

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

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
C0.1	COVER SHEET
C0.2 ~ C0.3	NOTES (GENERAL, UTILITY)
C0.4	TYPICAL SECTIONS
C2.1 ~ C2.2	HORIZONTAL CONTROL PLAN
C3.1	UTILITY SERVICE PLAN
C5.1	SIGNAGE PLAN
C6.1	STREET/STORM SEWER PLAN AND PROFILES--RUBICON DR
C6.2	STREET/STORM SEWER PLAN AND PROFILES FIRESTEEL DR AND CARRIAGE MEADOWS DR (RT TURN LN)
C6.3 ~ C6.4	STORM SEWER PLAN AND PROFILES
C6.5	OFFSITE SIDEWALK IMPROVEMENTS
C8.1 ~ C8.4	SANITARY SEWER/WATERMAIN PLAN AND PROFILES
C10.1 ~ C10.3	STREET/STORM DETAILS
C12.1 ~ C12.2	SEWER/WATER 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 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 [Signature] 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

Approved  
By: **Elizabeth Nijkamp**  
Date: **04/01/2020**  
El Paso County Planning & Community Development

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 AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719-659-7800  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: rich@cegi.com

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

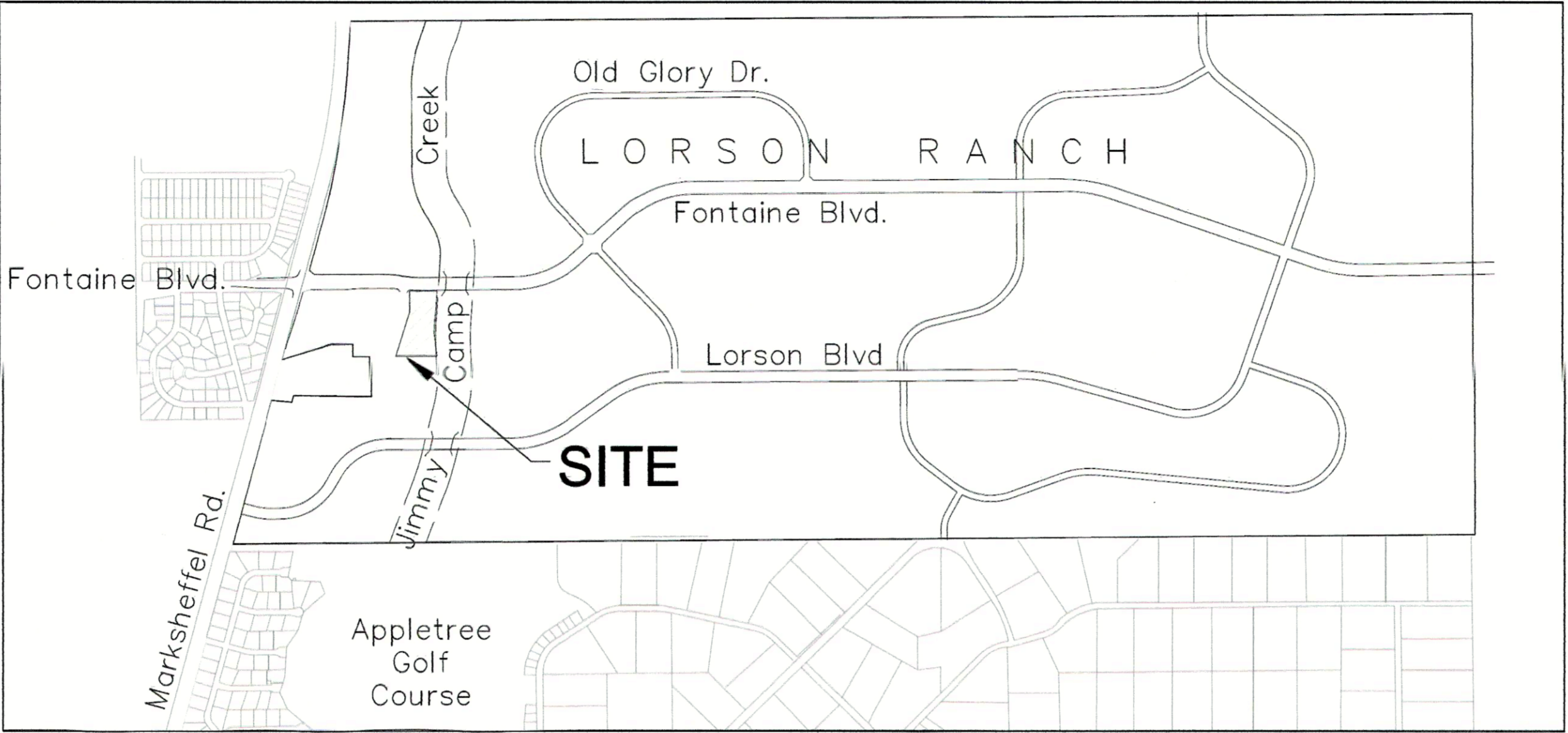
**PREPARED FOR:**  
**LORSON, LLC**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, CO 80903  
CONTACT: JEFF MARK

DATE: FEB 12, 2020

PROJECT NO. 100.046

SHEET NUMBER C0.1

TOTAL SHEETS: 22



VICINITY MAP  
NO SCALE

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°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**  
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.

**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 [Signature]  
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 [Signature]  
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

PUDSP-19-005

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 (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 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 151 AVENUE S,  
DENVER, CO 80202  
PHONE: 719-459-7800  
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  
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:  
FEB 12, 2020

PROJECT NO.  
100.046

SHEET NUMBER  
C0.2

TOTAL SHEETS: 22

EPC 4/1/2020

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.
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- 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.

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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)

UNDERDRAIN CONSTRUCTION NOTES

1. SUMP PUMP DISCHARGES FROM HOUSES MUST DISCHARGE TO UNDERGROUND UNDERDRAIN LATERALS, OPEN SPACE, PONDS, OR SWALES AND ARE NOT ALLOWED TO FLOW OVER PUBLIC SIDEWALK OR CURB/GUTTER.
2. ALL PVC UNDERDRAIN MAINS SHALL BE 4" PVC, SDR 35.
3. UNDERDRAIN LATERALS SHALL BE 3" PVC, SDR 35
4. UNDERDRAIN CLEANOUT BOXES ON THE MAINS SHALL BE A CAST IRON TWO PIECE HEAVY DUTY VALVE BOX MANUFACTURED BY STAR PIPE PRODUCTS OR APPROVED EQUAL. THE TOP PIECE SHALL BE 16" TALL AND THE BOTTOM PIECE SHALL BE 36" TALL.
5. PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.
6. ALL FITTINGS SHALL BE DUCTILE IRON –MECHANICAL JOINT AND HAVE 1 LB. MAGNESIUM ANODES AT EVERY FITTING.
7. 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.
8. THE CONTRACTOR SHALL FIELD EXCAVATE AND VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL TIE-INS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE FIELD VERIFIED INFORMATION PRIOR TO CONSTRUCTION.
9. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.
10. 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 THE CONTRACTOR AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.

CORE  
ENGINEERING GROUP  
15004 151<sup>ST</sup> AVENUE S,  
DENVER, CO 80206  
PH: 303-719-7800  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@c-eg1.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

SEWER / WATER NOTES

EPC 4/1/2020

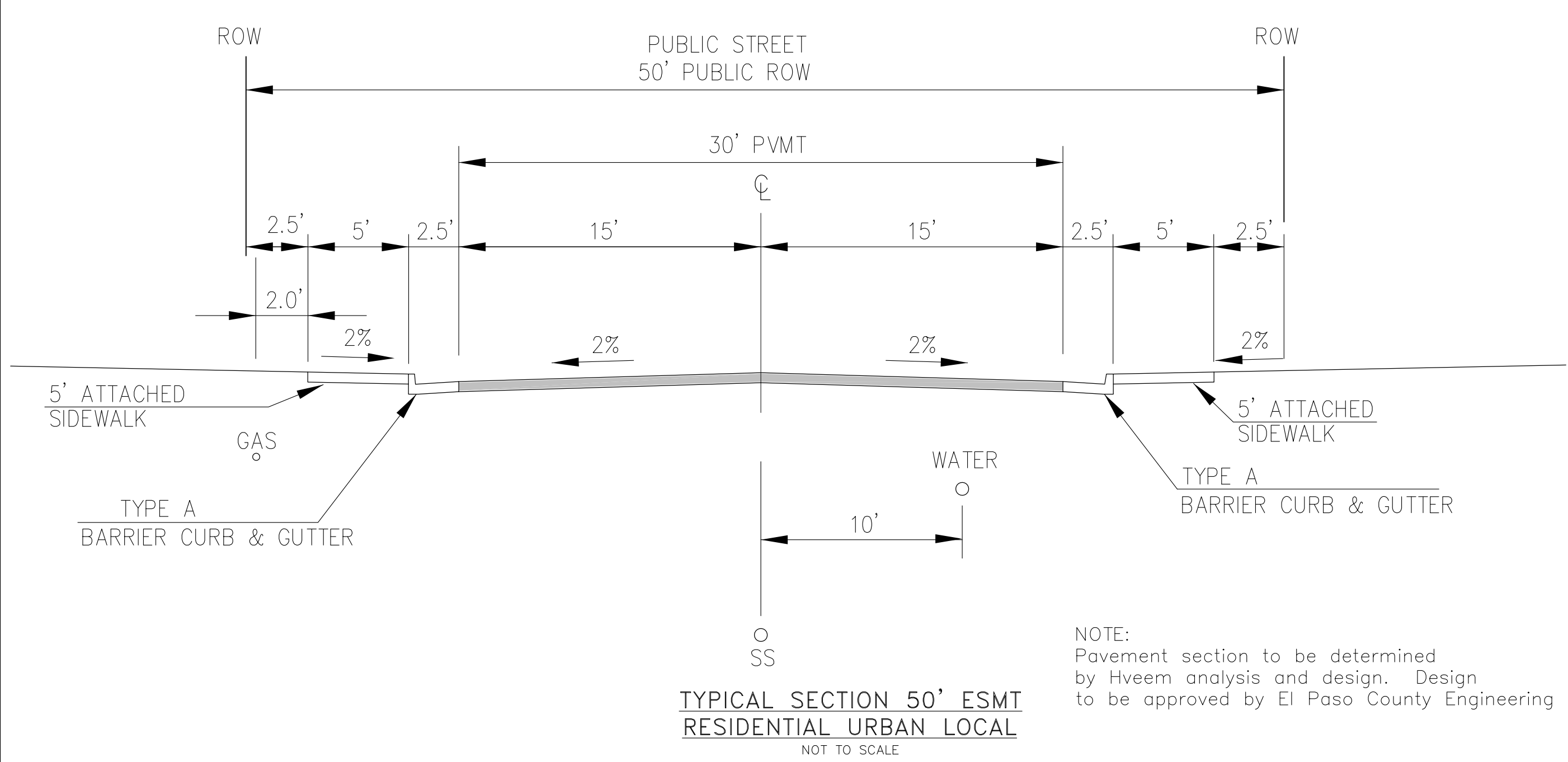


DATE:  
FEB 12, 2020

PROJECT NO.  
100.046

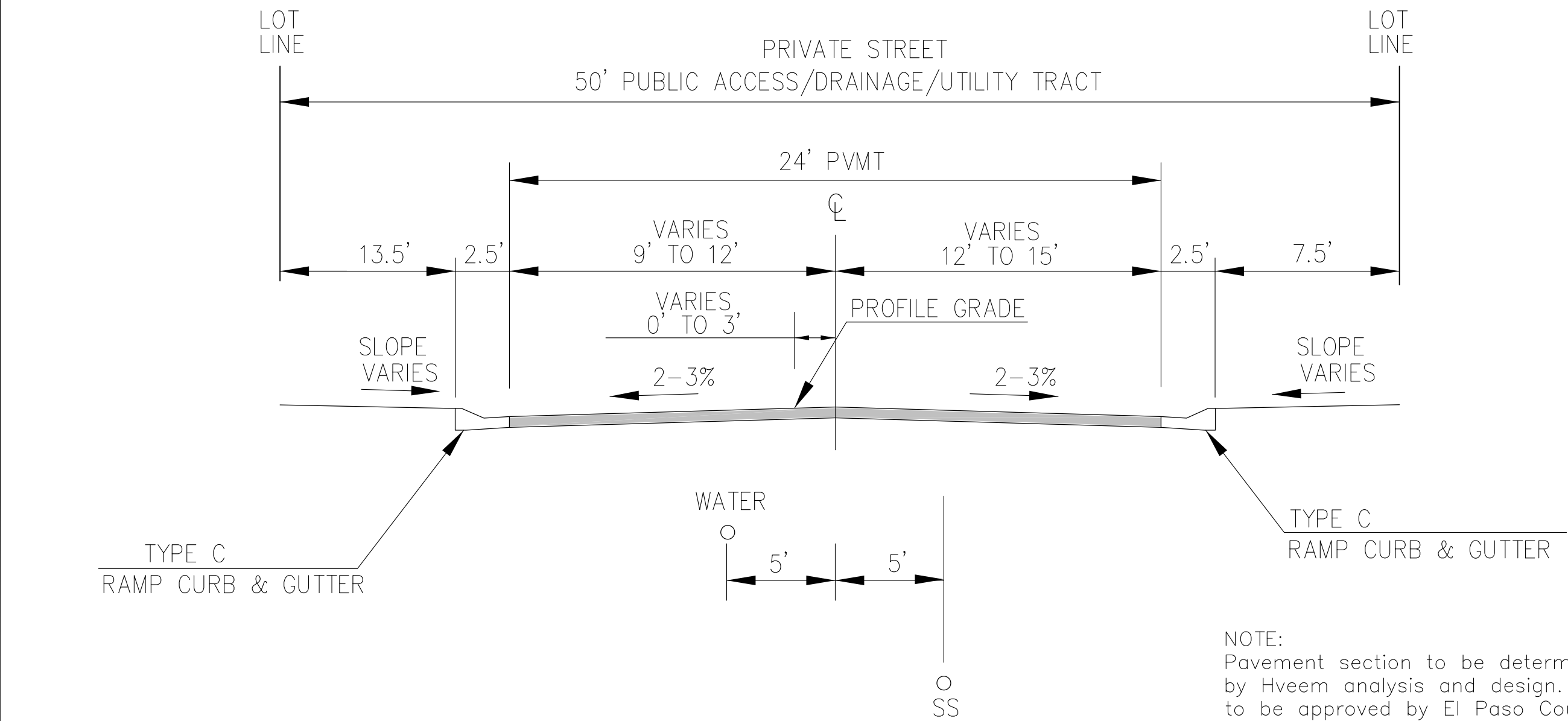
SHEET NUMBER  
C0.3

TOTAL SHEETS: 22



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

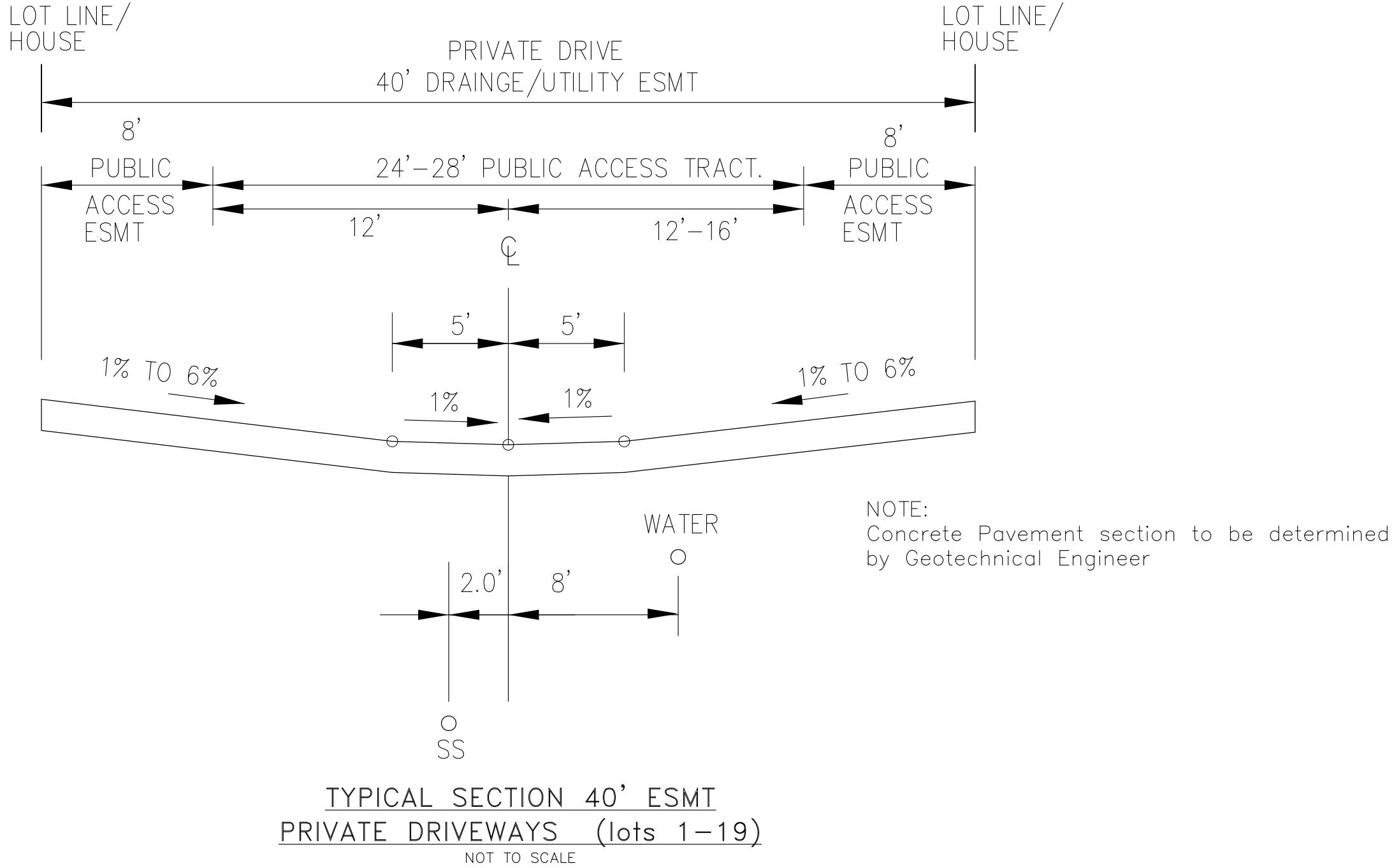
NOTE:  
Pavement section to be determined  
by Hveem analysis and design. Design  
to be approved by El Paso County Engineering



TYPICAL SECTION 50' ESMT  
RESIDENTIAL URBAN LOCAL LOW VOLUME  
NOT TO SCALE

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

NOTE:  
Pavement section to be determined  
by Hveem analysis and design. Design  
to be approved by El Paso County Engineering



AMBLING HEIGHTS, PALUXY HEIGHTS, CHAGRIN HEIGHTS

NOTE:  
Concrete Pavement section to be determined  
by Geotechnical Engineer

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.

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

TYPICAL STREET AND  
DRIVEWAY SECTIONS

EPC 4/1/2020

DATE:  
FEB 12, 2020

PROJECT NO.  
100.046

SHEET NUMBER  
C0.4

TOTAL SHEETS: 22

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

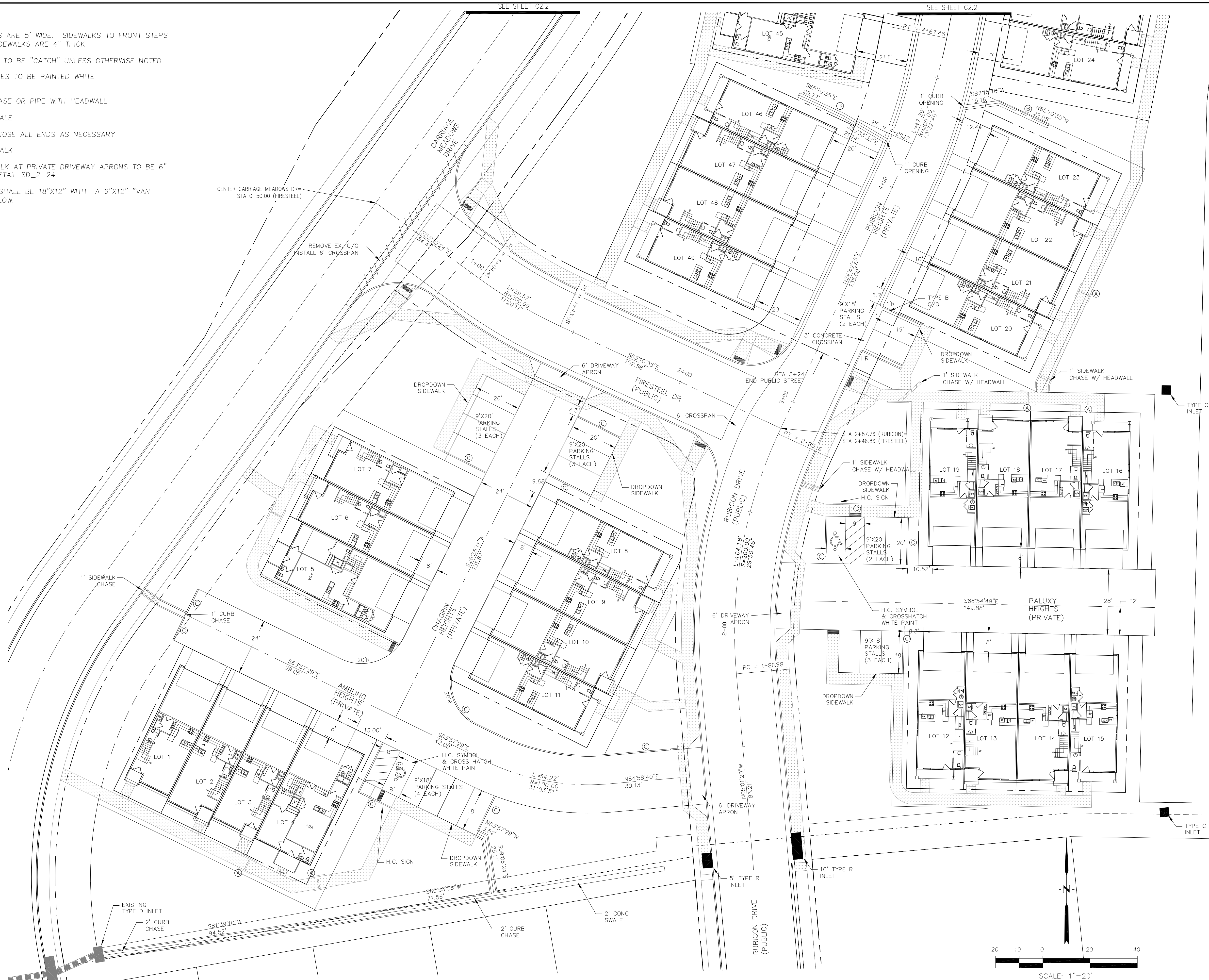
- (A) 6" SIDEWALK CHASE OR PIPE WITH HEADWALL  
(B) 2' CONCRETE SWALE  
(C) 6" CURB. BULLNOSE ALL ENDS AS NECESSARY

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

EPC 4/1/2020



DATE:  
FEB 12, 2020

PROJECT NO.  
100.046

SHEET NUMBER  
C2.1

TOTAL SHEETS: 22

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

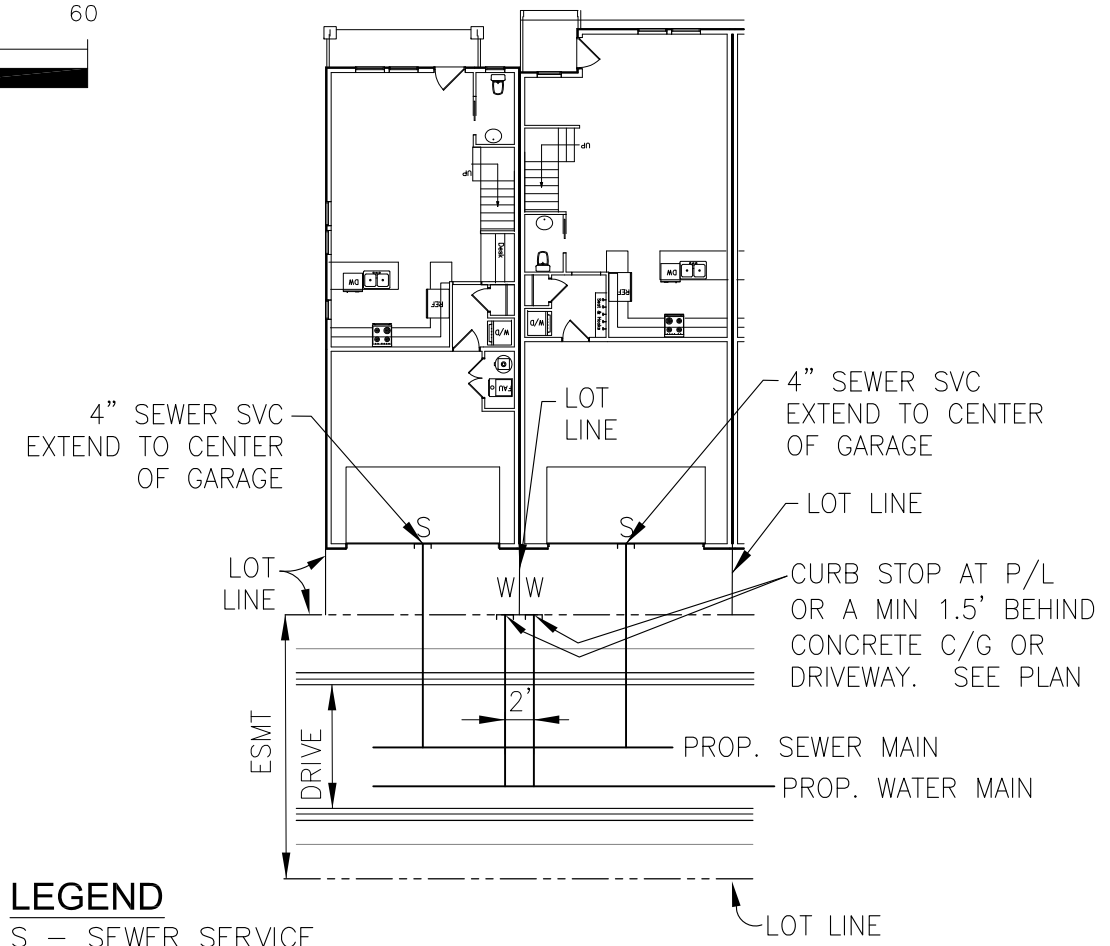
PREPARED FOR:  
**LORSON, LLC**  
212 N. WAHSATCH AVE. SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS



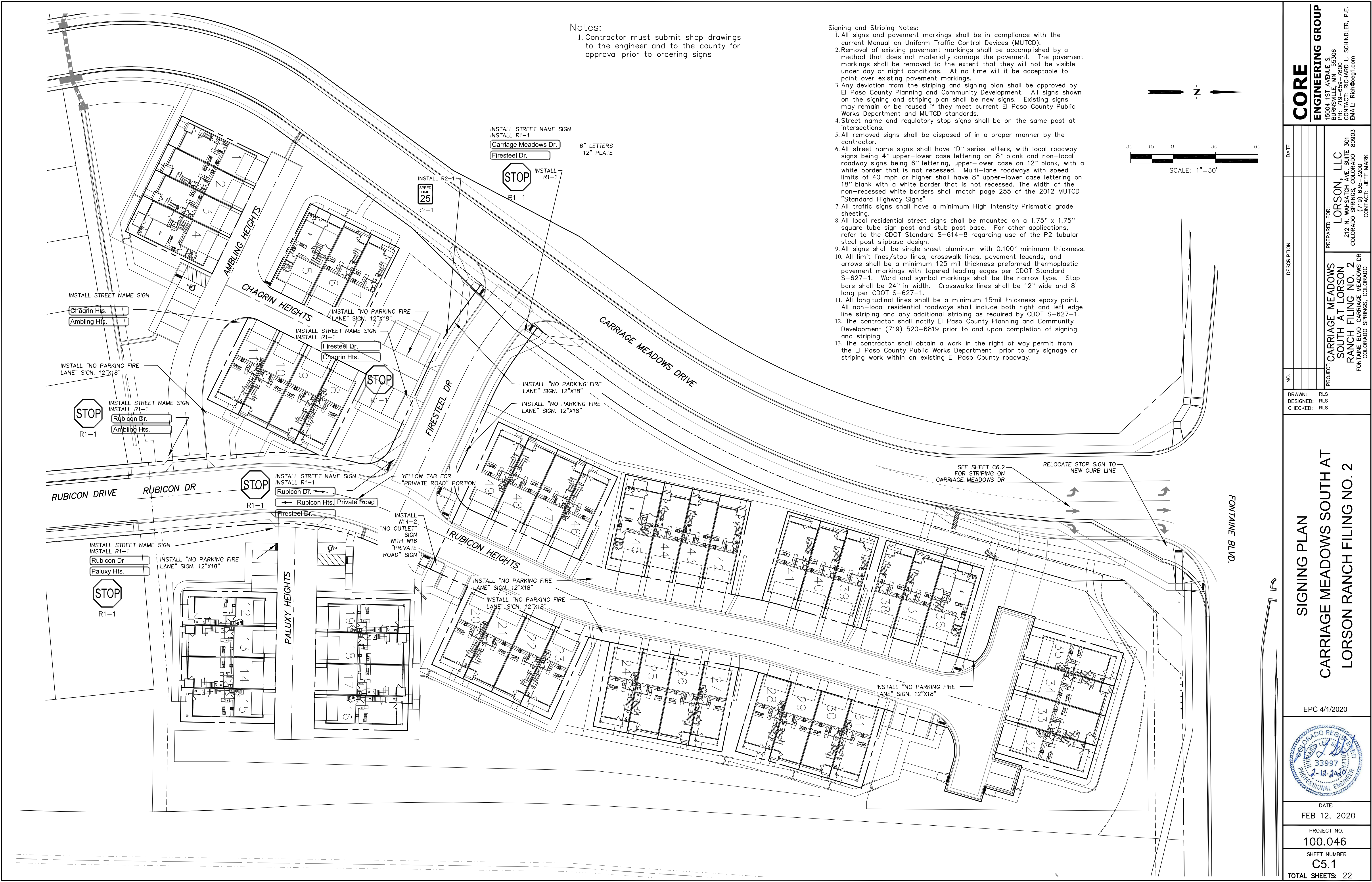
<b>CORE</b> <b>ENGINEERING GROUP</b> 15004 1ST AVENUE S. BURNING WOODS, CO 80903 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	
DATE	
DESCRIPTION	
NO.	
PROJECT: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2 FONTAINE BLVD-CARRIAGE MEADOWS DR COLORADO SPRINGS, COLORADO	
PREPARED FOR: LORSON, 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	
EPC 4/1/2020	
DATE: FEB 12, 2020	
PROJECT NO. 100.046	
SHEET NUMBER C2.2	
TOTAL SHEETS: 22	



**LEGEND**  
S - SEWER SERVICE  
W - WATER SERVICE

**TYPICAL UTILITY SERVICE DETAIL**  
NTS

<b>CORE ENGINEERING GROUP</b> 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719-659-7800 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@cegi.com	
DATE	
DESCRIPTION	
NO.	
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	PREPARED FOR: <b>LORSON, LLC</b> 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK
<b>CARRIAGE MEADOWS SOUTH AT LORSON RANCH FIL NO. 2 UTILITY SERVICES PLAN</b>	
EPC 4/1/2020	
DATE:	FEB 12, 2020
PROJECT NO.	100.046
SHEET NUMBER	C3.1
TOTAL SHEETS:	22



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.  
SUITE 301  
BURNHEIM, 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

EPC 4/1/2020

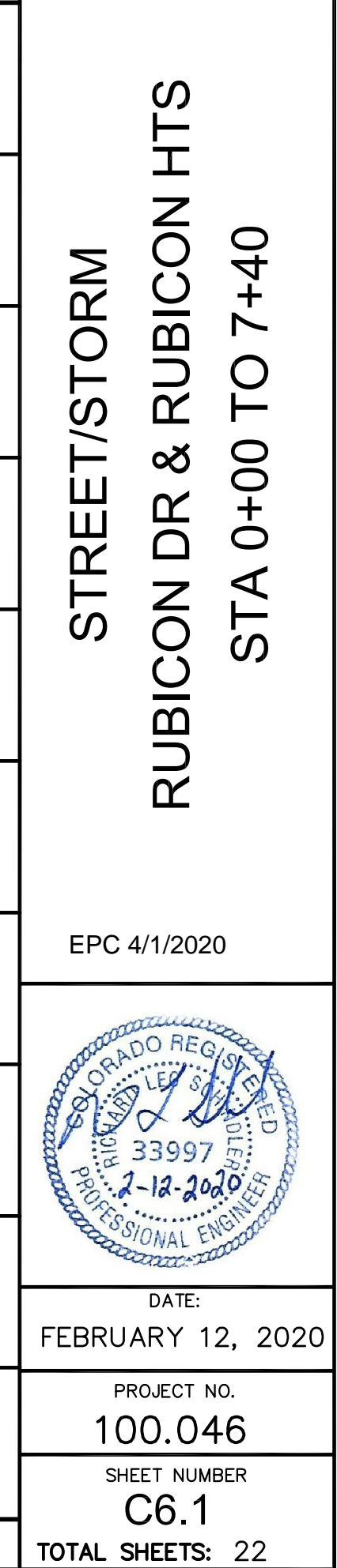
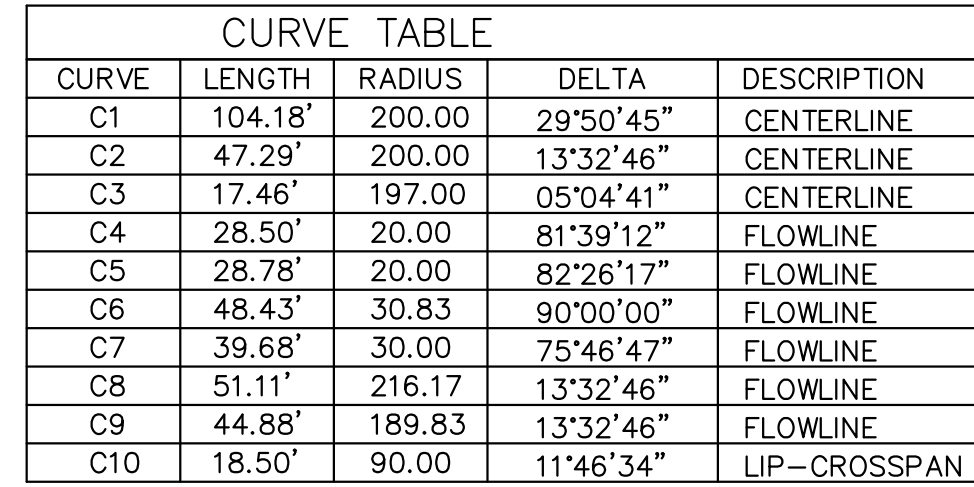
COLORADO REGISTERED  
PROFESSIONAL ENGINEER  
33997  
2-12-2020


DATE:  
FEB 12, 2020

PROJECT NO.  
100.046

SHEET NUMBER  
C5.1

TOTAL SHEETS: 22



STREET/STORM		RUBICON DR & RUBICON HTS		STA 0+00 TO 7+40	
EPC 4/1/2020					
					
DATE: FEBRUARY 12, 2020					
PROJECT NO. 100.046					
SHEET NUMBER C6.1					
TOTAL SHEETS: 22					



**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

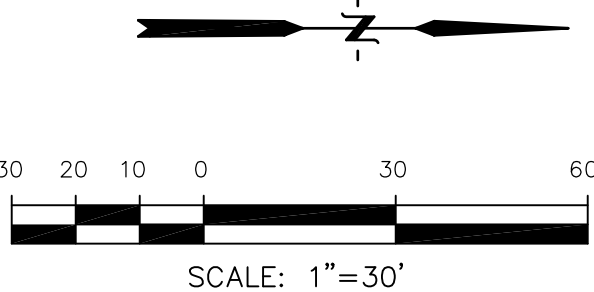
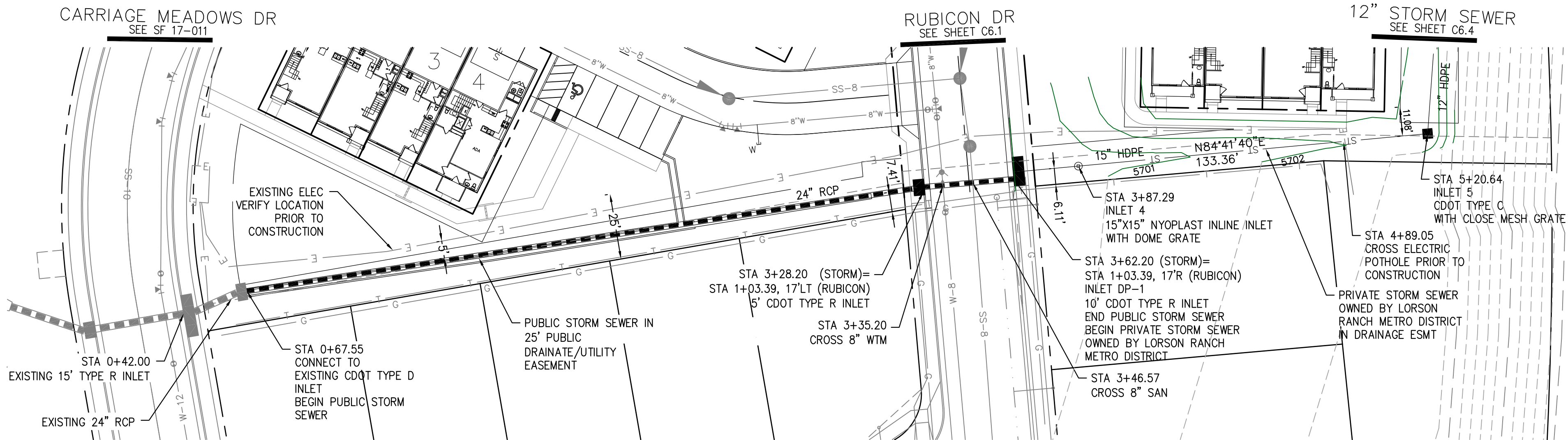


<div>STREET/STORM</div> <div>FIRESTEEL DRIVE AND</div> <div>CARRIAGE MEADOWS DR (RT TURN LN)</div> <div>EPC 4/1/2020</div> <div></div> <div>DATE: FEB 12, 2020</div> <div>PROJECT NO. 100.046</div> <div>SHEET NUMBER C6.2</div> <div>TOTAL SHEETS: 22</div>		<div><div>CORE</div><div>ENGINEERING GROUP</div><div>15004 1ST AVENUE S. DENVER, CO 80206 PH: 719-659-7800 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com</div></div>	
		<div><div>NO.</div><div>DATE</div></div> <div><div>DRAWN: DESIGNED: CHECKED:</div><div>RLS RLS RLS</div></div> <div><div>DESCRIPTION</div><div>PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK</div></div> <div><div>PROJECT: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2 FONTAINE BLVD-CARRIAGE MEADOWS DR COLORADO SPRINGS, COLORADO</div></div>	

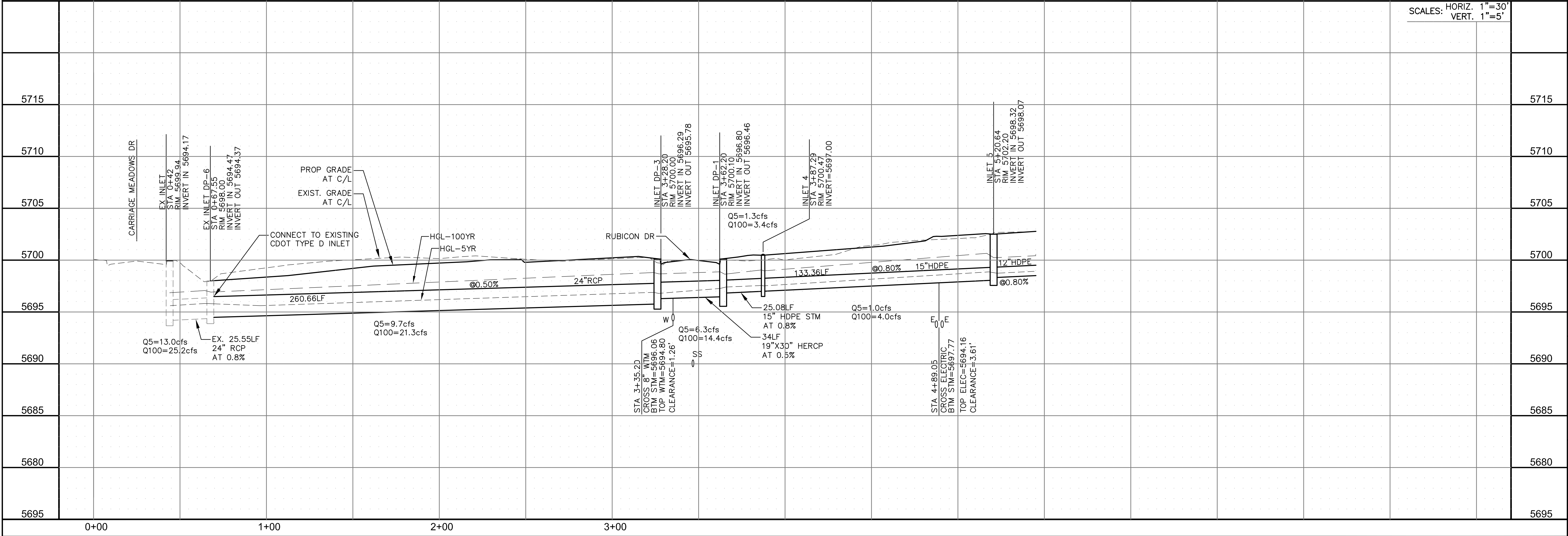
STORM SEWER NOTES:

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

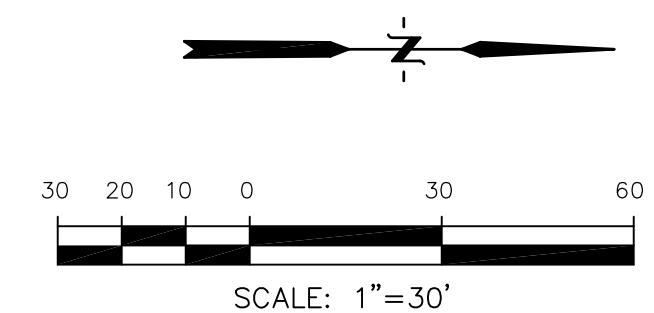
EPC 4/1/2020

DATE:  
FEBRUARY 12, 2020

PROJECT NO.  
100.046

SHEET NUMBER  
C6.3

TOTAL SHEETS: 22



		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

The drawing shows a sanitary sewer line profile from station 5+00 to 10+00. The vertical axis represents elevation in feet, ranging from 5695 to 5715. The horizontal axis represents stationing. The profile includes the following data:

- Inlet 5:** STA 5+20.64, RIM 5702.20, INVERT 5698.32, INLET OUT 5698.07
- Inlet 6:** STA 6+58.35, RIM 5702.90, INVERT 5699.42
- Inlet 7:** STA 6+99.58, RIM 5702.67, INVERT 5699.85, INVERT OUT 5699.75
- Inlet 8:** STA 8+21.01, RIM 5704.57, INVERT 5700.82
- Inlet 9:** STA 9+12.98, RIM 5704.76, INVERT 5701.55
- Inlet 10:** STA 10+21.27, RIM 5705.74, INVERT OUT 5702.42

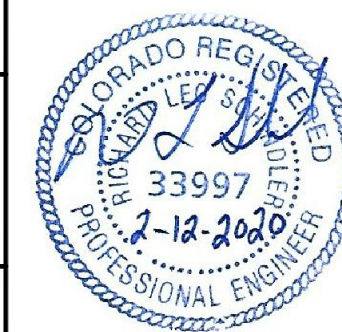
The pipe is 12" HDPE with a slope of 0.80%. The profile shows the existing ground (EXIST. GRADE AT C/L) and the proposed sewer grade (PROP. GRADE AT C/L). The hydraulic profile includes the 100-year flood high water line (HGL-100YR) and the 5-year flood high water line (HGL-5YR). The flow data is as follows:

- Between Inlet 5 and 6: 137.72 LF, Q5=0.9cfs, Q100=3.0cfs
- Between Inlet 6 and 7: 41.22 LF, Q5=0.8cfs, Q100=2.8cfs
- Between Inlet 7 and 8: 121.44 LF, Q5=0.7cfs, Q100=2.4cfs
- Between Inlet 8 and 9: 91.98 LF, Q5=0.6cfs, Q100=2.0cfs
- Between Inlet 9 and 10: 108.29 LF, Q5=0.5cfs, Q100=1.6cfs

STORM SEWER

STA 5+20.64 TO 10+21.27

EPC 4/1/2020



DATE:  
FEBRUARY 12, 2020

PROJECT NO.  
100.046

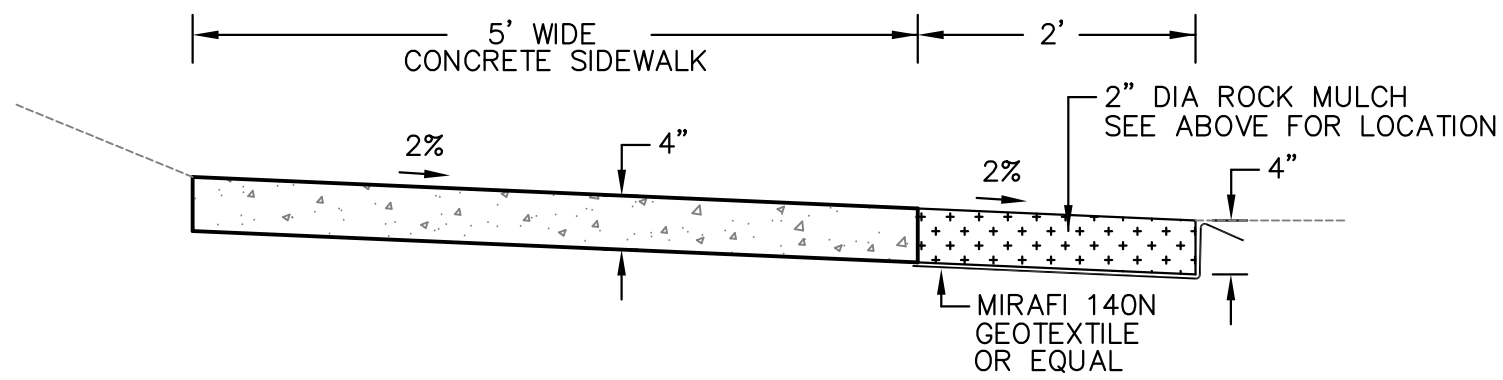
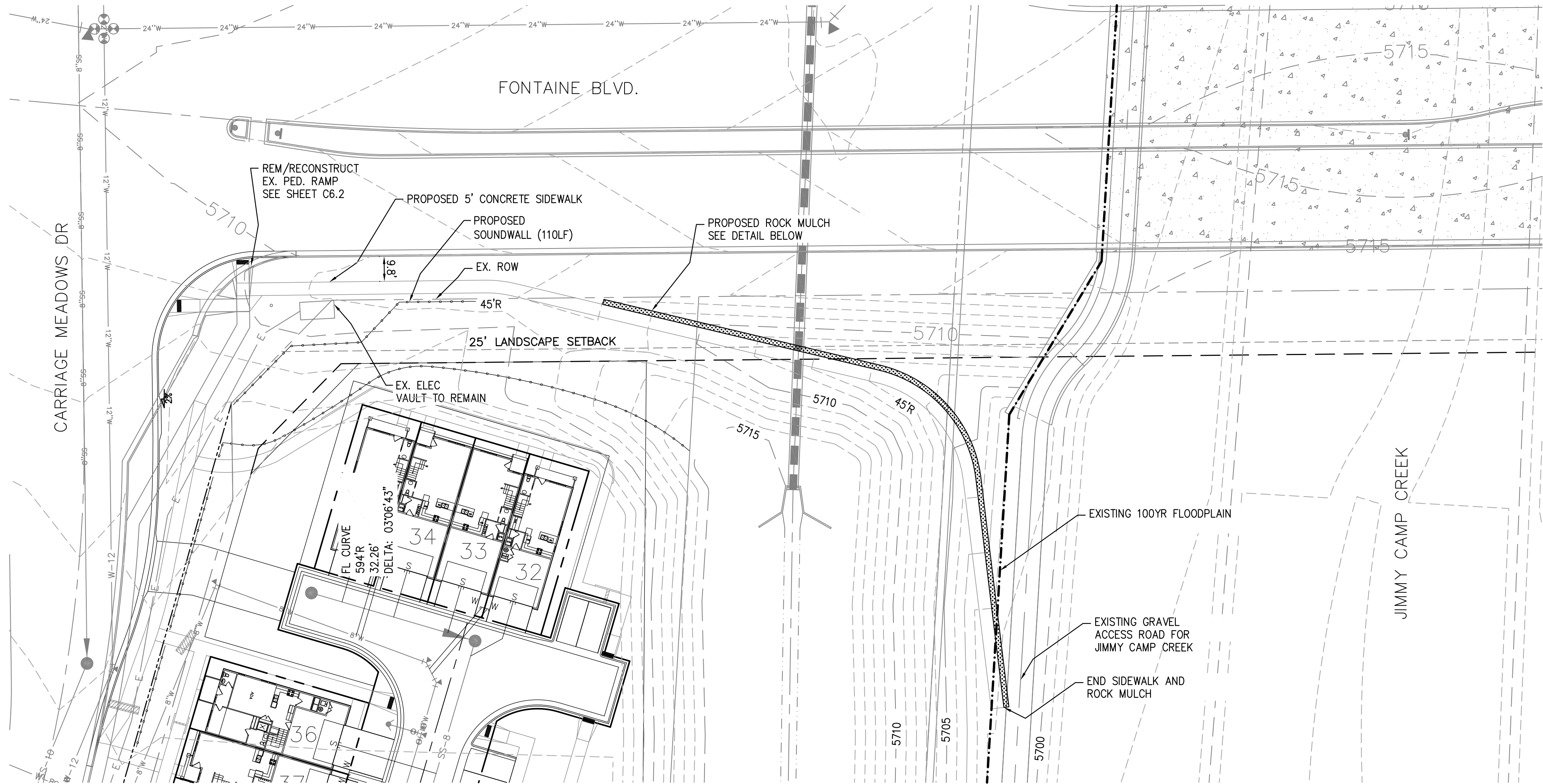
SHEET NUMBER  
C6.4

TOTAL SHEETS: 22

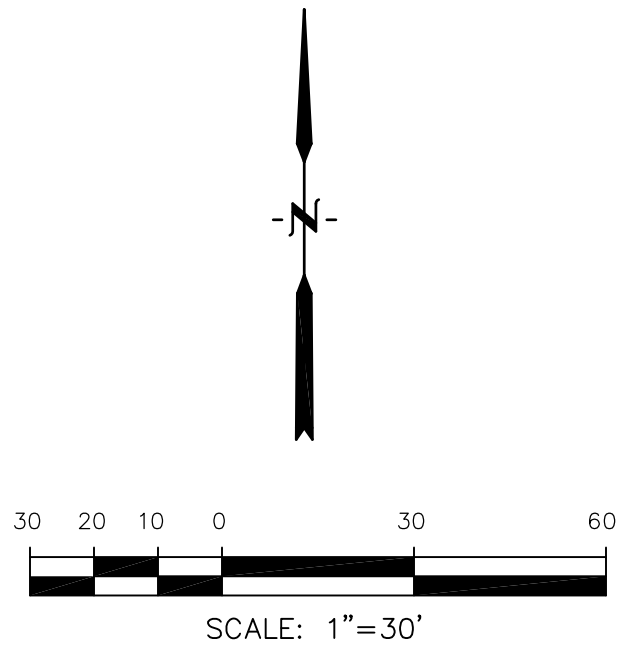
**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cceg1.com

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

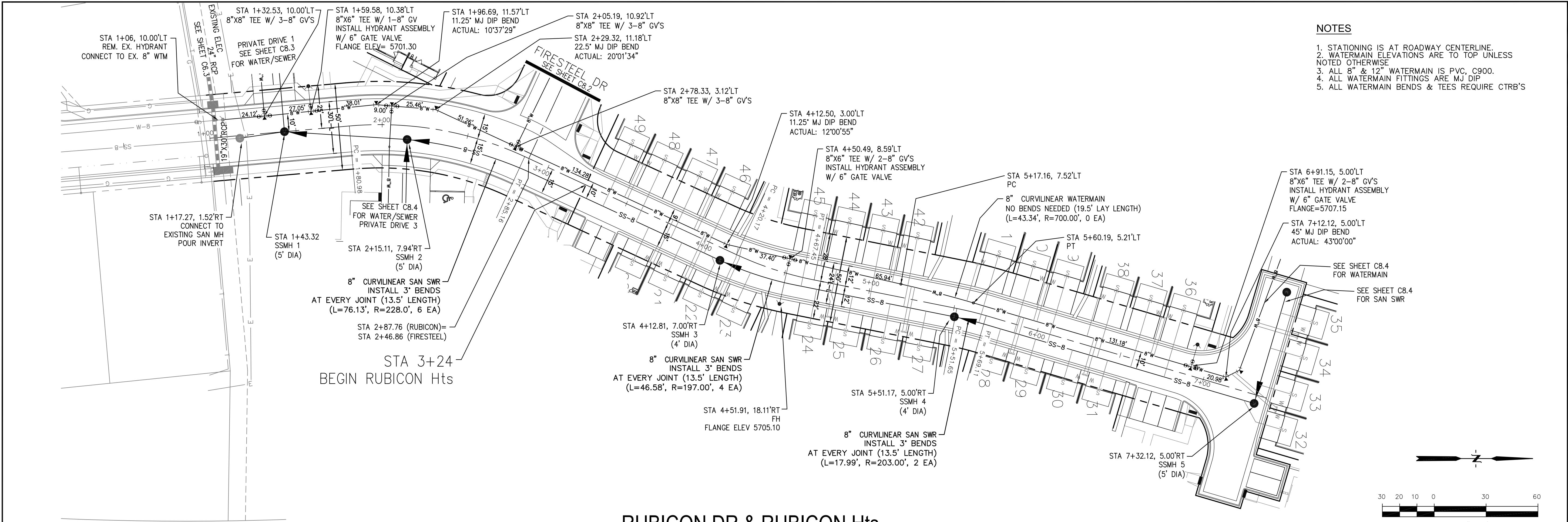
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DESIGNED: RLS  
CHECKED: RLS



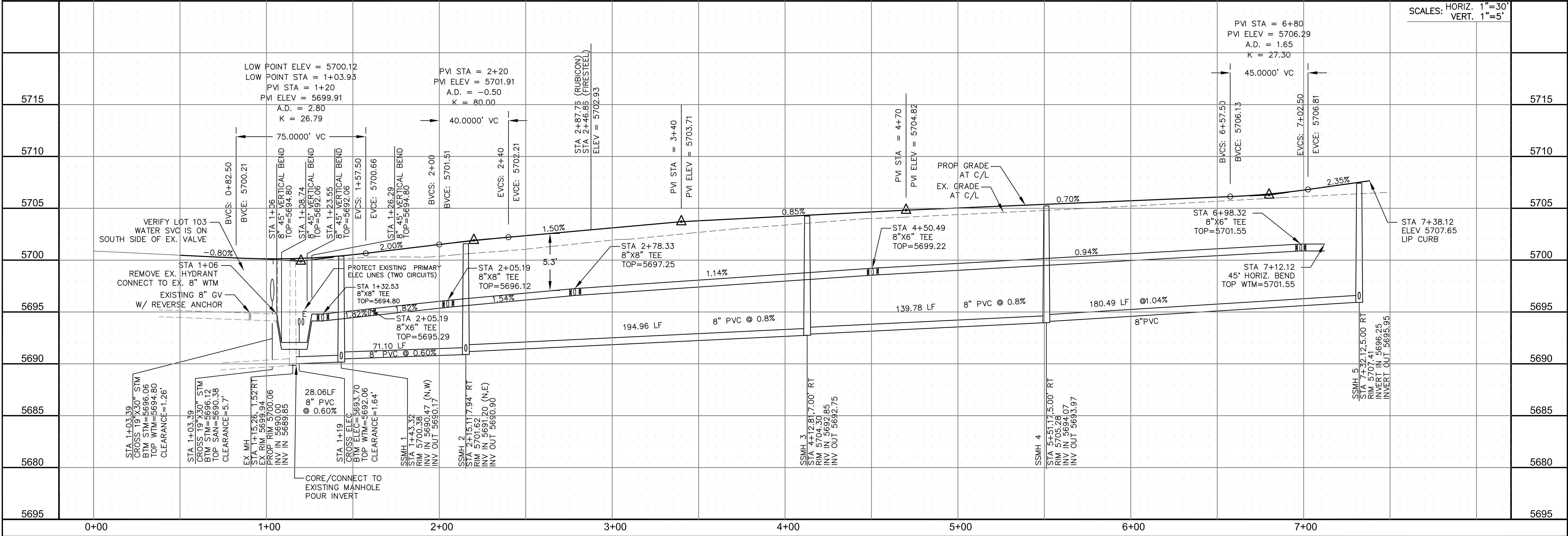
SIDEWALK WITH ROCK MULCH DETAIL  
SCALE: NTS



<b>CORE</b> ENGINEERING GROUP 15004 1ST AVENUE S. BURNING WOODS, 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. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	
STREET/STORM OFFSITE SIDEWALK IMPROVEMENTS	
EPC 4/1/2020	
DATE: FEB 12, 2020	
PROJECT NO. 100.046	
SHEET NUMBER C6.5	
TOTAL SHEETS: 22	



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

DATE:

FEBRUARY 12, 2020

PROJECT NO.

100.046

SHEET NUMBER

C8.1

TOTAL SHEETS: 22

SANITARY / WATER

RUBICON DR & RUBICON Hts.

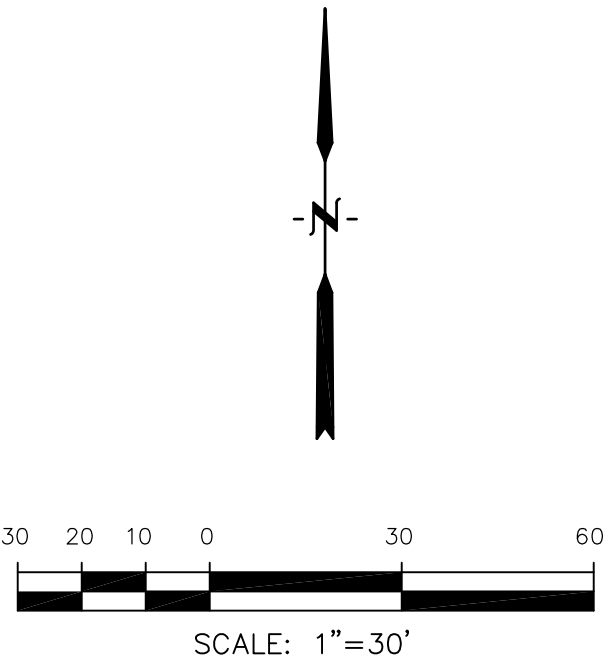
STA 0+00 TO 7+40

EPC 4/1/2020

COLORADO REGISTERED PROFESSIONAL ENGINEER

33997

2-12-2020



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

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

EPC 4/1/2020

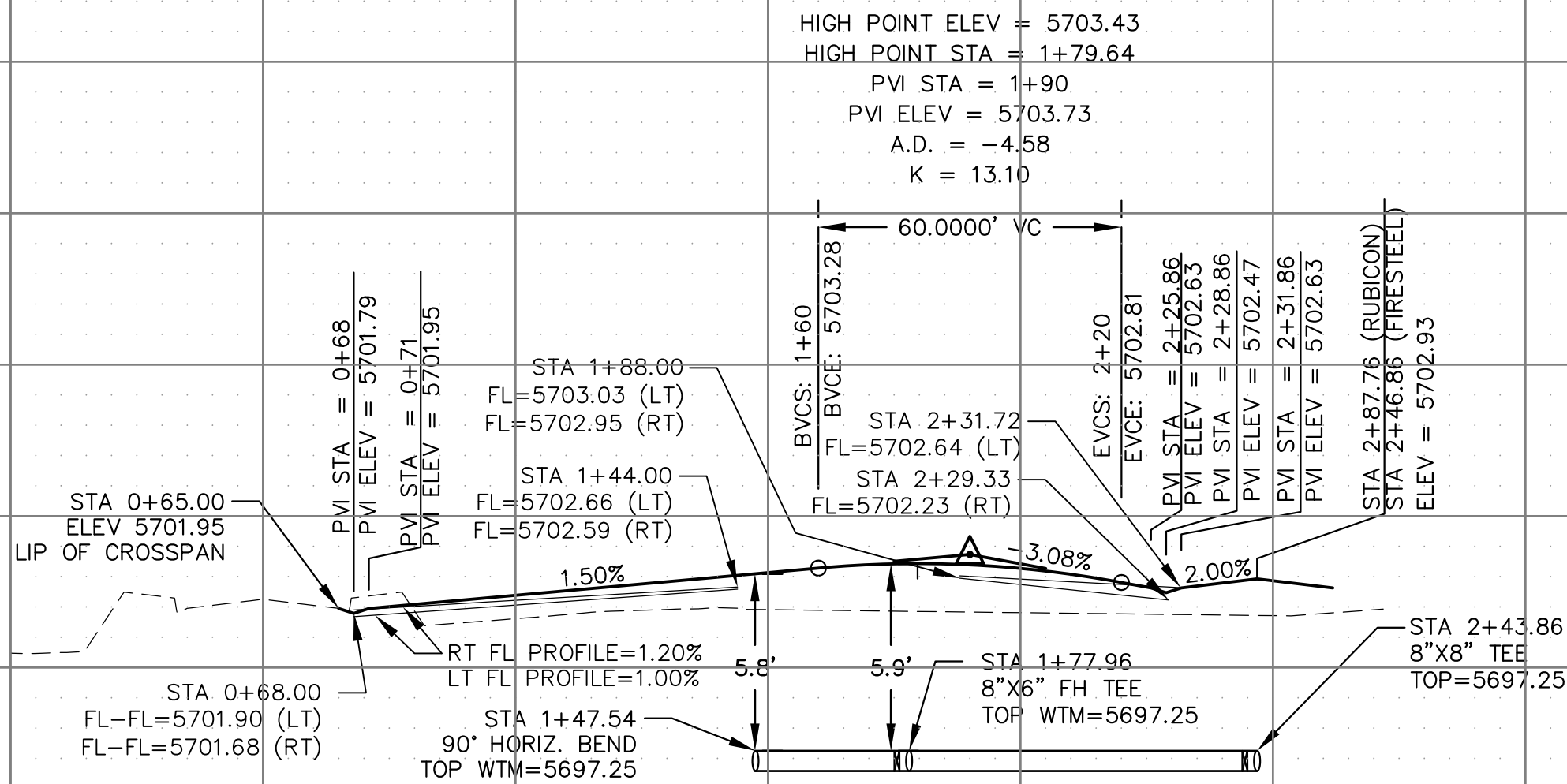


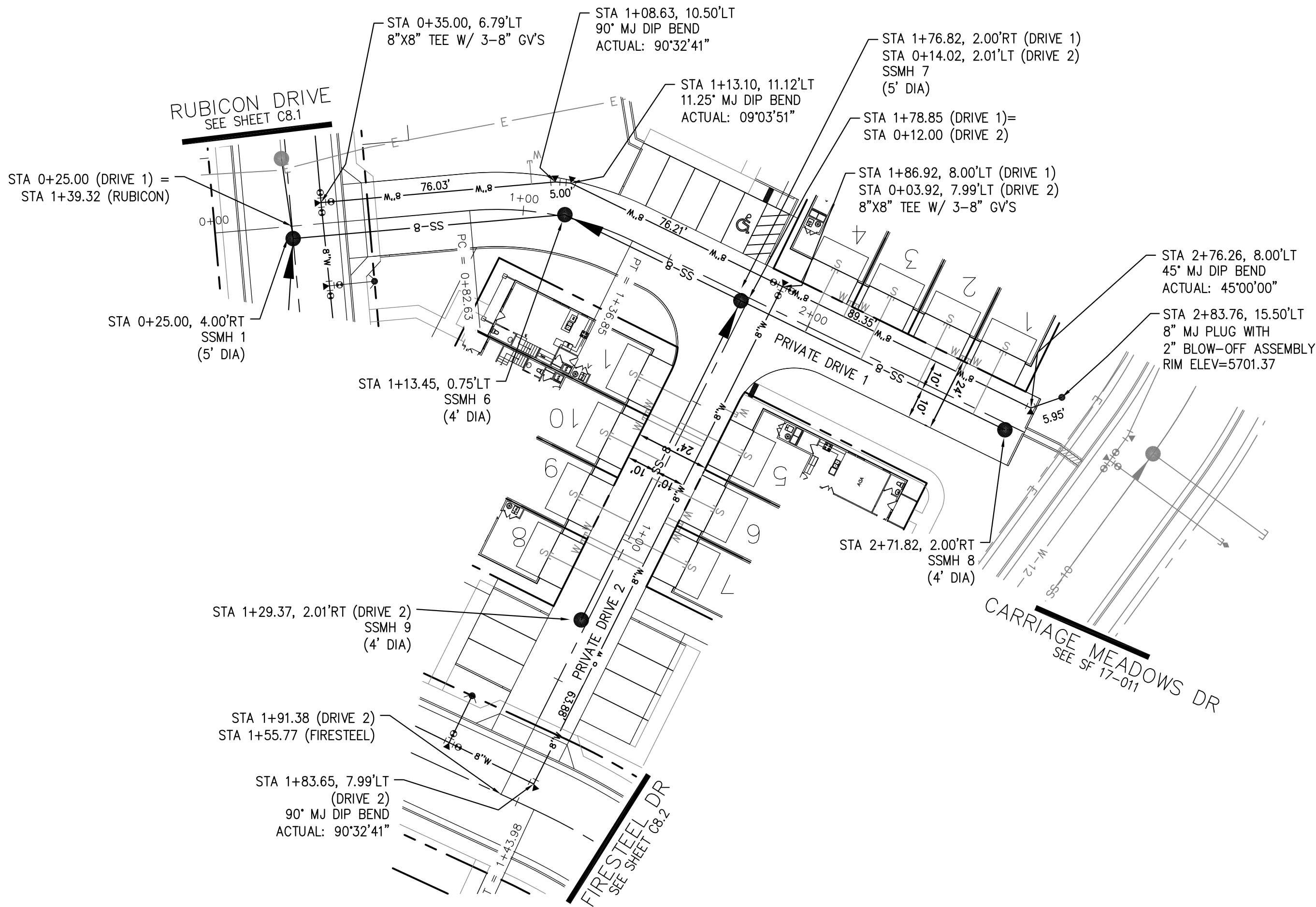
DATE:  
FEBRUARY 12, 2020

PROJECT NO.  
100.046

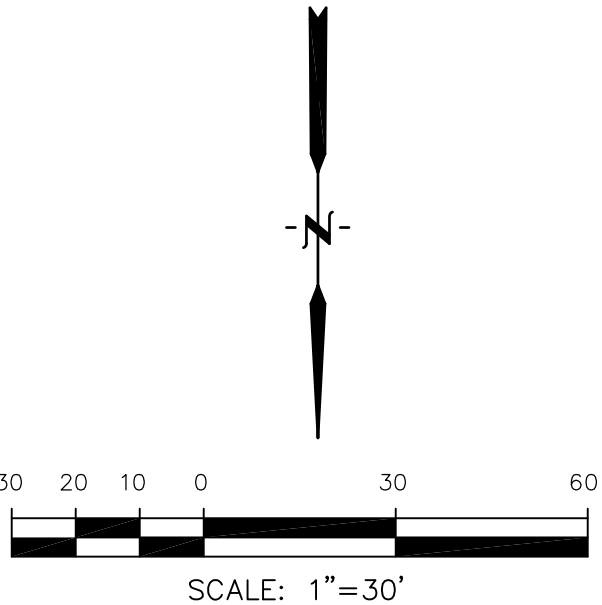
SHEET NUMBER  
C8.2

**TOTAL SHEETS: 22**





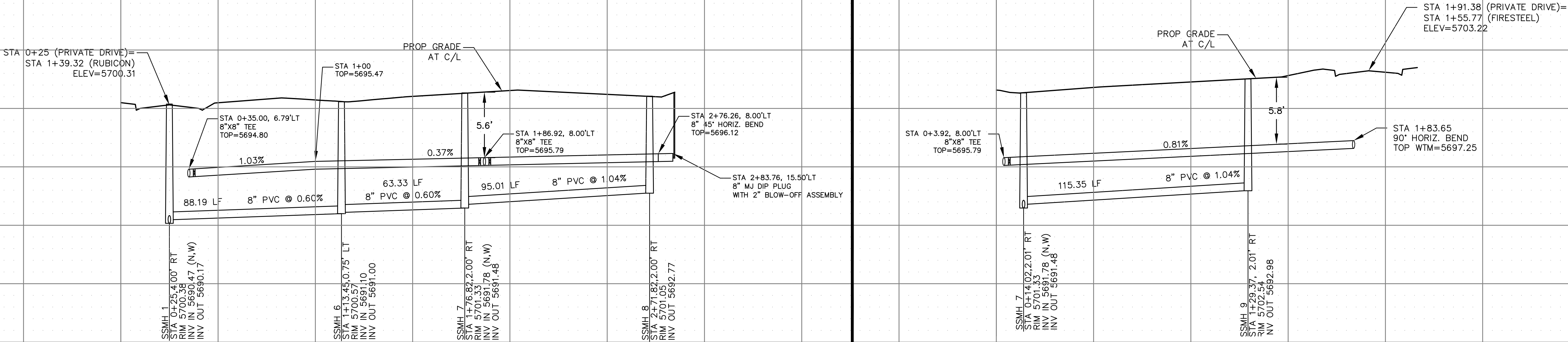
- NOTES
1. STATIONING IS AT ROADWAY CENTERLINE.
  2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
  3. ALL 8" & 12" WATERMAIN IS PVC, C900.
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  5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



PRIVATE DRIVE 1  
AMBLING HEIGHTS

PRIVATE DRIVE 2  
CHAGRIN HEIGHTS

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



CORE  
ENGINEERING GROUP

15004 1ST AVENUE S.  
BURNESVILLE, MO 65306  
PHONE: 660.444.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.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

SANITARY / WATER

PRIVATE DRIVES 1 AND 2  
AMBLING HTS. & CHAGRIN HTS.

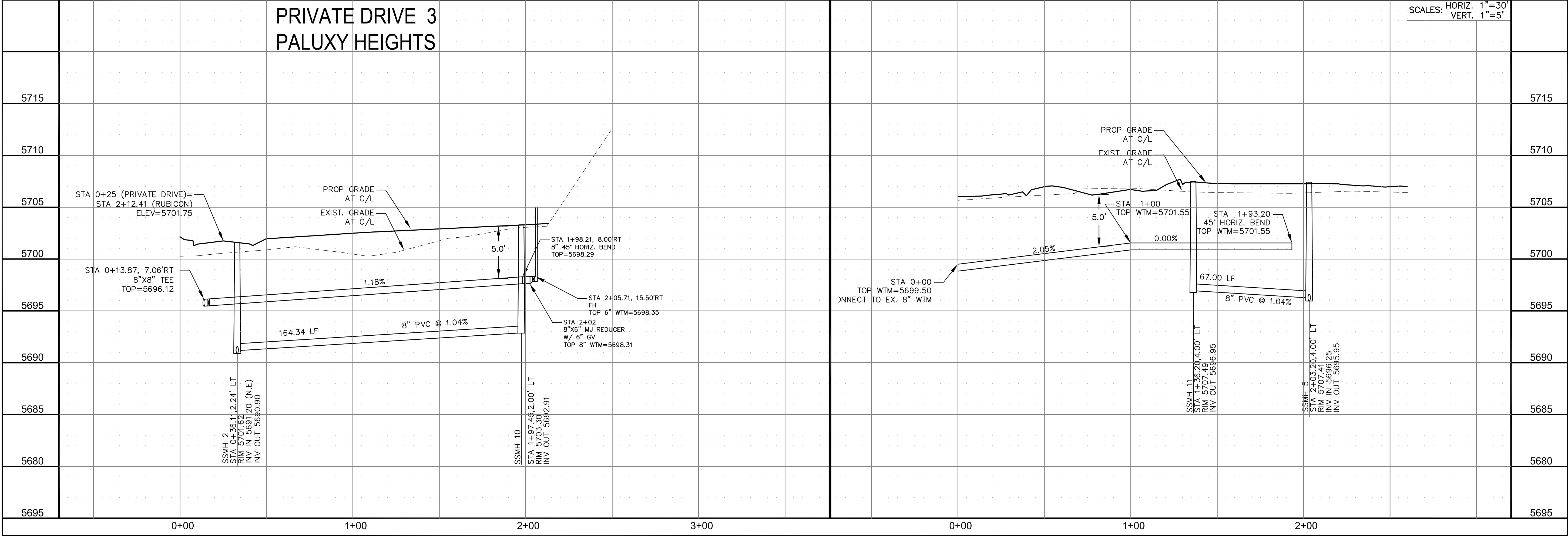
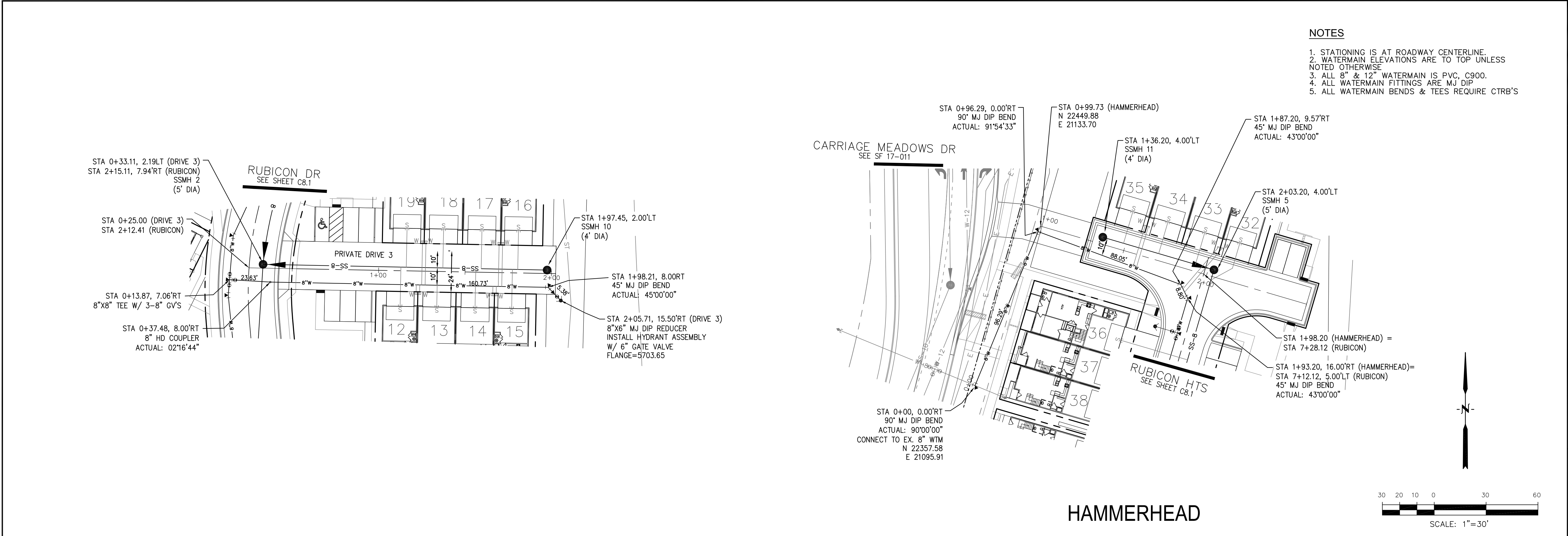
EPC 4/1/2020

DATE:  
FEBRUARY 12, 2020

PROJECT NO.  
100.046

SHEET NUMBER  
C8.3

TOTAL SHEETS: 22



CORE  
ENGINEERING GROUP  
15004 1ST AVENUE S.  
BURNESVILLE, MO 65306  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

DATE

DESCRIPTION

NO.

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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**  
FONTANE BLVD-CARRIAGE MEADOWS DR  
COLORADO SPRINGS, COLORADO

SANITARY / WATER

PRIVATE DRIVE 3 (PALUXY HEIGHTS)  
AND HAMMERHEAD

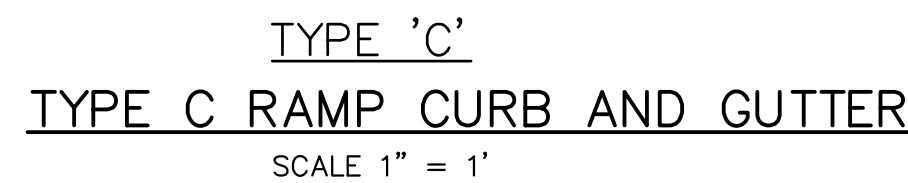
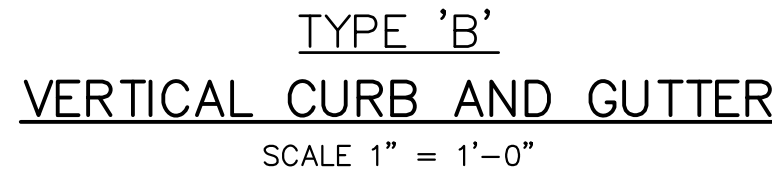
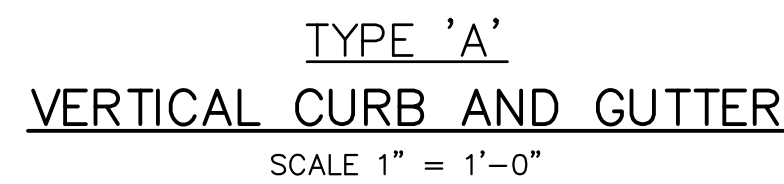
EPC 4/1/2020

DATE:  
FEBRUARY 12, 2020

PROJECT NO.  
**100.046**

SHEET NUMBER  
**C8.4**

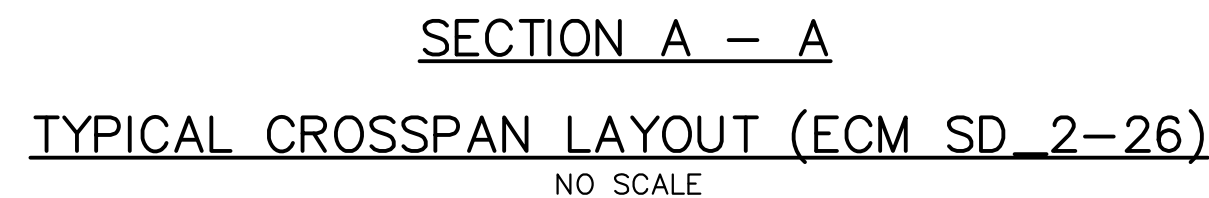
TOTAL SHEETS: 22



## PEDESTRIAN RAMP NOTES

1. ALL WORKING SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL, AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROWN FINISH.
4. RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN A 1:21 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS.
5. DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING AREA SHALL BE PREFABRICATED REDDISH INTEGRALLY COLORED TRUNCATED-DOMES.
7. THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXC. OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNALING DEVICES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.

1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS/ARE CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

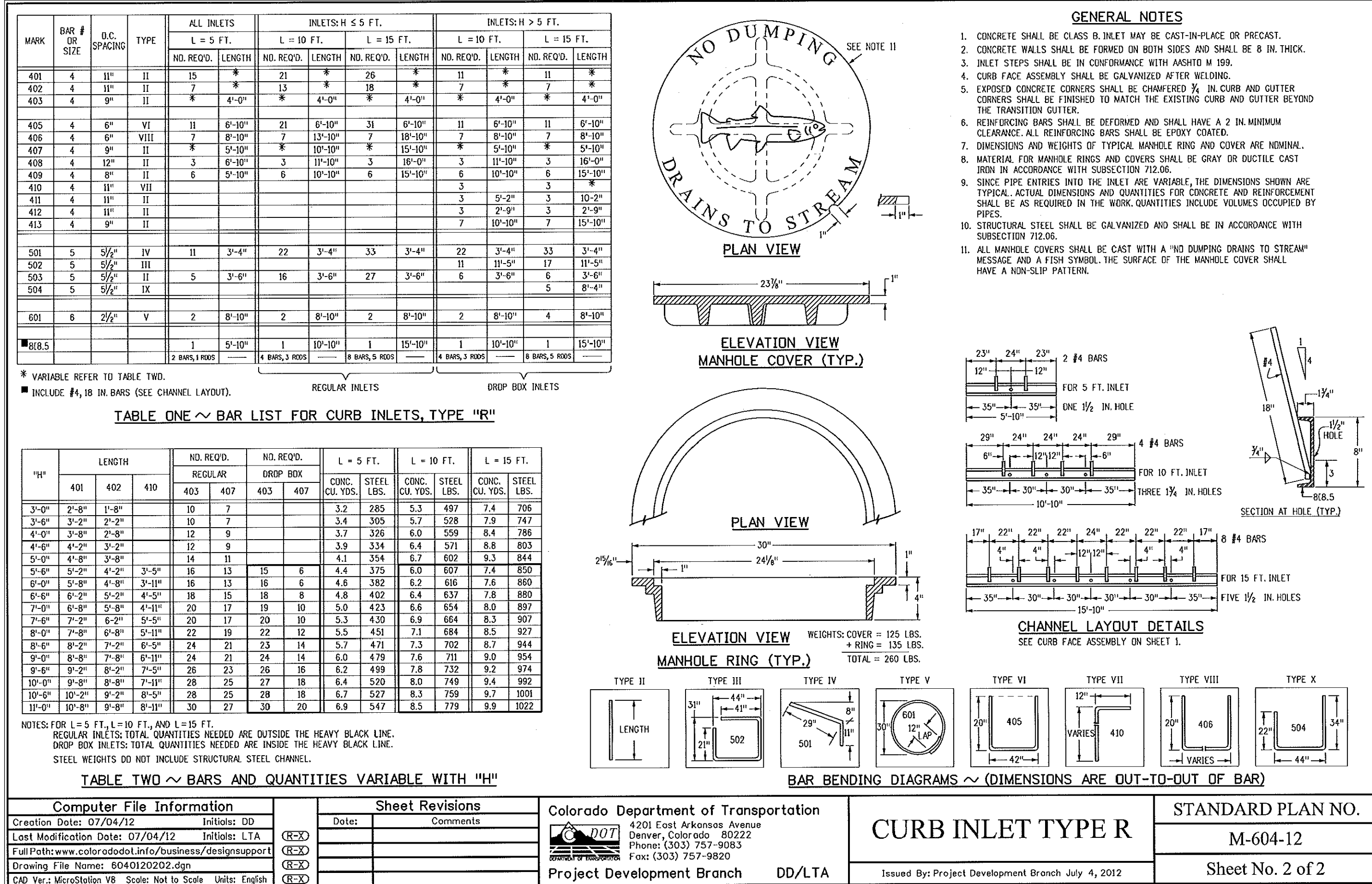
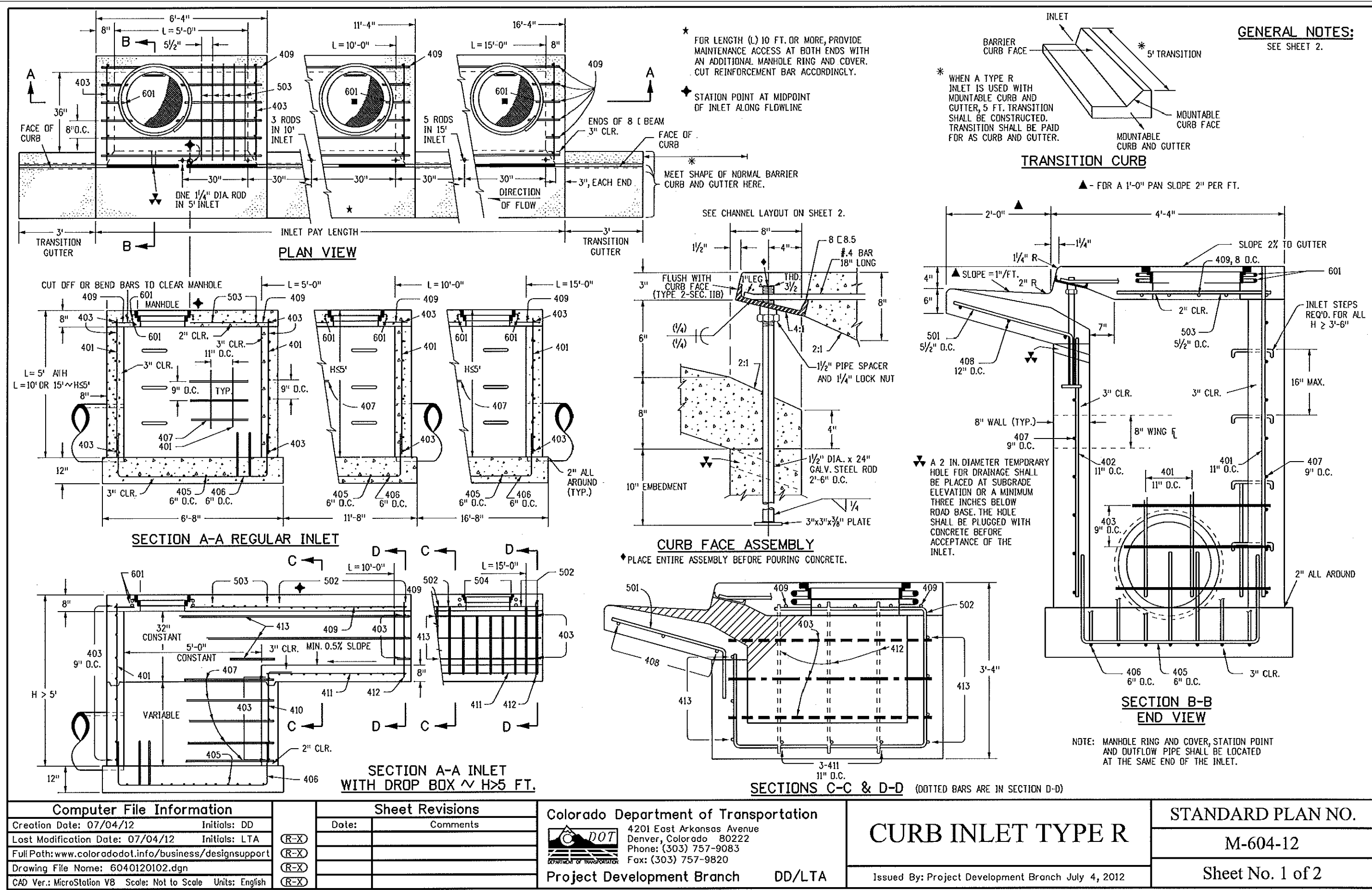


- TRUNCATED DOME DETAILS (ECM SD\_2-42)

# Pedestrian Intersection Ramp Standard Drawing

REVISION DATE: 1/18/11	FILE NAME: SD_2-41
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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

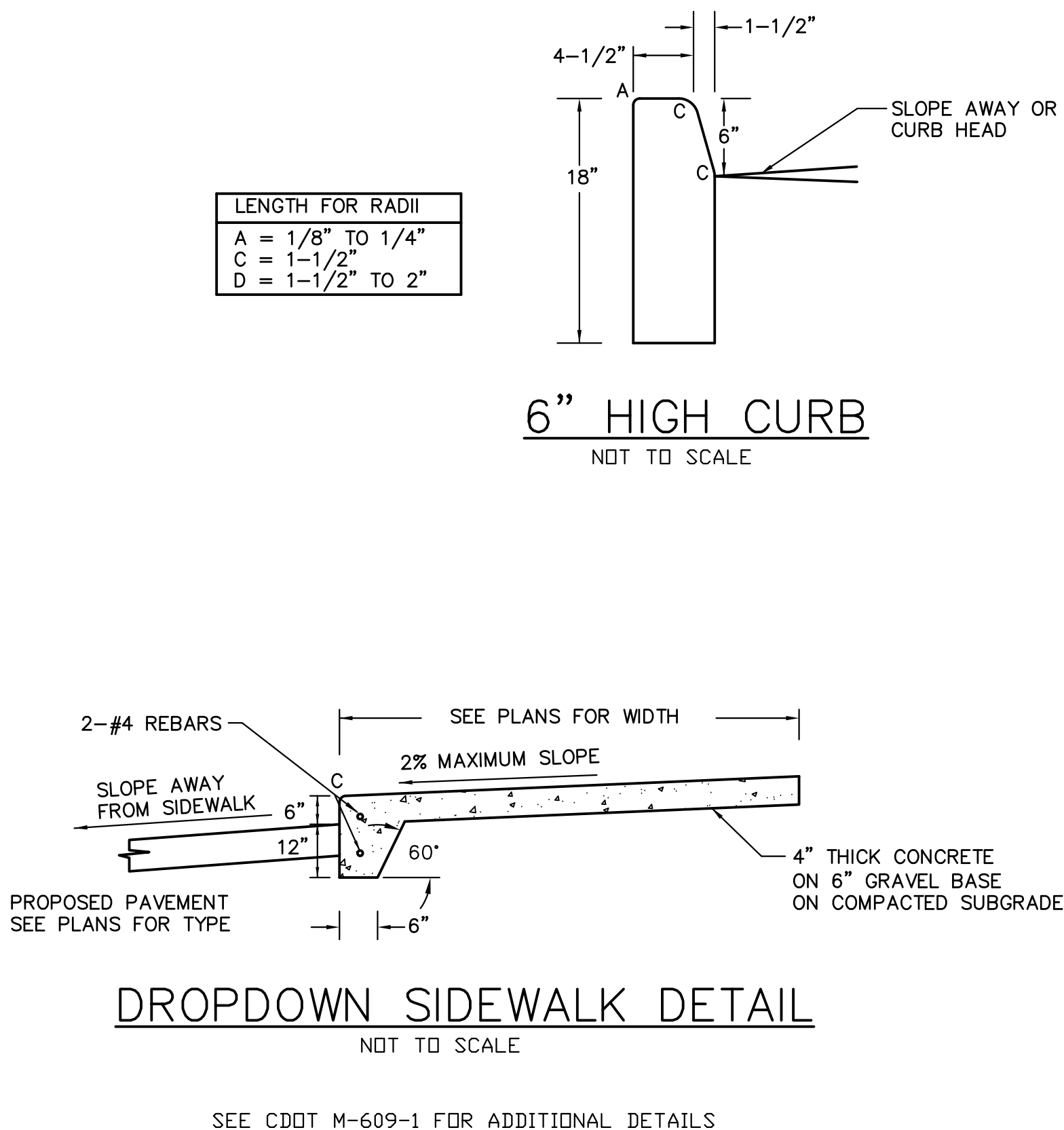
PROJECT: CARRIAGE MEADOWS  
SOUTH AT LORSON  
RANCH FILING NO. 2  
FONTAINE BLVD-CARRIAGE MEADOWS DR  
COLORADO SPRINGS, COLORADO

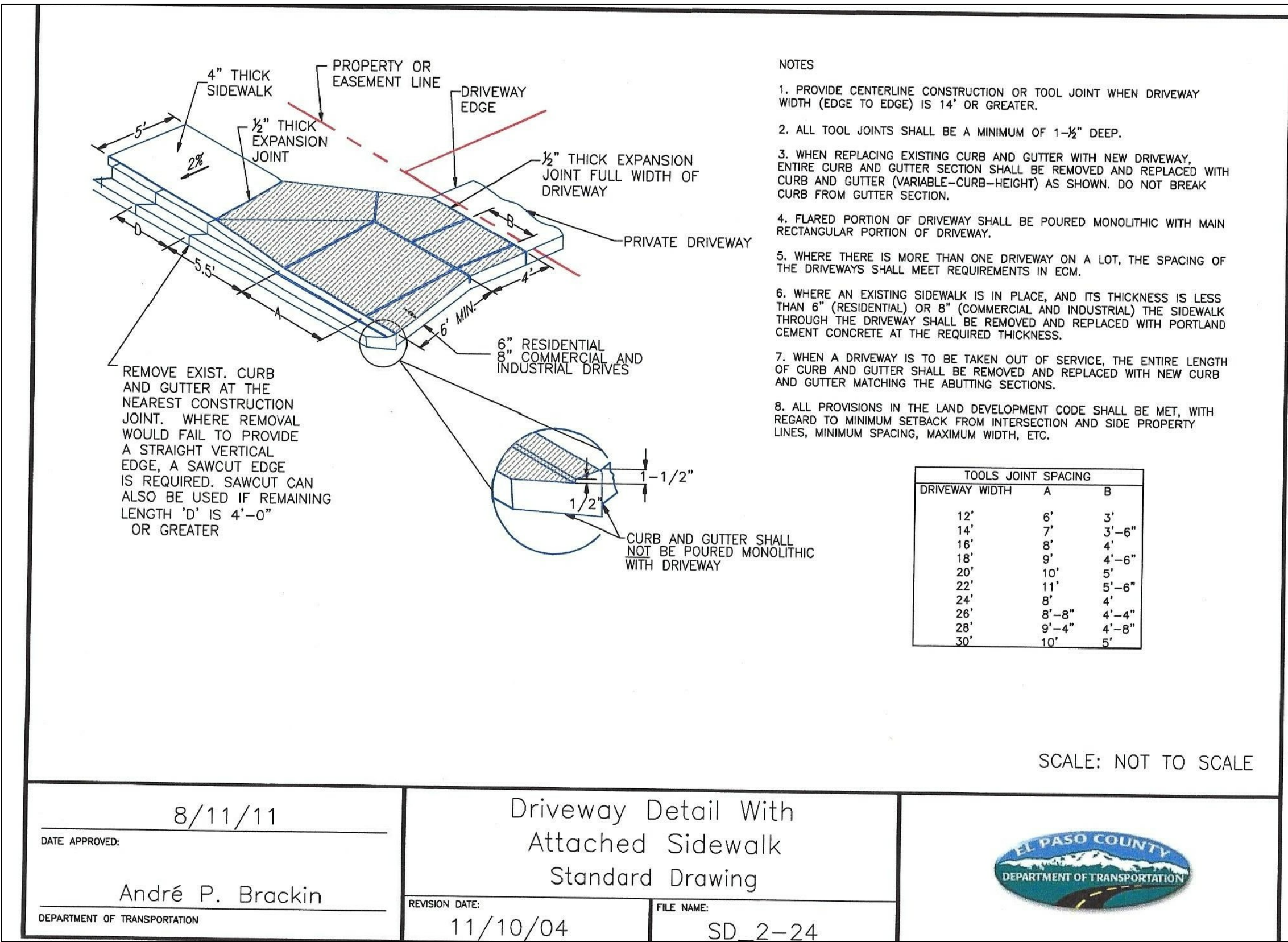
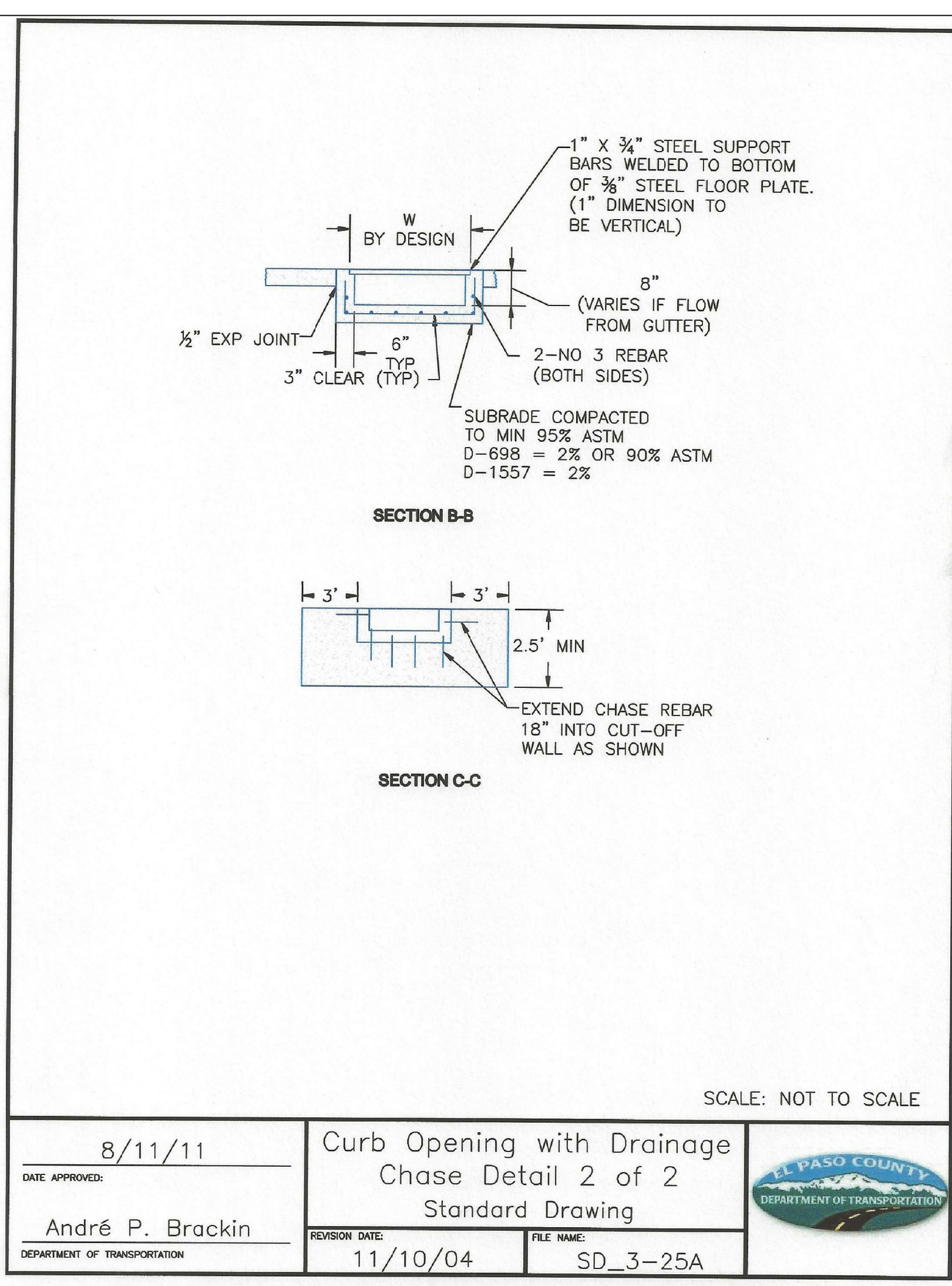
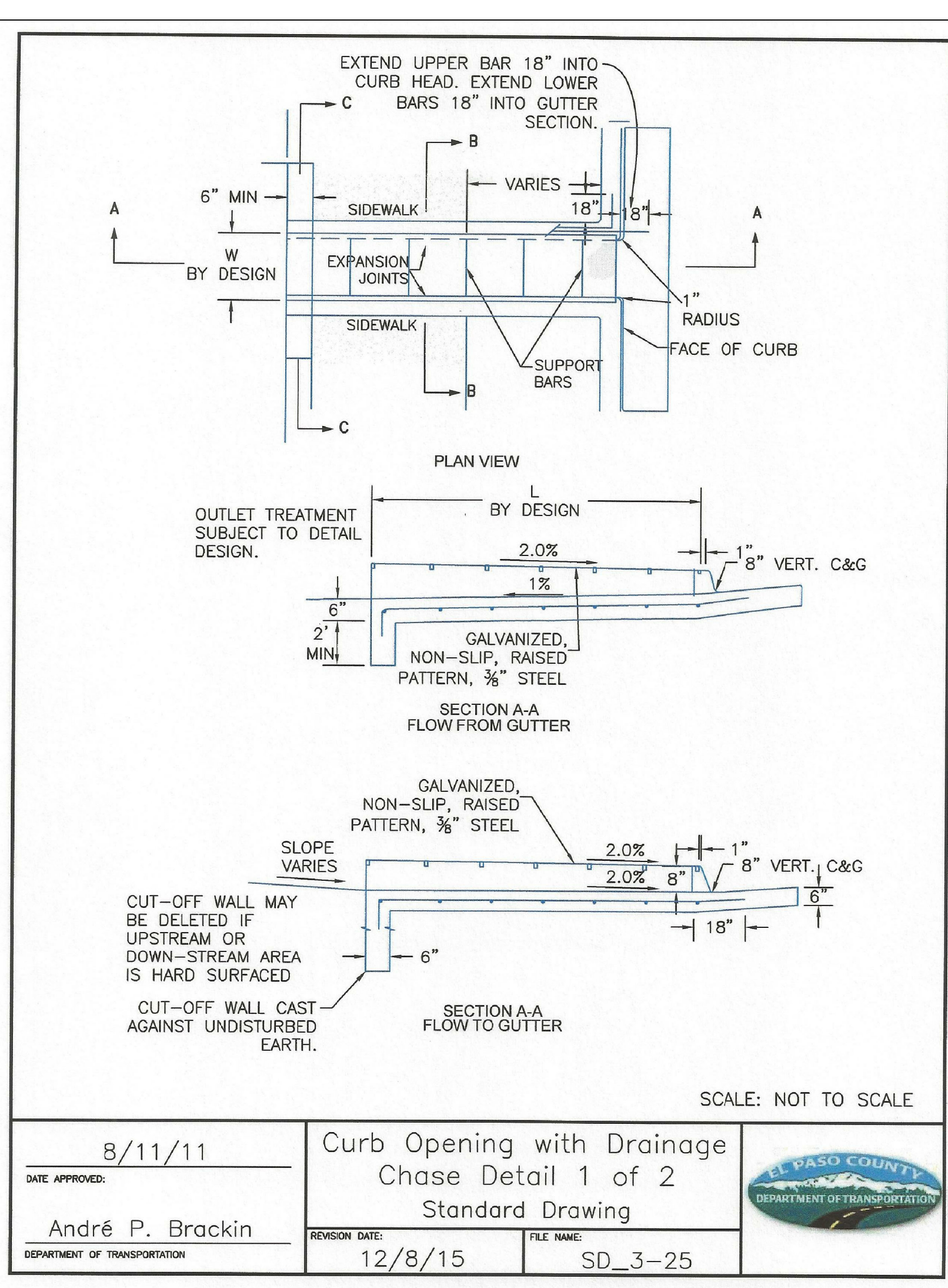
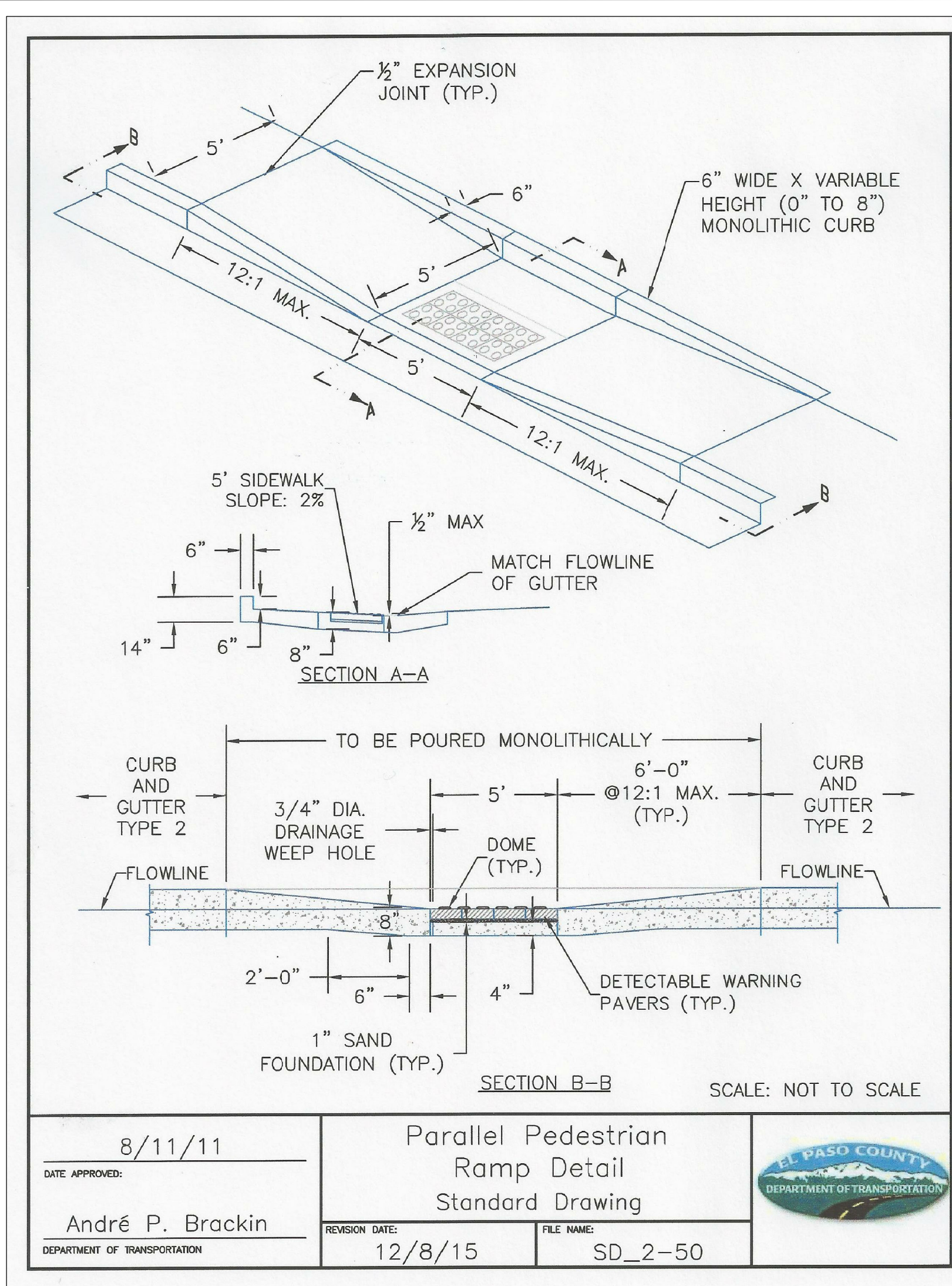
CARRIAGE MEADOWS SOUTH AT  
LORSON RANCH FILING NO. 2  
STORM SEWER DETAILS

EPC 4/1/2020

COLORADO REGISTERED  
ENGINEER  
33997  
2-13-2020  
PROFESSIONAL ENGINEER

DATE:  
FEB 12, 2020  
PROJECT NO.  
100.046  
SHEET NUMBER  
C10.2  
TOTAL SHEETS: 22





CORE

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EMAIL: Rich@cegi.com

DATE

DESCRIPTION

NO.

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  
FOR NINE BLVD. CARRIAGE MEADOWS DR  
COLORADO SPRINGS, COLORADO

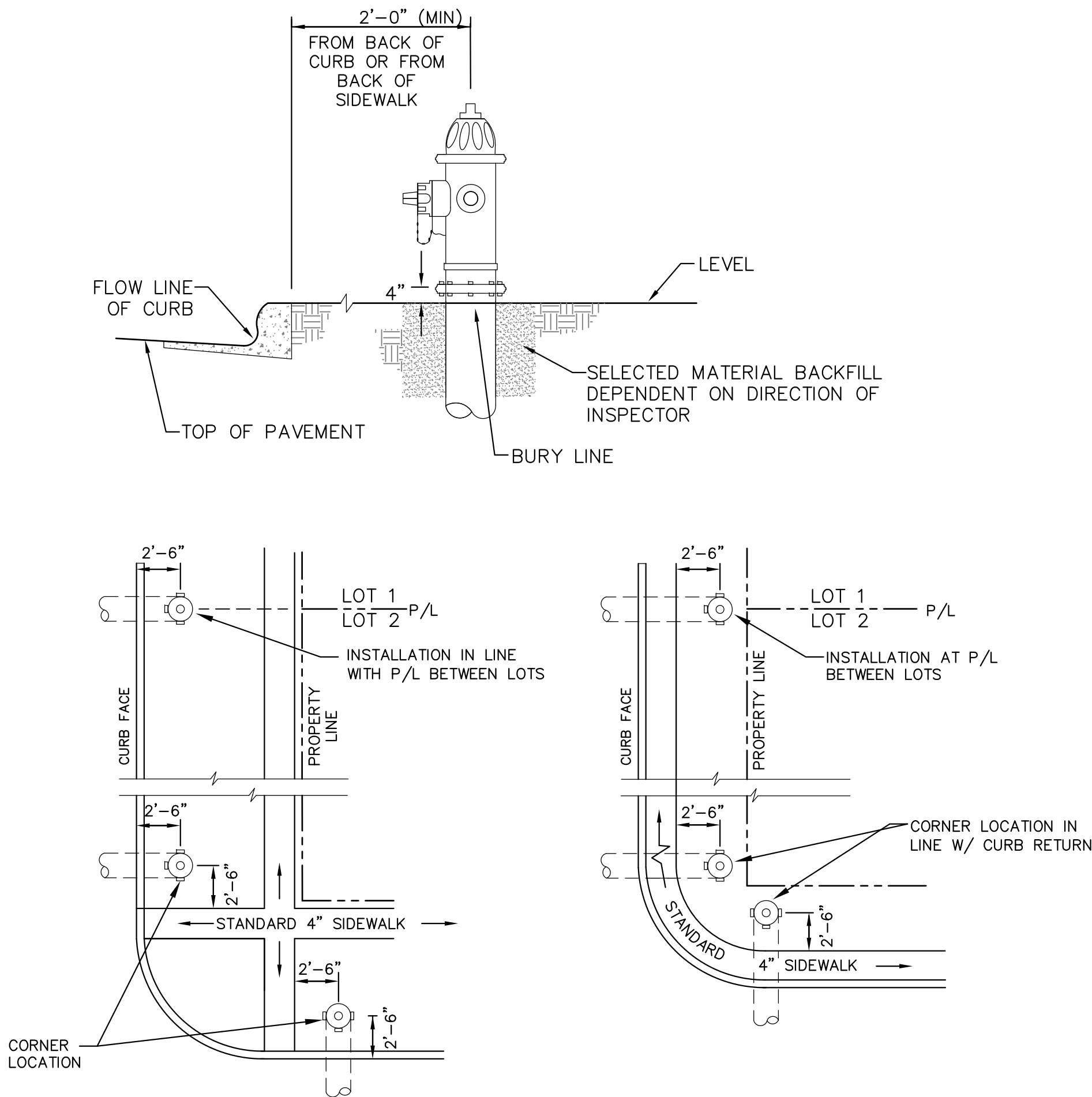
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

EPC 4/1/2020

COLORADO REGISTERED PROFESSIONAL ENGINEER  
33997  
1-12-2020

DATE: FEB 12, 2020  
PROJECT NO. 100.046  
SHEET NUMBER C10.3  
TOTAL SHEETS: 22



**DETACHED SIDEWALK LOCATION**  
NO SCALE

**ATTACHED SIDEWALK LOCATION**  
NO SCALE

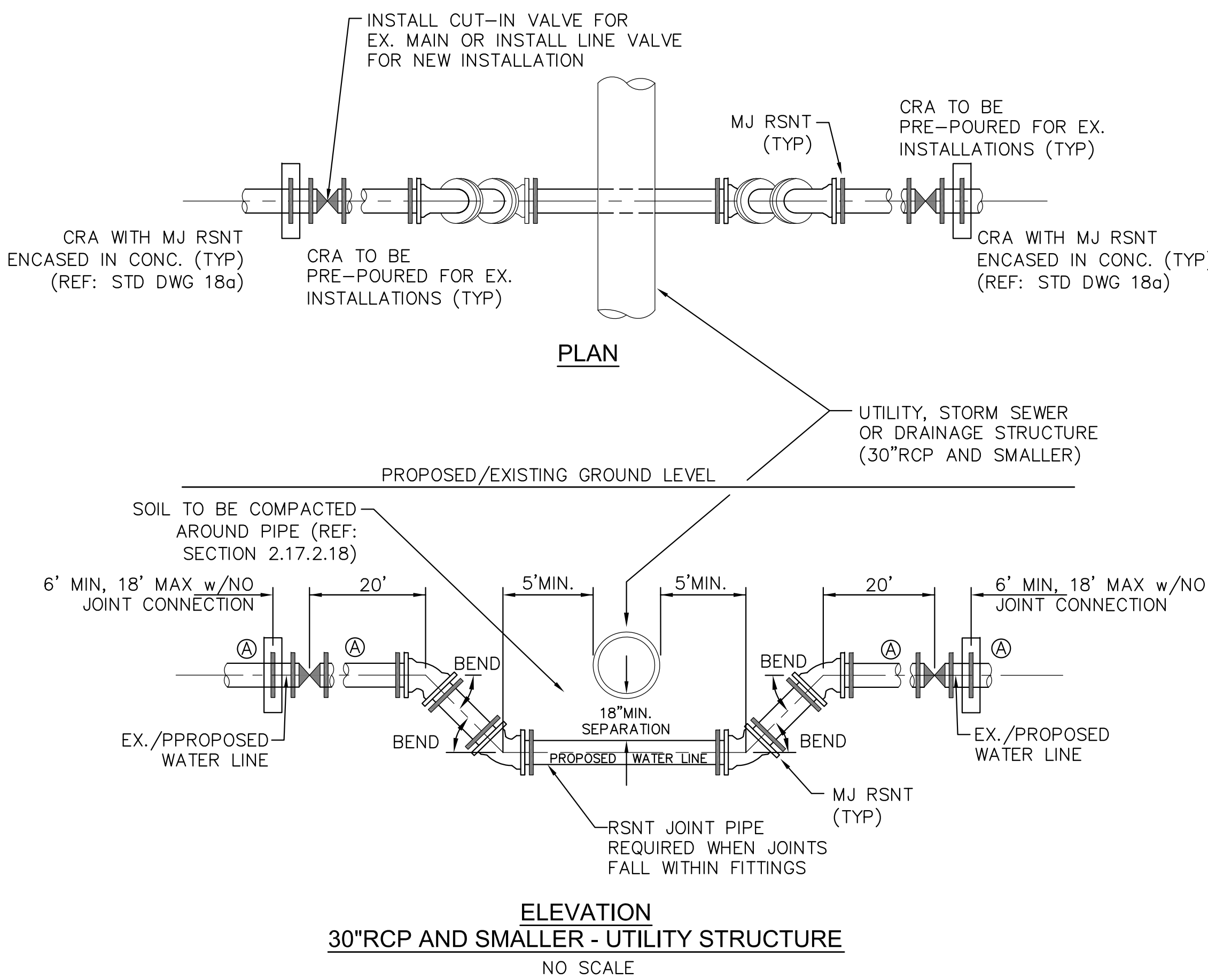
**NOTE**

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

**NOTES**

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



**30"RCP AND SMALLER - UTILITY STRUCTURE**  
NO SCALE

**GENERAL NOTES**

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 1b).
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

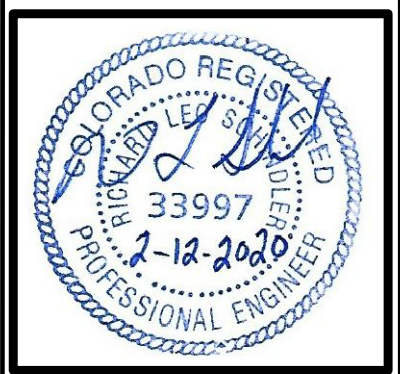
**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719-659-7800  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
PREPARED FOR: **LORSON, LLC**  
PROJECT: **CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3530  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**WATER/SEWER DETAILS**

EPC 4/1/2020



DATE: **FEB 12, 2020**  
PROJECT NO. **100.046**  
SHEET NUMBER **C12.1**  
TOTAL SHEETS: **22**

