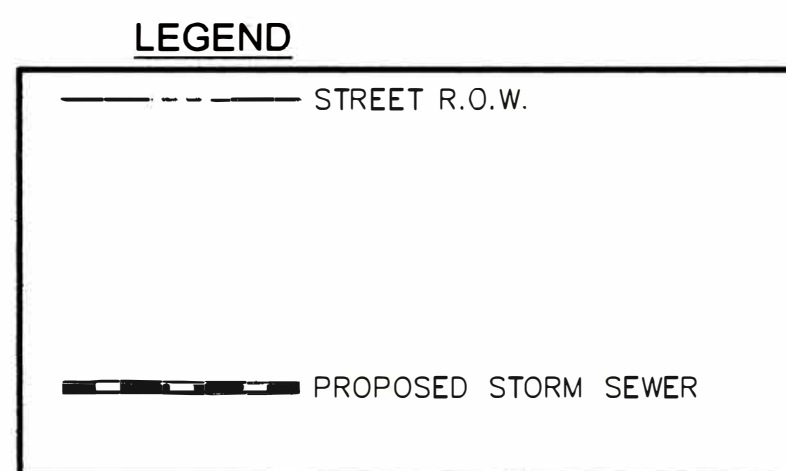


CONSTRUCTION PLANS
FOR
**CARRIAGE MEADOW SOUTH AT
LORSON RANCH FILING NO. 2**
STREET/STORM SEWER AND UTILITY CONSTRUCTION PLANS



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
C12.3	PERIMETER OUTFALL DRAIN



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

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 23 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
Engineering Department**

JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINIST
CONDITIONS:

09/29/2020 7:49:47 AM
dsdnijkamp

**EPC Planning & Community
Development Department**

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

**AS-BUILT
STREET-STM
JULY 18, 2022**

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

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°41'52" 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)

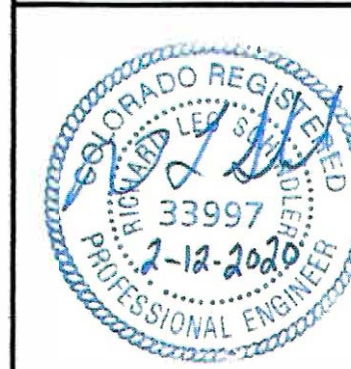
TRAFFIC CONTROL NOTE

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.

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

DATE _____
DESCRIPTION _____
NO. _____
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS
PROJECT: CARRIAGE MEADOWS
SOUTH AT LORSON
RANCH FILING NO. 2
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903
CONTACT: JEFF MARK

COVER SHEET
STREET/STORM SEWER
AND UTILITY PLANS



DATE: FEB 12, 2020
PROJECT NO: 100.046
SHEET NUMBER: C0.1
TOTAL SHEETS: 23

SF-20-011

CONSTRUCTION NOTES

- ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
- 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.
- 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
- THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
- 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.
- 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.
- SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
- FILL SHALL BE PLACED IN 8-INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
- 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.
- 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:

- 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.
- 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).
- 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:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORK DEPARTMENT AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PWD, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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:

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

CORE ENGINEERING GROUP
 1501 N. AVENUE 53
 BOULDER, CO 80506
 PH: 719-659-7800
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cgl.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**
 FONTAINE BLVD-CARRIAGE MEADOWS DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: **RLS**
 DESIGNED: **RLS**
 CHECKED: **RLS**

NOTES



DATE: **AUGUST 21, 2020**
 PROJECT NO. **100.046**
 SHEET NUMBER **C0.2**
 TOTAL SHEETS: 23

**AS-BUILT
 STREET-STM
 JULY 18, 2022**

EPC 9/29/2020

CONSTRUCTION NOTES

- ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
- 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.
- 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
- THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
- 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.
- 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.
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 - 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.
- 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

- 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.
- 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.
- 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.
- ALL DUCTILE IRON PIPE, TO INCLUDE FITTINGS, VALVES AND FIRE HYDRANTS WILL BE WRAPPED WITH POLYETHYLENE TUBING, BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED.
- 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.
- PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.
- ALL FITTINGS SHALL BE DUCTILE IRON -MECHANICAL JOINT AND HAVE 9 LB. MAGNESIUM ANODES AT EVERY FITTING.
- 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.
- 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.
- 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.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.
- ANY WATER UTILITY MATERIAL REMOVED AND NOT REUSED SHALL BE RETURNED TO THE WIDEFIELD WATER AND SANITATION DISTRICT IF THE DISTRICT SO REQUESTS.
- 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.
- ANY PUMPING OR BYPASS OPERATIONS MUST BE REVIEWED AND APPROVED PRIOR TO EXECUTION BY BOTH THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER.
- 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.
- 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.
- 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.
- 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

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

CORE ENGINEERING GROUP
 1500 WEST AVENUE, SUITE 300
 BOULDER, CO 80502
 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
 PROJECT: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2
 FONTAINE BLVD-CARRIAGE MEADOWS DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

SEWER / WATER NOTES

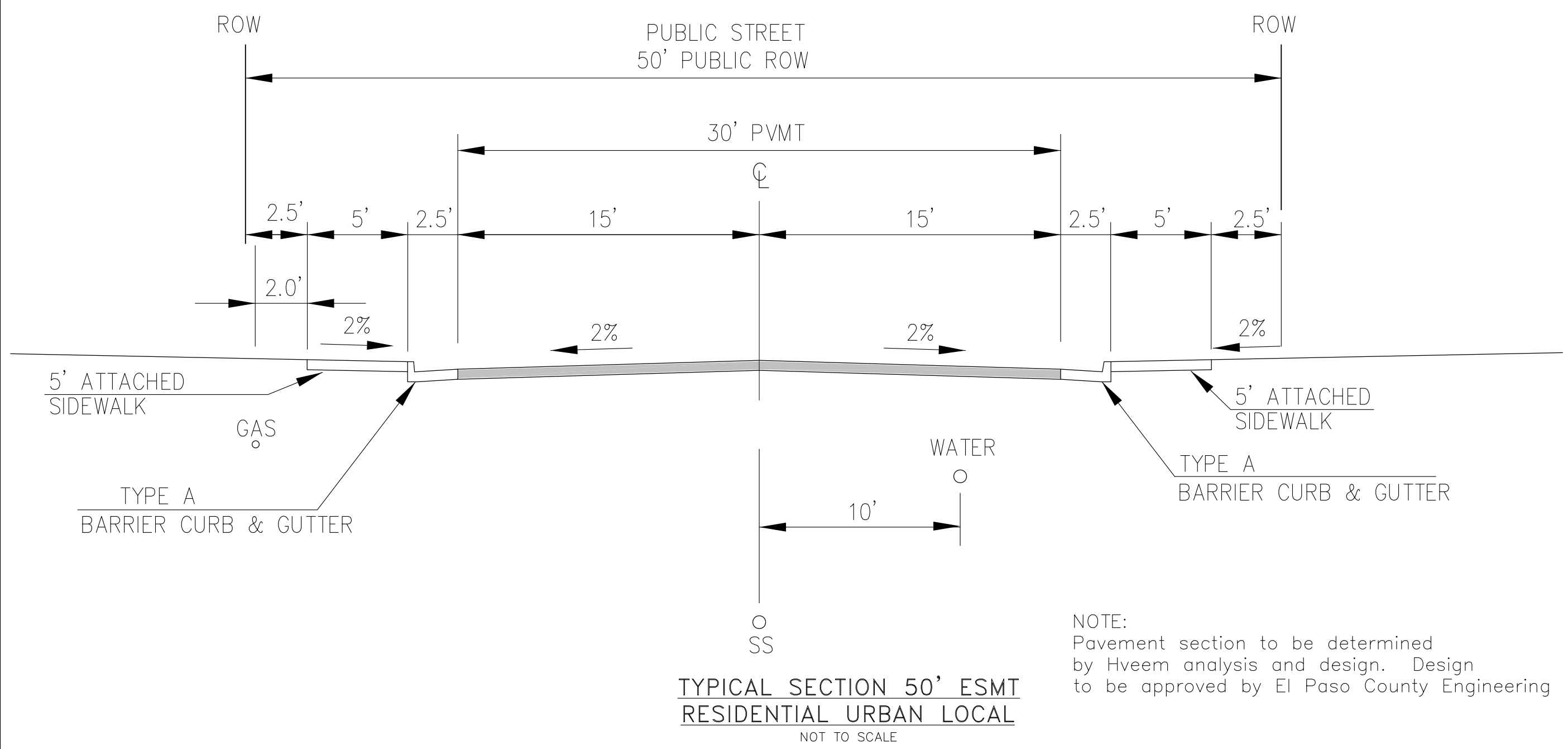


DATE: AUGUST 21, 2020

PROJECT NO. 100.046

SHEET NUMBER C0.3

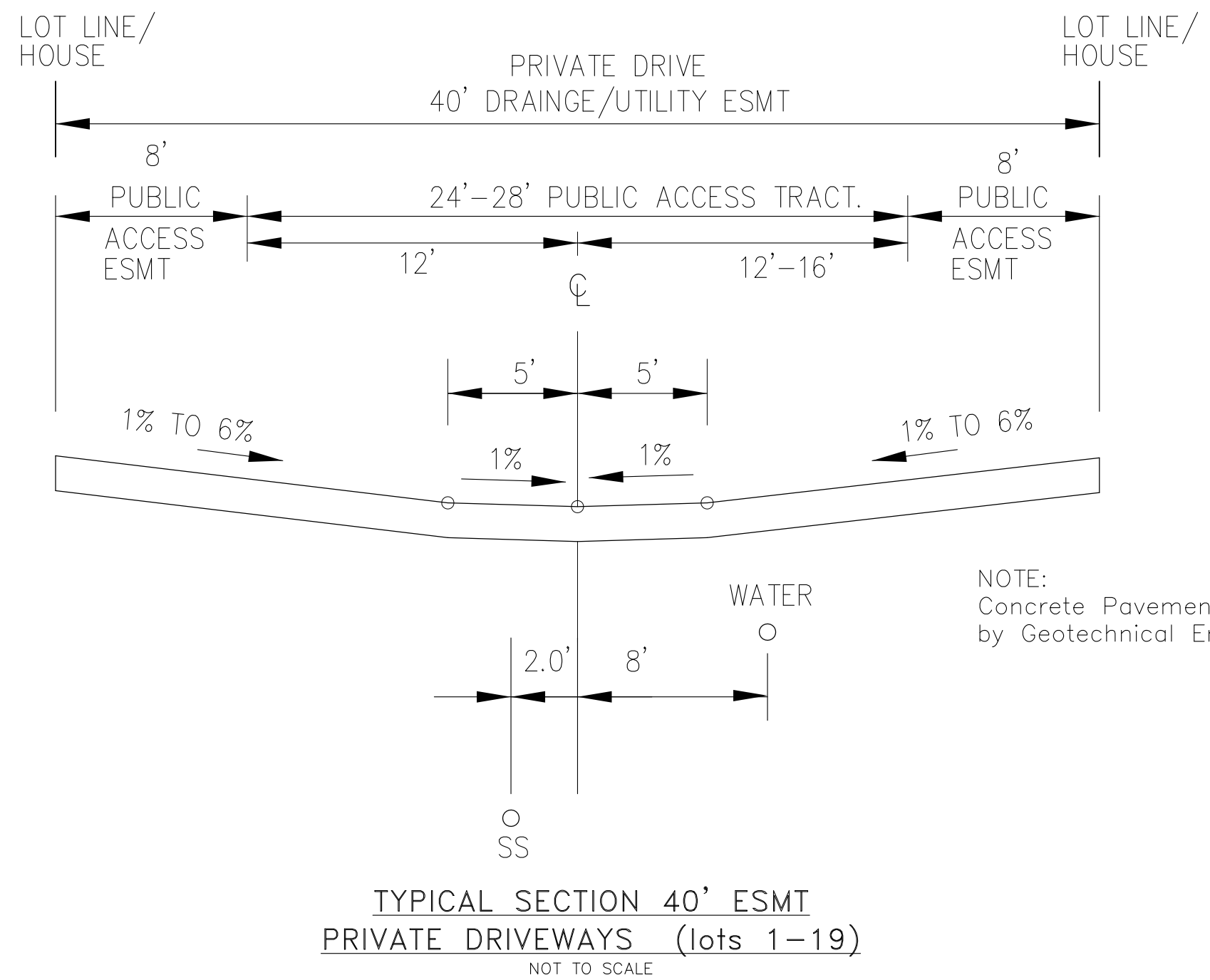
TOTAL SHEETS: 23



TYPICAL SECTION 50' ESMT
RESIDENTIAL URBAN LOCAL
NOT TO SCALE

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

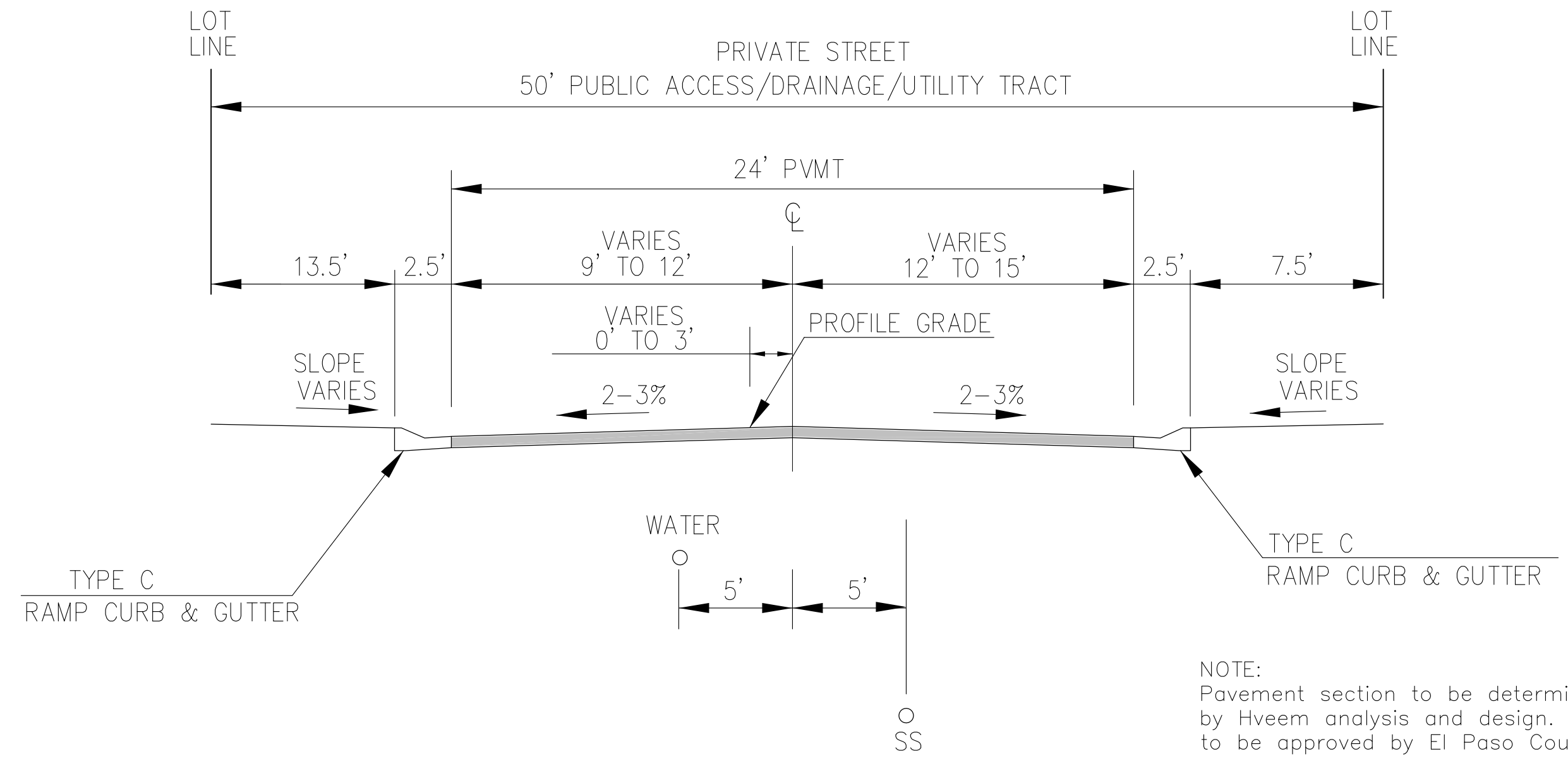
NOTE:
Pavement section to be determined
by Hveem analysis and design. Design
to be approved by El Paso County Engineering



TYPICAL SECTION 40' ESMT
PRIVATE DRIVEWAYS (lots 1-19)
NOT TO SCALE

AMBLING HEIGHTS, PALUXY HEIGHTS, CHAGRIN HEIGHTS

NOTE:
Concrete Pavement section to be determined
by Geotechnical Engineer



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

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. _____
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
CONTACT: RICHARD L. SCHINDLER, P.E.
(719) 635-3200
CONTACT: JEFF MARK

TYPICAL STREET AND
DRIVEWAY SECTIONS



DATE: AUGUST 21, 2020
PROJECT NO. 100.046
SHEET NUMBER C0.4
TOTAL SHEETS: 23

AS-BUILT
STREET-STM
JULY 18, 2022

EPC 9/29/2020

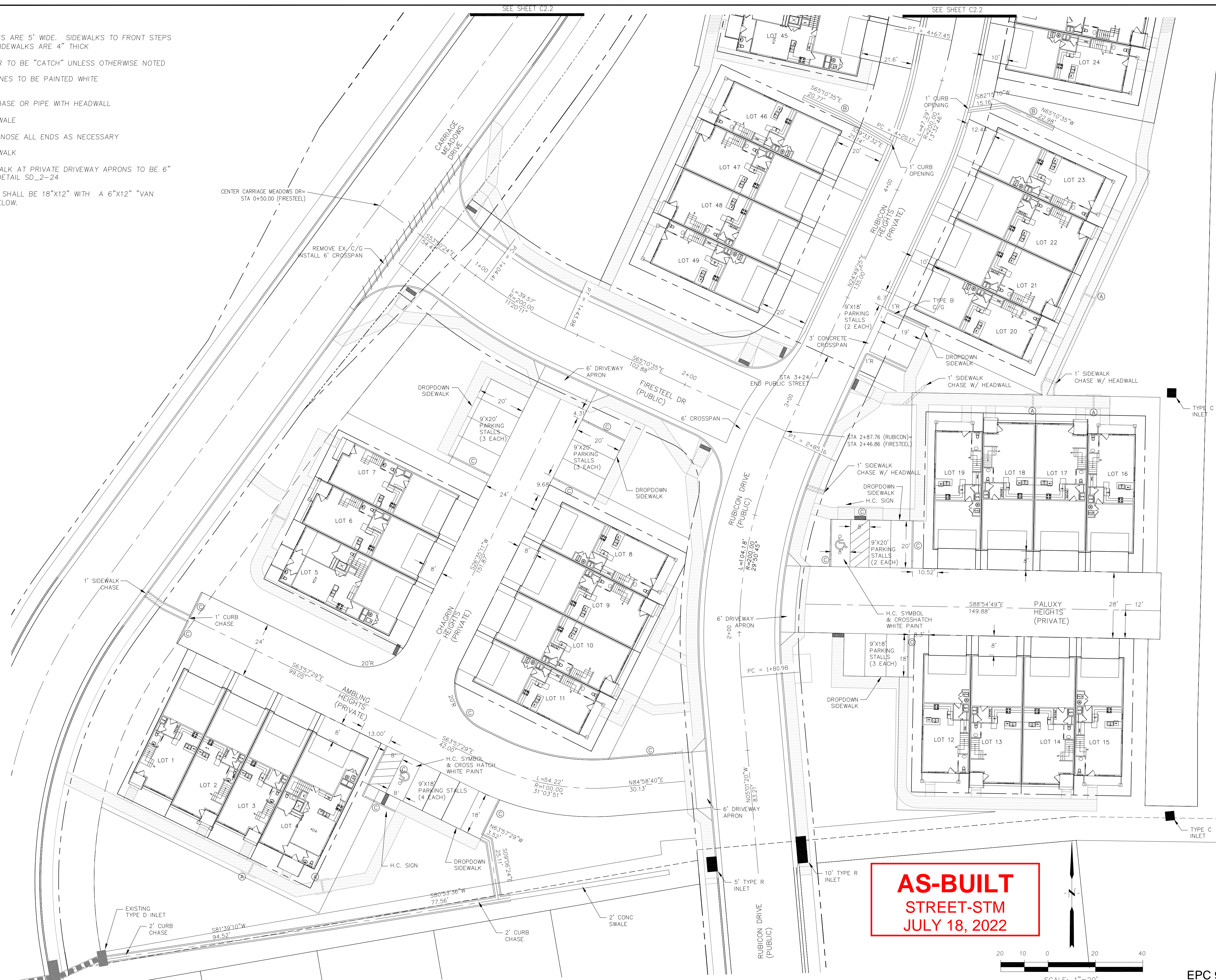
NOTES

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.



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRCH CREEK, CO 80150
 PH: 303-441-7800
 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
 PREPARED FOR: LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 FONTAINE BLVD - CARRIAGE MEADOWS DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

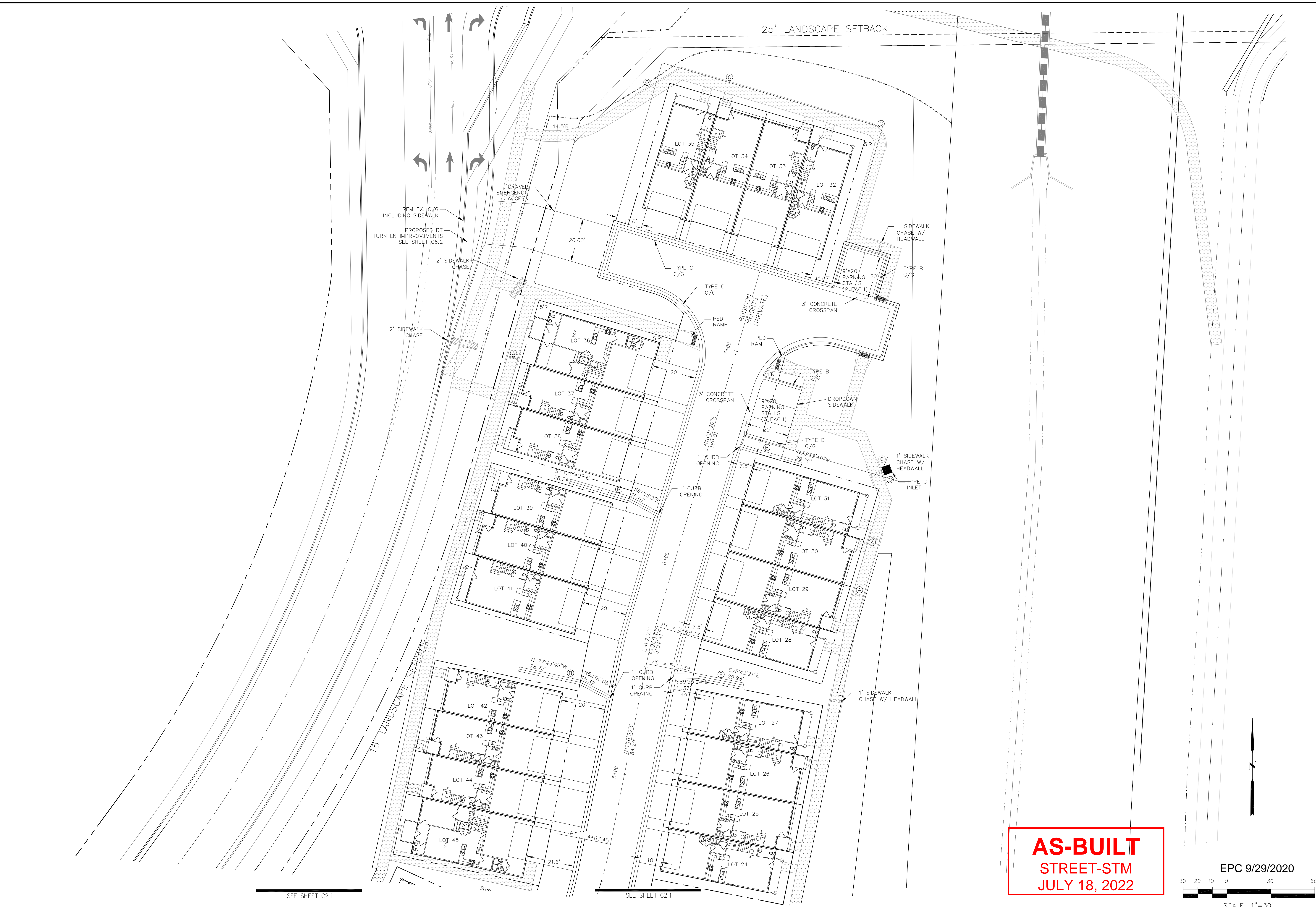


DATE: AUGUST 21, 2020
 PROJECT NO. 100.046
 SHEET NUMBER C2.1
 TOTAL SHEETS: 23

AS-BUILT STREET-STM JULY 18, 2022



EPC 9/29/2020



SEE SHEET C2.1

SEE SHEET C2.1

AS-BUILT
STREET-STM
JULY 18, 2022

SCALE: 1"=30'
EPC 9/29/2020

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 303-759-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

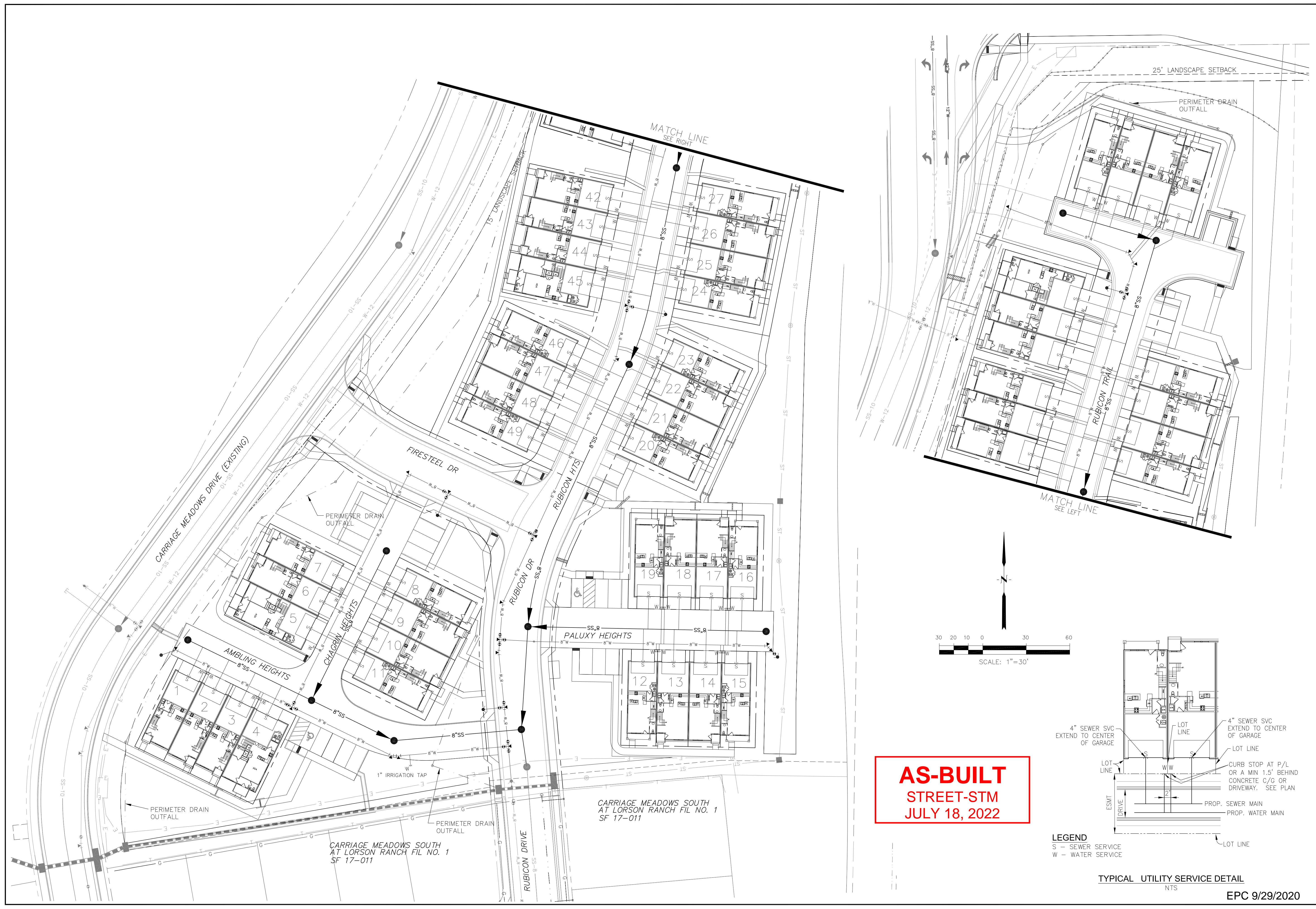
NO. _____ DATE _____
DESCRIPTION _____
PROJECT: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
FONTAINE BLVD-CARRIAGE MEADOWS DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

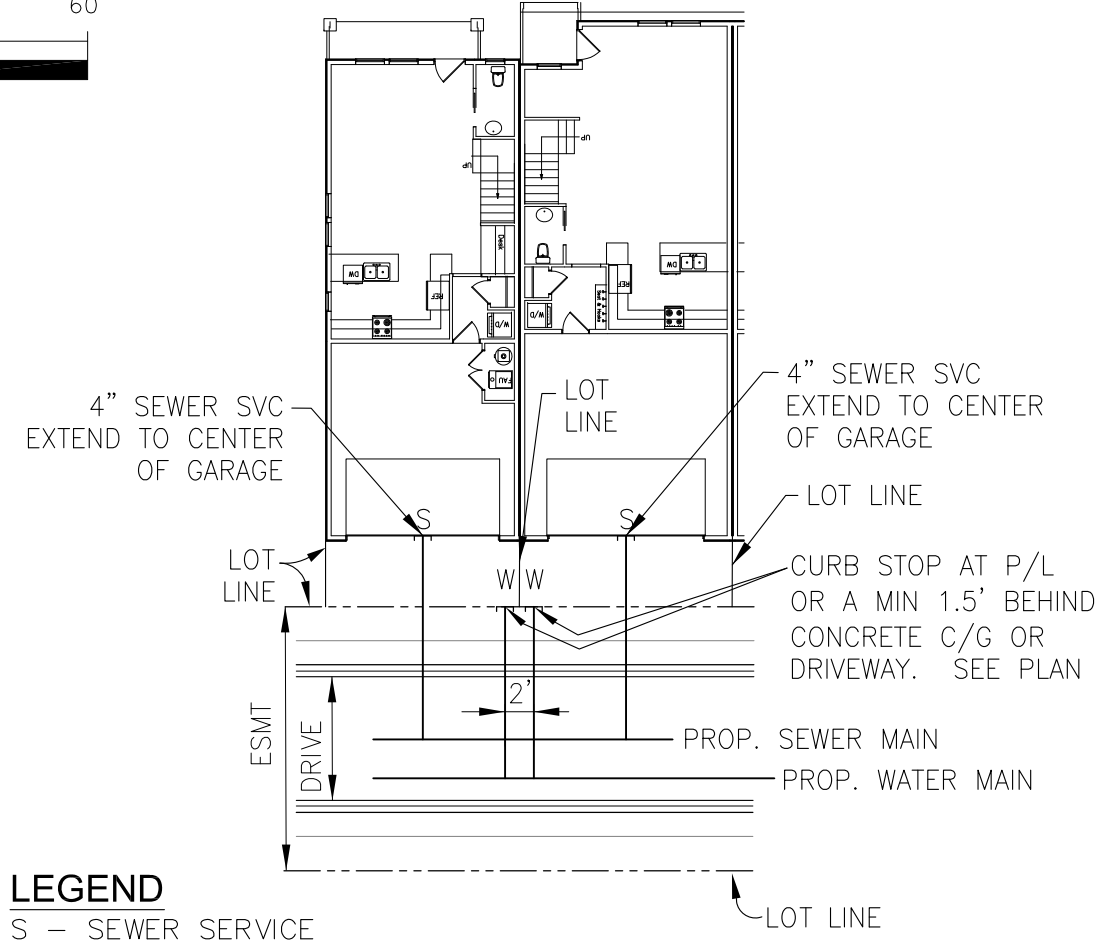
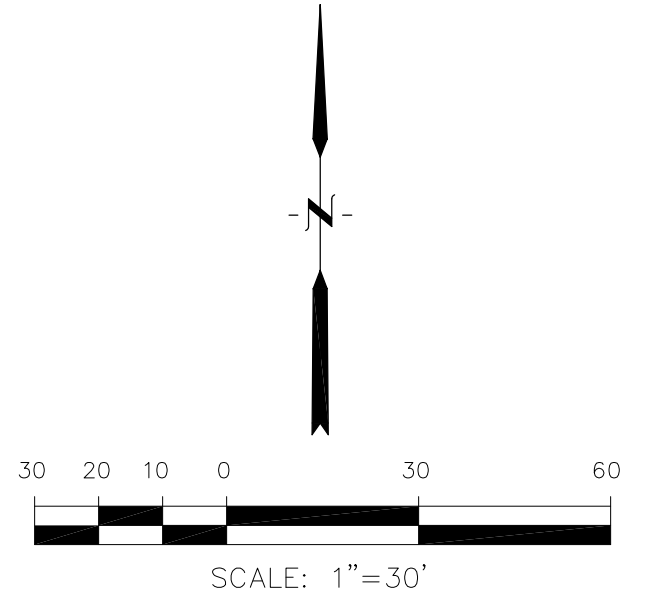
**CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FIL. NO. 2
HORIZONTAL CONTROL PLAN**



DATE: AUGUST 21, 2020
PROJECT NO. 100.046
SHEET NUMBER C2.2
TOTAL SHEETS: 23



AS-BUILT
STREET-STM
JULY 18, 2022



LEGEND
 S - SEWER SERVICE
 W - WATER SERVICE

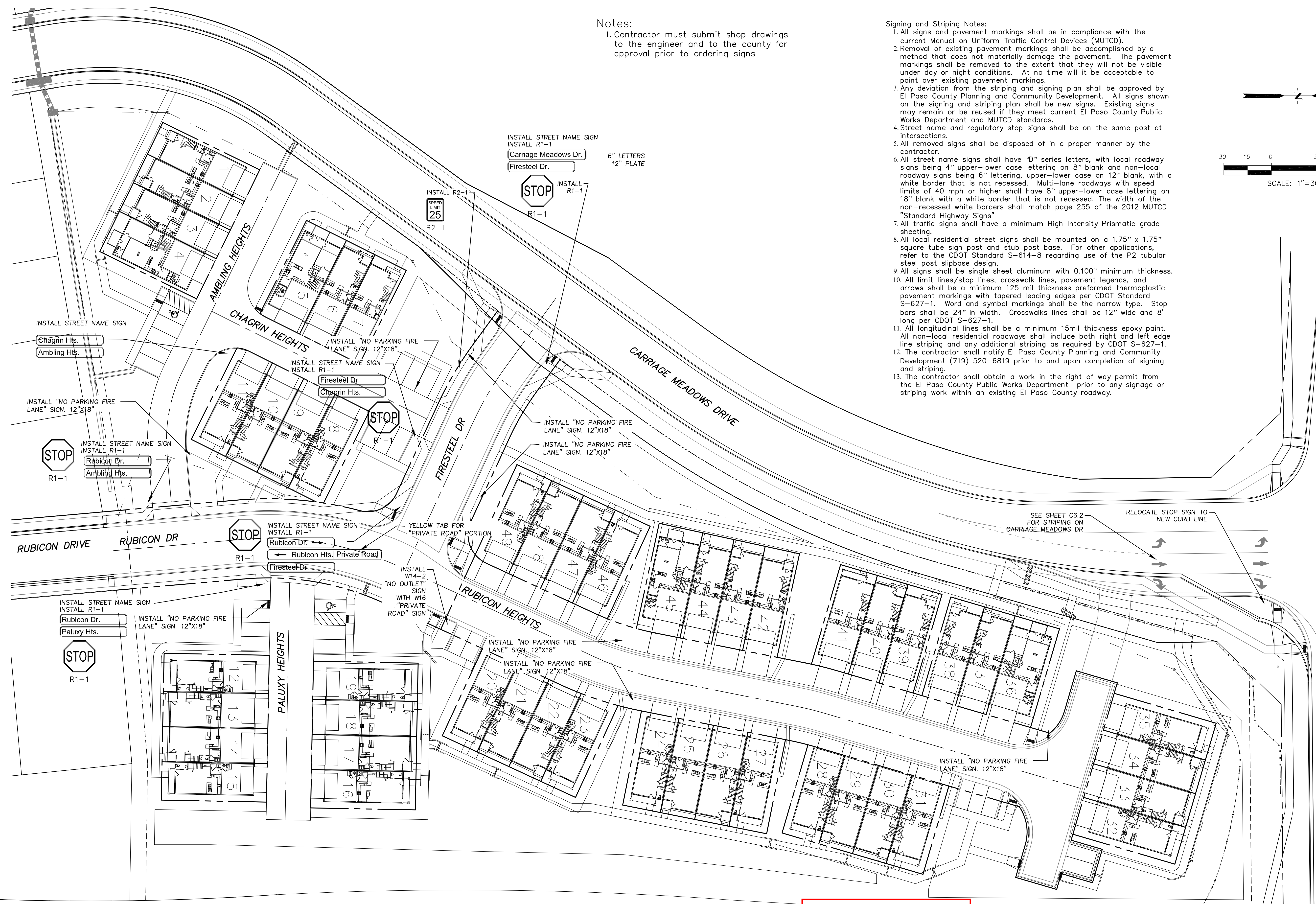
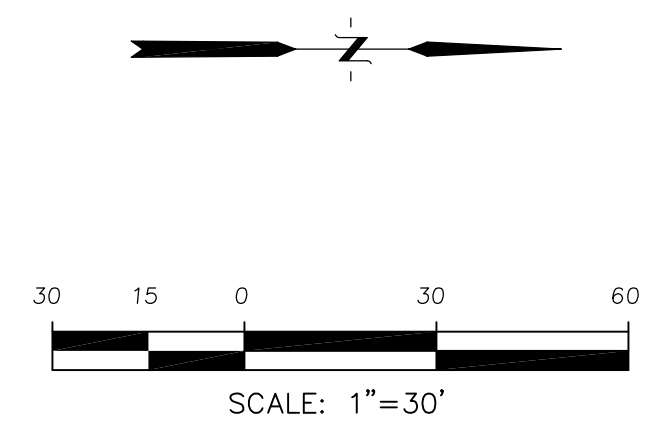
TYPICAL UTILITY SERVICE DETAIL
 NTS

EPC 9/29/2020

<p>CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719-659-7800 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@cegi.com</p>		DATE
		<p>PROJECT: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2 FONTANE BLVD-CARRIAGE MEADOWS DR COLORADO SPRINGS, COLORADO</p>
<p>PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK</p>		DESCRIPTION
<p>DRAWN: RLS DESIGNED: RLS CHECKED: RLS</p>		NO.
<p>CARRIAGE MEADOWS SOUTH AT LORSON RANCH FIL NO. 2 UTILITY SERVICES PLAN</p>		
DATE:		AUGUST 21, 2020
PROJECT NO.		100.046
SHEET NUMBER		C3.1
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 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.



**AS-BUILT
 STREET-STM
 JULY 18, 2022**

**CORE
 ENGINEERING GROUP**
 15004 1ST AVENUE, S.
 PARKER, CO. 80130
 PHONE: 719-559-7800
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

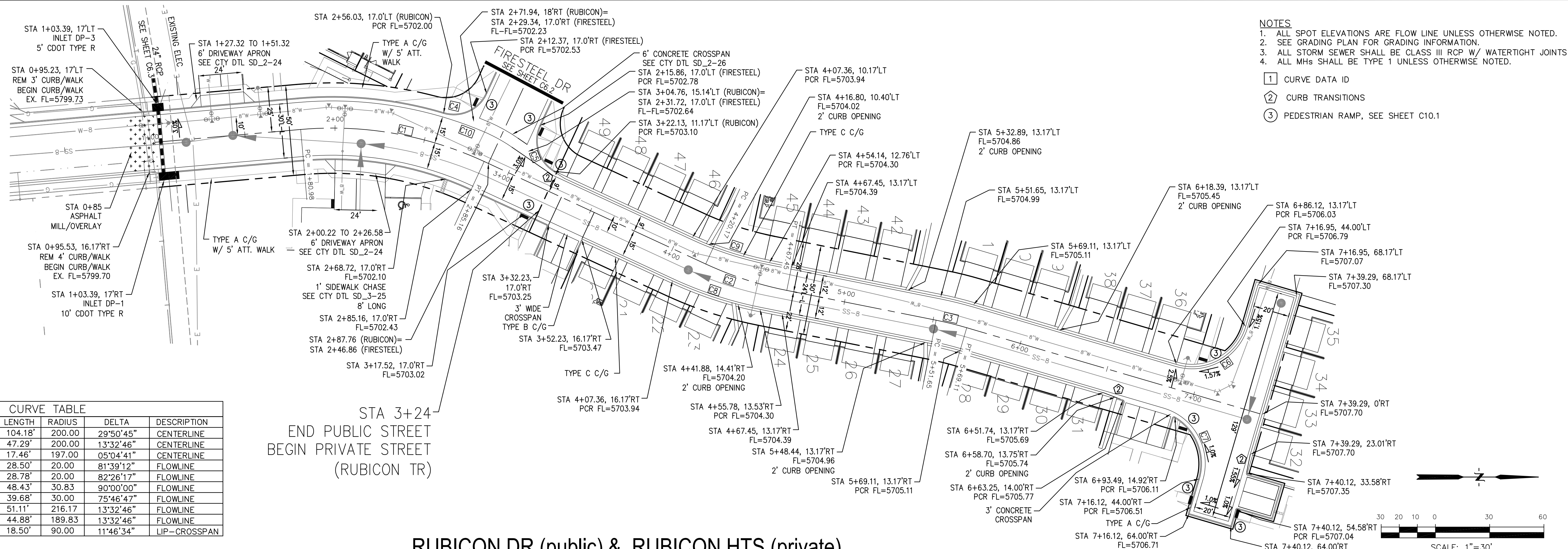
DATE: _____
 DESCRIPTION: _____
 NO: _____
 PREPARED FOR:
LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2
 FONTAINE BLVD-CARRIAGE MEADOWS DR COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

**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



CURVE	LENGTH	RADIUS	DELTA	DESCRIPTION
C1	104.18'	200.00	29°50'45"	CENTERLINE
C2	47.29'	200.00	13°32'46"	CENTERLINE
C3	17.46'	197.00	05°04'41"	CENTERLINE
C4	28.50'	20.00	81°39'12"	FLOWLINE
C5	28.78'	20.00	82°26'17"	FLOWLINE
C6	48.43'	30.83	90°00'00"	FLOWLINE
C7	39.68'	30.00	75°46'47"	FLOWLINE
C8	51.11'	216.17	13°32'46"	FLOWLINE
C9	44.88'	189.83	13°32'46"	FLOWLINE
C10	18.50'	90.00	11°46'34"	LIP-CROSSSPAN

STA 3+24
 END PUBLIC STREET
 BEGIN PRIVATE STREET
 (RUBICON TR)

RUBICON DR (public) & RUBICON HTS (private)

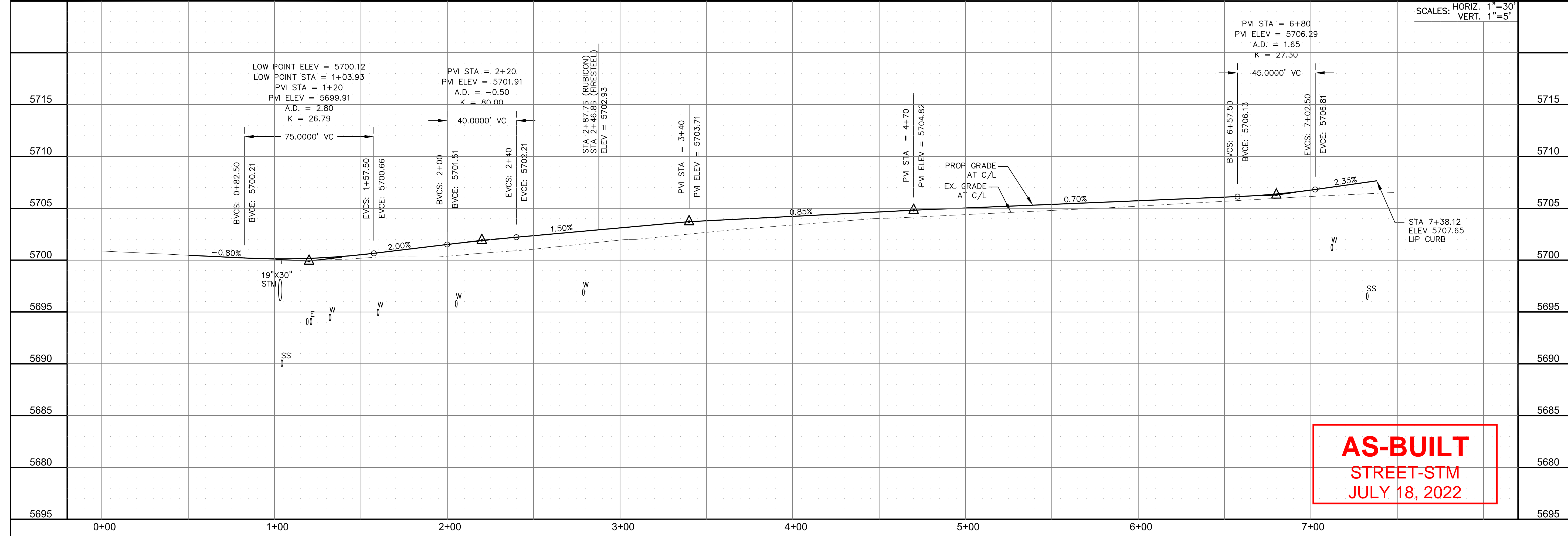
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 798 STB 1100
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO: _____

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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



AS-BUILT
 STREET-STM
 JULY 18, 2022

STREET/STORM
 RUBICON DR & RUBICON HTS
 STA 0+00 TO 7+40

DATE: AUGUST 21, 2020

PROJECT NO. 100.046

SHEET NUMBER C6.1

TOTAL SHEETS: 23

PROFESSIONAL ENGINEER
 RICHARD L. SCHINDLER
 33997
 8-21-2020

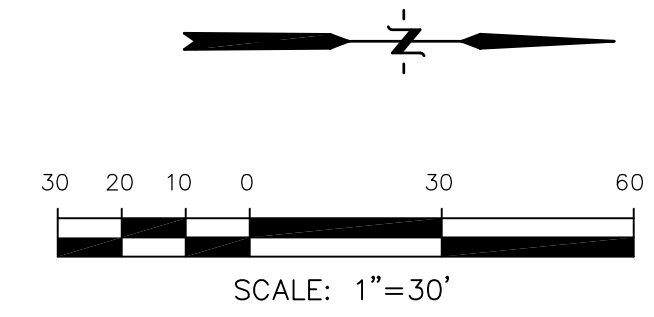
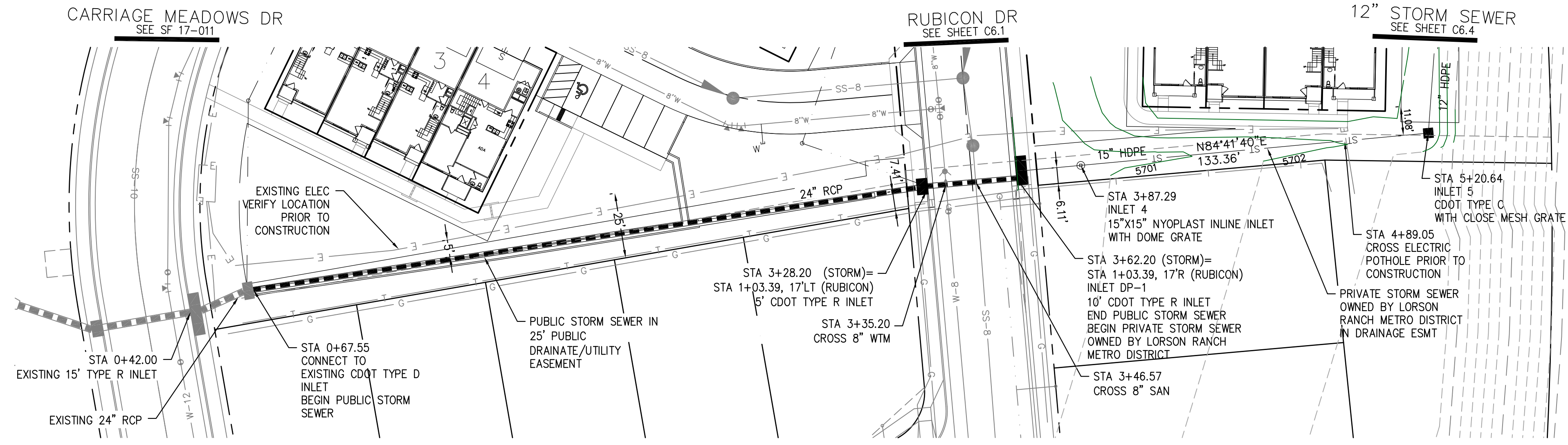
STORM SEWER NOTES:

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

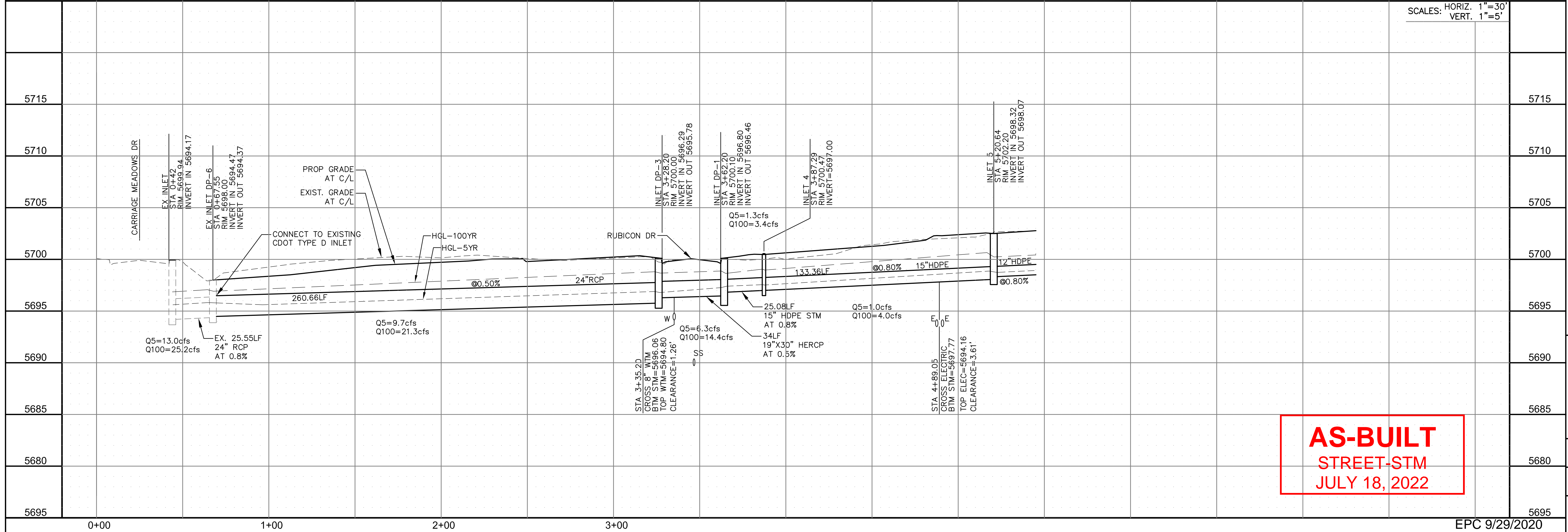
NOTES

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



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

AS-BUILT
STREET-STM
JULY 18, 2022

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOODS, CO 80906
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.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

STORM SEWER

STA 0+67.55 TO 5+20.64



DATE: AUGUST 21, 2020

PROJECT NO. 100.046

SHEET NUMBER C6.3

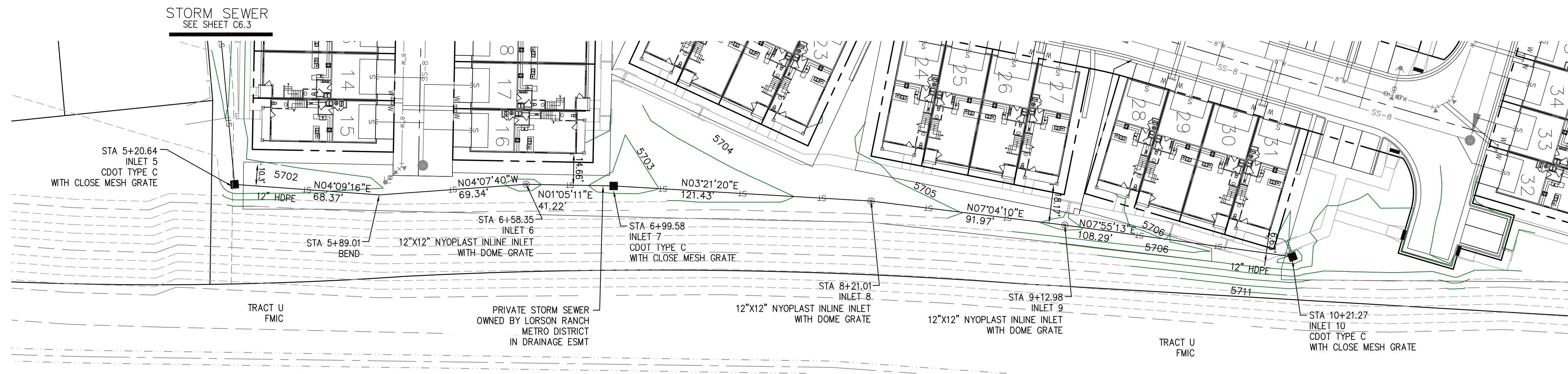
TOTAL SHEETS: 23

EPC 9/29/2020

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 (PRIVATE)

Station	Notes	Station	Notes
5715		5715	
5710		5710	
5705		5705	
5700		5700	
5695		5695	
5690		5690	
5685		5685	
5680		5680	
5695		5695	

Station	Notes
5+00	INLET 5 STA 5+20.64 RIM 5702.20 INVERT IN 5698.32 INVERT OUT 5698.07
6+00	INLET 6 STA 6+58.35 RIM 5702.90 INVERT=5699.42
7+00	INLET 7 STA 6+99.58 RIM 5702.67 INVERT IN 5699.85 INVERT OUT 5699.75
8+00	INLET 8 STA 8+21.01 RIM 5704.57 INVERT=5700.82
9+00	INLET 9 STA 9+12.98 RIM 5704.76 INVERT=5701.55
10+00	INLET 10 STA 10+21.27 RIM 5705.74 INVERT OUT 5702.42

Segment	Length (LF)	Flow (Q5, Q100)
5+00 to 6+00	137.72 LF	Q5=0.9cfs, Q100=3.0cfs
6+00 to 7+00	41.22 LF	Q5=0.8cfs, Q100=2.8cfs
7+00 to 8+00	121.44 LF	Q5=0.7cfs, Q100=2.4cfs
8+00 to 9+00	91.98 LF	Q5=0.6cfs, Q100=2.0cfs
9+00 to 10+00	108.29 LF	Q5=0.5cfs, Q100=1.6cfs

AS-BUILT
STREET-STM
JULY 18, 2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 303.750.1100
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

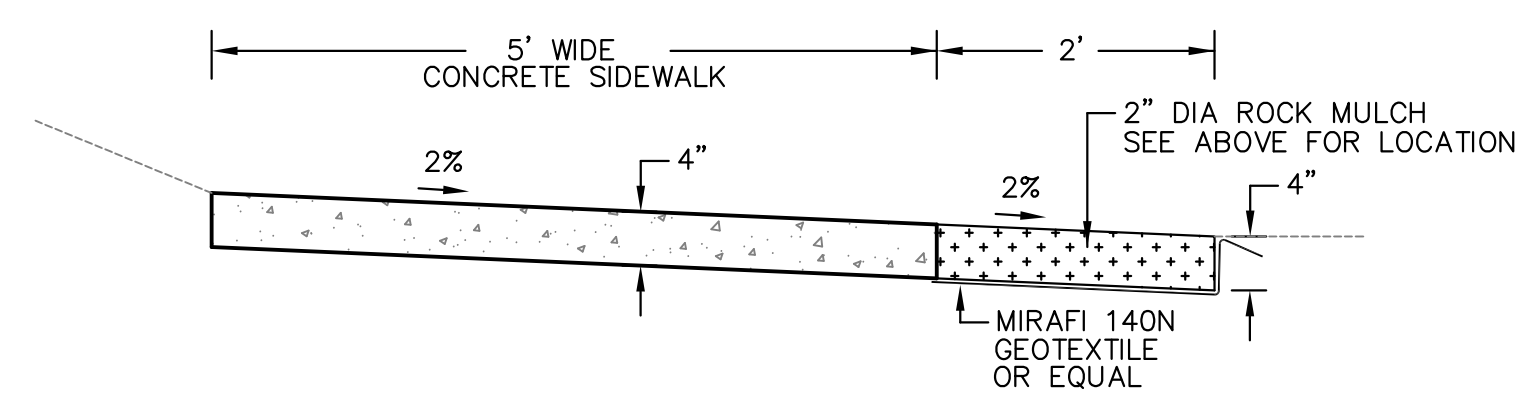
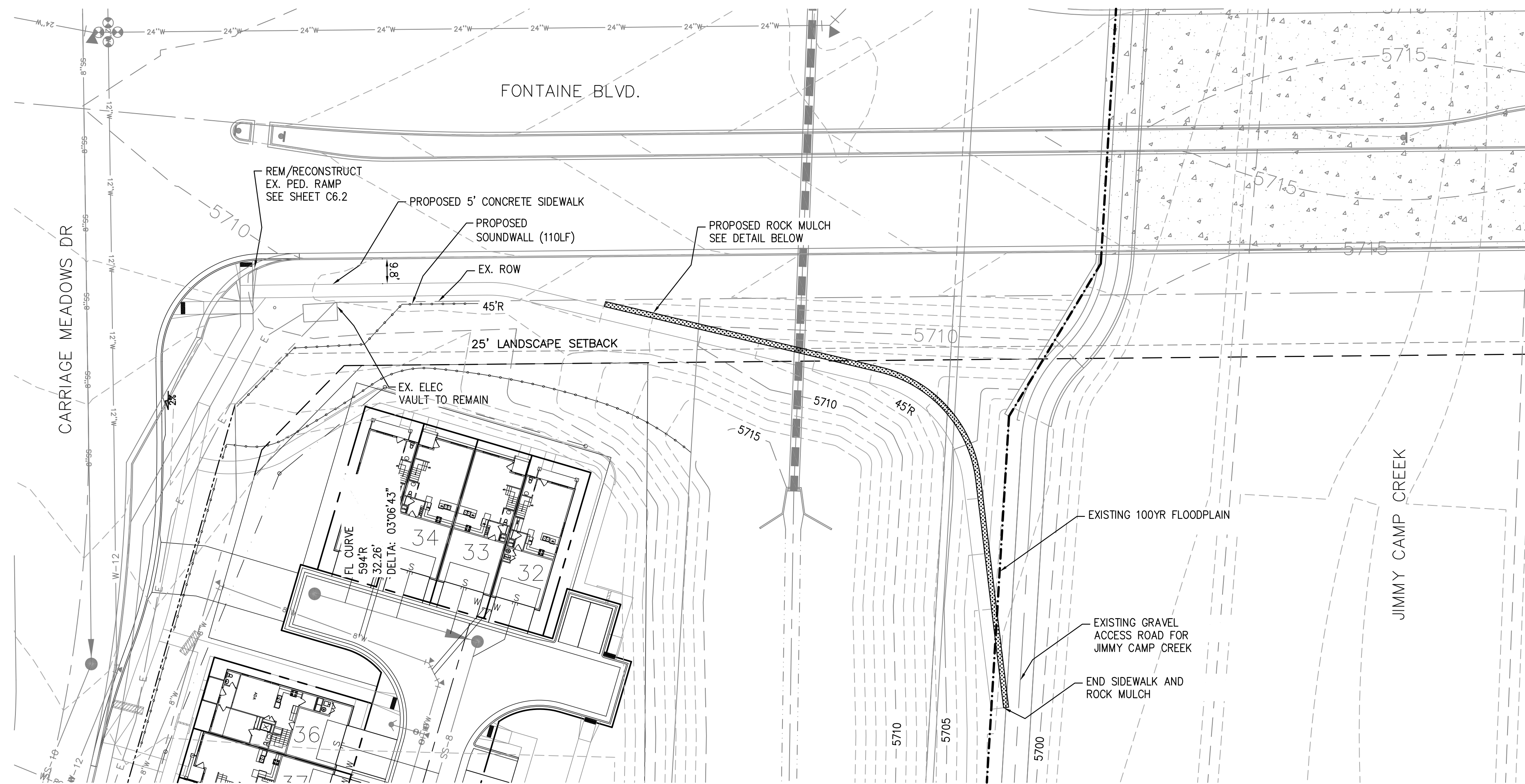
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

SCALE: 1"=30'

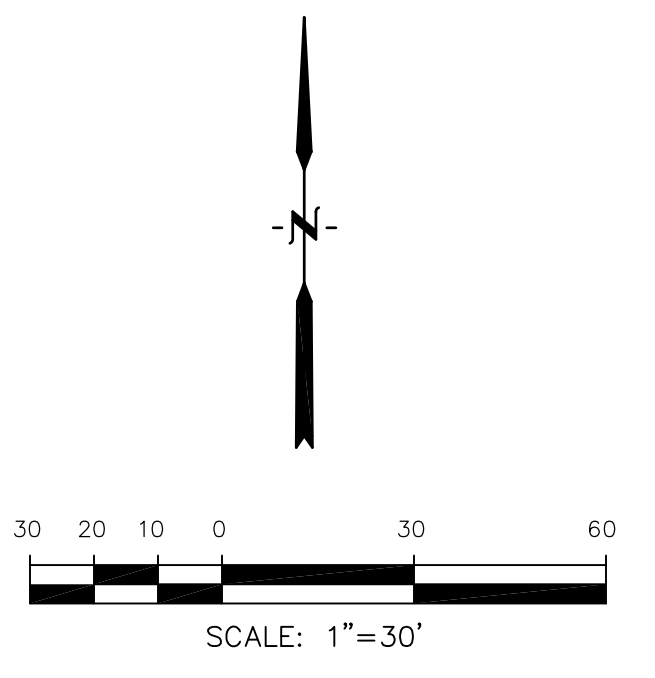
STORM SEWER
STA 5+20.64 TO 10+21.27



DATE: AUGUST 21, 2020
PROJECT NO. 100.046
SHEET NUMBER C6.4
TOTAL SHEETS: 23



SIDEWALK WITH ROCK MULCH DETAIL
SCALE: NTS



AS-BUILT
STREET-STM
JULY 18, 2022

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 720-659-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.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

STREET/STORM
OFFSITE SIDEWALK IMPROVEMENTS

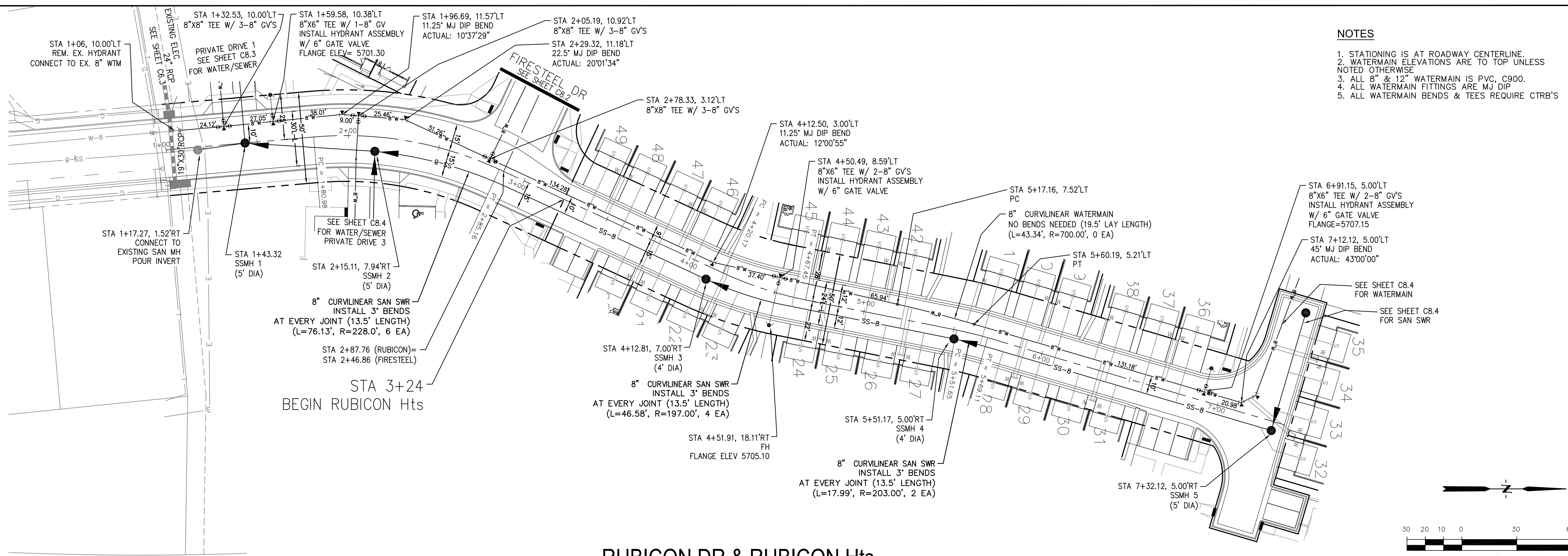


DATE:
AUGUST 21, 2020

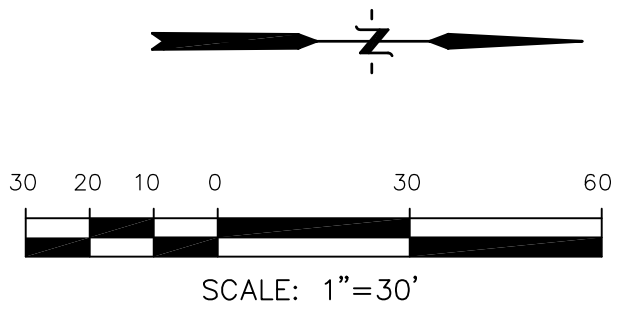
PROJECT NO.
100.046

SHEET NUMBER
C6.5

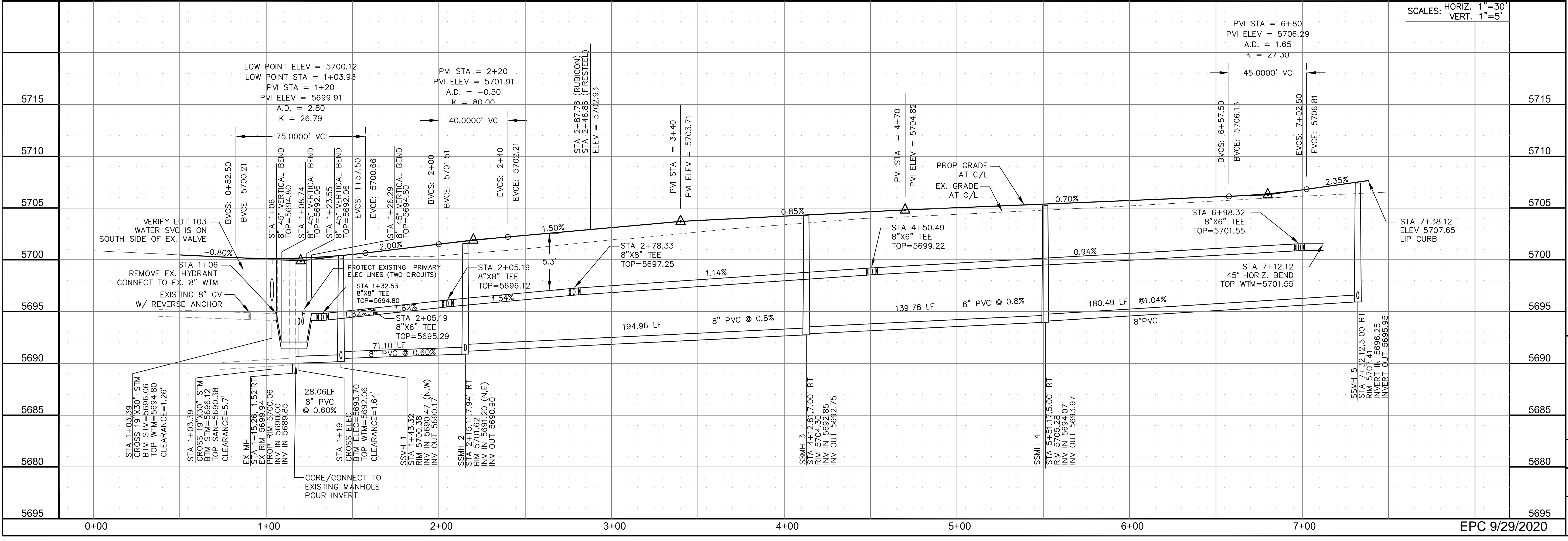
TOTAL SHEETS: 23



- 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



RUBICON DR & RUBICON Hts.

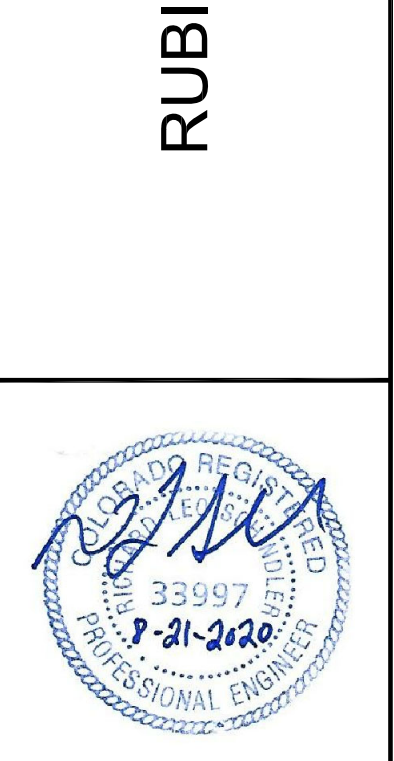


CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRMGHAM, AL 35206
 PHONE: 205.970.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

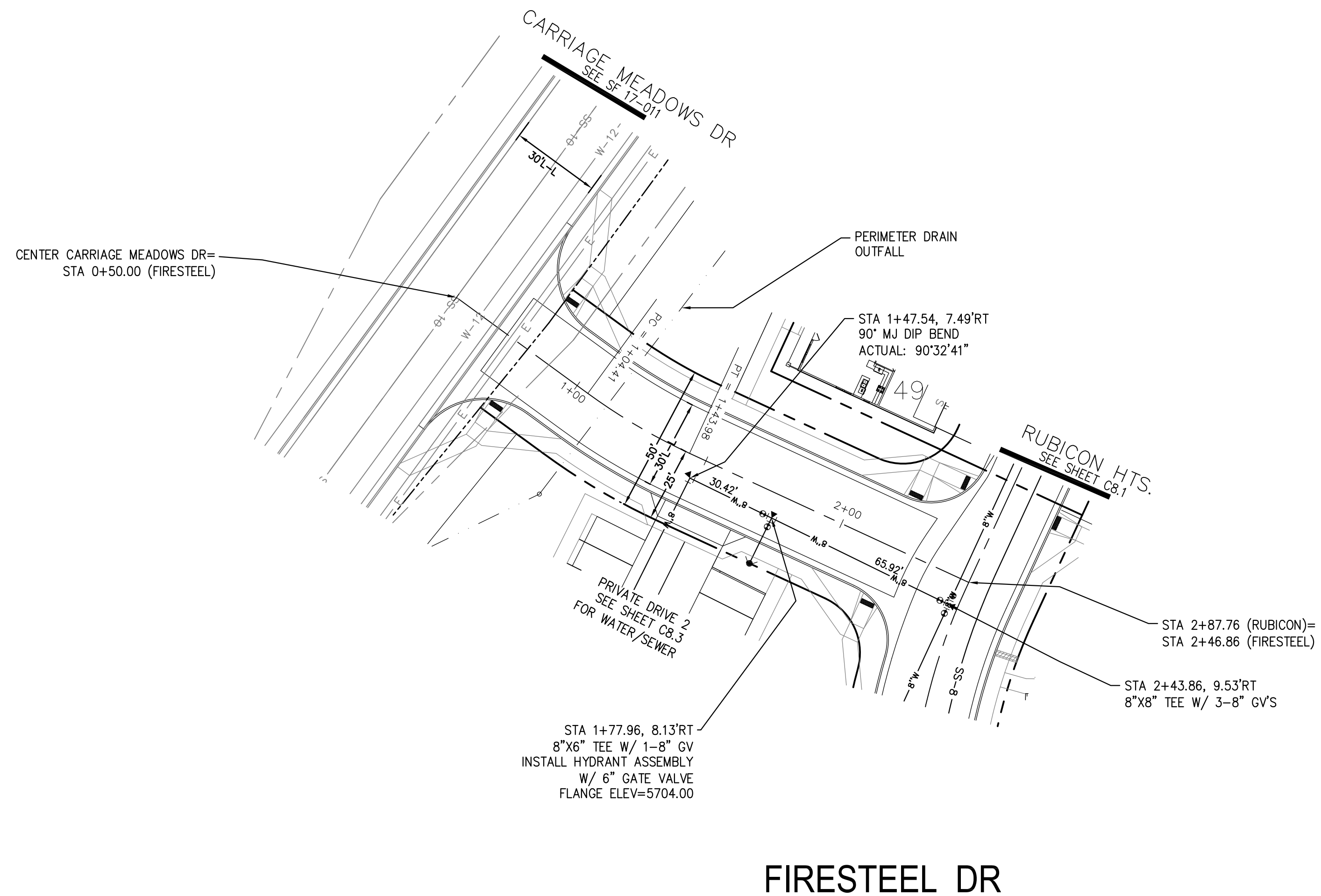
DATE: _____
 DESCRIPTION: _____
 NO. _____
 DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

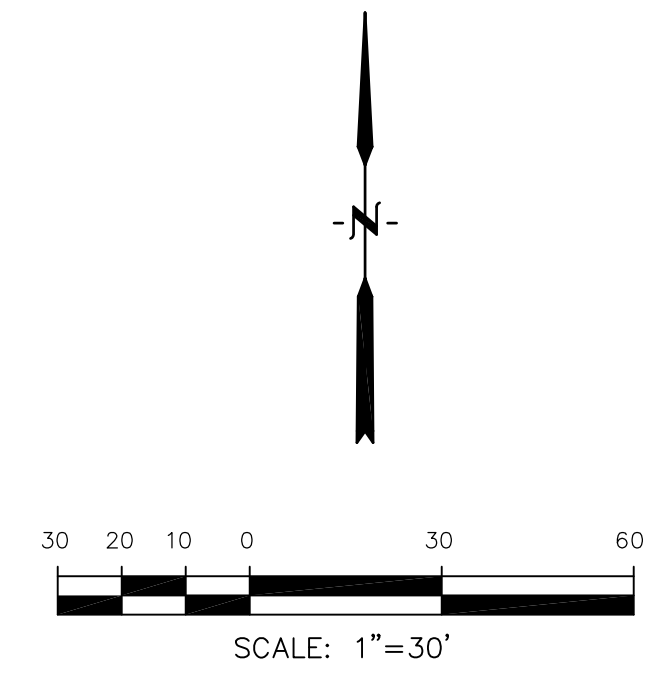
SANITARY / WATER
RUBICON DR & RUBICON Hts.
STA 0+00 TO 7+40



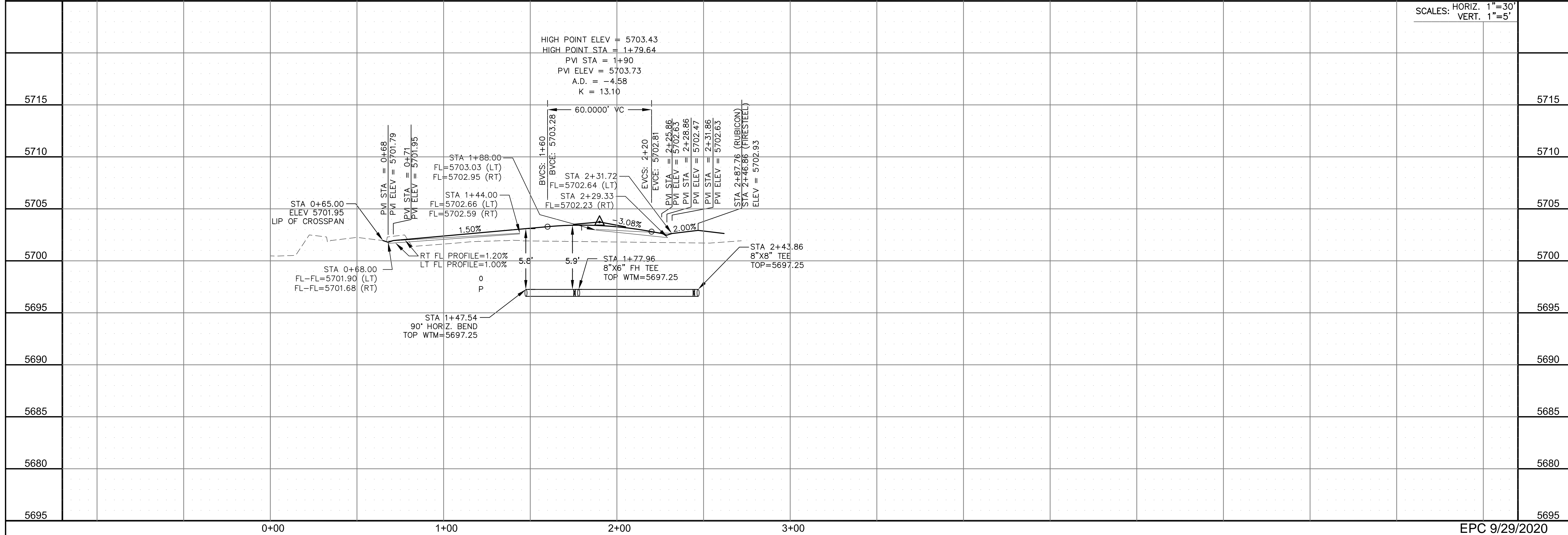
DATE: AUGUST 21, 2020
 PROJECT NO. 100.046
 SHEET NUMBER C8.1
 TOTAL SHEETS: 23



- 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'

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 303.750.1100
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
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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



DATE:
AUGUST 21, 2020

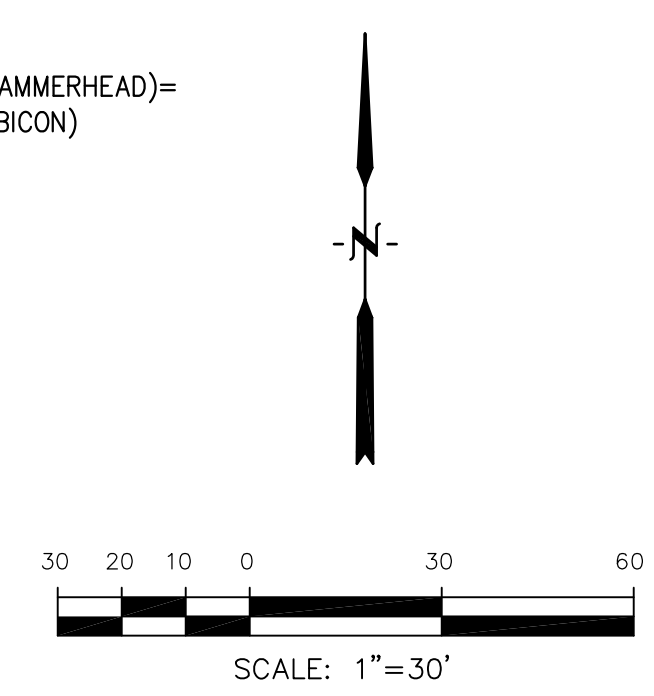
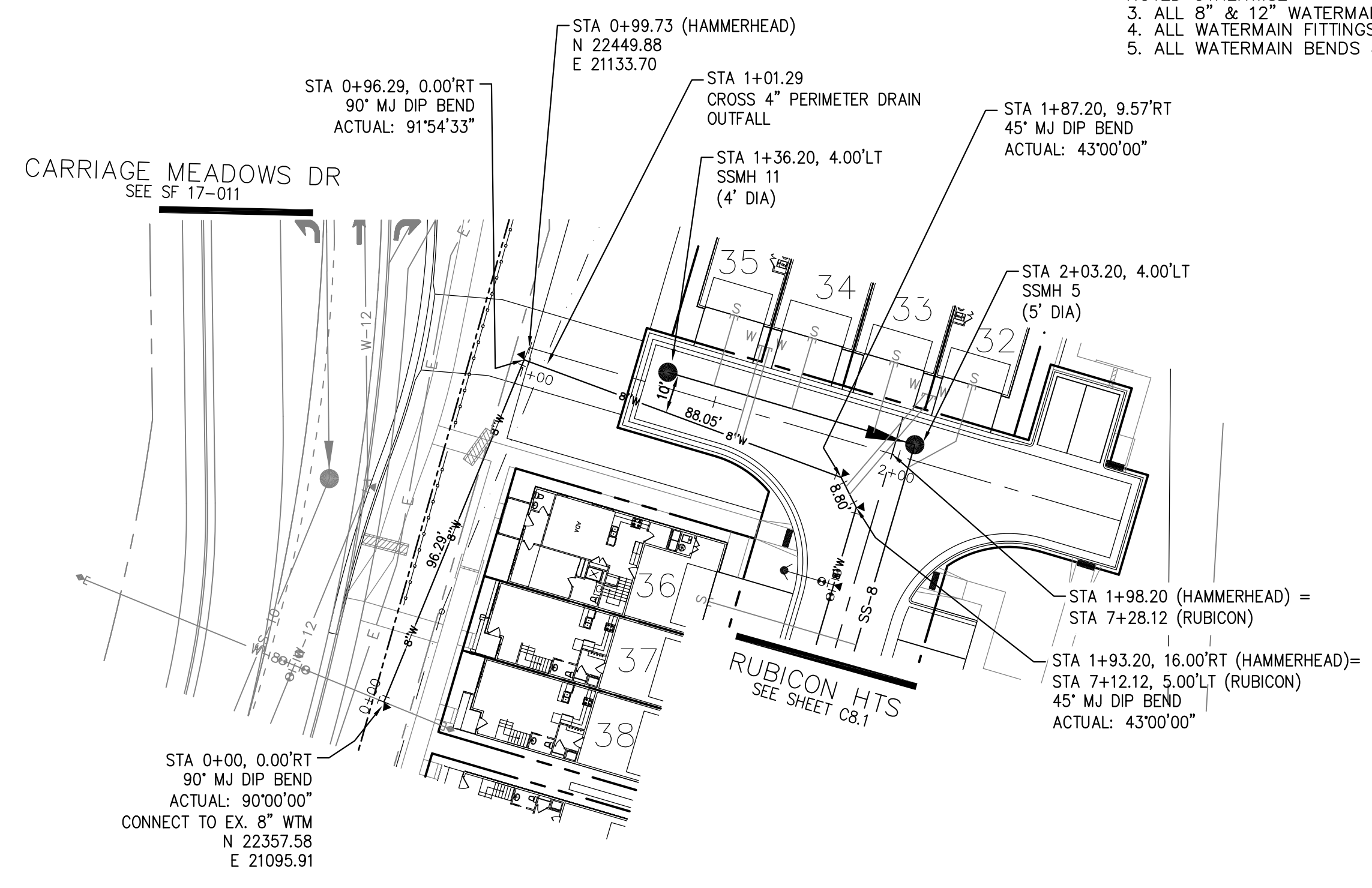
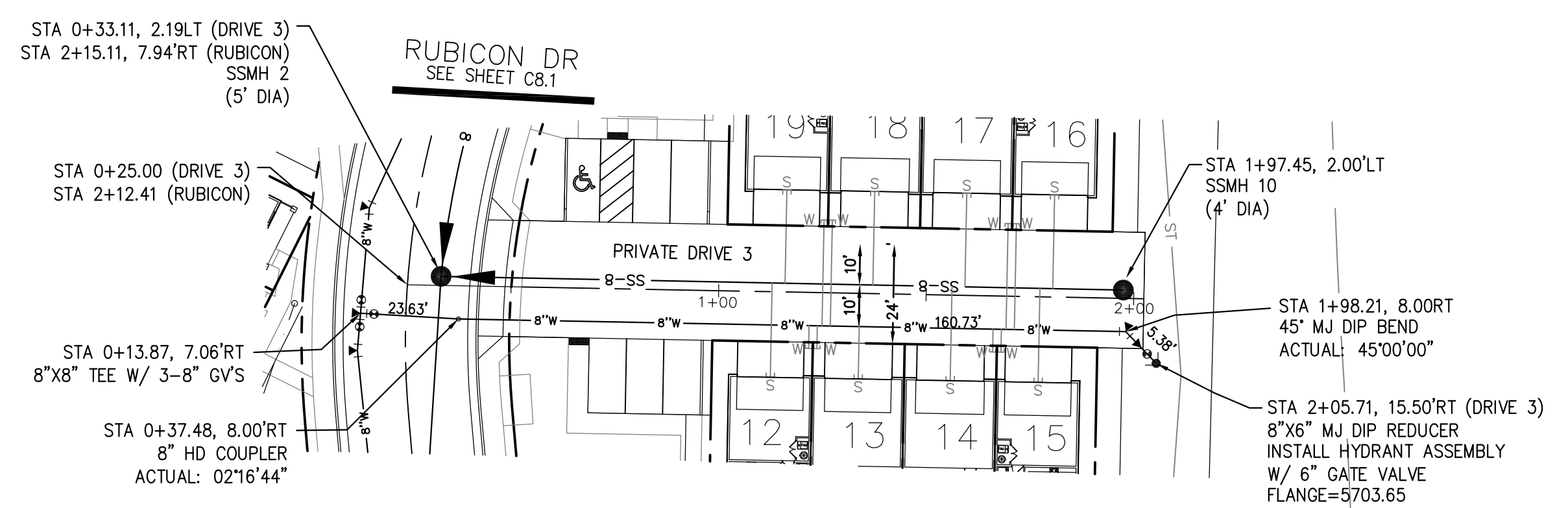
PROJECT NO.
100.046

SHEET NUMBER
C8.2

TOTAL SHEETS: 23

EPC 9/29/2020

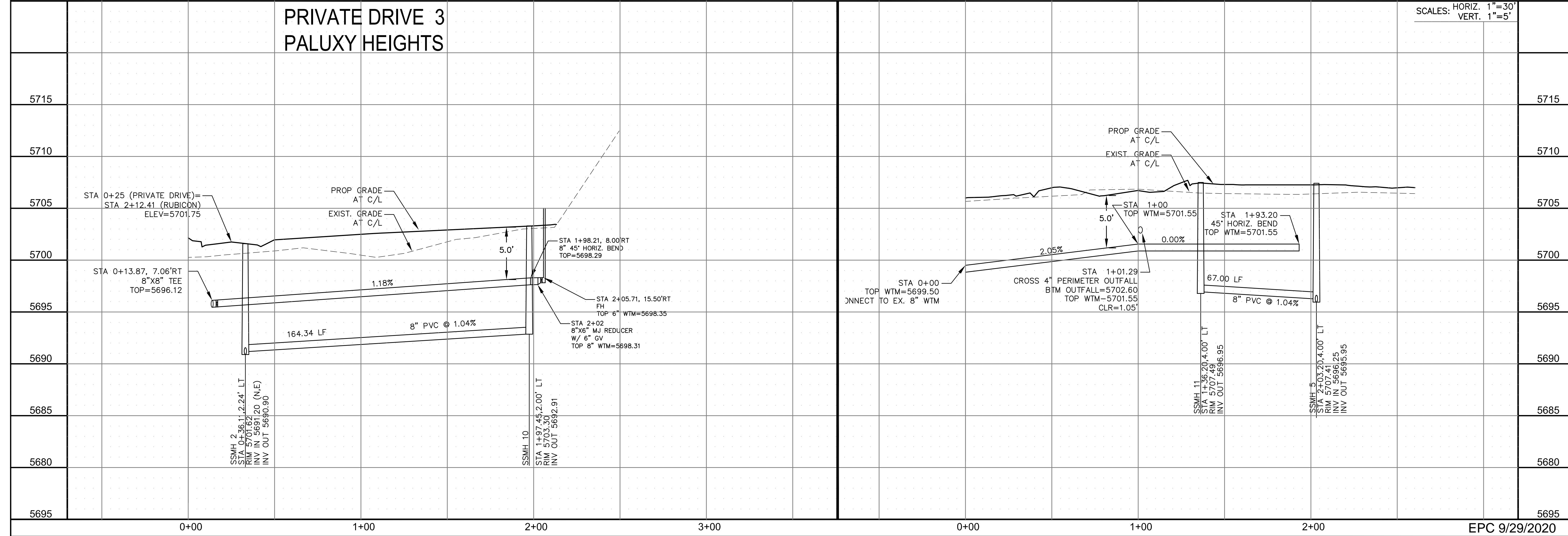
- NOTES**
1. STATIONING IS AT ROADWAY CENTERLINE.
 2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
 3. ALL 8" & 12" WATERMAIN IS PVC, C900.
 4. ALL WATERMAIN FITTINGS ARE MJ DIP.
 5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



HAMMERHEAD

**PRIVATE DRIVE 3
PALUXY HEIGHTS**

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



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 303.750.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.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

SANITARY / WATER
PRIVATE DRIVE 3 (PALUXY HEIGHTS)
AND HAMMERHEAD



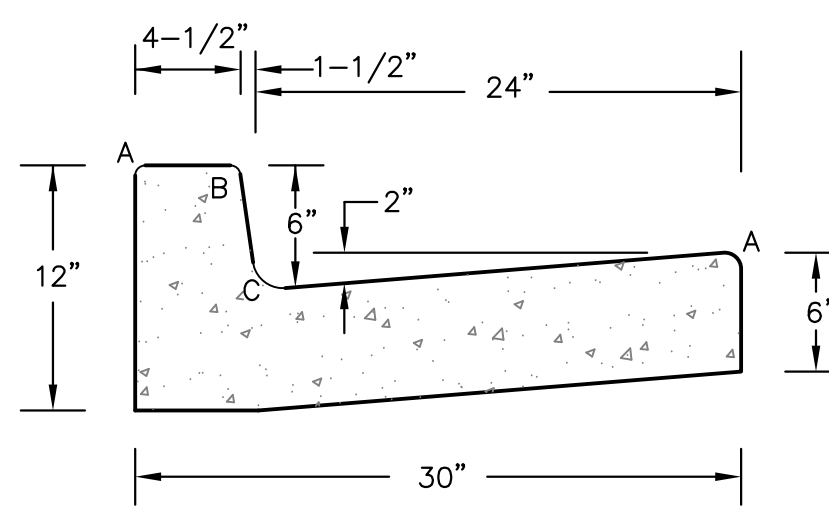
DATE: AUGUST 21, 2020

PROJECT NO. 100.046

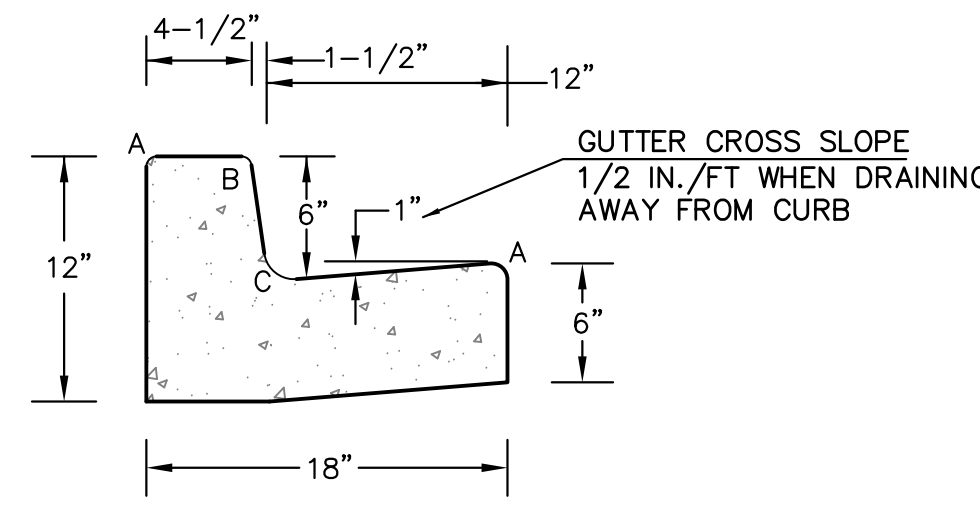
SHEET NUMBER C8.4

TOTAL SHEETS: 23

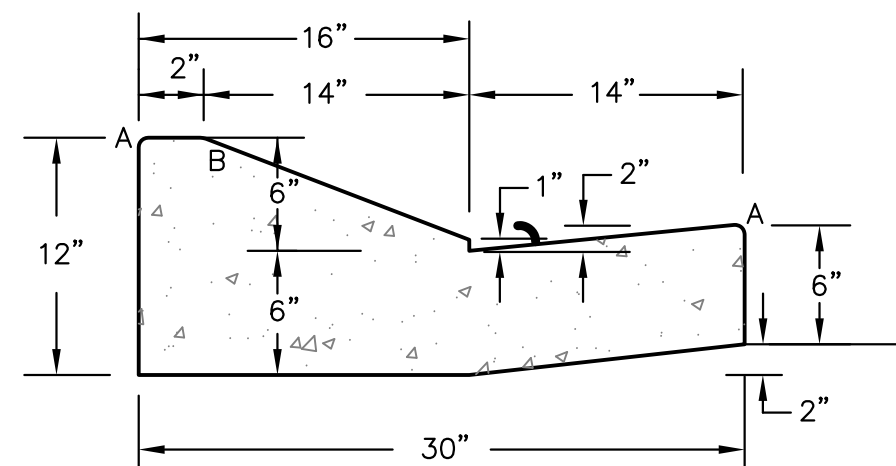
EPC 9/29/2020



TYPE 'A'
VERTICAL CURB AND GUTTER
SCALE 1" = 1'-0"



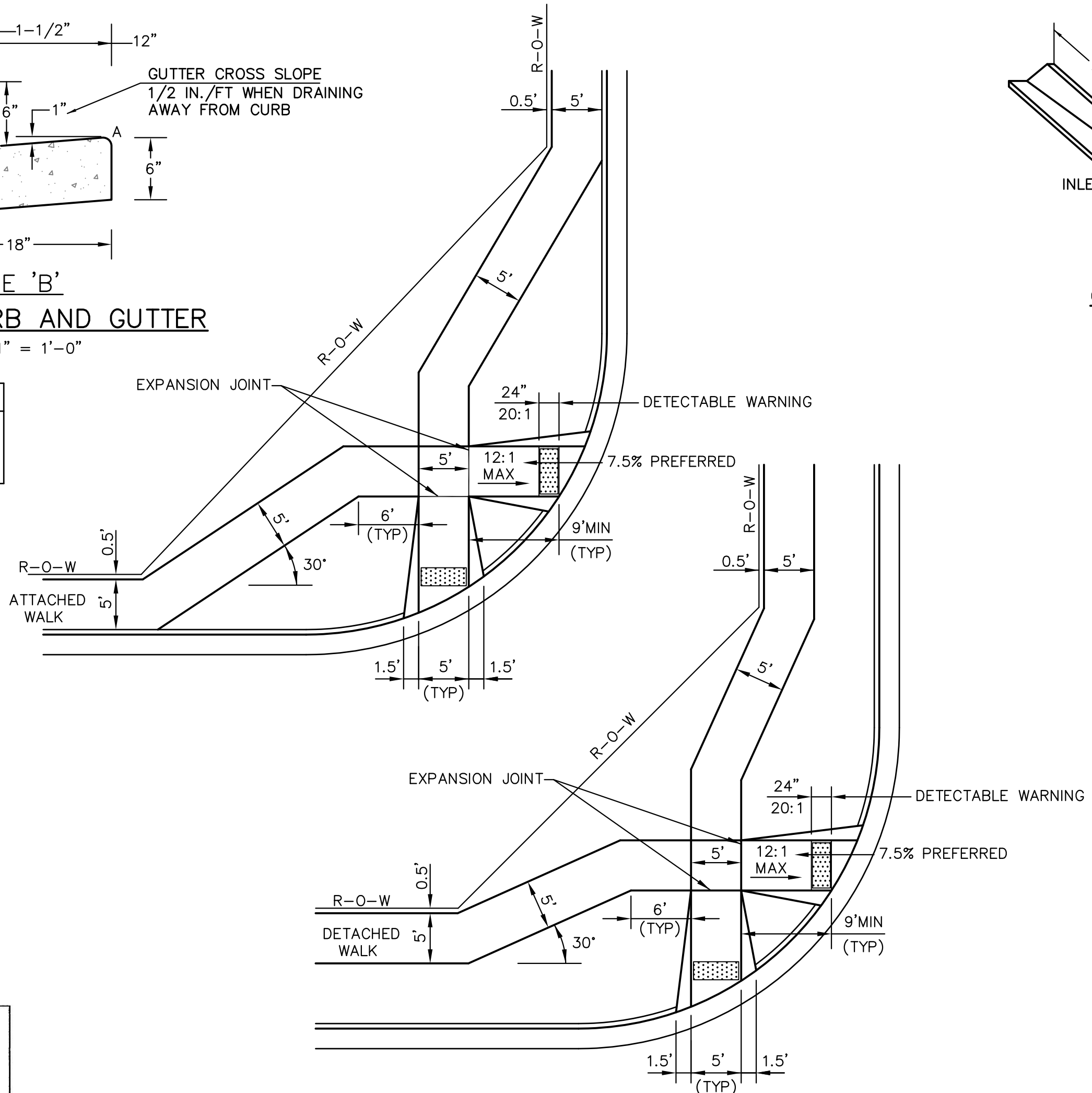
TYPE 'B'
VERTICAL CURB AND GUTTER
SCALE 1" = 1'-0"



TYPE 'C'
TYPE C RAMP CURB AND GUTTER
SCALE 1" = 1'

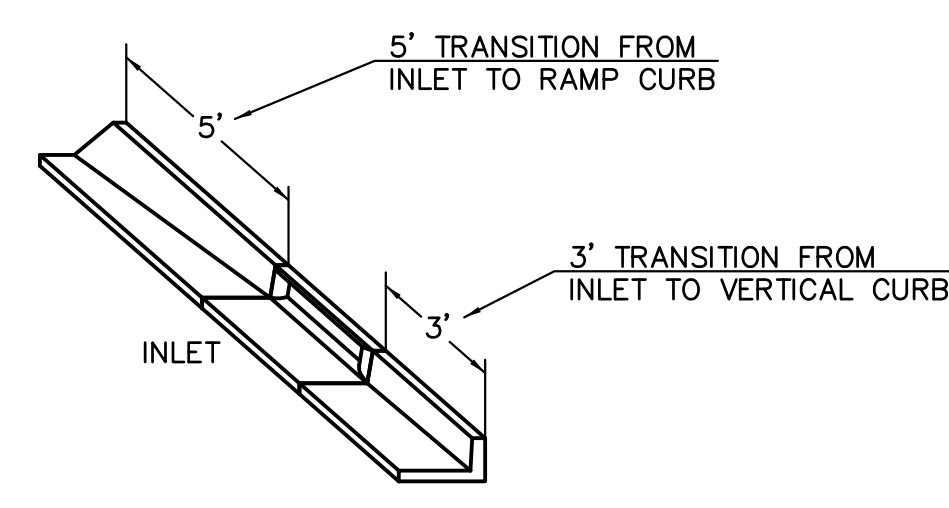
CURB DETAILS (ECM SD 2-20)

LENGTH FOR RADII	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

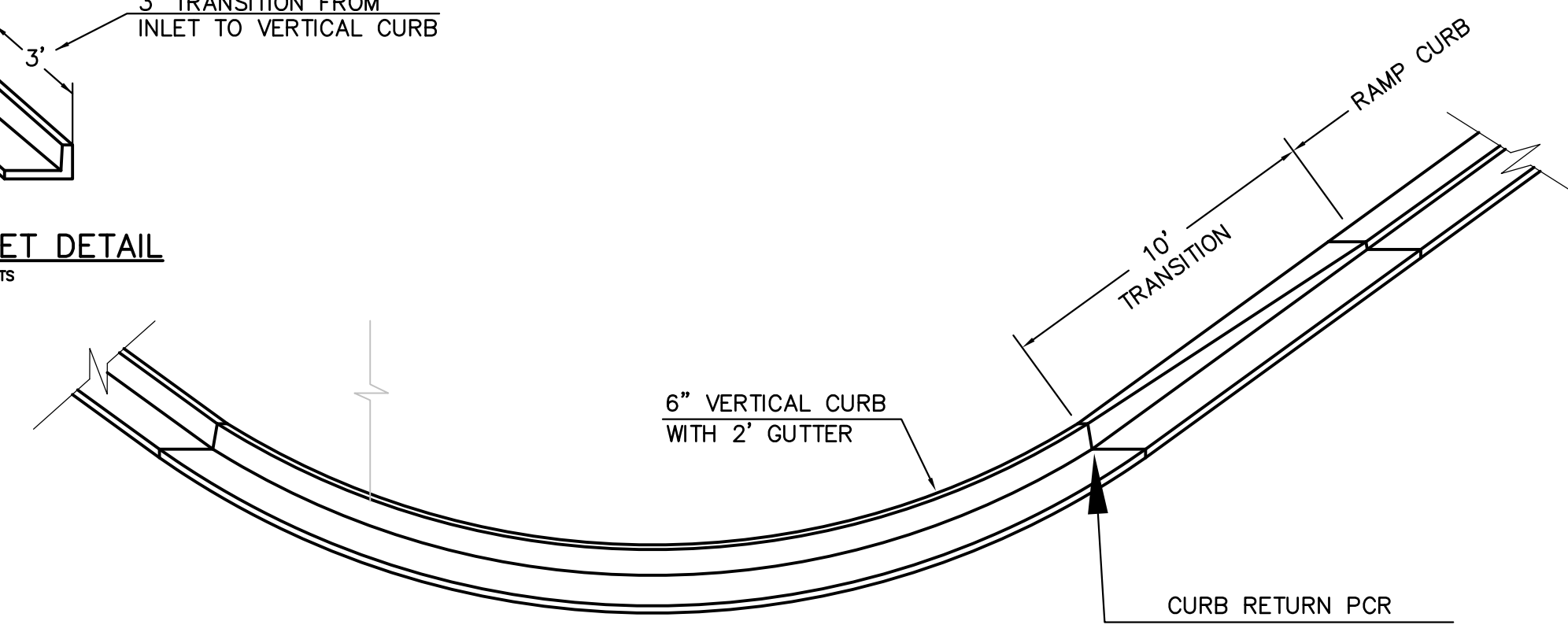


PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD 2-40)

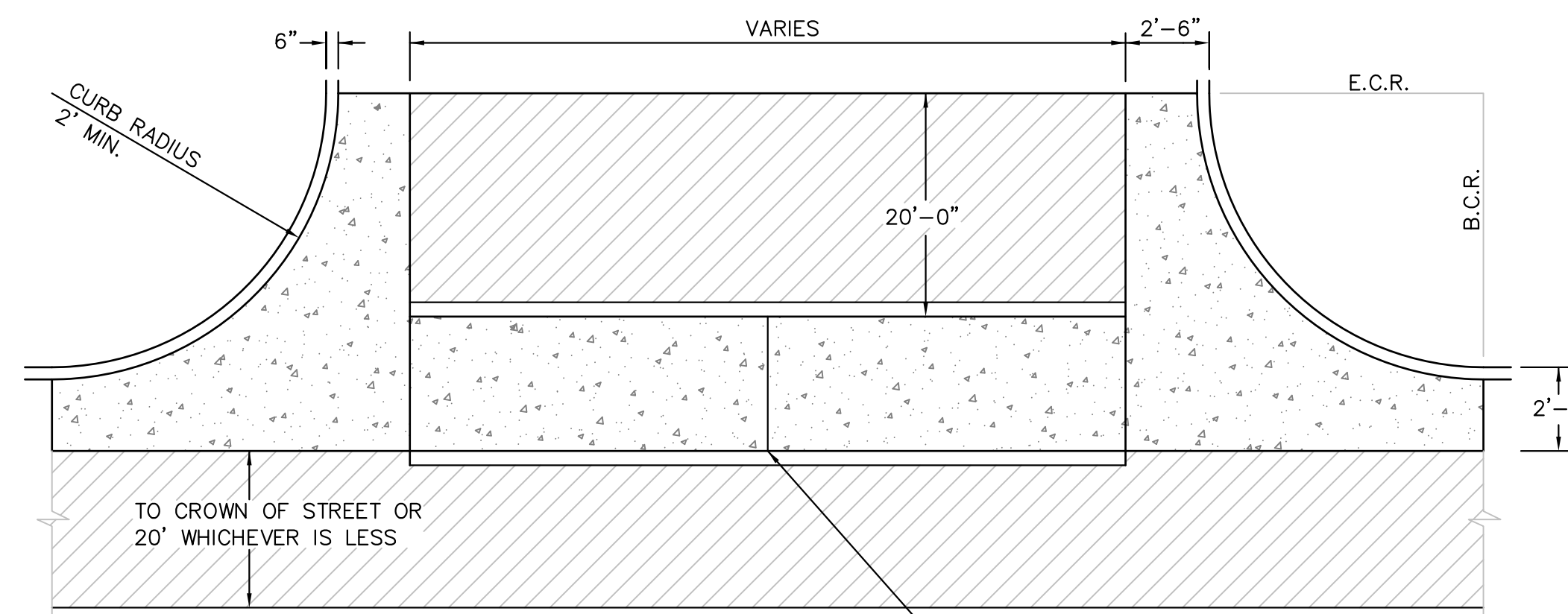
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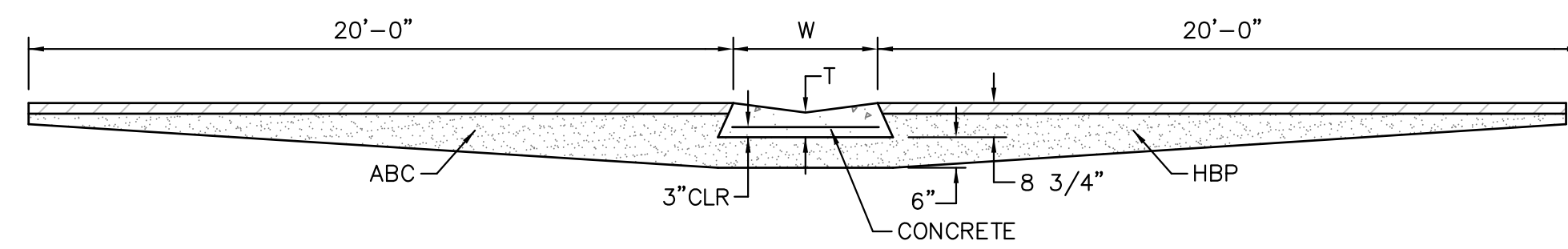
CURB INLET DETAIL
NTS



CURB TRANSITION DETAIL
NTS



PLAN VIEW



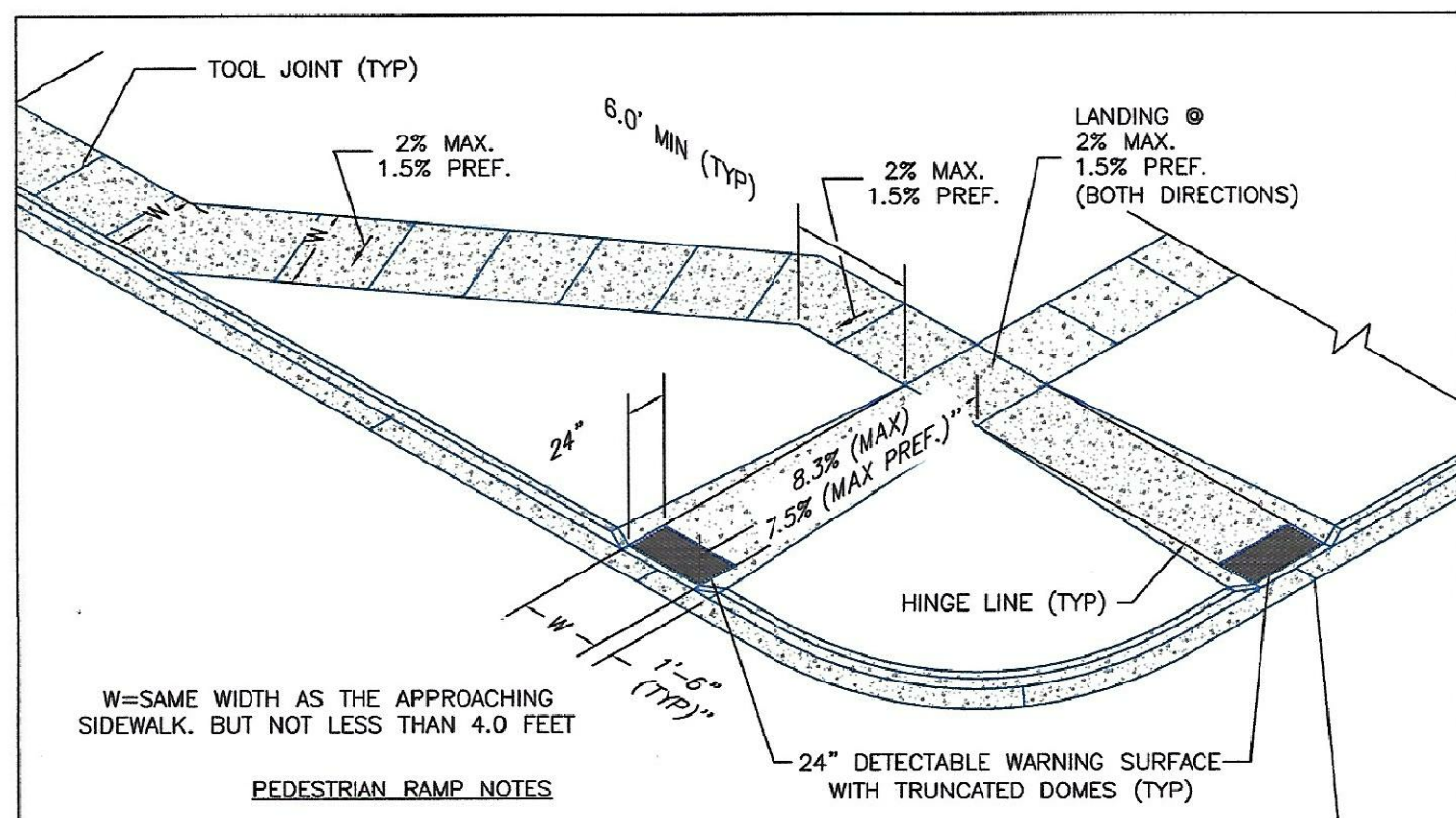
SECTION A - A

TYPICAL CROSSSPAN LAYOUT (ECM SD 2-26)

NO SCALE

NOTES

- W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, 10' FOR ARTERIAL ROADS.
- T = SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8" PCC, OR 9" FOR COLLECTORS MINIMUM WITH 6x6 - 4.4 WWF OR #4 @ 18"E.W.
- 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
- DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.



W=SAME WIDTH AS THE APPROACHING SIDEWALK, BUT NOT LESS THAN 4.0 FEET

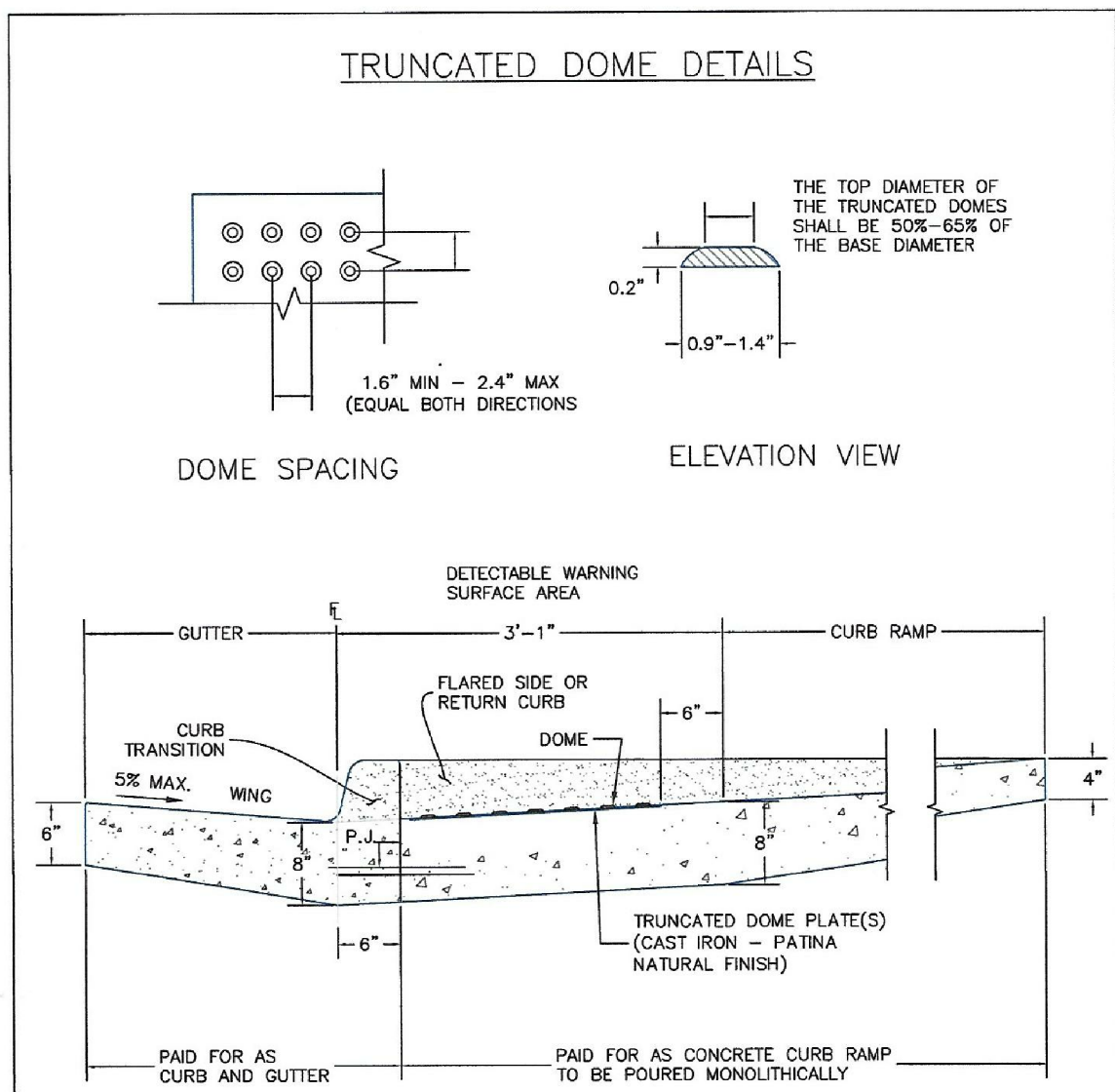
PEDESTRIAN RAMP NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
- PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
- DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
- DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD-2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
- THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
- PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
- ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
- DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
- THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

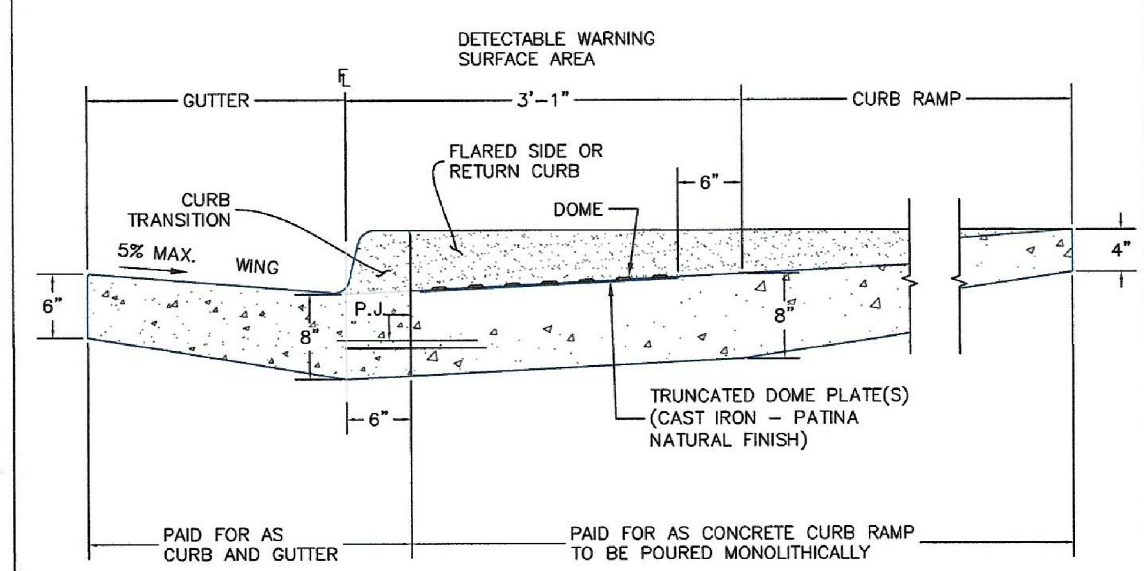
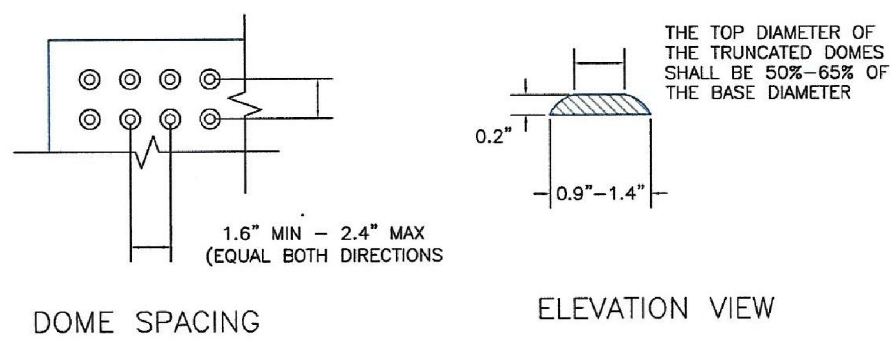
LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

GENERAL NOTES

- WHERE THE 1'-0" FLARED SIDES OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
- PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
- AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.



TRUNCATED DOME DETAILS



P.J. = PERMISSIBLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF DETECTABLE WARNING SURFACE, CURB AND GUTTER

DATE APPROVED:	6/23/20	DETECTABLE WARNING SURFACE DETAILS	STANDARD DRAWING
APPROVED:	Jennifer E. Irvine	REVISION DATE:	6/23/20
DEPARTMENT OF PUBLIC WORKS		FILE NAME:	SD_2-42

TRUNCATED DOME DETAILS (ECM SD 2-42)

NO SCALE

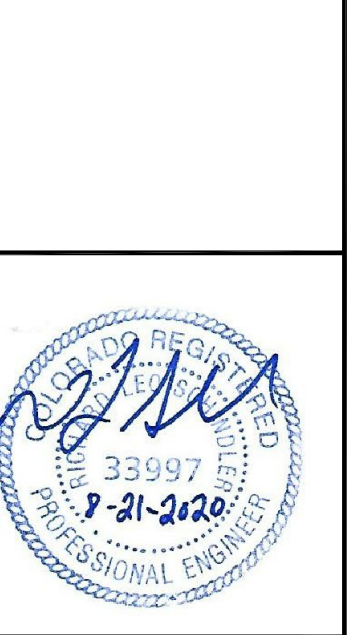
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719-659-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rich@cegi.com

DATE: _____
DESCRIPTION: _____
NO. _____

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

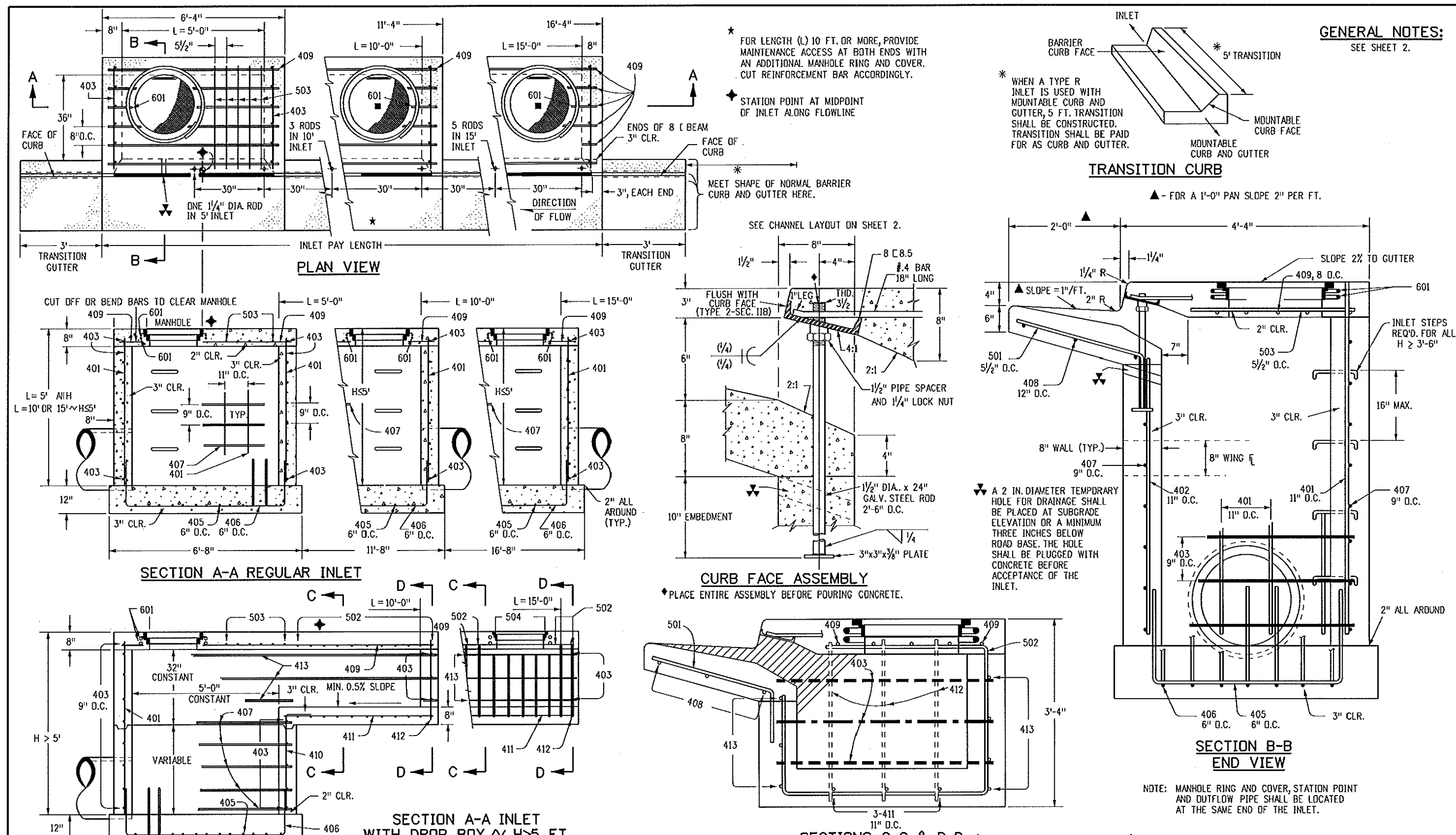
ROADWAY DETAIL SHEET



DATE: AUGUST 21, 2020
PROJECT NO: 100.046
SHEET NUMBER: C10.1
TOTAL SHEETS: 23

AS-BUILT
STREET-STM
JULY 18, 2022

EPC 9/29/2020



Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: DD	Date:	Comments:	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820		M-604-12	
Last Modification Date: 07/04/12	Initials: LTA			Project Development Branch DD/LTA		Sheet No. 1 of 2	
Full Path: www.coloradodot.info/business/designsupport				Issued By: Project Development Branch July 4, 2012			
Drawing File Name: 6040120202.dgn							
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English					

MARK	BAR # OR SIZE	D.C. SPACING	TYPE	ALL INLETS				INLETS: H ≤ 5 FT.				INLETS: H > 5 FT.			
				NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*	7	*
403	4	9"	II	8	4'-0"	8	4'-0"	8	4'-0"	8	4'-0"	8	4'-0"	8	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	7	5'-10"	7	10'-10"	7	15'-10"	7	5'-10"	7	5'-10"	7	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-10"	3	6'-10"	3	6'-10"	3	6'-10"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	5'-10"	6	5'-10"	6	5'-10"
410	4	11"	VII	10	7	10	7	13	7	3	5'-2"	3	10'-2"	3	15'-2"
411	4	11"	II	10	7	10	7	13	7	3	5'-2"	3	10'-2"	3	15'-2"
412	4	11"	II	10	7	10	7	13	7	3	5'-2"	3	10'-2"	3	15'-2"
413	4	9"	II	10	7	10	7	13	7	3	5'-2"	3	10'-2"	3	15'-2"
501	5	5/8"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"	33	3'-4"
502	5	5/8"	III	11	3'-4"	22	3'-4"	33	3'-4"	11	11'-5"	17	11'-5"	17	11'-5"
503	5	5/8"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"	6	3'-6"
504	5	5/8"	IX	11	3'-4"	22	3'-4"	33	3'-4"	11	3'-4"	11	3'-4"	11	3'-4"
601	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"
8B.5				1	5'-10"	1	10'-10"	1	15'-10"	1	5'-10"	1	10'-10"	1	15'-10"

* VARIABLE REFER TO TABLE TWO.
 ■ INCLUDE #4, 18 IN BARS (SEE CHANNEL LAYOUT).
 REGULAR INLETS DROP BOX INLETS

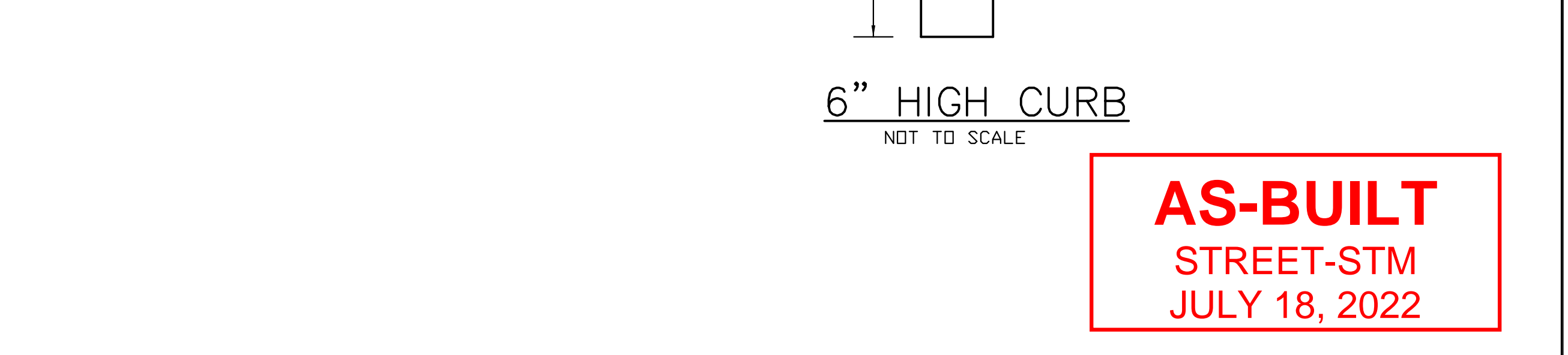
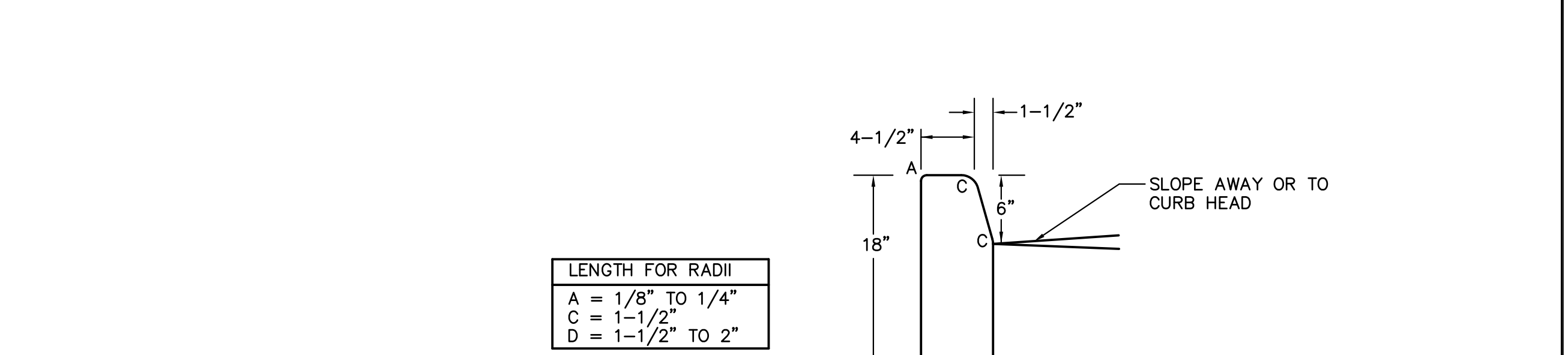
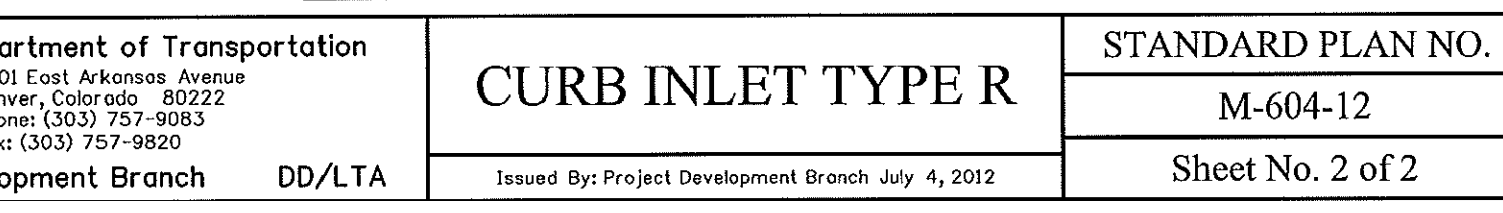
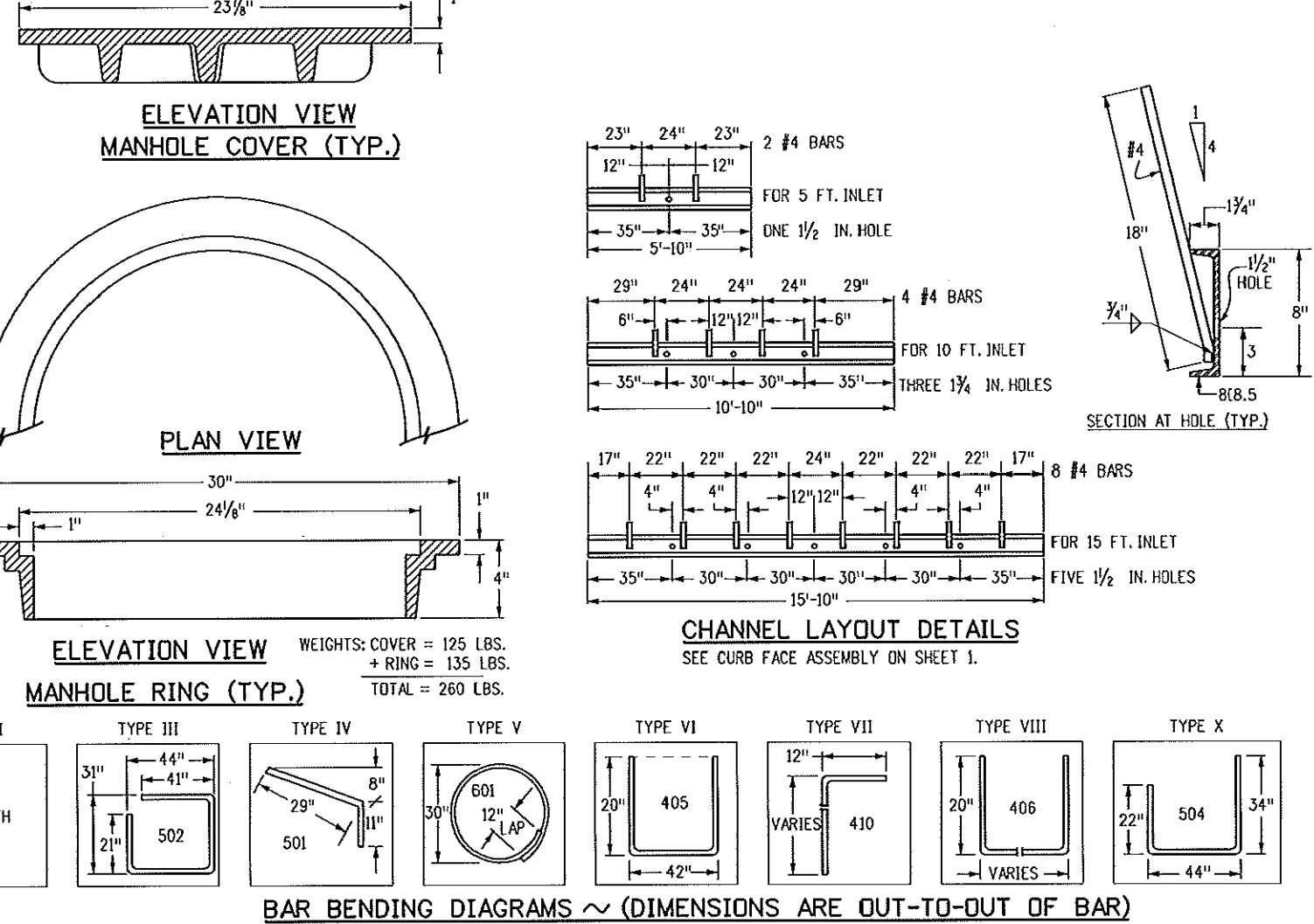
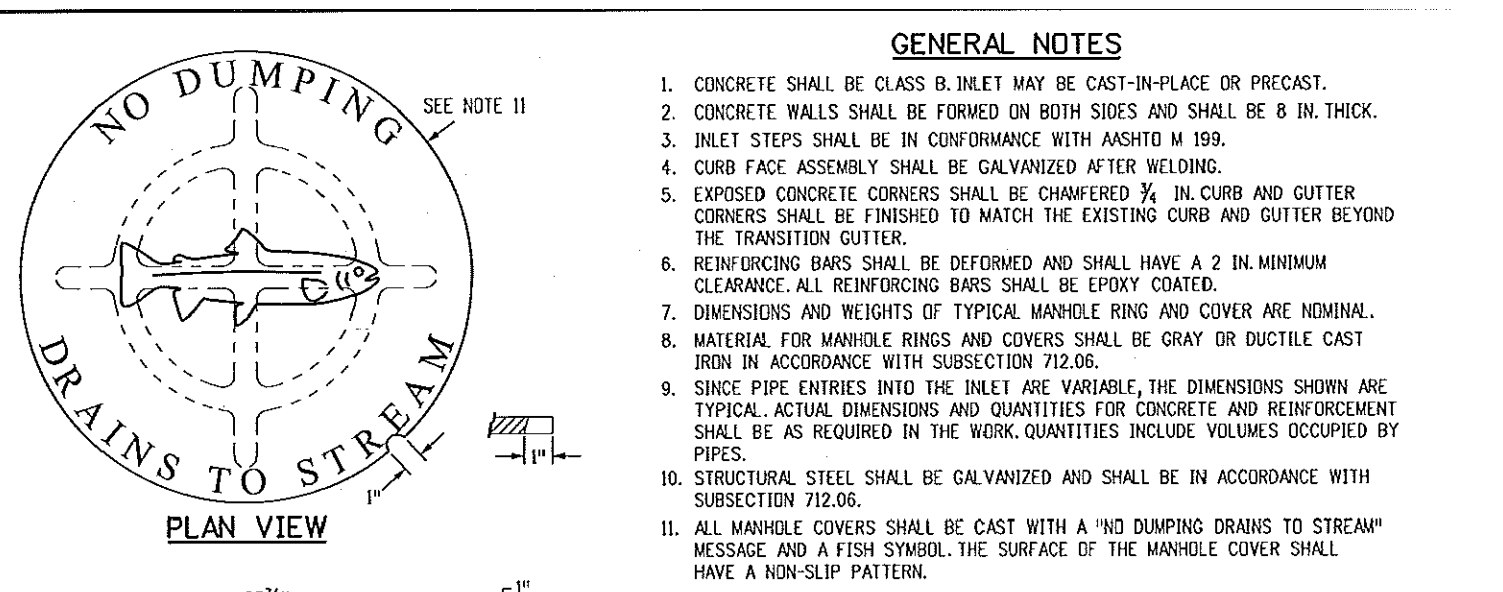
TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

"H"	LENGTH	REGULAR		DROP BOX		CONC. STEEL		STEEL	
		NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	CU. YDS.	STEEL LBS.	CU. YDS.	STEEL LBS.
3'-0"	2'-8"	10	7	10	7	3.2	285	5.3	497
3'-6"	3'-2"	10	7	10	7	3.4	305	5.7	528
4'-0"	3'-8"	12	9	12	9	3.7	326	6.0	559
4'-6"	4'-2"	12	9	12	9	3.9	334	6.4	571
5'-0"	4'-8"	14	11	14	11	4.1	354	6.7	602
5'-6"	5'-2"	16	13	16	13	4.4	375	7.0	644
6'-0"	5'-8"	16	13	16	13	4.6	382	7.2	660
6'-6"	6'-2"	18	15	18	15	4.8	402	7.4	678
7'-0"	6'-8"	20	17	20	17	5.0	423	7.6	700
7'-6"	7'-2"	22	19	22	19	5.3	430	7.8	714
8'-0"	7'-8"	22	19	22	19	5.5	451	8.0	732
8'-6"	8'-2"	24	21	24	21	5.7	471	8.2	750
9'-0"	8'-8"	24	21	24	21	6.0	479	8.4	762
9'-6"	9'-2"	26	23	26	23	6.2	489	8.6	776
10'-0"	9'-8"	28	25	28	25	6.4	520	8.8	798
10'-6"	10'-2"	28	25	28	25	6.7	527	9.0	810
11'-0"	10'-8"	30	27	30	27	6.9	547	9.2	822

NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT.
 REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
 DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
 STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: DD	Date:	Comments:	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820		M-604-12	
Last Modification Date: 07/04/12	Initials: LTA			Project Development Branch DD/LTA		Sheet No. 2 of 2	
Full Path: www.coloradodot.info/business/designsupport				Issued By: Project Development Branch July 4, 2012			
Drawing File Name: 6040120202.dgn							
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English					



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CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English					

CORE ENGINEERING GROUP
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 PLYMOUTH, CO. 80455
 PHONE: 719-459-7800
 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**
 FONTAINE BLVD - CARRIAGE MEADOWS DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

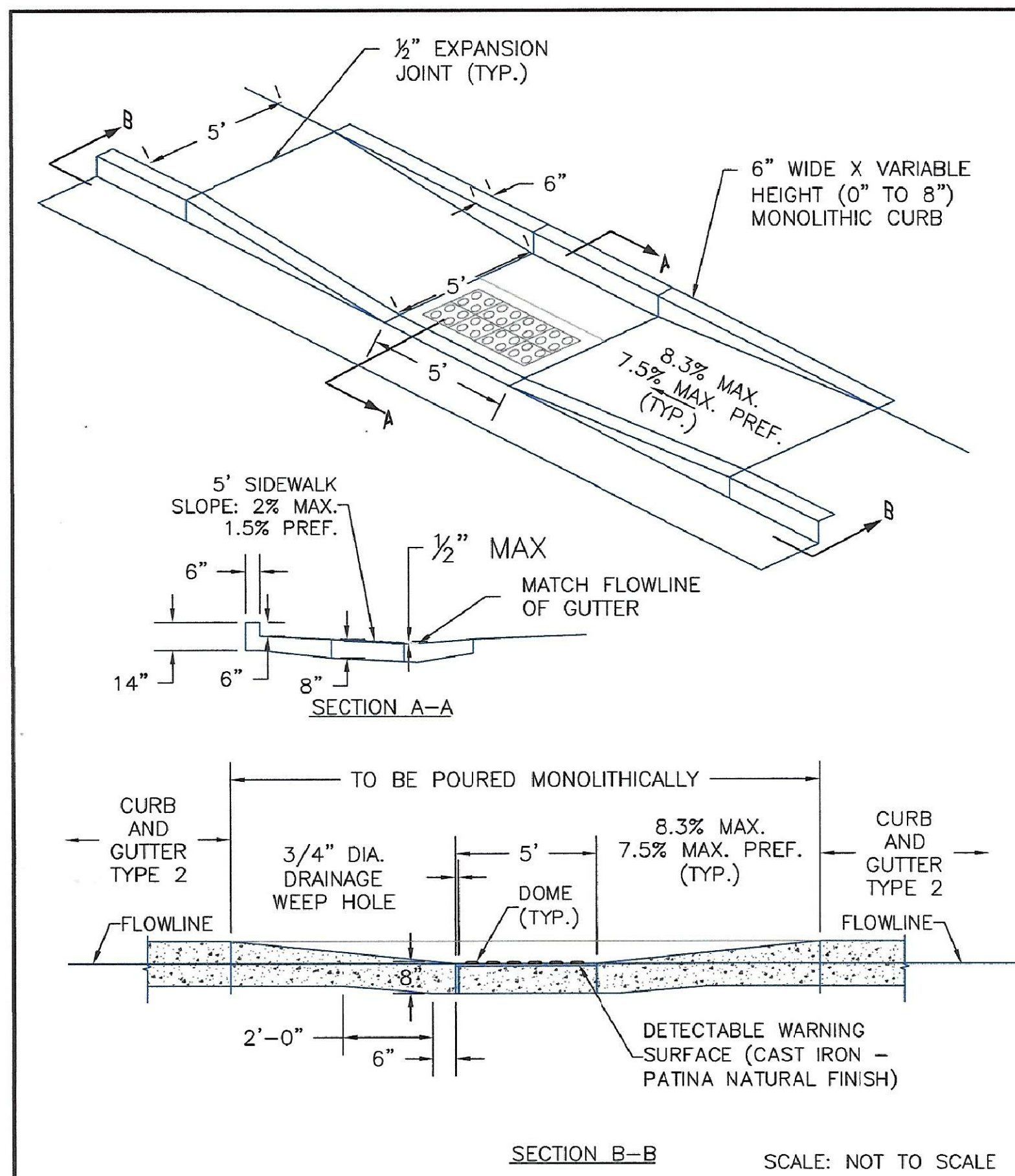
DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

AS-BUILT STREET-STM JULY 18, 2022

DATE: AUGUST 21, 2020
 PROJECT NO: 100.046
 SHEET NUMBER: C10.2
 TOTAL SHEETS: 23

EPC 9/29/2020

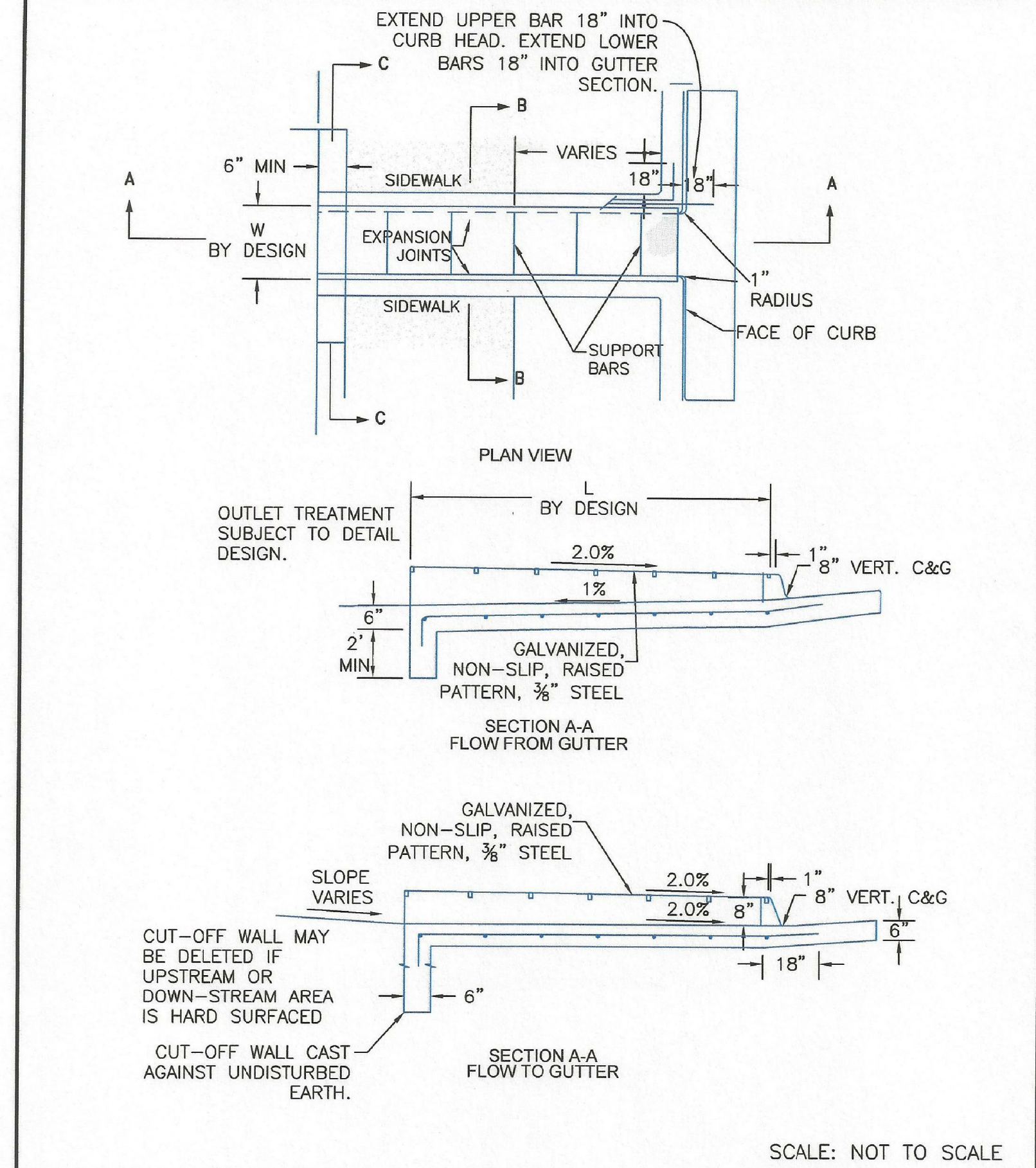


6/23/20
DATE APPROVED:
Jennifer E. Irvine
DEPARTMENT OF PUBLIC WORKS

Parallel Pedestrian Curb Ramp Detail
Standard Drawing

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

DEPARTMENT OF PUBLIC WORKS

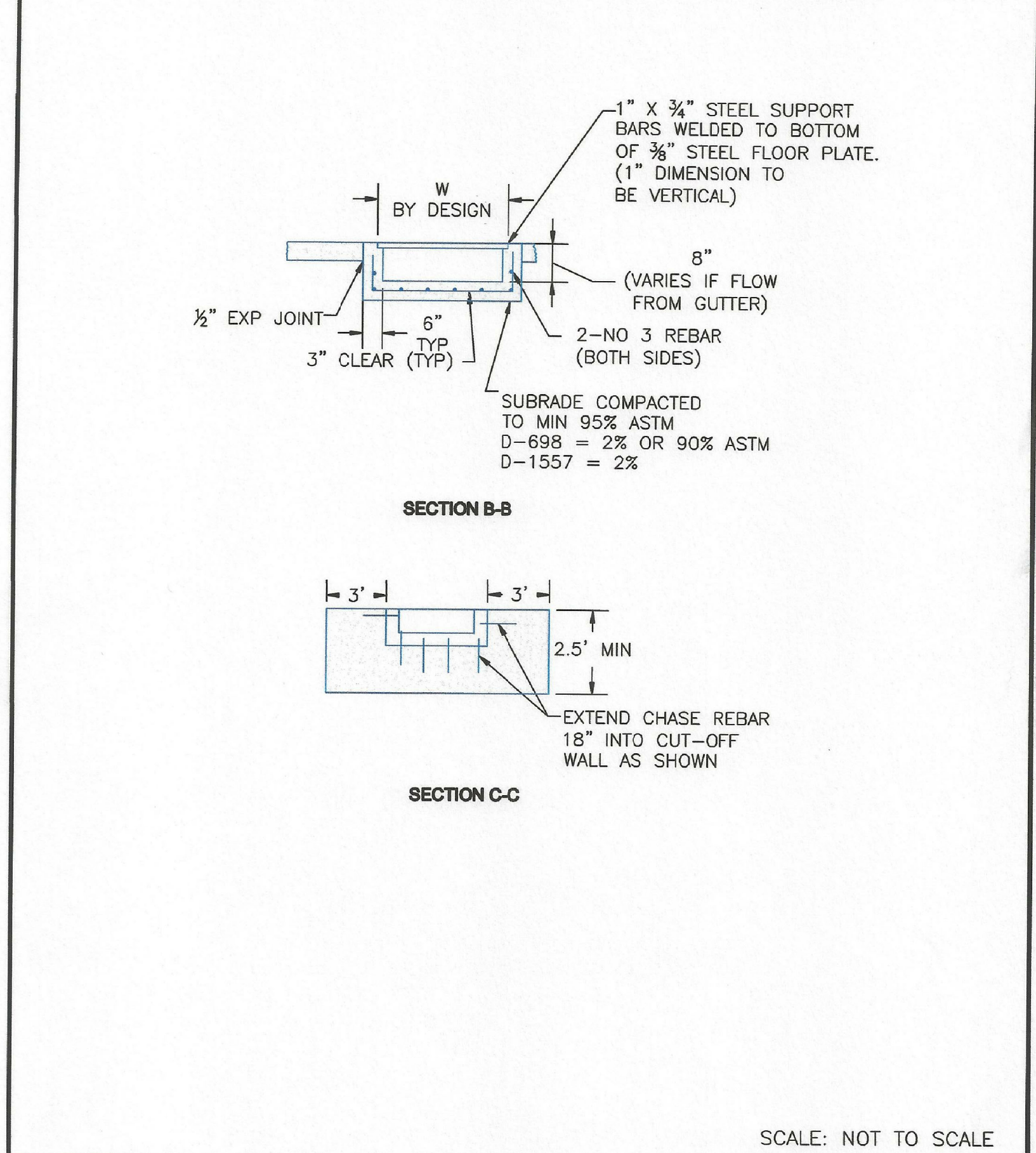


8/11/11
DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION

Curb Opening with Drainage Chase Detail 1 of 2
Standard Drawing

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

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

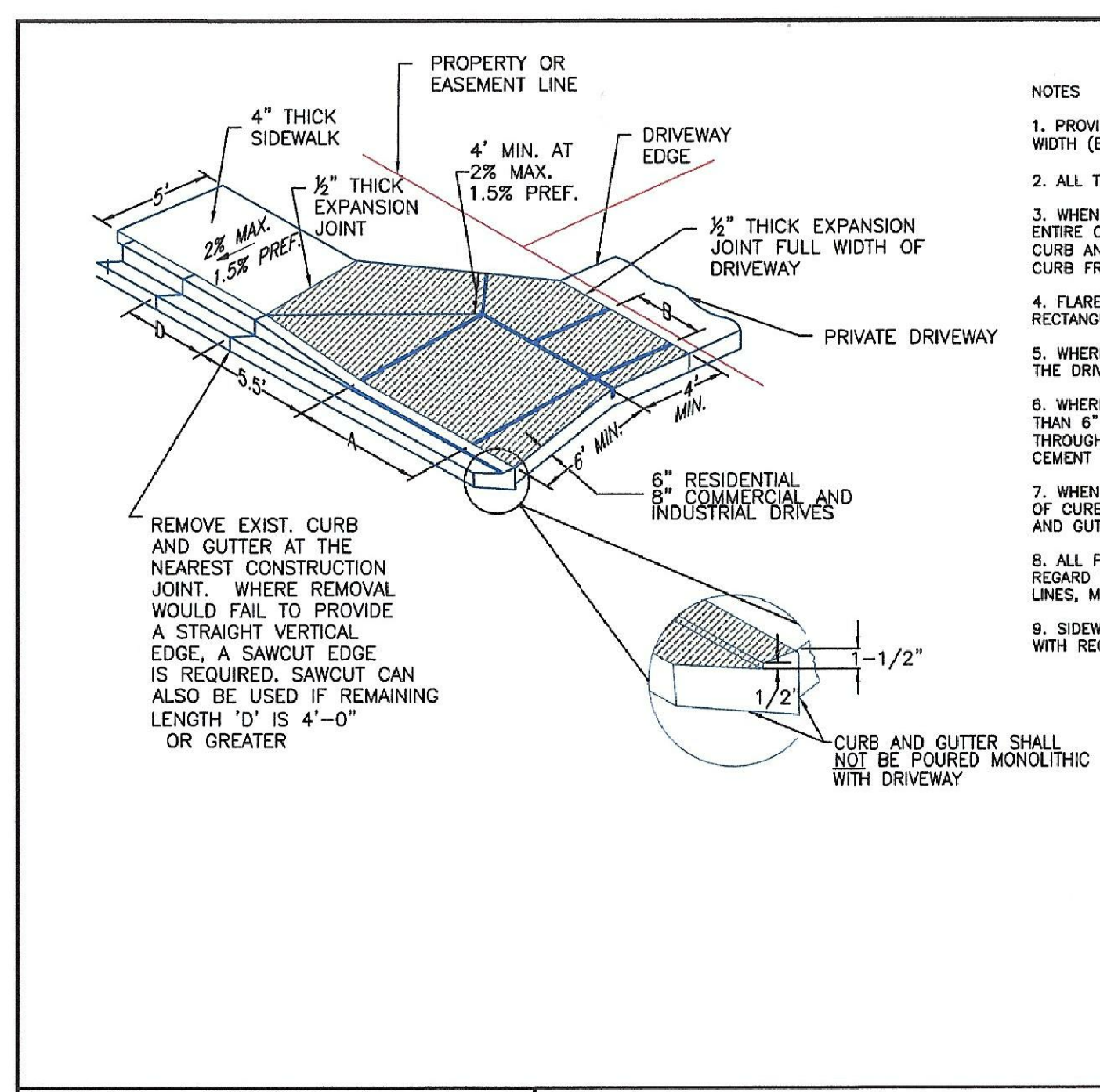


8/11/11
DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION

Curb Opening with Drainage Chase Detail 2 of 2
Standard Drawing

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

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



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

Driveway Detail With Attached Sidewalk
Standard Drawing

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

DEPARTMENT OF PUBLIC WORKS

NOTES

1. PROVIDE CENTERLINE CONSTRUCTION OR TOOL JOINT WHEN DRIVEWAY WIDTH (EDGE TO EDGE) IS 14' OR GREATER.
2. ALL TOOL JOINTS SHALL BE A MINIMUM OF 1-1/2" DEEP.
3. WHEN REPLACING EXISTING CURB AND GUTTER WITH NEW DRIVEWAY, ENTIRE CURB AND GUTTER SECTION SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER (VARIABLE-CURB-HEIGHT) AS SHOWN. DO NOT BREAK CURB FROM GUTTER SECTION.
4. FLARED PORTION OF DRIVEWAY SHALL BE POURED MONOLITHICALLY WITH MAIN RECTANGULAR PORTION OF DRIVEWAY.
5. WHERE THERE IS MORE THAN ONE DRIVEWAY ON A LOT, THE SPACING OF THE DRIVEWAYS SHALL MEET REQUIREMENTS IN ECM.
6. WHERE AN EXISTING SIDEWALK IS IN PLACE, AND ITS THICKNESS IS LESS THAN 6" (RESIDENTIAL) OR 8" (COMMERCIAL AND INDUSTRIAL) THE SIDEWALK THROUGH THE DRIVEWAY SHALL BE REMOVED AND REPLACED WITH PORTLAND CEMENT CONCRETE AT THE REQUIRED THICKNESS.
7. WHEN A DRIVEWAY IS TO BE TAKEN OUT OF SERVICE, THE ENTIRE LENGTH OF CURB AND GUTTER SHALL BE REMOVED AND REPLACED WITH NEW CURB AND GUTTER MATCHING THE ABUTTING SECTIONS.
8. ALL PROVISIONS IN THE LAND DEVELOPMENT CODE SHALL BE MET, WITH REGARD TO MINIMUM SETBACK FROM INTERSECTION AND SIDE PROPERTY LINES, MINIMUM SPACING, MAXIMUM WIDTH, ETC.
9. SIDEWALKS ACROSS DRIVEWAYS SHALL BE ACCESSIBLE AND COMPLIANT WITH REQUIREMENTS OF ECM CHAPTER 6.

DRIVEWAY WIDTH	A	B
12'	6'	3'-6"
14'	7'	3'-6"
16'	8'	4'-4"
18'	9'	4'-6"
20'	10'	5'-0"
22'	11'	5'-6"
24'	12'	6'-0"
26'	8'-8"	4'-4"
28'	9'-4"	4'-8"
30'	10'	5'

SCALE: NOT TO SCALE

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

Driveway Detail With Attached Sidewalk
Standard Drawing

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

DEPARTMENT OF PUBLIC WORKS

AS-BUILT
STREET-STM
JULY 18, 2022

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
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-5200
CONTACT: JEFF MARK

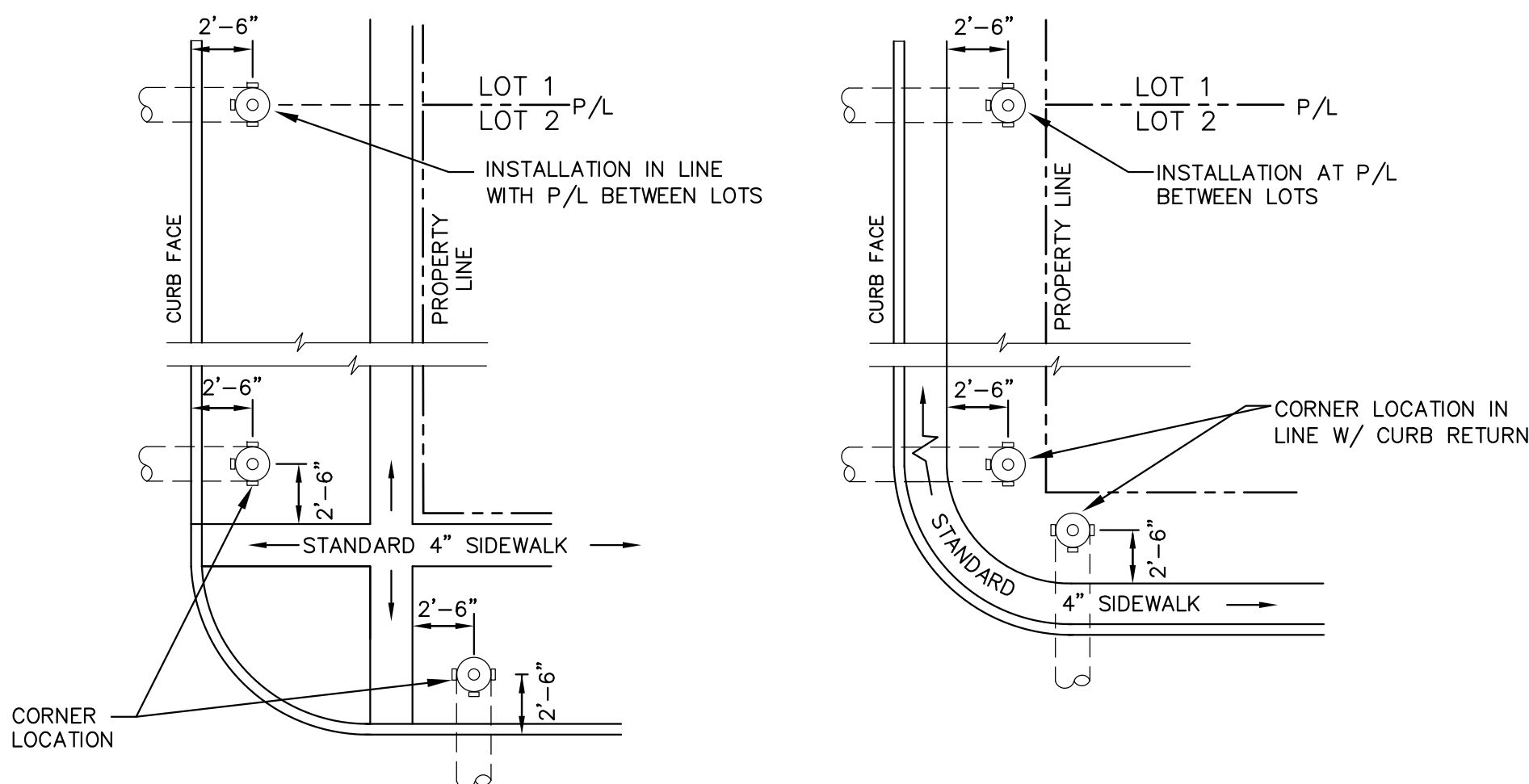
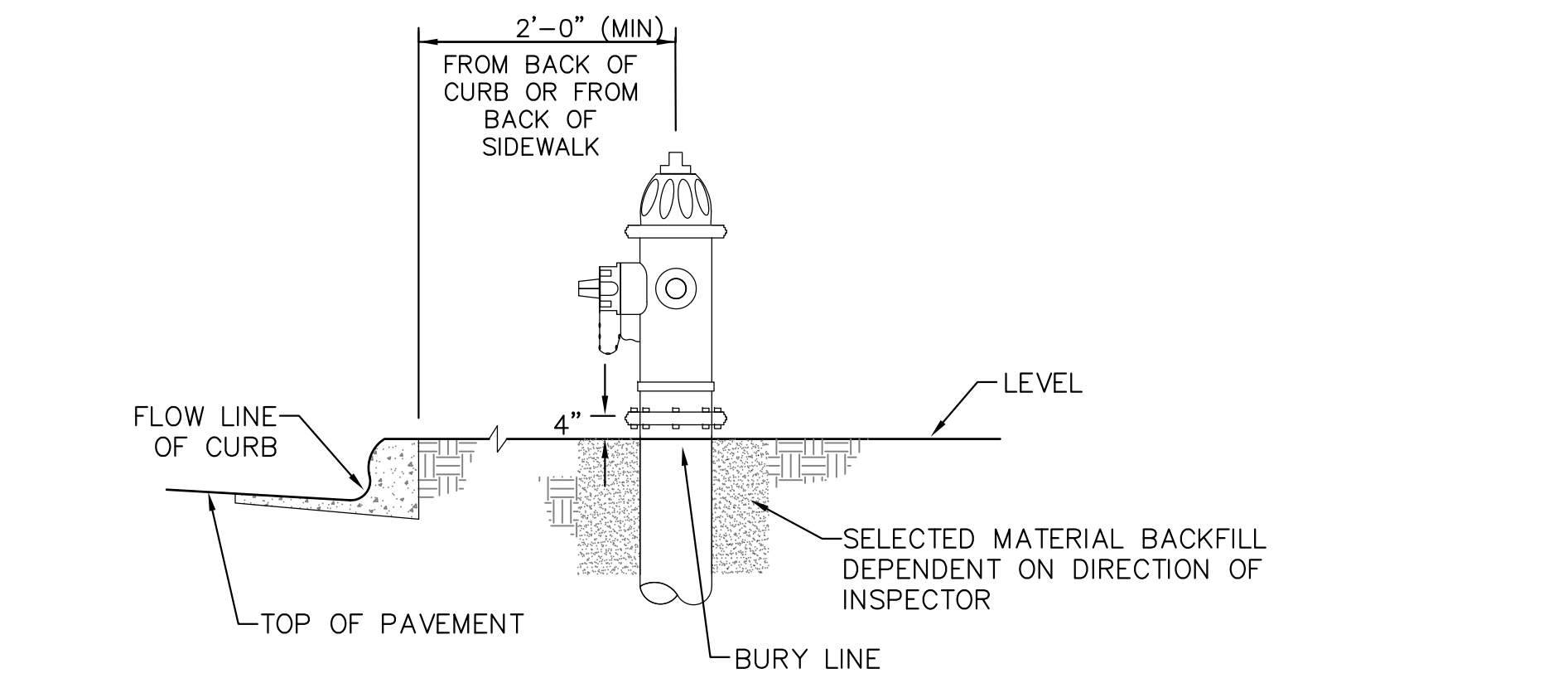
PROJECT: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2
FONTAINE BLVD - CARRIAGE MEADOWS DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

EPC 9/29/2020



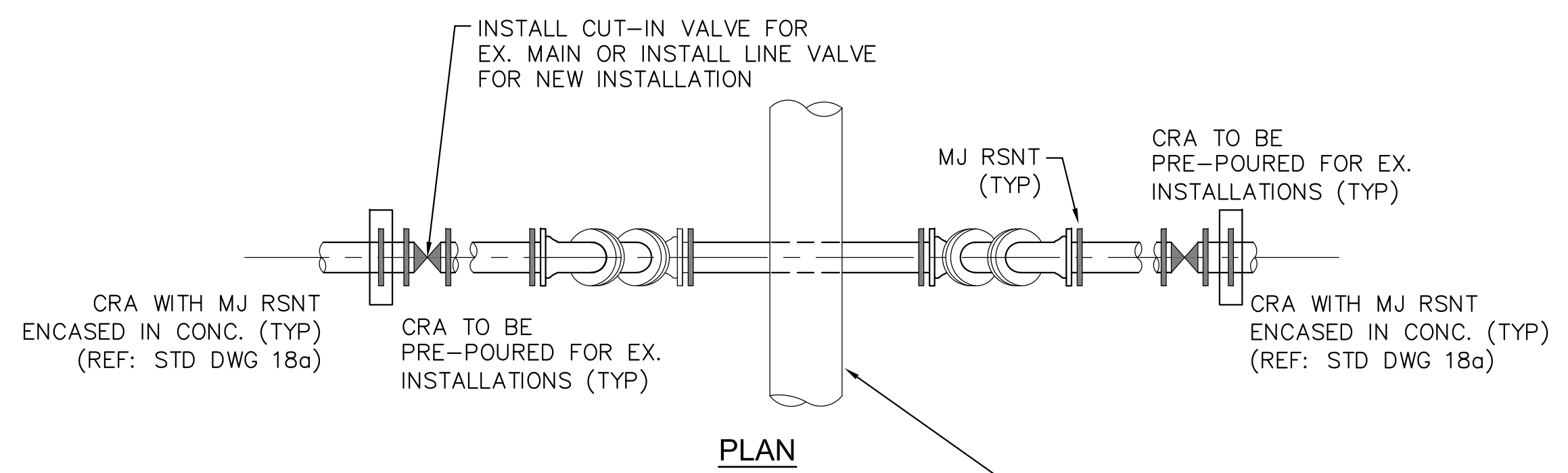
DETACHED SIDEWALK LOCATION
 NO SCALE

ATTACHED SIDEWALK LOCATION
 NO SCALE

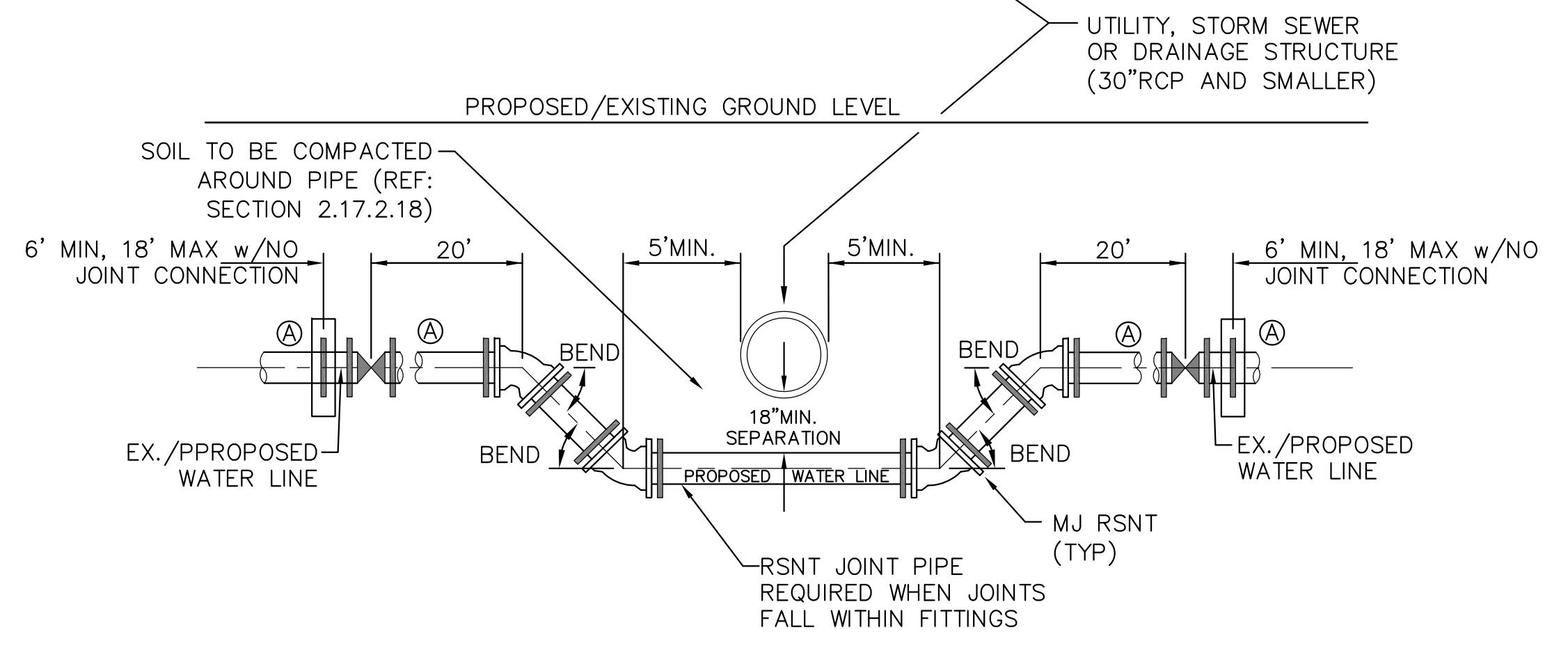
NOTE
 ALL HYDRANTS SHALL BE GUARDIAN K-81D OR AVK SERIES 2700.

- 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



PLAN



ELEVATION
30"RCP AND SMALLER - UTILITY STRUCTURE
 NO SCALE

GENERAL NOTES

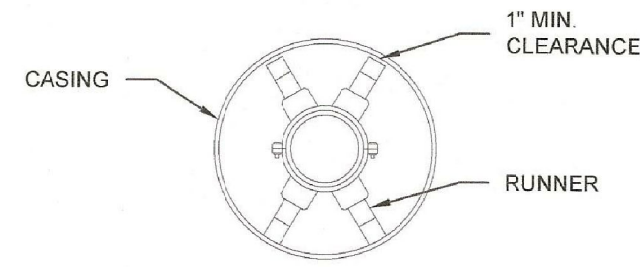
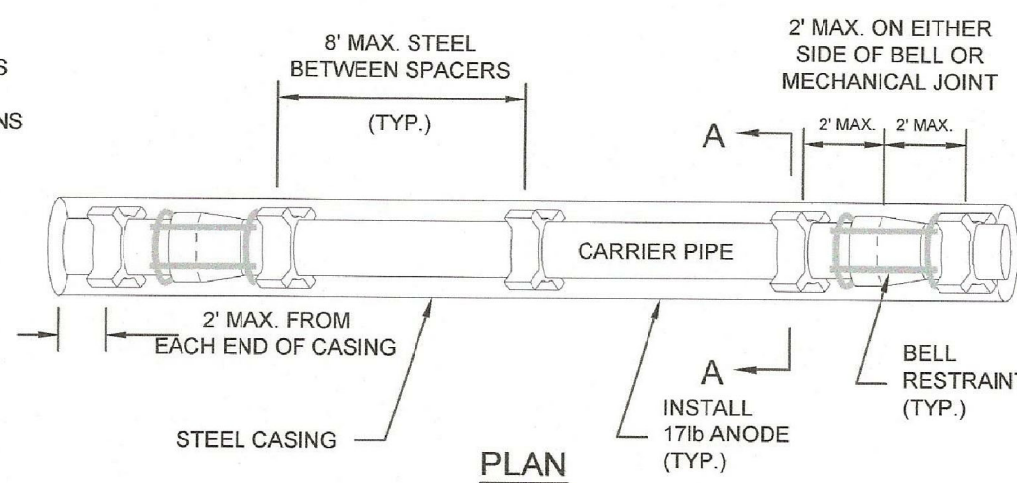
1. D.I.P. PIPE REQUIRED IN LOWERINGS (AT THE DISCRETION OF THE WRD/INSPECTOR PVC PIPE MAYBE APPROVED).
2. (A) LOWERINGS TO BE CATHODIC PROTECTED UNDER THE DIRECTION OF THE WRD INSPECTOR. (17 1b).
3. ALL FITTINGS SHALL HAVE MJ RSNTS. SEE DRAWINGS NO. 27, 28 & SECTION 5.14 OF THE WRD SPECIFICATIONS.
4. 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

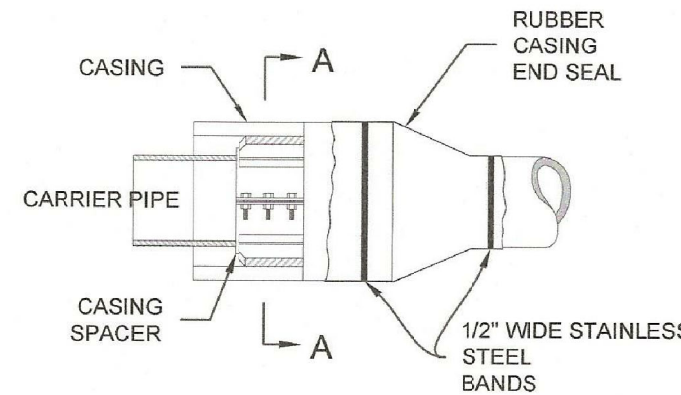
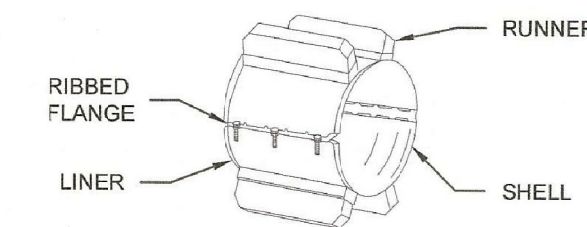
CASING PIPE MINIMUM SIZES AND THICKNESSES (TO BE VERIFIED BY THE DESIGN ENGINEER) BASED ON ACTUAL LOADING AND SITE CONDITIONS

CASING PIPE NOMINAL SIZE (IN)	MIN. THICKNESS (IN)
12	0.250
14	0.312
16	0.312
18	0.312
20	0.375
24	0.500
32	0.500
36	0.625

CASING PIPE MINIMUM SIZES AND THICKNESSES ARE BASED ON E80 LOADING. VARIANCES TO THESE MINIMUMS MAY BE ALLOWED WITH SUPPORTING CALCULATIONS FROM THE DESIGN ENGINEER



TYPICAL PIPE SUPPORT CASING ARRANGEMENT (CENTERED/RESTRAINED)



- CARRIER PIPE:**
- CARRIER PIPE SHALL BE CENTERED WITHIN CASING BY USE OF APPROVED STAINLESS STEEL CASING SPACERS AS MANUFACTURED BY APPROVED MANUFACTURER BY COLORADO SPRINGS UTILITIES. (REFERENCE CHAPTER 2)

- PLACEMENT OF SPACERS ON CARRIER PIPE:**
- GENERAL - ONE SPACER SHALL BE PLACED MAX. 2' FROM EACH END OF CASING AND ON EITHER SIDE OF EACH BELL OR MECHANICAL JOINT. SUBSEQUENT SPACERS SHALL BE PLACED AT 8' INTERVALS WITHIN THE CASING, OR IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS.

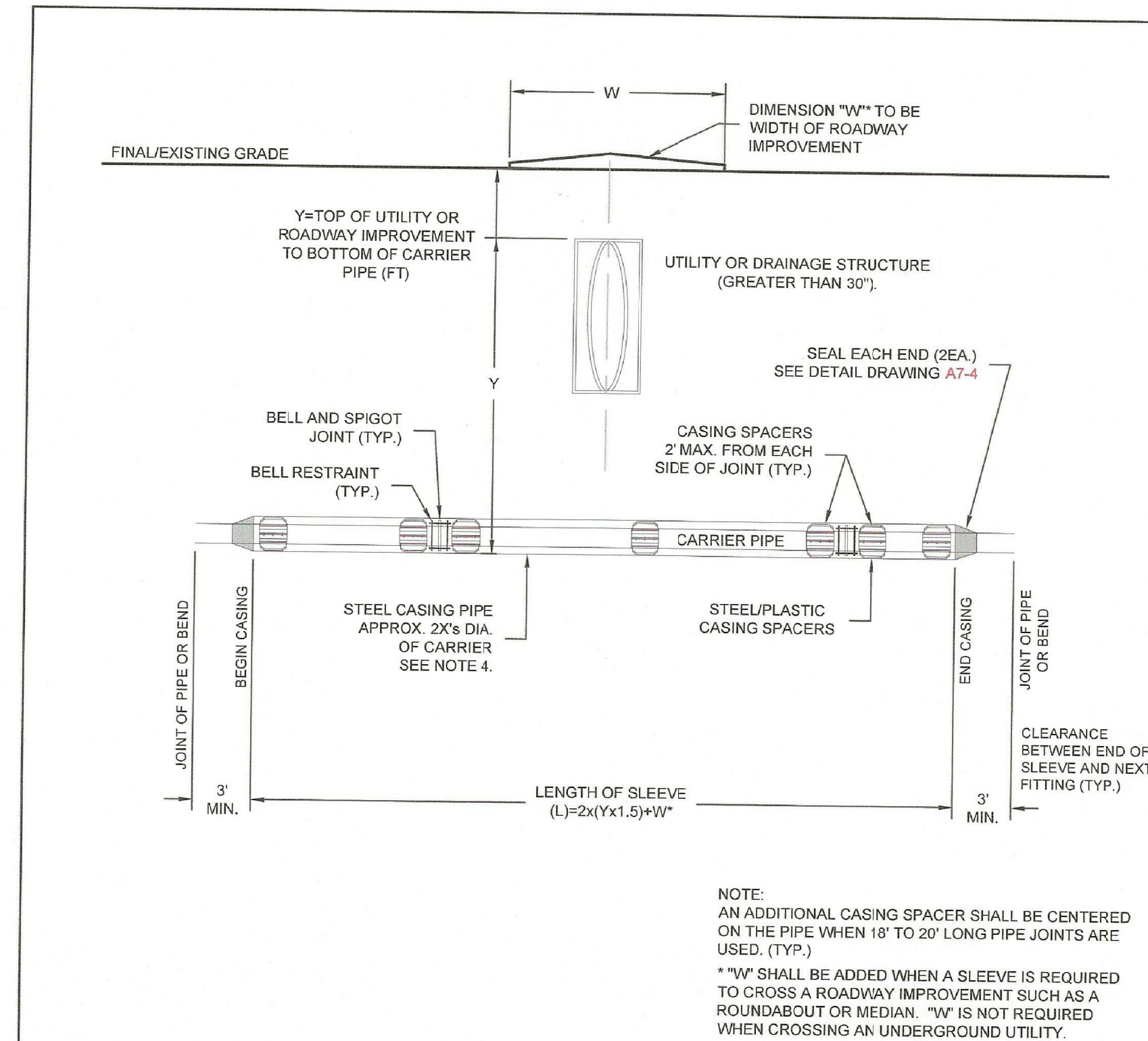
- END SEALS:**
- END SEALS SHALL BE USED TO ENSURE A WATER TIGHT SEAL ON EITHER END OF THE CASING.

- CATHODIC PROTECTION:**
- CASING SHALL BE CATHODICALLY PROTECTED PER SECTION 2.6.1.



TYPICAL STEEL CASING INSTALLATION

A7-4
DATED 06/2015



- NOTES:**
- ALL FITTINGS AND BELLS SHALL BE RESTRAINED IN THE CASING PIPE.
 - LOCATE CASING SPACERS AT "HOMING" LOCATION FOR SLEEVES GREATER THAN 50 FEET IN LENGTH TO PREVENT DAMAGE TO BELL DURING INSTALLATION AND EXTRACTION OF PIPE, IF REMOVED.
 - CASING SHALL BE STEEL PIPE WITH A MINIMUM YIELD STRENGTH OF 35,000 PSI. CASING THICKNESS SHALL BE SPECIFIED BY THE DESIGN ENGINEER ON THE PLANS BASED ON THE ANTICIPATED LOADS. SEE DETAIL DRAWING A7-4.
 - THE DIAMETER OF THE CASING SHALL BE SPECIFIED BY THE DESIGN ENGINEER. THE DIAMETER SHALL TAKE INTO ACCOUNT THE MAXIMUM O.D. WITH THE USE OF RESTRAINED JOINT PIPE.
 - SEE DETAIL DRAWING A7-4 FOR CASING SPACER DETAILS.
 - LOCATE SPACERS ON BOTH SIDES OF JOINTS TO ELIMINATE DEFLECTION OF THE JOINT IN THE SLEEVE.
 - WHERE WATER MAIN CROSSES UNDER STORM SEWER, WASTEWATER OR NON-POTABLE WATER INFRASTRUCTURE, REFERENCE SECTION 2.6-H.2.
 - WHEN CROSSING A ROADWAY IMPROVEMENT, THE WIDTH OF THE IMPROVEMENT SHALL BE ADDED TO THE LENGTH OF THE SLEEVE.



TYPICAL STEEL CASING INSTALLATION

A7-3
DATED 06/2015

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
CONTACT: JEFF MARK
COLORADO SPRINGS, COLORADO

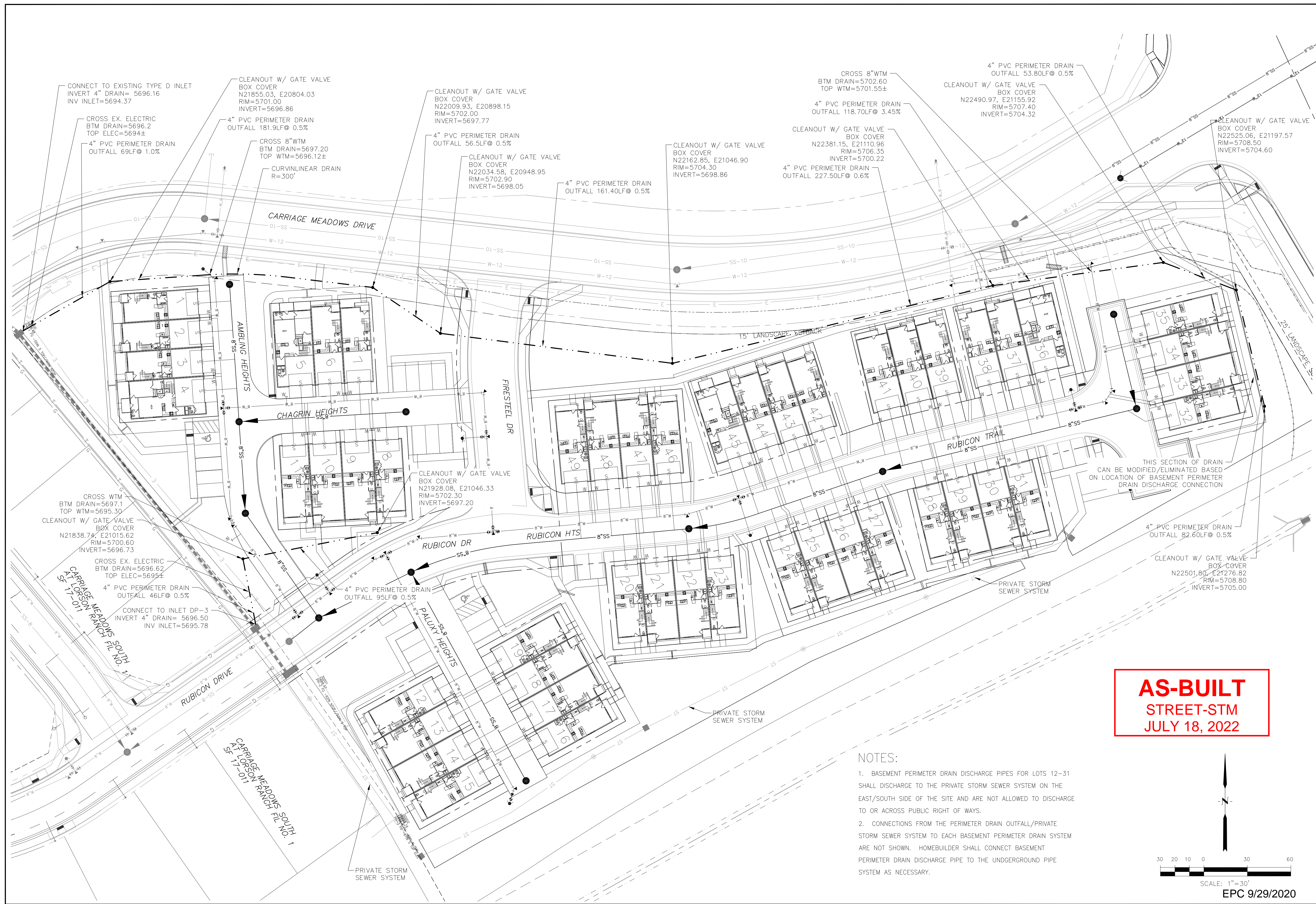
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

WATER/SEWER
DETAILS



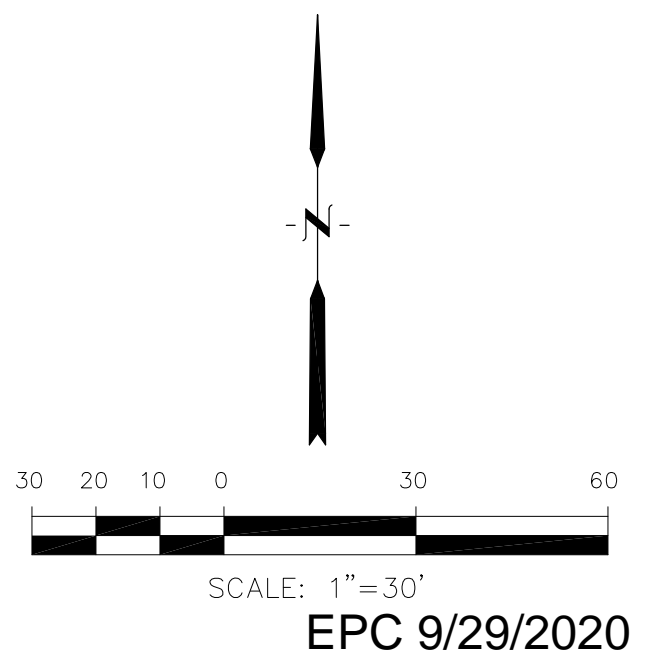
DATE: AUGUST 21, 2020
PROJECT NO. 100.046
SHEET NUMBER C12.2
TOTAL SHEETS: 23

EPC 9/29/2020



AS-BUILT
STREET-STM
JULY 18, 2022

- 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. HOMEOWNER 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@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 FONTANE BLVD-CARRIAGE MEADOWS DR COLORADO SPRINGS, COLORADO
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
CARRIAGE MEADOWS SOUTH AT LORSON RANCH FIL NO. 2 PERIMETER DRAIN OUTFALL PLAN	
DATE:	AUGUST 21, 2020
PROJECT NO.:	100.046
SHEET NUMBER:	C12.3
TOTAL SHEETS:	23