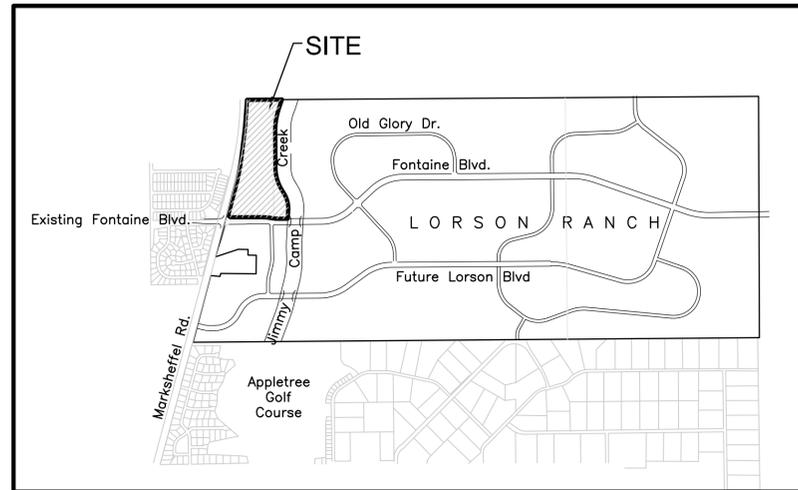


**KEY MAP**  
NO SCALE

# 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.



**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 \_\_\_\_\_ DATE \_\_\_\_\_

TITLE \_\_\_\_\_

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 \_\_\_\_\_ DATE \_\_\_\_\_  
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 \_\_\_\_\_  
CONDITIONS:

**ENGINEER'S APPROVAL**

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

**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 \_\_\_\_\_ BY \_\_\_\_\_

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 \_\_\_\_\_ BY \_\_\_\_\_

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

SF 17-0XX

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719 570 1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceeg1.com

**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

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

DATE: DECEMBER, 2017  
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.

**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 1 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 1 LB MAGNESIUM ANODES AT EVERY FITTING.
- ALL FIRE HYDRANTS SHALL BE MEULLER SUPER CENTURION 200 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

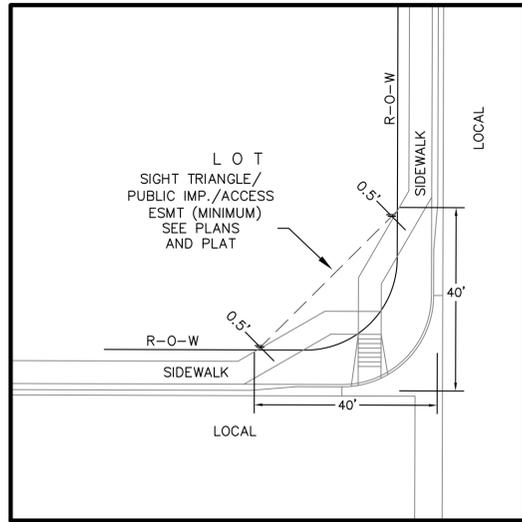
**GENERAL NOTES**  
**CARRIAGE MEADOWS NORTH**  
**FILING NO. 1**

DATE: **DECEMBER, 2017**

PROJECT NO.: **100.002**

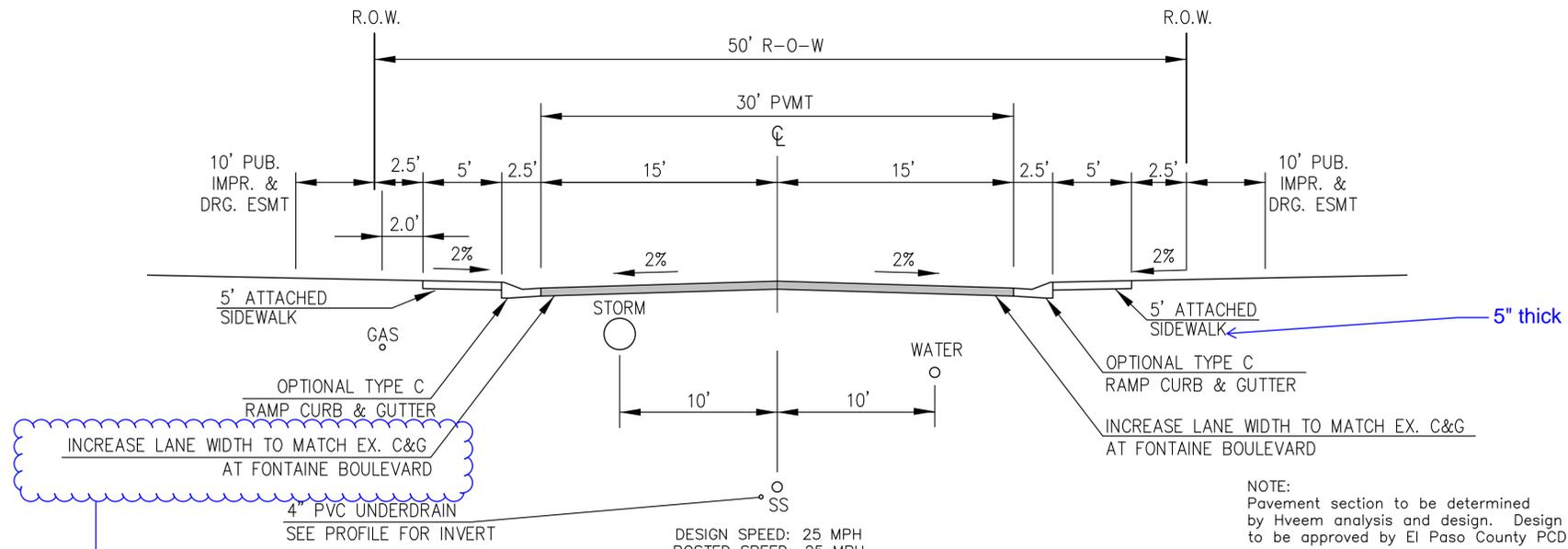
SHEET NUMBER: **C1.2**

TOTAL SHEETS: **41**



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

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



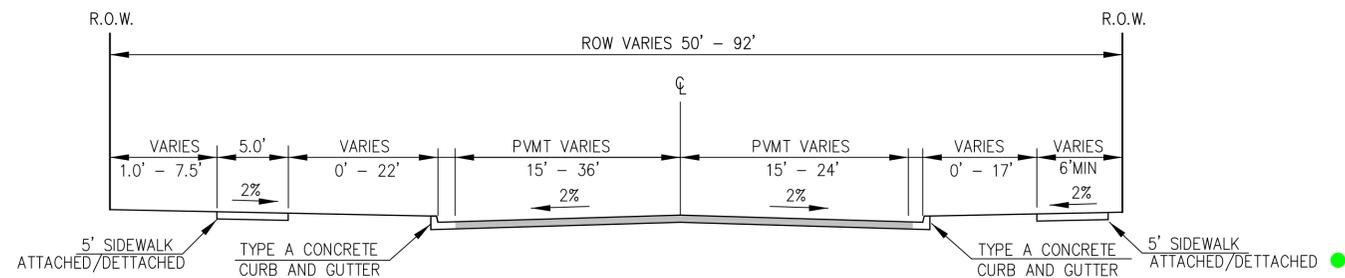
**TYPICAL SECTION 50' R.O.W.  
RESIDENTIAL URBAN LOCAL**  
NOT TO SCALE

BORDERPINE WAY, CHALKSTONE LANE, MEADOWBANK LANE,  
COYOTE RUN TRAIL, CIDER MILL PLACE, WISHBONE WAY,  
PEACEFUL VALLEY DRIVE, CARRIAGE MEADOWS DRIVE

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

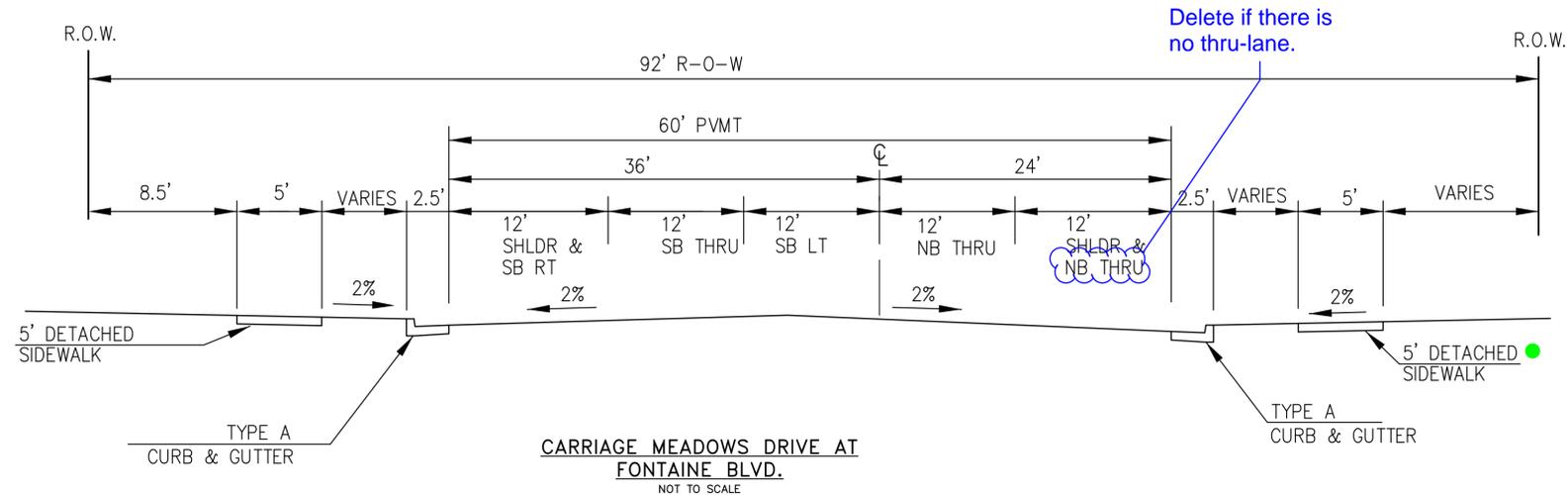
INCREASE LANE WIDTH TO MATCH EX. C&G  
AT FONTAINE BOULEVARD

where is this?

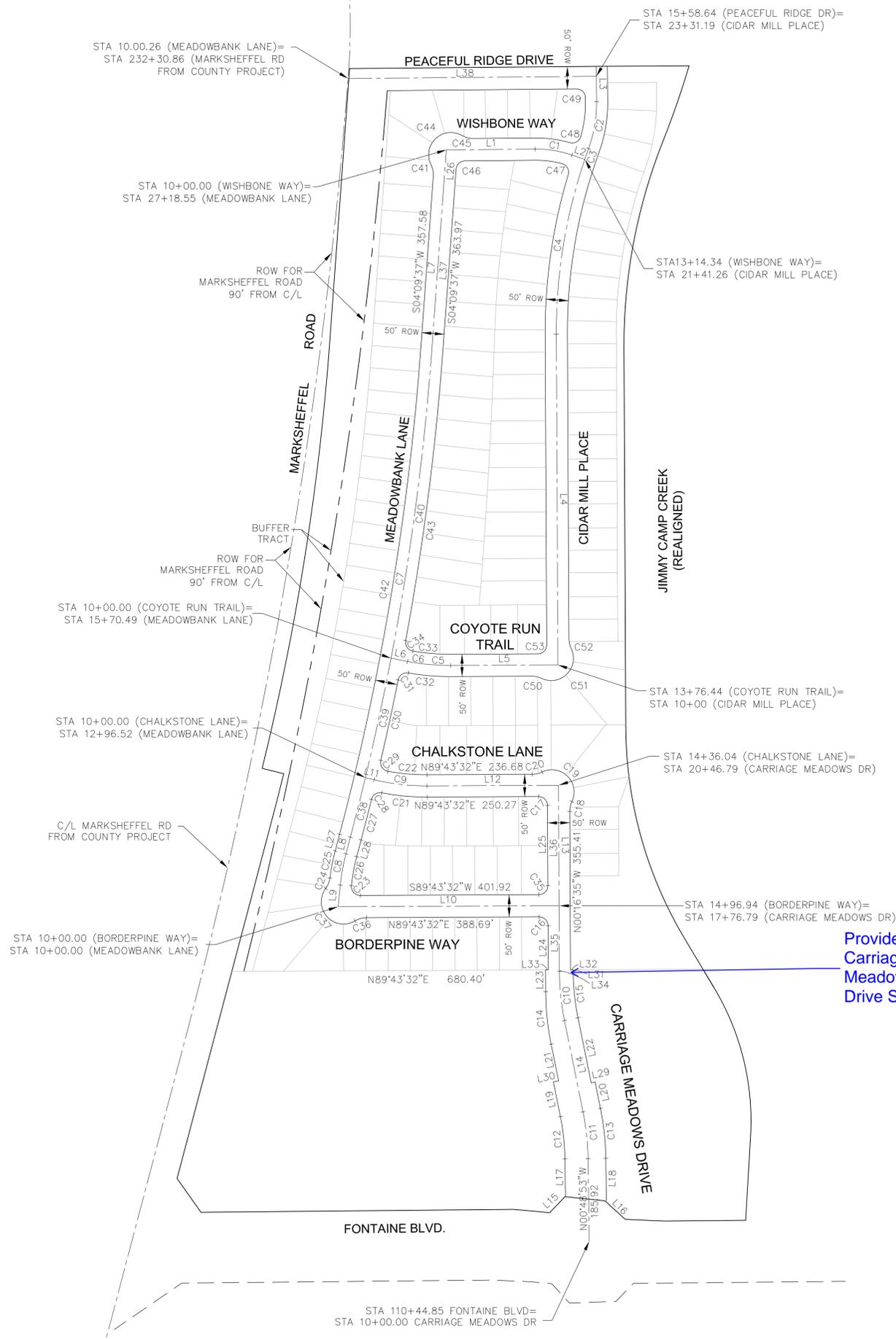


**TYPICAL SECTIONS - CARRIAGE MEADOWS DRIVE**

NOT TO SCALE  
STA 11+40 - 16+32.79

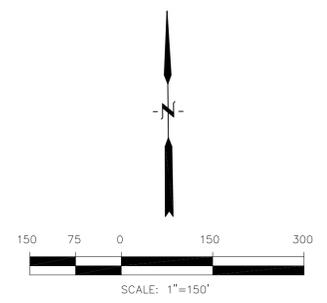


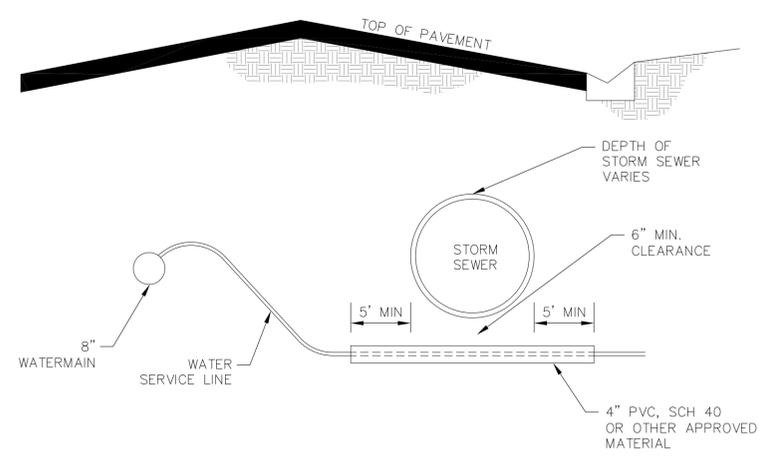
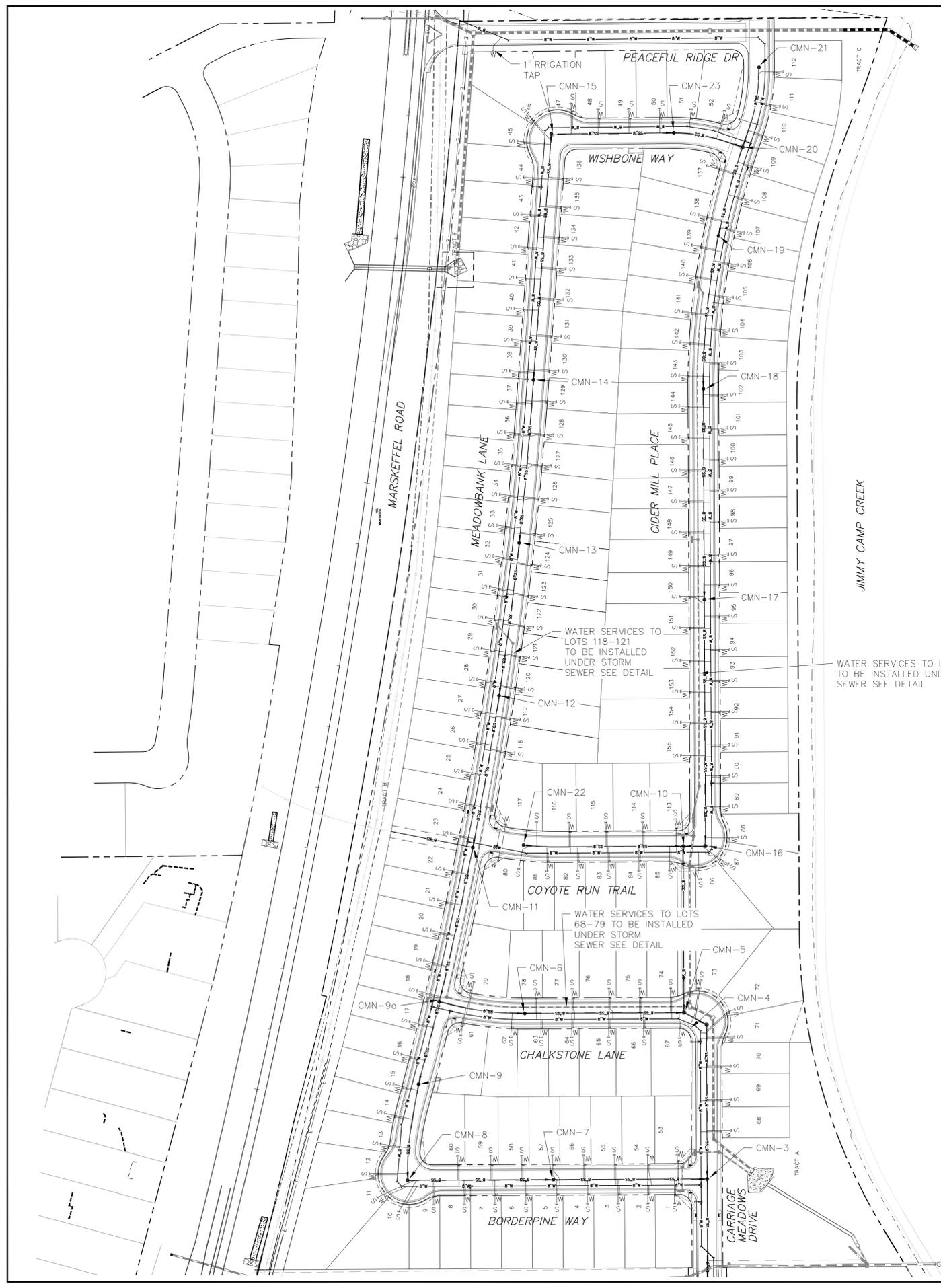
**CARRIAGE MEADOWS DRIVE AT  
FONTAINE BLVD.**  
NOT TO SCALE



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

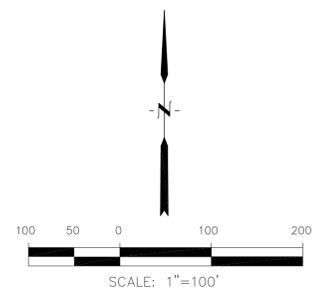
CURVE TABLE				
CURVE NO.	LENGTH	RADIUS		DELTA
C1	84.37'	250.00		19°20'13"
C2	107.55'	300.00		20°32'28"
C3	25.59'	1200.00		01°13'19"
C4	399.40'	1200.00		19°04'11"
C5	54.69'	500.00		06°16'02"
C6	42.73'	500.00		04°53'49"
C7	1115.15'	5990.00		10°40'00"
C8	71.16'	450.00		09°03'39"
C9	120.29'	500.00		13°47'04"
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"



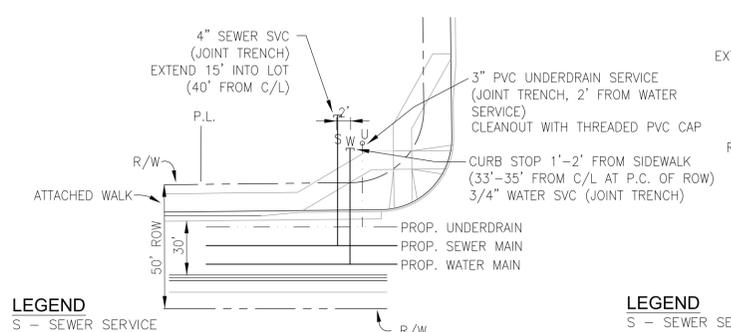


**WATER SERVICE UNDER STORM SEWER DETAIL**  
NTS

**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.

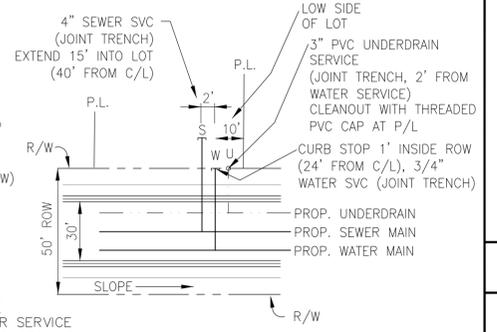


SCALE: 1"=100'



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

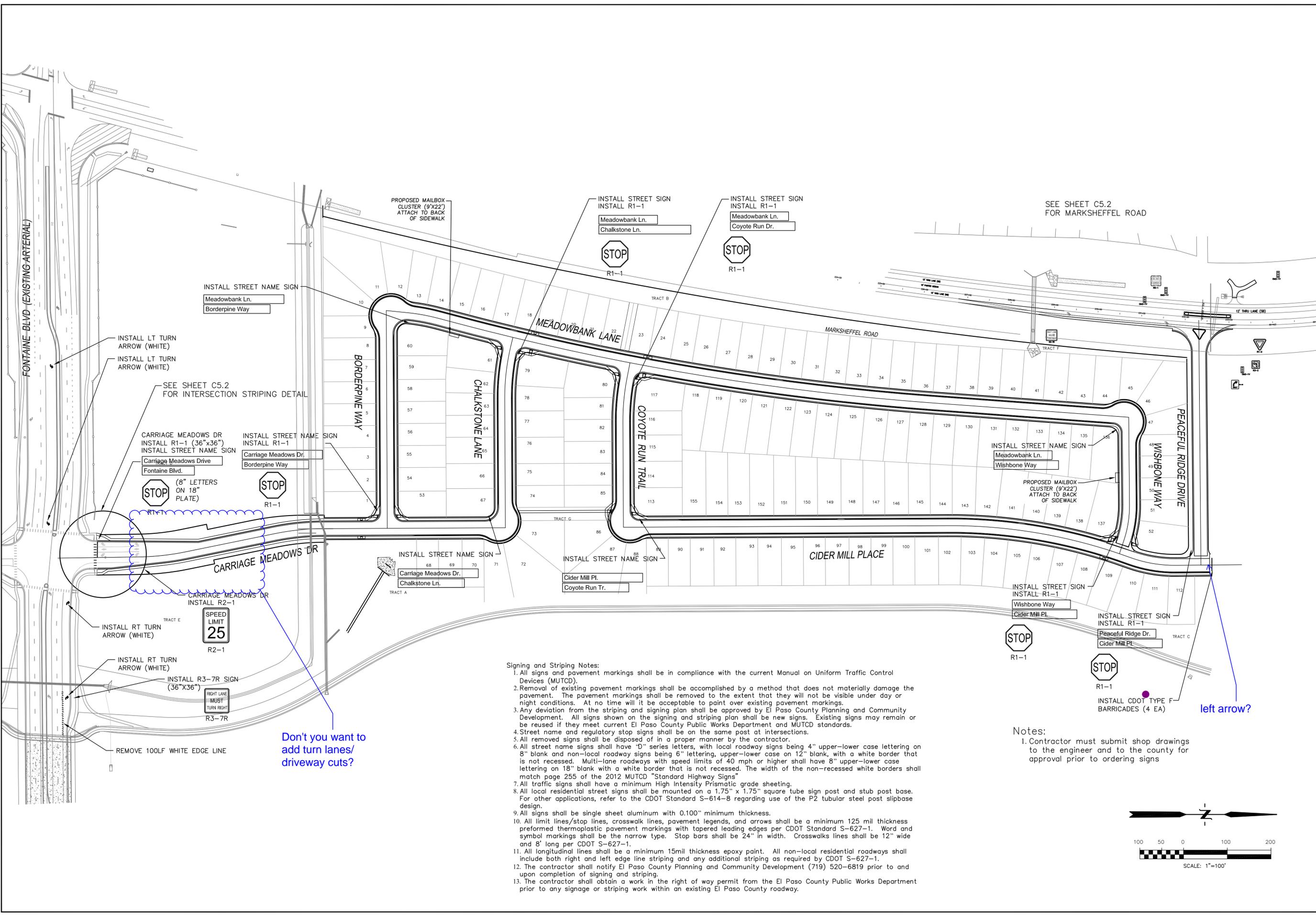
**TYPICAL CORNER UTILITY SERVICE DETAIL**  
NTS



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

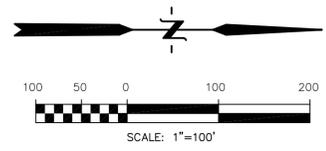
**TYPICAL UTILITY SERVICE DETAIL**  
NTS

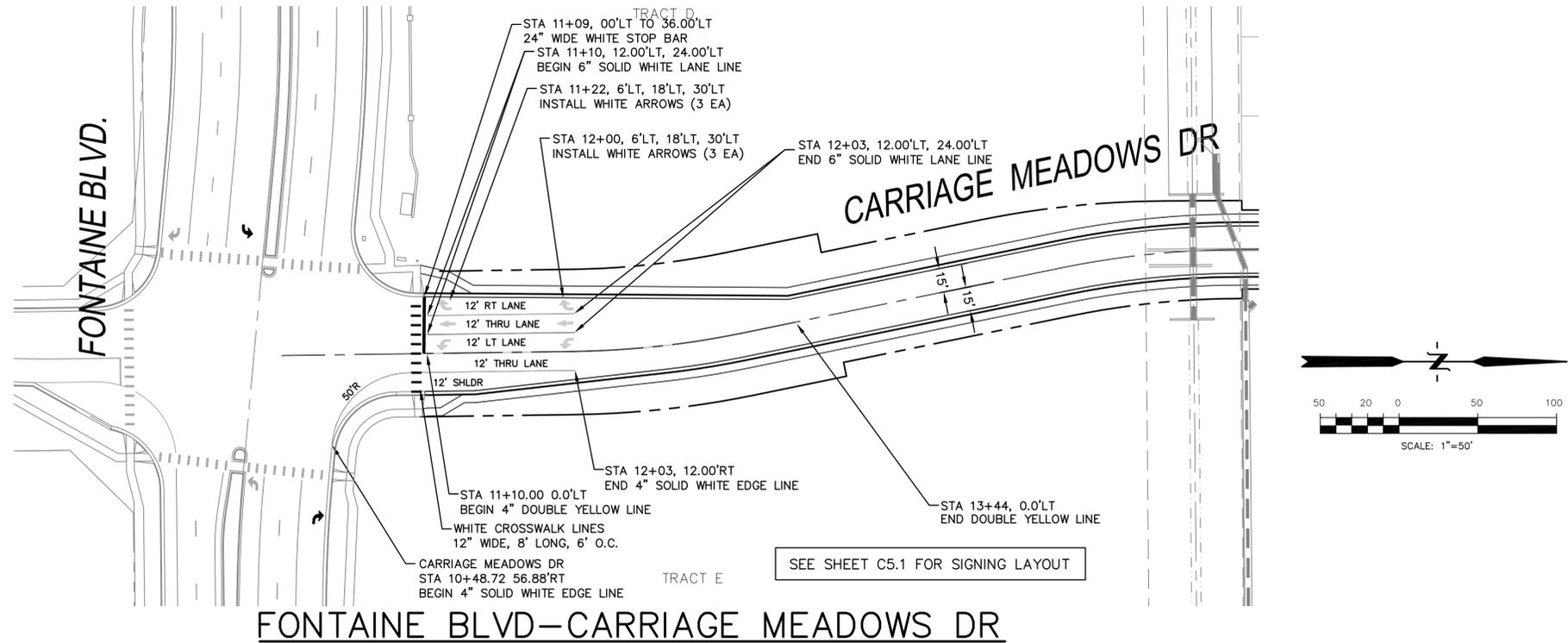
<b>CORE ENGINEERING GROUP</b>	
15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceeg.com	
DATE 06-20-2017	DESCRIPTION 1. MOVE SVC FOR LOTS 89-98,106,109,118,119,125,126,170,171,210-216
NO. 1	NO. 2
PROJECT CARRIAGE MEADOWS NORTH FILING NO. 1	
PREPARED 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	
<b>CARRIAGE MEADOWS NORTH FILING NO. 1</b>	
<b>UTILITY SERVICES PLAN</b>	
DATE DECEMBER, 2017	
PROJECT NO. 100.002	
SHEET NUMBER C3.1	
TOTAL SHEETS: 41	



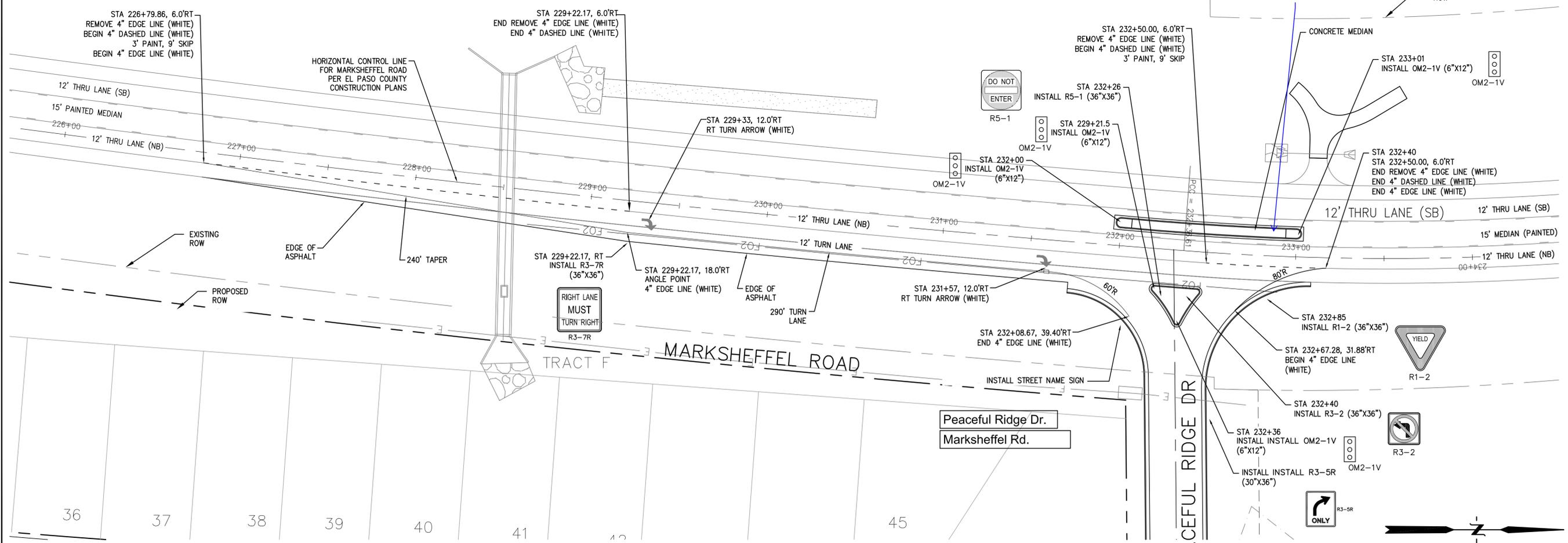
- Signing and Striping Notes:**
- All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
  - Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings 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





FONTAINE BLVD-CARRIAGE MEADOWS DR



MARKSHEFFEL RD-PEACEFUL RIDGE DR

DATE	X
DESCRIPTION	X
NO.	1
DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS
PROJECT FOR:	LORSON LLC 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: (719) 635-3200 CONTACT: JEFF MARK
PROJECT:	CARRIAGE MEADOWS NORTH FILING NO. 1 LORSON RANCH EL PASO COUNTY, COLORADO

- 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

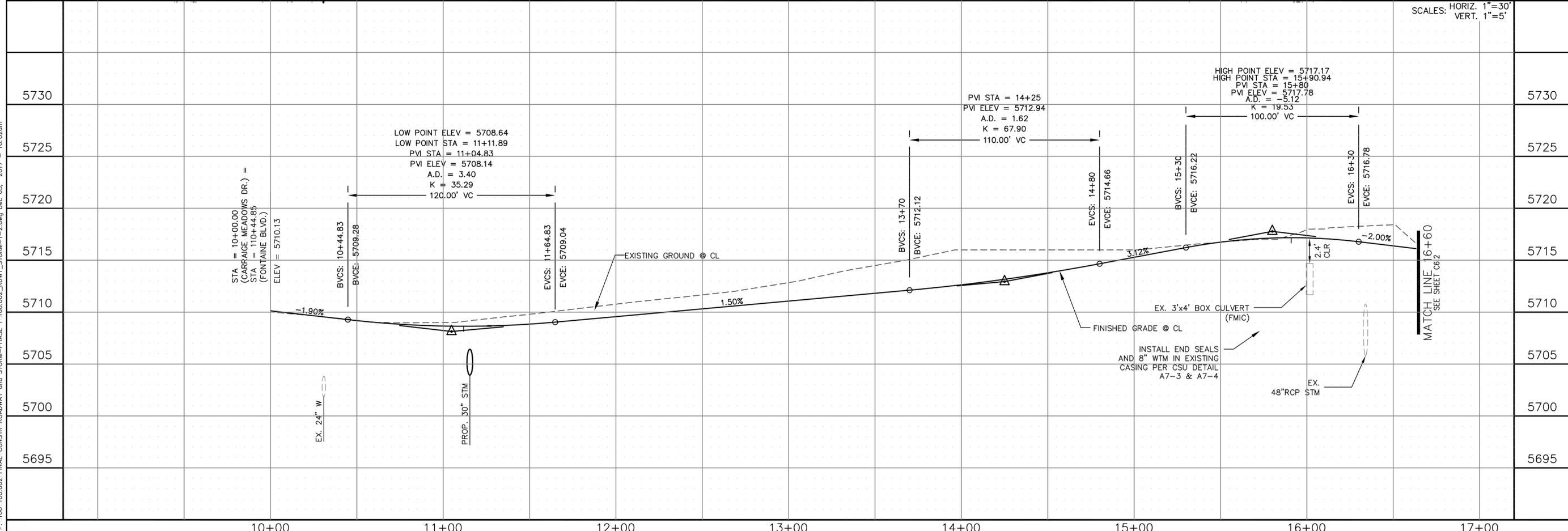
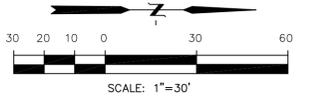
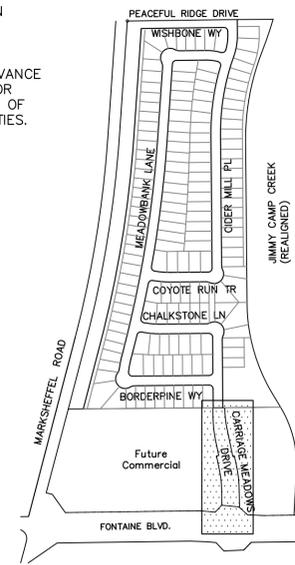
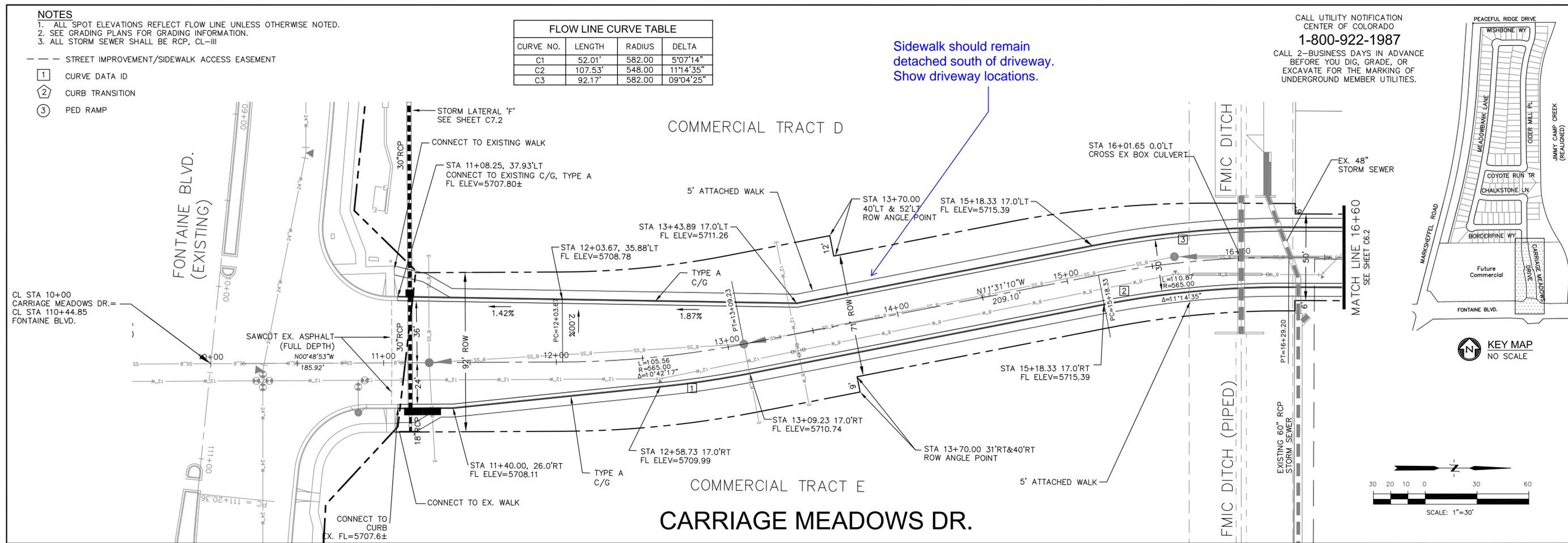
--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- 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"

Sidewalk should remain detached south of driveway. Show driveway locations.

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.



**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. WAISATCH 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: DECEMBER, 2017  
PROJECT NO. 100.002  
SHEET NUMBER C6.1  
TOTAL SHEETS: 41

STREET AND STORM CARRIAGE MEADOWS DRIVE STA 10+00 TO 16+60

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

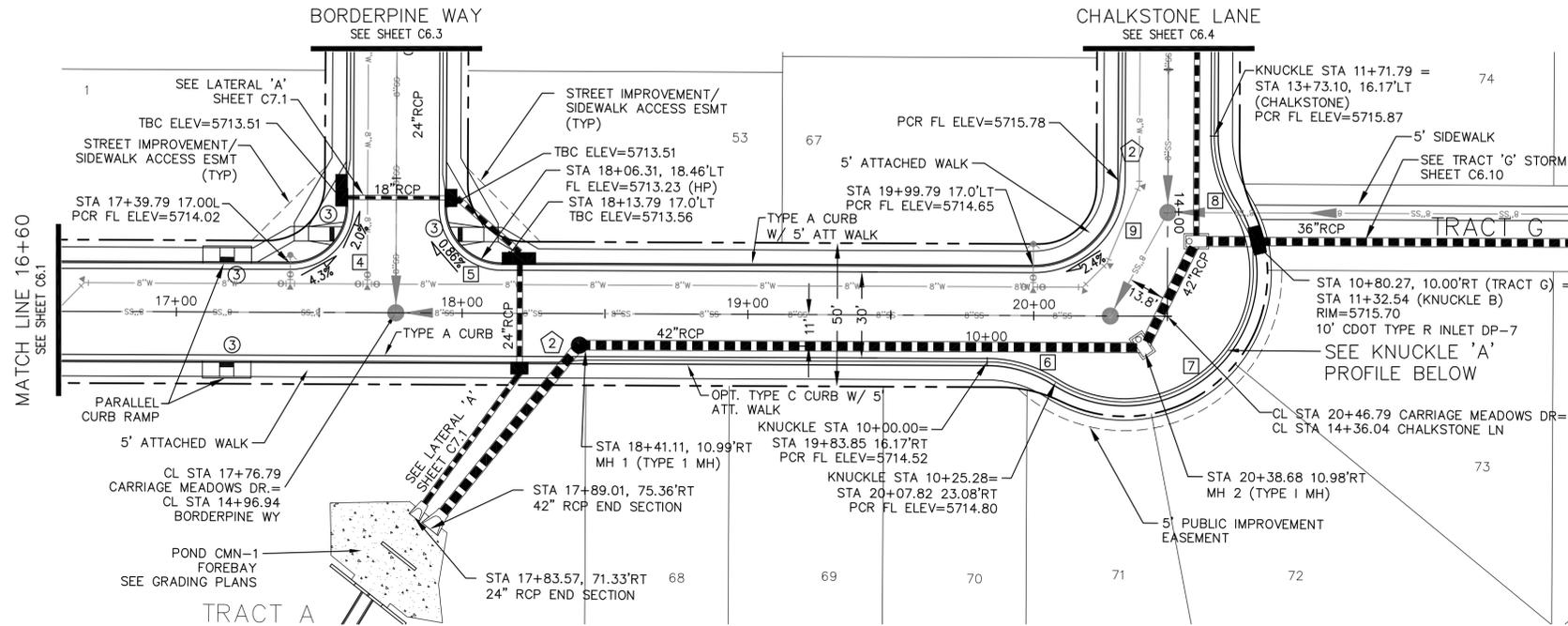
P: 100.100.002 FINAL CONSTR. ROADWAY and STORM - PHASE 1 - 100.002 ROW - STORM - 1 - 2.dwg Dec 05, 2017 - 10:02am

**NOTES**

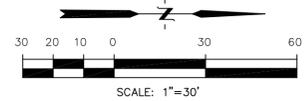
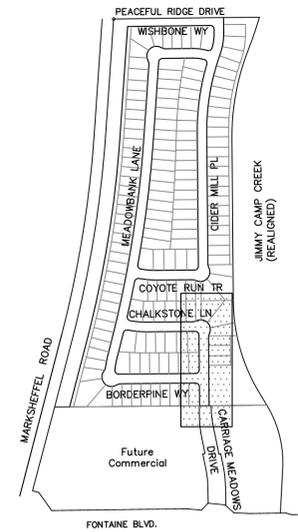
1. ALL SPOT ELEVATIONS REFLECT FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLANS FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE RCP, CL-III

--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

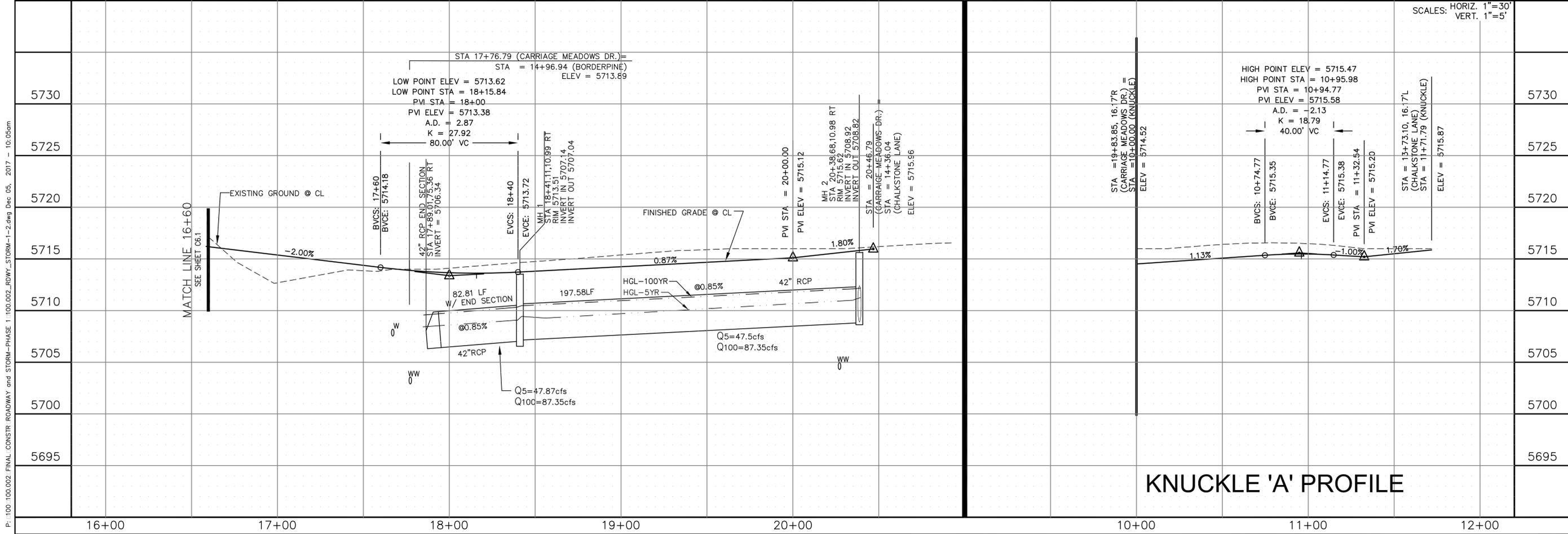
- ① CURVE DATA ID
- ② CURB TRANSITION
- ③ PED RAMP



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**

**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

DATE:

DECEMBER, 2017

PROJECT NO.:

100.002

SHEET NUMBER:

C6.2

TOTAL SHEETS:

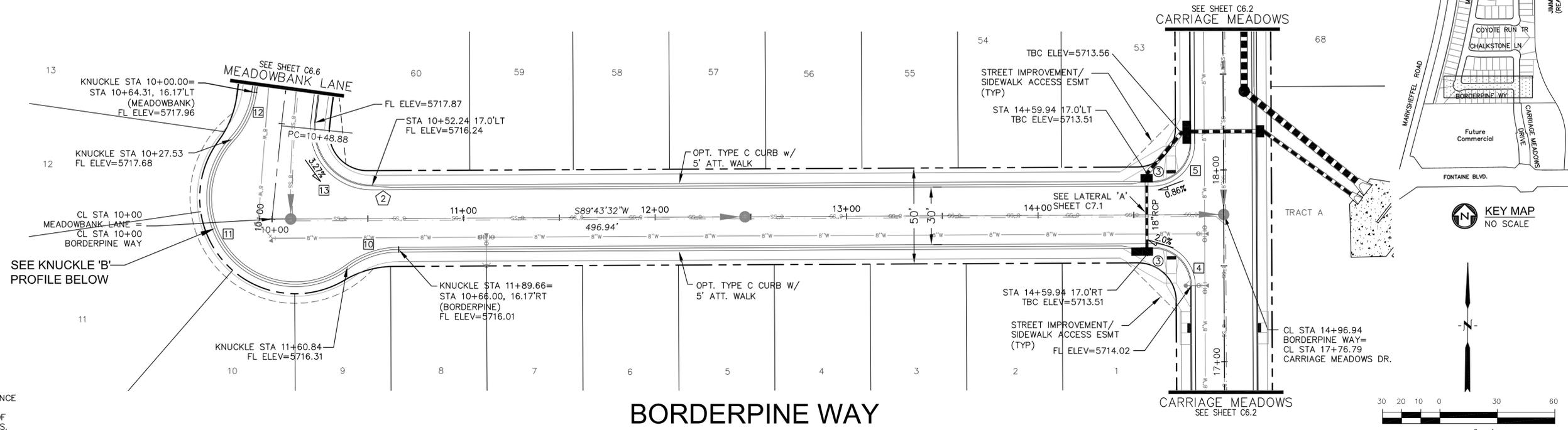
41

P: 100.100.002\_FINAL\_CONSTR\_ROADWAY and STORM-PHASE 1\_100.002\_ROW\_STORM-1-2.dwg Dec 05, 2017 - 10:05am

- 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.

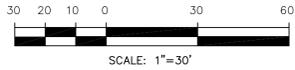
**CORE ENGINEERING GROUP**  
15004 1ST AVE. S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: rich@cegi.com

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

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

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_

DRAWN: AZM  
DESIGNED: RLS  
CHECKED: RLS

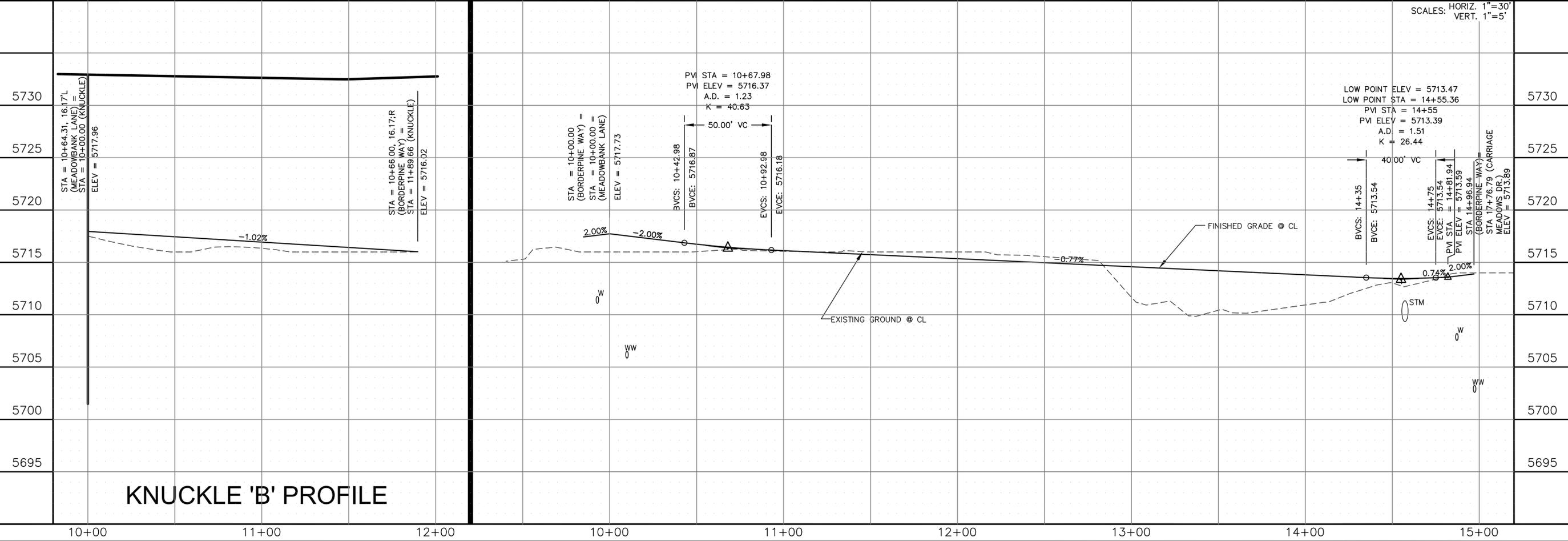


SCALES: HORIZ. 1"=30'  
VERT. 1"=5'

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

DATE: DECEMBER, 2017  
PROJECT NO. 100.002  
SHEET NUMBER **C6.3**  
TOTAL SHEETS: 41

P: 100.100.002\_FINAL\_CONSTR\_ROADWAY and STORM-PHASE 1\_100.002\_ROWY\_STORM-3.dwg Dec 05, 2017 - 10:06am



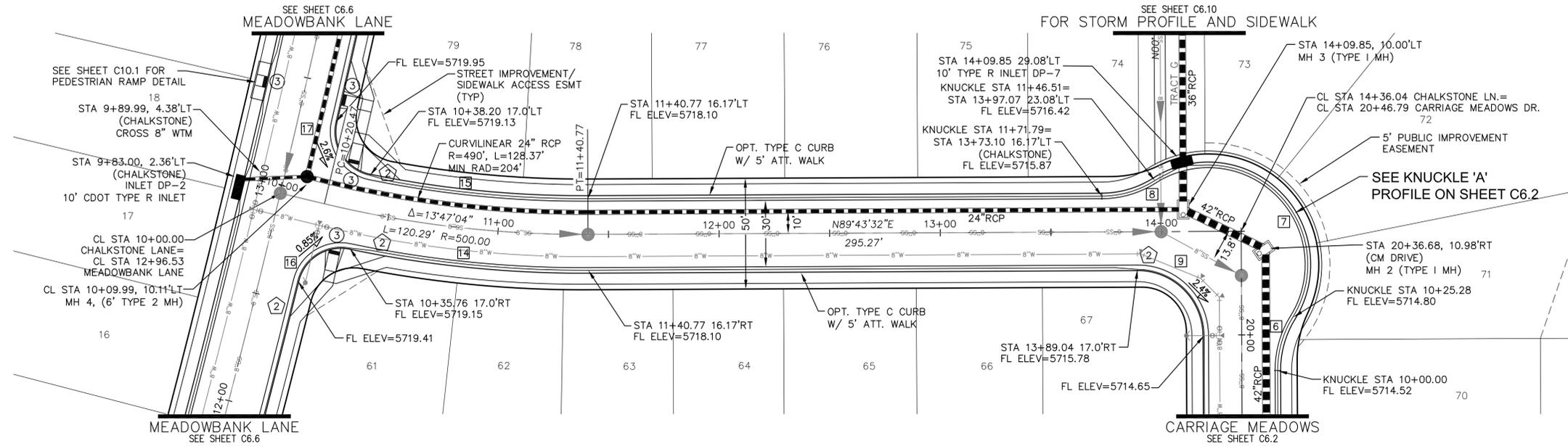
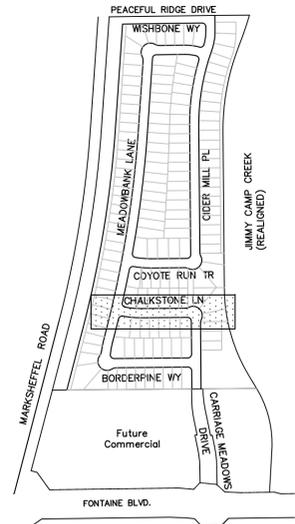
**KNUCKLE 'B' PROFILE**

- 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

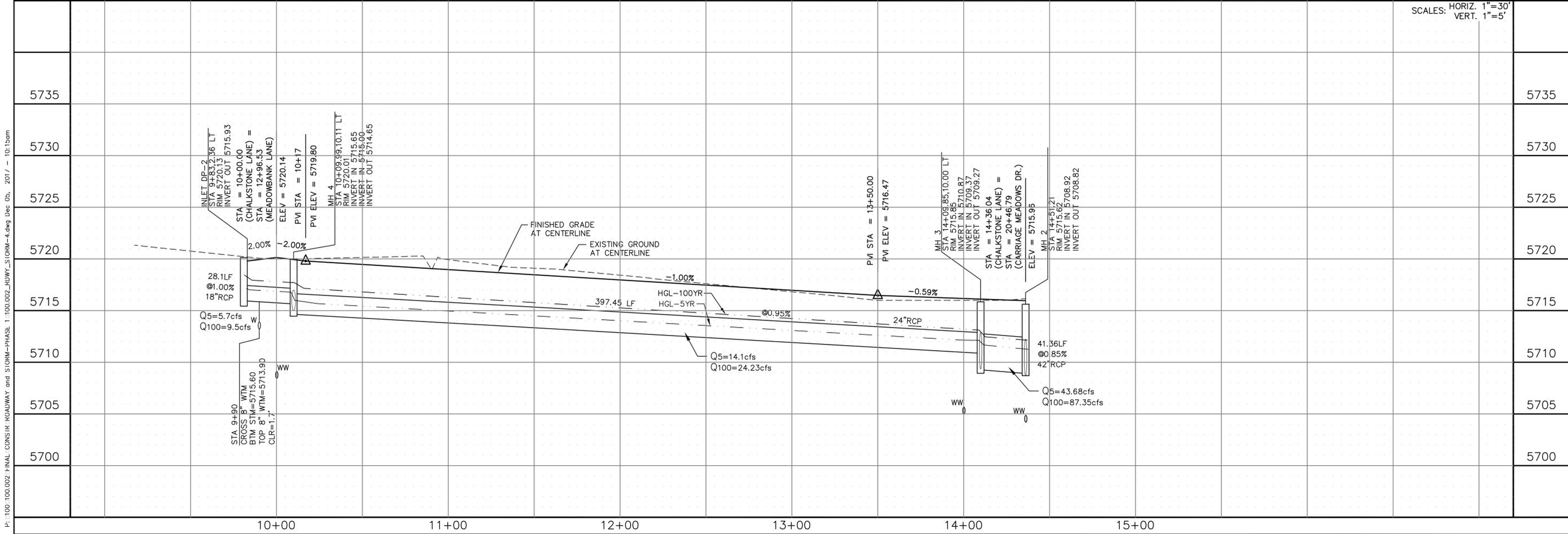
FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C6	25.28'	45.00	32°10'51"
C7	121.23'	45.00	154°21'49"
C8	25.28'	45.00	32°10'51"
C9	47.12'	30.00	89°59'53"
C14	98.45'	516.17	10°55'41"
C15	89.28'	483.83	10°34'21"
C16	30.68'	20.00	87°53'57"
C17	32.00'	20.00	91°40'35"

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

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

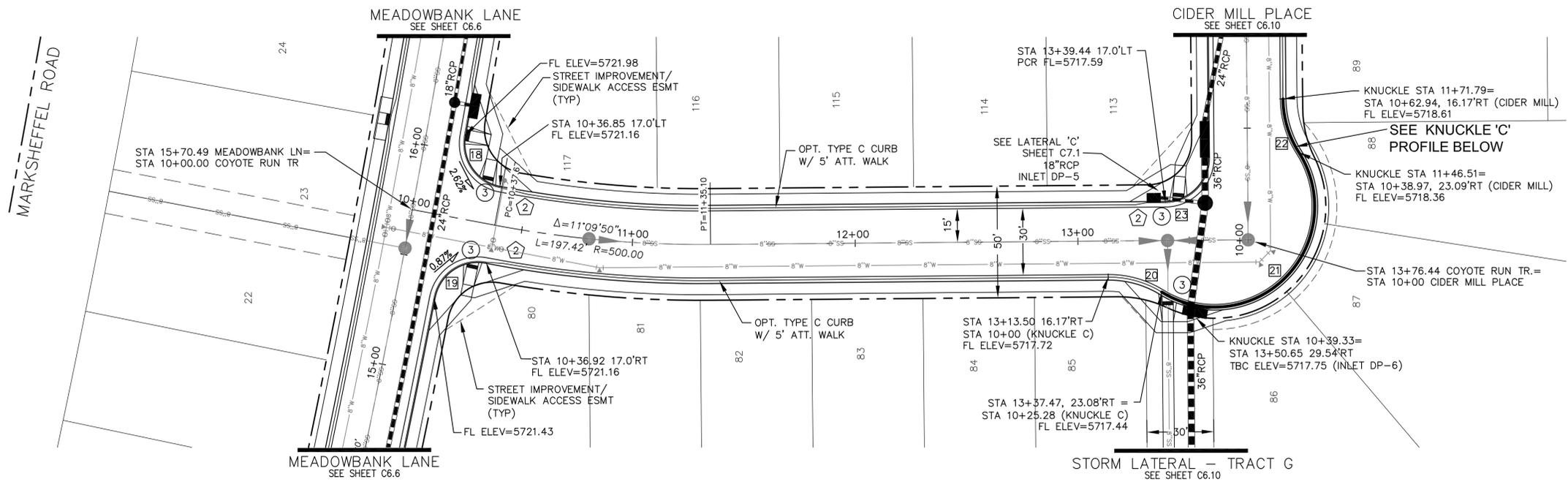


<b>CORE ENGINEERING GROUP</b>	
15004 1ST AVE. S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com	
PREPARED FOR: <b>LORSON LLC</b> 272 N. WASH. AVE. SUITE 301 COLO SPRINGS, CO 80903 CONTACT: JEFF MARK	PROJECT: <b>CARRIAGE MEADOWS NORTH FIL NO. 1</b> FONTANE BLVD.-CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO
<b>STREET AND STORM CHALKSTONE LANE STA 10+00 TO 14+36.04</b>	
DATE: DECEMBER, 2017	
PROJECT NO. 100.002	
SHEET NUMBER <b>C6.4</b>	
TOTAL SHEETS: <b>41</b>	

P:\100.100.002\_FINAL\_CONSTR\_ROADWAY and STORM-PHASE 1\100.002\_ROWY\_STORM-4.dwg Dec 05, 2017 - 10:10am

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.



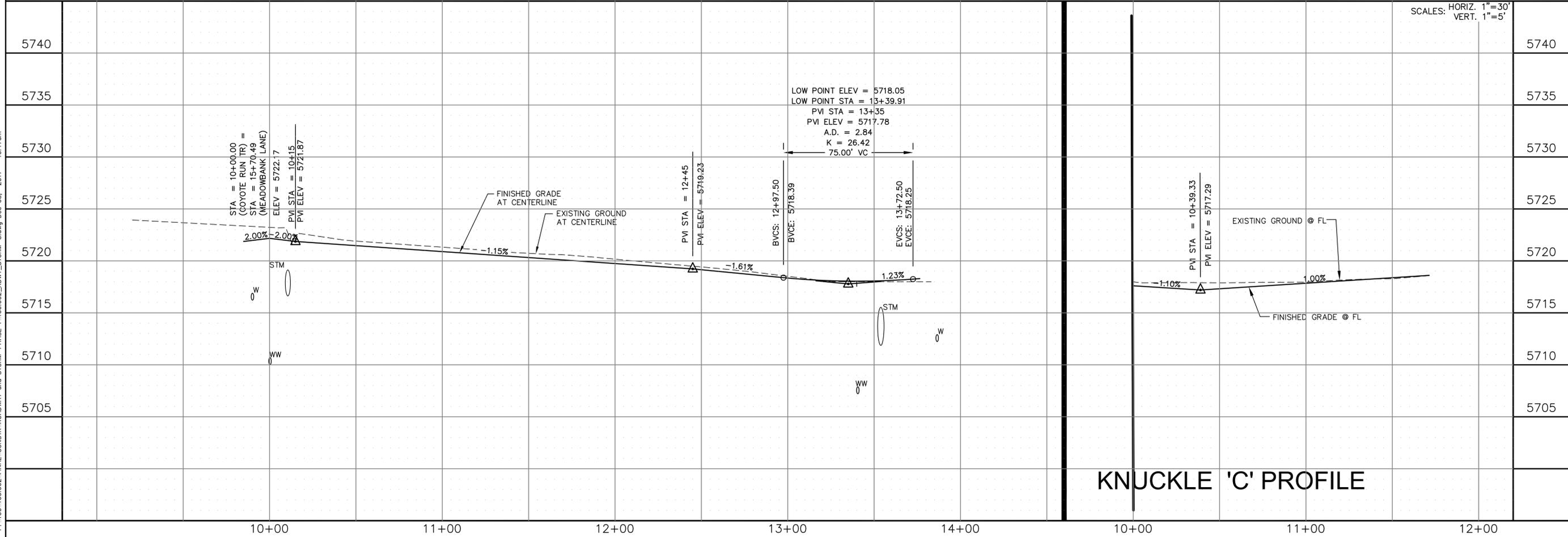
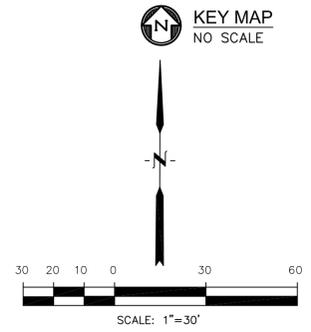
- NOTES**
- ALL SPOT ELEVATIONS REFLECT FLOW LINE UNLESS OTHERWISE NOTED.
  - SEE GRADING PLANS FOR GRADING INFORMATION.
  - ALL STORM SEWER SHALL BE RCP, CL-III

--- 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"



### KNUCKLE 'C' PROFILE

**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 80902  
PH: (719) 635-3200  
CONTACT: JEFF MARK

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

STREET AND STORM  
COYOTE RUN TRAIL  
STA 10+00 TO 113+76

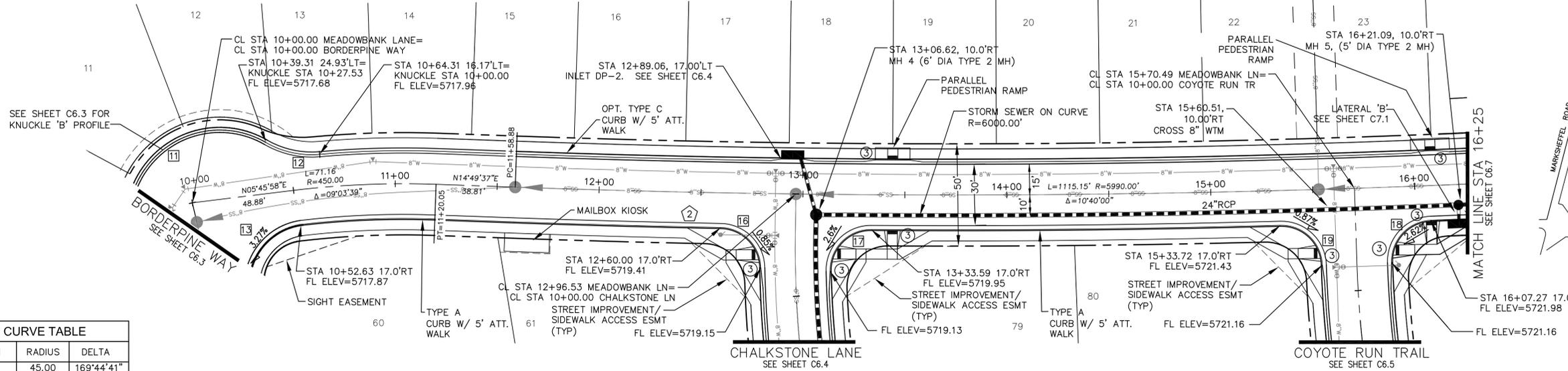
DATE: DECEMBER, 2017  
PROJECT NO. 100.002  
SHEET NUMBER C6.5  
TOTAL SHEETS: 41

P: 100.100.002.FINAL.CONSTR.ROADWAY and STORM-PHASE 1:100.002.RD.WY.STORM-5.dwg Dec. 05, 2017 - 10:17am

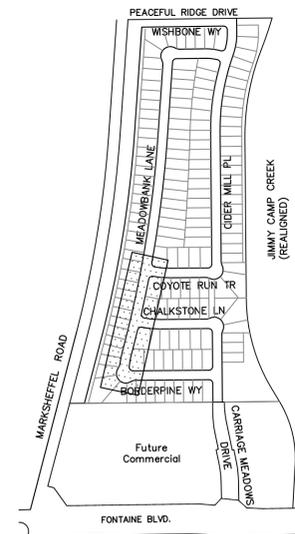
- NOTES**  
 1. ALL SPOT ELEVATIONS REFLECT FLOW LINE UNLESS OTHERWISE NOTED.  
 2. SEE GRADING PLANS FOR GRADING INFORMATION.  
 3. ALL STORM SEWER SHALL BE RCP, CL-III

--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

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

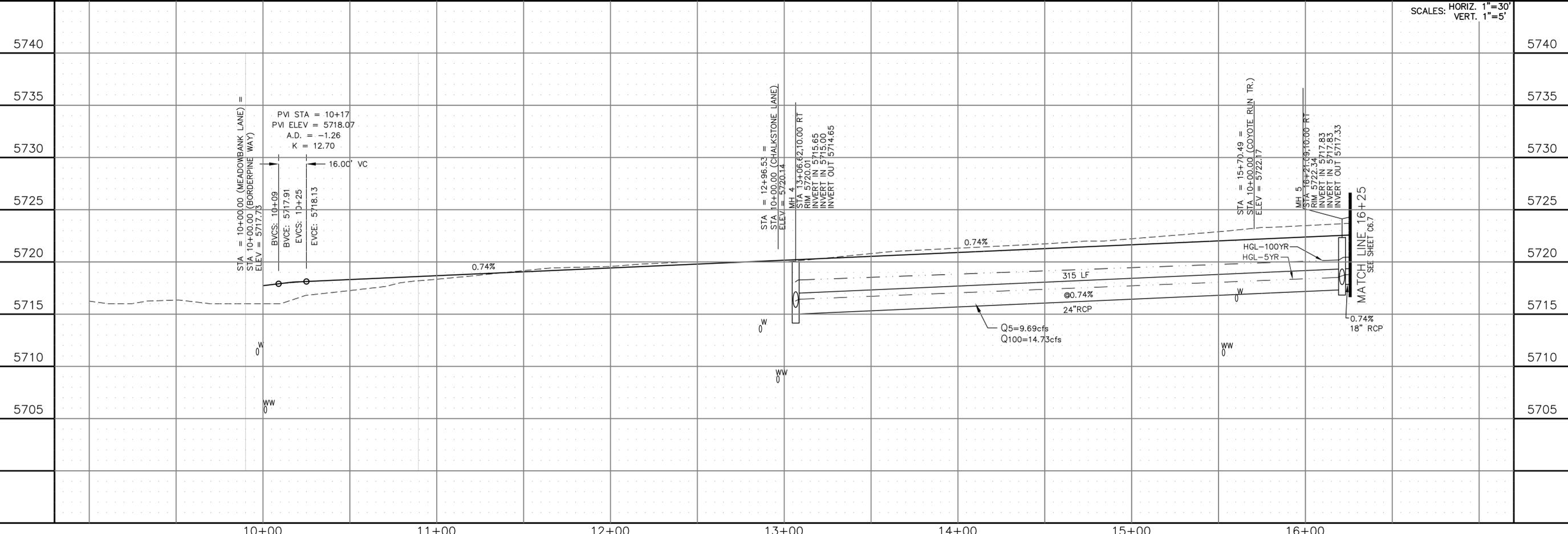


FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C11	133.32'	45.00	169°44'41"
C12	27.53'	45.00	35°02'50"
C13	50.29'	30.00	96°02'26"
C16	30.68'	20.00	87°53'57"
C17	32.00'	20.00	91°40'35"
C18	31.26'	20.00	89°33'04"
C19	31.32'	20.00	89°43'55"



# MEADOWBANK LANE

P:\100\100.002\_FINAL\_CONSTR\_ROADWAY and STORM-PHASE 1\100.002\_ROWY\_STORM-6.dwg Dec 05, 2017 - 10:18am



**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. \_\_\_\_\_

PROJECT: CARRIAGE MEADOWS NORTH FIL NO. 1

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

DATE: \_\_\_\_\_

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

DRAWN: AZM  
 DESIGNED: RLS  
 CHECKED: RLS

STREET AND STORM MEADOWBANK LANE STA 10+00 TO 16+25

DATE: DECEMBER, 2017

PROJECT NO. 100.002

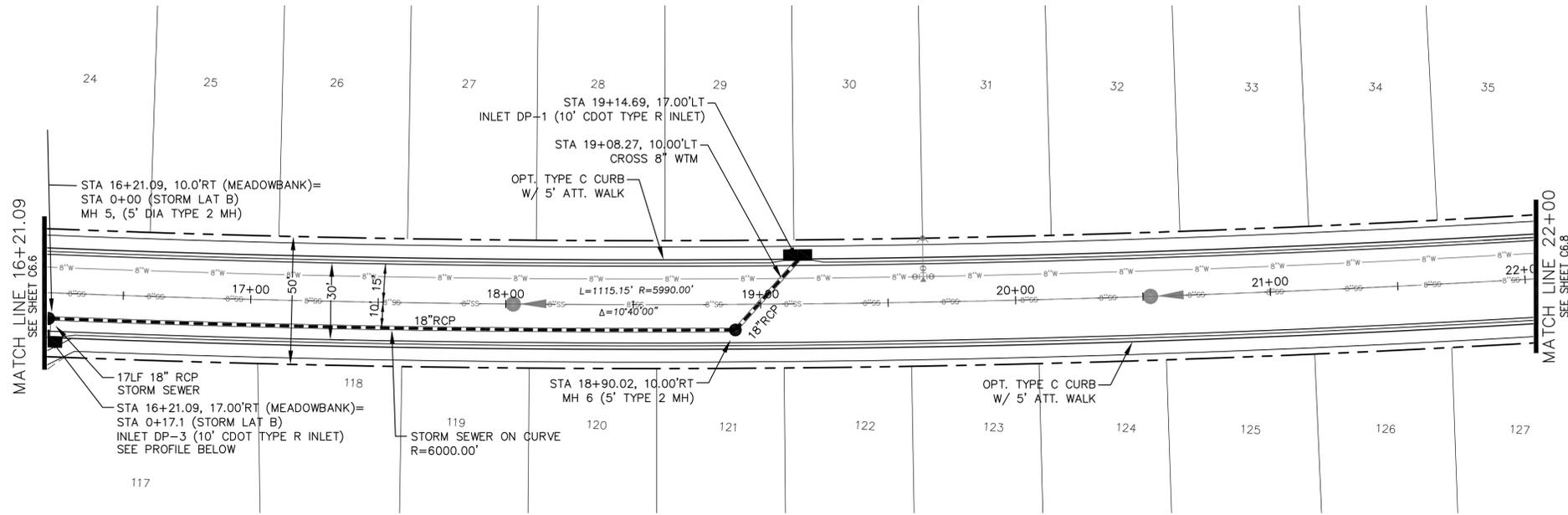
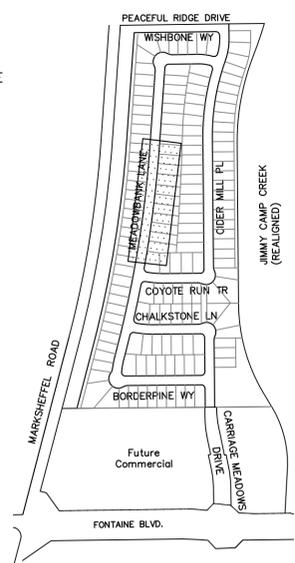
SHEET NUMBER C6.6

TOTAL SHEETS: 41

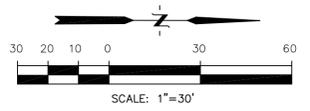
- NOTES**
- ALL SPOT ELEVATIONS REFLECT FLOW LINE UNLESS OTHERWISE NOTED.
  - SEE GRADING PLANS FOR GRADING INFORMATION.
  - ALL STORM SEWER SHALL BE RCP, CL-III

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

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**



P: 100.100.002.FINAL.CONSTR.ROADWAY and STORM-PHASE 1.100.002\_ROWY\_STORM-6.dwg Dec 05, 2017 - 10:19am

		STORM LATERAL B	
		STREET AND STORM MEADOWBANK LANE STA 16+21.09 TO 22+00	
		SCALES: HORIZ. 1"=30' VERT. 1"=5'	
5735			5735
5730			5730
5725			5725
5720			5720
5715			5715
5710			5710
5705			5705
5700			5700
16+00		0+00	1+00

**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: \_\_\_\_\_

PROJECT: CARRIAGE MEADOWS NORTH FIL NO. 1

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

DRAWN: AZM

DESIGNED: RLS

CHECKED: RLS

DATE: DECEMBER, 2017

PROJECT NO. 100.002

SHEET NUMBER C6.7

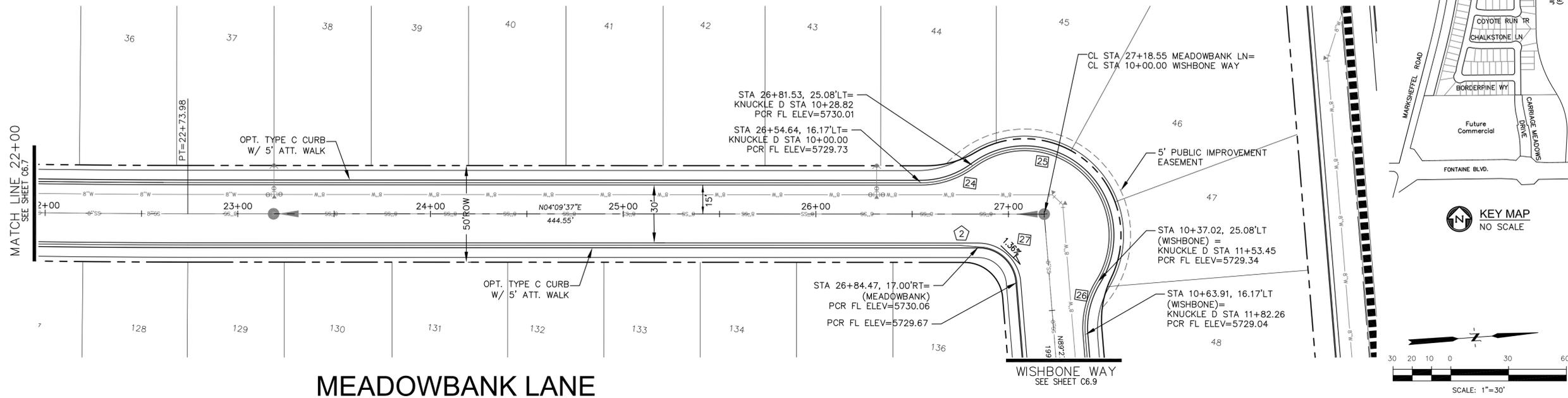
TOTAL SHEETS: 41

- 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
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"



**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. \_\_\_\_\_

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

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

STREET AND STORM MEADOWBANK LANE STA 22+00 TO 27+18.55

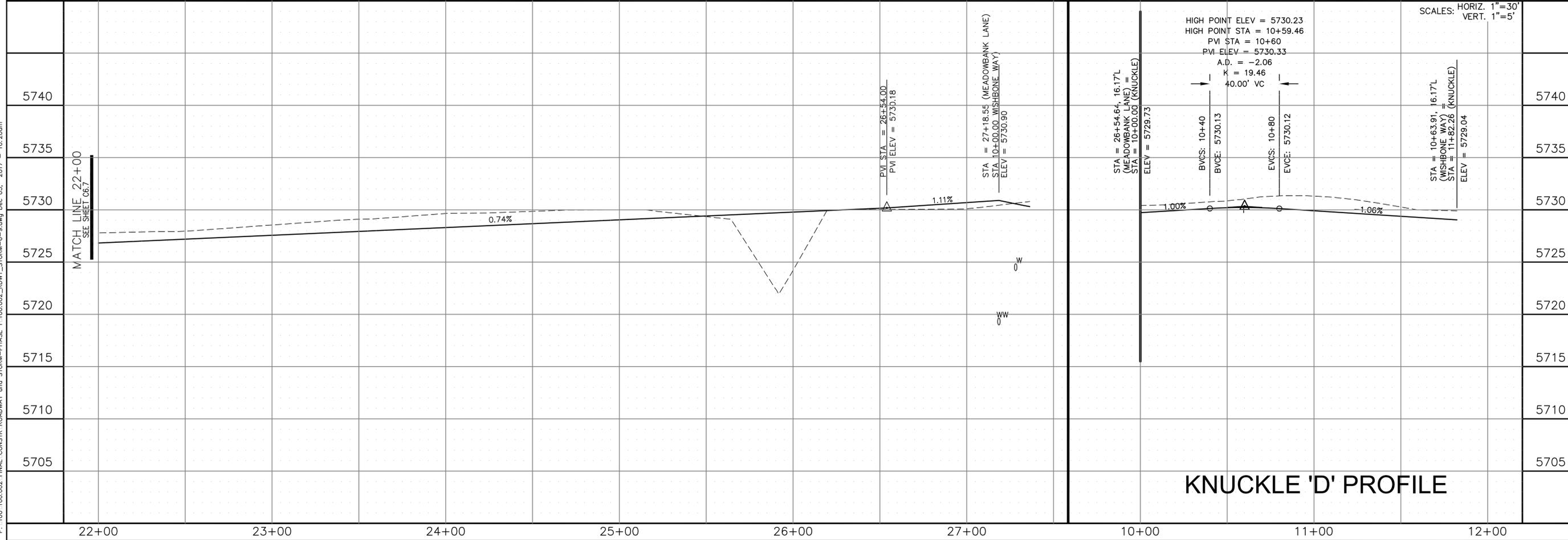
DATE: DECEMBER, 2017

PROJECT NO. 100.002

SHEET NUMBER C6.8

TOTAL SHEETS: 41

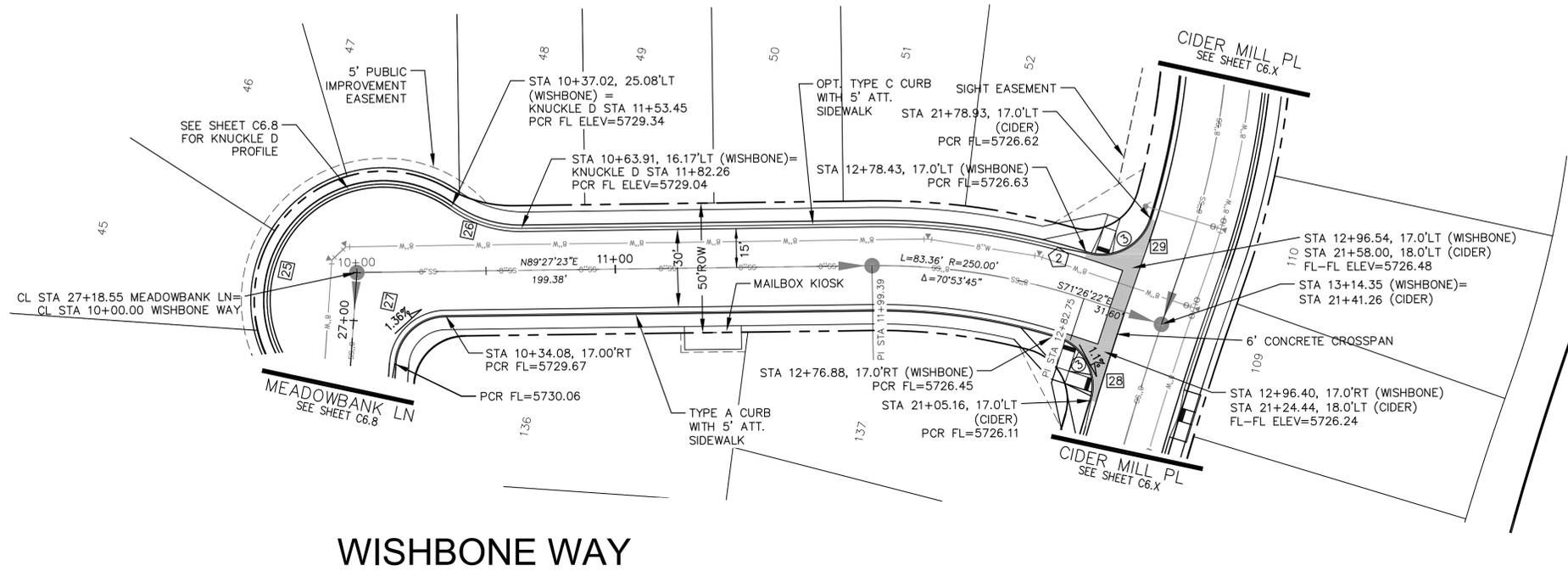
P: 100.100.002\_FINAL\_CONSTR\_ROADWAY and STORM-PHASE 1\_100.002\_ROW\_STORM-6-9.dwg Dec 05, 2017 - 10:20am



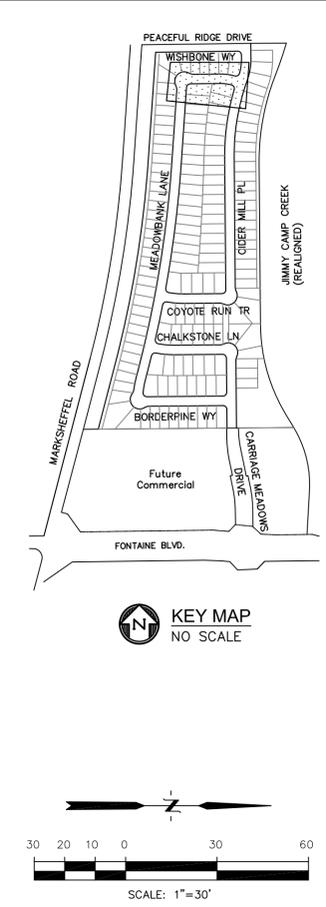
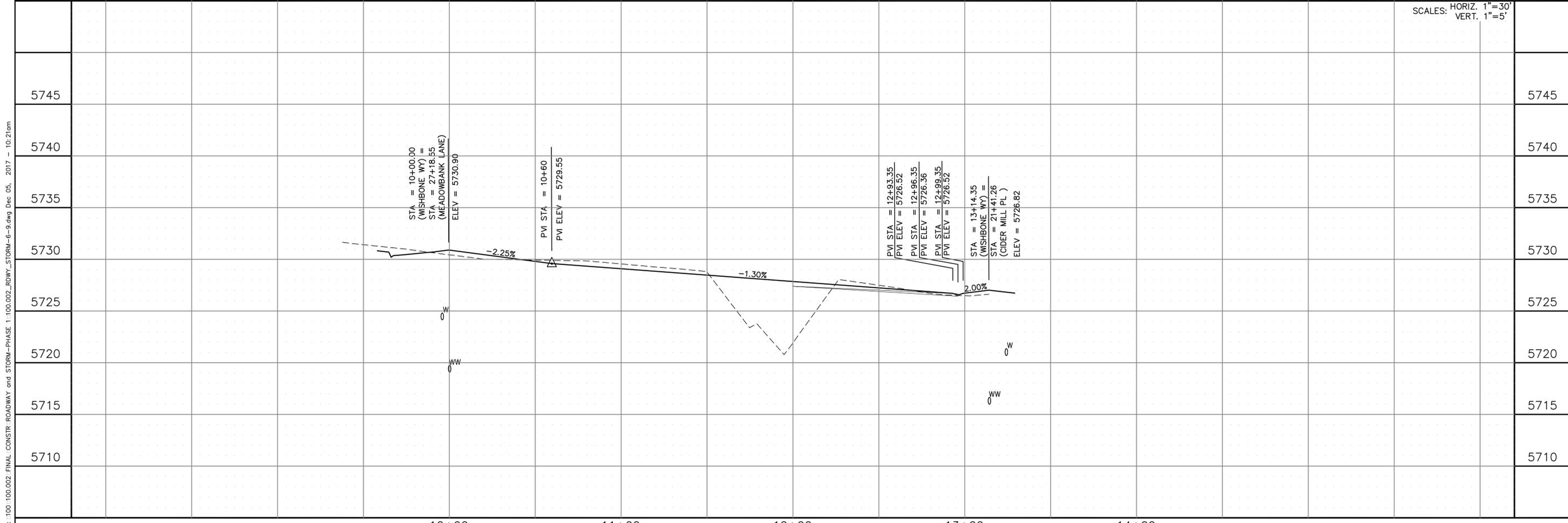
- NOTES**
1. ALL SPOT ELEVATIONS REFLECT FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLANS FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE RCP, CL-III

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

CURVE NO.	LENGTH	RADIUS	DELTA
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"



P: 100:100.002\_FINAL\_CONSTR\_ROADWAY and STORM-PHASE 1:100.002\_ROW\_WISHBONE STORM-6-9.dwg Dec 05, 2017 - 10:21am



**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. 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

DRAWN: AZM  
DESIGNED: RLS  
CHECKED: RLS

**STREET AND STORM WISHBONE WAY**  
STA 10+00 TO 13+14.35

DATE: DECEMBER, 2017

PROJECT NO. 100.002

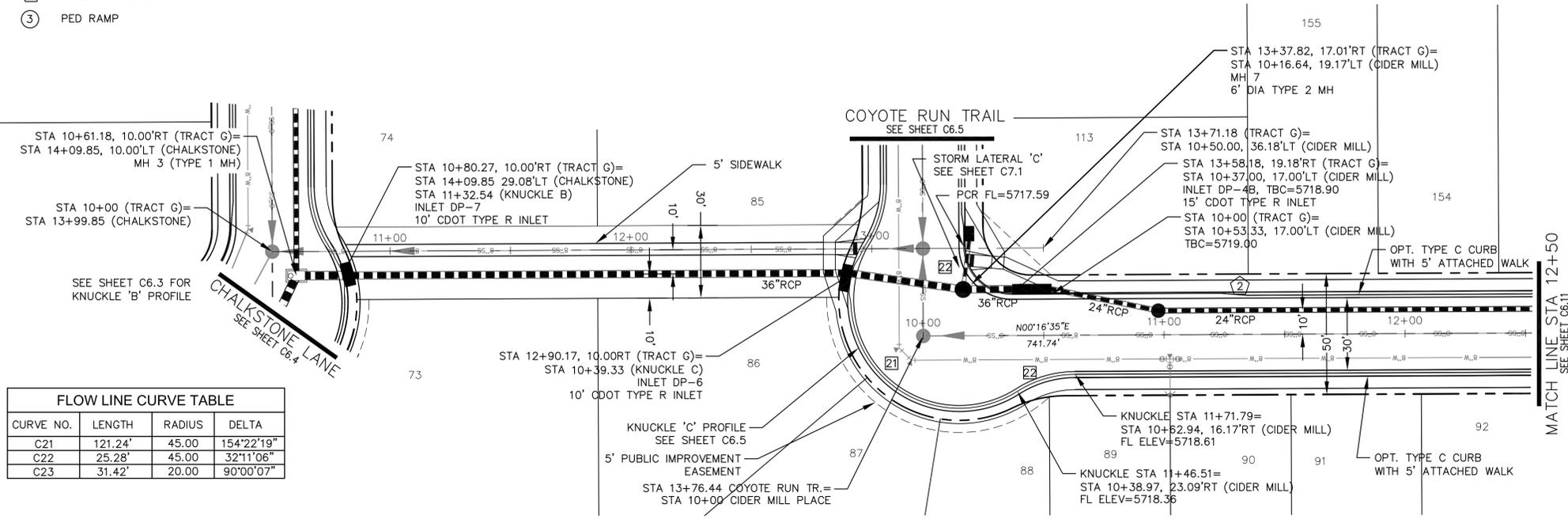
SHEET NUMBER **C6.9**

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

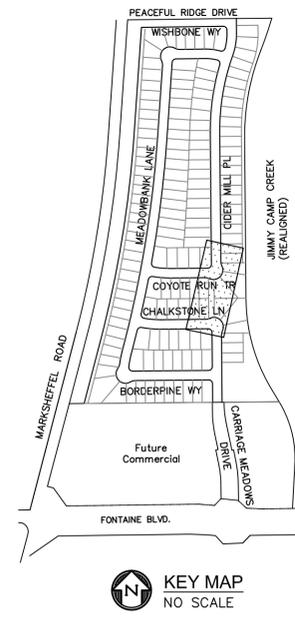
--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

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



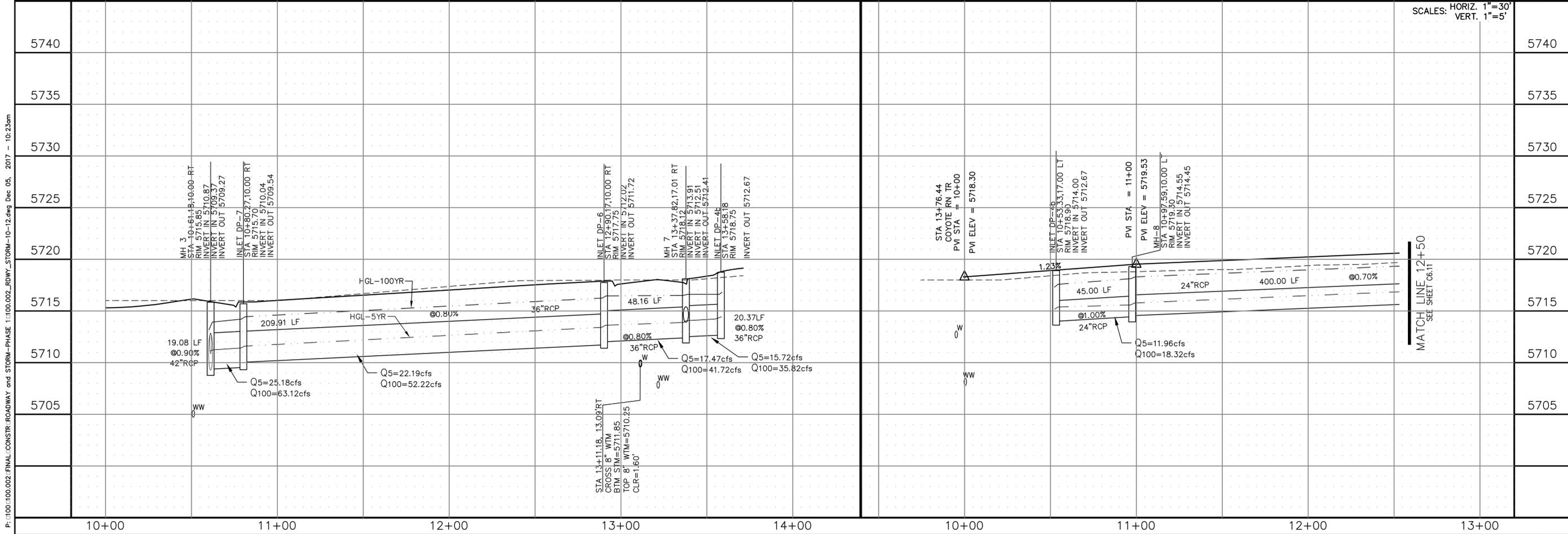
TRACT 'G'

CIDER MILL PLACE



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

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 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



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

DRAWN: AZM  
 DESIGNED: RLS  
 CHECKED: RLS

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

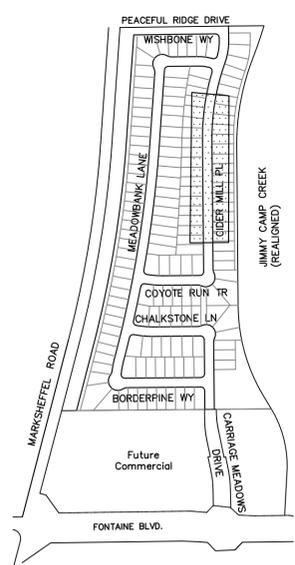
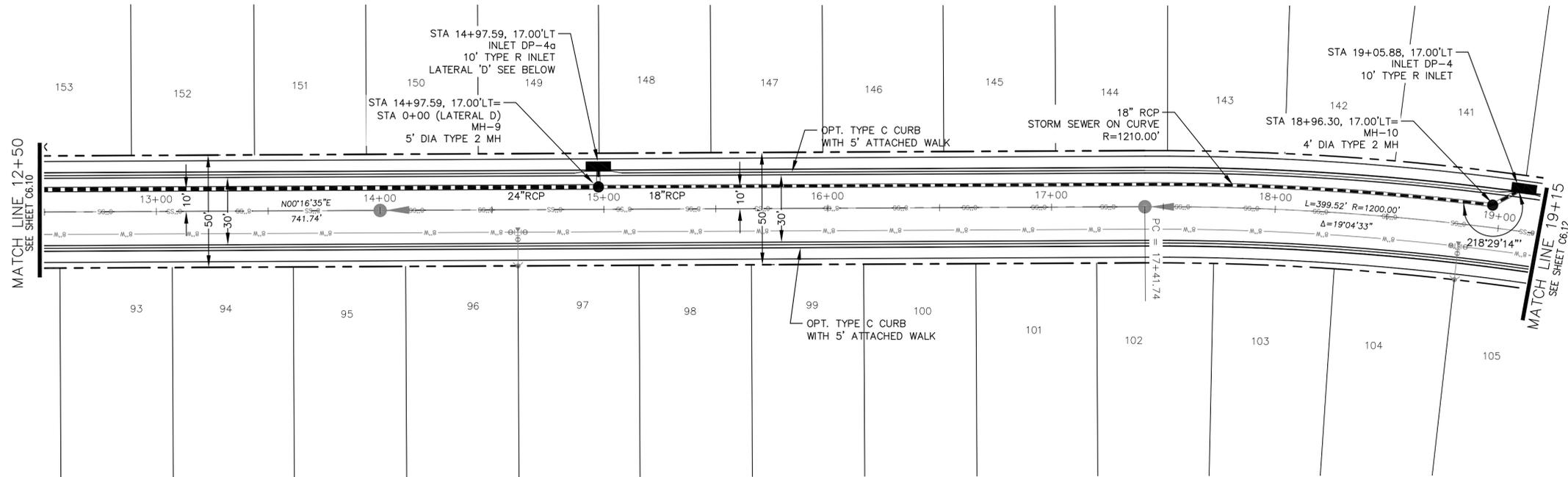
DATE: DECEMBER, 2017  
 PROJECT NO. 100.002  
 SHEET NUMBER **C6.10**  
 TOTAL SHEETS: 41

P:\100\100.002\FINAL\CONSTR\ROADWAY and STORM-PHASE 1\100.002\_STORM-10-12.dwg Dec 05, 2017 - 10:23am

- 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

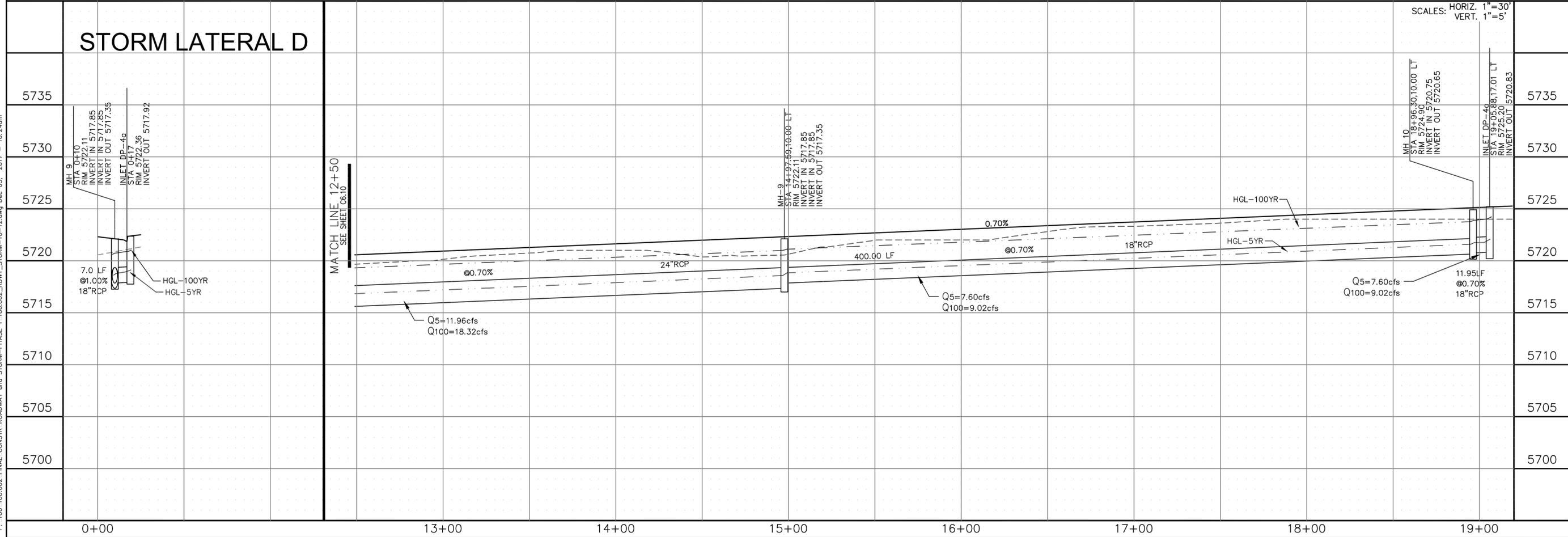
--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

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



**CIDER MILL PLACE**

**STORM LATERAL D**



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

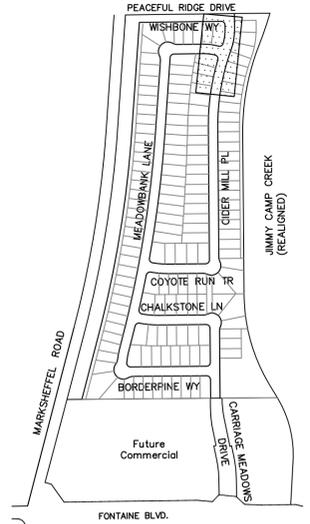
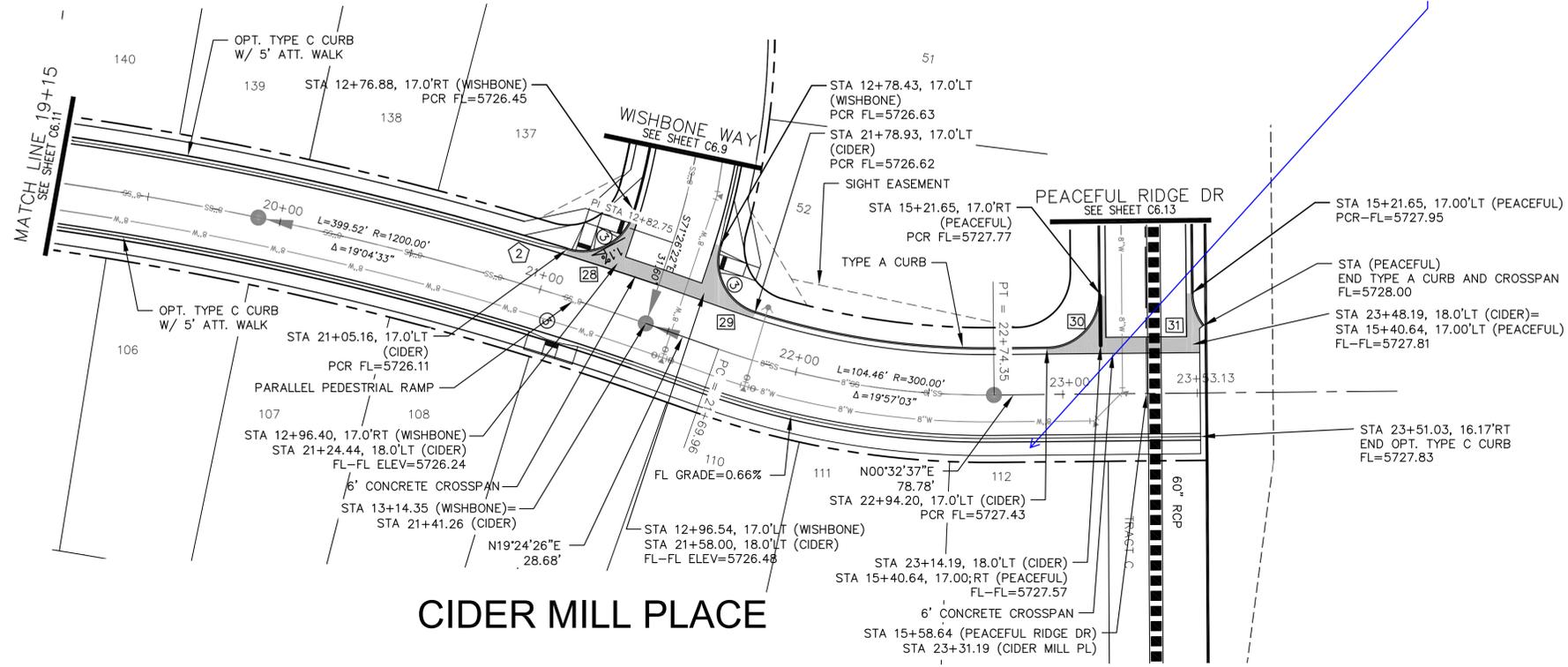
<b>CORE ENGINEERING GROUP</b>		15004 1ST AVE. S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER P.E. EMAIL: rich@cegi.com	
PREPARED FOR: <b>CARRIAGE MEADOWS</b> NORTH FIL NO. 1 FONTAINE BLVD. - CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO	PROJECT NO.: 100.002		
<b>STREET AND STORM CIDER MILL PLACE STA 12+50 TO 19+15</b>		DATE: DECEMBER, 2017	SHEET NUMBER: <b>C6.11</b>
DRAWN: AZM DESIGNED: RLS CHECKED: RLS		TOTAL SHEETS: <b>41</b>	

- 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

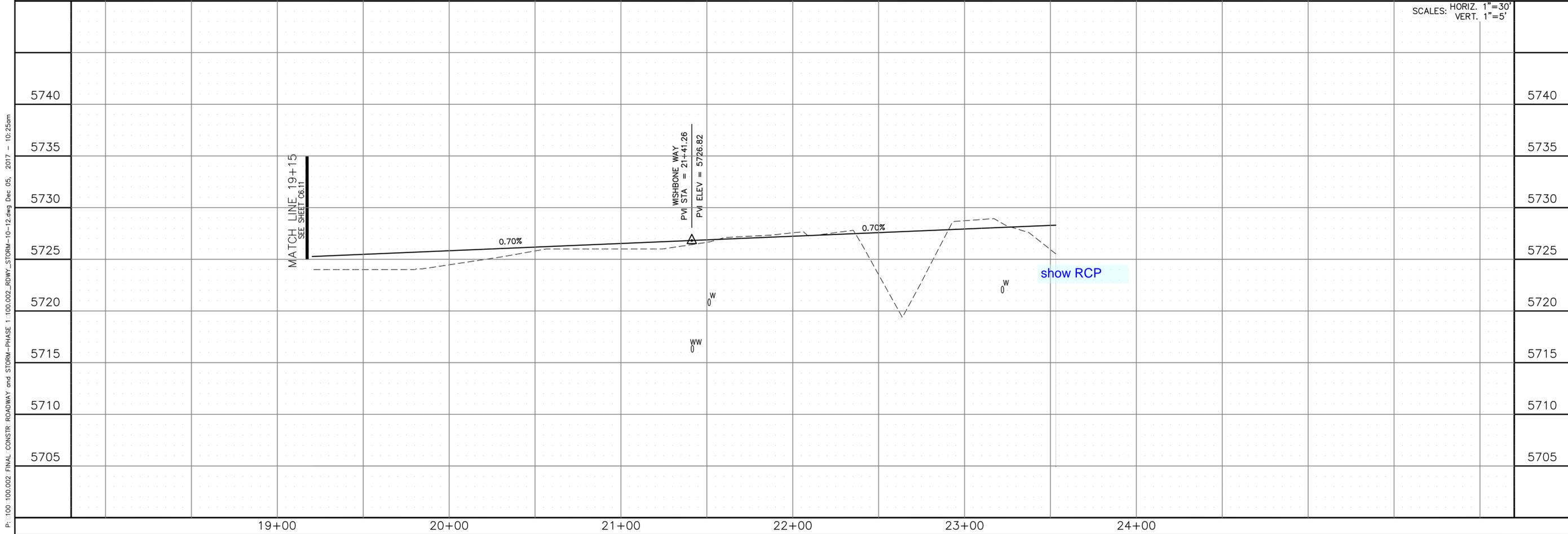
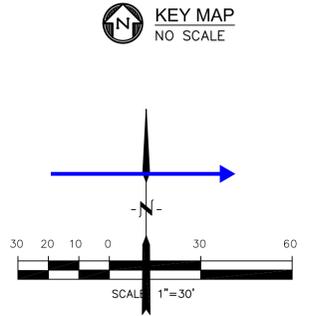
--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- 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**



**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, SUITE 301  
 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

**DATE:** DECEMBER, 2017

**PROJECT NO.:** 100.002

**SHEET NUMBER:** C6.12

**TOTAL SHEETS:** 41

**STREET AND STORM CIDER MILL PLACE STA 19+15 TO 23+53**

NO. \_\_\_\_\_ DESCRIPTION \_\_\_\_\_

DATE: \_\_\_\_\_

DRAWN: AZM  
 DESIGNED: RLS  
 CHECKED: RLS

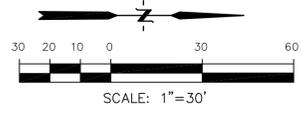
SCALES: HORIZ. 1"=30'  
 VERT. 1"=5'



**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 #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	71.01'	48.00	84°45'32"
C33	93.41'	58.00	92°16'45"
C34	9.42'	3.00	180°00'00"
C35	99.18'	1788.12	03°10'40"
C36	9.42'	3.00	180°00'00"
C37	99.51'	1794.12	3°10'40"
C38	4.80'	2.00	137°24'22"
C39	4.42'	2.00	126°29'23"
C40	19.75'	81.00	13°58'06"
C41	4.46'	2.00	127°53'05"
C42	21.93'	71.00	17°41'53"



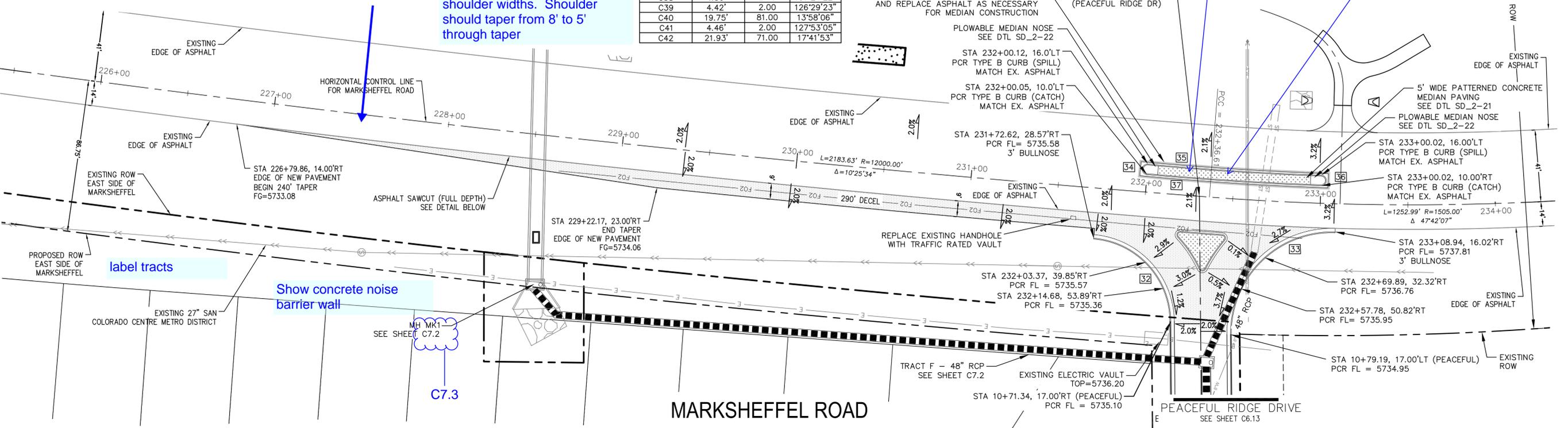
Provide detailed median island plan and cross-section.  
This island needs to be longer each way.

Label taper ratio, length and shoulder widths. Shoulder should taper from 8' to 5' through taper

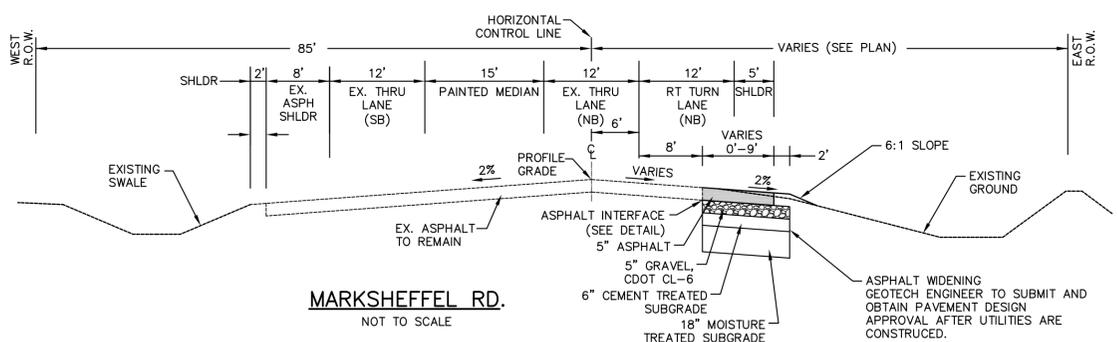
label tracts

Show concrete noise barrier wall

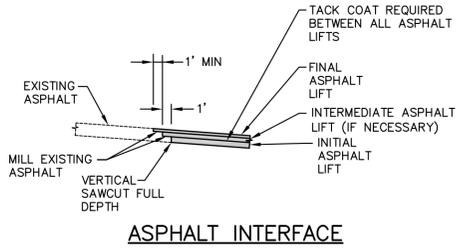
C7.3



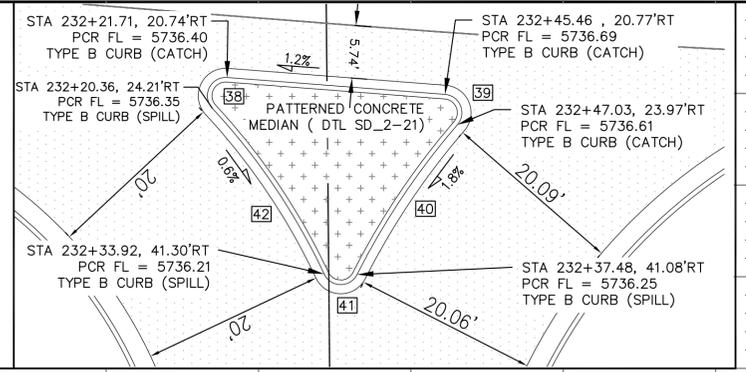
**MARKSHEFFEL ROAD**



**MARKSHEFFEL RD.**  
NOT TO SCALE



**ASPHALT INTERFACE**



**SPLITTER ISLAND DETAIL**

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

P: 100.100.002.FINAL.CONSTR.ROADWAY.and.STORM-PHASE.1.100.002.ROWY.STORM-14.dwg Dec 05, 2017 - 10:28am

STATION	226+00	227+00	228+00	229+00	230+00	231+00	232+00	233+00
5755								
5750								
5745								
5740								
5735								
5730								

STA 226+79.86, 14.00'RT  
BEGIN 240' TAPER  
EX GRADE=5733.14± AT H.C.L.

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

STA 233+08.94, 14.00'RT (MARKSHEFFEL)  
END ASPHALT WIDENING  
EX GRADE=5737.58± AT H.C.L.

**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. WASHINGTON AVE. SUITE 301  
COLORADO SPRING, CO 80903  
CONTACT: JEFF MARK

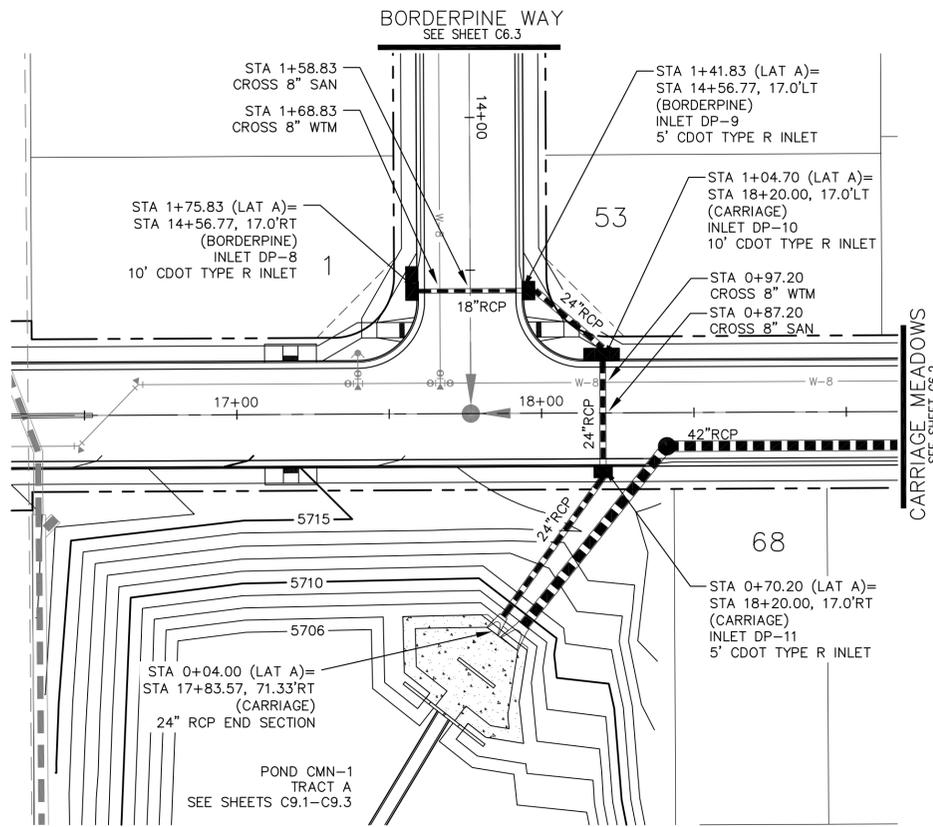
PROJECT: **CARRIAGE MEADOWS NORTH FIL NO. 1**  
FONTAINE BLVD - CARRIAGE MEADOWS DR.  
EL PASO COUNTY, COLORADO

DATE: \_\_\_\_\_  
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

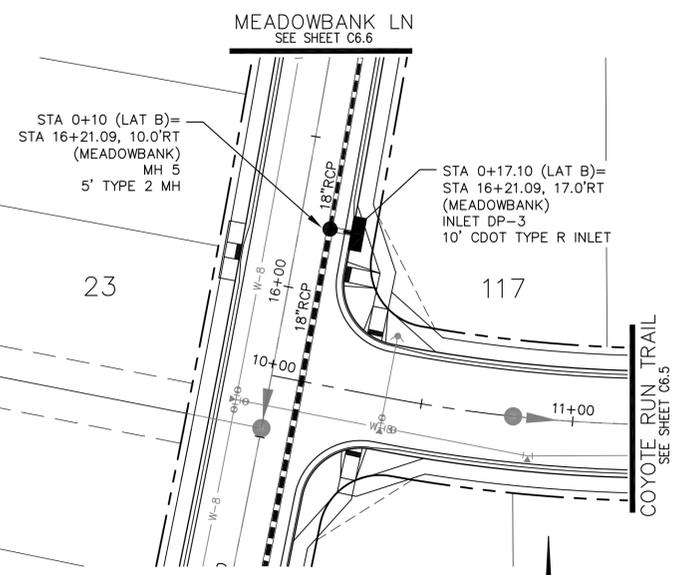
STREET PLAN AND PROFILE  
STA 226+79 TO STA 233+09  
MARKSHEFFEL ROAD

DATE: \_\_\_\_\_  
PROJECT NO.: 100.002  
SHEET NUMBER: **C6.14**  
TOTAL SHEETS: 41

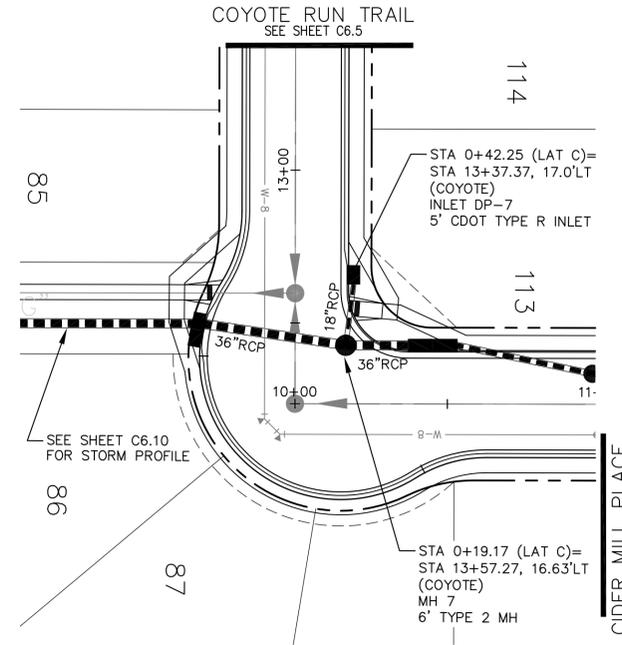
P:\100\100.002\FINAL\_CONSTR\_ROADWAY\_and\_STORM-PHASE\_1\100.002\_ROWY\_STORM-LATERALS.dwg Dec 05, 2017 - 10:30am



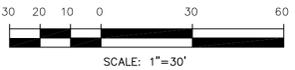
LATERAL 'A'



LATERAL 'B'



LATERAL 'C'



NO.	DESCRIPTION	DATE
5725		
5720		
5715		
5710		
5705		
5700		
5695		

LATERAL 'A'

NO.	DESCRIPTION	DATE
5725		
5720		
5715		
5710		
5705		
5700		
5695		

LATERAL 'B'

NO.	DESCRIPTION	DATE
5725		
5720		
5715		
5710		
5705		
5700		
5695		

LATERAL 'C'

NO.	DESCRIPTION	DATE
5725		
5720		
5715		
5710		
5705		
5700		
5695		

NO.	DESCRIPTION	DATE
5725		
5720		
5715		
5710		
5705		
5700		
5695		

STORM SEWER LATERAL A, B, C  
CARRIAGE MEADOWS NORTH FIL. NO. 1

DATE: DECEMBER, 2017  
PROJECT NO. 100.002  
SHEET NUMBER C7.1  
TOTAL SHEETS: 41

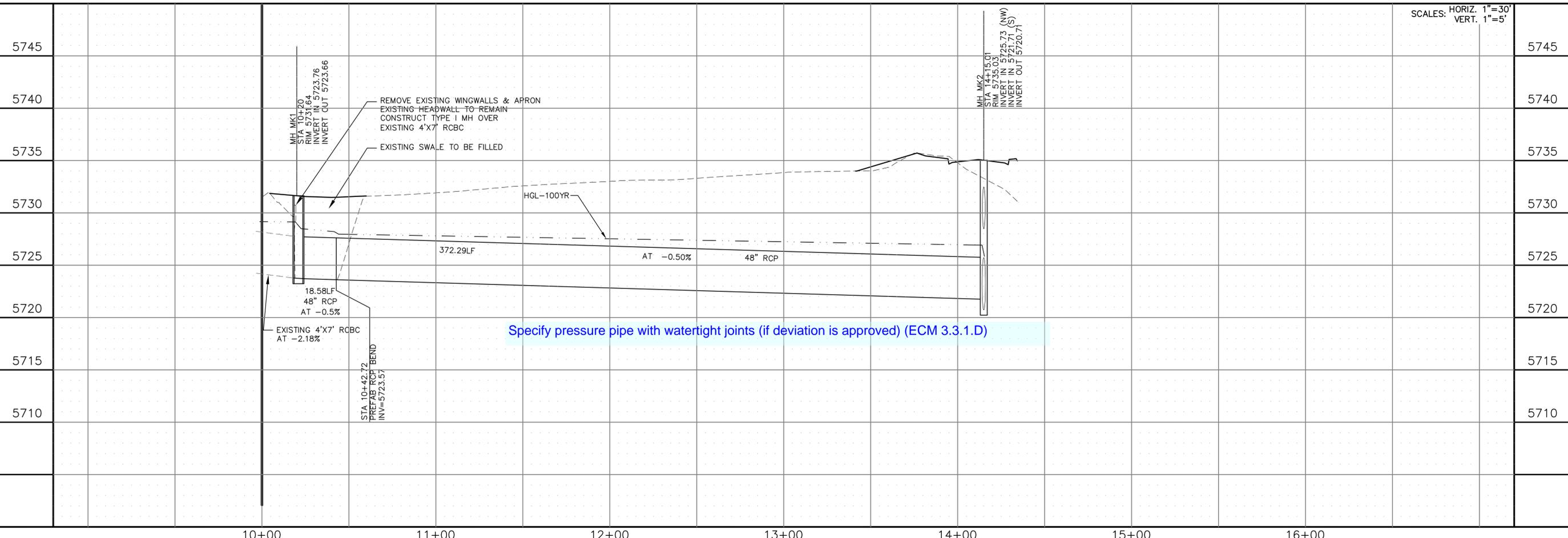
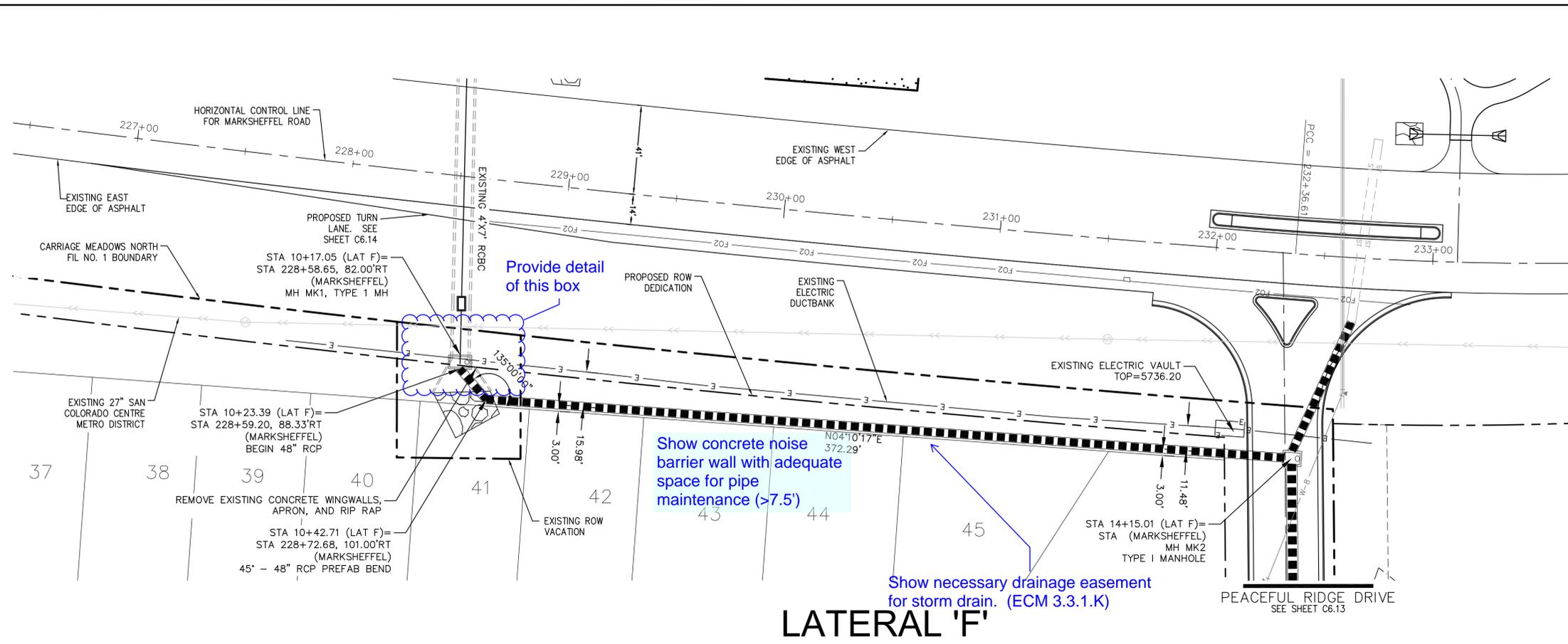
**CORE ENGINEERING GROUP**  
15004 1ST AVE. S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: rich@cegi.com

PREPARED FOR: **LORSON LLC.**  
212 N. 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



P:\100\100.002\_FINAL\_CONSTR\_ROADWAY\_and\_STORM-PHASE\_1\100.002\_ROWY\_STORM-LATERALS.dwg Dec. 05, 2017 - 10:32am

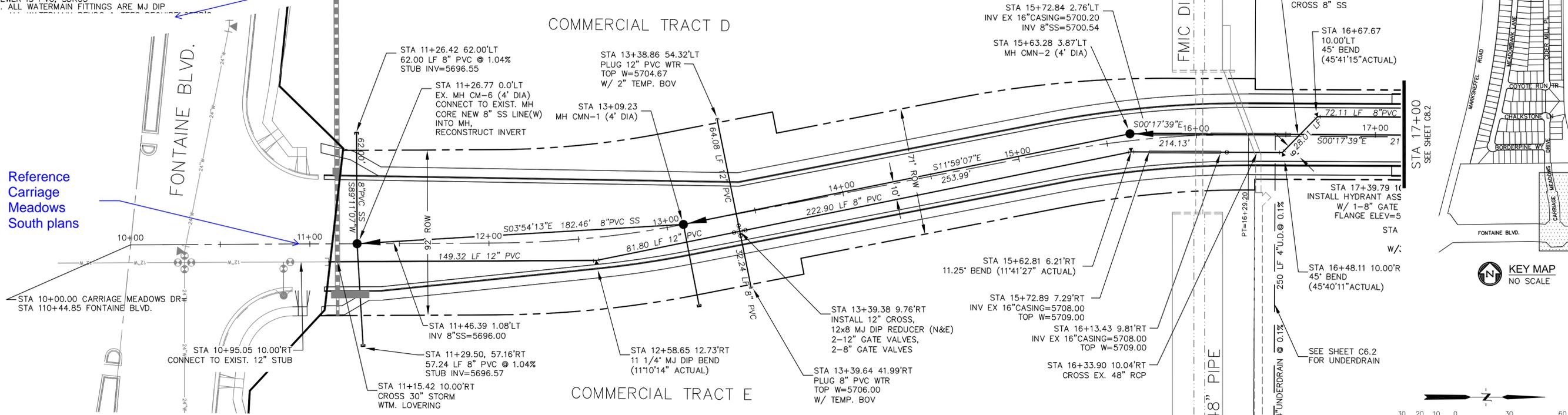


<p><b>CORE ENGINEERING GROUP</b>          15004 1ST AVE. S.          BURNSVILLE, MN 55306          PH: 719.570.1100          EMAIL: rich@cegi.com</p>	
<p>DATE: _____</p>	<p>PREPARED FOR:  <b>LORSON LLC.</b>          212 N. WAHSATCH AVE., SUITE 301          COLORADO SPRINGS, COLORADO 80903          CONTACT: JEFF MARK</p>
<p>NO. _____</p>	<p>PROJECT:  <b>CARRIAGE MEADOWS NORTH FIL NO. 1</b>          FONTANE BLVD. - CARRIAGE MEADOWS DR.          EL PASO COUNTY, COLORADO</p>
<p>DESCRIPTION</p>	<p>STORM SEWER LATERAL F          MARKSHEFFEL ROAD          CARRIAGE MEADOWS NORTH FIL NO. 1</p>
<p>DRAWN: AZM          DESIGNED: RLS          CHECKED: RLS</p>	<p>DATE:          DECEMBER, 2017</p>
<p>PROJECT NO.          100.002</p>	<p>SHEET NUMBER  <b>C7.3</b></p>
<p>TOTAL SHEETS: <b>41</b></p>	

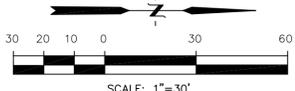
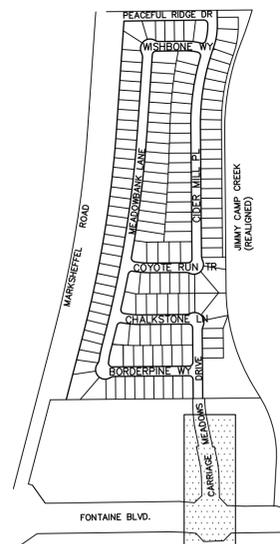
**NOTES**

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.
4. ALL WATERMAIN IS PVC, C900. ALL SANITARY SEWER IS PVC, SDR35.
5. ALL WATERMAIN FITTINGS ARE MJ DIP.

Note is cut off

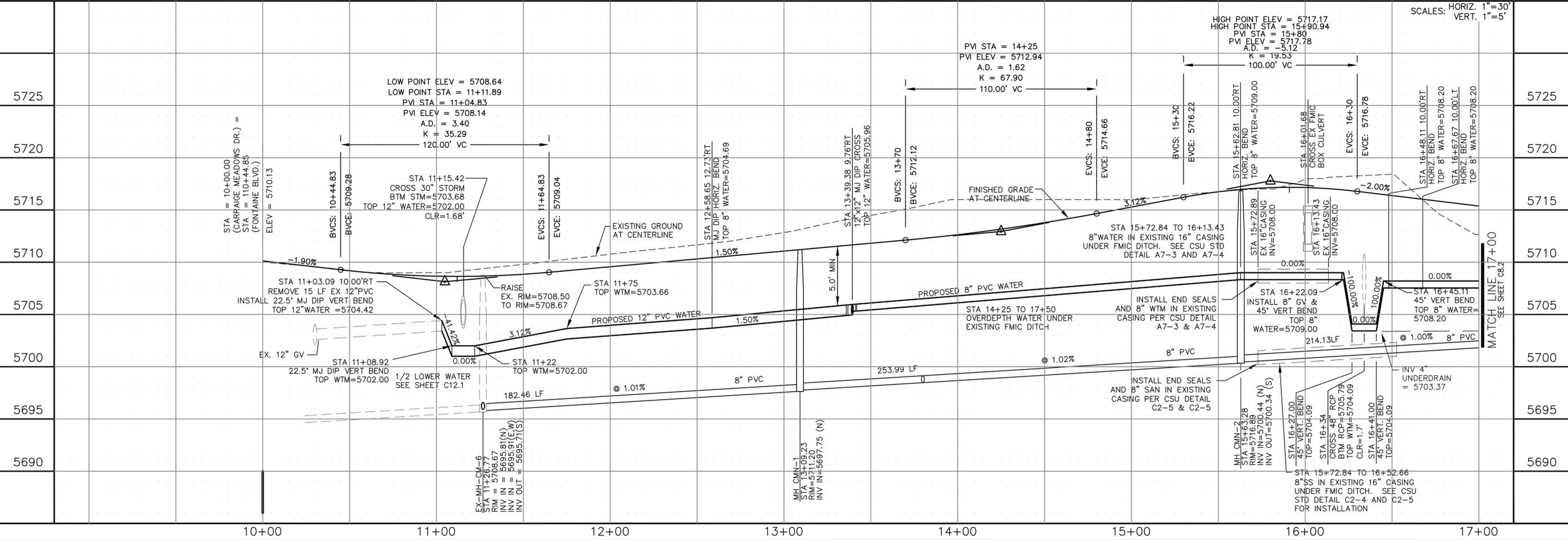


Reference Carriage Meadows South plans



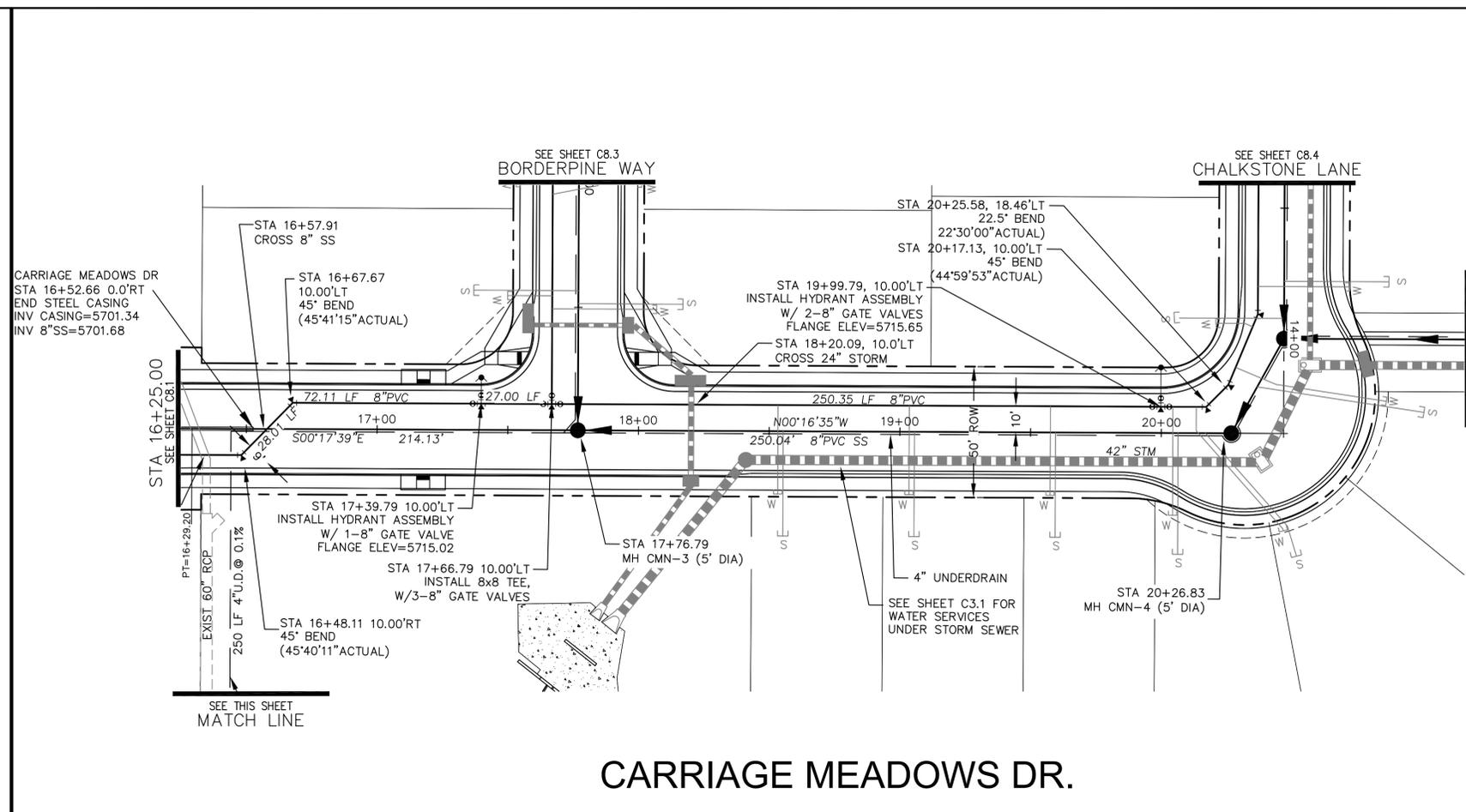
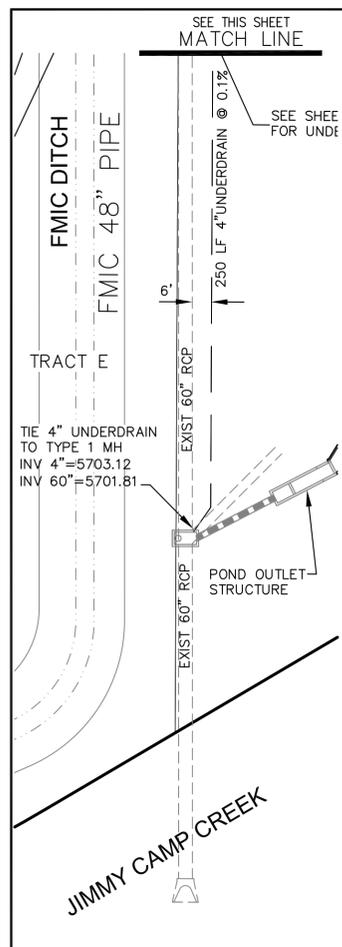
**CARRIAGE MEADOWS DR.**

P: 100.100.002.FINAL.CONSTR.SEWER and WATER-PHASE 1.100.002-SS-1-2.dwg Dec 05, 2017 = 10:37am

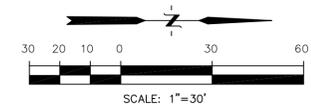
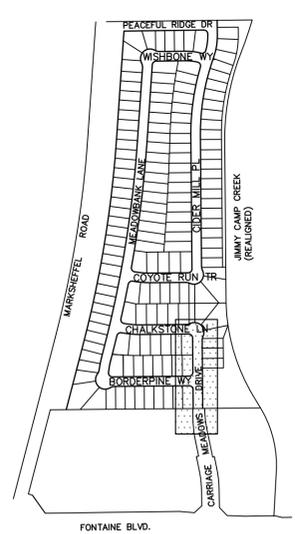


<p><b>CORE ENGINEERING GROUP</b>                  15004 1ST AVE. S.                  BURNSVILLE, MN 55306                  PH: 719.570.1100                  CONTACT: RICHARD L. SCHINDLER P.E.                  EMAIL: rich@cegi.com</p>	
<p>DATE: _____</p>	<p>DESCRIPTION: _____</p>
<p>PROJECT: CARRIAGE MEADOWS NORTH FIL NO. 1</p>	<p>PREPARED FOR: LORSON LLC. SUITE 301                  212 N. WABASH AVE. BOULDER, CO 80501                  COLORADO STATE ROAD 80903                  CONTACT: JEFF MARK</p>
<p>DRAWN: AZM</p>	<p>DESIGNED: RLS</p>
<p>CHECKED: RLS</p>	<p>DATE: DECEMBER, 2017</p>
<p>PROJECT NO. 100.002</p>	<p>SHEET NUMBER C8.1</p>
<p>TOTAL SHEETS: 41</p>	<p>WATER AND SANITARY SEWER                  CARRIAGE MEADOWS DRIVE                  STA 10+00 TO 17+00</p>

P: 100.100.002.FINAL.CONSTR.SEWER and WATER-PHASE 1.100.002-SS-1-2.dwg Dec 05, 2017 - 10:38am



- 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.**

NO.	DESCRIPTION	DATE
5730	LOW POINT STA = 18+15.84 LOW POINT ELEV = 5713.62 PVI STA = 18+00 PVI ELEV = 5713.38 A.D. = 2.87 K = 27.92 80.00' VC	5730
5725	STA 17+76.79 (CARRIAGE MEADOWS DR.) = STA = 14+96.94 (BORDERPINE) ELEV = 5713.69	5725
5720	STA 16+48.11 10.00'RT HORIZ. BEND TOP 8" WATER=5708.20	5720
5715	STA 17+39.79 10.00'LT INSTALL HYDRANT ASSEMBLY W/ 1-8" GATE VALVE FLANGE ELEV=5715.02	5715
5710	STA 18+20.09 CROSS 24" STORM BTM STM=5708.10 TOP 8" WATER=5706.40 CLR=1.7'	5710
5705	STA 16+45.11 45° VERT BEND TOP 8" WATER=5708.20	5705
5700	STA 17+76.79 MH CMN-3 RIM=5713.89 INV IN=5702.88 (W) INV IN=5702.88 (S) INV OUT=5702.98(S)	5700
5695	STA 20+26.83 MH CMN-4 RIM=5704.27 INV IN=5704.27 INV OUT=5704.17 (S)	5695

**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 ILLC.**  
212 N. WABASH 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

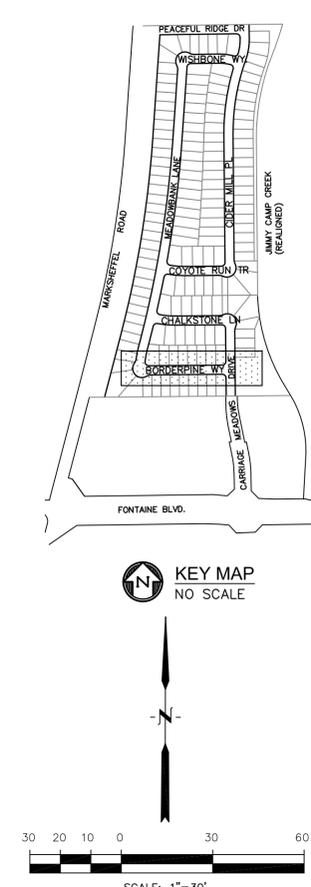
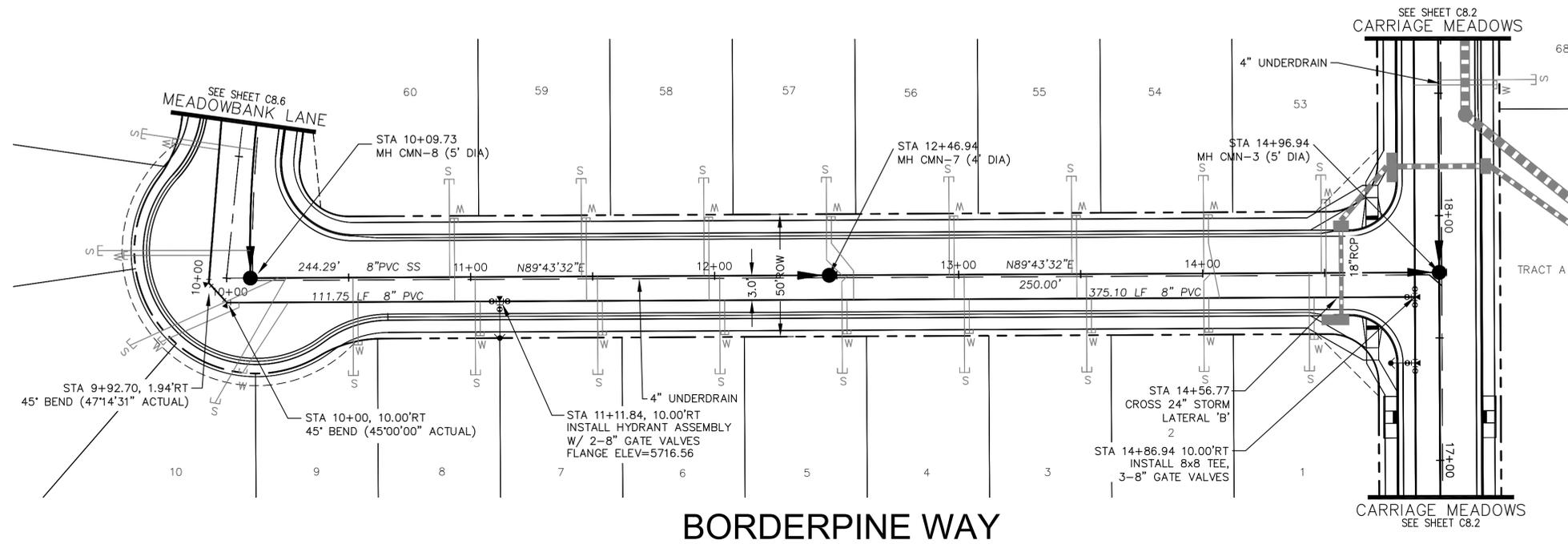
**WATER AND SANITARY SEWER  
CARRIAGE MEADOWS DRIVE  
STA 16+25 TO 20+46.79**

DATE: DECEMBER, 2017  
PROJECT NO. 100.002  
SHEET NUMBER **C8.2**  
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 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 Dec 05, 2017 - 10:39am

Station	Profile Description	Elevation
5730	PROPOSED 8" PVC WATER	5730
5725	PROPOSED 8" PVC WATER	5725
5720	PROPOSED 8" PVC WATER	5720
5715	PROPOSED 8" PVC WATER	5715
5710	PROPOSED 8" PVC WATER	5710
5705	PROPOSED 8" PVC WATER	5705
5700	PROPOSED 8" PVC WATER	5700
5695	PROPOSED 8" PVC WATER	5695

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

**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 SPRING, CO 80903  
CONTACT: JEFF MARK

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

DRAWN: AZM  
DESIGNED: RLS  
CHECKED: RLS

DATE: DECEMBER, 2017

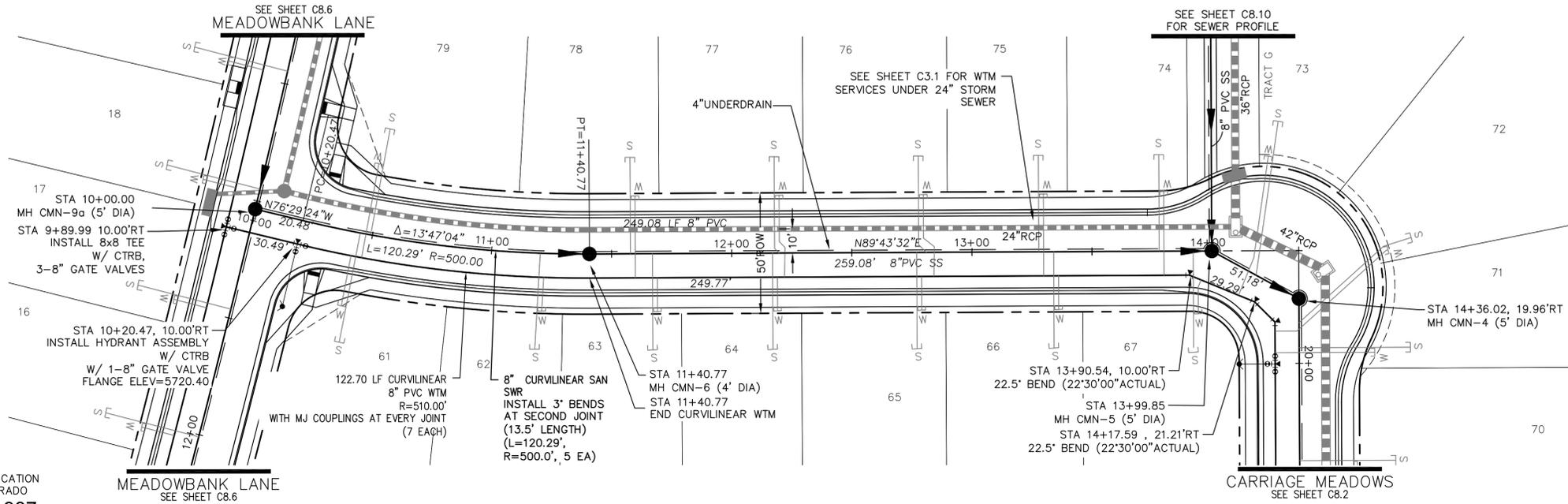
PROJECT NO. 100.002

SHEET NUMBER **C8.3**

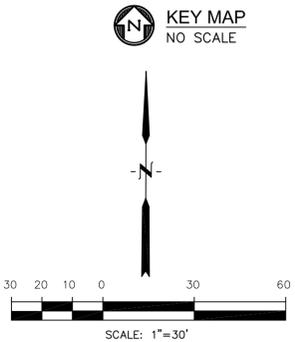
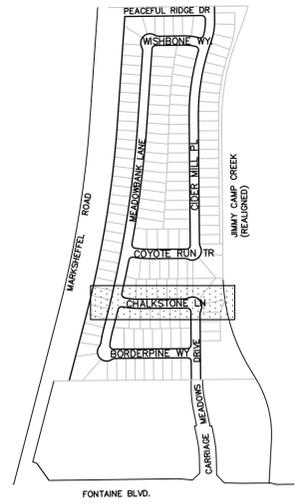
TOTAL SHEETS: 41

**NOTES**

1. STATIONING IS AT ROADWAY CENTERLINE.
2. TOP OF WATER ELEVATION 10' OFF C/L IS 5.0' FROM FINISHED GRADE.
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



**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 CONSRIR SEWER and WATER-PHASE 1 100.002-SS-4.dwg Dec 05, 2017 - 10:41am

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

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

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'

**WATER AND SANITARY SEWER**  
**CHALKSTONE LANE**  
**STA 10+00 TO 14+36**

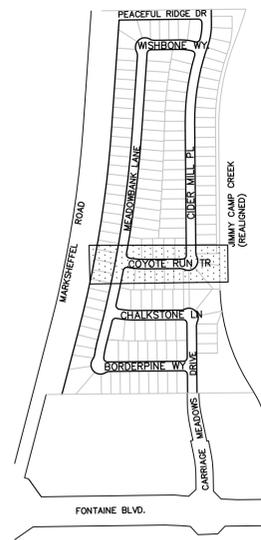
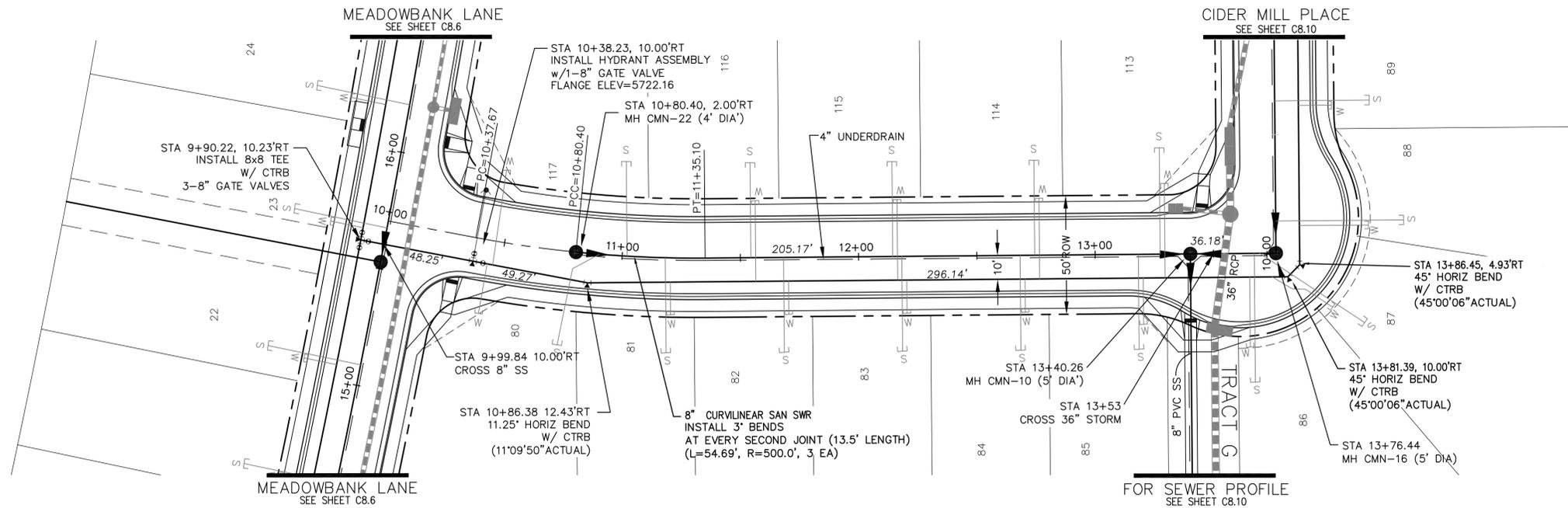
DATE: DECEMBER 2017  
PROJECT NO. 100.002  
SHEET NUMBER **C8.4**  
TOTAL SHEETS: 41

**CORE ENGINEERING GROUP**  
15004 1ST AVE. S.  
BURNSVILLE, MN 55306  
PH: 763.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

PREPARED FOR:  
**LORSON LLC**  
212 N WALSH AVE. SUITE 301  
COLORADO SPRINGS, CO 80902  
CONTACT: JEFF MARK

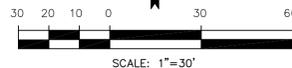
CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987

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



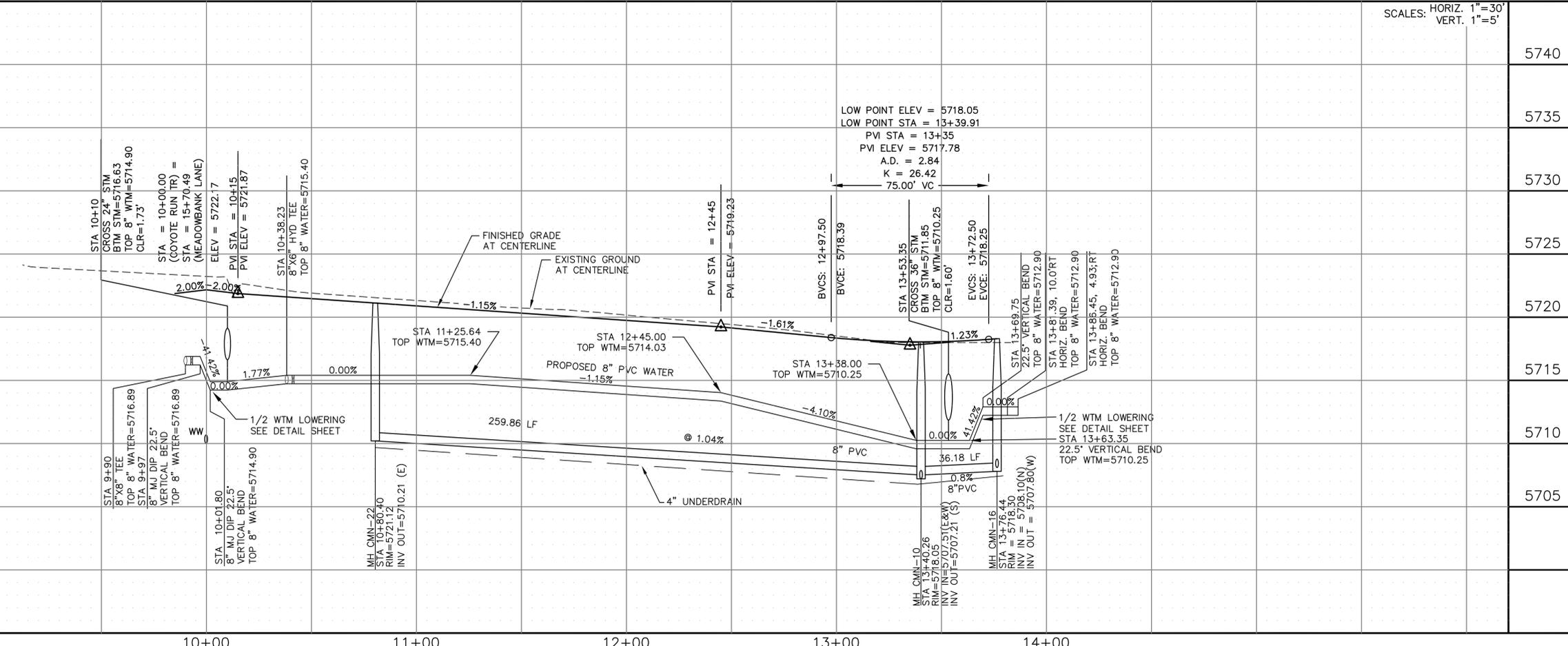
- NOTES**
1. STATIONING IS AT ROADWAY CENTERLINE.
  2. TOP OF WATER ELEVATION 10' OFF C/L IS 5.0' FROM FINISHED GRADE.
  3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
  4. ALL WATERMAIN IS PVC, C900. ALL SANITARY SEWER IS PVC, SDR35.
  5. ALL WATERMAIN FITTINGS ARE MJ DIP.
  6. ALL WATERMAIN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

# COYOTE RUN TRAIL



P: 100.100.002.FINAL.CONSTR.SEWER and WATER-PHASE 1.100.002-SS-5.dwg Dec 05, 2017 - 10:42am

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



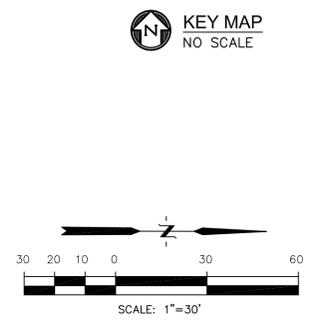
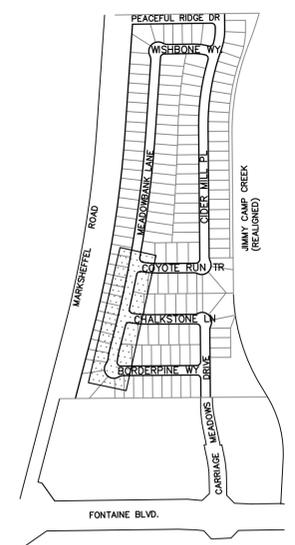
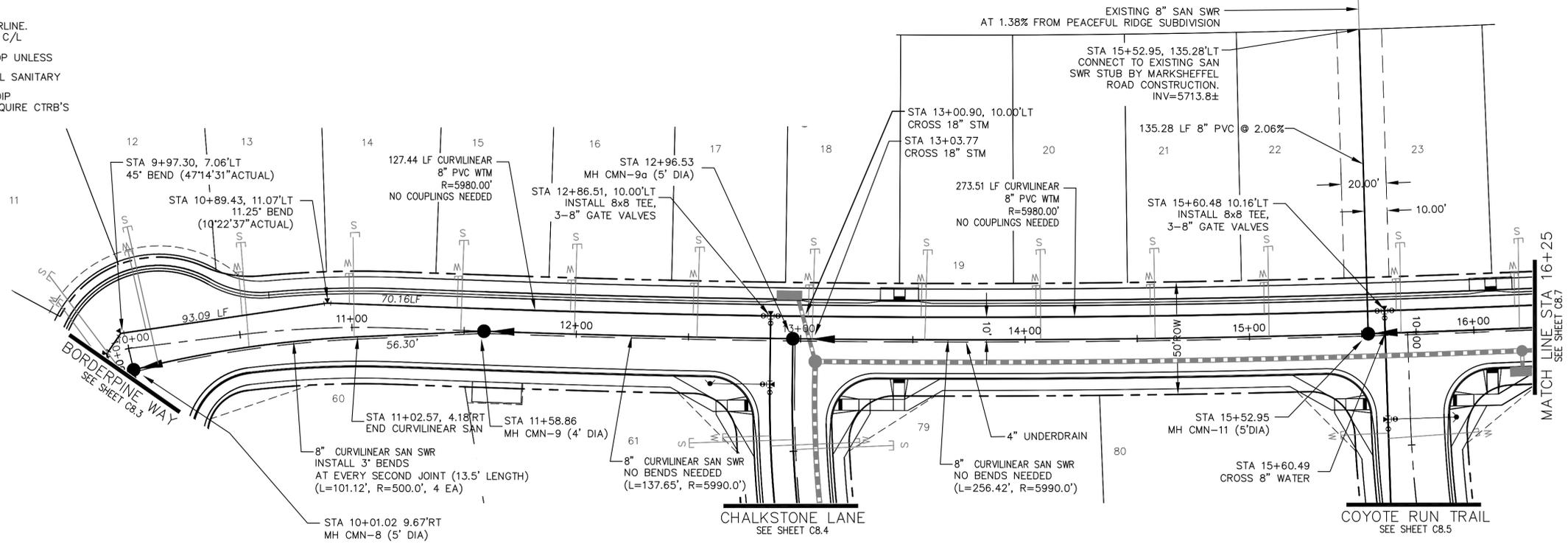
**CORE ENGINEERING GROUP**  
15004 1ST AVE. S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER P.E.  
EMAIL: rich@cegi.com

**LORSON LLC.**  
212 N. WAISATCH 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: DECEMBER, 2017  
PROJECT NO. 100.002  
SHEET NUMBER **C8.5**  
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

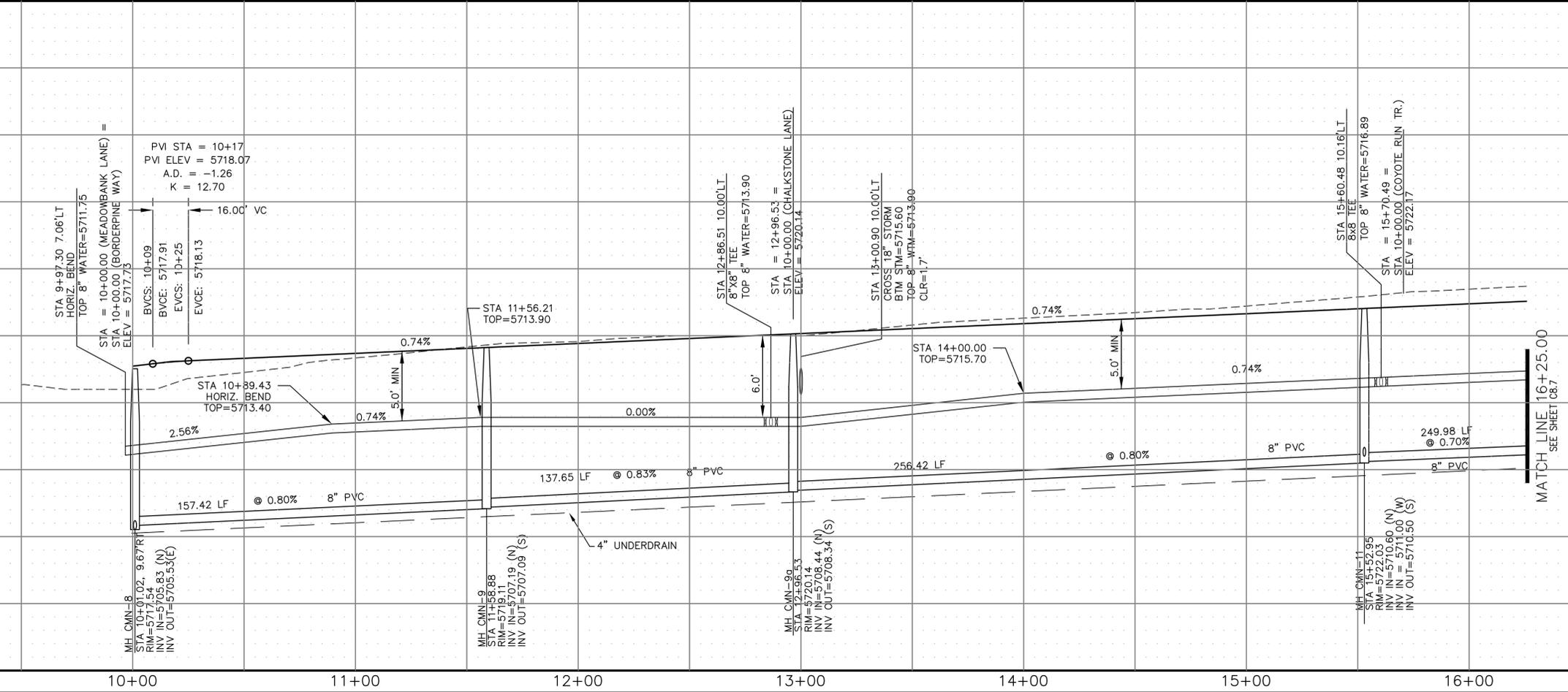


**MEADOWBANK LANE**

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 Dec 05, 2017 - 10:44am

NO.	DESCRIPTION	DATE
5740		5740
5735		5735
5730		5730
5725		5725
5720		5720
5715		5715
5710		5710
5705		5705
5700		5700



**CORE ENGINEERING GROUP**  
15004 1ST AVE. S.  
BURNSVILLE, MN 55306  
PH: 763.570.1100  
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

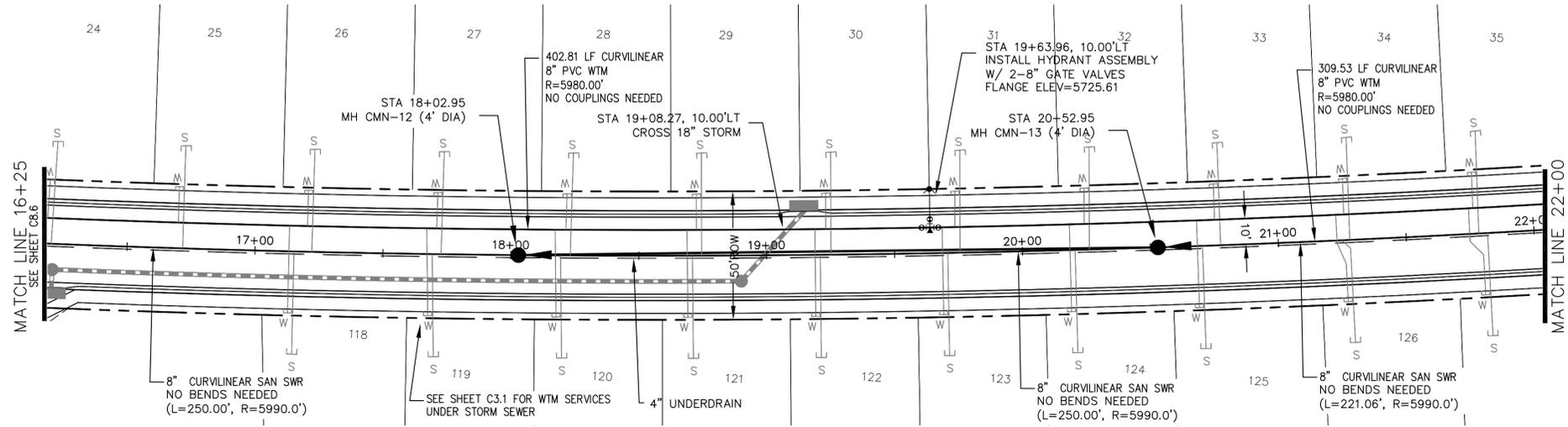
**CARRIAGE MEADOWS NORTH FIL NO. 1**  
FONTAINE BLVD - CARRIAGE MEADOWS DR.  
EL PASO COUNTY, COLORADO

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

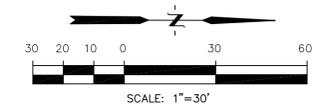
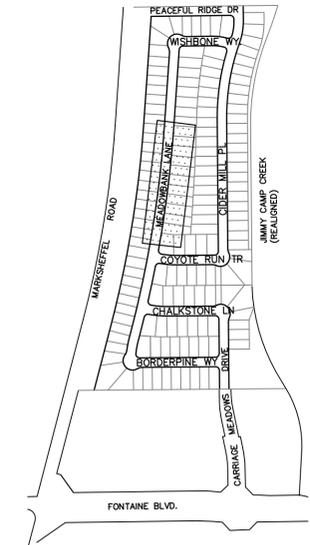
DATE: DECEMBER, 2017  
PROJECT NO. 100.002  
SHEET NUMBER **C8.6**  
TOTAL SHEETS: 41

**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



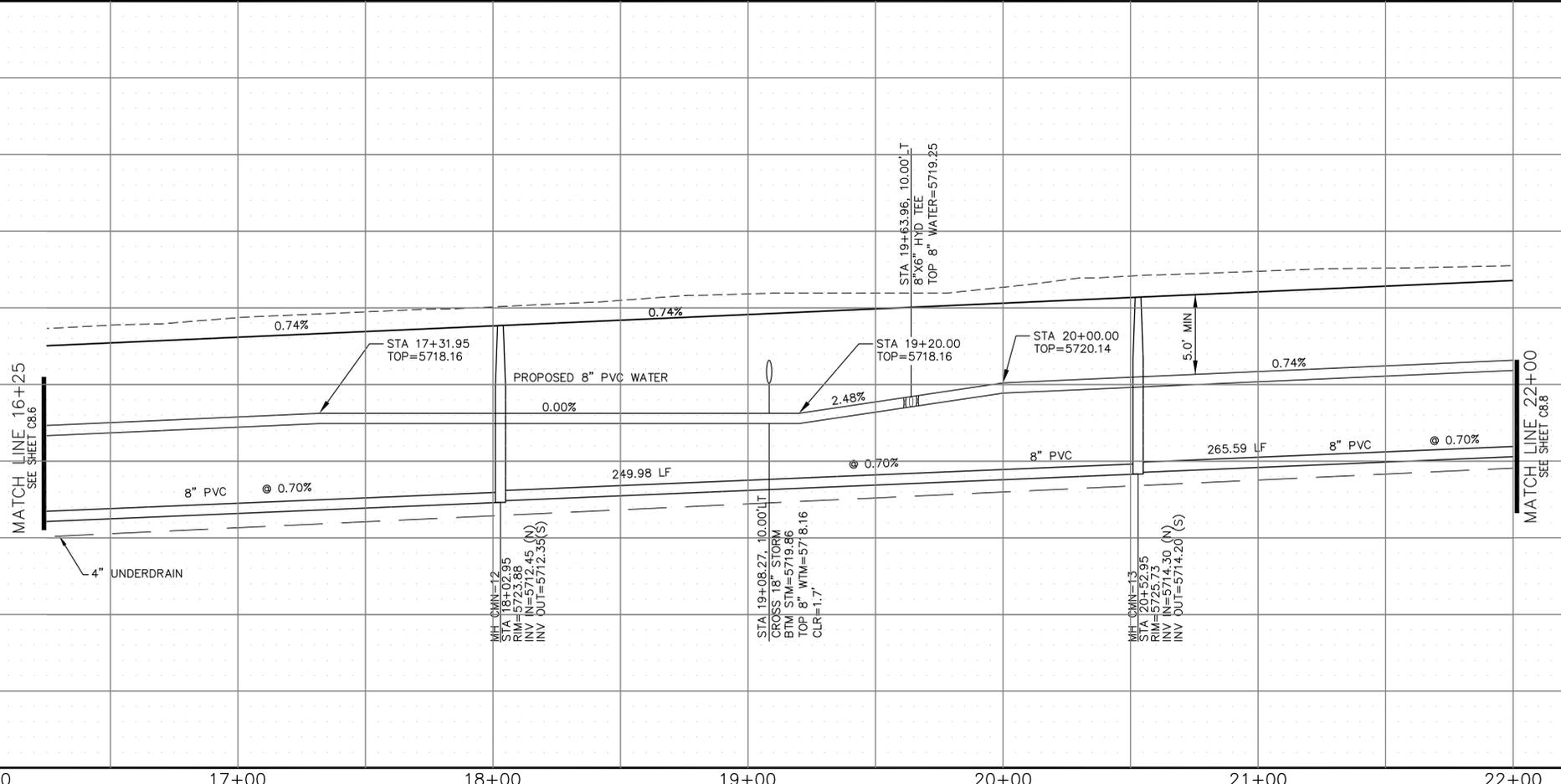
**MEADOWBANK LANE**



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 Dec 05, 2017 - 10:44am

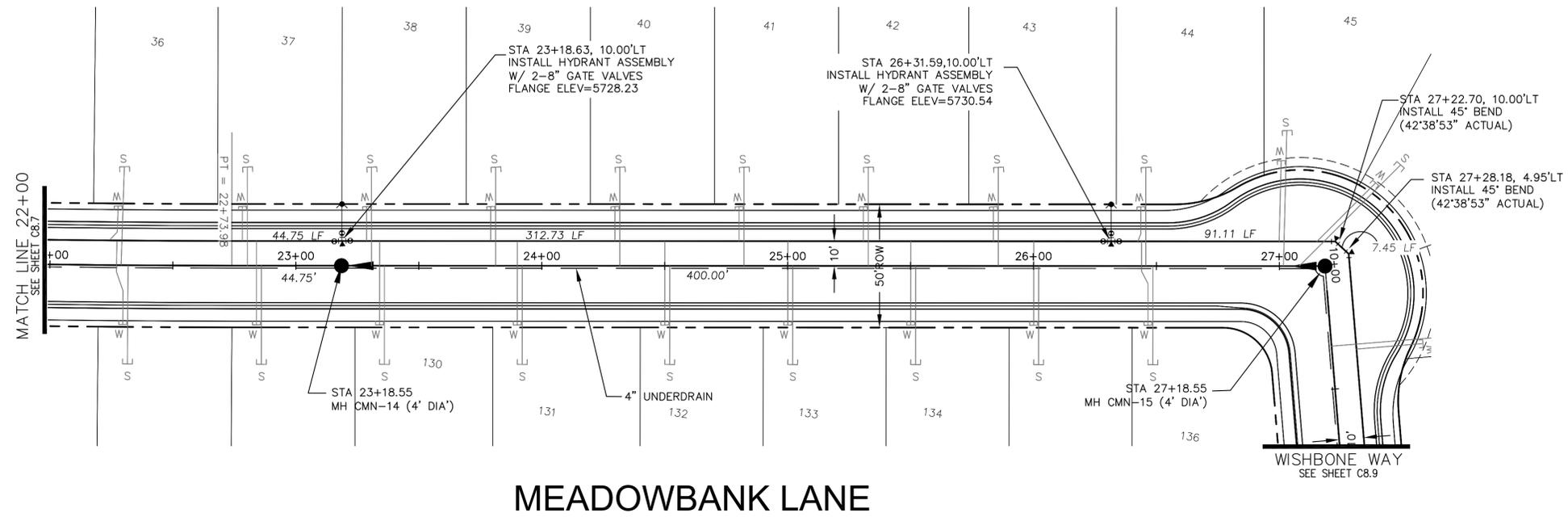


SCALES: HORIZ. 1"=30'  
VERT. 1"=5'

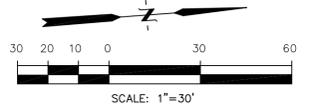
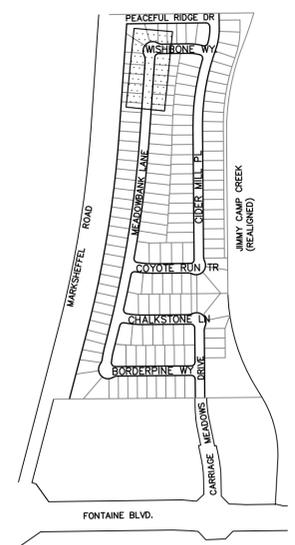
<p><b>CORE ENGINEERING GROUP</b> 15004 1ST AVE. S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@cegi.com</p>		DATE:
		DESCRIPTION:
PROJECT:	<p><b>LORSON ILLC.</b> 212 N. WASHATCH AVE. SUITE 301 COLORADO SPRING, CO 80903 CONTACT: JEFF MARK</p>	NO.:
PROJECT:	<p><b>CARRIAGE MEADOWS</b> NORTH FIL NO. 1 FONTAINE BLVD. - CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO</p>	DATE:
DRAWN:	AZM	DATE:
DESIGNED:	RLS	PROJECT NO.:
CHECKED:	RLS	100.002
<p><b>WATER AND SANITARY SEWER</b> <b>MEADOWBANK LANE</b> <b>STA 16+00 TO 22+00.00</b></p>		SHEET NUMBER:
		<b>C8.7</b>
TOTAL SHEETS:		<b>41</b>

**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



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.



**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

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 Dec 05, 2017 - 10:45am

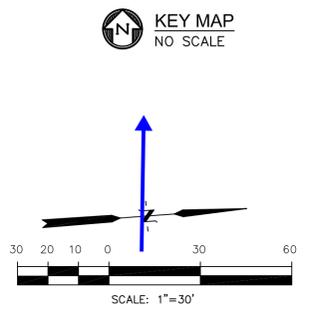
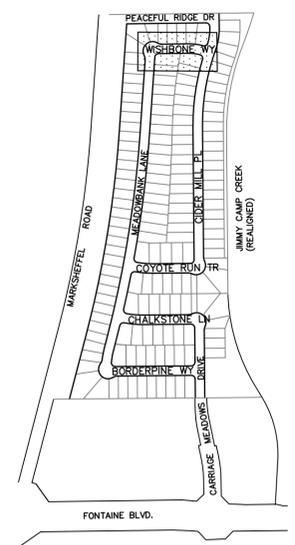
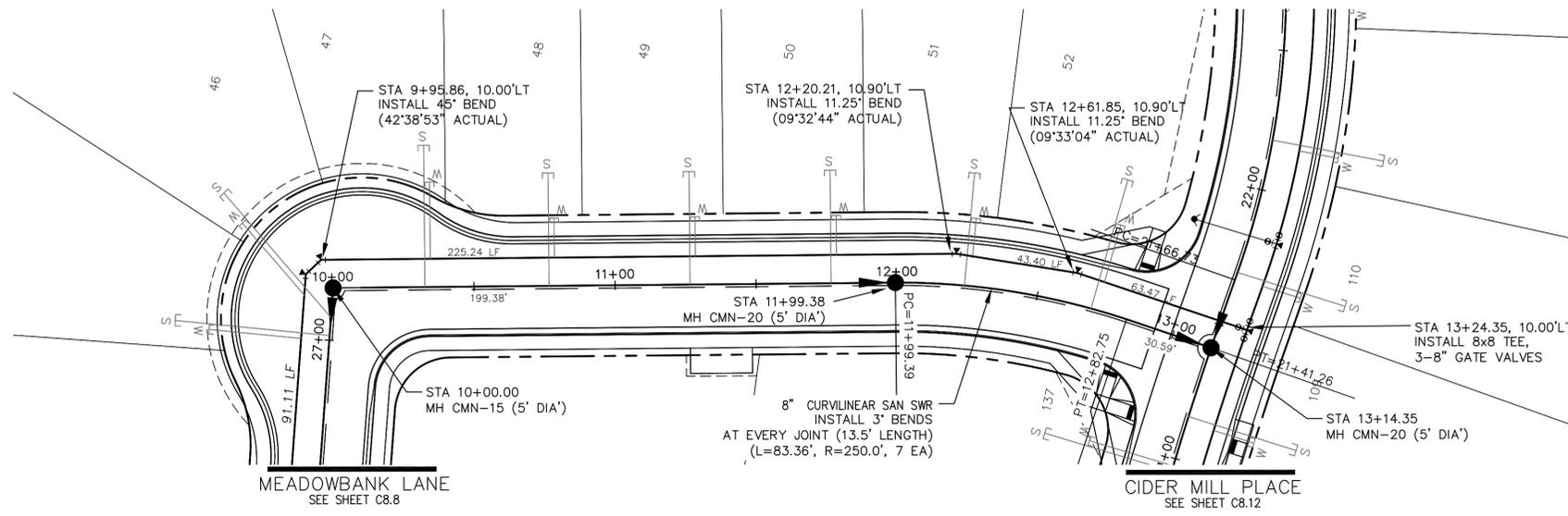
Station	Watermain Profile	Sanitary Sewer Profile	Underdrain Profile	Notes
5740	Proposed 8" PVC Water (0.74%)	8" PVC (1.11%)	4" Underdrain	Hydrant Assembly at STA 27+18.55
5735	Proposed 8" PVC Water (0.74%)	8" PVC (1.11%)	4" Underdrain	Hydrant Assembly at STA 26+31.59
5730	Proposed 8" PVC Water (0.74%)	8" PVC (1.11%)	4" Underdrain	Hydrant Assembly at STA 23+18.63
5725	Proposed 8" PVC Water (0.74%)	8" PVC (1.11%)	4" Underdrain	
5720	Proposed 8" PVC Water (0.74%)	8" PVC (1.11%)	4" Underdrain	
5715	Proposed 8" PVC Water (0.74%)	8" PVC (1.11%)	4" Underdrain	
5710	Proposed 8" PVC Water (0.74%)	8" PVC (1.11%)	4" Underdrain	
5705	Proposed 8" PVC Water (0.74%)	8" PVC (1.11%)	4" Underdrain	

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

DATE: DECEMBER, 2017  
PROJECT NO. 100.002  
SHEET NUMBER **C8.8**  
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



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.

**WISHBONE WAY**

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

STATION	DESCRIPTION	ELEVATION
10+00	MH CMN-15 (5' DIA')	5730.90
10+23.80	TOP WTM=5724.82	5724.82
11+99.38	MH CMN-20 (5' DIA')	5729.55
12+95.00	TOP WTM=5721.16	5721.16
13+14.35	MH CMN-20 (5' DIA')	5726.82

STATION	DESCRIPTION	ELEVATION
9+95.86	TOP WTM=5724.82 (WISHBONE WY)	5724.82
10+00.00	TOP WTM=5724.82 (WISHBONE WY)	5724.82
12+95.00	TOP WTM=5721.16	5721.16

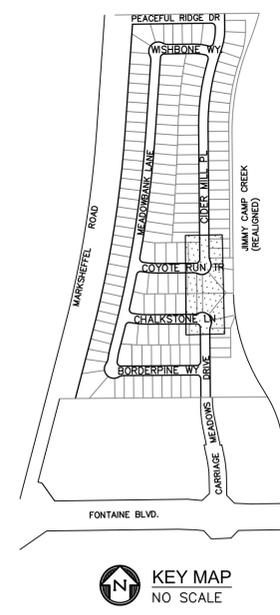
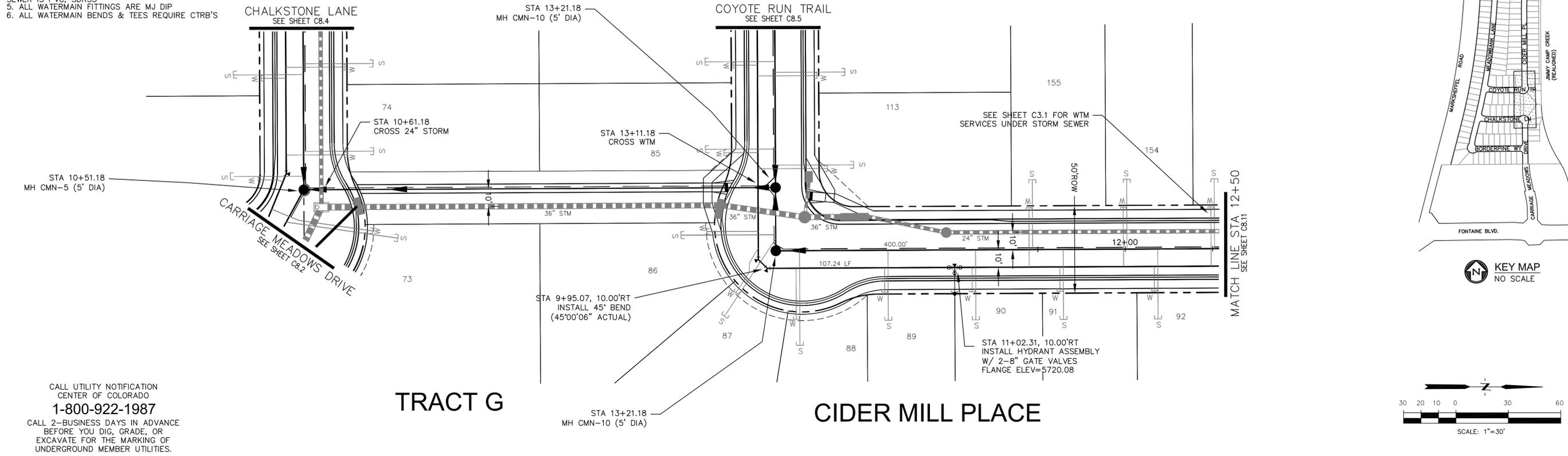
**CORE ENGINEERING GROUP**  
15004 1ST AVE. S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: rich@cegi.com

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

DATE: DECEMBER, 2017  
PROJECT NO. 100.002  
SHEET NUMBER **C8.9**  
TOTAL SHEETS: 41

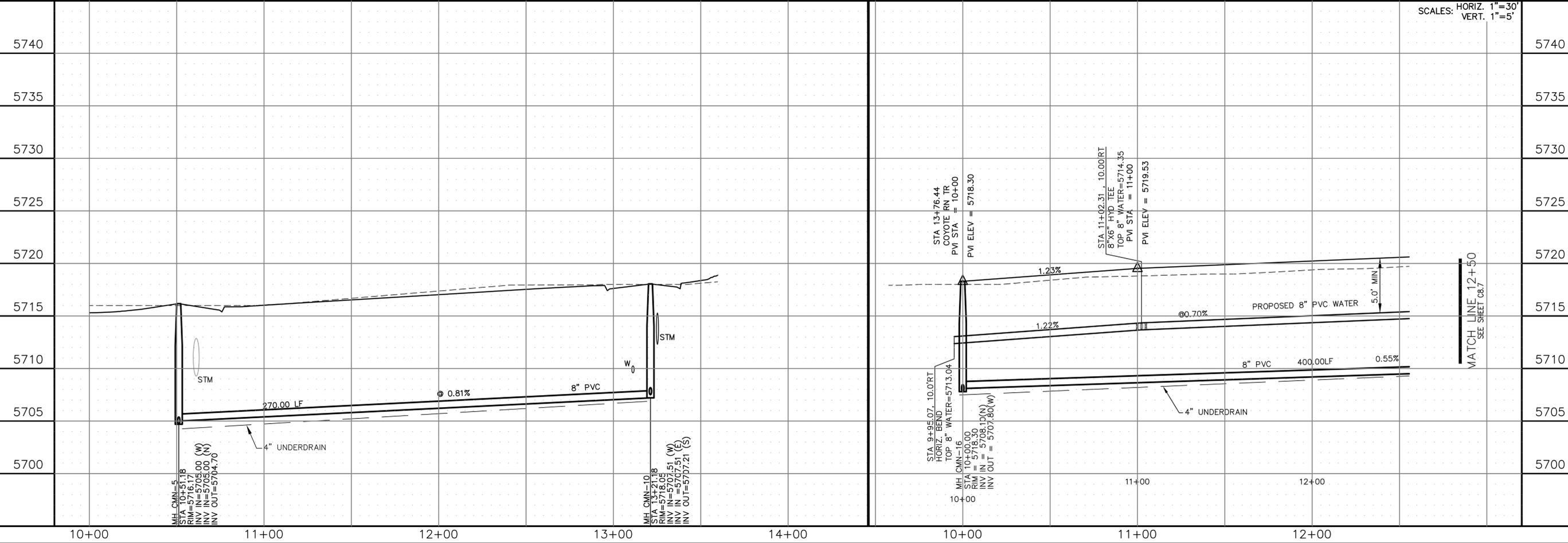
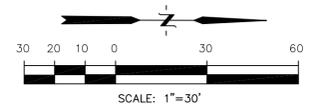
- NOTES**
1. STATIONING IS AT ROADWAY CENTERLINE.
  2. TOP OF WATER ELEVATION 10' OFF C/L IS 5.0' FROM FINISHED GRADE.
  3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
  4. ALL WATERMAIN IS PVC, C900. ALL SANITARY SEWER IS PVC, SDR35.
  5. ALL WATERMAIN FITTINGS ARE MJ DIP.
  6. ALL WATERMAIN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



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.

**TRACT G**

**CIDER MILL PLACE**



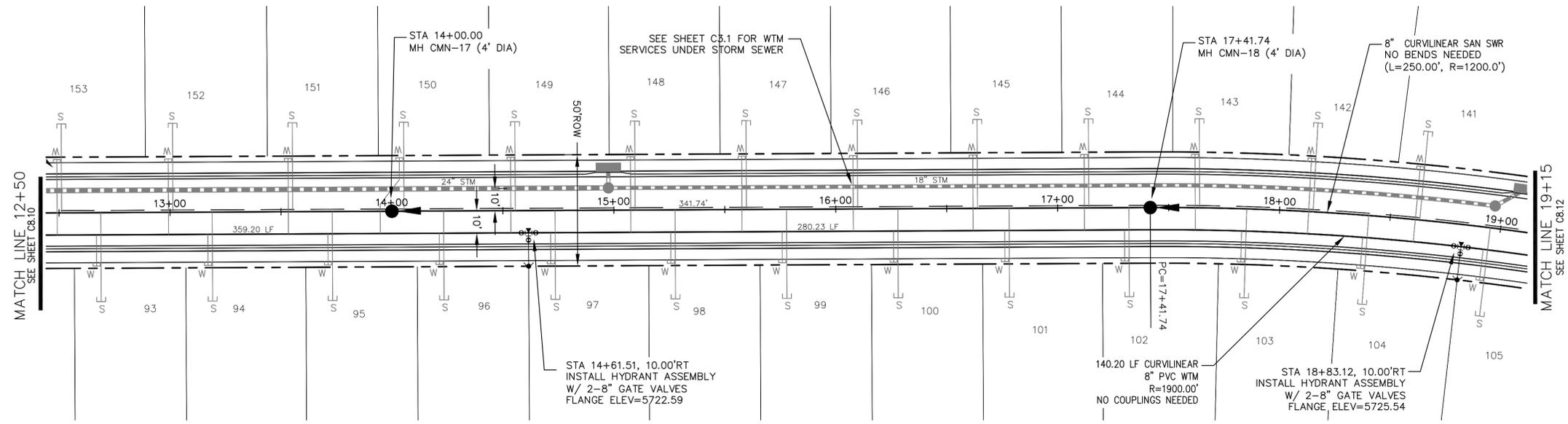
SCALES: HORIZ. 1"=30'  
VERT. 1"=5'

<p><b>CORE ENGINEERING GROUP</b></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:
PROJECT:	PREPARED FOR:	NO.
CARRIAGE MEADOWS NORTH FIL NO. 1	LORSON LLC, 212 N. WASHBURN AVE., SUITE 301 COLORADO SPRING, CO 80903 CONTACT: JEFF MARK	5740
<p><b>WATER AND SANITARY SEWER</b> <b>TRACT G &amp; CIDER MILL PLACE</b> <b>STA 10+00 TO 12+50</b></p>		5735
<p>DATE: DECEMBER, 2017</p>		5730
<p>PROJECT NO. 100.002</p>		5725
<p>SHEET NUMBER <b>C8.10</b></p>		5720
<p>TOTAL SHEETS: 41</p>		5715
<p>DATE: DECEMBER, 2017</p>		5710
<p>PROJECT NO. 100.002</p>		5705
<p>SHEET NUMBER <b>C8.10</b></p>		5700
<p>TOTAL SHEETS: 41</p>		5700

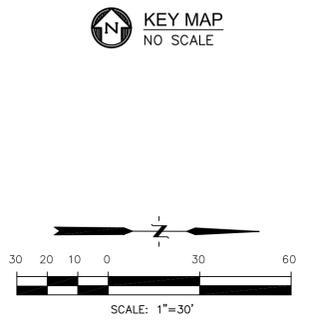
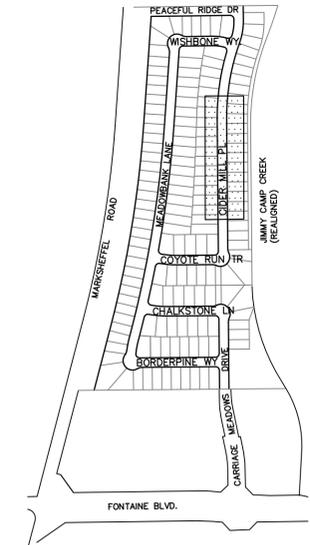
P:\100\100.002\FINAL\CONSTR\SEWER and WATER-PHASE 1\100.002-SS-10-12.dwg Dec 05, 2017 - 10:47am

**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



**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.

P: 100.100.002.FINAL.CONSTR.SEWER and WATER-PHASE 1.100.002-SS-10-12.dwg Dec 05, 2017 - 10:48am

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

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

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

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

DATE: \_\_\_\_\_  
 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

DATE: **DECEMBER, 2017**

PROJECT NO. **100.002**

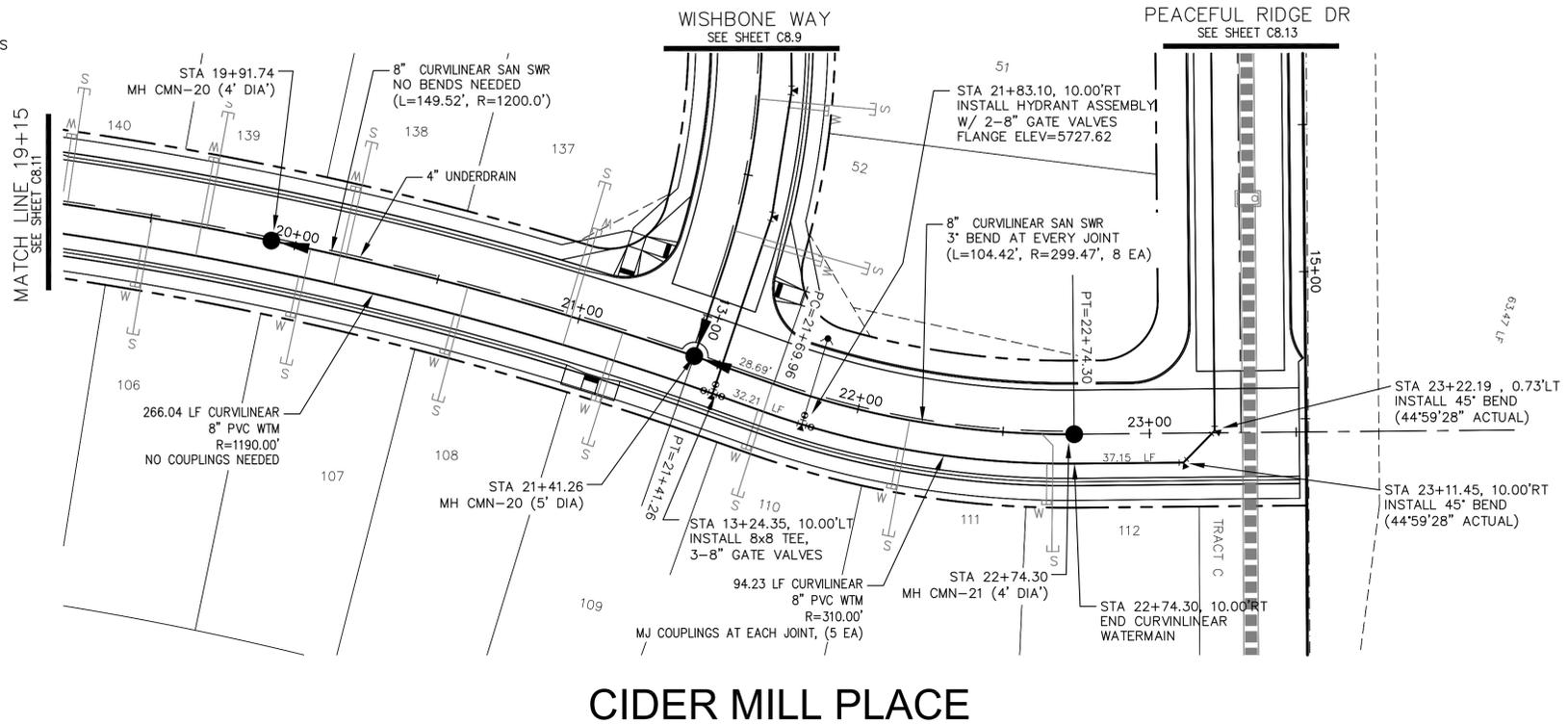
SHEET NUMBER **C8.11**

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

**NOTES**

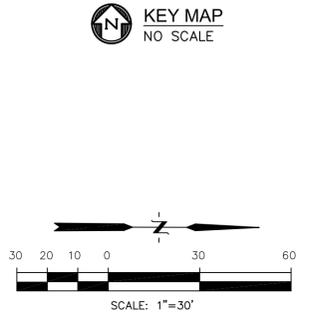
1. STATIONING IS AT ROADWAY CENTERLINE.
2. TOP OF WATER ELEVATION 10' OFF C/L IS 5.0' FROM FINISHED GRADE.
3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
4. ALL WATERMAIN IS PVC, C900. ALL SANITARY SEWER IS PVC, SDR35.
5. ALL WATERMAIN FITTINGS ARE MJ DIP.
6. ALL WATERMAIN BENDS & TEES REQUIRE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



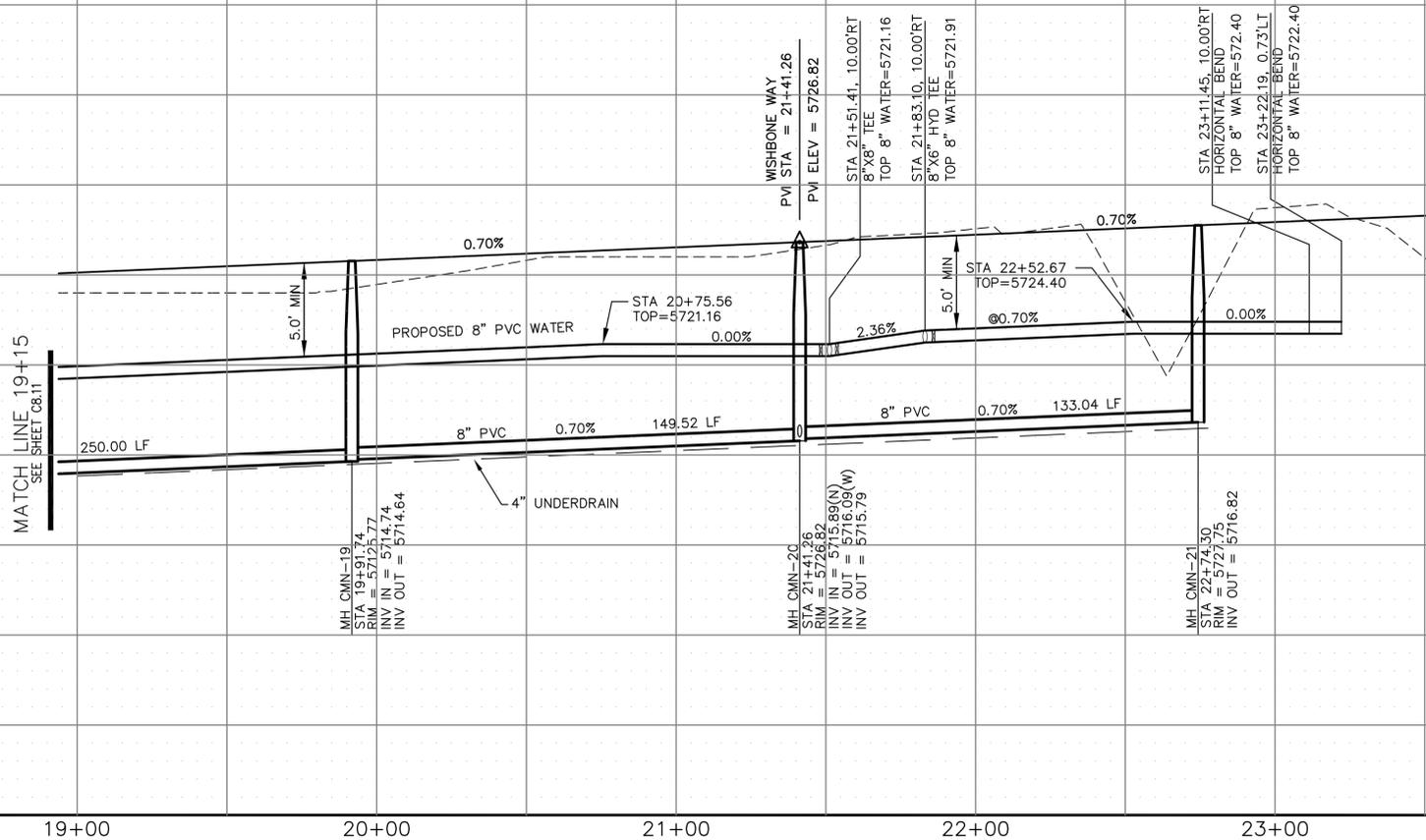
**CIDER MILL PLACE**

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.

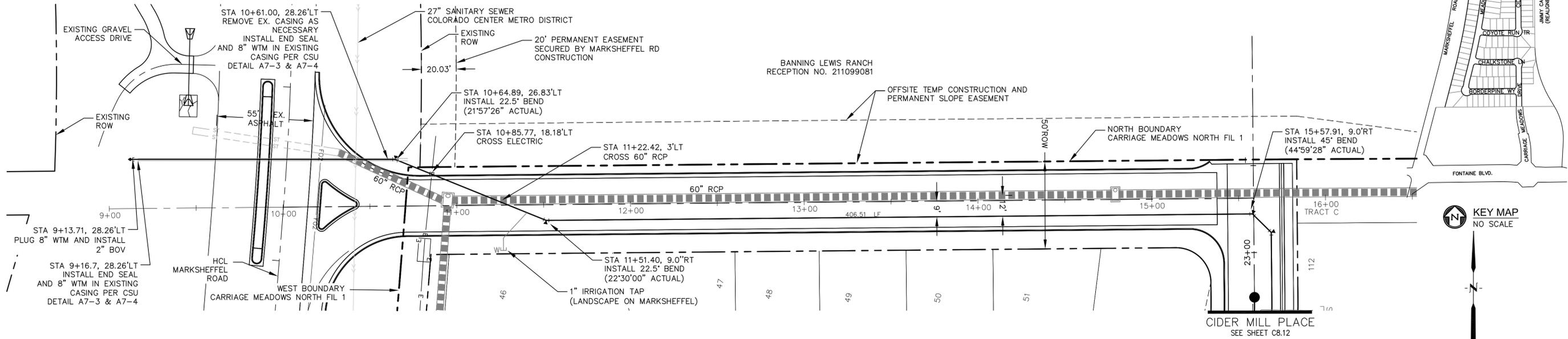


SCALES: HORIZ. 1"=30'  
VERT. 1"=5'



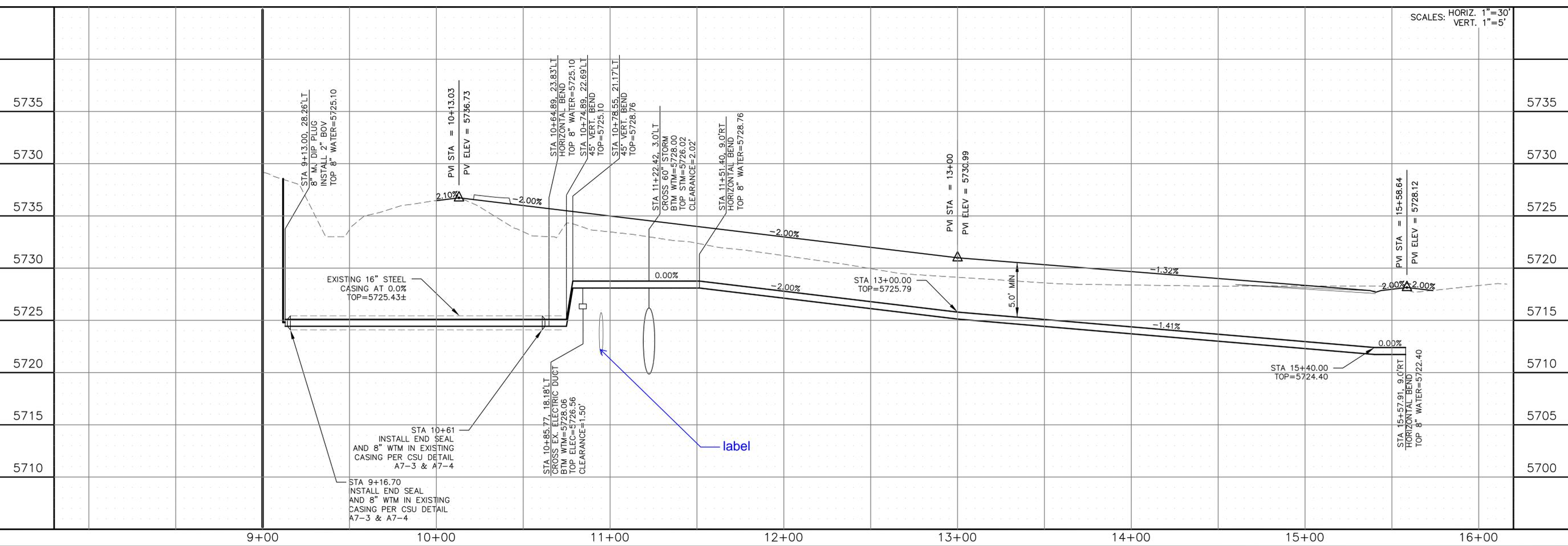
<p><b>CORE ENGINEERING GROUP</b> 15004 1ST AVE. S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@cegi.com</p>		DATE:	
		DESCRIPTION:	
PROJECT:	<p><b>LORSON ILLC.</b> 212 N. WASHATCH AVE. SUITE 301 COLORADO SPRING, CO 80903 CONTACT: JEFF MARK</p>	NO.:	
PREPARED FOR:	<p><b>CARRIAGE MEADOWS</b> NORTH FIL NO. 1 FONTANE BLVD. - CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO</p>	DRAWN:	AZM
		DESIGNED:	RLS
		CHECKED:	RLS
<p><b>WATER AND SANITARY SEWER</b> <b>CIDER MILL PLACE</b> <b>STA 19+15 TO 23+22</b></p>		DATE:	DECEMBER, 2017
		PROJECT NO.	100.002
		SHEET NUMBER	<b>C8.12</b>
		TOTAL SHEETS:	<b>41</b>

- 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.



**PEACEFUL RIDGE DRIVE**

P: 100.100.002.FINAL.CONSTR.SEWER AND WATER-PHASE 1.100.002-SS-13.dwg, Dec. 05, 2017 - 10:34am



**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 ILLC.**  
 212 N. WASHATCH AVE. SUITE 301  
 COLORADO SPRING, CO 80903  
 CONTACT: JEFF MARK

DATE: DECEMBER, 2017  
 PROJECT NO. 100.002  
 SHEET NUMBER **C8.13**  
 TOTAL SHEETS: 41

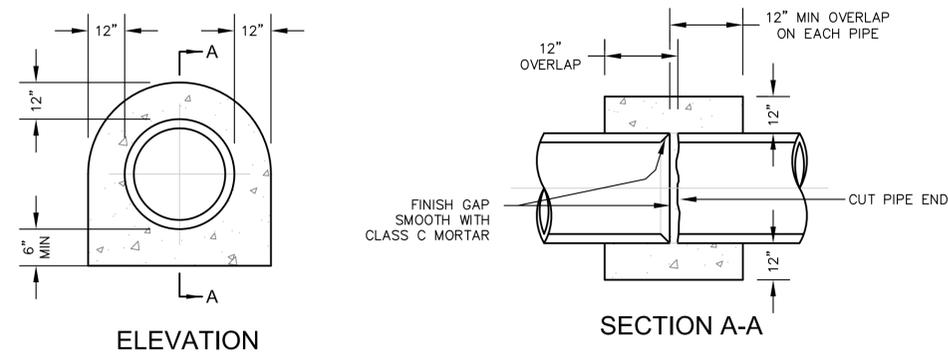
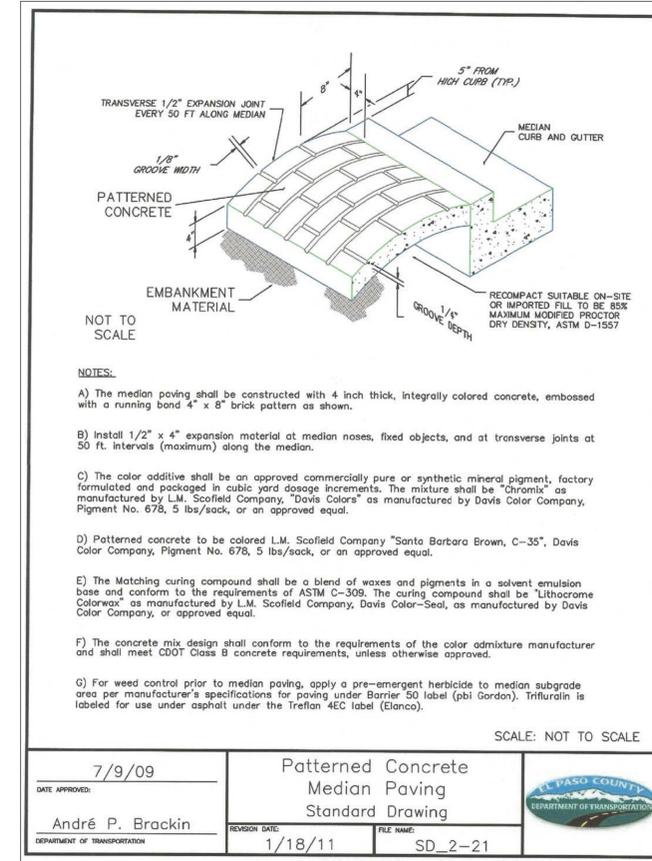
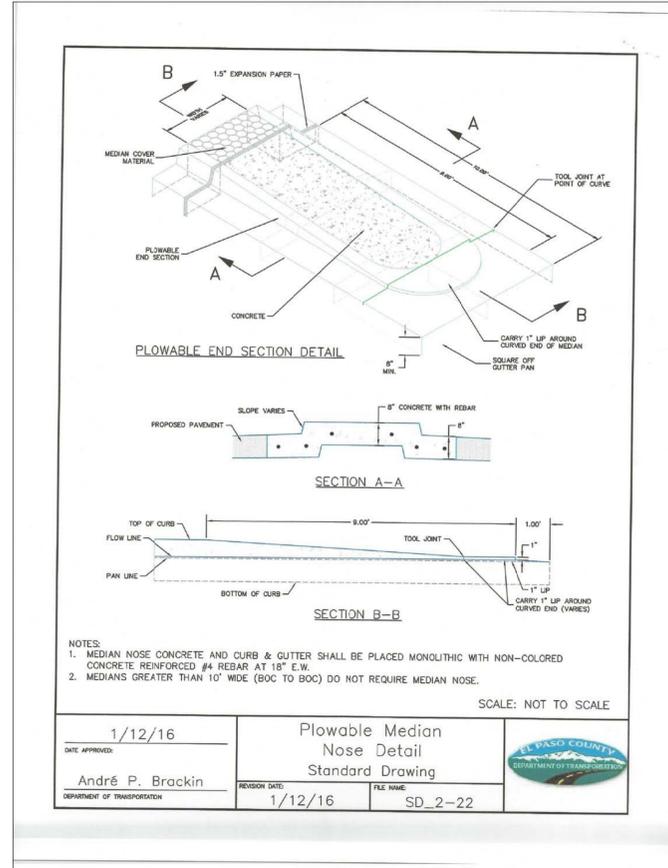
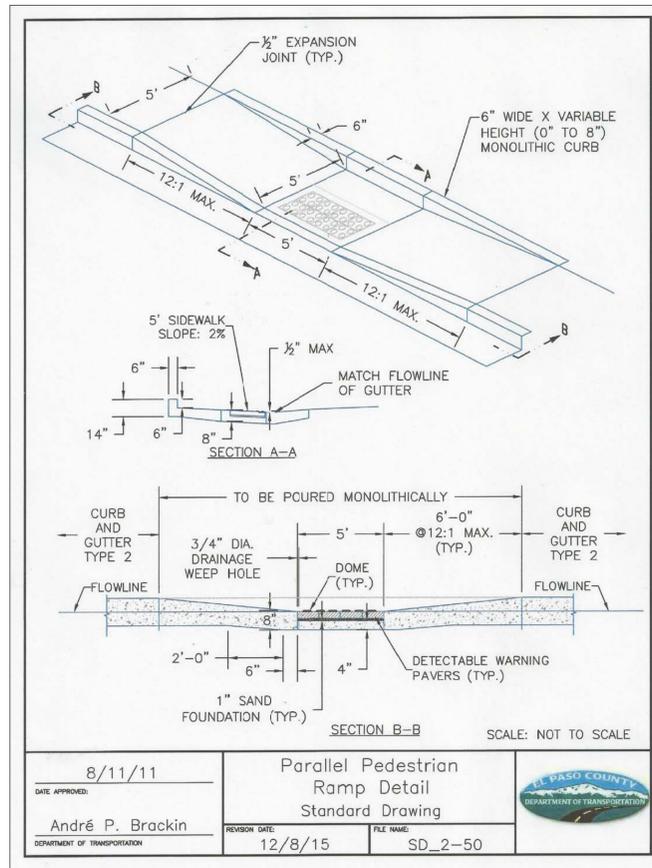
DESCRIPTION: WATERMAIN  
 PEACEFUL RIDGE DRIVE  
 STA 9+00 TO 15+58.64

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

DRAWN: AZM  
 DESIGNED: RLS  
 CHECKED: RLS







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.  
EMAIL: Rich@ceeg1.com

**EL PASO COUNTY**  
DEPARTMENT OF TRANSPORTATION

NO. 1  
DESCRIPTION X  
DATE X

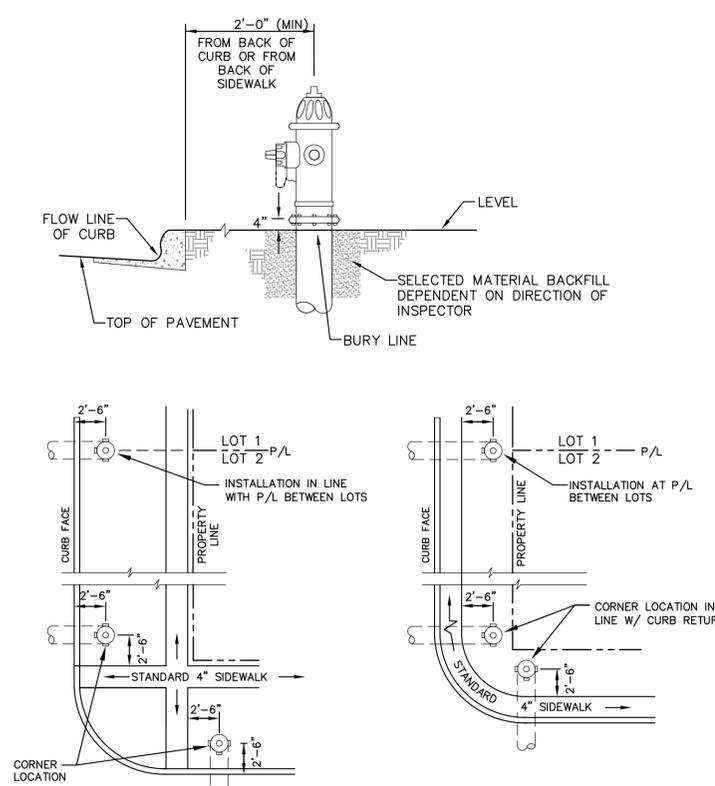
PREPARED FOR: **LORSON LLC**  
212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**ROADWAY DETAIL SHEET**

DATE: DECEMBER, 2017  
PROJECT NO.: 100.030  
SHEET NUMBER: **C10.3**  
TOTAL SHEETS: 41

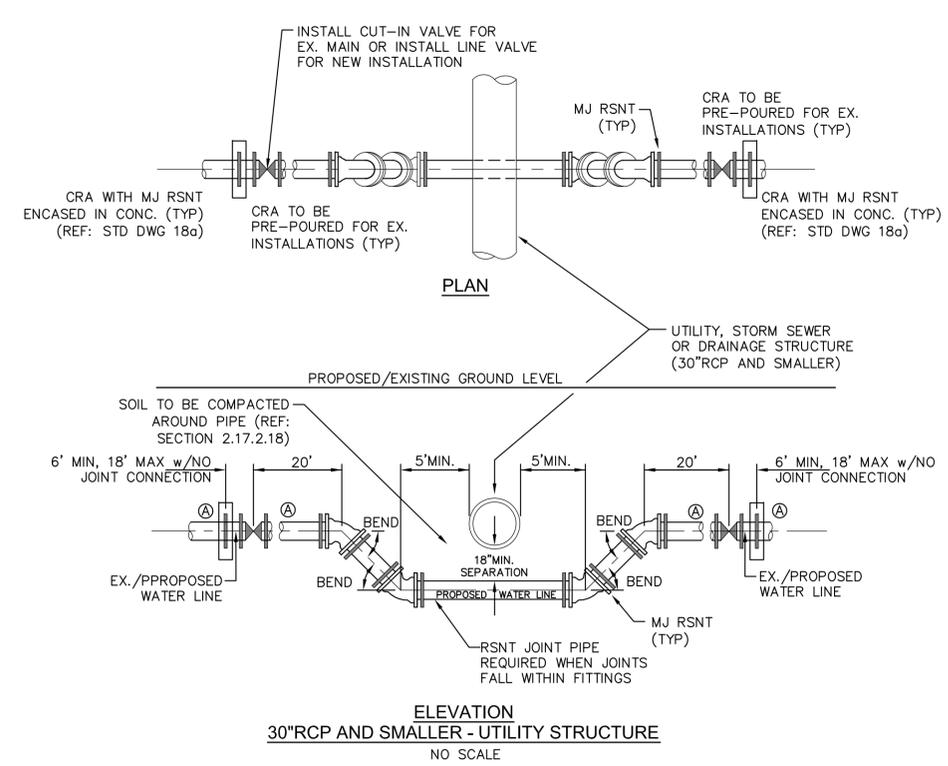


**DETACHED SIDEWALK LOCATION**  
NO SCALE

**ATTACHED SIDEWALK LOCATION**  
NO SCALE

- NOTE**  
ALL HYDRANTS SHALL BE MUELLER SUPER CENTURION 200.
- NOTES**
- HYDRANT NOZZLE SHALL BE POSITIONED AT RIGHT ANGLES TO CURB. IF NO CURB OR SIDEWALK EXISTS, 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.

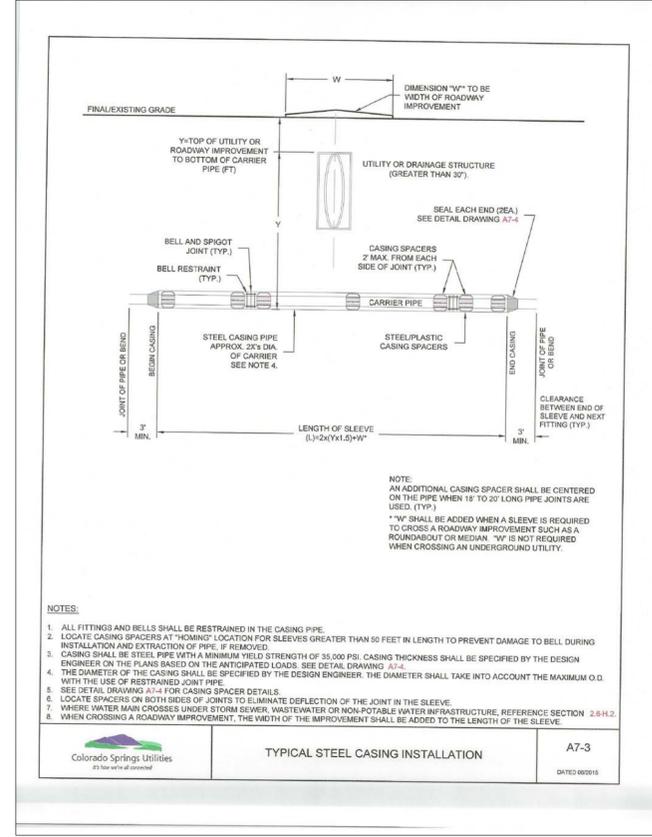
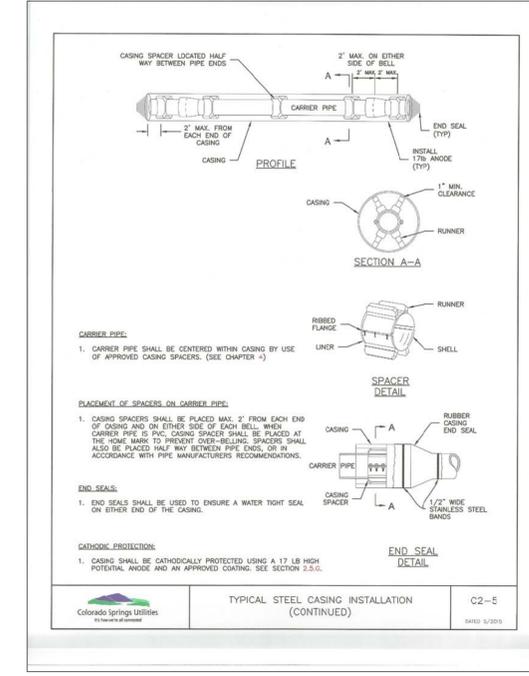
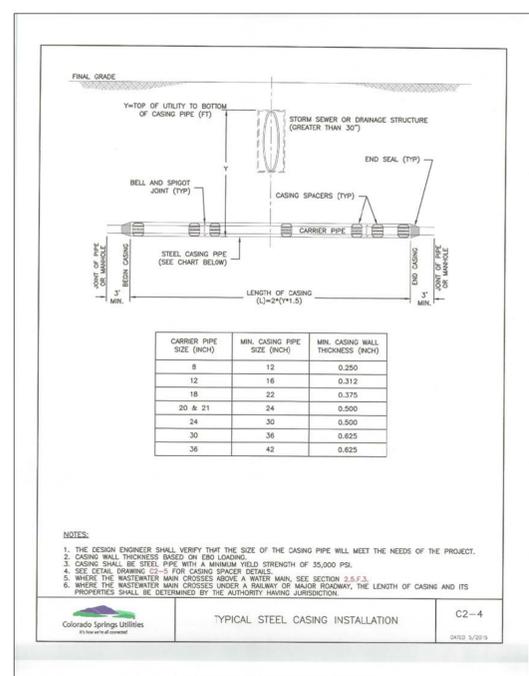
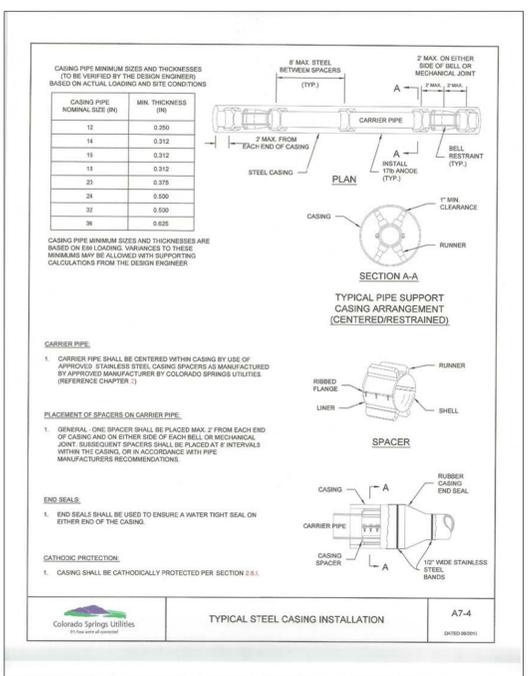
**FIRE HYDRANT LOCATIONS**  
NO SCALE



**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.)**  
NO SCALE



**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719.970.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: rich@ceeg.com

**PREPARED FOR:** **LORSON LLC**  
212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
EL PASO COUNTY, COLORADO  
PROJECT: **CARRIAGE MEADOWS NORTH FILING NO. 1**  
PROJECT NO. 100.002  
SHEET NUMBER **C12.1**  
TOTAL SHEETS: 41

**UTILITY DETAIL SHEET**

DATE: DECEMBER, 2017

PROJECT NO: 100.002

SHEET NUMBER: C12.1

TOTAL SHEETS: 41

# Markup Summary

dsdrice (32)



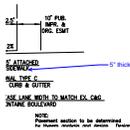
**Subject:** Cloud+  
**Page Label:** 1  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/2/2018 3:12:32 PM  
**Color:** ■

023



**Subject:** Cloud+  
**Page Label:** 3  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/2/2018 3:30:11 PM  
**Color:** ■

Delete if there is no thru-lane.



**Subject:** Callout  
**Page Label:** 3  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/4/2018 3:52:30 PM  
**Color:** ■

5" thick



**Subject:** Cloud+  
**Page Label:** 3  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/2/2018 3:14:04 PM  
**Color:** ■

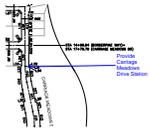
where is this?



**Subject:** Highlight  
**Page Label:** 3  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/4/2018 3:21:05 PM  
**Color:** ■



**Subject:** Highlight  
**Page Label:** 3  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/4/2018 3:21:20 PM  
**Color:** ■

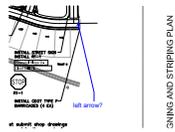


**Subject:** Callout  
**Page Label:** 4  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/2/2018 3:17:02 PM  
**Color:** ■

Provide Carriage Meadows Drive Station

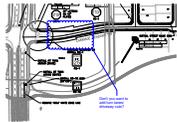


**Subject:** Highlight  
**Page Label:** 6  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/2/2018 11:24:00 PM  
**Color:** ■



**Subject:** Callout  
**Page Label:** 6  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/2/2018 11:27:25 PM  
**Color:** ■

left arrow?



**Subject:** Cloud+  
**Page Label:** 6  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/2/2018 11:17:05 PM  
**Color:** ■

Don't you want to add turn lanes/ driveway cuts?



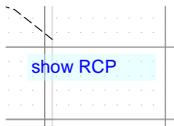
**Subject:** Callout  
**Page Label:** 7  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/2/2018 3:28:20 PM  
**Color:** ■

Add "No U-turn" to each end of median



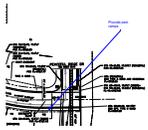
**Subject:** Callout  
**Page Label:** 8  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/4/2018 3:15:36 PM  
**Color:** ■

Sidewalk should remain detached south of driveway.  
Show driveway locations.



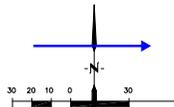
**Subject:** Text Box  
**Page Label:** 19  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/2/2018 11:28:26 PM  
**Color:** ■

show RCP



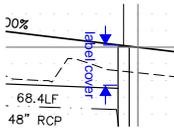
**Subject:** Callout  
**Page Label:** 19  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/4/2018 3:12:08 PM  
**Color:** ■

Provide ped. ramps



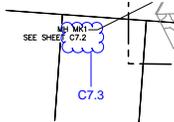
**Subject:** Arrow  
**Page Label:** 19  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/2/2018 11:24:57 PM  
**Color:** ■

North



**Subject:** Dimension  
**Page Label:** 20  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/2/2018 11:34:26 PM  
**Color:** ■

label cover



**Subject:** Cloud+  
**Page Label:** 21  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/2/2018 11:40:42 PM  
**Color:** ■

C7.3



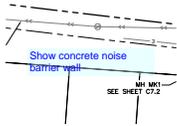
**Subject:** Callout  
**Page Label:** 21  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/2/2018 11:37:19 PM  
**Color:** ■

This island needs to be longer each way.



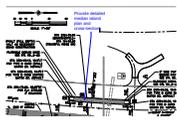
**Subject:** Arrow  
**Page Label:** 21  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/4/2018 2:16:33 PM  
**Color:** ■

median center island should extend north and south for a considerable distance



**Subject:** Text Box  
**Page Label:** 21  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/3/2018 2:16:37 PM  
**Color:** ■

Show concrete noise barrier wall



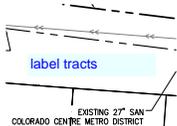
**Subject:** Callout  
**Page Label:** 21  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/4/2018 2:17:47 PM  
**Color:** ■

Provide detailed median island plan and cross-section.



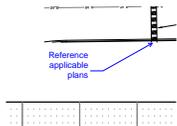
**Subject:** Text Box  
**Page Label:** 21  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/4/2018 2:26:32 PM  
**Color:** ■

Label taper ratio, length and shoulder widths. Shoulder should taper from 8' to 5' through taper



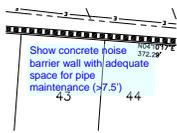
**Subject:** Text Box  
**Page Label:** 21  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/3/2018 2:07:37 PM  
**Color:** ■

label tracts



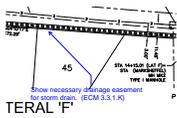
**Subject:** Callout  
**Page Label:** 23  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/3/2018 9:13:06 AM  
**Color:** ■

Reference applicable plans



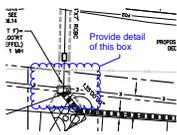
**Subject:** Text Box  
**Page Label:** 24  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/4/2018 2:38:17 PM  
**Color:** ■

Show concrete noise barrier wall with adequate space for pipe maintenance (>7.5')



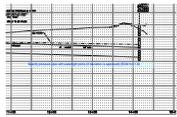
**Subject:** Callout  
**Page Label:** 24  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/4/2018 2:37:37 PM  
**Color:** ■

Show necessary drainage easement for storm drain. (ECM 3.3.1.K)



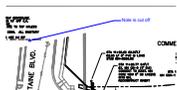
**Subject:** Cloud+  
**Page Label:** 24  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/4/2018 2:22:22 PM  
**Color:** ■

Provide detail of this box



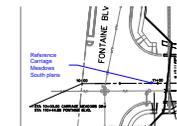
**Subject:** Text Box  
**Page Label:** 24  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/4/2018 2:59:48 PM  
**Color:** ■

Specify pressure pipe with watertight joints (if deviation is approved) (ECM 3.3.1.D)



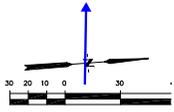
**Subject:** Callout  
**Page Label:** 25  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/3/2018 8:53:06 AM  
**Color:** ■

Note is cut off



**Subject:** Callout  
**Page Label:** 25  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/3/2018 8:53:57 AM  
**Color:** ■

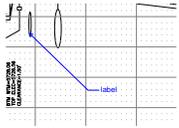
Reference Carriage Meadows South plans



---

**Subject:** Arrow  
**Page Label:** 33  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/2/2018 11:51:21 PM  
**Color:** ■

North



---

**Subject:** Callout  
**Page Label:** 37  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 1/2/2018 11:54:09 PM  
**Color:** ■

label