**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
NAME	

GENERAL NOTES

NO. C1.1

COUNTY GENERAL NOTES:

- 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.
- 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).
- 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:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - CDOT M&S STANDARDS
- 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW (DEPT. OF PUBLIC WORKS) AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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:

- INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
- 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.
- GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.

COUNTY SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS.
- 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.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- 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".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 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.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- 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:

- 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.
- 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.
- 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:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL
  - CDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
  - ELLCOTT UTILITIES STANDARDS SPECIFICATIONS (REFER TO CSU STANDARDS IN THE ABSENCE OF PUBLISHED SPECIFICATIONS)
- STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING UNLESS OTHERWISE NOTED. PROVIDE WATER-TIGHT JOINTS ON STORM SEWER PIPE.
- 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.
- PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 30 DAYS AFTER FINE GRADING IS COMPLETE.
- 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.
- 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.
- 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.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- 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.
- PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS AND CONFORM TO COUNTY ENGINEERING STANDARDS AND SPECIFICATIONS.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM OF 0.5% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
- ALL RESIDENTIAL STREET CURB RETURN RADII ARE 25-FEET AT FLOWLINE UNLESS OTHERWISE NOTED. ARTERIAL STREET CURB RETURN RADII ARE 35' UNLESS NOTED OTHERWISE.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY AND ALL UTILITIES INVOLVED IN PROJECT PRIOR TO MOBILIZING ON SITE.
- TYPE C STORM INLETS SHALL HAVE CLOSE-MESH GRATES.
- PROVIDE 10' TRANSITION FROM RAMP CURB TO VERTICAL CURB ON EACH SIDE OF STORM INLETS.
- 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:

- ALL WATER AND SEWER INSTALLATIONS SHALL CONFORM TO ELLICOTT UTILITIES COMPANY STANDARD SPECIFICATIONS, WHICH FOLLOW CSU STANDARD SPECIFICATIONS.
- 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.
- STORM DRAIN PIPE SHALL BE RCP (CLASS III) UNLESS OTHERWISE NOTED.
- STORM DRAIN PIPE BEDDING SHALL BE CLASS C.
- SANITARY SEWER PIPE SHALL BE PVC ASTM D3034-SDR 35 OR ASTM F679 UNLESS OTHERWISE NOTED.
- 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
- 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.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY OWNER AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- 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.
- FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER CITY OF FOUNTAIN STANDARDS AND SHALL INCLUDE LATERAL VALVE, ELBOW, HYDRANT, AND THRUST BLOCKS. FIRE HYDRANT MATERIALS SHALL CONSIST OF STANDARD S-SIDED (HEX) NUT WITH NST THREAD & HYDRANT SHALL OPEN COUNTER-CLOCKWISE.
- WHEREVER DUCTILE IRON PIPE IS USED, THE PIPE, FITTINGS AND HYDRANTS SHALL BE WRAPPED IN POLYETHYLENE.
- SERVICE LINES SHALL BE INSTALLED PER CSU STANDARDS.
- 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".
- UTILITY BEDDING SHALL BE PLACED PER CSU REQUIREMENTS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- REFER TO CSU SPECIFICATIONS FOR BACKFILL AND COMPANION SPECIFICATIONS, ALSO MEET ALL EL PASO CUNTY BACKFILL SPECIFICATIONS IN THE ROADWAY R.O.W.'S.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MATERIALS TO OWNER FOR APPROVAL PRIOR TO BEGINNING WORK.
- WATER MAIN FITTINGS 5' OR LESS APART REQUIRE ALL-THREAD (S EA. 3").
- INSTALLATION OF CURVILINEAR WATER & SANITARY SEWER MAINS SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- INSTALL POLY-WRAP AS BOND BREAKER AT ALL THRUST BLOCKS.
- 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.
- SEWER MAINS SHALL BE TV INSPECTED AFTER INSTALLATION FOR APPROVAL BY OWNER.
- 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.
- CURBS TO BE MARKED WITH "W" AND "S" FOR RESPECTIVE LOCATIONS OF SERVICE LINES TO LOTS FOR WATER AND SEWER.
- GATE VALVES ARE REQUIRED ON EACH SIDE OF ALL TEES AND CROSSES WITHIN THE PROJECT.

STANDARD UTILITY DETAILS:

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

APPROVAL NOTE:

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





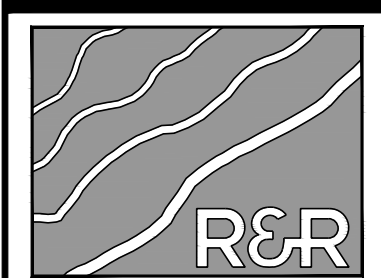
Know what's below.  
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# ABBREVIATIONS

ABAN	ABANDON	ID	INSIDE DIAMETER
AC	ASBESTOS CONCRETE	IN	INLET
ADDL	ADDITIONAL	INCL	INCLUDED
ADDM	ADDENDUM	INSUL	INSULATION
ADJ	ADJUSTABLE	INTER	INTERSECTION
AL	ALUMINUM	INV	INVERT
ALT	ALTERNATE	IRR	IRRIGATION
AMT	AMOUNT		
APPROX	APPROXIMATELY	JTS	JOINTS
ARCH	ARCHITECTURAL		
ASPH	ASPHALT	KB	KICK BLOCK
ASSY	ASSEMBLY	KO	KNOCKOUT
ASYM	ASYMMETRICAL		
AUTO	AUTOMATIC		
AWWA	AMERICAN WATER WORKS ASSOC	L	LEFT OR LITER
		LSCP	LANDSCAPE
		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

# 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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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

LEGEND & ABBREVIATIONS

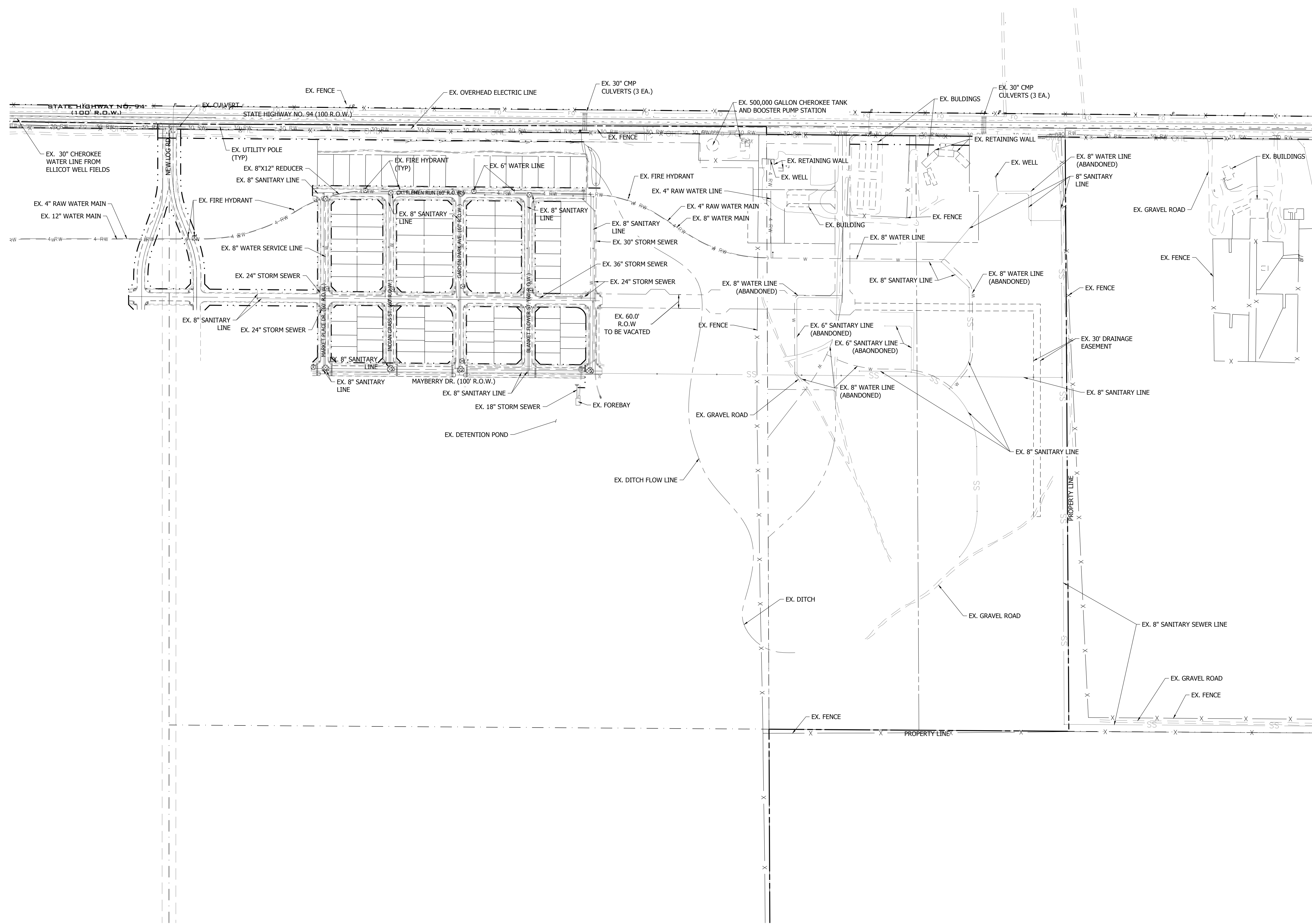
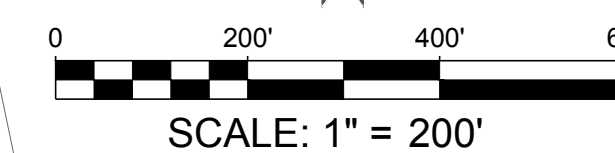
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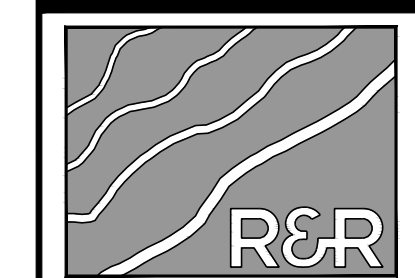




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3RD SUBMISSION			01/17/23



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

EXISTING  
CONDITIONS PLAN

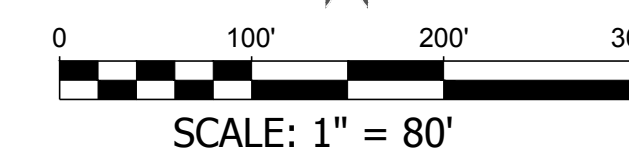
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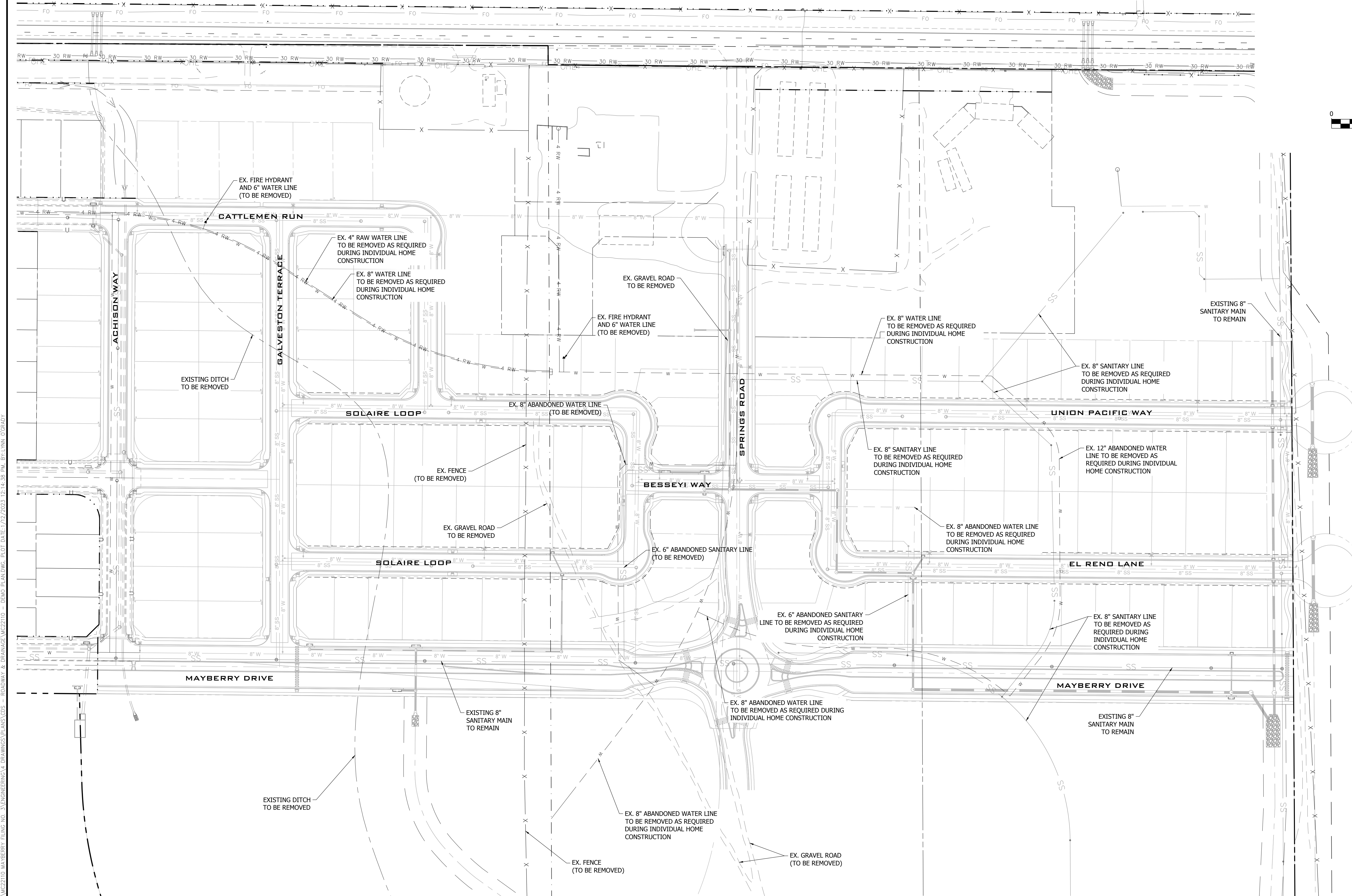


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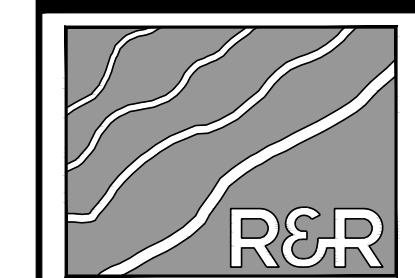
NOTES:

- 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: 1/12/2023 12:14:38 PM. BY: LYNK O'GRADY

NO.	REVISION	BY	DATE
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3RD SUBMISSION			01/17/23



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 PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
 3296 DIVINE HEIGHTS #208  
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CONSTRUCTION DOCUMENTS			
JOB NO.	MC22110	ORG. SUBM. DATE	06/16/2022
DWN:	LAO	CHKD:	CJD
NAME			

DEMO PLAN

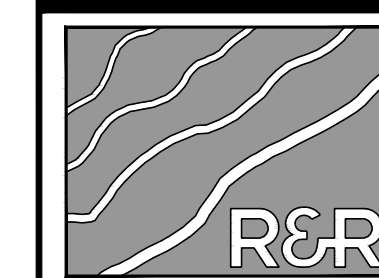
NO. C2.1





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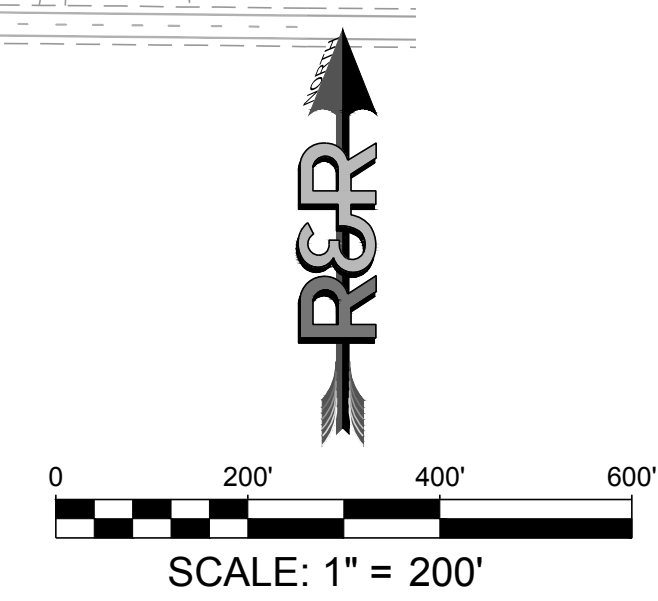
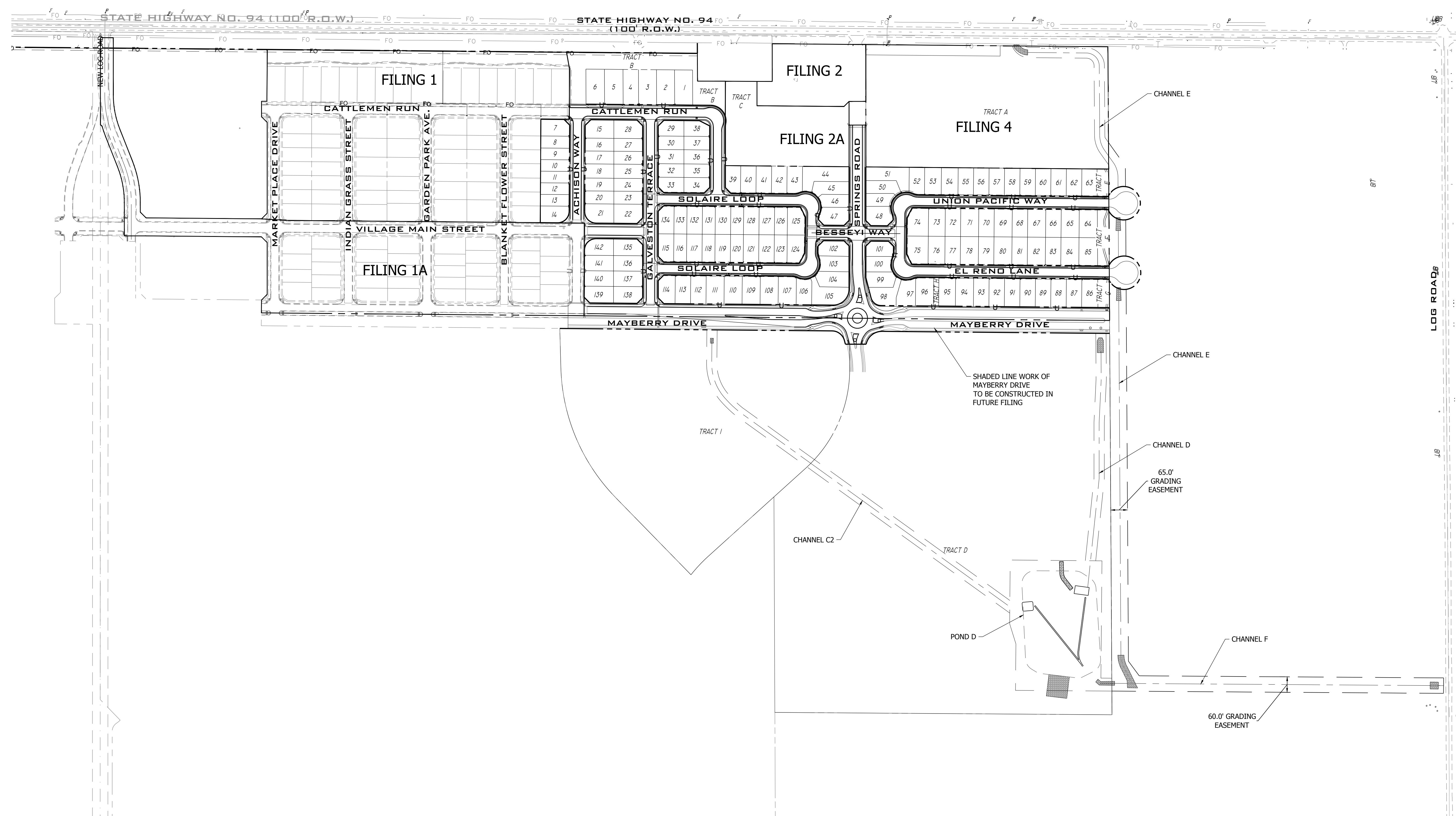
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EL PASO COUNTY  
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
3296 DIVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

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

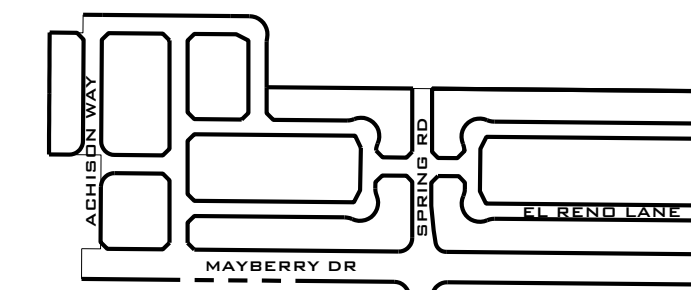
OVERALL SITE  
PLAN

NO.  
**C3.0**



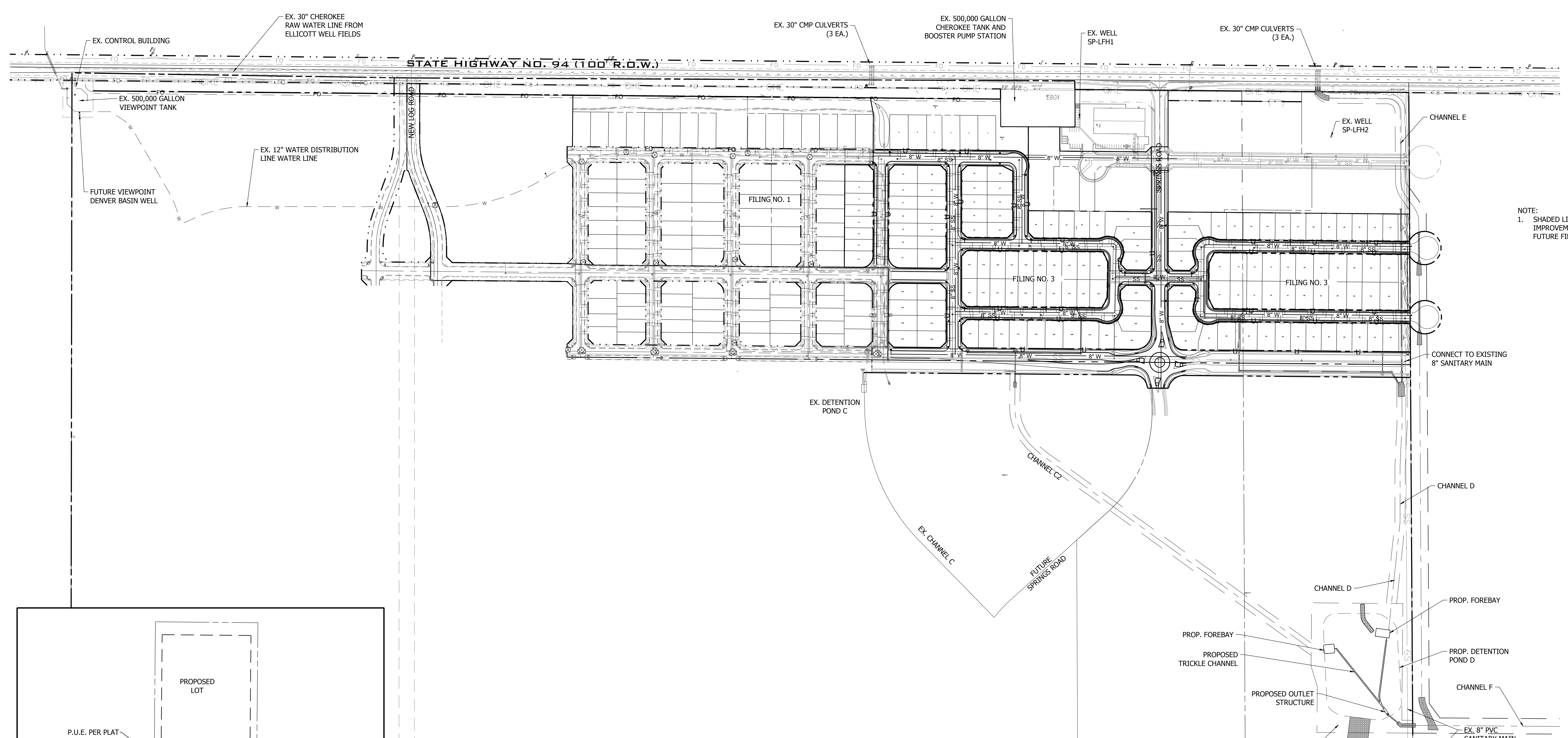
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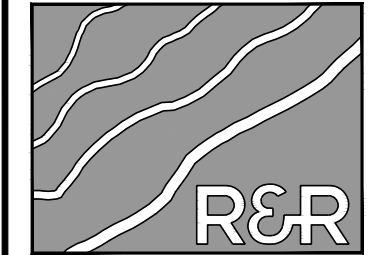


**FILING 3 KEY MAP**  
N.T.S.

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



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



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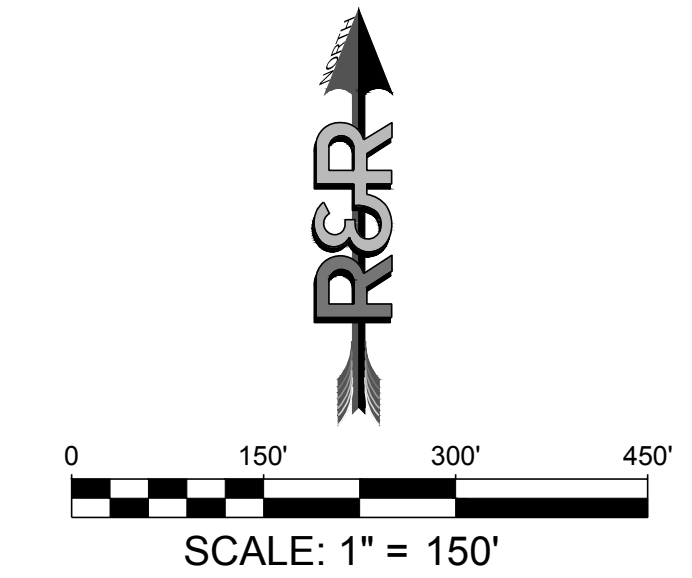
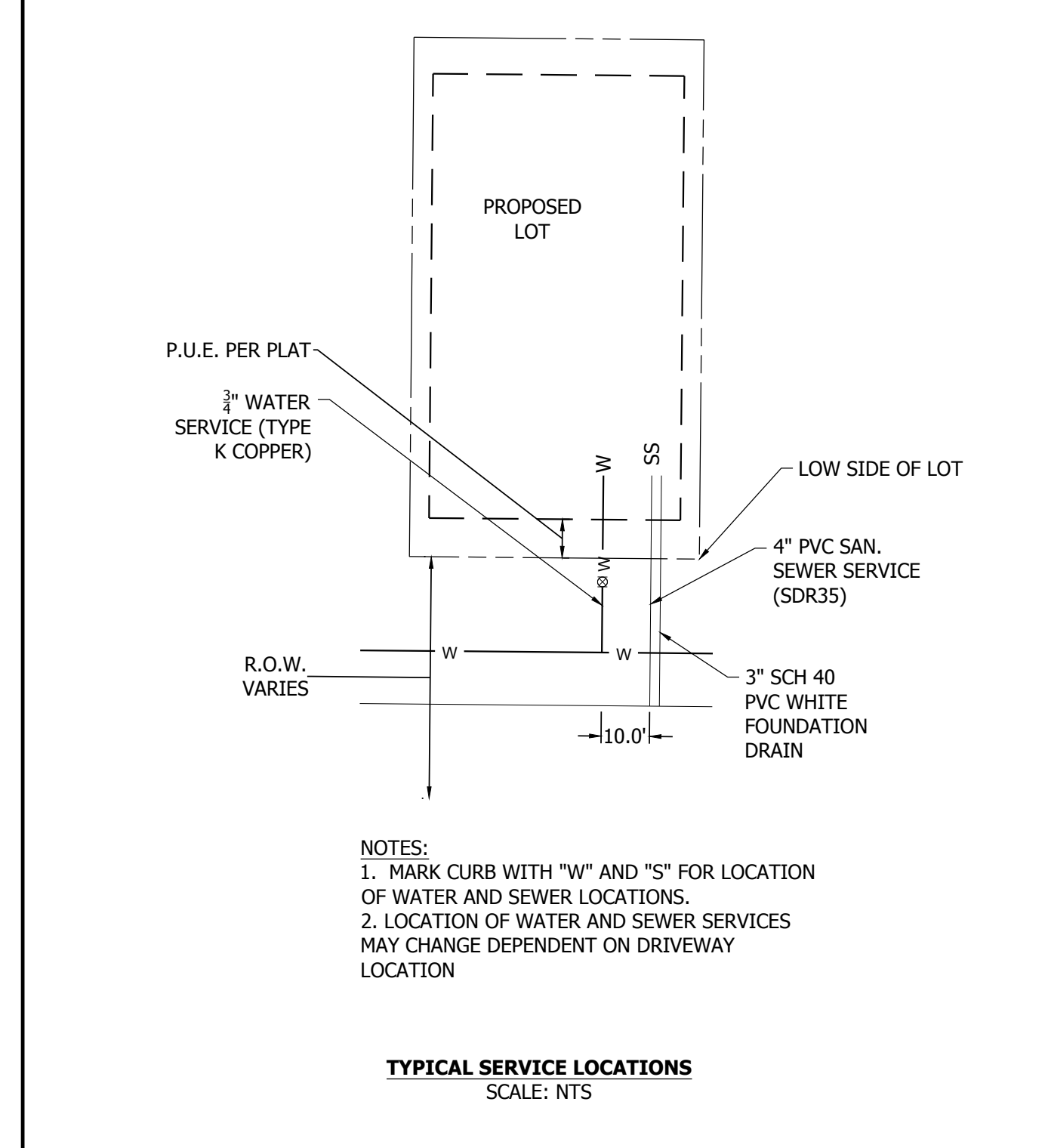
**MAYBERRY PUD PH1 - FILING NO. 3**

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EL PASO COUNTY  
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
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CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
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NAME:	

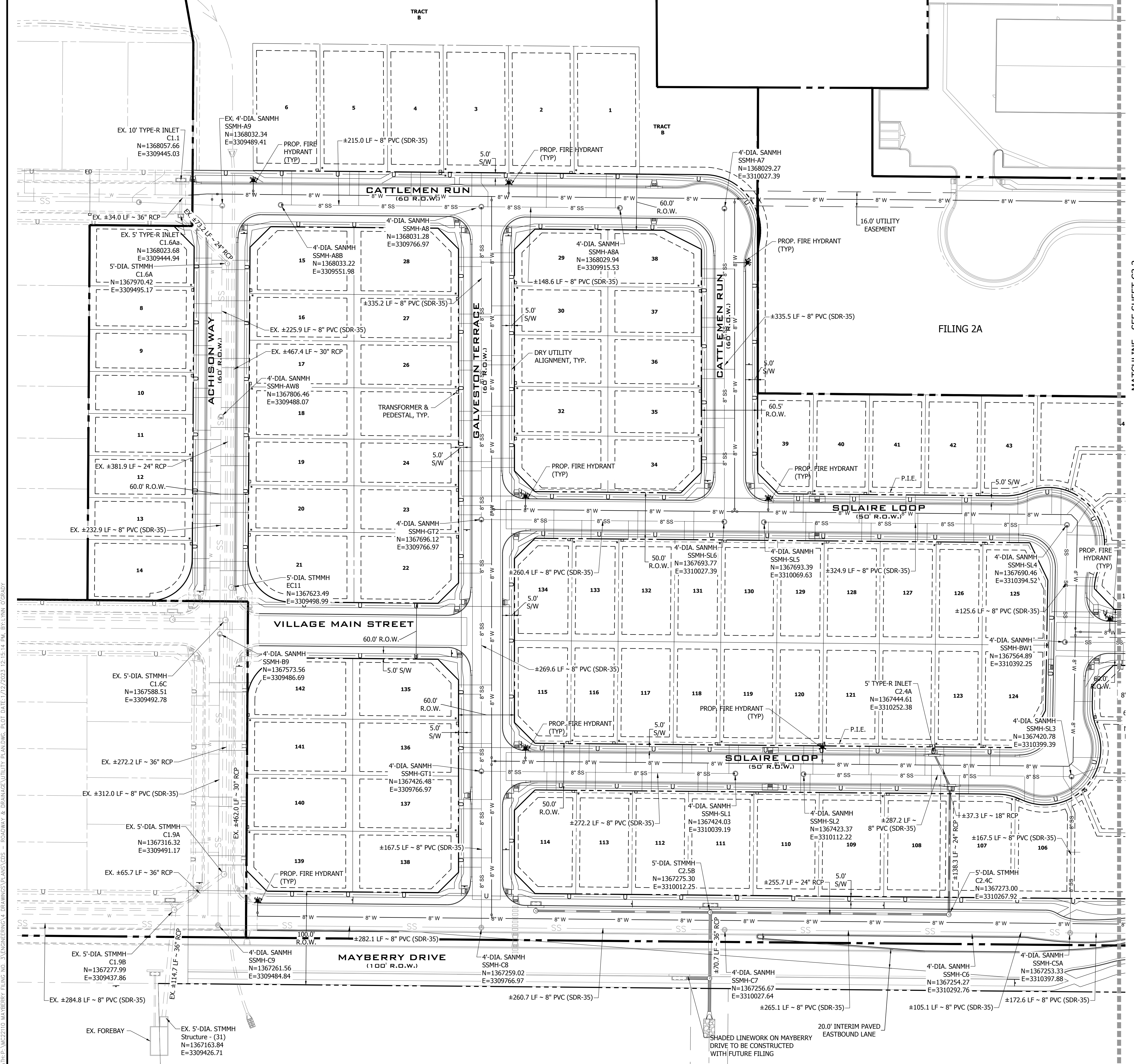
**OVERALL UTILITY PLAN**

NO. **C3.1**



DATE: 06/16/2022 12:15:09 PM BY: LNK\_CJADY





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**FILING 3 KEY MAP**  
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2ND	SUBMISSION	9/1/22
3RD	SUBMISSION	01/17/23

SCALE: 1" = 50'

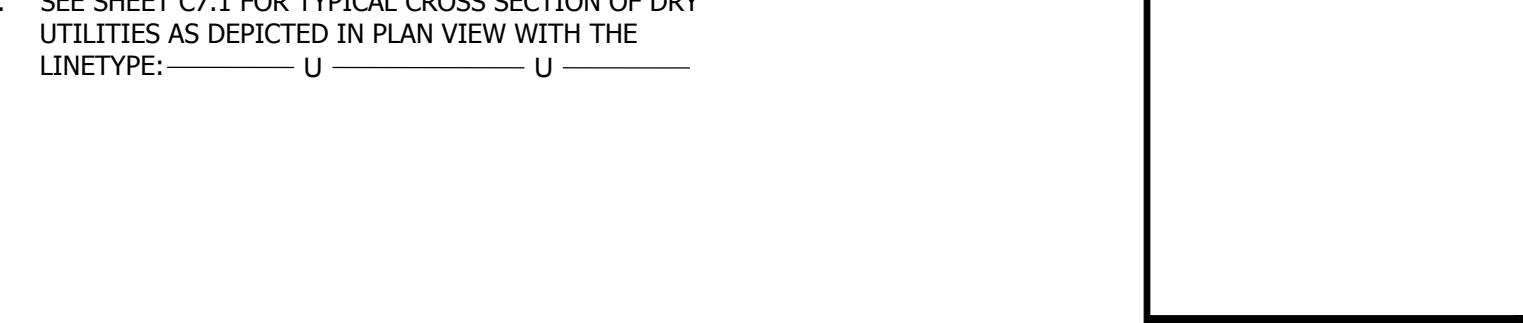
MATCHLINE - SEE SHEET C3.2

**FILING 2A**

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PHONE: 303-753-6730

NOTES:  
1. SHADED LINE WORK ALONG MAYBERRY DRIVE 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 \_\_\_\_\_



**MAYBERRY PUD PH 1 - 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:	CJD
NAME	

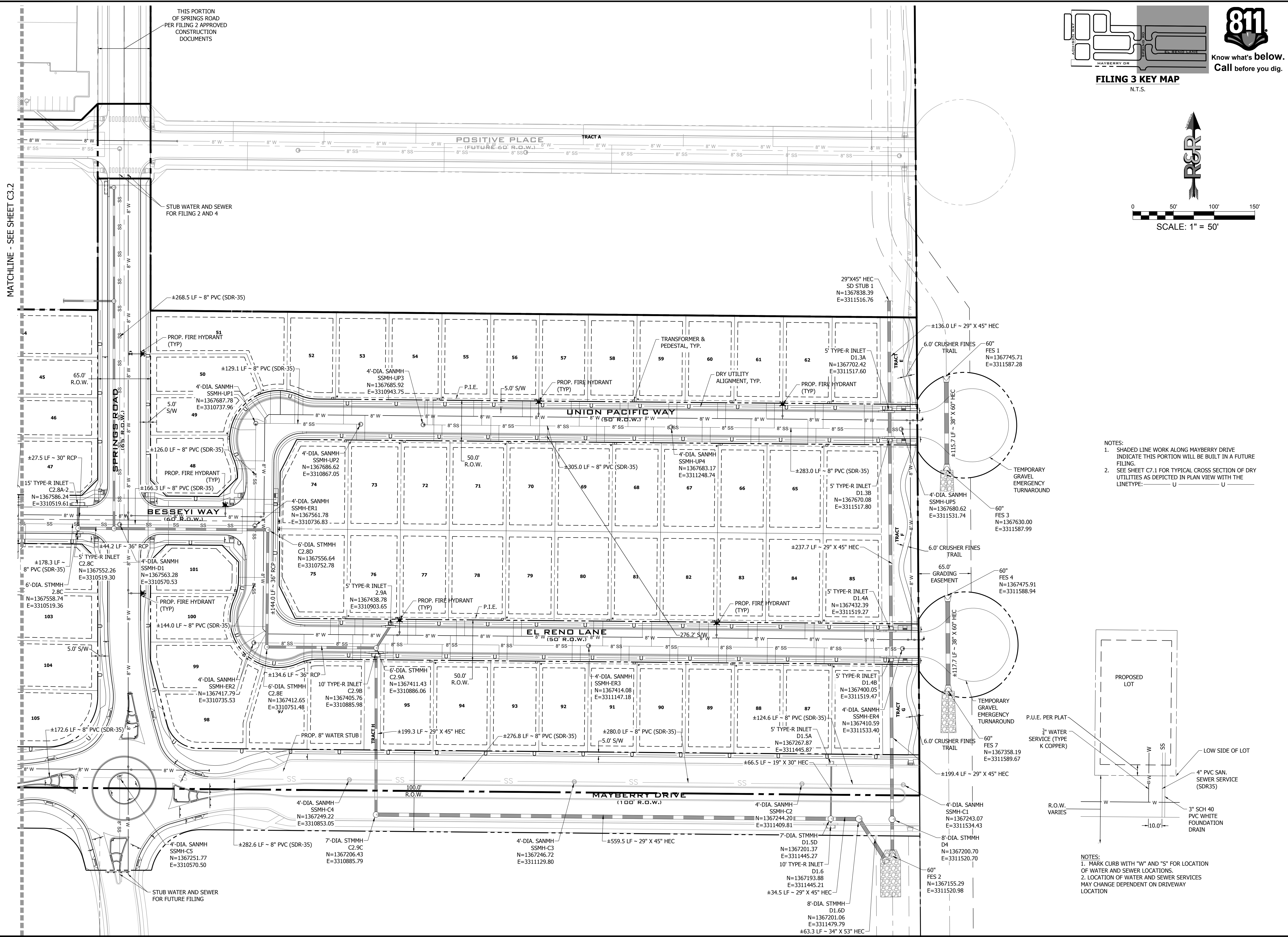
**SITE & UTILITY PLAN - WEST**

C3.2

DATE: 10/22/2022 10:55:44 AM BY: LARSEN, GORDON

PLAN: P:\MC2210\MAYBERRY\DRAINAGE\PLANS\035 - ROADWAY & DRAINAGE UTILITY PLANNING - PLOT DATE: 7/27/2023 12:15:18 PM BY: LINA\_COSADY

MATCHLINE - SEE SHEET C3.2

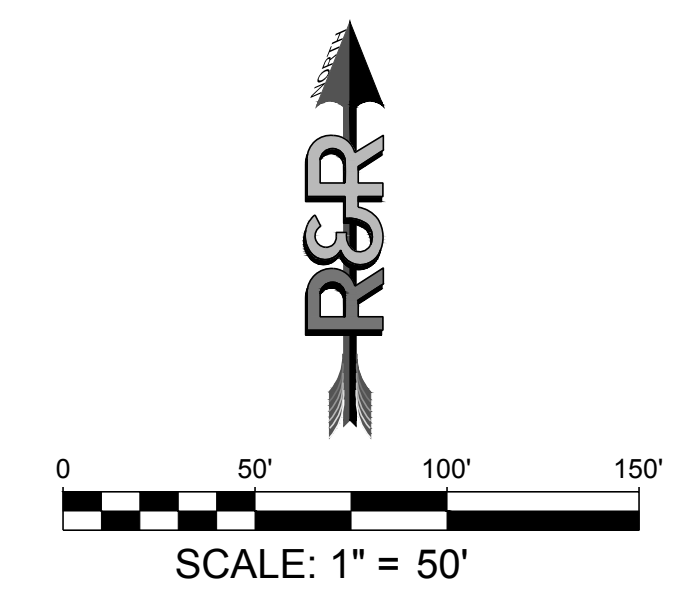


THIS PORTION OF SPRINGS ROAD PER FILING 2 APPROVED CONSTRUCTION DOCUMENTS

STUB WATER AND SEWER FOR FILING 2 AND 4

STUB WATER AND SEWER FOR FUTURE FILING

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



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

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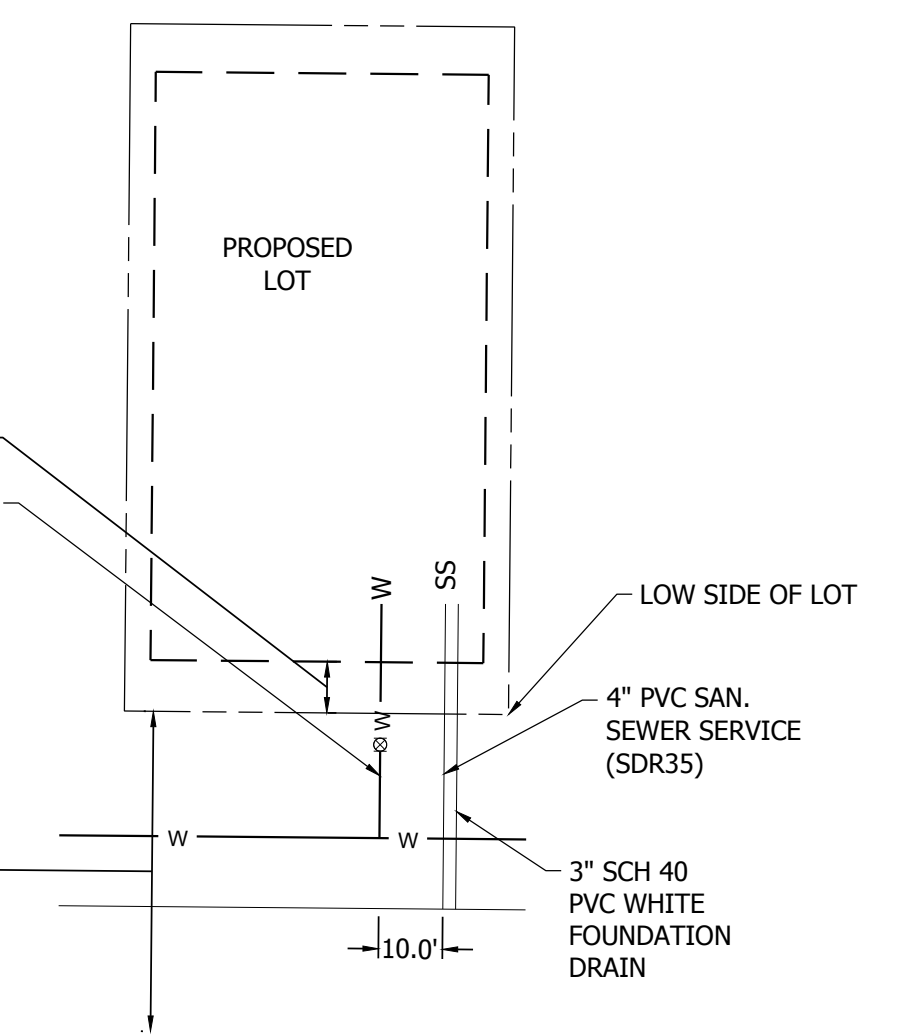
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**MAYBERRY PUD PH 1 - FILING NO. 3**  
MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY

PREPARED FOR:  
MAYBERRY COMMUNITIES, LLC  
3298 DIVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

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

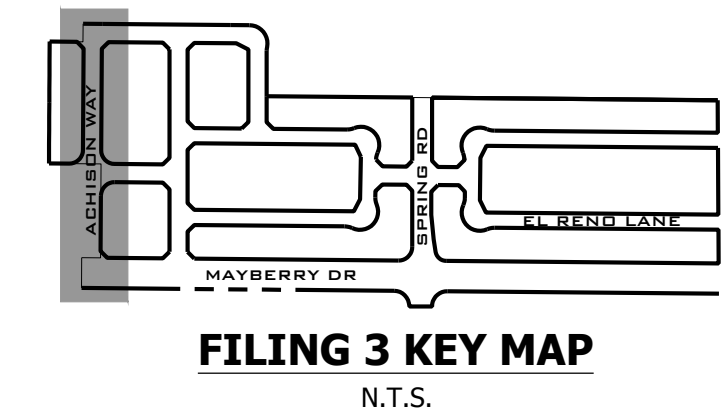
- NOTES:
1. SHADED LINE WORK ALONG MAYBERRY DRIVE INDICATE THIS PORTION WILL BE BUILT IN A FUTURE FILING.
  2. SEE SHEET C7.1 FOR TYPICAL CROSS SECTION OF DRY UTILITIES AS DEPICTED IN PLAN VIEW WITH THE LINETYPE:



- 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

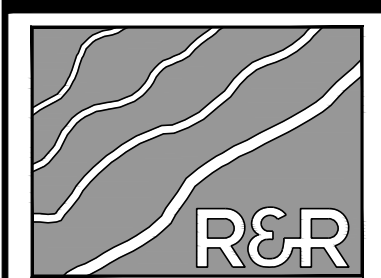


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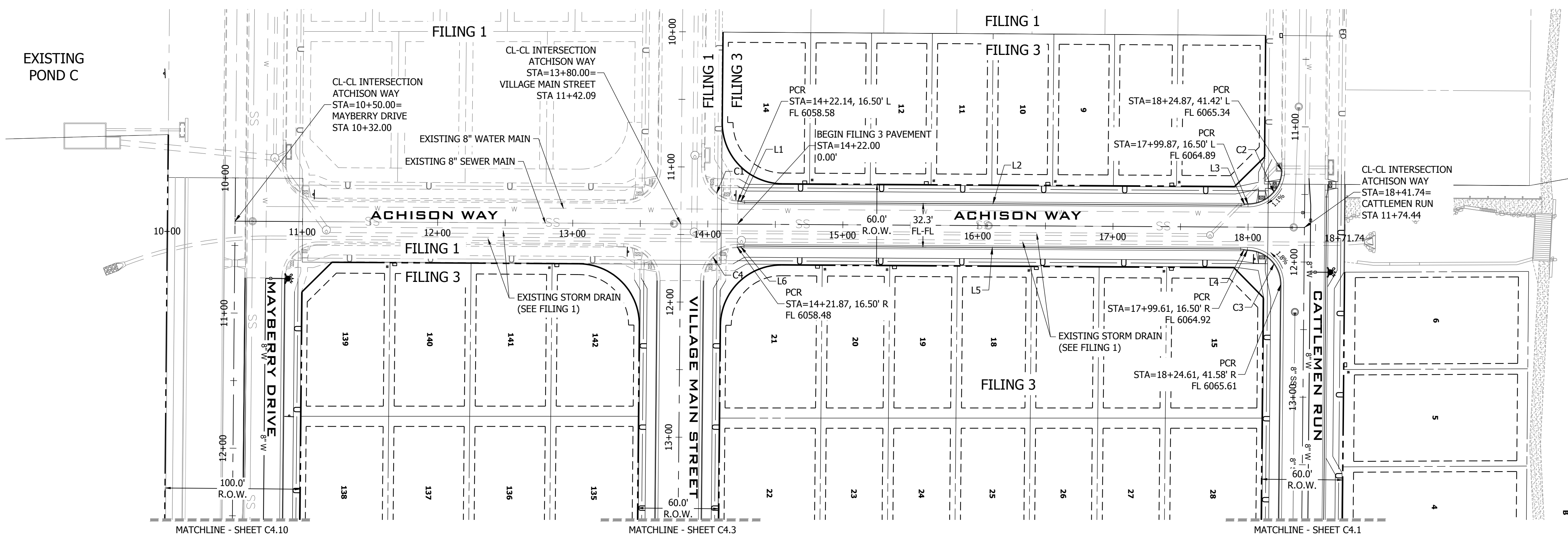
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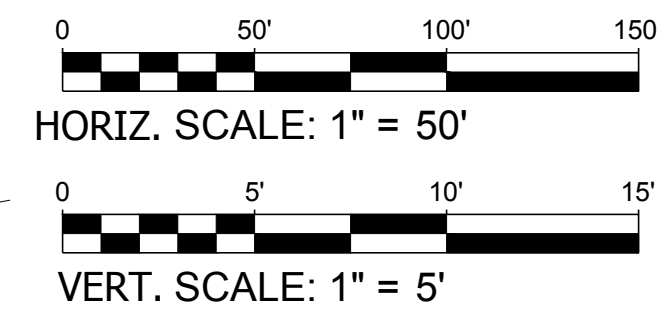


**R&R ENGINEERS-SURVEYORS, INC.**  
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 DENVER, COLORADO 80204  
 PHONE: 303-753-6730

WWW.RRENGINEERS.COM



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

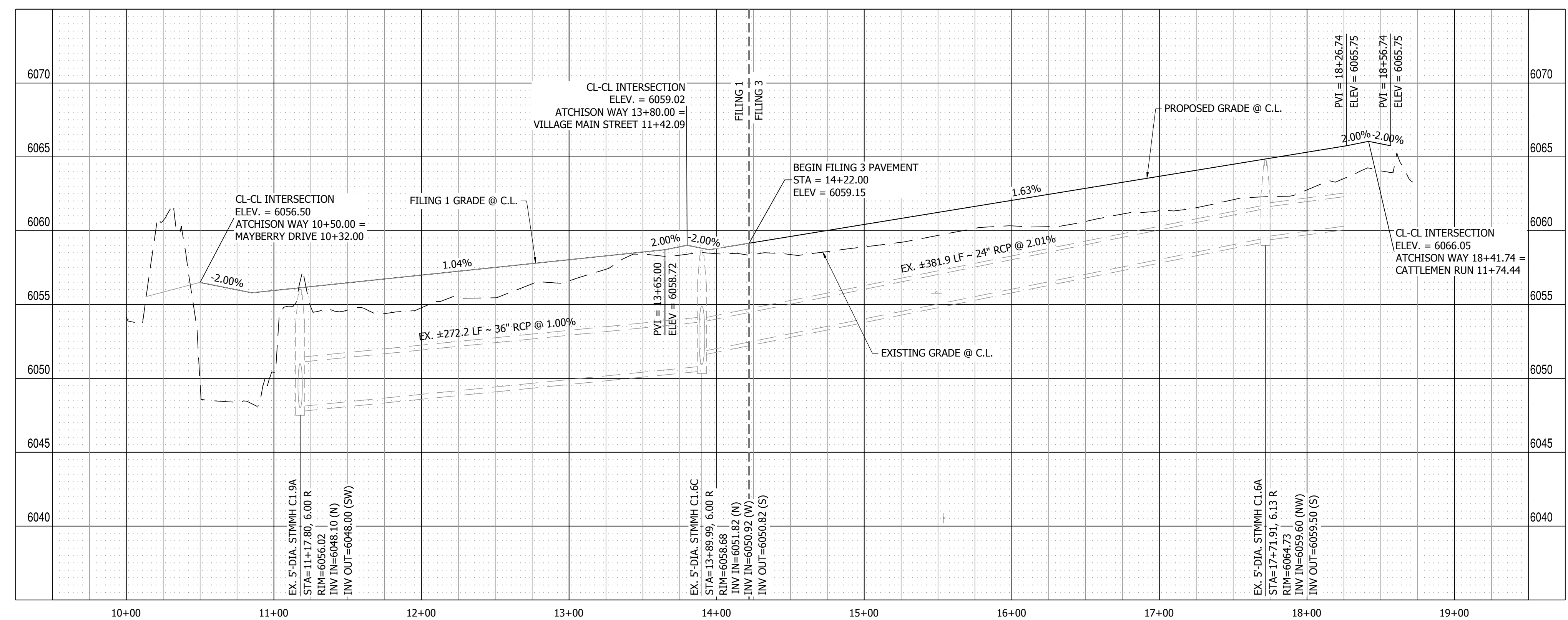


LINE TABLE @ FL

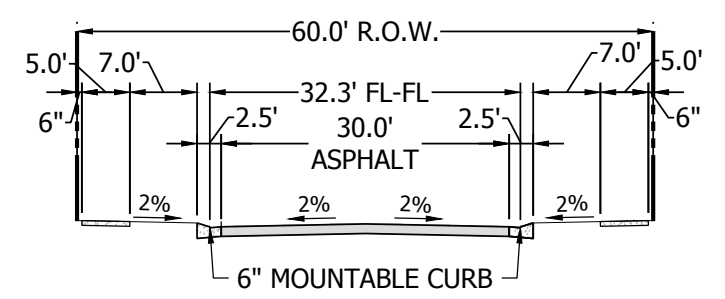
LINE #	BEARING	DISTANCE
L1	N9°46'58"E	5.06'
L2	N0°20'22"E	367.74'
L3	N9°05'08"W	5.07'
L4	N9°45'53"E	5.07'
L5	N0°20'22"E	367.72'
L6	N9°04'01"W	5.08'

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"



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



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

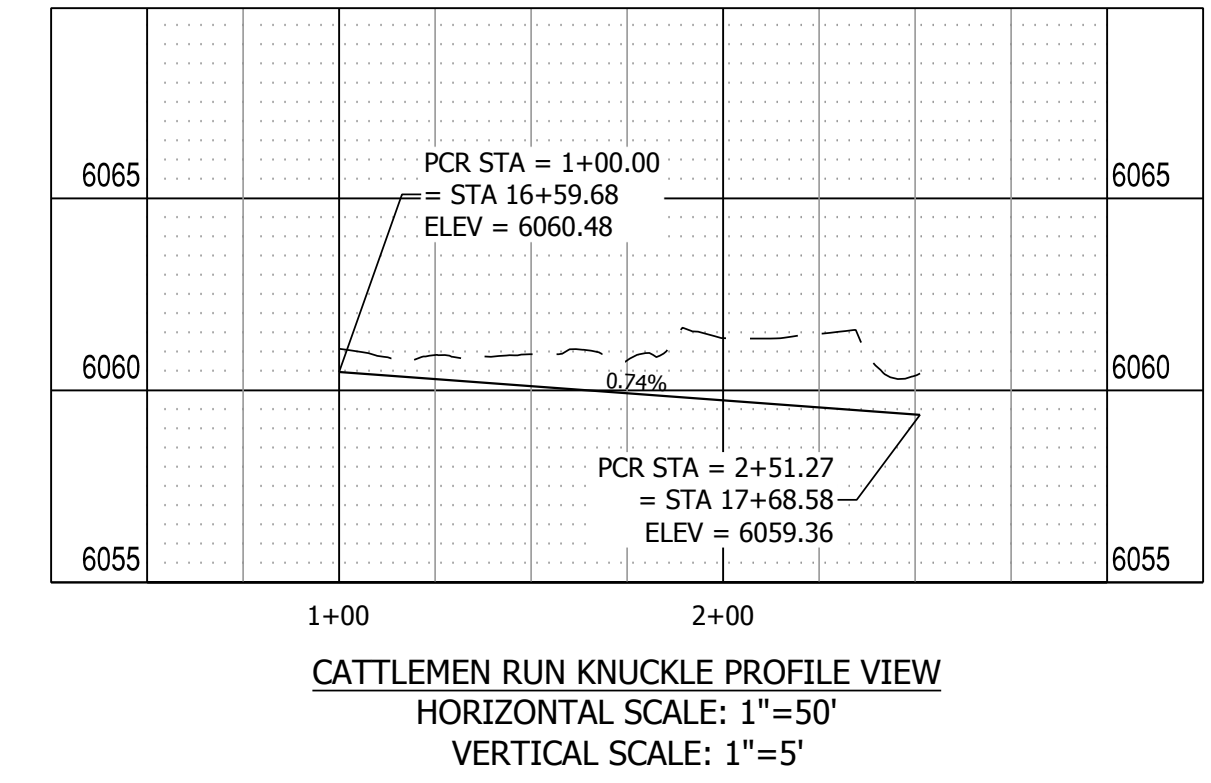
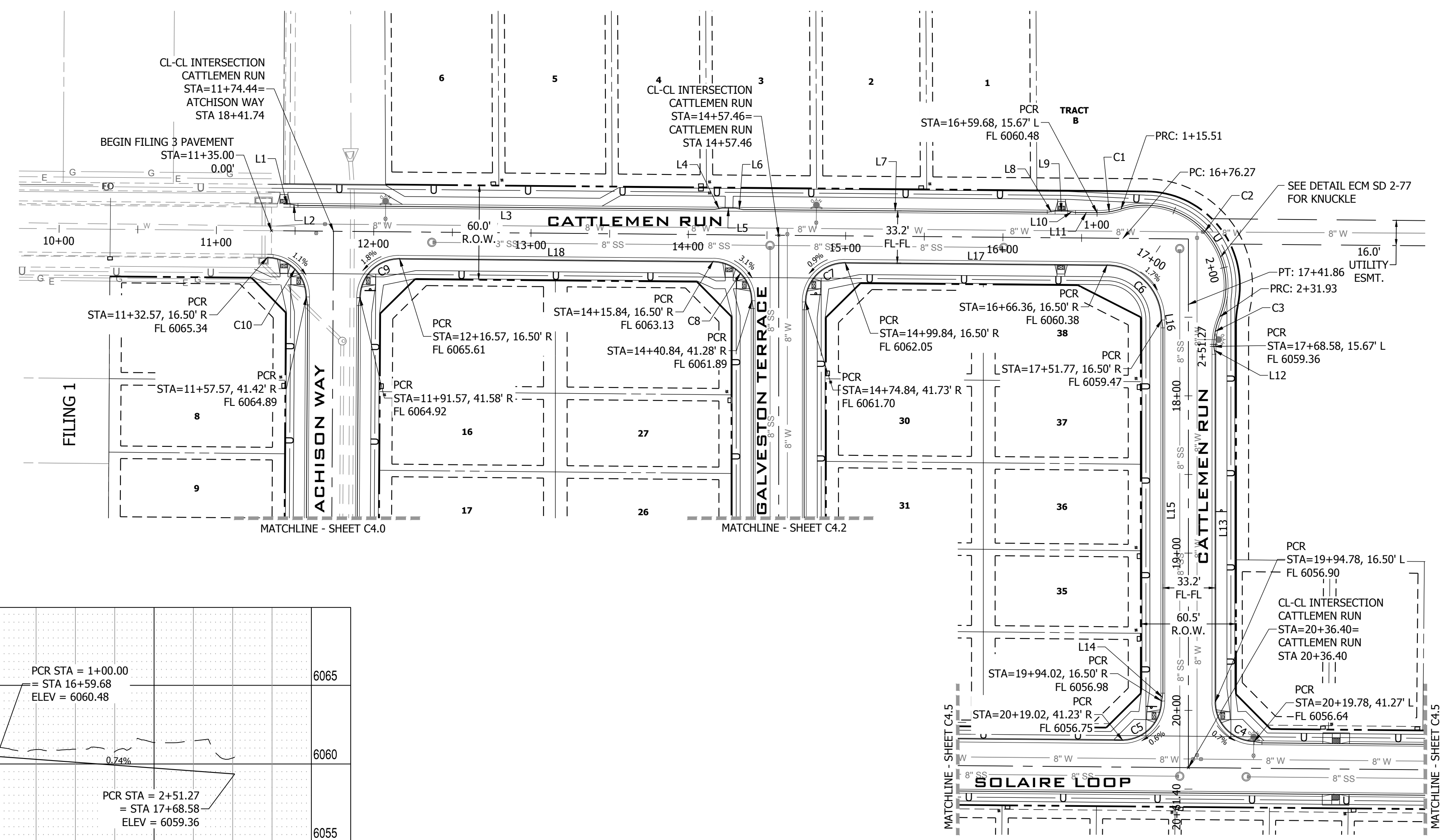
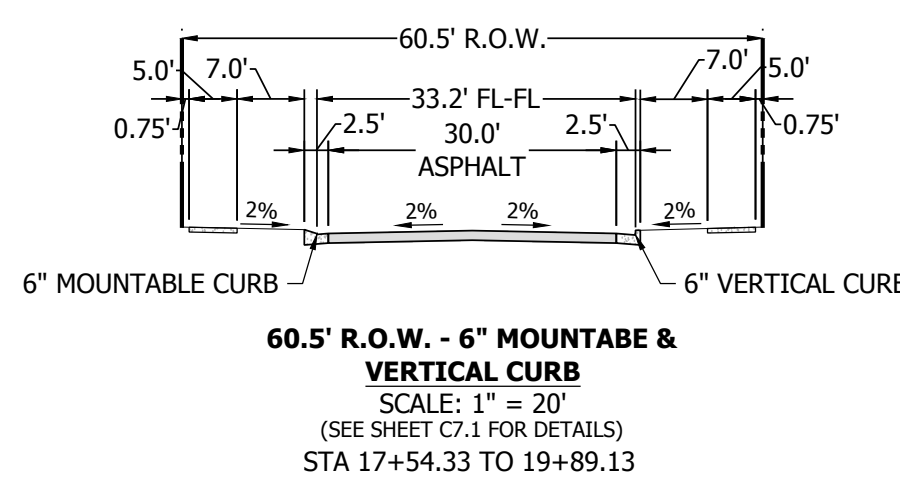
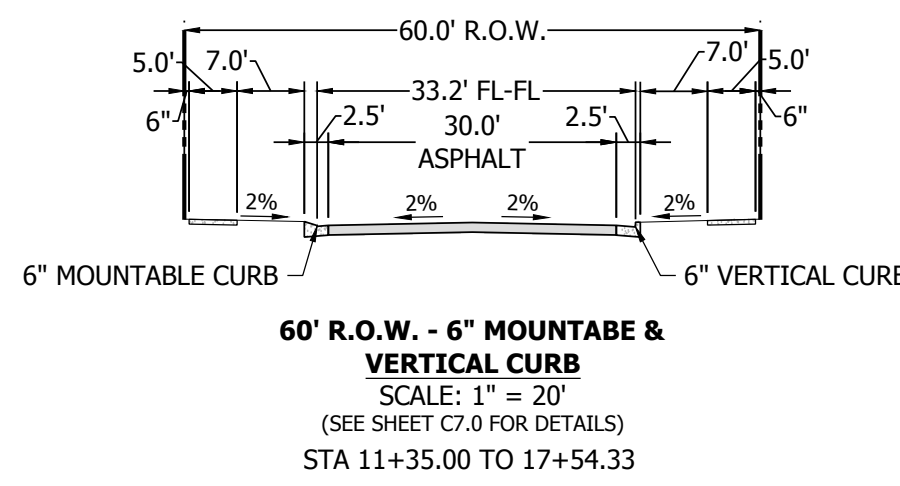
**MAYBERRY PUD PH 1 - FILING NO. 3**  
 SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
 EL PASO COUNTY  
 PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
 3296 DIVINE HEIGHTS #208  
 COLORADO SPRINGS, CO 80922

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

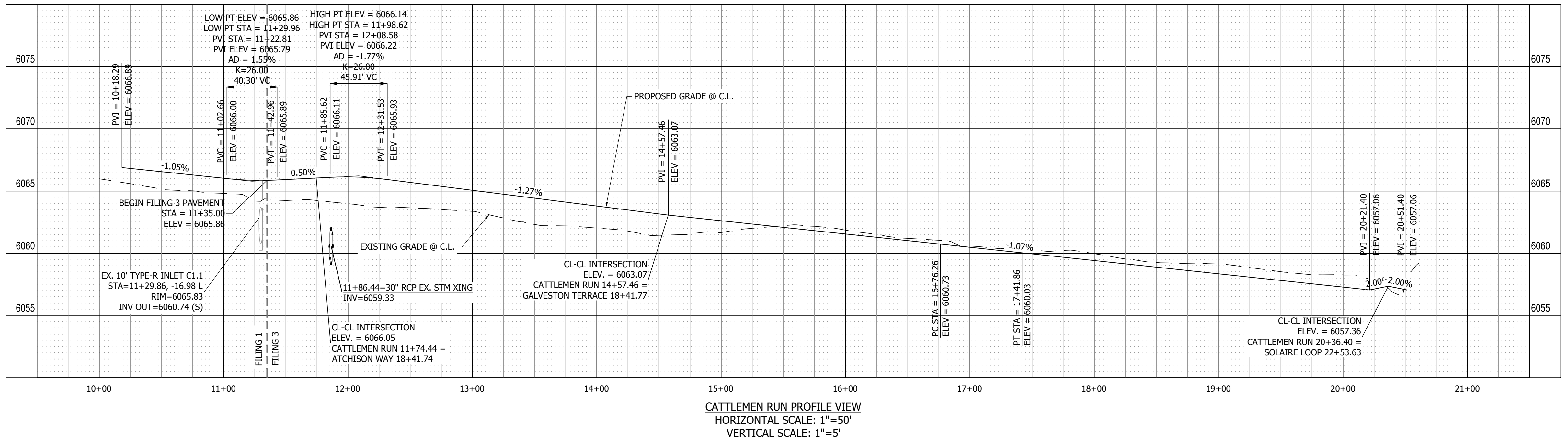
ACHISON WAY PLAN & PROFILE

NO. **C4.0**

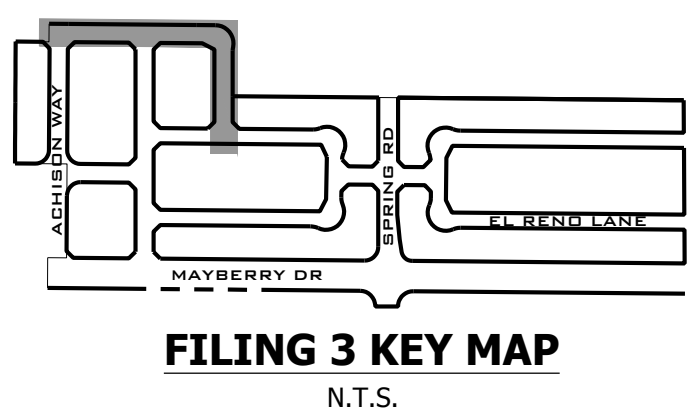
PATH: P:\MC2210 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\03 - ROADWAY & DRAINAGE\CATTLEMEN RUN - ROADWAY & DRAINAGE.PLOT DATE: 1/12/2023 10:15:17 PM BY: LINA CORADY



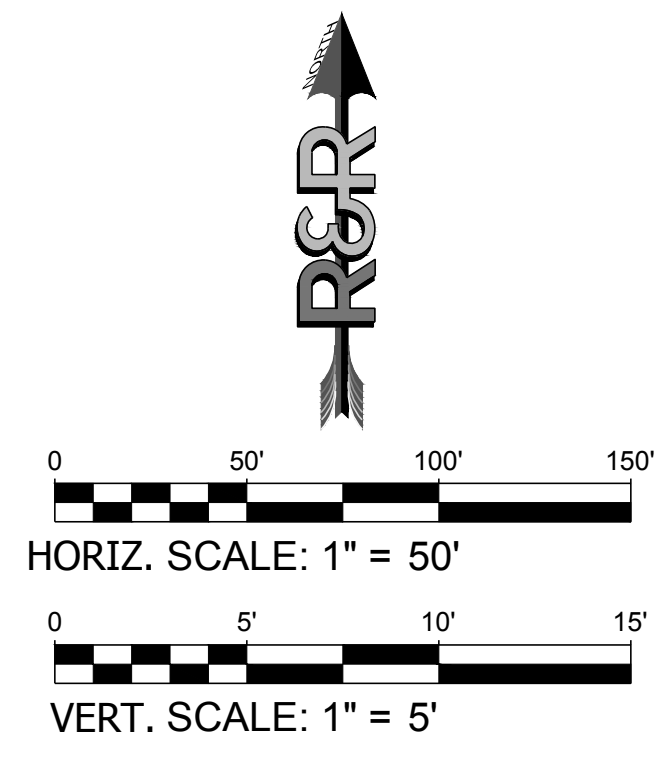
**CATTLEMEN RUN PLAN VIEW**  
 URBAN LOCAL, 60' ROW, 33.2 FL-FL & 32.3 FL-FL, 25 MPH  
 SCALE: 1" = 50'



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



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



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"

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

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

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**MAYBERRY PUD 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 CHD: CJD  
 NAME:

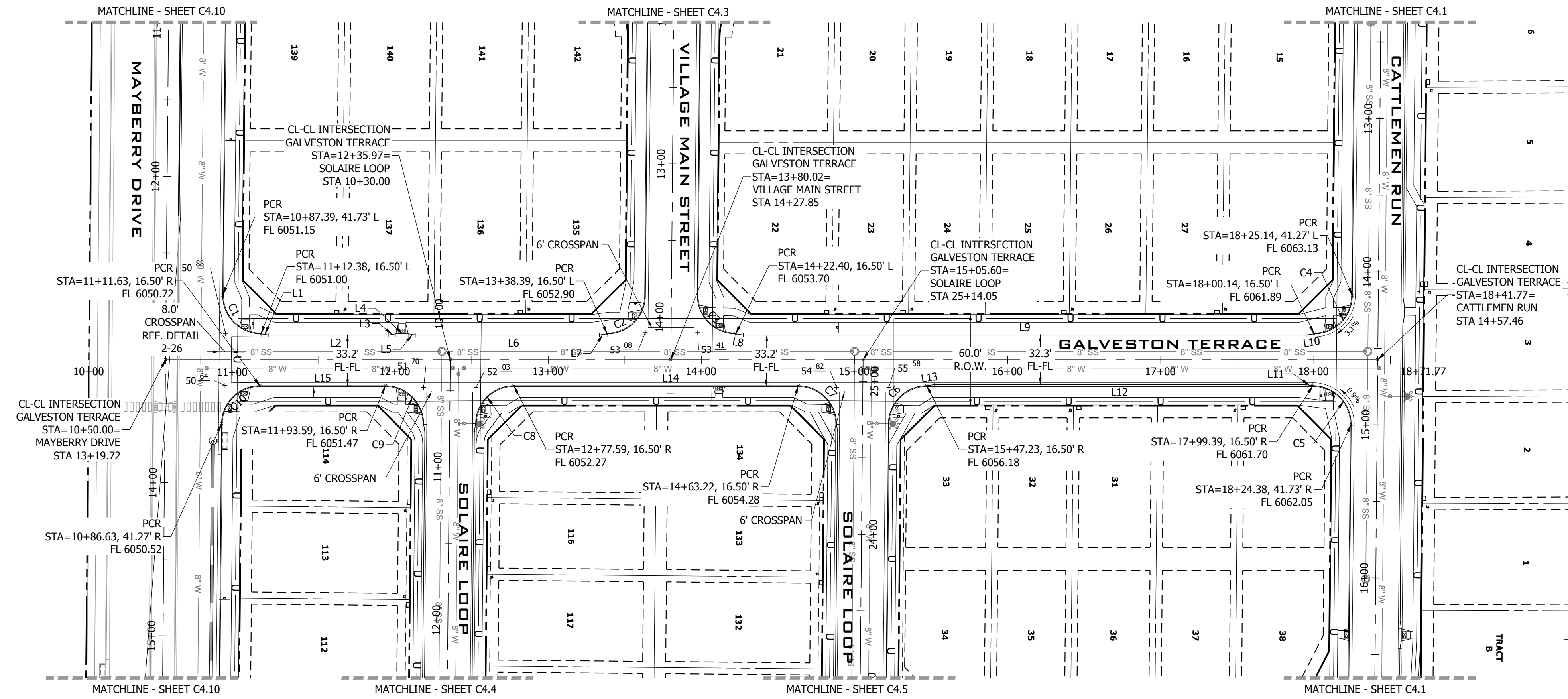
**CATTLEMEN RUN  
 PLAN & PROFILE**

NO.

**C4.1**

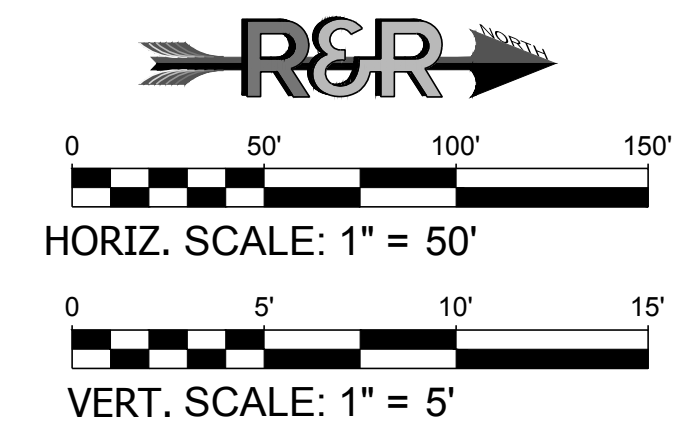


PATH: P:\MC2210\MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\GDS - ROADWAY & DRAINAGE\GALVESTON TERRACE - ROADWAY & DRAINAGE.DWG. PLOT DATE: 1/12/2023 12:16:39 PM. BY: LYN O'GRADY



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

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

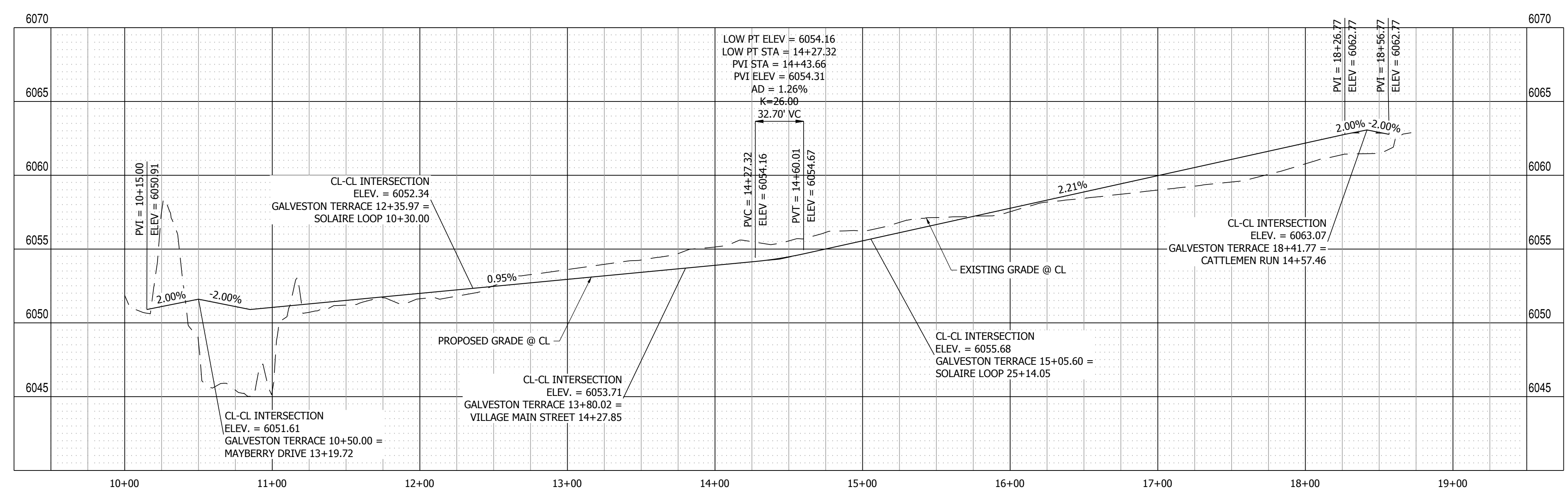


**LINE TABLE @ FL**

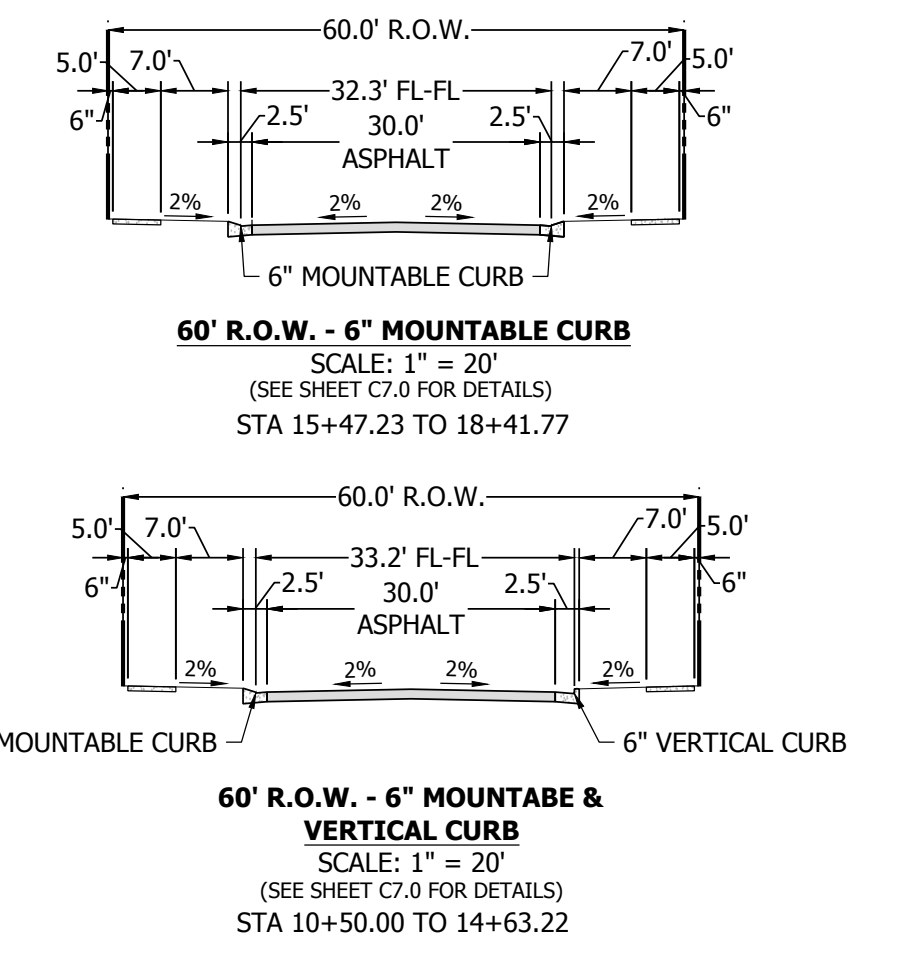
LINE #	BEARING	DISTANCE
L1	N9°25'31"E	5.07'
L2	N0°00'00"E	68.14'
L3	N9°25'21"W	5.07'
L4	N0°00'00"W	8.00'
L5	N9°25'21"E	5.07'
L6	N0°00'00"E	109.87'
L7	N9°25'31"W	5.07'
L8	N9°25'30"E	5.07'
L9	N0°00'00"E	347.75'
L10	N9°25'31"W	5.07'
L11	N9°25'31"E	5.07'
L12	N0°00'00"E	222.16'
L13	N9°25'31"W	5.07'
L14	N0°00'00"E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

**CURVE TABLE @ FL**

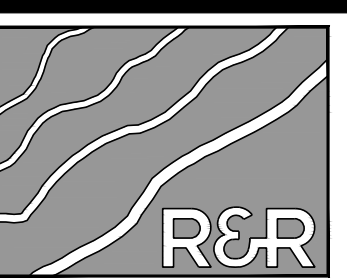
CURVE #	LENGTH	RADIUS	DELTA
C1	39.50'	25.00'	90°31'01"
C2	39.50'	25.00'	90°32'23"
C3	39.50'	25.00'	90°30'59"
C4	39.04'	25.00'	89°28'59"
C5	39.50'	25.00'	90°31'01"
C6	39.04'	25.00'	89°28'59"
C7	39.50'	25.00'	90°31'01"
C8	39.04'	25.00'	89°28'59"
C9	39.50'	25.00'	90°31'01"
C10	39.04'	25.00'	89°28'59"



**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



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

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

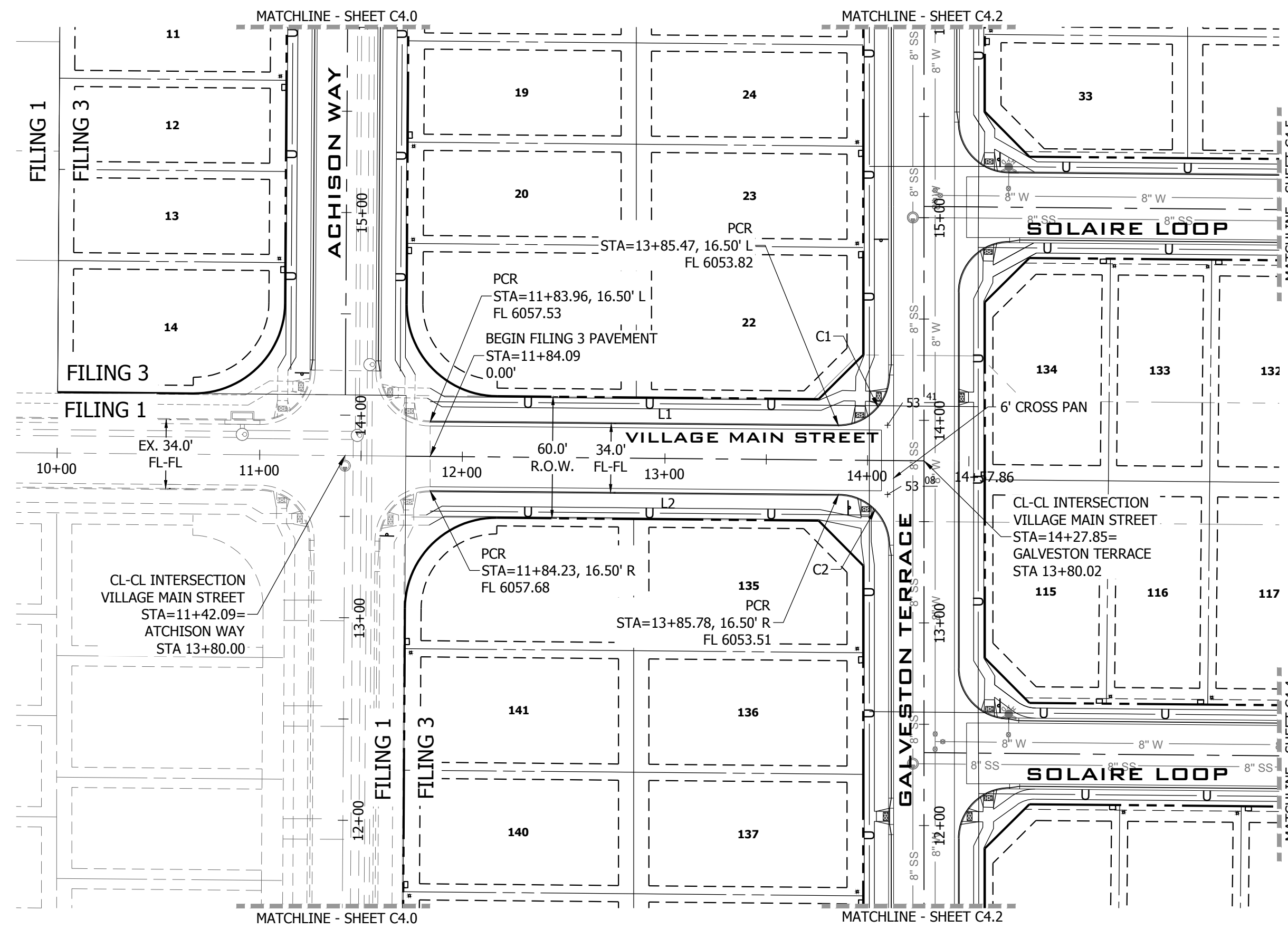
WWW.RRENGINEERS.COM

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

**GALVESTON TERRACE PLAN & PROFILE**

NO. **C4.2**

PATH: P:\M22110 MAYBERRY PUD PH1 - FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\005 - ROADWAY & DRAINAGE\VILLAGE MAIN STREET - ROADWAY & DRAINAGE.DWG, PLOT DATE: 12/17/2022 12:17:08 PM, PLOT: LINDA O'GRADY



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

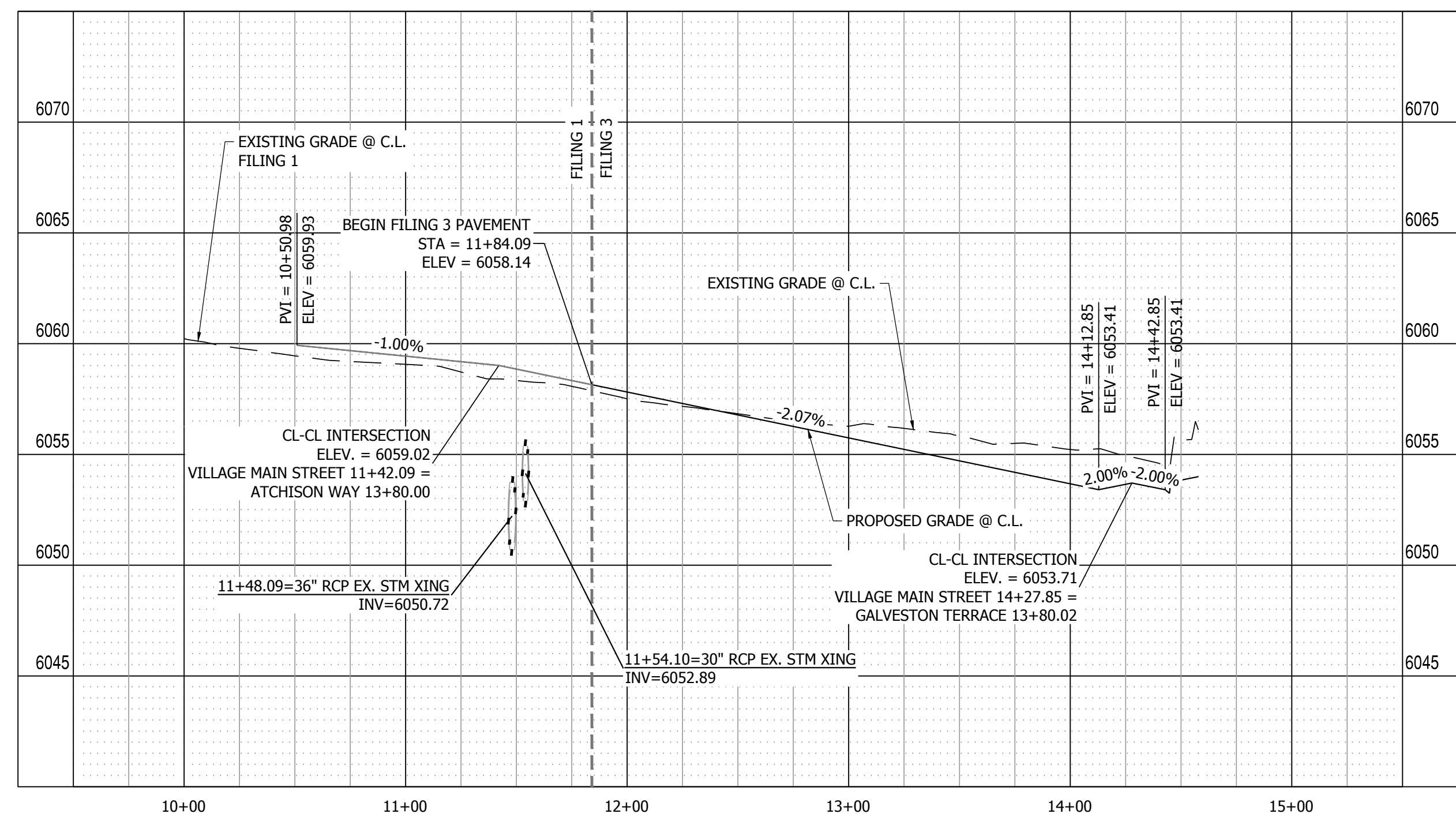
HORIZ. SCALE: 1" = 50'

VERT. SCALE: 1" = 5'

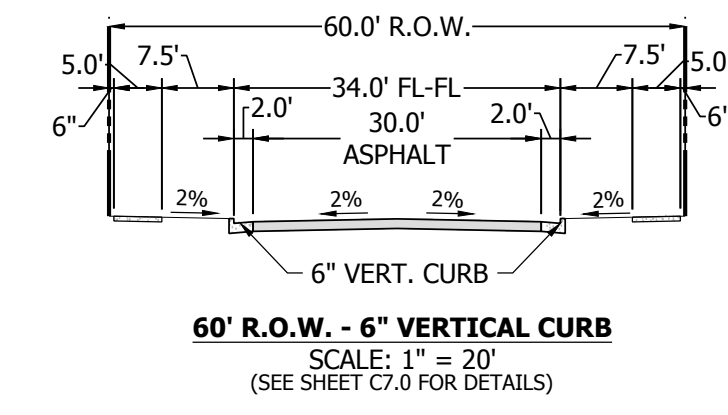
**FILING 3 KEY MAP**  
N.T.S.

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"



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



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

**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
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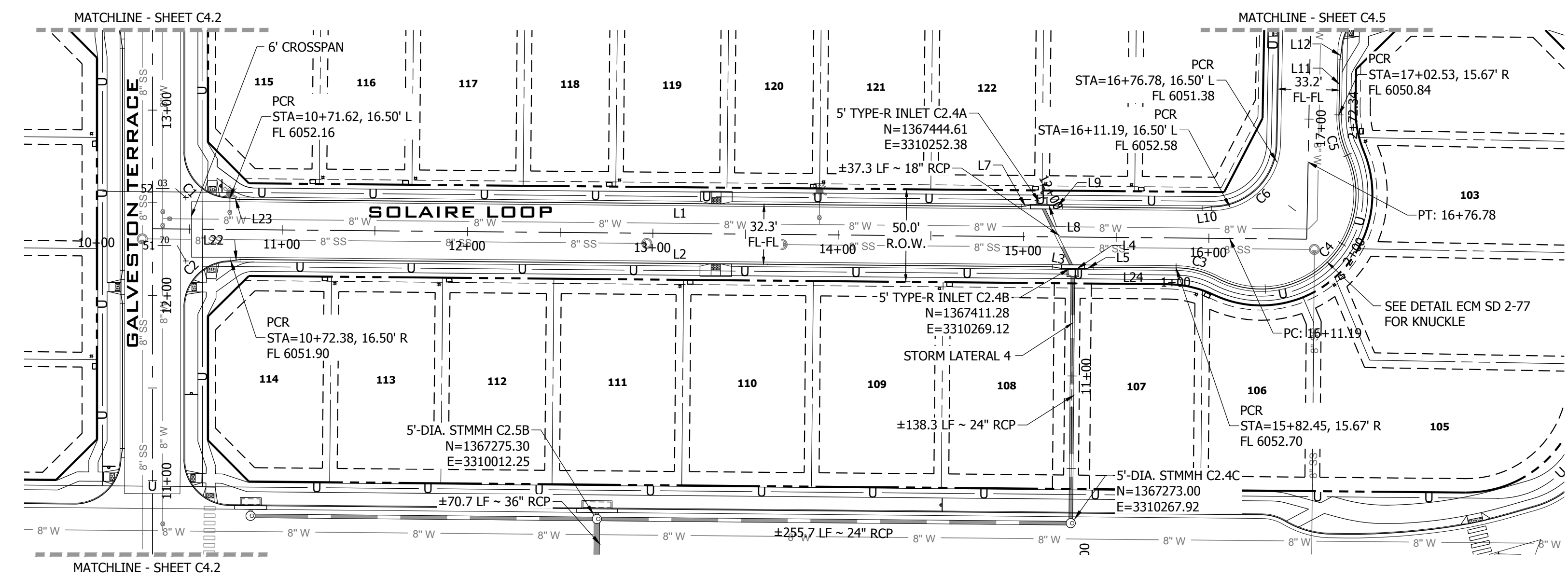
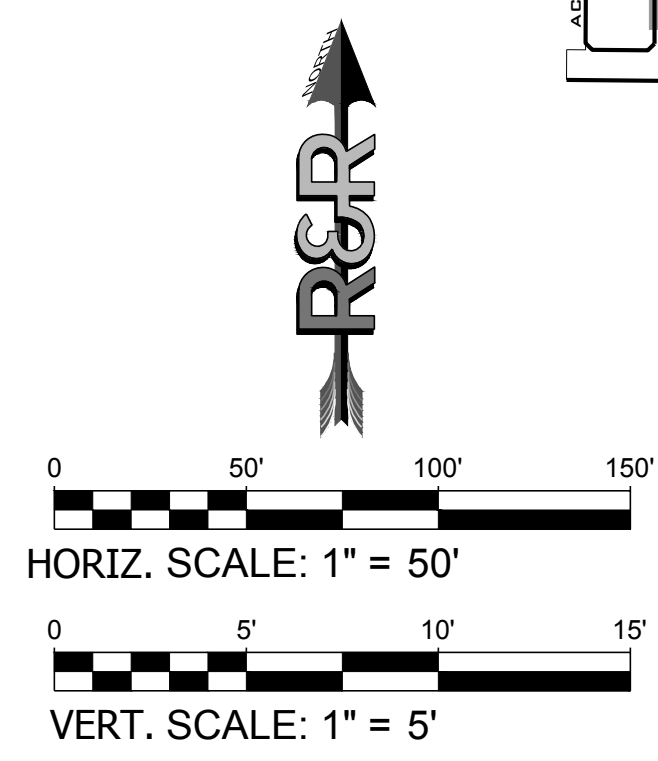
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
VILLAGE MAIN STREET PLAN & PROFILE	
NO.	C4.3



PATH: P:\M22110 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\LOOPS - ROADWAY & DRAINAGE\SOLOIRE LOOP - ROADWAY & DRAINAGE.DWG, PLOT DATE: 1/22/2023 12:17:39 PM, BY: JLN, GC: BARDY

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

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



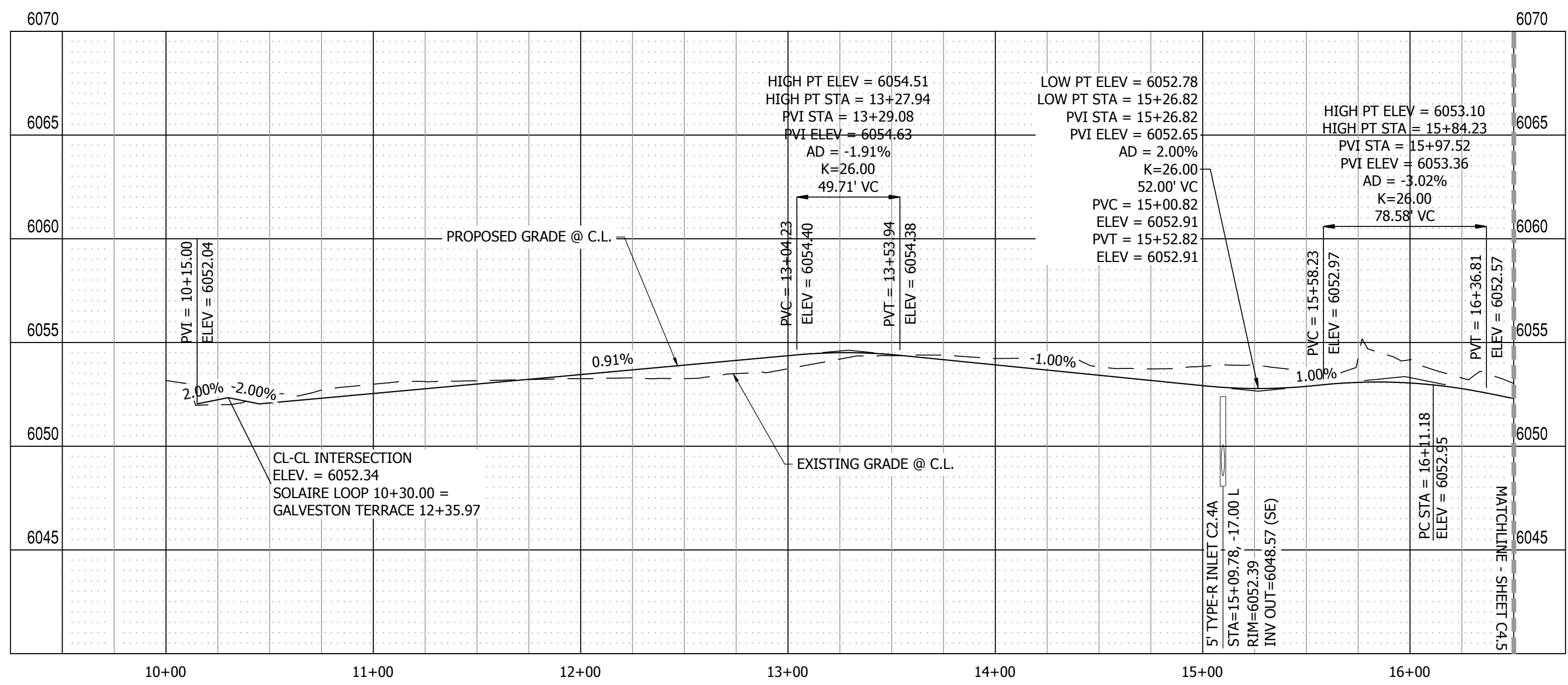
**SOLAIRE LOOP PLAN VIEW 9+50.00 TO 16+50.00**  
URBAN LOCAL, 50' ROW, 32.3' FL-FL, 25 MPH  
SCALE: 1" = 50'

**LINE TABLE @ FL**

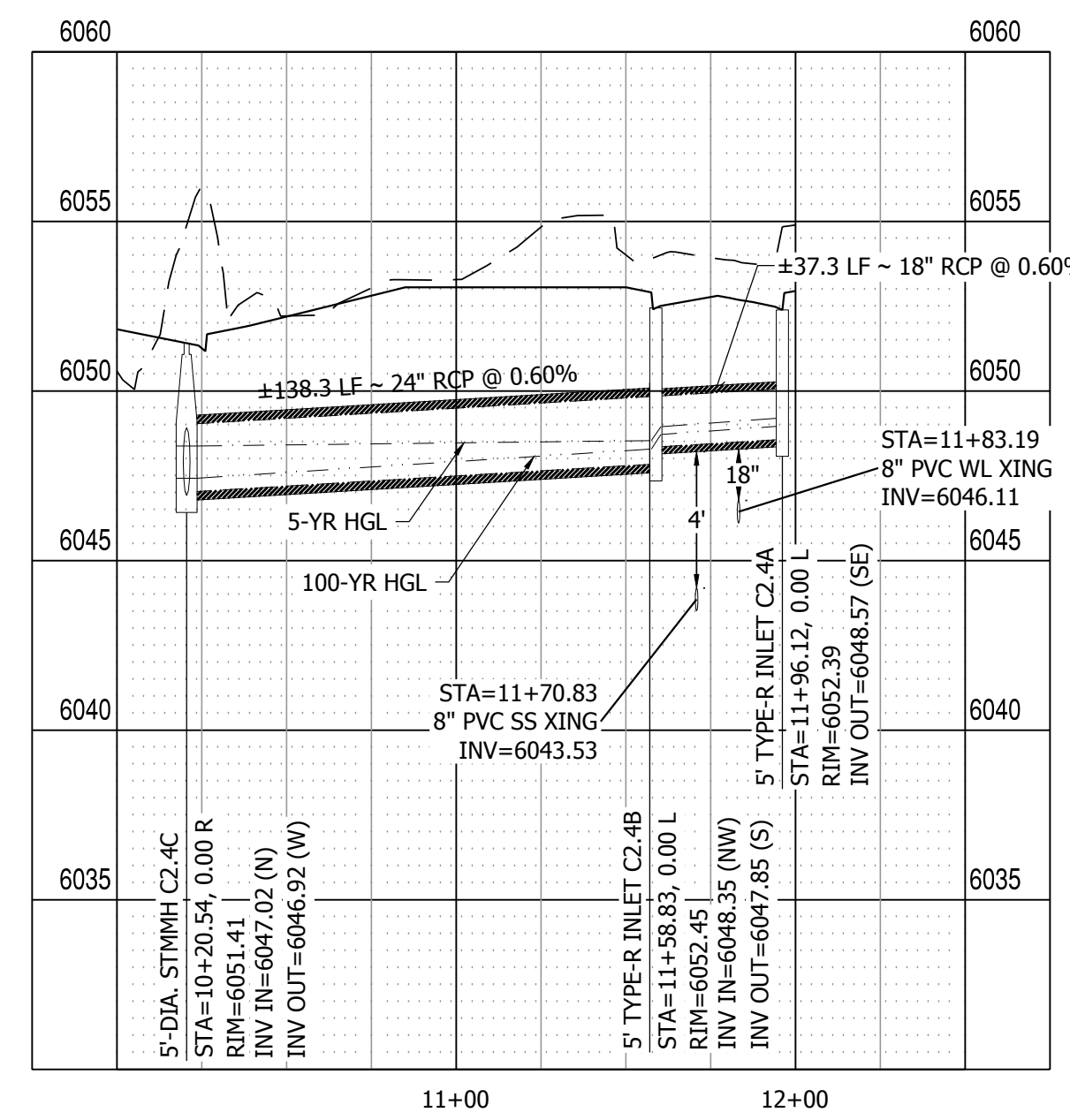
LINE #	BEARING	DISTANCE
L1	N89°28'59"W	421.99'
L2	S89°28'59"E	438.27'
L3	S80°03'48"E	5.07'
L4	S89°28'54"E	12.33'
L5	N81°05'17"E	5.07'
L7	S81°04'41"W	5.06'
L8	N89°28'58"W	12.33'
L9	N80°03'24"W	5.07'
L10	S81°15'18"W	5.16'
L11	S1°02'00"W	30.05'
L12	S10°27'31"W	5.07'
L22	N81°05'30"E	5.07'
L23	N80°03'29"W	5.07'
L24	S89°28'59"E	44.46'

**CURVE TABLE @ FL**

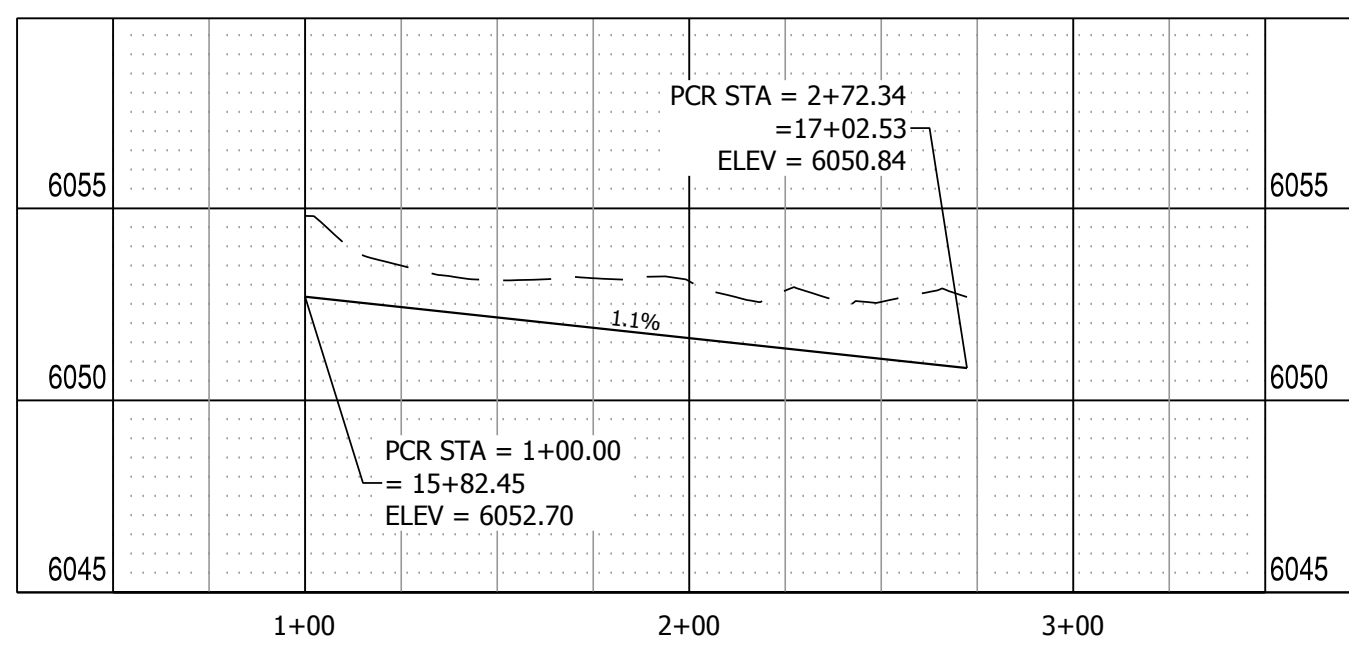
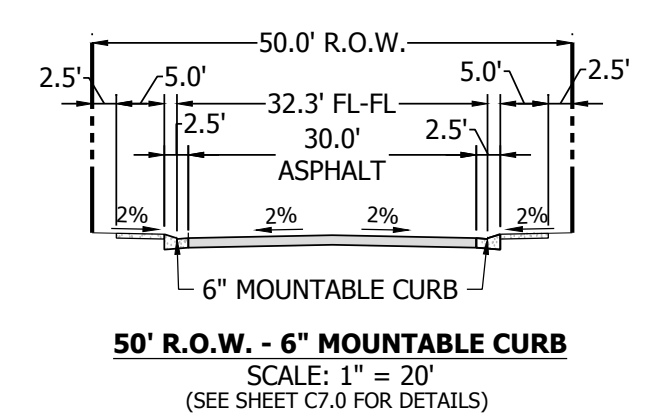
CURVE #	LENGTH	RADIUS	DELTA
C1	39.04'	25.00'	89°28'59"
C2	39.50'	25.00'	90°31'01"
C3	23.11'	48.81'	27°07'30"
C4	127.21'	51.17'	142°26'24"
C5	22.02'	48.83'	25°50'28"
C6	54.66'	35.00'	89°29'01"



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



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



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

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

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

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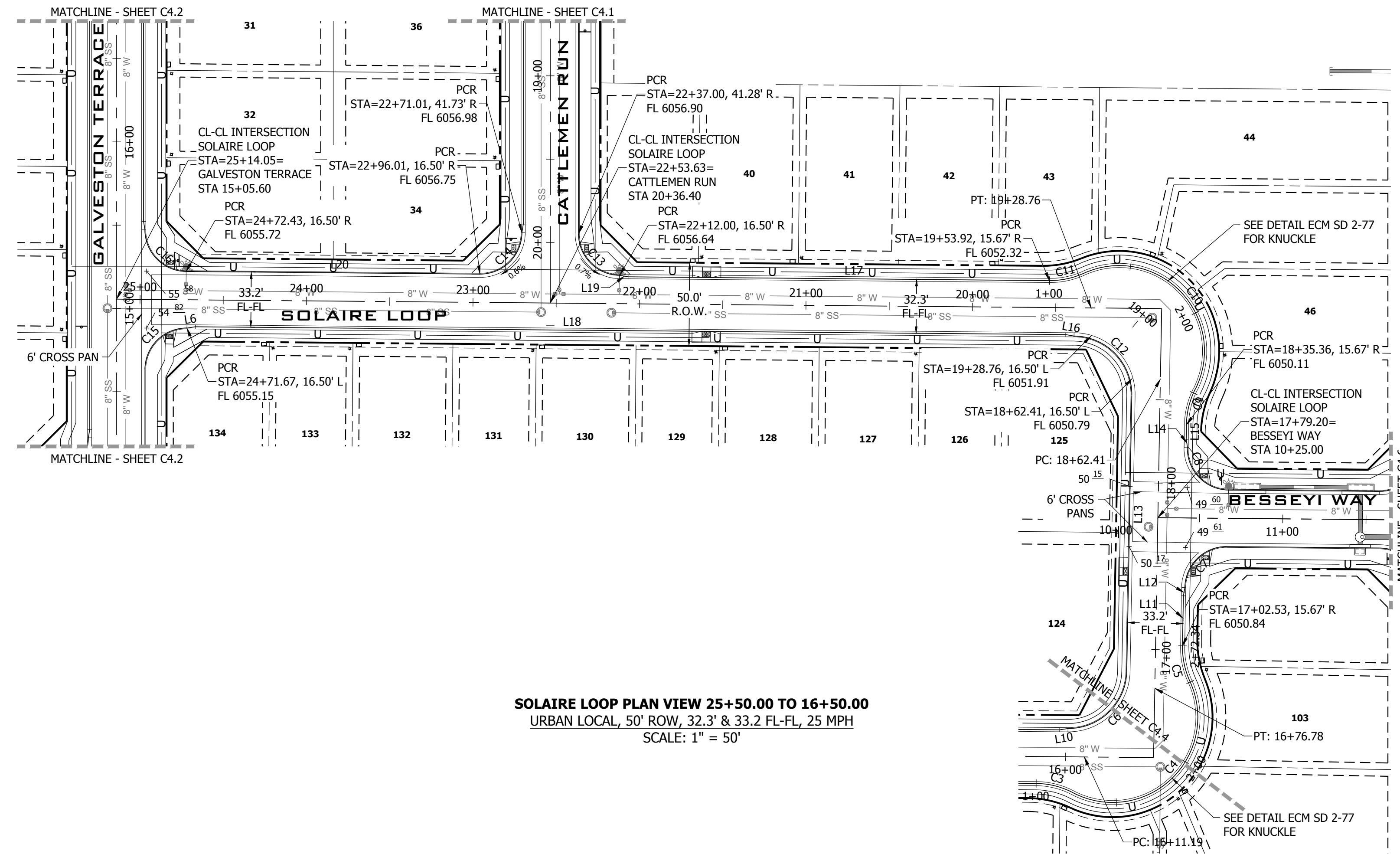
**MAYBERRY PUD PH 1 - FILING NO. 3**  
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
3296 DIVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

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

**SOLAIRE LOOP**  
9+50 TO 16+50  
PLAN & PROFILE

NO. **C4.4**

PATH: P:\M22110 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\005 - ROADWAY & DRAINAGE\SOLOIRE LOOP - ROADWAY & DRAINAGE.DWG, PLOT DATE: 1/12/2023 12:17:48 PM, BY: LYN OKRABY



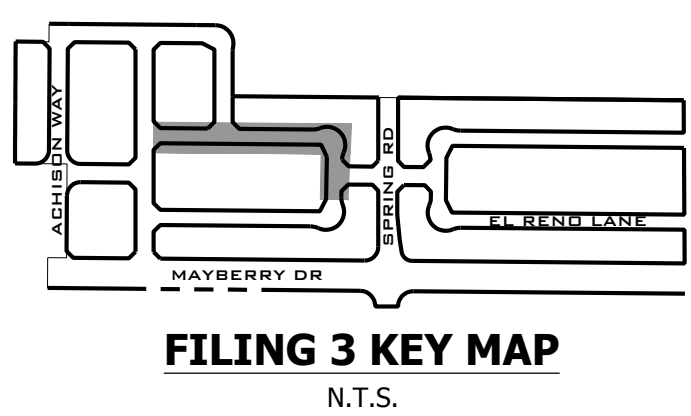
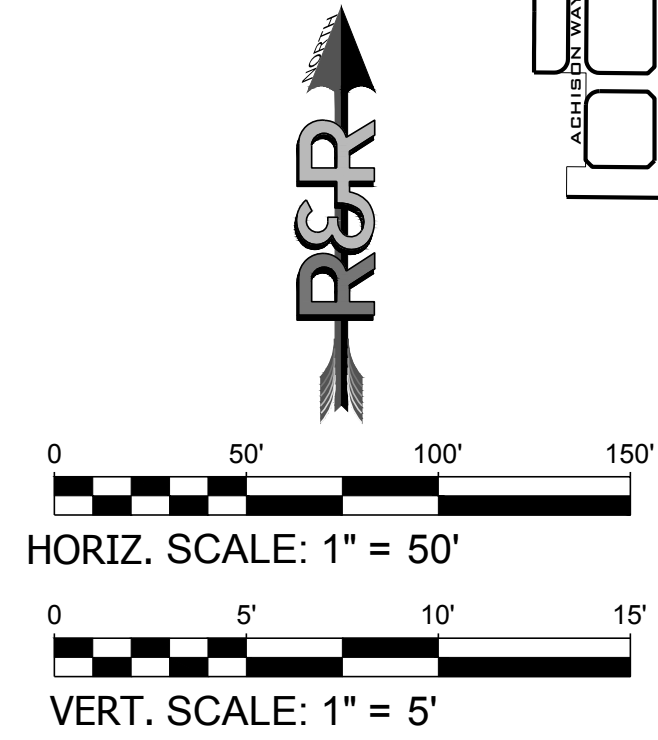
**SOLAIRE LOOP PLAN VIEW 25+50.00 TO 16+50.00**  
 URBAN LOCAL, 50' ROW, 32.3' & 33.2' FL-FL, 25 MPH  
 SCALE: 1" = 50"

**LINE TABLE @ FL**

LINE #	BEARING	DISTANCE
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'

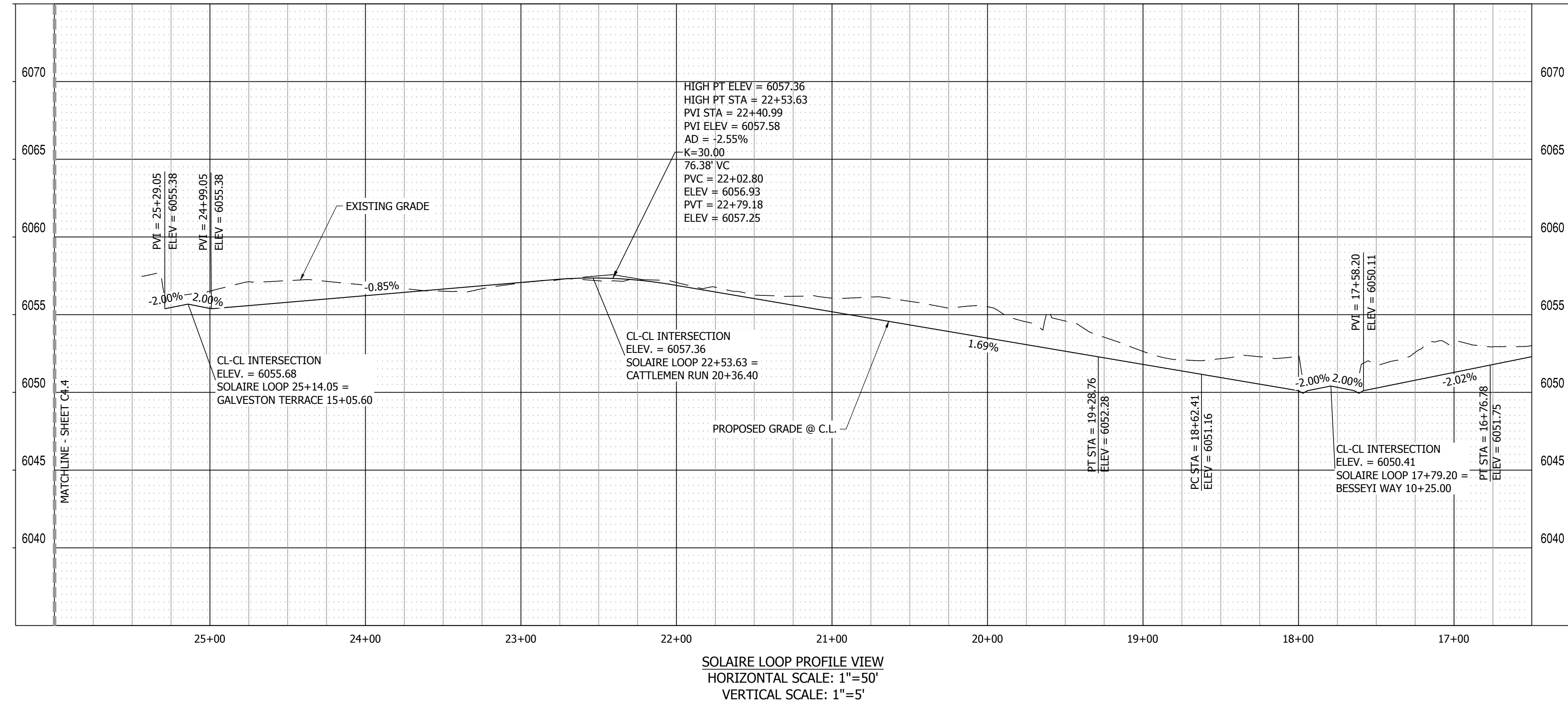
**CURVE TABLE @ FL**

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"

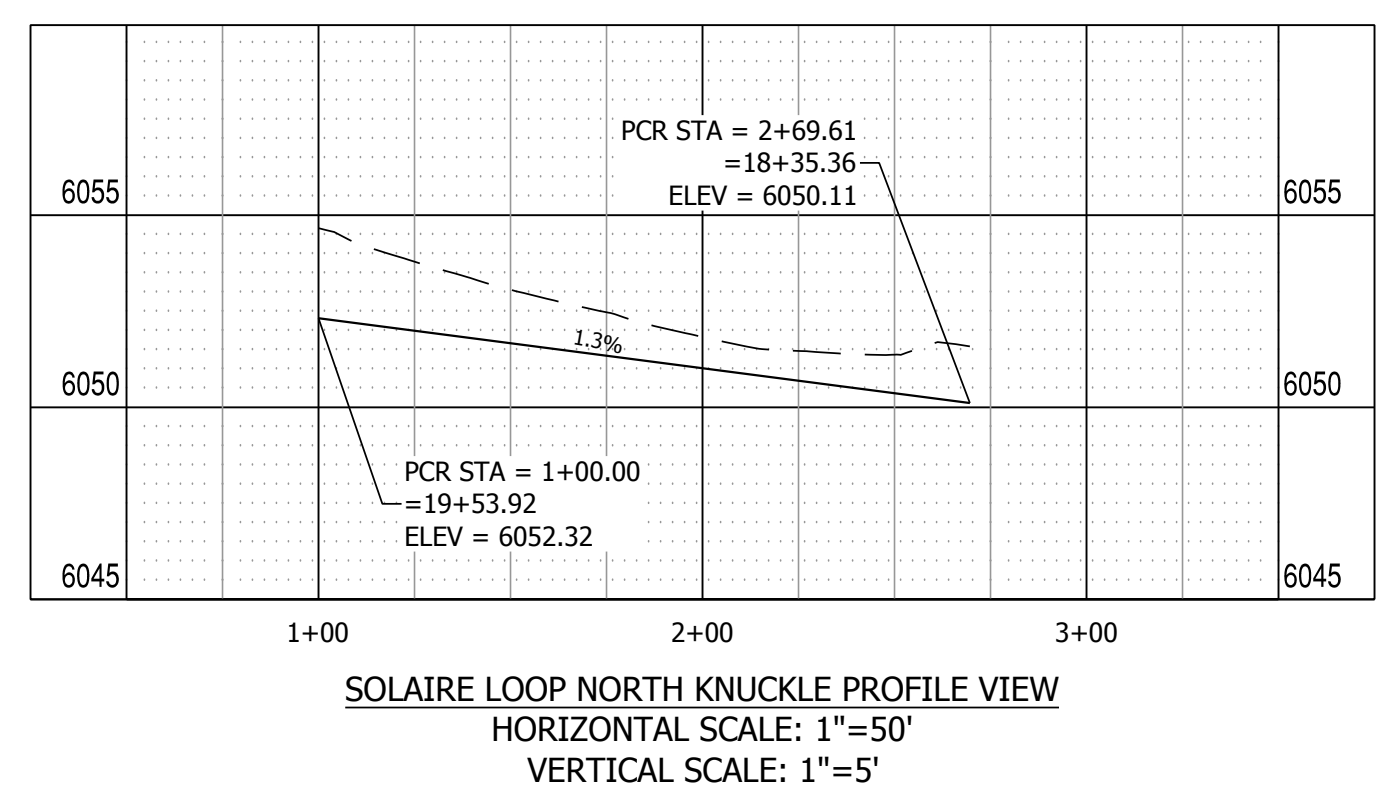
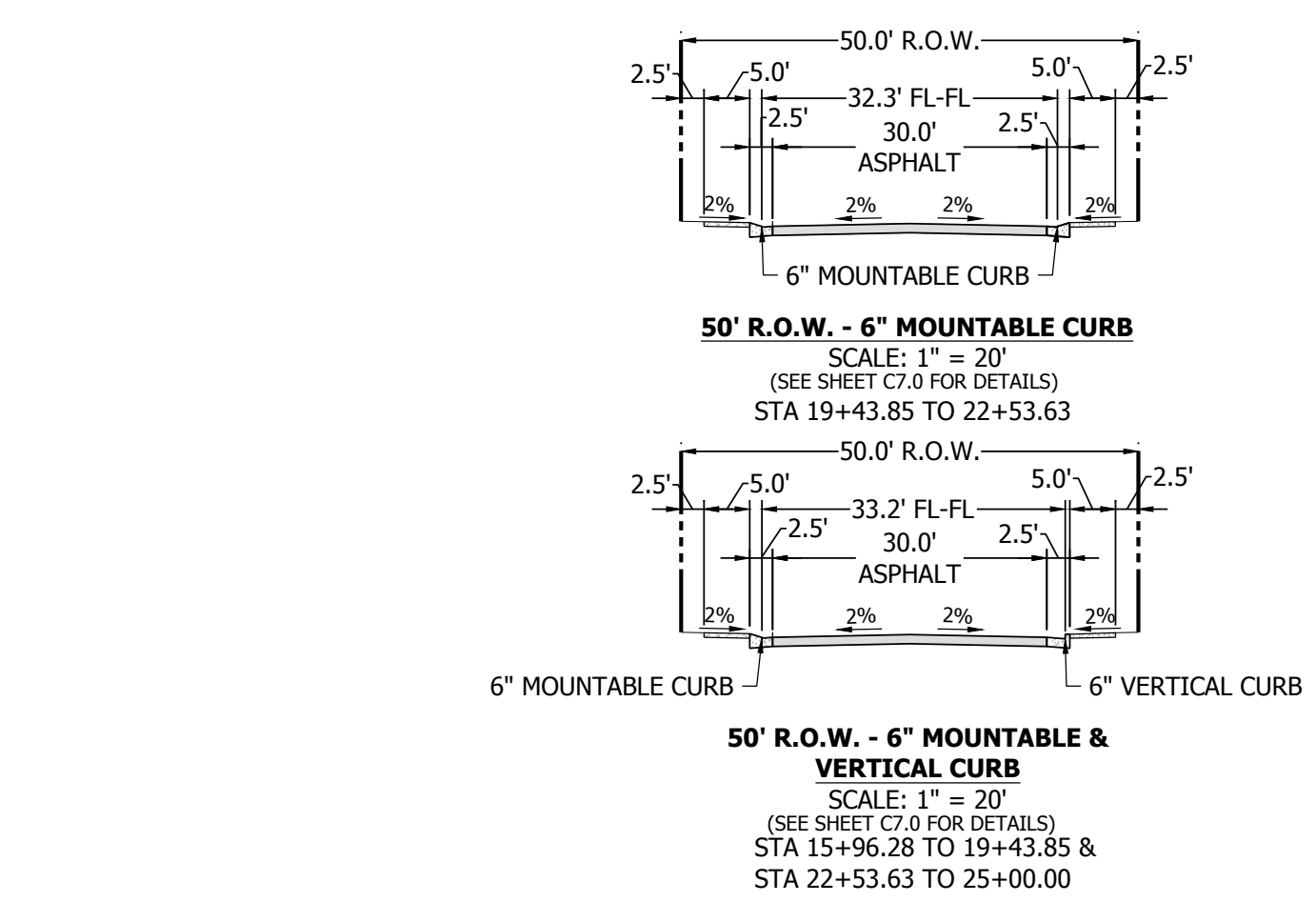


**811**  
 Know what's below.  
 Call before you dig.

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



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



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

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

**ENGINEERS-SURVEYORS**

**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  
**SOLAIRE LOOP**  
 16+50 TO 25+00  
 PLAN & PROFILE  
 NO. **C4.5**







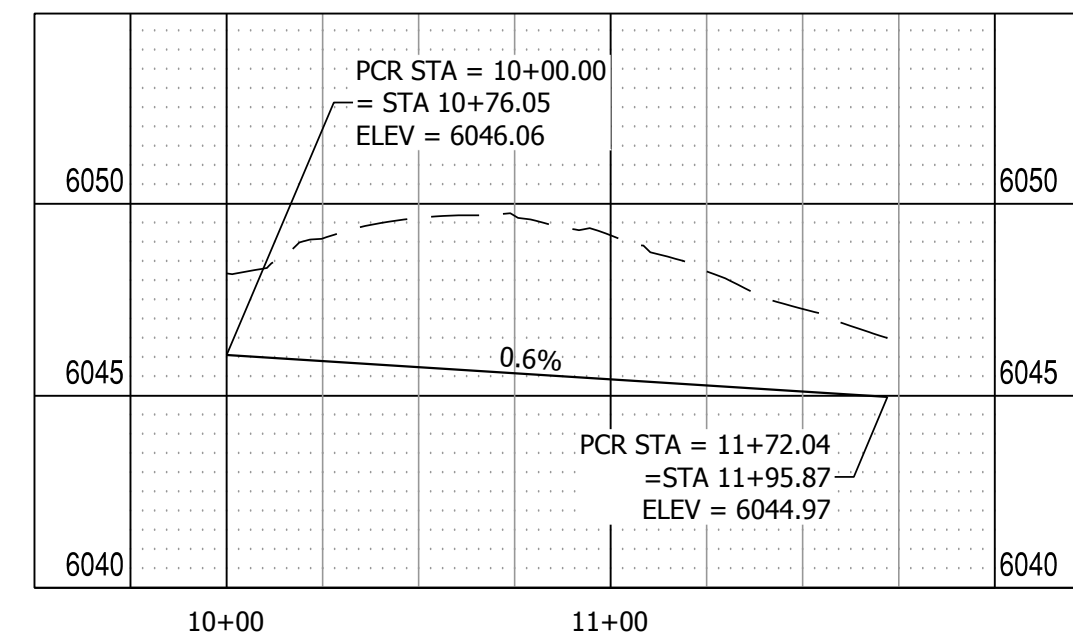


**LINE TABLE @ FL**

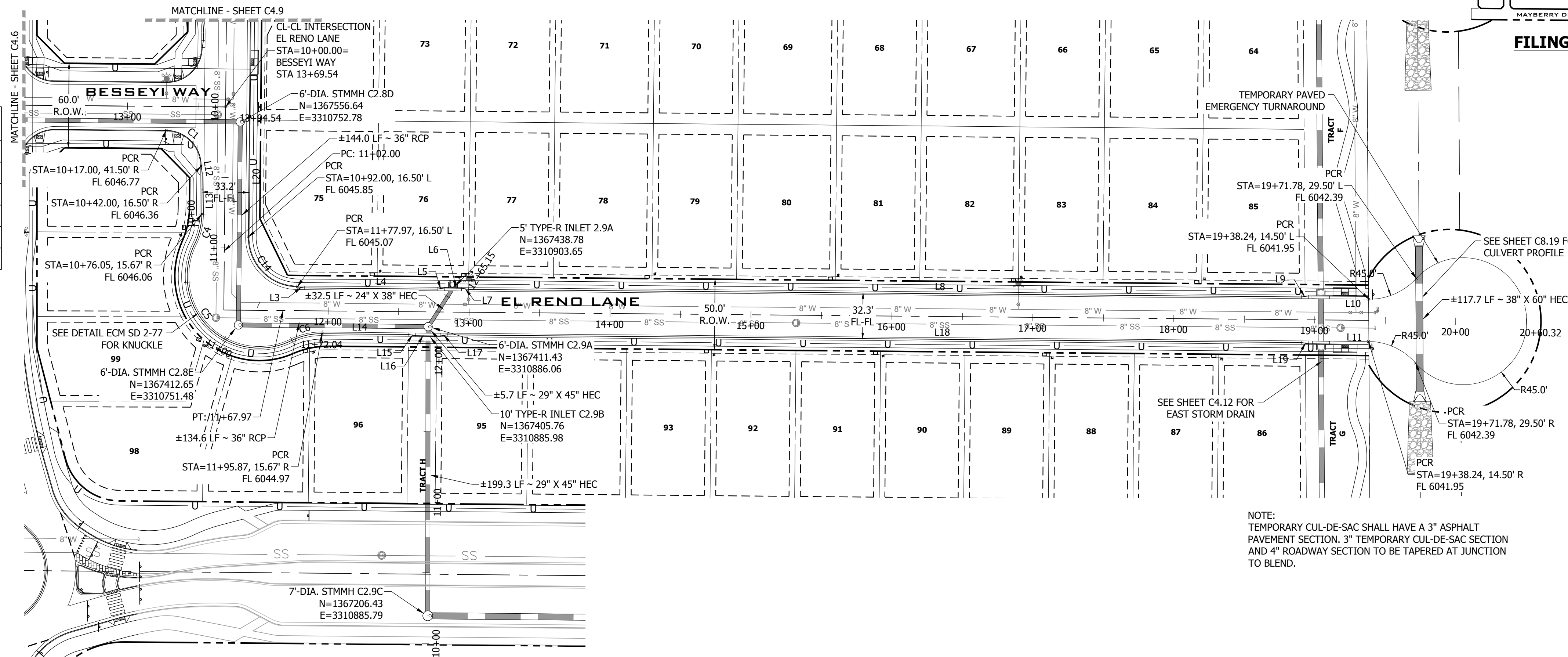
LINE #	BEARING	DISTANCE
L3	S80°03'29"E	5.07'
L4	S89°28'59"E	94.25'
L5	N81°05'30"E	5.07'
L6	S89°28'28"E	12.35'
L7	S80°03'56"E	5.07'
L8	S89°29'00"E	590.82'
L9	N82°03'41"E	5.05'
L10	S89°35'59"E	42.60'
L11	S89°28'59"E	42.36'
L12	S8°54'31"E	5.07'
L13	S0°30'36"W	29.05'
L14	S89°28'59"E	61.49'
L15	S80°03'29"E	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 TABLE @ FL**

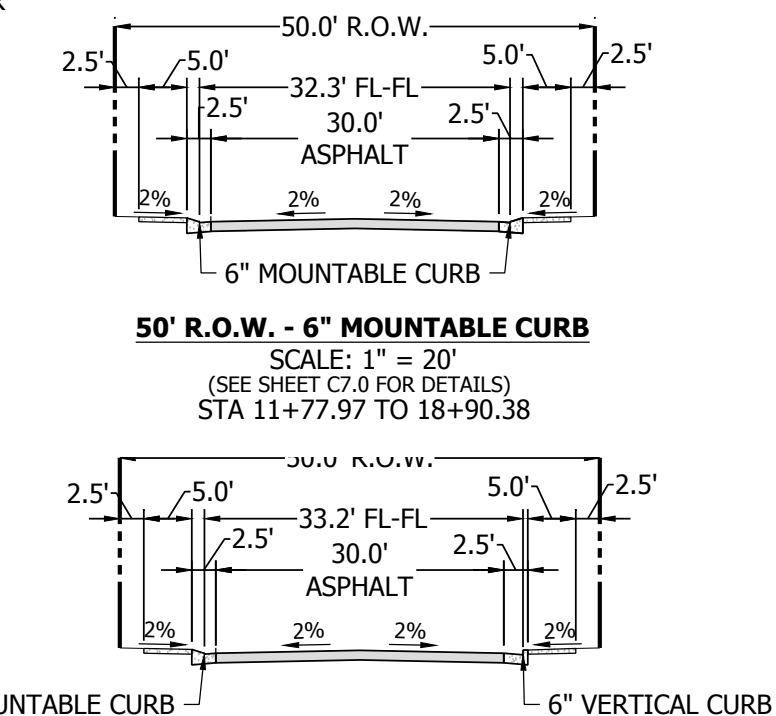
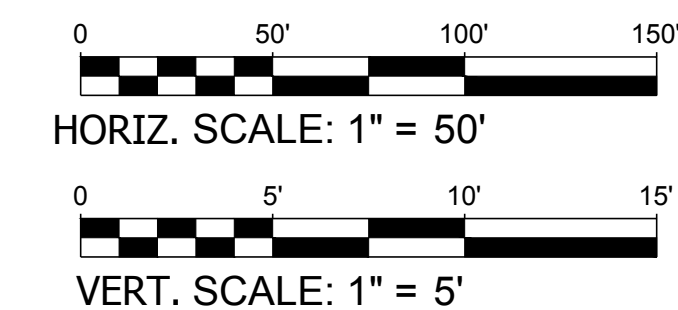
CURVE #	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	89°59'59"
C4	22.03'	48.83'	25°50'46"
C5	127.14'	51.17'	142°20'45"
C6	22.88'	48.84'	26°50'32"
C14	54.98'	35.00'	89°59'59"



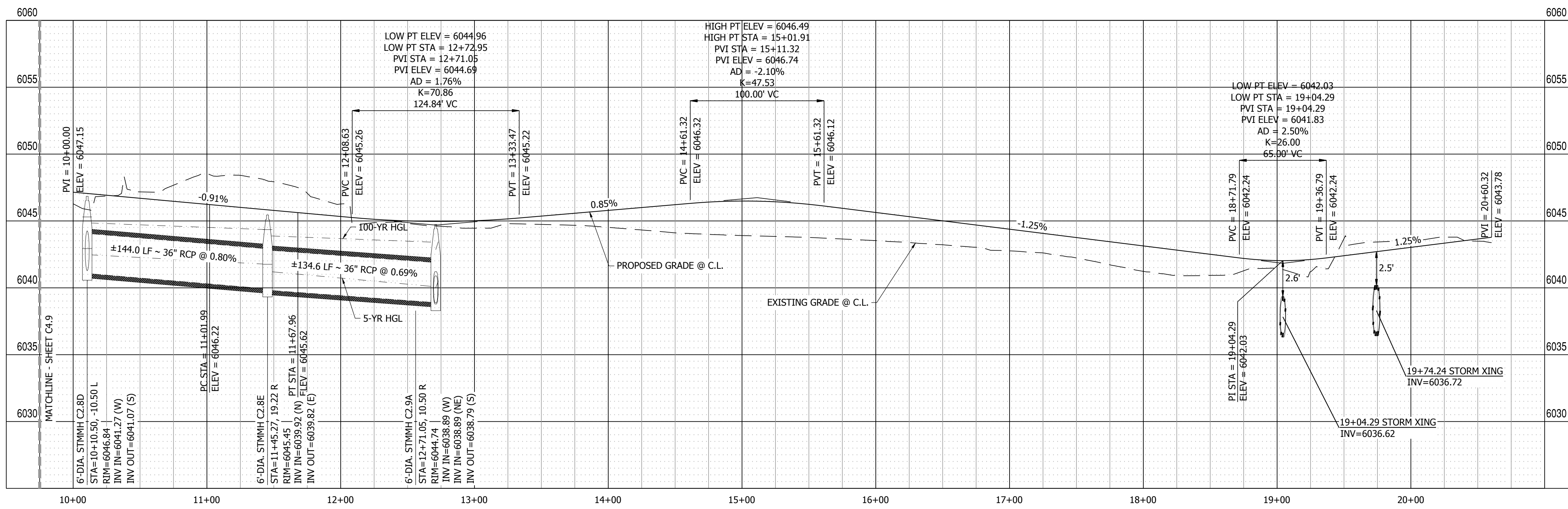
**EL RENO KNUCKLE PROFILE VIEW**  
HORIZONTAL SCALE: 1"=50'  
VERTICAL SCALE: 1"=5'



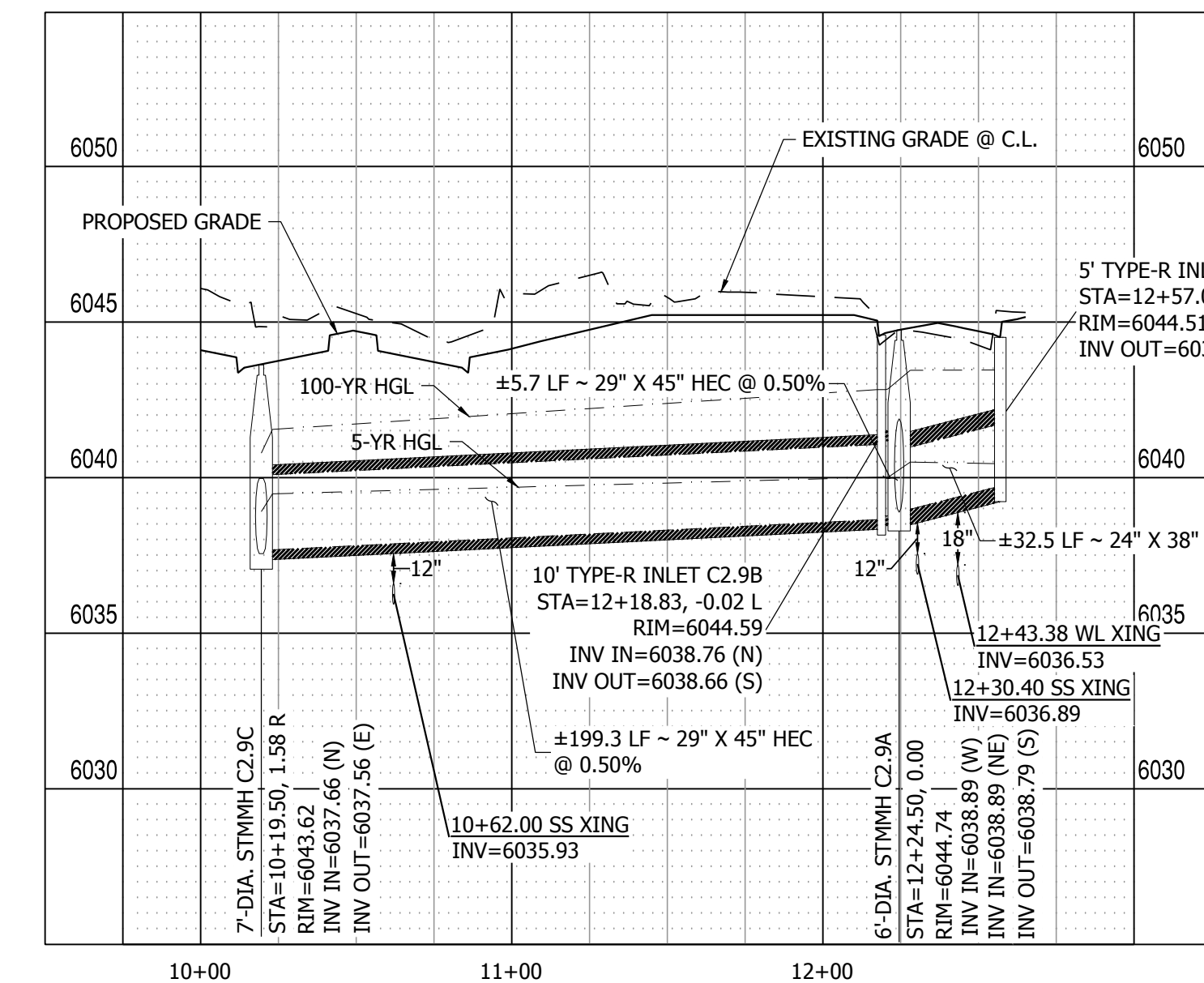
**EL RENO LANE PLAN VIEW**  
URBAN LOCAL, 50' ROW, 32.3' FL-FL, 25 MPH  
SCALE: 1" = 50'



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.



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



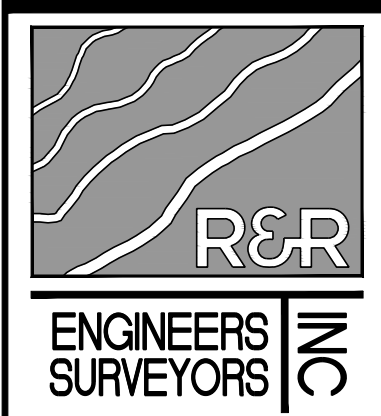
**STORM LATERAL 2 PROFILE VIEW**  
HORIZONTAL SCALE: 1"=50'  
VERTICAL SCALE: 1"=5'

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

DATE: 9/1/22  
BY: [Signature]

REVISION:  
NO. 1: 2ND SUBMISSION  
NO. 2: 3RD SUBMISSION



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

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**MAYBERRY PUD 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

**EL RENO LANE PLAN & PROFILE**

NO. **C4.8**

PATH: P:\MC2210\MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\03 - ROADWAY & DRAINAGE\EL RENO LANE - ROADWAY & DRAINAGE.DWG. PLOT DATE: 1/2/2023 12:18:22 PM. BILLY ANN O'BRIEN

PATH: P:\MC2210\MAYBERRY\DRAWINGS\PLANS\005 - ROADWAY & DRAINAGE\UNION PACIFIC WAY - ROADWAY & DRAINAGE.DWG, PLOT DATE: 1/12/2023, 10:19:44 PM, BY: LINA CORDOBA

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

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

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DENVER, COLORADO 80204  
PHONE: 303-753-6730

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

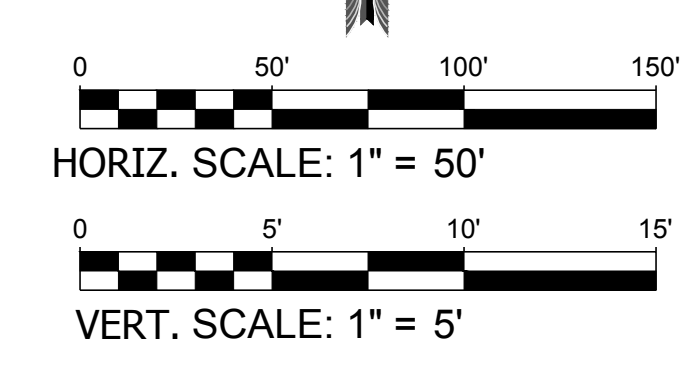
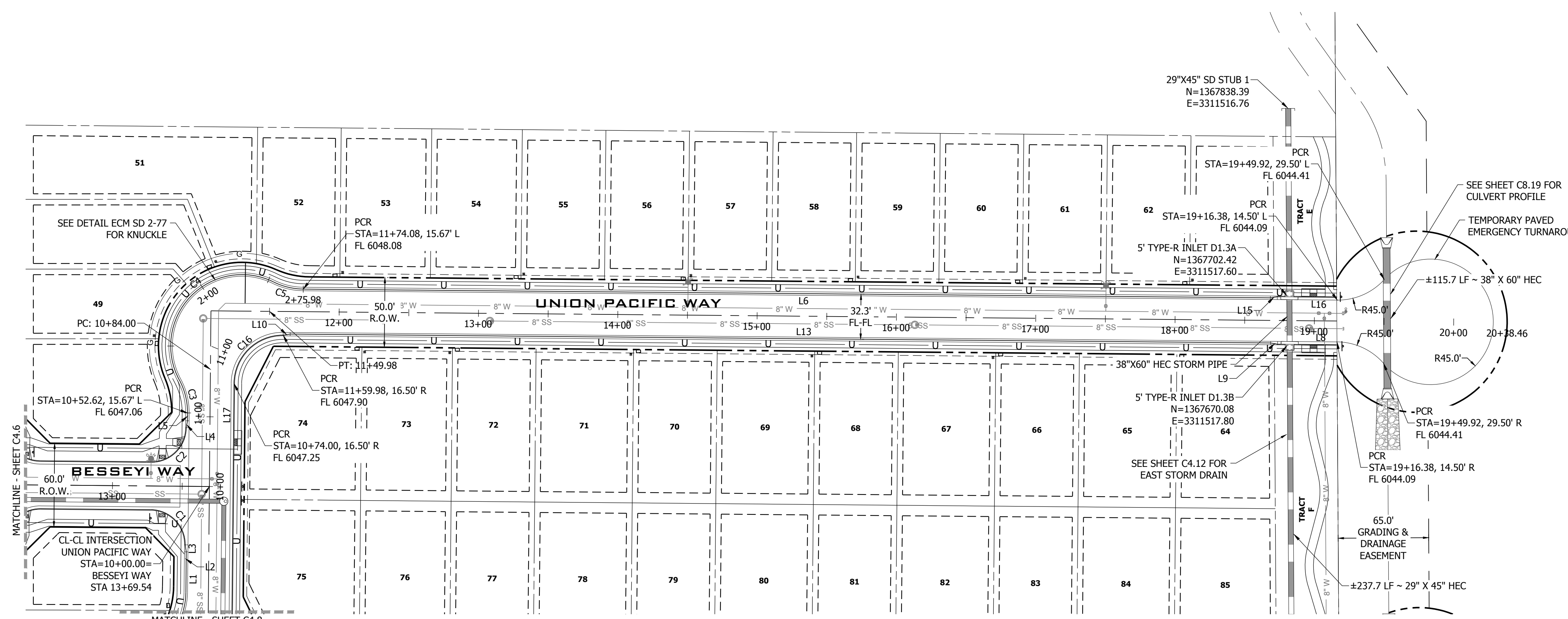
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY

PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
3296 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**

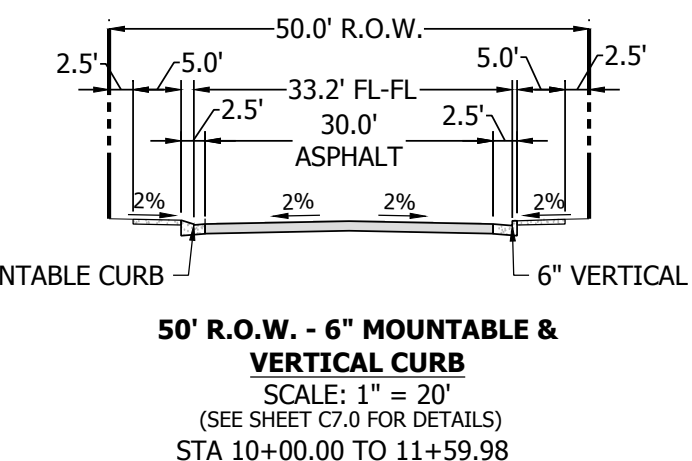
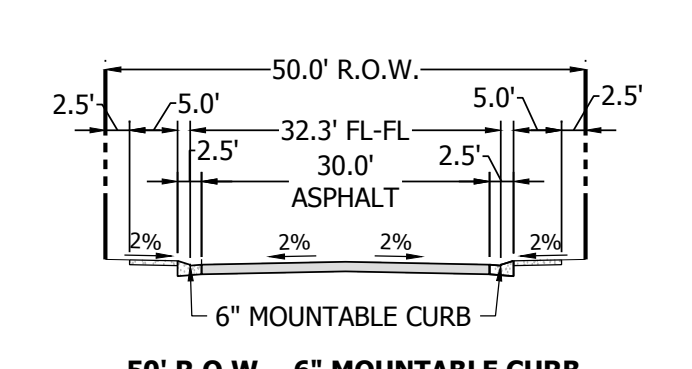


**LINE TABLE @ FL**

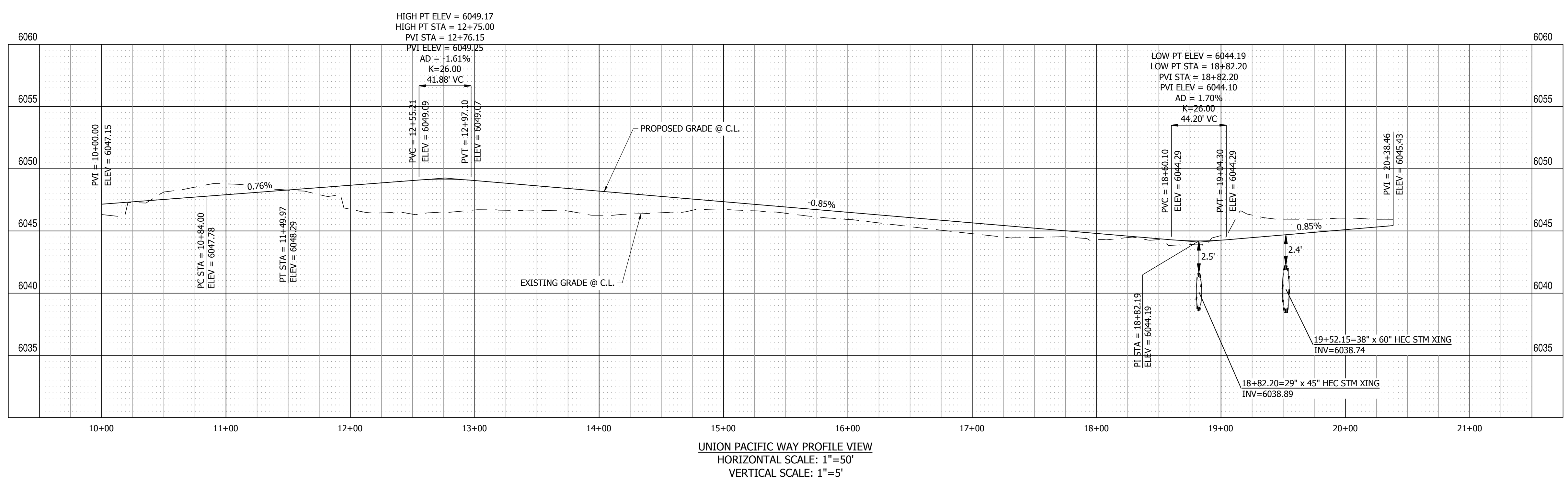
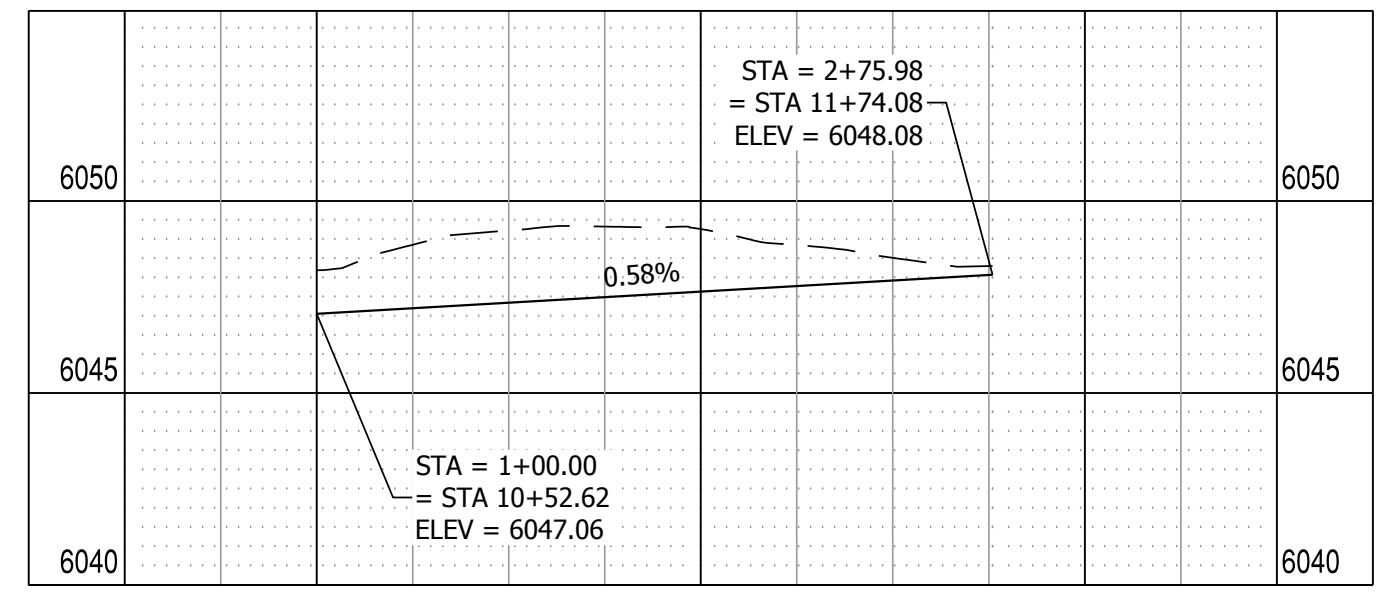
LINE #	BEARING	DISTANCE
L4	N9°58'43"E	5.07'
L5	N0°31'00"E	5.62'
L6	S89°28'59"E	694.20'
L8	S89°29'00"E	42.37'
L9	S80°03'29"E	5.07'
L10	N81°05'25"E	5.07'
L13	S89°28'59"E	703.80'
L15	N81°05'30"E	5.07'
L16	S89°28'59"E	42.86'
L17	N0°31'00"E	176.00'

**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"

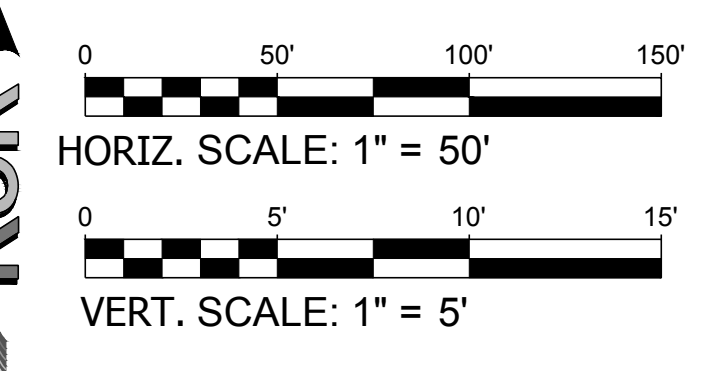
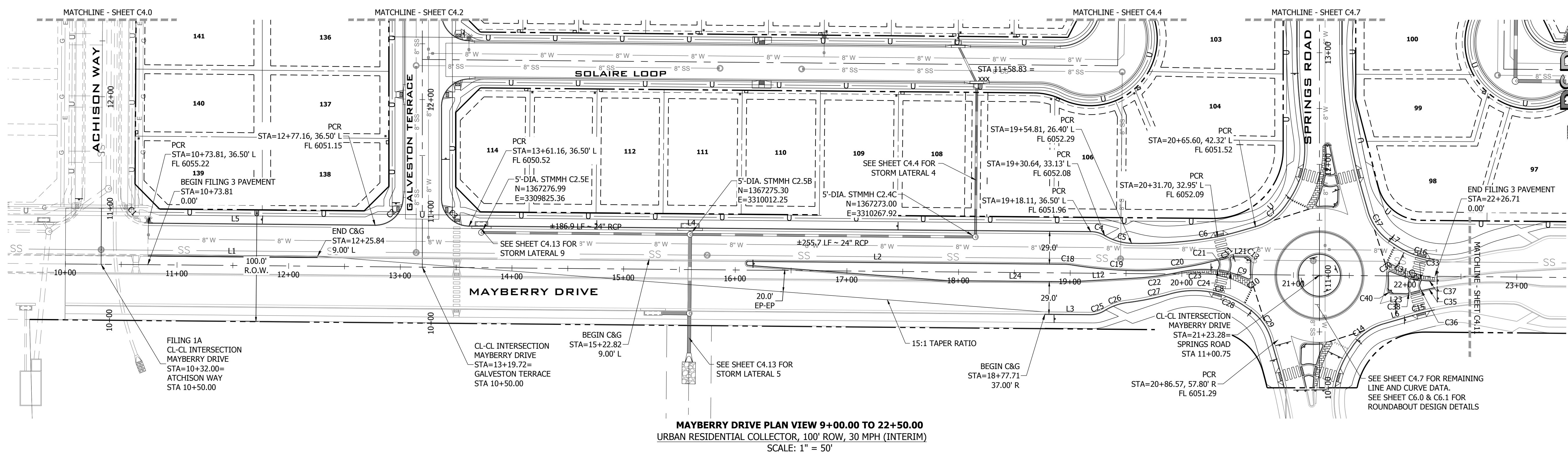


NOTE:  
TEMPORARY CUL-DE-SAC SHALL HAVE A 3" ASPHALT PAVEMENT SECTION, 3" TEMPORARY CUL-DE-SAC SECTION AND 4" ROADWAY SECTION TO BE TAPERED AT JUNCTION TO BLEND.





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

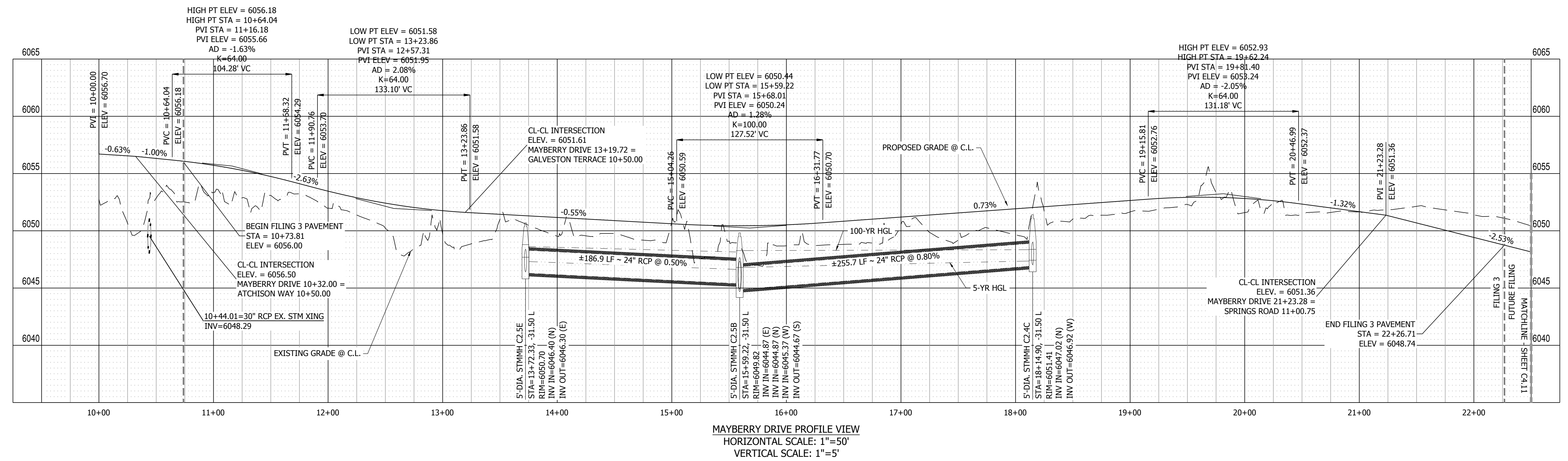


**LINE TABLE @ F.L.**

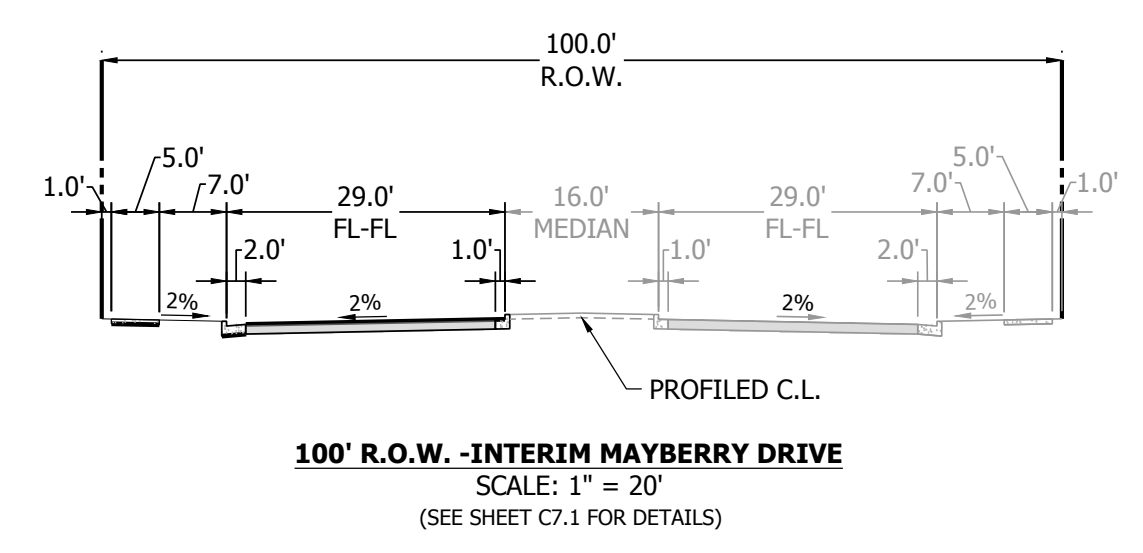
LINE #	BEARING	DISTANCE
L1	S89°29'00"E	236.03'
L2	S89°28'59"E	348.66'
L3	S89°28'40"E	40.26'
L4	S89°28'59"E	556.95'
L5	S89°28'59"E	203.35'
L6	N74°00'16"E	30.32'
L7	S56°19'52"E	4.34'
L12	N86°45'57"E	57.97'
L21	S88°23'23"E	12.89'
L23	N88°41'36"W	13.07'
L24	S89°28'59"E	111.59'

**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"



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



**R&R ENGINEERS-SURVEYORS, INC.**  
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DENVER, COLORADO 80204  
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**MAYBERRY PUD PH 1 - FILING NO. 3**  
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
3296 DIVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

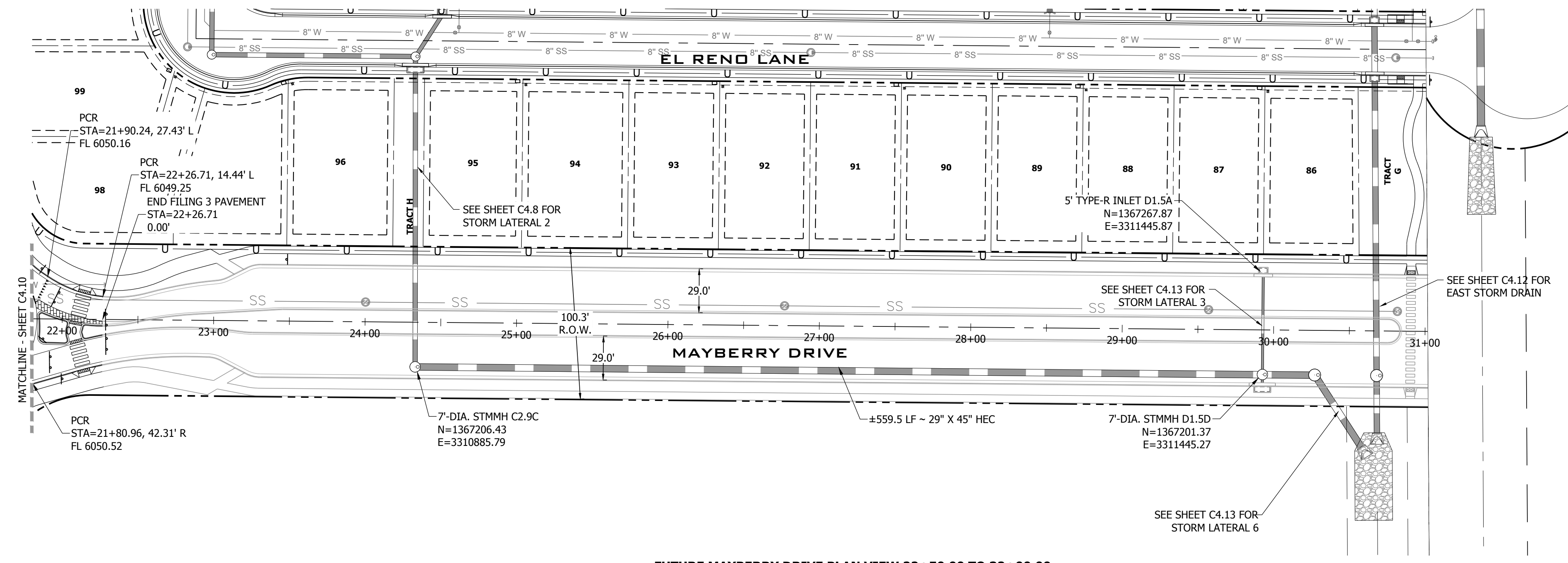
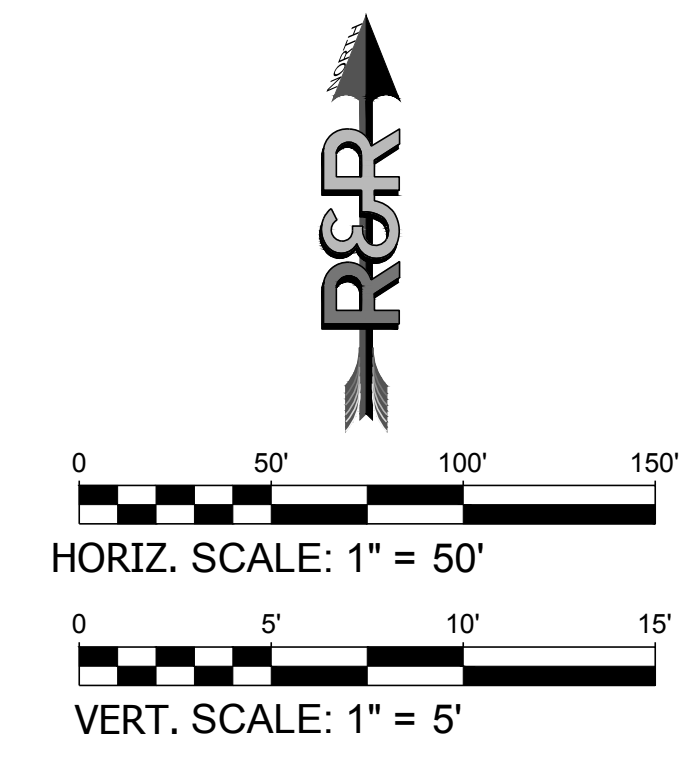
CONSTRUCTION DOCUMENTS  
JOB NO. MC22110  
ORG. SUBM. DATE 06/16/2022  
DWN: LAO CHD: CJJ  
NAME  
**MAYBERRY 9+00 TO 22+50 PLAN & PROFILE**  
NO. **C4.10**

P:\P\1622110 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\003 - ROADWAY & DRAINAGE\MAYBERRY DRIVE - ROADWAY & DRAINAGE\MAYBERRY DRIVE - ROADWAY & DRAINAGE\012203 12-20-17 PM\_BSL\1000.DWG

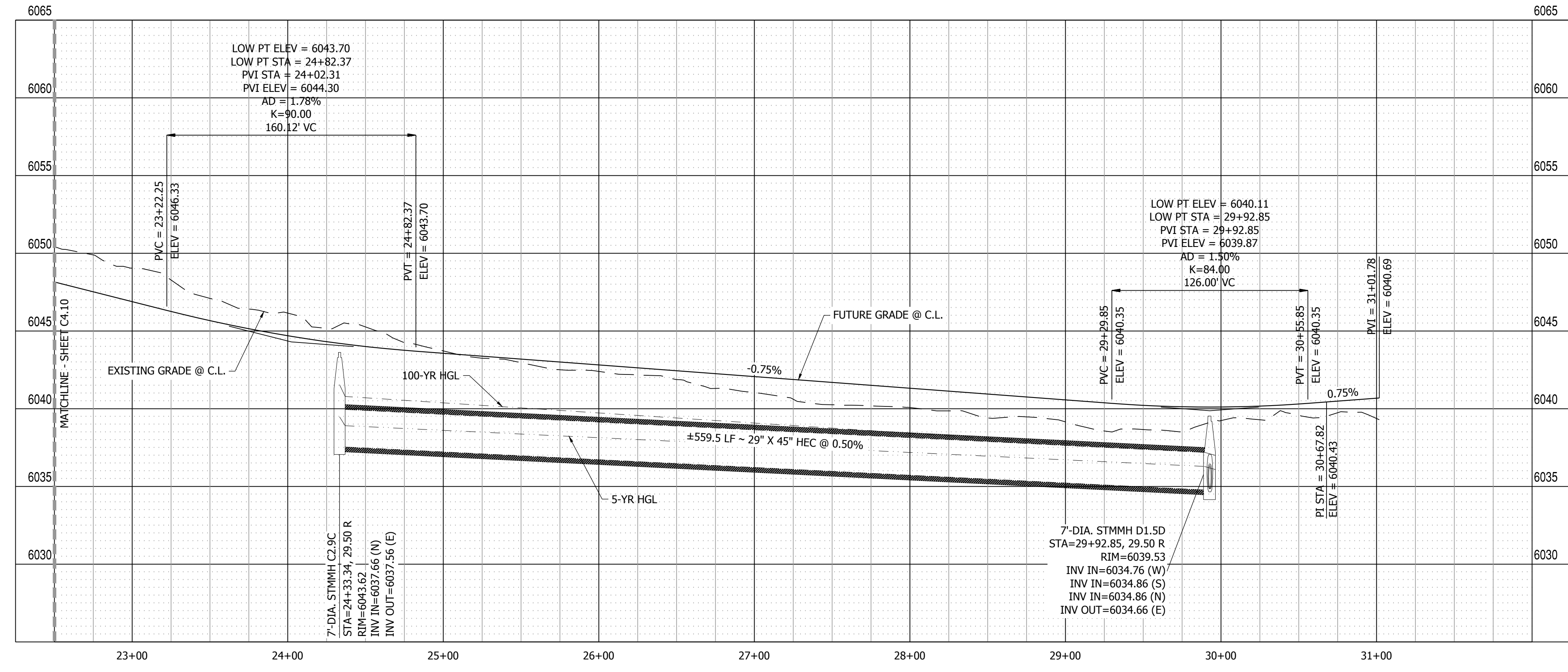
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**811**  
Know what's below.  
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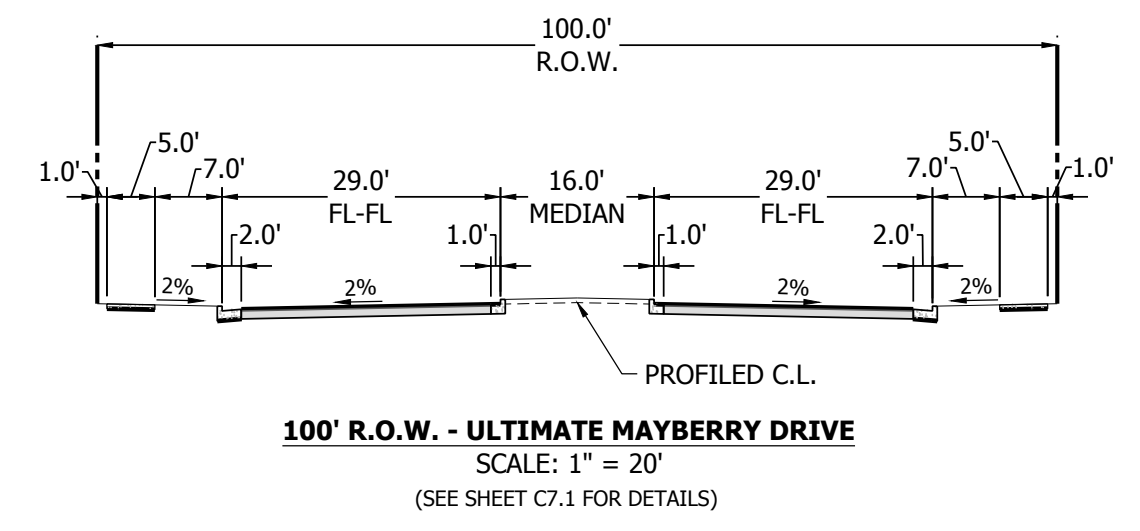
**FILING 3 KEY MAP**  
N.T.S.



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



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



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

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

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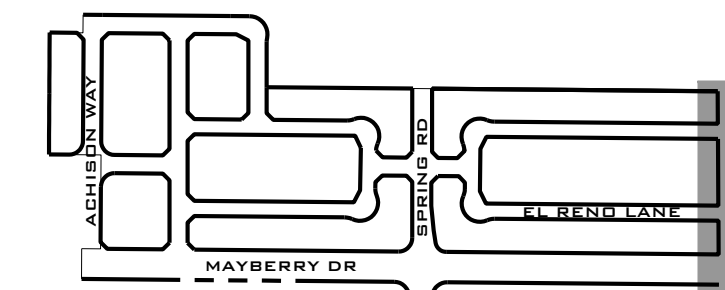
**MAYBERRY PUD PH 1 - FILING NO. 3**  
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
3296 DIVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

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

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

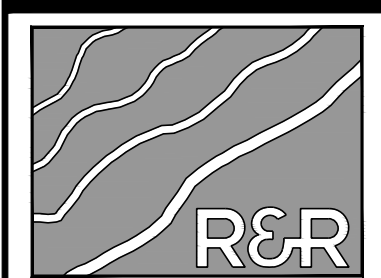
NO. **C4.11**





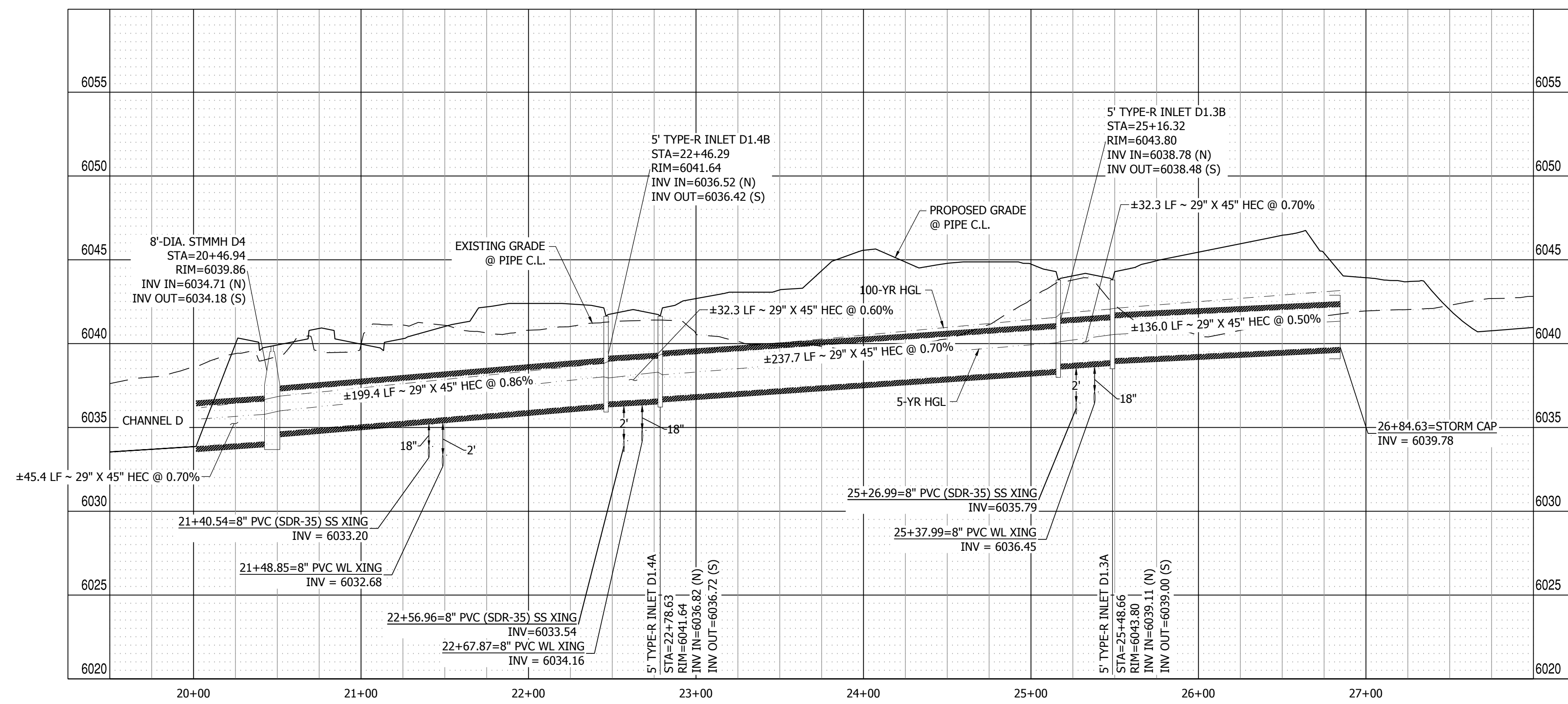
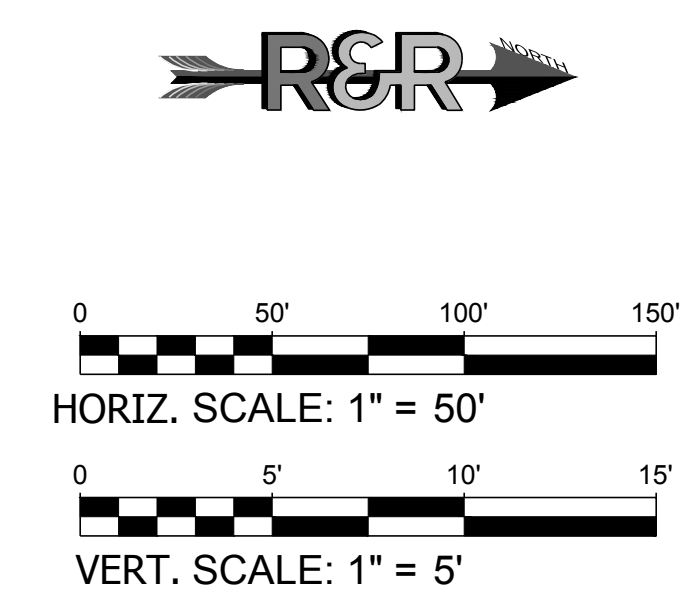
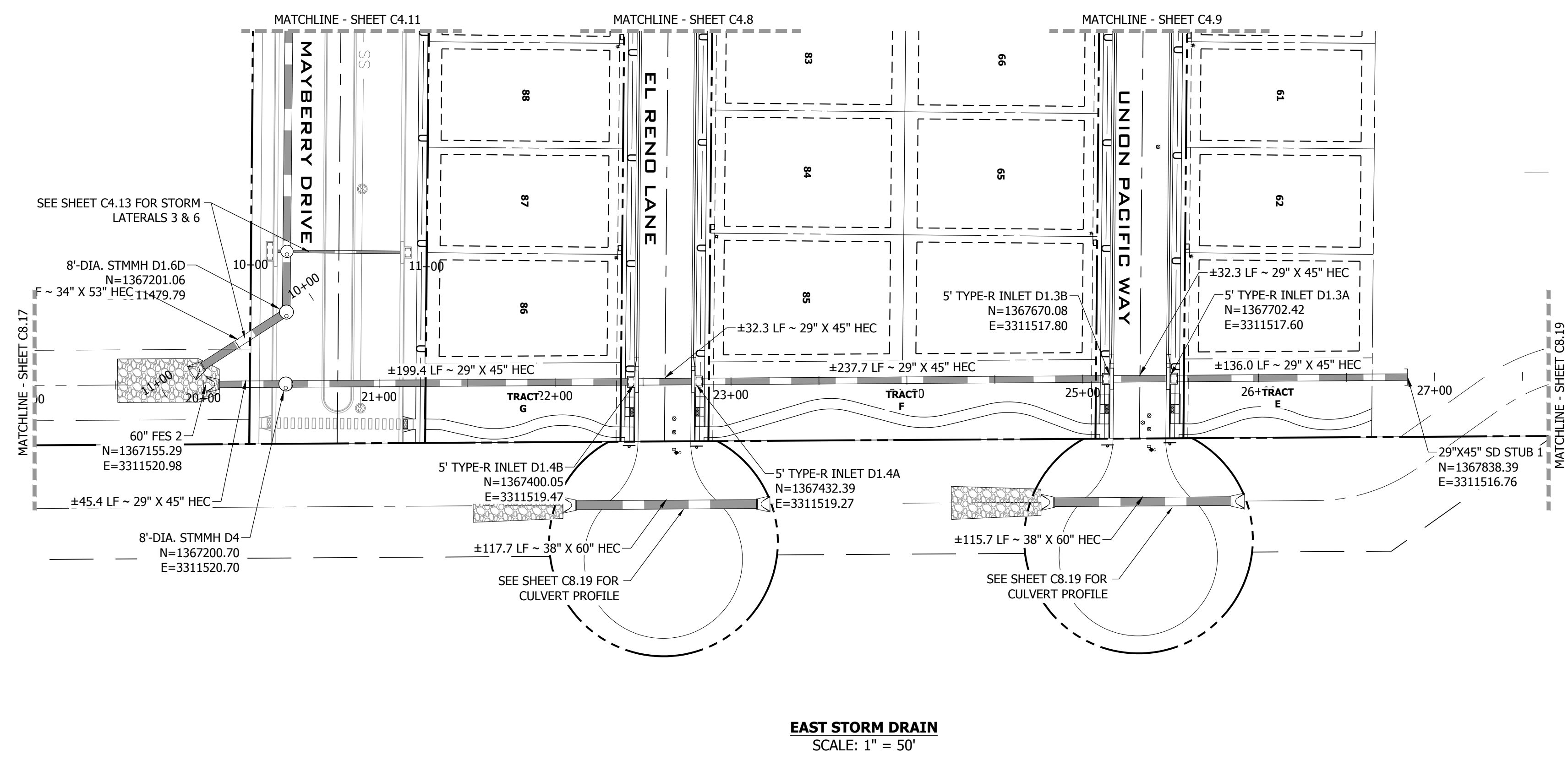
**FILING 3 KEY MAP**  
N.T.S.

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



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DENVER, COLORADO 80204  
PHONE: 303-753-6730

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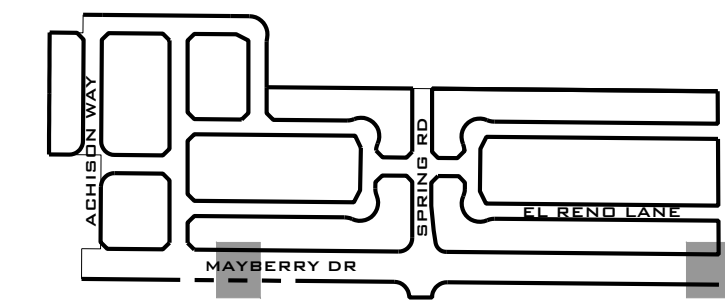
**MAYBERRY PUD PH 1 - FILING NO. 3**  
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
3296 DIVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

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

**EAST STORM DRAIN PLAN & PROFILE**

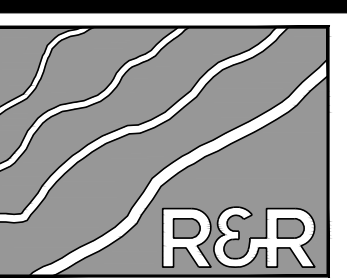
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NO.	REVISION	BY	DATE
2ND SUBMISSION			9/1/22
3RD SUBMISSION			01/17/23



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

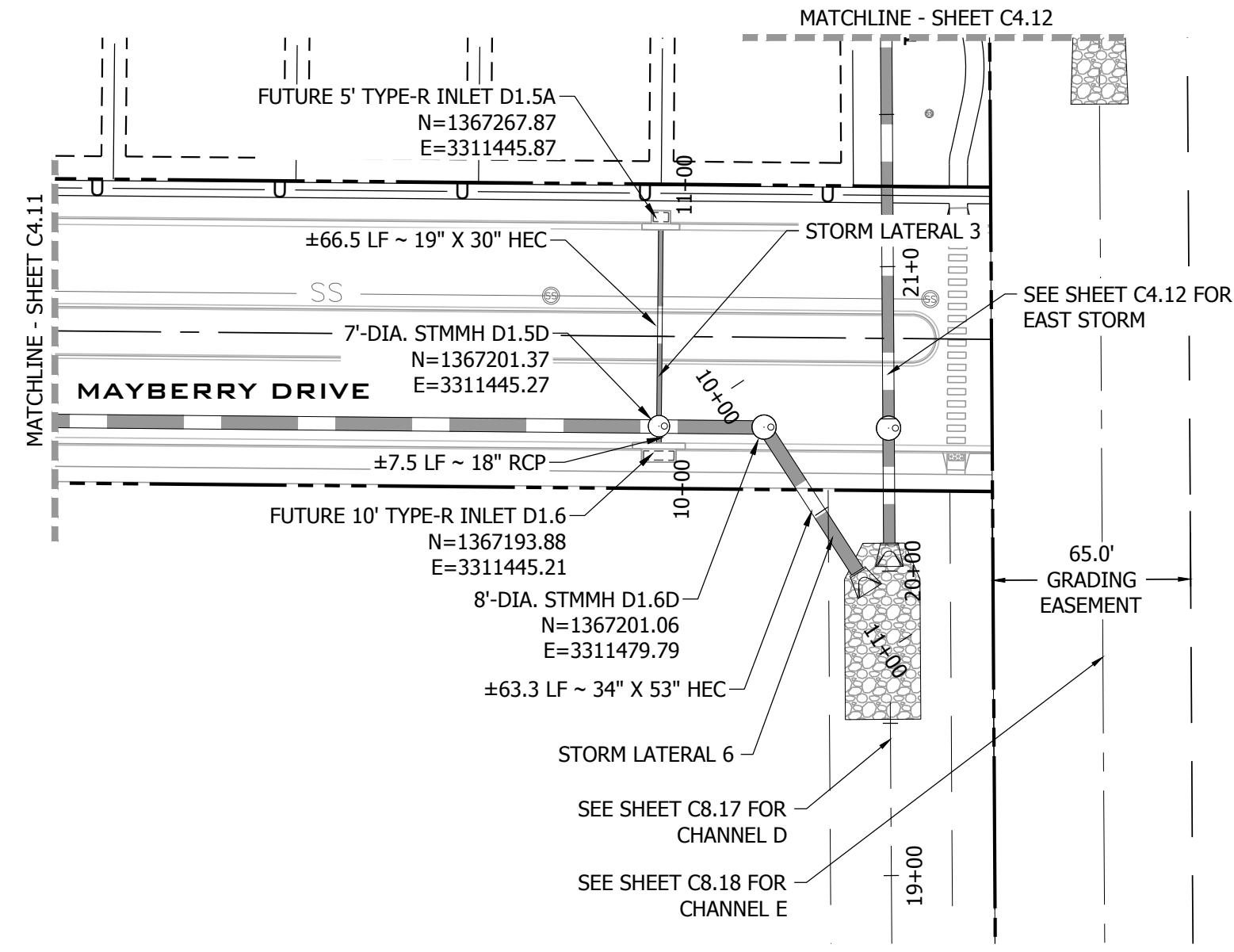
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**MAYBERRY PUD PH1 - FILING NO. 3**  
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
3296 DIVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

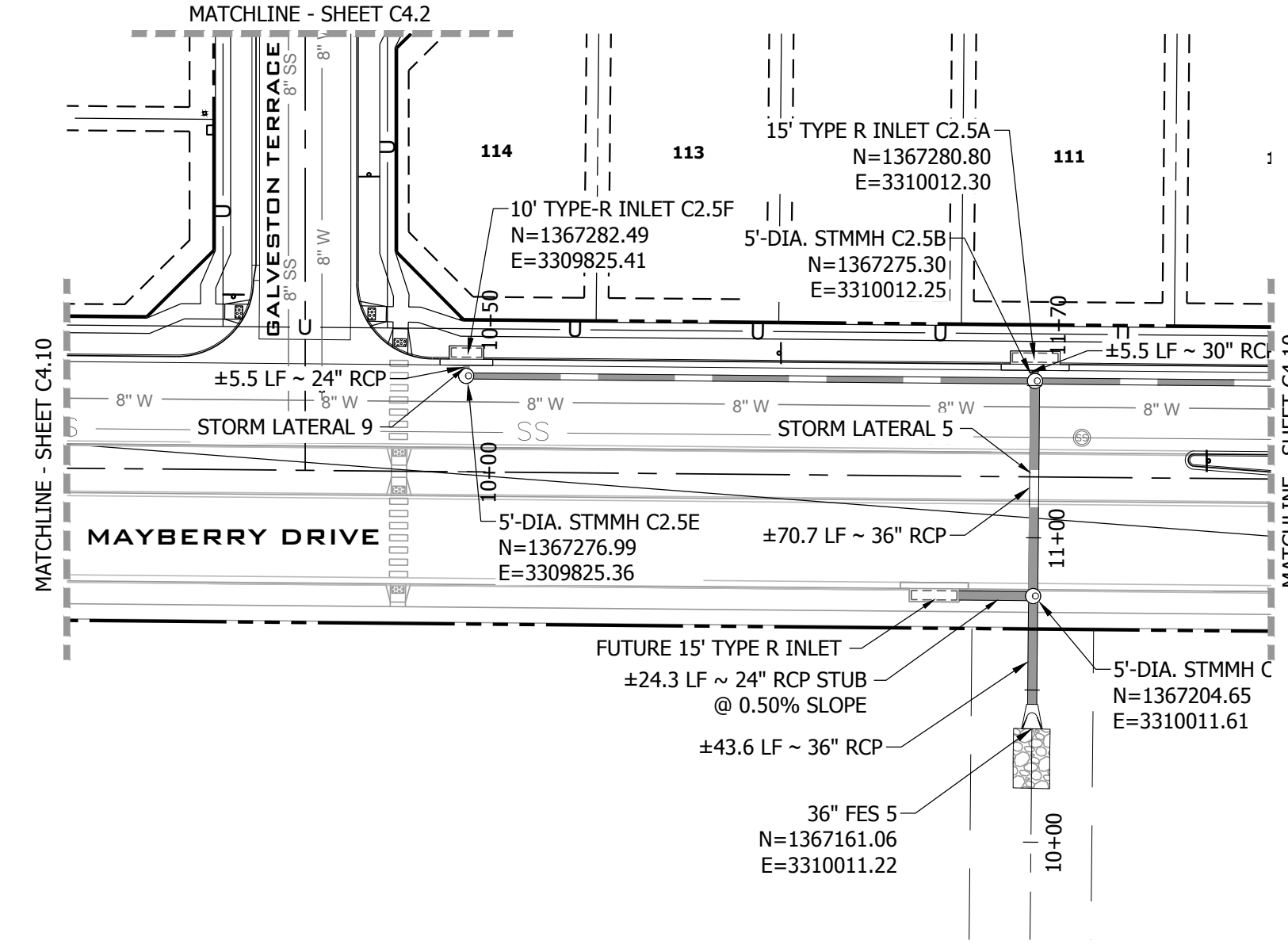
CONSTRUCTION DOCUMENTS
JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME

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

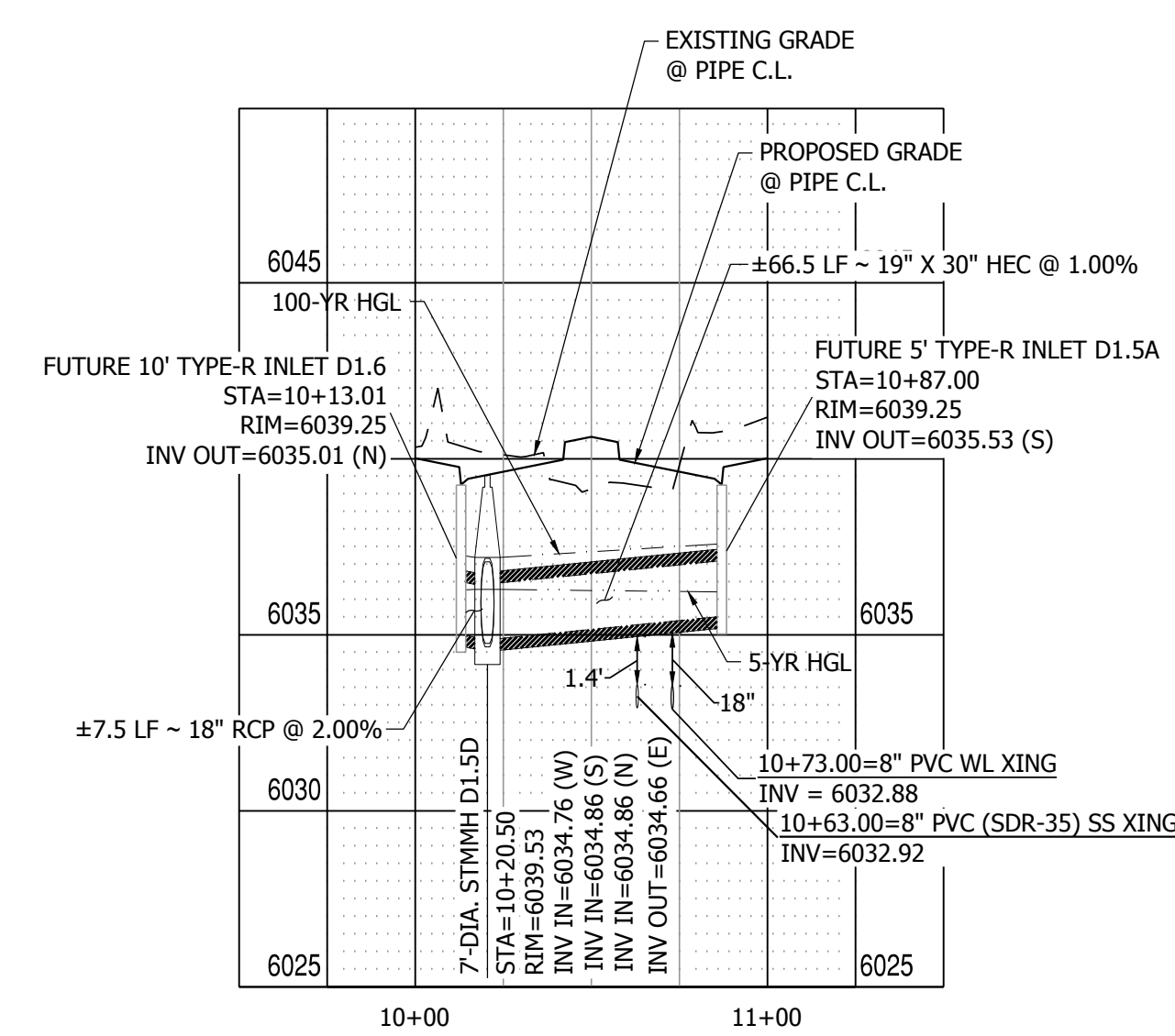
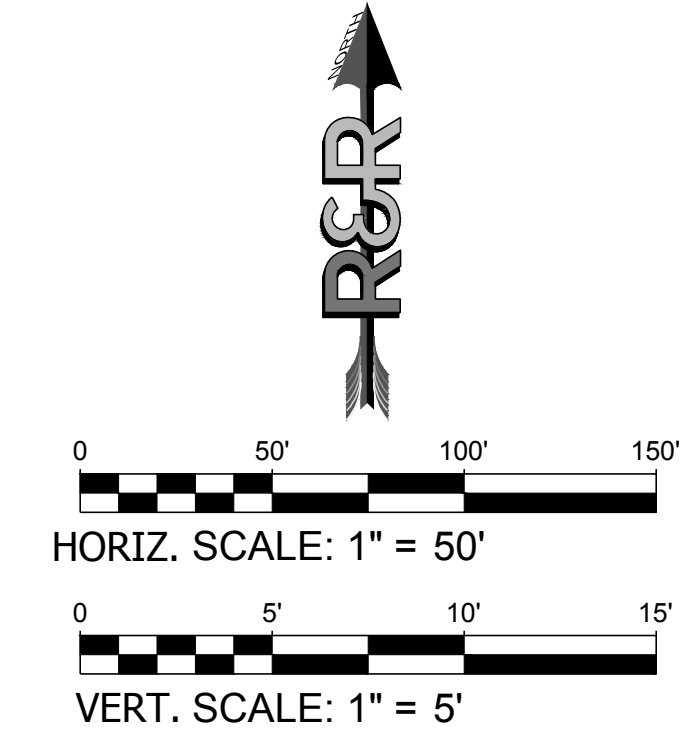
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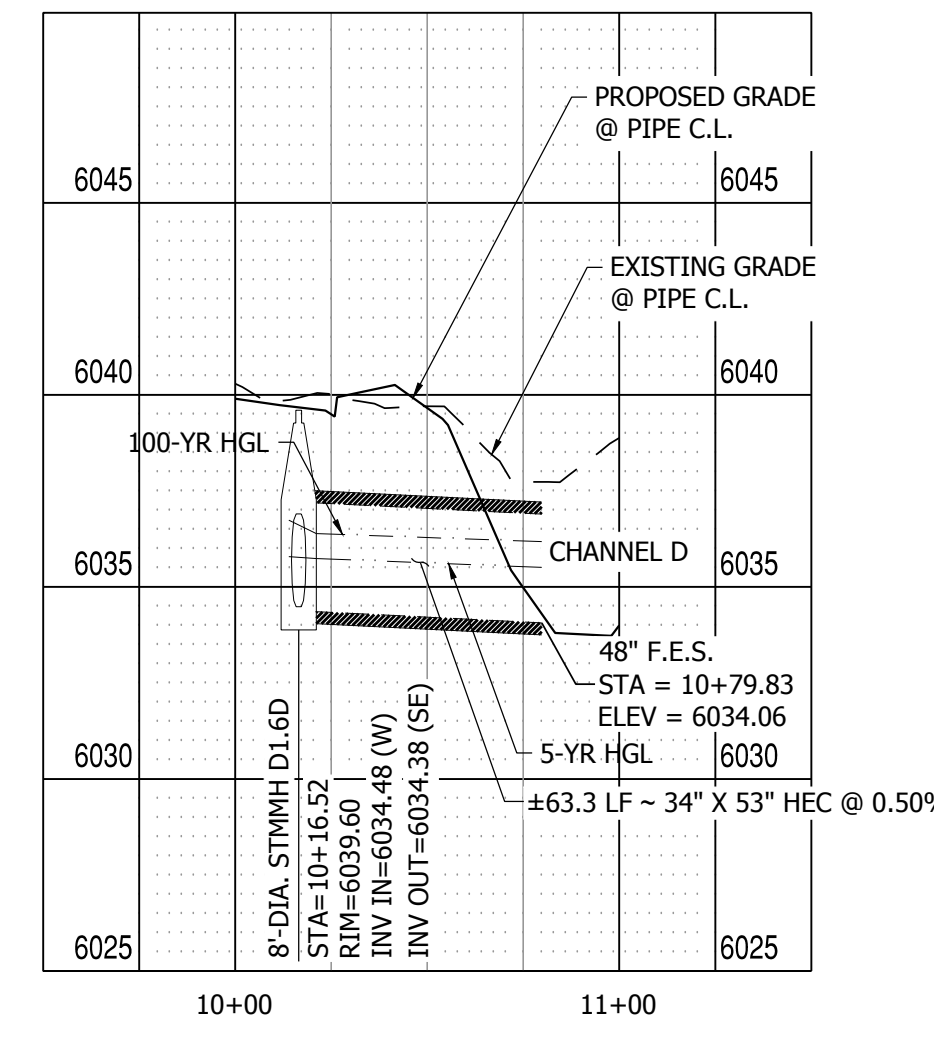
**STORM LATERAL 3 & STORM LATERAL 6**  
SCALE: 1" = 50'



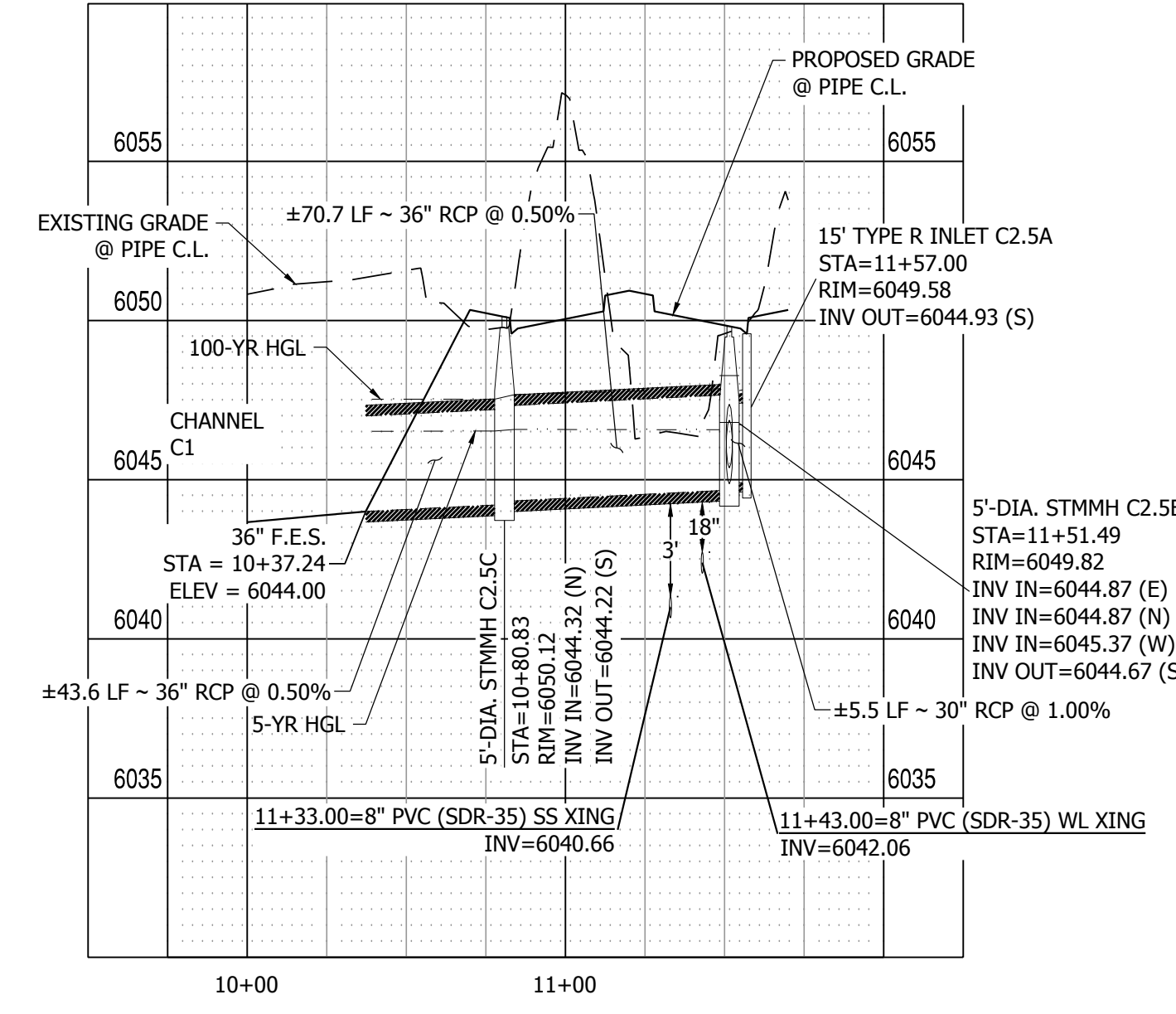
**STORM LATERAL 5 & STORM LATERAL 9**  
SCALE: 1" = 50'



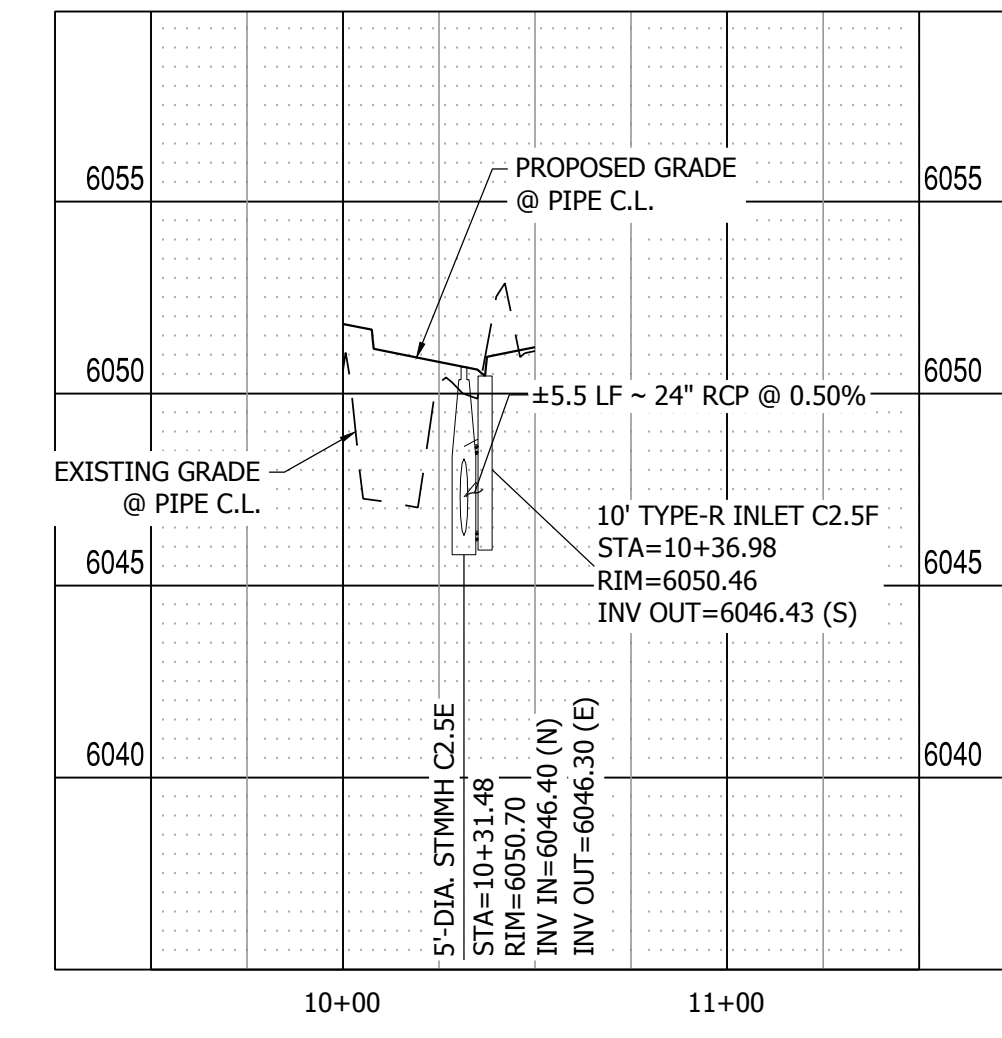
**STORM LATERAL 3 PROFILE VIEW**  
HORIZONTAL SCALE: 1"=50'  
VERTICAL SCALE: 1"=5'



**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'

PATH: P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLAN\SDS - ROADWAY & DRAINAGE\CAST STORM & LATERALS.DWG - PLOT DATE: 1/17/2023 12:21:07 PM BY: LNN, GCRADY



**Computer File Information**  
Creation Date: 07/31/19  
Designer: JDB  
Last Modification Date: 07/31/19  
Detailer: LVA  
CAD User: Mcdonough VB  
Scale: Not to Scale  
Units: English

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

**Colorado Department of Transportation**  
2829 West Howard Place  
Denver, CO 80204  
Phone: 303-757-9621 FAX: 303-757-9666

**Project Development Branch** JBK  
Issued by the Project Development Branch July 31, 2019

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

**Computer File Information**  
Creation Date: 07/31/19  
Designer: JDB  
Last Modification Date: 07/31/19  
Detailer: LVA  
CAD User: Mcdonough VB  
Scale: Not to Scale  
Units: English

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

**Colorado Department of Transportation**  
2829 West Howard Place  
Denver, CO 80204  
Phone: 303-757-9621 FAX: 303-757-9666

**Project Development Branch** JBK  
Issued by the Project Development Branch July 31, 2019

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

NO.	LENGTH	NO. REOD.	NO. REOD.	L = 5 FT.	L = 10 FT.	L = 15 FT.
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25#	25#	25#	25#	26	26	26
26#	26#	26#	26#	27	27	27
27#	27#	27#	27#	28	28	28
28#	28#	28#	28#	29	29	29
29#	29#	29#	29#	30	30	30

**Computer File Information**  
Creation Date: 07/31/19  
Designer: JDB  
Last Modification Date: 07/31/19  
Detailer: LVA  
CAD User: Mcdonough VB  
Scale: Not to Scale  
Units: English

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

**Colorado Department of Transportation**  
2829 West Howard Place  
Denver, CO 80204  
Phone: 303-757-9621 FAX: 303-757-9666

**Project Development Branch** JBK  
Issued by the Project Development Branch July 31, 2019

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

**Computer File Information**  
Creation Date: 07/31/19  
Designer: JDB  
Last Modification Date: 07/31/19  
Detailer: LVA  
CAD User: Mcdonough VB  
Scale: Not to Scale  
Units: English

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

**Colorado Department of Transportation**  
2829 West Howard Place  
Denver, CO 80204  
Phone: 303-757-9621 FAX: 303-757-9666

**Project Development Branch** JBK  
Issued by the Project Development Branch July 31, 2019

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

**Computer File Information**  
Creation Date: 07/31/19  
Designer: JDB  
Last Modification Date: 07/31/19  
Detailer: LVA  
CAD User: Mcdonough VB  
Scale: Not to Scale  
Units: English

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

**Colorado Department of Transportation**  
2829 West Howard Place  
Denver, CO 80204  
Phone: 303-757-9621 FAX: 303-757-9666

**Project Development Branch** JBK  
Issued by the Project Development Branch July 31, 2019

**STANDARD PLAN NO.** M-206-1  
**Standard Sheet No. 1 of 2**

**Computer File Information**  
Creation Date: 07/31/19  
Designer: JDB  
Last Modification Date: 07/31/19  
Detailer: LVA  
CAD User: Mcdonough VB  
Scale: Not to Scale  
Units: English

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

**Colorado Department of Transportation**  
2829 West Howard Place  
Denver, CO 80204  
Phone: 303-757-9621 FAX: 303-757-9666

**Project Development Branch** JBK  
Issued by the Project Development Branch July 31, 2019

**STANDARD PLAN NO.** M-206-1  
**Standard Sheet No. 1 of 2**

**Computer File Information**  
Creation Date: 07/31/19  
Designer: JDB  
Last Modification Date: 07/31/19  
Detailer: LVA  
CAD User: Mcdonough VB  
Scale: Not to Scale  
Units: English

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

**Colorado Department of Transportation**  
2829 West Howard Place  
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Phone: 303-757-9621 FAX: 303-757-9666

**Project Development Branch** JBK  
Issued by the Project Development Branch July 31, 2019

**STANDARD PLAN NO.** M-206-1  
**Standard Sheet No. 2 of 2**

**Computer File Information**  
Creation Date: 07/31/19  
Designer: JDB  
Last Modification Date: 07/31/19  
Detailer: LVA  
CAD User: Mcdonough VB  
Scale: Not to Scale  
Units: English

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

**Colorado Department of Transportation**  
2829 West Howard Place  
Denver, CO 80204  
Phone: 303-757-9621 FAX: 303-757-9666

**Project Development Branch** JBK  
Issued by the Project Development Branch July 31, 2019

**STANDARD PLAN NO.** M-206-1  
**Standard Sheet No. 2 of 2**

**Computer File Information**  
Creation Date: 07/31/19  
Designer: JDB  
Last Modification Date: 07/31/19  
Detailer: LVA  
CAD User: Mcdonough VB  
Scale: Not to Scale  
Units: English

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

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Phone: 303-757-9621 FAX: 303-757-9666

**Project Development Branch** JBK  
Issued by the Project Development Branch July 31, 2019

**STANDARD PLAN NO.** M-206-1  
**Standard Sheet No. 2 of 2**

811

Know what's below.  
Call before you dig.

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

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

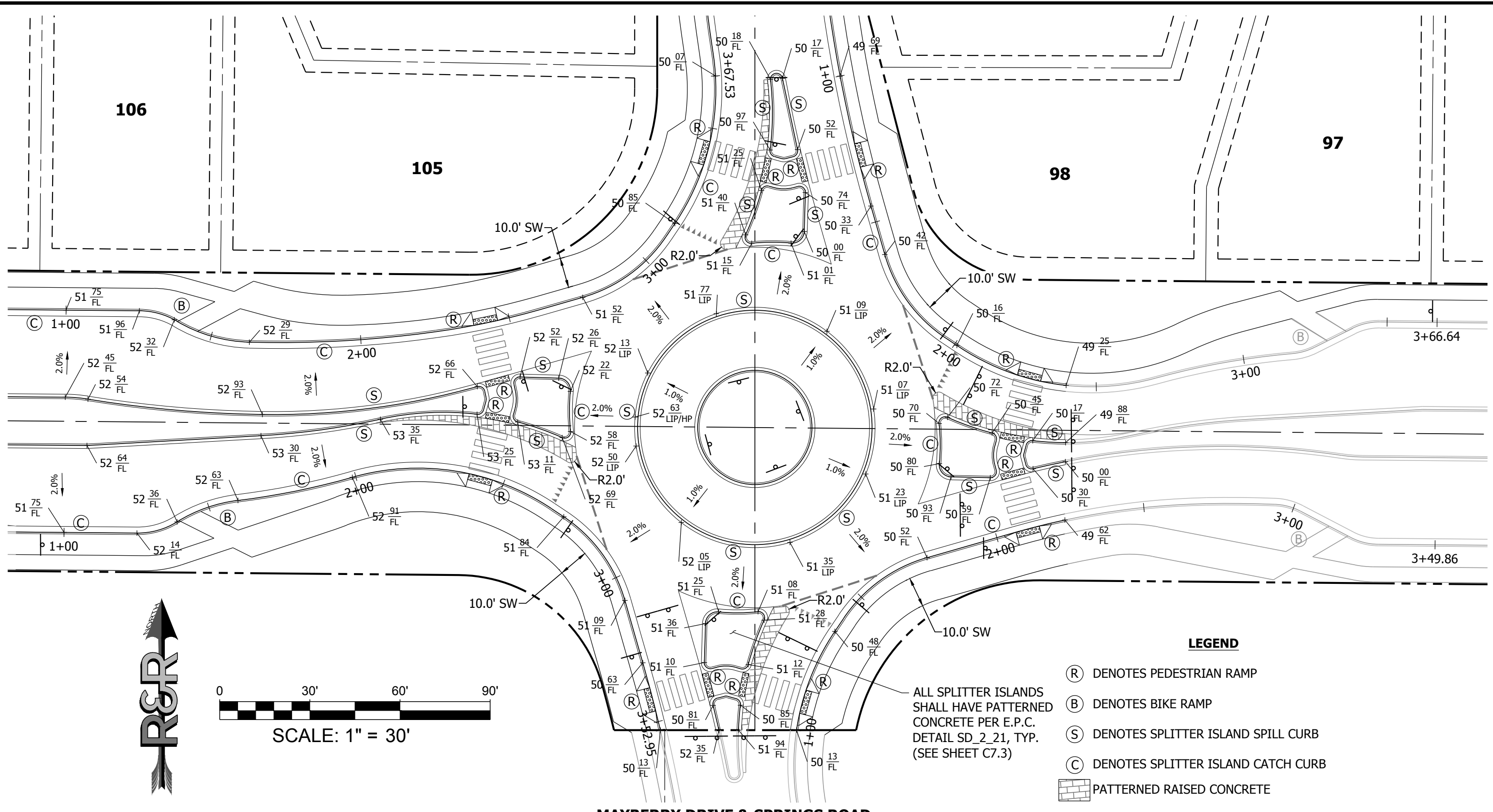
**MAYBERRY PUD PH 1 - FILING NO. 3**  
MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY

**MAYBERRY COMMUNITIES, LLC**  
3296 DIVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

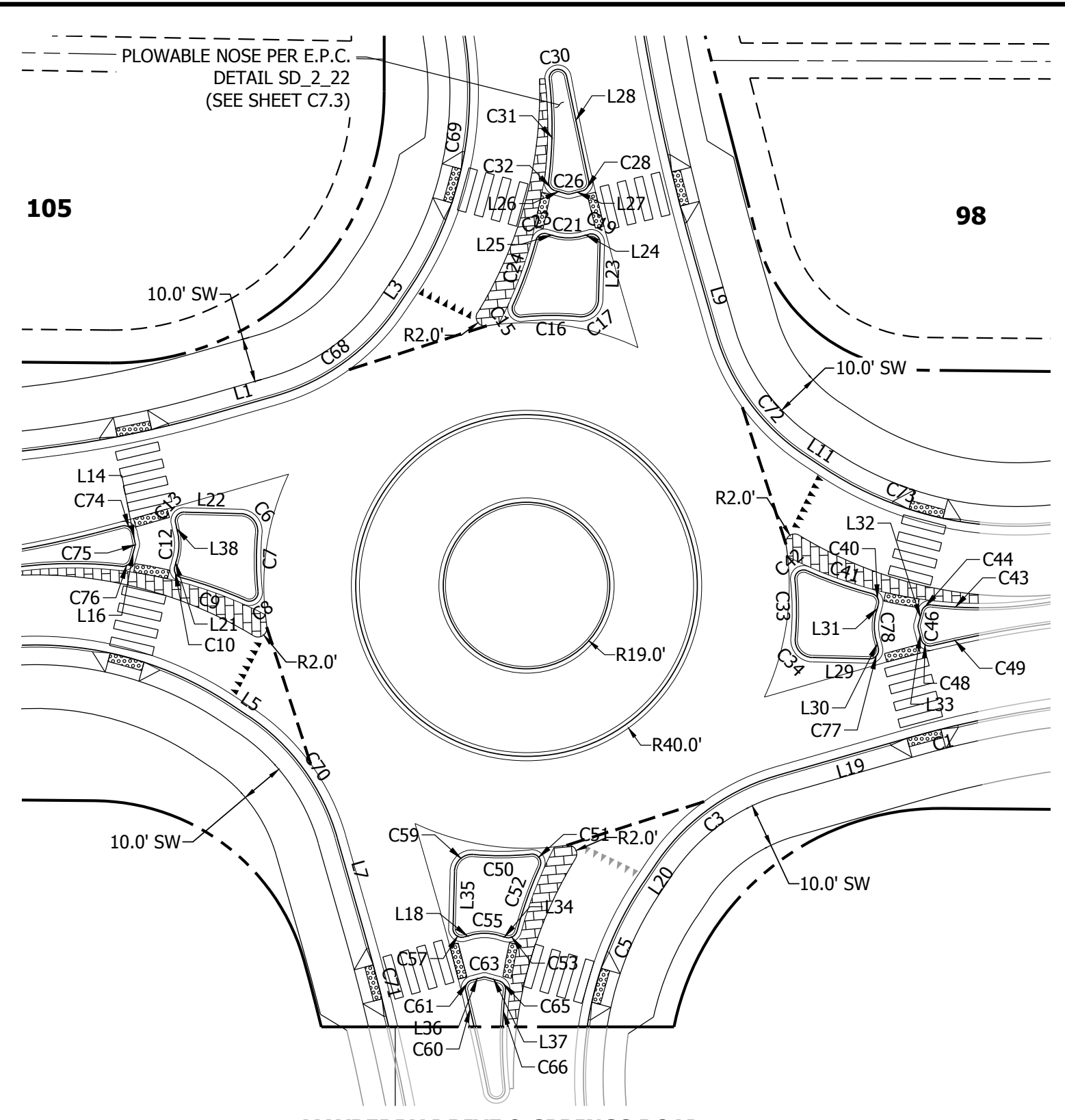
UTILITY DETAILS

C4.14





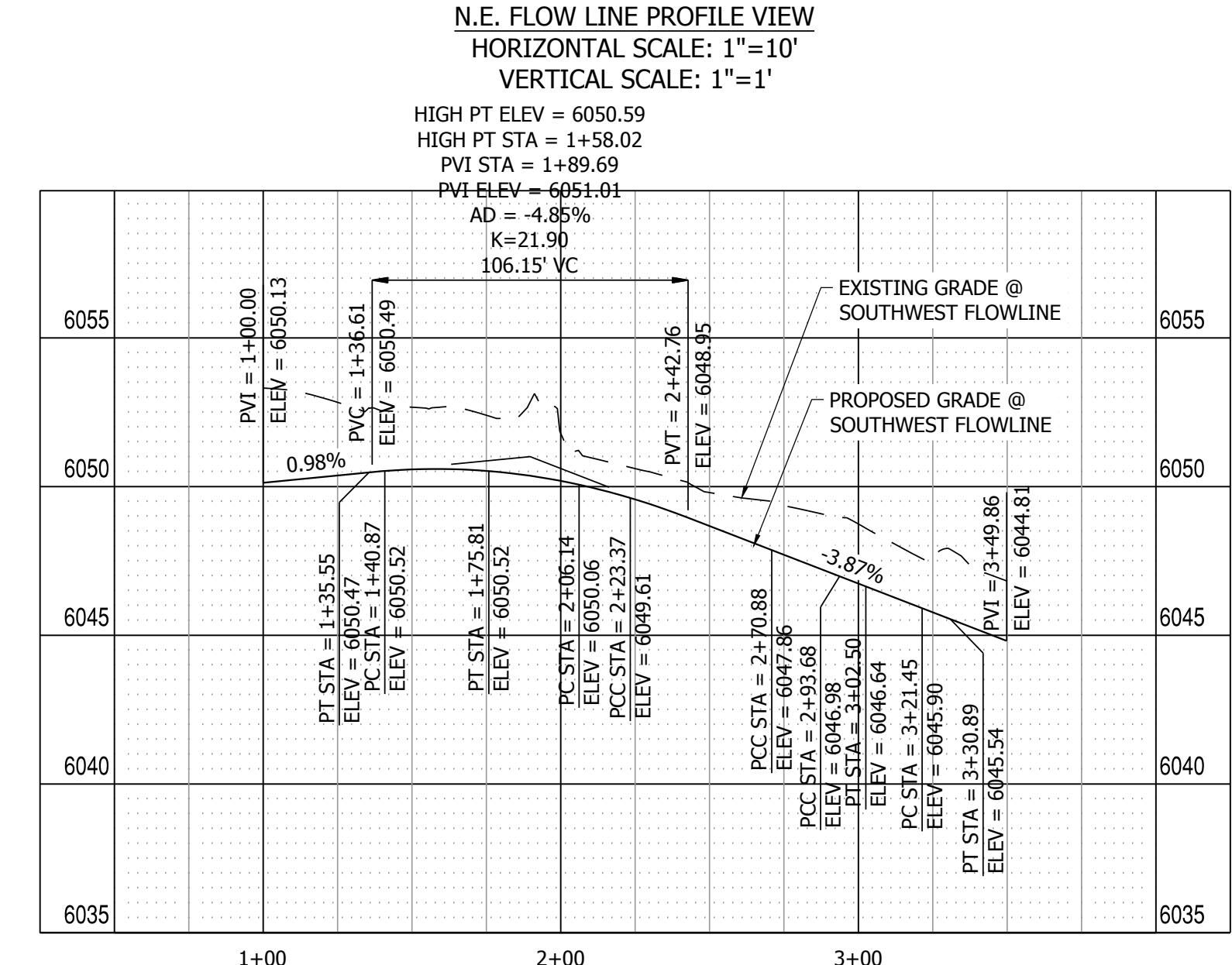
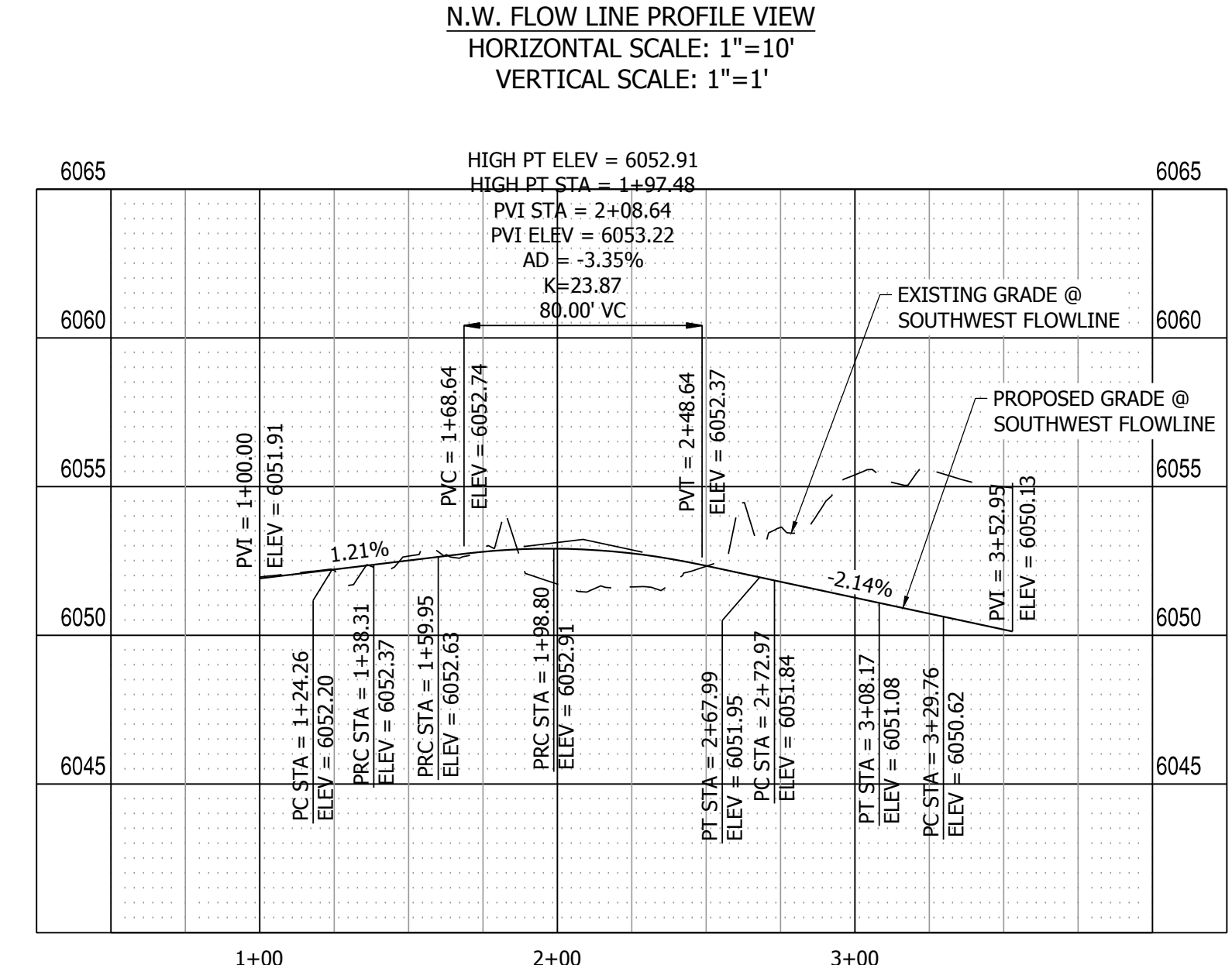
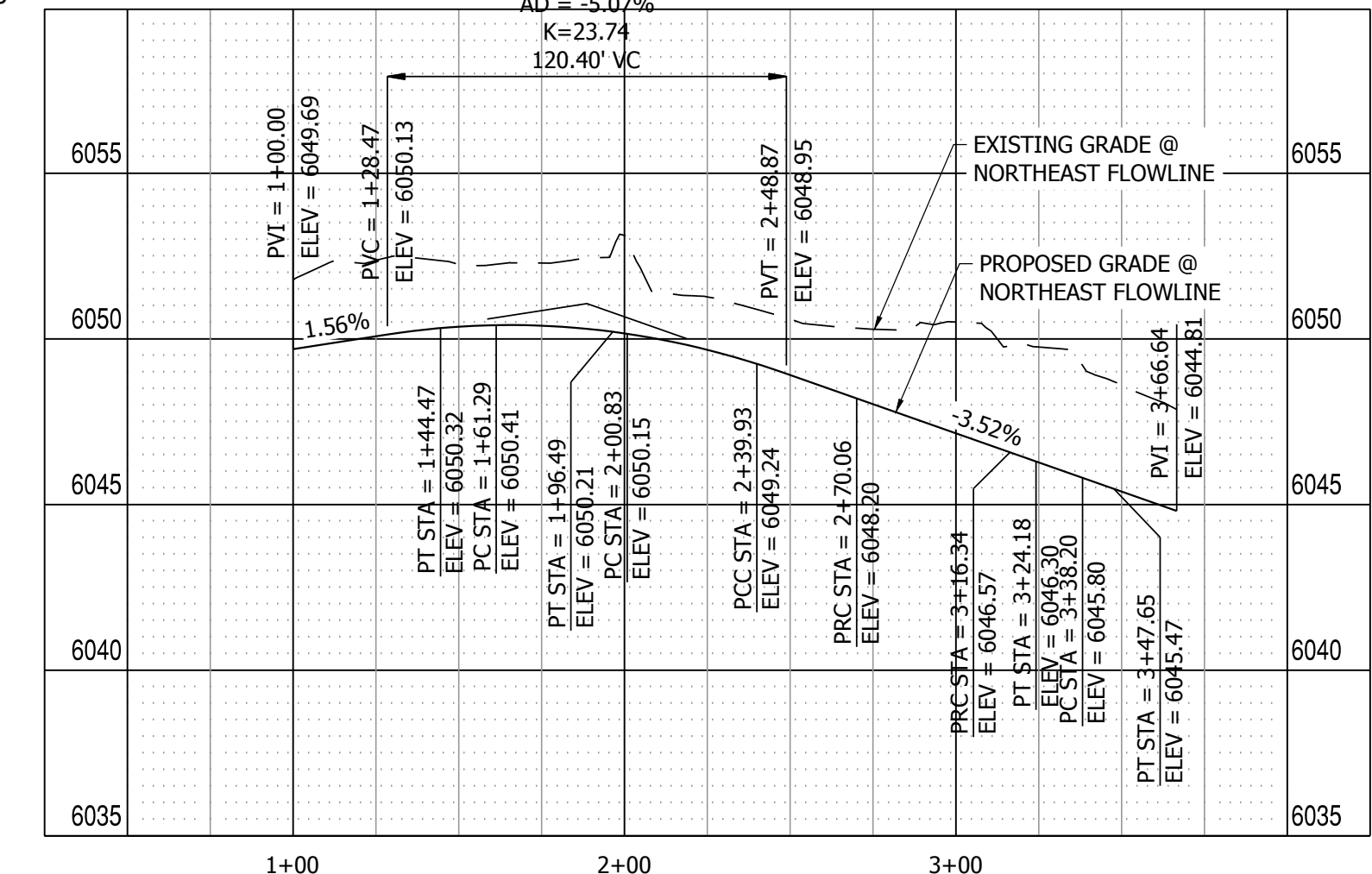
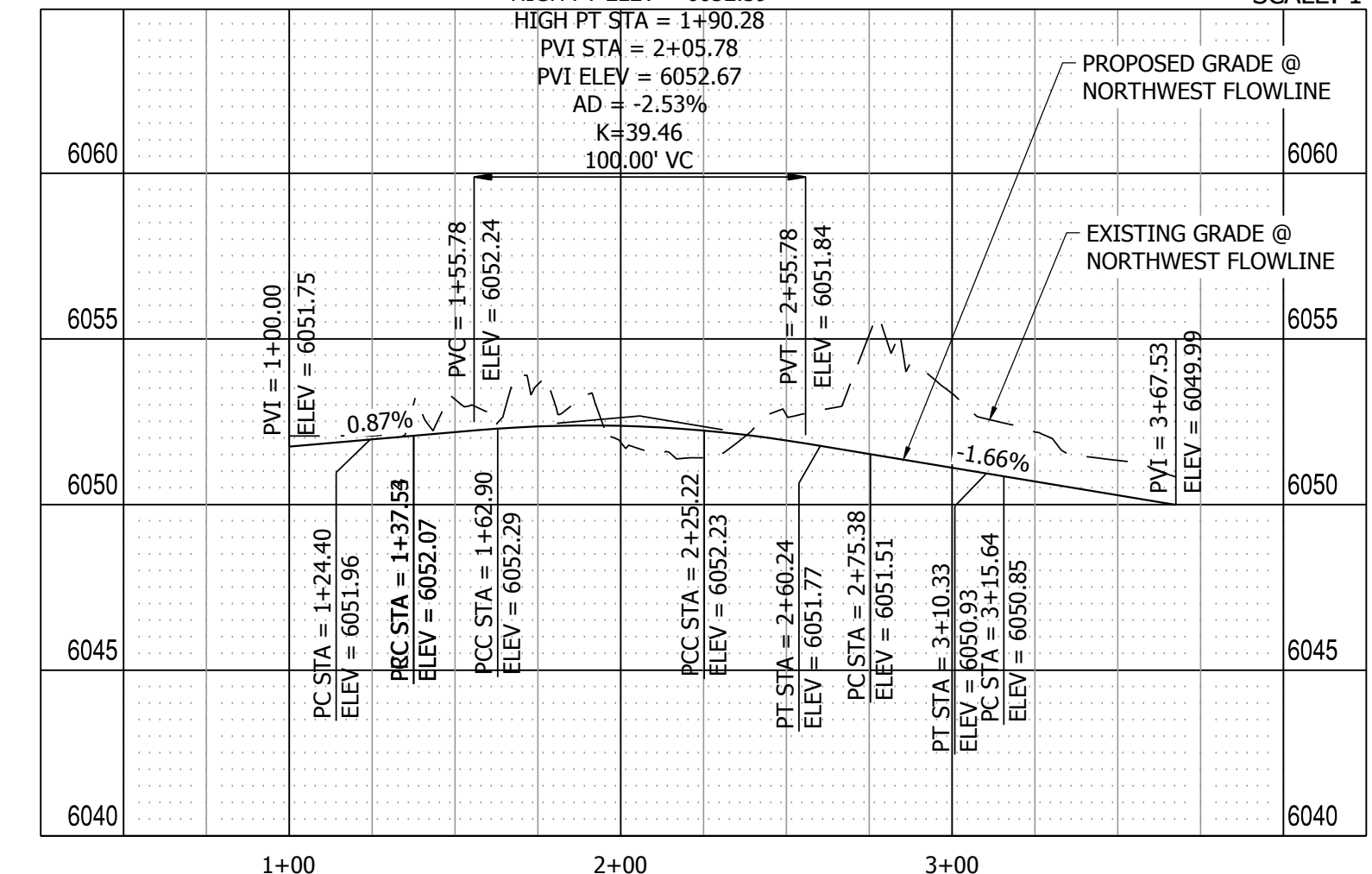
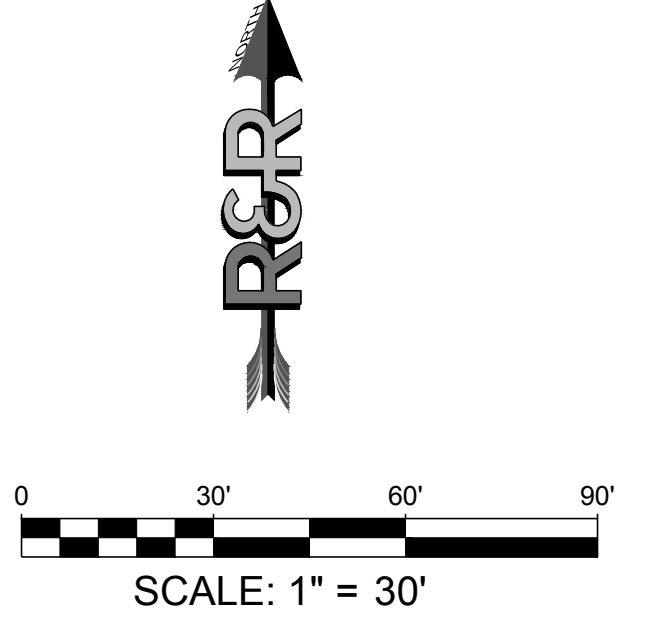
**MAYBERRY DRIVE & SPRINGS ROAD  
ROUNDBOUT DETAILED GRADING**  
SCALE: 1" = 30'



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

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

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



**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.**

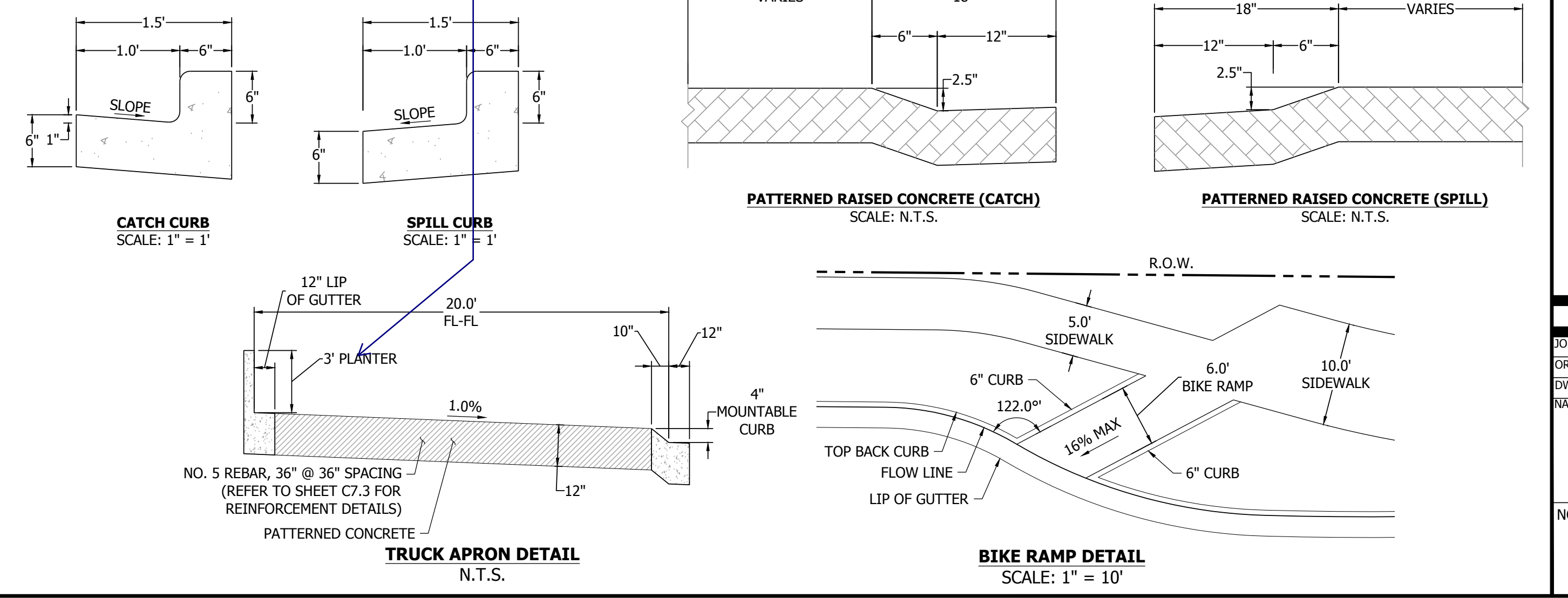
CURVE #	LENGTH	RADIUS	DELTA
C1	17.23'	250.00'	3°56'57"
C3	34.95'	50.00'	40°02'47"
C5	35.56'	80.00'	25°28'00"
C6	6.55'	4.00'	93°51'14"
C7	13.41'	66.00'	11°38'36"
C8	4.20'	2.00'	120°14'38"
C9	15.72'	97.00'	9°17'08"
C10	3.16'	2.00'	90°24'26"
C12	5.66'	12.00'	27°00'05"
C13	3.61'	2.00'	103°25'31"
C15	4.20'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



P:\P\102210 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLAN\GDS - ROADWAY & DRAINAGE\ROUNDBOUT GRADING.DWG, PLOT DATE: 6/16/2022, P: 21:59 PM, BY: LINA, CORDAY

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

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

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

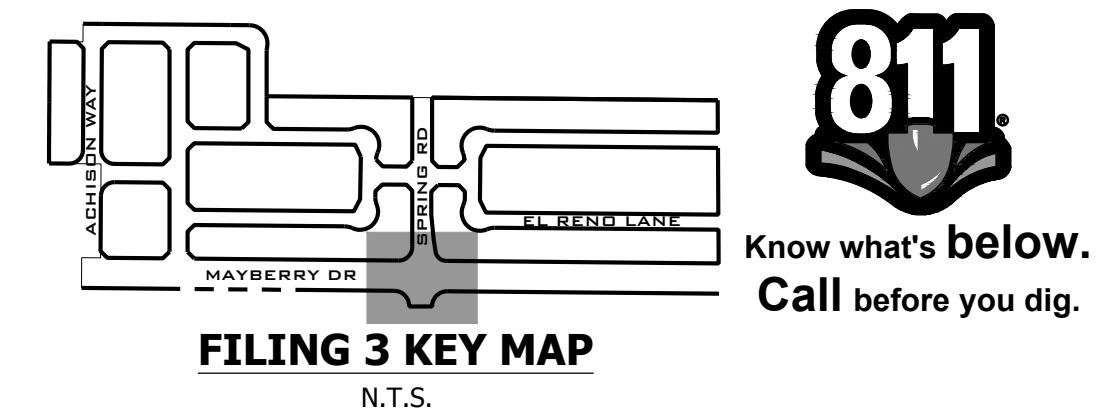
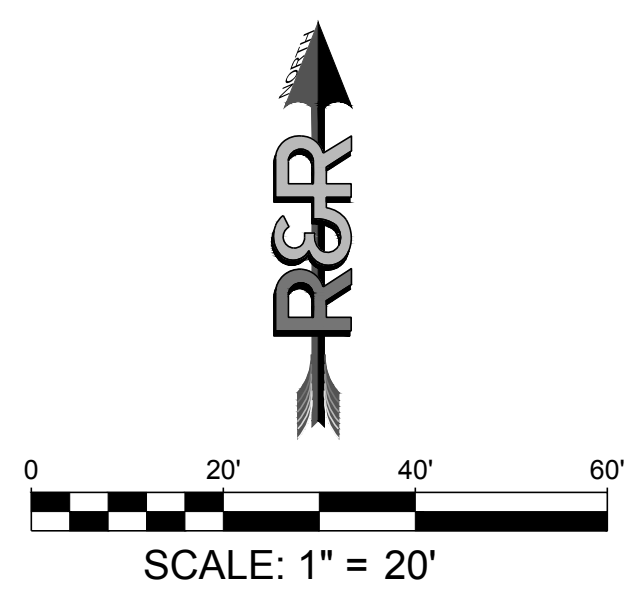
CONSTRUCTION DOCUMENTS  
JOB NO. MC22110  
ORG. SUBM. DATE 06/16/2022  
DWN: LAO CHD: CJJ  
NAME

**ROUNDBOUT DETAILED GRADING**

NO. **C6.0**



PLAN: MC22110 MAYBERRY DRIVE - SIGNAGE AND STRIPING PLANS - CD - SOA & STRIP PLANS - PLOT DATE: 1/12/2022 12:22:15 PM, BY: LINA GORDY

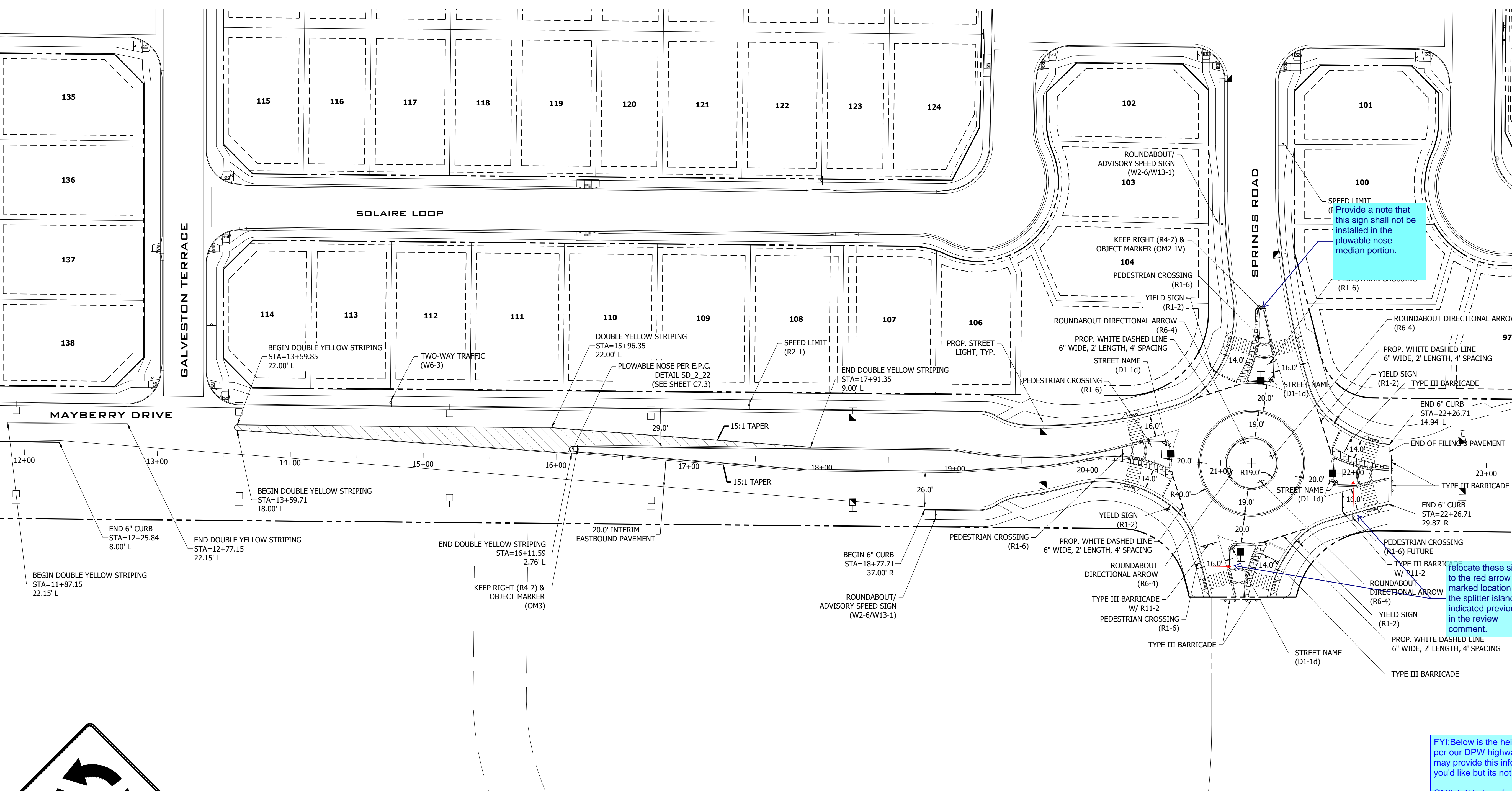


NO.	REVISION	DATE
2ND SUBMISSION		9/1/22
3RD SUBMISSION		01/17/23

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

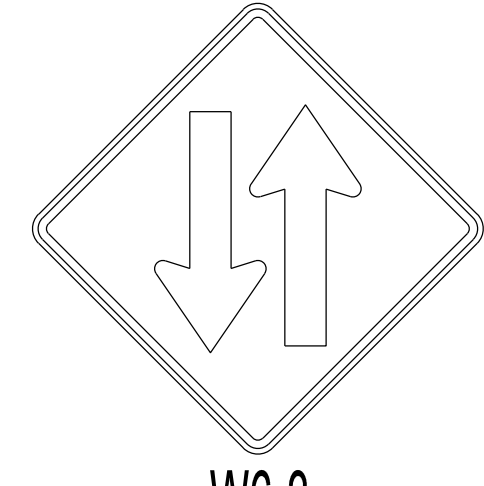
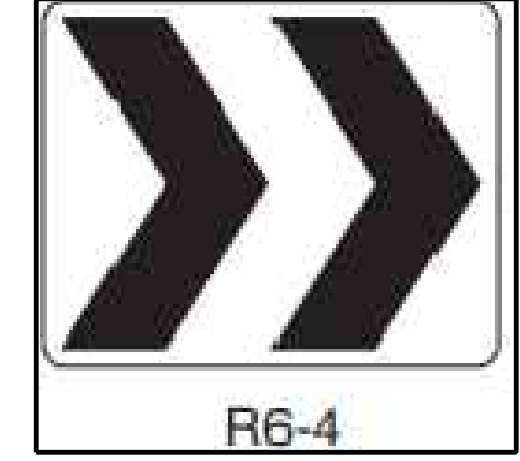
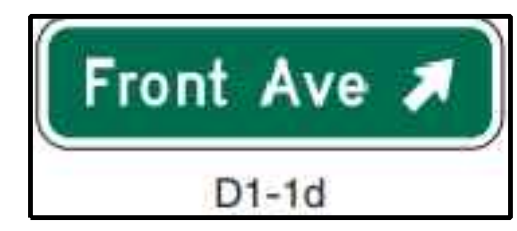
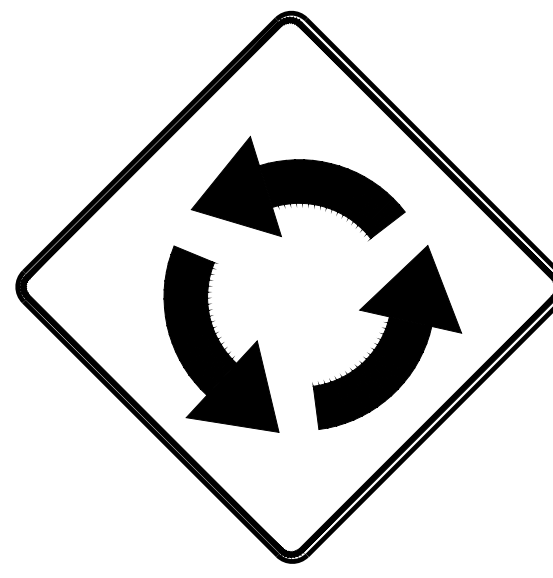
1635 WEST 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
PHONE: 303-753-6730

WWW.RRENINEERS.COM



- 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 0.007" 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 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.

FYI: Below is the height of these signs per our DPW highway department. You may provide this info on the plans if you'd like but its not required.  
  
 OM2-1 4' to top of sign from pavement.  
 R1-6 4' to top of sign from asphalt.  
 R6-4 5' to bottom of sign from asphalt.



**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

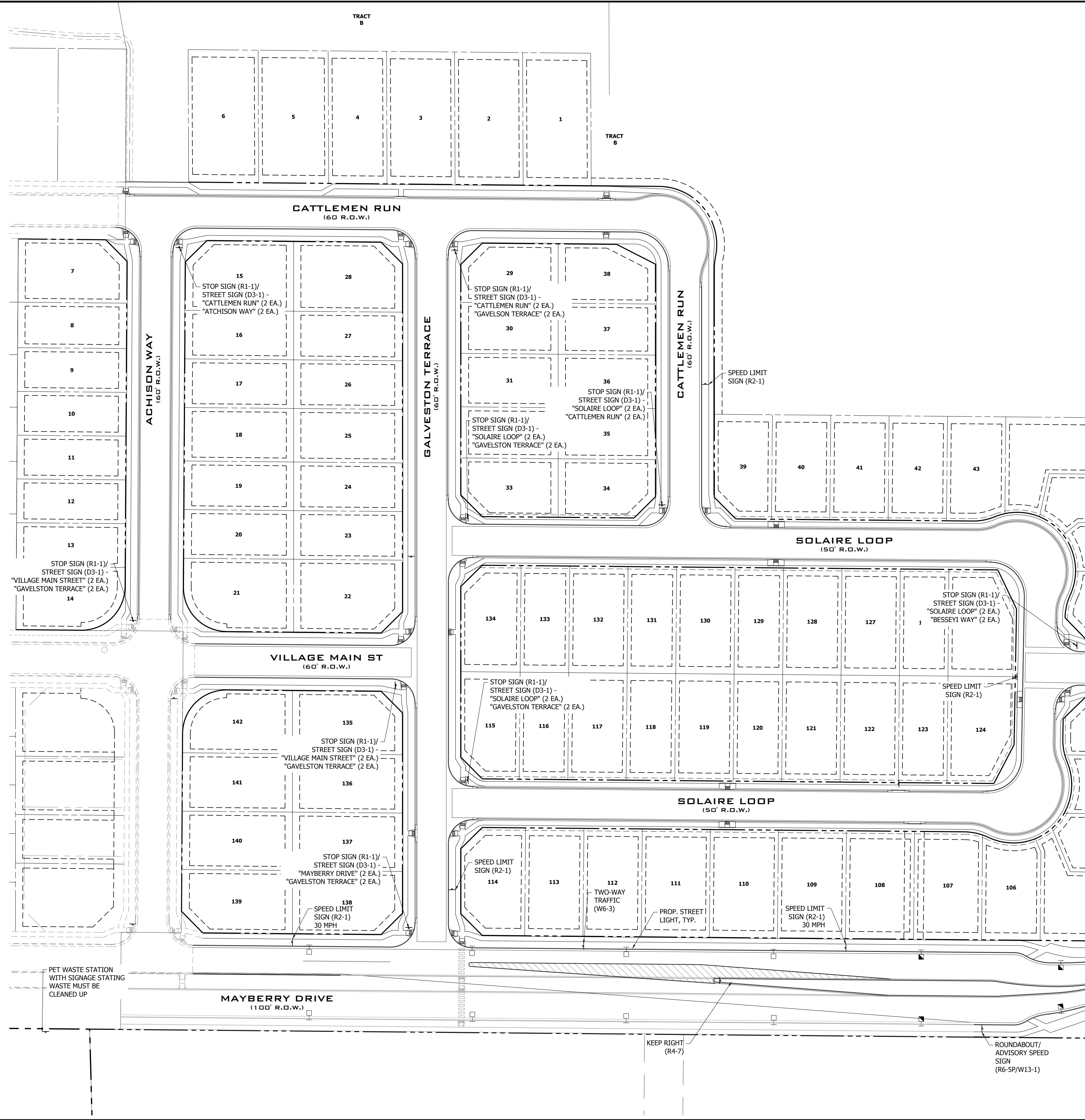
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
NAME	

SIGNAGE AND STRIPING - TRAFFIC CIRCLE

NO. **C6.1**



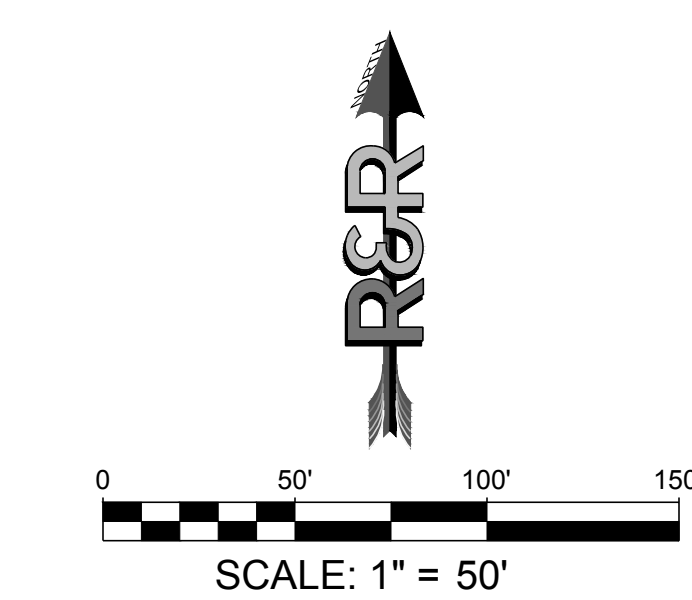
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**811**  
Know what's below.  
Call before you dig.

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

- SIGNING AND STRIPING NOTES:**
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
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  - ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
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NO.	REVISION	DATE
2ND SUBMISSION		9/1/22
3RD SUBMISSION		01/17/23

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

**CONSTRUCTION DOCUMENTS**

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

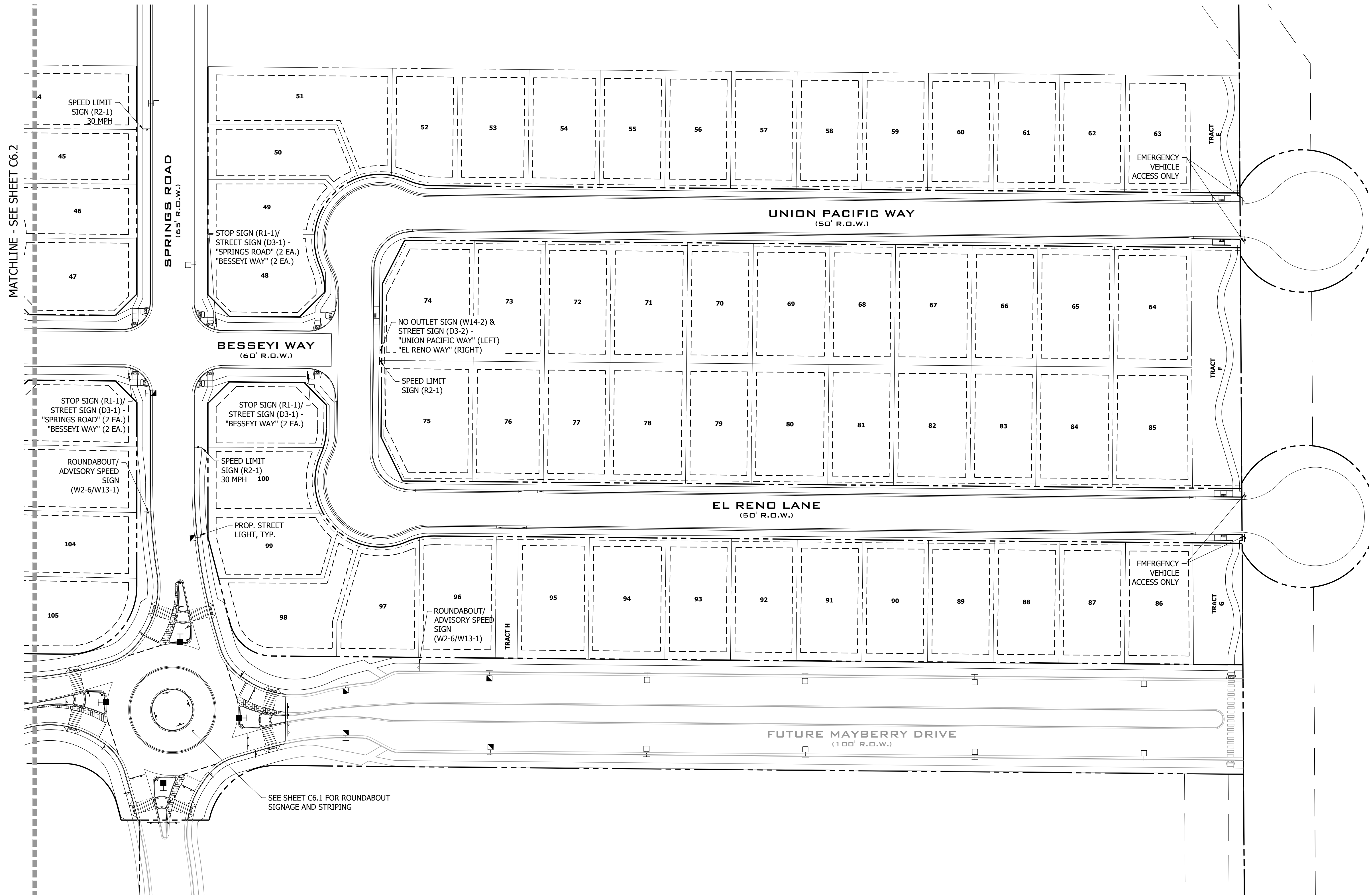
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**SIGNAGE AND STRIPING - WEST**

NO. C6.2



PATH: P:\MC22110 MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\03 - SIGNAGE AND STRIPING\MC22110 - CD - SIGN & STRIP PLAN.DWG, PLOT DATE: 1/12/2023 12:22:19 PM, BY: LINA GRADY

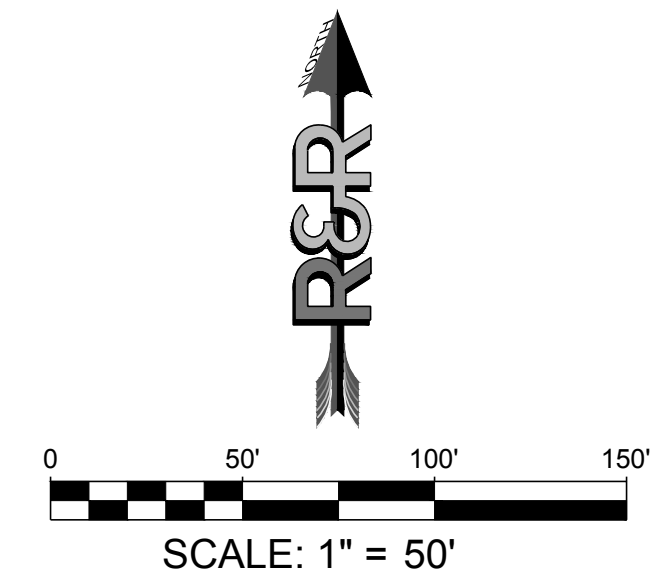


MATCHLINE - SEE SHEET C6.2

SEE SHEET C6.1 FOR ROUNDABOUT SIGNAGE AND STRIPING

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

- 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 "D" 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 0.100" 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 A MINIMUM OF 8' 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.



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

**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

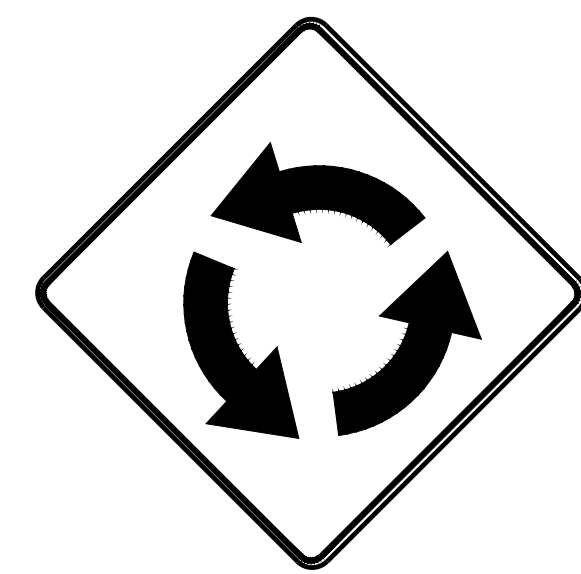
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
NAME	

SIGNAGE AND STRIPING - EAST

NO. **C6.3**



Know what's below.  
Call before you dig.



W2-6



W13-1



R1-6



R1-2



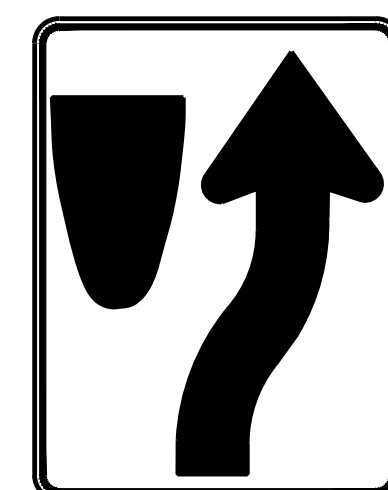
W16-7P



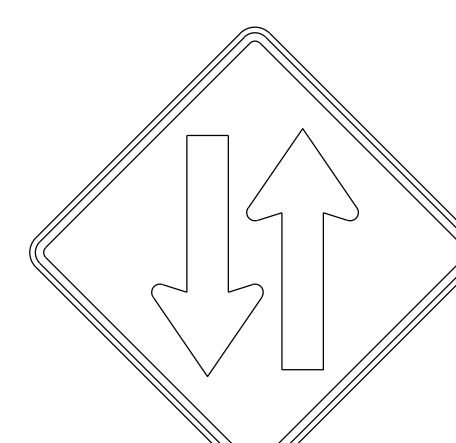
D1-1d



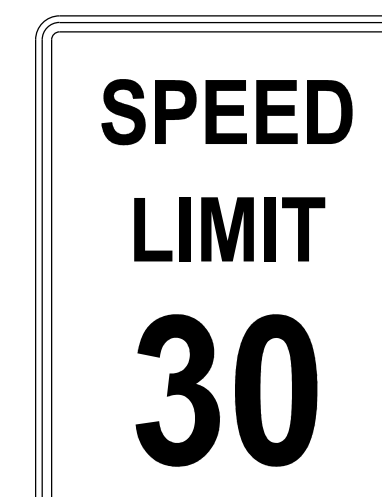
R6-4



R4-7



W6-3



R2-1



R11-2



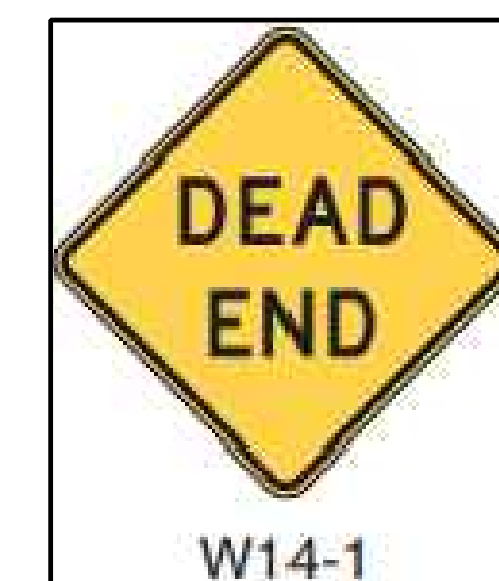
R1-1



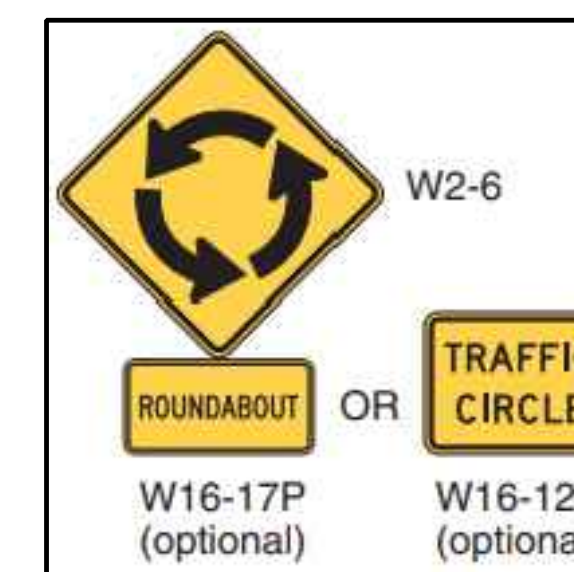
R1-2



W20-3



W14-1



W16-17P (optional)

W16-12P (optional)



W6-1



W11-1\*



R2-1



W11-2\*



W14-2



R1-6



W16-7P



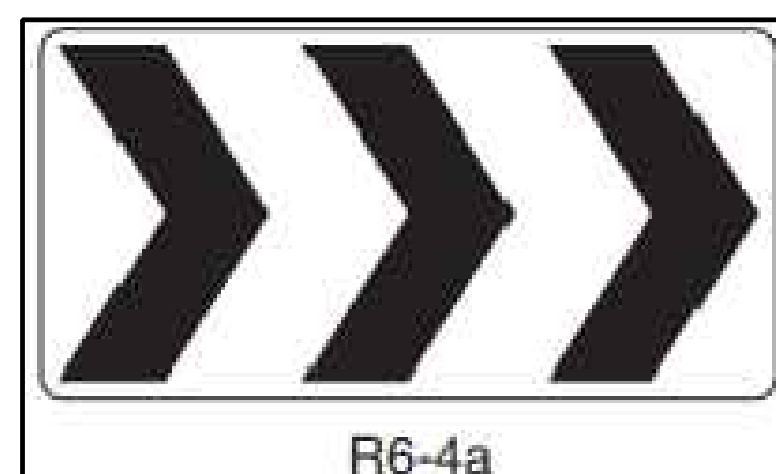
R6-4



D3-1



D1-2



R6-4a



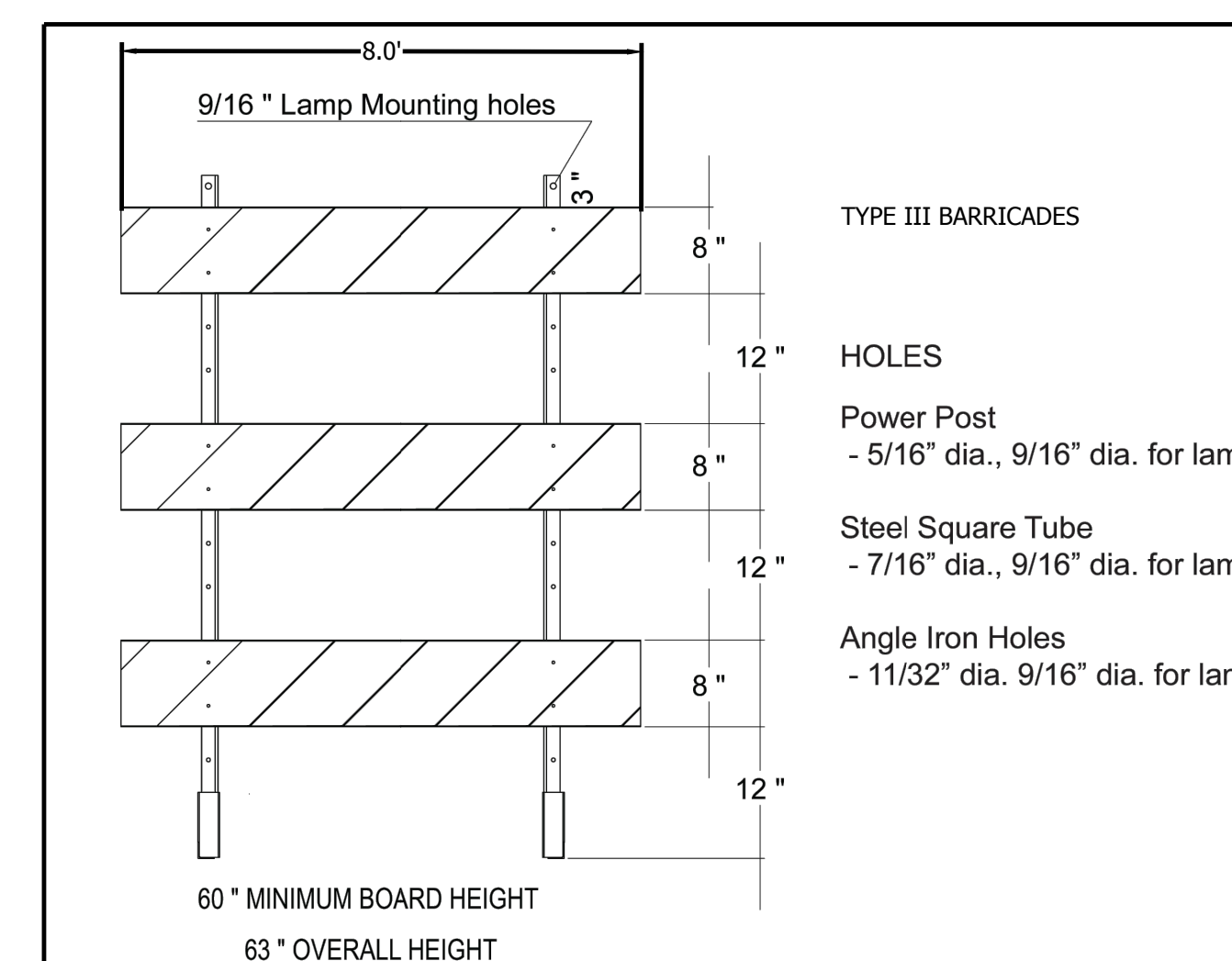
D1-1d



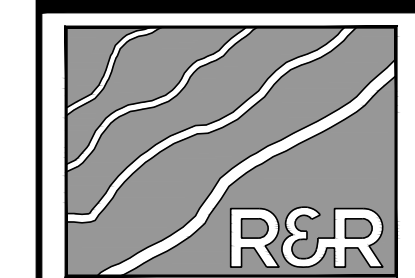
R6-5P



R1-5



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

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

SIGN DETAILS

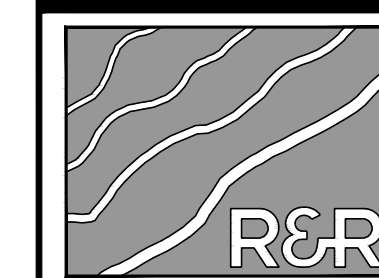
NO. C6.4





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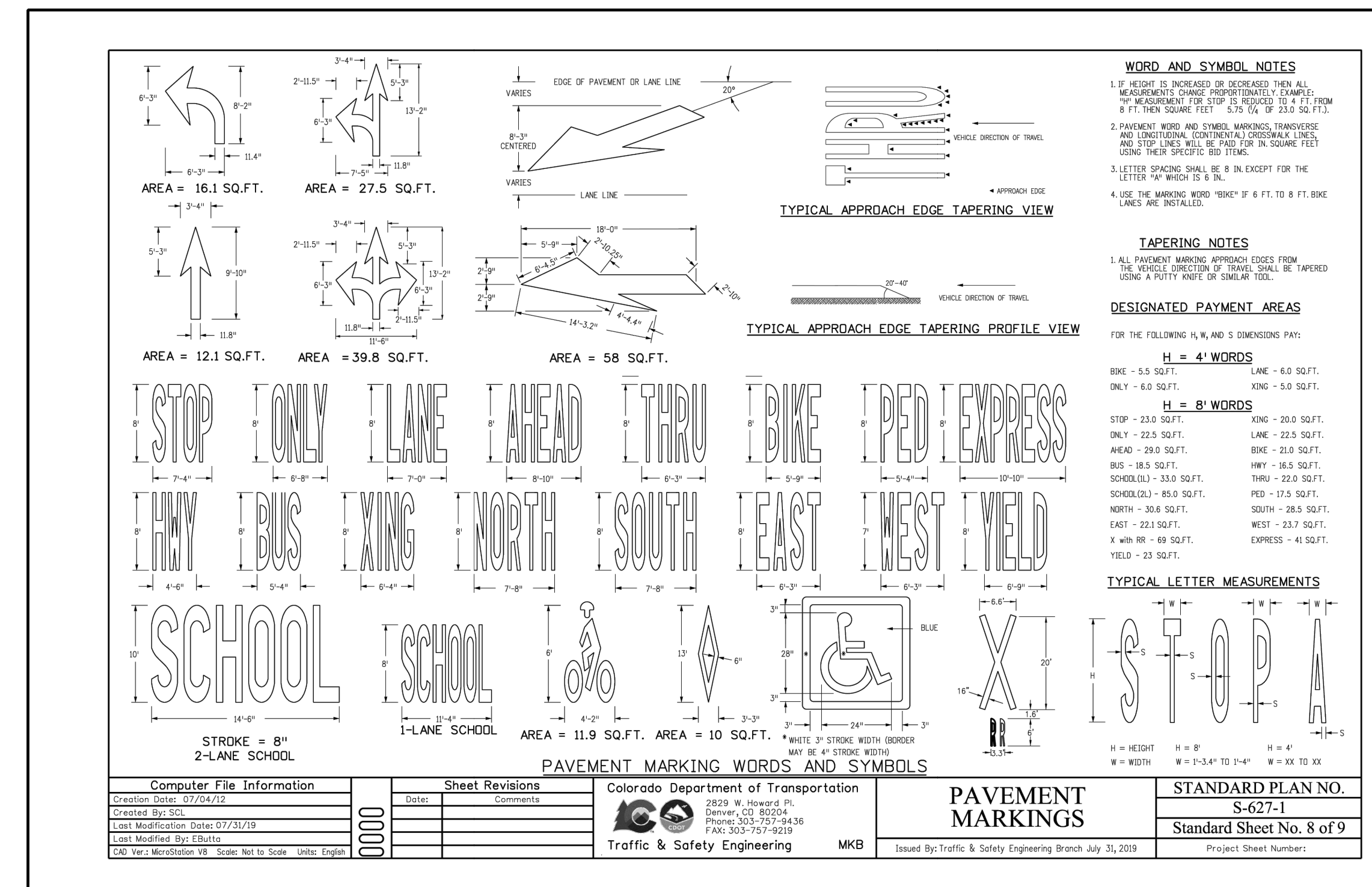
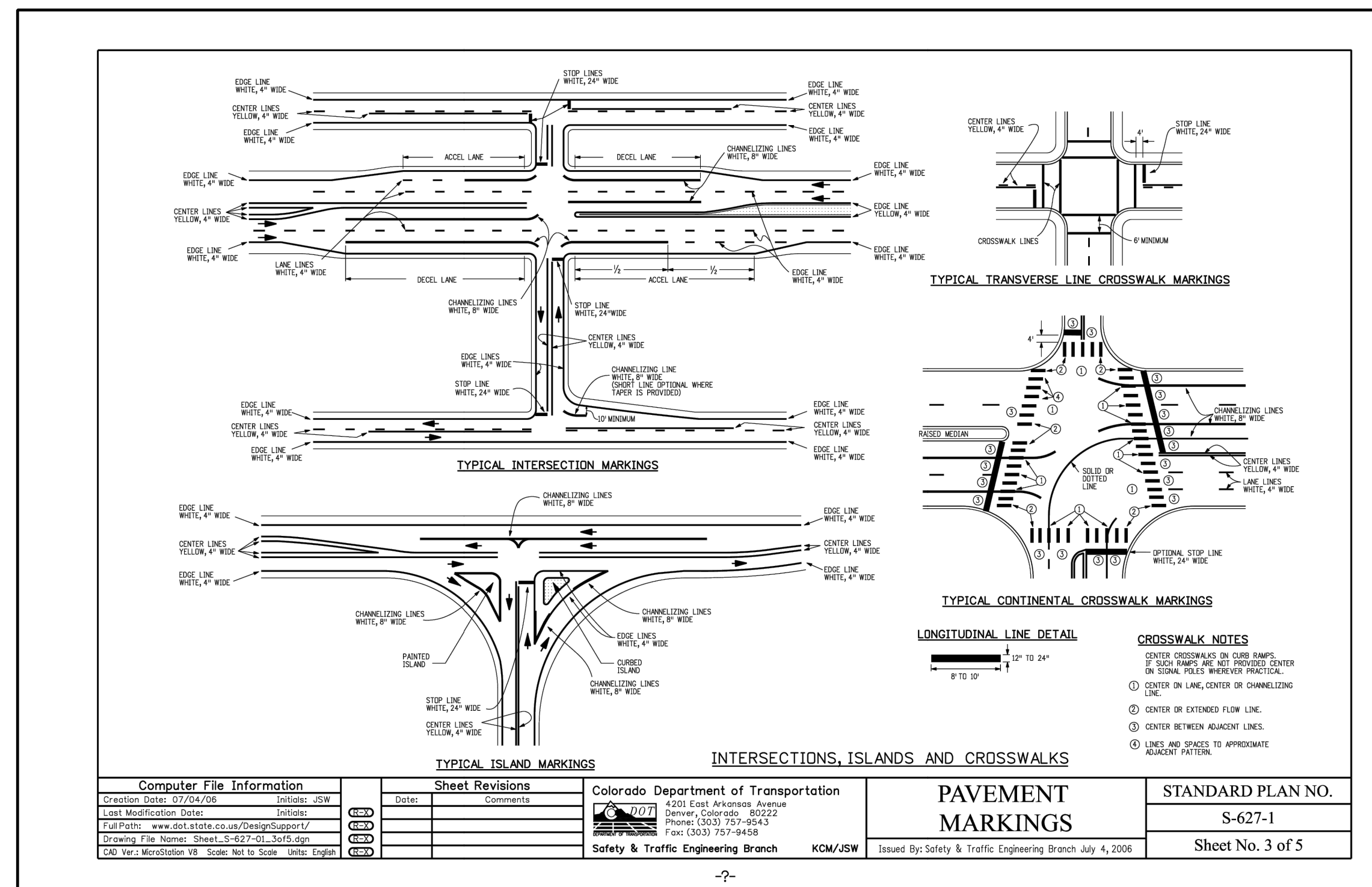
NO.	REVISION	BY	DATE
	2ND SUBMISSION		9/1/22
	3RD SUBMISSION		01/17/23



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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

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

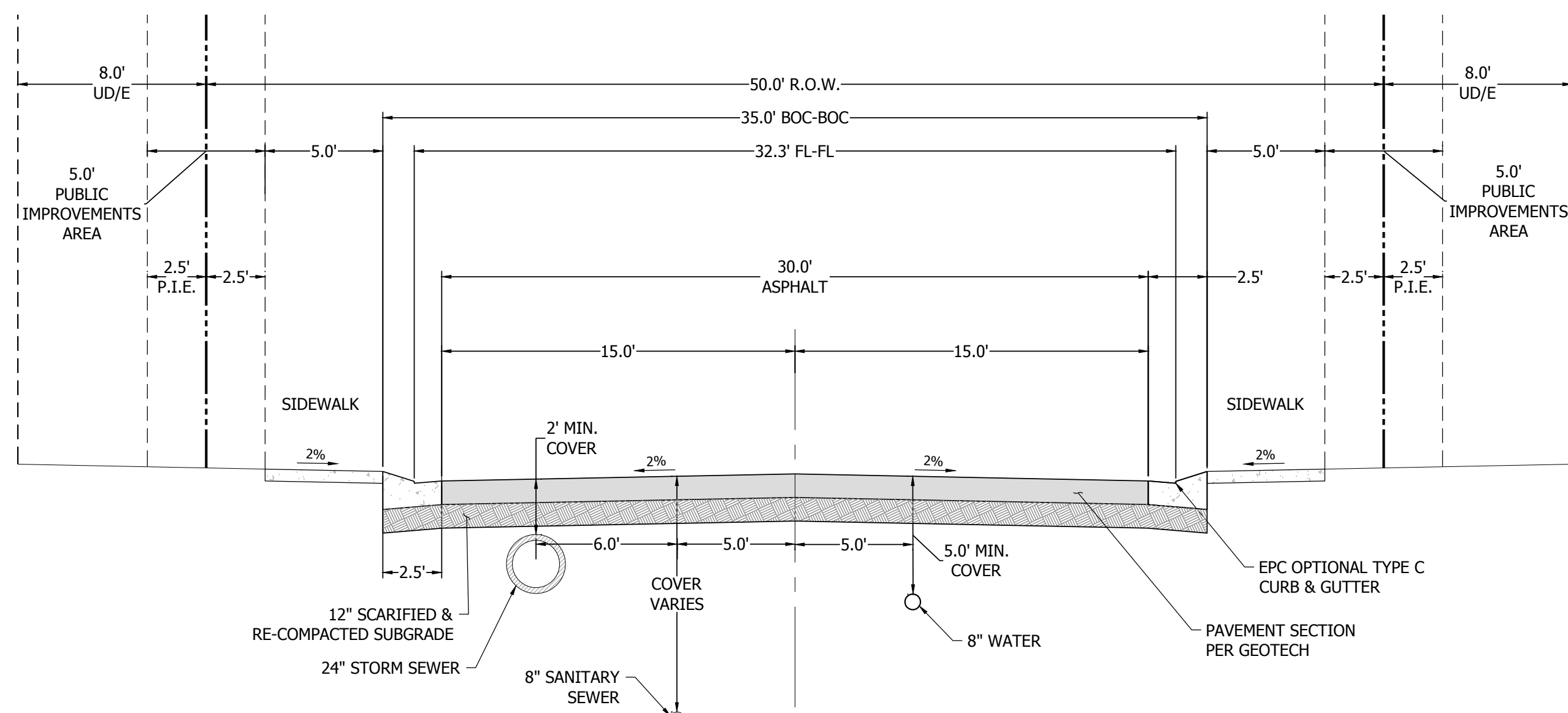
STRIPING  
DETAILS

NO.  
**C6.5**



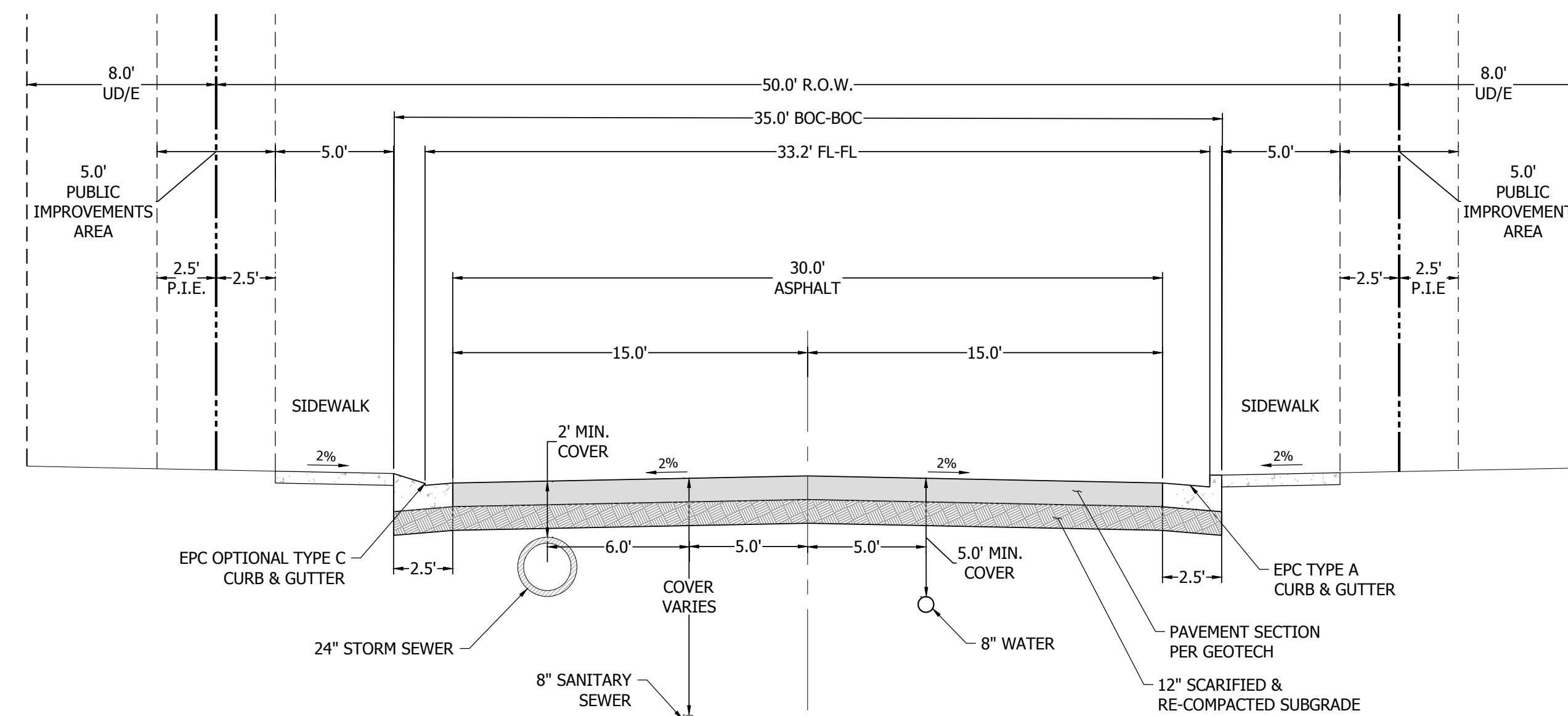
Know what's below.  
Call before you dig.

- 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).



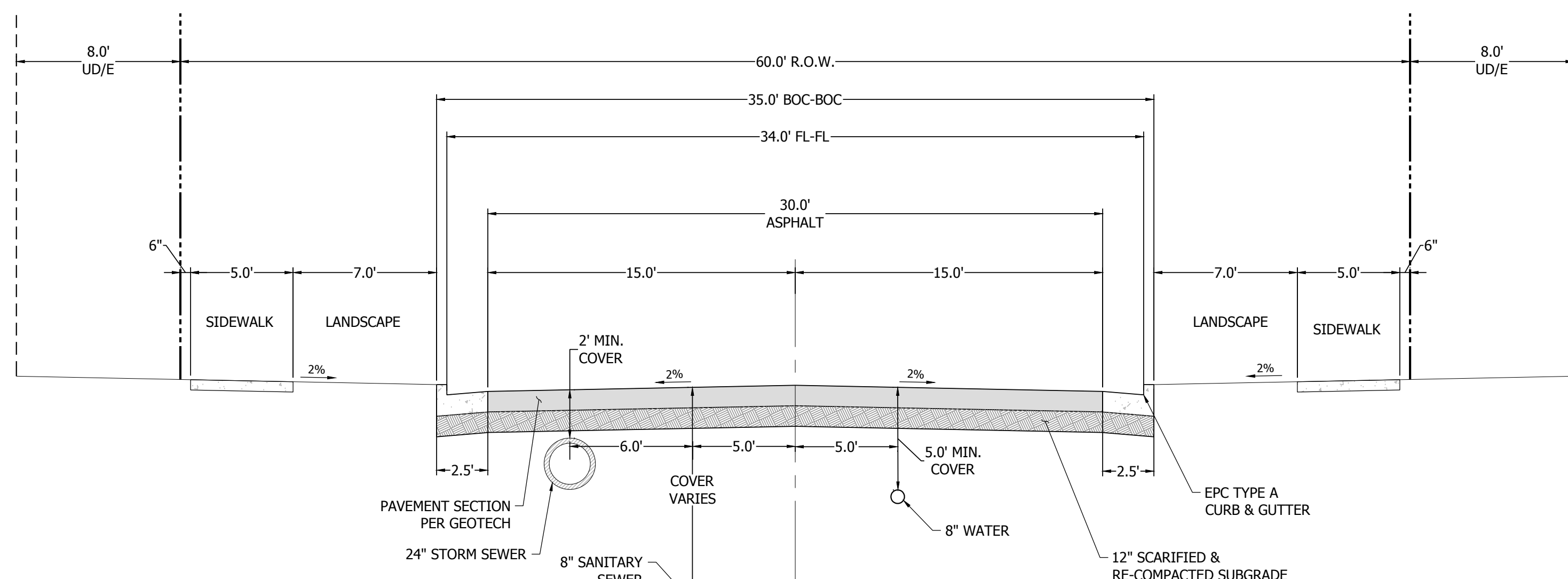
**TYPICAL URBAN LOCAL ROAD SECTION - 50' R.O.W. 6" MOUNTABLE CURB (URBAN LOCAL)**  
SCALE: 1" = 5'

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



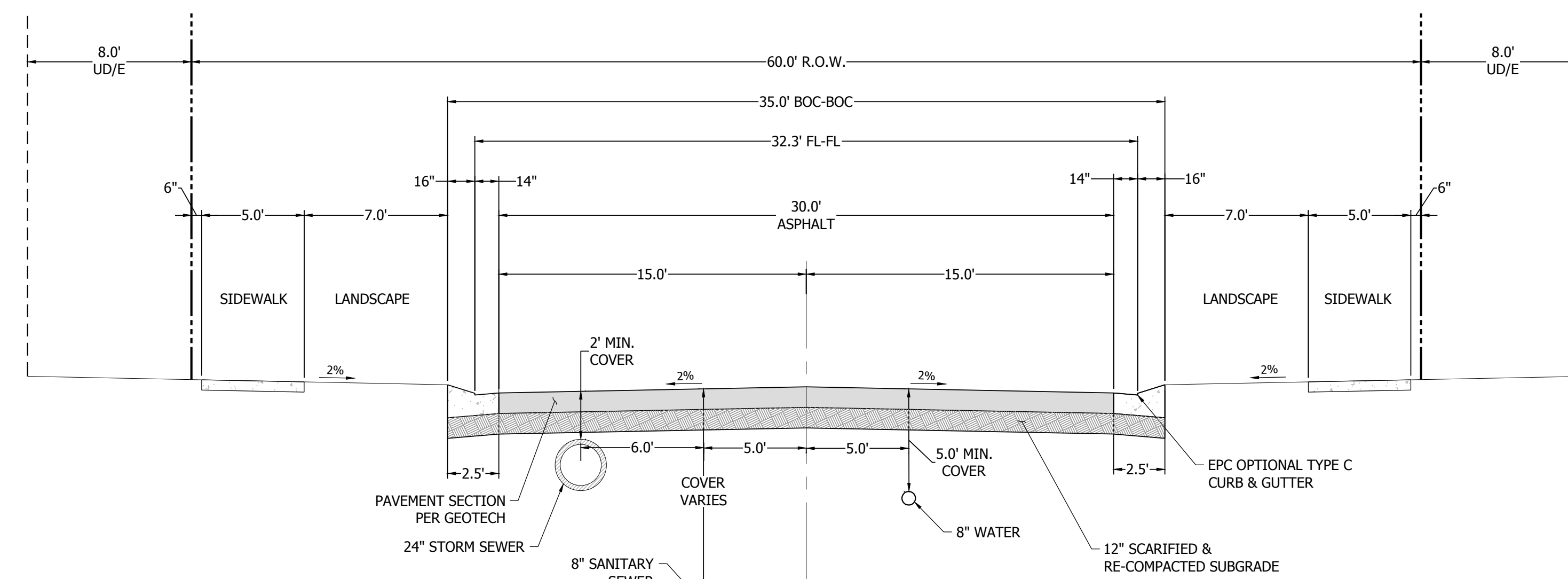
**TYPICAL URBAN LOCAL ROAD SECTION - 50' R.O.W. 6" VERTICAL & 6" MOUNTABLE CURB (URBAN LOCAL)**  
SCALE: 1" = 5'

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



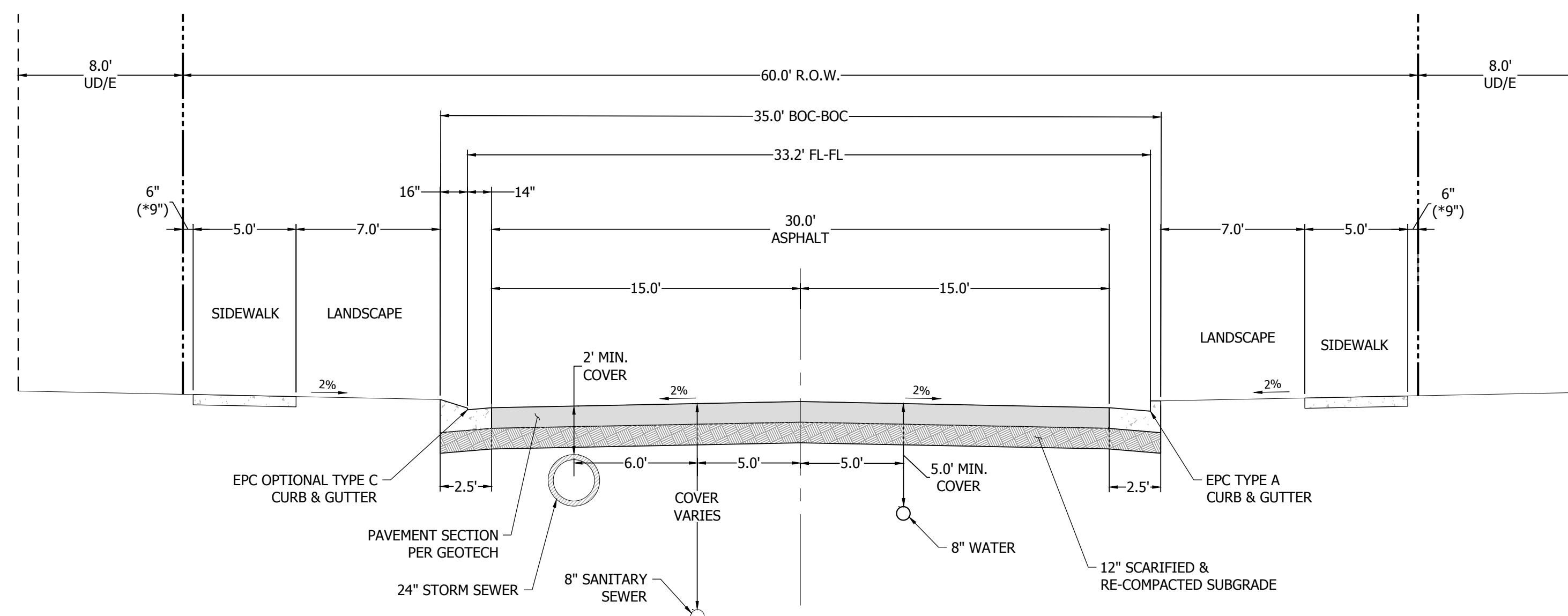
**TYPICAL URBAN LOCAL ROAD SECTION - 60' R.O.W. 6" VERTICAL CURB (URBAN LOCAL)**  
SCALE: 1" = 5'

- 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

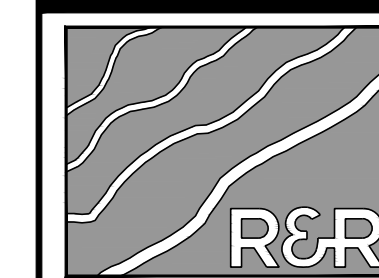


**60' R.O.W. - 6" VERTICAL & 6" MOUNTABLE CURB (URBAN LOCAL)**  
SCALE: 1" = 5'

- 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
2ND SUBMISSION		9/1/22
3RD SUBMISSION		01/17/23



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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

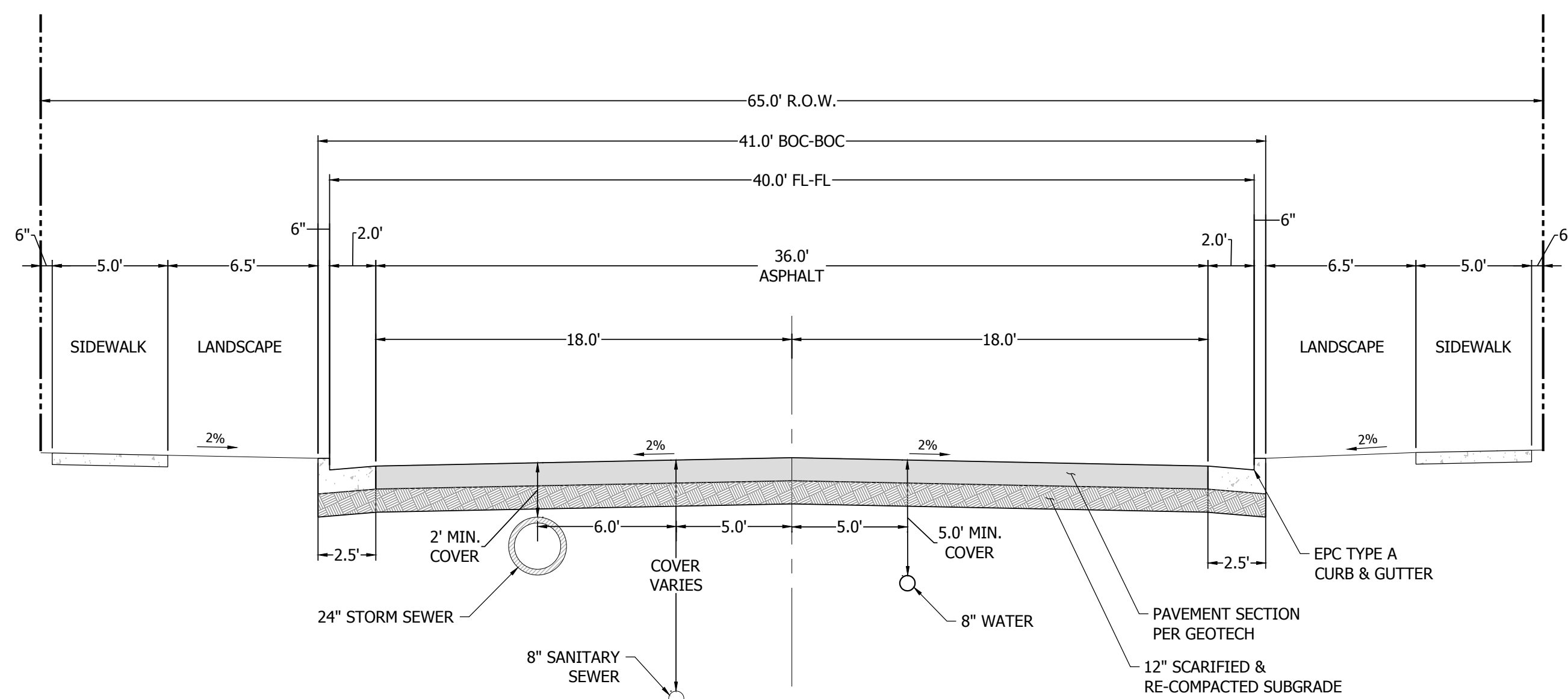
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22110
ORG. SUBM. DATE	06/16/2022
DWN:	LAO
CHKD:	CJD
NAME	

TYPICAL ROAD SECTIONS & DETAILS

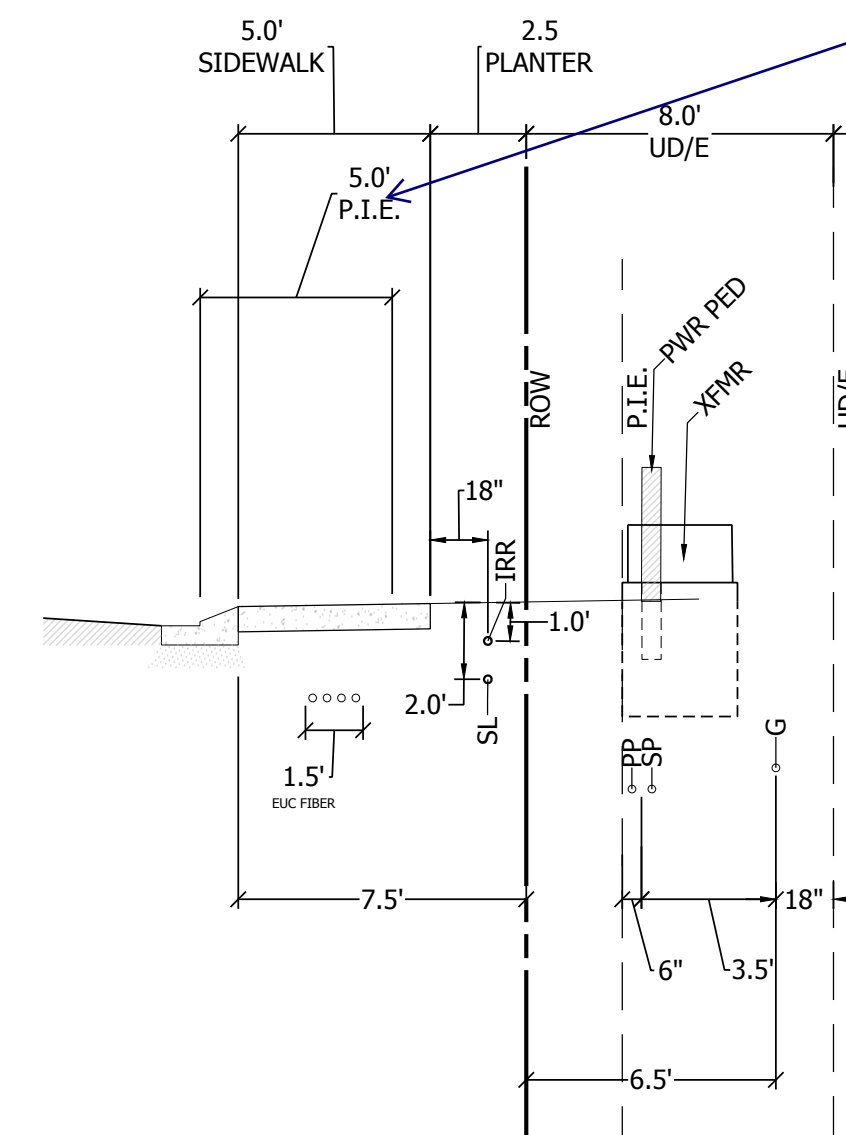
NO. C7.0



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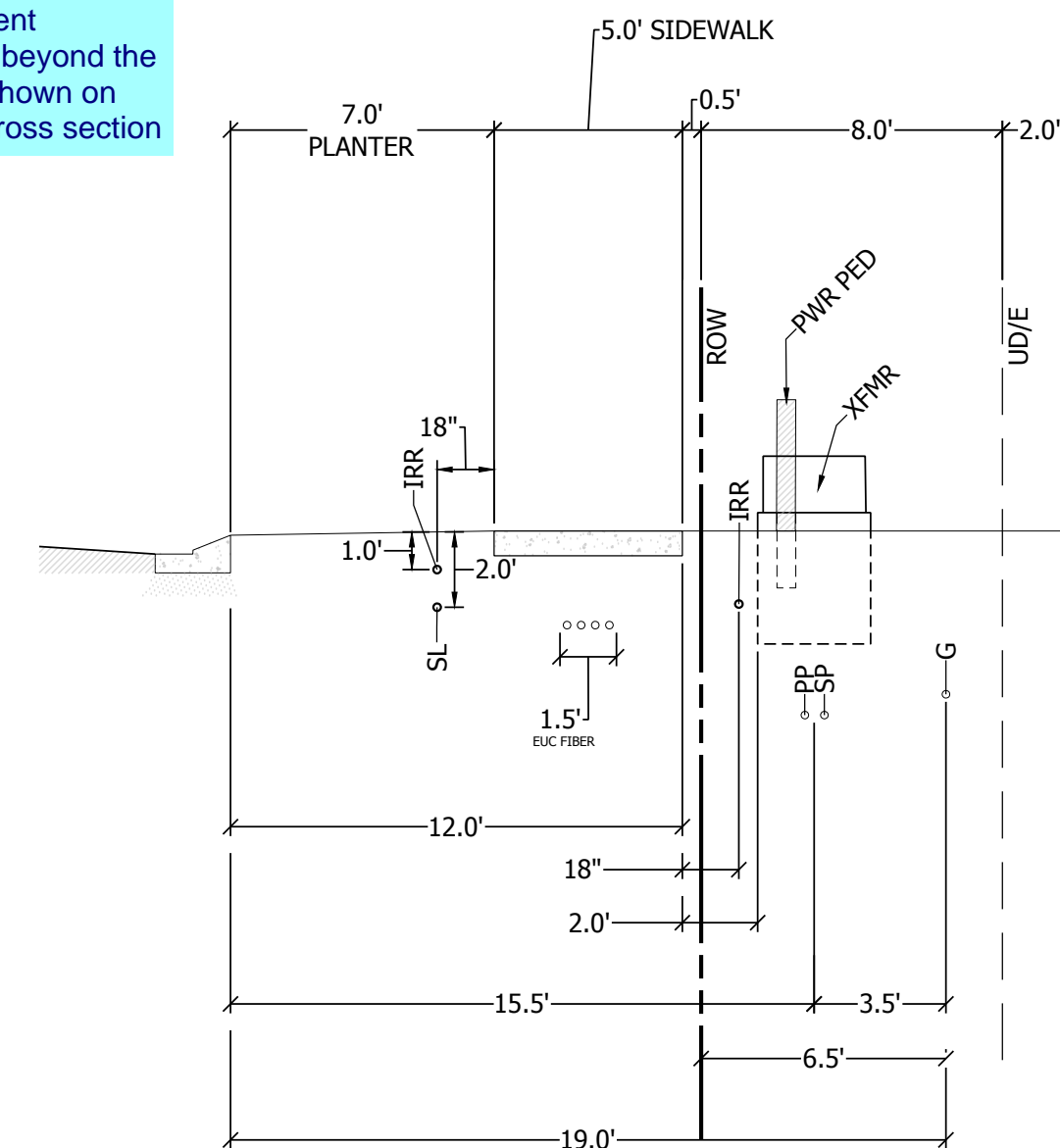


**TYPICAL MINOR COLLECTOR ROAD SECTION**  
65' R.O.W. 6" VERTICAL CURB  
DESIGN SPEED: 30 MPH  
(URBAN LOCAL; DESIGN ATTRIBUTES TO MEET CURRENT COLLECTOR STANDARDS)  
SCALE: 1" = 5'

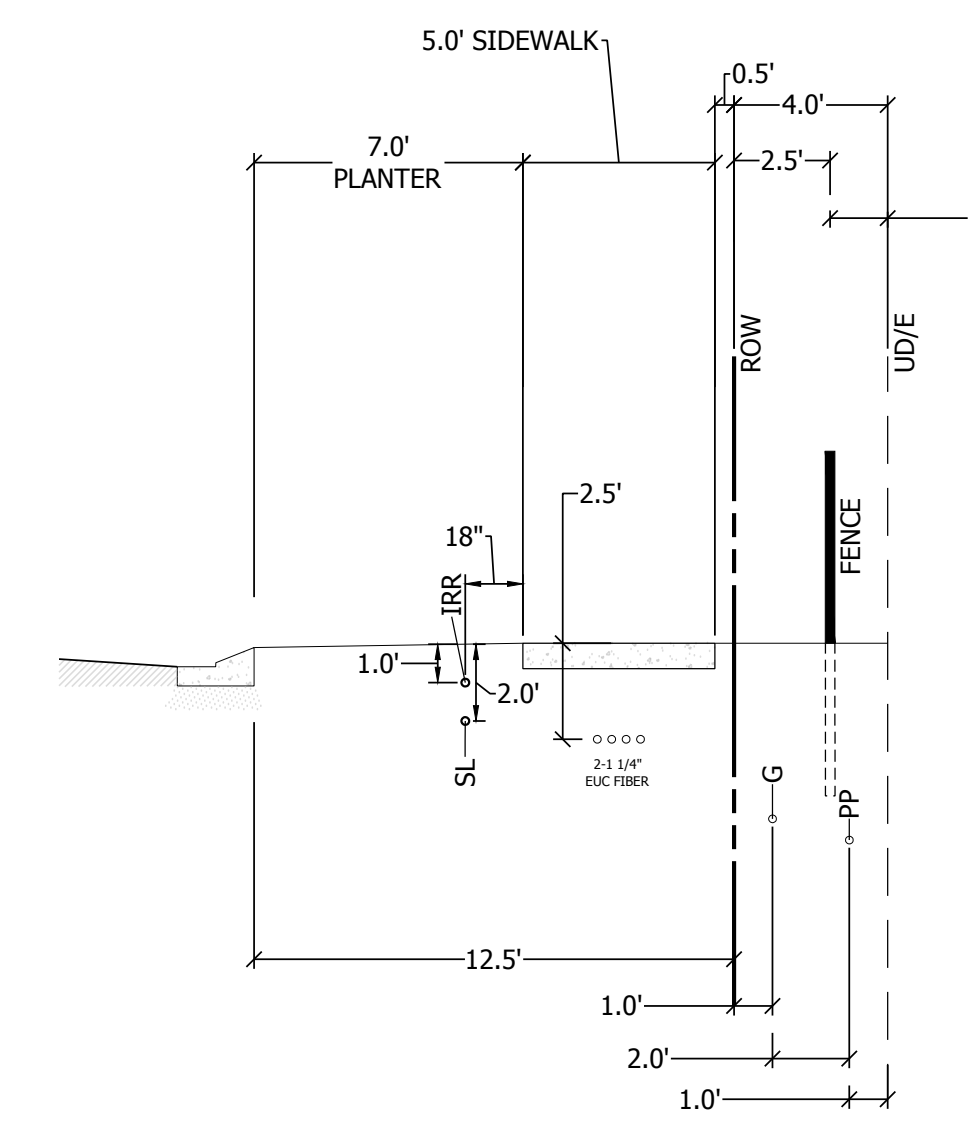


50' ROW - LOT ACCESS FRONTAGE  
1" = 5'

public improvement easement is not required within the ROW. Remove and provide public improvement easement beyond the ROW as shown on the road cross section



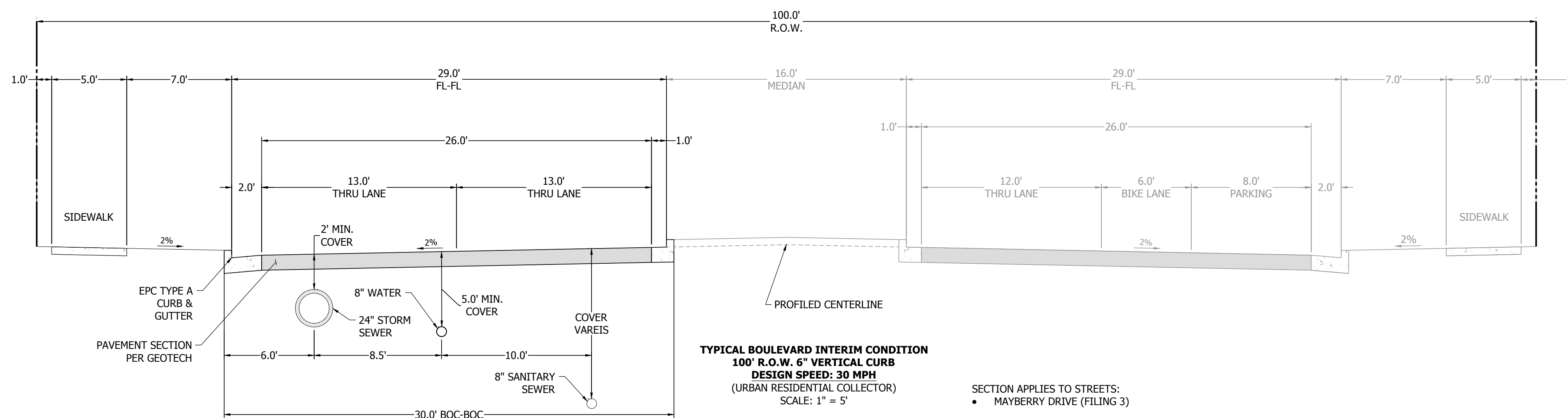
60' ROW - LOT ACCESS FRONTAGE  
1" = 5'



SIDE LOT FRONTAGE  
1" = 5'

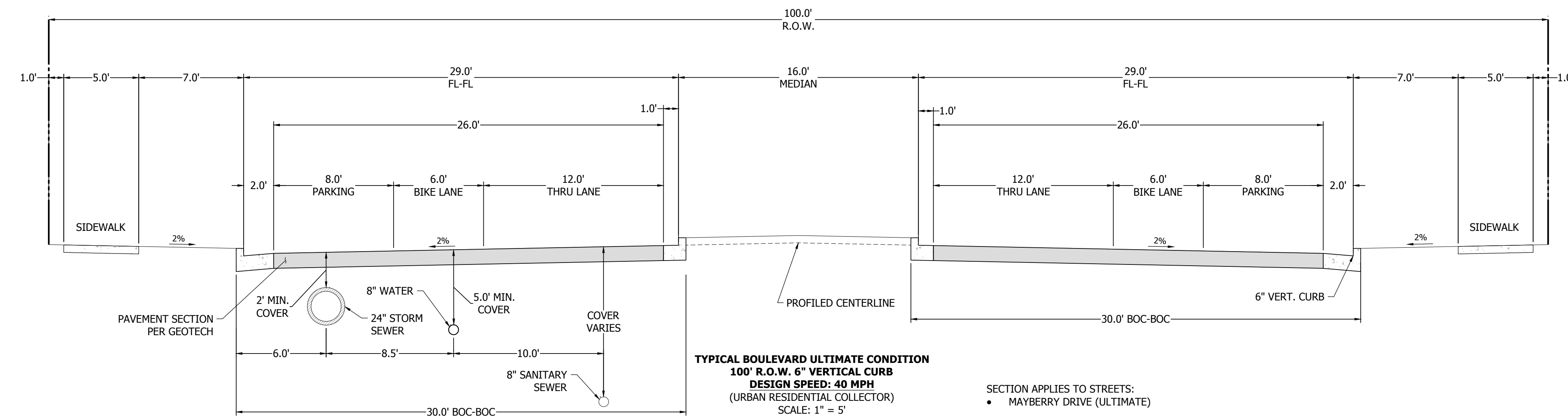
LEGEND:  
G - GAS  
PP - PRIMARY POWER  
SP - SECONDARY POWER  
IRR - IRRIGATION  
SL - EUC STREET LIGHT CONDUIT  
F - EUC FIBER CONDUIT

DRY UTILITIES NOTES:  
1. TERMINATE CONDUIT @ FIBER HAND HOLE VAULTS.  
2. TERMINATE CONDUIT @ SL OR SL HAND HOLE.  
3. SL & F CONDUITS TO BE IN 18" WIDE JOINT TRENCH  
4. PLAN VIEW DEPICTS THIS CROSS SECTION WITH THE LINETYPE: U U  
5. 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:  
• 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:  
• MAYBERRY DRIVE (ULTIMATE)

NOTES:  
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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).

DATE	9/1/22
BY	01/17/23
REVISION	
NO.	
2ND SUBMISSION	
3RD SUBMISSION	
ENGINEERS SURVEYORS	
R&R ENGINEERS-SURVEYORS, INC.	
1635 WEST 13TH AVENUE, SUITE 310	
DENVER, COLORADO 80204	
PHONE: 303-753-6730	
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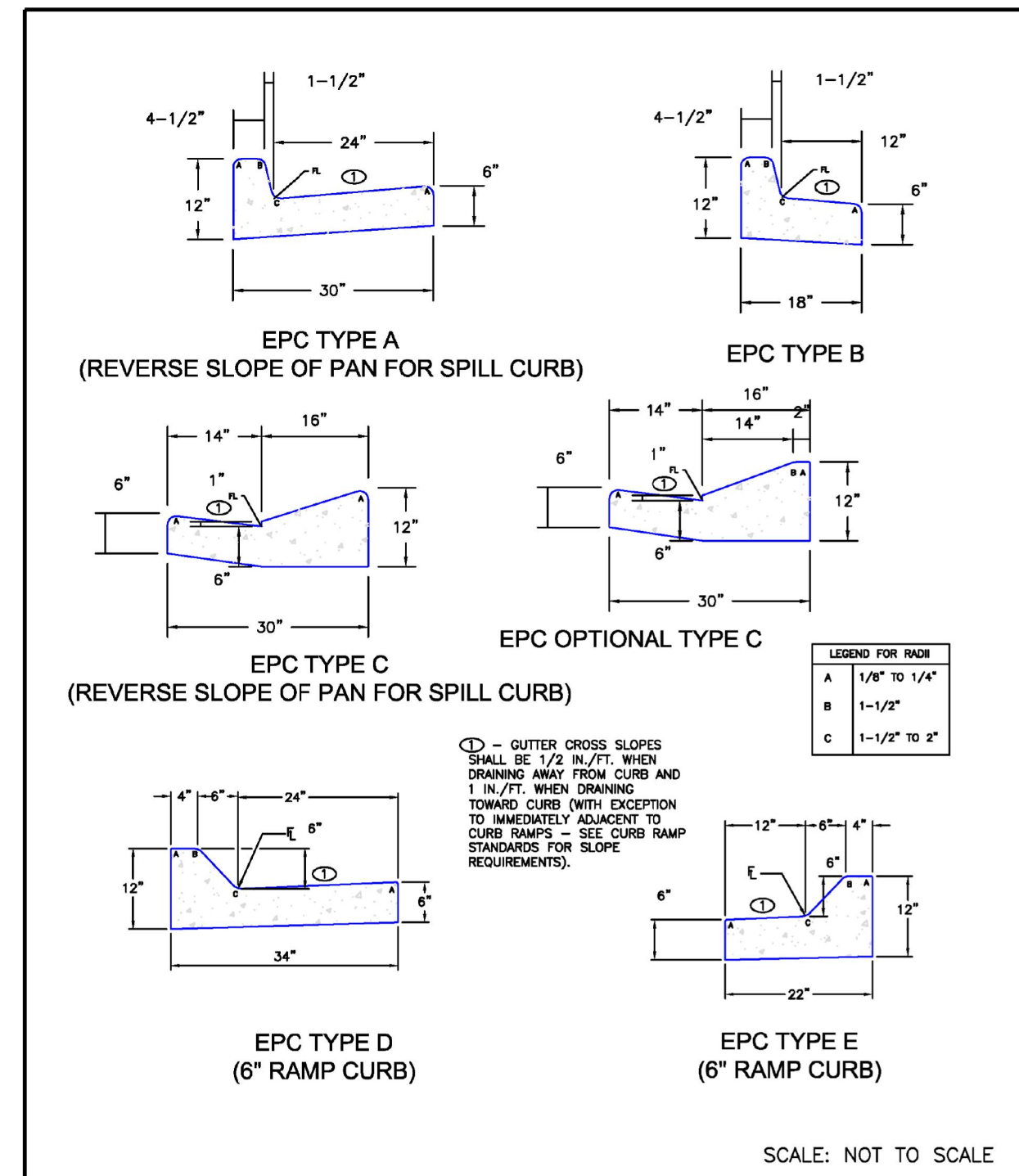
MAYBERRY PUD PH1 - FILING NO. 3
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC 3296 DIVINE HEIGHTS #208 COLORADO SPRINGS, CO 80922
CONSTRUCTION DOCUMENTS
JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJD
NAME
TYPICAL ROAD SECTIONS & DETAILS
NO. C7.1



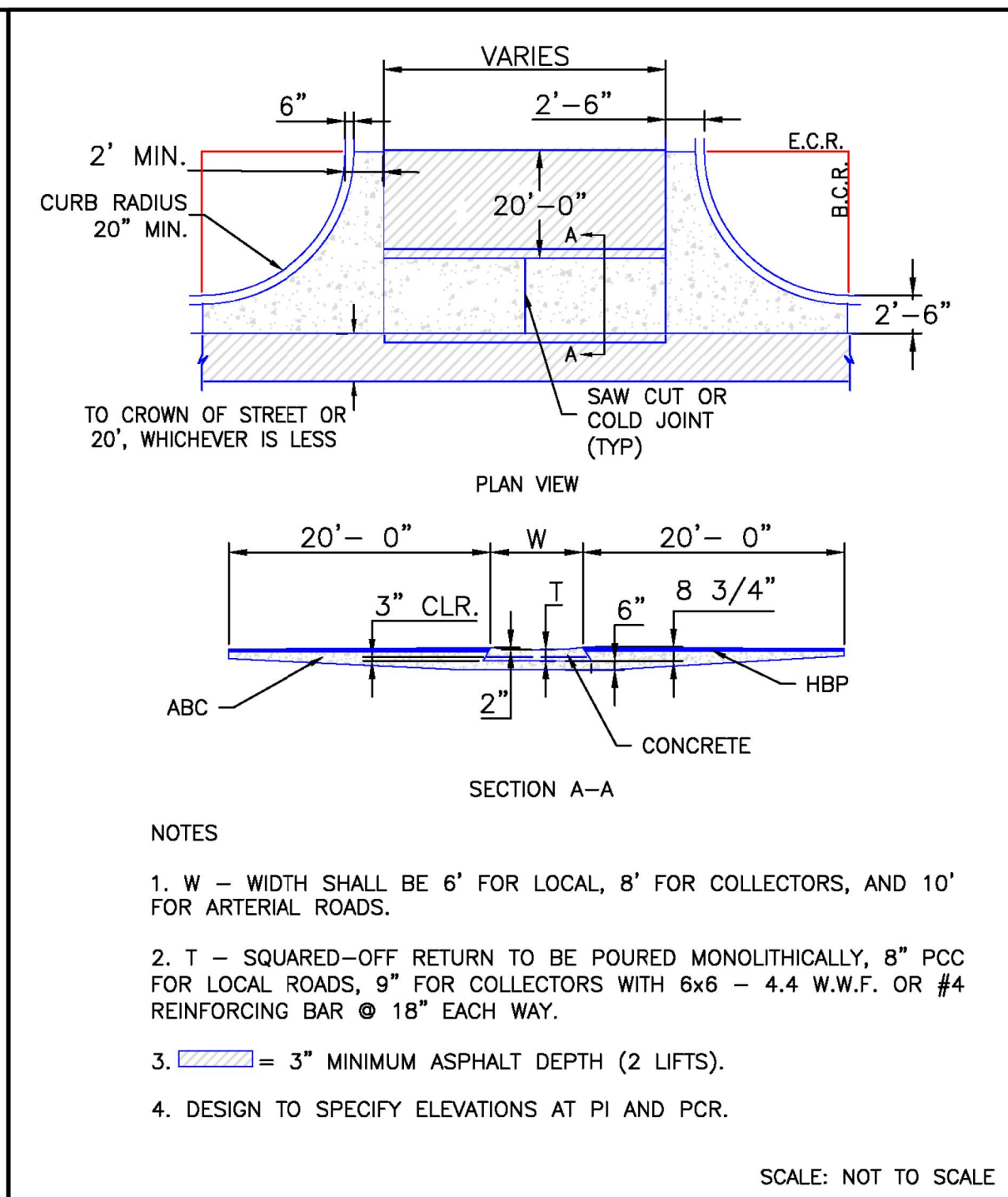


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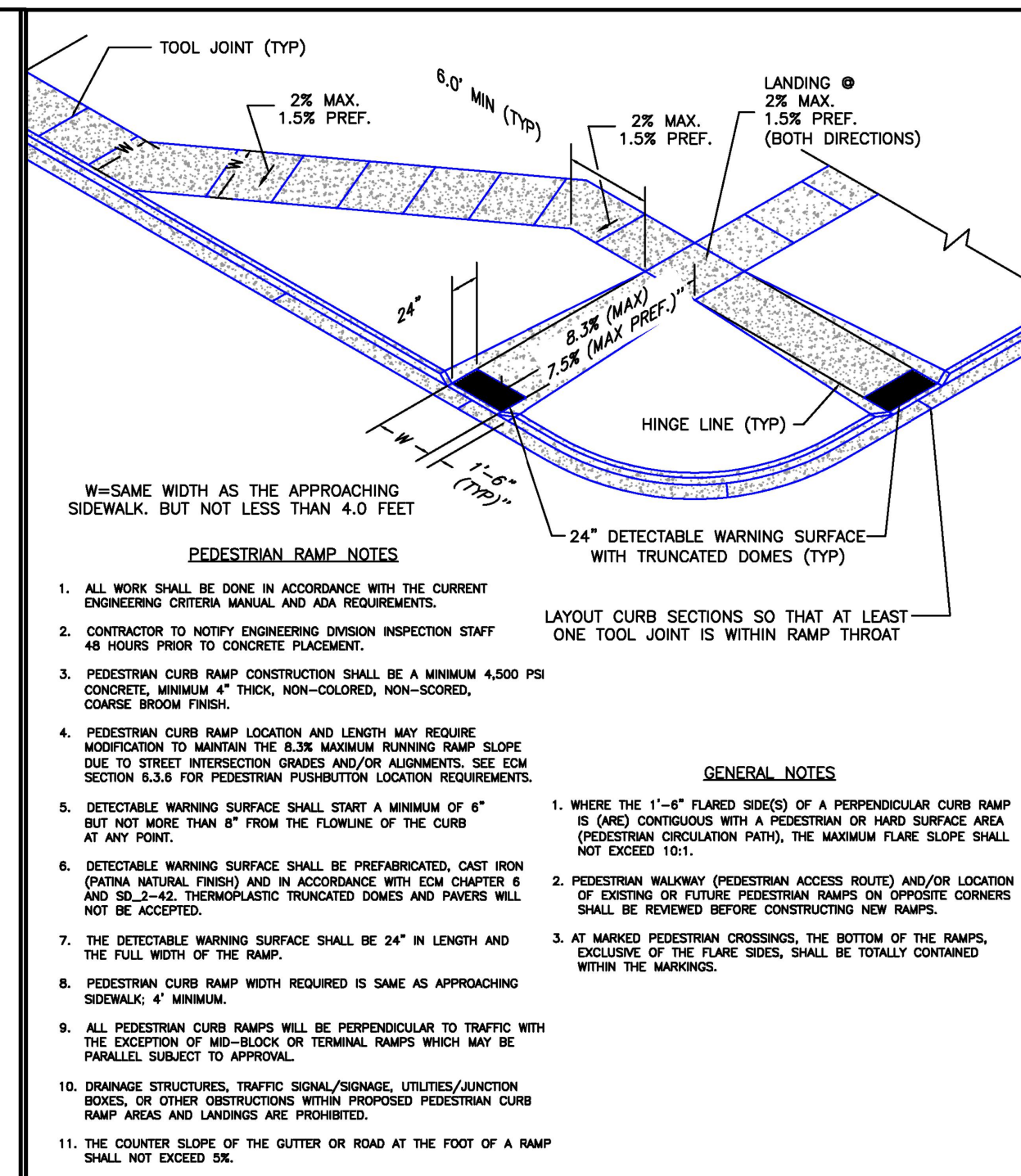
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BY	01/17/23
REVISION	
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2ND SUBMISSION	
3RD SUBMISSION	



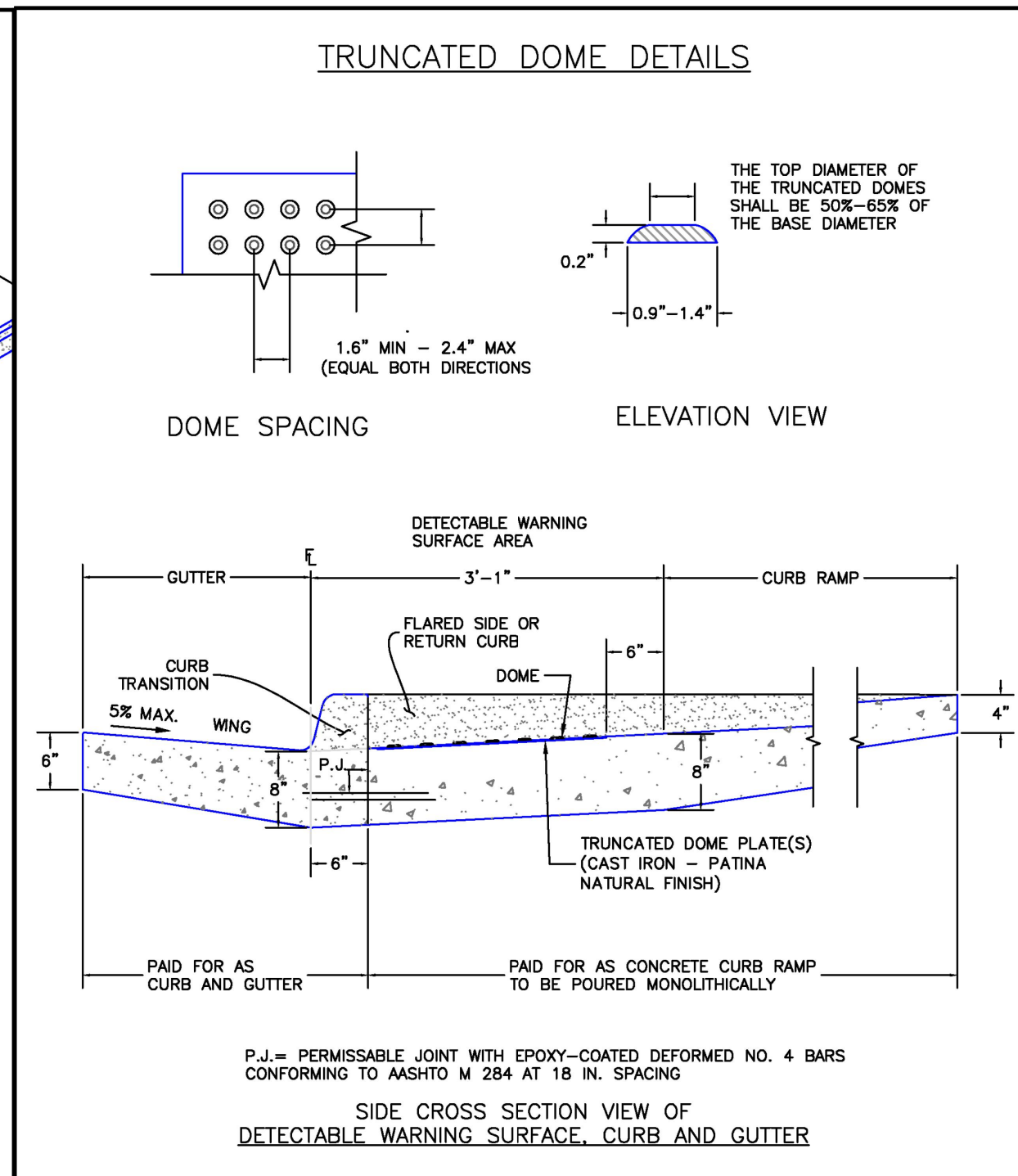
DATE APPROVED	6/23/20	Typical Curb and Gutter Details Standard Drawing
APPROVED	Jennifer E. Irvine	REVISION DATE: 6/23/20 FILE NAME: SD_2-20
DEPARTMENT OF PUBLIC WORKS		



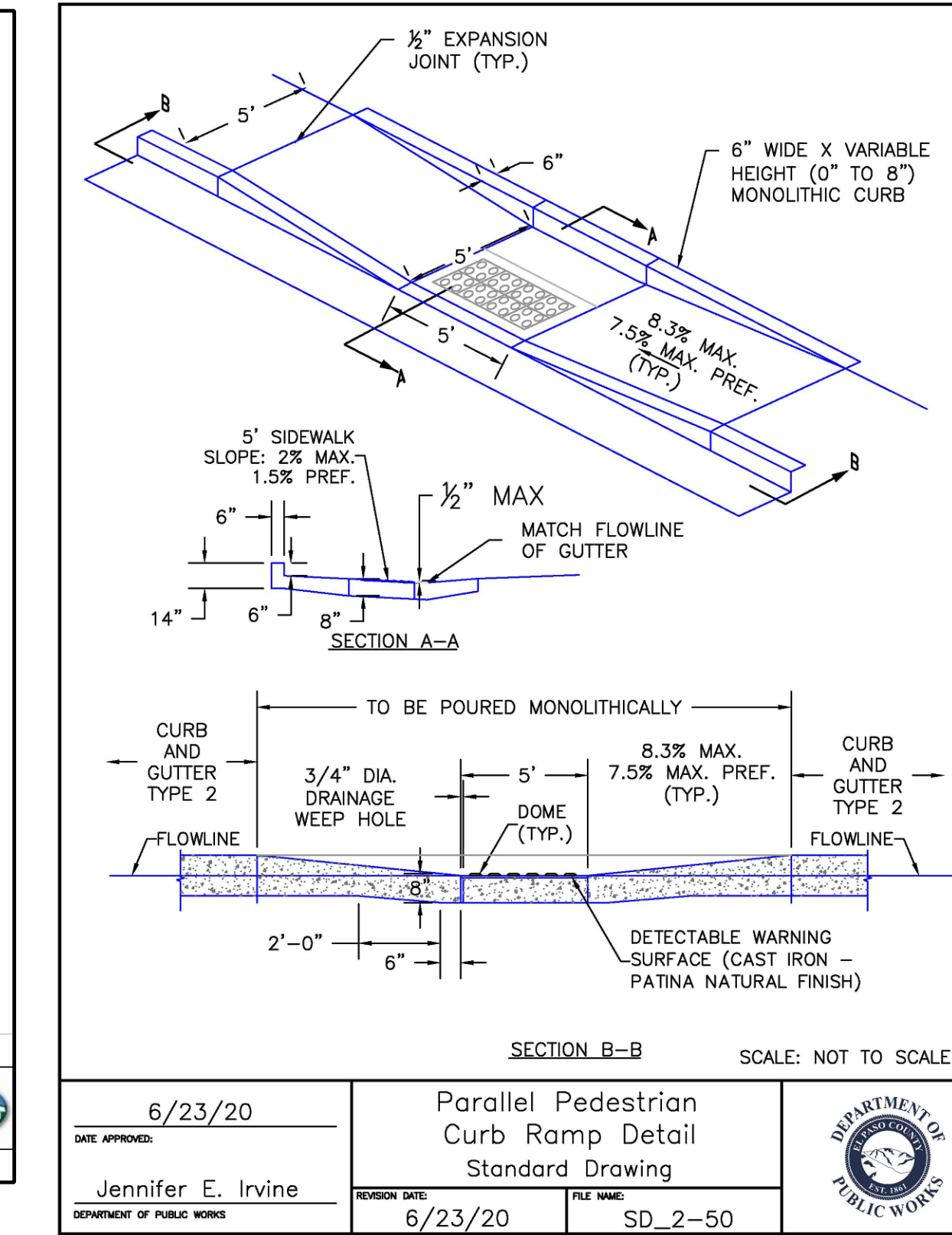
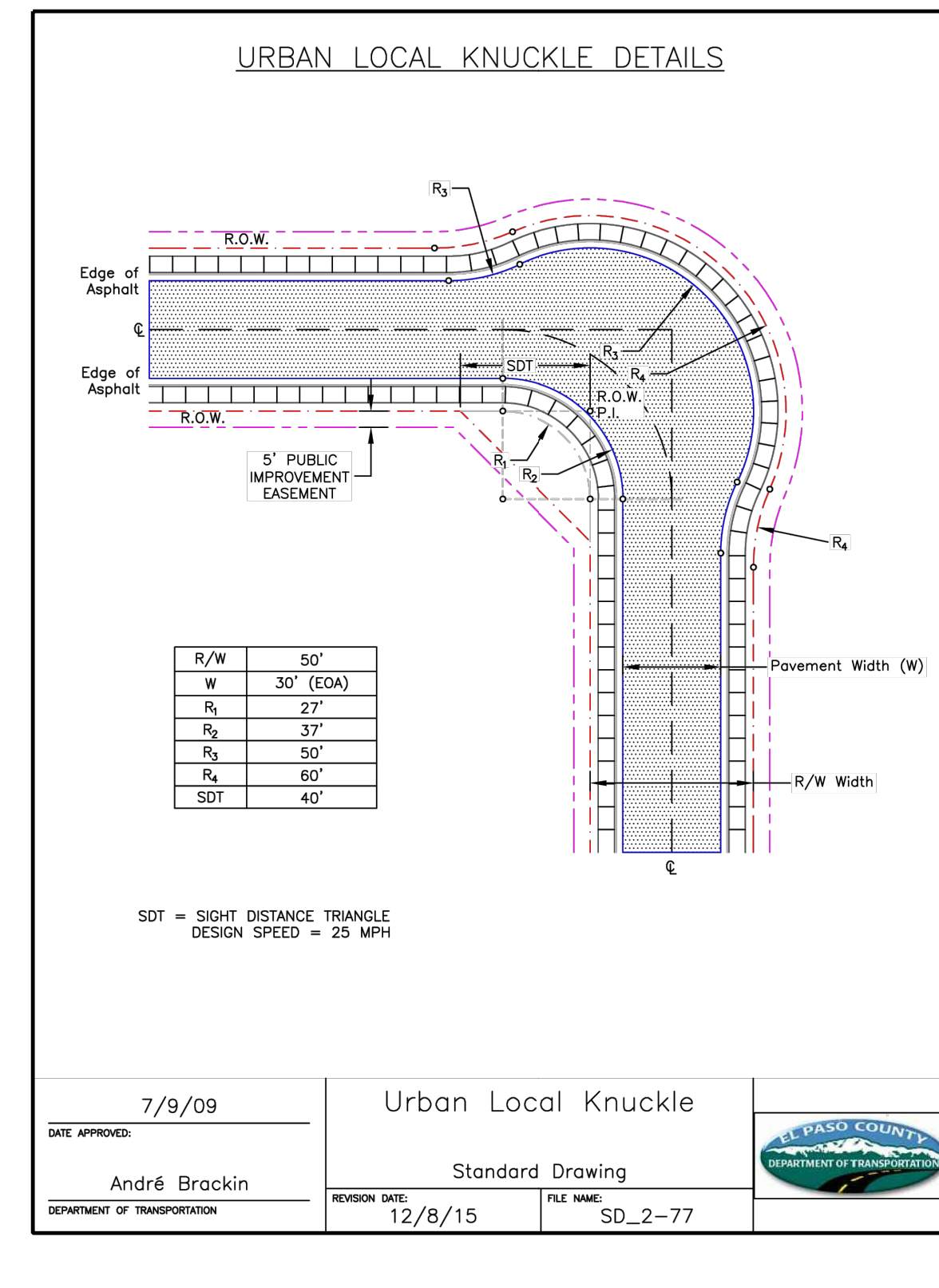
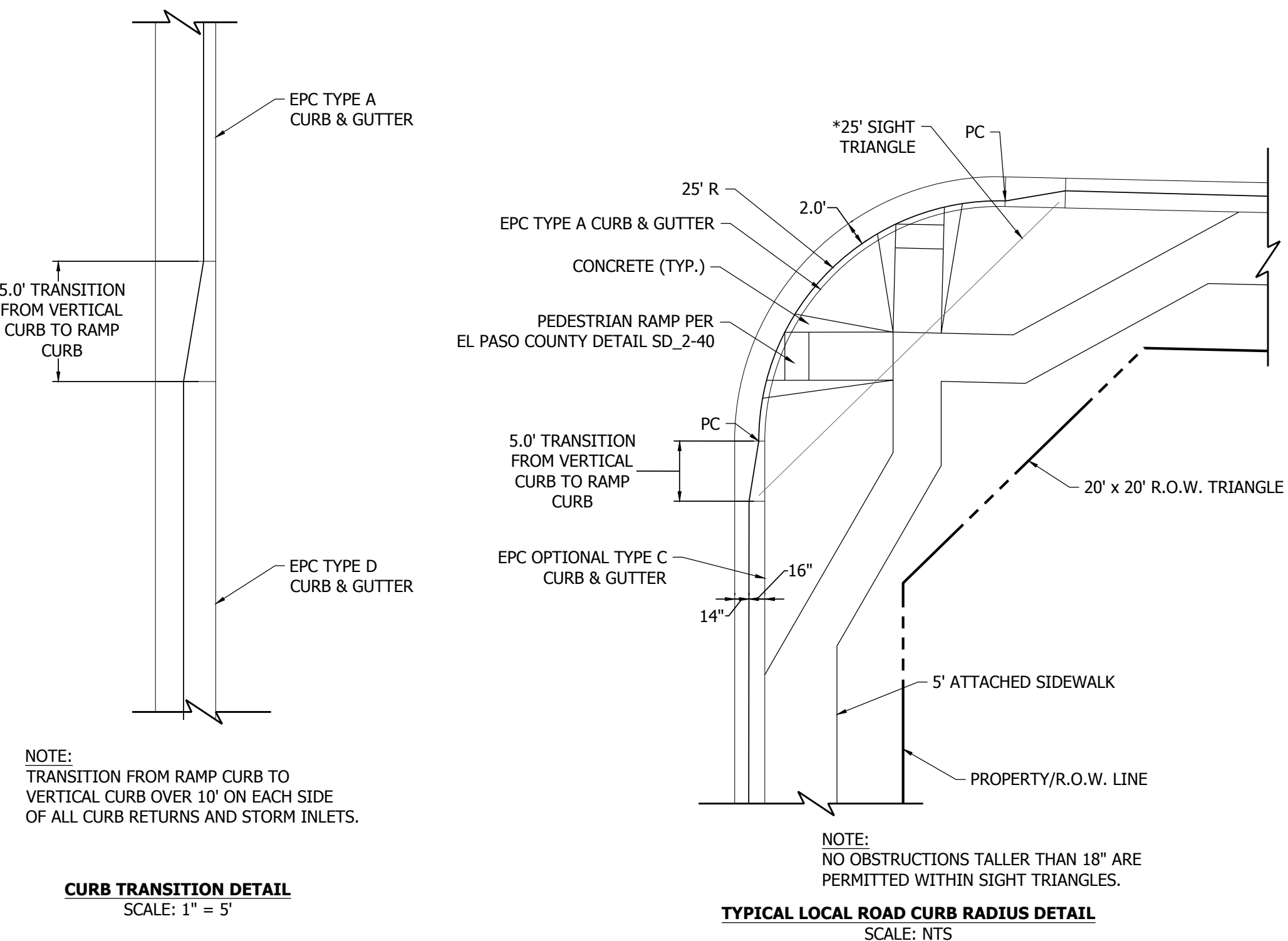
DATE APPROVED	8/11/11	Typical Cross Pan Layout Detail Standard Drawing
APPROVED	André P. Brackin	REVISION DATE: 12/8/15 FILE NAME: SD_2-26
DEPARTMENT OF TRANSPORTATION		



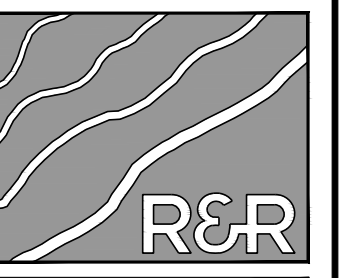
DATE APPROVED	6/23/20	Pedestrian Curb Ramp Detail Standard Drawing
APPROVED	Jennifer E. Irvine	REVISION DATE: 6/23/20 FILE NAME: SD_2-41
DEPARTMENT OF PUBLIC WORKS		



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



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



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MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
MAYBERRY COMMUNITIES, LLC  
3296 DIVINE HEIGHTS #208  
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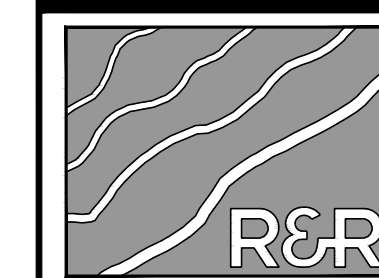
CONSTRUCTION DOCUMENTS
JOB NO. MC22110
ORG. SUBM. DATE 06/16/2022
DWN: LAO CHKD: CJJD
NAME

TYPICAL ROADWAY DETAILS

NO. C7.2



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



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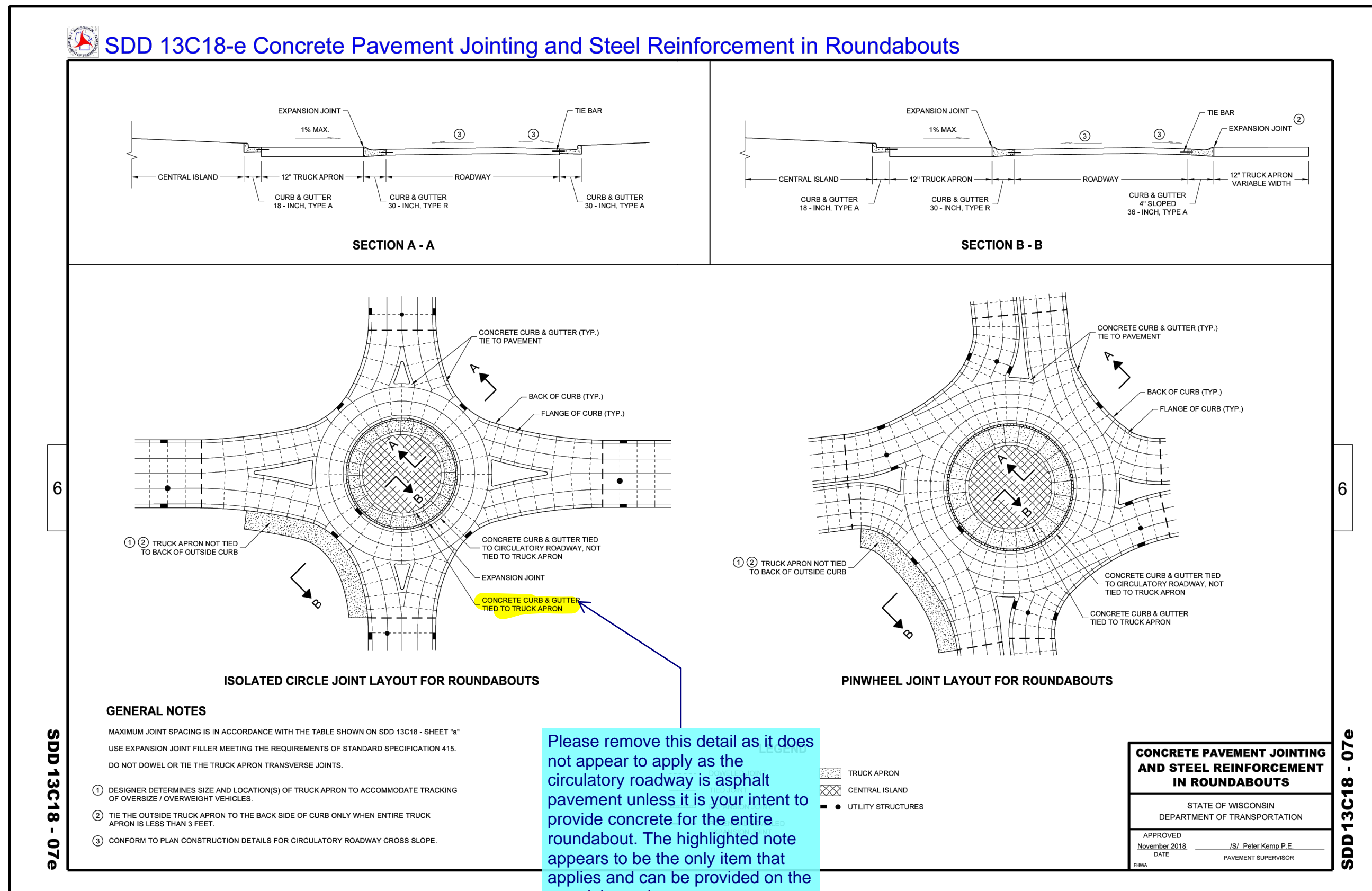
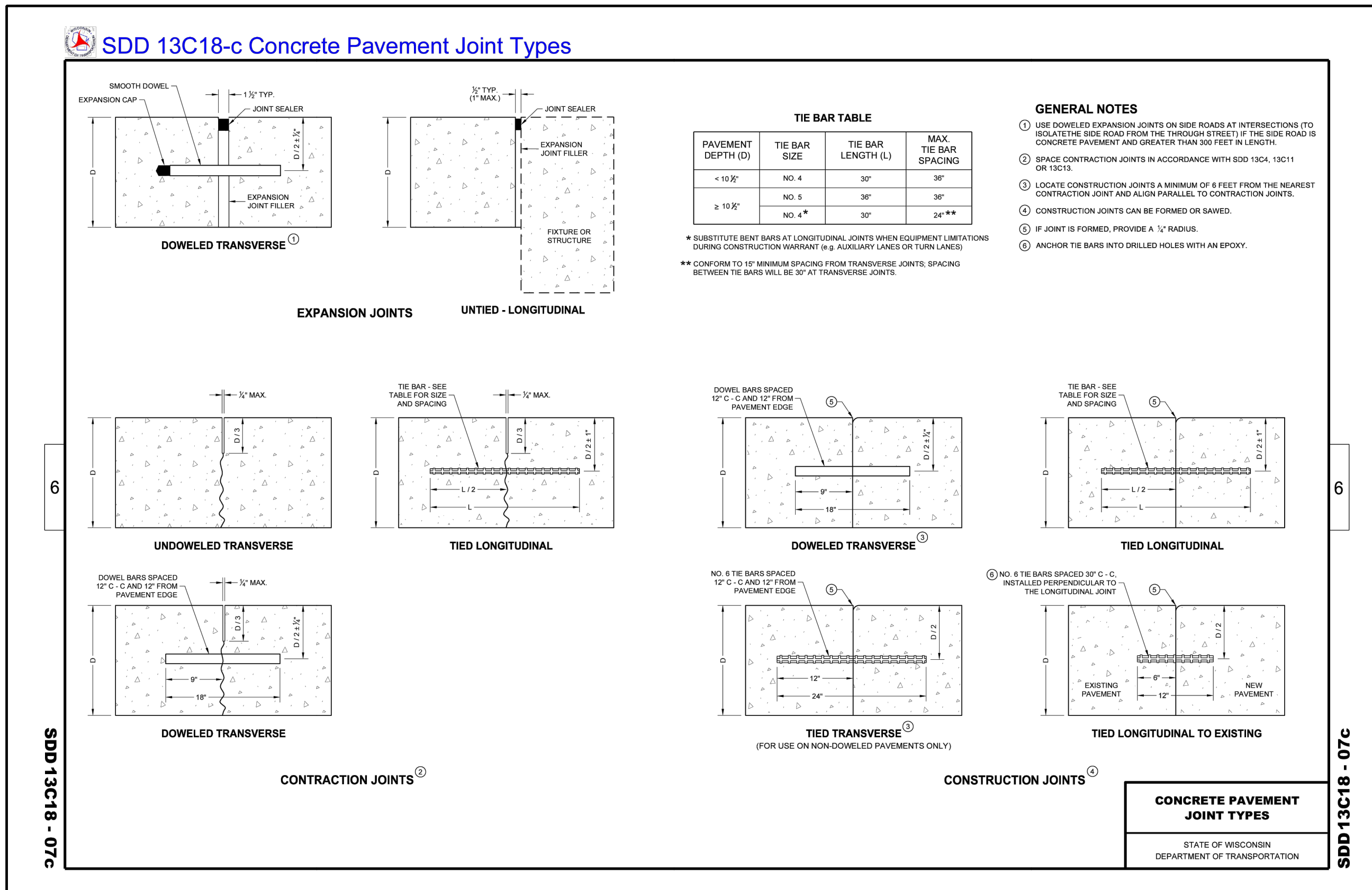
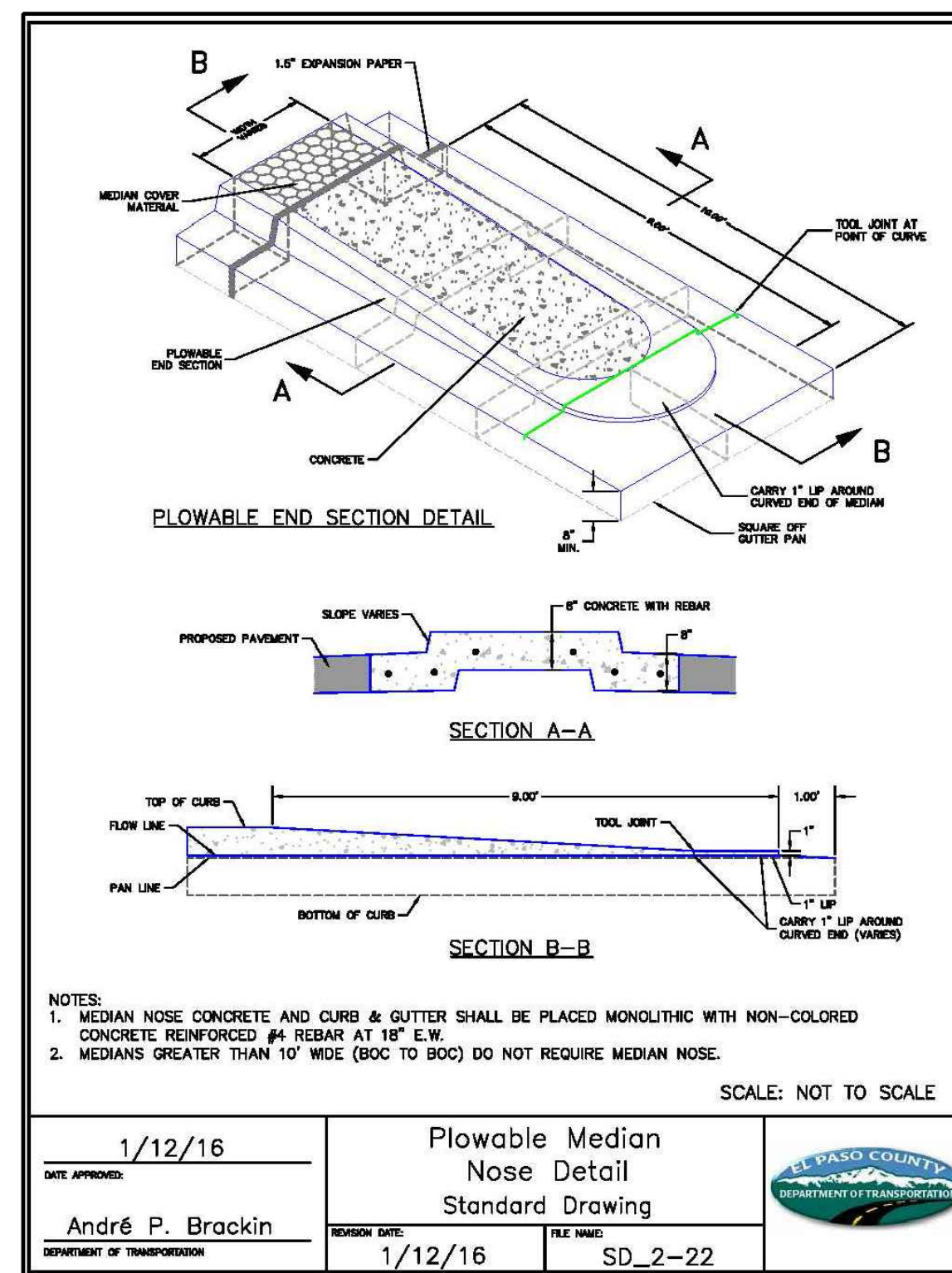
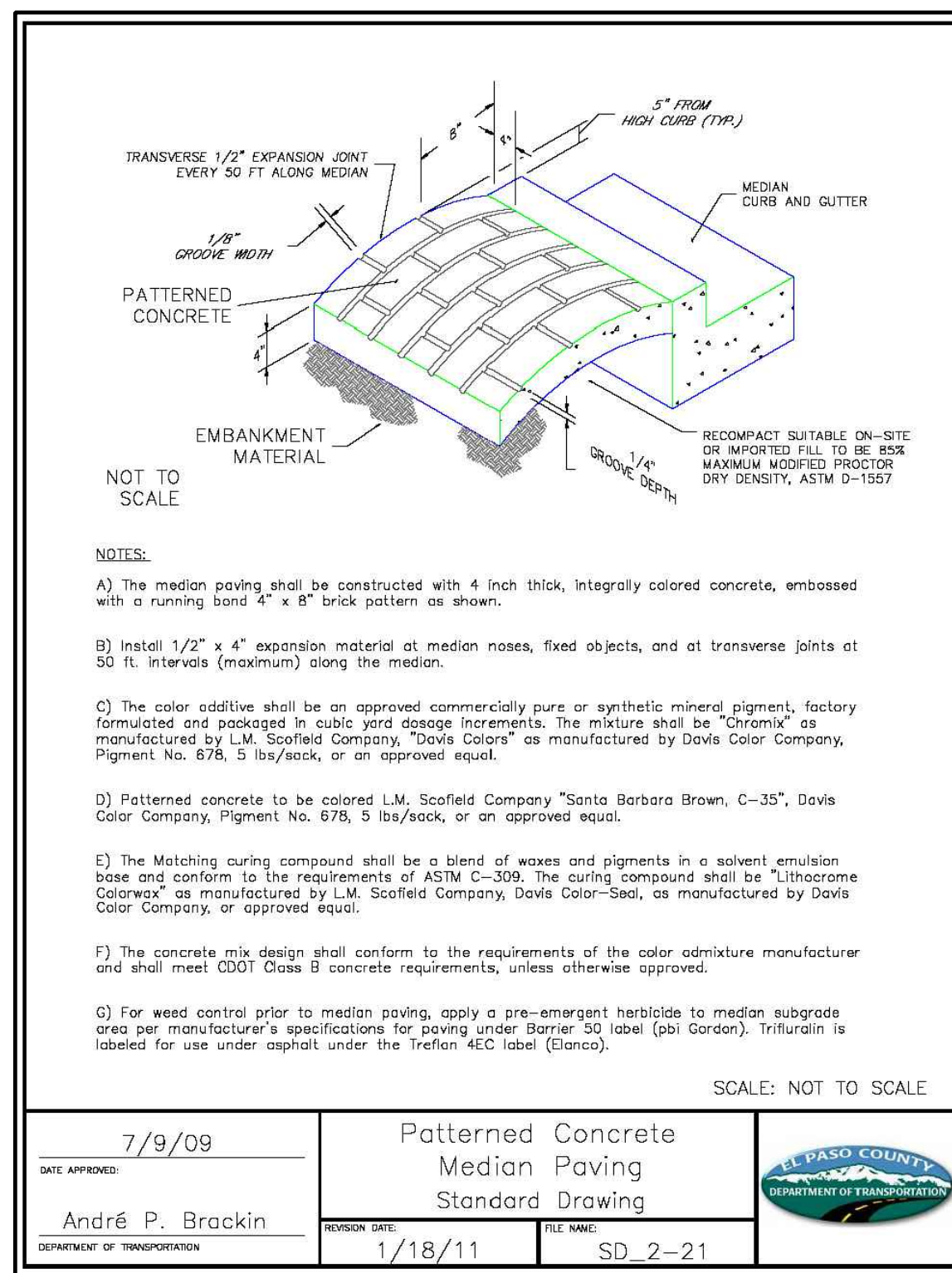
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NAME

TYPICAL ROADWAY DETAILS

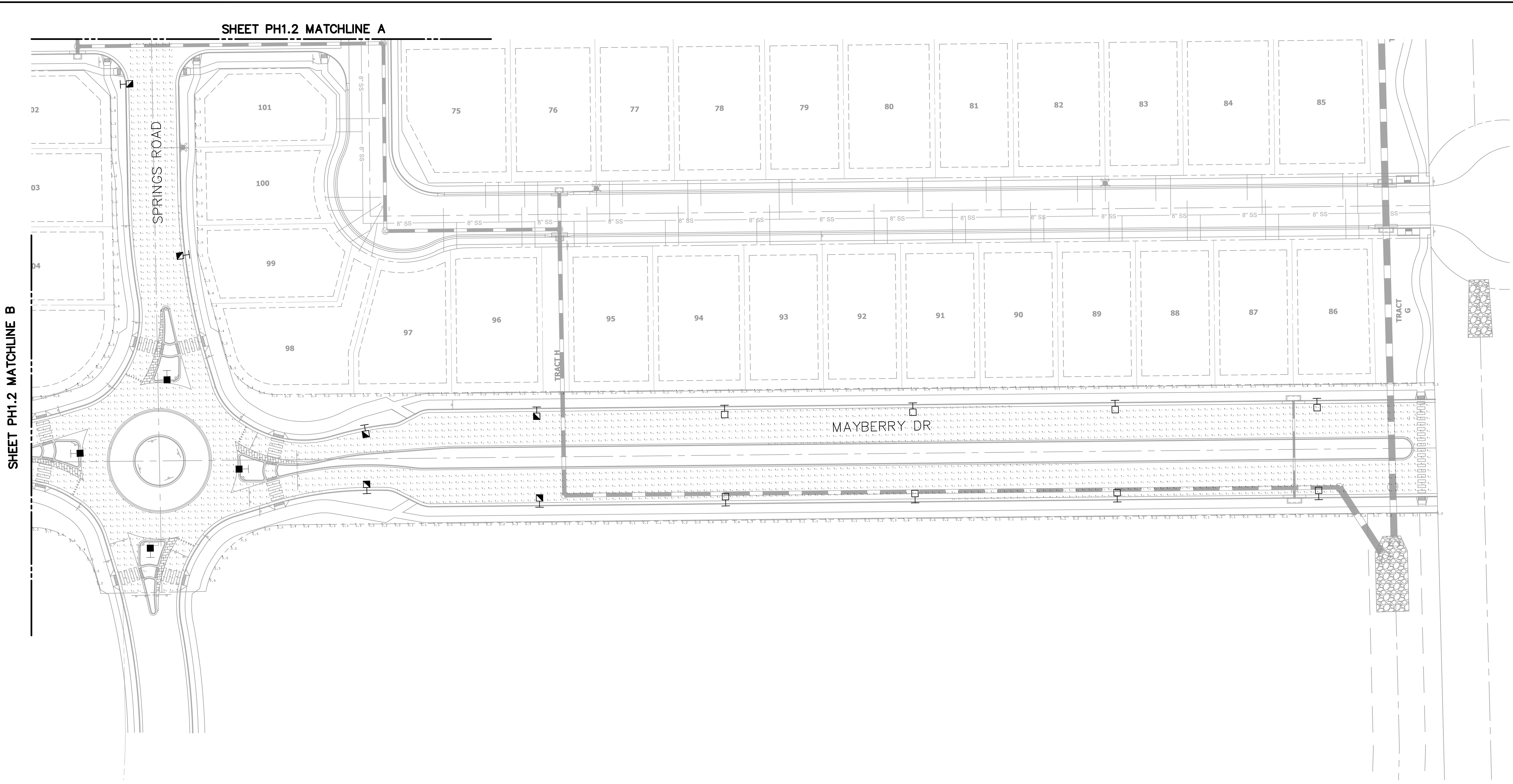
NO. C7.3



Please remove this detail as it does not appear to apply as the circulatory roadway is asphalt pavement unless it is your intent to provide concrete for the entire roundabout. The highlighted note appears to be the only item that applies and can be provided on the roundabout plan



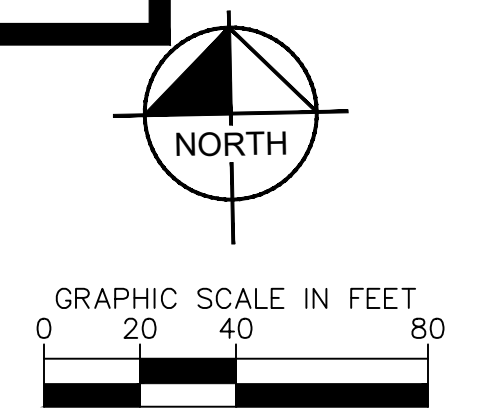
Plotted By: Prody, Will Sheet Set: Khs Layout: PH1.1 January 06, 2023 11:48:27am K:\DEN\_MEP\Lighting\Mayberry\196582000-PH1.1\CAD\Mayberry Photometric Exhibit T2.dwg  
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LEGEND							
SYMBOL	QTY	ARRANGEMENT	LFE	DESCRIPTION	ARR. WATTS	ARR. LUMENS	LAMP
	19	SINGLE	0.9	ARCH-M-PA2-40-740-U-T3 25FT POLE MOUNTED	38	6449	LED
	4	SINGLE	0.9	ARCH-M-PA2-60-750-U-5WQ 20FT POLE MOUNTED	63	10640	LED
	10	SINGLE	0.9	ARCH-M-PA2-50-740-U-T3 25FT POLE MOUNTED	48	8013	LED

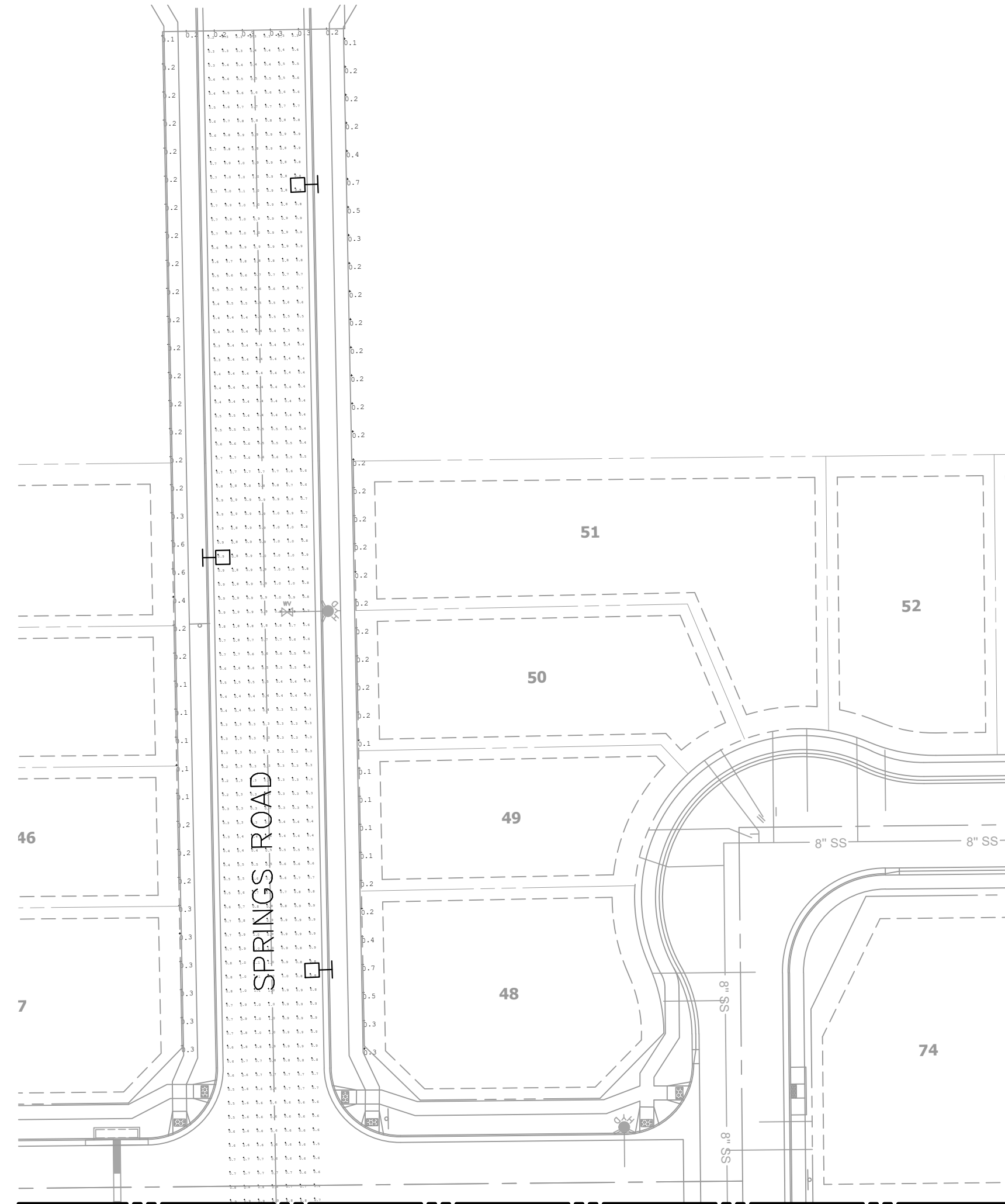
CALCULATION SUMMARY				
ROUNDBOUT AND APPROACHES	MAYBERRY DR E COLLECTOR	MAYBERRY DR W COLLECTOR	SPRINGS RD COLLECTOR	BOUNDARY
ILLUMINANCE (Fc)	LUMINANCE (Cd/Sqm)	LUMINANCE (Cd/Sqm)	LUMINANCE (Cd/Sqm)	ILLUMINANCE (Fc)
MINIMUM = 0.4	MINIMUM = 0.2	MINIMUM = 0.2	MINIMUM = 0.3	MINIMUM = 0.0
MAXIMUM = 2.4	MAXIMUM = 1.6	MAXIMUM = 1.5	MAXIMUM = 1.3	MAXIMUM = 1.0
AVERAGE = 1.05	AVERAGE = 0.68	AVERAGE = 0.64	AVERAGE = 0.51	AVERAGE = 0.24
AVG/MIN = 2.63	AVG/MIN = 3.40	AVG/MIN = 3.20	AVG/MIN = 1.70	AVG/MIN = N/A
<u>COLLECTOR/COLLECTOR CROSSWALKS</u>				
ILLUMINANCE (Fc)				
MINIMUM = 0.95				
MAXIMUM = 1.35				
AVERAGE = 1.16				
AVG/MIN = 1.22				

CDOT CRITERIA		
ROUNDBOUT COLLECTOR/COLLECTOR	COLLECTOR STREET	COLLECTOR/COLLECTOR CROSSWALKS
ILLUMINANCE (Fc)	LUMINANCE (CD/SQM)	ILLUMINANCE (Fc)
AVERAGE = 1.1	AVERAGE = 0.4	AVERAGE = 1.1
AVG/MIN = 4.0	AVG/MIN = 4.0	AVG/MIN = 4.0

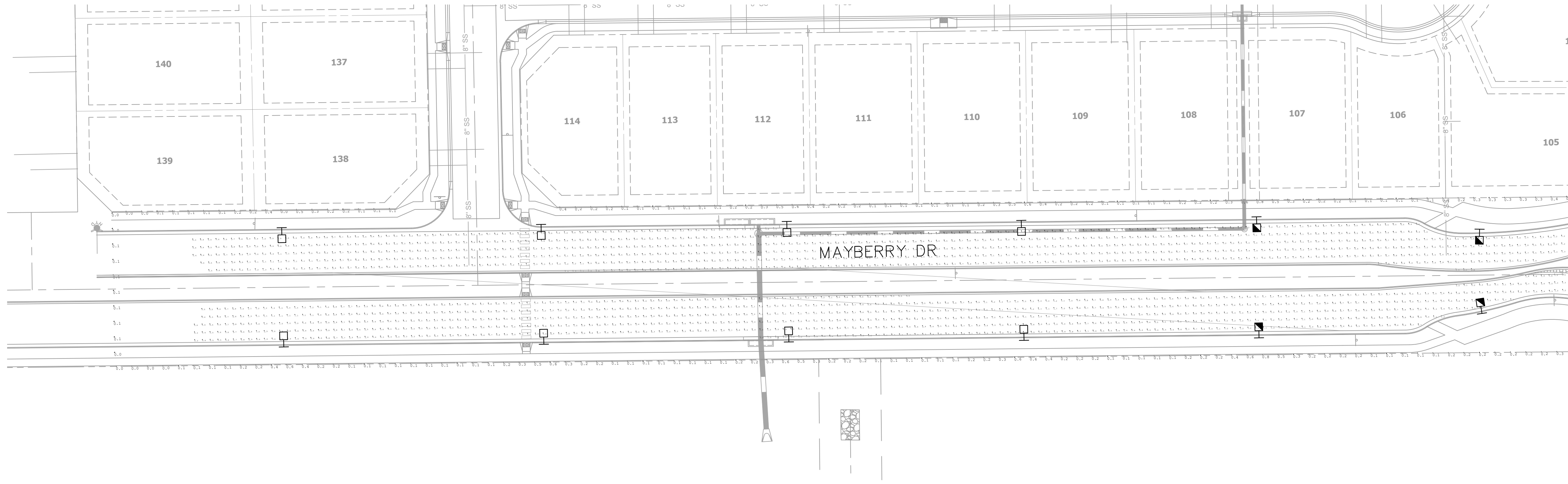


 © 2022 KIMLEY-HORN AND ASSOCIATES, INC. TEXAS REGISTERED ENGINEERING FIRM E-925 2809 SOUTH BRYAN, TX 77802 PHONE: 979-775-9595 FAX: 979-775-9599 WWW.KIMLEY-HORN.COM		No.	REVISIONS	DATE	BY
 Not for construction or permit purposes. KIMLEY-HORN P.E. NO. 54887 DATE: DECEMBER 2022		R/A PROJECT: 196493000 DATE: DECEMBER 2022 SCALE: AS SHOWN DESIGNED BY: WRF DRAWN BY: WRF CHECKED BY: DJC			
MAYBERRY DR AND SPRING RD ROUNDBOUT PREPARED FOR MAYBERRY COMMUNITIES		PHOTOMETRIC LAYOUT OUTBOARD LIGHTS			
SHEET NUMBER		PH1.1			

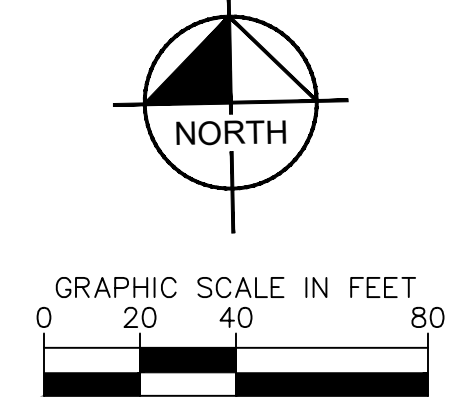
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SHEET PH1.1 MATCHLINE A



SHEET PH1.1 MATCHLINE B



MAYBERRY DR AND SPRING  
 RD ROUNDABOUT  
 PREPARED FOR  
 MAYBERRY COMMUNITIES

PHOTOMETRIC LAYOUT  
 OUTBOARD LIGHTS

KHA PROJECT  
 196493000  
 DATE  
 DECEMBER 2022  
 SCALE AS SHOWN  
 DESIGNED BY WRF  
 DRAWN BY WRF  
 CHECKED BY DJC

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SHEET NUMBER  
**PH1.2**



Plotted By Prody, Will Sheet Set Key Layout: PH1.3 January 05, 2023 11:48:30am K:\DEN\_MEP\_Lighting\Mayberry\19658000-PH1 FL 3 CAD\Mayberry Photometric Exhibit\_12.dwg  
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## Streetworks Archeon Medium

### Ordering Information

SAMPLE ORDER NUMBER: ARCH-M-PA2-40-740-U-T2R-A15-AP-10K-PR

Product Family	Light Engine	Wattage Bucket	Color Temperature	Voltage	Distribution	Mounting	Finish
ARCH-M-Archeon Medium	PA2-U Direct Mount Rectangle (48 LED)	40	722-700K, 2700K	0-Universal (120-277V)	T5R-Type II Roadway	Mount-None	AP-Grey
AAA-ARCH-M-Archeon		50	722-700K, 2700K	0-480V	T5R-Type II Urban	A15-15° Straight Mast Arm**	B2-Silence
Medium Bay American Act Compliant**		65	720-700K, 3000K	0-480V	T5R-Type II Urban	Adjustable Slighter	B3-Black
TAA-ARCH-M-Archeon		70	720-700K, 3000K	0-347V	T5-Type III	Factory set at 15° degrees	B4-Dark
Medium Bay American Act Compliant**		80	740-700K, 4000K	0-277-480V	T5R-Type IV Wide	Adjustable Slighter	Platinum
		90	720-700K, 3000K	0-347V	SWQ-Type V Square	Factory set at 25° degrees	WS-White
		100	827-700K, 2700K	0-277-480V	Wide	Adjustable Slighter	
		110	AMB-Ambler, 5100m <sup>2</sup> , n			Factory set at 45° degrees	
		120					
		130					
		140					
		150					
		160					

Options (Add as Suffix)	Controls
18R-Series 18W UL, 144V Surge Protective Device	PR-NEMA 3-PR Twisted Photocell Receptacle
21R-Series 21W UL, 144V Surge Protective Device	PR7-NEMA 7-PR Twisted Photocell Receptacle
28M-Series 28W UL, 144V Surge Protective Device with Light Indicator	SPR1-Dimming Occupancy Sensor with Bluetooth Interface, 4" Mounting**
13MSP-Parallel 120V MOV Surge Protective Device	SPR2-Dimming Occupancy Sensor with Bluetooth Interface, 8" Mounting**
28MSP-Parallel 200V MOV Surge Protective Device	SPR4-Dimming Occupancy Sensor with Bluetooth Interface, 21" 40" Mounting**
KL-Circuit Indicator	MCSM-12M-Motion Sensor for Dimming Operation, Maximum 21" 40" Mounting Height**
MA-50°C High Ambient Temperature	MCSM-12B-Motion Sensor for Dimming Operation, Maximum 7" 20" Mounting Height**
HSS-Factory Install House Side Shield**	MCSM-12M-Motion Sensor for Dimming Operation, Maximum 21" 40" Mounting Height**
PSC-Photocell Shorting Cap	LWR-LW-Longlife Wireless Sensor, Wick Lens for 8" 16" Mounting Height** n, n, n
LWC-NEMA Photocell - Multi-Tap	LWR-LW-Longlife Wireless Sensor, Narrow Lens for 10" 40" Mounting Height** n, n, n
LLPC-Longlife Photocell Included	SLT-DALI**
WFM-Field Mounting	2R-DALI enabled 4-PR Twisted Receptacle** n, n
FABC-Field Adjustable Dimming Controller**	ZW-WaveLin enabled 4-PR Twisted Receptacle** n, n
CC-Coastal Construction**	WP500X-WaveLin Wireless Sensor, 7" 15" Mounting Height** n, n, n
	WP500X-WaveLin Wireless Sensor, 11" 48" Mounting Height** n, n, n

Accessories (Order Separately)** n, n	
GA-1A1813-Photocell Shorting Cap GA1223-18V Surge Module Replacement	ALJ25-XX-Adjustable slighter (Factory set at 25 degrees)**
GA1A1814-NEMA Photocell 120V	ALJ45-XX-Adjustable slighter (Factory set at 45 degrees)**
GA1A1815-NEMA Photocell Multi-Tap	FDR-150-Wireless Configuration Tool for Occupancy Sensor**
GA1A1817-NEMA Photocell 480V	HS-ARCH-Field Install ARCH House Side Shield** n, n
GA1A1820-NEMA Photocell 347V	WP500X-WaveLin Wireless Sensor, 7" 15" Mounting Height** n, n, n
GA1223-18V Surge Module Replacement	WP500X-WaveLin Wireless Sensor, 11" 48" Mounting Height** n, n, n
A15-XX-Arm 15° Straight Arm**	VSS-ARCH-Short Vertical Drop Shield
ALJ15-XX-Adjustable slighter (Factory set at 15 degrees)**	VVL-ARCH-Long Vertical Drop Shield

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP51001 for additional support information.
  - Normal wattage values will be labeled on fixture as per ANSI C136.15. For specific fixture wattage, refer to Power and Lumens table.
  - Only available in universal voltage.
  - Not available at 480V or 500V.
  - 480V not to be used with ungrounded or impedance grounded systems.
  - Controlled tones may apply.
  - 7" 15" selected, dimming functionality not available. Dimming leads will be capped.
  - Only available in universal voltage.
  - The FDR-150 accessory is required to adjust parameters.
  - Engineered wireless system is not available with photocell receptacle (not required).
  - Engineered wireless systems are factory installed and require network components (LWP-DM-L, LWP-DM-L, and LWP-PUE-in) appropriate quantities. See website for detailed application information.
  - Not available with DALI dimming.
  - House side shield and mounting hardware included. 7" 15" 48" pattern.
  - Adjustment hardware requires two house side shields.
  - Replace XX with color designation.
  - This four pin receptacle is 3 pin receptacle including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
  - Ambler 1500m<sup>2</sup> is for use with 480V and 500V only. Available in P40 wattage bucket only.
  - Unless noted, step down transformer when 247V or 480V is selected.
  - Control systems are available with photocell (PSC), photocell receptacle (PR or PR7), or other controls systems (MS, D2, D4, LVL, DALI, or DALI).
  - Requires 4-PR twisted receptacle (21" or 40" option).
  - Replace XX with sensor color (W, B, or S).
  - Some options require IP65 or higher enclosure with operating below 50°C (122°F).
  - For this device to be field configurable, requires WAC Gateway components WAC-PUE and WAC-102 in appropriate quantities. Only compatible with WaveLin system and software and requires system components to be installed for operation. See website for more WaveLin application information.
  - Not available with 480V option.
  - Control to be used with motion response control options.
  - Coastal construction (CC) will apply unless noted to use 5100m<sup>2</sup> per ASTM B117, with a salt-crystal rating of 6 per ASTM D1654.
  - Smart device with Sensor Configuration mobile application by manufacturer required to change system defaults.
  - 2022 UL listing for occupancy sensor with photocell interface is in compliance with the American Act of 1953 (Act of Field Approval) and 477 (UL) requirements. Please refer to 2022 UL listing for more information. Components shipped separately may be separately analyzed under domestic performance requirements.
  - Accessories and separately will be separately analyzed under domestic performance requirements. Consult factory for further information.
  - Control device's factory address protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit [www.cooperlightingsolutions.com](http://www.cooperlightingsolutions.com) for more information. Not available in 708 or below. Not available with any control option except FDR.

## 1 LIGHT POLE LUMINAIRE CUTSHEET

PH1.3 N.T.S.

<p><b>MAYBERRY DR AND SPRING RD ROUNDABOUT</b> PREPARED FOR <b>MAYBERRY COMMUNITIES</b></p>	<p><b>FIXTURE DETAILS</b></p>	<p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. TEXAS REGISTERED ENGINEERING FIRM E-925 2808 SOUTH BRYAN, TX 77802 PHONE: 979-775-0595 FAX: 979-775-0999 WWW.KIMLEY-HORN.COM</p>
<p>PROJECT: 196493000 DATE: DECEMBER 2022 SCALE: AS SHOWN DESIGNED BY: WRF DRAWN BY: WRF CHECKED BY: DJC</p>	<p>NO. REVISIONS DATE BY</p>	<p>SHEET NUMBER <b>PH1.3</b></p>