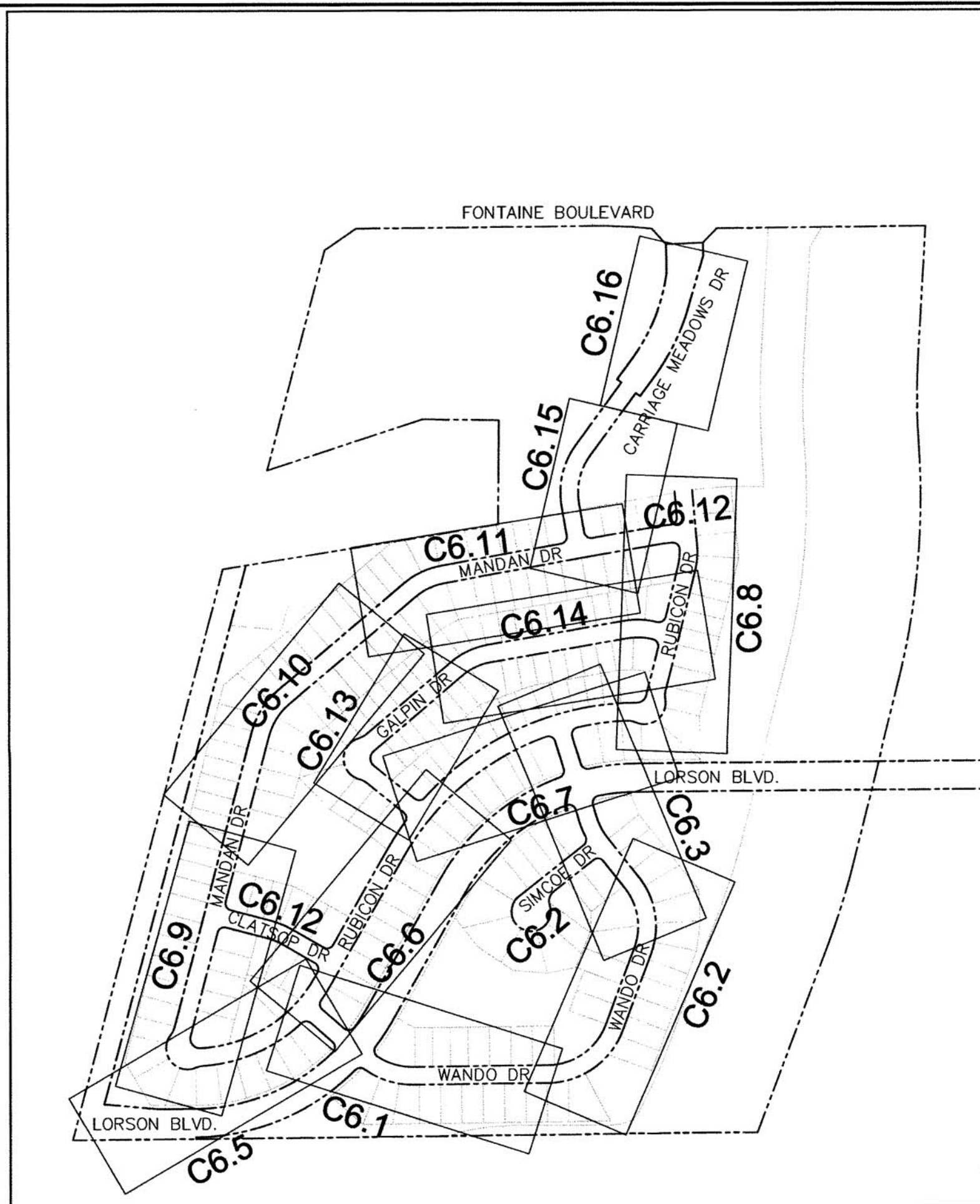


CONSTRUCTION PLANS  
FOR  
**CARRIAGE MEADOWS SOUTH AT  
LORSON RANCH FILING NO. 1**  
STREET, STORM SEWER, AND POND  
CONSTRUCTION PLANS



**Know what's below.  
Call before you dig.**  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES



| SHEET INDEX |   |
|-------------|---|
| SHEET NO.   | SHEET DESCRIPTION                             |
| C1.1        | COVER SHEET                                   |
| C1.2        | NOTES   |
| C1.3        | TYPICAL SECTIONS                              |
| C2.1        | STREET HORIZONTAL CONTROL                     |
| C5.1-C5.3   | SIGNING/STRIPING PLANS                        |
| C6.1-C6.16  | PLAN AND PROFILES                             |
| C6.17-C6.20 | PLAN AND PROFILE - LORSON BOULEVARD           |
| C6.21       | MARKSHEFFEL ROAD TURN LANE CONSTRUCTION       |
| C6.22       | MARKSHEFFEL ROAD GRADING/EROSION CONTROL PLAN |
| C6.23       | STORM SEWER LATERAL K                         |
| C9.1-C9.6   | DETENTION POND DETAILS                        |
| C10.1-C10.3 | DETAILS                                       |

**DEVELOPER'S STATEMENT**

THE UNDERSIGNED OWNER/DEVELOPER HAS READ AND WILL COMPLY WITH ALL THE REQUIREMENTS SPECIFIED IN THESE CONSTRUCTION PLANS AND THE ACCOMPANYING DRAINAGE REPORT.

BUSINESS NAME LORSON, LLC  
BY J. Mark DATE 8/30/17  
TITLE Authorized Signing Agent  
ADDRESS 212 N. WAHSATCH AVE. SUITE 301  
COLORADO SPRINGS, CO 80903

**KEY MAP**  
NO SCALE

**VICINITY MAP**  
NO SCALE

**WATER / SANITARY**  
WIDEFIELD WATER AND SANITATION DISTRICT  
37 WIDEFIELD BLVD.  
SECURITY, CO 80911  
719-390-7111

**CABLE**  
COMCAST  
P.O. BOX 173838  
DENVER, CO 80217  
970-641-4774

**ELECTRIC**  
MOUNTAIN VIEW ELECTRIC  
11140 E. WOODMEN RD.  
COLORADO SPRINGS, CO 80831  
719-495-2283

**SECURITY FIRE PROTECTION DISTRICT**  
400 SECURITY BOULEVARD  
SECURITY, CO 80911  
719-392-7121

PREPARED FOR:  
**LORSON, LLC**  
N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, CO 80903  
719-635-3200  
CONTACT: JEFF MARK

PREPARED BY:  
**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
719-570-1100  
CONTACT: RICHARD L. SCHINDLER P.E.

**TELEPHONE**  
CENTURYLINK  
7925 INDUSTRY ROAD  
COLORADO SPRINGS, CO 80939  
719-278-4651

**GAS**  
BLACK HILLS ENERGY  
7060 ALLEGRE ST.  
FOUNTAIN, CO 80817  
719-393-6639

**EL PASO COUNTY**  
PLANNING AND COMMUNITY DEVELOPMENT  
2880 INTERNATIONAL CIRCLE  
COLORADO SPRINGS, CO 80910  
719-520-6300

**BASIS OF BEARING**

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEING SOUTH 89°1'52" WEST. THE EAST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 3-1/2" ALUMINUM CAP MONUMENT AND THE WEST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 2-1/2" ALUMINUM CAP MONUMENT

**BENCHMARK**

FIMS MONUMENT F204 LOCATED AT THE NORTHWEST CORNER OF FONTAINE BLVD AND COTTONWOOD GROVE DR. ELEVATION 5724.072 (N.G.V.D. 29)

**TRAFFIC CONTROL NOTE**

THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL DEVICES AND MONITORING NECESSARY TO SAFELY COMPLETE THE WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH M.U.T.C.D. GUIDELINES. THE CONTRACTOR SHALL COMPLETE ALL NECESSARY WORK FOR PLAN REVIEW, PERMITS AND PROCESSING. TRAFFIC CONTROL WILL NOT BE PAID SEPARATELY BUT IS INCLUDED IN THE COST OF THE PROJECT.

**LEGEND**

- SUBDIVISION BOUNDARY
- EXISTING AND PROPOSED RIGHT OF WAY
- EXISTING AND PROPOSED LOT LINES
- EXISTING AND PROPOSED EASEMENTS
- STREET CENTERLINE
- PROPOSED CURB AND GUTTER
- EX-W --- EXISTING WATERMAIN
- W-S --- PROPOSED WATERMAIN
- X-X --- EXISTING SANITARY SEWER
- SS-S --- PROPOSED SANITARY SEWER
- SS-24 --- EXISTING 24" SANITARY SEWER
- G --- EXISTING GASMAIN
- E --- EXISTING UNDERGROUND ELECTRIC
- OHE --- EXISTING OVERHEAD ELECTRIC
- TV --- EXISTING CABLE TV
- T --- EXISTING PHONE OR FIBER OPTIC
- EXISTING STORM DRAIN
- PROPOSED STORM SEWER
- --- EXISTING MANHOLES
- --- PROPOSED SANITARY AND STORM MANHOLES
- --- EXISTING AND PROPOSED WATERMAIN VALVES
- --- EXISTING AND PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE
- PROPOSED STORM SEWER INLET
- LIMITS OF CONSTRUCTION

**CONSTRUCTION APPROVAL**

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 MANUALS VOLUME 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED. CONSTRUCTION DOCUMENTS WILL BE VALID FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER.

**Approved**  
By: Jennifer Irvine, County Engineer  
Date: 09/07/2017 DATE  
El Paso County Department of Public Works

JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR  
CONDITIONS:

**ENGINEER'S APPROVAL**

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.

RICHARD L. SCHINDLER, P.E. # 33997  
FOR AND ON BEHALF OF CORE ENGINEERING GROUP

**CORE ENGINEERING GROUP**  
15004 1ST AVE. S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceng1.com

PROJECT:  
CARRIAGE MEADOWS SOUTH  
AT LORSON RANCH FILING NO. 1  
FONTAINE BLVD. - CARRIAGE MEADOWS DR  
EL PASO COUNTY, COLORADO

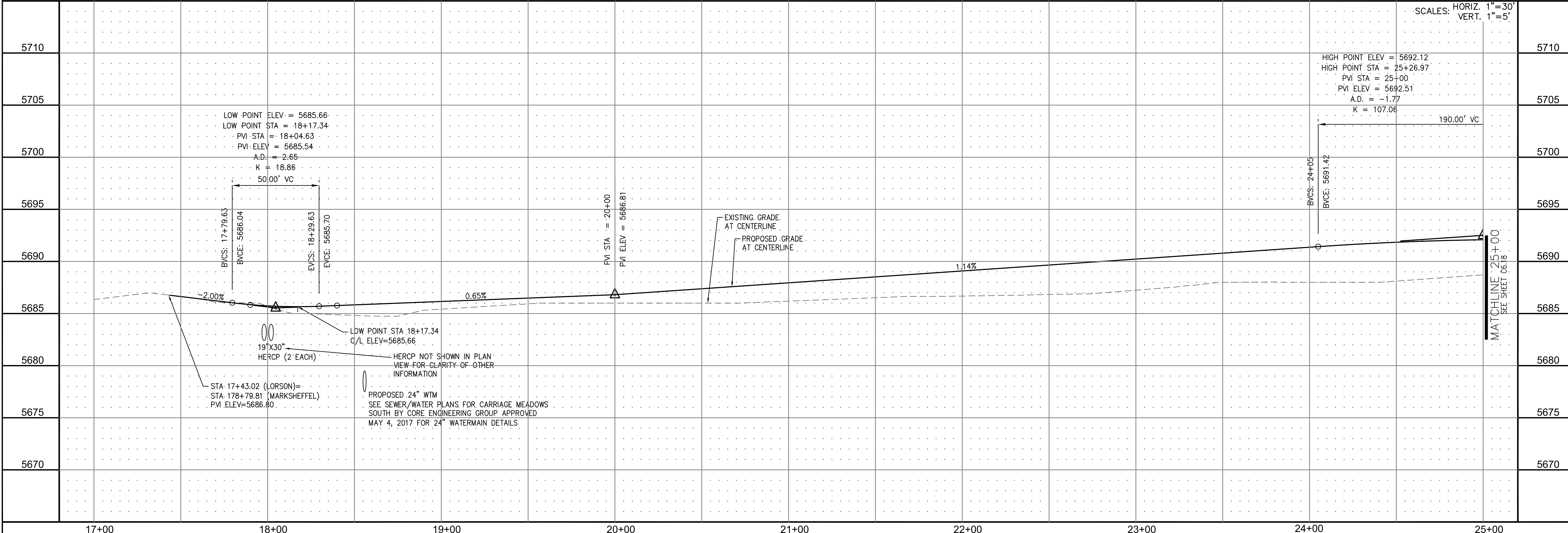
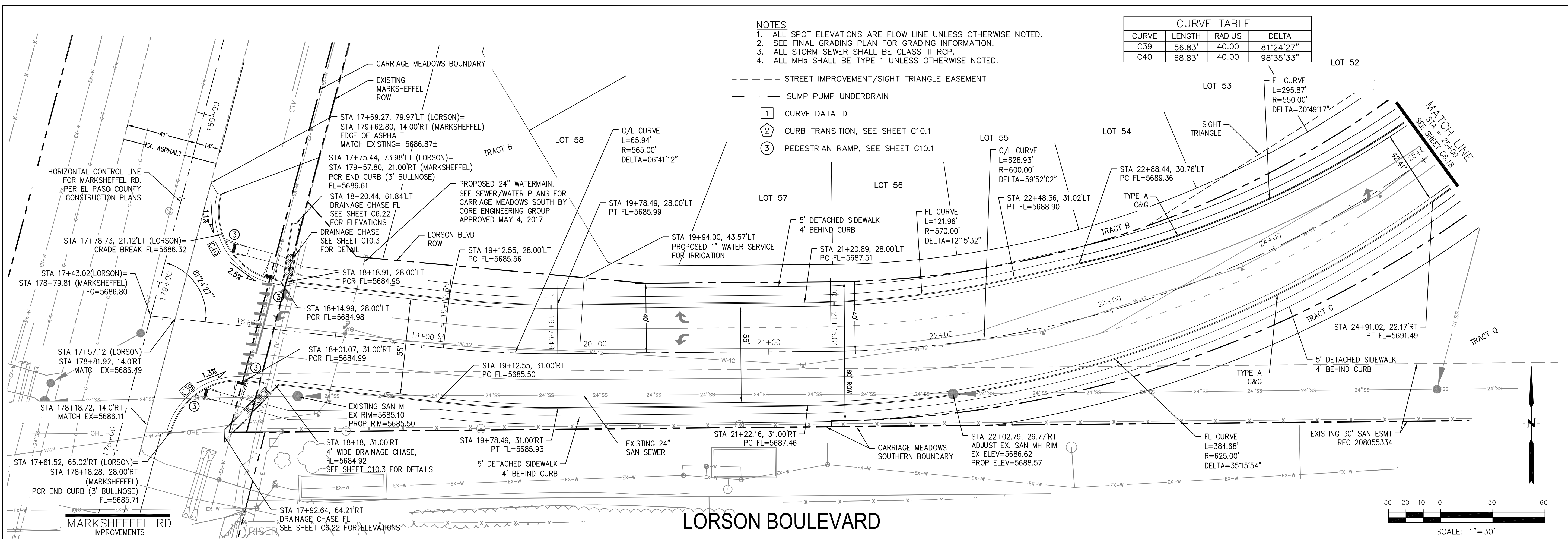
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**COVER SHEET**  
**STREET, STORM SEWER AND POND**  
**CONSTRUCTION PLANS**

DATE  
**AUGUST 28, 2017**  
PROJECT NO.  
**100.030**  
SHEET NUMBER  
**C1.1**  
TOTAL SHEETS: **39**

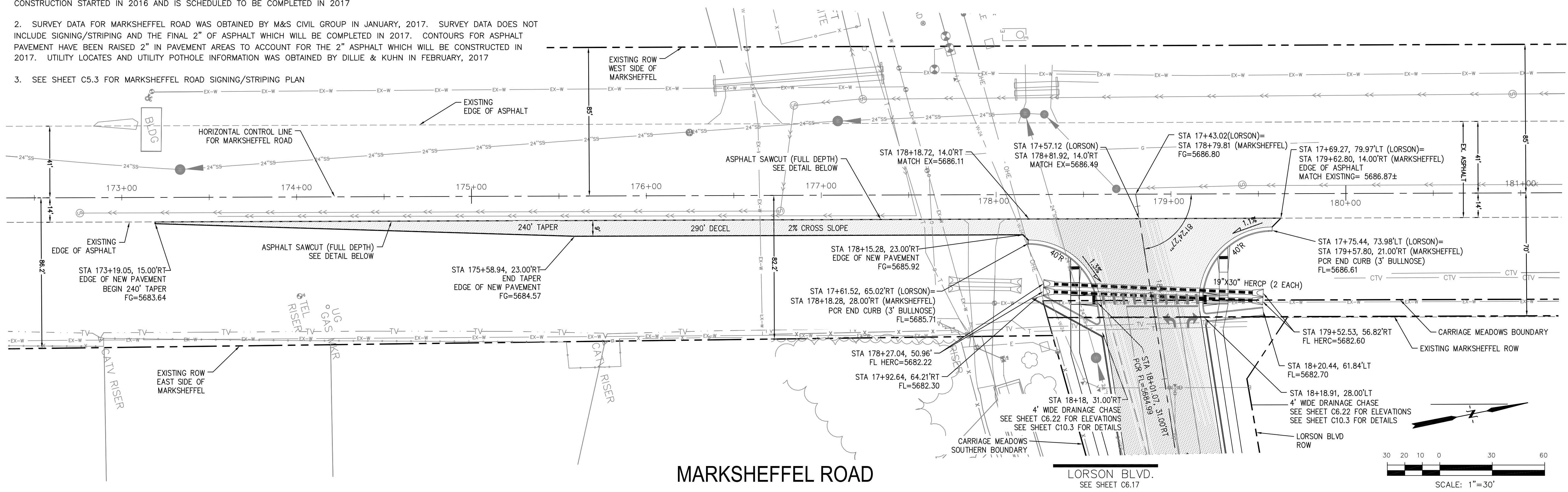
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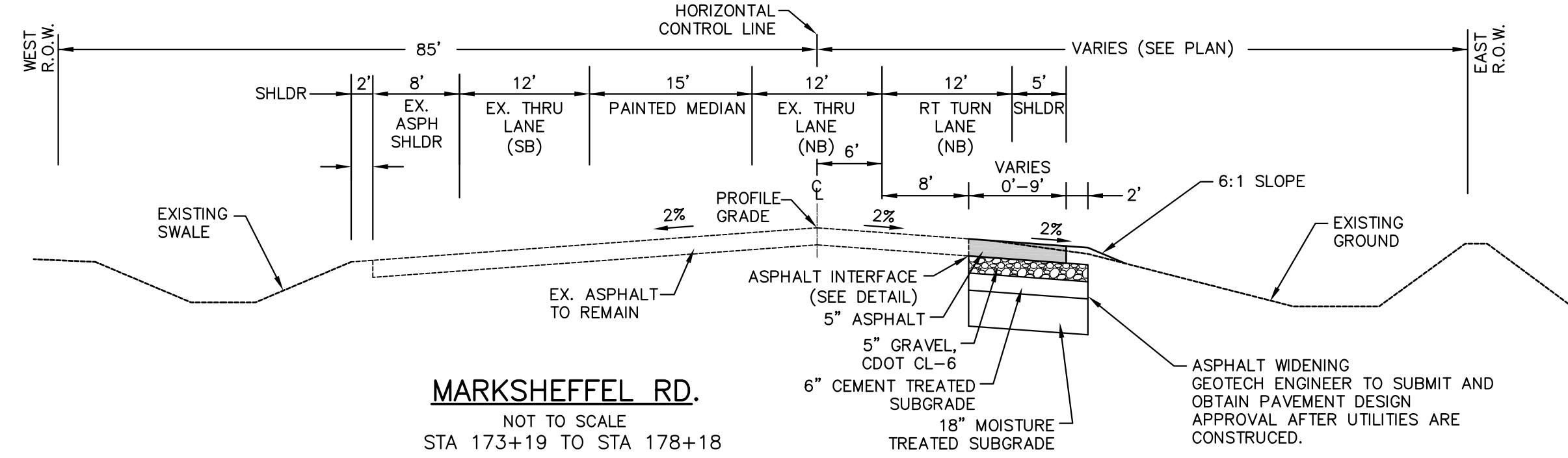
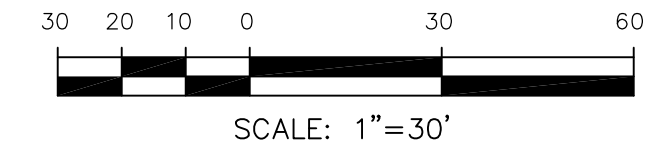
**NOTES**

- MARKSHEFFEL ROAD HORIZONTAL CONTROL LINE IS BASED ON CONSTRUCTION PLANS PREPARED BY PARSONS BRINKERHOFF FOR EL PASO COUNTY FOR MARKSHEFFEL ROAD DATED AUGUST 25, 2016 UNDER PROJECT #IFB 15-060. MARKSHEFFEL ROAD CONSTRUCTION STARTED IN 2016 AND IS SCHEDULED TO BE COMPLETED IN 2017
- SURVEY DATA FOR MARKSHEFFEL ROAD WAS OBTAINED BY M&S CIVIL GROUP IN JANUARY, 2017. SURVEY DATA DOES NOT INCLUDE SIGNING/STRIPING AND THE FINAL 2" OF ASPHALT WHICH WILL BE COMPLETED IN 2017. CONTOURS FOR ASPHALT PAVEMENT HAVE BEEN RAISED 2" IN PAVEMENT AREAS TO ACCOUNT FOR THE 2" ASPHALT WHICH WILL BE CONSTRUCTED IN 2017. UTILITY LOCATES AND UTILITY POTHOLE INFORMATION WAS OBTAINED BY DILLIE & KUHN IN FEBRUARY, 2017
- SEE SHEET C5.3 FOR MARKSHEFFEL ROAD SIGNING/STRIPING PLAN

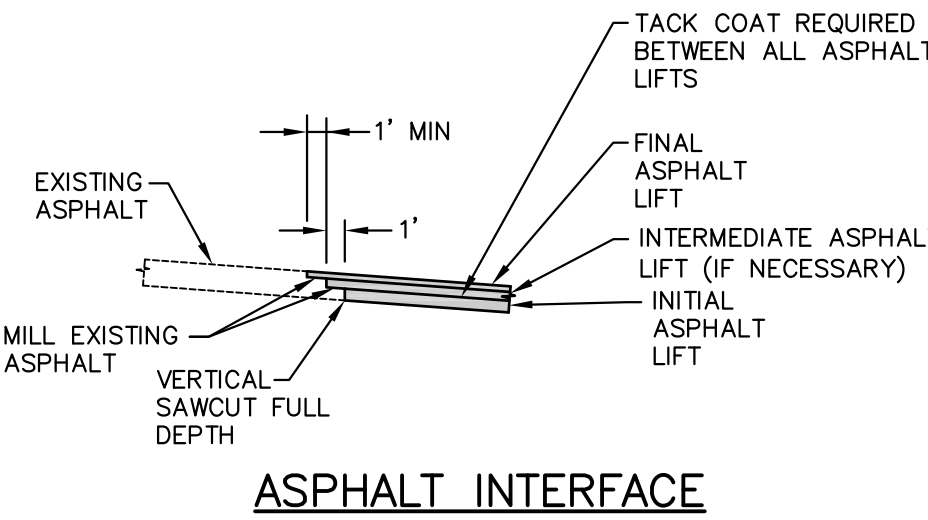


**MARKSHEFFEL ROAD**

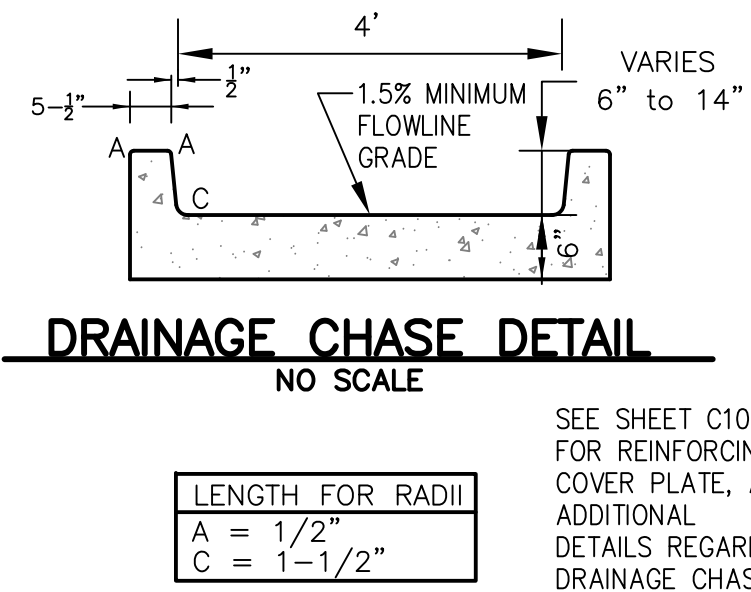
**LORSON BLVD.**  
SEE SHEET C6.17



**MARKSHEFFEL RD.**  
NOT TO SCALE  
STA 173+19 TO STA 178+18



**ASPHALT INTERFACE**



**DRAINAGE CHASE DETAIL**  
NO SCALE

|                  |
|------------------|
| LENGTH FOR RADII |
| A = 1/2"         |
| C = 1-1/2"       |

SEE SHEET C10.3 FOR REINFORCING, STEEL COVER PLATE, AND ADDITIONAL DETAILS REGARDING DRAINAGE CHASE

| NO.  | DESCRIPTION | DATE | SCALE: HORIZ. 1"=30'<br>VERT. 1"=5' |
|------|-------------|------|-------------------------------------|
| 5710 |             |      |                                     |
| 5705 |             |      |                                     |
| 5700 |             |      |                                     |
| 5695 |             |      |                                     |
| 5690 |             |      |                                     |
| 5685 |             |      |                                     |
| 5680 |             |      |                                     |
| 5675 |             |      |                                     |
| 5670 |             |      |                                     |

**CORE ENGINEERING GROUP**  
15004 1ST AVE. S. 55306  
BURNING WOODS, CO 80903  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

**PREPARED FOR:**  
**LORSON LLC.**  
212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

**PROJECT:**  
**CARRIAGE MEADOWS SOUTH**  
FONTAINE BLVD. - CARRIAGE MEADOWS DR.  
EL PASO COUNTY, COLORADO

**STREET PLAN AND PROFILE**  
**STA 173+19 TO STA 179+58**  
**MARKSHEFFEL ROAD**

DATE: AUGUST 28, 2017  
PROJECT NO. 100.030  
SHEET NUMBER **C6.21**  
TOTAL SHEETS: 39

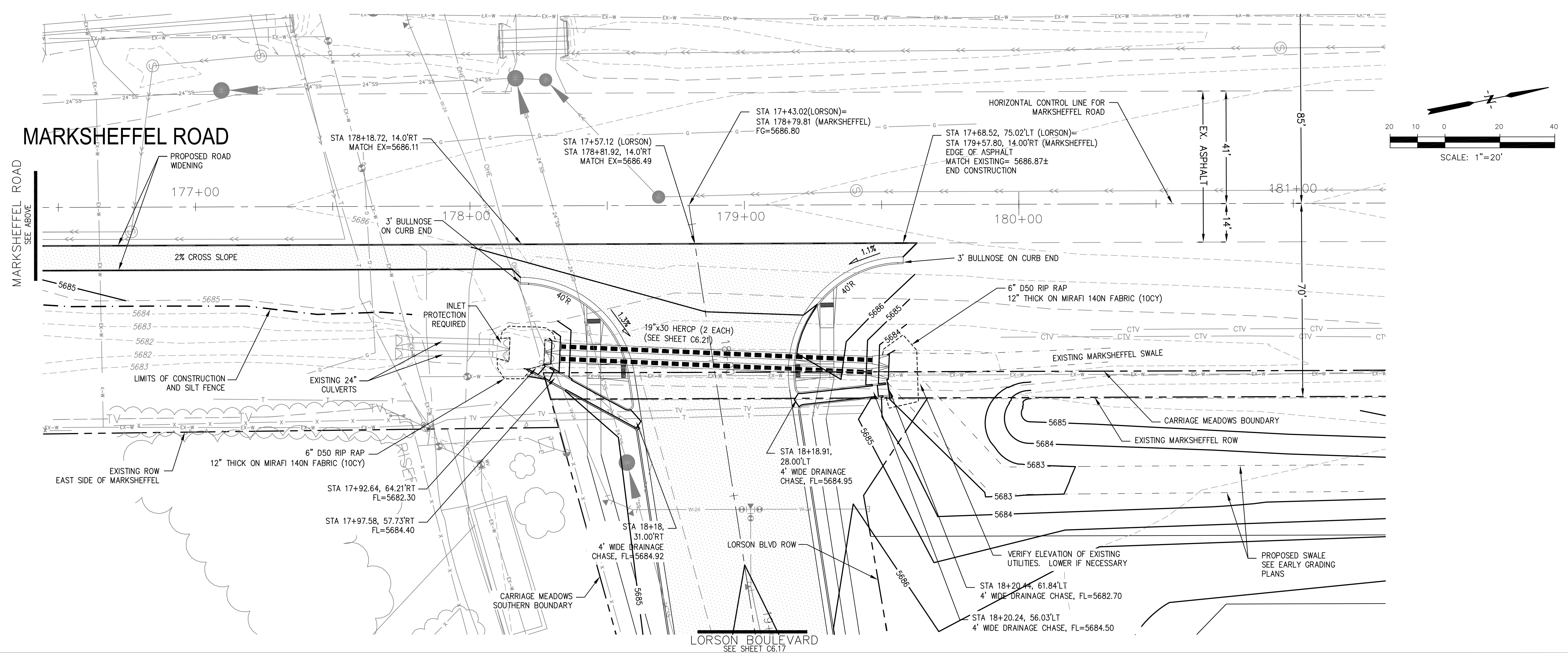
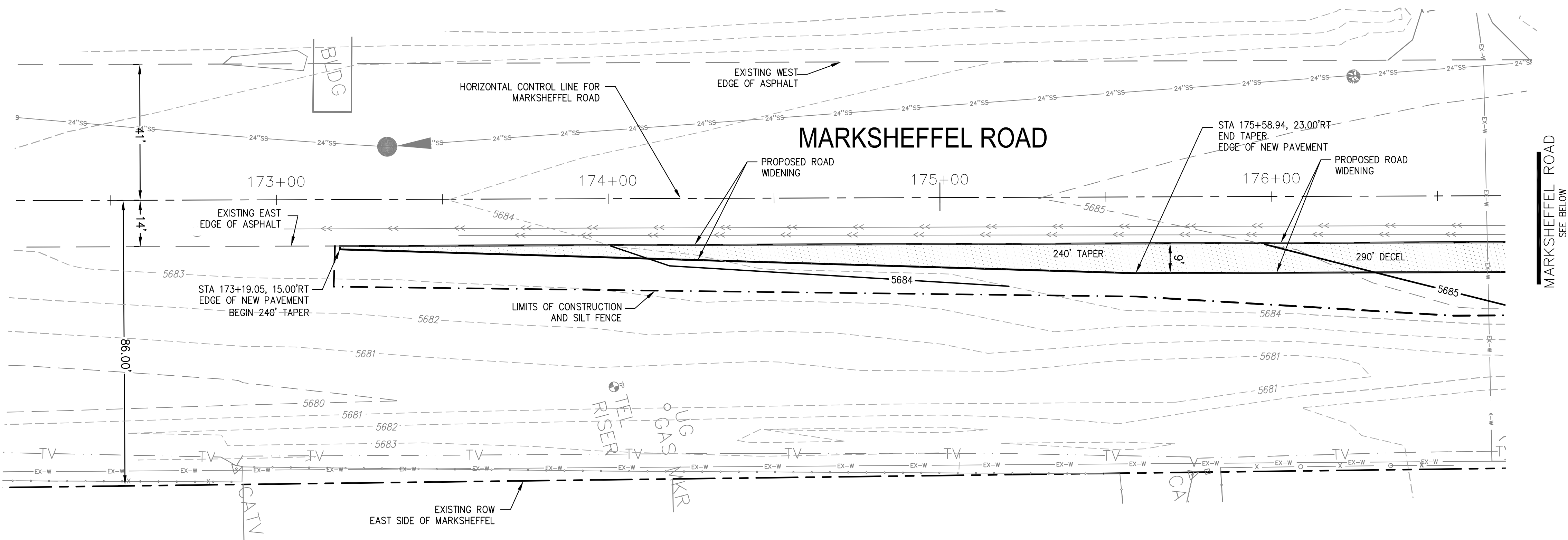


**NOTES**

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3. SEE SHEET C5.3 FOR MARKSHEFFEL ROAD SIGNING/STRIPING PLAN



**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. SUITE 301  
 BIRMGHAM, AL 35206  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegl.com

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |

PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegl.com

PROJECT: **CARRIAGE MEADOWS SOUTH**  
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.  
 EL PASO COUNTY, COLORADO  
 CONTACT: JEFF MARK

**GRADING AND EROSION CONTROL PLAN**  
**MARKSHEFFEL ROAD**  
**TURN LANE CONSTRUCTION**

DATE: **AUGUST 28, 2017**

PROJECT NO.: **100.030**

SHEET NUMBER: **C6.22**

TOTAL SHEETS: **39**