

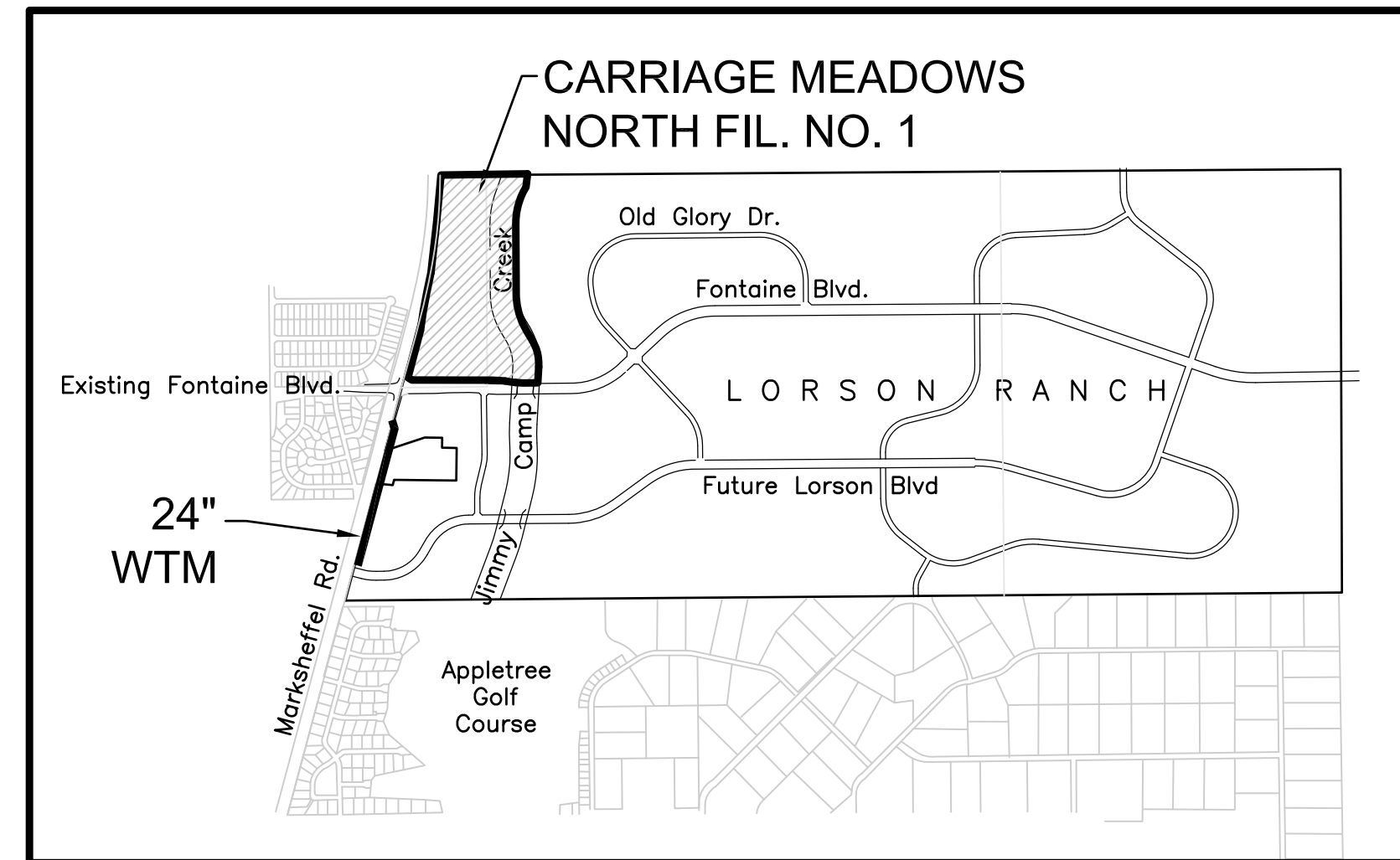
CONSTRUCTION PLANS  
FOR  
**CARRIAGE MEADOWS NORTH  
FILING NO. 1**  
OFFSITE 24" WATERMAIN  
CONSTRUCTION PLANS



Know what's below.  
Call before you dig.

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

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
C0.1	COVER SHEET
C8.1-C8.4	24" WATERMAIN PLAN AND PROFILE
C12.1	UTILITY DETAILS



VICINITY MAP  
NO SCALE

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

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

**WATER / SANITARY**  
WIDEFIELD WATER AND SANITATION  
DISTRICT  
8495 FONTAINE BLVD.  
COLORADO SPRINGS, CO 80925  
719-390-7111

**CABLE**  
COMCAST  
P.O. BOX 173838  
DENVER, CO 80217  
970-641-4774

**ELECTRIC**  
MOUNTAIN VIEW ELECTRIC  
11140 E. WOODMEN RD.  
COLORADO SPRINGS, CO 80831  
719-495-2283

**SECURITY FIRE PROTECTION  
DISTRICT**  
400 SECURITY BOULEVARD  
SECURITY, CO 80911  
719-392-7121

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

**GAS**  
BLACK HILLS ENGERGY  
7060 ALLEGRE ST.  
FOUNTAIN, CO 80817  
719-393-6639

**EL PASO COUNTY  
PLANNING AND COMMUNITY  
DEVELOPMENT**  
2880 INTERNATIONAL CIRCLE  
COLORADO SPRINGS, CO 80910  
719-520-6300

**BASIS OF BEARING**

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEING S89°41'52"W. THE EAST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 3-1/2" ALUMINUM CAP MONUMENT AND THE WEST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 2-1/2" ALUMINUM CAP MONUMENT.

**BENCHMARK**

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

**TRAFFIC CONTROL NOTE**

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

**DISTRICT APPROVAL (WATER)**

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

WIDEFIELD WATER AND SANITATION DISTRICT  
WATER DESIGN APPROVAL

DATE \_\_\_\_\_ 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

**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

**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

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

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

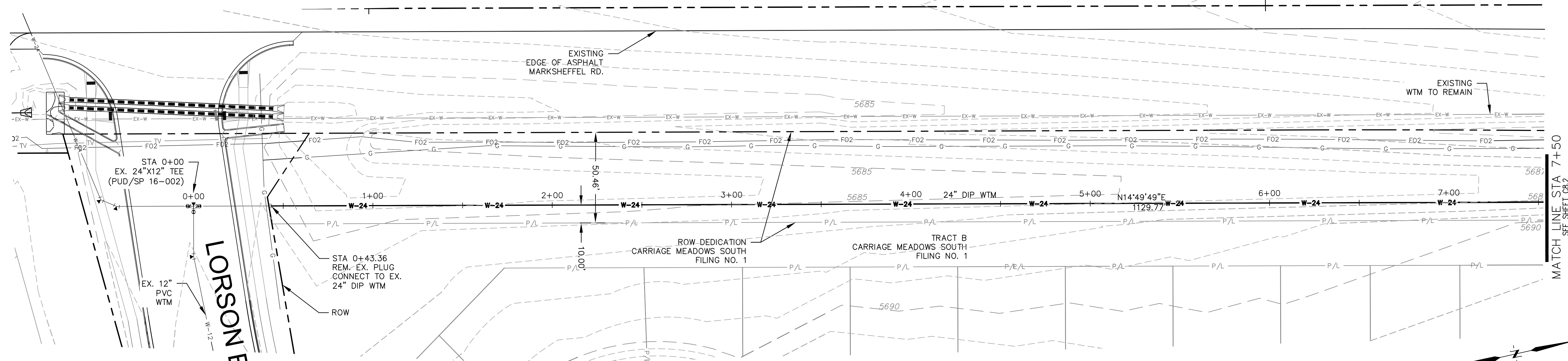
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

COVER SHEET  
OFFSITE 24" WATERMAIN  
CONSTRUCTION PLANS

DATE: SEPT 14, 2018  
PROJECT NO.: 100.002  
SHEET NUMBER: C0.1  
TOTAL SHEETS: 6

- NOTES**
1. STATIONING IS AT CENTERLINE OF WATERMAIN.
  2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
  3. ALL 24" WATERMAIN IS DIP, CL52.
  4. ALL WATERMAIN FITTINGS ARE MJ DIP.
  5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S

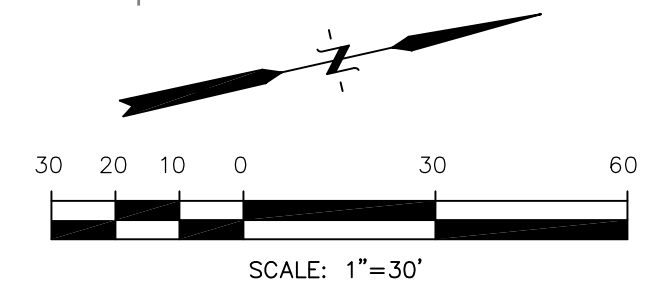
# MARKSHEFFEL ROAD



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.

**LORSON BLVD**

# 24" WATERMAIN



P:\100\100.002\FINAL\CONSTR\OFFSITE\WATERMAIN\100.002-OFFSITE\_WTM.dwg, Sep 17, 2018 - 10:17am

NO.	DESCRIPTION	DATE
5710		5710
5705		5705
5700		5700
5695		5695
5690		5690
5685		5685
5680		5680
5675		5675
5670		5670

STATION	ELEVATION	DESCRIPTION
0+00	5680.00	EX. 24" DIP WTM
0+43.36	5680.00	REM. EX. TEMP BOV CONNECT TO EX. 24" DIP WTM
4+00	5680.00	24" DIP WTM

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:

SEPT 14, 2018

PROJECT NO.

100.002

SHEET NUMBER

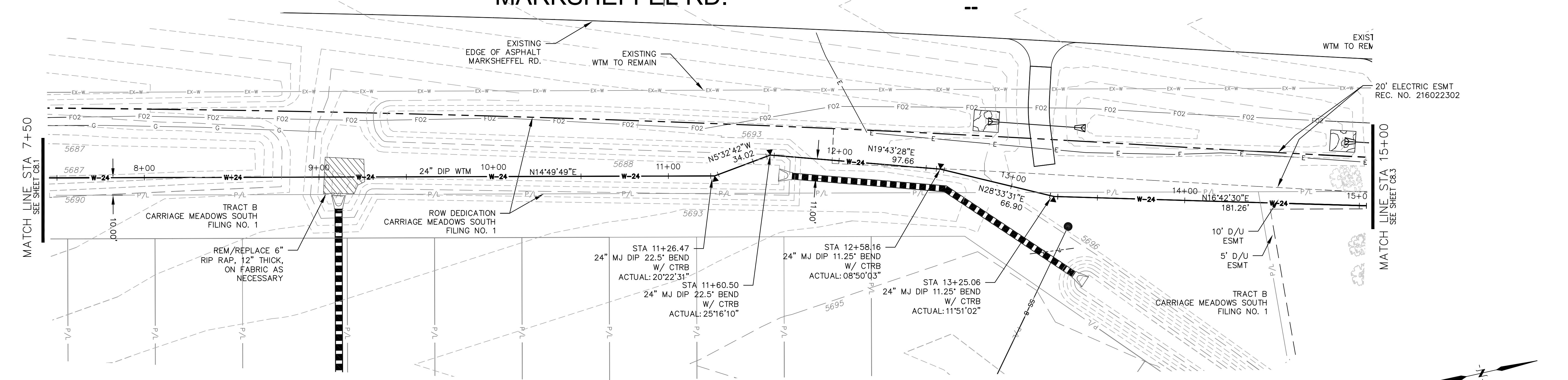
**8.1**

TOTAL SHEETS:

**6**

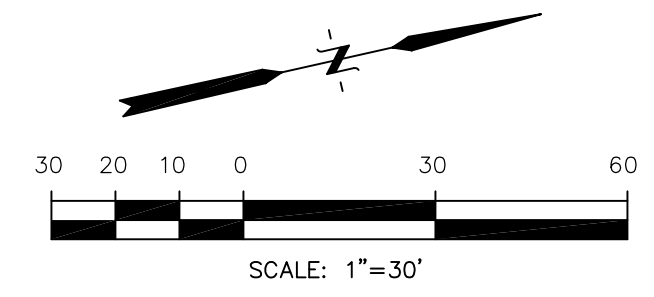
**OFFSITE 24" WATERMAIN**  
**MARKSHEFFEL ROAD**  
**STA 0+00 TO 7+50**

- NOTES**
1. STATIONING IS AT CENTERLINE OF WATERMAIN.
  2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
  3. ALL 24" WATERMAIN IS DIP, CL52.
  4. ALL WATERMAIN FITTINGS ARE MJ DIP.
  5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**  
CALL 2-BUSINESS DAYS IN ADVANCE  
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EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

**24" WATERMAIN**



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NO.	DESCRIPTION	DATE
5710		5710
5705		5705
5700		5700
5695		5695
5690		5690
5685		5685
5680		5680
5675		5675
5670		5670

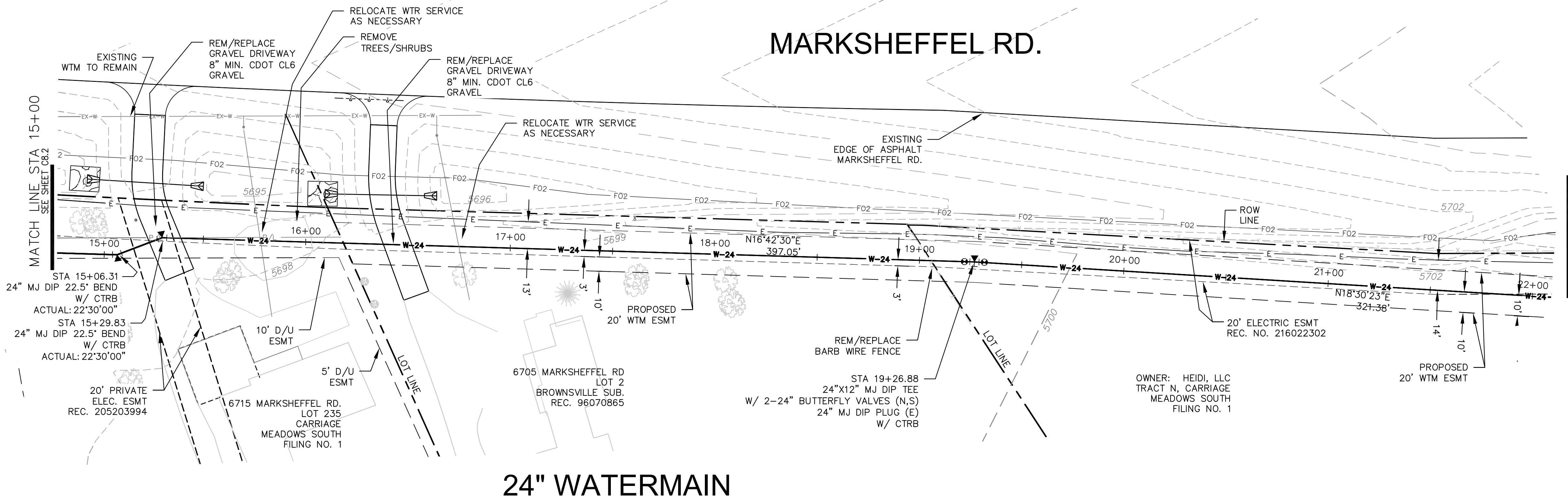
SCALES: HORIZ. 1"=30' VERT. 1"=5'
DRAWN: AZM DESIGNED: RLS CHECKED: RLS
<b>OFFSITE 24" WATERMAIN MARKSHEFFEL ROAD STA 7+50 TO 15+00</b>
DATE: SEPT 14, 2018
PROJECT NO. 100.002
SHEET NUMBER 8.2
TOTAL SHEETS: 6

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

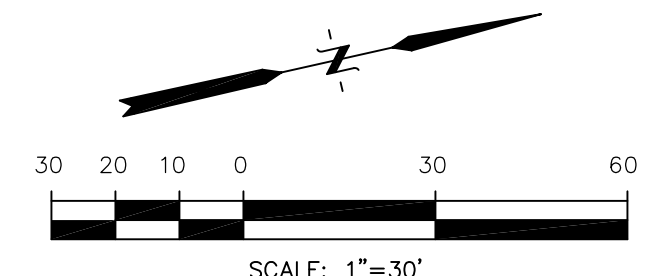
PREPARED FOR: **LORSON LLC.**  
212 N. WASHATCH AVE. SUITE 301  
COLORADO SPRING, CO 80903  
CONTACT: JEFF MARK

**NOTES**

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**24" WATERMAIN**



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NO.	DESCRIPTION	NO.
5710	CALL UTILITY NOTIFICATION CENTER OF COLORADO <b>1-800-922-1987</b>	5710
5705	CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.	5705
5700	EXISTING GROUND @ CL	5700
5695	STA 15+29.83 22.5" HORIZ. BEND TOP=5692.26	5695
5690	STA 15+06.31 22.5" HORIZ. BEND TOP=5692.02	5690
5685	STA 15+72 APPROX. LOCATION WTR SERVICE RELOCATE AS NECESSARY	5685
5680	STA 16+67 APPROX. LOCATION WTR SERVICE RELOCATE AS NECESSARY	5680
5675	STA 18+00 TOP=5695.00	5675
5670	STA 19+26.88 24x12 MJ DIP TEE W/ 2-24" BEV'S 12" MJ DIP PLUG (EAST) TOP=5695.44	5670

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: \_\_\_\_\_  
 PREPARED FOR: **LORSON LLC.**  
 212 N. WASHBURN 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

**OFFSITE 24" WATERMAIN  
 MARKSHEFFEL ROAD  
 STA 15+00 TO 22+00**

DATE: SEPT 14, 2018  
 PROJECT NO. 100.002  
 SHEET NUMBER **8.3**  
 TOTAL SHEETS: **6**



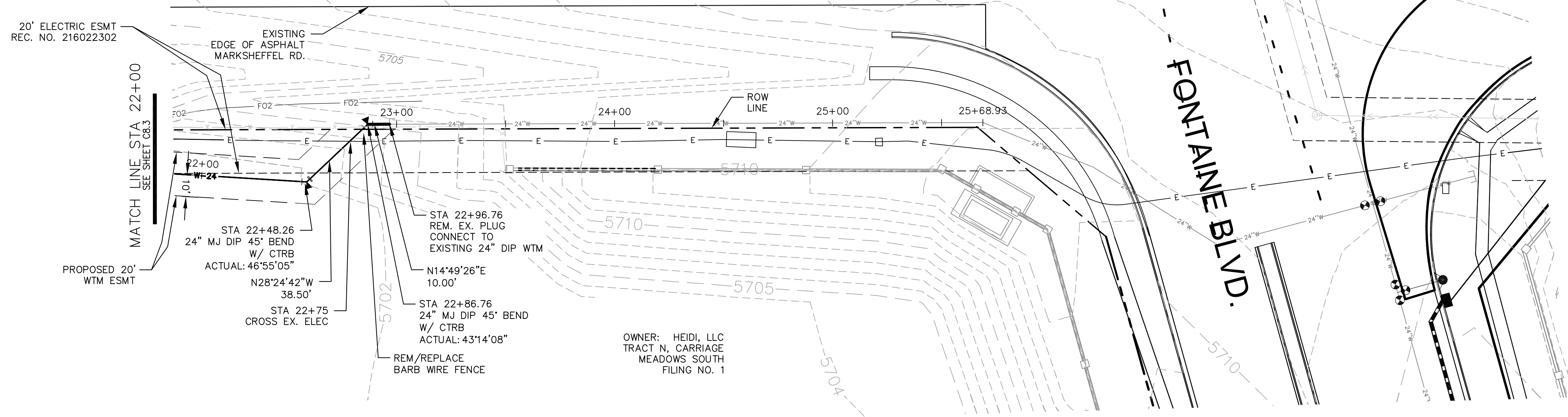
**NOTES**

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4. ALL WATERMAIN FITTINGS ARE MJ DIP.
5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S

**MARKSHEFFEL ROAD**

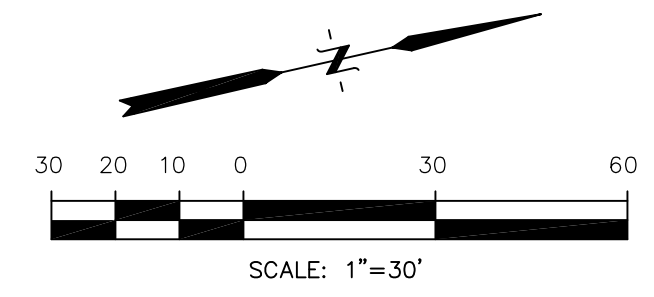
**FONTAINE BLVD.**

**24" WATERMAIN**



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.

OWNER: HEIDI, LLC  
TRACT N, CARRIAGE  
MEADOWS SOUTH  
FILING NO. 1



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NO.	DESCRIPTION	DATE	SCALE: HORIZ. 1"=30' VERT. 1"=5'
5710			5710
5705	STA 22+96.76 CONNECT TO EX. 24" DIP REMOVE EX. PLUG INSTALL 45° VERT. BEND TOP=5700.16		5705
5700	STA 22+93.57 45° VERT. BEND TOP=5696.74		5700
5695	STA 22+86.76 45° HORIZ. BEND TOP=5696.72		5695
5690	STA 22+48.26 45° HORIZ. BEND TOP=5696.58		5690
5685	STA 22+75 GROSS ELECTRIC BTM ELEC=5699± TOP WTM=5696.68 CLEARANCE=2.3' POTHOLE PRIOR TO CONSTRUCTION		5685
5680			5680
5675			5675
5670			5670

**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:

PREPARED FOR:

PROJECT:

DRAWN:

DESIGNED:

CHECKED:

DATE:

PROJECT NO.:

SHEET NUMBER:

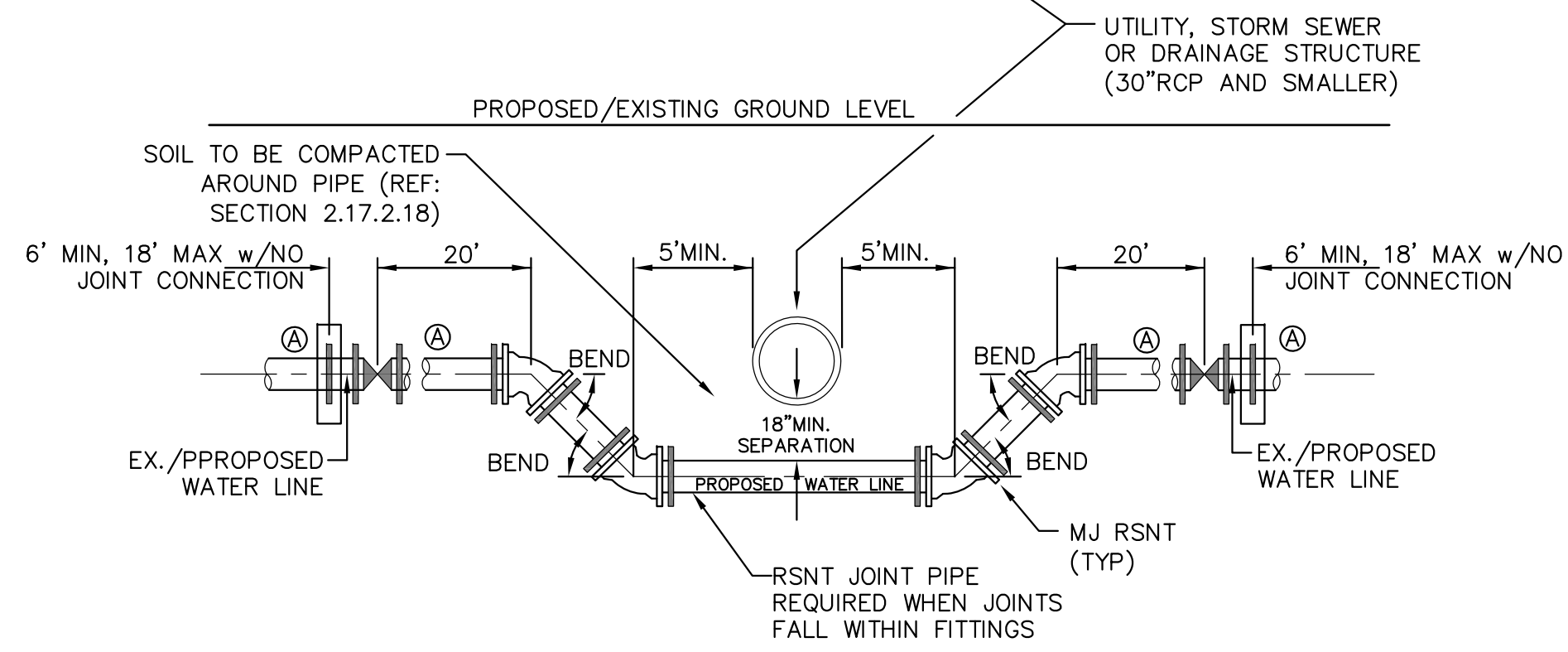
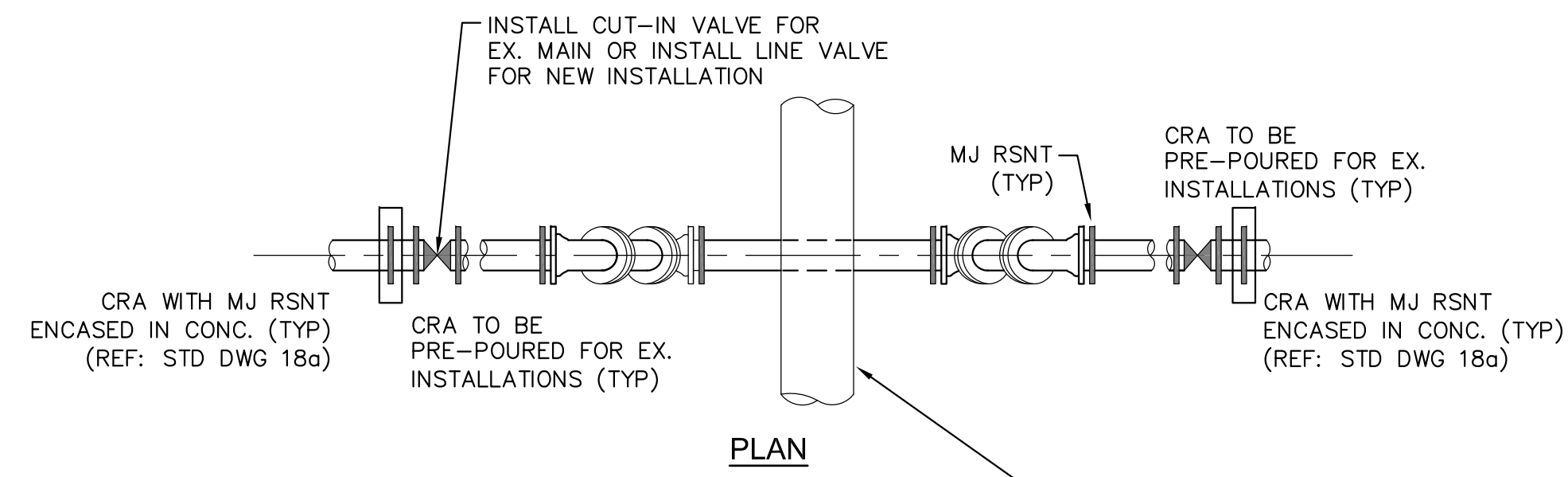
TOTAL SHEETS:

**OFFSITE 24" WATERMAIN**  
**MARKSHEFFEL ROAD**  
**STA 22+00 TO 23+00**

5710  
5705  
5700  
5695  
5690  
5685  
5680  
5675  
5670

22+00      23+00

8.4  
6



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

**GENERAL NOTES**

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

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

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55306  
 PH: 718.970.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS

**UTILITY DETAIL SHEET**

DATE	SEPT 14, 2018
PROJECT NO.	100.002
SHEET NUMBER	C12.1
TOTAL SHEETS:	6