

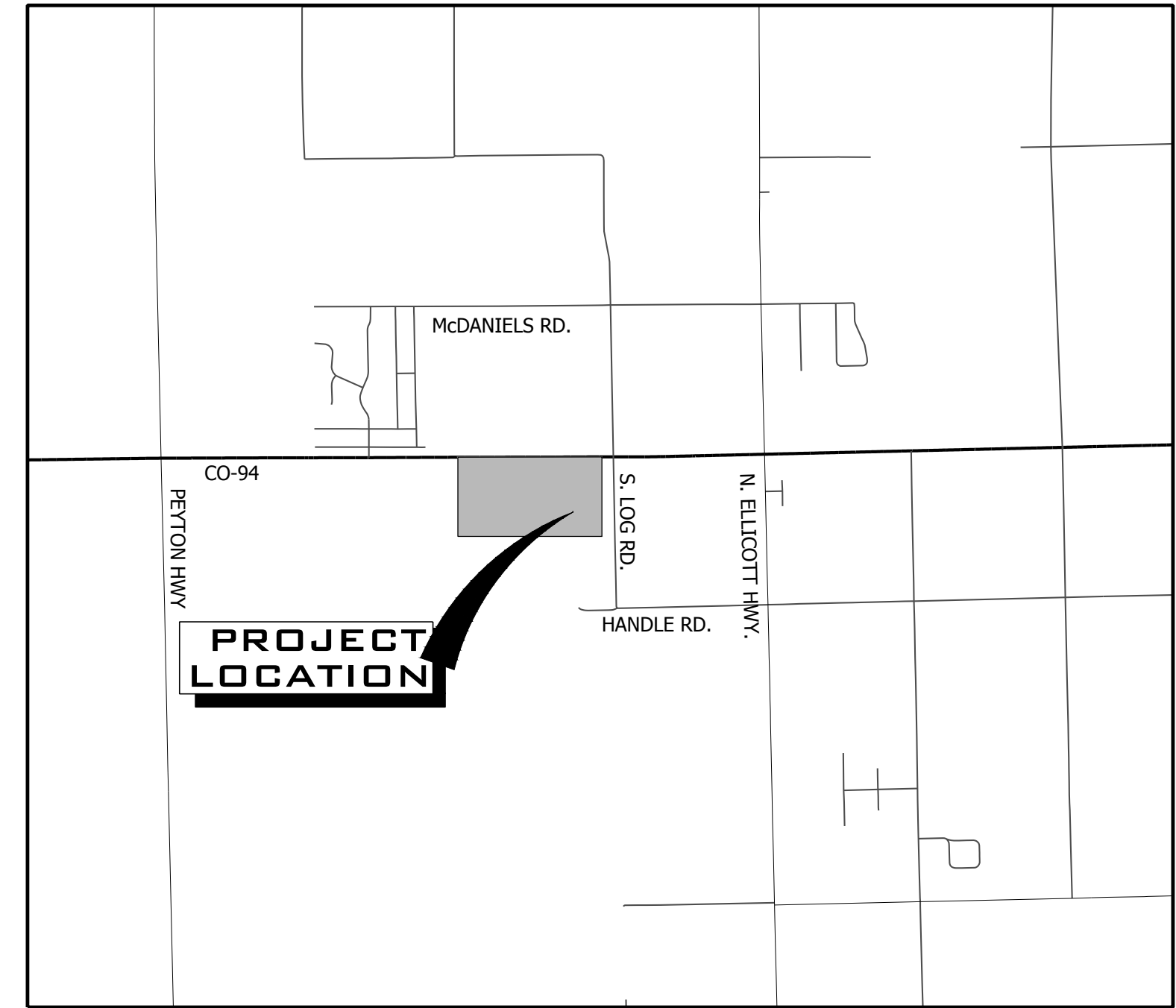
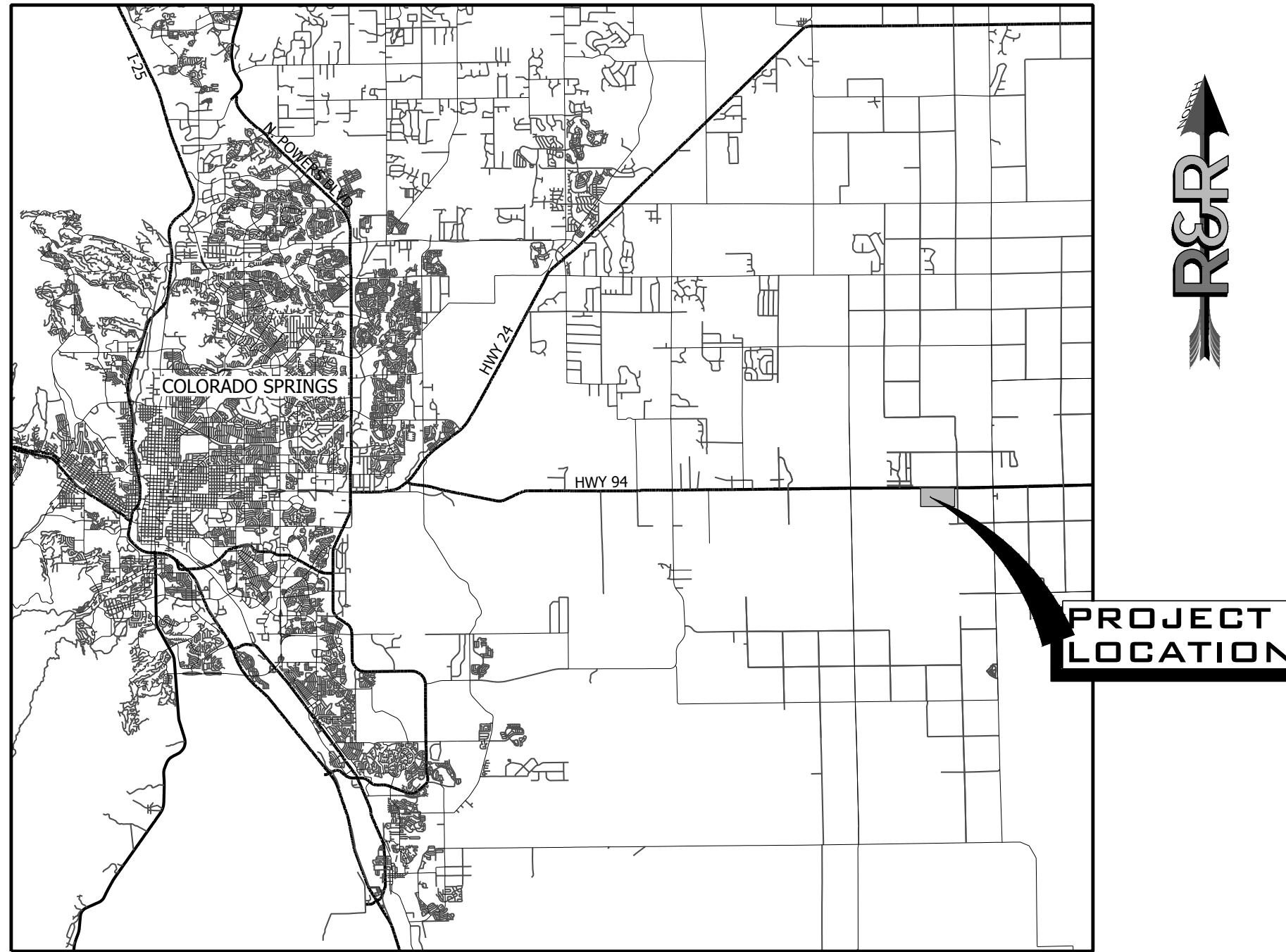
# CONSTRUCTION DOCUMENTS MAYBERRY, COLORADO - FILING NO. 4

BEING A REPLAT OF TRACT A, MAYBERRY, COLORADO SPRINGS FILING NO. 3  
LYING THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO (UNINCORPORATED), STATE OF COLORADO

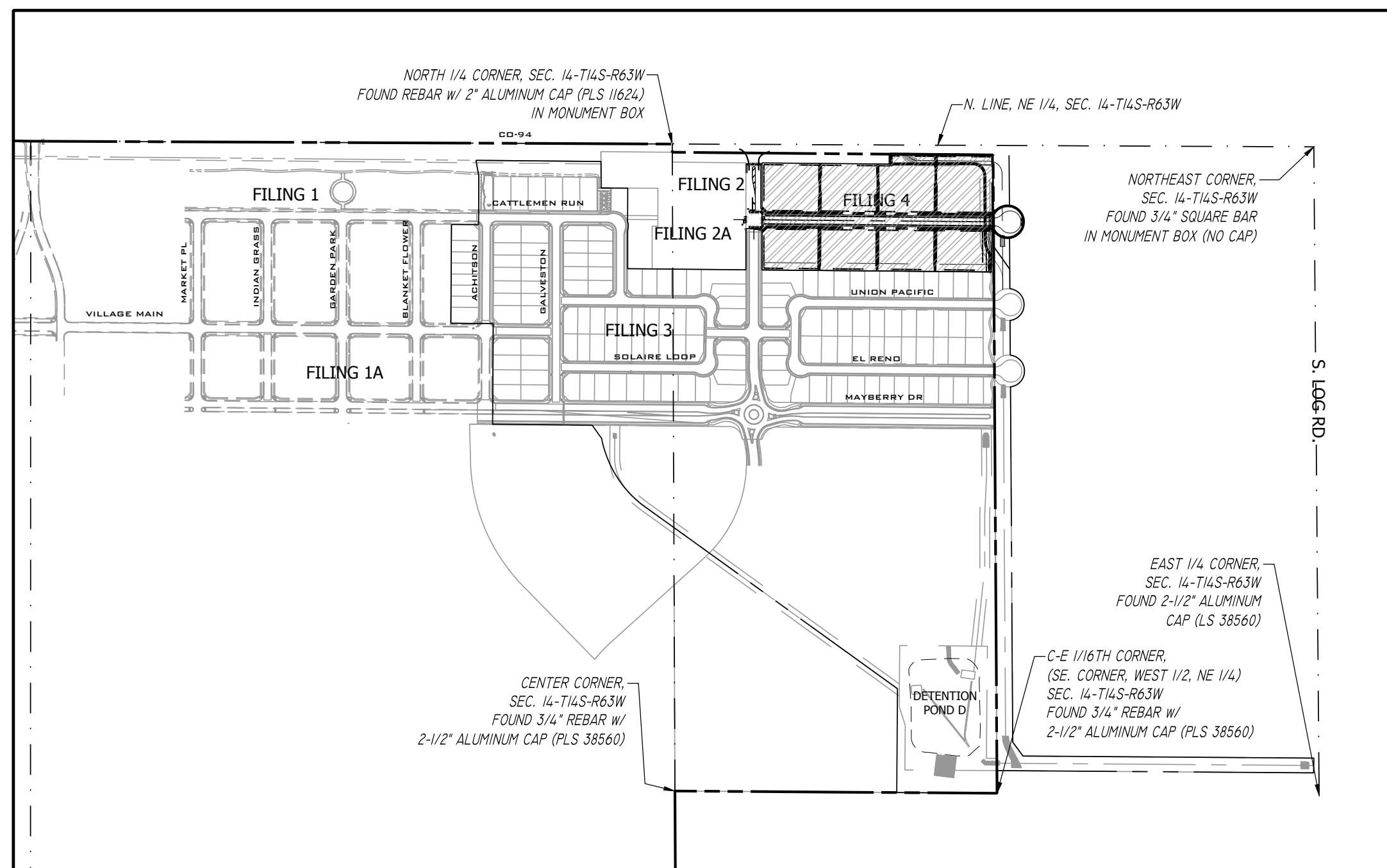


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CONTACT LIST			
DEVELOPER	CIVIL ENGINEER	SURVEYOR	COUNTY ENGINEERING
MAYBERRY COMMUNITIES, LLC	R&R ENGINEERS-SURVEYORS, LLC	R&R ENGINEERS-SURVEYORS, LLC	EL PASO COUNTY DEVELOPMENT SERVICES
3296 DEVINE HEIGHTS #208 COLORADO SPRINGS, CO 80922 719-922-2181 CONTACT: SCOTT SOUDERS	1635 WEST 13TH AVENUE, SUITE 310 DENVER, CO 80204 303-753-6730 CONTACT: TIM STACKHOUSE, 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)	PO BOX 64257 COLORADO SPRINGS, CO 80962 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



SHEET LIST TABLE	
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C1.2	LEGEND & ABBREVIATIONS
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CB.9	NORTH CHANNEL E PLAN & PROFILE
CB.10	DRIFICE PLATE MODIFICATIONS



PCD FILE NO. SF2317

**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.

Tim Stackhouse, P.E. #0061924 \_\_\_\_\_ 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 \_\_\_\_\_

**BENCHMARK (ASSUMED DATUM):**  
ORIGINATING BENCHMARK - National Geodetic Survey (NGS) monument 2 76 (PID: JK0003):  
Found brass disk stamped "U.S. COAST & GEODETIC SURVEY BENCHMARK | 2 76 | 1935" in concrete located in the Southeast quadrant of the intersection of State Highway 94 and Log Road, 65.5 feet South and 30 feet East of center of intersection. Held benchmark to assumed elevation 6041.98 to match previous survey work by others (published elevation of 6044.78 was not held).

Assumed Elevation (Held) = 6041.98'  
NAVD 88 Published Elevation = 6044.78'

**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.

<p style="text-align: center;"><b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 1635 WEST 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 PHONE: 303-753-6730</p> <p style="text-align: center;">WWW.RRENGINEERS.COM</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> <p><b>CONSTRUCTION DOCUMENTS</b></p> <p>JOB NO. MC22249</p> <p>ORG. SUBM. DATE 04/06/2023</p> <p>DWN: GWH   CHKD: CJJ</p> </td> <td style="width: 50%; text-align: center;"> <p>NO. _____</p> <p>REVISION _____</p> <p>BY _____ DATE _____</p> </td> </tr> <tr> <td colspan="2" style="text-align: center;"> <p><b>COVER SHEET</b></p> <p style="font-size: 2em;">C1.0</p> </td> </tr> </table>	<p><b>CONSTRUCTION DOCUMENTS</b></p> <p>JOB NO. MC22249</p> <p>ORG. SUBM. DATE 04/06/2023</p> <p>DWN: GWH   CHKD: CJJ</p>	<p>NO. _____</p> <p>REVISION _____</p> <p>BY _____ DATE _____</p>	<p><b>COVER SHEET</b></p> <p style="font-size: 2em;">C1.0</p>	
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<p><b>COVER SHEET</b></p> <p style="font-size: 2em;">C1.0</p>					

P:\P\14\22249\PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3) ENGINEERING DRAWINGS PLANS CONSTRUCTION DOCUMENTS MC22249 - CIV - CD.DWG, PLOT DATE: 1/25/2024, 8:38:37 AM, BY: LNN, C:\P\000001





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

NO.	REVISION	BY	DATE

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 DENVER, COLORADO 80204  
 PHONE: 303-753-6730

WWW.RRENINEERS.COM

MAYBERRY - FILING NO. 4

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH   CHK: CJD
NAME

LEGEND & ABBREVIATIONS

NO. C1.2

P:\P\1\22249 - PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3)\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\MC22249 - NOTES.DWG, PLOT DATE: 1/26/2024, 8:38:43 AM, BILLY W. O'BRIEN





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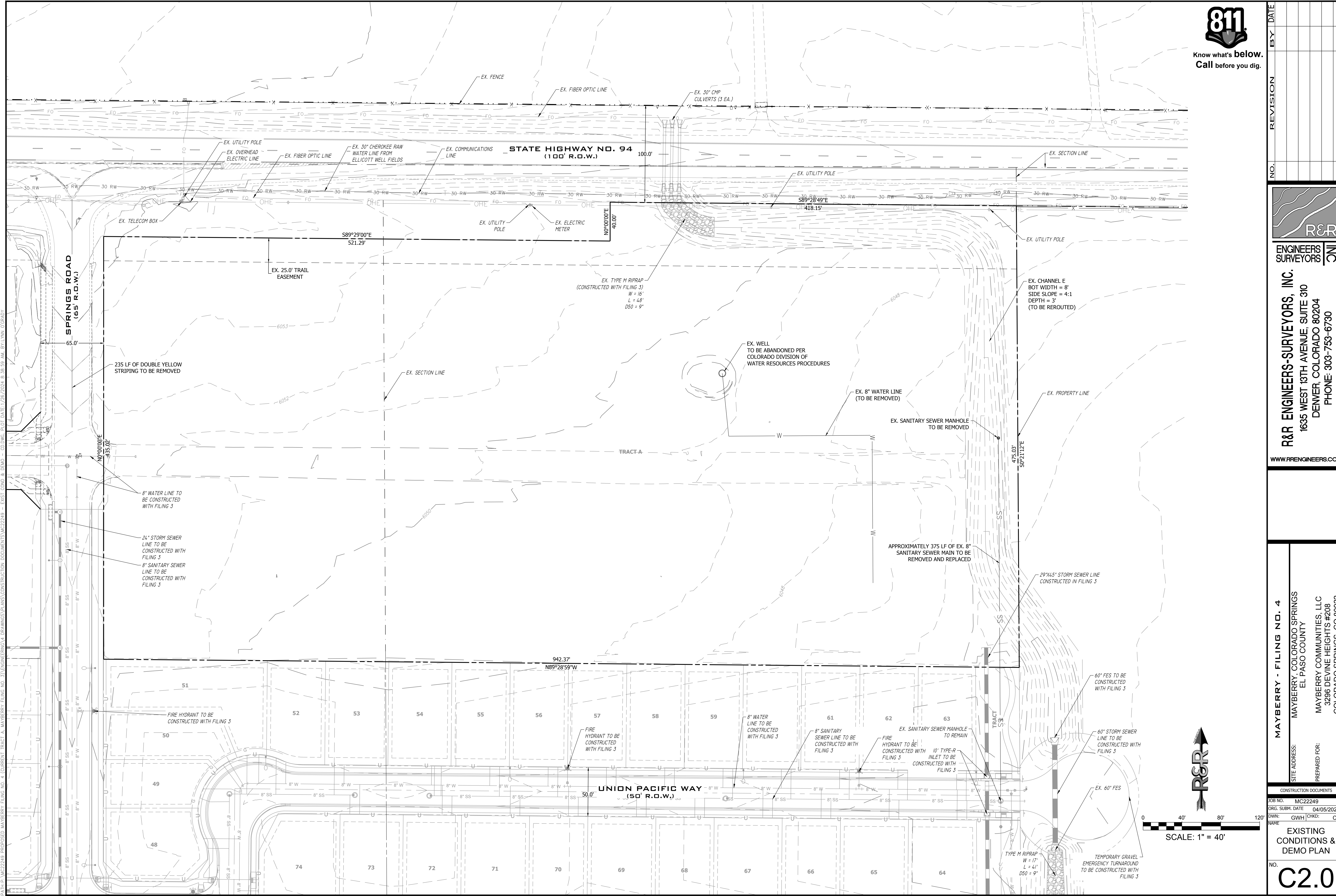
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MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
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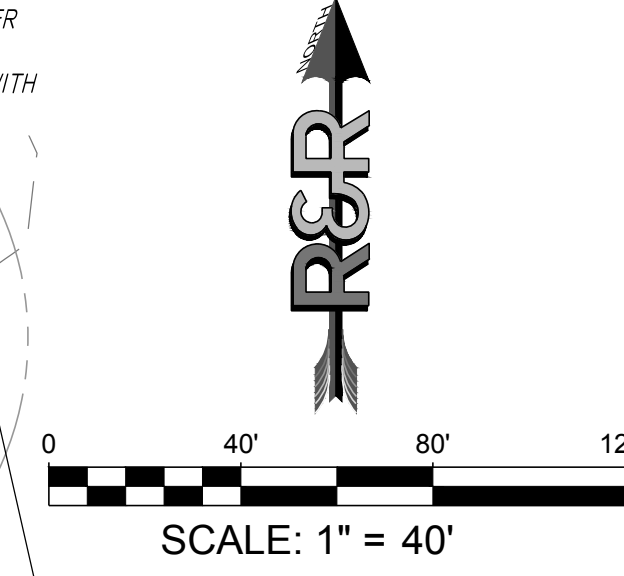
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DWN: GWH CHKD: CJJD

EXISTING  
CONDITIONS &  
DEMO PLAN

NO. **C2.0**



P:\PL\MC22249 - PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3) ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\MC22249 - EXIST COND & DEMO - CD.DWG, PLOT DATE: 7/27/2023, 8:38:59 AM, BY: LNK, C:GRADY









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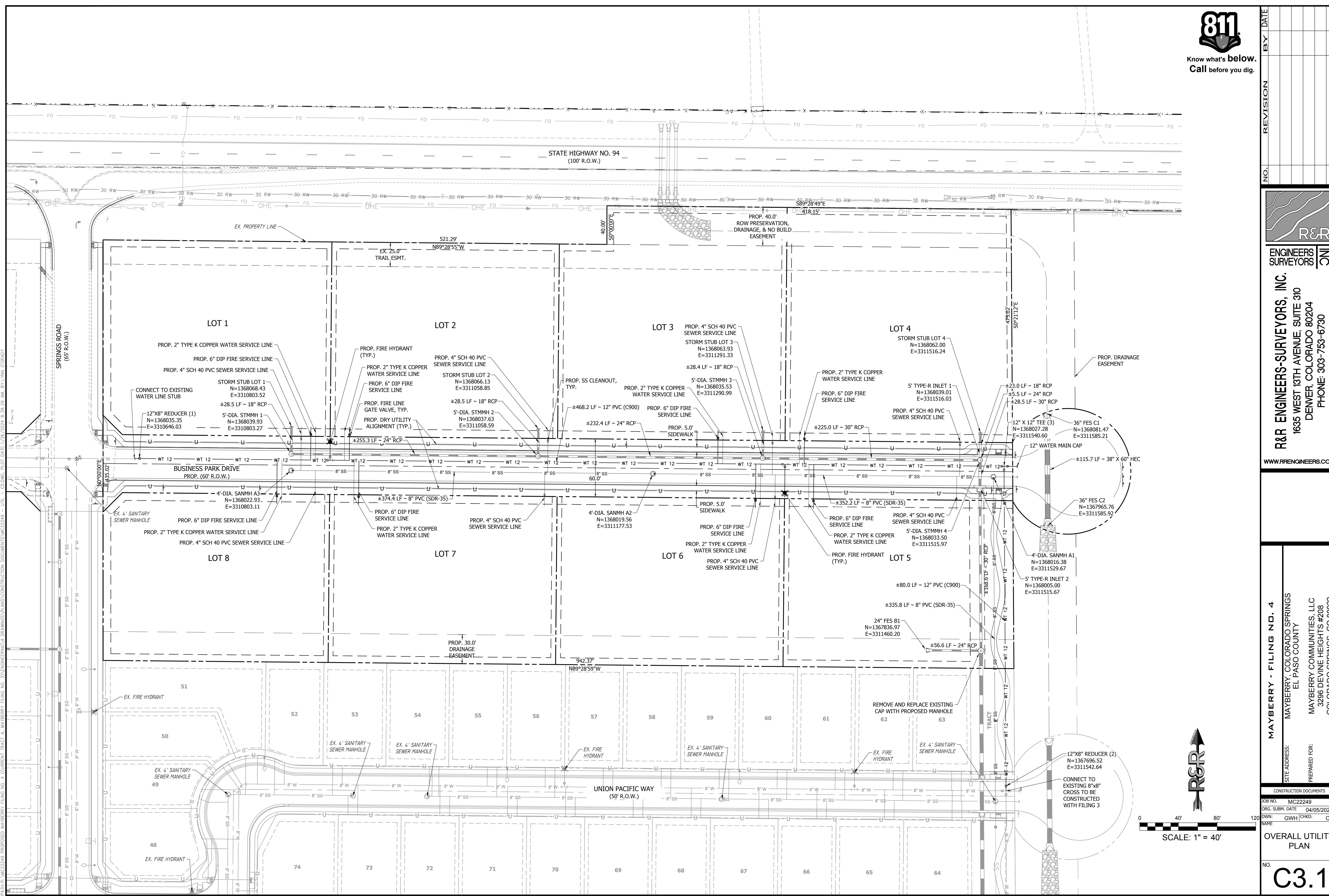
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EL PASO COUNTY  
MAYBERRY COMMUNITIES, LLC  
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COLORADO SPRINGS, CO 80922

PREPARED FOR:

CONSTRUCTION DOCUMENTS  
JOB NO. MC22249  
ORG. SUBM. DATE 04/05/2023  
DWN: GWH CHKD: CJD

OVERALL UTILITY  
PLAN

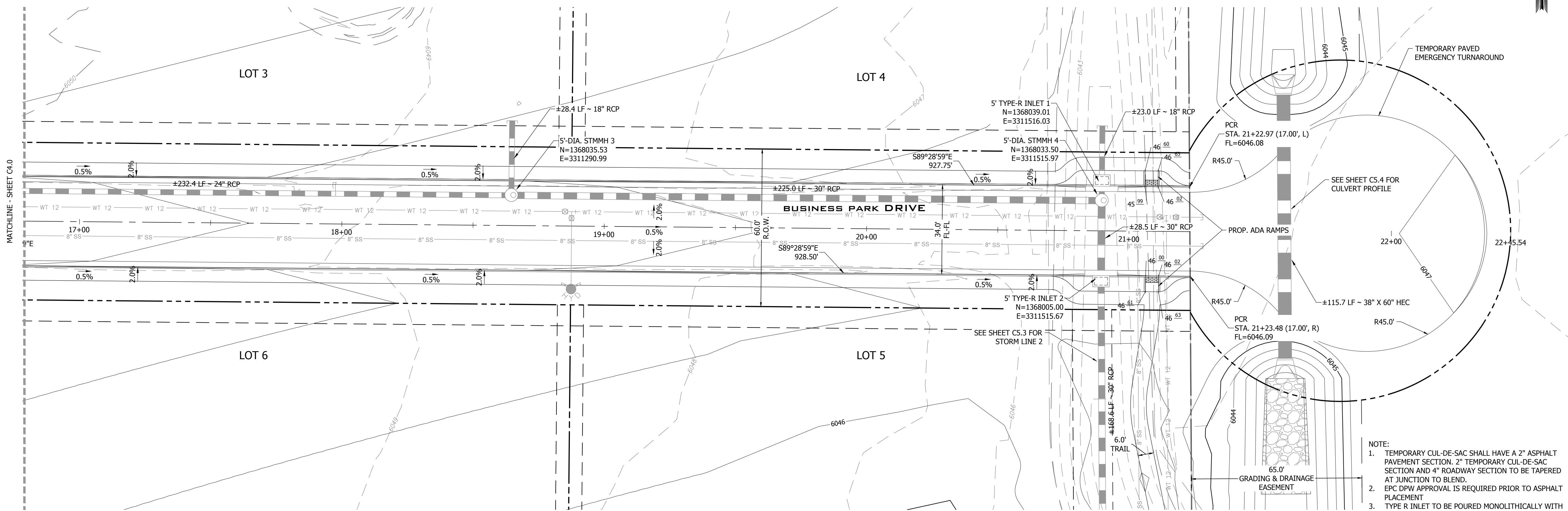
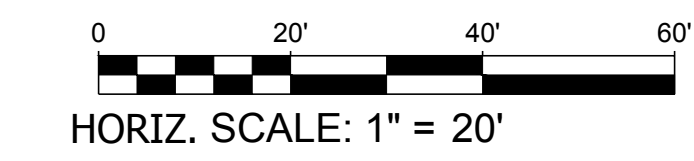
NO. **C3.1**



PATH: \\MC22249\PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3)\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\MC22249 - UTIL - CD.DWG, PLOT DATE: 7/26/2023, 8:39:29 AM, BY: LKLN, C:GRADY

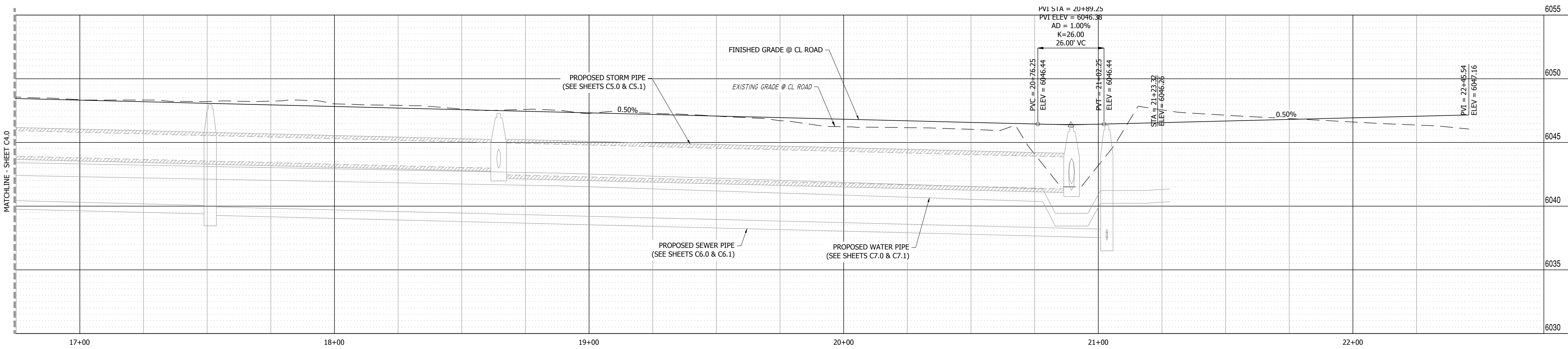




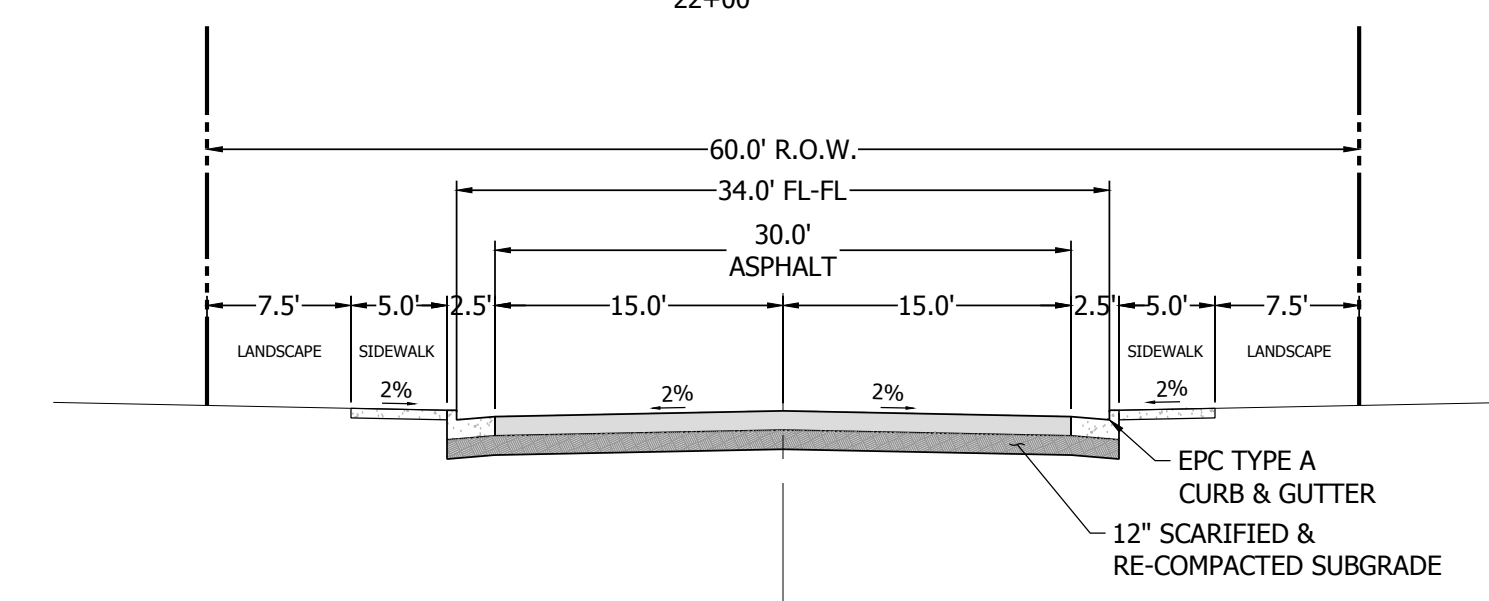


**BUSINESS PARK DRIVE PLAN VIEW 17+25.00 TO 22+75.00**  
URBAN LOCAL, 60' ROW, 34.00' FL-FL, 25 MPH  
SCALE: 1" = 20'

- NOTE:
- TEMPORARY CUL-DE-SAC SHALL HAVE A 2" ASPHALT PAVEMENT SECTION. 2" TEMPORARY CUL-DE-SAC SECTION AND 4" ROADWAY SECTION TO BE TAPERED AT JUNCTION TO BLEND. EPC DRW APPROVAL IS REQUIRED PRIOR TO ASPHALT PLACEMENT.
  - TYPE R INLET TO BE POURED MONOLITHICALLY WITH ADJACENT CURB AND GUTTER. WIDTH OF INLET TOP SLAB SHALL MATCH WIDTH OF SIDEWALK.



**BUSINESS PARK DRIVE PROFILE VIEW**  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=4'



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

NO.	REVISION	BY	DATE

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

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**MAYBERRY - FILING NO. 4**  
MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
MAYBERRY COMMUNITIES, LLC  
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COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS  
JOB NO. MC22249  
ORG. SUBM. DATE 04/05/2023  
DWN: GWJ CHKD: CJJ  
NAME

**BUSINESS PARK DRIVE PLAN & PROFILE - EAST**

NO. **C4.1**

PATH: P:\MC22249\PROPOSED MAYBERRY FILING NO. 4 (CURRENT) TRACT A, MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\MC22249 - ROADWAY P&P - CD.DWG. PLOT DATE: 1/26/2024, 8:46:56 AM. BY: LINA CORBADO



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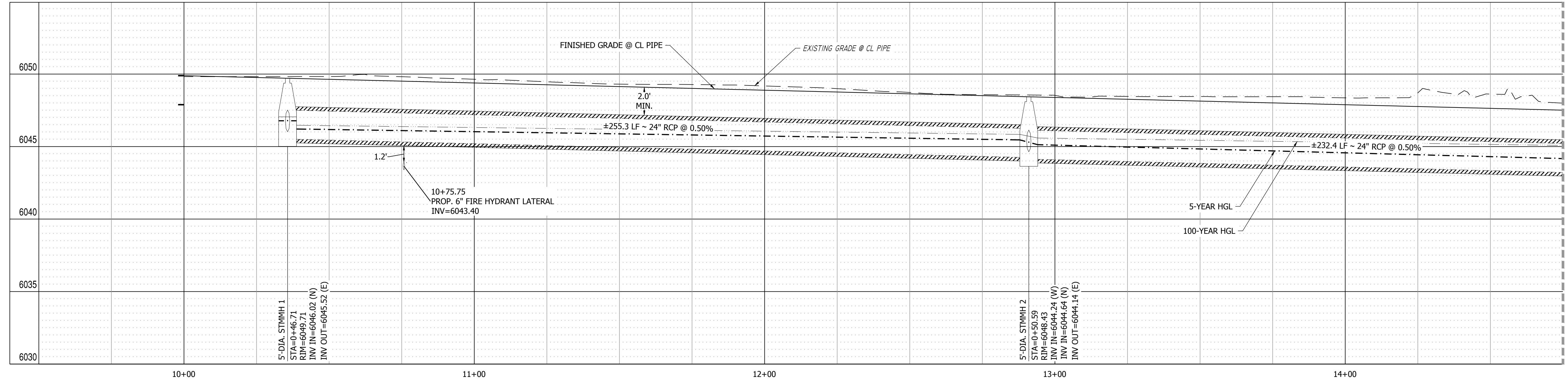
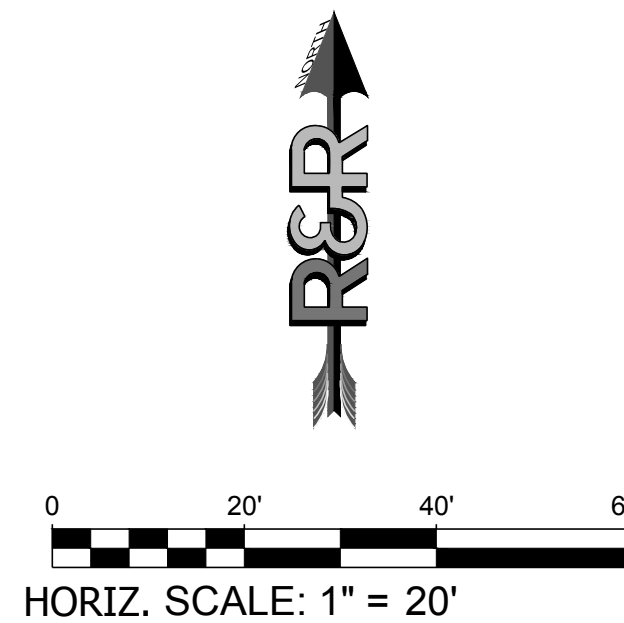
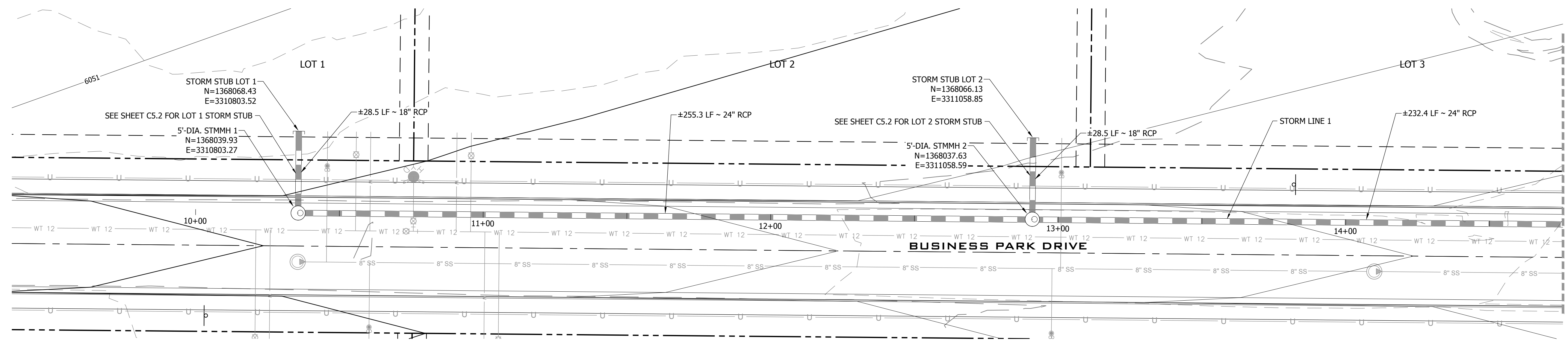
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COLORADO SPRINGS, CO 80922

SITE ADDRESS:  
PREPARED FOR:

CONSTRUCTION DOCUMENTS  
JOB NO. MC22249  
ORG. SUBM. DATE 04/05/2023  
DWN: GWH CHKD: CJJ  
NAME

STORM LINE 1 - WEST

NO. **C5.0**

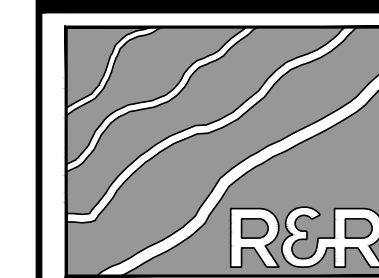


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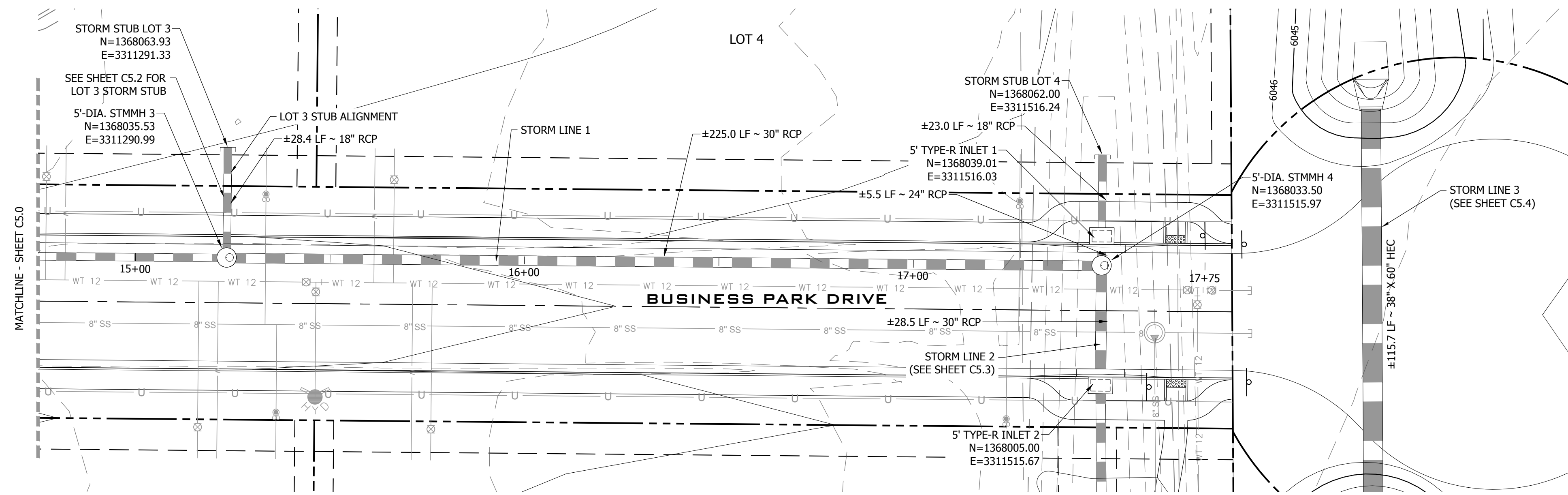
MAYBERRY - FILING NO. 4  
MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
MAYBERRY COMMUNITIES, LLC  
3296 DEVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

SITE ADDRESS:  
PREPARED FOR:

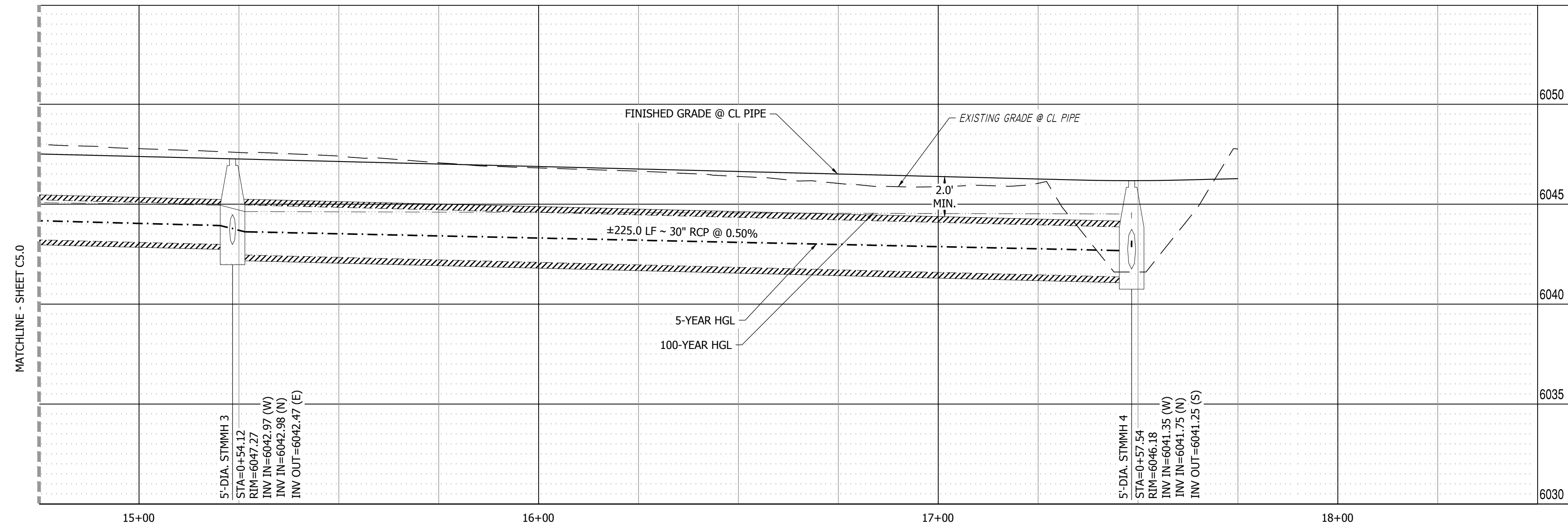
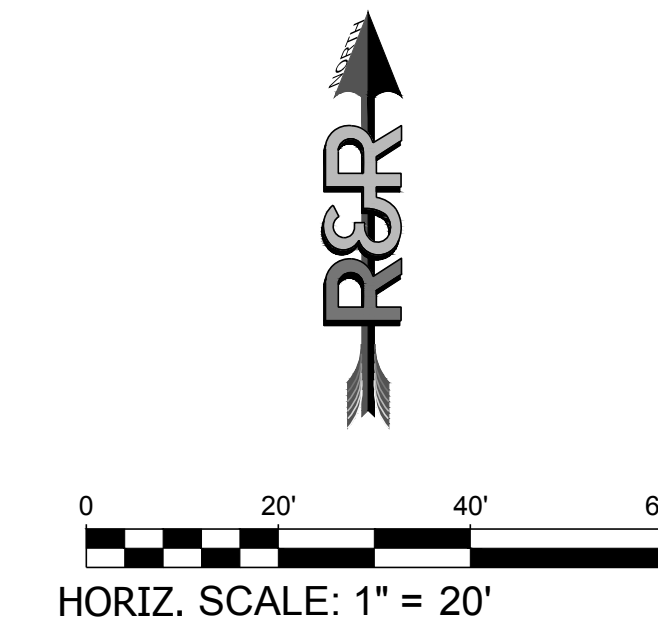
JOB NO.	MC22249
ORG. SUBM. DATE	04/05/2023
DWN:	GWJ
CHKD:	CJD
NAME	

STORM LINE 1 - EAST

NO. **C5.1**



**STORM LINE 1 PLAN VIEW (WEST) 14+75.00 TO 17+75.00**  
SCALE: 1" = 20'



**STORM LINE 1 PROFILE VIEW**  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=4'

PATH:\P\_V22249\_PROPOSED\_MAYBERRY\_FLING\_NO. 4\_CURRENT\_TRACT\_A\_MAYBERRY\_FLING\_NO. 3\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION\_DOCUMENTS\MC22249 - STORM P&P - CD.DWG, PLOT DATE: 1/26/2024 8:41:51 AM BY: LNN, CORDAY





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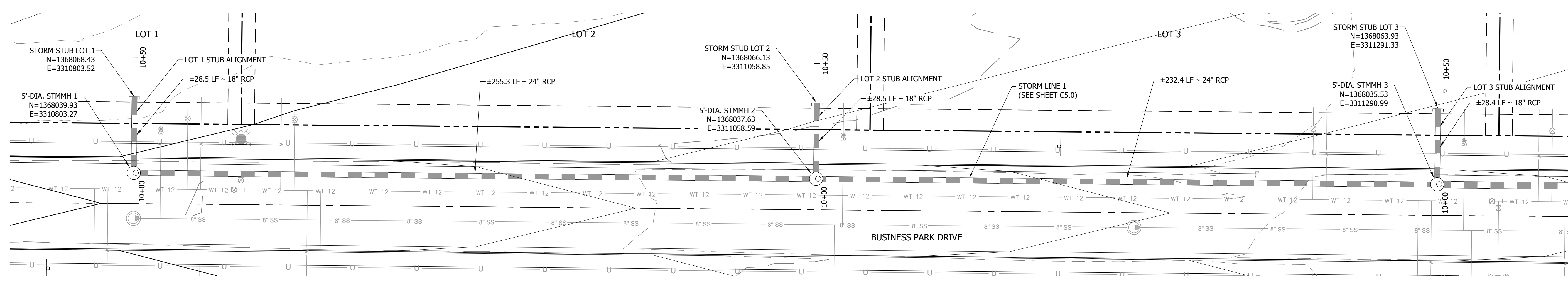
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EL PASO COUNTY  
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
3296 DEVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

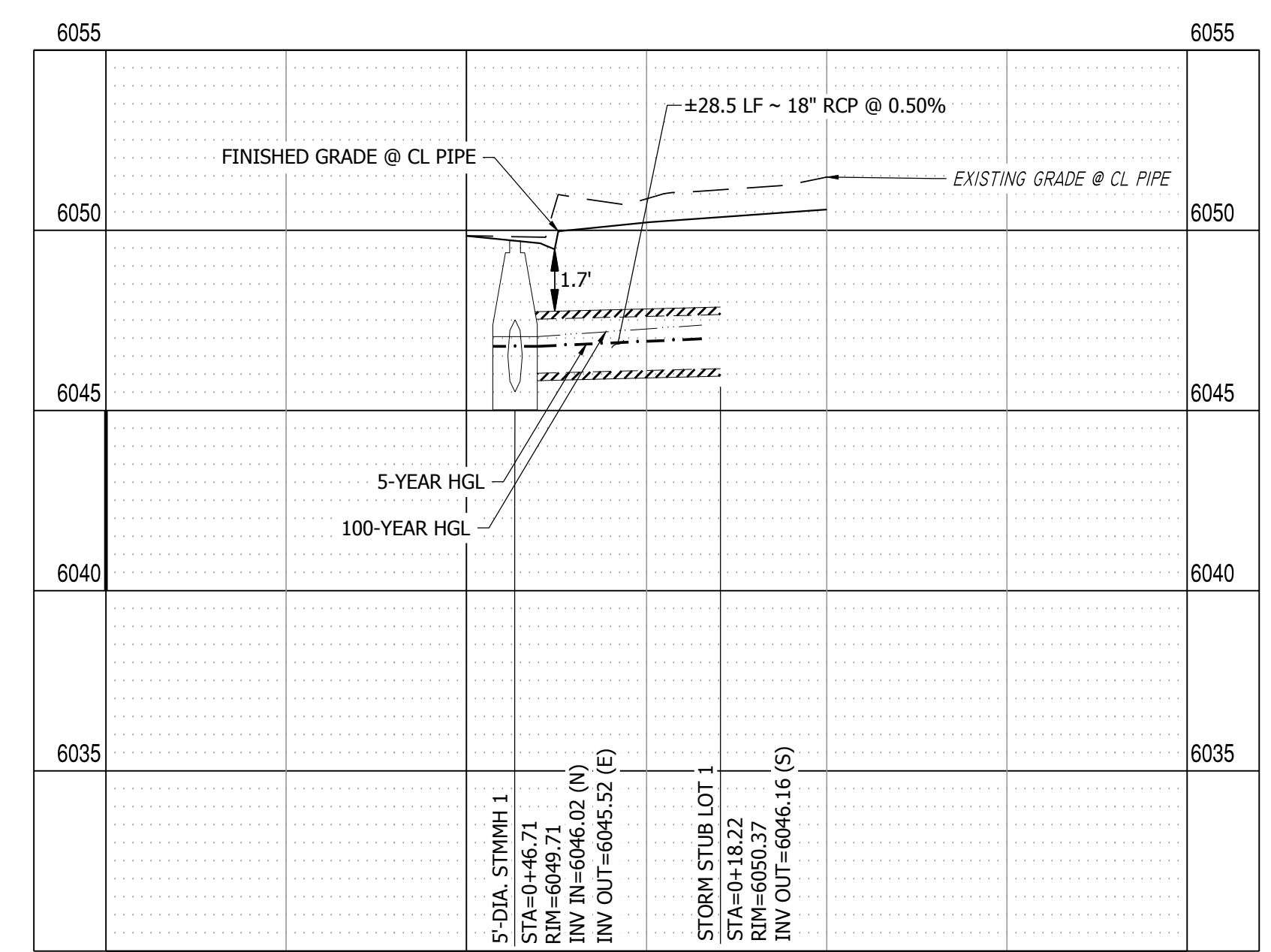
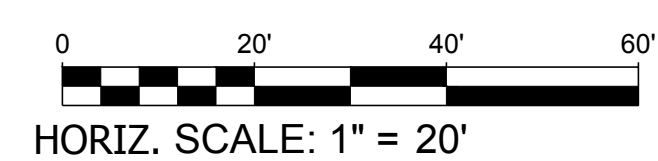
CONSTRUCTION DOCUMENTS  
JOB NO. MC22249  
ORG. SUBM. DATE 04/05/2023  
DWN: GWH CHKD: CJD  
NAME

LOT 1-3 STORM  
STUBS

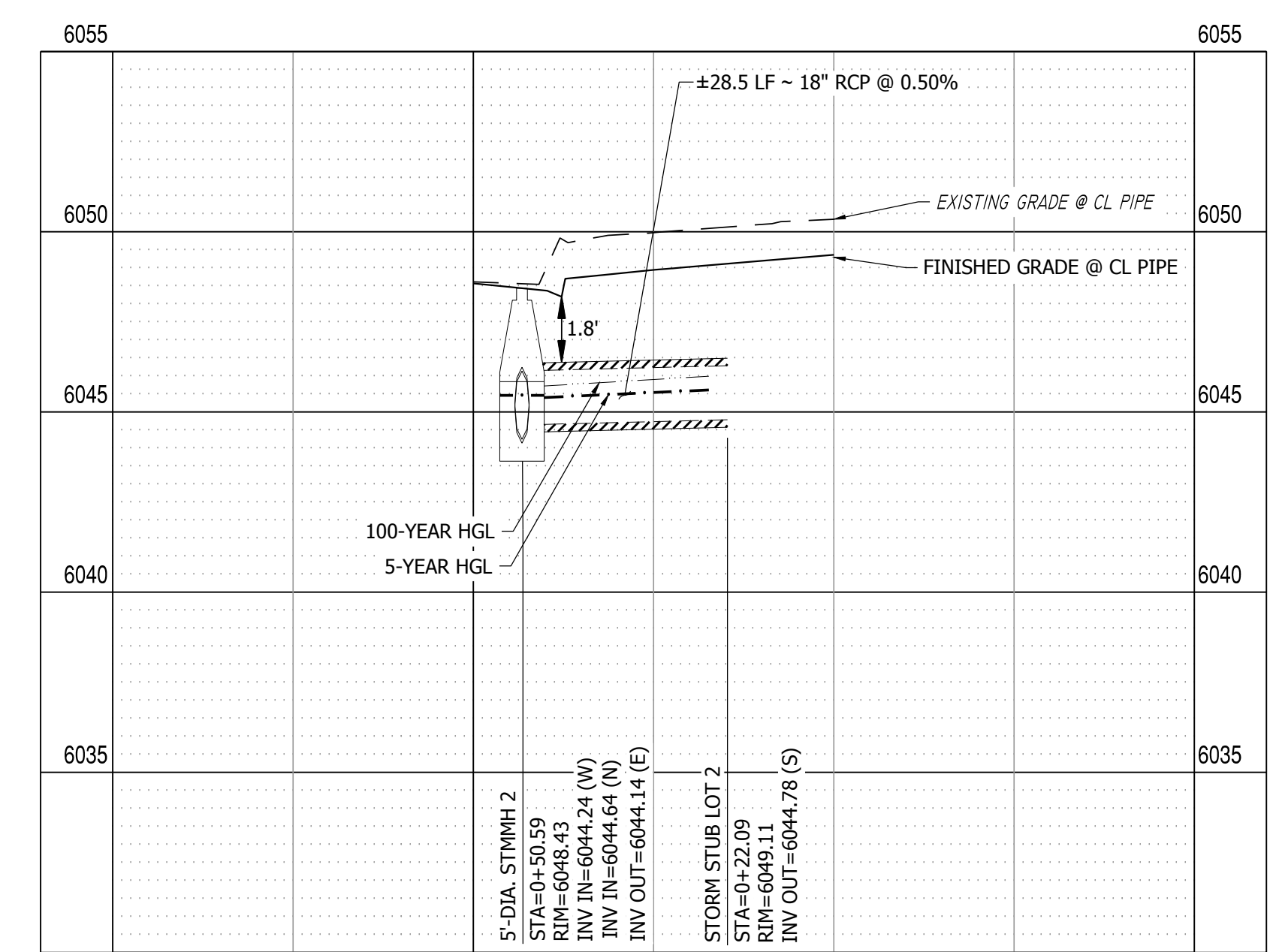
NO.  
**C5.2**



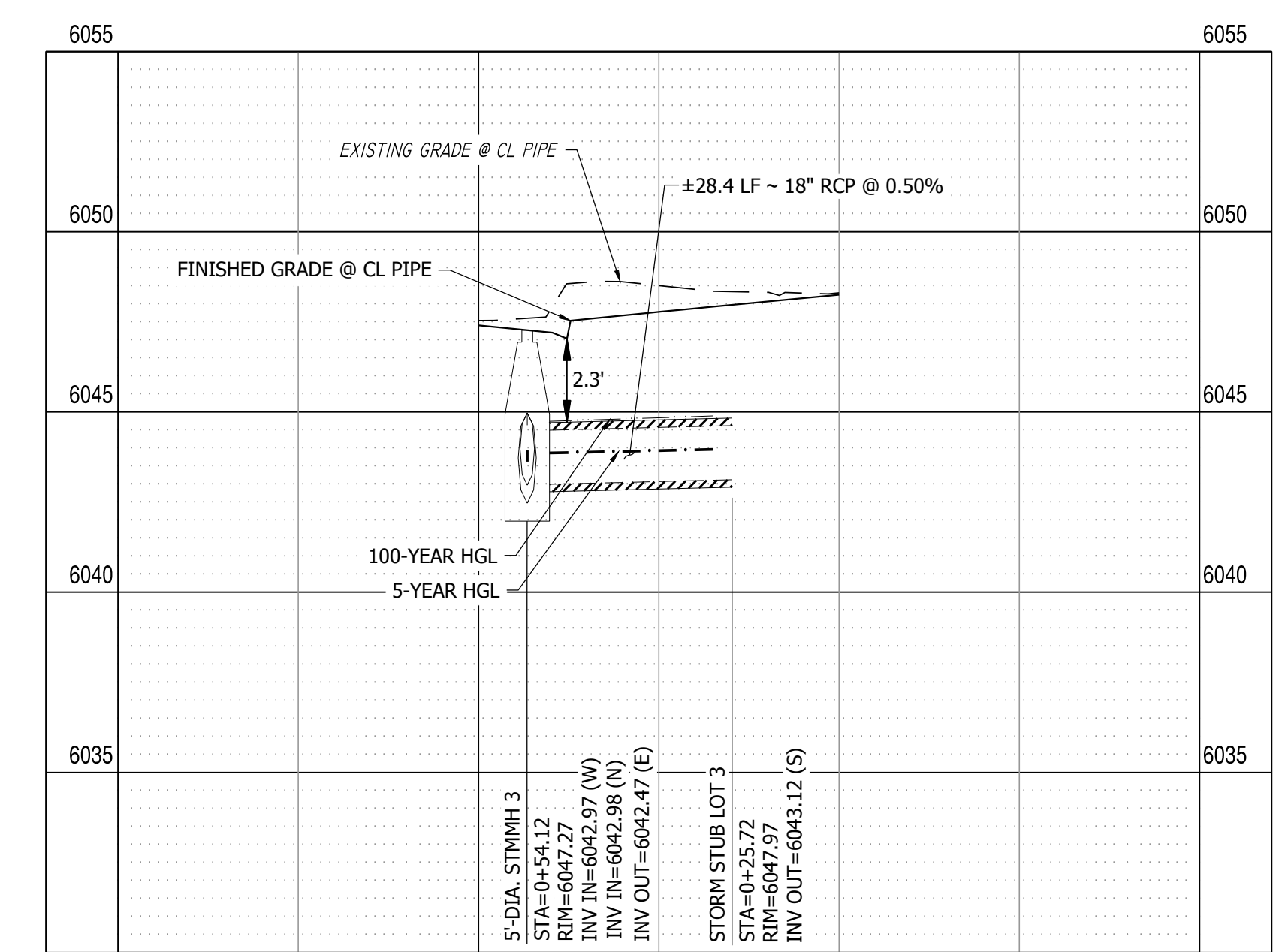
**STORM MAIN LINE 1 PLAN VIEW (WITH STUBS) 10+00.00 TO 15+50.00**  
SCALE: 1" = 20'



**LOT 1 STUB PROFILE VIEW**  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=4'



**LOT 2 STUB PROFILE VIEW**  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=4'



**LOT 3 STUB PROFILE VIEW**  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=4'

PATH: P:\MC22249\PROPOSED MAYBERRY FILING NO. 4 (CURRENT) TRACT A, MAYBERRY FILING NO. 3D (ENGINEERING) DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\MC22249 - STORM P&P - CD.DWG, PLOT DATE: 1/26/2024 8:43:10 AM BY: LINA CORADAY



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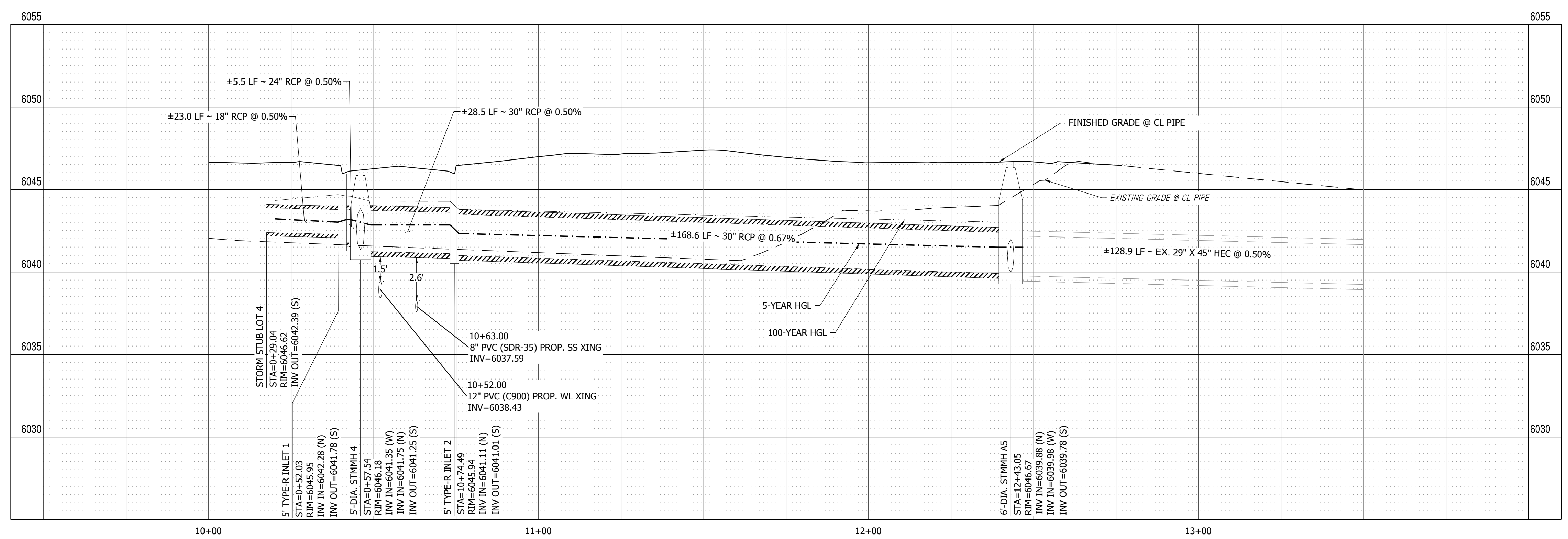
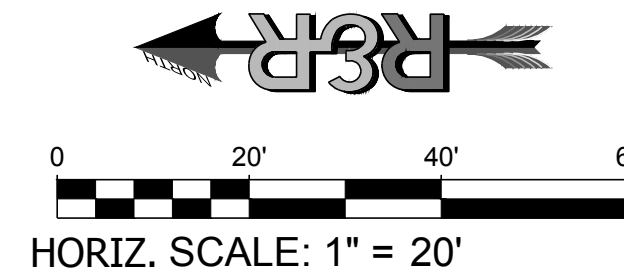
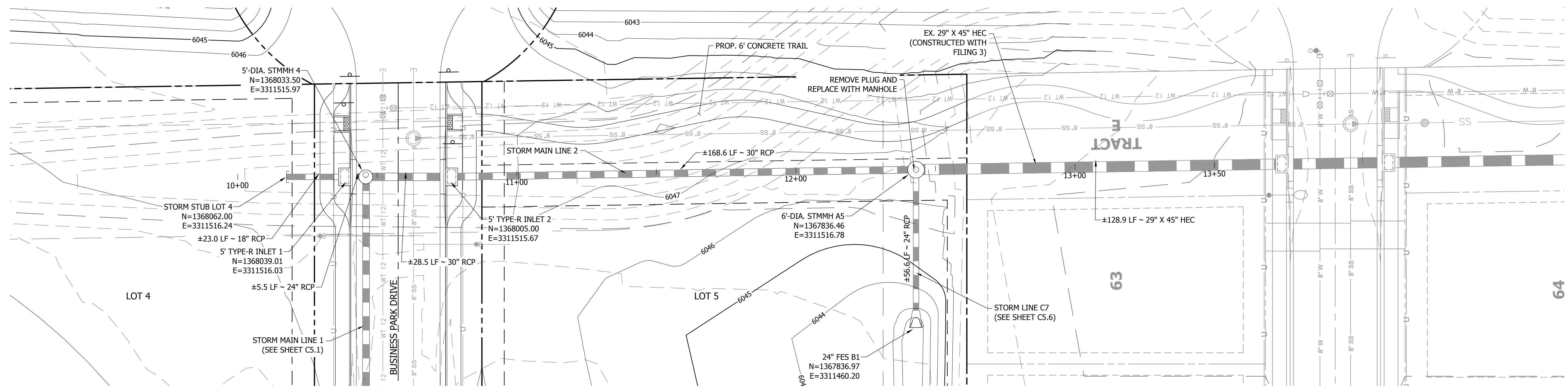
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 SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
 EL PASO COUNTY  
 PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
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 COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS  
 JOB NO. MC22249  
 ORG. SUBM. DATE 04/05/2023  
 DWN: GWH CHKD: CJD  
 NAME

LOT 4 STUB & STORM LINE 2

NO. C5.3



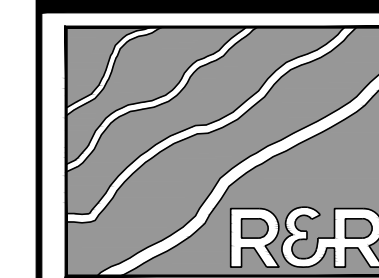
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PATH: P:\MC2249 PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3) ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\MC2249 - STORM P&P - CD.DWG, PLOT DATE: 1/26/2024 8:42:32 AM BY: LINA COSADY



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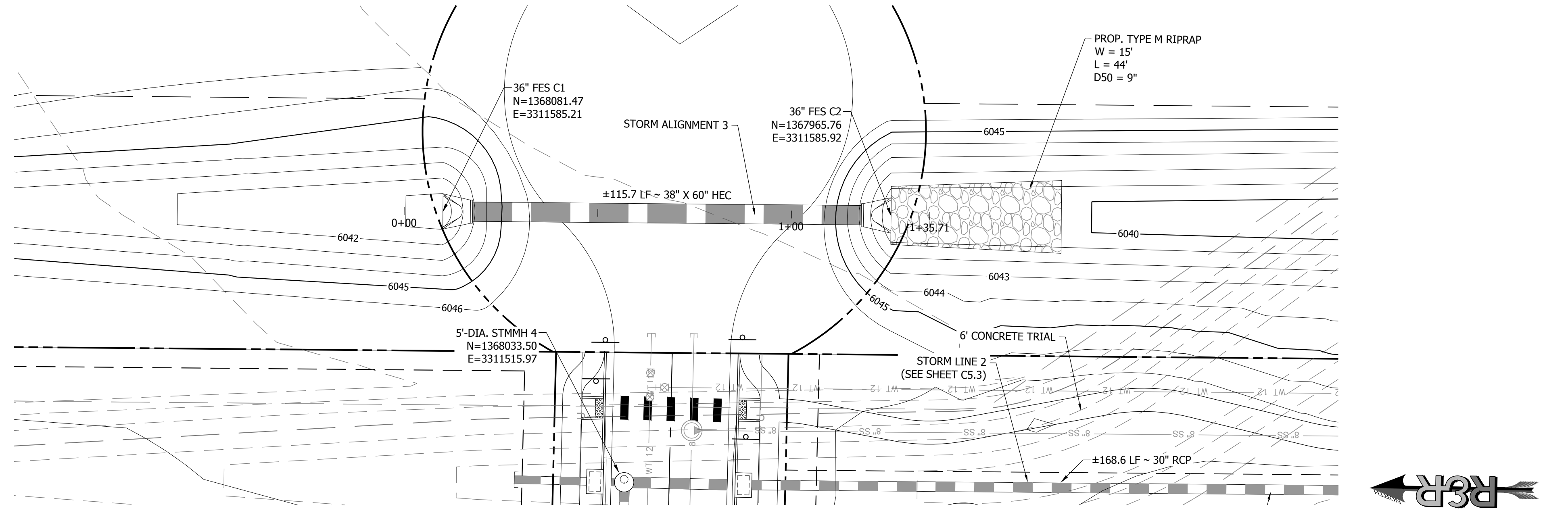
NO.	REVISION	BY	DATE



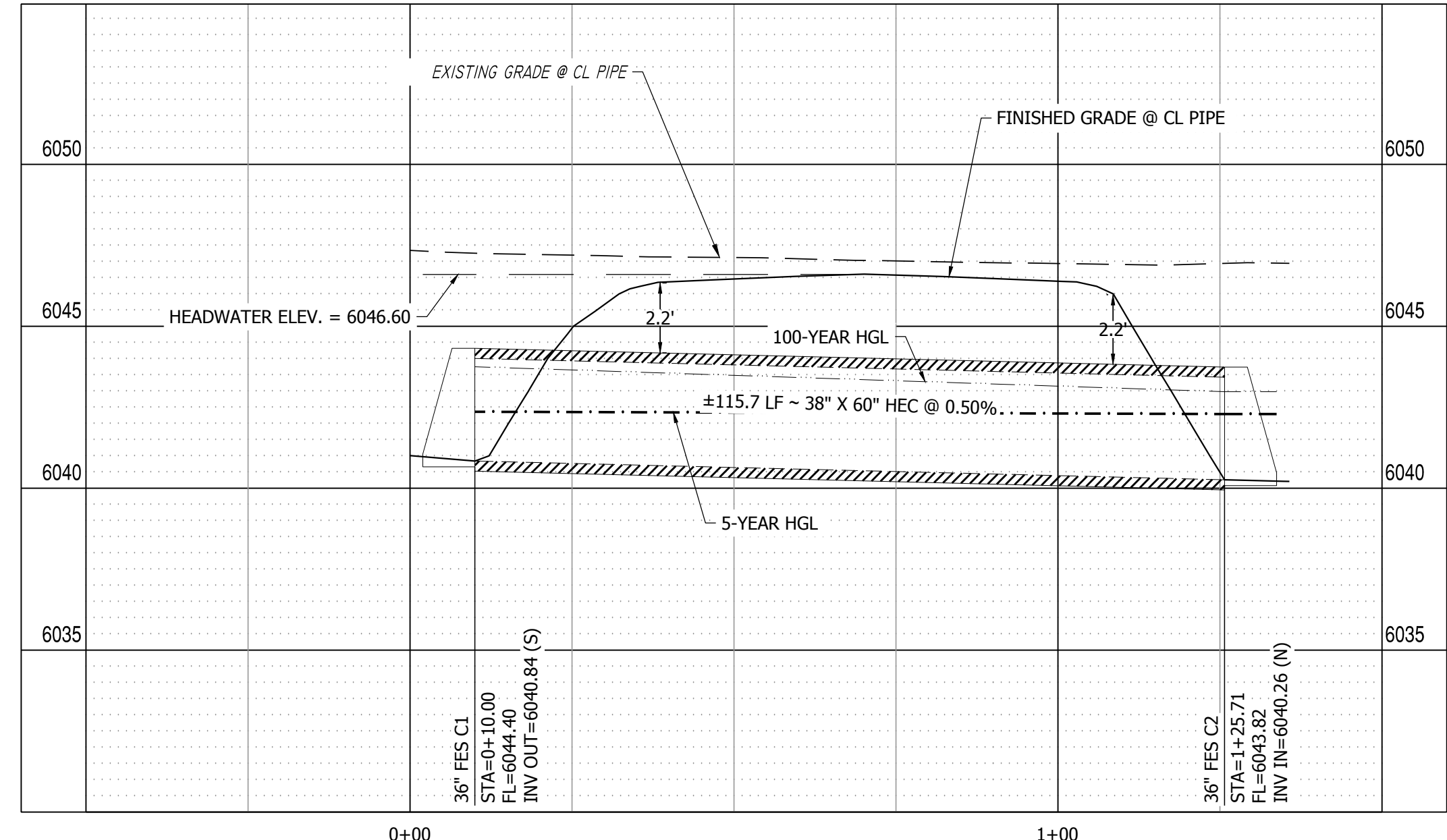
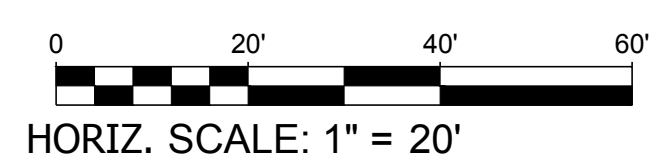
**R&R ENGINEERS-SURVEYORS, INC.**  
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DENVER, COLORADO 80204  
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**STORM LINE C PLAN VIEW 0+00.00 TO 1+35.71**  
SCALE: 1" = 20'



**STORM LINE 3 PROFILE VIEW**  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=4'

**MAYBERRY - FILING NO. 4**  
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
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PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
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CONSTRUCTION DOCUMENTS  
JOB NO. MC2249  
ORG. SUBM. DATE 04/05/2023  
DWN: GWH CHKD: CJD

**STORM LINE 3  
PLAN & PROFILE**

NO. **C5.4**







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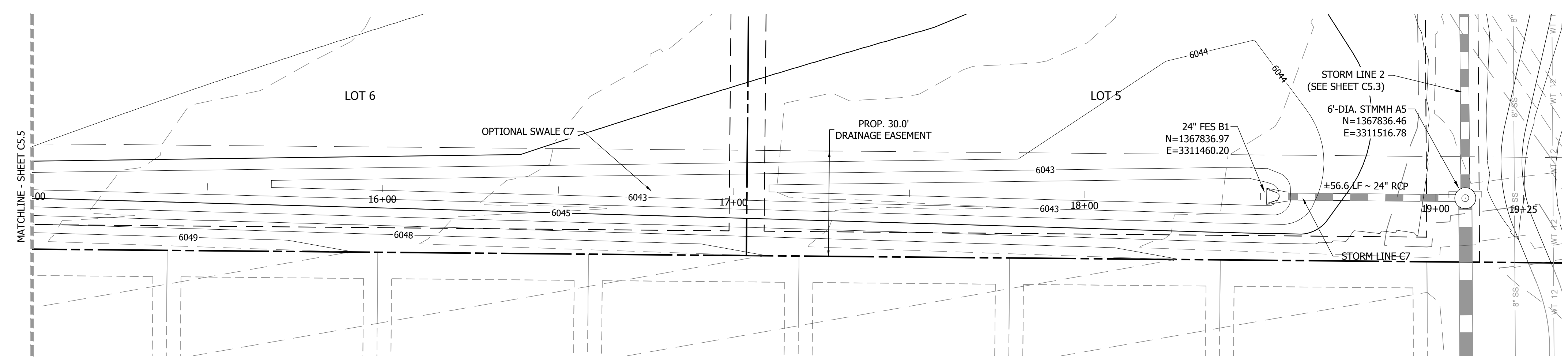
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SITE ADDRESS:  
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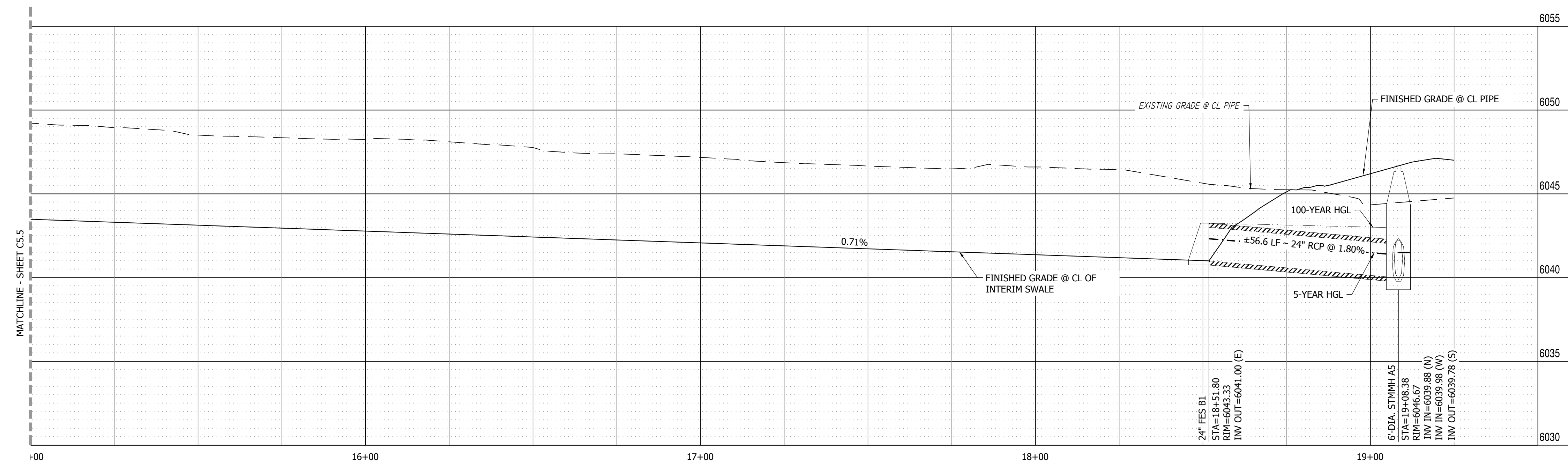
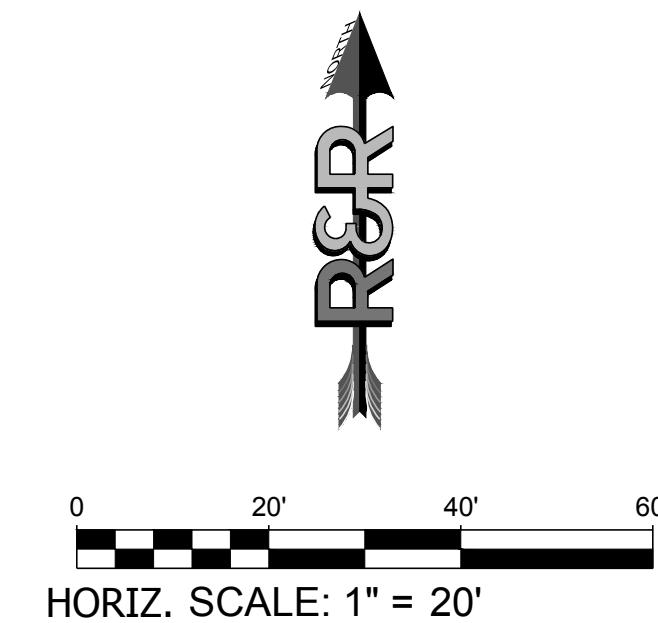
CONSTRUCTION DOCUMENTS  
JOB NO. MC22249  
ORG. SUBM. DATE 04/05/2023  
DWN: GWH CHKD: CJD  
NAME

OPTIONAL SWALE  
C7 - EAST

NO.  
**C5.6**



OPTIONAL SWALE & C7 STORM LINE PLAN VIEW (EAST) 15+25.00 TO 19+25.00  
SCALE: 1" = 20'



OPTIONAL SWALE & C7 STORM LINE PROFILE VIEW  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=4'

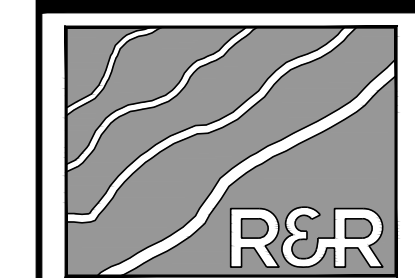
- NOTES:
- THIS IS AN OPTIONAL CONDITION WHERE SWALE C7 WILL BE PROVIDED TO COLLECT AND CONVEY STORMWATER FROM THE LOTS 5-8 TO A FLARED END SECTION.
  - INDIVIDUAL PROPERTY OWNERS WILL HAVE THE OPTION TO KEEP THE OPEN CHANNEL FOR THEIR STORMWATER CONVEYANCE, OR FILL IN THE SWALE AND CONSTRUCT A PIPED STORMWATER CONVEYANCE SYSTEM PER THE DESIGN ON SHEET C5.7 FOR THE TOTAL WIDTH OF THEIR INDIVIDUAL LOT.
  - SHOULD THE PIPED STORMWATER CONVEYANCE OPTION BE CHOSEN, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR FILLING IN THE SWALE THROUGH THE EXTENTS OF THEIR INDIVIDUAL LOT, AND A FLARED END SECTION SHALL BE PROVIDED ON BOTH OR THE NECESSARY SIDE OF THE LOT AS TO PROVIDE A TIE-IN LOCATION FOR THE ADJACENT, UNDEVELOPED LOT.

PATH: P:\MC22249 - PROPOSED MAYBERRY - FILING NO. 4 - CURRENT TRACT A - MAYBERRY - FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\MC22249 - STORM P&P - CD.DWG, PLOT DATE: 1/26/2024 8:43:01 AM BY: LINA CORADY



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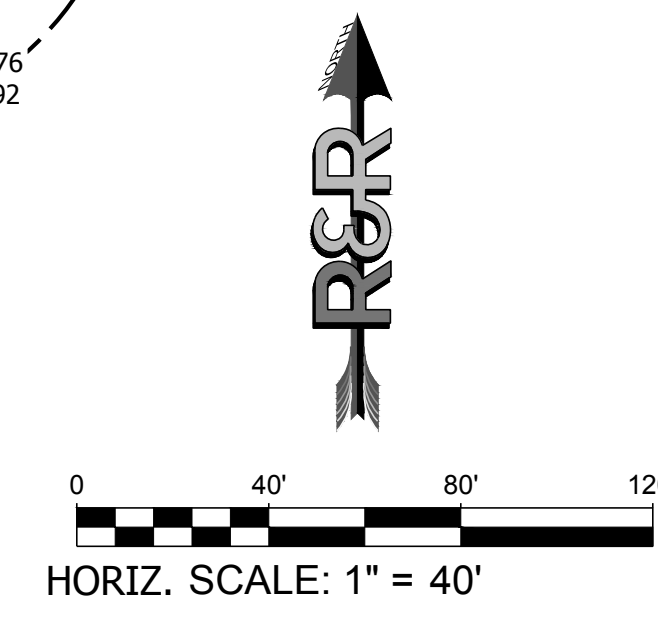
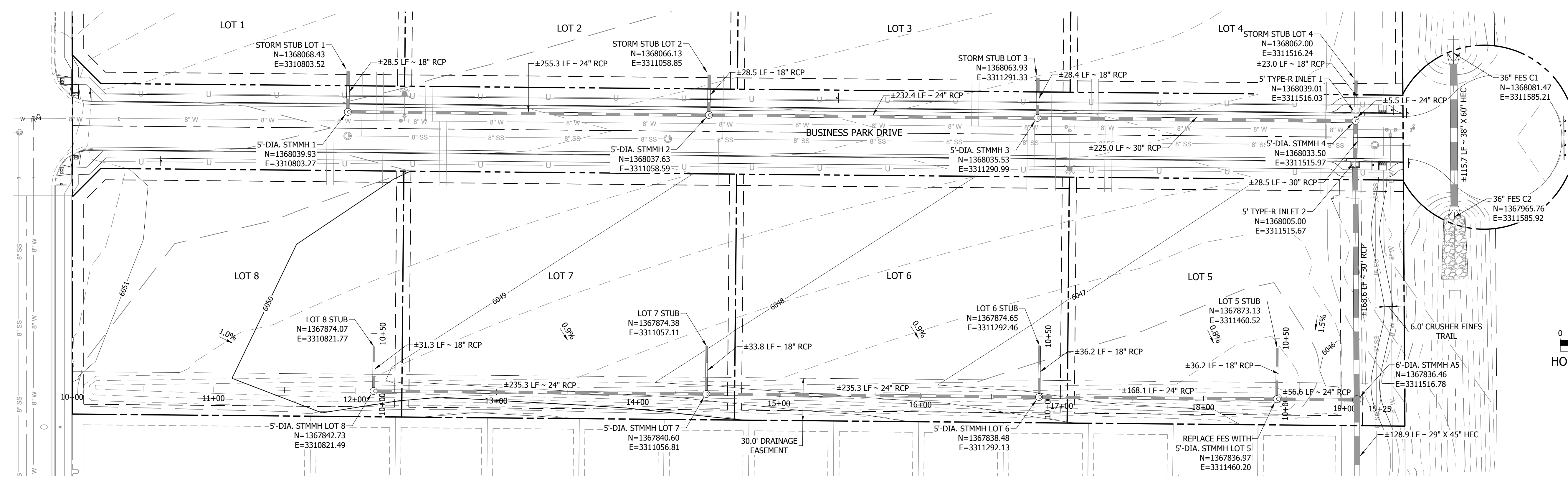
MAYBERRY - FILING NO. 4  
MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY

PREPARED FOR:  
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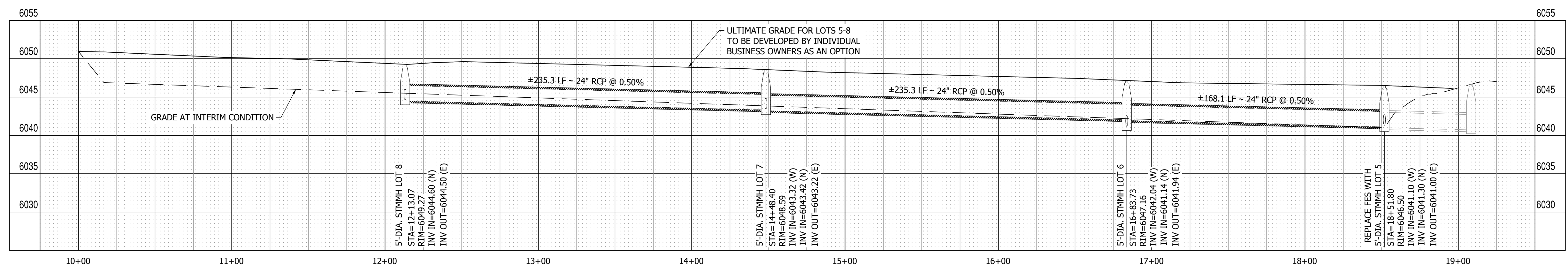
CONSTRUCTION DOCUMENTS  
JOB NO. MC22249  
ORG. SUBM. DATE 04/05/2023  
DWN: GWH CHD: CJJ  
NAME

ULTIMATE STORM DRAIN C7

NO. **C5.7**



ULTIMATE STORM DRAIN C7 PLAN VIEW  
SCALE: 1" = 40'



ULTIMATE STORM DRAIN C7 PROFILE VIEW  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=8'

**NOTE:**  
THIS PROPOSED STORM DRAIN IS OPTIONAL FOR LOTS 5 THROUGH 8 SHOULD THE FUTURE DEVELOPER FIND THE LAYOUT OF THEIR COMMERCIAL SITE BETTER SUITED WITH A PIPED STORM CONVEYANCE VERSUS AN OPEN DITCH AS SHOWN ON SHEETS C5.5 & C5.6. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR PROVIDING FLARED END SECTIONS AS NEEDED, IF ADJACENT PROPERTY OWNERS CONTINUE THE USE OF THE OPEN CHANNEL OPTION.

PATH: P:\MC22249\PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 4) ENGINEERING & DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\MC22249 - STORM P&P\ULTIMATE - CD.DWG, PLOT DATE: 1/26/2024 8:43:20 AM BY: LNN COGADY





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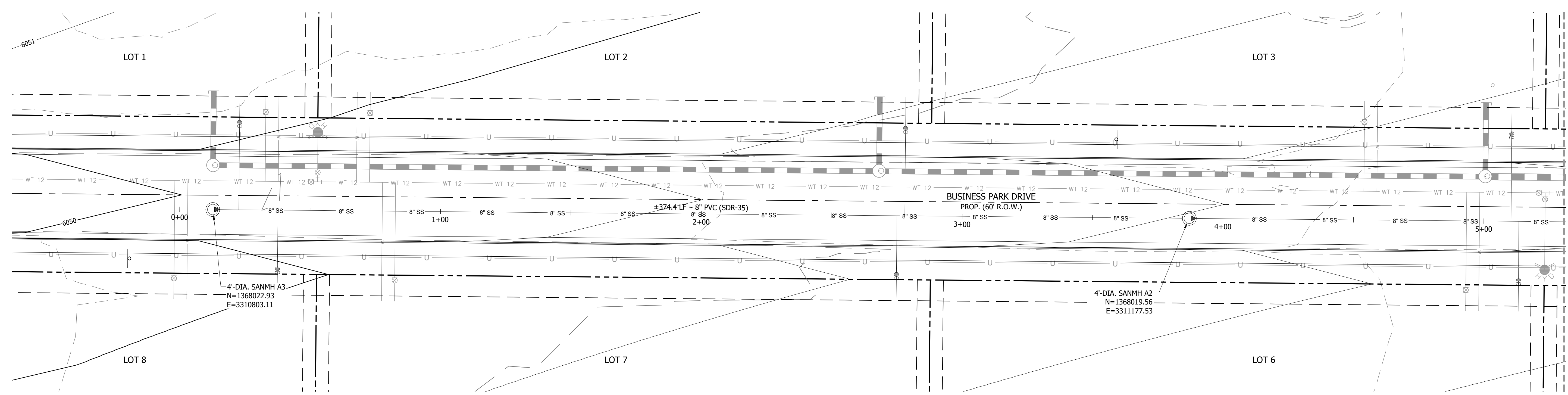
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 EL PASO COUNTY  
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SITE ADDRESS:  
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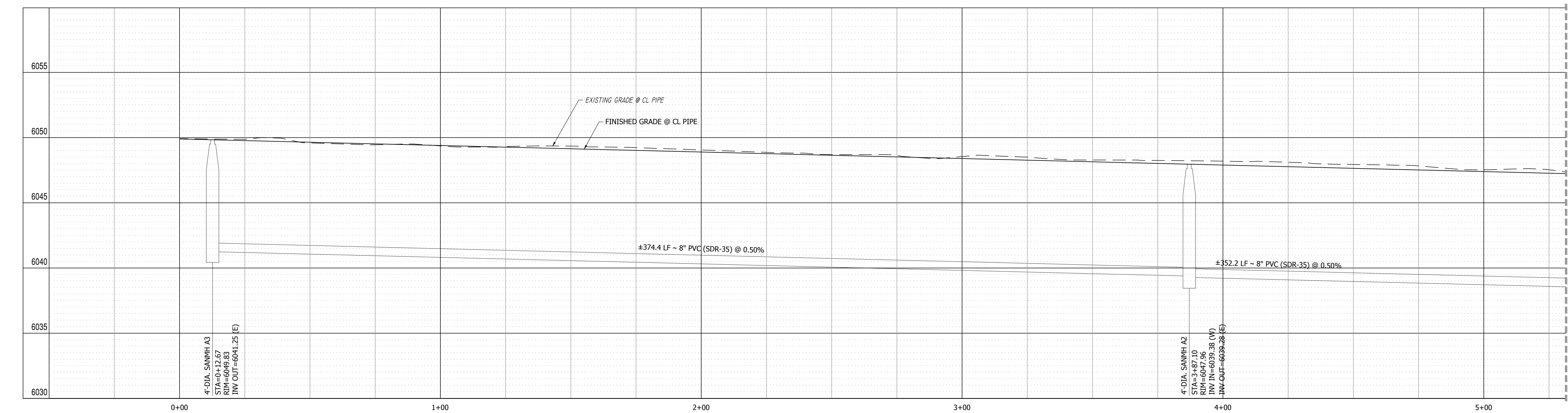
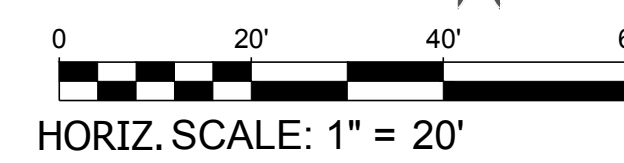
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22249
ORG. SUBM. DATE	04/05/2023
DWN:	GWJ
CHKD:	CJD
NAME	

SANITARY LINE 1  
PLAN & PROFILE -  
WEST

NO.  
**C6.0**



SANITARY LINE 1 PLAN VIEW (WEST) 0+00.00 TO 5+00.00  
SCALE: 1" = 20'



SANITARY LINE 1 PROFILE VIEW  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=4'

PATH: P:\MC22249 - PROPOSED MAYBERRY - FILING NO. 4 (CURRENT TRACT A, MAYBERRY - FILING NO. 3) ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\MC22249 - SAN 2&P - CD.DWG, PLOT DATE: 1/26/2024, 8:53:53 AM, BY: LYNN O'GRADY



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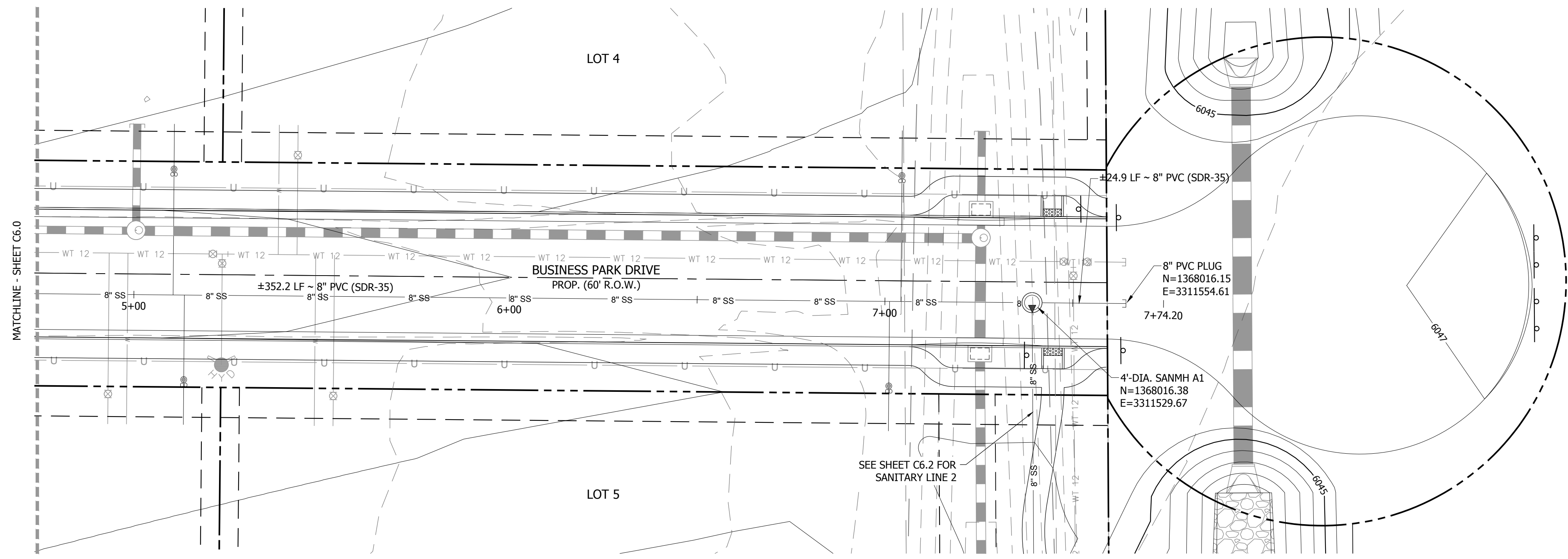
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SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
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COLORADO SPRINGS, CO 80922

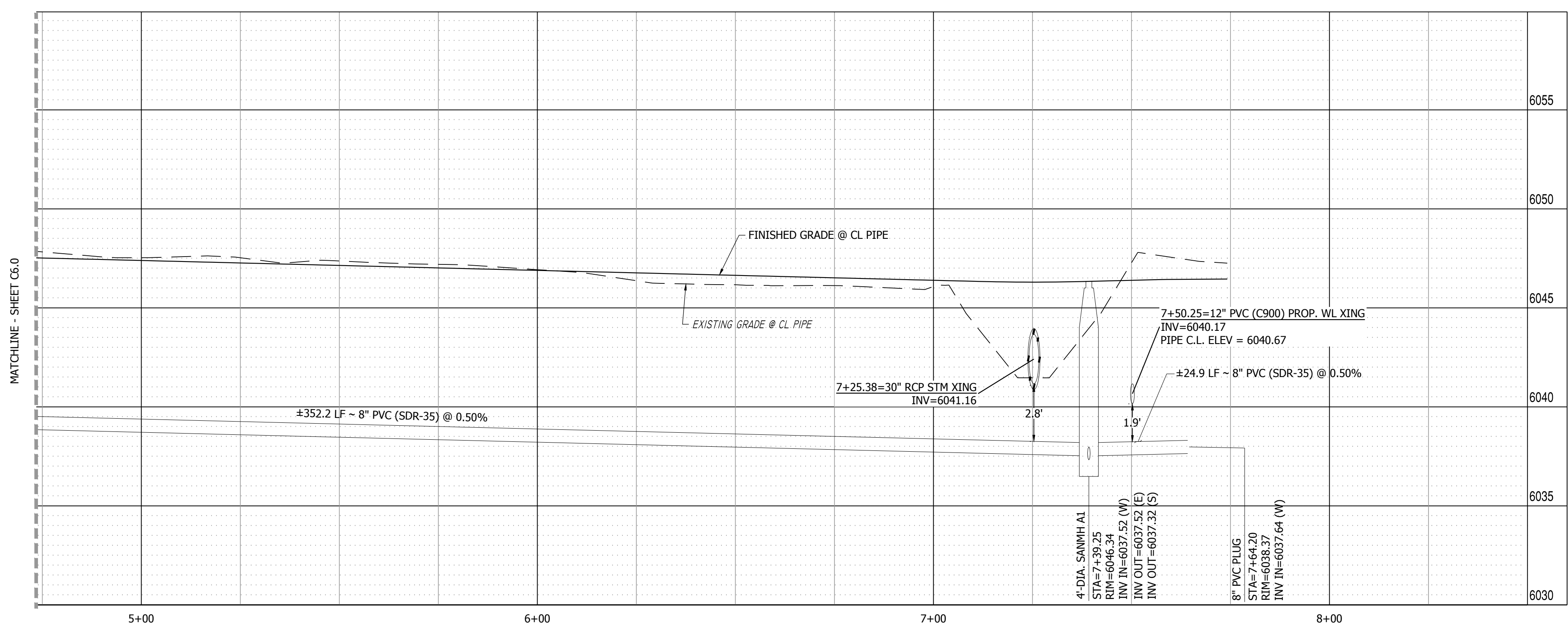
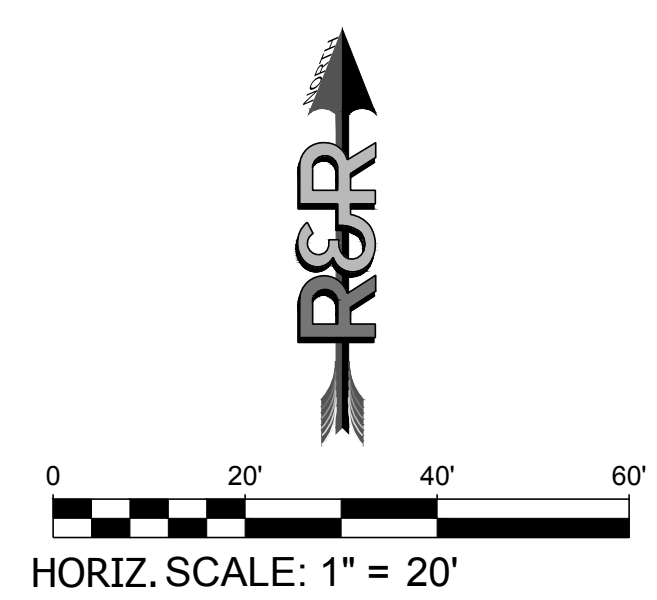
CONSTRUCTION DOCUMENTS  
JOB NO. MC22249  
ORG. SUBM. DATE 04/05/2023  
DWN: GWH CHKD: CJD  
NAME

SANITARY LINE 1  
PLAN & PROFILE -  
EAST

NO.  
**C6.1**



**SANITARY LINE 1 PLAN VIEW (EAST) 5+00.00 TO 7+74.20**  
SCALE: 1" = 20'



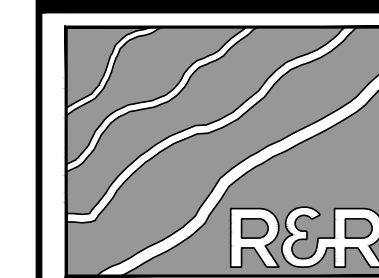
**SANITARY LINE 1 PROFILE VIEW**  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=4'

PATH:\MC22249 - PROPOSED MAYBERRY - FILING NO. 4 - CURRENT TRACT A, MAYBERRY - FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\MC22249 - SAN 2&P - CD.DWG, PLOT DATE: 1/26/2024, 8:53:49 AM, BY: LYNN O'GRADY



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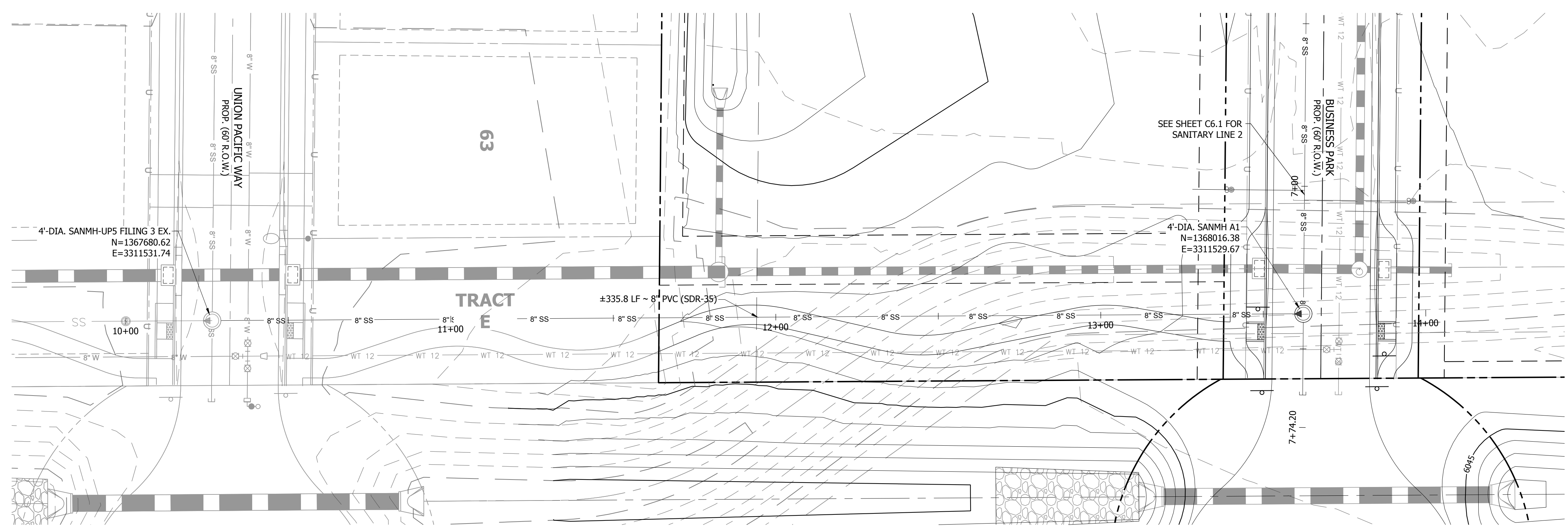
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MAYBERRY, COLORADO SPRINGS  
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MAYBERRY COMMUNITIES, LLC  
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COLORADO SPRINGS, CO 80922

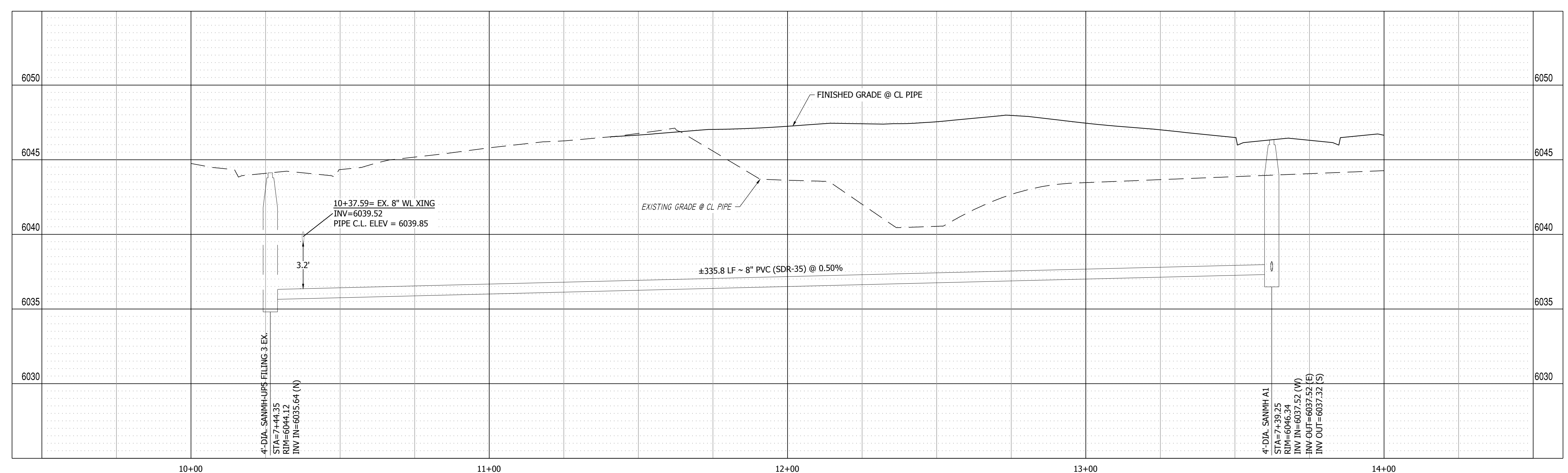
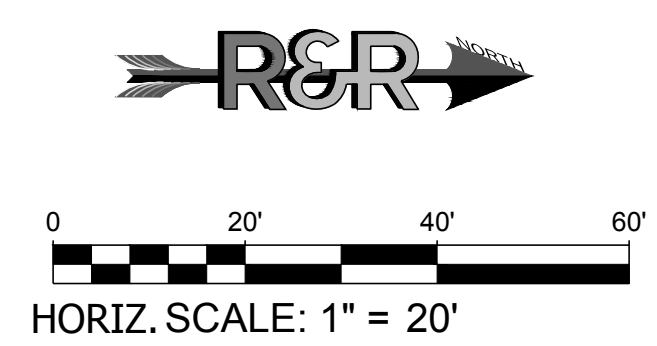
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22249
ORG. SUBM. DATE	04/05/2023
DWN:	GWJ
CHKD:	CJD
NAME	

SANITARY LINE 2  
PLAN & PROFILE

NO.  
**C6.2**



SANITARY LINE 2 PLAN VIEW  
SCALE: 1" = 20'



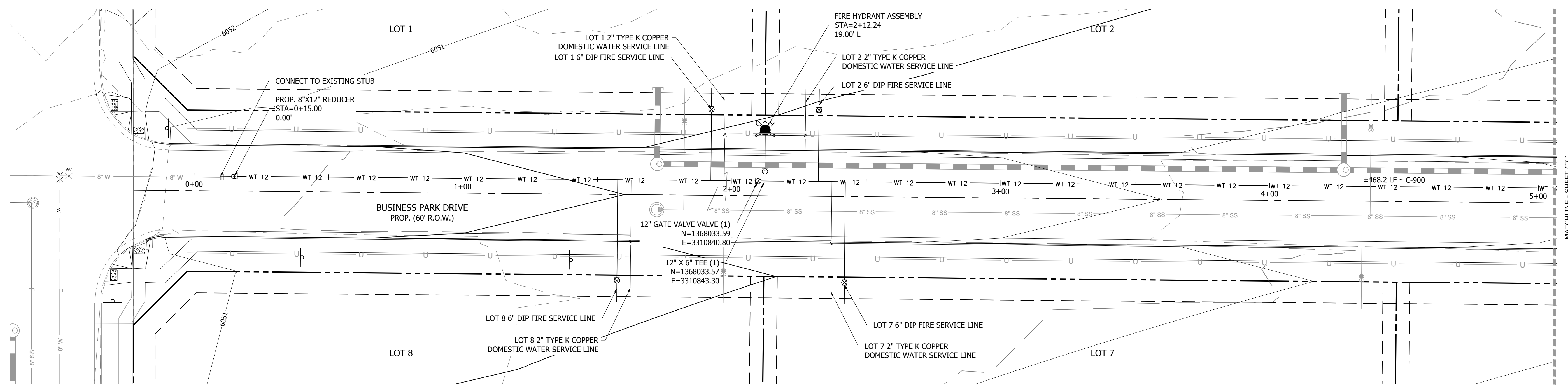
SANITARY LINE 2 PROFILE VIEW  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=4'

PATH:\P\MC22249 - PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3) ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\MC22249 - SAN 2&P - CD.DWG, PLOT DATE: 1/26/2024, 8:03:54 AM, BY: LYNN O'GRADY

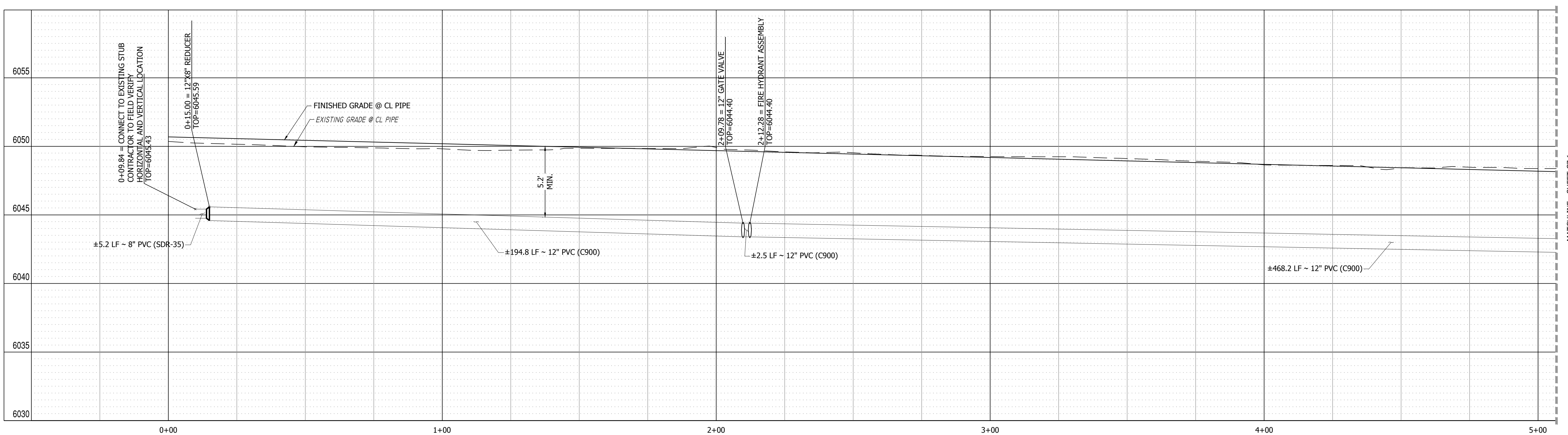
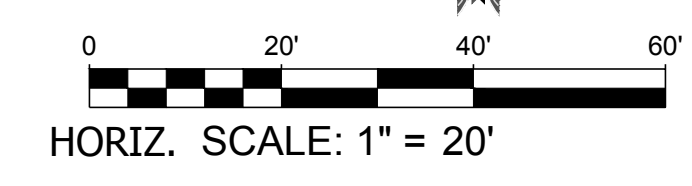




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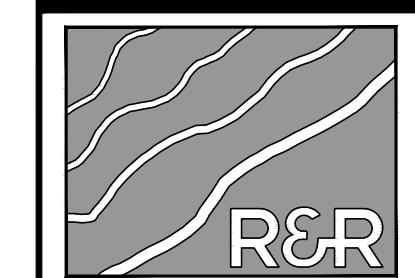
**BUSINESS PARK DRIVE WATER LINE PLAN VIEW (WEST) 0+00.00 TO 5+00.00**  
SCALE: 1" = 20'



**BUSINESS PARK DRIVE WL PROFILE VIEW**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 4'

PATH: P:\MC2249 - PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3), ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\MC2249 - WTR 2&P - CD.DWG, PLOT DATE: 1/26/2024, 8:44:13 AM, BSL\NIN O'GRADY

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**MAYBERRY - FILING NO. 4**  
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
3296 DEVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS			
JOB NO.	MC22249	DATE	04/05/2023
ORG. SUBM. DATE	04/05/2023	DWN:	GWJ
NAME	CHKD:	CJD	

**BUSINESS PARK  
WATER PLAN &  
PROFILE - WEST**

NO.  
**C7.0**



Know what's below.  
Call before you dig.

NO.	REVISION	BY	DATE



ENGINEERS  
SURVEYORS

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

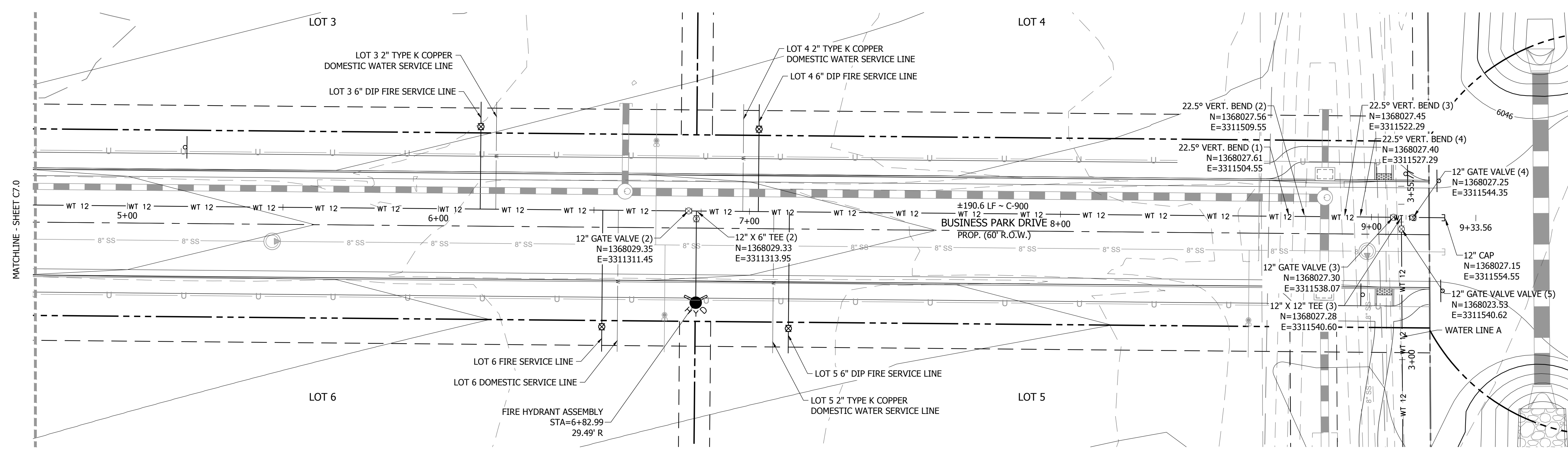
WWW.RRENINEERS.COM

**MAYBERRY - FILING NO. 4**  
MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
MAYBERRY COMMUNITIES, LLC  
3296 DEVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

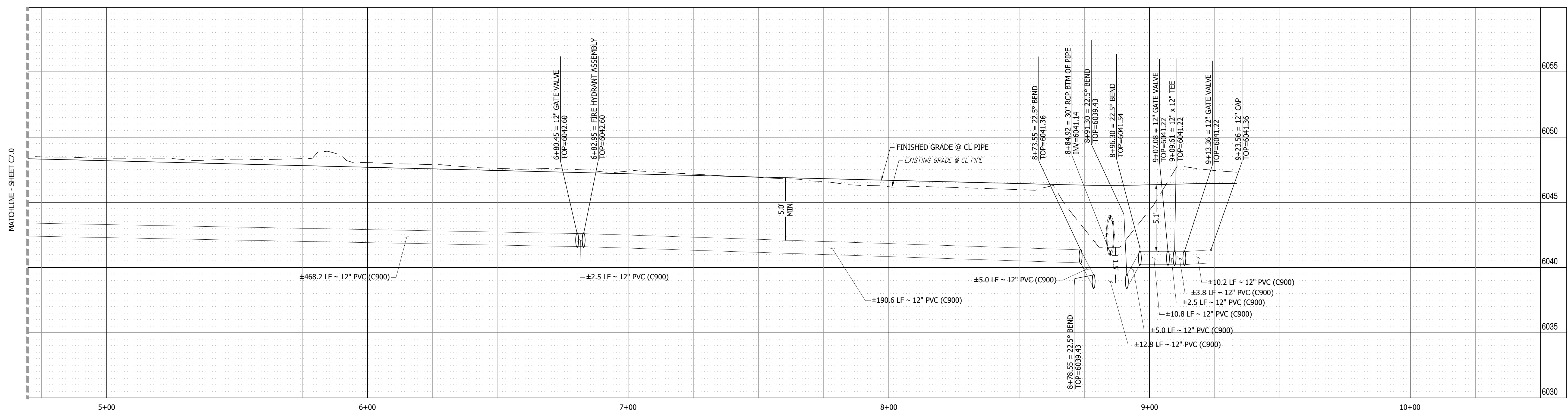
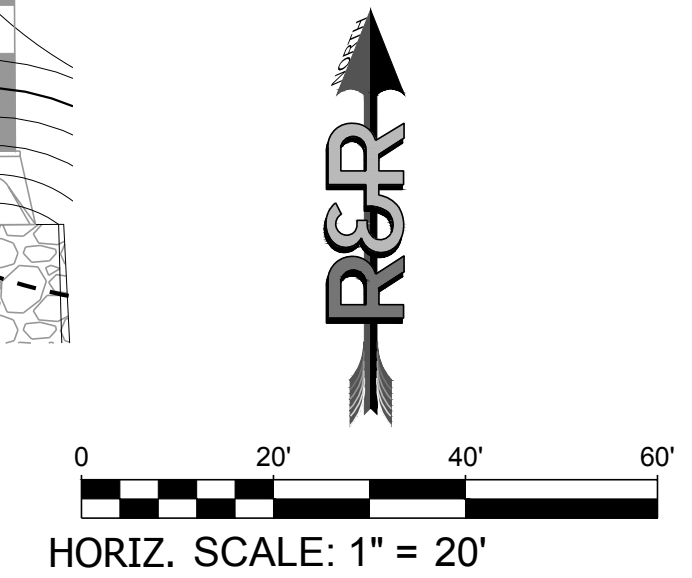
CONSTRUCTION DOCUMENTS  
JOB NO. MC22249  
ORG. SUBM. DATE 04/05/2023  
DWN: GWH CHKD: CJD  
NAME

**BUSINESS PARK WATER PLAN & PROFILE - EAST**

NO. **C7.1**



**BUSINESS PARK DRIVE WATER LINE PLAN VIEW (EAST) 5+00.00 TO 9+33.56**  
SCALE: 1" = 20'



**BUSINESS PARK DRIVE WL PROFILE VIEW**  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=4'

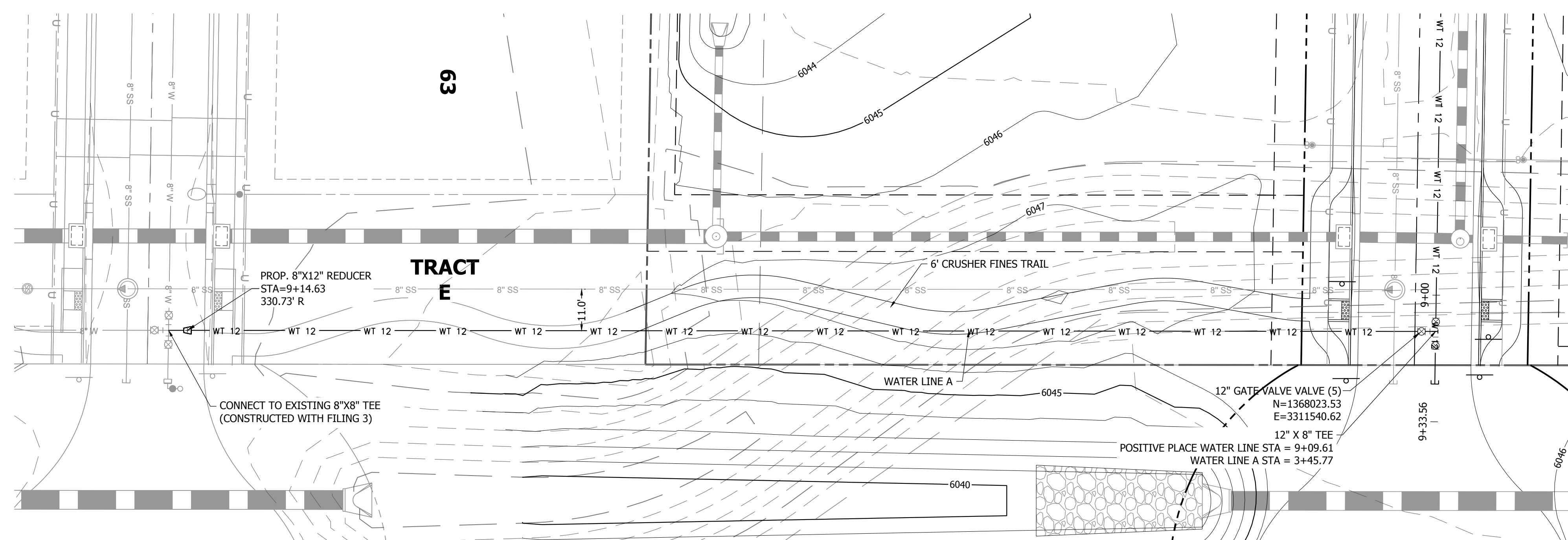
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MATCHLINE - SHEET C7.0

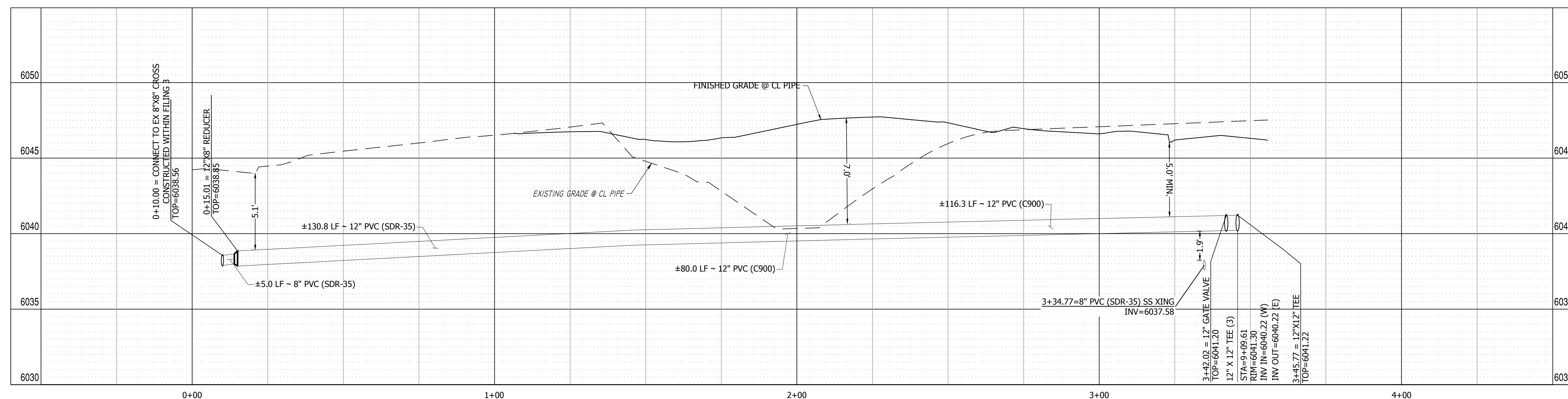
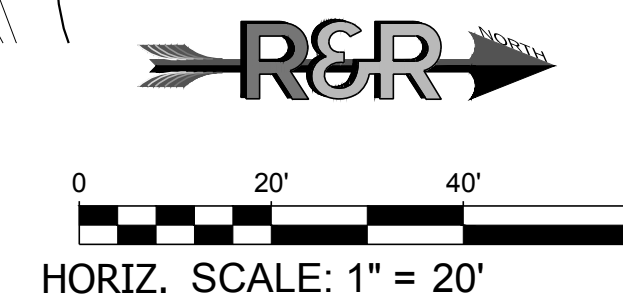
MATCHLINE - SHEET C7.0



Know what's below.  
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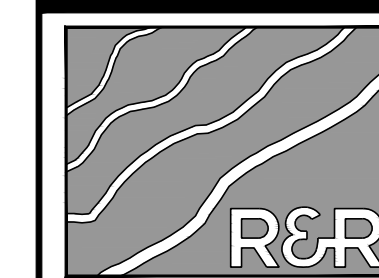
**WATER LINE A PLAN VIEW 0+00.00 TO 3+55.77**  
SCALE: 1" = 20'



**WATER LINE A PROFILE VIEW**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 4'

PATH:\P\MC22249 - PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3) ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\MC22249 - WTR 2&P - CD.DWG, PLOT DATE: 1/26/2024, 8:44:23 AM, BY: LYNN O'GRADY

NO.	REVISION	BY	DATE



ENGINEERS  
SURVEYORS

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

WWW.RRENINEERS.COM

**MAYBERRY - FILING NO. 4**  
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
3296 DEVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS	
JOB NO.	MC22249
ORG. SUBM. DATE	04/05/2023
DWN:	GWJ
CHKD:	CJD
NAME	

**WATER LINE A  
PLAN & PROFILE**

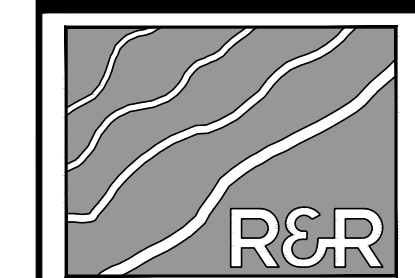
NO.  
**C7.2**







NO.	REVISION	BY	DATE



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

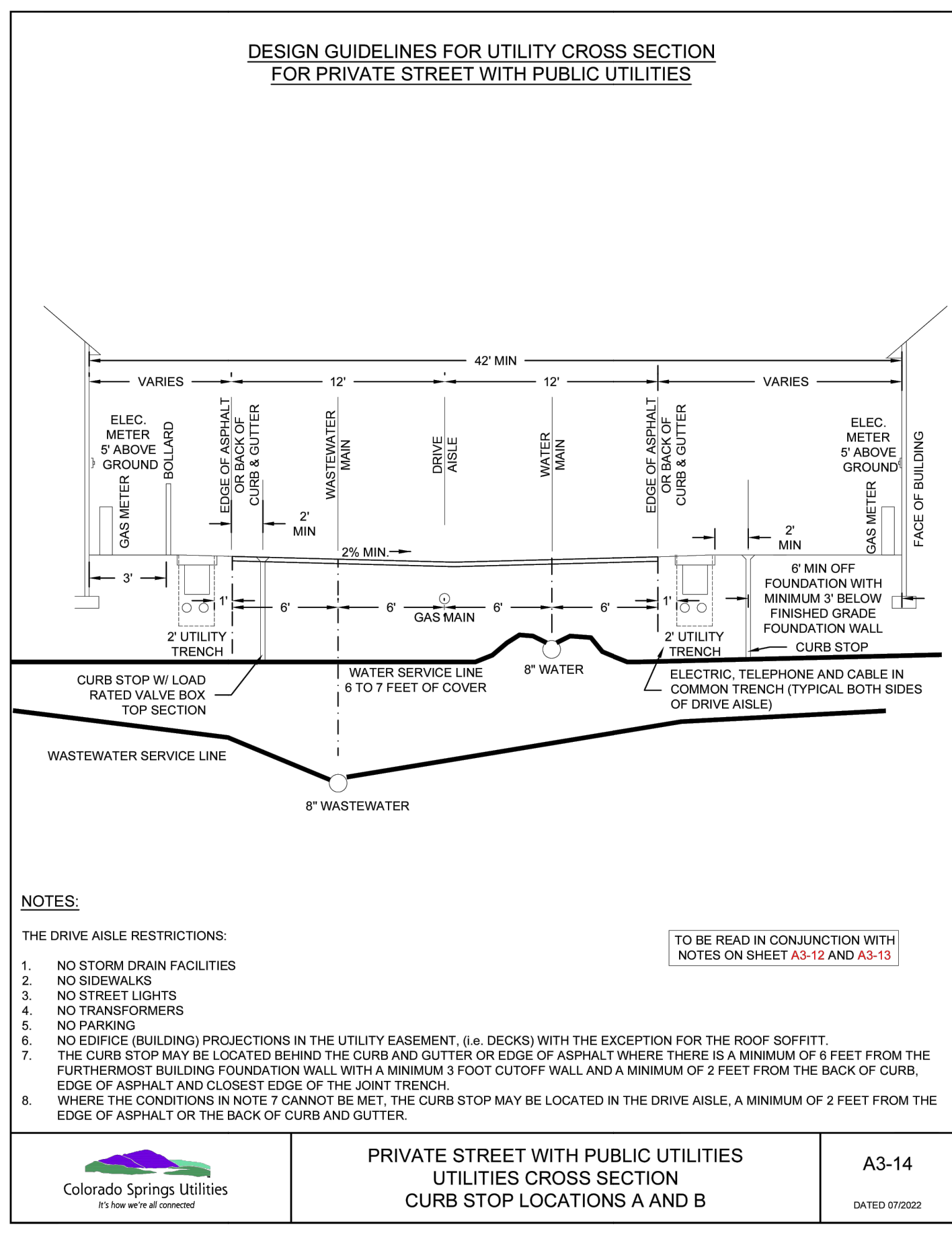
WWW.RRENGINEERS.COM

**MAYBERRY - FILING NO. 4**  
MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
MAYBERRY COMMUNITIES, LLC  
3296 DEVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

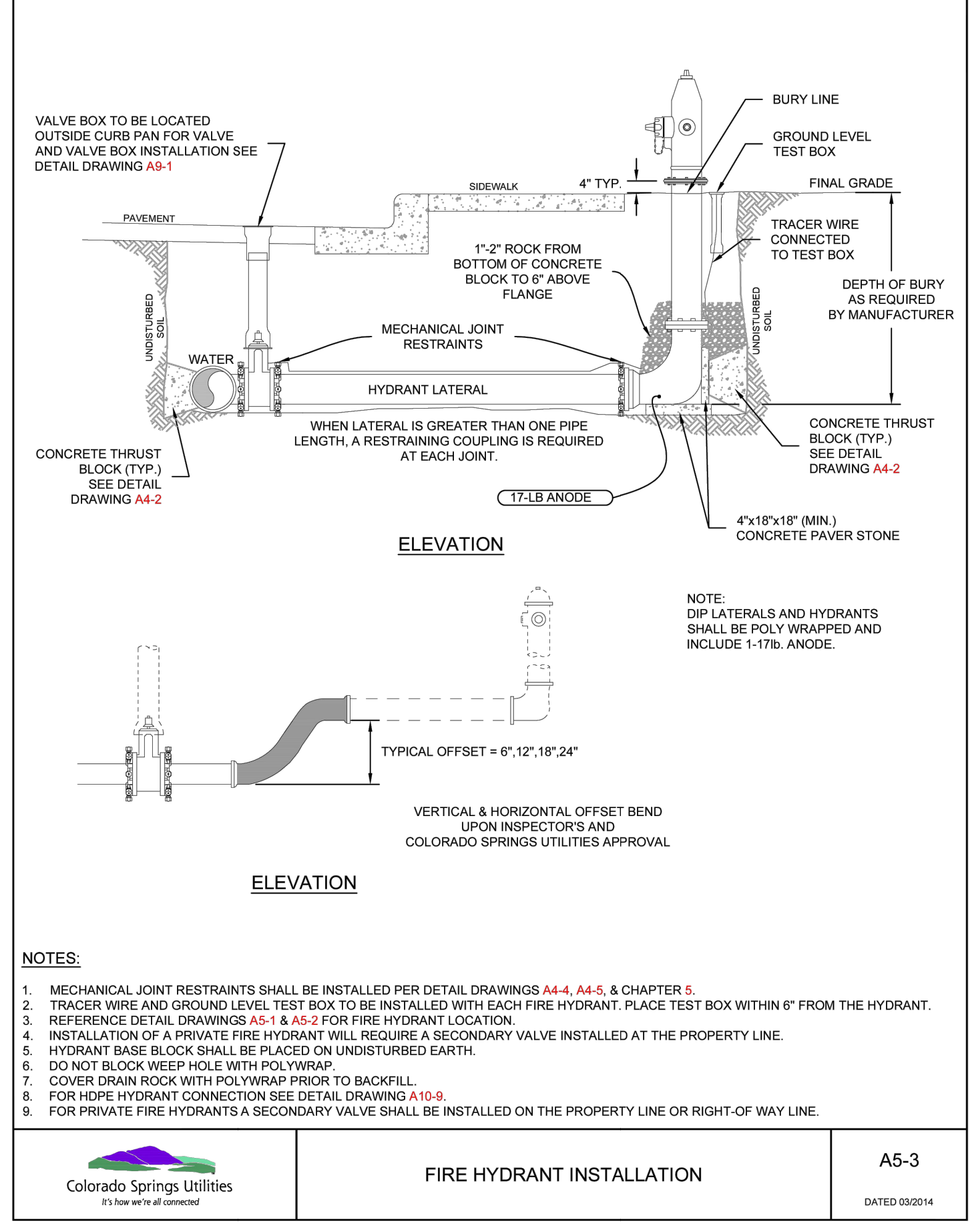
CONSTRUCTION DOCUMENTS  
JOB NO. MC22249  
ORG. SUBM. DATE 04/05/2023  
DWN: GWH CHKD: CJD  
NAME

UTILITY DETAILS

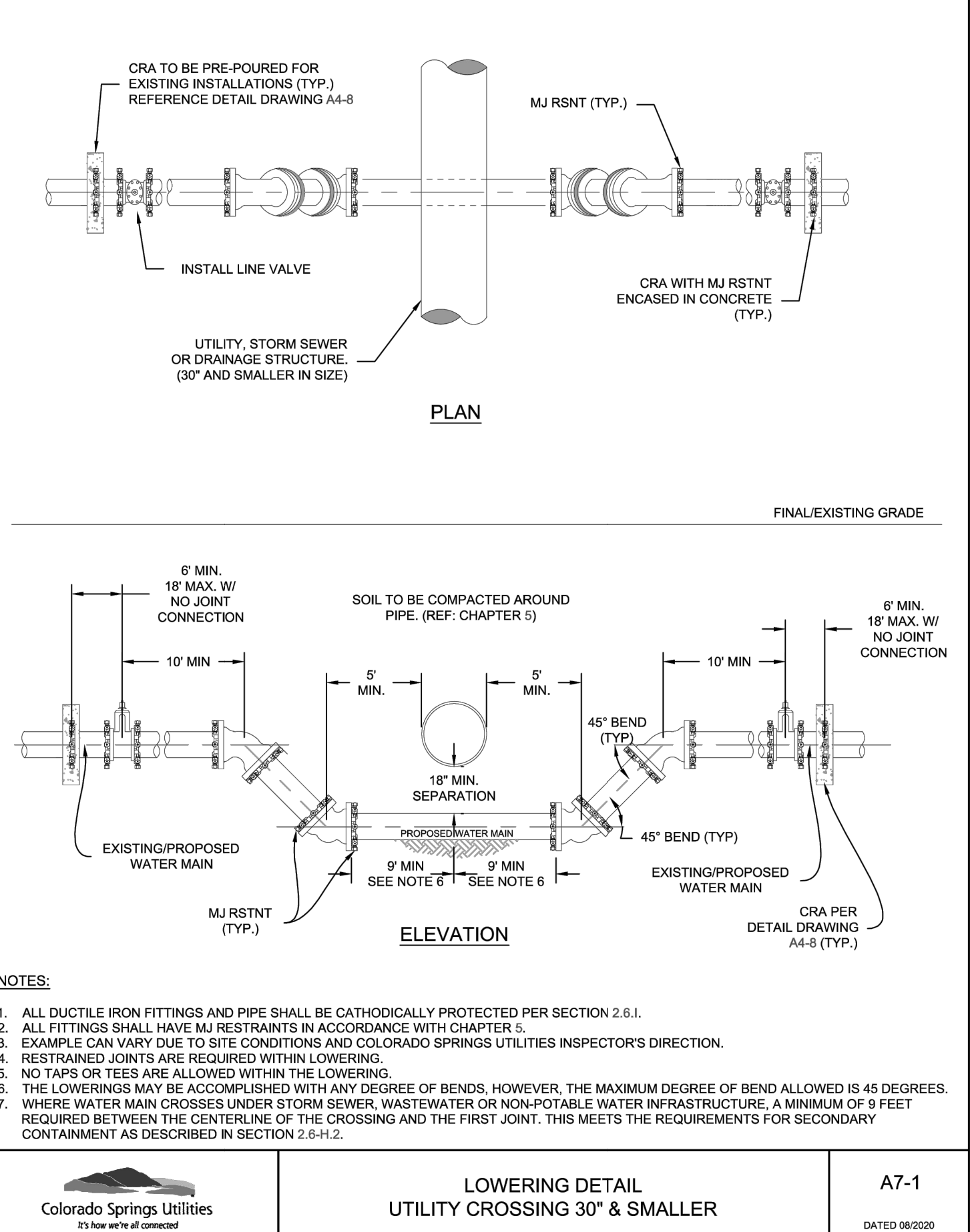
NO. **C9.1**



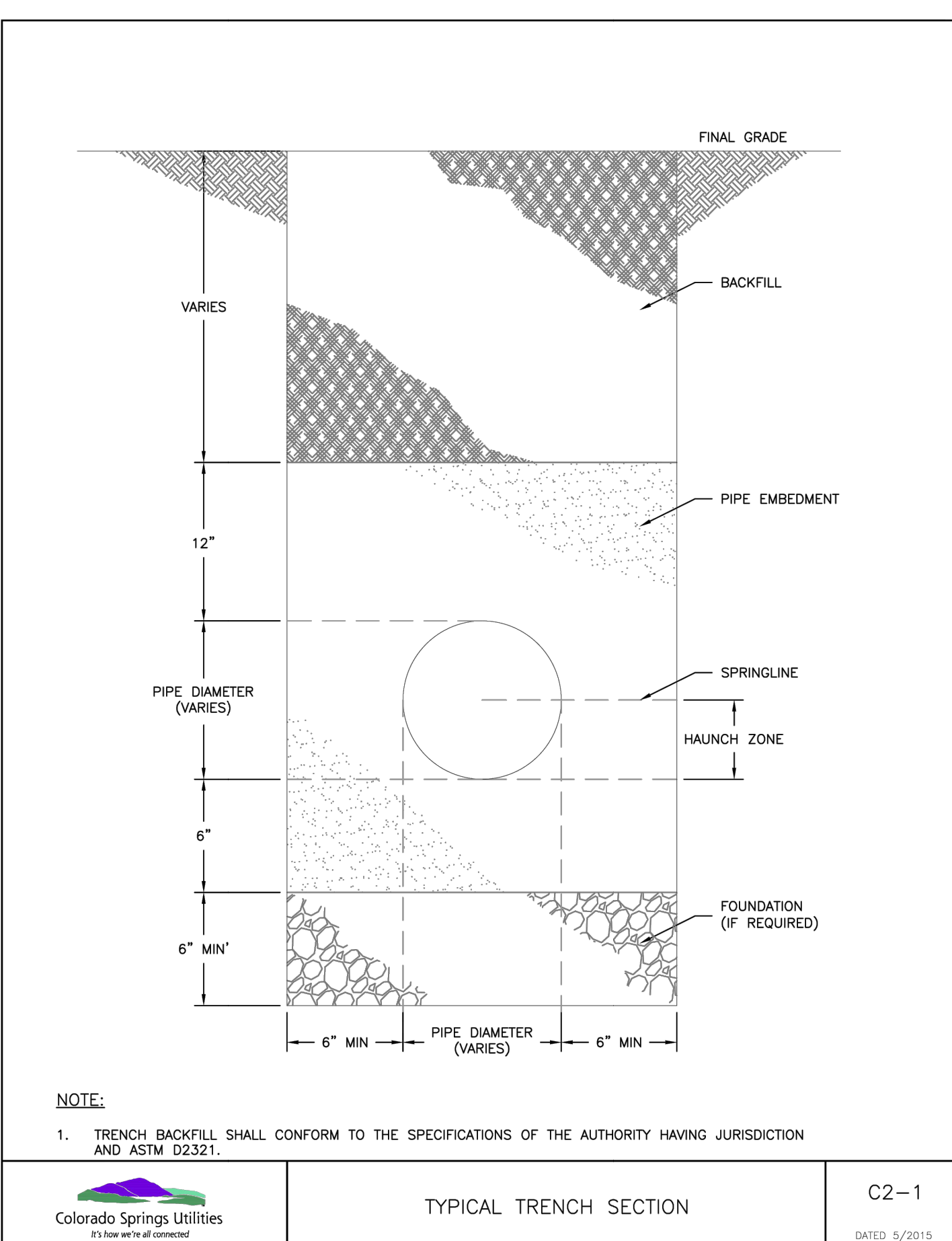
Colorado Springs Utilities  
PRIVATE STREET WITH PUBLIC UTILITIES  
UTILITIES CROSS SECTION  
CURB STOP LOCATIONS A AND B  
A3-14  
DATED 07/2022



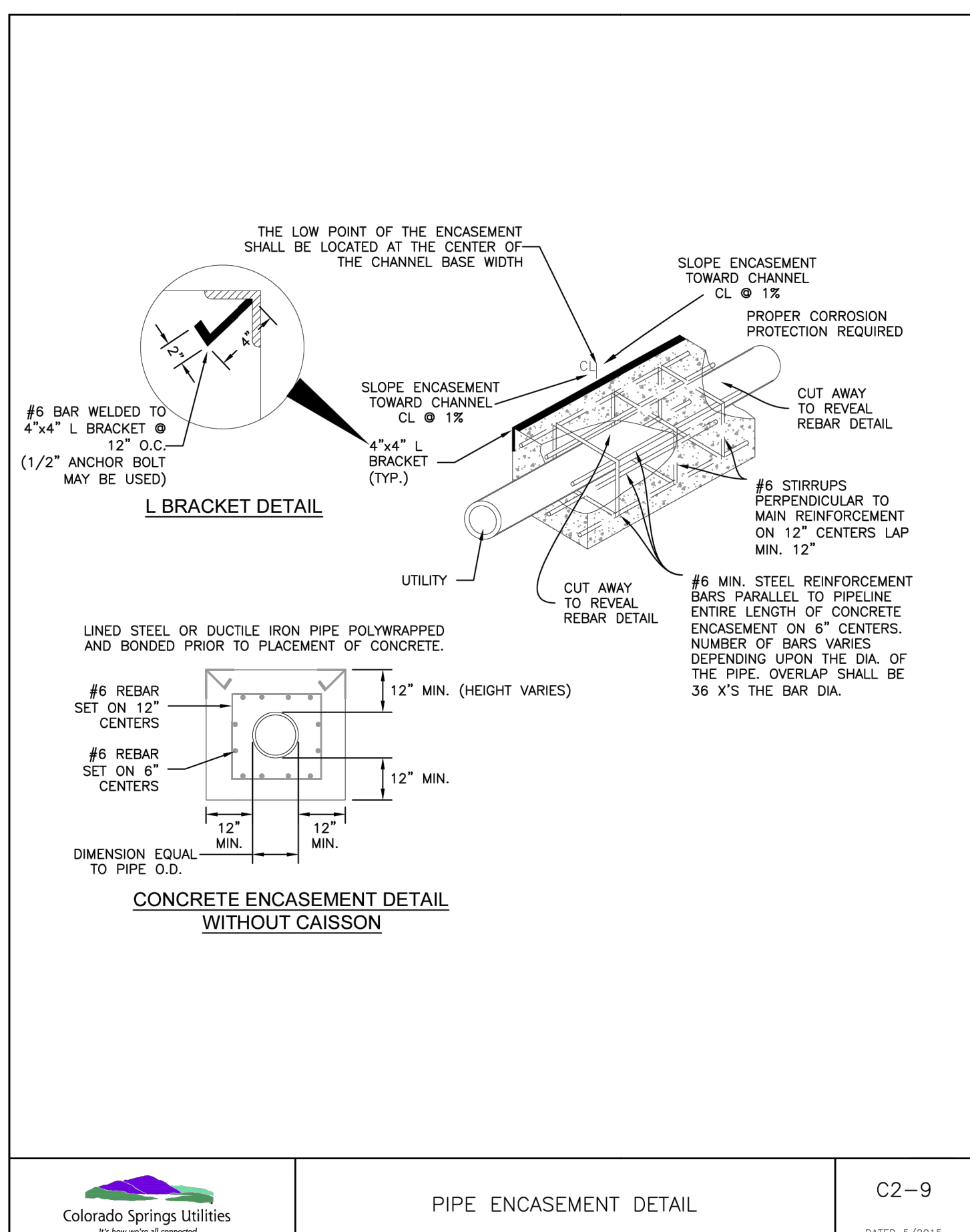
Colorado Springs Utilities  
FIRE HYDRANT INSTALLATION  
A5-3  
DATED 09/2014



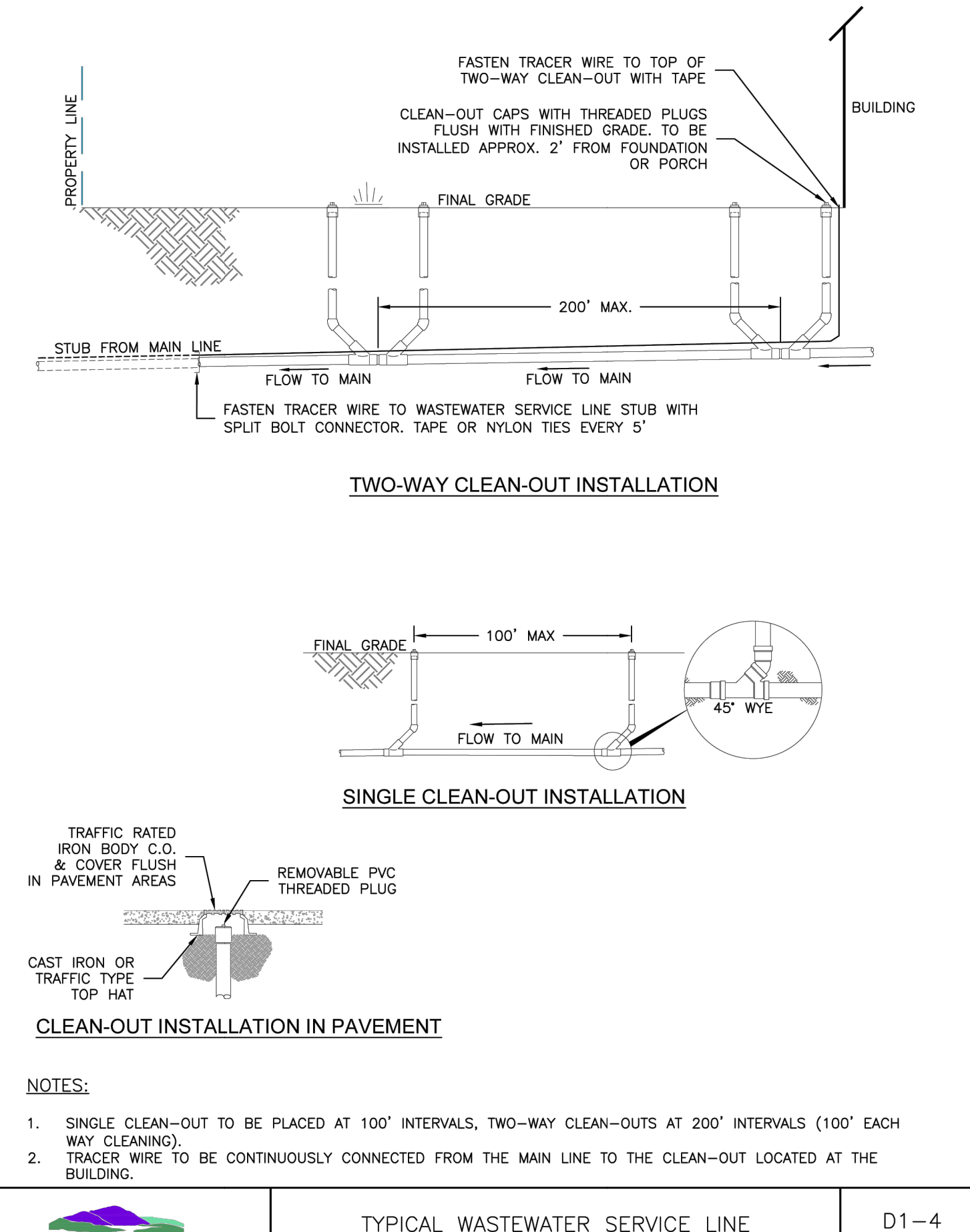
Colorado Springs Utilities  
LOWERING DETAIL  
UTILITY CROSSING 30" & SMALLER  
A7-1  
DATED 08/2020



Colorado Springs Utilities  
TYPICAL TRENCH SECTION  
C2-1  
DATED 5/2015



Colorado Springs Utilities  
PIPE ENCASEMENT DETAIL  
C2-9  
DATED 5/2015



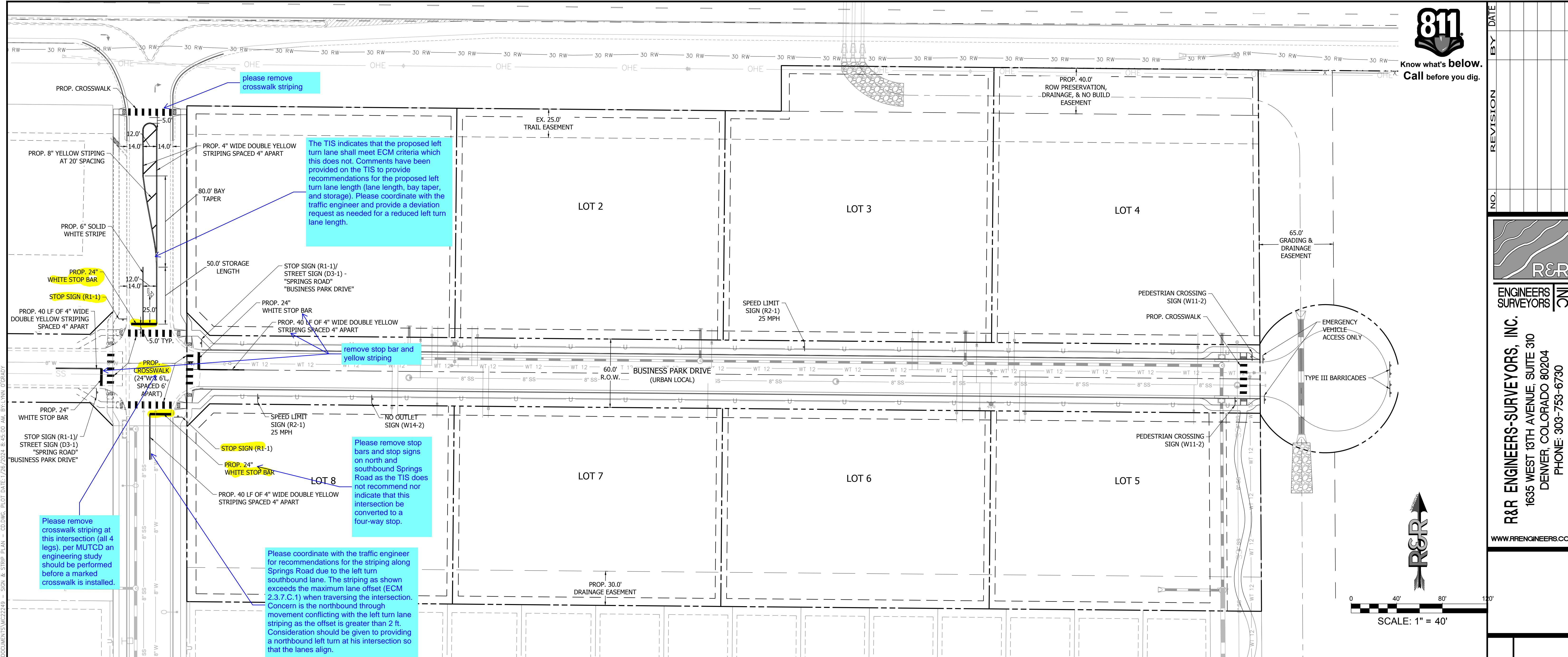
Colorado Springs Utilities  
TYPICAL WASTEWATER SERVICE LINE WITH TRACER WIRE AND CLEAN-OUTS  
D1-4  
DATED 5/2015

PATH: P:\MC22249\PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3)\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\MC22249 - SITE DET - CD.DWG. PLOT DATE: 1/26/2024 8:44:43 AM. BY: LNN. C:GRADY





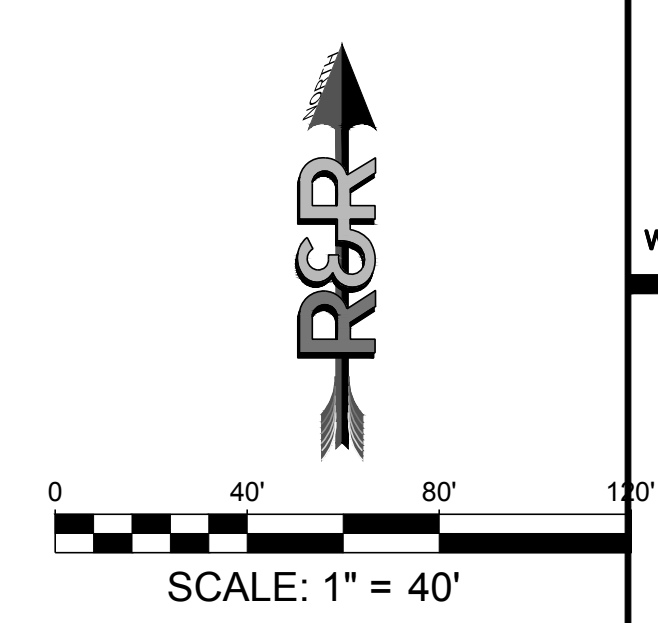
Know what's below. Call before you dig.



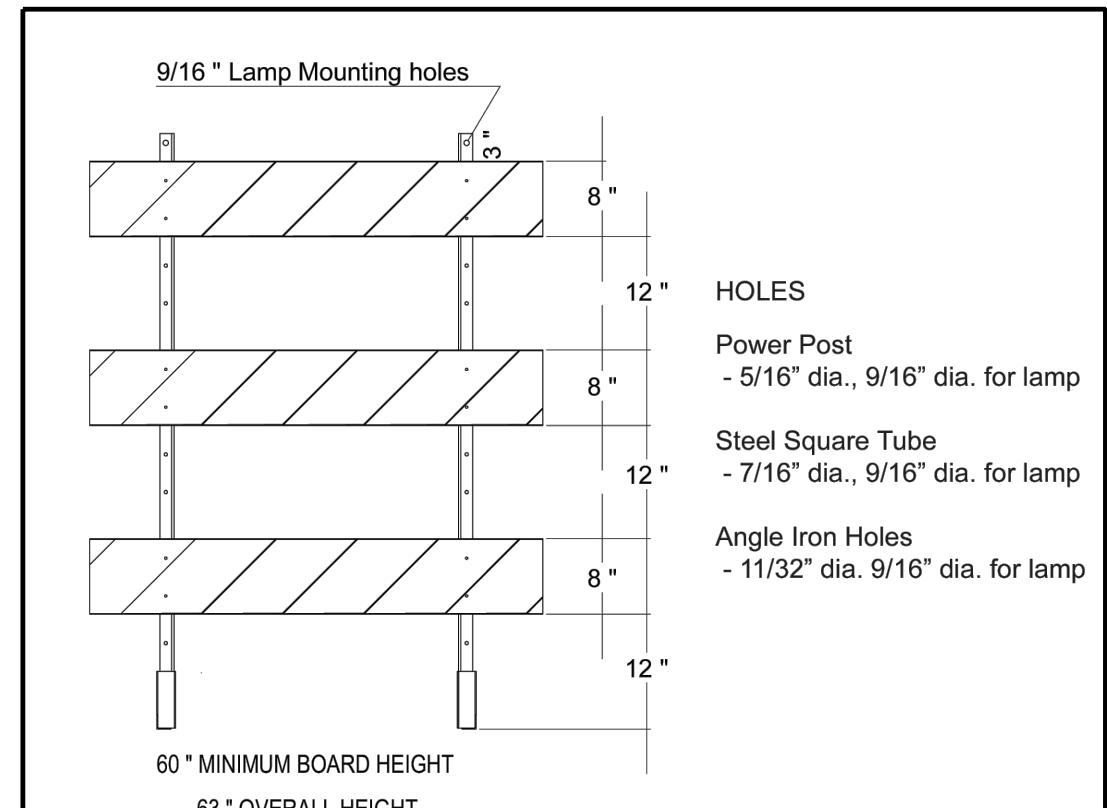
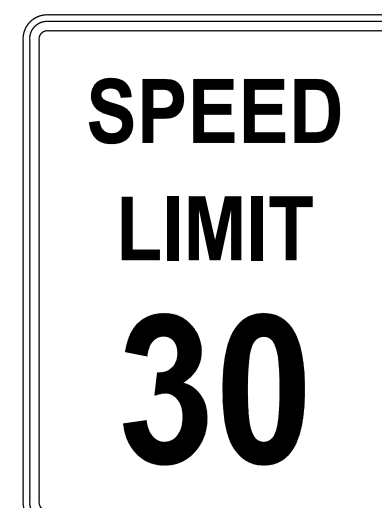
NO.	REVISION	BY	DATE

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

WWW.RRENGINEERS.COM



P:\P\1622249\PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT 16) MAYBERRY FILING NO. 4 (CURRENT TRACT 16) DRAWINGS PLANS CONSTRUCTION DOCUMENTS 1622249 - SIGN & STRIP PLAN - CD.DWG, PLOT DATE: 1/26/2024, 8:45:00 AM, BILLY W. COBBARD

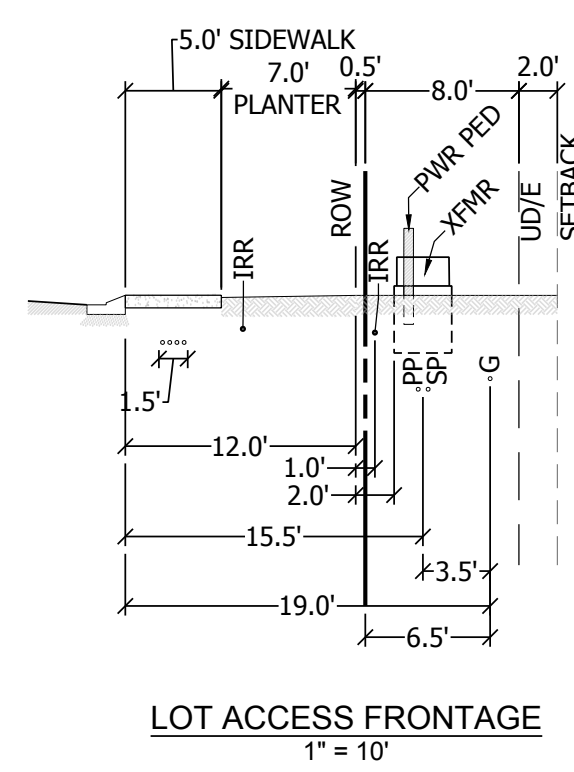
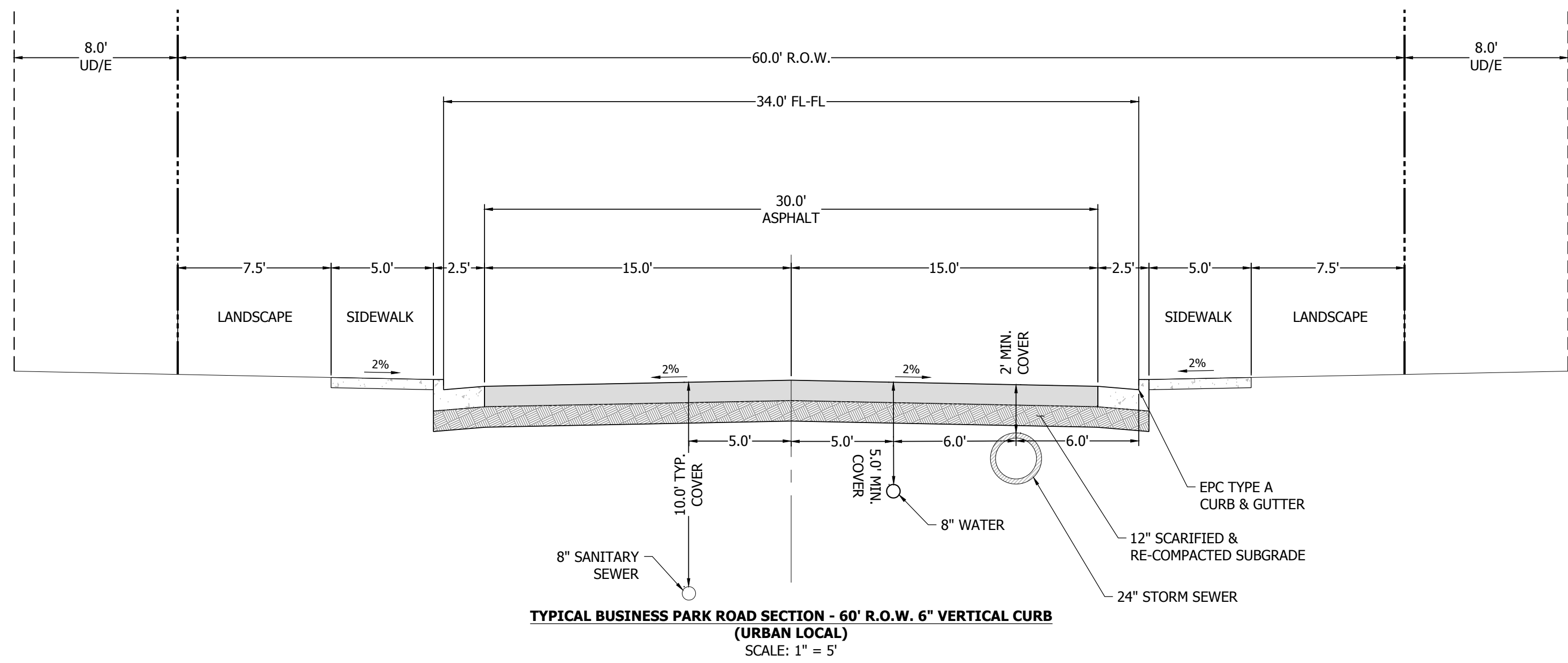


- SIGNING AND STRIPING NOTES:**
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS 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 SLIPBASE DESIGN.
  10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
  11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PERFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND A MINIMUM OF 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.
  15. CONTRACTOR SHALL BE AWARE OF ALL CONSTRUCTED UTILITY LOCATIONS PRIOR TO SIGN POST INSTALLATIONS.

**MAYBERRY - FILING NO. 4**  
 SITE ADDRESS: MAYBERRY, COLORADO SPRINGS EL PASO COUNTY  
 PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
 3296 DEVINE HEIGHTS #208  
 COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS  
 JOB NO. MC22249  
 ORG. SUBM. DATE 04/05/2023  
 DWN: GWH CHKD: CJD  
 NAME  
**SIGNAGE & STRIPING PLAN**  
 NO. **C10.0**





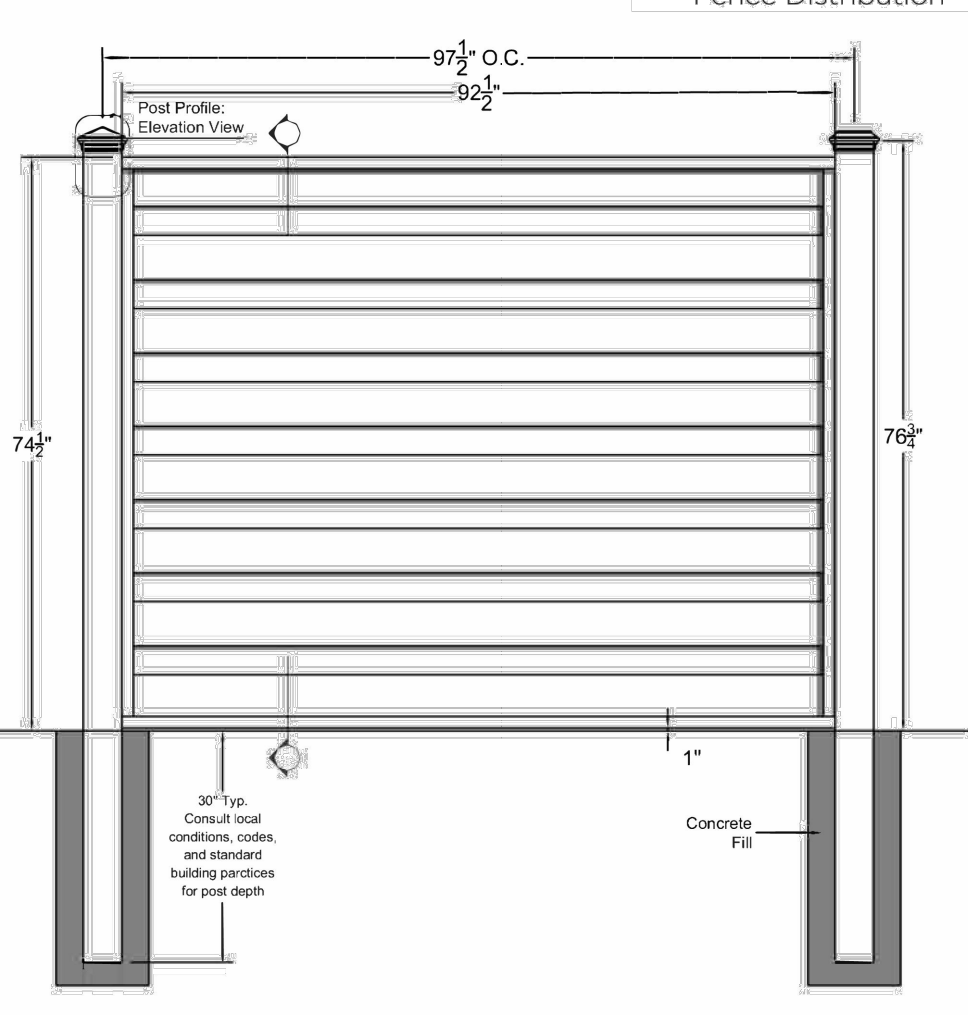
**LEGEND:**  
 G - GAS  
 PP - PRIMARY POWER  
 SP - SECONDARY POWER  
 IRR - IRRIGATION  
 SL - EUC STREET LIGHT (2) 1 1/4\"/>

**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\"/>

**Trex Horizons**  
Composite Fencing

**SRF Fence & Supply Co.**  
**Trex**  
Fence Distribution

ARCHITECTURAL DRAWING:  
TREX FENCE HORIZONS  
6\"/>



MATERIAL NEEDED FOR 6\"/> <th>QUANTITY</th> <th>LENGTH</th>	QUANTITY	LENGTH
Post Cap: Pyramid, Flat	1	
5\"/> <td>1</td> <td>108\"/&gt; </td>	1	108\"/>
1.5\"/> <td>2</td> <td>91\"/&gt; </td>	2	91\"/>
1\"/> <td>15</td> <td>91\"/&gt; </td>	15	91\"/>
0.875\"/> <td>2</td> <td>73 1/2\"/&gt; </td>	2	73 1/2\"/>
0.5\"/> <td>2</td> <td>73 1/2\"/&gt; </td>	2	73 1/2\"/>
1.25\"/> <td>2</td> <td>1\"/&gt; </td>	2	1\"/>

SCREWS	DIRECTIONS
#12-11 X 1\"/> <td>Used for mounting brackets and vertical rails to post</td>	Used for mounting brackets and vertical rails to post
#8-15 X 5/8\"/> <td>Used for attaching horizontal and vertical front rails to pickets</td>	Used for attaching horizontal and vertical front rails to pickets
#8-18 X 3/4\"/> <td>Used for attaching vertical Self Tapping Back rails to horizontal rails in corners</td>	Used for attaching vertical Self Tapping Back rails to horizontal rails in corners

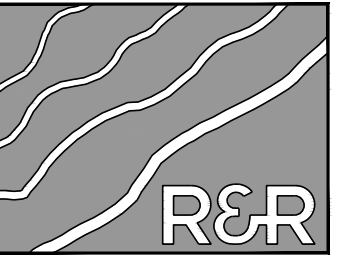
- NOTES:**
- INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
  - THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
  - REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
  - DRAWING NOT TO SCALE.
  - CUTTING HORIZONS STEEL RAILS REQUIRES RECOATING WITH PAINT.

**SRF Fence & Supply Co.**  
**Trex**  
Fence Distribution

**WWW.TREXFENCINGSRF.COM**  
855.620.TREX (8739)  
SRF Fence & Supply Co.  
1745 Shea Center Dr., Ste. 370  
Highlands Ranch, CO 80129

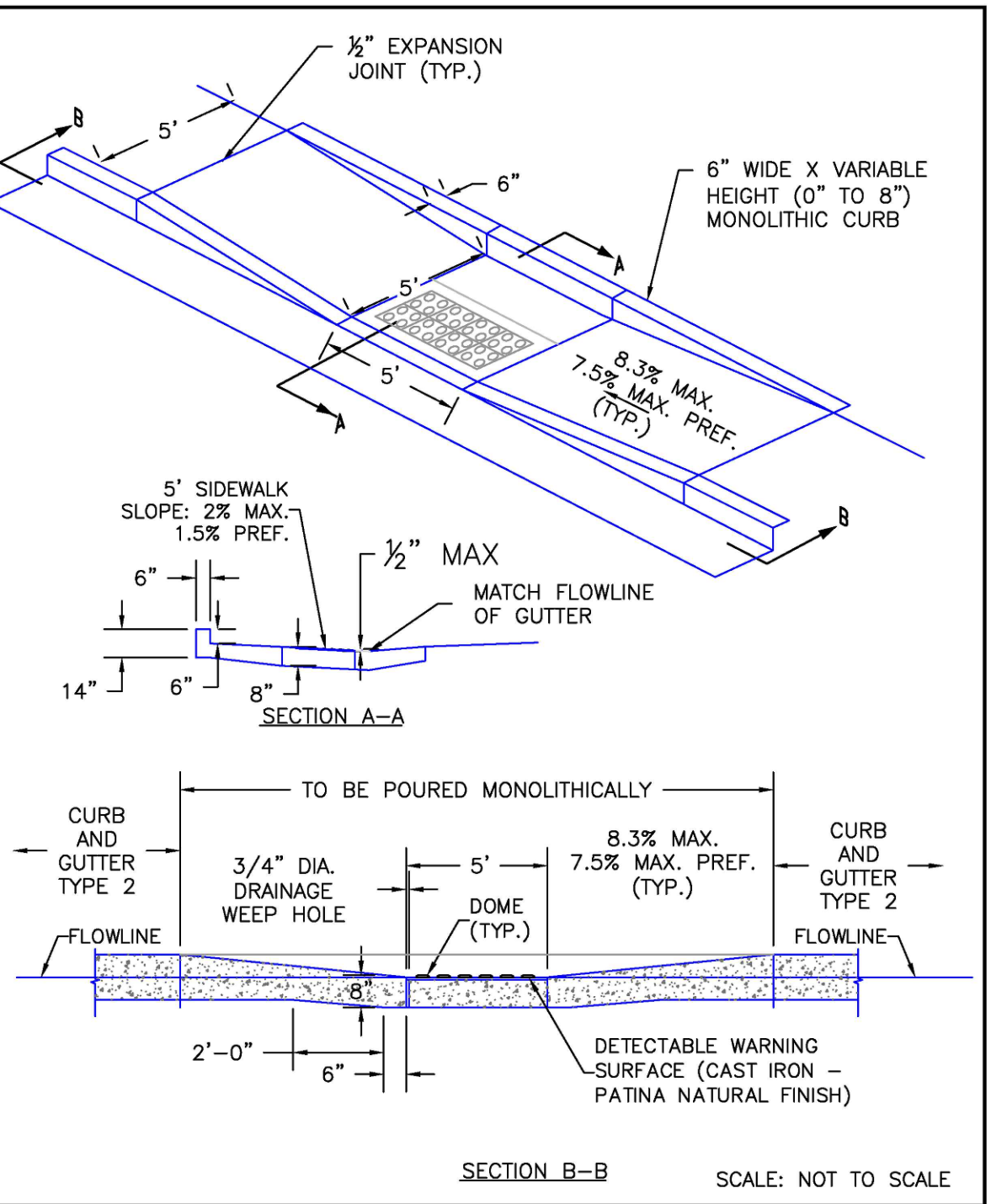
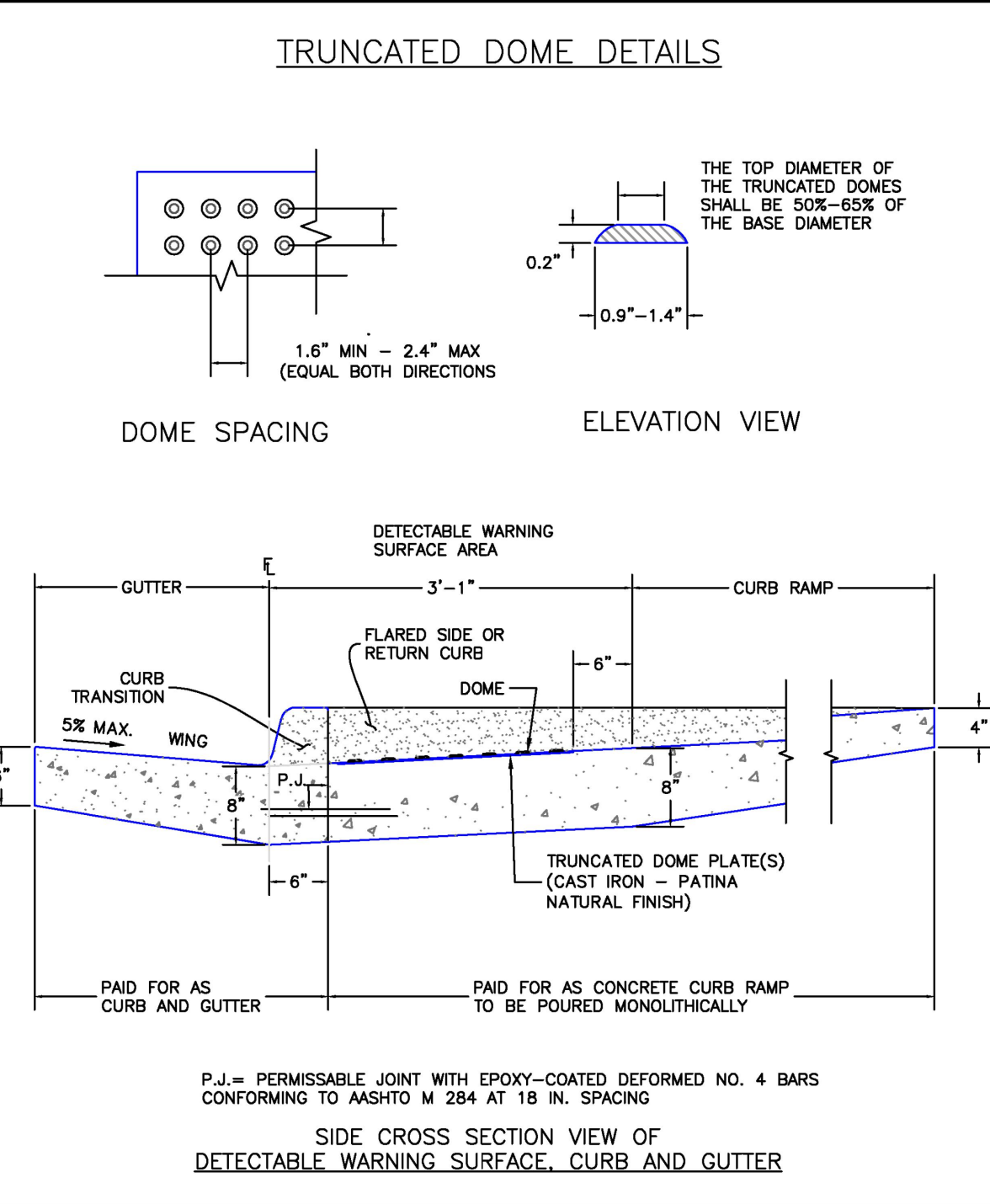
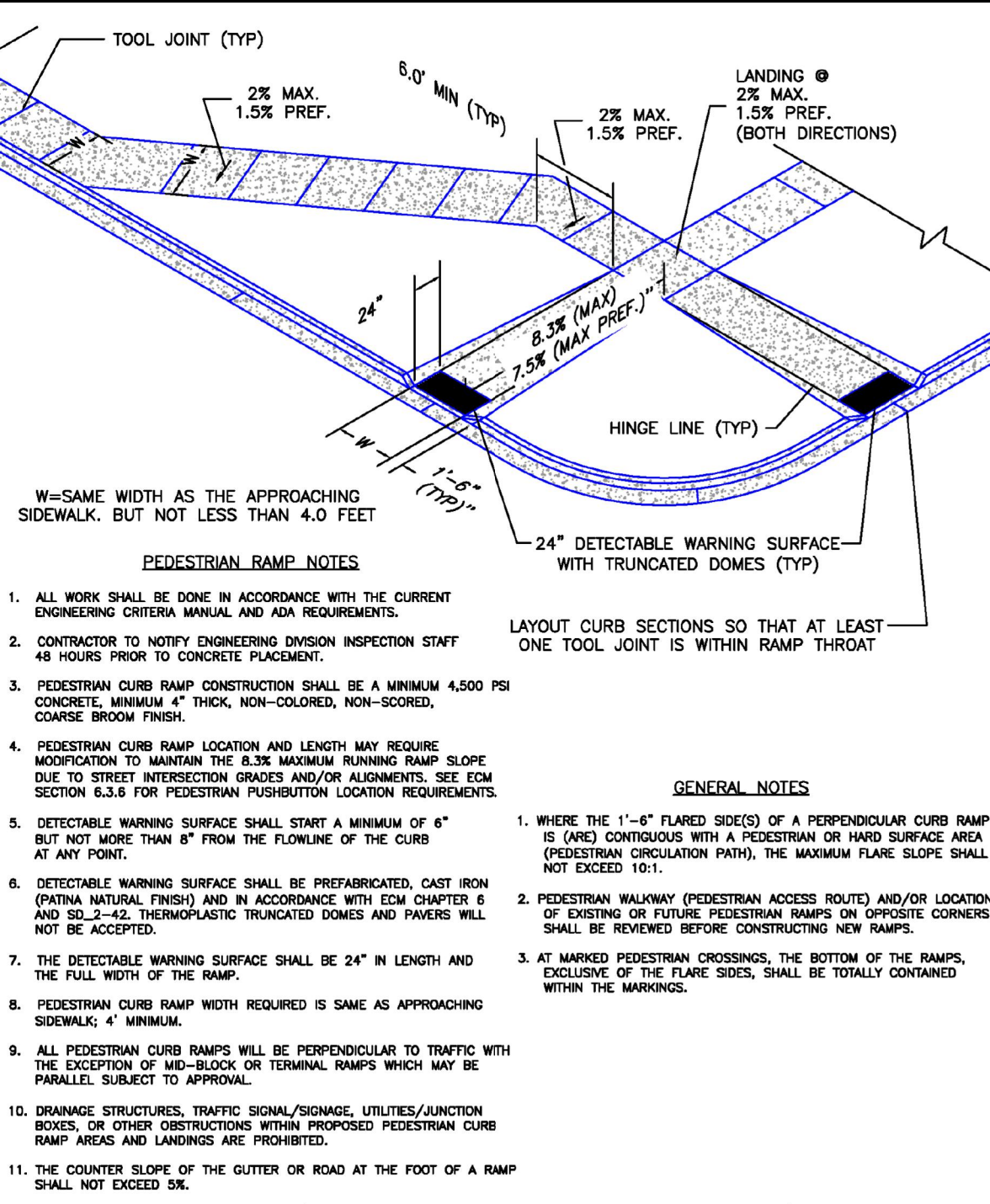
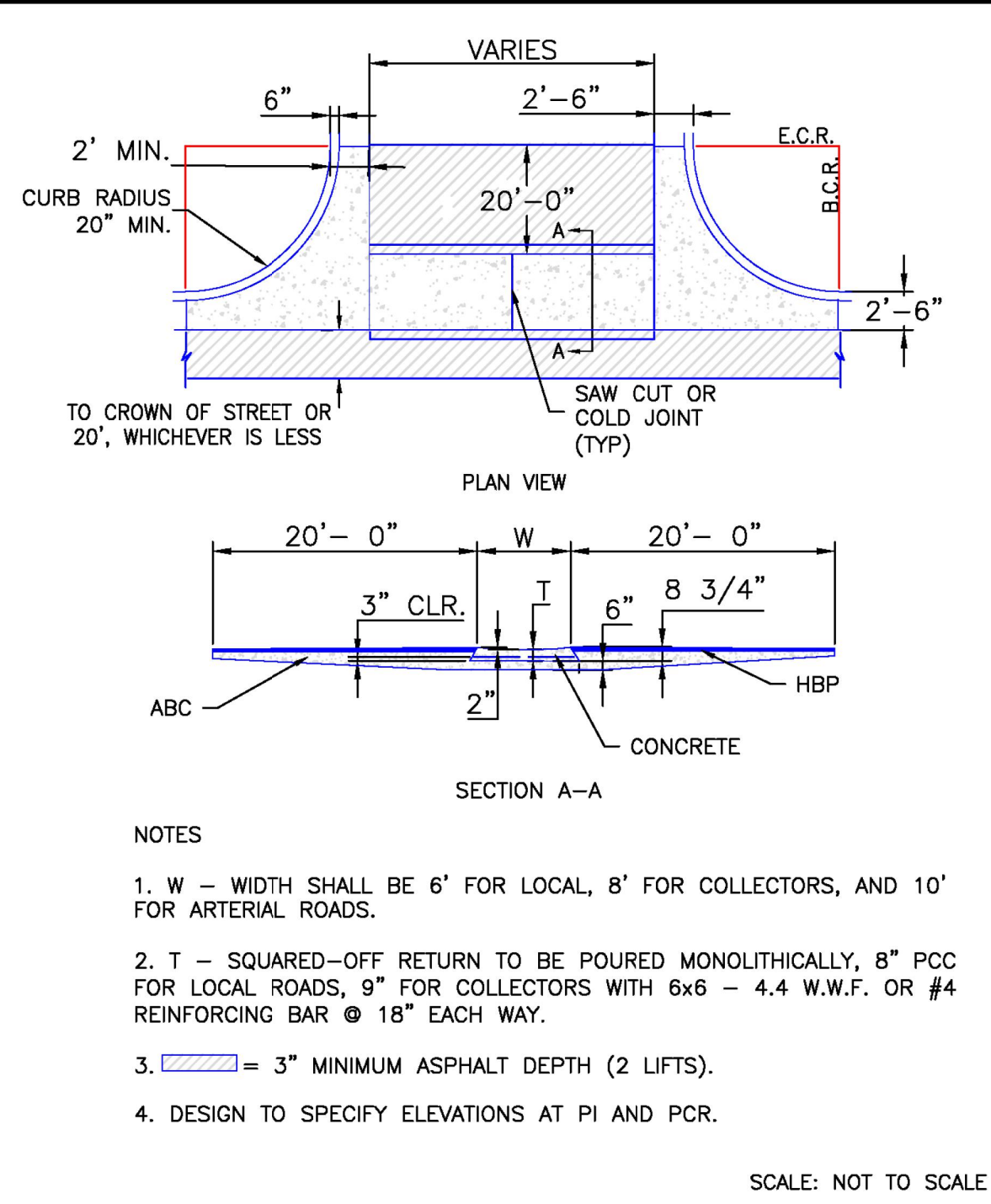
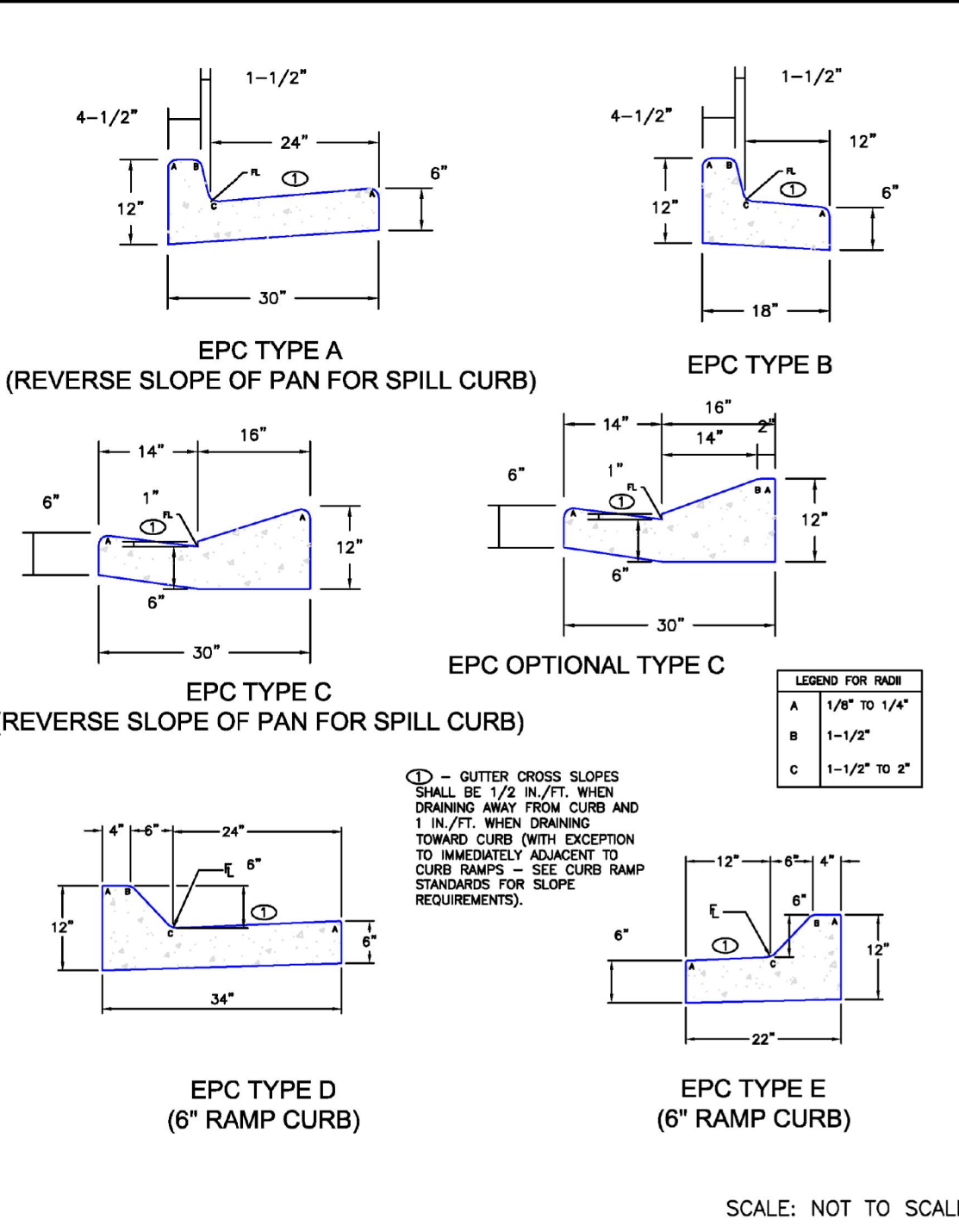
**811**  
Know what's below.  
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NO.	REVISION	BY	DATE



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

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DATE APPROVED: 6/23/20  
JENNIFER E. IRVINE  
DEPARTMENT OF PUBLIC WORKS

REVISION DATE: 6/23/20  
FILE NAME: SD\_2-20

DATE APPROVED: 8/11/11  
ANDRÉ P. BRACKIN  
DEPARTMENT OF TRANSPORTATION

REVISION DATE: 12/8/15  
FILE NAME: SD\_2-26

DATE APPROVED: 6/23/20  
JENNIFER E. IRVINE  
DEPARTMENT OF PUBLIC WORKS

REVISION DATE: 6/23/20  
FILE NAME: SD\_2-41

DATE APPROVED: 6/23/20  
JENNIFER E. IRVINE  
DEPARTMENT OF PUBLIC WORKS

REVISION DATE: 6/23/20  
FILE NAME: SD\_2-42

DATE APPROVED: 6/23/20  
JENNIFER E. IRVINE  
DEPARTMENT OF PUBLIC WORKS

REVISION DATE: 6/23/20  
FILE NAME: SD\_2-50

**MAYBERRY - FILING NO. 4**  
MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
MAYBERRY COMMUNITIES, LLC  
3296 DEVINE HEIGHTS #208  
COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS  
JOB NO. MC22249  
ORG. SUBM. DATE 04/05/2023  
DWN: GWH CHKD: CJD

TYPICAL ROAD SECTIONS & DETAILS

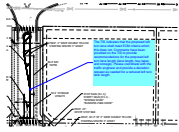
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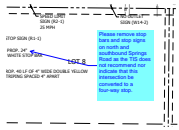
# V4\_Construction Drawings Comments.pdf Markup Summary

Daniel Torres (13)



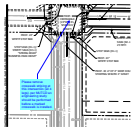
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**Page Label:** [25] C10.0 SIGNAGE & STRIPING PLAN  
**Author:** Daniel Torres  
**Date:** 2/12/2024 5:05:45 PM  
**Color:** ■

The TIS indicates that the proposed left turn lane shall meet ECM criteria which this does not. Comments have been provided on the TIS to provide recommendations for the proposed left turn lane length (lane length, bay taper, and storage). Please coordinate with the traffic engineer and provide a deviation request as needed for a reduced left turn lane length.



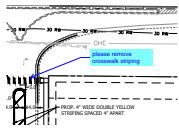
**Subject:** Callout  
**Page Label:** [25] C10.0 SIGNAGE & STRIPING PLAN  
**Author:** Daniel Torres  
**Date:** 2/12/2024 3:45:26 PM  
**Color:** ■

Please remove stop bars and stop signs on north and southbound Springs Road as the TIS does not recommend nor indicate that this intersection be converted to a four-way stop.



**Subject:** Callout  
**Page Label:** [25] C10.0 SIGNAGE & STRIPING PLAN  
**Author:** Daniel Torres  
**Date:** 2/12/2024 4:28:57 PM  
**Color:** ■

Please remove crosswalk striping at this intersection (all 4 legs). per MUTCD an engineering study should be performed before a marked crosswalk is installed.

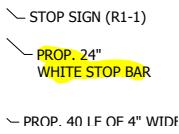


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**Page Label:** [25] C10.0 SIGNAGE & STRIPING PLAN  
**Author:** Daniel Torres  
**Date:** 2/12/2024 3:40:29 PM  
**Color:** ■

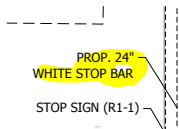
please remove crosswalk striping



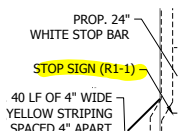
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**Author:** Daniel Torres  
**Date:** 2/12/2024 3:43:21 PM  
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**Subject:** Highlight  
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**Author:** Daniel Torres  
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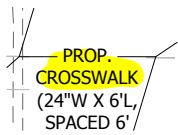


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**Author:** Daniel Torres  
**Date:** 2/12/2024 3:43:28 PM  
**Color:** ■

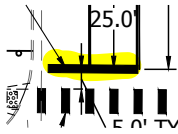


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**Author:** Daniel Torres  
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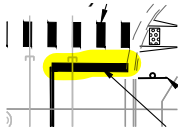




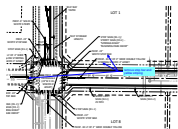
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**Page Label:** [25] C10.0 SIGNAGE & STRIPING PLAN  
**Author:** Daniel Torres  
**Date:** 2/12/2024 3:43:35 PM  
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**Author:** Daniel Torres  
**Date:** 2/12/2024 3:45:30 PM  
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**Author:** Daniel Torres  
**Date:** 2/12/2024 3:45:32 PM  
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**Subject:** Callout  
**Page Label:** [25] C10.0 SIGNAGE & STRIPING PLAN  
**Author:** Daniel Torres  
**Date:** 2/12/2024 4:28:54 PM  
**Color:** ■

remove stop bar and yellow striping



**Subject:** Callout  
**Page Label:** [25] C10.0 SIGNAGE & STRIPING PLAN  
**Author:** Daniel Torres  
**Date:** 2/12/2024 5:04:40 PM  
**Color:** ■

Please coordinate with the traffic engineer for recommendations for the striping along Springs Road due to the left turn southbound lane. The striping as shown exceeds the maximum lane offset (ECM 2.3.7.C.1) when traversing the intersection. Concern is the northbound through movement conflicting with the left turn lane striping as the offset is greater than 2 ft. Consideration should be given to providing a northbound left turn at his intersection so that the lanes align.