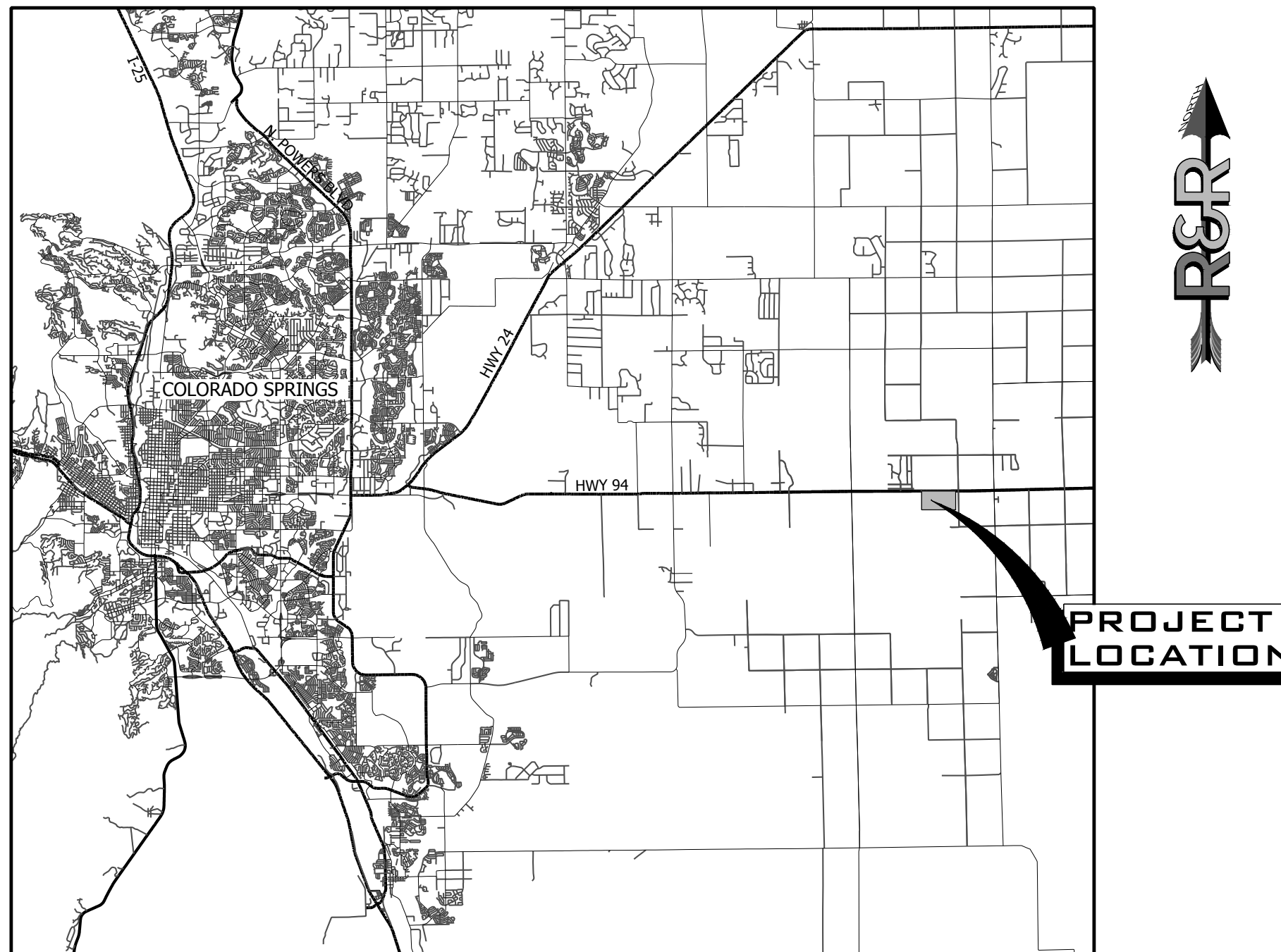


CONSTRUCTION DOCUMENTS
MAYBERRY, COLORADO - FILING NO. 4
 BEING A REPLAT OF TRACT A, MAYBERRY, COLORADO SPRINGS FILING NO. 3
 LYING THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF EL PASO (UNINCORPORATED), STATE OF COLORADO

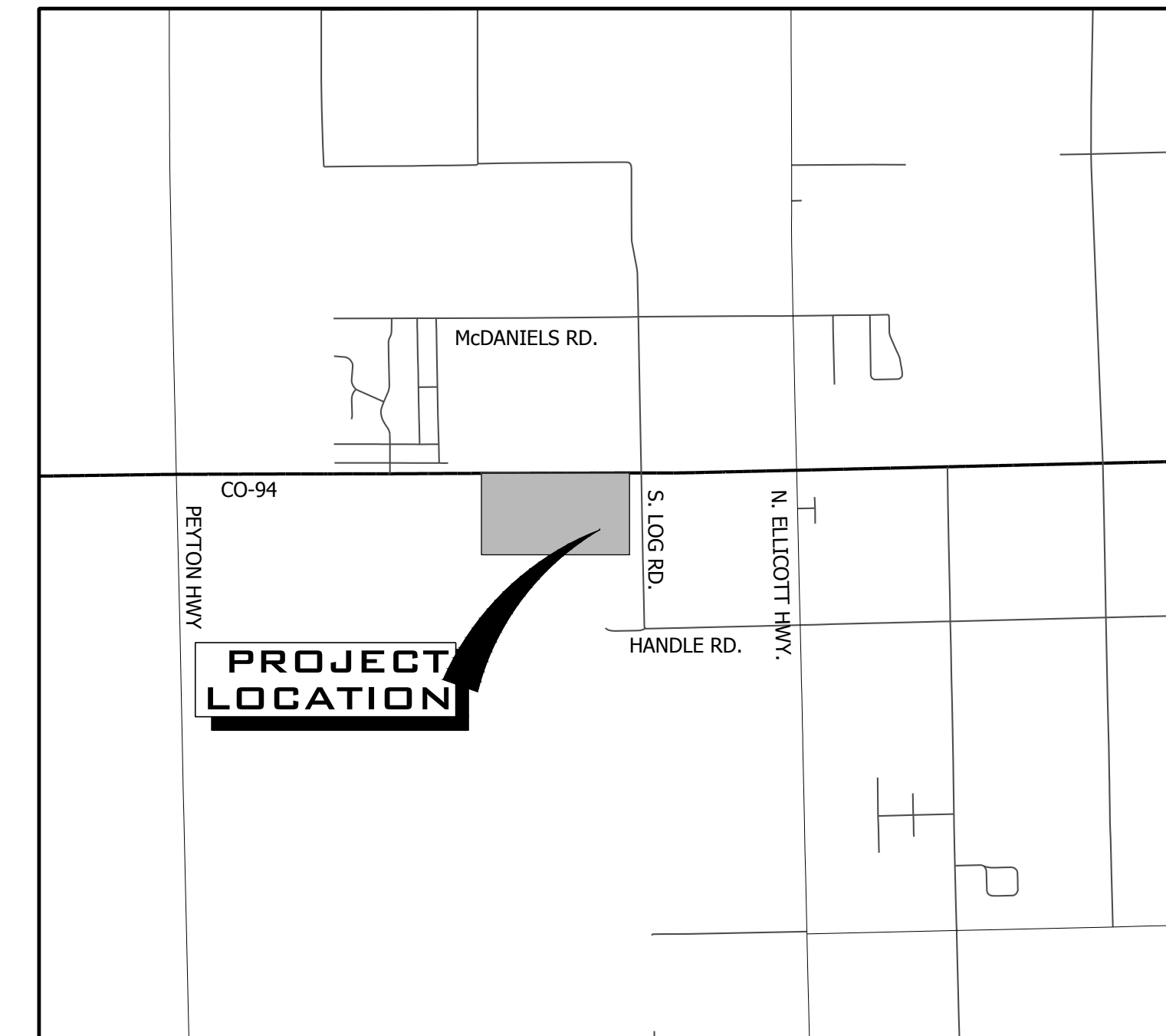


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CONTACT LIST			
DEVELOPER	CIVIL ENGINEER	SURVEYOR	COUNTY ENGINEERING
MAYBERRY COMMUNITIES, LLC	R&R ENGINEERS-SURVEYORS, LLC	R&R ENGINEERS-SURVEYORS, LLC	EL PASO COUNTY DEVELOPMENT SERVICES
22108 CATTLEMAN RUN CALHAN, CO 80808 719-922-2181 CONTACT: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

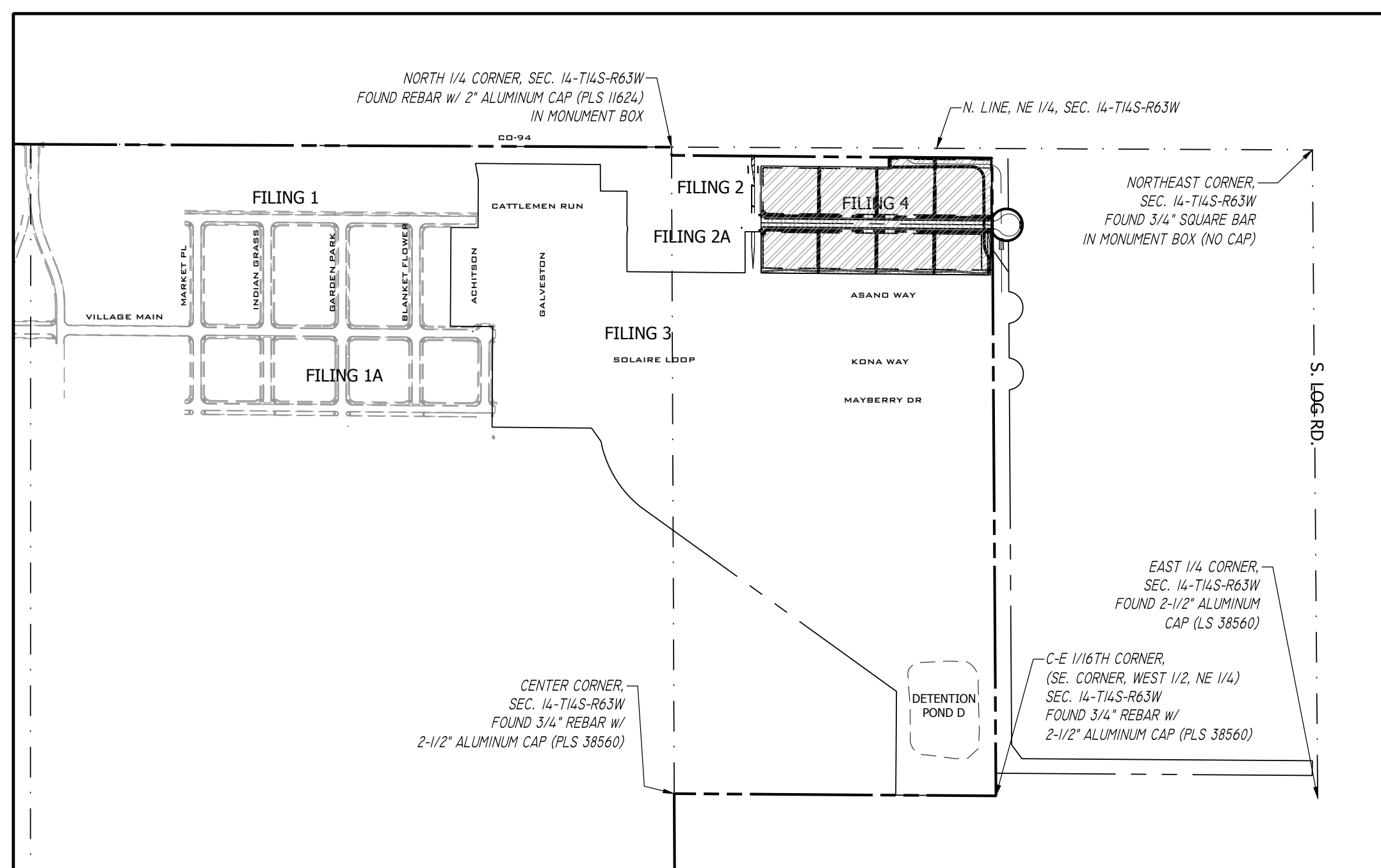


VICINITY MAP
 SCALE 1" = 20,000'



VICINITY MAP
 SCALE 1" = 5,000'

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
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C10.0	SIGNAGE & STRIPING PLAN
C11.0	TYPICAL ROAD SECTIONS & DETAILS
C8.0	GESC COVER SHEET
C8.1	GENERAL NOTES & LEGEND
C8.5	INTIAL E&S PLAN
C8.3	INTERIM E&S PLAN
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C8.6	E&S DETAILS
C8.7	OVERALL GRADING PLAN
C8.8	SOUTH CHANNEL E PLAN & PROFILE
C8.9	NORTH CHANNEL E PLAN & PROFILE
C8.10	DRIFICE PLATE MODIFICATIONS



SITE MAP
 SCALE 1" = 500'

P:\11\16\22249\PROPOSED MAYBERRY FILING NO. 4\CURRENT TRACT A, MAYBERRY FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\M22249 - CIV - CD.DWG, PLOT DATE: 1/29/2023 9:13:56 AM, BPLANK.CORPOR

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

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

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

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. 01-30-2025
 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.

Joshua Palmer 01/30/2025
 Owner Representative signature Date

El Paso County:

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

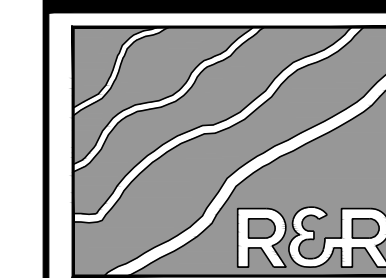
Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria Manual, Volumes 1 and 2, and Engineering Criteria Manual as amended.

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

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

Date

NO.	REVISION	BY	DATE



R&R ENGINEERS SURVEYORS, INC.

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

WWW.RRENGINERS.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/CHK: CJJ
NAME	

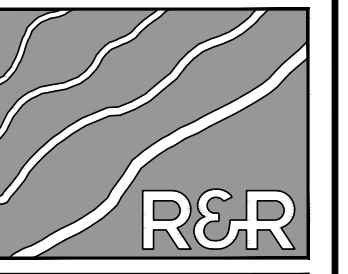
COVER SHEET

NO. **C1.0**



Know what's below.
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NO.	REVISION	BY	DATE



R&R ENGINEERS-SURVEYORS, INC.

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

WWW.RRENGINERS.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:	GWJ	CHKD:	CJJD
NAME			

GENERAL NOTES

NO. **C1.1**

COUNTY GENERAL NOTES:

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

GENERAL DRAINAGE & GRADING NOTES:

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

COUNTY SIGNING AND STRIPING NOTES:

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

PROJECT GENERAL NOTES:

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

GENERAL UTILITY NOTES:

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

STANDARD UTILITY DETAILS:

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

P:\P\14\22249\PROPOSED\MAYBERRY\PLING NO. 4\CURRENT\TRACT 4 - MAYBERRY\PLING NO. 3\ENGINEERING\1. DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\M22249 - NOTES.DWG - PLOT DATE: 1/20/2023 8:29:07 AM - BILL WALKER



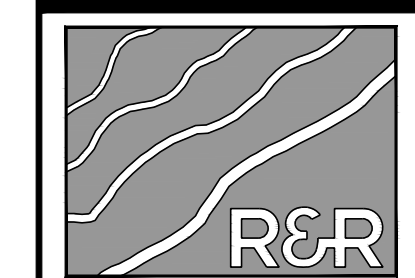
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ABBREVIATIONS

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	L	LEFT OR LITER
AWWA	AMERICAN WATER WORKS ASSOC	LSCP	LANDSCAPE
		LF	LINEAR FEET
		LP	LOW POINT OR LIGHT POLE
		LT	LIGHT
		MAINT	MAINTENANCE
		MAN	MANUAL
		MATL	MATERIAL
		MAX	MAXIMUM
		MECH	MECHANICAL
		MFR	MANUFACTURER
		MH	MANHOLE
		MIN	MINIMUM
		MISC	MISCELLANEOUS
		MJ	MECHANICAL JOINT
		N	NORTH
		NA	NON APPLICABLE
		NB	NORTHBOUND
		NIC	NOT IN CONTRACT
		NTS	NOT TO SCALE
		OC	ON CENTER
		OD	OUTER DIAMETER
		OH	OVERHEAD
		OHE	OVERHEAD ELECTRIC
		OPP	OPPOSITE
		OPT	OPTIONAL
		PB	POND BOTTOM
		PC	POINT OF CURVATURE
		PCC	POINT OF COMPOUND CURVE
		PCR	POINT OF CURVE RETURN
		PCO	PRESSURE CLEAN OUT
		PI	POINT OF INTERSECTION
		PE	POLYETHYLENE
		PIV	POST INDICATOR VALVE
		PL	PROPERTY LINE
		PREFAB	PREFABRICATED
		PRELIM	PRELIMINARY
		PREP	PREPARATION
		PROP	PROPOSED
		PRV	PRESSURE REDUCING VALVE
		PSF	POUNDS PER SQUARE FOOT
		PSI	POUNDS PER SQUARE INCH
		PT	POINT OF TANGENCY
		PVC	POLY VINYL CHLORIDE
		PVMT	PAVEMENT
		R	RIGHT OR RADIUS
		RCP	REINFORCED CONCRETE PIPE
		RD	ROOF DRAIN
		RE	REFERENCE
		RECT	RECTANGULAR
		REINF	REINFORCEMENT
		REQD	REQUIRED
		ROW	RIGHT-OF-WAY
		SAN	SANITARY SEWER
		SB	SOUTHBOUND
		SD	STORM DRAIN
		SECT	SECTION
		SF	SQUARE FEET
		SH	SHEET
		SHLR	SHOULDER
		SI	SQUARE INCH
		SPD	STANDARD PROCTOR DENSITY SPECIFICATIONS
		SPEC	SPECIFICATIONS
		SQ	SQUARE
		SS	SANITARY SEWER
		SST	STAINLESS STEEL
		ST	STORM
		STA	STATION
		STD	STANDARD
		STM	STORM SEWER
		SWMP	STORM WATER MANAGEMENT PLAN
		SY	SQUARE YARD
		SYM	SYMMETRICAL
		T	TEE
		TB	THRUST BLOCK
		TBC	TOP-BACK OF CURB
		TC	TOP OF CURB
		TELE	TELEPHONE
		TEMP	TEMPORARY
		TOB	TOP OF BANK
		TOC	TOP OF CONCRETE
		TOT	TOTAL
		TRANS	TRANSITION
		TW	TOP OF WALL
		TYP	TYPICAL
		UBC	UNIFORM BUILDING CODE
		UGE	UNDERGROUND ELECTRICAL
		UTIL	UTILITY
		VERT	VERTICAL
		VC	POINT OF VERTICAL CURVATURE
		W	WIDE OR WIDTH
		WJ	WITH
		W/O	WITHOUT
		W, WAT	WATER
		WB	WESTBOUND
		WSE	WATER SURFACE ELEVATION
		WV	WATER VALVE
		X SECT	CROSS SECTION
		XING	CROSSING
		YHD	YARD HYDRANT

MASTER LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	LOT LINE	
	RIGHT OF WAY	
	CENTERLINE	
	FLOOD PLAIN	
	LIMITS OF DISTURBANCE	
	SWALE / STREAM FLOWLINE	
	OVERFLOW RELIEF PATH	
	FENCE LINE	
	EASEMENT	
	EDGE OF PAVEMENT	
	VERTICAL CURB AND GUTTER	
	MOUNTABLE CURB AND GUTTER	
	SPILL GUTTER	
	TRANSITION GUTTER	
	CONCRETE SIDEWALK	
	100-YR HGL	
	5-YR HGL	
	HANDICAP PARKING	
	SIGHT TRIANGLE	
	SIGN(S)	
	PARKING COUNT INDICATOR	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	SPOT ELEVATION	
	RIP RAP	
	WATER LINE	
	WATER METER	
	WATER VALVE	
	WATER REDUCER	
	FIRE HYDRANT	
	SANITARY LINE	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM SEWER PIPE	
	STORM SEWER MANHOLE	
	STORM SEWER INLET	
	STORM SEWER FLARED END SECTION	
	STORM SEWER HEADWALL	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	UTILITY POLE	
	STREET LIGHT	
	CABLE TV SERVICE	
	TELECOM SERVICE	
	FIBER OPTIC SERVICE	
	NATURAL GAS SERVICE	
	DRY UTILITIES ALIGNMENT	
	TRANSFORMER & PEDESTAL	
	TREE	
	TREE LINE	



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MAYBERRY - 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

LEGEND & ABBREVIATIONS

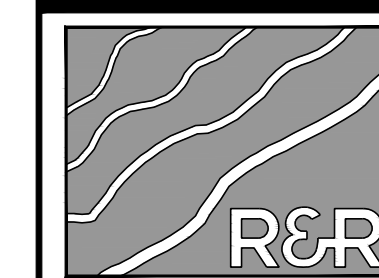
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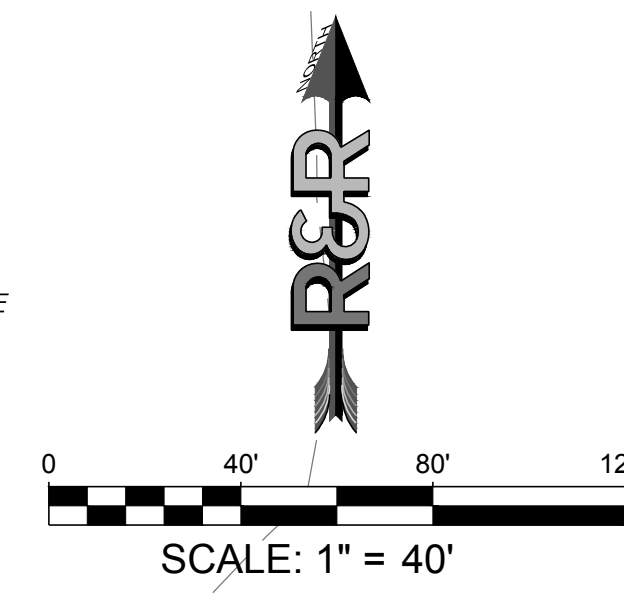
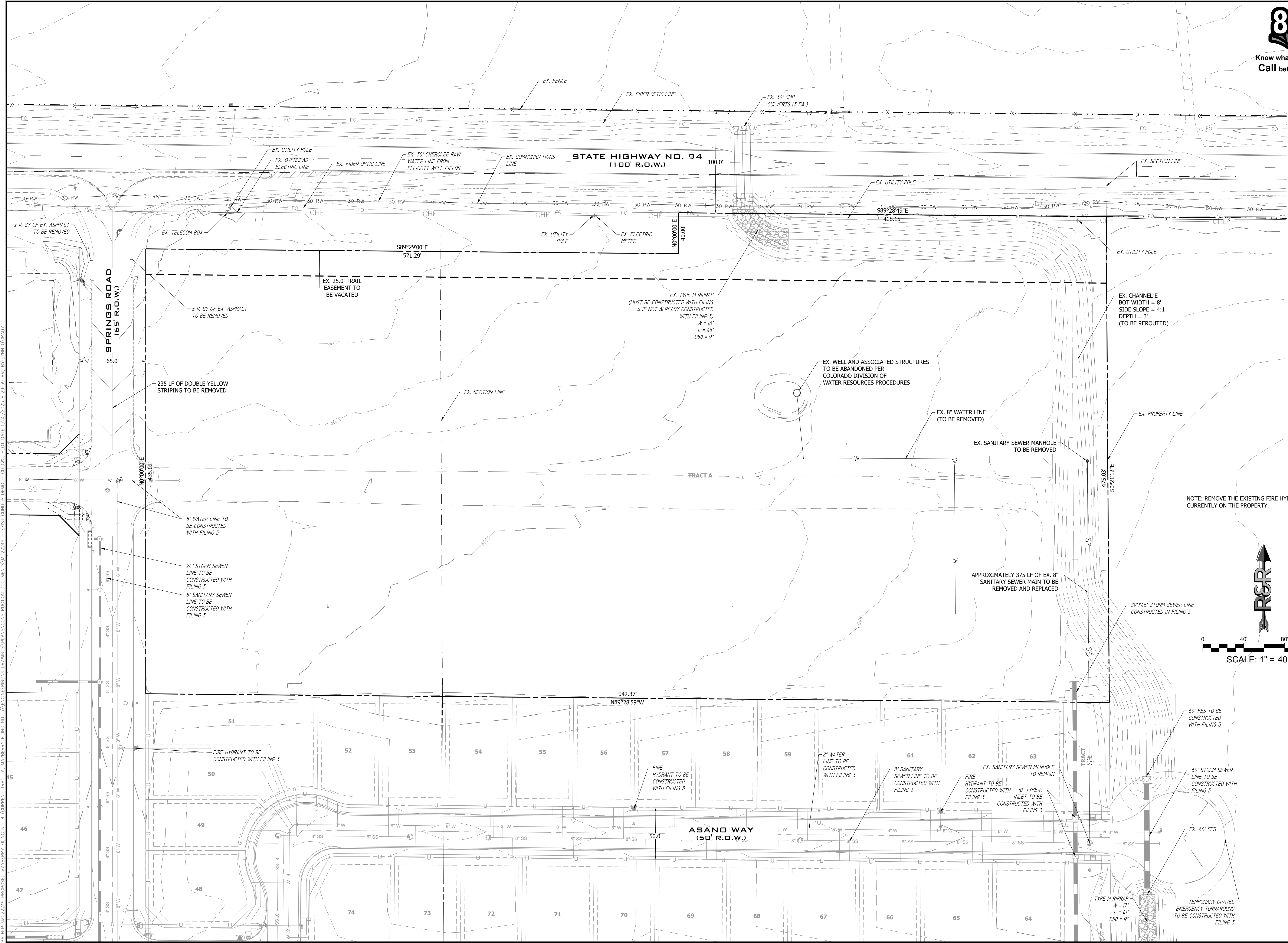


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EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

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

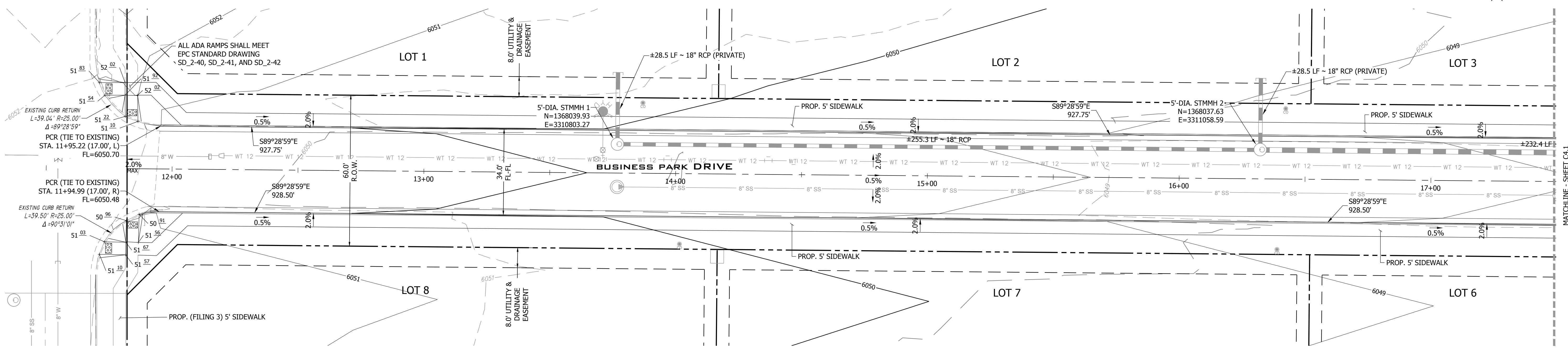
EXISTING
CONDITIONS &
DEMO PLAN

NO. **C2.0**

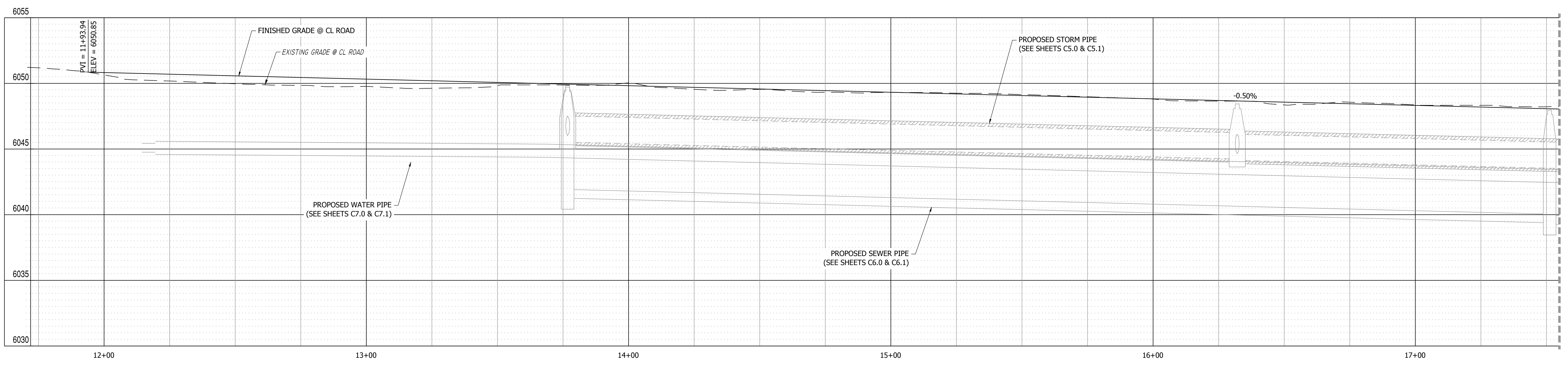


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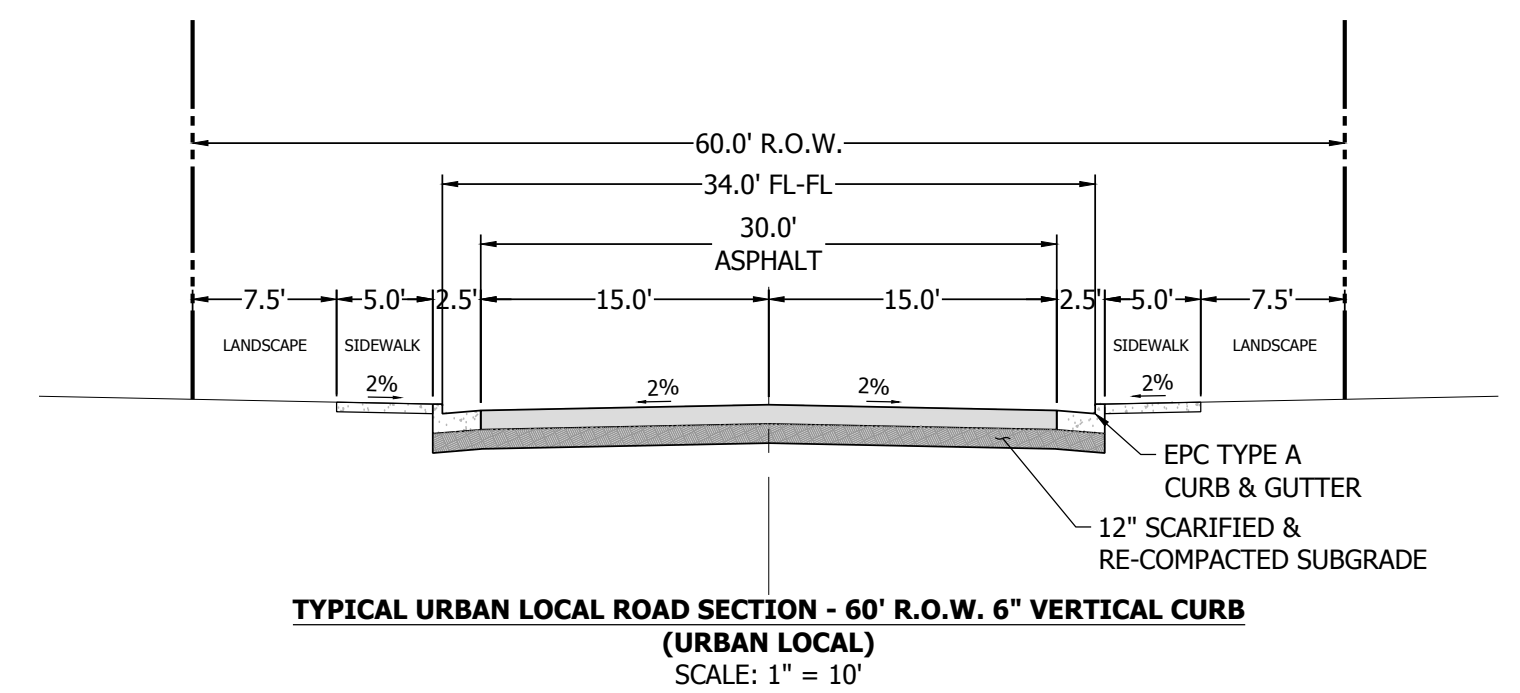
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BUSINESS PARK DRIVE PLAN VIEW 12+25.00 TO 17+50.00
 URBAN LOCAL, 60' R.O.W., 34.00' FL-FL, 25 MPH
 SCALE: 1" = 20'



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'

811
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0 20' 40' 60'
 HORIZ. SCALE: 1" = 20'

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JOB NO.	MC22249
ORG. SUBM. DATE	04/05/2023
DWN:	GWJ
CHKD:	CJD
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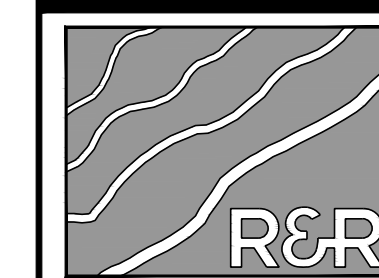
BUSINESS PARK DRIVE PLAN & PROFILE - WEST

NO. **C4.0**



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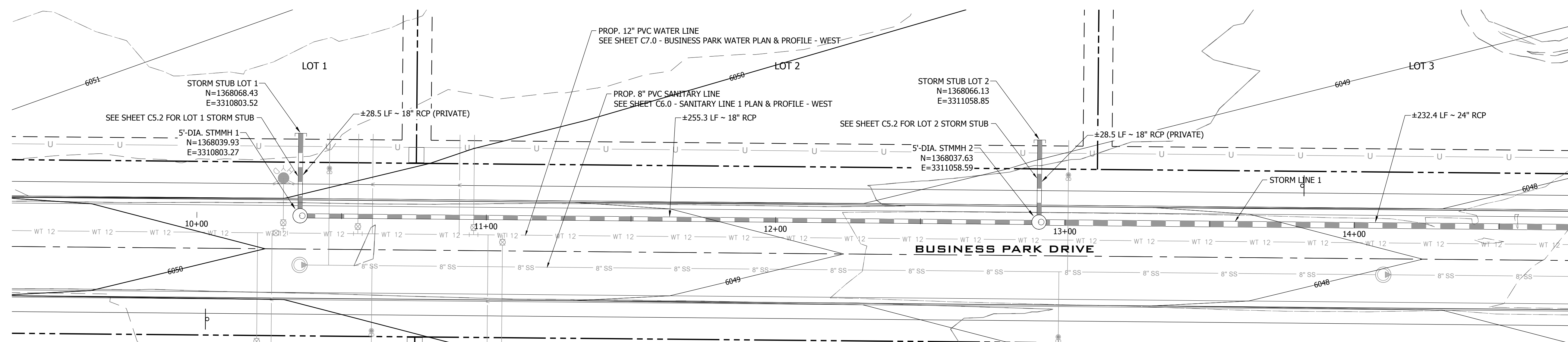


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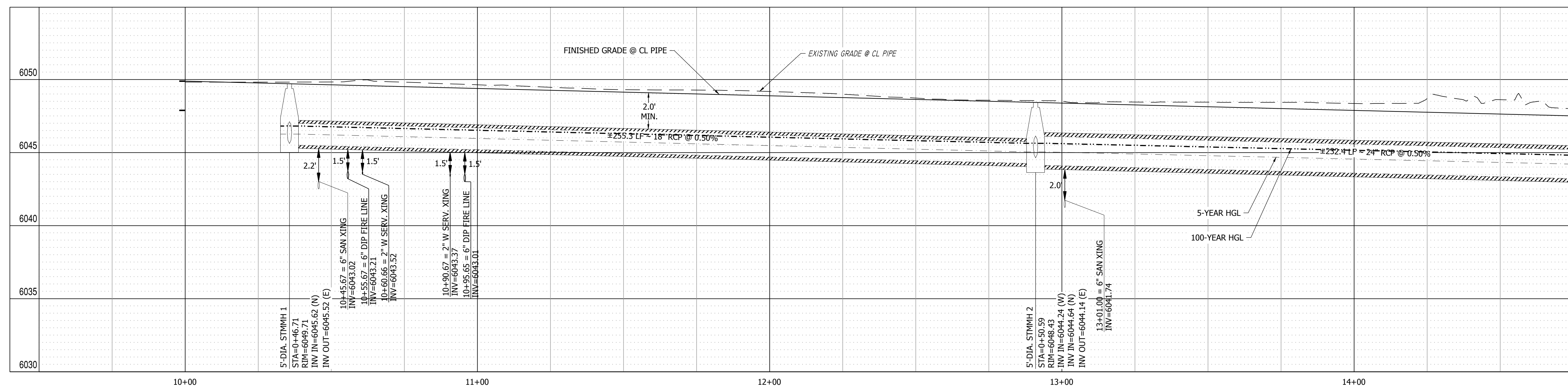
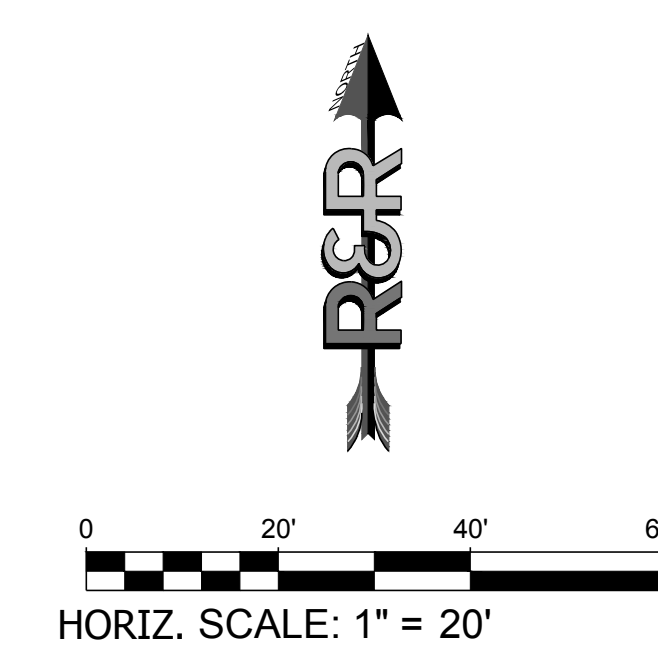
CONSTRUCTION DOCUMENTS
 JOB NO. MC22249
 ORG. SUBM. DATE 04/05/2023
 DWN: GWH CHKD: CJD

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'



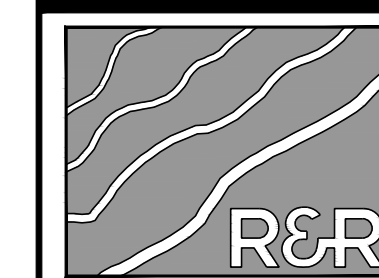
STORM LINE 1 PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

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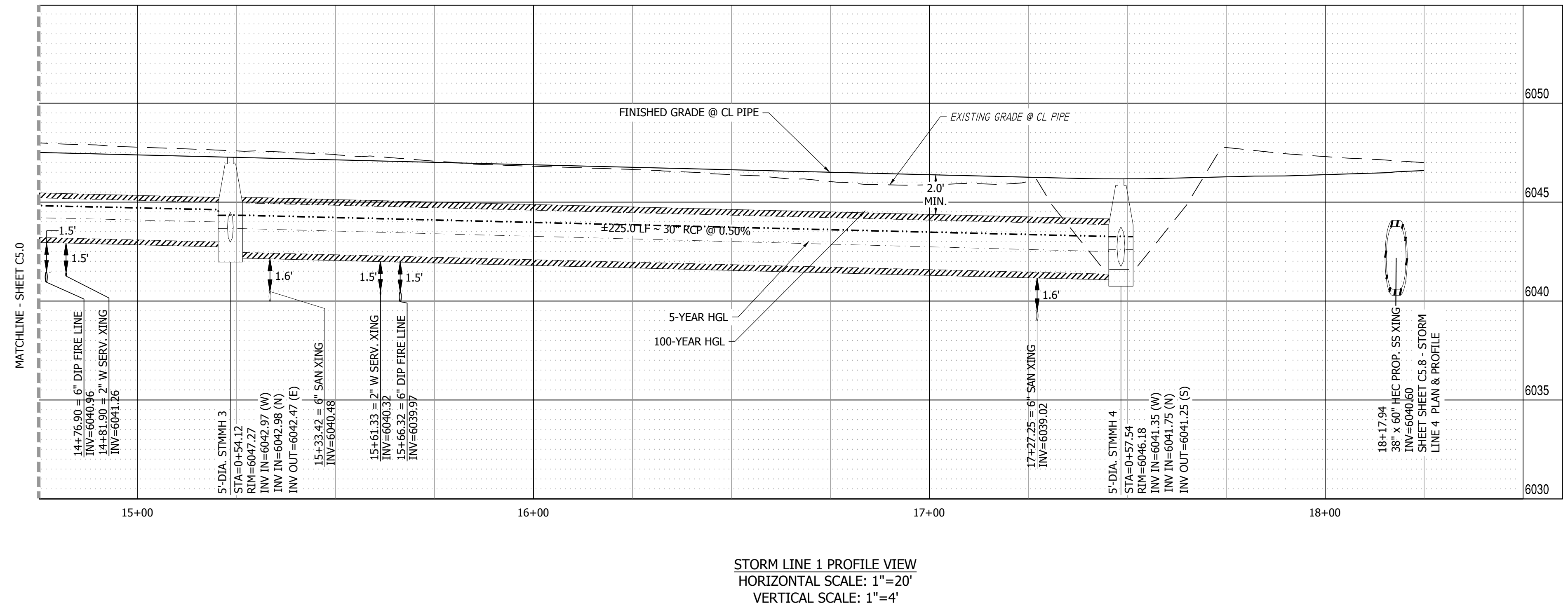
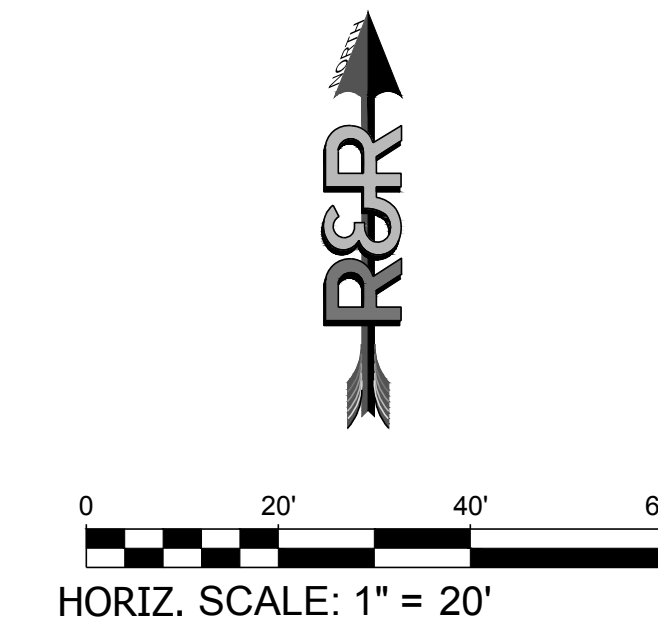
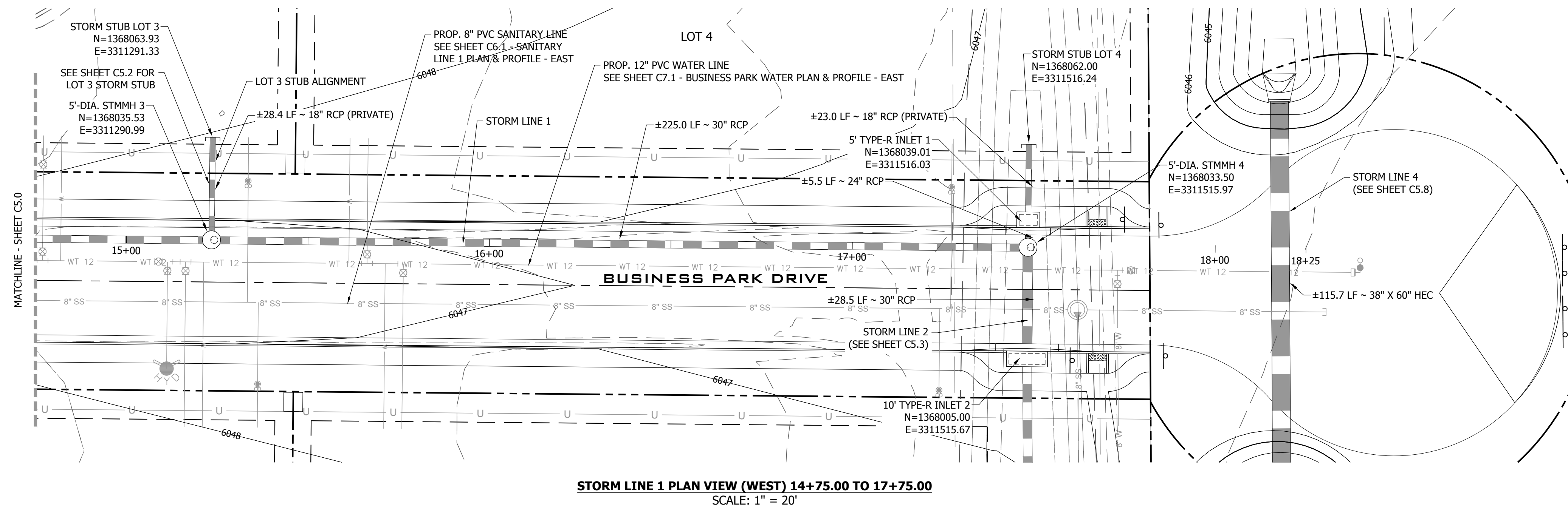
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

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

STORM LINE 1
PLAN & PROFILE -
EAST

NO.
C5.1

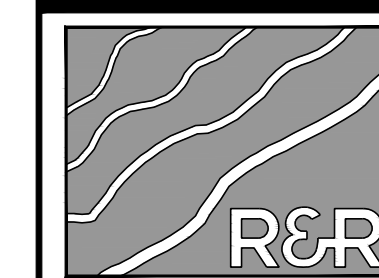


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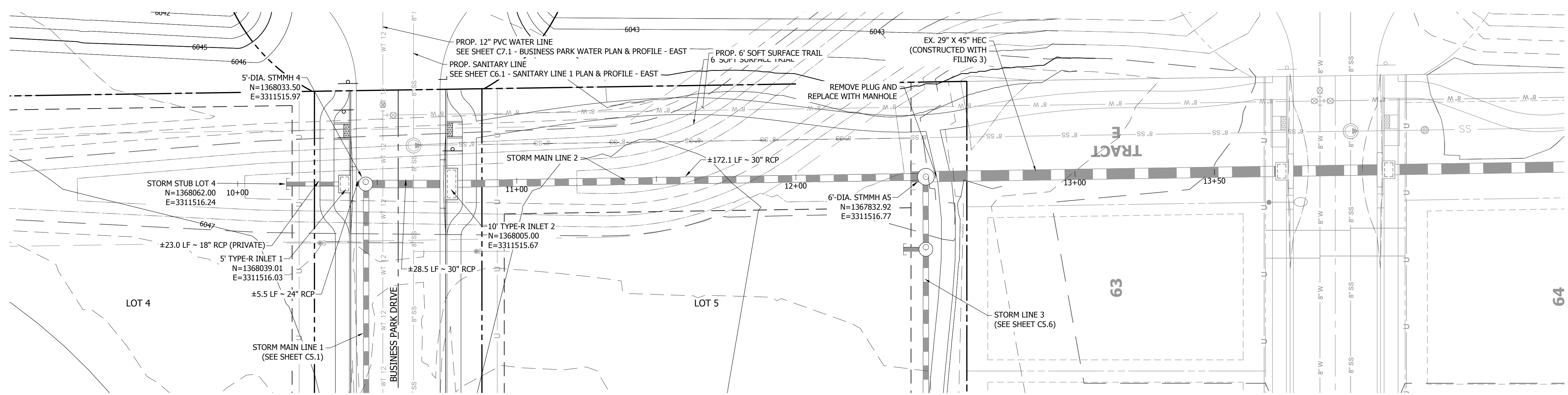


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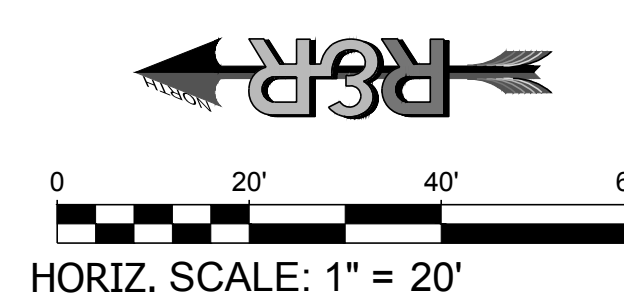
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 JOB NO. MC22249
 ORG. SUBM. DATE 04/05/2023
 DWN: GWH CHKD: CJD
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LOT 4 STUB & STORM LINE 2 PLAN & PROFILE

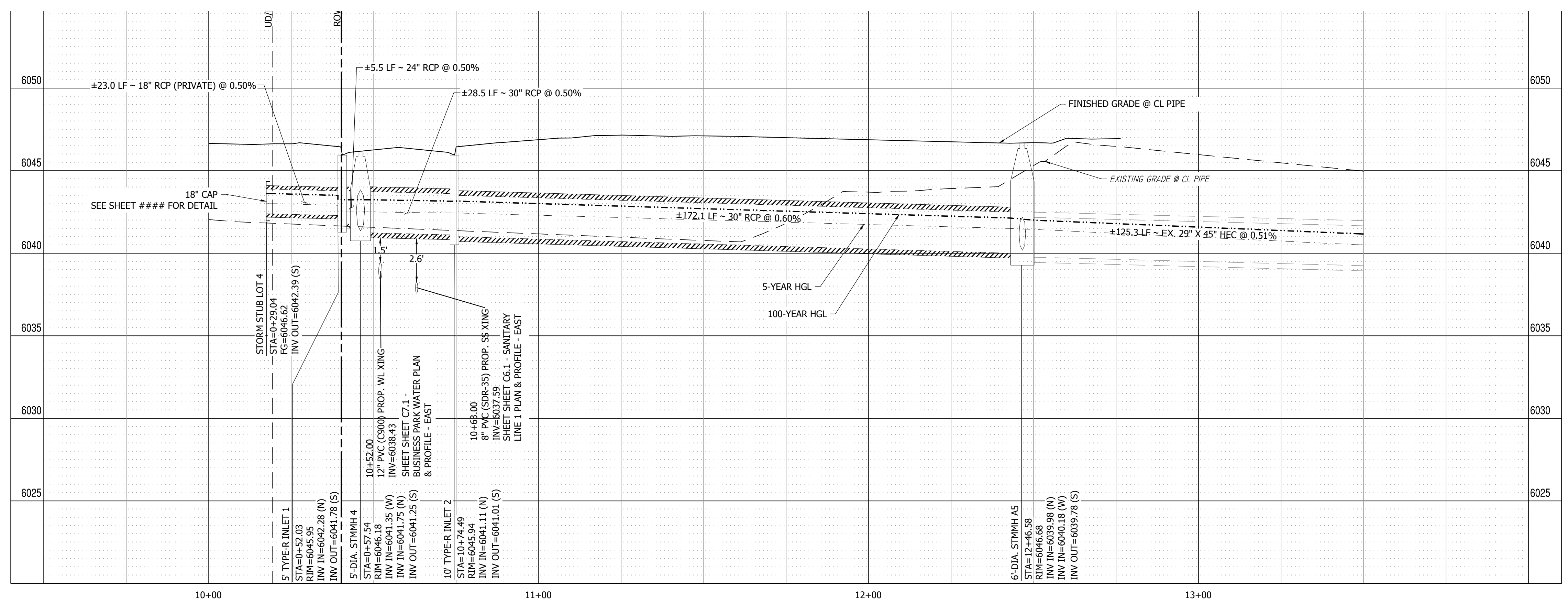
NO. **C5.3**



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.

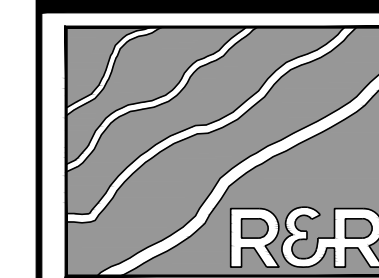
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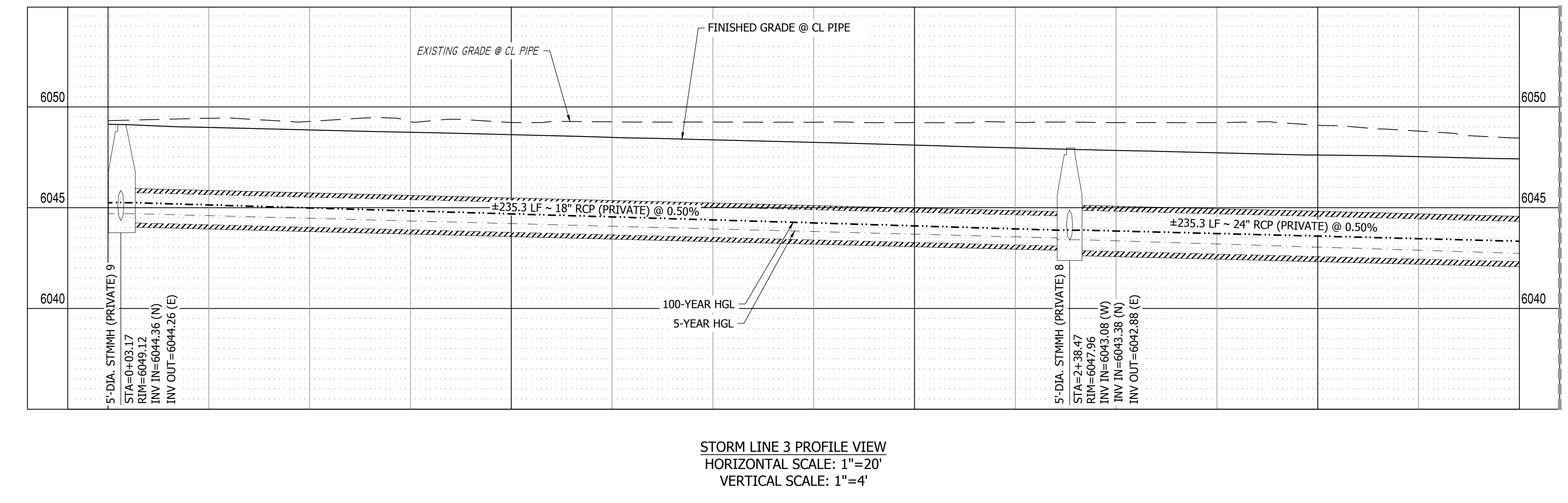
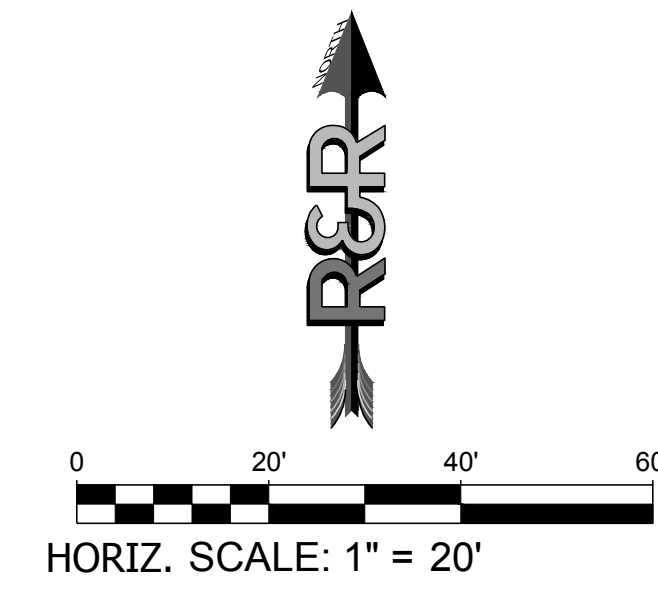
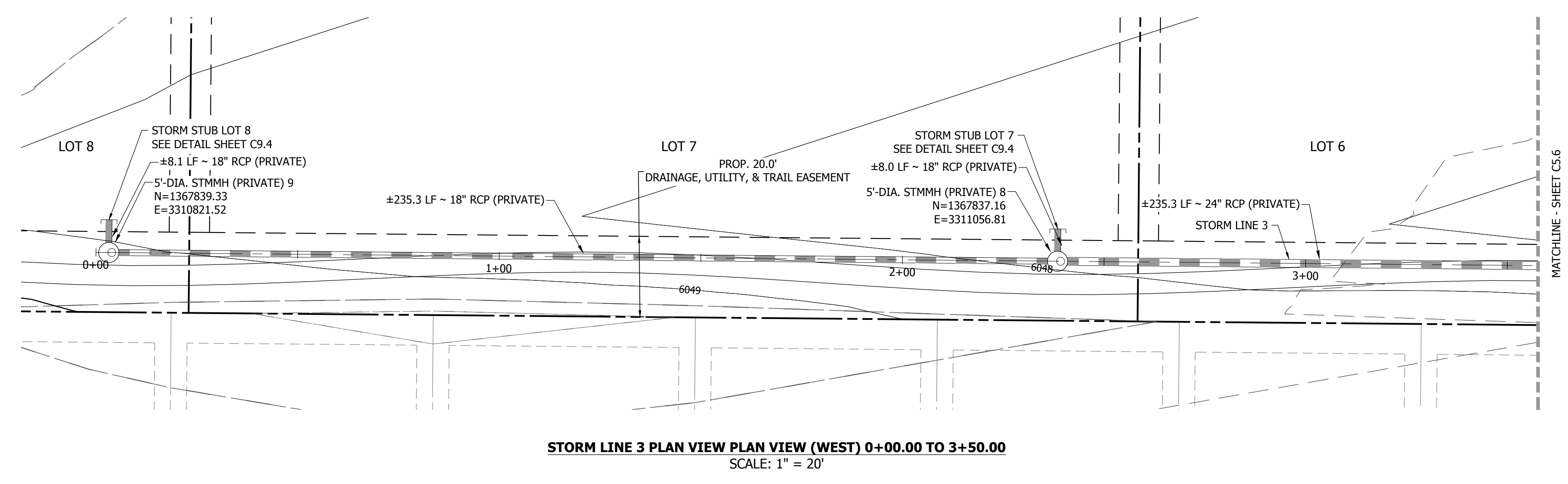


MAYBERRY - FILING NO. 4
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
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CALHAN, CO 80808

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

**STORM LINE 3
PLAN & PROFILE -
WEST**

NO. **C5.4**

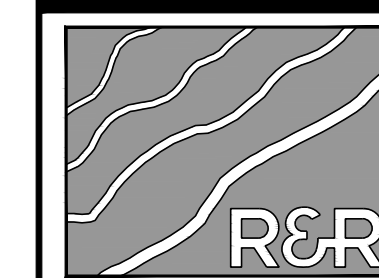


- NOTES:
- SEE SHEET C5.4 FOR PERFORATED RISER PIPE AND CAP DETAIL. THIS IS THE INTERIM CONDITION UNTIL EACH LOT IS SOLD AND DEVELOPED.
 - IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO REMOVE STORM CAP AND RISER PIPE DURING CONSTRUCTION.
 - PROVIDE TRACER WIRE & MARKER AT GRADE FOR ALL STORM PLUGS.



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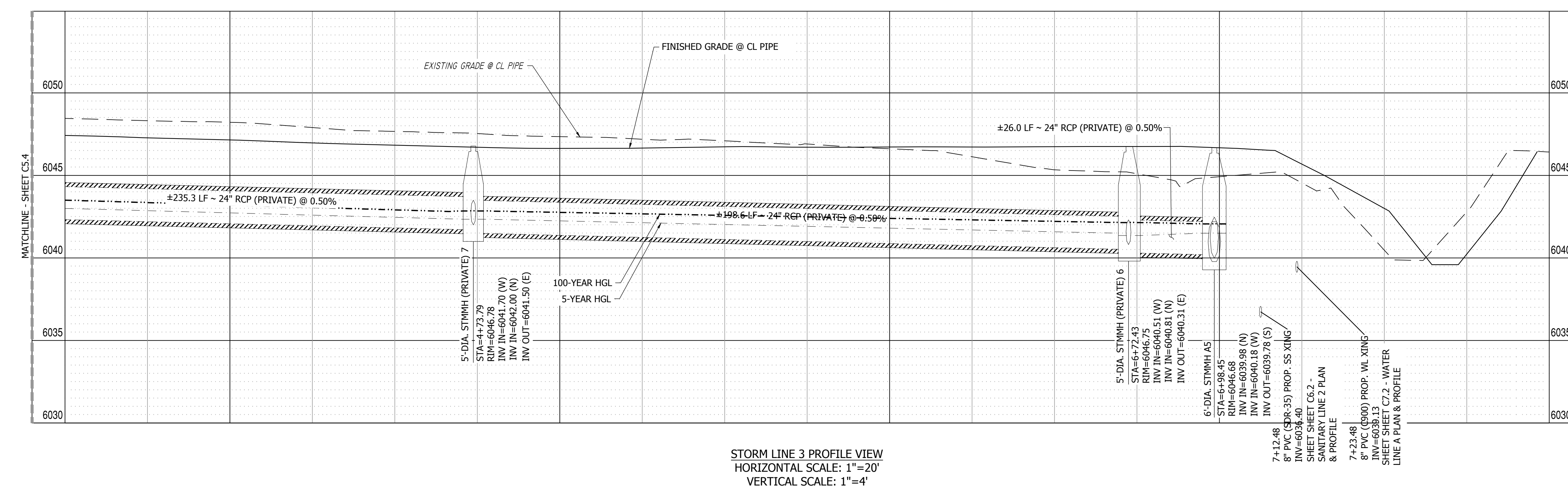
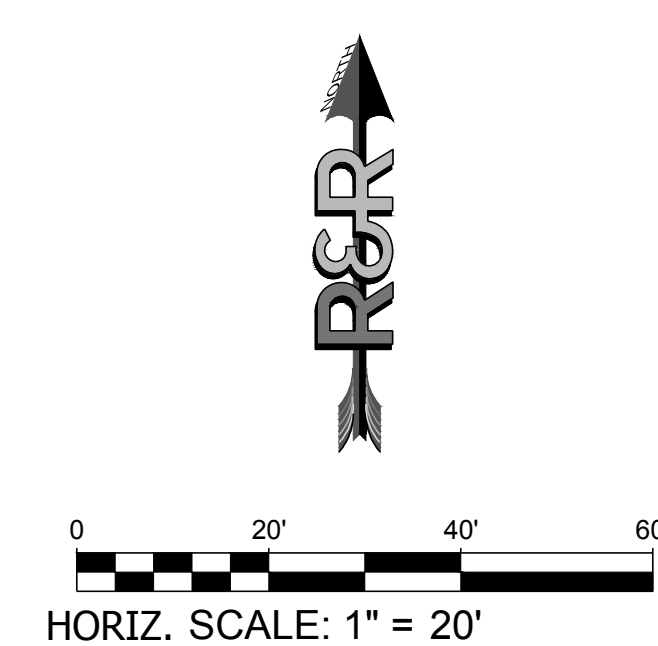
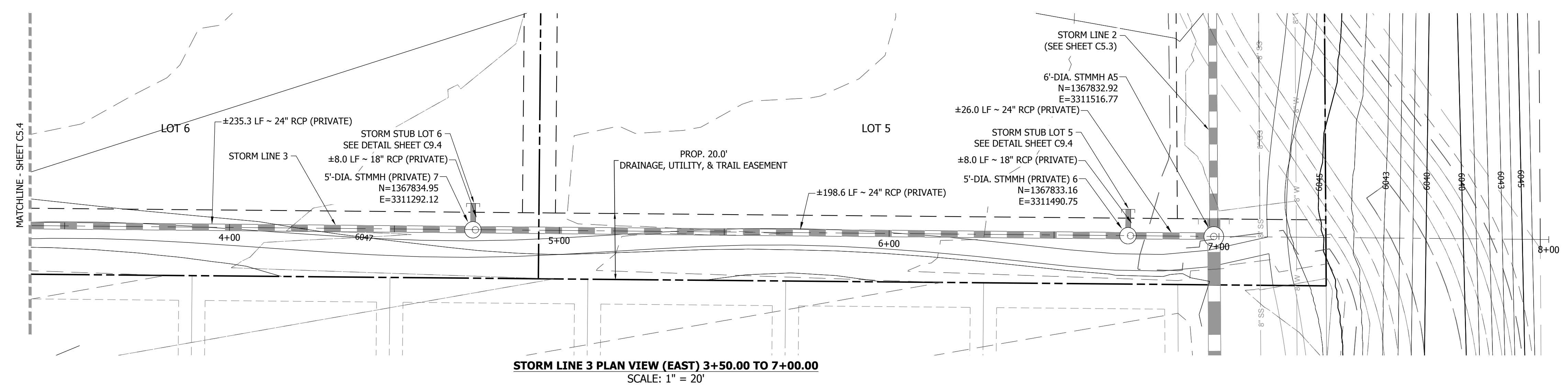


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 EL PASO COUNTY
 PREPARED FOR: MAYBERRY COMMUNITIES, LLC
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 CALHAN, CO 80808

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

STORM LINE 3
PLAN & PROFILE - EAST

NO. **C5.5**



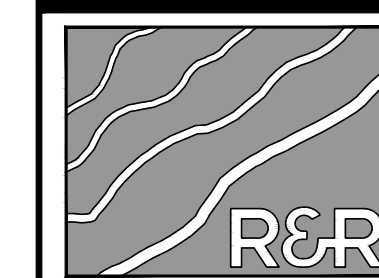
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- NOTES:
- SEE SHEET C9.4 FOR PERFORATED RISER PIPE AND CAP DETAIL. THIS IS THE INTERIM CONDITION UNTIL EACH LOT IS SOLD AND DEVELOPED.
 - IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO REMOVE STORM CAP AND RISER PIPE DURING CONSTRUCTION.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



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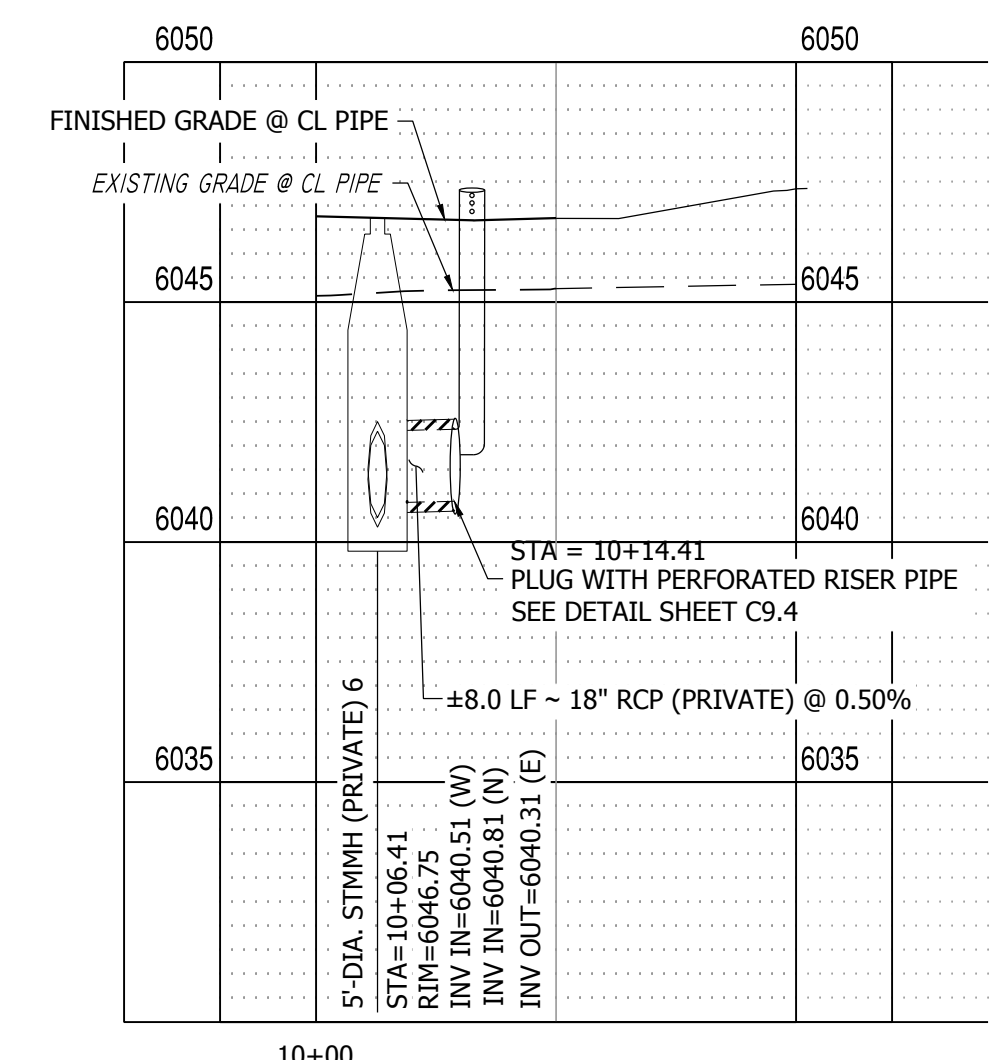
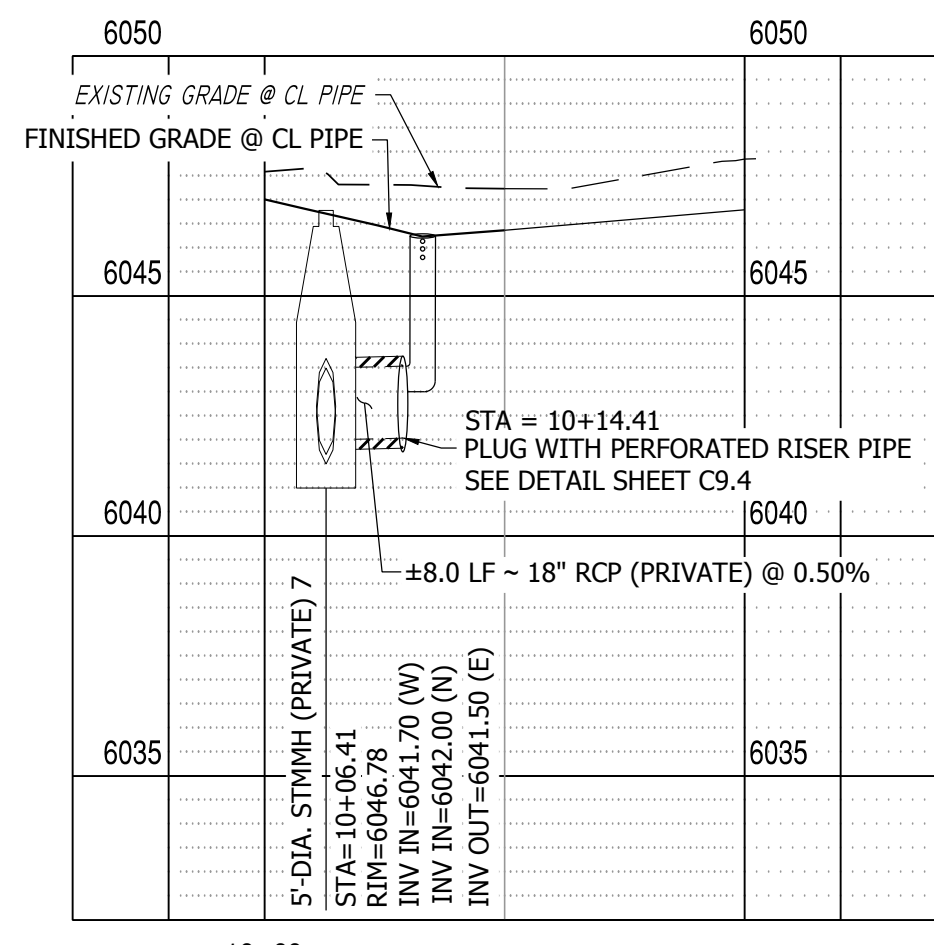
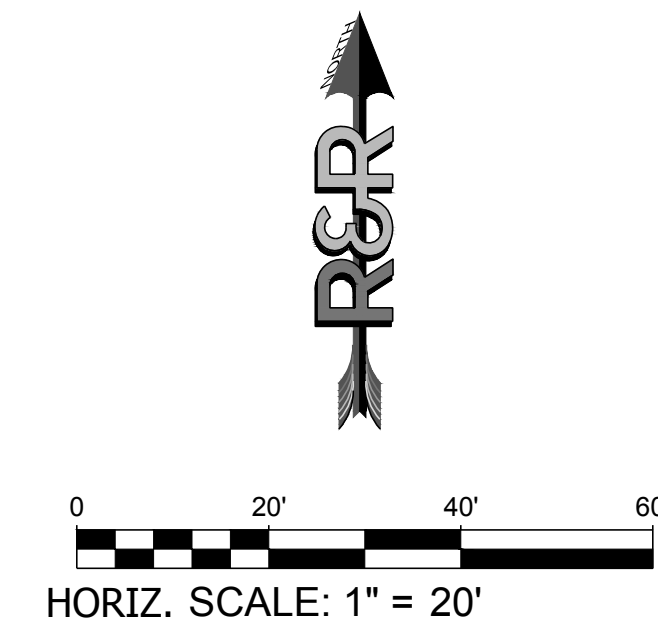
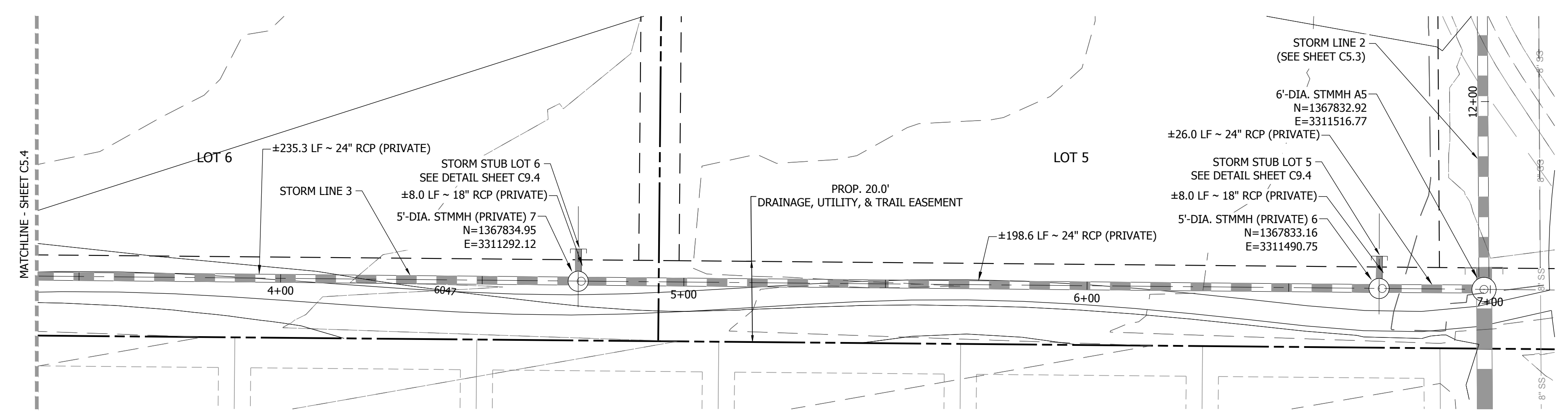


MAYBERRY - FILING NO. 4
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

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

LOT 5-6 STORM STUBS PLAN & PROFILE

NO. **C5.6**



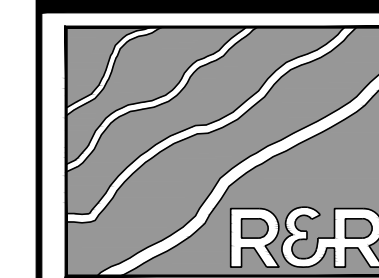
- NOTES:
- SEE SHEET C9.4 FOR PERFORATED RISER PIPE AND CAP DETAIL. THIS IS THE INTERIM CONDITION UNTIL EACH LOT IS SOLD AND DEVELOPED.
 - IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO REMOVE STORM CAP AND RISER PIPE DURING CONSTRUCTION.
 - TEMPORARY STORM PIPE CAPS TO BE EJP PIPE PLUG K-7 OR EQUIVALENT TO PREVENT SEDIMENT FROM ENTERING STORM SYSTEM.
 - PROVIDE TRACER WIRE & MARKERS AT GRADE FOR ALL STORM PIPES.

P:\P\16\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: 1/20/2023 8:34:25 AM BY: LINA COJADY



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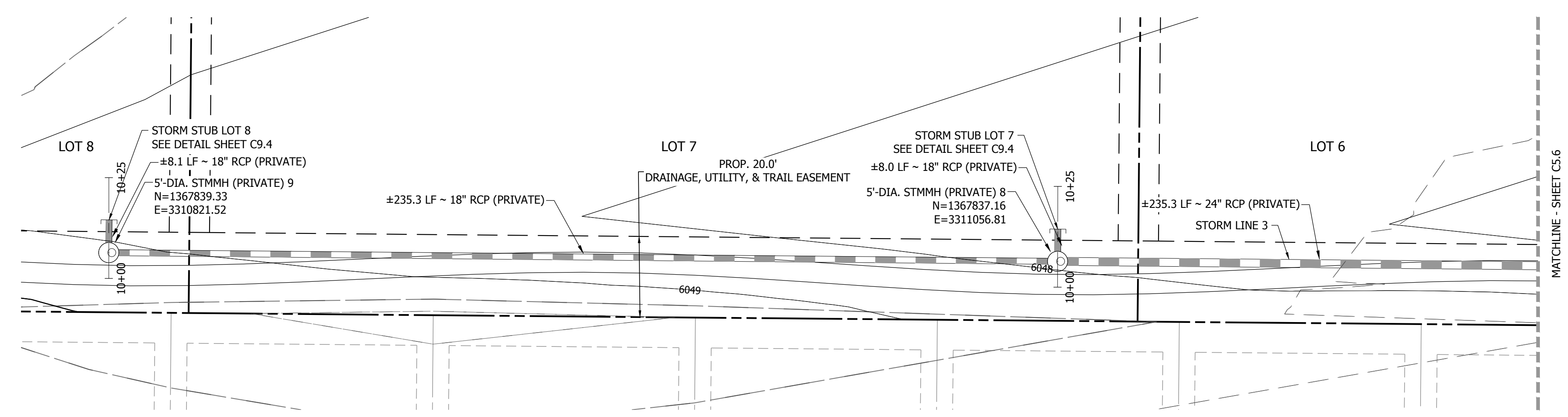
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

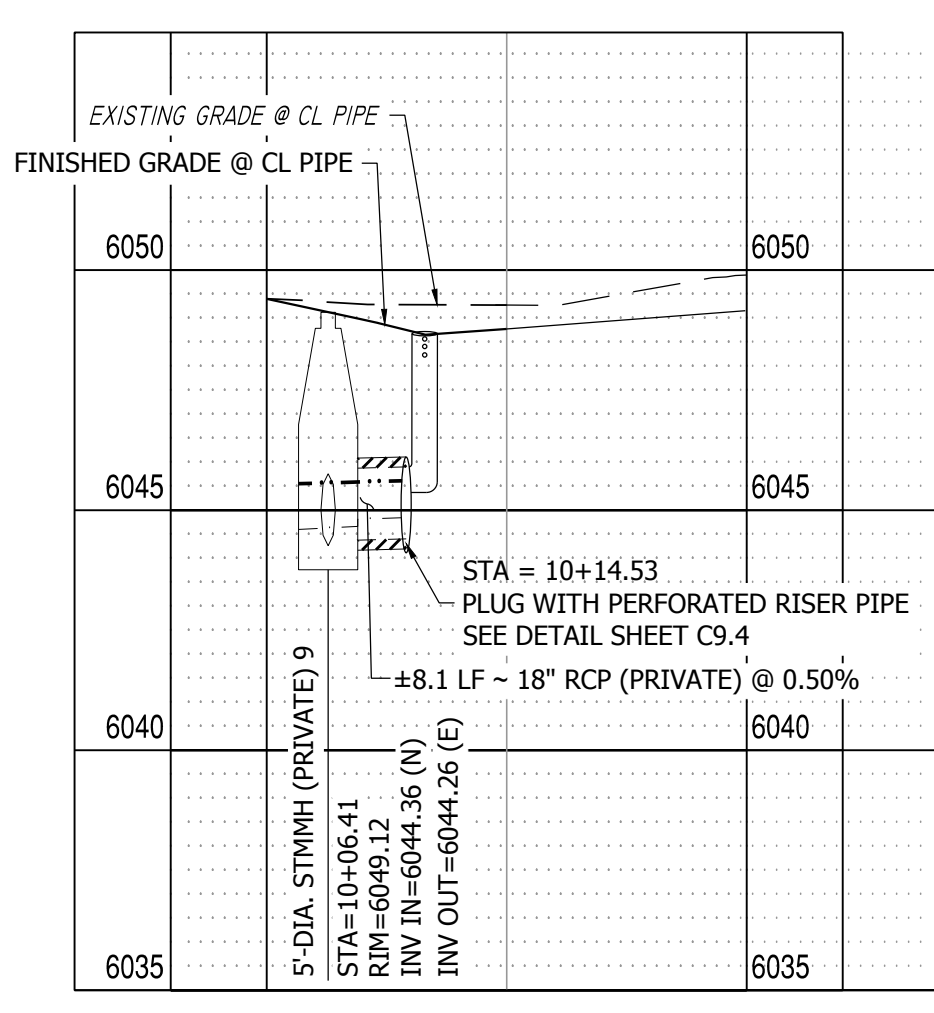
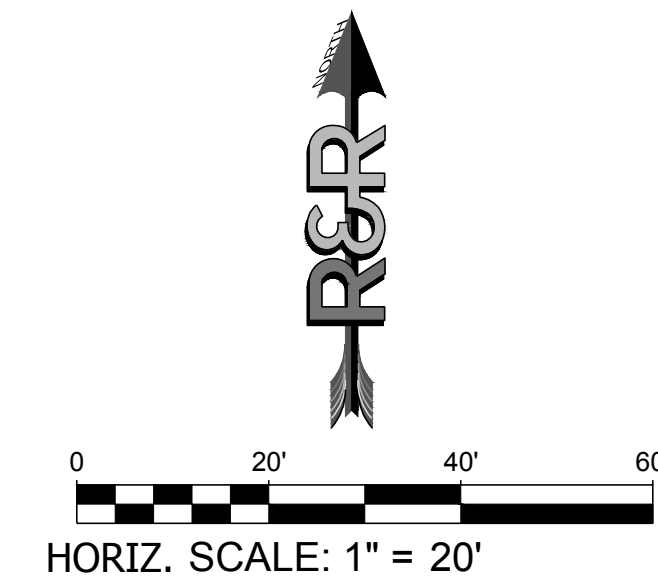
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22249
ORG. SUBM. DATE	04/05/2023
DWN:	GWH
CHKD:	CJD
NAME	

LOT 7-8 STORM STUBS PLAN & PROFILE

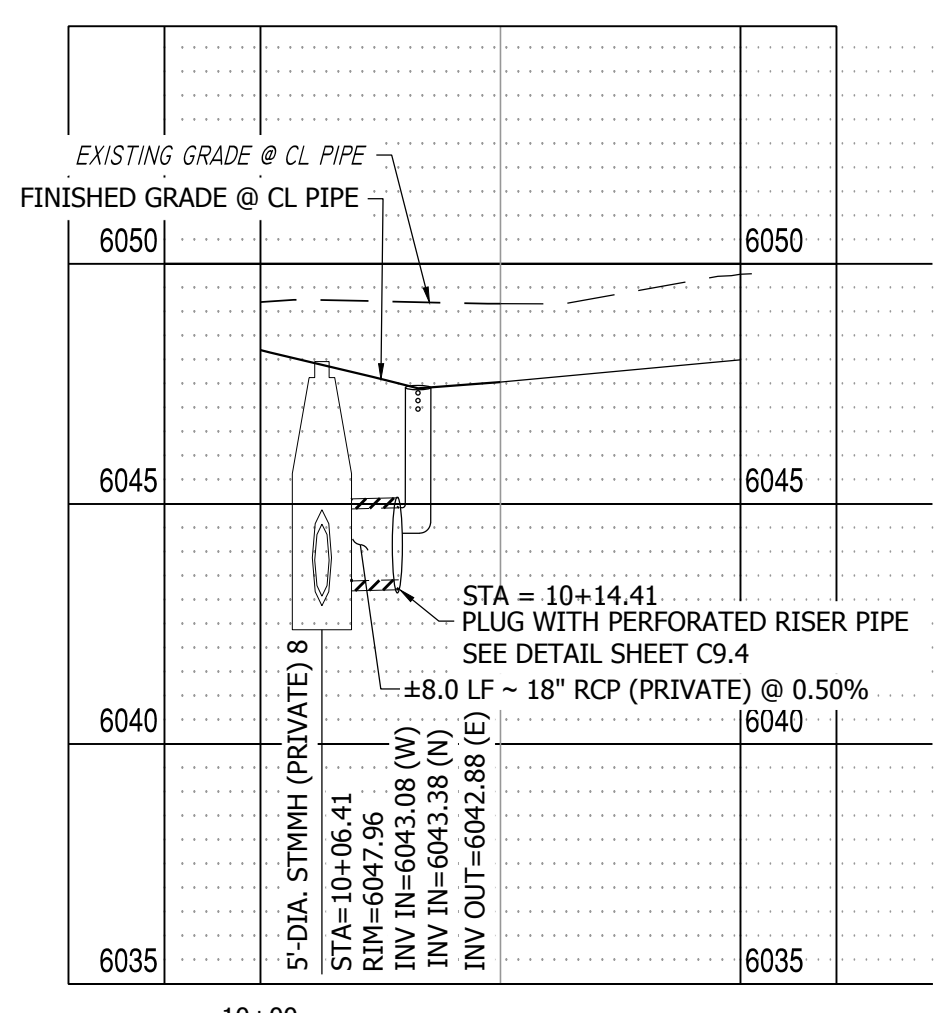
NO. **C5.7**



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.
 - 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.

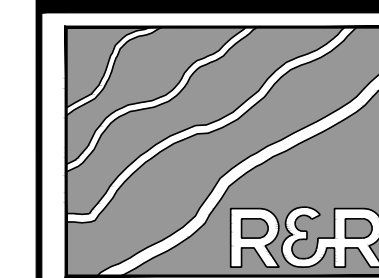
P:\P\1622249 - PROPOSED MAYBERRY - FILING NO. 4 (CURRENT TRACT A, MAYBERRY) - FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\1622249 - STORM P&P - CD.DWG, PLOT DATE: 1/20/2023 8:34:39 AM, BY: LINA COSADY

PATH:\V22249 PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3) ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS V22249 - STORM P&P - CD.DWG, PLOT DATE: 1/20/2023 8:34:52 AM BY: LINA COJADY



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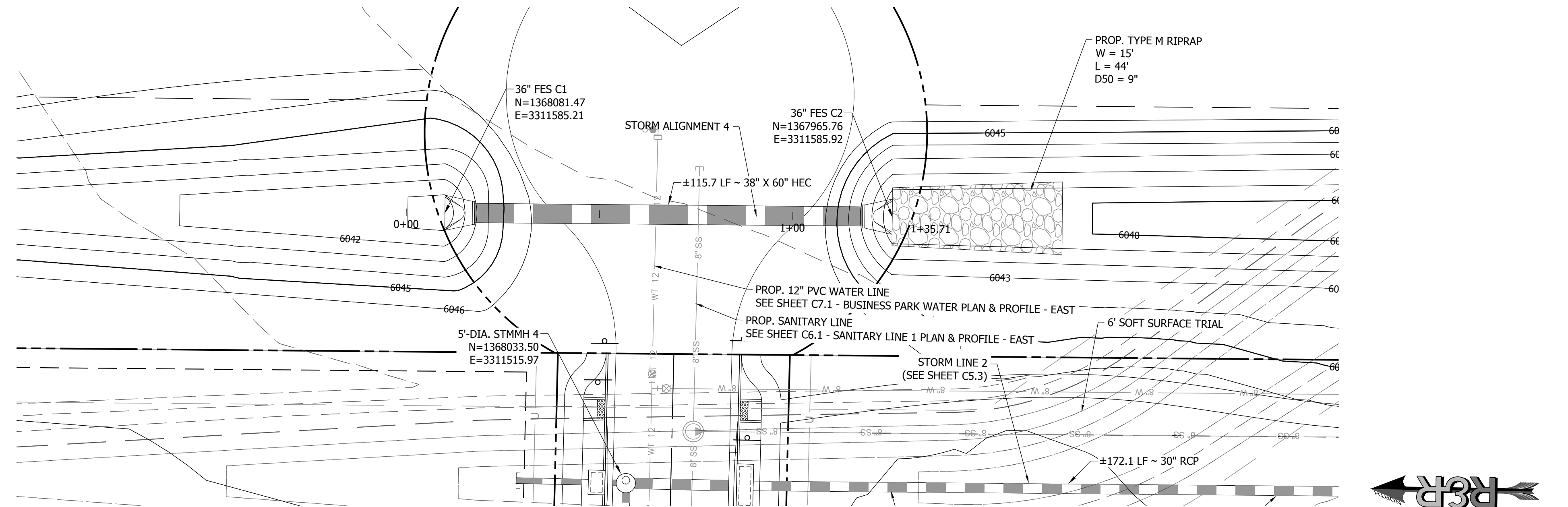


MAYBERRY - FILING NO. 4
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

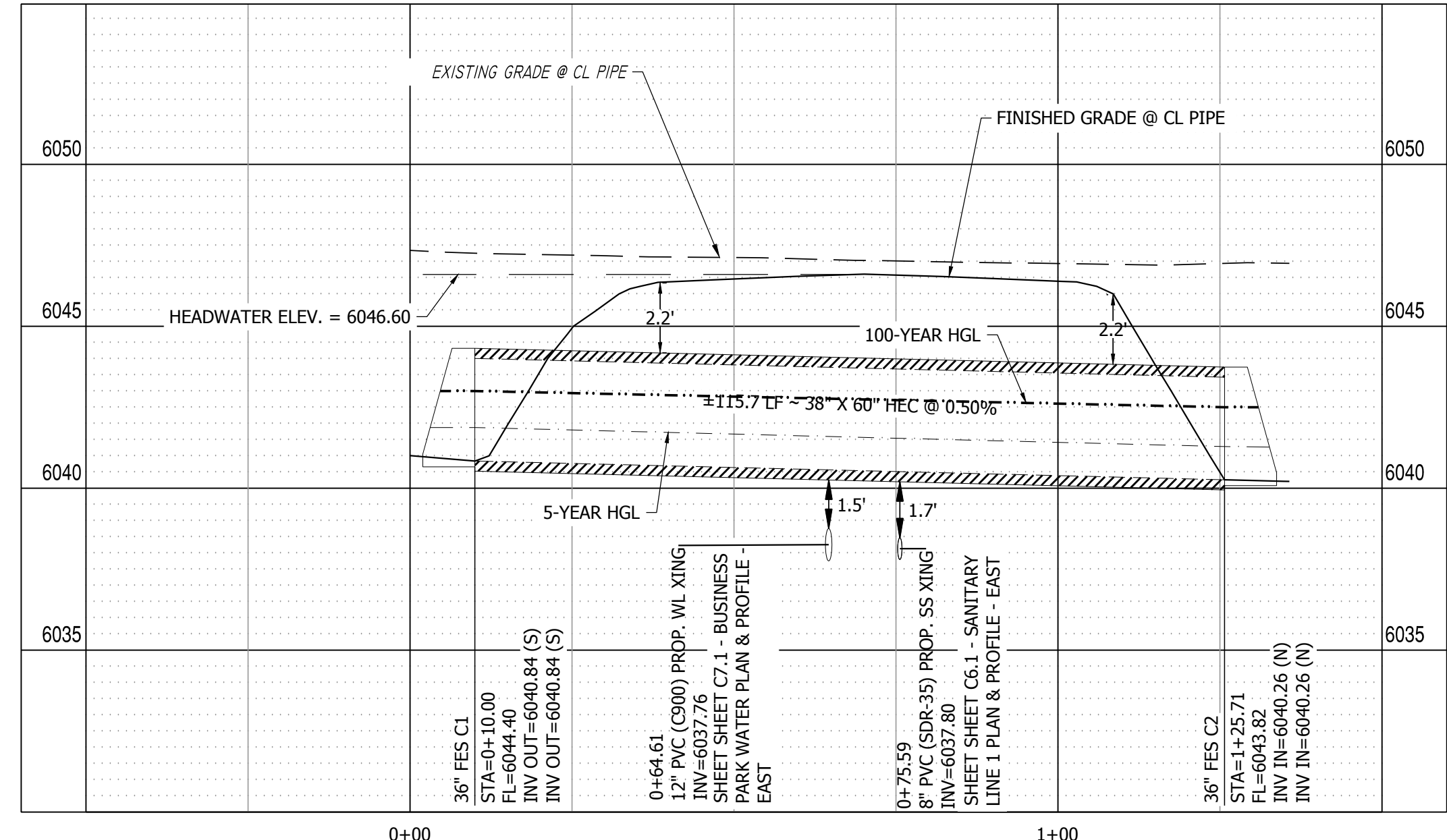
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD

STORM LINE 4
PLAN & PROFILE

NO. **C5.8**



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

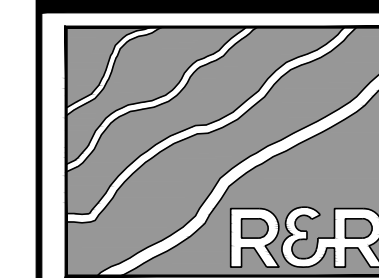


STORM LINE 4 PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



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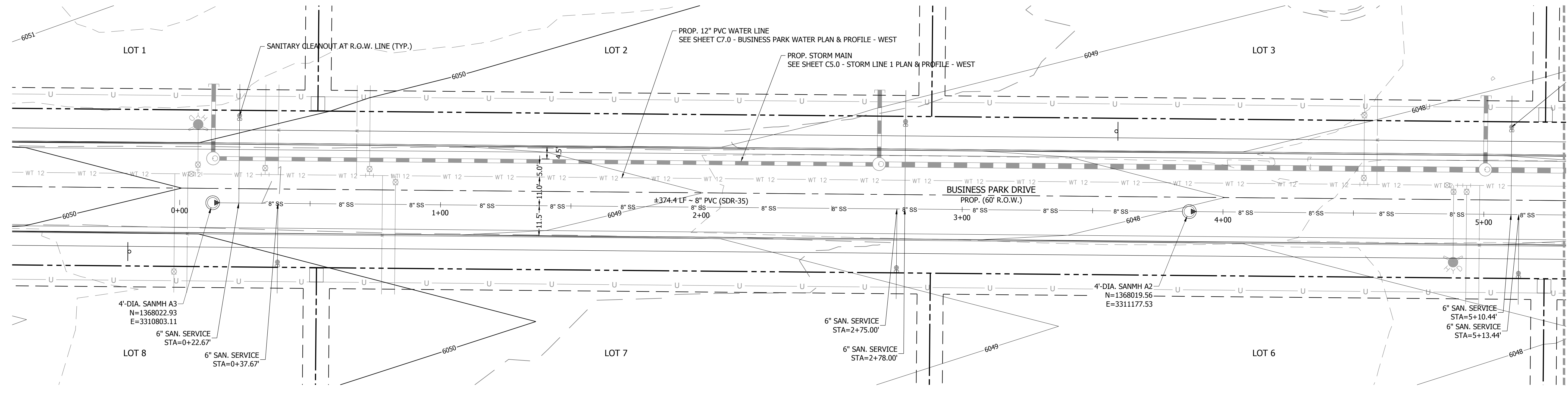


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 CALHAN, CO 80808

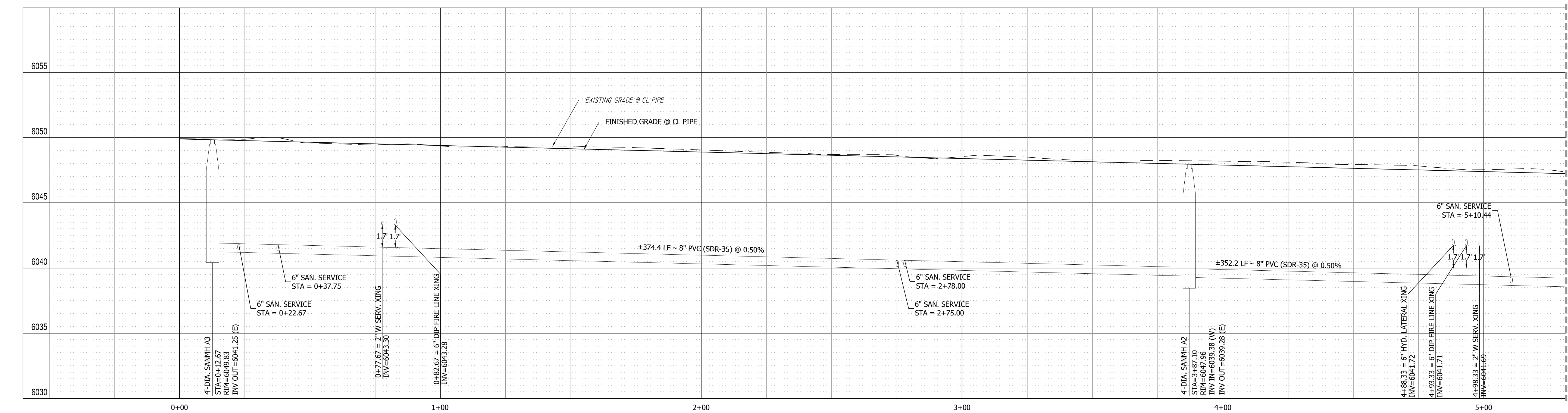
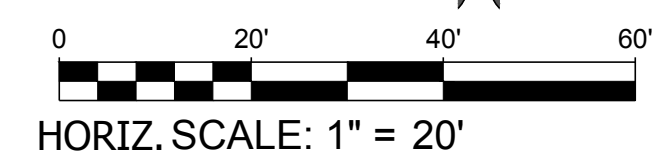
CONSTRUCTION DOCUMENTS
 JOB NO. MC22249
 ORG. SUBM. DATE 04/05/2023
 DWN: GWH CHKD: CJD
 NAME

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'

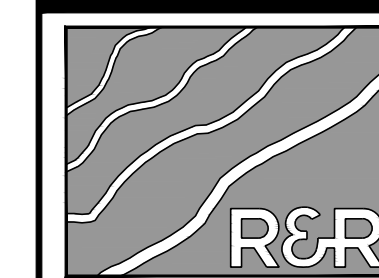
NOTES:
 1. SEE SHEETS C9.0 - C9.4 FOR UTILITY DETAILS.
 2. PROVIDE TRACER WIRE & MARKERS AT GRADE FOR ALL SERVICE STUBS.
 3. CENTER SANITARY SERVICE AND WATER STICK OF PIPES OVER CROSSINGS.

PLAN: MC22249 PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3) ENGINEER'S DRAWINGS PLANS CONSTRUCTION DOCUMENTS MC22249 - SAN 2&P - CD.DWG PLOT DATE: 1/30/2023 8:35:25 AM BY: LYN O'GRADY



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MAYBERRY - FILING NO. 4

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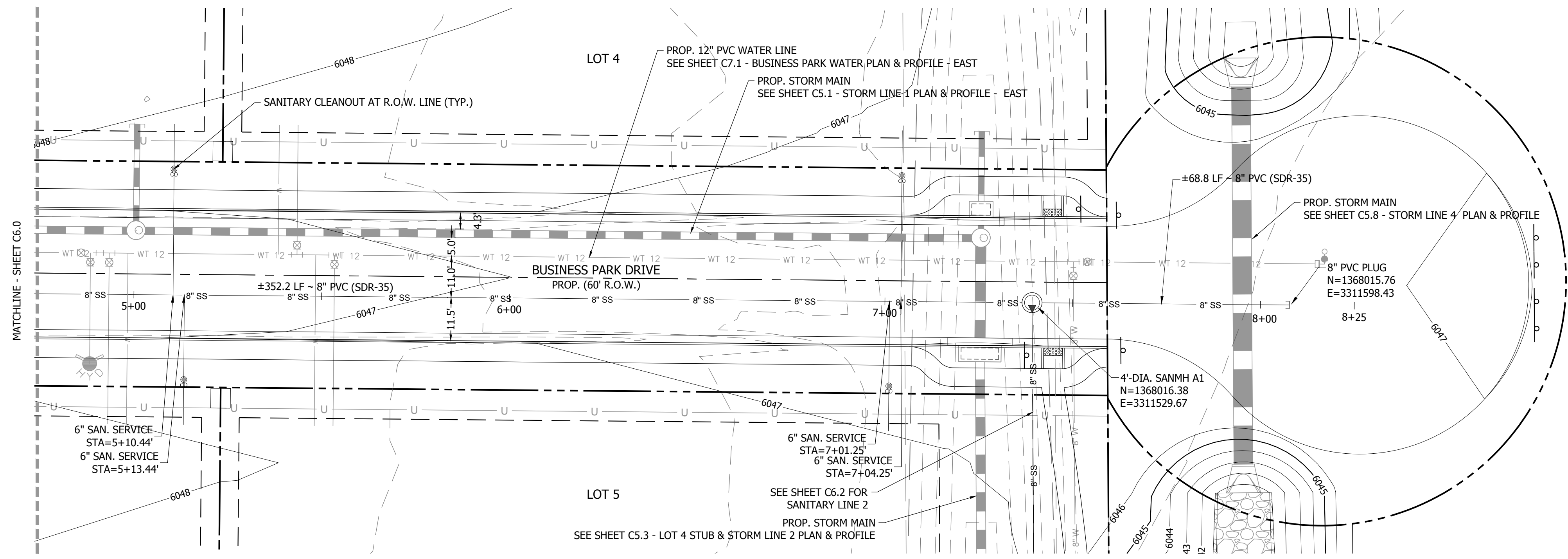
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

CONSTRUCTION DOCUMENTS

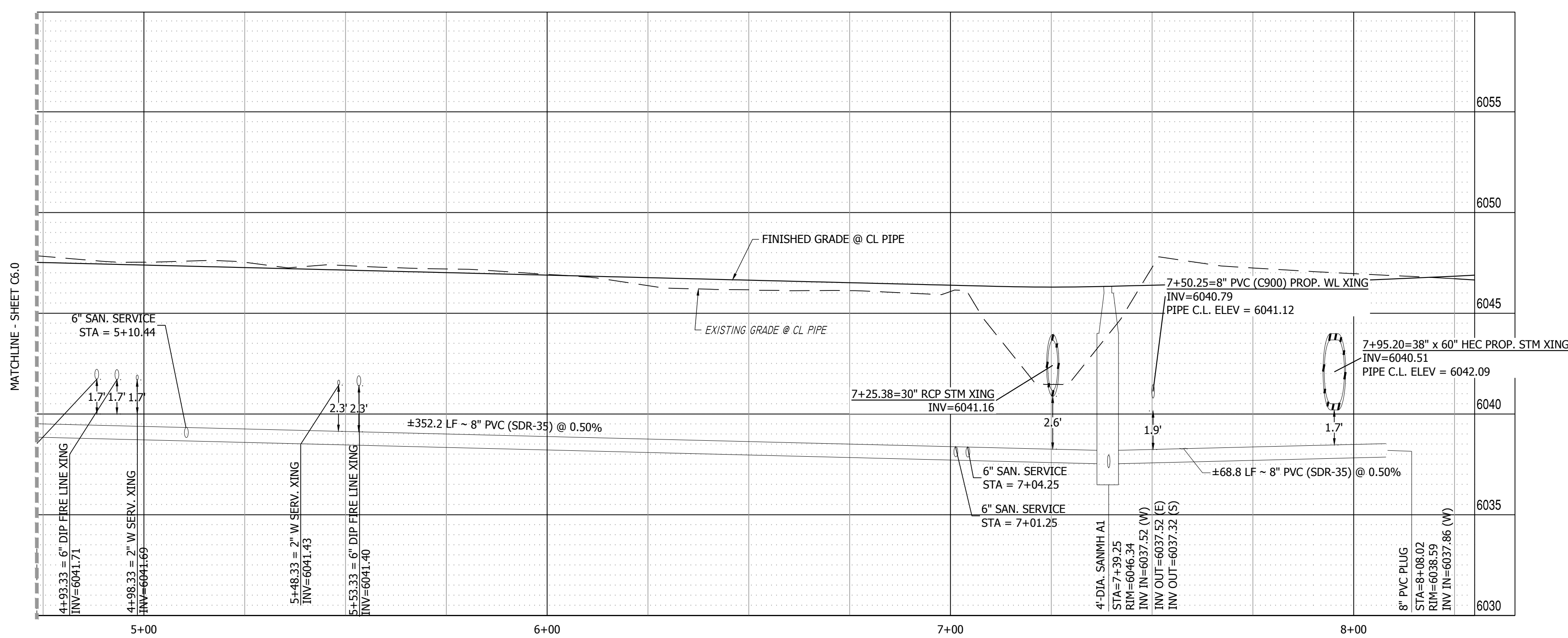
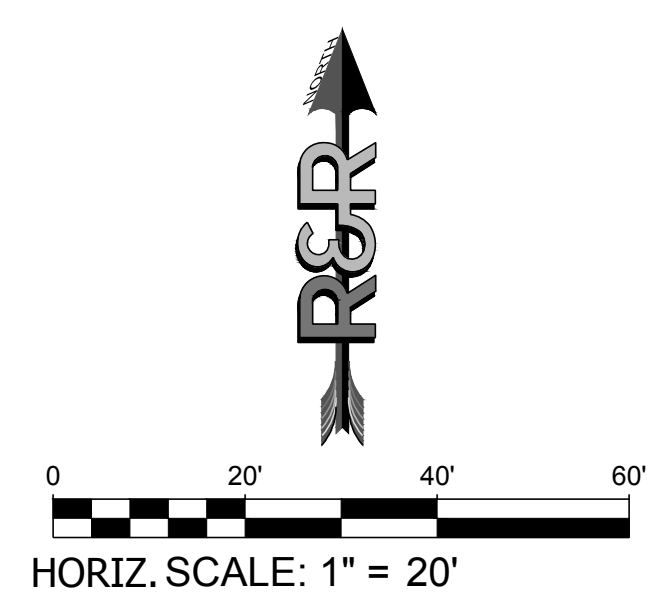
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD
NAME

SANITARY LINE 1
PLAN & PROFILE - EAST

NO. **C6.1**



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



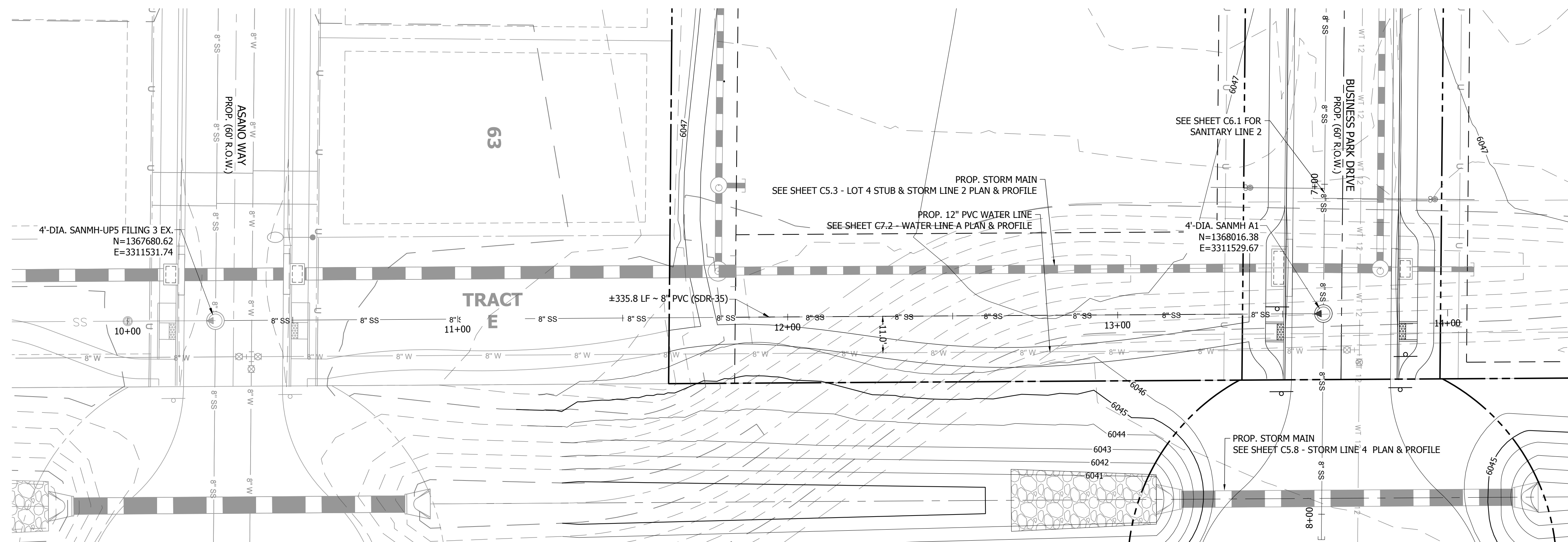
SANITARY LINE 1 PROFILE VIEW
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

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.

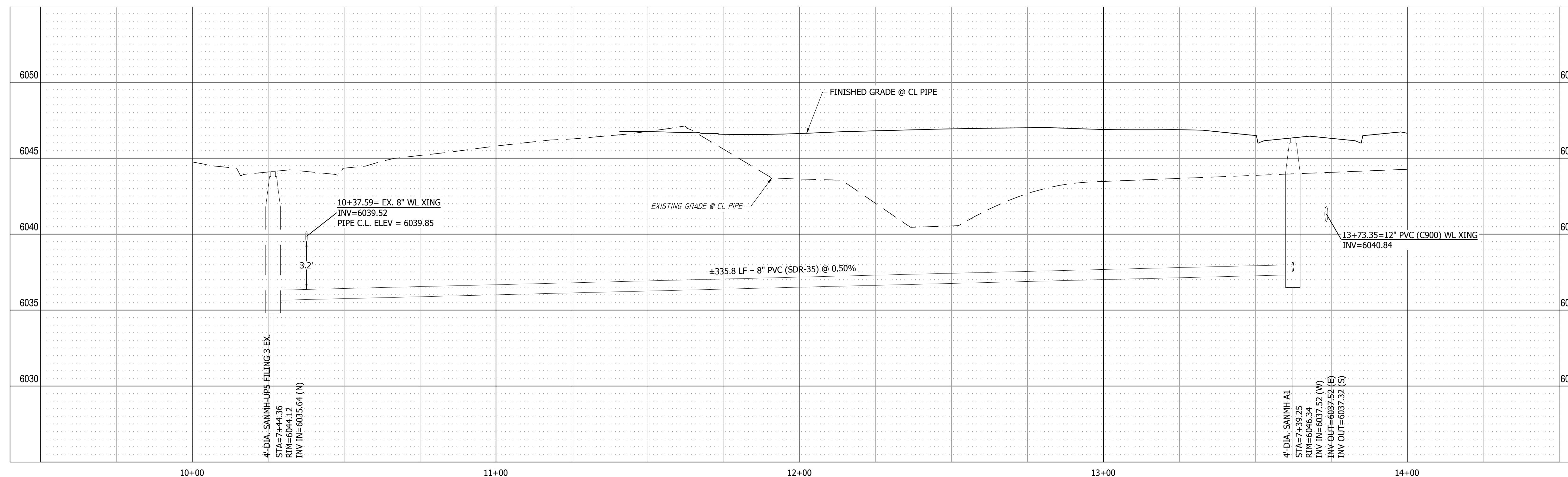
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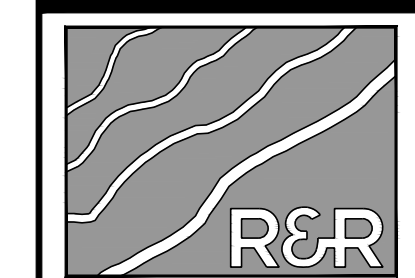
SANITARY LINE 2 PLAN VIEW
SCALE: 1" = 20'



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 STUBS.
3. CENTER SANITARY SERVICE AND WATER STICK OF PIPES OVER CROSSINGS.

NO.	REVISION	BY	DATE



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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 CHK: CJD
NAME

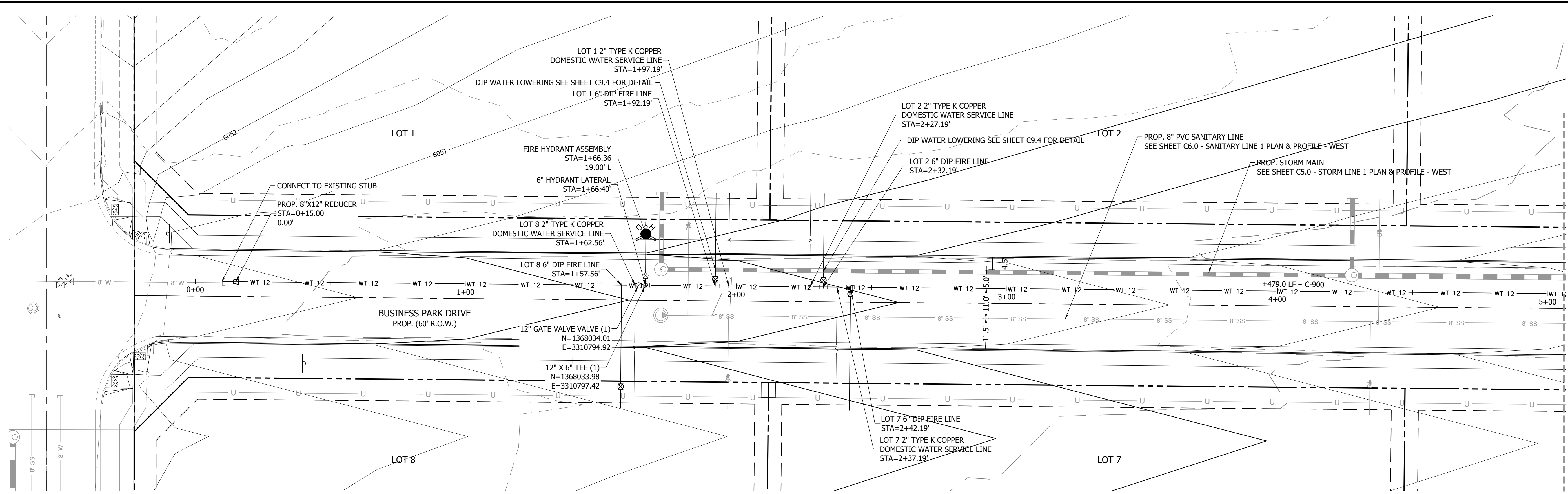
SANITARY LINE 2
PLAN & PROFILE

NO.
C6.2

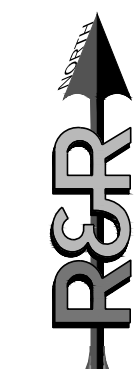
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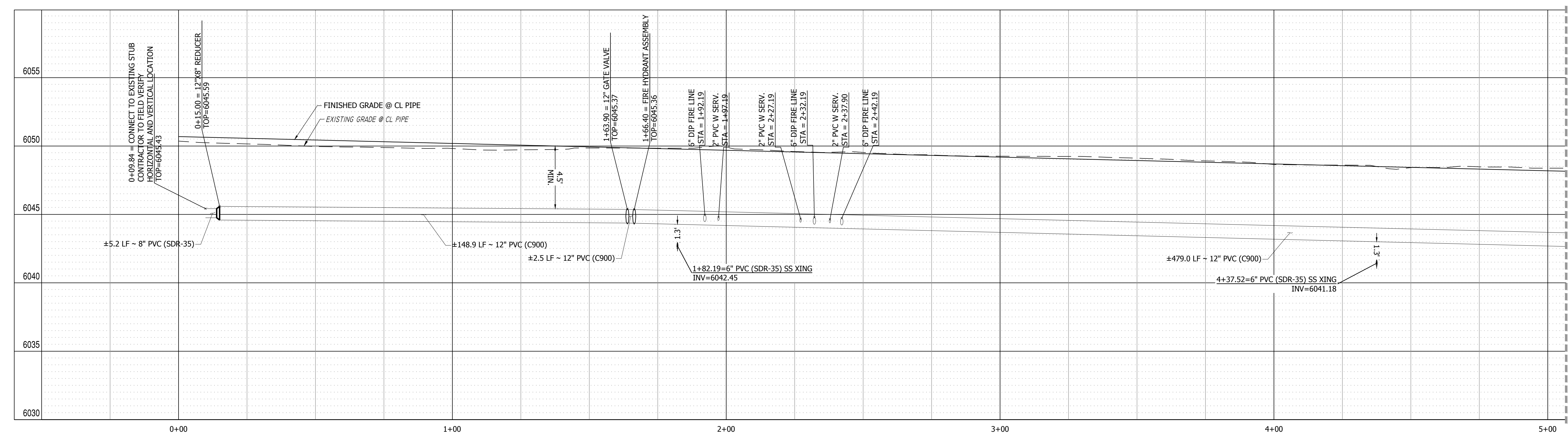
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BUSINESS PARK DRIVE WATER LINE PLAN VIEW (WEST) 0+00.00 TO 5+00.00
SCALE: 1" = 20'



MATCHLINE - SHEET C7.1

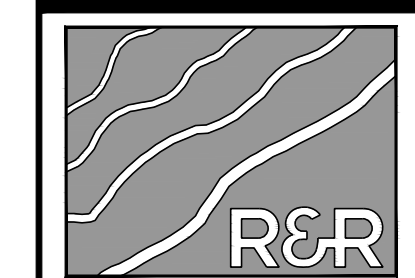


BUSINESS PARK DRIVE WL PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

MATCHLINE - SHEET C7.1

P:\PL\MC22249 - PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3), ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS MC22249 - WTR 22249 - CD.DWG, PLOT DATE: 1/20/2023 8:36:05 AM, BY: LYNN O'GRADY

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

BUSINESS PARK WATER PLAN & PROFILE - WEST

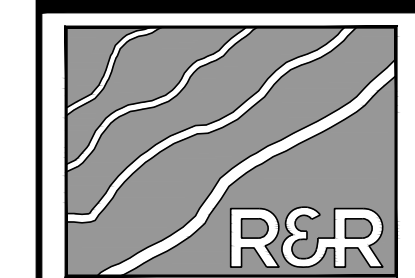
NO. **C7.0**

- 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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 PHONE: 303-753-6730

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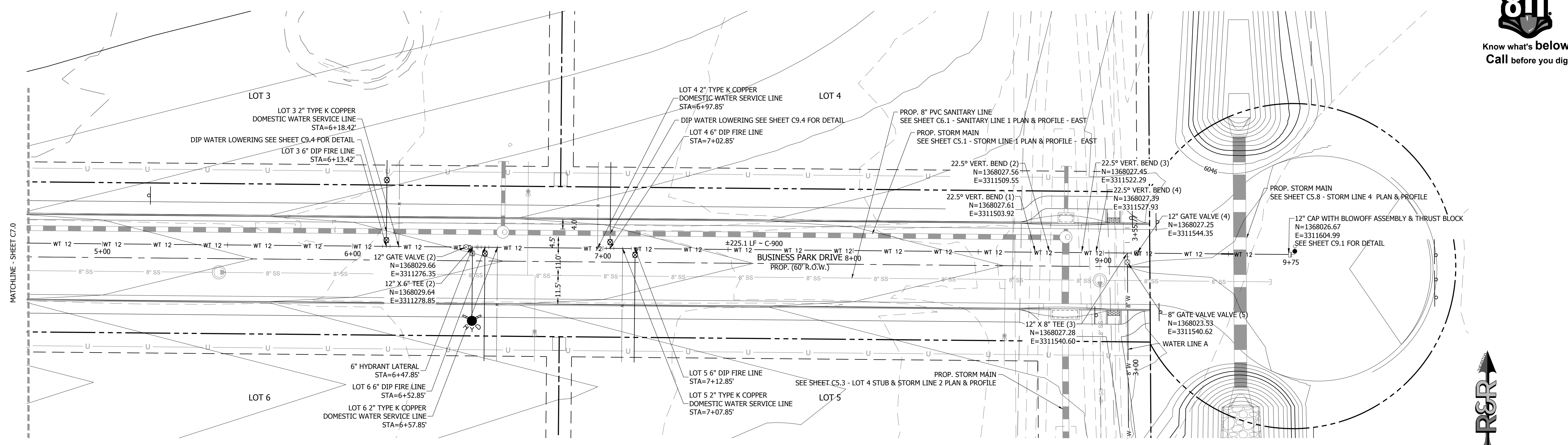


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 PREPARED FOR:
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 CALHAN, CO 80808

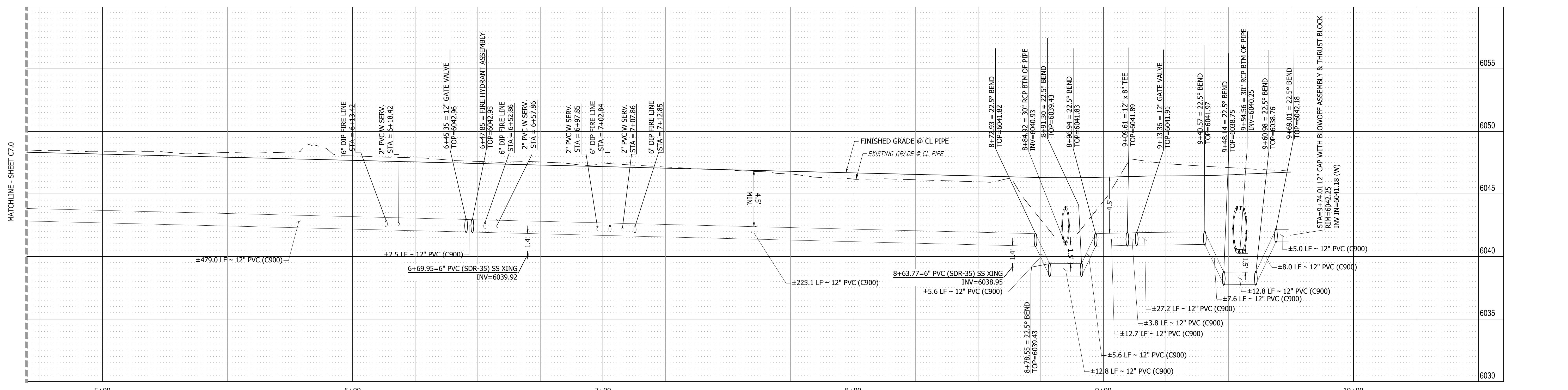
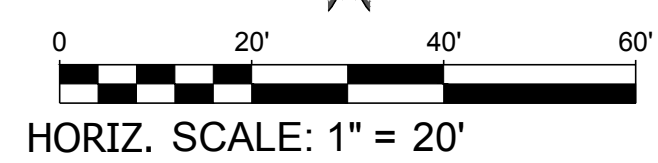
CONSTRUCTION DOCUMENTS
 JOB NO. MC22249
 ORG. SUBM. DATE 04/05/2023
 DWN: GWH CHKD: CJD
 NAME

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'

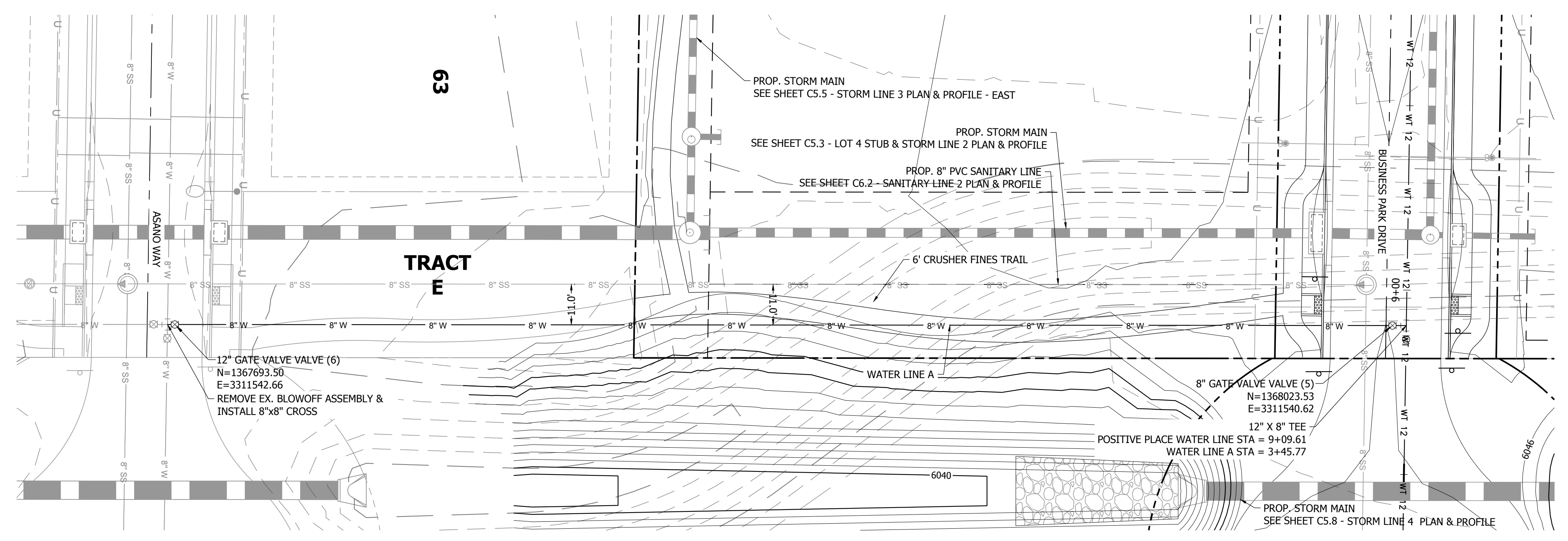
- NOTES:
- SEE SHEETS C9.0 - C9.4 FOR UTILITY DETAILS.
 - PROVIDE TRACER WIRE & MARKERS AT GRADE FOR ALL SERVICE STUBS.
 - CENTER SANITARY SERVICE AND WATER STICK OF PIPES OVER CROSSINGS.
 - TAP TO MAIN WITH 12"x6" TEE AND 6" GATE VALVE FOR ALL FIRE LINES.

PATH: P:\MC22249 - PROPOSED MAYBERRY - FILING NO. 4 - CURRENT TRACT A, MAYBERRY - FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\MC22249 - WTR 2&P - CD.DWG, PLOT DATE: 1/20/2023 8:36:10 AM, BSL: LNN, D:GRADY

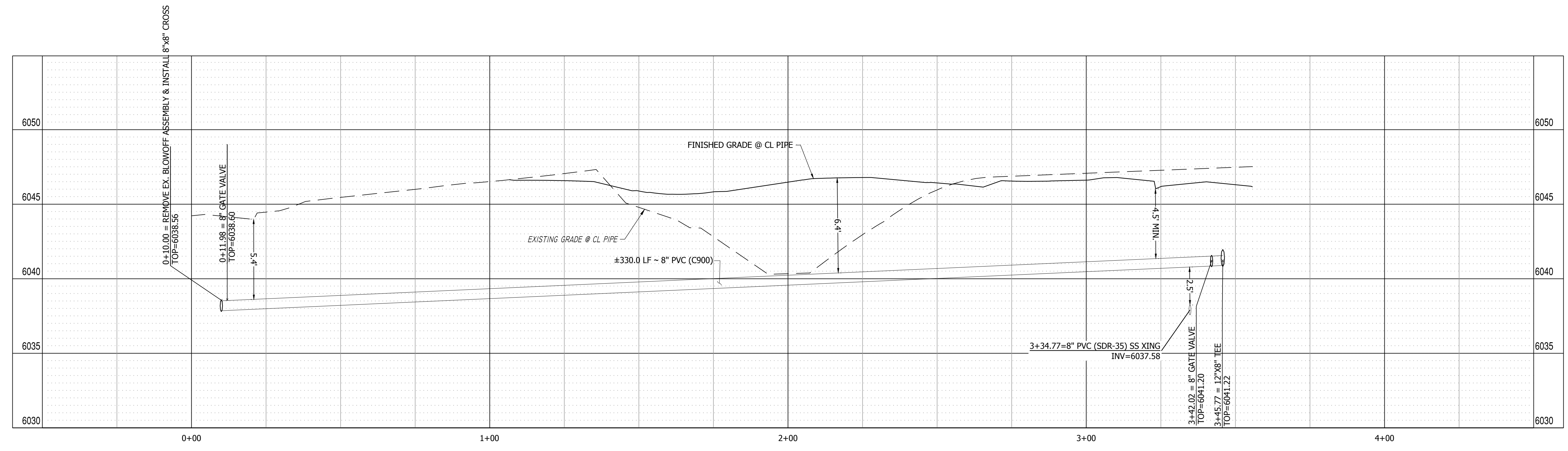
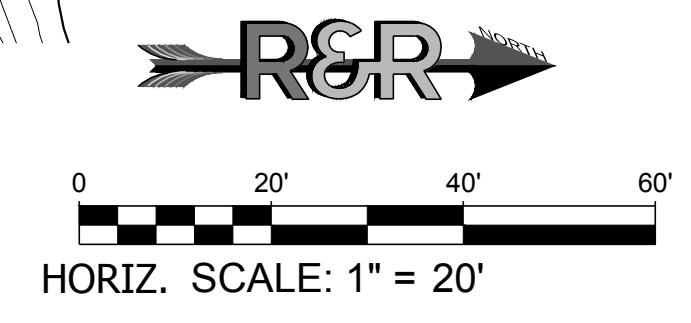
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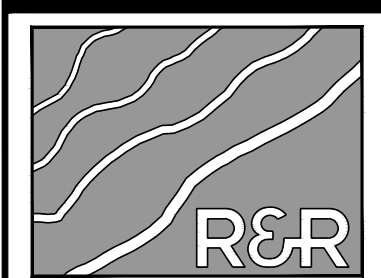


WATER LINE A PLAN VIEW 0+00.00 TO 3+55.77
SCALE: 1" = 20'



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

NO.	REVISION	BY	DATE



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MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
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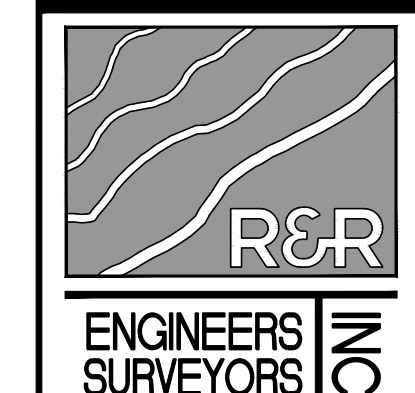
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22249
ORG. SUBM. DATE	04/05/2023
DWN:	GWJ
CHKD:	CJD
NAME	

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.
 - 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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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: GW/H CHKD: CJD NAME

UTILITY DETAILS

C9.1

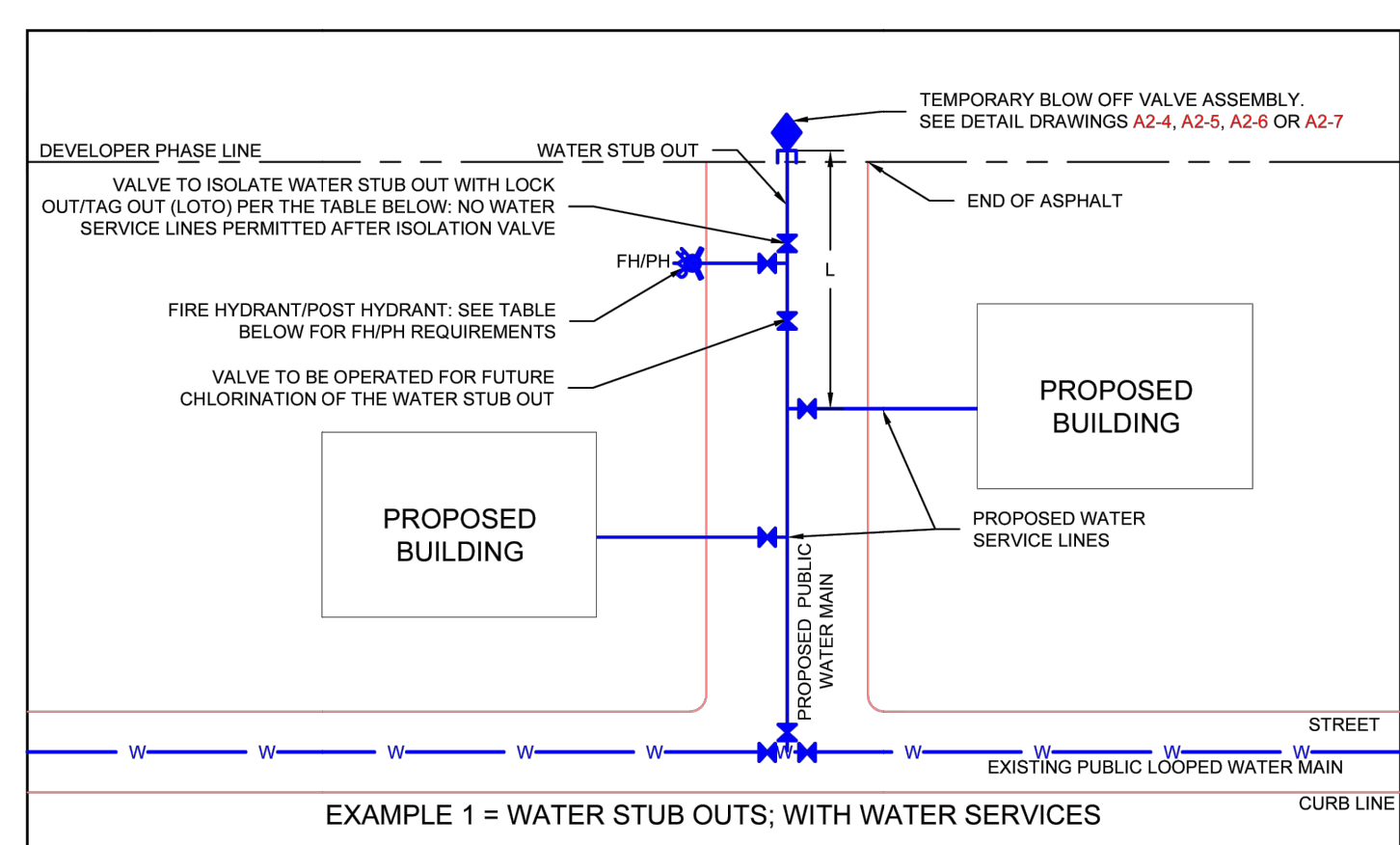
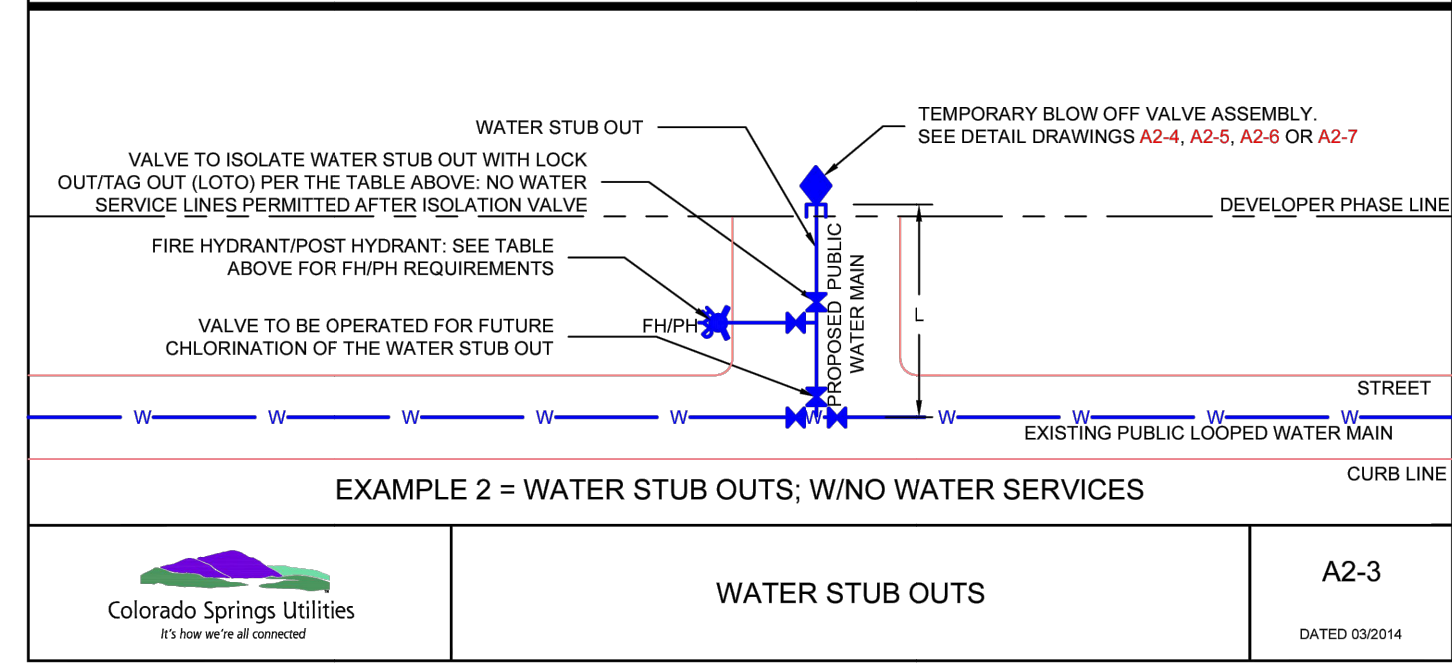
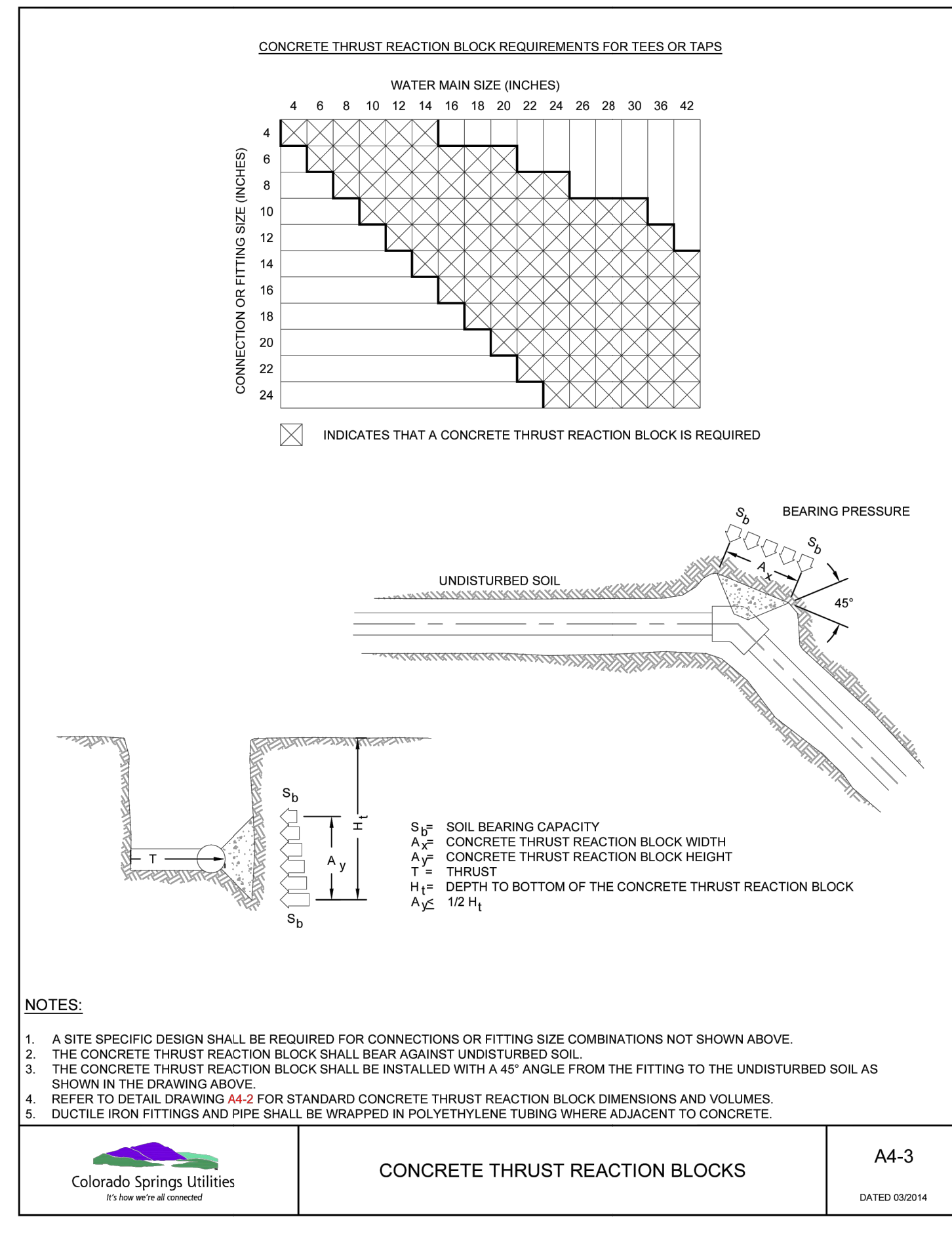


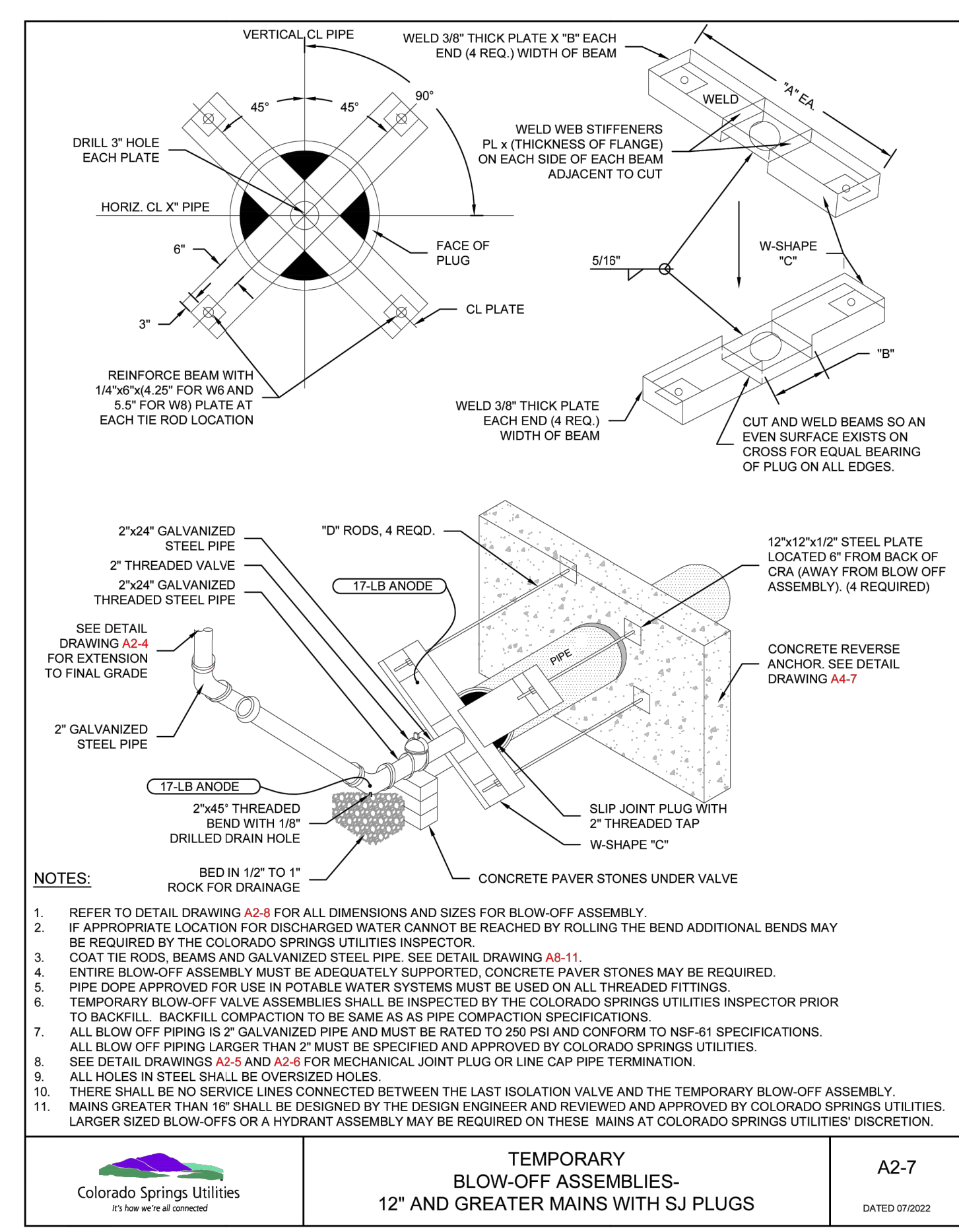
Table with columns: LENGTH (L) OF TEMPORARY DEAD END MAIN (FEET), BLOW-OFF AND FIRE HYDRANT REQUIREMENTS, FIRE HYDRANT/POST HYDRANT REQUIRED AT END OF MAIN, LOCK OUT/TAG OUT REQUIRED.



EXAMPLE 1 = WATER STUB OUTS; WITH WATER SERVICES A2-3 DATED 03/2014



CONCRETE THRUST REACTION BLOCKS A4-3 DATED 03/2014



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

Table: TEMPORARY BLOW-OFF ASSEMBLY DIMENSION DATA FOR 12" OR GREATER PIPE. Includes dimensions from detail drawing A2-7 and dimension data for various pipe sizes and pressures.

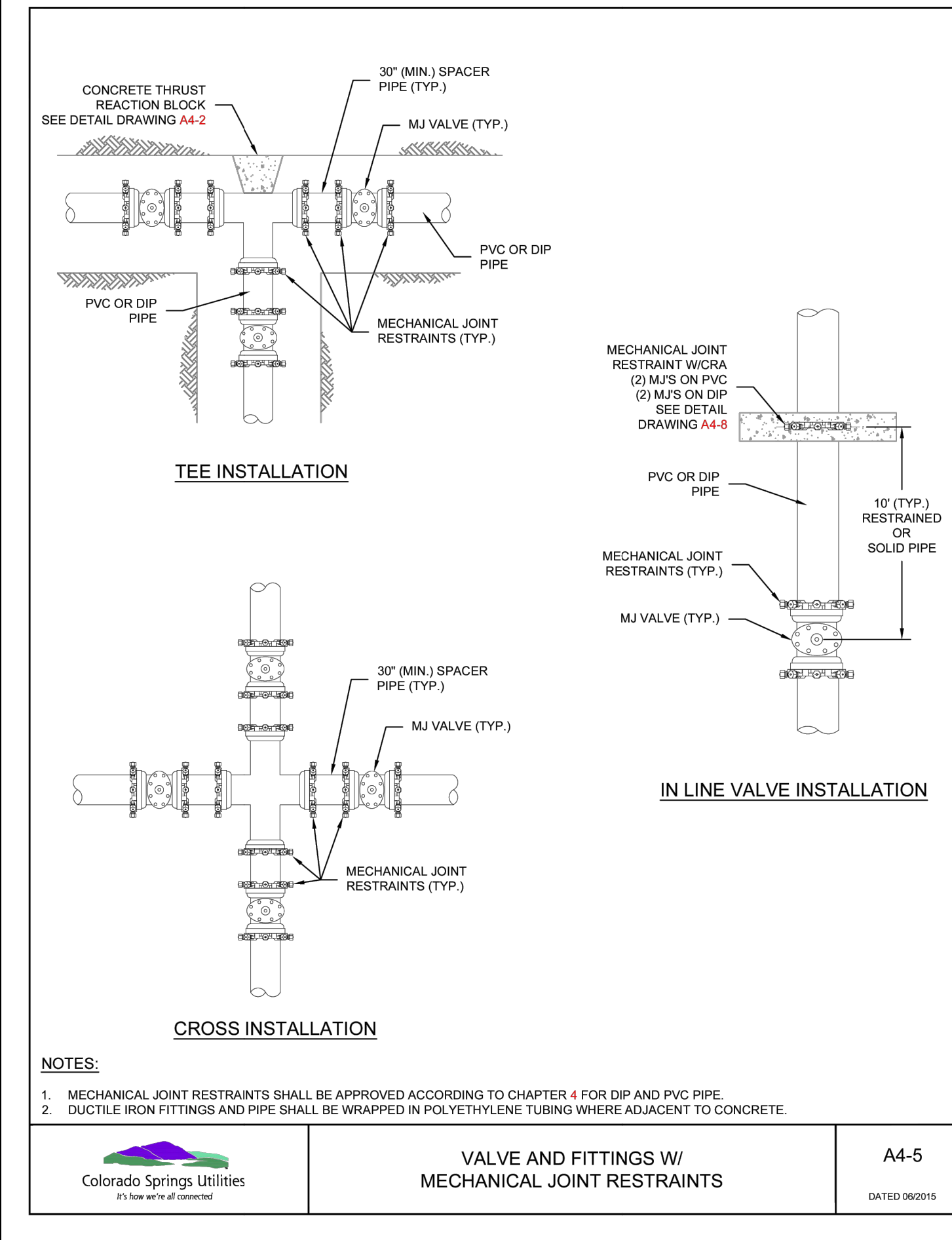
TEMPORARY BLOW-OFF ASSEMBLY DIMENSION DATA FOR 12" OR GREATER PIPE A2-8 DATED 03/2014

Table: THRUST BLOCK DIMENSIONS and VOLUMES - PVC & DIP 250 psi. Includes diagrams of thrust blocks and tables for various pipe sizes and fittings.

CONCRETE THRUST REACTION BLOCKS A4-2 DATED 03/2014

Table: RESTRAINED PIPE LENGTH (FEET) W/MECHANICAL JOINT RESTRAINTS. Includes a diagram of restrained pipe and a table of lengths for different pipe diameters and pressures.

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



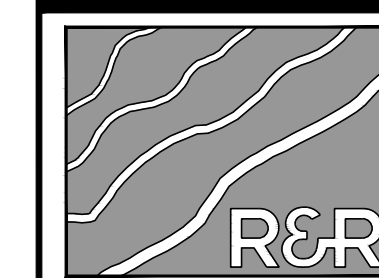
VALVE AND FITTINGS W/ MECHANICAL JOINT RESTRAINTS A4-5 DATED 06/2015

Table: CONCRETE REVERSE ANCHOR FOR MECHANICAL JOINT RESTRAINTS. Includes diagrams of reverse anchors and a table of dimensions and volumes for various pipe sizes and pressures.

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

FILE: P:\M22249\PROPOSED MAYBERRY - FILING NO. 4\CURRENT TRACT - MAYBERRY - FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\M22249 - SITE DET - CD.DWG: PLOT DATE: 1/20/2023 3:35:41 AM: REV: N/A: C:\G:\CAD\

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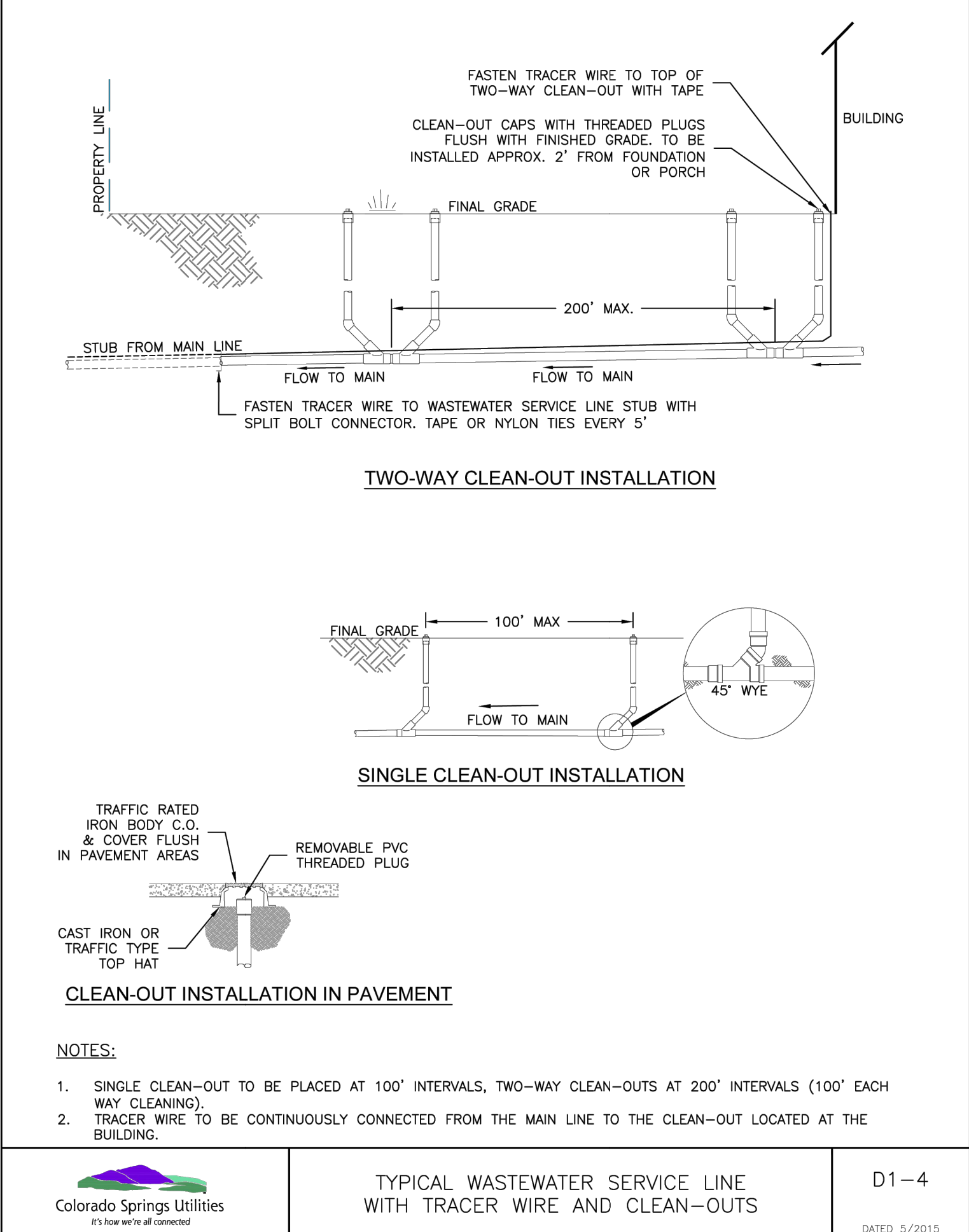
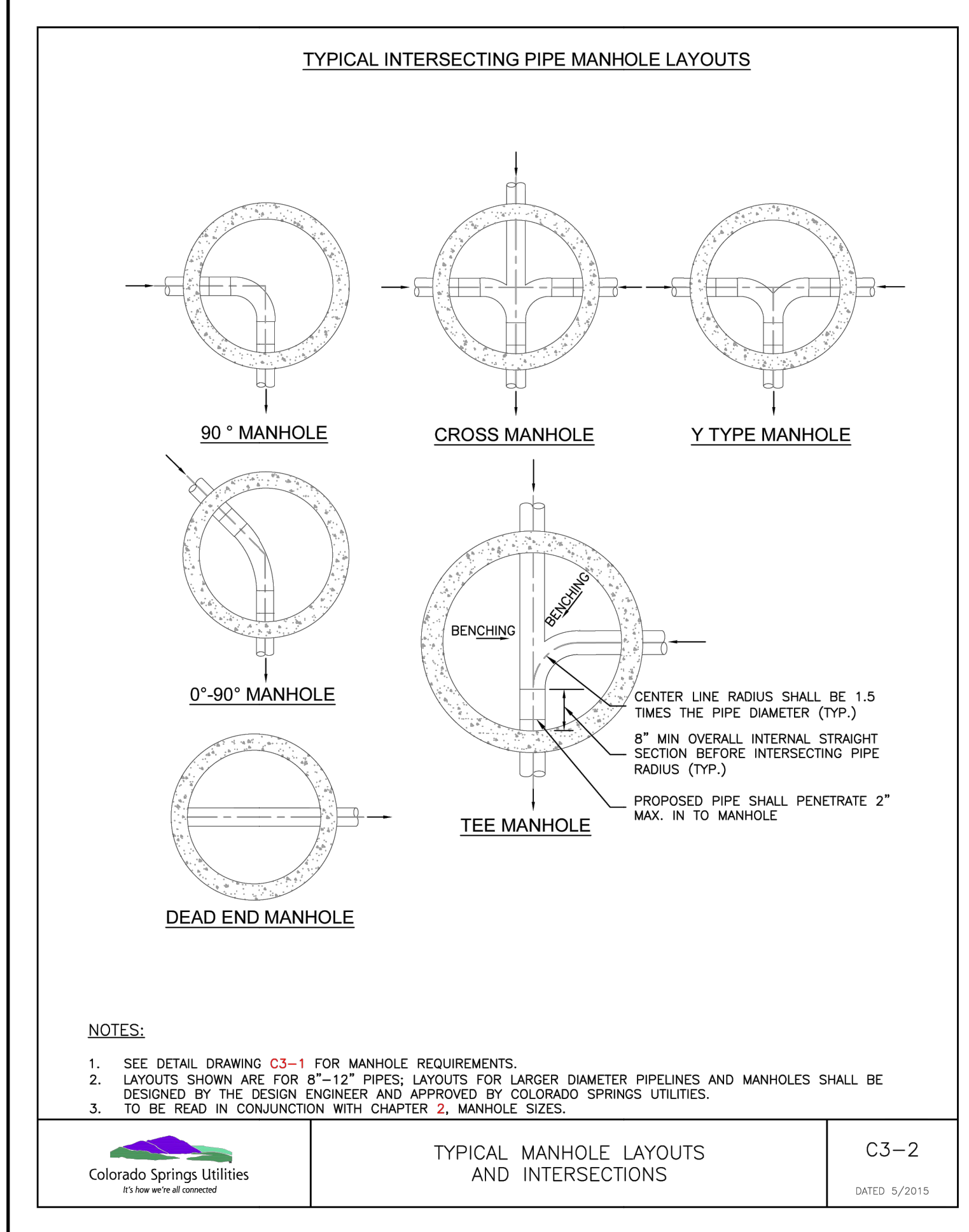
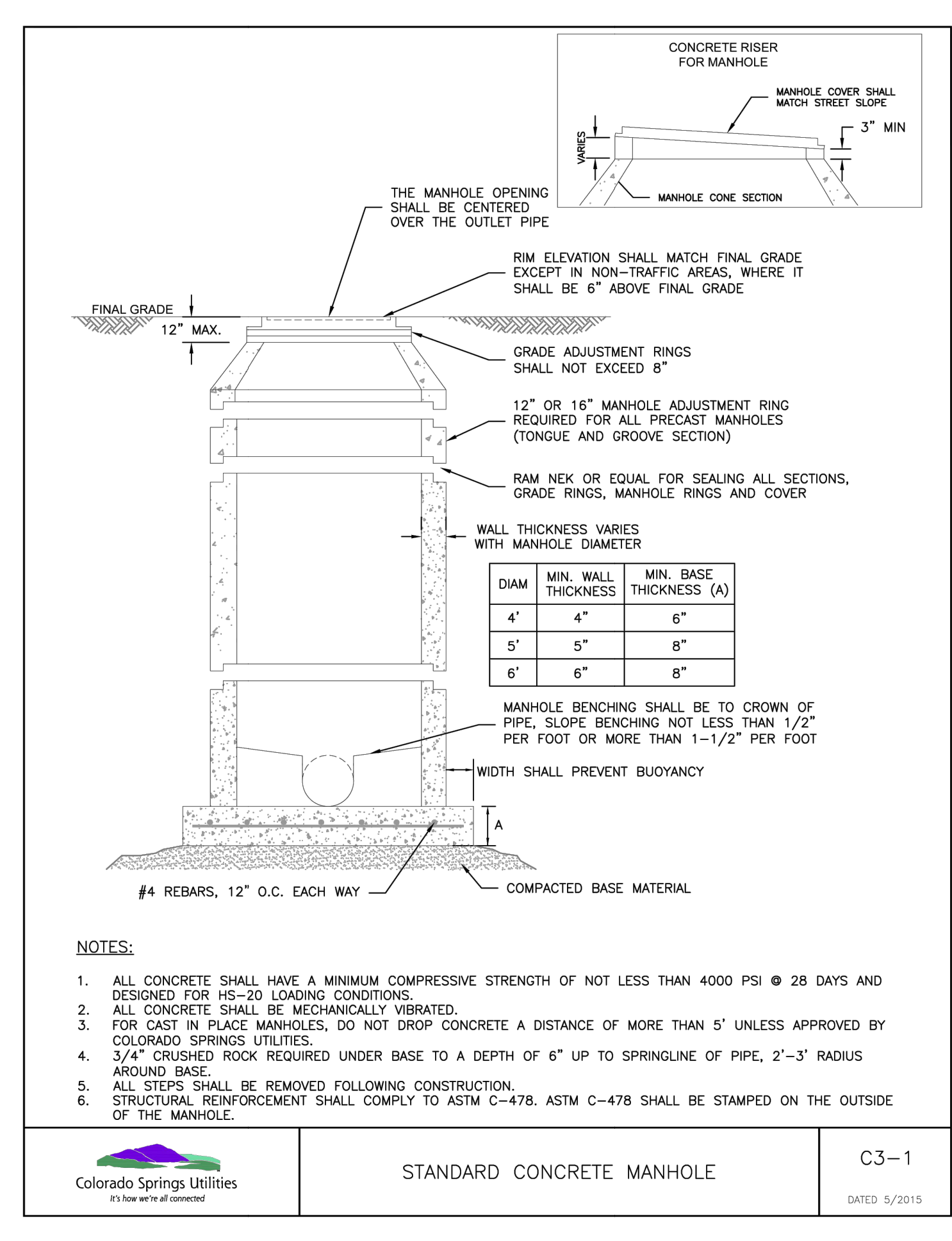
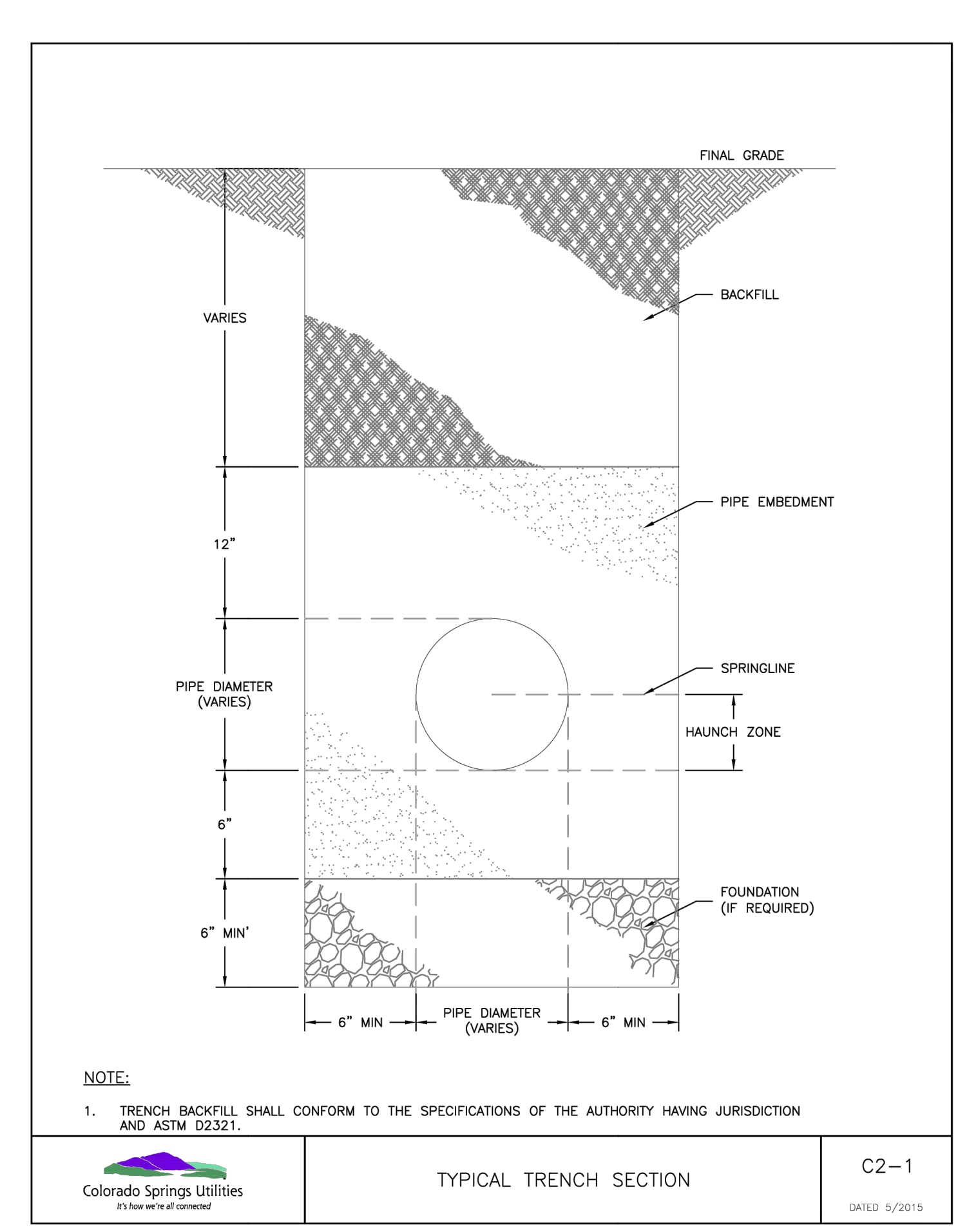
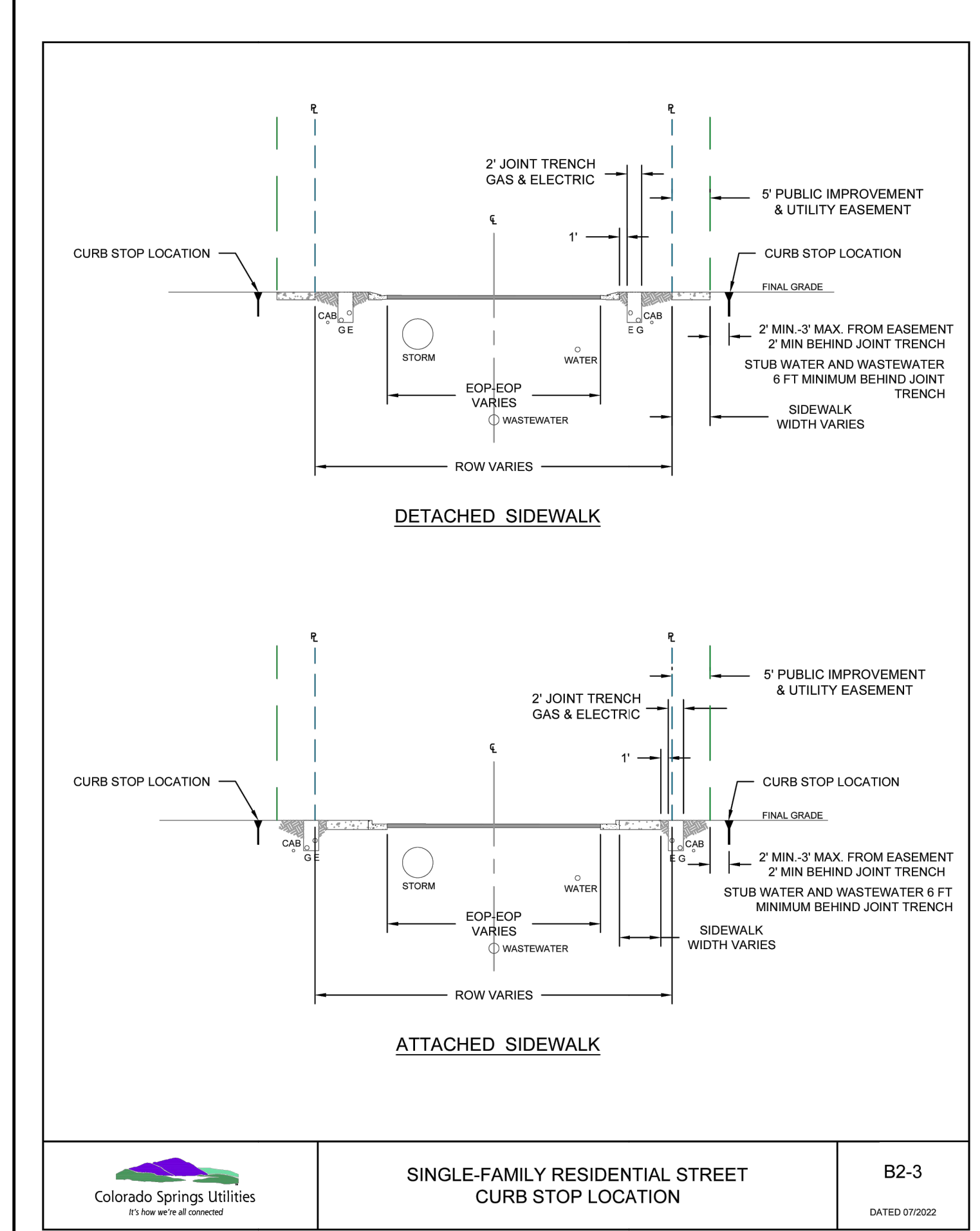
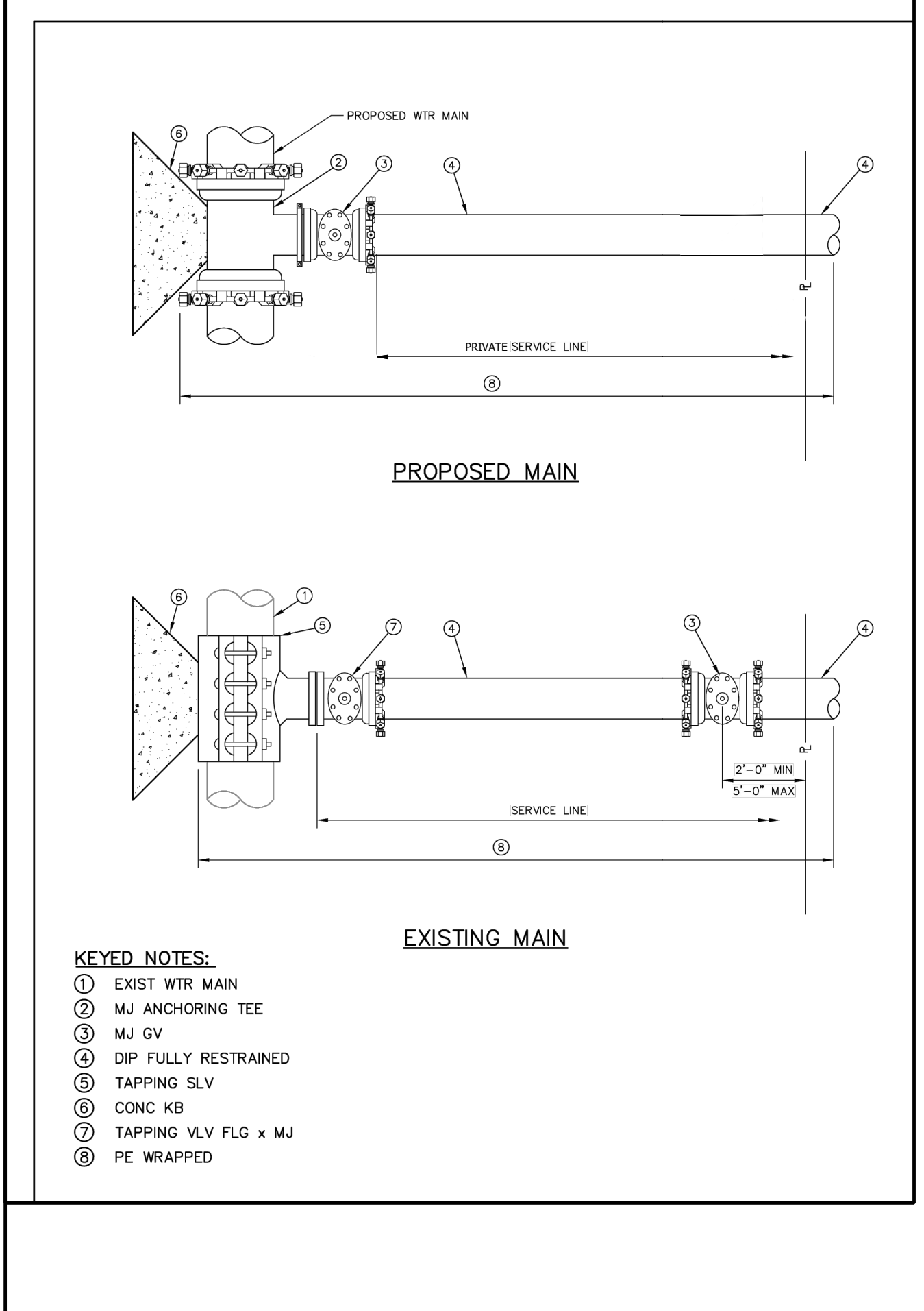
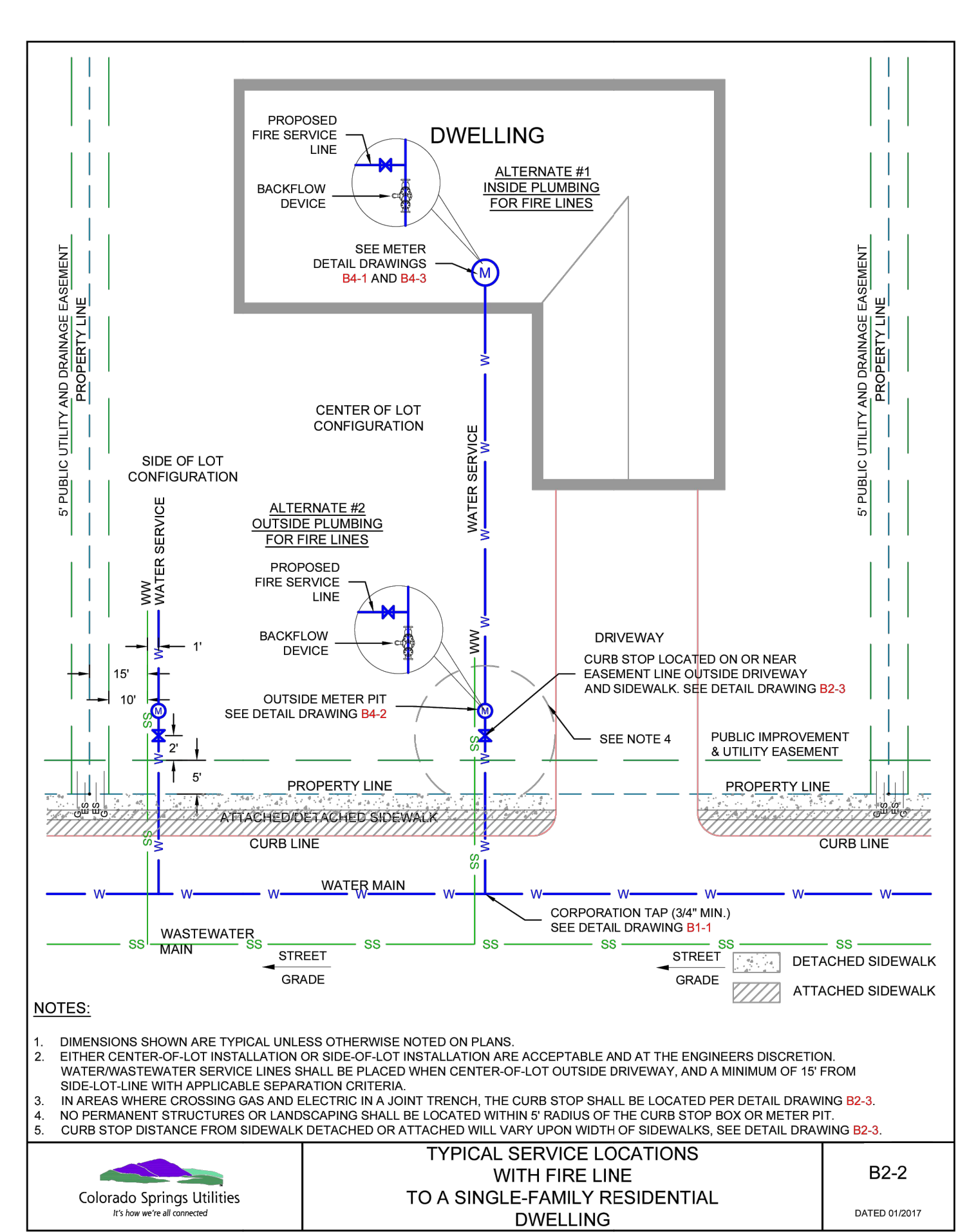


MAYBERRY - FILING NO. 4
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

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

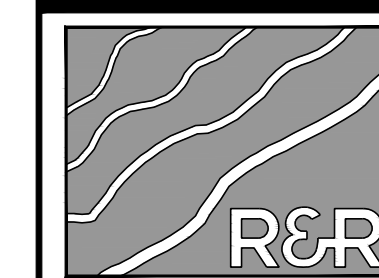
UTILITY DETAILS

NO. **C9.3**



PATH: V:\22249 - PROPOSED MAYBERRY - FILING NO. 4 (CURRENT TRACT A, MAYBERRY - FILING NO. 3) \ENGINEERING\4. DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\MC22249 - SITE DET - CD.DWG. PLOT DATE: 1/20/2023 8:37:01 AM. BY: LINA GORDAY

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ORG. SUBM. DATE 04/05/2023
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NAME

UTILITY DETAILS

NO. **C9.4**

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	0	8	31	36	48
24	0.064	10	0	10	41	48	58
30	0.079	12	0	12	51	60	70
36	0.079	14	0	14	61	72	84
42	0.089	16	0	16	71	84	102
48	0.089	18	0	18	81	96	114
54	0.089	18	0	18	84	102	124
60	0.089	18	0	18	87	114	136
66	0.089	18	0	18	87	120	142
72	0.089	18	0	18	87	126	148
78	0.089	18	0	18	87	132	154
84	0.089	18	0	18	87	138	160

FLEXIBLE ROUND PIPE

PLAN VIEW

TYPE 1 FOR 18 IN. THRU 24 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS. NOT TO BE USED ON HELICALLY-FORMED PIPE, UNLESS RECORRUGATED.

TYPE 2 FOR 30 IN. THRU 36 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS. NOT TO BE USED ON HELICALLY-FORMED PIPE, UNLESS RECORRUGATED.

TYPE 3 FOR 42 IN. THRU 84 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS AND ALL SIZES WITH HELICAL CORRUGATIONS AND FOR ALL METAL PIPE ARCH. COLLECTORS. SHOP ATTACH A 24 IN. MIN. LENGTH OF ANNULAR PIPE WITH GALV. BOLTS OR BOLTS, SPOT WELDS OR 2 IN. LONG SKIP WELDS ON 8 IN. CTRS. REPAIR BLUNT GALVANIZING IN ACCORDANCE WITH SUBSECTION 707.09.

TYPICAL CONNECTIONS

END SECTION AND CONNECTION DETAILS FOR ROUND AND ARCH METAL PIPES

REINFORCED CONCRETE CIRCULAR PIPE

PIPE I.D.	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

END SECTION FOR REINFORCED CONCRETE CIRCULAR PIPE

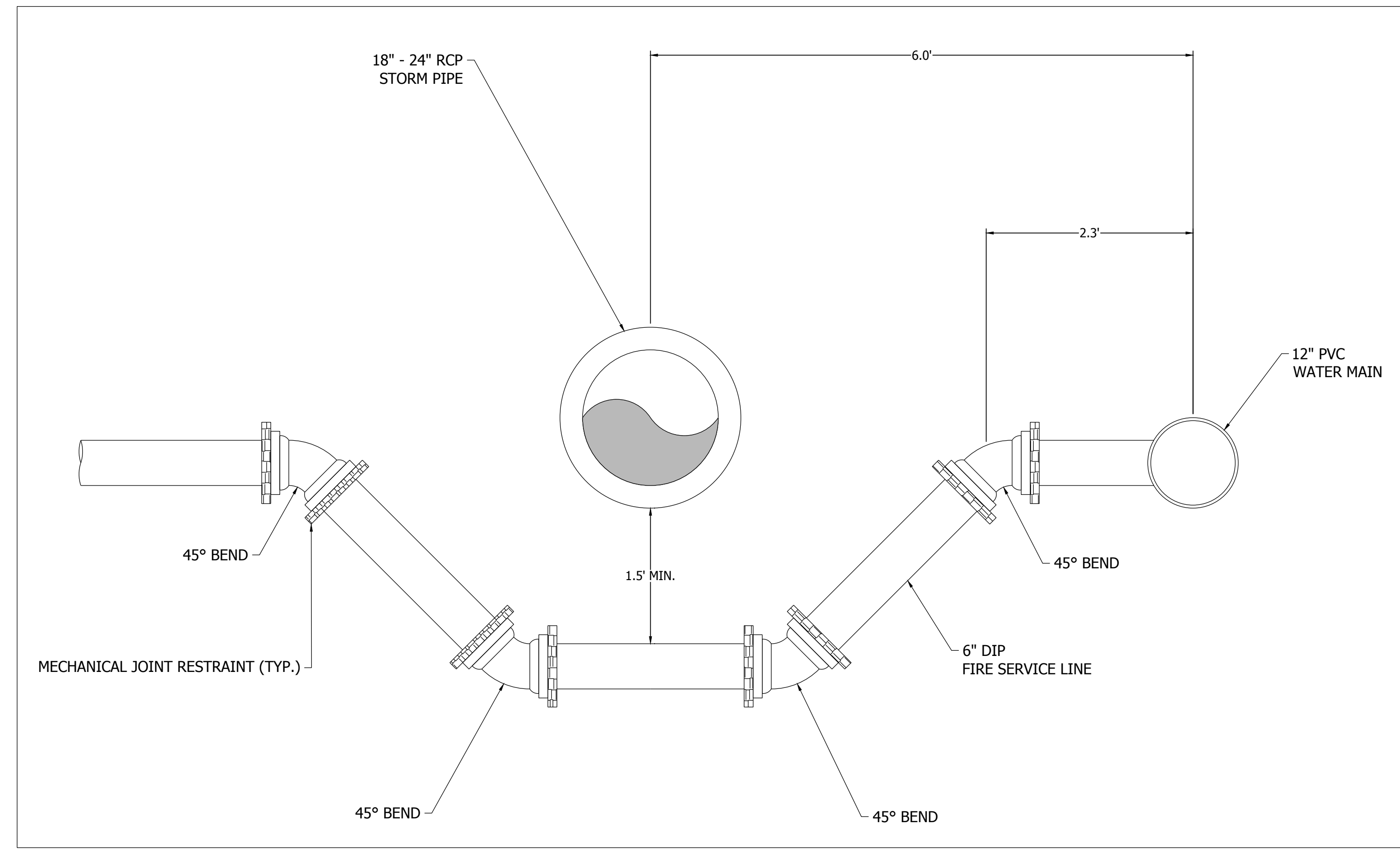
STEEL END SECTION FOR CONCRETE CIRCULAR PIPE

PIPE DIAMETER IN.	F
18 - 24	5
30 AND 36	6
42 AND LARGER	7
72 - 84	9

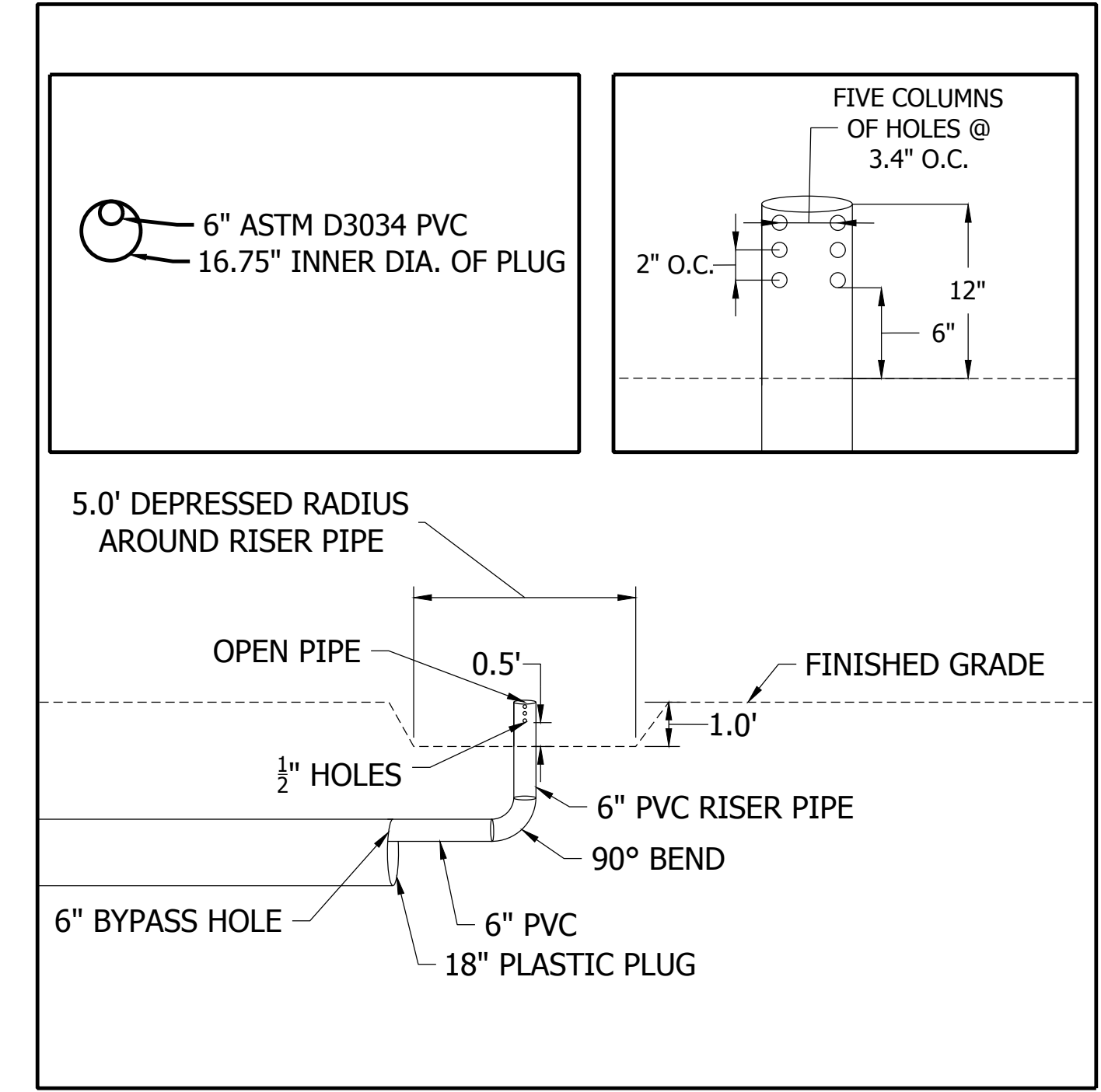
CONCRETE JOINT FASTENER (TWO PER JOINT)

GENERAL NOTES

- DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON 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-BOLTED 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 FIRE SERVICE LINE LOWERING CROSSING STORM
SCALE: 1" = 1'



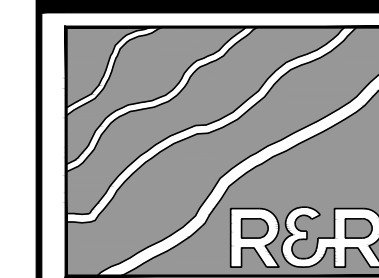
PLUG WITH PERFORATED RISER PIPE

PATH: P:\MC22249 - PROPOSED MAYBERRY - FILING NO. 4 (CURRENT TRACT A, MAYBERRY - FILING NO. 3) ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\MC22249 - SITE DET - CD.DWG - PLOT DATE: 1/30/2023 8:37:09 AM - BY: LNN - C/GRADY



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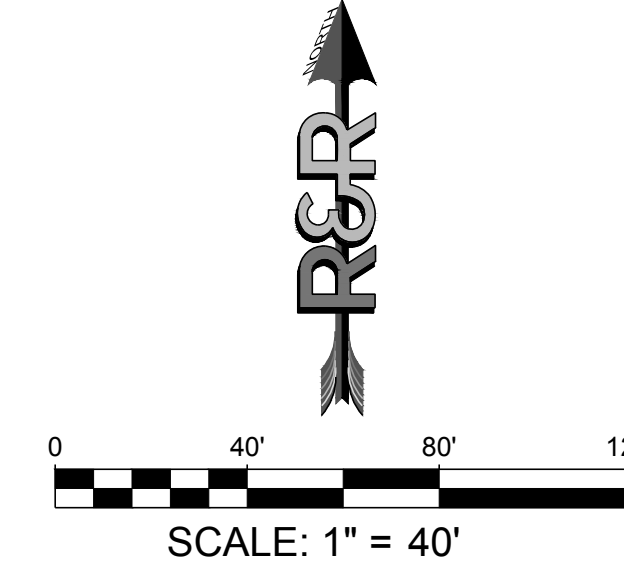
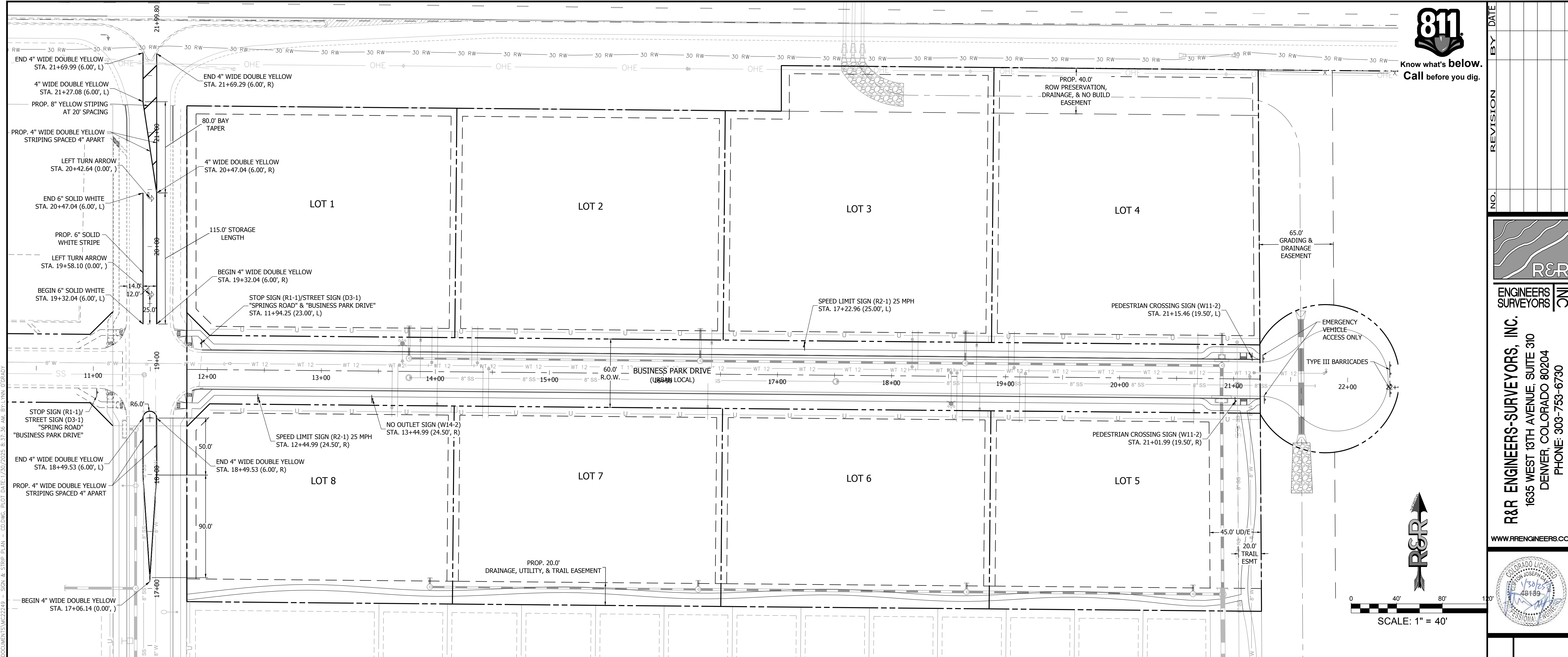


MAYBERRY - FILING NO. 4
 MAYBERRY, COLORADO SPRINGS
 EL PASO COUNTY
 PREPARED FOR:
 MAYBERRY COMMUNITIES, LLC
 22108 CATTLEMAN RUN
 CALHAN, CO 80808

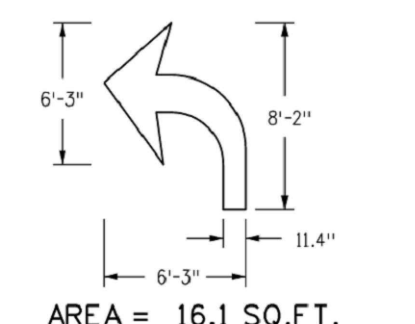
CONSTRUCTION DOCUMENTS
 JOB NO. MC22249
 ORG. SUBM. DATE 04/05/2023
 DWN: GWH CHD: CJD

SIGNAGE & STRIPING PLAN

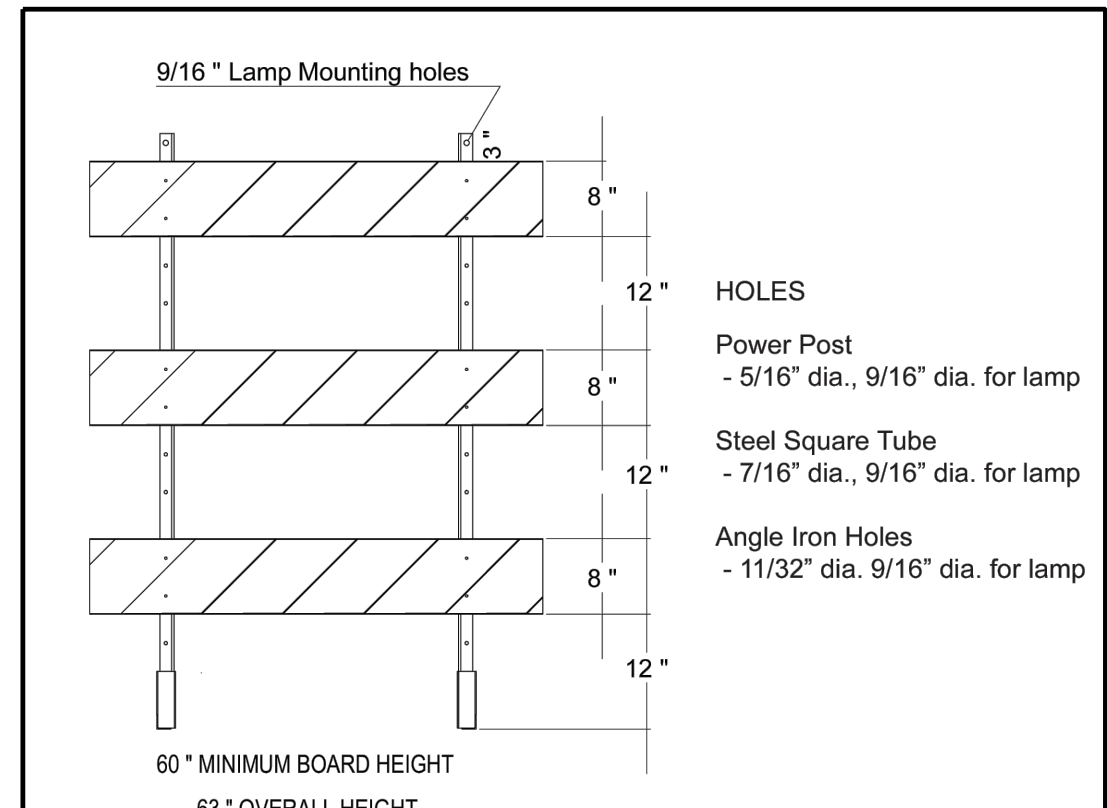
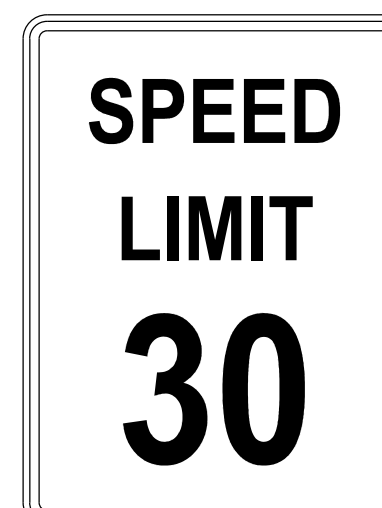
NO. C10.0



- SIGNING AND STRIPING NOTES:**
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
 - ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
 - ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
 - STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
 - ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
 - ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH 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.
 - ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
 - 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.
 - ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
 - ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND A MINIMUM OF 8' LONG PER CDOT S-627-1. (CROSSWALK LINES 9' LONG ARE PREFERRED.)
 - ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
 - THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
 - THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITH AN EXISTING EL PASO COUNTY ROADWAY.
 - CONTRACTOR SHALL BE AWARE OF ALL CONSTRUCTED UTILITY LOCATIONS PRIOR TO SIGN POST INSTALLATIONS.
 - ALL STRIPING DIMENSIONS ARE TAKEN FROM CENTER OF STRIPE OR STRIPING GROUP.



THERMOPLASTIC WHITE TURN ARROW
SEE PLAN FOR LOCATIONS

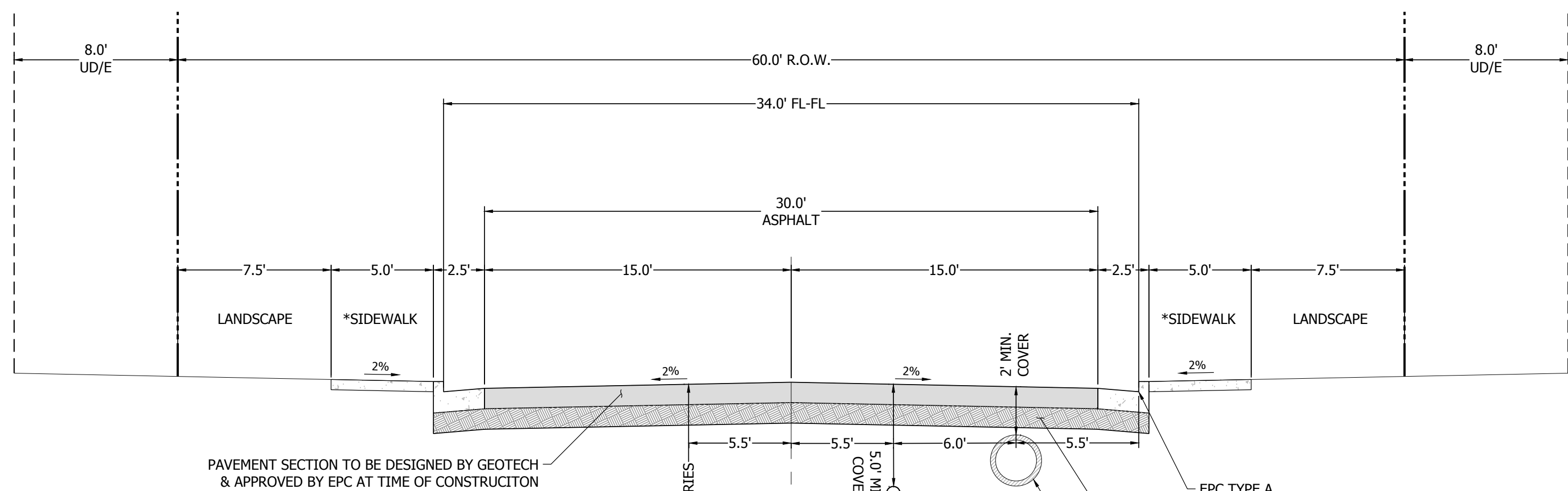


W11-2

PATH: W22249 - PROPOSED MAYBERRY - FILING NO. 4 (CURRENT TRACT #, MAYBERRY - FILING NO. 3) ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS W22249 - SIGN & STRIPING PLAN - CD.DWG, PLOT DATE: 1/29/2023 8:32:36 AM, BY: JLN, CDR: JLN



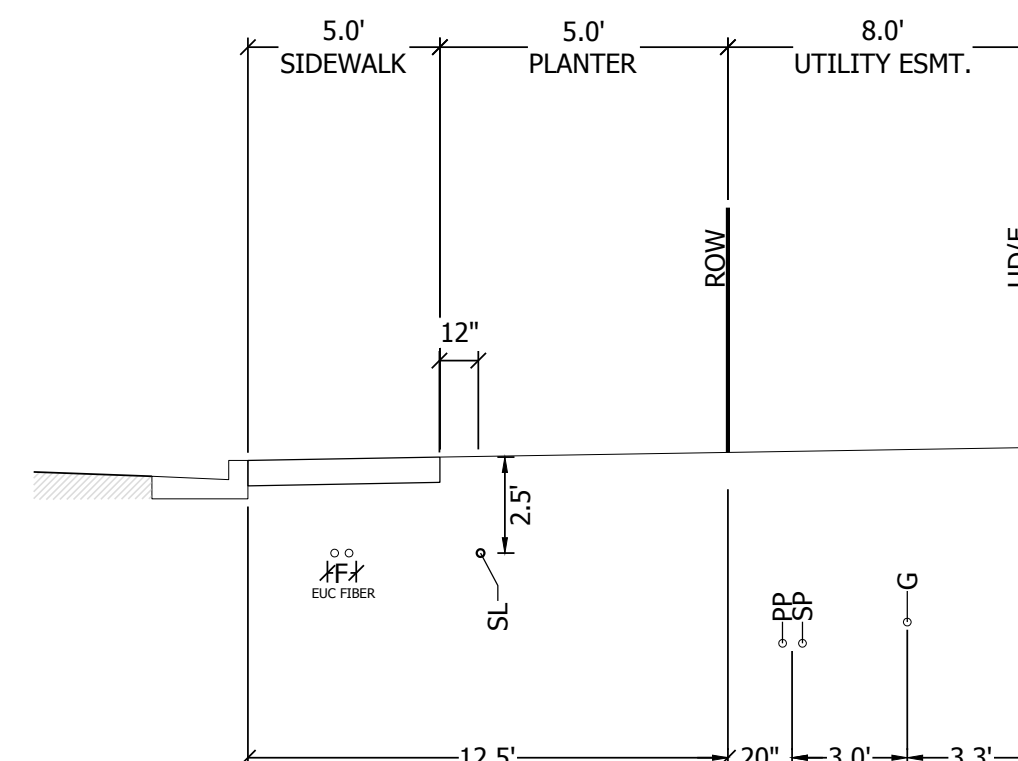
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PAVEMENT SECTION TO BE DESIGNED BY GEOTECH & APPROVED BY EPC AT TIME OF CONSTRUCTION

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

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



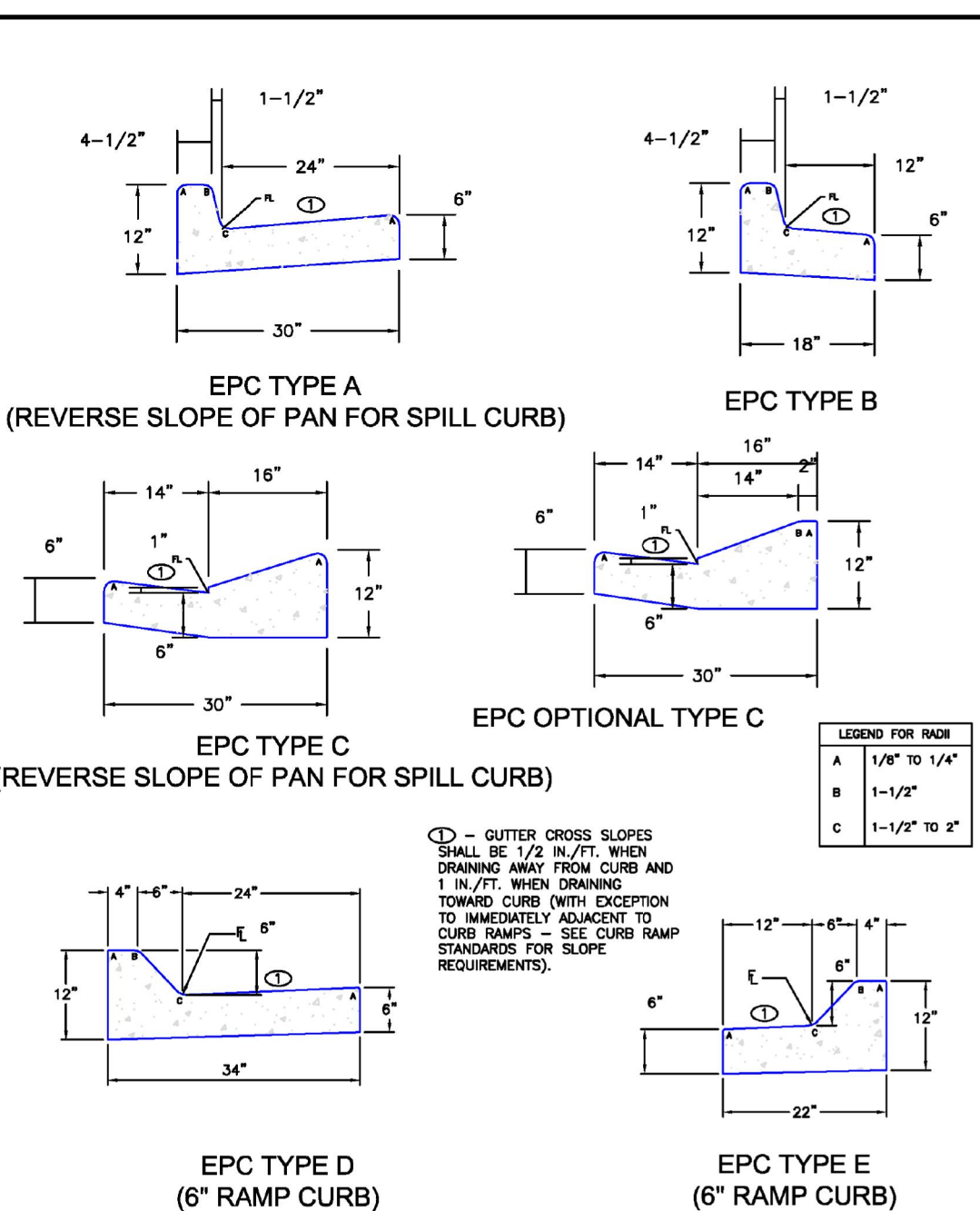
LOT ACCESS FRONTAGE
1" = 10'

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

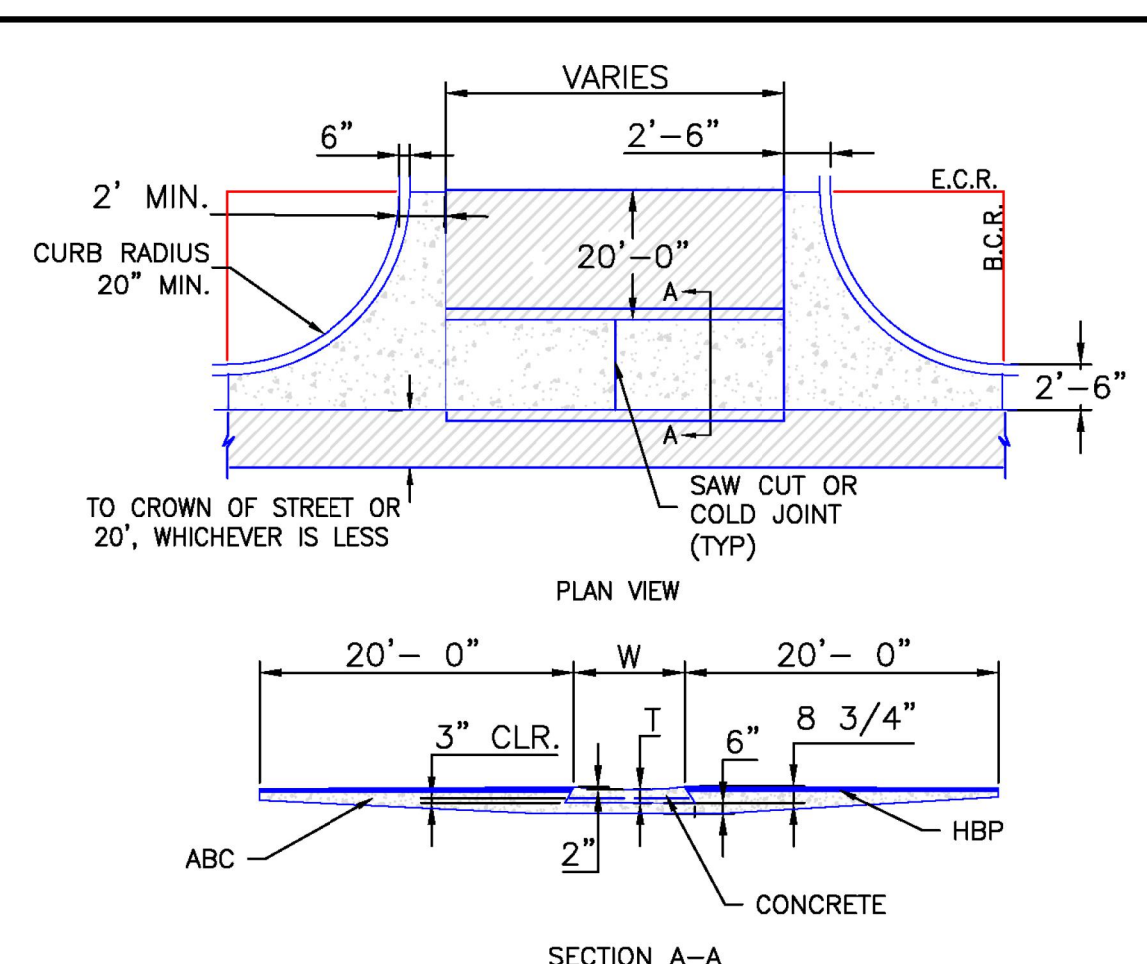
LEGEND:
G - GAS
PP - PRIMARY POWER
SP - SECONDARY POWER
IRR - IRRIGATION
SL - EUC STREET LIGHT
F - EUC FIBER (2) 1 1/4" CONDUITS

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



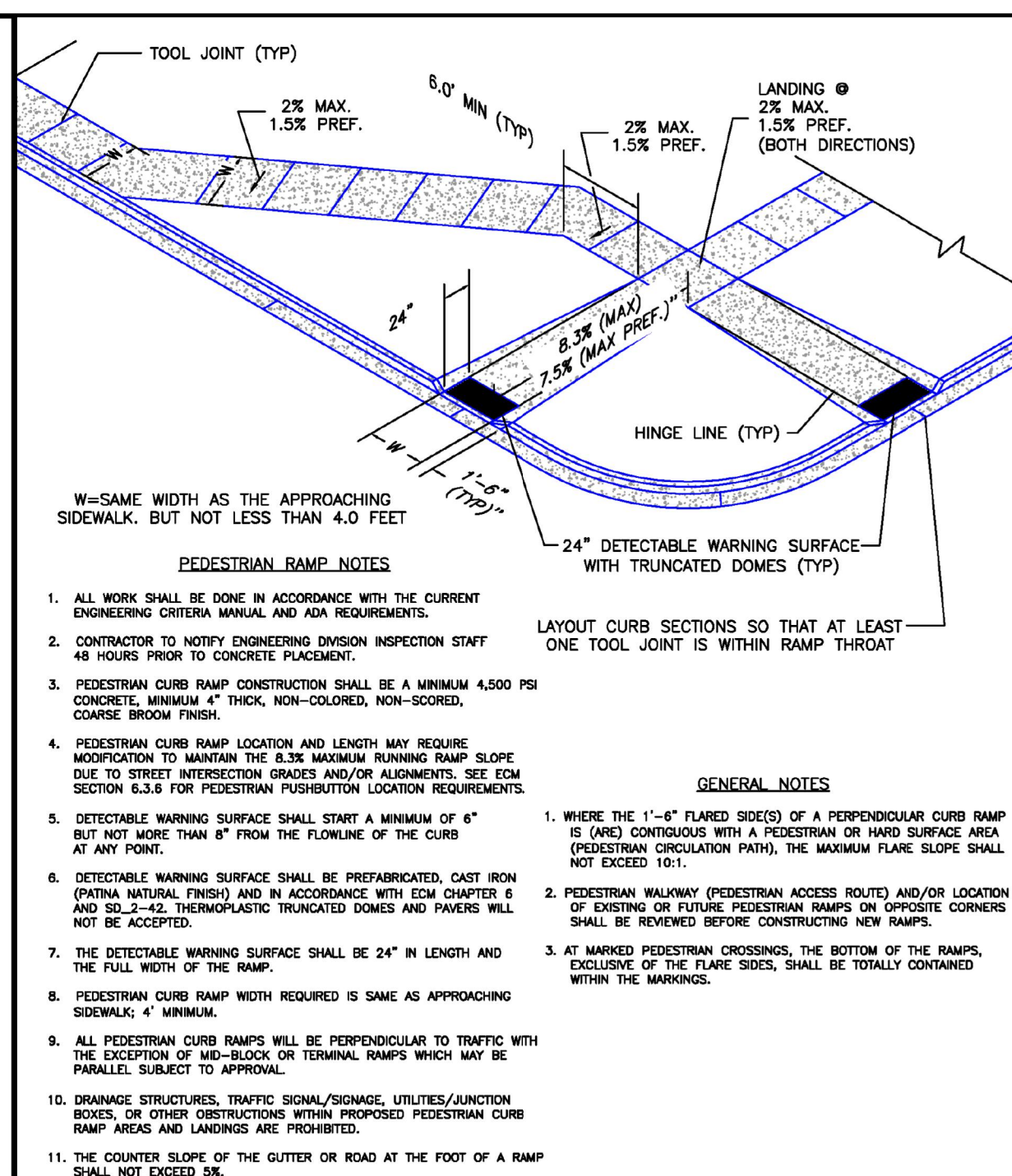
SCALE: NOT TO SCALE



NOTES

- 1. W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
- 2. T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
- 3. [Symbol] = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
- 4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

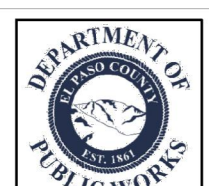
SCALE: NOT TO SCALE



- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- 2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- 3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-Scored, COARSE BROOM FINISH.
- 4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE EGM SECTION 6.3.3 FOR PEDESTRIAN POSITIONING LOCATION REQUIREMENTS.
- 5. DETECTABLE WARNING SURFACE SHALL EXIST A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
- 6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH EGM CHAPTER 6 AND 6.2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
- 7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
- 8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
- 9. ALL PEDESTRIAN CURB RAMP SHALL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL, SUBJECT TO APPROVAL.
- 10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/POINTE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
- 11. THE COUNTERSLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

Pedestrian Curb Ramp Detail
Standard Drawing

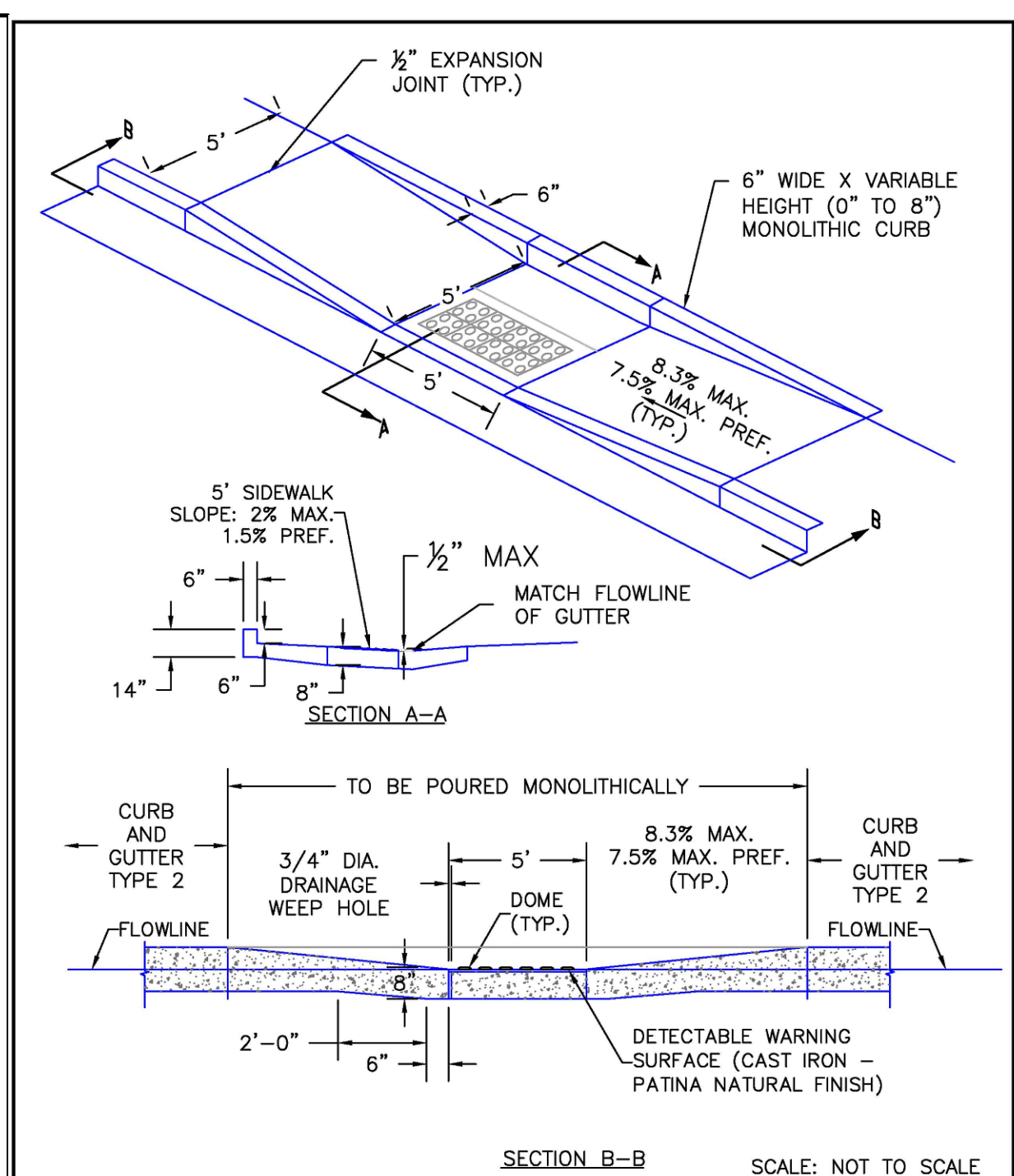
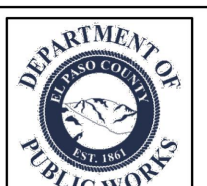
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JENNIFER E. IRVINE
DEPARTMENT OF PUBLIC WORKS



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

Detectable Warning Surface Details
Standard Drawing

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



SCALE: NOT TO SCALE

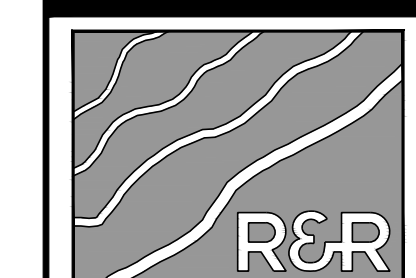
Parallel Pedestrian Curb Ramp Detail
Standard Drawing

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JENNIFER E. IRVINE
DEPARTMENT OF PUBLIC WORKS

DATE: 6/23/20 10:50 AM. BY: JENIFER IRVINE. PROJECT: MAYBERRY FILINGS 2A & 4. DRAWING: TYPICAL BUSINESS PARK DRIVE SECTION - 60' R.O.W. 6" VERTICAL CURB (URBAN LOCAL). SHEET: SD_2-20.

Table with columns: NO., REVISION, DATE.



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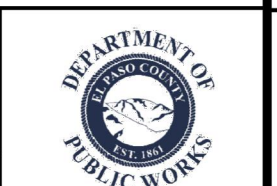
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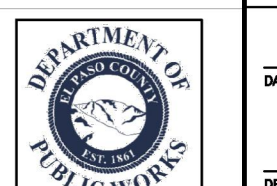
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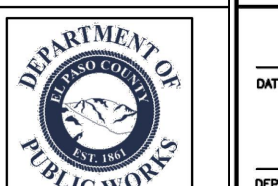
DATE APPROVED: 8/11/11
ANDRE P. BRACKIN
DEPARTMENT OF TRANSPORTATION



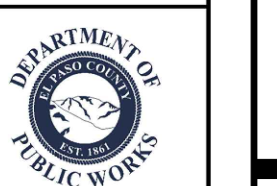
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NAME

TYPICAL ROAD SECTIONS & DETAILS

NO. C11.0