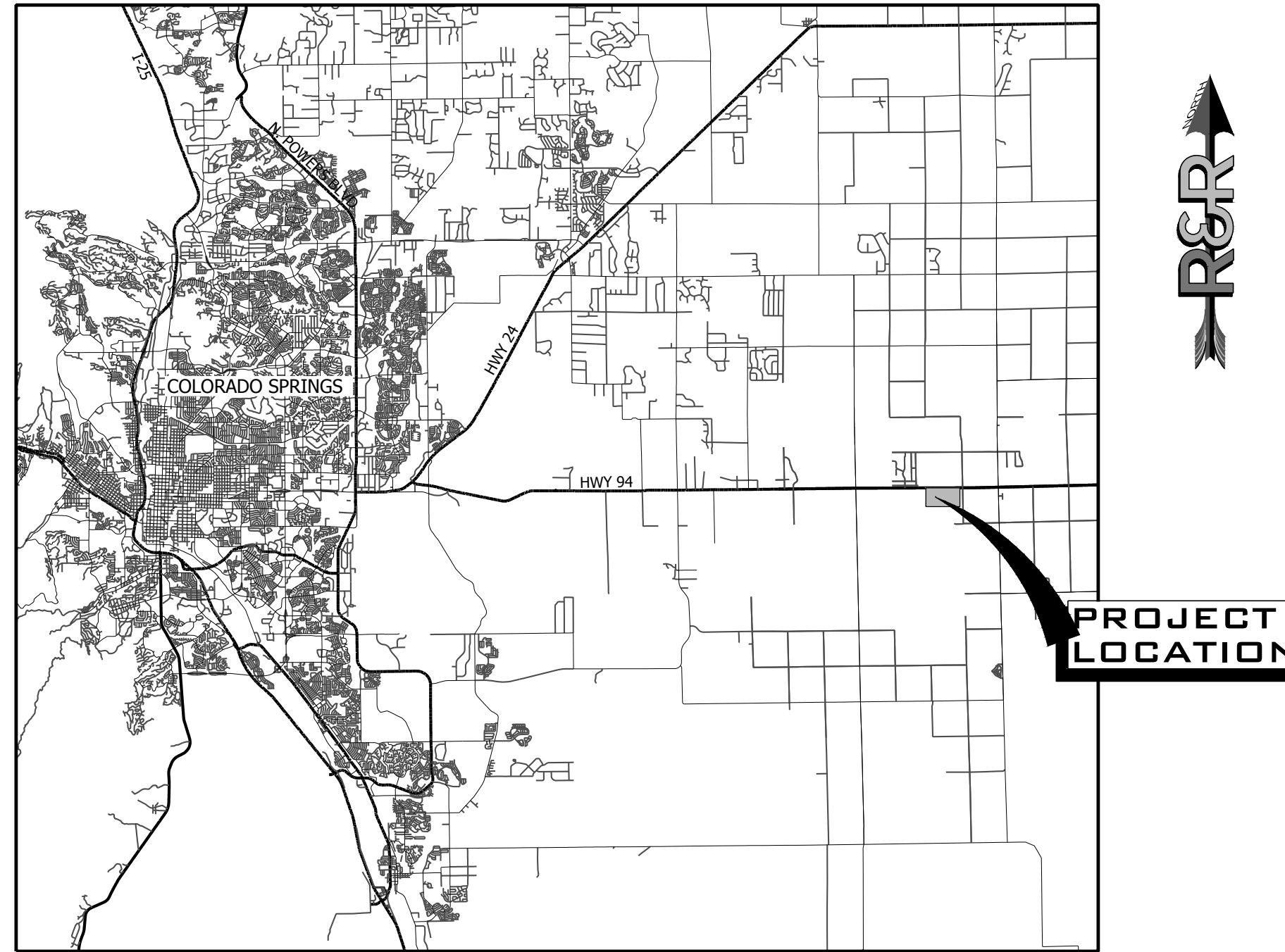


CONSTRUCTION DOCUMENTS
MAYBERRY, COLORADO - FILING NO. 4
 BEING A REPLAT OF TRACT A, MAYBERRY, COLORADO SPRINGS FILING NO. 3
 LYING THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF EL PASO (UNINCORPORATED), STATE OF COLORADO

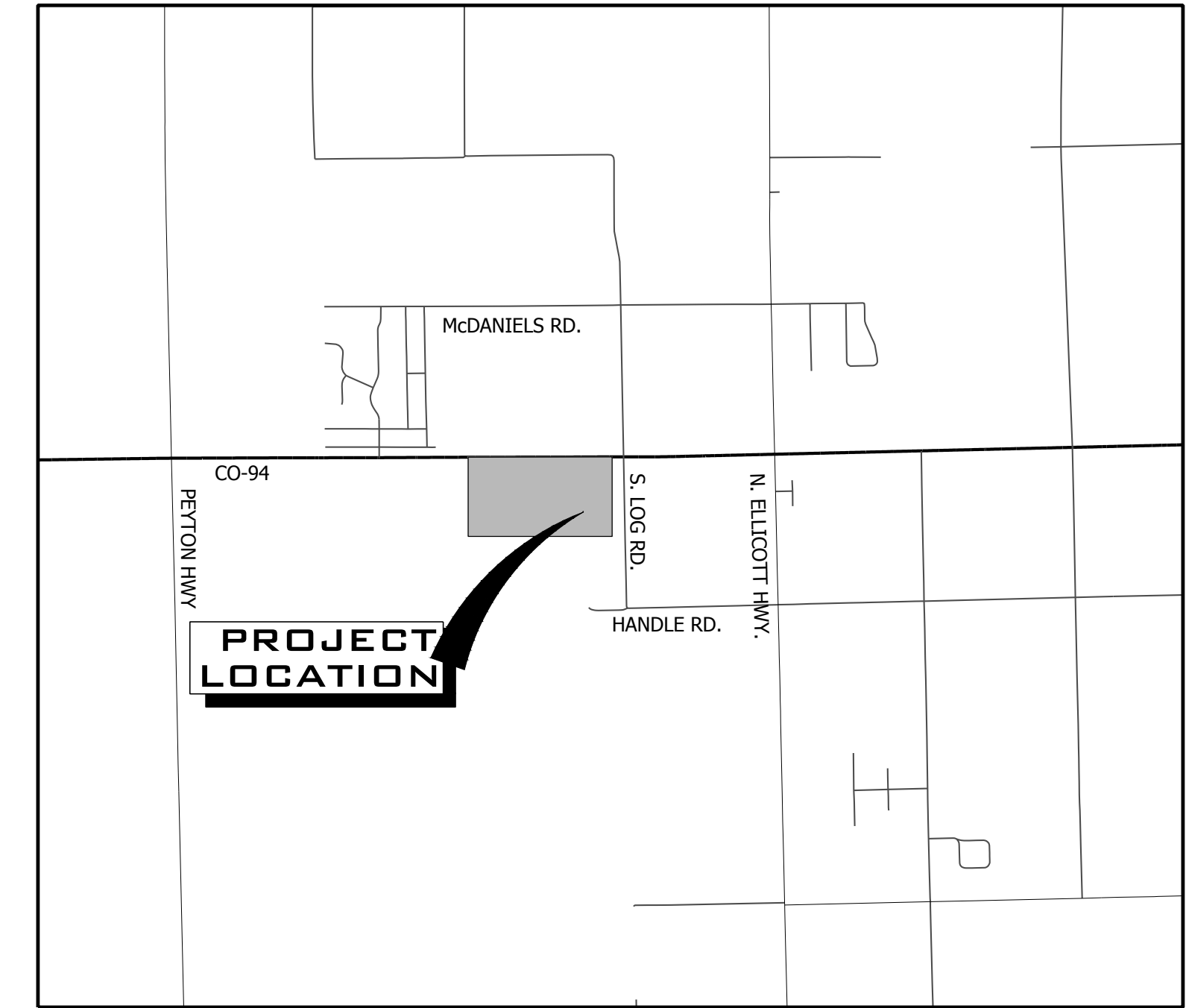


Know what's below.
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| CONTACT LIST | | | |
|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| DEVELOPER | CIVIL ENGINEER | SURVEYOR | COUNTY ENGINEERING |
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| 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 |

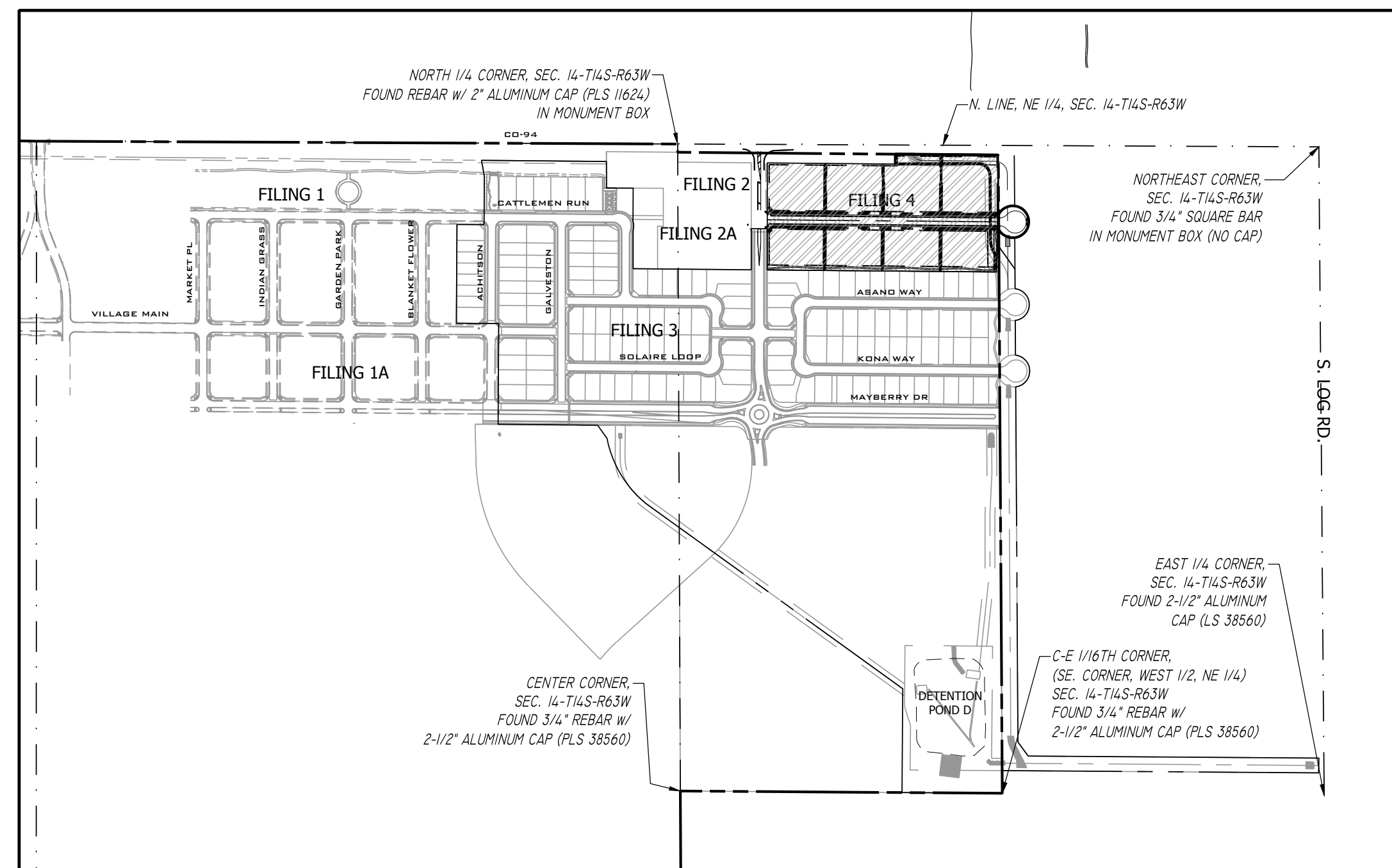


VICINITY MAP
 SCALE 1" = 20,000'



VICINITY MAP
 SCALE 1" = 5,000'

| SHEET LIST TABLE | |
|------------------|-------------------------------------------|
| SHEET NUMBER | SHEET TITLE |
| C1.0 | COVER SHEET |
| C1.1 | GENERAL NOTES |
| C1.2 | LEGEND & ABBREVIATIONS |
| C2.0 | EXISTING CONDITIONS & DEMO PLAN |
| C3.0 | OVERALL SITE PLAN |
| C3.1 | OVERALL UTILITY PLAN |
| C4.0 | BUSINESS PARK DRIVE PLAN & PROFILE - WEST |
| C4.1 | BUSINESS PARK DRIVE PLAN & PROFILE - EAST |
| C5.0 | STORM LINE 1 - WEST |
| C5.1 | STORM LINE 1 - EAST |
| C5.2 | LOT 1-3 STORM STUBS |
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| C6.1 | SANITARY LINE 1 PLAN & PROFILE - EAST |
| C6.2 | SANITARY LINE 2 PLAN & PROFILE |
| C7.0 | BUSINESS PARK WATER PLAN & PROFILE - WEST |
| C7.1 | BUSINESS PARK WATER PLAN & PROFILE - EAST |
| C7.2 | WATER LINE A PLAN & PROFILE |
| C9.0 | UTILITY DETAILS |
| C9.1 | UTILITY DETAILS |
| C10.0 | SIGNAGE & STRIPING PLAN |
| C11.0 | TYPICAL ROAD SECTIONS & DETAILS |
| C8.0 | GESC COVER SHEET |
| C8.1 | GENERAL NOTES & LEGEND |
| C8.2 | INITIAL E&S PLAN |
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| C8.7 | OVERALL GRADING PLAN |
| C8.8 | SOUTH CHANNEL E PLAN & PROFILE |
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| C8.10 | ORIFICE PLATE MODIFICATIONS |



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.

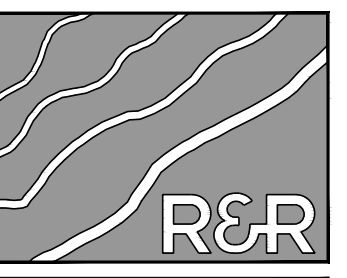
In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of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

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

Date _____

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 |
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R&R ENGINEERS-SURVEYORS, INC.

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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 | DATE | 04/06/2023 |
| ORG. SUBM. DATE | 04/06/2023 | DWN: | GWH |
| NAME | CJD | CHKD: | CJD |

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.
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.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS.
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.
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.
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.
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.

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.
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.
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.
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.
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.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT.
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.
2. EXISTING CONTOUR DATA PROVIDED BY OWNER GENERALLY CONSISTS OF AERIAL MAPPING FROM UNITED PLANNING & ENGINEERING.
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.
5. STATIONING IS AT CENTERLINE 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.
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.
21. 25-FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL RESIDENTIAL STREET INTERSECTIONS.
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.

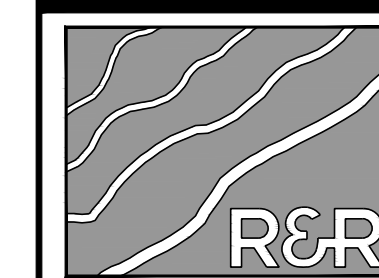
GENERAL UTILITY NOTES:

- 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.
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.
8. WATER PIPES AND FITTINGS SHALL BE INSTALLED PER SMD 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.
12. FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER CITY OF FOUNTAIN STANDARDS AND SHALL INCLUDE LATERAL VALVE, ELBOW, HYDRANT, AND THRUST BLOCKS.
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.
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.
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.
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

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PHONE: 303-753-6730

WWW.RRENINEERS.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.GORDON



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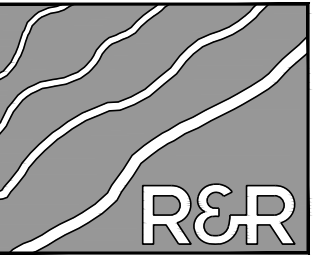
ABBREVIATIONS

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

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

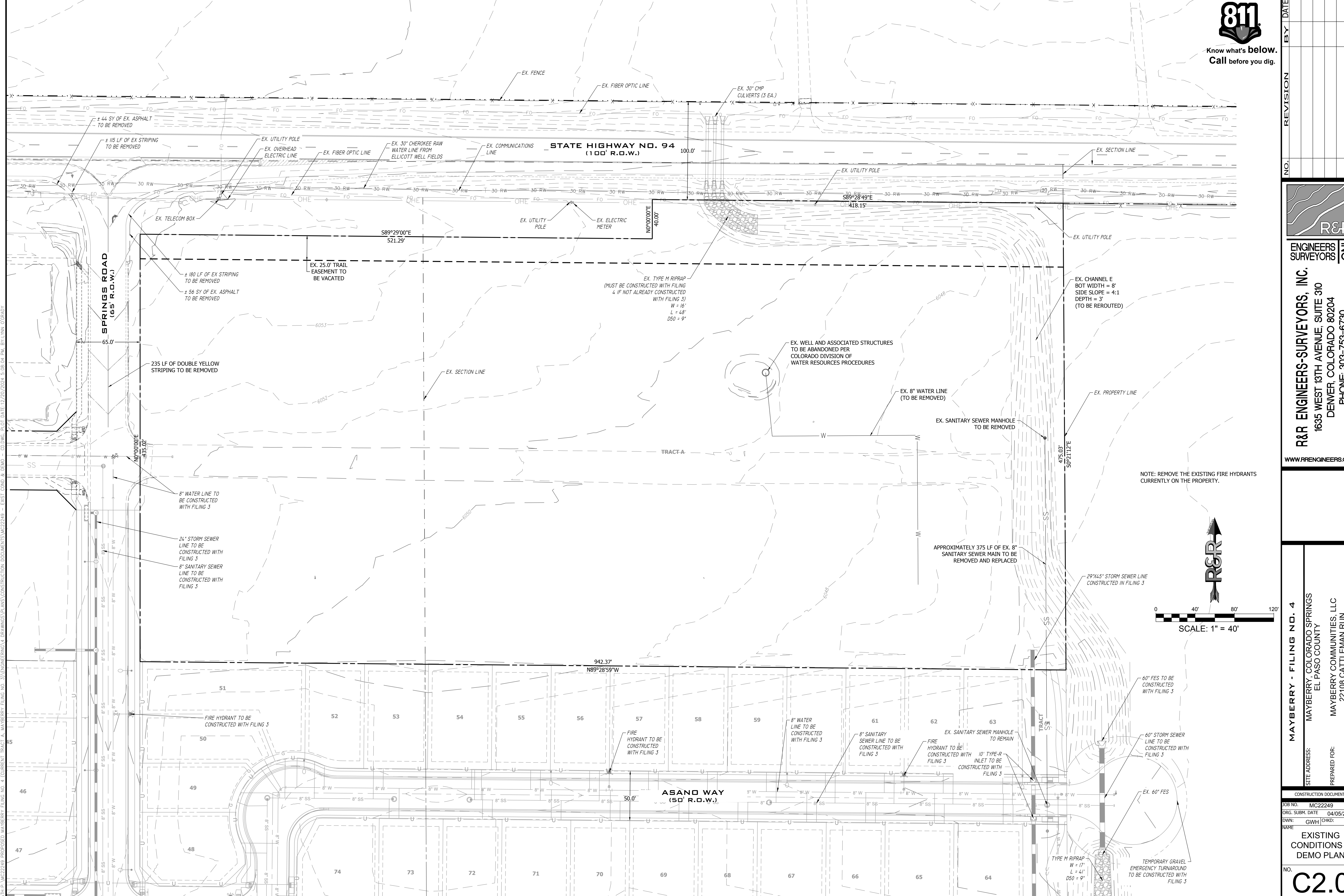
LEGEND & ABBREVIATIONS

NO. C1.2

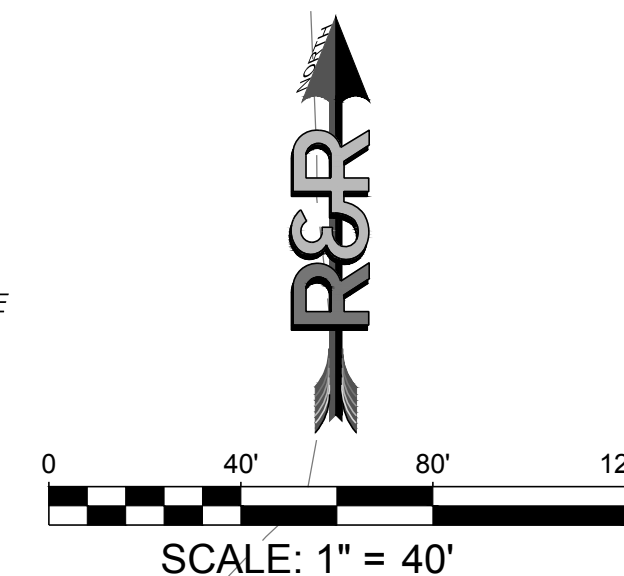
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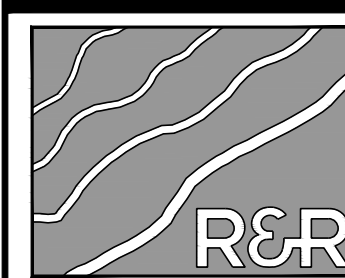
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NOTE: REMOVE THE EXISTING FIRE HYDRANTS CURRENTLY ON THE PROPERTY.



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

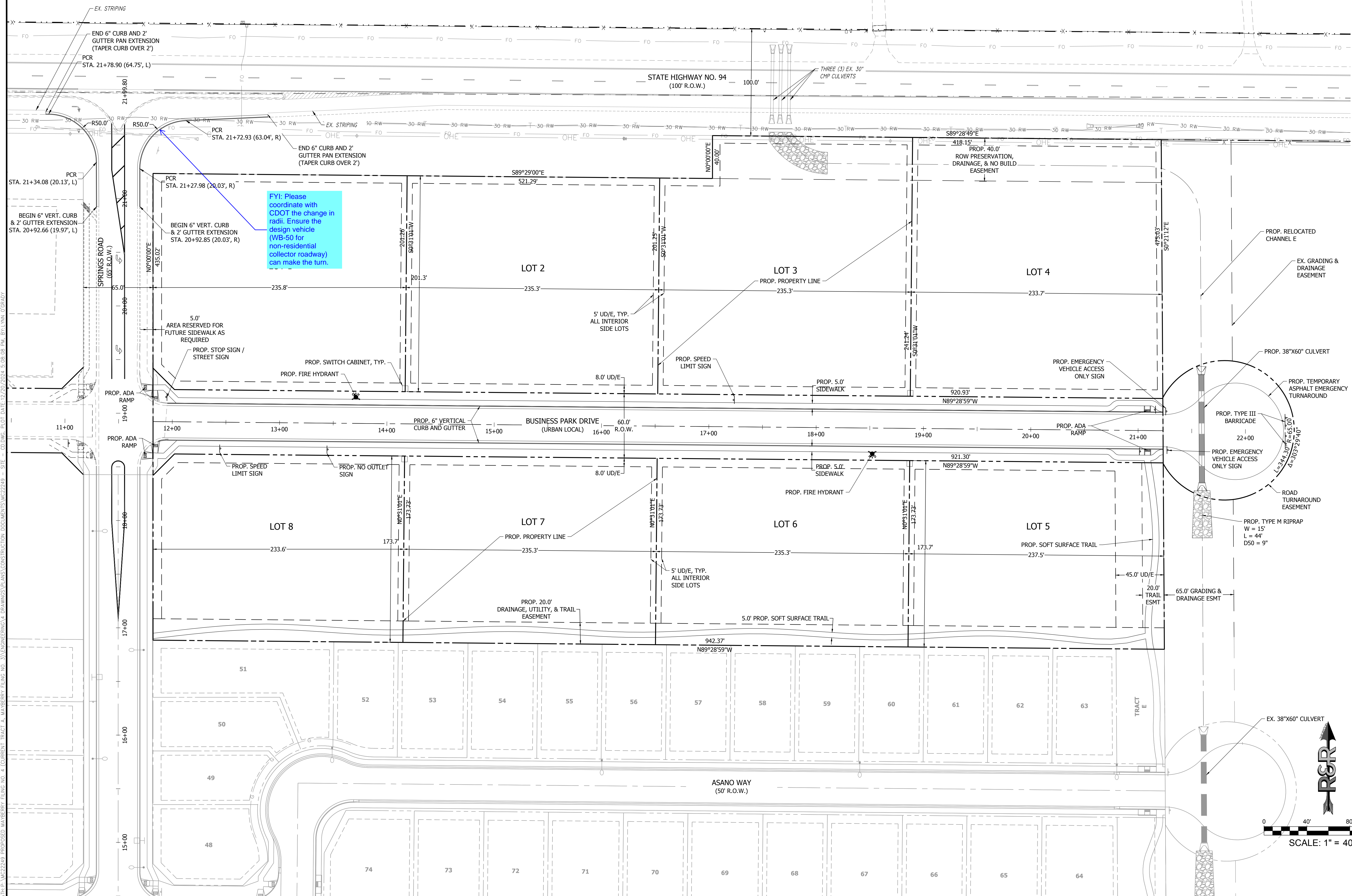
EXISTING
CONDITIONS &
DEMO PLAN

NO. **C2.0**

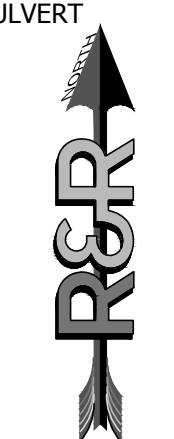
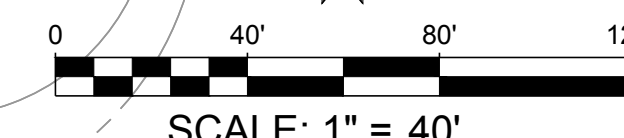
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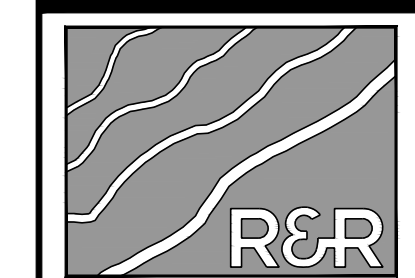
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FYI: Please coordinate with CDOT the change in radii. Ensure the design vehicle (WB-50 for non-residential collector roadway) can make the turn.



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MAYBERRY COMMUNITIES, LLC
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CALHAN, CO 80808

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

OVERALL SITE PLAN

NO. **C3.0**

PLOT: 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: 12/09/2024 5:05:08 PM. BY: LNN. CJD

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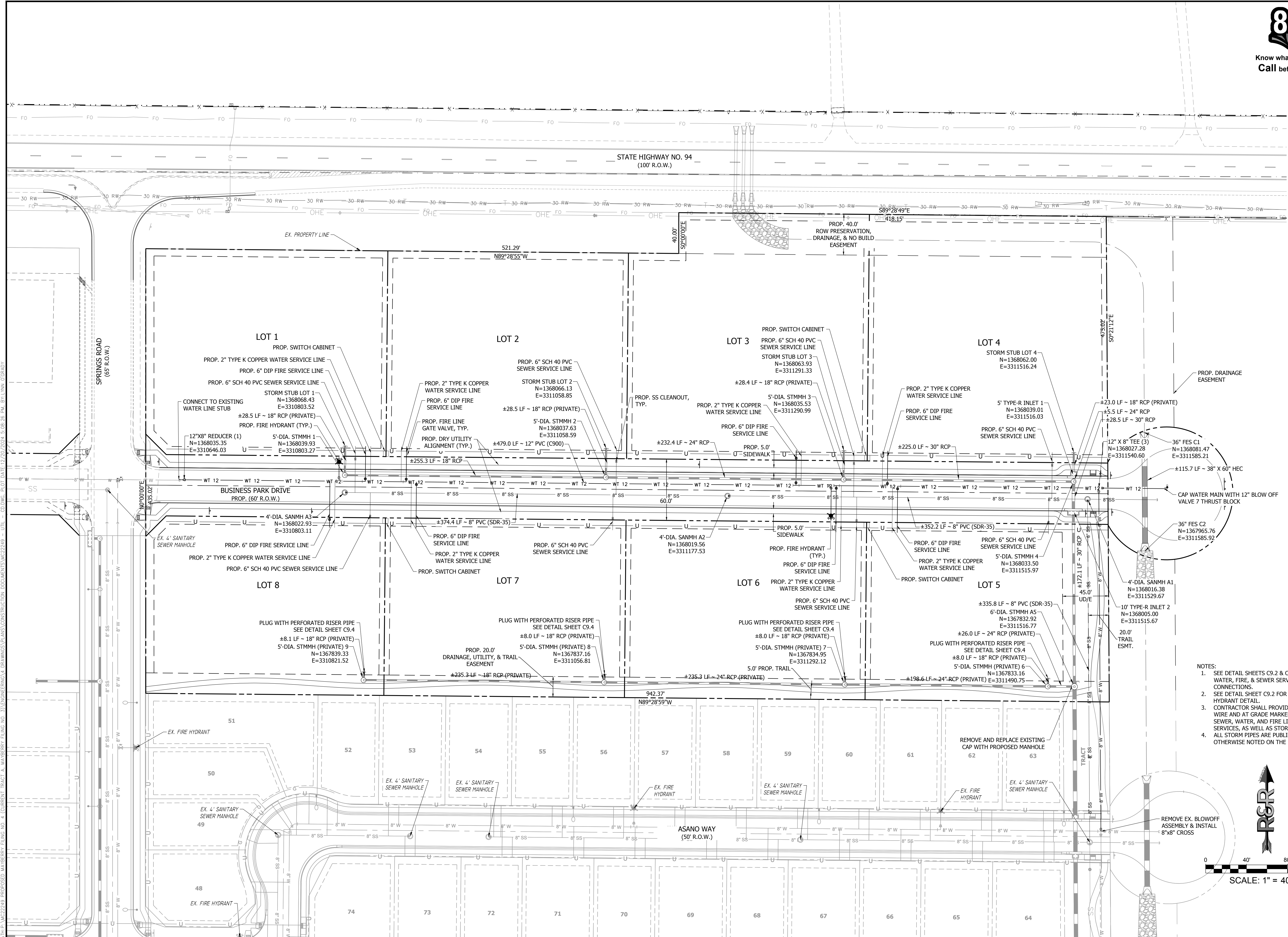
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FILING NO. 4
 MAYBERRY, COLORADO SPRINGS
 EL PASO COUNTY
 PREPARED FOR:
 MAYBERRY COMMUNITIES, LLC
 22108 CATTLEMAN RUN
 CALHAN, CO 80808

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

OVERALL UTILITY PLAN

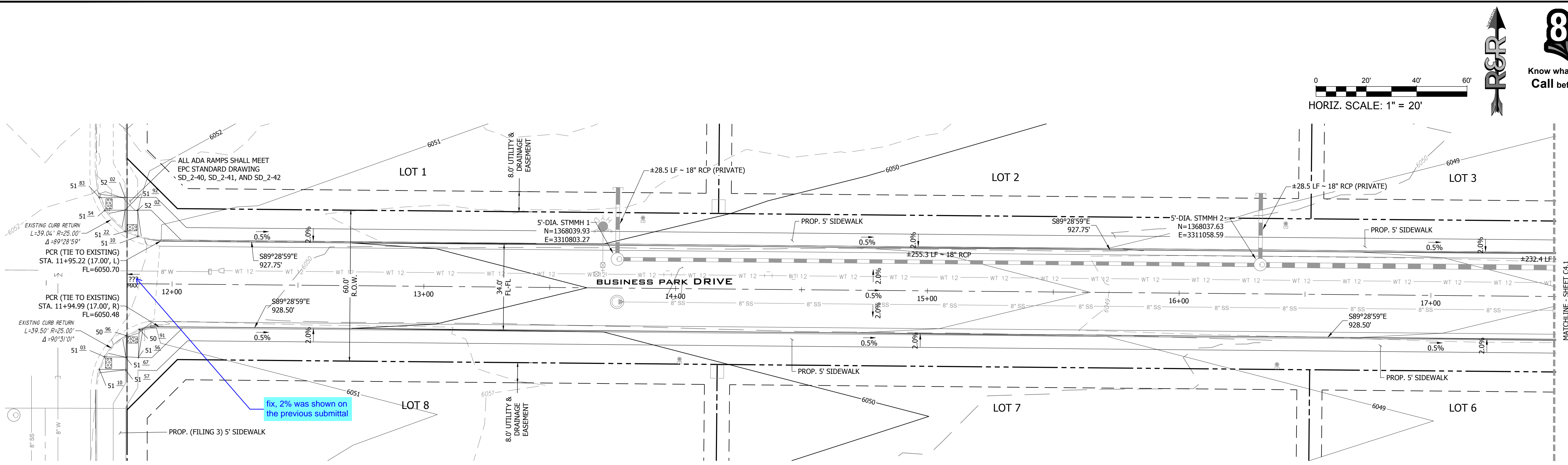
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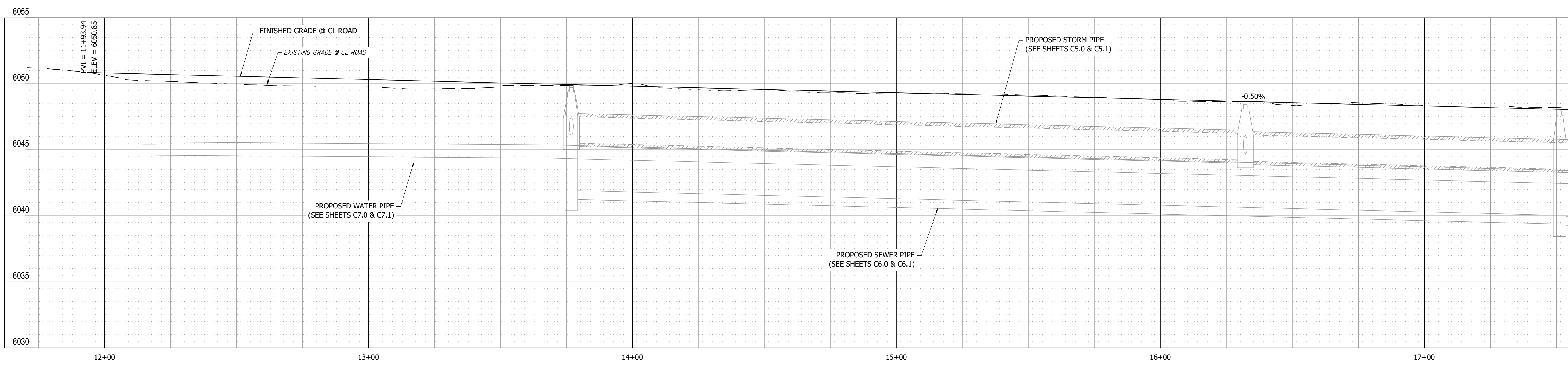
- NOTES:
- SEE DETAIL SHEETS C9.2 & C9.3 FOR WATER, FIRE, & SEWER SERVICE LINE CONNECTIONS.
 - SEE DETAIL SHEET C9.2 FOR FIRE HYDRANT DETAIL.
 - CONTRACTOR SHALL PROVIDE TRACER WIRE AND AT GRADE MARKER FOR ALL SEWER, WATER, AND FIRE LINE SERVICES, AS WELL AS STORM STUBS.
 - ALL STORM PIPES ARE PUBLIC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

PATH: \\V22249\PROPOSED MAYBERRY PLING NO. 4 (CURRENT TRACT A, MAYBERRY PLING NO. 3) ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS V22249 - UTIL - CD.DWG - PLOT DATE: 12/09/2024 5:08:26 PM. BY: LNN, GJADY

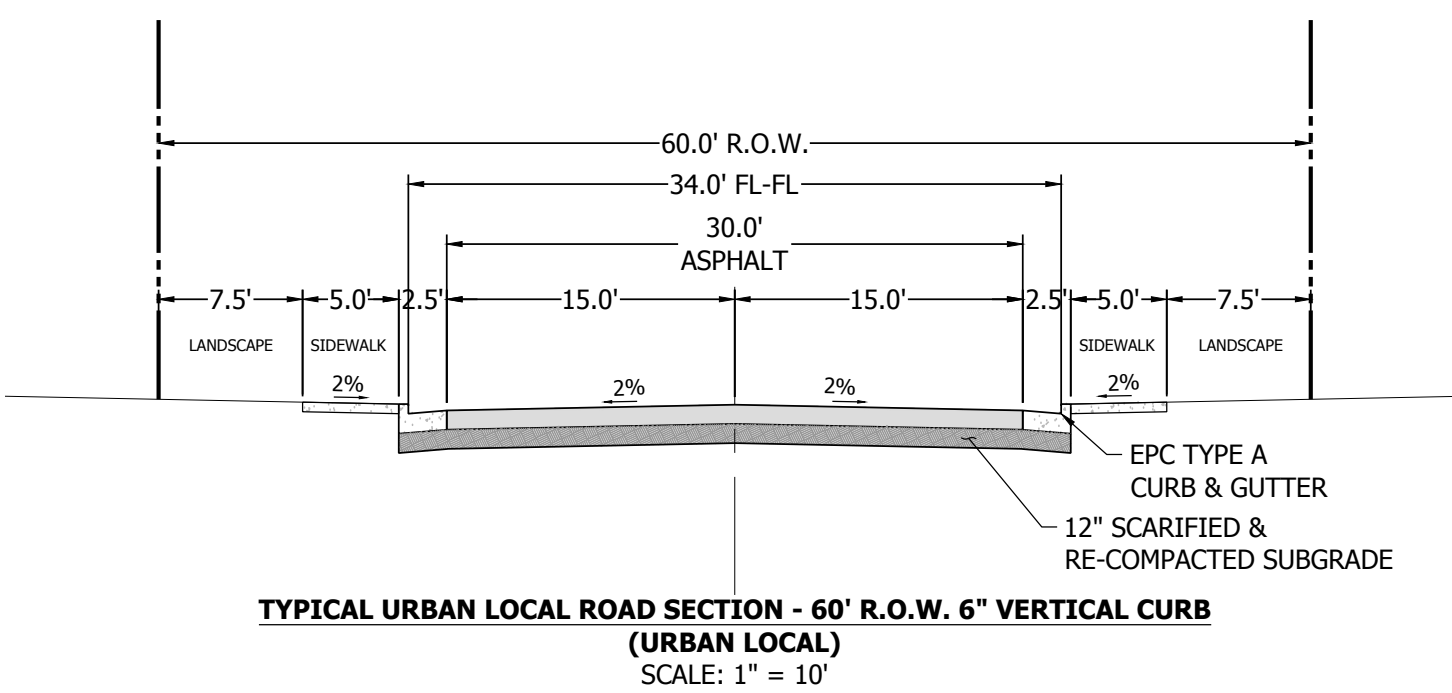
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BUSINESS PARK DRIVE PLAN VIEW 12+25.00 TO 17+50.00
 URBAN LOCAL, 60' R.O.W., 34.00' FL-FL, 25 MPH
 SCALE: 1" = 20'



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'

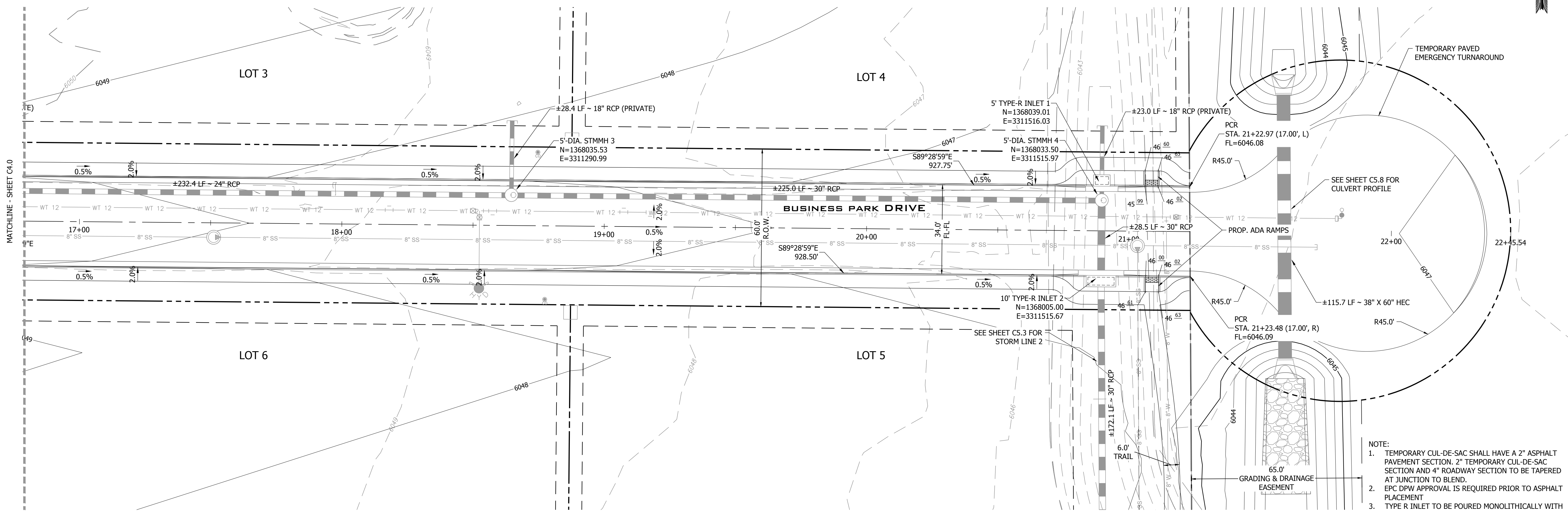
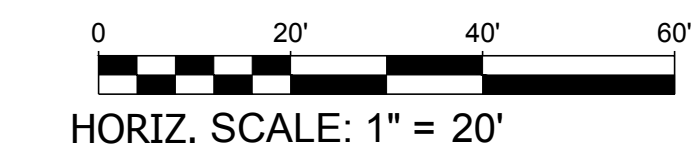
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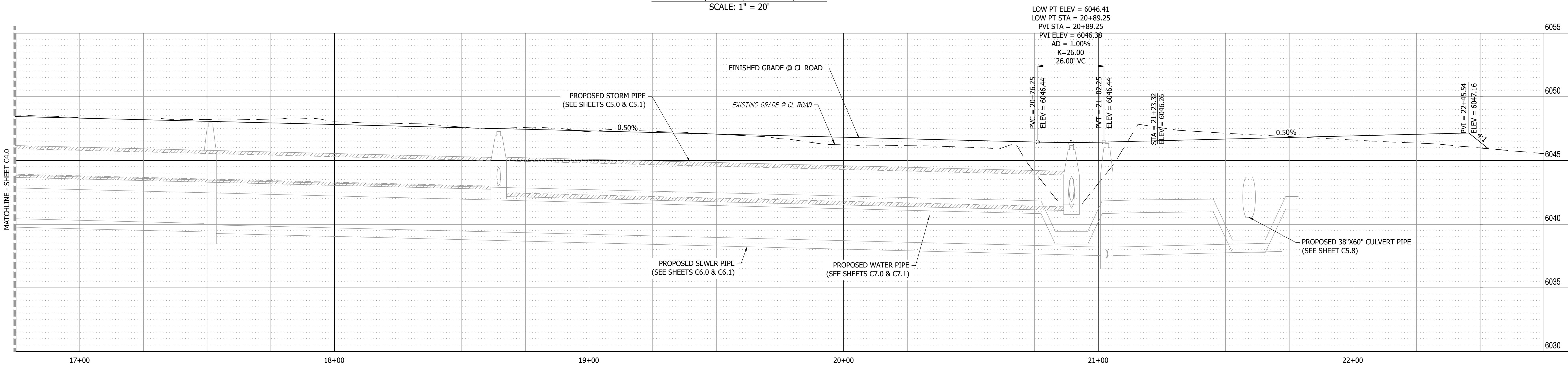
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| MAYBERRY - FILING NO. 4 | MAYBERRY, COLORADO SPRINGS EL PASO COUNTY MAYBERRY COMMUNITIES, LLC 22108 CATTLEMAN RUN CALHAN, CO 80808 |
| CONSTRUCTION DOCUMENTS | |
| JOB NO. MC22249 | ORG. SUBM. DATE 04/05/2023 |
| DWN: GWH | CHKD: CJJ |
| BUSINESS PARK DRIVE PLAN & PROFILE - WEST | |
| C4.0 | |

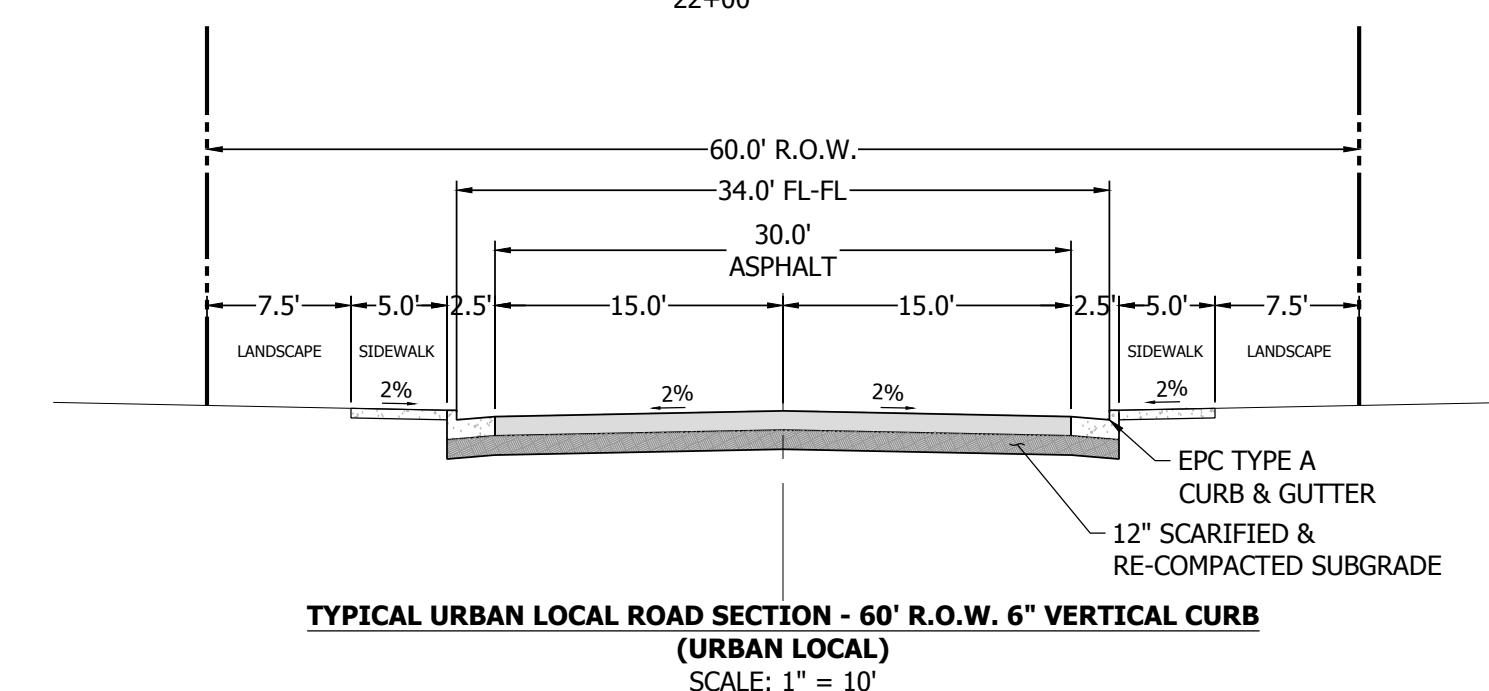


BUSINESS PARK DRIVE PLAN VIEW 17+25.00 TO 22+75.00
URBAN LOCAL, 60' ROW, 34.00' FL-FL, 25 MPH
SCALE: 1" = 20'

- NOTE:
1. 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
 2. 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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CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
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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: 12/20/2024 5:09:55 PM. BY: LYNX O'GRADY



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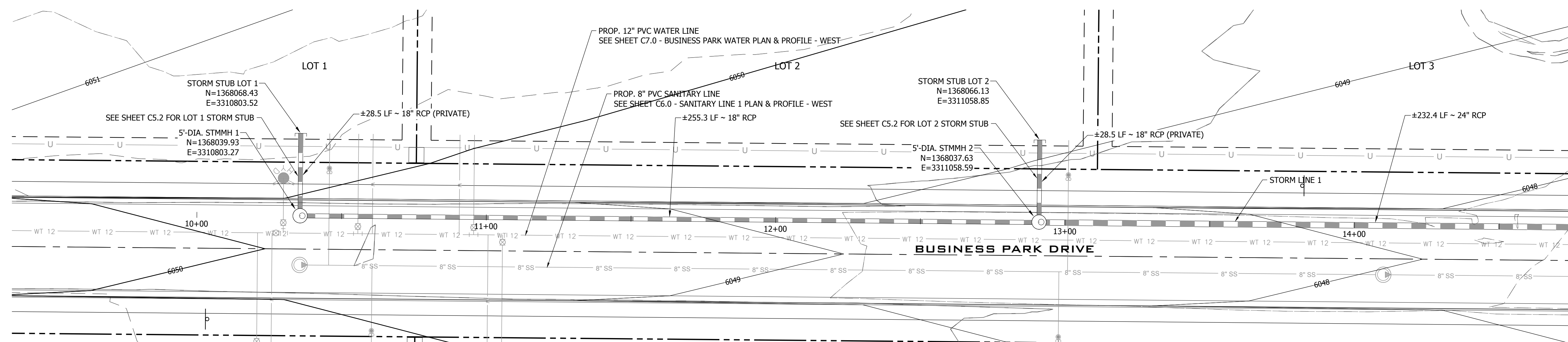
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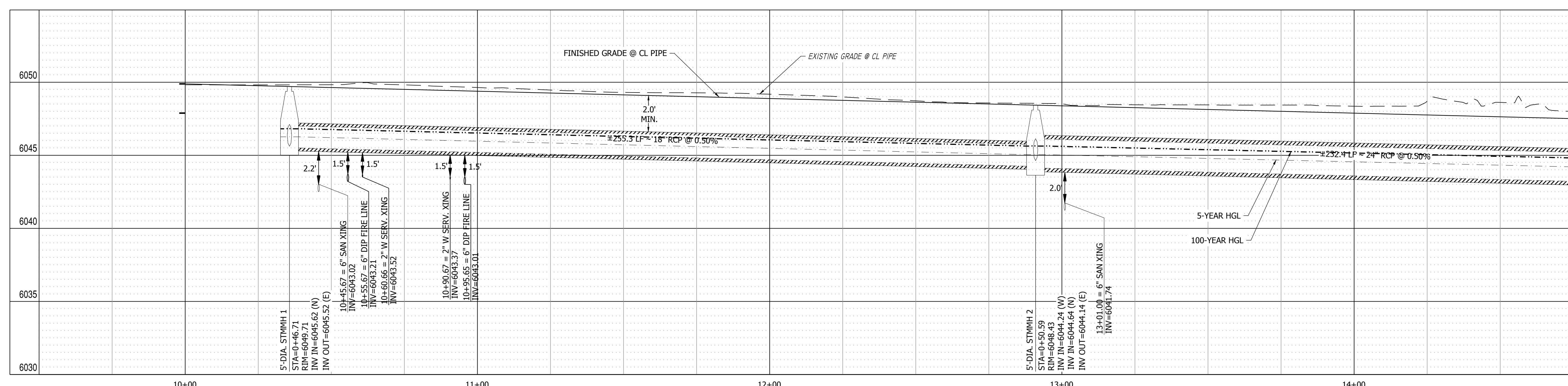
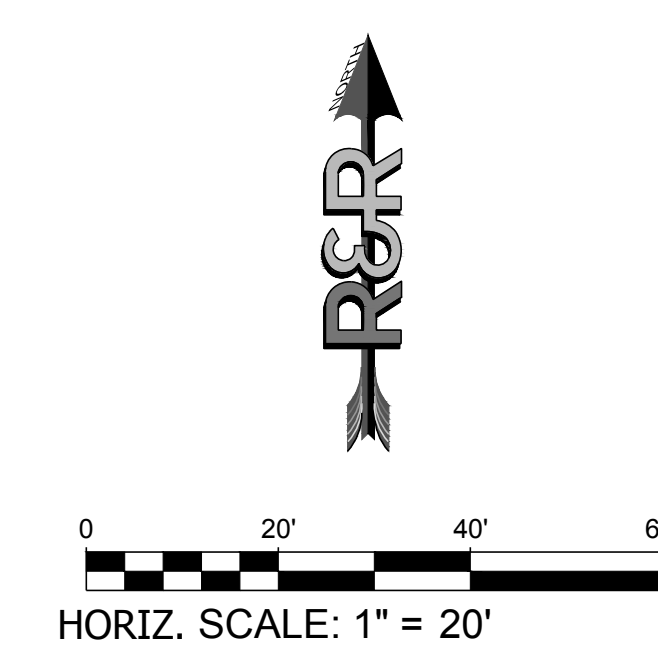
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD

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_OGBADY



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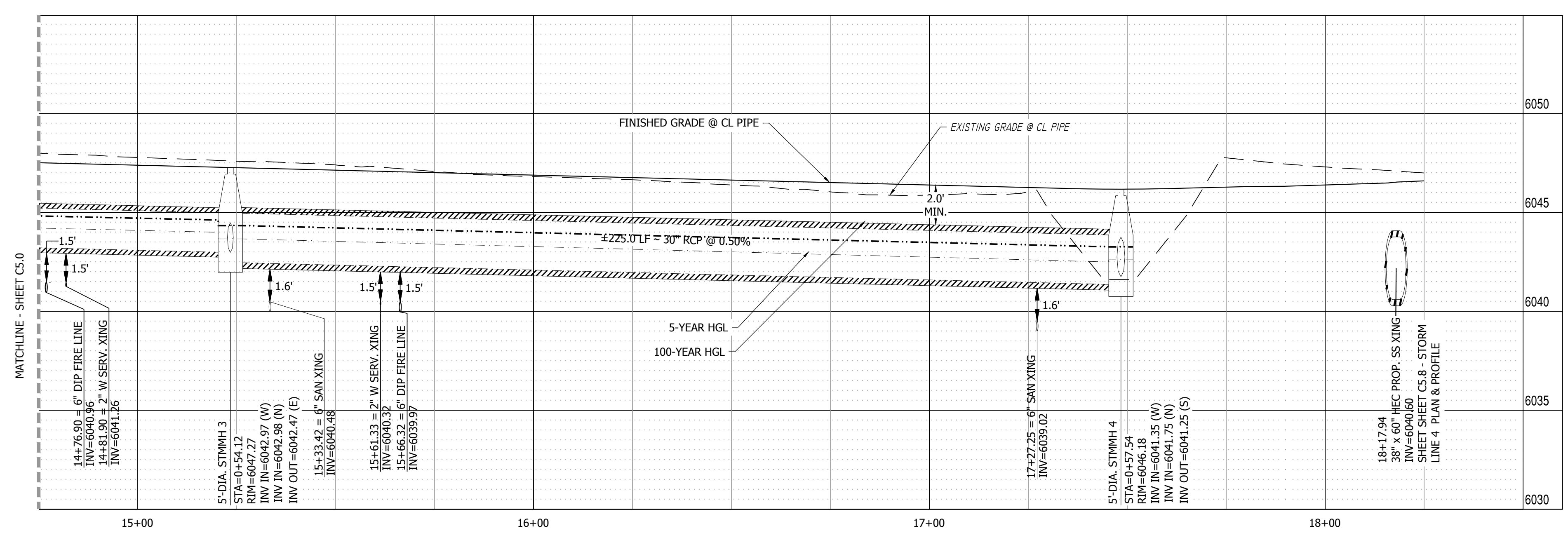
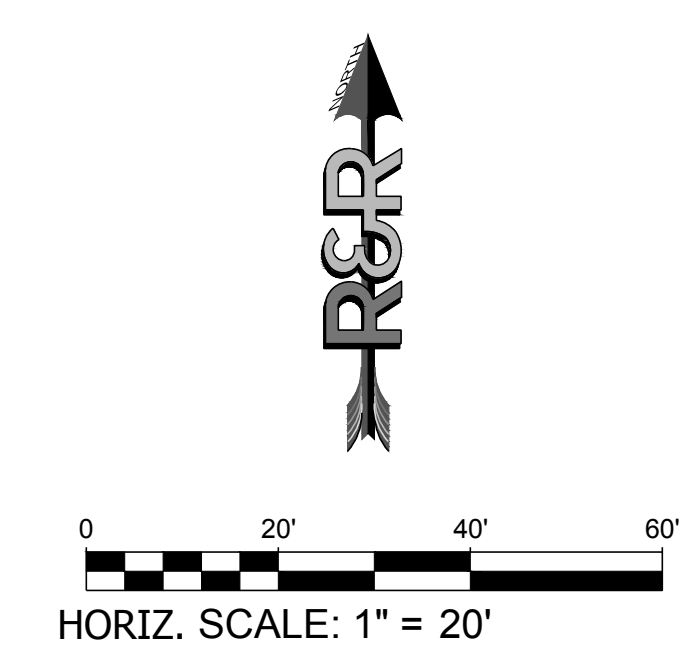
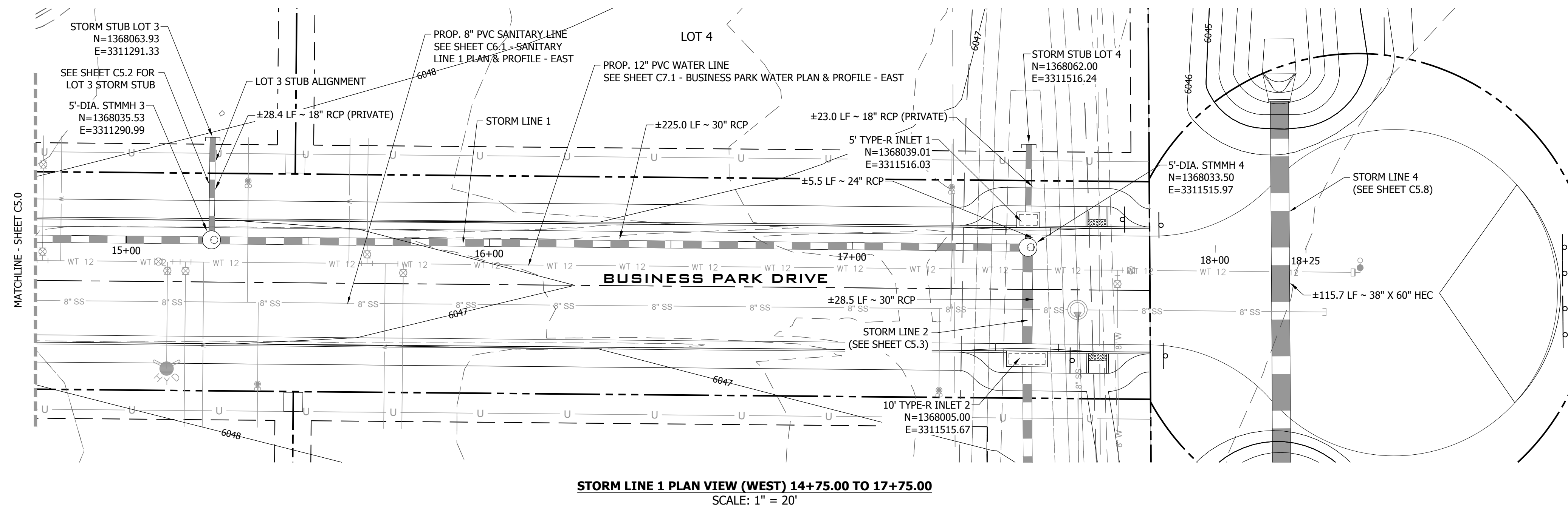
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CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD
NAME

STORM LINE 1
PLAN & PROFILE -
EAST

NO.
C5.1

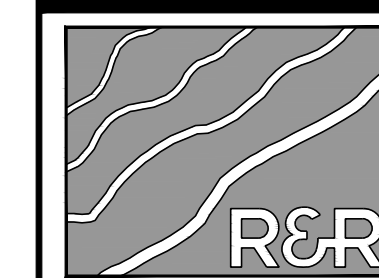


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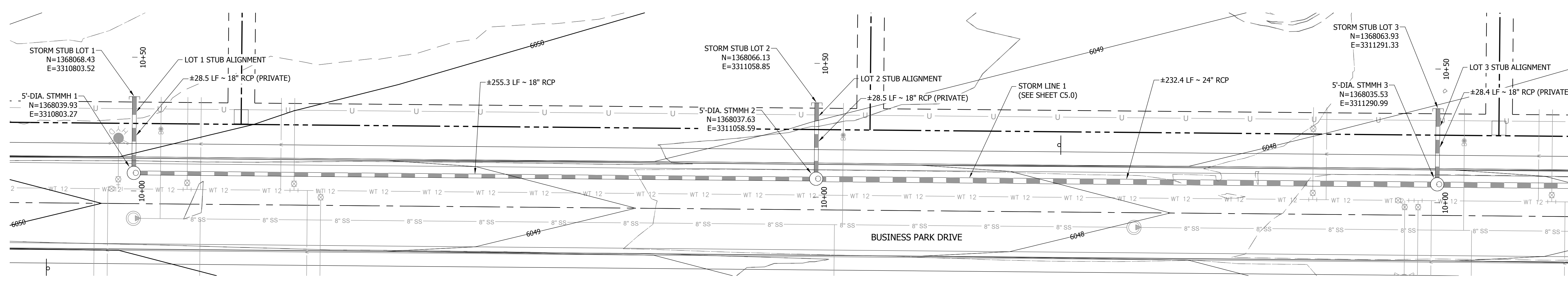
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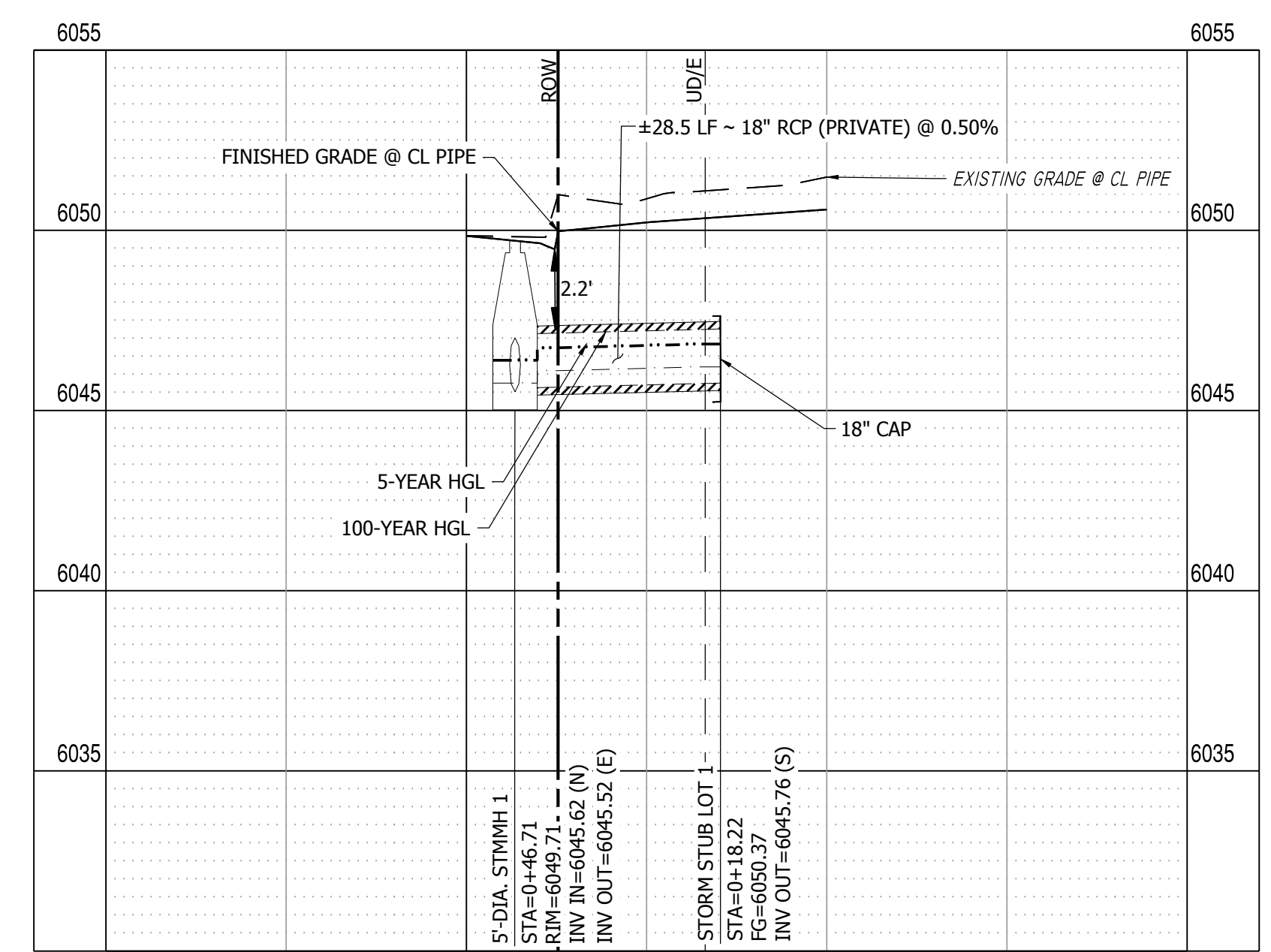
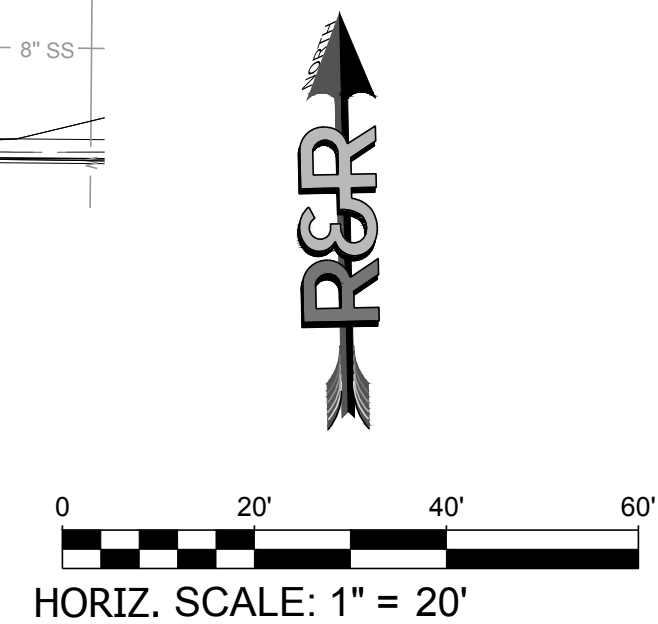
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| DWN: GWH CHKD: CJD |
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LOT 1-3 STORM
STUBS PLAN &
PROFILE

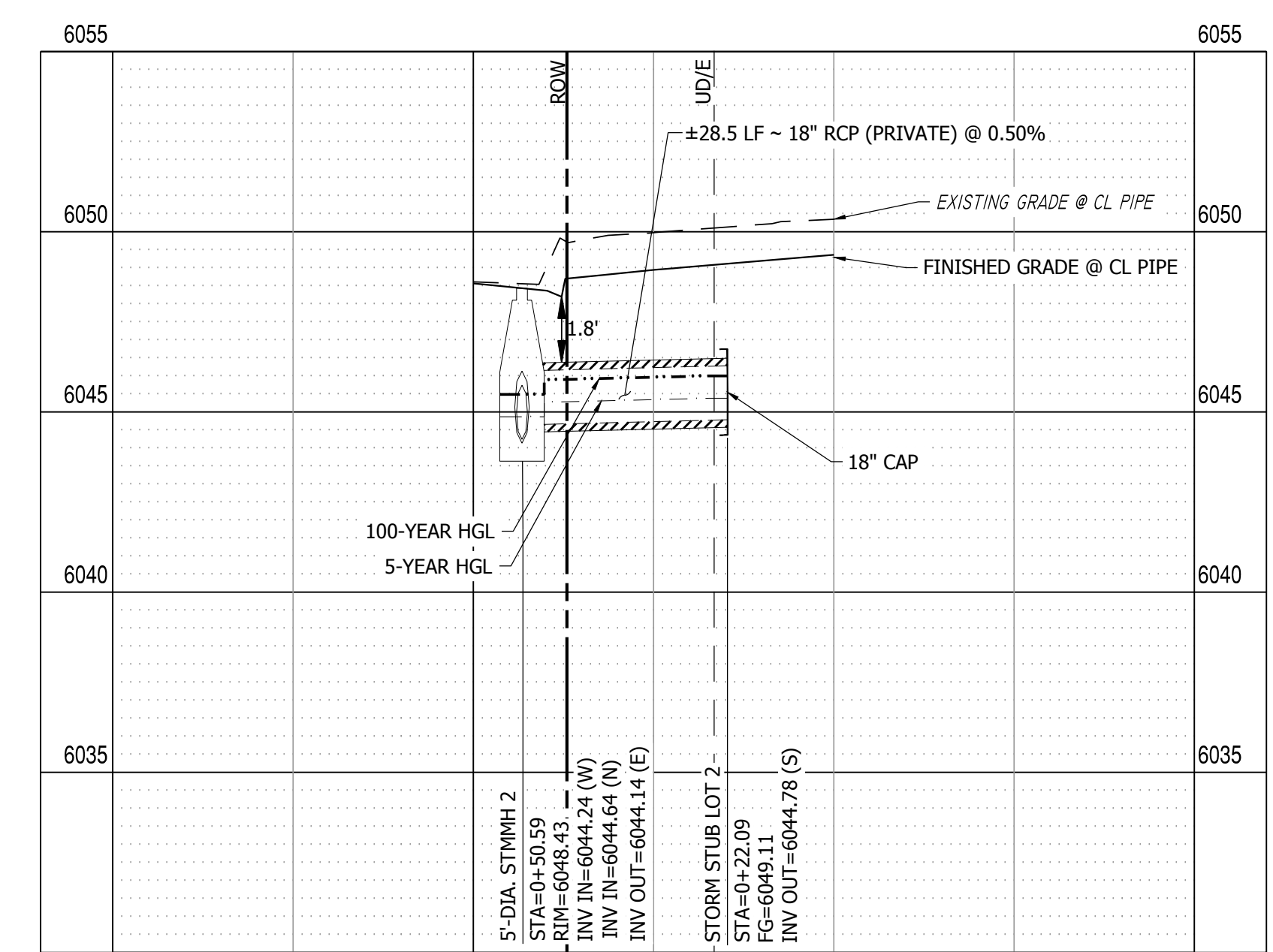
NO. **C5.2**



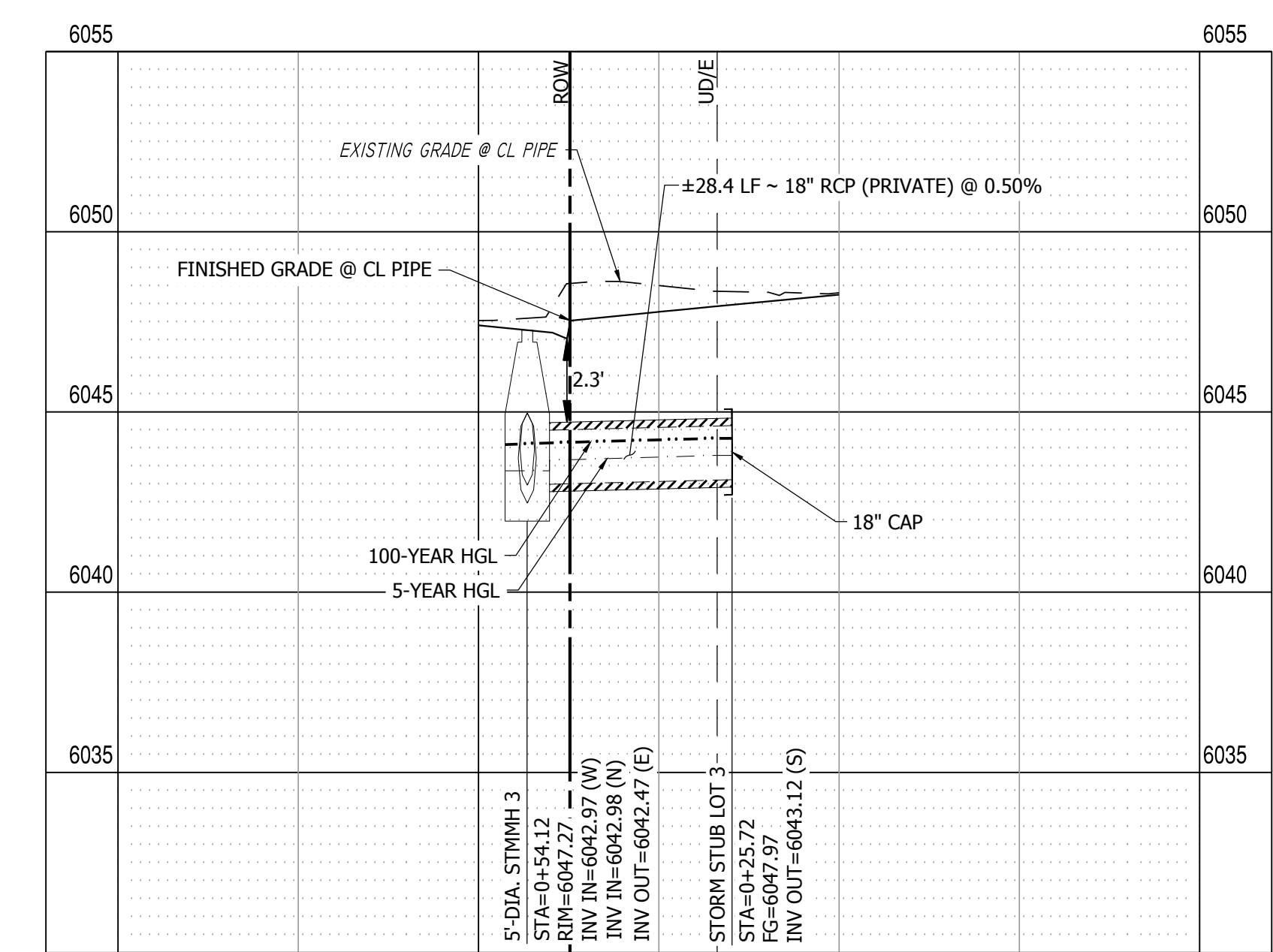
STORM MAIN LINE 1 PLAN VIEW (WITH STUBS) 10+00.00 TO 15+50.00
SCALE: 1" = 20'



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'

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

P:\P\1622249 - PROPOSED MAYBERRY - FILING NO. 4 (CURRENT TRACT A, MAYBERRY - FILING NO. 3) ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\1622249 - STORM P&P - CD.DWG, PLOT DATE: 12/20/2024, 5:11:38 PM, BVL\NVA_GORDAY



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

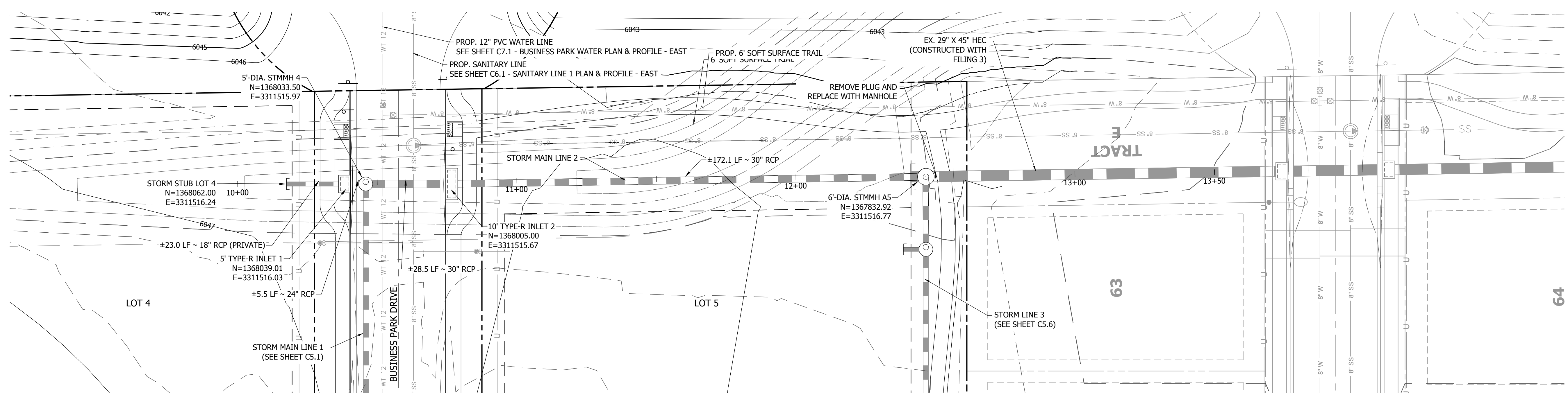
WWW.RRENINEERS.COM

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

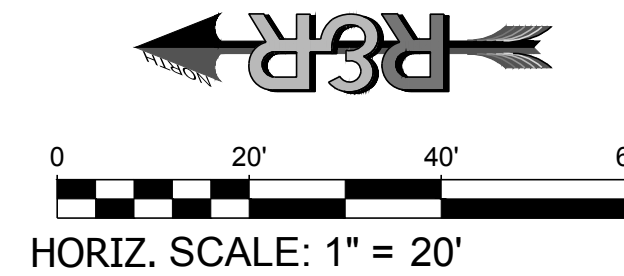
CONSTRUCTION DOCUMENTS
 JOB NO. MC22249
 ORG. SUBM. DATE 04/05/2023
 DWN: GWH CHKD: CJD
 NAME

LOT 4 STUB & STORM LINE 2 PLAN & PROFILE

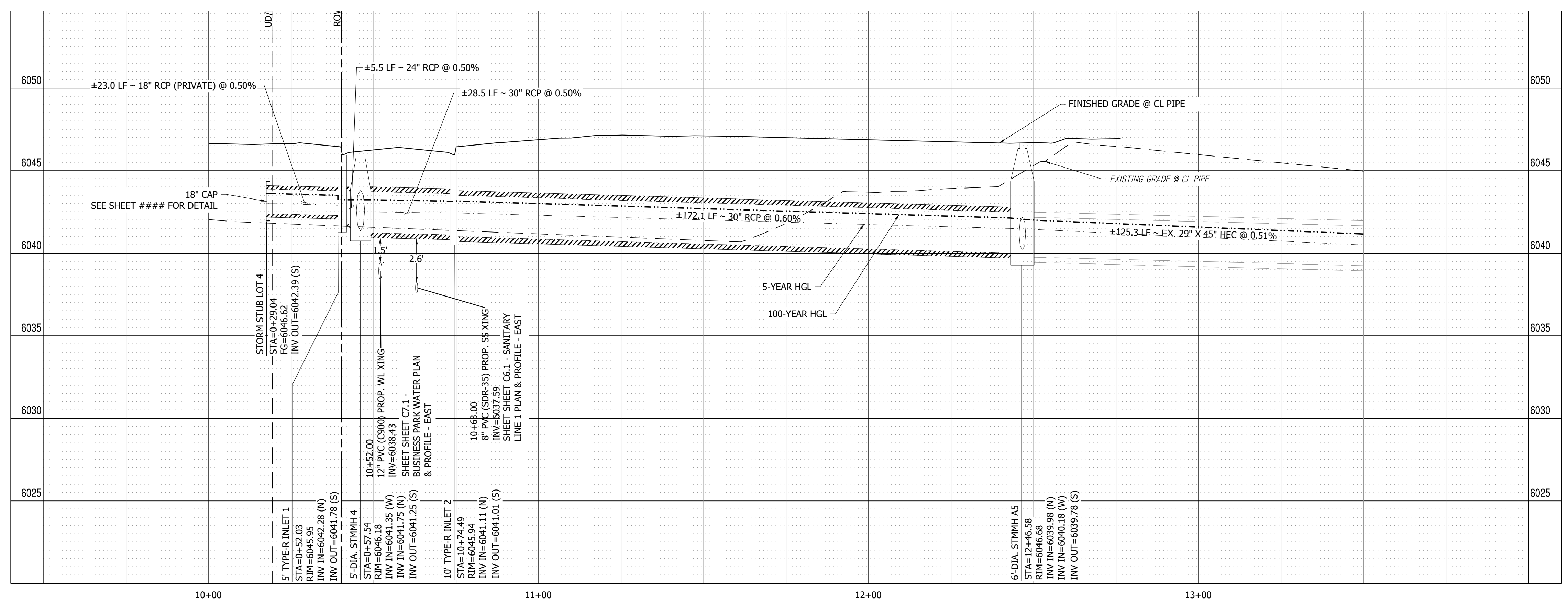
NO. **C5.3**



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: LYNN O'GRADY



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DENVER, COLORADO 80204
PHONE: 303-753-6730

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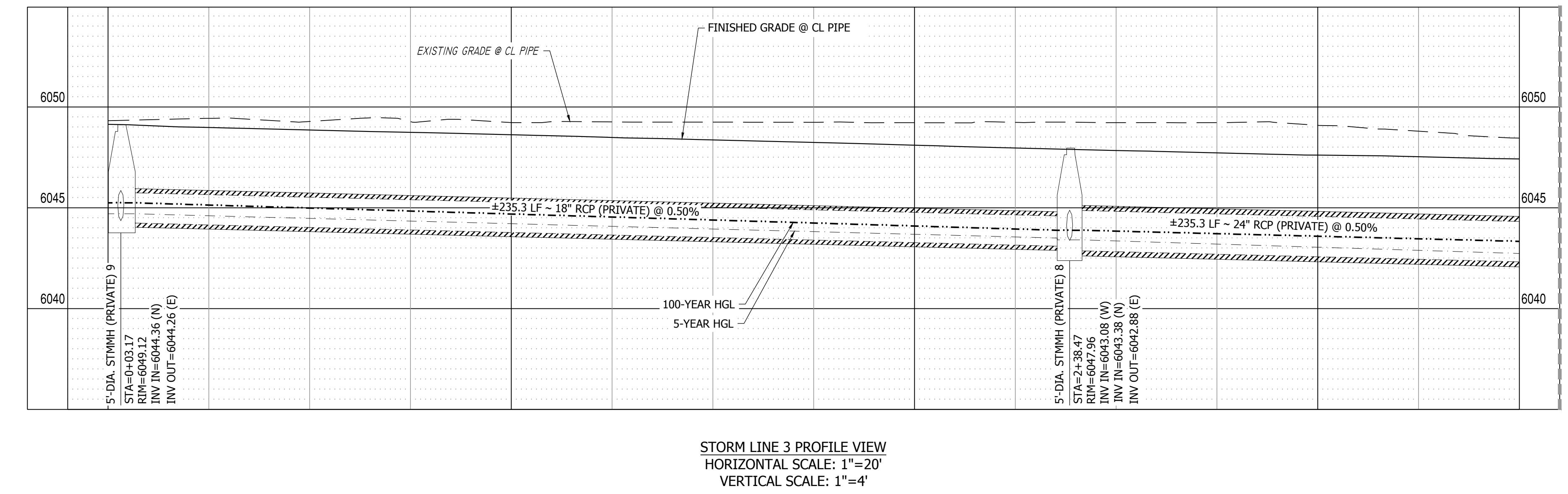
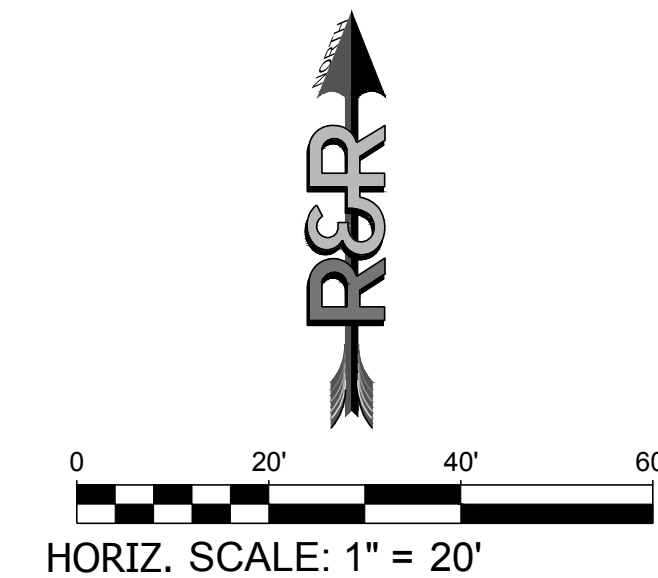
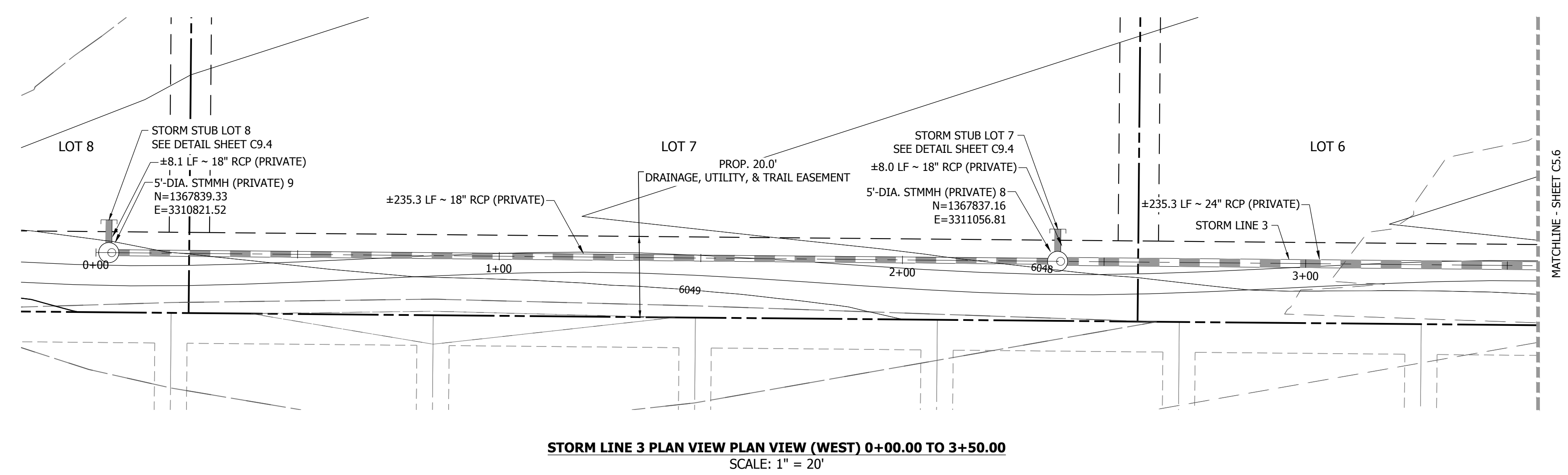
MAYBERRY - FILING NO. 4
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

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 C5.4 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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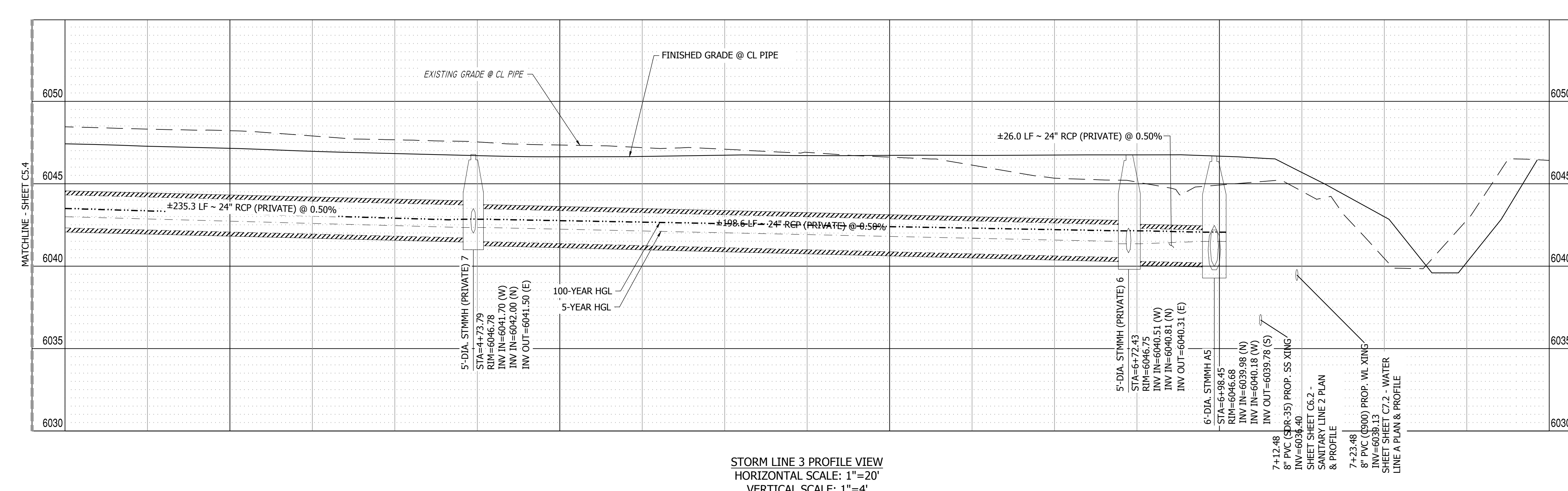
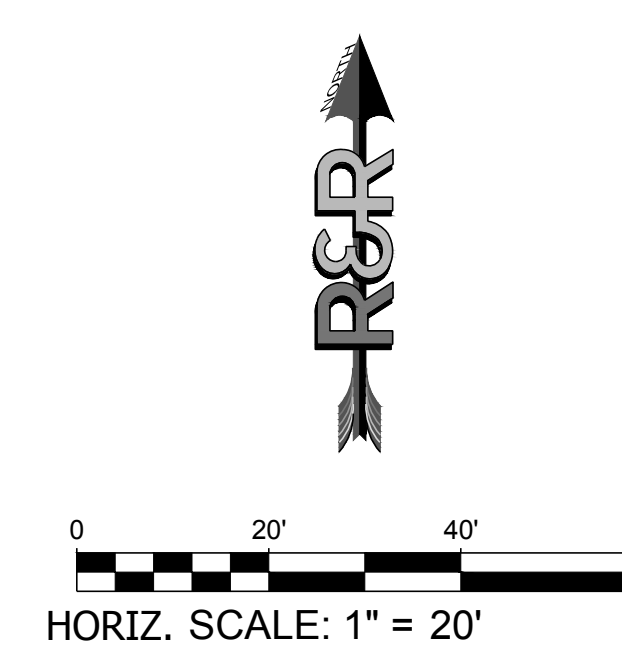
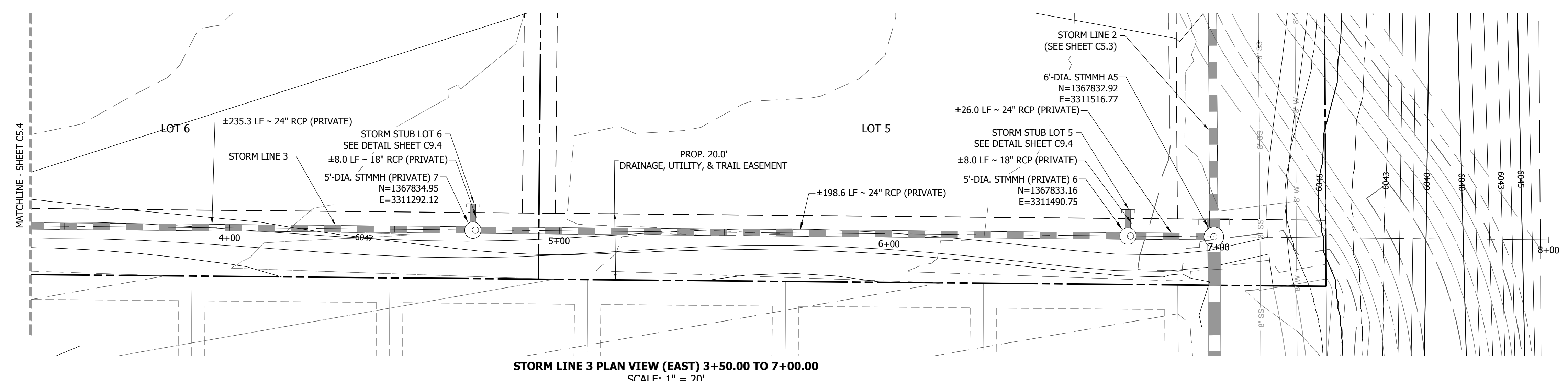
MAYBERRY - FILING NO. 4
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

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



- 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, 5:12:16 PM, BILLY W. O'GRADY



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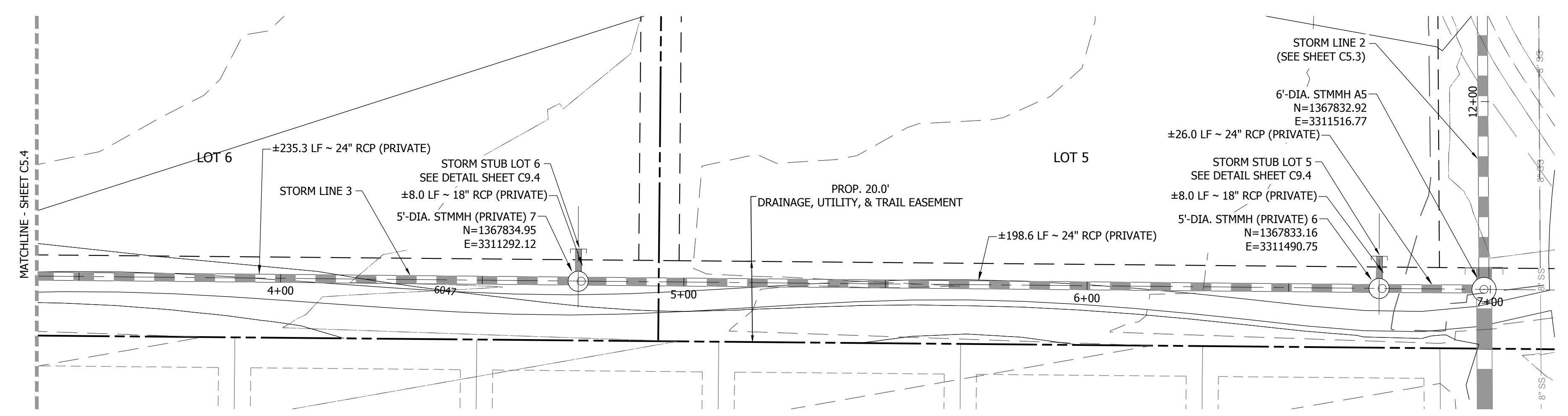
MAYBERRY - FILING NO. 4
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
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SITE ADDRESS:
PREPARED FOR:

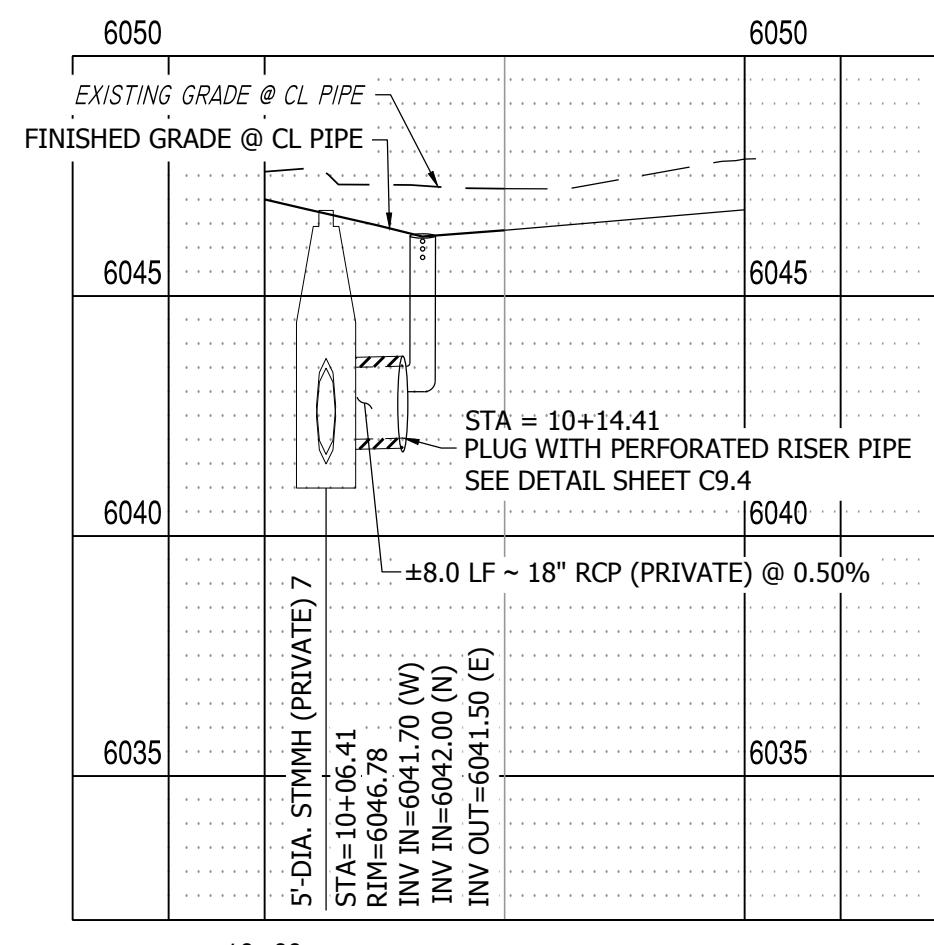
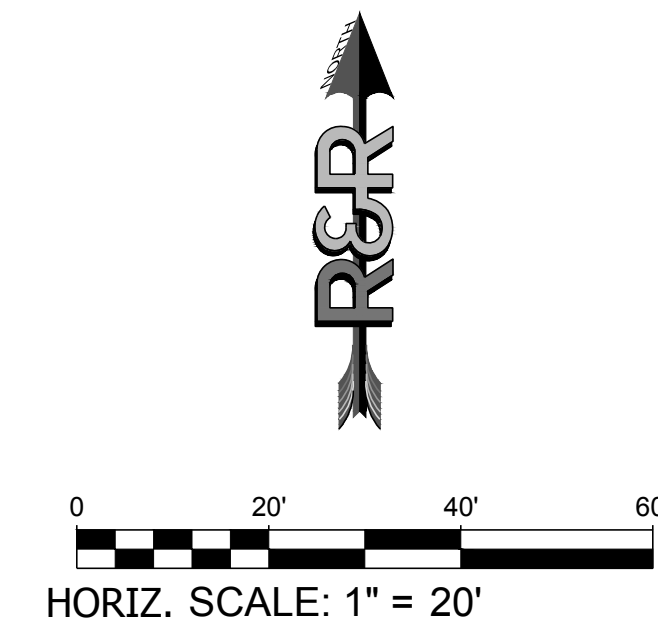
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD
NAME

LOT 5-6 STORM
STUBS PLAN &
PROFILE

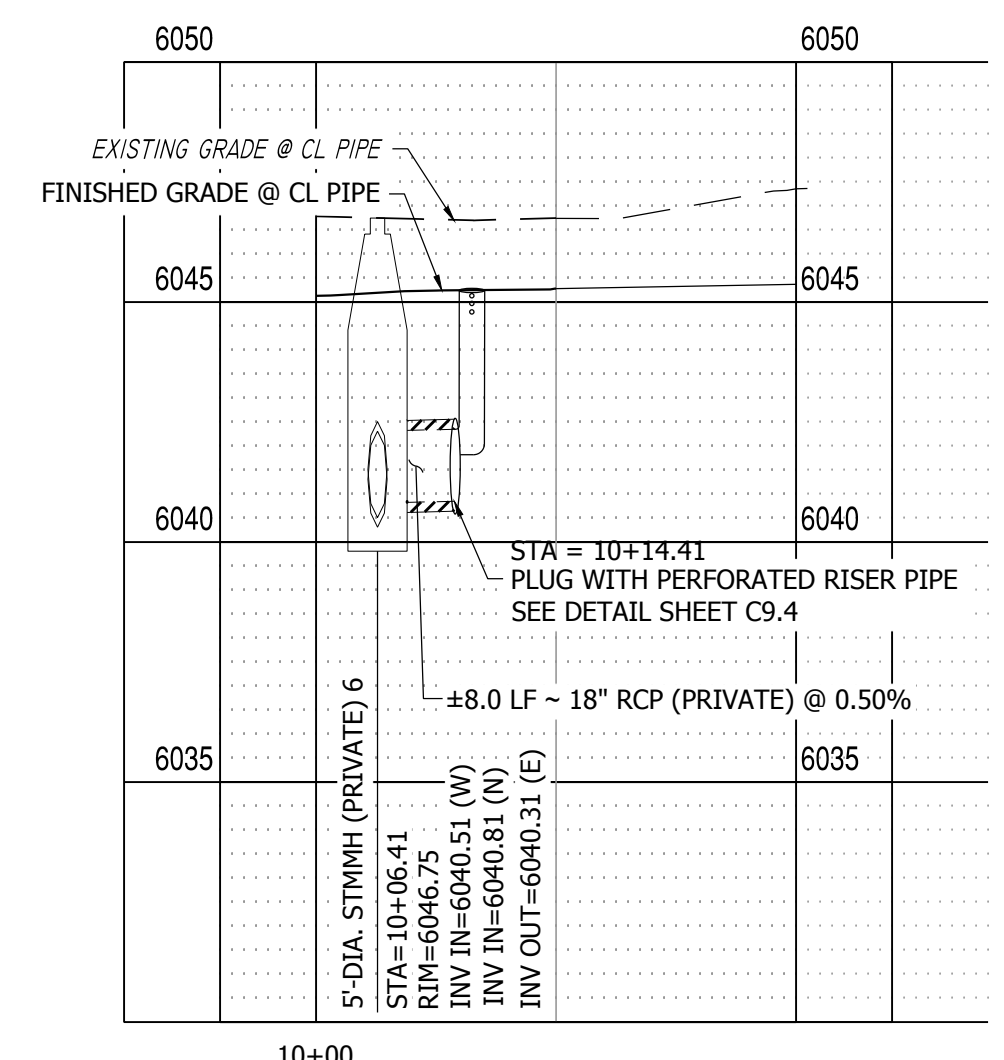
NO.
C5.6



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'

P:\P\16\22249 - PROPOSED MAYBERRY PLUG NO. 4 (CURRENT TRACT A, MAYBERRY PLUG NO. 3), ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\22249 - STORM P&P - CD.DWG, PLOT DATE: 12/20/2024, 5:12:34 PM, BY: LNN_GCRABY

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



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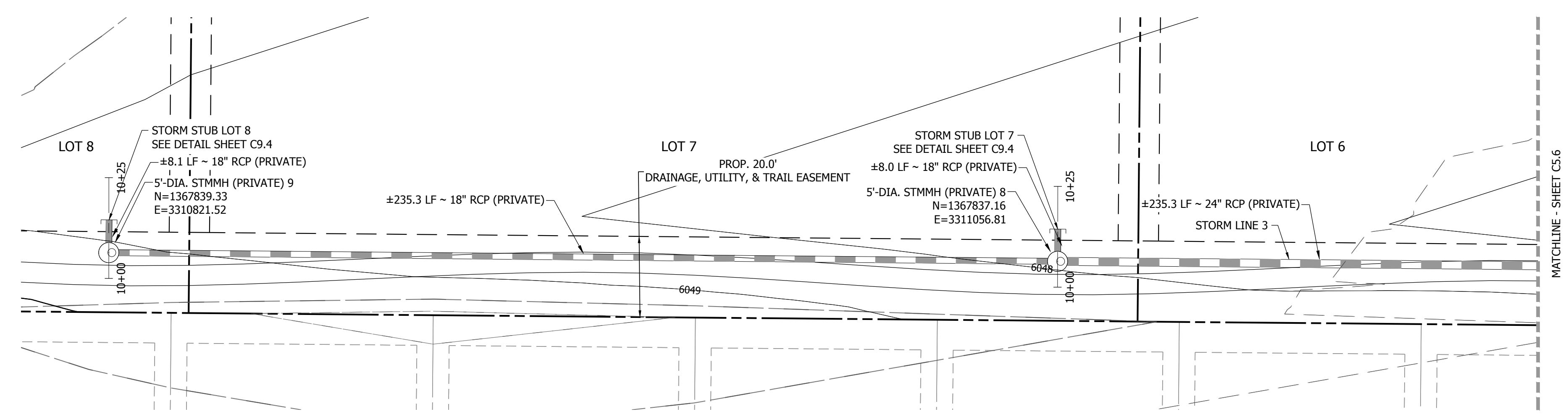
WWW.RRENINEERS.COM

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

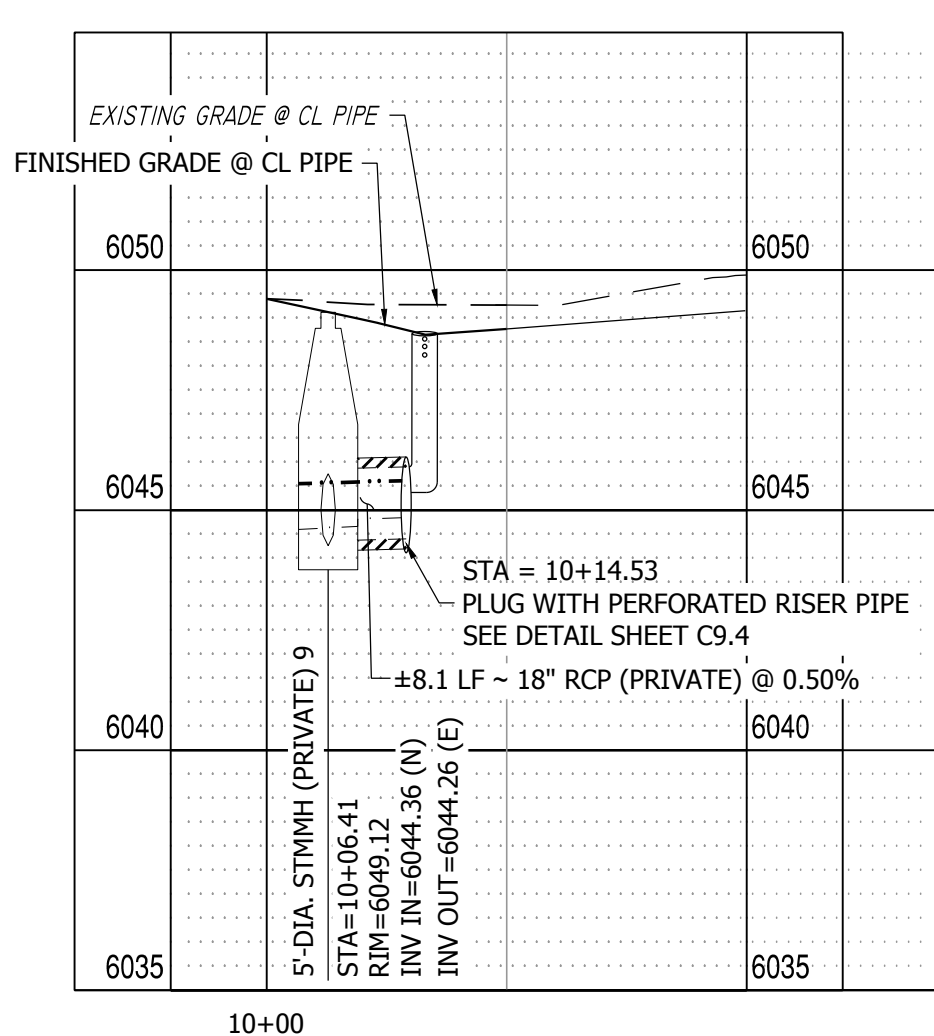
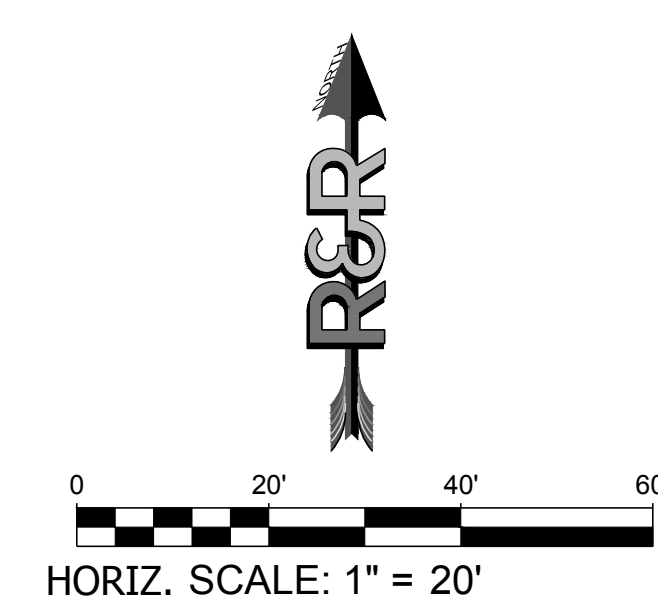
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHK: CJL
NAME

LOT 7-8 STORM
STUBS PLAN &
PROFILE

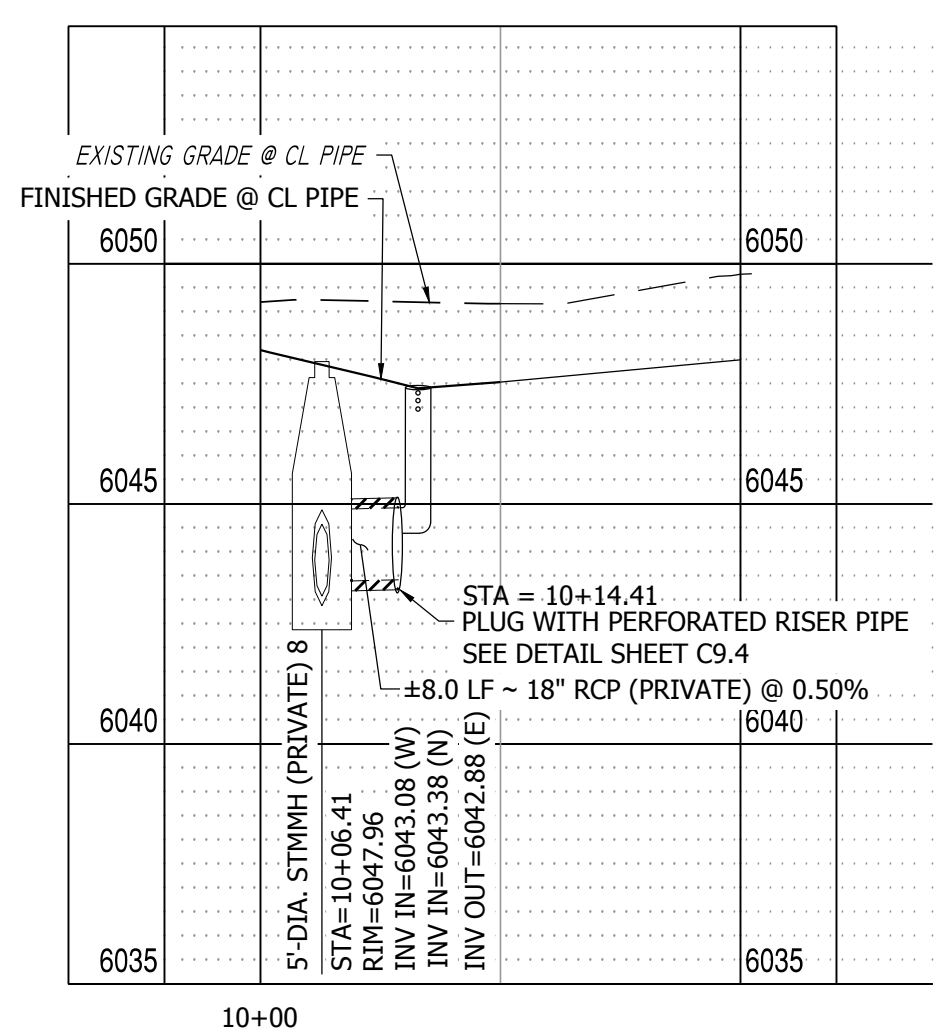
NO. **C5.7**



STORM LINE 3 PLAN VIEW (WEST) 0+00.00 TO 3+50.00
SCALE: 1" = 20'



LOT 8 STUB PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



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

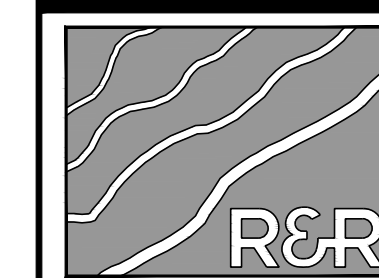
P:\P\1622249 - PROPOSED MAYBERRY - FILING NO. 4 (CURRENT TRACT A, MAYBERRY) - FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\1622249 - STORM P&P - CD.DWG, PLOT DATE 12/20/2024, 5:12:47 PM, BY: LNN, CDR:AFY

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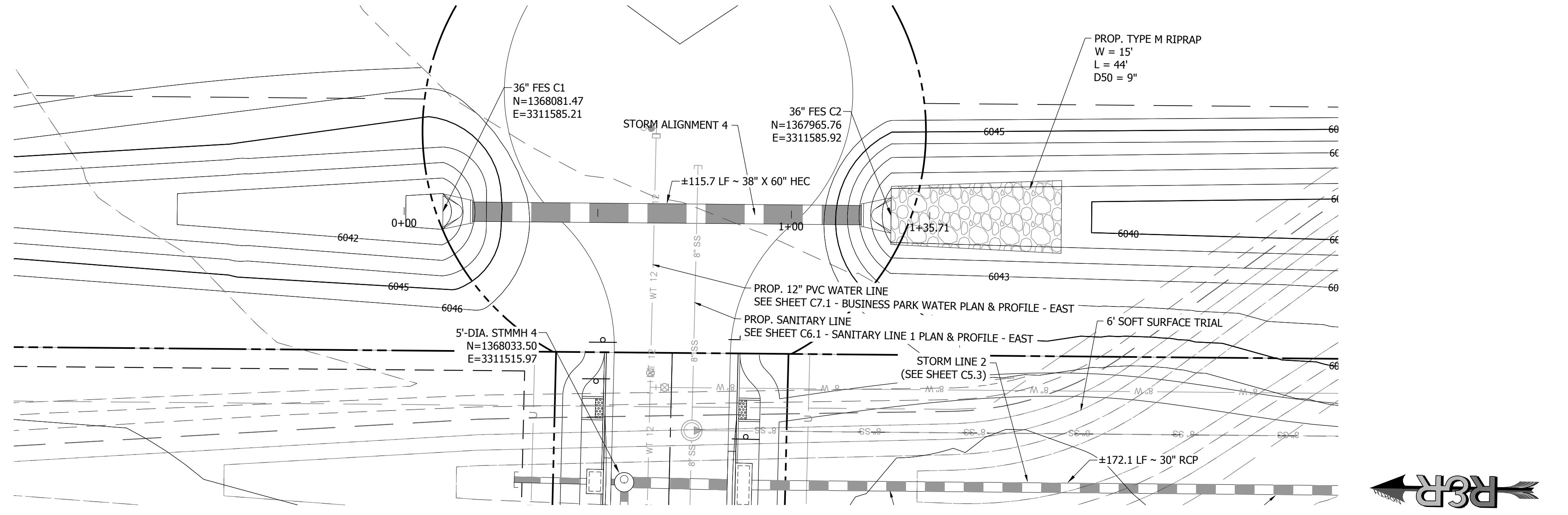
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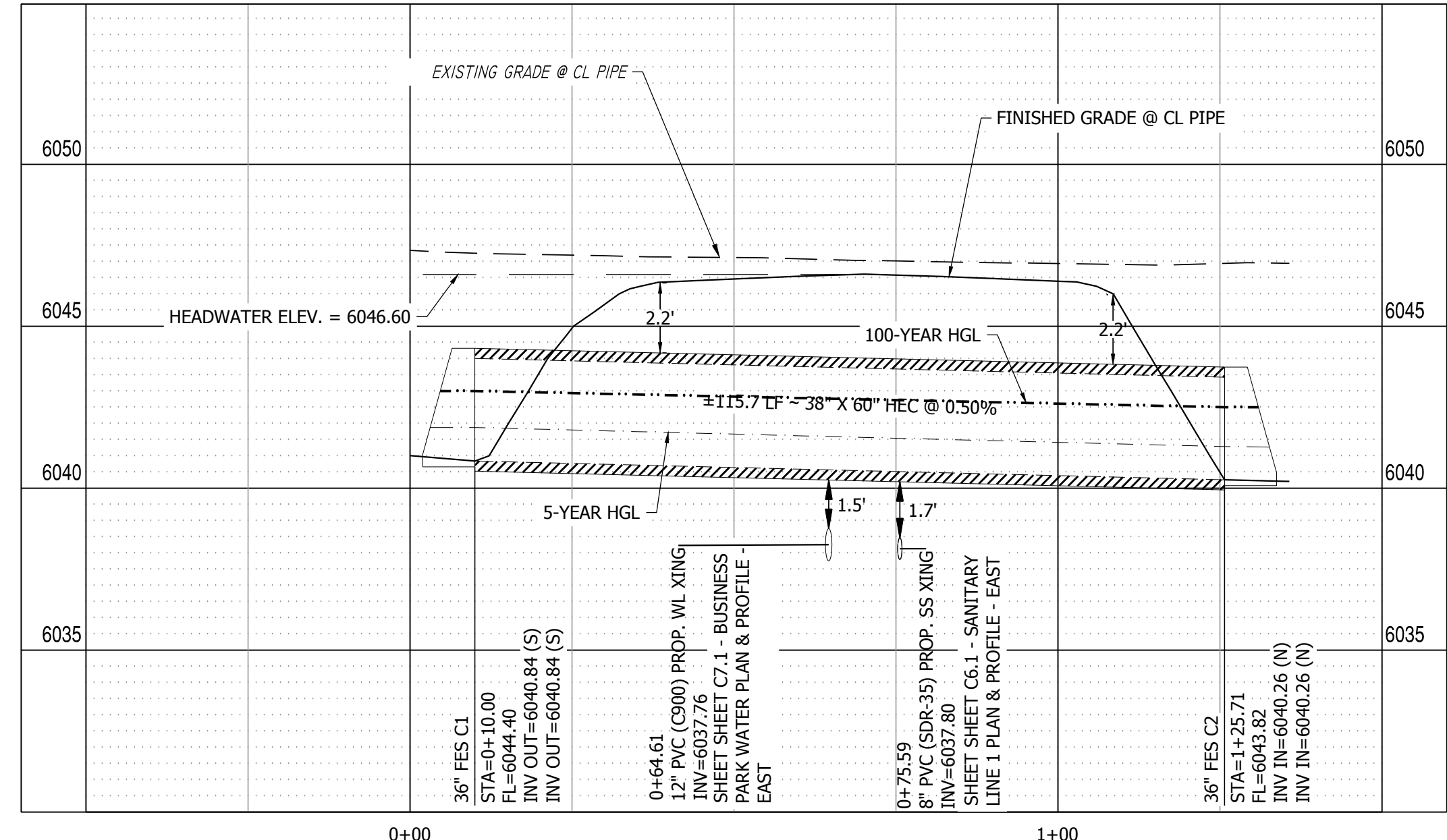
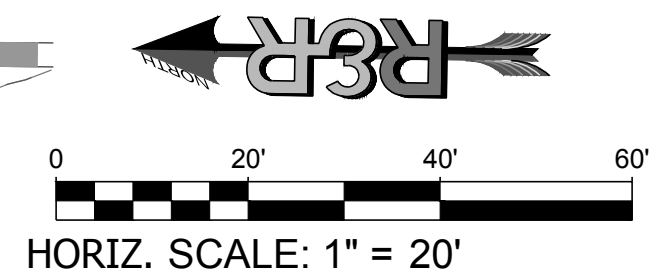
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STORM LINE 4 PLAN VIEW 0+00.00 TO 1+35.71
SCALE: 1" = 20'



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

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

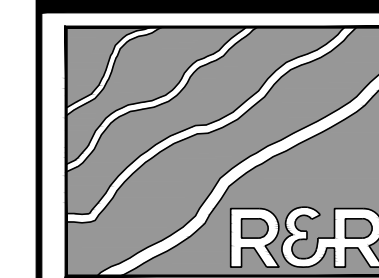
**STORM LINE 4
PLAN & PROFILE**

NO.
C5.8



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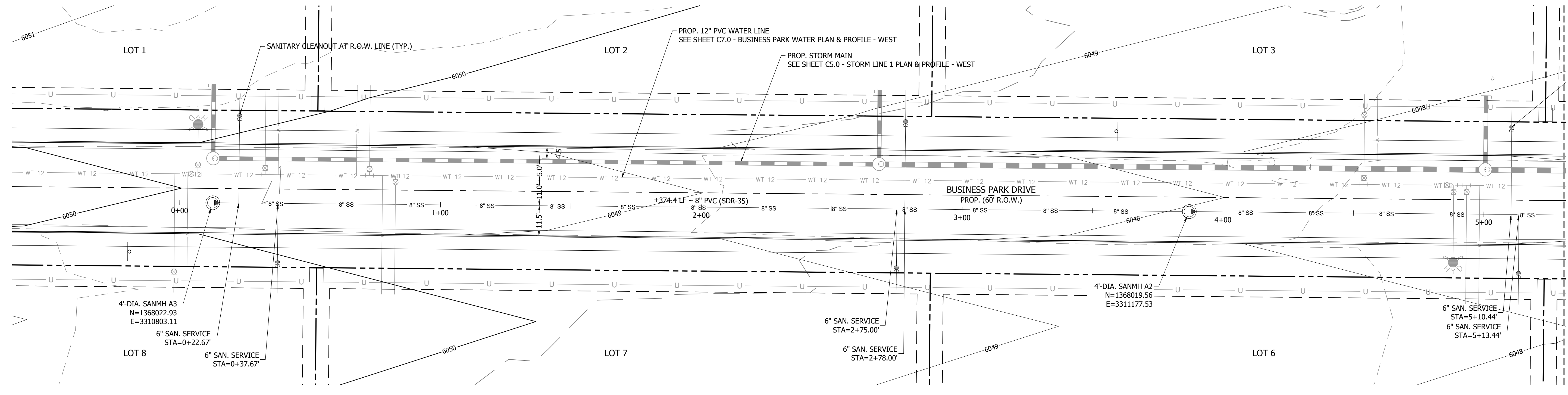
MAYBERRY - FILING NO. 4
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

PREPARED FOR:

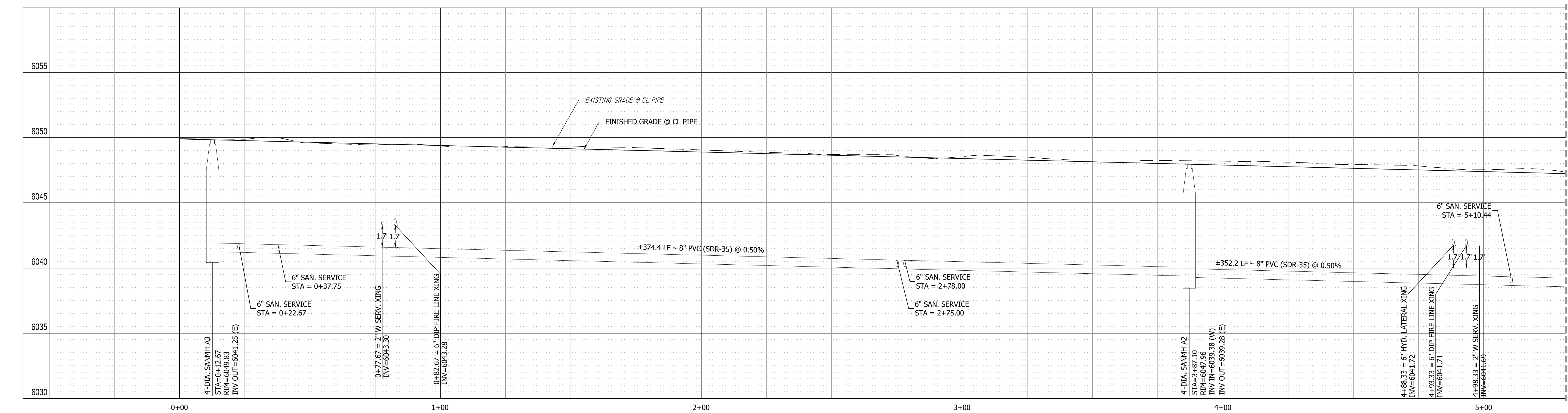
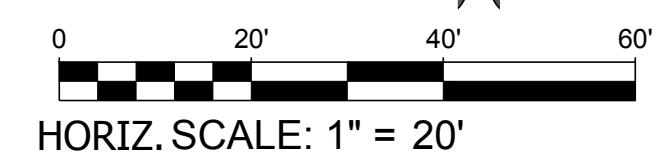
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD

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'

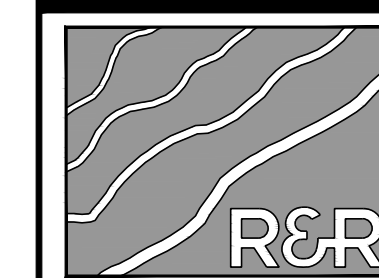
NOTES:
1. SEE SHEETS C9.0 - C9.4 FOR UTILITY DETAILS.
2. PROVIDE TRACER WIRE & MARKERS AT GRADE FOR ALL SERVICE STUBS.
3. CENTER SANITARY SERVICE AND WATER STICK OF PIPES OVER CROSSINGS.

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

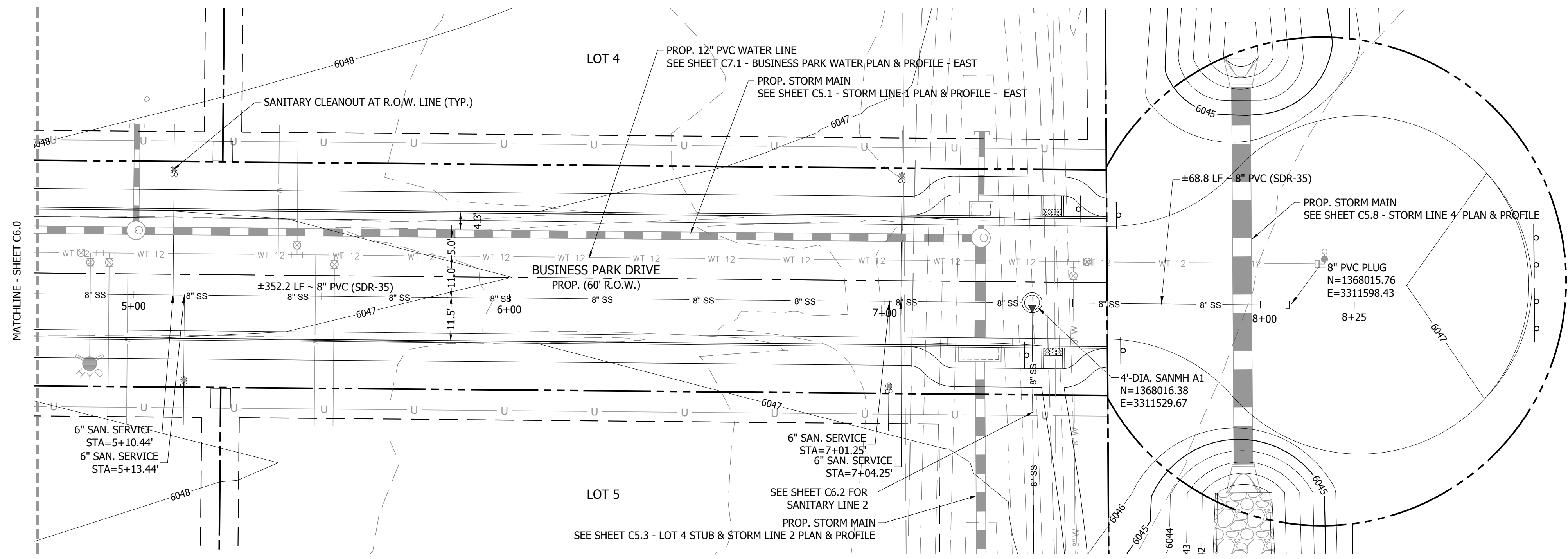
WWW.RRENINEERS.COM

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

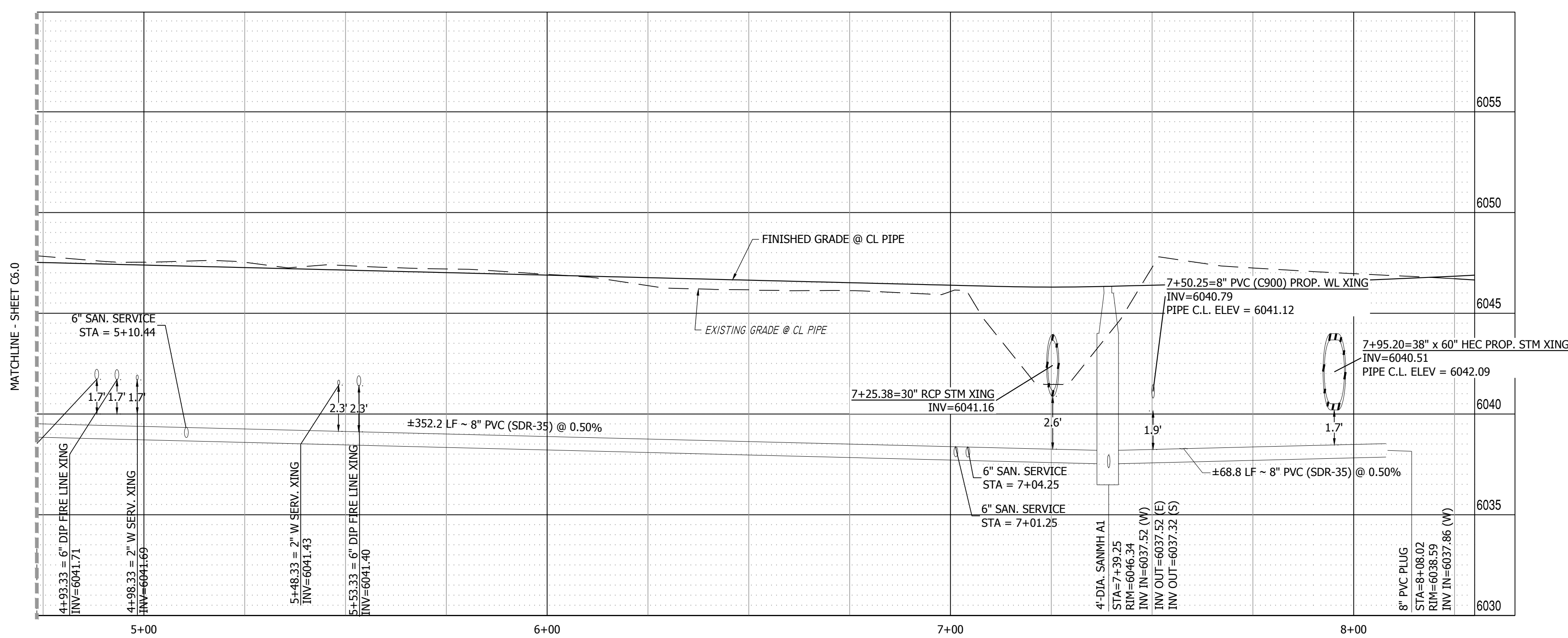
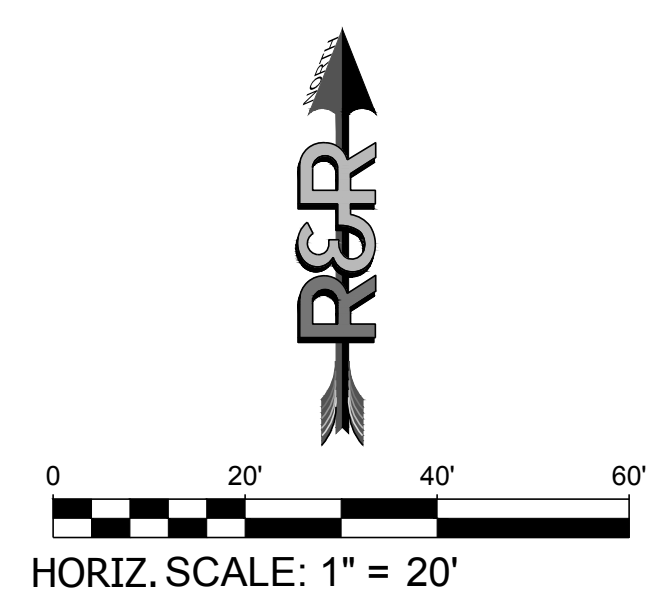
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD
NAME

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

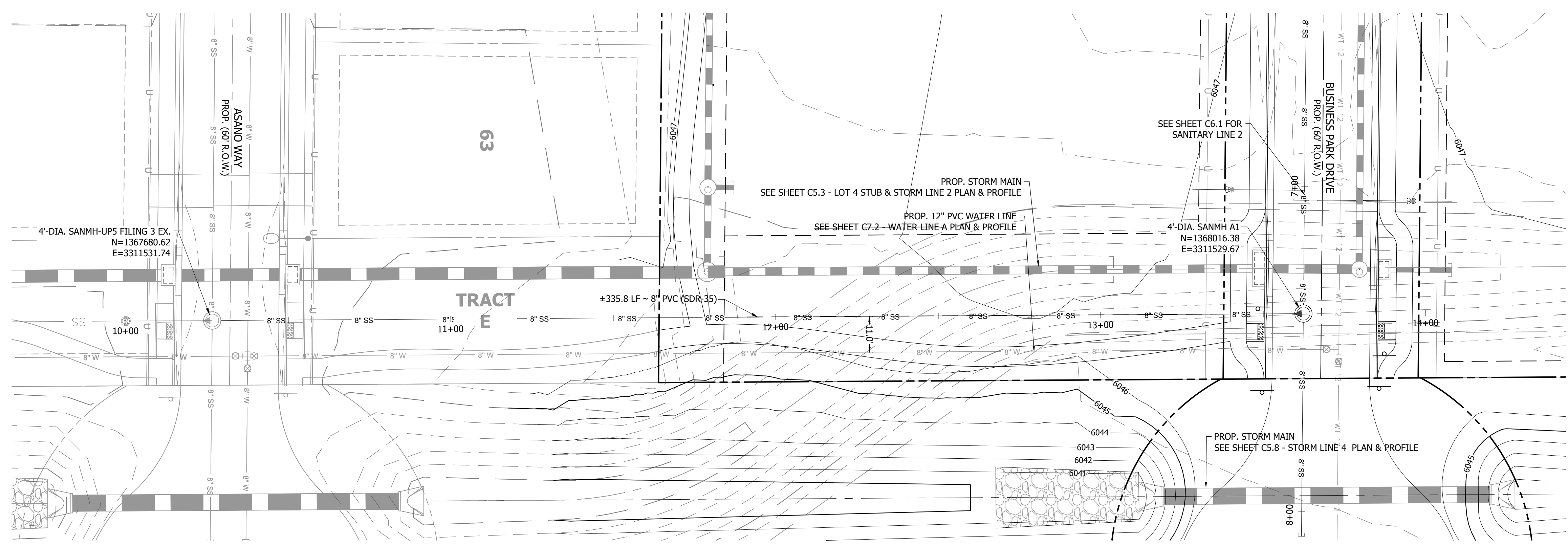
WWW.REENGINEERS.COM

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

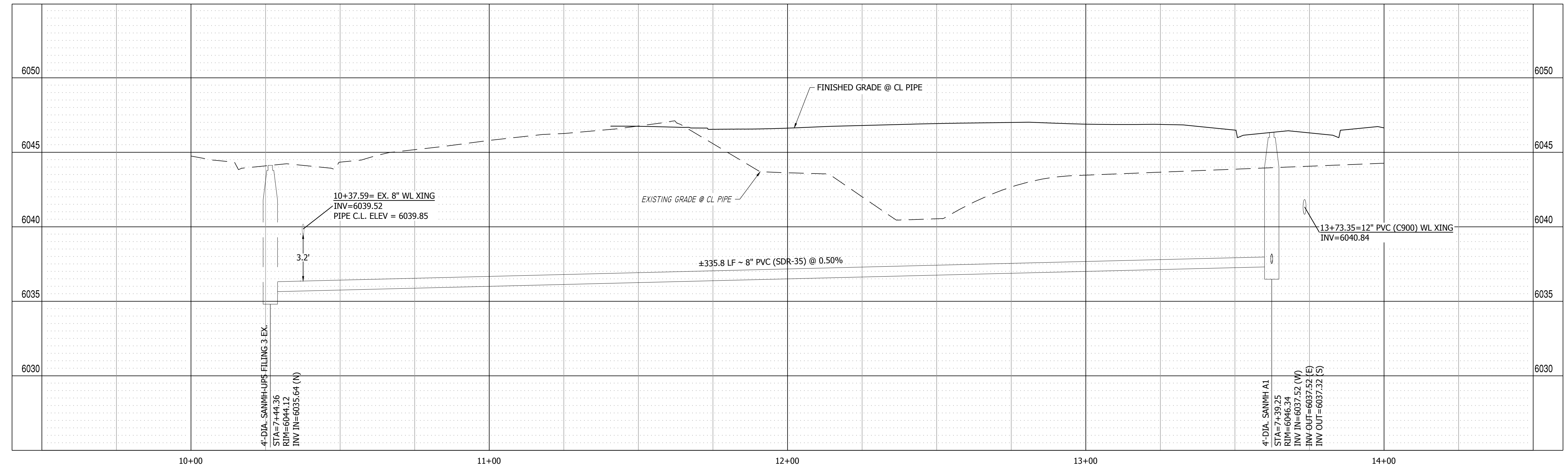
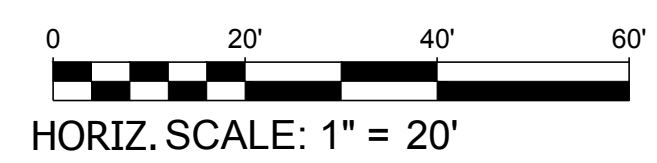
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHK: CJJ
NAME

SANITARY LINE 2
PLAN & PROFILE

NO.
C6.2



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



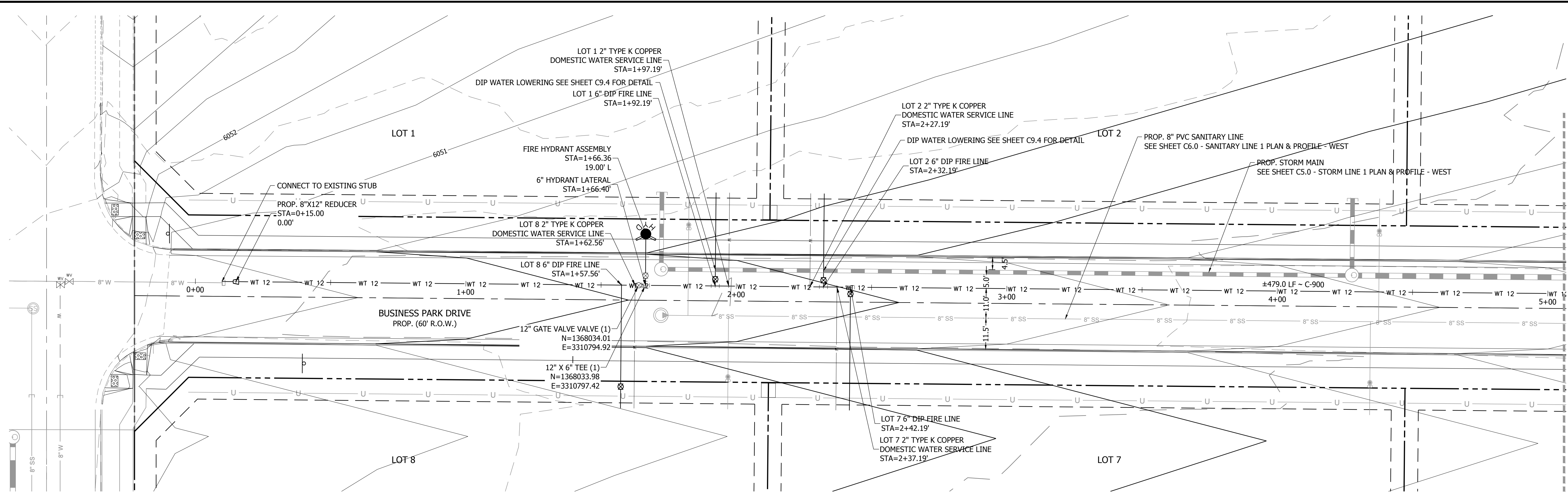
SANITARY LINE 2 PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

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.

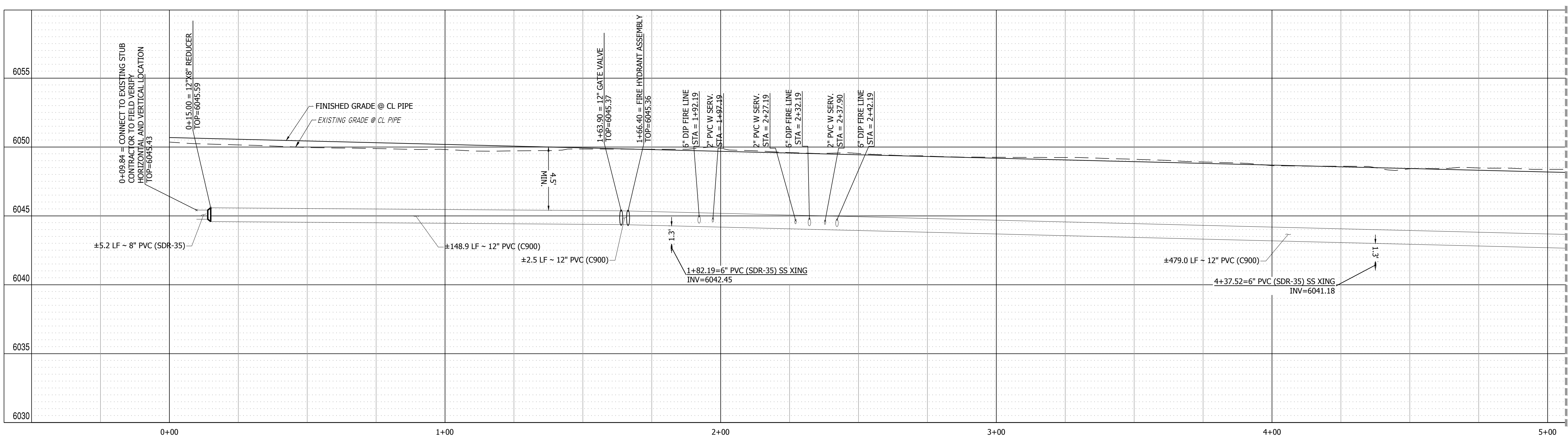
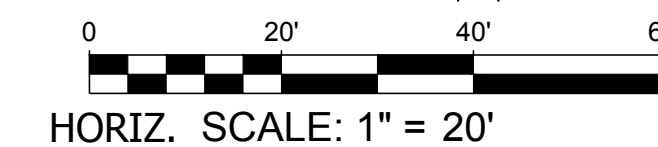
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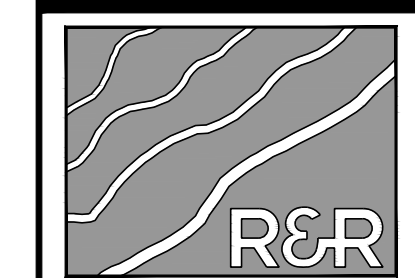
BUSINESS PARK DRIVE WATER LINE PLAN VIEW (WEST) 0+00.00 TO 5+00.00
SCALE: 1" = 20'



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

- 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.
 4. TAP TO MAIN WITH 12"x6" TEE AND 6" GATE VALVE FOR ALL FIRE LINES.

| NO. | REVISION | BY | DATE |
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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
 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

BUSINESS PARK
WATER PLAN &
PROFILE - WEST

NO.
C7.0

PATH: \\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



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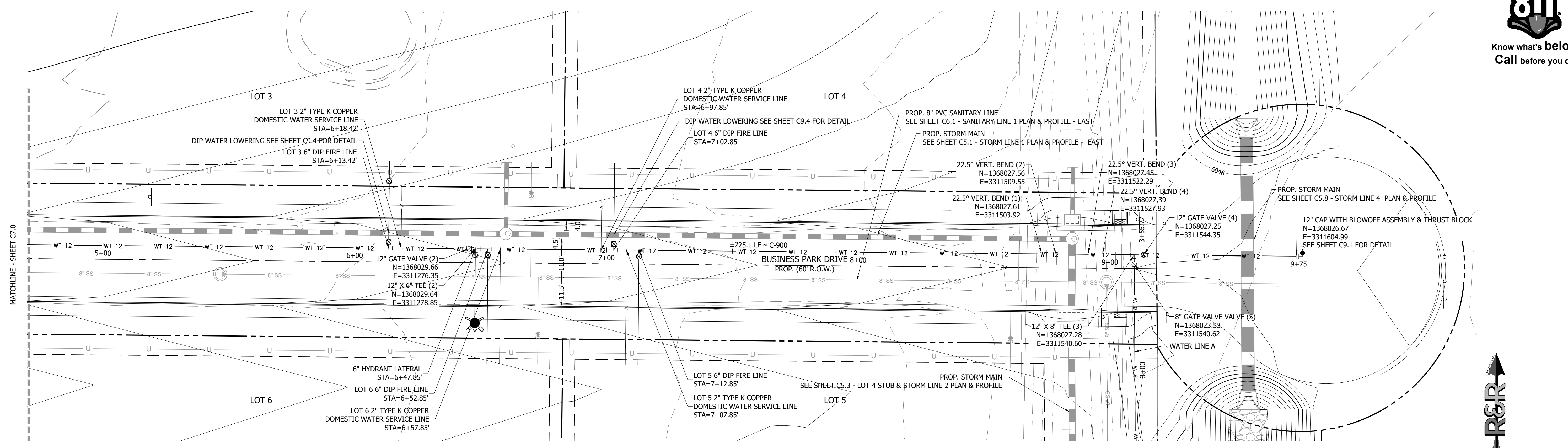
MAYBERRY - FILING NO. 4
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

PREPARED FOR:

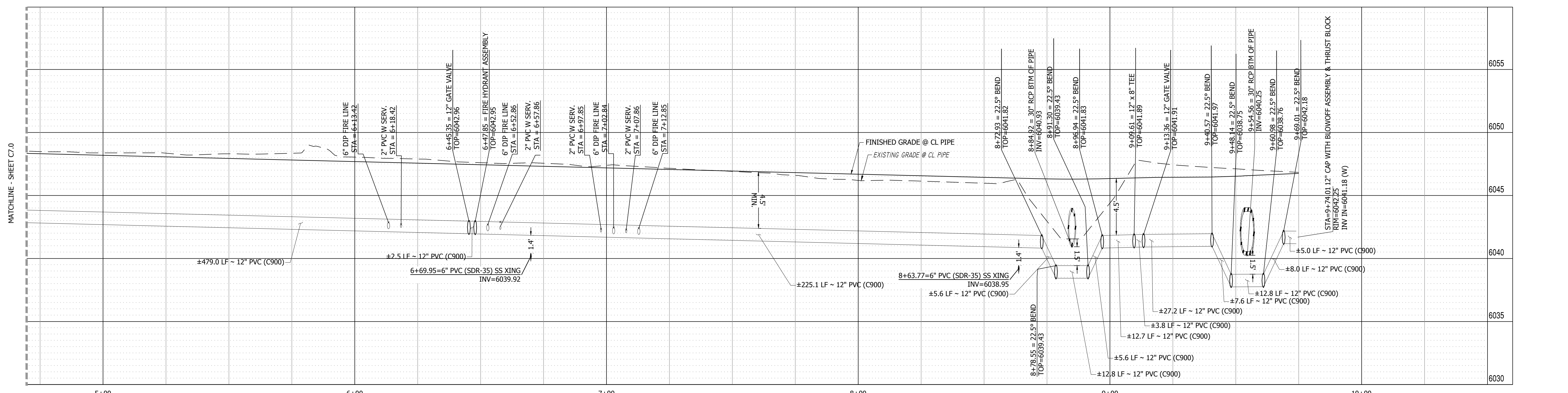
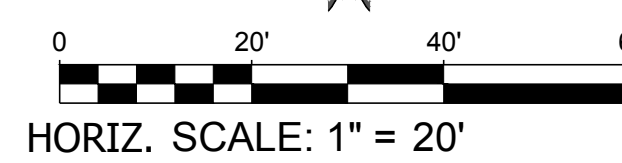
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD
NAME

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'



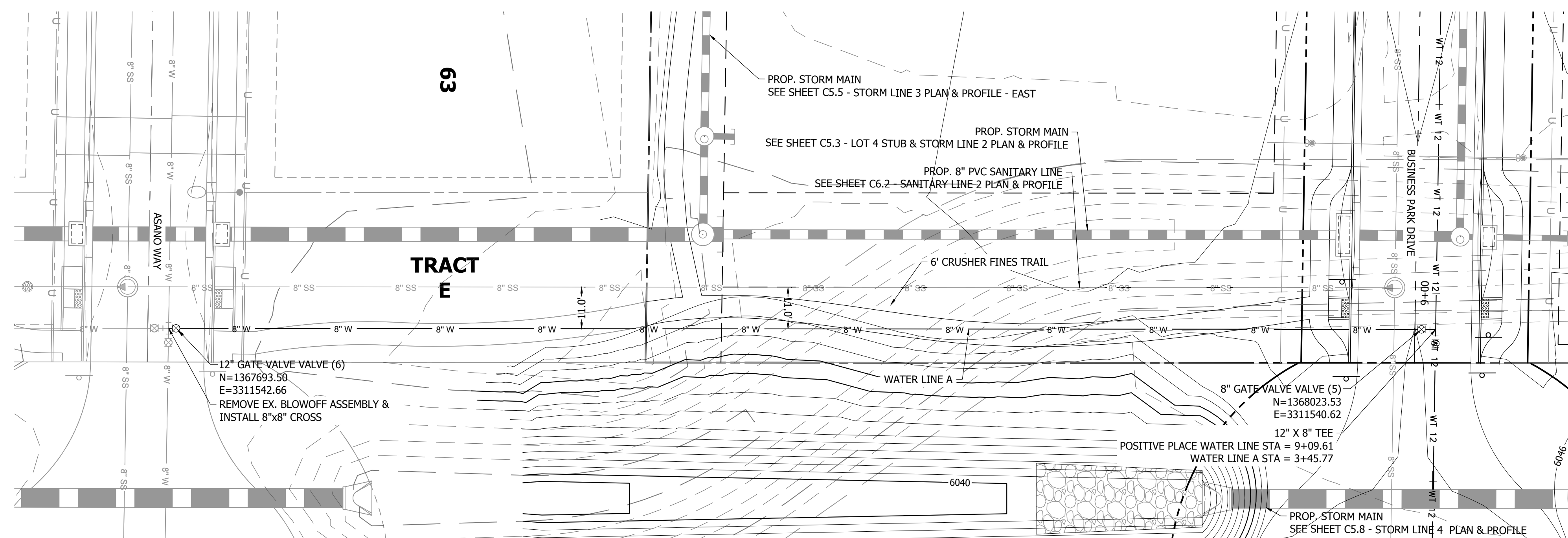
BUSINESS PARK DRIVE WL PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

- NOTES:
- SEE SHEETS C9.0 - C9.4 FOR UTILITY DETAILS.
 - PROVIDE TRACER WIRE & MARKERS AT GRADE FOR ALL SERVICE STUBS.
 - 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.

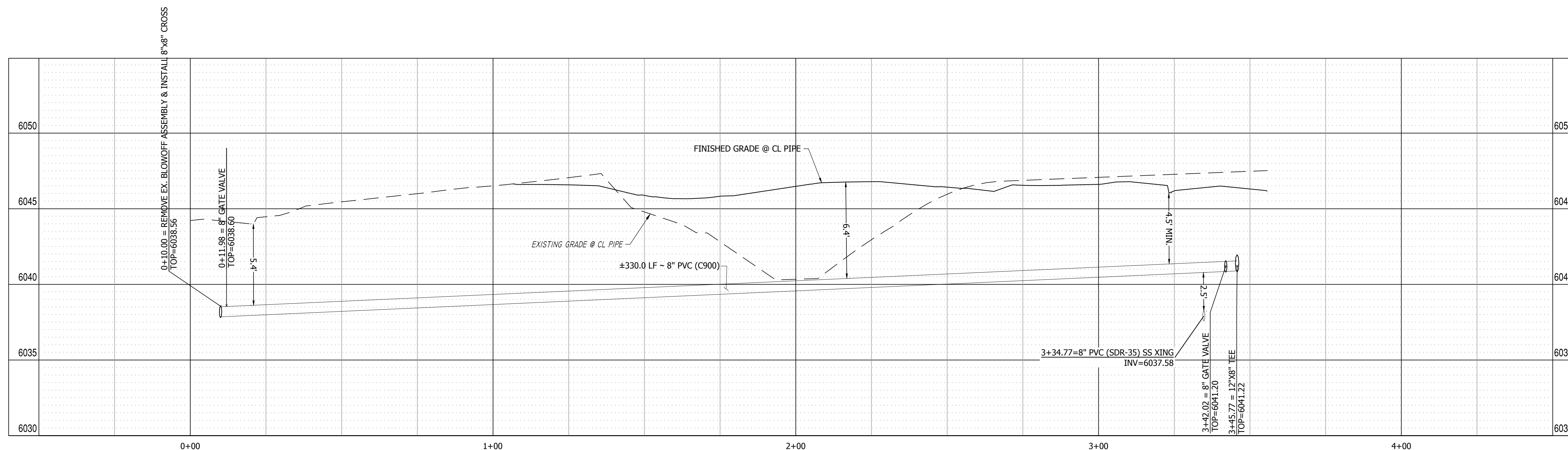
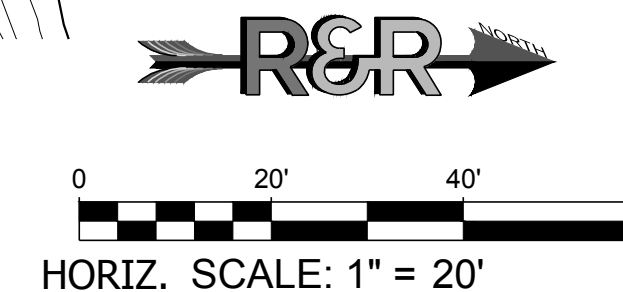
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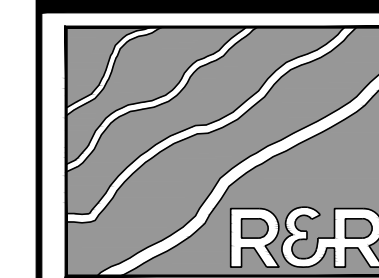
WATER LINE A PLAN VIEW 0+00.00 TO 3+55.77
SCALE: 1" = 20'



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

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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

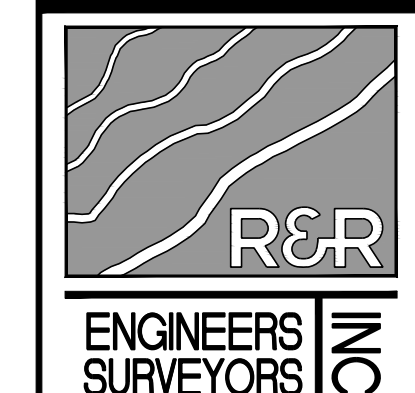
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD

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.
 - 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.

Table with columns: NO., REVISION, DATE



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

UTILITY DETAILS

C9.1

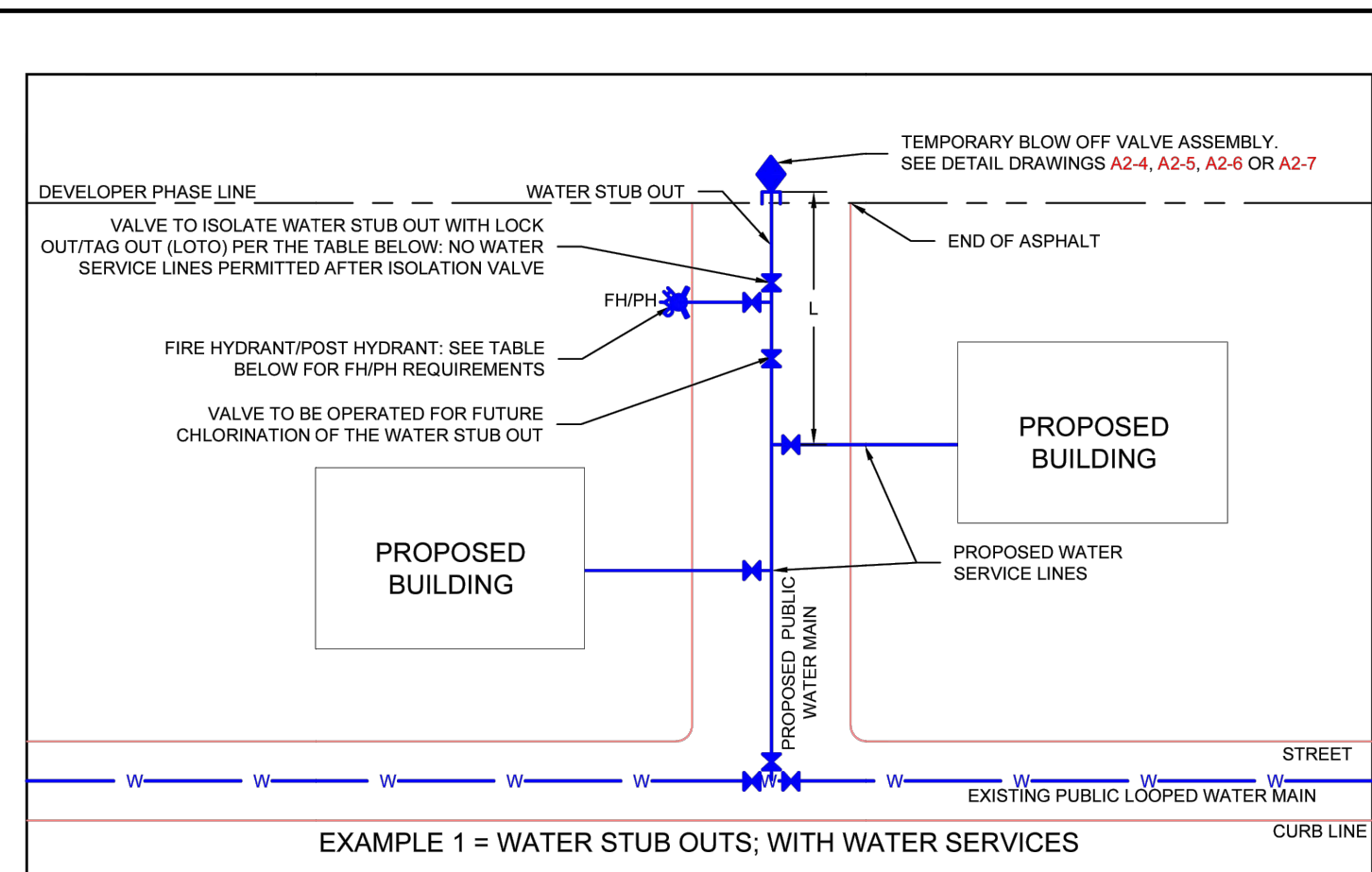
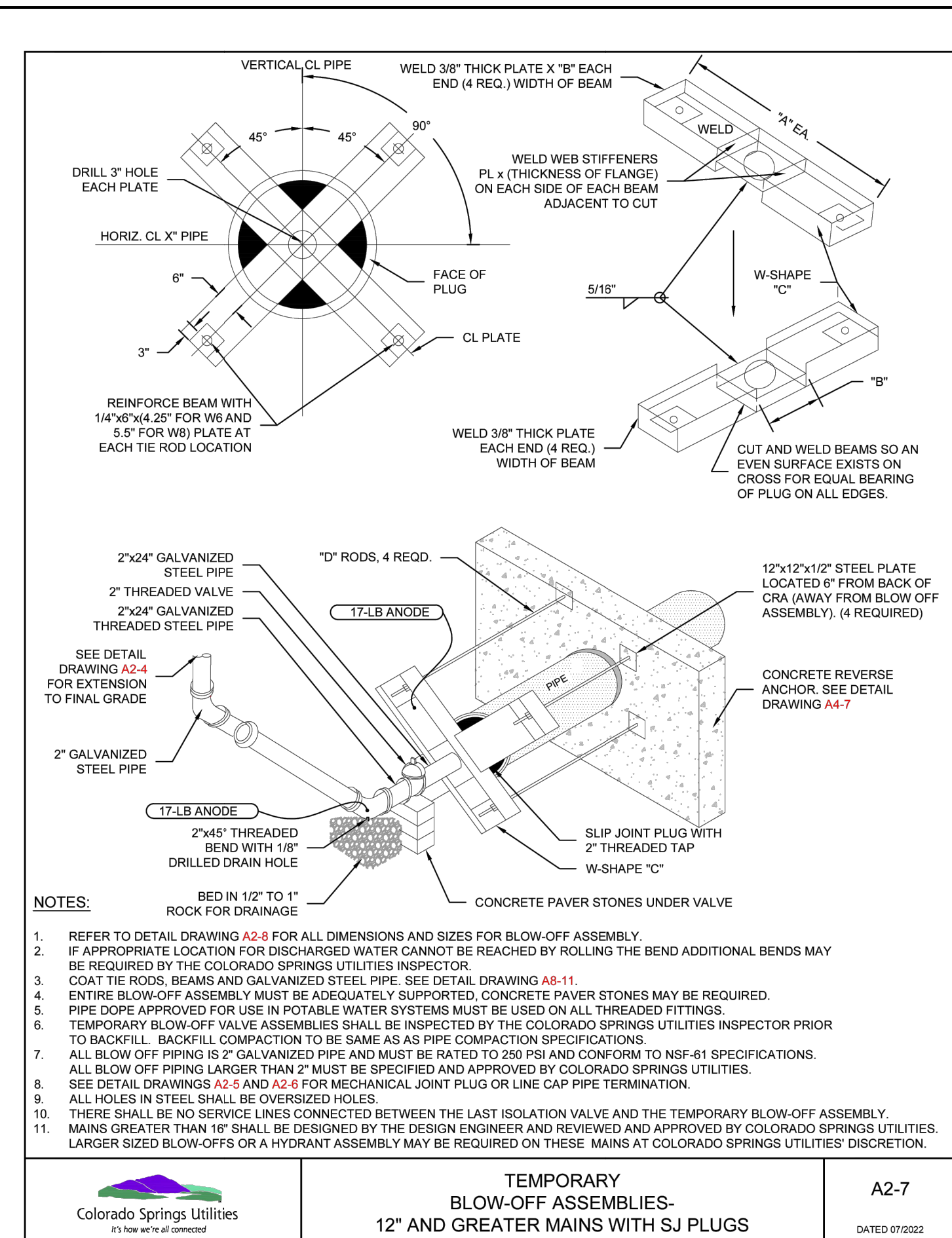
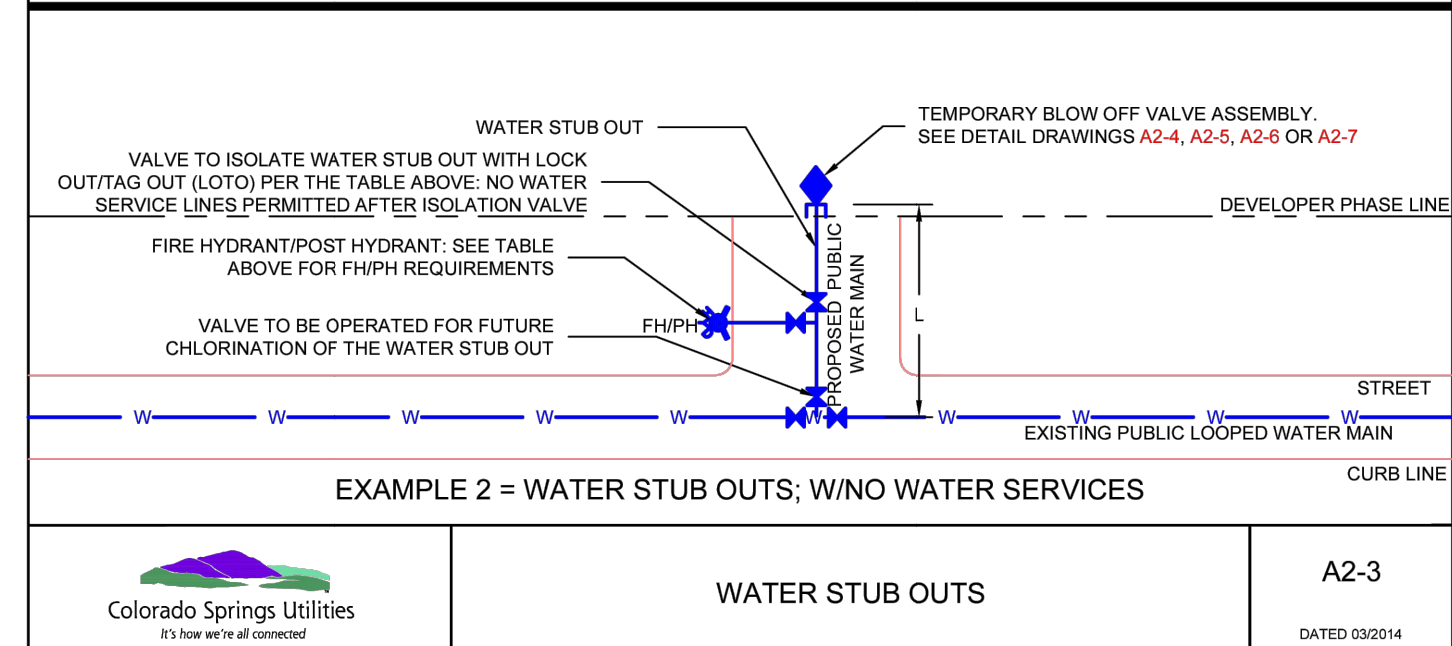


Table with columns: LENGTH (L) OF TEMPORARY DEAD END MAIN (FEET), BLOW-OFF AND FIRE HYDRANT REQUIREMENTS, FIRE HYDRANT/POST HYDRANT REQUIRED NEAR END OF MAIN, LOCK OUT/TAG OUT REQUIRED



TEMPORARY BLOW-OFF ASSEMBLY DIMENSION DATA FOR 12" OR GREATER PIPE. Includes tables for dimensions from detail drawing A2-7 and blow-off assembly sizing for 12 inch and greater pipe.

THRUST BLOCK DIMENSIONS AND VOLUMES - PVC & DIP 250 PSI and 250 PSI. Includes tables for minimum bearing surface areas and approximate volumes for various pipe sizes and fittings.

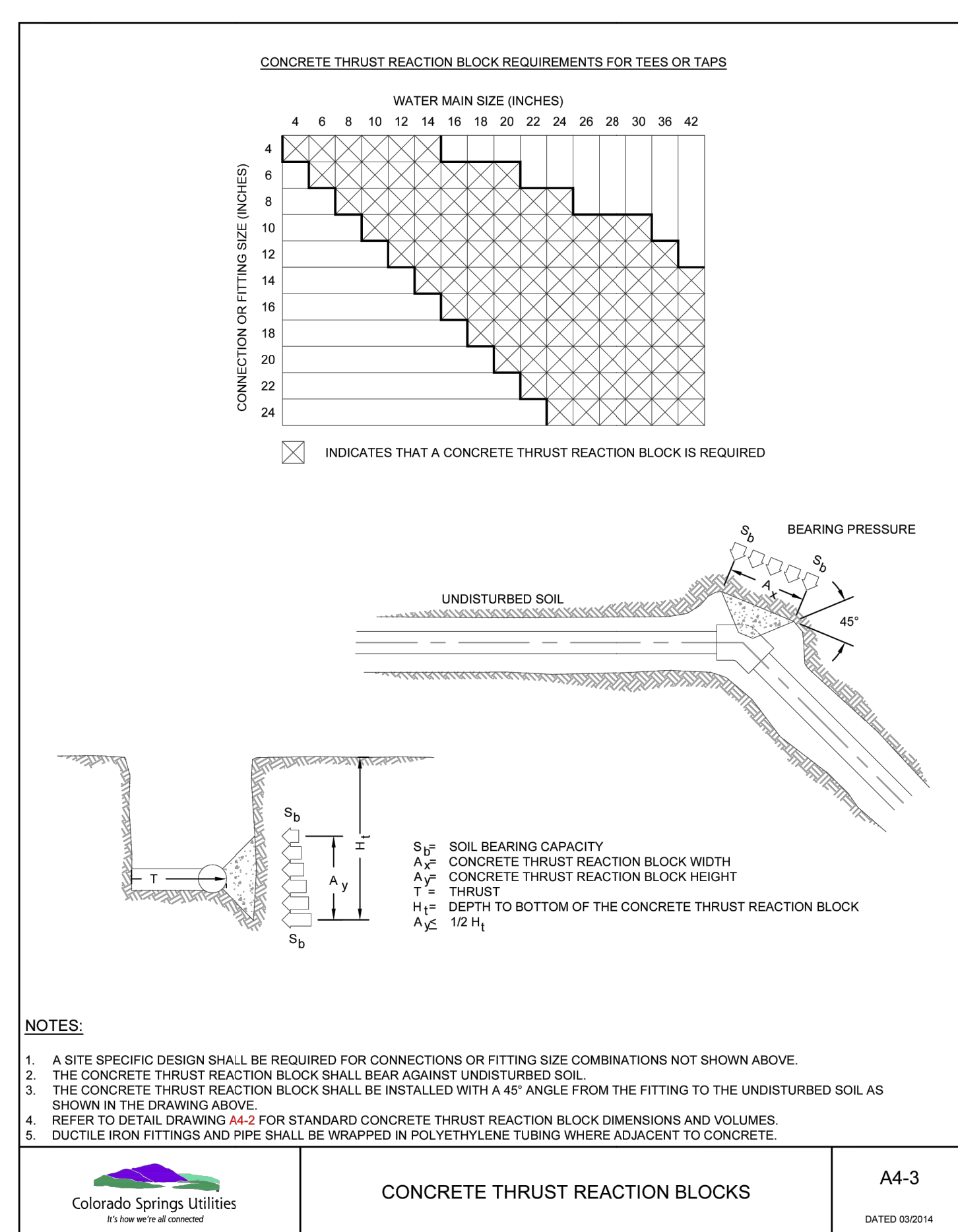


Table for RESTRAINED PIPE LENGTH (FEET) W/MECHANICAL JOINT RESTRAINTS, showing required lengths for different pipe diameters and static pressures.

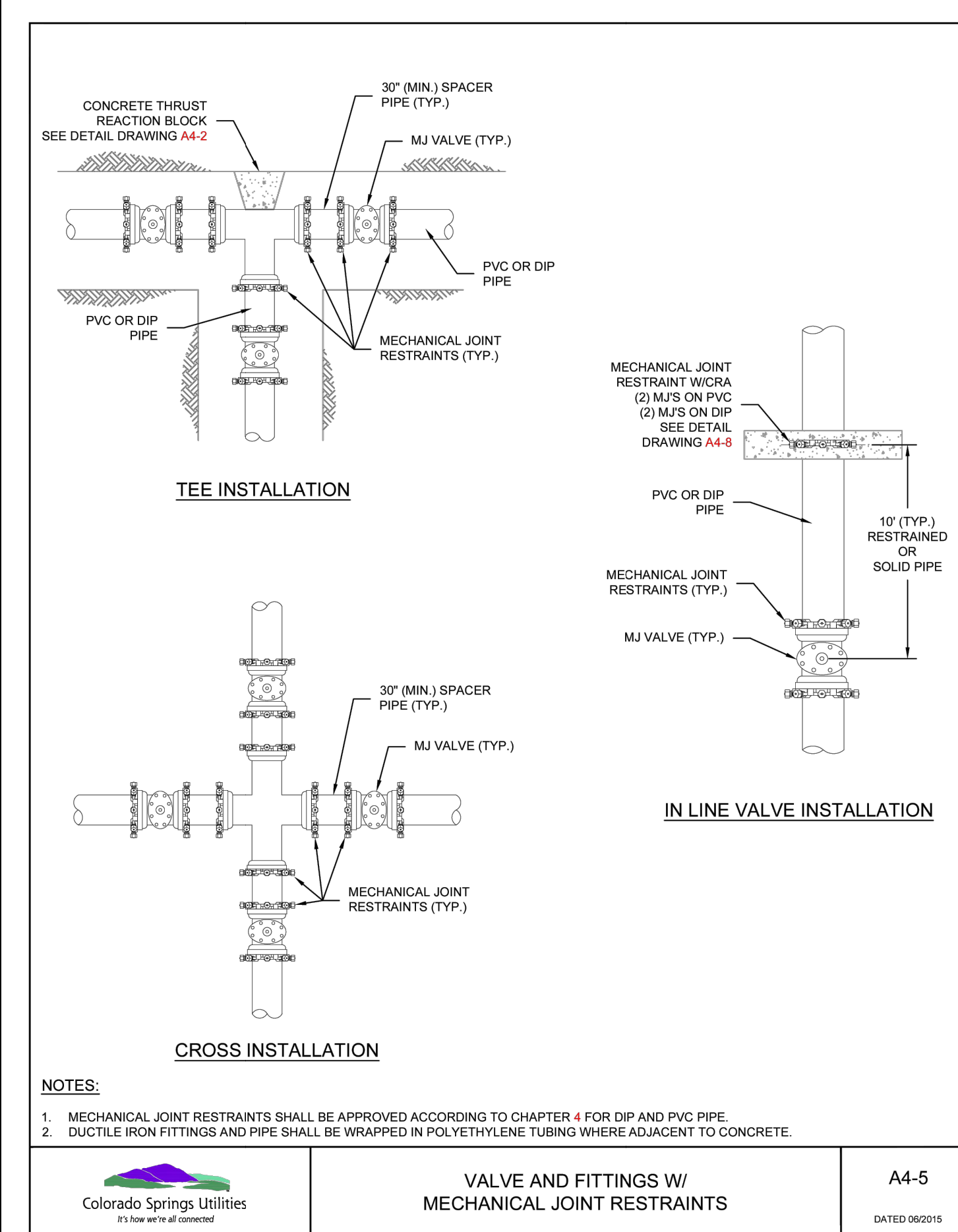


Table for CONCRETE REVERSE ANCHOR FOR MECHANICAL JOINT RESTRAINTS, showing dimensions and volumes for various pipe sizes and pressures.

FILE: P:\MC22249\PROPOSED MAYBERRY - FILING NO. 4\CURRENT TRACT 4 - MAYBERRY - FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\M22249 - SITE DET - CD.DWG, PLOT DATE: 12/29/2024 5:14:46 PM, BY: JMM, CDR: JMM

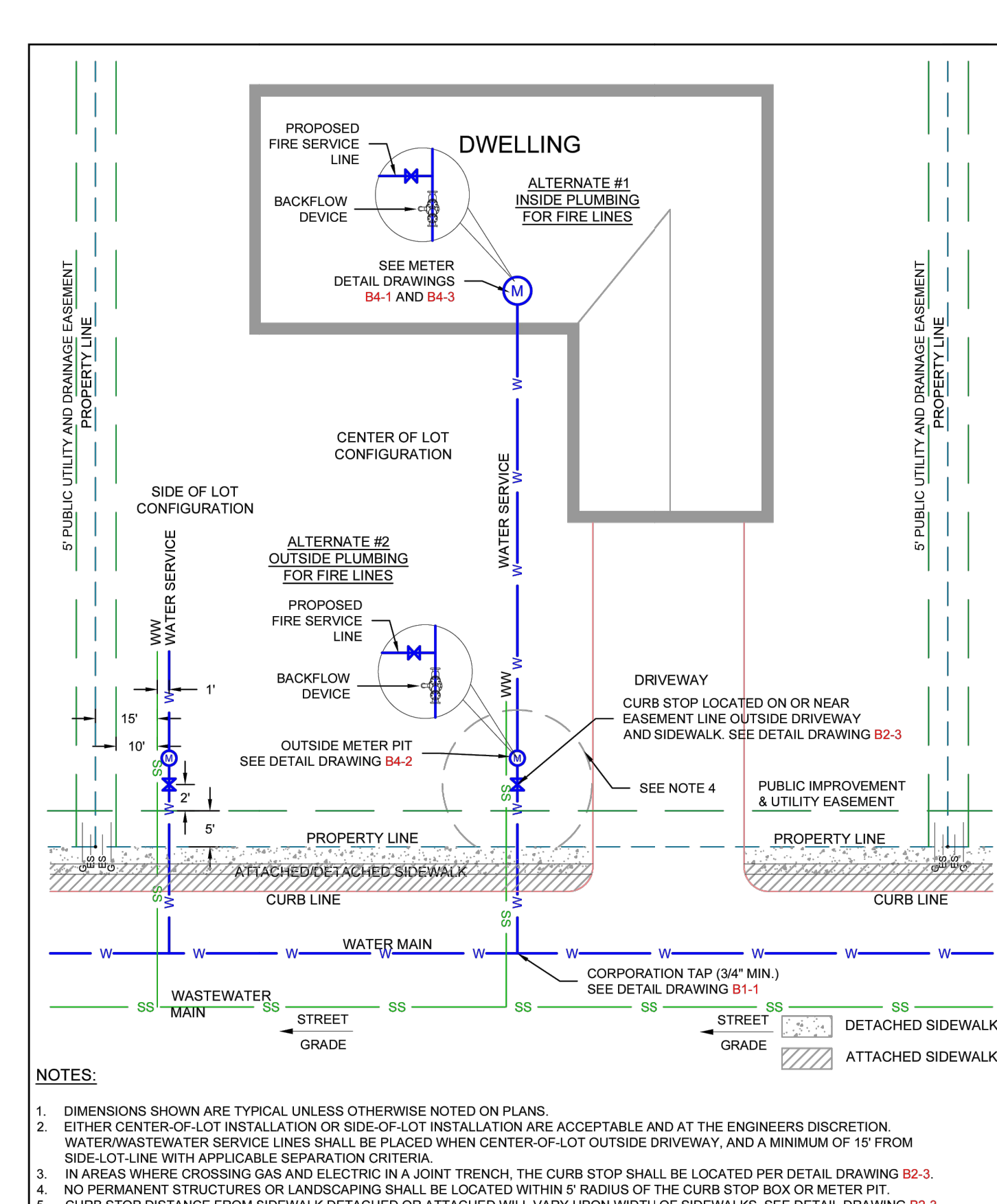
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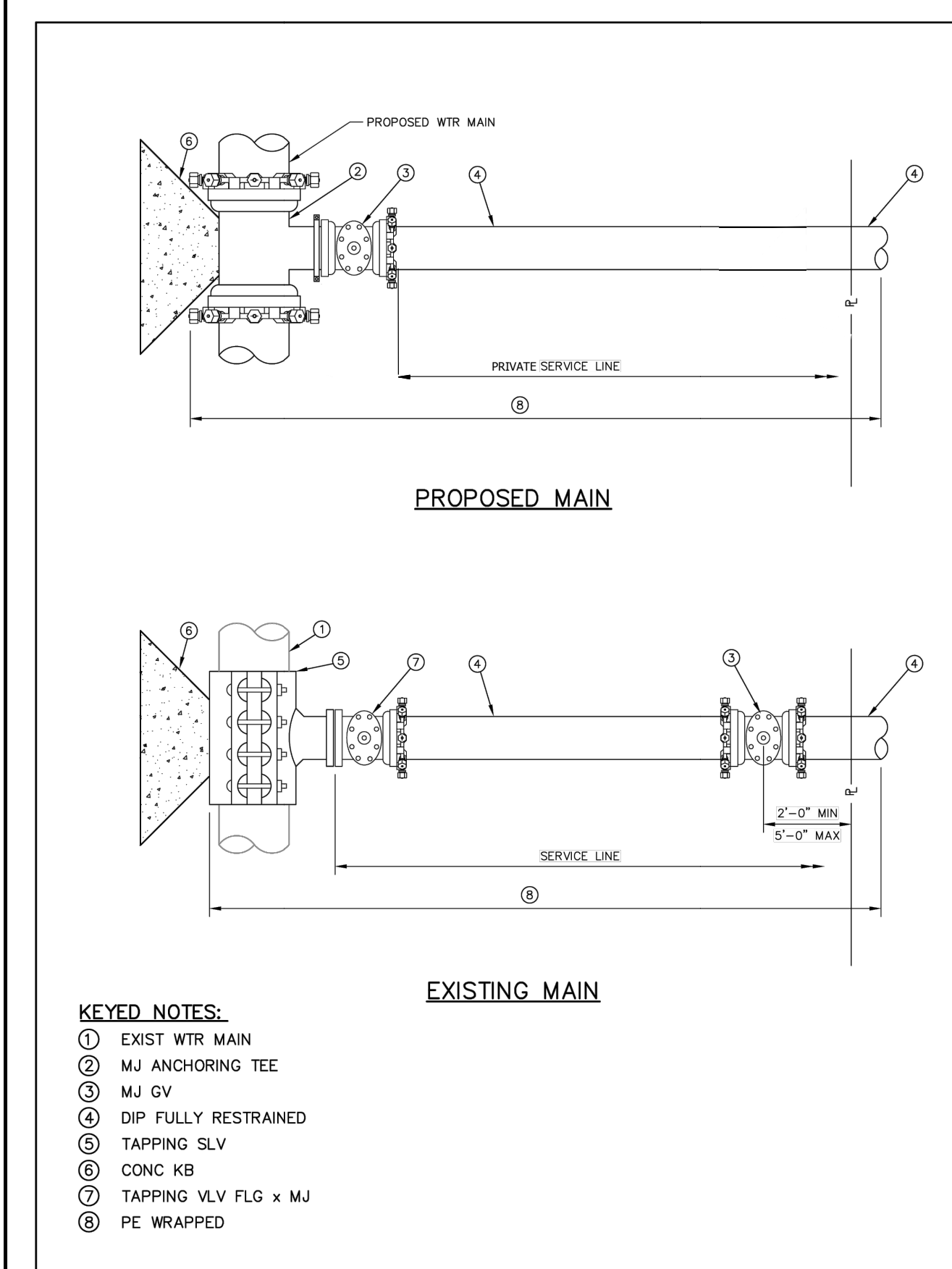
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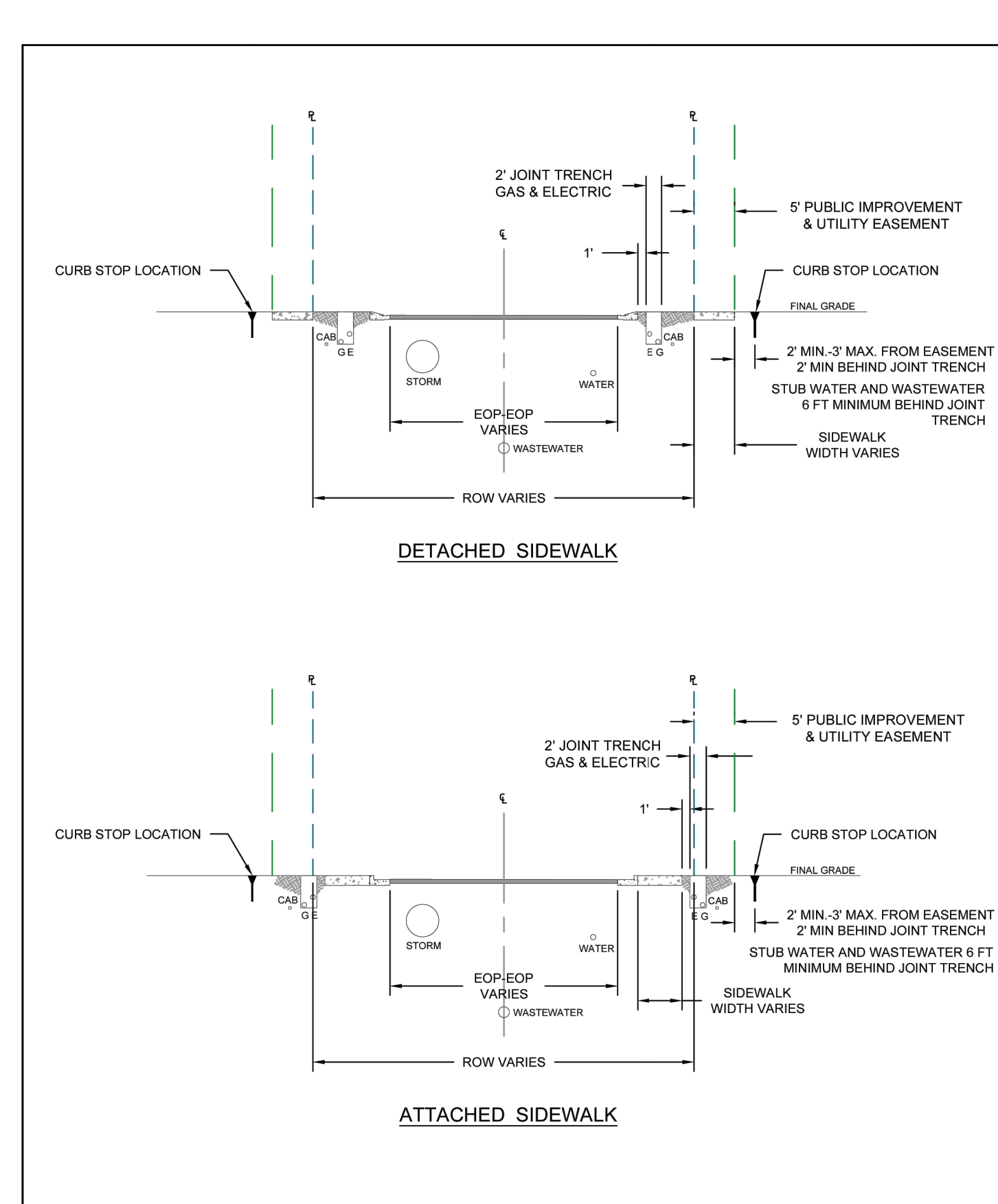
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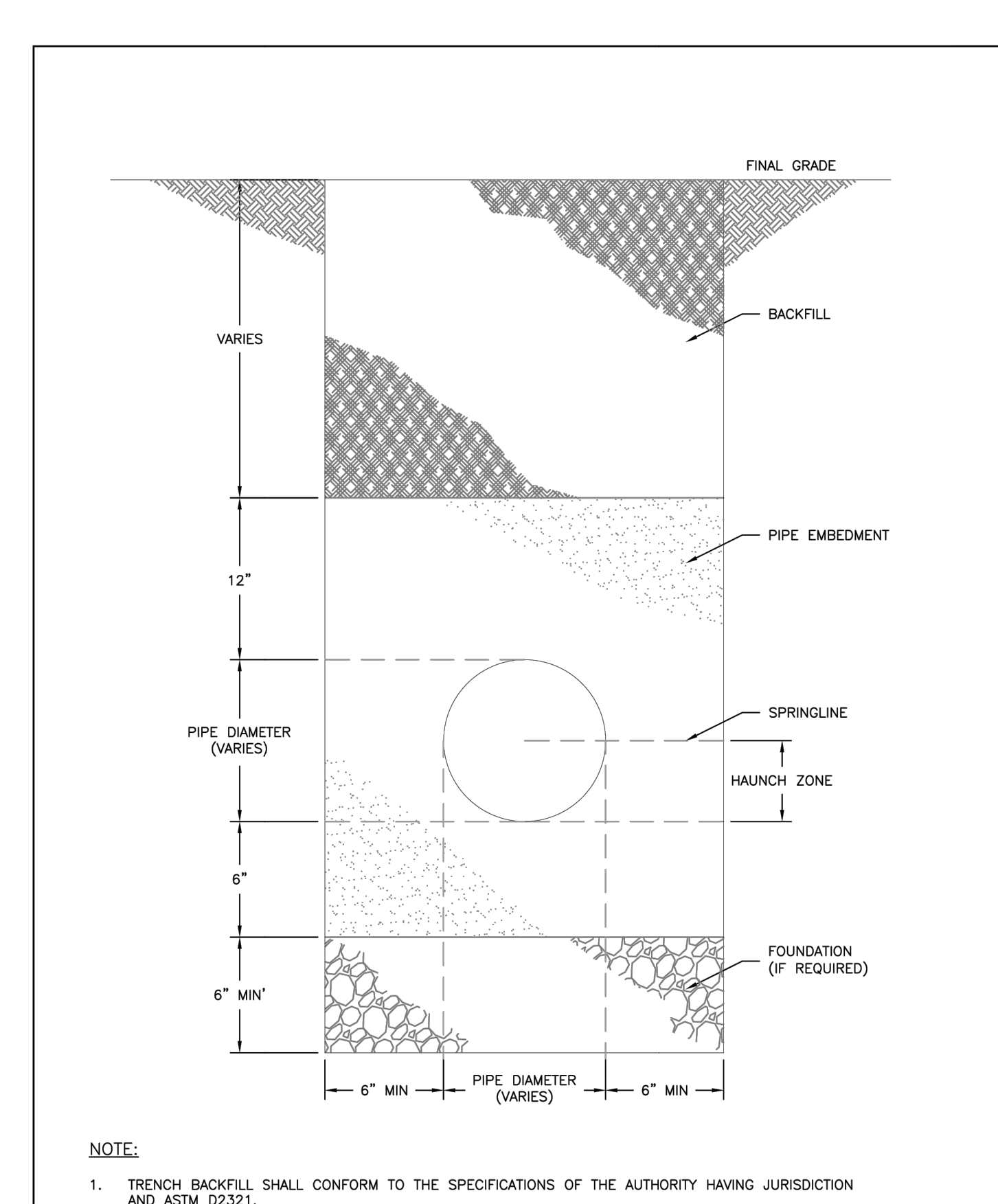
TYPICAL SERVICE LOCATIONS WITH FIRE LINE TO A SINGLE-FAMILY RESIDENTIAL DWELLING
B2-2
DATED 01/2017



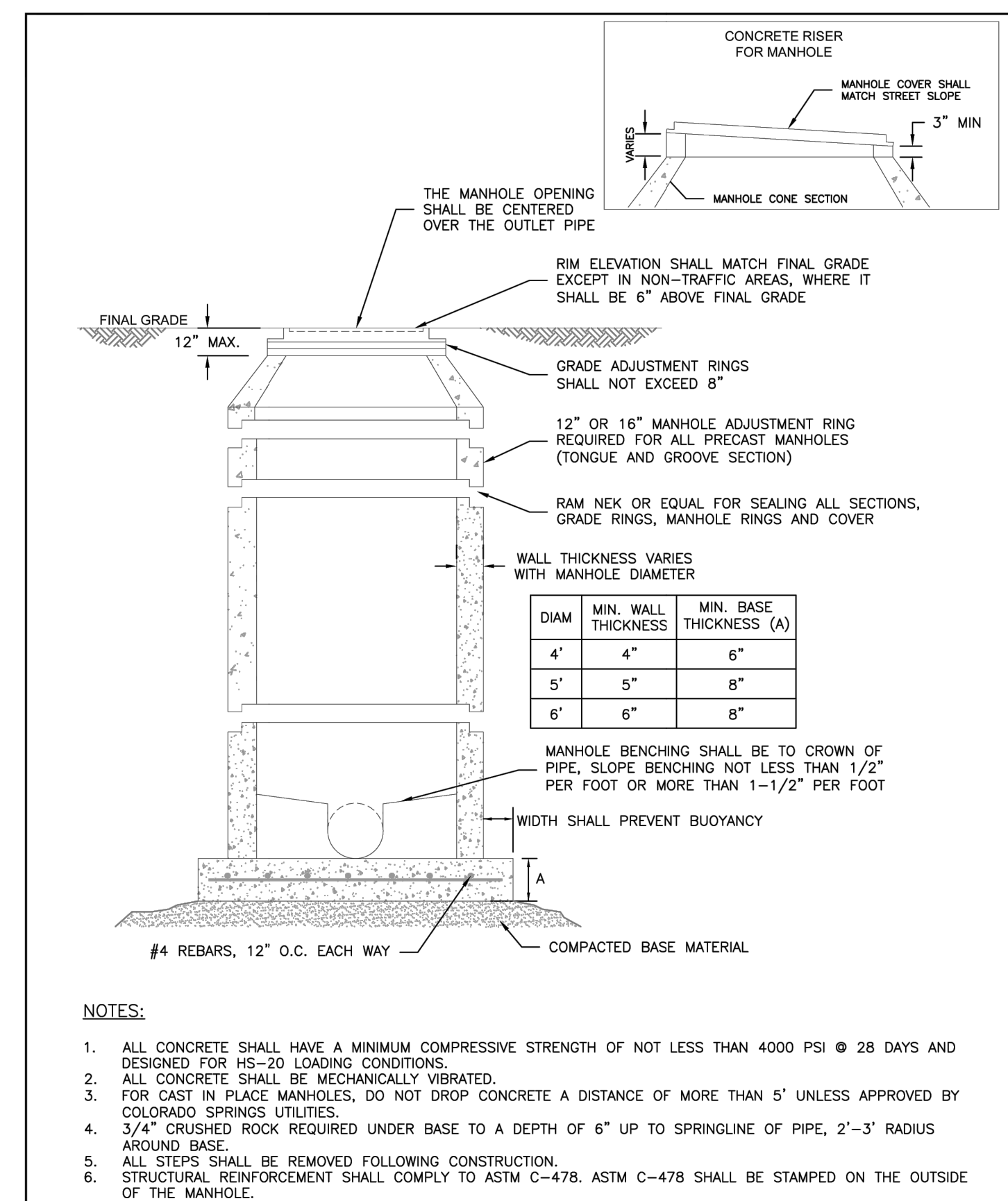
KEYED NOTES:
① EXIST WTR MAIN
② MJ ANCHORING TEE
③ MJ GV
④ DIP FULLY RESTRAINED
⑤ TAPPING SLV
⑥ CONC KB
⑦ TAPPING VLV FLG x MJ
⑧ PE WRAPPED



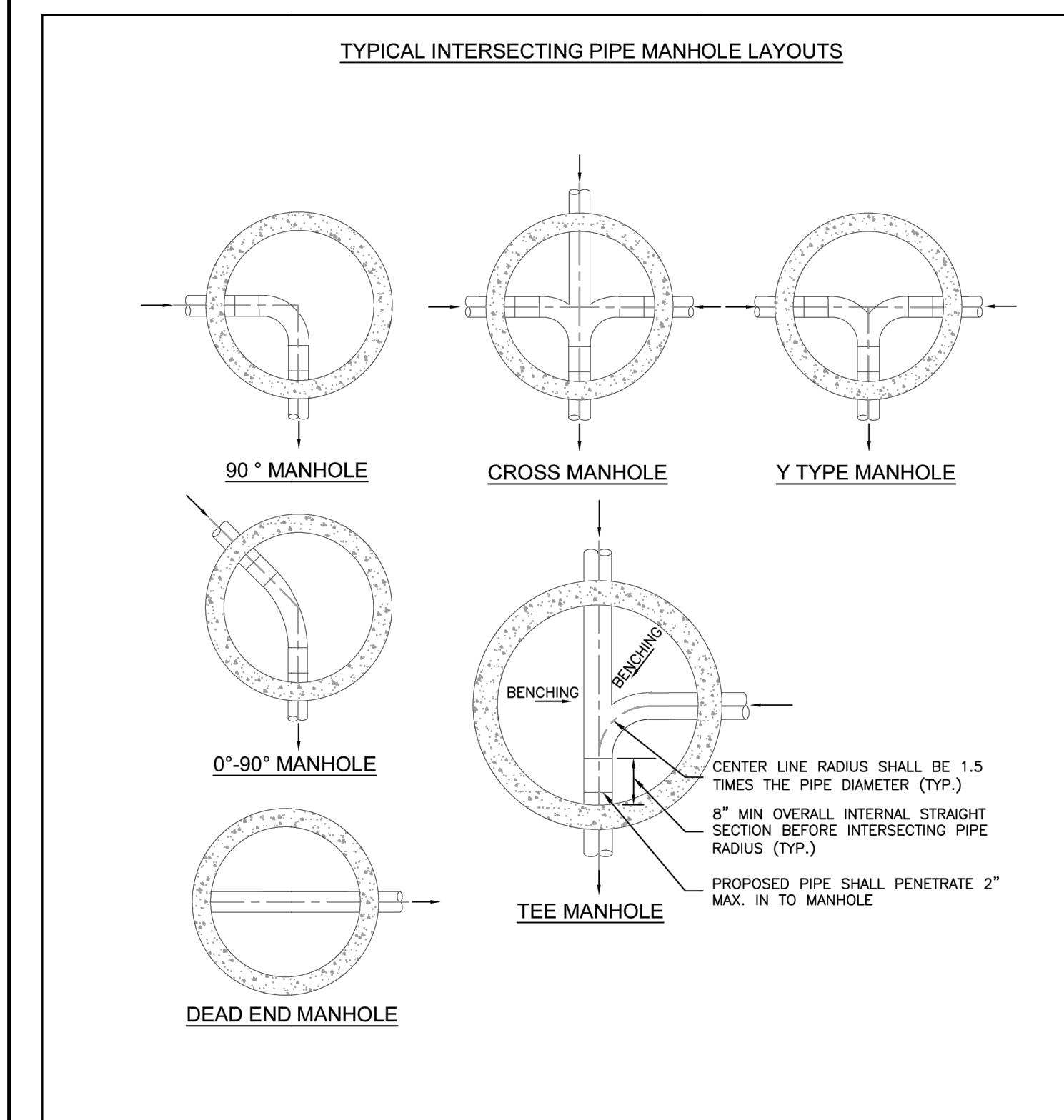
SINGLE-FAMILY RESIDENTIAL STREET CURB STOP LOCATION
B2-3
DATED 01/2022



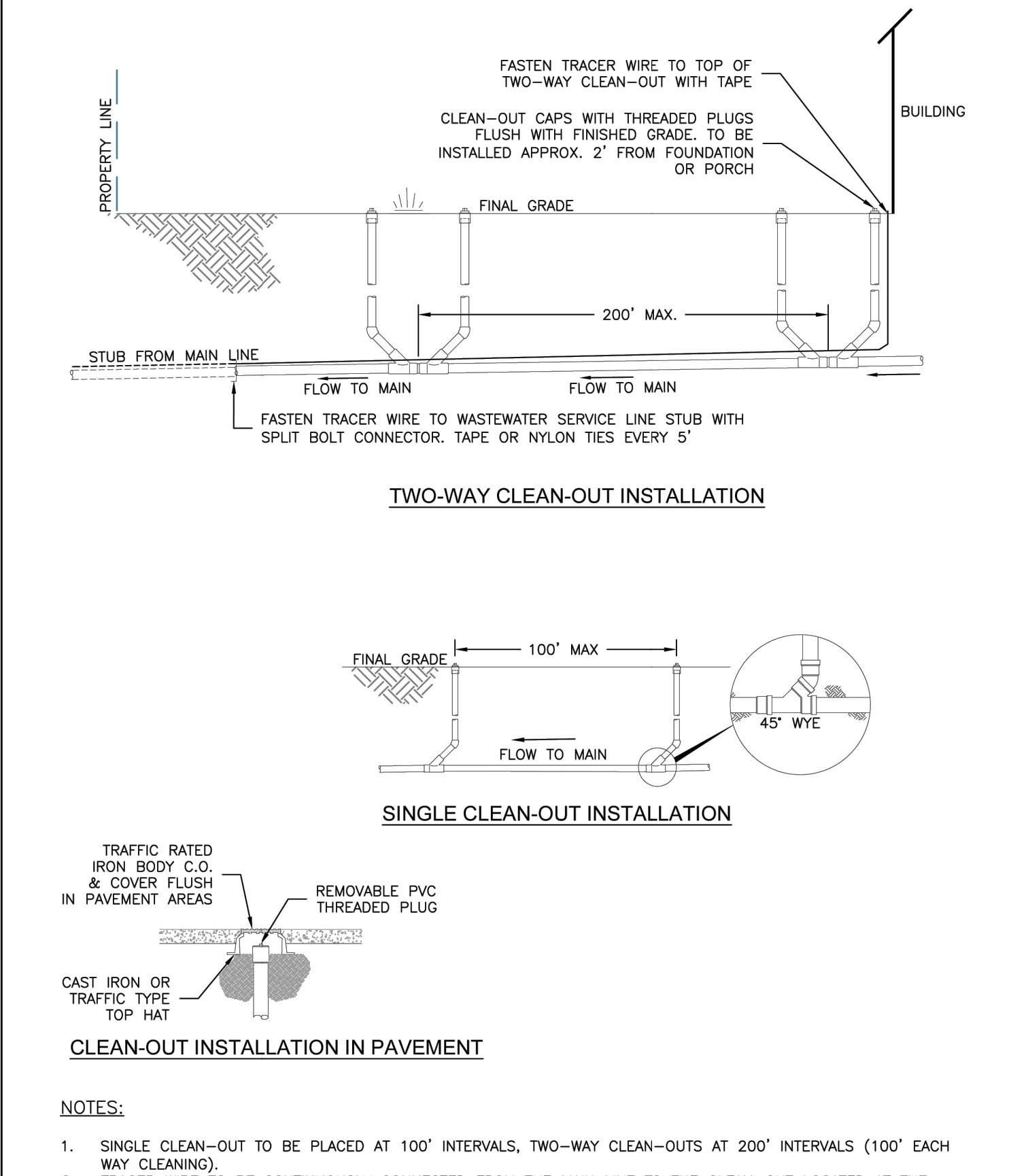
TYPICAL TRENCH SECTION
C2-1
DATED 5/2015



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

CONSTRUCTION DOCUMENTS

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

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

UTILITY DETAILS

NO. C9.3

PATH: \\V22249\PROPOSED\MAYBERRY_FILING_NO_4_CURRENT\TRACER_A_MAYBERRY_FILING_NO_3\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION_DOCUMENTS\M22249 - SITE DET - CD.DWG, PLOT DATE: 12/29/2024 5:15:06 PM, BY: LVA, CDR:ADY

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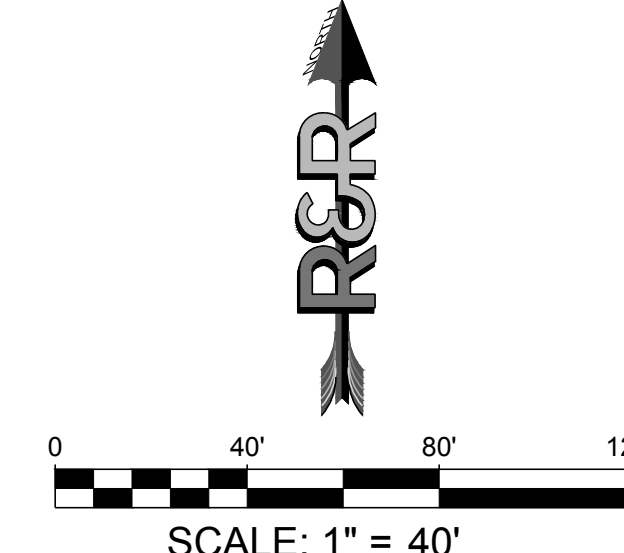
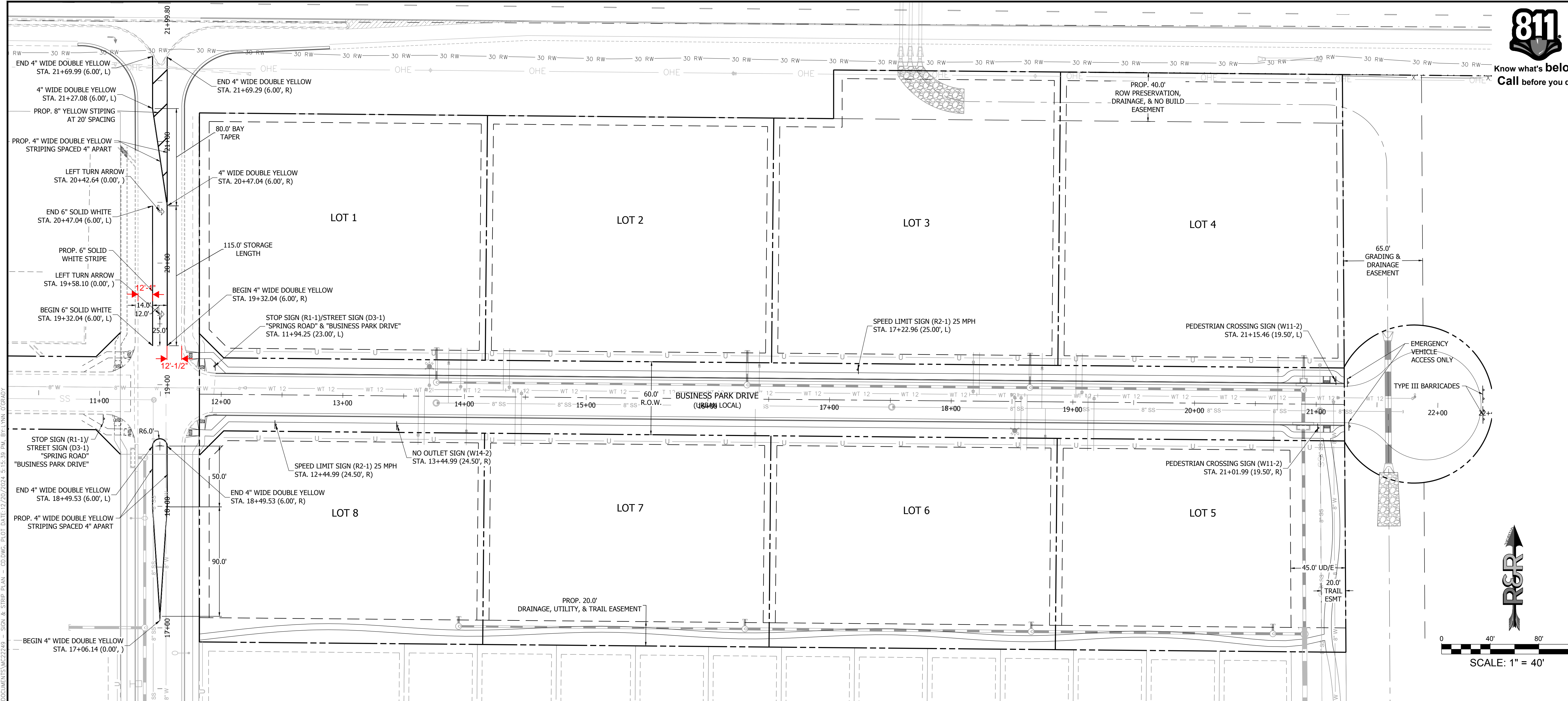
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 MAYBERRY, COLORADO SPRINGS
 EL PASO COUNTY
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 22108 CATTLEMAN RUN
 CALHAN, CO 80808

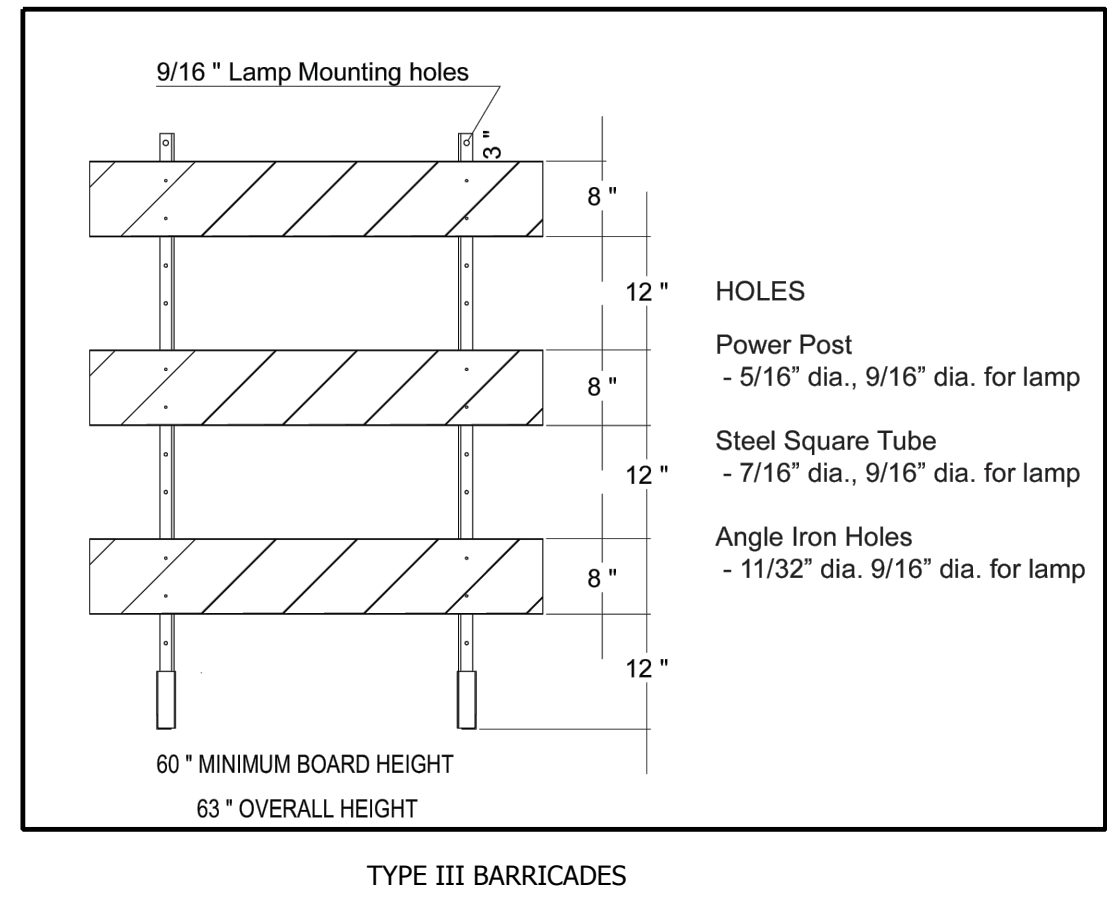
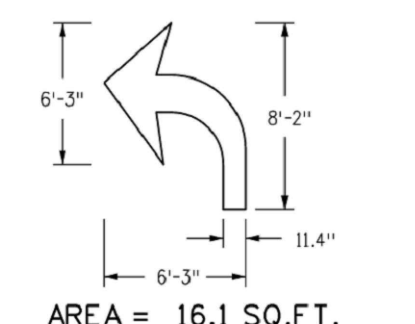
CONSTRUCTION DOCUMENTS
 JOB NO. MC22249
 ORG. SUBM. DATE 04/05/2023
 DWN: GWH CHD: CJD

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. CROSSWALK LINES SHALL BE 12" WIDE AND A MINIMUM OF 8' LONG PER CDOT S-627-1. (CROSSWALK LINES 9' LONG ARE PREFERRED.)
 12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
 13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
 14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK 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.



PATH: P:\MC22249\PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT 4, MAYBERRY FILING NO. 4) ENGINEERING & DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\MC22249 - SIGN & STRIPING PLAN - CD.DWG, PLOT DATE: 12/20/2023, 5:15:39 PM, BY: JLN, CDR: JLN

