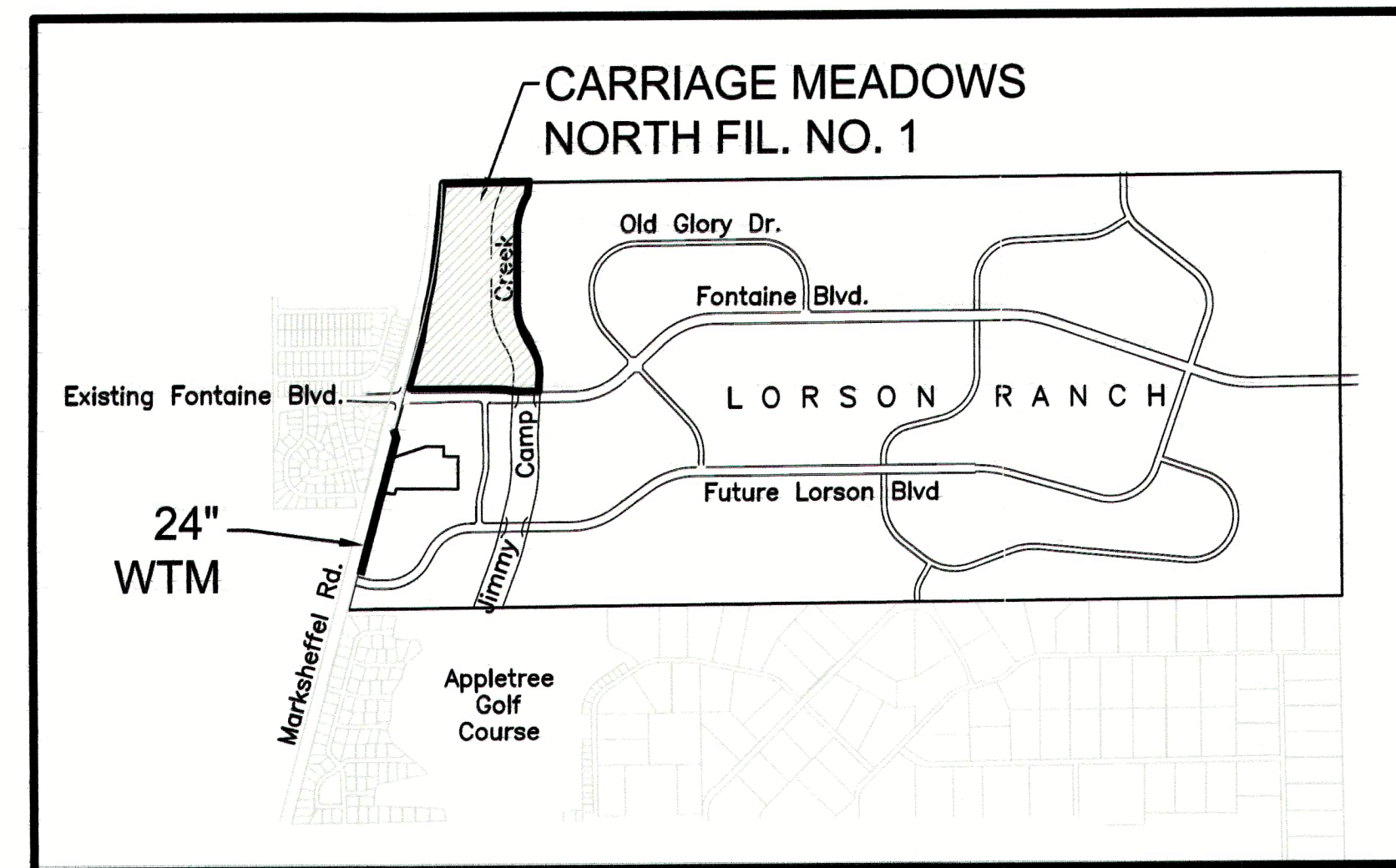


CONSTRUCTION PLANS
FOR
**CARRIAGE MEADOWS NORTH
FILING NO. 1**
OFFSITE 24" WATERMAIN
CONSTRUCTION PLANS



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
CO.1	COVER SHEET
CB.1-CB.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.

DEVELOPER'S STATEMENT

THE UNDERSIGNED OWNER/DEVELOPER HAS READ AND WILL COMPLY WITH ALL THE REQUIREMENTS SPECIFIED IN THESE CONSTRUCTION PLANS AND THE ACCOMPANYING DRAINAGE REPORT.

BUSINESS NAME LORSON, LLC

BY [Signature] DATE 11/18/19

TITLE Authorized Signatory Agent

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.

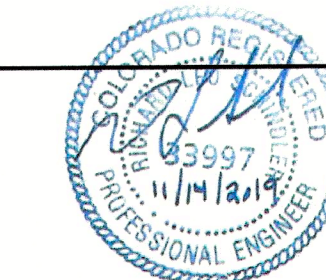
JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR
CONDITIONS:

Approved
By: Elizabeth Nijkamp
Date: 12/05/2019
El Paso County Planning & Community Development

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: 763-270-1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceng1.com

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

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

NO. 1
DESCRIPTION X
DATE X

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

COVER SHEET
OFFSITE 24" WATERMAIN
CONSTRUCTION PLANS

DATE
NOVEMBER 14, 2019

PROJECT NO.
100.002

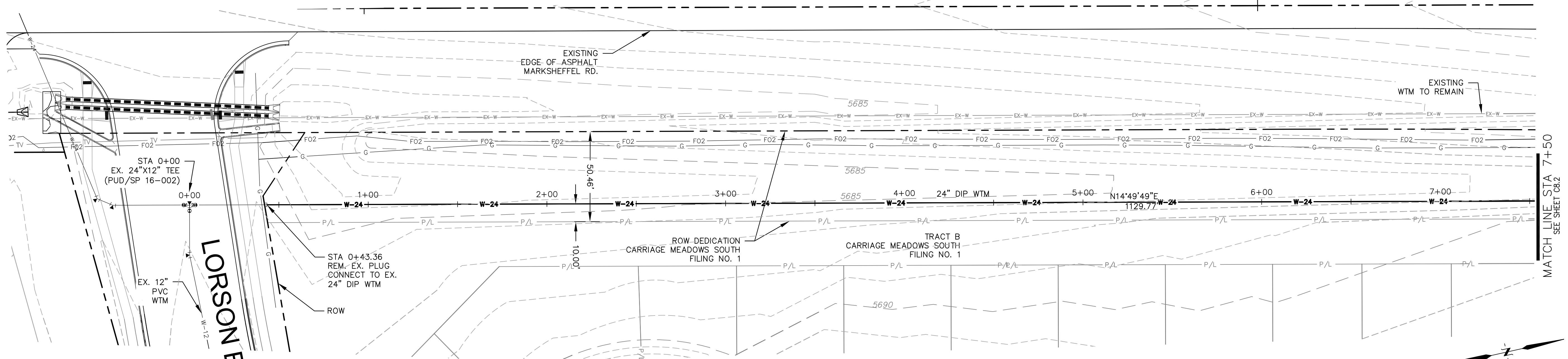
SHEET NUMBER
CO.1

TOTAL SHEETS: 6

SF 17-023

- 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

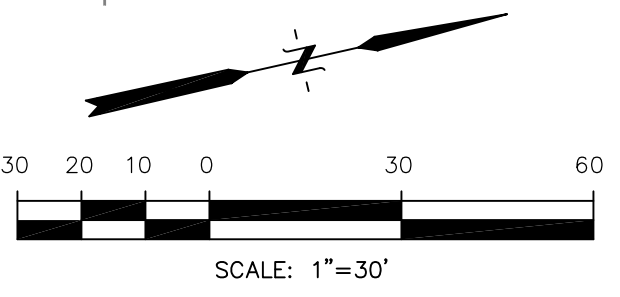
MARKSHEFFEL ROAD



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



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+00.00	5680.00	EX. 24" X 12" TEE TOP
0+43.36	5680.00	REM. EX. TEMP BOV CONNECT TO EX. 24" DIP WTM
4+00.00	5680.00	TOP

STATION	DIP	DESCRIPTION
0+00 to 1+00	0.00%	24" DIP WTM
1+00 to 4+00	0.36%	24" DIP WTM



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:

DESIGNED:

CHECKED:

AZM

RLS

RLS

OFFSITE 24" WATERMAIN

MARKSHEFFEL ROAD

STA 0+00 TO 7+50

DATE:

NOVEMBER 14, 2019

PROJECT NO.

100.002

SHEET NUMBER

8.1

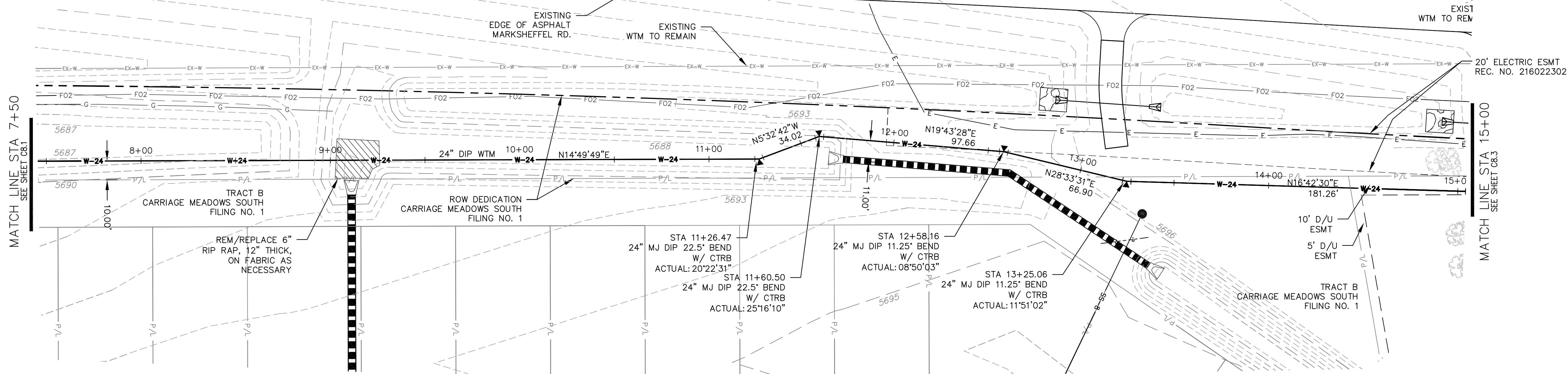
TOTAL SHEETS:

6

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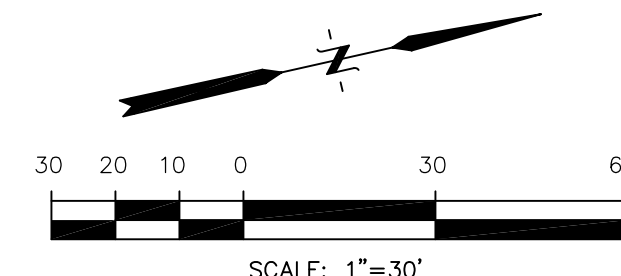
- NOTES**
1. STATIONING IS AT CENTERLINE OF WATERMAIN.
 2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
 3. ALL 24" WATERMAIN IS DIP, CL52.
 4. ALL WATERMAIN FITTINGS ARE MJ DIP.
 5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S

MARKSHEFFEL RD.



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

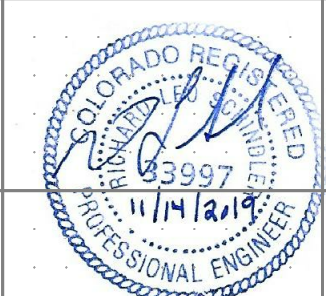
24" WATERMAIN



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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

STATION	DESCRIPTION	ELEVATION (TOP)
STA 11+26.47	24" MJ DIP 22.5° BEND W/ CTRB	5682.61
STA 11+60.50	24" MJ DIP 22.5° BEND W/ CTRB	5683.52
STA 11+92.11	11.25° VERTICAL BEND TOP 24" WATER	5682.72
STA 12+58.16	11.25° HORIZ. BEND TOP	5689.51
STA 13+25.06	11.25° HORIZ. BEND TOP	5690.19



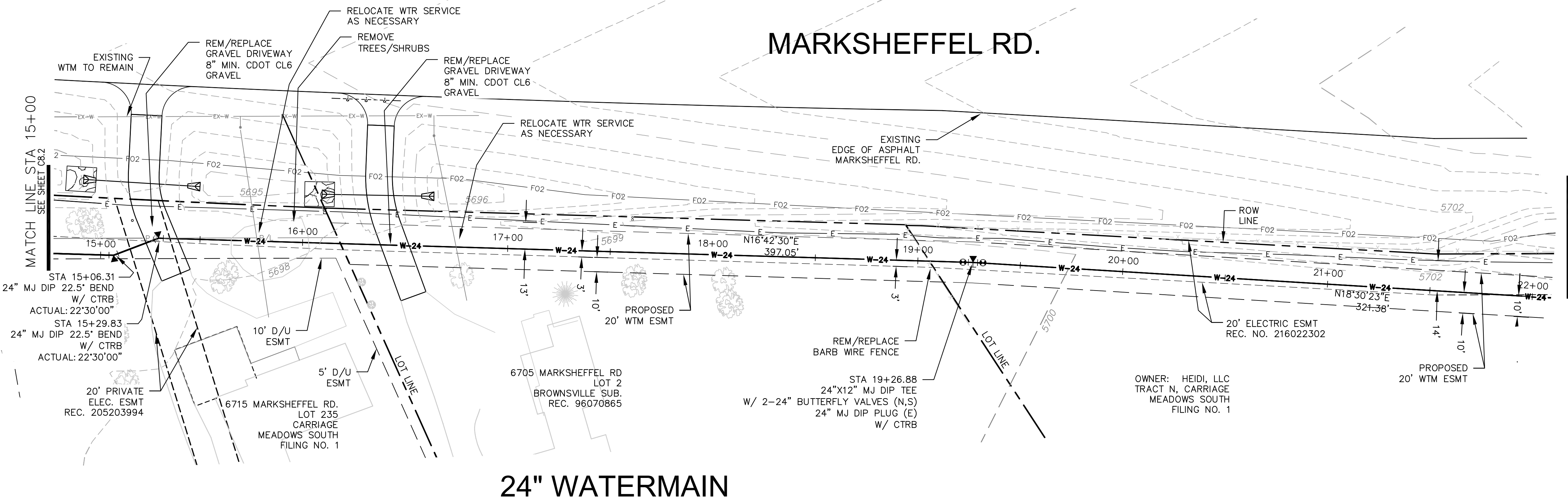
CORE ENGINEERING GROUP
15004 1ST AVE. S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rich@cegi.com

DATE: _____
DESCRIPTION: _____
NO. _____
DRAWN: AZM
DESIGNED: RLS
CHECKED: RLS
PROJECT: CARRIAGE MEADOWS NORTH FIL NO. 1
PREPARED FOR: LORSON LLC, SUITE 301, 212 N. WASHATCH AVE, FORT COCKS, COLORADO 80603
CONTACT: JEFF MARK

OFFSITE 24" WATERMAIN
MARKSHEFFEL ROAD
STA 7+50 TO 15+00

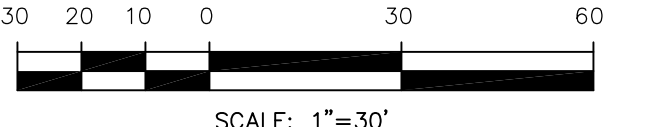
DATE: NOVEMBER 14, 2019
PROJECT NO. 100.002
SHEET NUMBER 8.2
TOTAL SHEETS: 6

- 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



24" WATERMAIN

NO.	DESCRIPTION	DATE
5710	CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987	
5705	CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.	
5700	EXISTING GROUND @ CL	
5695	STA 15+29.83 22.5" HORIZ. BEND TOP=5692.26	
5690	STA 15+06.3' 22.5" HORIZ. BEND TOP=5692.02	
5685	STA 15+72 APPROX. LOCATION WTR SERVICE RELOCATE AS NECESSARY	
5680	STA 16+67 APPROX. LOCATION WTR SERVICE RELOCATE AS NECESSARY	
5675	STA 18+00 TOP=5695.00	
5670	STA 19+26.88 24x12 MJ DIP TEE W/ 2-24" BEVS 12" MJ DIP PLUG (EAST) TOP=5695.44	



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. 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

SCALE: HORIZ. 1"=30'

VERT. 1"=5'

DATE: NOVEMBER 14, 2019

PROJECT NO. 100.002

SHEET NUMBER **8.3**

TOTAL SHEETS: **6**

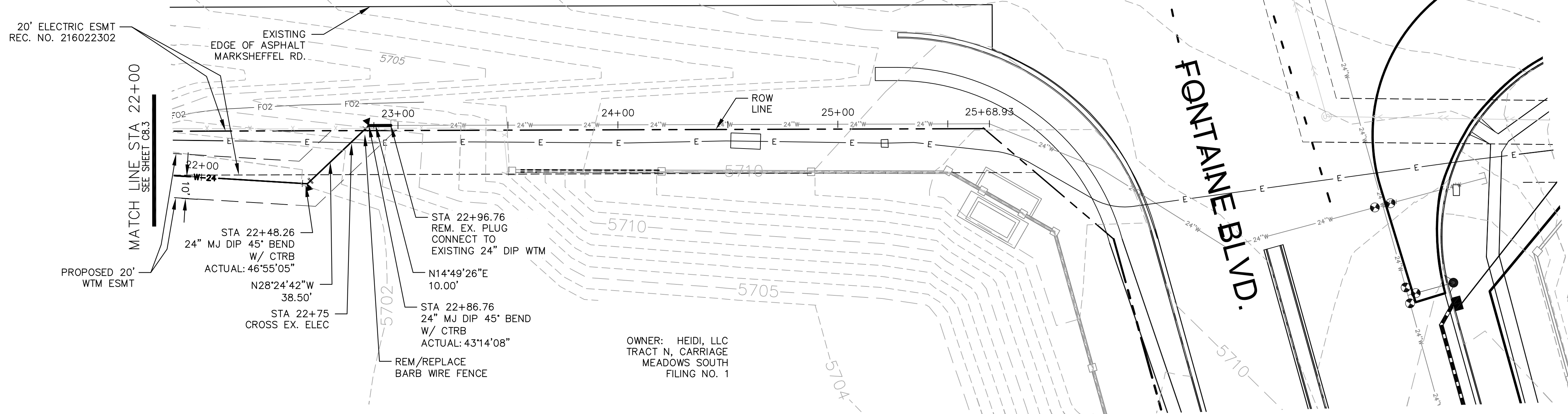
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- NOTES**
1. STATIONING IS AT CENTERLINE OF WATERMAIN.
 2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
 3. ALL 24" WATERMAIN IS DIP, CL52.
 4. ALL WATERMAIN FITTINGS ARE MJ DIP.
 5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S

MARKSHEFFEL ROAD

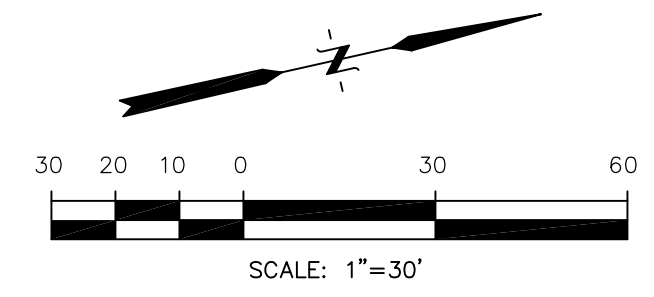
FONTAINE BLVD.

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



P:\100\100.002\FINAL_CONSTR-OFFSITE_WATERMAIN\100.002-OFFSITE_WTM.dwg Nov 14, 2019 - 4:37pm

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+75 45° HORIZ. BEND TOP=5696.58		5690
5685	STA 22+48.26 45° HORIZ. BEND TOP=5696.58		5685
5680			5680
5675			5675
5670			5670

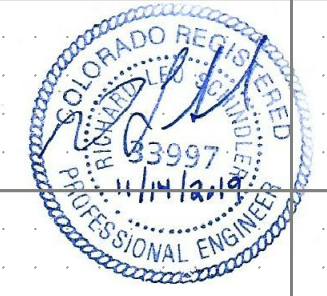
MATCH LINE STA 22+00
SEE SHEET C8.3

STA 22+75
GROSS ELECTRIC
BTM ELEC=5699±
TOP WTM=5696.68
CLEARANCE=2.3'
POTHOLE PRIOR TO
CONSTRUCTION

EXISTING GROUND @ CL

1.92%
EX. 24" DIP WTM

0.35%



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

DATE:

NOVEMBER 14, 2019

PROJECT NO.:

100.002

SHEET NUMBER

8.4

TOTAL SHEETS:

6

DRAWN:

AZM

DESIGNED:

RLS

CHECKED:

RLS

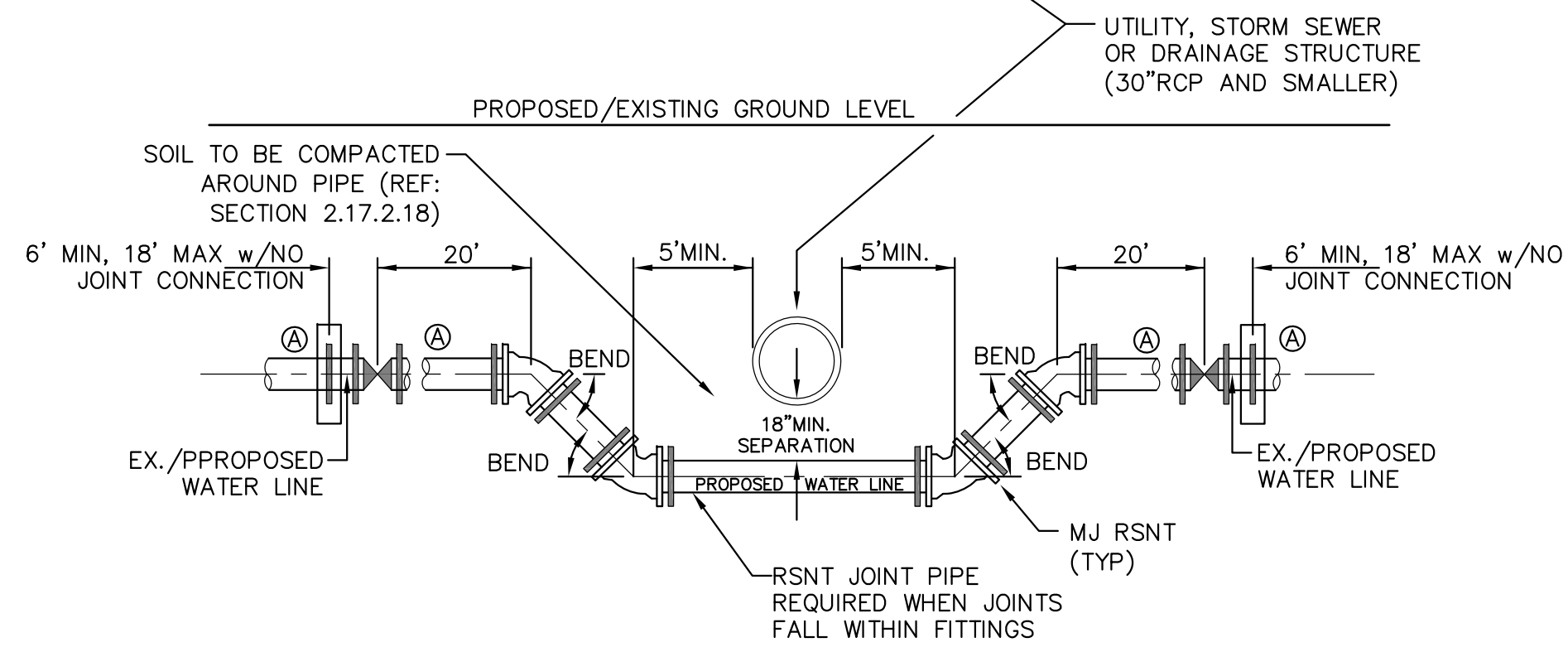
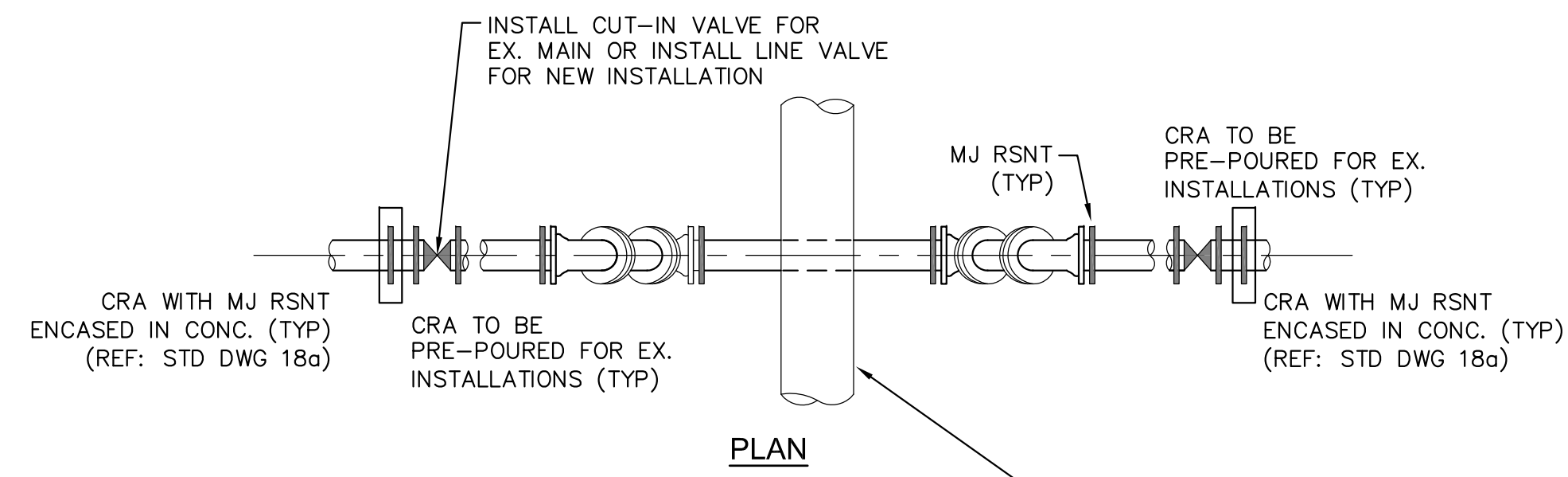
PREPARED FOR:

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

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



ELEVATION
30"RCP AND SMALLER - UTILITY STRUCTURE
 NO SCALE

GENERAL NOTES

1. D.I.P. PIPE REQUIRED IN LOWERINGS (AT THE DISCRETION OF THE WRD/INSPECTOR PVC PIPE MAYBE APPROVED).
2. (A) LOWERINGS TO BE CATHODIC PROTECTED UNDER THE DIRECTION OF THE WRD INSPECTOR. (17 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



NO.	DESCRIPTION	DATE
1	X	X

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

UTILITY DETAIL SHEET

DATE	NOVEMBER 14, 2019
PROJECT NO.	100.002
SHEET NUMBER	C12.1
TOTAL SHEETS:	6