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COUNTY GENERAL NOTES:

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

GENERAL DRAINAGE & GRADING NOTES:

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

COUNTY SIGNING AND STRIPING NOTES:

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

PROJECT GENERAL NOTES:

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

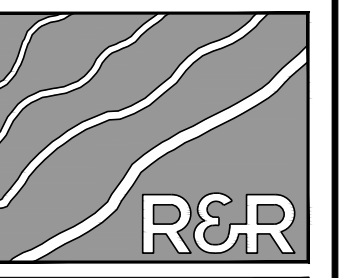
GENERAL UTILITY NOTES:

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

STANDARD UTILITY DETAILS:

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

Table with columns: NO., REVISION, BY, DATE



ENGINEERS SURVEYORS

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

WWW.RRENGINERS.COM



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

Table with columns: JOB NO., ORG. SUBM. DATE, DWN, NAME

GENERAL NOTES

NO. C1.1



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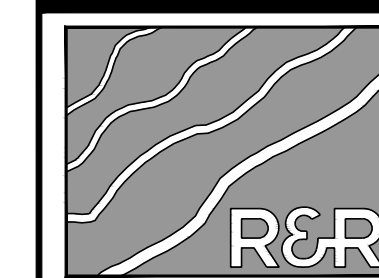
# ABBREVIATIONS

ABAN	ABANDON	ID	INSIDE DIAMETER
AC	ASBESTOS CONCRETE	IN	INLET
ADDL	ADDITIONAL	INCL	INCLUDED
ADDM	ADDENDUM	INSUL	INSULATION
ADJ	ADJUSTABLE	INTER	INTERSECTION
AL	ALUMINUM	INV	INVERT
ALT	ALTERNATE	IRR	IRRIGATION
AMT	AMOUNT		
APPROX	APPROXIMATELY	JTS	JOINTS
ARCH	ARCHITECTURAL		
ASPH	ASPHALT	KB	KICK BLOCK
ASSY	ASSEMBLY	KO	KNOCKOUT
ASYM	ASYMMETRICAL		
AUTO	AUTOMATIC		
AWWA	AMERICAN WATER WORKS ASSOC	L	LEFT OR LITER
		LSCP	LANDSCAPE
BFB	BUTTERFLY VALVE	LF	LINEAR FEET
BLK	BLOCK	LP	LOW POINT OR LIGHT POLE
BM	BENCHMARK	LT	LIGHT
BMP	BEST MANAGEMENT PRACTICE	MAINT	MAINTENANCE
BS	BACKSIGHT	MAN	MANUAL
BOC	BACK OF CURB	MATL	MATERIAL
BOT	BOTTOM	MAX	MAXIMUM
BOW	BACK OF WALK	MECH	MECHANICAL
BSMT	BASEMENT	MFR	MANUFACTURER
BVCE	BEGIN VERTICAL CURVE ELEVATION	MH	MANHOLE
BVCS	BEGIN VERTICAL CURVE STATION	MIN	MINIMUM
BW	BOTTOM OF WALL	MISC	MISCELLANEOUS
		MJ	MECHANICAL JOINT
CB	CATCH BASIN (AREA INLET)	N	NORTH
CCW	COUNTER CLOCKWISE	NA	NON APPLICABLE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	NB	NORTHBOUND
CIP	CAST IRON PIPE	NIC	NOT IN CONTRACT
C&G	CURB AND GUTTER	NTS	NOT TO SCALE
CFS	CUBIC FEET PER SECOND		
CJ	CONSTRUCTION JOINT	OC	ON CENTER
CL	CENTERLINE OR CHAIN LINK	OD	OUTER DIAMETER
CLR	CLEAR	OH	OVERHEAD
CMP	CORRUGATED METAL PIPE	OHE	OVERHEAD ELECTRIC
CMU	CONCRETE MASONRY UNIT	OPP	OPPOSITE
CO	CLEAN OUT	OPT	OPTIONAL
COMM	COMMUNICATIONS		
CONC	CONCRETE	PB	POND BOTTOM
CONST	CONSTRUCTION	PC	POINT OF CURVATURE
CONT	CONTINUOUS(ATION)	PCC	POINT OF COMPOUND CURVE
COR	CORNER	PCR	POINT OF CURVE RETURN
CR	CONCENTRIC REDUCER	PCO	PRESSURE CLEAN OUT
CTR	CENTER	PI	POINT OF INTERSECTION
CY	CUBIC YARDS	PE	POLYETHYLENE
		PIV	POST INDICATOR VALVE
DEMO	DEMOLITION	PL	PROPERTY LINE
DIA	DIAMETER	PREFAB	PREFABRICATED
DIAG	DIAGONAL	PRELIM	PRELIMINARY
DIP	DUCTILE IRON PIPE	PREP	PREPARATION
DN	DOWN	PROP	PROPOSED
DR	DRAIN	PRV	PRESSURE REDUCING VALVE
DWG	DRAWING	PSF	POUNDS PER SQUARE FOOT
DWL	DOWEL	PSI	POUNDS PER SQUARE INCH
		PT	POINT OF TANGENCY
E	EAST	PVC	POLY VINYL CHLORIDE
EA	EACH	PVMT	PAVEMENT
EB	EASTBOUND		
ECC	ECCENTRIC	R	RIGHT OR RADIUS
EJ	EXPANSION JOINT	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	RD	ROOF DRAIN
ELB	ELBOW	RE	REFERENCE
ELEC	ELECTRICAL	RECT	RECTANGULAR
ENGR	ENGINEER	REINF	REINFORCEMENT
EOA	EDGE OF ASPHALT	REQD	REQUIRED
EOP	EDGE OF PAVEMENT	ROW	RIGHT-OF-WAY
EQ	EQUAL		
EQUIP	EQUIPMENT	SAN	SANITARY SEWER
EQUIV	EQUIVALENT	SB	SOUTHBOUND
ESMT	EASEMENT	SD	STORM DRAIN
EST	ESTIMATE	SECT	SECTION
E&T	ELECTRICAL AND TELEPHONE	SF	SQUARE FEET
EVCE	END VERTICAL CURVE ELEVATION	SH	SHEET
EVCS	END VERTICAL CURVE STATION	SHLR	SHOULDER
EW	EACH WAY	SI	SQUARE INCH
EX, EXIST	EXISTING	SPD	STANDARD PROCTOR DENSITY
EXP JT	EXPANSION JOINT	SPEC	SPECIFICATIONS
		SQ	SQUARE
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FND	FOUNDATION	SST	STAINLESS STEEL
FES	FLARED END SECTION	ST	STORM
FF	FINISHED FLOOR	STA	STATION
FFE	FINISHED FLOOR ELEVATION	STD	STANDARD
FG	FINISHED GRADE	STM	STORM SEWER
FH	FIRE HYDRANT	SWMP	STORM WATER MANAGEMENT PLAN
FL	FLOWLINE	SY	SQUARE YARD
FN	FENCE	SYM	SYMMETRICAL
FOC	FACE OF CONCRETE		
FPM	FEET PER MINUTE	T	TEE
FPS	FEET PER SECOND	TB	THRUST BLOCK
FT	FEET	TBC	TOP-BACK OF CURB
FTG	FOOTING	TC	TOP OF CURB
		TELE	TELEPHONE
G	GAS	TEMP	TEMPORARY
GA	GAUGE	TOB	TOP OF BANK
GAL	GALLON	TOC	TOP OF CONCRETE
GALV	GALVANIZED	TOT	TOTAL
GB	GRADE BREAK	TRANS	TRANSITION
GCO	GRADE CLEAN OUT	TW	TOP OF WALL
GIP	GALVANIZED IRON PIPE	TYP	TYPICAL
GND	GROUND		
GPD	GALLONS PER DAY	UBC	UNIFORM BUILDING CODE
GPM	GALLONS PER MINUTE	UGE	UNDERGROUND ELECTRICAL
GRTG	GRATING	UTIL	UTILITY
GRV	GRAVEL		
GSP	GALVANIZED STEEL PIPE	VERT	VERTICAL
GV	GATE VALVE	VC	POINT OF VERTICAL CURVATURE
H	HIGH	W	WIDE OR WIDTH
HB	HOSE BIB	WJ	WITH
HEC	HORIZONTAL ELLIPTICAL CONCRETE PIPE	W/O	WITHOUT
HDWL	HEADWALL	W, WAT	WATER
HORIZ	HORIZONTAL	WB	WESTBOUND
HNDRL	HANDRAIL	WSE	WATER SURFACE ELEVATION
HR	HOSE	WV	WATER VALVE
HP	HIGH POINT		
HVAC	HEATING, VENTILATION, AIR CONDITIONING	X SECT	CROSS SECTION
HWY	HIGHWAY	XING	CROSSING
HYD	HYDRANT	YHD	YARD HYDRANT

# MASTER LEGEND

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

NO.	REVISION	BY	DATE



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

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

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

LEGEND & ABBREVIATIONS

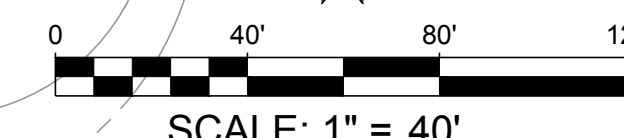
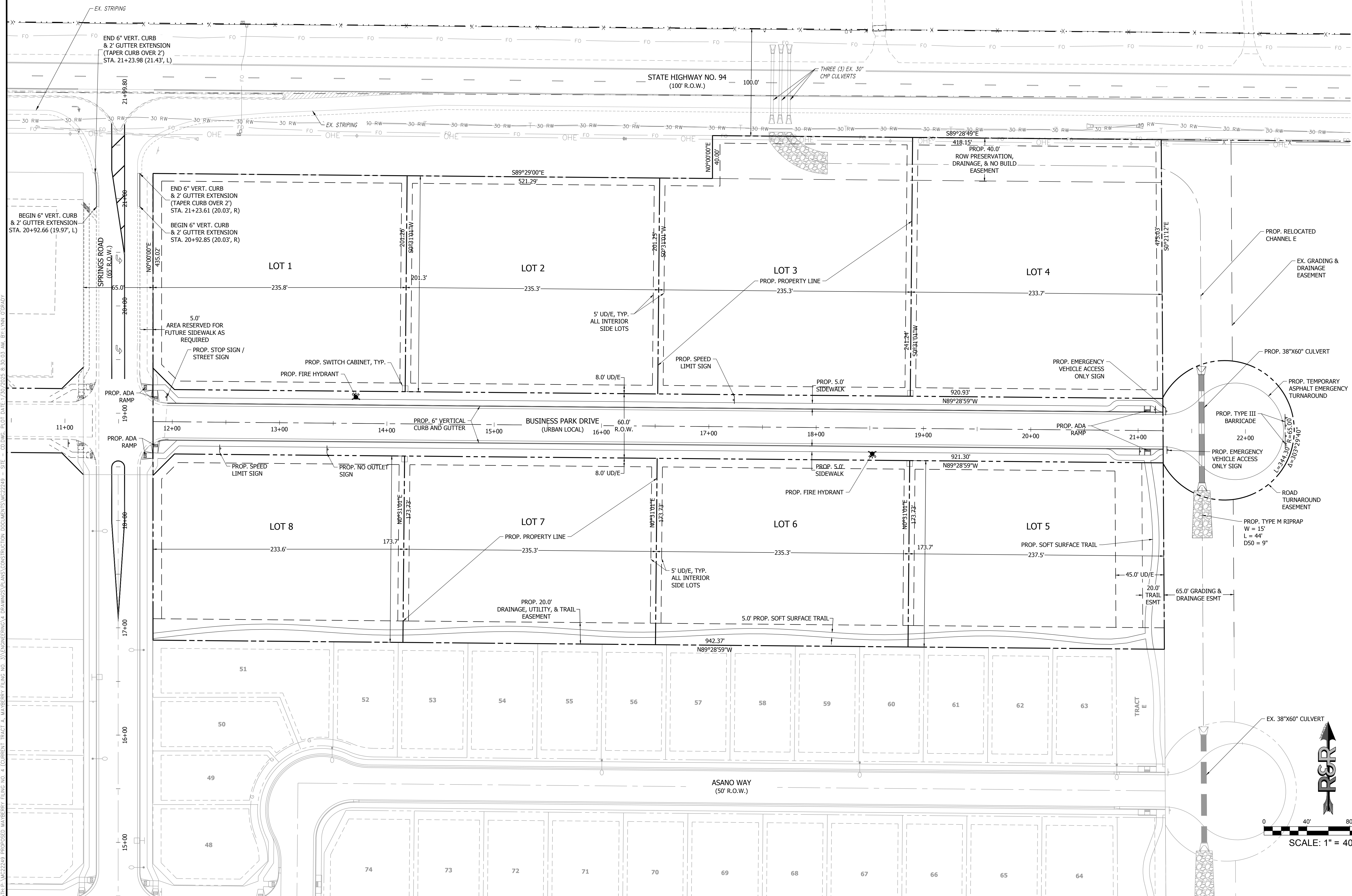
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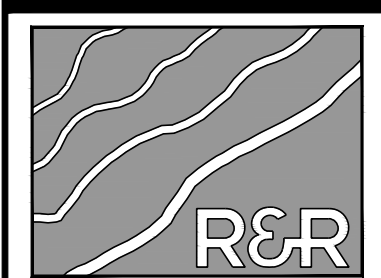




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**MAYBERRY - FILING NO. 4**  
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
22108 CATTLEMAN RUN  
CALHAN, CO 80808

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

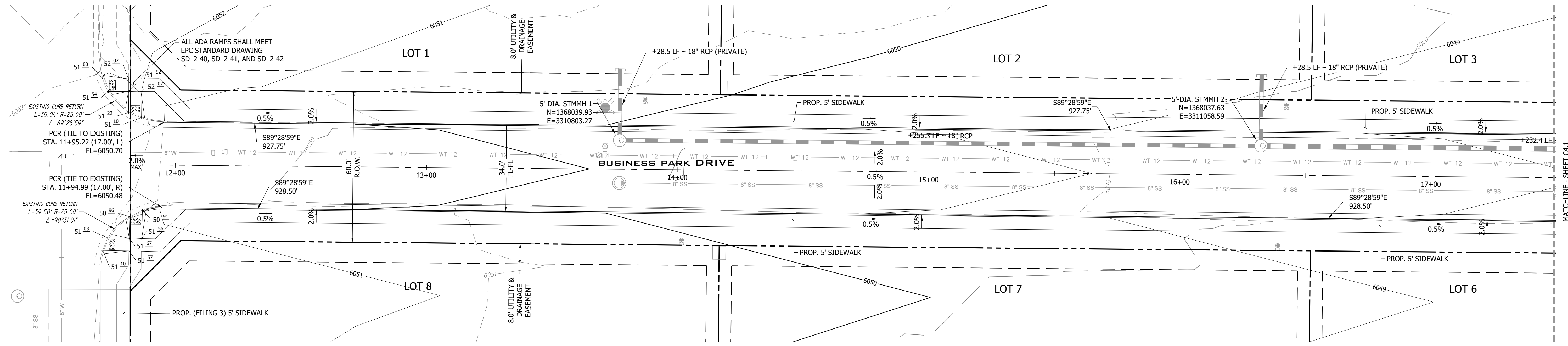
OVERALL SITE PLAN

NO. **C3.0**

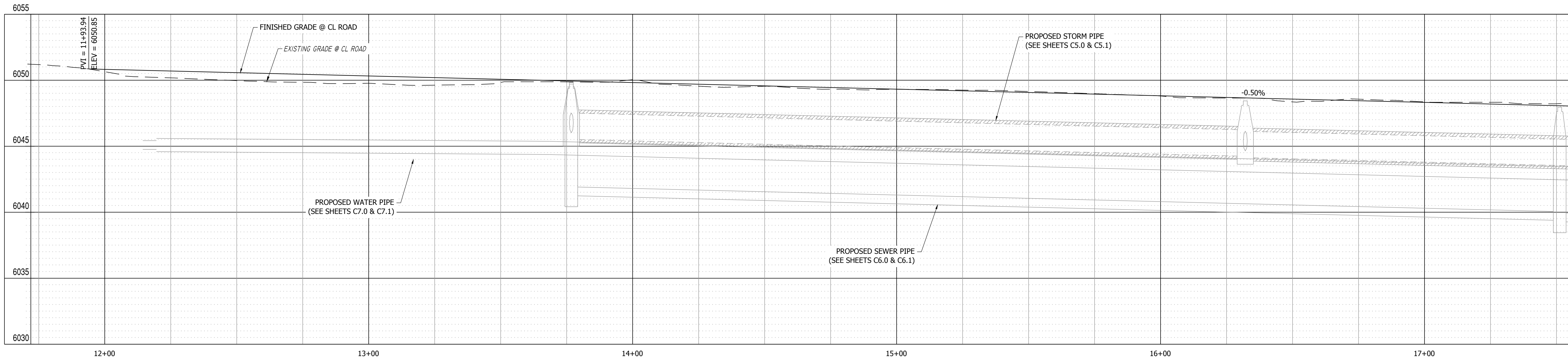
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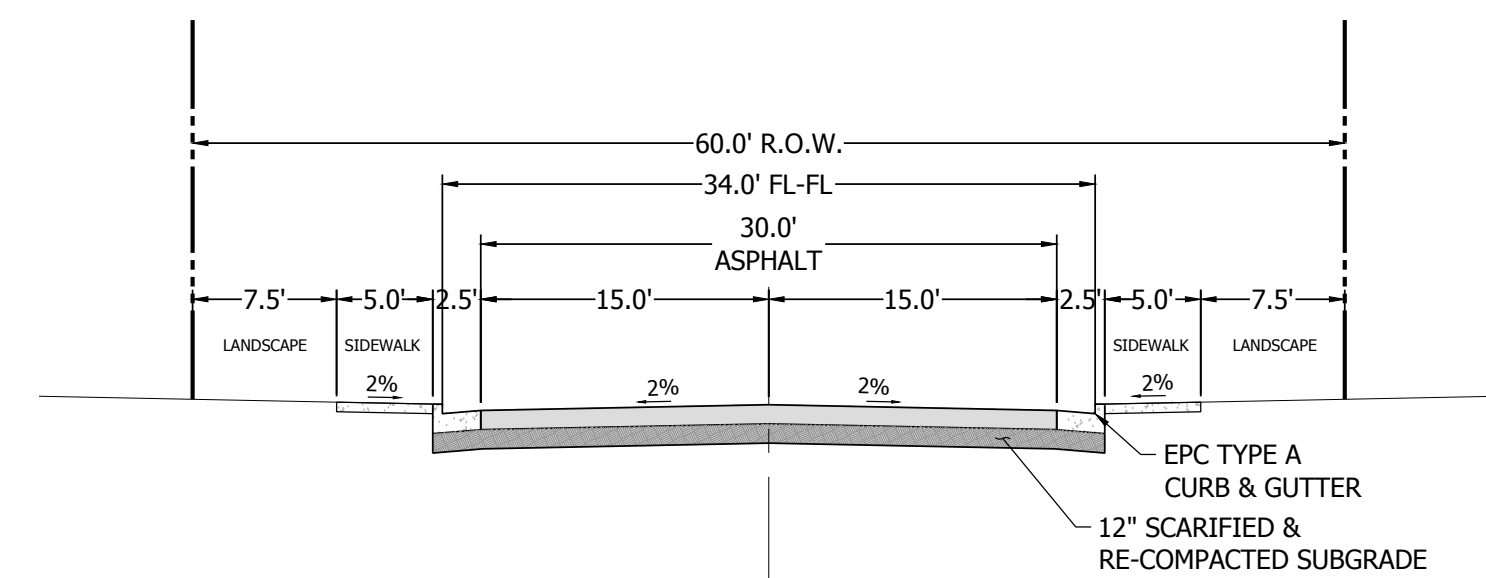
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**BUSINESS PARK DRIVE PLAN VIEW 12+25.00 TO 17+50.00**  
 URBAN LOCAL, 60' R.O.W., 34.00' FL-FL, 25 MPH  
 SCALE: 1" = 20'



**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'

NO.	REVISION	BY	DATE

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

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

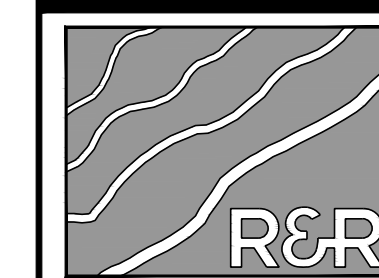






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**MAYBERRY - FILING NO. 4**

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY

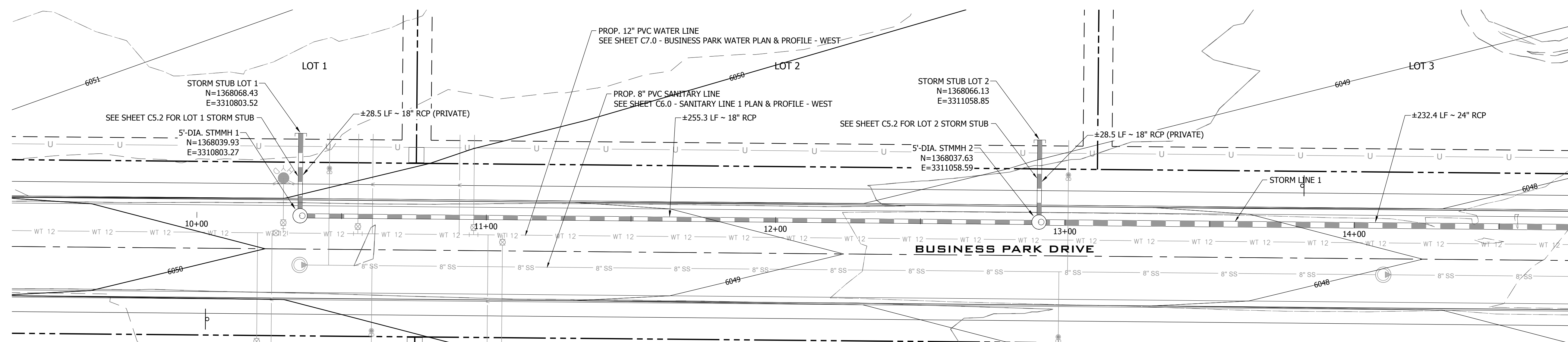
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
22108 CATTLEMAN RUN  
CALHAN, CO 80808

CONSTRUCTION DOCUMENTS

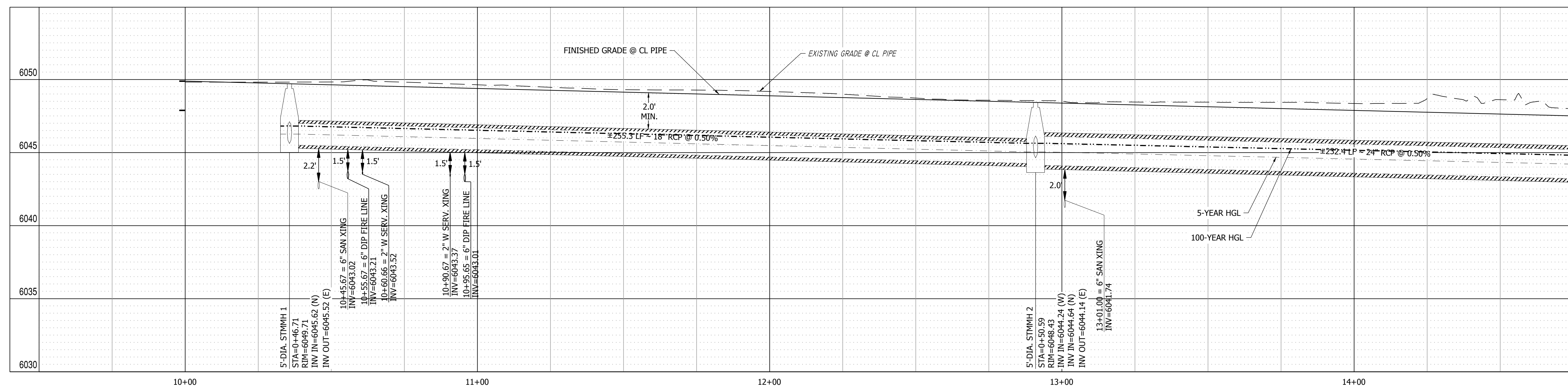
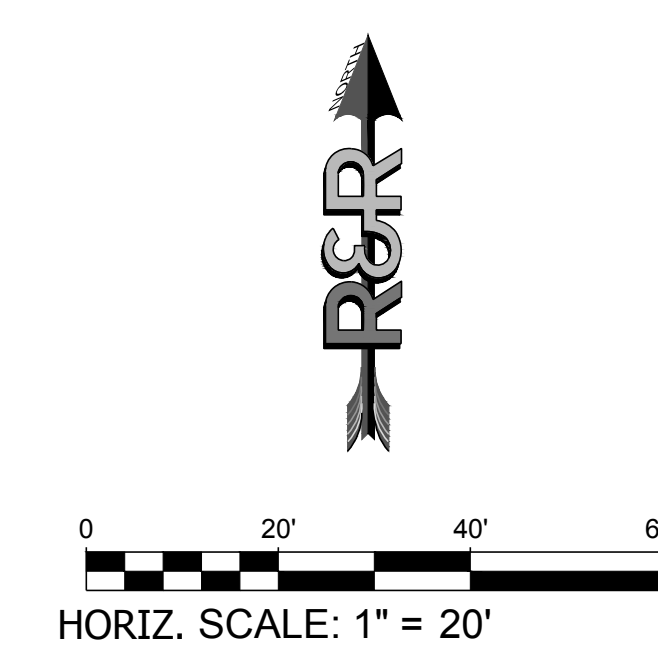
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ORG. SUBM. DATE 04/05/2023  
DWN: GWH CHKD: CJD

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'



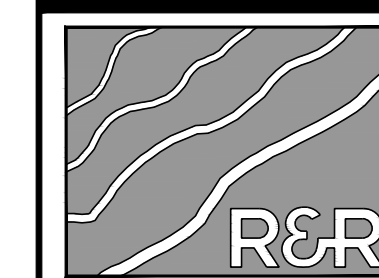
STORM LINE 1 PROFILE VIEW  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=4'

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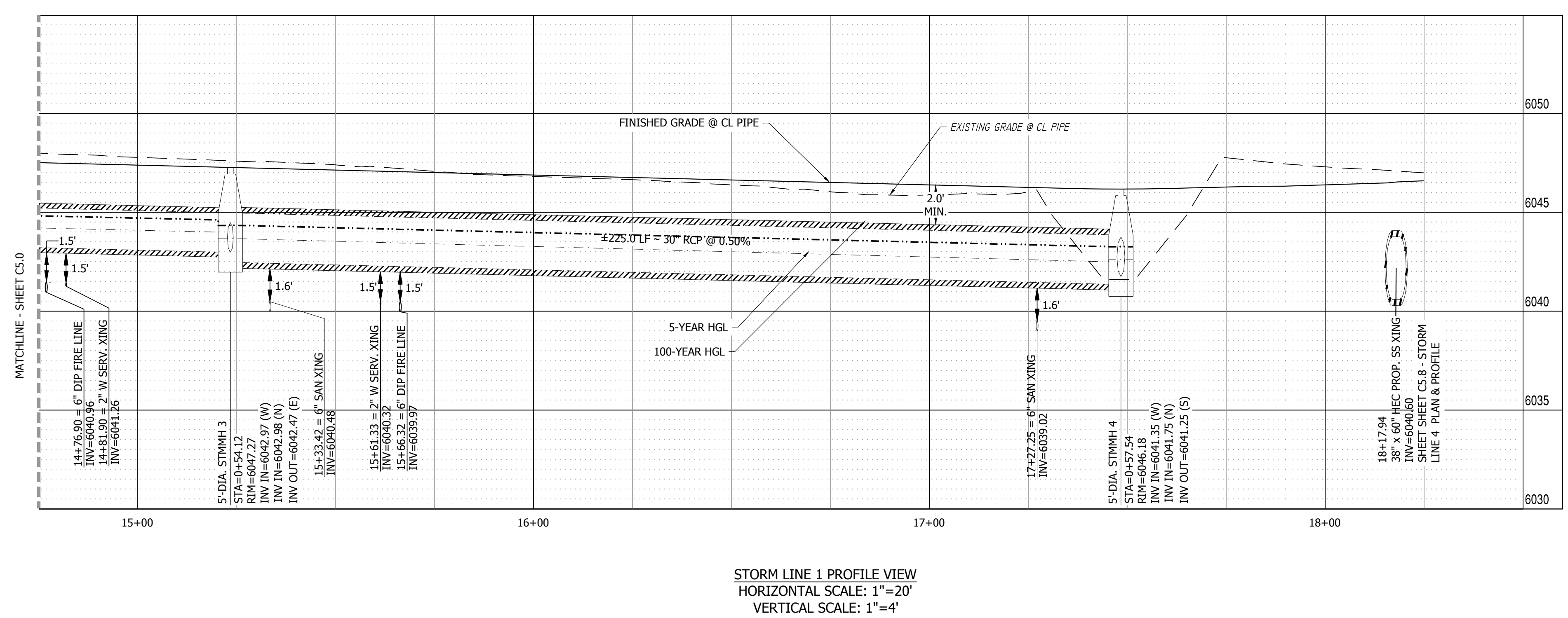
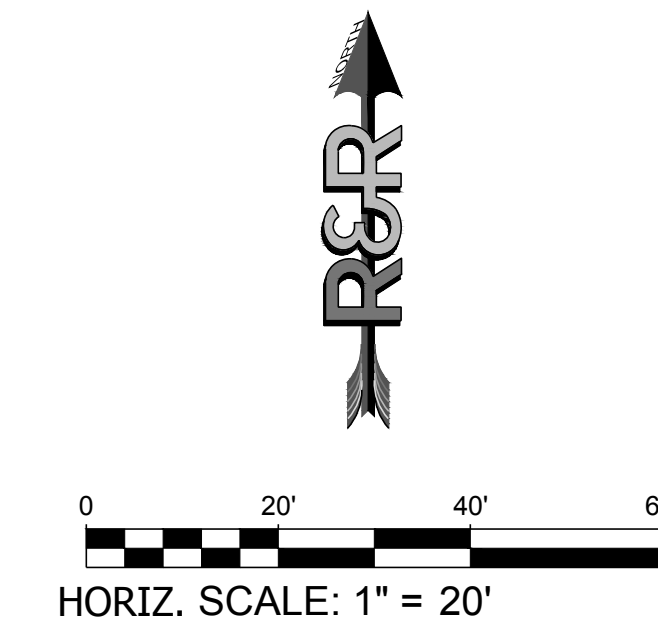
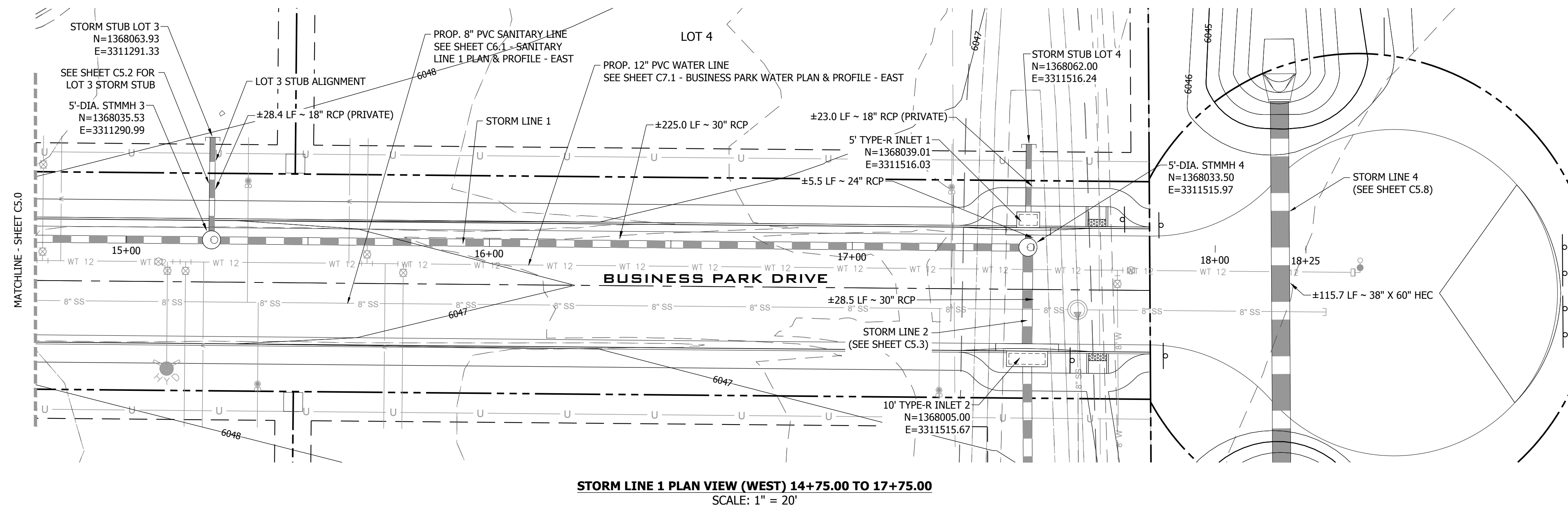
**MAYBERRY - FILING NO. 4**  
MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
MAYBERRY COMMUNITIES, LLC  
22108 CATTLEMAN RUN  
CALHAN, CO 80808

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

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

STORM LINE 1  
PLAN & PROFILE -  
EAST

NO.  
**C5.1**



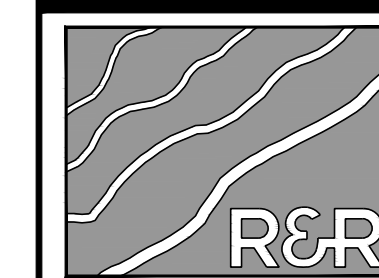
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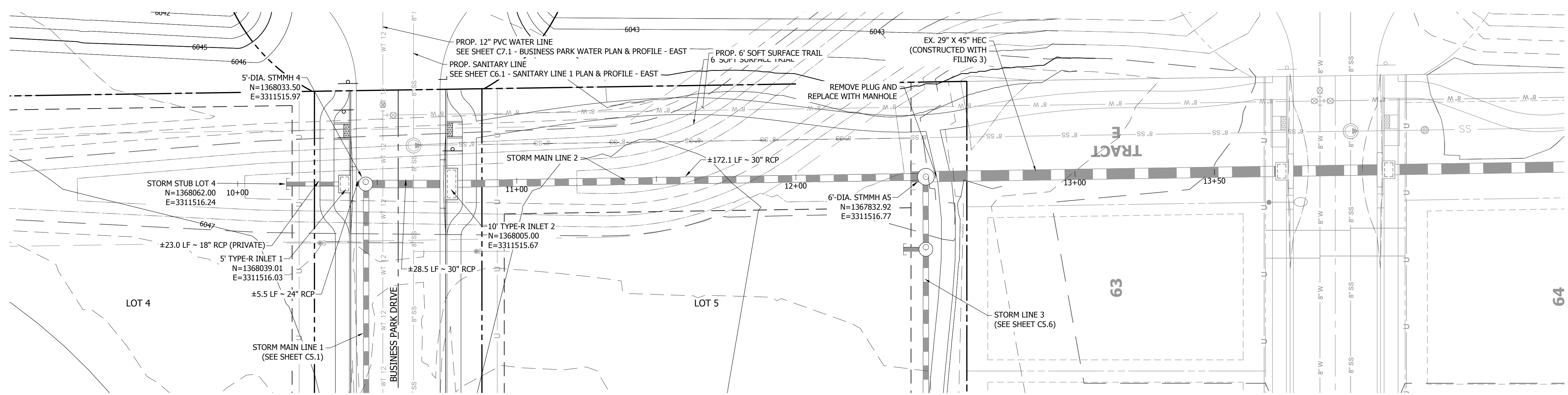


**MAYBERRY - FILING NO. 4**  
 SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
 EL PASO COUNTY  
 PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
 22108 CATTLEMAN RUN  
 CALHAN, CO 80808

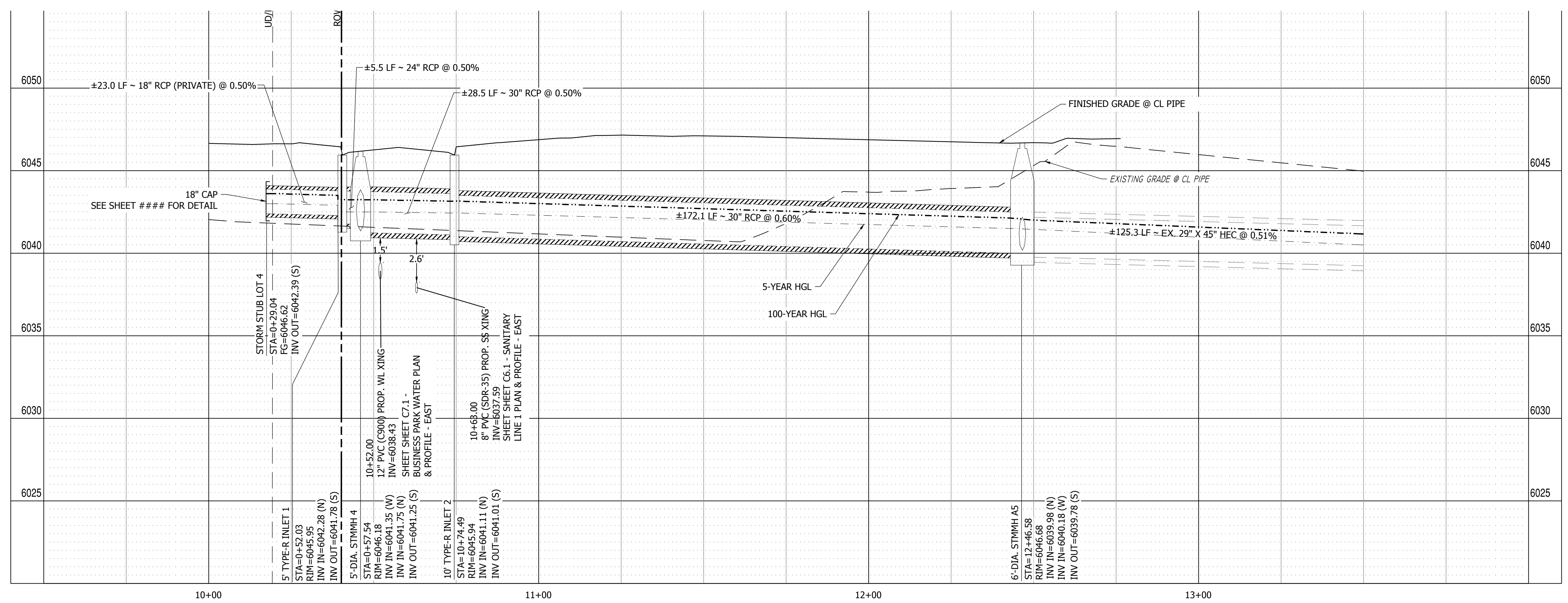
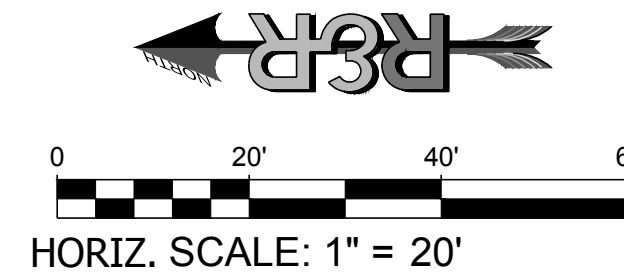
CONSTRUCTION DOCUMENTS  
 JOB NO. MC22249  
 ORG. SUBM. DATE 04/05/2023  
 DWN: GWH CHKD: CJD  
 NAME

LOT 4 STUB & STORM LINE 2 PLAN & PROFILE

NO. **C5.3**



LOT 4 STUB & STORM LINE 2 PLAN VIEW  
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.

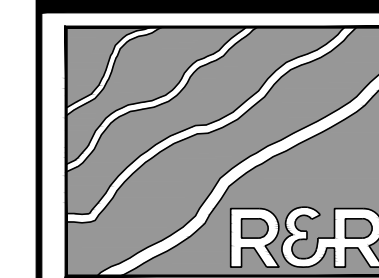
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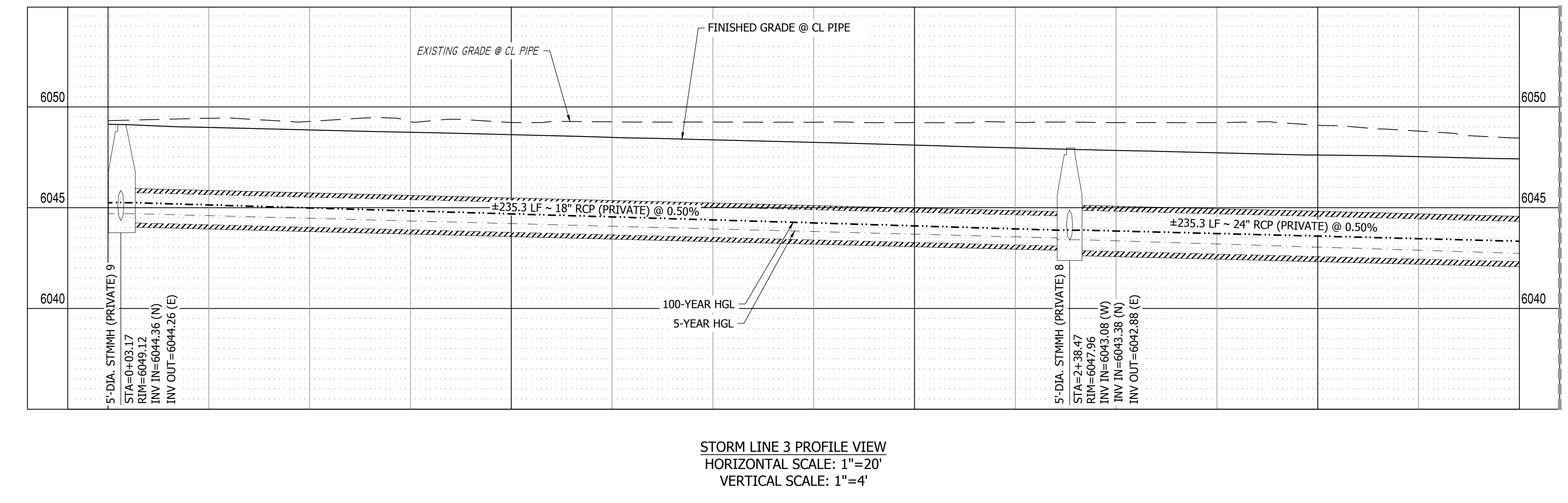
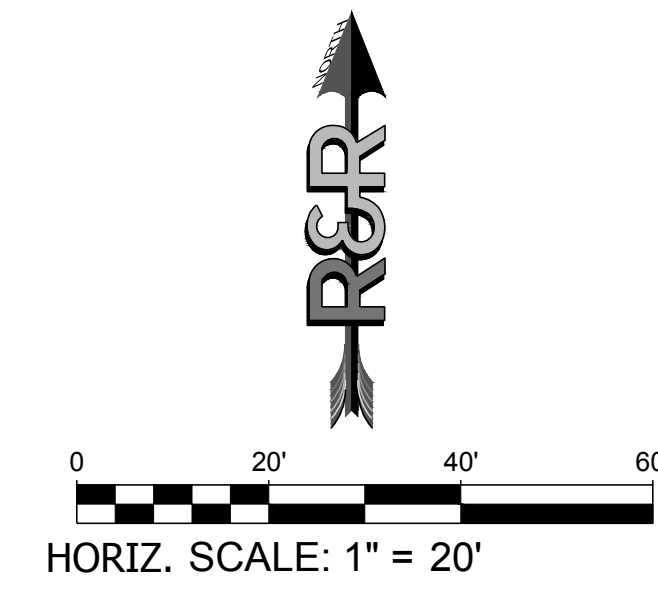
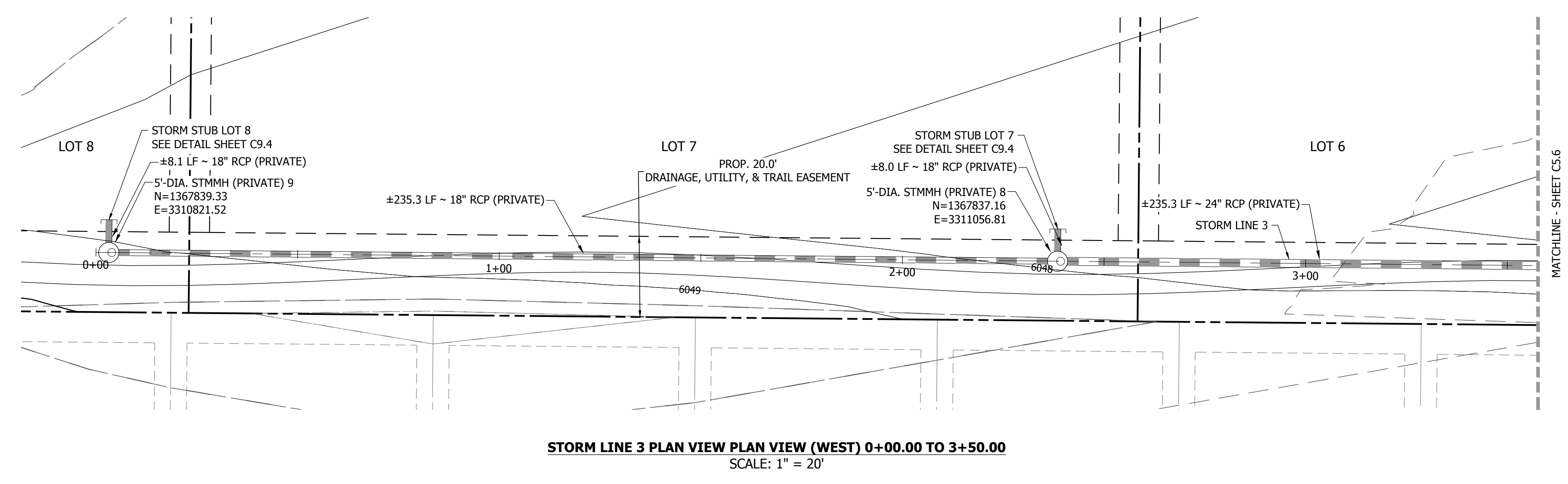


**MAYBERRY - FILING NO. 4**  
 MAYBERRY, COLORADO SPRINGS  
 EL PASO COUNTY  
 PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
 22108 CATTLEMAN RUN  
 CALHAN, CO 80808

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

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

NO. **C5.4**

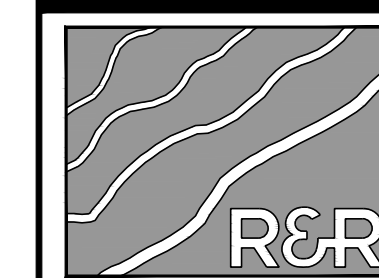


- NOTES:
- SEE SHEET C5.4 FOR PERFORATED RISER PIPE AND CAP DETAIL. THIS IS THE INTERIM CONDITION UNTIL EACH LOT IS SOLD AND DEVELOPED.
  - IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO REMOVE STORM CAP AND RISER PIPE DURING CONSTRUCTION.
  - PROVIDE TRACER WIRE & MARKER AT GRADE FOR ALL STORM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



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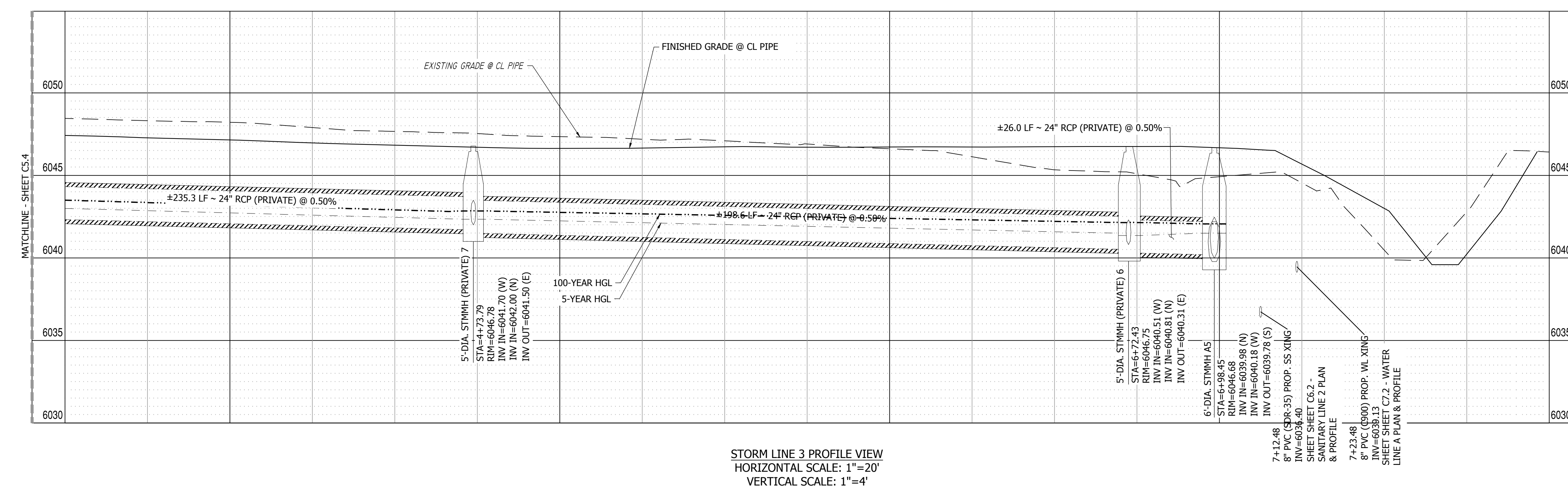
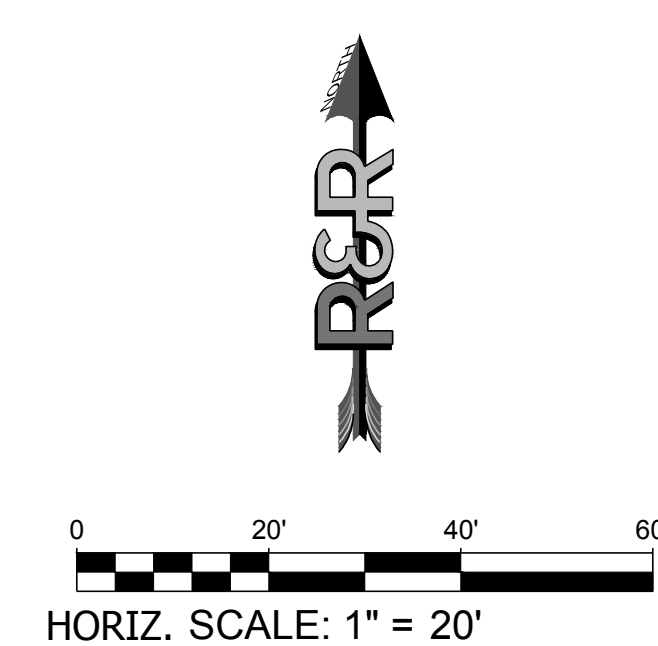
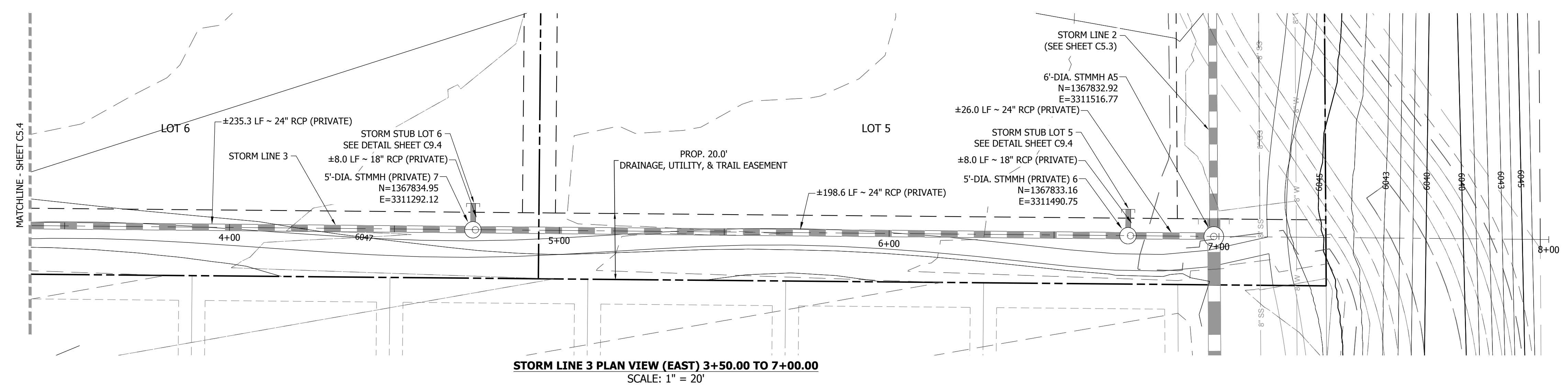


**MAYBERRY - FILING NO. 4**  
 SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
 EL PASO COUNTY  
 PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
 22108 CATTLEMAN RUN  
 CALHAN, CO 80808

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

STORM LINE 3  
PLAN & PROFILE - EAST

NO. **C5.5**



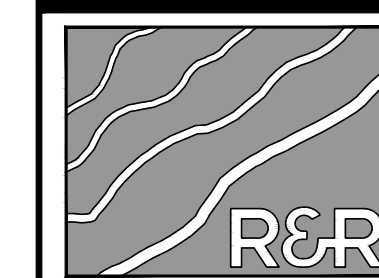
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- NOTES:
- SEE SHEET C9.4 FOR PERFORATED RISER PIPE AND CAP DETAIL. THIS IS THE INTERIM CONDITION UNTIL EACH LOT IS SOLD AND DEVELOPED.
  - IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO REMOVE STORM CAP AND RISER PIPE DURING CONSTRUCTION.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



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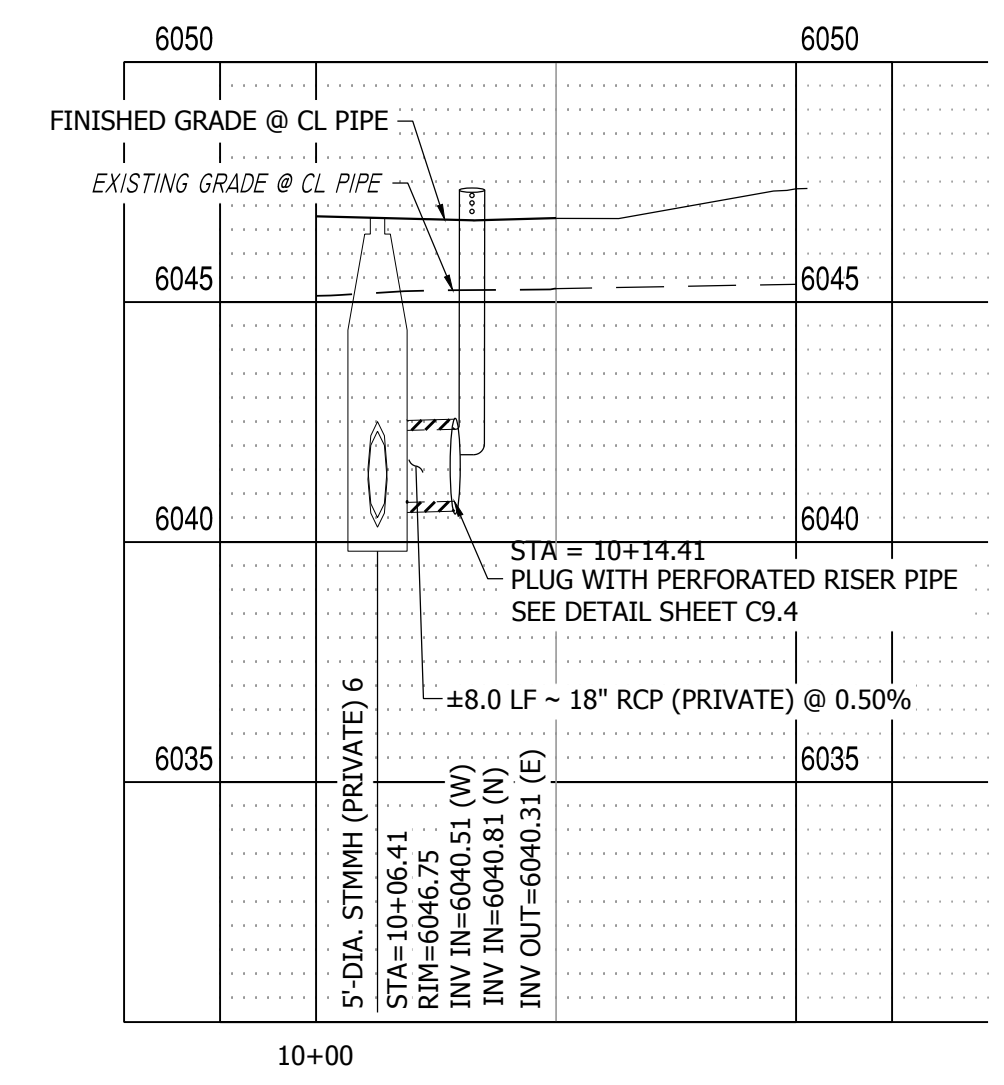
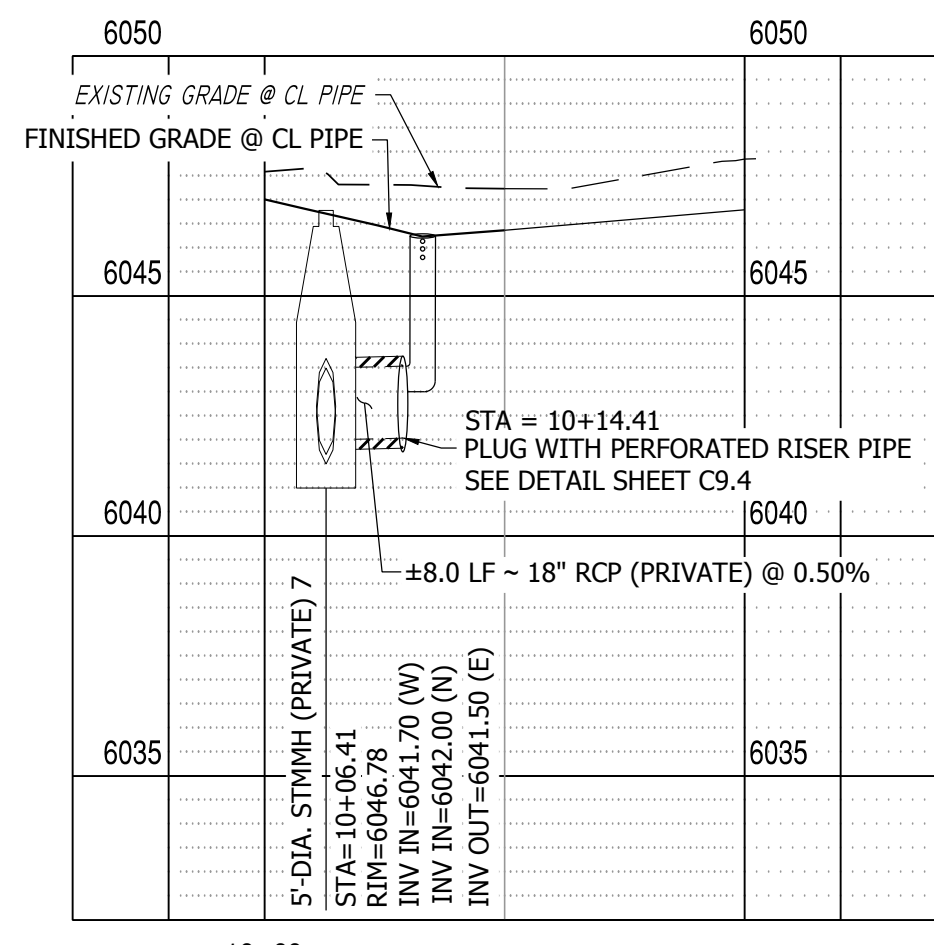
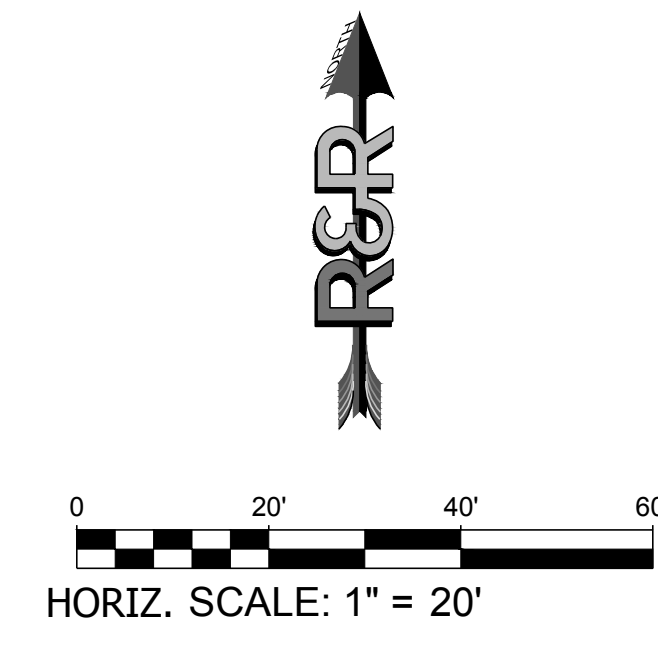
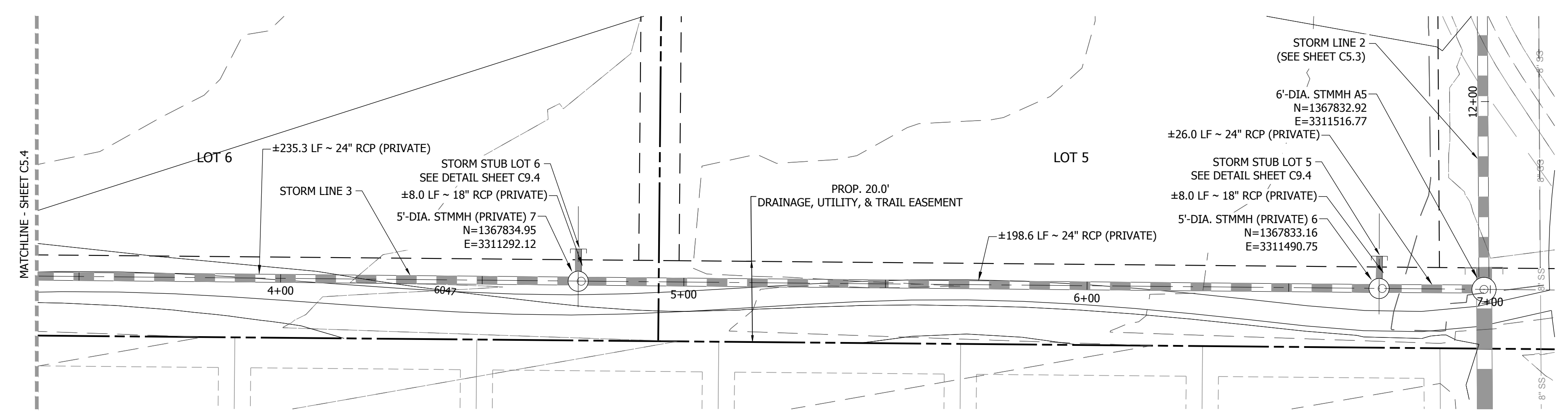


MAYBERRY - FILING NO. 4  
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EL PASO COUNTY  
MAYBERRY COMMUNITIES, LLC  
22108 CATTLEMAN RUN  
CALHAN, CO 80808

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

LOT 5-6 STORM STUBS PLAN & PROFILE

NO. **C5.6**



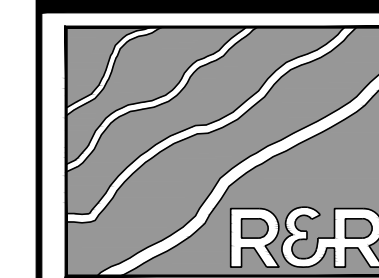
- NOTES:
- SEE SHEET C9.4 FOR PERFORATED RISER PIPE AND CAP DETAIL. THIS IS THE INTERIM CONDITION UNTIL EACH LOT IS SOLD AND DEVELOPED.
  - IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO REMOVE STORM CAP AND RISER PIPE DURING CONSTRUCTION.
  - TEMPORARY STORM PIPE CAPS TO BE EJP PIPE PLUG K-7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

P:\P\1\MC22249 - PROPOSED MAYBERRY PLUG NO. 4 (CURRENT TRACT A, MAYBERRY PLUG NO. 3), ENGINEERING, L. DRAWINGS PLANS CONSTRUCTION, DOCUMENTS\MC22249 - STORM P&P - CD.DWG, PLOT DATE: 1/20/2023 8:34:23 AM BY: LINA COJADY



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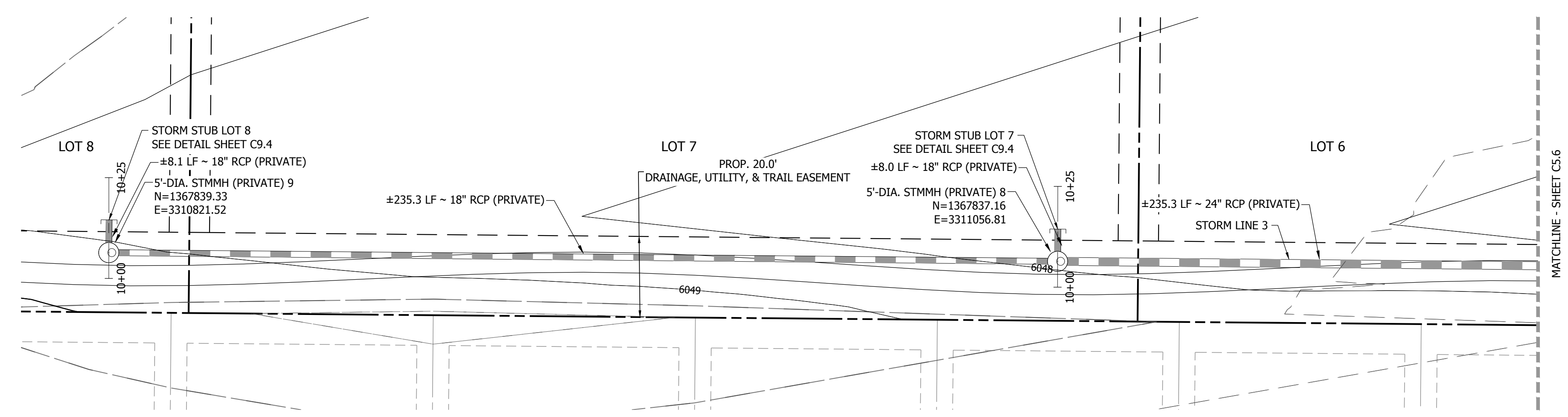
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY

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

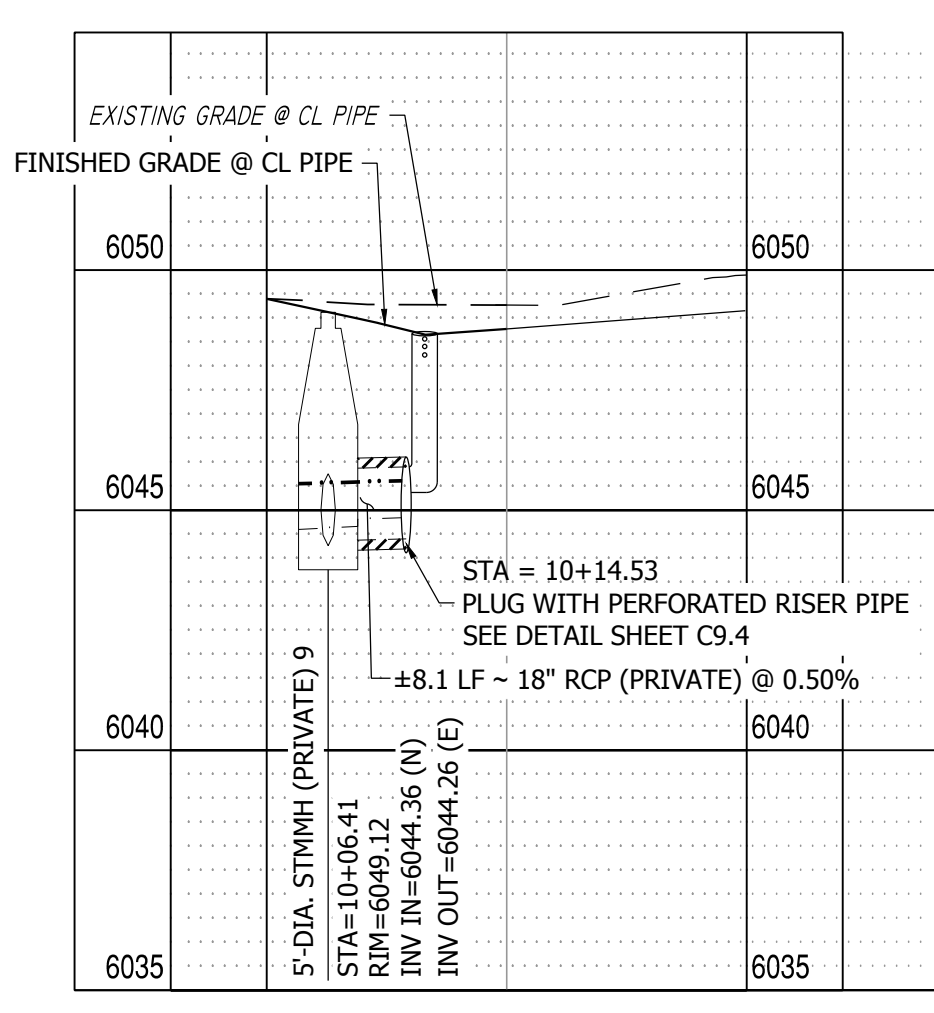
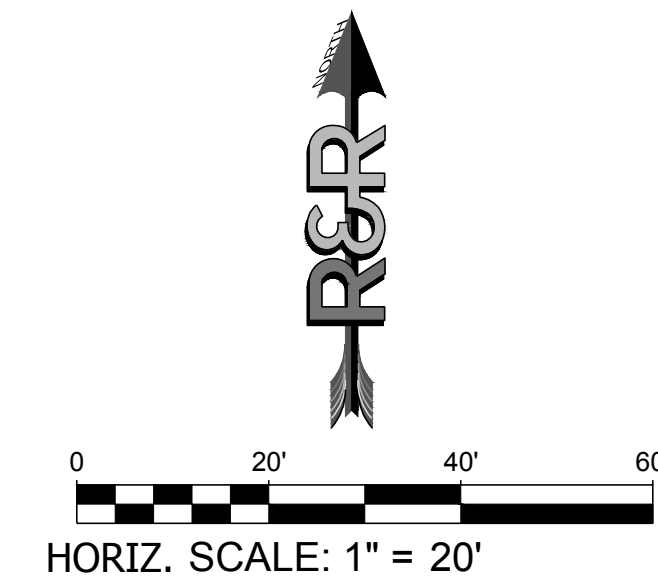
CONSTRUCTION DOCUMENTS	
JOB NO.	MC22249
ORG. SUBM. DATE	04/05/2023
DWN:	GWJ
CHKD:	CJD
NAME	

LOT 7-8 STORM STUBS PLAN & PROFILE

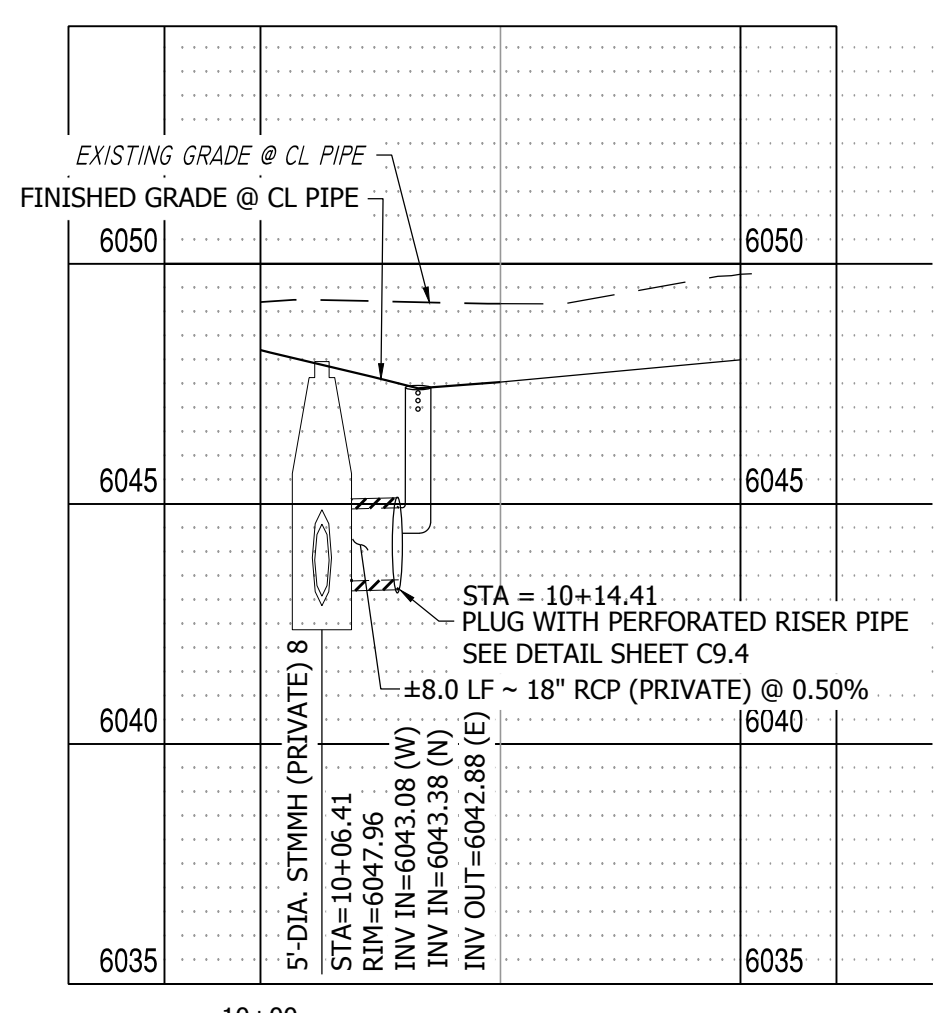
NO. **C5.7**



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.

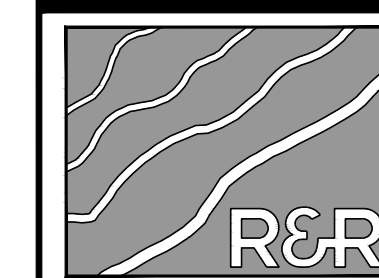
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**MAYBERRY - FILING NO. 4**

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY

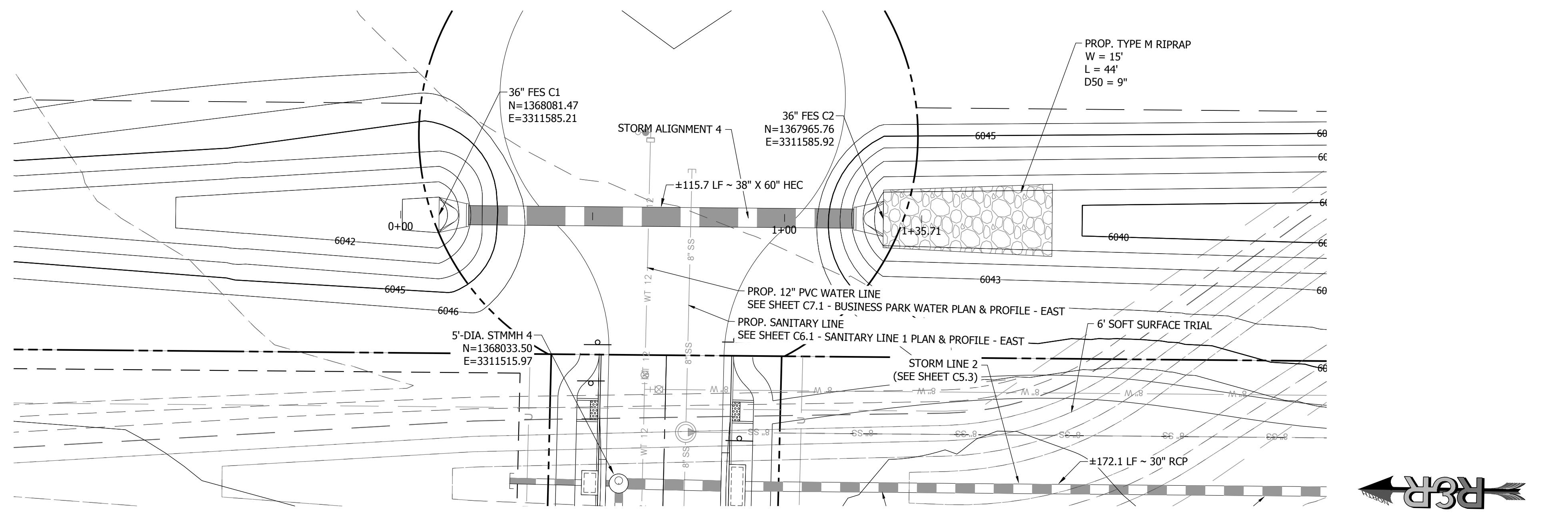
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
22108 CATTLEMAN RUN  
CALHAN, CO 80808

CONSTRUCTION DOCUMENTS

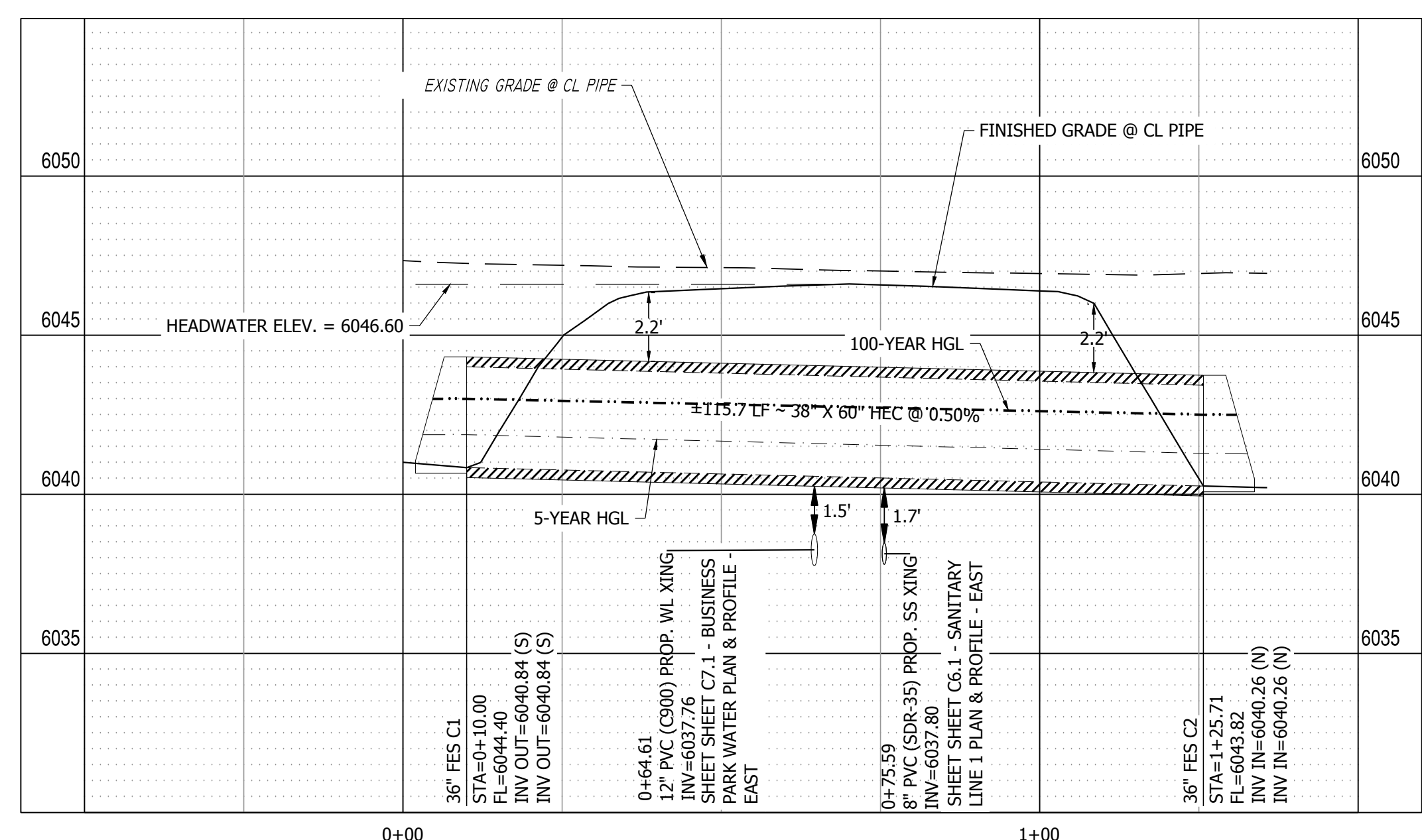
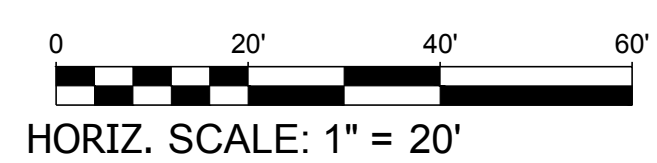
JOB NO. MC22249  
ORG. SUBM. DATE 04/05/2023  
DWN: GWH CHKD: CJD  
NAME

STORM LINE 4  
PLAN & PROFILE

NO. **C5.8**



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



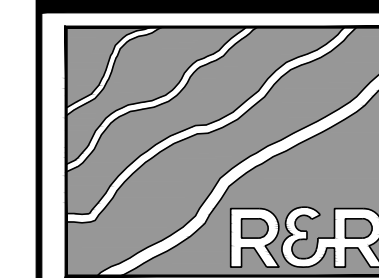
**STORM LINE 4 PROFILE VIEW**  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=4'

PATH:\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: 1/20/2025 8:34:52 AM BY: LYNN COGADY



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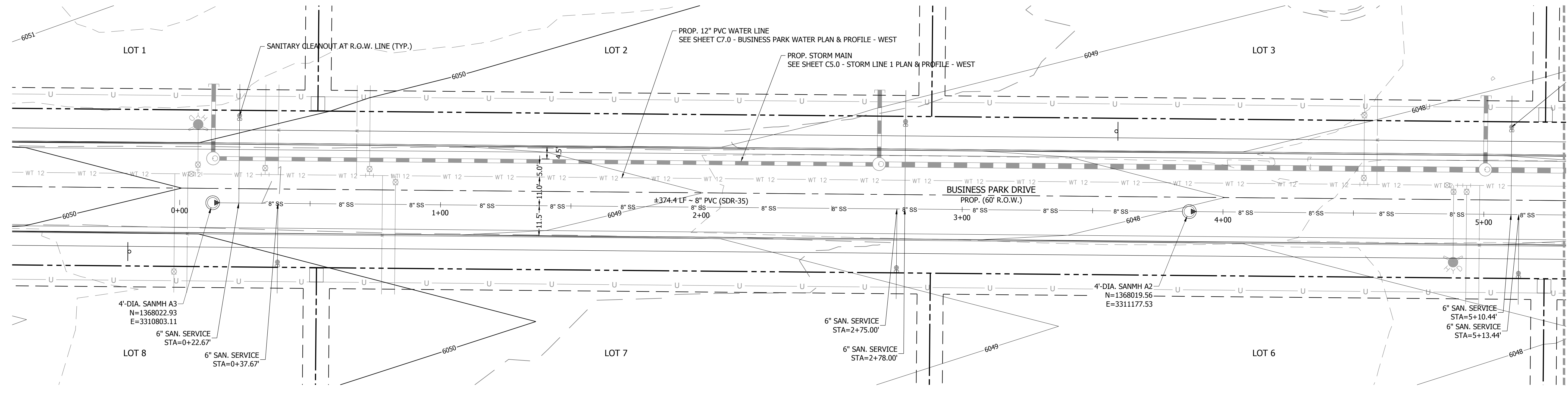


**MAYBERRY - FILING NO. 4**  
 MAYBERRY, COLORADO SPRINGS  
 EL PASO COUNTY  
 PREPARED FOR:  
 MAYBERRY COMMUNITIES, LLC  
 22108 CATTLEMAN RUN  
 CALHAN, CO 80808

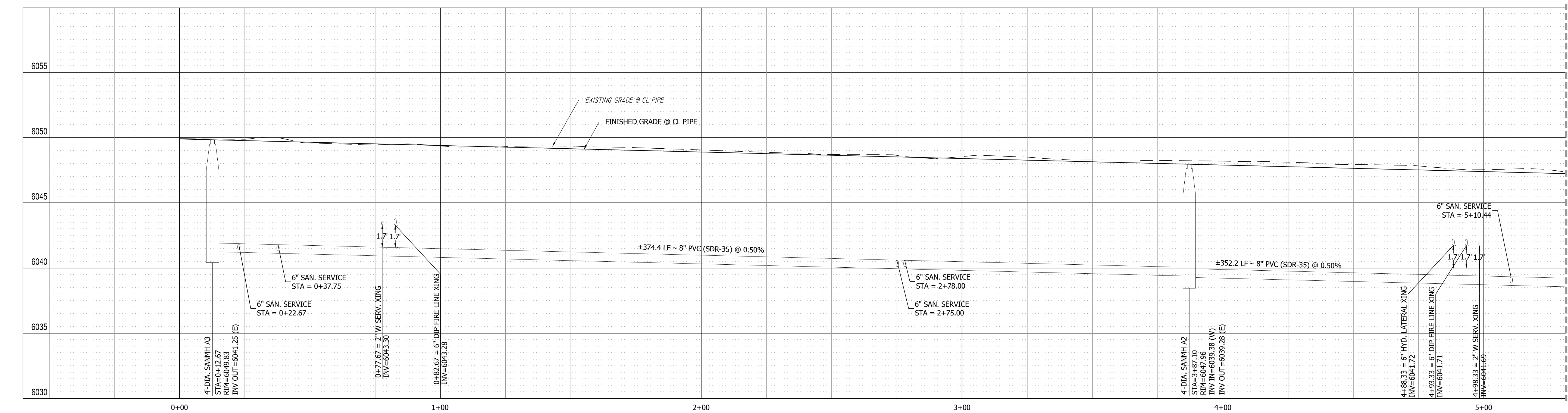
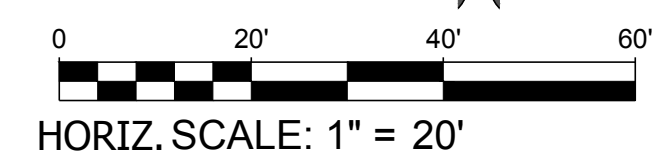
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 JOB NO. MC22249  
 ORG. SUBM. DATE 04/05/2023  
 DWN: GWH CHKD: CJD  
 NAME

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'

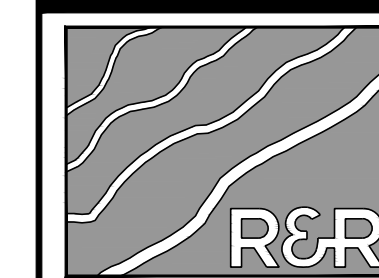
NOTES:  
 1. SEE SHEETS C9.0 - C9.4 FOR UTILITY DETAILS.  
 2. PROVIDE TRACER WIRE & MARKERS AT GRADE FOR ALL SERVICE STUBS.  
 3. CENTER SANITARY SERVICE AND WATER STICK OF PIPES OVER CROSSINGS.

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  
EL PASO COUNTY

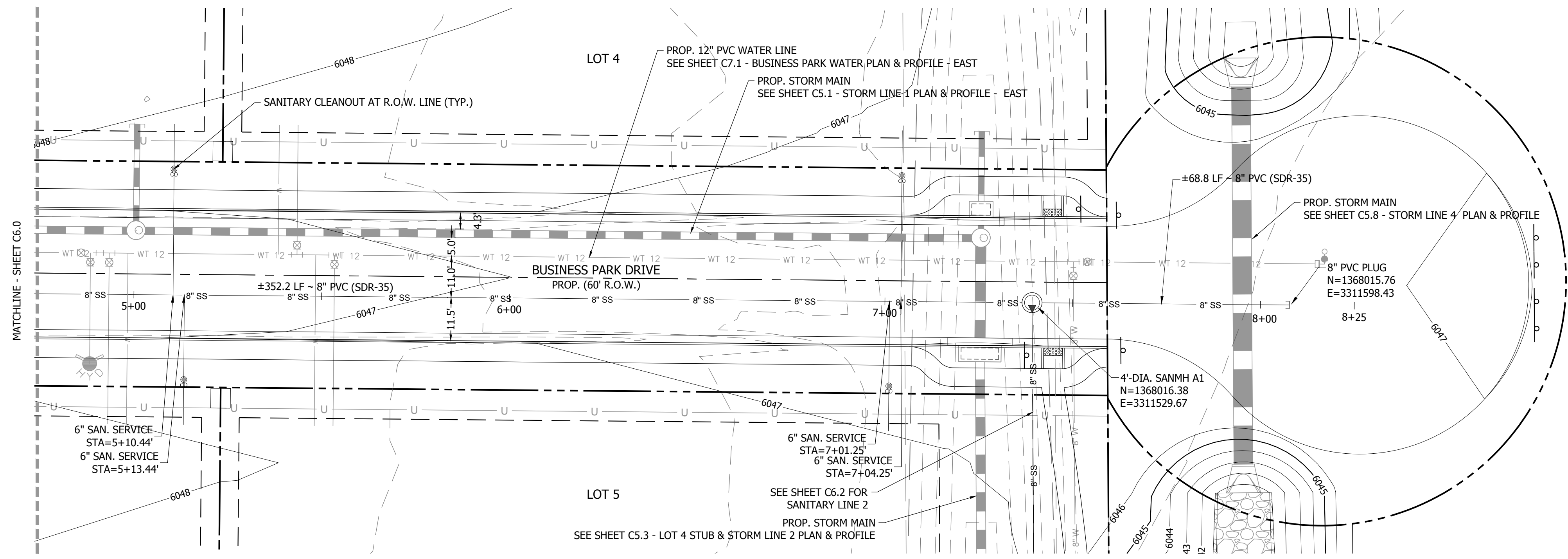
PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
22108 CATTLEMAN RUN  
CALHAN, CO 80808

CONSTRUCTION DOCUMENTS

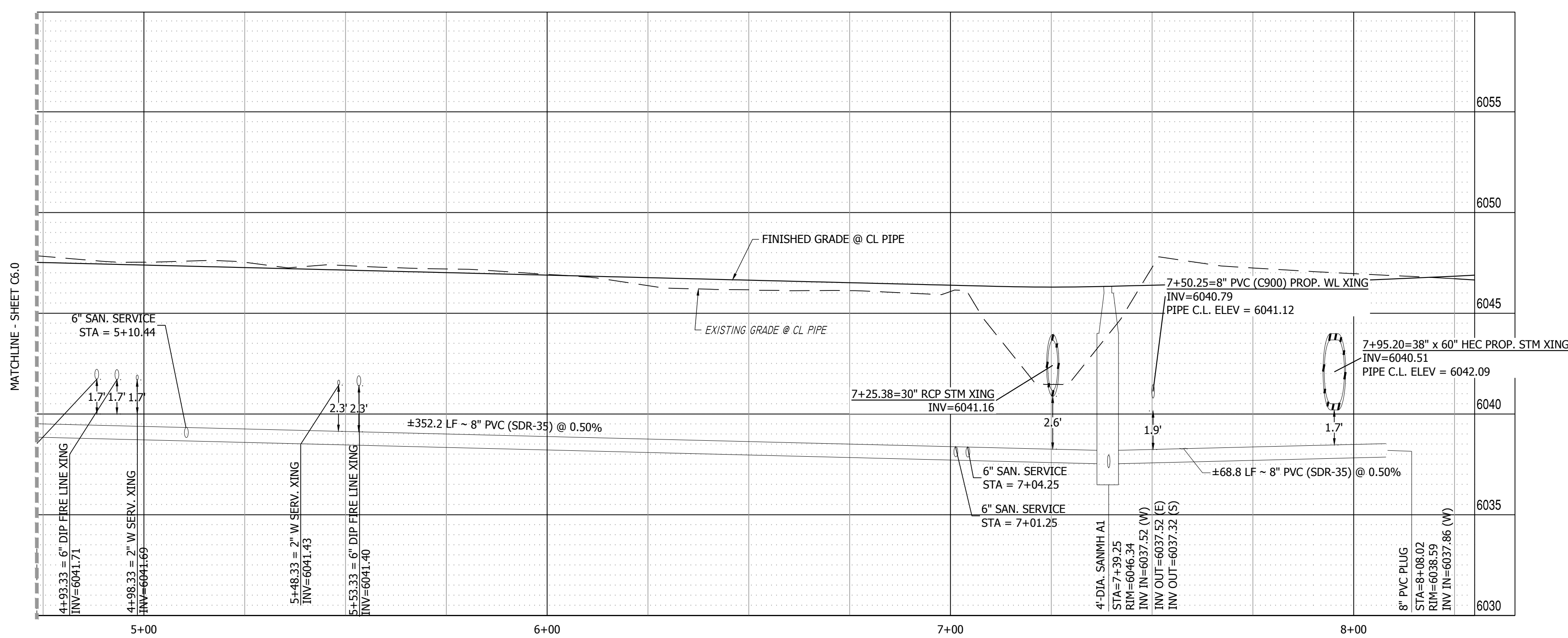
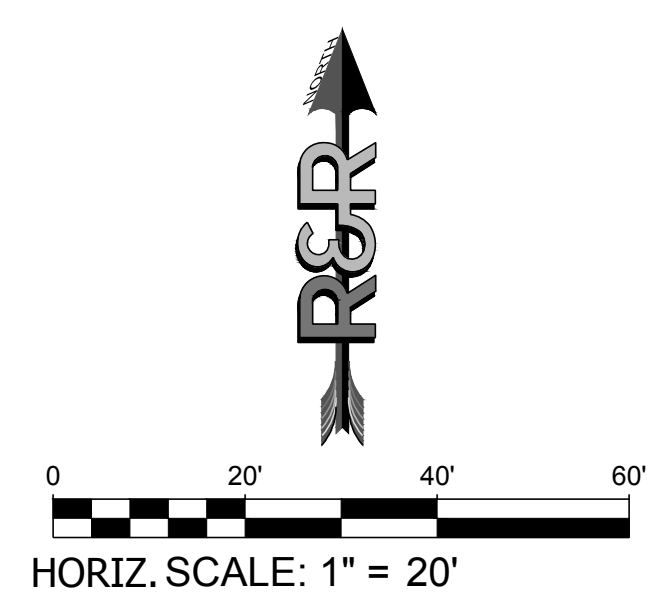
JOB NO. MC22249  
ORG. SUBM. DATE 04/05/2023  
DWN: GWH CHKD: CJD  
NAME

SANITARY LINE 1  
PLAN & PROFILE - EAST

NO. **C6.1**



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



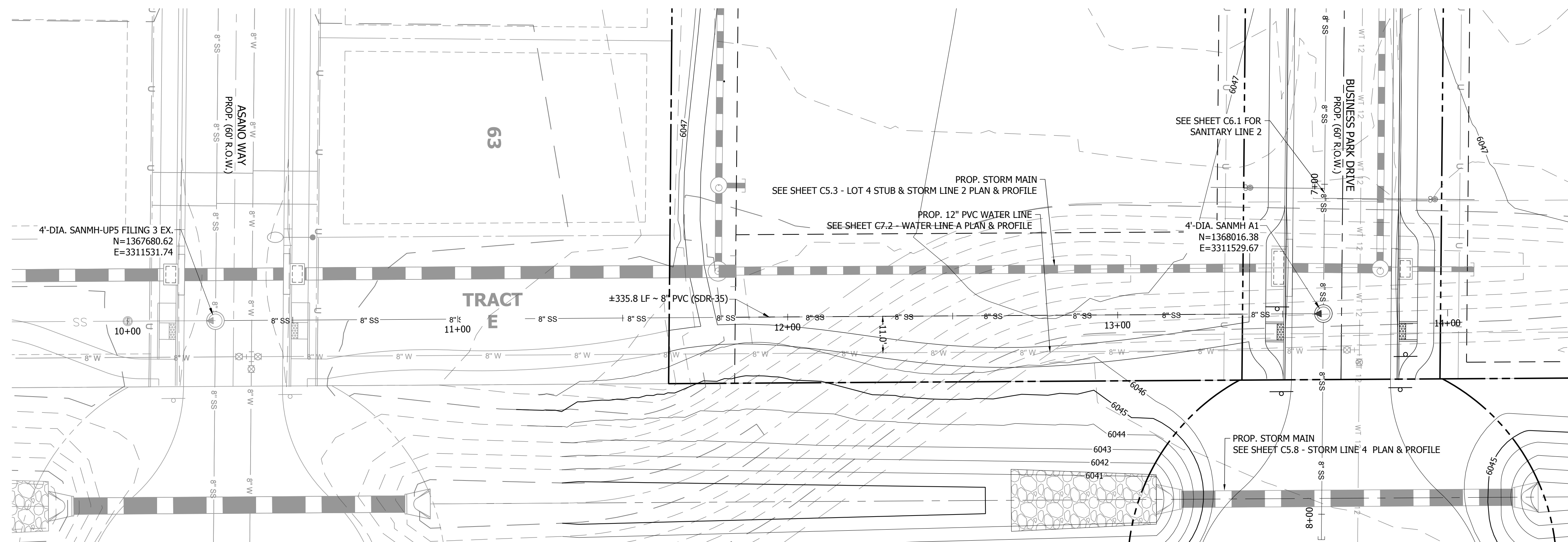
**SANITARY LINE 1 PROFILE VIEW**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 4'

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.

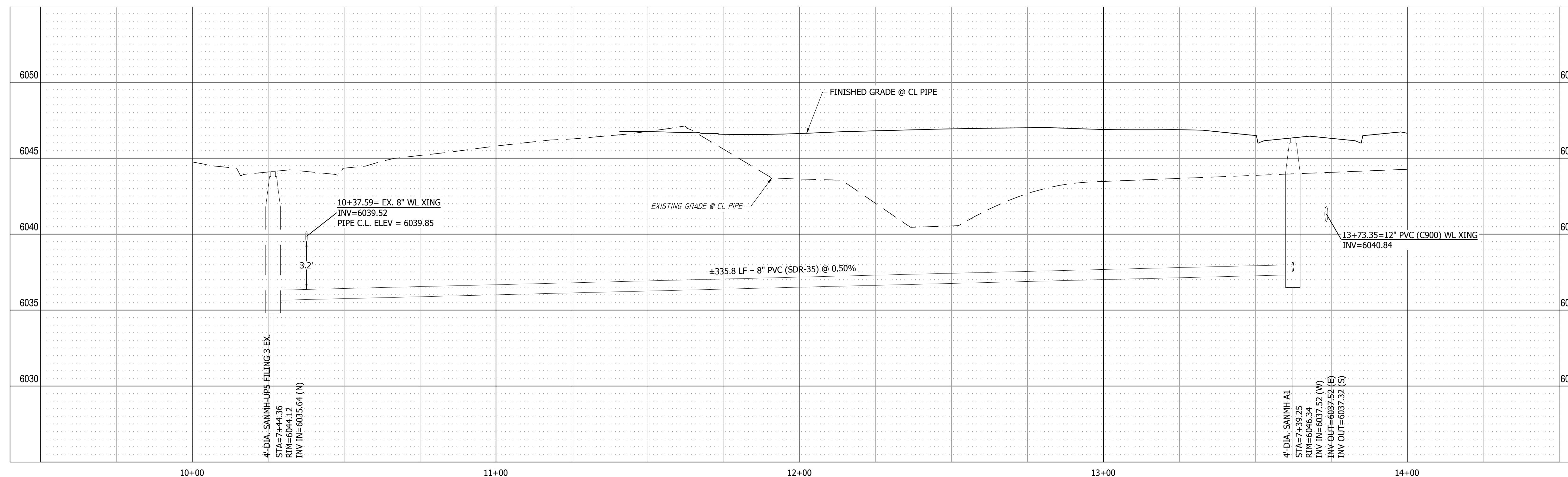
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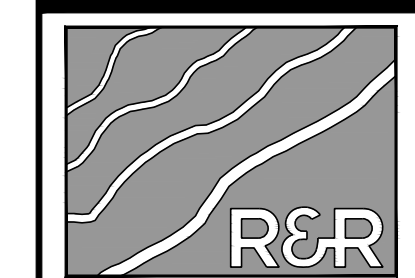
SANITARY LINE 2 PLAN VIEW  
SCALE: 1" = 20'



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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PREPARED FOR: MAYBERRY COMMUNITIES, LLC  
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CALHAN, CO 80808

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

SANITARY LINE 2  
PLAN & PROFILE

NO.  
**C6.2**

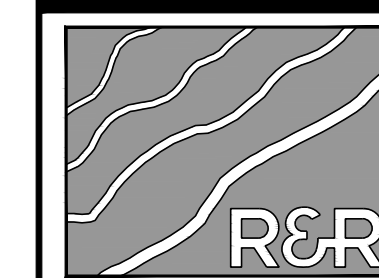
PATH: P:\MC22249 - PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3) ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\MC22249 - SAN 2&P - CD.DWG, PLOT DATE: 1/20/2023 8:35:34 AM, BY: LYNN O'GRADY





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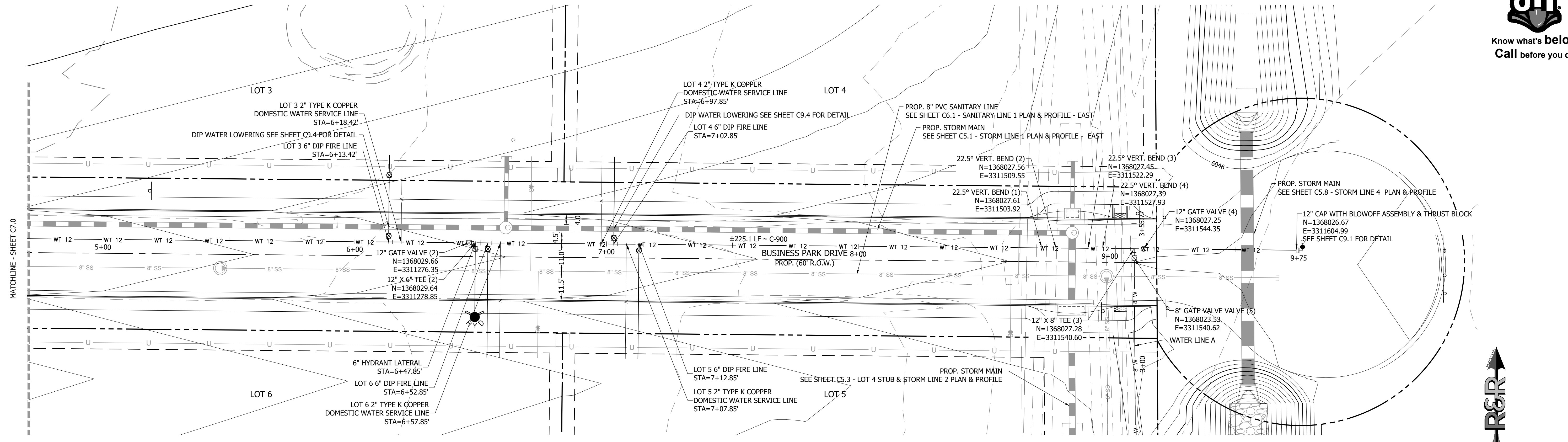


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MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
MAYBERRY COMMUNITIES, LLC  
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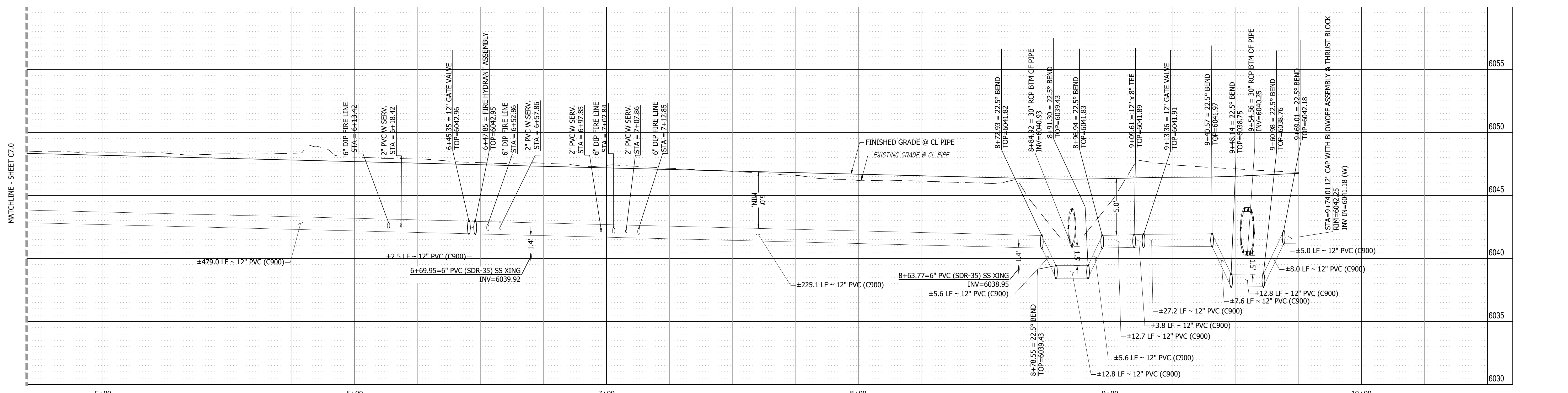
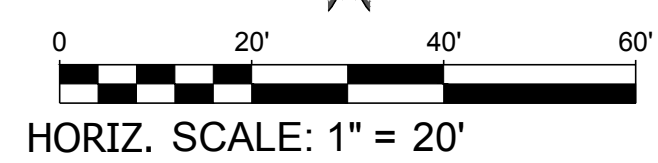
CONSTRUCTION DOCUMENTS  
JOB NO. MC22249  
ORG. SUBM. DATE 04/05/2023  
DWN: GWH CHKD: CJD  
NAME

**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'

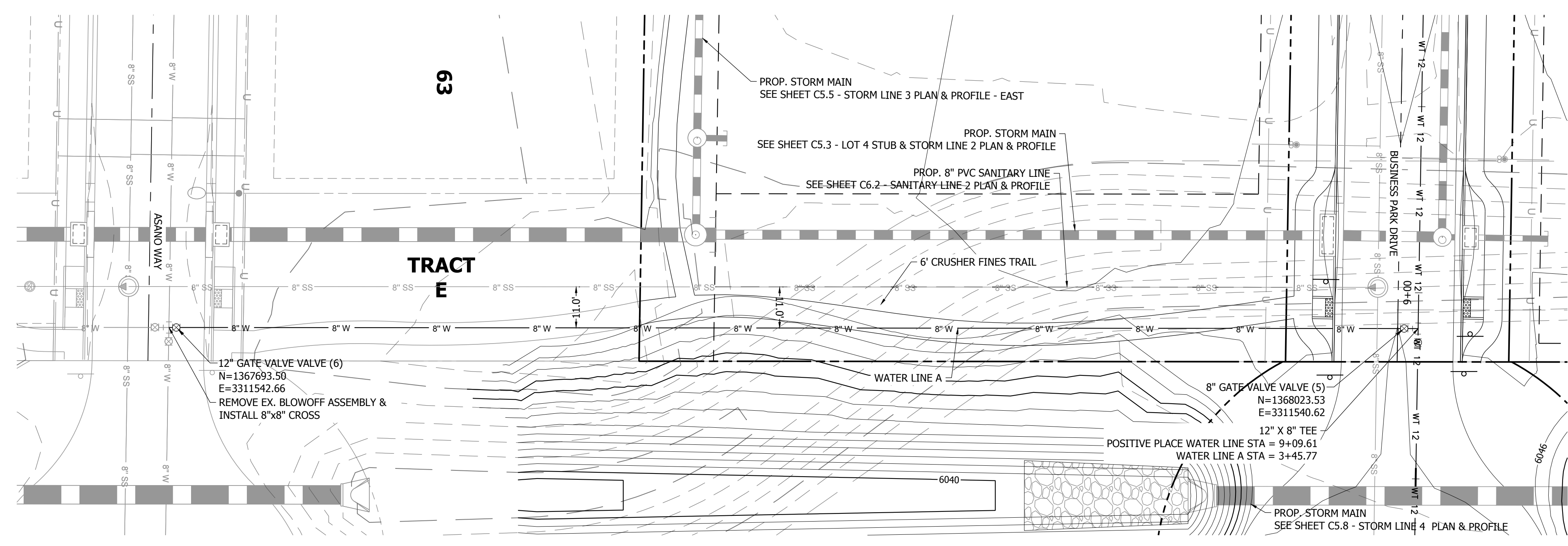
- NOTES:
- SEE SHEETS C9.0 - C9.4 FOR UTILITY DETAILS.
  - PROVIDE TRACER WIRE & MARKERS AT GRADE FOR ALL SERVICE STUBS.
  - CENTER SANITARY SERVICE AND WATER STICK OF PIPES OVER CROSSINGS.
  - TAP TO MAIN WITH 12"x6" TEE AND 6" GATE VALVE FOR ALL FIRE LINES.

PATH: P:\MC22249 - PROPOSED MAYBERRY - FILING NO. 4 - CURRENT TRACT A, MAYBERRY - FILING NO. 3\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\MC22249 - WTR - R&R - CD.DWG, PLOT DATE: 2/14/2025 12:24:56 PM, BY: LYNX, CDR:ADY

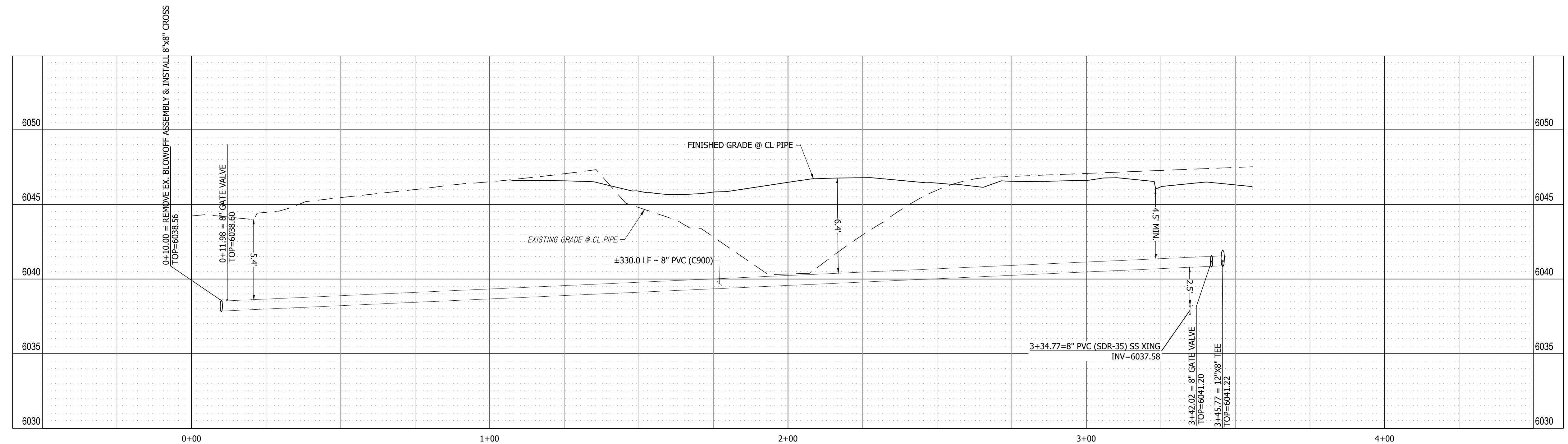
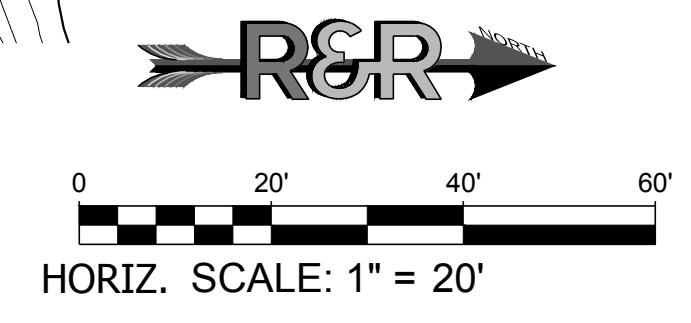
PATH: P:\MC22249 - PROPOSED MAYBERRY FILING NO. 4 (CURRENT TRACT A, MAYBERRY FILING NO. 3) ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\MC22249 - WTR 249 - CD.WG\_PLOT DATE: 1/20/2025 8:36:14 AM BSL\WLN.DOCX



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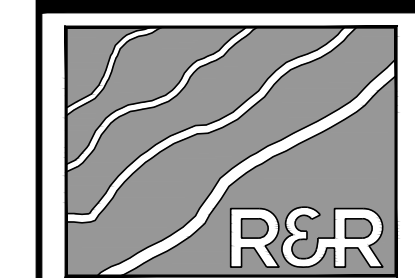


**WATER LINE A PLAN VIEW 0+00.00 TO 3+55.77**  
SCALE: 1" = 20'



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

NO.	REVISION	BY	DATE



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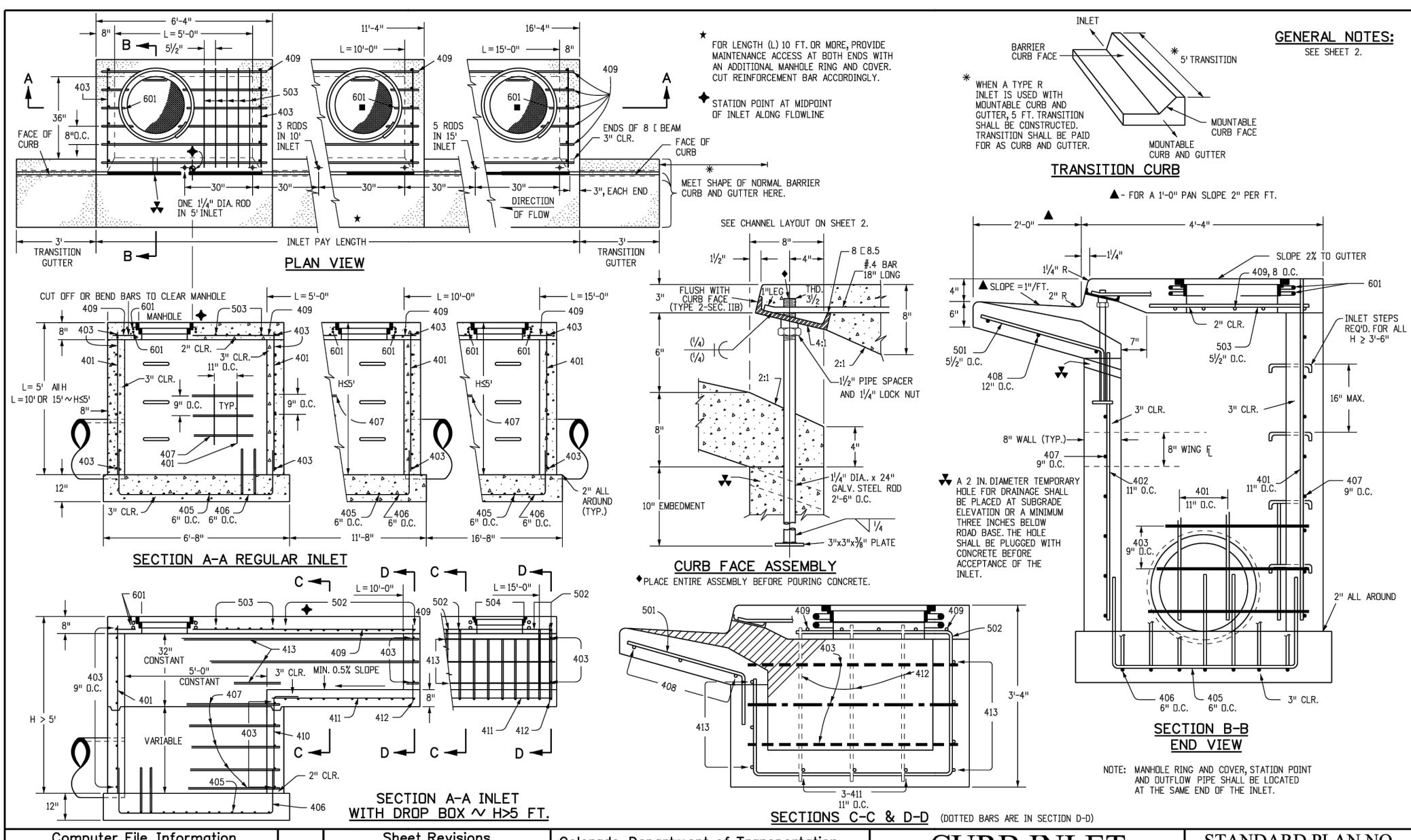
**MAYBERRY - FILING NO. 4**  
MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
MAYBERRY COMMUNITIES, LLC  
22108 CATTLEMAN RUN  
CALHAN, CO 80808

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

**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.

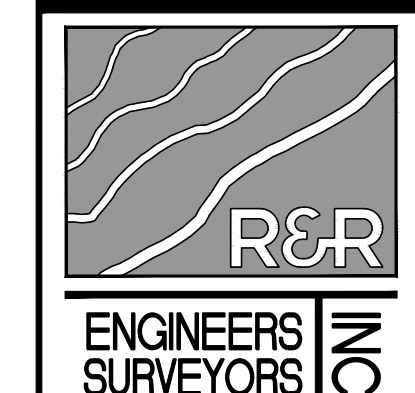


**TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"**

NO.	LENGTH	NO. REIN.	NO. REIN.	L = 5 FT.	L = 10 FT.	L = 15 FT.
1	4'-0"	4	4	4	4	4
2	4'-6"	4	4	4	4	4
3	5'-0"	4	4	4	4	4
4	5'-6"	4	4	4	4	4
5	6'-0"	4	4	4	4	4
6	6'-6"	4	4	4	4	4
7	7'-0"	4	4	4	4	4
8	7'-6"	4	4	4	4	4
9	8'-0"	4	4	4	4	4
10	8'-6"	4	4	4	4	4
11	9'-0"	4	4	4	4	4
12	9'-6"	4	4	4	4	4
13	10'-0"	4	4	4	4	4
14	10'-6"	4	4	4	4	4
15	11'-0"	4	4	4	4	4
16	11'-6"	4	4	4	4	4
17	12'-0"	4	4	4	4	4
18	12'-6"	4	4	4	4	4
19	13'-0"	4	4	4	4	4
20	13'-6"	4	4	4	4	4
21	14'-0"	4	4	4	4	4
22	14'-6"	4	4	4	4	4
23	15'-0"	4	4	4	4	4
24	15'-6"	4	4	4	4	4
25	16'-0"	4	4	4	4	4
26	16'-6"	4	4	4	4	4
27	17'-0"	4	4	4	4	4
28	17'-6"	4	4	4	4	4
29	18'-0"	4	4	4	4	4
30	18'-6"	4	4	4	4	4
31	19'-0"	4	4	4	4	4
32	19'-6"	4	4	4	4	4
33	20'-0"	4	4	4	4	4
34	20'-6"	4	4	4	4	4
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36	21'-6"	4	4	4	4	4
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40	23'-6"	4	4	4	4	4
41	24'-0"	4	4	4	4	4
42	24'-6"	4	4	4	4	4
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44	25'-6"	4	4	4	4	4
45	26'-0"	4	4	4	4	4
46	26'-6"	4	4	4	4	4
47	27'-0"	4	4	4	4	4
48	27'-6"	4	4	4	4	4
49	28'-0"	4	4	4	4	4
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51	29'-0"	4	4	4	4	4
52	29'-6"	4	4	4	4	4
53	30'-0"	4	4	4	4	4
54	30'-6"	4	4	4	4	4
55	31'-0"	4	4	4	4	4
56	31'-6"	4	4	4	4	4
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58	32'-6"	4	4	4	4	4
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64	35'-6"	4	4	4	4	4
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184	95'-6"	4	4	4	4	4
185	96'-0"	4	4	4	4	4
186	96'-6"	4	4	4	4	4
187	97'-0"	4	4	4	4	4
188	97'-6"	4	4	4	4	4
189	98'-0"	4	4	4	4	4
190	98'-6"	4	4	4	4	4
191	99'-0"	4	4	4	4	4
192	99'-6"	4	4	4	4	4
193	100'-0"	4	4	4	4	4
194	100'-6"	4	4	4	4	4
195	101'-0"	4	4	4	4	4
196	101'-6"	4	4	4	4	4
197	102'-0"	4	4	4	4	4



Table with columns: NO., REVISION, DATE



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



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

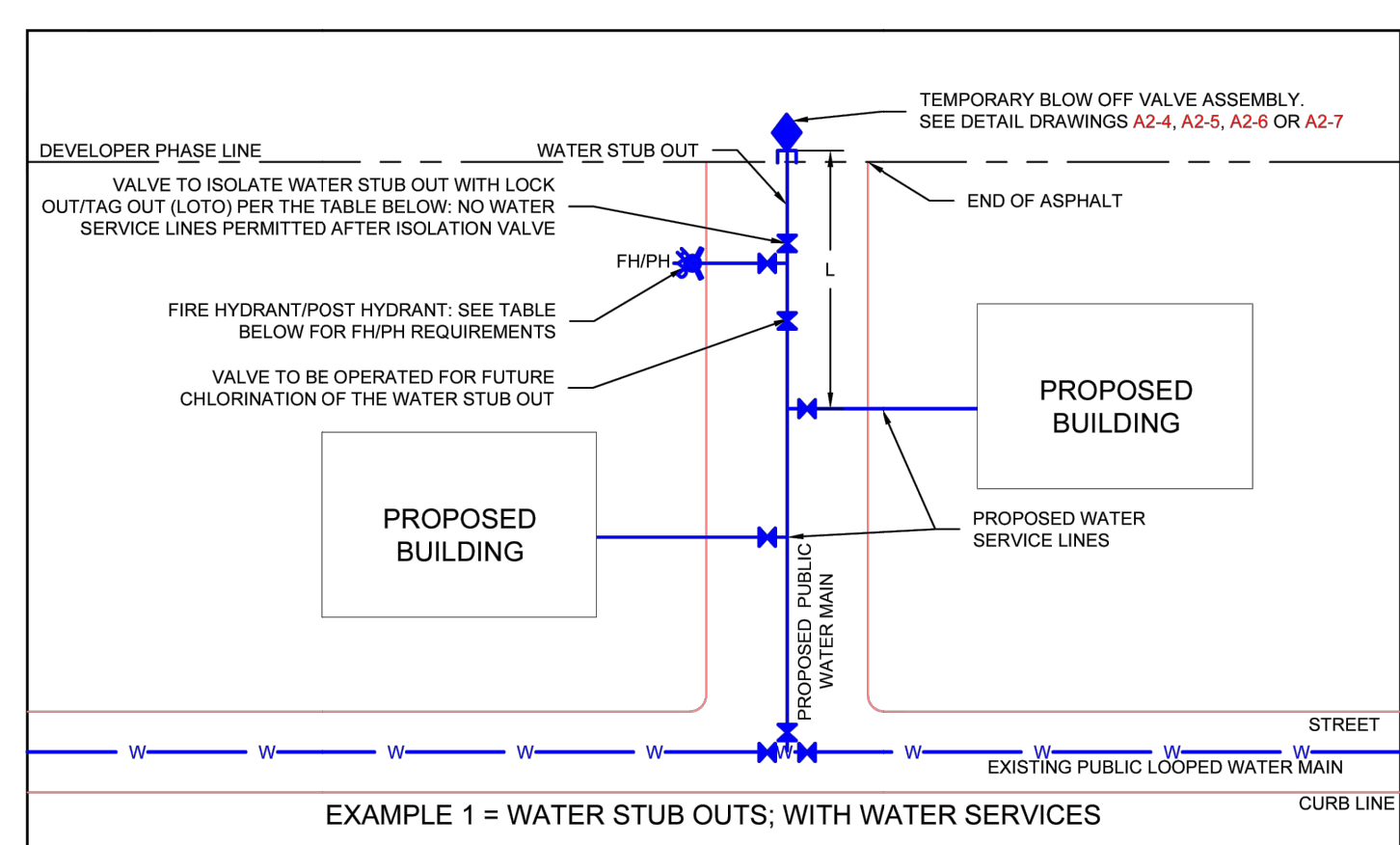
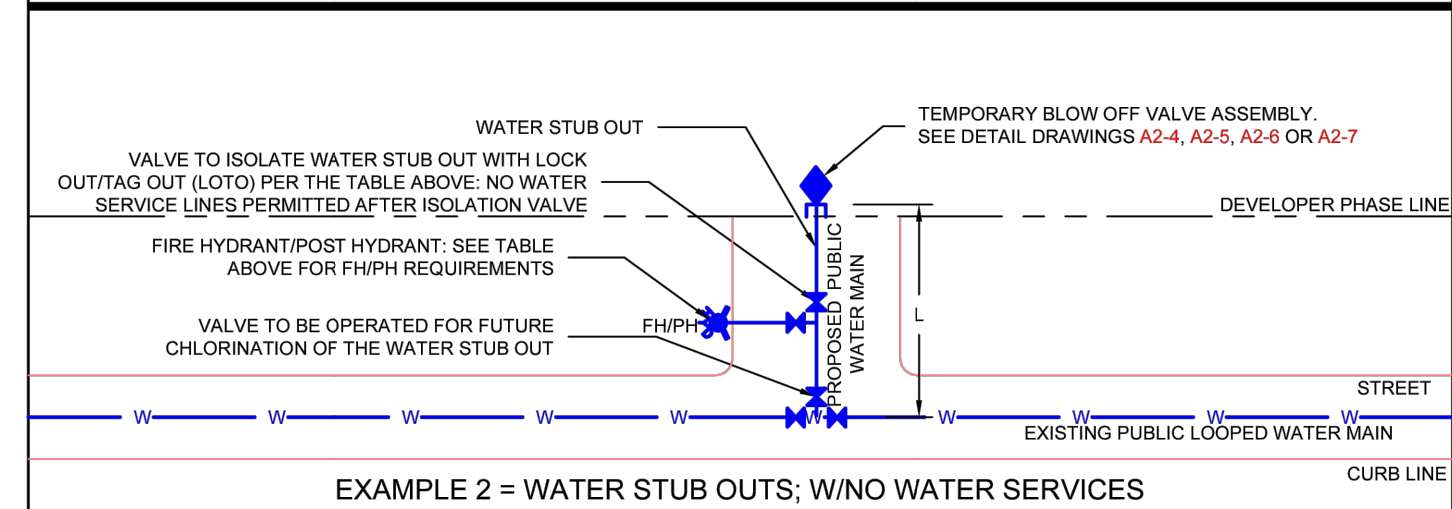
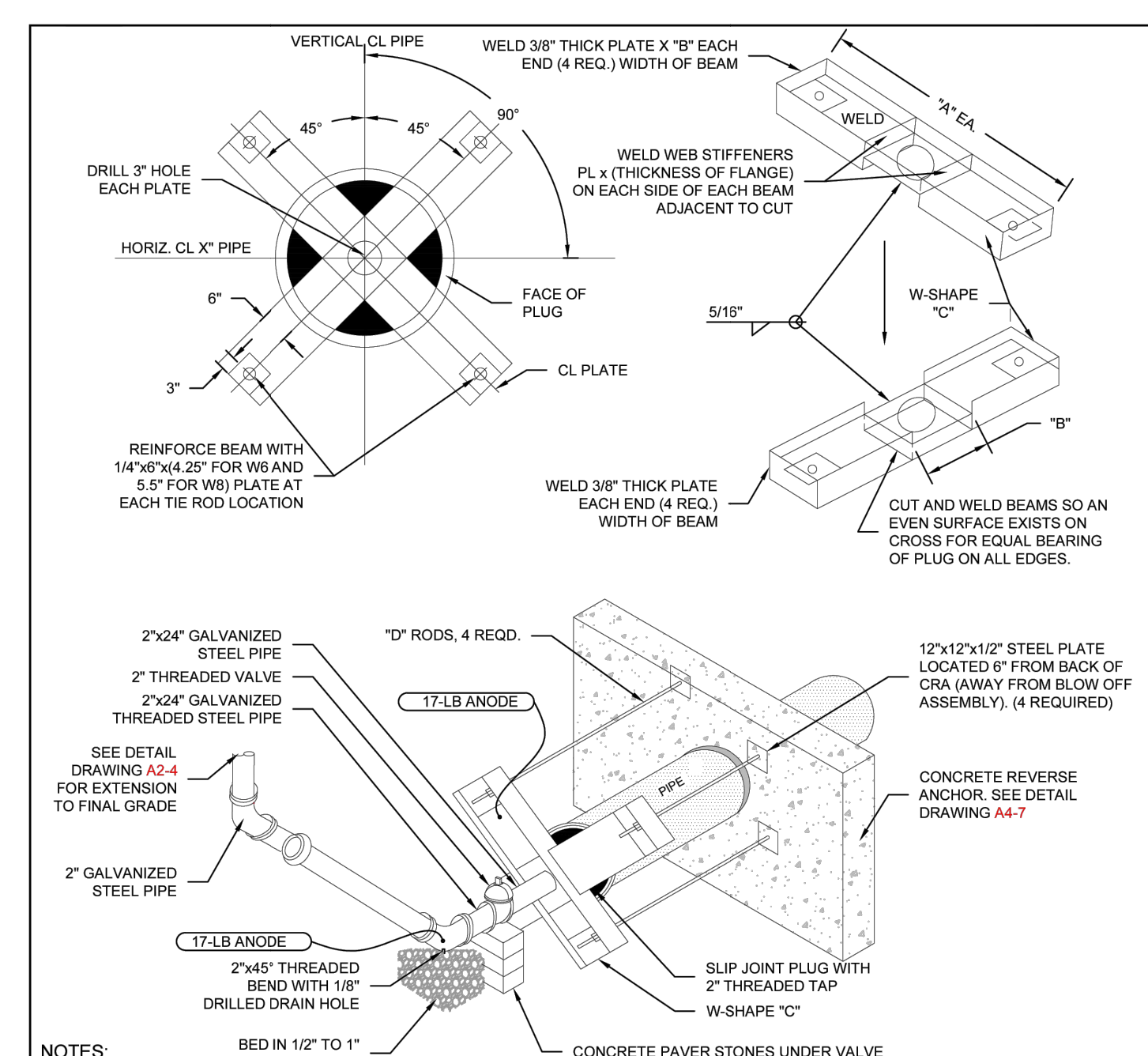


Table with columns: LENGTH (L) OF TEMPORARY DEAD END MAIN (FEET), BLOW-OFF AND FIRE HYDRANT REQUIREMENTS



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



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

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

Table with columns: MAIN PIPE DIA. (IN.), STATIC PRESSURE RANGE (P.S.I.), DIMENSIONS FROM DETAIL DRAWING A2-7



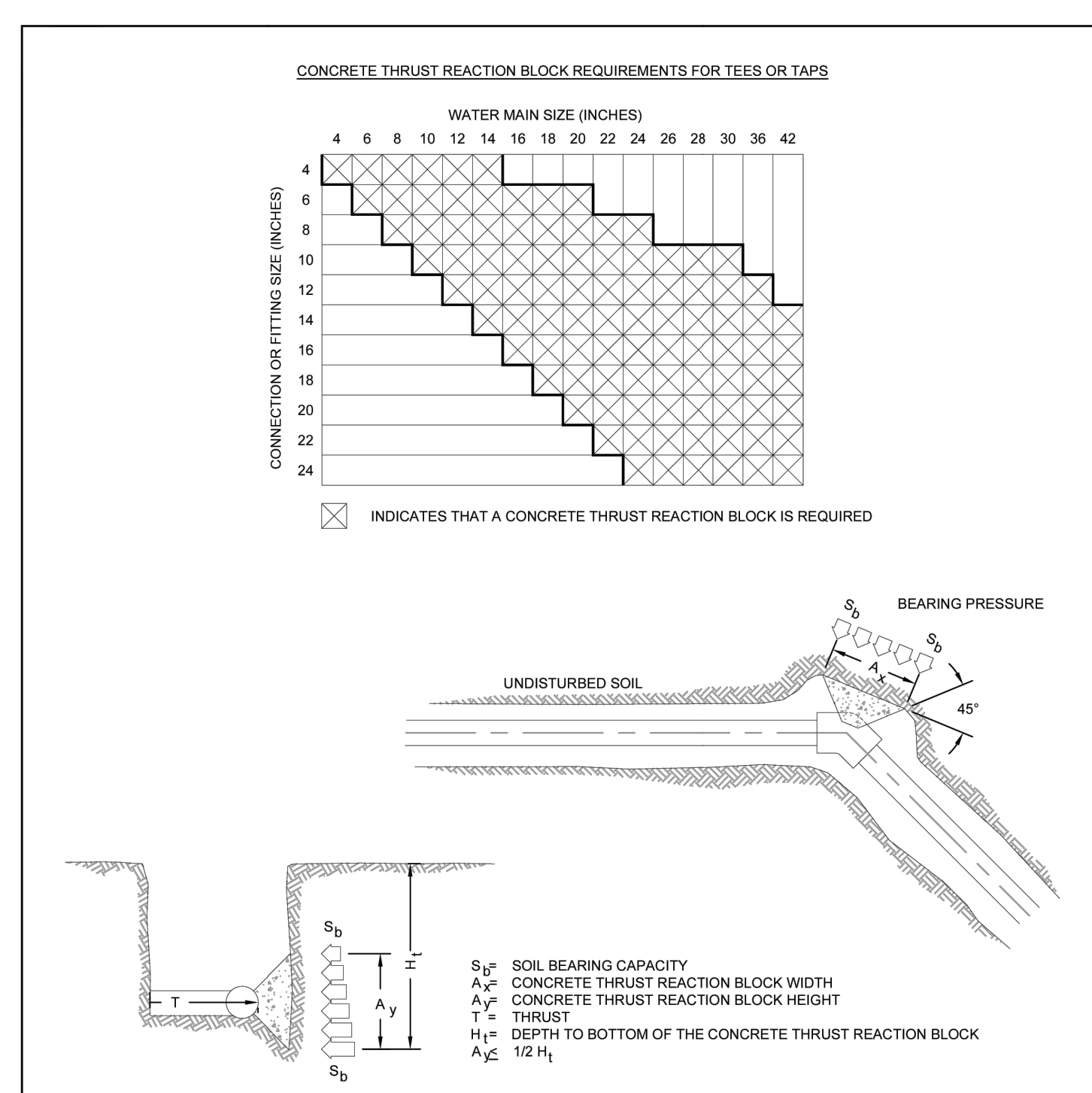
TEMPORARY BLOW-OFF ASSEMBLY DIMENSION DATA FOR 12" OR GREATER PIPE A2-8 DATED 03/2014

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

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

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

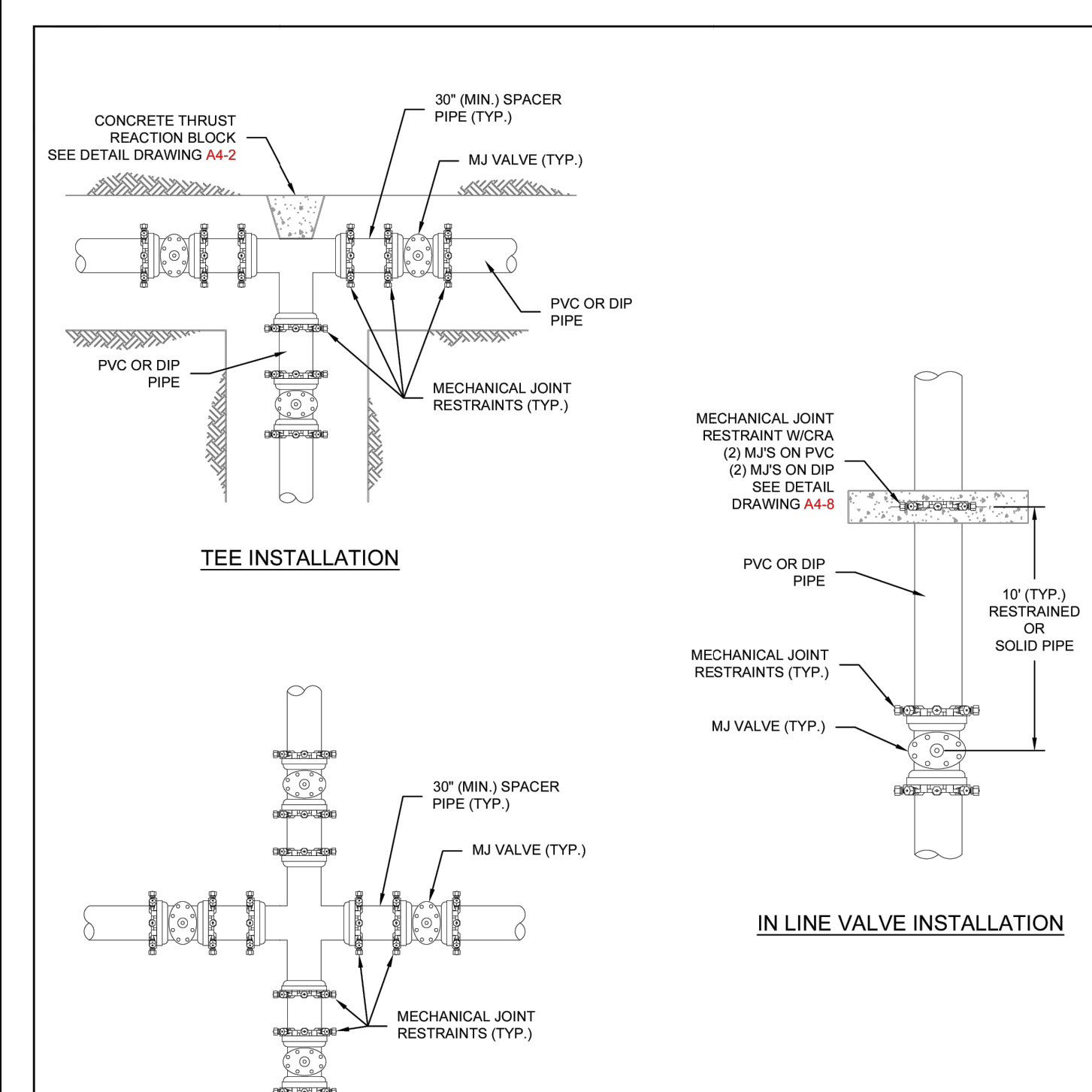
CONCRETE THRUST REACTION BLOCKS A4-2 DATED 03/2014



CONCRETE THRUST REACTION BLOCKS A4-3 DATED 03/2014

Table: RESTRAINED PIPE LENGTH (FEET) W/MECHANICAL JOINT RESTRAINTS

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

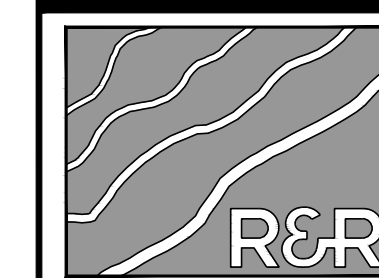
Table: CONCRETE REVERSE ANCHOR FOR MECHANICAL JOINT RESTRAINTS

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

FILE: P:\MC22249\PROPOSED MAYBERRY - FILING NO. 4\CURRENT TRACT - MAYBERRY - FILING NO. 4\ENGINEERING\DRAWINGS\PLANS\CONSTRUCTION DOCUMENTS\M22249 - SITE DET - CD.DWG, PLOT DATE: 1/20/2023 3:35:41 AM, REV: 1/14/2024



NO.	REVISION	BY	DATE



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DENVER, COLORADO 80204  
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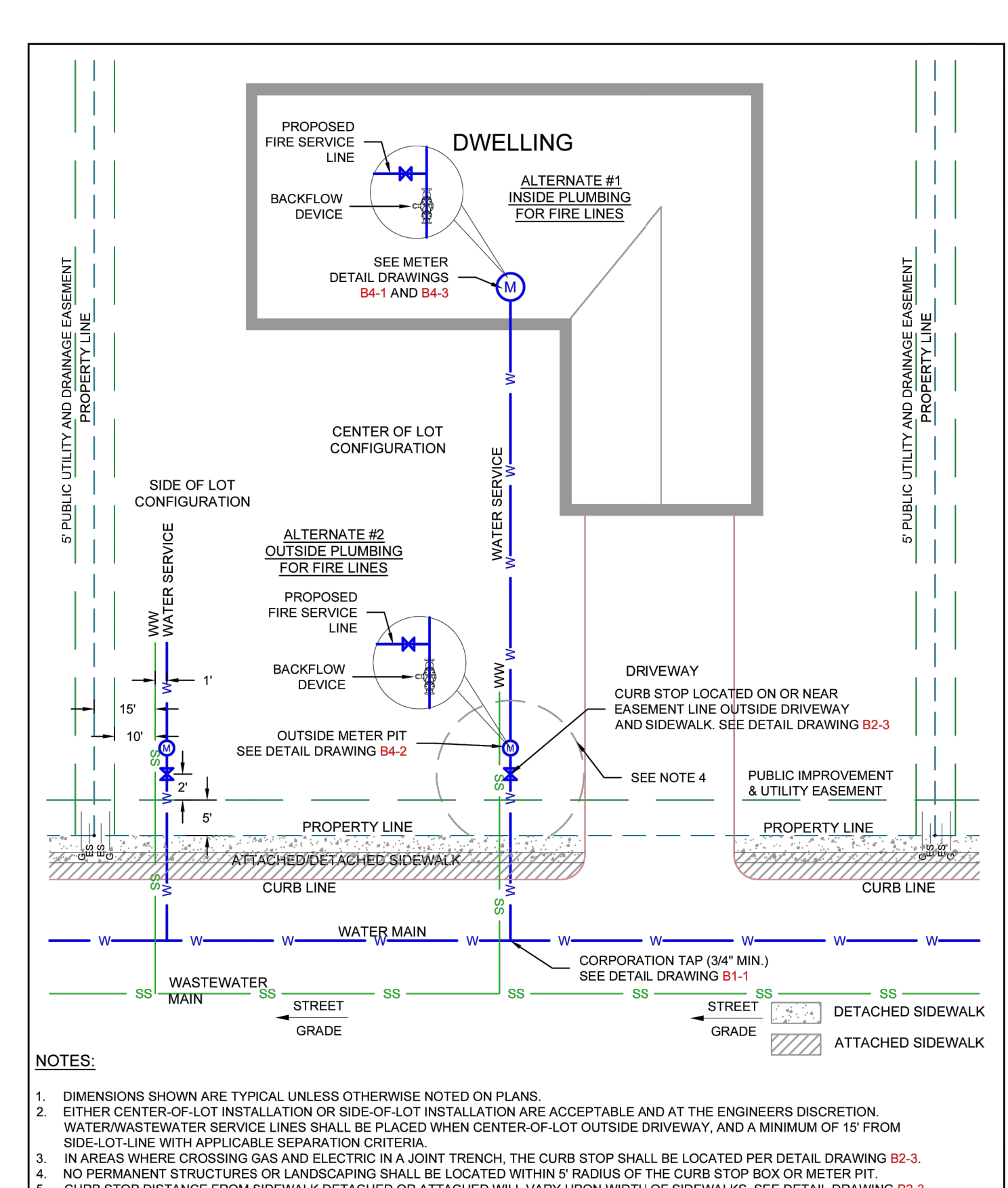


**MAYBERRY - FILING NO. 4**  
MAYBERRY, COLORADO SPRINGS  
EL PASO COUNTY  
MAYBERRY COMMUNITIES, LLC  
22108 CATTLEMAN RUN  
CALHAN, CO 80808

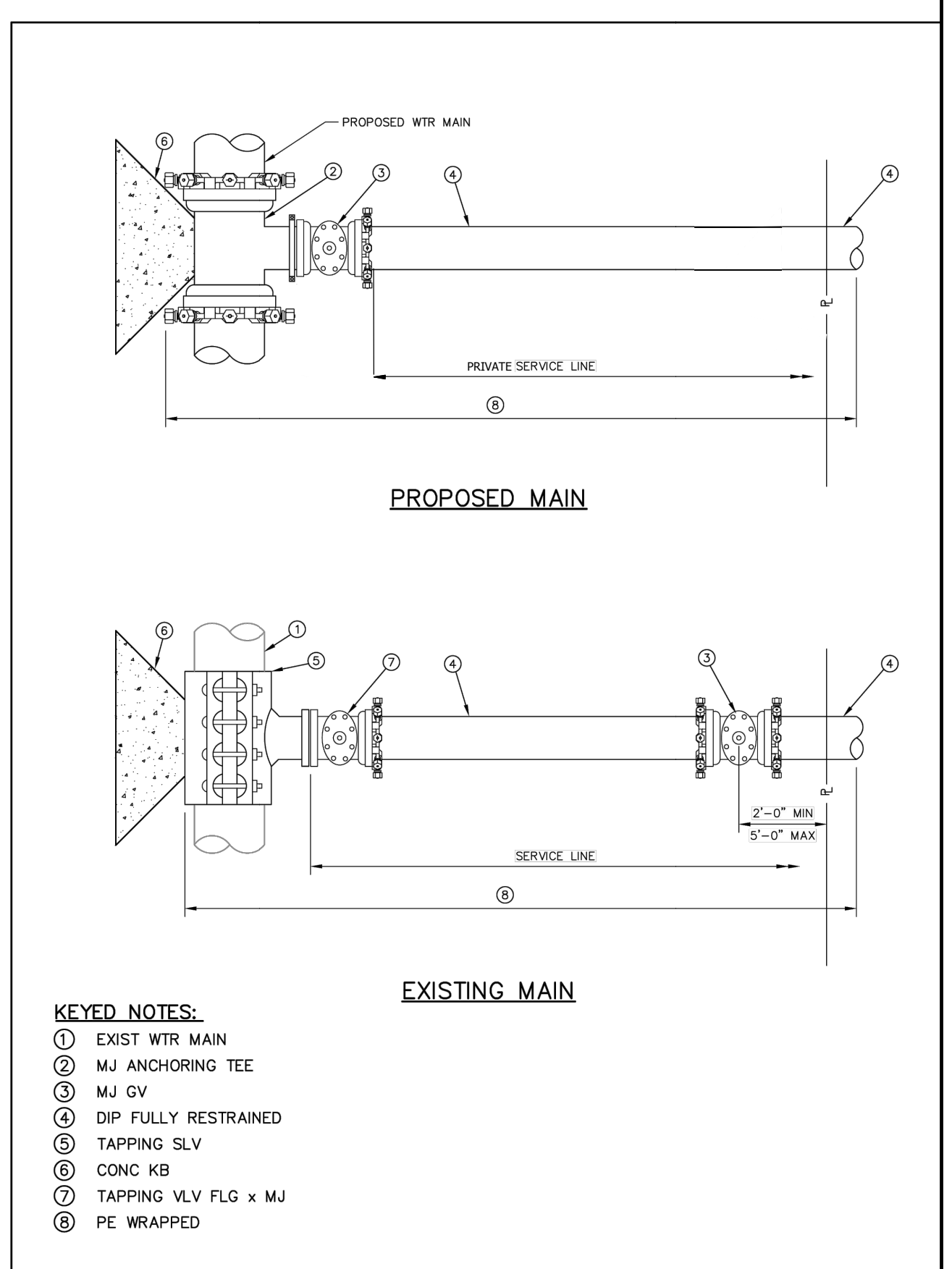
CONSTRUCTION DOCUMENTS  
JOB NO. MC22249  
ORG. SUBM. DATE 04/05/2023  
DWN: GWH CHD: CJD  
NAME

UTILITY DETAILS

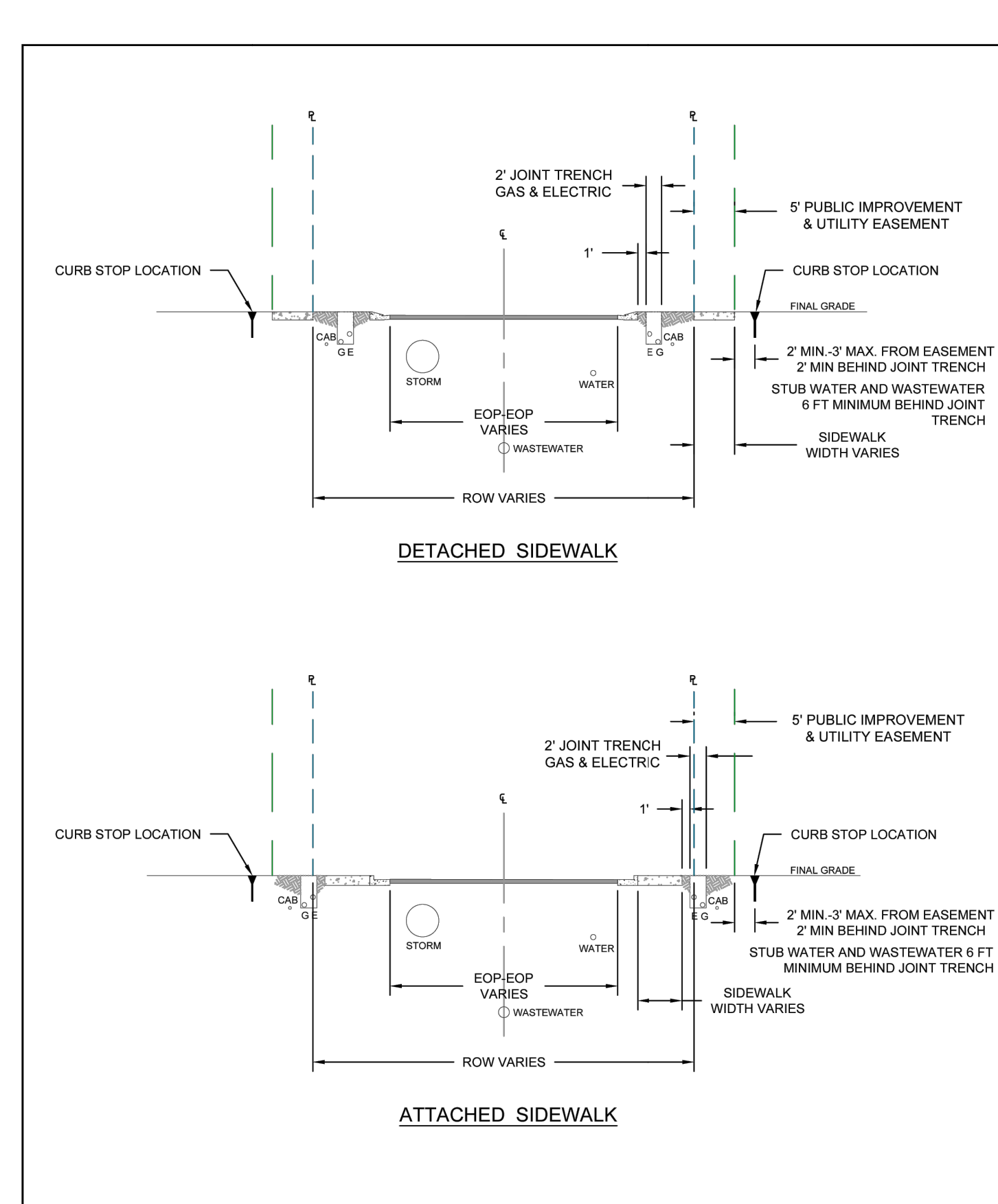
NO. C9.3



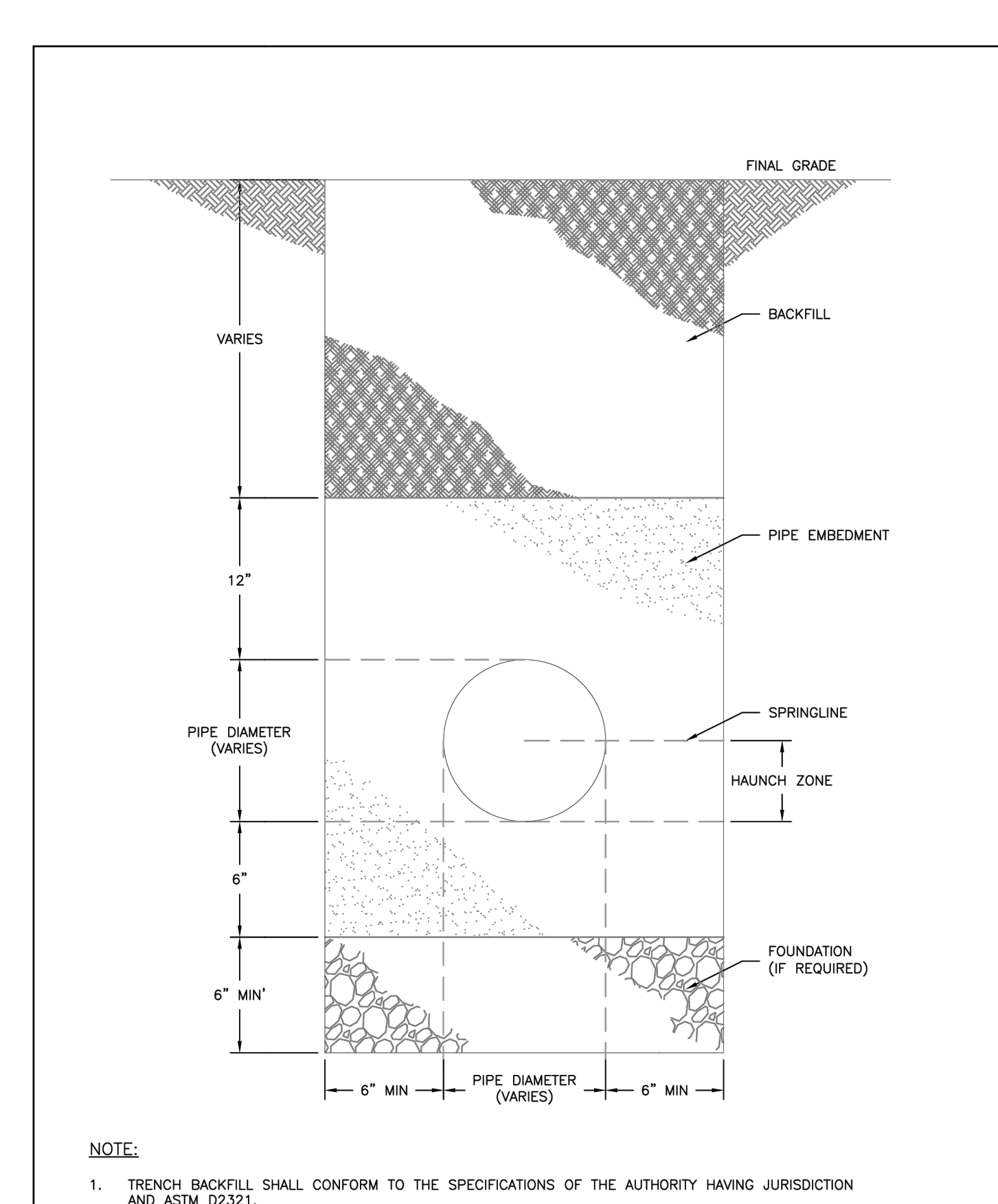
**TYPICAL SERVICE LOCATIONS WITH FIRE LINE TO A SINGLE-FAMILY RESIDENTIAL DWELLING**  
B2-2  
DATED 01/2017



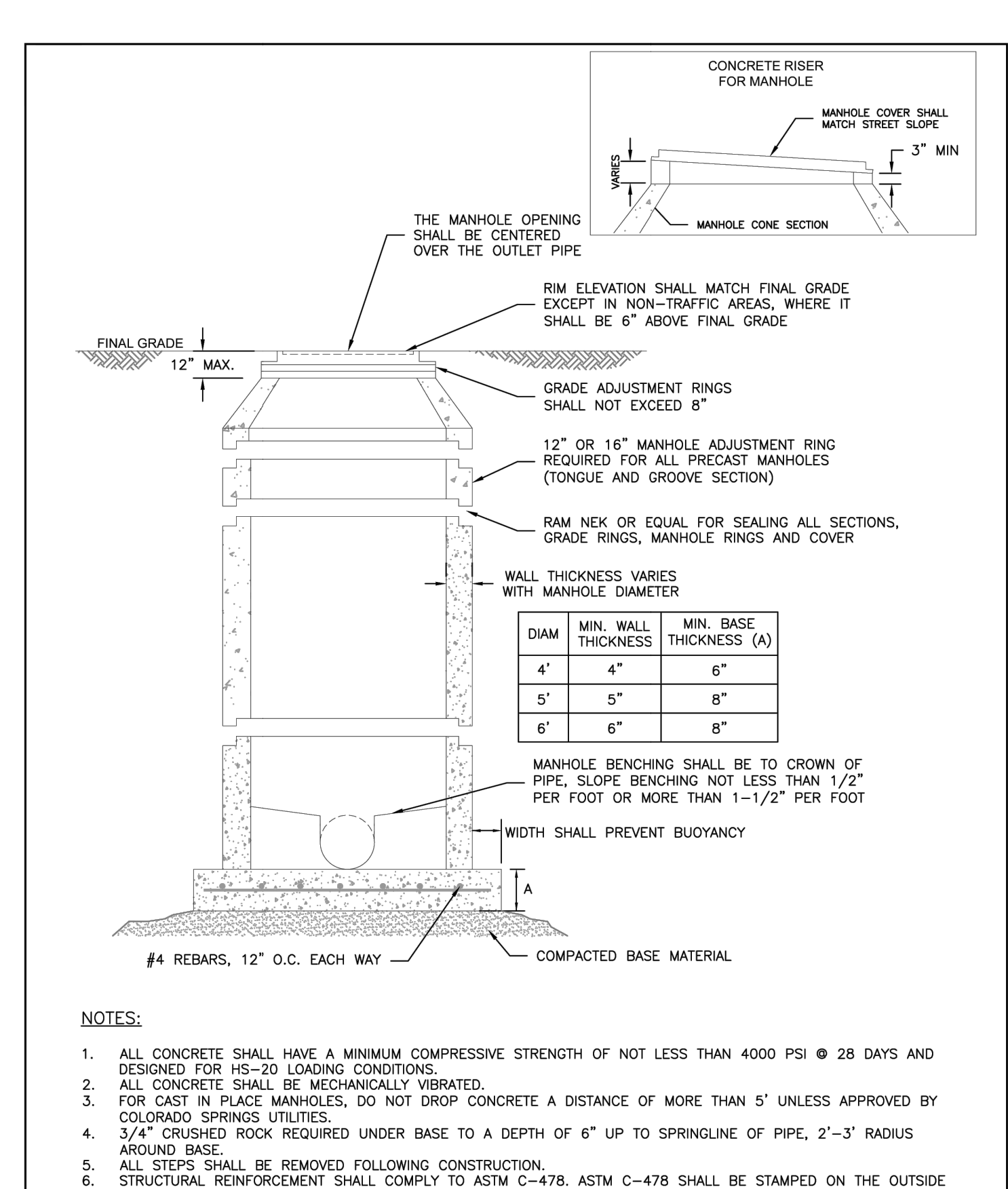
**PROPOSED MAIN**  
**EXISTING MAIN**  
**KEYED NOTES:**  
1. EXIST WTR MAIN  
2. MJ ANCHORING TEE  
3. MJ GV  
4. DIP FULLY RESTRAINED  
5. TAPPING SLV  
6. CONC KB  
7. TAPPING VLV FLC x MJ  
8. PE WRAPPED



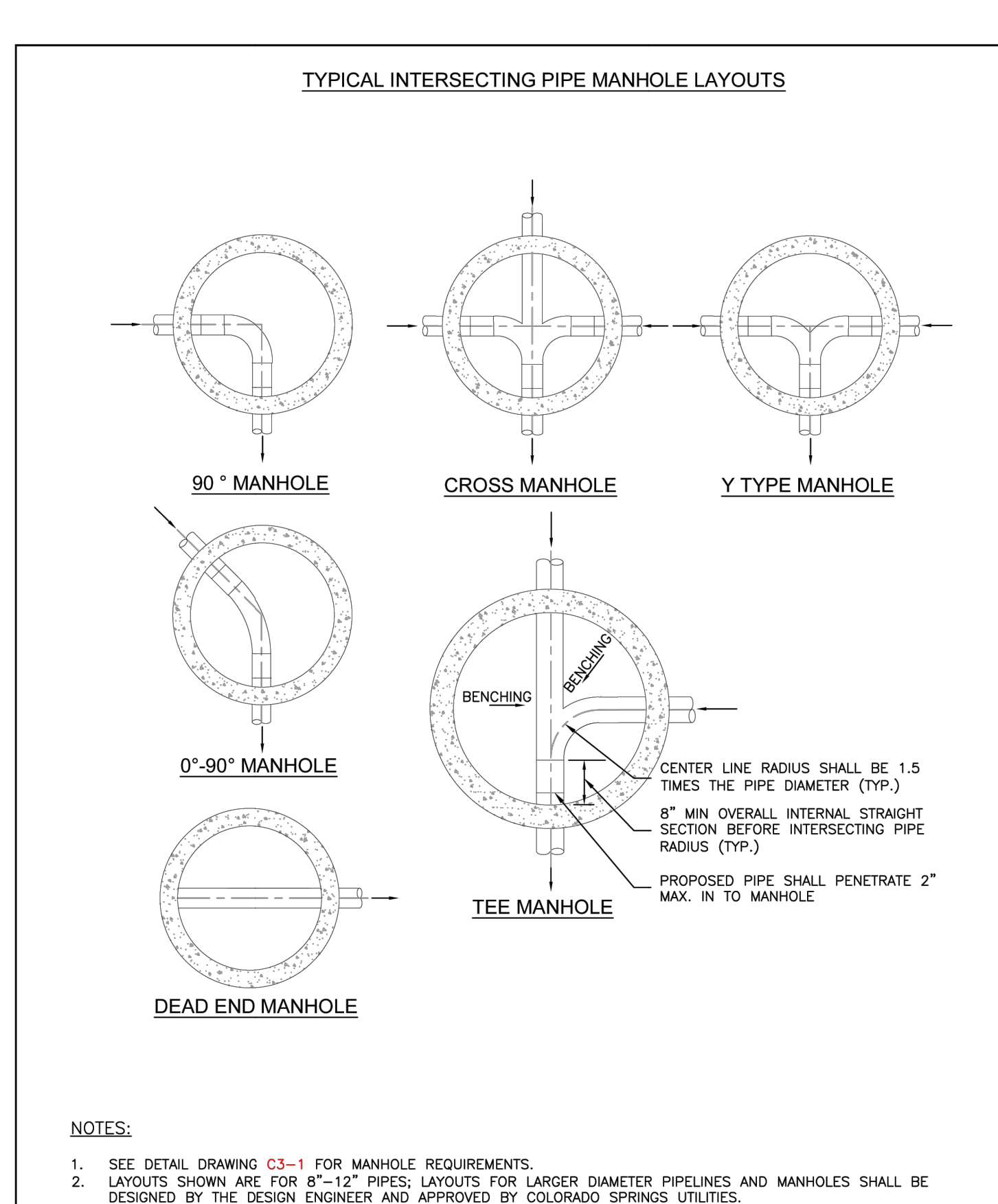
**DETACHED SIDEWALK**  
**ATTACHED SIDEWALK**  
**SINGLE-FAMILY RESIDENTIAL STREET CURB STOP LOCATION**  
B2-3  
DATED 01/2022



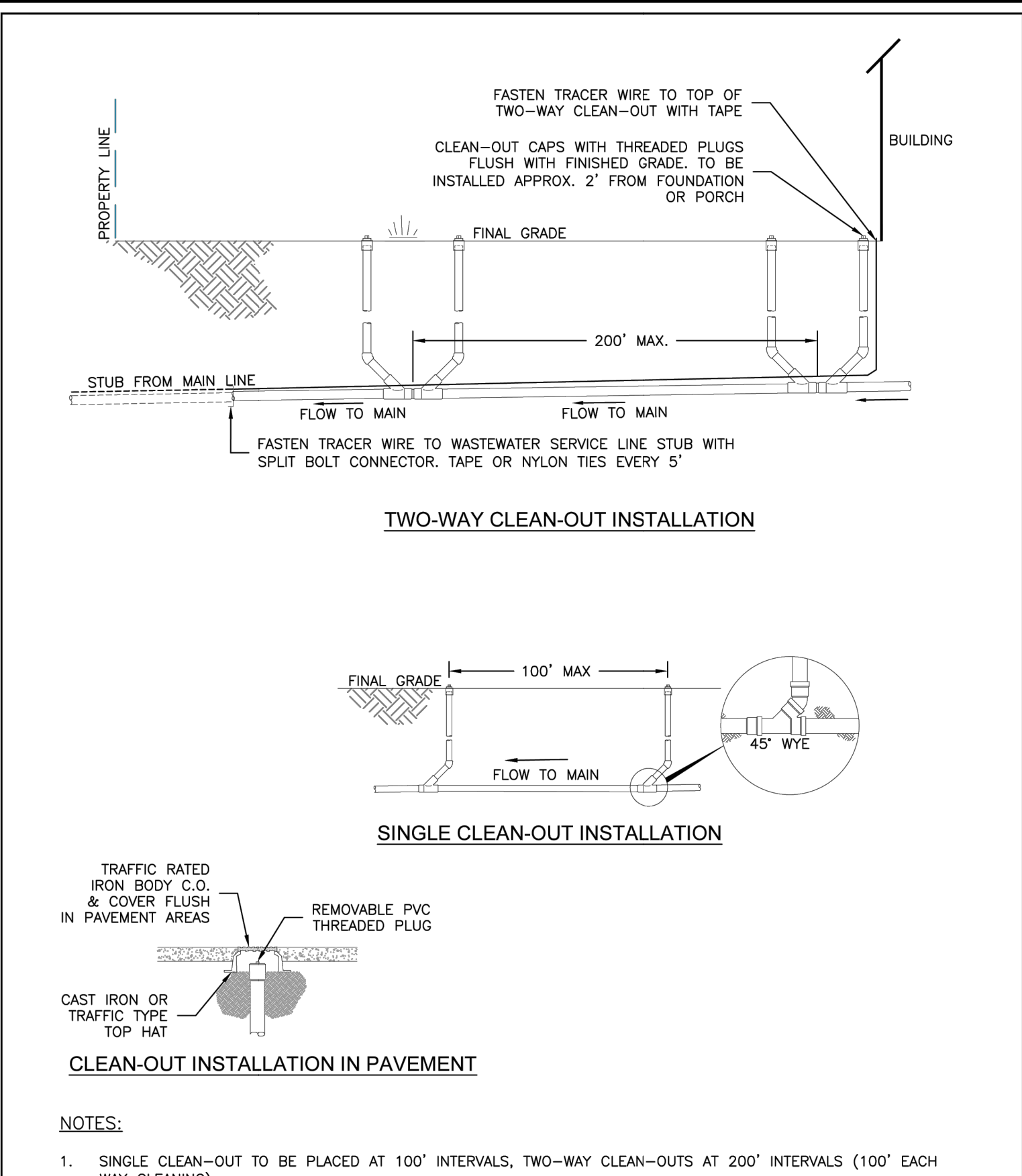
**TYPICAL TRENCH SECTION**  
C2-1  
DATED 5/2015



**STANDARD CONCRETE MANHOLE**  
C3-1  
DATED 5/2015



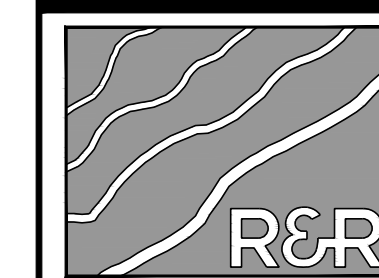
**TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS**  
C3-2  
DATED 5/2015



**CLEAN-OUT INSTALLATION IN PAVEMENT**  
**TYPICAL WASTEWATER SERVICE LINE WITH TRACER WIRE AND CLEAN-OUTS**  
D1-4  
DATED 5/2015

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

NO.	REVISION	BY	DATE



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CONSTRUCTION DOCUMENTS  
JOB NO. MC22249  
ORG. SUBM. DATE 04/05/2023  
DWN: GWH CHK: CJJ  
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	10	6	31	36	48
24	0.064	10	13	6	41	48	58
30	0.079	12	18	8	51	60	70
36	0.079	14	19	9	60	72	84
42	0.109	16	22	11	69	84	108
48	0.109	18	27	12	78	90	112
54	0.109	18	30	12	84	102	124
60	0.109	18	33	12	87	114	136
66	0.109	18	36	12	87	120	142
72	0.109	18	39	12	87	126	148
78	0.109	18	42	12	87	132	154
84	0.109	18	45	12	87	138	160

**FLEXIBLE ROUND PIPE**

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

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. SHIP ATTACH A 24 IN. MIN. LENGTH OF ANNULAR PIPE WITH GALV. RODS OR BOLTS, SPOT WELDS OR 2 IN. LONG SHIP WELDS ON 8 IN. CTRS. REPAIR BLUNT GALVANIZING IN ACCORDANCE WITH SUBSECTION 707.09.

SPAN x RISE	THICKNESS	DIMENSIONS					
IN.	IN.	A	B	H	L	W	T
21 x 15	0.064	7	10	6	23	36	46
24 x 15	0.064	8	12	6	28	42	52
28 x 20	0.064	9	14	6	32	48	58
35 x 24	0.079	10	16	6	39	60	70
42 x 24	0.079	12	18	8	46	72	85
48 x 33	0.109	13	21	9	53	80	103
57 x 36	0.109	18	26	12	63	90	108
64 x 43	0.109	18	30	12	70	102	120
71 x 47	0.109	18	33	12	77	114	132

**FLEXIBLE PIPE ARCH**

Holes for tie plate at 12" C. to C. MAX SPACING.

Holes for tie plate at 12" C. to C. MAX SPACING.

**ELEVATIONS**

TOE PLATE (FIELD-BOLTED)

TOE PLATE (FIELD-BOLTED)

**SECTION F-F**

**END VIEW**

**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 CDDP PROJECT ENGINEER, REINFORCED CONCRETE END SECTIONS MAY BE MADE WITH SYNTHETIC FIBERS INSTEAD OF STEEL FOR PIPES 36 INCHES IN DIAMETER AND SMALLER, AND CONFORM TO AASHTO M 86 AND SUBSECTION 601.03.

**TYPICAL CONNECTIONS**

**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

MASTIC SHALL BE APPLIED WHEN REQUIRED.

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

SEE DETAIL A

WELD OR RIVET END SECTION TO SLEEVE.

MAY USE TYPE 1 OR 2 CONNECTION WITH CORRUGATED END ON TAPERED SLEEVE.

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

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

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

PIPE DIAMETER	F
18 - 30	5
36 - 42	6
48 - 60	7
72 - 84	9

**CONCRETE JOINT FASTENER (TWO PER JOINT)**

3/4" GALVANIZED ANCHOR BOLTS, NUTS AND WASHERS, WELD STEEL, ASTM A 307. ROD LUG SHALL BE GALVANIZED OR COATED WITH EPOXY PAINT OR APPROVED EQUAL.

60" MAX. 30" MIN.

2" DIA. HOLES

LOCATION OF 1" DIA. HOLES

**END SECTION FOR REINFORCED CONCRETE ELLIPTICAL PIPE**

EQUIVALENT CIRCULAR DIA.	DIMENSIONS					
IN.	A	C	L	E		
24	30	19	9	33	72	48
30	36	24	10	18	72	60
36	45	29	12	24	84	72
42	53	34	15	36	96	78
48	60	38	21	36	96	84
54	68	43	28	36	96	90
60	76	48	30	36	96	96

**END SECTION FOR REINFORCED CONCRETE CIRCULAR PIPE**

**SECTION X-X**

**END VIEW**

**Computer File Information**

Creation Date: 07/31/19

Designer Initials: JBK

Last Modification Date: 07/31/19

Detailer Initials: LYA

CAD Ver: MicroStation V8 Scale: Not to Scale Units: English

**Sheet Revisions**

Date:	Comments:

Colorado Department of Transportation

2928 West Howard Place  
CDDT HO, 3rd Floor  
Denver, CO 80204  
Phone: 303-757-9021 FAX: 303-757-9868

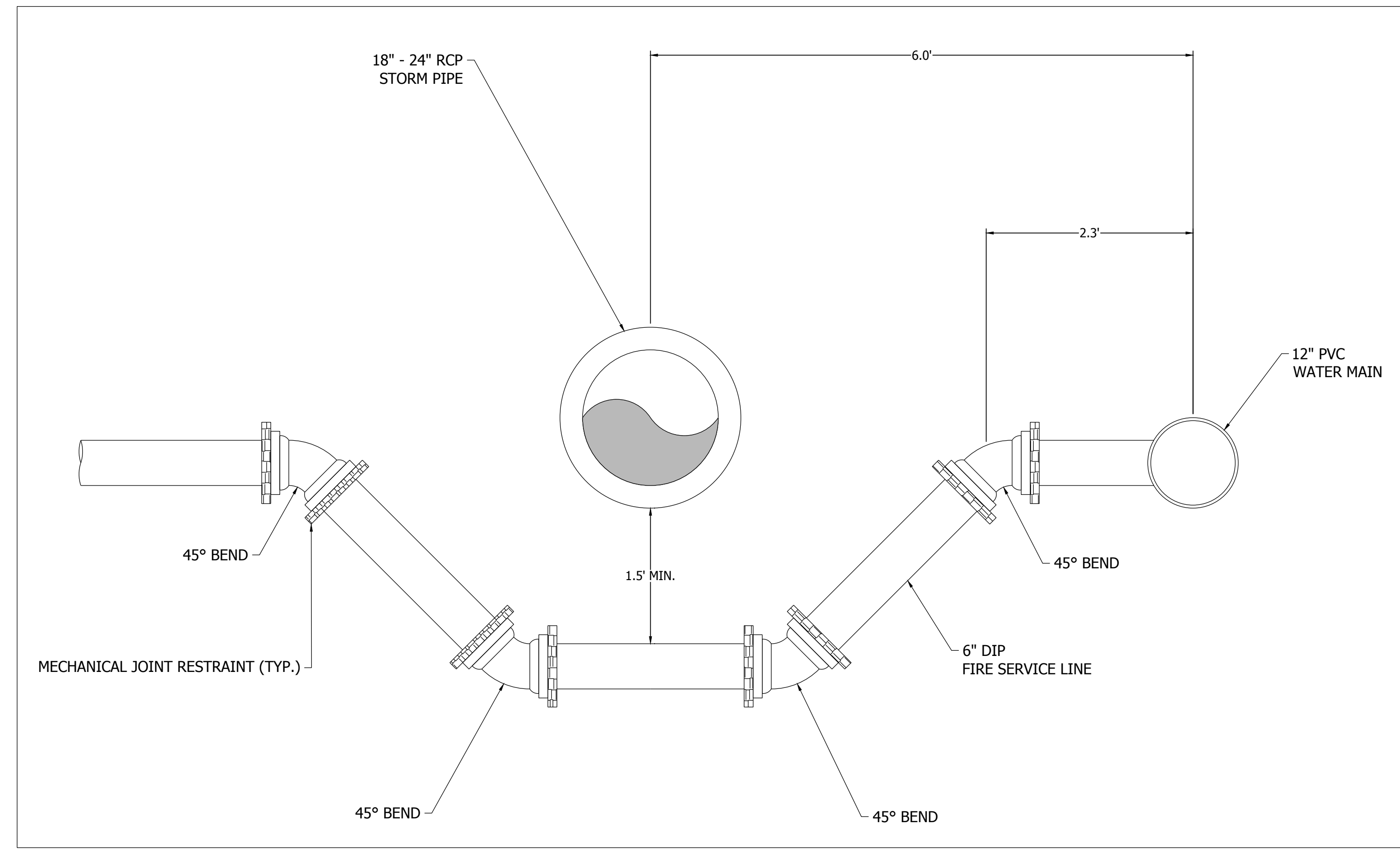
Project Development Branch JBK

**CONCRETE AND METAL END SECTIONS**

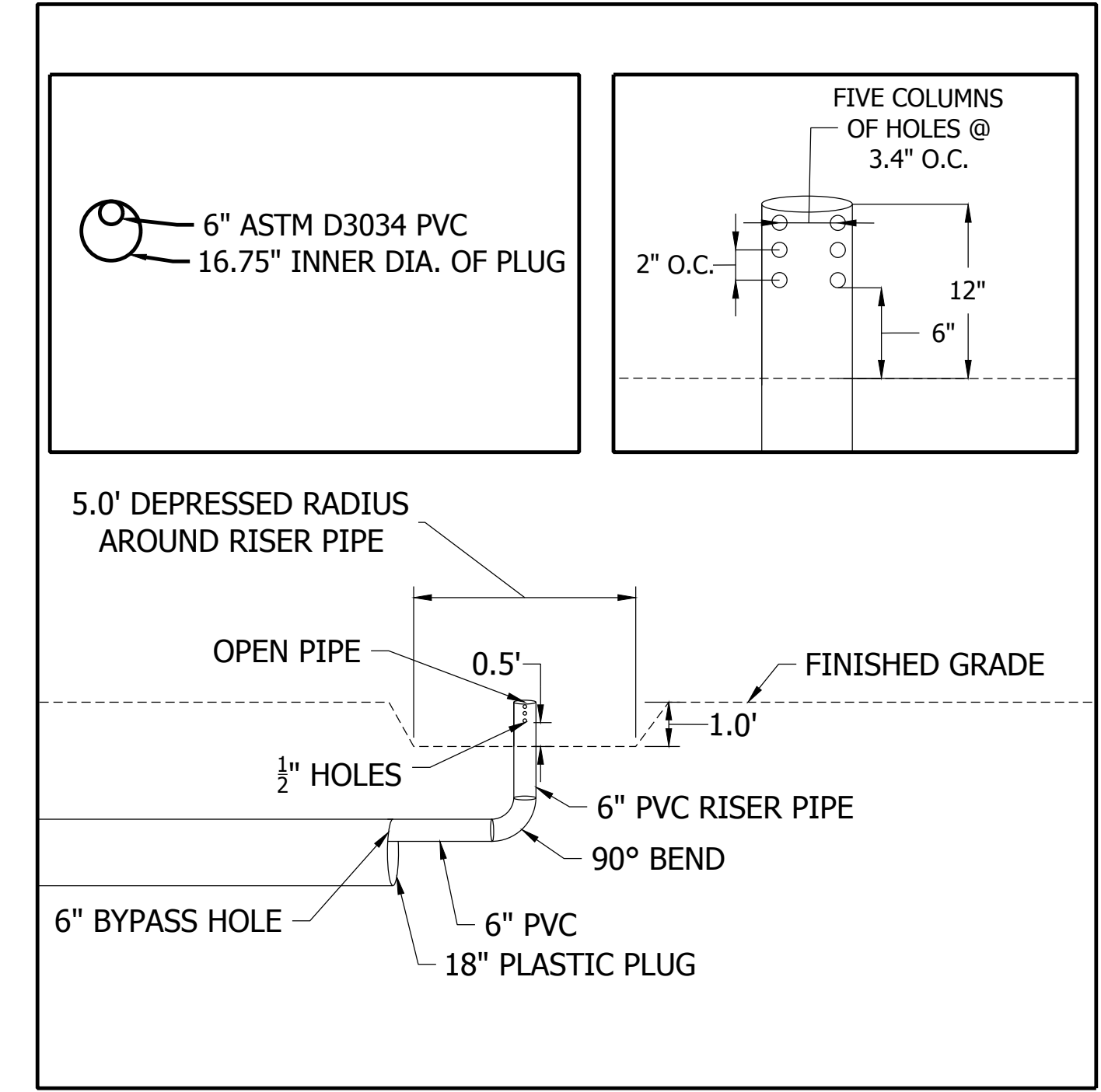
STANDARD PLAN NO. M-603-10

Standard Sheet No. 1 of 1

Project Sheet Numbers:



TYPICAL FIRE SERVICE LINE LOWERING CROSSING STORM  
SCALE: 1" = 1'



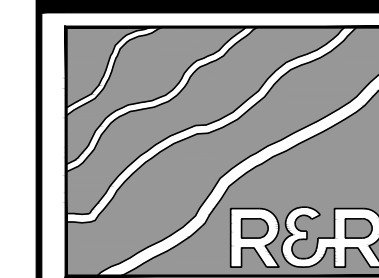
PLUG WITH PERFORATED RISER PIPE

PATH: P:\MC22249 - PROPOSED MAYBERRY PLUG NO. 4 (CURRENT TRACT A, MAYBERRY PLUG NO. 3) ENGINEERING & DRAWINGS PLANS CONSTRUCTION DOCUMENTS\MC22249 - SITE DET - CDDWG - PLUG DATE: 1/30/2023 8:37:09 AM BY: LYN CORDAY



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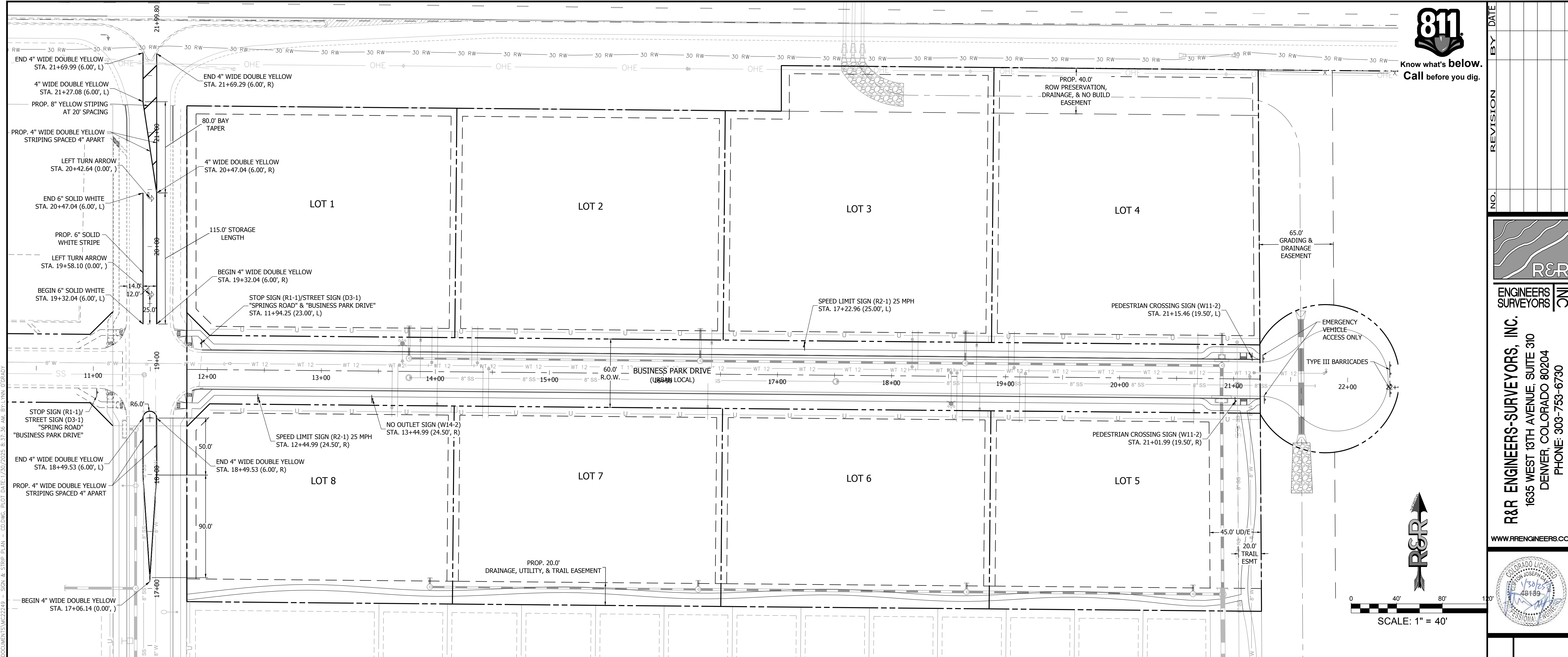


**MAYBERRY - FILING NO. 4**  
 MAYBERRY, COLORADO SPRINGS  
 EL PASO COUNTY  
 PREPARED FOR:  
 MAYBERRY COMMUNITIES, LLC  
 22108 CATTLEMAN RUN  
 CALHAN, CO 80808

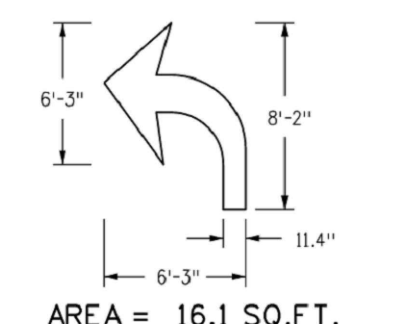
CONSTRUCTION DOCUMENTS  
 JOB NO. MC22249  
 ORG. SUBM. DATE 04/05/2023  
 DWN: GWH CHD: CJD

SIGNAGE & STRIPING PLAN

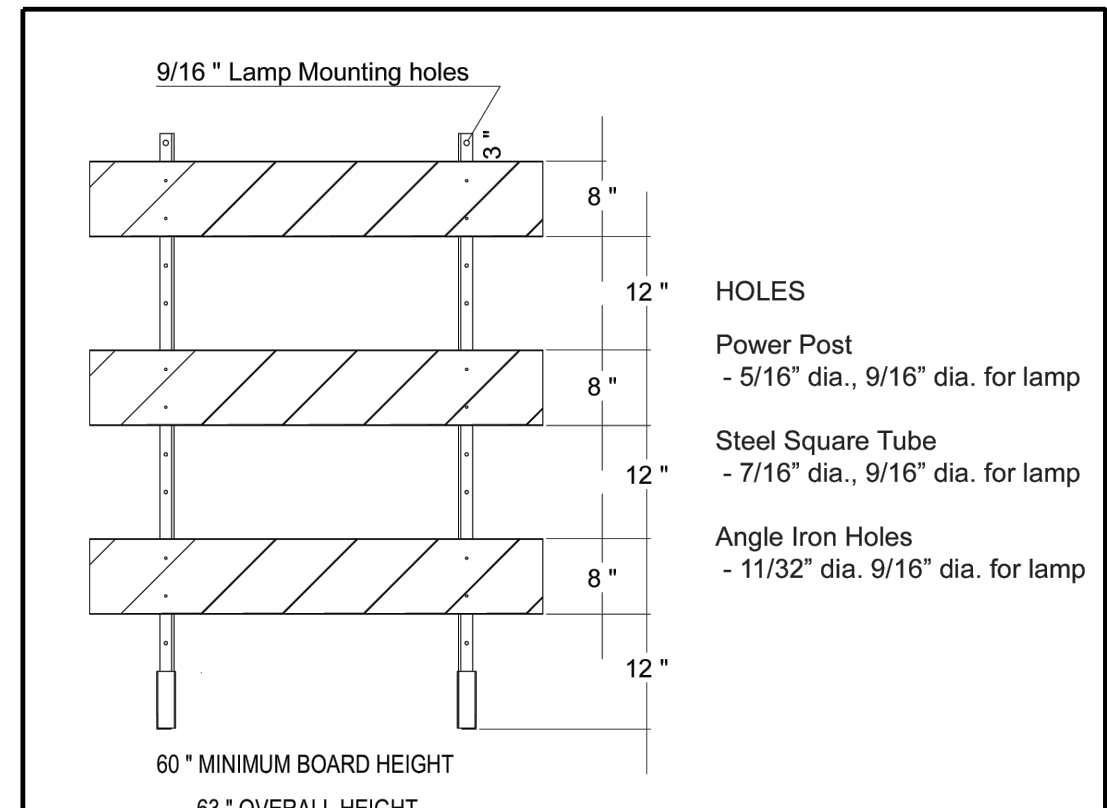
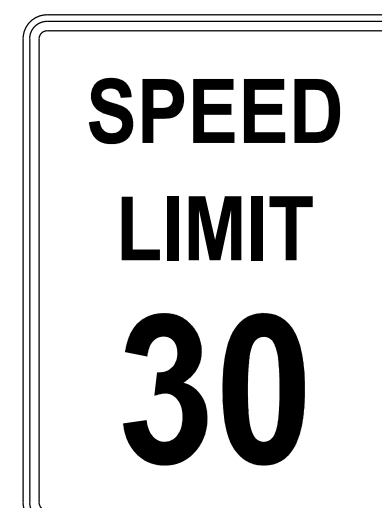
NO. C10.0



- SIGNING AND STRIPING NOTES:**
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
  3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
  4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
  5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
  6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
  7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS". SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
  8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
  9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
  10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
  11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND A MINIMUM OF 8' LONG PER CDOT S-627-1. (CROSSWALK LINES 9' LONG ARE PREFERRED.)
  12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
  13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
  14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITH AN EXISTING EL PASO COUNTY ROADWAY.
  15. CONTRACTOR SHALL BE AWARE OF ALL CONSTRUCTED UTILITY LOCATIONS PRIOR TO SIGN POST INSTALLATIONS.
  16. ALL STRIPING DIMENSIONS ARE TAKEN FROM CENTER OF STRIPE OR STRIPING GROUP.



THERMOPLASTIC WHITE TURN ARROW  
SEE PLAN FOR LOCATIONS



W11-2

TYPE III BARRICADES

