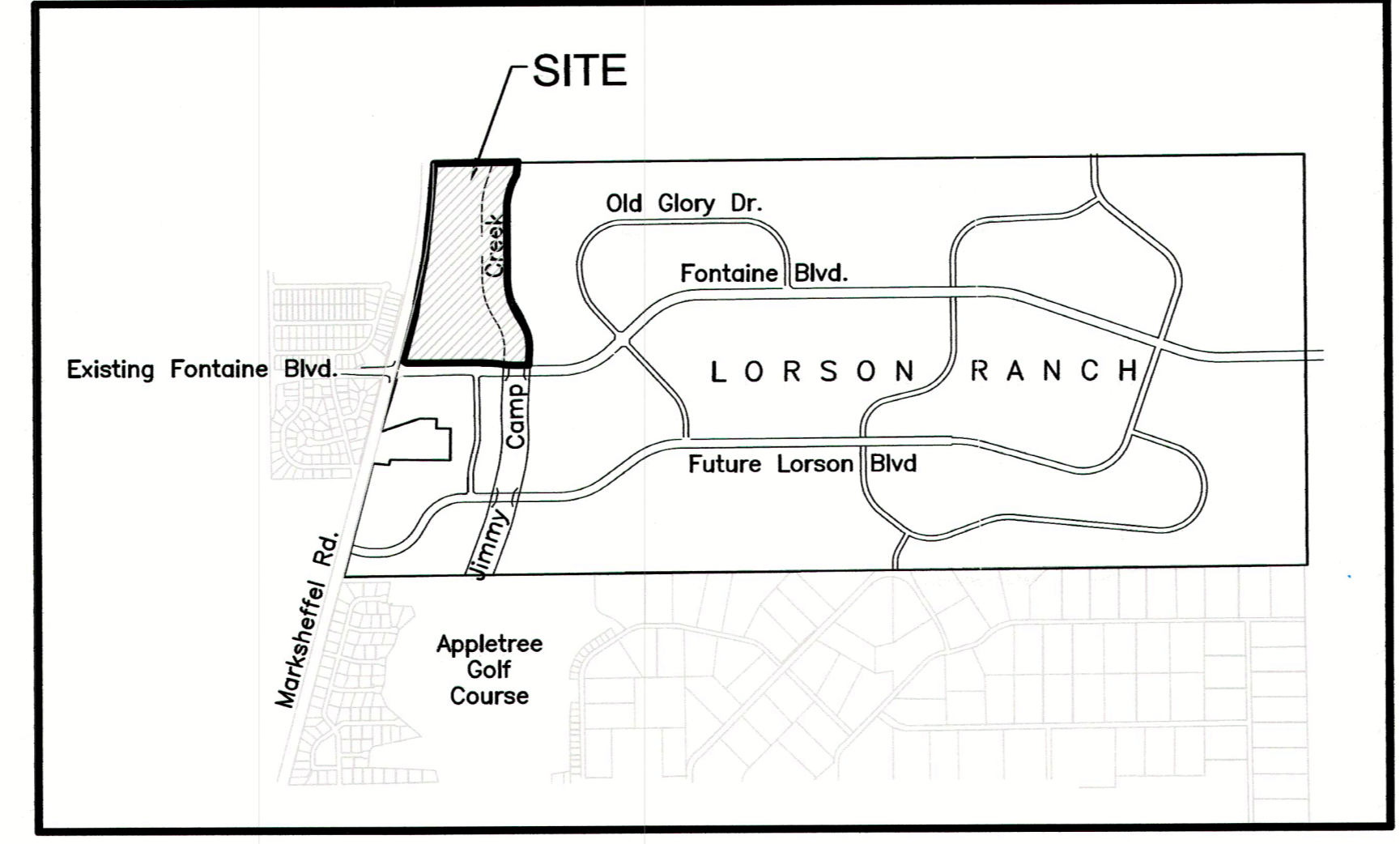


KEY MAP
NO SCALE

CONSTRUCTION PLANS FOR CARRIAGE MEADOWS NORTH FILING NO. 1 STREET, STORM WATER, AND SANITARY SEWER CONSTRUCTION PLANS



VICINITY MAP
NO SCALE

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

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

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 S89°41'52"W. THE EAST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 3-1/2" ALUMINUM CAP MONUMENT AND THE WEST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 2-1/2" ALUMINUM CAP MONUMENT.

BENCHMARK

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

TRAFFIC CONTROL NOTE

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

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 4/4/18 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 4/16/18 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



**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	(GENERAL, STREET, WATER, SEWER) NOTES
C0.3	TYPICAL SECTIONS
C2.1	STREET HORIZONTAL CONTROL
C3.1	UTILITY SERVICES PLAN
C5.1-C5.2	SIGNING AND STRIPING
C6.1-C6.13	STREET AND STORM SEWER PLAN AND PROFILE
C6.14	MARKSHEFFEL ROAD IMPROVEMENTS
C7.1-C7.3	STORM DRAIN LATERALS
C8.1-C8.13	WATER AND SANITARY SEWER PLAN AND PROFILE
C10.1-C10.3	STORM DRAIN AND POND DETAILS
C12.1	UTILITY 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 [Signature] DATE 4/26/18

TITLE Authorized Signing Agent

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

FIRE DISTRICT APPROVAL

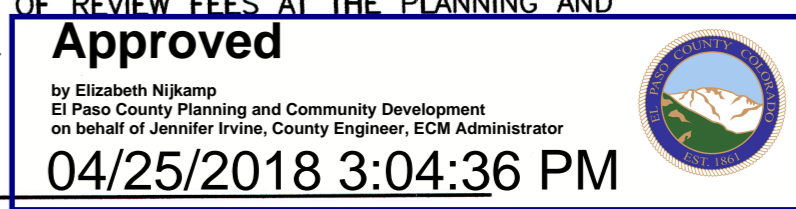
THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS TOGETHER WITH THE MAIN SIZES INDICATED ON THIS WATER INSTALLATION PLAN ARE ADEQUATE TO SATISFY THE REQUIREMENTS OF THE SECURITY FIRE PROTECTION DISTRICT'S FIRE AND RESCUE DEPARTMENT. THIS APPROVAL IS BASED ON THE INFORMATION IN THESE PLANS, SPECIFICATIONS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

SIGNED [Signature] DATE 4-4-18
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 A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.



JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR DATE

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
JANUARY 22, 2019

SF 17-023

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

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

PROJECT: CARRIAGE MEADOWS NORTH FILING NO. 1
LORSON RANCH
EL PASO COUNTY, COLORADO

COVER SHEET
STREET, STORM, WATER, SANITARY
SEWER CONSTRUCTION PLANS

DATE: MARCH 7, 2018
PROJECT NO.: 100.002
SHEET NUMBER: C0.1
TOTAL SHEETS: 41

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.
- 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 GRADING SHALL CONFORM TO THE GEOTECHNICAL RECOMMENDATIONS FOR LORSON RANCH EAST PREPARED BY RMG, "PRELIMINARY SOILS AND GEOLOGY FOR CARRIAGE MEADOWS", DATED AUGUST 4, 2006. POND GRADING SHALL CONFORM WITH THE GEOTECHNICAL INVESTIGATION PERFORMED BY RMG FOR DETENTION POND CMN-1 UNDER JOB NO. 161943, DATED JANUARY 19, 2018.

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 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 PCD. 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 WORKS DEPARTMENT AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PUBLIC WORKS DEPARTMENT, 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.

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)

UNDERDRAIN CONSTRUCTION NOTES

- 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.
- ALL PVC UNDERDRAIN MAINS SHALL BE 4" PVC, SDR 35.
- UNDERDRAIN LATERALS SHALL BE 3" PVC, SDR 35
- 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.
- PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.
- ALL FITTINGS SHALL BE DUCTILE IRON -MECHANICAL JOINT AND HAVE 1 LB. MAGNESIUM ANODES AT EVERY FITTING.
- 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 ENGINEER OF THE FIELD VERIFIED INFORMATION PRIOR TO CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.
- 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 1ST AVENUE S.
 BURNSVILLE, MN 55306
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: rich@ceeg.com

DATE: _____
 DESCRIPTION: _____
 NO. _____

PREPARED FOR: **LORSON LLC**
 212 N. WABASH AVE. SUITE 301
 COLORADO SPRINGS, CO 80900
 CONTACT: JEFF MARK

PROJECT: **CARRIAGE MEADOWS NORTH FILING NO. 1**
 LORSON RANCH
 EL PASO COUNTY, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

GENERAL NOTES
CARRIAGE MEADOWS NORTH
FILING NO. 1

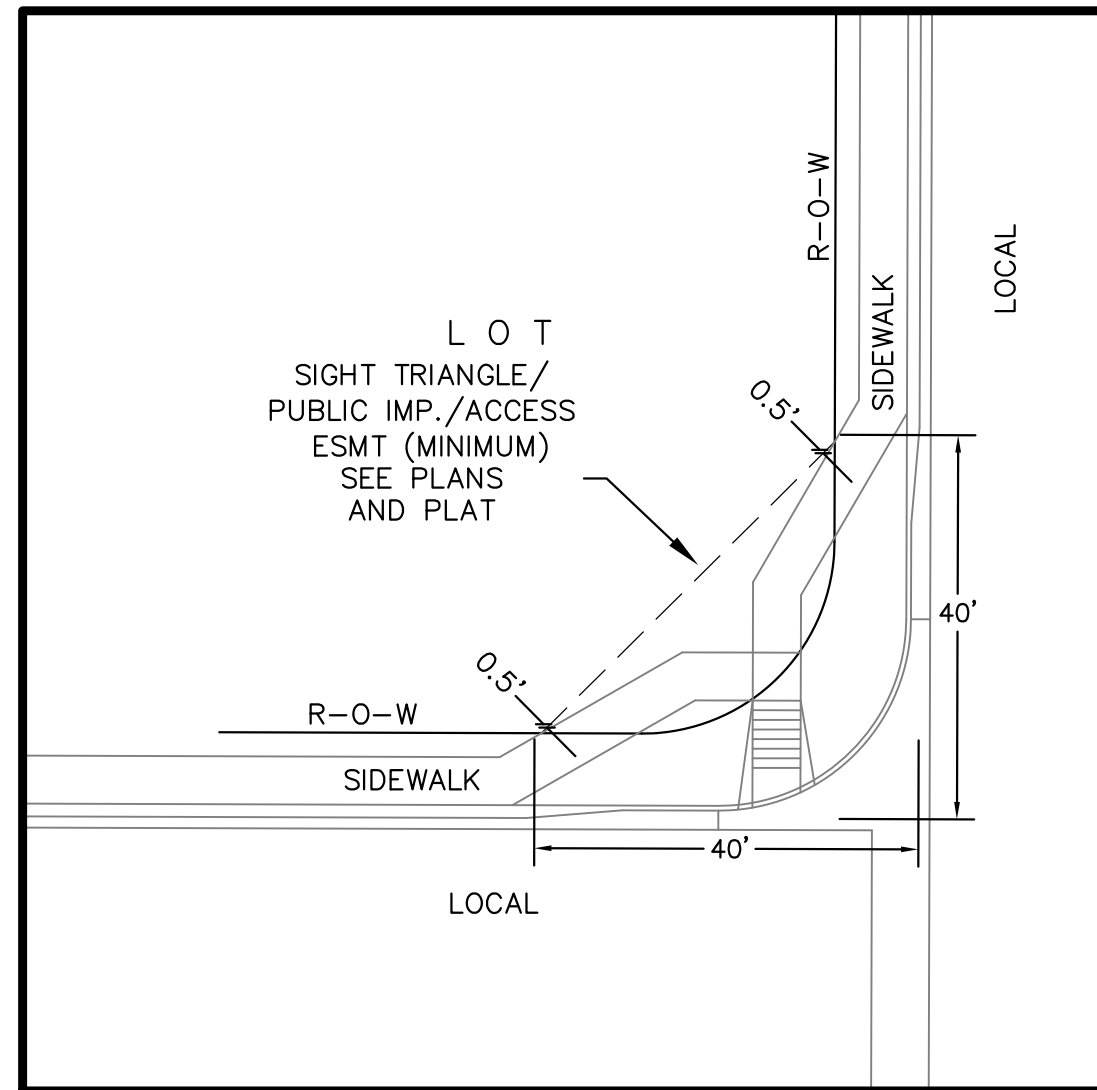
DATE
 MARCH 7, 2018

PROJECT NO.
 100.002

SHEET NUMBER
C1.2

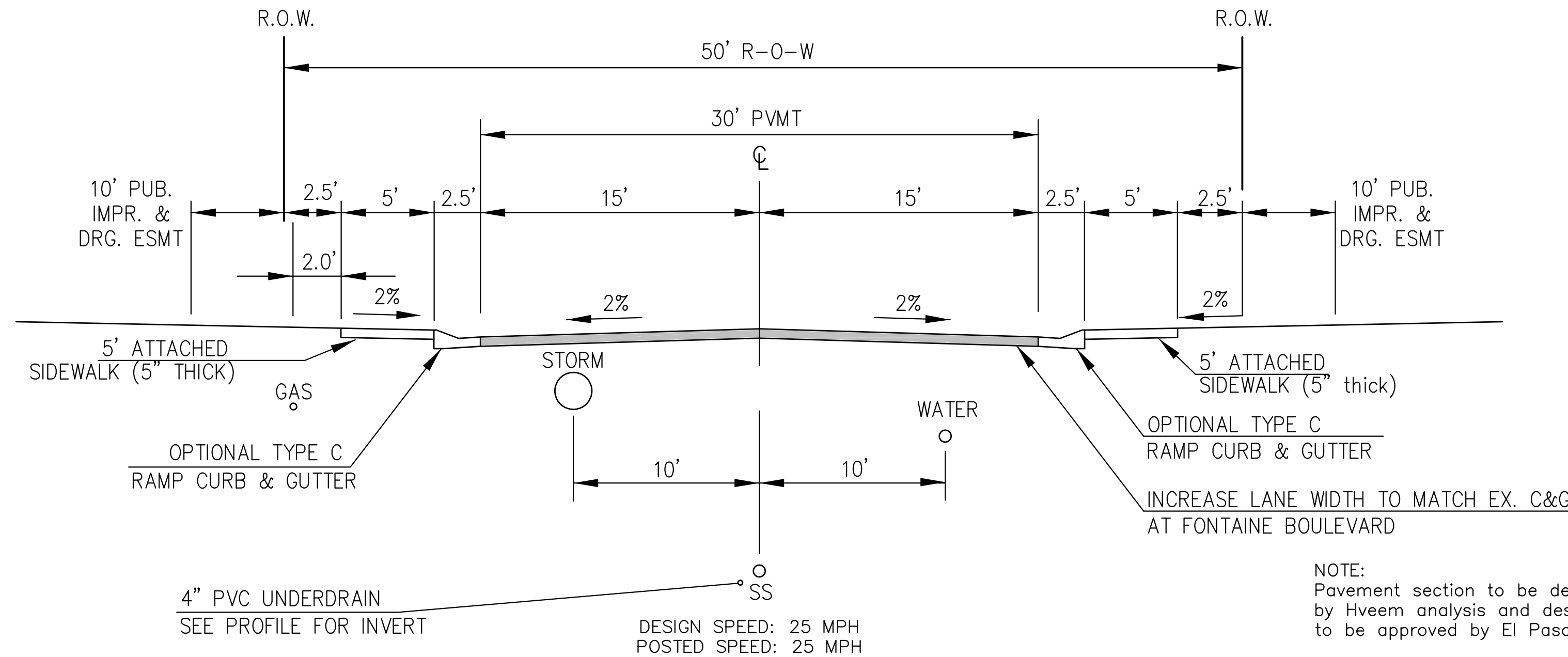
TOTAL SHEETS: **41**





**LOCAL ROADWAY SIGHT TRIANGLE
PUBLIC IMPROVEMENT ESMT.**
NOT TO SCALE

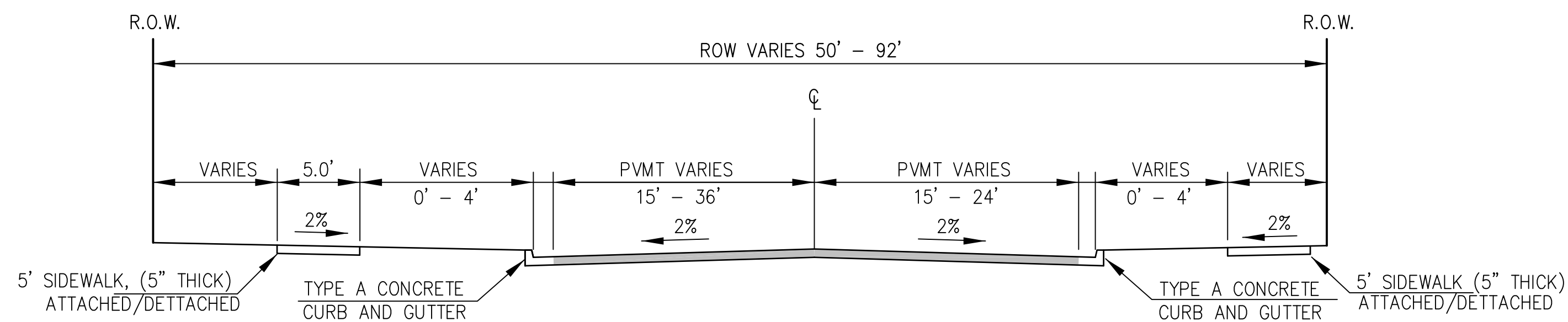
NOTE:
ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE
SIDEWALK ENCREACHES INTO THE PRIVATE LOTS. SEE CONSTRUCTION DRAWINGS
AND THE FINAL PLAT. SEE CONSTRUCTION DRAWINGS AND PLAT FOR SIGHT TRIANGLES



**TYPICAL SECTION 50' R.O.W.
RESIDENTIAL URBAN LOCAL**
NOT TO SCALE

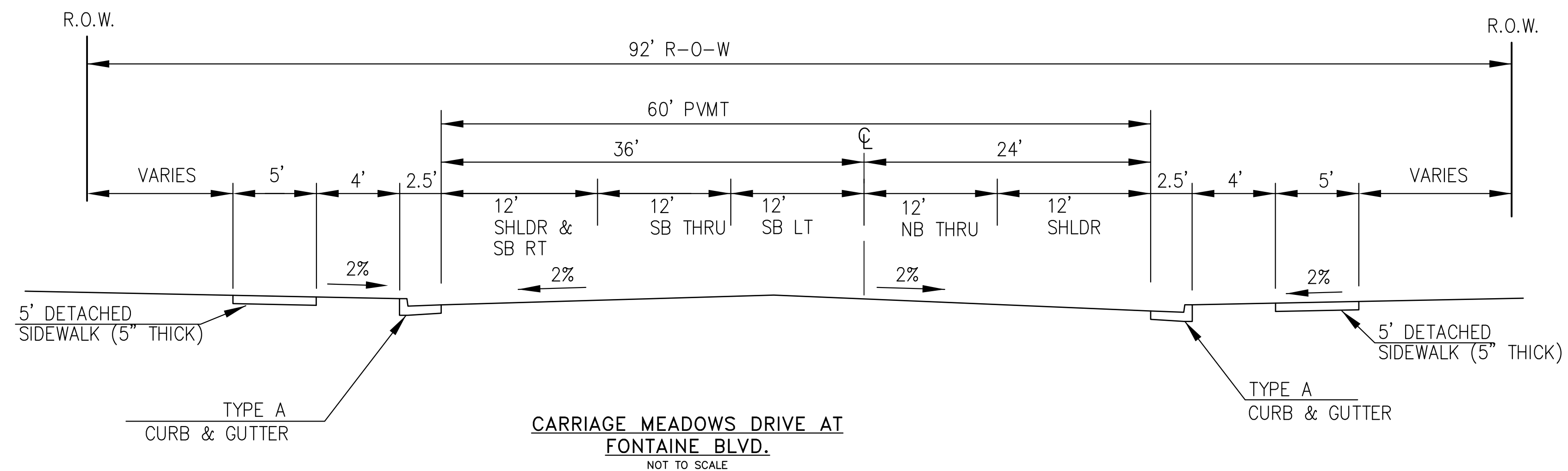
BORDERPINE WAY, CHALKSTONE LANE, MEADOWBANK LANE,
COYOTE RUN TRAIL, CIDER MILL PLACE, WISHBONE WAY,
PEACEFUL VALLEY DRIVE, AND
CARRIAGE MEADOWS DRIVE (16+32 TO 20+46.79)

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



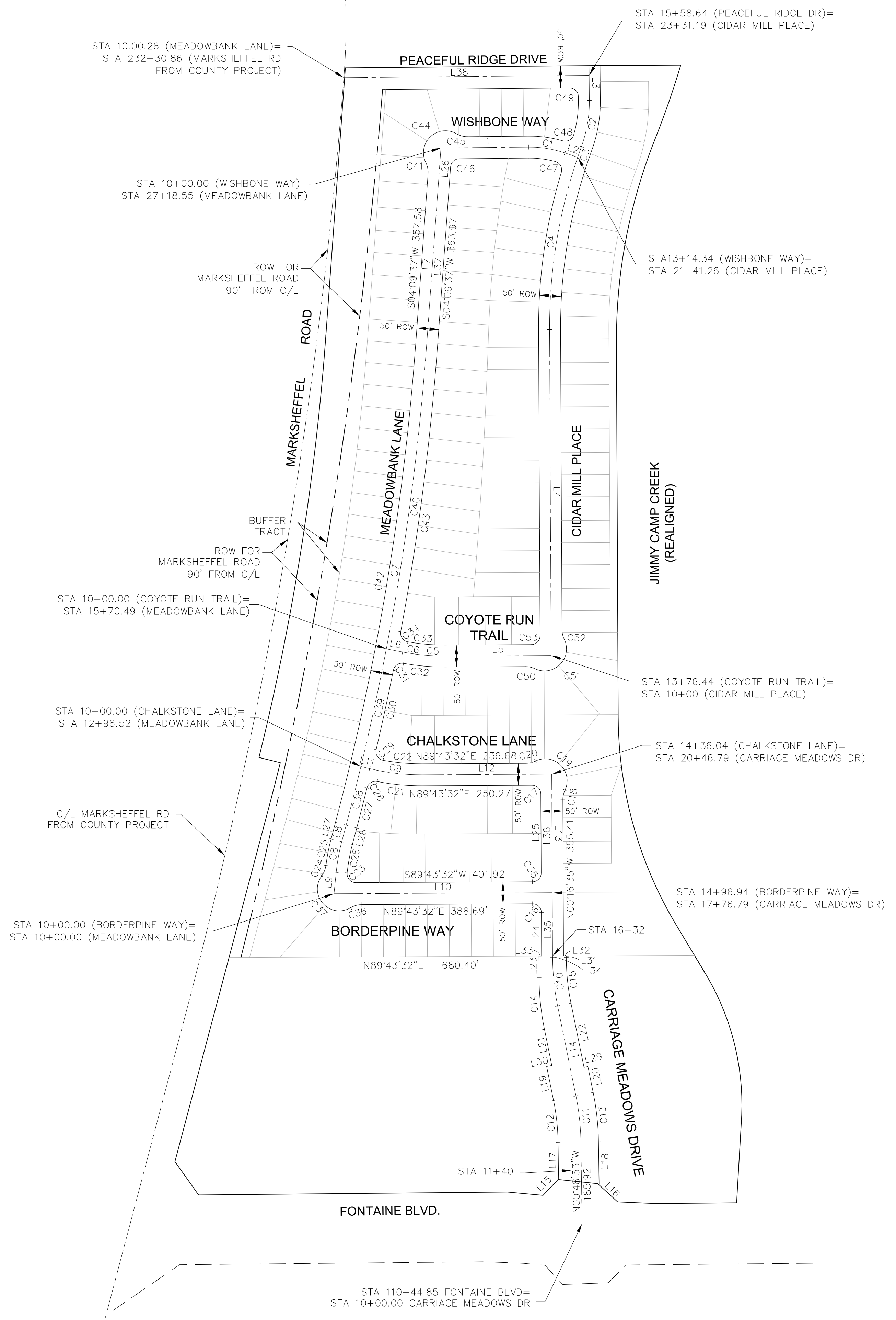
TYPICAL SECTIONS - CARRIAGE MEADOWS DRIVE

NOT TO SCALE
STA 11+40 - 16+32



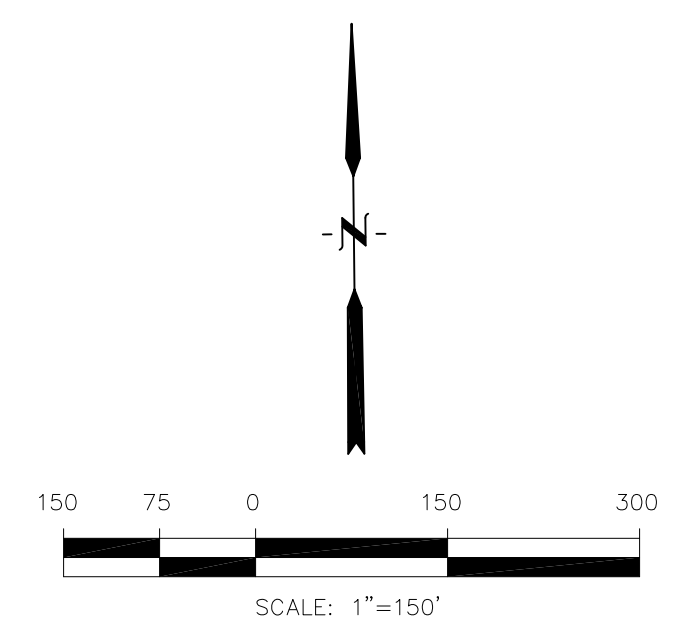
**CARRIAGE MEADOWS DRIVE AT
FONTAINE BLVD.**
NOT TO SCALE



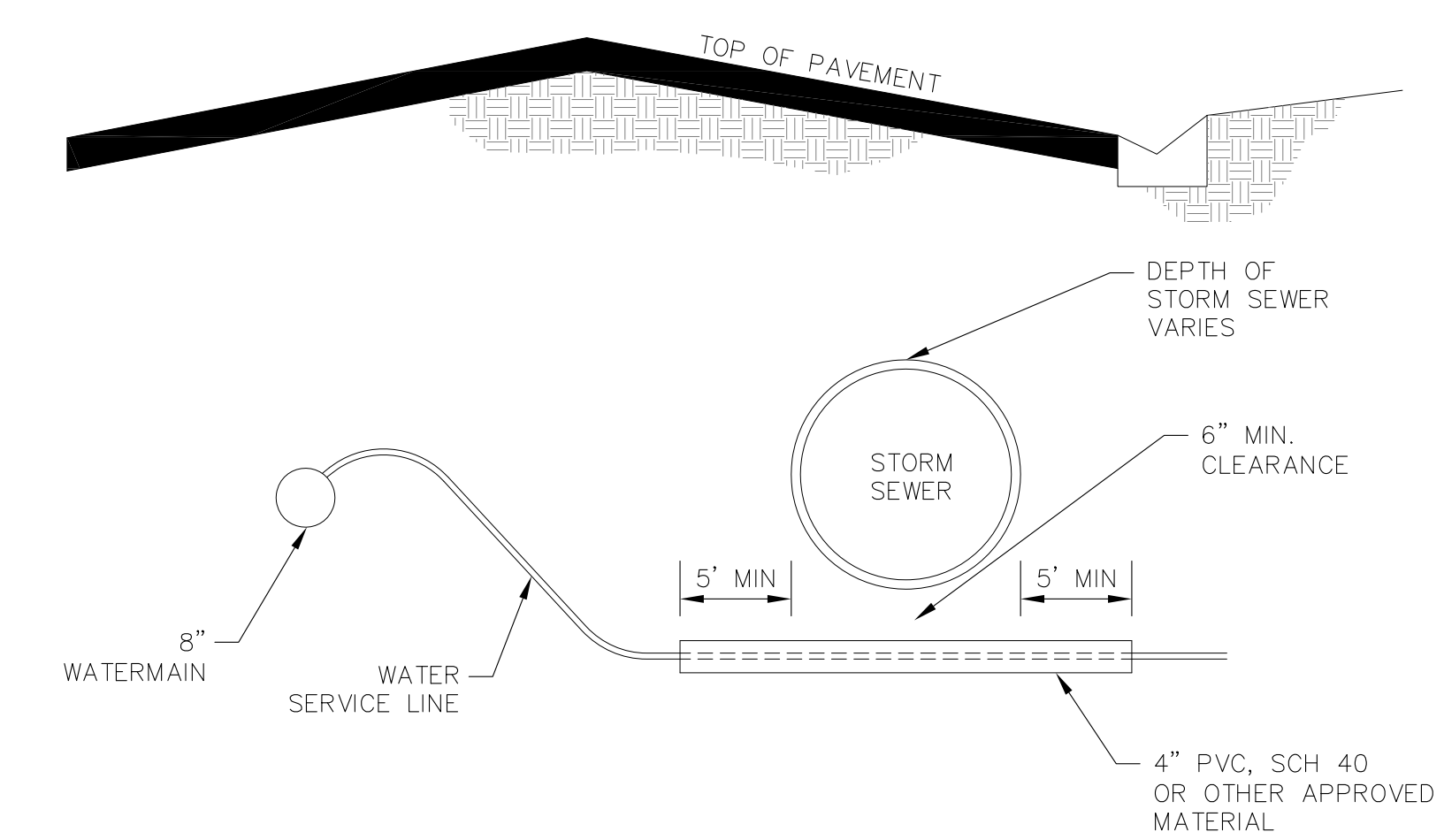
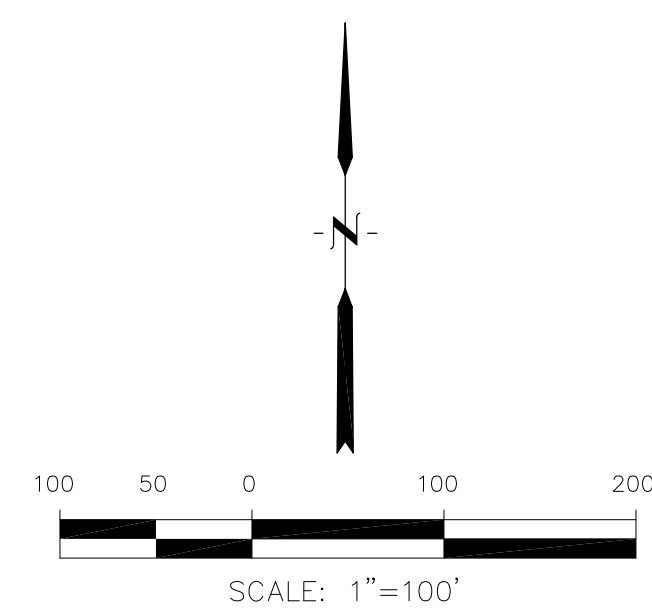
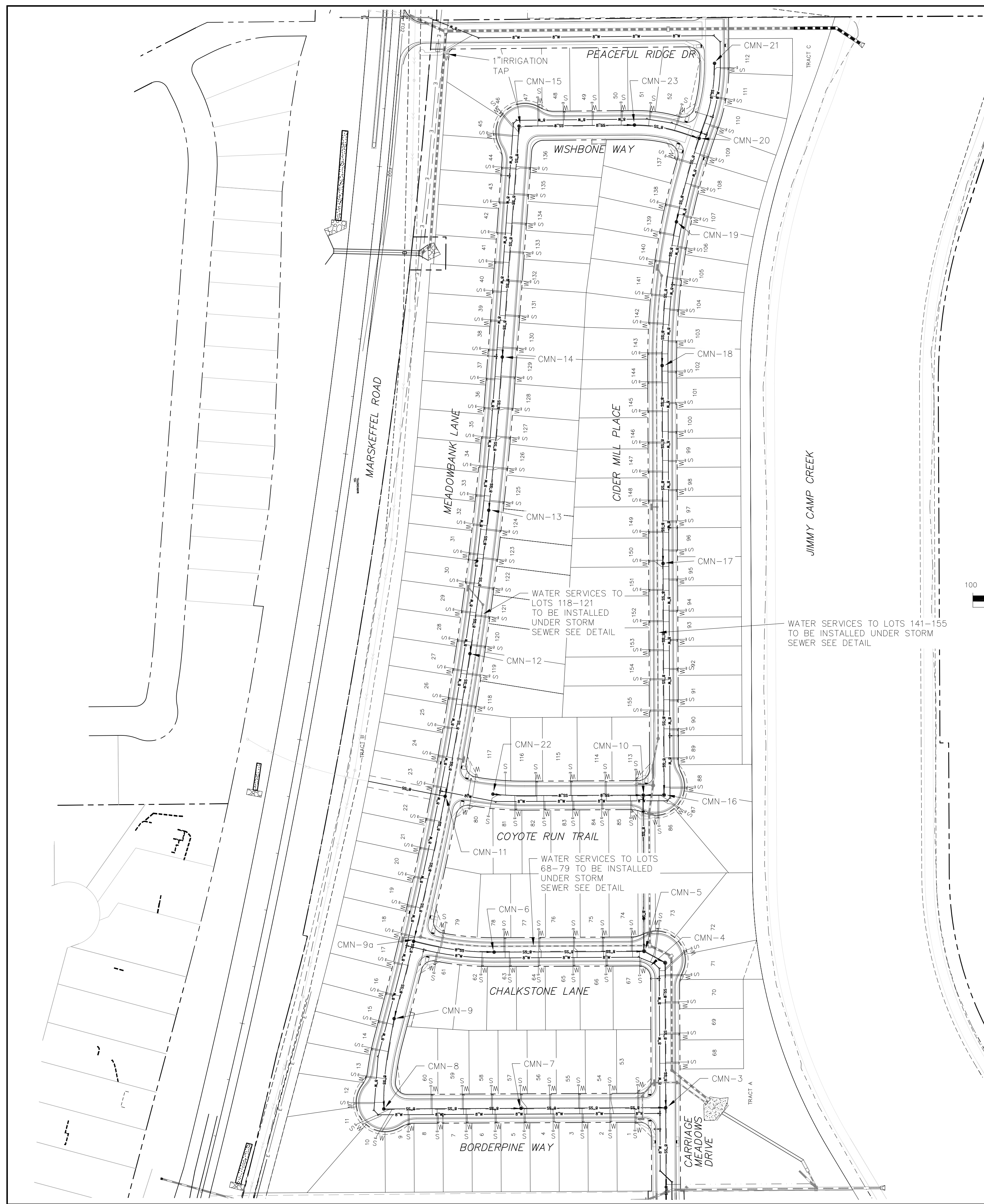


LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	199.38'	N89°27'23"E
L2	30.59'	S71°12'24"E
L3	78.98'	N00°31'33"W
L4	741.74'	S00°16'35"E
L5	241.35'	S89°43'32"W
L6	37.64'	N79°06'38"W
L7	444.55'	N04°09'37"E
L8	38.81'	N14°49'37"E
L9	49.88'	N05°45'58"E
L10	496.94'	S89°43'32"W
L11	20.48'	N76°29'24"W
L12	295.27'	N89°43'32"E
L13	414.00'	S00°16'35"E
L14	209.10'	N11°31'10"W
L15	53.50'	N47°13'07"E
L16	58.19'	N44°08'58"W
L17	84.23'	N00°48'53"W
L18	95.31'	N00°48'53"W
L19	78.96'	N11°31'10"W
L20	60.00'	N11°03'10"W
L21	83.98'	N11°31'10"W
L22	149.09'	N11°31'10"W
L23	48.87'	S00°16'35"E
L24	99.00'	S00°16'35"E
L25	180.00'	S00°16'35"E
L26	86.97'	N04°09'37"E
L27	38.81'	S14°49'37"W
L28	38.81'	N14°49'37"E
L29	9.00'	N78°28'50"E
L30	12.00'	S78°28'50"W
L31	3.59'	N00°16'35"W
L32	6.00'	N89°43'15"E
L33	6.00'	N89°43'15"E
L34	3.59'	N00°16'35"W
L35	144.00'	N00°16'35"W
L36	270.00'	N00°16'35"W
L37	357.58'	N04°09'37"E
L38	558.64'	N89°28'27"E

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	DELTA	
C1	84.37'	250.00	19°20'13"	
C2	107.55'	300.00	20°32'28"	
C3	25.59'	1200.00	01°13'19"	
C4	399.40'	1200.00	19°04'11"	
C5	54.69'	500.00	06°16'02"	
C6	42.73'	500.00	04°53'49"	
C7	1115.15'	5990.00	10°40'00"	
C8	71.16'	450.00	09°03'39"	
C9	120.29'	500.00	13°47'04"	
C10	110.87'	565.00	11°14'35"	
C11	105.56'	565.00	10°42'17"	
C12	95.84'	513.00	10°42'17"	
C13	113.03'	605.00	10°42'17"	
C14	118.72'	605.00	11°14'35"	
C15	104.78'	534.00	11°14'35"	
C16	31.42'	20.00	89°59'53"	
C17	31.42'	20.00	89°59'53"	
C18	22.55'	50.00	25°50'31"	
C19	123.64'	50.00	141°40'54"	
C20	22.55'	50.00	25°50'31"	
C21	102.84'	525.00	11°13'22"	
C22	88.85'	475.00	10°43'01"	
C23	33.58'	20.00	96°12'02"	
C24	25.58'	50.00	29°18'28"	
C25	61.80'	475.00	07°27'15"	
C26	66.02'	425.00	08°54'03"	
C27	93.94'	6015.00	00°53'41"	
C28	30.37'	20.00	87°00'59"	
C29	32.34'	20.00	92°38'03"	
C30	184.80'	6015.00	01°45'37"	
C31	31.00'	20.00	88°49'13"	
C32	95.40'	525.00	10°24'40"	
C33	85.08'	475.00	10°15'44"	
C34	31.58'	20.00	90°28'26"	
C35	31.42'	20.00	90°00'07"	
C36	26.78'	50.00	30°41'00"	
C37	137.57'	50.00	157°38'18"	
C38	137.67'	5990.00	01°19'01"	
C39	273.97'	5990.00	02°37'14"	
C40	703.51'	5990.00	06°43'45"	
C41	26.78'	50.00	30°41'00"	
C42	1110.49'	5965.00	10°40'00"	
C43	661.54'	6015.00	06°18'05"	
C44	127.99'	50.00	146°39'47"	
C45	26.78'	50.00	30°41'00"	
C46	29.77'	20.00	85°17'46"	
C47	32.01'	20.00	91°42'20"	
C48	31.43'	20.00	90°03'08"	
C49	31.41'	20.00	89°58'56"	
C50	22.55'	50.00	25°50'31"	
C51	123.64'	50.00	14°41'09"	
C52	22.55'	50.00	25°50'31"	
C53	31.42'	50.00	90°00'07"	

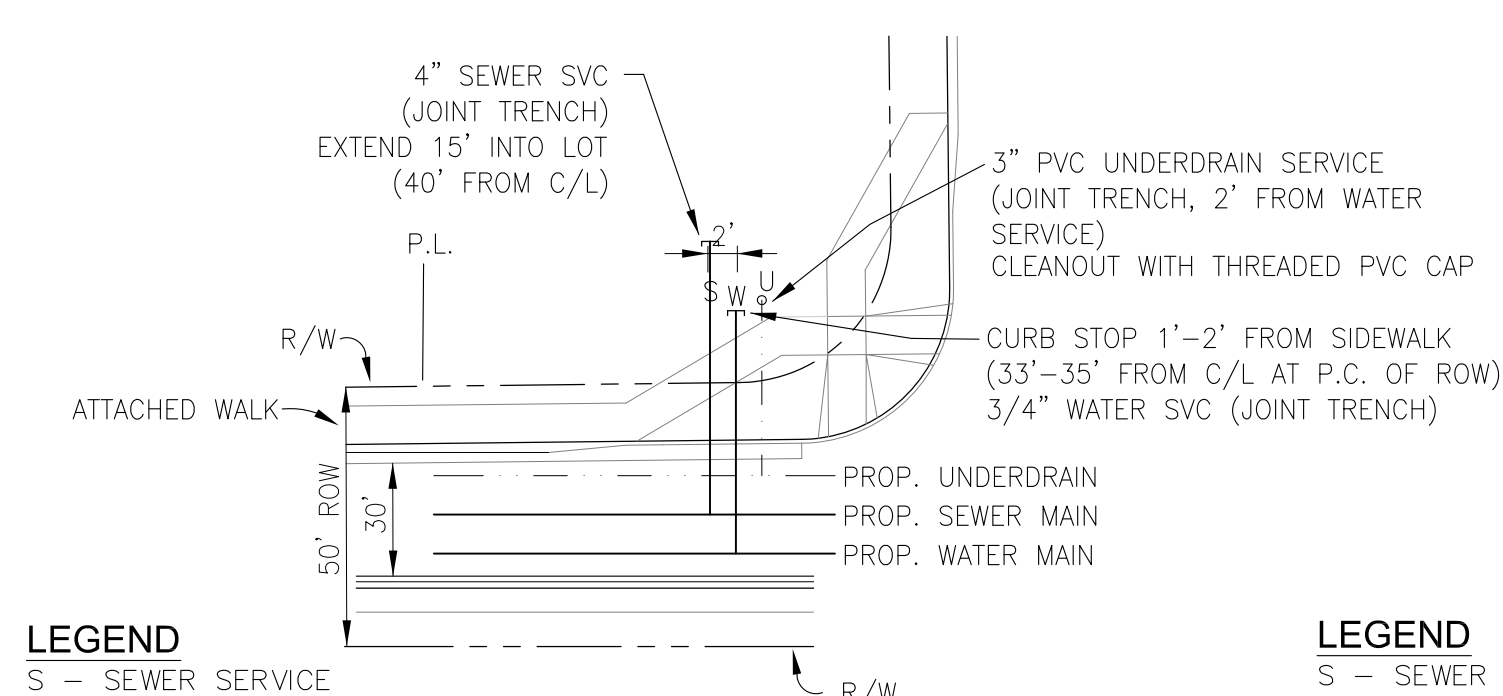


HORIZONTAL CONTROL PLAN



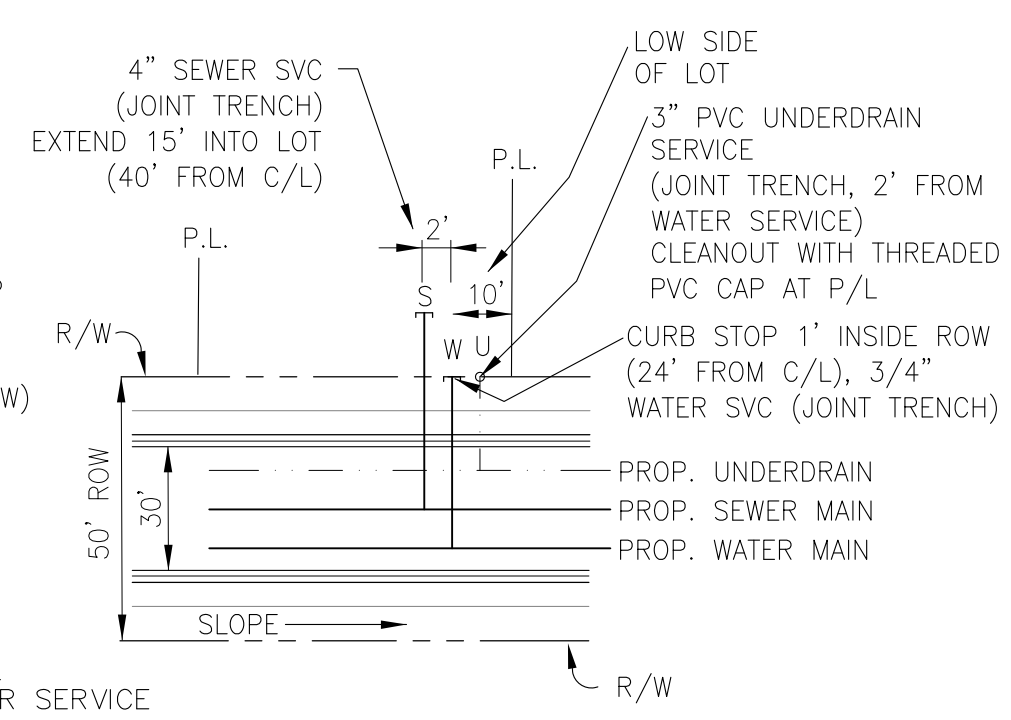
WATER SERVICE UNDER STORM SEWER DETAIL
NTS

NOTE:
1. WATER SERVICES ON CHALKSTONE LANE, MEADOWBANK LANE, CIDER MILL PLACE, AND CARRIAGE MEADOWS DRIVE SHALL BE INSTALLED UNDER THE STORM SEWER AS NECESSARY.



LEGEND
S - SEWER SERVICE
W - WATER SERVICE
U - UNDERDRAIN SERVICE

TYPICAL CORNER UTILITY SERVICE DETAIL
NTS



LEGEND
S - SEWER SERVICE
W - WATER SERVICE
U - UNDERDRAIN SERVICE

TYPICAL UTILITY SERVICE DETAIL
NTS

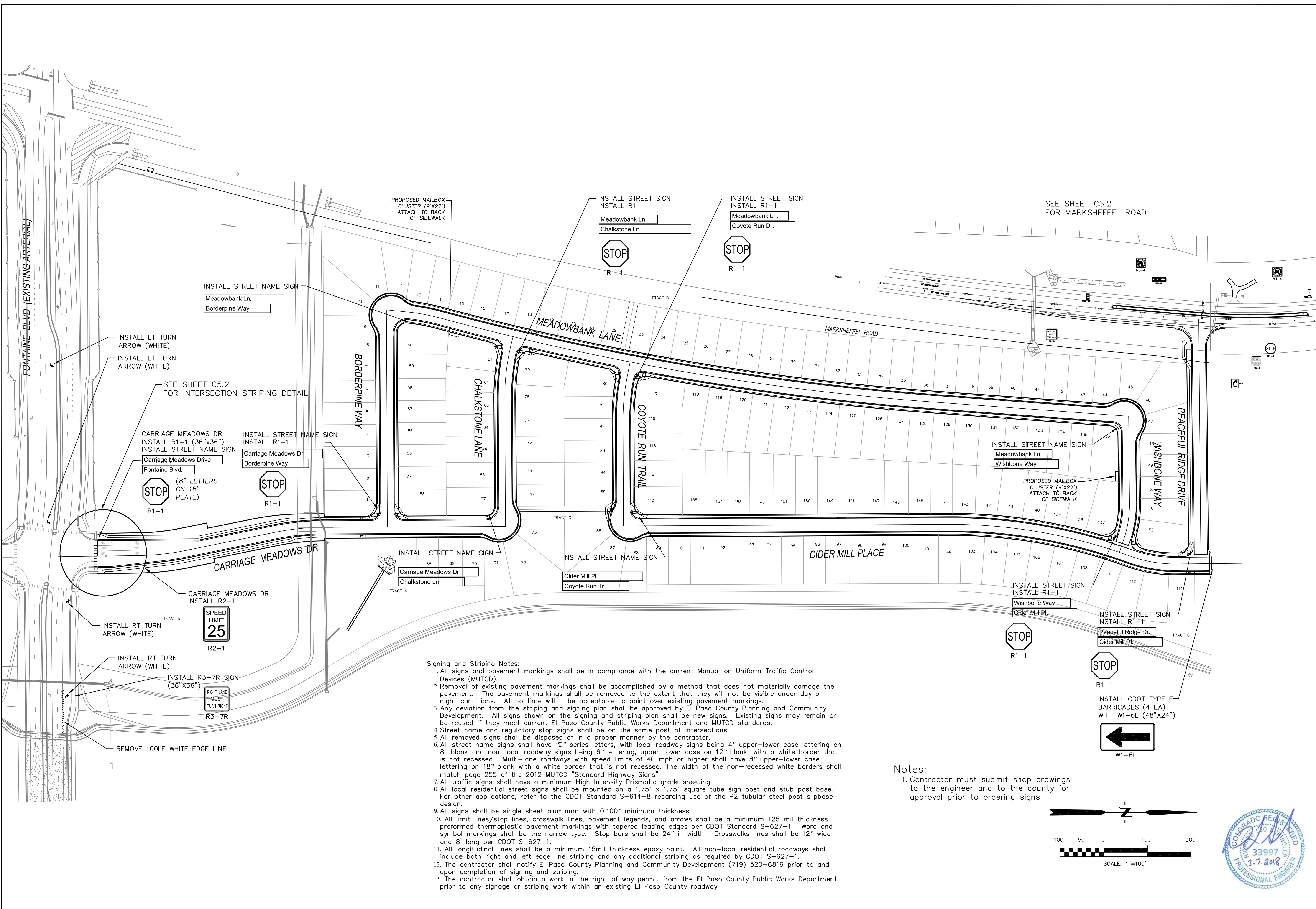


DATE	X
DESCRIPTION	X
NO.	1
PROJECT	CARRIAGE MEADOWS NORTH FILING NO. 1
PREPARED FOR:	LORSON LLC
	212 N. WAHSATCH AVE., SUITE 301
	COLORADO SPRINGS, COLORADO 80903
	CONTACT: JEFF MARK
	EL PASO COUNTY, COLORADO

DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS

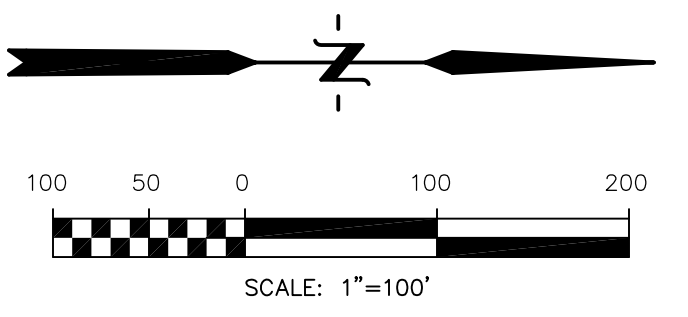
**CARRIAGE MEADOWS NORTH
FILING NO. 1
UTILITY SERVICES PLAN**

DATE	MARCH 7, 2018
PROJECT NO.	100.002
SHEET NUMBER	C3.1
TOTAL SHEETS:	41



- Signing and Striping Notes:**
- All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
 - 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.
 - 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.
 - Street name and regulatory stop signs shall be on the same post at intersections.
 - All removed signs shall be disposed of in a proper manner by the contractor.
 - 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".
 - All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
 - 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.
 - All signs shall be single sheet aluminum with 0.100" minimum thickness.
 - 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.
 - 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.
 - The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
 - 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.

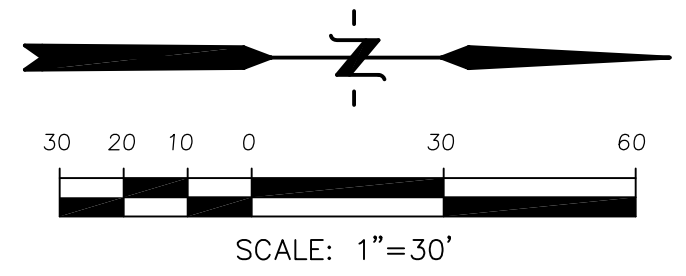
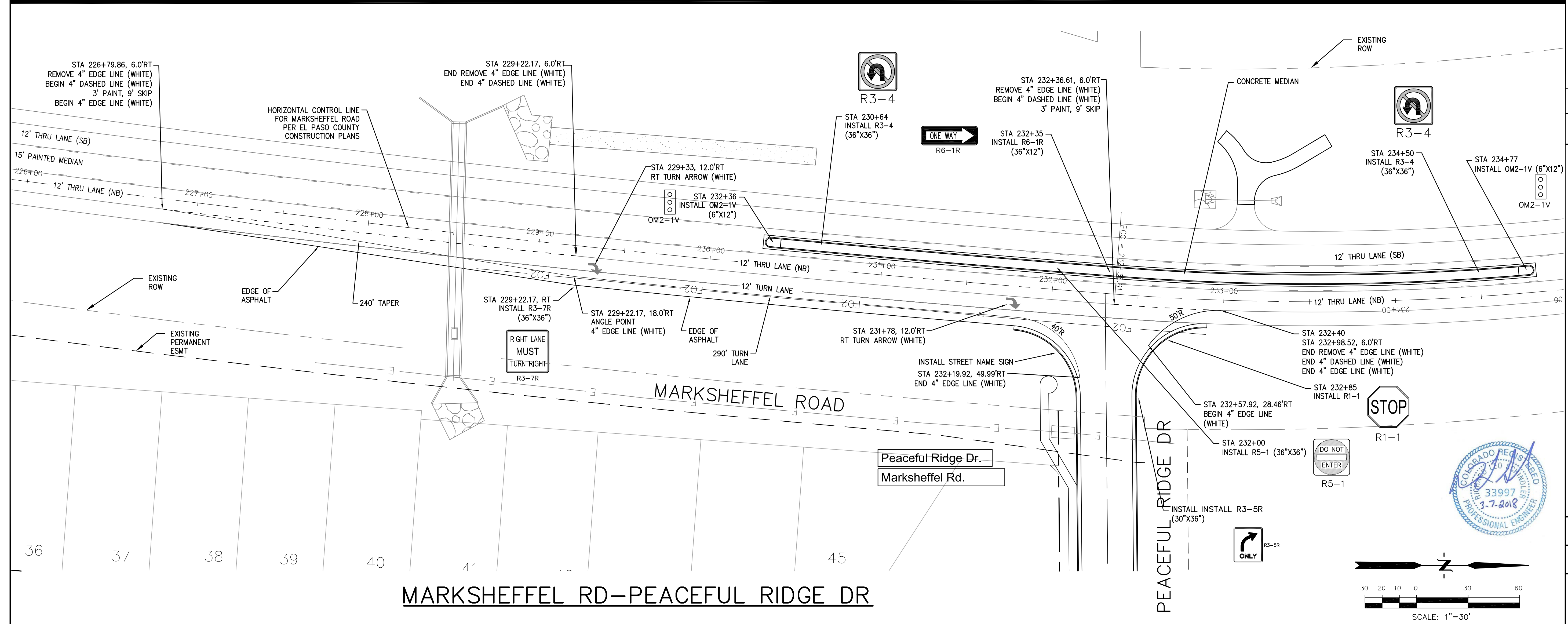
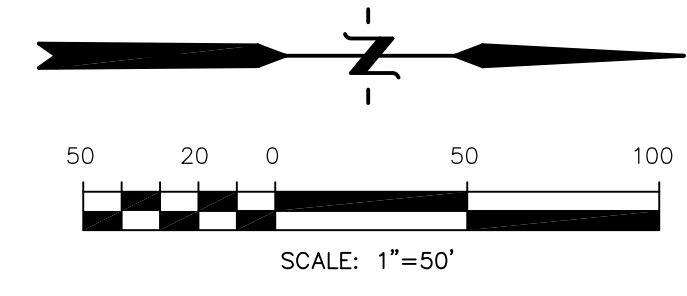
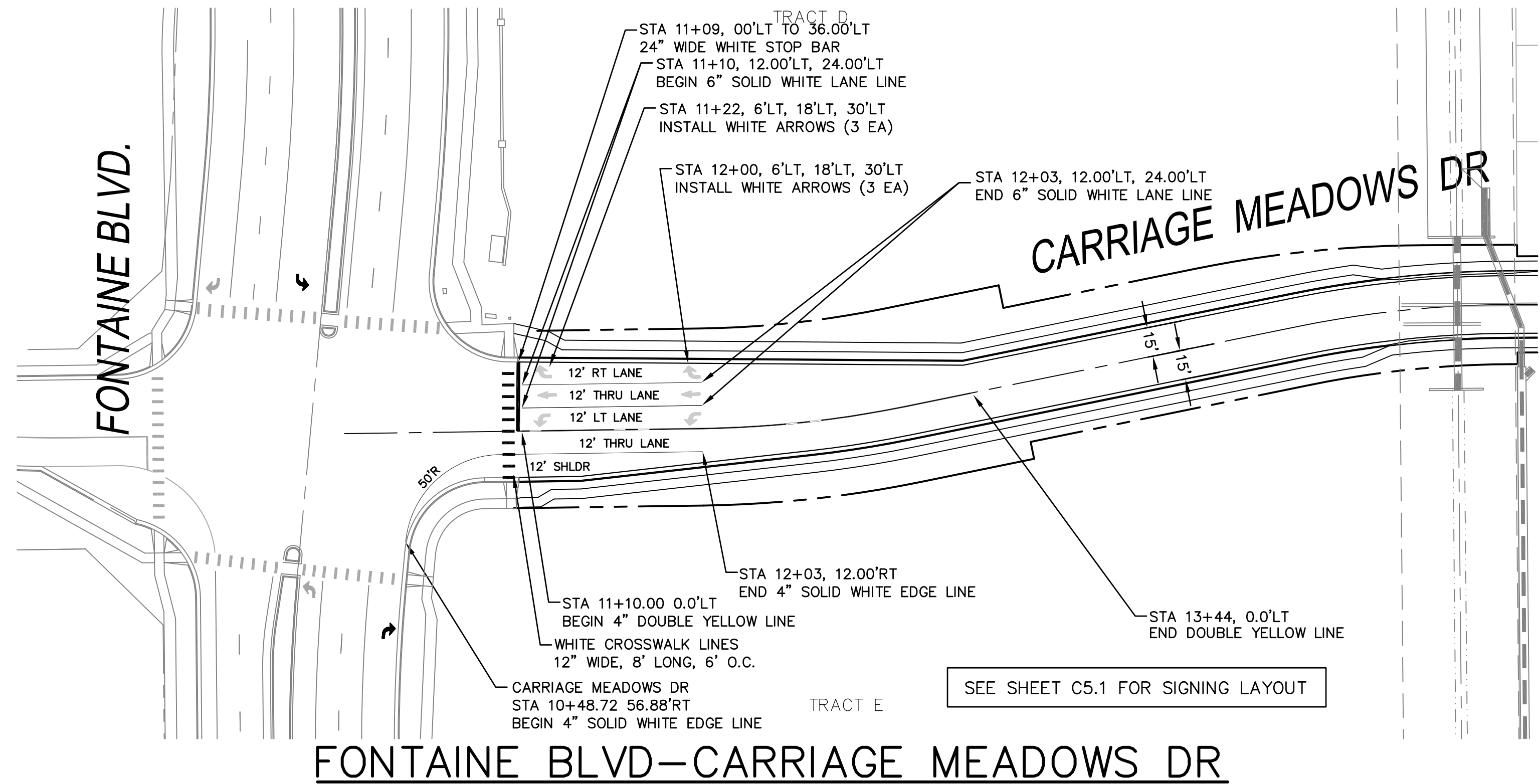
Notes:
 1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs



DATE	X
DESCRIPTION	X
NO.	1
PROJECT:	CARRIAGE MEADOWS NORTH FILING NO. 1
PREPARED FOR:	LORSON LLC 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903
CONTACT:	JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

SIGNING AND STRIPING PLAN



CORE ENGINEERING GROUP

15004 1ST AVE. SUITE 100
DENVER, CO 80202
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE: X

DESCRIPTION: X

NO. 1

PROJECT: CARRIAGE MEADOWS NORTH FILING NO. 1

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

INTERSECTION STRIPING DETAIL

DATE: MARCH 7, 2018

PROJECT NO. 100.002

SHEET NUMBER C5.2

TOTAL SHEETS: 41



NOTES

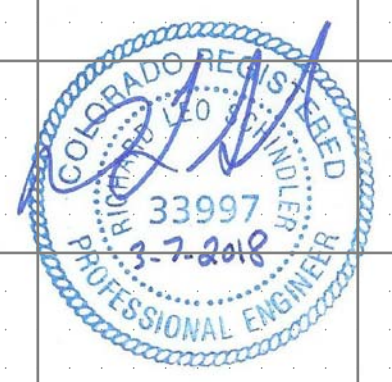
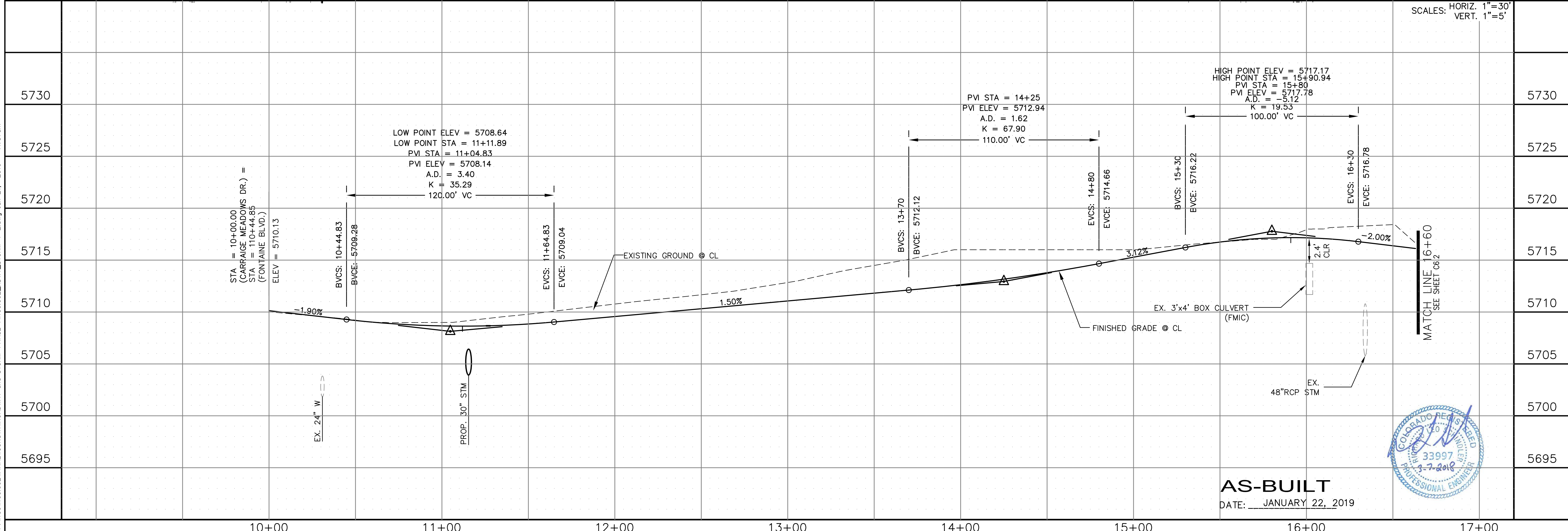
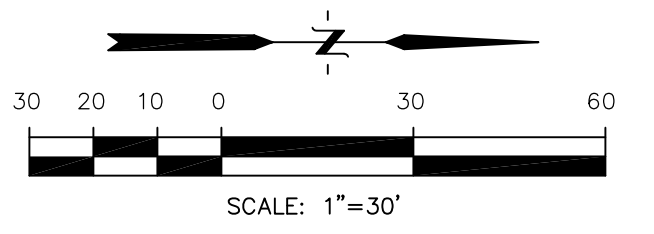
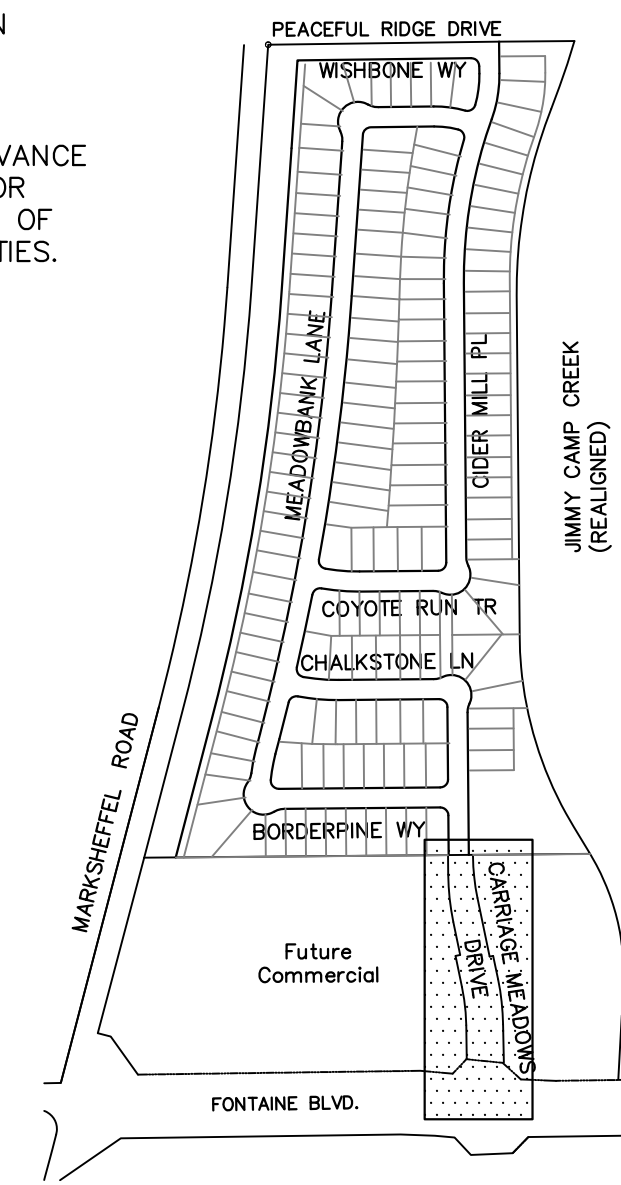
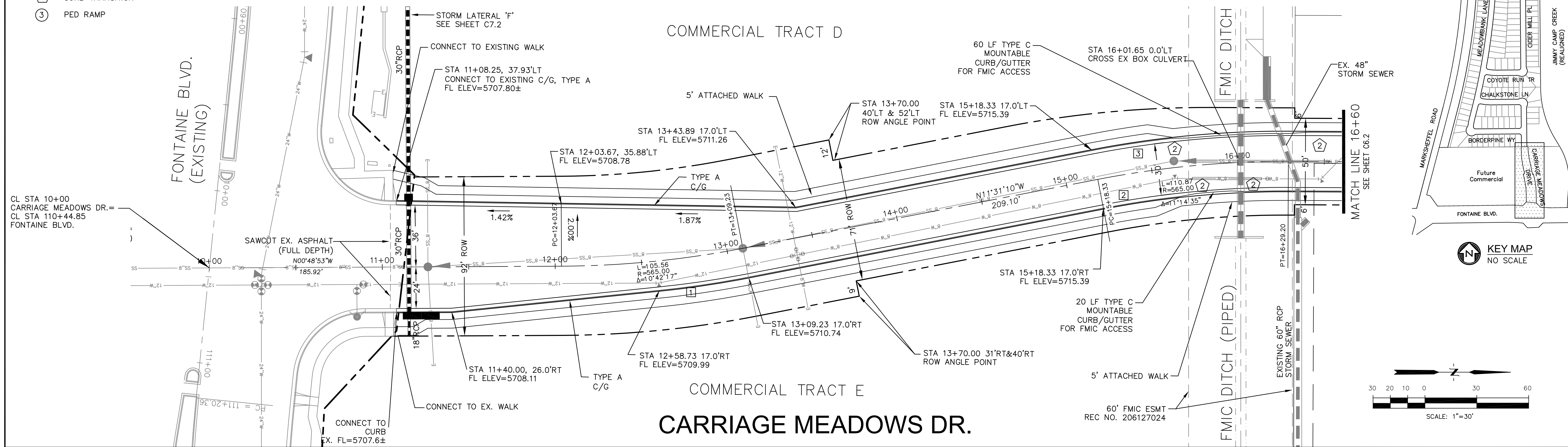
1. ALL SPOT ELEVATIONS REFLECT FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLANS FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE RCP, CL-III

--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- 1 CURVE DATA ID
- 2 CURB TRANSITION
- 3 PED RAMP

FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	52.01'	582.00	5'07"14"
C2	107.53'	548.00	11'14"35"
C3	92.17'	582.00	09'04"25"

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



AS-BUILT
DATE: JANUARY 22, 2019

<p>CORE ENGINEERING GROUP 15004 1ST AVE. S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com</p>	DATE:
	<p>PREPARED FOR: LORSON LLC. 212 N. WAISATCH AVE. SUITE 301 COLORADO SPRINGS, CO 80903 CONTACT: JEFF MARK</p>
<p>PROJECT: CARRIAGE MEADOWS NORTH FIL NO. 1 FONTAINE BLVD. - CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO</p>	<p>DESCRIPTION: STREET AND STORM CARRIAGE MEADOWS DRIVE STA 10+00 TO 16+60</p>
<p>DRAWN: RLS DESIGNED: RLS CHECKED: RLS</p>	<p>DATE: MARCH 7, 2018</p>
<p>SHEET NUMBER C6.1</p>	<p>PROJECT NO. 100.002</p>
<p>TOTAL SHEETS: 41</p>	<p>DATE: MARCH 7, 2018</p>

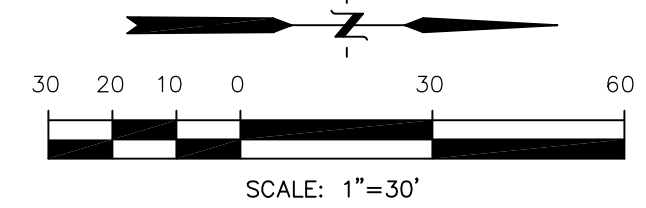
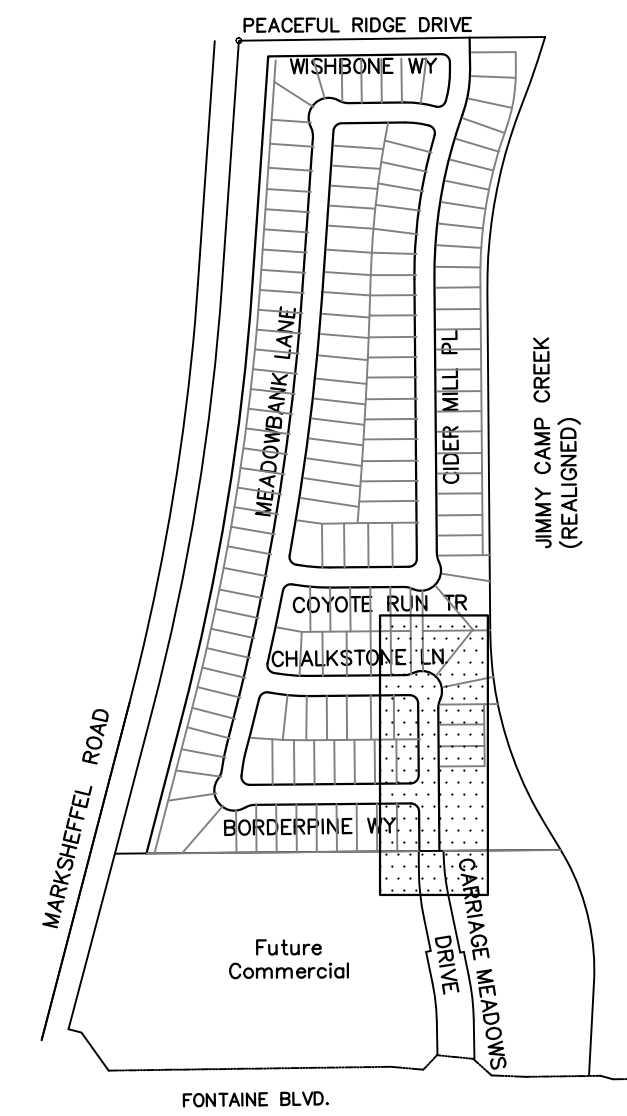
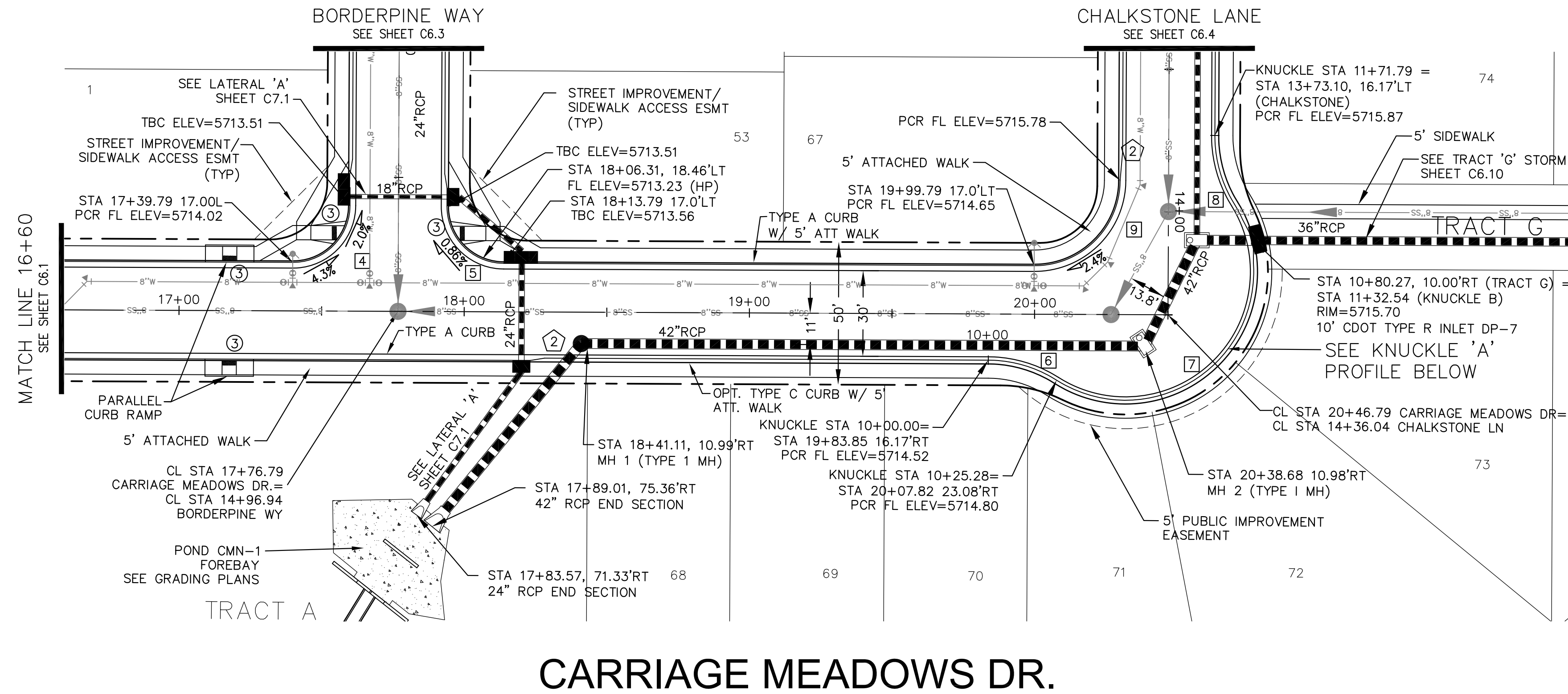
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- NOTES**
1. ALL SPOT ELEVATIONS REFLECT FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLANS FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE RCP, CL-III

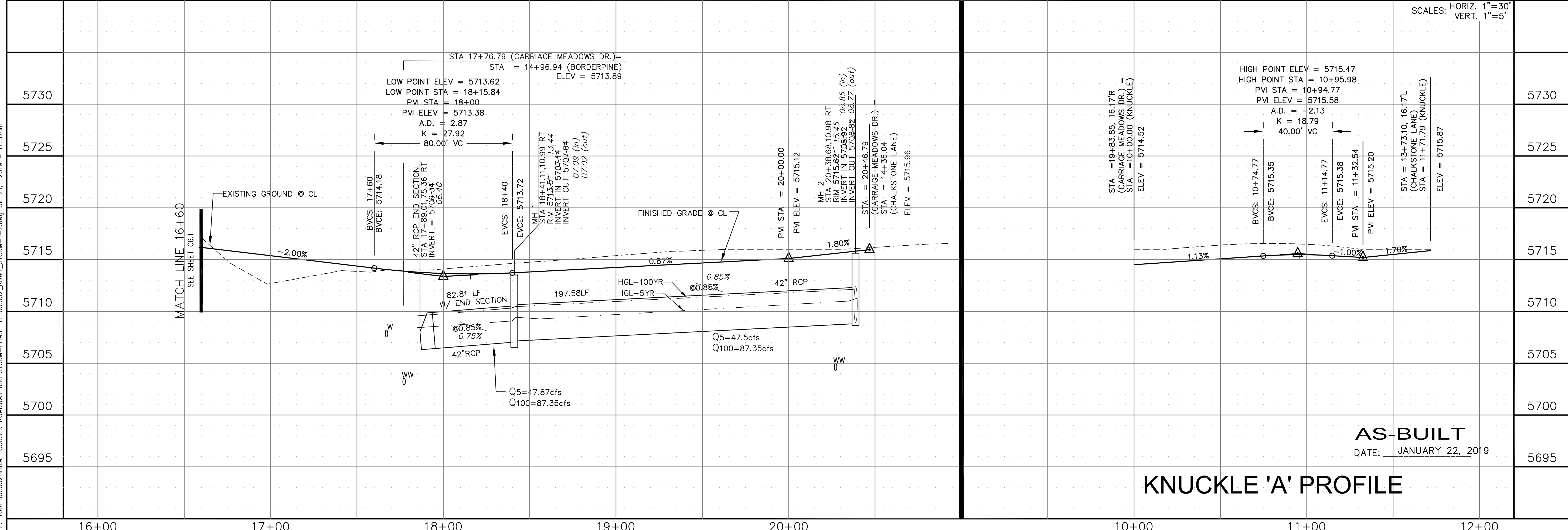
--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- 1 CURVE DATA ID
- 2 CURB TRANSITION
- 3 PED RAMP

FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C4	31.42'	20.00	89°59'53"
C5	31.42'	20.00	90°00'07"
C6	25.28'	45.00	32°10'51"
C7	121.23'	45.00	154°21'49"
C8	25.28'	45.00	32°10'51"
C9	47.12'	30.00	89°59'53"



CARRIAGE MEADOWS DR.



KNUCKLE 'A' PROFILE

AS-BUILT
DATE: JANUARY 22, 2019

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

DATE:

PROJECT: **CARRIAGE MEADOWS NORTH FIL NO. 1**
FONTAINE BLVD. - CARRIAGE MEADOWS DR.
EL PASO COUNTY, COLORADO

DESCRIPTION:

STREET AND STORM CARRIAGE MEADOWS DRIVE STA 16+60 TO 20+46.79

DRAWN:

AZM

DESIGNED:

RLS

CHECKED:

RLS

NO.:

5730

SCALE:

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

PROJECT NO.:

100.002

SHEET NUMBER:

C6.2

TOTAL SHEETS:

41

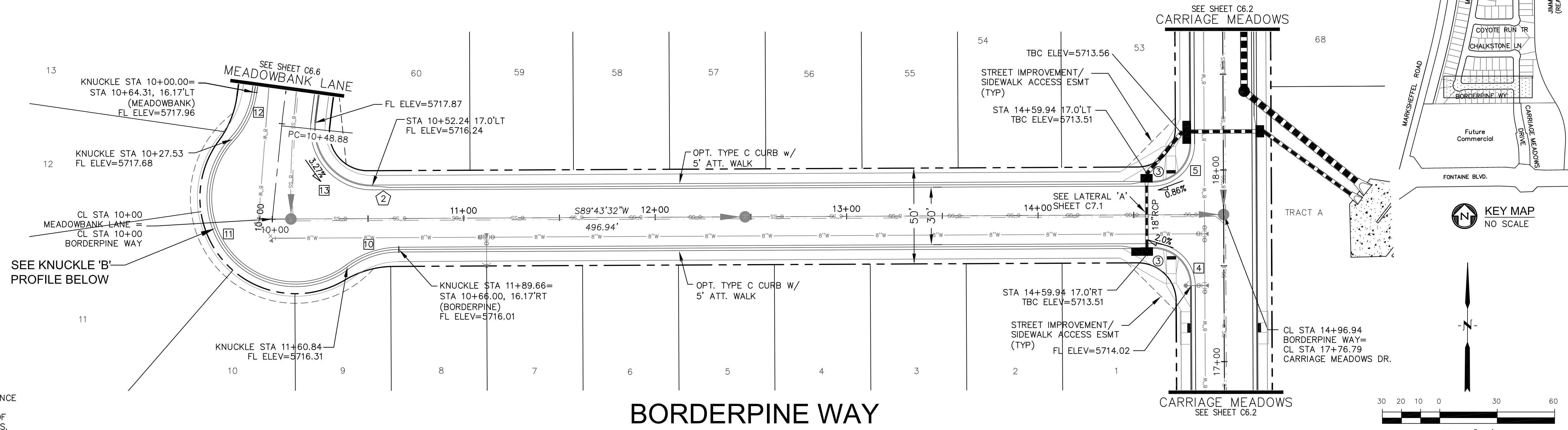
NOTES

1. ALL SPOT ELEVATIONS REFLECT FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLANS FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE RCP, CL-III

--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

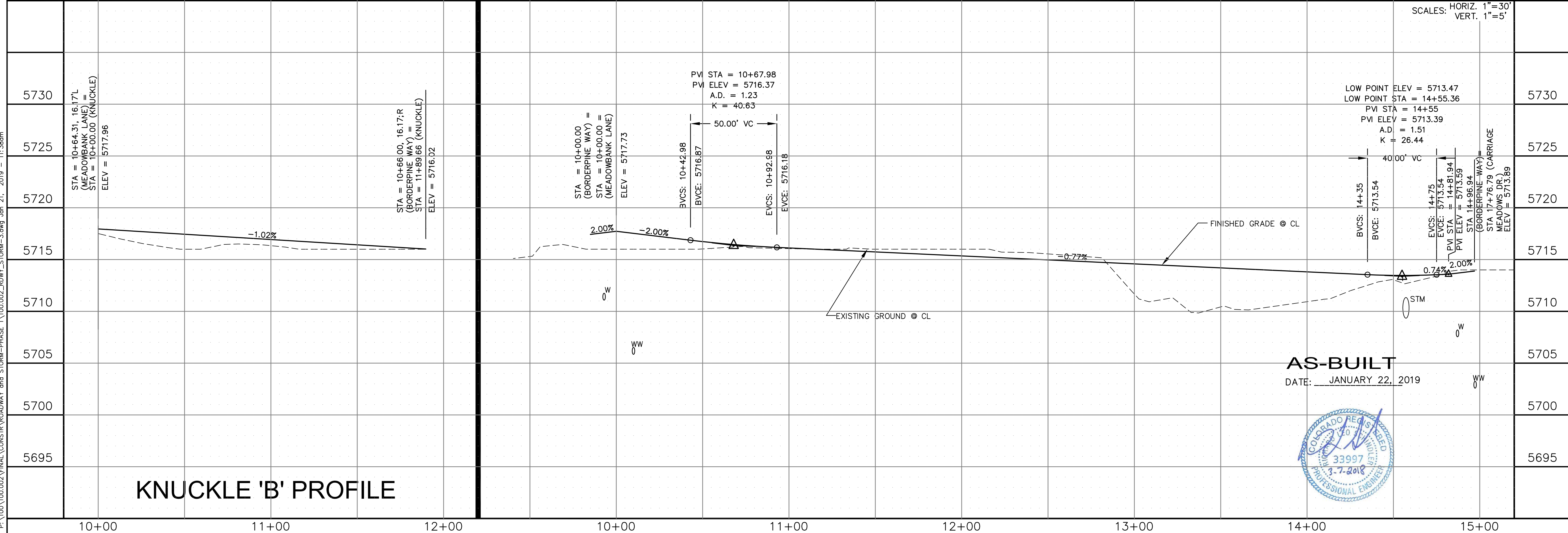
- 1 CURVE DATA ID
- 2 CURB TRANSITION
- 3 PED RAMP

FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C4	31.42'	20.00	89°59'53"
C5	31.42'	20.00	90°00'07"
C10	28.82'	45.00	36°41'34"
C11	133.32'	45.00	169°44'41"
C12	27.53'	45.00	35°02'50"
C13	50.29'	30.00	96°02'26"



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

BORDERPINE WAY



KNUCKLE 'B' PROFILE

AS-BUILT
DATE: JANUARY 22, 2019



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

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

PROJECT: CARRIAGE MEADOWS NORTH FIL NO. 1
FONTAINE BLVD. - CARRIAGE MEADOWS DR.
EL PASO COUNTY, COLORADO

DATE: _____
DESCRIPTION: _____
NO. _____

DRAWN: AZM
DESIGNED: RLS
CHECKED: RLS

**STREET AND STORM
BORDERPINE WAY
STA 10+00 TO 14+96.94**

DATE: MARCH 7, 2018
PROJECT NO. 100.002
SHEET NUMBER **C6.3**
TOTAL SHEETS: 41

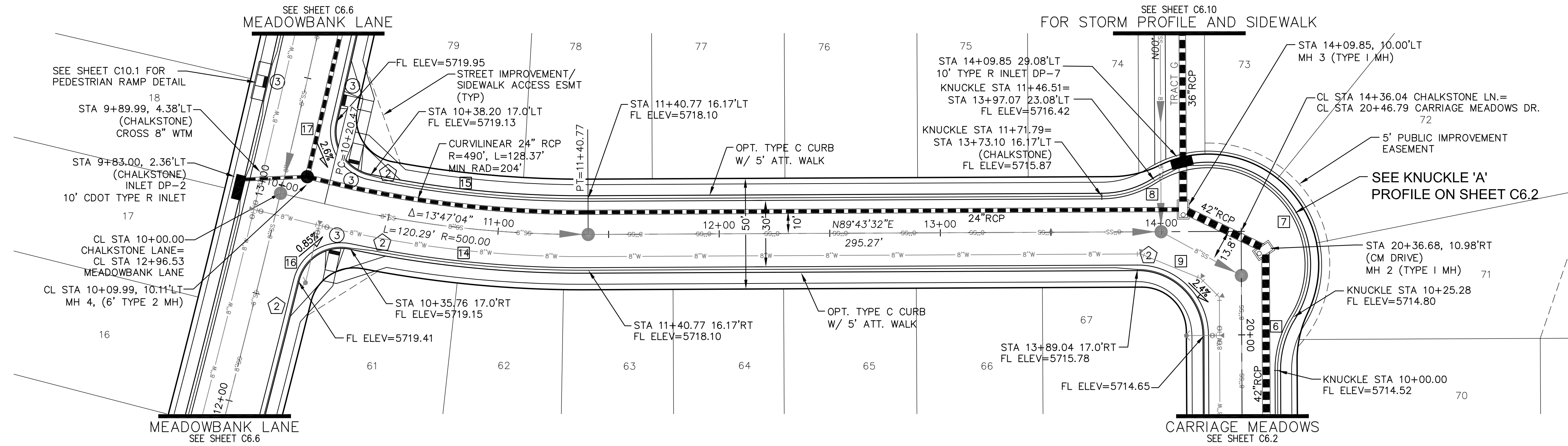
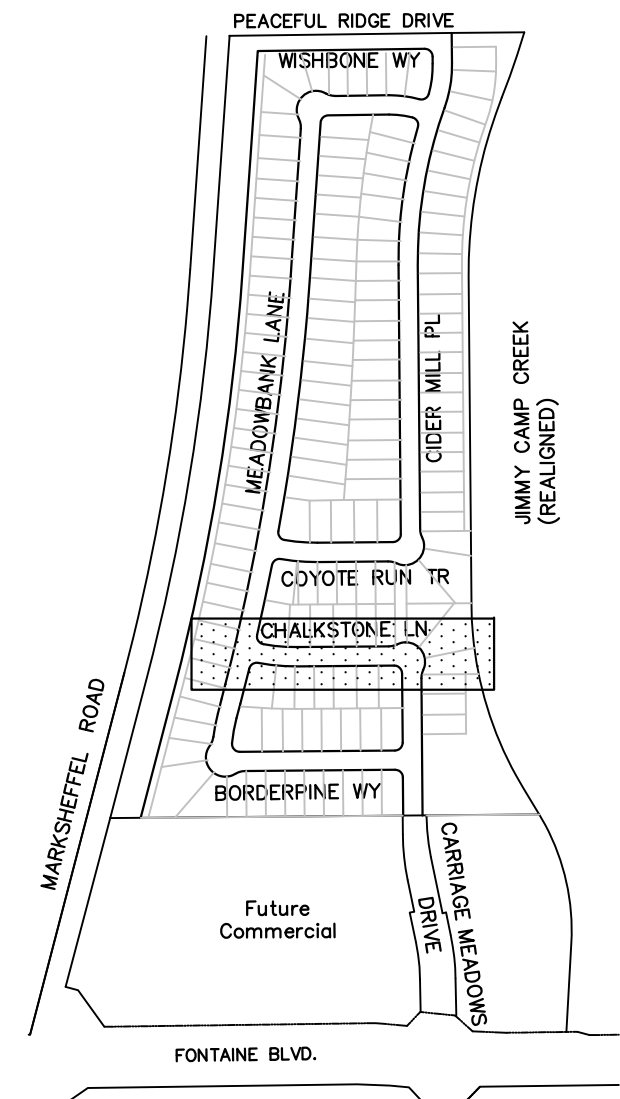
P:\100\100.002\FINAL\CONSTR\ROADWAY and STORM-PHASE 1\100.002_RDWY_STORM-3.dwg Jan 21, 2019 - 11:38am

- NOTES**
1. ALL SPOT ELEVATIONS REFLECT FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLANS FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE RCP, CL-III

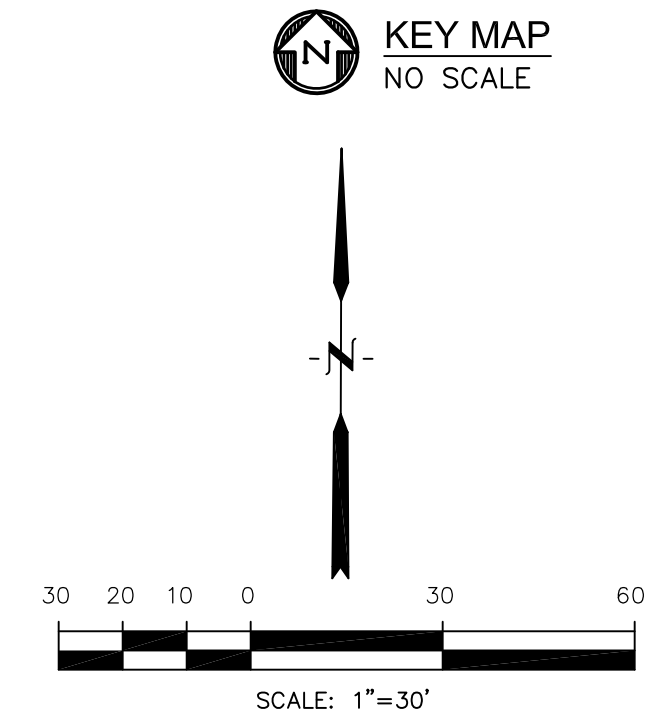
- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT
- ① CURVE DATA ID
 - ② CURB TRANSITION
 - ③ PED RAMP

FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C6	25.28'	45.00	32°10'51"
C7	121.23'	45.00	154°21'49"
C8	25.28'	45.00	32°10'51"
C9	47.12'	30.00	89°59'53"
C14	98.45'	516.17	10°55'41"
C15	89.28'	483.83	10°34'21"
C16	30.68'	20.00	87°53'57"
C17	32.00'	20.00	91°40'35"

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



CHALKSTONE LANE



CORE ENGINEERING GROUP

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

DATE: _____

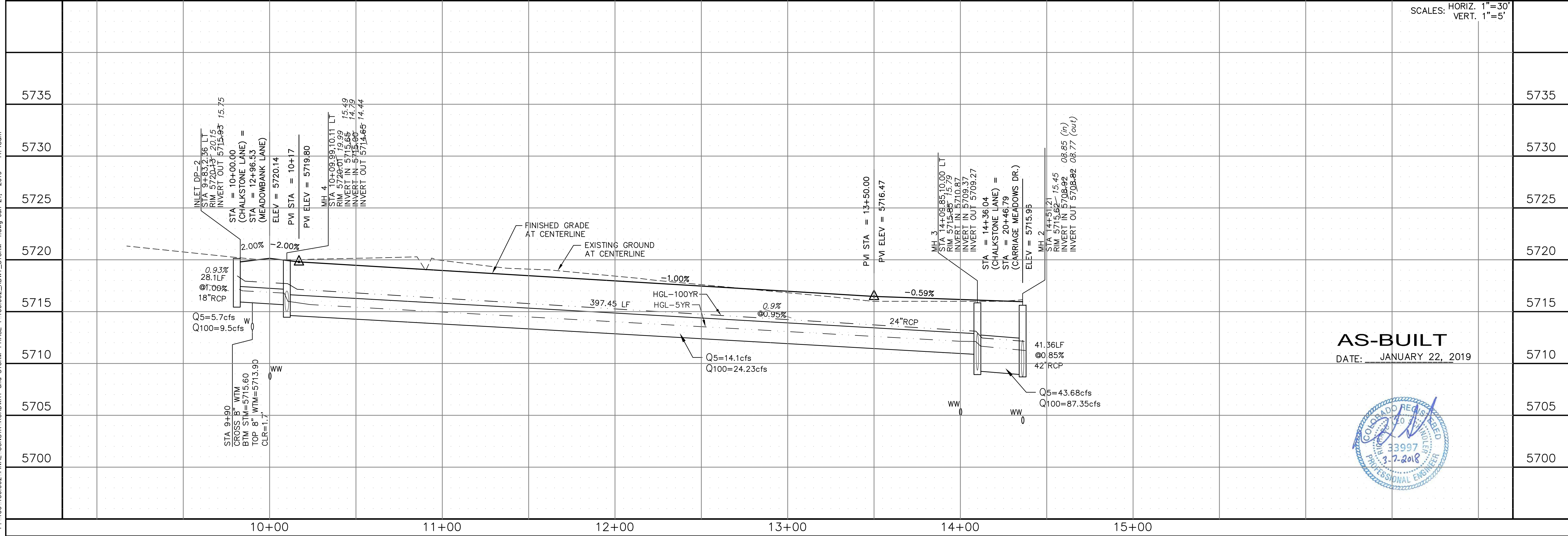
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NO. _____

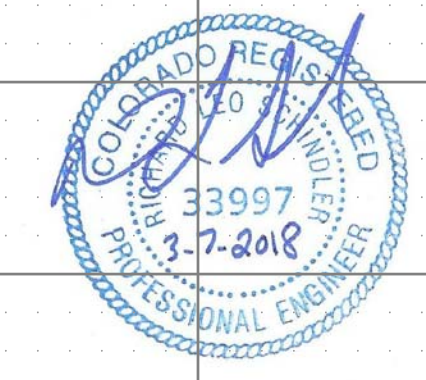
PREPARED FOR:
LORSON LLC
272 N. WASH. AVE. SUITE 301
COLORADO SPRINGS, CO 80903
CONTACT: JEFF MARK

PROJECT:
CARRIAGE MEADOWS NORTH FIL NO. 1
FONTANE BLVD - CARRIAGE MEADOWS DR.
EL PASO COUNTY, COLORADO

P:\100.100.002_FINAL_CONSTR_ROWY_STORM-PHASE1\100.002_ROWY_STORM-4.dwg Jan 21, 2019 - 11:48am



AS-BUILT
DATE: JANUARY 22, 2019



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

DRAWN: AZM
DESIGNED: RLS
CHECKED: RLS

**STREET AND STORM
CHALKSTONE LANE
STA 10+00 TO 14+36.04**

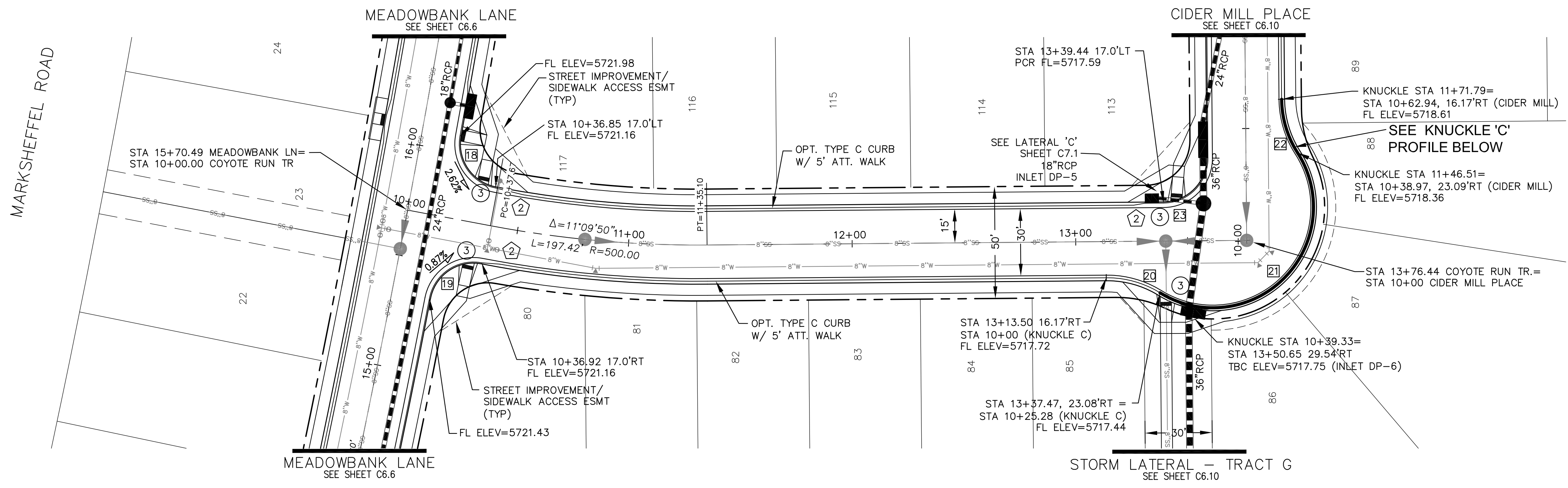
DATE: MARCH 7, 2018

PROJECT NO.
100.002

SHEET NUMBER
C6.4

TOTAL SHEETS: 41

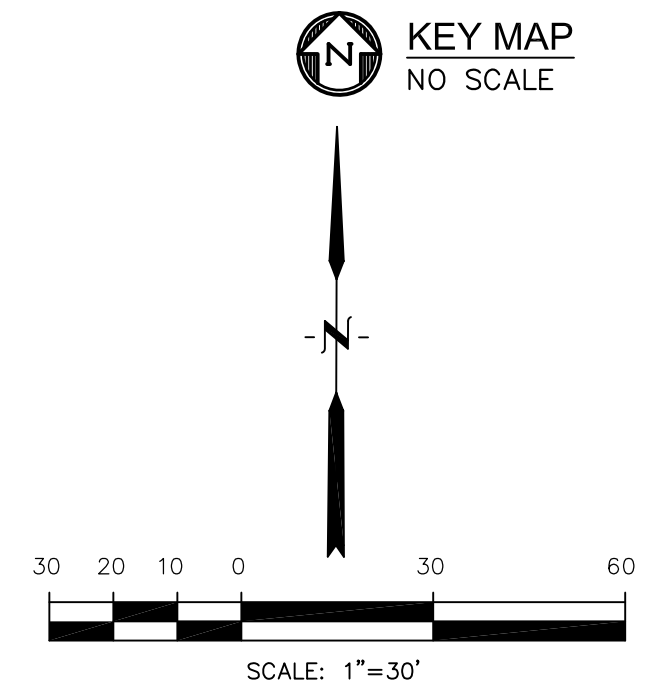
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



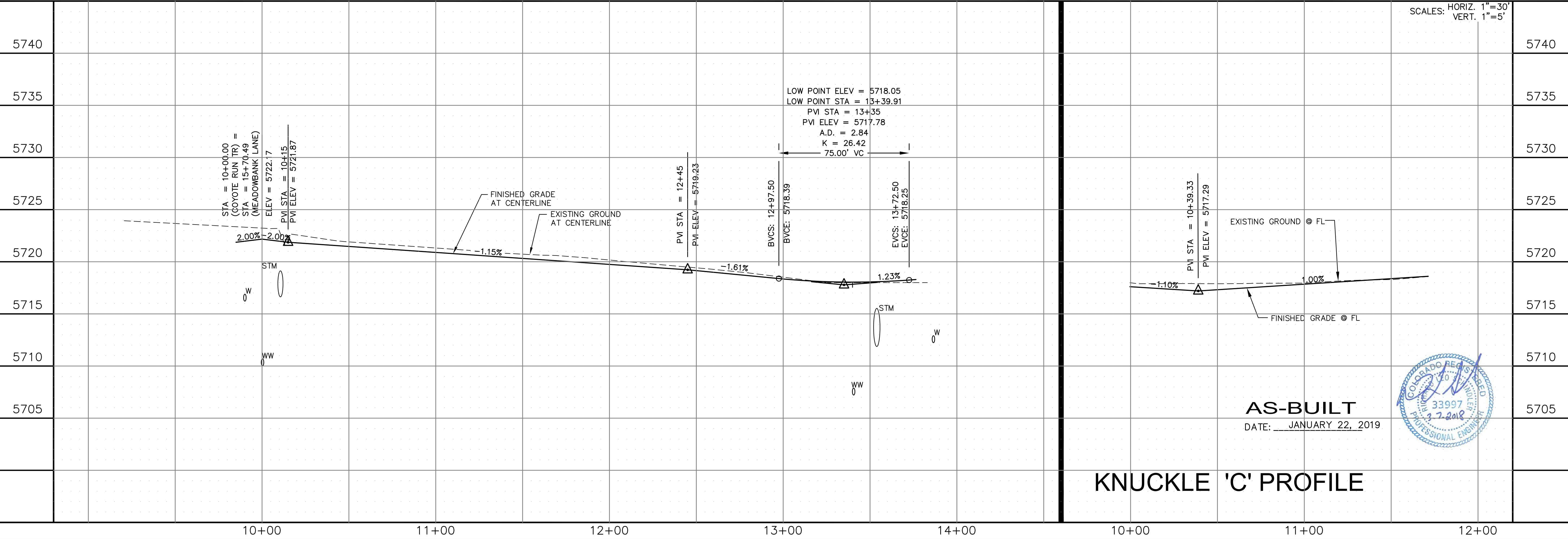
- NOTES**
- ALL SPOT ELEVATIONS REFLECT FLOW LINE UNLESS OTHERWISE NOTED.
 - SEE GRADING PLANS FOR GRADING INFORMATION.
 - ALL STORM SEWER SHALL BE RCP, CL-III
- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT
- ① CURVE DATA ID
 - ② CURB TRANSITION
 - ③ PED RAMP

COYOTE RUN TRAIL

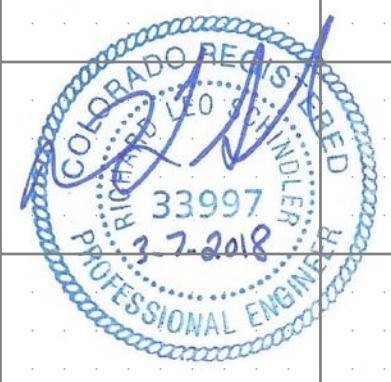
FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C18	31.26'	20.00	89°33'04"
C19	31.32'	20.00	89°43'55"
C20	25.28'	45.00	32°11'06"
C21	121.24'	45.00	154°22'19"
C22	25.28'	45.00	32°11'06"
C23	31.42'	20.00	90°00'07"



P:\100\100.002\FINAL\CONSTR\ROADWAY and STORM-PHASE 1\100.002_ROWY_STORM-5.dwg Jan 21, 2019 - 11:49am



AS-BUILT
DATE: JANUARY 22, 2019



CORE ENGINEERING GROUP

15004 1ST AVE. S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rich@cegi.com

LORSON LLC

212 N. WASHINGTON AVE. SUITE 301
COLORADO SPRINGS, CO 80900
PH: (719) 635-3200
CONTACT: JEFF MARK

PROJECT: CARRIAGE MEADOWS NORTH FIL NO. 1
FONTAINE BLVD - CARRIAGE MEADOWS DR.
EL PASO COUNTY, COLORADO

DATE: MARCH 7, 2018

PROJECT NO. 100.002

SHEET NUMBER **C6.5**

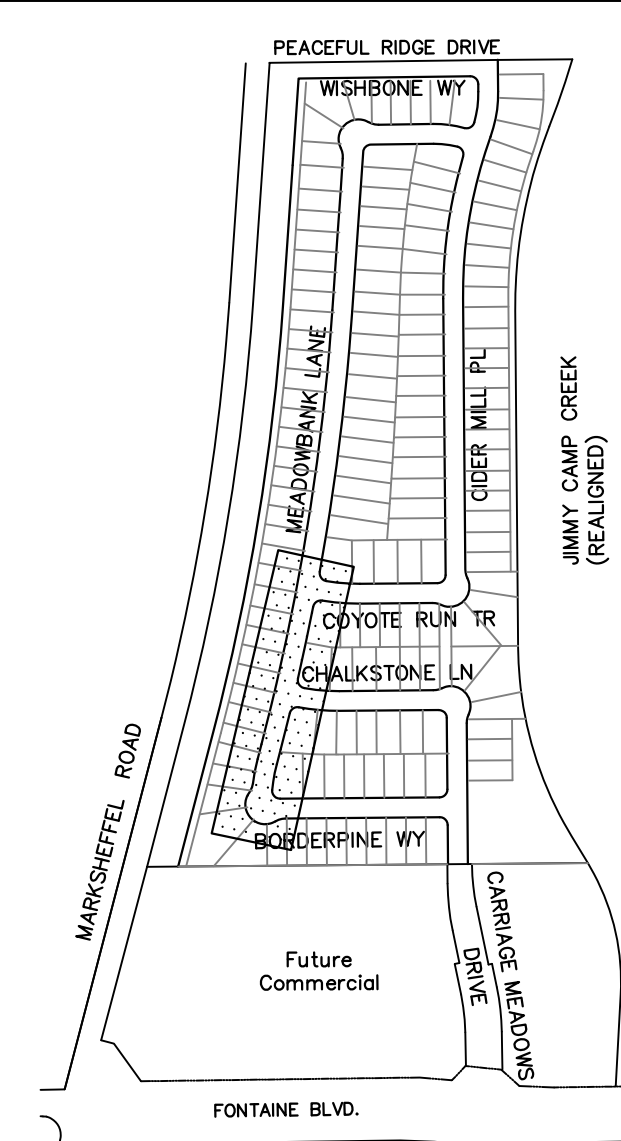
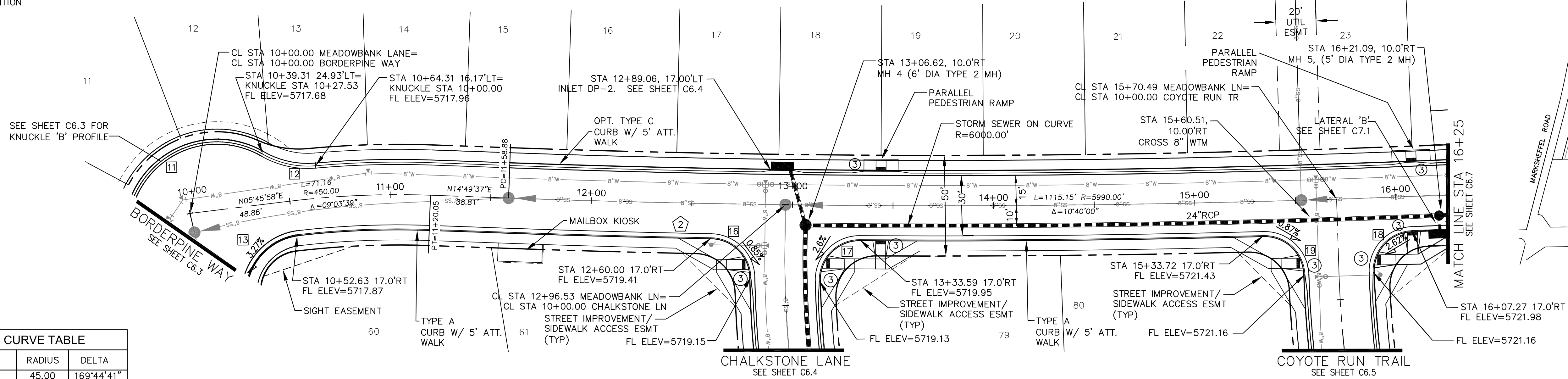
TOTAL SHEETS: 41

NOTES

1. ALL SPOT ELEVATIONS REFLECT FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLANS FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE RCP, CL-III

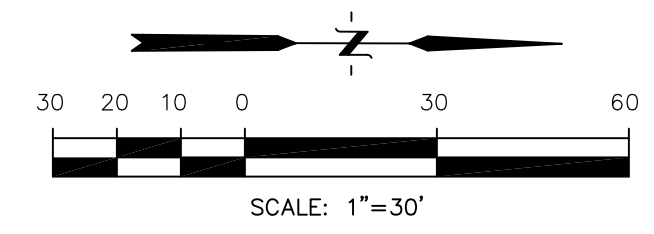
--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- ① CURVE DATA ID
- ② CURB TRANSITION
- ③ PED RAMP

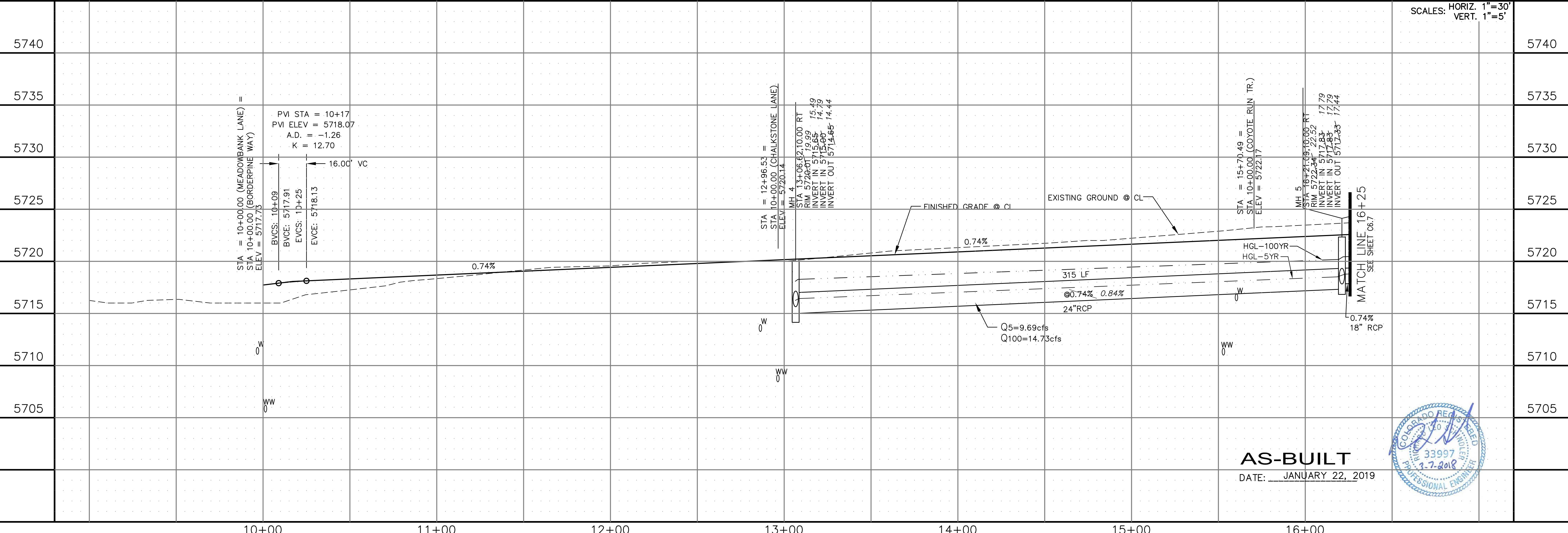


FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C11	133.32'	45.00	169°44'41"
C12	27.53'	45.00	35°02'50"
C13	50.29'	30.00	96°02'26"
C16	30.68'	20.00	87°53'57"
C17	32.00'	20.00	91°40'35"
C18	31.26'	20.00	89°33'04"
C19	31.32'	20.00	89°43'55"

MEADOWBANK LANE



P:\100\100\002_FINAL_CONSTR\ROADWAY and STORM-PHASE 1\100.002_ROWY_STORM-6-9.dwg Jan 21, 2019 - 11:57am



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

AS-BUILT
DATE: JANUARY 22, 2019

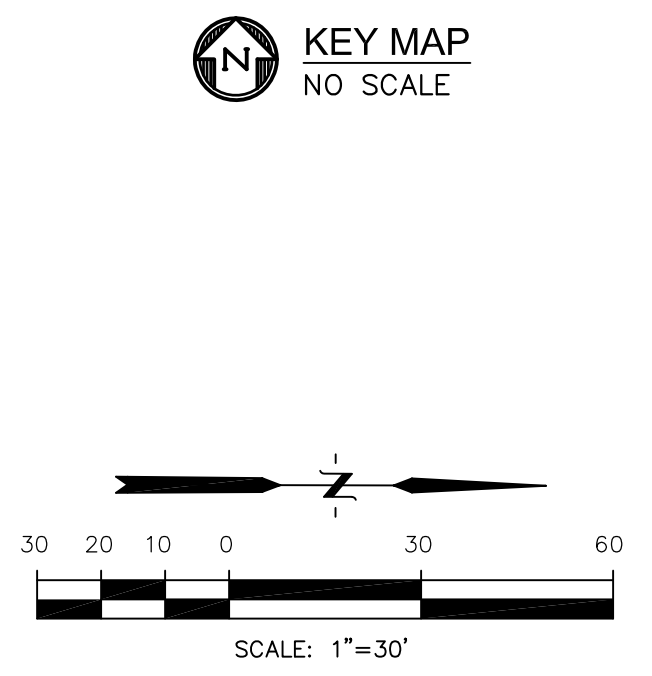
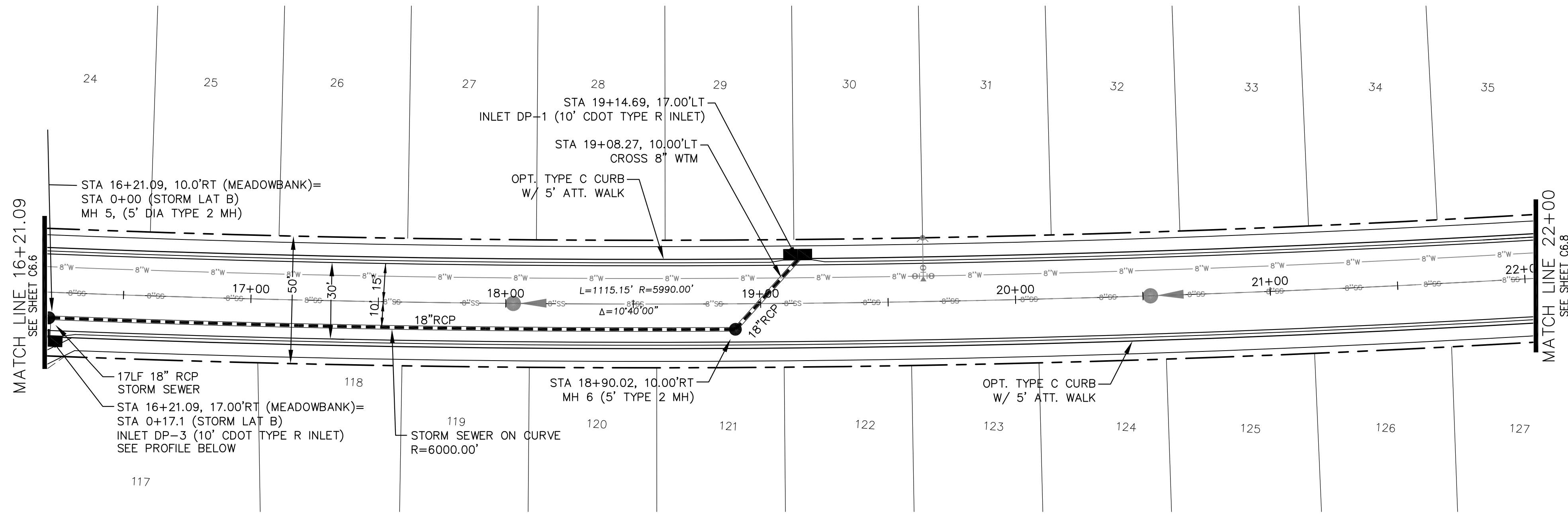
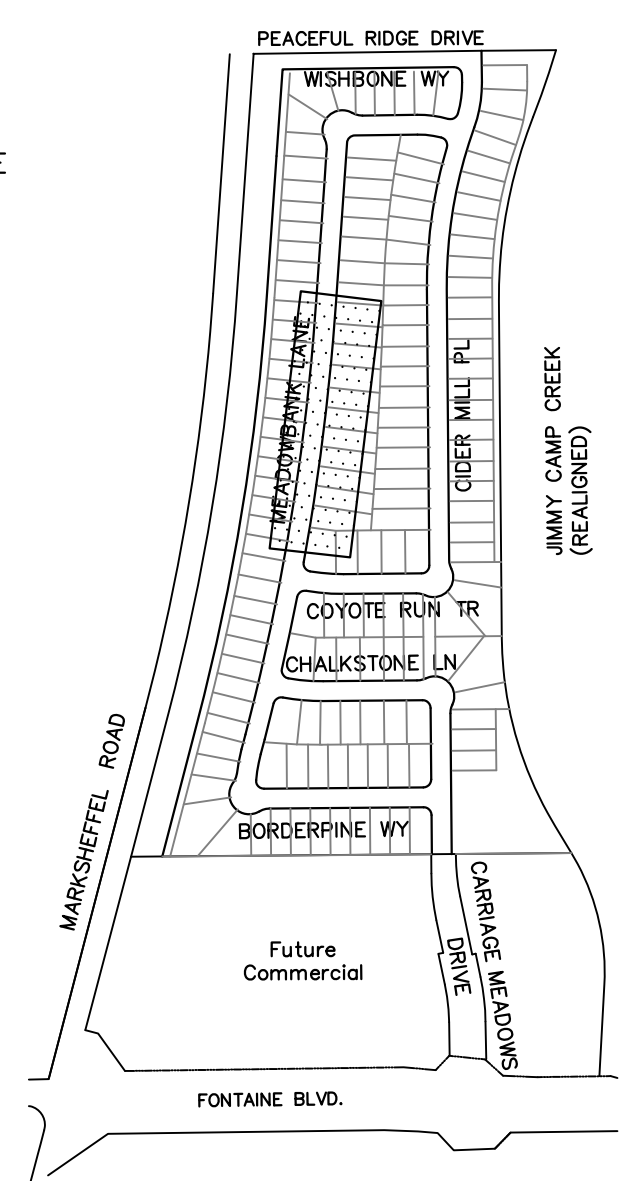


<p>CORE ENGINEERING GROUP</p> <p>15004 1ST AVE. S. BURNSVILLE, MN 55306 PH: 719.570.1100 EMAIL: rich@cegi.com</p>	<p>DATE: _____</p>	<p>DESCRIPTION:</p>	<p>NO. _____</p>	<p>SCALE: HORIZ. 1"=30' VERT. 1"=5'</p>	<p>5740</p>
	<p>PREPARED FOR: LORSON LLC. 212 N. WASHATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK</p>				
<p>STREET AND STORM MEADOWBANK LANE STA 10+00 TO 16+25</p>					
<p>DATE: MARCH 7, 2018</p>					
<p>PROJECT NO. 100.002</p>					
<p>SHEET NUMBER C6.6</p>					
<p>TOTAL SHEETS: 41</p>					

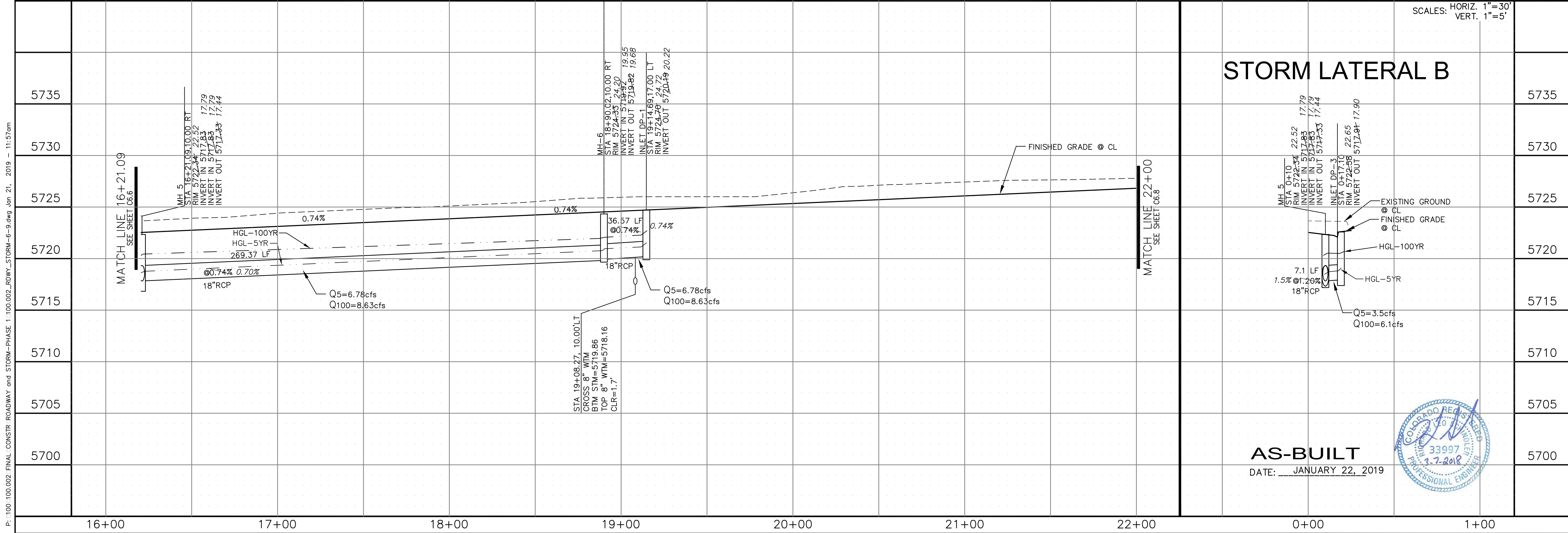
- NOTES**
- ALL SPOT ELEVATIONS REFLECT FLOW LINE UNLESS OTHERWISE NOTED.
 - SEE GRADING PLANS FOR GRADING INFORMATION.
 - ALL STORM SEWER SHALL BE RCP, CL-III

- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT
- CURVE DATA ID
 - CURB TRANSITION
 - PED RAMP

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



MEADOWBANK LANE



STORM LATERAL B



AS-BUILT
DATE: JANUARY 22, 2019

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

DATE: _____

DESCRIPTION: _____

NO. _____

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

PROJECT: **CARRIAGE MEADOWS NORTH FIL NO. 1**
FONTANE BLVD. - CARRIAGE MEADOWS DR.
EL PASO COUNTY, COLORADO

DRAWN: AZM
DESIGNED: RLS
CHECKED: RLS

STREET AND STORM MEADOWBANK LANE STA 16+21.09 TO 22+00

DATE: MARCH 7, 2018

PROJECT NO. 100.002

SHEET NUMBER **C6.7**

TOTAL SHEETS: 41

P: 100.100.002_FINAL_CONSTR_ROADWAY and STORM-PHASE 1-100.002_ROW_STORM-6-9.dwg Jan 21, 2019 - 11:57am

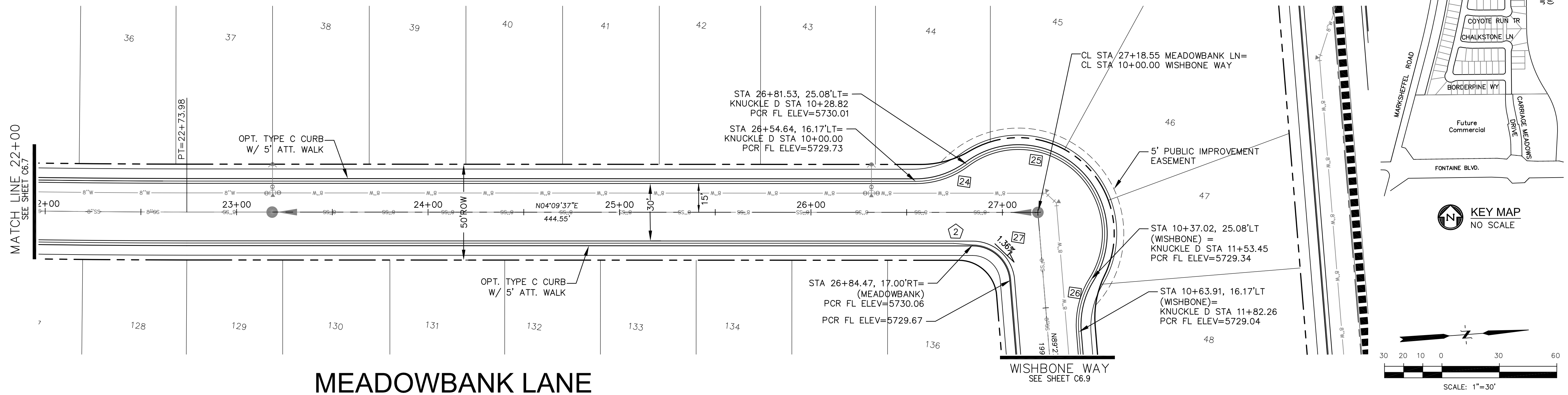
NOTES

1. ALL SPOT ELEVATIONS REFLECT FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLANS FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE RCP, CL-III

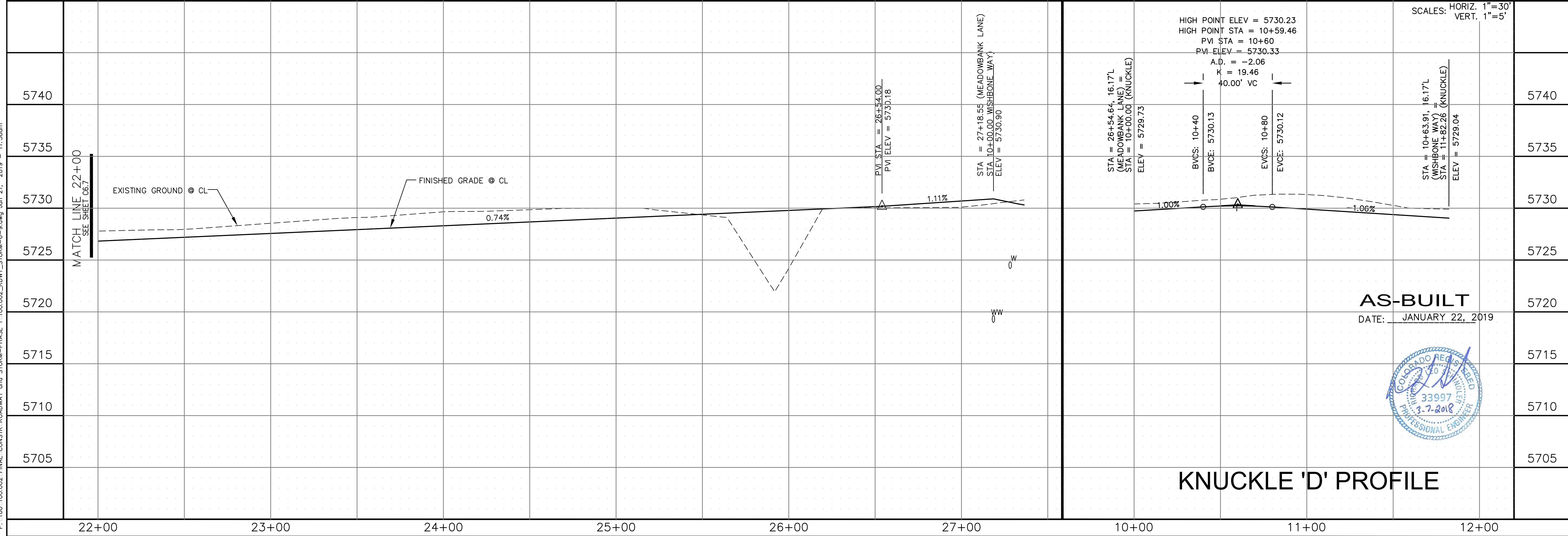
--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- ① CURVE DATA ID
- ② CURB TRANSITION
- ③ PED RAMP

FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C24	28.82'	45.00	32°31'57"
C25	124.63'	45.00	158°40'53"
C26	50.29'	45.00	36°41'34"
C27	29.77'	20.00	85°17'46"



MEADOWBANK LANE



AS-BUILT
DATE: JANUARY 22, 2019



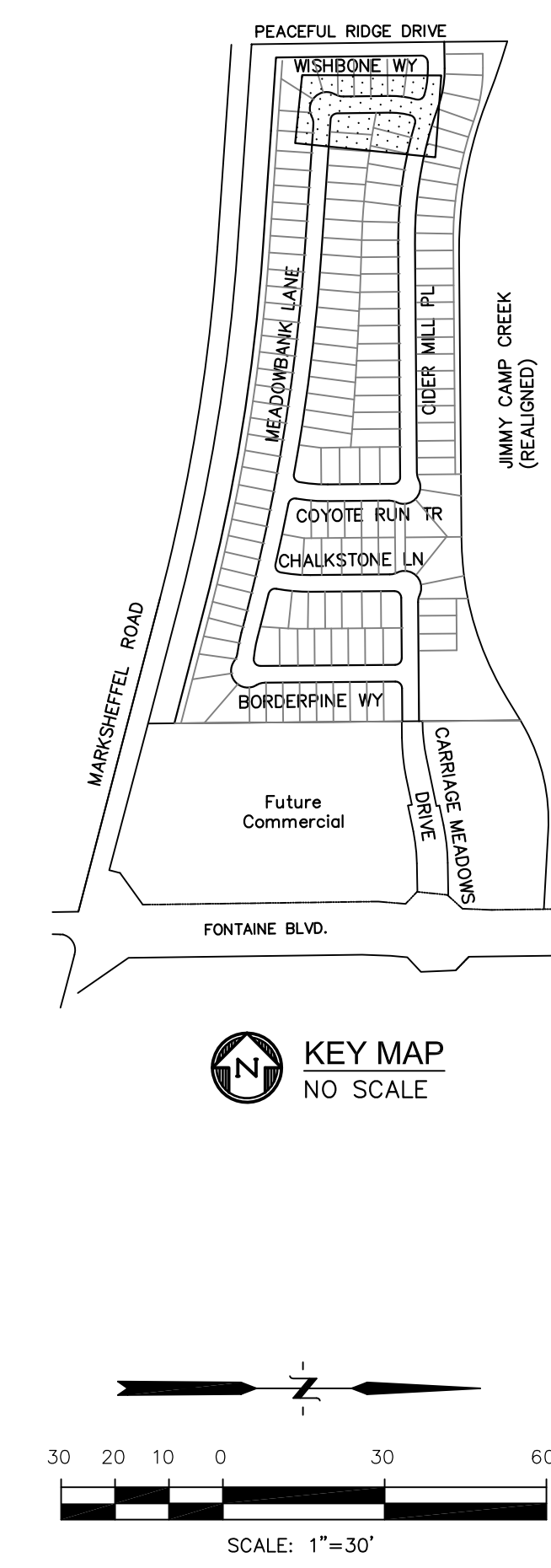
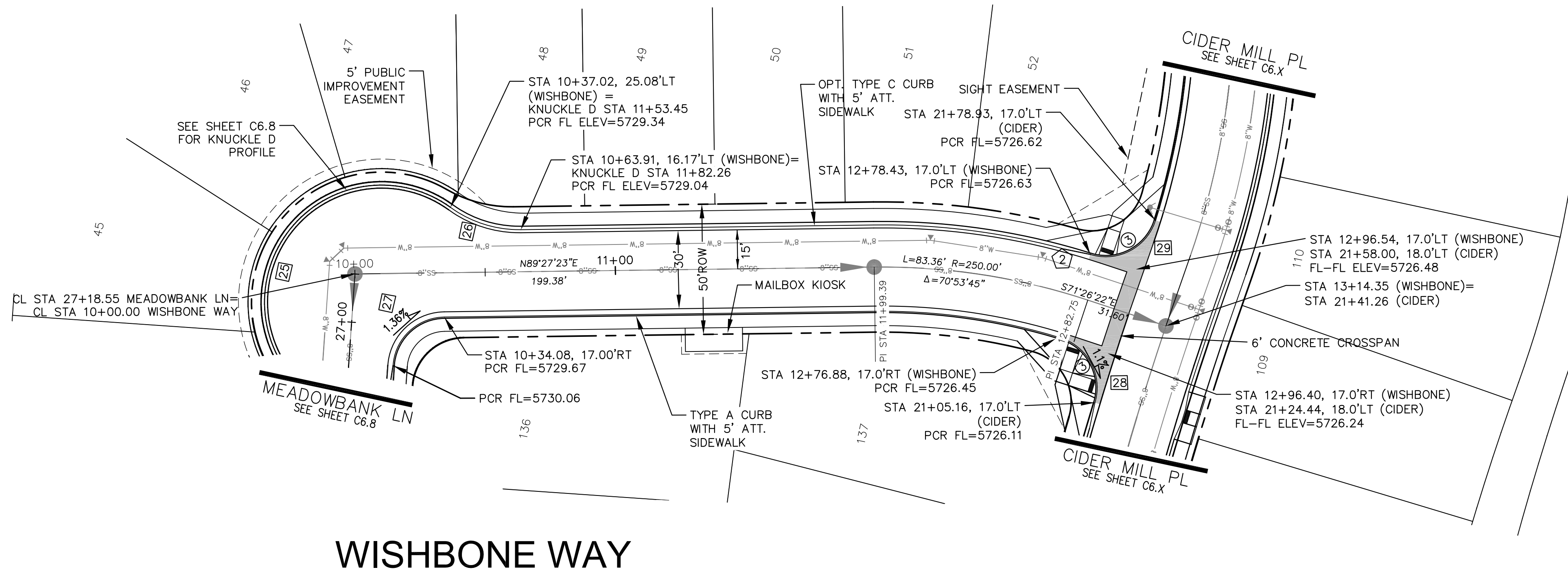
KNUCKLE 'D' PROFILE

<p>CORE ENGINEERING GROUP 15004 1ST AVE. S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER P.E. EMAIL: rich@cegi.com</p>	
<p>DATE: _____</p>	<p>PREPARED FOR: LORSON LLC. 212 N. WAISATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK</p>
<p>DESCRIPTION: STREET AND STORM MEADOWBANK LANE STA 22+00 TO 27+18.55</p>	<p>PROJECT: CARRIAGE MEADOWS NORTH FIL NO. 1 FONTAINE BLVD. - CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO</p>
<p>DRAWN: AZM DESIGNED: RLS CHECKED: RLS</p>	<p>NO. _____</p>
<p>SCALES: HORIZ. 1"=30' VERT. 1"=5'</p>	<p>5740</p> <p>5735</p> <p>5730</p> <p>5725</p> <p>5720</p> <p>5715</p> <p>5710</p> <p>5705</p>
<p>TOTAL SHEETS: 41</p>	

- NOTES**
1. ALL SPOT ELEVATIONS REFLECT FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLANS FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE RCP, CL-III

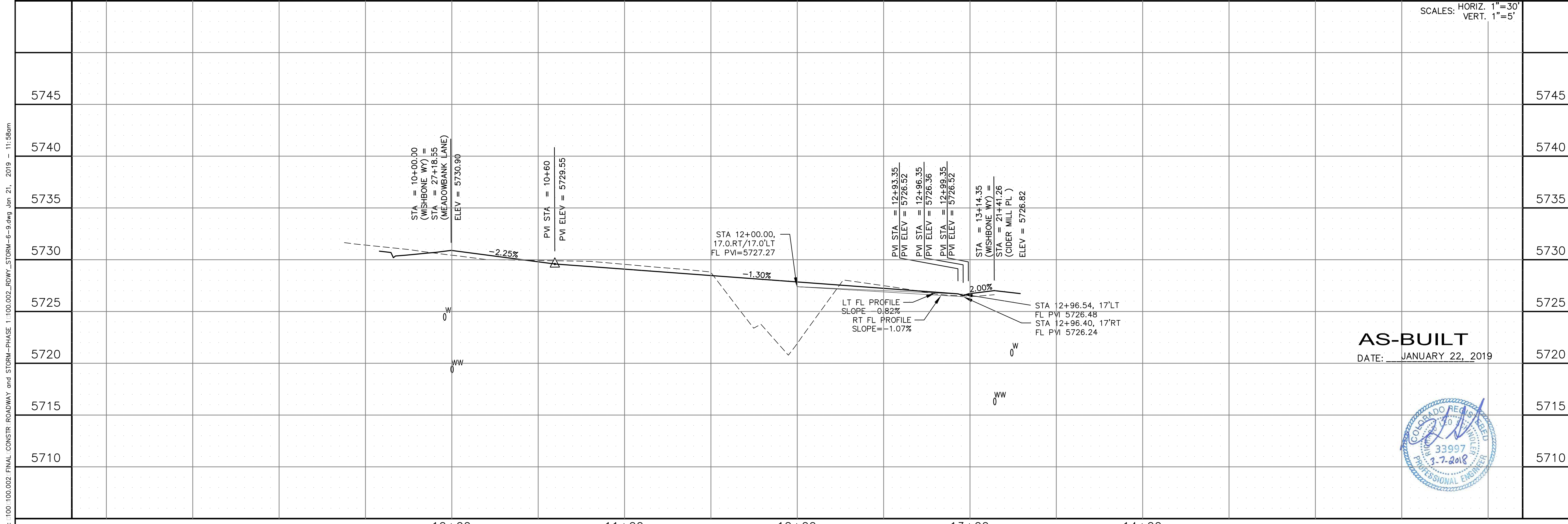
- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT
- ① CURVE DATA ID
 - ② CURB TRANSITION
 - ③ PED RAMP

FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C25	124.63'	45.00	158°40'53"
C26	50.29'	45.00	36°41'34"
C27	29.77'	20.00	85°17'46"
C28	31.37'	20.00	89°51'30"
C29	31.37'	20.00	89°51'30"



WISHBONE WAY

P: 100:100.002_FINAL_CONSTR_ROADWAY and STORM-PHASE 1:100.002_ROWY_STORM-6-9.dwg Jan 21, 2019 - 11:58am



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

AS-BUILT
DATE: JANUARY 22, 2019



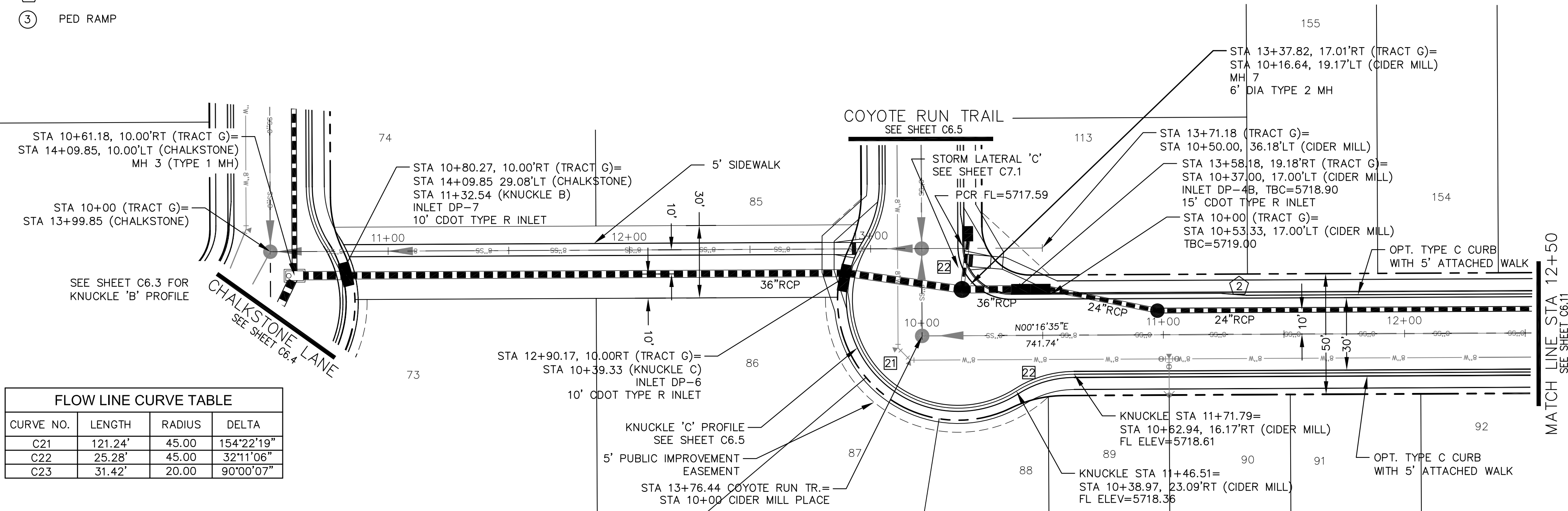
<p>CORE ENGINEERING GROUP</p> <p>15004 1ST AVE. S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER P.E. EMAIL: rich@cegi.com</p>		DATE:	
		DESCRIPTION:	STREET AND STORM WISHBONE WAY STA 10+00 TO 13+14.35
<p>PREPARED FOR: LORSON LLC. 212 N. WAISATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK</p>		NO.:	
<p>PROJECT: CARRIAGE MEADOWS NORTH FIL NO 1 FONTAINE BLVD - CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO</p>		DRAWN:	AZM
		DESIGNED:	RLS
		CHECKED:	RLS
		DATE:	MARCH 7, 2018
		PROJECT NO.:	100.002
		SHEET NUMBER:	C6.9
		TOTAL SHEETS:	41

NOTES

1. ALL SPOT ELEVATIONS REFLECT FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLANS FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE RCP, CL-III

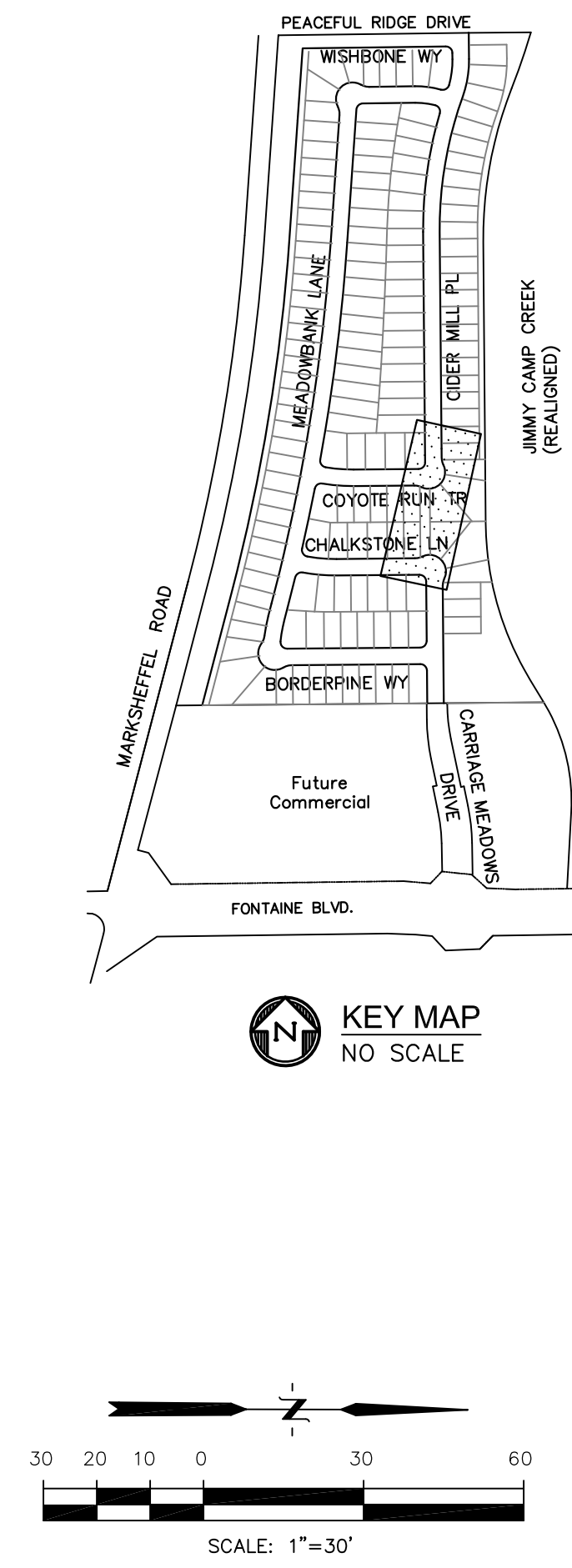
--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- ① CURVE DATA ID
- ② CURB TRANSITION
- ③ PED RAMP



TRACT 'G'

CIDER MILL PLACE

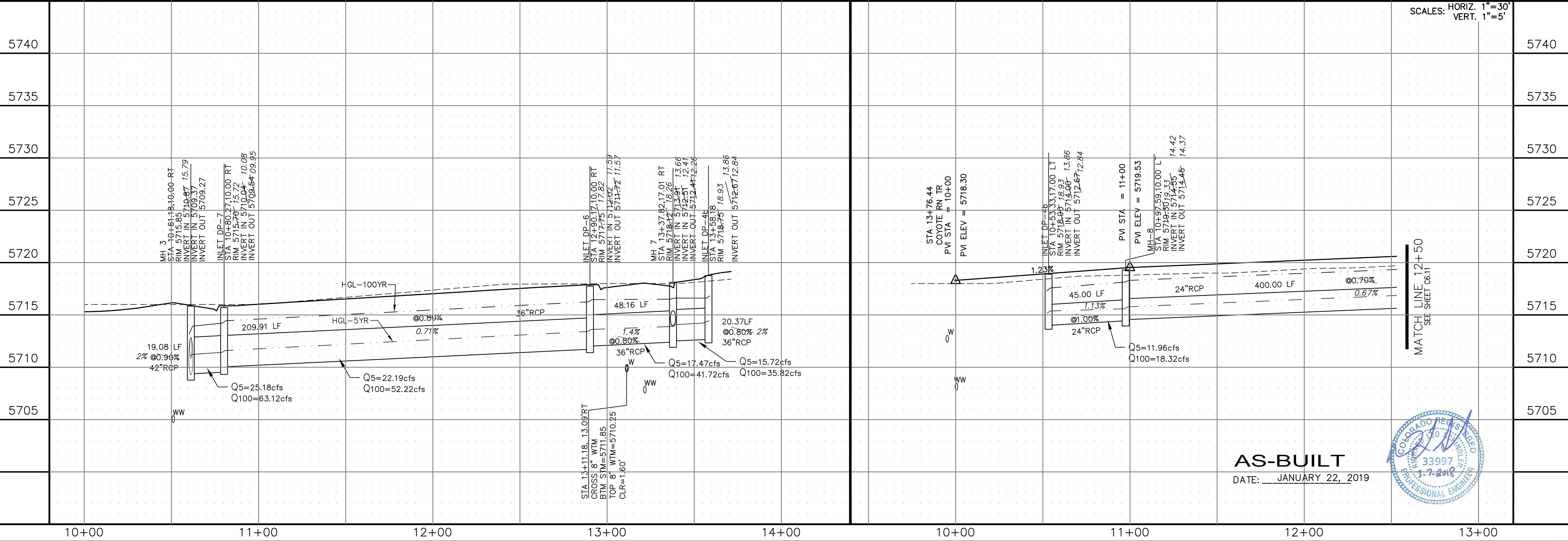


CORE ENGINEERING GROUP
 15004 1ST AVE. S.
 BURNSVILLE, MN 55306
 PH: 719.570.1100
 EMAIL: rich@cegi.com

PREPARED FOR: **LORSON LLC.**
 212 N. WANSATCH AVE. SUITE 301
 COLORADO SPRING CO. 80903
 CONTACT: JEFF MARK

PROJECT: **CARRIAGE MEADOWS NORTH FIL NO. 1**
 FONTAINE BLVD - CARRIAGE MEADOWS DR.
 EL PASO COUNTY, COLORADO

P:\100\100.002\FINAL\CONSTR\ROADWAY and STORM-PHASE 1\100.002_STORM-10-12.dwg, Jan 21, 2019 - 12:22pm



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

DATE: MARCH 7, 2018

PROJECT NO. 100.002

SHEET NUMBER **C6.10**

TOTAL SHEETS: 41

AS-BUILT
 DATE: JANUARY 22, 2019

NO. 5740

DESCRIPTION: STREET AND STORM TRACT 'G' AND CIDER MILL PLACE STA 10+00 TO 13+70

DATE: MARCH 7, 2018

PROJECT NO. 100.002

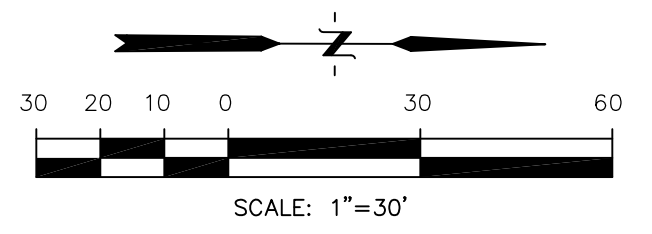
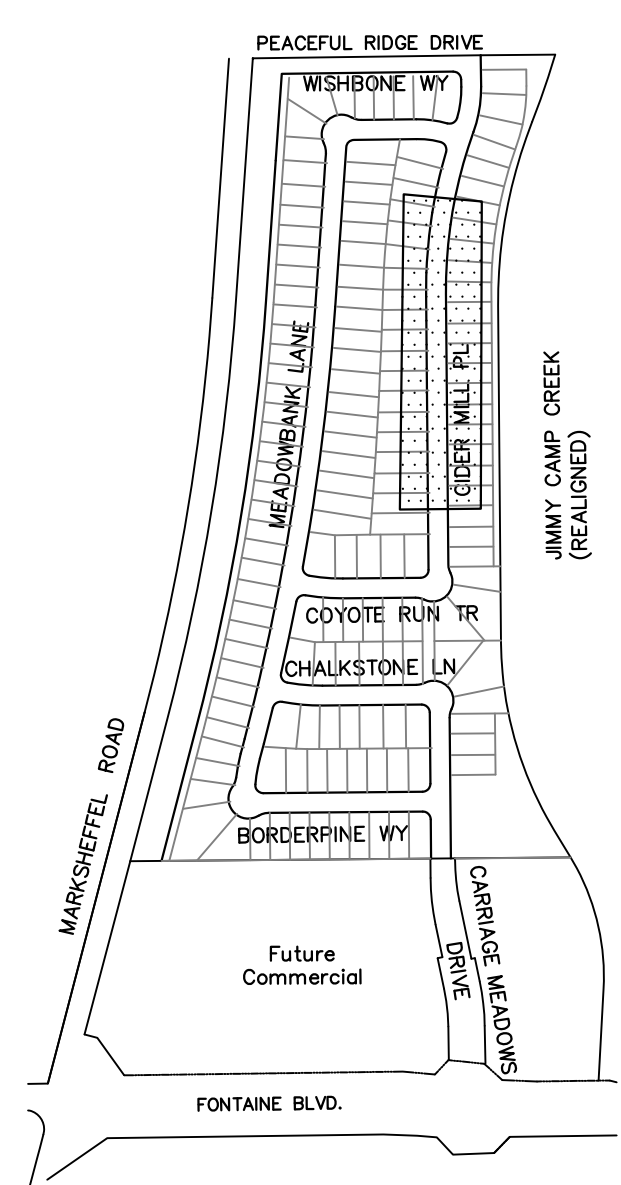
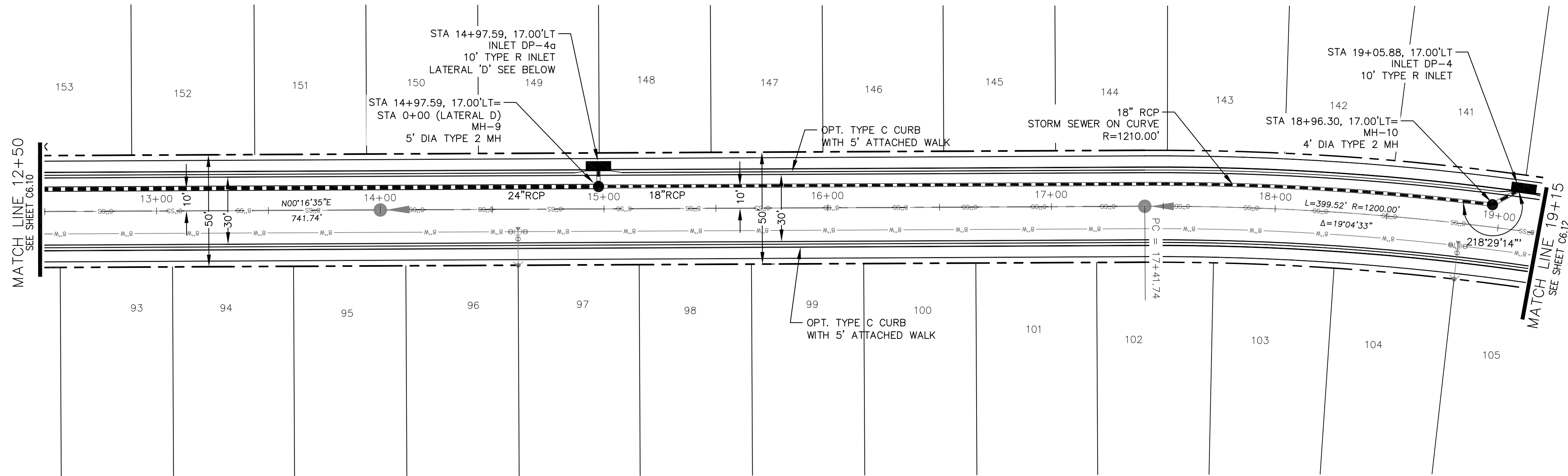
SHEET NUMBER **C6.10**

TOTAL SHEETS: 41

- NOTES**
1. ALL SPOT ELEVATIONS REFLECT FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLANS FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE RCP, CL-III

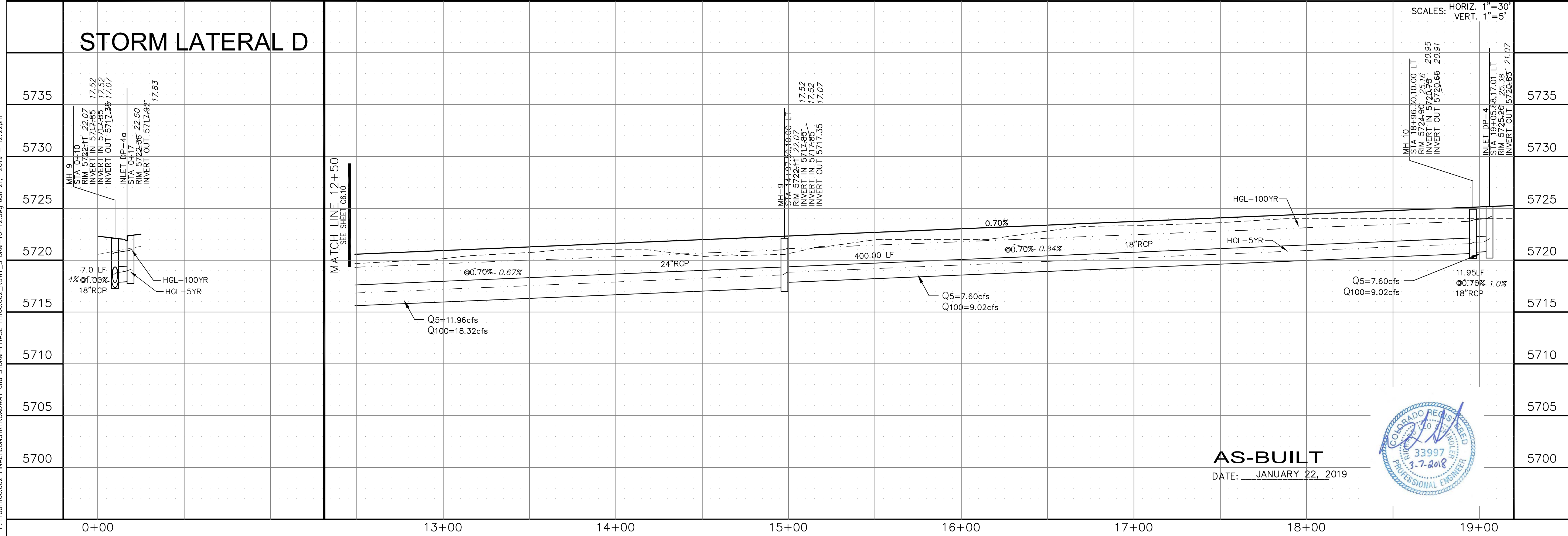
--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- ① CURVE DATA ID
- ② CURB TRANSITION
- ③ PED RAMP



CIDER MILL PLACE

STORM LATERAL D



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

AS-BUILT
DATE: JANUARY 22, 2019



CORE ENGINEERING GROUP	15004 1ST AVE. S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER P.E. EMAIL: rich@cegi.com	PREPARED FOR: LORSON ILLC. 212 N. WASHATCH AVE. SUITE 301 COLORADO SPRINGS CO 80903 CONTACT: JEFF MARK
 NO SCALE	PROJECT: CARRIAGE MEADOWS NORTH FIL NO. 1 FONTAINE BLVD - CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO	
DATE: _____ NO. _____ DESCRIPTION: _____	DRAWN: AZM DESIGNED: RLS CHECKED: RLS	
STREET AND STORM CIDER MILL PLACE STA 12+50 TO 19+15		
DATE: MARCH 7, 2018	PROJECT NO. 100.002	
SHEET NUMBER		
C6.11		
TOTAL SHEETS: 41		

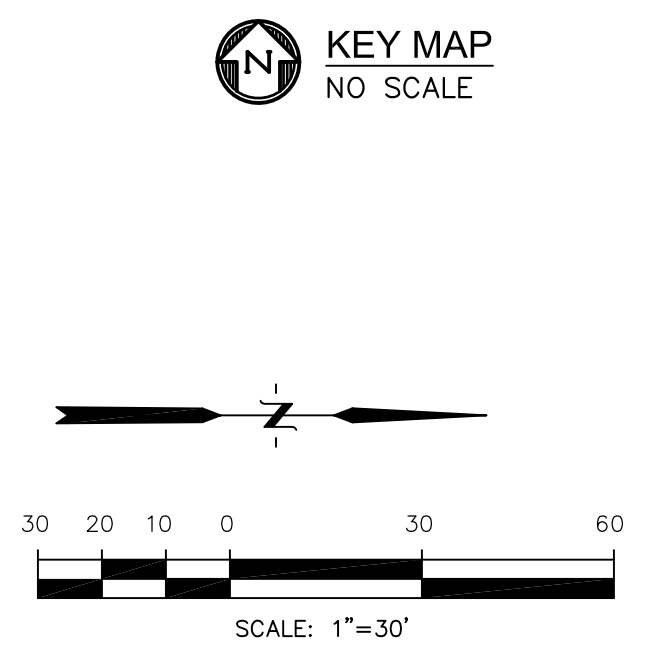
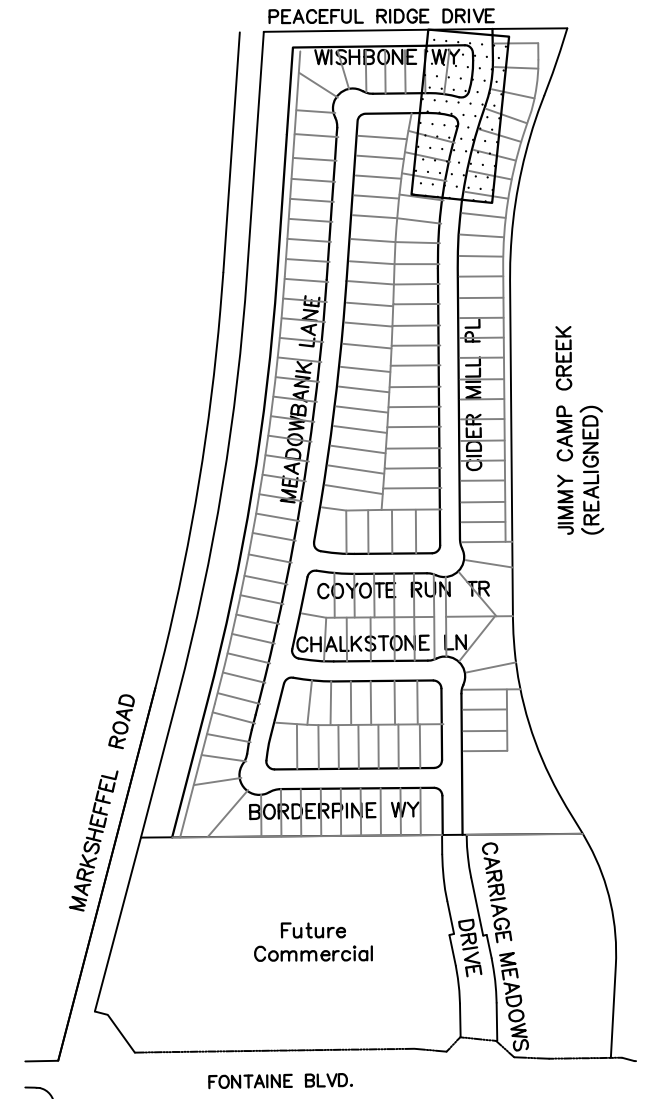
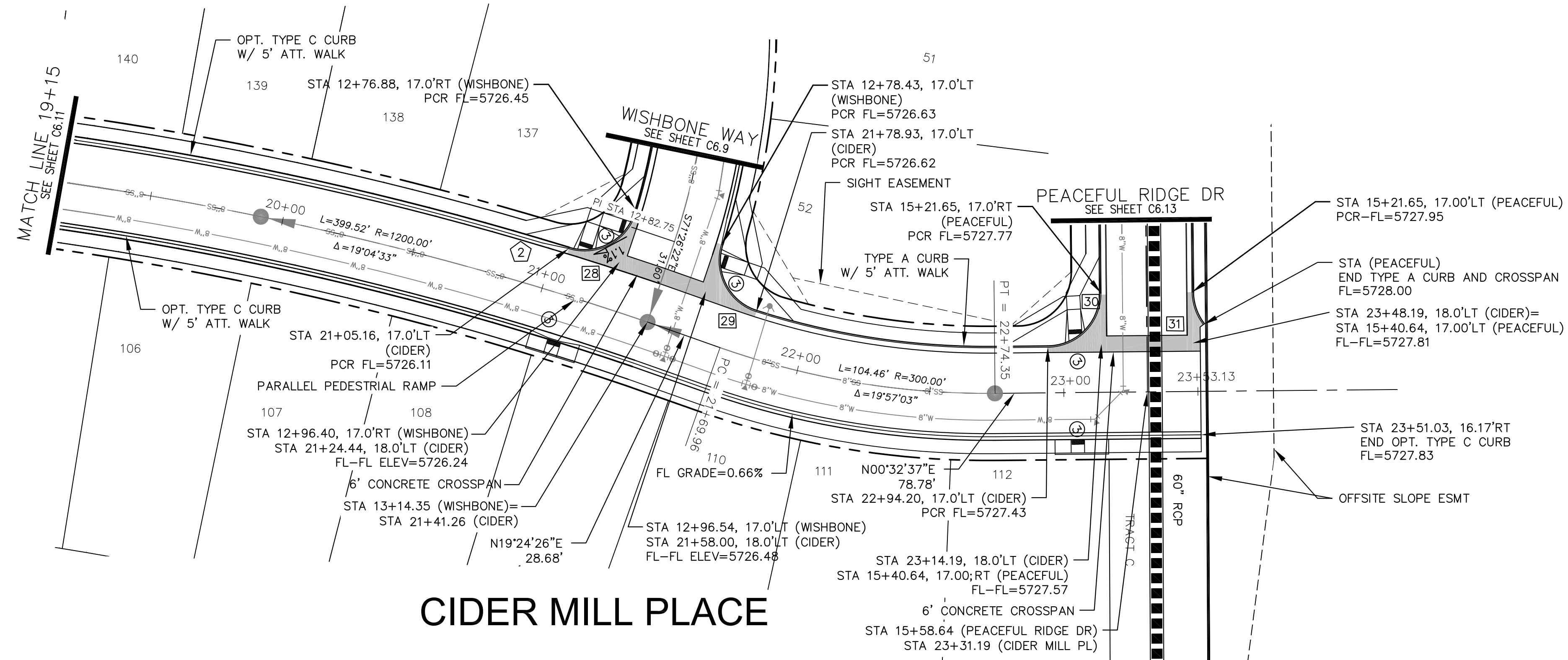
P: 100.100.002.FINAL.CONSTR.ROADWAY and STORM-PHASE 1-100.002_ROWY_STORM-10-12.dwg, ven 21, 2019 - 12:22pm

- NOTES**
1. ALL SPOT ELEVATIONS REFLECT FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLANS FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE RCP, CL-III

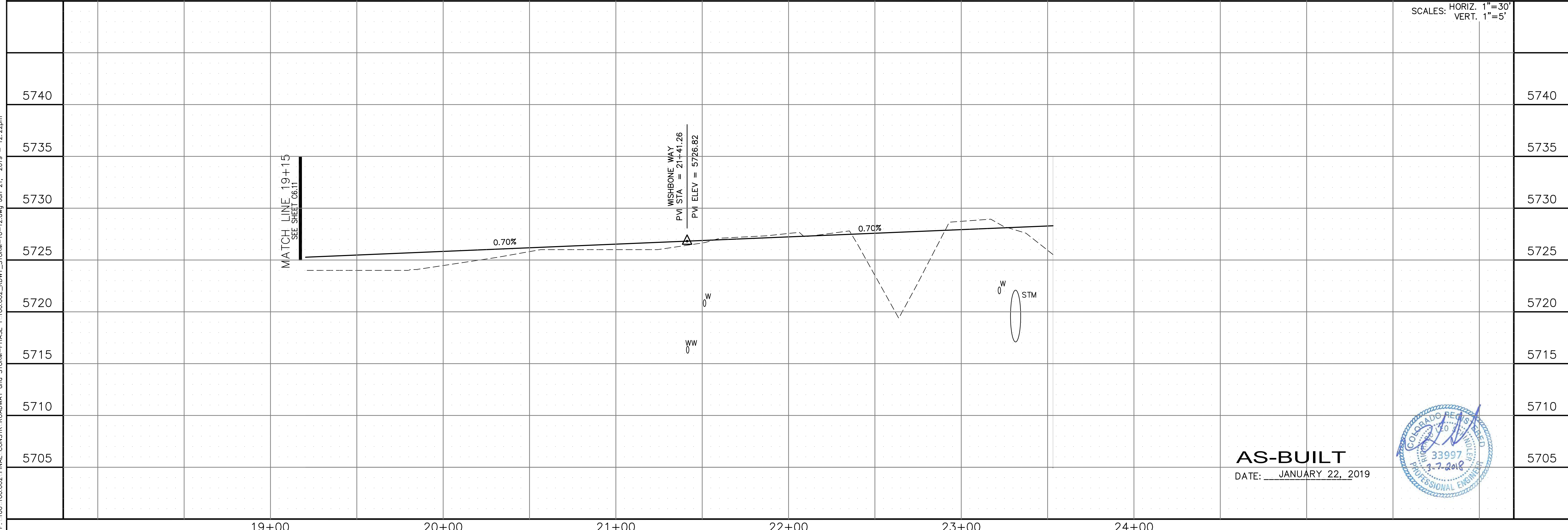
--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- ① CURVE DATA ID
- ② CURB TRANSITION
- ③ PED RAMP

CURVE NO.	LENGTH	RADIUS	DELTA
C28	31.37'	20.00	89°51'30"
C29	31.37'	20.00	89°51'30"
C30	31.41'	20.00	89°58'56"
C31	13.00'	20.00	37°14'21"



CIDER MILL PLACE



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

AS-BUILT
DATE: JANUARY 22, 2019



<p>CORE ENGINEERING GROUP</p> <p>15004 1ST AVE. S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER P.E. EMAIL: rich@cegi.com</p>	DATE:	
	DESCRIPTION:	
<p>PREPARED FOR: LORSON LLC. 212 N. WASHATCH AVE., SUITE 301 COLORADO SPRING, CO 80903 CONTACT: JEFF MARK</p>	NO.:	
<p>PROJECT: CARRIAGE MEADOWS NORTH FIL NO. 1 FONTAINE BLVD. - CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO</p>	DRAWN: AZM	
	DESIGNED: RLS	
	CHECKED: RLS	
<p>STREET AND STORM CIDER MILL PLACE STA 19+15 TO 23+53</p>	5740	5740
	5735	5735
	5730	5730
	5725	5725
	5720	5720
	5715	5715
	5710	5710
	5705	5705
	DATE:	MARCH 7, 2018
	PROJECT NO.:	100.002
	SHEET NUMBER:	C6.12
	TOTAL SHEETS:	41

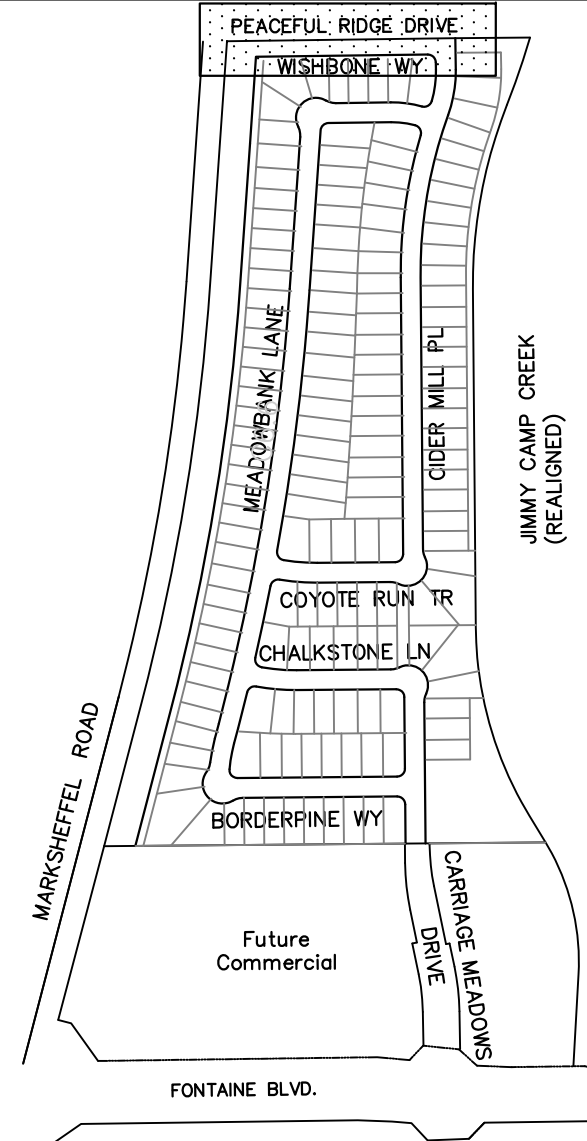
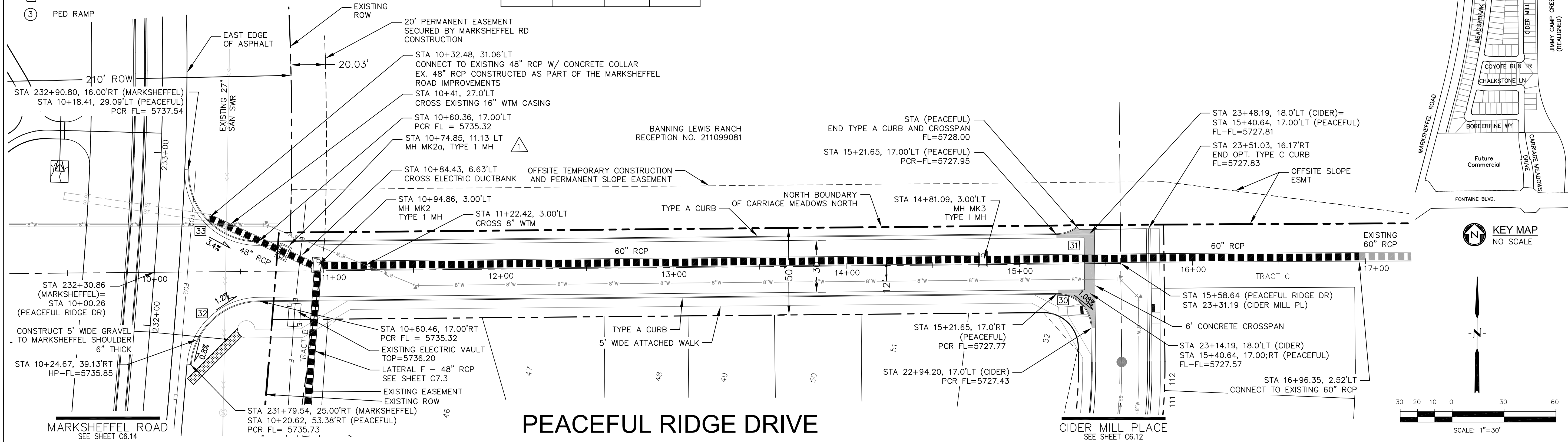
NOTES

1. ALL SPOT ELEVATIONS REFLECT FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLANS FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE RCP, CL-III

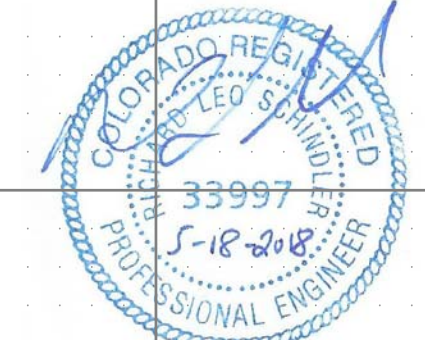
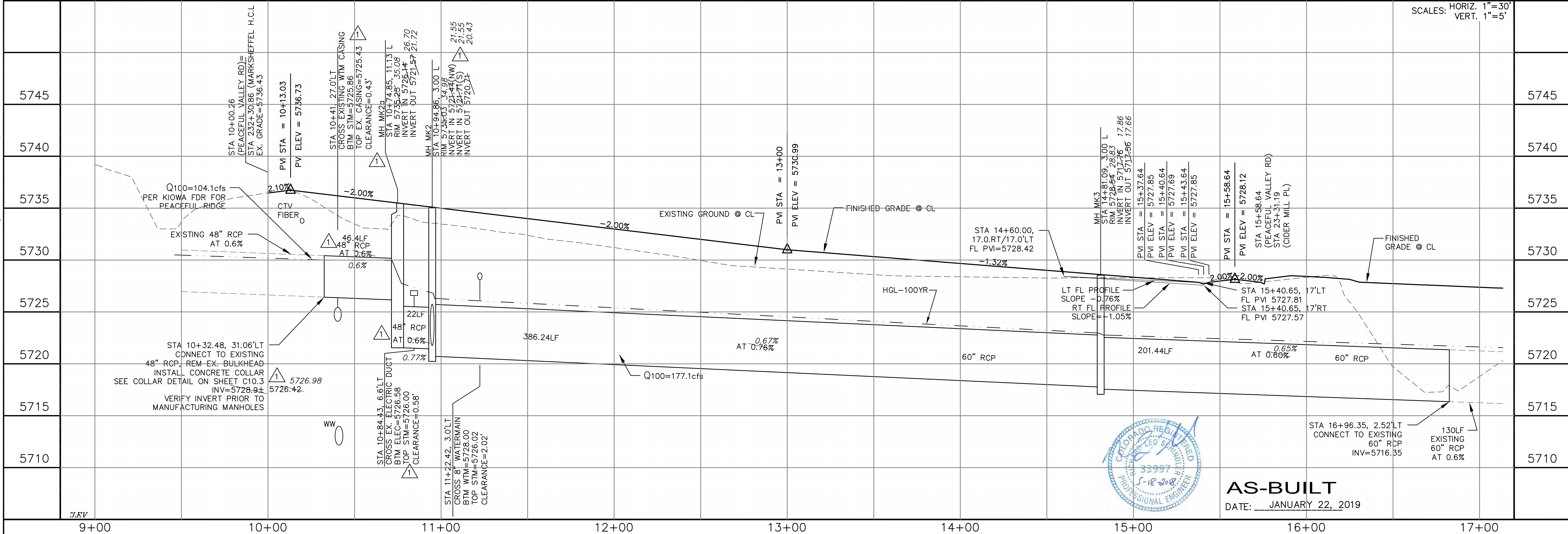
--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- 1 CURVE DATA ID
- 2 CURB TRANSITION
- 3 PED RAMP

FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C30	31.41'	20.00	89°58'56"
C31	13.00'	20.00	37°14'21"
C32	59.21'	40.00	84°48'28"
C33	64.83'	40.00	95°51'24"



PEACEFUL RIDGE DRIVE



AS-BUILT
DATE: JANUARY 22, 2019

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

DATE: 5/18/2018
DESCRIPTION: ADD MH MK26, REVISE 48" STM SEWER FROM EX. STM TO MH MK2

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

PROJECT: **CARRIAGE MEADOWS NORTH FILL NO. 1**
FONTAINE BLVD. - CARRIAGE MEADOWS DR.
EL PASO COUNTY, COLORADO

STREET AND STORM
PEACEFUL RIDGE DRIVE
STA 10+00 TO 14+96.94

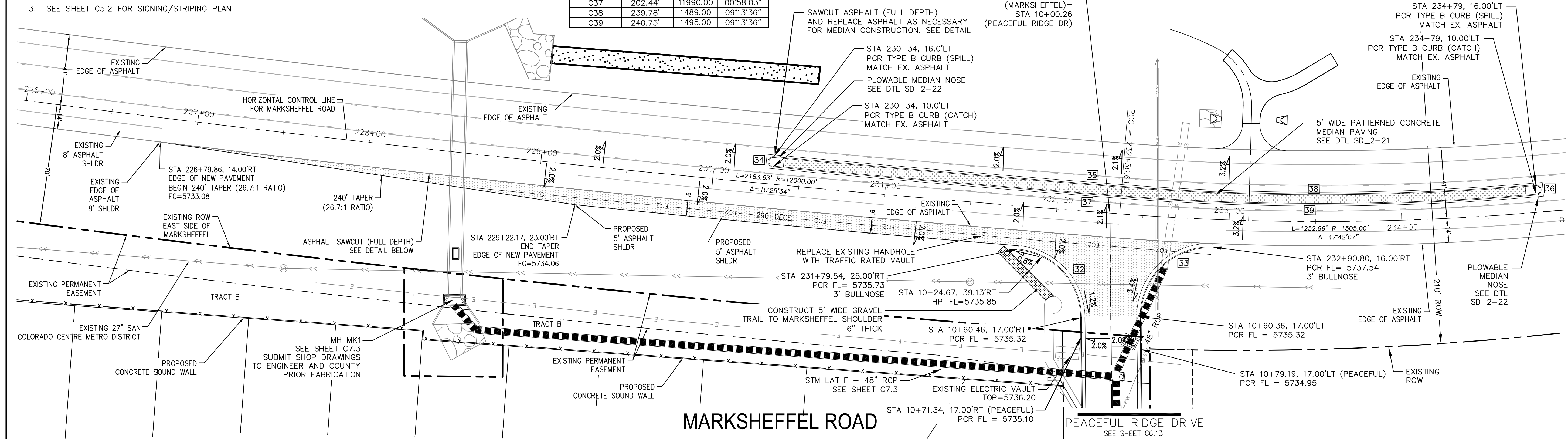
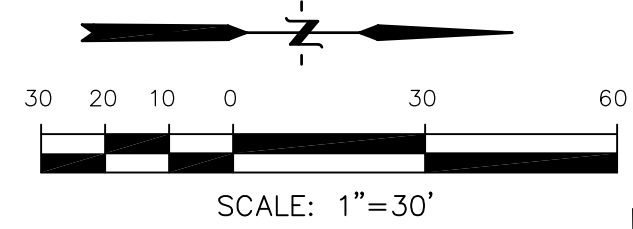
DATE: MARCH 7, 2018
PROJECT NO. 100.002
SHEET NUMBER **C6.13**
TOTAL SHEETS: 41

P: 100.100.002_FINAL_CONSTR_ROWWAY AND STORM-PHASE 1_100.002_ROW_STORM-13.dwg, Jan 21, 2019 - 12:39pm

NOTES

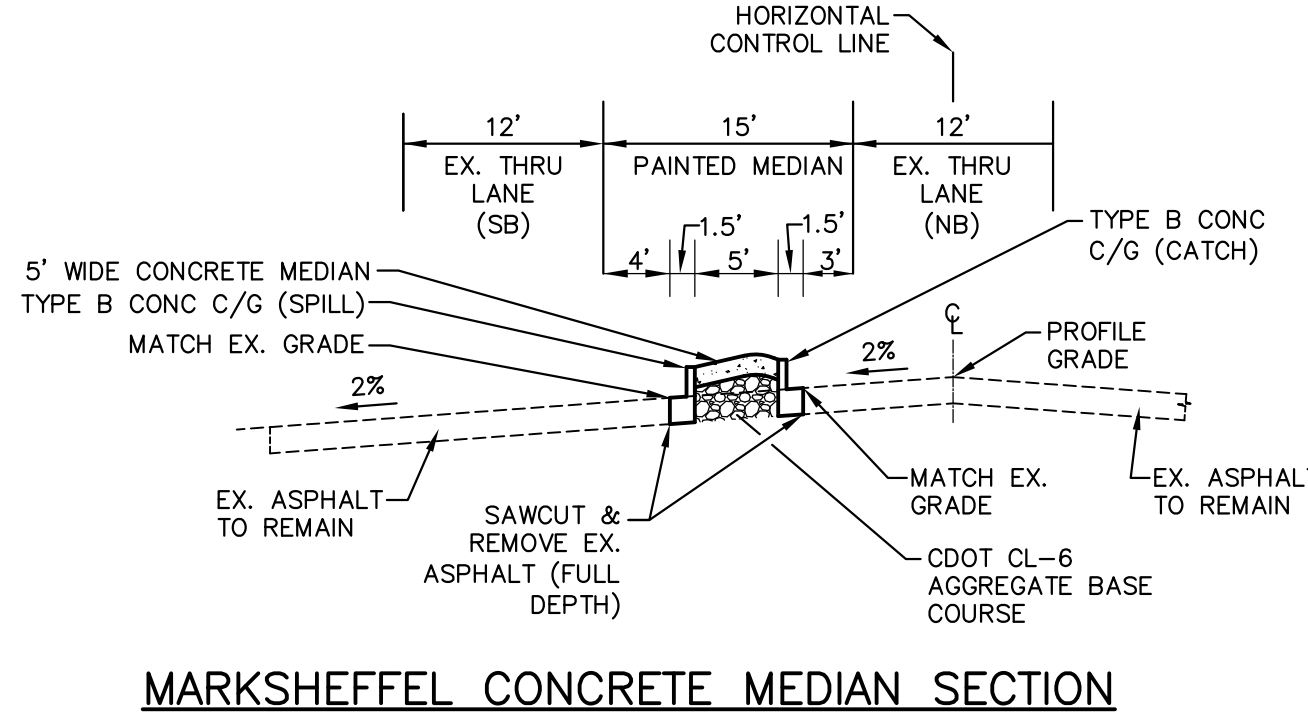
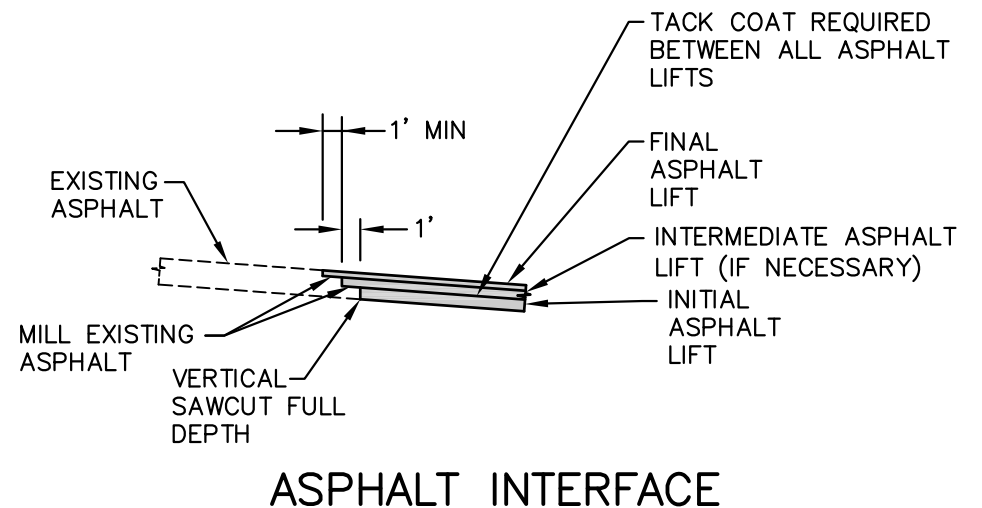
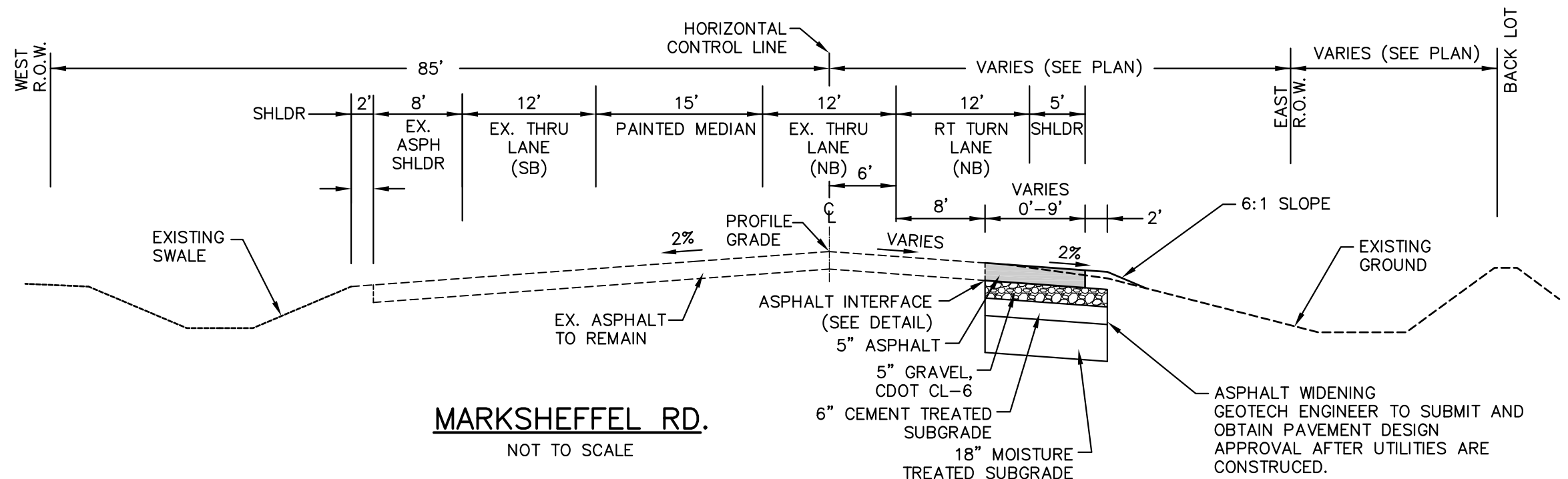
- MARKSHEFFEL ROAD HORIZONTAL CONTROL LINE IS BASED ON CONSTRUCTION PLANS PREPARED BY PARSONS BRINKERHOFF FOR EL PASO COUNTY FOR MARKSHEFFEL ROAD DATED AUGUST 25, 2016 UNDER PROJECT #IFB 15-060. MARKSHEFFEL ROAD CONSTRUCTION STARTED IN 2016 AND WAS COMPLETED IN 2017
- SURVEY DATA FOR MARKSHEFFEL ROAD WAS OBTAINED BY M&S CIVIL GROUP IN JANUARY, 2017. UTILITY LOCATES AND UTILITY POT HOLE INFORMATION WAS OBTAINED BY PFM CARTHY IN DECEMBER, 2017
- SEE SHEET C5.2 FOR SIGNING/STRIPING PLAN

FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C32	59.21'	40.00	84°48'28"
C33	64.83'	40.00	95°51'24"
C34	9.42'	3.00	180°00'00"
C35	202.33'	11984.00	00°58'03"
C36	9.42'	3.00	180°00'00"
C37	202.44'	11990.00	00°58'03"
C38	239.78'	1489.00	09°13'36"
C39	240.75'	1495.00	09°13'36"



MARKSHEFFEL ROAD

PEACEFUL RIDGE DRIVE
SEE SHEET C6.13



STATION	227+00	228+00	229+00	230+00	231+00	232+00	233+00	234+00
5755								
5750								
5745								
5740								
5735								
5730								

STA 226+79.86, 14.00'RT
BEGIN 240' TAPER
EX GRADE=5733.08 AT H.C.L.

STA 232+30.86
EX. ELEV=5736.43± AT H.C.L.

STA 232+90.80, 14.00'RT (MARKSHEFFEL)
END ASPHALT WIDENING
EX GRADE=5737.28± AT H.C.L.

AS-BUILT
DATE: JANUARY 22, 2019



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

LORSON LLC
212 N. WASHACHE AVE. SUITE 301
COLORADO SPRING, CO 80903
CONTACT: JEFF MARK

CARRIAGE MEADOWS NORTH FIL NO. 1
FONTAINE BLVD - CARRIAGE MEADOWS DR.
EL PASO COUNTY, COLORADO

DATE: _____
DESCRIPTION: _____
NO. _____

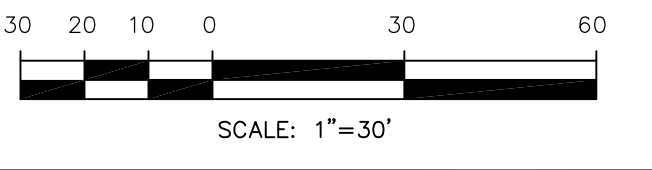
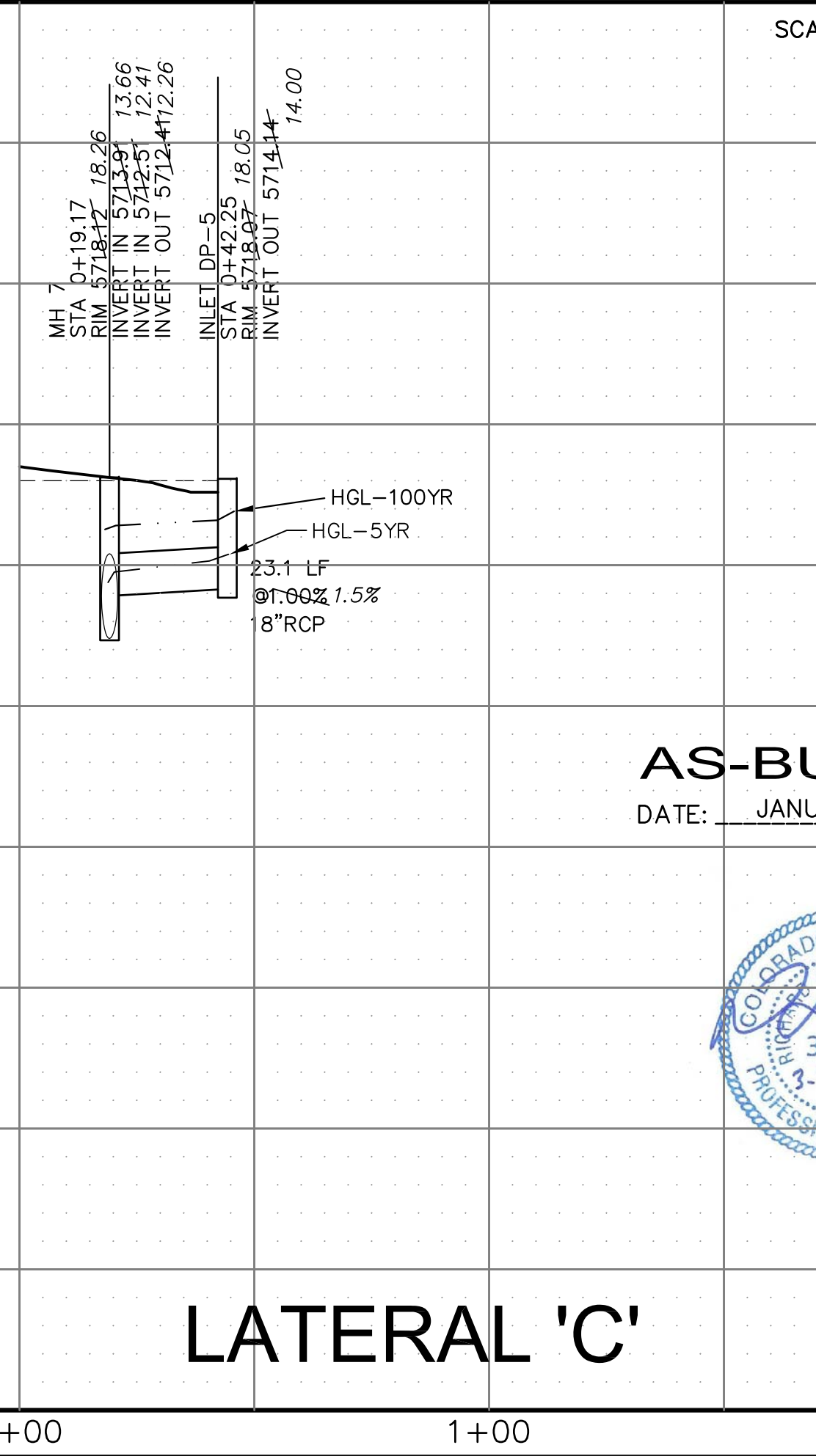
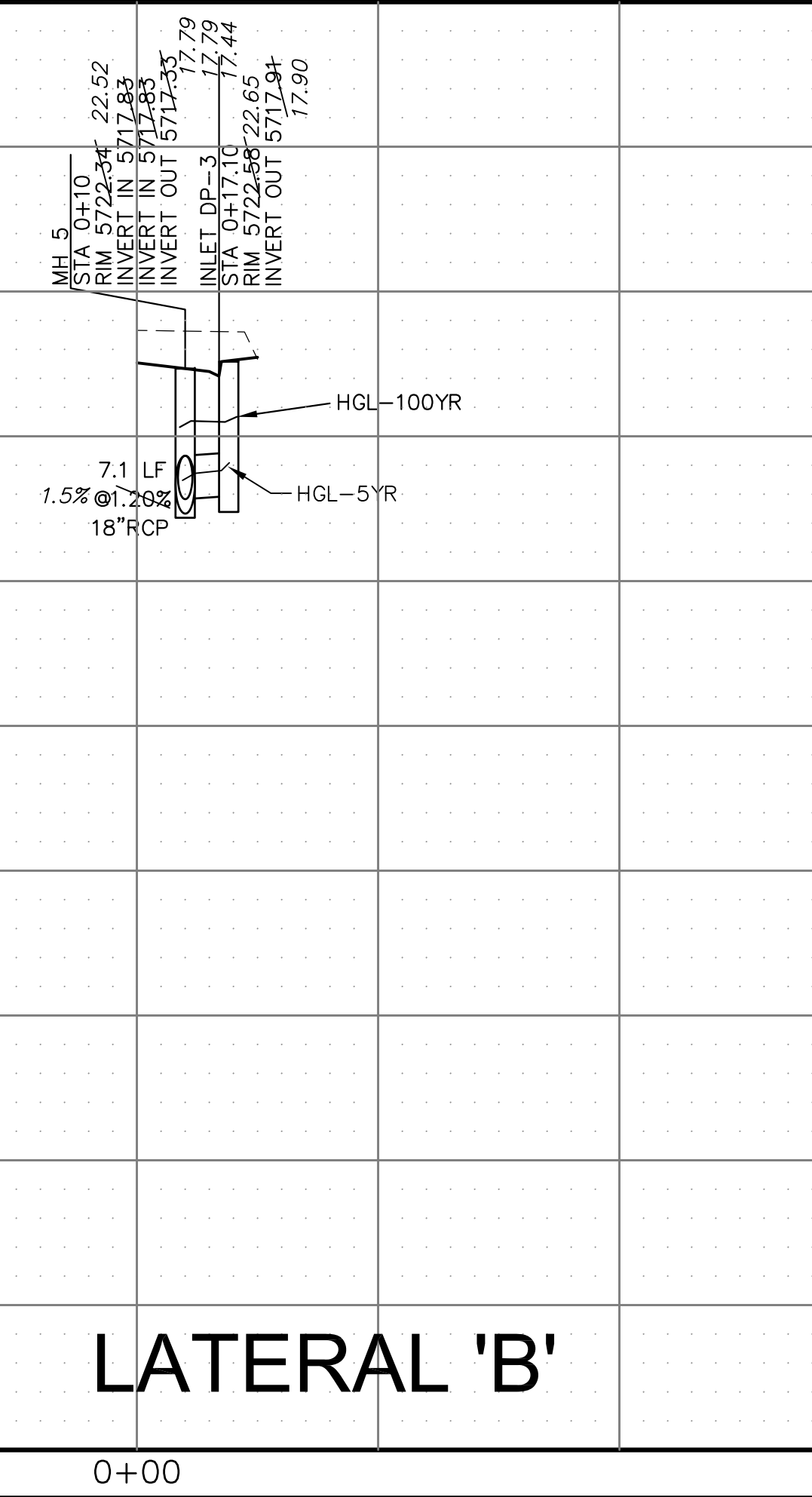
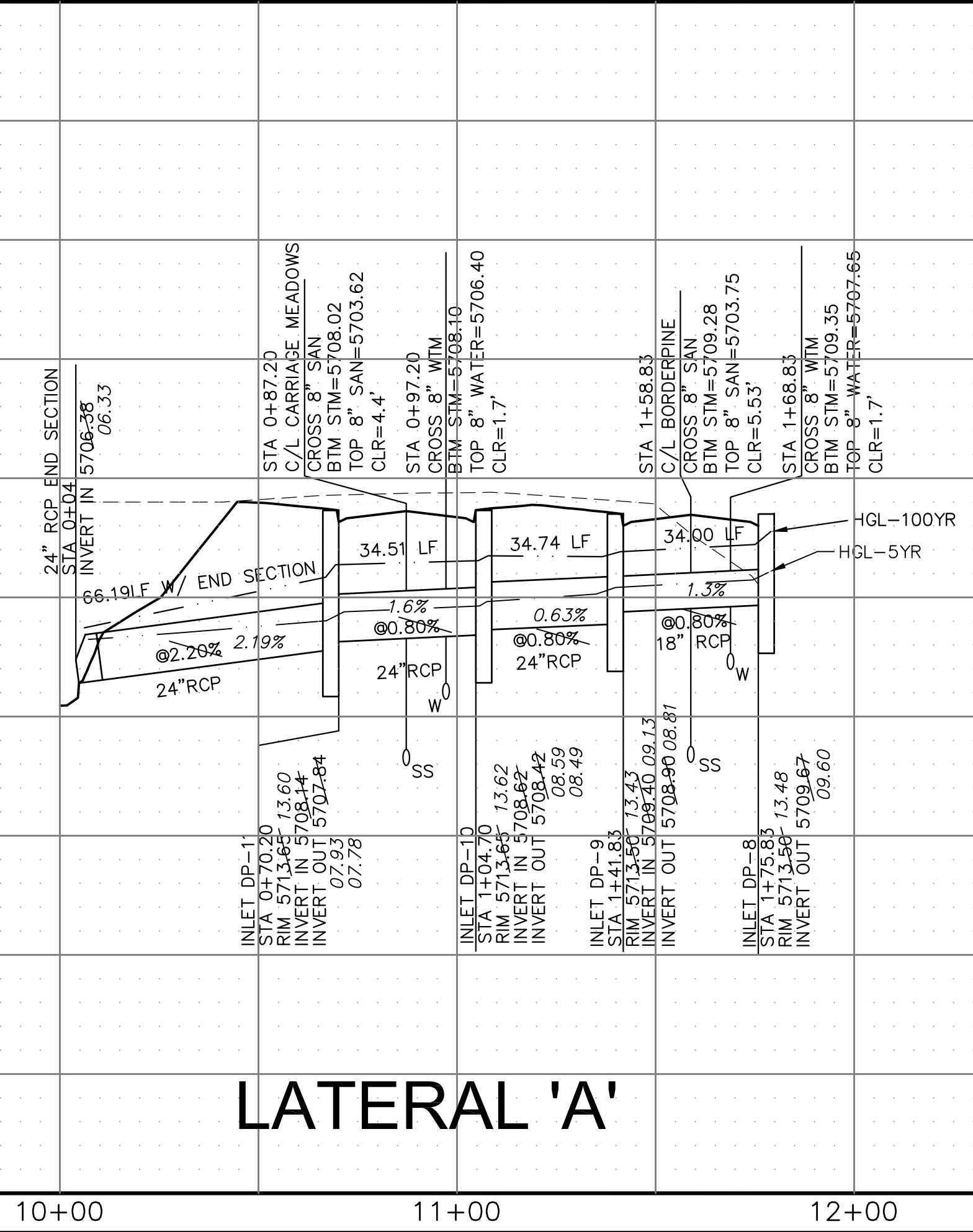
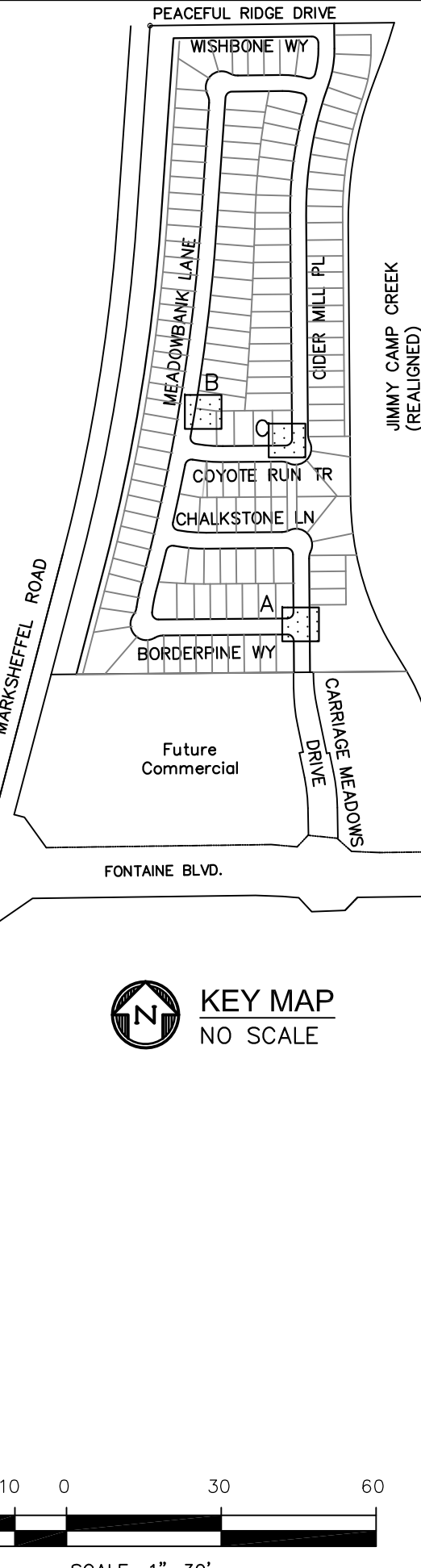
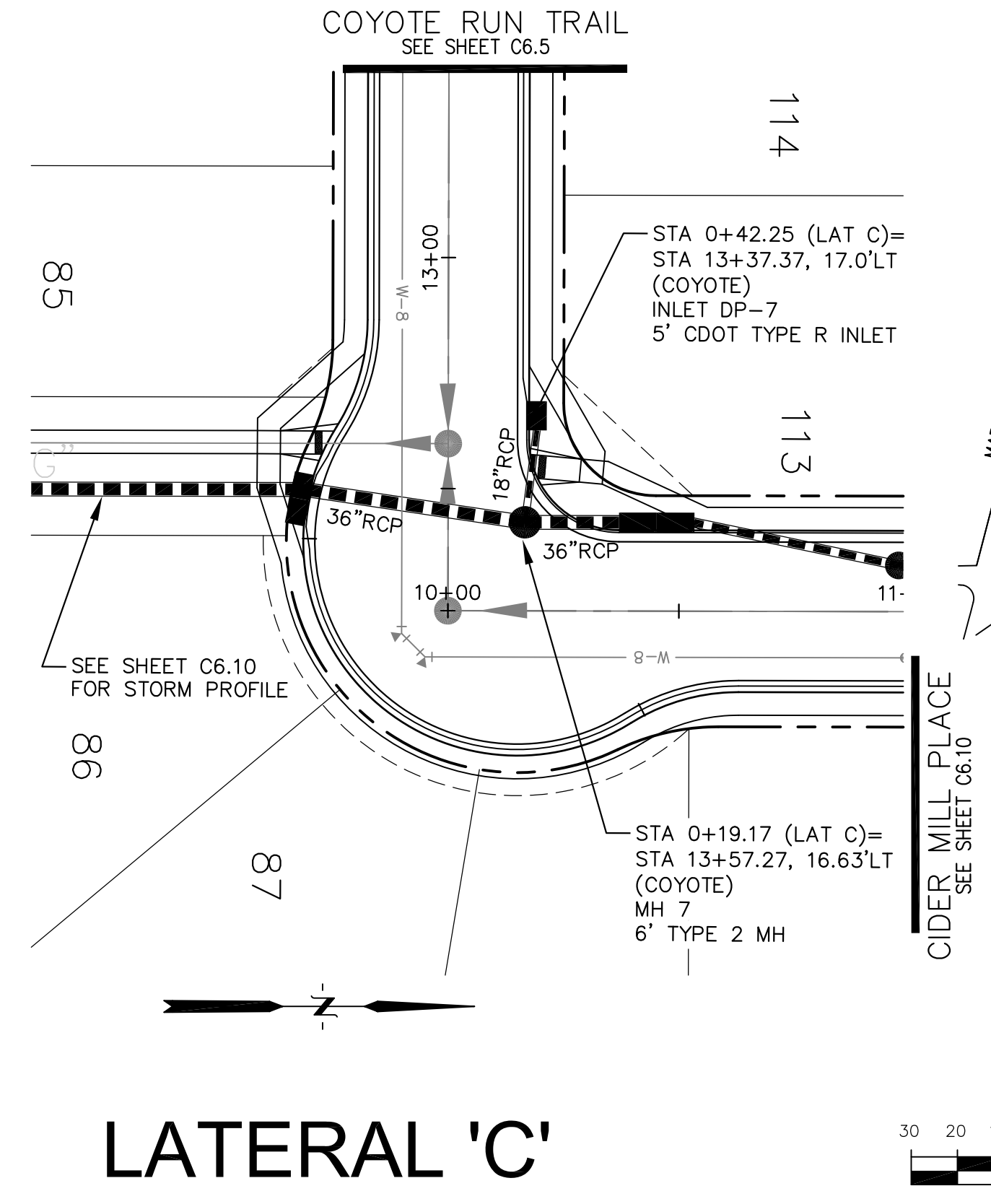
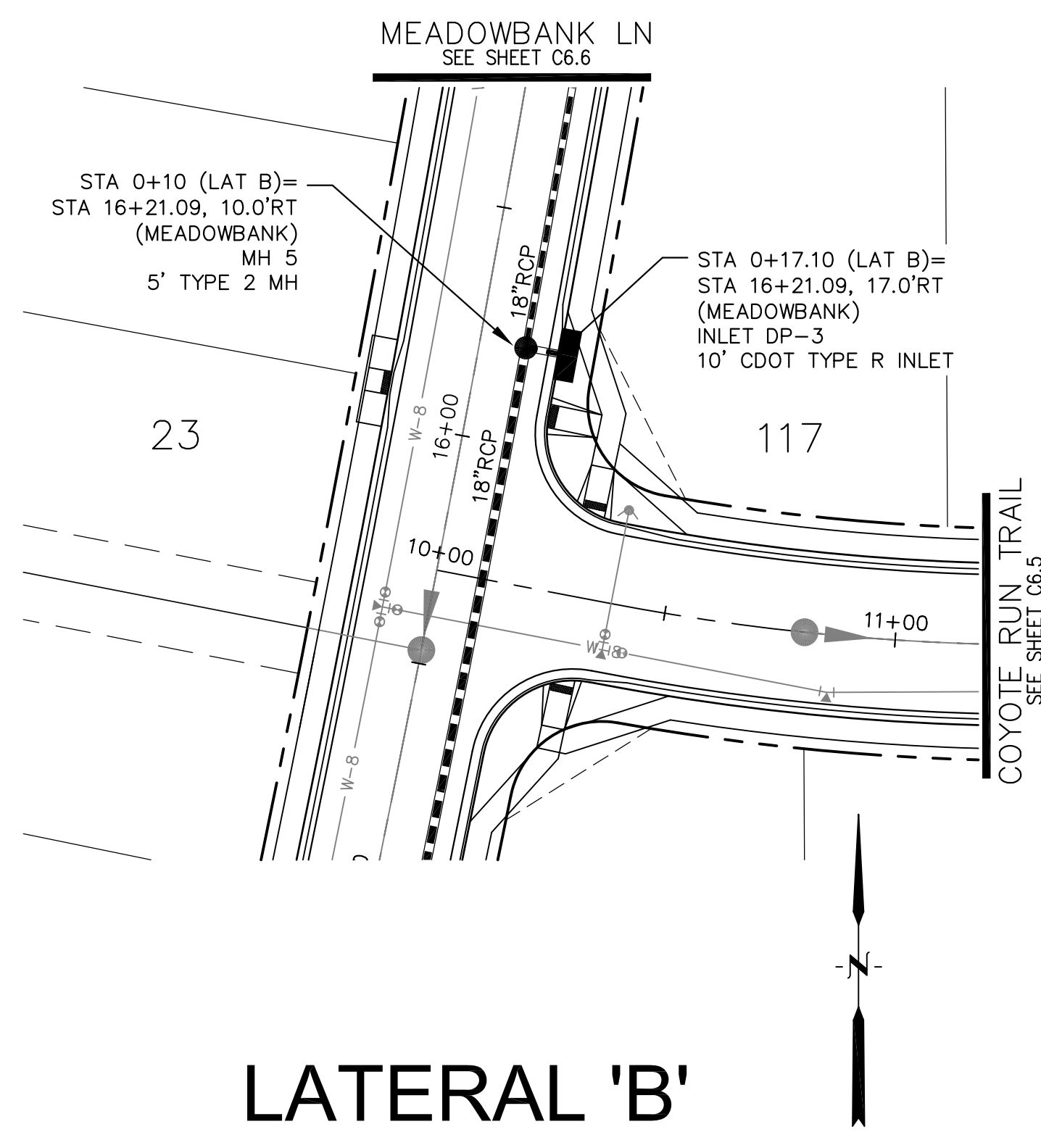
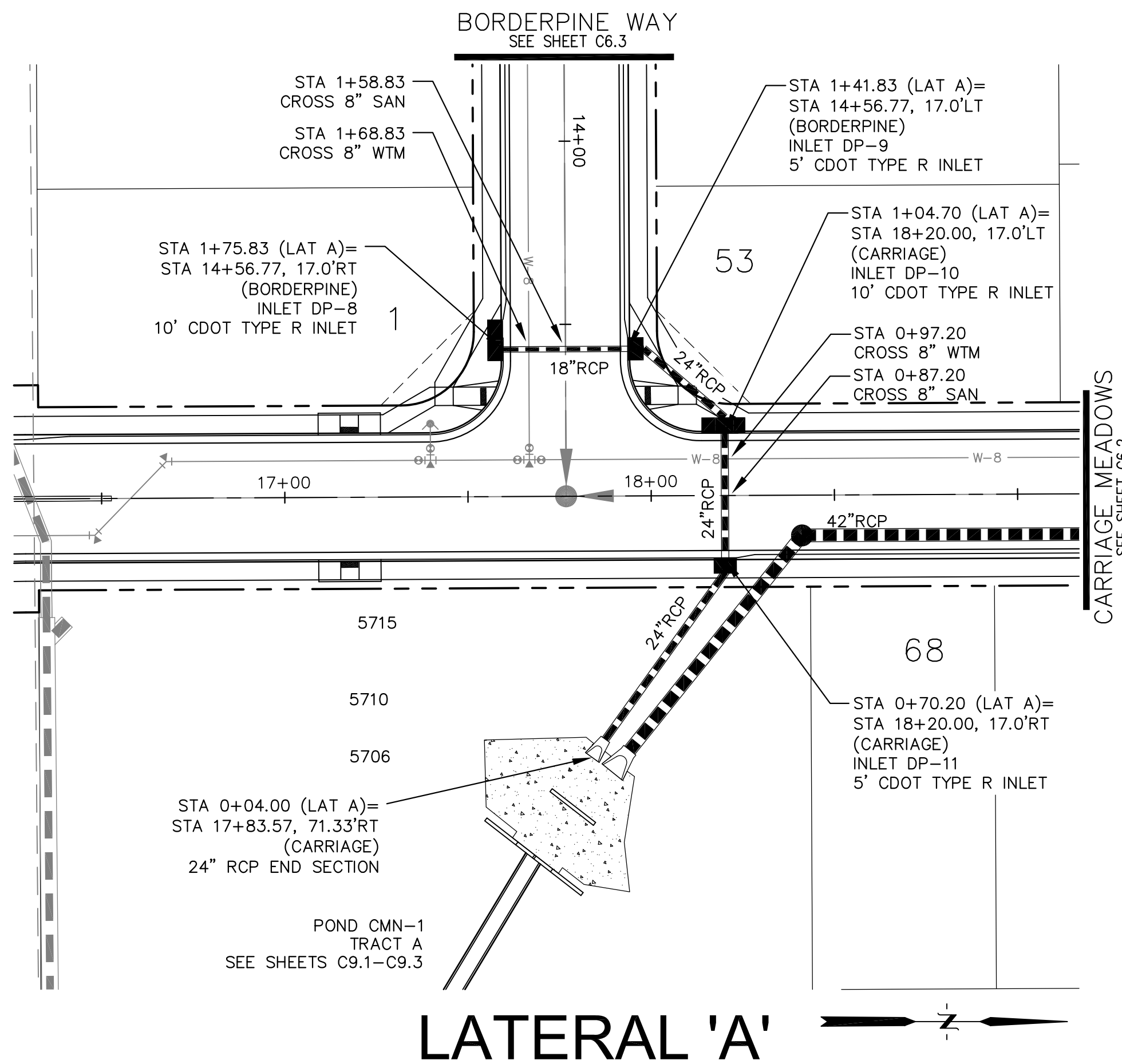
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET PLAN AND PROFILE
STA 226+79 TO STA 233+09
MARKSHEFFEL ROAD

DATE: MARCH 7, 2018
PROJECT NO. 100.002
SHEET NUMBER **C6.14**
TOTAL SHEETS: 41

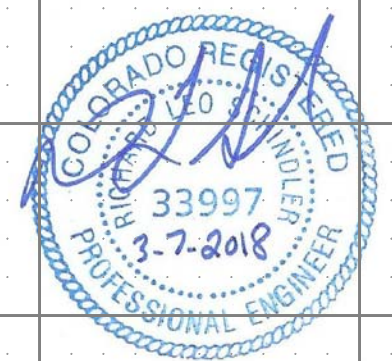
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P: 100:100.002.FINAL.CONSTR.ROADWAY AND STORM-PHASE 1:100.002.BODY_ROW_STORM-LATERALS.dwg Jan 21, 2019 - 1:05pm



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

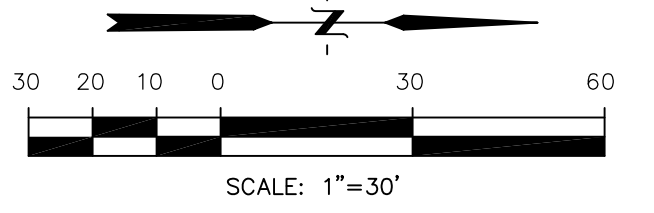
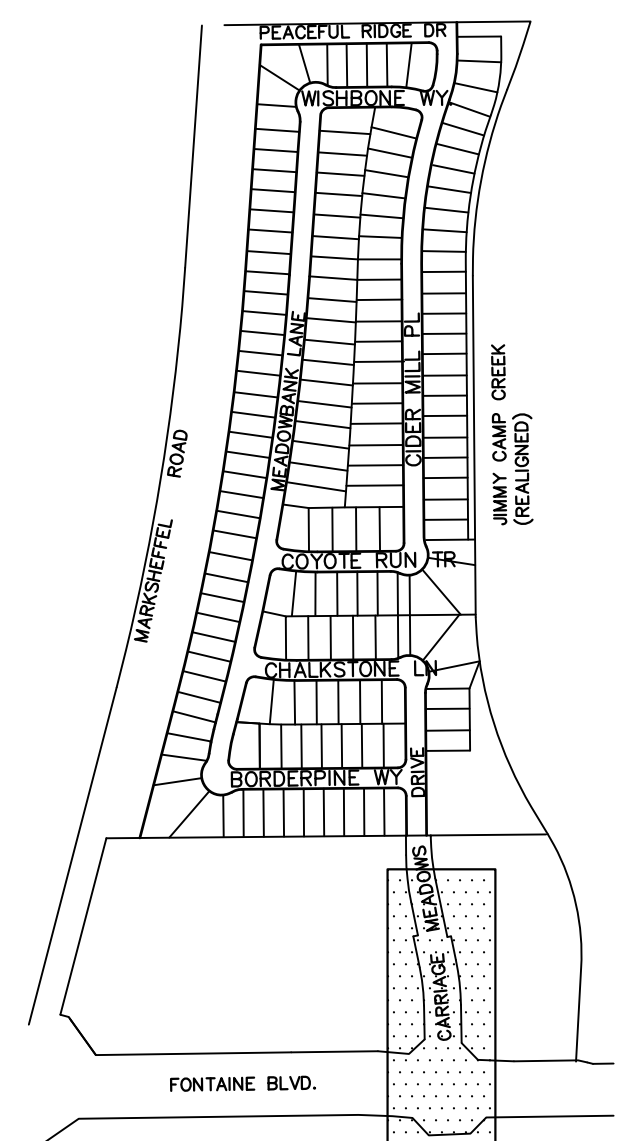
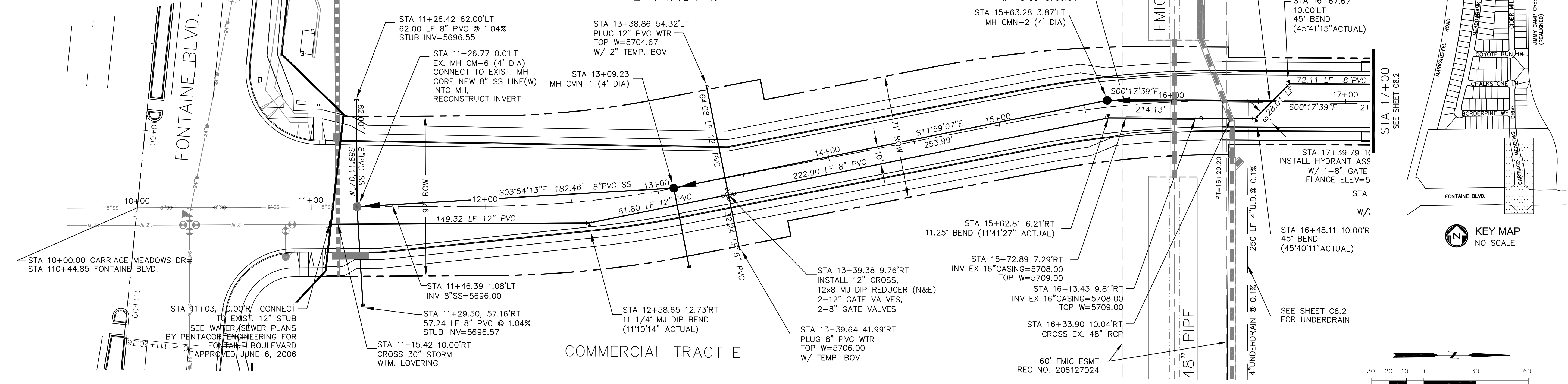
AS-BUILT
DATE: JANUARY 22, 2019



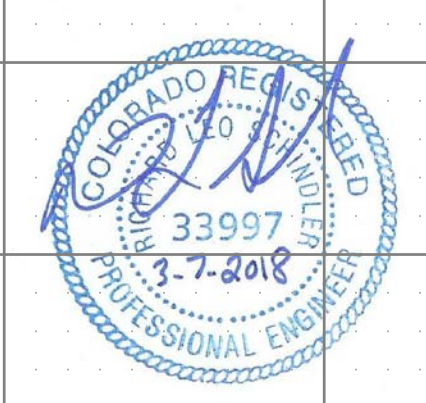
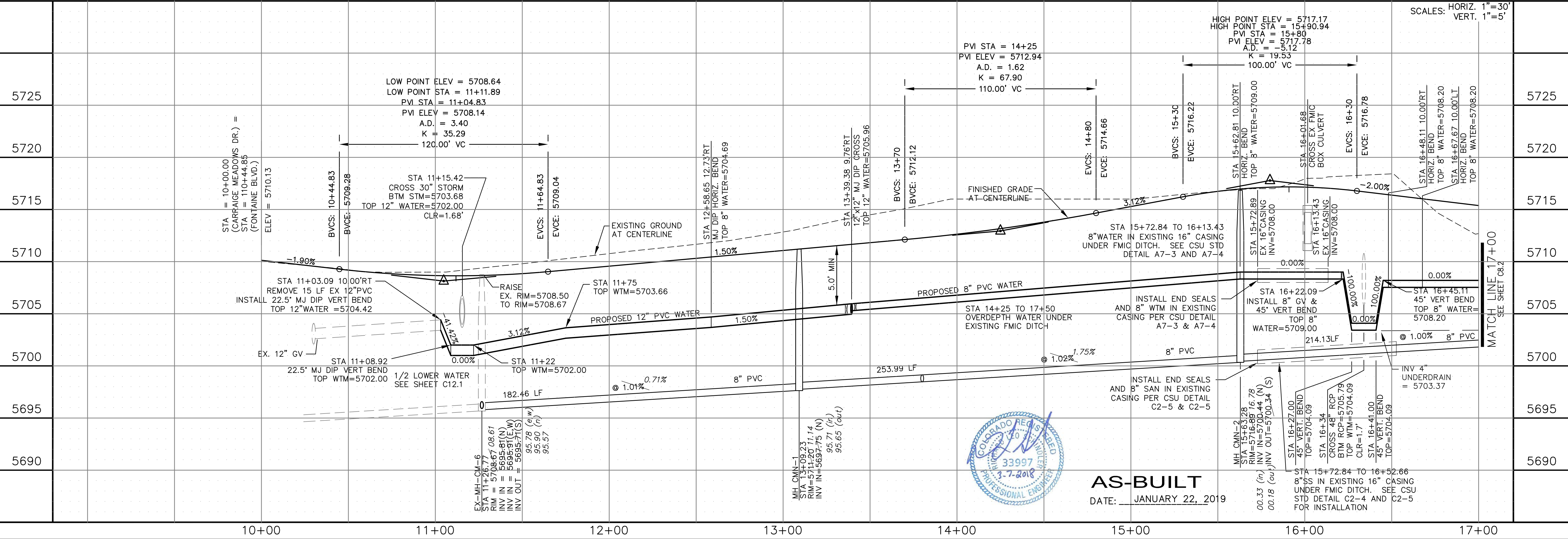
 CORE ENGINEERING GROUP 15004 1ST AVE. S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@cegi.com	DATE:
	DESCRIPTION:
PREPARED FOR: LORSON LLC. 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK	NO.
PROJECT: CARRIAGE MEADOWS NORTH FIL NO. 1 FONTANE BLVD. - CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO	DRAWN: AZM DESIGNED: RLS CHECKED: RLS
STORM SEWER LATERAL A, B, C CARRIAGE MEADOWS NORTH FIL NO. 1	
DATE:	MARCH 7, 2018
PROJECT NO.	100.002
SHEET NUMBER	C7.1
TOTAL SHEETS:	41

NOTES

1. STATIONING IS AT ROADWAY CENTERLINE.
2. TOP OF WATER ELEVATION 10' OFF C/L IS 5.0' FROM FINISHED GRADE.
3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
4. ALL WATERMAIN IS PVC, C900. ALL SANITARY SEWER IS PVC, SDR35.
5. ALL WATERMAIN FITTINGS ARE MJ DIP.
6. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S.



CARRIAGE MEADOWS DR.

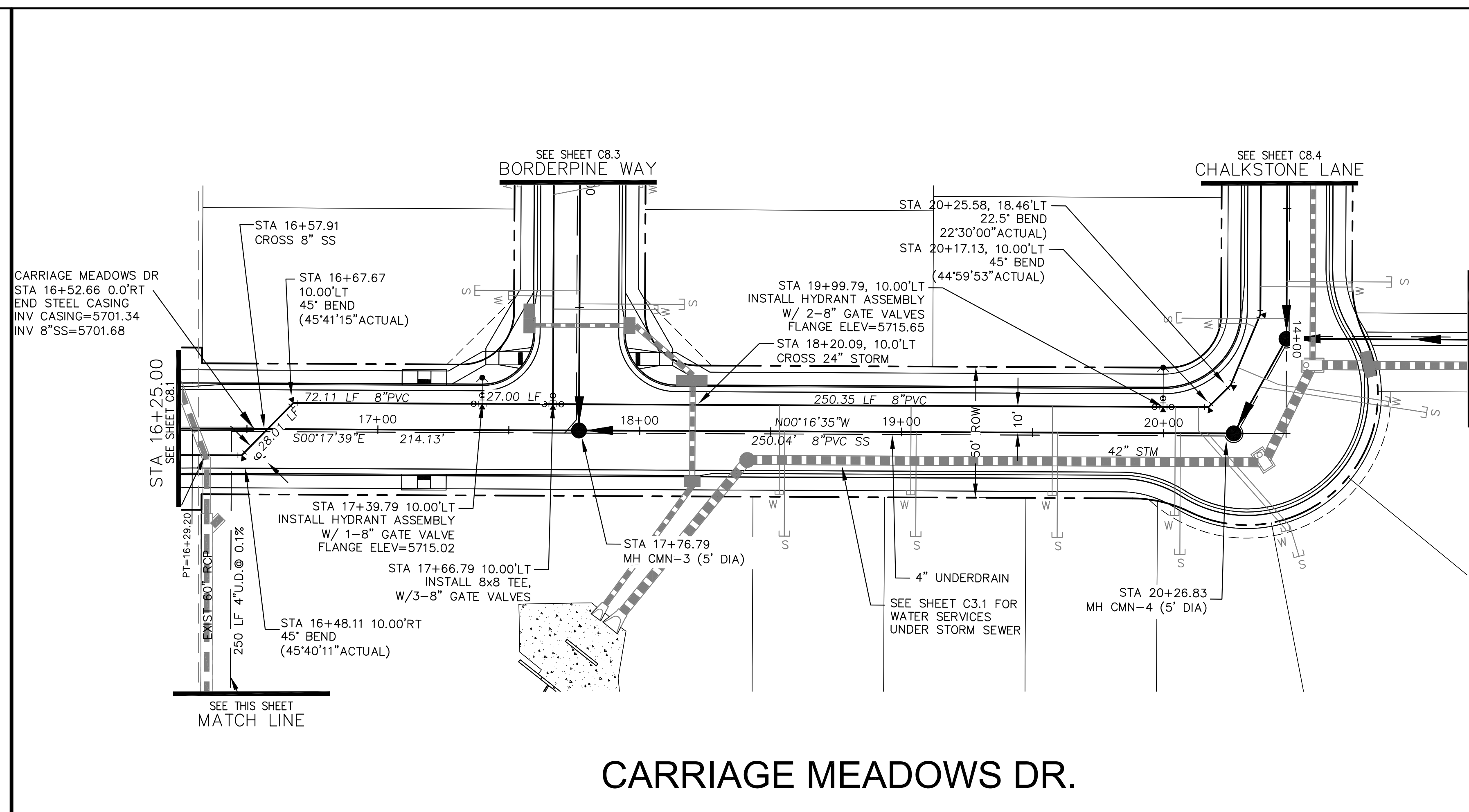
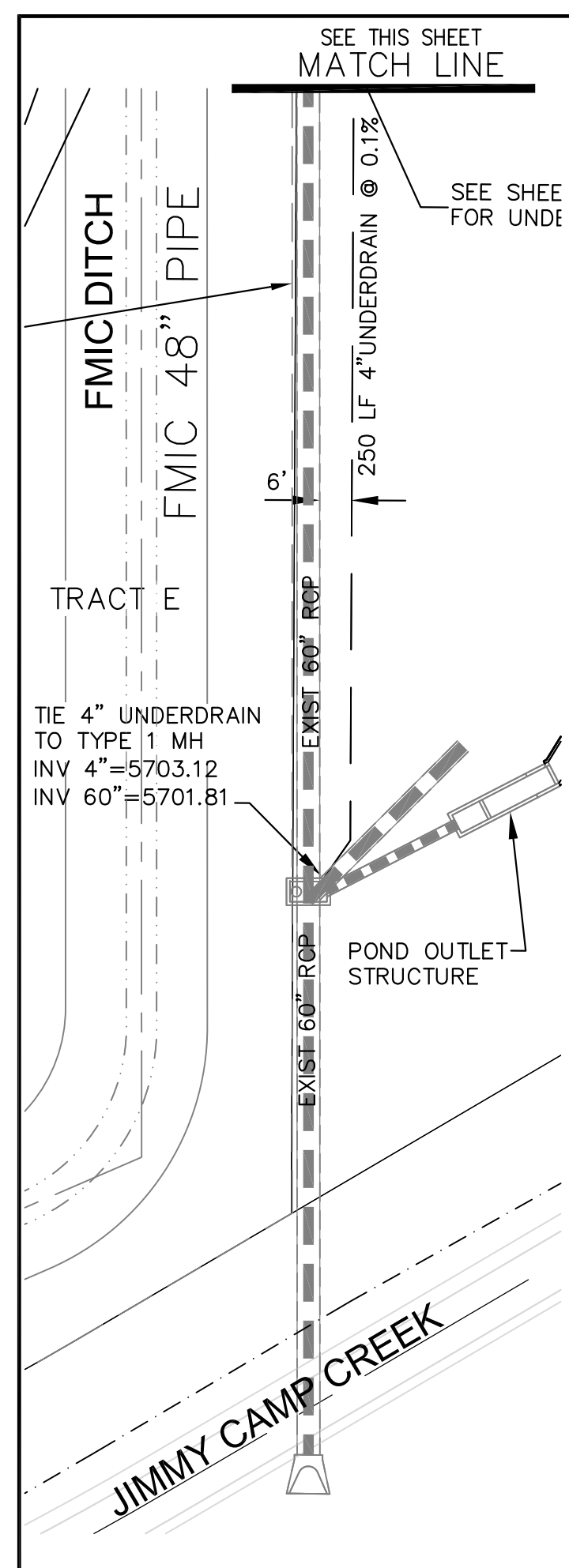


AS-BUILT
DATE: JANUARY 22, 2019

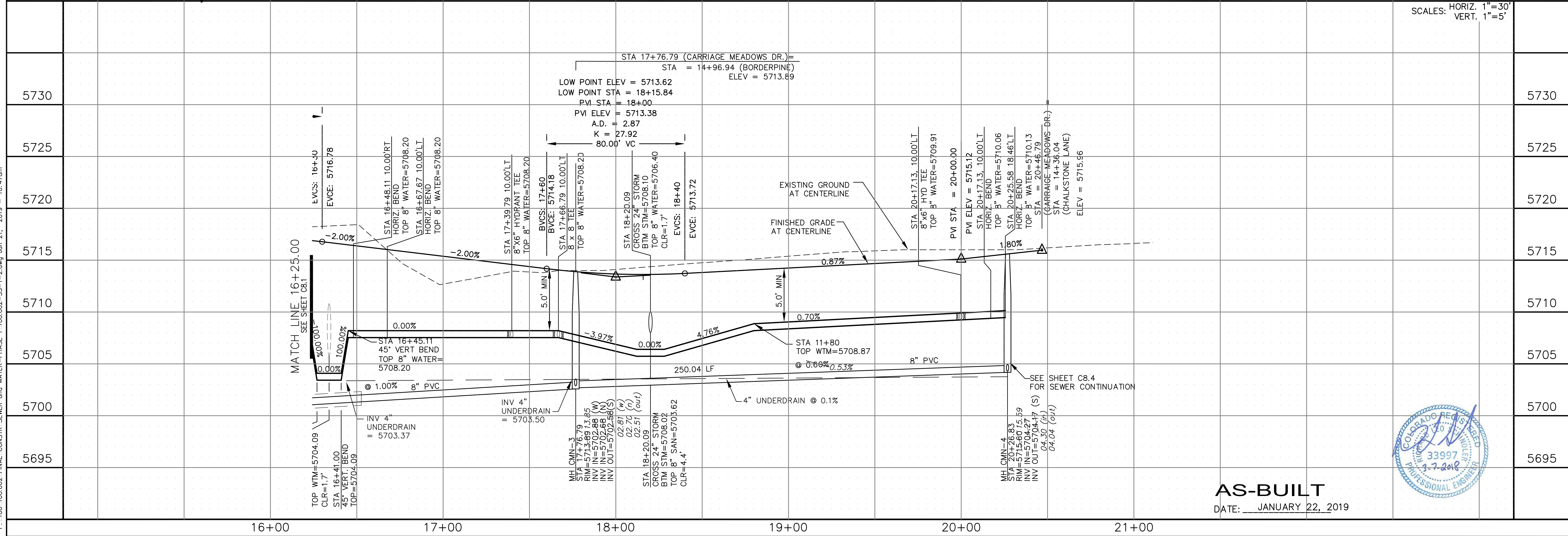
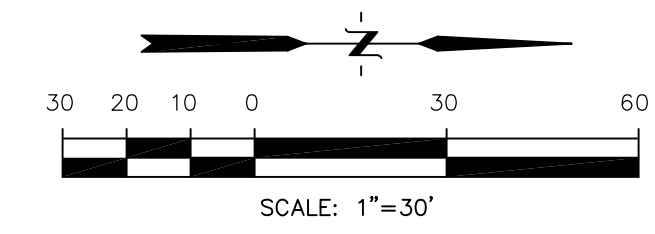
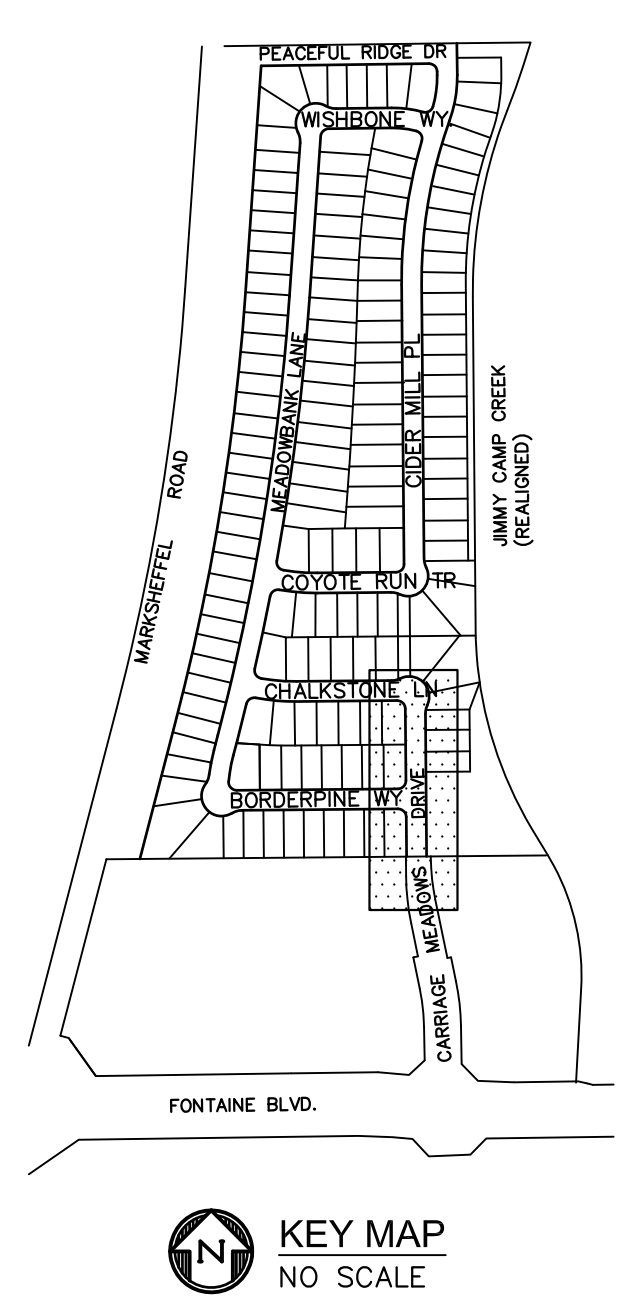
<p>CORE ENGINEERING GROUP</p> <p>15004 1ST AVE. S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@cegi.com</p>	<p>DATE:</p>
	<p>DESCRIPTION:</p>
<p>PROJECT:</p> <p>CARRIAGE MEADOWS NORTH FIL NO. 1</p> <p>FONTAINE BLVD - CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO</p>	<p>PREPARED FOR:</p> <p>LORSON LLC. 212 N. WAISATCH AVE. SUITE 301 COLORADO SPRING, CO 80903 CONTACT: JEFF MARK</p>
<p>DRAWN: AZM</p> <p>DESIGNED: RLS</p> <p>CHECKED: RLS</p>	<p>DATE:</p> <p>MARCH 7, 2018</p>
<p>PROJECT NO.</p> <p>100.002</p>	<p>SHEET NUMBER</p> <p>C8.1</p>
<p>TOTAL SHEETS:</p> <p>41</p>	

P: 100.002.FINAL.CONSTR.SEWER and WATER-PHASE 1.100.002-SS-1-2.dwg Jan 21, 2019 - 10:47am

P: 100.100.002.FINAL.CONSTR.SEWER and WATER-PHASE 1.100.002-SS-1-2.dwg Jun 21, 2019 - 10:47am



- NOTES**
1. STATIONING IS AT ROADWAY CENTERLINE.
 2. TOP OF WATER ELEVATION 10' OFF C/L IS 5.0' FROM FINISHED GRADE.
 3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
 4. ALL WATERMAIN IS PVC, C900. ALL SANITARY SEWER IS PVC, SDR35.
 5. ALL WATERMAIN FITTINGS ARE MJ DIP.
 6. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



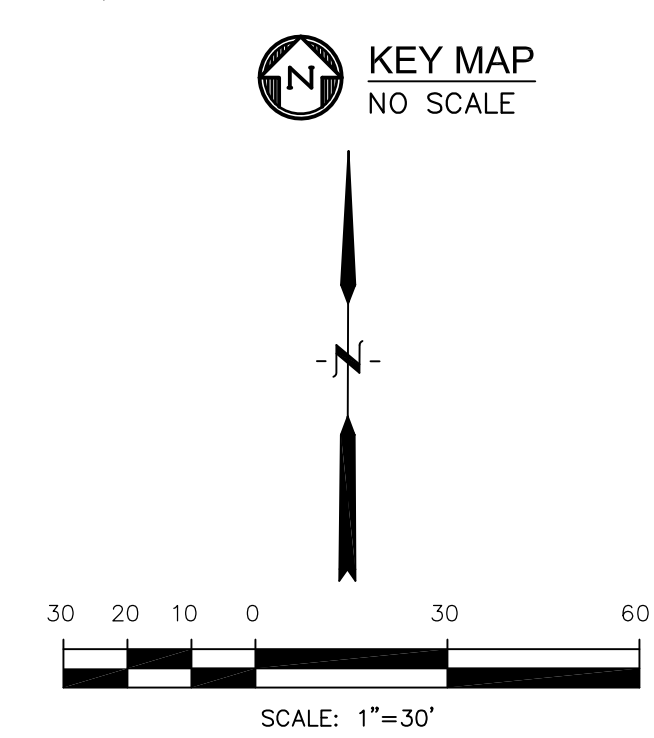
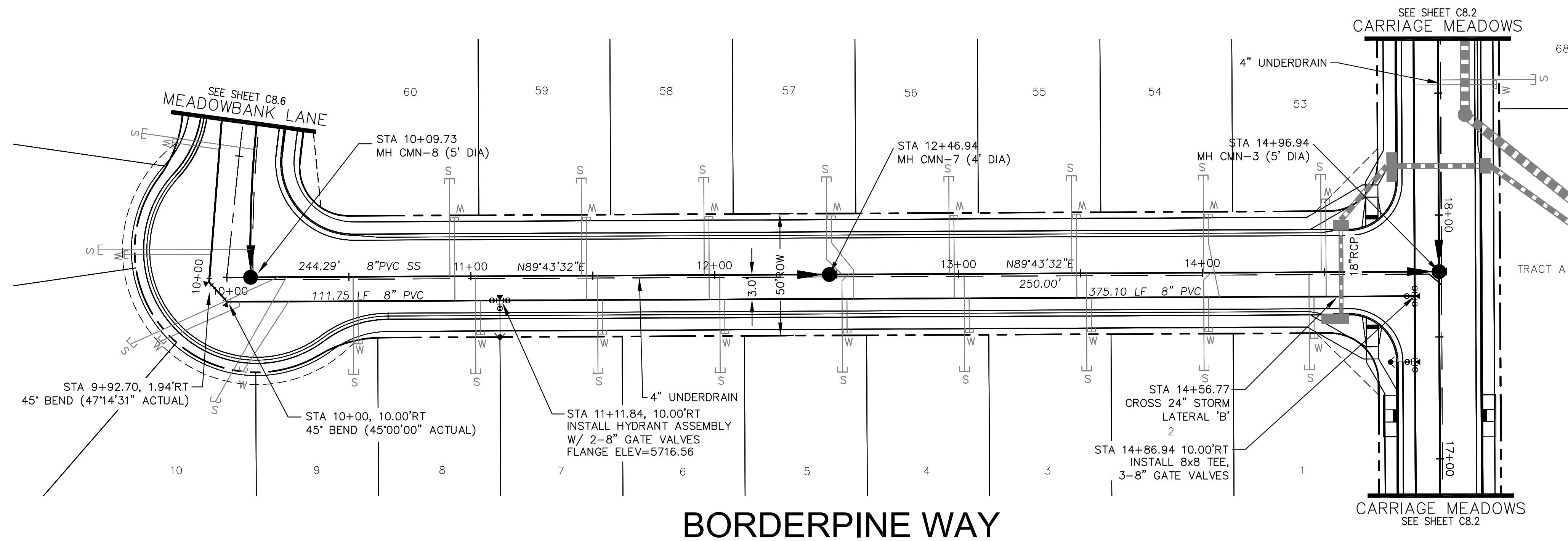
AS-BUILT
DATE: JANUARY 22, 2019

<p>CORE ENGINEERING GROUP</p> <p>15004 1ST AVE. S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER P.E. EMAIL: rich@cegi.com</p>	<p>DATE:</p>
	<p>DESCRIPTION:</p>
<p>PREPARED FOR:</p> <p>LORSON ILLC. 212 N. WAISATCH AVE. SUITE 301 COLORADO SPRING, CO 80903 CONTACT: JEFF MARK</p>	<p>NO.:</p>
<p>PROJECT:</p> <p>CARRIAGE MEADOWS NORTH FIL NO. 1 FONTAINE BLVD.-CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO</p>	<p>DATE:</p>
<p>DRAWN: AZM DESIGNED: RLS CHECKED: RLS</p>	<p>DATE:</p>
<p>WATER AND SANITARY SEWER CARRIAGE MEADOWS DRIVE STA 16+25 TO 20+46.79</p>	<p>DATE:</p>
<p>DATE: MARCH 7, 2018</p>	<p>NO.:</p>
<p>PROJECT NO. 100.002</p>	<p>DATE:</p>
<p>SHEET NUMBER C8.2</p>	<p>NO.:</p>
<p>TOTAL SHEETS: 41</p>	<p>DATE:</p>

NOTES

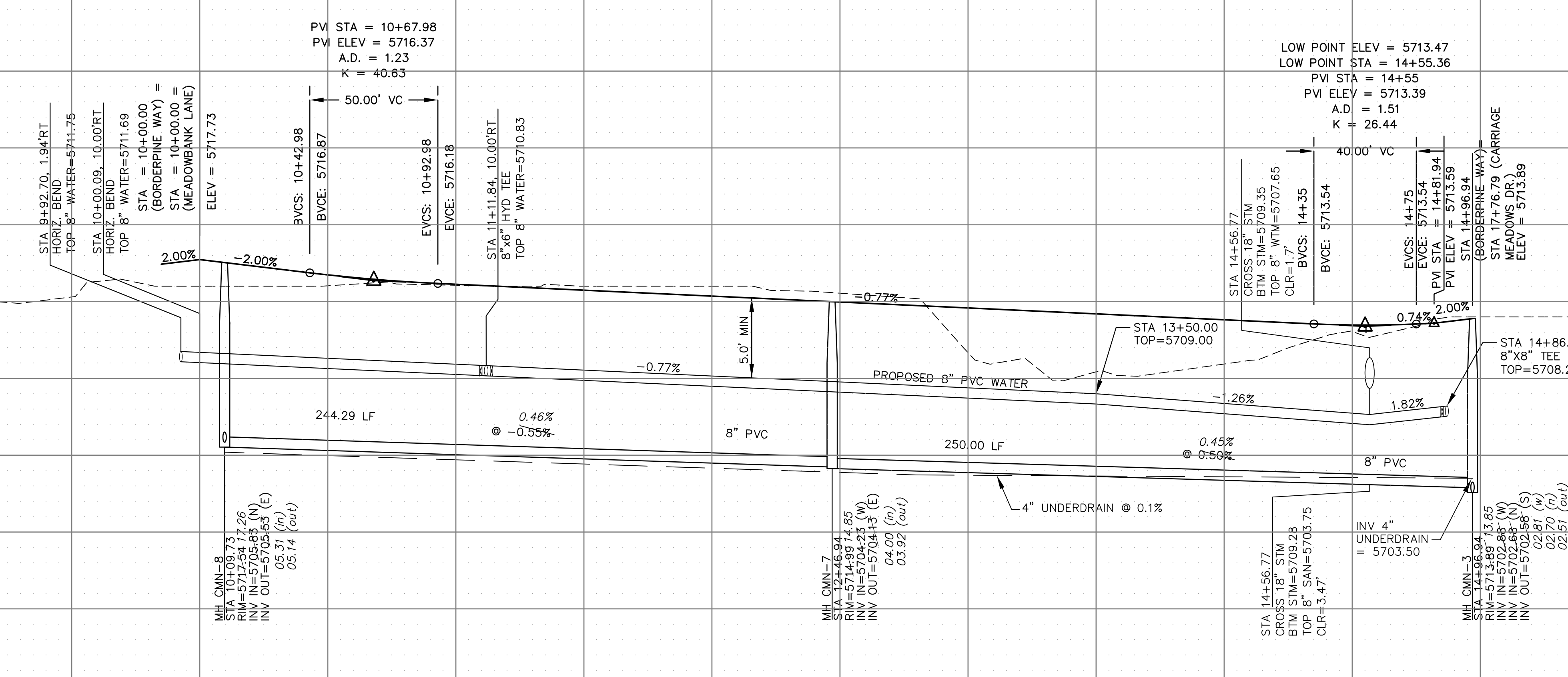
1. STATIONING IS AT ROADWAY CENTERLINE.
2. TOP OF WATER ELEVATION 10' OFF C/L IS 5.0' FROM FINISHED GRADE.
3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
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5. ALL WATERMAIN FITTINGS ARE MJ DIP.
6. ALL WATERMAIN BFNDS & TFFS RFOUIRF CTRB'S

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

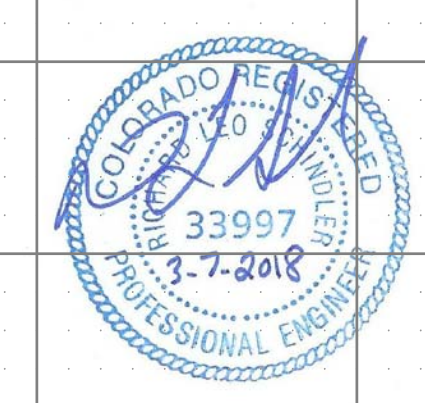


P: 100.100.002.FINAL.CONSTR.SEWER and WATER-PHASE 1.100.002-SS-3.dwg Jan 21, 2019 - 10:51 am

STATION	DESCRIPTION	SCALE: HORIZ. 1"=30' VERT. 1"=5'
5730		5730
5725		5725
5720		5720
5715		5715
5710		5710
5705		5705
5700		5700
5695		5695



AS-BUILT
DATE: JANUARY 22, 2019



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

DATE:

DESCRIPTION:

NO.:

DRAWN: AZM

DESIGNED: RLS

CHECKED: RLS

PROJECT:

CARRIAGE MEADOWS

NORTH FIL NO. 1

FONTAINE BLVD - CARRIAGE MEADOWS DR.

EL PASO COUNTY, COLORADO

PREPARED FOR:

LORSON LLC.

212 N. WASHATCH AVE. SUITE 301

COLORADO SPRINGS, CO 80903

CONTACT: JEFF MARK

DATE:

MARCH 7, 2018

PROJECT NO.:

100.002

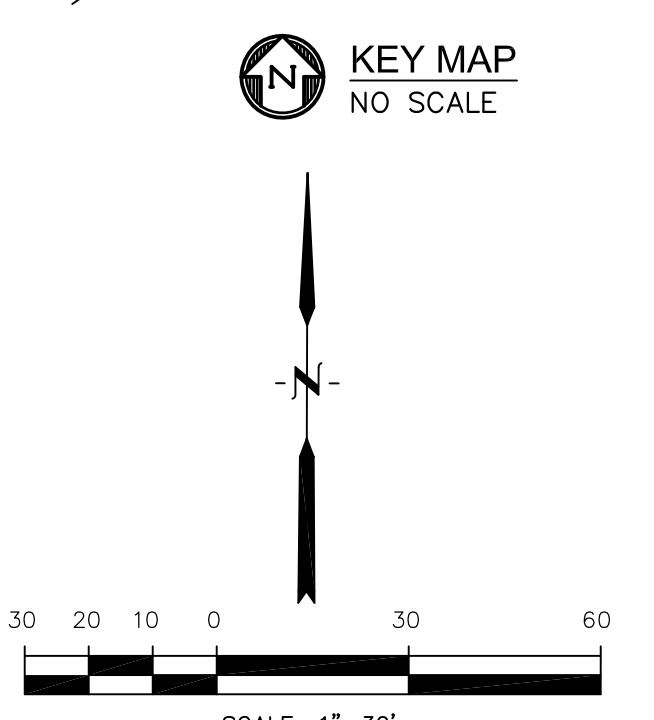
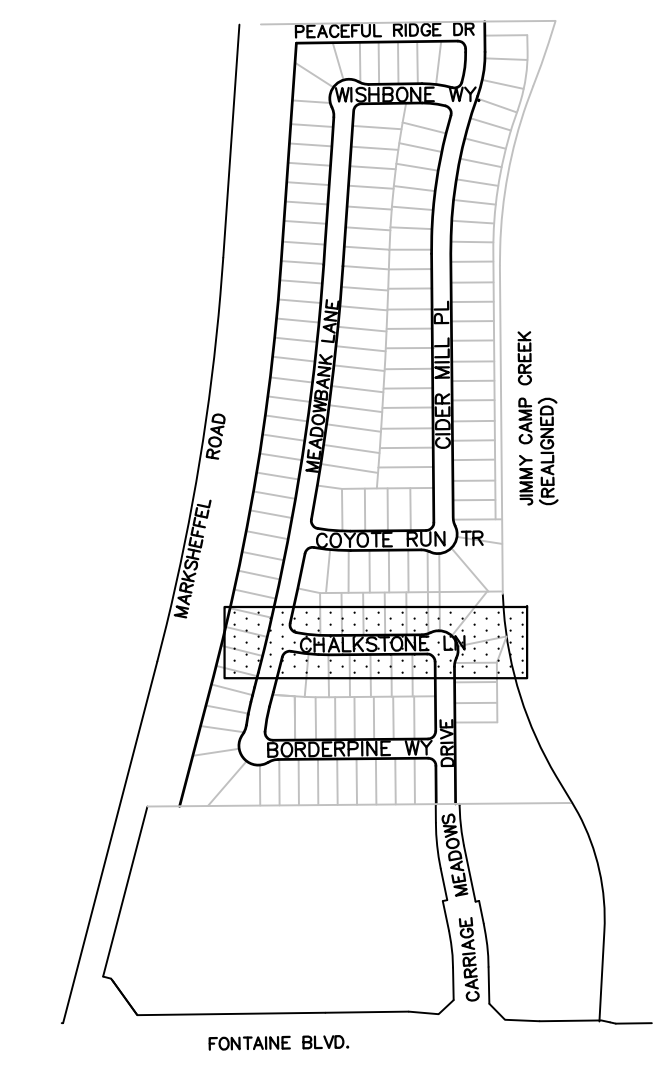
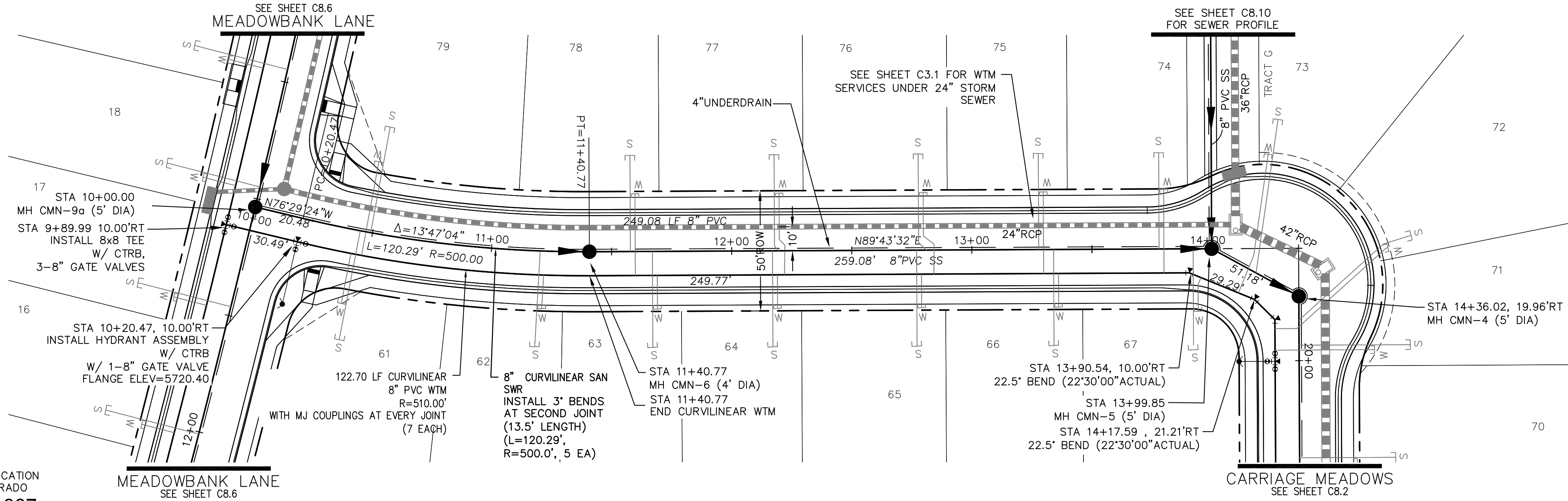
SHEET NUMBER

C8.3

TOTAL SHEETS: **41**

NOTES

1. STATIONING IS AT ROADWAY CENTERLINE.
2. TOP OF WATER ELEVATION 10' OFF C/L IS 5.0' FROM FINISHED GRADE.
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6. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S

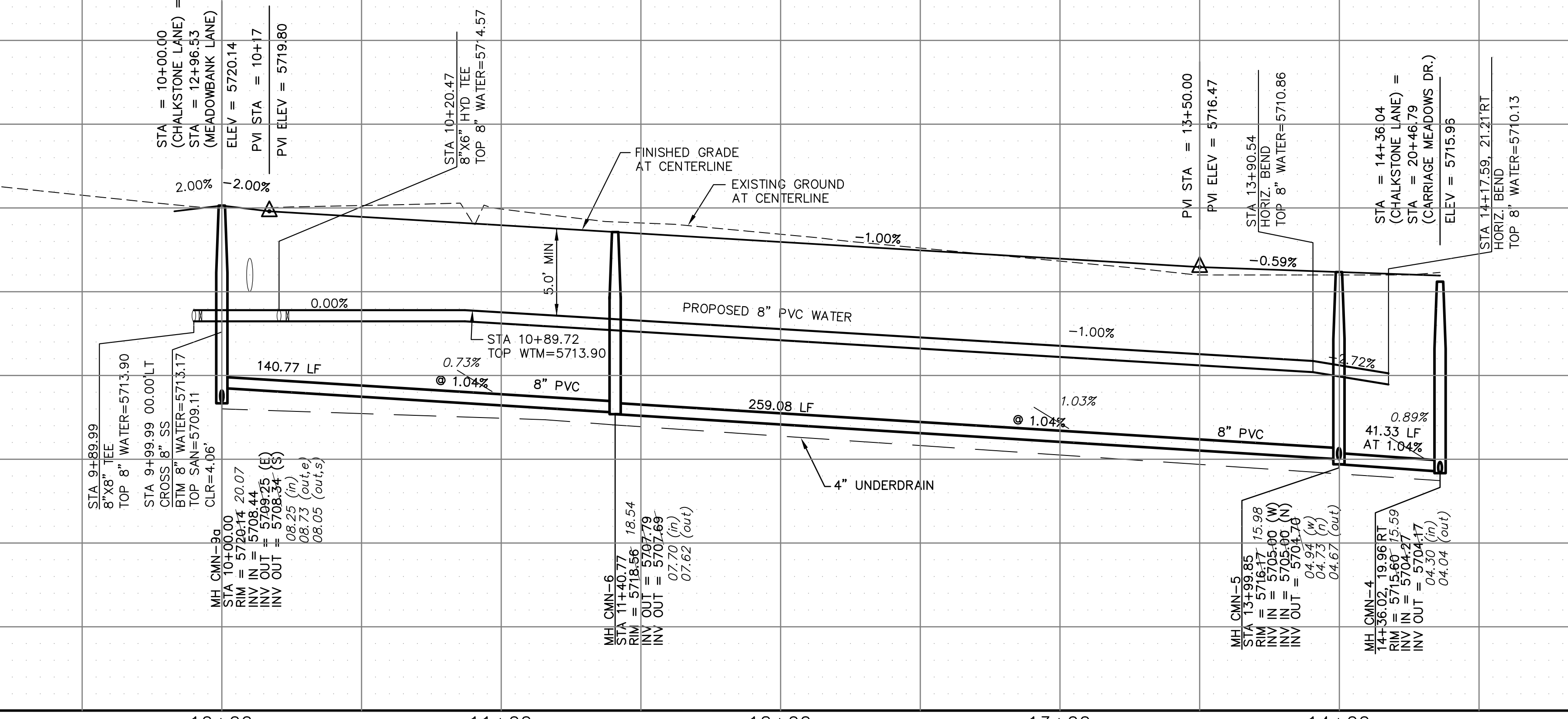


CHALKSTONE LN

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

P: 100.100.002_FINAL_CONSTR_SHEER and WALKR-PHASE 1 100.002-SS-4.dwg Jan. 21, 2019 - 10:31am

NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
5730			5730		
5725			5725		
5720			5720		
5715			5715		
5710			5710		
5705			5705		
5700			5700		
5695			5695		



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

AS-BUILT
DATE: JANUARY 22, 2019



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

DATE:

DESCRIPTION:

NO.:

PREPARED FOR:

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

PROJECT:

CARRIAGE MEADOWS
NORTH FIL NO. 1
FONTAINE BLVD - CARRIAGE MEADOWS DR.
EL PASO COUNTY, COLORADO

DRAWN: AZE

DESIGNED: RLS

CHECKED: RLS

WATER AND SANITARY SEWER

CHALKSTONE LANE

STA 10+00 TO 14+36

DATE:

MARCH 7, 2018

PROJECT NO.

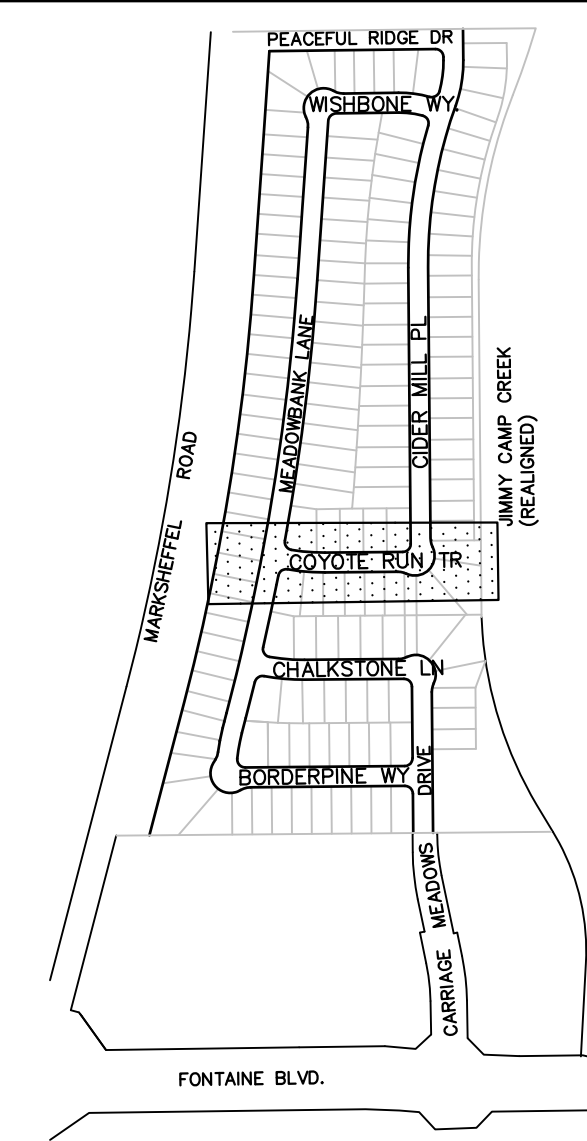
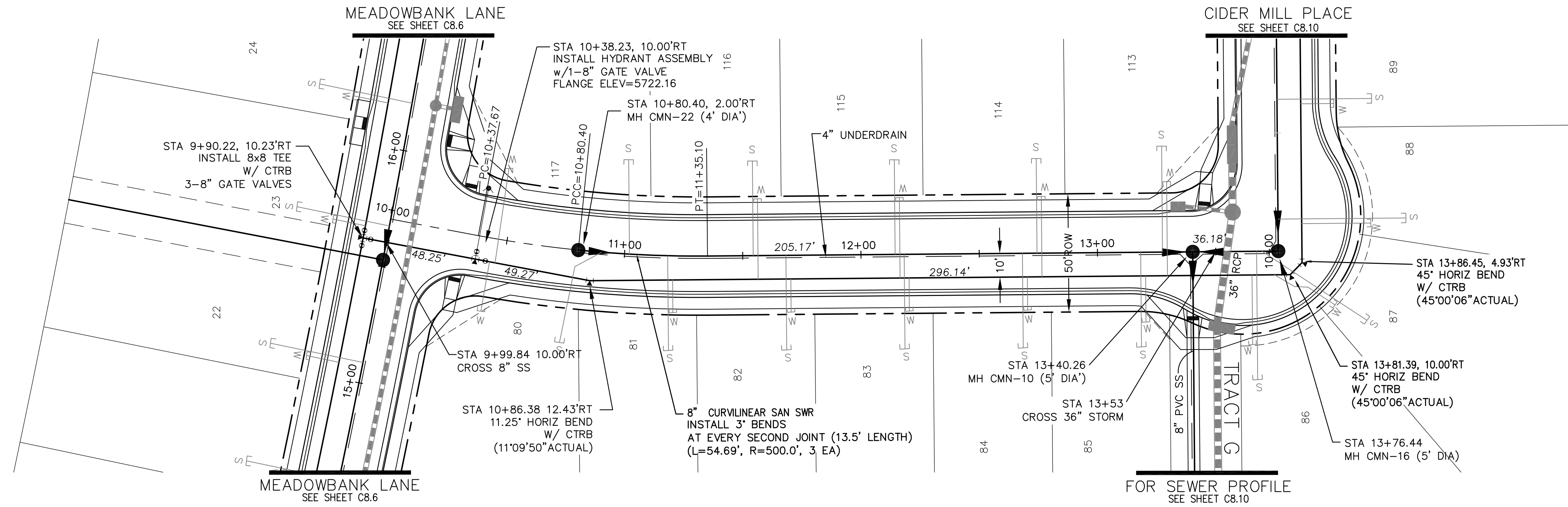
100.002

SHEET NUMBER

C8.4

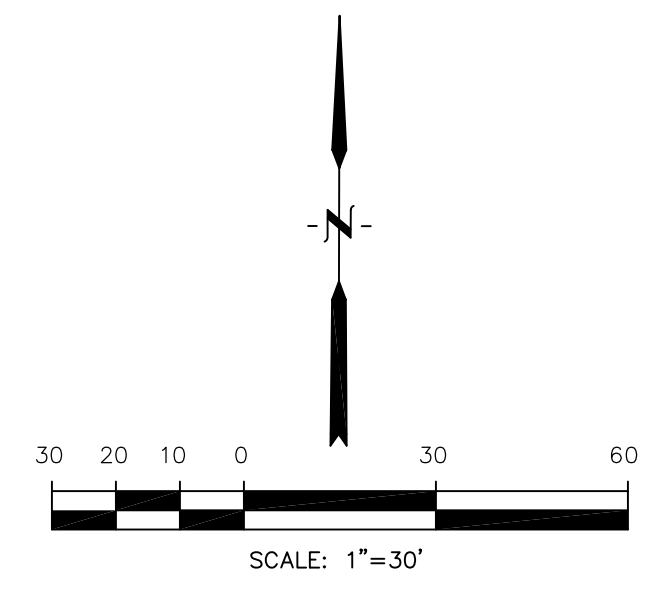
TOTAL SHEETS: **41**

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

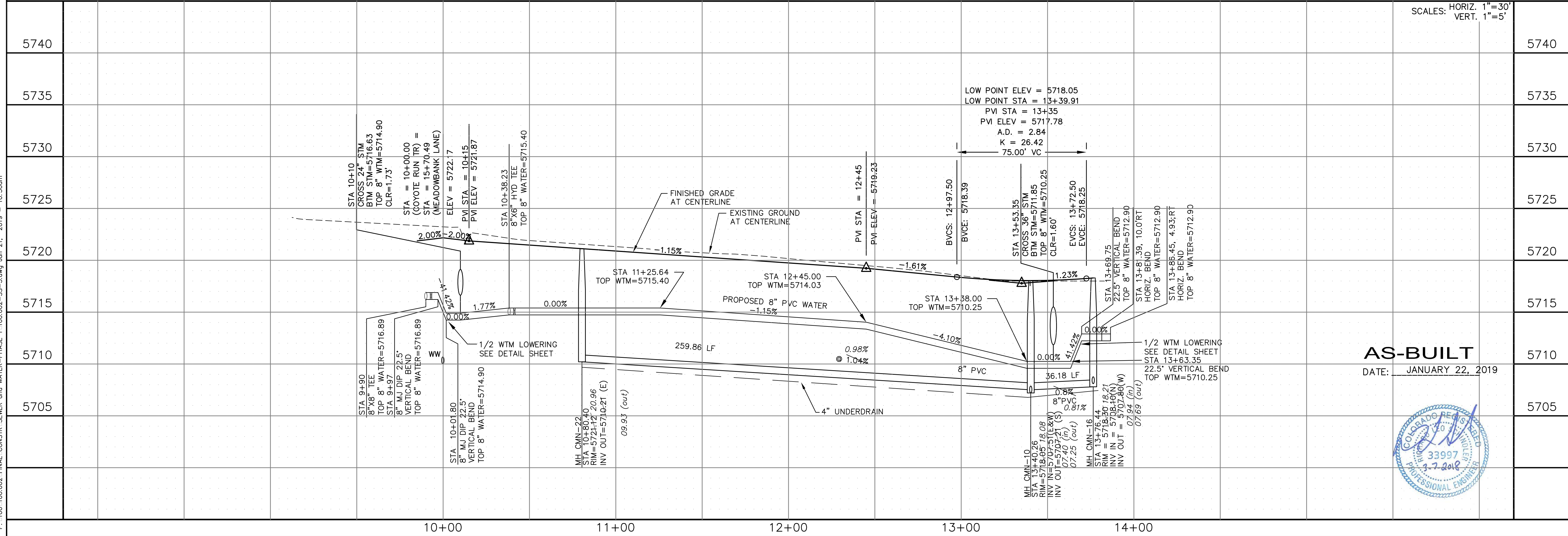


- NOTES**
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COYOTE RUN TRAIL



P: 100.100.002.FINAL.CONSTR.SEWER and WATER-PHASE.1.100.002-SS-5.dwg Jan 21, 2019 - 10:50am



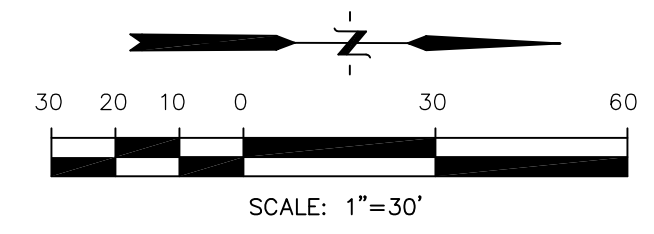
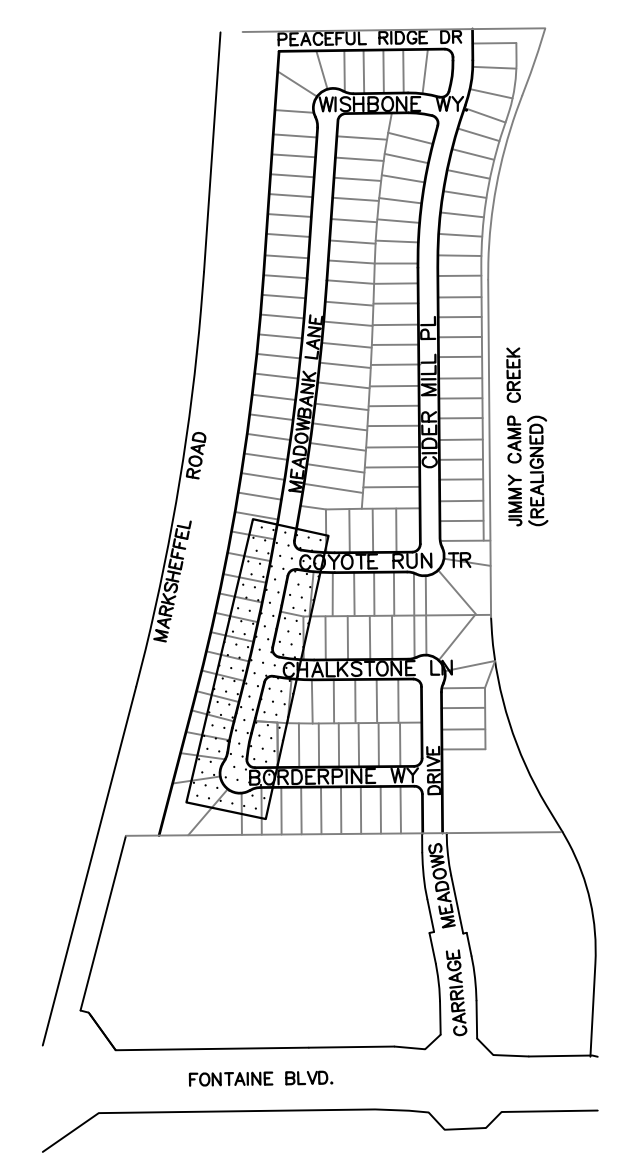
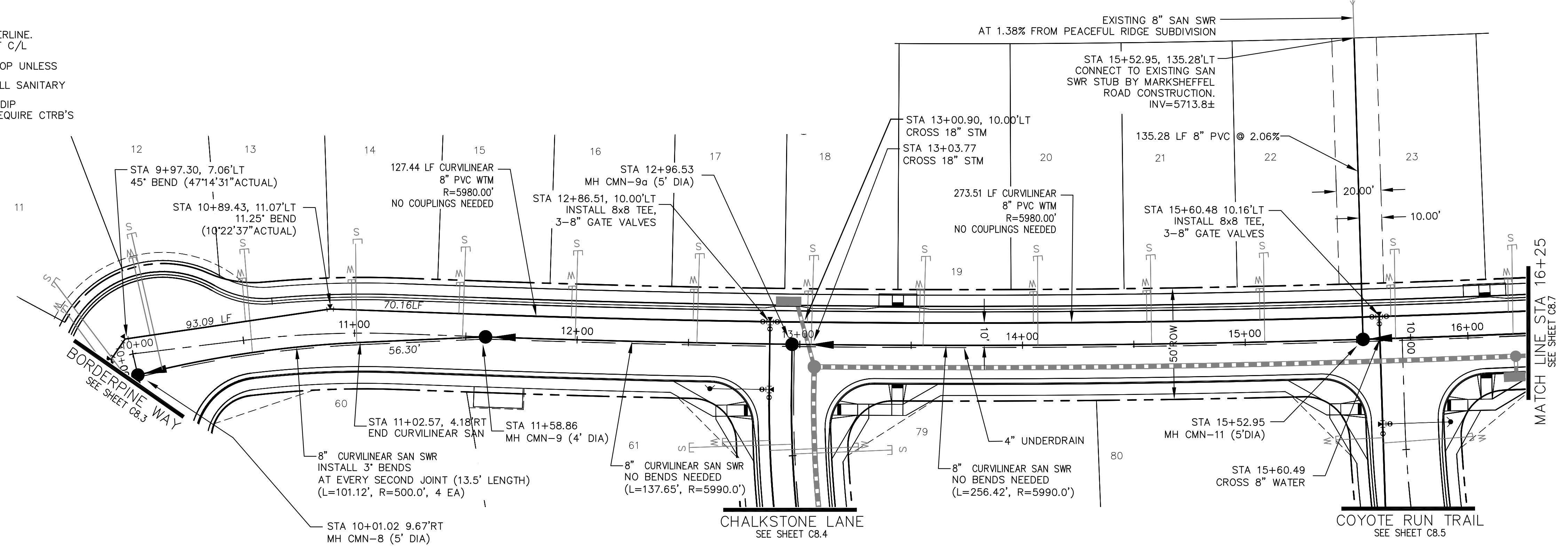
SCALES: HORIZ. 1"=30'
VERT. 1"=5'

AS-BUILT
DATE: JANUARY 22, 2019



<p>CORE ENGINEERING GROUP</p> <p>15004 1ST AVE. S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER P.E. EMAIL: rich@cegi.com</p>	<p>DATE:</p>
	<p>DESCRIPTION:</p>
<p>PROJECT: LORSON LLC. 212 N. WAISATCH AVE., SUITE 301 COLORADO SPRING, CO 80903 CONTACT: JEFF MARK</p>	<p>NO.:</p>
<p>PREPARED FOR: CARRIAGE MEADOWS NORTH FIL NO. 1 FONTAINE BLVD.-CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO</p>	<p>DATE:</p>
<p>DRAWN: AZM DESIGNED: RLS CHECKED: RLS</p>	<p>DATE:</p>
<p>WATER AND SANITARY SEWER COYOTE RUN TRAIL STA 10+00 TO 13+76.44</p>	<p>DATE:</p>
<p>PROJECT NO. 100.002</p>	<p>DATE: MARCH 7, 2018</p>
<p>SHEET NUMBER C8.5</p>	<p>PROJECT NO. 100.002</p>
<p>TOTAL SHEETS: 41</p>	<p>SHEET NUMBER C8.5</p>

- NOTES**
1. STATIONING IS AT ROADWAY CENTERLINE.
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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

MEADOWBANK LANE

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

DATE: _____

DESCRIPTION: _____

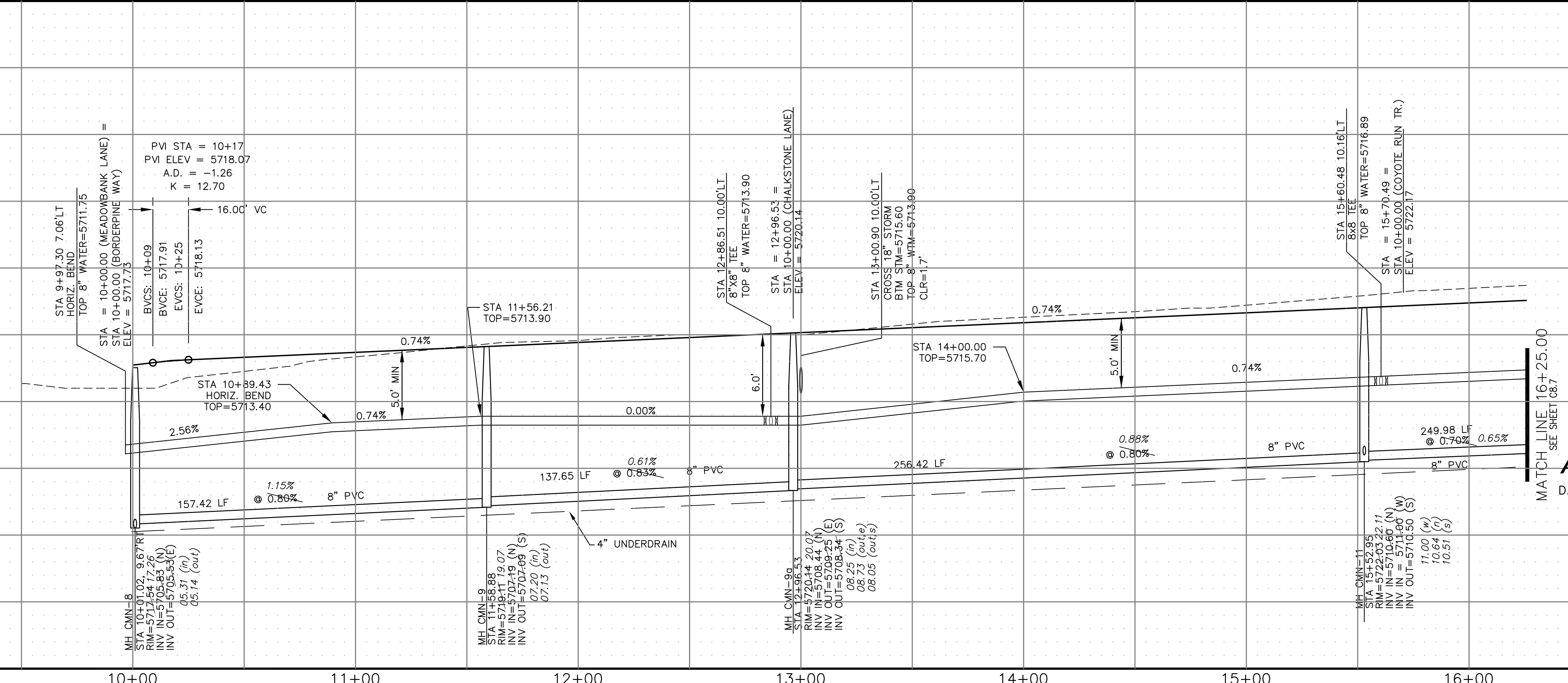
NO. _____

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

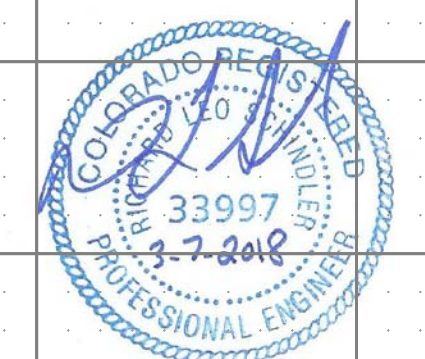
PROJECT: **CARRIAGE MEADOWS NORTH FIL NO. 1**
FONTAINE BLVD - CARRIAGE MEADOWS DR.
EL PASO COUNTY, COLORADO

P: \\100.100.002.FINAL.CONSTR.SEWER and WATER-PHASE 1.100.002-SS-6-9.dwg Jan 21, 2019 - 10:46am

STATION	DESCRIPTION	SCALE: HORIZ. 1"=30' VERT. 1"=5'
5740		5740
5735		5735
5730		5730
5725		5725
5720		5720
5715		5715
5710		5710
5705		5705
5700		5700



AS-BUILT
DATE: JANUARY 22, 2019



WATER AND SANITARY SEWER
MEADOWBANK LANE
STA 10+00 TO 16+25.00

DATE: MARCH 7, 2018

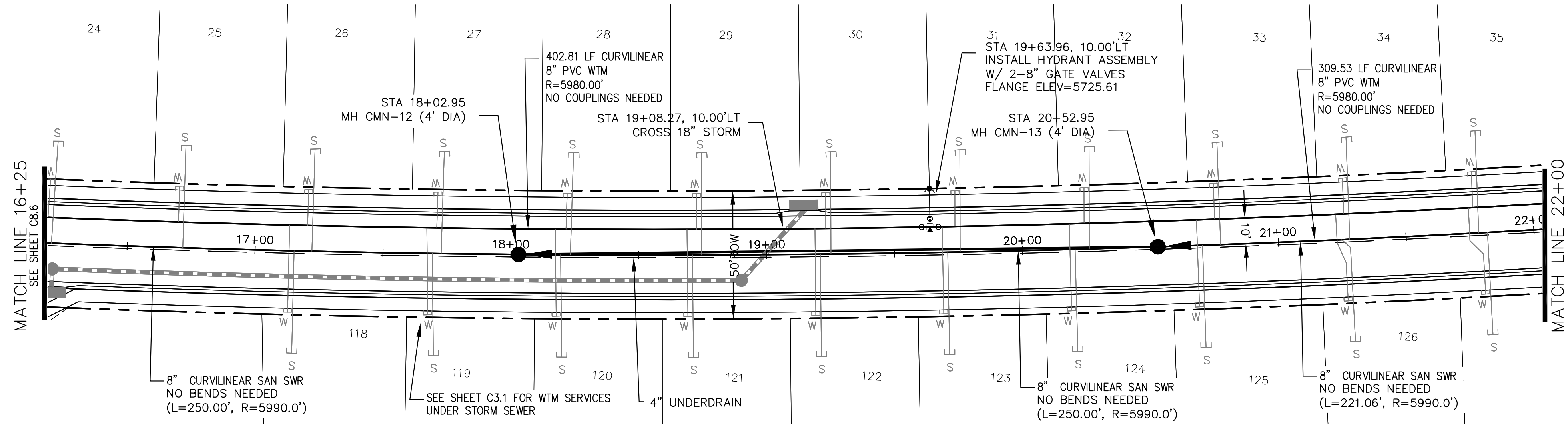
PROJECT NO. 100.002

SHEET NUMBER **C8.6**

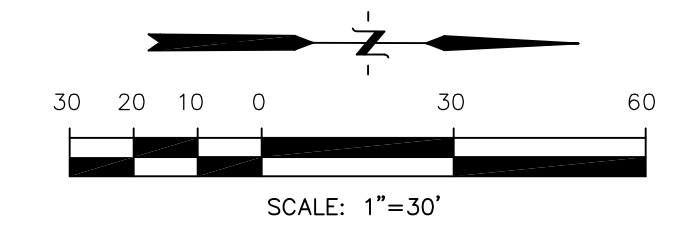
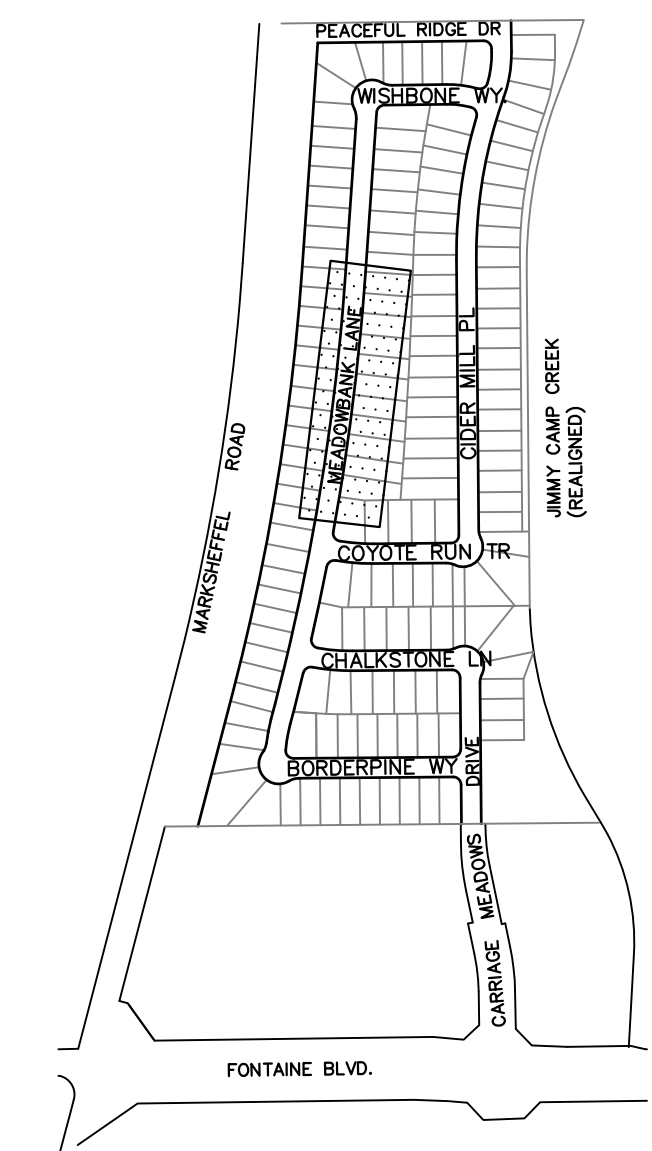
TOTAL SHEETS: 41

NOTES

1. STATIONING IS AT ROADWAY CENTERLINE.
2. TOP OF WATER ELEVATION 10' OFF C/L IS 5.0' FROM FINISHED GRADE.
3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
4. ALL WATERMAIN IS PVC, C900. ALL SANITARY SEWER IS PVC, SDR35.
5. ALL WATERMAIN FITTINGS ARE MJ DIP.
6. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S.



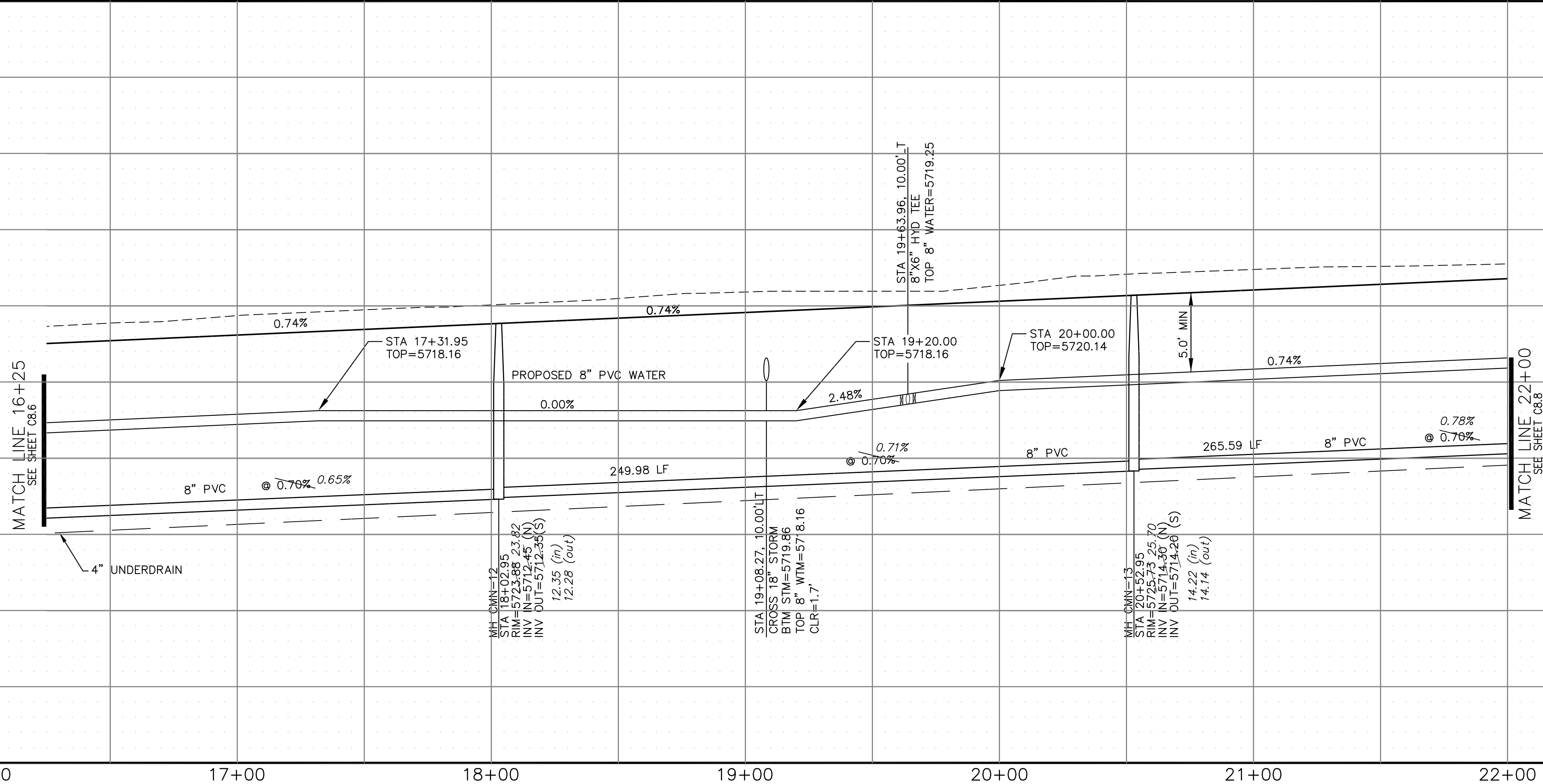
MEADOWBANK LANE



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987

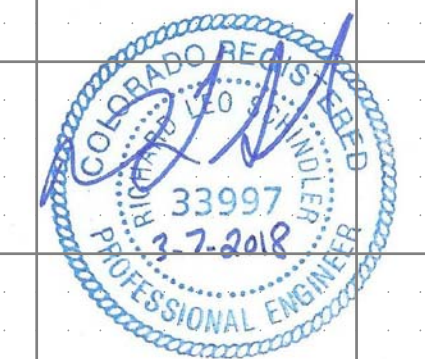
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

P: 100.100.002.FINAL.CONSTR.SEWER and WATER-PHASE 1.100.002-SS-6-9.dwg Jan 21, 2019 - 10:46am



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

AS-BUILT
DATE: JANUARY 22, 2019



NO.	DESCRIPTION	DATE

DRAWN: AZM
DESIGNED: RLS
CHECKED: RLS

**WATER AND SANITARY SEWER
MEADOWBANK LANE
STA 16+00 TO 22+00.00**

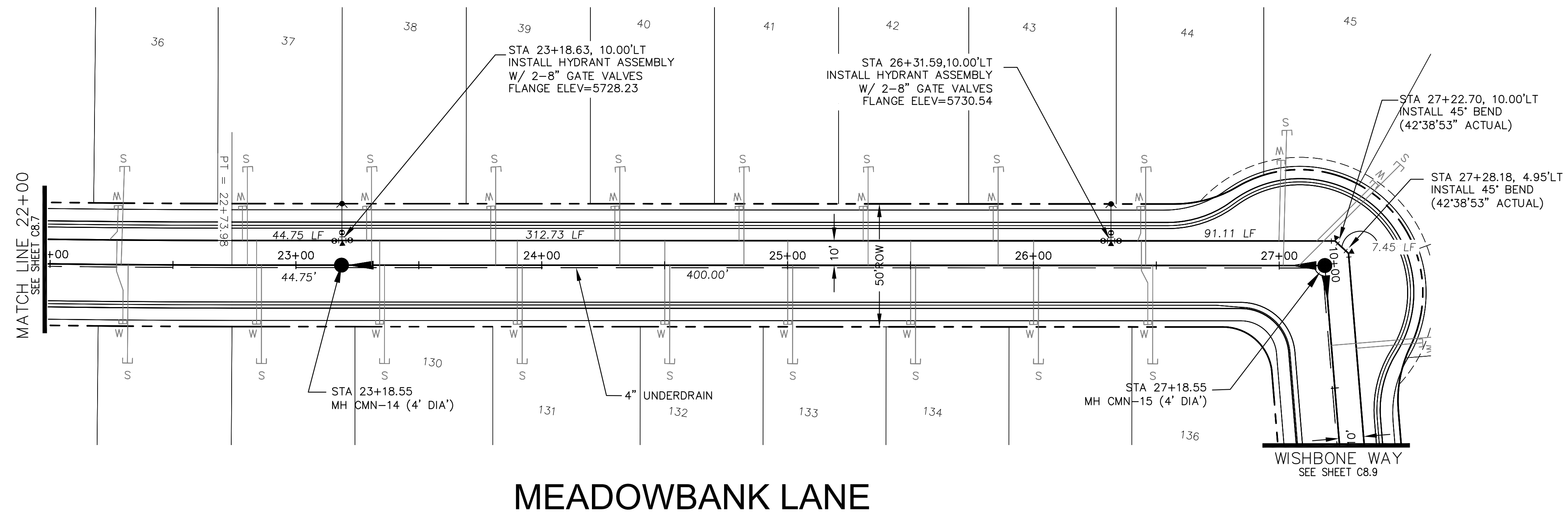
DATE: MARCH 7, 2018
PROJECT NO. 100.002
SHEET NUMBER **C8.7**
TOTAL SHEETS: 41

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

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

NOTES

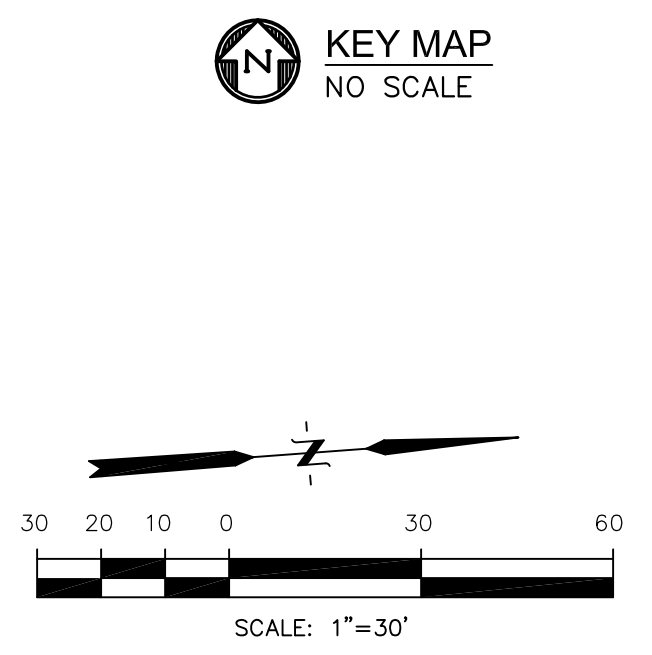
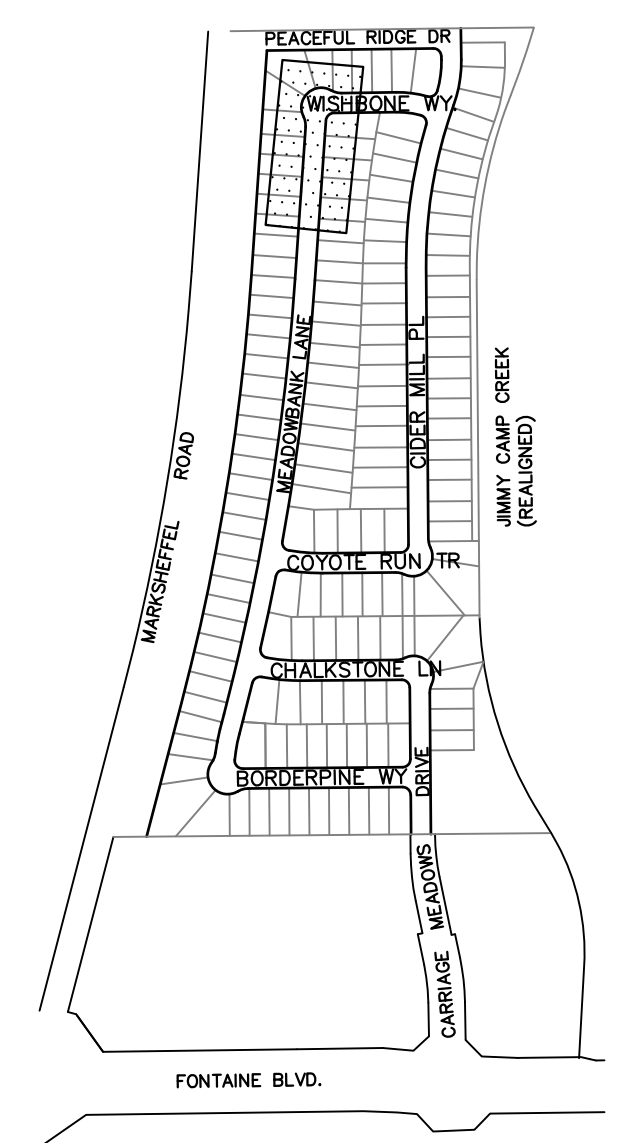
1. STATIONING IS AT ROADWAY CENTERLINE.
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5. ALL WATERMAIN FITTINGS ARE MJ DIP.
6. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



MEADOWBANK LANE

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



NO.	DESCRIPTION	DATE
5740		5740
5735		5735
5730		5730
5725		5725
5720		5720
5715		5715
5710		5710
5705		5705

NO.	DESCRIPTION	DATE
5740		5740
5735		5735
5730		5730
5725		5725
5720		5720
5715		5715
5710		5710
5705		5705

NO.	DESCRIPTION	DATE
5740		5740
5735		5735
5730		5730
5725		5725
5720		5720
5715		5715
5710		5710
5705		5705

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

WATER AND SANITARY SEWER
MEADOWBANK LANE
STA 22+00 TO 27+18.55

AS-BUILT
DATE: JANUARY 22, 2019



DATE:
MARCH 7, 2018

PROJECT NO.
100.002

SHEET NUMBER
C8.8

TOTAL SHEETS: **41**

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

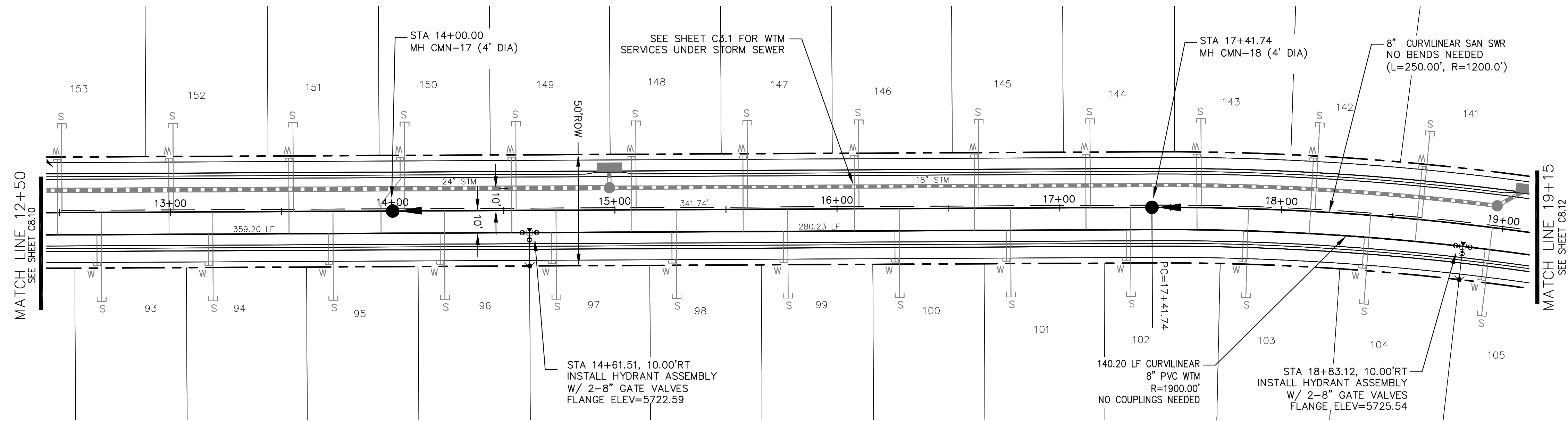
PREPARED FOR:
LORSON LLC.
212 N. WASHATCH AVE. SUITE 301
COLORADO SPRING, CO 80903
CONTACT: JEFF MARK

PROJECT:
CARRIAGE MEADOWS NORTH FIL NO. 1
FONTAINE BLVD. - CARRIAGE MEADOWS DR.
EL PASO COUNTY, COLORADO

P: 100.100.002.FINAL.CONSTR.SEWER and WATER-PHASE 1.100.002-SS-6-9.dwg Jan 21, 2019 - 10:49am

NOTES

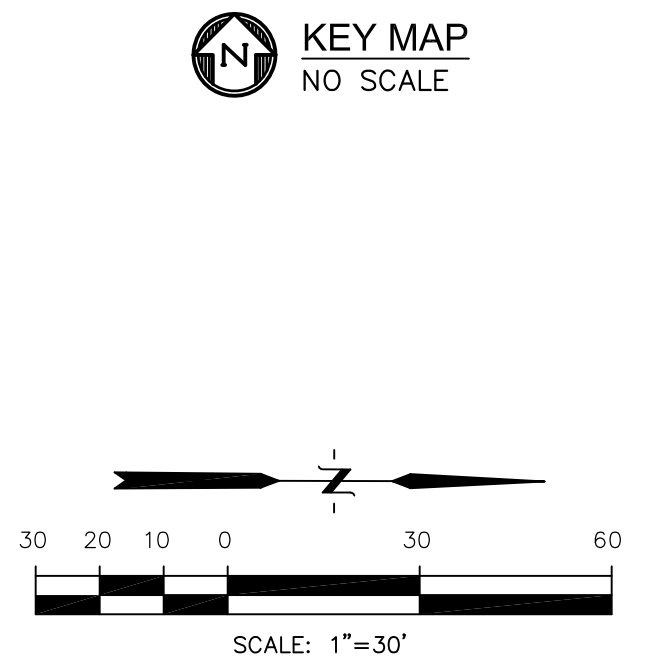
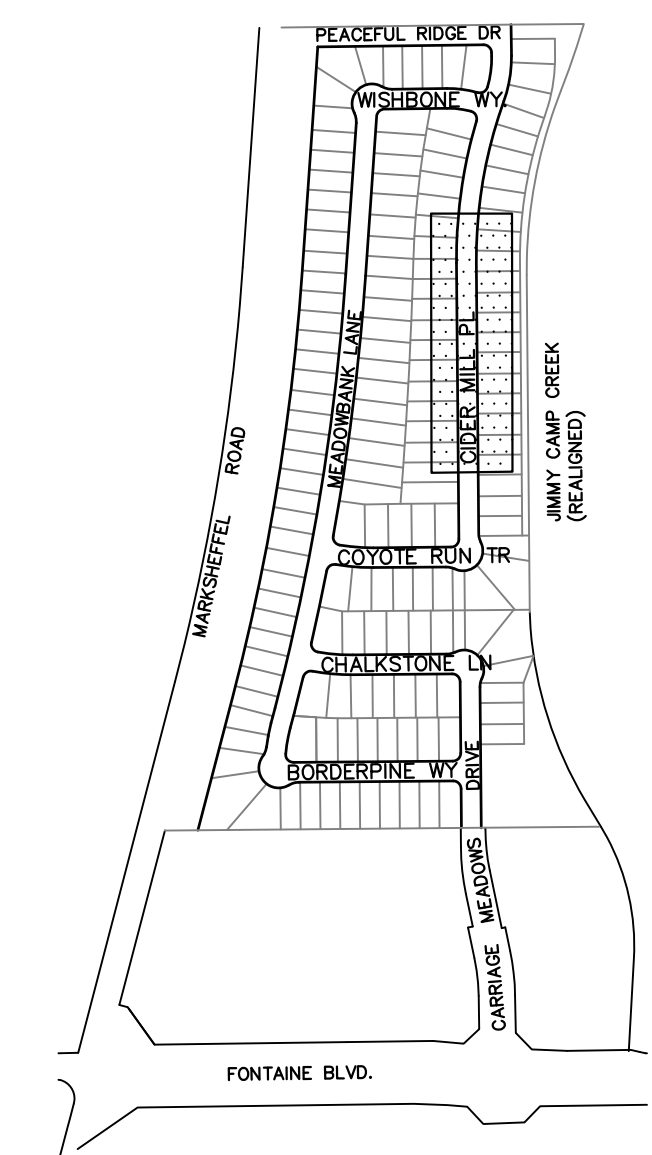
1. STATIONING IS AT ROADWAY CENTERLINE.
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6. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



CIDER MILL PLACE

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



NO.	DESCRIPTION	NO.
5735		5735
5730		5730
5725		5725
5720		5720
5715		5715
5710		5710
5705		5705
5700		5700

NO.	DESCRIPTION	NO.
5735		5735
5730		5730
5725		5725
5720		5720
5715		5715
5710		5710
5705		5705
5700		5700

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

DRAWN: AZM
DESIGNED: RLS
CHECKED: RLS

**WATER AND SANITARY SEWER
CIDER MILL PLACE
STA 12+50 TO 19+15**

AS-BUILT
DATE: JANUARY 22, 2019



DATE: MARCH 7, 2018
PROJECT NO. 100.002
SHEET NUMBER **C8.11**
TOTAL SHEETS: 41

P: 100.100.002.FINAL.CONSTR.SEWER and WATER-PHASE 1.100.002-SS-10-12.dwg Jun 21, 2019 - 10:50am

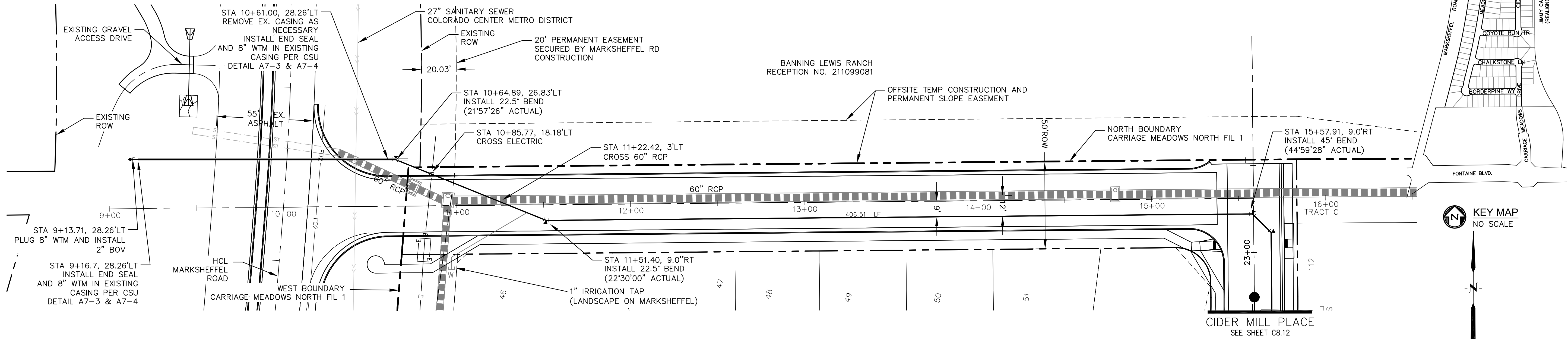
CORE ENGINEERING GROUP
15004 1ST AVE. S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rich@cegi.com

DATE: _____
PREPARED FOR: **LORSON LLC.**
212 N. WASHCATCH AVE. SUITE 301
COLORADO SPRING, CO 80903
CONTACT: JEFF MARK

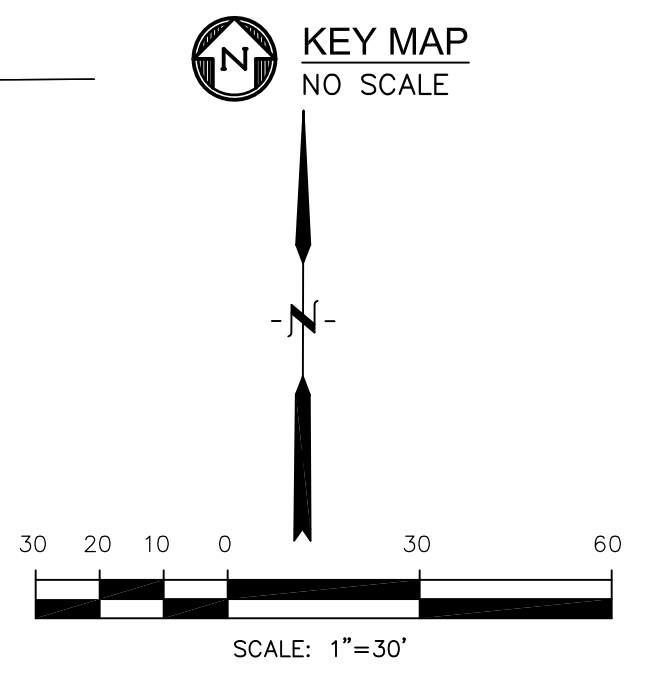
PROJECT: **CARRIAGE MEADOWS NORTH FIL NO. 1**
FONTAINE BLVD. - CARRIAGE MEADOWS DR.
EL PASO COUNTY, COLORADO

NOTES

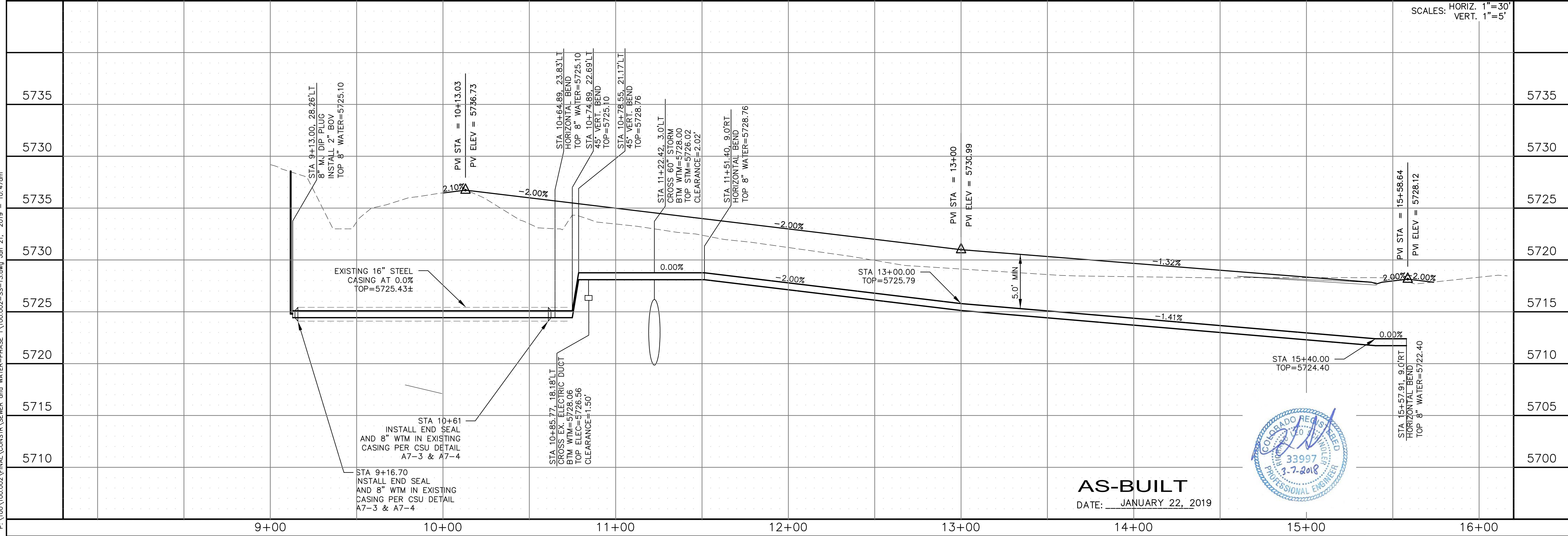
1. STATIONING IS AT ROADWAY CENTERLINE.
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PEACEFUL RIDGE DRIVE

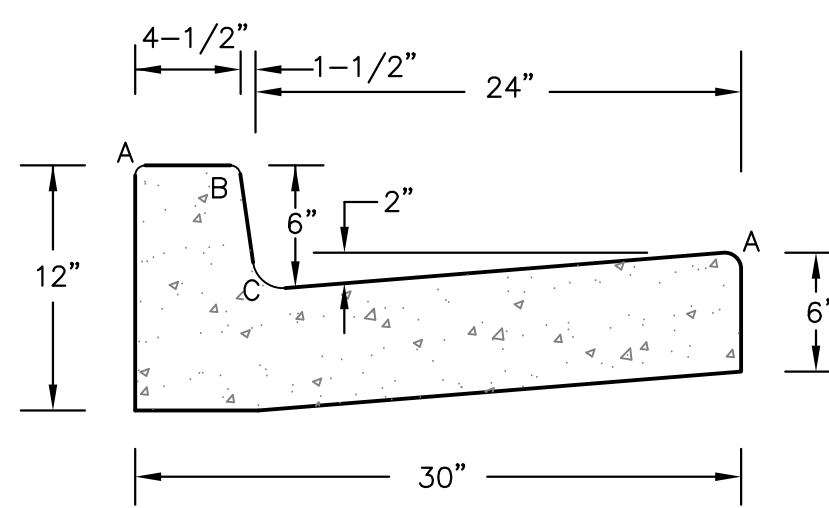


P:\100\100\002\FINAL\CONSTR\SEWER and WATER-PHASE 1\100.002-SS-13.dwg, Jan 21, 2019 - 10:47am

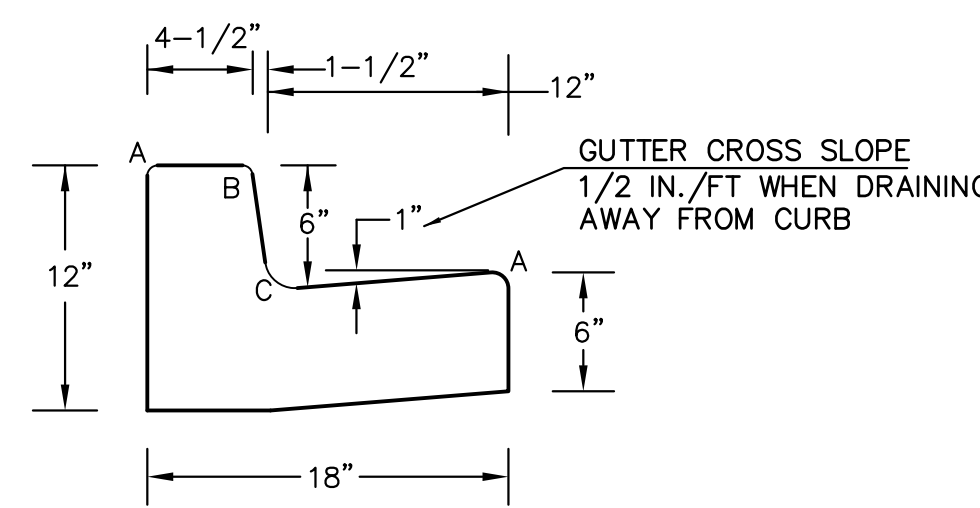


AS-BUILT
DATE: JANUARY 22, 2019

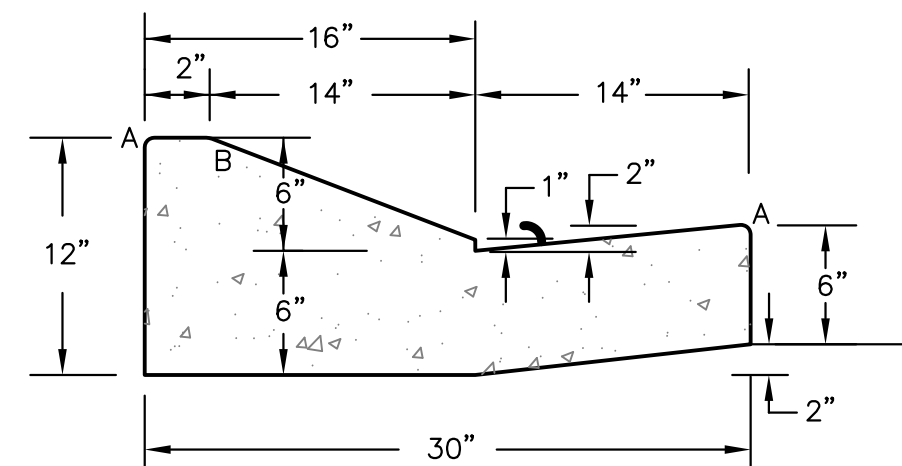
<p>CORE ENGINEERING GROUP 15004 1ST AVE. S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@cegi.com</p>		DATE:	MARCH 7, 2018
		PROJECT NO.	100.002
<p>PREPARED FOR: LORSON LLC. 212 N. WASHATCH AVE. SUITE 301 COLORADO SPRING, CO 80903 CONTACT: JEFF MARK</p>		NO.	5735
		DESCRIPTION	WATERMAIN PEACEFUL RIDGE DRIVE STA 9+00 TO 15+58.64
<p>SCALE: HORIZ. 1"=30' VERT. 1"=5'</p>		DATE:	MARCH 7, 2018
<p>PROJECT NO. 100.002</p>		SHEET NUMBER	C8.13
<p>TOTAL SHEETS: 41</p>			



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



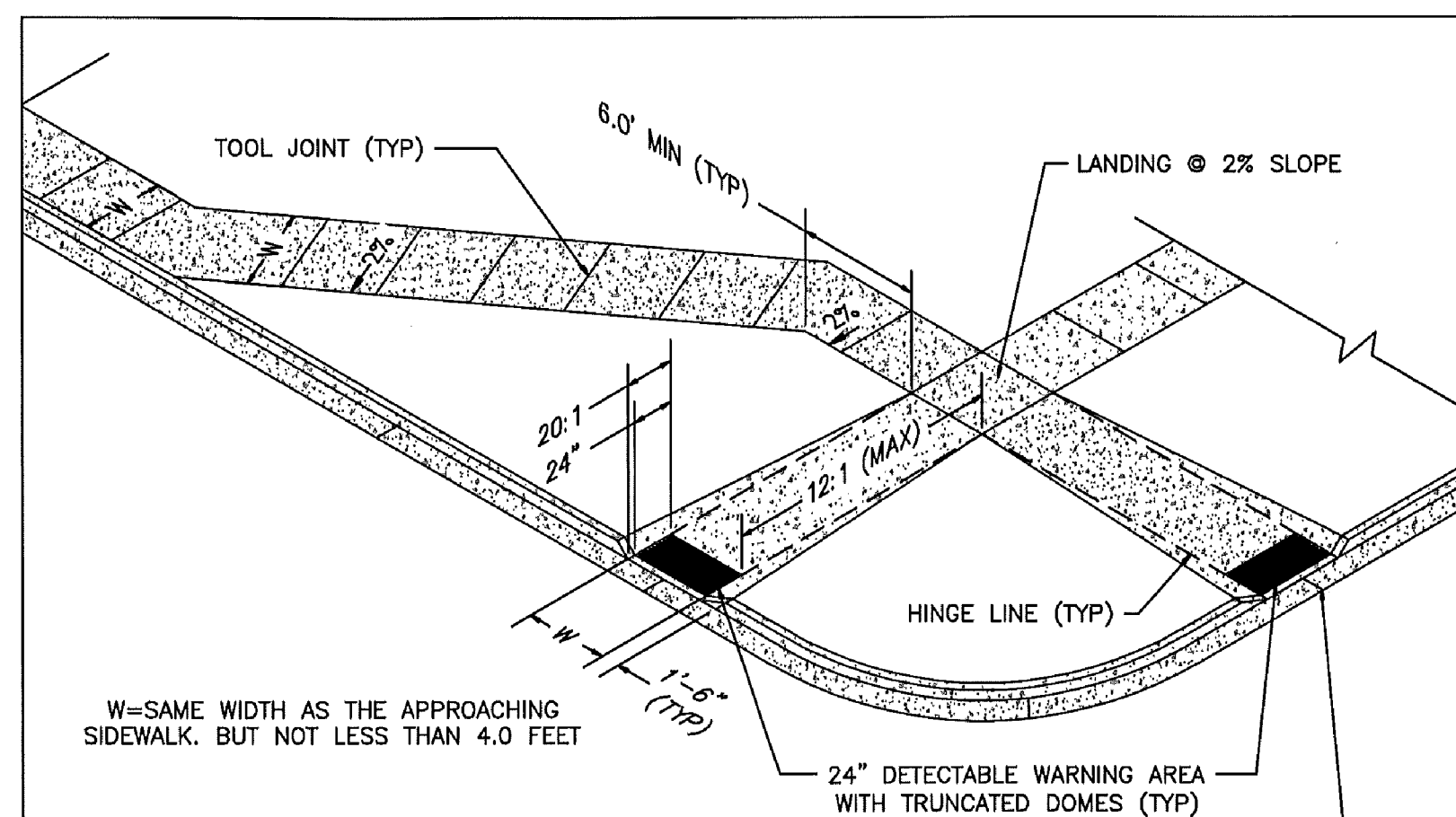
TYPE 'B'
VERTICAL CURB AND GUTTER
 SCALE 1" = 1'-0"



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

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

CURB DETAILS (ECM SD 2-20)



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

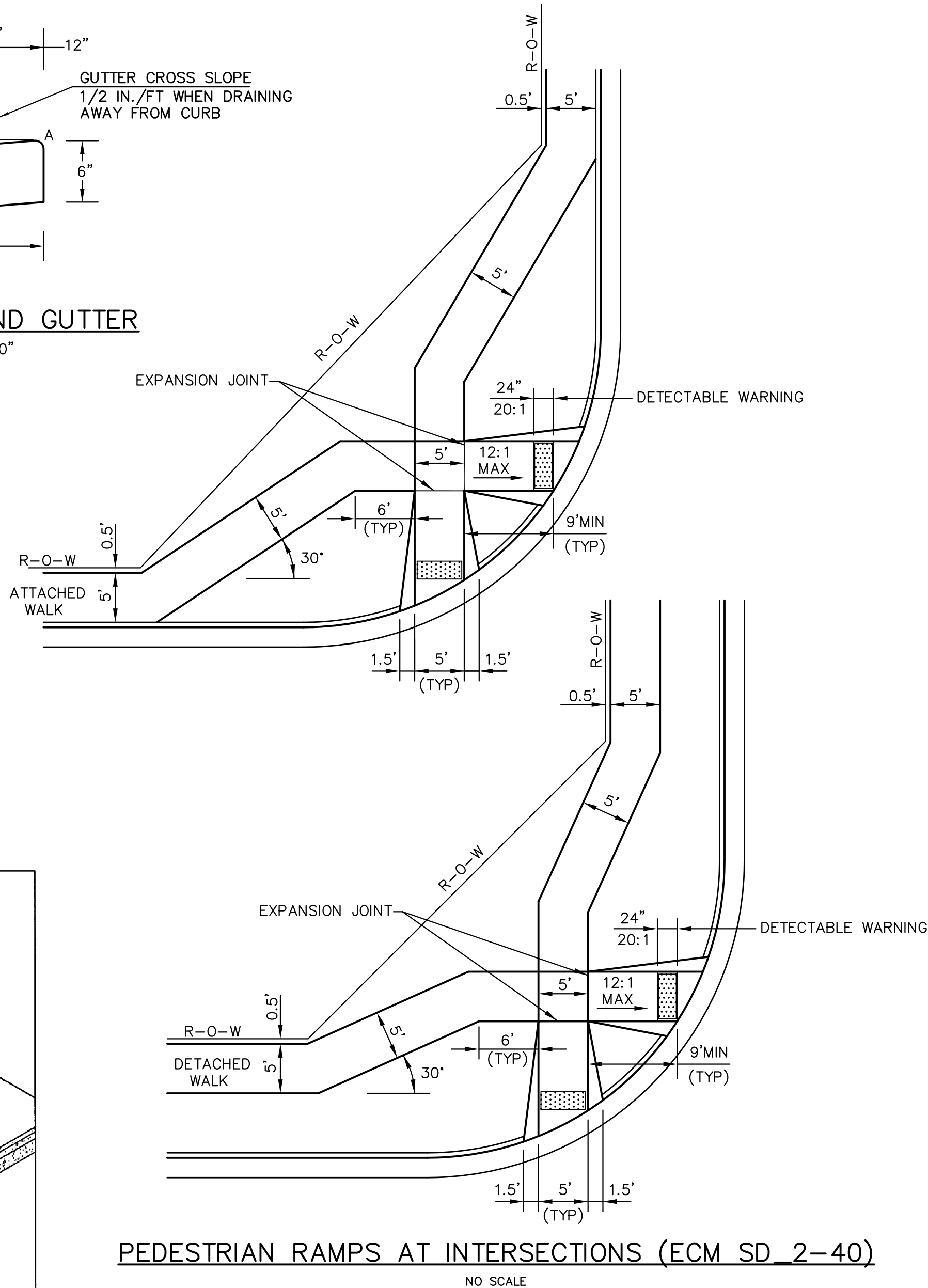
PEDESTRIAN RAMP NOTES

- 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 RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
- RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS.
- DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
- DETECTABLE WARNING AREA SHALL BE REFABRICATED REDDISH INTEGRALLY COLORED TRUNCATED-DOMES.
- THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
- RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4" MINIMUM.
- ALL RAMPERS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPERS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
- AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.

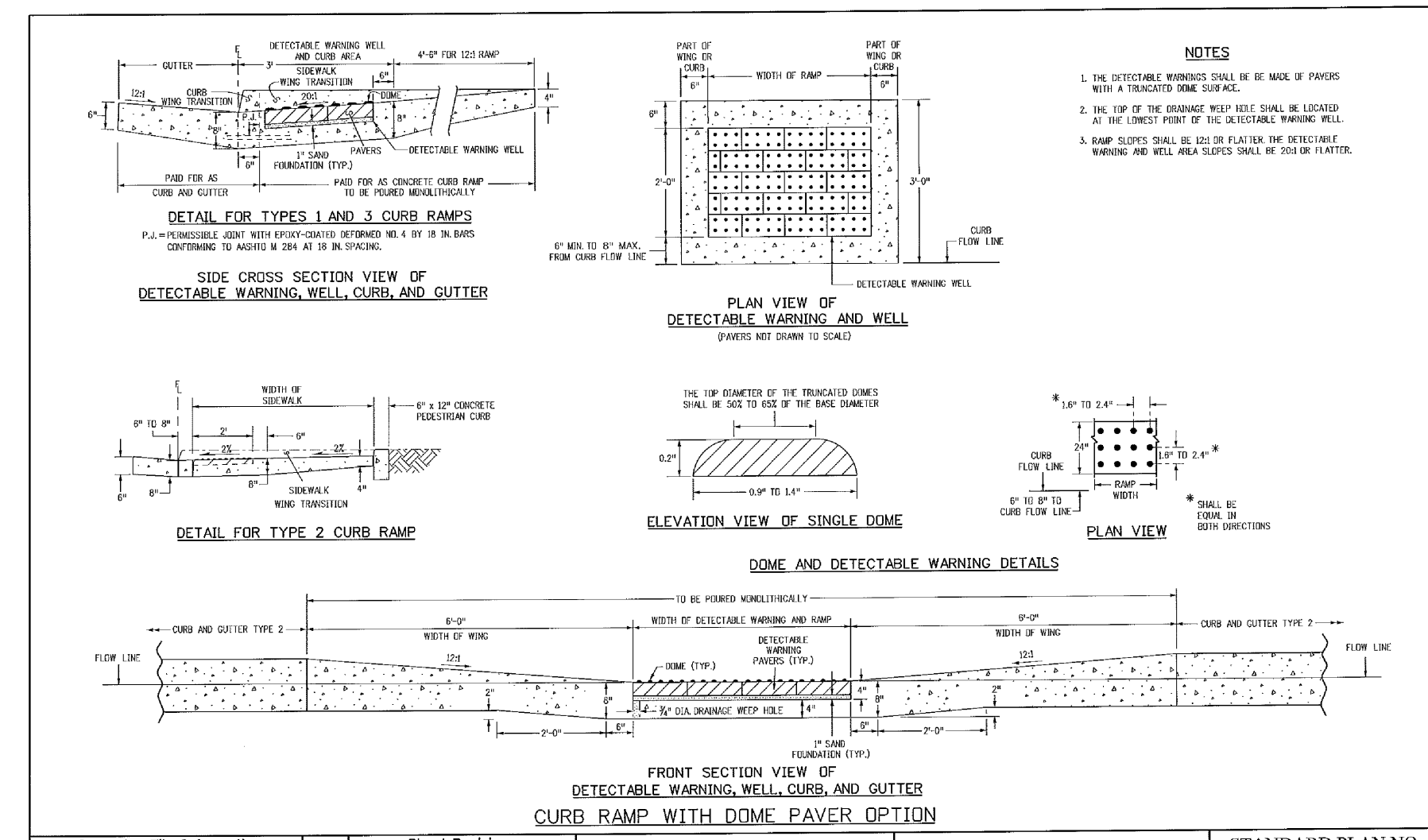
LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

GENERAL NOTES

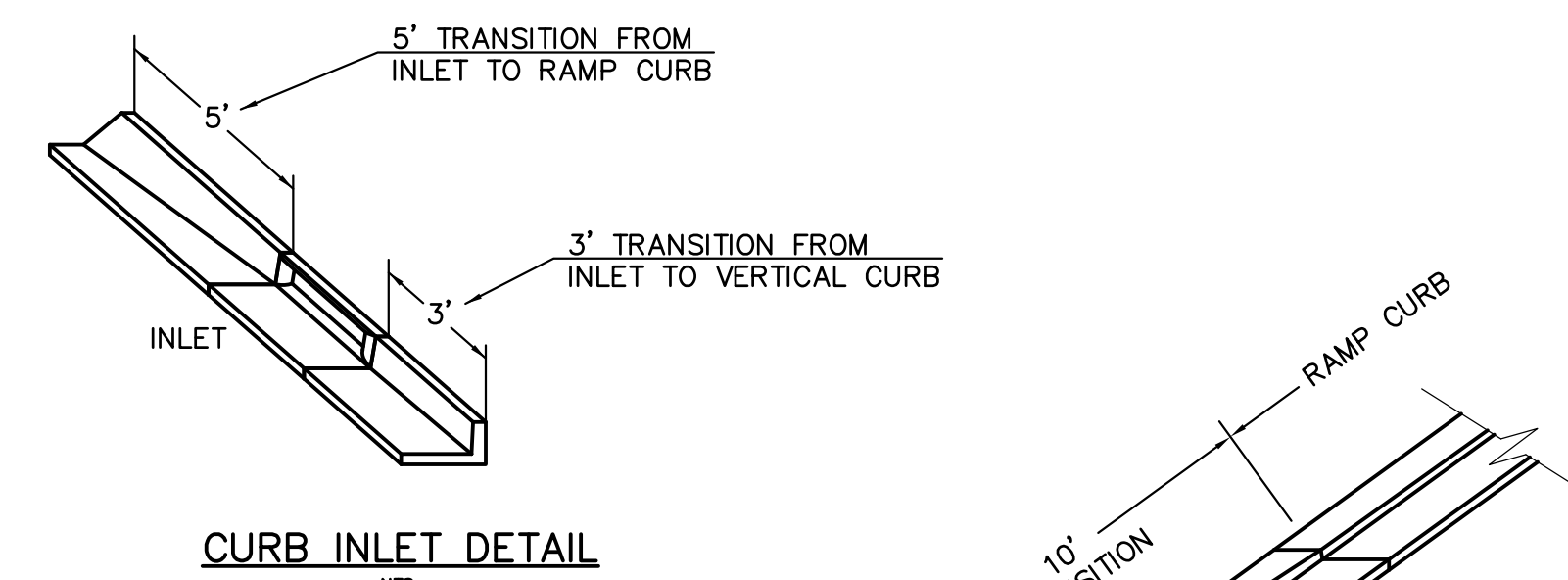
- WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
- PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPERS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING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



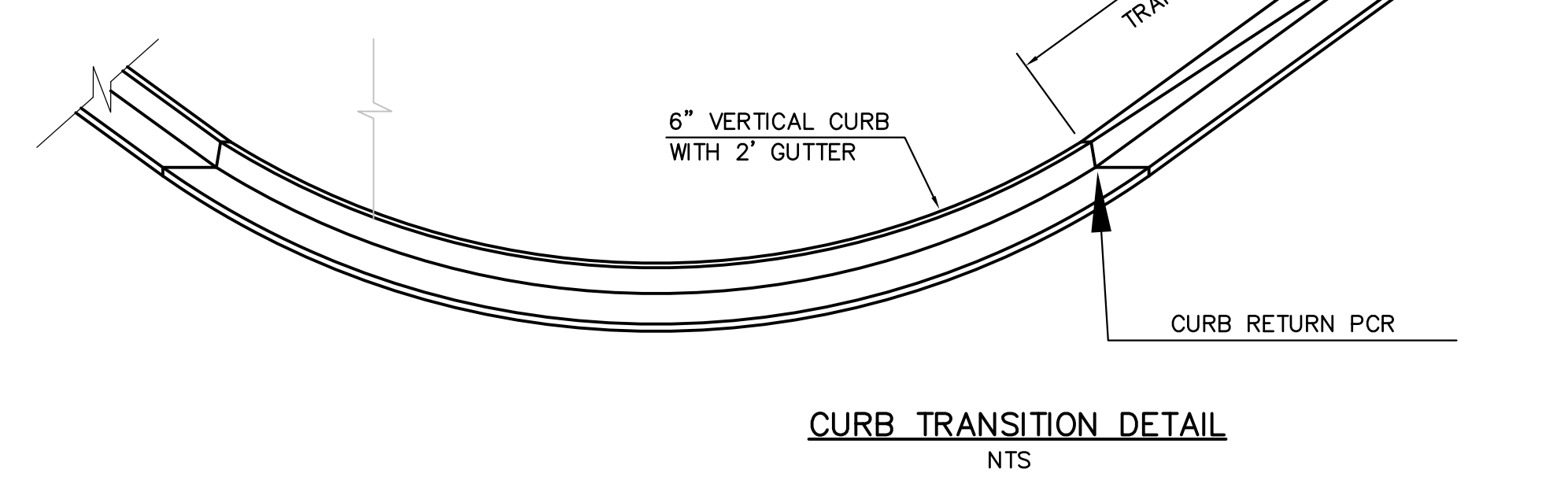
PEDESTRIAN RAMPERS AT INTERSECTIONS (ECM SD 2-40)
 NO SCALE



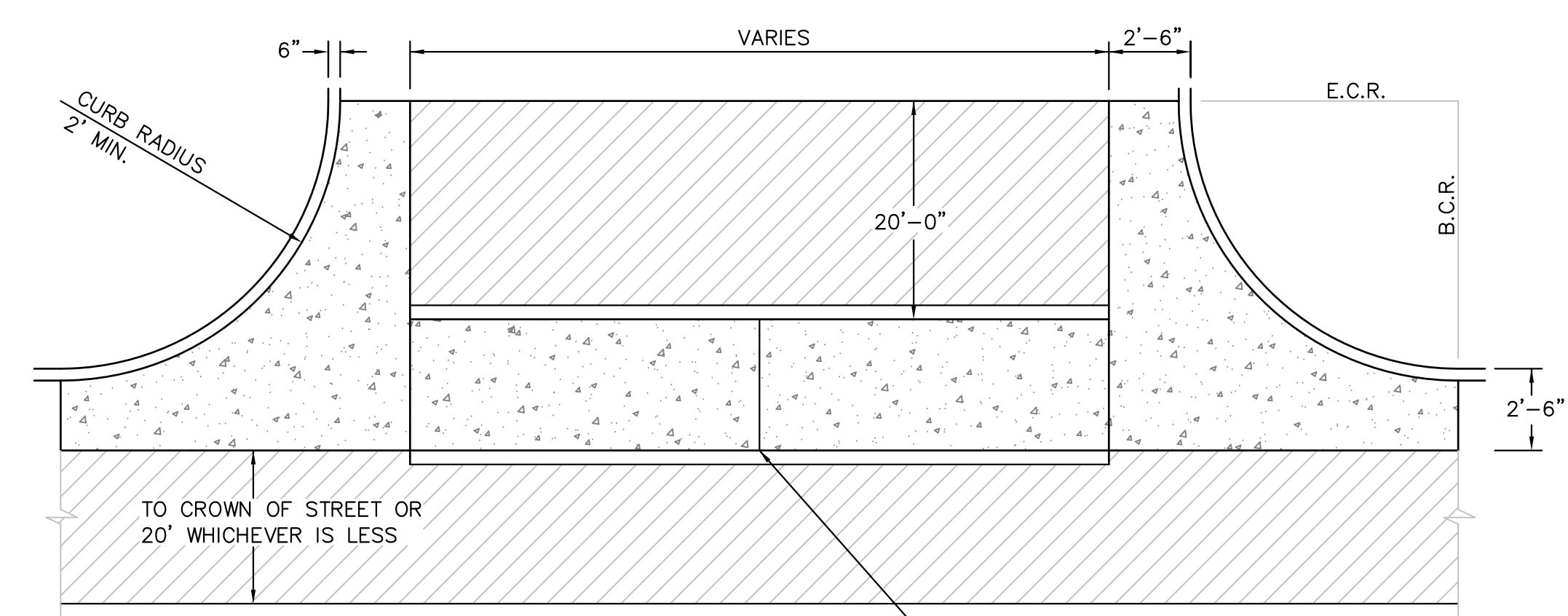
TRUNCATED DOME DETAILS (ECM SD 2-42)
 NO SCALE



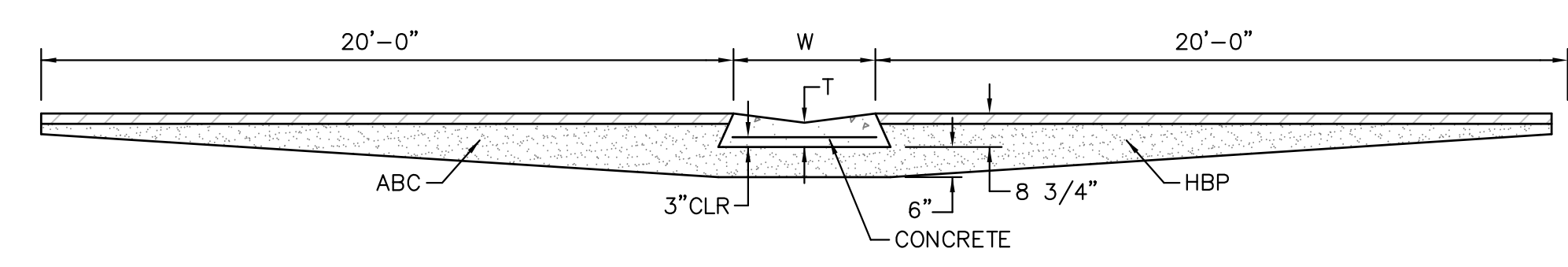
CURB INLET DETAIL
 NTS



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" = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
- DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.



DATE APPROVED: 7/9/09 André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 1/18/11 FILE NAME: SD_2-41	
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Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
C:\Program Files\Autodesk\AutoCAD 2009\Projects\SD_2-41.dwg User: andrepbrackin Date: 7/9/09 Title: Pedestrian Intersection Ramp Project: Development Branch	01: Initial Design 02: Final Design 03: Construction	Project Development Branch DD/LTA Issued By: Project Development Branch on July 4, 2009	M-608-1 Sheet No. 6 of 6

CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNSVILLE, MN 55306
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceeg1.com

DATE: X
 DESCRIPTION: X
 NO. 1

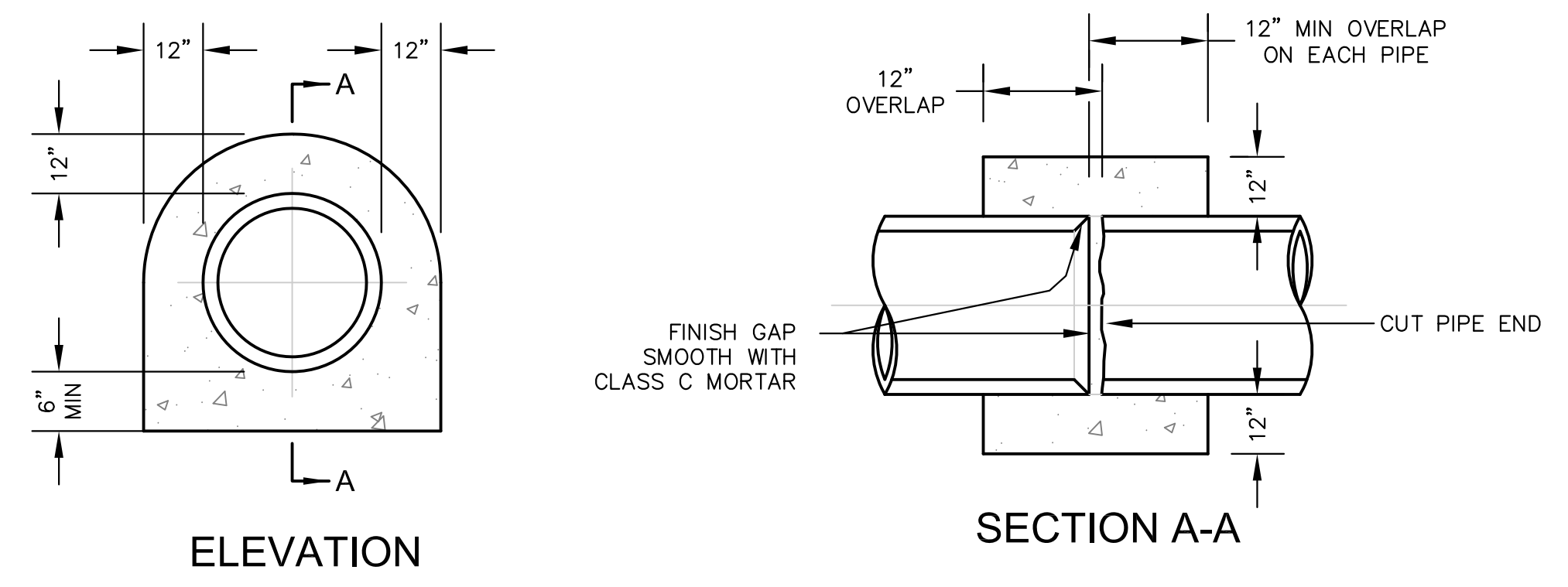
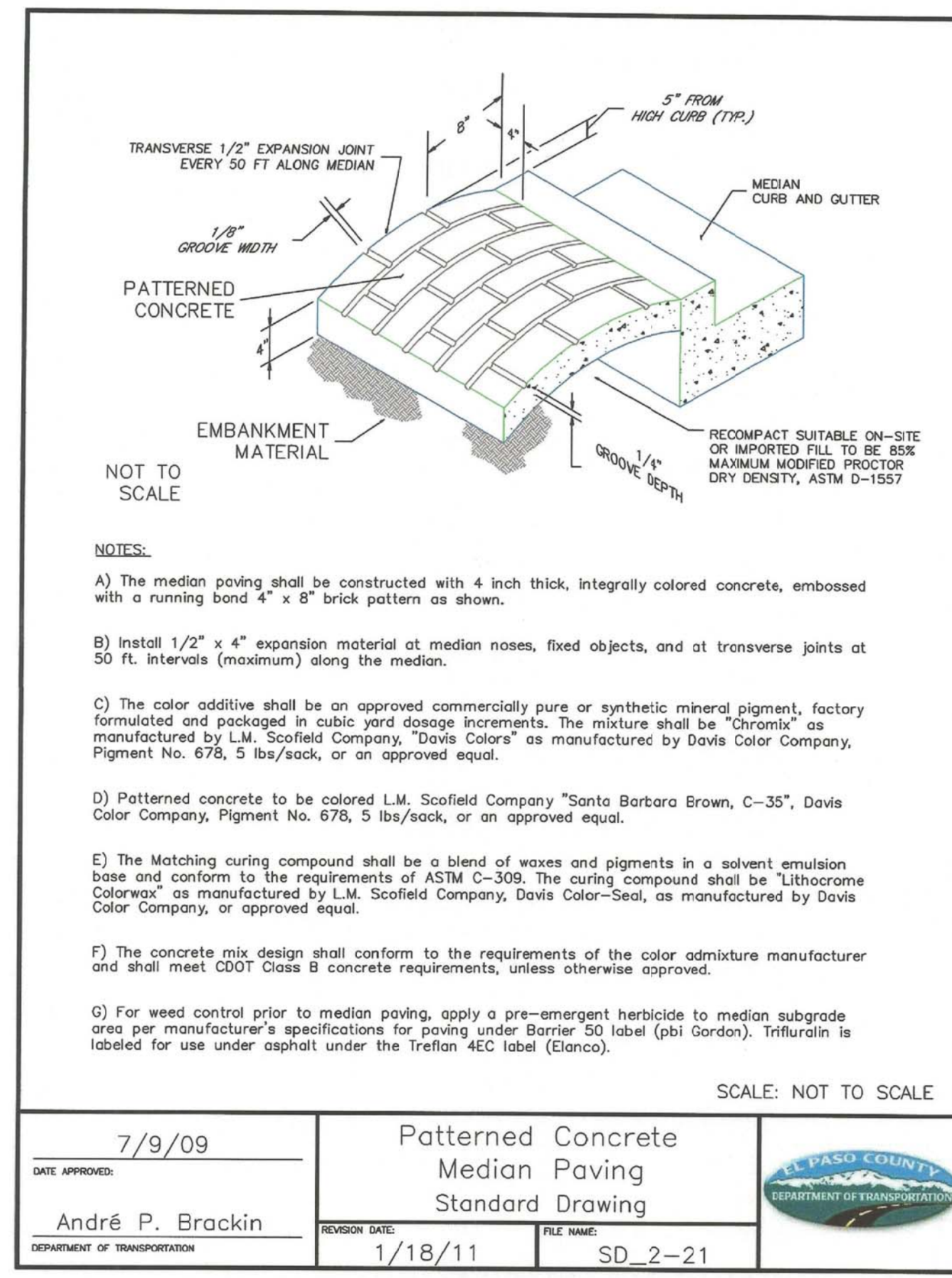
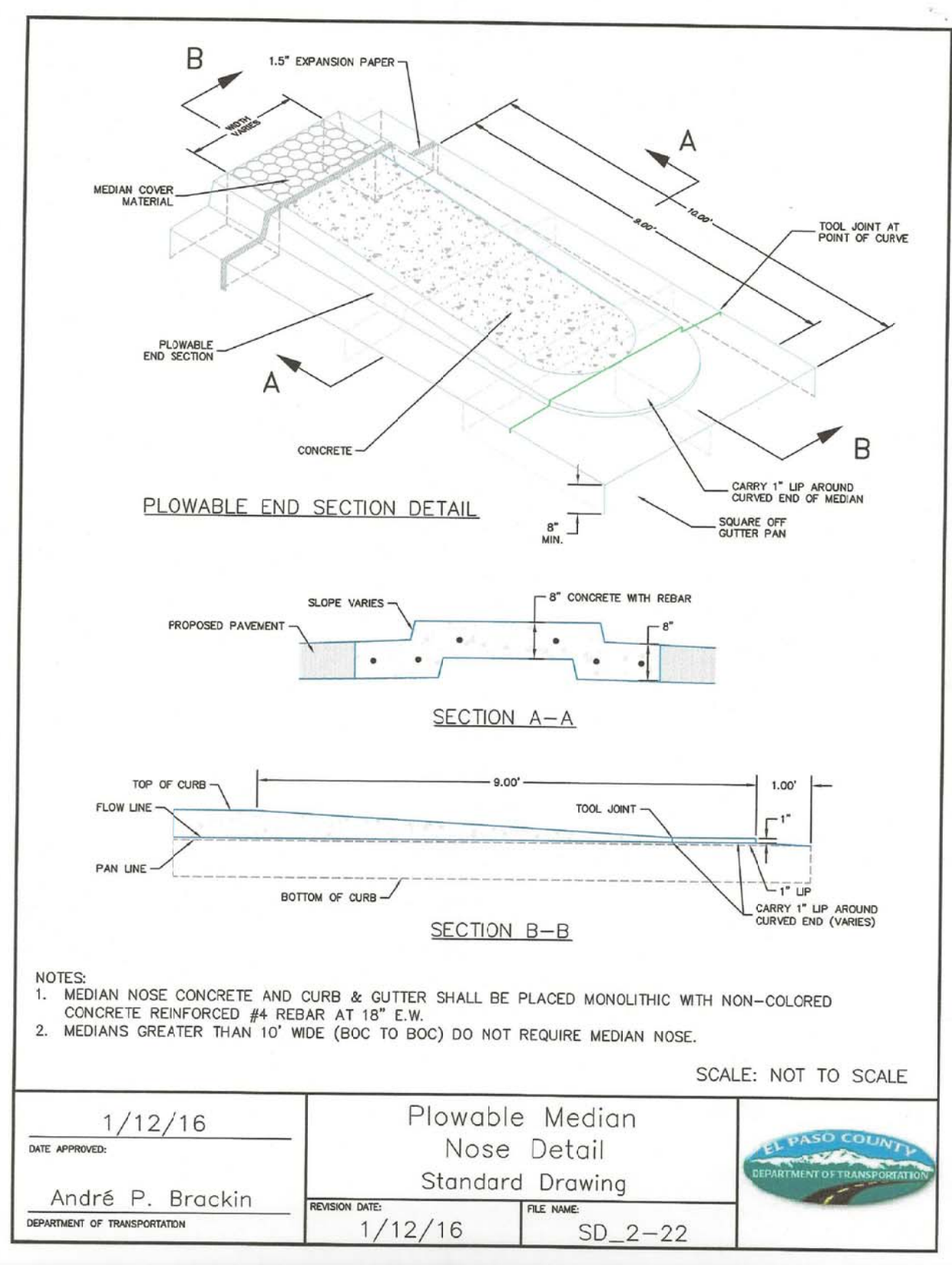
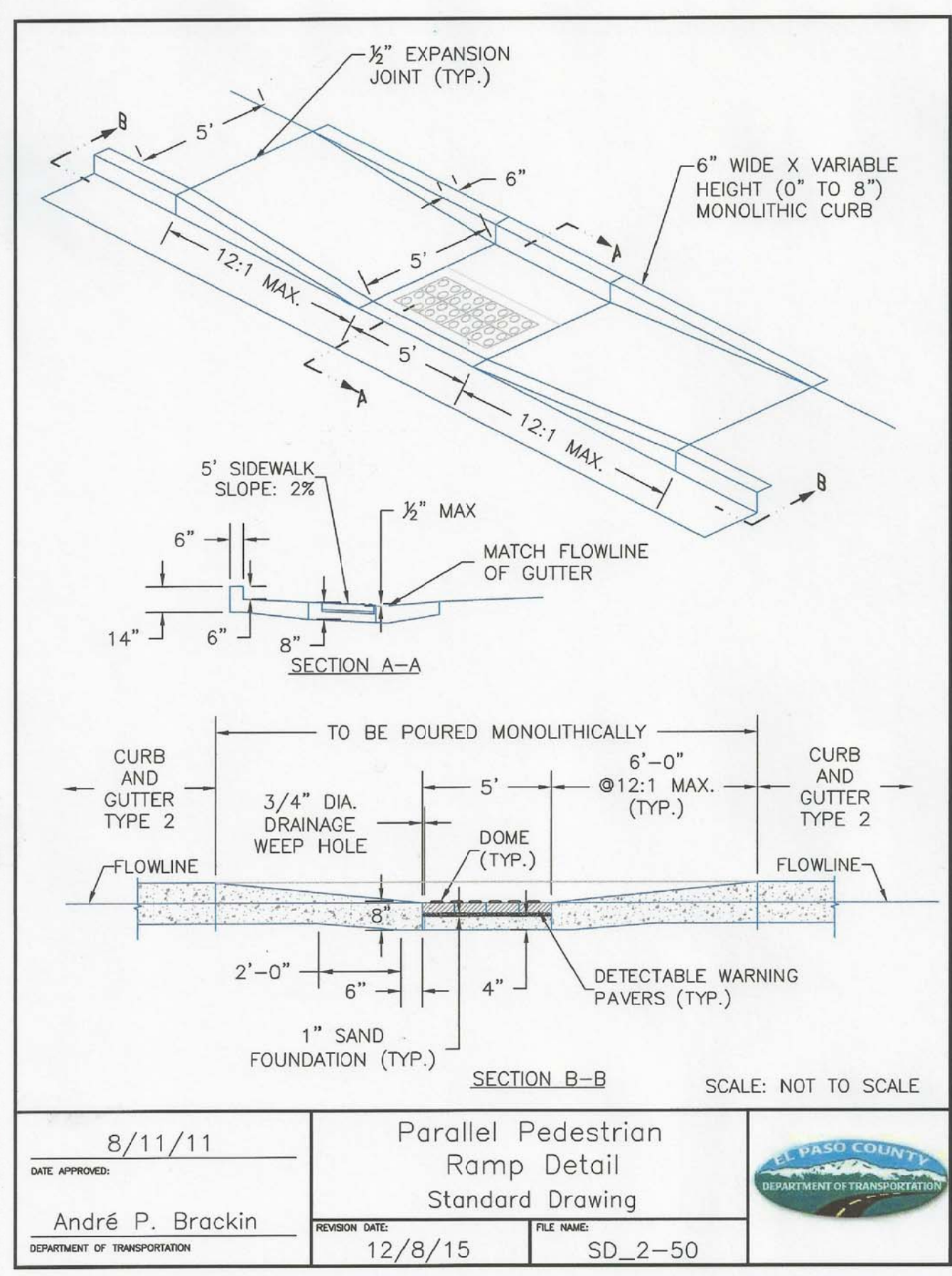
PREPARED FOR:
LORSON LLC
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

PROJECT:
CARRIAGE MEADOWS NORTH FILING NO. 1
 LORSON RANCH
 EL PASO COUNTY, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

ROADWAY DETAIL SHEET

DATE MARCH 7, 2018
PROJECT NO. 100.030
SHEET NUMBER C10.1
TOTAL SHEETS: 41



NOTES:
1. PIPE COLLAR DOES NOT HAVE TO BE FINISHED IF COVERED.



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
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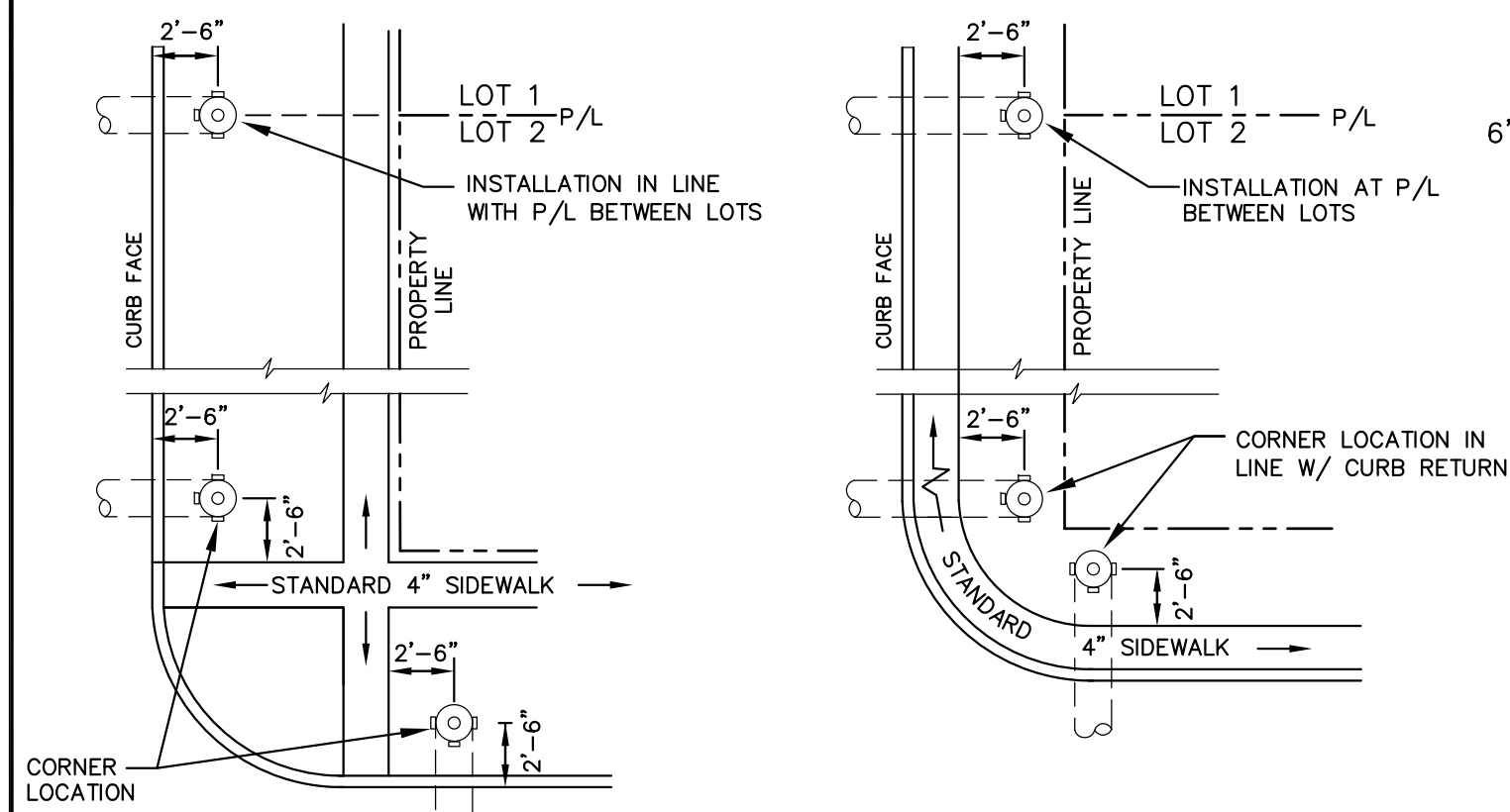
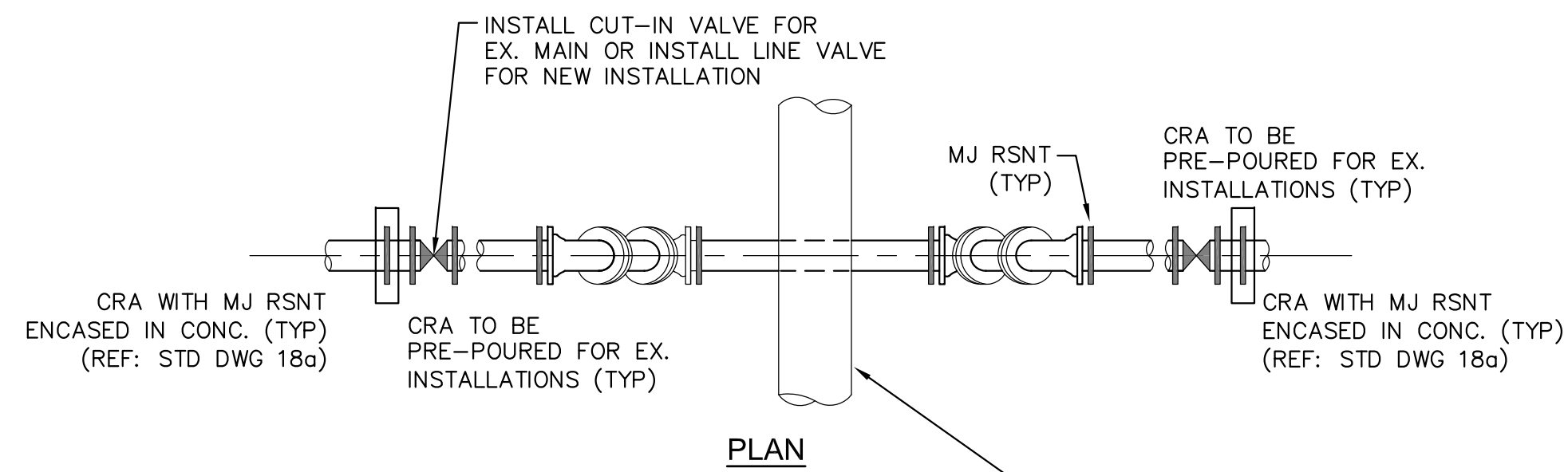
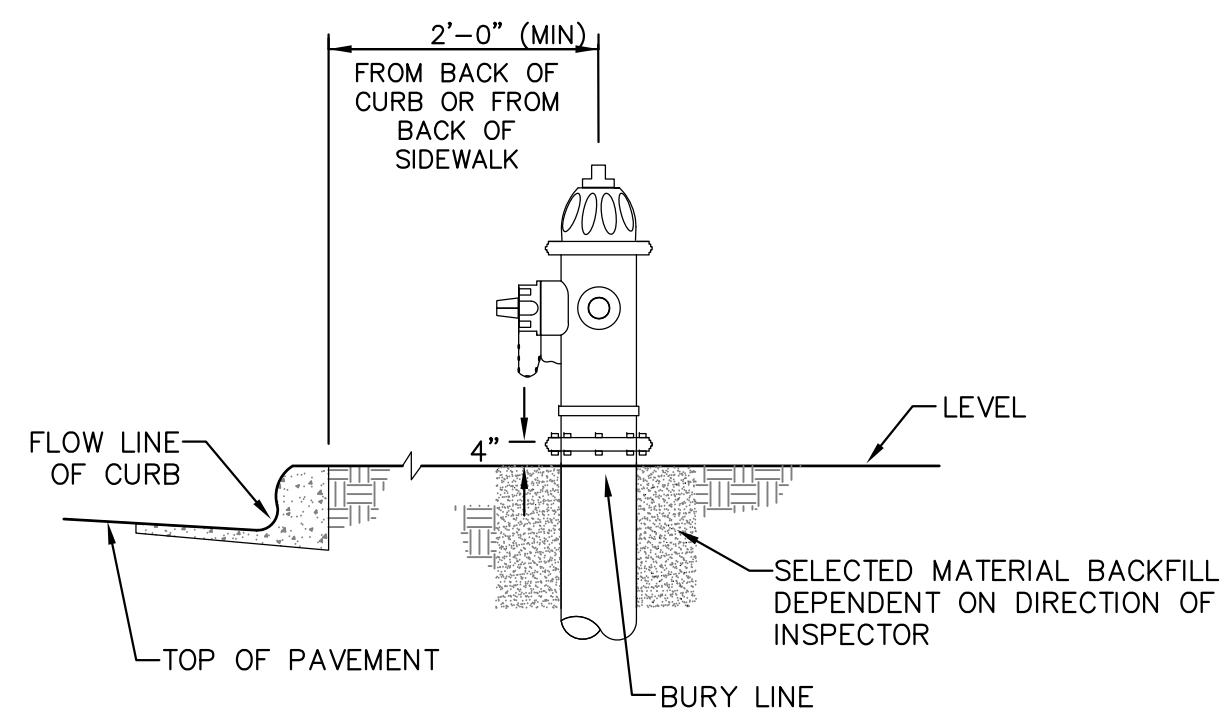
EL PASO COUNTY, COLORADO

PROJECT: CARRIAGE MEADOWS NORTH FILING NO. 1
LORSON RANCH
EL PASO COUNTY, COLORADO

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

ROADWAY DETAIL SHEET

DATE: MARCH 7, 2018
PROJECT NO.: 100.030
SHEET NUMBER: C10.3
TOTAL SHEETS: 41



DETACHED SIDEWALK LOCATION
NO SCALE

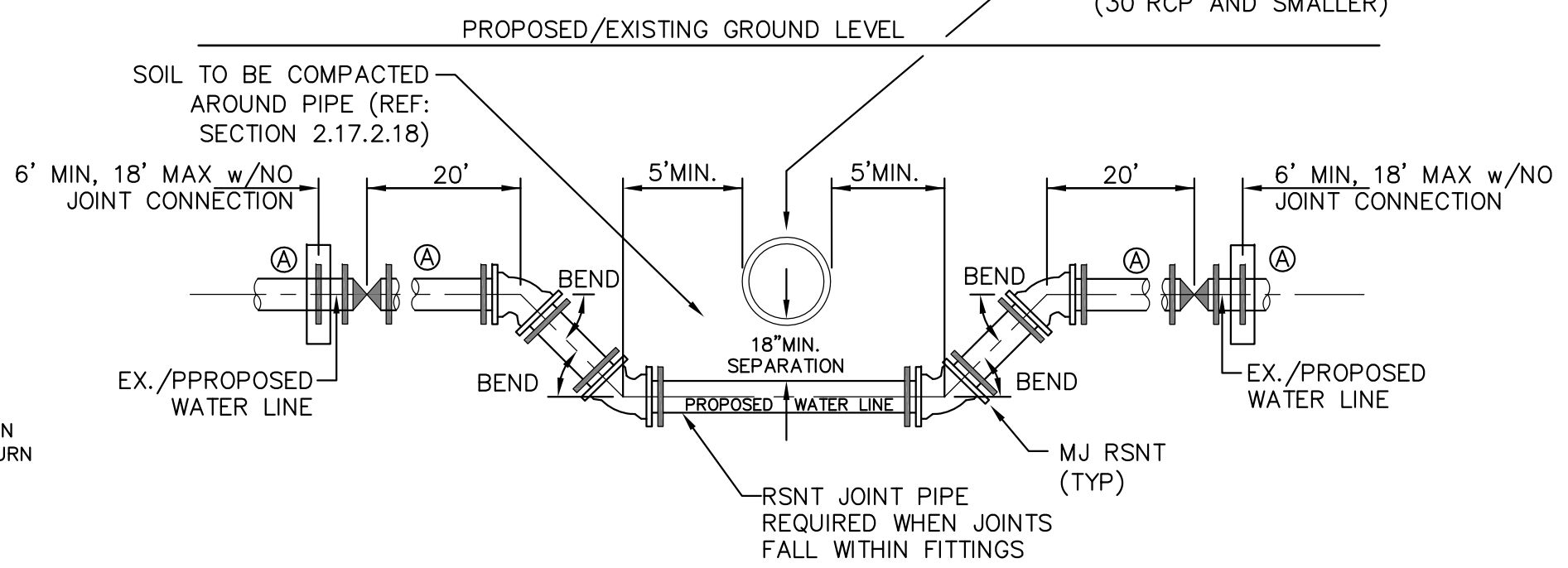
ATTACHED SIDEWALK LOCATION
NO SCALE

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

NOTES

- 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.
- HYDRANTS WILL BE PLACED A MINIMUM OF 5.0 FEET FROM ANY UTILITY OR DRAINAGE STRUCTURE (TO BE CO-ORDINATED WITH JOINT TRENCH INSTALLATION)
- ANY HYDRANT BEING INSTALLED WITH CONDITIONS OTHER THAN THOSE MENTIONED AND/OR DETAILED BELOW WILL REQUIRE SIGNED APPROVAL FROM SECURITY FIRE PROTECTION DISTRICT.

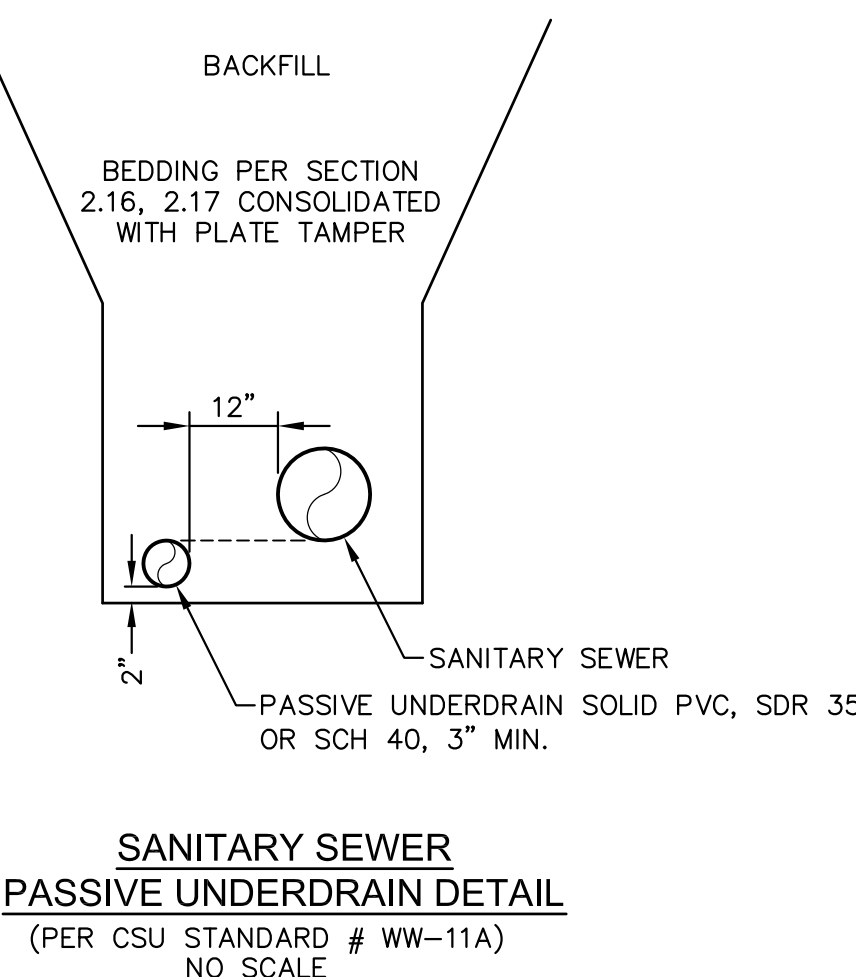
FIRE HYDRANT LOCATIONS
NO SCALE



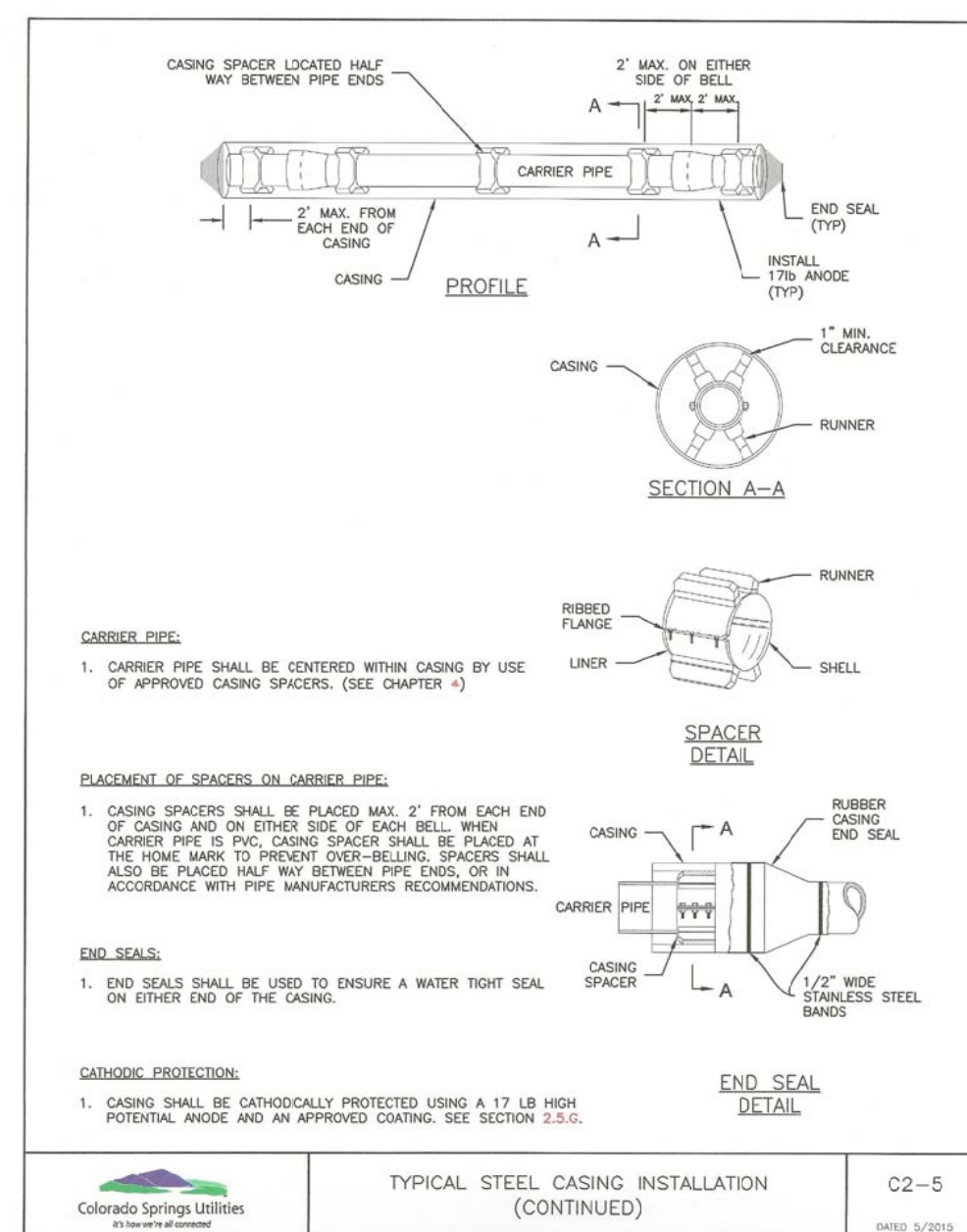
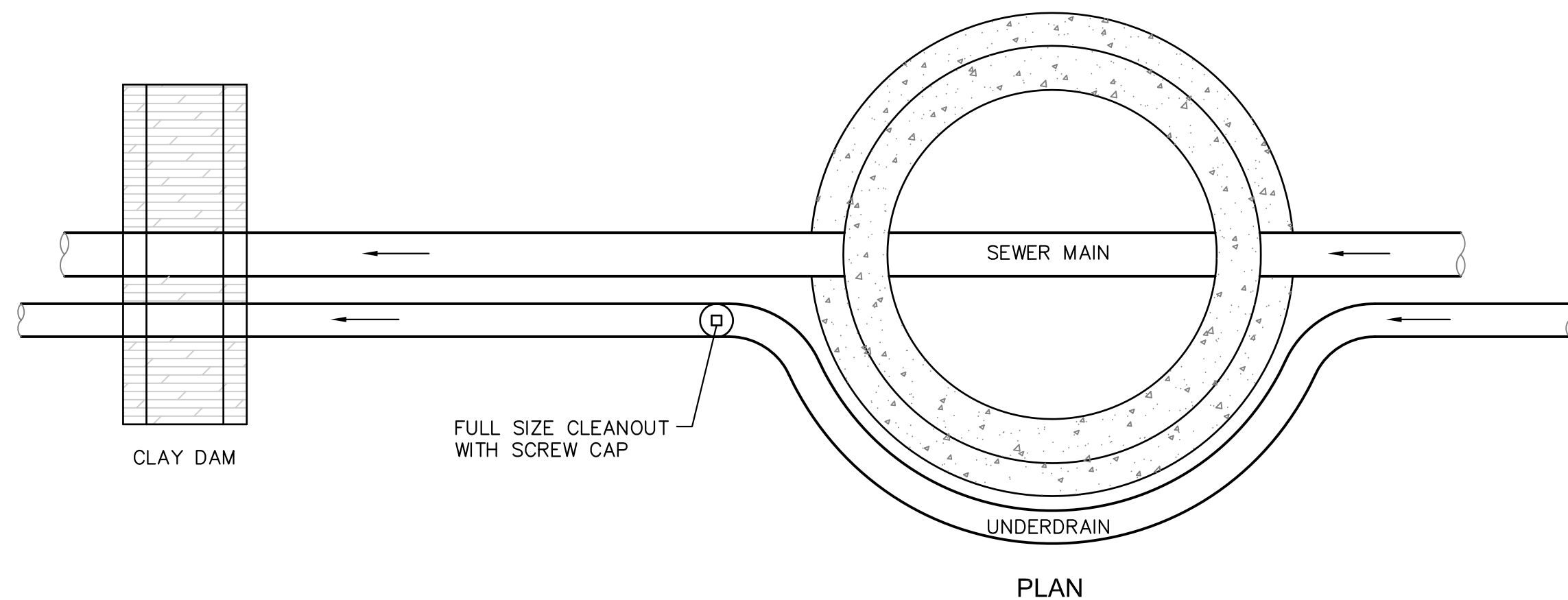
GENERAL NOTES

- D.I.P. PIPE REQUIRED IN LOWERINGS (AT THE DISCRETION OF THE WRD/INSPECTOR PVC PIPE MAYBE APPROVED).
- Ⓐ LOWERINGS TO BE CATHODIC PROTECTED UNDER THE DIRECTION OF THE WRD INSPECTOR. (17 lb).
- ALL FITTINGS SHALL HAVE MJ RSNTS. SEE DRAWINGS NO. 27, 28 & SECTION 5.14 OF THE WRD SPECIFICATIONS.
- EXAMPLE CAN VARY DUE TO SITE CONDITIONS AND INSPECTOR'S DIRECTION'S.

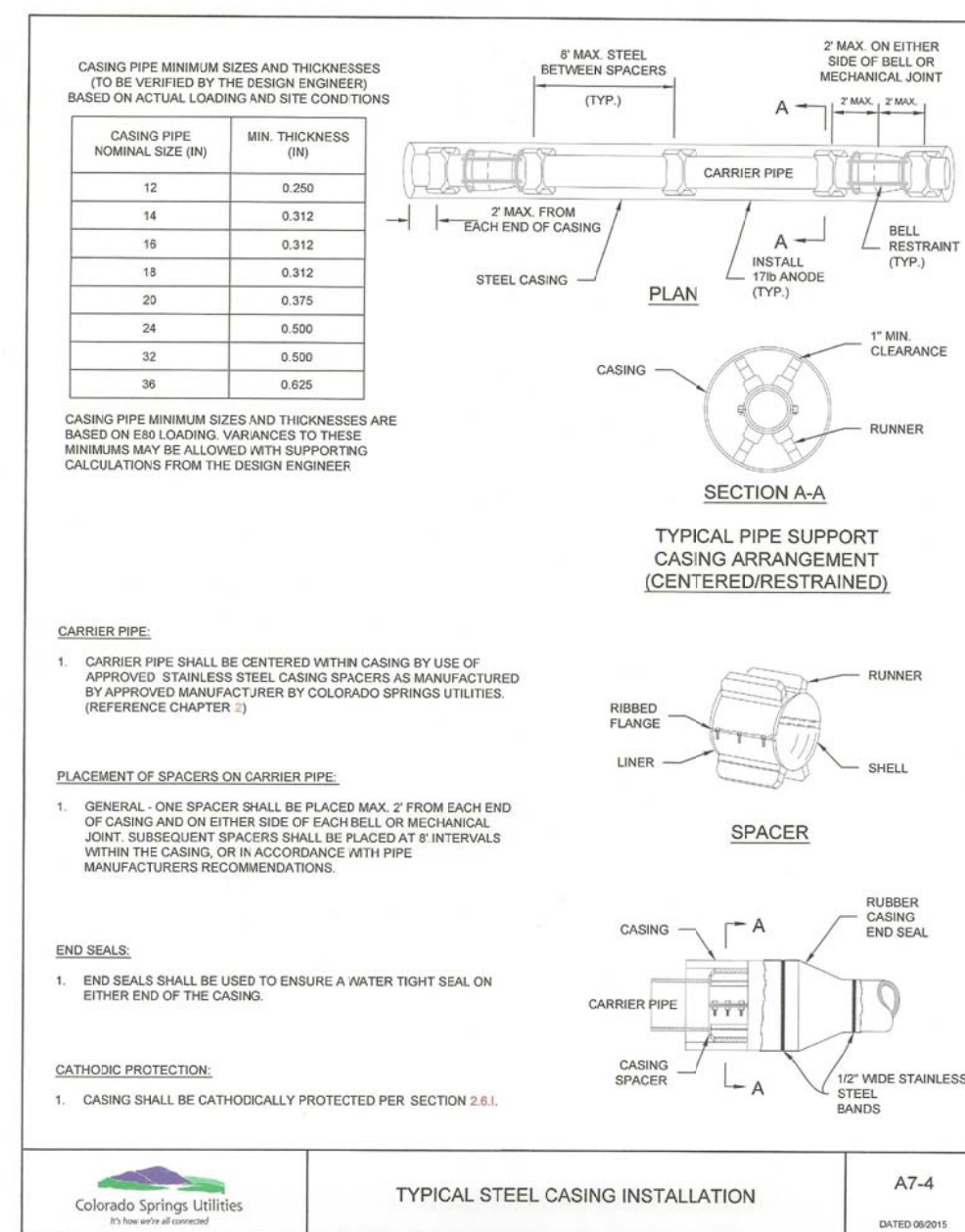
LOWERING DETAIL WITH MJ RSNT FITTINGS AND RSNT JOINT PIPE (w/APPROVAL OF W.R.D.)
(PER CSU STANDARD # 20a)
NO SCALE



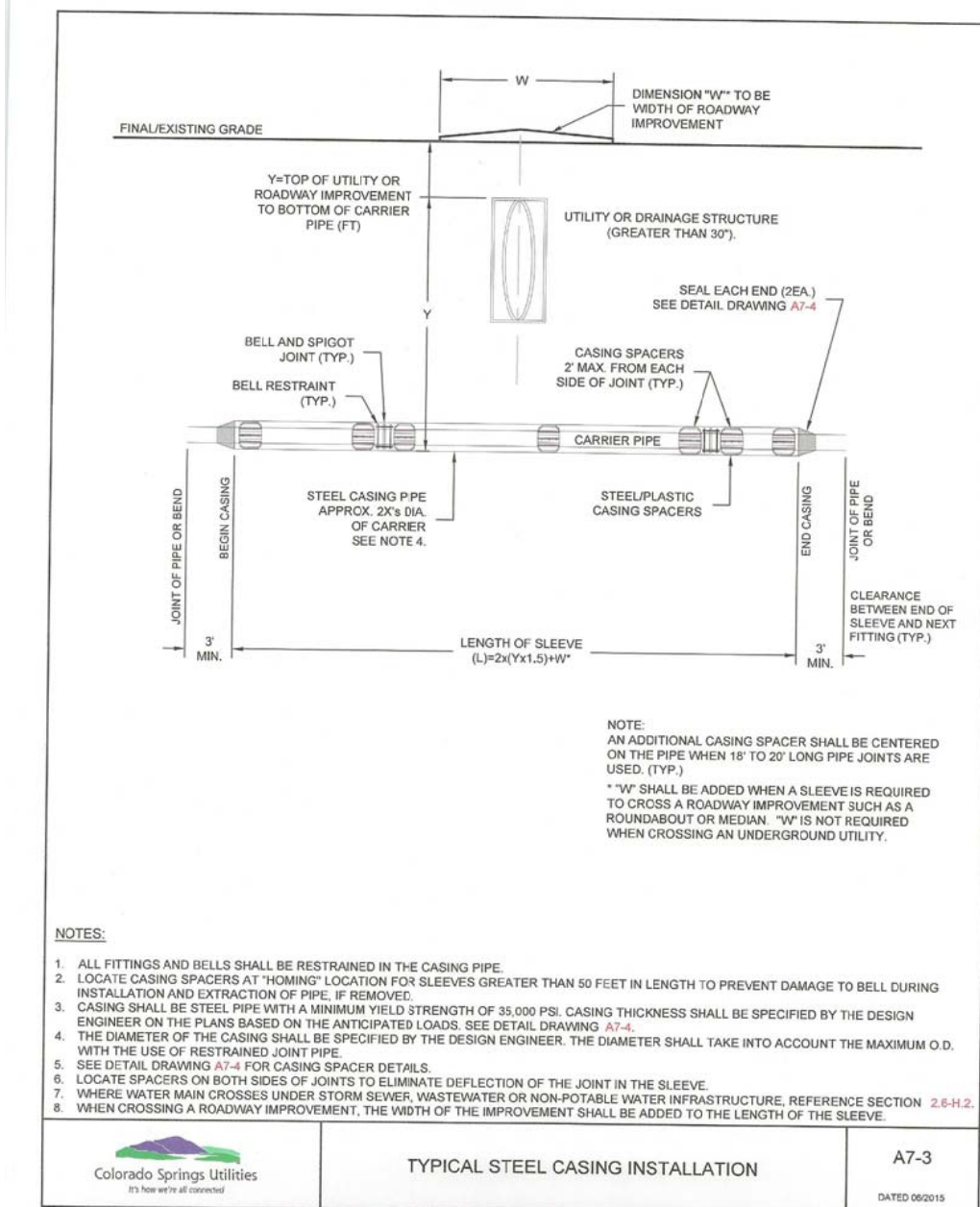
NOTE:
POINT OF DISCHARGE TO PUBLIC SYSTEM IS REQUIRED.
UNDERDRAIN CONNECTIONS SHALL BE 3" SCH 40.



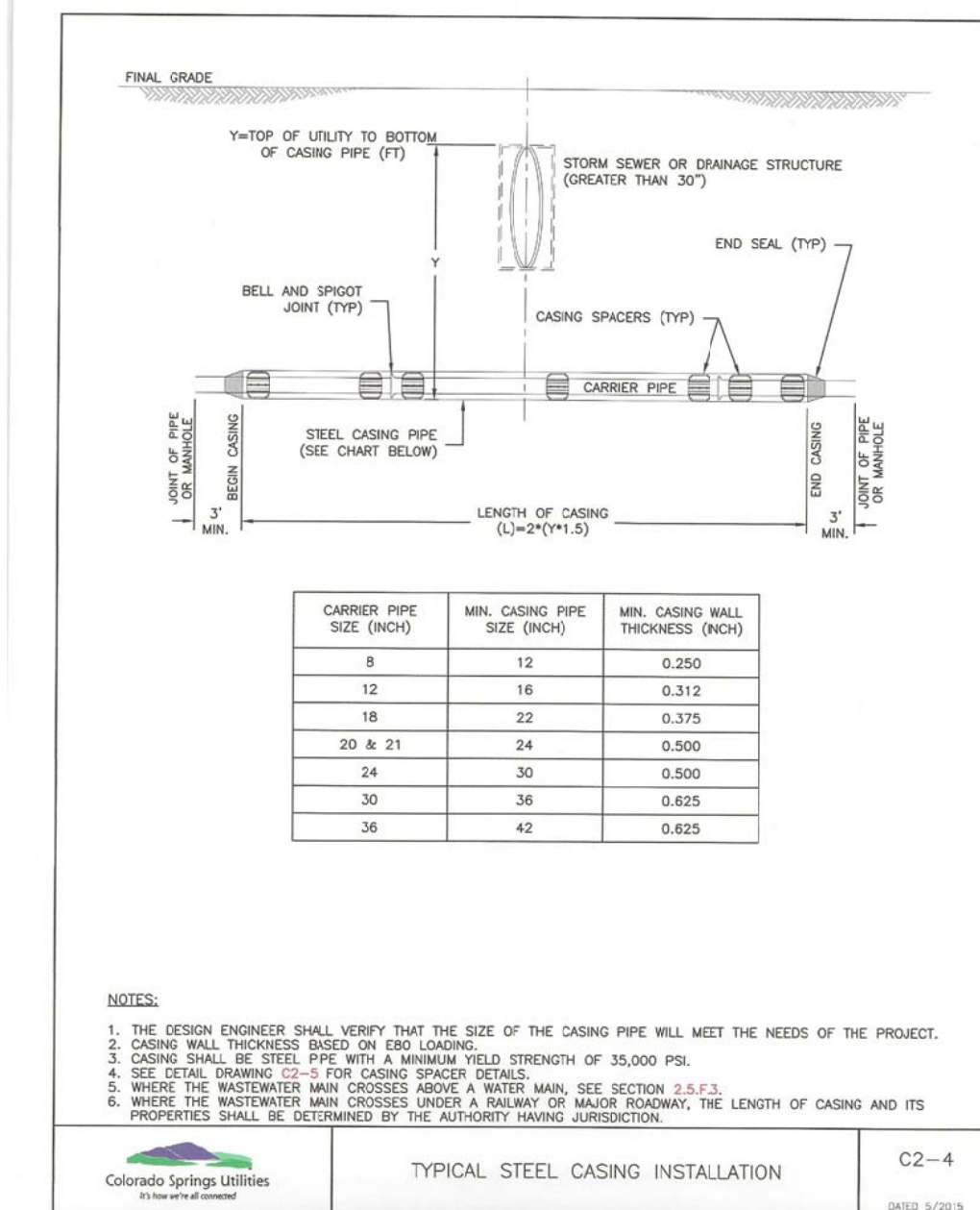
TYPICAL STEEL CASING INSTALLATION (CONTINUED)
C2-5
DATE: 5/2015



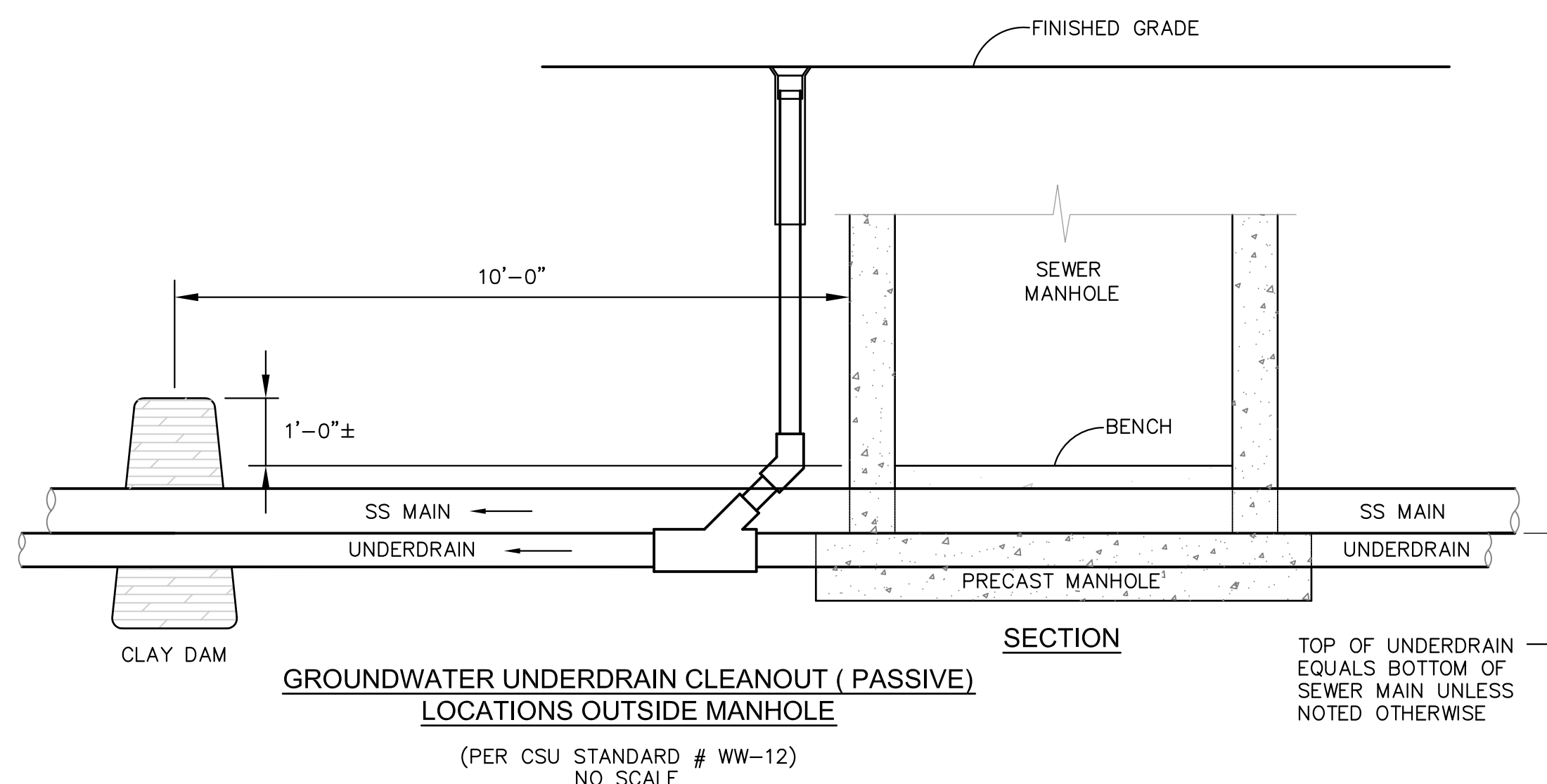
TYPICAL STEEL CASING INSTALLATION
A7-4
DATE: 08/01



TYPICAL STEEL CASING INSTALLATION
A7-3
DATE: 08/01



TYPICAL STEEL CASING INSTALLATION
C2-4
DATE: 5/2015



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CARRIAGE MEADOWS NORTH FILING NO. 1
EL PASO COUNTY, COLORADO

UTILITY DETAIL SHEET

DATE: MARCH 7, 2018
PROJECT NO: 100.002
SHEET NUMBER: C12.1
TOTAL SHEETS: 41