

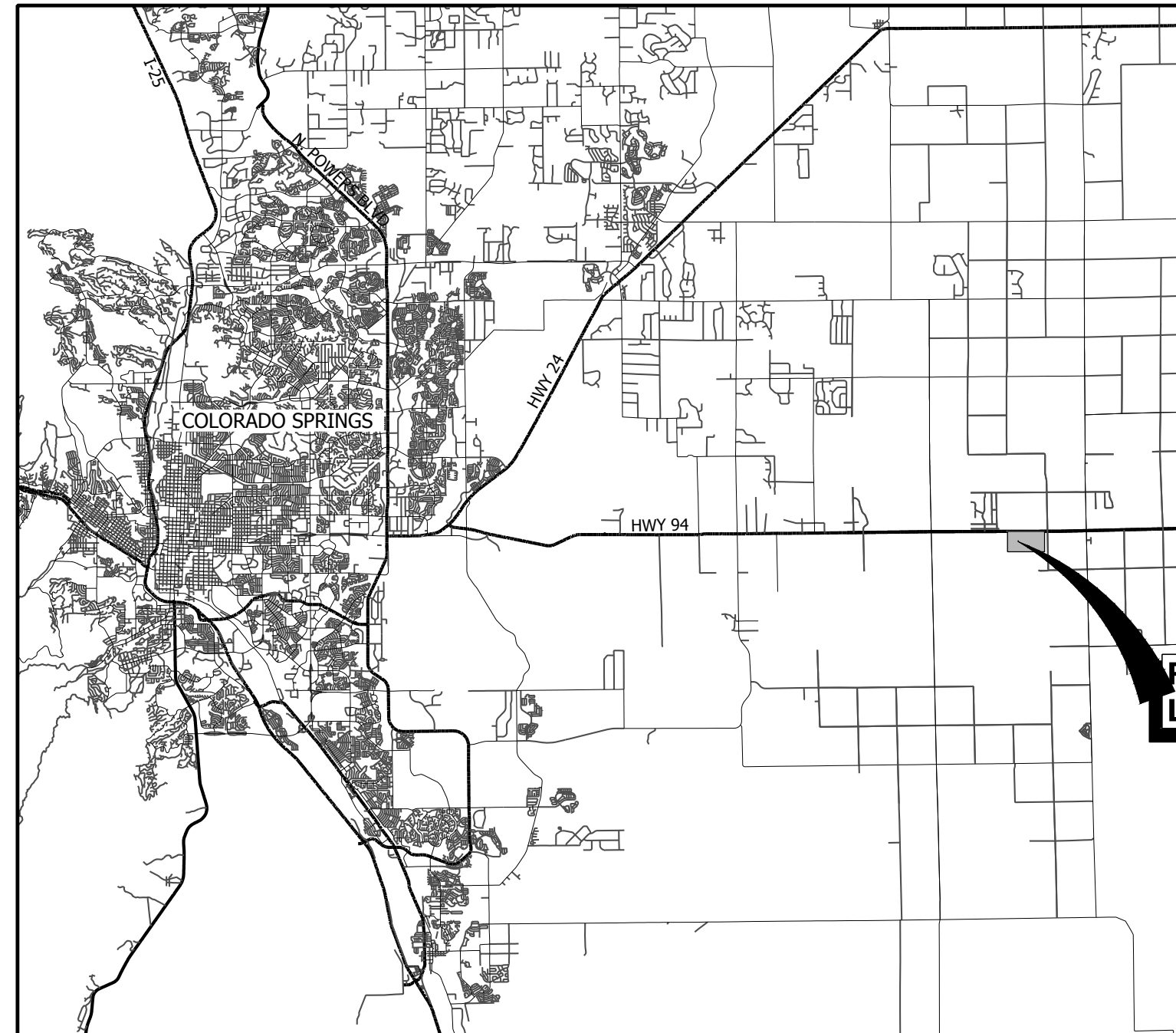
CONSTRUCTION DOCUMENTS MAYBERRY, COLORADO - FILING NO. 2A

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, MAYBERRY, COLORADO SPRINGS FILING NO. 2, 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 EAST OF ATCHISON WAY 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

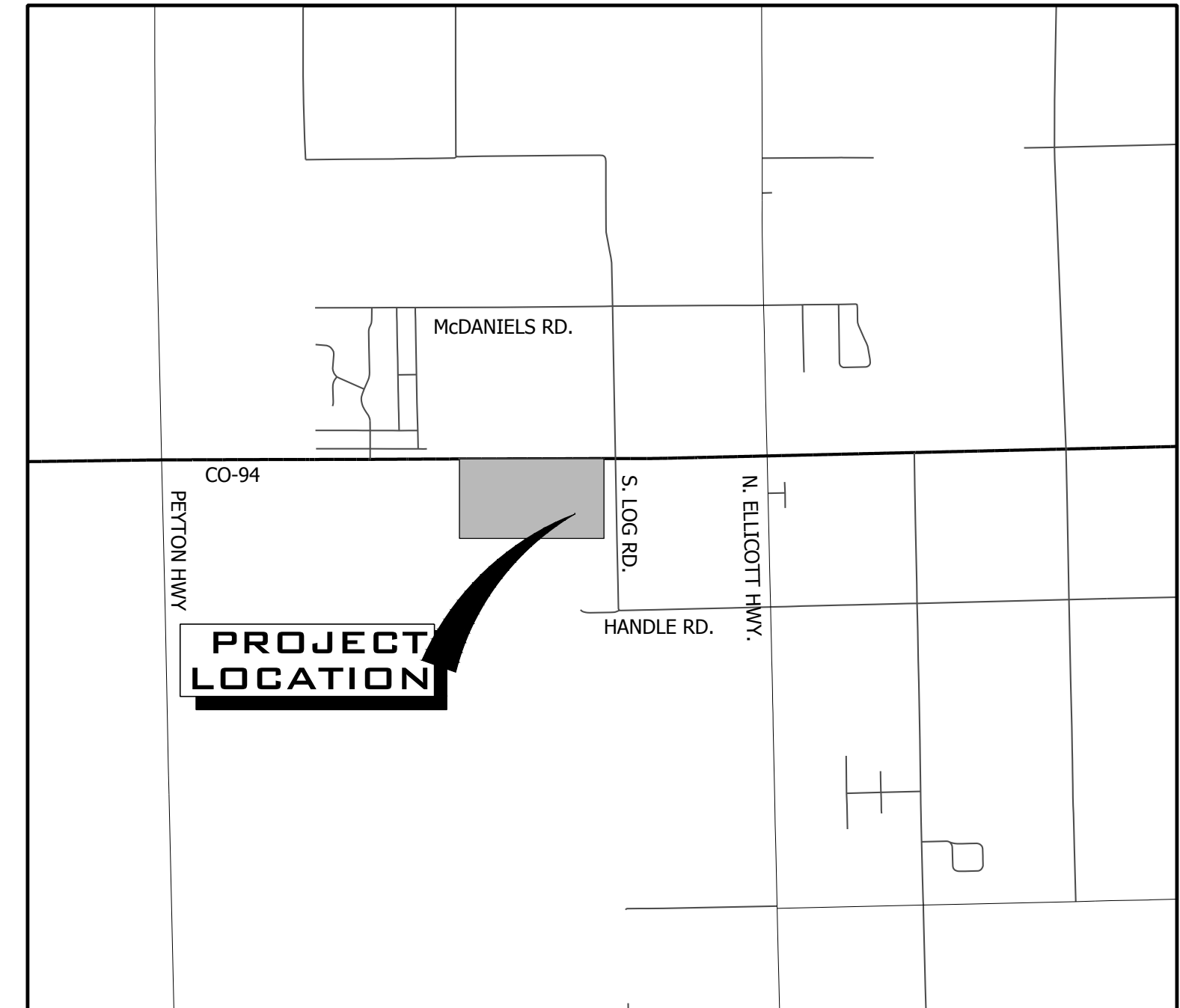


Know what's below.
Call before you dig.

CONTACT LIST			
DEVELOPER	CIVIL ENGINEER	SURVEYOR	COUNTY ENGINEERING
MAYBERRY COMMUNITIES, LLC	R&R ENGINEERS-SURVEYORS, LLC	R&R ENGINEERS-SURVEYORS, LLC	EL PASO COUNTY DEVELOPMENT SERVICES
3296 DEVINE HEIGHTS #208 COLORADO SPRINGS, CO 80922 719-922-2181 CONTACT: SCOTT SOUDERS	1635 WEST 13TH AVENUE, SUITE 310 DENVER, CO 80204 303-753-6730 CONTACT: CLIF DAYTON, P.E.	1635 13TH AVENUE, SUITE 310 DENVER, CO 80204 303-753-6730 CONTACT: MR. DARELL DeLAP	2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80922 719-520-6300
STATE HIGHWAY	WATER/WASTEWATER	GAS DEPARTMENT	ELECTRIC DEPARTMENT
COLORADO DEPARTMENT OF TRANSPORTATION, REGION 2	ELLCOTT UTILITIES COMPANY, LLC	BLACK HILLS ENERGY	MOUNTAIN VIEW ELECTRIC ASSOCIATION
5615 WILLS BLVD. PUEBLO, CO 81008 MR. ART GONZALES (REFERENCE CDDT ACCESS PERMITS NO. 218053 & 218054)	PO BOX 64257 COLORADO SPRINGS, CO 80962 719-426-7810 CONTACT: JASON KVOLS	1515 WYNKOOP ST #500 DENVER, CO 80202 719-359-3176 CONTACT: SEBASTIAN SCHWENDER	11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 719-495-2283 CONTACT: MR. DAVE WALDNER



VICINITY MAP
SCALE 1" = 20,000'



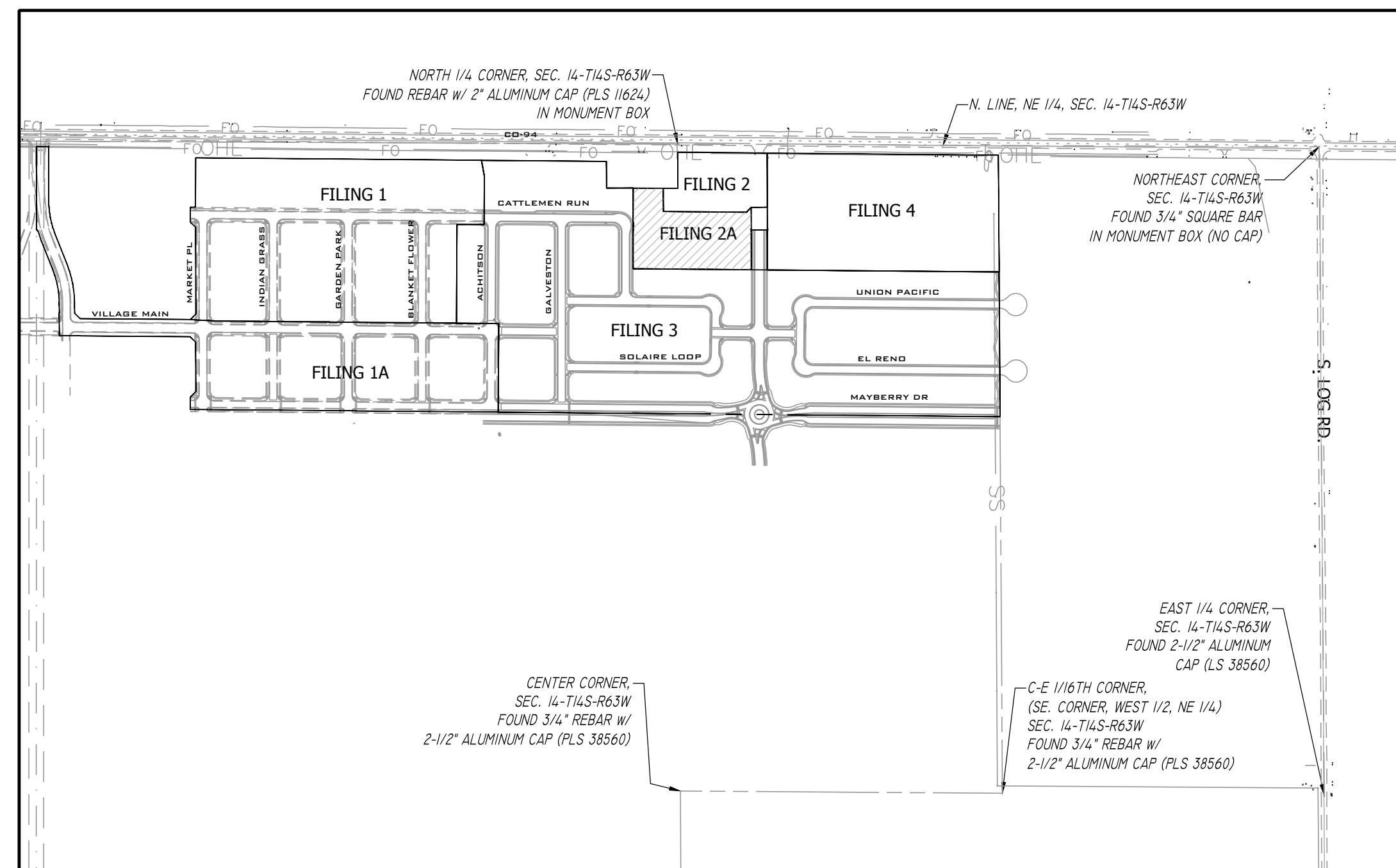
VICINITY MAP
SCALE 1" = 5,000'

Sheet List Table	
Sheet Number	Sheet Title
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. _____ Date _____
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.

Owner Signature _____ Date _____



SITE MAP
SCALE 1" = 500'

PCD 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 _____

El Paso County:

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

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

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

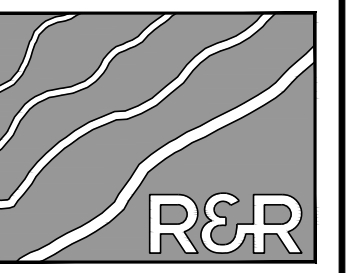
Joshua Palmer, P.E. _____ Date _____
County Engineer/ECM Administrator

P:\1114\1114\22199\MAYBERRY FILING NO. 2\1114-22199-2.DWG - CIV - CD.DWG, PLOT DATE: 9/28/2023 4:13:35 PM, BY: JLN, GORDAY

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.

NO.	REVISION	BY	DATE



ENGINEERS
SURVEYORS

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

WWW.RRENINEERS.COM

MAYBERRY PUD PH 1 - FILING NO. 2A

SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
3296 DEVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS			
JOB NO.	MC22199	ORG. SUBM. DATE	12/22/2022
DWN:	JMP	CHKD:	CJD
NAME			

COVER SHEET

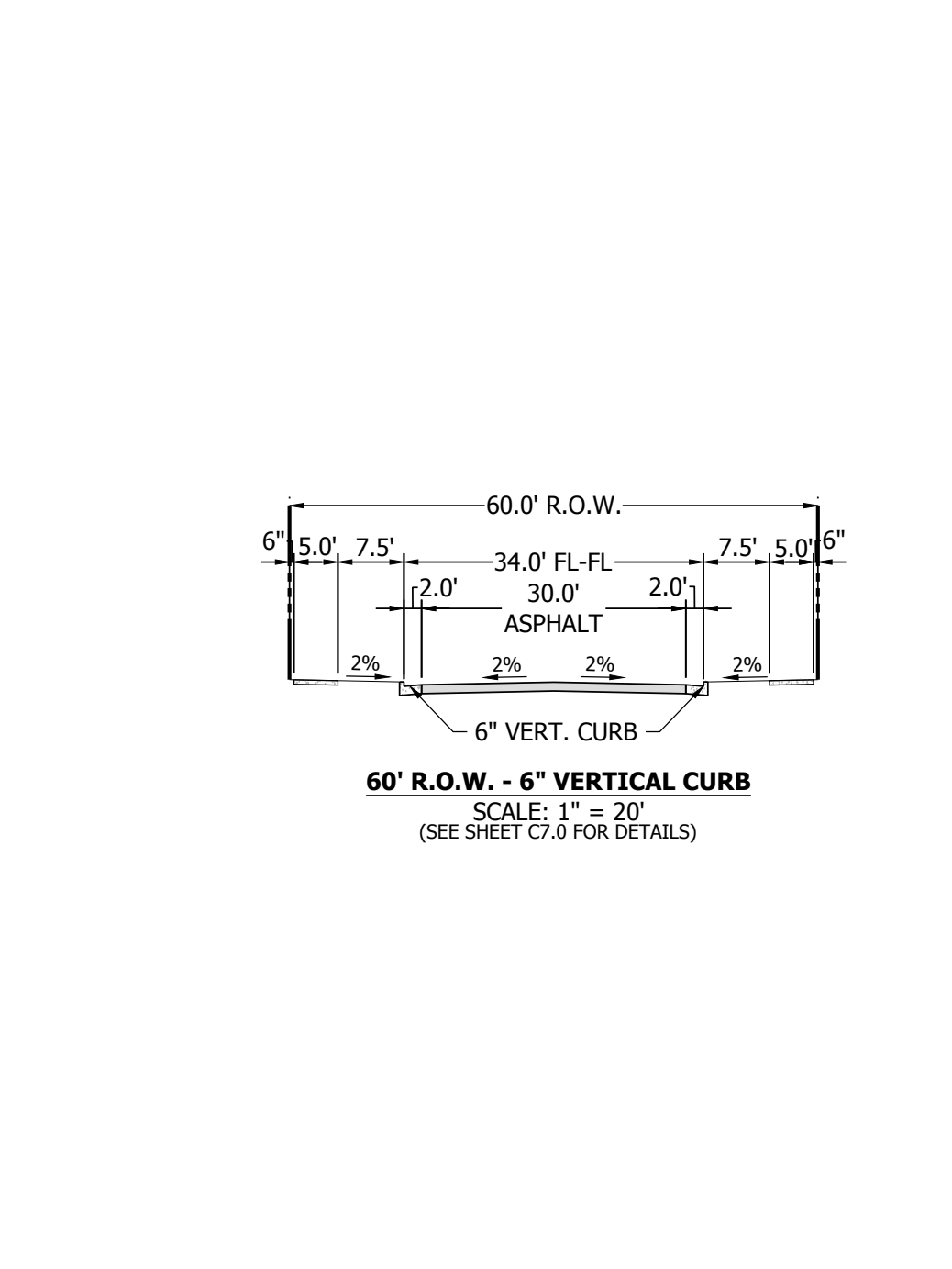
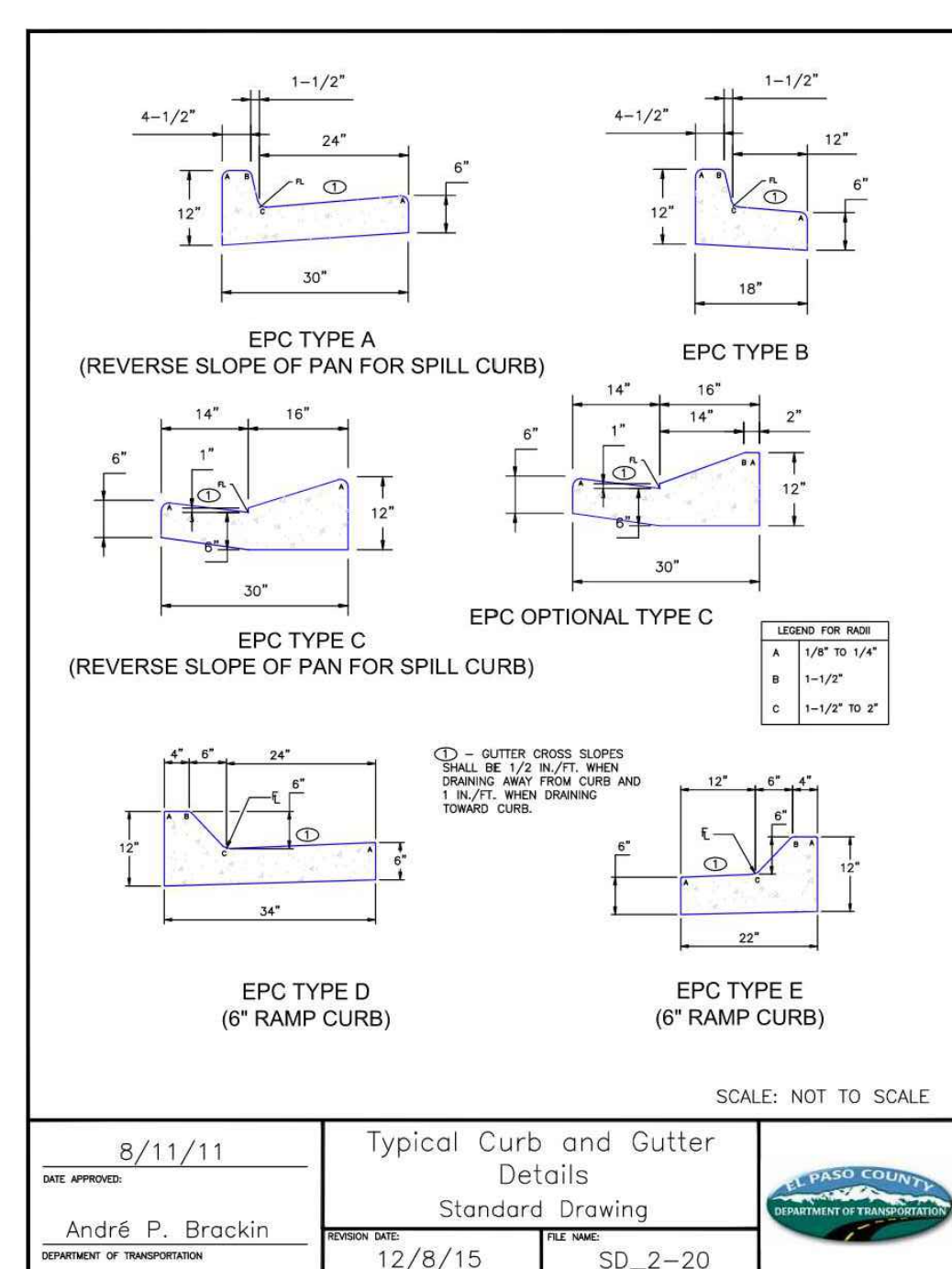
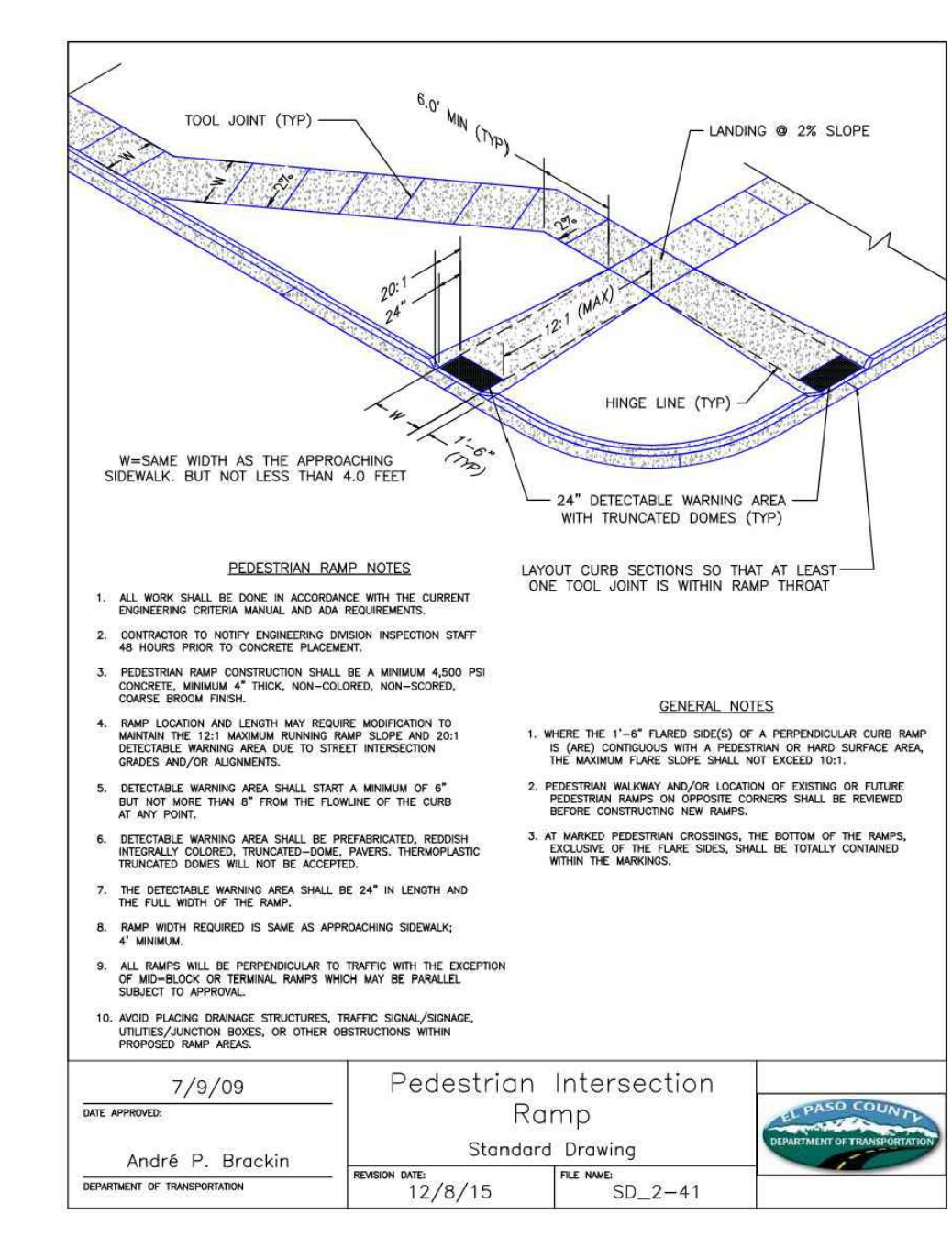
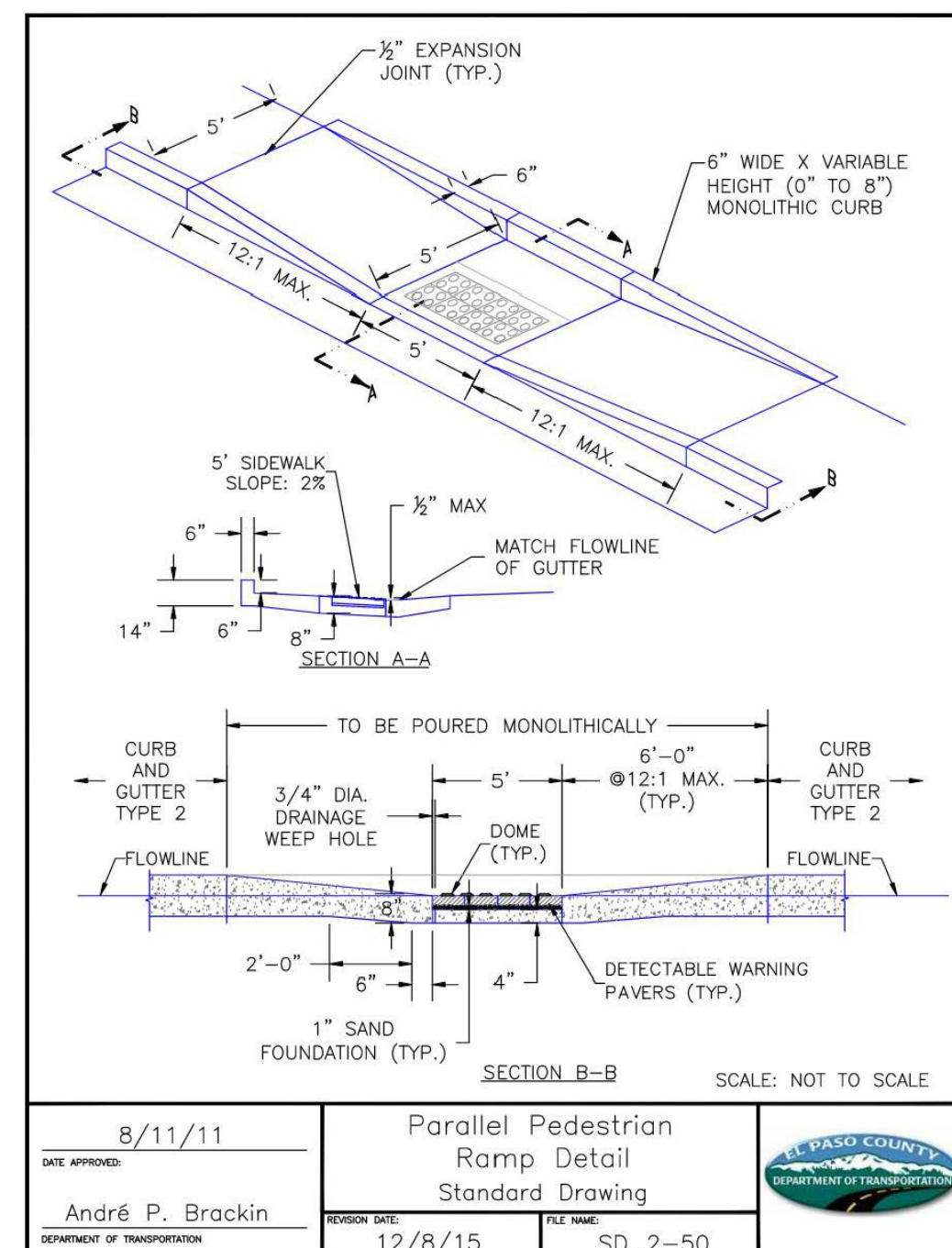
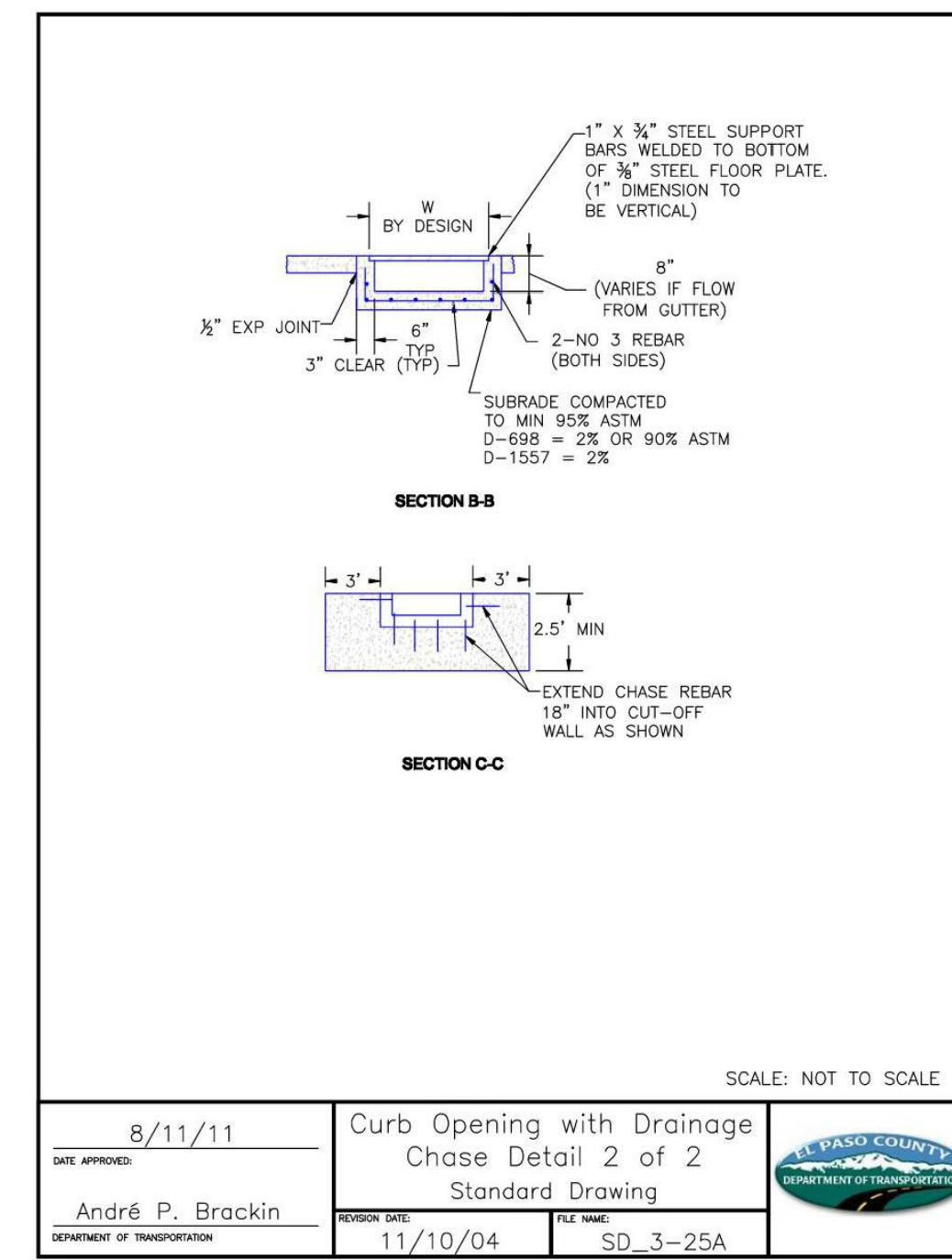
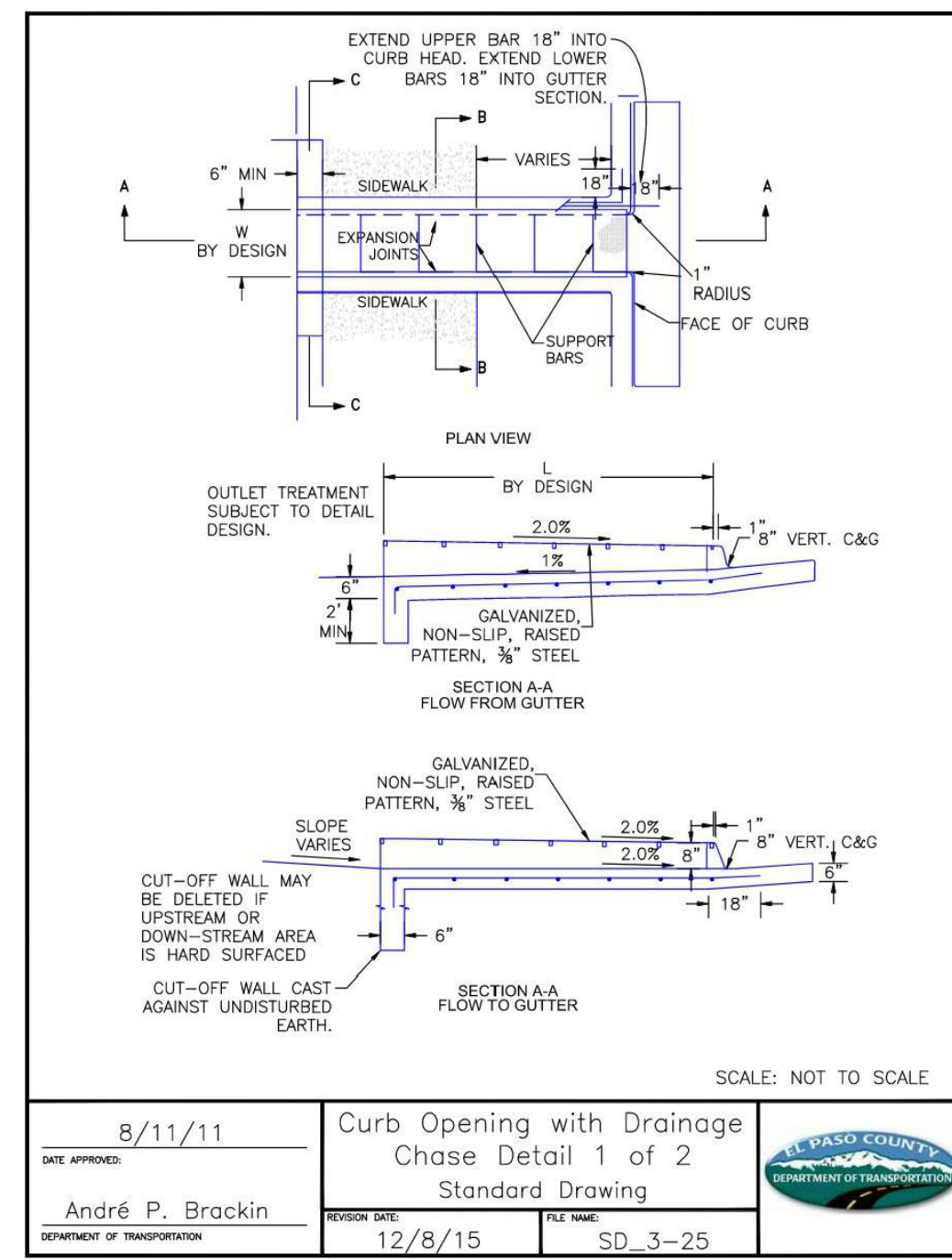
No. 1

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

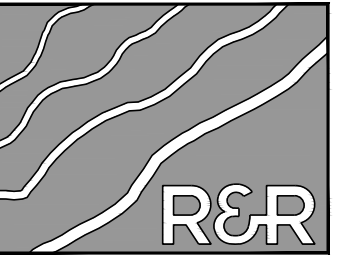
MASTER LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTERLINE	---
---	FLOOD PLAIN	---
---	LIMITS OF DISTURBANCE	LOD
---	SWALE / STREAM FLOWLINE	---
---	OVERFLOW RELIEF PATH	---
X	FENCE LINE	X
---	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	5825
---	MINOR CONTOUR	5822
---	SPOT ELEVATION	52 22 FG 5236 22 FG
---	RIP RAP	---
---	WATER LINE	X" W
---	WATER METER	---
---	WATER VALVE	---
---	WATER REDUCER	---
---	FIRE HYDRANT	---
---	SANITARY LINE	X" SS
---	SANITARY MANHOLE	---
---	SANITARY CLEANOUT	---
---	STORM SEWER PIPE	---
---	STORM SEWER MANHOLE	---
---	STORM SEWER INLET	---
---	STORM SEWER FLARED END SECTION	---
---	STORM SEWER HEADWALL	---
---	UNDERGROUND ELECTRIC	E
---	OVERHEAD ELECTRIC	OHE
---	UTILITY POLE	---
---	STREET LIGHT	---
---	CABLE TV SERVICE	CATV
---	TELECOM SERVICE	T
---	FIBER OPTIC SERVICE	FO
---	NATURAL GAS SERVICE	G
---	TREE	---
---	TREE LINE	---



Know what's below.
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NO.	REVISION	BY	DATE



ENGINEERS SURVEYORS

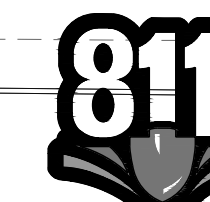
R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

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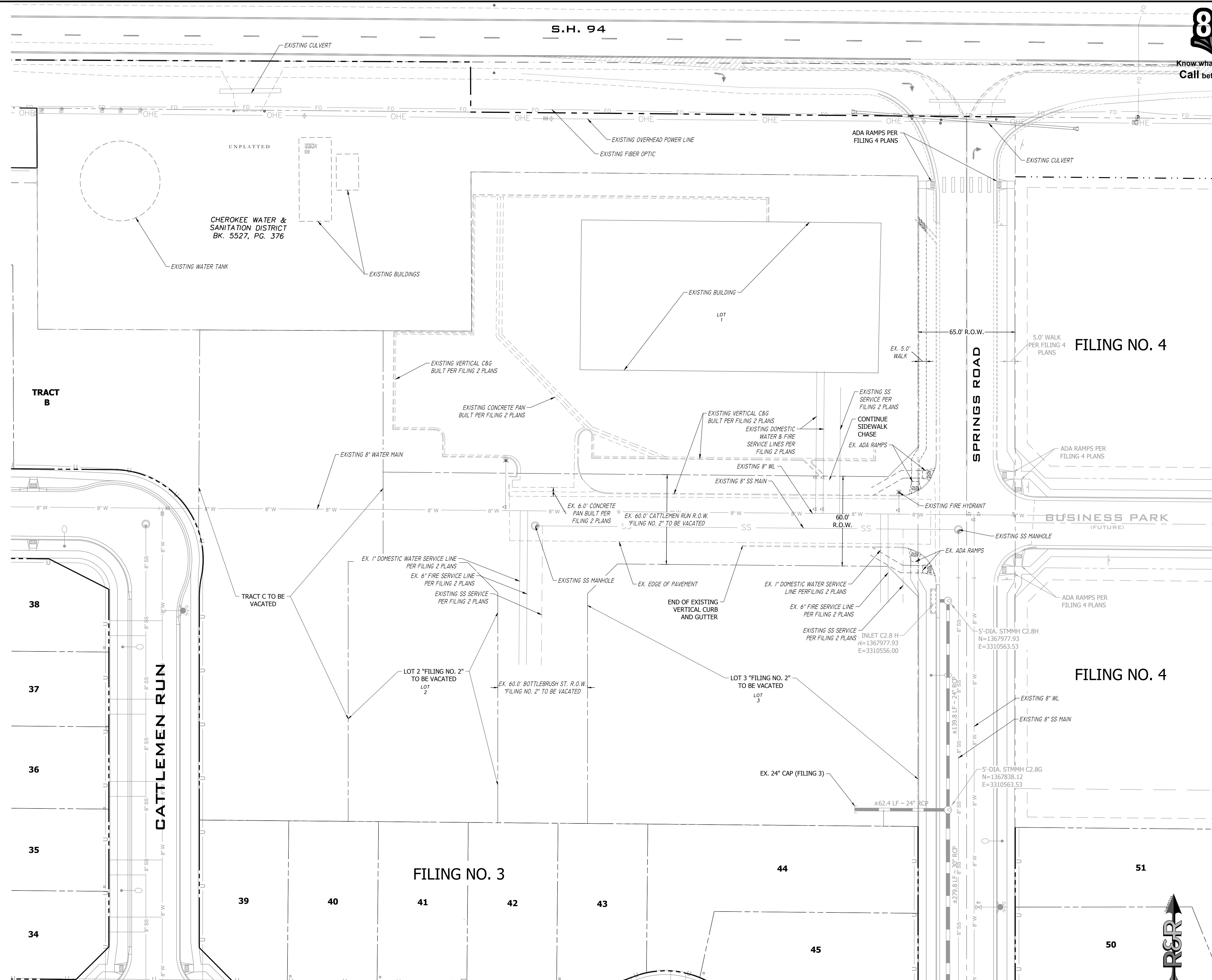
MAYBERRY PUD PH 1 - FILING NO. 2A
MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
MAYBERRY COMMUNITIES, LLC
3296 DEVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS	
JOB NO.	MC22199
ORG. SUBM. DATE	09/25/2023
DWN:	LO CHKD: TW
LEGEND, ABBREVIATIONS & DETAILS	
NO.	3

P:\P\1\MC22199\MAYBERRY PUD PH 1 - FILING NO. 2 - LOTS 2 & 3\ENGINEERING\DRAWINGS\PLANS\MC22199 - NOTES.DWG - PLOT DATE: 09/29/2023 4:14:02 PM BY: LANK GORDY

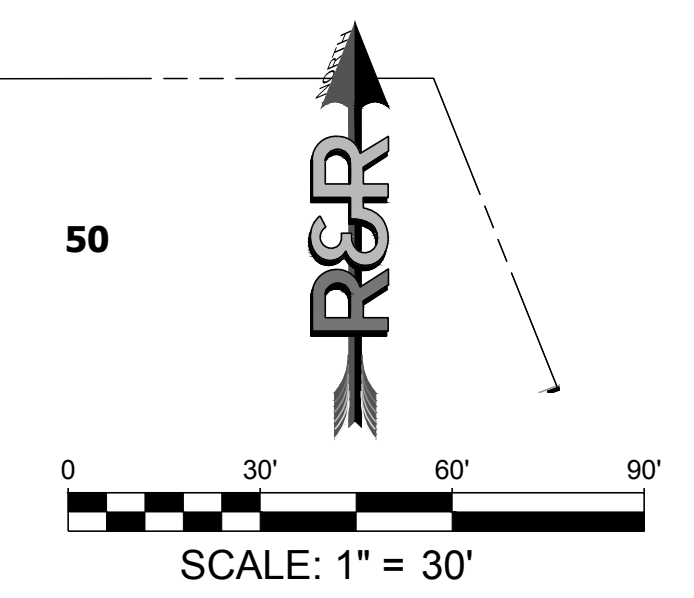


Know what's below.
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LEGEND

EXISTING WATER LINE	X" W
EXISTING SANITARY	SS
EXISTING SANITARY MANHOLE	⊕
EXISTING FIBER OPTIC	FO
EXISTING GAS MAIN	G
EX. OVERHEAD ELECTRIC	OHE
EX. UNDERGROUND ELECTRIC	E
LOT LINE	---
R.O.W. LINE	- - - -
CENTER LINE	---
EX. MAJOR CONTOUR	5825
EX. MINOR CONTOUR	5822
EX. VERT. CURB & GUTTER	



NO.	REVISION	BY	DATE

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

WWW.RRENGINEERS.COM

MAYBERRY 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

CONSTRUCTION DOCUMENTS

JOB NO.	MC22199
ORG. SUBM. DATE	09/25/2023
DWN:	LO
CHKD:	TW
NAME	

EXISTING
 CONDITIONS PLAN

NO. **4**

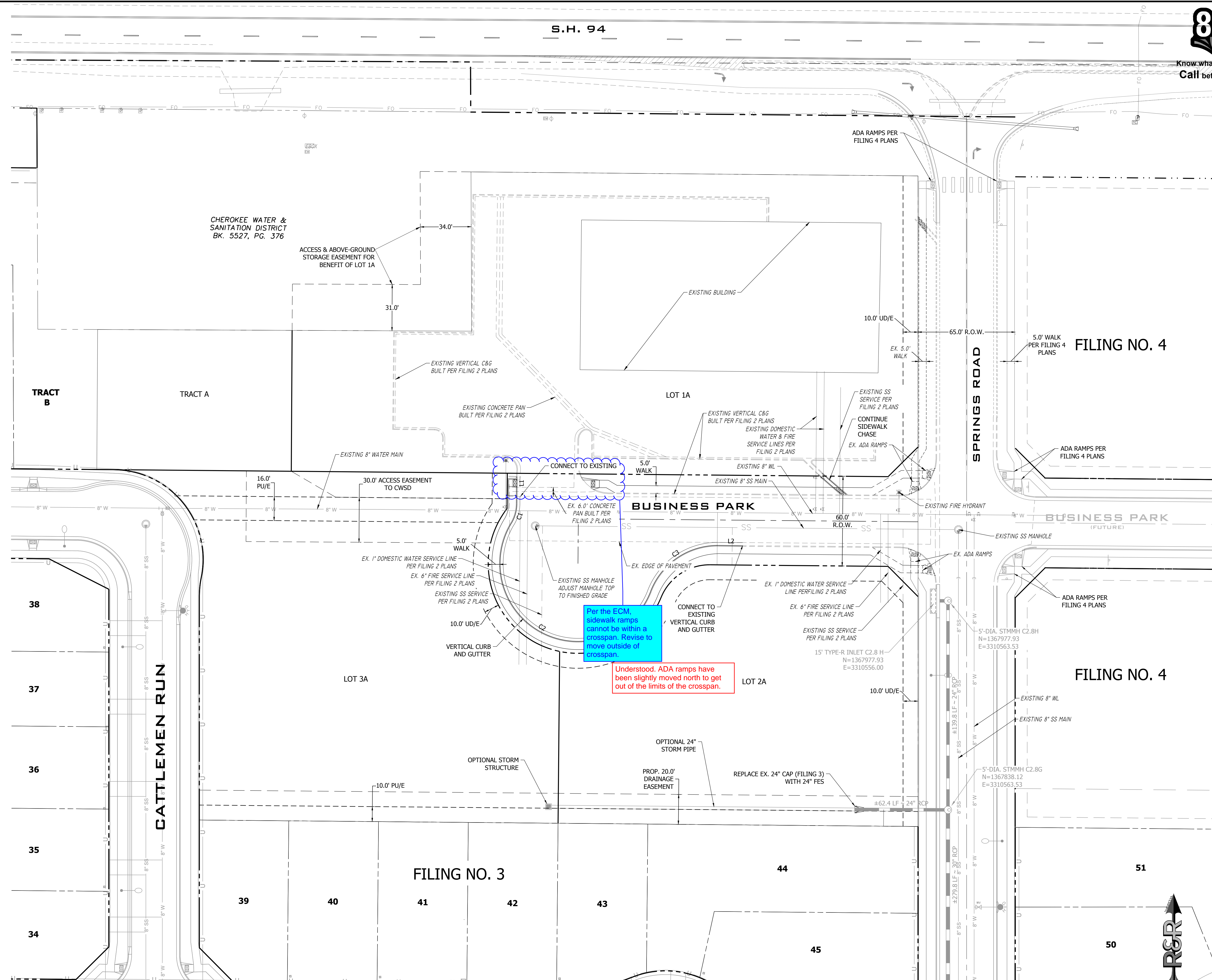
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LINE TABLE @ FL

LINE #	BEARING	DISTANCE
L1	S0°12'00"W	18.27'
L2	S89°16'11"E	16.30'

CURVE TABLE @ FL

CURVE #	LENGTH	RADIUS	DELTA
C1	13.79'	25.50'	30°59'07"
C2	172.60'	52.00'	190°10'52"
C3	58.23'	48.00'	69°30'46"



CHEROKEE WATER & SANITATION DISTRICT
BK. 5527, PG. 376

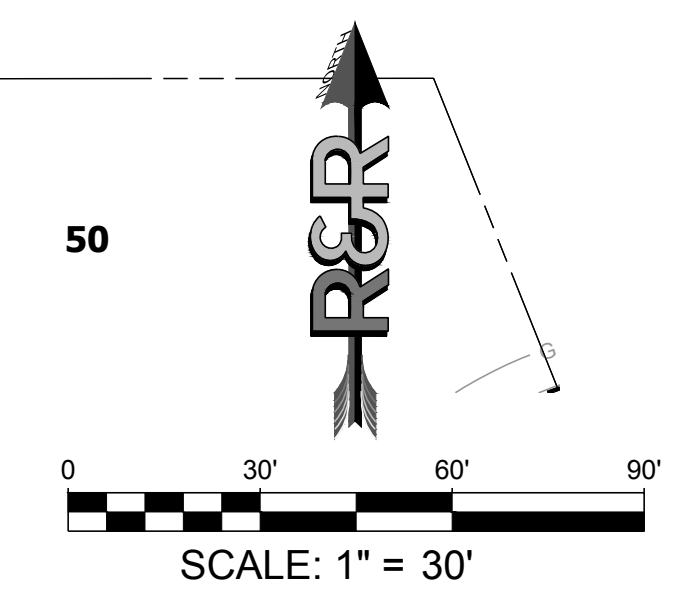
Per the ECM, sidewalk ramps cannot be within a crossspan. Revise to move outside of crossspan.

Understood. ADA ramps have been slightly moved north to get out of the limits of the crossspan.

PATH: P:\MC22199\MAYBERRY\PLNG\NO. 2\LOTS 2 & 3\ENGINEERING\DRAWINGS\PLANS\MCD199 SITE & UTIL PLAN.DWG, PLOT DATE: 9/25/2023 4:14:10 PM, BY: LYN O'GRADY

LEGEND

INTERIM STORM SEWER PIPE	
FUTURE STORM SEWER PIPE	
EXISTING STORM SEWER PIPE	
STORM SEWER FLARED END SECTION	
STORM SEWER MANHOLE	
STORM SEWER INLET	
EXISTING WATER LINE	
EXISTING SANITARY	
EXISTING SANITARY MANHOLE	
EXISTING FIBER OPTIC	
EXISTING GAS MAIN	
EX. OVERHEAD ELECTRIC	
EX. UNDERGROUND ELECTRIC	
LOT LINE	
R.O.W. LINE	
CENTER LINE	
EX. MAJOR CONTOUR	
EX. MINOR CONTOUR	
PROP. MAJOR CONTOUR	
PROP. MINOR CONTOUR	
EX. VERT. CURB & GUTTER	
PROP. VERT. CURB & GUTTER	



NO.	REVISION	BY	DATE

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

WWW.RRENGINEERS.COM

MAYBERRY 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

CONSTRUCTION DOCUMENTS

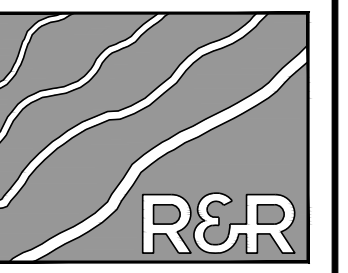
JOB NO.	MC22199
ORG. SUBM. DATE	09/25/2023
DWN:	LO
CHKD:	TW
NAME	

SITE & UTILITY PLAN



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ENGINEERS
SURVEYORS

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

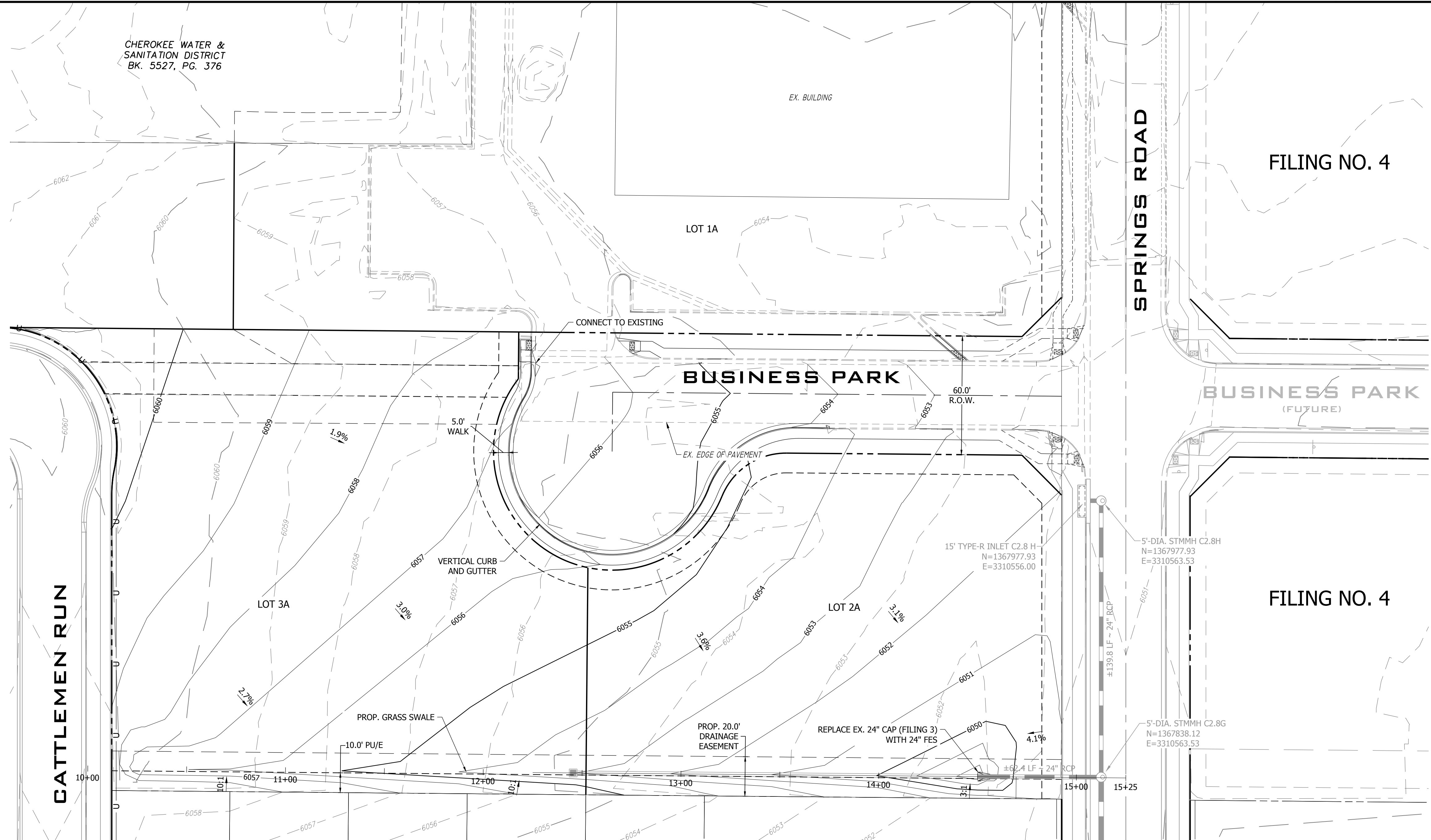
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MAYBERRY PUD PH1 - FILING NO. 2A
SITE ADDRESS: MAYBERRY, COLORADO SPRINGS
EL PASO COUNTY
PREPARED FOR: MAYBERRY COMMUNITIES, LLC
3296 DEVINE HEIGHTS #208
COLORADO SPRINGS, CO 80922

CONSTRUCTION DOCUMENTS
JOB NO. MC22199
ORG. SUBM. DATE 09/25/2023
DWN: LO CHKD: TW
NAME

**GRADING &
DRAINAGE PLAN**

NO. **6**

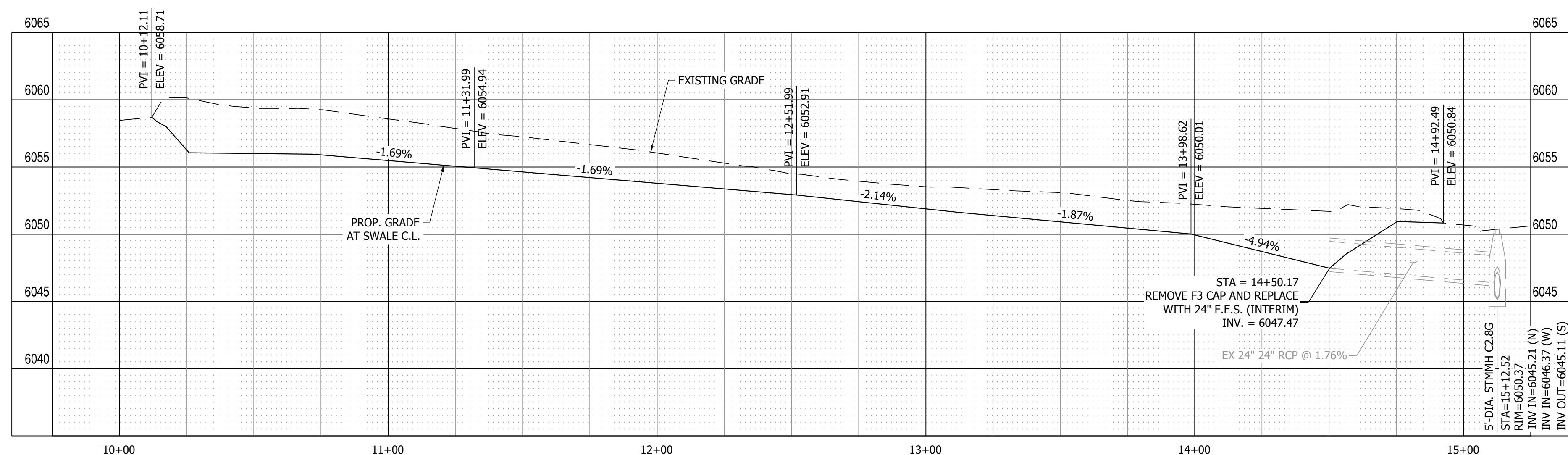


GRASS SWALE & GRADING PLAN VIEW
SCALE: 1" = 30'

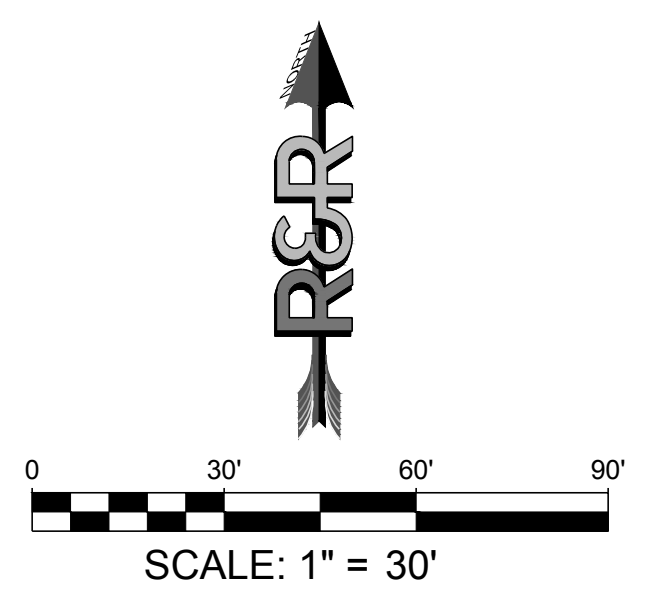
NOTE: STORM STUB CONSTRUCTED WITHIN FILING 3 SHALL BE REMOVED AND REPLACED WITH 24" FLARED END SECTION AND GRASS DRAINAGE SWALE SHALL BE EXCAVATED AND STABILIZED WITHIN FILING 2A.

LEGEND

INTERIM STORM SEWER PIPE	
FUTURE STORM SEWER PIPE	
EXISTING STORM SEWER PIPE	
STORM SEWER FLARED END SECTION	
STORM SEWER MANHOLE	
STORM SEWER INLET	
LOT LINE	
R.O.W. LINE	
CENTER LINE	
EX. MAJOR CONTOUR	
EX. MINOR CONTOUR	
PROP. MAJOR CONTOUR	
PROP. MINOR CONTOUR	
EX. VERT. CURB & GUTTER	
PROP. VERT. CURB & GUTTER	

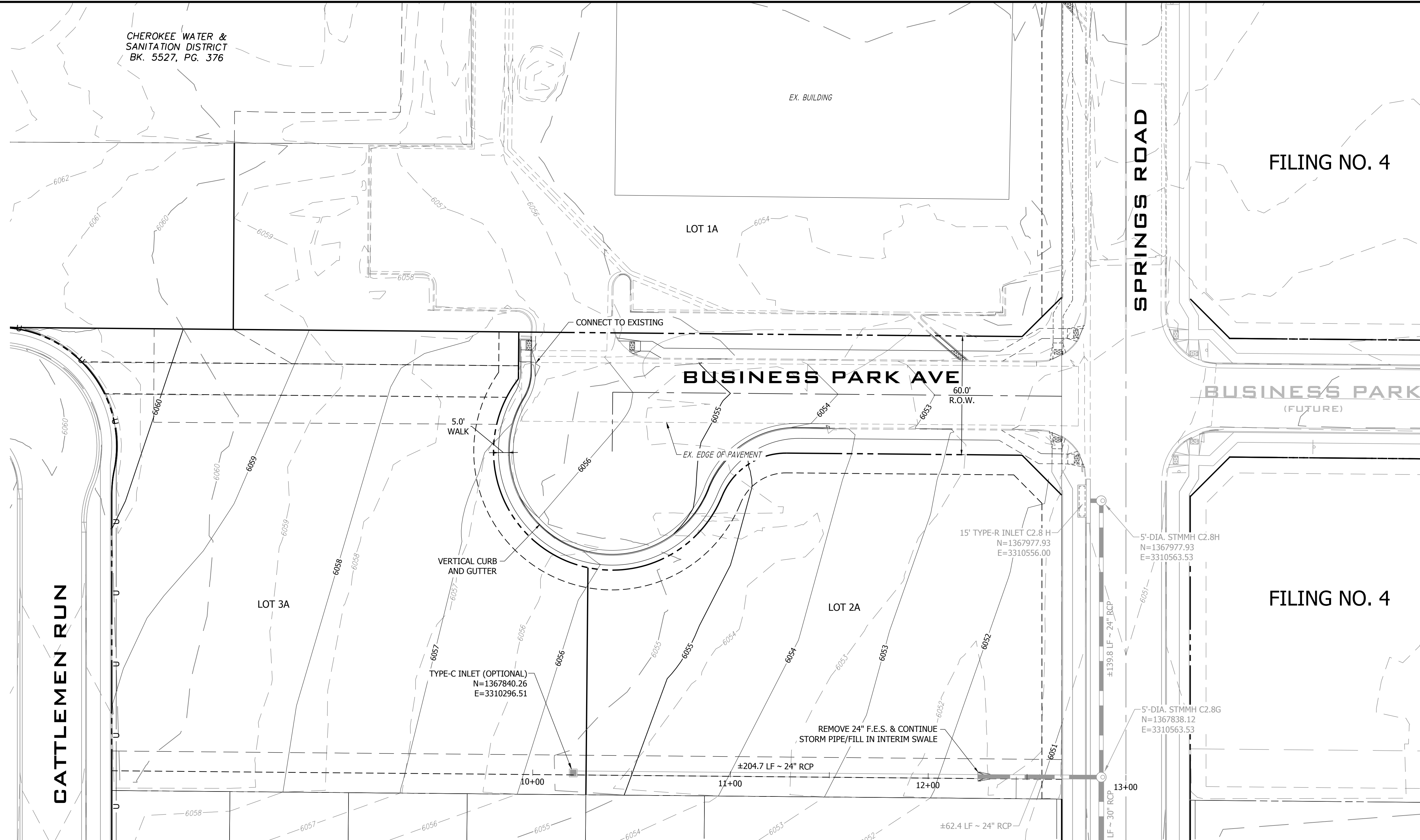


GRASS SWALE PROFILE VIEW
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 6'



PATH: P:\MC22199\MAYBERRY PUD PH1 - FILING NO. 2A - LOTS 2 & 3\ENGINEERING\DRAWINGS\PLANS\MCD199 INTERIM GRADING PLAN.DWG, PLOT DATE: 9/28/2023 4:15:41 PM, BY: DINA GORDY

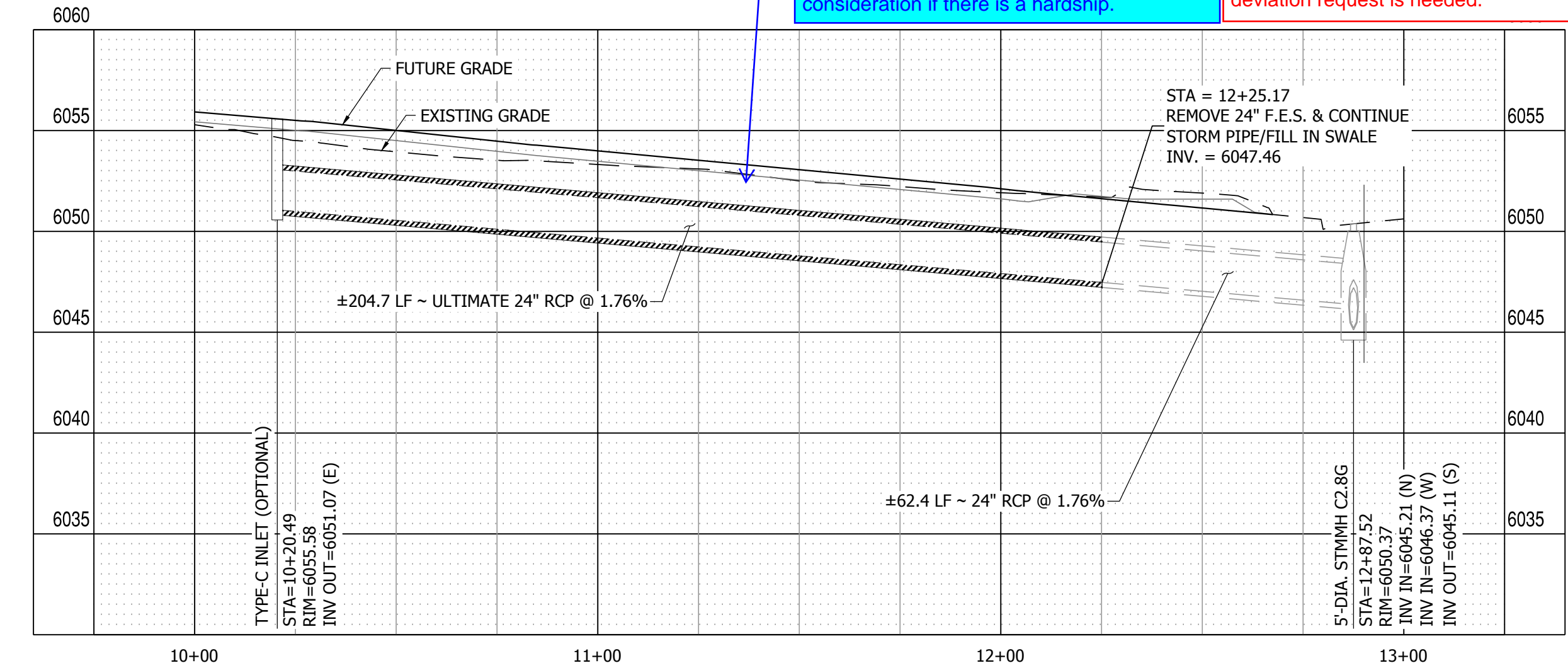
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F2 OPTIONAL STORM PIPE & GRADING PLAN VIEW
SCALE: 1" = 30'

LEGEND

INTERIM STORM SEWER PIPE	---
FUTURE STORM SEWER PIPE	---
EXISTING STORM SEWER PIPE	---
STORM SEWER FLARED END SECTION	---
STORM SEWER MANHOLE	⊙
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	---

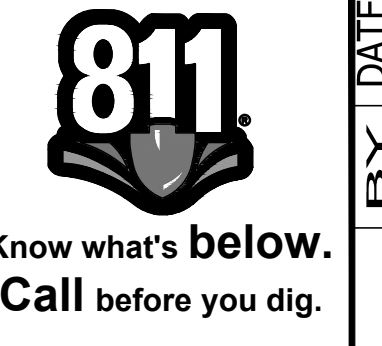
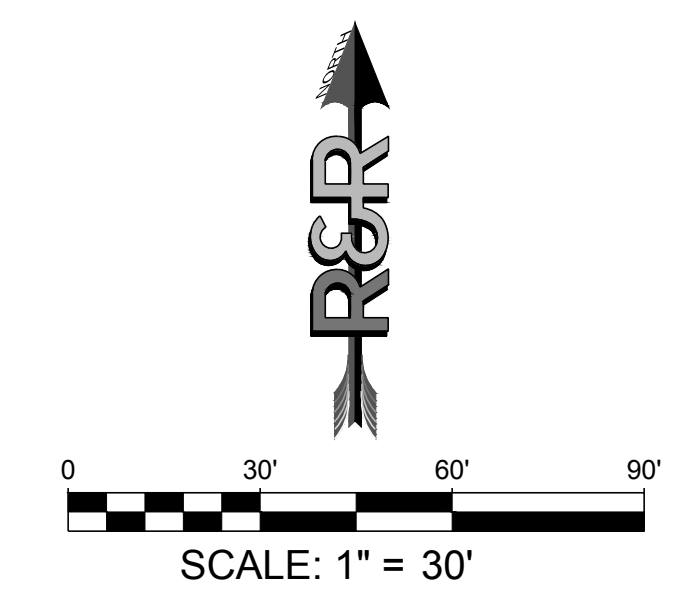


F2 OPTIONAL STORM PIPE PROFILE VIEW
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 6'

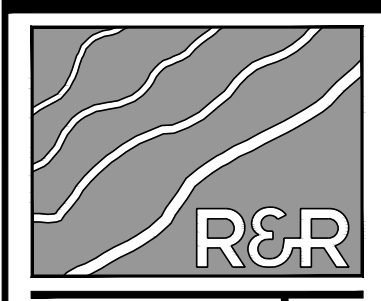
Per ECM 4.3.6.A.2, storm pipes should not be placed less than 5 feet from the ground line. Revise or submit a deviation request for consideration if there is a hardship.

ECM 4.3.6.A.2 references the minimum depth for a sanitary sewer line. ECM 4.3.6.A.3 references the minimum depth for a storm line to be 2' under paved areas. The current depth meets that requirement and no deviation request is needed.

NOTE:
THIS PROPOSED STORM DRAIN IS OPTIONAL FOR LOTS 2 AND 3 SHOULD THE FUTURE DEVELOPER FIND THE LAYOUT OF THEIR COMMERCIAL SITE WOULD BE BETTER SUITED WITH A PIPED STORM CONVEYANCE VERSUS AN OPEN DITCH AS SHOWN ON SHEET 6.



NO.	REVISION	BY	DATE



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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

CONSTRUCTION DOCUMENTS

JOB NO.	MC22199
ORG. SUBM. DATE	09/25/2023
DWN.	LO
CHKD.	TW
NAME	

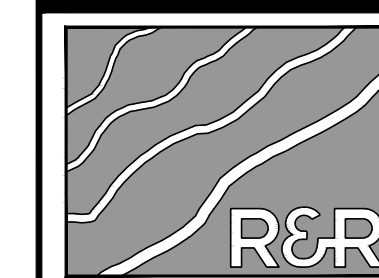
OPTIONAL GRADING & DRAINAGE PLAN

NO. **7**



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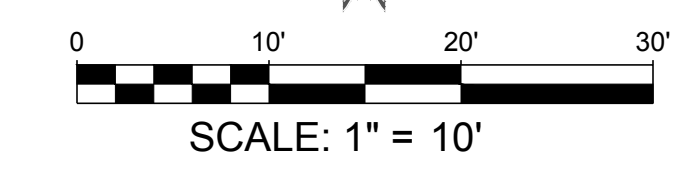
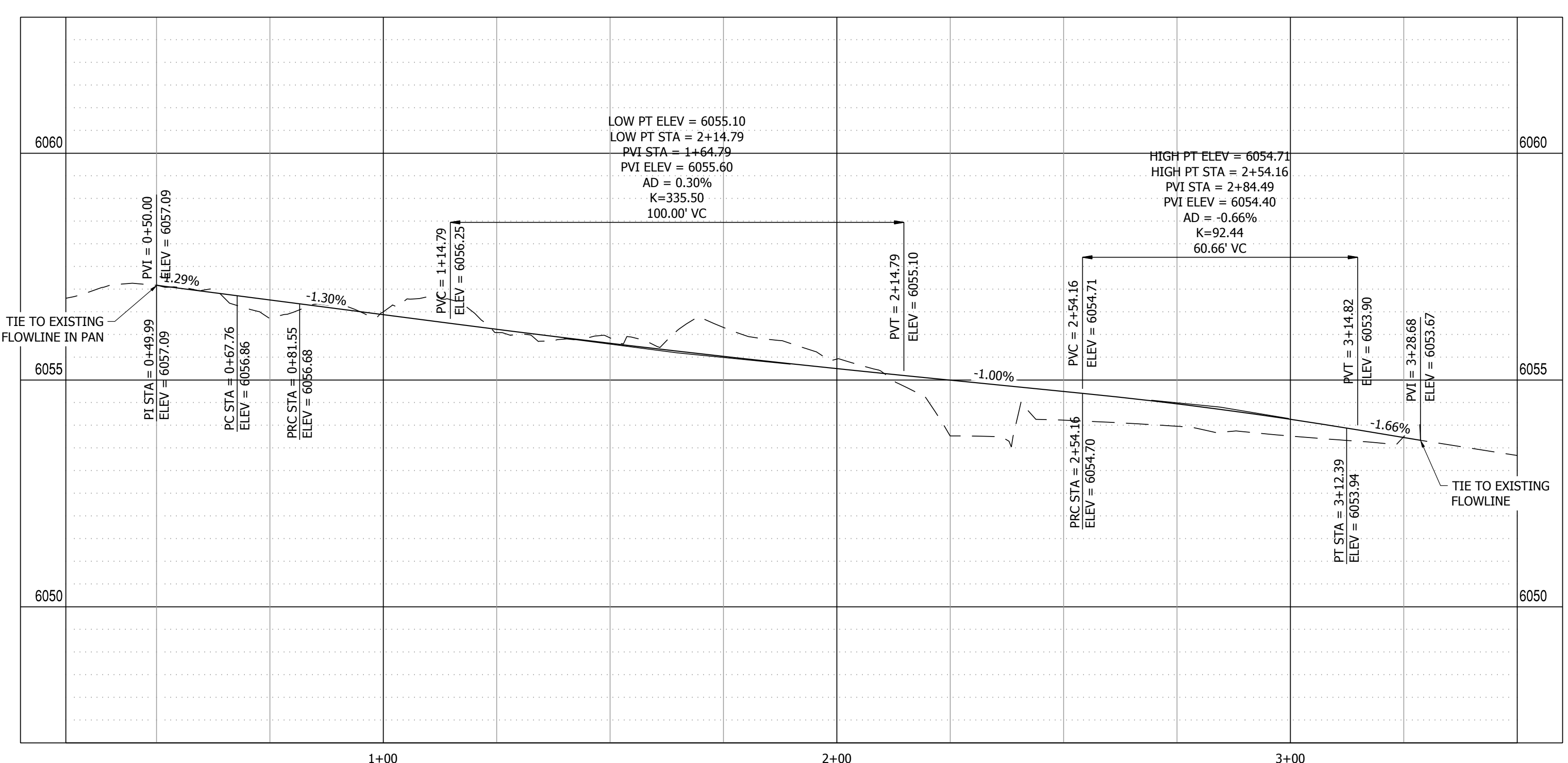
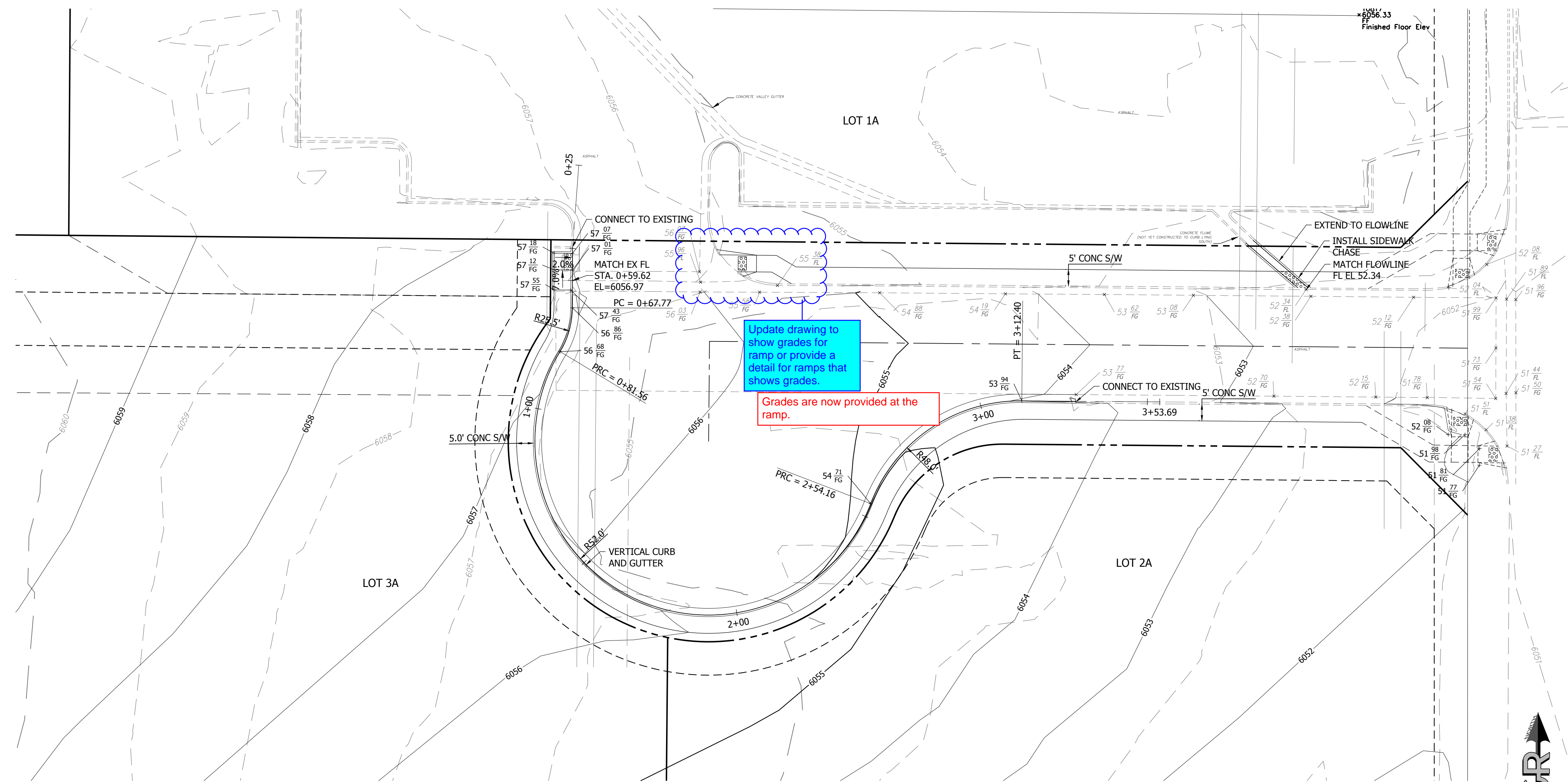
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FLOW LINE PLAN
AND PROFILE

NO.
8



PATH:\MC22199\MAYBERRY PUD PH1 - FILING NO. 2 A\LOTS 2 & 3\ENGINEERING\DRAWINGS\PLANS\MC22199 CUL DE SAC PUD.DWG - PLOT DATE: 9/28/2023 4:18:25 PM BY: LINA GORDAY



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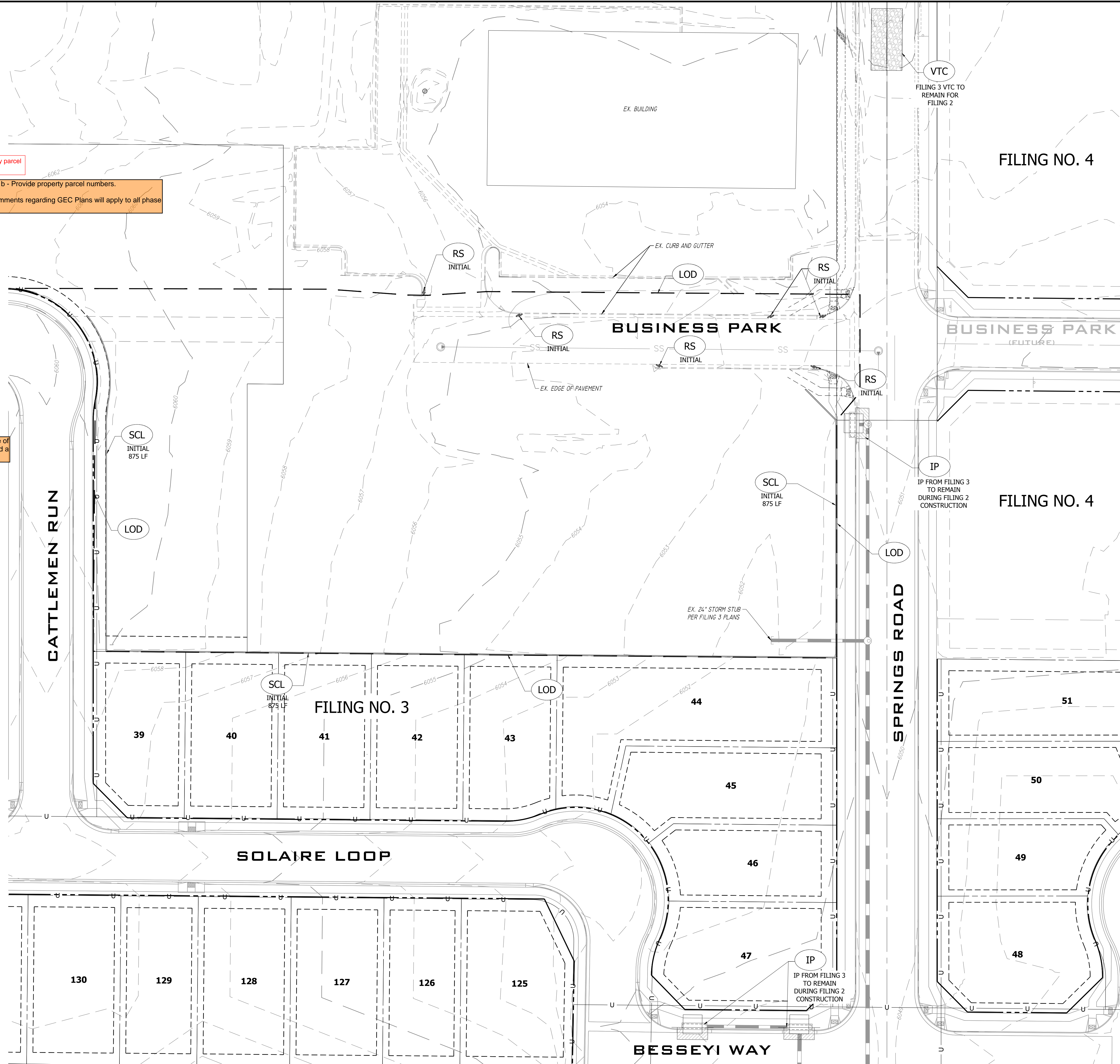
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CONSTRUCTION DOCUMENTS			
JOB NO.	MC22199	DATE	09/25/2023
ORG. SUBM. DATE	09/25/2023	CHKD.	TW
DWN.	LO	NAME	

INITIAL EROSION CONTROL MEASURES

NO. **9**



Added property parcel numbers.
GEC Checklist Item b - Provide property parcel numbers.
Note: all general comments regarding GEC Plans will apply to all phase sheets.

Added viewport to show off-site pond.
Show off-site pond the site is tributary to to satisfy GEC Checklist Item bb

Added SSA and CWA.
Note added for contractor to determine final location.

SWMP Checklist Item 17e - provide SSA and areas used for storage of building materials, soils, or wastes. If TBD show in plan view and add a note stating final location will be up to the contractor.

Revised to disturbance/construction.

GEC Checklist Items H and M. If "limits of disturbance" and "construction boundary" are the same, change to "limits of construction/disturbance" or otherwise show as separate line types for each on the legend and figure.

BMP LEGEND

	LOD	LIMITS OF DISTURBANCE
	SCL	SEDIMENT CONTROL LOG
	RS	ROCK SOCK
	IP	INLET PROTECTION
	VTC	VEHICLE TRACKING CONTROL
	RRC	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

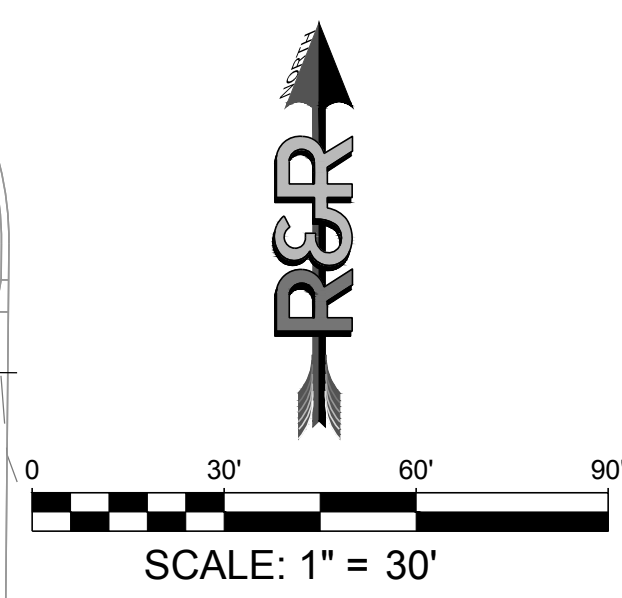
INTERIM PHASE

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

GEC Checklist Item ee - Plan certified by CO Registered PE. Provide stamp prior to project approval.
PE stamp is now provided on sheets 9, 10, & 11.



P:\P\1\MC22199 MAYBERRY PUD PH1 - FILING NO. 2A - LOTS 2 & 3\ENGINEERING\DRAWINGS\PLANS\MC22199_CUL DE SAC EROSION CONTROL MEASURES.dwg PLOT DATE: 09/25/2023 4:19:49 PM BY: LNK CGR001



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CHEROKEE WATER &
SANITATION DISTRICT
BK. 5527, PG. 376

Added property parcel
numbers.

GEC Checklist Item b - Provide property parcel numbers.

Added viewpoint to
show off-site pond.

Show off-site pond the site is tributary to
to satisfy GEC Checklist Item bb

Revised to
disturbance/construction.

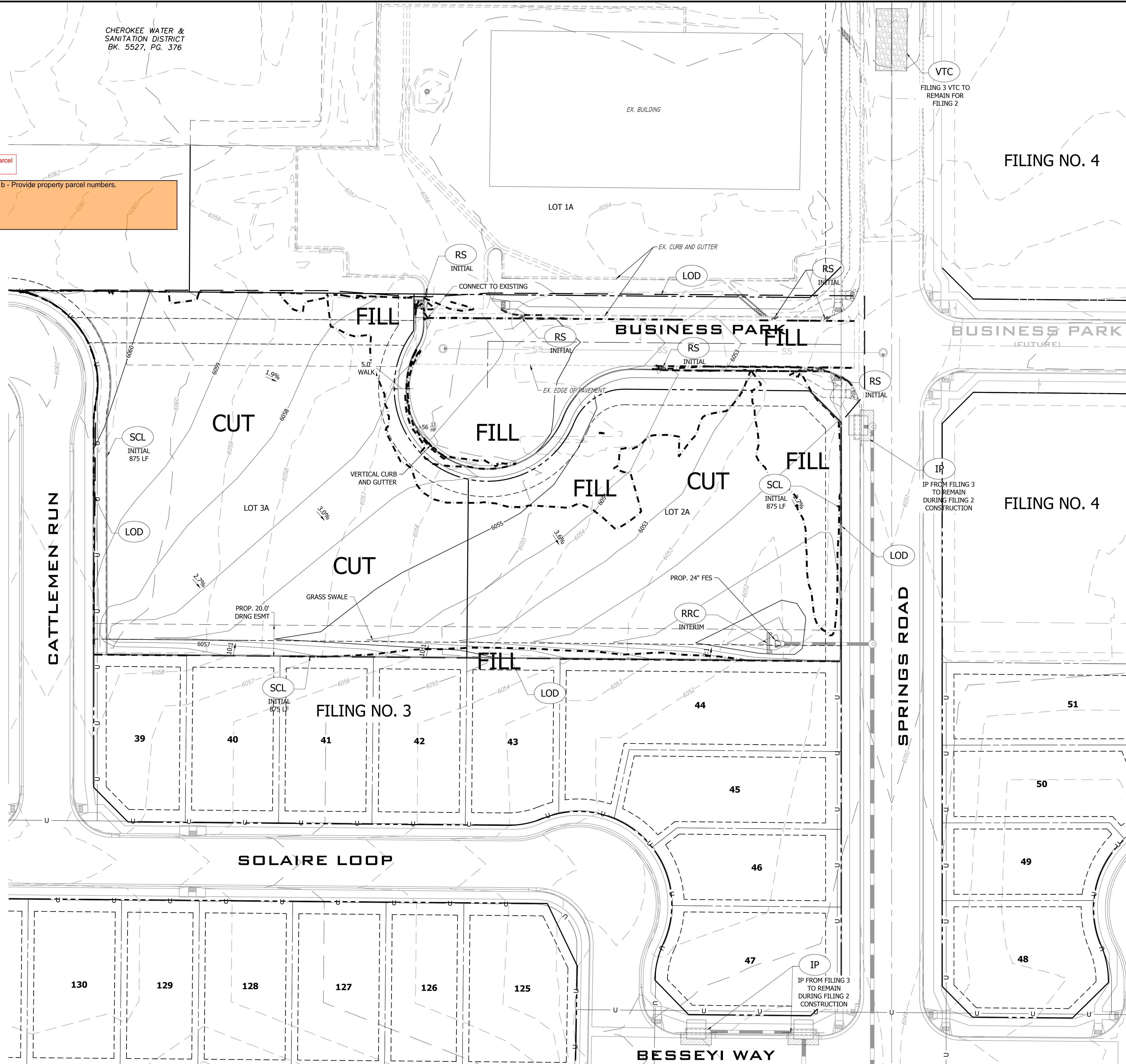
GEC Checklist Items H and M. If "limits of disturbance" and
"construction boundary" are the same, change to "limits of
construction/disturbance" or otherwise show as separate line
types for each on the legend and figure.

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

- 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

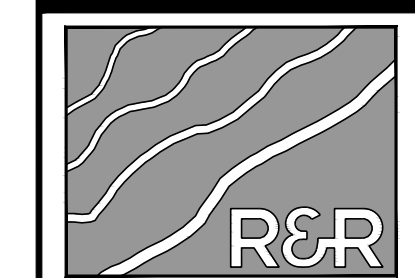


FILING NO. 4

FILING NO. 4

FILING NO. 3

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

CONSTRUCTION DOCUMENTS			
JOB NO.	MC22199	DATE	09/25/2023
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INTERIM EROSION
CONTROL
MEASURES

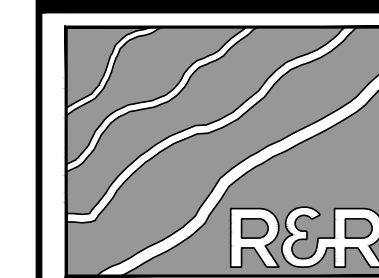
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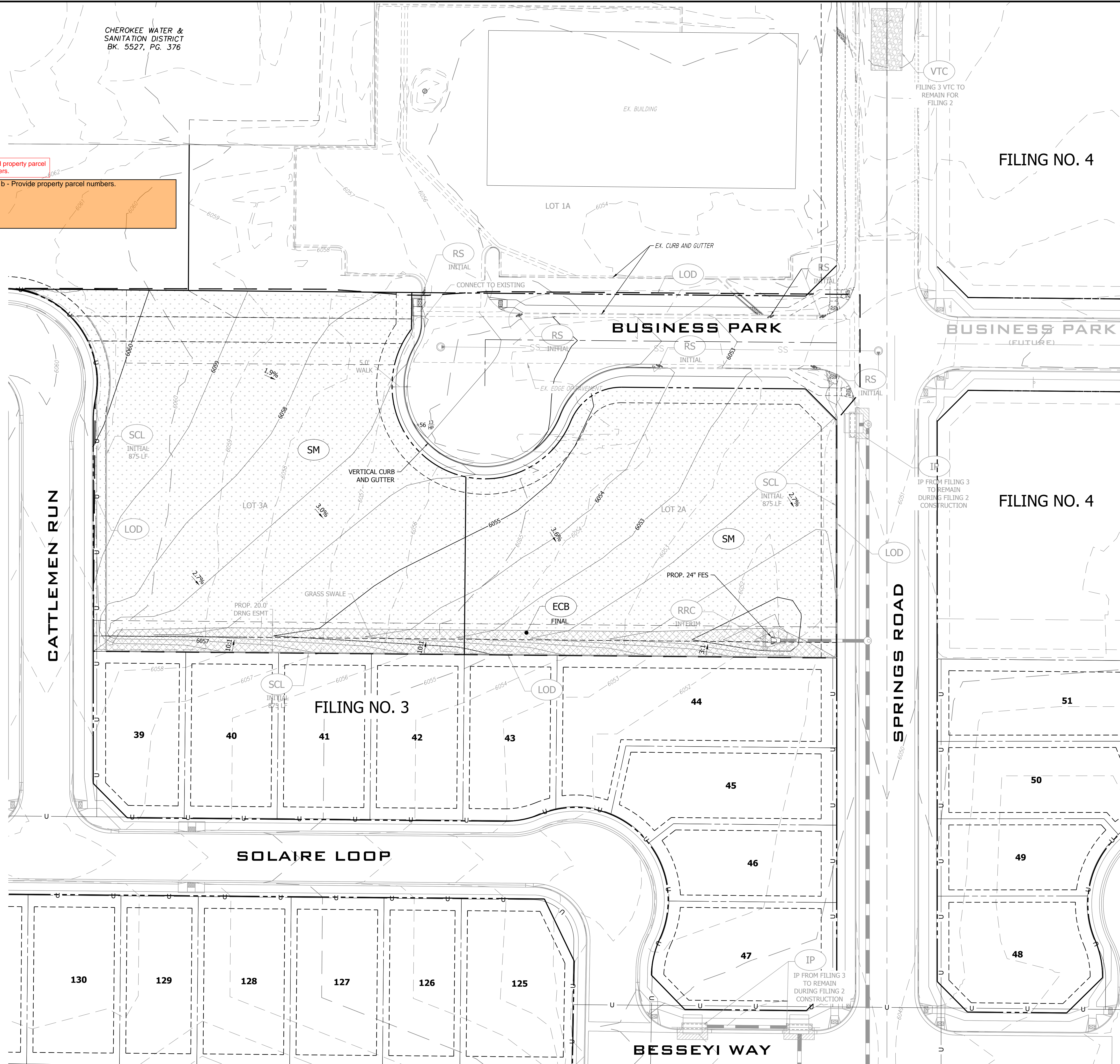
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FINAL EROSION CONTROL MEASURES

NO. 11



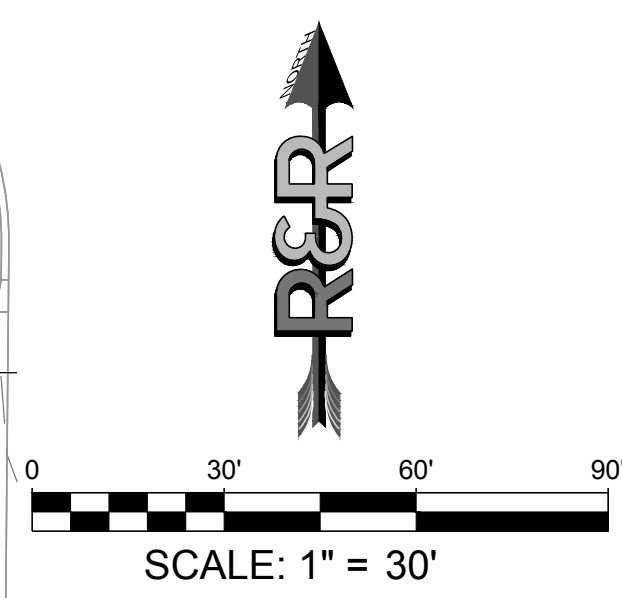
Added property parcel numbers.
 GEC Checklist Item b - Provide property parcel numbers.

Added viewport to show off-site pond.
 Show off-site pond the site is tributary to satisfy GEC Checklist Item bb

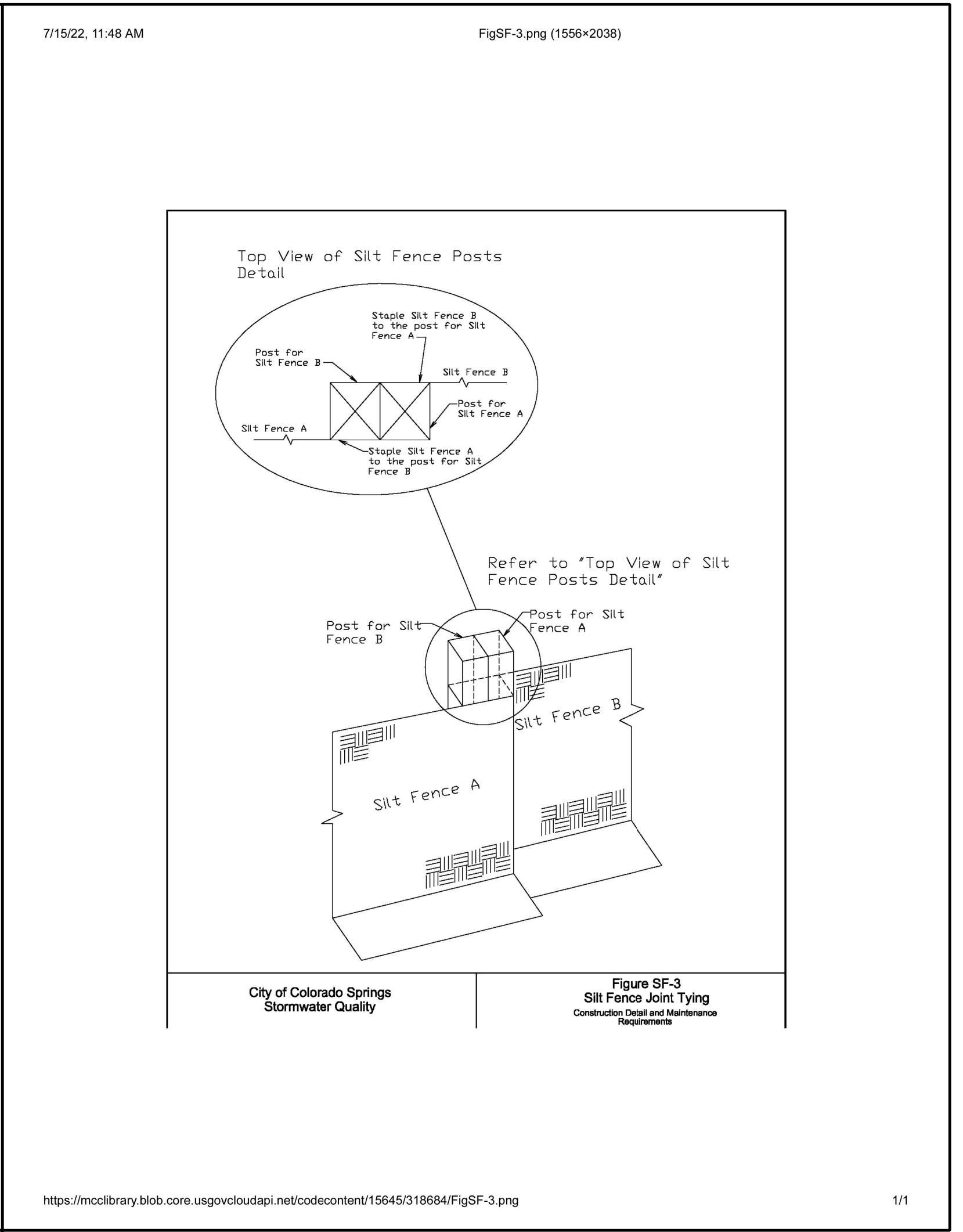
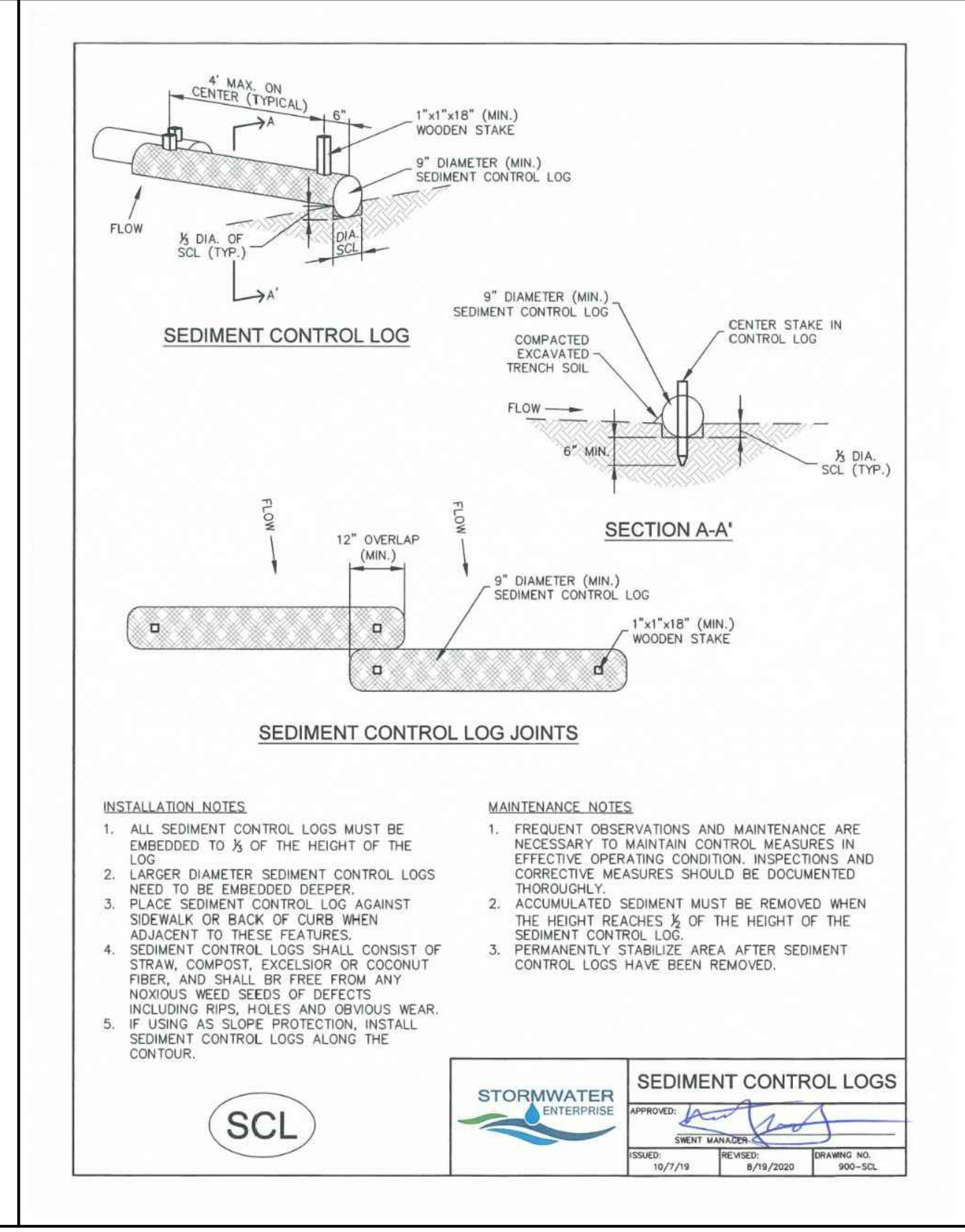
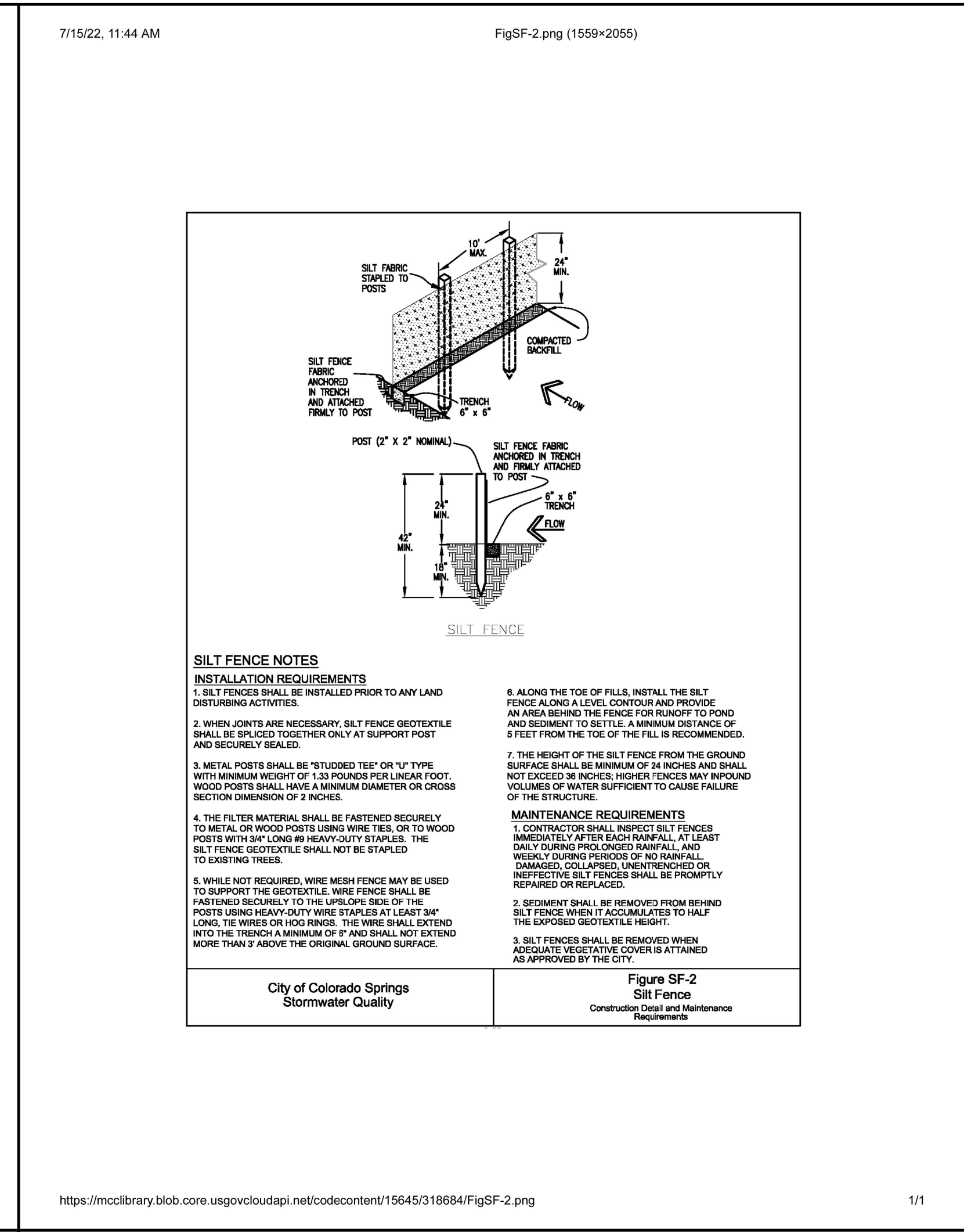
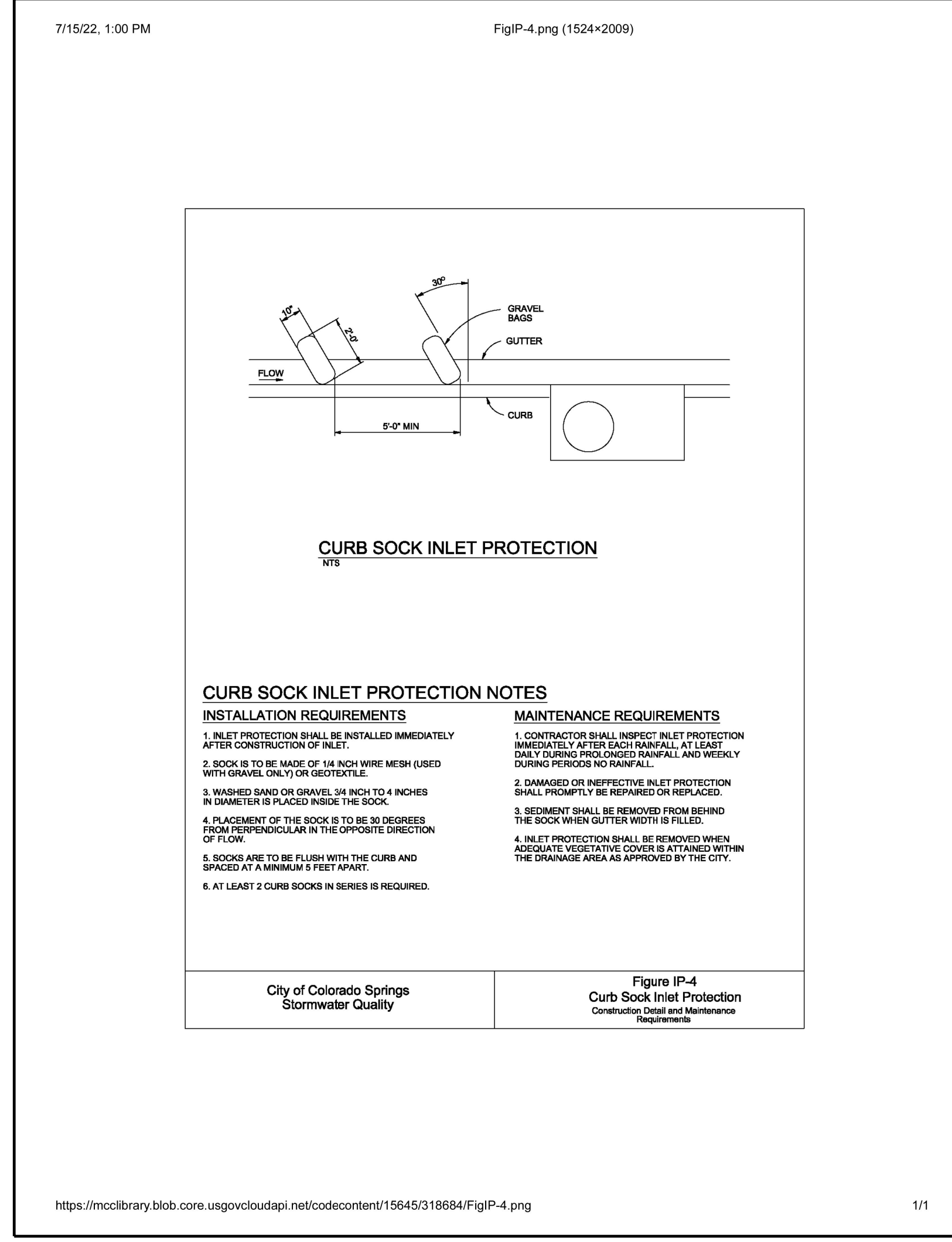
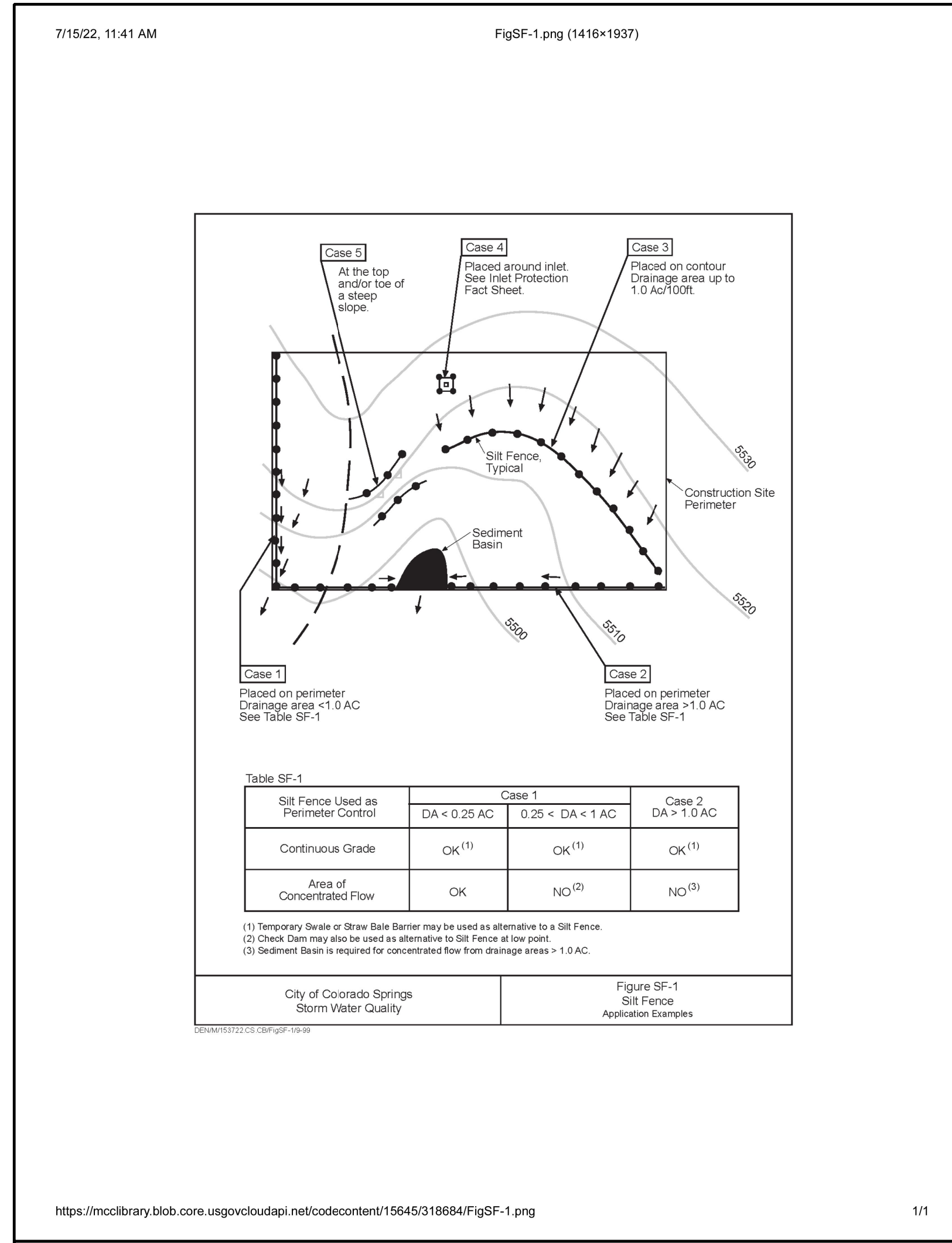
Revised to disturbance/construction.
 GEC Checklist Items H and M. If "limits of disturbance" and "construction boundary" are the same, change to "limits of construction/disturbance" or otherwise show as separate line types for each on the legend and figure.

- 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**
- INITIAL PHASE**
- INSTALL EROSION CONTROL MEASURES
 - CLEAR & GRUB, GRADING
- INTERIM PHASE**
- GRADE AREA FOR NEW PARKING LOT CONFIGURATION.
 - INSTALL DETENTION VAULT SYSTEM
 - PAVE PARKING LOT
- FINAL PHASE**
- LANDSCAPING
 - SITE CLEAN UP
 - REMOVE EROSION CONTROL MEASURES



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SWMP Checklist Item 20 - Provide details for: Rock Sock, reinforced check dam, VTC, and Soil Protection

Added details for Rock Sock, Check Dam, VTC, Soil Protection (Erosion Control Blanket), SSA, & CWA.

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SITE ADDRESS: MAYBERRY, COLORADO SPRINGS EL PASO COUNTY

PREPARED FOR: MAYBERRY COMMUNITIES, LLC
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CONSTRUCTION DOCUMENTS

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DETAILS

NO. 12

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