

CONSTRUCTION PLANS
FOR
**CARRIAGE MEADOW SOUTH AT
LORSON RANCH FILING NO. 2**
STREET/STORM SEWER AND UTILITY 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

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C3.1	UTILITY SERVICE PLAN
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C12.1 ~ C12.2	SEWER/WATER DETAILS
C12.3	PERIMETER OUTFALL DRAIN

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 JEFF MARK DATE 2/13/20
TITLE MANAGER

ADDRESS 212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903

FIRE DISTRICT APPROVAL
THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS TOGETHER WITH THE
MAIN SIZES INDICATED ON THIS WATER INSTALLATION PLAN ARE ADEQUATE TO
SATISFY THE REQUIREMENTS OF THE SECURITY FIRE PROTECTION DISTRICT'S FIRE
AND RESCUE DEPARTMENT. THIS APPROVAL IS BASED ON THE INFORMATION IN
THESE PLANS, SPECIFICATIONS AND SUPPLEMENTAL INFORMATION PROVIDED BY THE
DESIGN ENGINEER WHOSE SIGNATURE APPEARS IN THESE PLANS, AND THE
WIDEFIELD WATER AND SANITATION DISTRICT.

SIGNED SK DATE 22 Feb 2020
BY FIRE PROTECTION CHIEF OR COORDINATOR

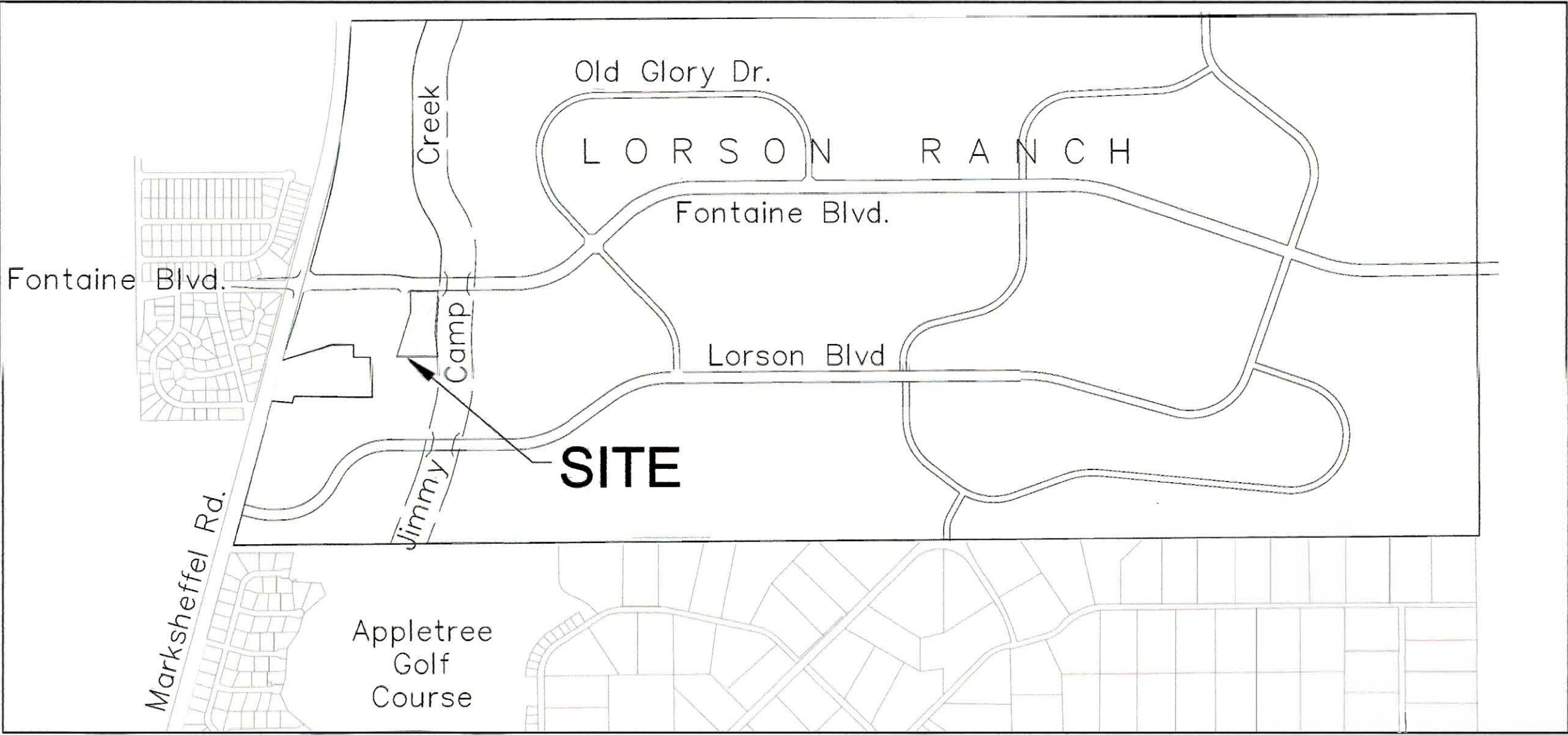
CONSTRUCTION APPROVAL
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH
COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE
ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS
WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE
APPROVAL OF THIS DOCUMENT 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. 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
TWO YEARS THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL
INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY
DEVELOPMENT DIRECTOR'S DISCRETION

JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR DATE
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



VICINITY MAP
NO SCALE

*****CHANGE NO. 1***** AUGUST 21, 2020
ADD SHEET C12.3 FOR PERIMETER DRAIN
OUTFALL. UPDATE CROSSINGS ON WATER/
SEWER SHEETS. PRINT ALL SHEETS WITH
REVISED TOTAL SHEET COUNT AND DATE

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.



DISTRICT APPROVAL (WATER)
THE WIDEFIELD WATER AND SANITATION DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING
RESPONSIBILITY FOR THE DESIGN. THE WIDEFIELD WATER AND SANITATION DISTRICT HAS LIMITED
ITS SCOPE OF REVIEW ACCORDINGLY.

WIDEFIELD WATER AND SANITATION DISTRICT
WATER DESIGN APPROVAL
DATE 2/14/2020 BY Robert K. Brumley
PROJECT NO. _____

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE
STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND
SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL

DISTRICT APPROVAL (WASTEWATER)
THE WIDEFIELD WATER AND SANITATION DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING
RESPONSIBILITY FOR THE DESIGN. THE WIDEFIELD WATER AND SANITATION DISTRICT HAS LIMITED
ITS SCOPE OF REVIEW ACCORDINGLY.

WIDEFIELD WATER AND SANITATION DISTRICT
WATER DESIGN APPROVAL
DATE 2/14/2020 BY Robert K. Brumley
PROJECT NO. _____

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE
STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND
SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL

LEGEND

--- STREET R.O.W.
--- PROPOSED STORM SEWER

WATER / SANITARY
WIDEFIELD WATER AND SANITATION
DISTRICT
8495 FONTAINE BLVD.
COLORADO SPRINGS, CO 80925
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

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

GAS
BLACK HILLS ENGERGY
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°15'2" 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
FMS 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.

**CORE
ENGINEERING GROUP**
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719-659-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rich@cegi.com

DATE: FEB 12, 2020

PROJECT NO.: 100.046

SHEET NUMBER: C0.1

TOTAL SHEETS: 23

PROJECT: CARRIAGE MEADOWS
SOUTH AT LORSON
RANCH FILING NO. 2
FONTAINE BLVD-CARRIAGE MEADOWS DR
COLORADO SPRINGS, COLORADO

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903
CONTACT: JEFF MARK

CONSTRUCTION NOTES

1. ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM AERIAL CONTOURS AND PREVIOUS CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
3. DEPTH OF MOISTURE–DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
BASE OF ALL CUTS AND FILLS – 12 INCHES,
FULL DEPTH OF ALL EMBANKMENTS
4. THE CONTRACTOR IS RESPONSIBLE FOR THE RE–ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
5. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
6. PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF–ROLLED WITH A LOADED 988 FRONT–END LOADER OR SIMILAR HEAVY RUBBER TIRED VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER–EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTMM D–698) AT 0 TO +4.0% OF OPTIMUM MOISTURE CONTENT FOR A–6 AND A–7–6 SOILS ENCOUNTERED. OTHER SUBGRADE TYPES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D–1557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED (18 INCHES FOR A–7–6 SOILS BELOW FULL–DEPTH ASPHALT CONCRETE) AND COMPACTED AS OUTLINED ABOVE PRIOR TO PAVING OPERATIONS. SUBGRADE FILL SHALL BE PLACED IN SIX–INCH LIFTS AND UNIFORMLY COMPACTED, MEETING THE REQUIREMENTS AS PREVIOUSLY DESCRIBED.
7. SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
8. FILL SHALL BE PLACED IN 8–INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:
 - HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.
 - TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.
 - CONCRETE WASH AREAS.
 - INLET PROTECTION.THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
10. FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR THIS PROJECT.

EL PASO COUNTY STANDARD CONSTRUCTION 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 NOTIFICATION 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 ENGINEERING CRITERIA MANUAL, 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 DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORK DEPARTMENT AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PWD, 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.

STORM SEWER NOTES:

1. CONTRACTOR SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUAL JOINT GASKET FOR ALL RCP STORM SEWER JOINTS

CORE
ENGINEERING GROUP

15004 151ST AVENUE S.
DENVER, CO 80230
PHONE: 719-459-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@c-eg1.com

DATE

DESCRIPTION


NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PROJECT: CARRIAGE MEADOWS
SOUTH AT LORSON
RANCH FILING NO. 2
FONTAINE BLVD–CARRIAGE MEADOWS DR
COLORADO SPRINGS, COLORADO

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

NOTES



DATE:
AUGUST 21, 2020

PROJECT NO.
100.046

SHEET NUMBER
C0.2

TOTAL SHEETS: 23

CONSTRUCTION NOTES

1. ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM DREXEL, BARRELL & CO., JULY, 2005. SUPPLEMENTAL SURVEY DATA WAS OBTAINED FOR MARKSHEFFEL ROAD FROM M&S CIVIL GROUP IN NOVEMBER, 2016. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
3. DEPTH OF MOISTURE-DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
BASE OF ALL CUTS AND FILLS – 12 INCHES,
FULL DEPTH OF ALL EMBANKMENTS
4. THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
5. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
6. PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED 988 FRONT-END LOADER OR SIMILAR HEAVY RUBBER TIERED VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER-EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) AT 0 TO +4.0% OF OPTIMUM MOISTURE CONTENT FOR A-6 AND A-7-6 SOILS ENCOUNTERED. OTHER SUBGRADE TYPES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED (18 INCHES FOR A-7-6 SOILS BELOW FULL-DEPTH ASPHALT CONCRETE) AND COMPACTED AS OUTLINED ABOVE PRIOR TO PAVING OPERATIONS. SUBGRADE FILL SHALL BE PLACED IN SIX-INCH LIFTS AND UNIFORMLY COMPACTED, MEETING THE REQUIREMENTS AS PREVIOUSLY DESCRIBED.
7. SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
8. FILL SHALL BE PLACED IN 8-INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:

- HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.

- SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.

- TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.

- MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.

- TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.

- CONCRETE WASH AREAS.

- INLET PROTECTION.

THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
10. FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR LORSON RANCH.

WIDEFIELD WATER AND SANITATION DISTRICT GENERAL NOTES

1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WIDEFIELD WATER AND SANITATION DISTRICT SPECIFICATIONS. COMPACTION REQUIREMENTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE WIDEFIELD WATER AND SANITATION DISTRICT OR A HIGHER STANDARD IS IMPOSED BY ANOTHER AGENCY HAVING RIGHT-OF-WAY JURISDICTION.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE WIDEFIELD WATER AND SANITATION DISTRICT. THE WIDEFIELD WATER AND SANITATION DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. THE DEVELOPER OR HIS ENGINEER HAS LOCATED ALL FIRE HYDRANTS AND FUTURE SERVICE STUBS. ANY REQUIRED REALIGNMENT, EITHER HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER.
4. ALL DUCTILE IRON PIPE, TO INCLUDE FITTINGS, VALVES AND FIRE HYDRANTS WILL BE WRAPPED WITH POLYETHEYLENE TUBING, BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED.
5. ALL DUCTILE IRON PIPE SHALL BE DOUBLE BONDED. DIP SHALL HAVE CATHODIC PROTECTION USING NO. 6 WIRE WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET.
6. PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.
7. ALL FITTINGS SHALL BE DUCTILE IRON –MECHANICAL JOINT AND HAVE 9 LB. MAGNESIUM ANODES AT EVERY FITTING.
8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT (390-7111) A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
9. THE LOCATION OF ALL UTILITIES AS SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL FIELD EXCAVATE AND VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL TIE-INS. CONTRACTOR SHALL NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER OF THE FIELD VERIFIED INFORMATION PRIOR TO CONSTRUCTION.
11. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.
12. ANY WATER UTILITY MATERIAL REMOVED AND NOT REUSED SHALL BE RETURNED TO THE WIDEFIELD WATER AND SANITATION DISTRICT IF THE DISTRICT SO REQUESTS.
13. THE CONTRACTOR SHALL AT HIS EXPENSE SUPPORT AND PROTECT ALL UTILITY MAINS SO THAT THEY WILL FUNCTION CONTINUOUSLY DURING CONSTRUCTION. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT WILL BE REPLACED IMMEDIATELY BY EITHER THE CONTRACTOR OR THE WIDEFIELD WATER AND SANITATION DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.
14. ANY PUMPING OR BYPASS OPERATIONS MUST BE REVIEWED AND APPROVED PRIOR TO EXECUTION BY BOTH THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER.
15. DISINFECTION SHALL BE ACCOMPLISHED BY GLUING TABLETS TO THE TOP OF THE LINE. POWDER OR GRANULER HTH SHALL NOT BE USED. SEE WIDEFIELD SPECS FOR FURTHER DEFINITION OF DISINFECTION TECHNIQUES.
16. CONTRACTOR MUST REPLACE OR REPAIR ANY DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
17. ALL WATER LINES 6" AND LARGER, AND ALL SEWER LINES 8" AND LARGER, SHALL HAVE AS "AS-BUILT" PLANS PREPARED AND APPROVED PRIOR TO FINAL ACCEPTANCE BY THE WIDEFIELD WATER AND SANITATION DISTRICT.
18. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE IS REQUIRED A MINIMUM OF 72 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. TO SET THE PRE-CONSTRUCTION CONFERENCE, CONTACT BRANDON BERNARD-WATER SUPERINTENDENT (464-2051) AND/OR MARK MCCORMICK, WASTEWATER SUPERINTENDENT OF THE WIDEFIELD WATER AND SANITATION DISTRICT FOR A TIME. NO PRE-CONSTRUCTION CONFERENCE TIMES WILL BE SET UNTIL 4 SETS OF SIGNED DRAWINGS ARE RECEIVED BY THE WIDEFIELD W & S DISTRICT. PRE-CONSTRUCTION DATE /INITIALS_____.

WIDEFIELD WATER AND SANITATION DISTRICT UTILITY CONSTRUCTION NOTES

1. ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE CATHODIC PROTECTION AND 9 LB MAGNESIUM ANODES AT EVERY FITTING.
2. ALL FIRE HYDRANTS SHALL BE GUARDIAN K-81D HYDRANT KENNEDY VALVE OR AMERICAN AVK SERIES 2700, (MODERN)

CORE
ENGINEERING GROUP

15004 151ST AVENUE S.
DENVER, CO 80236
PHONE: 719-459-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceng.com

DATE

DESCRIPTION

NO

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


PROJECT: **CARRIAGE MEADOWS
SOUTH AT LORSON
RANCH FILING NO. 2**
FONTAINE BLVD--CARRIAGE MEADOWS DR
COLORADO SPRINGS, COLORADO

DRAWN: **RLS**

DESIGNED: **RLS**

CHECKED: **RLS**

SEWER / WATER NOTES

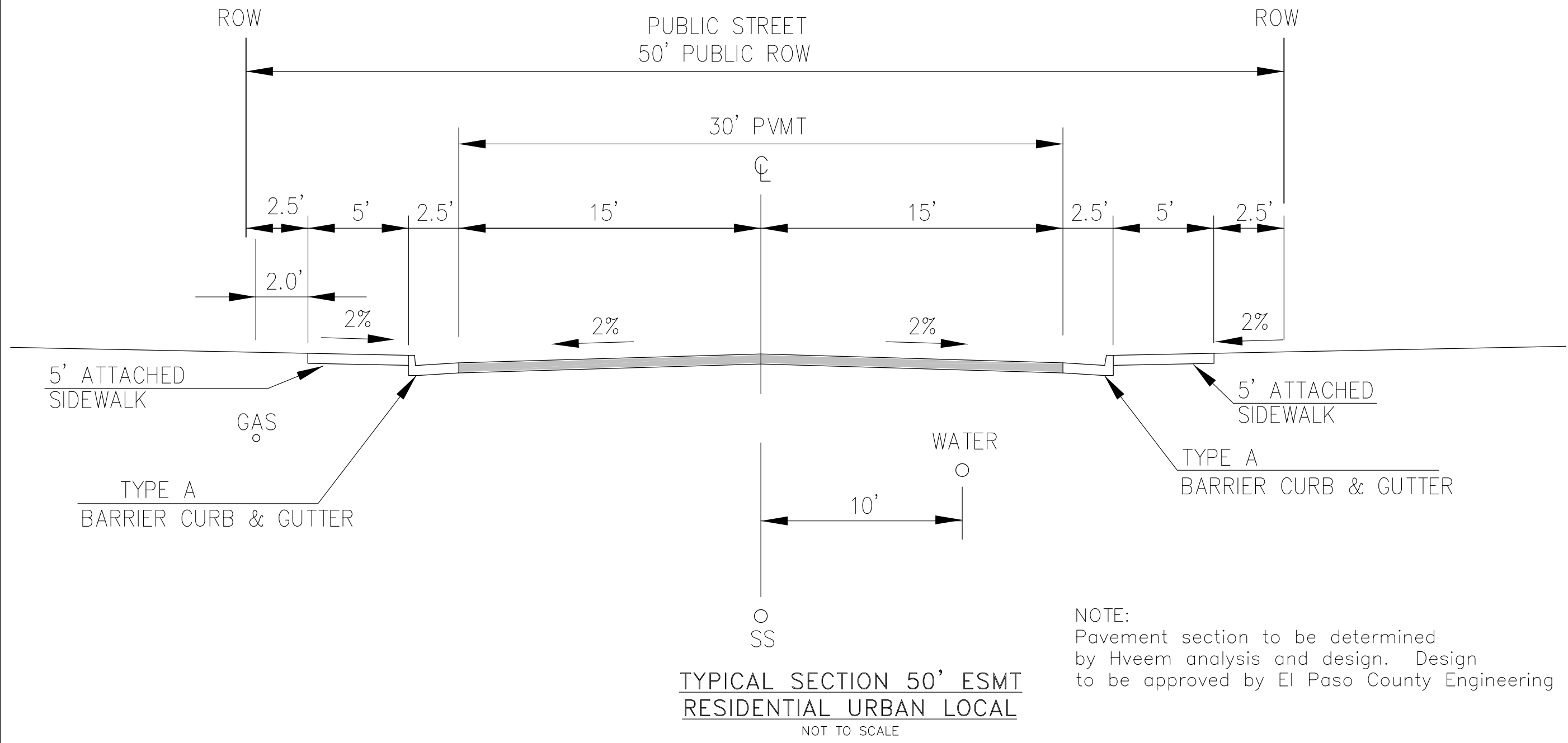


DATE:
AUGUST 21, 2020

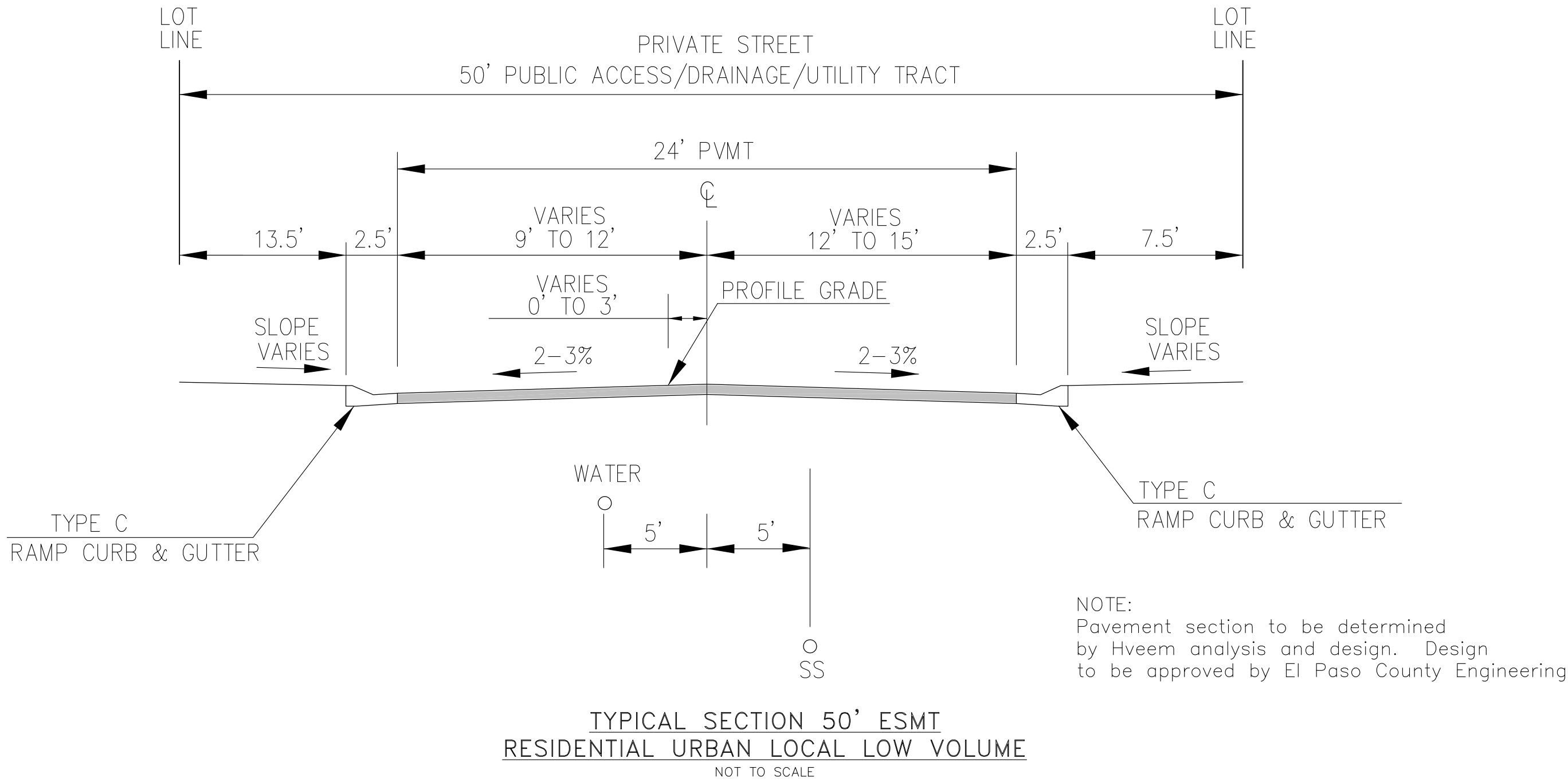
PROJECT NO.
100.046

SHEET NUMBER
C0.3

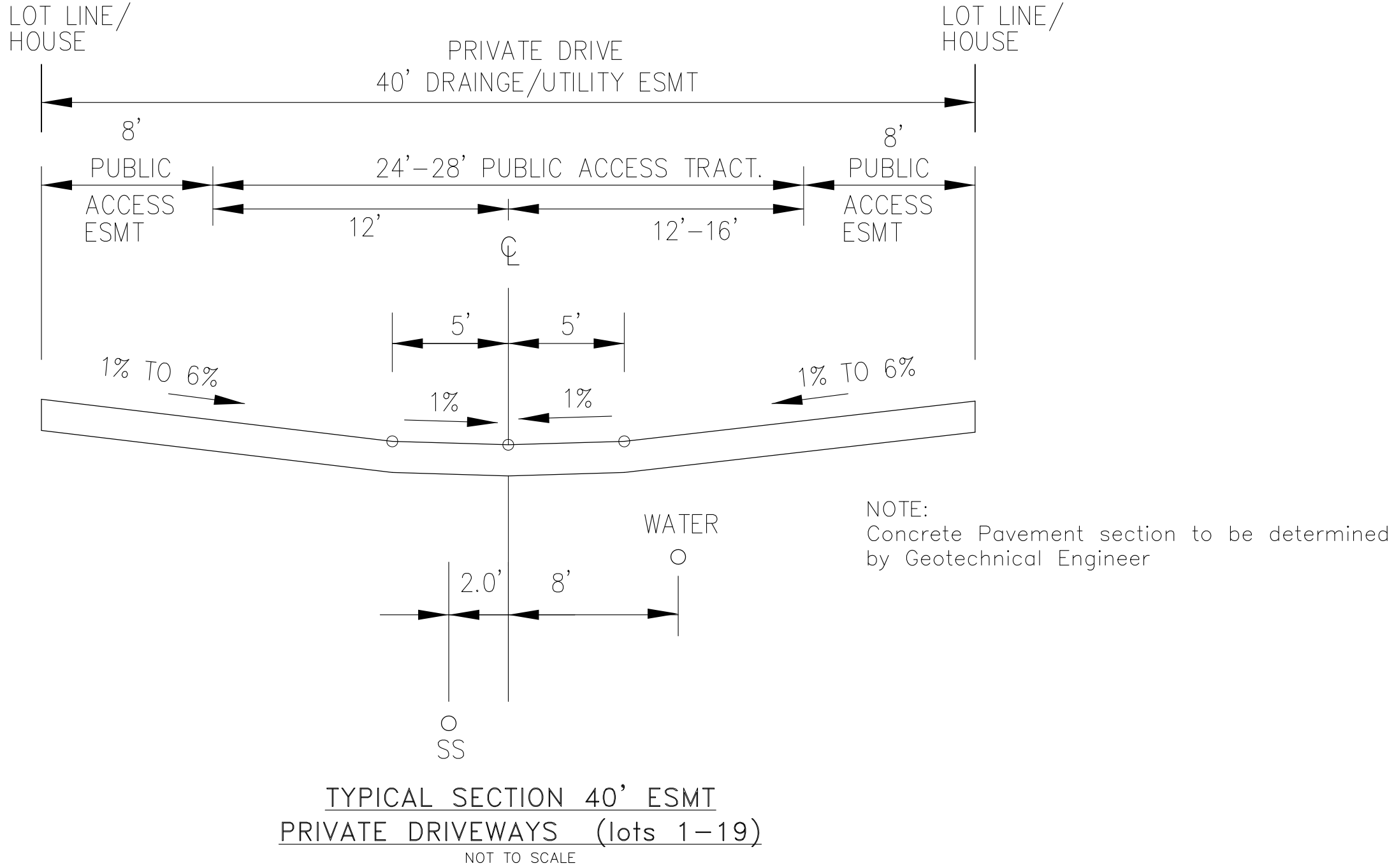
TOTAL SHEETS: 23



RUBICON DRIVE (PUBLIC STREET) STA 0+98 TO 2+87
FIRESTEEL DR (PUBLIC STREET)



RUBICON HEIGHTS (STA 2+87 TO STA 7+38)
PRIVATE STREET



AMBLING HEIGHTS, PALUXY HEIGHTS, CHAGRIN HEIGHTS

CORE ENGINEERING GROUP 15004 1ST AVENUE S BURNSVILLE, MN 55306 PH: 719-659-7800 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	DATE	
	DESCRIPTION	
	NO.	
	PROJECT: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2 FONTAINE BLVD-CARRIAGE MEADOWS DR COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK	
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	TYPICAL STREET AND DRIVEWAY SECTIONS	
DATE: AUGUST 21, 2020		
PROJECT NO. 100.046		
SHEET NUMBER C0.4		
TOTAL SHEETS: 23		

NOTES

1. COMMON SIDEWALKS ARE 5' WIDE. SIDEWALKS TO FRONT STEPS ARE 4' WIDE. ALL SIDEWALKS ARE 4" THICK
2. CURB AND GUTTER TO BE "CATCH" UNLESS OTHERWISE NOTED
3. PARKING STALL LINES TO BE PAINTED WHITE

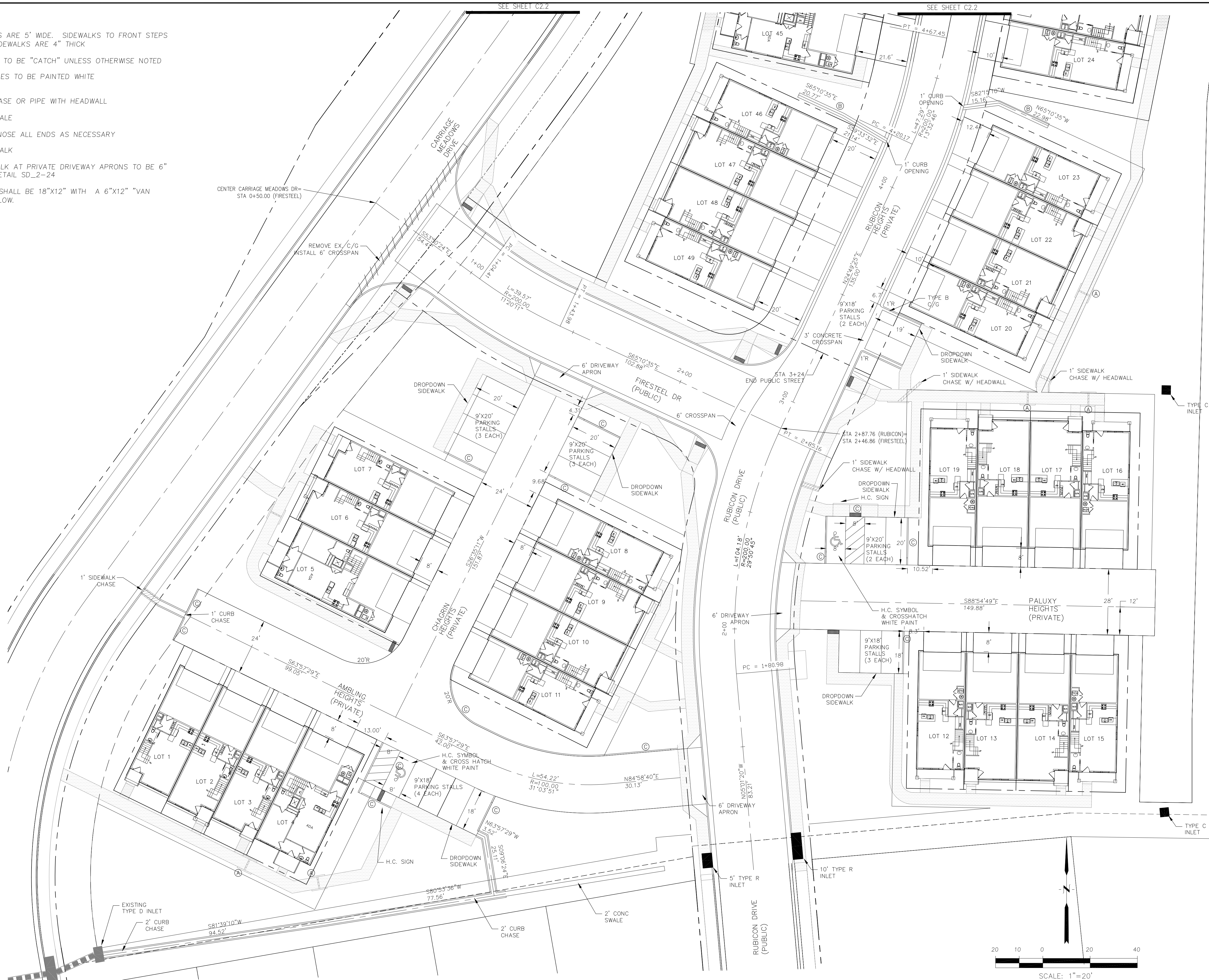
- (A) 6" SIDEWALK CHASE OR PIPE WITH HEADWALL
(B) 2' CONCRETE SWALE
(C) 6" CURB. BULLNOSE ALL ENDS AS NECESSARY

CONCRETE SIDEWALK

4. CONCRETE SIDEWALK AT PRIVATE DRIVEWAY APRONS TO BE 6" THICK PER COUNTY DETAIL SD_2-24
5. HANDICAP SIGNS SHALL BE 18"x12" WITH A 6"x12" "VAN ACCESSIBLE" SIGN BELOW.

CENTER CARRIAGE MEADOWS DR—
STA 0+50.00 (FIRESTEEL)

REMOVE EX. C/G
INSTALL 6" CROSSSPAN



CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FIL. NO. 2
HORIZONTAL CONTROL PLAN



DATE:
AUGUST 21, 2020

PROJECT NO.
100.046

SHEET NUMBER
C2.1

TOTAL SHEETS: 23

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOODS, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

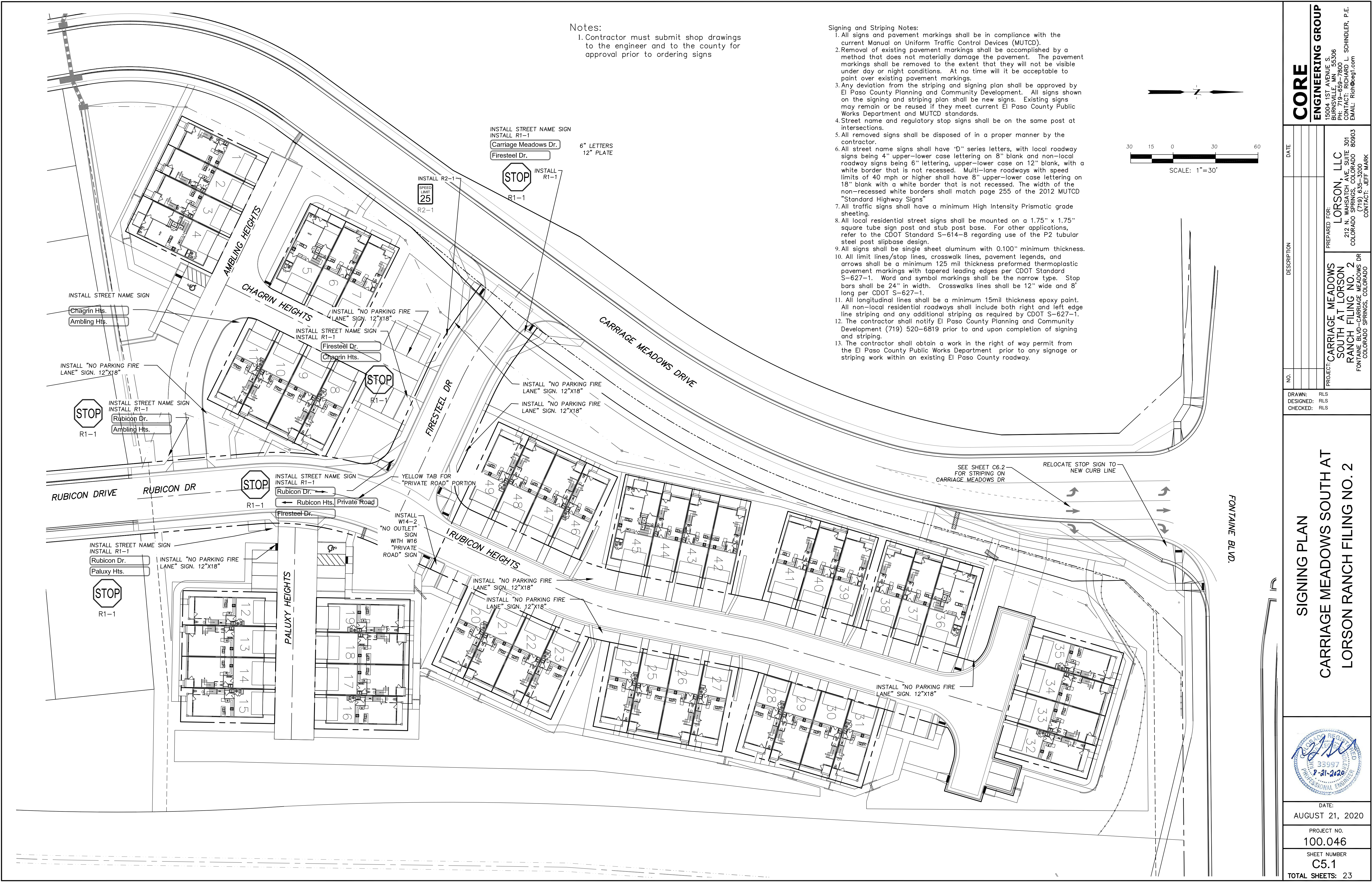
PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

PROJECT: CARRIAGE MEADOWS
SOUTH AT LORSON
RANCH FILING NO. 2
FONTAINE BLVD-CARRIAGE MEADOWS DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

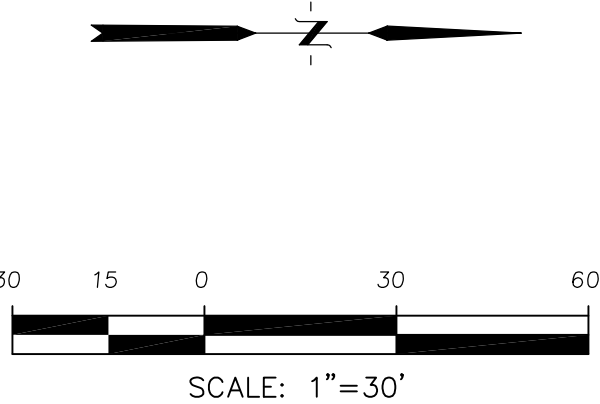


CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNING WATERS, CO 80903 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	
DATE	
DESCRIPTION	
NO.	
PROJECT: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2 FONTAINE BLVD-CARRIAGE MEADOWS DR COLORADO SPRINGS, COLORADO	
PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
CARRIAGE MEADOWS SOUTH AT LORSON RANCH FIL. NO. 2 HORIZONTAL CONTROL PLAN	
DATE: AUGUST 21, 2020	
PROJECT NO. 100.046	
SHEET NUMBER C2.2	
TOTAL SHEETS: 23	



Notes:
1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs

- Signing and Striping Notes:
1. All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
 2. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
 3. Any deviation from the striping and signing plan shall be approved by El Paso County Planning and Community Development. 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 Public Works Department and MUTCD standards.
 4. Street name and regulatory stop signs shall be on the same post at intersections.
 5. All removed signs shall be disposed of in a proper manner by the contractor.
 6. All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 40 mph or higher shall have 8" upper-lower case lettering 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"
 7. All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
 8. All local residential street signs shall be mounted on a 1.75" x 1.75" square tube sign post and stub post base. For other applications, refer to the CDOT Standard S-614-8 regarding use of the P2 tubular steel post slipbase design.
 9. All signs shall be single sheet aluminum with 0.100" minimum thickness.
 10. 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. Crosswalks lines shall be 12" wide and 8' long per CDOT S-627-1.
 11. 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.
 12. The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
 13. 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.



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOODS, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

PROJECT: CARRIAGE MEADOWS
SOUTH AT LORSON
RANCH FILING NO. 2
FONTAINE BLVD-CARRIAGE MEADOWS DR
COLORADO SPRINGS, COLORADO

SIGNING PLAN

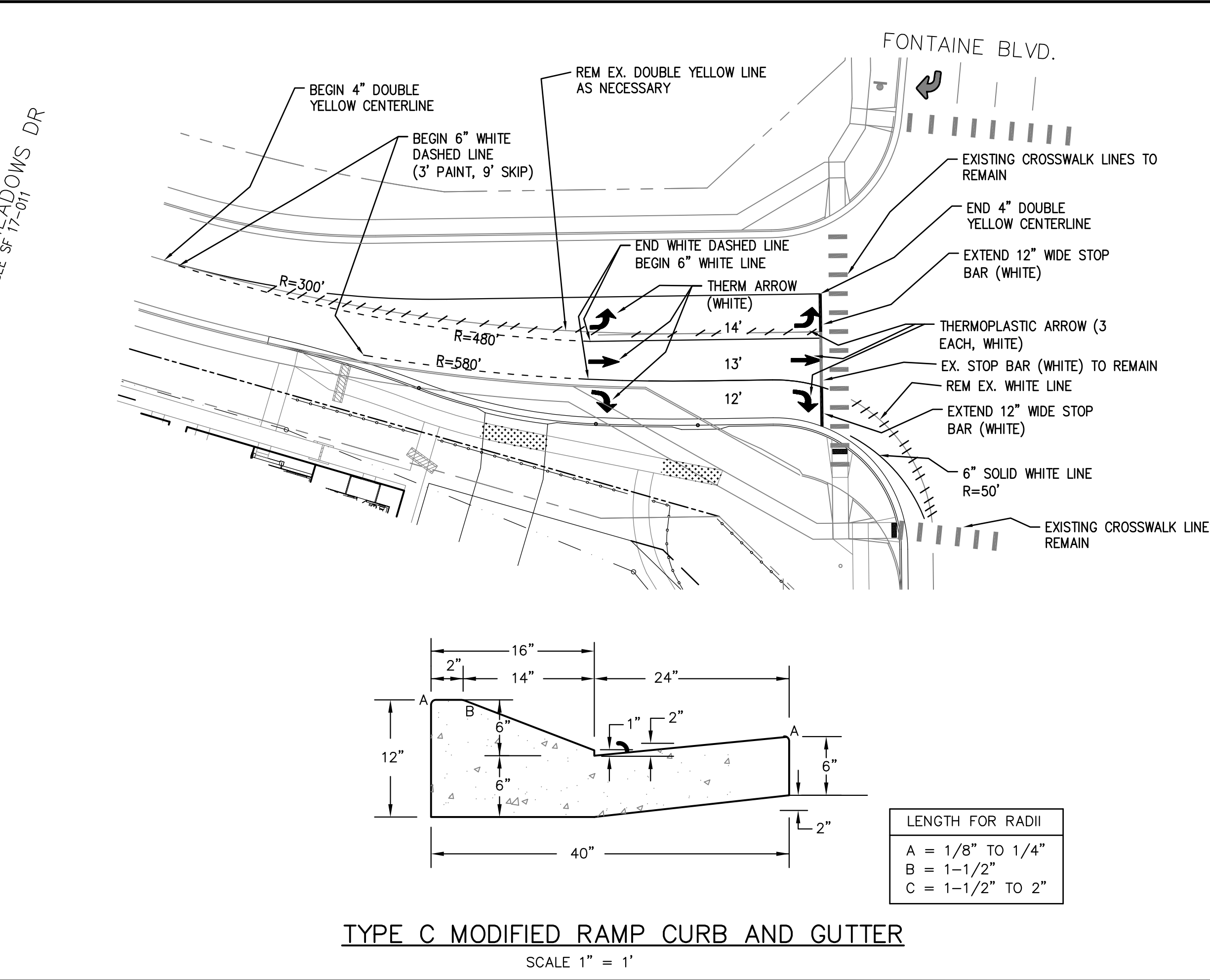
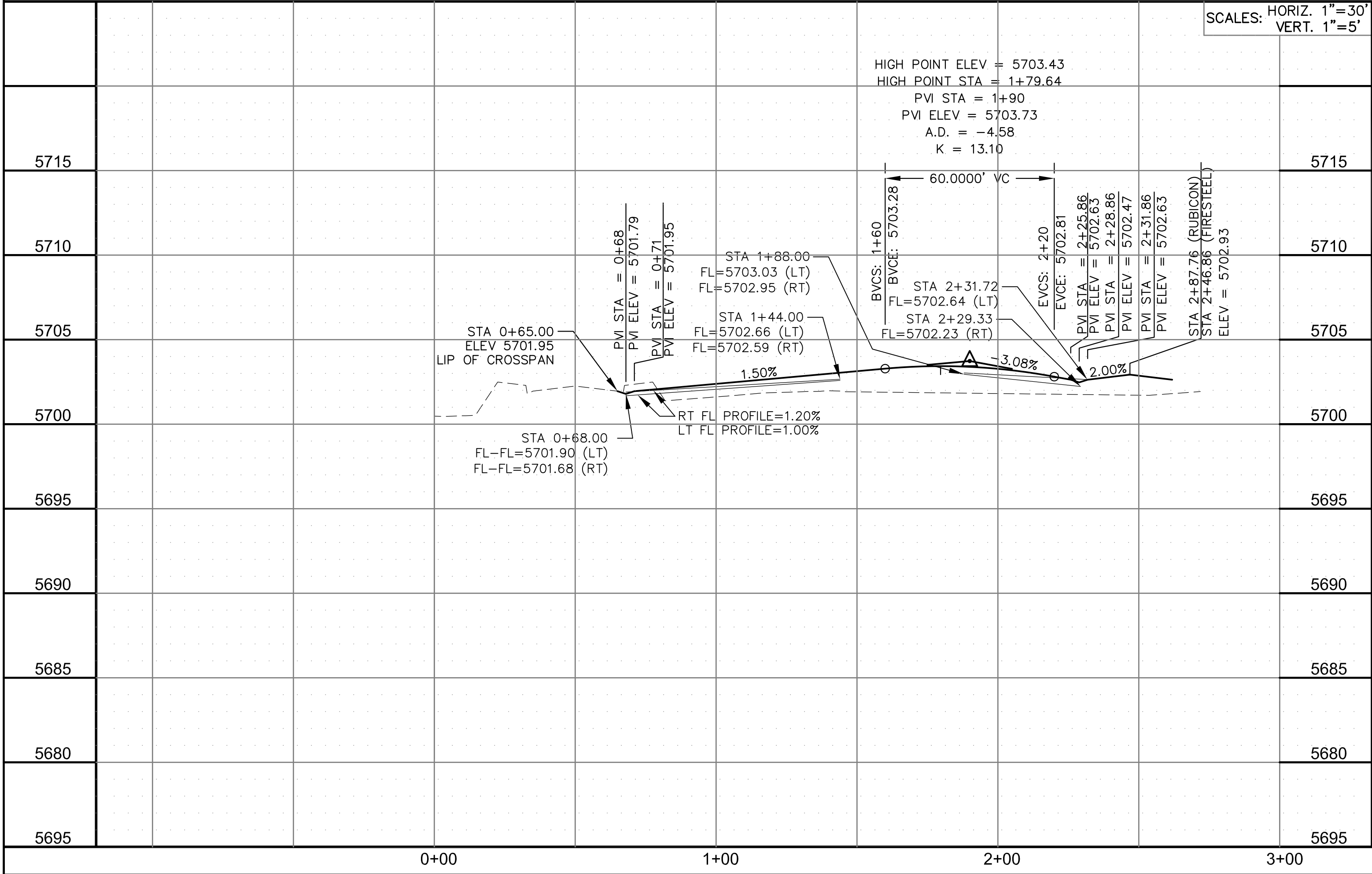
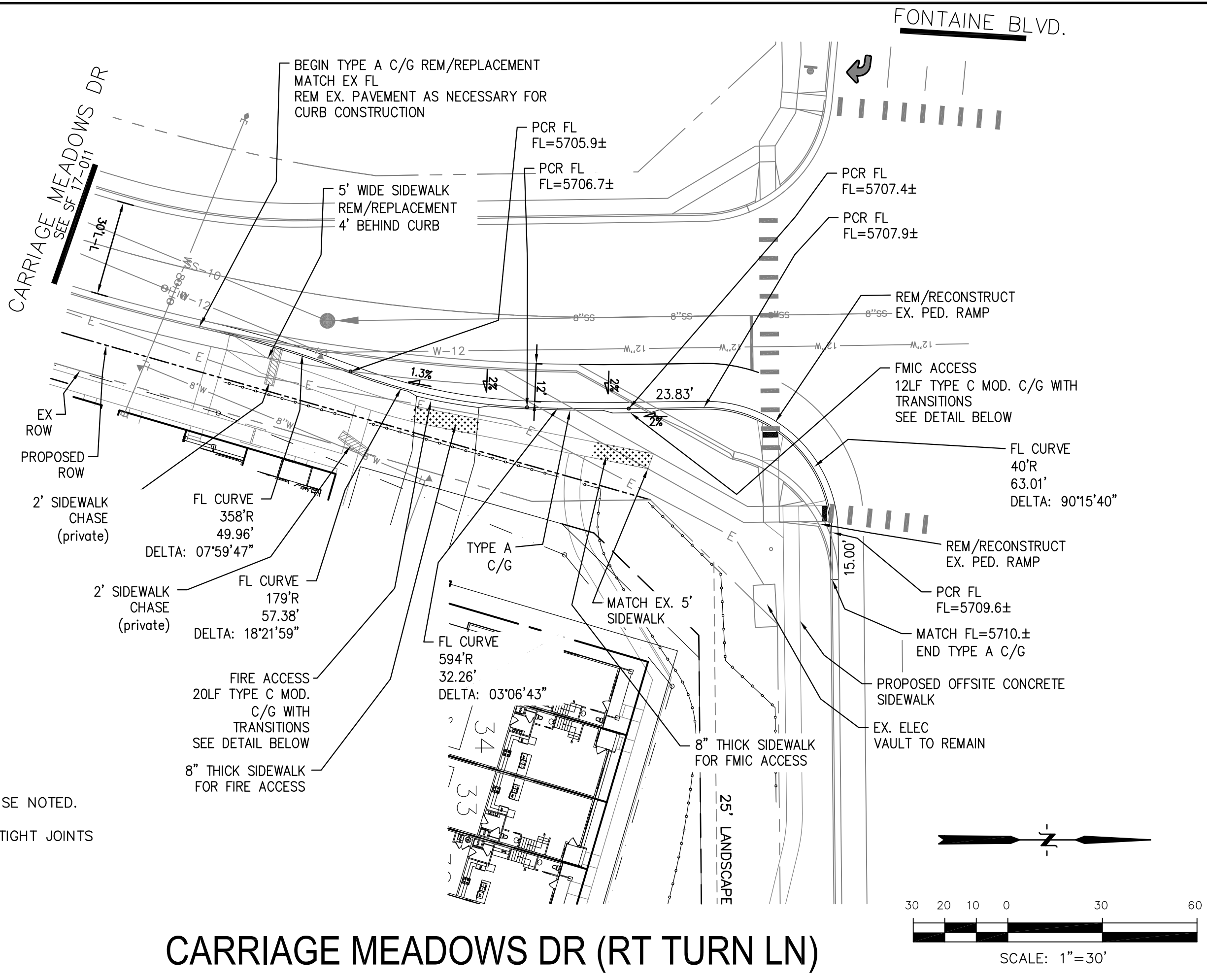
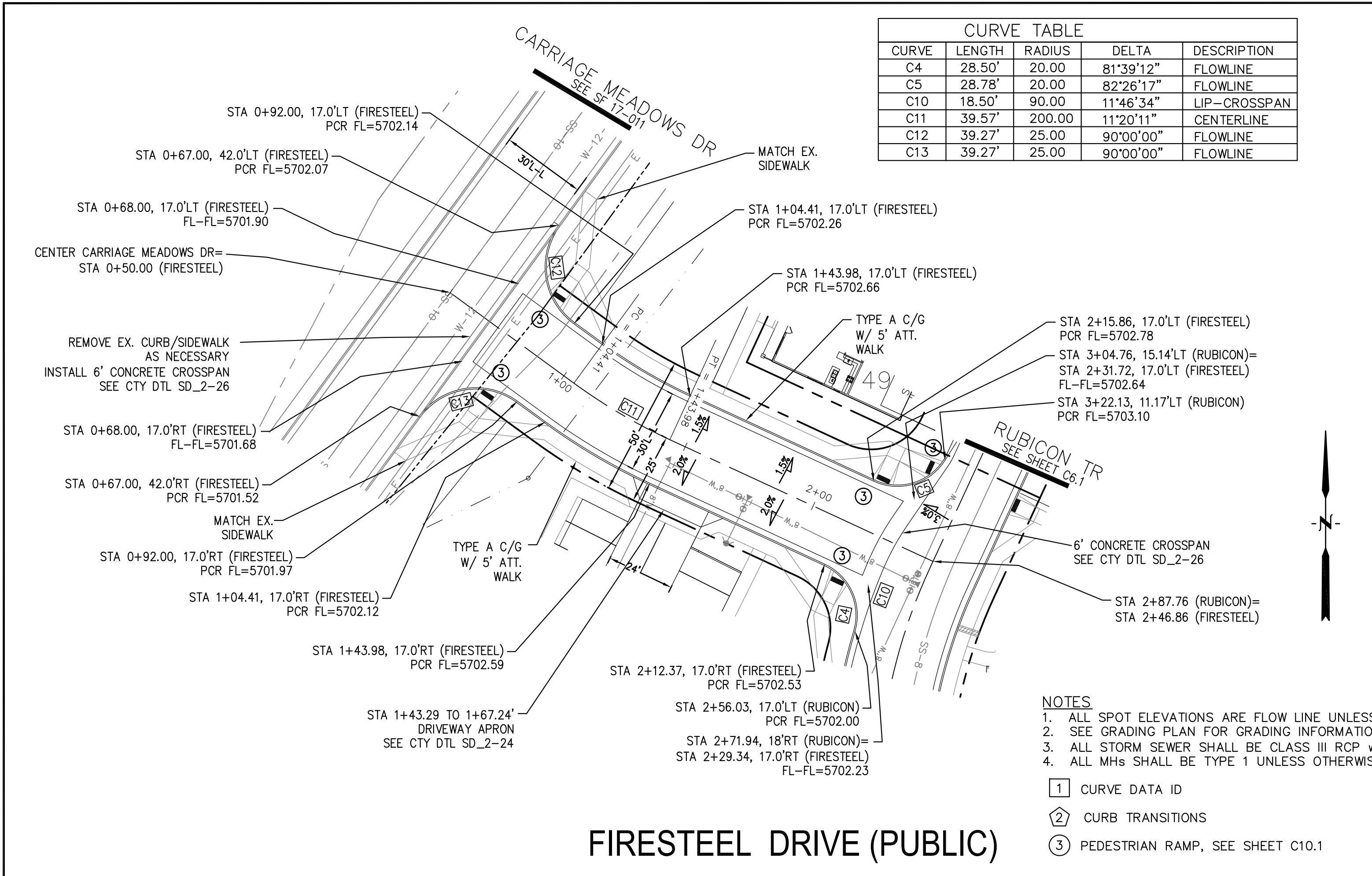
CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FILING NO. 2

DATE:
AUGUST 21, 2020

PROJECT NO.
100.046

SHEET NUMBER
C5.1

TOTAL SHEETS: 23



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WATERS, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PROJECT: CARRIAGE MEADOWS
SOUTH AT LORSON
RANCH FILING NO. 2
FONTAINE BLVD-CARRIAGE MEADOWS DR
COLORADO SPRINGS, COLORADO

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

STREET/STORM

FIRESTEEL DRIVE AND
CARRIAGE MEADOWS DR (RT TURN LN)

DATE:
AUGUST 21, 2020

PROJECT NO.
100.046

SHEET NUMBER
C6.2

TOTAL SHEETS: 23

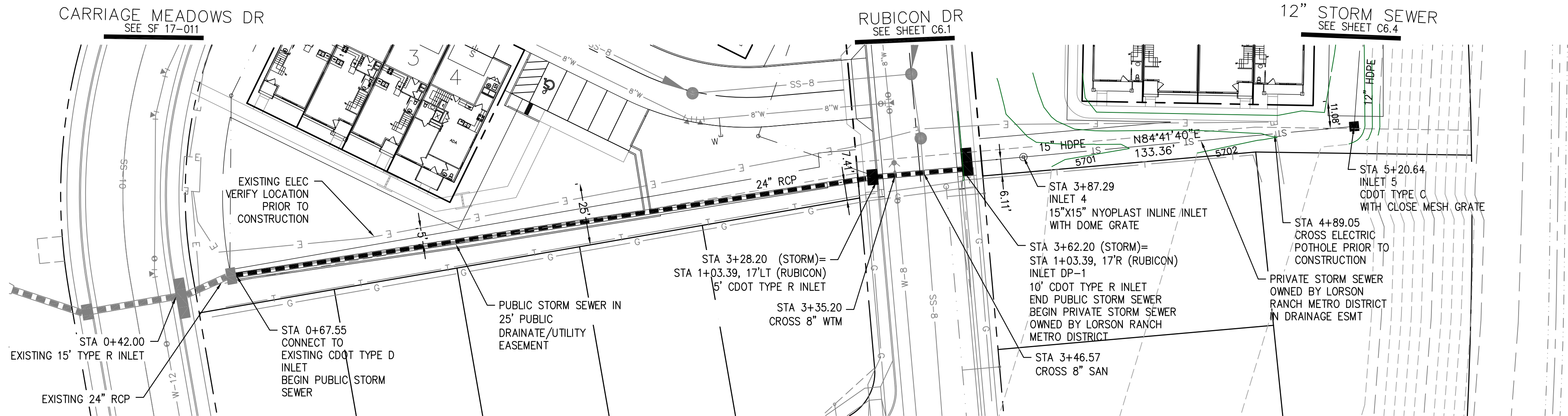
TYPE C MODIFIED RAMP CURB AND GUTTER

SCALE 1" = 1'

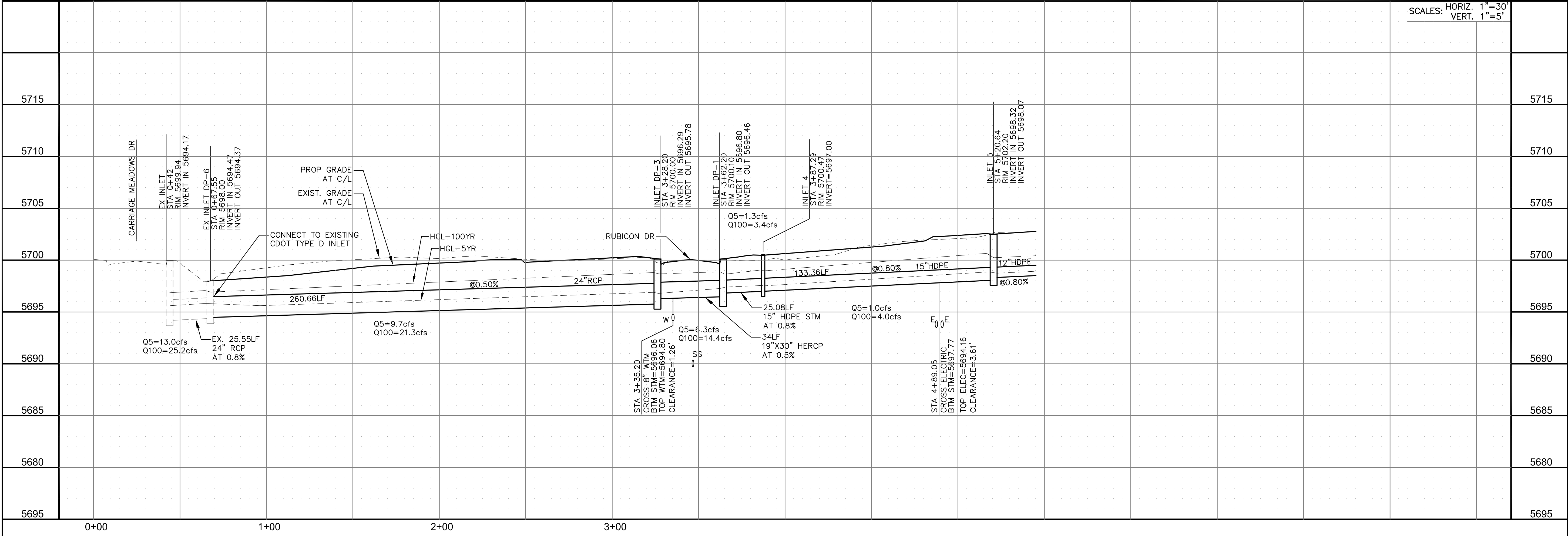
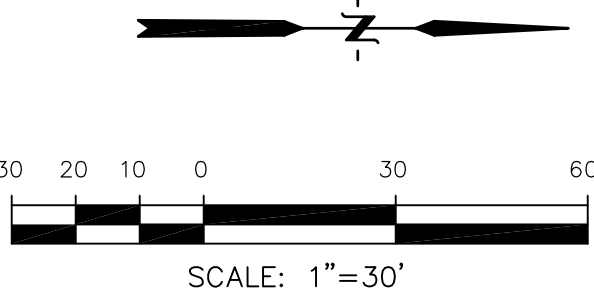
STORM SEWER NOTES:

1. CONTRACTOR SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQL JOINT GASKET FOR ALL RCP STORM SEWER JOINTS

- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP W/ WATERTIGHT JOINTS
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



STORM SEWER



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, MO 65506
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PROJECT: CARRIAGE MEADOWS
SOUTH AT LORSON
RANCH FILING NO. 2
FONTANE BLVD-CARRIAGE MEADOWS DR
COLORADO SPRINGS, COLORADO

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

STORM SEWER

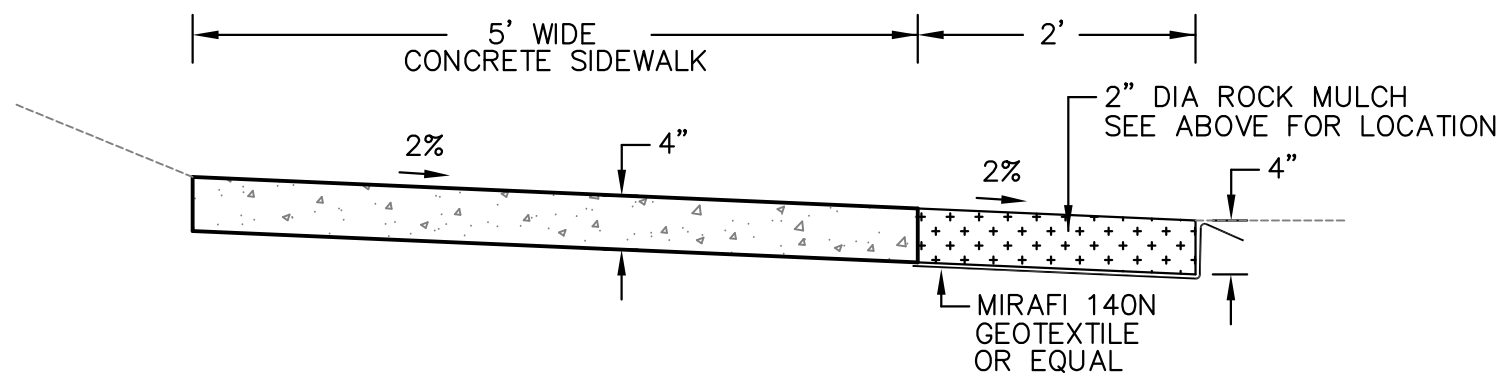
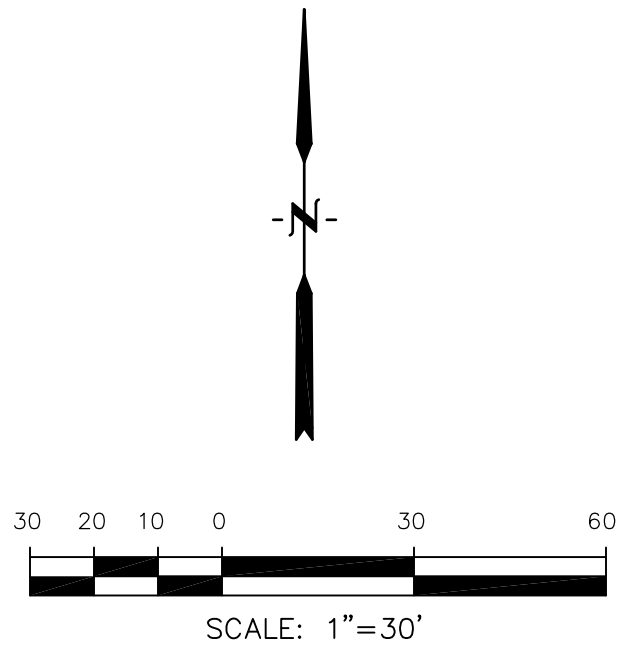
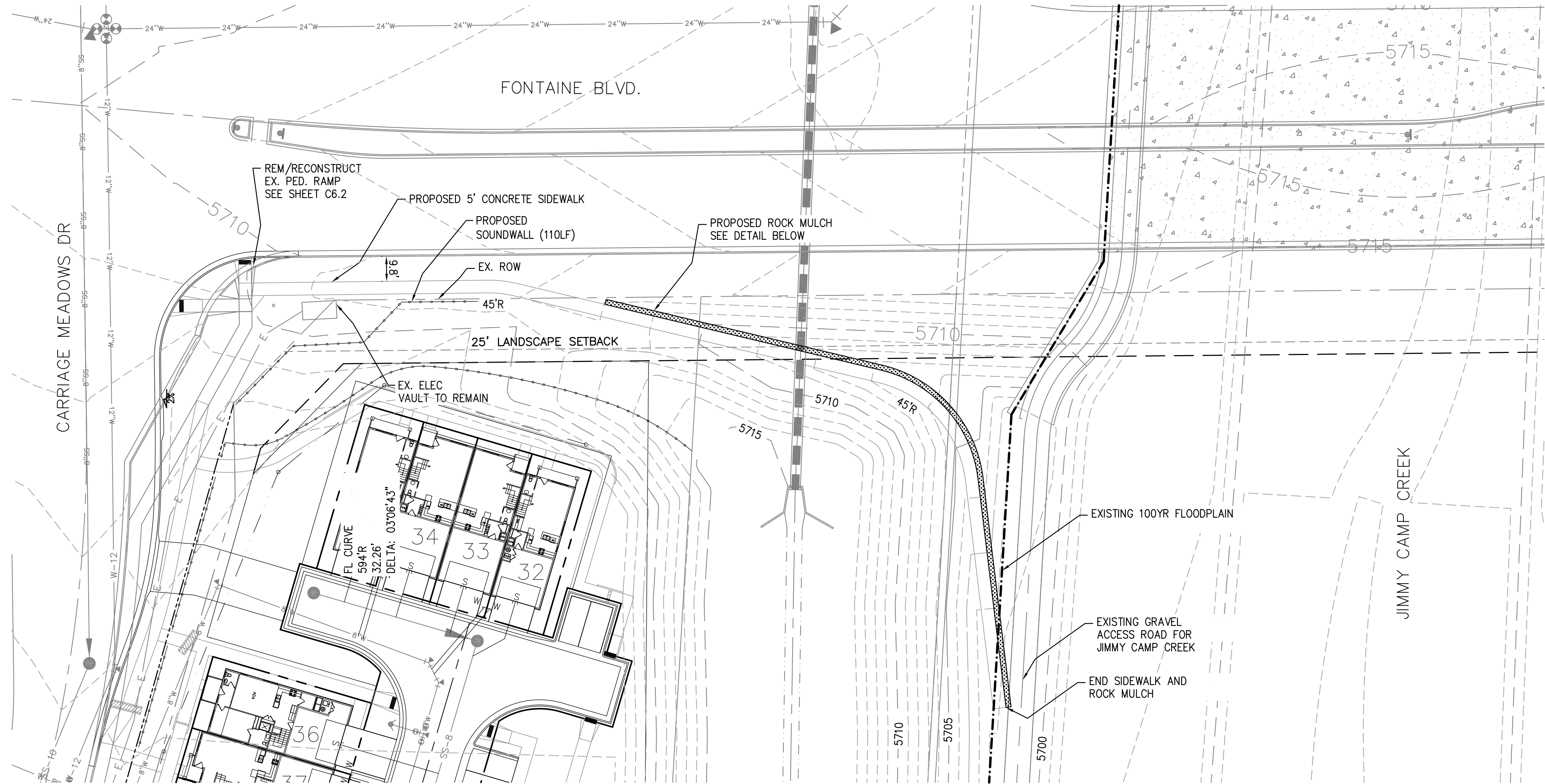
STA 0+67.55 TO 5+20.64

DATE:
AUGUST 21, 2020

PROJECT NO.
100.046

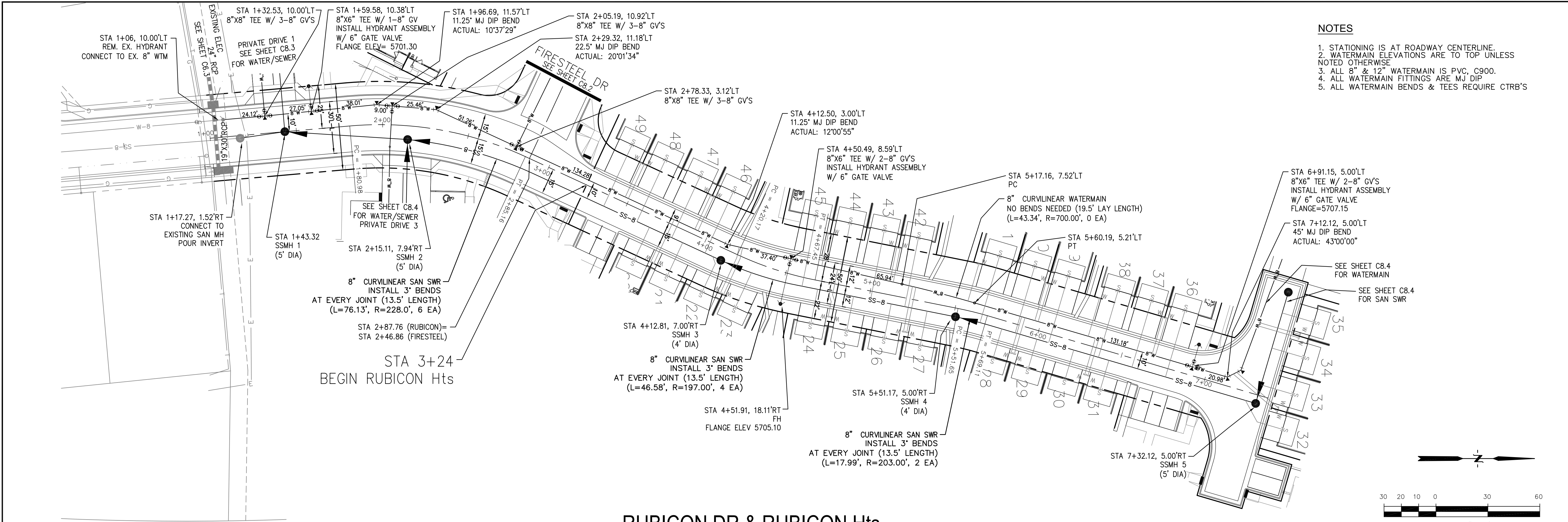
SHEET NUMBER
C6.3

TOTAL SHEETS: 23

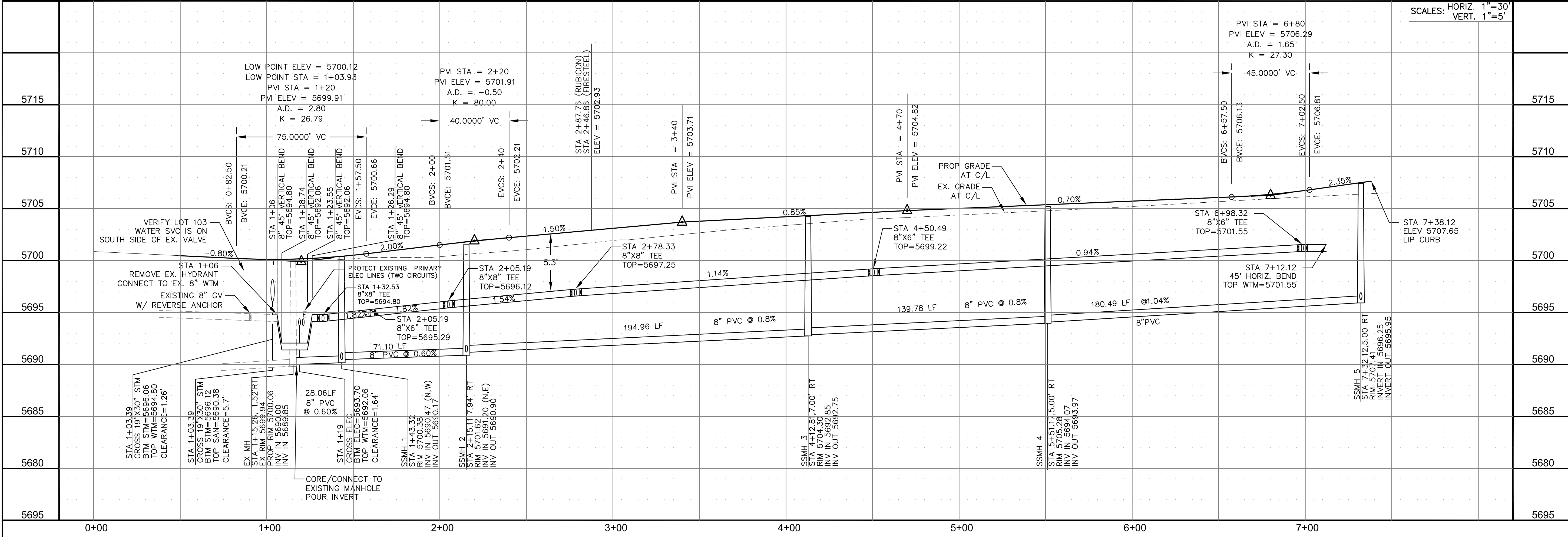


SIDEWALK WITH ROCK MULCH DETAIL
SCALE: NTS

CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNING WOODS, CO 80903 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	
NO.	DATE
DESCRIPTION	
PROJECT: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2 FONTAINE BLVD-CARRIAGE MEADOWS DR COLORADO SPRINGS, COLORADO	
PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
STREET/STORM OFFSITE SIDEWALK IMPROVEMENTS	
DATE: AUGUST 21, 2020	
PROJECT NO. 100.046	
SHEET NUMBER C6.5	
TOTAL SHEETS: 23	



RUBICON DR & RUBICON Hts.



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

PROJECT: CARRIAGE MEADOWS
SOUTH AT LORSON
RANCH FILING NO. 2
FONTAINE BLVD-CARRIAGE MEADOWS DR
COLORADO SPRINGS, COLORADO

SCALE: 1"=30'

SCALE: 1"=5'

SANITARY / WATER

RUBICON DR & RUBICON Hts.

STA 0+00 TO 7+40

DATE:

AUGUST 21, 2020

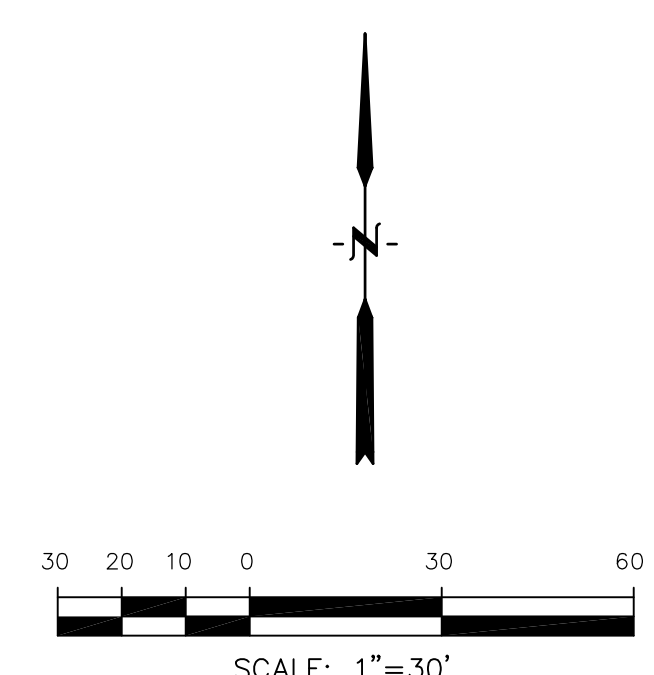
PROJECT NO.

100.046

SHEET NUMBER

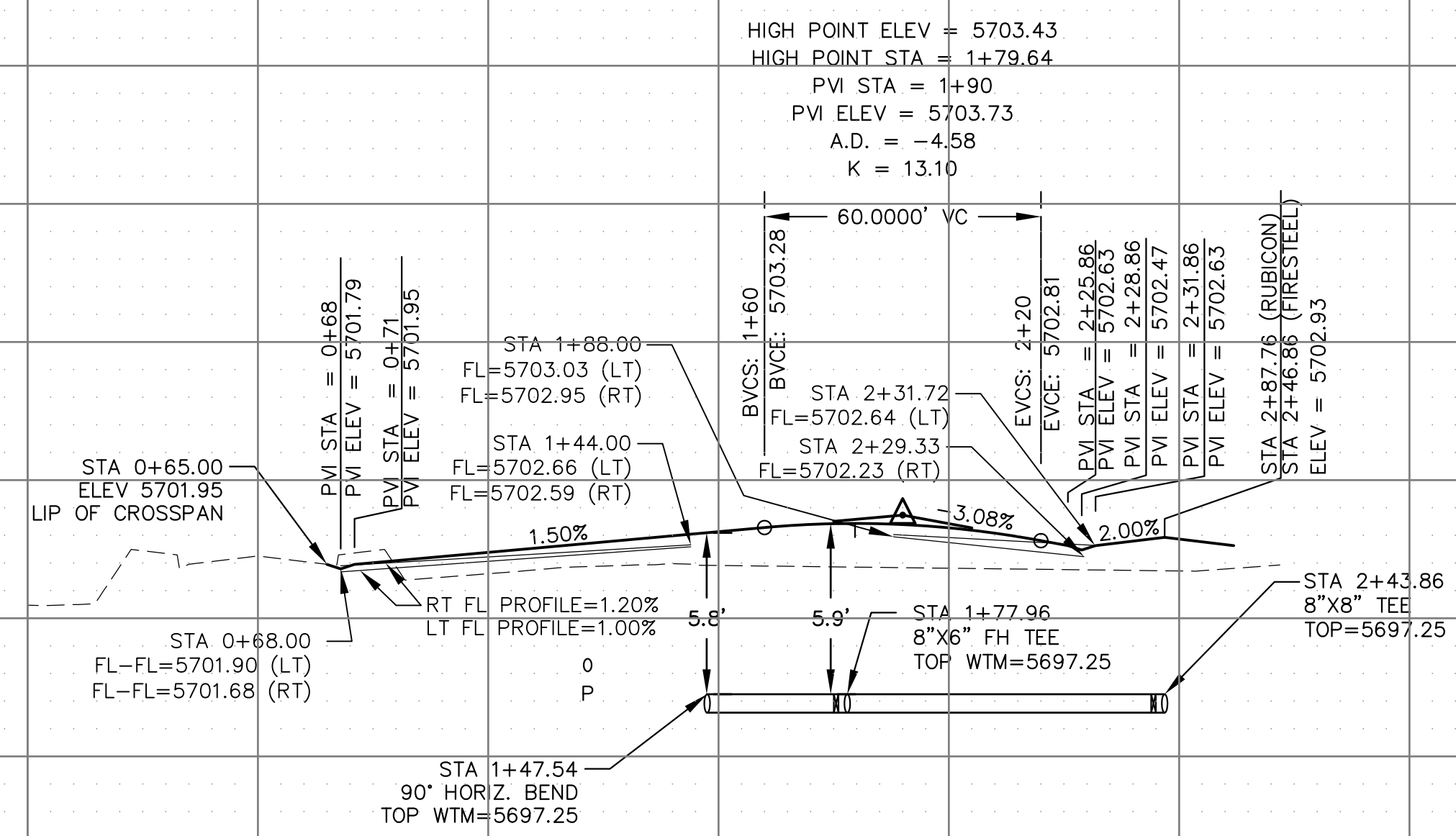
C8.1

TOTAL SHEETS: 23



- ## NOTES
1. STATIONING IS AT ROADWAY CENTERLINE.
 2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
 3. ALL 8" & 12" WATERMAIN IS PVC, C900.
 4. ALL WATERMAIN FITTINGS ARE MJ DIP
 5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S

FIRESTEEL DR



										SCALES: HORIZ. 1"=30'		VERT. 1"=5'	
5715													5715
5710													5710
5705													5705
5700													5700
5695													5695
5690													5690
5685													5685
5680													5680
5695													5695

HIGH POINT ELEV = 5703.43
 HIGH POINT STA = 1+79.64
 PVI STA = 1+90
 PVI ELEV = 5703.73
 A.D. = -4.58
 K = 13.10

STA 0+65.00
 ELEV 5701.95
 LIP OF CROSSSPAN

STA 0+68.00
 FL=FL=5701.90 (LT)
 FL=FL=5701.68 (RT)

PVI STA = 0+68
 PVI ELEV = 5701.79
 PVI STA = 0+71
 PVI ELEV = 5701.95

STA 1+44.00
 FL=5702.66 (LT)
 FL=5702.59 (RT)

STA 1+47.54
 90° HORZ. BEND
 TOP WTM=5697.25

STA 1+48.00
 RT FL PROFILE=1.20%
 LT FL PROFILE=1.00%

STA 1+88.00
 FL=5703.03 (LT)
 FL=5702.95 (RT)

STA 1+60
 BVCE: 5703.28
 STA 2+31.72
 FL=5702.64 (LT)
 STA 2+29.33
 FL=5702.23 (RT)

STA 1+77.96
 8"x6" FH TEE
 TOP WTM=5697.25

STA 2+43.86
 8"x8" TEE
 TOP=5697.25

STA 2+25.86
 PVI STA = 2+25.86
 PVI ELEV = 5702.63
 STA 2+28.86
 PVI STA = 2+28.86
 PVI ELEV = 5702.47
 STA 2+31.86
 PVI STA = 2+31.86
 PVI ELEV = 5702.63
 STA 2+87.76 (RUBICON)
 STA 2+46.86 (HIRESTEEL)
 ELEV = 5702.93

60.0000' VC
 EVCS: 2+20
 EVCE: 5702.81

1.50%
 3.08%
 2.00%

5.6'
 5.9'

0 P

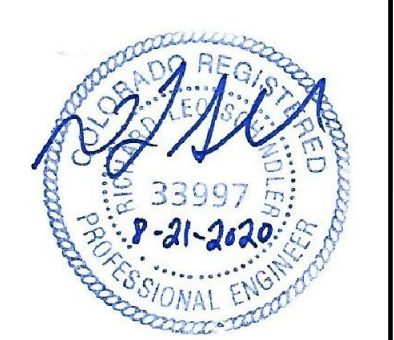
CORE
ENGINEERING GROUP

15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

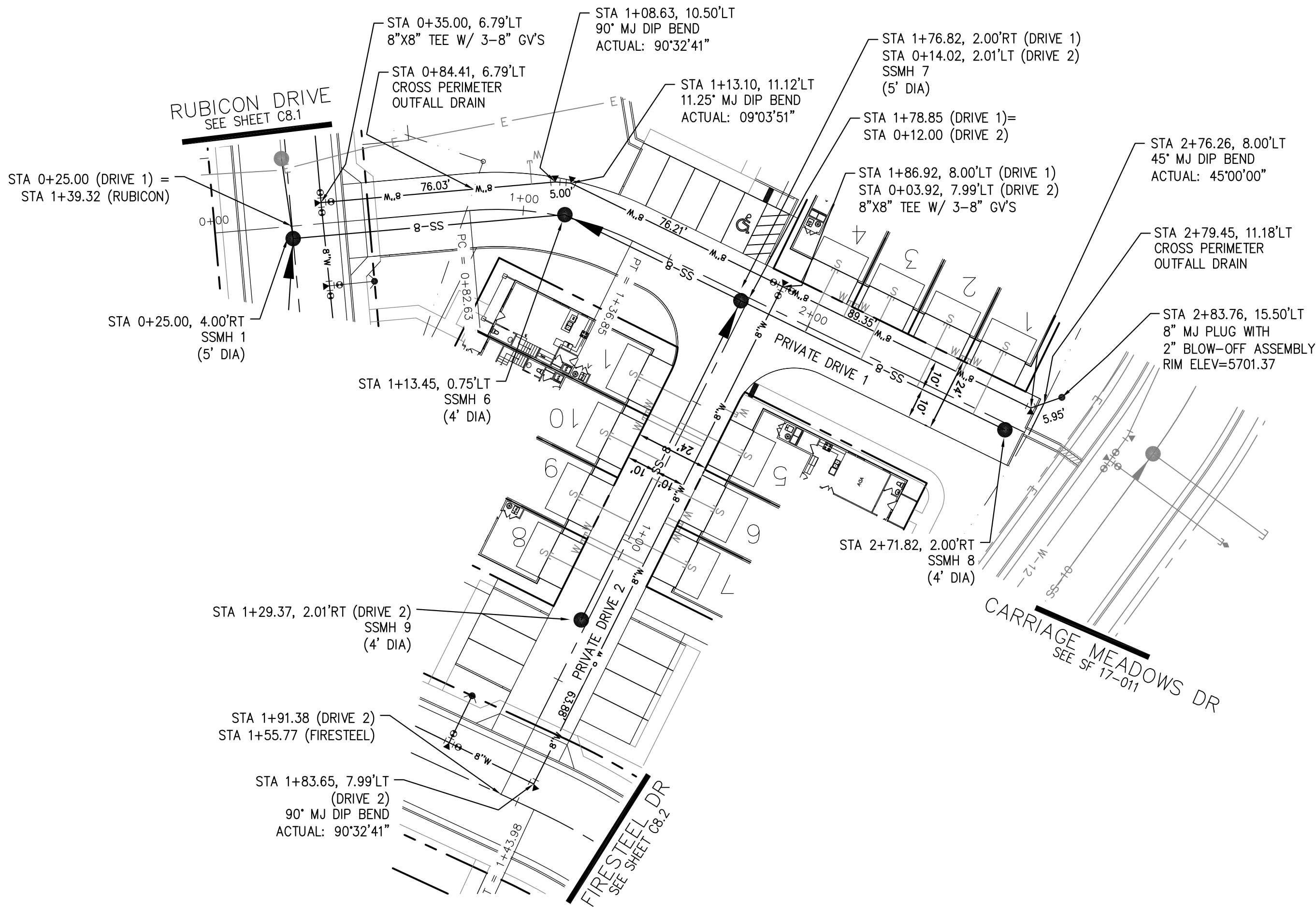
NO.	DESCRIPTION	DATE
PROJECT: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2 FONTAINE BLVD.-CARRIAGE MEADOWS DR COLORADO SPRINGS, COLORADO		PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

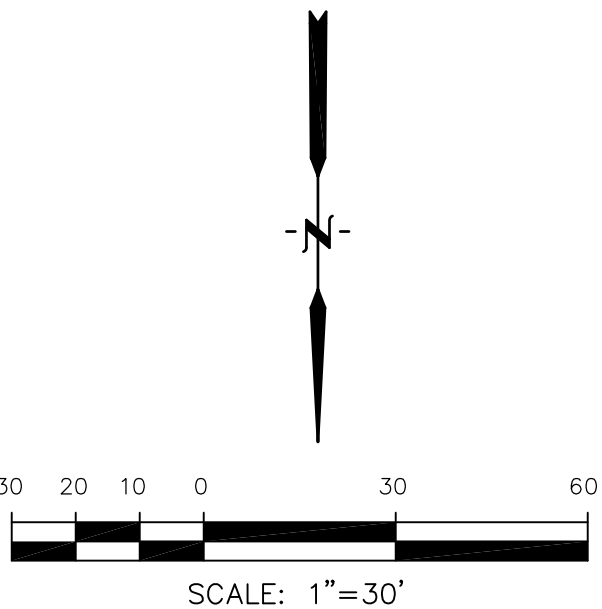
SANITARY / WATER
FIRESTEEL DR
STA 0+00 TO 2+50



DATE: AUGUST 21, 2020
PROJECT NO. 100.046
SHEET NUMBER C8.2
TOTAL SHEETS: 23



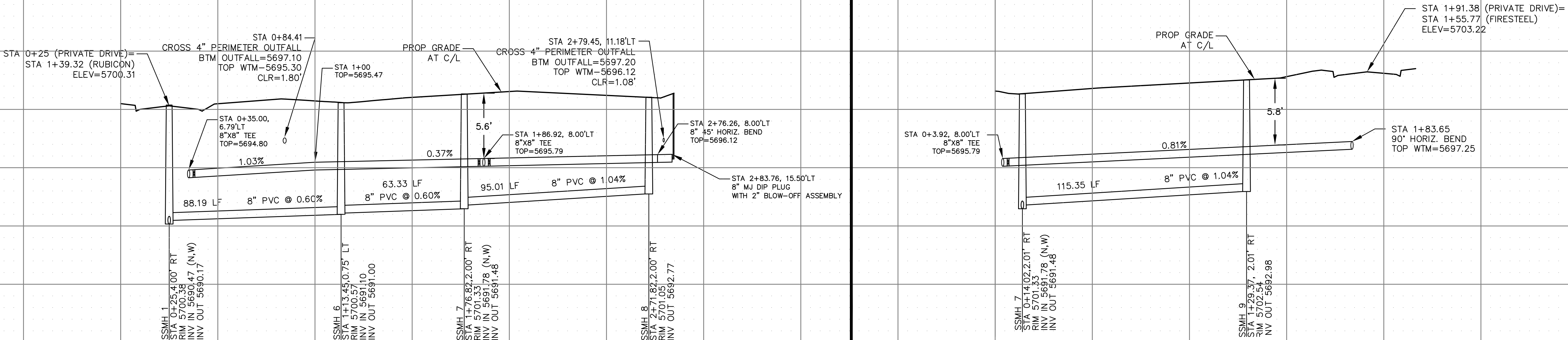
- NOTES
1. STATIONING IS AT ROADWAY CENTERLINE.
 2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
 3. ALL 8" & 12" WATERMAIN IS PVC, C900.
 4. ALL WATERMAIN FITTINGS ARE MJ DIP
 5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



PRIVATE DRIVE 1
AMBLING HEIGHTS

PRIVATE DRIVE 2
CHAGRIN HEIGHTS

SCALES: HORIZ. 1"=30'
VERT. 1"=5'



SANITARY / WATER
PRIVATE DRIVES 1 AND 2
AMBLING HTS. & CHAGRIN HTS.



DATE:
AUGUST 21, 2020

PROJECT NO.
100.046

SHEET NUMBER
C8.3

TOTAL SHEETS: 23

CORE
ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOODS, MO 65306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@csg1.com

DATE

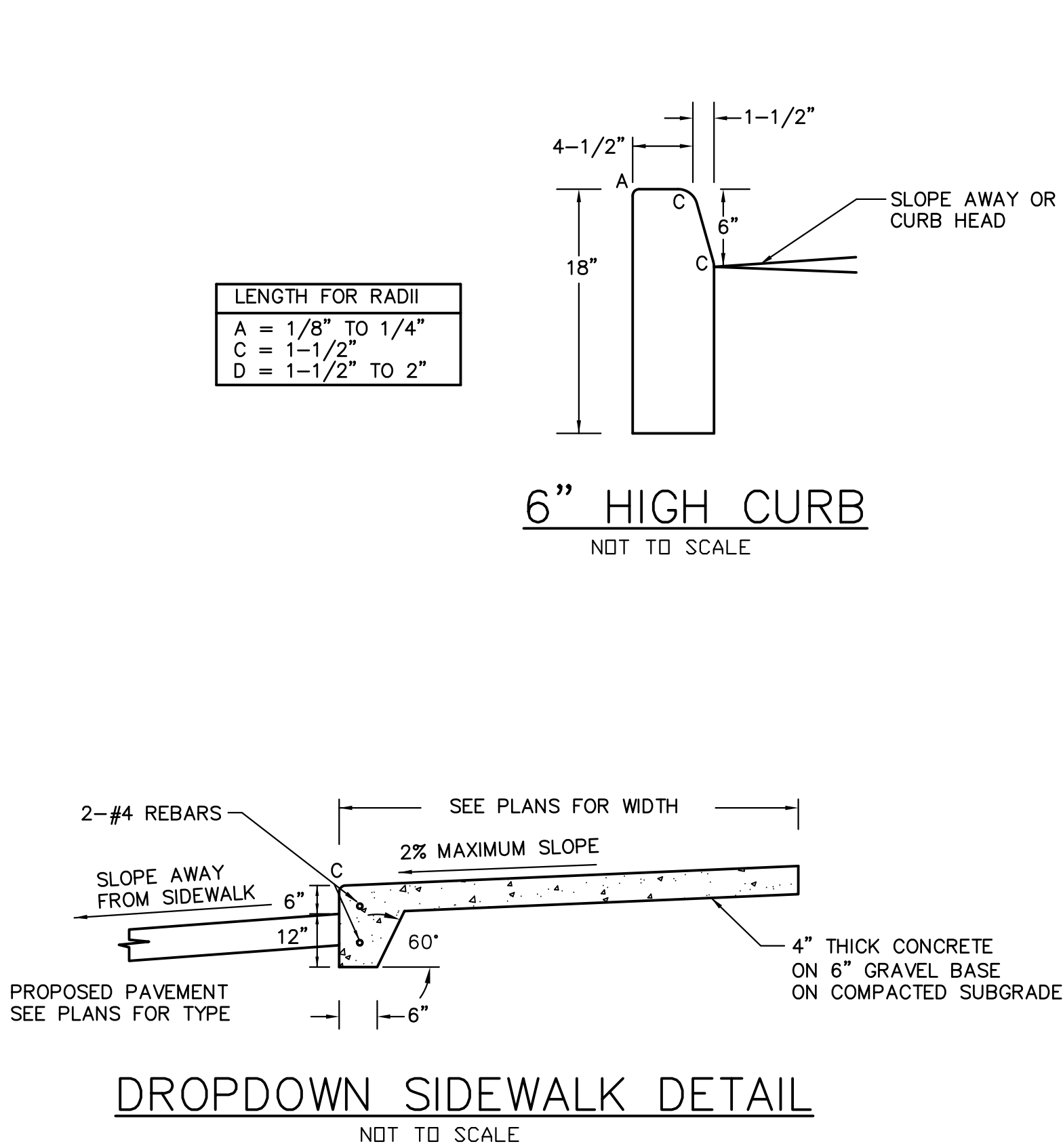
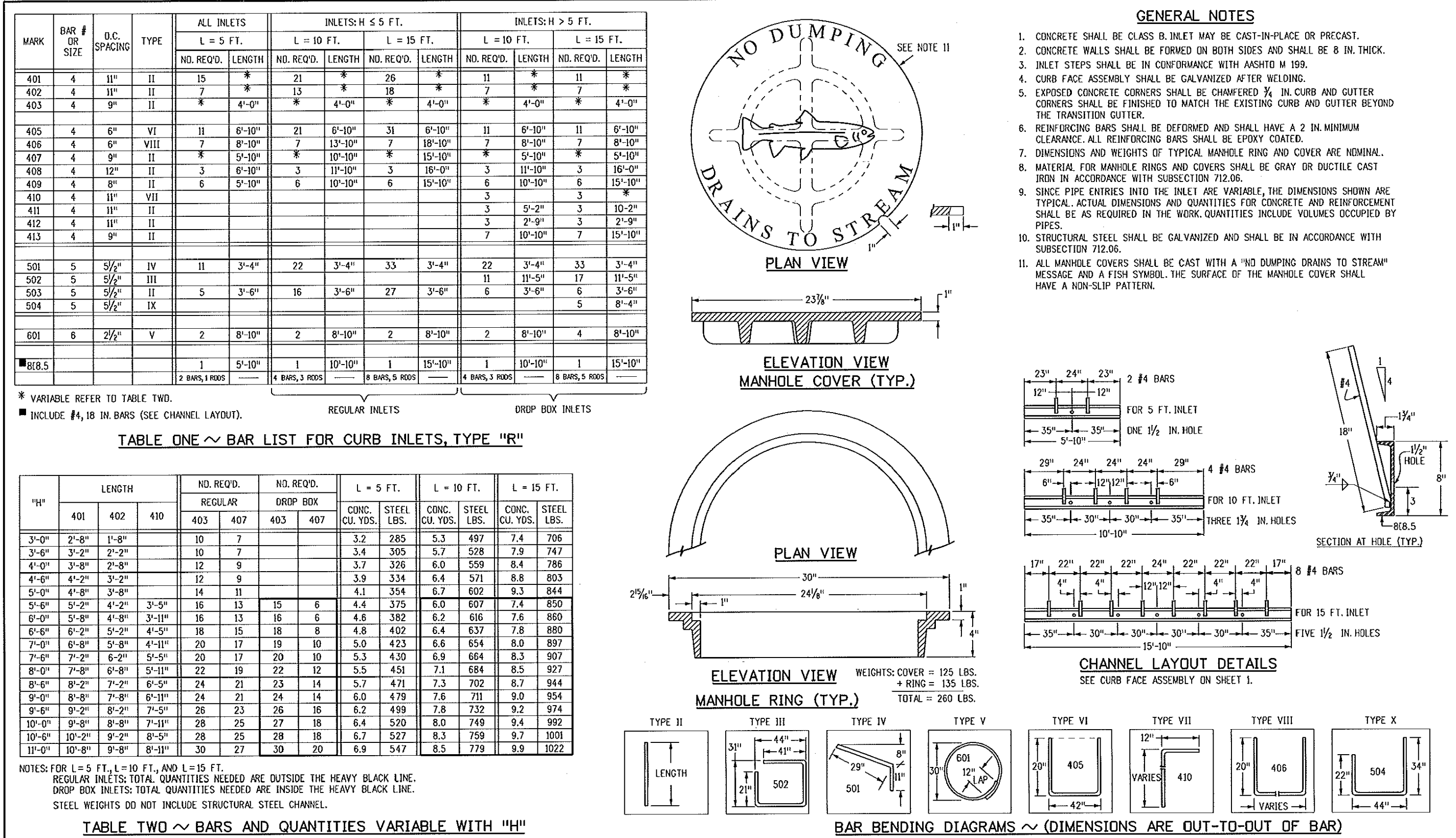
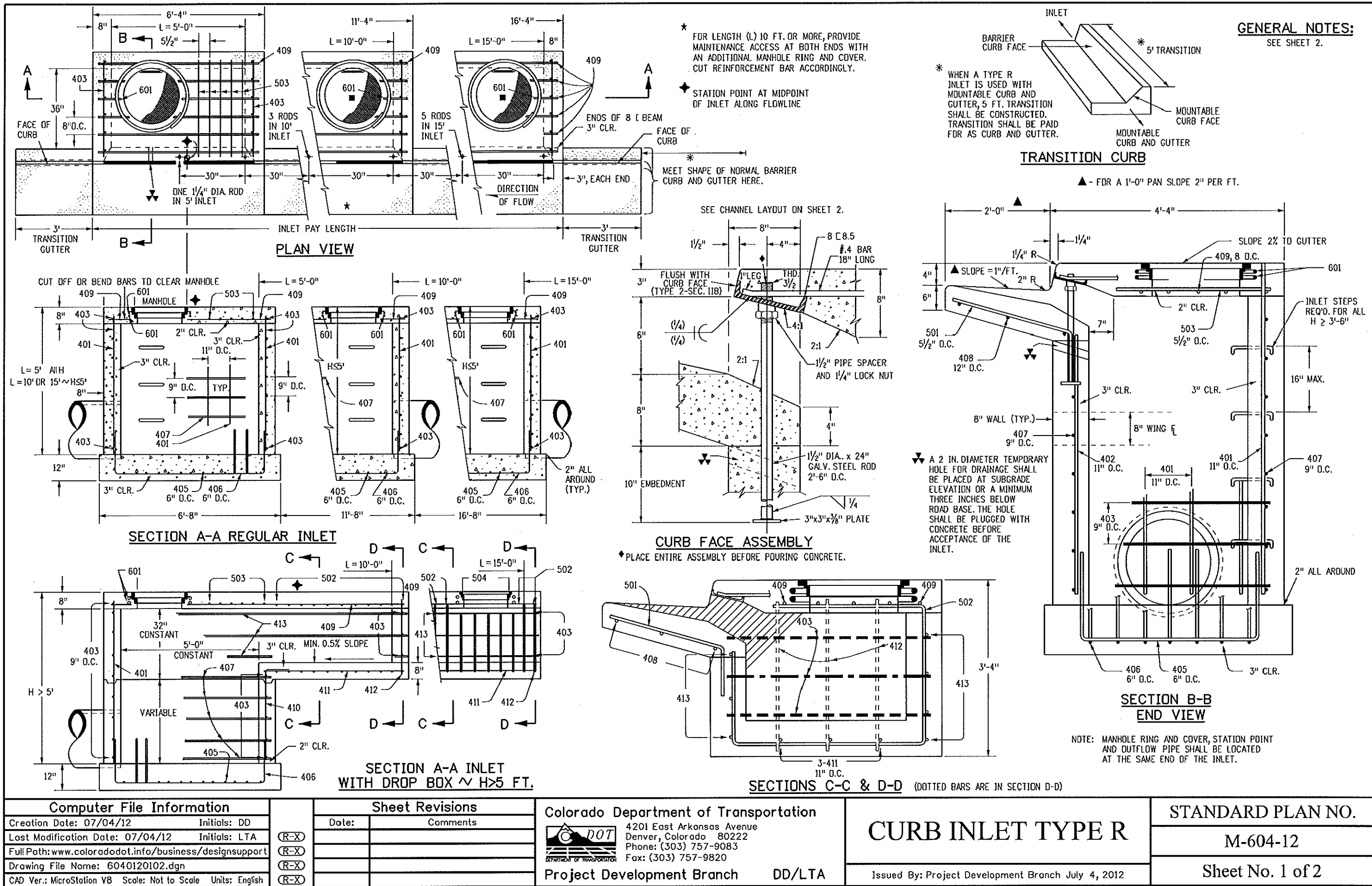
DESCRIPTION

NO.

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

PROJECT: CARRIAGE MEADOWS
SOUTH AT LORSON
RANCH FILING NO. 2
FONTAINE BLVD-CARRIAGE MEADOWS DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80232
PHONE: 720-459-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

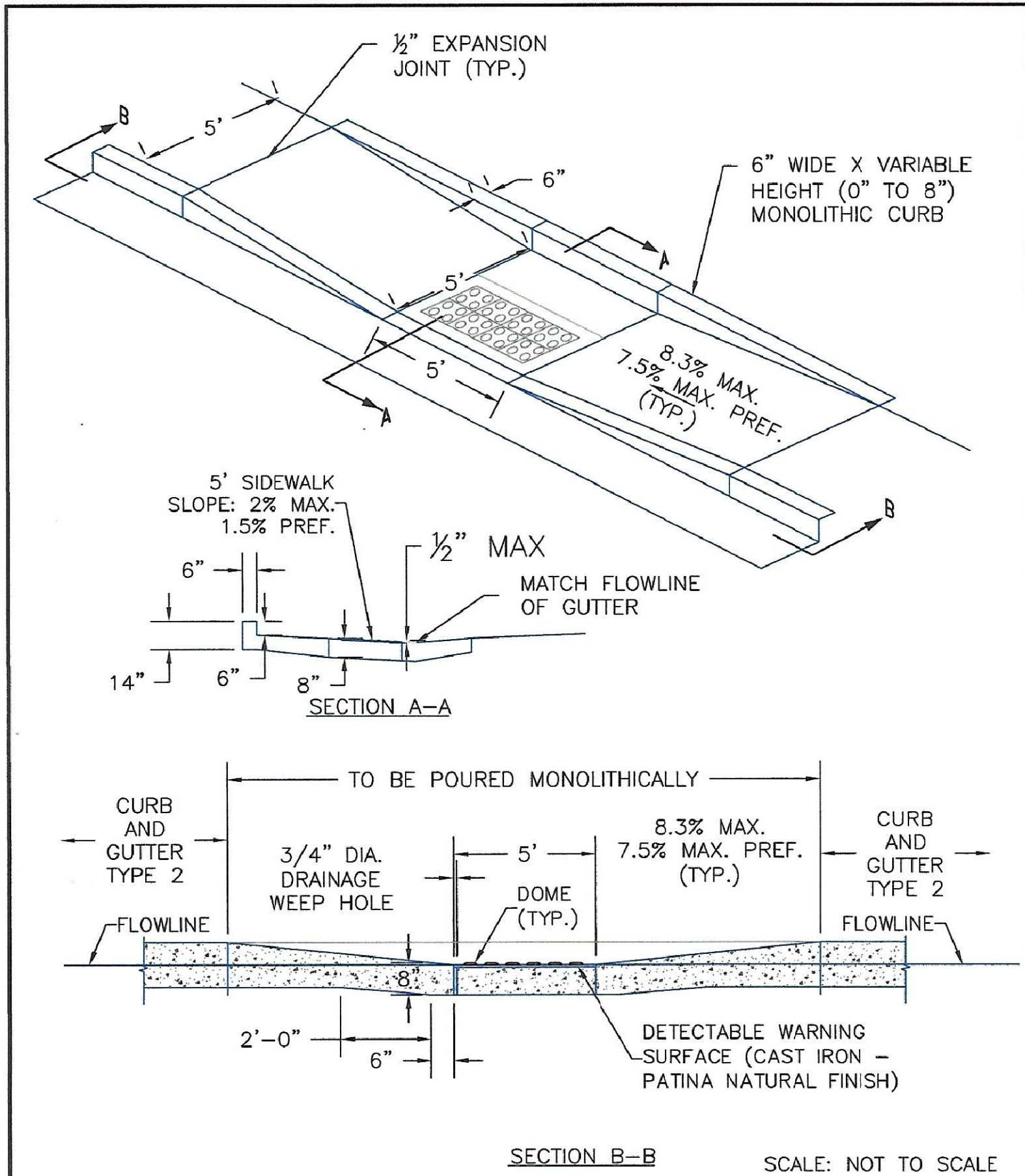
PROJECT: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

DATE: AUGUST 21, 2020

PROJECT NO. 100.046

SHEET NUMBER C10.2

TOTAL SHEETS: 23

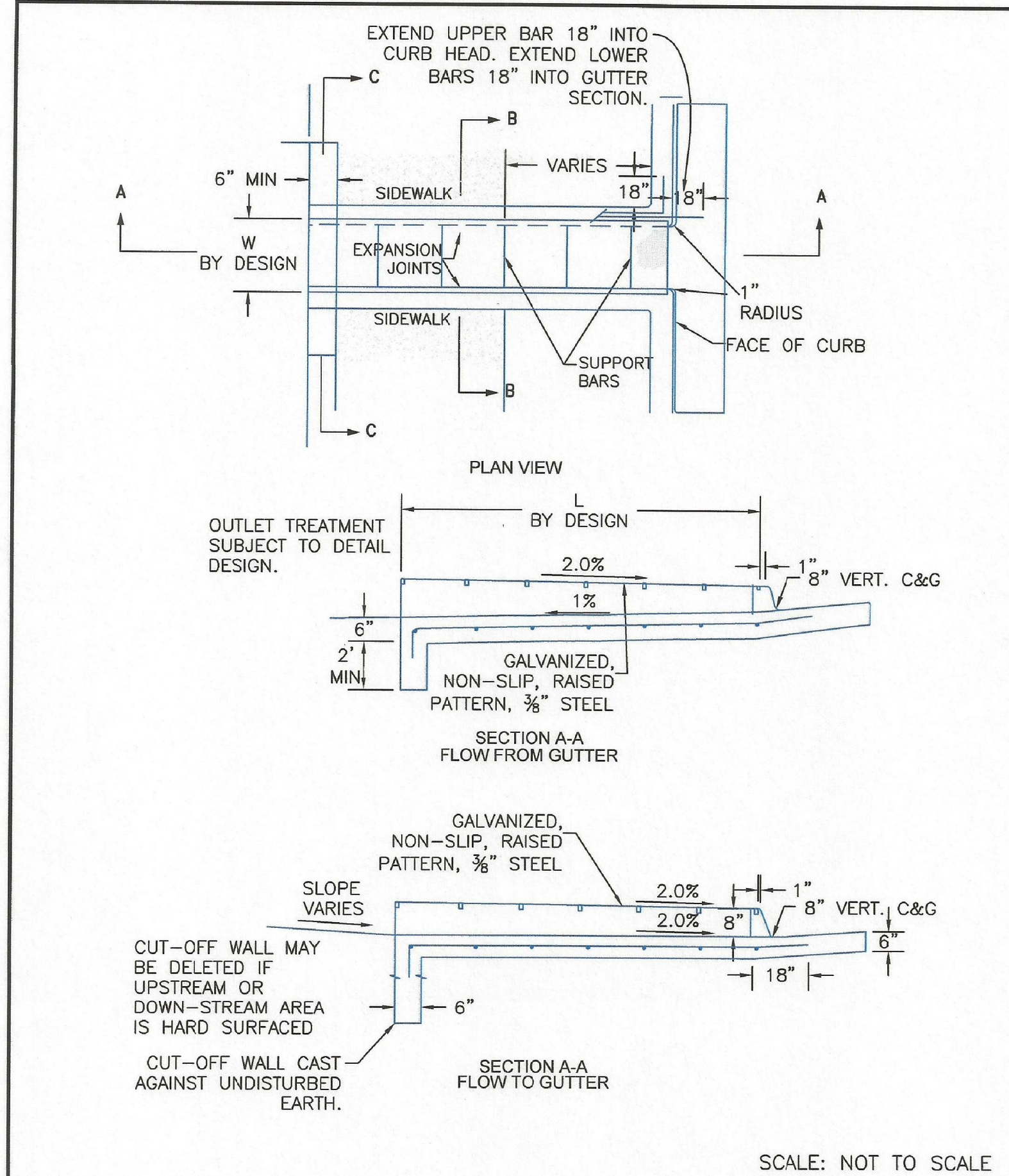


DATE APPROVED: 6/23/20
 DEPARTMENT OF PUBLIC WORKS: Jennifer E. Irvine

REVISION DATE: 6/23/20
 FILE NAME: SD_2-50

Parallel Pedestrian Curb Ramp Detail
 Standard Drawing

DEPARTMENT OF PUBLIC WORKS

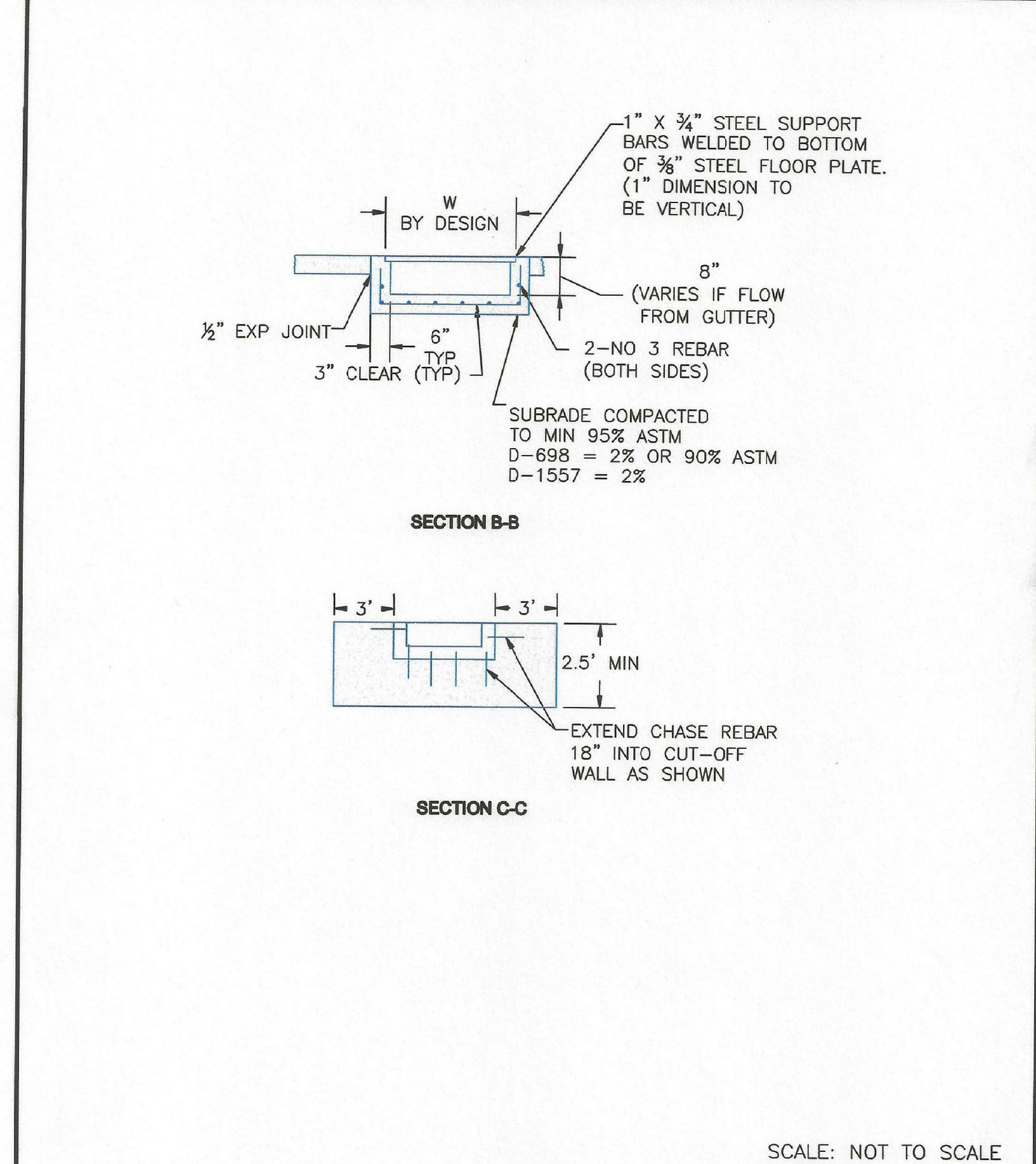


DATE APPROVED: 8/11/11
 DEPARTMENT OF TRANSPORTATION: André P. Brackin

REVISION DATE: 12/8/15
 FILE NAME: SD_3-25

Curb Opening with Drainage Chase Detail 1 of 2
 Standard Drawing

DEPARTMENT OF TRANSPORTATION

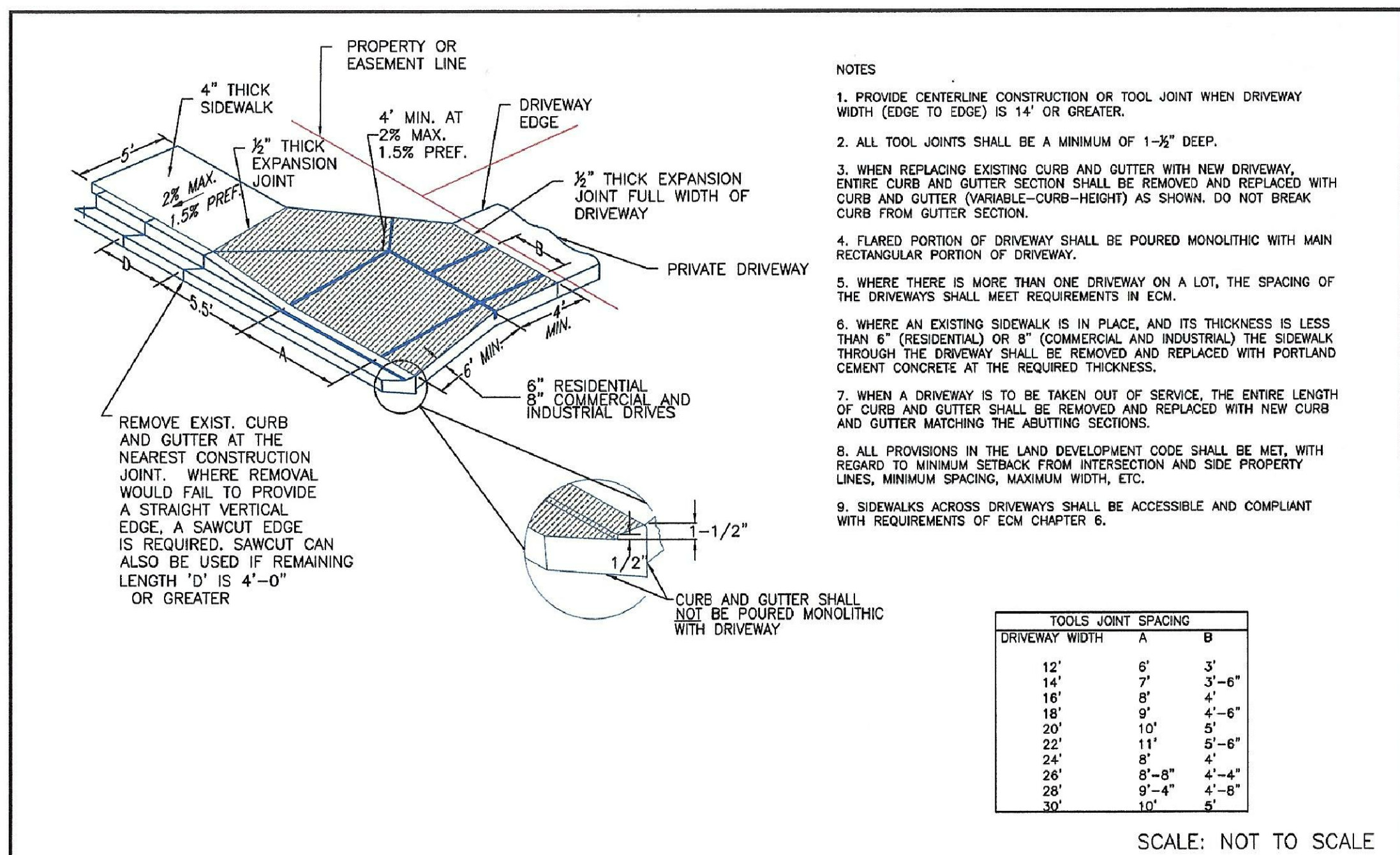


DATE APPROVED: 8/11/11
 DEPARTMENT OF TRANSPORTATION: André P. Brackin

REVISION DATE: 11/10/04
 FILE NAME: SD_3-25A

Curb Opening with Drainage Chase Detail 2 of 2
 Standard Drawing

DEPARTMENT OF TRANSPORTATION



DATE APPROVED: 6/23/20
 DEPARTMENT OF PUBLIC WORKS: Jennifer E. Irvine

REVISION DATE: 6/23/20
 FILE NAME: SD_2-24

Driveway Detail With Attached Sidewalk
 Standard Drawing

DEPARTMENT OF PUBLIC WORKS

CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNSVILLE, MN 55306
 PH: 719-689-7800
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____

PREPARED FOR: LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2
 FOR THE BLVD. CARRIAGE MEADOWS DR. COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2
 ROADWAY DETAILS



DATE: AUGUST 21, 2020
 PROJECT NO. 100.046
 SHEET NUMBER C10.3
 TOTAL SHEETS: 23



ALL HYDRANTS SHALL BE GUARDIAN K-81D OR AVK SERIES 2700.

1. HYDRANT NOZZLE SHALL BE POSITIONED AT RIGHT ANGLES TO CURB. IF NO CURB OR SIDEWALK EXIST, NOZZLE SHALL BE PLACED AT RIGHT ANGLE TO STREET OR ALLEY.

2. HYDRANTS WILL BE PLACED A MINIMUM OF 5.0 FEET FROM ANY UTILITY OR DRAINAGE STRUCTURE (TO BE CO-ORDINATED WITH JOINT TRENCH INSTALLATION)

3. ANY HYDRANT BEING INSTALLED WITH CONDITIONS OTHER THAN THOSE MENTIONED AND/OR DETAILED BELOW WILL REQUIRE SIGNED APPROVAL FROM SECURITY FIRE PROTECTION DISTRICT.

FIRE HYDRANT LOCATIONS

NO SCALE



1. D.I.P. PIPE REQUIRED IN LOWERINGS (AT THE DISCRETION OF THE WRD/INSPECTOR PVC PIPE MAYBE APPROVED).

2. (A) LOWERINGS TO BE CATHODIC PROTECTED UNDER THE DIRECTION OF THE WRD INSPECTOR. (17 lb).

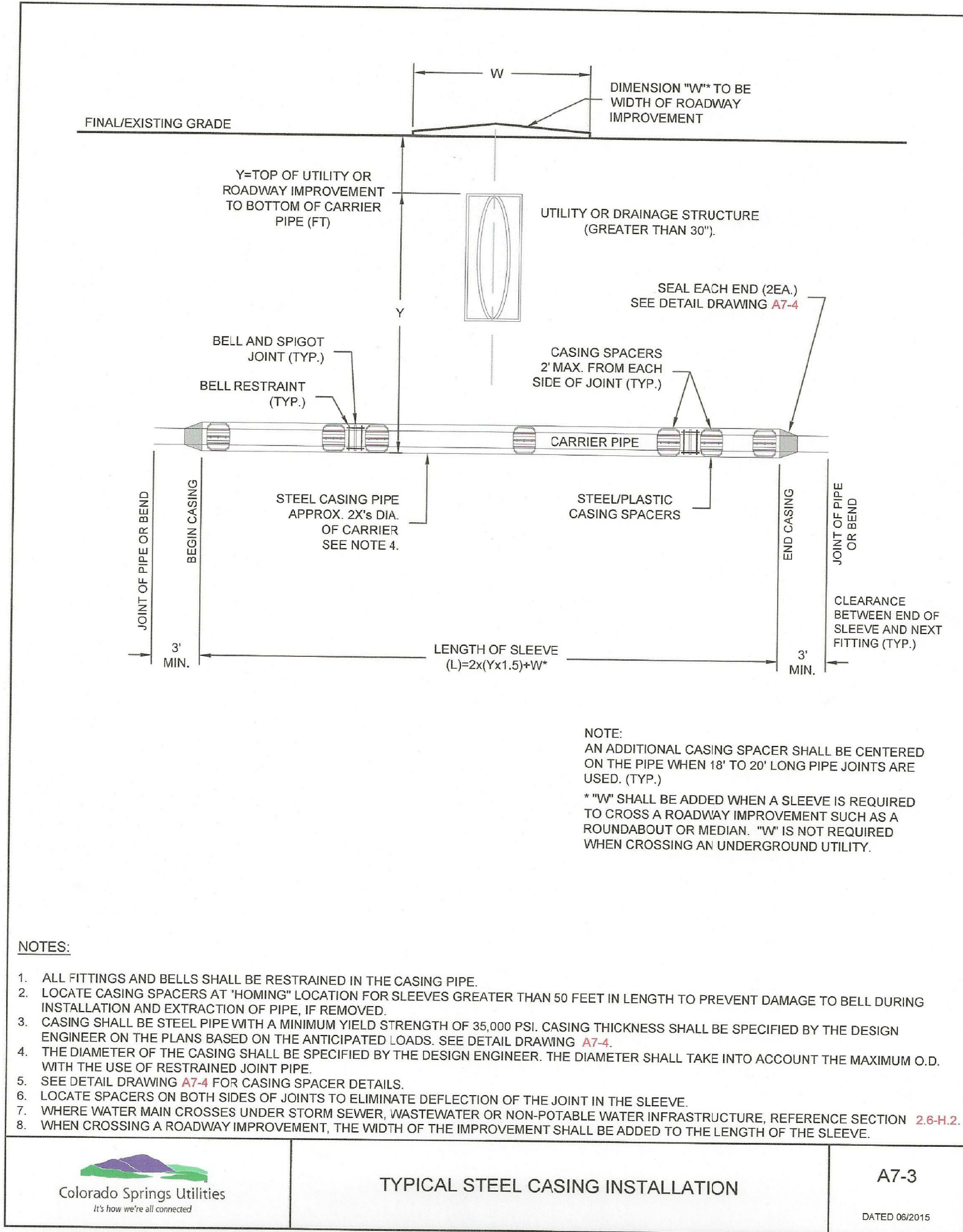
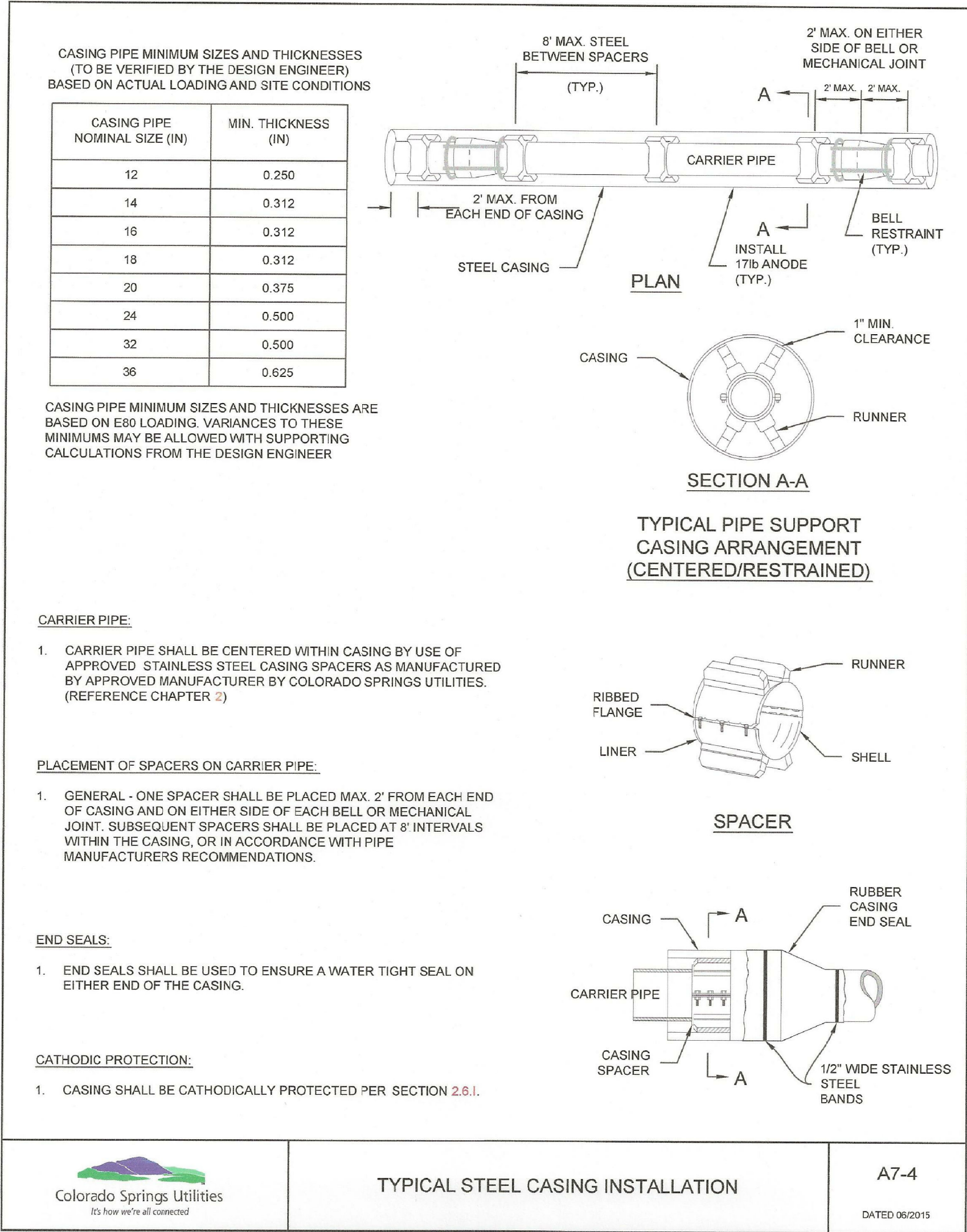
3. ALL FITTINGS SHALL HAVE MJ RSNTS. SEE DRAWINGS NO. 27, 28 & SECTION 5.14 OF THE WRD SPECIFICATIONS.

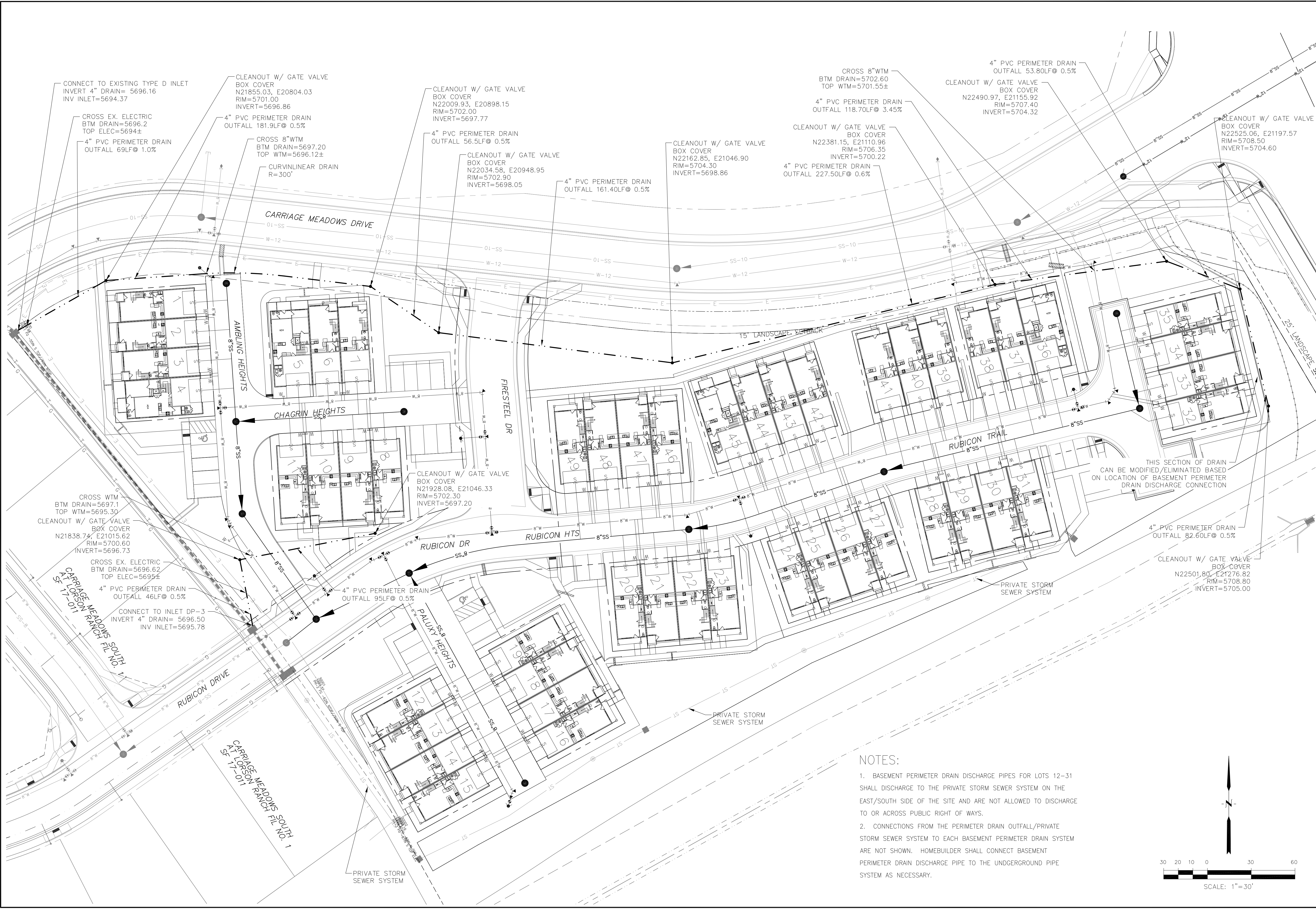
4. EXAMPLE CAN VARY DUE TO SITE CONDITIONS AND INSPECTOR'S DIRECTION'S.

LOWERING DETAIL WITH
MJ RSNT FITTINGS AND RSNT JOINT PIPE
(w/APPROVAL OF W.R.D.)

(PER CSU STANDARD # 20a)
NO SCALE

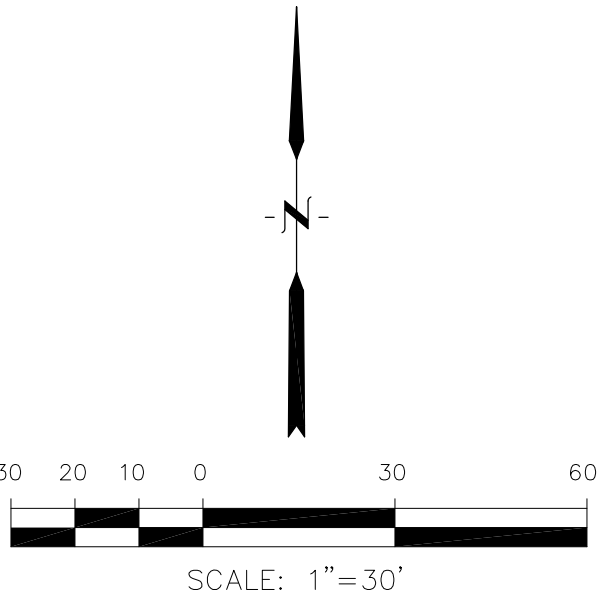
WATER/SEWER





NOTES:

1. BASEMENT PERIMETER DRAIN DISCHARGE PIPES FOR LOTS 12-31 SHALL DISCHARGE TO THE PRIVATE STORM SEWER SYSTEM ON THE EAST/SOUTH SIDE OF THE SITE AND ARE NOT ALLOWED TO DISCHARGE TO OR ACROSS PUBLIC RIGHT OF WAYS.
2. CONNECTIONS FROM THE PERIMETER DRAIN OUTFALL/PRIVATE STORM SEWER SYSTEM TO EACH BASEMENT PERIMETER DRAIN SYSTEM ARE NOT SHOWN. HOMEBUILDER SHALL CONNECT BASEMENT PERIMETER DRAIN DISCHARGE PIPE TO THE UNDERGROUND PIPE SYSTEM AS NECESSARY.



CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719-659-7800 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg.com	
DATE	DESCRIPTION
NO.	
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
PROJECT: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2 PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 FONTANE BLVD-CARRIAGE MEADOWS DR COLORADO SPRINGS, COLORADO CONTACT: JEFF MARK	
DATE: AUGUST 21, 2020	
PROJECT NO. 100.046	
SHEET NUMBER C12.3	
TOTAL SHEETS: 23	

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FIL NO. 2
PERIMETER DRAIN OUTFALL PLAN

