



Know what's below.
Call before you dig.

NO.	REVISION	BY	DATE



ENGINEERS
SURVEYORS

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

WWW.RRENINEERS.COM

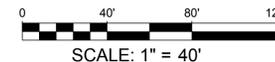
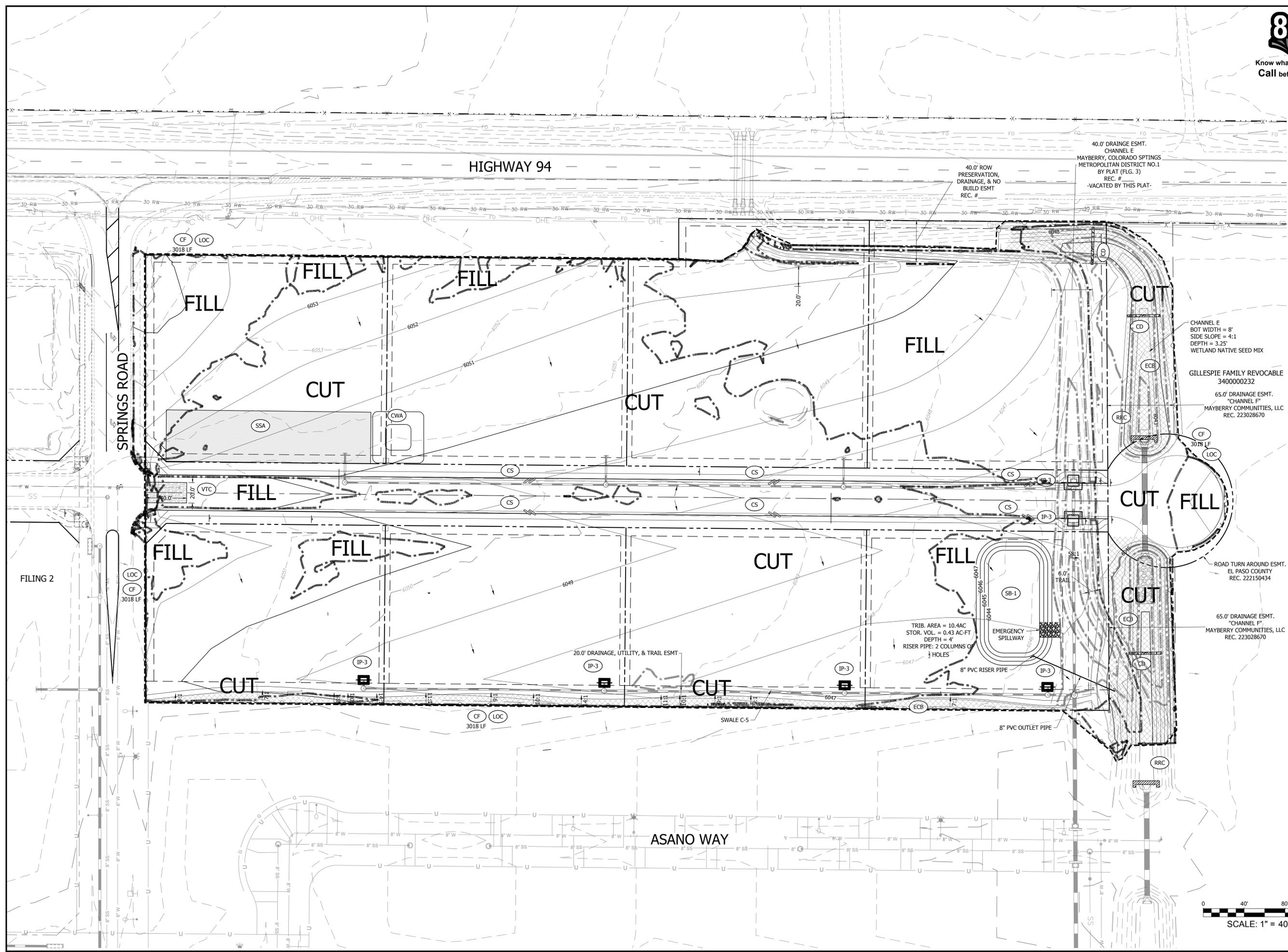


MAYBERRY - FILING NO. 4
 MAYBERRY, COLORADO SPRINGS
 EL PASO COUNTY
 PREPARED FOR:
 MAYBERRY COMMUNITIES, LLC
 22108 CATTLEMAN RUN
 CALHAN, CO 80808

GESC PLANS
 JOB NO. MC22249
 ORG. SUBM. DATE 04/06/2023
 DWN: GWH CHD: CJJD
 NAME

INTERIM E&S
PLAN

NO. C8.3



NO.	REVISION	DATE



ENGINEERS SURVEYORS

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

WWW.RRENINEERS.COM



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

GESC PLANS
JOB NO. MC22249
ORG. SUBM. DATE 04/06/2023
DWN: GWH CHKD: CJD
NAME

E&S DETAILS

NO. **C8.5**

SM-3 Construction Fence (CF)

CF-1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF CONSTRUCTION FENCE.
- CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
- STUDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
- CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

Construction Fence (CF) SM-3

CONSTRUCTION FENCE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

FigVT-1 (1425*1996)

	Case 1	Case 2
Gravel Thickness	6"	3"
Filter Fabric	YES	NO

City of Colorado Springs Storm Water Quality

FigVT-2 (1521*2006)

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
- AREAS TO BE STABILIZED ARE TO BE PROPERLY GRAZED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
- CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STAGING AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
- CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADERS BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADERS THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
- STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED BY SHOULDER OR BERMING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER GRABES.
- STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED AND CLEANED IF NECESSARY.
- OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

CONCRETE WASHOUT AREA PLAN

SECTION A-A'

*ROCK REQUIRED BASED ON SITE CONDITIONS AT THE DISCRETION OF THE DEC INSPECTOR

STORMWATER ENTERPRISE	CONCRETE WASHOUT AREA
APPROVED: [Signature]	APPROVED: [Signature]
ISSUED: 10/7/19	REVISED: 8/19/2020
DRAWING NO. 900-CWA-1	

INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF CONCRETE WASHOUT AREA
- LOCATE AT LEAST 50' AWAY FROM STATE WATERS MEASURED HORIZONTALLY.
- AN IMPERMEABLE LINER (16 MIL. MINIMUM THICKNESS) IS REQUIRED IF CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE WATERS OR 1000' OF WELLS OR DRINKING WATER SOURCES.
- DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
- THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PAVEMENT ON SITE.
- CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 6'.
- BERM SURROUNDING SIDES AND BACK OF CONCRETE WASH AREA SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
- CONCRETE WASH AREA ENTRANCE SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
- SIGNS SHALL BE PLACED AT THE CONCRETE WASH AREA.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- THE CONCRETE WASH AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN THE PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2/3 THE HEIGHT OF THE CONCRETE WASH AREA.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE, AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
- THE CONCRETE WASH AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- PERMANENTLY STABILIZE AREA AFTER CONCRETE WASH AREA IS REMOVED.

STORMWATER ENTERPRISE	CONCRETE WASHOUT AREA
APPROVED: [Signature]	APPROVED: [Signature]
ISSUED: 10/7/19	REVISED: 8/19/2020
DRAWING NO. 900-CWA-1	

Stabilized Staging Area (SSA) SM-6

SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF STAGING AREA(S).
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

Stabilized Staging Area (SSA) SM-6

STABILIZED STAGING AREA MAINTENANCE NOTES

- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

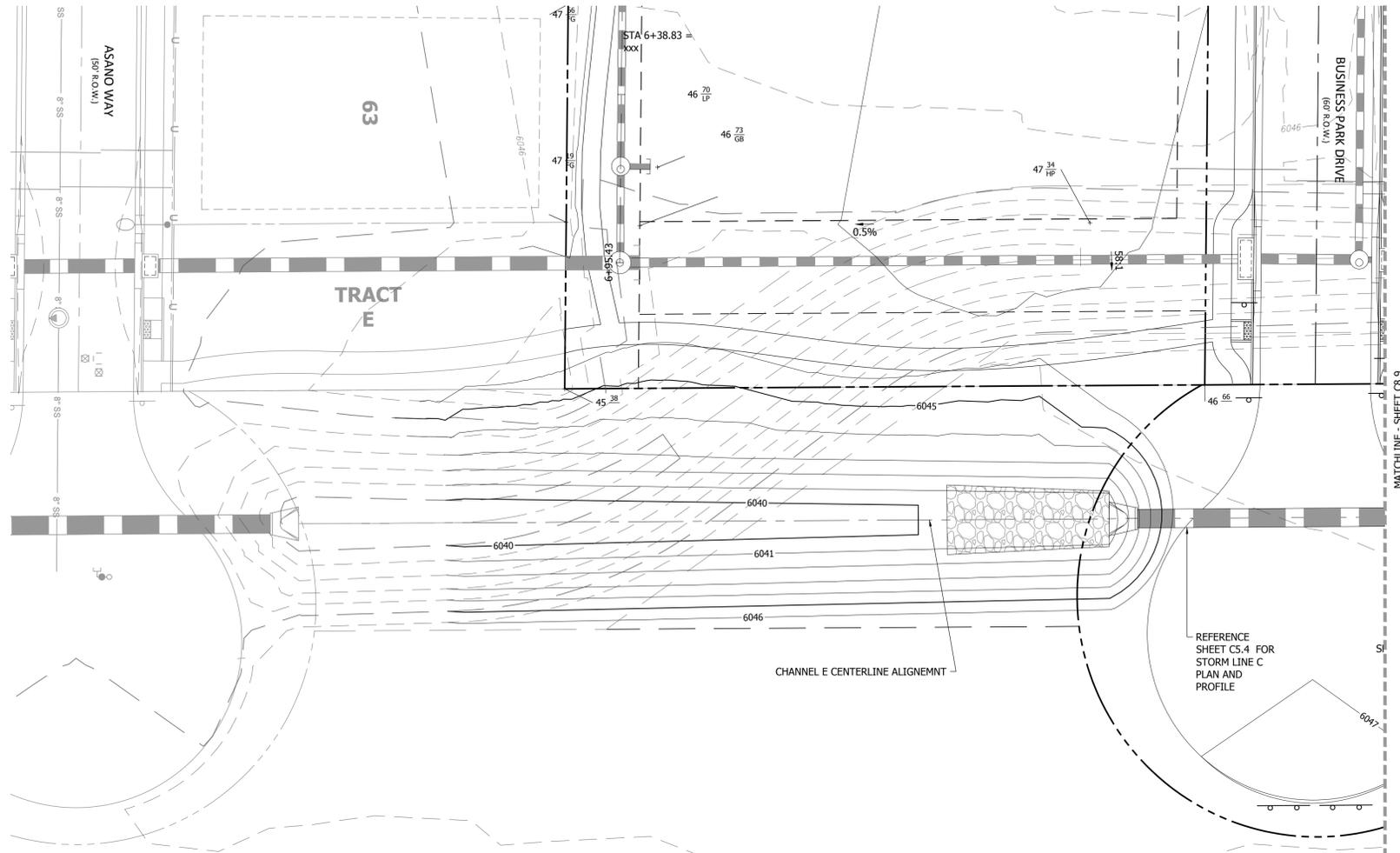
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

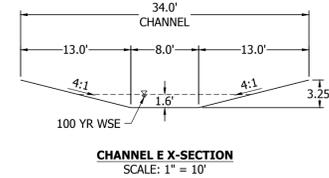
STORMWATER ENTERPRISE	CONCRETE WASHOUT AREA
APPROVED: [Signature]	APPROVED: [Signature]
ISSUED: 10/7/19	REVISED: 8/19/2020
DRAWING NO. 900-CWA-1	

PATH: P:\MC2249 - PROPOSED MAYBERRY PLING NO. 4 (CURRENT TRACT A, MAYBERRY PLING NO. 4) ENGINEERING & DRAWINGS PLANS\GESC\MC2249 - GESC - E&S DETAILS.DWG, PLOT DATE: 1/27/2023 8:50:53 AM, BY: LMM, CDR:ADY

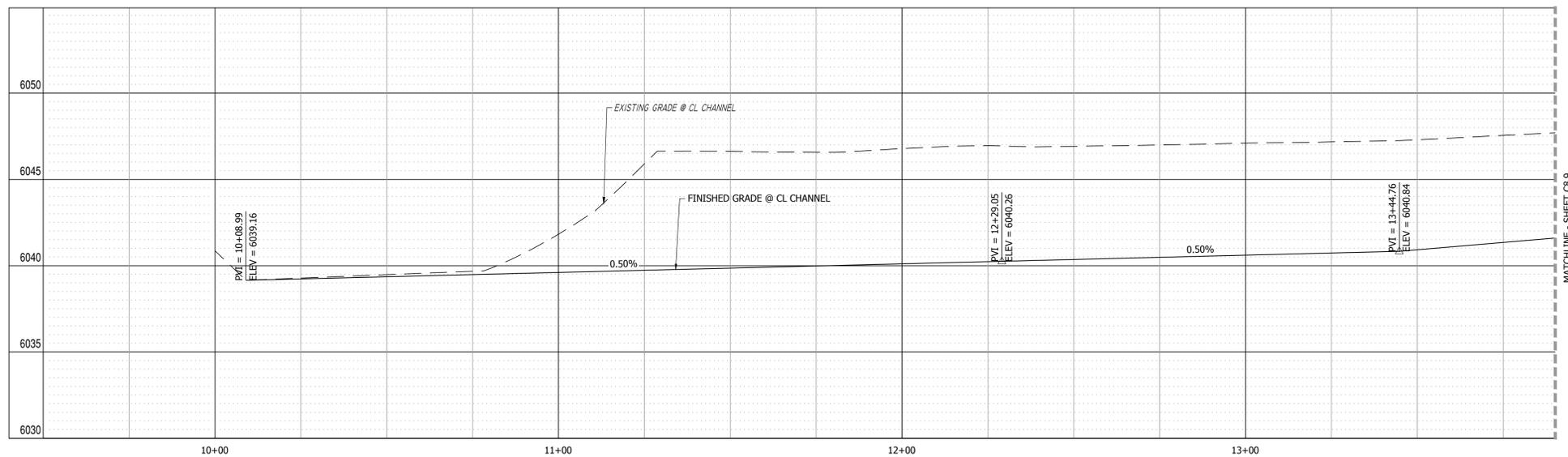
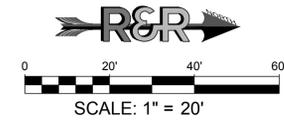
PATH: P:\MC22249 - PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3) ENGINEERING & DRAWINGS PLANS\GESC\MC22249 - GESC - GRAD.DWG, PLOT DATE: 1/27/2023 8:51:43 AM, BY: LNN, D:GADY



CHANNEL E STA. 10+00.00 TO STA. 13+00.00
 SCALE: 1" = 20'



CHANNEL E X-SECTION
 SCALE: 1" = 10'



CHANNEL E PROFILE VIEW
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=4'



Know what's below.
 Call before you dig.

NO.	REVISION	BY	DATE



R&R ENGINEERS SURVEYORS

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

WWW.RRENGINEERS.COM



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

GESC PLANS
 JOB NO. MC22249
 ORG. SUBM. DATE 04/06/2023
 DWN: GWH CHKD: CJD
 NAME

**SOUTH CHANNEL
 E PLAN & PROFILE**

NO.
C8.8



Know what's below.
Call before you dig.

NO.	REVISION	BY	DATE



ENGINEERS
SURVEYORS

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

WWW.REENGINEERS.COM



MAYBERRY - FILING NO. 4

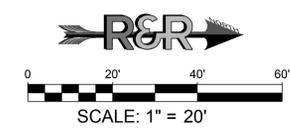
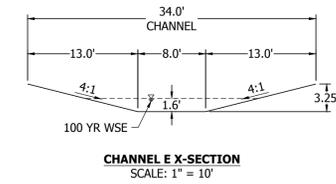
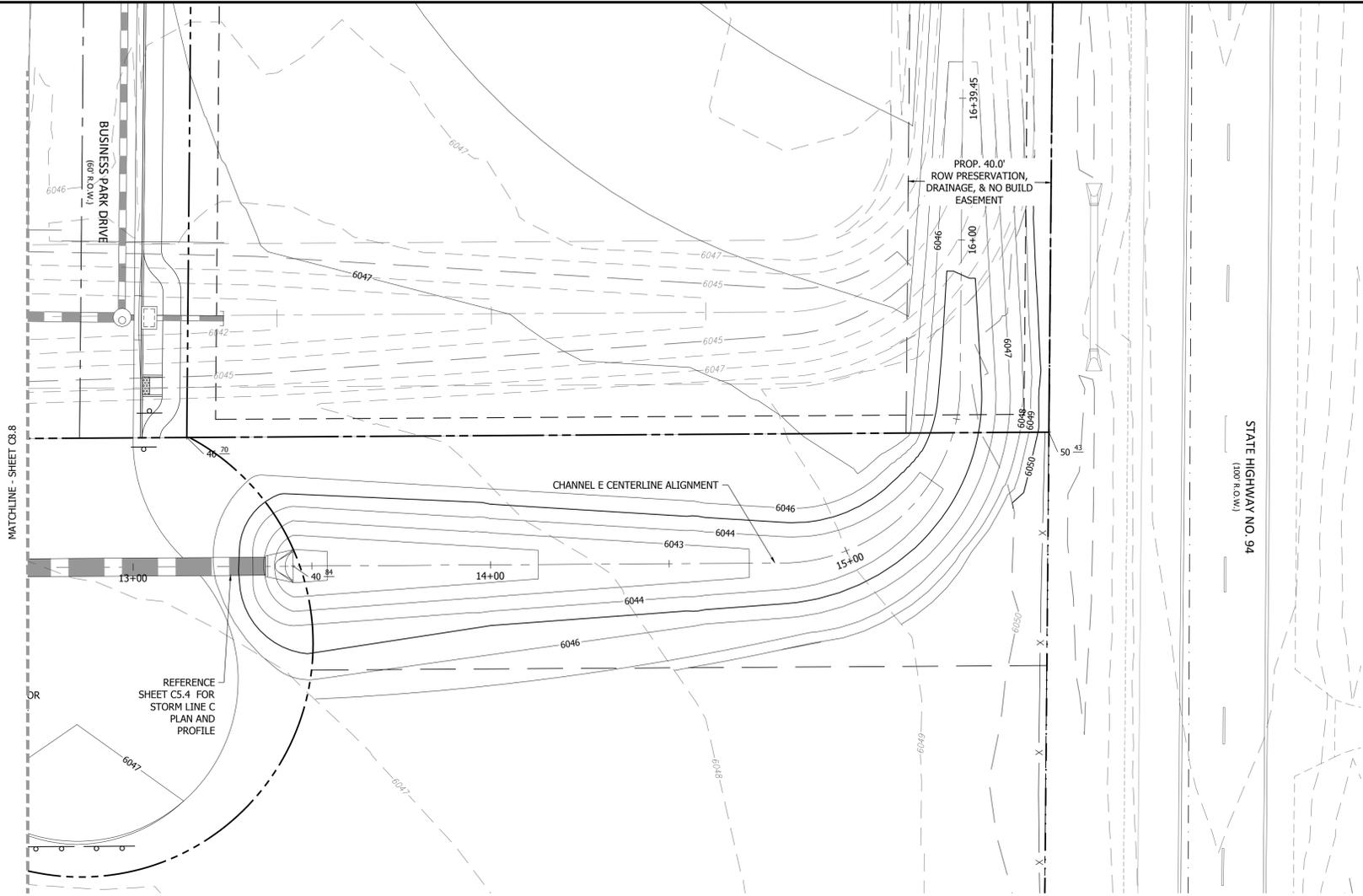
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

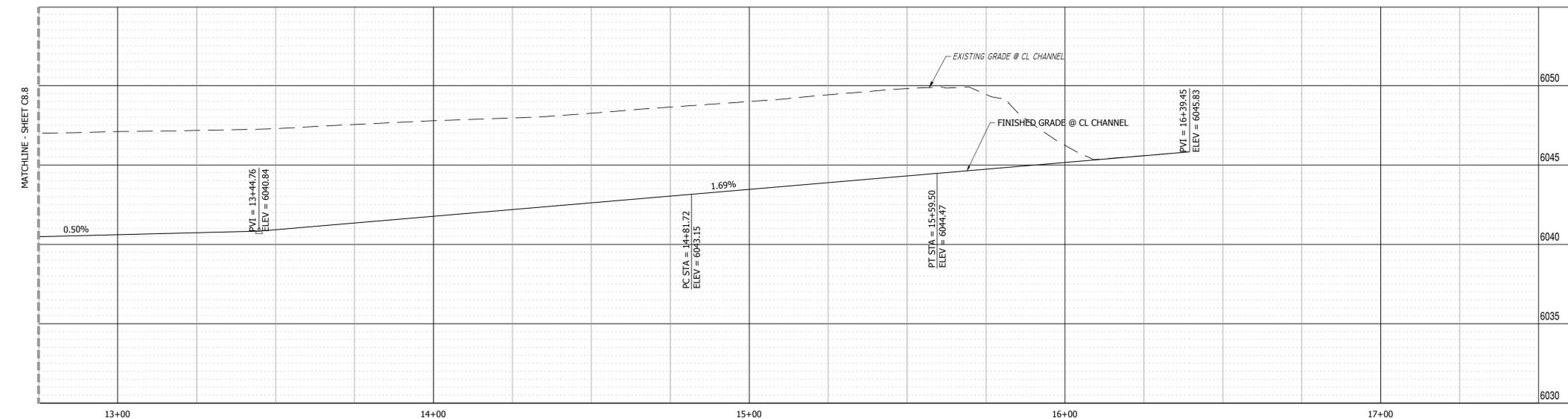
JOB NO. MC22249
ORG. SUBM. DATE 04/06/2023
DWN: GWH CHKD: CJD
NAME

NORTH CHANNEL
E PLAN & PROFILE

NO.
C8.9



CHANNEL E STA. 13+00.00 TO STA. 16+39.95
SCALE: 1" = 20'



CHANNEL E 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, L. DRAWINGS, PLANS, GESC, MC22249 - GESC - GRAD.DWG, PLOT DATE: 1/27/2023 8:52:03 AM, BY: LYNN DOGRADY



Know what's below.
Call before you dig.

NO.	REVISION	BY	DATE



ENGINEERS
SURVEYORS

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

WWW.RRENINEERS.COM



MAYBERRY - FILING NO. 4

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

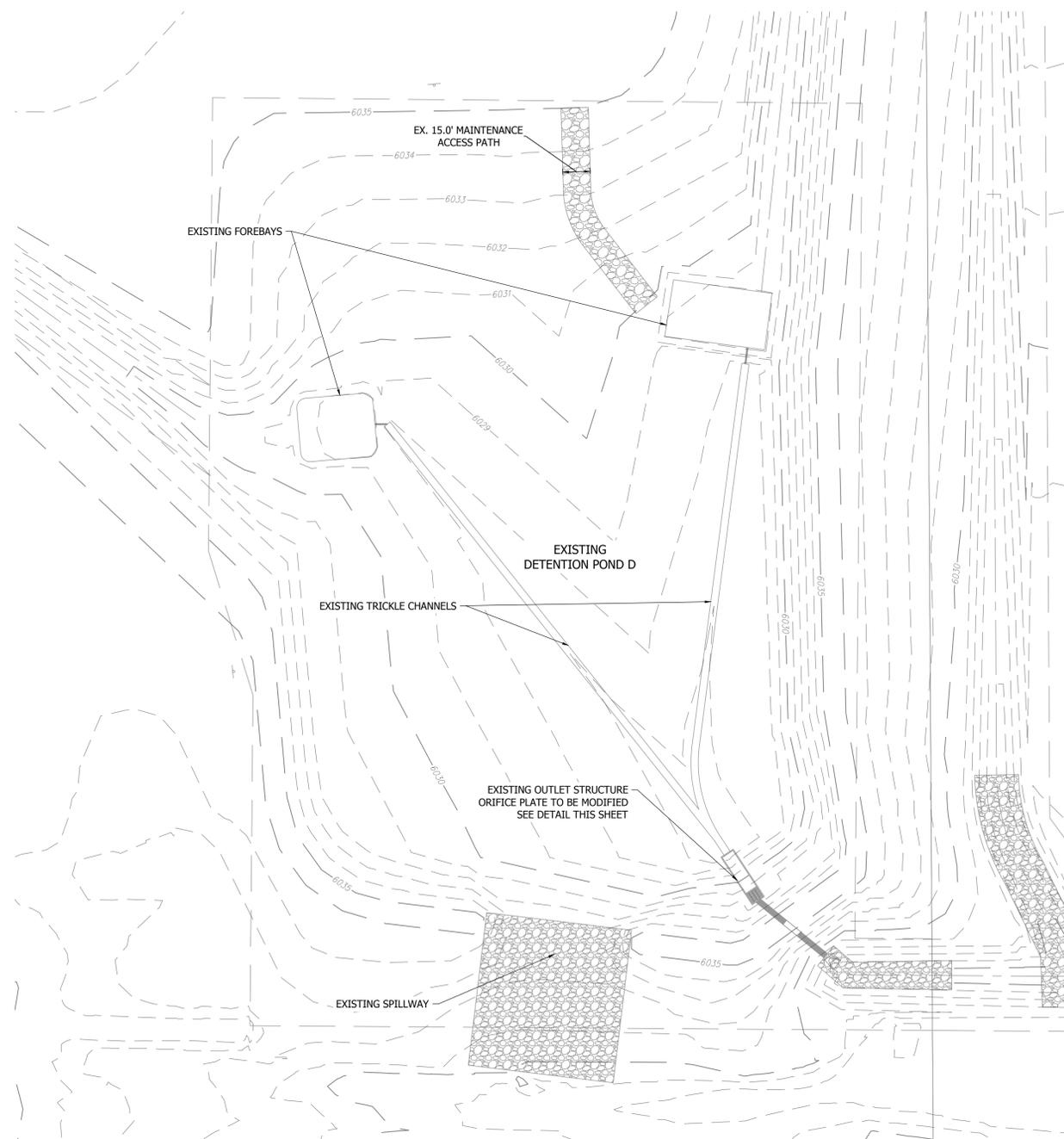
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808

GESC PLANS

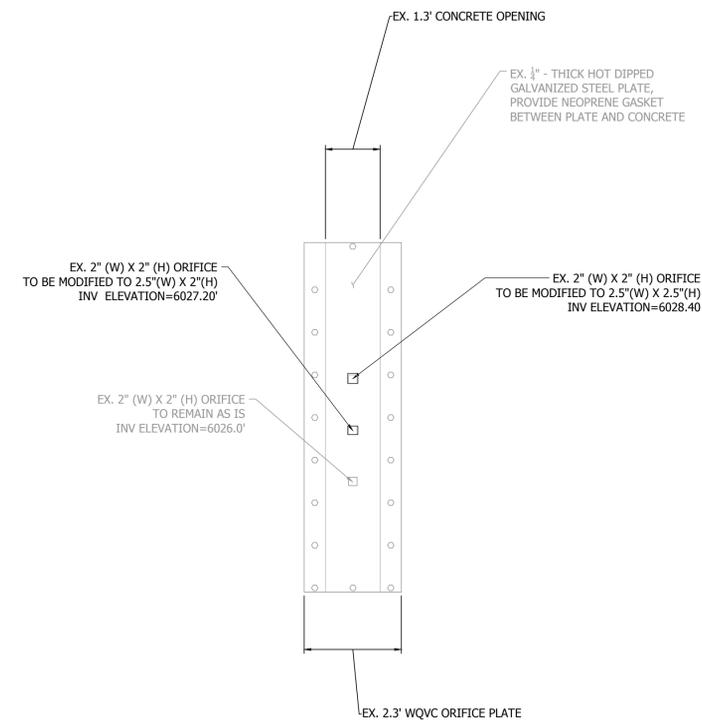
JOB NO. MC22249
ORG. SUBM. DATE 04/06/2023
DWN: GWH CHKD: CJD

ORIFICE PLATE MODIFICATIONS

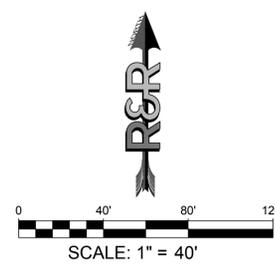
NO. **C8.10**



EXISTING DETENTION POND C (SEE MAYBERRY FILING 3 GEC PLANS)
SCALE: 1" = 40'



EXISTING ORIFICE PLATE TO BE MODIFIED (SEE MAYBERRY FILING 3 GEC PLANS FOR ORIGINAL DESIGN)
SCALE: 1" = 2'



PATH: P:\MC22249 - PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3), ENGINEERING & DRAWINGS PLANS\GESC\MC22249 - GESC - GRAD.DWG, PLOT DATE: 1/27/2023 8:52:14 AM, BY: LINA GORDY