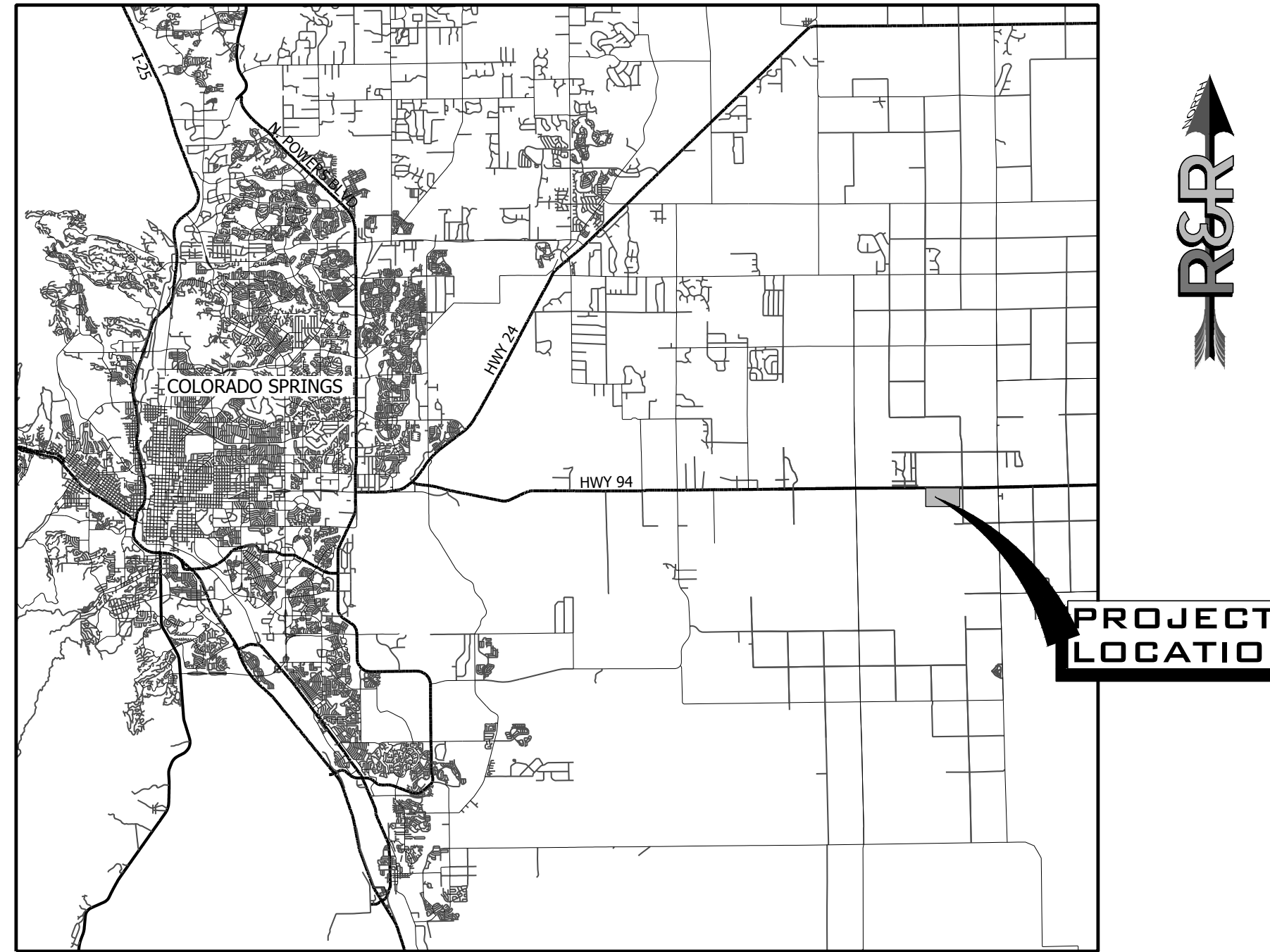


CONSTRUCTION DOCUMENTS
MAYBERRY, COLORADO - FILING NO. 4
 BEING A REPLAT OF TRACT A, MAYBERRY, COLORADO SPRINGS FILING NO. 3
 LYING THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF EL PASO (UNINCORPORATED), STATE OF COLORADO

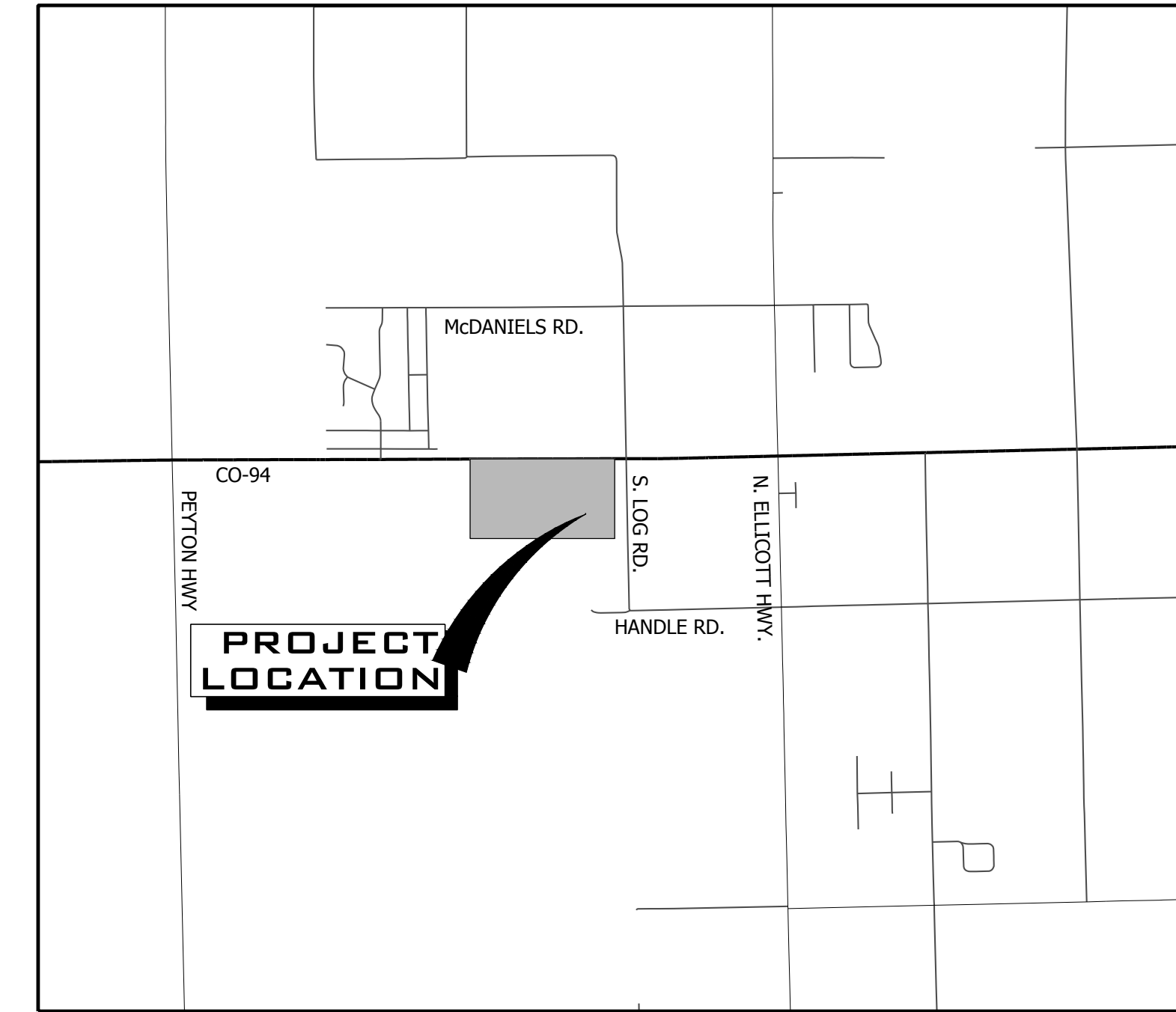


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CONTACT LIST			
DEVELOPER	CIVIL ENGINEER	SURVEYOR	COUNTY ENGINEERING
MAYBERRY COMMUNITIES, LLC	R&R ENGINEERS-SURVEYORS, LLC	R&R ENGINEERS-SURVEYORS, LLC	EL PASO COUNTY DEVELOPMENT SERVICES
3296 DEVINE HEIGHTS #208 COLORADO SPRINGS, CO 80922 719-922-2181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

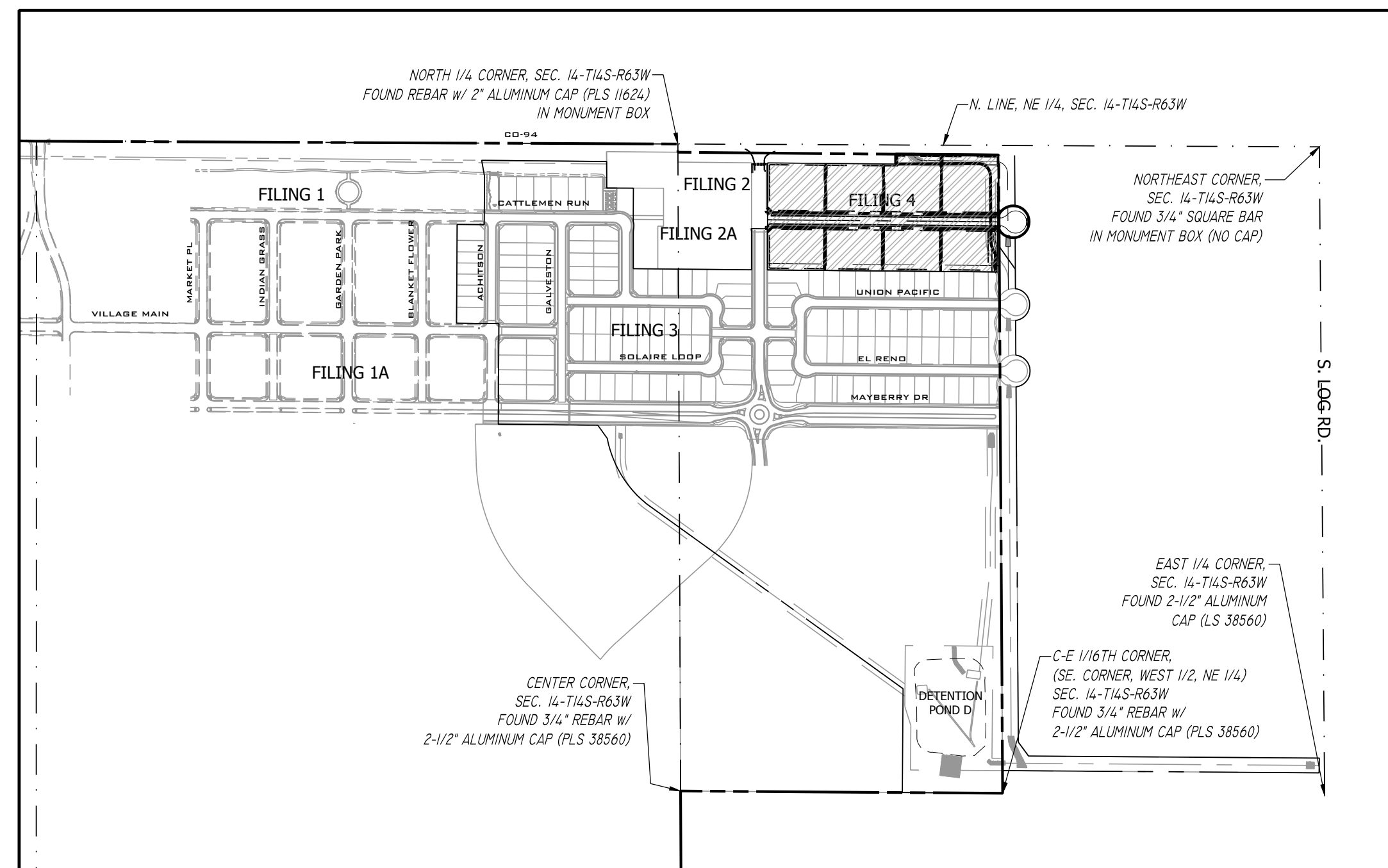


VICINITY MAP
 SCALE 1" = 20,000'



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 PLAN & PROFILE - WEST
C4.1	BUSINESS PARK PLAN & PROFILE - EAST
C5.0	STORM LINE 1 - WEST
C5.1	STORM LINE 1 - EAST
C5.2	LOT 1-3 STORM STUBS
C5.3	LOT 4 STUB & STORM LINE 2
C5.4	STORM LINE 3 PLAN & PROFILE
C5.5	INTERIM SWALE C7 - WEST
C5.6	INTERIM SWALE C7 - EAST
C5.7	ULTIMATE STORM DRAIN C7
C6.0	SANITARY LINE 1 PLAN & PROFILE - WEST
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
CB.0	GESC COVER SHEET
CB.1	GENERAL NOTES & LEGEND
CB.2	INITIAL E&S PLAN
CB.3	INTERIM E&S PLAN
CB.4	FINAL E&S PLAN
CB.5	E&S DETAILS
CB.6	E&S DETAILS
CB.7	OVERALL GRADING PLAN
CB.8	SOUTH CHANNEL E PLAN & PROFILE
CB.9	NORTH CHANNEL E PLAN & PROFILE
CB.10	DRIFICE 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. _____ Date _____
 County Engineer/ECM Administrator

P:\P\14\22249\PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3) ENGINEERING DRAWINGS PLANS CONSTRUCTION DOCUMENTS W22249 - CIV - CD.DWG, PLOT DATE: 05/25/2023, 8:17:35 AM, BY: LSK, C:\P\000001

NO.	REVISION	BY	DATE

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

WWW.RRENGINEERS.COM

MAYBERRY - FILING NO. 4

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS, EL PASO COUNTY

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

CONSTRUCTION DOCUMENTS

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

COVER SHEET

NO. **C1.0**



Know what's below.
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COUNTY GENERAL NOTES:

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

GENERAL DRAINAGE & GRADING NOTES:

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

COUNTY SIGNING AND STRIPING NOTES:

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

PROJECT GENERAL NOTES:

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

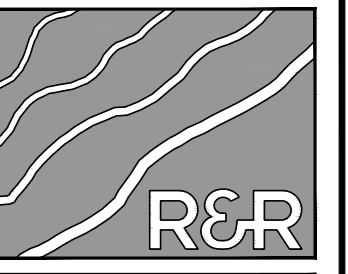
GENERAL UTILITY NOTES:

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

STANDARD UTILITY DETAILS:

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

NO.	REVISION	BY	DATE



R&R ENGINEERS-SURVEYORS, INC.

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

WWW.RRENINEERS.COM

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

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

GENERAL NOTES

NO. **C1.1**

P:\P\14-M22249-PROPOSED MAYBERRY-FILING NO. 4-CURRENT TRACT 4-MAYBERRY-FILING NO. 3J-ENGINEERING-DRAWINGS-PLANS-CONSTRUCTION-DOCUMENTS-M22249-NOTES.DWG - PLOT DATE: 8/25/2023 8:17:49 AM - PLOT: N/A - COPY



Know what's below.
Call before you dig.

ABBREVIATIONS

ABAN	ABANDON	ID	INSIDE DIAMETER
AC	ASBESTOS CONCRETE	IN	INLET
ADDL	ADDITIONAL	INCL	INCLUDED
ADDM	ADDENDUM	INSUL	INSULATION
ADJ	ADJUSTABLE	INTER	INTERSECTION
AL	ALUMINUM	INV	INVERT
ALT	ALTERNATE	IRR	IRRIGATION
AMT	AMOUNT		
APPROX	APPROXIMATELY	JTS	JOINTS
ARCH	ARCHITECTURAL		
ASPH	ASPHALT	KB	KICK BLOCK
ASSY	ASSEMBLY	KO	KNOCKOUT
ASYM	ASYMMETRICAL		
AUTO	AUTOMATIC		
AWWA	AMERICAN WATER WORKS ASSOC	L	LEFT OR LITER
		LSCP	LANDSCAPE
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

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

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MAYBERRY - FILING NO. 4

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY

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

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

LEGEND & ABBREVIATIONS

NO. C1.2

PLAN: MC22249 - PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3) ENGINEERS SURVEYORS, INC. DRAWINGS PLANS CONSTRUCTION DOCUMENTS MC22249 - NOTES.DWG, PLOT DATE: 8/25/2023 8:17:50 AM, BY: LMM, CDR:ADY



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PHONE: 303-753-6730

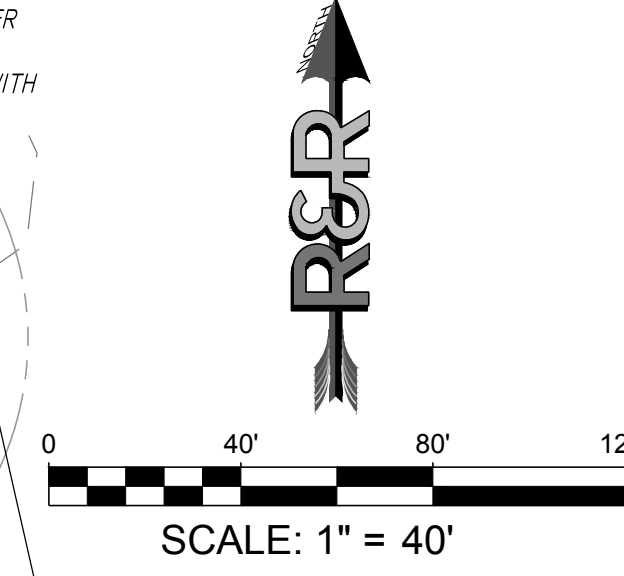
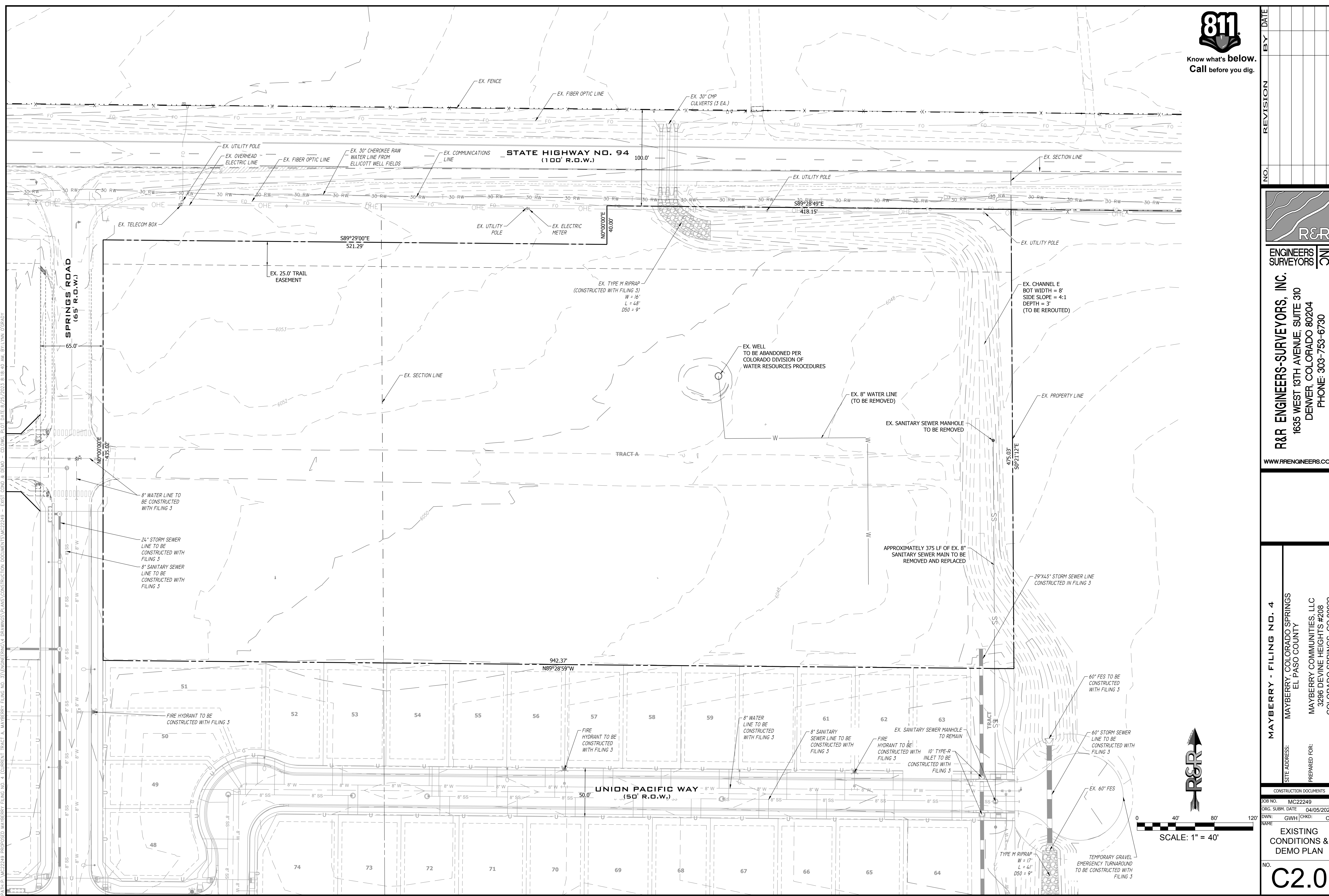
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EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
3296 DEVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

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

EXISTING
CONDITIONS &
DEMO PLAN

NO.
C2.0

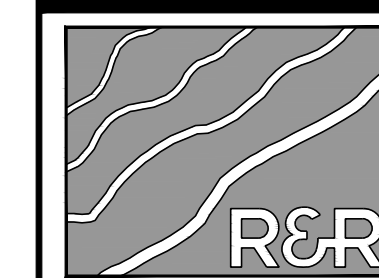


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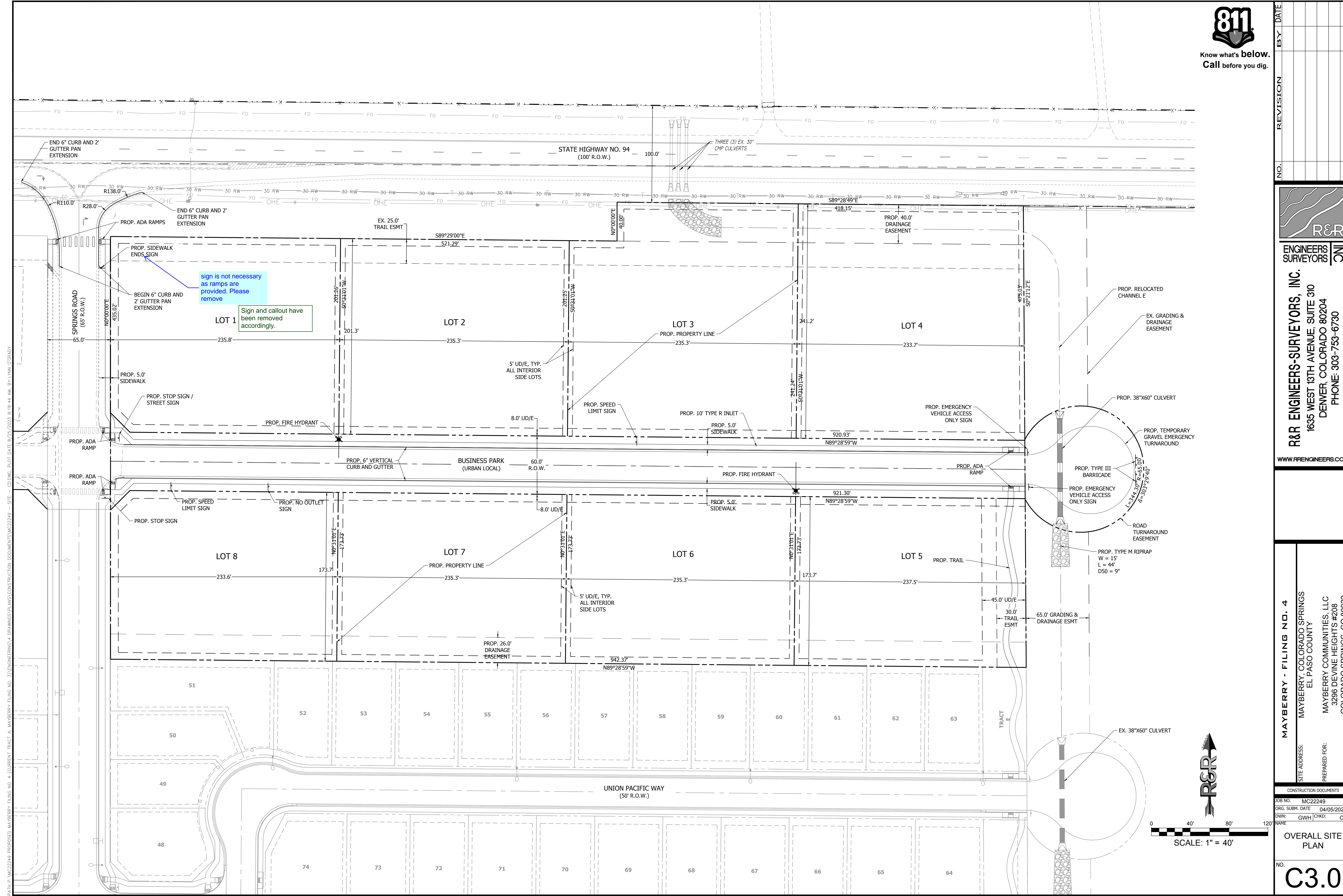
MAYBERRY - FILING NO. 4
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EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
3296 DEVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

PREPARED FOR:

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

OVERALL SITE
PLAN

NO. **C3.0**



PATH: V:\22249 - PROPOSED MAYBERRY - FILING NO. 4 (CURRENT TRACT A, MAYBERRY - FILING NO. 3) ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS V22249 - SITE - CD.DWG - PLOT DATE: 02/27/2023, 8:18:44 AM, BY: LNK, C:\PROG



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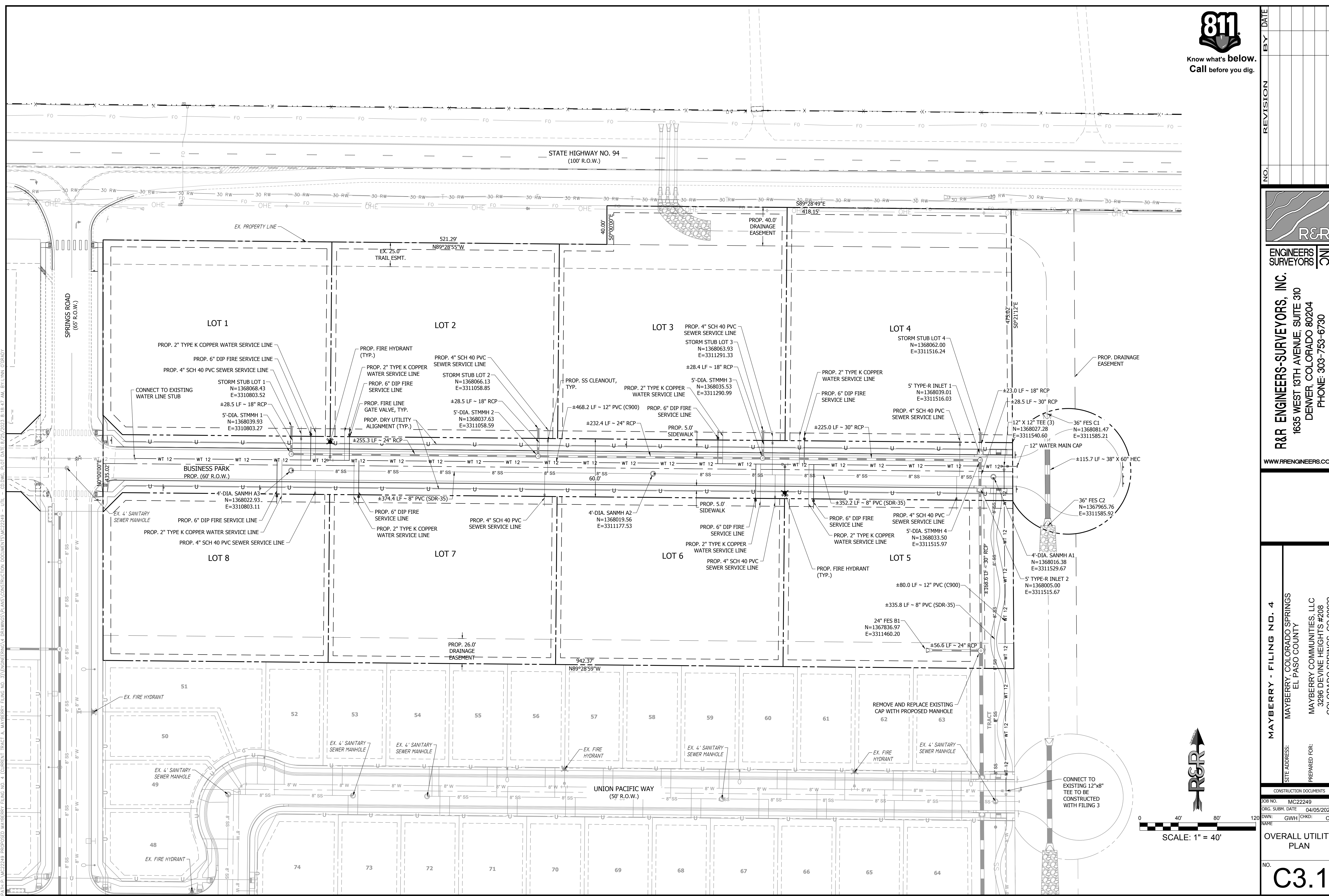
MAYBERRY - FILING NO. 4
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
3296 DEVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

PREPARED FOR:

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

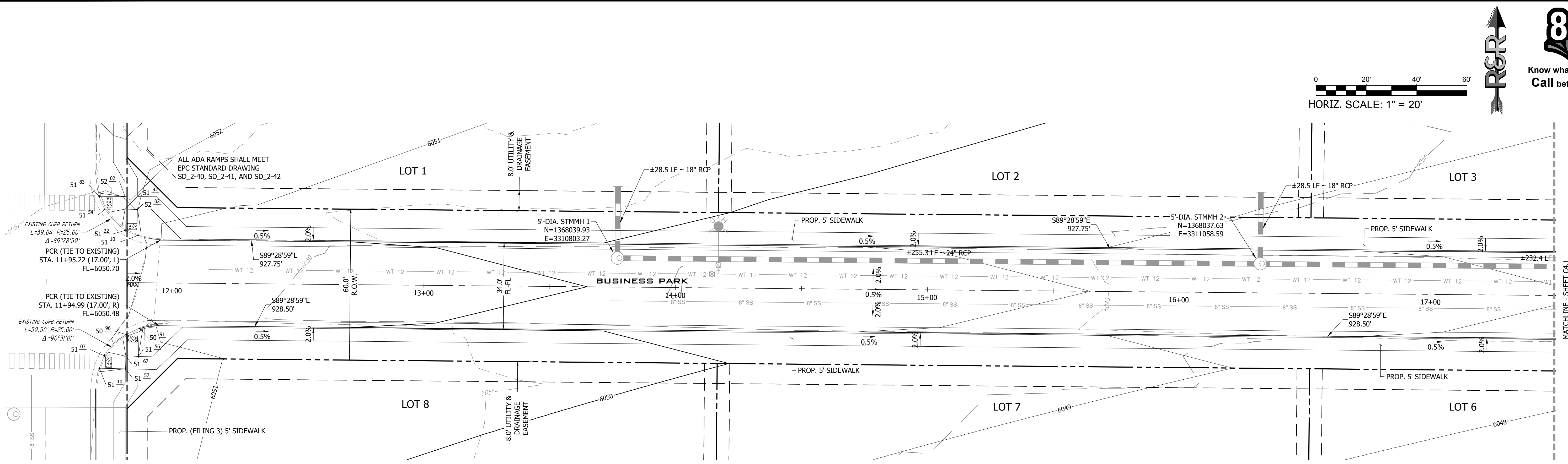
OVERALL UTILITY
PLAN

NO. **C3.1**

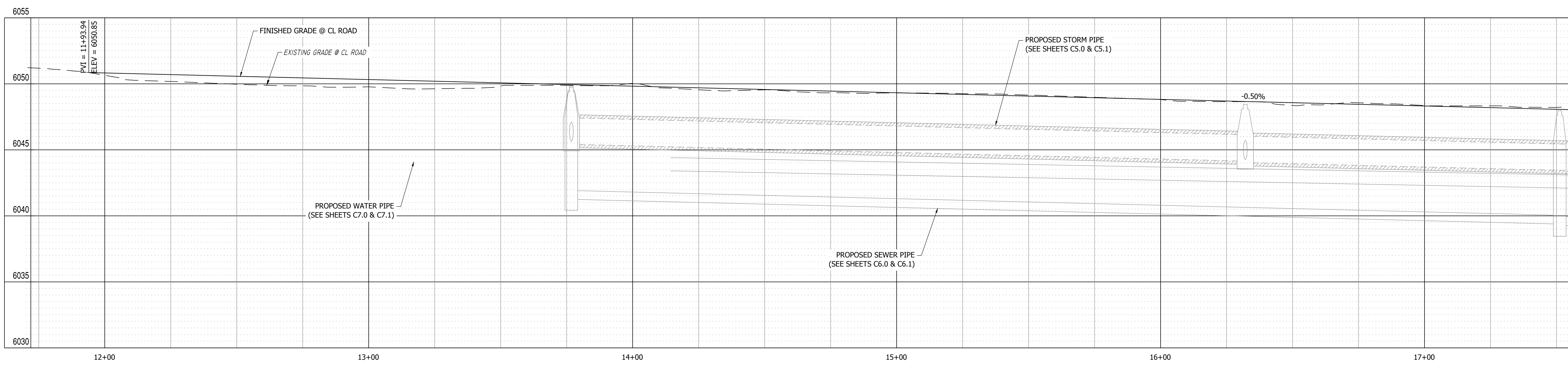


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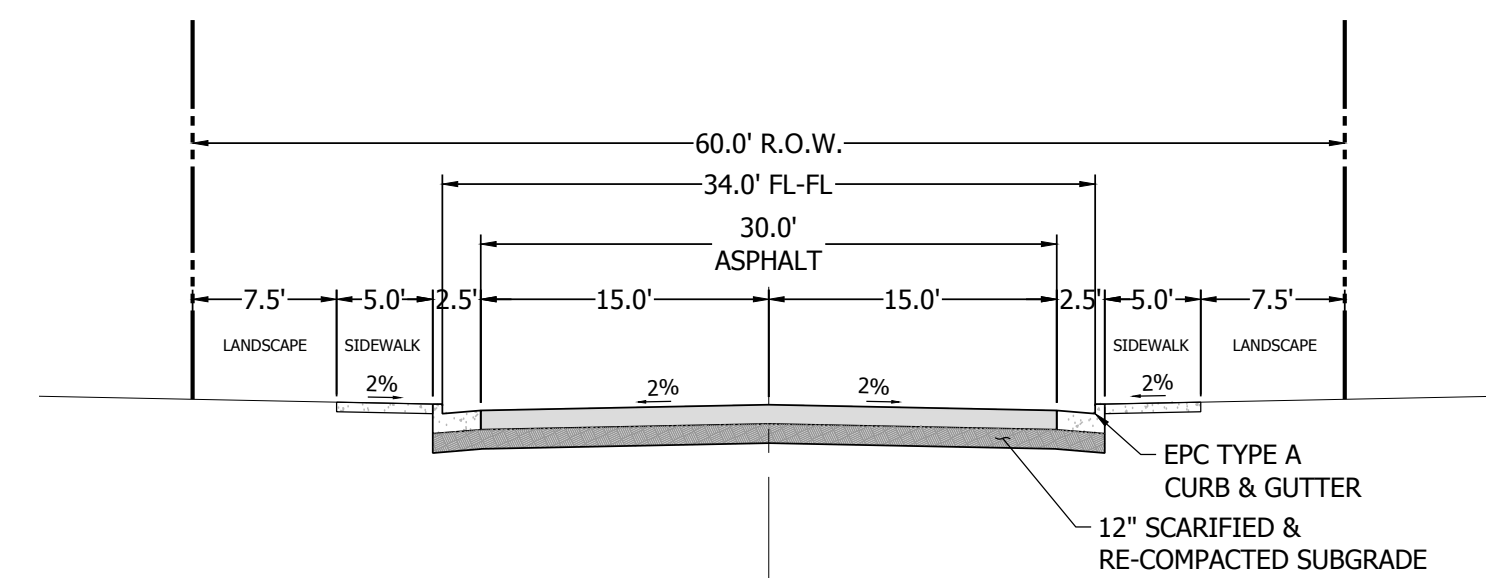
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BUSINESS PARK PLAN VIEW 12+25.00 TO 17+50.00
 URBAN LOCAL, 60' ROW, 34.00' FL-FL, 25 MPH
 SCALE: 1" = 20'



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

NO.	REVISION	BY	DATE

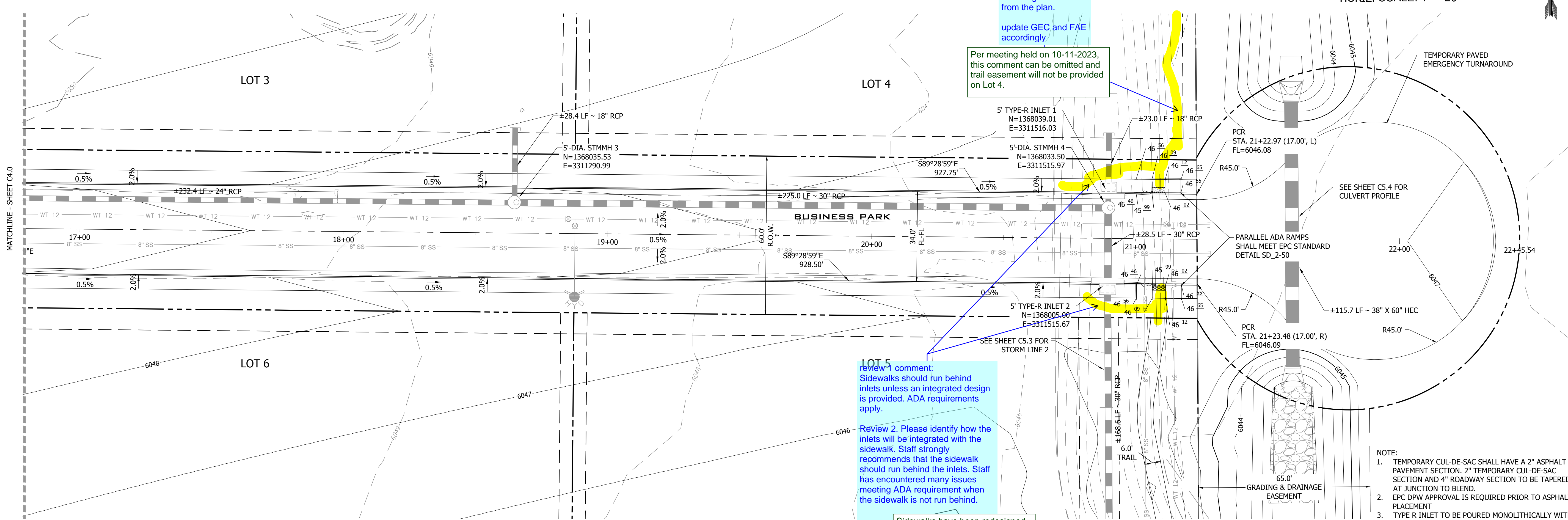
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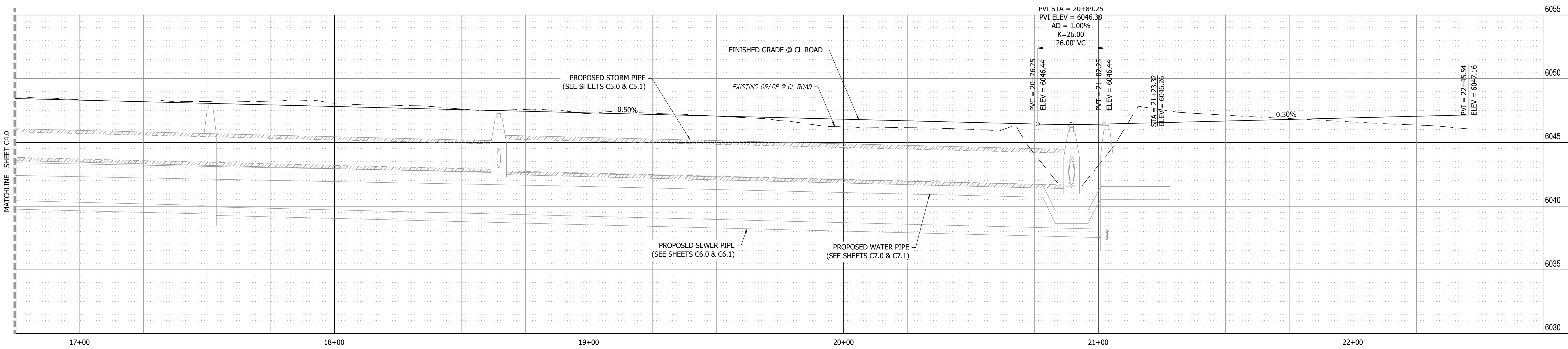
MAYBERRY - FILING NO. 4
 SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
 EL PASO COUNTY
 PREPARED FOR: MAYBERRY COMMUNITIES, LLC
 3296 DEVINE HEIGHTS #208
 COLORADO SPRINGS, CO 80922

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

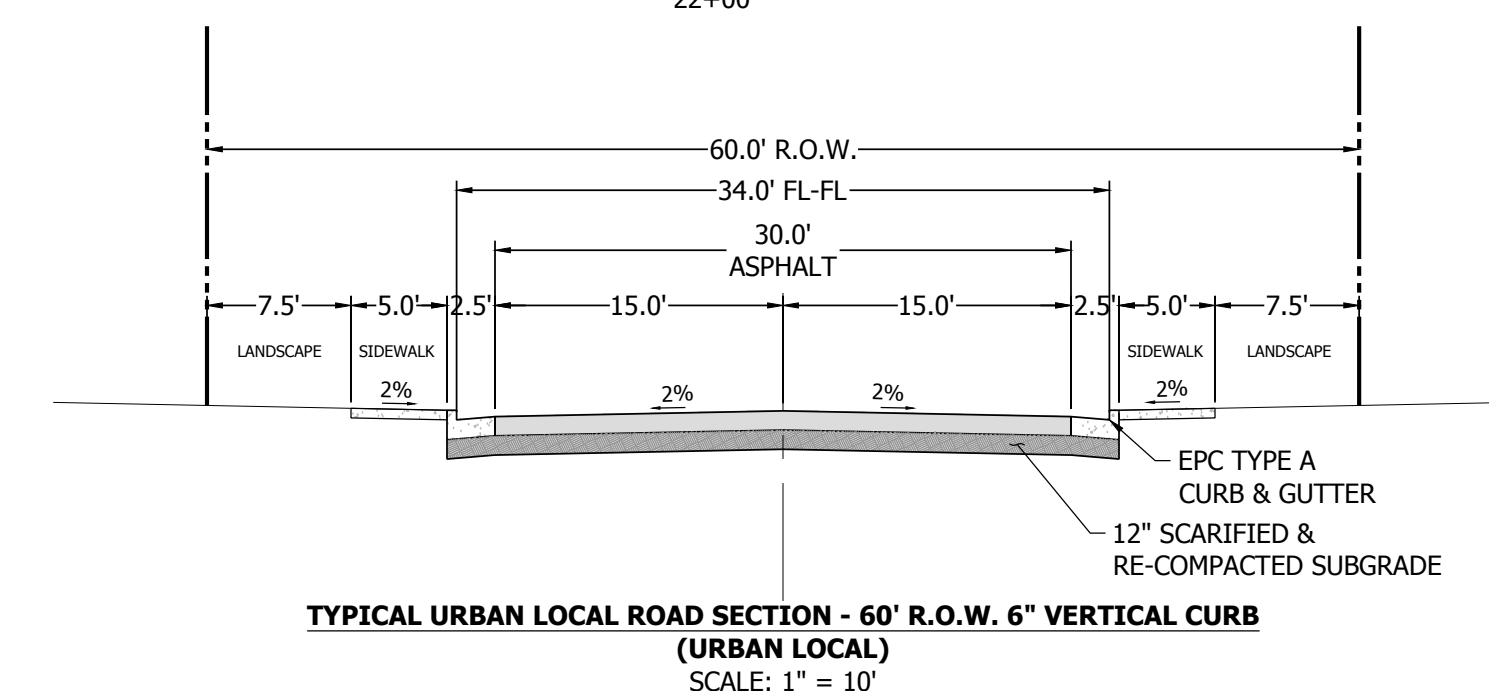
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BUSINESS PARK PLAN VIEW 17+25.00 TO 22+75.00
URBAN LOCAL, 60' ROW, 34.00' FL-FL, 25 MPH
SCALE: 1" = 20'



BUSINESS PARK 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'

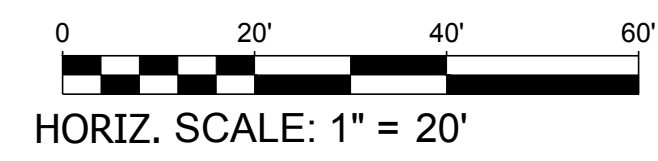
Trail was identified in the PUD plan. Please provide. Contact the planner Ryan H., whether a PUD change is needed if choosing to remove from the plan.
update GEC and FAE accordingly

Per meeting held on 10-11-2023, this comment can be omitted and trail easement will not be provided on Lot 4.

review comment: Sidewalks should run behind inlets unless an integrated design is provided. ADA requirements apply.
Review 2. Please identify how the inlets will be integrated with the sidewalk. Staff strongly recommends that the sidewalk should run behind the inlets. Staff has encountered many issues meeting ADA requirement when the sidewalk is not run behind.

Sidewalks have been redesigned to go behind the inlets and directional ADA ramps are now provided.

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



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

CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWJ CHKD: CJJ
BUSINESS PARK PLAN & PROFILE - EAST
NO. **C4.1**



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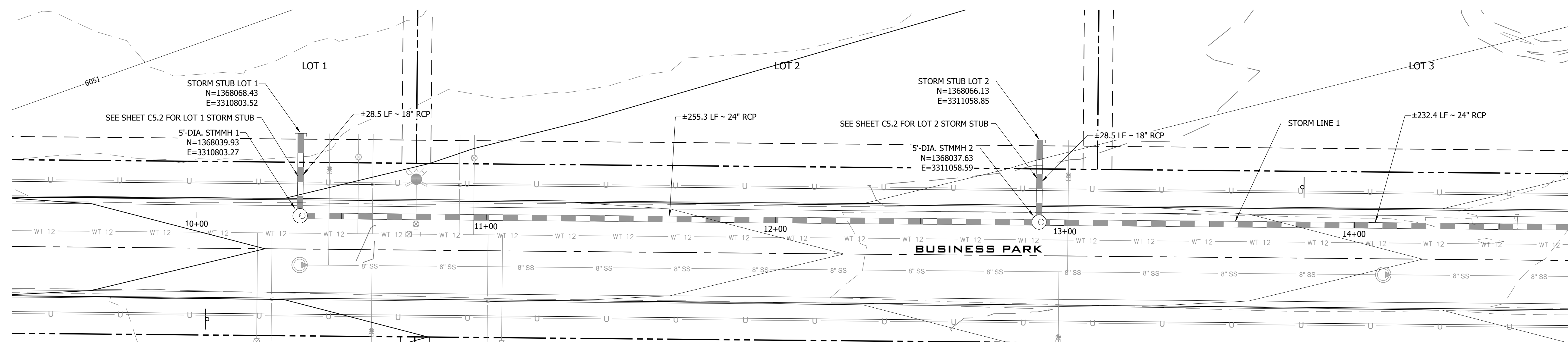
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MAYBERRY COMMUNITIES, LLC
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SITE ADDRESS:
PREPARED FOR:

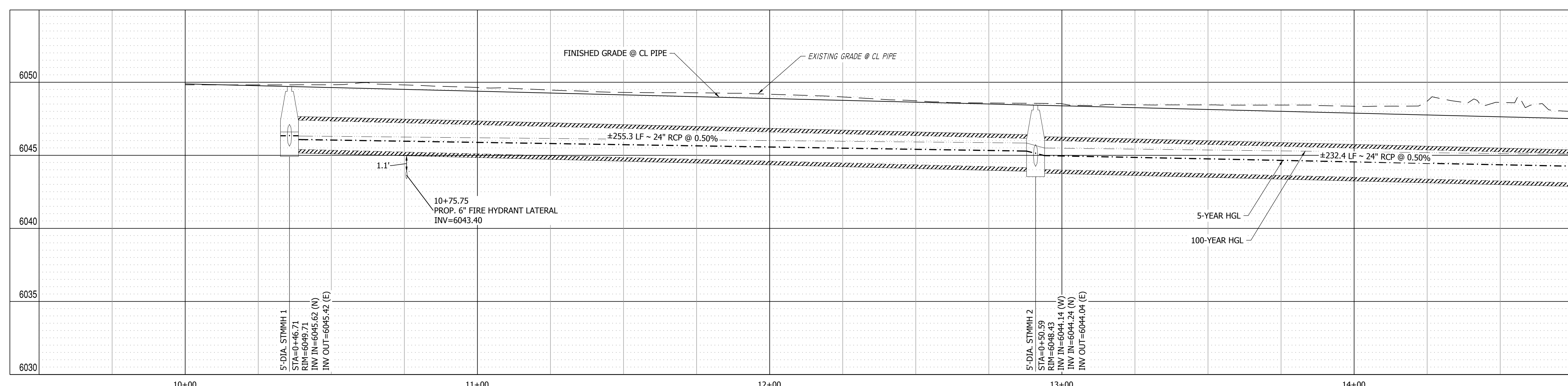
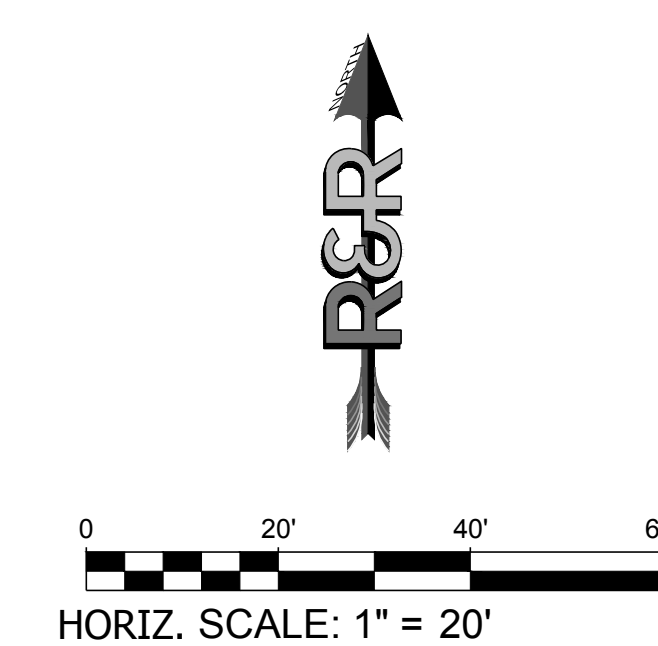
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJJ
NAME

STORM LINE 1 - WEST

NO. **C5.0**



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



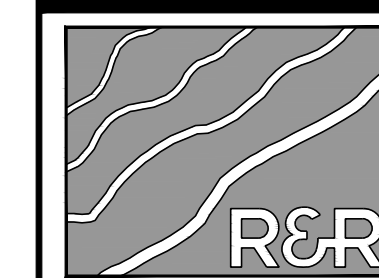
STORM LINE 1 PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

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: 05/25/2023 9:24:49 AM BY: LNN COGADY



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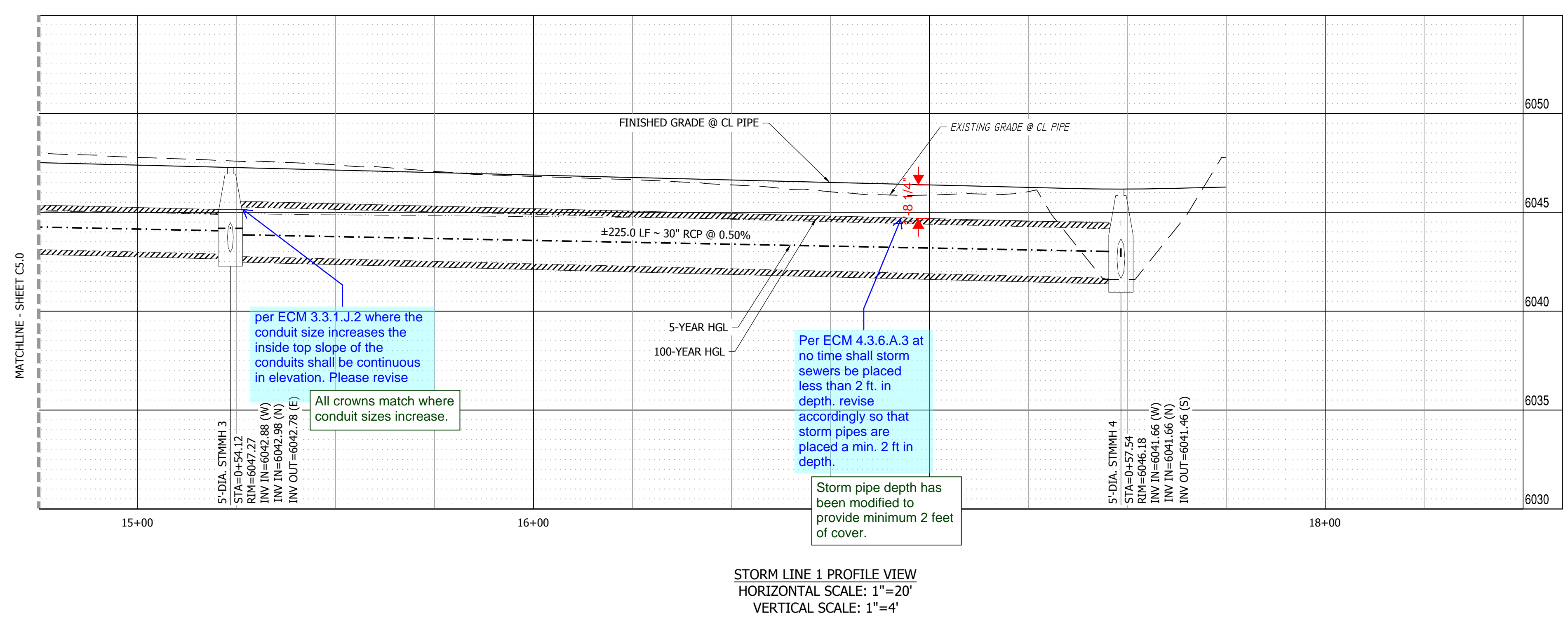
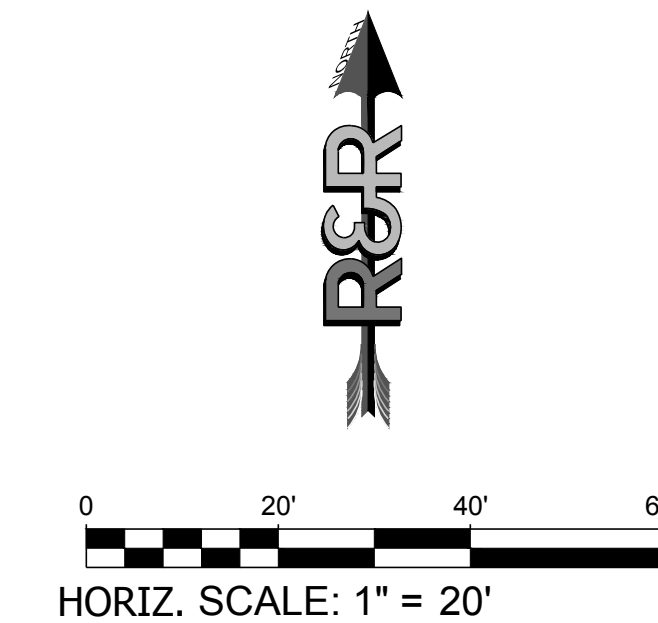
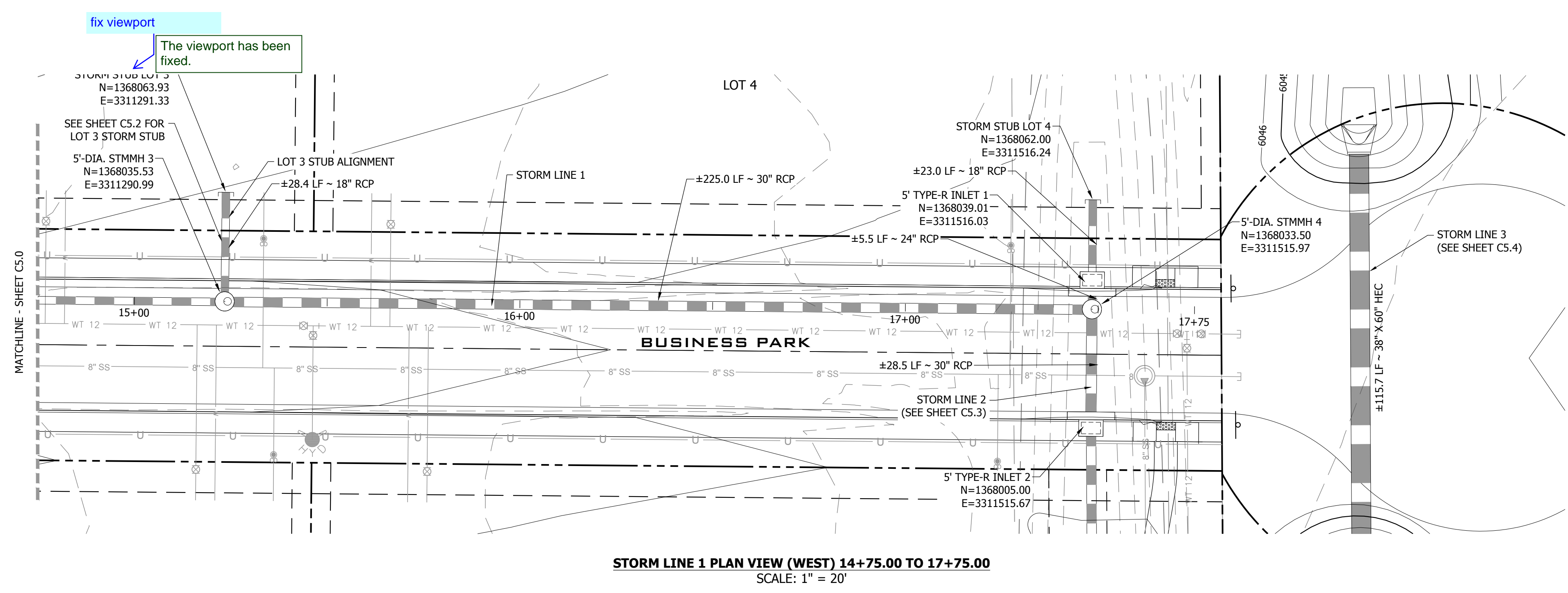
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MAYBERRY COMMUNITIES, LLC
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CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHK: CJD
NAME

STORM LINE 1 - EAST

NO. **C5.1**



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: 05/25/2023 8:25:01 AM BY: LINA COSADY



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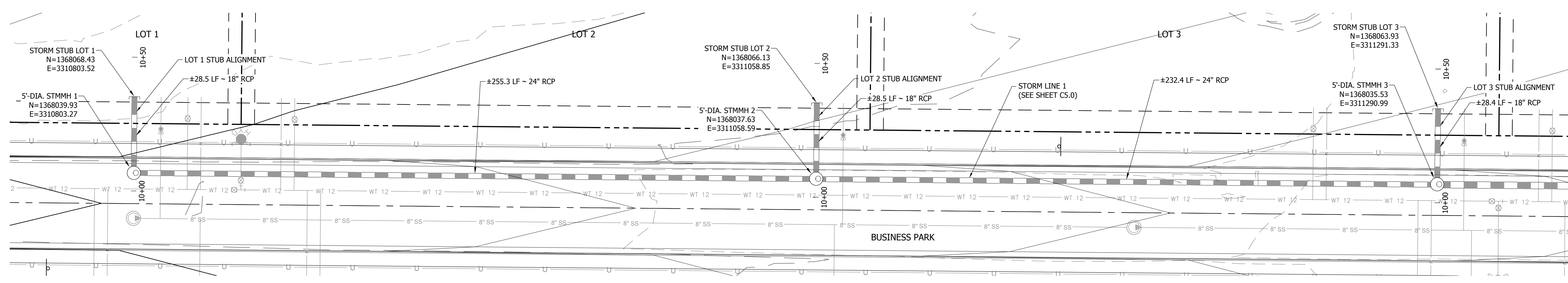
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SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
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COLORADO SPRINGS, CO 80922

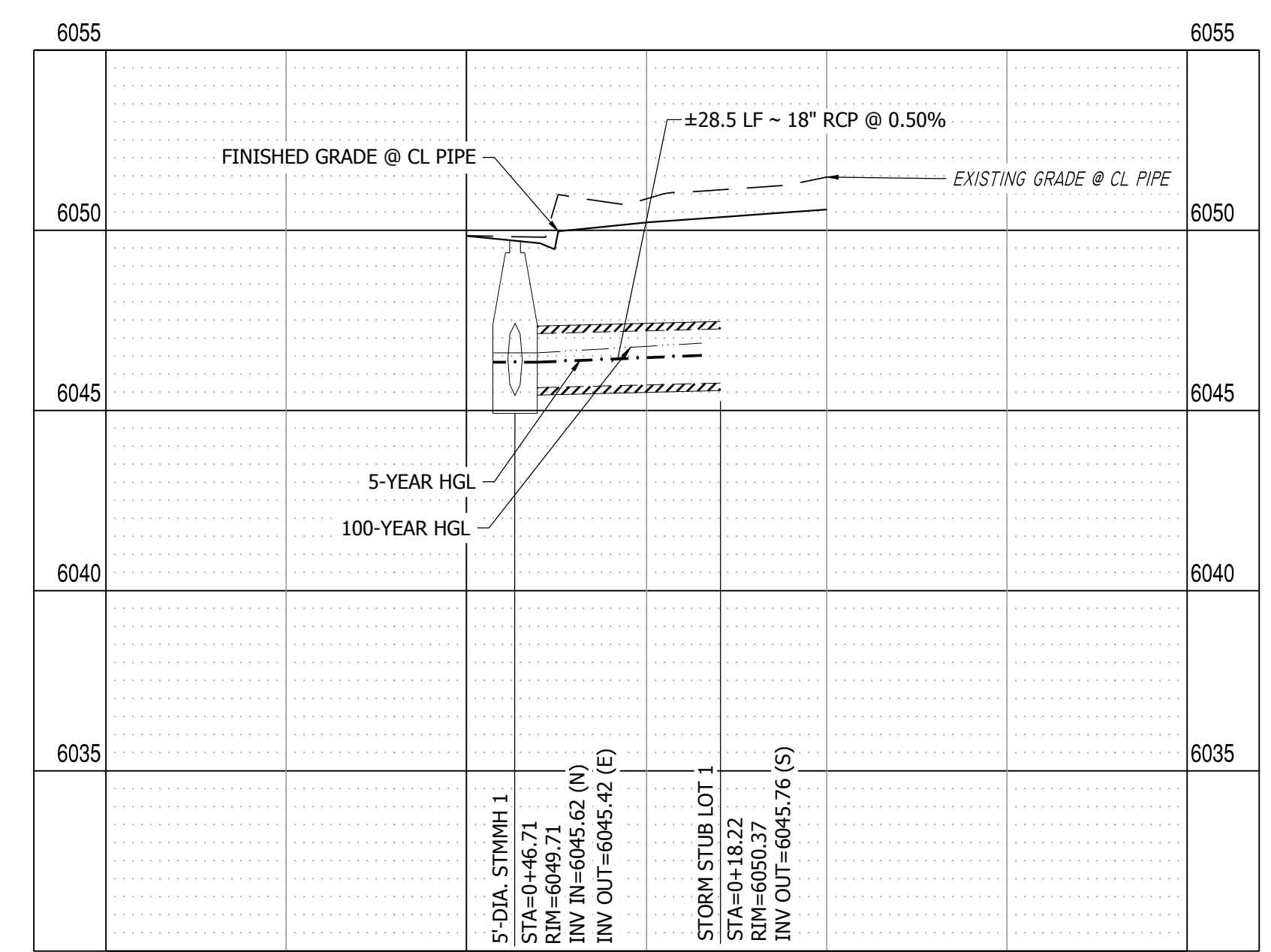
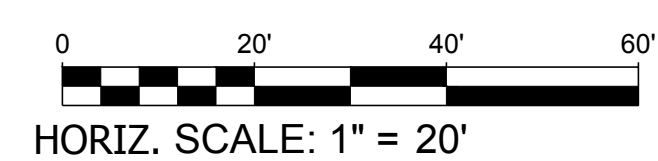
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD
NAME

LOT 1-3 STORM STUBS

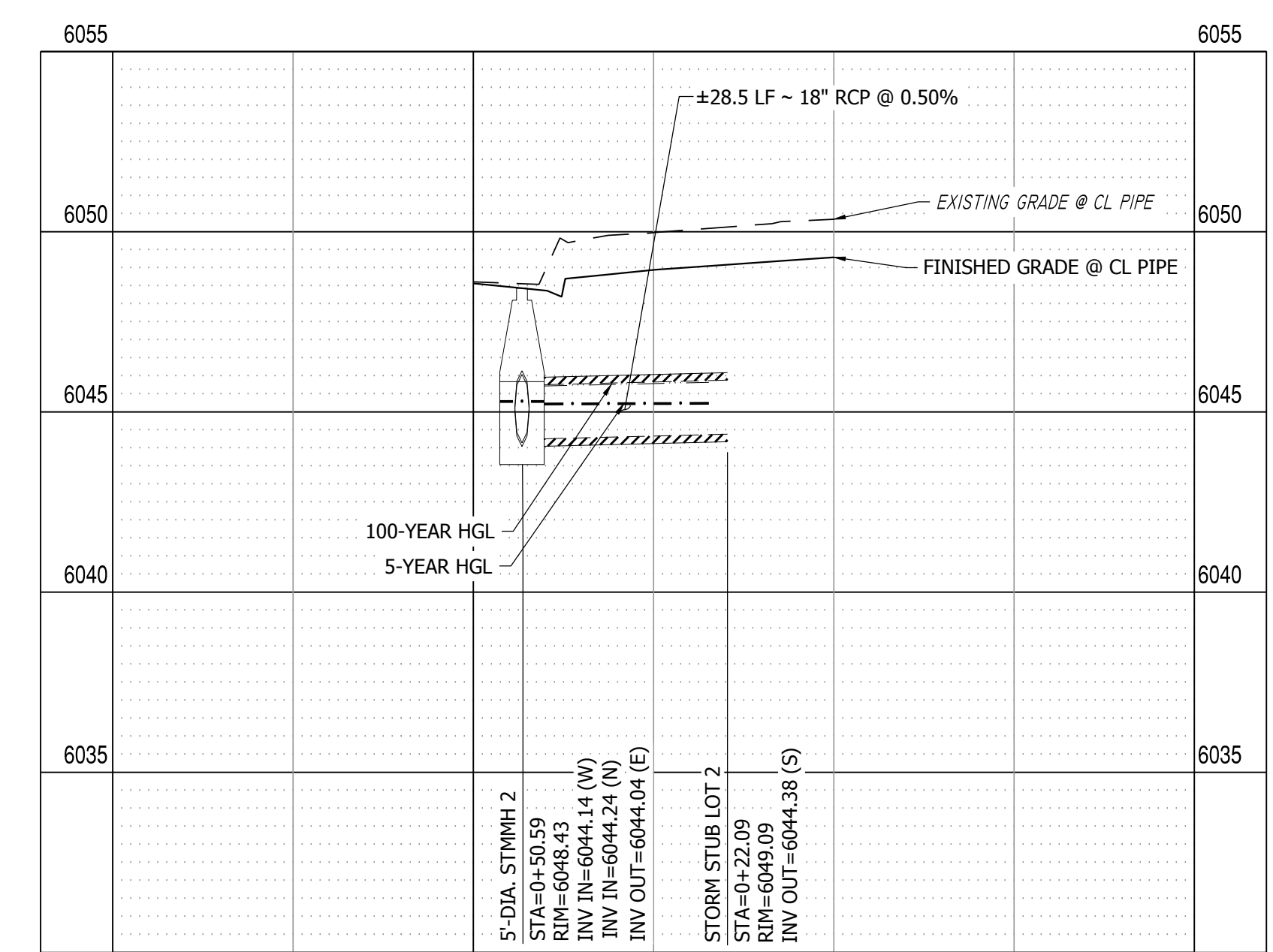
NO. **C5.2**



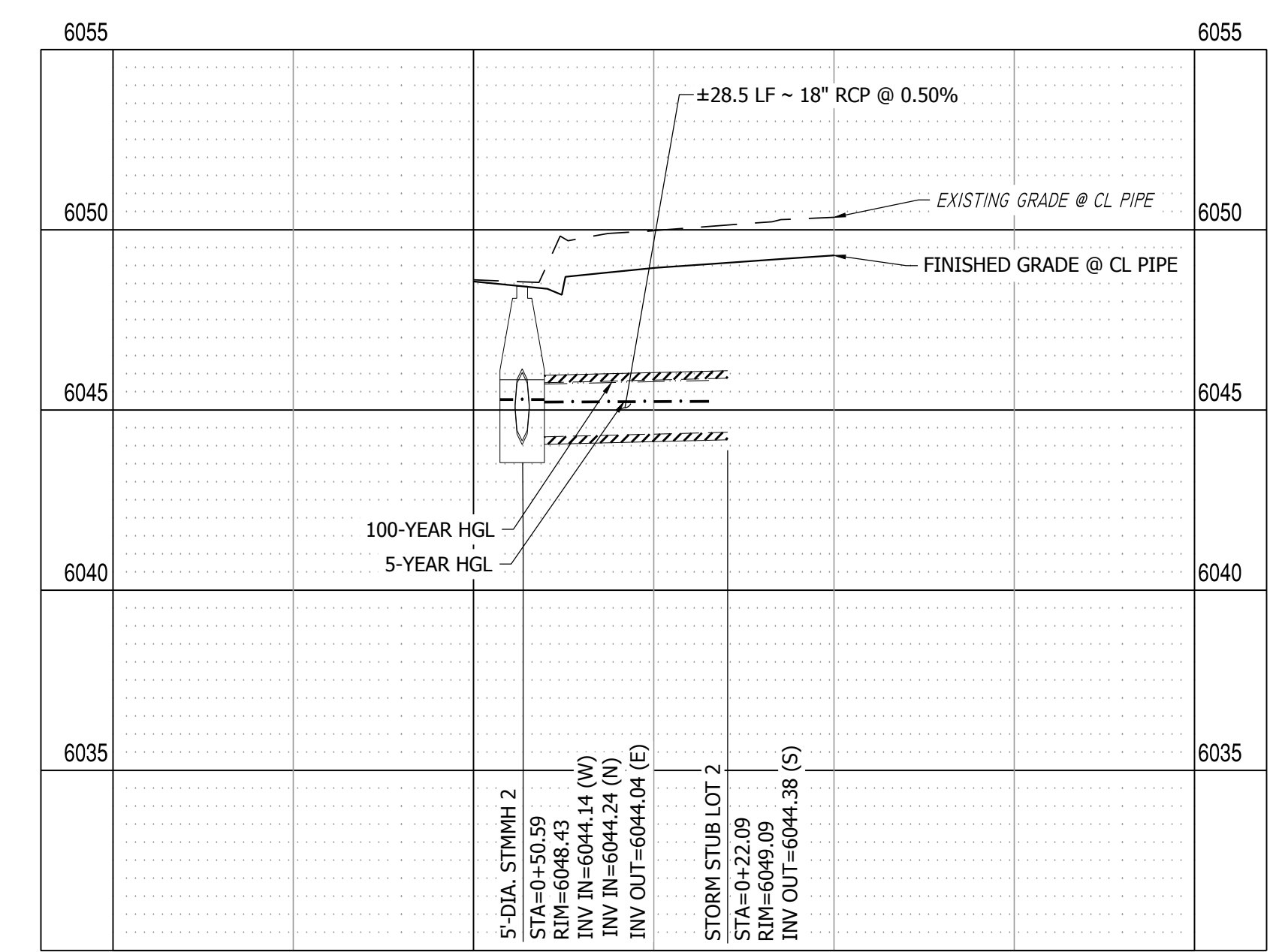
STORM MAIN LINE 1 PLAN VIEW (WITH STUBS) 10+00.00 TO 15+50.00
SCALE: 1" = 20'



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



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



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

Provide lot 3 profile as this appears to be a repeat of lot 2 profile

Profile for lot 3 has now been provided.

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: 05/25/2023 9:25:21 AM BY: LINA COBAYE



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 PHONE: 303-753-6730

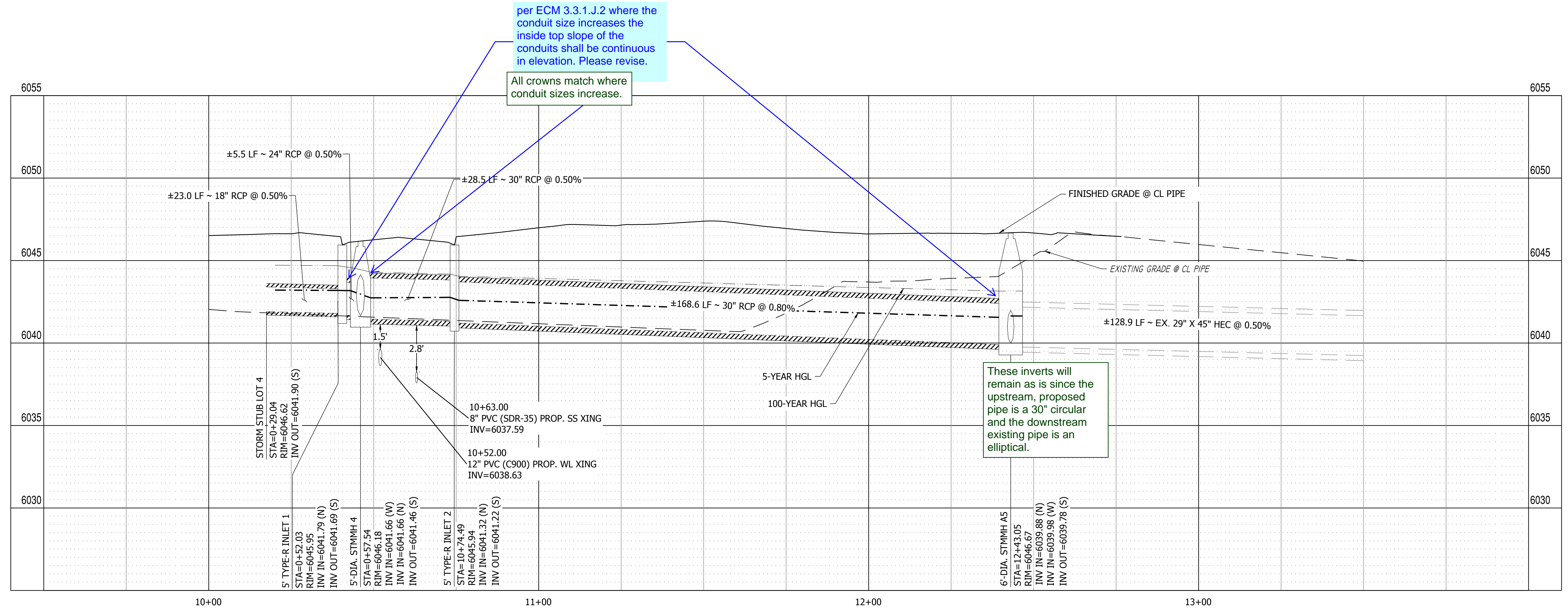
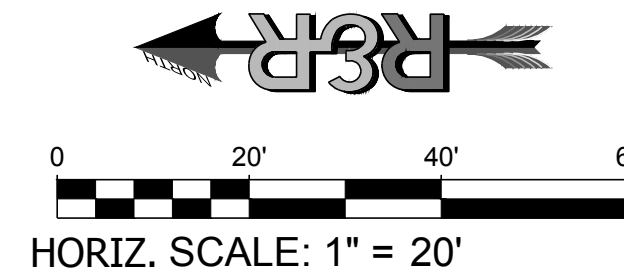
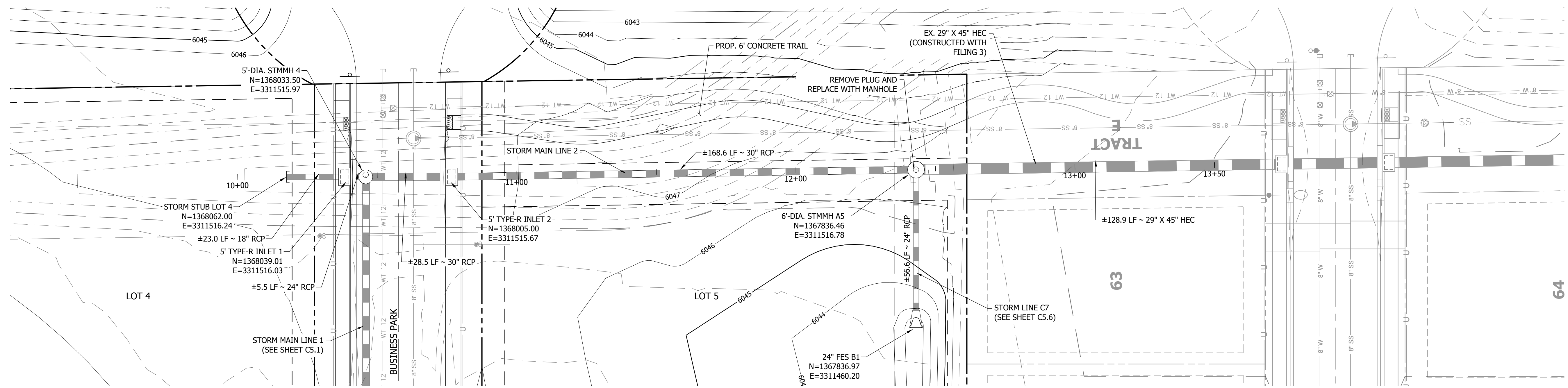
WWW.RRENINEERS.COM

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

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

LOT 4 STUB & STORM LINE 2

NO. **C5.3**



per ECM 3.3.1.J.2 where the conduit size increases the inside top slope of the conduits shall be continuous in elevation. Please revise.

All crowns match where conduit sizes increase.

These inverts will remain as is since the upstream, proposed pipe is a 30" circular and the downstream existing pipe is an elliptical.

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: 8/25/2023 8:25:13 AM, BY: LHM, C:GDADY



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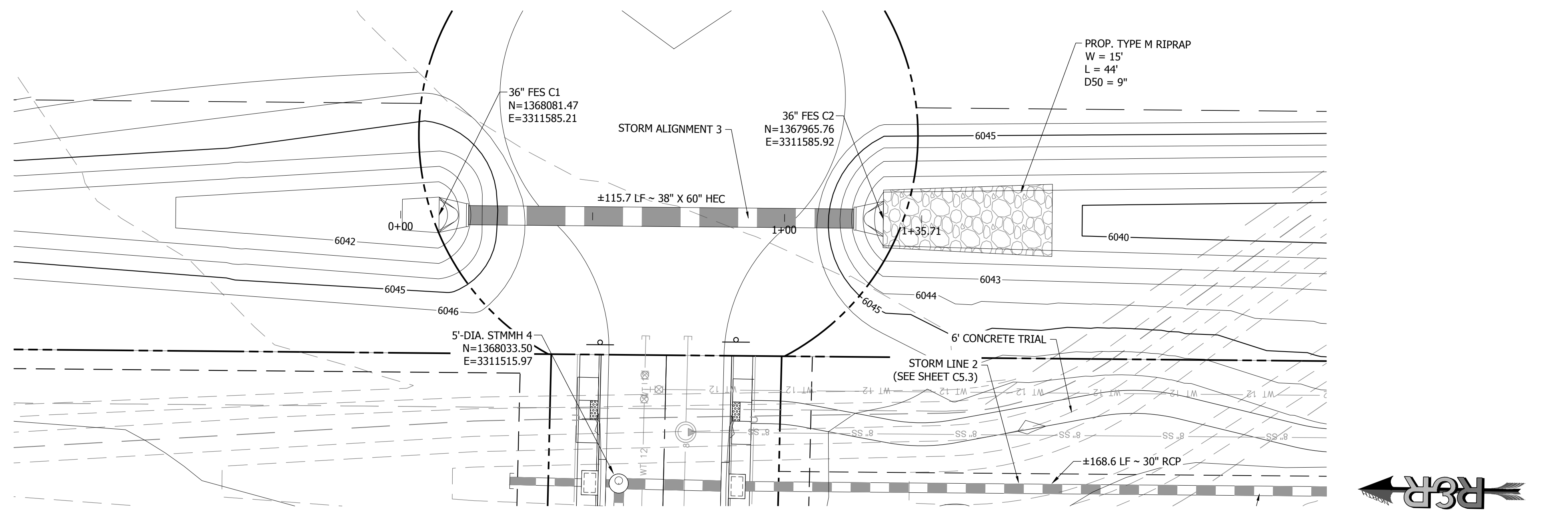
MAYBERRY - FILING NO. 4
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EL PASO COUNTY
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3296 DEVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

SITE ADDRESS:
PREPARED FOR:

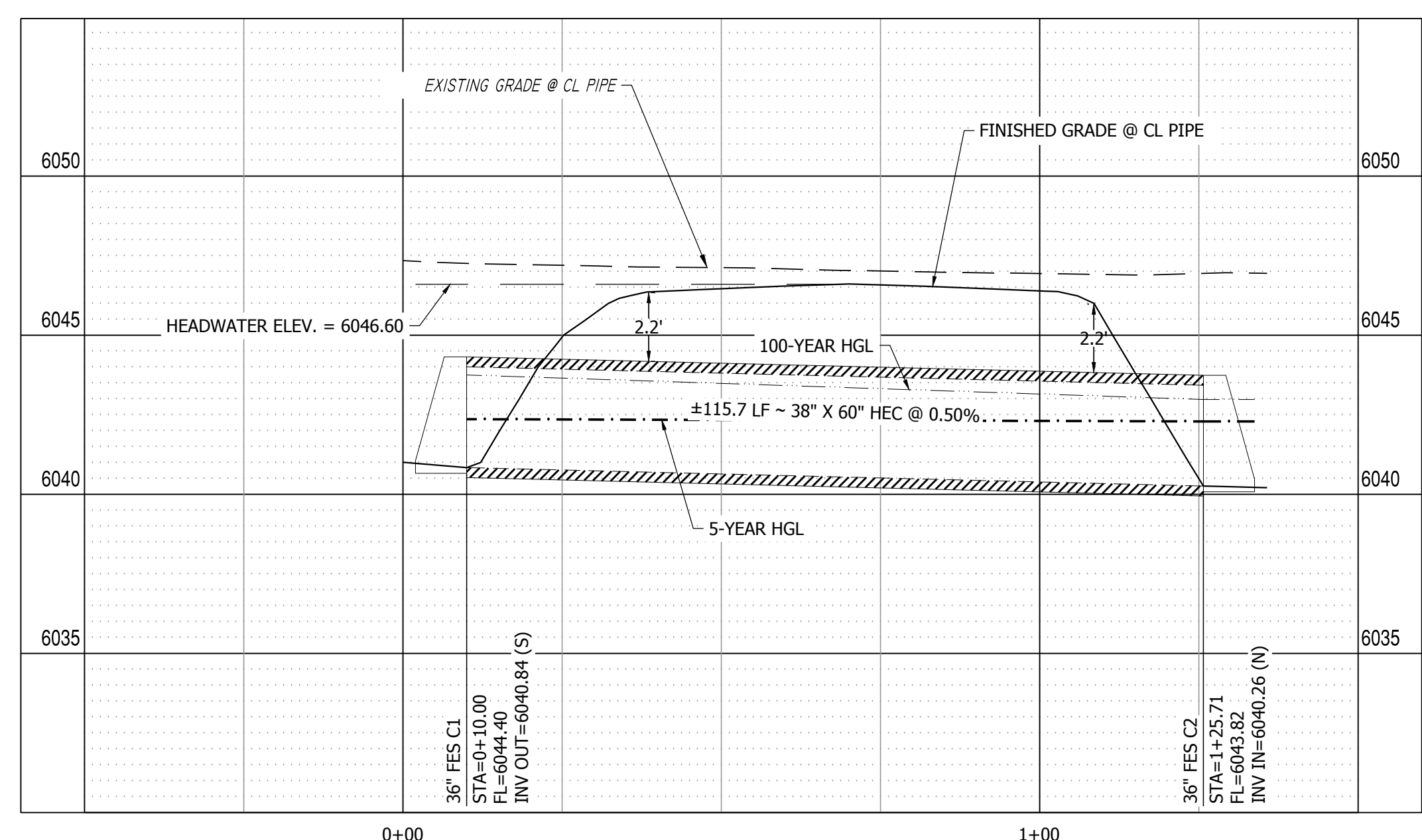
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD
NAME

STORM LINE 3
PLAN & PROFILE

NO.
C5.4



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



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

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: 05/25/2023 8:25:45 AM BY: LNN OGDADY



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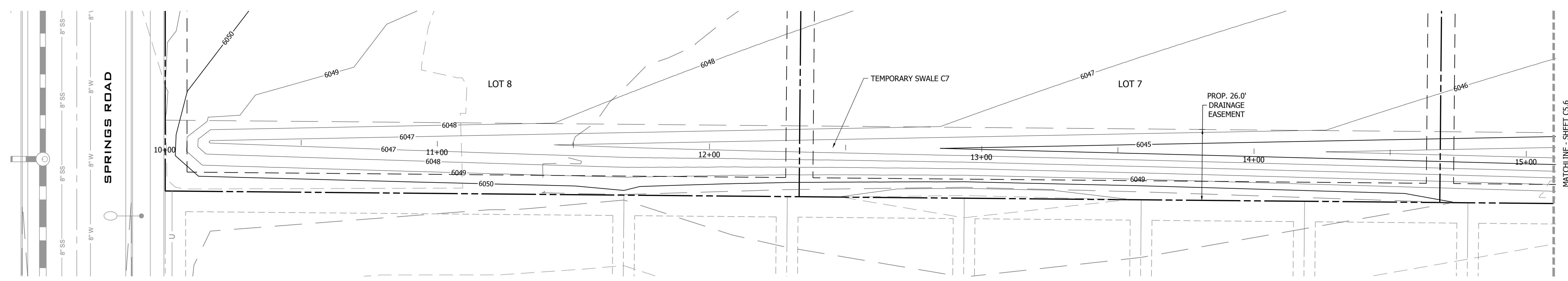
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3296 DEVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

SITE ADDRESS:
PREPARED FOR:

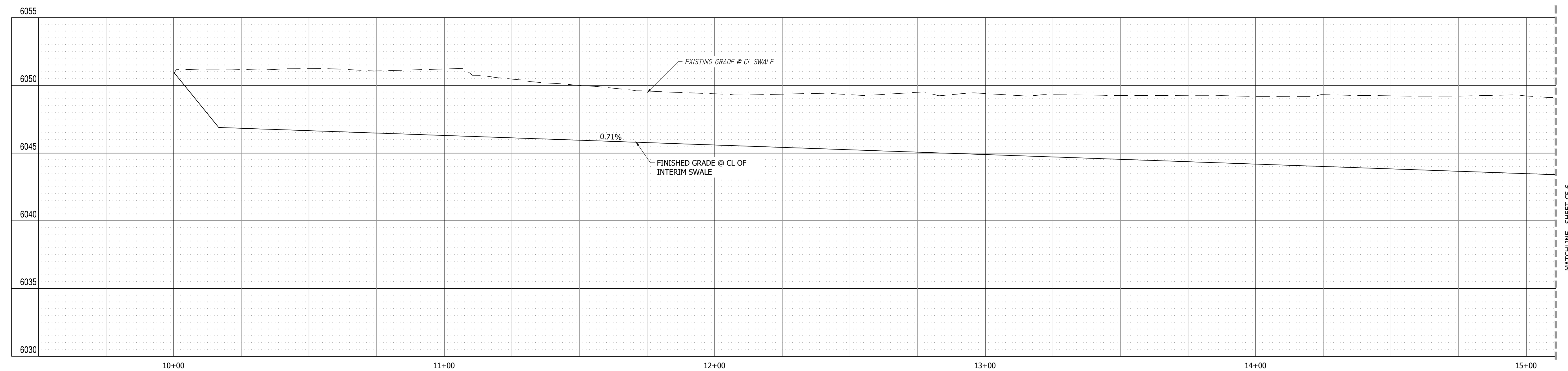
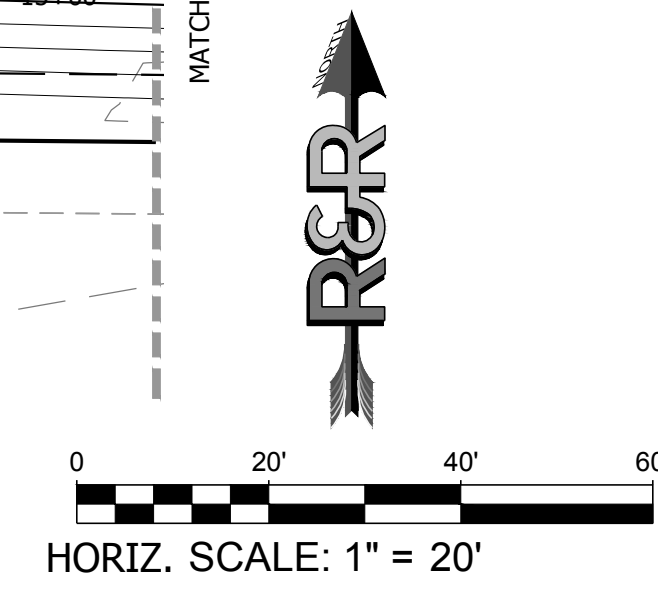
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD
NAME

INTERIM SWALE
C7 - WEST

NO.
C5.5



INTERIM SWALE & C7 STORM LINE PLAN VIEW (WEST) 10+00.00 TO 15+25.00
SCALE: 1" = 20'



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

- NOTES:
- THIS IS AN INTERIM CONDITION WHERE SWALE C7 WILL BE PROVIDED TO COLLECT AND CONVEY STORMWATER FROM THE UNDEVELOPED LOTS 5-8 TO A FLARED END SECTION.
 - THE ULTIMATE DESIGN, ONCE ALL LOTS 5-8 ARE DEVELOPED, IS PROVIDED ON SHEET C5.7 WHICH SHOWS THE PIPE AND GRADING DESIGN INTENT.
 - THE INDIVIDUAL BUSINESS OWNERS PER LOT ARE RESPONSIBLE FOR FILLING IN THE INTERIM SWALE AND PROVIDING AN UNDERGROUND STORM PIPE.
 - IF LOTS 7-8 ARE DEVELOPED PRIOR TO LOT 5, THE INTERIM SWALE SHALL BE FILLED IN THROUGH THE EXTENTS OF THE INDIVIDUAL LOT, AND A FLARED END SECTION SHALL BE PROVIDED ON BOTH OR THE NECESSARY SIDE OF THE LOT AS TO PROVIDE A TIE-IN LOCATION FOR THE ADJACENT, UNDEVELOPED LOT.

PATH:\P\MC22249 - PROPOSED MAYBERRY - FILING NO. 4 - CURRENT TRACT A, MAYBERRY - FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\MC22249 - STORM P&P - CD.DWG, PLOT DATE: 05/25/2023 9:25:02 AM BY: LHM/CGADY



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PHONE: 303-753-6730

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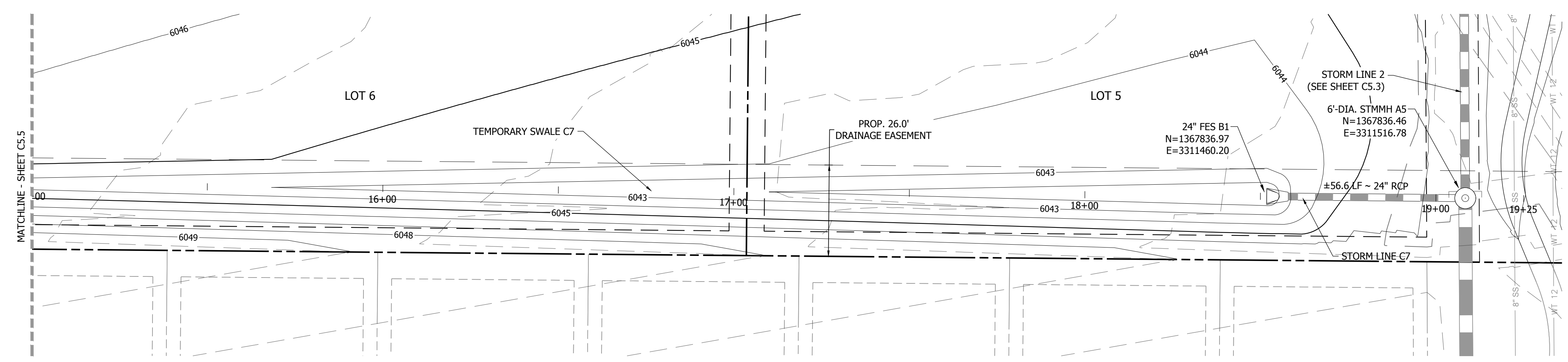
MAYBERRY - FILING NO. 4
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
3296 DEVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

SITE ADDRESS:
PREPARED FOR:

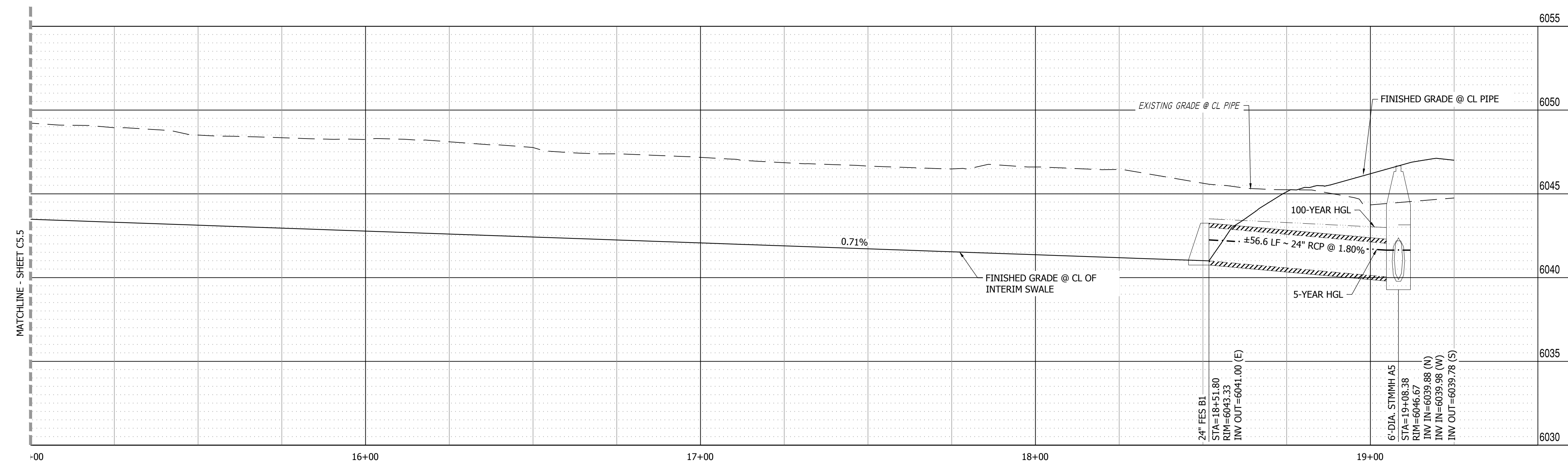
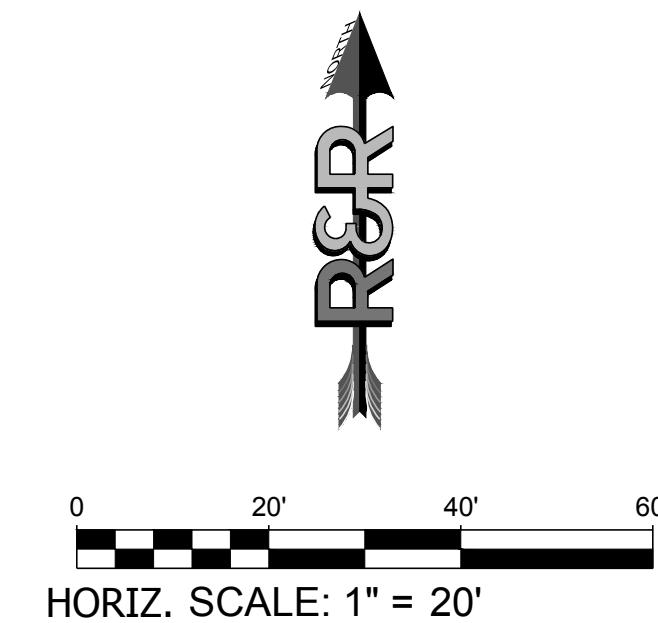
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD
NAME

INTERIM SWALE
C7 - EAST

NO.
C5.6



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



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

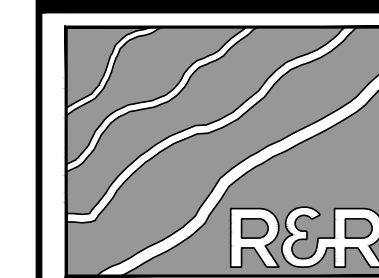
- NOTES:
1. THIS IS AN INTERIM CONDITION WHERE SWALE C7 WILL BE PROVIDED TO COLLECT AND CONVEY STORMWATER FROM THE UNDEVELOPED LOTS 5-8 TO A FLARED END SECTION.
 2. THE ULTIMATE DESIGN, ONCE ALL LOTS 5-8 ARE DEVELOPED, IS PROVIDED ON SHEET C5.7 WHICH SHOWS THE PIPE AND GRADING DESIGN INTENT.
 3. THE INDIVIDUAL BUSINESS OWNERS PER LOT ARE RESPONSIBLE FOR FILLING IN THE INTERIM SWALE AND PROVIDING AN UNDERGROUND STORM PIPE.
 4. IF LOTS 7-8 ARE DEVELOPED PRIOR TO LOT 5, THE INTERIM SWALE SHALL BE FILLED IN THROUGH THE EXTENTS OF THE INDIVIDUAL LOT, AND A FLARED END SECTION SHALL BE PROVIDED ON BOTH OR THE NECESSARY SIDE OF THE LOT AS TO PROVIDE A TIE-IN LOCATION FOR THE ADJACENT, UNDEVELOPED LOT.

PATH: P:\MC22249 - PROPOSED MAYBERRY - FILING NO. 4 - CURRENT TRACT A, MAYBERRY - FILING NO. 3\ENGINEERING\1. DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\MC22249 - STORM P&P - CD.DWG, PLOT DATE: 05/25/2023 9:28:19 AM BY: LINA COJADY



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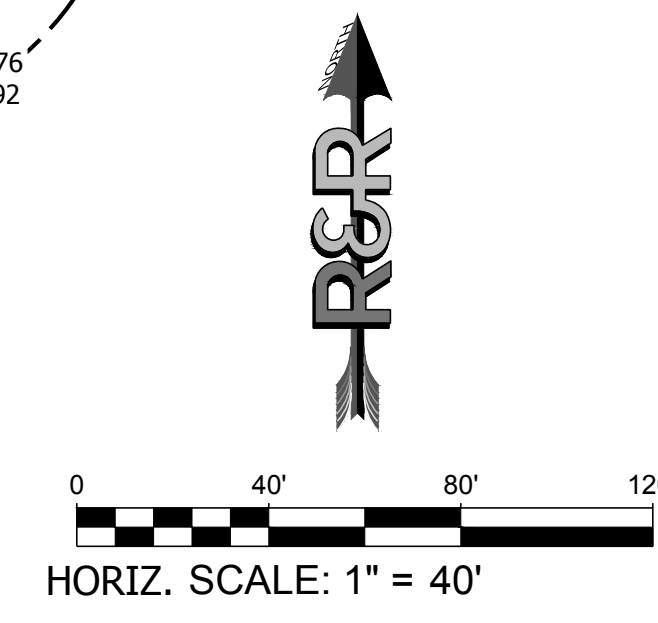
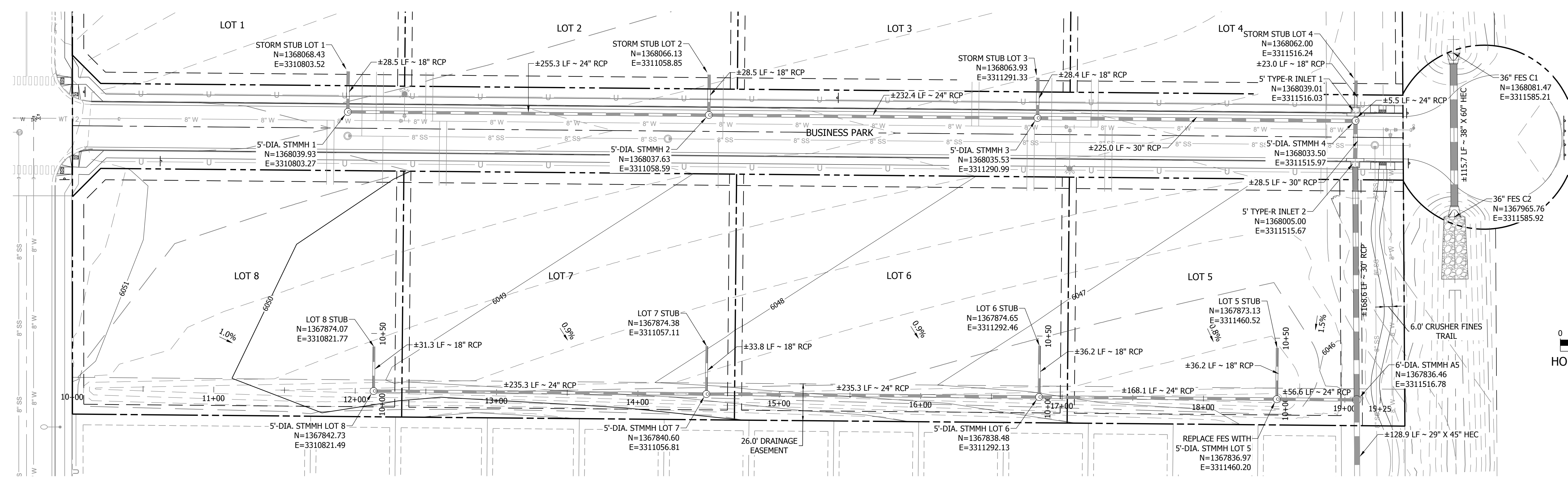
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EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
3296 DEVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

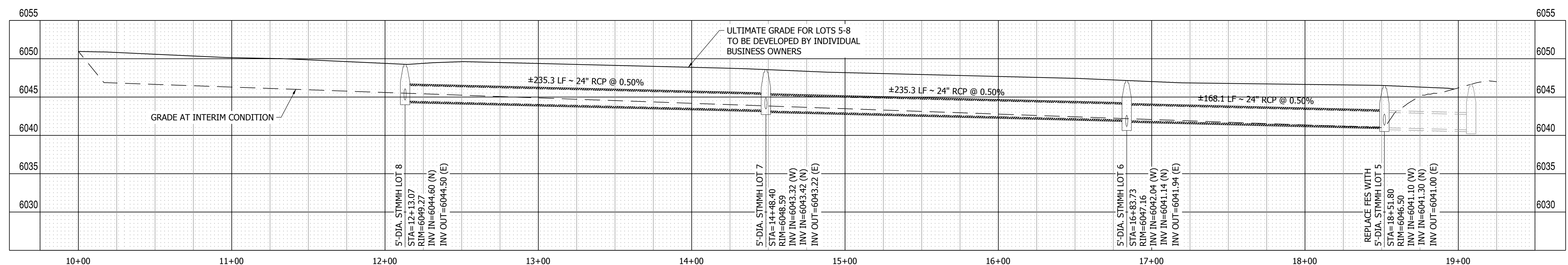
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD
NAME

ULTIMATE STORM DRAIN C7

NO. **C5.7**



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



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

PATH: P:\MC22249 - PROPOSED MAYBERRY - FILING NO. 4 - CURRENT TRACT A, MAYBERRY - FILING NO. 3 - ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\MC22249 - STORM P&P - ULTIMATE - CD.DWG, PLOT DATE: 05/25/2023 8:27:21 AM BY: LNN COGADY



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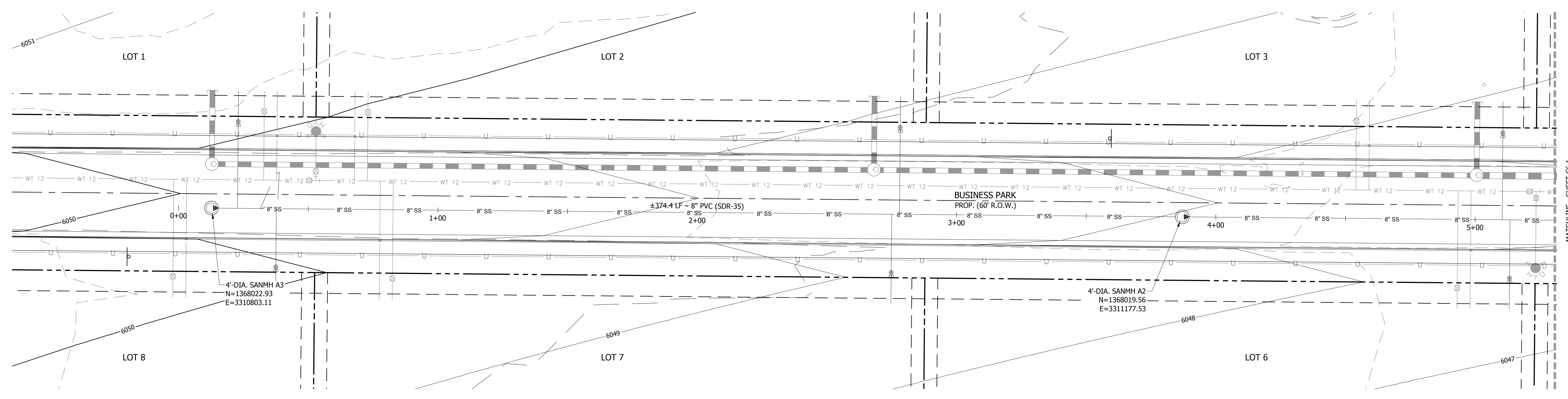
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PREPARED FOR: MAYBERRY COMMUNITIES, LLC
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COLORADO SPRINGS, CO 80922

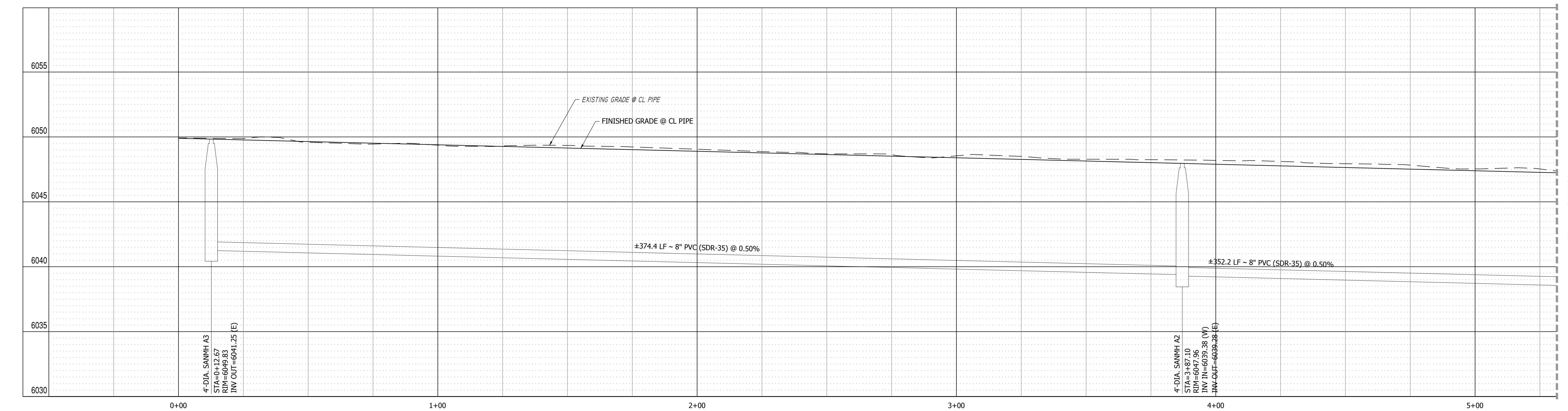
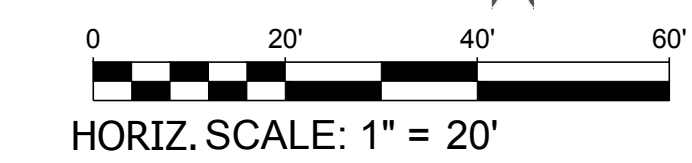
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD

SANITARY LINE 1
PLAN & PROFILE VIEW -
WEST

NO. **C6.0**



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



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

PATH: P:\MC22249 - PROPOSED MAYBERRY - FILING NO. 4 (CURRENT TRACT A, MAYBERRY - FILING NO. 3) ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\MC22249 - SAN 2&P - CD.DWG, PLOT DATE: 05/25/2023 8:28:39 AM, BY: LMK, GC: BAF



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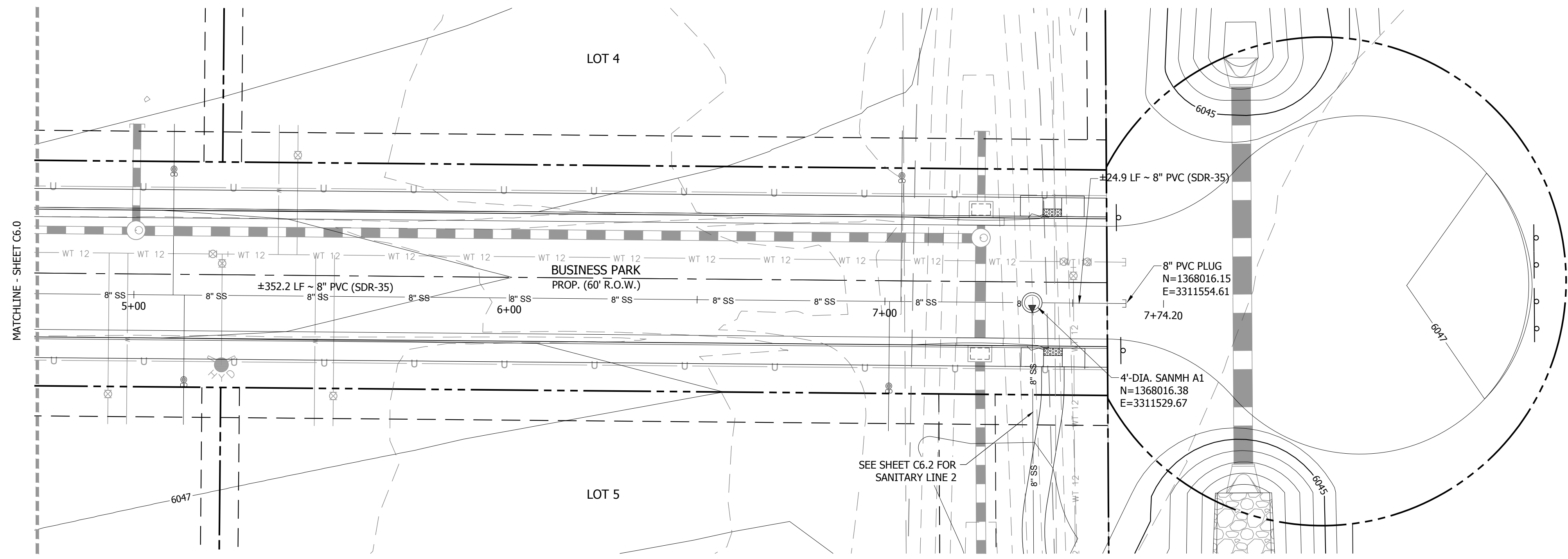
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PREPARED FOR: MAYBERRY COMMUNITIES, LLC
3296 DEVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

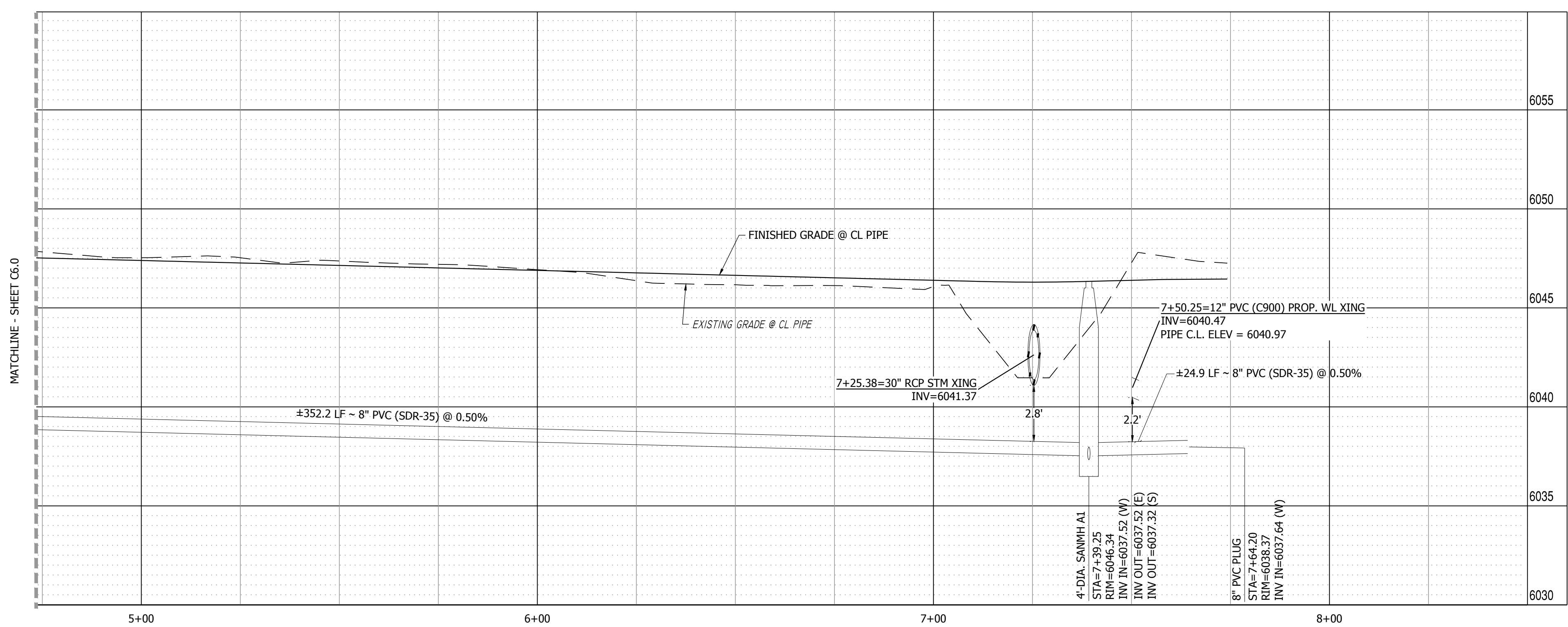
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHKD: CJD

SANITARY LINE 1
PLAN & PROFILE -
EAST

NO. **C6.1**



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



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

PATH:\MC22249 - PROPOSED MAYBERRY PLING NO. 4 (CURRENT TRACT A, MAYBERRY PLING NO. 3), ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\MC22249 - SAN 2&P - CD.DWG, PLOT DATE: 05/25/2023 8:28:46 AM, BY: LMM, GC: BAF



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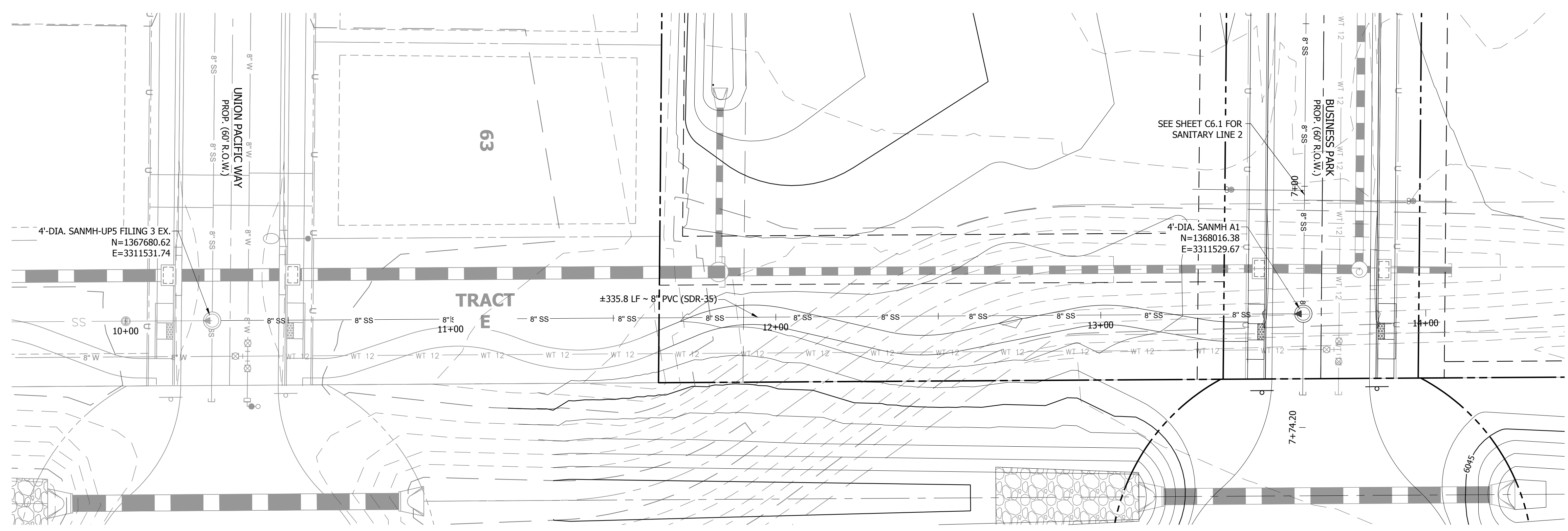
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MAYBERRY - FILING NO. 4
 SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
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 PREPARED FOR: MAYBERRY COMMUNITIES, LLC
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 COLORADO SPRINGS, CO 80922

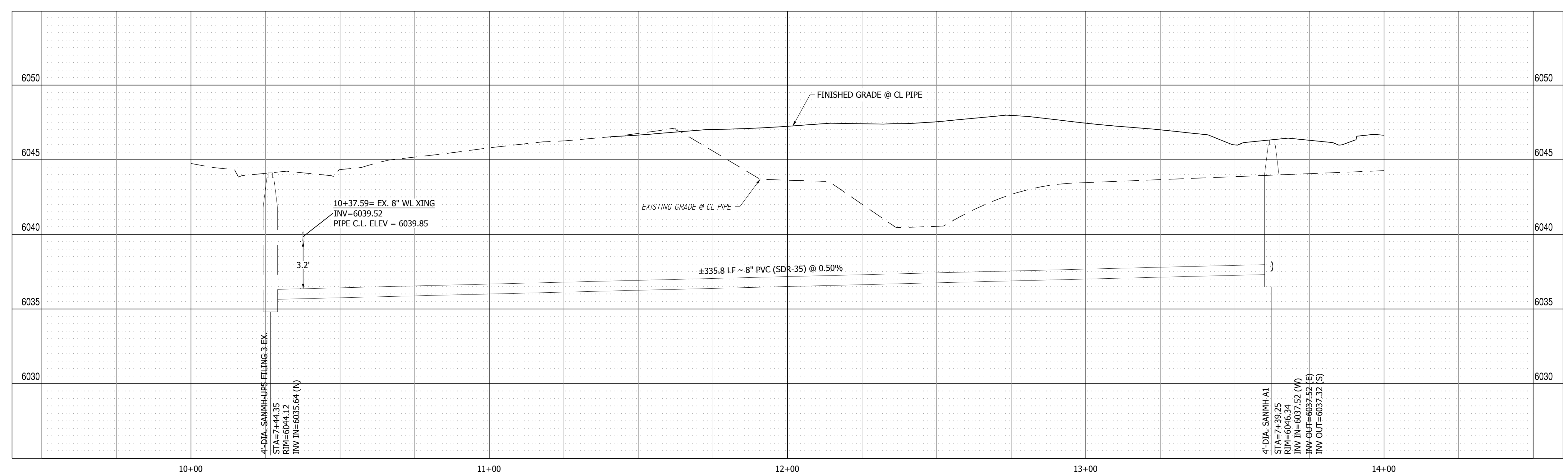
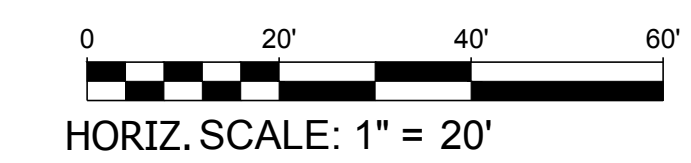
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22249
ORG. SUBM. DATE	04/05/2023
DWN:	GWH
CHKD:	CJD
NAME	

SANITARY LINE 2
PLAN & PROFILE

NO.
C6.2



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

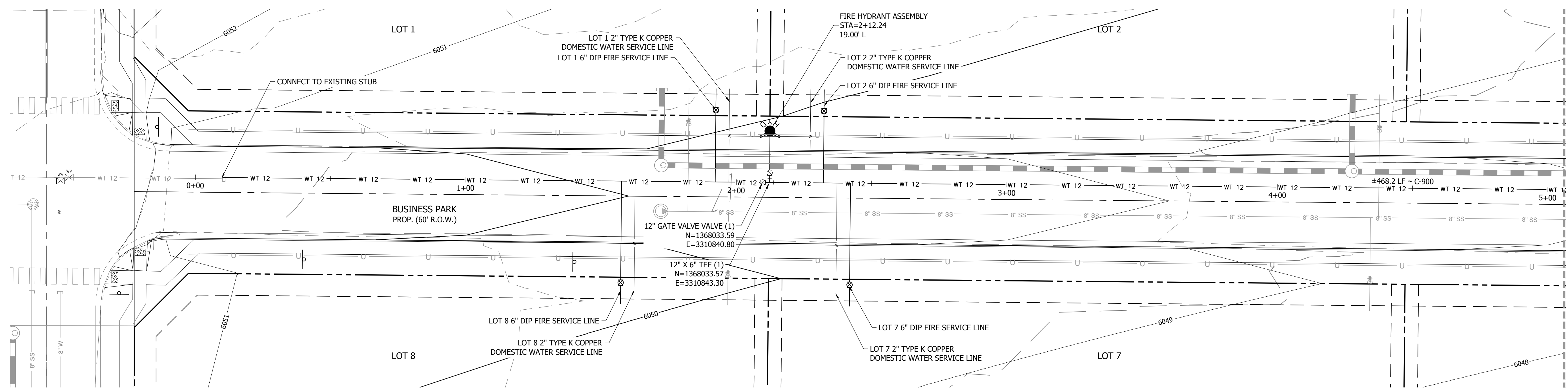


SANITARY LINE 2 PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

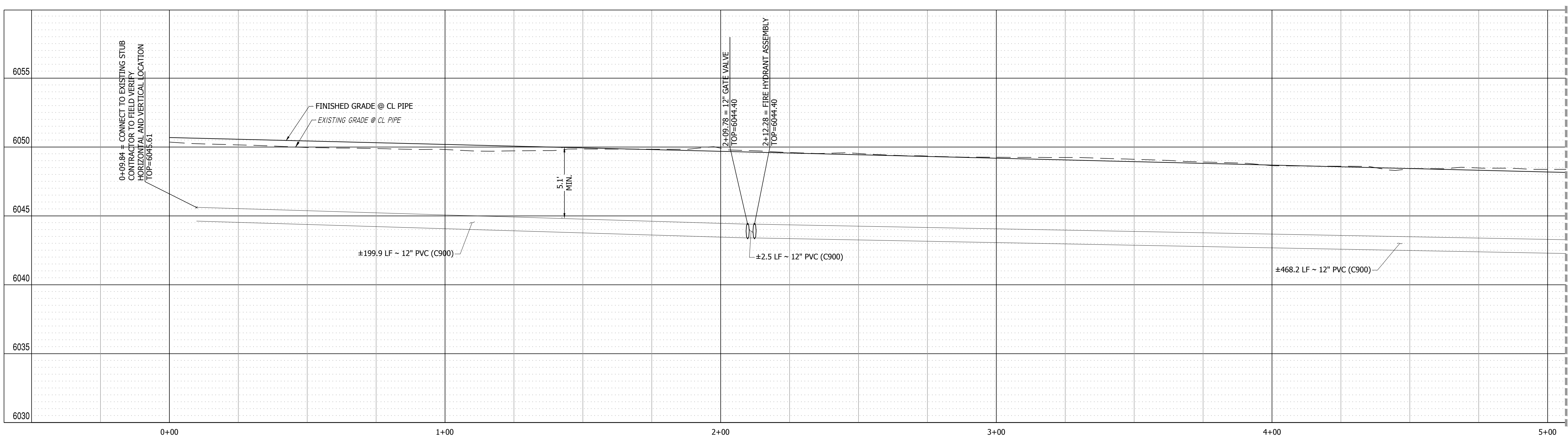
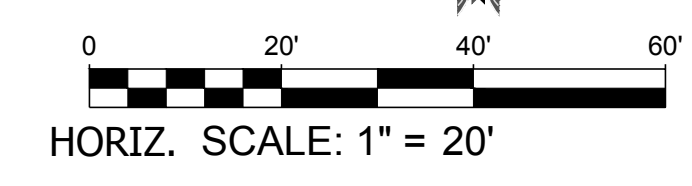
P:\P\1622249 - PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3)\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\MC22249 - SAN 2&P - CD.DWG, PLOT DATE: 8/25/2023 8:28:52 AM, BY: LMM, GC: ASBY



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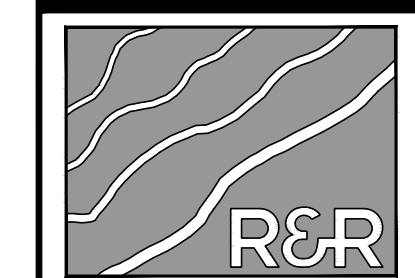
BUSINESS PARK WATER LINE PLAN VIEW (WEST) 0+00.00 TO 5+00.00
SCALE: 1" = 20'



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

PATH: P:\MC2249 - PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3), ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\MC2249 - WTR 2&P - CD.DWG, PLOT DATE: 05/25/2023, 8:29:57 AM, BY: LMM, CCR:ADP

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COLORADO SPRINGS, CO 80922

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

BUSINESS PARK
WATER PLAN &
PROFILE - WEST

NO. **C7.0**



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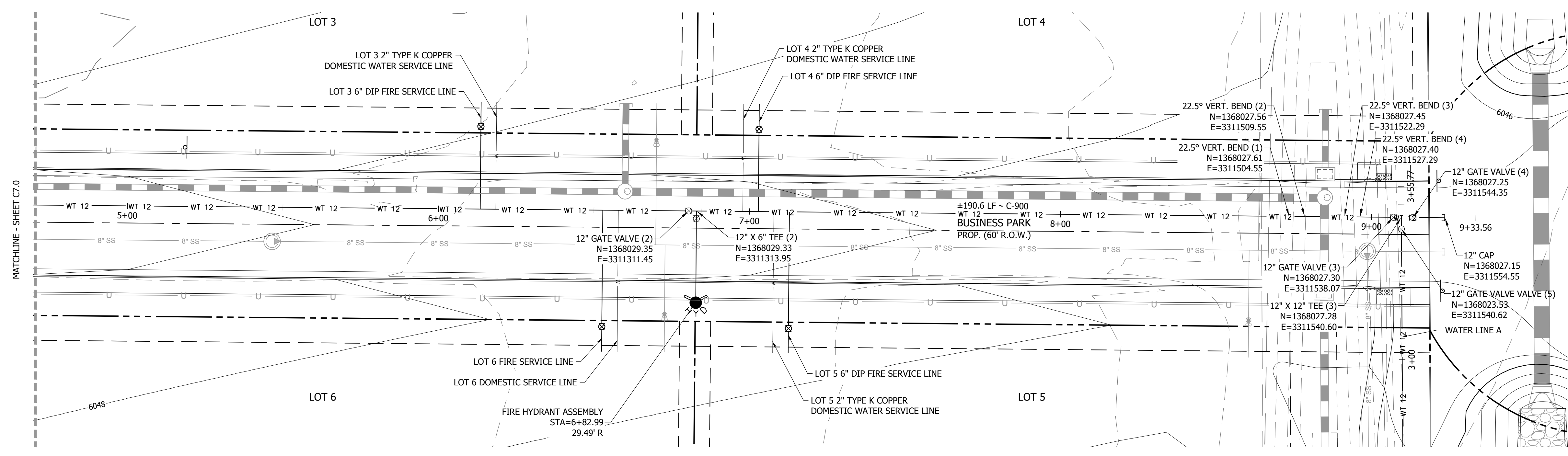
MAYBERRY - FILING NO. 4
 MAYBERRY, COLORADO SPRINGS
 EL PASO COUNTY
 MAYBERRY COMMUNITIES, LLC
 3296 DEVINE HEIGHTS #208
 COLORADO SPRINGS, CO 80922

SITE ADDRESS:
 PREPARED FOR:

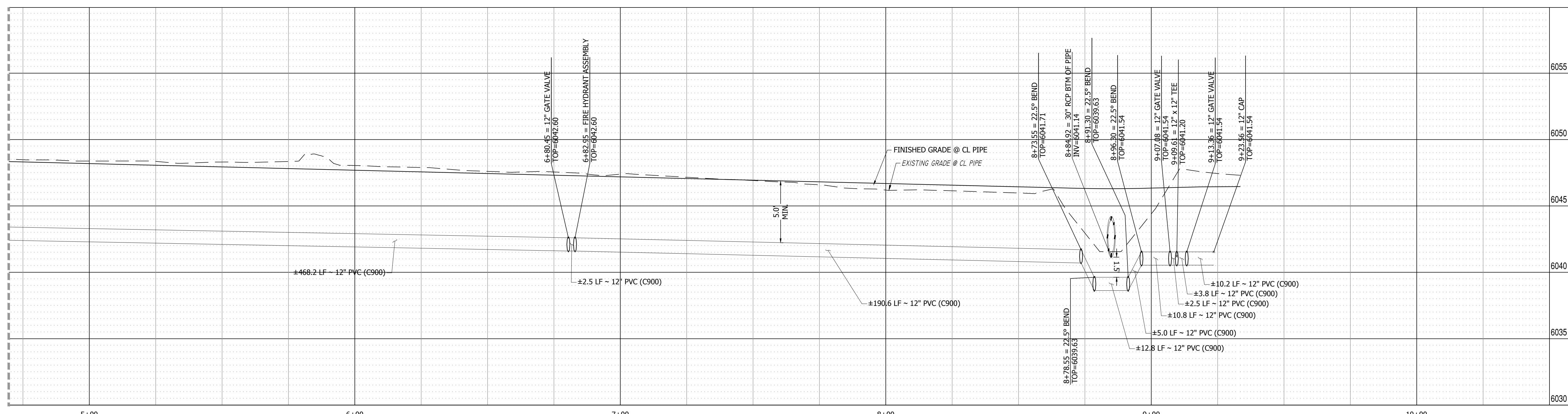
CONSTRUCTION DOCUMENTS
 JOB NO. MC22249
 ORG. SUBM. DATE 04/05/2023
 DWN: GWH CHKD: CJD
 NAME

BUSINESS PARK WATER PLAN & PROFILE - EAST

NO. C7.1



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



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

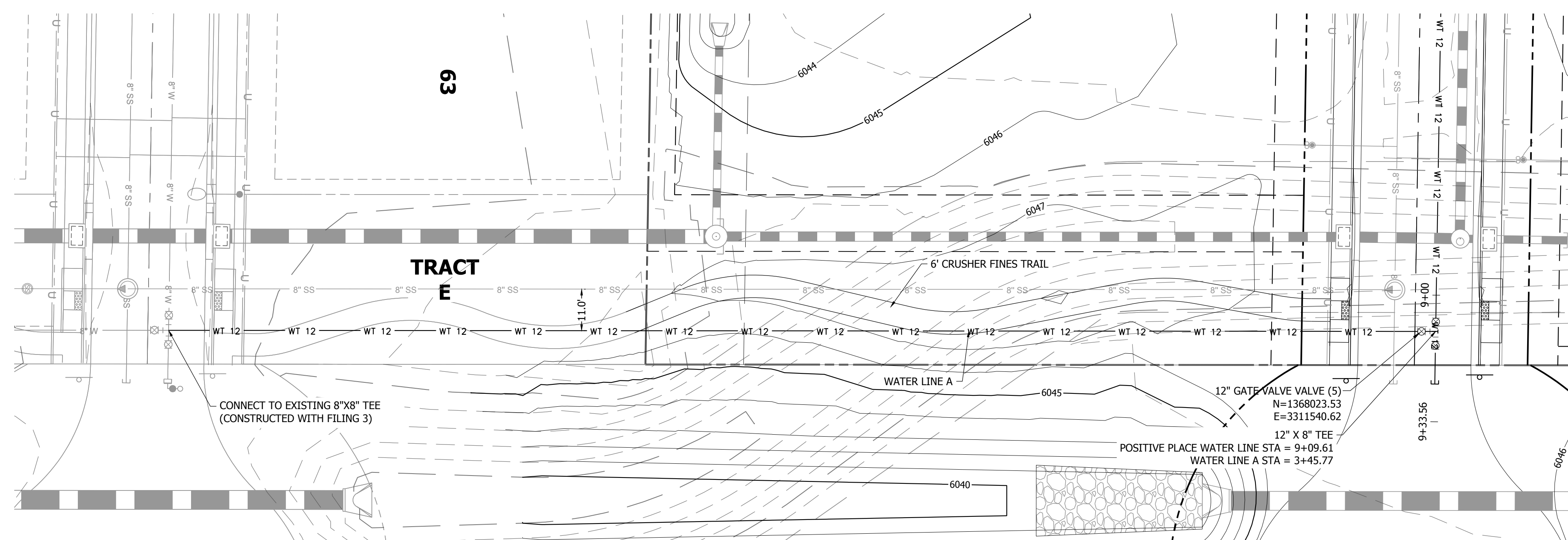
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MATCHLINE - SHEET C7.0

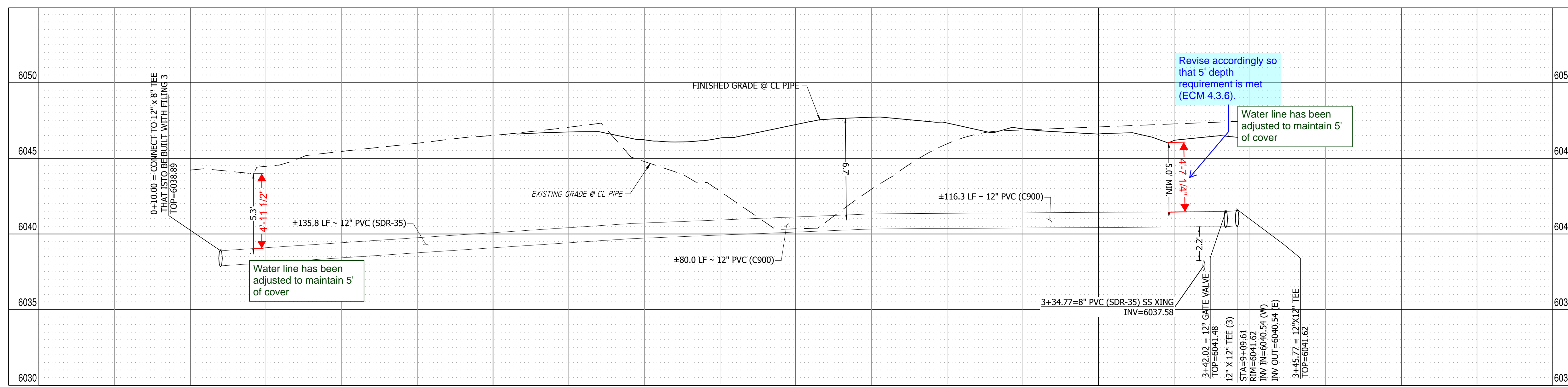
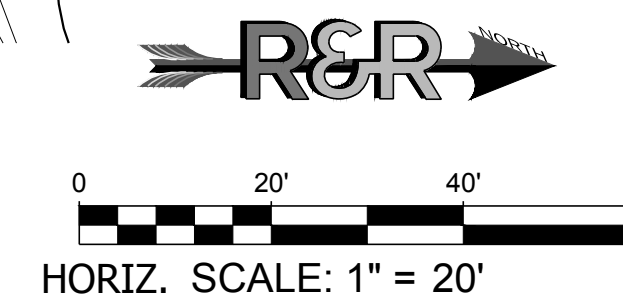
MATCHLINE - SHEET C7.0



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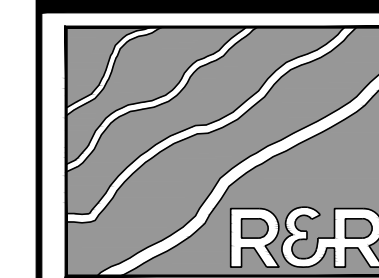
WATER LINE A PLAN VIEW 0+00.00 TO 3+55.77
SCALE: 1" = 20'



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

PATH:\P\MC22249 - PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3) ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\MC22249 - WTR 2249 - CD.DWG, PLOT DATE: 04/05/2023 8:30:08 AM, BY: LMM, CCB: JST

NO.	REVISION	BY	DATE



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PHONE: 303-753-6730

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

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

**WATER LINE A
PLAN & PROFILE**

NO.
C7.2

NO.	REVISION	BY	DATE



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DENVER, COLORADO 80204
PHONE: 303-753-6730

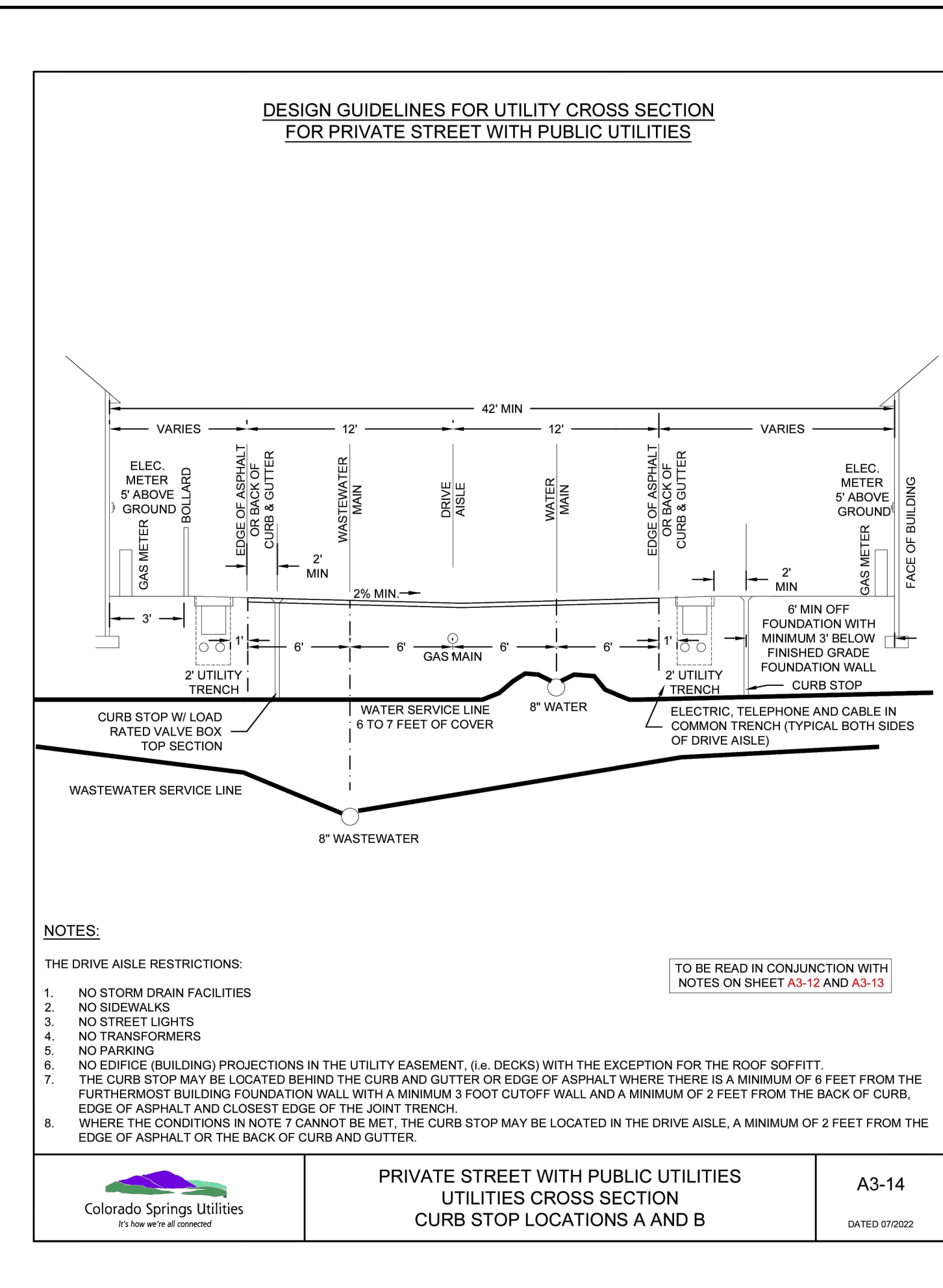
WWW.RRENGINEERS.COM

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

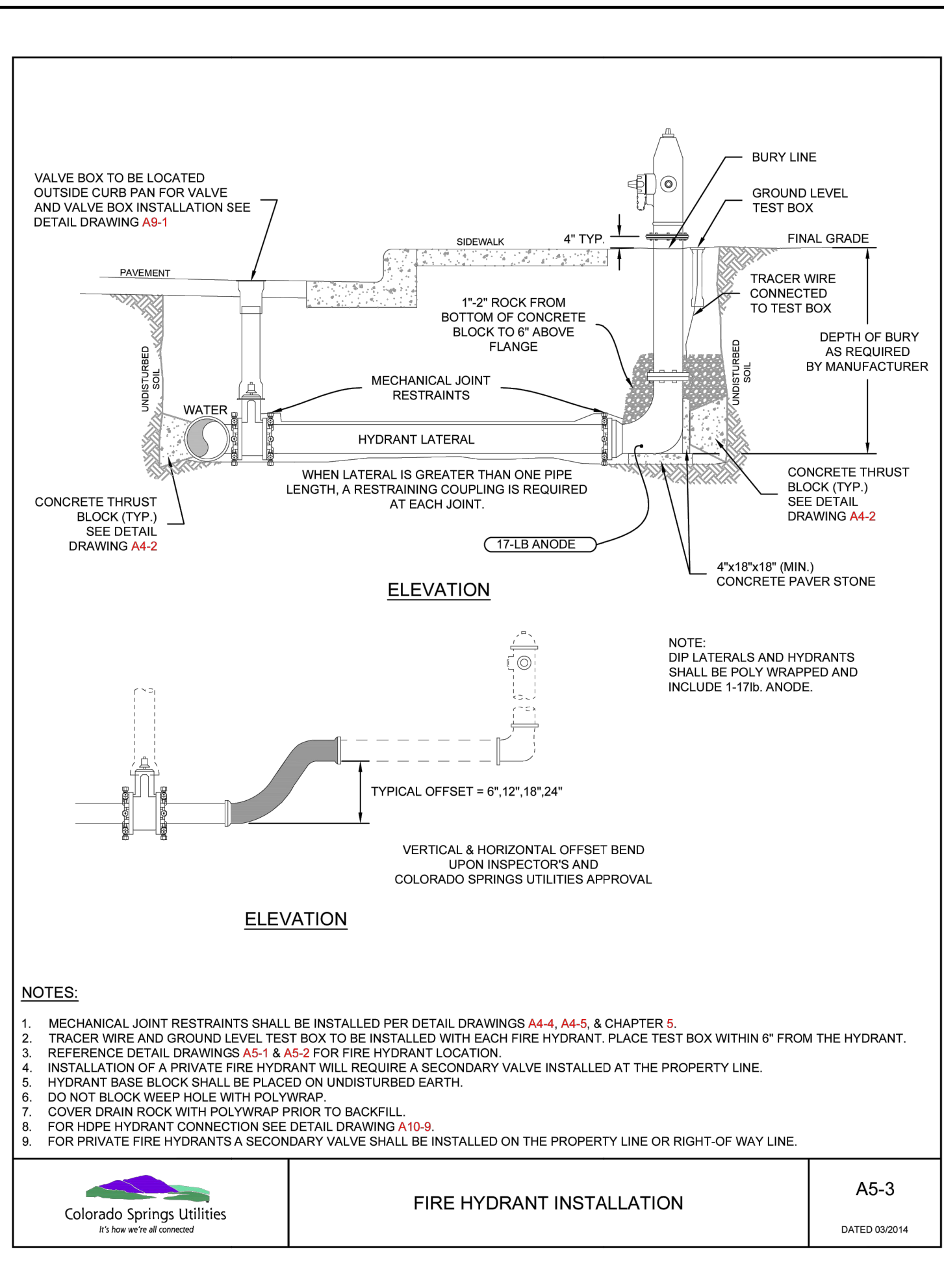
CONSTRUCTION DOCUMENTS
JOB NO. MC22249
ORG. SUBM. DATE 04/05/2023
DWN: GWH CHK: CJD

UTILITY DETAILS

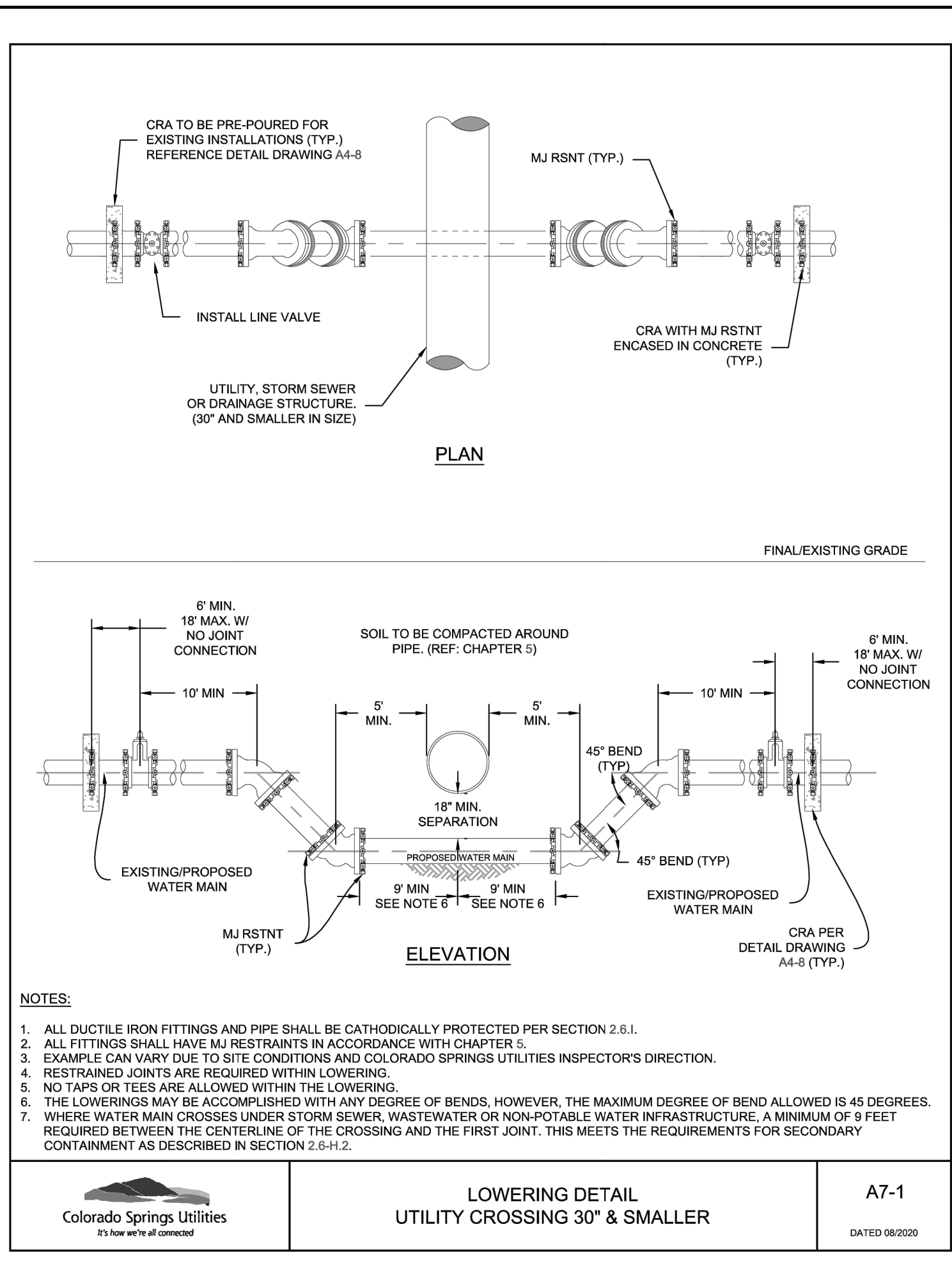
NO. **C9.1**



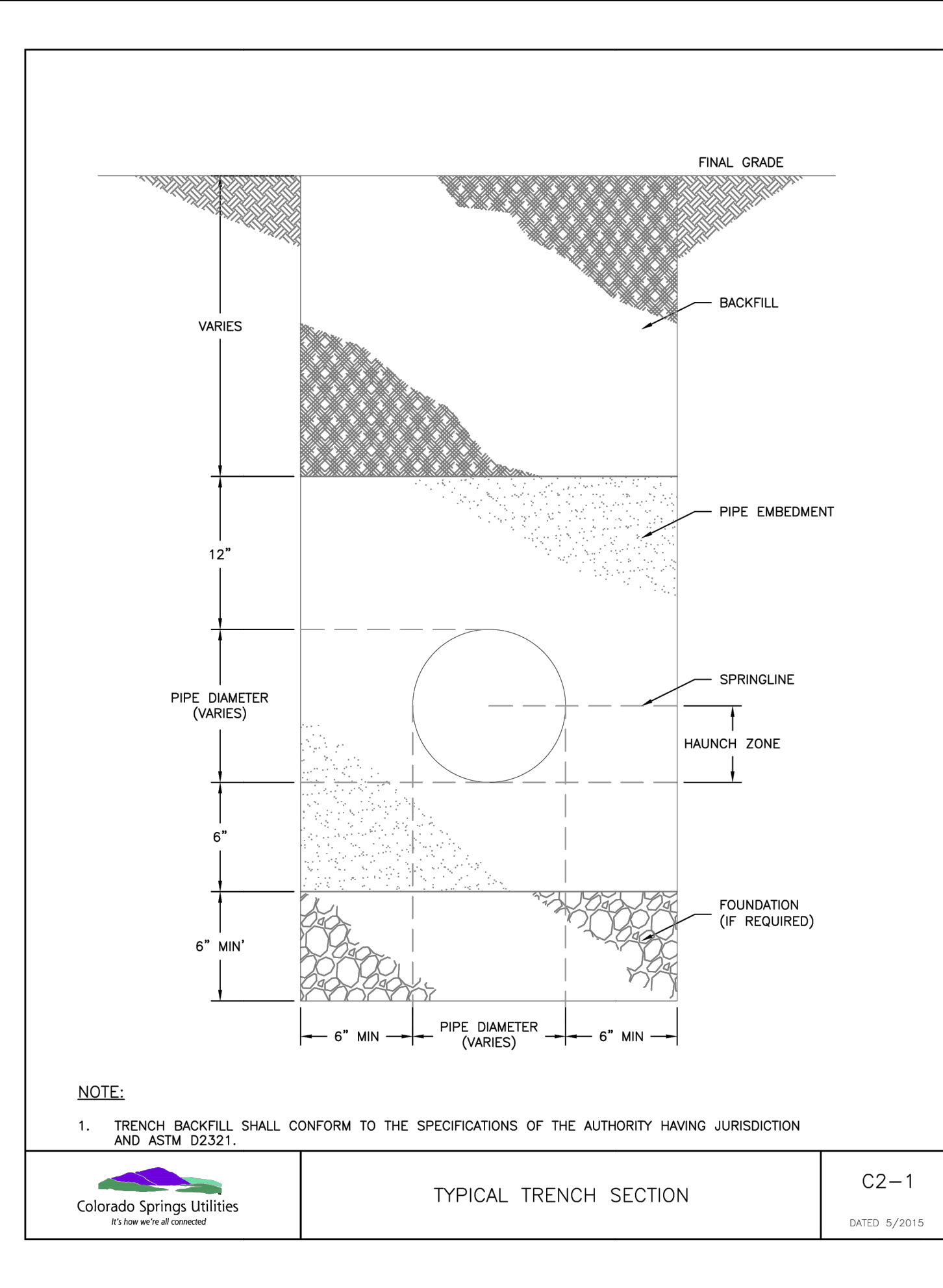
Colorado Springs Utilities
**PRIVATE STREET WITH PUBLIC UTILITIES
UTILITIES CROSS SECTION
CURB STOP LOCATIONS A AND B**
A3-14
DATED 07/2022



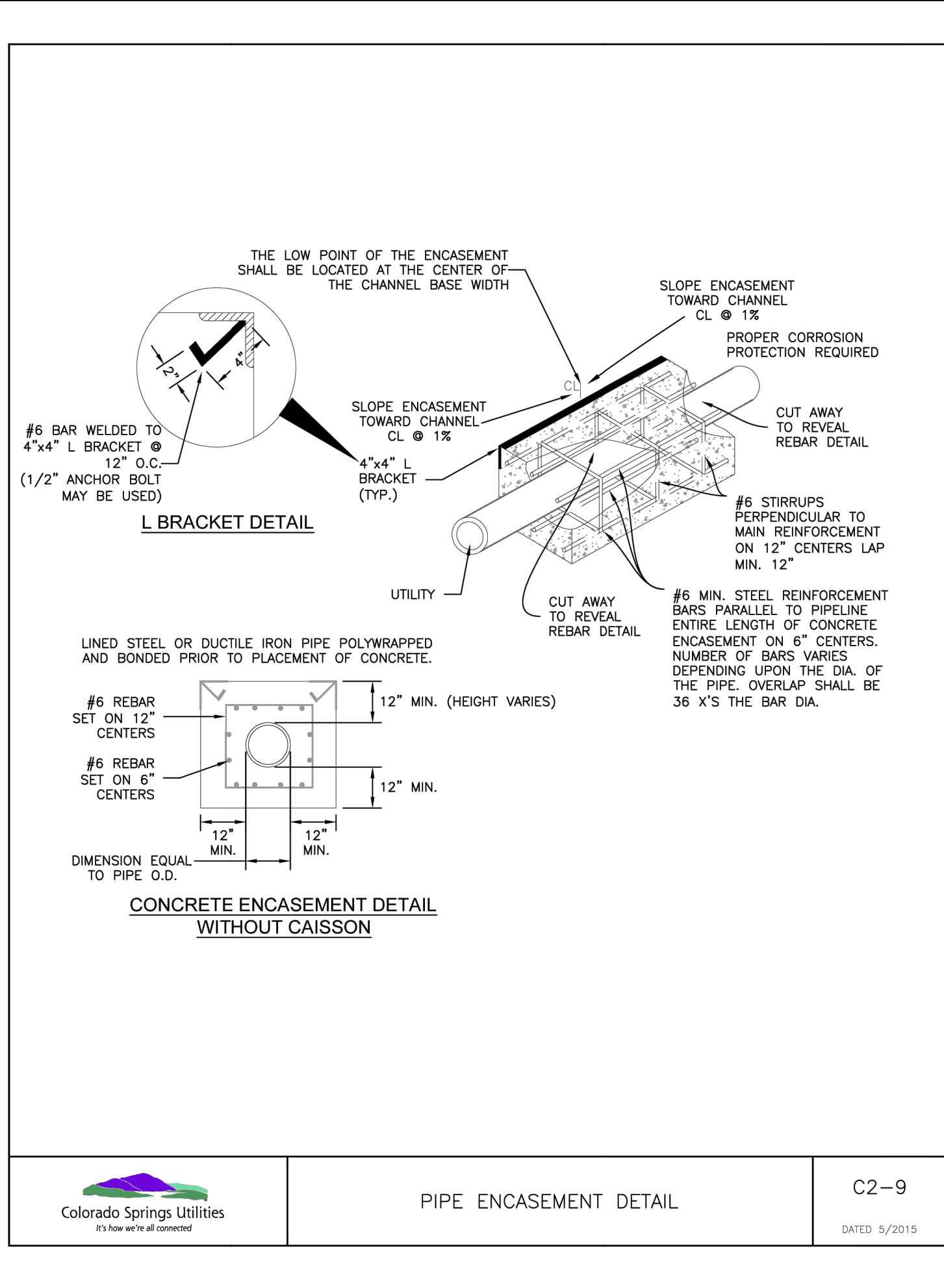
Colorado Springs Utilities
FIRE HYDRANT INSTALLATION
A5-3
DATED 09/2014



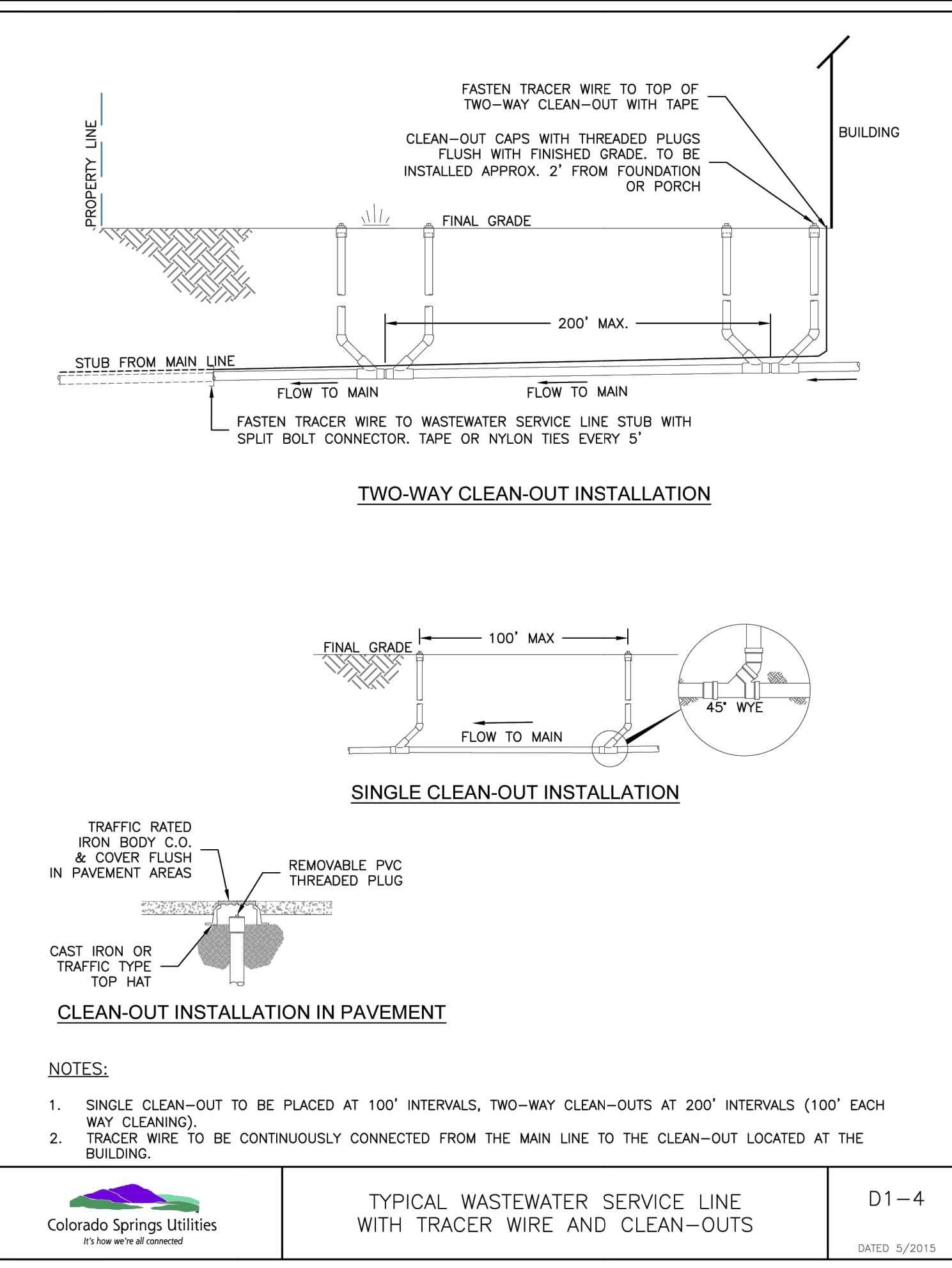
Colorado Springs Utilities
**LOWERING DETAIL
UTILITY CROSSING 30" & SMALLER**
A7-1
DATED 08/2020



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



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

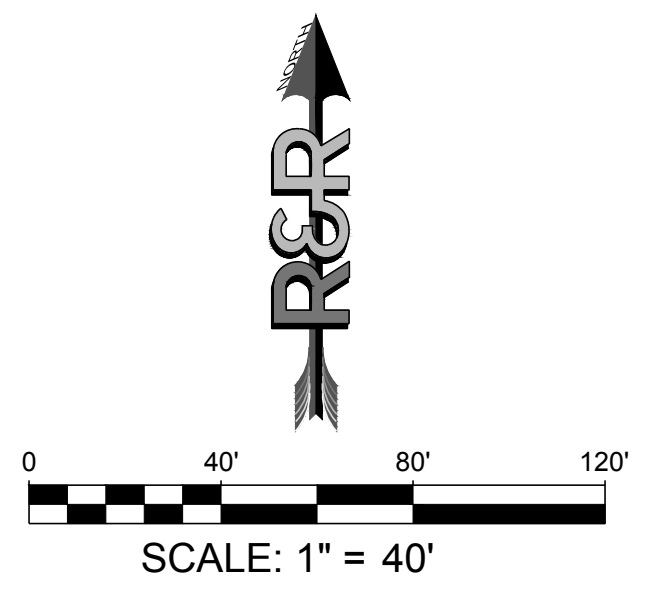
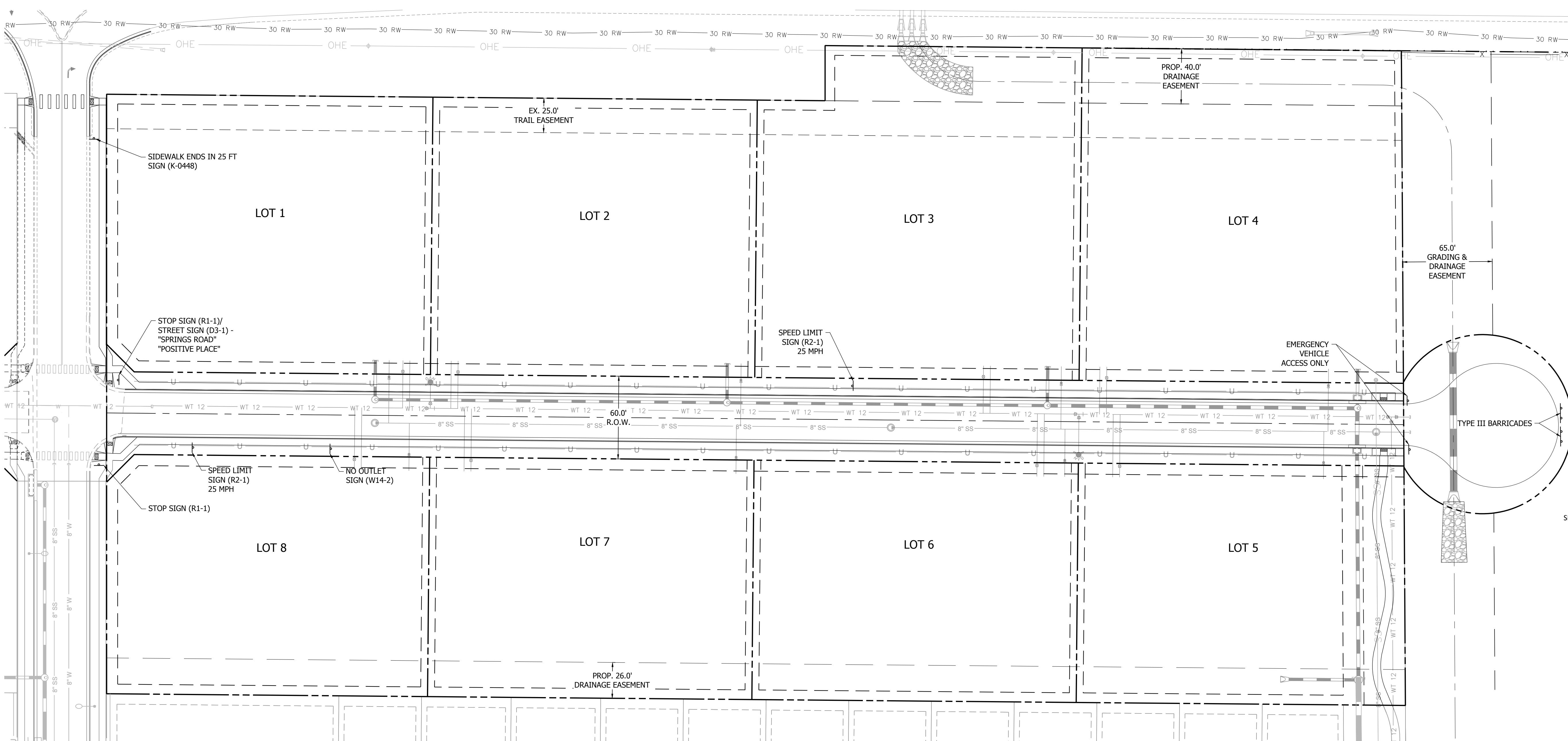


Colorado Springs Utilities
**TYPICAL WASTEWATER SERVICE LINE
WITH TRACER WIRE AND CLEAN-OUTS**
D1-4
DATED 5/2015

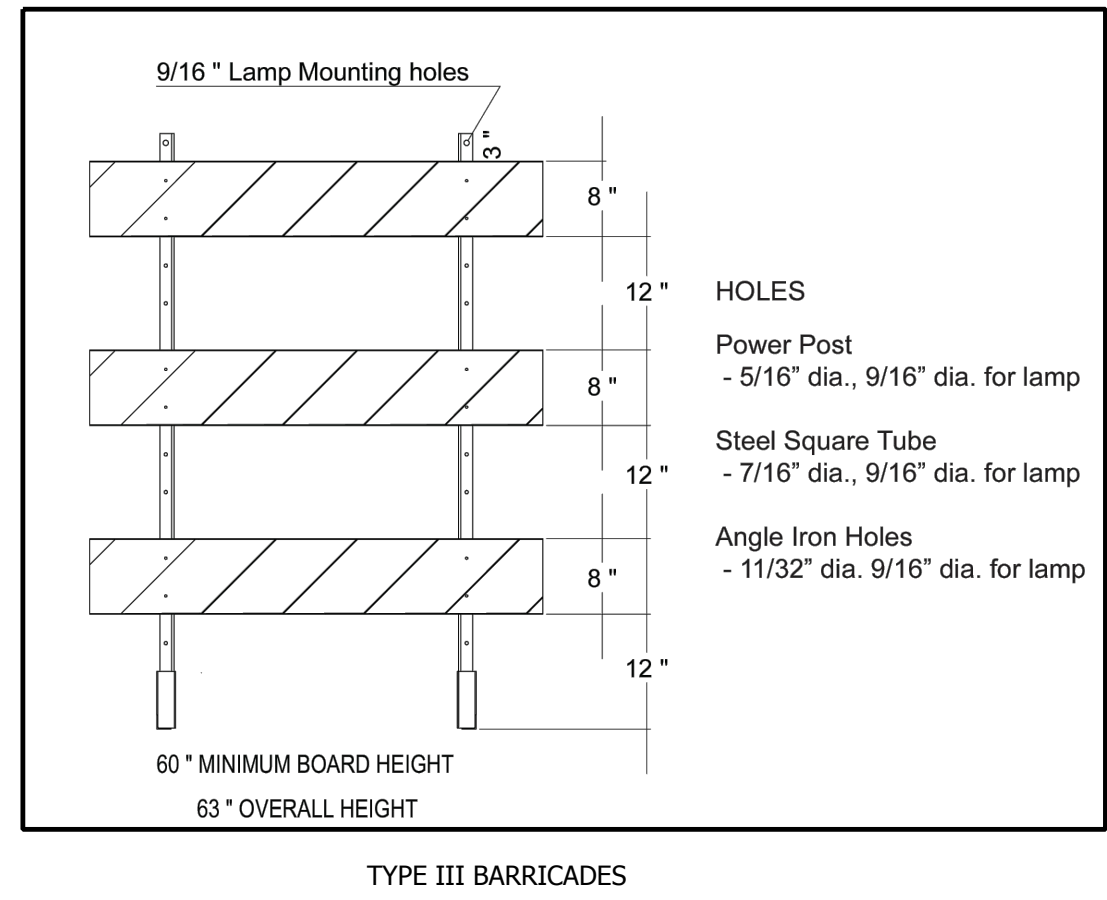
PATH: \\MC22249\PROPOSED\MAYBERRY-FILING-NO-4\CURRENT\TRAC-4\MAYBERRY-FILING-NO-4\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION_DOCUMENTS\M22249-4-SITE-DET-CD.DWG, PLOT DATE: 05/25/2023 9:30:43 AM, BY: LYNX, DGRADY



Know what's below.
Call before you dig.

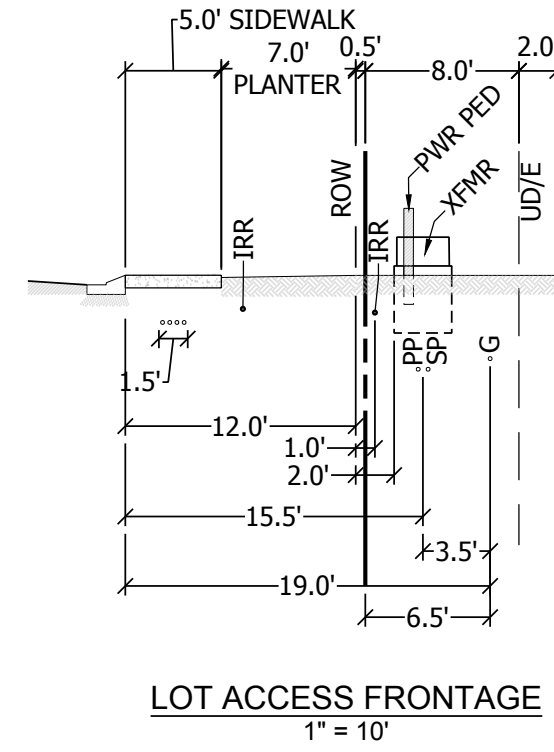
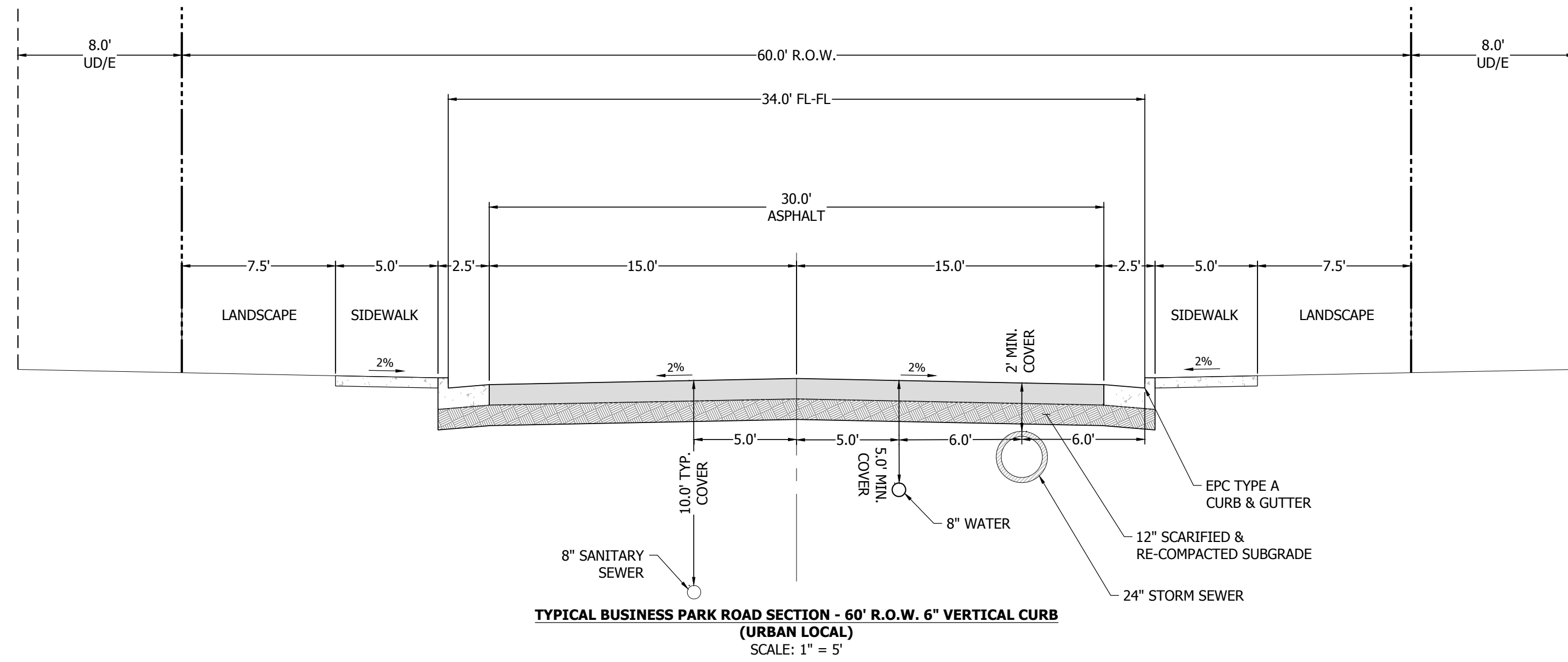


- SIGNING AND STRIPING NOTES:**
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS 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 WITHIN AN EXISTING EL PASO COUNTY ROADWAY.
 15. CONTRACTOR SHALL BE AWARE OF ALL CONSTRUCTED UTILITY LOCATIONS PRIOR TO SIGN POST INSTALLATIONS.



PATH: P:\MC22249\PROPOSED MAYBERRY FLING NO. 4 (CURRENT TRACT A, MAYBERRY FLING NO. 3) ENGINEERING, L. DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\MC22249 - SIGN & STRIP PLAN - CD.DWG, PLOT DATE: 8/25/2023 8:31:25 AM, BY: LANN O'BRIEN

NO.	REVISION	BY	DATE
R&R ENGINEERS-SURVEYORS, INC. 1635 WEST 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 PHONE: 303-753-6730			
WWW.RRENINEERS.COM			
MAYBERRY - FILING NO. 4 MAYBERRY, COLORADO SPRINGS EL PASO COUNTY PREPARED FOR: MAYBERRY COMMUNITIES, LLC 3296 DEVINE HEIGHTS #208 COLORADO SPRINGS, CO 80922			
CONSTRUCTION DOCUMENTS			
JOB NO.	MC22249	ORG. SUBM. DATE	04/05/2023
DWN:	GWJ	CHKD:	CJD
SIGNAGE & STRIPING PLAN			
NO.	C10.0		



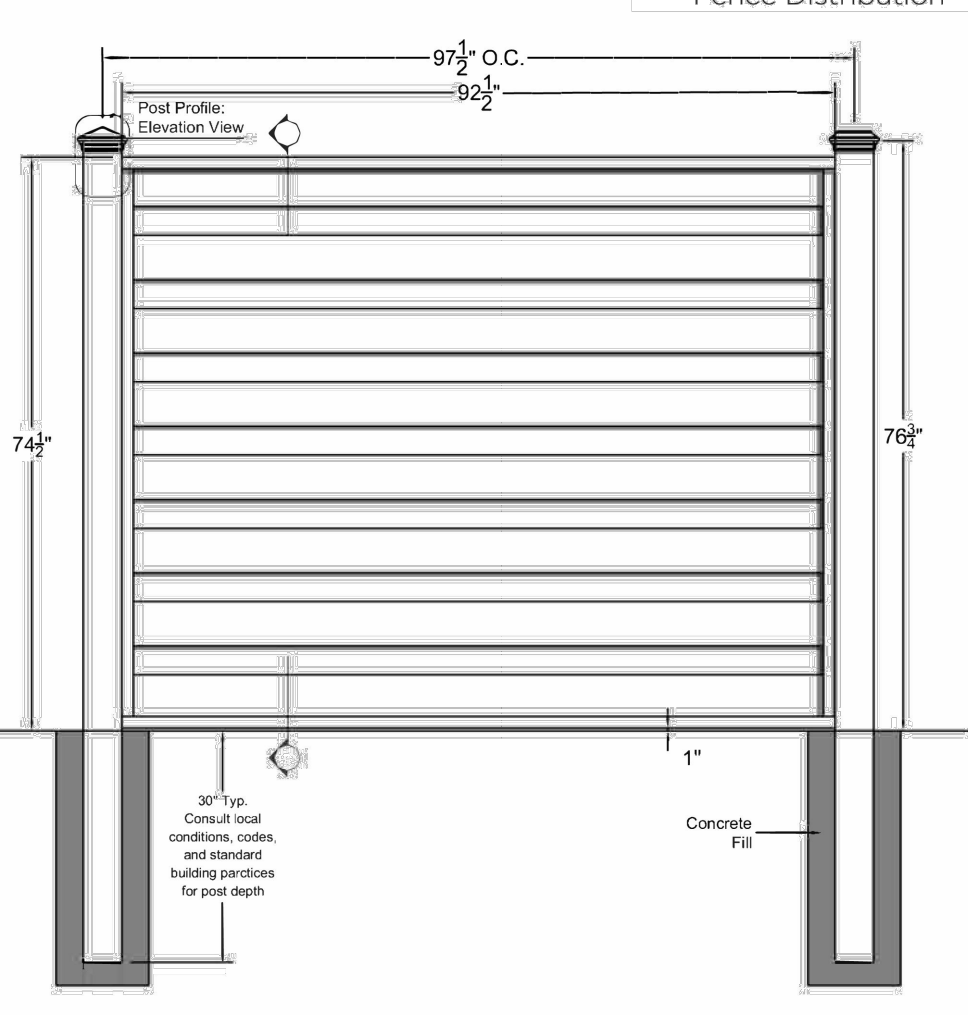
LEGEND:
 G - GAS
 PP - PRIMARY POWER
 SP - SECONDARY POWER
 IRR - IRRIGATION
 SL - EUC STREET LIGHT (2) 1 1/4\"/>

DRY UTILITIES NOTES:
 1. TERMINATE CONDUIT @ FIBER HAND HOLE VAULTS.
 2. TERMINATE CONDUIT @ SL OR SL HAND HOLE.
 3. SL & F CONDUITS TO BE IN 18\"/>

Trex Horizons
 Composite Fencing



ARCHITECTURAL DRAWING:
 TREX FENCE HORIZONS
 6\"/>

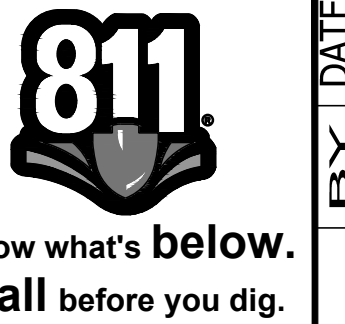


MATERIAL NEEDED FOR 6\"/>		
Post Cap: Pyramid, Flat	1	
5\"/>		
1.5\"/>		
1\"/>		
0.875\"/>		
0.5\"/>		
1.25\"/>		

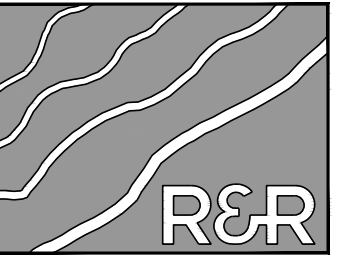
SCREWS	DIRECTIONS
#12-11 X 1 1/2\"/>	
#8-15 X 5/8\"/>	
#8-18 X 3/4\"/>	

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

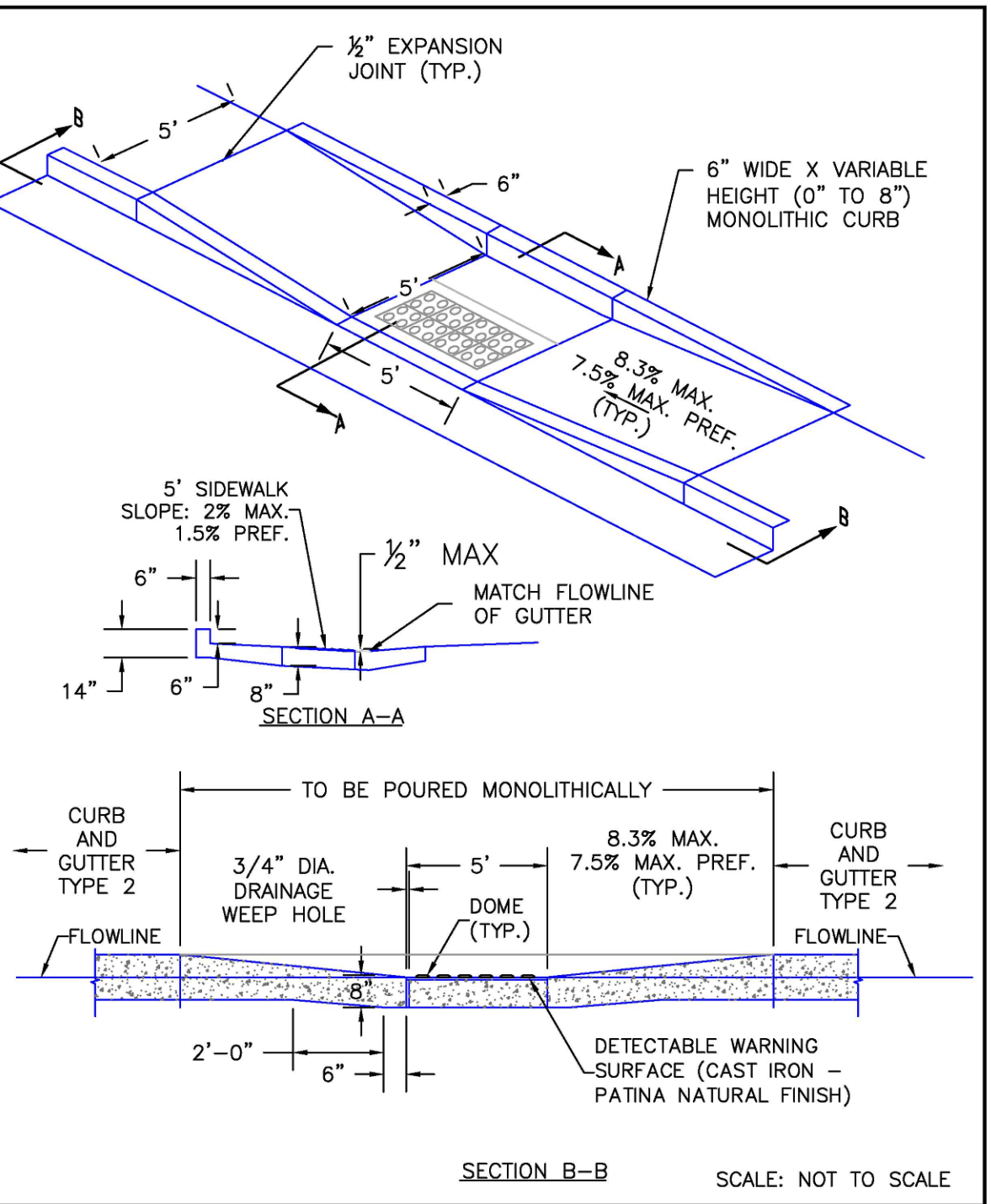
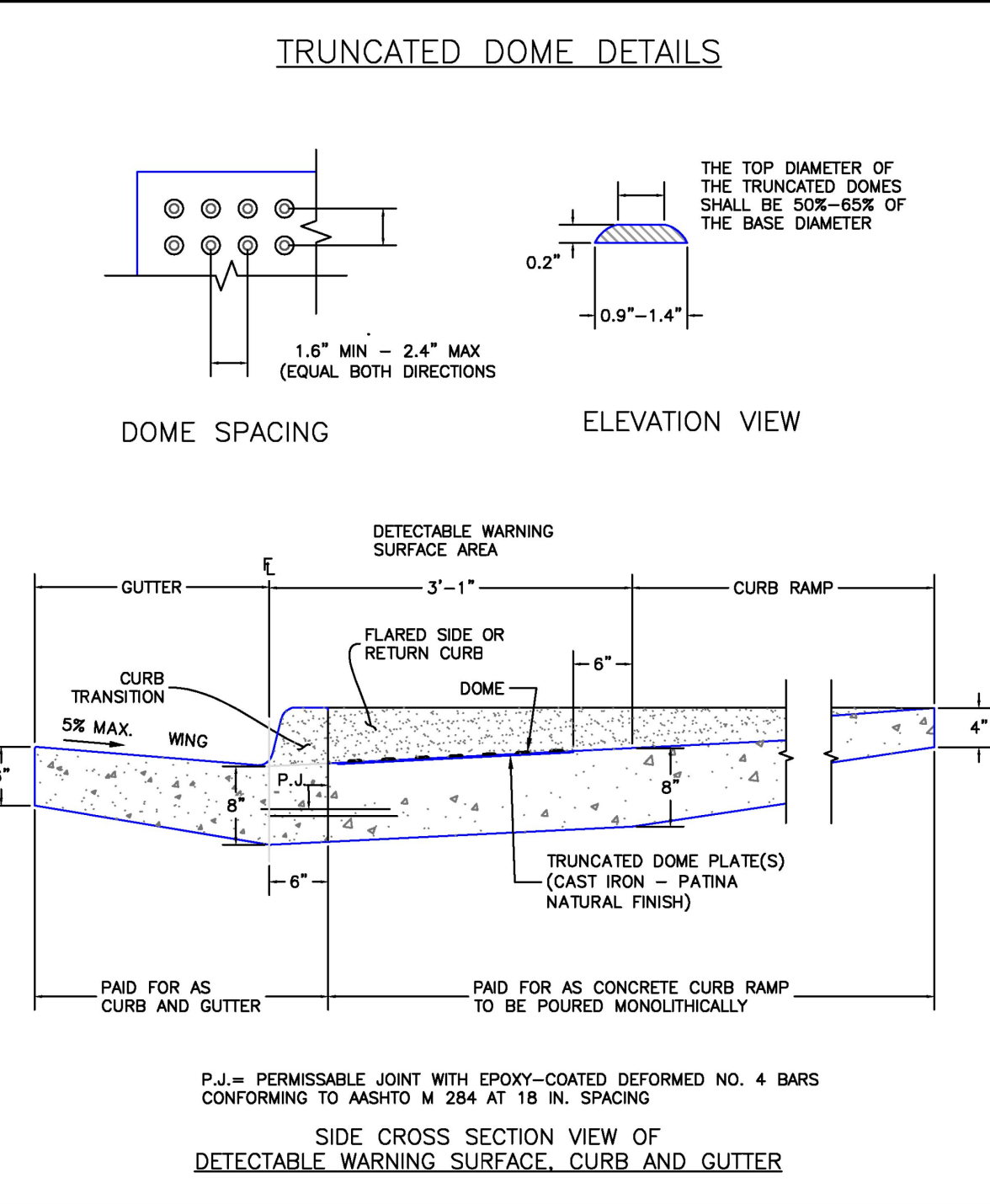
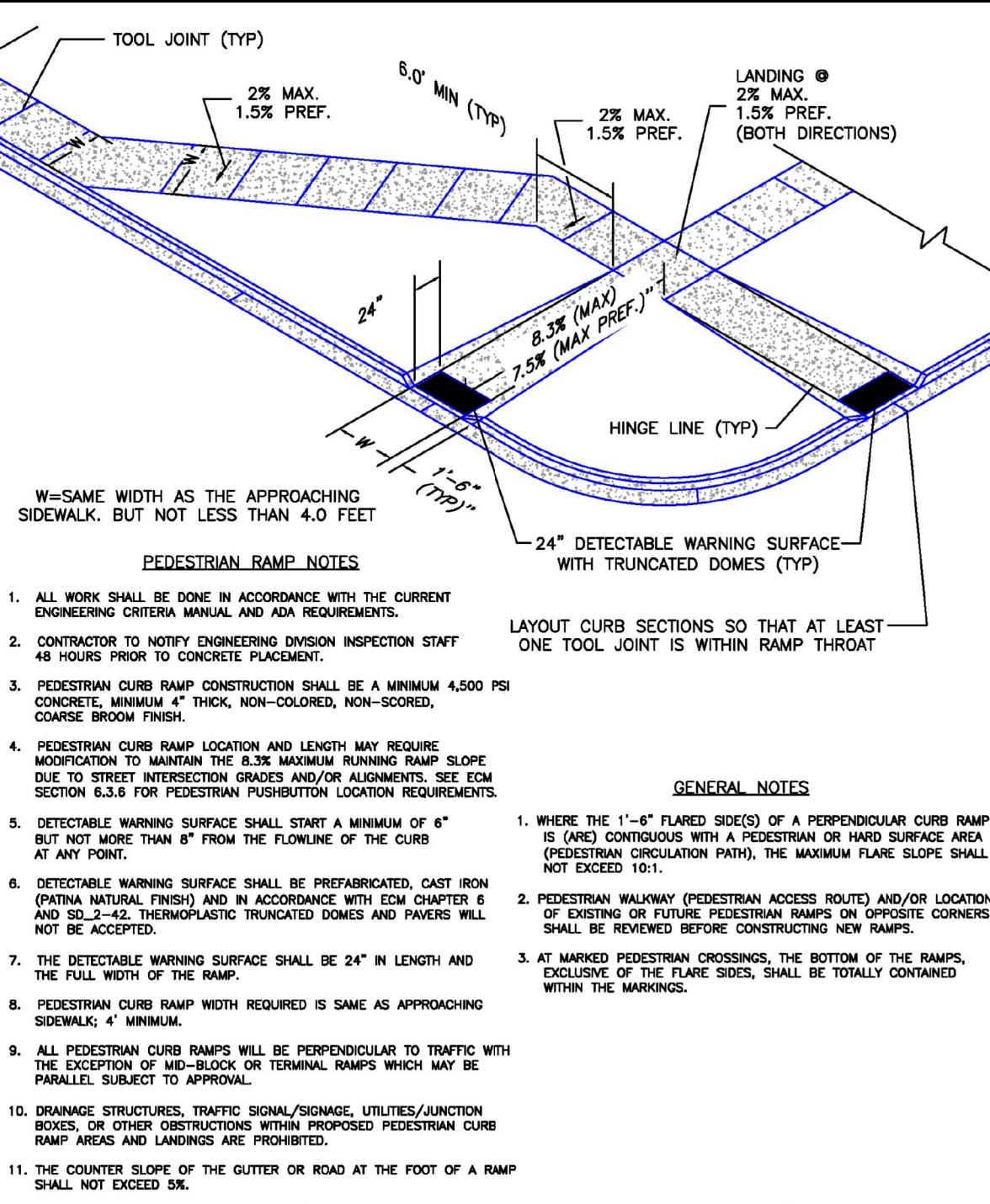
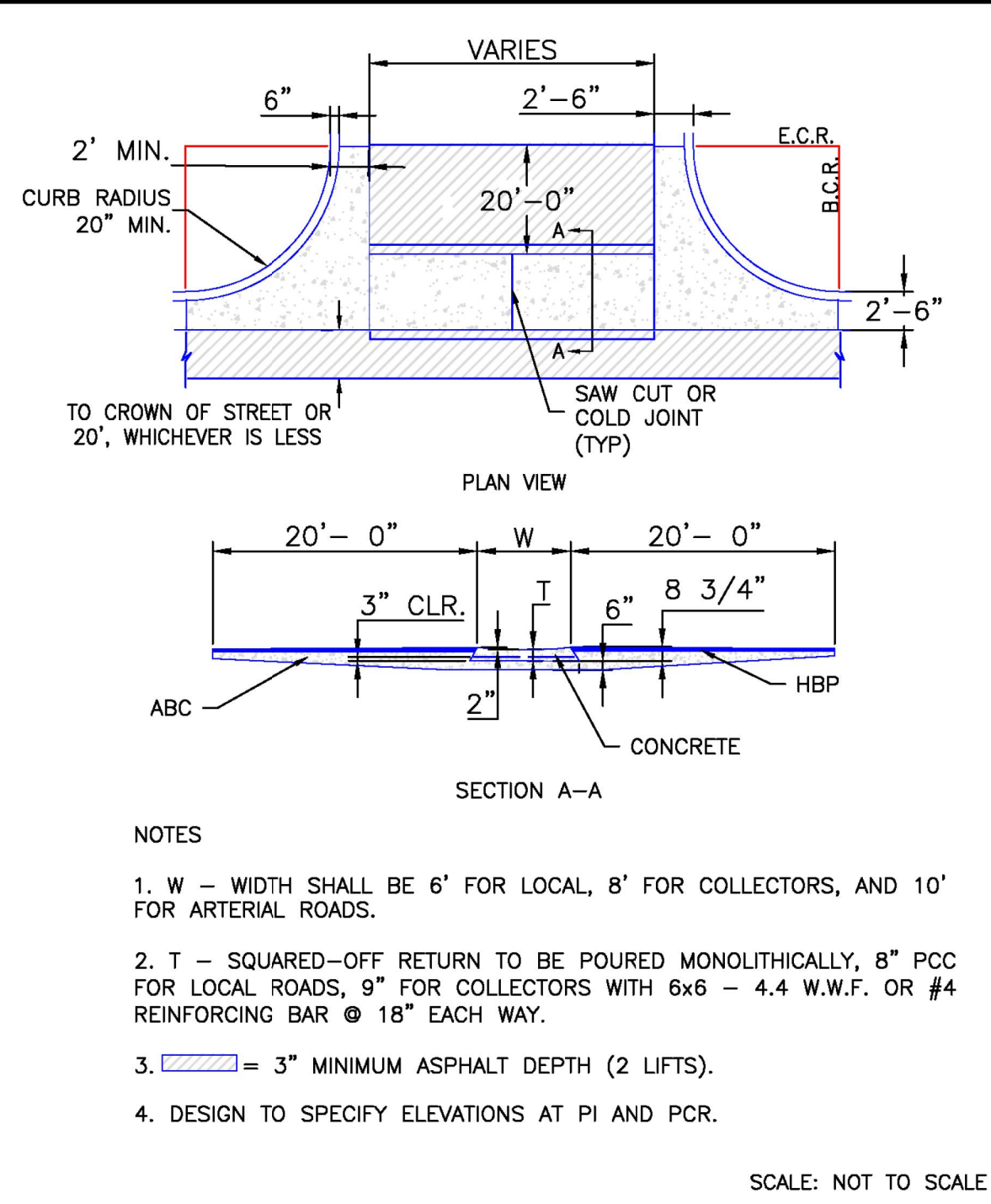
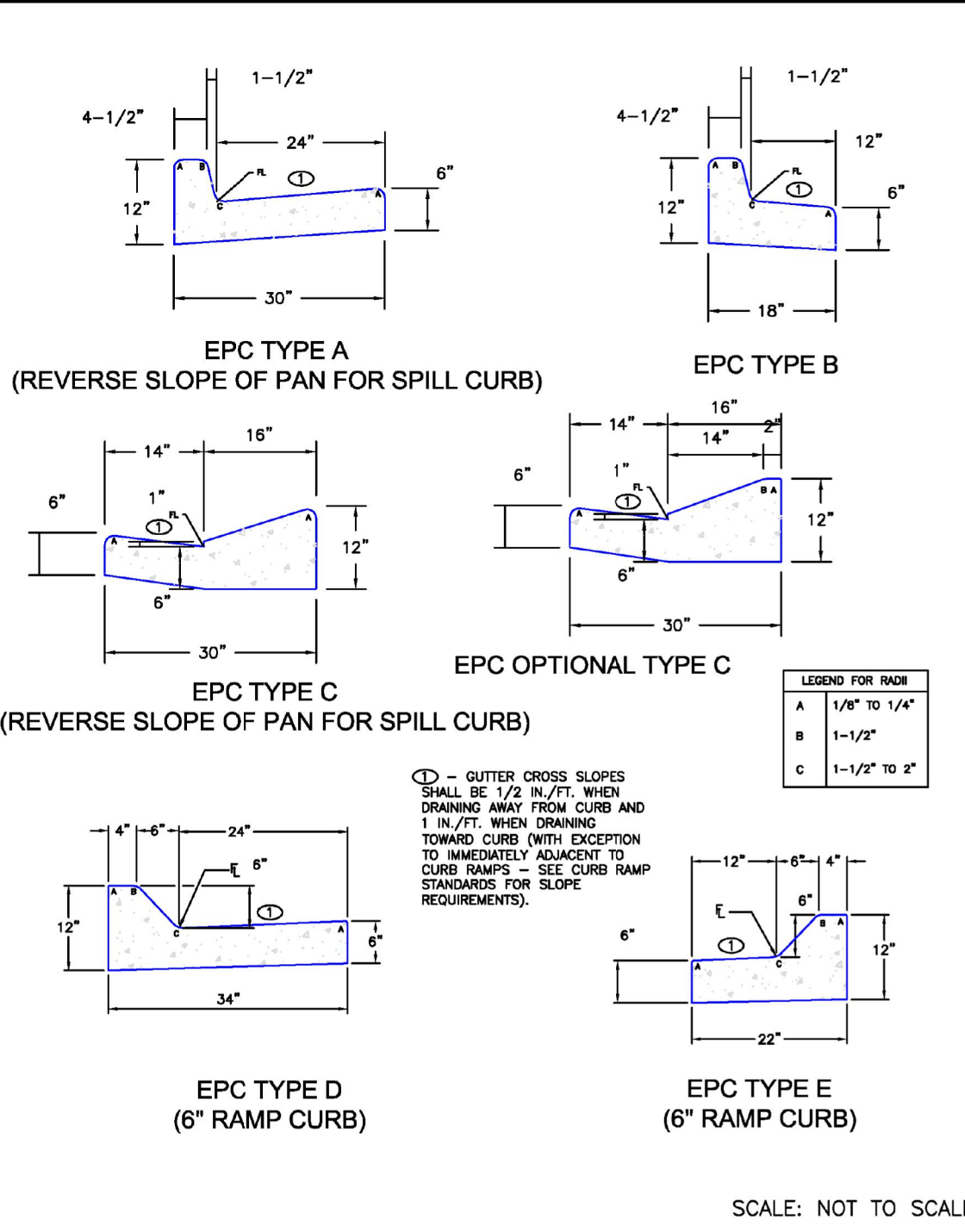
SRF Fence & Supply Co.
 WWW.TREXFENCINGSRF.COM
 855.620.TREX (8739)
 SRF Fence & Supply Co.
 1745 Shea Center Dr., Ste. 370
 Highlands Ranch, CO 80129



NO.	REVISION	BY	DATE



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



DATE APPROVED: 6/23/20	DESIGNED BY: Jennifer E. Irvine	FILE NAME: SD_2-20
------------------------	---------------------------------	--------------------

DATE APPROVED: 8/11/11	DESIGNED BY: André P. Brackin	FILE NAME: SD_2-26
------------------------	-------------------------------	--------------------

DATE APPROVED: 6/23/20	DESIGNED BY: Jennifer E. Irvine	FILE NAME: SD_2-41
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DATE APPROVED: 6/23/20	DESIGNED BY: Jennifer E. Irvine	FILE NAME: SD_2-42
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DATE APPROVED: 6/23/20	DESIGNED BY: Jennifer E. Irvine	FILE NAME: SD_2-50
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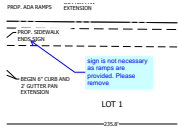
MAYBERRY - FILING NO. 4
 MAYBERRY, COLORADO SPRINGS
 EL PASO COUNTY
 PREPARED FOR:
 MAYBERRY COMMUNITIES, LLC
 3296 DEVINE HEIGHTS #208
 COLORADO SPRINGS, CO 80922

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

TYPICAL ROAD SECTIONS & DETAILS
 NO. C11.0

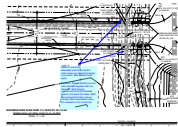
V2_Construction Drawings Comments.pdf Markup Summary

Daniel Torres (16)



Subject: Callout
Page Label: [5] C3.0 OVERALL SITE PLAN
Author: Daniel Torres
Date: 9/29/2023 4:19:15 PM
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Layer:
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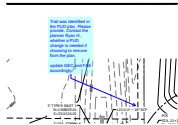
sign is not necessary as ramps are provided.
Please remove



Subject: Callout
Page Label: [8] C4.1 BUSINESS PARK PLAN & PROFILE - EAST
Author: Daniel Torres
Date: 10/2/2023 1:56:18 PM
Status:
Color: ■
Layer:
Space:

review 1 comment:
Sidewalks should run behind inlets unless an integrated design is provided. ADA requirements apply.

Review 2. Please identify how the inlets will be integrated with the sidewalk. Staff strongly recommends that the sidewalk should run behind the inlets. Staff has encountered many issues meeting ADA requirement when the sidewalk is not run behind.



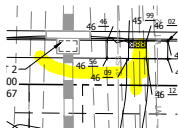
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Page Label: [8] C4.1 BUSINESS PARK PLAN & PROFILE - EAST
Author: Daniel Torres
Date: 10/2/2023 3:18:52 PM
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Color: ■
Layer:
Space:

Trail was identified in the PUD plan. Please provide. Contact the planner Ryan H., whether a PUD change is needed if choosing to remove from the plan.

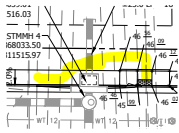
update GEC and FAE accordingly



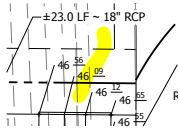
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Page Label: [8] C4.1 BUSINESS PARK PLAN & PROFILE - EAST
Author: Daniel Torres
Date: 10/2/2023 12:35:45 PM
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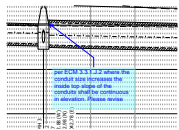
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Author: Daniel Torres
Date: 10/2/2023 1:32:36 PM
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Color: ■
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Subject: Highlight
Page Label: [8] C4.1 BUSINESS PARK PLAN & PROFILE - EAST
Author: Daniel Torres
Date: 10/2/2023 1:32:46 PM
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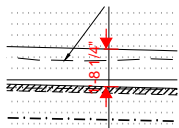


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Author: Daniel Torres
Date: 10/2/2023 1:32:55 PM
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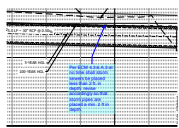
Subject: Callout
Page Label: [10] C5.1 STORM LINE 1 - EAST
Author: Daniel Torres
Date: 10/2/2023 11:29:01 AM
Status:
Color: ■
Layer:
Space:

per ECM 3.3.1.J.2 where the conduit size increases the inside top slope of the conduits shall be continuous in elevation. Please revise



Subject: Length Measurement
Page Label: [10] C5.1 STORM LINE 1 - EAST
Author: Daniel Torres
Date: 10/2/2023 11:29:40 AM
Status:
Color: ■
Layer:
Space:

1'-8 1/4"



Subject: Callout
Page Label: [10] C5.1 STORM LINE 1 - EAST
Author: Daniel Torres
Date: 10/2/2023 11:33:26 AM
Status:
Color: ■
Layer:
Space:

Per ECM 4.3.6.A.3 at no time shall storm sewers be placed less than 2 ft. in depth. revise accordingly so that storm pipes are placed a min. 2 ft in depth.



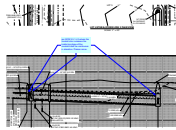
Subject: Callout
Page Label: [10] C5.1 STORM LINE 1 - EAST
Author: Daniel Torres
Date: 10/2/2023 11:31:25 AM
Status:
Color: ■
Layer:
Space:

fix viewport



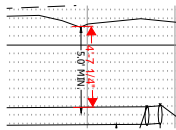
Subject: Callout
Page Label: [11] C5.2 LOT 1-3 STORM STUBS
Author: Daniel Torres
Date: 10/2/2023 11:36:59 AM
Status:
Color: ■
Layer:
Space:

Provide lot 3 profile as this appears to be a repeat of lot 2 profile



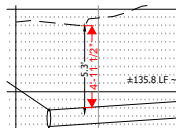
Subject: Callout
Page Label: [12] C5.3 LOT 4 STUB & STORM LINE 2
Author: Daniel Torres
Date: 10/2/2023 11:41:40 AM
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Color: ■
Layer:
Space:

per ECM 3.3.1.J.2 where the conduit size increases the inside top slope of the conduits shall be continuous in elevation. Please revise.



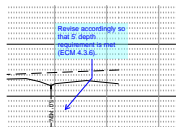
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Page Label: [22] C7.2 WATER LINE A PLAN & PROFILE
Author: Daniel Torres
Date: 10/2/2023 12:45:19 PM
Status:
Color: ■
Layer:
Space:

4'-7 1/4"



Subject: Length Measurement
Page Label: [22] C7.2 WATER LINE A PLAN & PROFILE
Author: Daniel Torres
Date: 10/2/2023 12:45:38 PM
Status:
Color: ■
Layer:
Space:

4'-11 1/2"



Subject: Callout
Page Label: [22] C7.2 WATER LINE A PLAN & PROFILE
Author: Daniel Torres
Date: 10/2/2023 1:23:22 PM
Status:
Color: ■
Layer:
Space:

Revise accordingly so that 5' depth requirement is met (ECM 4.3.6).