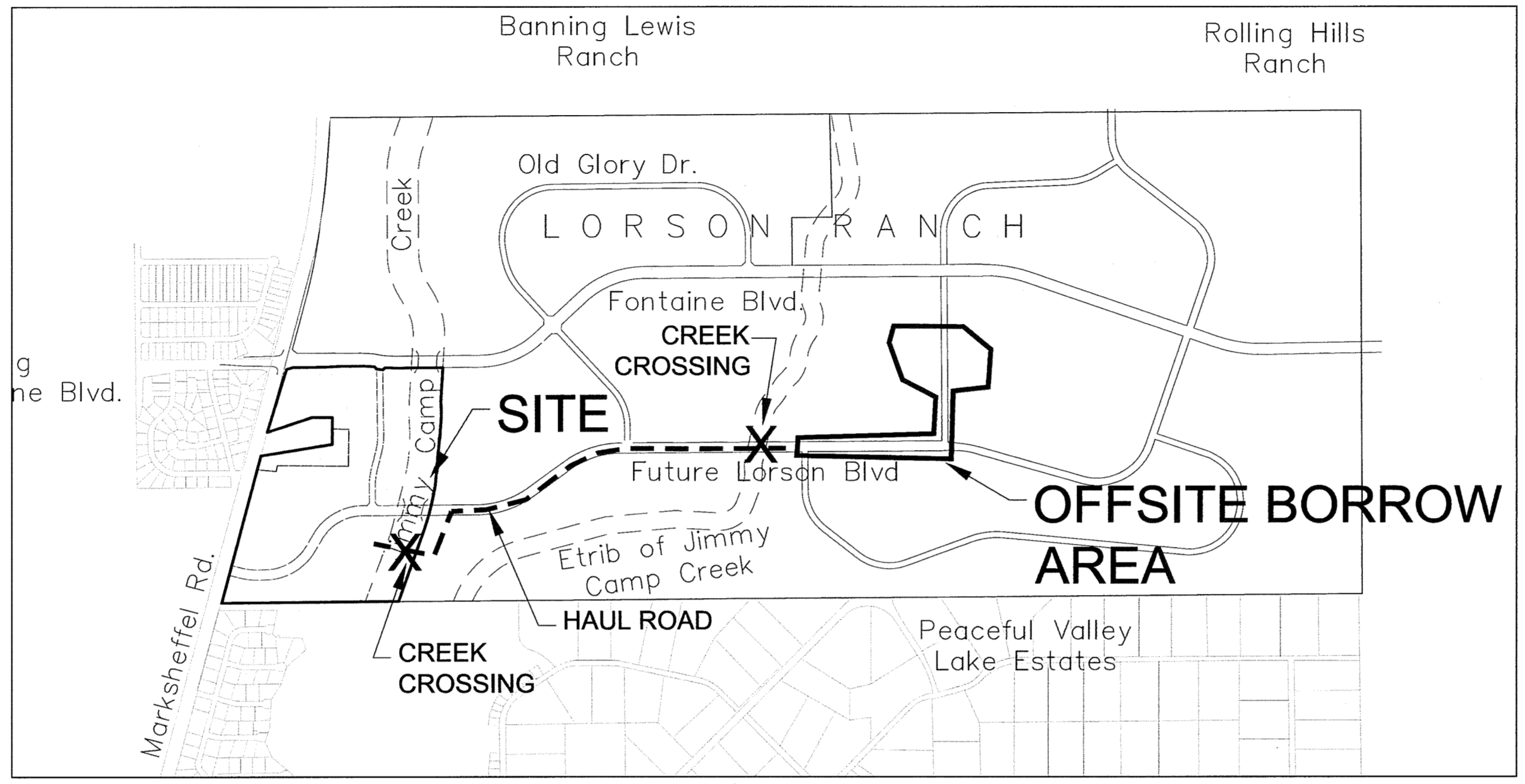


RECEIVED
MAR 27 2017

EARLY OVERLOT SITE GRADING CONSTRUCTION PLANS
FOR
CARRIAGE MEADOWS SOUTH at LORSON RANCH
EARLY OVERLOT GRADING / EROSION CONTROL 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
CO.2	NOTES (GENERAL, GRADING, EROSION CONTROL)
CO.3	TYPICAL SECTIONS
C4.1 ~ C4.3	GRADING AND EROSION CONTROL, PLAN AND DETAILS
C4.4 ~ C4.8	POND GRADING
C4.9 ~ C4.11	STORM SEWER
C4.12	DETAILS
C4.13-C4.14	OFFSITE BORROW AREA

DEVELOPER'S STATEMENT
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE
REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

BUSINESS NAME LORSON, LLC
BY Jeff Mark DATE 3/22/17
TITLE MANAGER
ADDRESS 212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

COVER SHEET
PRELIMINARY SITE GRADING
AND EROSION CONTROL PLANS

DATE
MARCH, 2017
PROJECT NO.
100.030
SHEET NUMBER
C0.1
TOTAL SHEETS: 17

LEGEND
--- STREET R.O.W.
--- PROPOSED STORM SEWER

- WATER / SANITARY**
WIDEFIELD WATER AND SANITATION DISTRICT
37 WIDEFIELD BLVD.
SECURITY, CO 80911
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 DEVELOPMENT SERVICES**
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
719-520-6300

PREPARED FOR:
LORSON, LLC
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.

A final/detail grading plan is required at this time.

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 MANUAL VOLUMES I AND II, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

Jennifer Irvine 30MARCH 2017
JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR DATE
CONDITIONS:

ENGINEER'S APPROVAL
THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARING THIS PLAN

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

BASIS OF BEARING
BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEING SOUTH 89°41'52" WEST. THE EAST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 3-1/2" ALUMINUM CAP MONUMENT AND THE WEST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 2-1/2" ALUMINUM CAP MONUMENT

BENCHMARK
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.

RECEIVED VERSION
MAR 27 2017 3

PUDSP-16-002

CONSTRUCTION NOTES

- ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
- EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM AERIAL CONTOURS AND PREVIOUS CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
- DEPTH OF MOISTURE-DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
BASE OF ALL CUTS AND FILLS - 12 INCHES,
FULL DEPTH OF ALL EMBANKMENTS
- THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
- THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
- PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED 988 FRONT-END LOADER OR SIMILAR HEAVY RUBBER Tired VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER-EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) AT 0 TO +4.0% OF OPTIMUM MOISTURE CONTENT FOR A-6 AND A-7-6 SOILS ENCOUNTERED. OTHER SUBGRADE TYPES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED (18 INCHES FOR A-7-6 SOILS BELOW FULL-DEPTH ASPHALT CONCRETE) AND COMPACTED AS OUTLINED ABOVE PRIOR TO PAVING OPERATIONS. SUBGRADE FILL SHALL BE PLACED IN SIX-INCH LIFTS AND UNIFORMLY COMPACTED, MEETING THE REQUIREMENTS AS PREVIOUSLY DESCRIBED.
- SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
- FILL SHALL BE PLACED IN 8-INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:
- HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
- SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
- TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
- MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.
- TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.
- CONCRETE WASH AREAS.
- INLET PROTECTION.
THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
- FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR THIS PROJECT.


EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

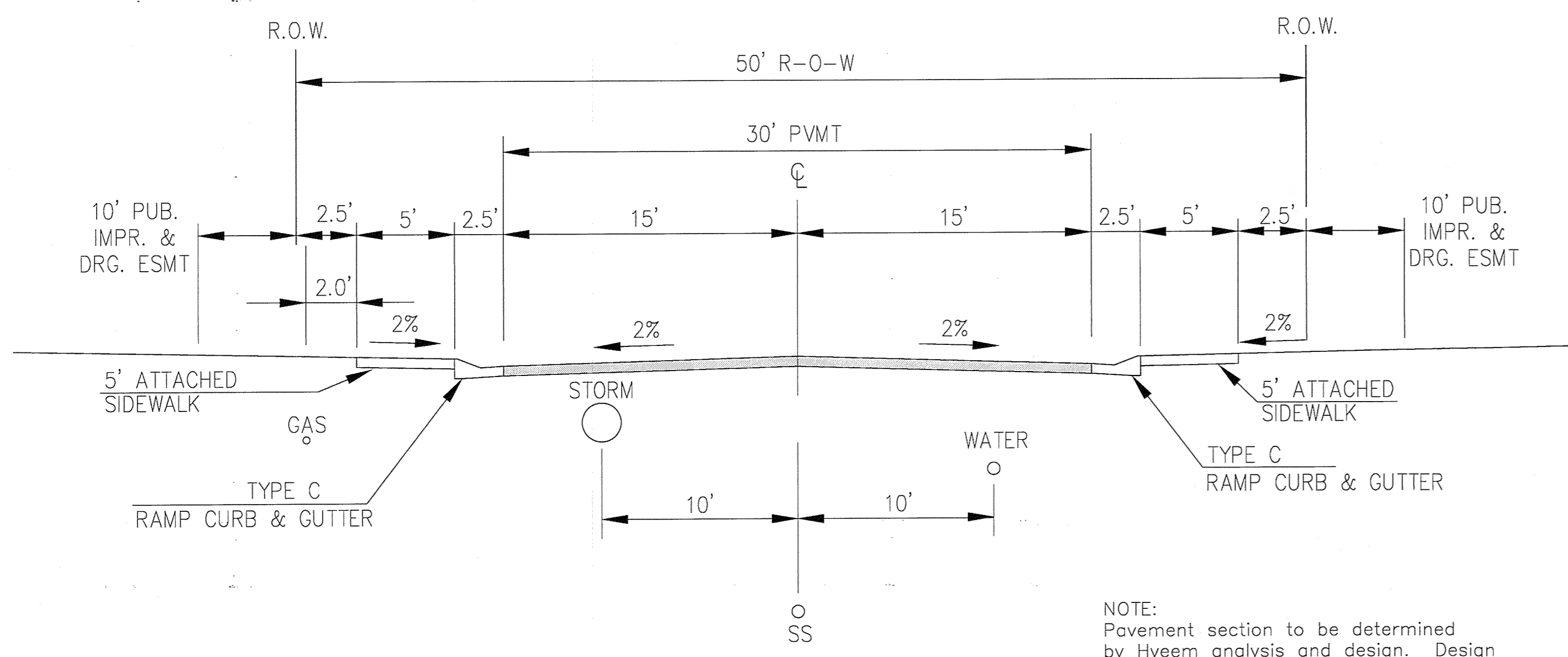
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
d. CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY DSD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD 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 DOT AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, 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.

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM DEVELOPMENT SERVICES AND A PRECONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS.
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- 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.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS) AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY RMG AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

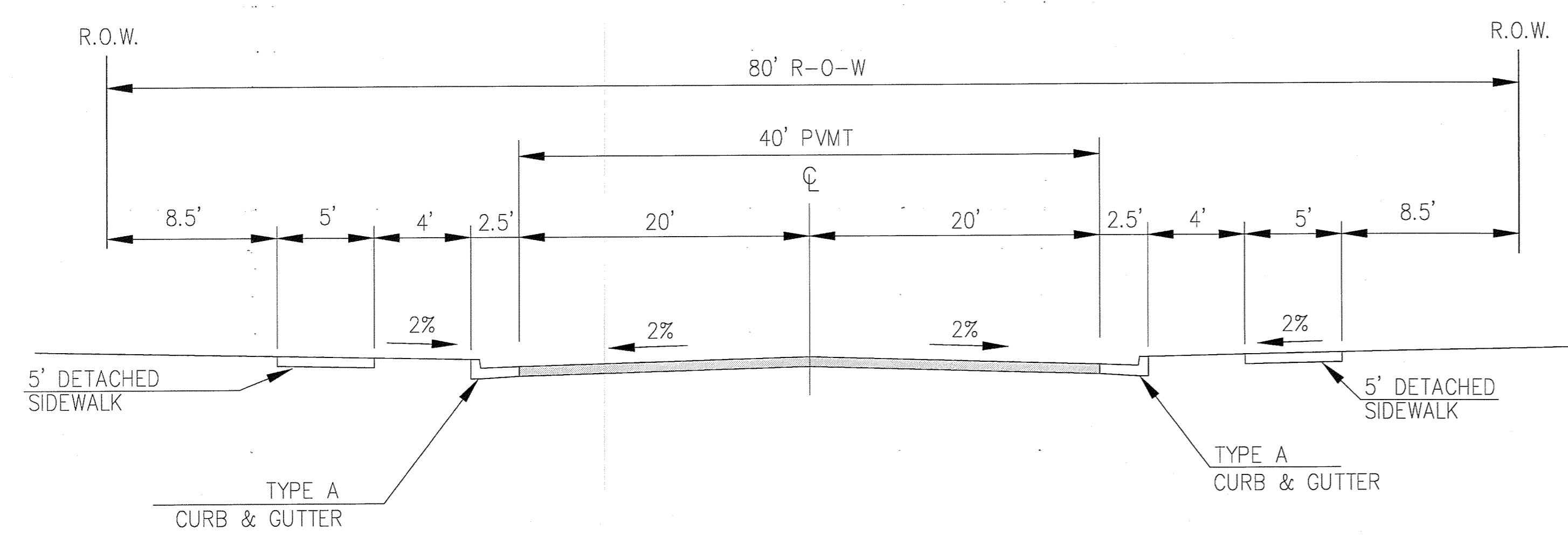
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

 CORE ENGINEERING GROUP 15004 1ST AVE. S. BLDG 170570 1100 PHOENIX, AZ 85044 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceeg1.com	DATE	
	DESCRIPTION	
PREPARED FOR: LORSON, LLC 212 N. WAHATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	NO.	
	PROJECT:	CARRIAGE MEADOWS SOUTH FONTAINE BLVD. - CARRIAGE MEADOWS DR EL PASO COUNTY, COLORADO
DRAWN: RLS DESIGNED: RLS CHECKED: RLS		
PRELIMINARY SITE GRADING PLAN NOTES		
DATE	MARCH, 2017	
PROJECT NO.	100.030	
SHEET NUMBER	C0.2	
TOTAL SHEETS:	17	



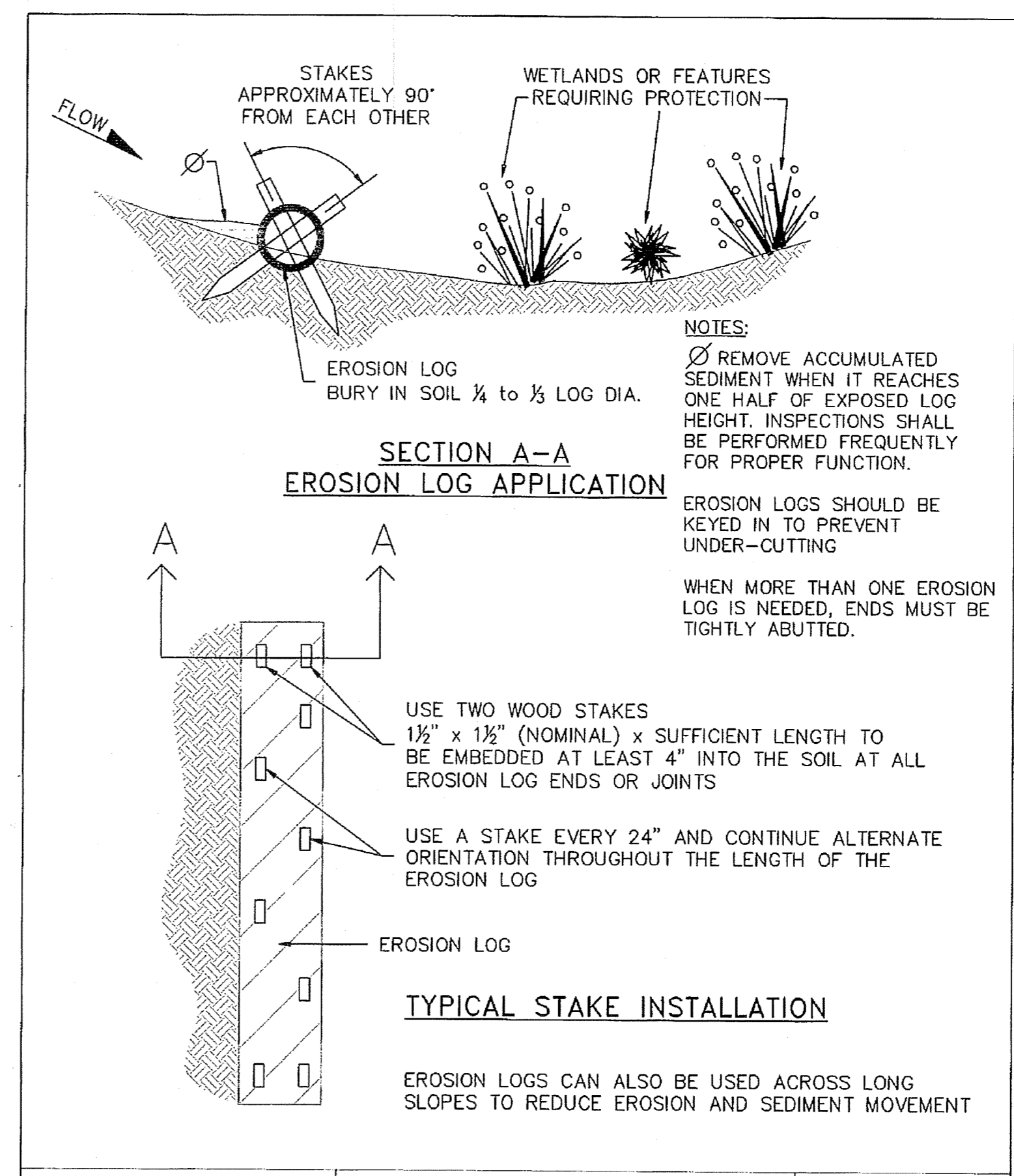
**TYPICAL SECTION 50' R.O.W.
RESIDENTIAL URBAN LOCAL**
NOT TO SCALE
WANDO DRIVE
RUBICON DRIVE
MANDAN DRIVE
CLATSOP DRIVE
GALPIN DRIVE
SIMCOE DRIVE
CARRIAGE MEADOWS DRIVE (INTERIM)

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



**TYPICAL SECTION 80' R.O.W.
RESIDENTIAL URBAN COLLECTOR**
NOT TO SCALE
LORSON BOULEVARD

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



DATE APPROVED: 1/1/08	Erosion Log Barrier	
DESIGNED BY: John A. McCarty	Standard Drawing	
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 7/17/07 FILE NAME: SD_3-87	

CORE ENGINEERING GROUP
15004 1ST AVE. S.
BURNSVILLE, MN 55306
PH: 719.570.1100
WWW.PACIFICROAD.COM
EMAIL: RICH@ceeg.com

DATE	
DESCRIPTION	
NO.	
PROJECT:	LORSON, ILLC 219 N. W. STATE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK
PREPARED FOR:	CARRIAGE MEADOWS SOUTH CARRIAGE MEADOWS DR FONTAINE, EL PASO COUNTY, COLORADO
DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS

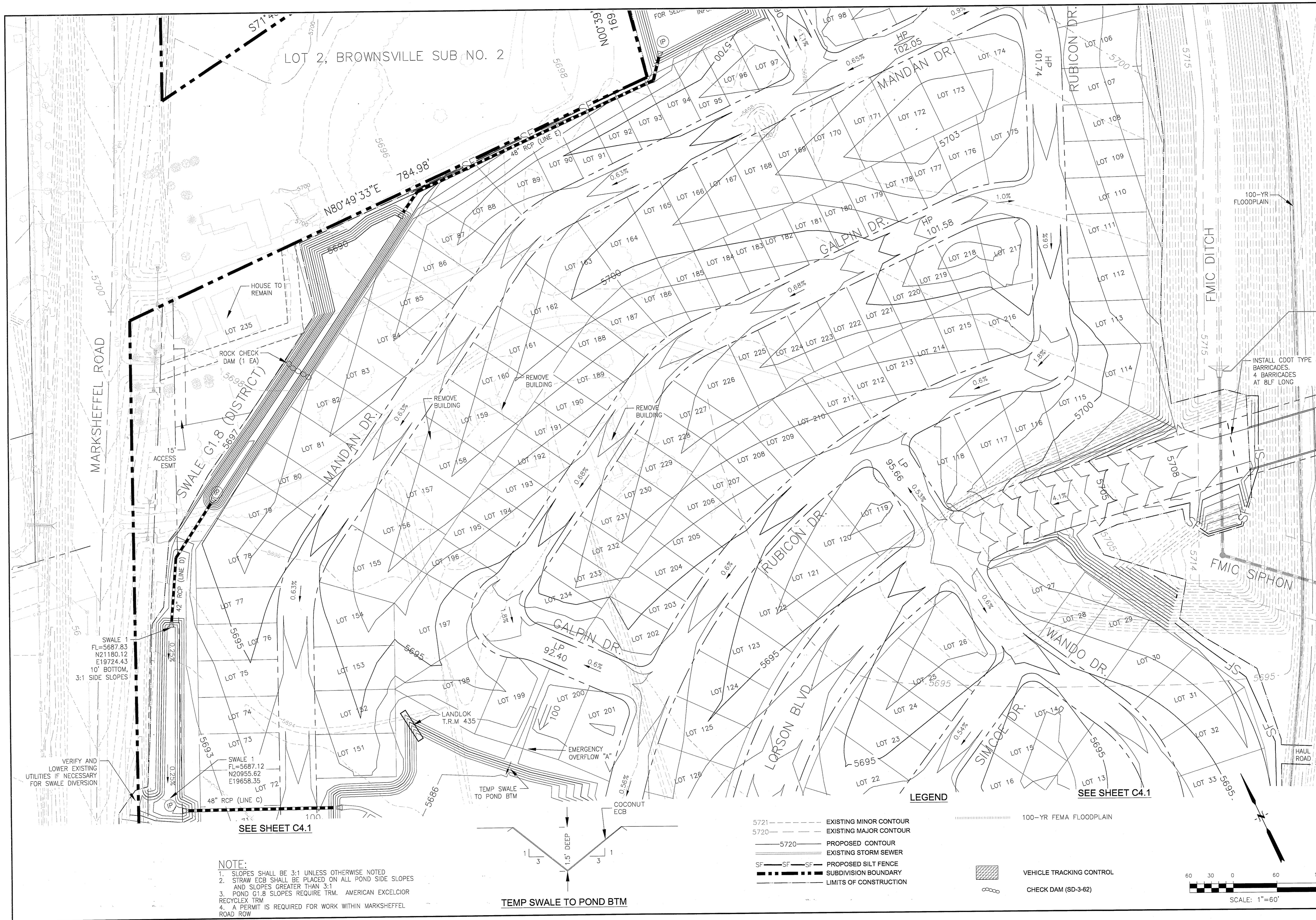
**PRELIMINARY
SITE GRADING
TYPICAL ROADWAY SECTIONS**

DATE
MARCH, 2017

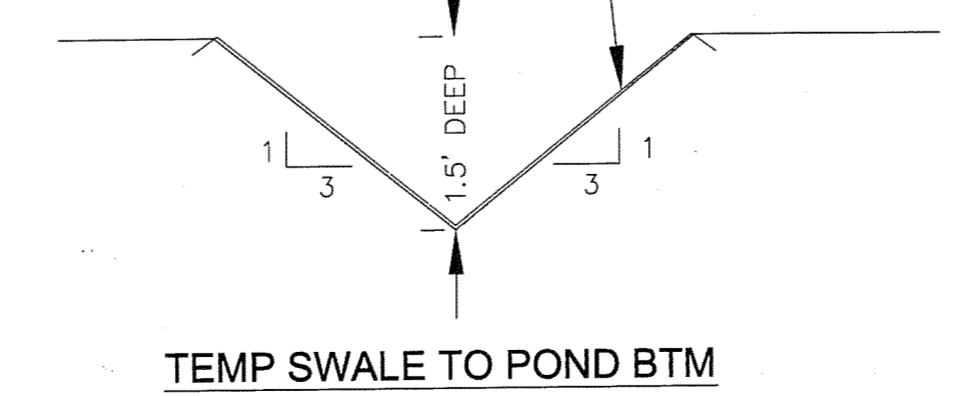
PROJECT NO.
100.030

SHEET NUMBER
C0.3

TOTAL SHEETS: 17

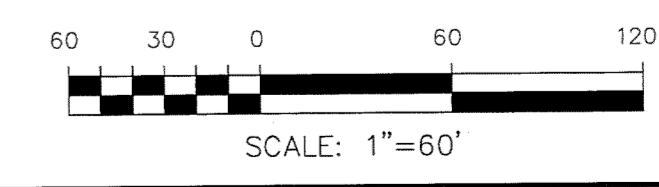


NOTE:
 1. SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
 2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES AND SLOPES GREATER THAN 3:1
 3. POND G1.8 SLOPES REQUIRE TRM. AMERICAN EXCELCIOR RECYCLEX TRM
 4. A PERMIT IS REQUIRED FOR WORK WITHIN MARKSHEFFEL ROAD ROW



- LEGEND**
- 5721 - - - - - EXISTING MINOR CONTOUR
 - 5720 - - - - - EXISTING MAJOR CONTOUR
 - 5720 - - - - - PROPOSED CONTOUR
 - --- --- EXISTING STORM SEWER
 - SF - SF - SF PROPOSED SILT FENCE
 - - - - - SUBDIVISION BOUNDARY
 - - - - - LIMITS OF CONSTRUCTION

- 100-YR FEMA FLOODPLAIN
- VEHICLE TRACKING CONTROL
- CHECK DAM (SD-3-62)



CORE ENGINEERING GROUP

15004 1ST AVE. S.
 BURNSVILLE, MN 55306
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____

DESCRIPTION: _____

NO. _____

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

**CARRIAGE MEADOWS SOUTH
 EARLY OVERLOT GRADING AND
 EROSION CONTROL PLAN**

DATE: MARCH, 2017

PROJECT NO. 100.030

SHEET NUMBER C4.2

TOTAL SHEETS: 17

PREPARED FOR: LORSON ILLC
 919 N. WASHINGTON AVE. SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

PROJECT: CARRIAGE MEADOWS SOUTH
 FONTAINE BLVD. CARRIAGE MEADOWS DR
 EL PASO COUNTY, COLORADO

INSTALL CDOT TYPE 3 BARRICADES, 4 BARRICADES AT 8LF LONG

SEE SHEET C4.1

SEE SHEET C4.1

SWALE 1
 FL=5687.83
 N21180.12
 E19724.43
 10' BOTTOM,
 3:1 SIDE SLOPES

SWALE 1
 FL=5687.12
 N20955.62
 E19658.35
 LOT 72

MARKSHEFFEL ROAD

SWALE G1.8 (DISTRICT)

MANDAN DR.

GALPIN DR.

RUBICON DR.

LORSON BLVD

WANDO DR.

SIMCOE DR.

FMIC DITCH

FMIC SIPHON

LOT 2, BROWNSVILLE SUB NO. 2

MANDAN DR.

GALPIN DR.

RUBICON DR.

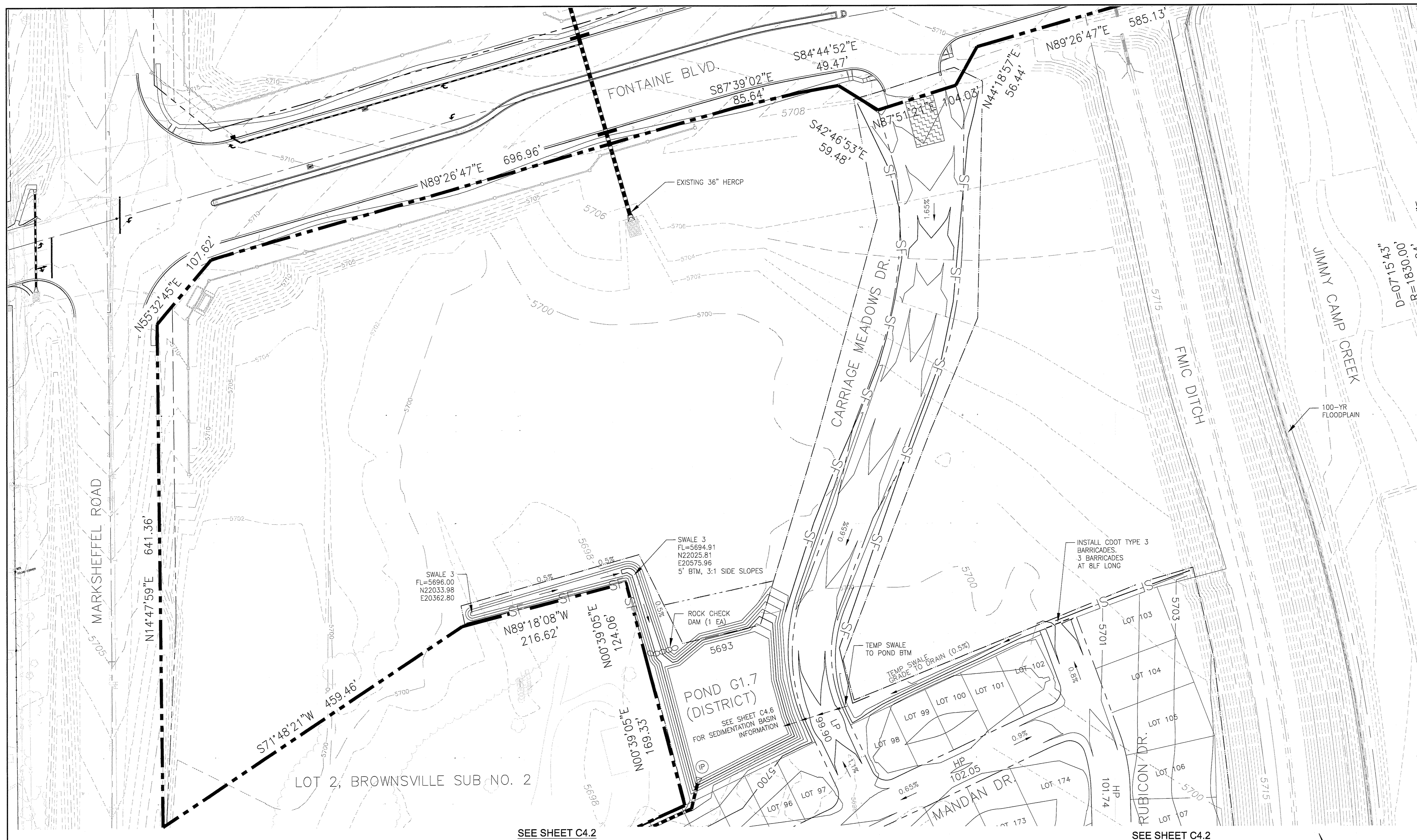
100-YR FLOODPLAIN

INSTALL CDOT TYPE 3 BARRICADES, 4 BARRICADES AT 8LF LONG

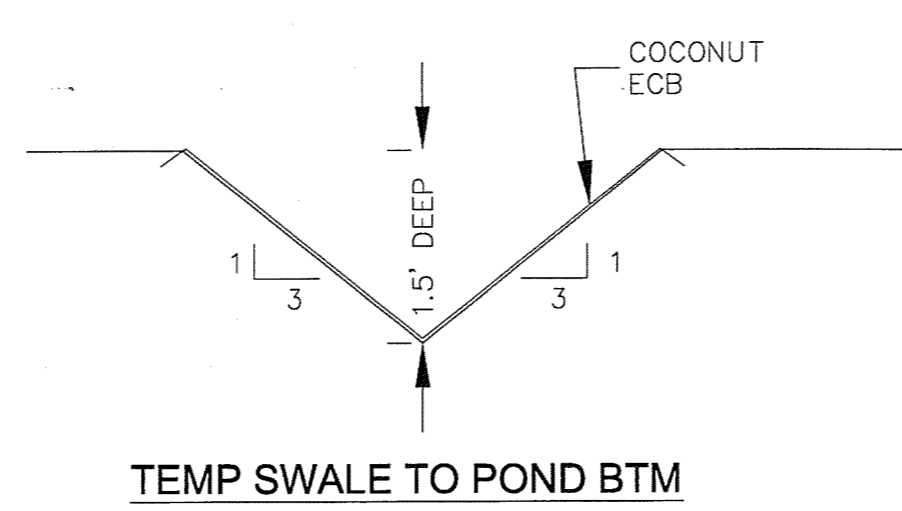
FMIC SIPHON

SCALE: 1"=60'

TOTAL SHEETS: 17

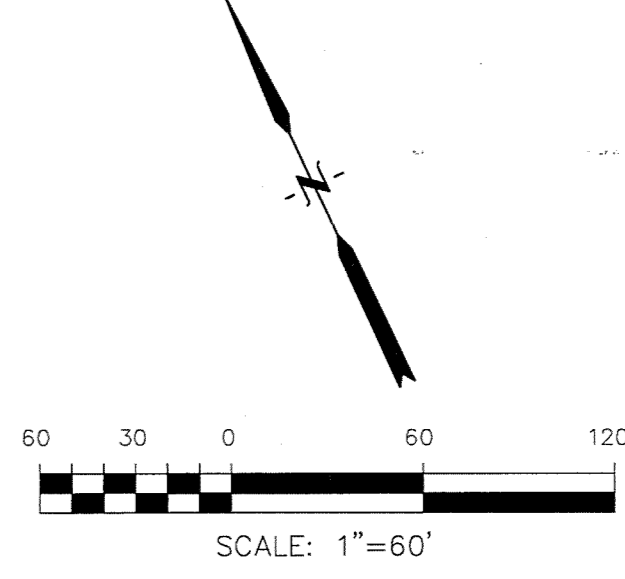


NOTE:
 1. SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
 2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES AND SLOPES GREATER THAN 3:1
 3. POND G1.8 SLOPES REQUIRE TRM. AMERICAN EXCELCIOR RECYCLEX TRM
 4. A PERMIT IS REQUIRED FOR WORK WITHIN MARKSHEFFEL ROAD ROW



LEGEND

--- 5721 ---	EXISTING MINOR CONTOUR	-----	100-YR FEMA FLOODPLAIN
--- 5720 ---	EXISTING MAJOR CONTOUR	-----	VEHICLE TRACKING CONTROL
--- 5720 ---	PROPOSED CONTOUR	-----	CHECK DAM (SD-3-62)
--- SF ---	EXISTING STORM SEWER	-----	
--- SF ---	PROPOSED SILT FENCE	-----	
--- ---	SUBDIVISION BOUNDARY	-----	
--- ---	LIMITS OF CONSTRUCTION	-----	



CORE ENGINEERING GROUP
 15004 1ST AVE. S.
 BURNSVILLE, CO 80014
 PHONE: 303.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
CARRIAGE MEADOWS SOUTH
 FONTAINE BLVD. - CARRIAGE MEADOWS DR
 EL PASO COUNTY, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

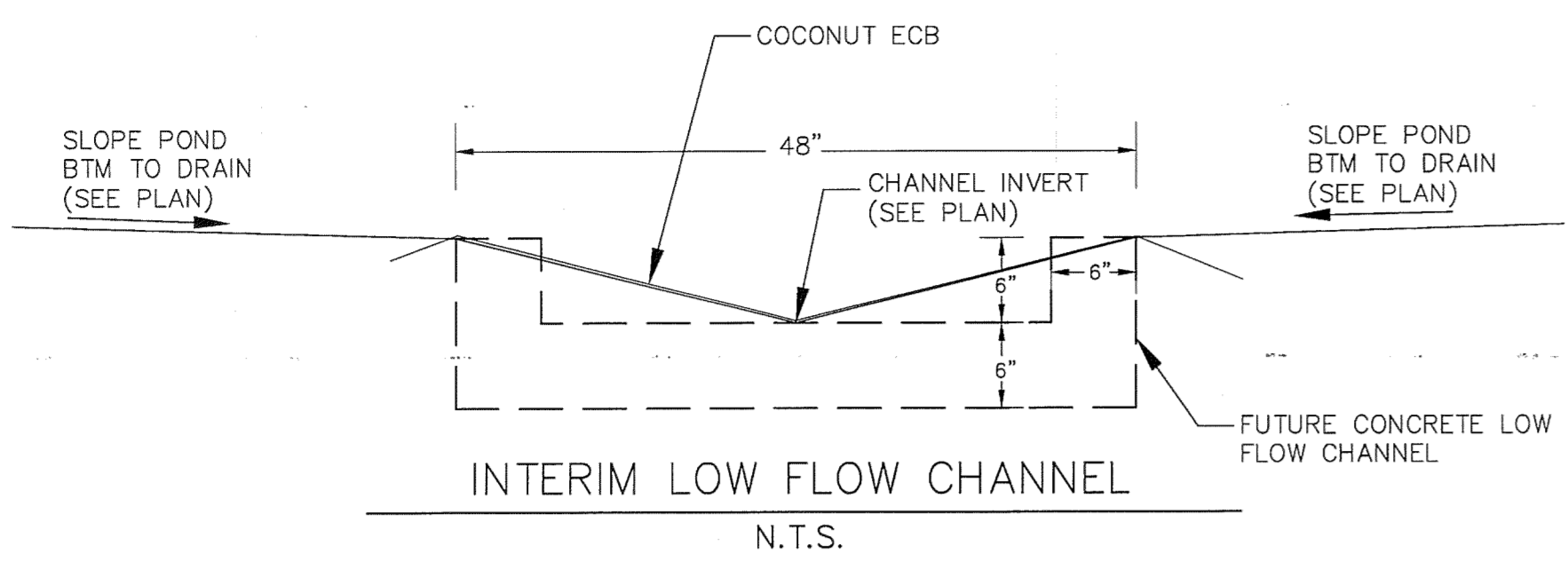
**CARRIAGE MEADOWS SOUTH
 EARLY OVERLOT GRADING AND
 EROSION CONTROL PLAN**

DATE
MARCH, 2017

PROJECT NO.
100.030

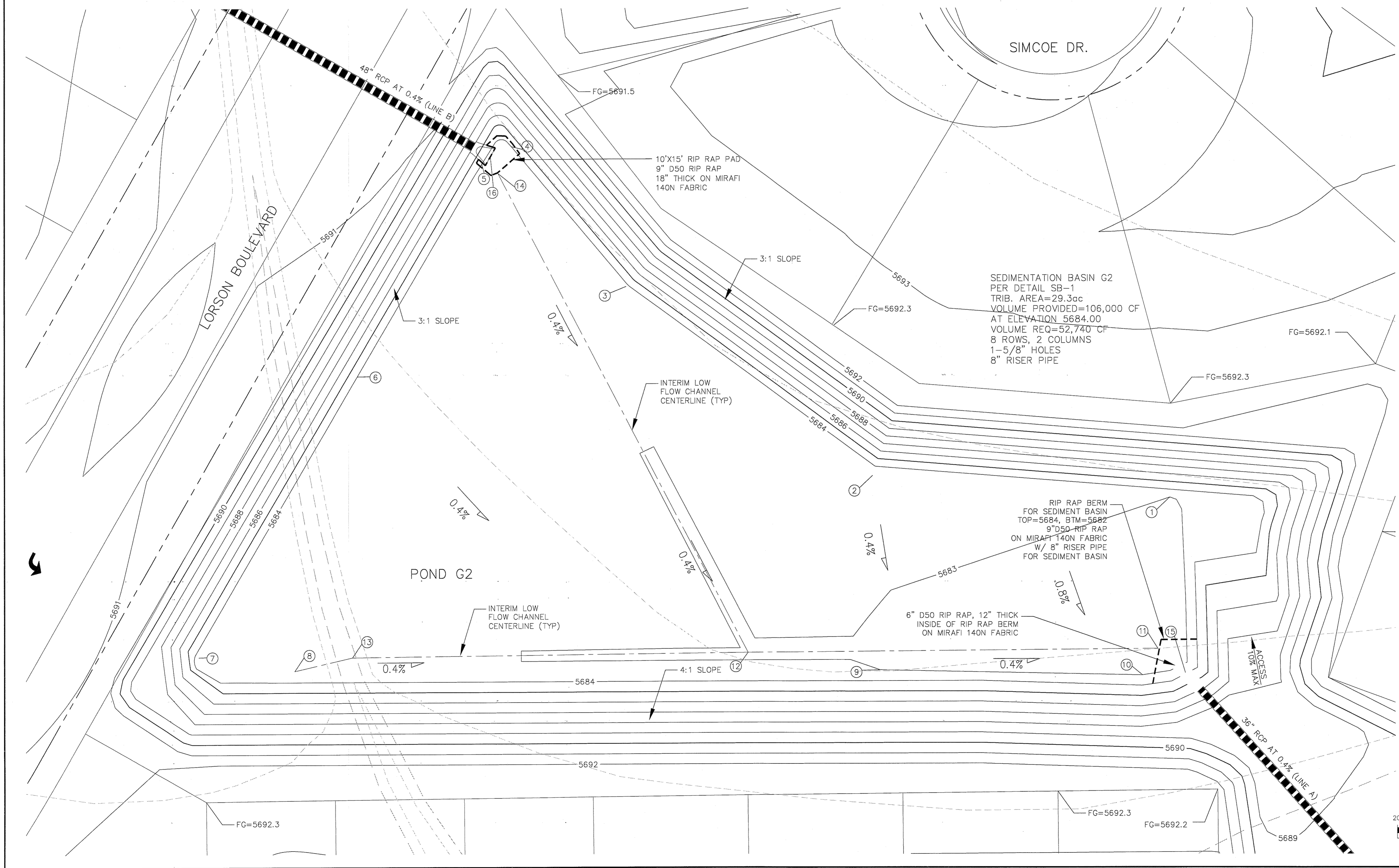
SHEET NUMBER
C4.3

TOTAL SHEETS: 17



POINT TABLE				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	20426.91	20695.07	5683.00	POND BOTTOM
2	20435.42	20580.07	5683.19	POND BOTTOM
3	20508.55	20484.61	5683.80	POND BOTTOM
4	20562.75	20440.18	5684.00	POND BOTTOM
5	20556.24	20428.64	5684.00	POND BOTTOM
6	20473.78	20380.35	5684.00	POND BOTTOM
7	20365.37	20316.87	5683.65	POND BOTTOM
8	20360.09	20356.01	5683.41	LOW FLOW CHANNEL INVERT
9	20360.30	20583.01	5683.00	POND BOTTOM

POINT TABLE				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
10	20358.26	20684.49	5683.00	POND BOTTOM
11	20368.54	20690.48	5682.00	LOW FLOW CHANNEL INVERT
12	20367.09	20531.78	5682.26	LOW FLOW CHANNEL INVERT
13	20365.32	20378.38	5683.27	LOW FLOW CHANNEL INVERT
14	20552.37	20434.96	5683.49	LOW FLOW CHANNEL INVERT
15	20359.14	20701.15	5680.70	INVERT 36" RCP
16	20558.92	20432.02	5683.55	INVERT 48" RCP

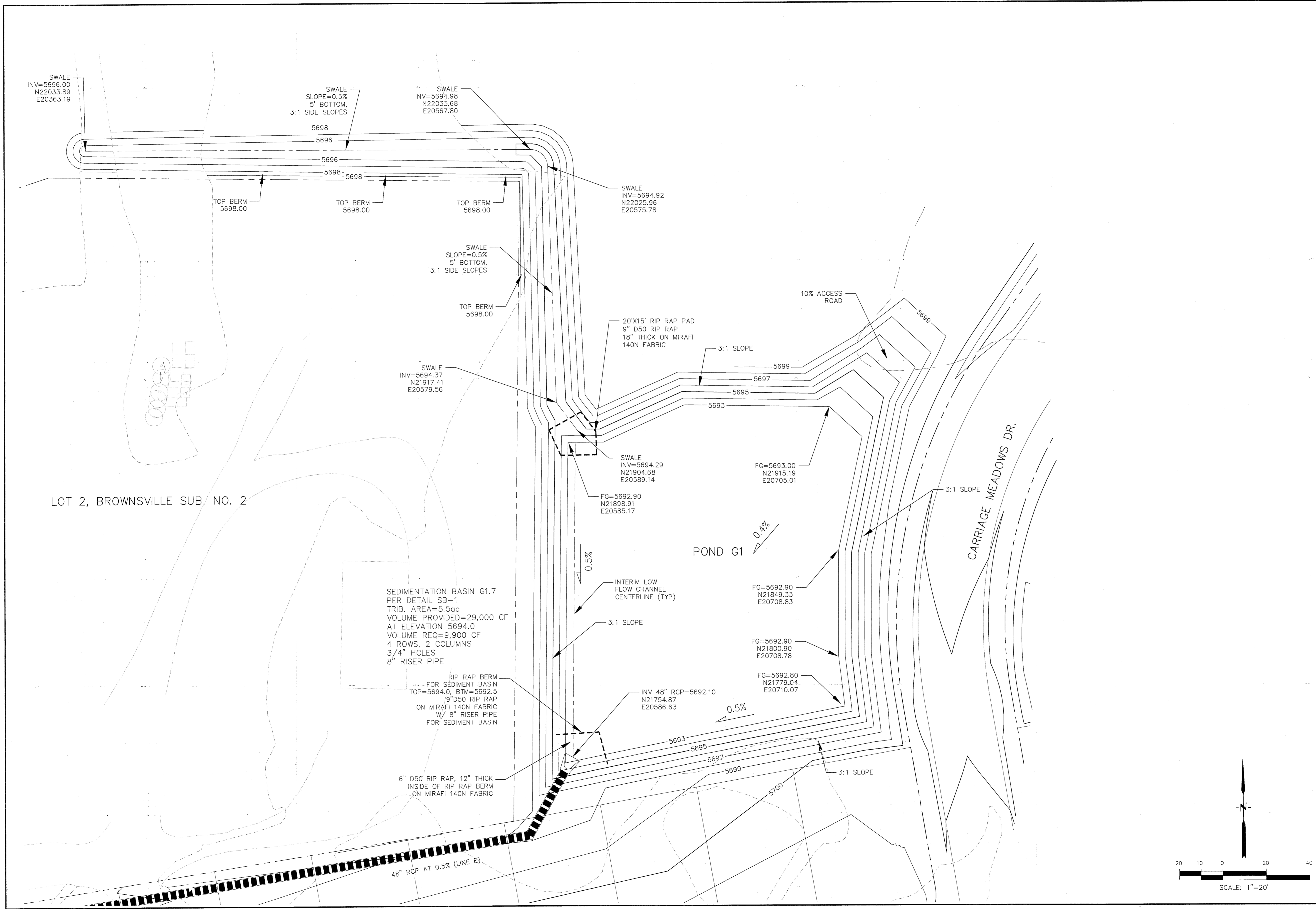


CORE ENGINEERING GROUP
 1504 1ST AVE. S.
 BURNSVILLE, MN 55306
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: rich@coreg.com

DATE: _____
 DESCRIPTION: _____
 NO. _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK
 PROJECT: **CARRIAGE MEADOWS SOUTH**
 CARRIAGE MEADOWS DR
 FONTAINE BLVD. - CARRIAGE MEADOWS DR
 EL PASO COUNTY, COLORADO
 DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

DETENTION POND G2 (DISTRICT)
CARRIAGE MEADOWS SOUTH

DATE: **MARCH, 2017**
 PROJECT NO.: **100.030**
 SHEET NUMBER: **C4.4**
 TOTAL SHEETS: **17**



LOT 2, BROWNSVILLE SUB. NO. 2

SEDIMENTATION BASIN G1.7
 PER DETAIL SB-1
 TRIB. AREA=5.5ac
 VOLUME PROVIDED=29,000 CF
 AT ELEVATION 5694.0
 VOLUME REQ=9,900 CF
 4 ROWS, 2 COLUMNS
 3/4" HOLES
 8" RISER PIPE

RIP RAP BERM
 FOR SEDIMENT BASIN
 TOP=5694.0, BTM=5692.5
 9"D50 RIP RAP
 ON MIRAFI 140N FABRIC
 W/ 8" RISER PIPE
 FOR SEDIMENT BASIN

6" D50 RIP RAP, 12" THICK
 INSIDE OF RIP RAP BERM
 ON MIRAFI 140N FABRIC

48" RCP AT 0.5% (LINE E)

CORE ENGINEERING GROUP
 15004 1ST AVE. S.
 BURNSVILLE, MN 55306
 PH: 719.570.1100
 FAX: 719.570.1101
 EMAIL: Rich@cegi.com

NO.	DESCRIPTION	DATE

PREPARED FOR: **LORSON, LLC**
 212 N. MONTE ALEGRE BLVD. SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

PROJECT: **CARRIAGE MEADOWS SOUTH**
 FONTMERE BLVD. COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

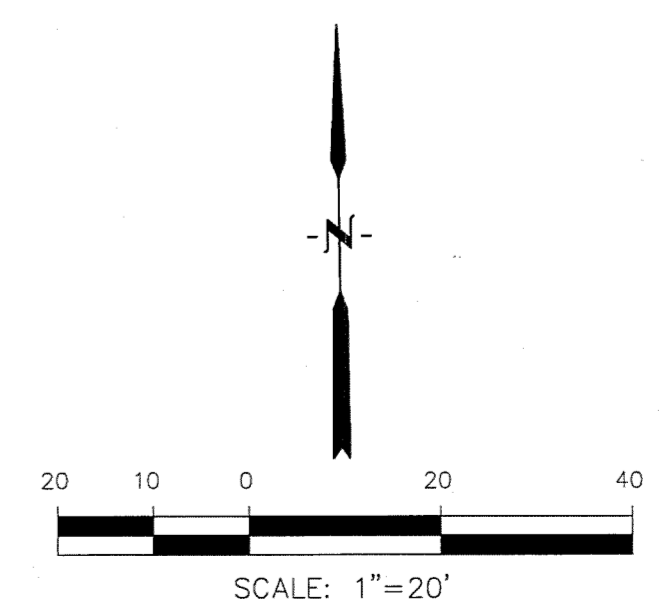
(DISTRICT)
DETENTION POND G1.7
CARRIAGE MEADOWS SOUTH

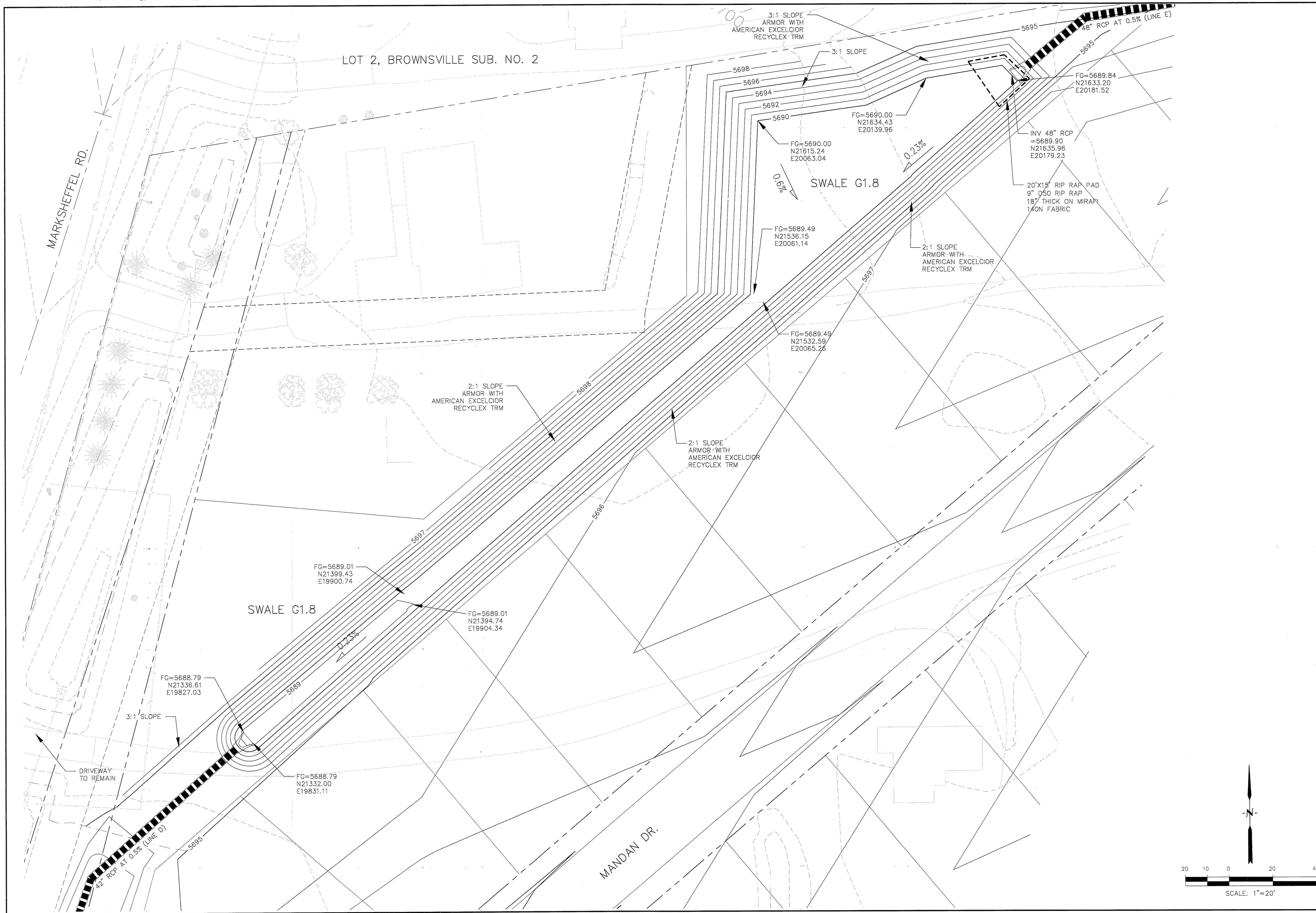
DATE
MARCH, 2017

PROJECT NO.
100.030

SHEET NUMBER
C4.6

TOTAL SHEETS: 17





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

NO.	DESCRIPTION	DATE

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

PROJECT: **CARRIAGE MEADOWS SOUTH**
 FONTAINE BLVD. - CARRIAGE MEADOWS DR
 EL PASO COUNTY, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

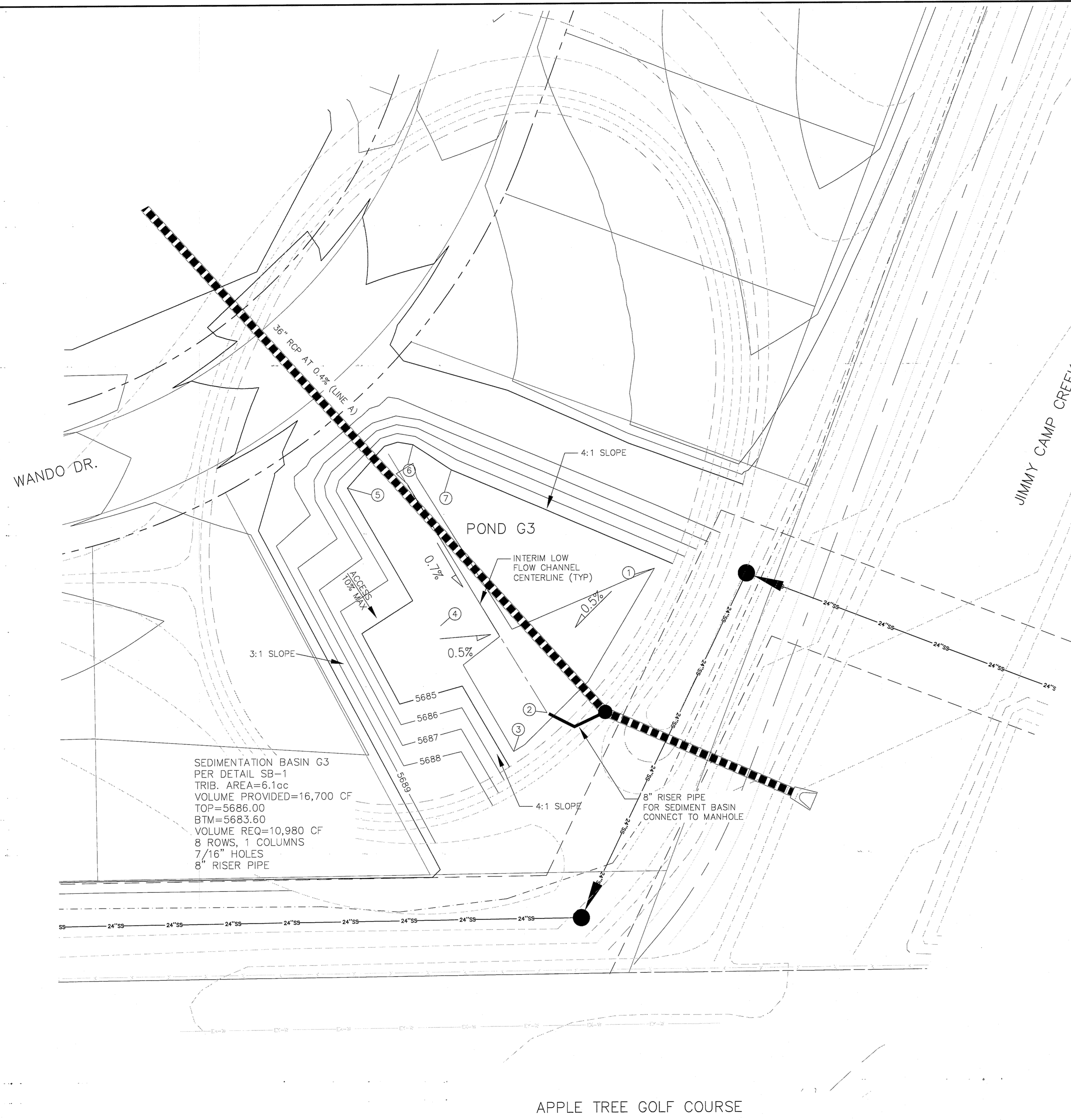
SWALE G1.8 (DISTRICT)
CARRIAGE MEADOWS SOUTH

DATE: **MARCH, 2017**

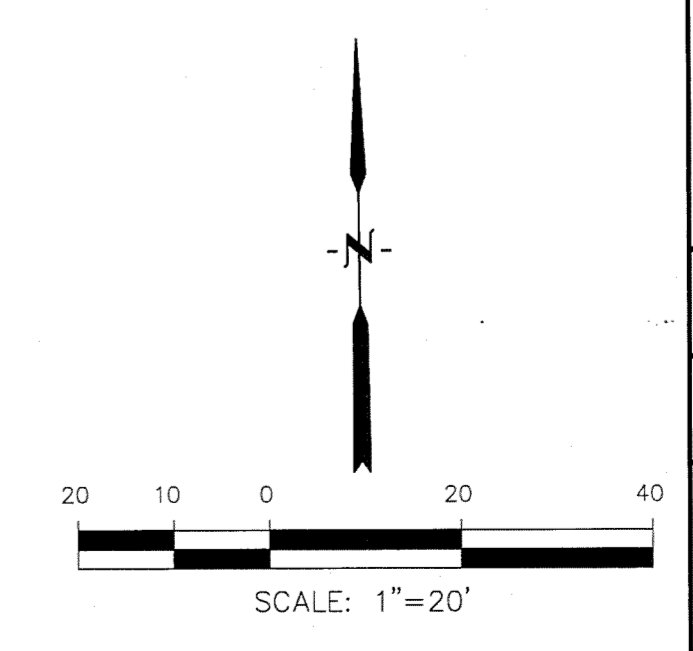
PROJECT NO.: **100.030**

SHEET NUMBER: **C4.7**

TOTAL SHEETS: **17**



POINT TABLE				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	20152.70	20951.65	5684	POND BOTTOM
2	20102.39	20913.69	5683.33	POND BOTTOM
3	20088.79	20901.93	5684	POND BOTTOM
4	20133.08	20876.39	5684.20	POND BOTTOM
5	20181.43	20843.88	5685	POND BOTTOM
6	20196.53	20866.94	5685	POND BOTTOM
7	20187.57	20880.42	5685	POND BOTTOM



CORE ENGINEERING GROUP
 1000 S. WASHINGTON AVE. SUITE 55306
 BURNING WOOD, MO 63033
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceeg1.com

NO.	DESCRIPTION	DATE

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PROJECT: CARRIAGE MEADOWS SOUTH
 FONTAINE BLVD. - CARRIAGE MEADOWS DR
 EL PASO COUNTY, COLORADO

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

DETENTION POND G3 (DISTRICT)

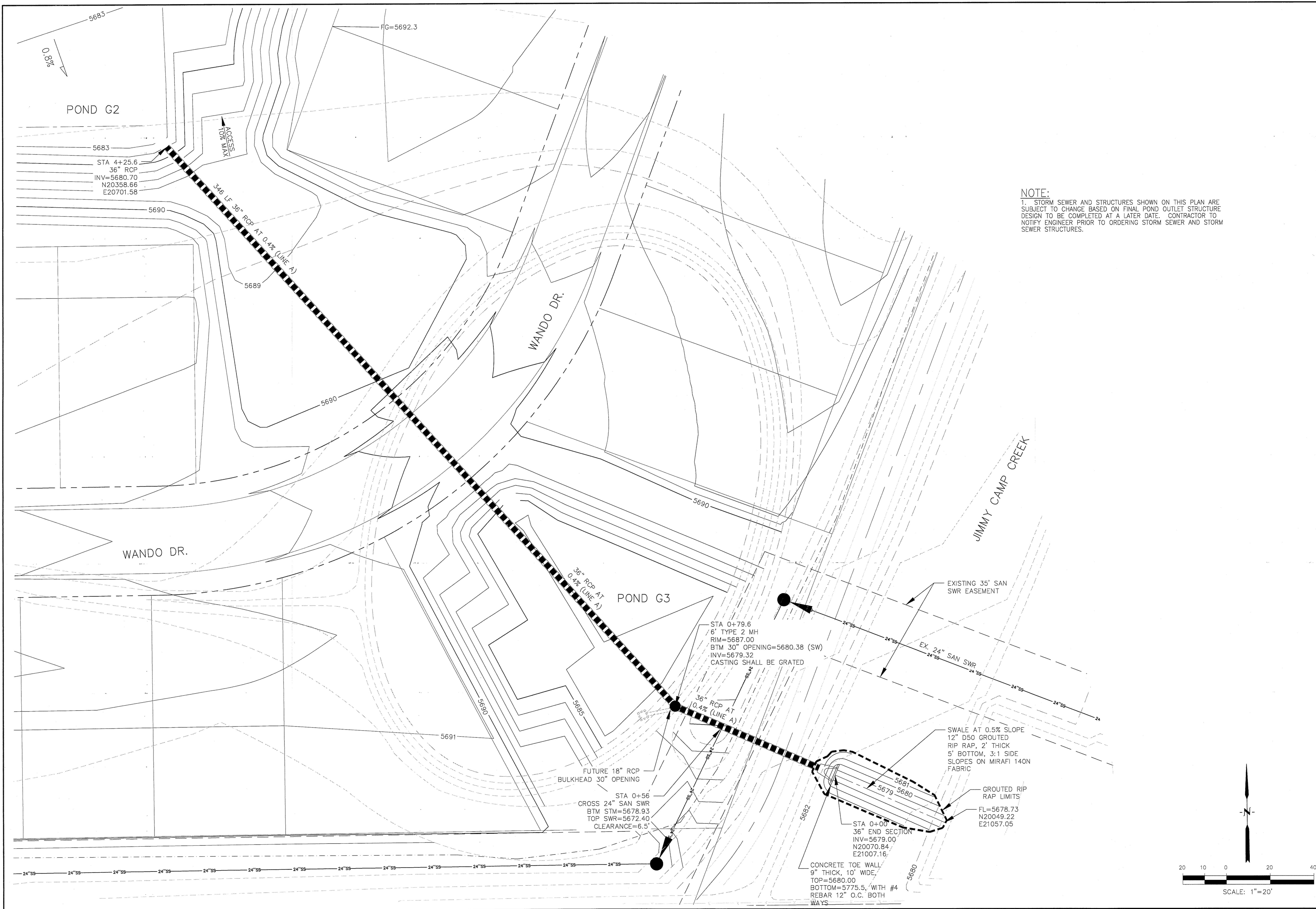
CARRIAGE MEADOWS SOUTH

DATE
MARCH, 2017

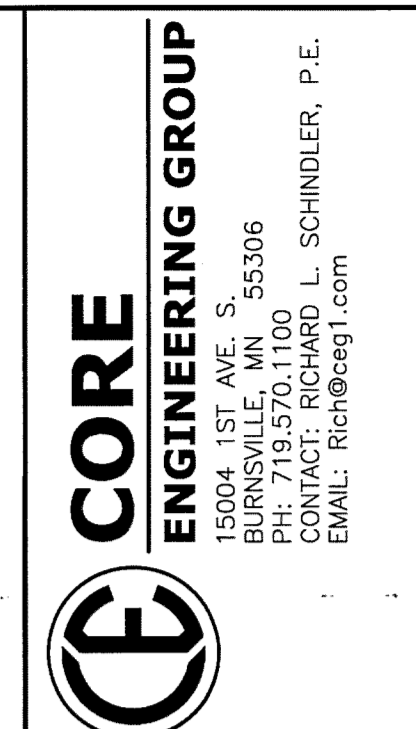
PROJECT NO.
100.030

SHEET NUMBER
C4.8

TOTAL SHEETS: 17



NOTE:
 1. STORM SEWER AND STRUCTURES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON FINAL POND OUTLET STRUCTURE DESIGN TO BE COMPLETED AT A LATER DATE. CONTRACTOR TO NOTIFY ENGINEER PRIOR TO ORDERING STORM SEWER AND STORM SEWER STRUCTURES.



CORE ENGINEERING GROUP
 15004 1ST AVE. S. 55306
 BURNING WOODS PLAZA
 PHOENIX, AZ 85027
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceeg1.com

NO.	DESCRIPTION	DATE

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

PROJECT:
CARRIAGE MEADOWS SOUTH
 FONTANE BLVD. - CARRIAGE MEADOWS DR
 EL PASO COUNTY, COLORADO

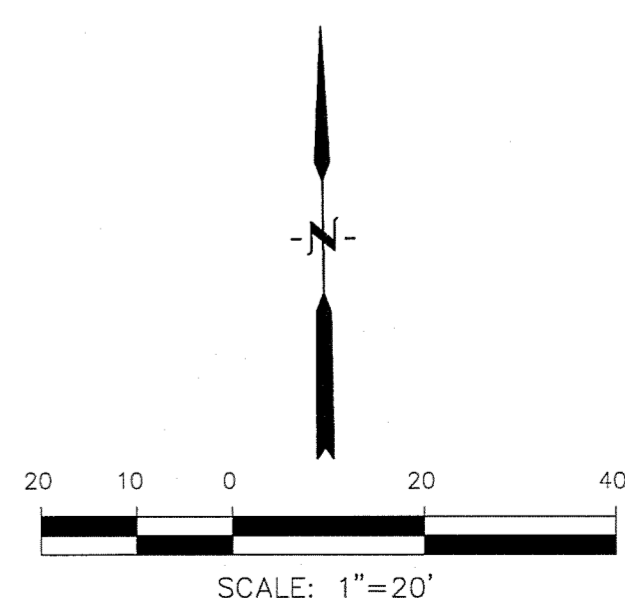
**STORM SEWER LINE A (DISTRICT)
 CARRIAGE MEADOWS SOUTH
 EARLY GRADING PLAN**

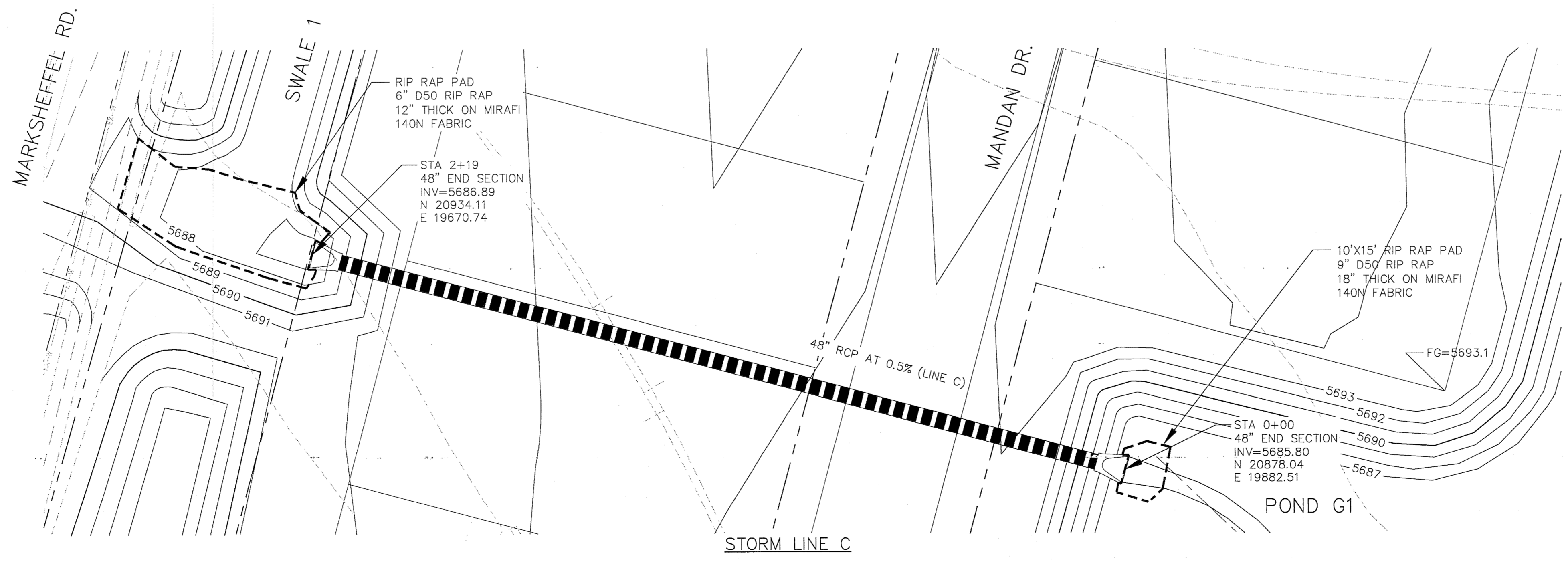
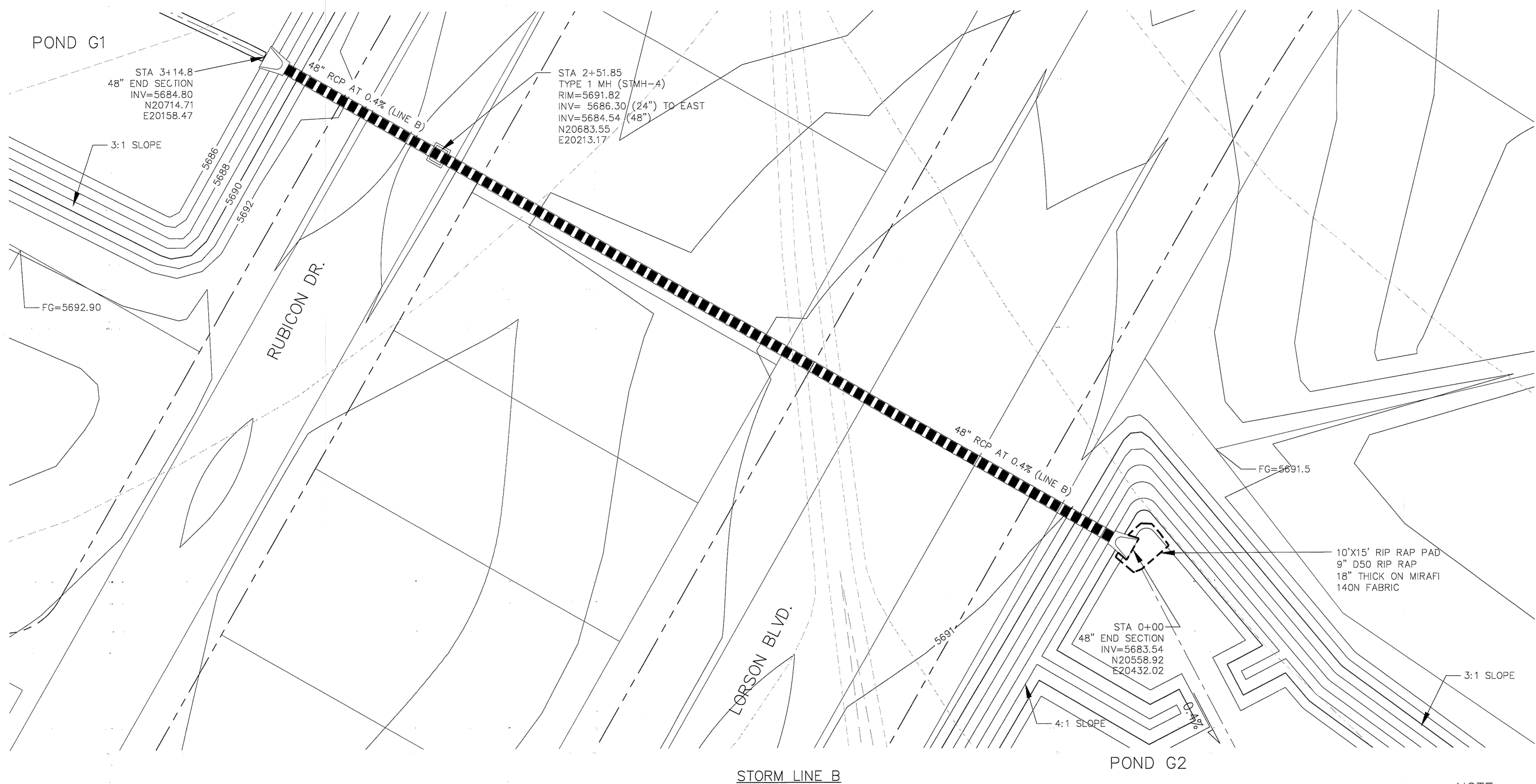
DATE
MARCH, 2017

PROJECT NO.
100.030

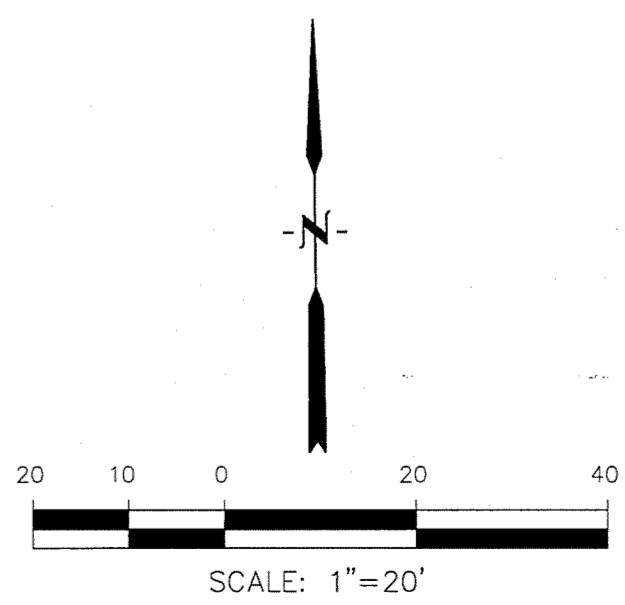
SHEET NUMBER
C4.9

TOTAL SHEETS: **17**





NOTE:
 1. STORM SEWER AND STRUCTURES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON FINAL POND OUTLET STRUCTURE DESIGN TO BE COMPLETED AT A LATER DATE. CONTRACTOR TO NOTIFY ENGINEER PRIOR TO ORDERING STORM SEWER AND STORM SEWER STRUCTURES.



CORE ENGINEERING GROUP
 1717 S. W. 10TH AVE.
 BOULDER, CO 80506
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceeg1.com

NO.	DESCRIPTION	DATE

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

PREPARED FOR:
LORSON, LLC
 212 N. WASKATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 570-1100
 CONTACT: JEFF MARK

PROJECT:
CARRIAGE MEADOWS SOUTH
 FONTAINE BLVD. - CARRIAGE MEADOWS DR
 EL PASO COUNTY, COLORADO

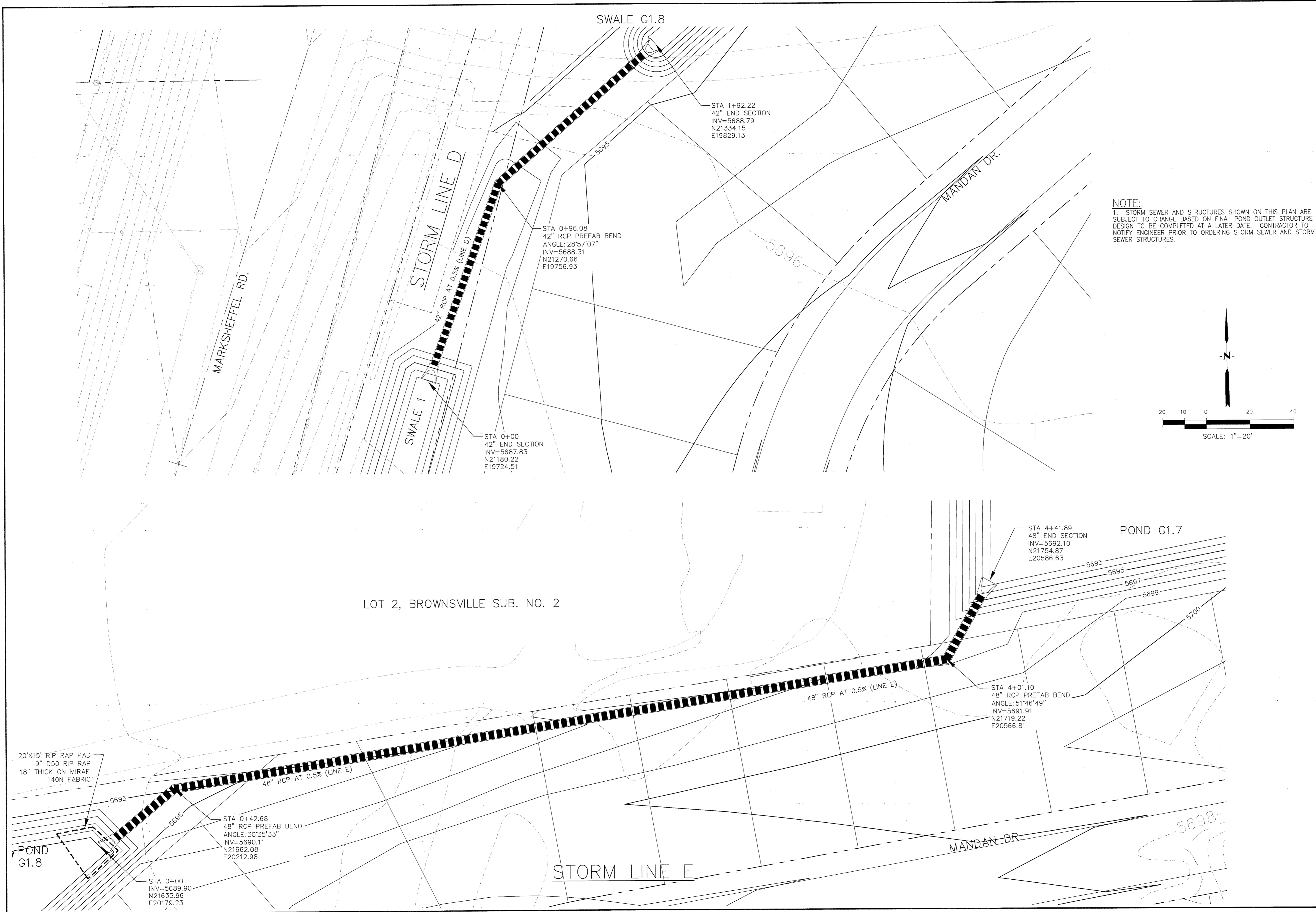
STORM SEWER LINE B & C (DISTRICT)
CARRIAGE MEADOWS SOUTH
EARY GRADING PLAN

DATE
 MARCH, 2017

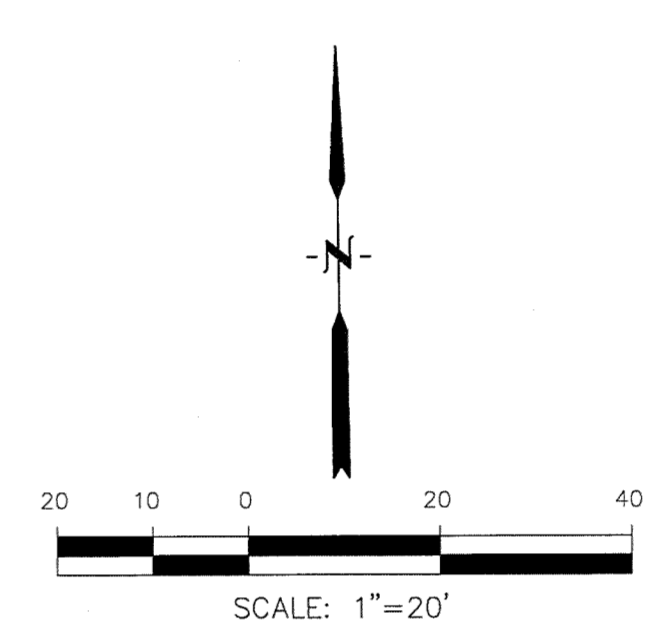
PROJECT NO.
 100.030

SHEET NUMBER
C4.10

TOTAL SHEETS: 17



NOTE:
1. STORM SEWER AND STRUCTURES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON FINAL POND OUTLET STRUCTURE DESIGN TO BE COMPLETED AT A LATER DATE. CONTRACTOR TO NOTIFY ENGINEER PRIOR TO ORDERING STORM SEWER AND STORM SEWER STRUCTURES.



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

NO.	DESCRIPTION	DATE

PROJECT: CARRIAGE MEADOWS SOUTH
FONTAINE BLVD. - CARRIAGE MEADOWS DR
EL PASO COUNTY, COLORADO

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

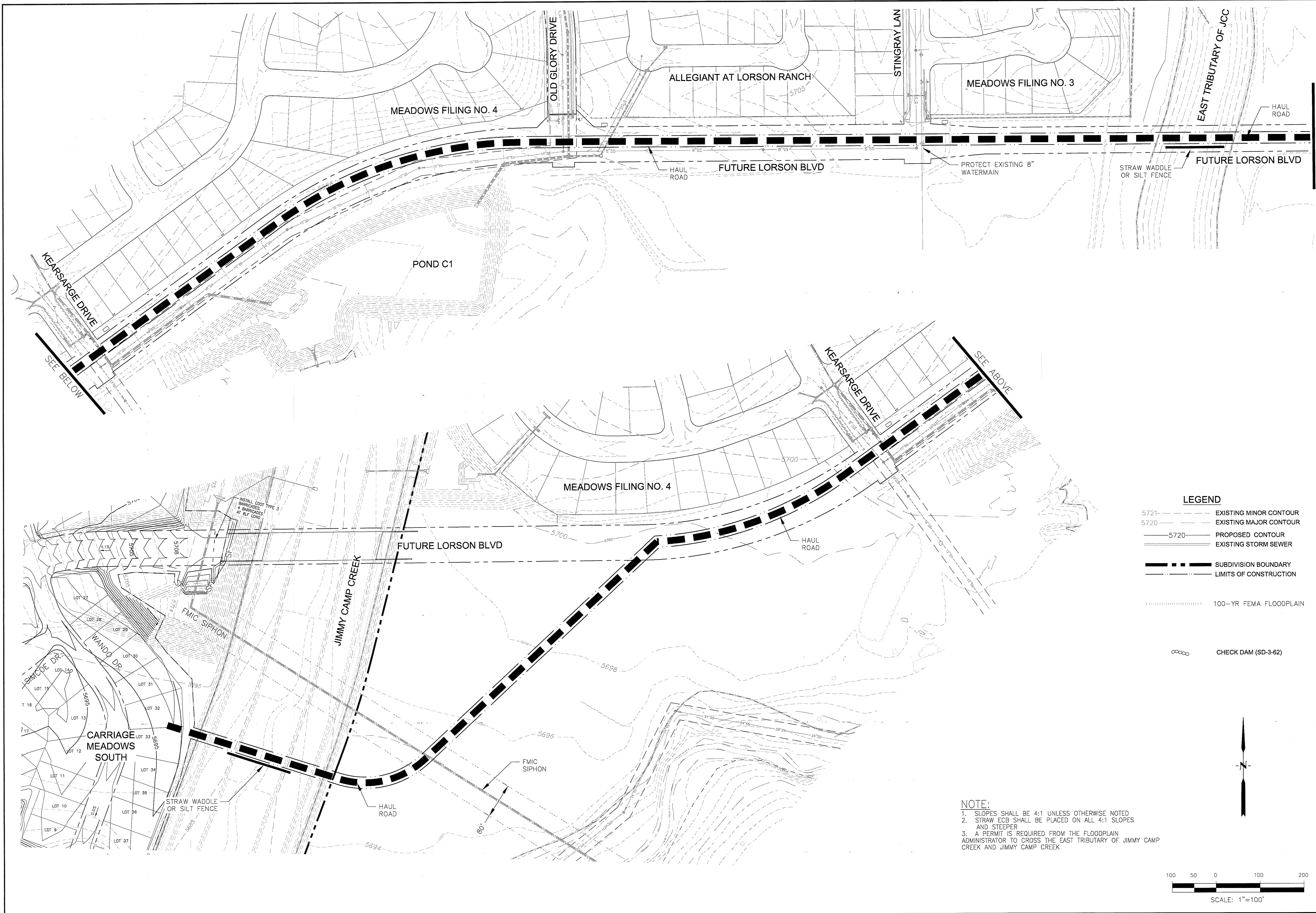
**STORM SEWER LINE D & E (DISTRICT)
CARRIAGE MEADOWS SOUTH
EARLY GRADING PLAN**

DATE: MARCH, 2017

PROJECT NO.: 100.030

SHEET NUMBER: C4.11

TOTAL SHEETS: 17



SEE SHEET C4.14

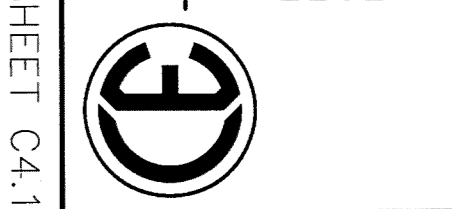
NO.	DESCRIPTION	DATE

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

**CARRIAGE MEADOWS SOUTH
 EARLY OVERLOT GRADING AND
 EROSION CONTROL PLAN**

DATE: MARCH, 2017
 PROJECT NO.: 100.030
 SHEET NUMBER: C4.13
 TOTAL SHEETS: 17

CORE ENGINEERING GROUP
 15004 1ST AVE. S.
 BIRDAIR, CO. 80101
 PHONE: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceeg1.com

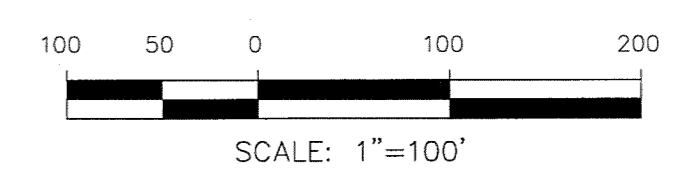
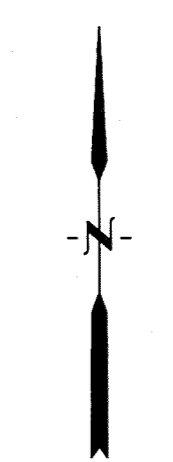


PREPARED FOR:
LORSON, LLC
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

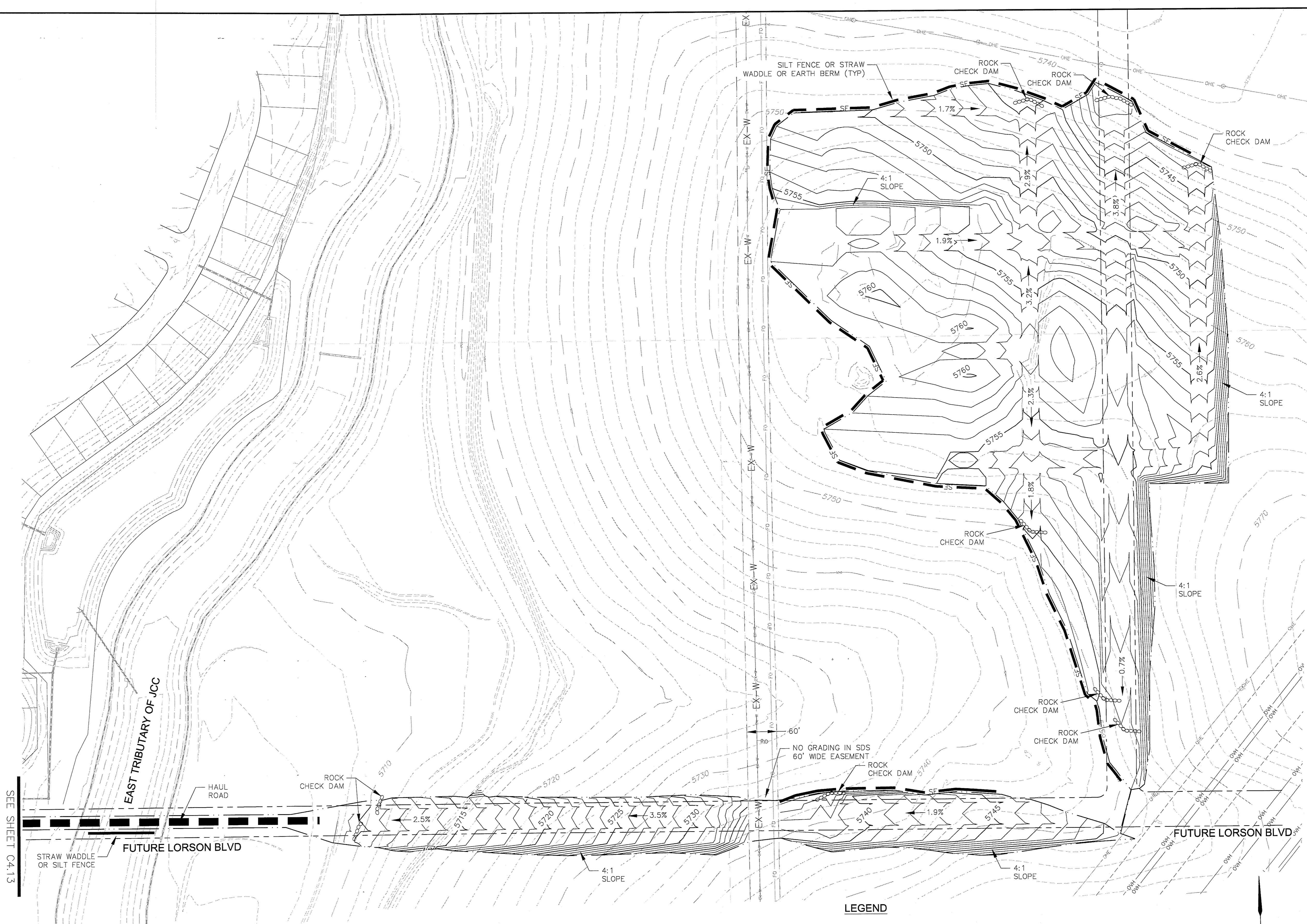
PROJECT:
CARRIAGE MEADOWS SOUTH
 FONTAINE BLVD. - CARRIAGE MEADOWS DR
 EL PASO COUNTY, COLORADO

LEGEND

5721	EXISTING MINOR CONTOUR
5720	EXISTING MAJOR CONTOUR
5720	PROPOSED CONTOUR
---	EXISTING STORM SEWER
---	SUBDIVISION BOUNDARY
---	LIMITS OF CONSTRUCTION
.....	100-YR FEMA FLOODPLAIN
o-o-o	CHECK DAM (SD-3-62)



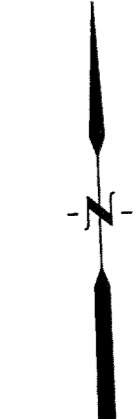
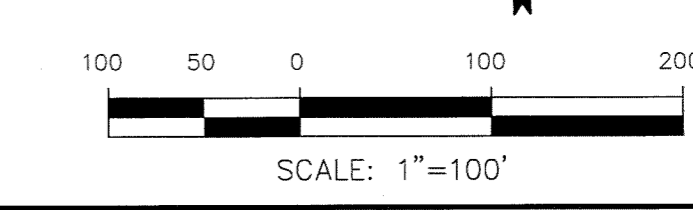
NOTE:
 1. SLOPES SHALL BE 4:1 UNLESS OTHERWISE NOTED
 2. STRAW ECB SHALL BE PLACED ON ALL 4:1 SLOPES AND STEEPER
 3. A PERMIT IS REQUIRED FROM THE FLOODPLAIN ADMINISTRATOR TO CROSS THE EAST TRIBUTARY OF JIMMY CAMP CREEK AND JIMMY CAMP CREEK



SEE SHEET C4.13

NOTE:
 1. SLOPES SHALL BE 4:1 UNLESS OTHERWISE NOTED
 2. STRAW ECB SHALL BE PLACED ON ALL 4:1 SLOPES AND STEEPER
 3. A PERMIT IS REQUIRED FROM THE FLOODPLAIN ADMINISTRATOR TO CROSS THE EAST TRIBUTARY OF JIMMY CAMP CREEK AND JIMMY CAMP CREEK

- LEGEND**
- 5721 - - - - - EXISTING MINOR CONTOUR
 - 5720 - - - - - EXISTING MAJOR CONTOUR
 - 5720 - - - - - PROPOSED CONTOUR
 - --- --- EXISTING STORM SEWER
 - SF - SF - SF PROPOSED SILT FENCE, STRAW WATTLE OR EARTH BERM
 - --- --- LIMITS OF CONSTRUCTION
 - 100-YR FEMA FLOODPLAIN
 - ⊗ CHECK DAM (SD-3-62)



CORE ENGINEERING GROUP																	
15004 1ST AVE. S. BURNSVILLE, MN 55306 PH: 952-891-1100 FAX: 952-891-1100 EMAIL: Rich@ceeg1.com																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">NO.</th> <th style="width: 80%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: x-small;">DATE</td> <td> </td> </tr> <tr> <td style="font-size: x-small;">DRAWN: RLS</td> <td> </td> </tr> <tr> <td style="font-size: x-small;">DESIGNED: RLS</td> <td> </td> </tr> <tr> <td style="font-size: x-small;">CHECKED: RLS</td> <td> </td> </tr> </table>	DATE		DRAWN: RLS		DESIGNED: RLS		CHECKED: RLS	
NO.	DESCRIPTION																
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CHECKED: RLS																	
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Markup Summary

dsdnijkamp (1)

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