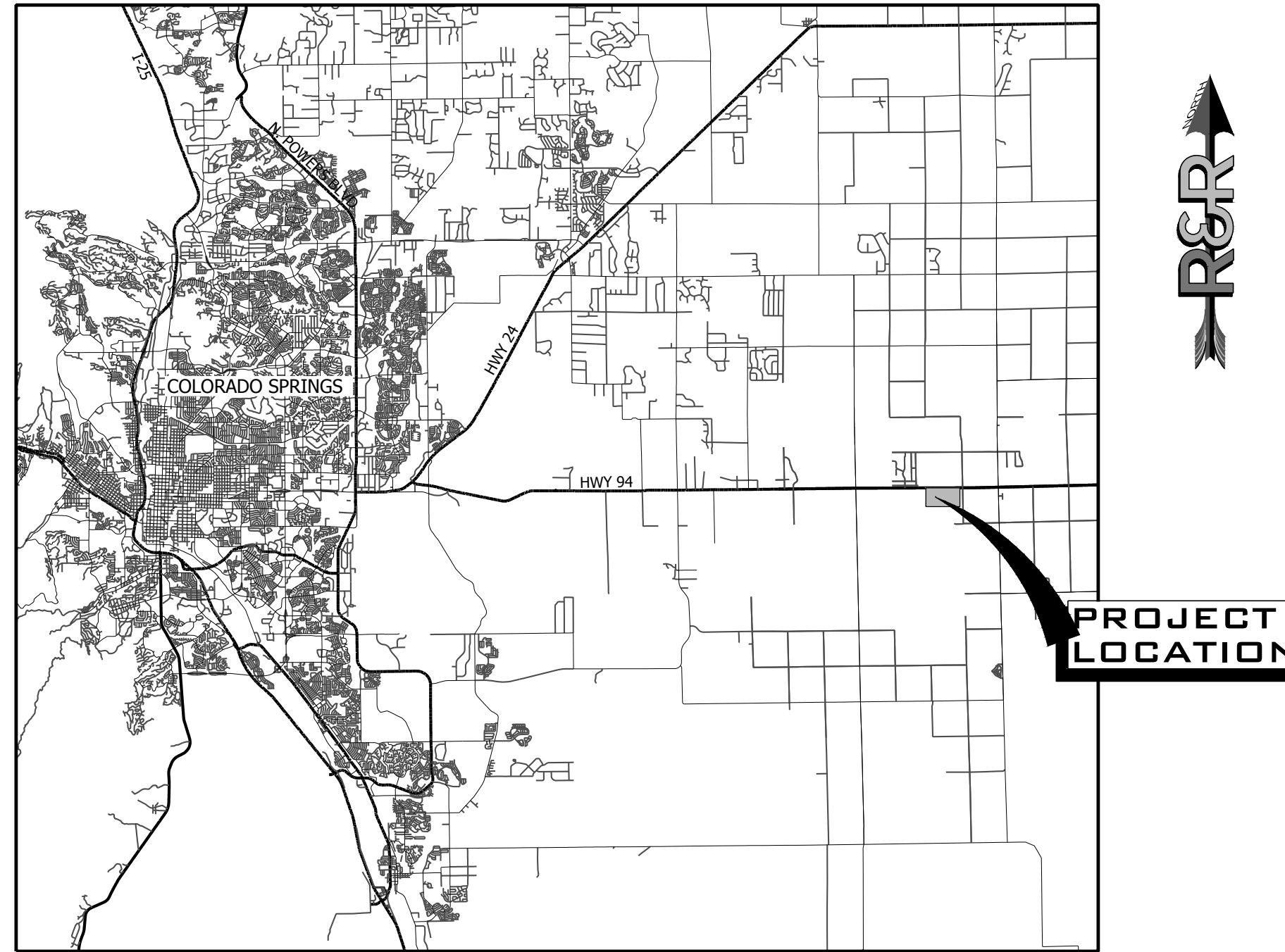


CONSTRUCTION DOCUMENTS
MAYBERRY, COLORADO - FILING NO. 4
 BEING A REPLAT OF TRACT A, MAYBERRY, COLORADO SPRINGS FILING NO. 3
 LYING THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF EL PASO (UNINCORPORATED), STATE OF COLORADO

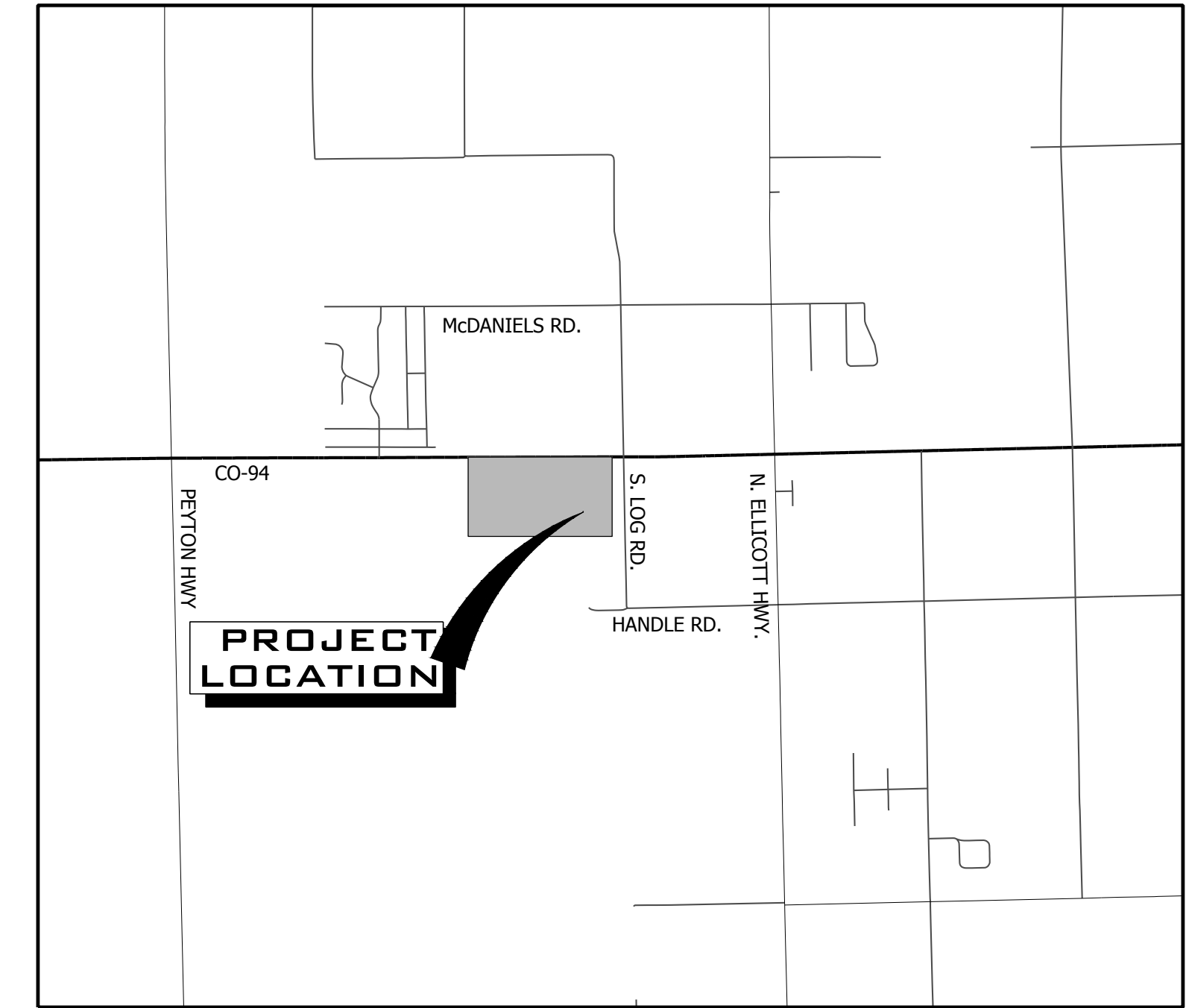


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CONTACT LIST			
DEVELOPER	CIVIL ENGINEER	SURVEYOR	COUNTY ENGINEERING
MAYBERRY COMMUNITIES, LLC	R&R ENGINEERS-SURVEYORS, LLC	R&R ENGINEERS-SURVEYORS, LLC	EL PASO COUNTY DEVELOPMENT SERVICES
22108 CATTLEMAN RUN CALHAN, CO 80808 719-922-2181 CONTACT: 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)	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

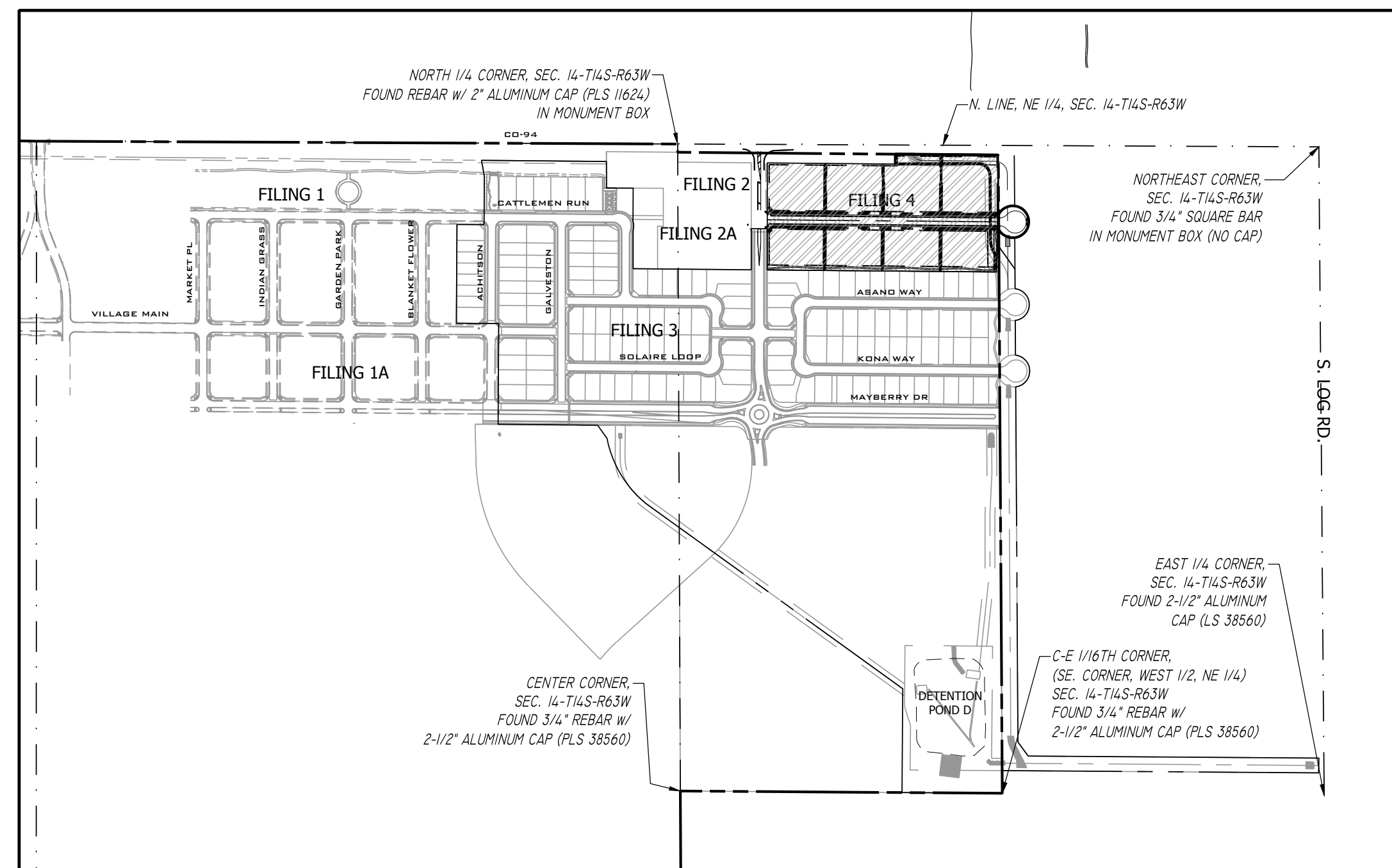


VICINITY MAP
 SCALE 1" = 20,000'



VICINITY MAP
 SCALE 1" = 5,000'

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C8.9	NORTH CHANNEL E PLAN & PROFILE
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SITE MAP
 SCALE 1" = 500'

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.

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.

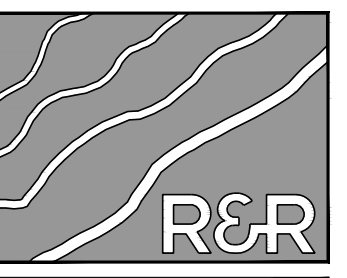
Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria Manual, Volumes 1 and 2, and Engineering Criteria Manual as amended.

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. _____ Date _____
 County Engineer/ECM Administrator

P:\14-P\M22249-PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3) ENGINEERING DRAWINGS PLANS CONSTRUCTION DOCUMENTS M22249 - CIV - CD.DWG, PLOT DATE: 02/20/2024 5:03:35 PM. BY: LINA COBADA

NO.	REVISION	BY	DATE



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
 PREPARED FOR:
 MAYBERRY COMMUNITIES, LLC
 22108 CATTLEMAN RUN
 CALHAN, CO 80808

CONSTRUCTION DOCUMENTS

JOB NO.	MC22249
ORG. SUBM. DATE	04/06/2023
DWN.	GWJ
CHKD.	CJD
NAME	

COVER SHEET

NO. **C1.0**



Know what's below.
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COUNTY GENERAL NOTES:

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

GENERAL DRAINAGE & GRADING NOTES:

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

COUNTY SIGNING AND STRIPING NOTES:

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

PROJECT GENERAL NOTES:

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

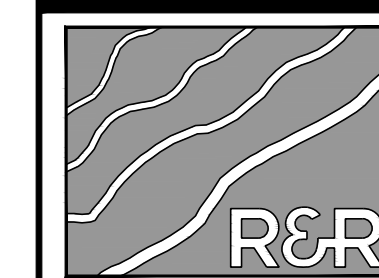
GENERAL UTILITY NOTES:

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

STANDARD UTILITY DETAILS:

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

Table with columns: 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.RRENGINERS.COM

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

MAYBERRY - FILING NO. 4
MAYBERRY, COLORADO SPRINGS EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN CALHAN, CO 80808

GENERAL NOTES

NO. C1.1

PATH: P:\MC22249\PROPOSED\MAYBERRY.FILING.NG.4\CURRENT\TRACT_A\MAYBERRY.FILING.NG.3\ENGINEERING\1.DRAWINGS\PLANS\CONSTRUCTION_DOCUMENTS\M22249_04052023_04052023_5:07:41_PM.BYLANK.CORPORAT



Know what's below.
Call before you dig.

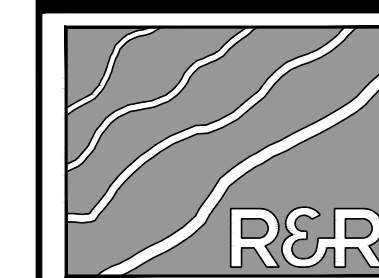
ABBREVIATIONS

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	

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.RRENGINEERS.COM

MAYBERRY - FILING NO. 4
 MAYBERRY, COLORADO SPRINGS
 EL PASO COUNTY
 MAYBERRY COMMUNITIES, LLC
 22108 CATTLEMAN RUN
 CALHAN, CO 80808

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

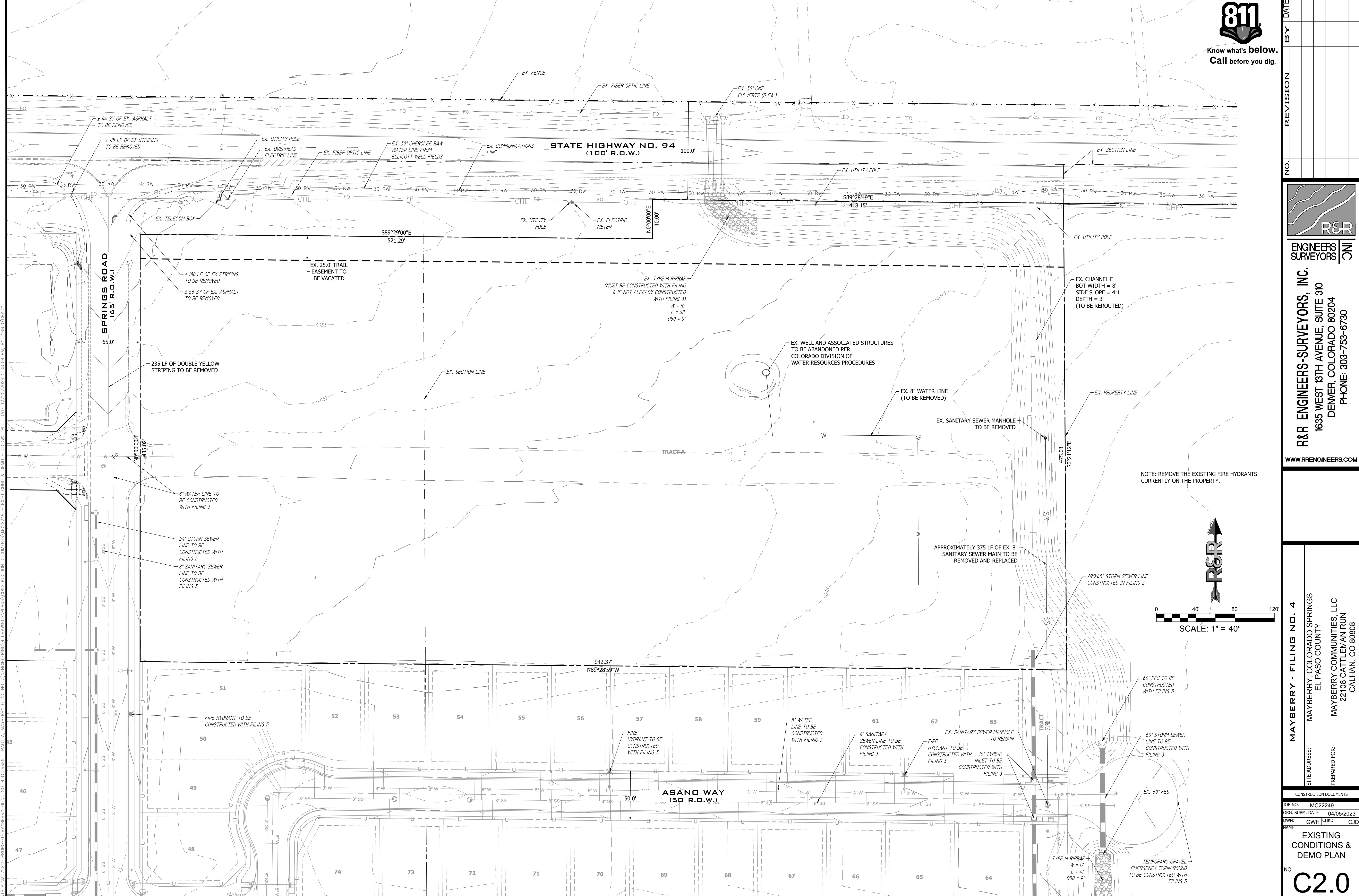
LEGEND & ABBREVIATIONS

NO. **C1.2**

P:\P\1\MC22249 - PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3) ENGINEERS SURVEYORS DRAWINGS PLANS CONSTRUCTION DOCUMENTS MC22249 - NOTES.DWG, PLOT DATE: 12/20/2023, 5:07:42 PM, BY: LNK, CDR:ADY

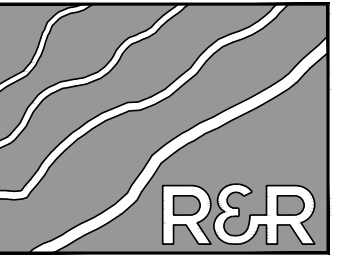


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P:\116\22249\PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3)\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\22249 - EXIST COND. & DEMO - CD.DWG, PLOT DATE: 04/05/2023 5:05:04 PM, BY: LKLN, C:\G:\L

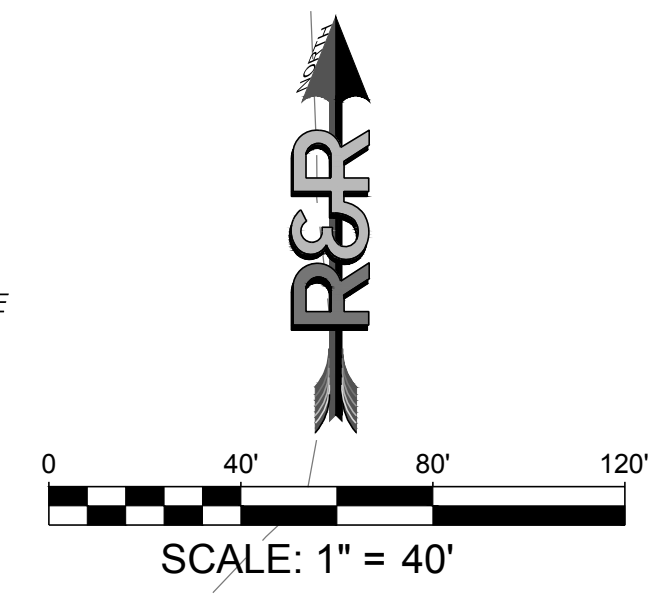
NO.	REVISION	BY	DATE



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 1635 WEST 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
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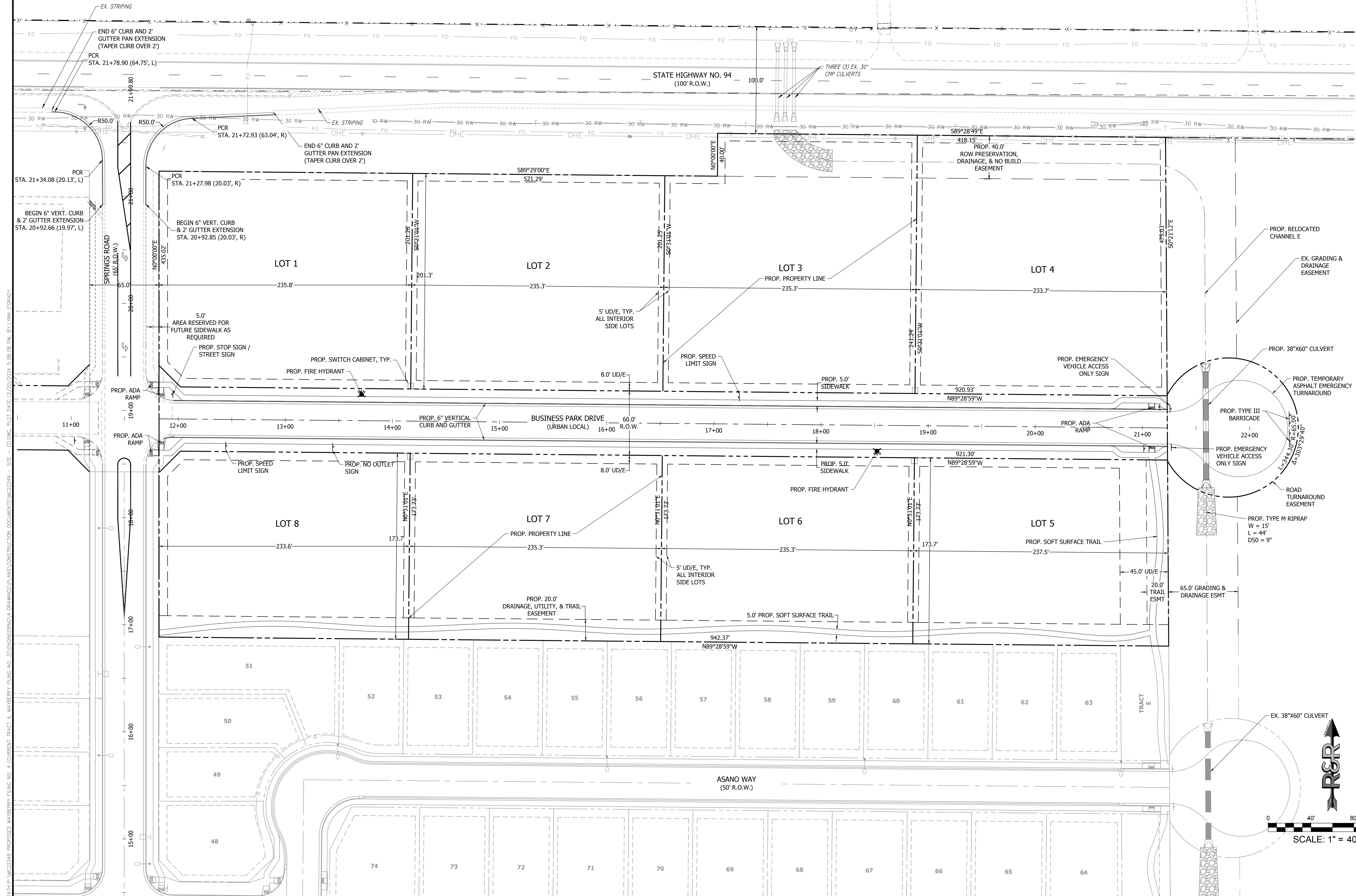
WWW.RRENTERS.COM

NOTE: REMOVE THE EXISTING FIRE HYDRANTS CURRENTLY ON THE PROPERTY.

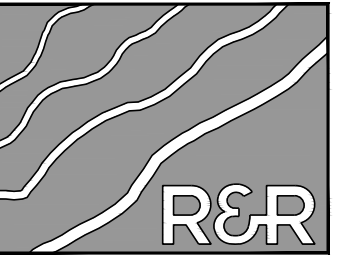


MAYBERRY - FILING NO. 4
 MAYBERRY, COLORADO SPRINGS
 EL PASO COUNTY
 PREPARED FOR:
 MAYBERRY COMMUNITIES, LLC
 22108 CATTLEMAN RUN
 CALHAN, CO 80808

CONSTRUCTION DOCUMENTS	
JOB NO.	MC22249
ORG. SUBM. DATE	04/05/2023
DWN:	GWJ
CHKD:	CJD
EXISTING CONDITIONS & DEMO PLAN	
NO.	C2.0



NO.	REVISION	BY	DATE



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EL PASO COUNTY

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22108 CATTLEMAN RUN
CALHAN, CO 80808

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

OVERALL SITE PLAN

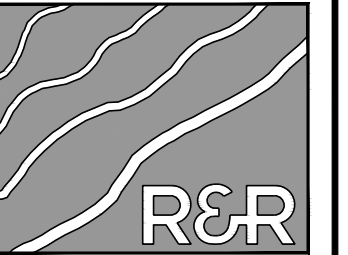
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PLAT: MC22249 - PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3); ENGINEERS-SURVEYORS, INC. DRAWINGS PLANS CONSTRUCTION DOCUMENTS MC22249 - SITE - CD DWG. PLOT DATE: 07/09/2024 5:08:08 PM. BY: LNN. C/GRADY

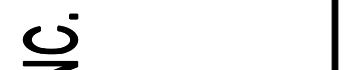


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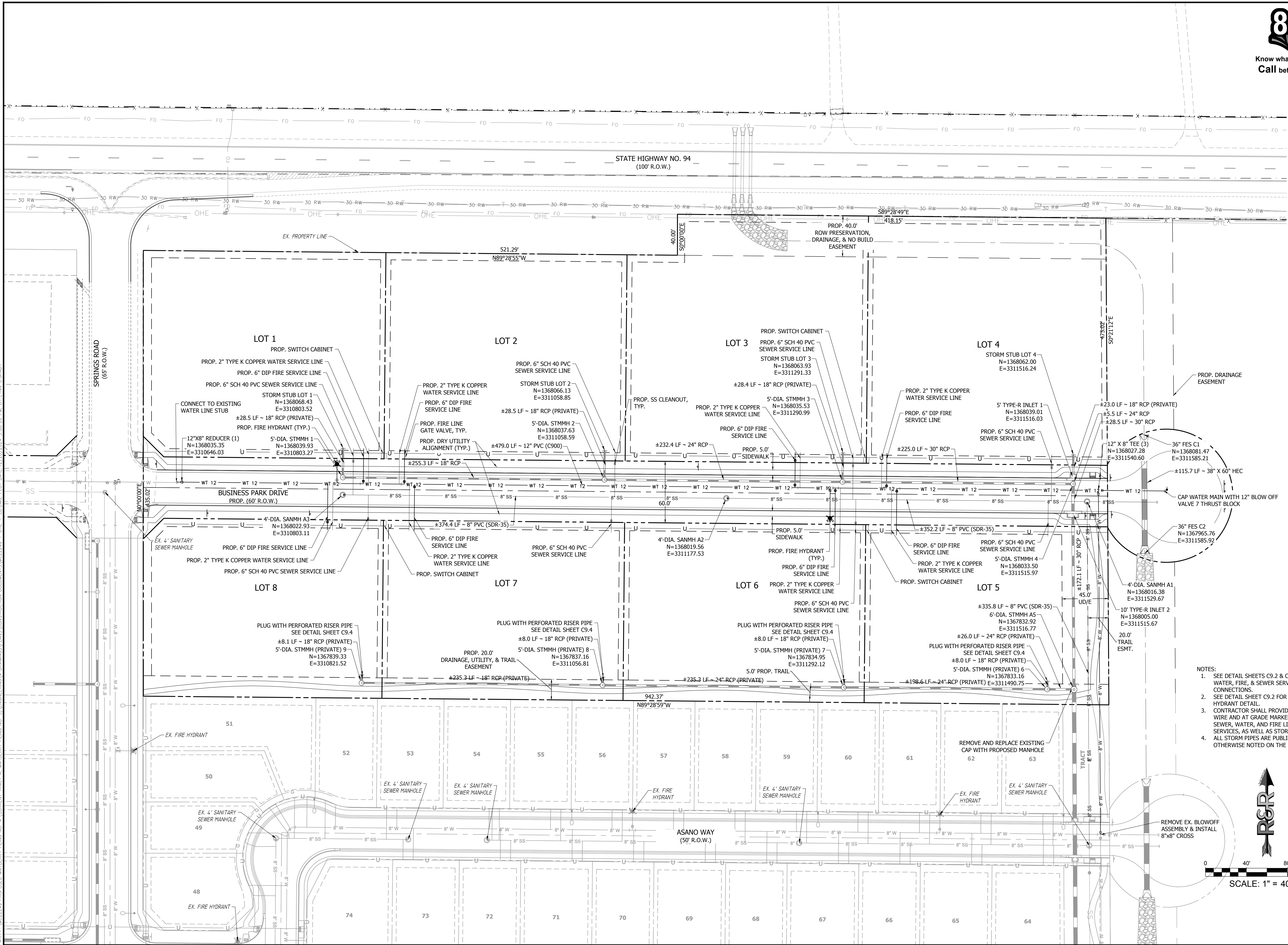
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EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

PREPARED FOR:
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

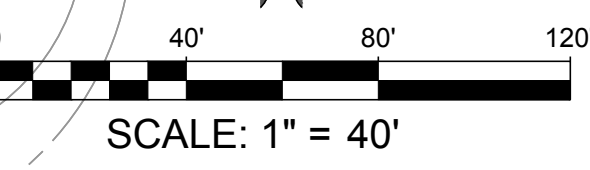
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHD: CJJD

OVERALL UTILITY PLAN

C3.1

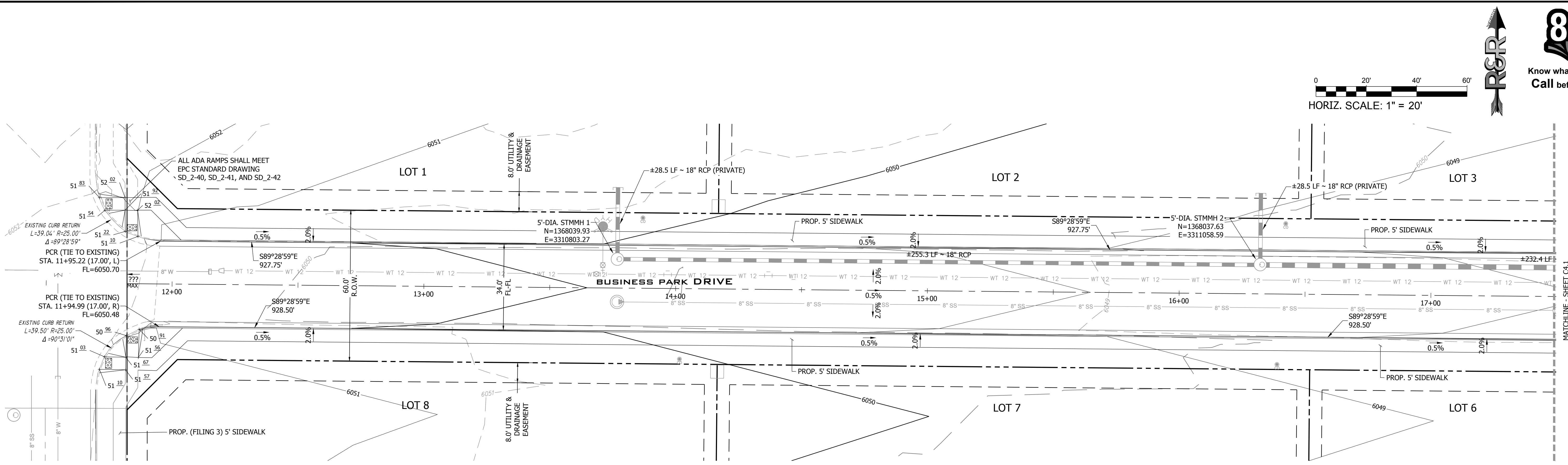


- NOTES:
- SEE DETAIL SHEETS C9.2 & C9.3 FOR WATER, FIRE, & SEWER SERVICE LINE CONNECTIONS.
 - SEE DETAIL SHEET C9.2 FOR FIRE HYDRANT DETAIL.
 - CONTRACTOR SHALL PROVIDE TRACER WIRE AND AT GRADE MARKER FOR ALL SEWER, WATER, AND FIRE LINE SERVICES, AS WELL AS STORM STUBS.
 - ALL STORM PIPES ARE PUBLIC UNLESS OTHERWISE NOTED ON THE PLAN.

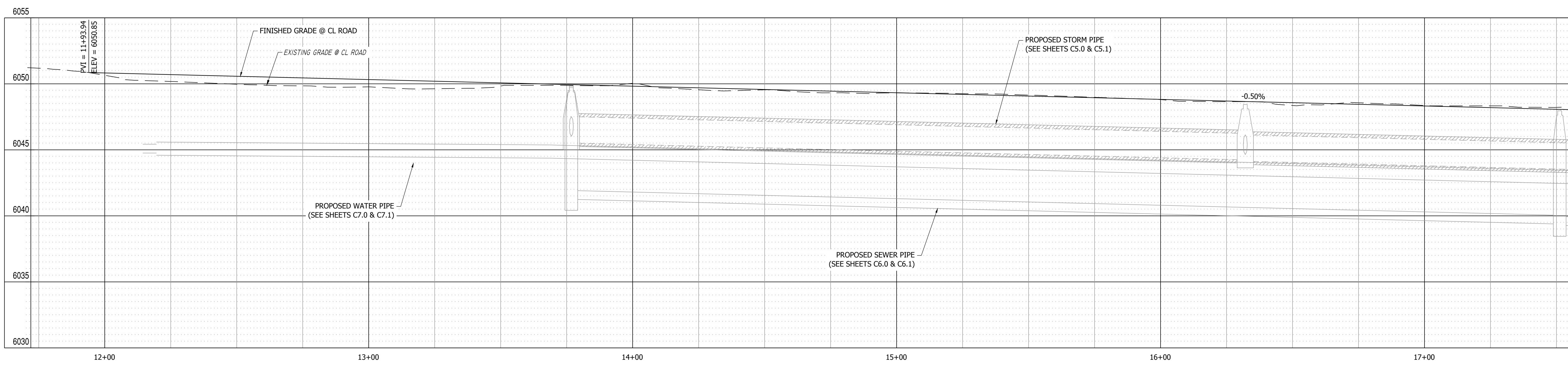


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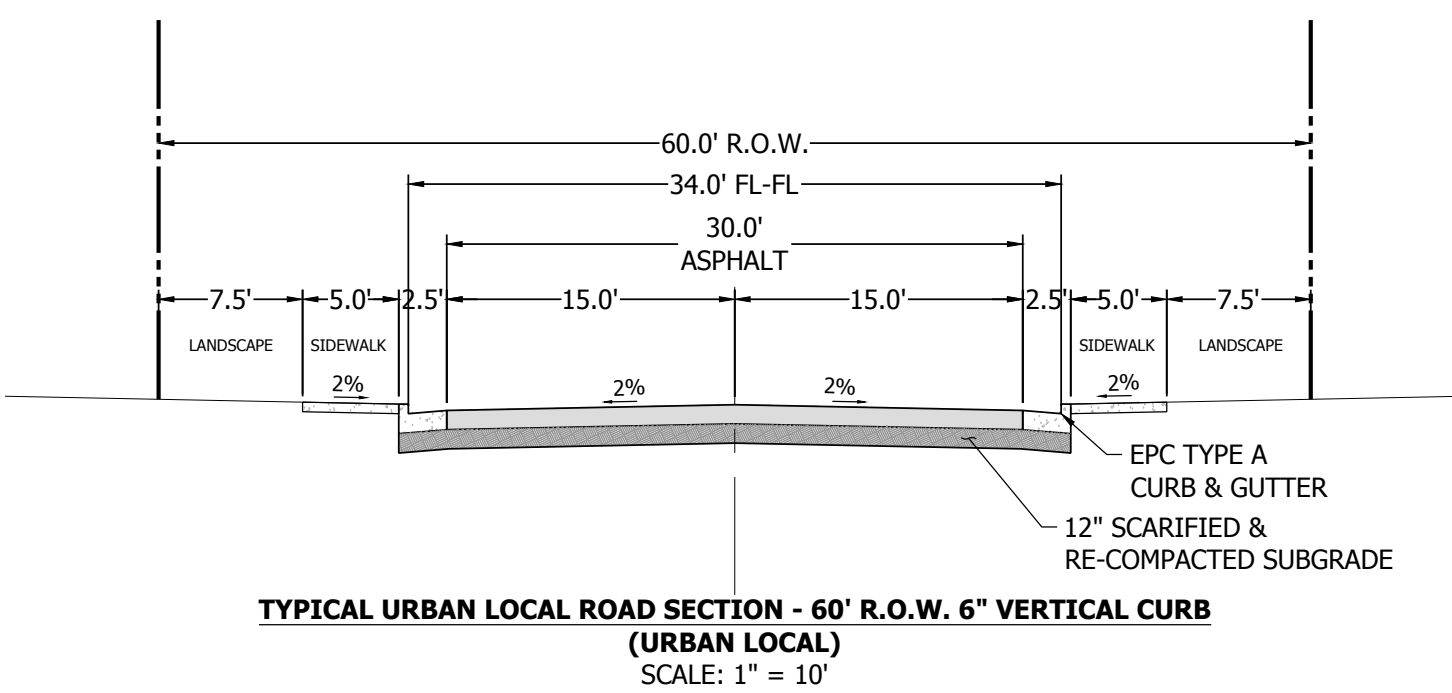
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BUSINESS PARK DRIVE PLAN VIEW 12+25.00 TO 17+50.00
 URBAN LOCAL, 60' R.O.W., 34.00' FL-FL, 25 MPH
 SCALE: 1" = 20'



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



TYPICAL URBAN LOCAL ROAD SECTION - 60' R.O.W. 6" VERTICAL CURB
 (URBAN LOCAL)
 SCALE: 1" = 10'

HORIZ. SCALE: 1" = 20'

811
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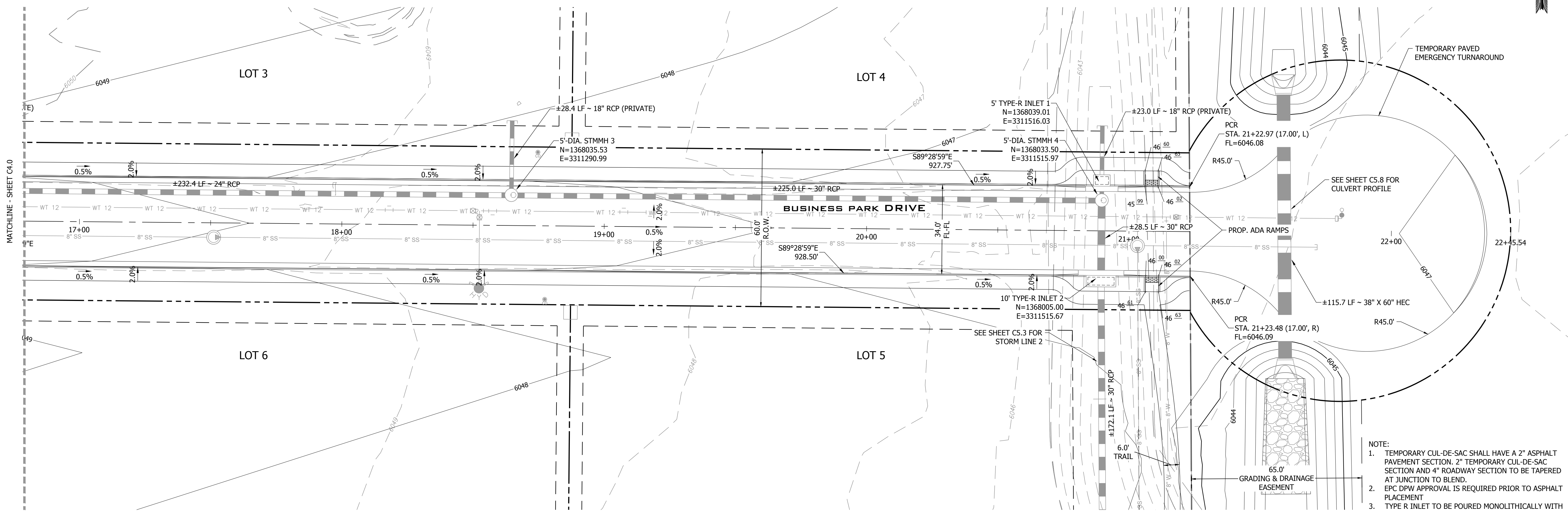
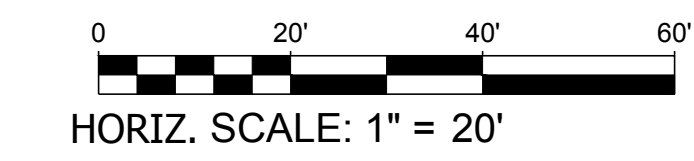
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 1635 WEST 13TH AVENUE, SUITE 310
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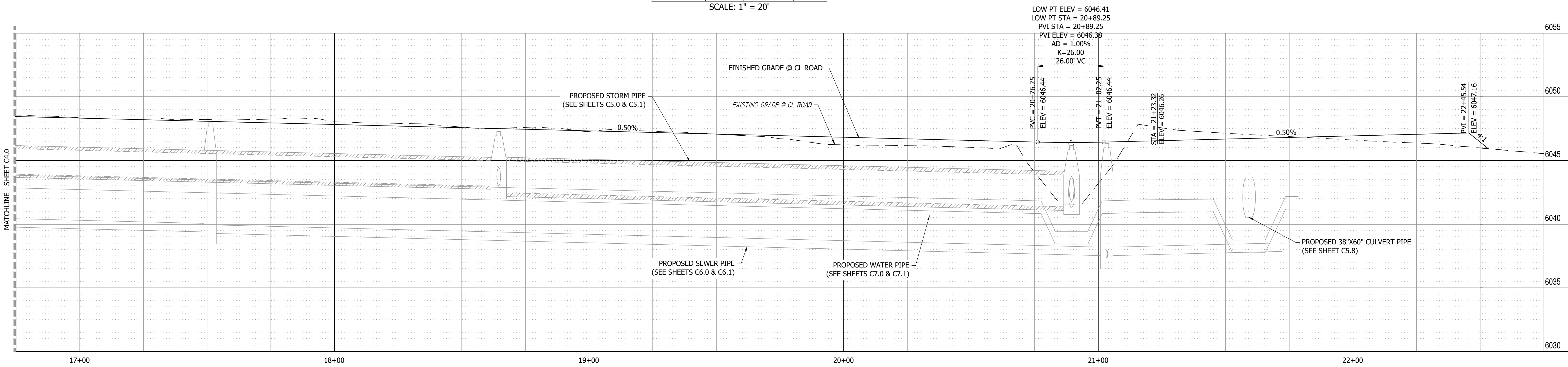
MAYBERRY - FILING NO. 4 MAYBERRY, COLORADO SPRINGS EL PASO COUNTY	PREPARED FOR: MAYBERRY COMMUNITIES, LLC 22108 CATTLEMAN RUN CALHAN, CO 80808
--	---

CONSTRUCTION DOCUMENTS	
JOB NO. MC22249	ORG. SUBM. DATE 04/05/2023
DWN: GWH	CHKD: CJJ
BUSINESS PARK DRIVE PLAN & PROFILE - WEST	
C4.0	

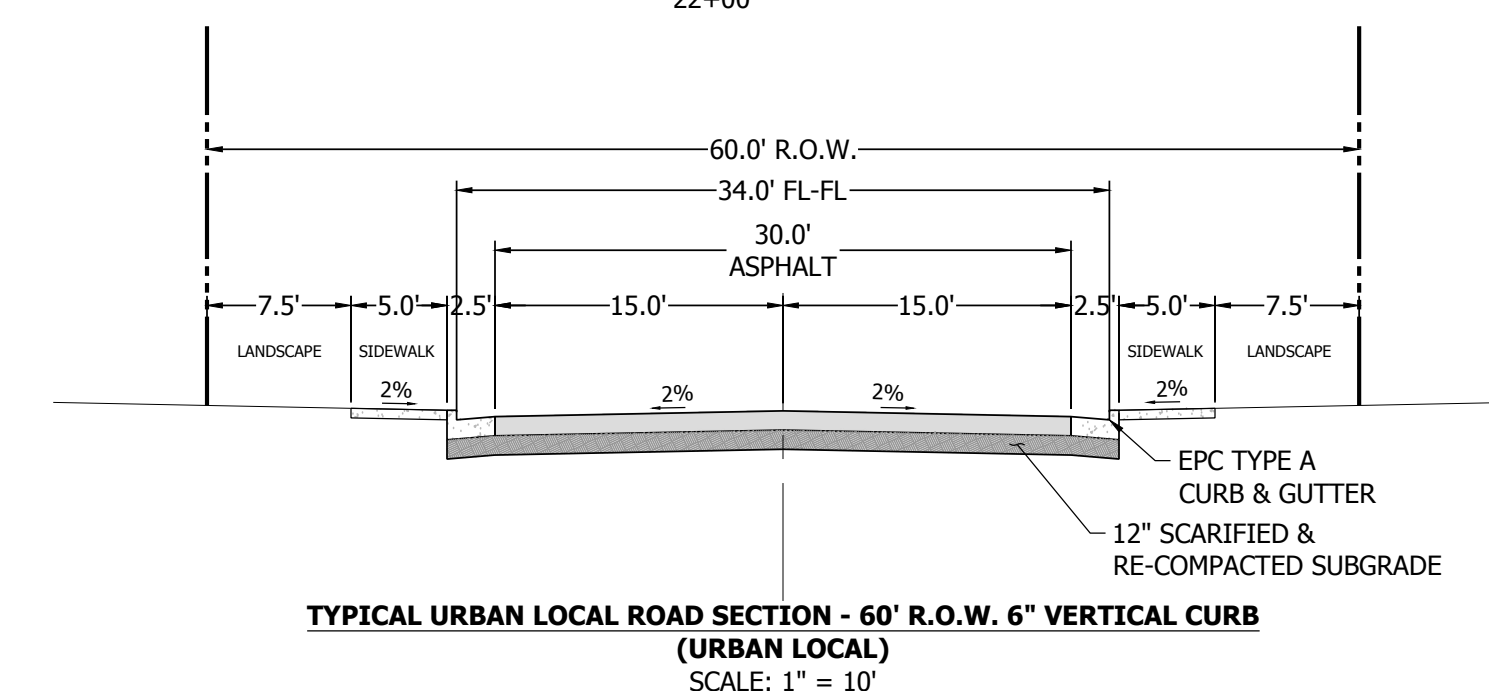


BUSINESS PARK DRIVE PLAN VIEW 17+25.00 TO 22+75.00
URBAN LOCAL, 60' ROW, 34.00' FL-FL, 25 MPH
SCALE: 1" = 20'

- 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" VERTICAL CURB (URBAN LOCAL)
SCALE: 1" = 10'

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MAYBERRY COMMUNITIES, LLC
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CALHAN, CO 80808

CONSTRUCTION DOCUMENTS
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ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD

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: 12/20/2024 5:09:55 PM, BY: LYNX O'GRADY



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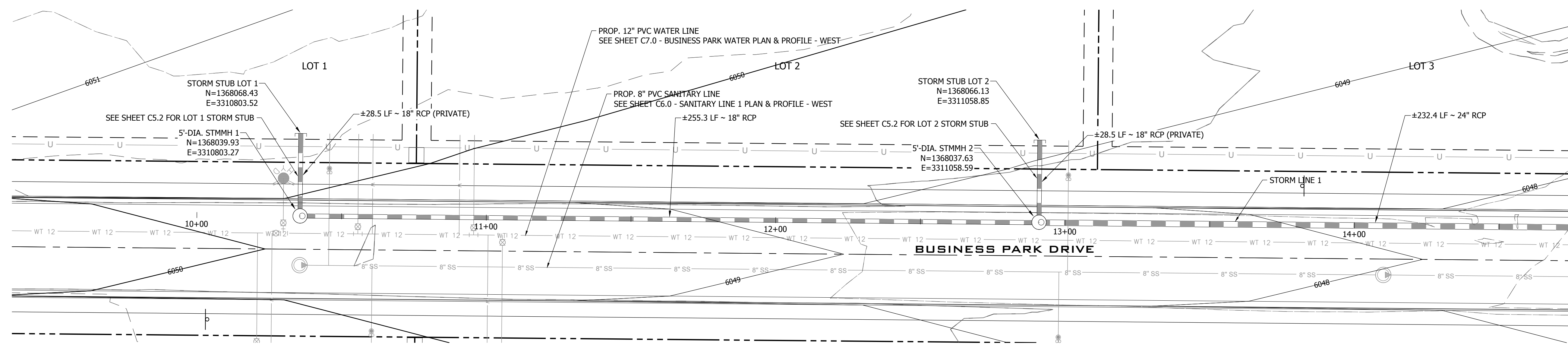
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EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

PREPARED FOR:

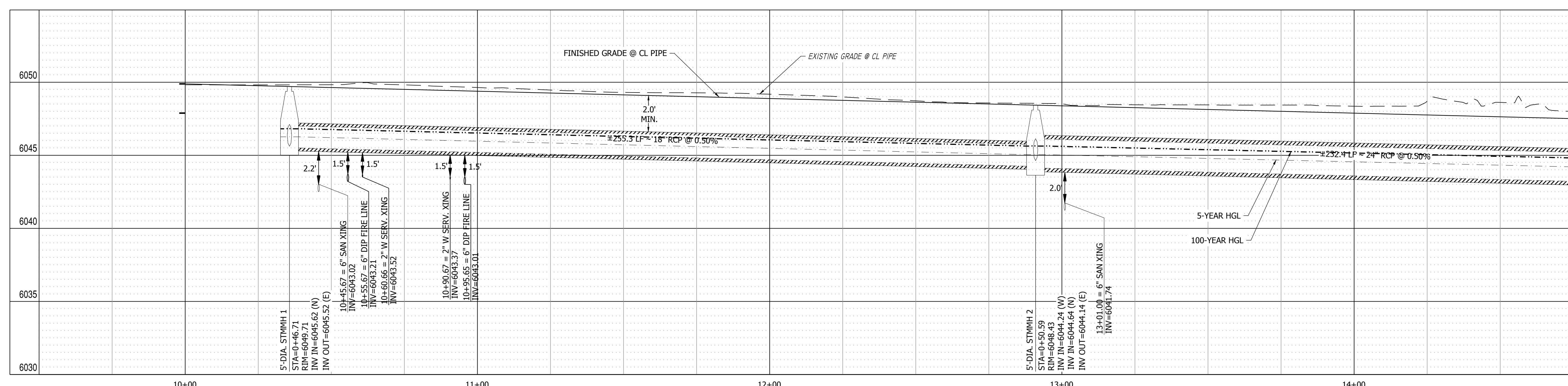
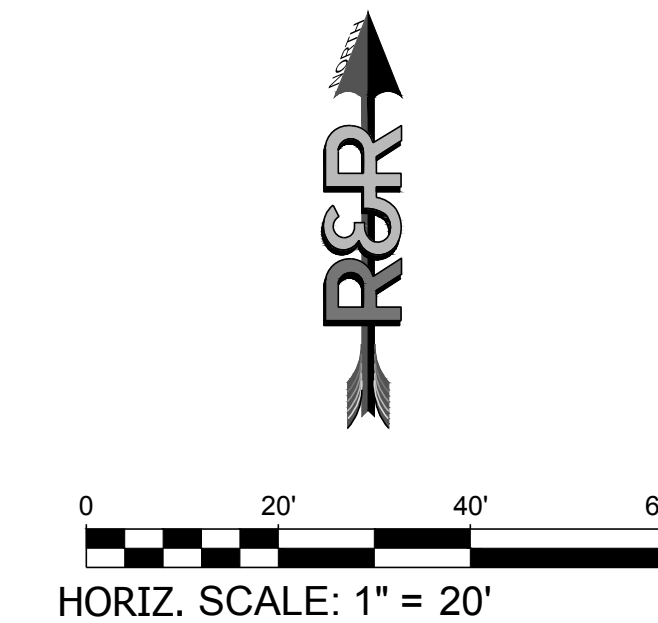
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD

STORM LINE 1
PLAN & PROFILE -
WEST

NO.
C5.0



STORM LINE 1 PLAN VIEW (WEST) 10+00.00 TO 14+75.00
SCALE: 1" = 20'



STORM 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 - STORM P&P - CD.DWG, PLOT DATE: 12/20/2024, 5:11:03 PM, BY: LYNX, DGBADY



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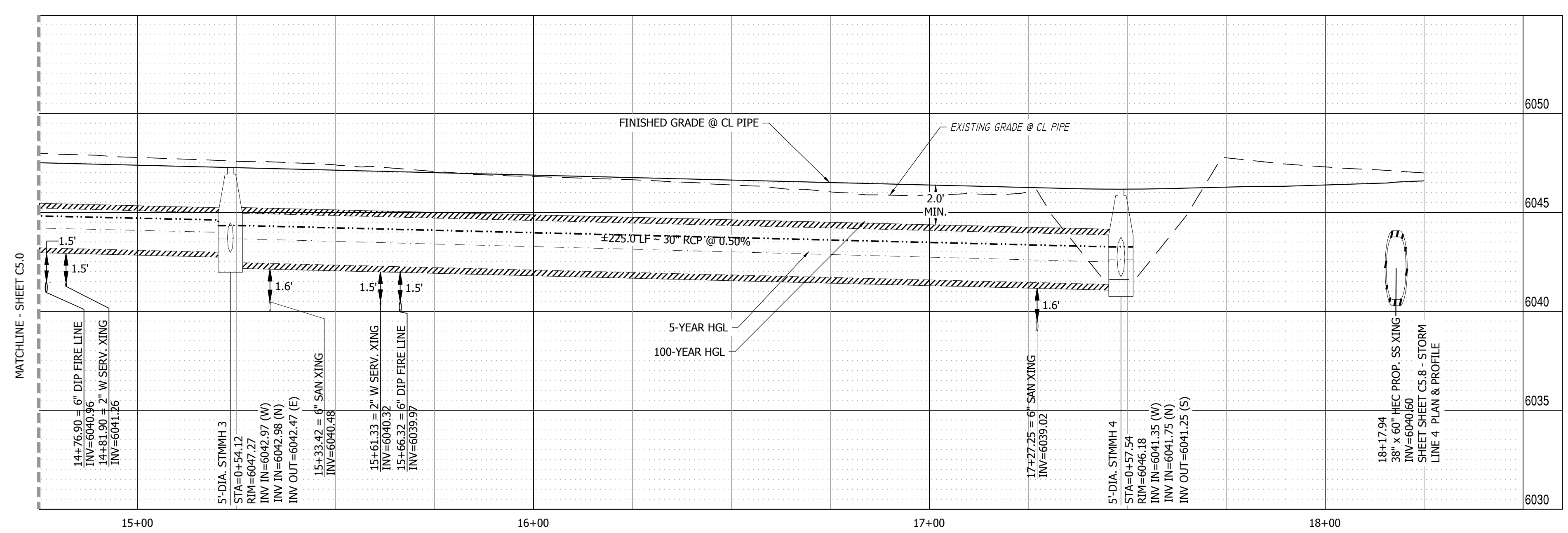
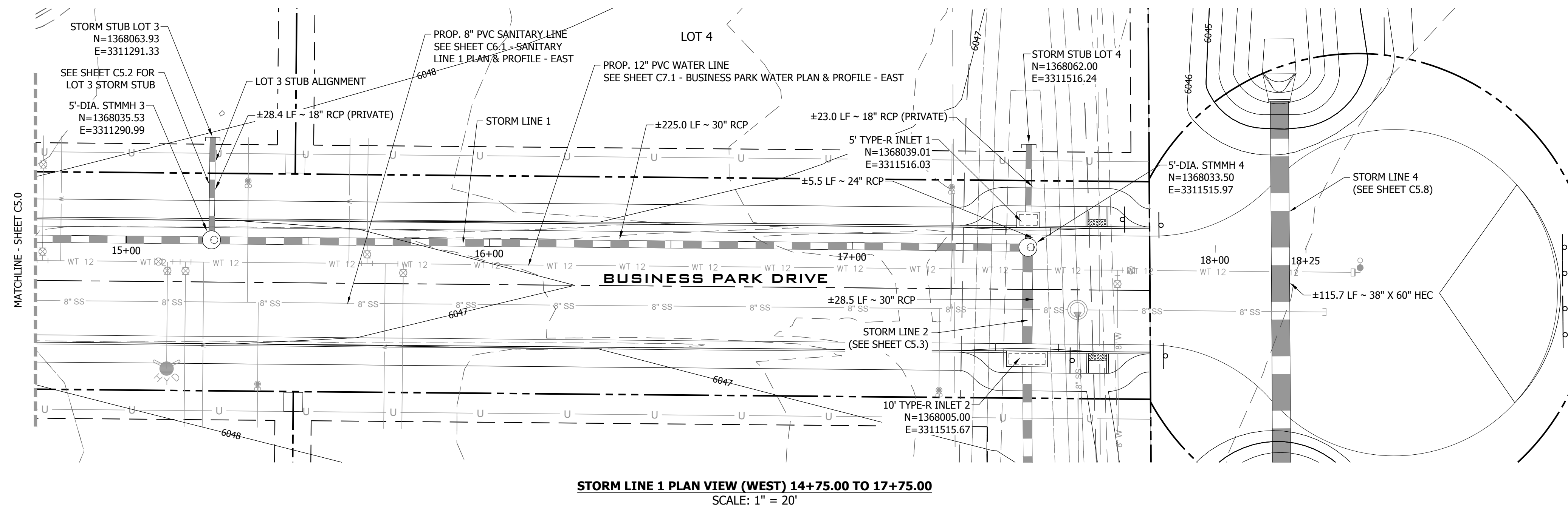
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EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
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CALHAN, CO 80808

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

**STORM LINE 1
PLAN & PROFILE -
EAST**

NO.
C5.1

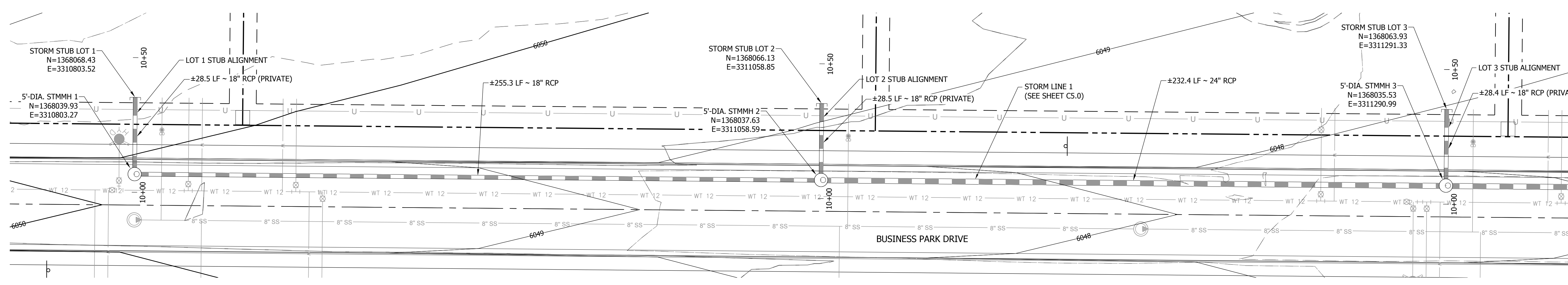


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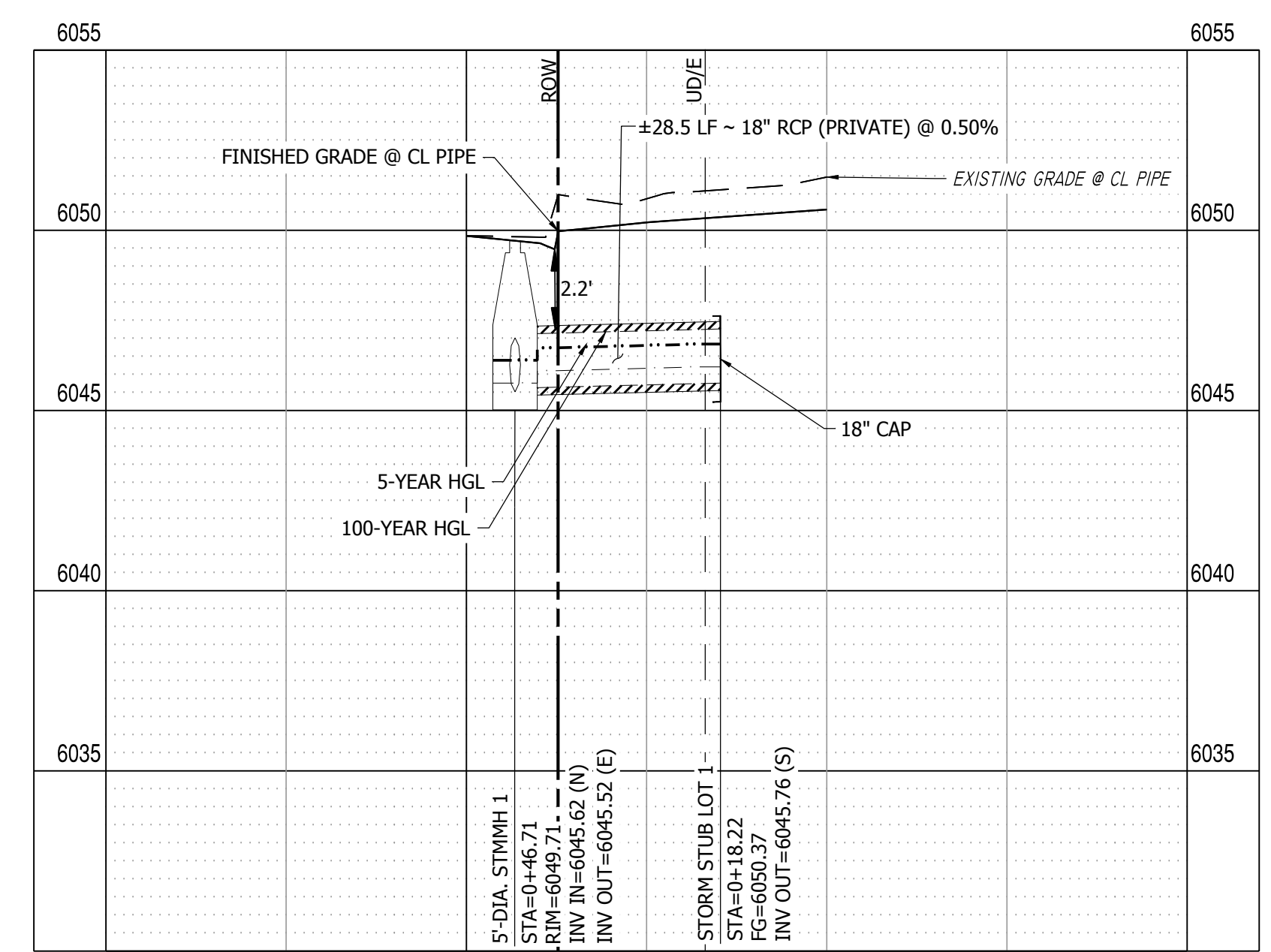
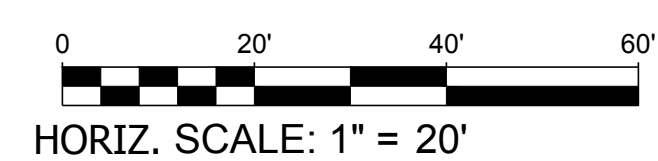


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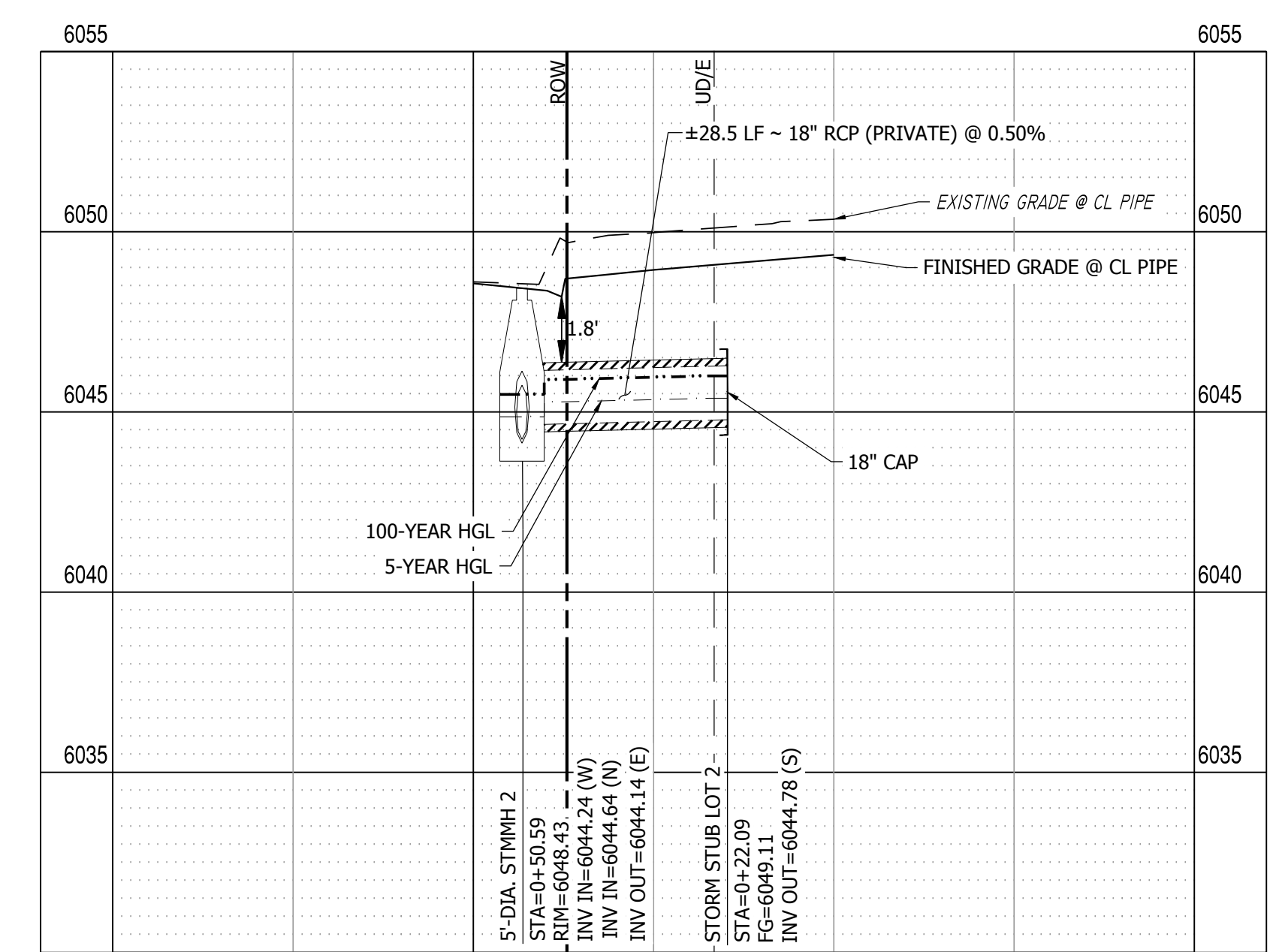
NO.	REVISION	BY	DATE



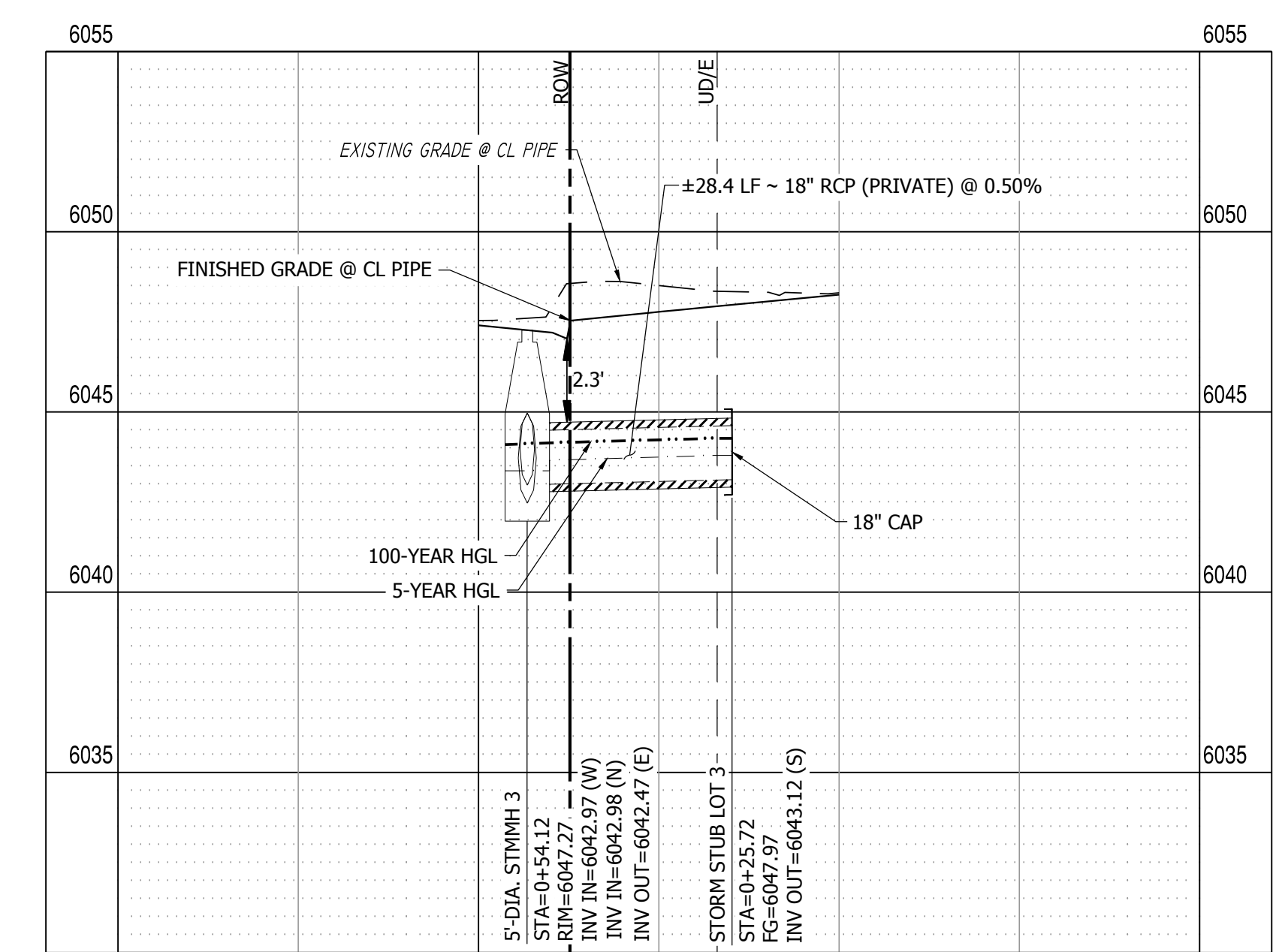
STORM MAIN LINE 1 PLAN VIEW (WITH STUBS) 10+00.00 TO 15+50.00
SCALE: 1" = 20'



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'

- NOTES:
1. TEMPORARY STORM PIPE CAPS TO BE EPJ PIPE PLUG K-7 OR EQUIVALENT TO PREVENT SEDIMENT FROM ENTERING STORM SYSTEM.
 2. PROVIDE TRACER WIRE & MARKERS AT GRADE FOR ALL STORM PLUGS.

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DENVER, COLORADO 80204
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MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

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

LOT 1-3 STORM STUBS PLAN & PROFILE

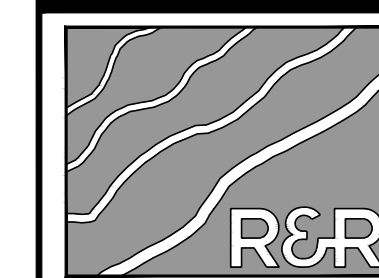
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P:\PL\MC22249 - PROPOSED MAYBERRY - FILING NO. 4 (CURRENT TRACT A, MAYBERRY - FILING NO. 3) ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\MC22249 - STORM P&P - CD.DWG_PLOT DATE: 12/20/2024 5:11:38 PM BY: LYNX_GCRADY



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 PHONE: 303-753-6730

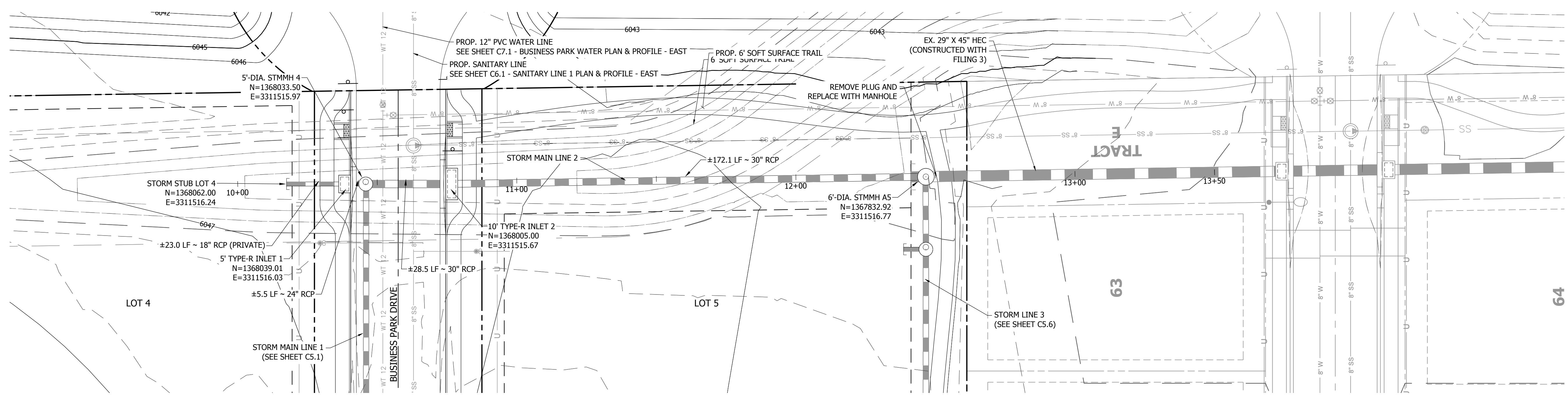
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 MAYBERRY COMMUNITIES, LLC
 22108 CATTLEMAN RUN
 CALHAN, CO 80808

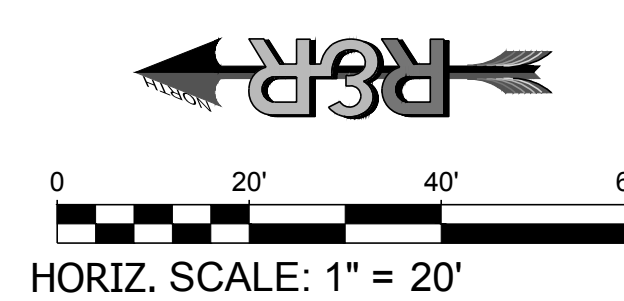
CONSTRUCTION DOCUMENTS
 JOB NO. MC22249
 ORG. SUBM. DATE 04/05/2023
 DWN: GWH CHKD: CJD
 NAME

LOT 4 STUB &
 STORM LINE 2
 PLAN & PROFILE

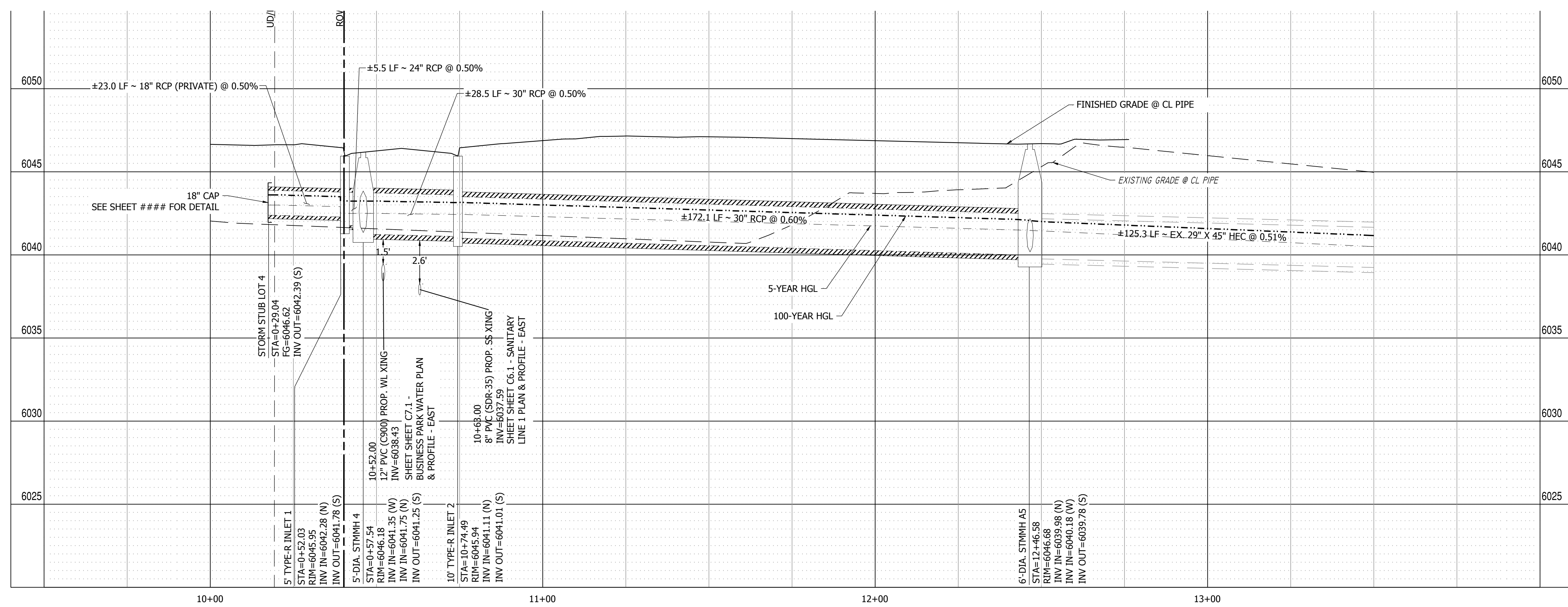
NO. **C5.3**



LOT 4 STUB & STORM LINE 2 PLAN VIEW
 SCALE: 1" = 20'



HORIZ. SCALE: 1" = 20'



LOT 4 STUB & STORM LINE 2 PROFILE VIEW
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=4'

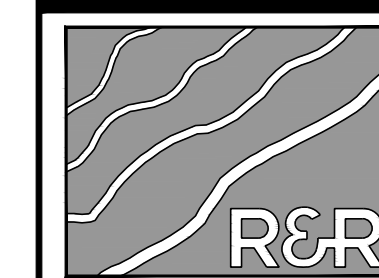
- NOTES:
1. TEMPORARY STORM PIPE CAPS TO BE EPJ PIPE PLUG K-7 OR EQUIVALENT TO PREVENT SEDIMENT FROM ENTERING STORM SYSTEM.
 2. PROVIDE TRACER WIRE & MARKERS AT GRADE FOR ALL STORM PIPES.

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: 12/20/2024 5:11:50 PM, BY: LYN O'GRADY



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PHONE: 303-753-6730

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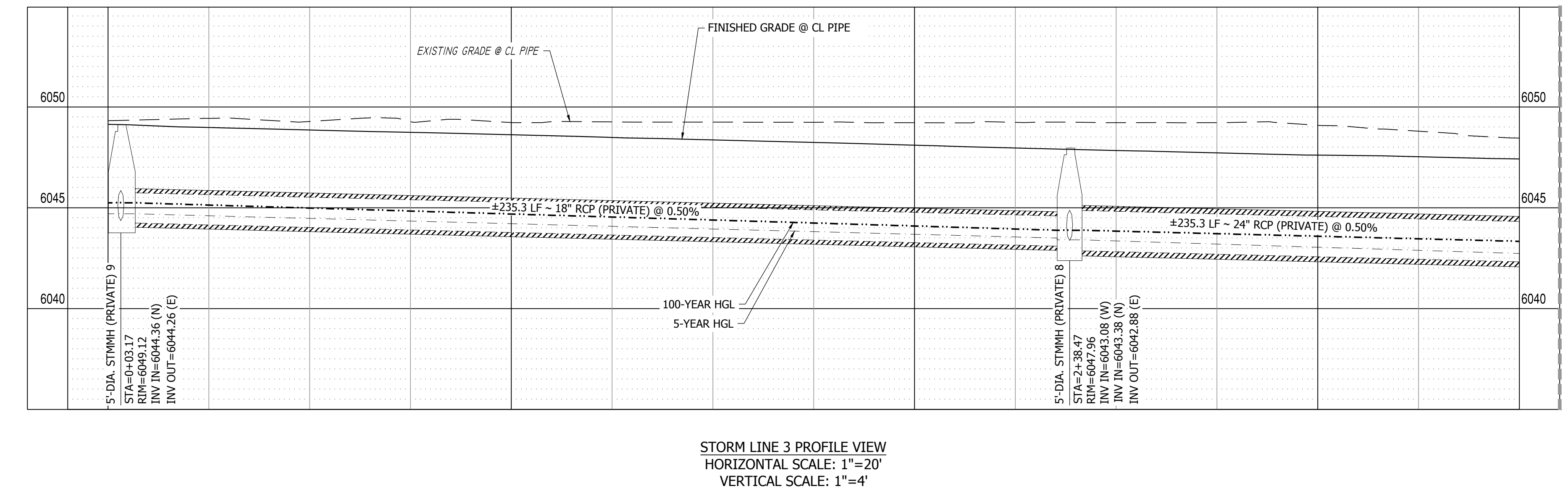
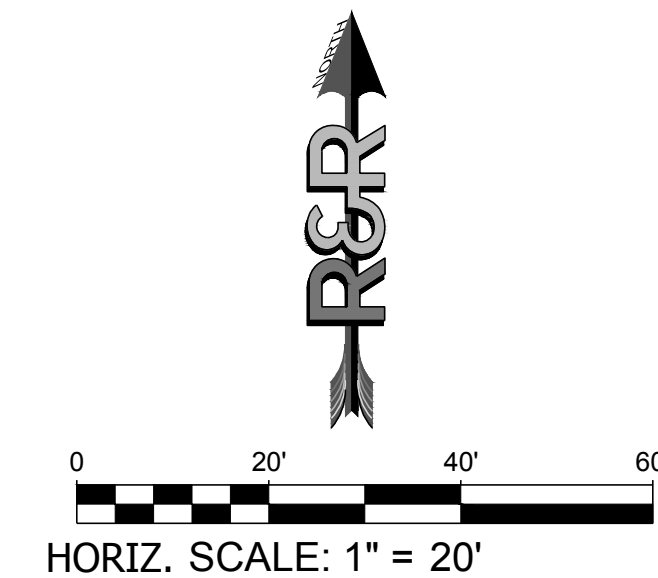
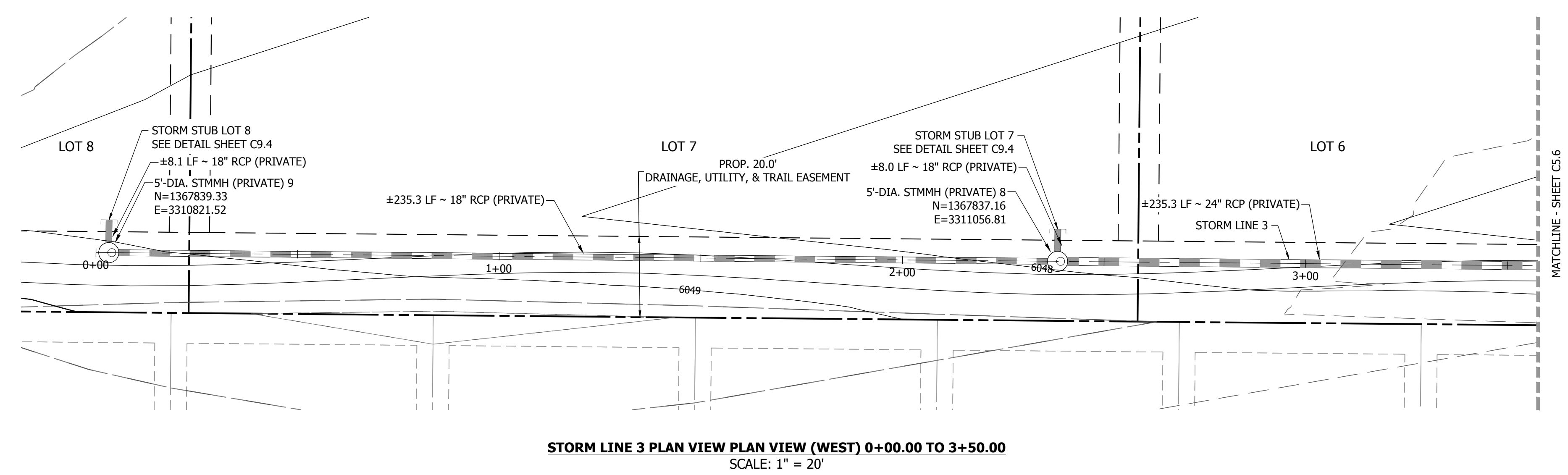
MAYBERRY - FILING NO. 4
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

SITE ADDRESS:
PREPARED FOR:

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

STORM LINE 3
PLAN & PROFILE -
WEST

NO.
C5.4



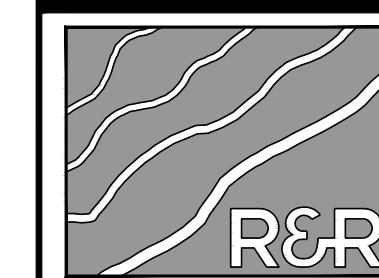
- NOTES:
- SEE SHEET C9.4 FOR PERFORATED RISER PIPE AND CAP DETAIL. THIS IS THE INTERIM CONDITION UNTIL EACH LOT IS SOLD AND DEVELOPED.
 - IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO REMOVE STORM CAP AND RISER PIPE DURING CONSTRUCTION.
 - PROVIDE TRACER WIRE & MARKER AT GRADE FOR ALL STORM PLUGS.

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: 12/20/2024, 5:12:03 PM, BY: LYN O'GRADY



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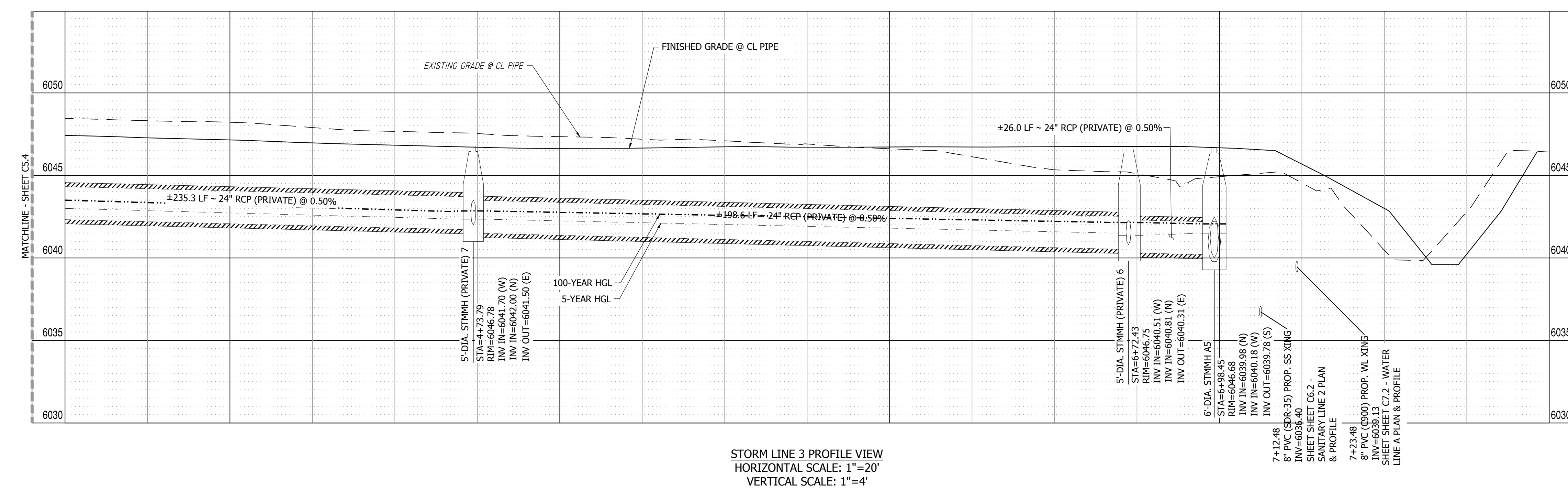
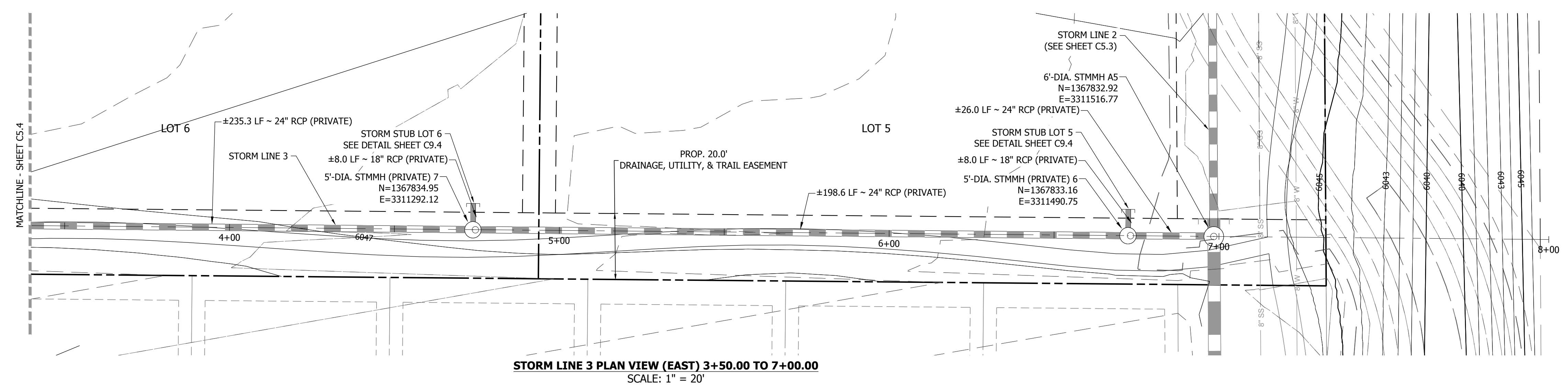
MAYBERRY - FILING NO. 4
 MAYBERRY, COLORADO SPRINGS
 EL PASO COUNTY
 MAYBERRY COMMUNITIES, LLC
 22108 CATTLEMAN RUN
 CALHAN, CO 80808

SITE ADDRESS:
 PREPARED FOR:

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

STORM LINE 3 PLAN & PROFILE - EAST

NO. **C5.5**



7+12.48
 8" PVC (SDR-35) PROP. SS XING
 INV=6036.40
 SHEET C5.2
 LINE 2 PLAN
 & PROFILE

7+23.48
 8" PVC (SDR-35) PROP. WL XING
 INV=6038.13
 SHEET C7.2 WATER
 LINE A PLAN & PROFILE

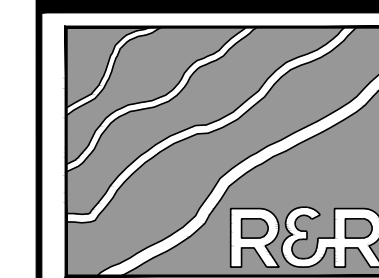
- NOTES:
- SEE SHEET C9.4 FOR PERFORATED RISER PIPE AND CAP DETAIL. THIS IS THE INTERIM CONDITION UNTIL EACH LOT IS SOLD AND DEVELOPED.
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PATH: P:\MC22249 - PROPOSED MAYBERRY PLING NO. 4 (CURRENT TRACT A, MAYBERRY PLING NO. 3), ENGINEERING, L, DRAWINGS, PLANS, CONSTRUCTION, DOCUMENTS, MC22249 - STORM, P&P - CD, DWG, PLOT, DATE: 12/20/2024, 5:12:16 PM, BILLY W. O'GRADY



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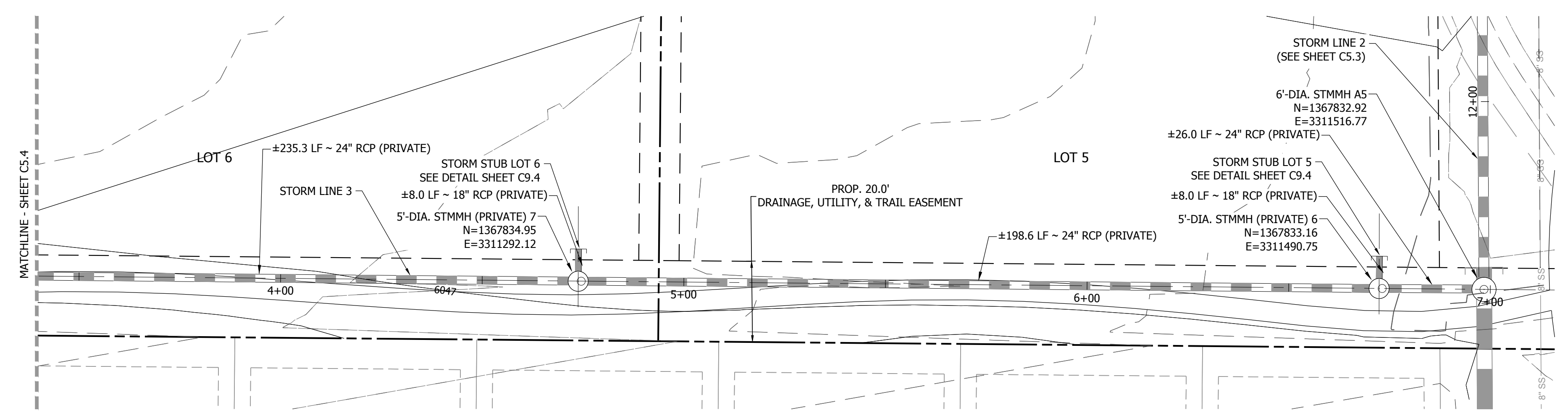
MAYBERRY - FILING NO. 4
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

SITE ADDRESS:
PREPARED FOR:

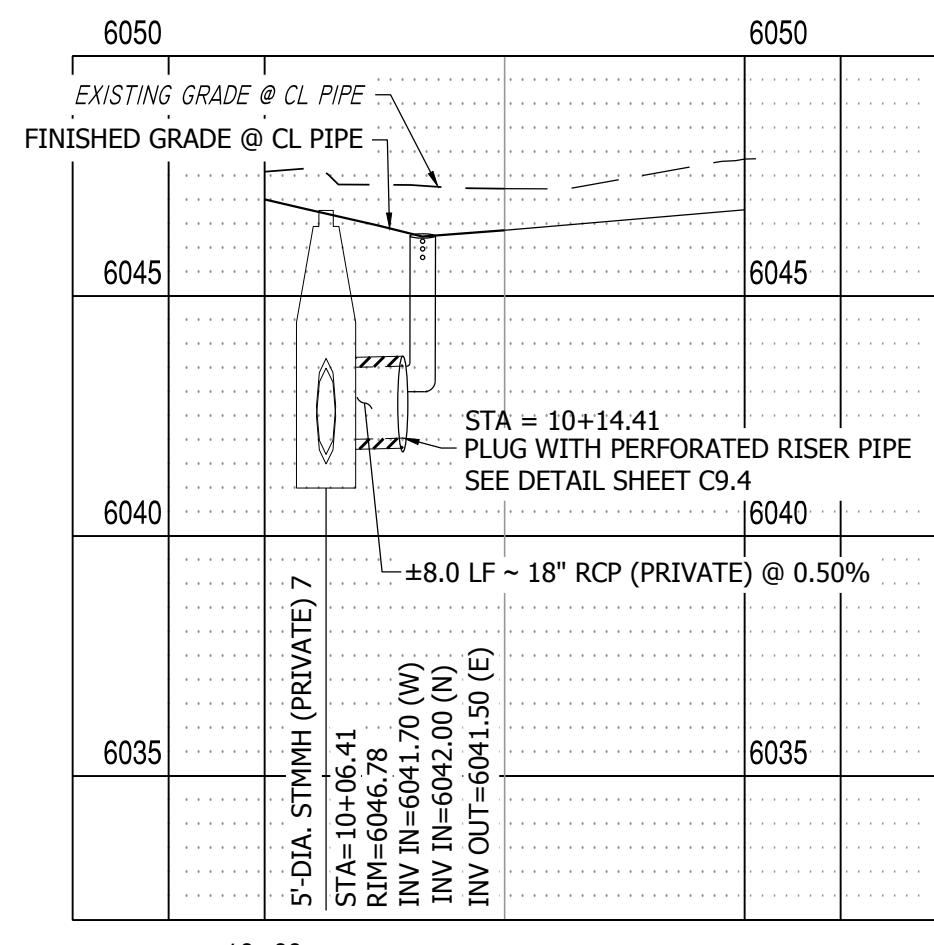
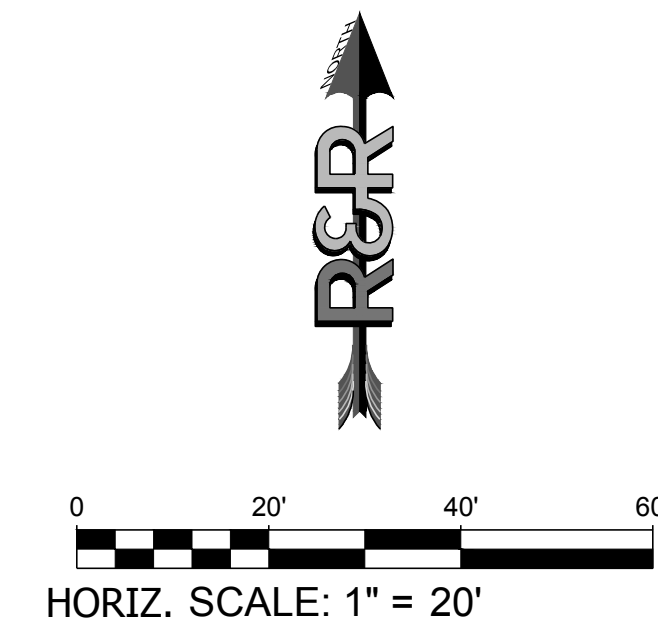
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD
NAME

LOT 5-6 STORM
STUBS PLAN &
PROFILE

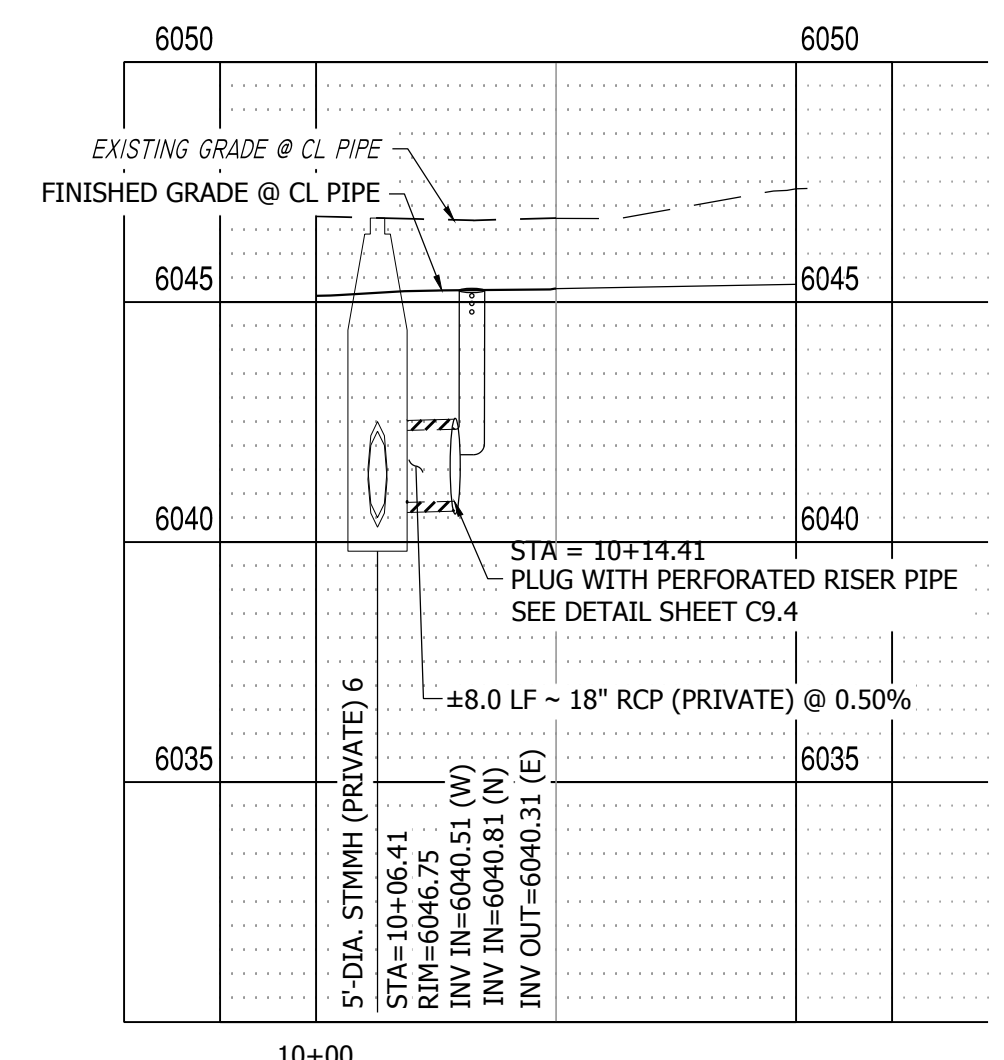
NO.
C5.6



STORM LINE 3 PLAN VIEW (EAST) 3+50.00 TO 7+00.00
SCALE: 1" = 20'



LOT 6 STUB PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



LOT 5 STUB PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

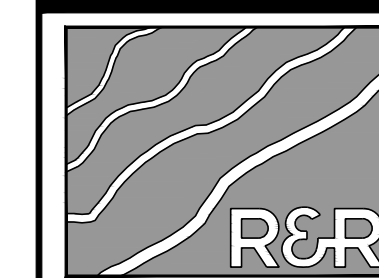
- NOTES:
- SEE SHEET C9.4 FOR PERFORATED RISER PIPE AND CAP DETAIL. THIS IS THE INTERIM CONDITION UNTIL EACH LOT IS SOLD AND DEVELOPED.
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 - PROVIDE TRACER WIRE & MARKERS AT GRADE FOR ALL STORM PIPES.

P:\P\14\22249 - PROPOSED MAYBERRY PLUG NO. 4 (CURRENT TRACT A, MAYBERRY PLUG NO. 3)\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\MC22249 - STORM P&P - CD.DWG, PLOT DATE: 12/20/2024, 5:12:34 PM, BY: LNN, GCRABY



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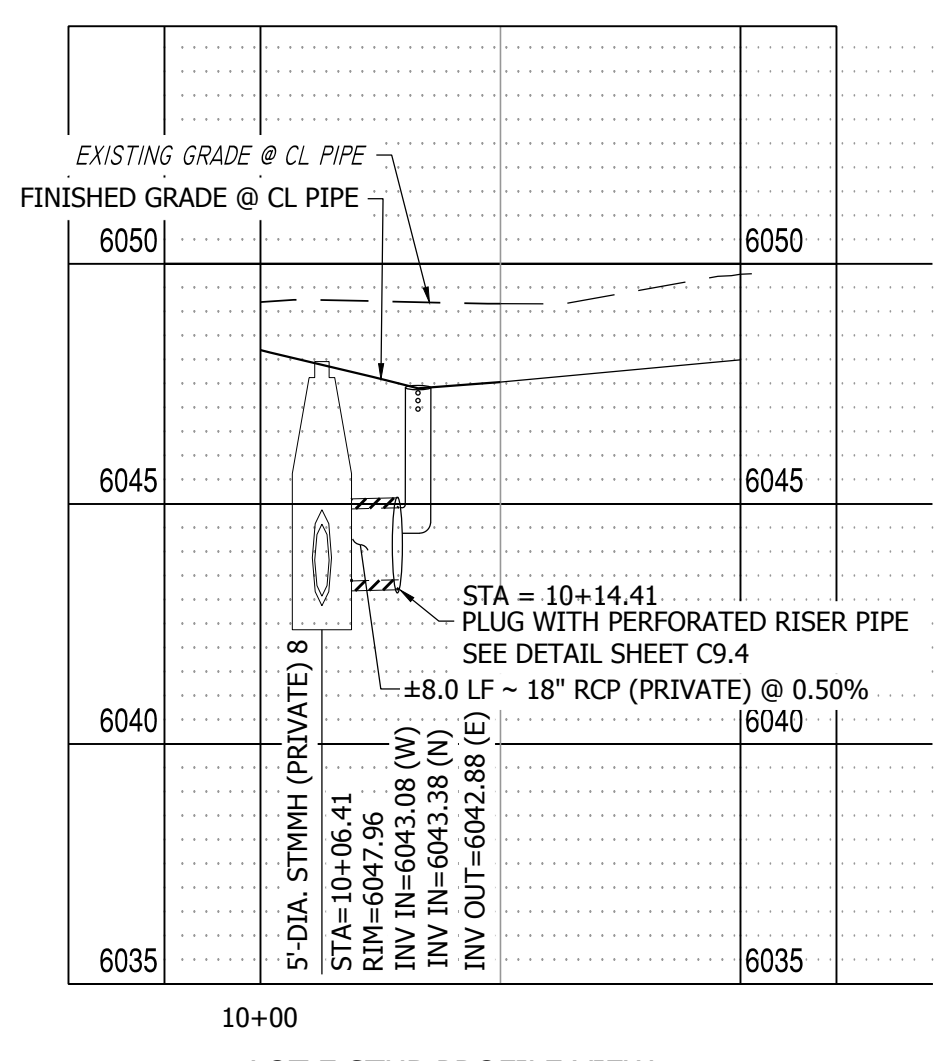
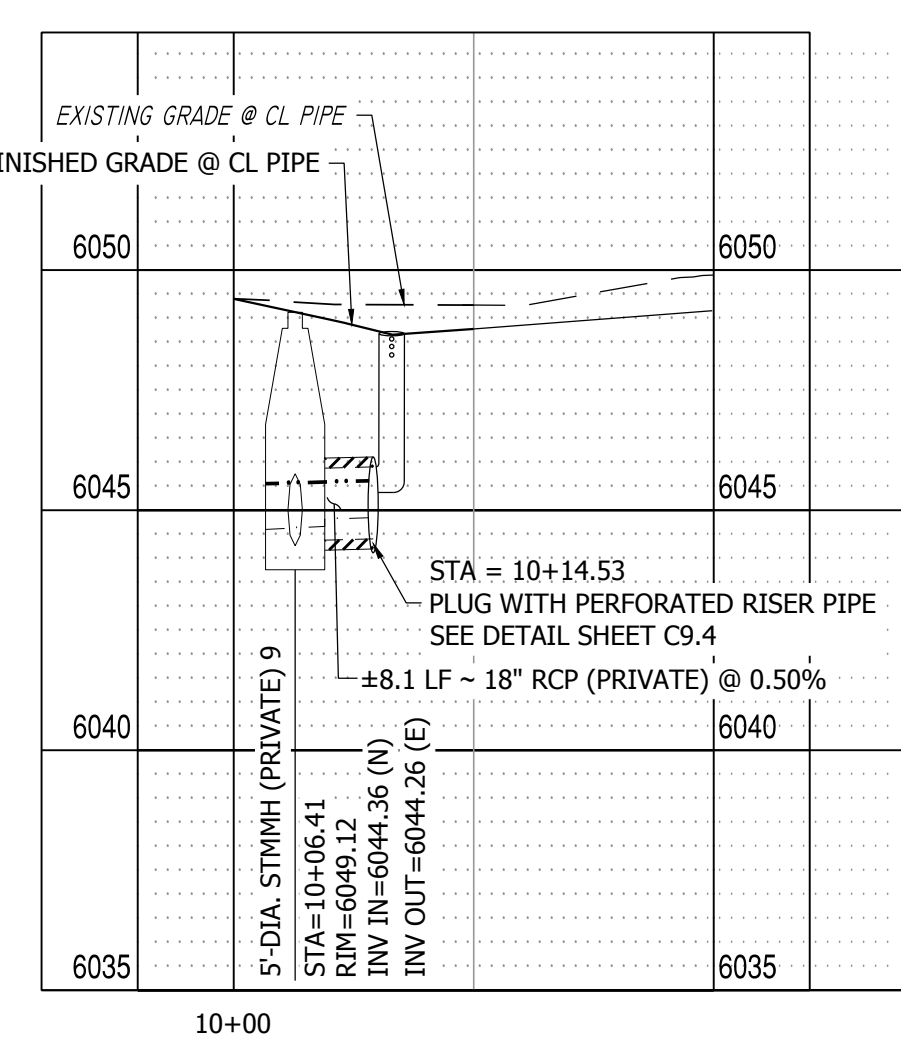
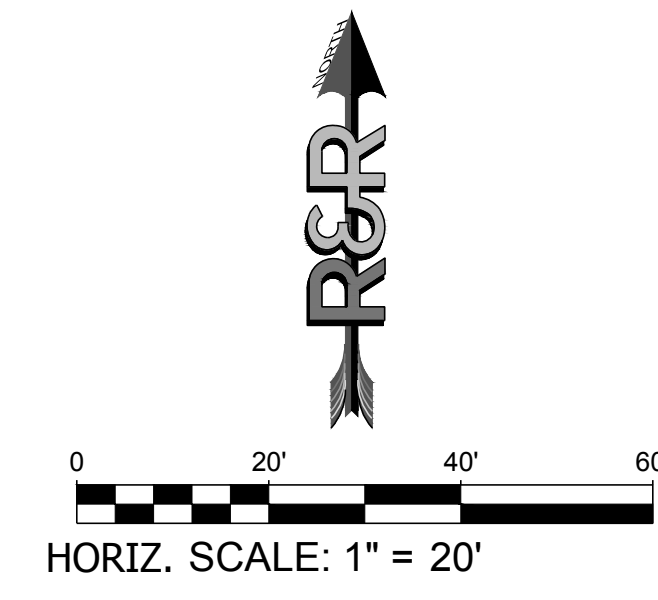
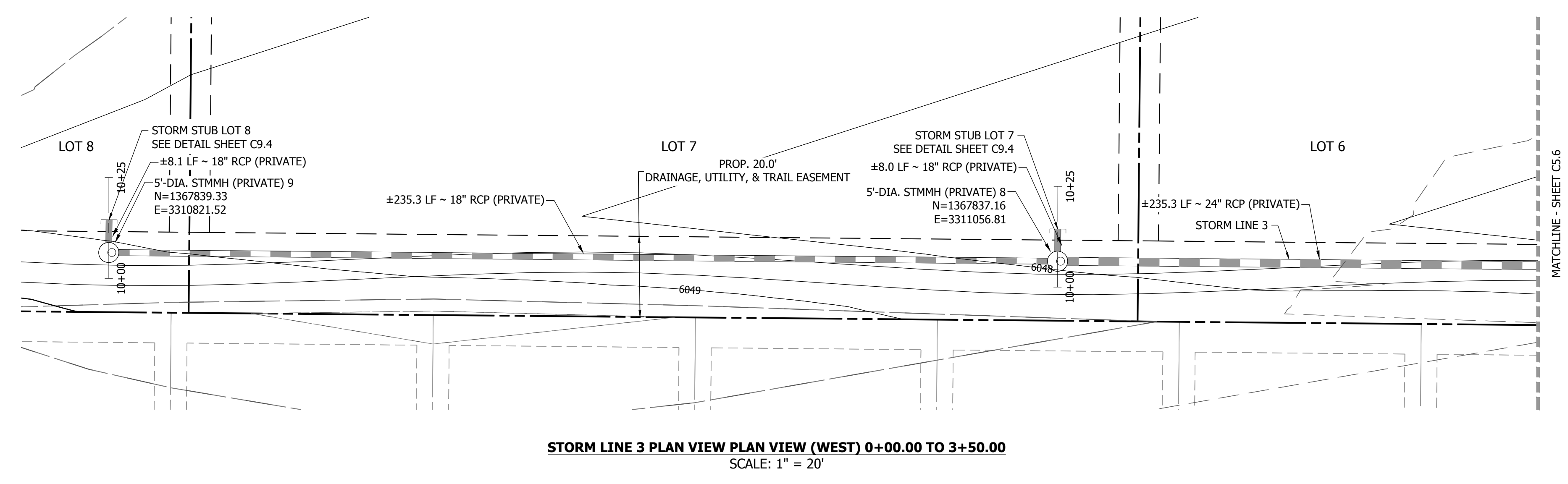
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MAYBERRY - FILING NO. 4
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

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

LOT 7-8 STORM
STUBS PLAN &
PROFILE

NO.
C5.7



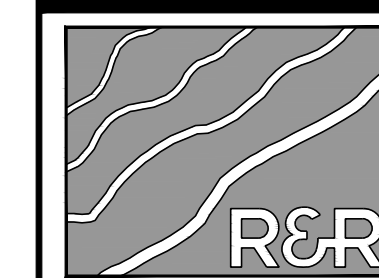
- NOTES:
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P:\P\1622249 - PROPOSED MAYBERRY - FILING NO. 4 - CURRENT TRACT A, MAYBERRY - FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\MC22249 - STORM P&P - CD.DWG, PLOT DATE: 12/20/2024, 5:12:47 PM, BY: LYN O'GRADY



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PHONE: 303-753-6730

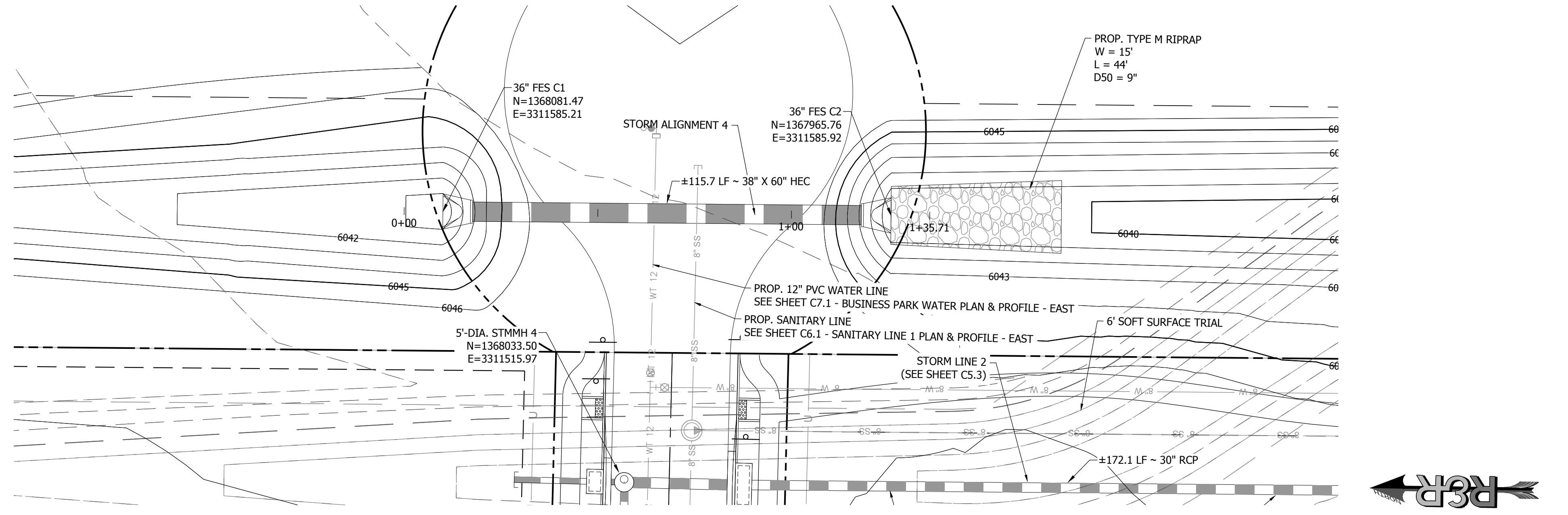
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SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

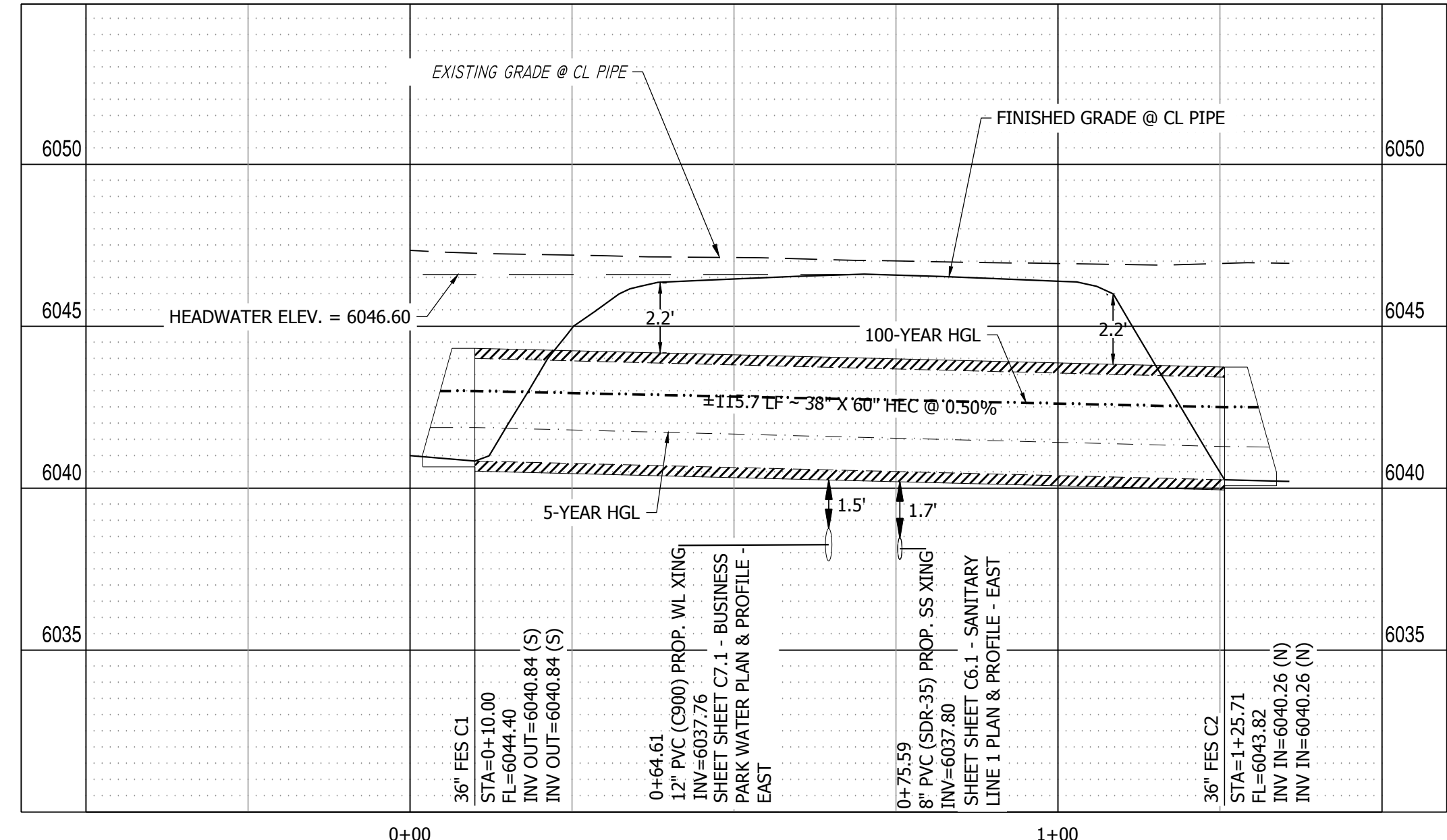
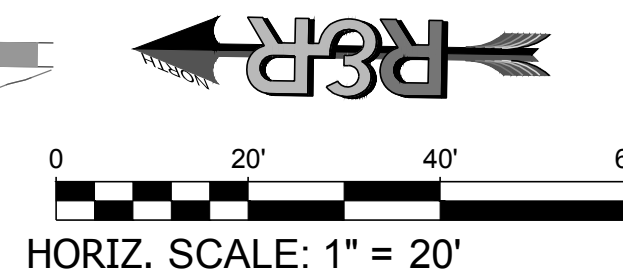
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD
NAME

STORM LINE 4
PLAN & PROFILE

NO.
C5.8



STORM LINE 4 PLAN VIEW 0+00.00 TO 1+35.71
SCALE: 1" = 20'



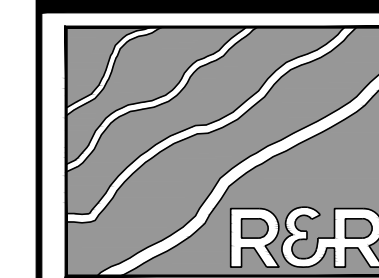
STORM LINE 4 PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

PATH:\P_V22249_PROPOSED_MAYBERRY_FLING_NO_4_CURRENT_TRACT_A_MAYBERRY_FLING_NO_3\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION_DOCUMENTS\W22249 - STORM P&P - CD.DWG_PLOT_DATE:12/29/2024 5:13:00 PM BY:LIN_GCRABY



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 PHONE: 303-753-6730

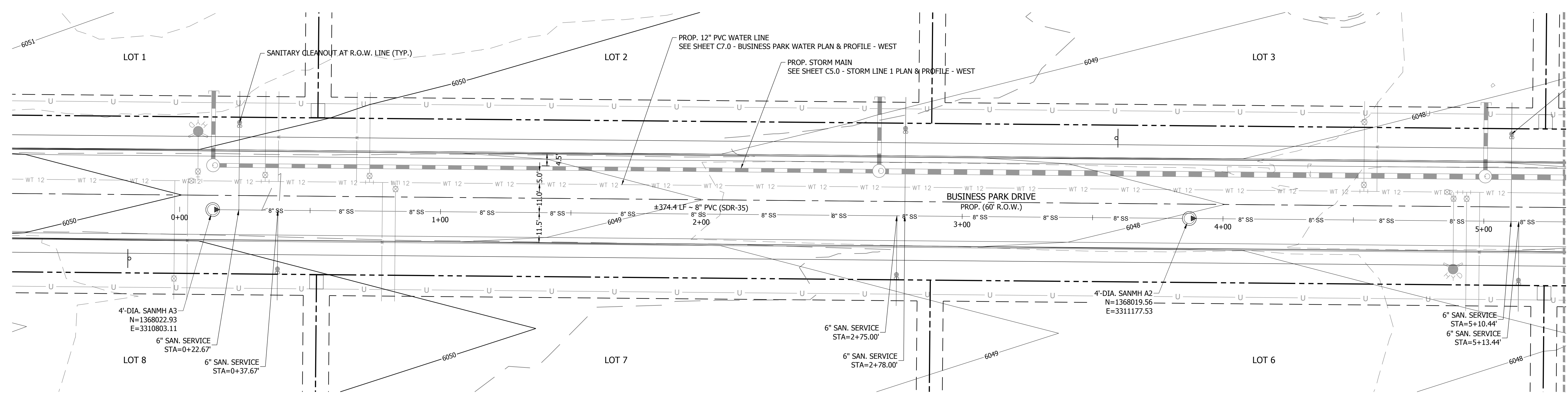
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 MAYBERRY, COLORADO SPRINGS
 EL PASO COUNTY
 PREPARED FOR:
 MAYBERRY COMMUNITIES, LLC
 22108 CATTLEMAN RUN
 CALHAN, CO 80808

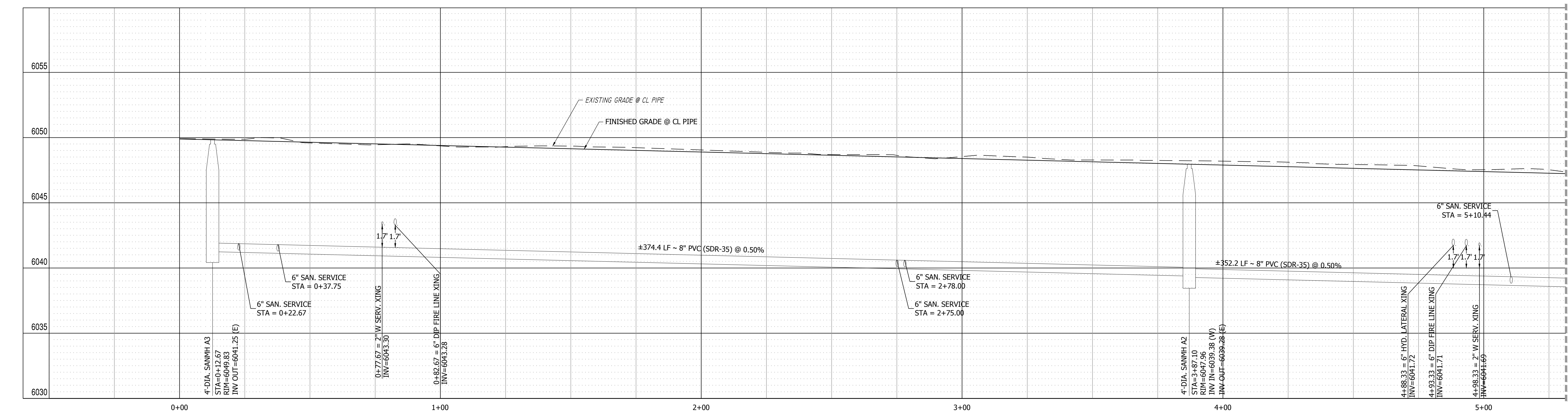
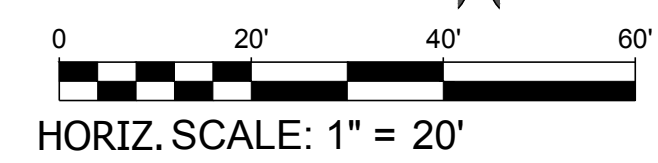
CONSTRUCTION DOCUMENTS
 JOB NO. MC22249
 ORG. SUBM. DATE 04/05/2023
 DWN: GWH CHKD: CJD
 NAME

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'

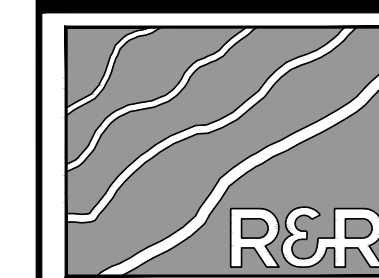
NOTES:
 1. SEE SHEETS C9.0 - C9.4 FOR UTILITY DETAILS.
 2. PROVIDE TRACER WIRE & MARKERS AT GRADE FOR ALL SERVICE STUBS.
 3. CENTER SANITARY SERVICE AND WATER STICK OF PIPES OVER CROSSINGS.

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: 04/05/2023 5:13:32 PM, BY: LNN, CDR:ADY



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PHONE: 303-753-6730

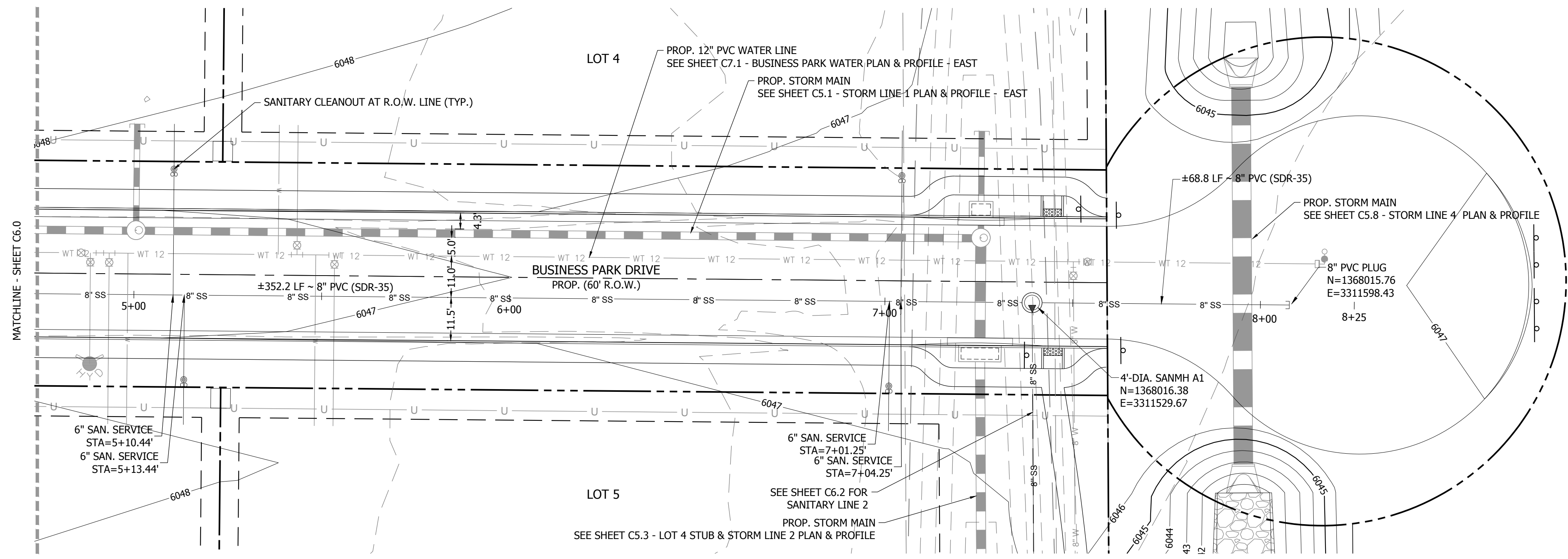
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MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

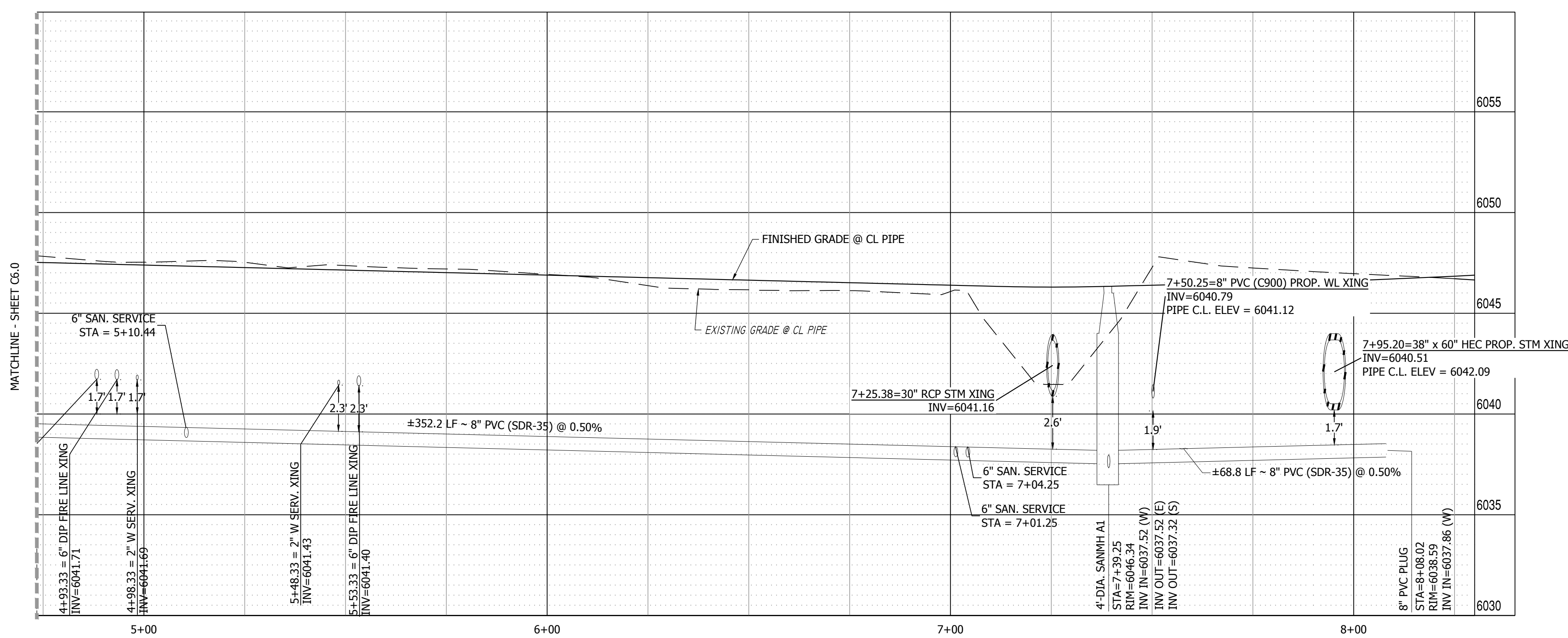
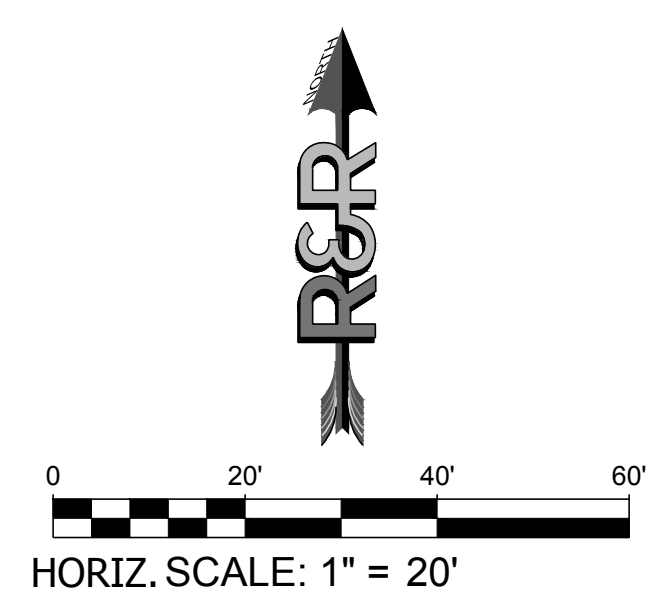
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD
NAME

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'

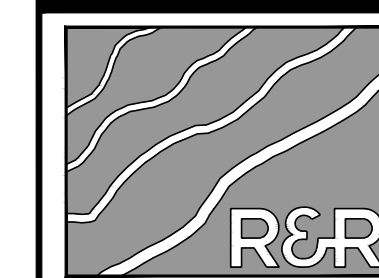
NOTES:
1. SEE SHEETS C9.0 - C9.4 FOR UTILITY DETAILS.
2. PROVIDE TRACER WIRE & MARKERS AT GRADE FOR ALL SERVICE STUBS.
3. CENTER SANITARY SERVICE AND WATER STICK OF PIPES OVER CROSSINGS.

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: 05/19/2023 5:13:36 PM, BY: LNN, CDR:ADY



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PHONE: 303-753-6730

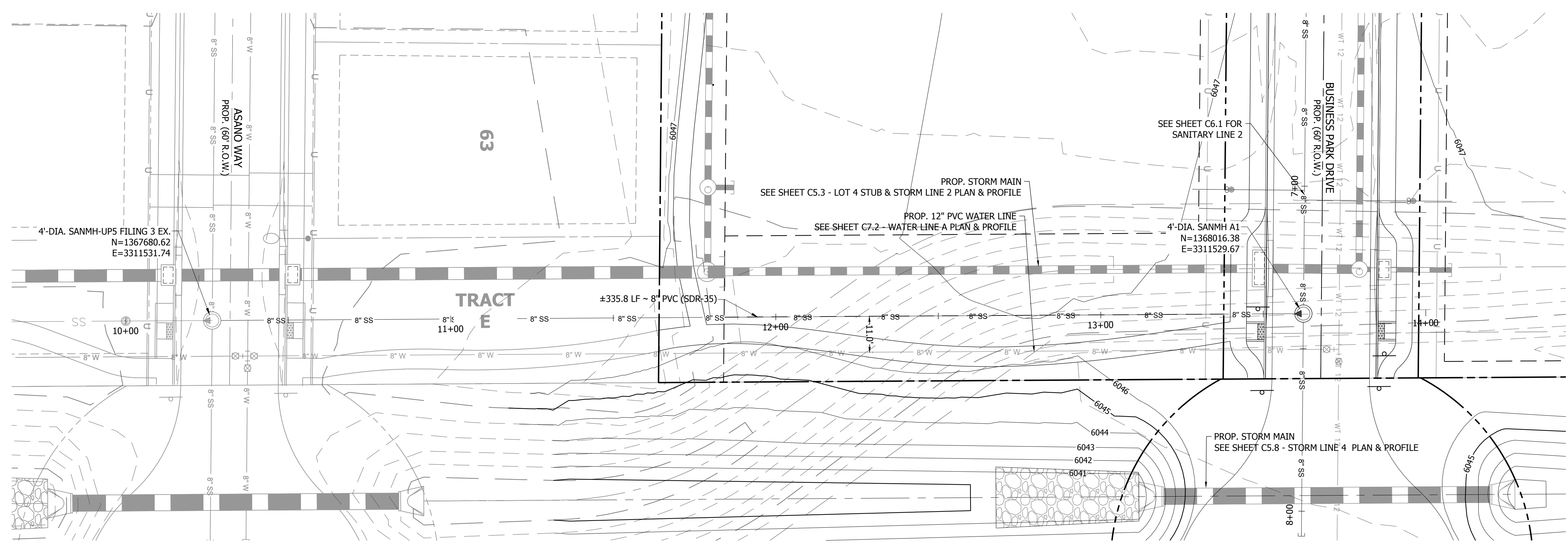
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MAYBERRY - FILING NO. 4
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

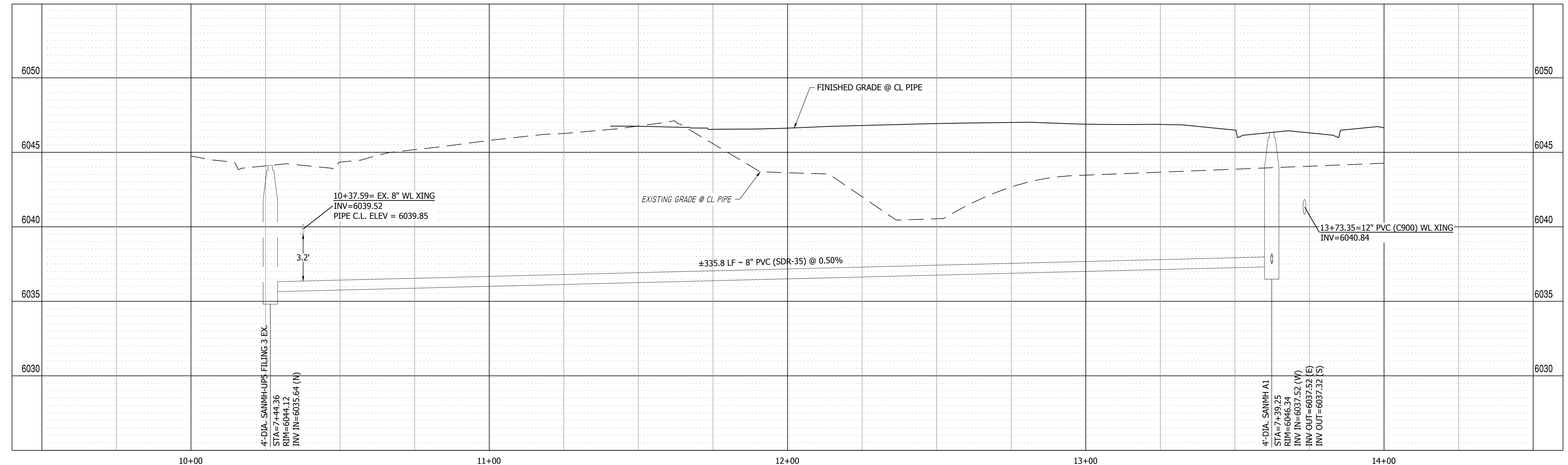
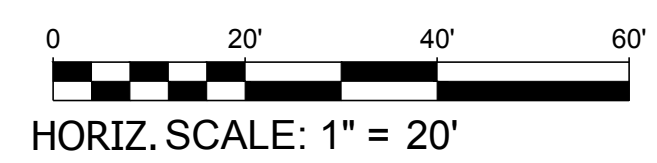
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHK: CJJ
NAME

SANITARY LINE 2
PLAN & PROFILE

NO. **C6.2**



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



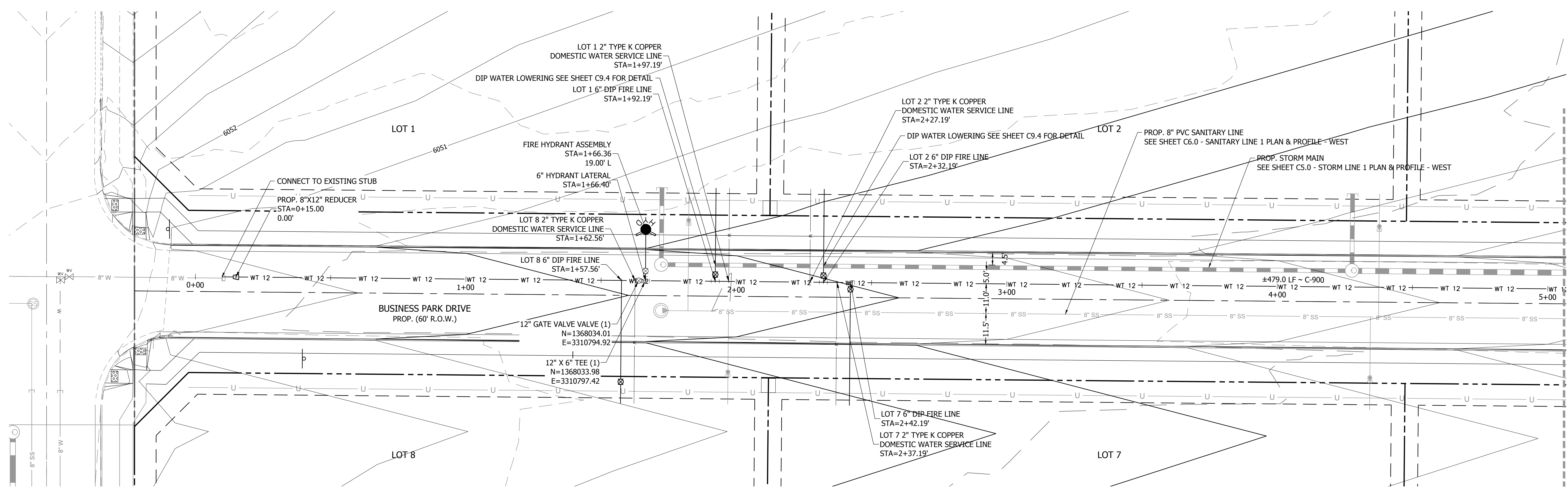
SANITARY LINE 2 PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

NOTES:
1. SEE SHEETS C9.0 - C9.4 FOR UTILITY DETAILS.
2. PROVIDE TRACER WIRE & MARKERS AT GRADE FOR ALL SERVICE LINES.
3. CENTER SANITARY SERVICE AND WATER STICK OF PIPES OVER CROSSINGS.

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: 12/29/2023 5:13:41 PM, BY: LMM, CDR:ADY

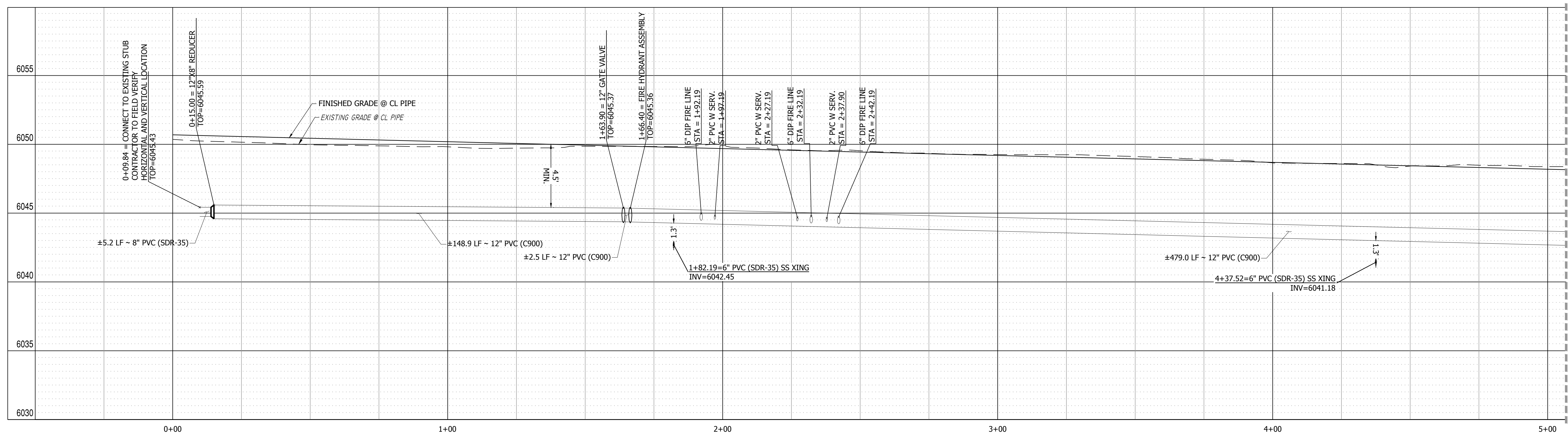


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BUSINESS PARK DRIVE WATER LINE PLAN VIEW (WEST) 0+00.00 TO 5+00.00
SCALE: 1" = 20'

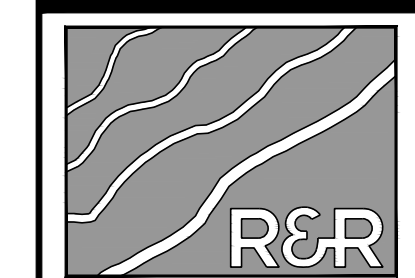
HORIZ. SCALE: 1" = 20'



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

P:\PL\MC22249 - PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3), ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\MC22249 - WTR 28P - CD.DWG, PLOT DATE: 12/29/2024, 5:14:10 PM, BY: LMM, CDR:ADP

NO.	REVISION	BY	DATE



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MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

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

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

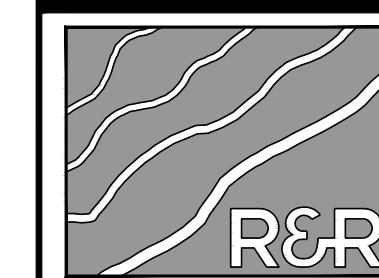
NO. **C7.0**

- NOTES:
- SEE SHEETS C9.0 - C9.4 FOR UTILITY DETAILS.
 - PROVIDE TRACER WIRE & MARKERS AT GRADE FOR ALL SERVICE STUBS.
 - CENTER SANITARY SERVICE AND WATER STICK OF PIPES OVER CROSSINGS.
 - TAP TO MAIN WITH 12"x6" TEE AND 6" GATE VALVE FOR ALL FIRE LINES.



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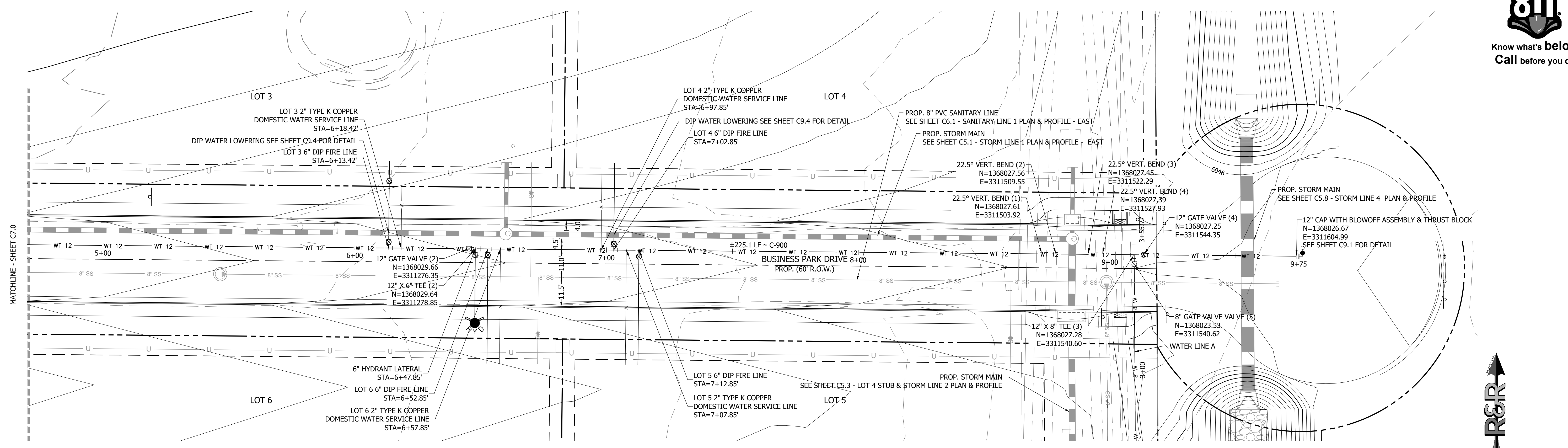
MAYBERRY - FILING NO. 4
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

PREPARED FOR:

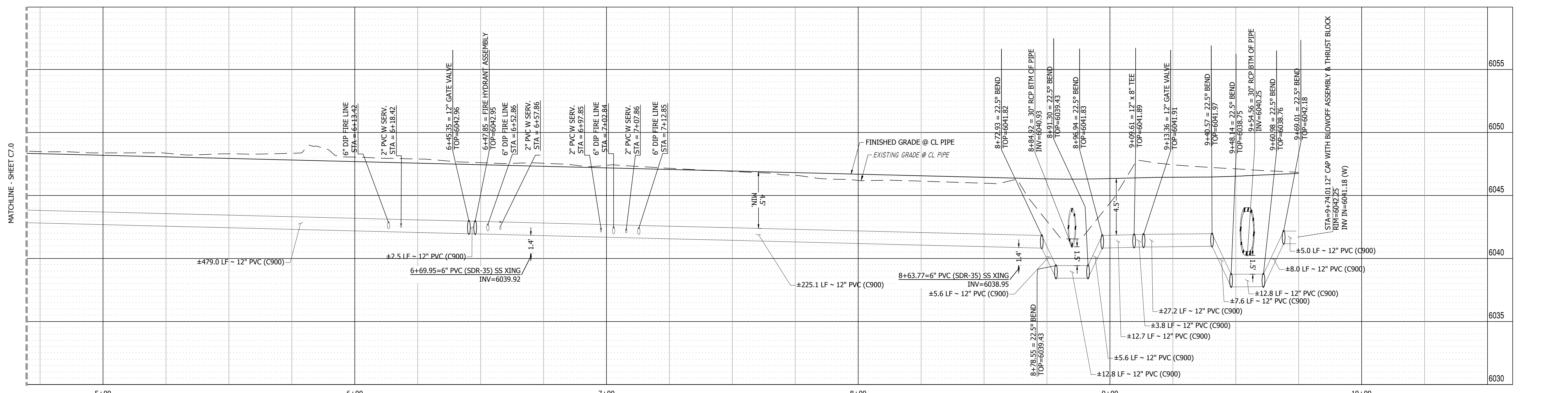
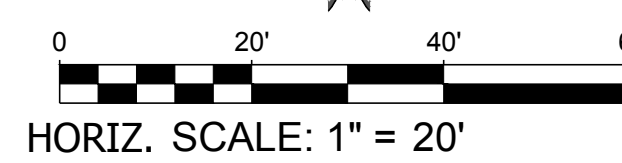
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD
NAME

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'

- NOTES:
- SEE SHEETS C9.0 - C9.4 FOR UTILITY DETAILS.
 - PROVIDE TRACER WIRE & MARKERS AT GRADE FOR ALL SERVICE STUBS.
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 - TAP TO MAIN WITH 12"x6" TEE AND 6" GATE VALVE FOR ALL FIRE LINES.

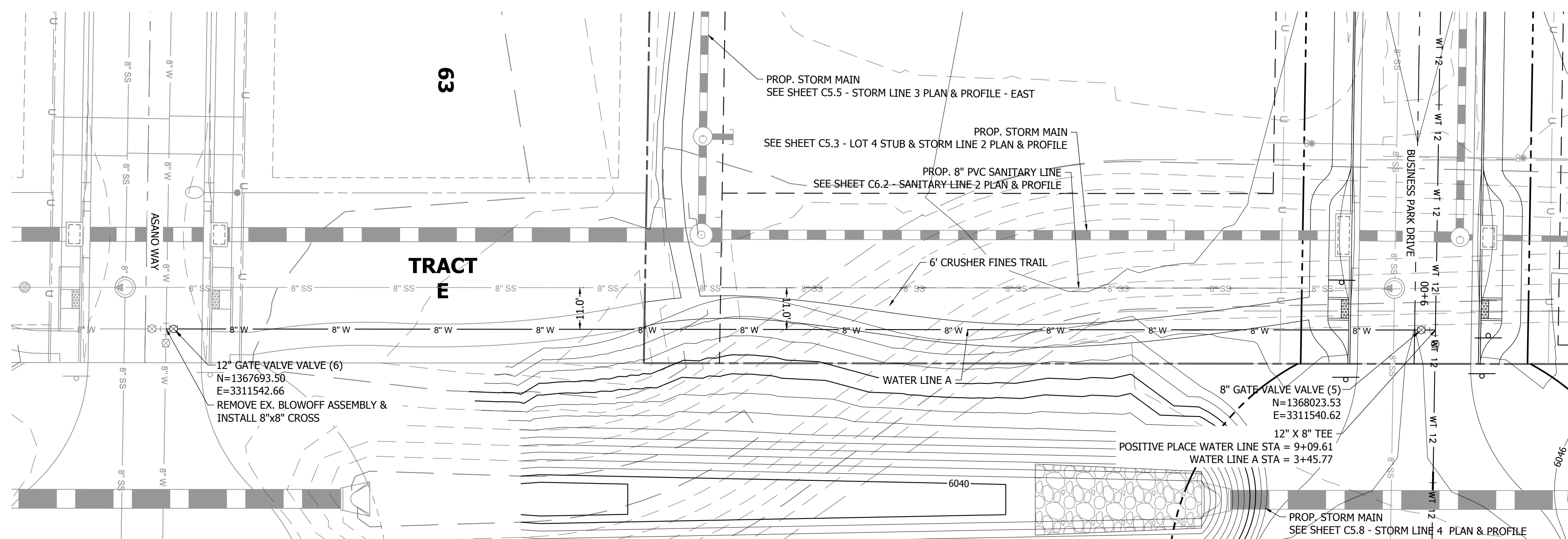
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MATCHLINE - SHEET C7.0

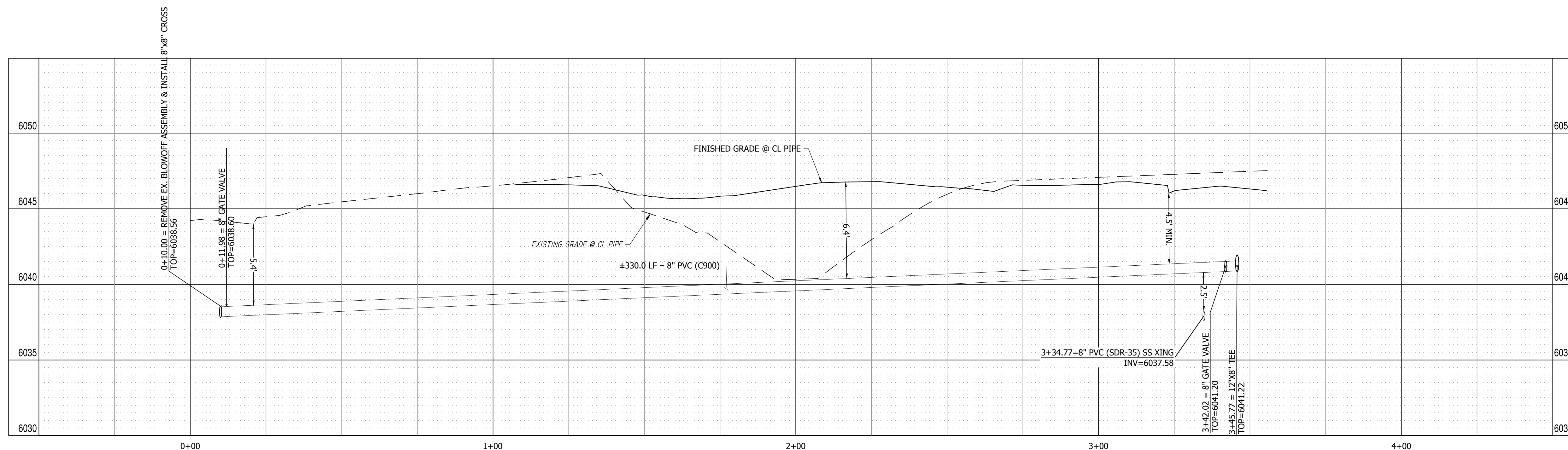
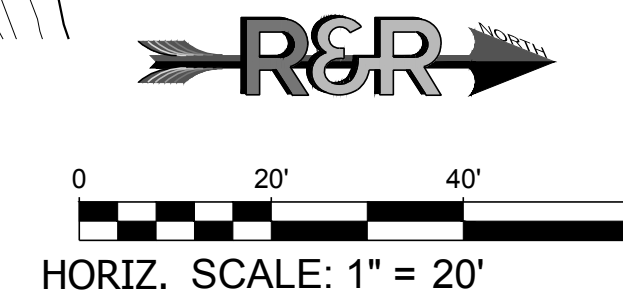
MATCHLINE - SHEET C7.0



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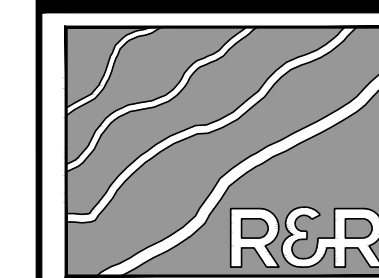
WATER LINE A PLAN VIEW 0+00.00 TO 3+55.77
SCALE: 1" = 20'



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

P:\PL\1622249 - PROPOSED MAYBERRY - FILING NO. 4 - CURRENT TRACT A, MAYBERRY - FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\1622249 - WTR 2&P - CD.DWG, PLOT DATE: 05/05/2023 5:14:19 PM, BY: LMM, CDR:ADP

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MAYBERRY - FILING NO. 4

SITE ADDRESS:
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

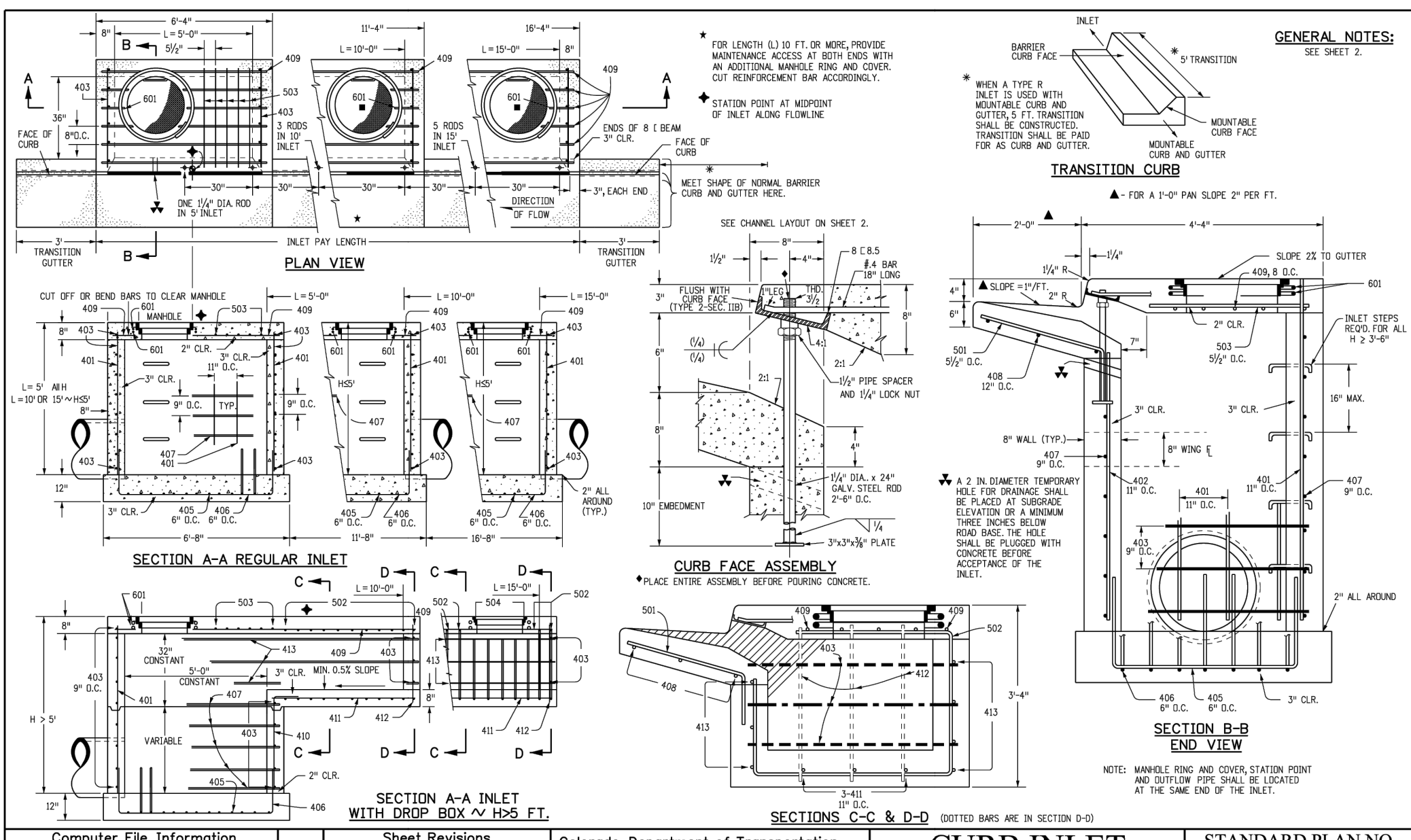
PREPARED FOR:
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

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

**WATER LINE A
PLAN & PROFILE**

NO. **C7.2**

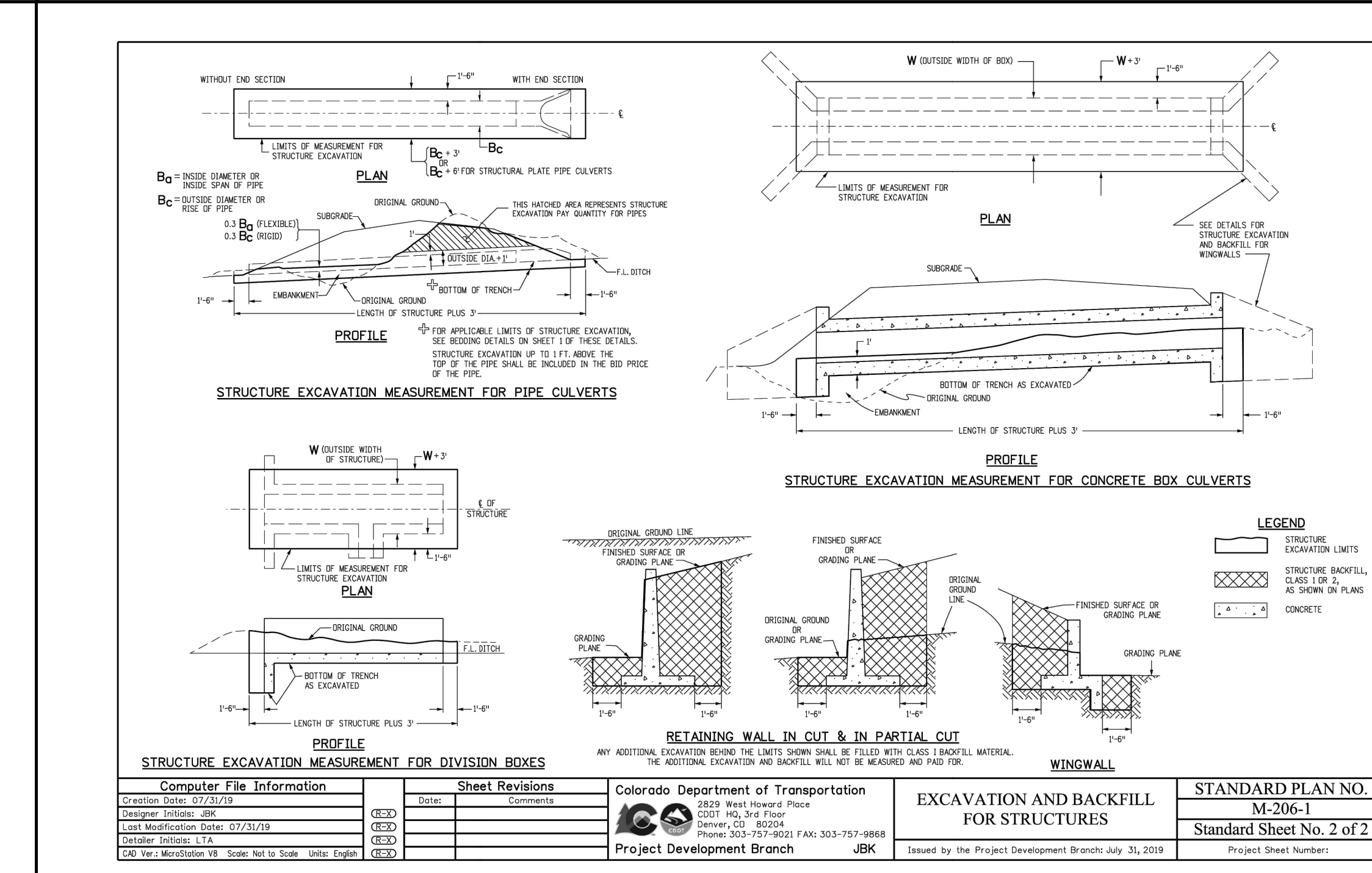
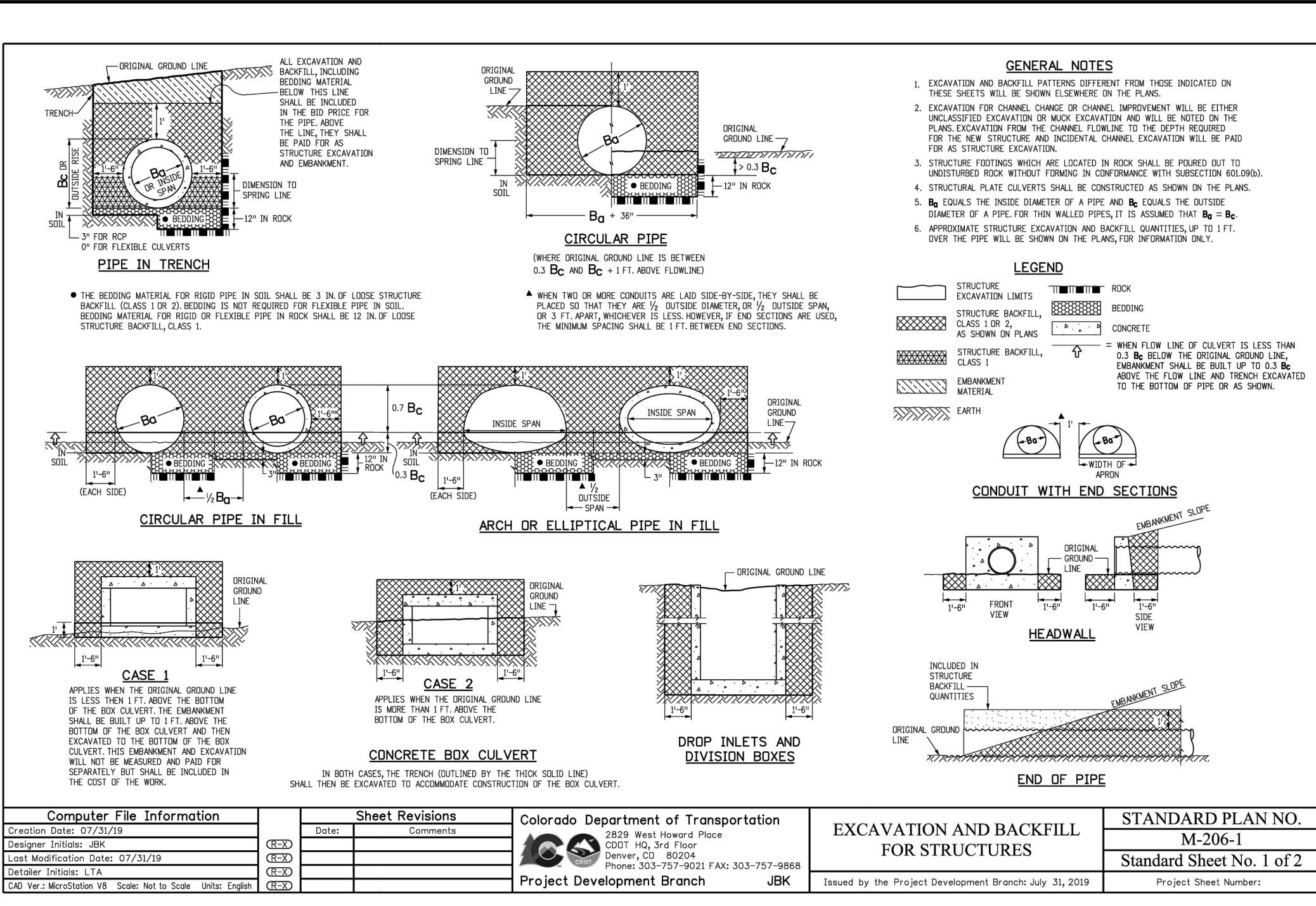
- NOTES:
- SEE SHEETS C9.0 - C9.4 FOR UTILITY DETAILS.
 - PROVIDE TRACER WIRE & MARKERS AT GRADE FOR ALL SERVICE STUBS.
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 - TAP TO MAIN WITH 12"x6" TEE AND 6" GATE VALVE FOR ALL FIRE LINES.



GENERAL NOTES, TABLE ONE - BAR LIST FOR CURB INLETS, TYPE 'R', TABLE TWO - BARS AND QUANTITIES, VARIABLE WITH 'H', and various diagrams showing manhole rings and channel layouts.

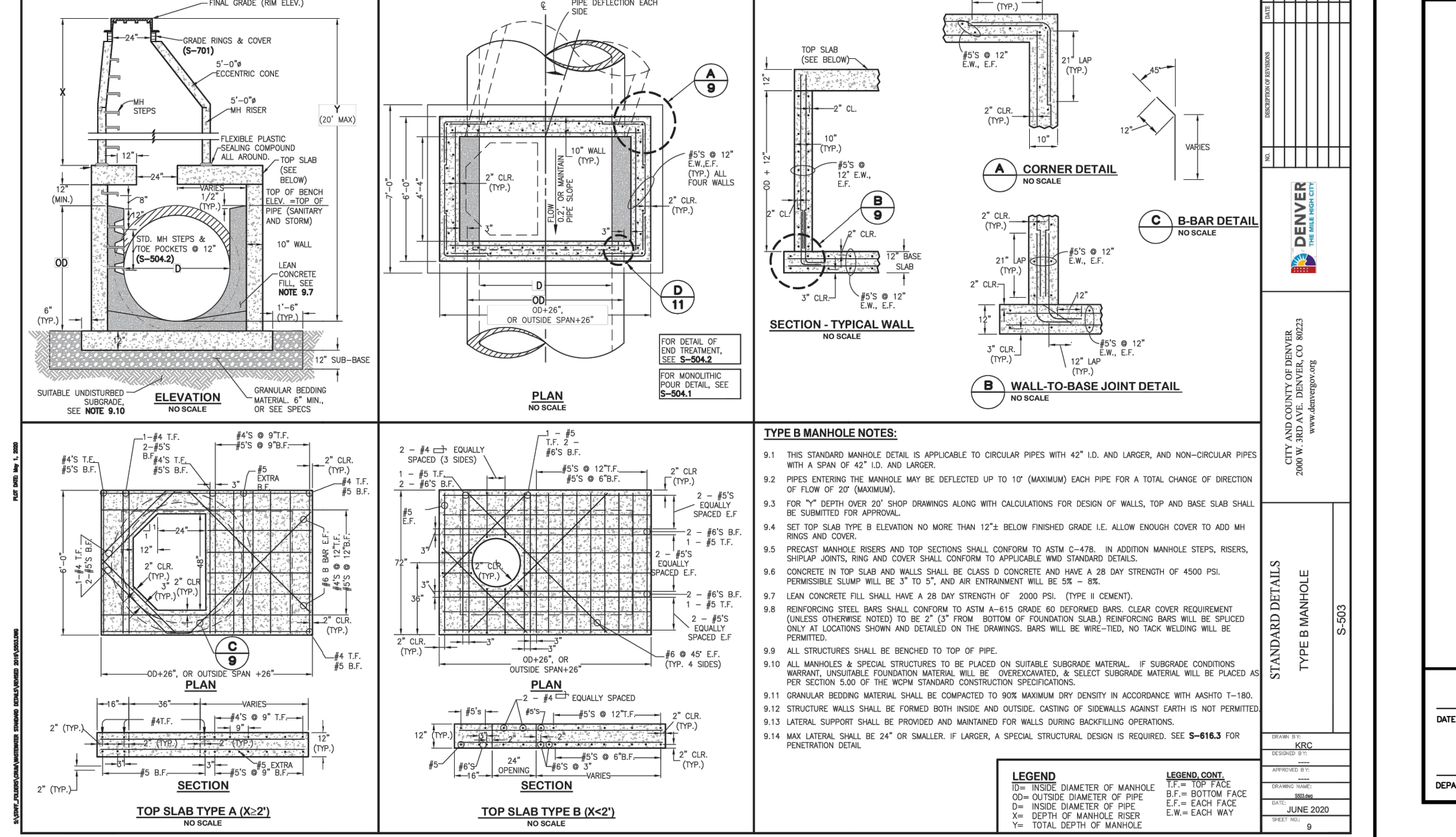
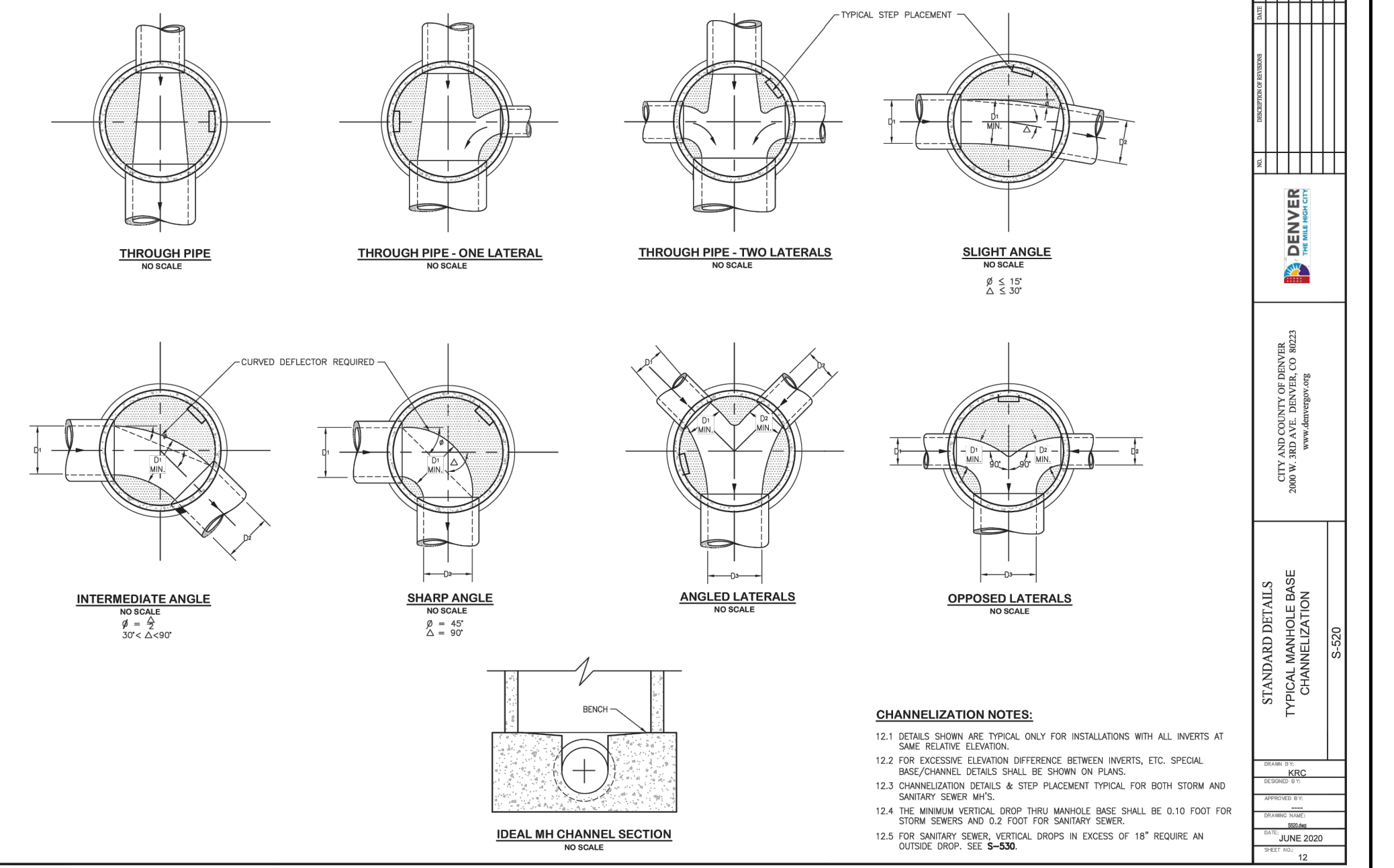
Computer File Information, Sheet Revisions, Colorado Department of Transportation, CURB INLET TYPE R, STANDARD PLAN NO. M-604-12, Standard Sheet No. 1 of 2.

Computer File Information, Sheet Revisions, Colorado Department of Transportation, CURB INLET TYPE R, STANDARD PLAN NO. M-604-12, Standard Sheet No. 2 of 2.



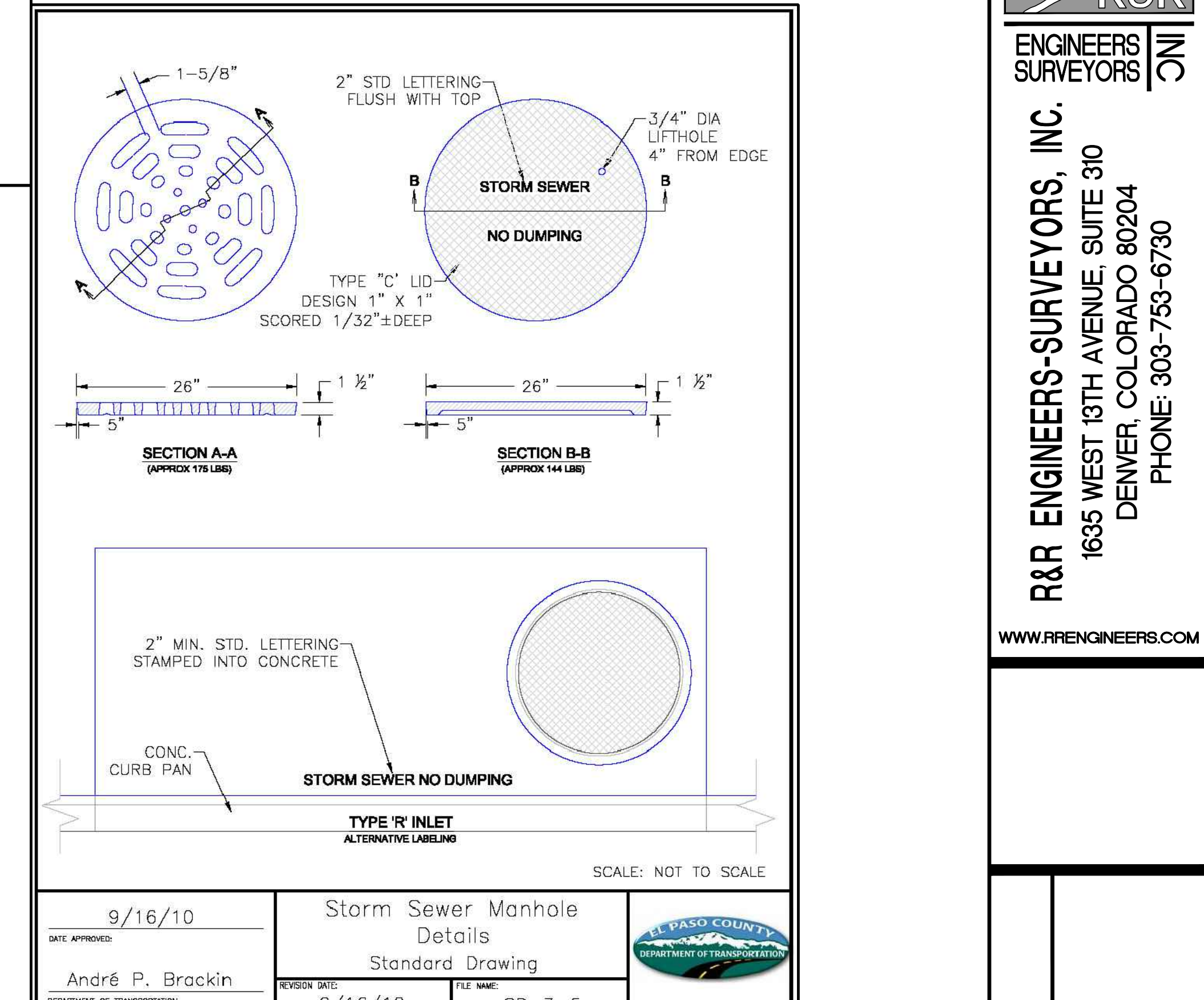
Computer File Information, Sheet Revisions, Colorado Department of Transportation, EXCAVATION AND BACKFILL FOR STRUCTURES, STANDARD PLAN NO. M-206-1, Standard Sheet No. 1 of 2.

Computer File Information, Sheet Revisions, Colorado Department of Transportation, EXCAVATION AND BACKFILL FOR STRUCTURES, STANDARD PLAN NO. M-206-1, Standard Sheet No. 2 of 2.



Computer File Information, Sheet Revisions, Colorado Department of Transportation, CHANNELIZATION, STANDARD PLAN NO. S-500, Standard Sheet No. 1 of 2.

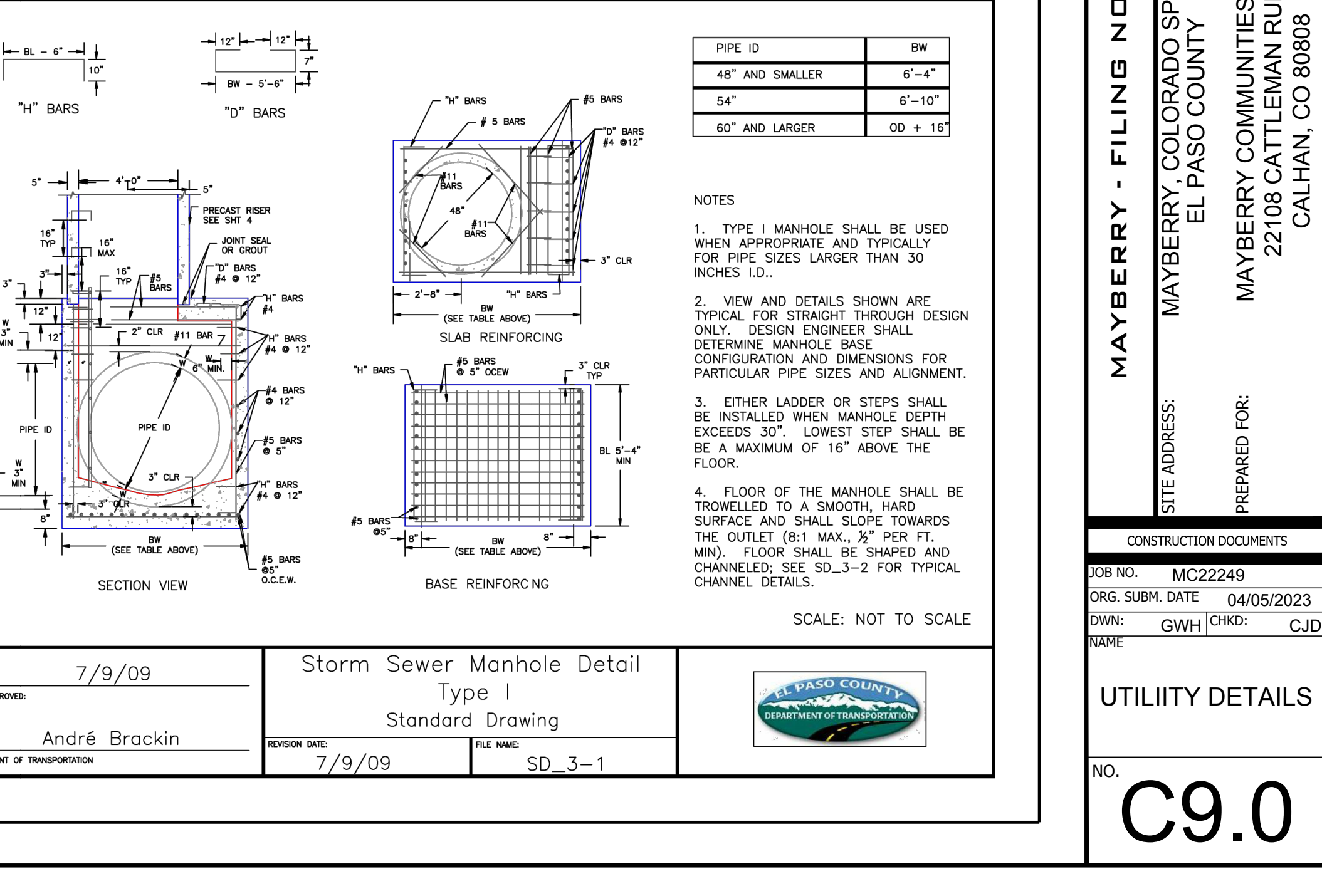
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Computer File Information, Sheet Revisions, Colorado Department of Transportation, Storm Sewer Manhole Details, STANDARD PLAN NO. M-206-1, Standard Sheet No. 2 of 2.

Computer File Information, Sheet Revisions, Colorado Department of Transportation, CHANNELIZATION, STANDARD PLAN NO. S-500, Standard Sheet No. 2 of 2.

Computer File Information, Sheet Revisions, Colorado Department of Transportation, MANHOLE, STANDARD PLAN NO. S-500, Standard Sheet No. 2 of 2.



Computer File Information, Sheet Revisions, Colorado Department of Transportation, Storm Sewer Manhole Detail Type I, STANDARD PLAN NO. S-500, Standard Sheet No. 3 of 3.

811 Know what's below. Call before you dig. Includes a 'NO DUMPING' sign and a logo for R&R ENGINEERS-SURVEYORS, INC.

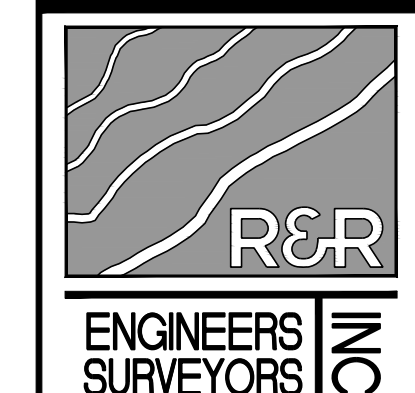
R&R ENGINEERS-SURVEYORS, INC. 1635 WEST 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 PHONE: 303-753-6730

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MAYBERRY - FILING NO. 4 MAYBERRY, COLORADO SPRINGS EL PASO COUNTY MAYBERRY COMMUNITIES, LLC 22108 CATTLEMAN RUN CALHAN, CO 80808 PREPARED FOR: CONSTRUCTION DOCUMENTS JOB NO. MC22249 ORG. SUBM. DATE 04/05/2023 DWN: GWH CHK: CJJ NAME

UTILITY DETAILS C9.0

Table with columns: NO., REVISION, DATE



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

UTILITY DETAILS

C9.1

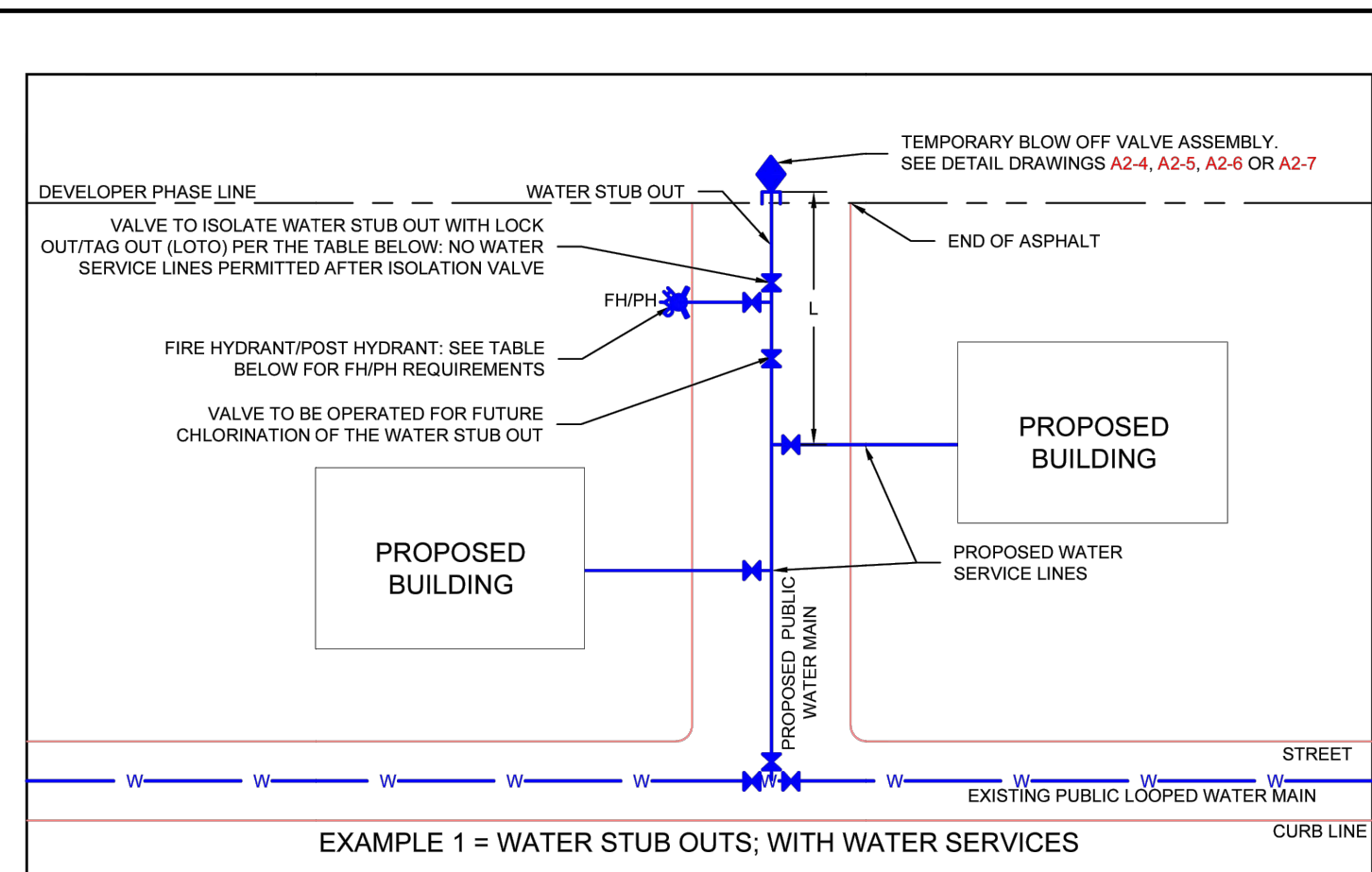
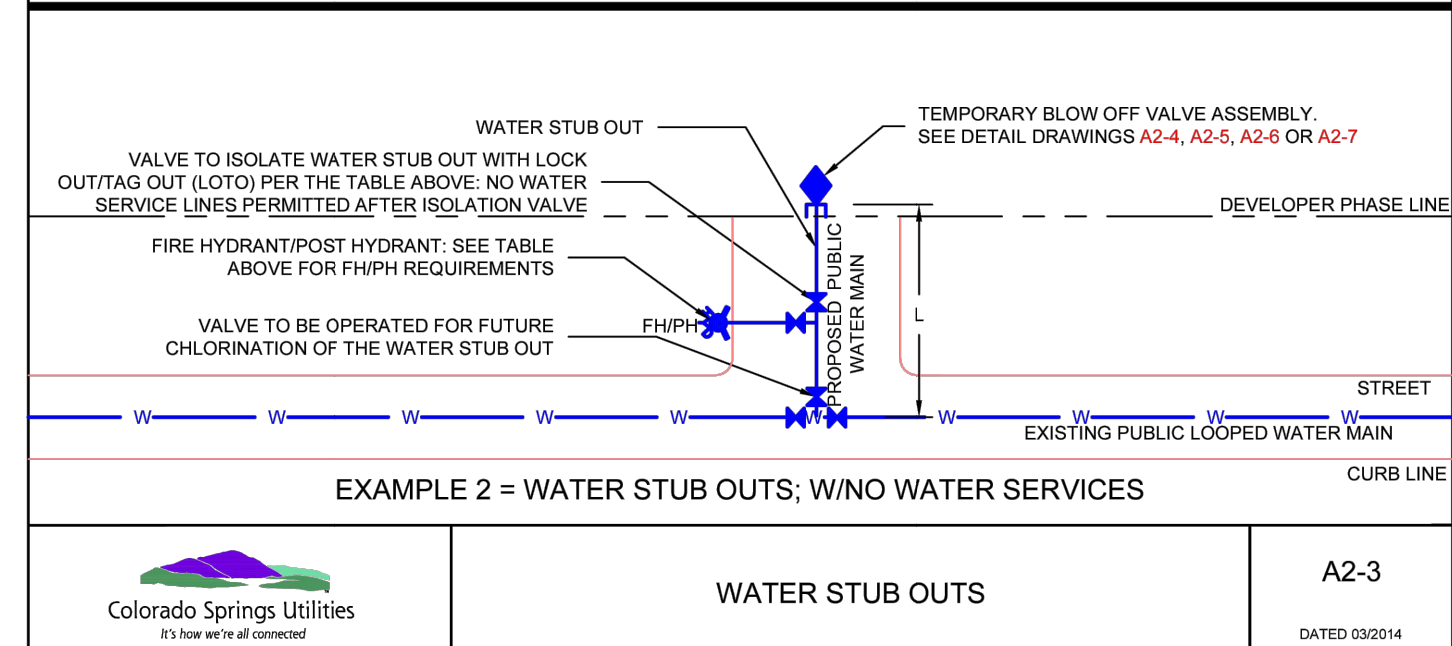
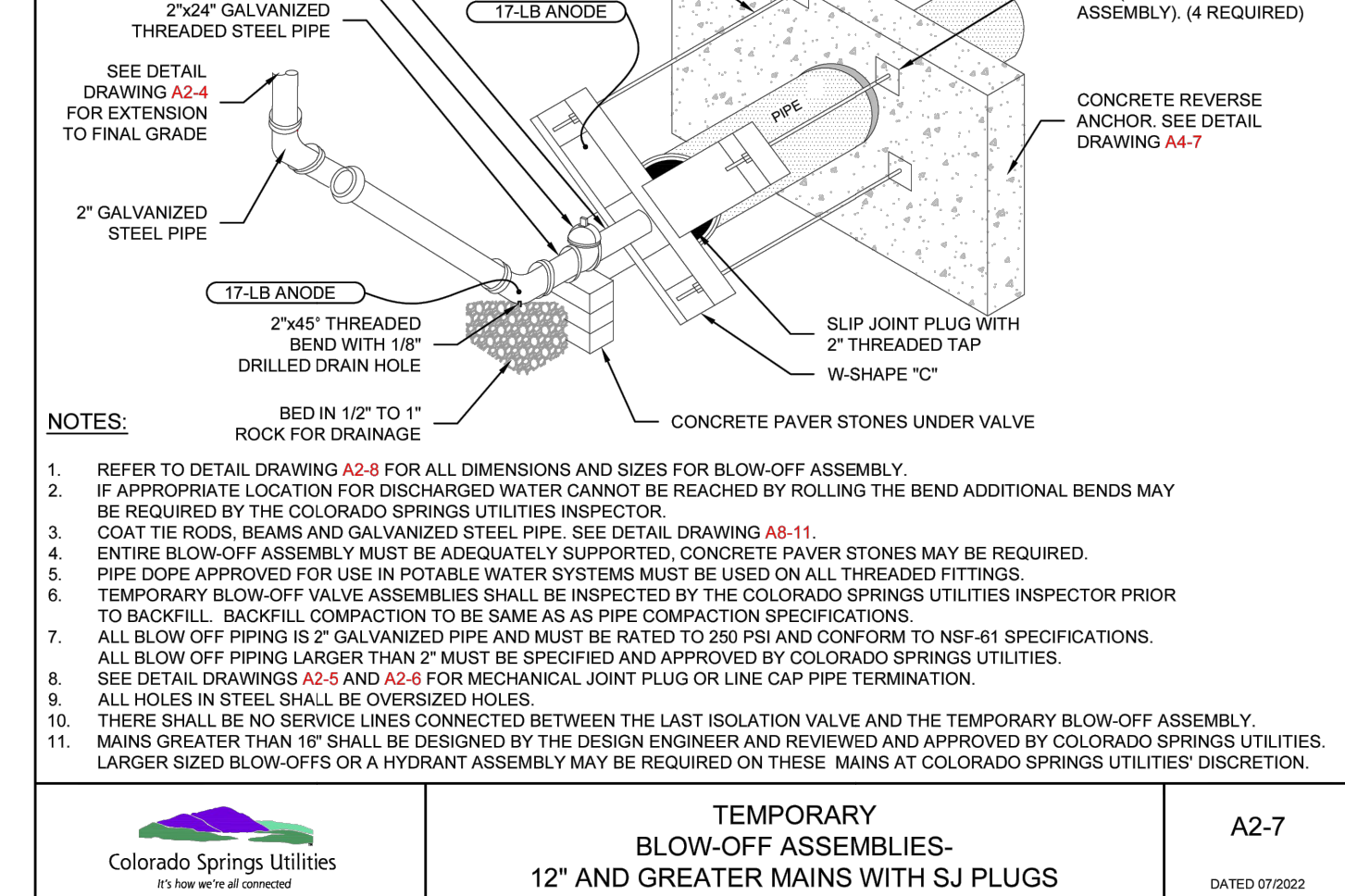
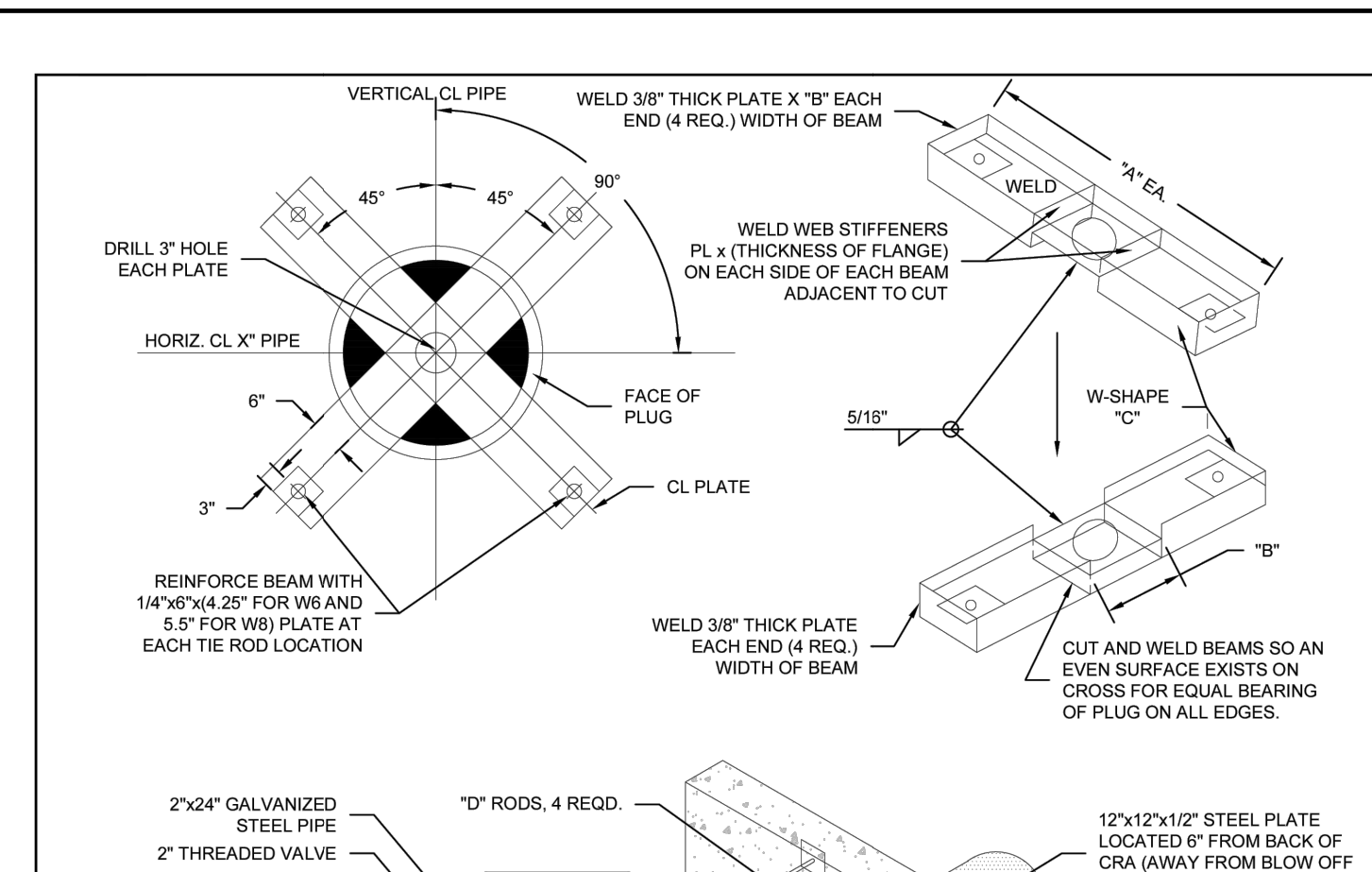


Table with columns: LENGTH (L) OF TEMPORARY DEAD END MAIN (FEET), BLOW-OFF AND FIRE HYDRANT REQUIREMENTS, FIRE HYDRANT/POST HYDRANT REQUIRED NEAR END OF MAIN, LOCK OUT/TAG OUT REQUIRED



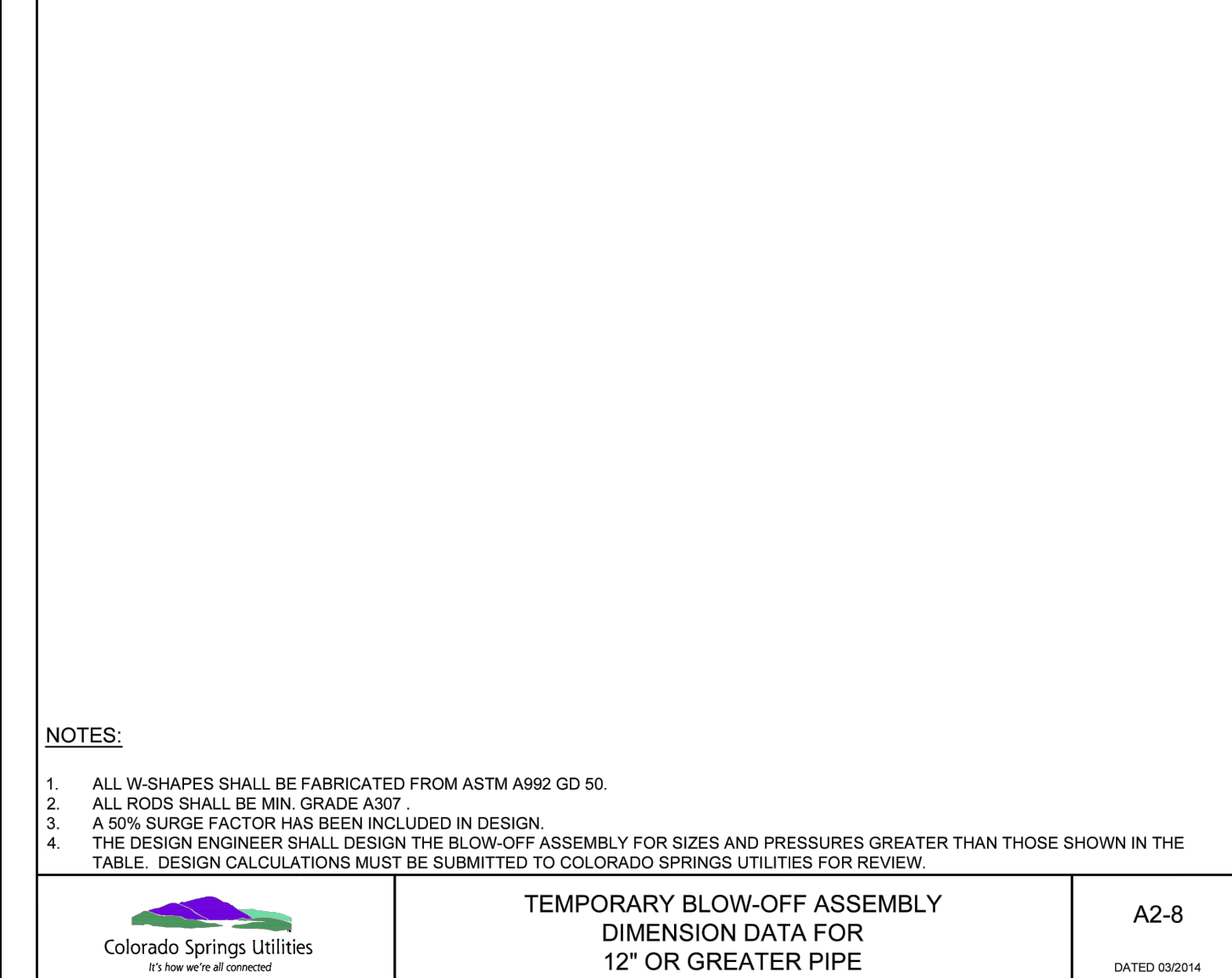
EXAMPLE 2 = WATER STUB OUTS; W/O WATER SERVICES A2-3 DATED 03/2014



TEMPORARY BLOW-OFF ASSEMBLIES- 12" AND GREATER MAINS WITH SJ PLUGS A2-7 DATED 07/2022

TEMPORARY BLOW-OFF ASSEMBLY SIZING FOR 12" AND GREATER PIPE

Table with columns: MAIN PIPE DIA. (IN.), STATIC PRESSURE RANGE (P.S.I.), DIMENSIONS FROM DETAIL DRAWING A2-7 (A, B, C, D), BLOW-OFF PIPE SIZE (IN.), NUMBER OF RODS REQUIRED

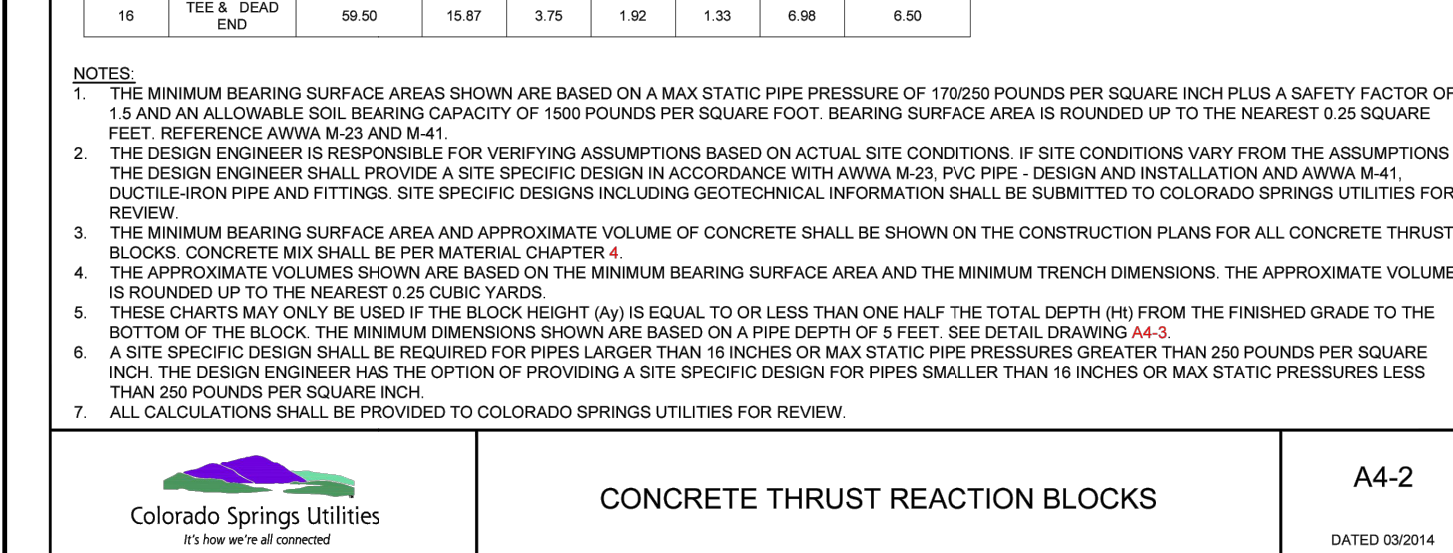


TEMPORARY BLOW-OFF ASSEMBLY DIMENSION DATA FOR 12" OR GREATER PIPE A2-8 DATED 03/2014

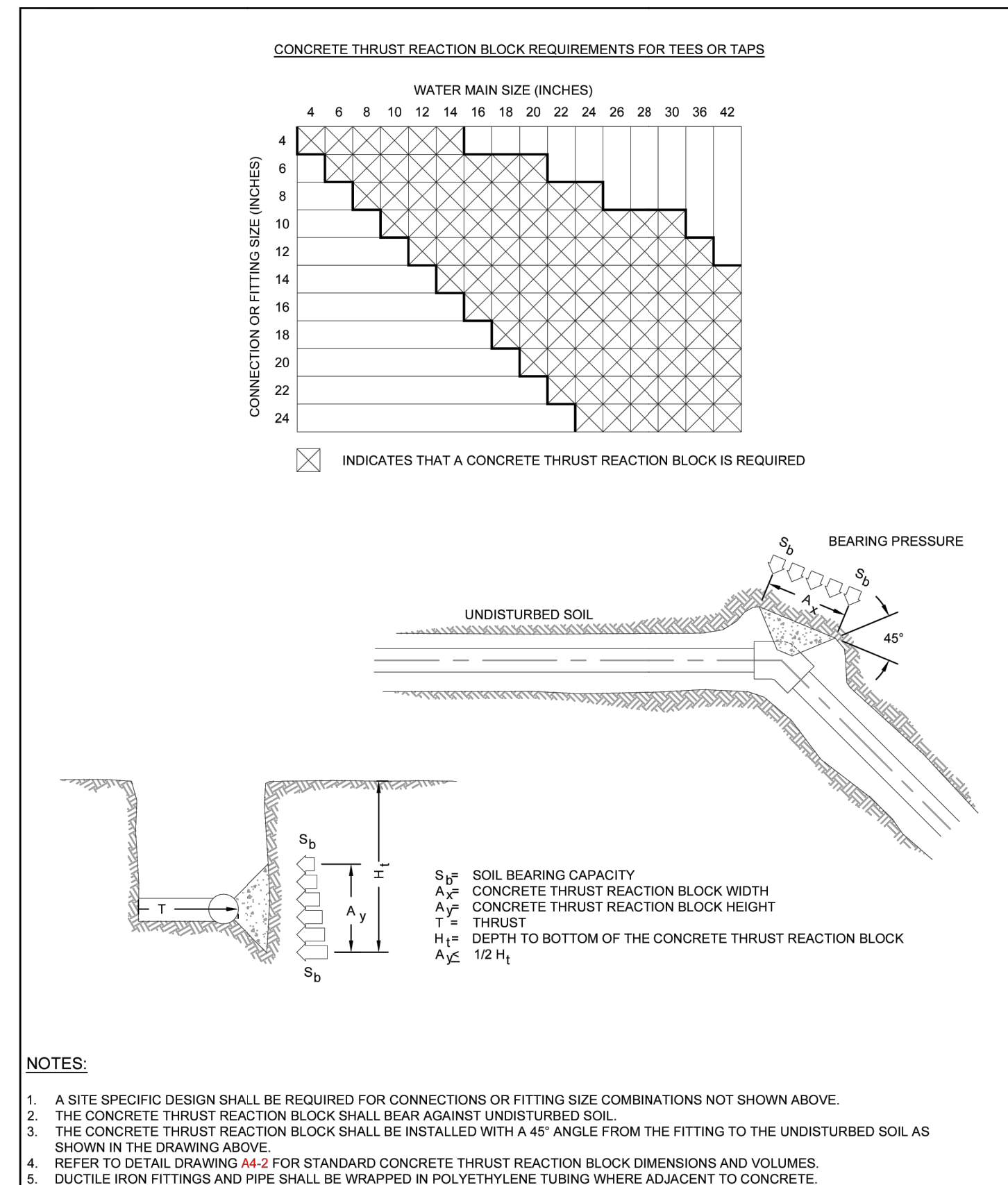
Table: THRUST BLOCK DIMENSIONS and VOLUMES - PVC & DIP 250 psi

Table: THRUST BLOCK DIMENSIONS and VOLUMES - PVC (Maximum Static Pressure = 170 psi)

Table: THRUST BLOCK DIMENSIONS and VOLUMES - DIP (Maximum Static Pressure = 250 psi)

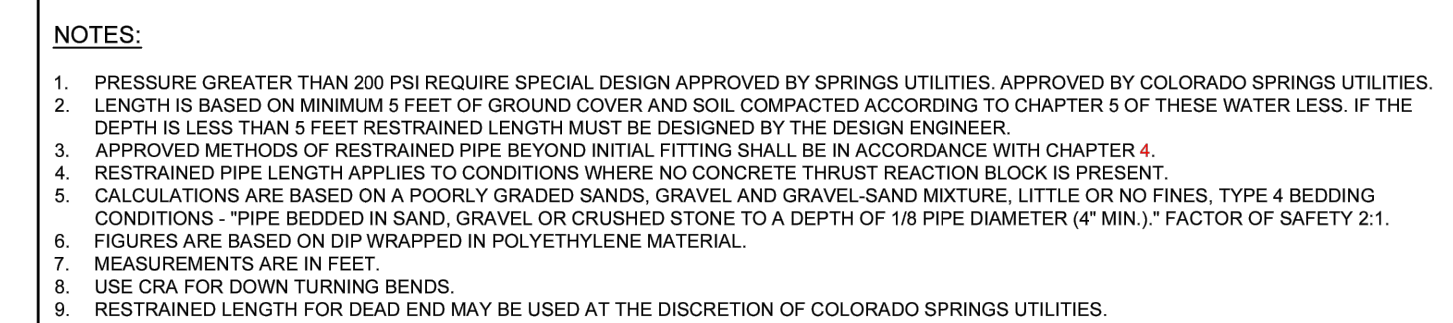


CONCRETE THRUST REACTION BLOCKS A4-2 DATED 03/2014

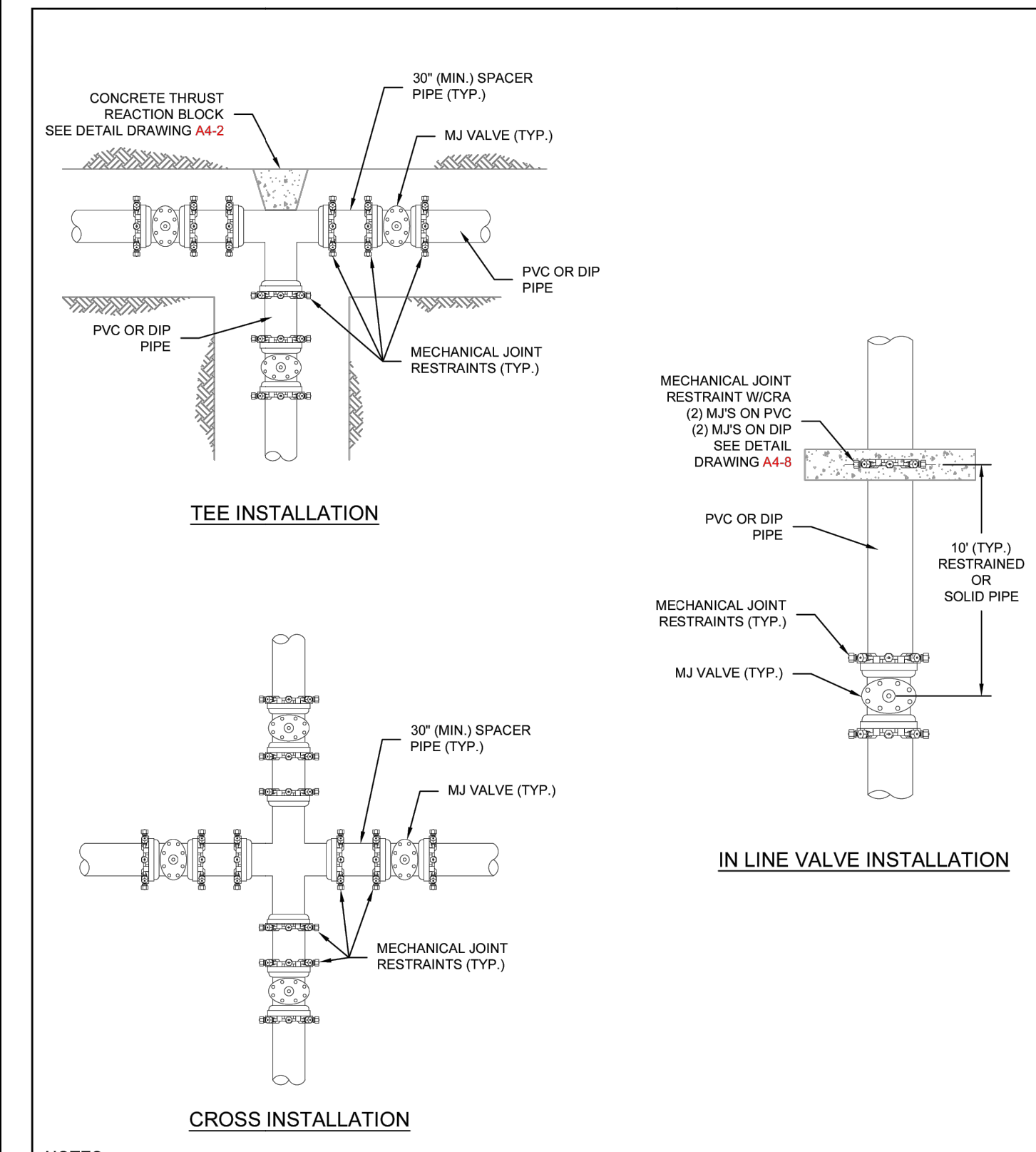


CONCRETE THRUST REACTION BLOCKS A4-3 DATED 03/2014

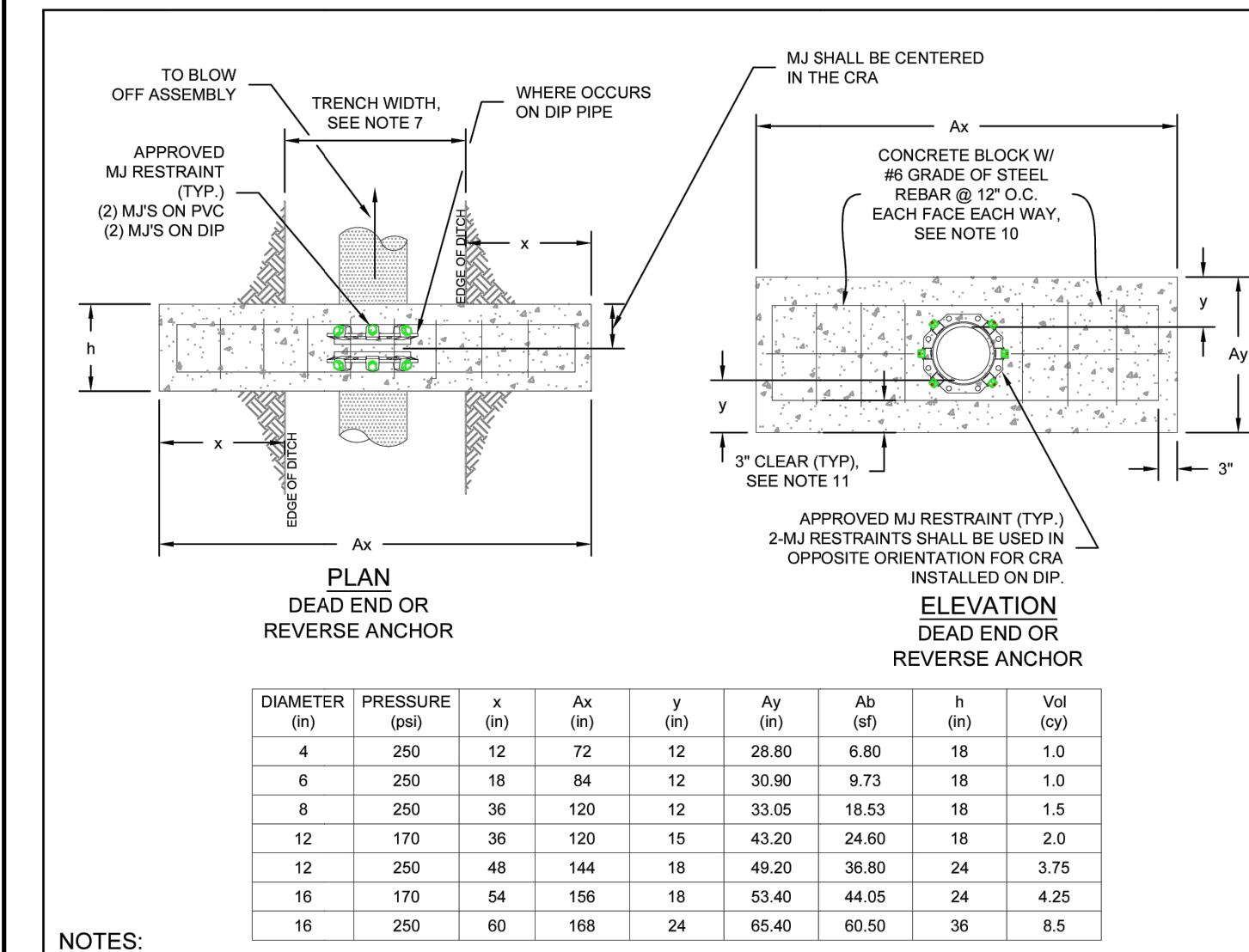
Table: RESTRAINED PIPE LENGTH (FEET) W/MECHANICAL JOINT RESTRAINTS, showing required length for various pipe diameters and static pressures.



RESTRAINED PIPE LENGTH (FEET) W/MECHANICAL JOINT RESTRAINTS A4-4 DATED 03/2014

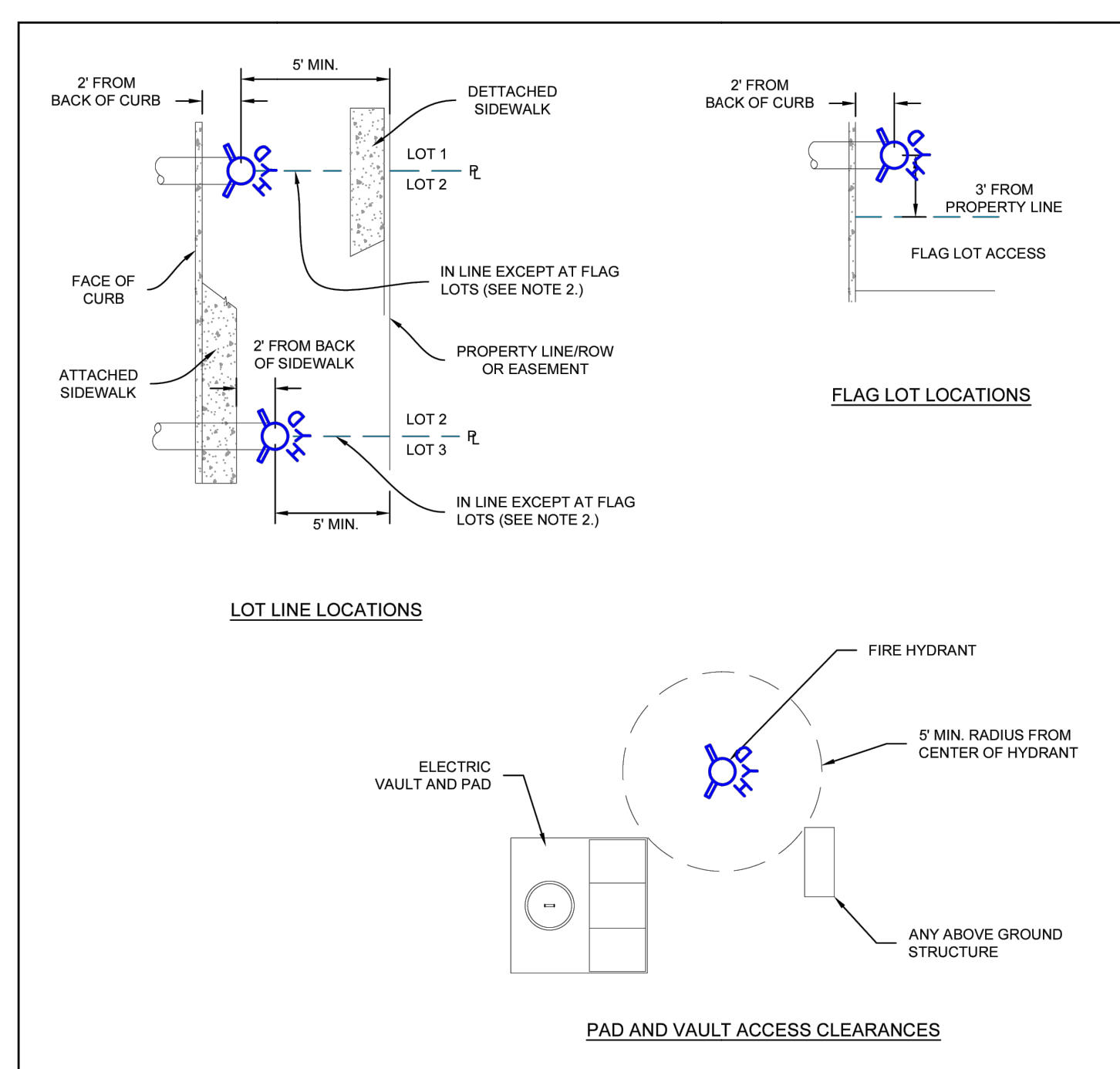


VALVE AND FITTINGS W/ MECHANICAL JOINT RESTRAINTS A4-5 DATED 06/2015



CONCRETE REVERSE ANCHOR FOR MECHANICAL JOINT RESTRAINTS A4-8 DATED 08/2023

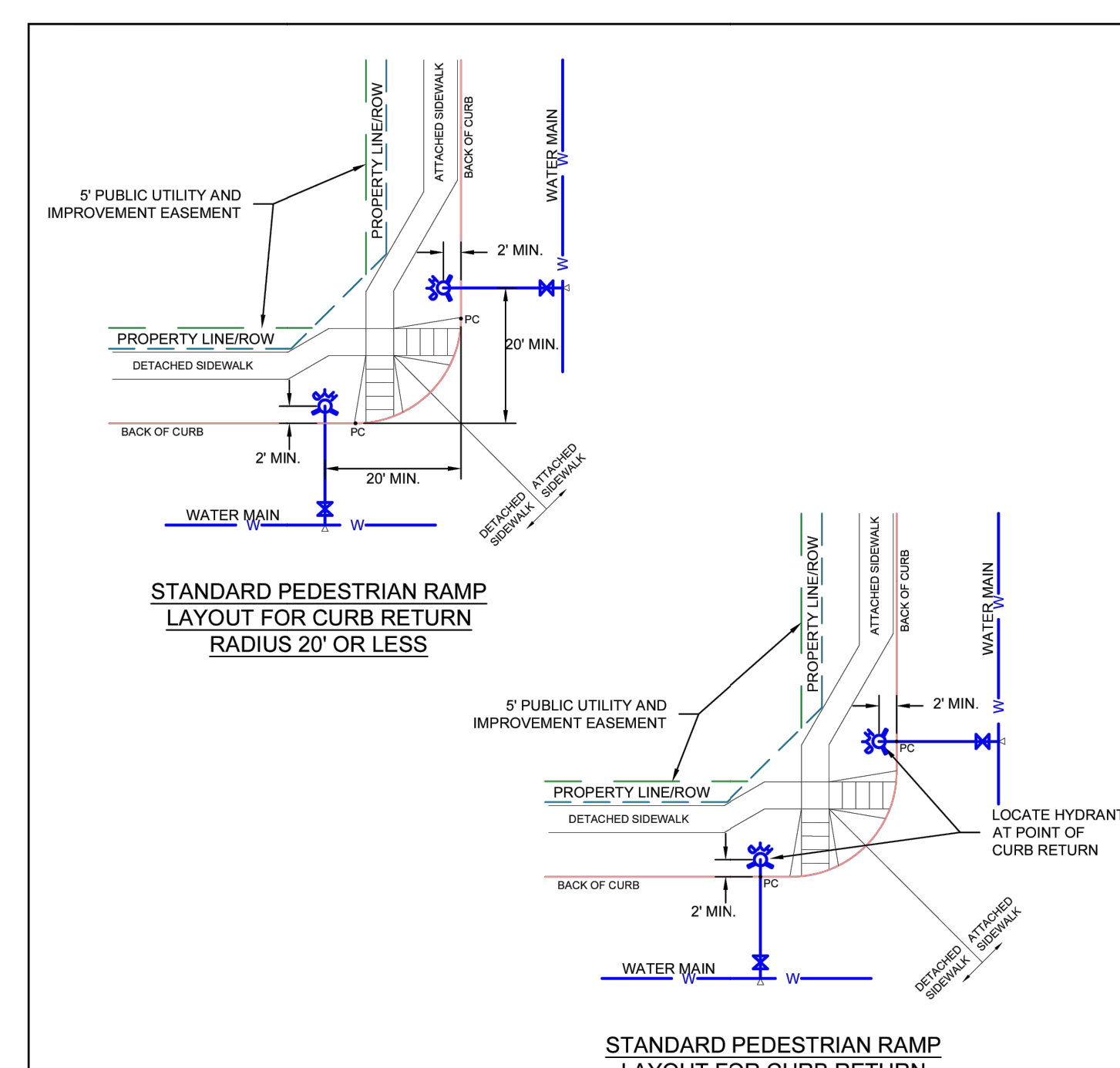
NO.	REVISION	BY	DATE



NOTES:

- HYDRANT NOZZLE SHALL BE POSITIONED AT RIGHT ANGLES TO THE NEAREST CURB. IF NO CURB OR SIDEWALK EXIST, NOZZLE SHALL BE PLACED AT RIGHT ANGLE TO STREET OR ALLEY.
- HYDRANTS INSTALLED AT FLAG LOT LINES SHALL BE OFFSET 3' FROM THE LOT LINE.
- HYDRANTS SHALL BE PLACED A MINIMUM OF 5.0 FEET FROM ANY UTILITY OR DRAINAGE STRUCTURE. (TO BE COORDINATED WITH JOINT TRENCH INSTALLATION.)
- EASEMENTS MUST BE PROVIDED FOR ANY PUBLIC HYDRANT WHICH IS CLOSER THAN 5.0 FEET INSIDE THE RIGHT-OF-WAY LINE.
- A SAFE WORKING CLEARANCE IS NECESSARY FOR THE FIRE DEPARTMENT TO IDENTIFY, ATTACH HOSES TO AND OPERATE A FIRE HYDRANT IN CASE OF AN EMERGENCY. A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED BY THE COLORADO SPRINGS FIRE DEPARTMENT.
- FIRE HYDRANTS SHALL BE INSTALLED WITH CLEARANCES PER THE MOST CURRENT APPROVED IFC.

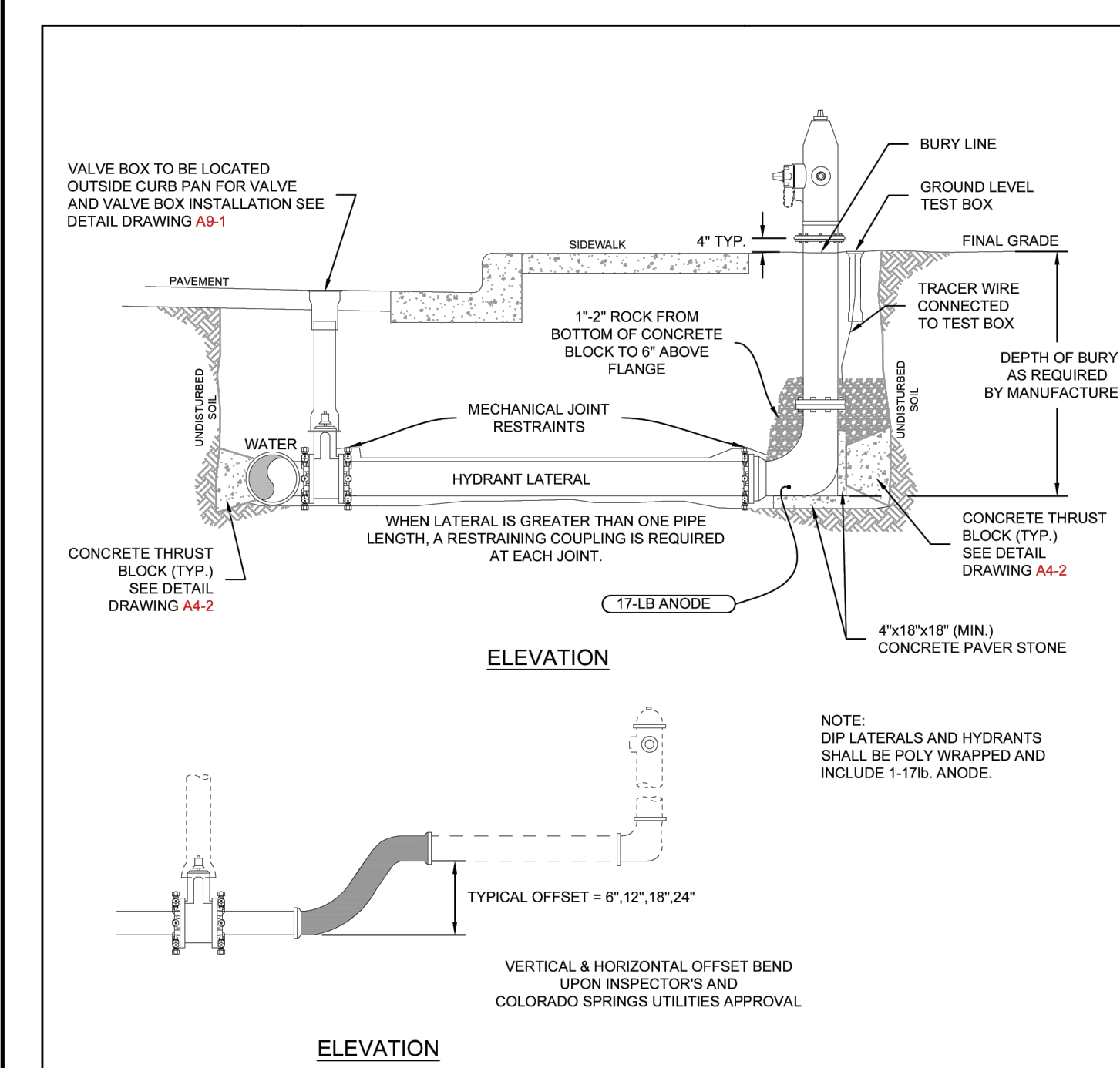
Colorado Springs Utilities
FIRE HYDRANT LOCATIONS
A5-1
DATED 03/2014



NOTES:

- THE FIRE HYDRANT SHALL BE LOCATED BEHIND THE POINT OF CURB RETURN FOR CURB RETURN RADIUS 25 FEET OR GREATER.
- WHERE THE CURB RETURN RADIUS IS 20 FEET OR LESS THE CENTER OF THE HYDRANT SHALL BE LOCATED 20 FEET OFF OF THE BACK OF CURB OF THE INTERSECTING STREET.
- IN ALL CASES THE FIRE HYDRANT SHALL BE LOCATED A MINIMUM OF 2 FEET OUTSIDE OF THE PEDESTRIAN RAMP OR SIDEWALK.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR THE DEVELOPER'S ENGINEER TO VERIFY THAT PROPOSED HYDRANT LOCATIONS WILL NOT CONFLICT WITH ANY OTHER UTILITIES, FACILITIES, PEDESTRIAN RAMP INSTALLATIONS, DRAINAGE FACILITIES, PROPOSED PROPERTY STRUCTURES OR IMPROVEMENTS PRIOR TO BEGINNING CONSTRUCTION.

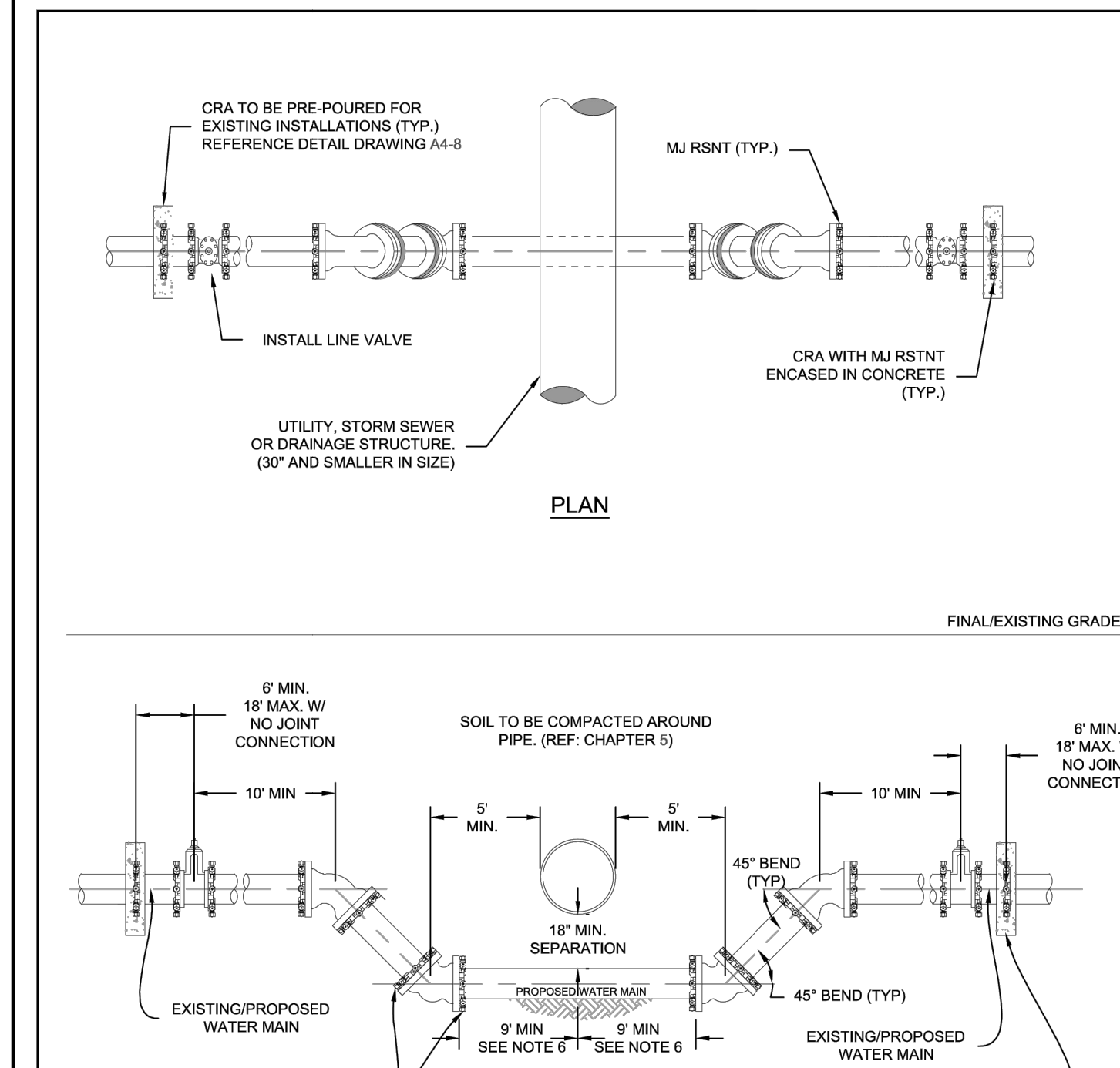
Colorado Springs Utilities
FIRE HYDRANT LOCATIONS
A5-2
DATED 03/2014



NOTES:

- MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.
- TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.
- REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.
- INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.
- HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.
- DO NOT BLOCK WEEP HOLE WITH POLYWRAP.
- COVER DRAIN NOOK WITH POLYWRAP PRIOR TO BACKFILL.
- FOR HDPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.
- FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF-WAY LINE.

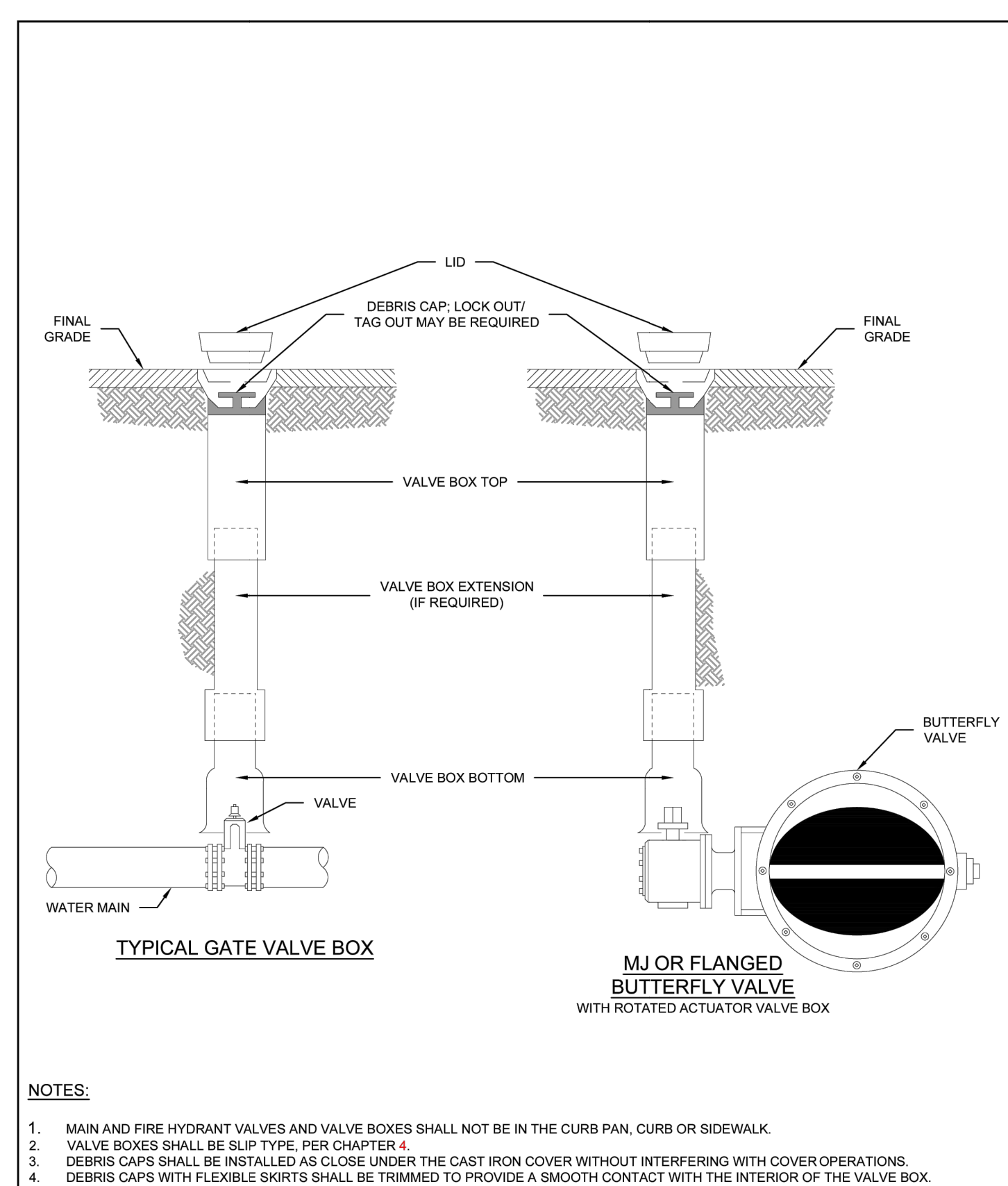
Colorado Springs Utilities
FIRE HYDRANT INSTALLATION
A5-3
DATED 03/2014



NOTES:

- ALL DUCTILE IRON FITTINGS AND PIPE SHALL BE CATHODICALLY PROTECTED PER SECTION 2.6.1.
- ALL FITTINGS SHALL HAVE MJ RESTRAINTS IN ACCORDANCE WITH CHAPTER 5.
- EXAMPLE CAN VARY DUE TO SITE CONDITIONS AND COLORADO SPRINGS UTILITIES INSPECTOR'S DIRECTION.
- RESTRAINED JOINTS ARE REQUIRED WITHIN LOWERING.
- NO TAPS OR TEES ARE ALLOWED WITHIN THE LOWERING.
- THE LOWERINGS MAY BE ACCOMPLISHED WITH ANY DEGREE OF BENDS, HOWEVER, THE MAXIMUM DEGREE OF BEND ALLOWED IS 45 DEGREES.
- WHERE WATER MAIN CROSSES UNDER STORM SEWER, WASTEWATER OR NON-POTABLE WATER INFRASTRUCTURE, A MINIMUM OF 9 FEET REQUIRED BETWEEN THE CENTERLINE OF THE CROSSING AND THE FIRST JOINT. THIS MEETS THE REQUIREMENTS FOR SECONDARY CONTAINMENT AS DESCRIBED IN SECTION 2.6-H.2.

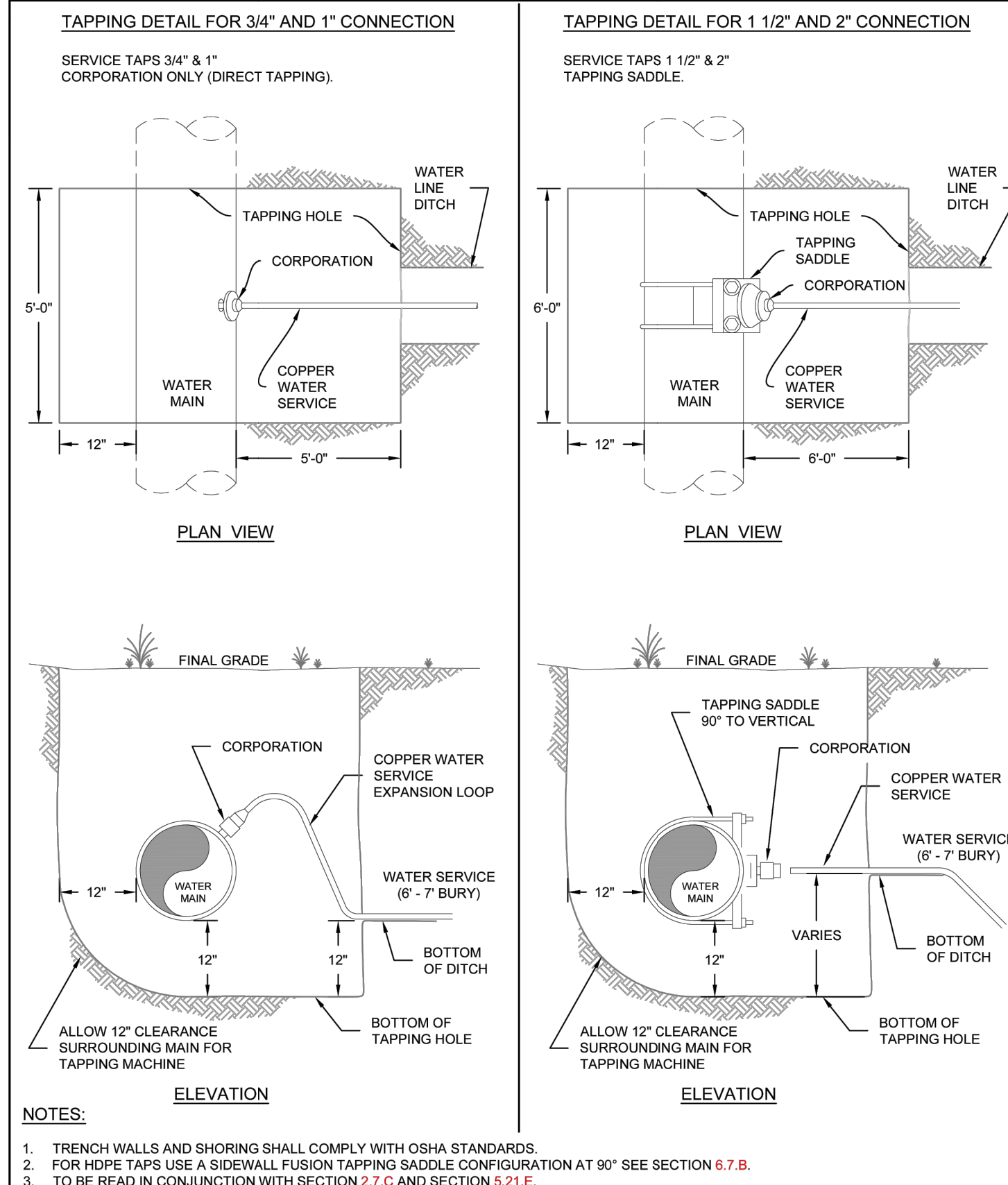
Colorado Springs Utilities
LOWERING DETAIL
UTILITY CROSSING 30" & SMALLER
A7-1
DATED 08/2020



NOTES:

- MAIN AND FIRE HYDRANT VALVES AND VALVE BOXES SHALL NOT BE IN THE CURB PAN, CURB OR SIDEWALK.
- VALVE BOXES SHALL BE SLIP TYPE PER CHAPTER 4.
- DEBRIS CAPS SHALL BE INSTALLED AS CLOSE UNDER THE CAST IRON COVER WITHOUT INTERFERING WITH COVER OPERATIONS.
- DEBRIS CAPS WITH FLEXIBLE SKIRTS SHALL BE TRIMMED TO PROVIDE A SMOOTH CONTACT WITH THE INTERIOR OF THE VALVE BOX.
- FOR SERVICE LINES 4" AND GREATER, TRACER WIRE WILL BE BROUGHT UP IN THE SECONDARY VALVE BOX.

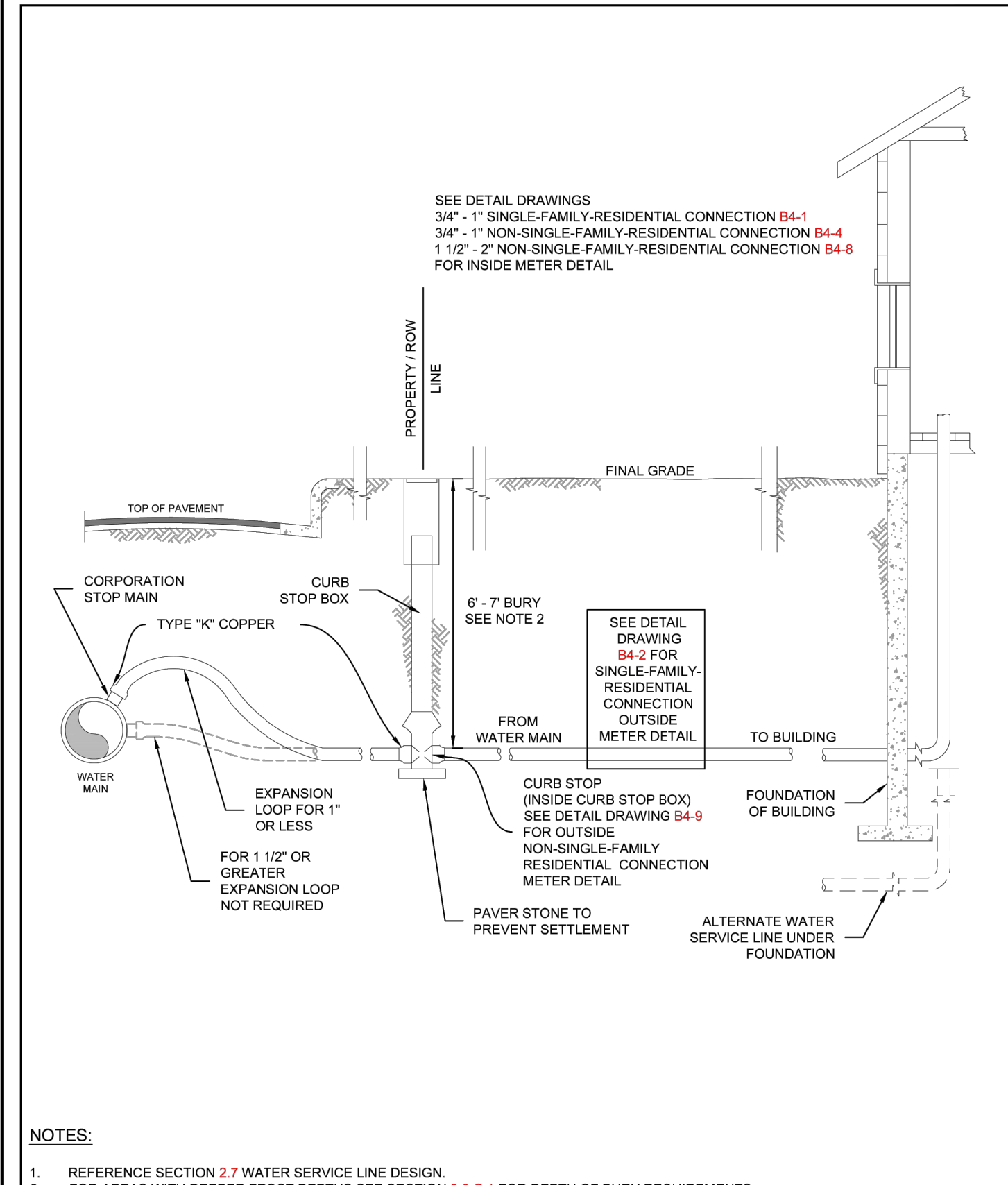
Colorado Springs Utilities
VALVE BOX INSTALLATION
A9-1
DATED 03/2014



NOTES:

- TRENCH WALLS AND SHORING SHALL COMPLY WITH OSHA STANDARDS.
- FOR HDPE TAPS USE A SIDEWALL FUSION TAPPING SADDLE CONFIGURATION AT 90° SEE SECTION 8.7.B.
- TO BE READ IN CONJUNCTION WITH SECTION 2.7.C AND SECTION 5.21.E.
- WHERE COMPACTION CANNOT BE ACHIEVED UNDER THE WATER MAIN FLOWFILL SHALL BE USED.
- SEE DETAIL DRAWING A8-10 FOR CATHODIC PROTECTION.

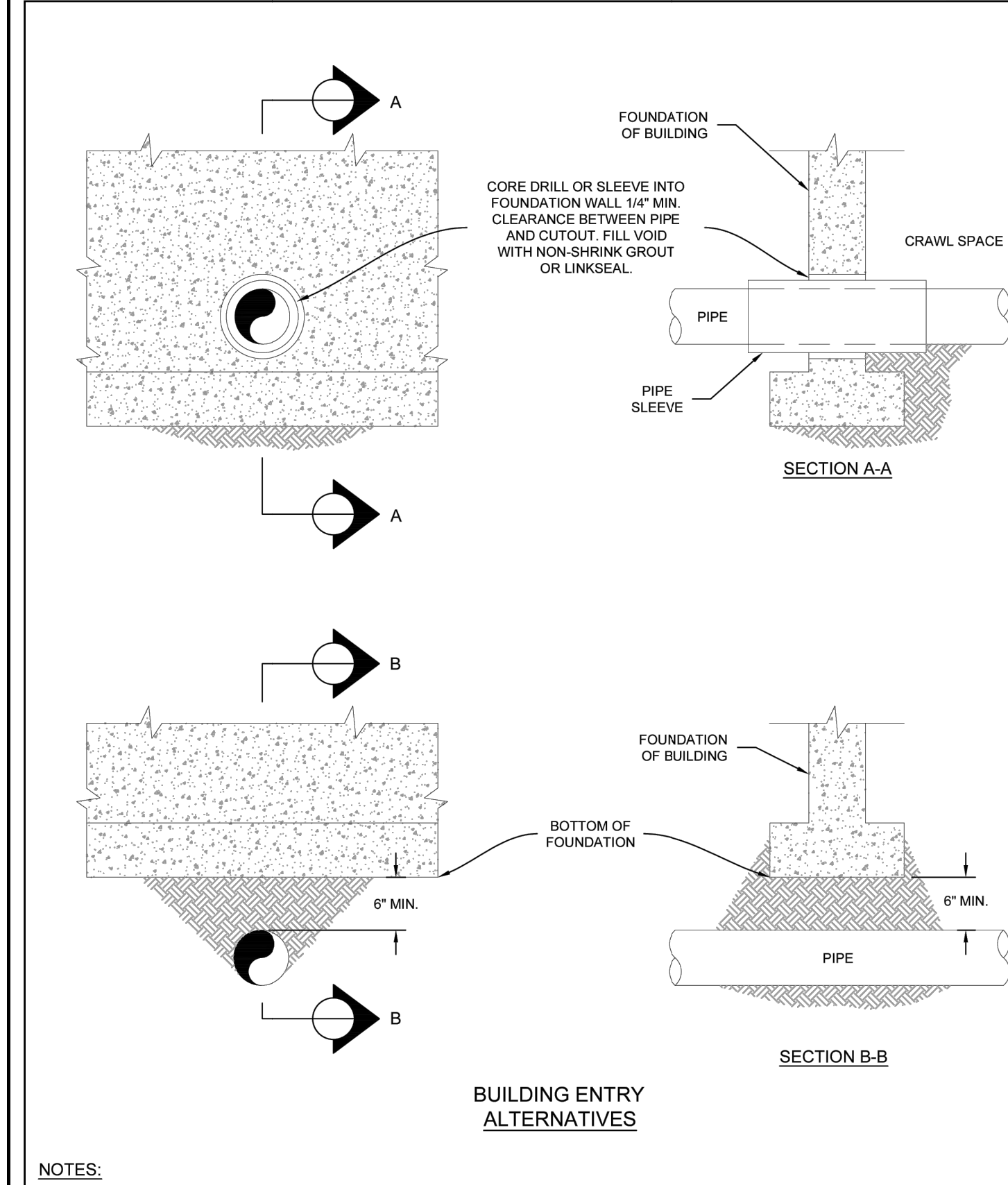
Colorado Springs Utilities
TAPPING DETAILS 3/4" THRU 2" FOR TYPE "K" COPPER
B1-1
DATED 03/2014



NOTES:

- REFERENCE SECTION 2.7 WATER SERVICE LINE DESIGN.
- FOR AREAS WITH DEEPER FROST DEPTHS SEE SECTION 2.6.G.1 FOR DEPTH OF BURY REQUIREMENTS.
- SEE DETAIL DRAWING B4-9 FOR NON-SINGLE-FAMILY-RESIDENTIAL CONNECTION OUTSIDE METER DETAIL.

Colorado Springs Utilities
TYPICAL INSTALLATION FOR TYPE "K" COPPER SERVICE LINE, STOP BOX AND METER INSTALLATION 3/4" - 2"
B1-3
DATED 01/2017



NOTES:

- WHERE COMPACTION CANNOT BE ACHIEVED UNDER THE WATER MAIN FLOWFILL SHALL BE USED.

Colorado Springs Utilities
WATER SERVICE ENTRY POINT
B1-5
DATED 01/2017

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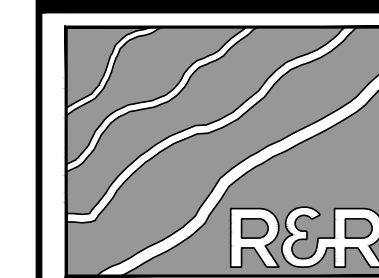
MAYBERRY - FILING NO. 4
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

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

UTILITY DETAILS
NO. C9.2

PATH: \\MC22249 - PROPOSED MAYBERRY - FILING NO. 4 (CURRENT TRACT A, MAYBERRY - FILING NO. 3) ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\M22249 - SITE DET - CD.DWG - PLOT DATE: 02/20/2024 5:14:56 PM BY: LMM - CCBADY

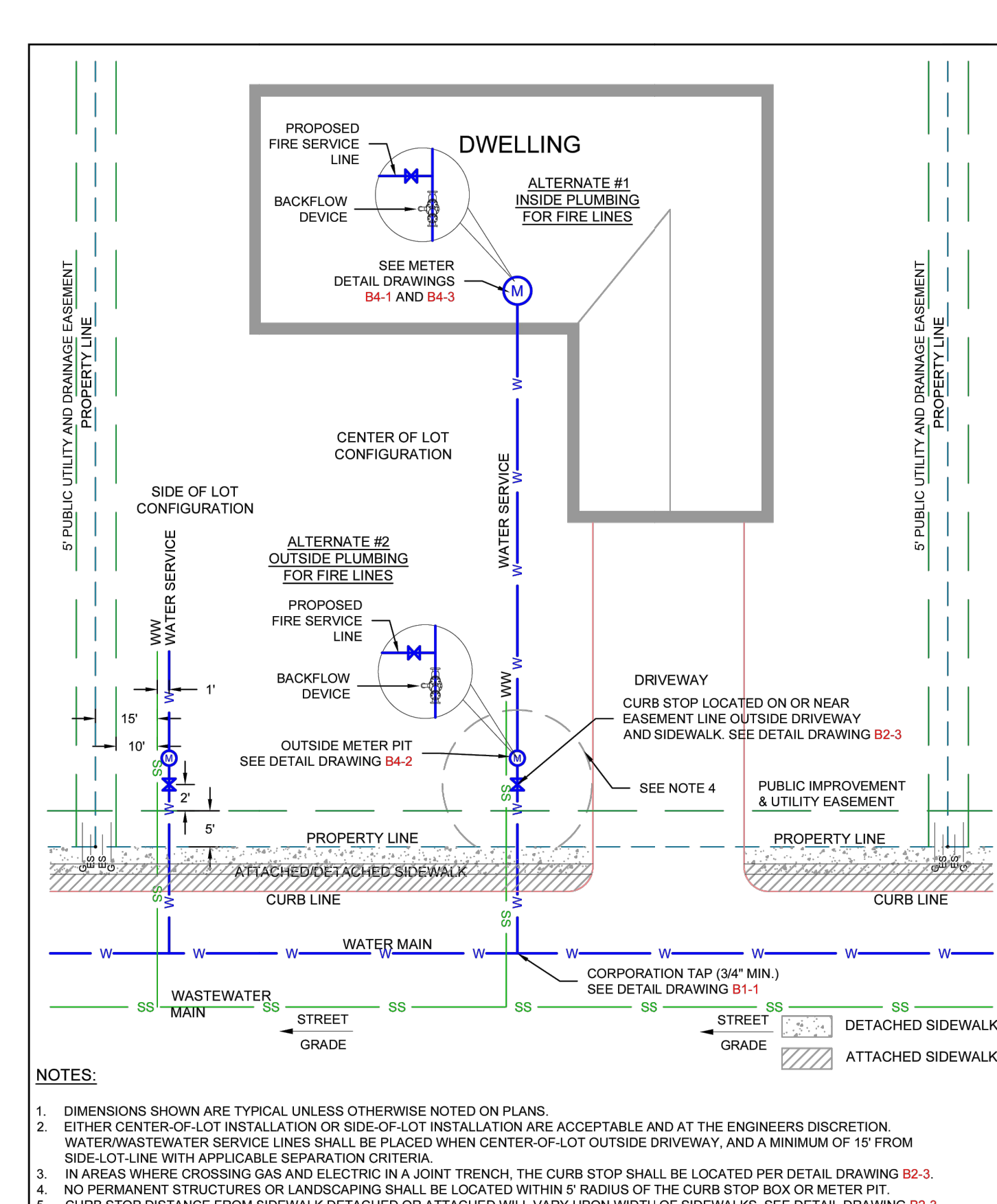
NO.	REVISION	BY	DATE



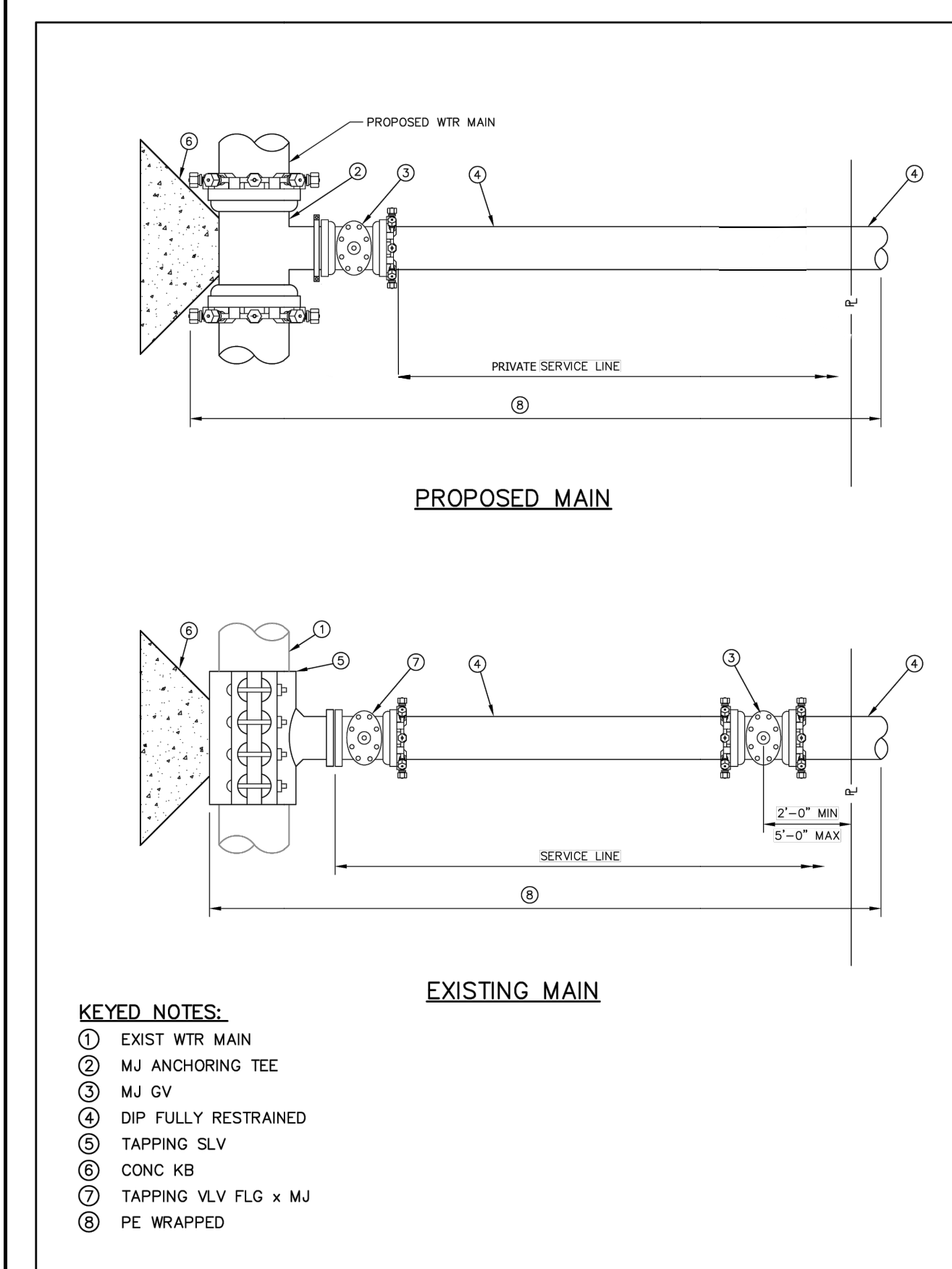
ENGINEERS-SURVEYORS, INC.

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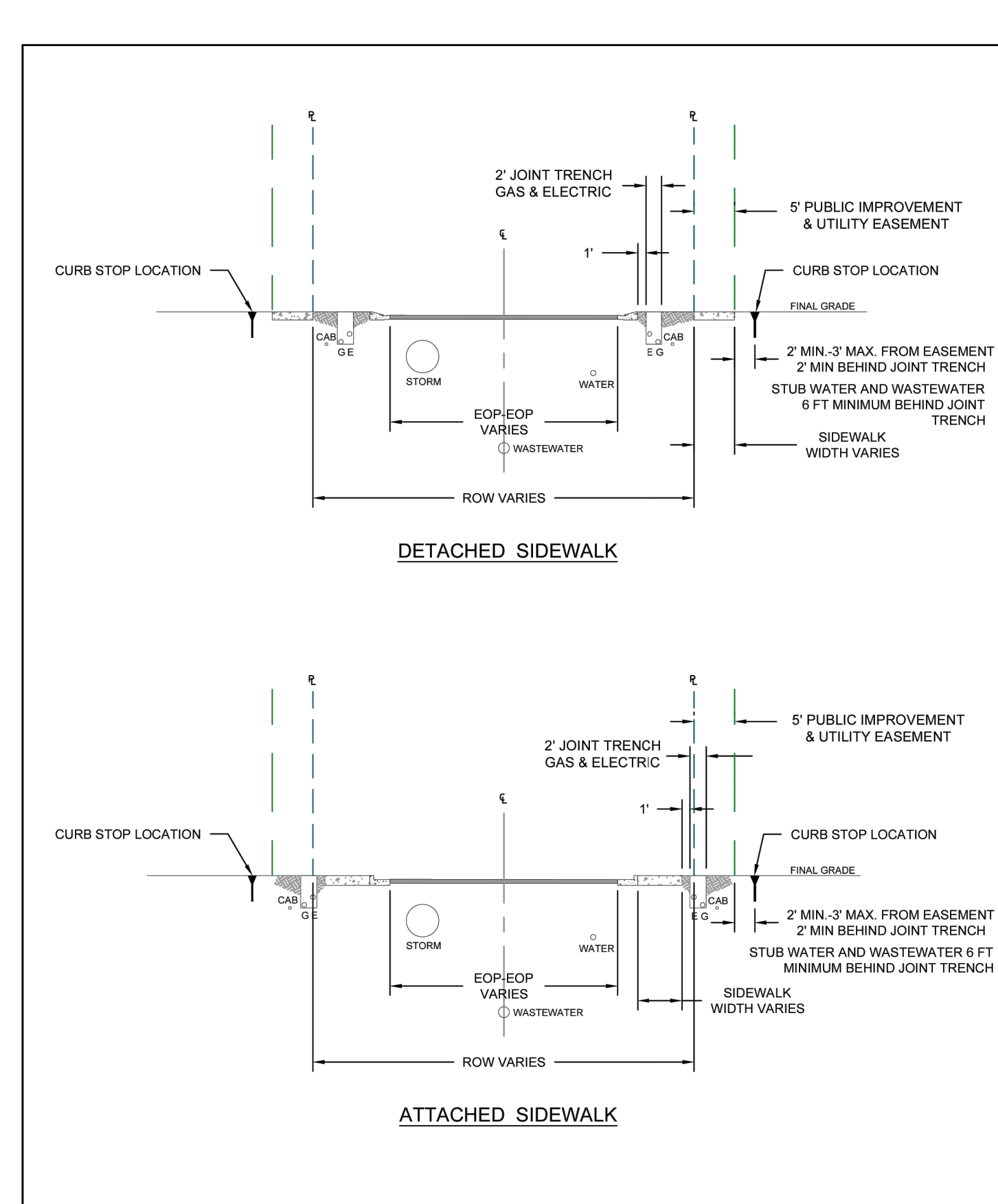
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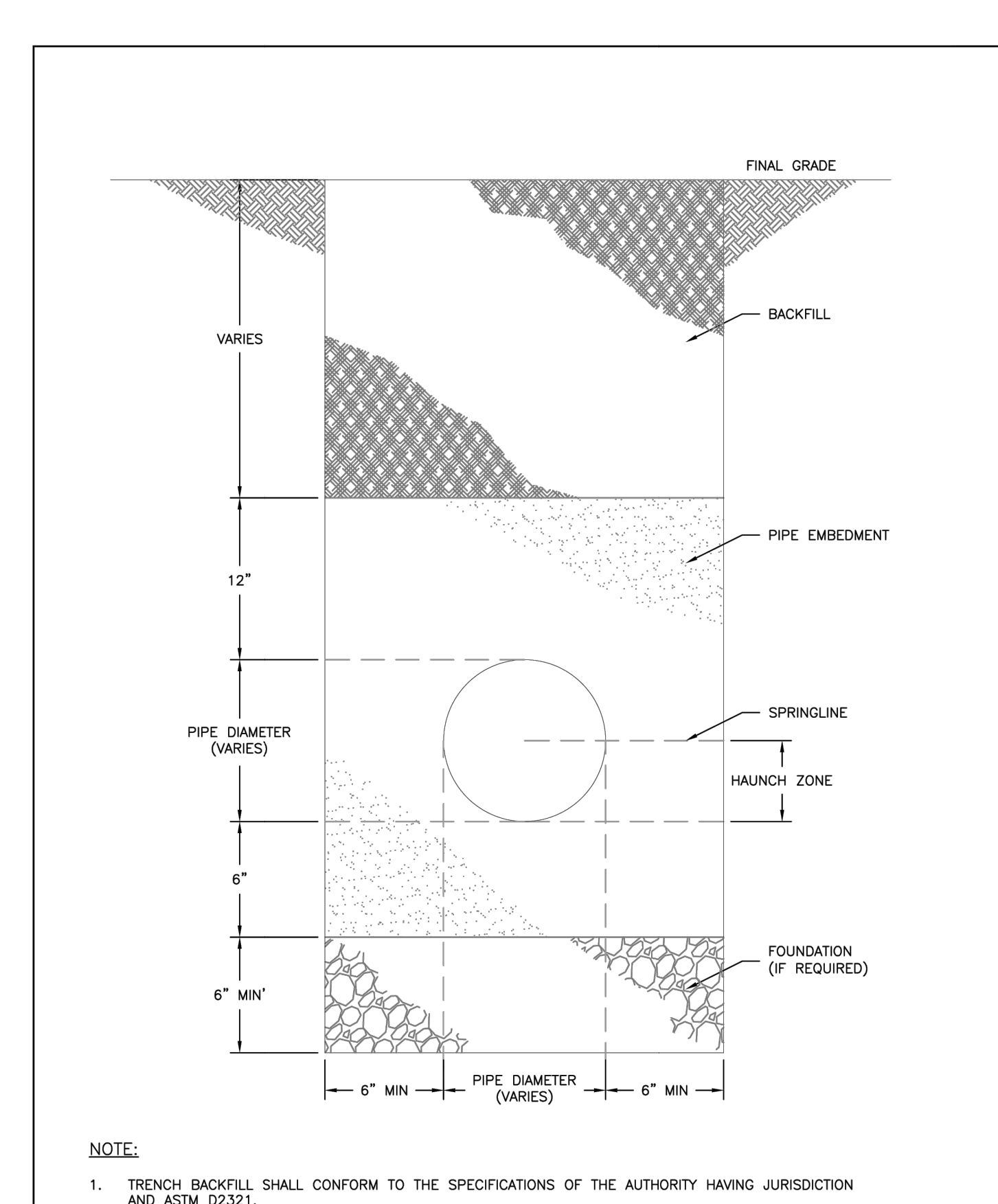
TYPICAL SERVICE LOCATIONS WITH FIRE LINE TO A SINGLE-FAMILY RESIDENTIAL DWELLING
B2-2
DATED 01/2017



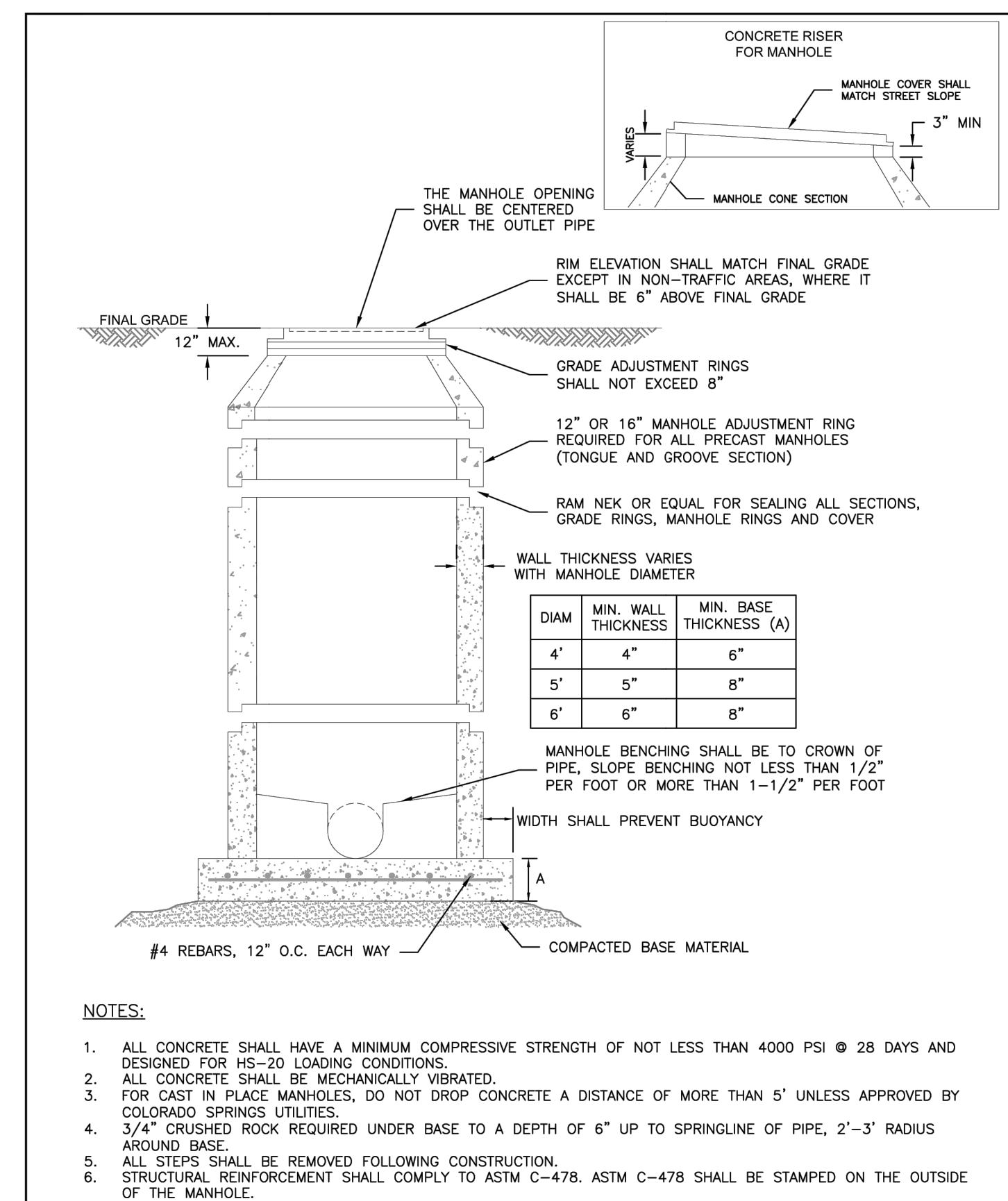
KEYED NOTES:
1. EXIST WTR MAIN
2. MJ ANCHORING TEE
3. MJ GV
4. DIP FULLY RESTRAINED
5. TAPPING SLV
6. CONC KB
7. TAPPING VLV FLG x MJ
8. PE WRAPPED



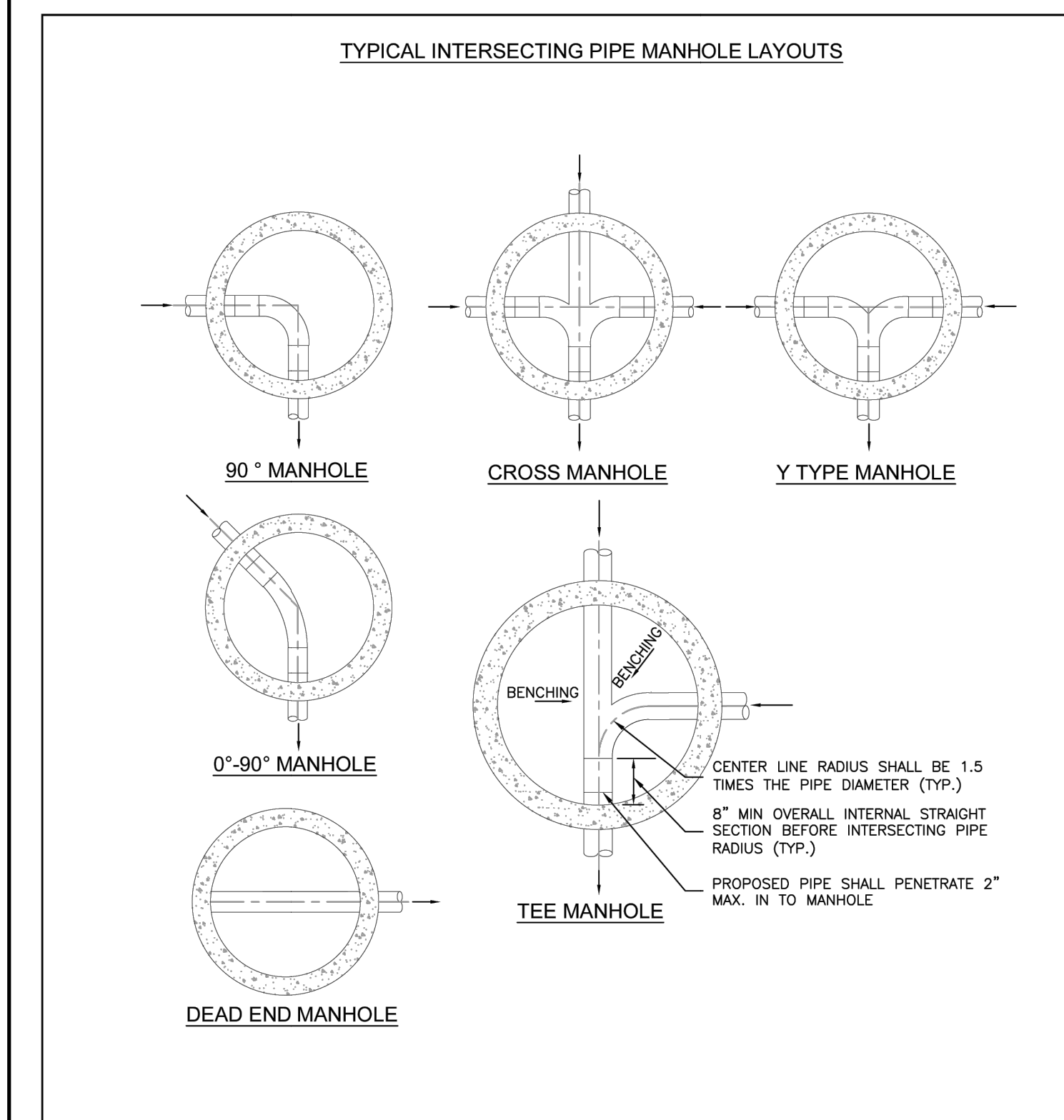
SINGLE-FAMILY RESIDENTIAL STREET CURB STOP LOCATION
B2-3
DATED 01/2022



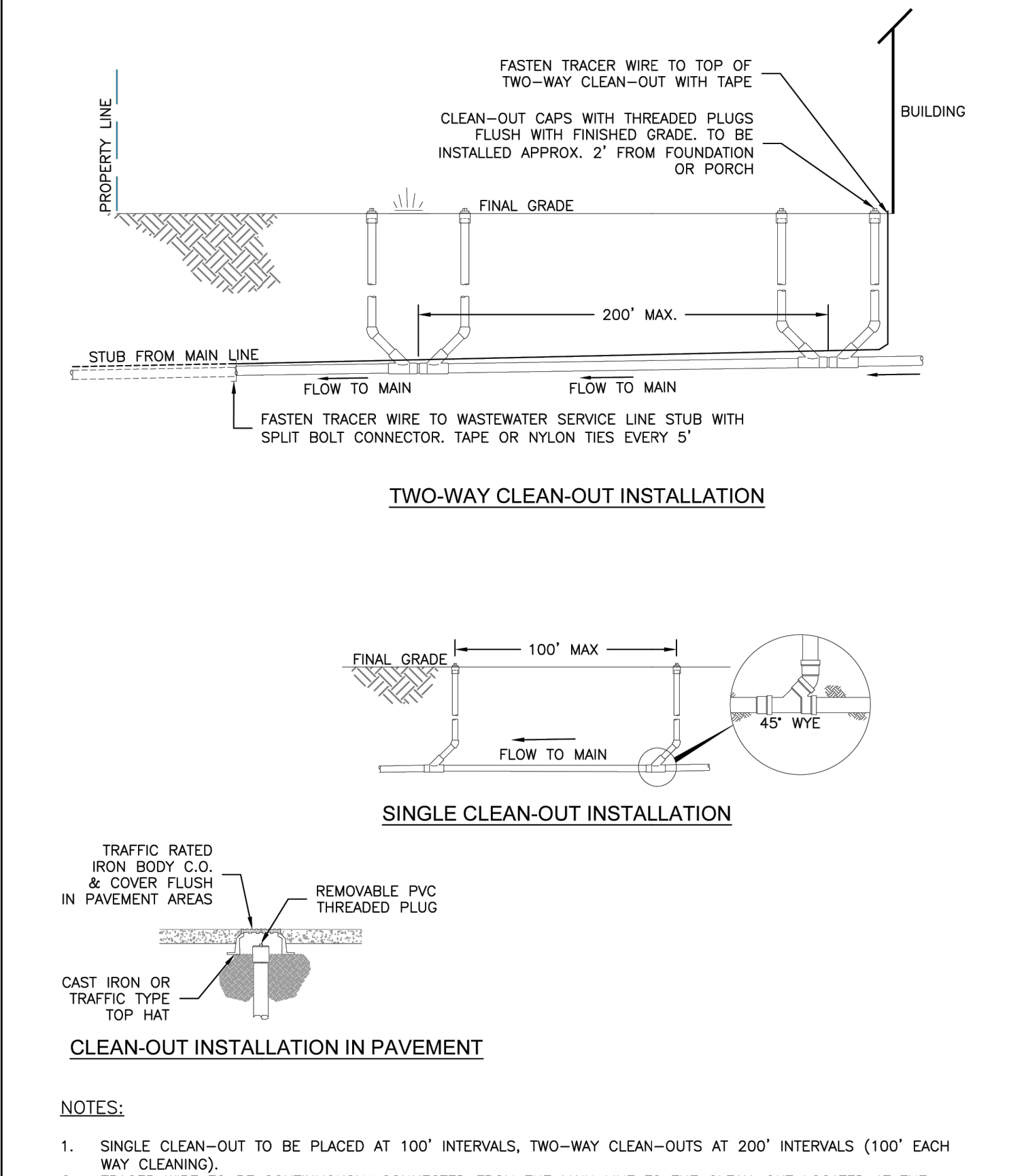
TYPICAL TRENCH SECTION
C2-1
DATED 5/2015



STANDARD CONCRETE MANHOLE
C3-1
DATED 5/2015



TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS
C3-2
DATED 5/2015



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

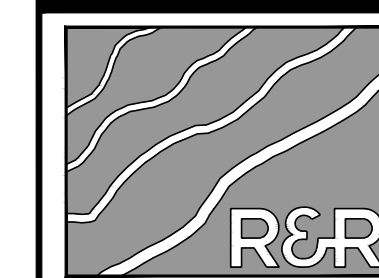
MAYBERRY - FILING NO. 4
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

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

UTILITY DETAILS
NO. C9.3

PATH: V:\22249 - PROPOSED MAYBERRY - FILING NO. 4 (CURRENT TRACT A, MAYBERRY - FILING NO. 3) \ENGINEERING\1. DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\22249 - SITE DET - CD.DWG. PLOT DATE: 12/29/2024 5:15:06 PM, BY: LVA, CCRADY

NO.	REVISION	BY	DATE



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DENVER, COLORADO 80204
PHONE: 303-753-6730

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PIPE DIA.	THICKNESS	DIMENSIONS					
IN.	IN.	A	B	H	L	W	T
12	0.064	6	0	6	21	24	34
18	0.064	8	10	6	31	36	48
24	0.064	10	13	6	41	48	58
30	0.079	12	18	6	51	60	70
36	0.079	14	19	9	60	72	94
42	0.109	16	22	11	69	84	108
48	0.109	18	27	12	78	90	112
54	0.109	18	30	12	84	102	124
60	0.109	18	33	12	87	114	136
66	0.109	18	36	12	87	120	142
72	0.109	18	39	12	87	126	148
78	0.109	18	42	12	87	132	154
84	0.109	18	45	12	87	138	160

FLEXIBLE ROUND PIPE

PLAN VIEW

SPAN x RISE	THICKNESS	DIMENSIONS					
IN.	IN.	A	B	H	L	W	T
21 x 15	0.064	7	10	6	23	36	46
24 x 15	0.064	8	12	6	28	42	52
28 x 20	0.064	9	14	6	32	48	58
35 x 24	0.079	10	18	6	39	60	70
42 x 24	0.079	12	18	8	46	75	85
49 x 33	0.109	13	21	9	53	80	103
57 x 36	0.109	18	26	12	63	80	108
64 x 43	0.109	18	30	12	70	102	120
71 x 47	0.109	18	33	12	77	114	132

FLEXIBLE PIPE ARCH

ELEVATIONS

GENERAL NOTES

- DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN IN THE TABLES DUE TO DIFFERENT MANUFACTURERS' CONFIGURATIONS.
- CONCRETE END SECTIONS SHALL BE FINISHED WITH TONGUE OR GROOVE AS REQUIRED.
- SECTION LENGTH OF PIPE OR SIZE DRAWN IS BASED ON LENGTH OF END SECTION SHOWN IN TABLE. ANY ADDITIONAL PIPE REQUIRED TO PROVIDE THE DESIGN LENGTH SHALL BE FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
- THE INSIDE CONFIGURATION AND THE JOINT OF CONCRETE END SECTION AND PIPE SHALL MATCH ON THE PLANS.
- END SECTIONS FOR CMP ARCH PIPE SHALL MATCH THE DIMENSIONS OF THE PIPE SHOWN ON THE PLANS.
- GALVANIZED TIE PLATE AS SHOWN IS REQUIRED ON END SECTIONS FOR CORRUGATED STEEL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TIE PLATE SHALL BE FIELD-WELDED TO END SECTION WITH 3/8" IN. GALVANIZED BOLTS, NUTS AND WASHERS.
- GALVANIZED STEEL SHALL CONFORM TO AASHTO M 211, W 218 OR W 233.
- CONCRETE PIPE JOINT FASTENERS, WHERE SHOWN ON PLANS, SHALL BE INSTALLED SO THAT A MINIMUM OF 18" LINEAR FEET OF THE OUTLET END OF THE PIPE ARE MECHANICALLY LOCKED TOGETHER. END SECTION LENGTHS WHEN USED, SHALL BE INCLUDED IN THE 15 LF REQUIREMENT.
- CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER. PLASTIC END SECTIONS SHALL NOT BE USED.
- THE END SECTION STYLE, EITHER REGULAR OR SAFETY, SHALL BE AS SHOWN ON THE PLANS.
- AT THE OPTION OF THE CONTRACTOR AND APPROVAL OF THE CITY PROJECT ENGINEER, REINFORCED CONCRETE END SECTIONS MAY BE MADE WITH SYNTHETIC FIBERS INSTEAD OF STEEL FOR PIPES 36 INCHES IN DIAMETER AND SMALLER, AND CONFORM TO AASHTO M 86 AND SUBSECTION 601.03.

TYPICAL CONNECTIONS

FOR 18 IN. THRU 24 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS NOT TO BE USED ON HELICALLY-FORMED PIPE, UNLESS RECORRUGATED.

FOR 30 IN. THRU 36 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS AND ALL SIZES WITH HELICAL CORRUGATIONS AND FOR ALL METAL PIPE ARCH. COLLECTORS. SHIP ATTACH A 24 IN. MIN. LENGTH OF ANNULAR PIPE WITH GALV. RODS OR BOLTS. SPOT WELDS BY 2 IN. LONG SKIP WELDS ON 8 IN. CTRS. REPAIR BLUNT GALVANIZING IN ACCORDANCE WITH SUBSECTION 707.09.

FOR 42 IN. THRU 84 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS AND ALL SIZES WITH HELICAL CORRUGATIONS AND FOR ALL METAL PIPE ARCH. COLLECTORS. SHIP ATTACH A 24 IN. MIN. LENGTH OF ANNULAR PIPE WITH GALV. RODS OR BOLTS. SPOT WELDS BY 2 IN. LONG SKIP WELDS ON 8 IN. CTRS. REPAIR BLUNT GALVANIZING IN ACCORDANCE WITH SUBSECTION 707.09.

END SECTION AND CONNECTION DETAILS FOR ROUND AND ARCH METAL PIPES

PIPE DIA.	DIMENSIONS			
IN.	A	C	L	E
18	10	48	78	36
24	10	48	78	48
30	14	36	66	60
36	18	36	66	72
42	24	36	66	78
48	28	24	66	84
54	30	36	66	90
60	36	36	66	96
72	34	30	66	108

MASTIC SHALL BE APPLIED WHEN REQUIRED.

TAPERED SLEEVE SHALL BE 12 GAUGE SMOOTH GALVANIZED STEEL CONFORMING TO AASHTO M 218.

SEE DETAIL A

WELD OR RIVET END SECTION TO SLEEVE

NOTE: METAL END SECTION SHALL BE FIRMLY WEDGED INTO PIPE END BEFORE BACKFILLING.

D	Z (MIN)
18 - 24	12
30 AND 36	16
42 AND LARGER	24

PIPE END SECTION FOR CONCRETE CIRCULAR PIPE (ALTERNATE FOR CONCRETE END SECTION)

PIPE DIA. IN.	F
18 - 30	5
36 - 42	6
48 - 60	7
72 - 84	9

CONCRETE JOINT FASTENER (TWO PER JOINT)

5/8" GALVANIZED ANCHOR BOLTS. NUTS AND WASHERS. WELD STEEL ASTM A 307. ROD LUG SHALL BE GALVANIZED OR COATED WITH EPOXY PAINT OR APPROVED EQUAL.

60" MAX. 30" MIN.

2" DIA. HOLES

LOCATION OF 1" DIA. HOLES

END SECTION FOR REINFORCED CONCRETE CIRCULAR PIPE

SECTION X-X

END VIEW

END SECTION FOR REINFORCED CONCRETE CIRCULAR PIPE

SECTION X-X

END VIEW

Computer File Information

Creation Date: 07/31/19
Designer Initials: JBK
Last Modification Date: 07/31/19
Detailer Initials: LYA
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English

Sheet Revisions

Date:	Comments:

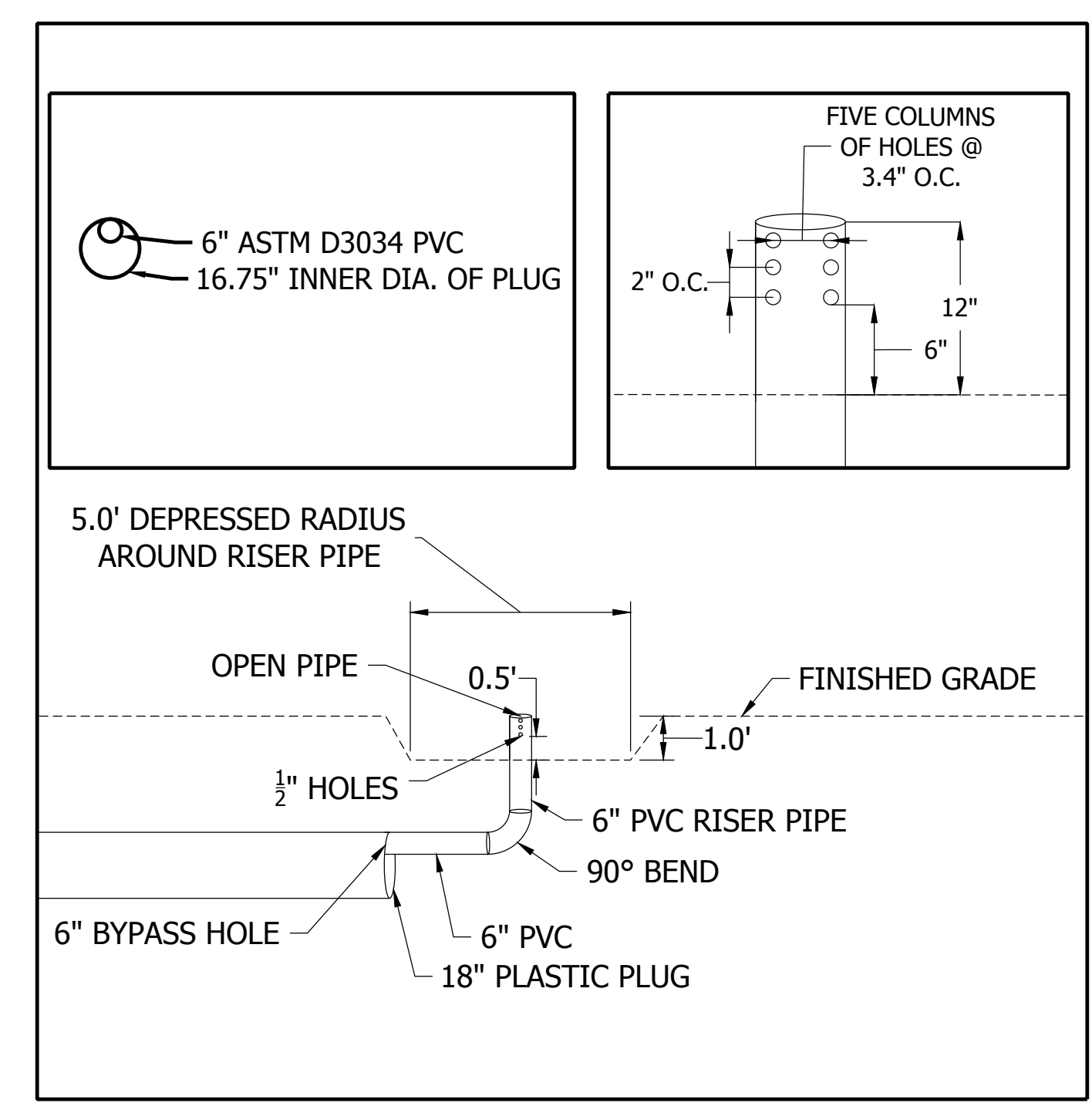
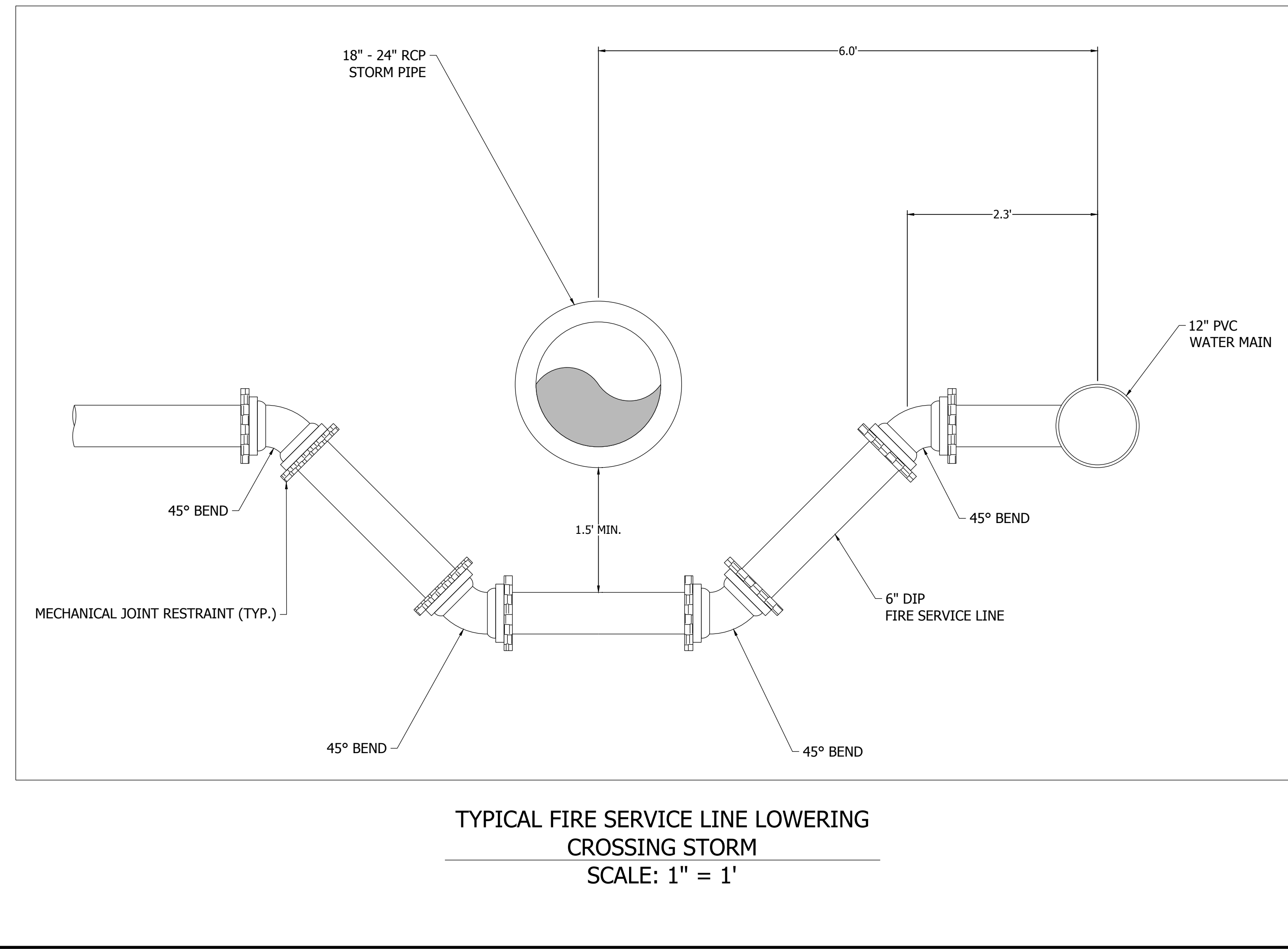
Colorado Department of Transportation
2928 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868

Project Development Branch **JBK**

CONCRETE AND METAL END SECTIONS

STANDARD PLAN NO. M-603-10
Standard Sheet No. 1 of 1

Issued by the Project Development Branch July 31, 2019 Project Sheet Number:



PATH: W:\22249_PROPOSED MAYBERRY PLUG NO. 4 (CURRENT TRACT A, MAYBERRY PLUG NO. 4) ENGINEERING DRAWINGS PLANS CONSTRUCTION DOCUMENTS\22249 - SITE DET - CD.DWG, PLOT DATE: 12/29/2023 5:15:14 PM, BY: LYA, GC: JBK

MAYBERRY - FILING NO. 4

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS EL PASO COUNTY

PREPARED FOR: MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

CONSTRUCTION DOCUMENTS

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

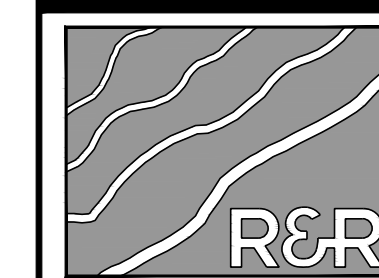
UTILITY DETAILS

NO. **C9.4**



Know what's below.
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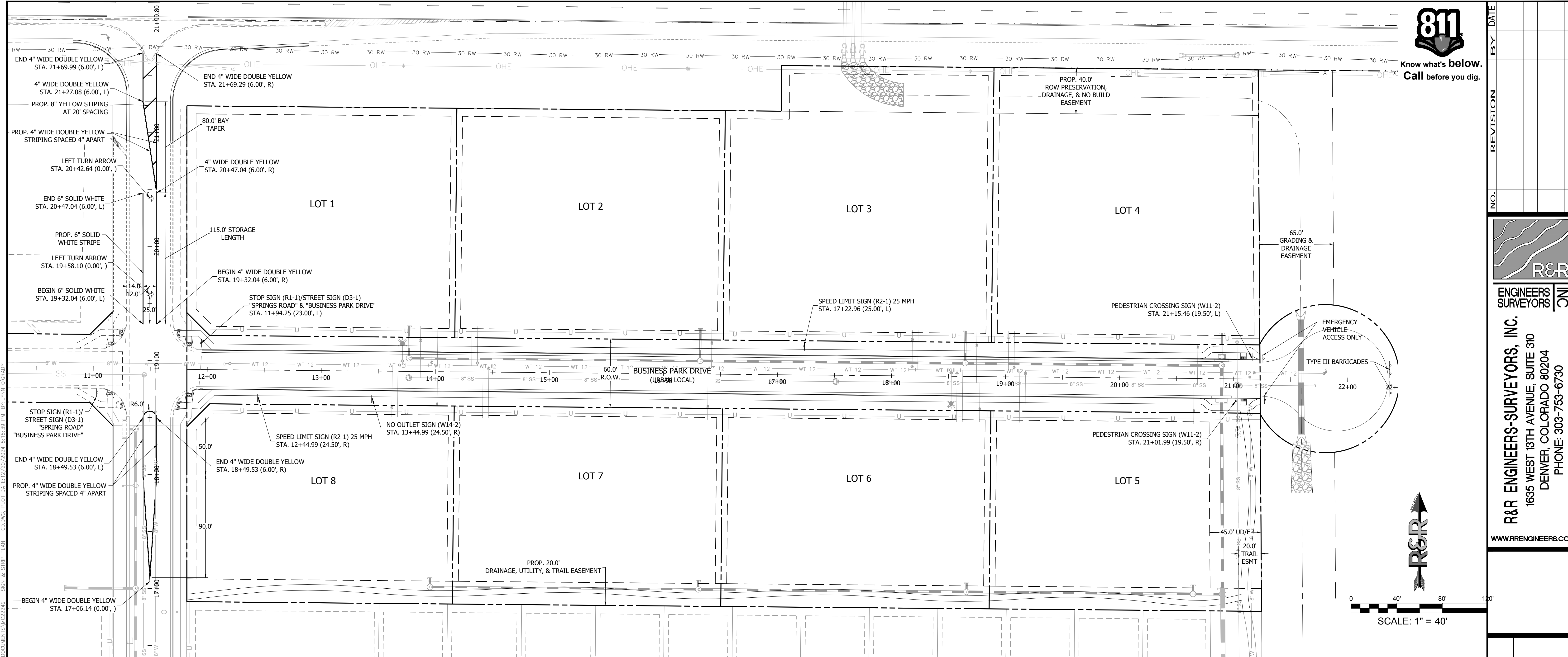
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MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

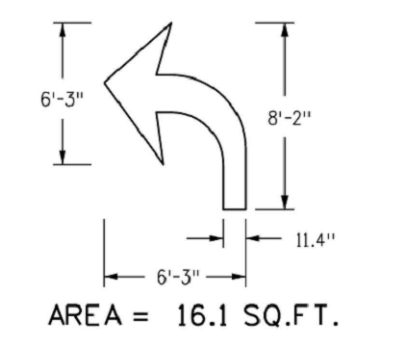
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JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHD: CJD

SIGNAGE &
STRIPING PLAN

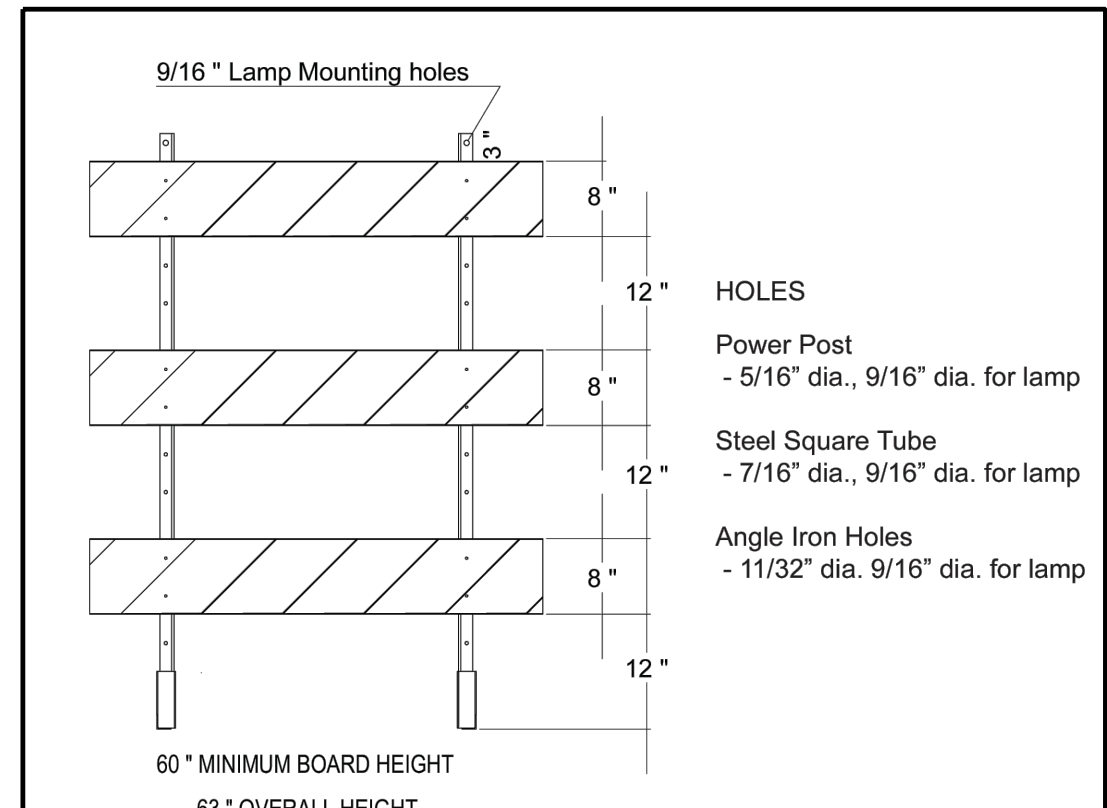
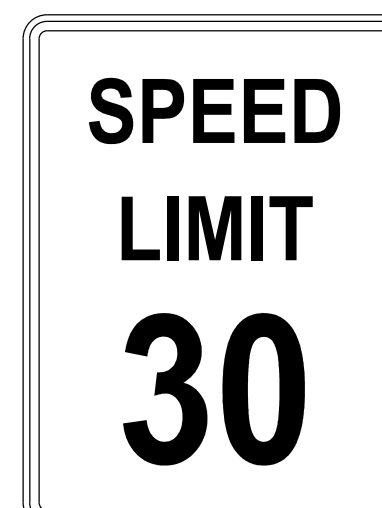
NO. C10.0



- 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 PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND A MINIMUM OF 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 WITH AN EXISTING EL PASO COUNTY ROADWAY.
 15. CONTRACTOR SHALL BE AWARE OF ALL CONSTRUCTED UTILITY LOCATIONS PRIOR TO SIGN POST INSTALLATIONS.
 16. ALL STRIPING DIMENSIONS ARE TAKEN FROM CENTER OF STRIPE OR STRIPING GROUP.



THERMOPLASTIC WHITE TURN ARROW
SEE PLAN FOR LOCATIONS



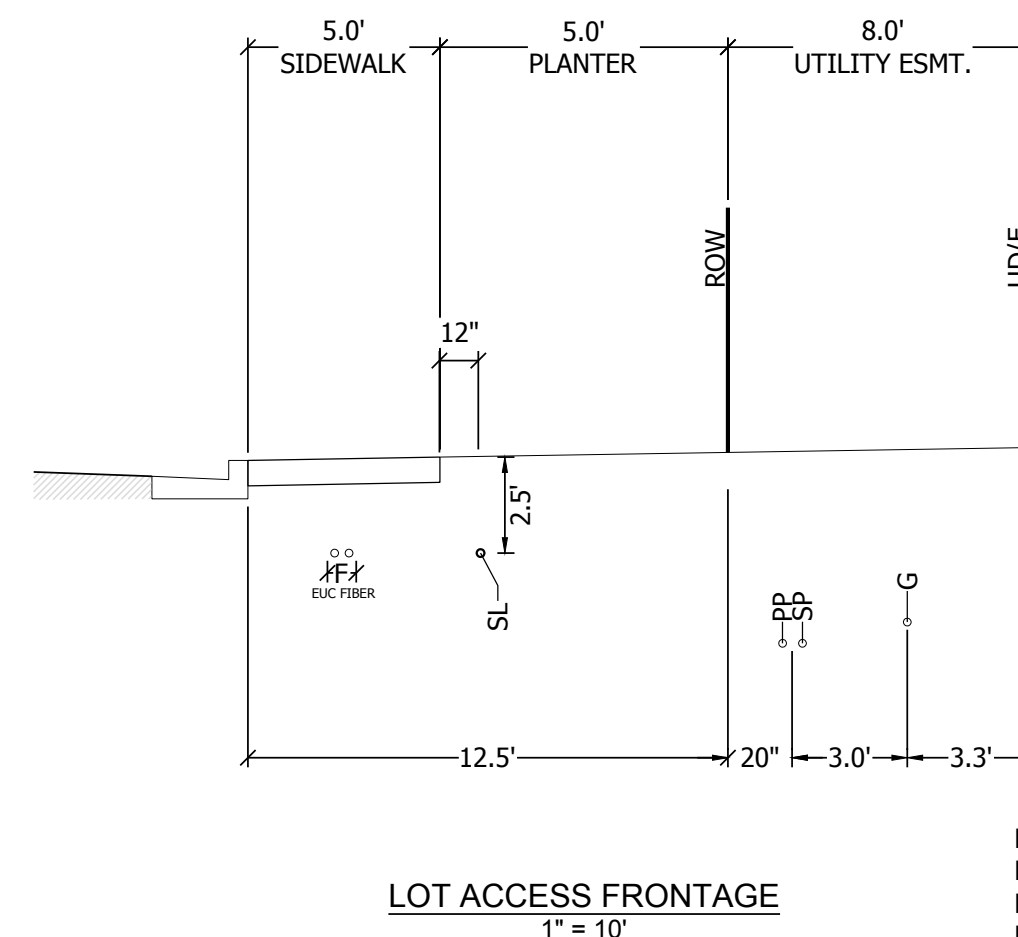
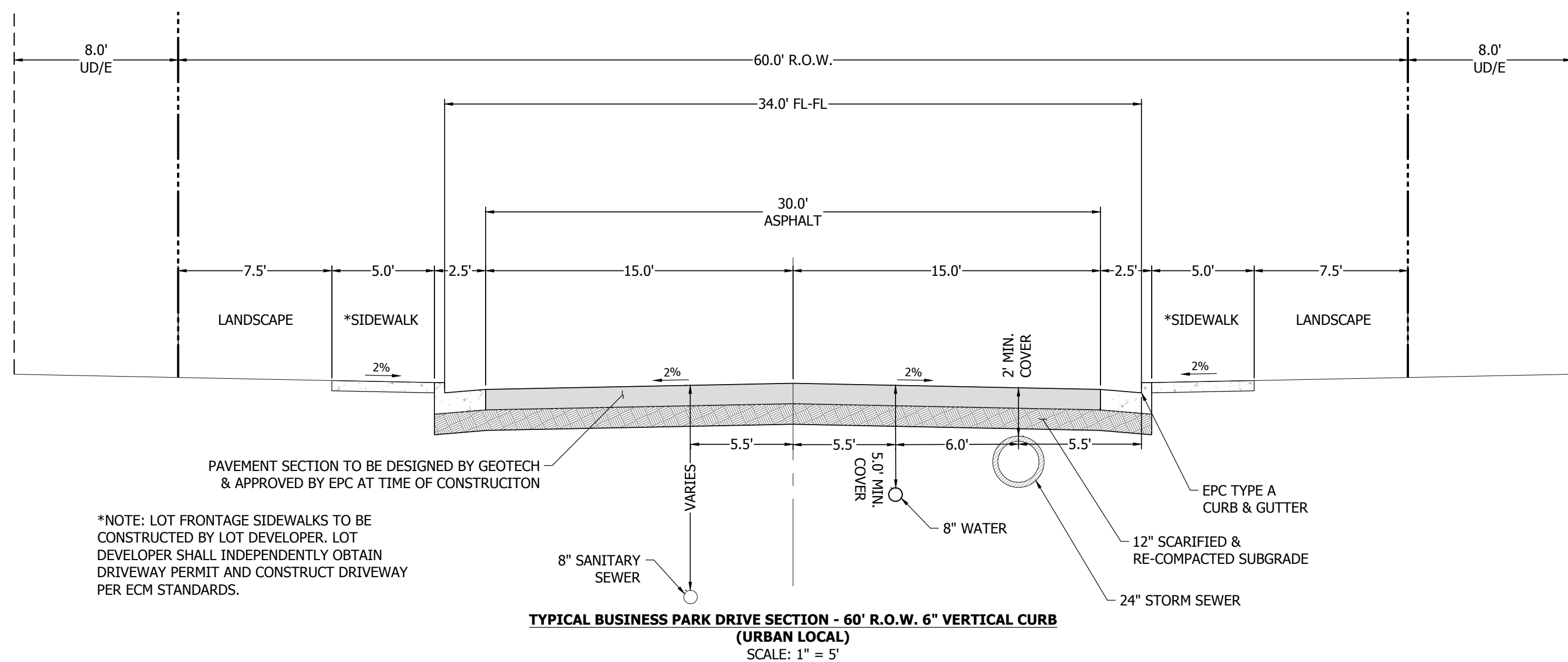
TYPE III BARRICADES



W11-2



Know what's below. Call before you dig.



NOTE: LANDSCAPE & IRRIGATION ALONG MAYBERRY FILINGS 2A & 4 LOT FRONTAGES TO BE PROVIDED BY LOT DEVELOPER.

LEGEND:
G - GAS
PP - PRIMARY POWER
SP - SECONDARY POWER
IRR - IRRIGATION
SL - EUC STREET LIGHT
F - EUC FIBER (2) 1 1/4" CONDUITS

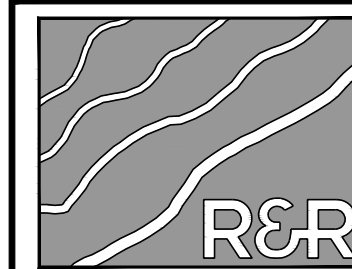
DRY UTILITIES NOTES:
1. TERMINATE CONDUIT @ FIBER HAND HOLE VAULTS.
2. TERMINATE CONDUIT @ SL OR SL HAND HOLE.
3. PLAN VIEW DEPICTS THIS CROSS SECTION WITH THE LINETYPE: U U

*NOTE: LOT FRONTAGE SIDEWALKS TO BE CONSTRUCTED BY LOT DEVELOPER. LOT DEVELOPER SHALL INDEPENDENTLY OBTAIN DRIVEWAY PERMIT AND CONSTRUCT DRIVEWAY PER ECM STANDARDS.

PAVEMENT SECTION TO BE DESIGNED BY GEOTECH & APPROVED BY EPC AT TIME OF CONSTRUCTION

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

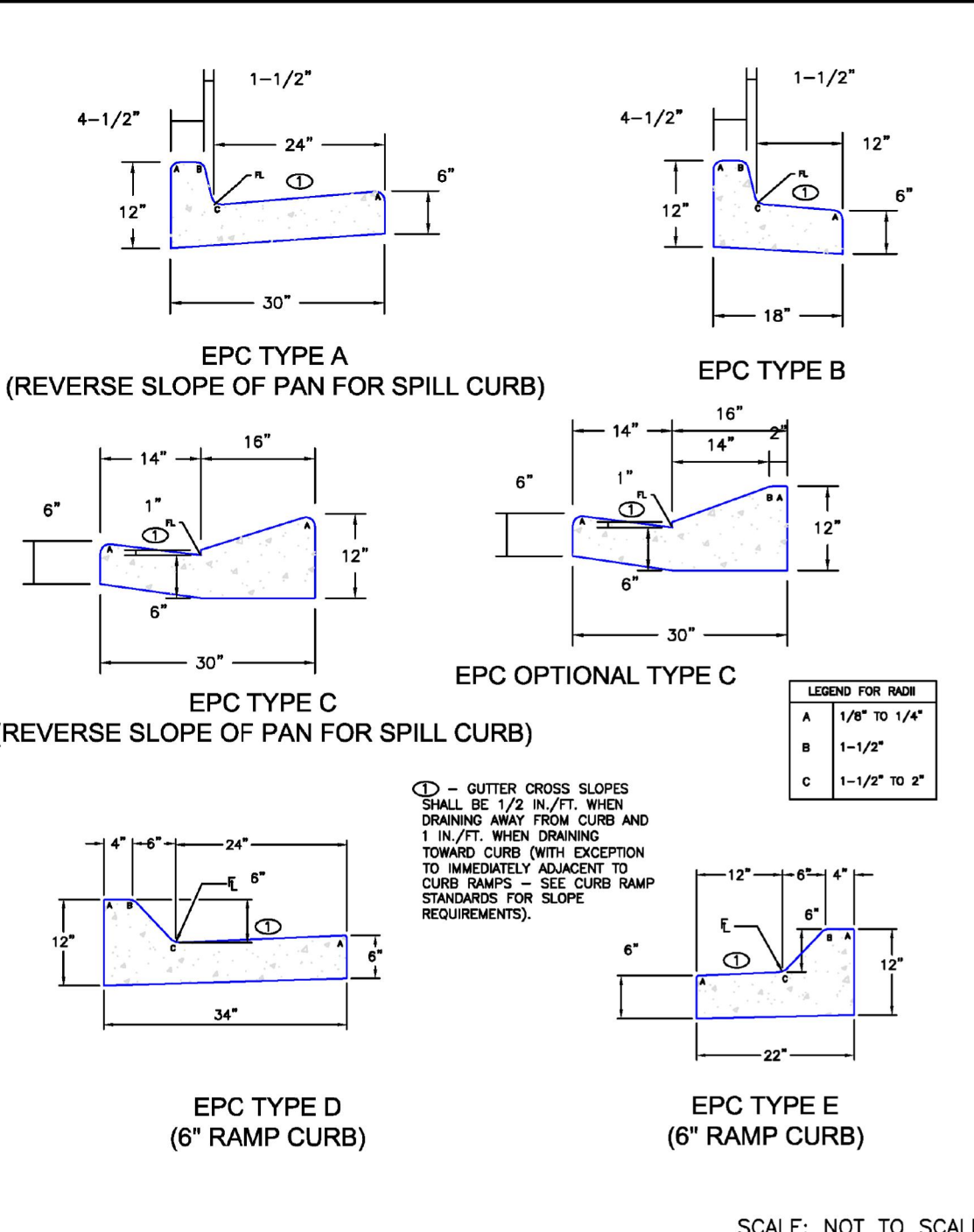
NO.	REVISION	BY	DATE



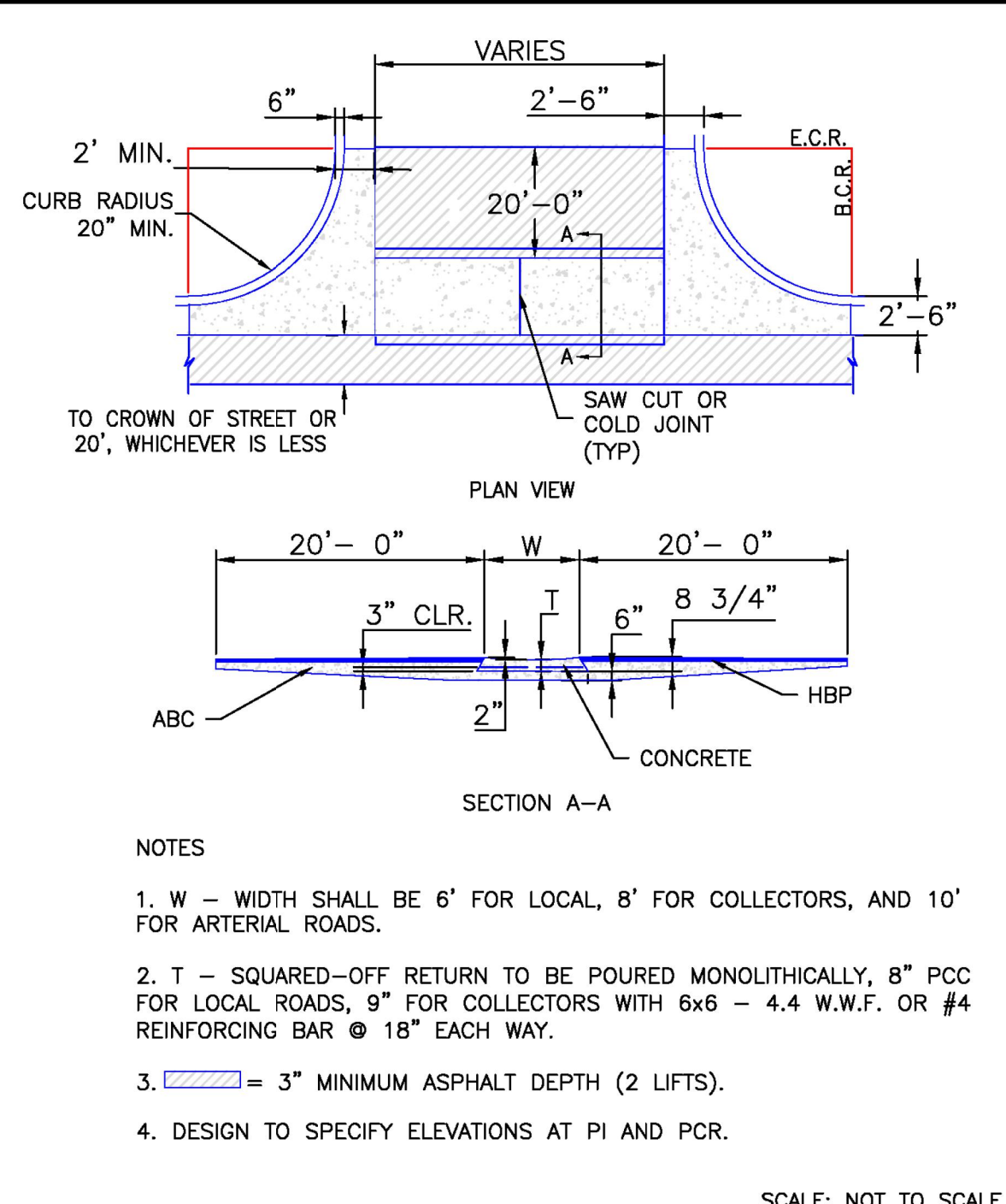
ENGINEERS SURVEYORS

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

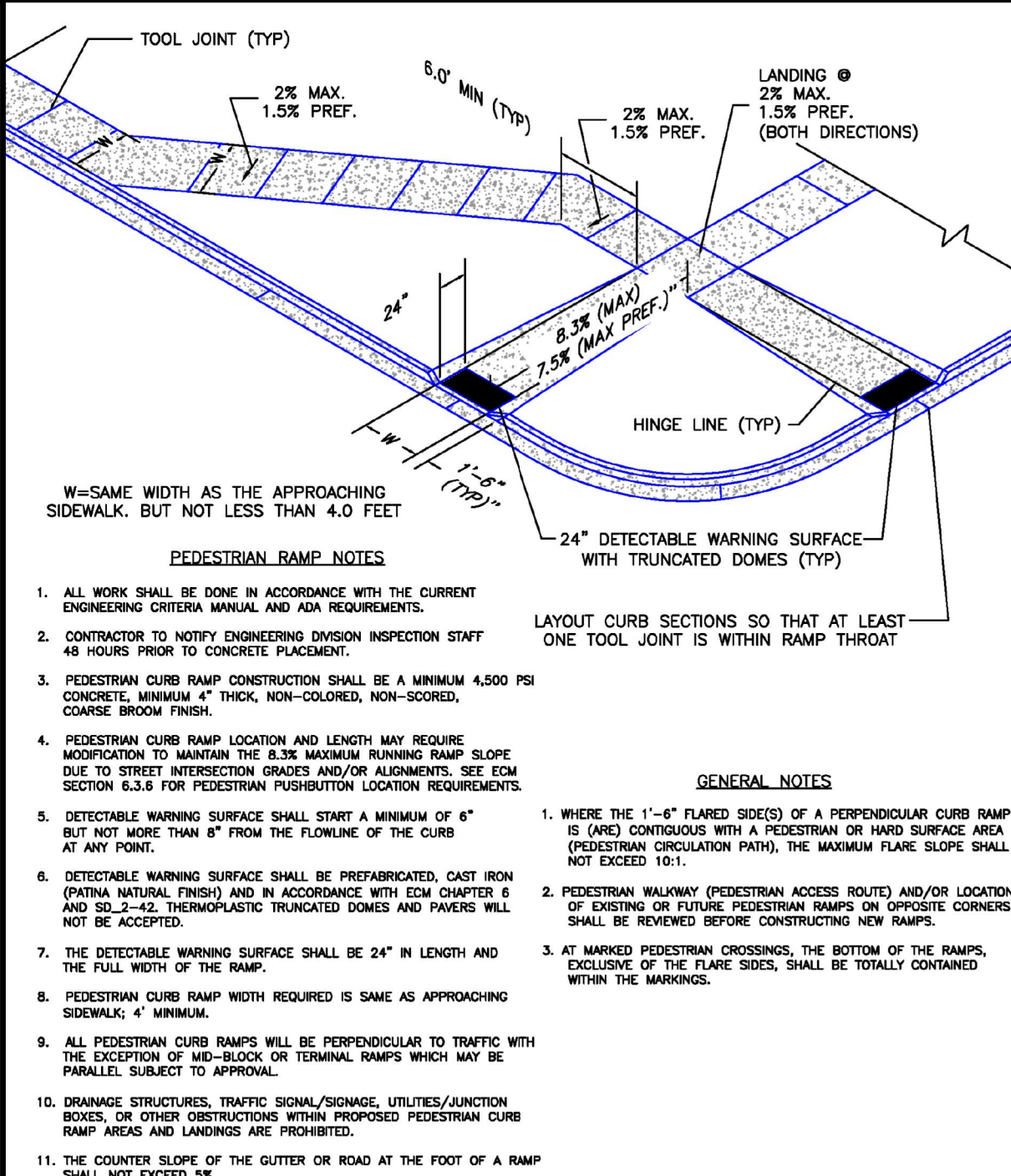
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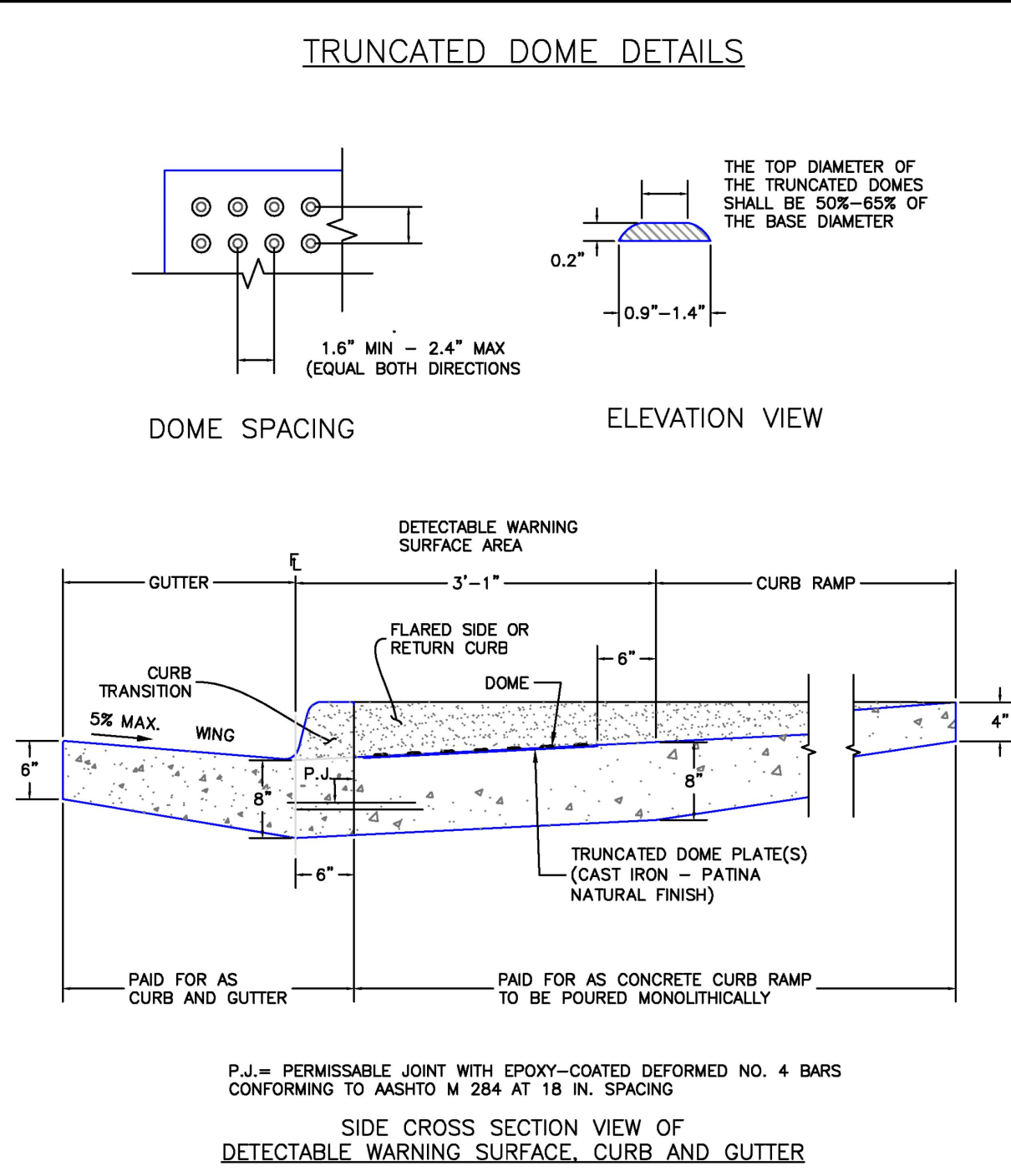
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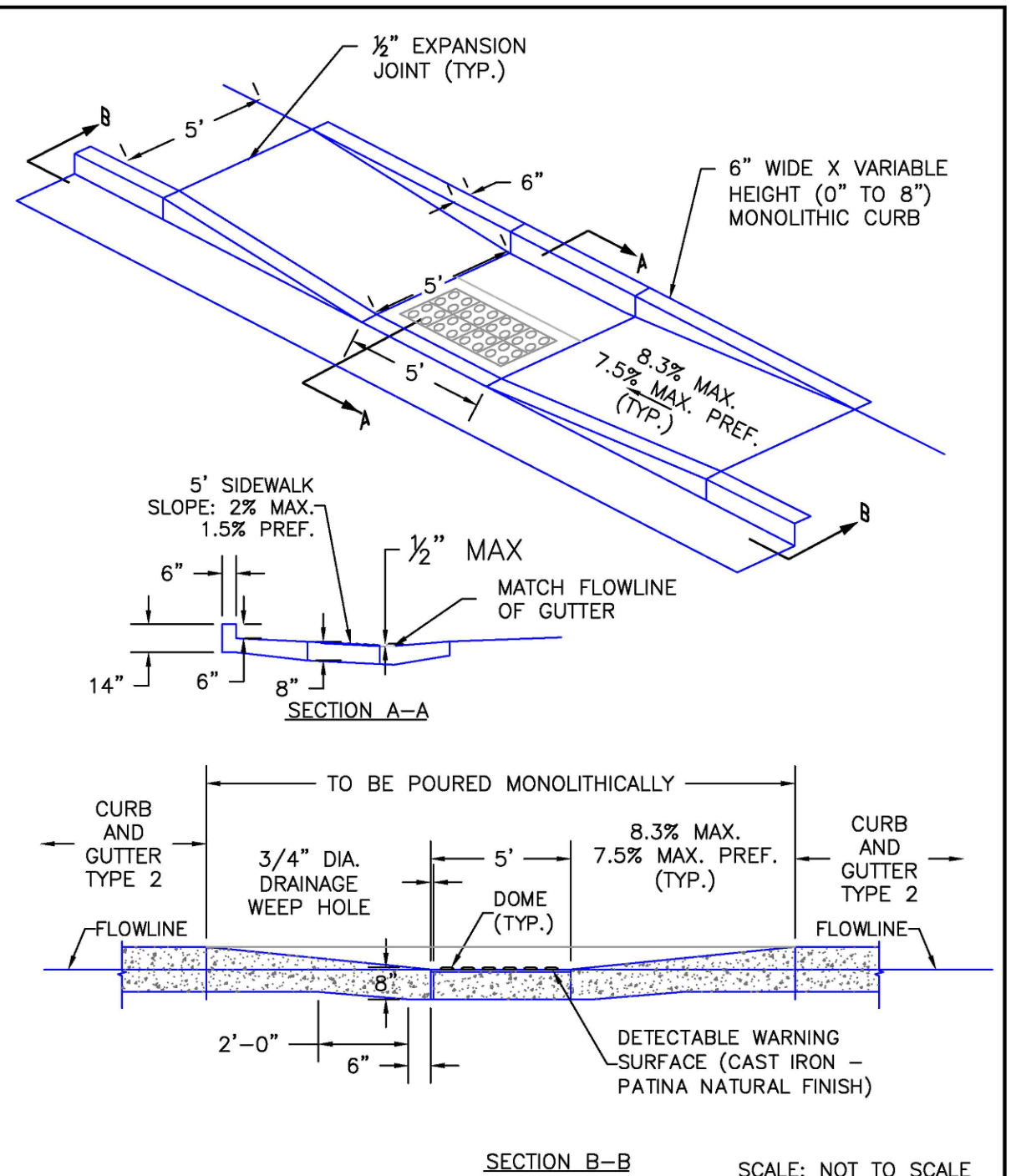
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DATE APPROVED: 6/23/20	DATE APPROVED: 8/11/11
JENNIFER E. IRVINE	ANDRÉ P. BRACKIN
DEPARTMENT OF PUBLIC WORKS	DEPARTMENT OF TRANSPORTATION
REVISION DATE: 6/23/20	REVISION DATE: 12/8/15
FILE NAME: SD_2-41	FILE NAME: SD_2-26



DATE APPROVED: 6/23/20	DATE APPROVED: 6/23/20
JENNIFER E. IRVINE	JENNIFER E. IRVINE
DEPARTMENT OF PUBLIC WORKS	DEPARTMENT OF PUBLIC WORKS
REVISION DATE: 6/23/20	REVISION DATE: 6/23/20
FILE NAME: SD_2-42	FILE NAME: SD_2-42



DATE APPROVED: 6/23/20	DATE APPROVED: 6/23/20
JENNIFER E. IRVINE	JENNIFER E. IRVINE
DEPARTMENT OF PUBLIC WORKS	DEPARTMENT OF PUBLIC WORKS
REVISION DATE: 6/23/20	REVISION DATE: 6/23/20
FILE NAME: SD_2-50	FILE NAME: SD_2-50

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DWN: GWH CHKD: CJD
NAME

TYPICAL ROAD SECTIONS & DETAILS

NO. C11.0