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	1635 WEST 13TH AVENUE, SUITE 310	1635 13TH AVENUE, SUITE 310	2880 INTERNATIONAL CIRCLE		
COLORADO SPRINGS, CO 80922	DENVER, CO 80204	DENVER, CO 80204	COLORADO SPRINGS, CO 80922		
719-922-2181	303-753-6730	303-753-6730	719-520-6300		
CONTACT: SCOTT SOUDERS	CONTACT: CLIF DAYTON, P.E.	CONTACT: MR. DARELL DeLAP			
STATE HIGHWAY	WATER/WASTEWATER	GAS DEPARTMENT	ELECTRIC DEPARTMENT		
COLORADO DEPARTMENT OF TRANSPORATION, REGION 2	ELLICOTT UTILITIES COMPANY, LLC	BLACK HILLS ENERGY	MOUNTAIN VIEW ELECTRIC ASSOCIATION		
5615 WILLS BLVD.	PO BOX 64257	1515 WYNKOOP ST #500	11140 E. WOODMEN ROAD		
PUEBLO, CO 81008	COLORADO SPRINGS, CO 80962	DENVER, CO 80202	COLORADO SPRINGS, CO 80908		
MR. ART GONZALES	719-426-7810	719-359-3176	719-495-2283		
(REFERENCE CDOT ACCESS PERMITS NO. 218053 & 218054)	CONTACT: JASON KVOLS	CONTACT: SEBASTIAN SCHWENDER	CONTACT: MR. DAVE WALDNER		

Sheet List Table		
Sheet Number	Sheet Title	
1	COVER SHEET	
2	GENERAL NOTES	
3	LEGEND, ABBREVIATIONS & DETAILS	
4	EXISTING CONDITIONS PLAN	
5	SITE & UTILITY PLAN	
6	GRADING & DRAINAGE PLAN	
7	OPTIONAL GRADING & DRAINAGE PLAN	
8	FLOW LINE PLAN AND PROFILE	
9	INITIAL EROSION CONTROL MEASURES	
10	INTERIM EROSION CONTROL MEASURES	
11	FINAL EROSION CONTROL MEASURES	
12	DETAILS	
D1.1	FILING 2A PROP. DRAINAGE MAP	

Engineer's Statement (for GEC Plan within Construction Drawing set): 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.

Tim Stackhouse, P.E.

Owner's Statement (for GEC Plan within Construction Drawing set): 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.

Date

Owner Signature

Date

BENCHMARK:

NGS Benchmark PID: JK003, Designation: Z 76

Disk Stamped Z 76 1935 in top of concrete monument. Project Elevation: 6041.98 Feet

Elevation Note: Project Vertical Datum is based upon previous surveys conducted by Rampart Surveys LLC where the elevation of 6041.98 feet was established on this benchmark. This elevation has been verified by R&R Engineers and Surveyors by running closed bench level loops from Z 76 to other aerial control points that were used for the topographic survey and design on previous projects. The current NGS published elevation was Not Used. Benchmark Located in the Southeast quadrant of the intersection of State Highway 94 and Log Road. The benchmark lies 65.5 feet South and 30 feet East of the intersection.

Horizontal Values:

State Plane 1983 Central Coordinate Values in US Survey Feet:

Grid Northing: 1367803.3380' Grid Easting: 3311725.4580' Project Coordinate Values in US Survey Feet:

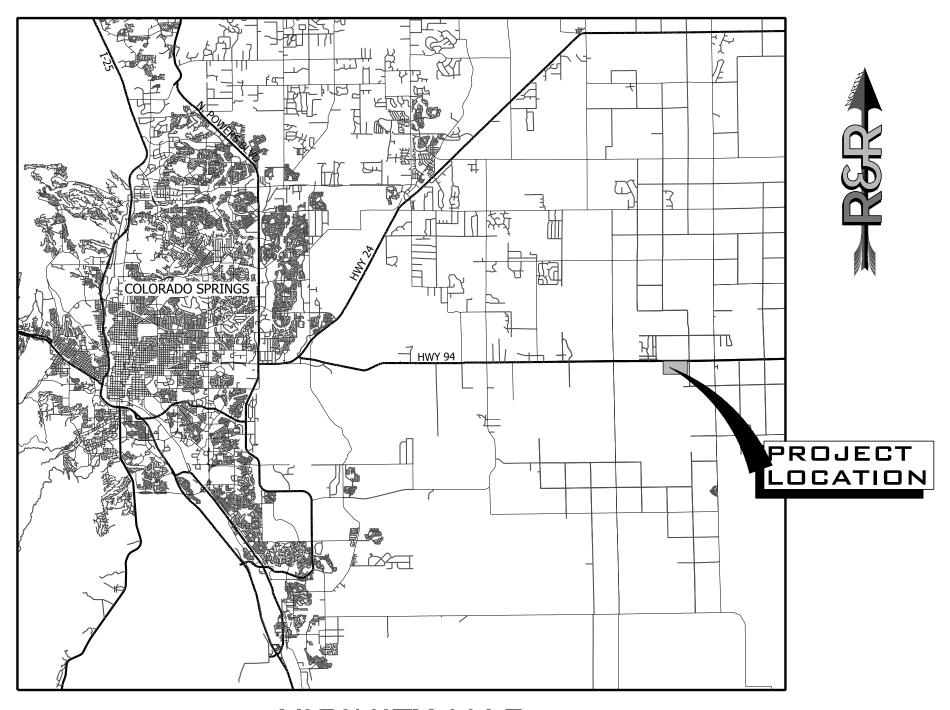
Northing: 1368261.2691' Easting: 3312880.8395'

BASIS OF BEARING:

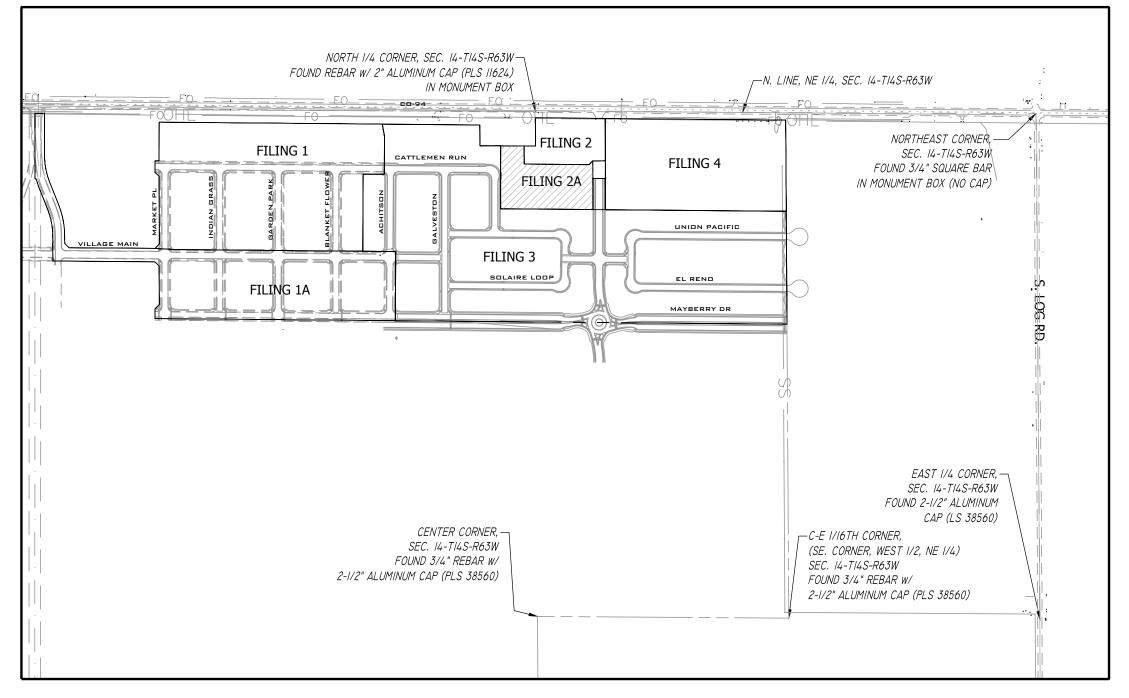
Bearings are based on the North line of the Northeast Quarter of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian having a bearing of South 89° 44' 50" East as shown on the recorded plats of Mayberry, Colorado Springs Filing No. 1 recorded as Reception No. 220714655 and as shown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

CONSTRUCTION DOCUMENTS MAYBERRY, COLORADO - FILING NO. 2A

A REPLAT OF PART OF TRACT M AND ALL OF TRACT P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, AND ALL OF TRACTS A, B, C AND D, MAYBERR, COLORA AND THAT PART OF SPRINGS ROAD RIGHT-OF-WAY LYING SOUTH OF SAID TRACT A AND THAT PART OF VILLAGE MAIN STREET RIGHT-OF-WAY LYING EAS ALL LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO (UNINCORPORATED), STATE OF COLORADO



VICINITY MAP SCALE 1" = 20,000



SITE MAP SCALE 1" = 500

ADO SPRINGS FILIN ST OF ATCHISON W		NO. REVISION BY DATE	
CO-94			REVERSION OF THE SUC O
Ρ	CD FILE NO. SF-####		
	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	RY PUD PH1 - FILING NO. 2A	MAYBERRY, COLORADO SPRINGS EL PASO COUNTY MAYBERRY COMMUNITIES, LLC 3296 DEVINE HEIGHTS #208 COLORADO SPRINGS, CO 80922
	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.	MAYBERR	SITE ADDRESS: Prepared For:
	construction for a period of 2 years from the date signed by the El Paso County Engineer. If	Job no. Org. Sue Dwn: Name	NSTRUCTION DOCUMENTS MC22199 BM. DATE 12/22/2022 JMP CHKD: CJD OVER SHEET
	Joshua Palmer, P.E. Date County Engineer/ECM Administrator	NO.	1

EL PASO COUNTY GRADING & EROSION CONTROL STANDARD NOTES:

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
- 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.

- REQUESTED, AND APPROVED, IN WRITING.
- COUNTY STAFF.
- AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- 7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DAYS.
- CLOSURE.

- MEASURE(S).
- MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.

- THE SITE.
- BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

- PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- APPROVED SEDIMENT CONTROL MEASURES.

- REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- CONSIDERED A PART OF THESE PLANS.
- MATERIALS CONTACT:
- COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION
- WQCD PERMITS 4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80246-1530
- ATTN: PERMITS UNIT

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.

2. 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 ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE

3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON-SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD. 4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH

5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND

6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.

DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14

8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT

9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.

10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.

11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL

12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO

13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.

14. DURING DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.

15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1. 16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT

17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES. 18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL

19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.

20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.

21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED. 22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO

23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH

24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS. 26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

27. A WATER SOURCE SHALL BE AVAILABLE ON-SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS

28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY [COMPANY NAME, DATE OF REPORT] AND SHALL BE

29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION

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. JPS ENGINEERING 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.
- 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 GEC NOTES:

- 1. THE EXISTING VEGETATION INCLUDES NATIVE GRASSES AND NO TREES.
- 2. NO BATCH PLANTS WILL BE UTILIZED ONSITE.

EVERY AND SERVER PRISELED PRISE AND SECONDARY TO ELECTRON AND PRED ACCOUNT AND AND SECONDARY STANDARD STANDARD SECONDARY STANDARY STANDARY STANDARY STANDARY STANDARY STANDARY STAN	DI ENGINEEDC-CHDVEVODC INC	1635 WEST 13TH	DENVER, COLORADO 80204	
STANDARD UTILITY DETAILS: 1. REFER TO COLORADO SPRINGS UTILITIES FOR WATER & WASTEWATER STANDARD SPECIFICATIONS & DETAILS, UNLESS NOTED OTHERWISE. APPROVAL NOTE: 1. PRELIMINARY PLAN WAS APPROVED WITH 2004 VERSION OF ECM. 2. SITE SPECIFIC PUD (PUDSP219) AS APPROVED ON 5/5/2022 WAS PER THE LATEST VERSION OF THE ECM AT TIME OF APPROVAL	YBERRY PUD PH1 - FILING NO. 2A	ESS: MAYBERRY, COLORADO SPRINGS EL PASO COUNTY	FOR: MAYBERRY COMMUNITIES, LLC 3296 DEVINE HEIGHTS #208 COLORADO SPRINGS, CO 80922	

CONSTRUCTION DOCUMENTS

ORG. SUBM. DATE 09/25/2023

GENERAL NOTES

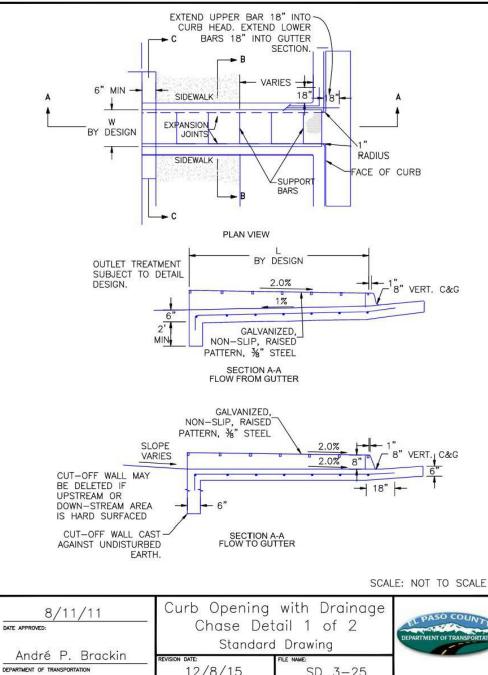
LO CHKD:

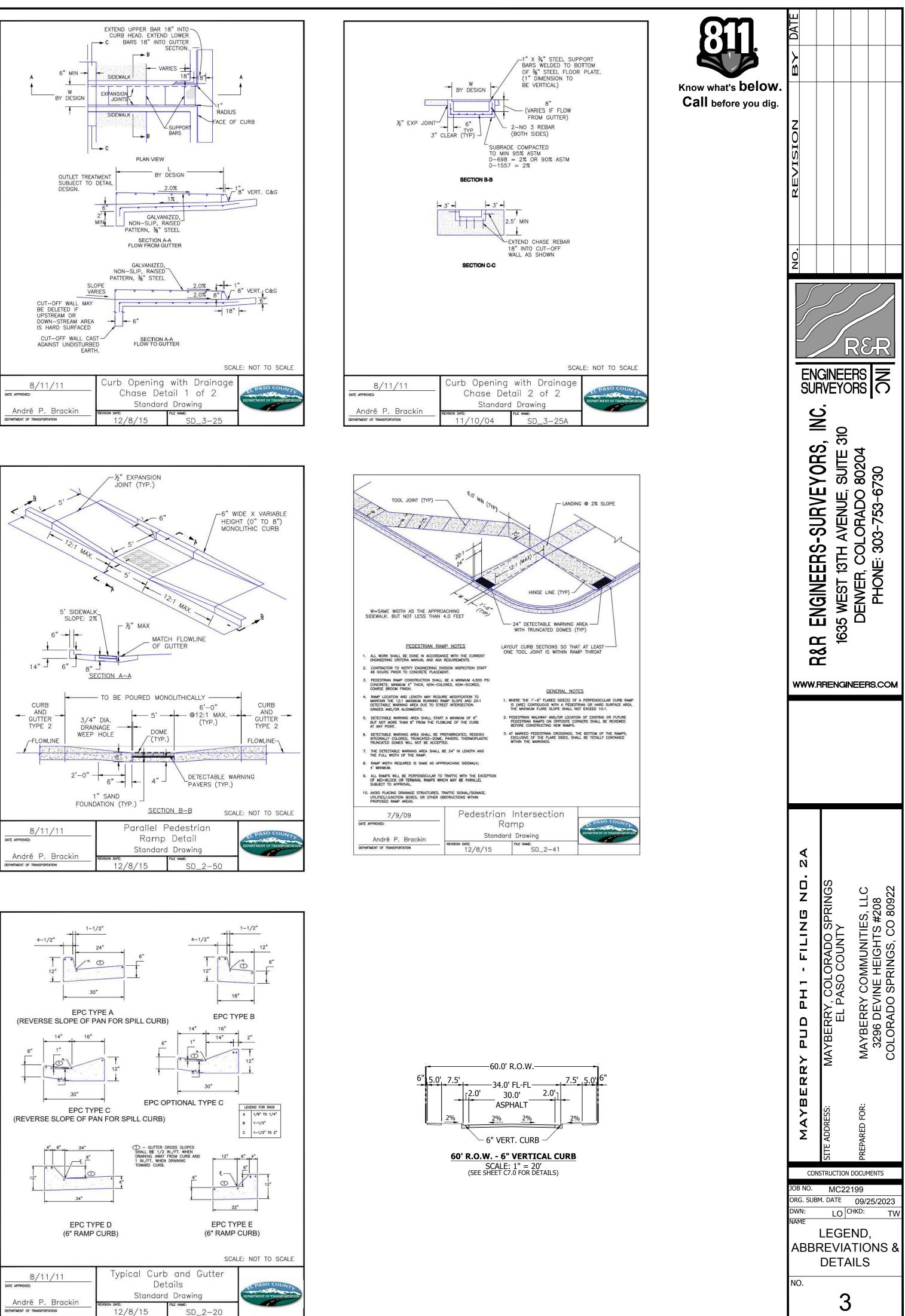
OB NO. MC22199

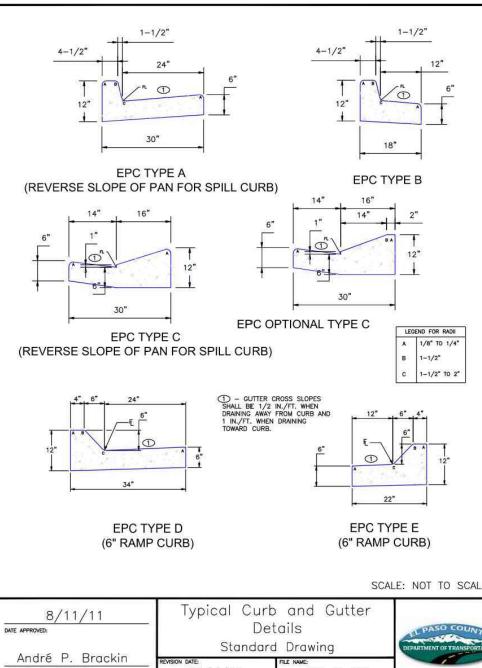
ABBREVIATIONS

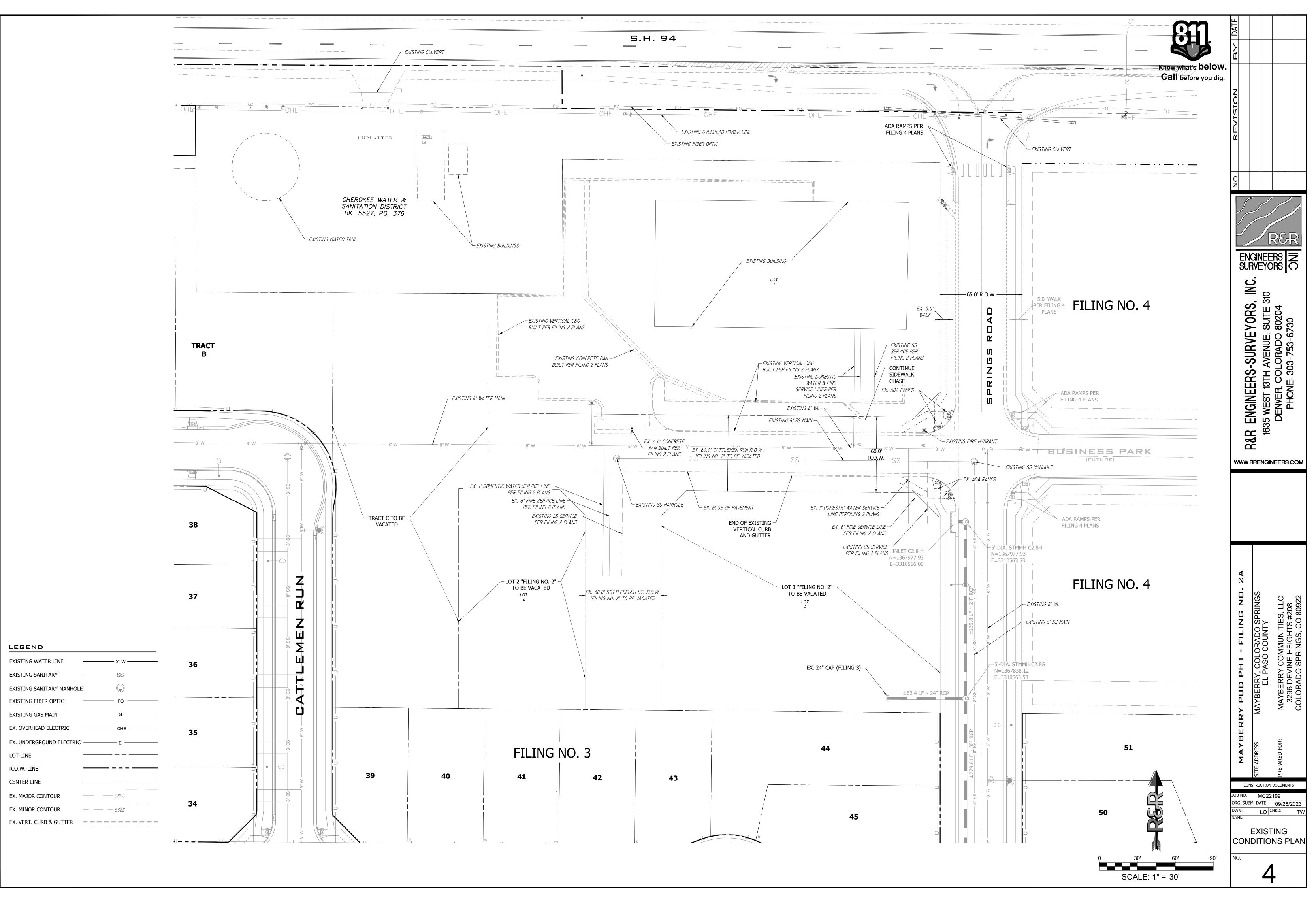
ABAN AC		
AC		
	ABANDON	ID INSIDE DIAMETER
	ASBESTOS CONCRETE	IN INLET
	ADDITIONAL	INCL INCLUDED
DDM	ADDENDUM	INSUL INSULATION
DJ	ADJUSTABLE	INTER INTERSECTION
-	ALUMINUM	INV INVERT
Т	ALTERNATE	IRR IRRIGATION
1T	AMOUNT	
PROX	APPROXIMATELY	JTS JOINTS
CH	ARCHITECTURAL	
ЭН	ASPHALT	KB KICK BLOCK
SY	ASSEMBLY	KO KNOCKOUT
		KU KNUCKUUT
ΥM	ASYMMETRICAL	
ТО	AUTOMATIC	L LEFT OR LITER
/WA	AMERICAN WATER WORKS ASSOC	LSCP LANDSCAPE
		LF LINEAR FEET
V	BUTTERFLY VALVE	LP LOW POINT OR LIGHT POLE
<	BLOCK	LT LIGHT
_	BENCHMARK	
Р	BEST MANAGEMENT PRACTICE	MAINT MAINTENANCE
	BACKSIGHT	MAN MANUAL
С	BACK OF CURB	MATL MATERIAL
Г	BOTTOM	MAX MAXIMUM
N	BACK OF WALK	MECH MECHANICAL
IT	BASEMENT	MFR MANUFACTURER
E E	BEGIN VERTICAL CURVE ELEVATION	MH MANHOLE
S	BEGIN VERTICAL CURVE STATION	MIN MINIMUM
	BOTTOM OF WALL	MISC MISCELLANEOUS
		MJ MECHANICAL JOINT
	CATCH BASIN (AREA INLET)	
V	COUNTER CLOCKWISE	N NORTH
TC	COLORADO DEPARTMENT OF TRANSPORTATION	NA NON APPLICABLE
	CAST IRON PIPE	NB NORTHBOUND
	CURB AND GUTTER	NIC NOT IN CONTRACT
G		NTS NOT TO SCALE
•	CUBIC FEET PER SECOND	INTS INULIU SCALE
	CONSTRUCTION JOINT	
	CENTERLINE OR CHAIN LINK	OC ON CENTER
र	CLEAR	OD OUTER DIAMETER
Р	CORRUGATED METAL PIPE	OH OVERHEAD
U	CONCRETE MASONRY UNIT	OHE OVERHEAD ELECTRIC
0	CLEAN OUT	OPP OPPOSITE
MM	COMMUNICATIONS	OPT OPTIONAL
MIM NC	CONCRETE	
NST	CONSTRUCTION	PB POND BOTTOM
NT	CONTINUOUS(ATION)	PC POINT OF CURVATURE
R	CORNER	PCC POINT OF COMPOUND CURVE
	CONCENTRIC REDUCER	PCR POINT OF CURVE RETURN
R	CENTER	PCO PRESSURE CLEAN OUT
IX .	CUBIC YARDS	PI POINT OF INTERSECTION
		PE POLYETHYLENE
MO		
MO	DEMOLITION	PIV POST INDICATOR VALVE
A	DIAMETER	PL PROPERTY LINE
AG	DIAGONAL	PREFAB PREFABRICATED
5	DUCTILE IRON PIPE	PRELIM PRELIMINARY
-	DOWN	PREP PREPARATION
		PROP PROPOSED
	DRAIN	
VG	DRAWING	PRV PRESSURE REDUCING VALVE
VL	DOWEL	PSF POUNDS PER SQUARE FOOT
		PSI POUNDS PER SQUARE INCH
	EAST	PT POINT OF TANGENCY
	EACH	PVC POLY VINYL CHLORIDE
		PVMT PAVEMENT
n C	EASTBOUND	
С	ECCENTRIC	
	EXPANSION JOINT	R RIGHT OR RADIUS
	ELEVATION	RCP REINFORCED CONCRETE PIPE
В	ELBOW	RD ROOF DRAIN
EC	ELECTRICAL	RE REFERENCE
GR	ENGINEER	RECT RECTANGULAR
A	EDGE OF ASPHALT	REINF REINFORCEMENT
		REQD REQUIRED
Р	EDGE OF PAVEMENT	
	EQUAL	ROW RIGHT-OF-WAY
UIP	EQUIPMENT	
UIV	EQUIVALENT	SAN SANITARY SEWER
МТ	EASEMENT	SB SOUTHBOUND
Г	ESTIMATE	SD STORM DRAIN
Г	ELECTRICAL AND TELEPHONE	SECT SECTION
		SF SQUARE FEET
СЕ С	END VERTICAL CURVE ELEVATION	
S	END VERTICAL CURVE STATION	SH SHEET
,	EACH WAY	SHLR SHOULDER
EXIST		SI SQUARE INCH
P JT	EXPANSION JOINT	SPD STANDARD PROCTOR DENSITY
		SPEC SPECIFICATIONS
2	FIRE DEPARTMENT CONNECTION	SQ SQUARE
)	FOUNDATION	SS SANITARY SEWER
5	FLARED END SECTION	SST STAINLESS STEEL
	FINISHED FLOOR	ST STORM
	FINISHED FLOOR ELEVATION	STA STATION
	FINISHED GRADE	STD STANDARD
	FIRE HYDRANT	STM STORM SEWER
		SWMP STORM WATER MANAGEMENT PLA
	FLOWLINE	
	FENCE	SY SQUARE YARD
2	FACE OF CONCRETE	SYM SYMEMETRICAL
1	FEET PER MINUTE	
	FEET PER SECOND	T TEE
		TB THRUST BLOCK
	FEEL	TBC TOP-BACK OF CURB
	FEET	
	FEET FOOTING	
	FOOTING	TC TOP OF CURB
6	FOOTING GAS	TC TOP OF CURB TELE TELEPHONE
	FOOTING GAS GAUGE	TC TOP OF CURB TELE TELEPHONE TEMP TEMPORARY
ì	FOOTING GAS	TC TOP OF CURB TELE TELEPHONE
-	FOOTING GAS GAUGE GALLON	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANK
V	FOOTING GAS GAUGE GALLON GALVANIZED	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETE
V	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTAL
- 	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITION
V 	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALL
5 V 	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITION
- - - - - - - - - - - - - - - - - - -	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALL
	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE GROUND	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALL
	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE GROUND GALLONS PER DAY GALLONS PER MINUTE	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALLTYPTYPICALUBCUNIFORM BUILDING CODE
G LV O D D M TG	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE GROUND GALLONS PER DAY GALLONS PER MINUTE GRATING	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALLTYPTYPICALUBCUNIFORM BUILDING CODEUGEUNDERGROUND ELECTRICAL
G LV D D M TG V	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE GROUND GALLONS PER DAY GALLONS PER MINUTE GRATING GRAVEL	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALLTYPTYPICALUBCUNIFORM BUILDING CODE
G L LV O D D M TG V P	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE GROUND GALLONS PER DAY GALLONS PER MINUTE GRATING GRAVEL GRAVEL GALVANIZED STEEL PIPE	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALLTYPTYPICALUBCUNIFORM BUILDING CODEUGEUNDERGROUND ELECTRICALUTILUTILITY
G L LV O D D M TG V P	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE GROUND GALLONS PER DAY GALLONS PER MINUTE GRATING GRAVEL	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALLTYPTYPICALUBCUNIFORM BUILDING CODEUGEUNDERGROUND ELECTRICALUTILUTILITYVERTVERTICAL
G L LV O D D M TG V P	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE GROUND GALLONS PER DAY GALLONS PER MINUTE GRATING GRAVEL GALVANIZED STEEL PIPE GATE VALVE	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALLTYPTYPICALUBCUNIFORM BUILDING CODEUGEUNDERGROUND ELECTRICALUTILUTILITY
G L LV O D D M TG V P	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE GROUND GALLONS PER DAY GALLONS PER MINUTE GRATING GRAVEL GRAVEL GALVANIZED STEEL PIPE	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALLTYPTYPICALUBCUNIFORM BUILDING CODEUGEUNDERGROUND ELECTRICALUTILUTILITYVERTVERTICALVCPOINT OF VERTICAL CURVATURE
G L LV D D M TG V P	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE GROUND GALLONS PER DAY GALLONS PER MINUTE GRATING GRAVEL GALVANIZED STEEL PIPE GATE VALVE	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALLTYPTYPICALUBCUNIFORM BUILDING CODEUGEUNDERGROUND ELECTRICALUTILUTILITYVERTVERTICAL
G L LV O D D M TG V P	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE GROUND GALLONS PER DAY GALLONS PER MINUTE GRATING GRAVEL GALVANIZED STEEL PIPE GATE VALVE HIGH HOSE BIB	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALLTYPTYPICALUBCUNIFORM BUILDING CODEUGEUNDERGROUND ELECTRICALUTILUTILITYVERTVERTICALVCPOINT OF VERTICAL CURVATURE
G LL LLV S CO P ID D M TG XV P C	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE GROUND GALLONS PER DAY GALLONS PER MINUTE GRATING GRAVEL GALVANIZED STEEL PIPE GATE VALVE HIGH HOSE BIB HORIZONTAL ELLIPTICAL CONCRETE PIPE	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALLTYPTYPICALUBCUNIFORM BUILDING CODEUGEUNDERGROUND ELECTRICALUTILVERTVERTVERTICALWWIDE OR WIDTHW/WITH
G LL LV CO P ID D M TG V P C WL	FOOTING GAS GAUGE GALUON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE GROUND GALLONS PER DAY GALLONS PER MINUTE GRATING GRAVEL GALVANIZED STEEL PIPE GATE VALVE HIGH HOSE BIB HORIZONTAL ELLIPTICAL CONCRETE PIPE HEADWALL	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALLTYPTYPICALUBCUNIFORM BUILDING CODEUGEUNDERGROUND ELECTRICALUTILUTILITYVERTVERTICALVCPOINT OF VERTICAL CURVATUREWWIDE OR WIDTHW/WITHW/OWITHOUT
G L LV O D D M TG V P C WL RIZ	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE GROUND GALLONS PER DAY GALLONS PER MINUTE GRATING GRAVEL GALVANIZED STEEL PIPE GATE VALVE HIGH HOSE BIB HORIZONTAL ELLIPTICAL CONCRETE PIPE HEADWALL HORIZONTAL	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALLTYPTYPICALUBCUNIFORM BUILDING CODEUGEUNDERGROUND ELECTRICALUTILUTILITYVERTVERTICALVCPOINT OF VERTICAL CURVATUREWWIDE OR WIDTHW/WITHW/OWITHOUTW, WATWATER
C WL RIZ DRL	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE GROUND GALLONS PER DAY GALLONS PER MINUTE GRATING GRAVEL GALVANIZED STEEL PIPE GATE VALVE HIGH HOSE BIB HORIZONTAL ELLIPTICAL CONCRETE PIPE HEADWALL HORIZONTAL HANDRAIL	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALLTYPTYPICALUBCUNIFORM BUILDING CODEUGEUNDERGROUND ELECTRICALUTILUTILITYVERTVERTICALVCPOINT OF VERTICAL CURVATUREWWIDE OR WIDTHW/OWITHOUTW, WATWATERWBWESTBOUND
-V D D M TG WL RIZ	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE GROUND GALLONS PER DAY GALLONS PER MINUTE GRATING GRAVEL GALVANIZED STEEL PIPE GATE VALVE HIGH HOSE BIB HORIZONTAL ELLIPTICAL CONCRETE PIPE HEADWALL HORIZONTAL HANDRAIL HOUR	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALLTYPTYPICALUBCUNIFORM BUILDING CODEUGEUNDERGROUND ELECTRICALUTILUTILITYVERTVERTICALVCPOINT OF VERTICAL CURVATUREWWIDE OR WIDTHW/OWITHOUTW, WAT WATERWBWESTBOUNDWSEWATER SURFACE ELEVATION
-V D D M TG WL RIZ	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE GROUND GALLONS PER DAY GALLONS PER MINUTE GRATING GRAVEL GALVANIZED STEEL PIPE GATE VALVE HIGH HOSE BIB HORIZONTAL ELLIPTICAL CONCRETE PIPE HEADWALL HORIZONTAL HANDRAIL	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALLTYPTYPICALUBCUNIFORM BUILDING CODEUGEUNDERGROUND ELECTRICALUTILUTILITYVERTVERTICALVCPOINT OF VERTICAL CURVATUREWWIDE OR WIDTHW/OWITHOUTW, WATWATERWBWESTBOUND
G L L V D D D M TG V D S WL RIZ DRL	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE GROUND GALLONS PER DAY GALLONS PER MINUTE GRATING GRAVEL GALVANIZED STEEL PIPE GATE VALVE HIGH HOSE BIB HORIZONTAL ELLIPTICAL CONCRETE PIPE HEADWALL HORIZONTAL HANDRAIL HOUR	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALLTYPTYPICALUBCUNIFORM BUILDING CODEUGEUNDERGROUND ELECTRICALUTILUTILITYVERTVERTICALVCPOINT OF VERTICAL CURVATUREWWIDE OR WIDTHW/OWITHOUTW, WAT WATERWBWESTBOUNDWSEWATER SURFACE ELEVATION
G L L V D D M TG V D M TG V D M L R IZ D R L	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE GROUND GALLONS PER DAY GALLONS PER MINUTE GRAVEL GRAVEL GATVANIZED STEEL PIPE GATE VALVE HIGH HOSE BIB HORIZONTAL ELLIPTICAL CONCRETE PIPE HEADWALL HORIZONTAL HANDRAIL HOUR HIGH POINT HEATING, VENTILATION, AIR CONDITIONING	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALLTYPTYPICALUBCUNIFORM BUILDING CODEUGEUNDERGROUND ELECTRICALUTILUTILITYVERTVERTICALVCPOINT OF VERTICAL CURVATUREWWIDE OR WIDTHW/OWITHOUTW, WAT WATERWBWESTBOUNDWSEWATER SURFACE ELEVATIONWVWATER VALVE
	FOOTING GAS GAUGE GALLON GALVANIZED GRADE BREAK GRADE BREAK GRADE CLEAN OUT GALVANIZED IRON PIPE GROUND GALLONS PER DAY GALLONS PER MINUTE GRATING GRAVEL GALVANIZED STEEL PIPE GATE VALVE HIGH HOSE BIB HORIZONTAL ELLIPTICAL CONCRETE PIPE HEADWALL HORIZONTAL HANDRAIL HOUR HIGH POINT	TCTOP OF CURBTELETELEPHONETEMPTEMPORARYTOBTOP OF BANKTOCTOP OF CONCRETETOTTOTALTRANSTRANSITIONTWTOP OF WALLTYPTYPICALUBCUNIFORM BUILDING CODEUGEUNDERGROUND ELECTRICALUTILUTILITYVERTVERTICALVCPOINT OF VERTICAL CURVATUREWWIDE OR WIDTHW/OWITHOUTW, WATWATERWBWESTBOUNDWSEWATER SURFACE ELEVATIONWVWATER VALVE

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	LOT LINE	
· · · · · · ·	RIGHT OF WAY	
	CENTERLINE	
	FLOOD PLAIN	· ·
	LIMITS OF DISTURBANCE	LOD
	SWALE / STREAM FLOWLINE	
x	OVERFLOW RELIEF PATH	X
	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	
E	HANDICAP PARKING	e.
	SIGHT TRIANGLE	
	SIGN(S)	
	PARKING COUNT INDICATOR	
5825	MAJOR CONTOUR	→ · · · · · · · · · · · · · · · · · · ·
5822	MINOR CONTOUR	5822
$52 \frac{22}{FG} \qquad \qquad 5236 \frac{22}{FG}$	SPOT ELEVATION	$52\frac{22}{FG}$ $5236\frac{22}{FG}$
FG FG FG		• FG • FG
	RIP RAP	
	WATER LINE	X'' W
M (M)	WATER METER	M
\otimes	WATER VALVE	\boxtimes
	WATER REDUCER	
~		~
SS;	FIRE HYDRANT SANITARY LINE	X" SS
	SANITARY LINE SANITARY MANHOLE	
•	SANITARY MANHOLE	•
	STORM SEWER PIPE	
\bigcirc	STORM SEWER MANHOLE	\odot \odot
	STORM SEWER INLET	
Re		8
	STORM SEWER FLARED END SECTION STORM SEWER HEADWALL	
	UNDERGROUND ELECTRIC	
E	OVERHEAD ELECTRIC	E
ø	UTILITY POLE	OHE
ý ¢	STREET LIGHT	л Т
CATV	CABLE TV SERVICE	CATV
— т —	TELECOM SERVICE	т
F0	FIBER OPTIC SERVICE	FO
G	NATURAL GAS SERVICE	G
	TREE	

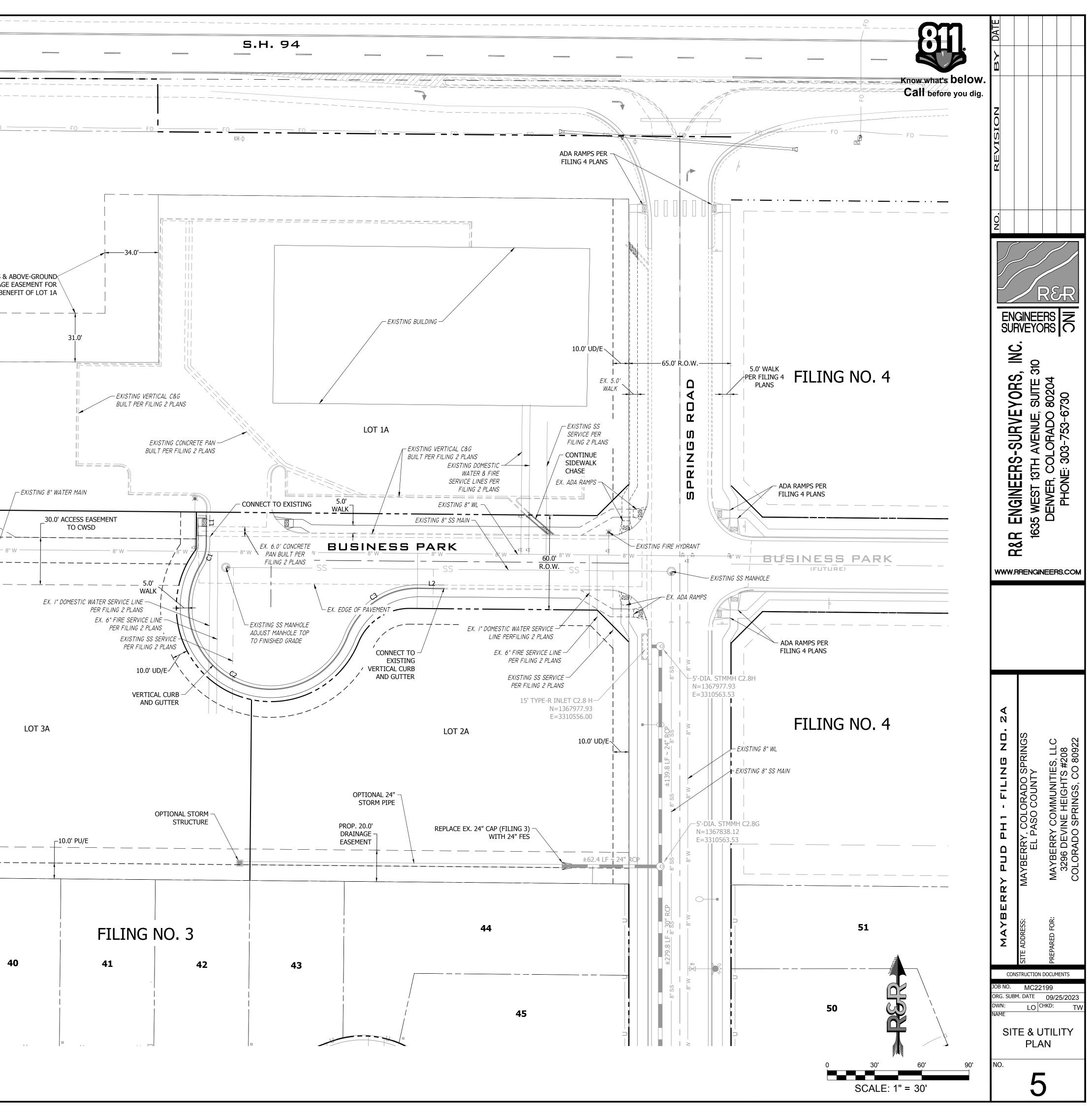


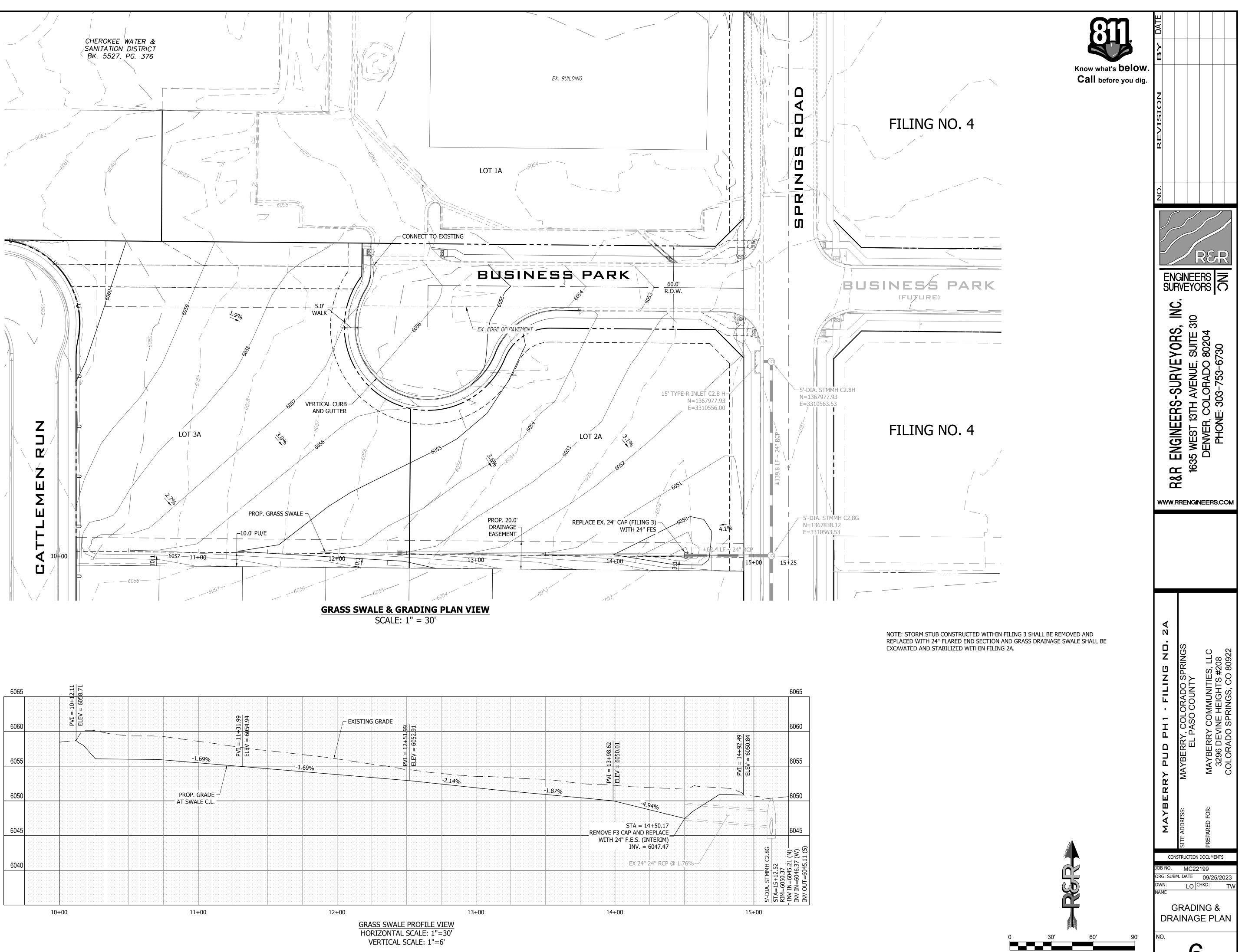






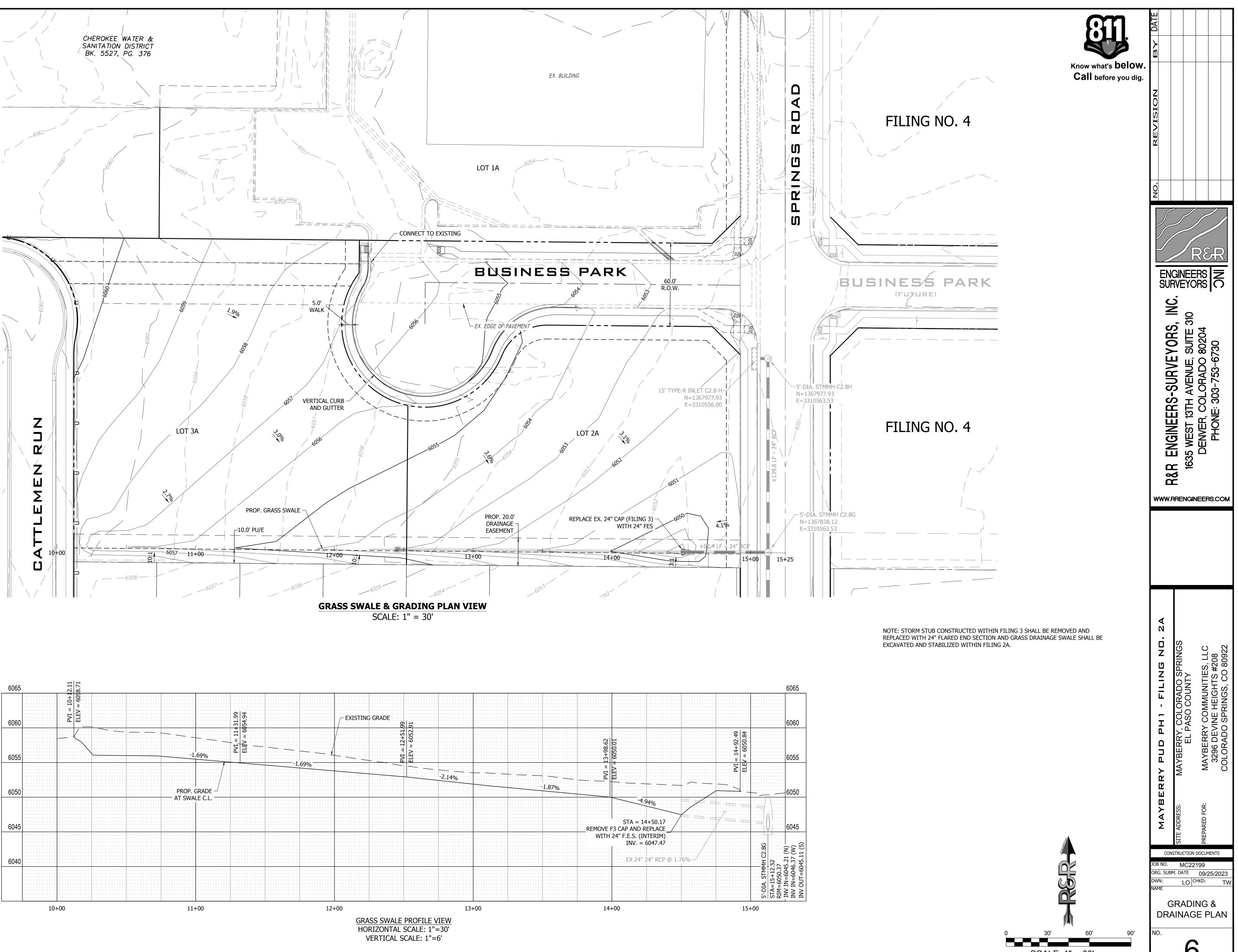
LINE TABLE @ FL		FO -
LINE # BEARING DISTANCE	Υ	φ
L1 S0°12'00"W 18.27'		EBOX
L2 S89°16'11"E 16.30'		EM
CURVE TABLE @ FL		
CURVE # LENGTH RADIUS DELTA		
C1 13.79' 25.50' 30°59'07"	CHEROKEE WATER &	
C2 172.60' 52.00' 190°10'52"	SANITATION DISTRICT BK. 5527, PG. 376	
C3 58.23' 48.00' 69°30'46"		ACCESS &
		STORAGE BEN
	TDACT	
	TRACT TRACT A B B	
	16.0' PU/E	
	8" W	8
	38	
LEGEND		
INTERIM STORM SEWER PIPE		
FUTURE STORM SEWER PIPE	37 ±	
EXISTING STORM SEWER PIPE		
STORM SEWER FLARED END SECTION		
STORM SEWER INLET		
EXISTING WATER LINE X" W	36	
EXISTING SANITARY SS		
EXISTING SANITARY MANHOLE		
EXISTING FIBER OPTIC FO		
EXISTING GAS MAIN G		
EX. OVERHEAD ELECTRIC OHE	35	
EX. UNDERGROUND ELECTRIC E		
LOT LINE		
		ſ
CENTER LINE		
EX. MAJOR CONTOUR 5825 EX. MINOR CONTOUR 5822	34	
EX. MINOR CONTOUR — …		
PROP. MINOR CONTOUR 5822 EX. VERT. CURB & GUTTER = = = = = = = = = = = = = = = = = = =		



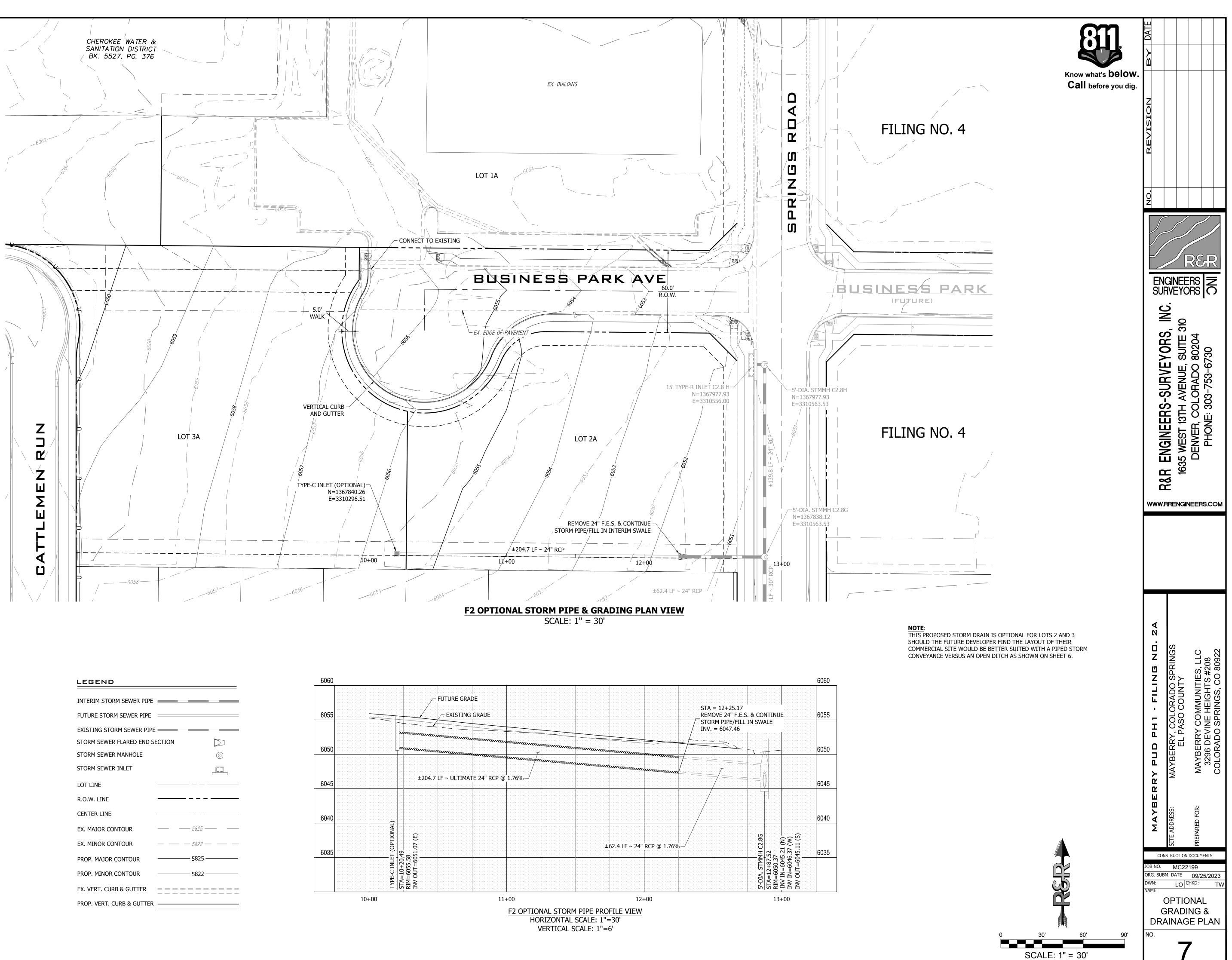


LEGEND

INTERIM STORM SEWER PIPE			_
FUTURE STORM SEWER PIPE			
EXISTING STORM SEWER PIPE			_
STORM SEWER FLARED END SE	ECTION		\sum
STORM SEWER MANHOLE			\odot
STORM SEWER INLET			
LOT LINE			
R.O.W. LINE			
CENTER LINE			
EX. MAJOR CONTOUR		- 5825 ——	
EX. MINOR CONTOUR		- 5822 —	
PROP. MAJOR CONTOUR		- 5825	
PROP. MINOR CONTOUR		5822	
EX. VERT. CURB & GUTTER			
PROP. VERT. CURB & GUTTER			

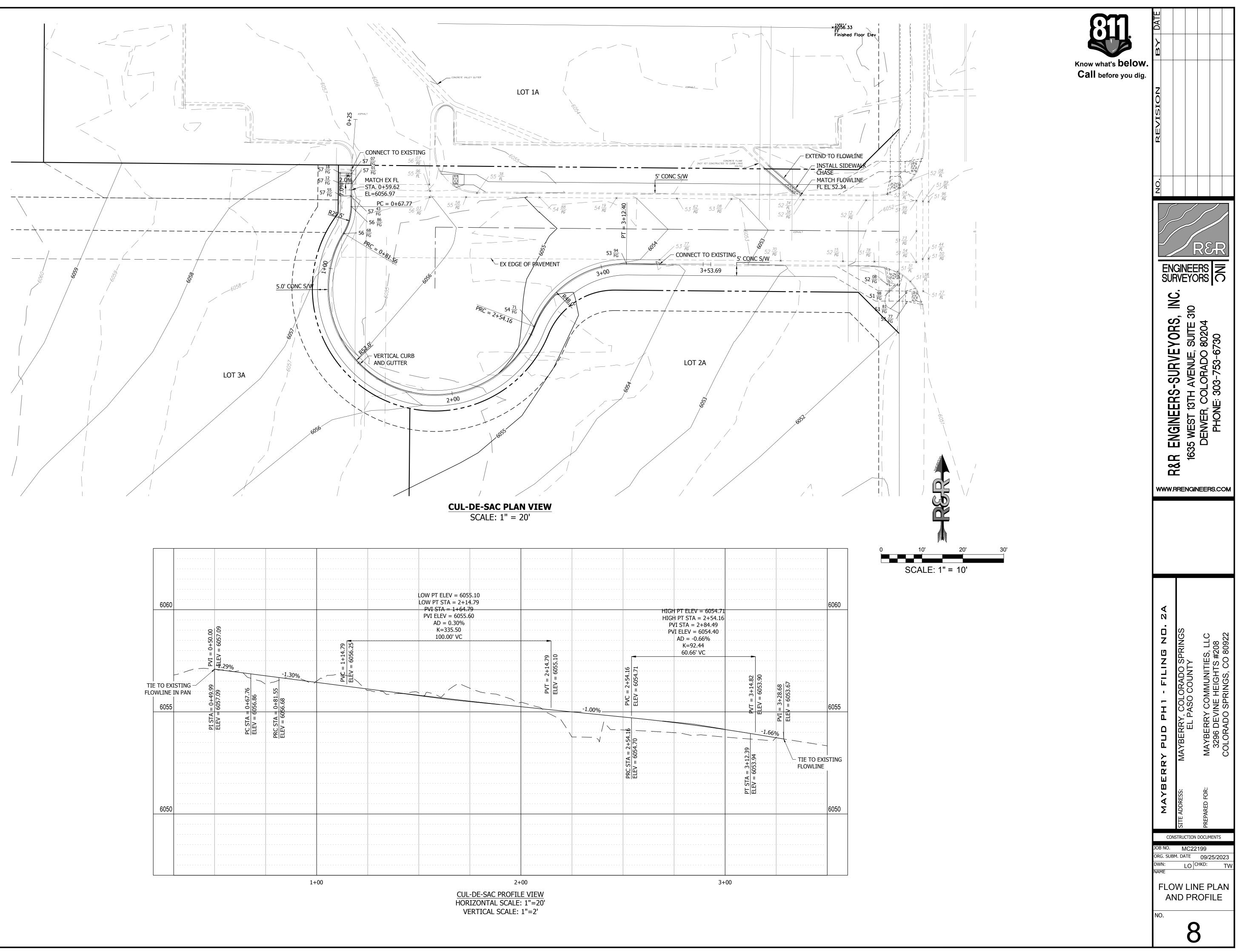


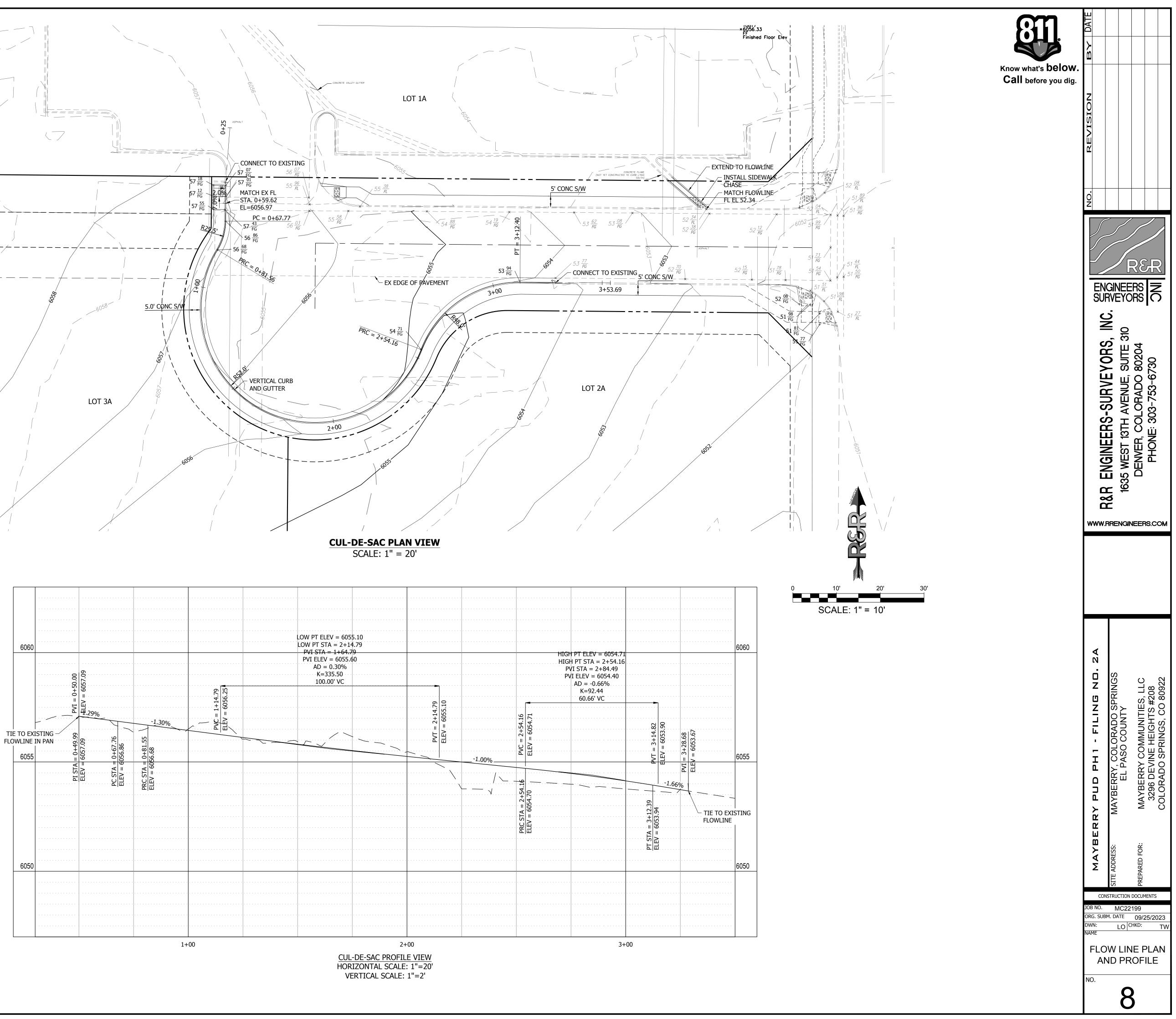
SCALE: 1" = 30'

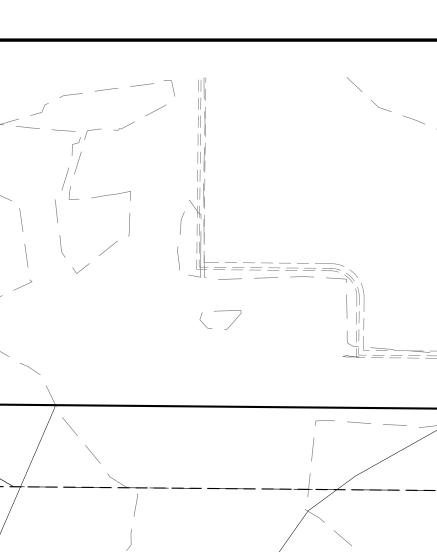


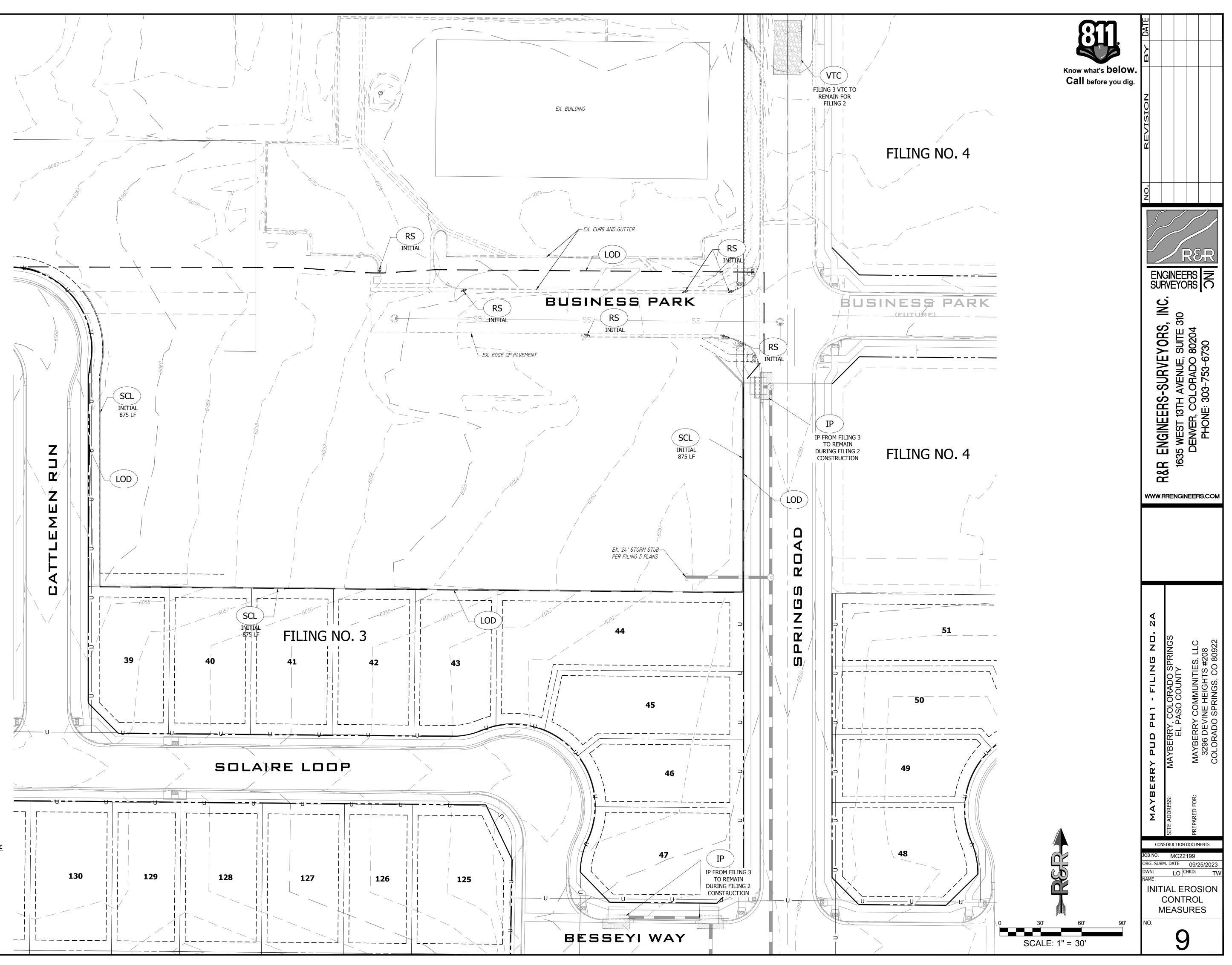
LEGEND			
INTERIM STORM SEWER PIPE			
FUTURE STORM SEWER PIPE			
EXISTING STORM SEWER PIPE			_
STORM SEWER FLARED END S	ECTION		
STORM SEWER MANHOLE			\odot
STORM SEWER INLET			
LOT LINE			
R.O.W. LINE			
CENTER LINE			
EX. MAJOR CONTOUR		- 5825 -	
EX. MINOR CONTOUR		- 5822	
PROP. MAJOR CONTOUR		- 5825 -	
PROP. MINOR CONTOUR		- 5822 -	
EX. VERT. CURB & GUTTER			
PROP. VERT. CURB & GUTTER			



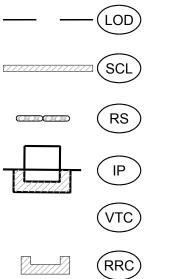








BMP LEGEND



LIMITS OF DISTURBANCE SEDIMENT CONTROL LOG ROCK SOCK

INLET PROTECTION

VEHICLE TRACKING CONTROL

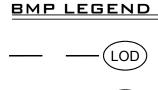
REINFORCED CHECK DAM FOR CULVERT PROTECTION PROP. CUT/FILL BOUNDARY

SCHEDULE OF ACTIVITIES/SEQUENCE

1. INSTALL EROSION CONTROL MEASURES 2. CLEAR & GRUB, GRADING

INTERIM PHASE

- 1. GRADE AREA FOR NEW PARKING LOT CONFIGURATION. 2. INSTALL DETENTION VAULT SYSTEM
- 3. PAVE PARKING LOT
- FINAL PHASE 1. LANDSCAPING
- 2. SITE CLEAN UP 3. REMOVE EROSION CONTROL MEASURES



LIMITS OF DISTURBANCE —(LOD) ⊐(scl) SEDIMENT CONTROL LOG (RS) (VTC) (RRC)

ROCK SOCK INLET PROTECTION VEHICLE TRACKING CONTROL REINFORCED CHECK DAM FOR CULVERT PROTECTION

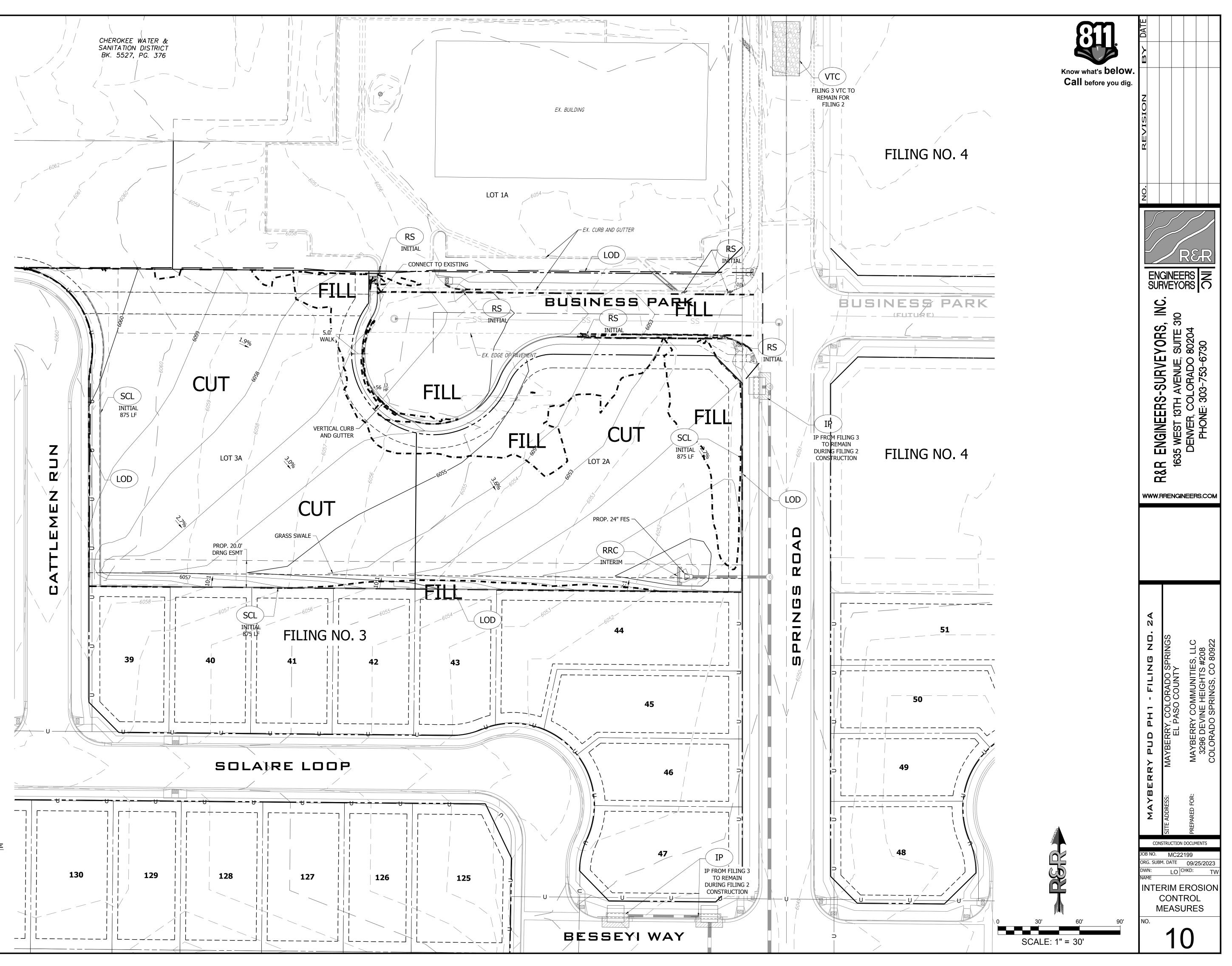
PROP. CUT/FILL BOUNDARY

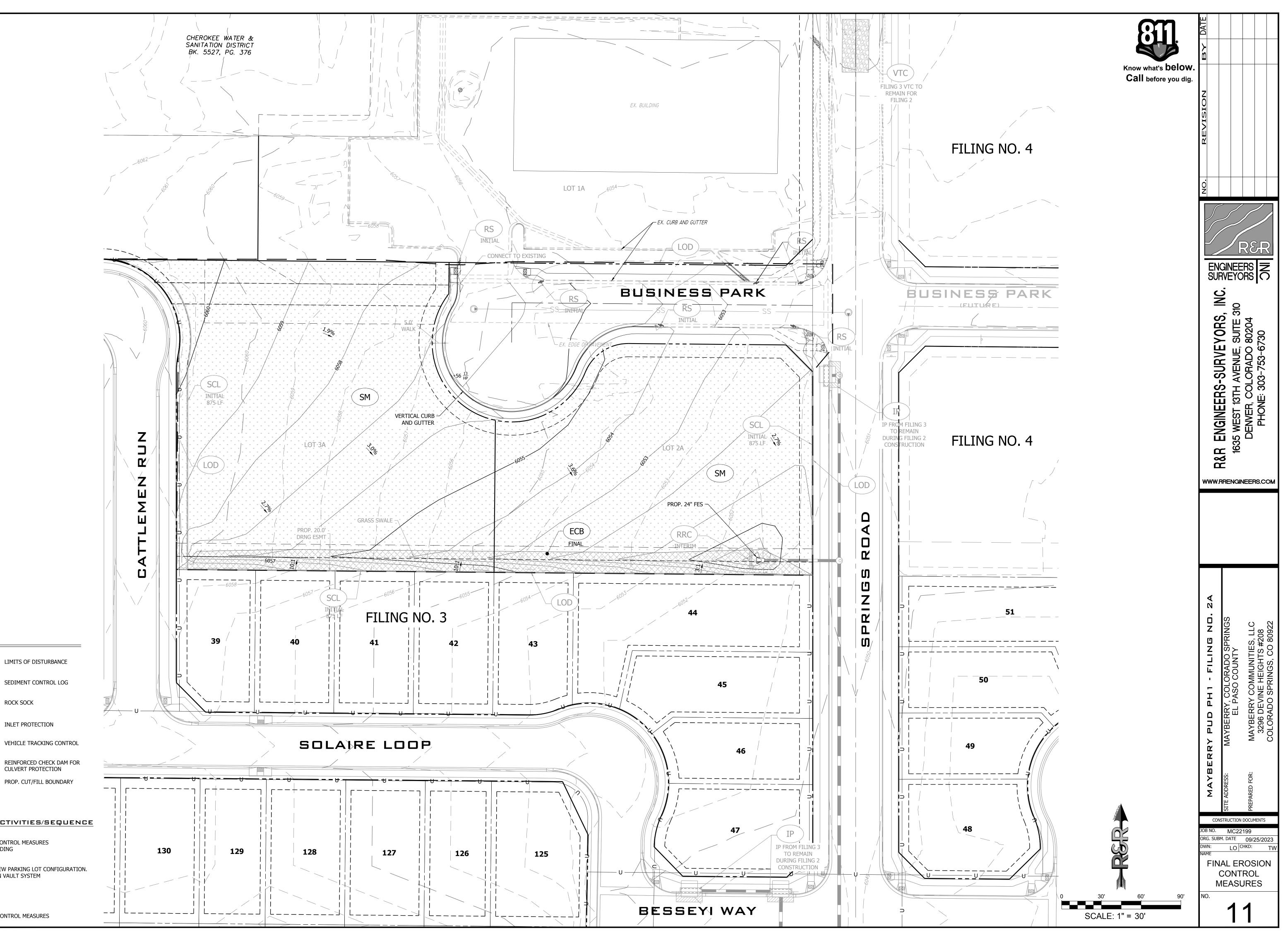
SCHEDULE OF ACTIVITIES/SEQUENCE

INITIAL PHASE 1. INSTALL EROSION CONTROL MEASURES 2. CLEAR & GRUB, GRADING

INTERIM PHASE

- 1. GRADE AREA FOR NEW PARKING LOT CONFIGURATION. 2. INSTALL DETENTION VAULT SYSTEM
- 3. PAVE PARKING LOT
- FINAL PHASE 1. LANDSCAPING
- 2. SITE CLEAN UP 3. REMOVE EROSION CONTROL MEASURES





<u>BMP LEGEND</u>

- —(LOD) ____ ⊴(scl) (RS) (VTC) (RRC)
 - SEDIMENT CONTROL LOG ROCK SOCK

INLET PROTECTION

VEHICLE TRACKING CONTROL

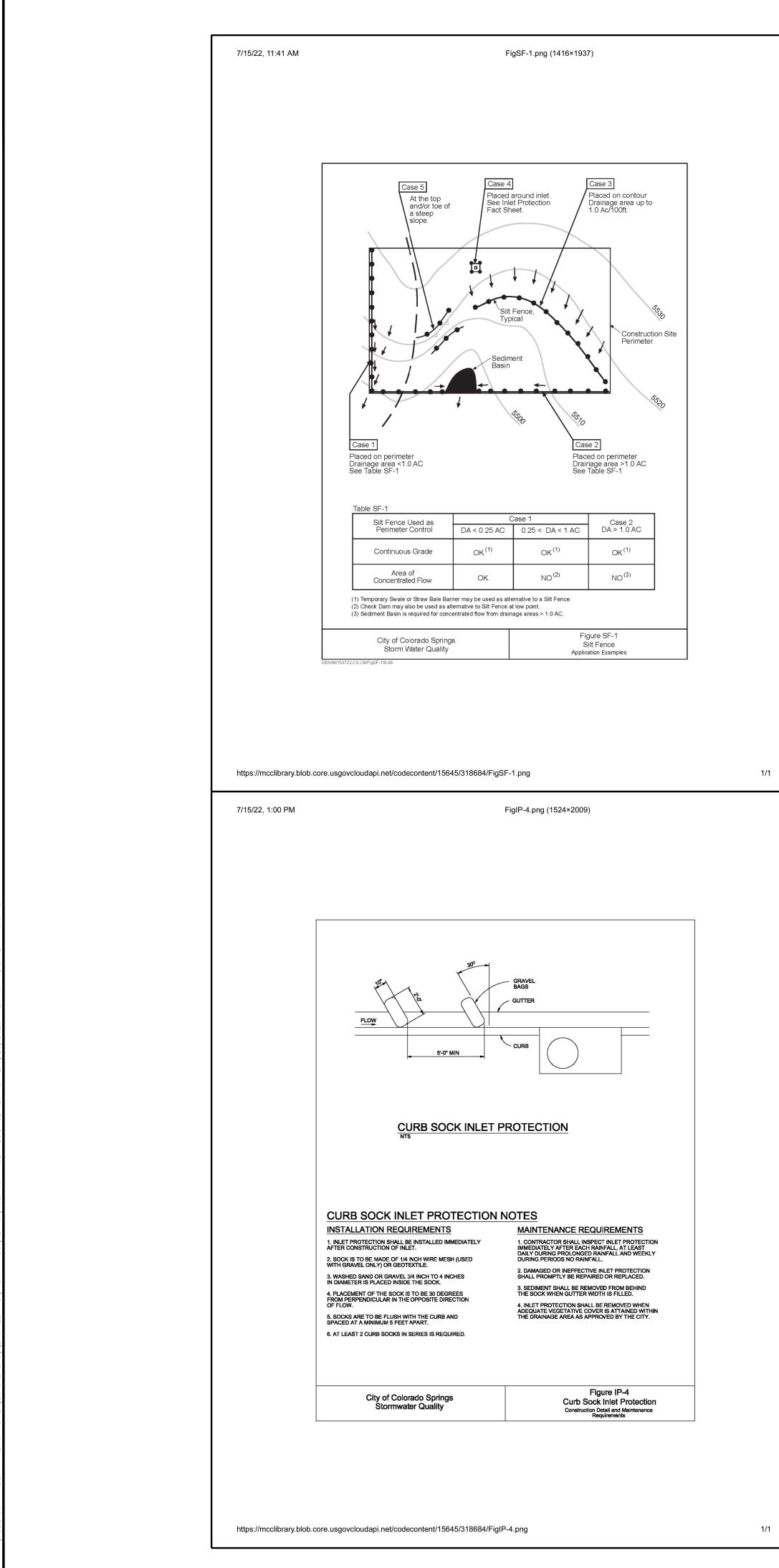
REINFORCED CHECK DAM FOR CULVERT PROTECTION PROP. CUT/FILL BOUNDARY

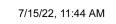
SCHEDULE OF ACTIVITIES/SEQUENCE INITIAL PHASE

1. INSTALL EROSION CONTROL MEASURES 2. CLEAR & GRUB, GRADING

INTERIM PHASE

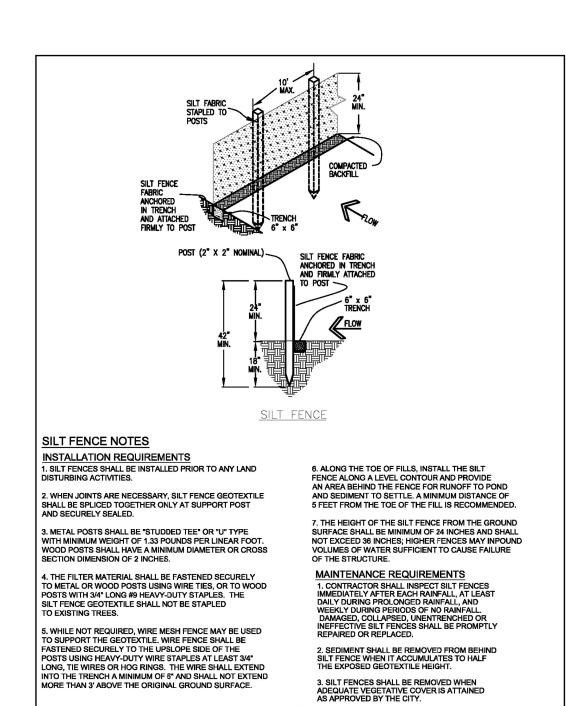
- GRADE AREA FOR NEW PARKING LOT CONFIGURATION.
 INSTALL DETENTION VAULT SYSTEM
- 3. PAVE PARKING LOT
- FINAL PHASE 1. LANDSCAPING
- 2. SITE CLEAN UP 3. REMOVE EROSION CONTROL MEASURES





FigSF-2.png (1559×2055)

7/15/22, 11:48 AM



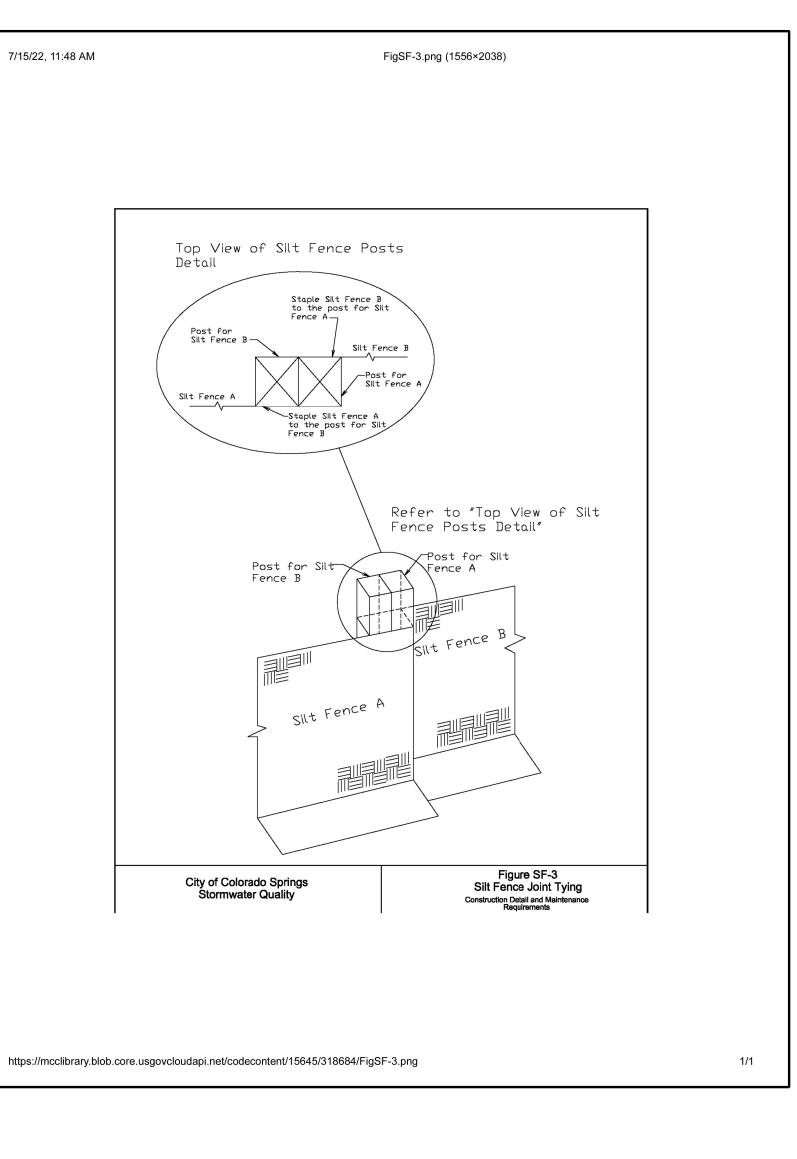
City of Colorado Springs

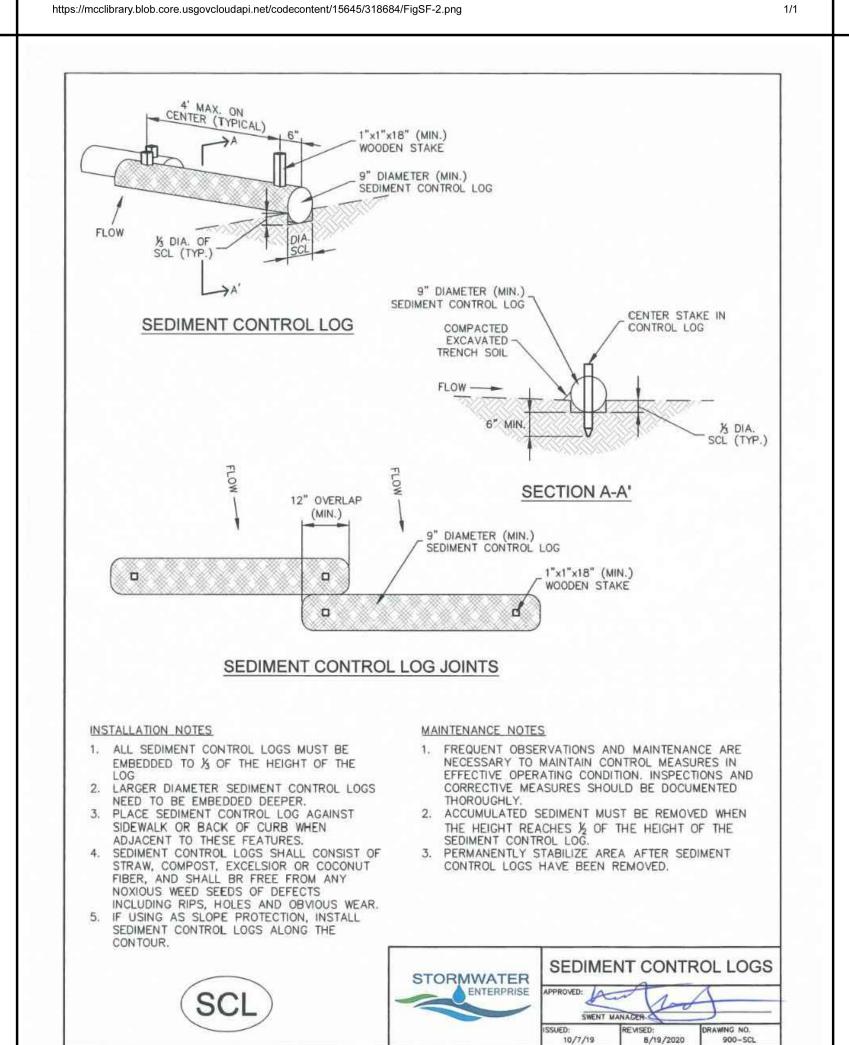
Stormwater Quality

Figure SF-2

Silt Fence

Construction Detail and Maintenance Requirements





Exponential before you dig	DI ENGINEEDS-SIIDVEVODS INC	1635 WEST 13TH AVENUE, SUITE 310	DENVER, COLORADO 80204 BHONE: 303-753-6730 COLORADO 80204 BHONE: 303-753-6730 COLORADO 80204 COLORADO 8004 COLORADO 8004 COLO	
	MAYBERRY PUD PH1 - FILING NO. 2A	SITE ADDRESS: MAYBERRY, COLORADO SPRINGS EL PASO COUNTY	PREPARED FOR: MAYBERRY COMMUNITIES, LLC 3296 DEVINE HEIGHTS #208 COLORADO SPRINGS, CO 80922	
	CON: JOB NO. ORG. SUBP DWN: NAME	MC221 M. DATE	DOCUMENTS 199 09/25/2023 ^{HKD:} TV	 V