



**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 PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR LORSON RANCH.

**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.

**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 6" 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 AVE. S.  
 BURNSVILLE, MN 55306  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceeg.com

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

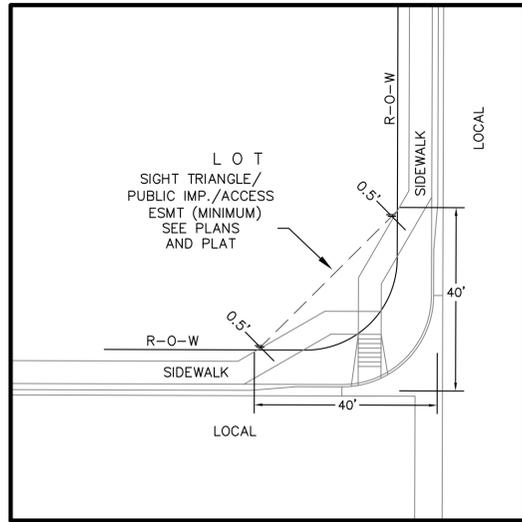
PREPARED FOR: **LORSON, LLC**  
 919 N. WASHINGTON AVE. SUITE 301  
 COLORADO SPRINGS, CO 80903  
 CONTACT: JEFF MARK

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

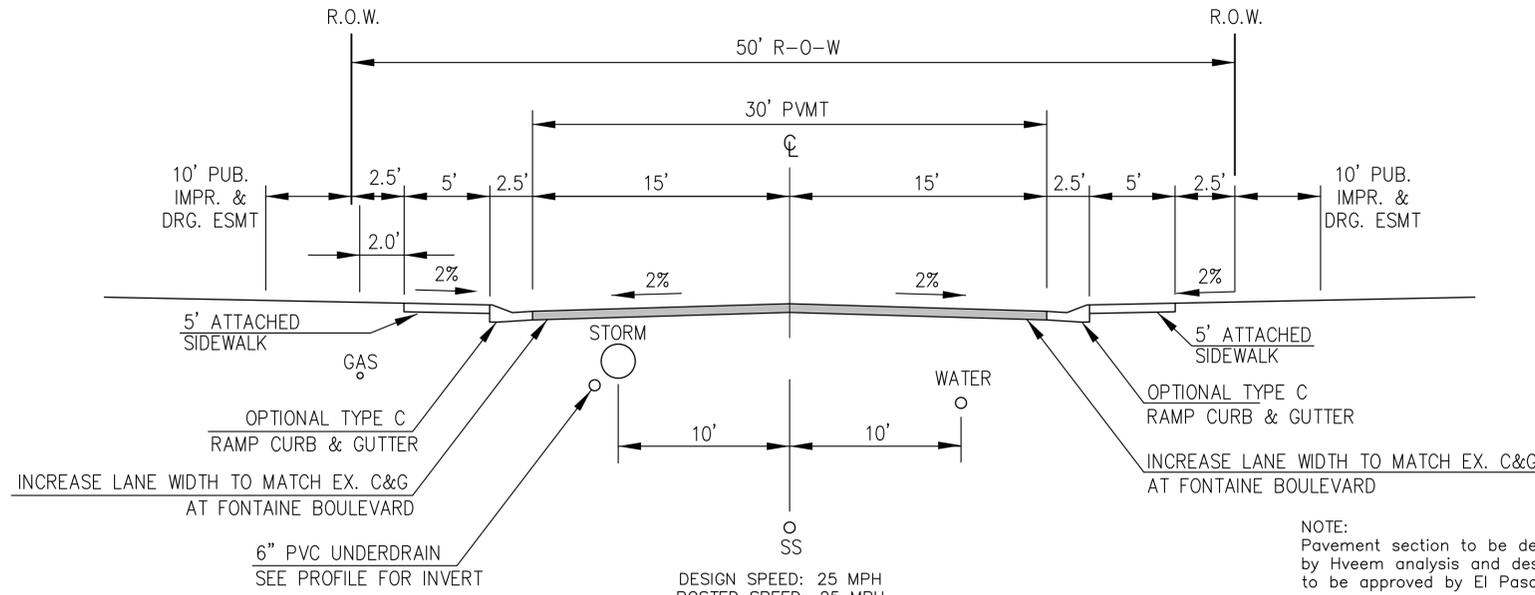
**GENERAL NOTES**  
**STREET AND STORM SEWER**

DATE: JUNE 20, 2017  
 PROJECT NO. 100.030  
 SHEET NUMBER **C1.2**  
 TOTAL SHEETS: **39**



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

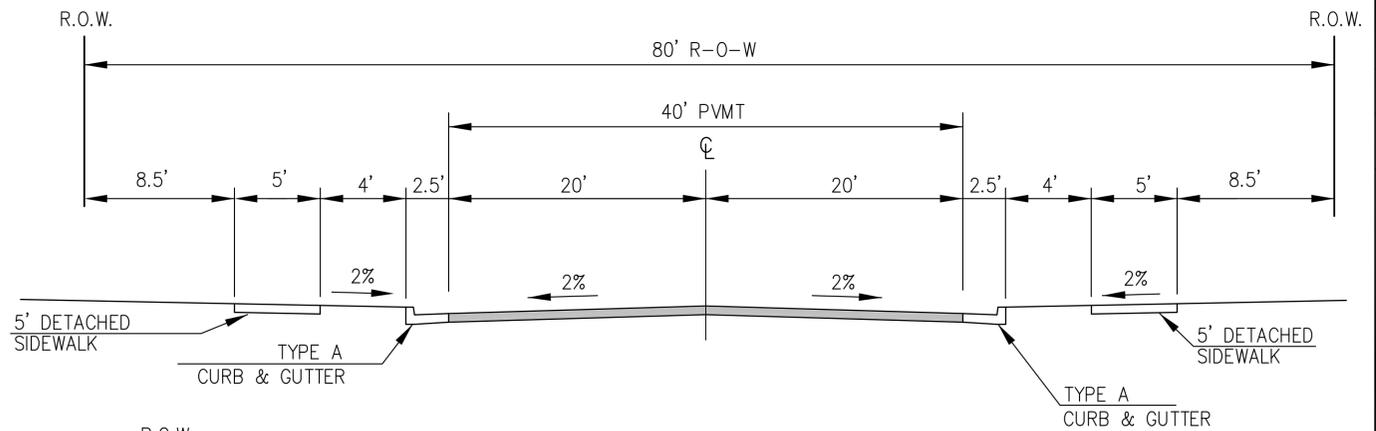
NOTE:  
ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE  
SIDEWALK ENCROACHES INTO THE PRIVATE LOTS. SEE CONSTRUCTION DRAWINGS  
AND THE FINAL PLAT. SEE CONSTRUCTION DRAWINGS AND PLAT FOR SIGHT TRIANGLES



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

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 PCD and Engineering

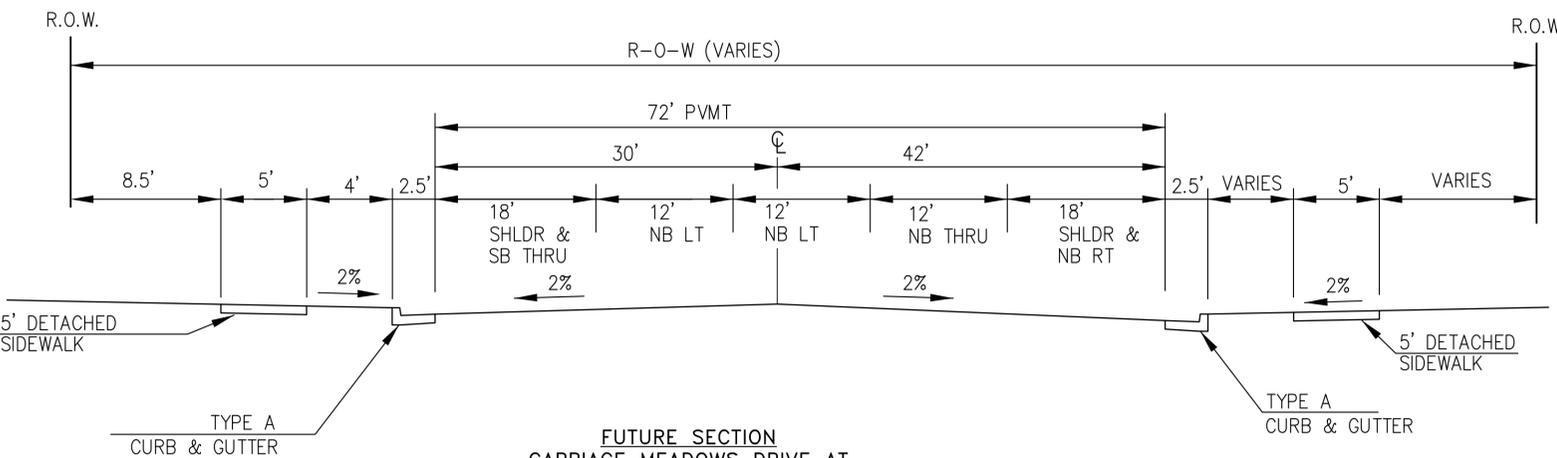


**TYPICAL SECTION 80' R.O.W.  
RESIDENTIAL URBAN COLLECTOR**  
NOT TO SCALE

LORSON BOULEVARD

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

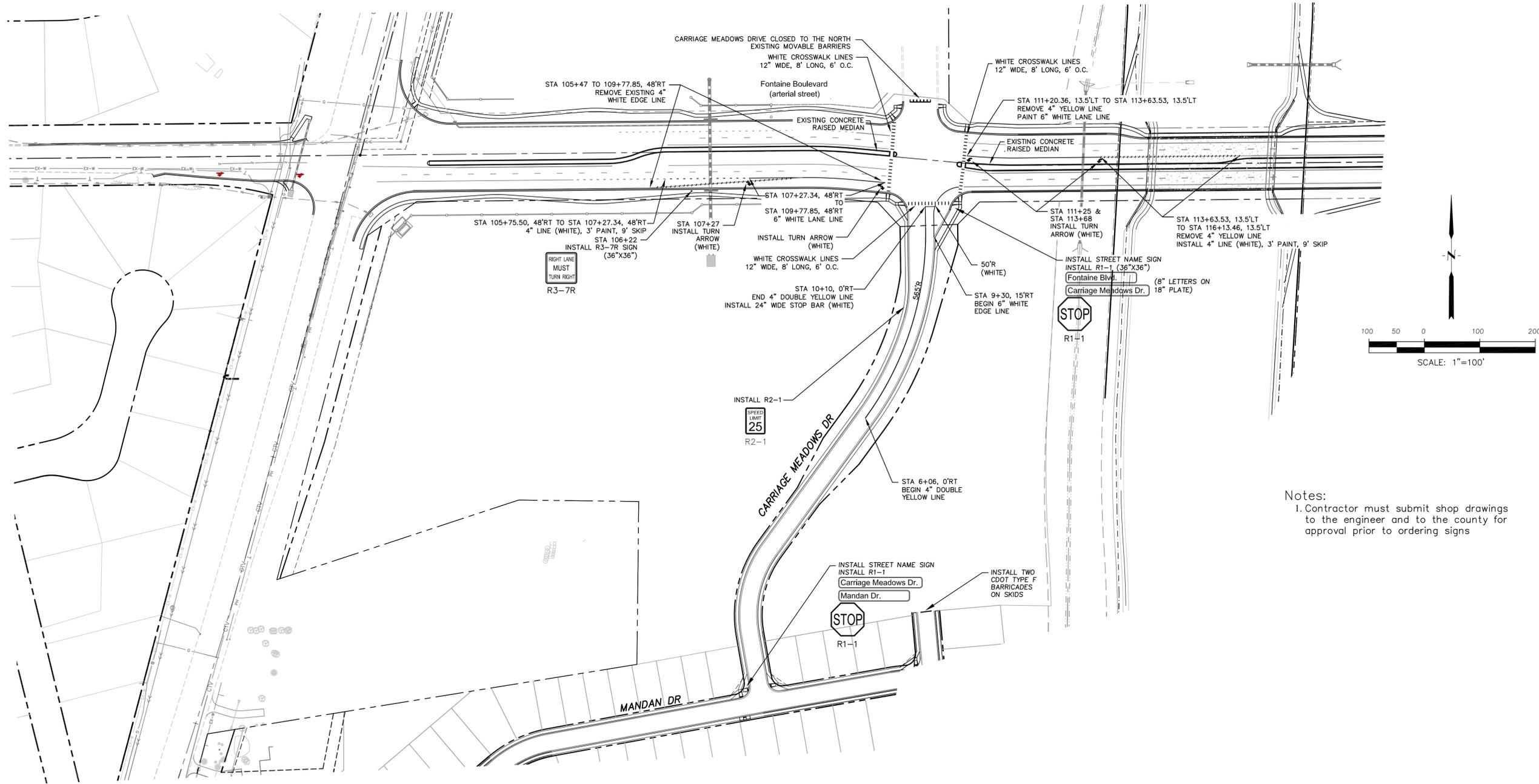
This should read "El  
Paso County PCD  
Engineering" (there  
should not be the  
word and).



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

NOTE:  
THE FUTURE SECTION OF CARRIAGE MEADOWS IS  
ONLY CONCEPTUAL. ACTUAL LAND USES AND ACREAGES  
SHOULD BE USED TO DETERMINE TRIP GENERATION AND  
FINAL LANE GEOMETRY IN THE FUTURE





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

- 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.

NO.	DESCRIPTION	DATE
1.	AS-BUILT PLANS	12-22-2015

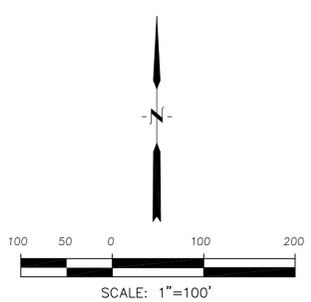
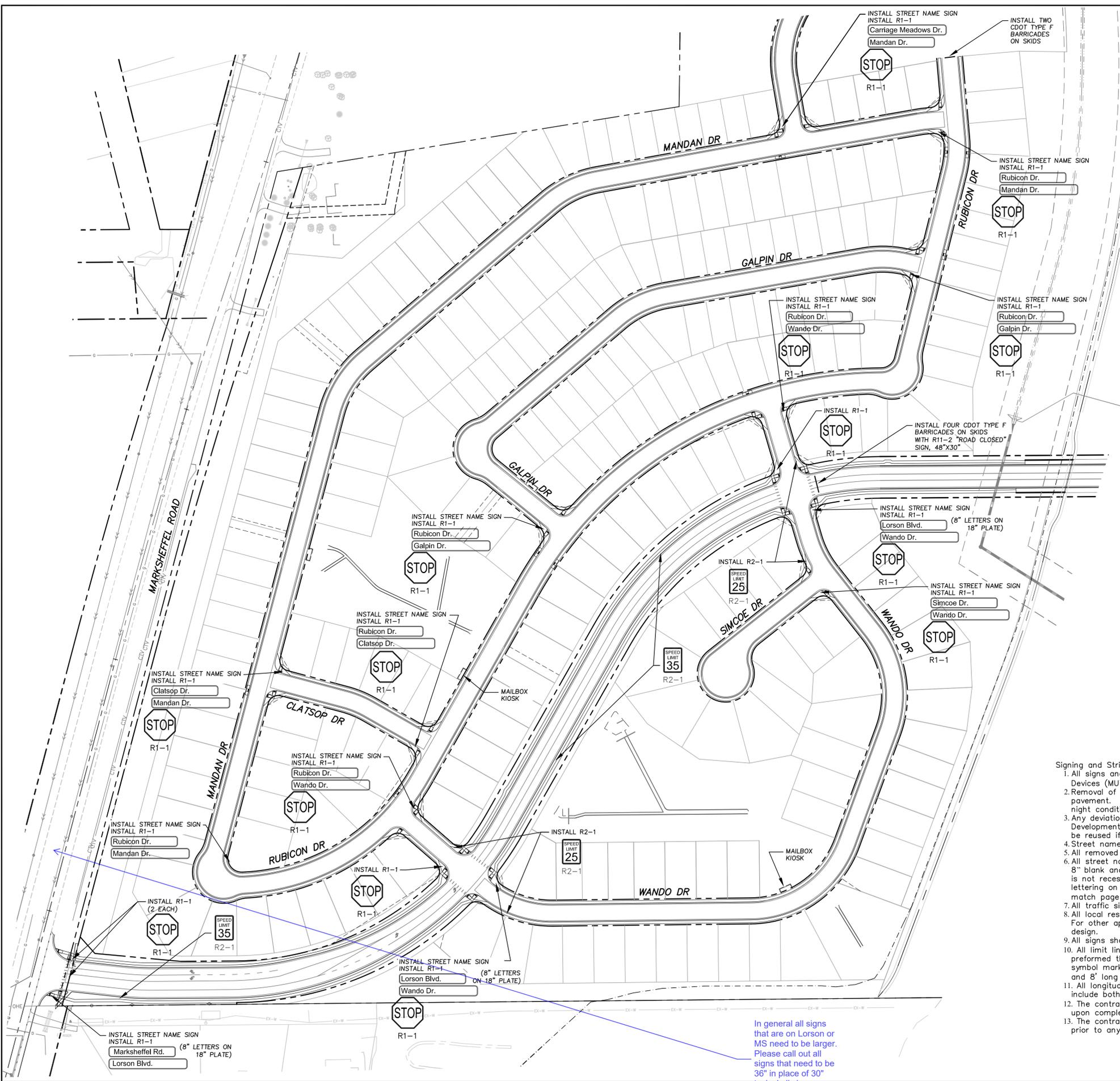
PREPARED FOR:  
**LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

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

DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS

**SIGNING AND STRIPING PLAN**  
**FONTAINE BLVD &**  
**CARRIAGE MEADOWS DR**

DATE	JUNE 20, 2017
PROJECT NO.	100.030
SHEET NUMBER	C5.1
TOTAL SHEETS:	39

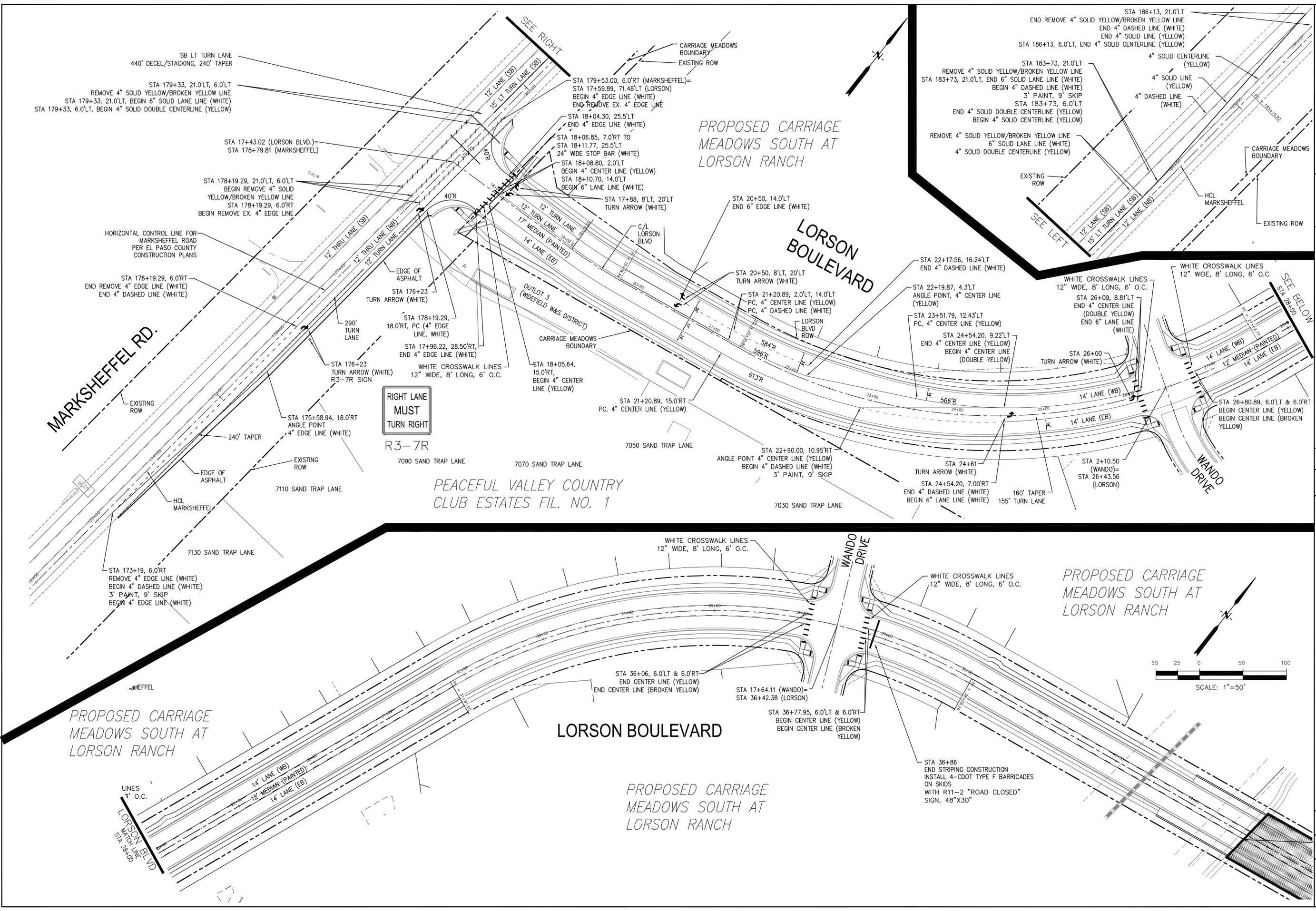


Notes:  
 1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs  
 2. See sheet C5.3 for Lorson Boulevard Signing & Striping

- 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.

In general all signs that are on Lorson or MS need to be larger. Please call out all signs that need to be 36" in place of 30" typical all signs on both streets.

**SIGNING AND STRIPING PLAN**  
**CARRIAGE MEADOWS SOUTH**



**CORE ENGINEERING GROUP**

15004 1ST AVE. S. SUITE 301  
 BIRMGHAM, AL 35206  
 PHONE: 205.970.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegl.com

NO.	DATE	DESCRIPTION
1		

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

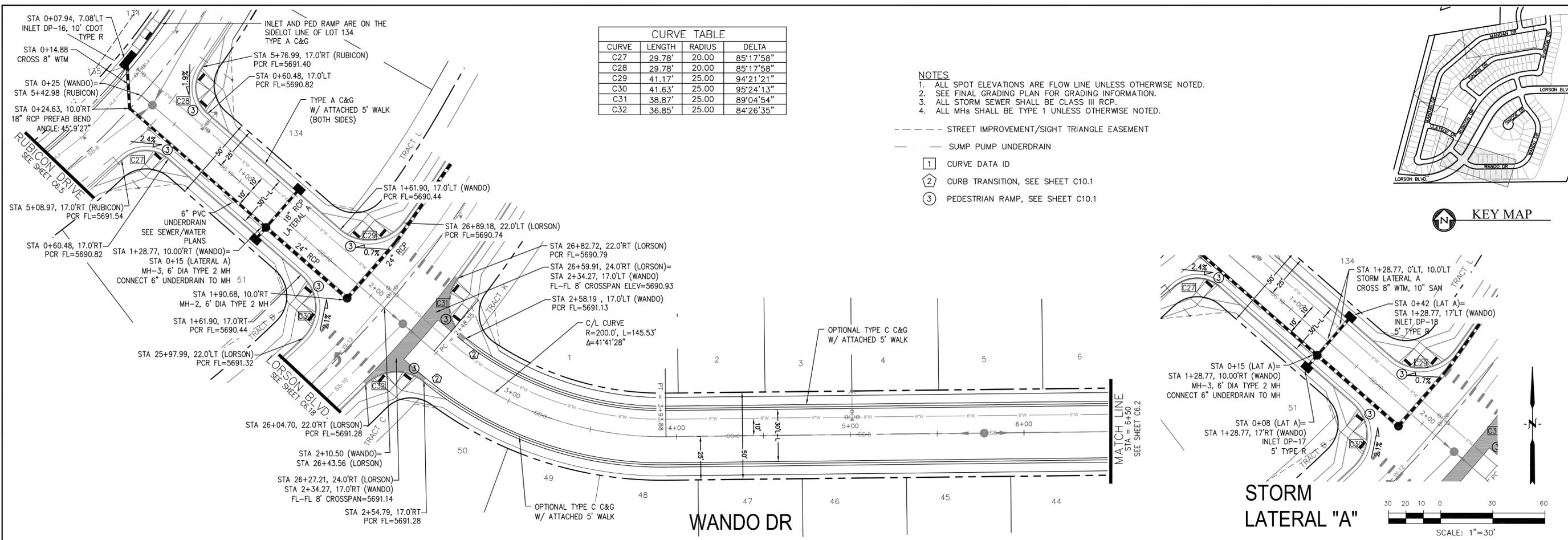
PREPARED FOR: LORSON, LLC  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 PHONE: 719.535.3200  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**SIGNING AND STRIPING PLAN**

**MARKSHEFFEL RD & LORSON BLVD**

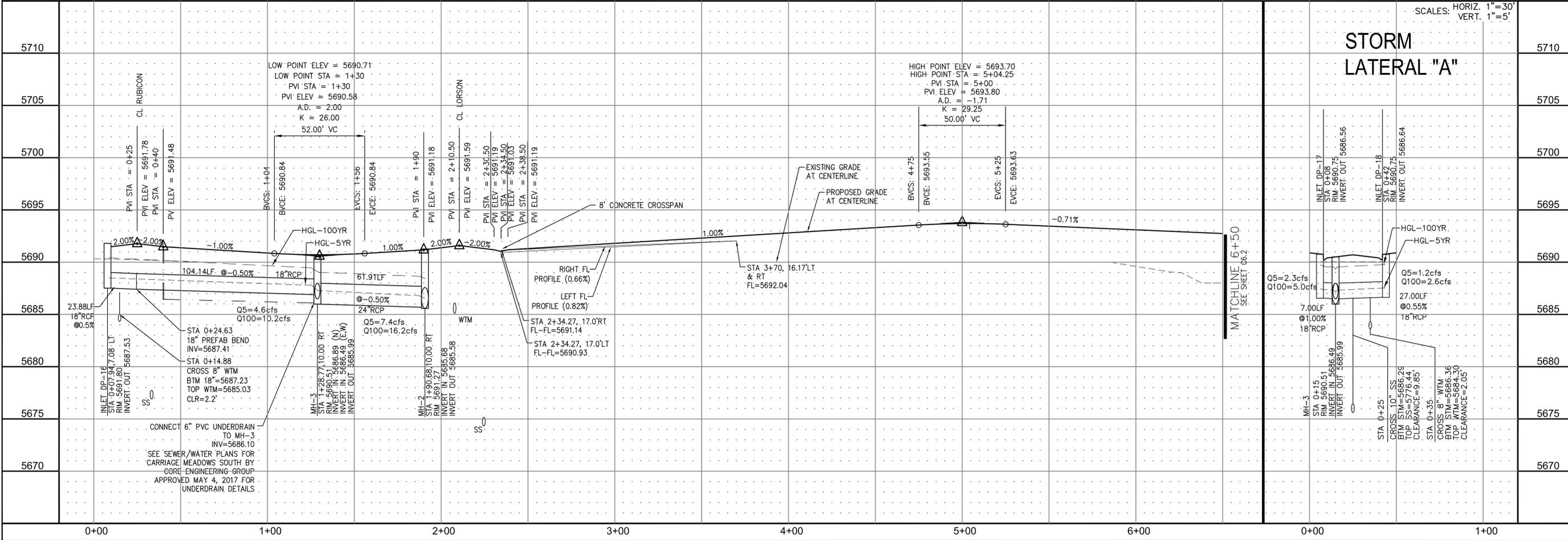
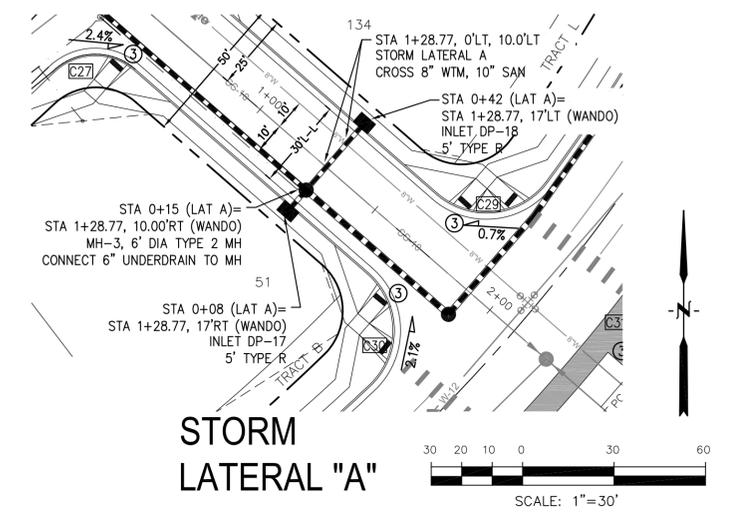
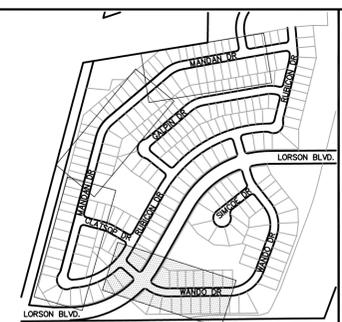
DATE: JUNE 20, 2017  
 PROJECT NO.: 100.030  
 SHEET NUMBER: C5.3  
 TOTAL SHEETS: 39



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C27	29.78'	20.00	85°17'58"
C28	29.78'	20.00	85°17'58"
C29	41.17'	25.00	94°21'21"
C30	41.63'	25.00	95°24'13"
C31	38.87'	25.00	89°04'54"
C32	36.85'	25.00	84°26'35"

- NOTES**
- ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  - SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  - ALL STORM SEWER SHALL BE CLASS III RCP.
  - ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- 1 CURVE DATA ID
- 2 CURB TRANSITION, SEE SHEET C10.1
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. 55306  
 BURNING WOODS, CO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

**ENGINEERING GROUP**

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

DESCRIPTION: \_\_\_\_\_

NO. 1

PREPARED FOR:  
**CARRIAGE MEADOWS SOUTH**  
 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

STREET AND STORM SEWER  
 STA 0+25 TO STA 6+50  
 WANDO DRIVE

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

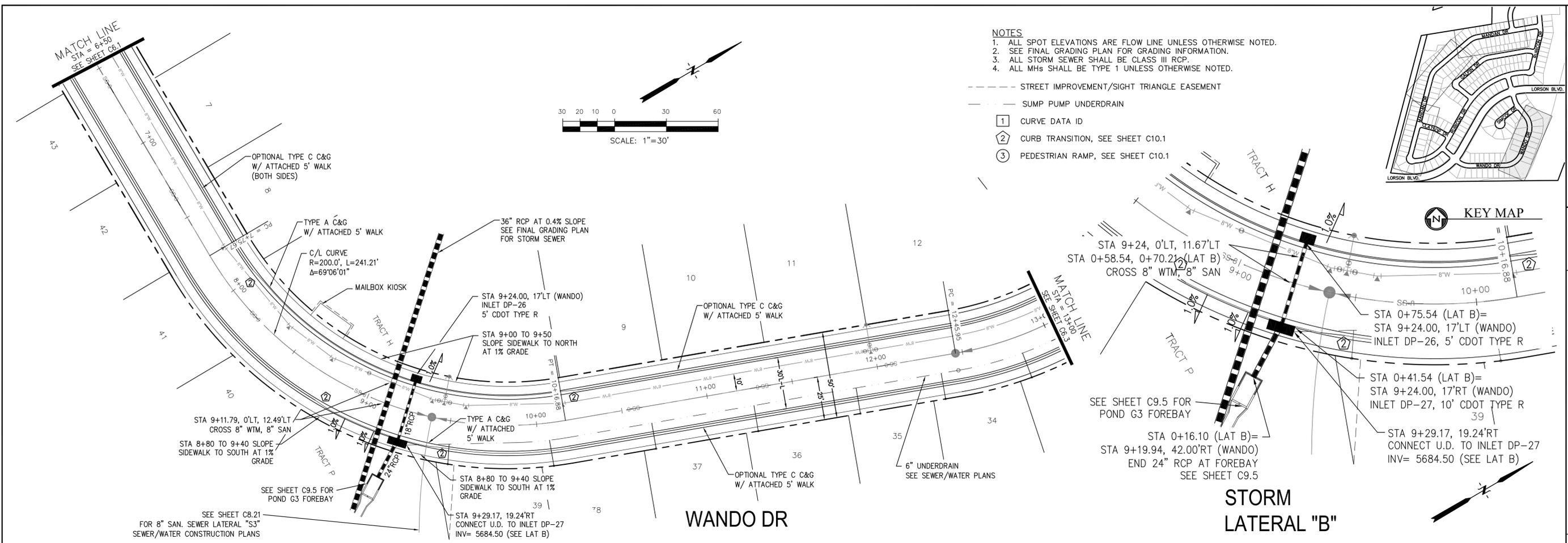
DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

DATE:  
JUNE 20, 2017

PROJECT NO.  
100.030

SHEET NUMBER  
**C6.1**

TOTAL SHEETS: 39



**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. SUITE 301  
 BIRCH CREEK, CO 80150  
 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

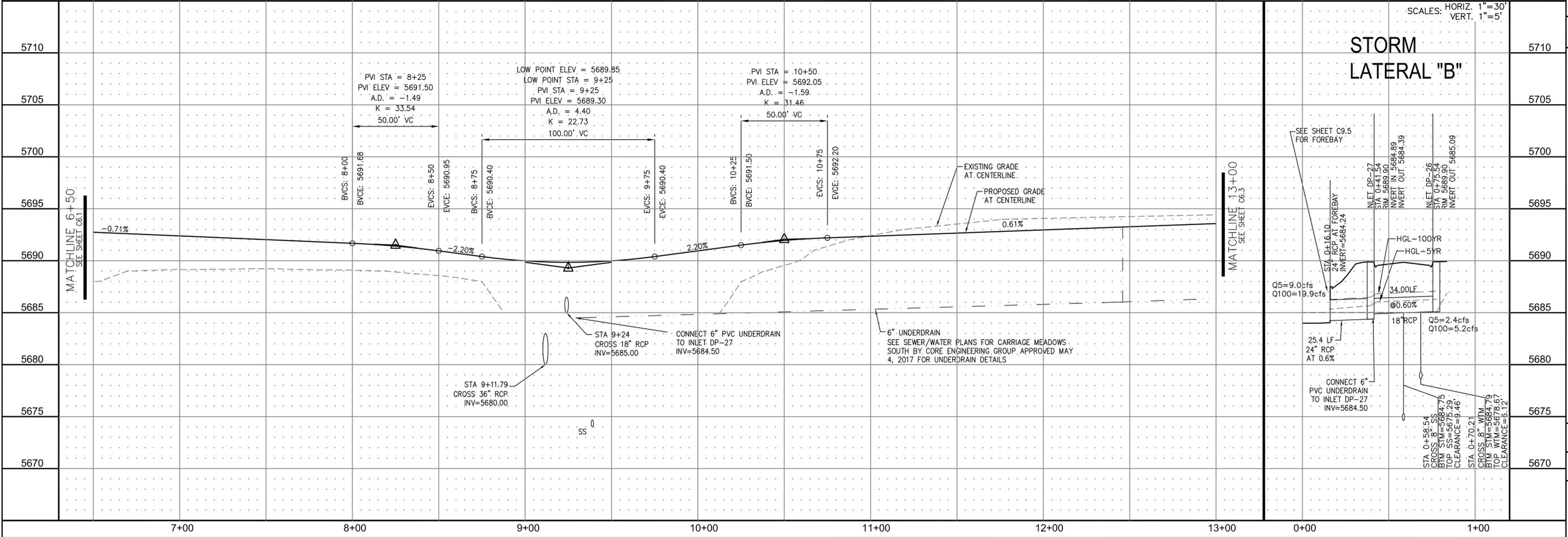
**PROJECT:** CARRIAGE MEADOWS SOUTH  
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.  
 EL PASO COUNTY, COLORADO

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

**NO.:** 1

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

**DRAWN:** RLS  
**DESIGNED:** RLS  
**CHECKED:** RLS



**STREET AND STORM SEWER**  
**STA 6+50 TO STA 13+00**  
**WANDO DRIVE**

**DATE:** JUNE 20, 2017

**PROJECT NO.:** 100.030

**SHEET NUMBER:** C6.2

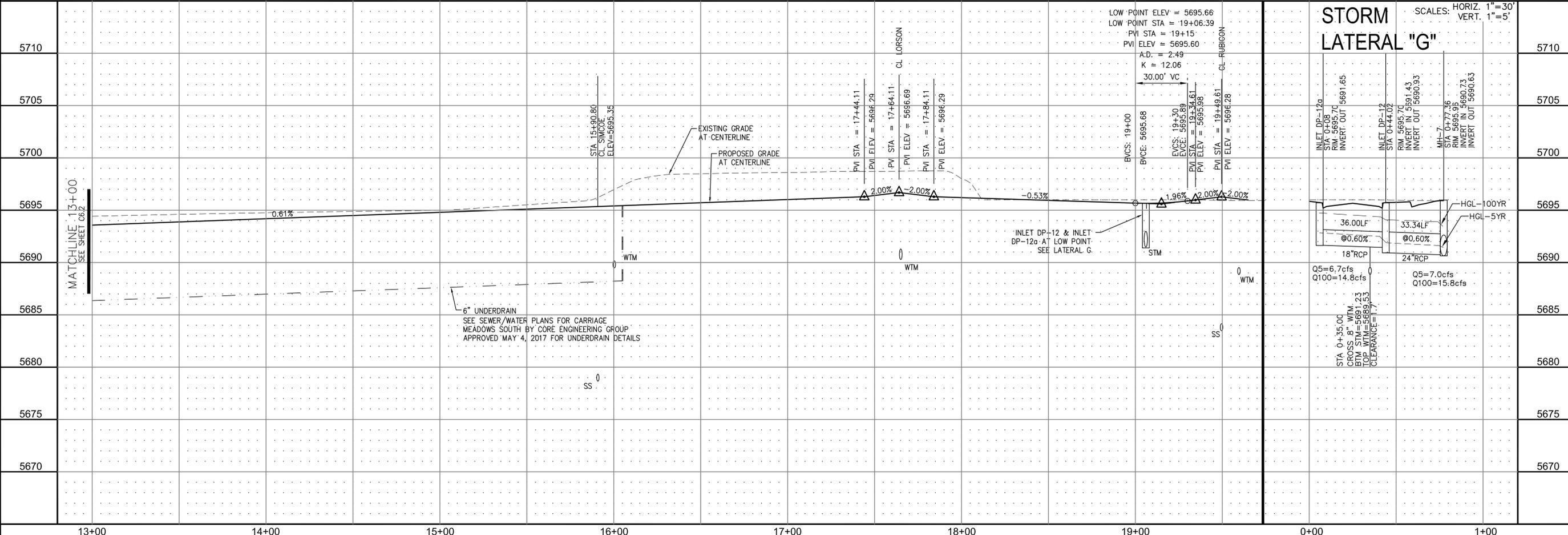
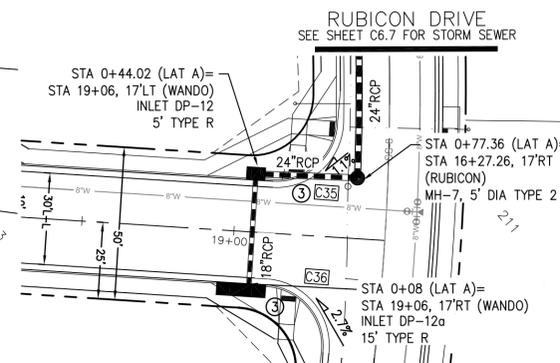
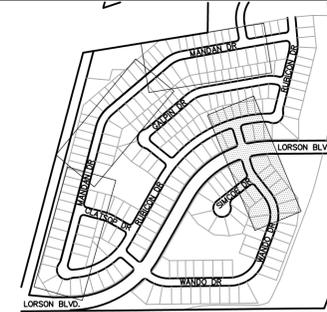
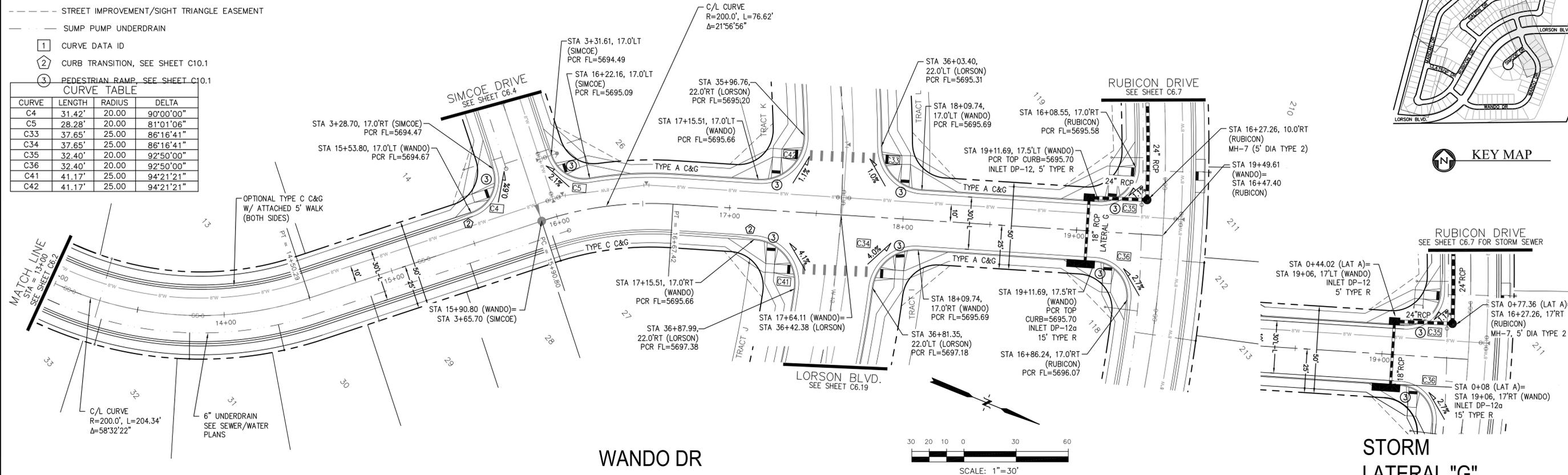
**TOTAL SHEETS:** 39

- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C4	31.42'	20.00	90°00'00"
C5	28.28'	20.00	81°01'06"
C33	37.65'	25.00	86°16'41"
C34	37.65'	25.00	86°16'41"
C35	32.40'	20.00	92°50'00"
C36	32.40'	20.00	92°50'00"
C41	41.17'	25.00	94°21'21"
C42	41.17'	25.00	94°21'21"



**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. #5506  
 BURNING WOODS, CO. 80016  
 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 SOUTH  
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.  
 EL PASO COUNTY, COLORADO

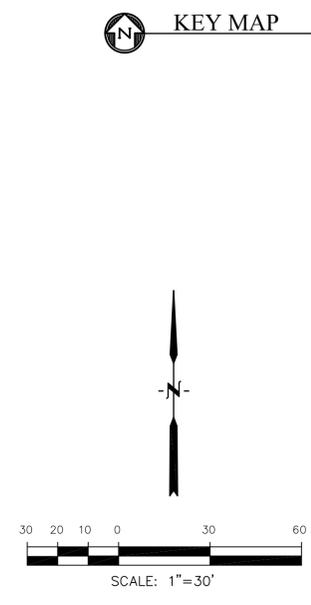
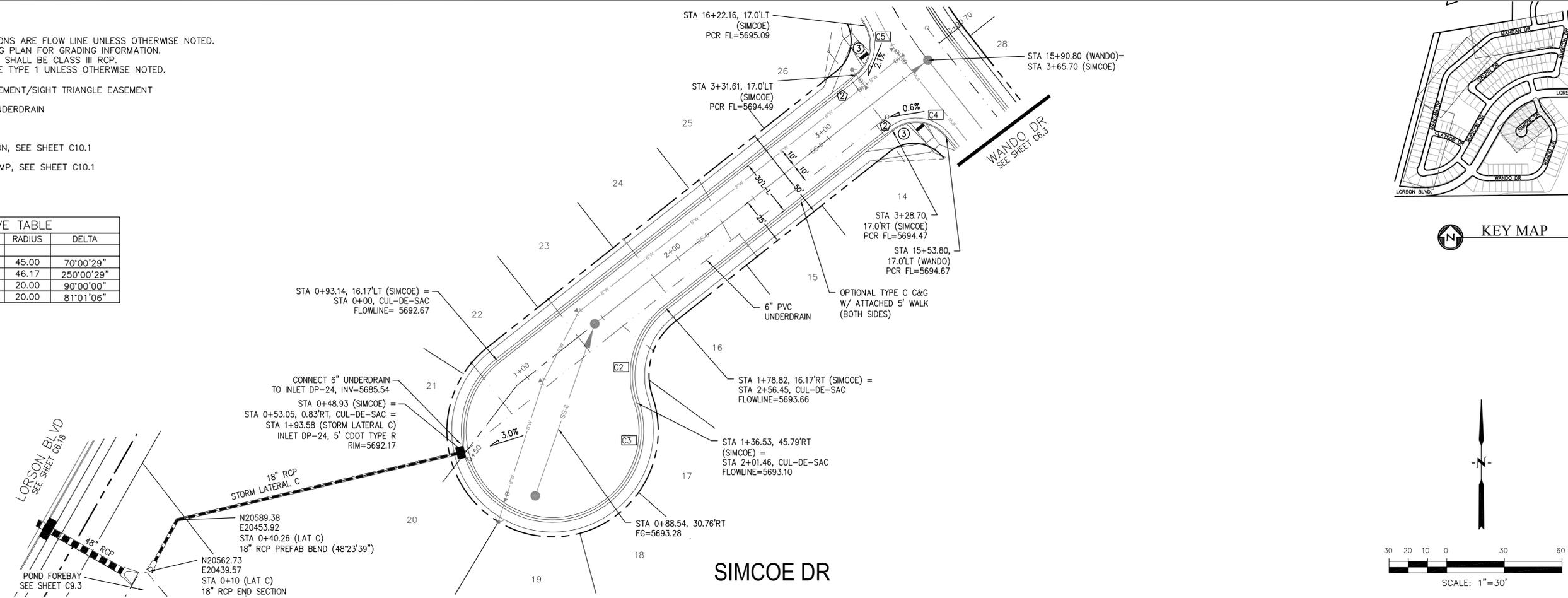
**STREET AND STORM SEWER**  
 STA 13+00 TO STA 19+50  
 WANDO DRIVE

**DATE:** JUNE 20, 2017  
**PROJECT NO.:** 100.030  
**SHEET NUMBER:** C6.3  
**TOTAL SHEETS:** 39

- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

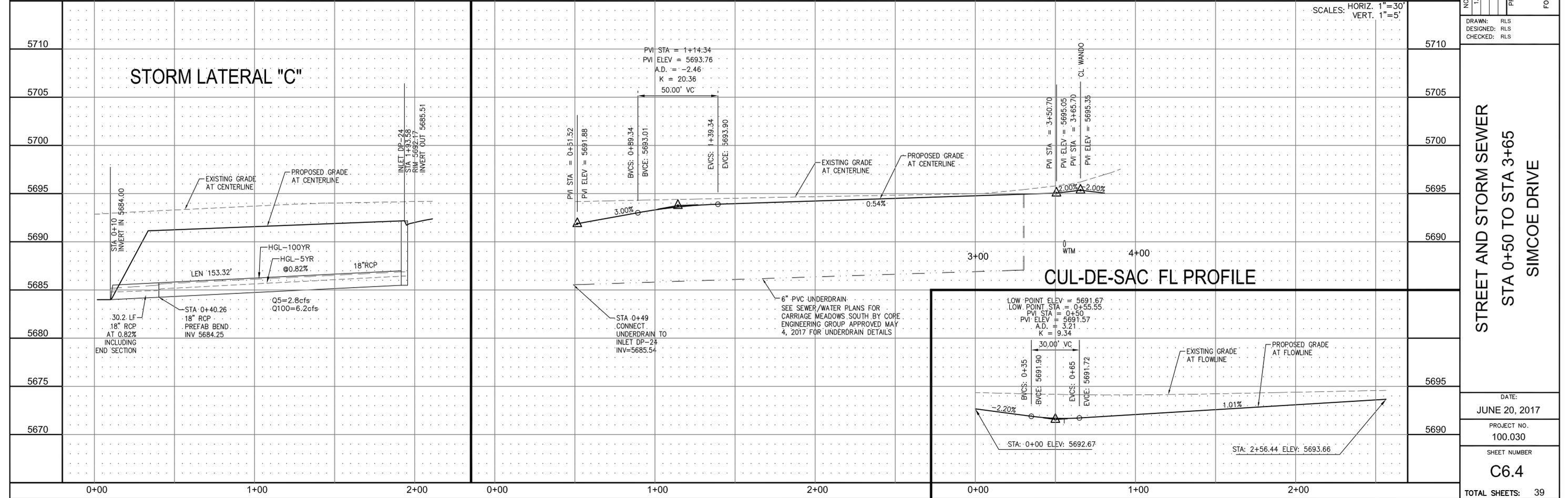
- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	54.98'	45.00	70°00'29"
C3	201.46'	46.17	250°00'29"
C4	31.42'	20.00	90°00'00"
C5	28.28'	20.00	81°01'06"



**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. SUITE 55306  
 BIRMGHAM, AL 35226  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

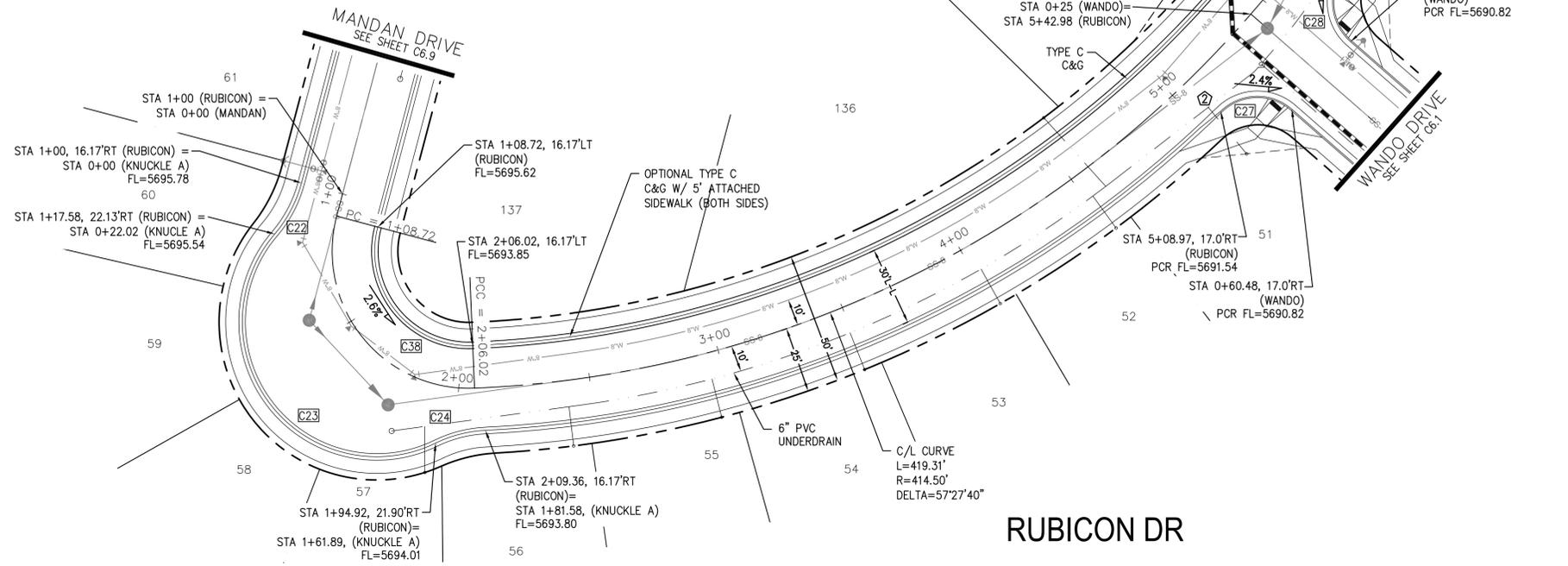
DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. 1  
 PREPARED FOR: **LORSON LLC.**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK



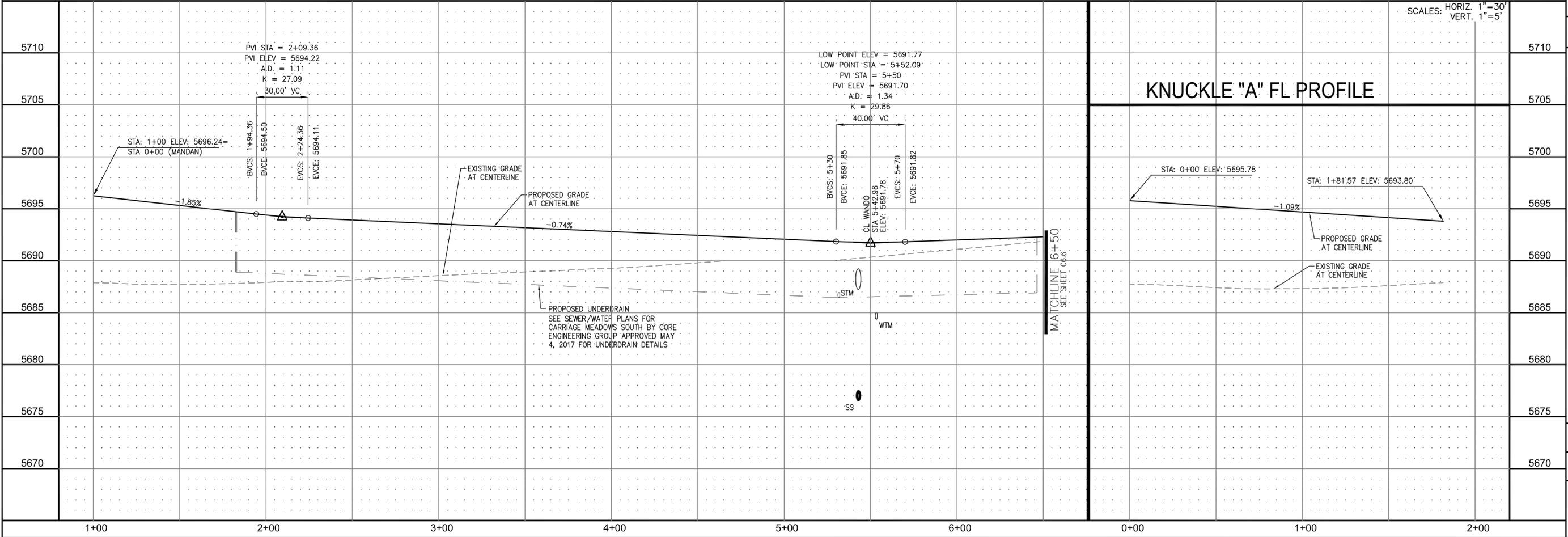
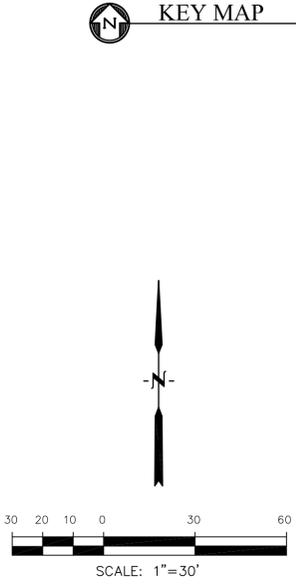
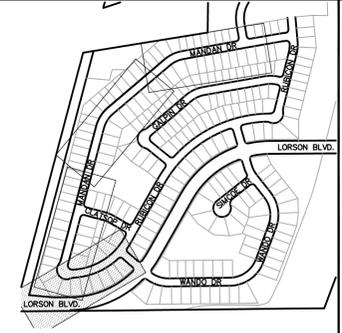
STREET AND STORM SEWER  
 STA 0+50 TO STA 3+65  
 SIMCOE DRIVE

DATE: JUNE 20, 2017  
 PROJECT NO. 100.030  
 SHEET NUMBER C6.4  
 TOTAL SHEETS: 39

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C22	22.02'	48.83	25°50'31"
C23	139.87'	51.17	156°36'44"
C24	19.69'	48.83	23°06'05"
C27	29.78'	20.00	85°17'58"
C28	29.78'	20.00	85°17'58"
C38	67.04'	35.83	107°12'23"



- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
  - SUMP PUMP UNDERDRAIN
  - ① CURVE DATA ID
  - ② CURB TRANSITION, SEE SHEET C10.1
  - ③ PEDESTRIAN RAMP, SEE SHEET C10.1



**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. SUITE 301  
 BURNING WOOD, CO 80903  
 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

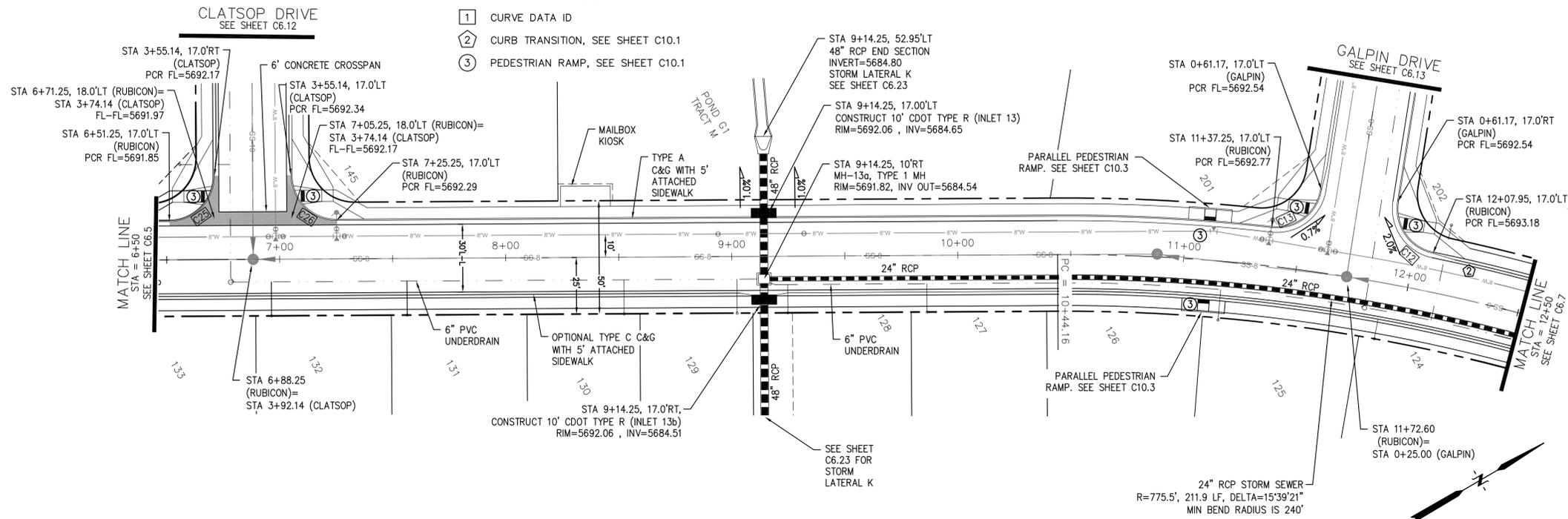
**CARRIAGE MEADOWS SOUTH**  
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.  
 EL PASO COUNTY, COLORADO

DATE: JUNE 20, 2017  
 PROJECT NO. 100.030  
 SHEET NUMBER C6.5  
 TOTAL SHEETS: 39

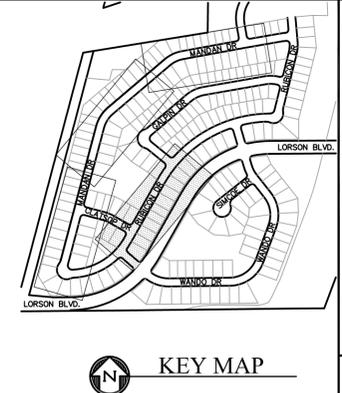
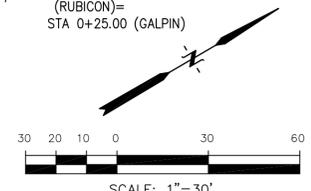
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C12	30.52'	20.00	87°25'18"
C13	30.52'	20.00	87°25'18"
C25	31.42'	20.00	90°00'00"
C26	31.42'	20.00	90°00'00"

- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



**RUBICON DR**



**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. #5506  
 BURNING WOODS, CO 80016  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

**PREPARED FOR:**  
**CARRIAGE MEADOWS SOUTH**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

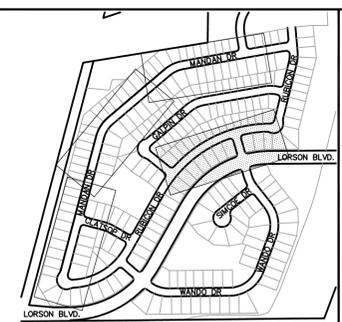
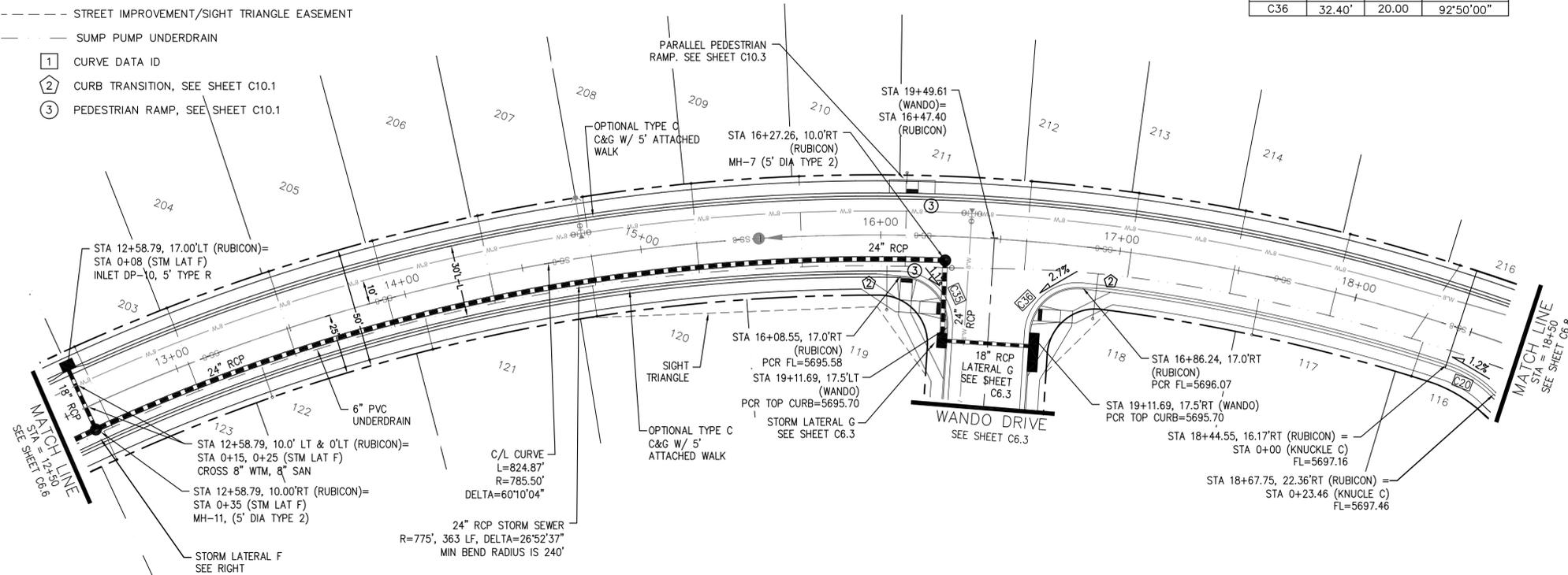
NO.	DESCRIPTION	DATE	SCALE: HORIZ. 1"=30' VERT. 1"=5'
5710			5710
5705			5705
5700			5700
5695			5695
5690			5690
5685			5685
5680			5680
5675			5675
5670			5670

**STREET AND STORM SEWER**  
**STA 6+50 TO STA 12+50**  
**RUBICON DRIVE**

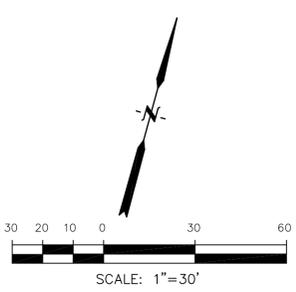
DATE: JUNE 20, 2017  
 PROJECT NO. 100.030  
 SHEET NUMBER **C6.6**  
 TOTAL SHEETS: 39

- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

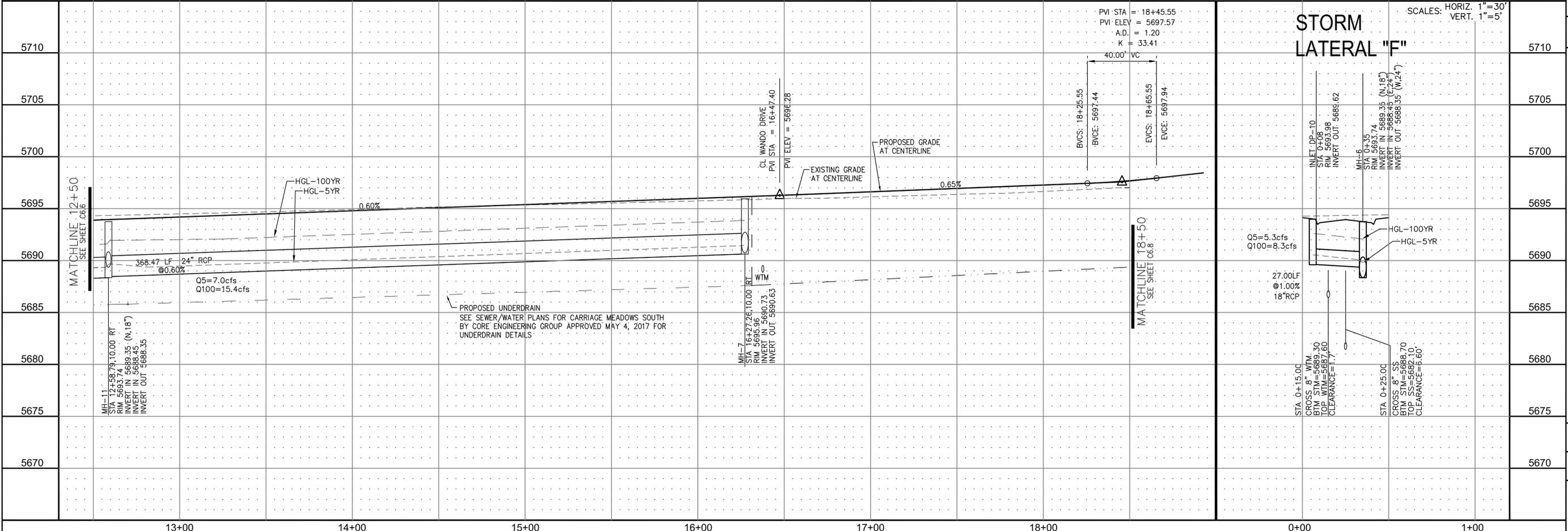
CURVE	LENGTH	RADIUS	DELTA
C20	23.46'	48.83	27°31'28"
C35	32.40'	20.00	92°50'00"
C36	32.40'	20.00	92°50'00"



KEY MAP



**RUBICON DR**



**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. 55306  
 BURNING WOODS, MN 55305  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. 1  
 PREPARED FOR: **LORSON LLC.**  
 212 N. WAHSATCH 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

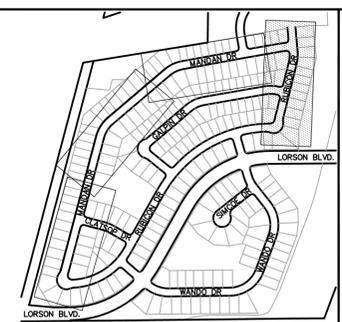
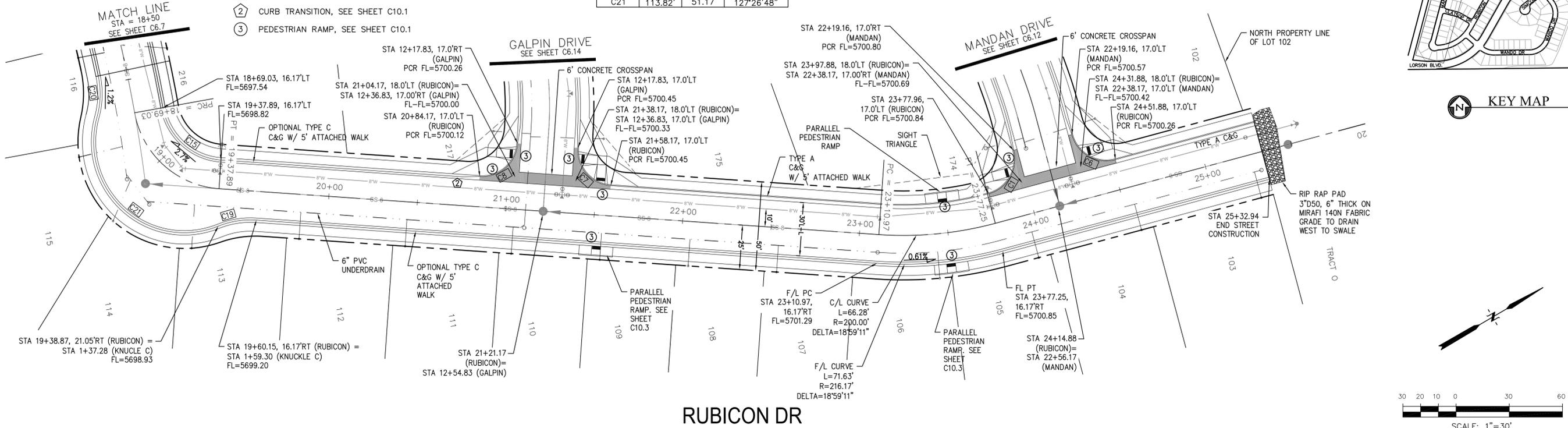
**STREET AND STORM SEWER  
 STA 12+50 TO STA 18+40  
 RUBICON DRIVE**

DATE: **JUNE 20, 2017**  
 PROJECT NO. **100.030**  
 SHEET NUMBER **C6.7**  
 TOTAL SHEETS: 39

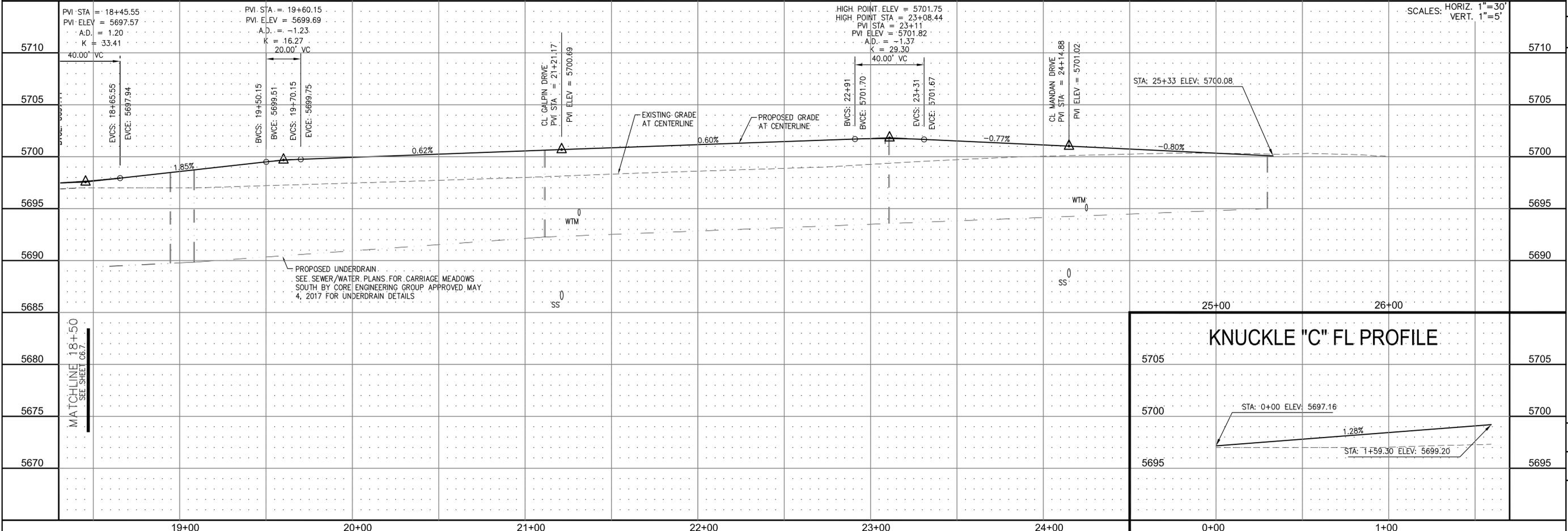
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE	LENGTH	RADIUS	DELTA
C1	31.34'	20.00	89°46'39"
C6	31.42'	20.00	90°00'00"
C7	31.42'	20.00	90°00'00"
C8	31.42'	20.00	90°00'00"
C15	47.44'	35.83	75°51'58"
C19	22.02'	48.83	25°50'31"
C20	23.46'	48.83	27°31'28"
C21	113.82'	51.17	127°26'48"



**RUBICON DR**



**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. #55306  
 BURNING WOODS, CO. 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. 1  
 PREPARED FOR: **LORSON LLC.**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK  
 PROJECT: **CARRIAGE MEADOWS SOUTH**  
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.  
 EL PASO COUNTY, COLORADO

STREET AND STORM SEWER  
 STA 18+50 TO STA 25+50  
 RUBICON DRIVE

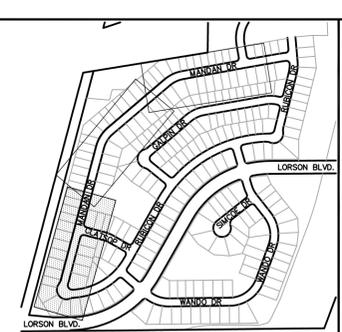
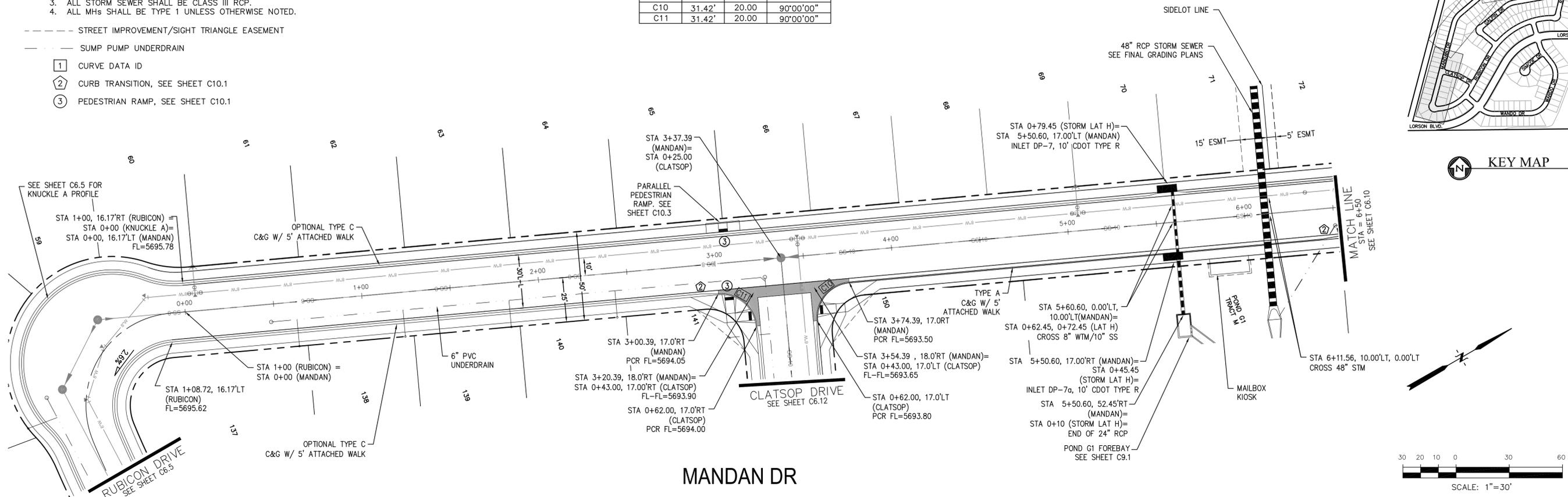
SCALE: HORIZ. 1"=30'  
 VERT. 1"=5'

DATE: JUNE 20, 2017  
 PROJECT NO. 100.030  
 SHEET NUMBER **C6.8**  
 TOTAL SHEETS: 39

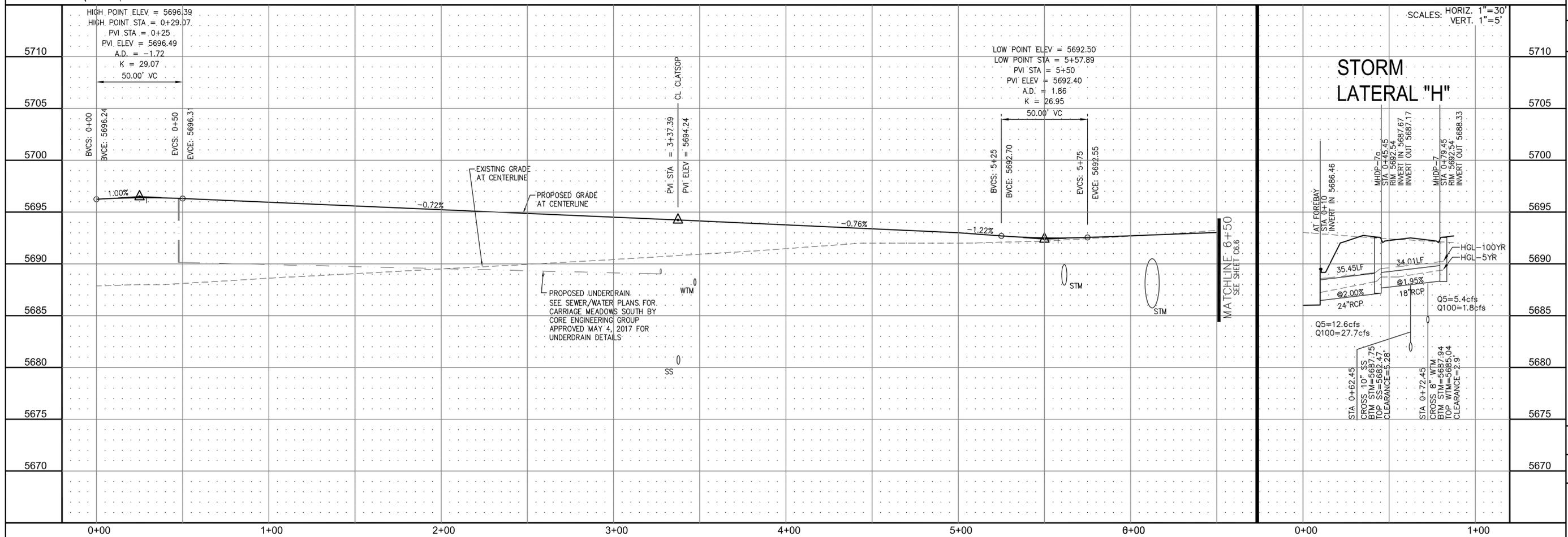
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C10	31.42'	20.00	90°00'00"
C11	31.42'	20.00	90°00'00"



**MANDAN DR**



**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. SUITE 301  
 BURNING WOODS, CO. 80633  
 PHONE: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

---

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

DESCRIPTION: \_\_\_\_\_

NO. 1

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

**STREET AND STORM SEWER**  
**STA 0+00 TO STA 6+50**  
**MANDAN DRIVE**

---

DATE: **JUNE 20, 2017**

PROJECT NO. **100.030**

SHEET NUMBER **C6.9**

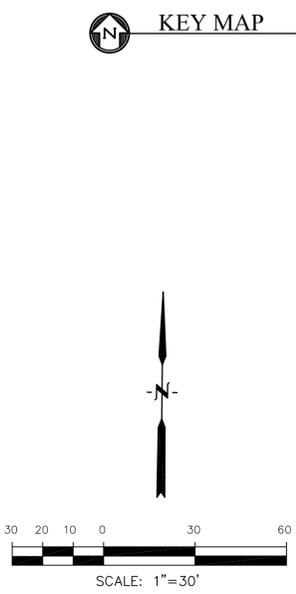
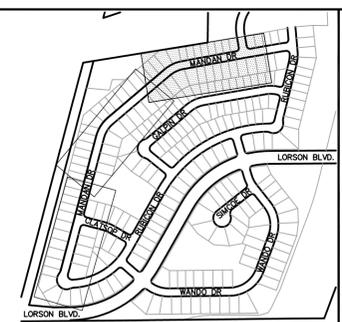
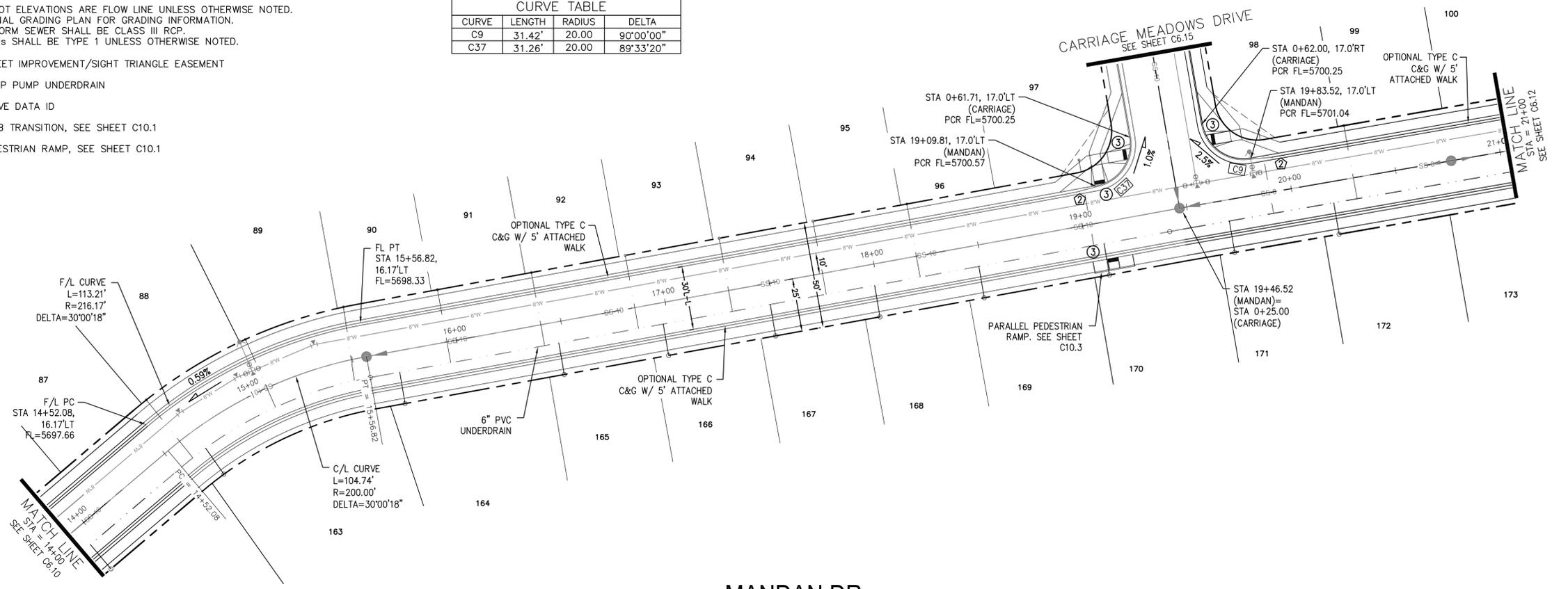
TOTAL SHEETS: 39



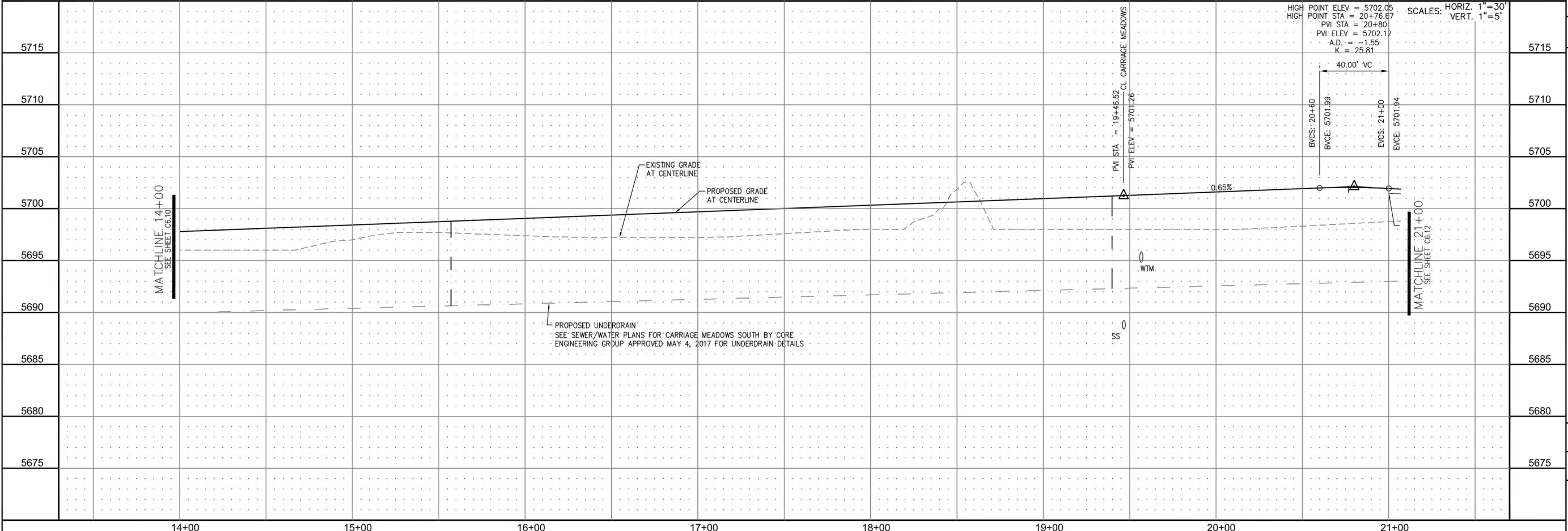
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	31.42'	20.00	90°00'00"
C37	31.26'	20.00	89°33'20"

- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



**MANDAN DR**



PROPOSED UNDERDRAIN  
SEE SEWER/WATER PLANS FOR CARRIAGE MEADOWS SOUTH BY CORE  
ENGINEERING GROUP APPROVED MAY 4, 2017 FOR UNDERDRAIN DETAILS

**CORE ENGINEERING GROUP**  
15004 1ST AVE. S. #55306  
BIRCH CREEK, CO 80150  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

---

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

DESCRIPTION: \_\_\_\_\_

NO. 1

PROJECT: **CARRIAGE MEADOWS SOUTH**  
212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
FONTAINE BLVD. - CARRIAGE MEADOWS DR.  
EL PASO COUNTY, COLORADO

PREPARED FOR: **LORSON LLC.**  
CONTACT: JEFF MARK

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

DESIGNED: RLS  
CHECKED: RLS

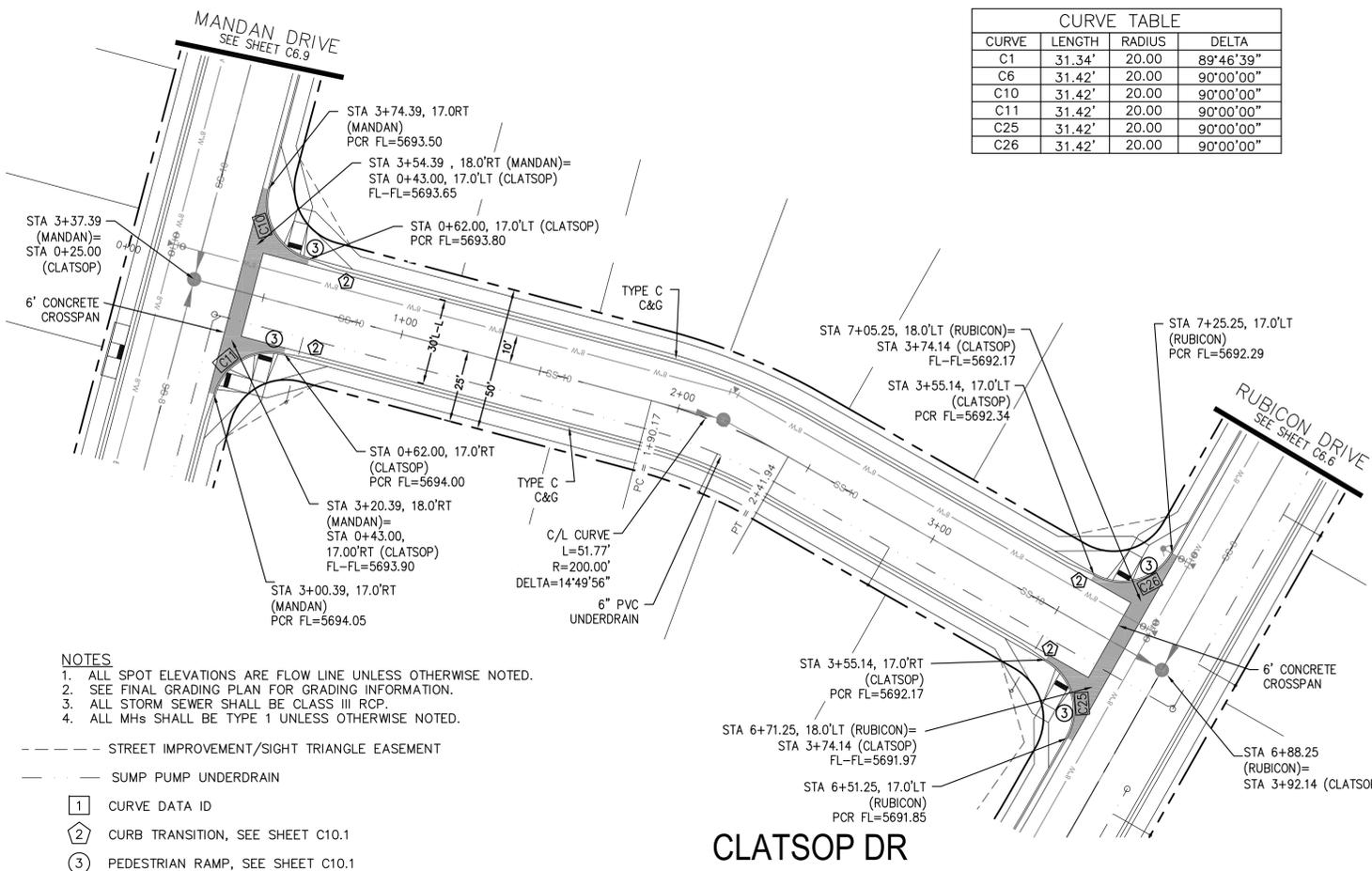
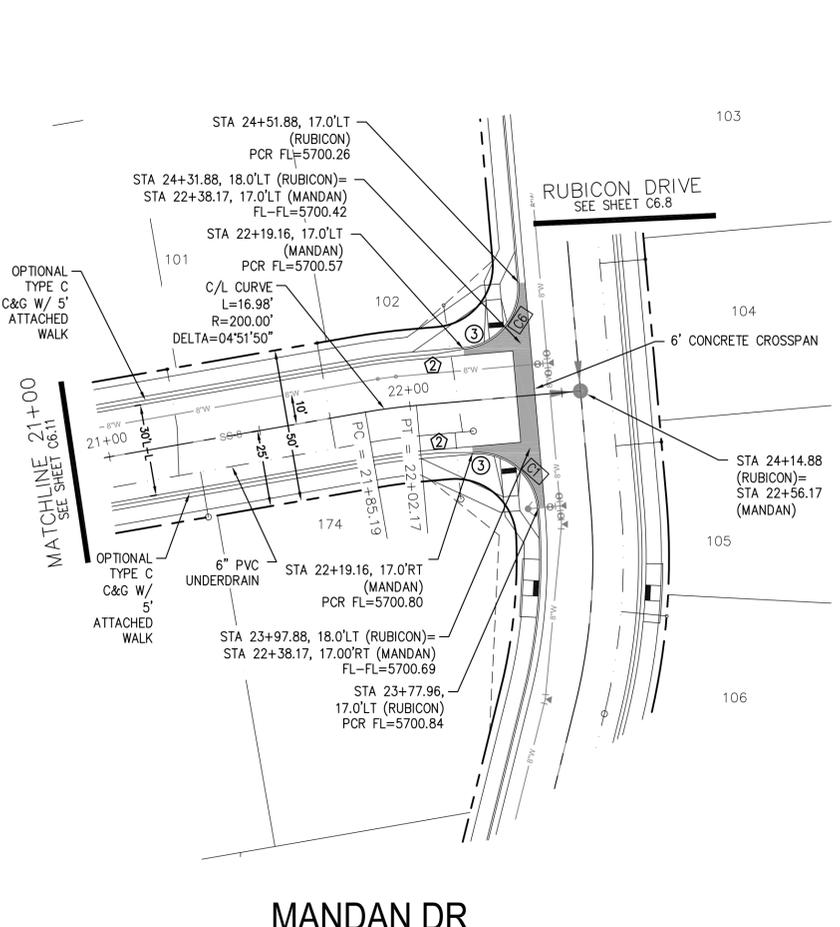
**STREET AND STORM SEWER**  
**STA 14+00 TO STA 21+00**  
**MANDAN DRIVE**

DATE: **JUNE 20, 2017**

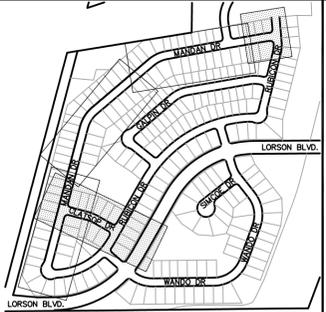
PROJECT NO.: **100.030**

SHEET NUMBER: **C6.11**

TOTAL SHEETS: 39



CURVE	LENGTH	RADIUS	DELTA
C1	31.34'	20.00	89°46'39"
C6	31.42'	20.00	90°00'00"
C10	31.42'	20.00	90°00'00"
C11	31.42'	20.00	90°00'00"
C25	31.42'	20.00	90°00'00"
C26	31.42'	20.00	90°00'00"

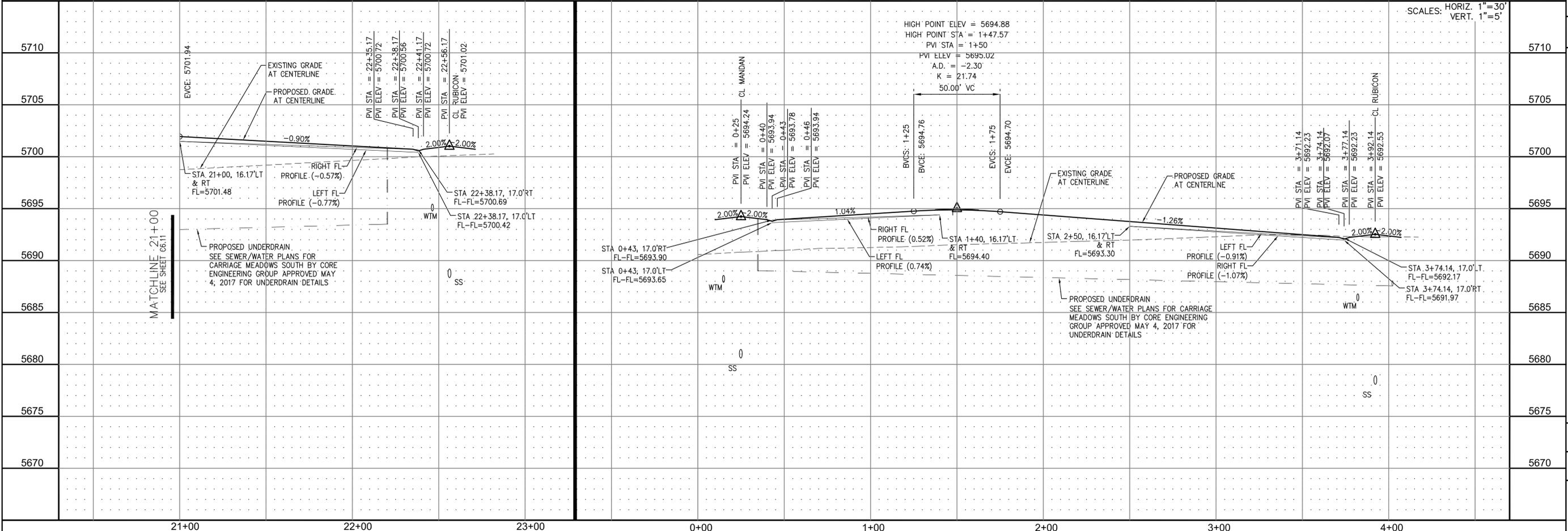


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

**MANDAN DR**

**CLATSOP DR**



**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. #55306  
 BURNING WOODS, CO 80939  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 PREPARED FOR: **LORSON LLC.**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
**CARRIAGE MEADOWS SOUTH**  
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.  
 EL PASO COUNTY, COLORADO  
 CONTACT: JEFF MARK

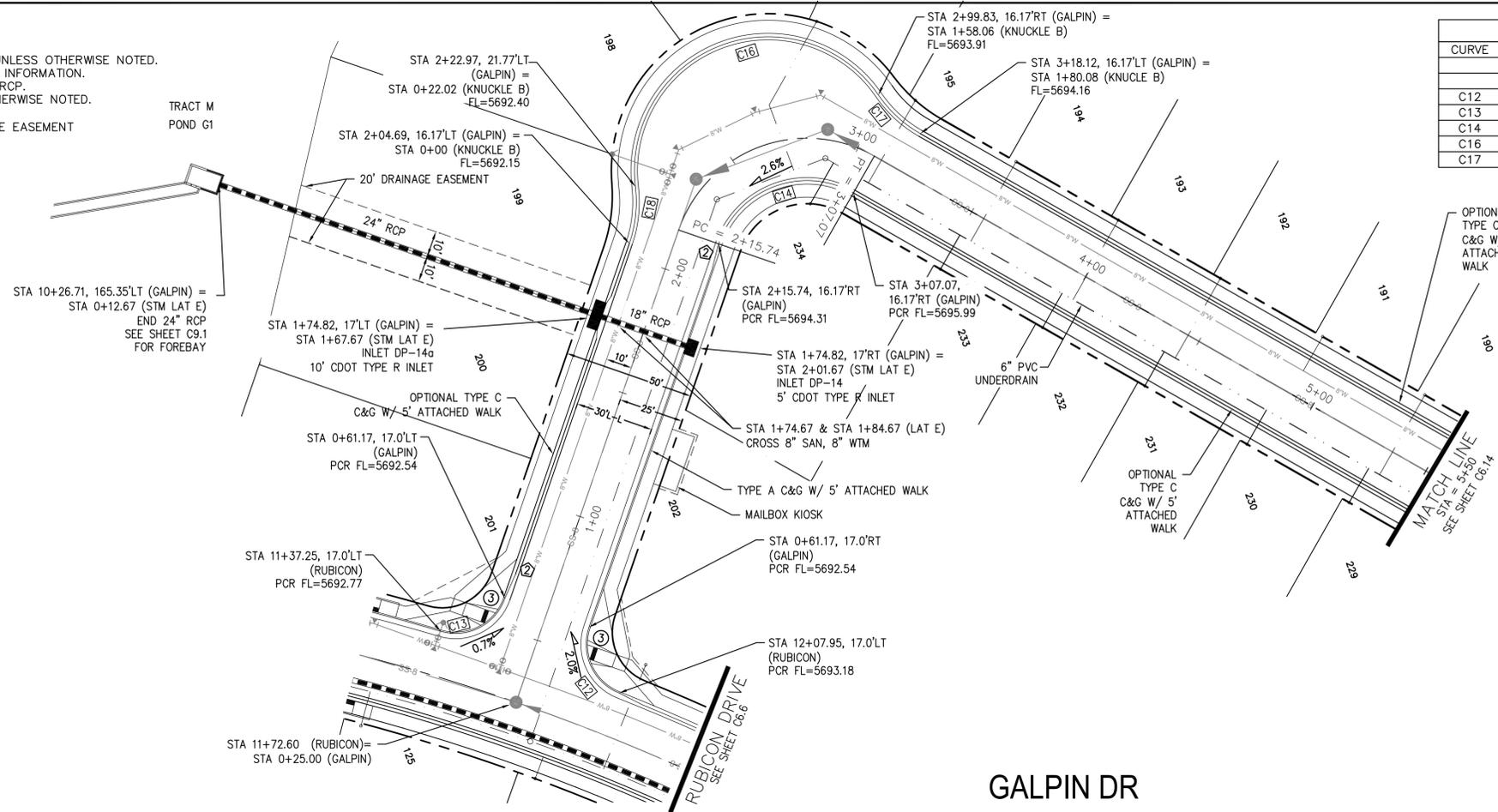
NO. 1  
 DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**STREET AND STORM SEWER**  
**STA 21+00 TO STA 22+57 (MANDAN)**  
**STA 0+00 TO 3+92 (CLATSOP)**

DATE: JUNE 20, 2017  
 PROJECT NO. 100.030  
 SHEET NUMBER **C6.12**  
 TOTAL SHEETS: 39

- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

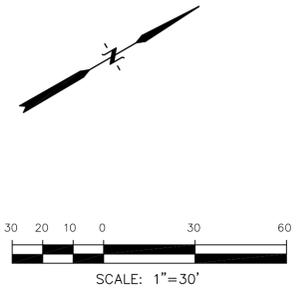
- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



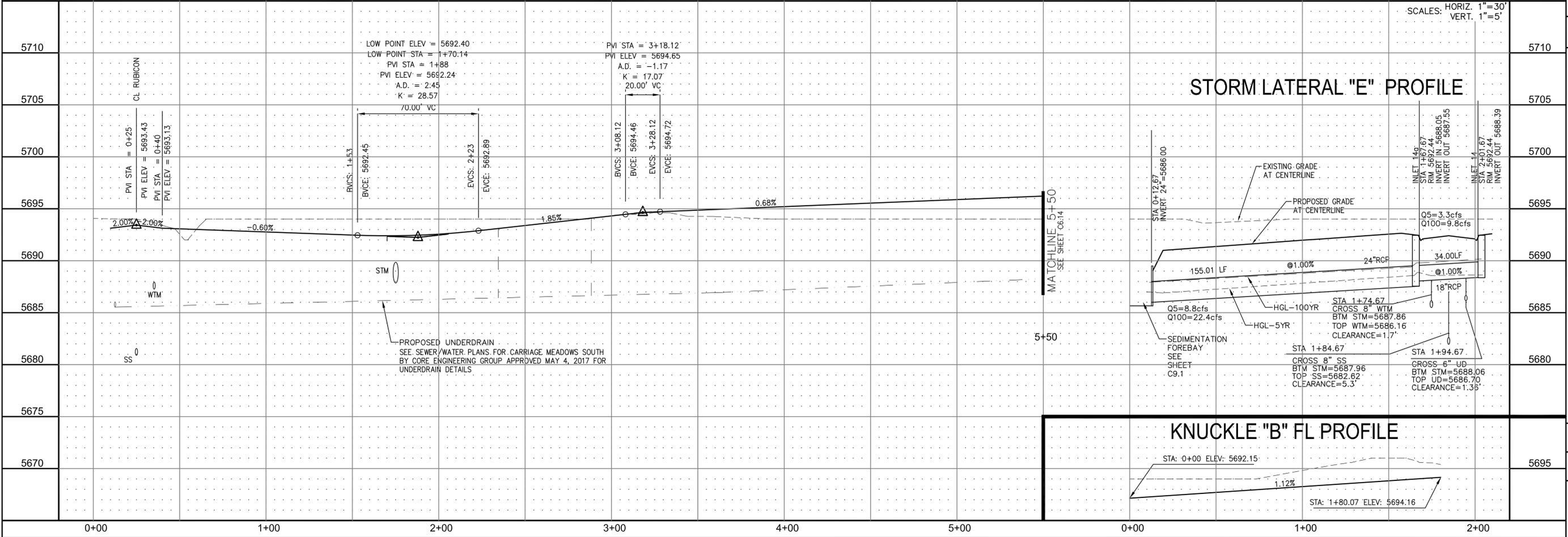
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C12	30.52'	20.00	87°25'18"
C13	30.52'	20.00	87°25'18"
C14	62.93'	35.83	100°38'00"
C16	136.03'	51.17	152°19'02"
C17	22.02'	48.83	25°50'31"



KEY MAP



**GALPIN DR**



**CORE ENGINEERING GROUP**

15004 1ST AVE. S. #55306  
BIRCH CREEK, CO 80150  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

**ENGINEERING GROUP**

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

---

NO. 1

DATE: -

DESCRIPTION: -

PROJECT: **CARRIAGE MEADOWS SOUTH**

STREET AND STORM SEWER  
STA 0+00 TO STA 6+00  
GALPIN DRIVE

---

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

DATE: JUNE 20, 2017

PROJECT NO. 100.030

SHEET NUMBER **C6.13**

TOTAL SHEETS: 39

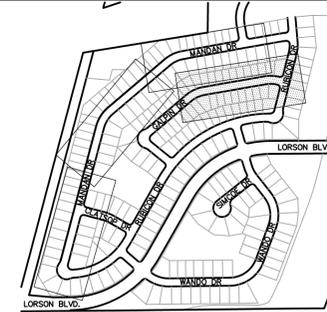
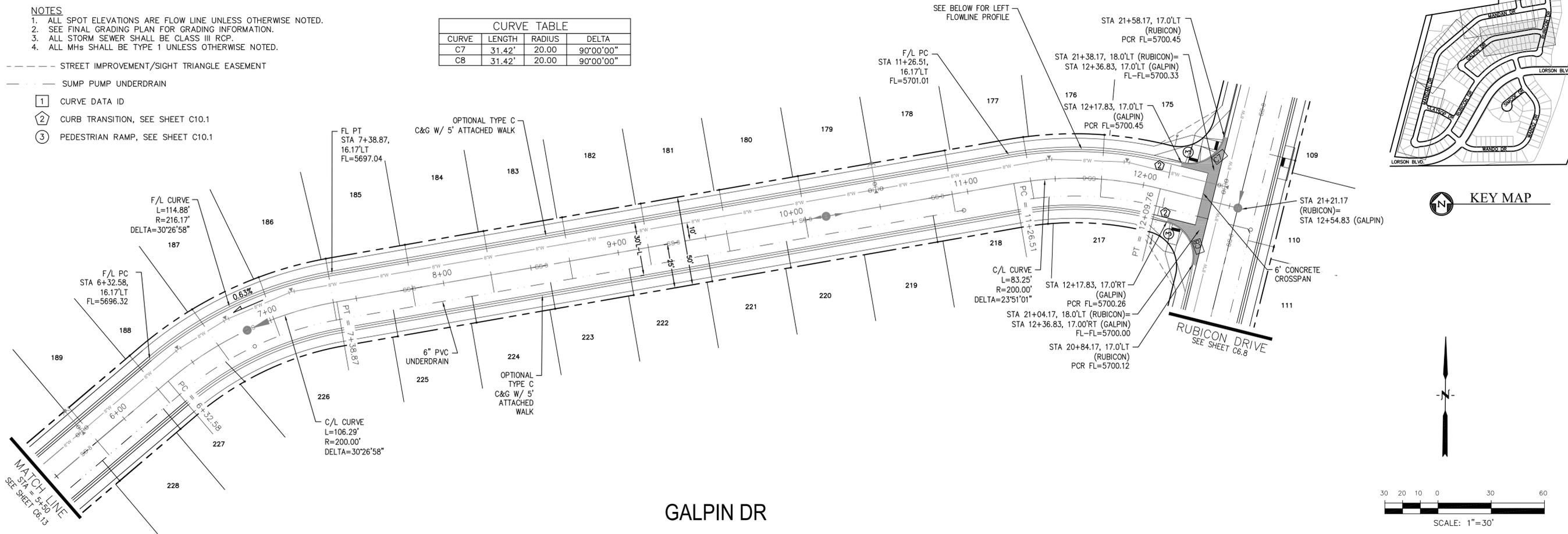
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

--- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT

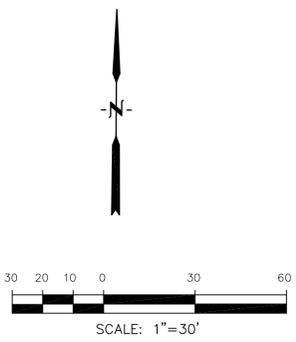
--- SUMP PUMP UNDERDRAIN

- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

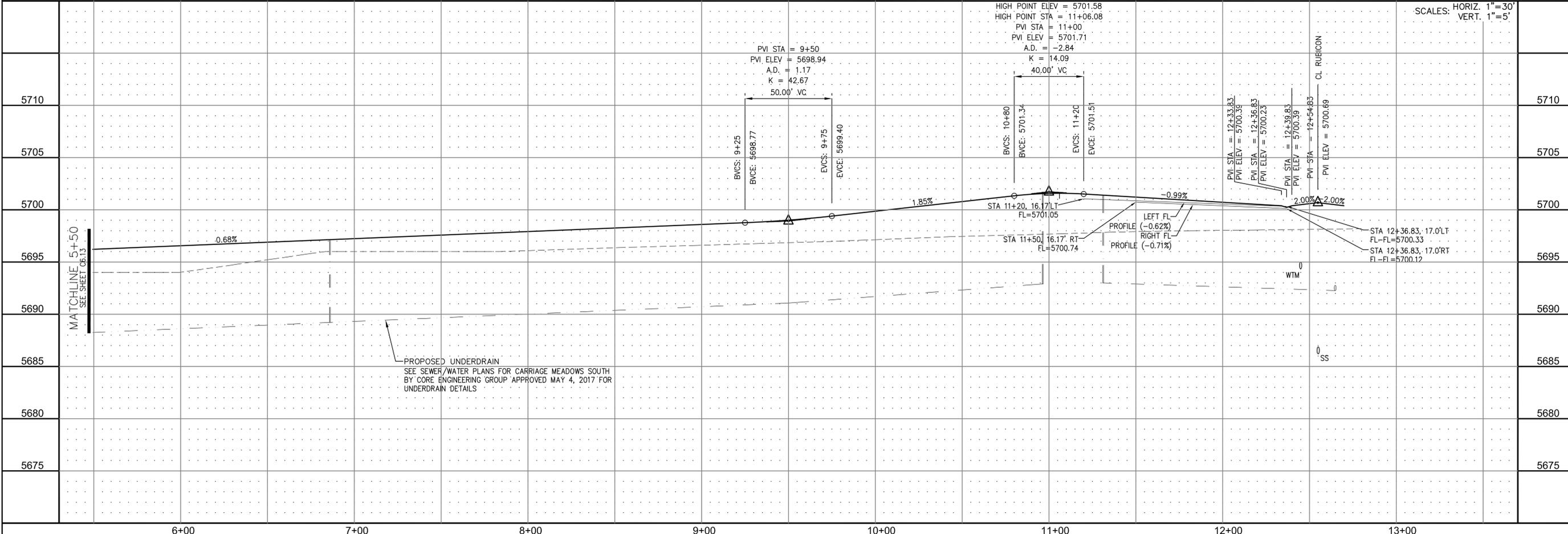
CURVE	LENGTH	RADIUS	DELTA
C7	31.42'	20.00	90°00'00"
C8	31.42'	20.00	90°00'00"



KEY MAP



**GALPIN DR**



**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. #5306  
 BIRMGHAM, AL 35206  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com



DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 PREPARED FOR: **LORSON LLC.**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT: **CARRIAGE MEADOWS SOUTH**  
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.  
 EL PASO COUNTY, COLORADO  
 CONTACT: JEFF MARK

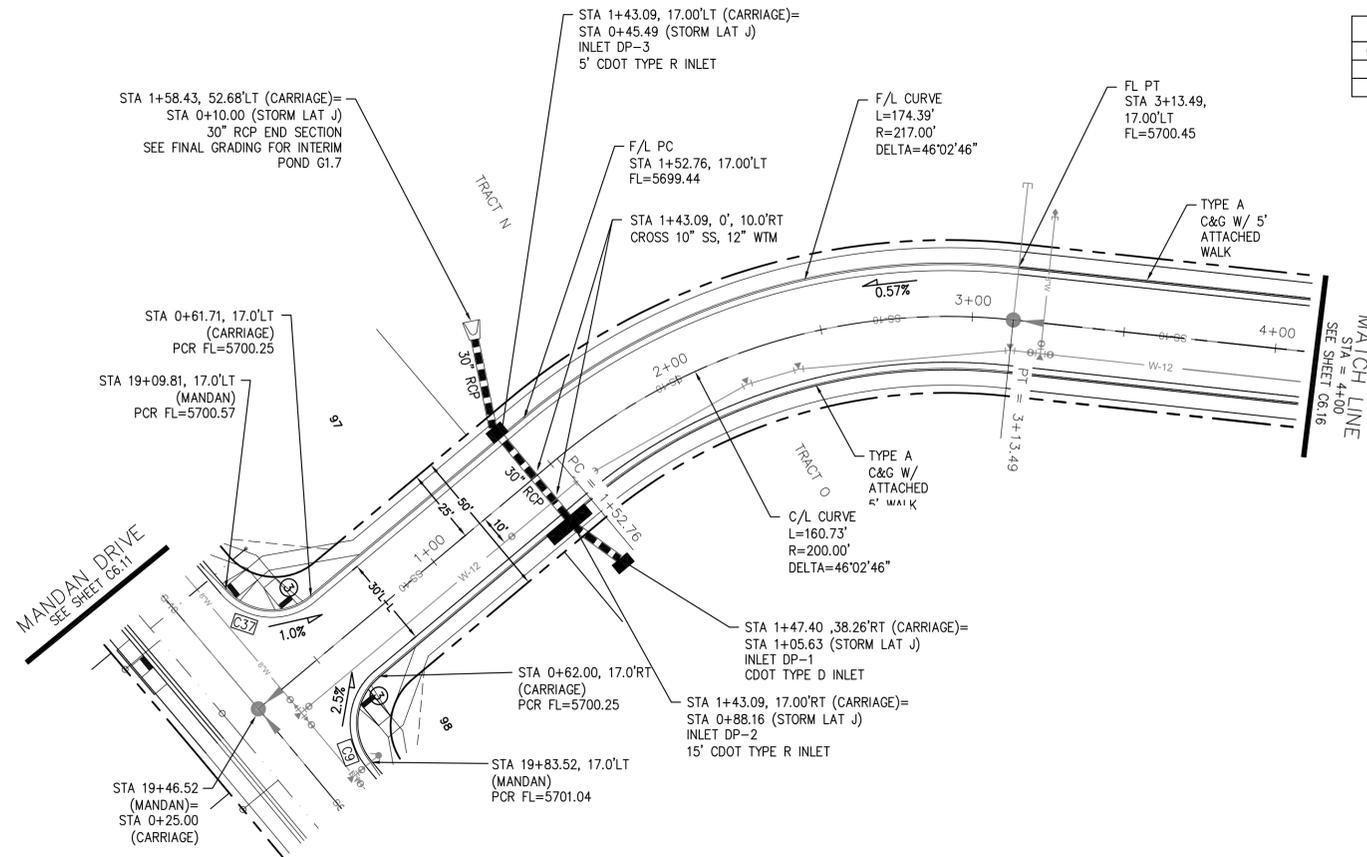
DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**STREET AND STORM SEWER**  
**STA 5+50 TO STA 12+55**  
**GALPIN DRIVE**

DATE: **JUNE 20, 2017**  
 PROJECT NO. **100.030**

SHEET NUMBER  
**C6.14**

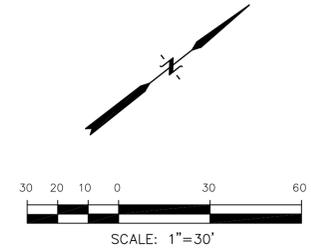
TOTAL SHEETS: 39



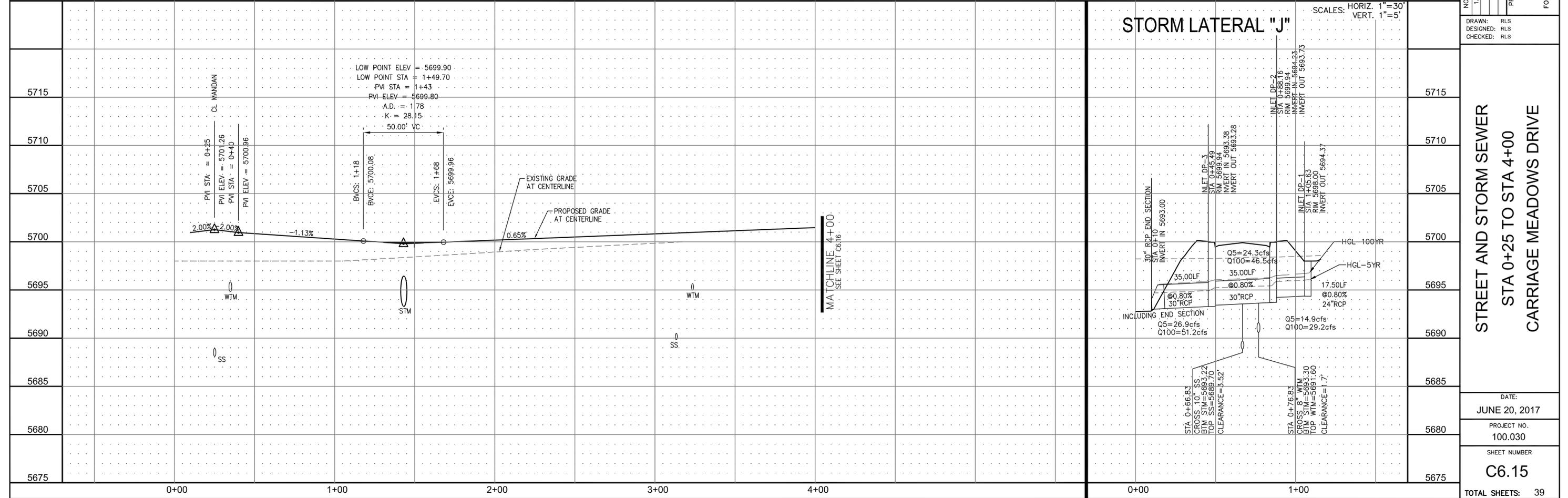
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	31.42'	20.00	90°00'00"
C37	31.26'	20.00	89°33'20"

- NOTES**
- ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  - SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  - ALL STORM SEWER SHALL BE CLASS III RCP.
  - ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



**CARRIAGE MEADOWS DRIVE**



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

DESCRIPTION: \_\_\_\_\_

NO. 1

**CORE ENGINEERING GROUP**

15004 1ST AVE. S. #55306  
 BLDG 719 5701100  
 COLORADO SPRINGS, COLORADO 80903  
 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 SOUTH**  
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.  
 EL PASO COUNTY, COLORADO

STREET AND STORM SEWER  
 STA 0+25 TO STA 4+00  
 CARRIAGE MEADOWS DRIVE

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

DATE: **JUNE 20, 2017**

PROJECT NO. **100.030**

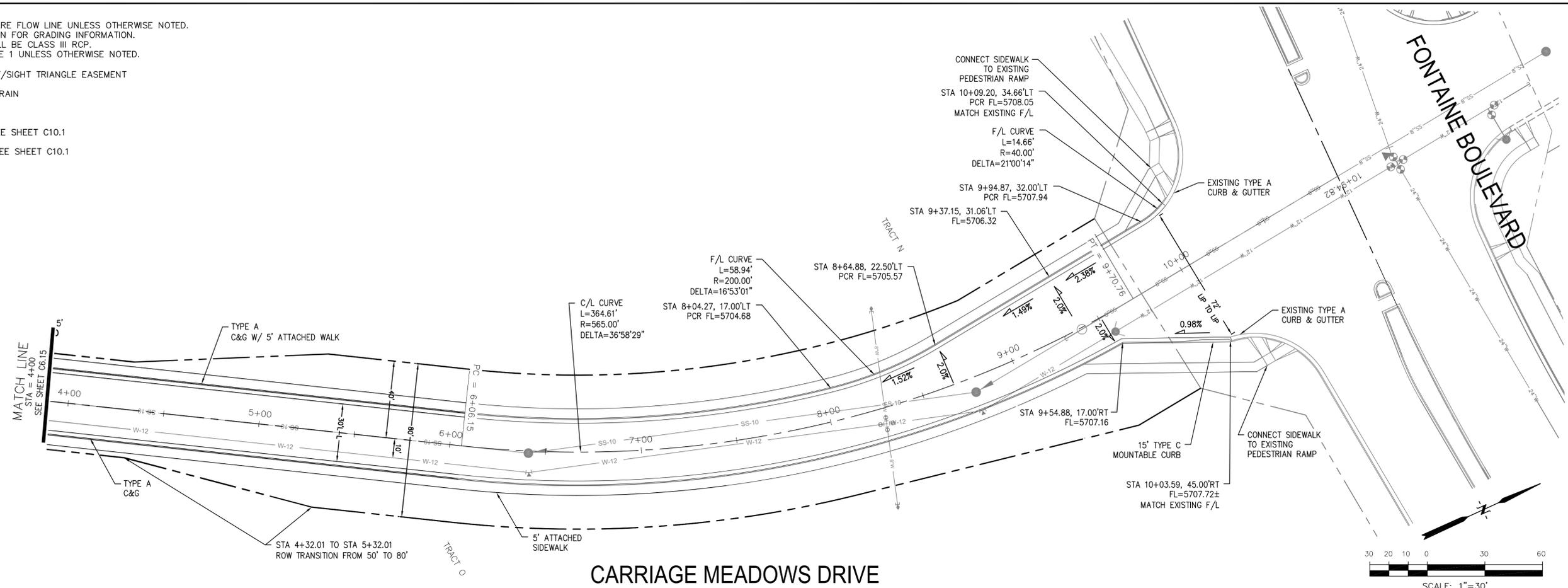
SHEET NUMBER **C6.15**

TOTAL SHEETS: **39**

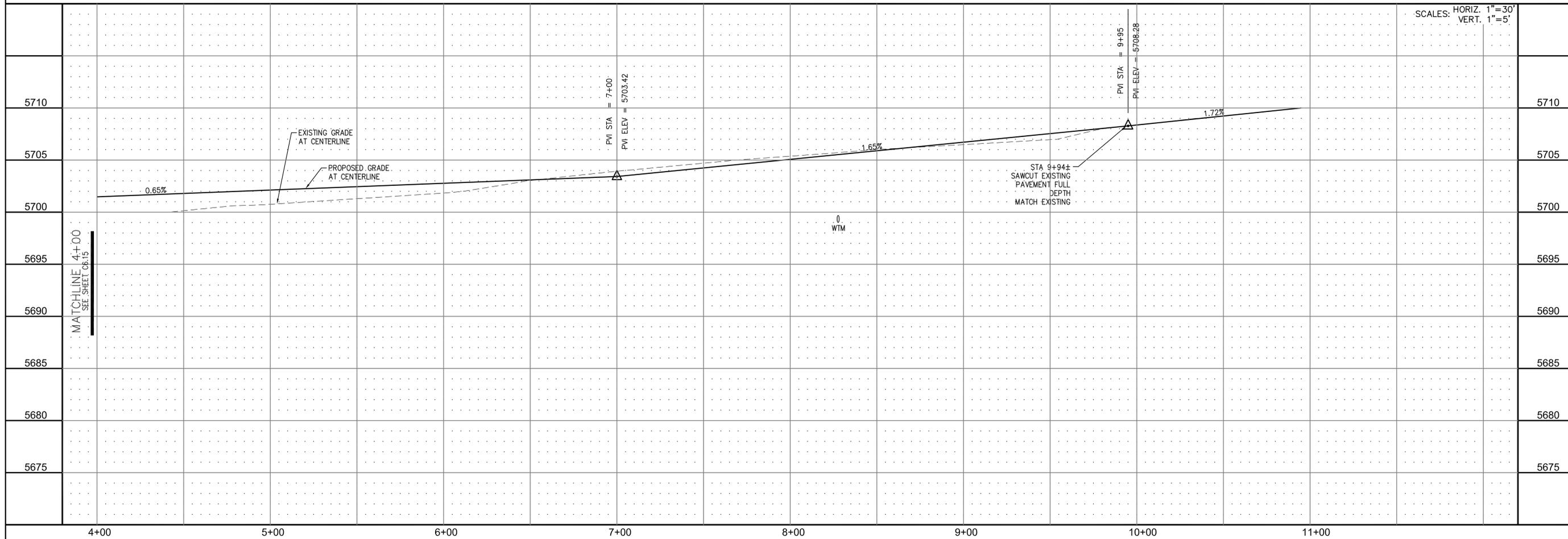
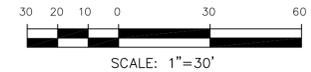
**NOTES**

1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



**CARRIAGE MEADOWS DRIVE**



**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. #55306  
 BIRMGHAM, AL 35206  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. 1  
 PREPARED FOR: **LORSON LLC.**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

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

STREET AND STORM SEWER  
 STA 4+00 TO STA 10+00  
 CARRIAGE MEADOWS DRIVE

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

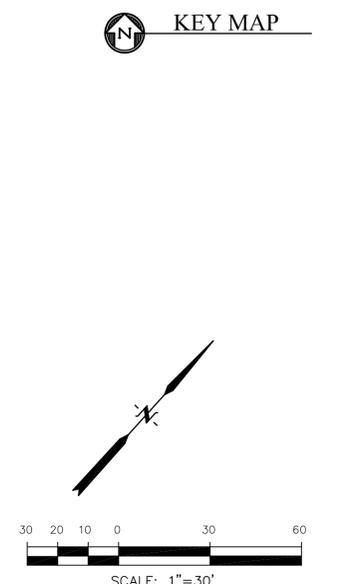
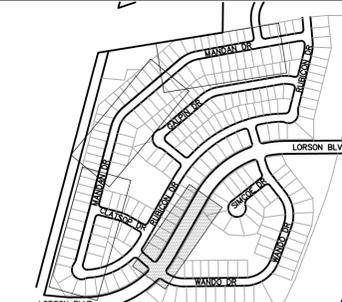
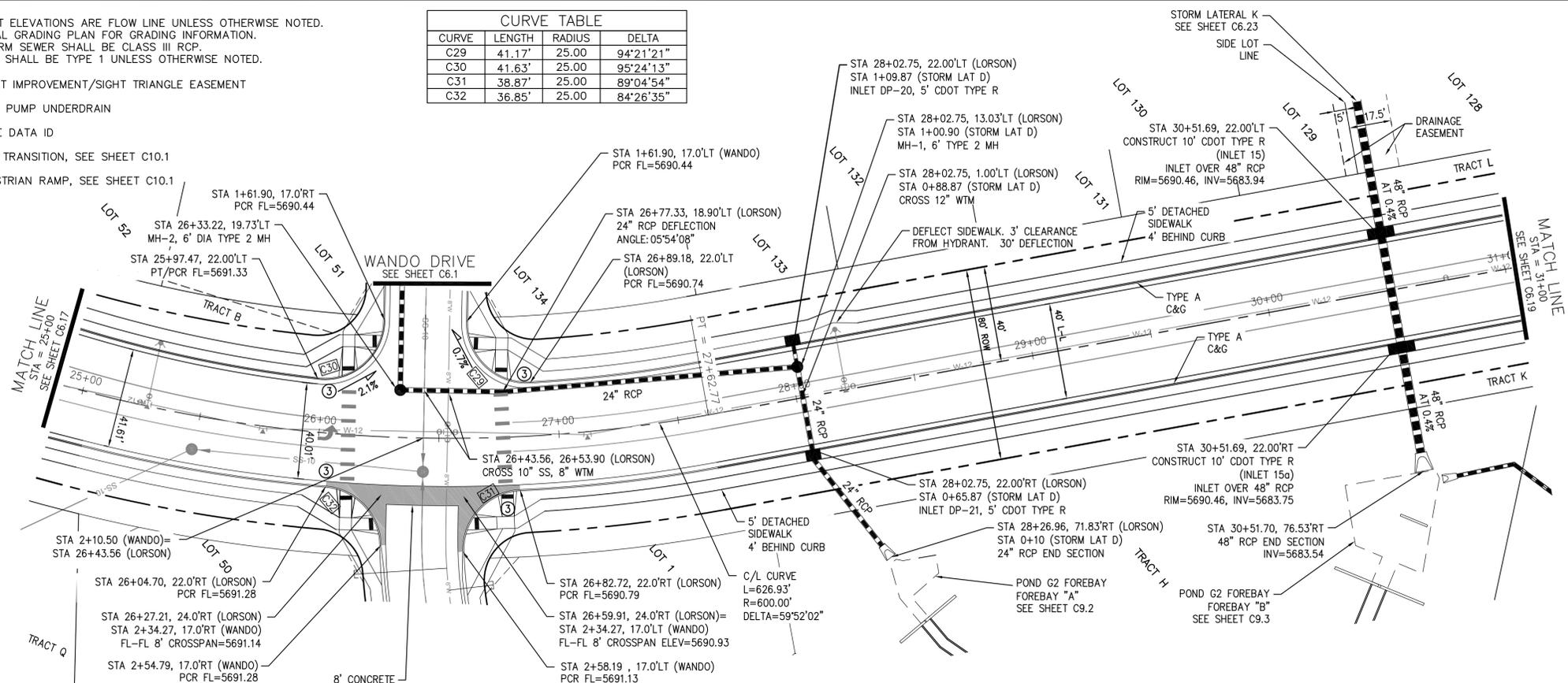
DATE: JUNE 20, 2017  
 PROJECT NO. 100.030  
 SHEET NUMBER **C6.16**  
 TOTAL SHEETS: 39



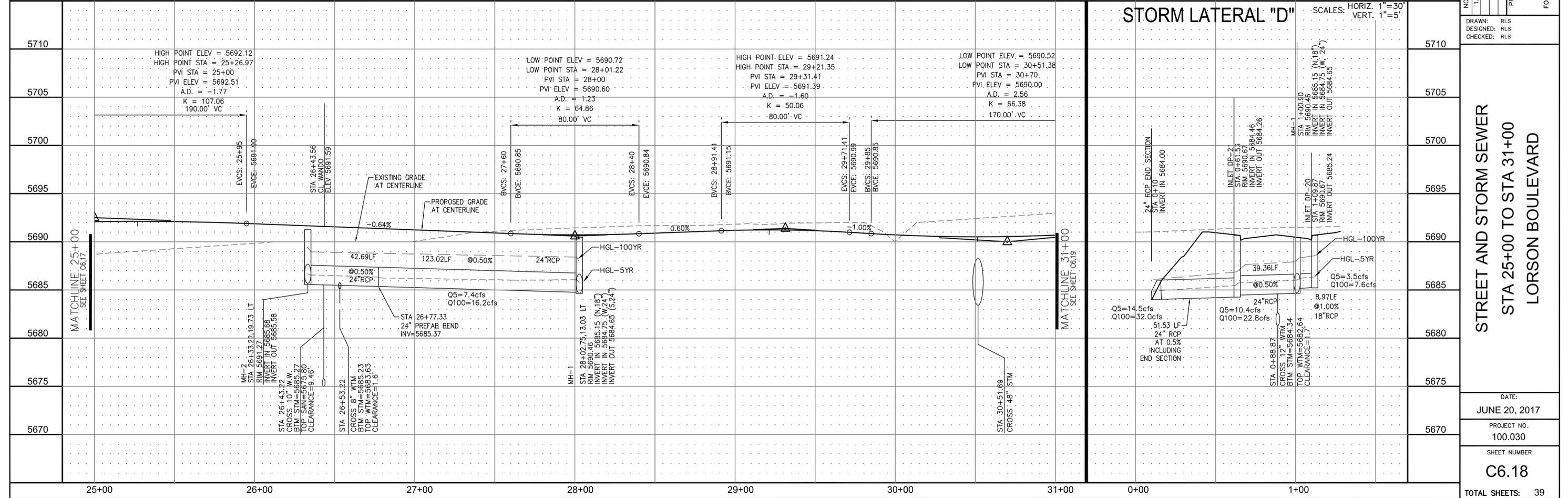
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C29	41.17'	25.00	94°21'21"
C30	41.63'	25.00	95°24'13"
C31	38.87'	25.00	89°04'54"
C32	36.85'	25.00	84°26'35"

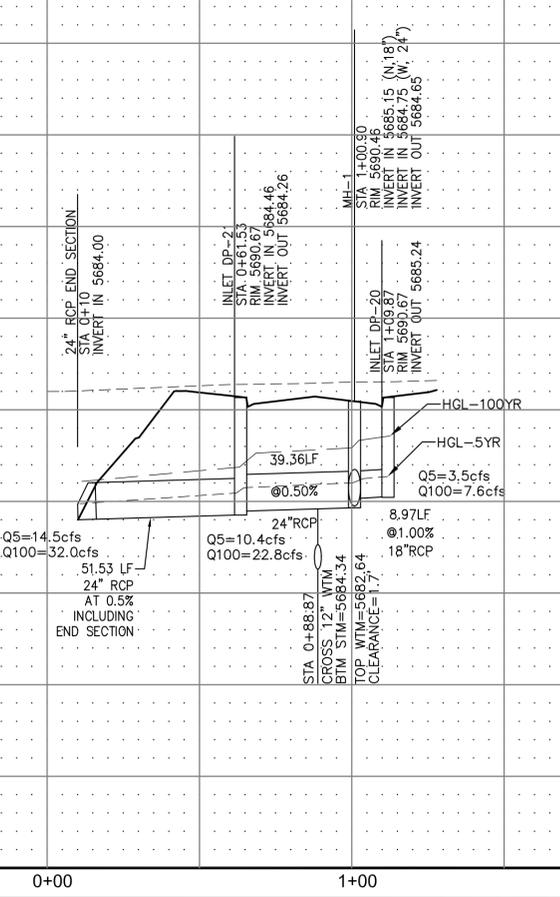
- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



**LORSON BOULEVARD**



**STORM LATERAL "D"**



**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. #5506  
 BURNING WOODS, CO. 80016  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

**ENGINEERING GROUP**

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. 1

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

**STREET AND STORM SEWER**  
**STA 25+00 TO STA 31+00**  
**LORSON BOULEVARD**

DATE: **JUNE 20, 2017**  
 PROJECT NO. **100.030**  
 SHEET NUMBER **C6.18**

TOTAL SHEETS: 39

**NOTES**

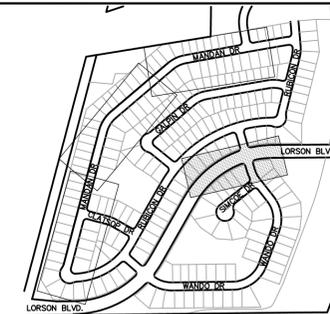
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

--- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT

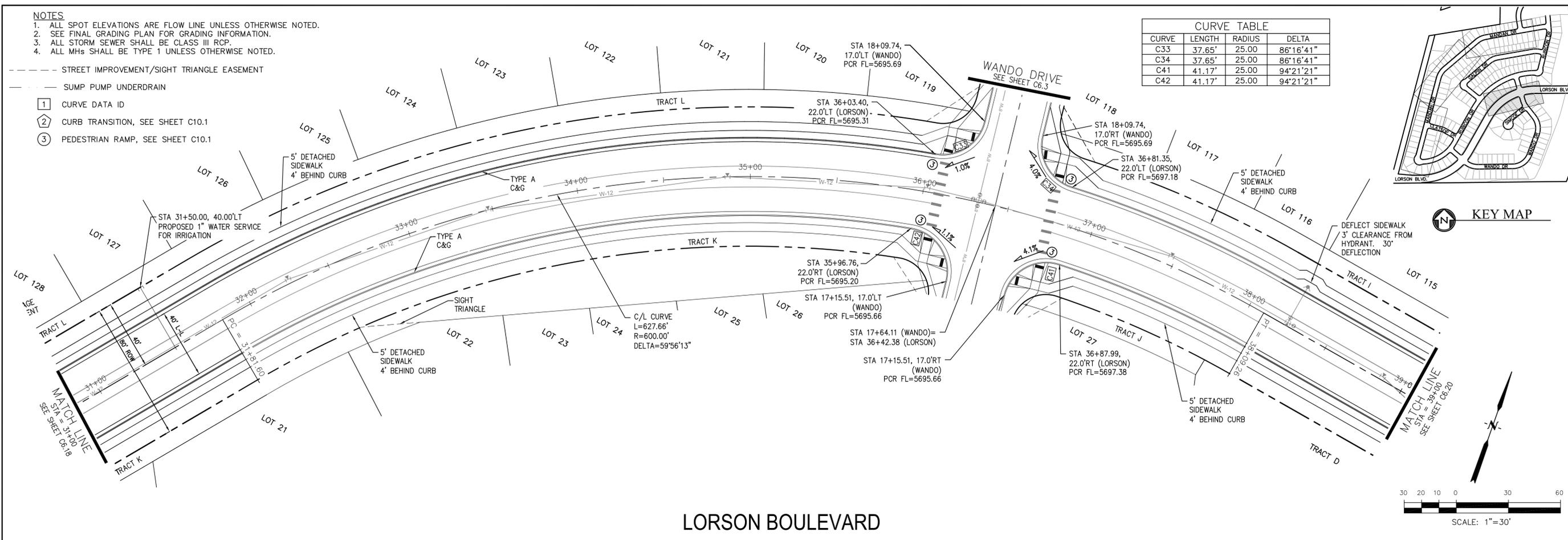
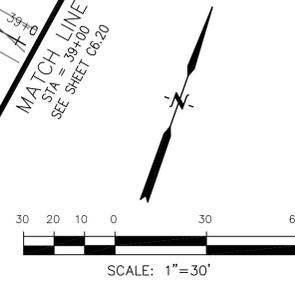
--- SUMP PUMP UNDERDRAIN

- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

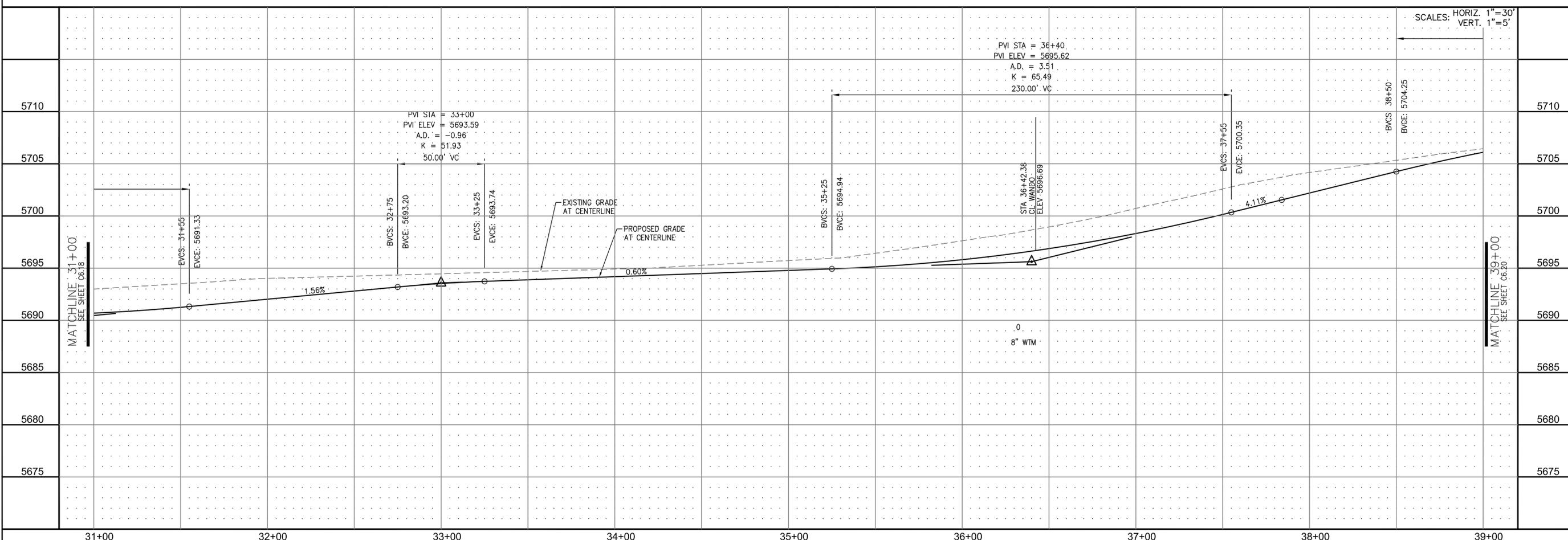
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C33	37.65'	25.00	86°16'41"
C34	37.65'	25.00	86°16'41"
C41	41.17'	25.00	94°21'21"
C42	41.17'	25.00	94°21'21"



KEY MAP



**LORSON BOULEVARD**



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

**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. #5506  
 BURNING WOODS, CO. 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. 1  
 PREPARED FOR: **LORSON LLC.**  
 212 N. WAHSATCH 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

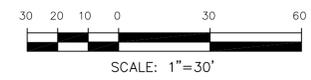
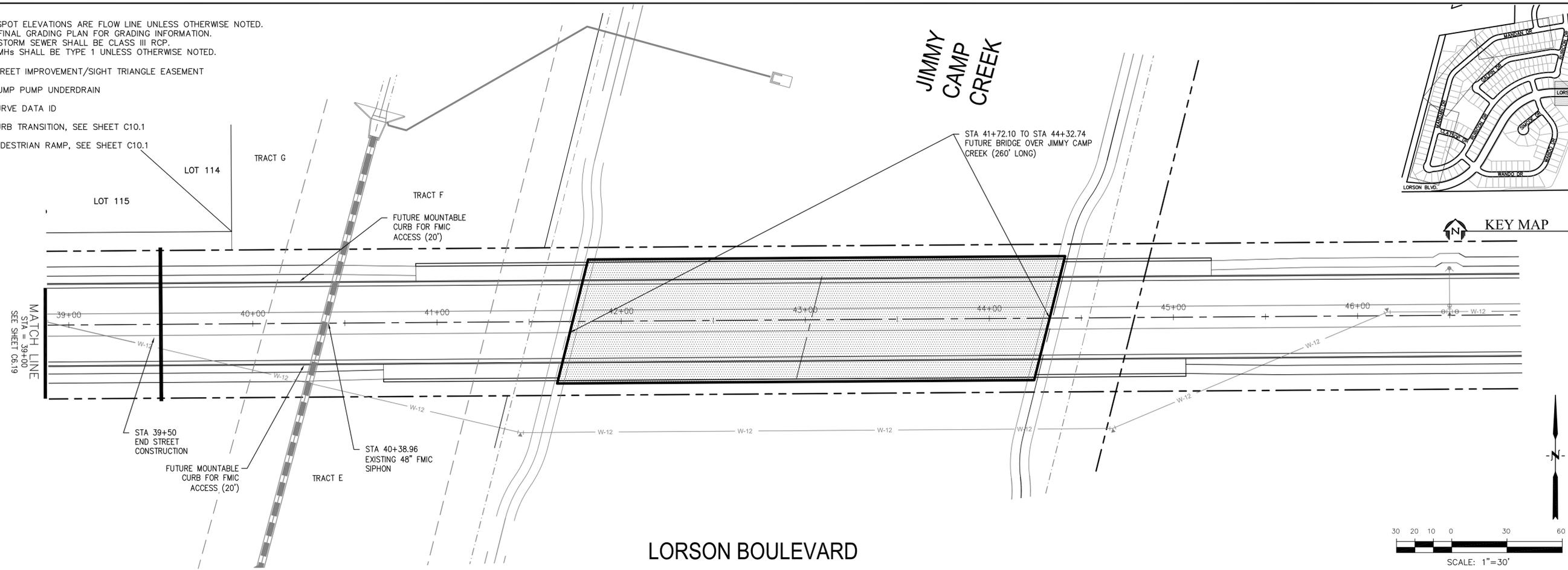
**STREET AND STORM SEWER**  
**STA 31+00 TO STA 39+00**  
**LORSON BOULEVARD**

DATE: JUNE 20, 2017  
 PROJECT NO. 100.030  
 SHEET NUMBER **C6.19**  
 TOTAL SHEETS: 39

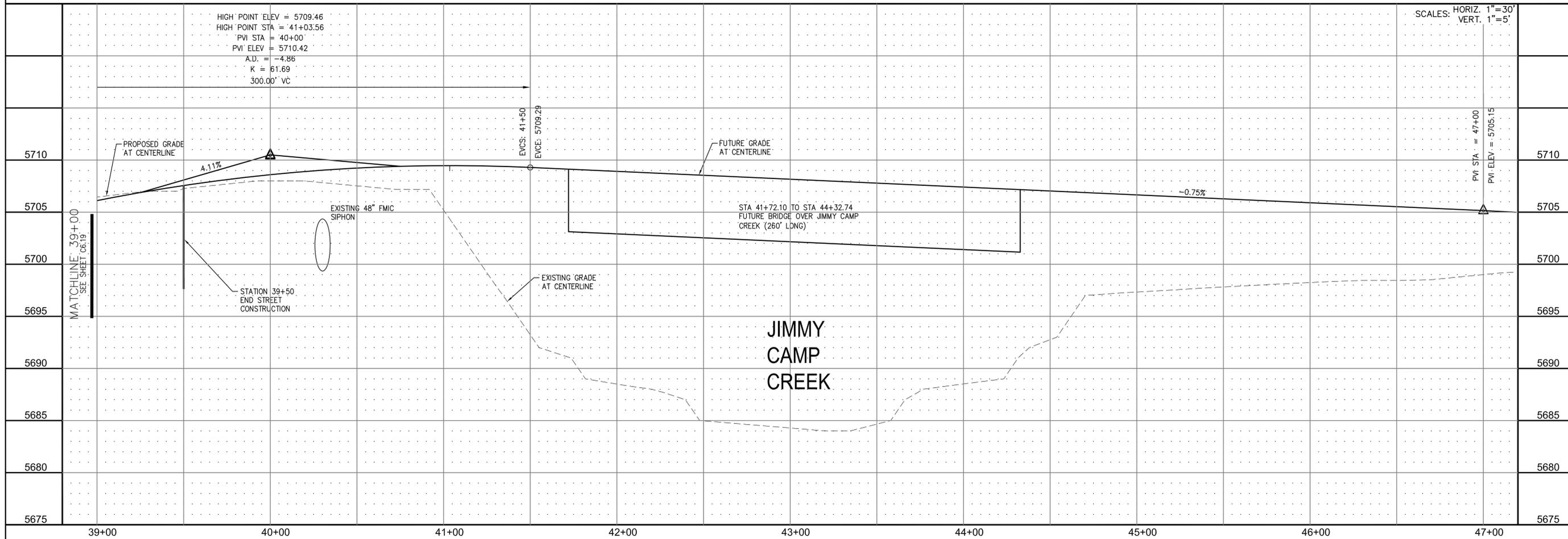
**NOTES**

1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



**LORSON BOULEVARD**



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

**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. #5536  
 BURNING WOODS, CO. 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

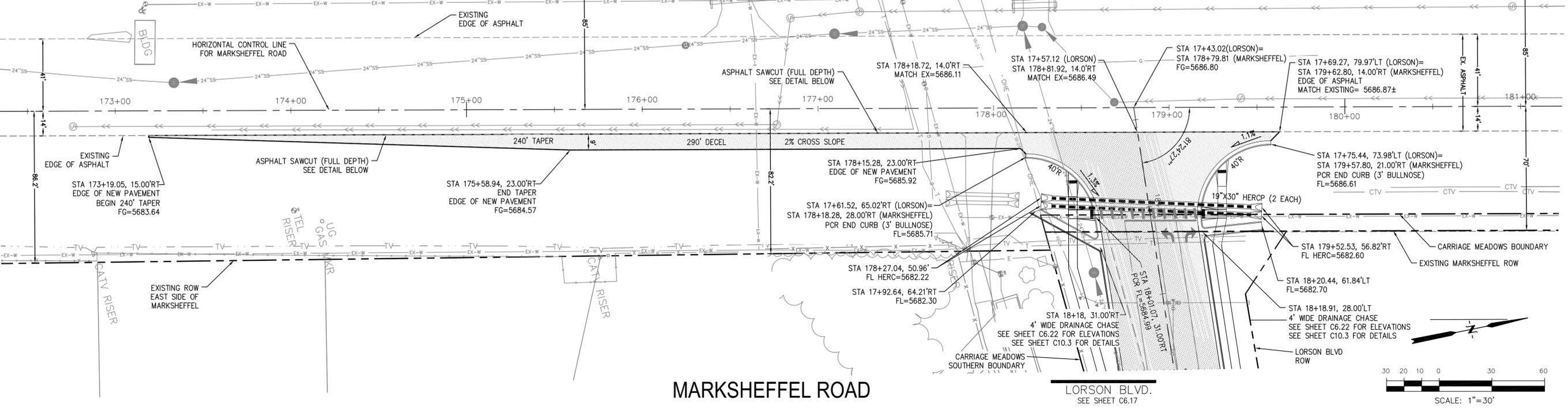
**LORSON LLC.**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

**STREET AND STORM SEWER**  
**STA 38+00 TO STA 46+50**  
**LORSON BOULEVARD**

DATE: JUNE 20, 2017  
 PROJECT NO. 100.030  
 SHEET NUMBER **C6.20**  
 TOTAL SHEETS: 39

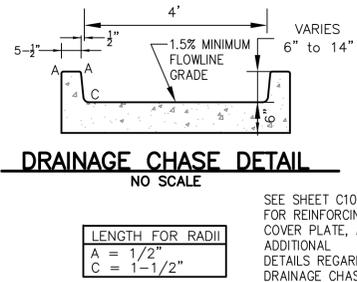
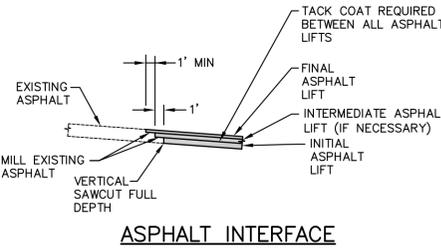
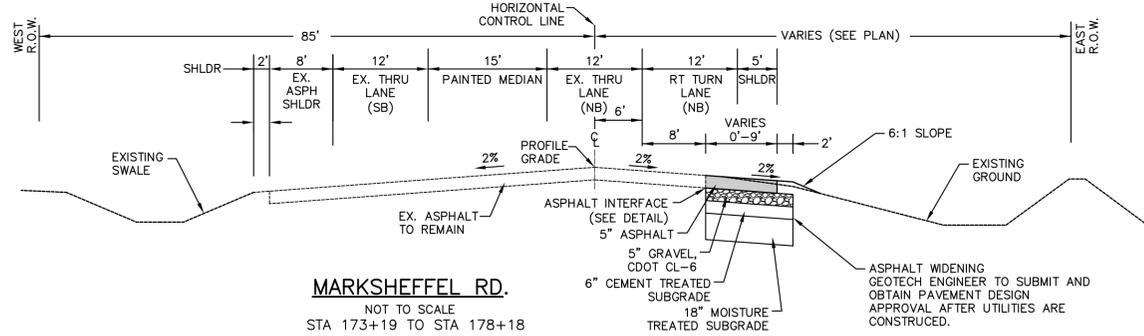
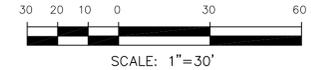
**NOTES**

- MARKSHEFFEL ROAD HORIZONTAL CONTROL LINE IS BASED ON CONSTRUCTION PLANS PREPARED BY PARSONS BRINKERHOFF FOR EL PASO COUNTY FOR MARKSHEFFEL ROAD DATED AUGUST 25, 2016 UNDER PROJECT #IFB 15-060. MARKSHEFFEL ROAD CONSTRUCTION STARTED IN 2016 AND IS SCHEDULED TO BE COMPLETED IN 2017
- SURVEY DATA FOR MARKSHEFFEL ROAD WAS OBTAINED BY M&S CIVIL GROUP IN JANUARY, 2017. SURVEY DATA DOES NOT INCLUDE SIGNING/STRIPING AND THE FINAL 2" OF ASPHALT WHICH WILL BE COMPLETED IN 2017. CONTOURS FOR ASPHALT PAVEMENT HAVE BEEN RAISED 2" IN PAVEMENT AREAS TO ACCOUNT FOR THE 2" ASPHALT WHICH WILL BE CONSTRUCTED IN 2017. UTILITY LOCATES AND UTILITY POTHOLE INFORMATION WAS OBTAINED BY DILLIE & KUHN IN FEBRUARY, 2017
- SEE SHEET C5.3 FOR MARKSHEFFEL ROAD SIGNING/STRIPING PLAN



**MARKSHEFFEL ROAD**

**LORSON BLVD.**  
SEE SHEET C6.17



NO.	DESCRIPTION	DATE	SCALE: HORIZ. 1"=30' VERT. 1"=5'
5710			
5705			
5700			
5695			
5690			
5685			
5680			
5675			
5670			

**CORE ENGINEERING GROUP**  
15004 1ST AVE. S. #5506  
BURNING WOODS, CO. 80903  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

**CE**

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

DESCRIPTION: \_\_\_\_\_

NO. 1

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

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

**STREET PLAN AND PROFILE**  
**STA 173+19 TO STA 179+58**  
**MARKSHEFFEL ROAD**

DATE: **JUNE 20, 2017**

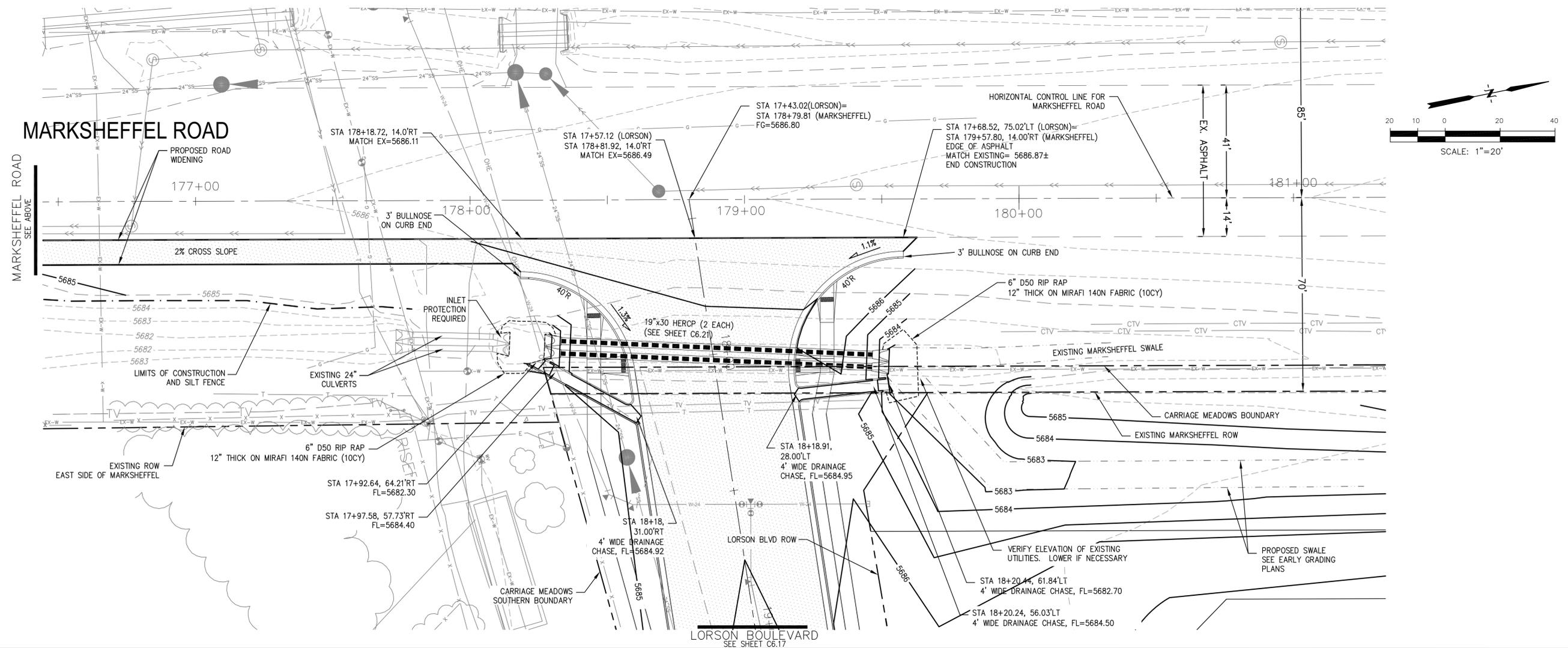
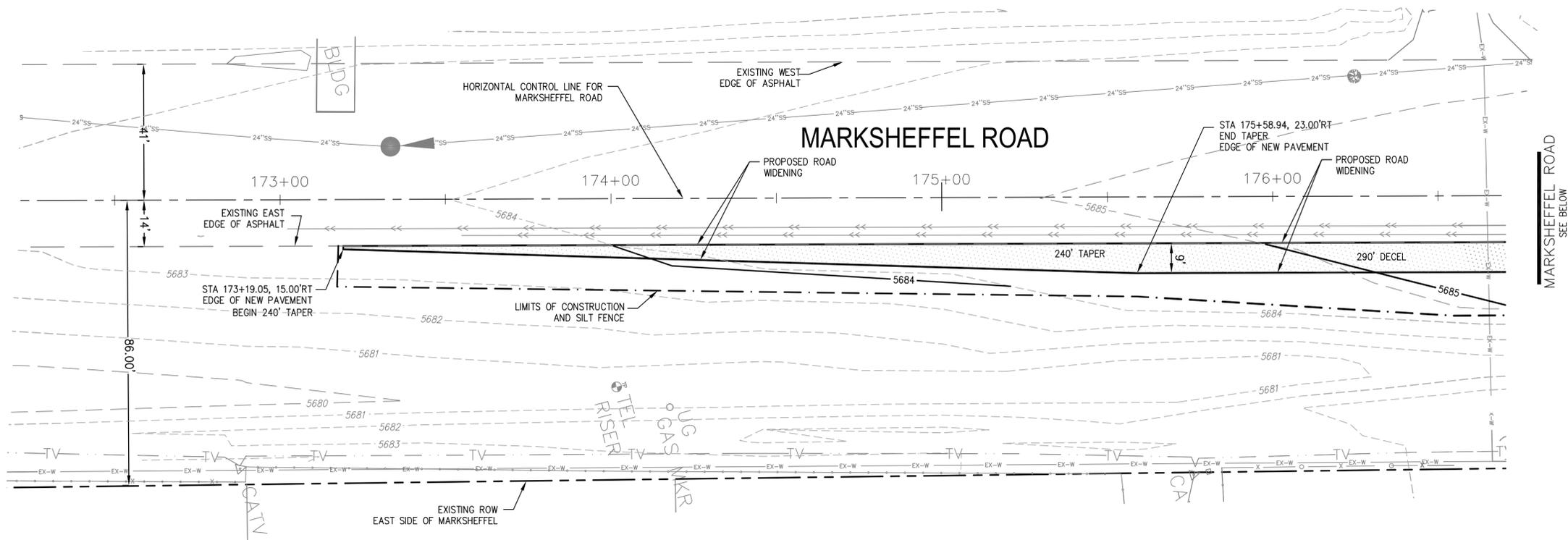
PROJECT NO. **100.030**

SHEET NUMBER **C6.21**

TOTAL SHEETS: 39

**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 #FB 15-060. MARKSHEFFEL ROAD CONSTRUCTION STARTED IN 2016 AND IS SCHEDULED TO BE COMPLETED IN 2017
- SURVEY DATA FOR MARKSHEFFEL ROAD WAS OBTAINED BY M&S CIVIL GROUP IN JANUARY, 2017. SURVEY DATA DOES NOT INCLUDE SIGNING/STRIPING AND THE FINAL 2" OF ASPHALT WHICH WILL BE COMPLETED IN 2017. CONTOURS FOR ASPHALT PAVEMENT HAVE BEEN RAISED 2" IN PAVEMENT AREAS TO ACCOUNT FOR THE 2" ASPHALT WHICH WILL BE CONSTRUCTED IN 2017. UTILITY LOCATES AND UTILITY POT HOLE INFORMATION WAS OBTAINED BY DILLIE & KUHN IN FEBRUARY, 2017
- SEE SHEET C5.3 FOR MARKSHEFFEL ROAD SIGNING/STRIPING PLAN



**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. SUITE 301  
 BURNING WOODS, CO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegl.com

NO.	DESCRIPTION	DATE
1		

PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegl.com

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

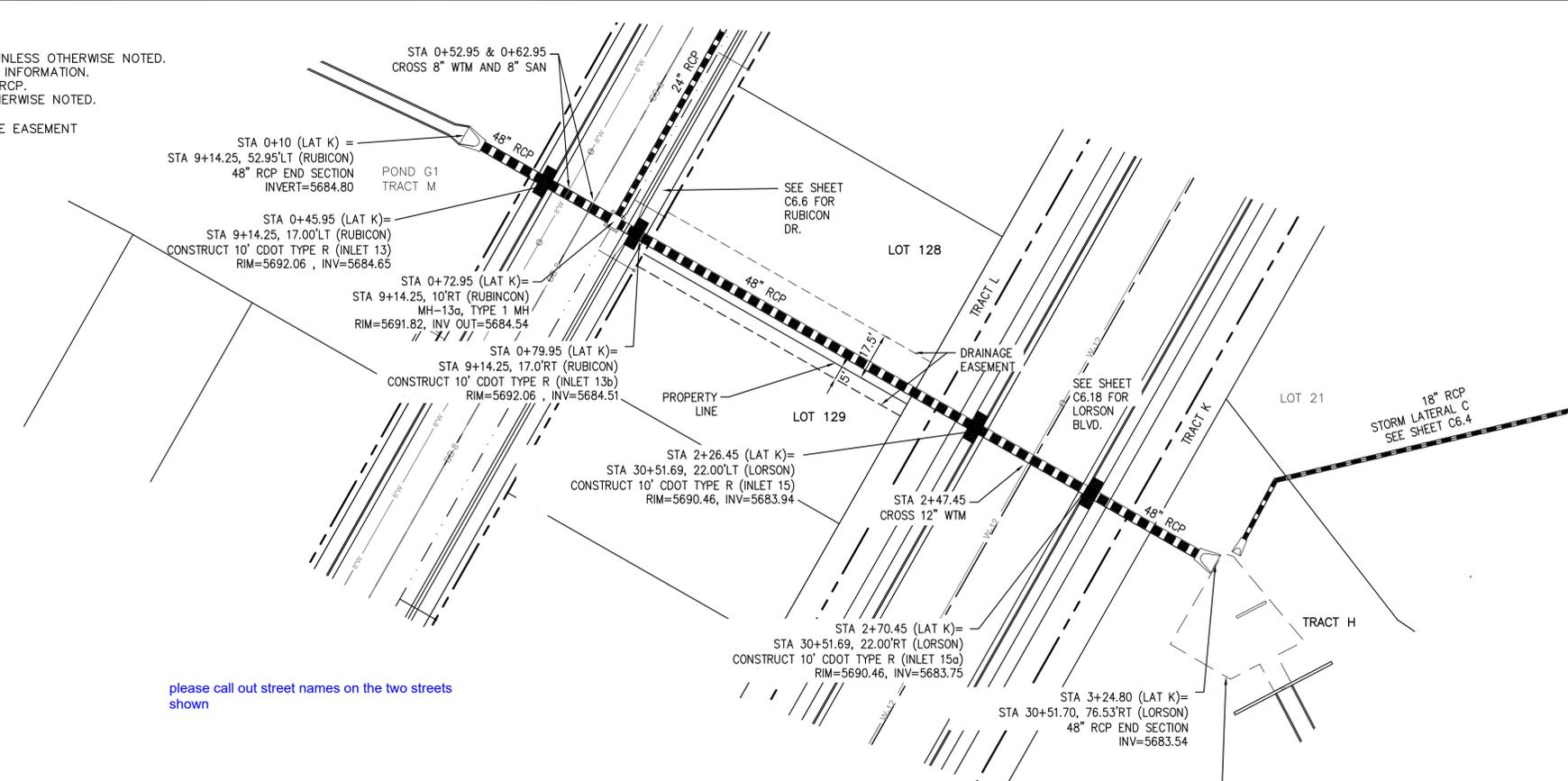
DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**GRADING AND EROSION CONTROL PLAN**  
**MARKSHEFFEL ROAD**  
**TURN LANE CONSTRUCTION**

DATE: JUNE 20, 2017  
 PROJECT NO.: 100.030  
 SHEET NUMBER: **C6.22**  
 TOTAL SHEETS: 39

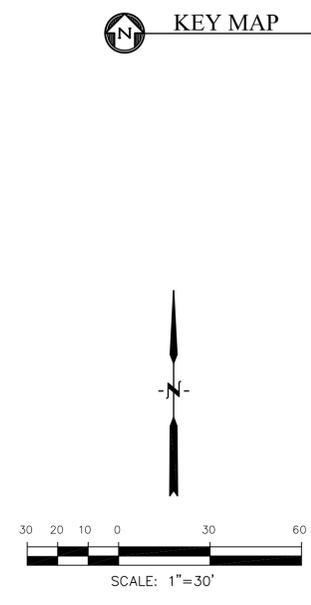
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



please call out street names on the two streets shown

**STORM LATERAL K (DISTRICT)**



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

STATION	DESCRIPTION	SCALE: HORIZ. 1"=30'	SCALE: VERT. 1"=5'
0+00	INLET DP-13 STA 0+10 RIM 5692.06 INVERT = 5684.80		
0+45.95	STA 0+45.95 (LAT K)= STA 9+14.25, 17.00'RT (RUBICON) CONSTRUCT 10' CDOT TYPE R (INLET 13) RIM=5692.06, INV=5684.80		
0+72.95	STA 0+72.95 (LAT K)= STA 9+14.25, 10'RT (RUBICON) MH-13a, TYPE 1 MH RIM=5691.82, INV OUT=5684.54		
0+79.95	STA 0+79.95 (LAT K)= STA 9+14.25, 17.0'RT (RUBICON) CONSTRUCT 10' CDOT TYPE R (INLET 13b) RIM=5692.06, INV=5684.51		
2+26.45	STA 2+26.45 (LAT K)= STA 30+51.69, 22.00'RT (LORSON) CONSTRUCT 10' CDOT TYPE R (INLET 15) RIM=5690.46, INV=5683.94		
2+47.45	STA 2+47.45 (LAT K)= STA 30+51.69, 22.00'RT (LORSON) CONSTRUCT 10' CDOT TYPE R (INLET 15a) RIM=5690.46, INV=5683.75		
2+70.45	STA 2+70.45 (LAT K)= STA 30+51.70, 76.53'RT (LORSON) 48" RCP END SECTION INV=5683.54		
3+24.80	STA 3+24.80 (LAT K)= STA 30+51.70, 76.53'RT (LORSON) 48" RCP END SECTION INV=5683.54		

**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. #55306  
 BURNING WOODS, CO 80016  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

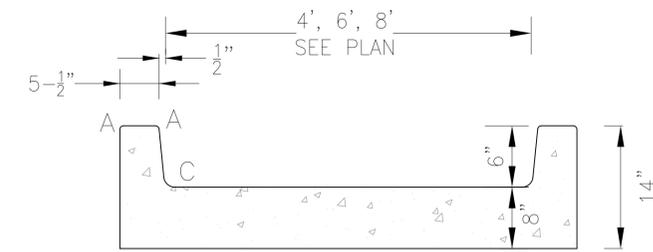
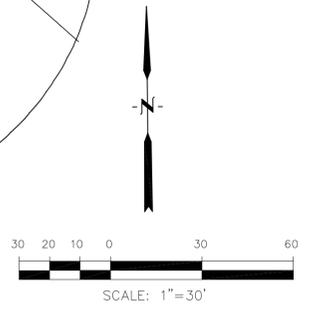
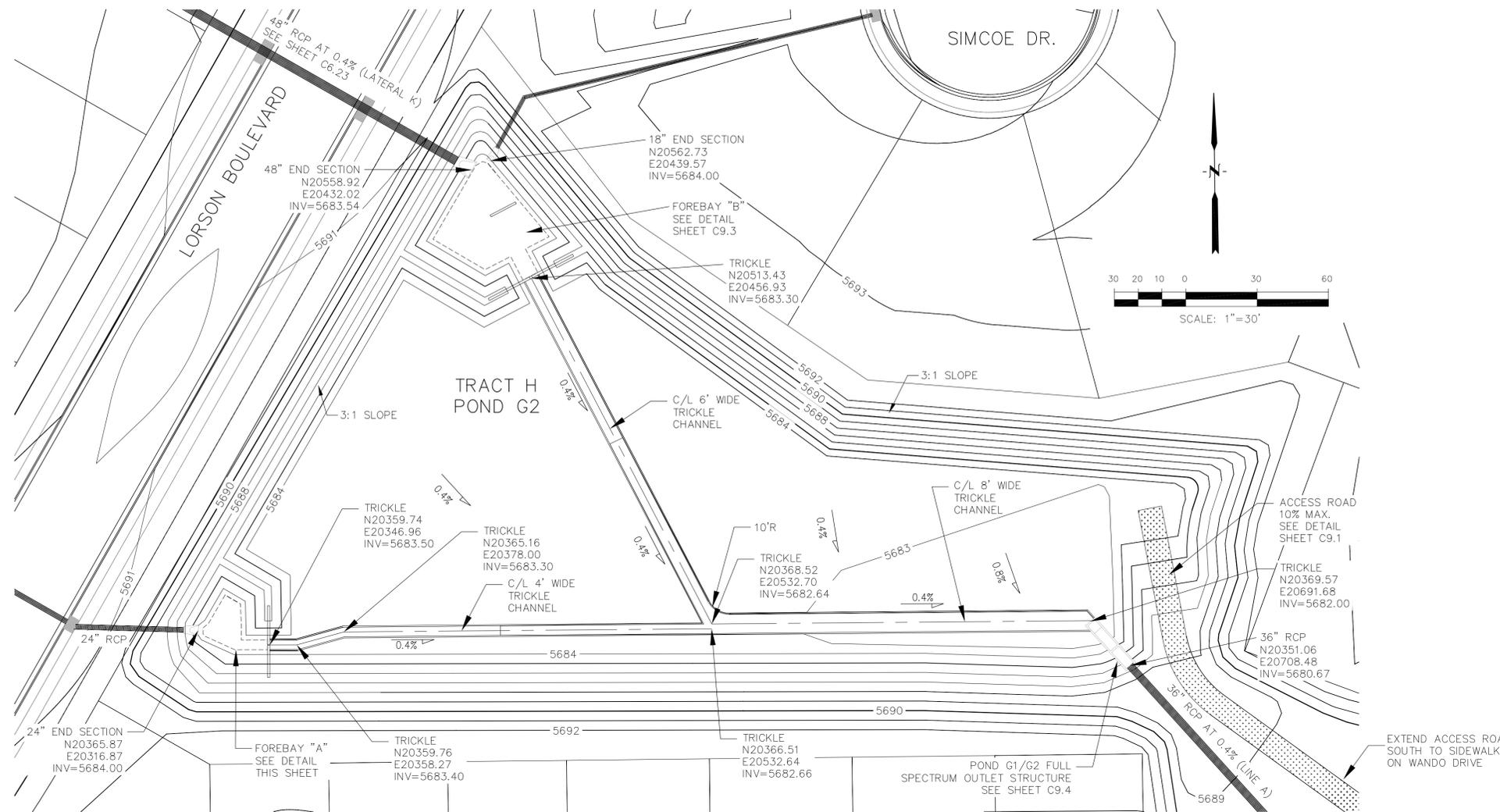
**PREPARED FOR:**  
**LORSON LLC.**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

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

**STREET AND STORM SEWER**  
**STORM LATERAL K**

DATE: JUNE 20, 2017  
 PROJECT NO. 100.030  
 SHEET NUMBER **C6.23**  
 TOTAL SHEETS: 39



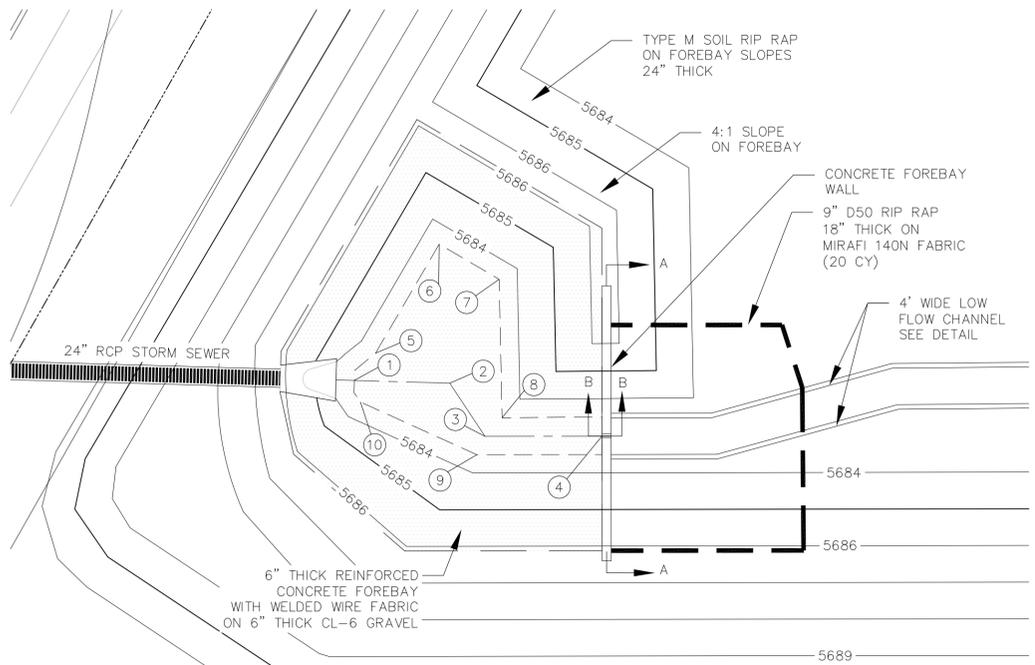


LENGTH FOR RADII

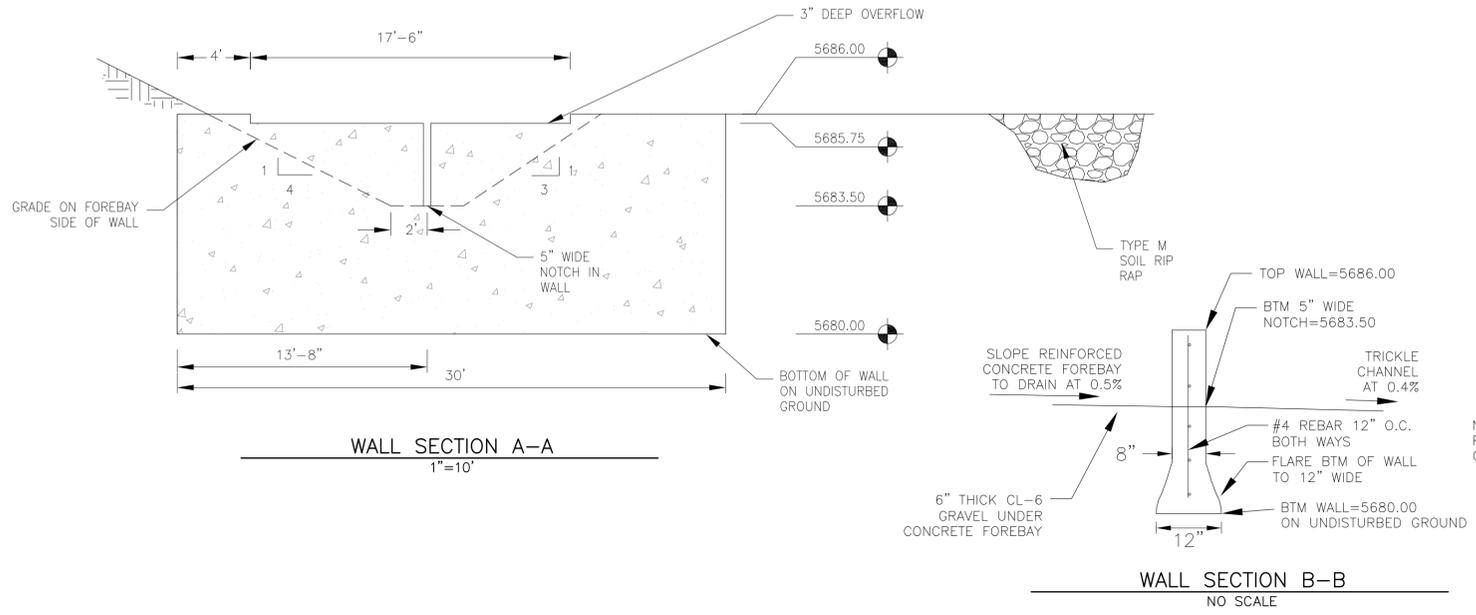
A	= 1/2"
C	= 1-1/2"

POINT TABLE

NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	20365.82	20318.86	5683.65	FOREBAY BOTTOM
2	20365.52	20329.30	5683.60	FOREBAY BOTTOM
3	20359.71	20333.16	5683.57	FOREBAY BOTTOM
4	20359.74	20345.96	5683.50	FOREBAY BOTTOM
5	20368.80	20321.19	5683.67	FOREBAY BOTTOM
6	20380.69	20328.16	5683.67	FOREBAY BOTTOM
7	20376.85	20334.70	5683.66	FOREBAY BOTTOM
8	20361.75	20335.03	5683.58	FOREBAY BOTTOM
9	20357.71	20332.26	5683.58	FOREBAY BOTTOM
10	20363.46	20319.53	5683.67	FOREBAY BOTTOM



FOREBAY "A" DETAIL  
1"=10'



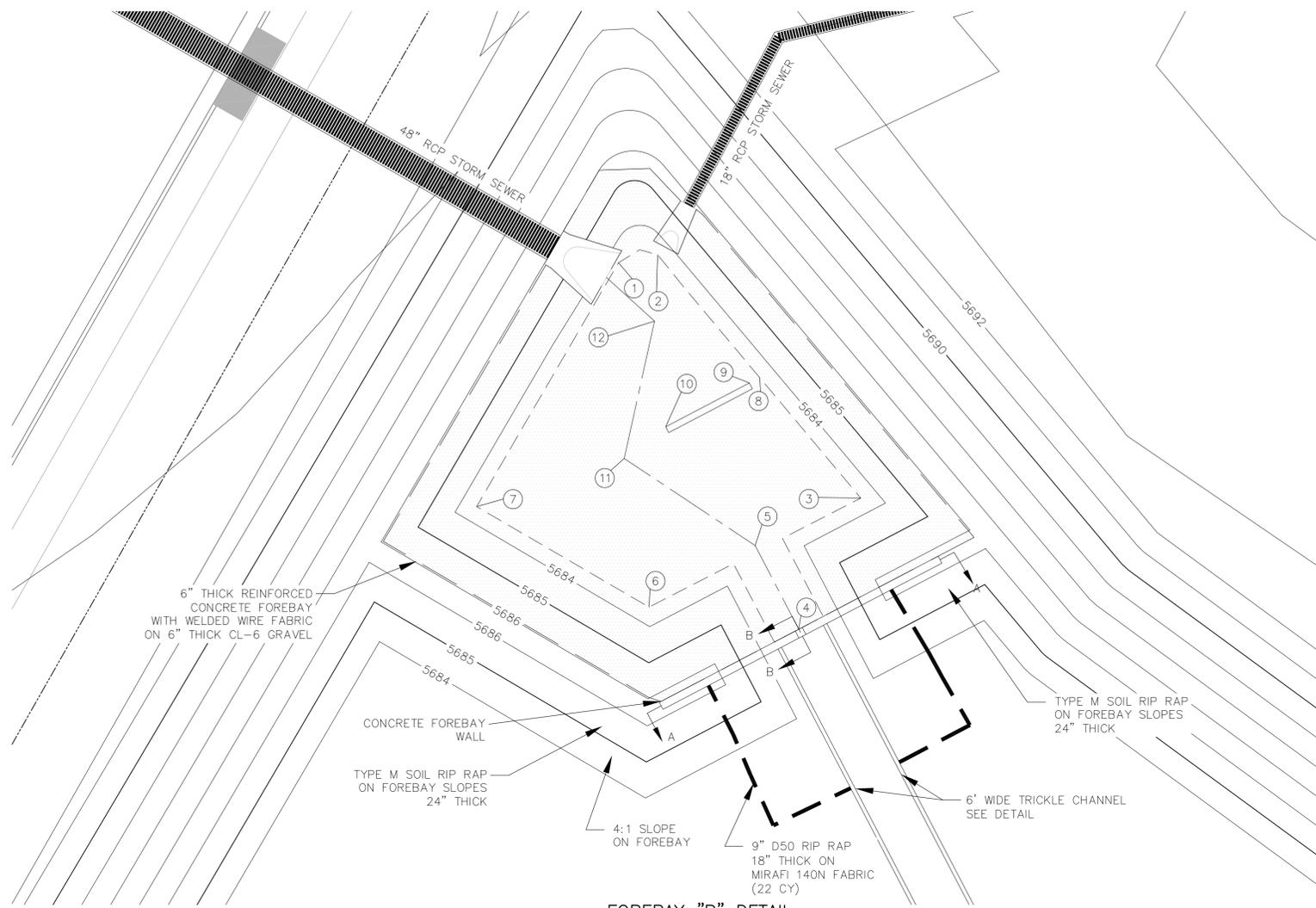
NO.	DESCRIPTION	DATE

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

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

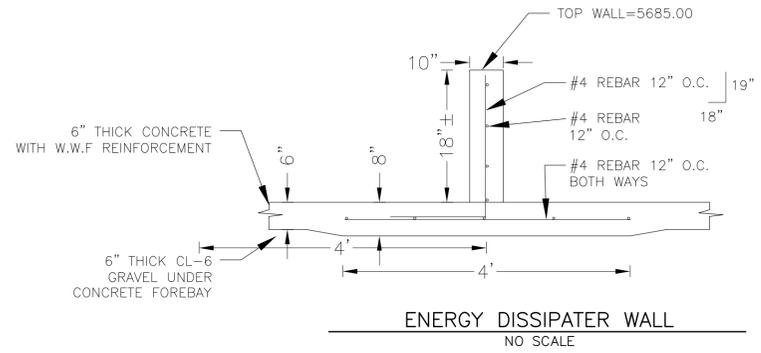
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**POND G1/G2 (DISTRICT)  
G2 SIDE OF POND  
TRICKLE AND FOREBAY DETAILS**



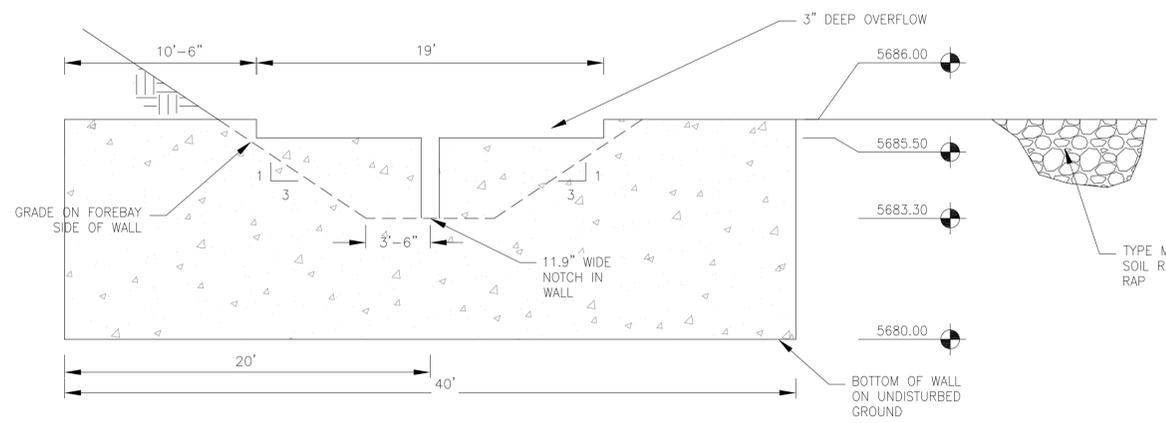
FOREBAY "B" DETAIL  
1"=10'

POINT TABLE				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	20560.79	20433.55	5683.54	FOREBAY BOTTOM
2	20561.80	20438.53	5683.54	FOREBAY BOTTOM
3	20530.94	20464.35	5683.54	FOREBAY BOTTOM
4	20514.32	20456.47	5683.30	FOREBAY BOTTOM
5	20524.93	20450.92	5683.35	FOREBAY BOTTOM
6	20517.12	20437.44	5683.54	FOREBAY BOTTOM
7	20529.87	20415.52	5683.54	FOREBAY BOTTOM
8	20546.23	20451.50	5683.54	FOREBAY BOTTOM
9	20545.54	20450.19	5683.53	ENERGY DISSIPATER WALL
10	20539.98	20439.55	5683.48	ENERGY DISSIPATER WALL
11	20535.97	20434.28	5683.43	FOREBAY BOTTOM
12	20553.38	20438.13	5683.50	FOREBAY BOTTOM

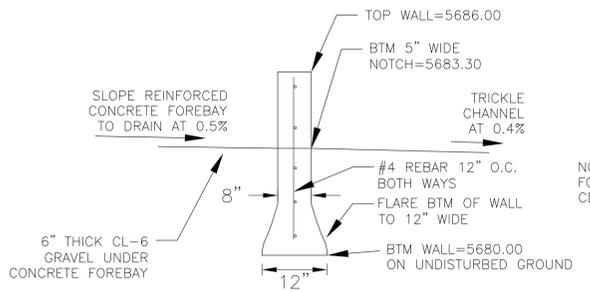


NOTE: ALL CONCRETE FOR WALL SHALL BE CDOT TYPE D

ENERGY DISSIPATER WALL  
NO SCALE



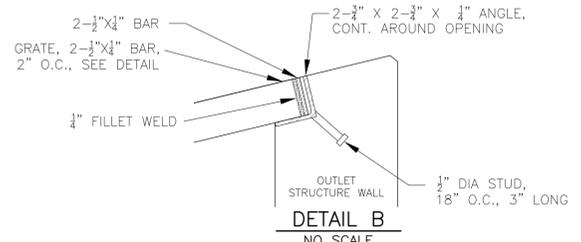
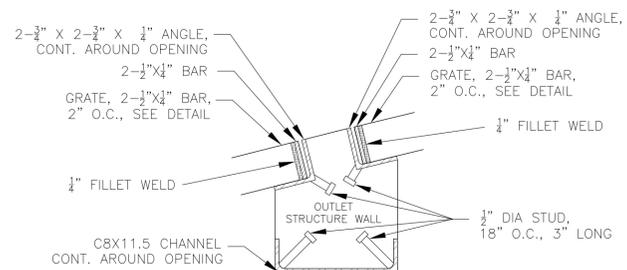
WALL SECTION A-A  
1"=10'



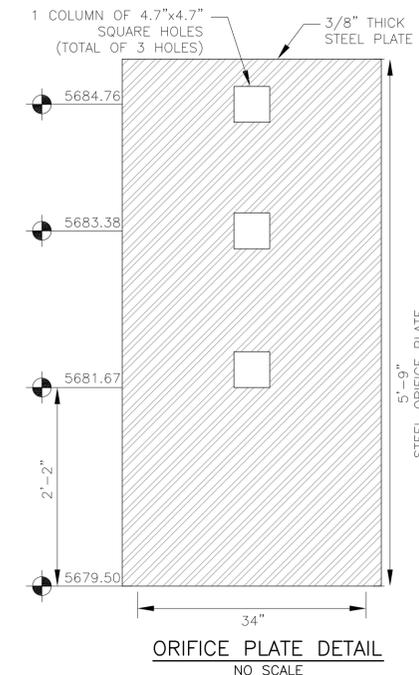
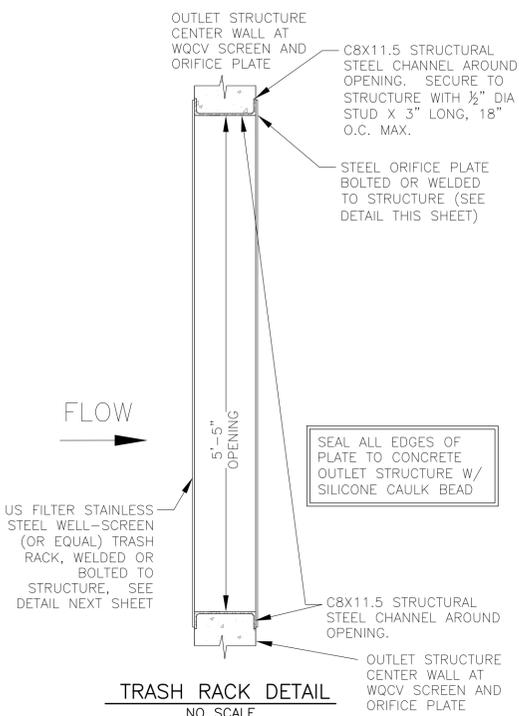
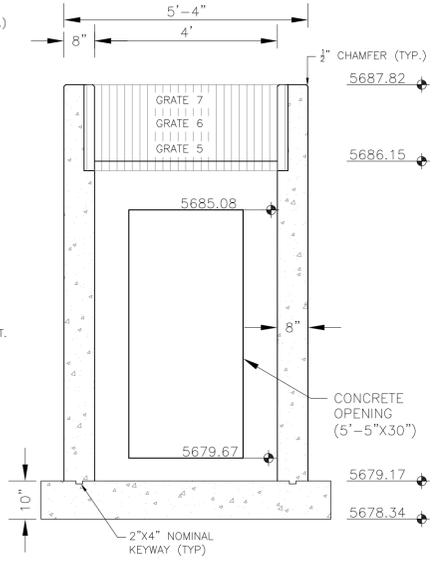
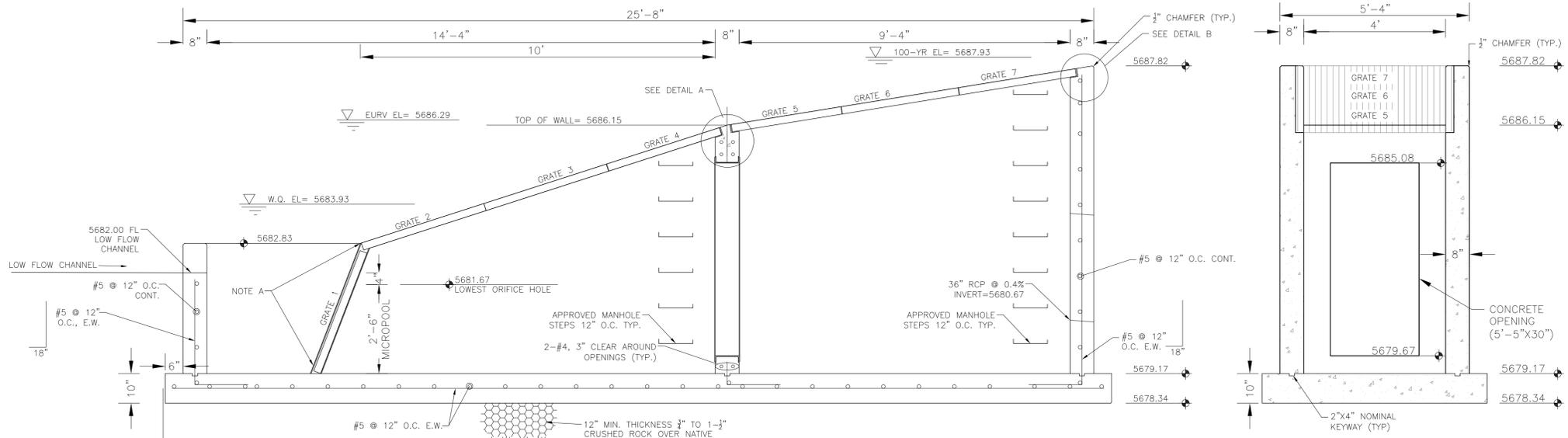
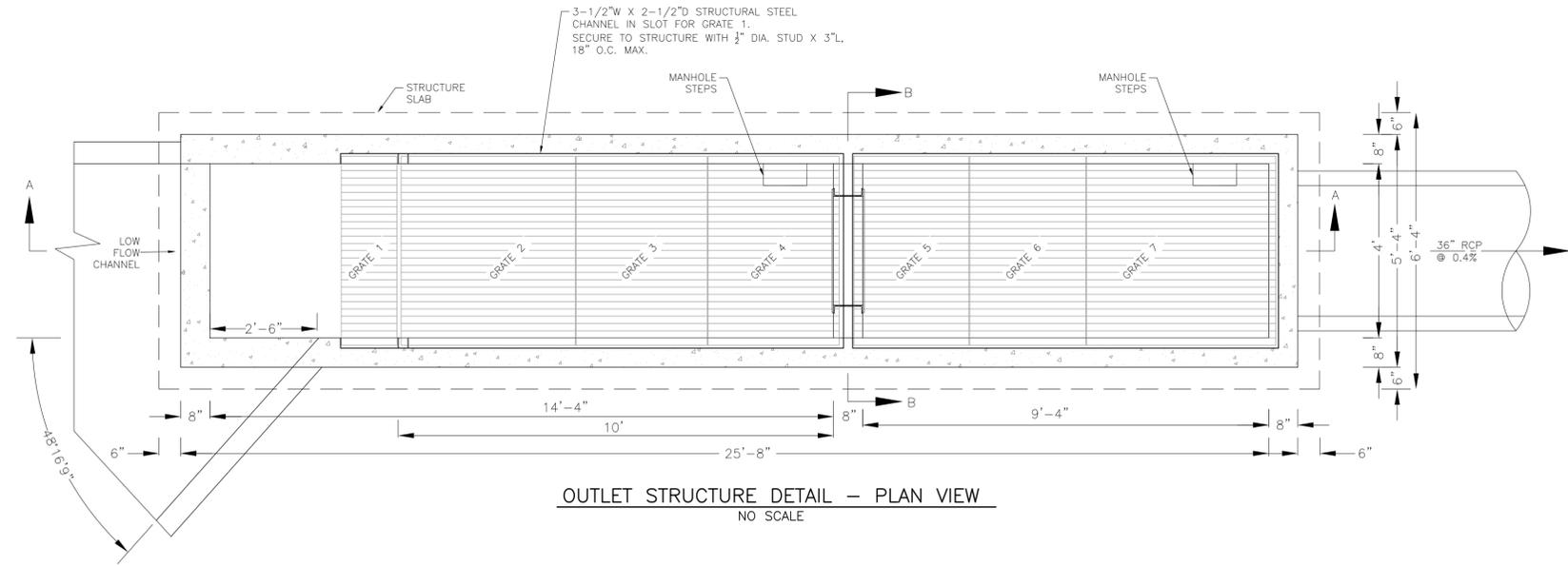
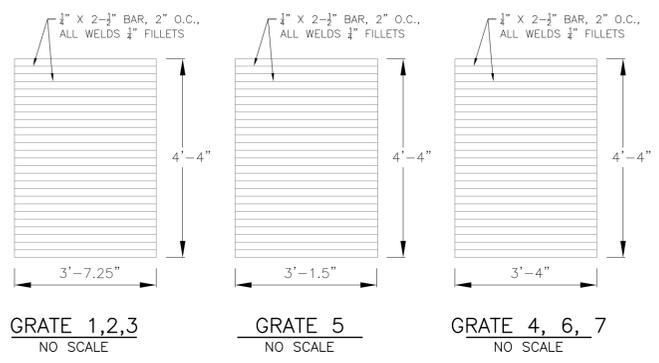
NOTE: ALL CONCRETE FOR WALL SHALL BE CDOT TYPE D

WALL SECTION B-B  
NO SCALE

**POND G1/G2 (DISTRICT)  
G2 SIDE OF POND - FOREBAY "B"  
TRICKLE AND FOREBAY DETAILS**



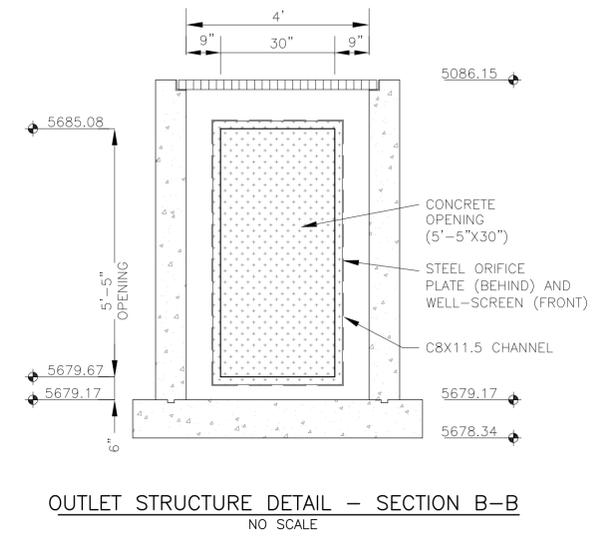
NOTE:  
AFTER CONCRETE STRUCTURE HAS BEEN POURED  
ALL GRATE DIMENSIONS SHALL BE FIELD VERIFIED  
PRIOR TO GRATE CONSTRUCTION

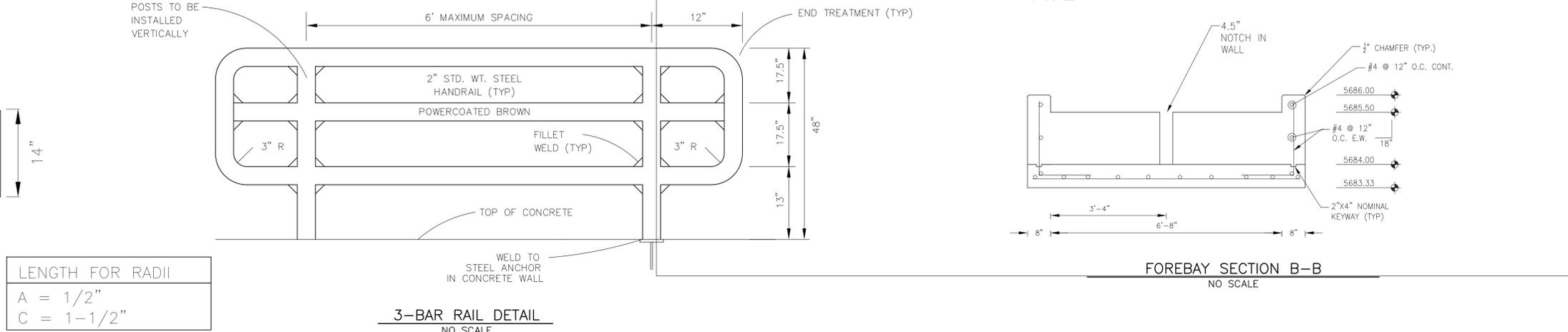
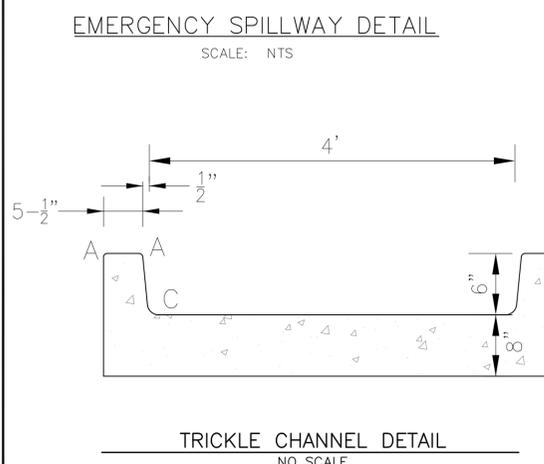
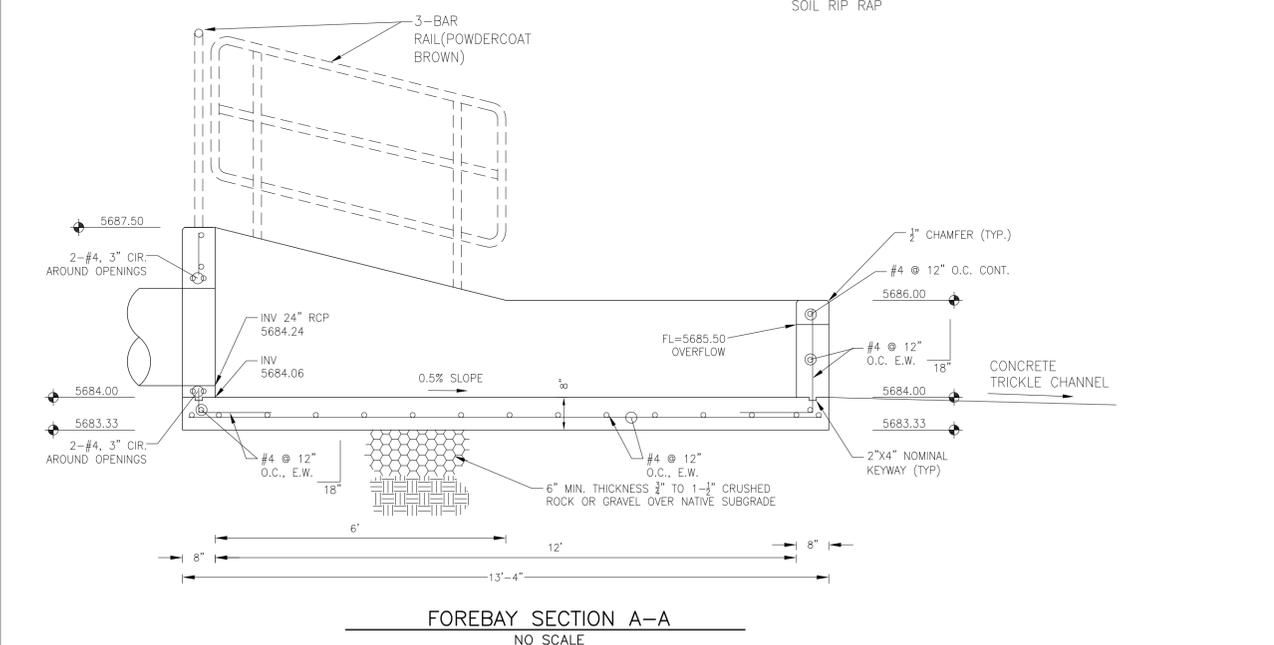
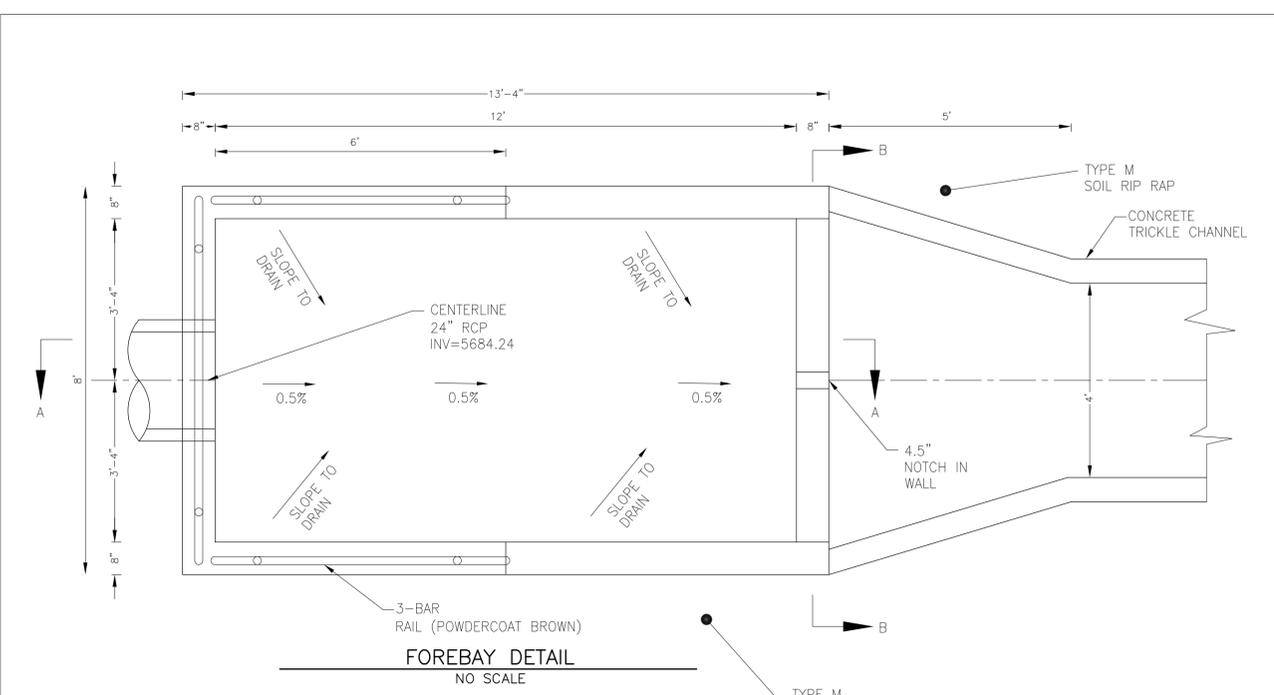
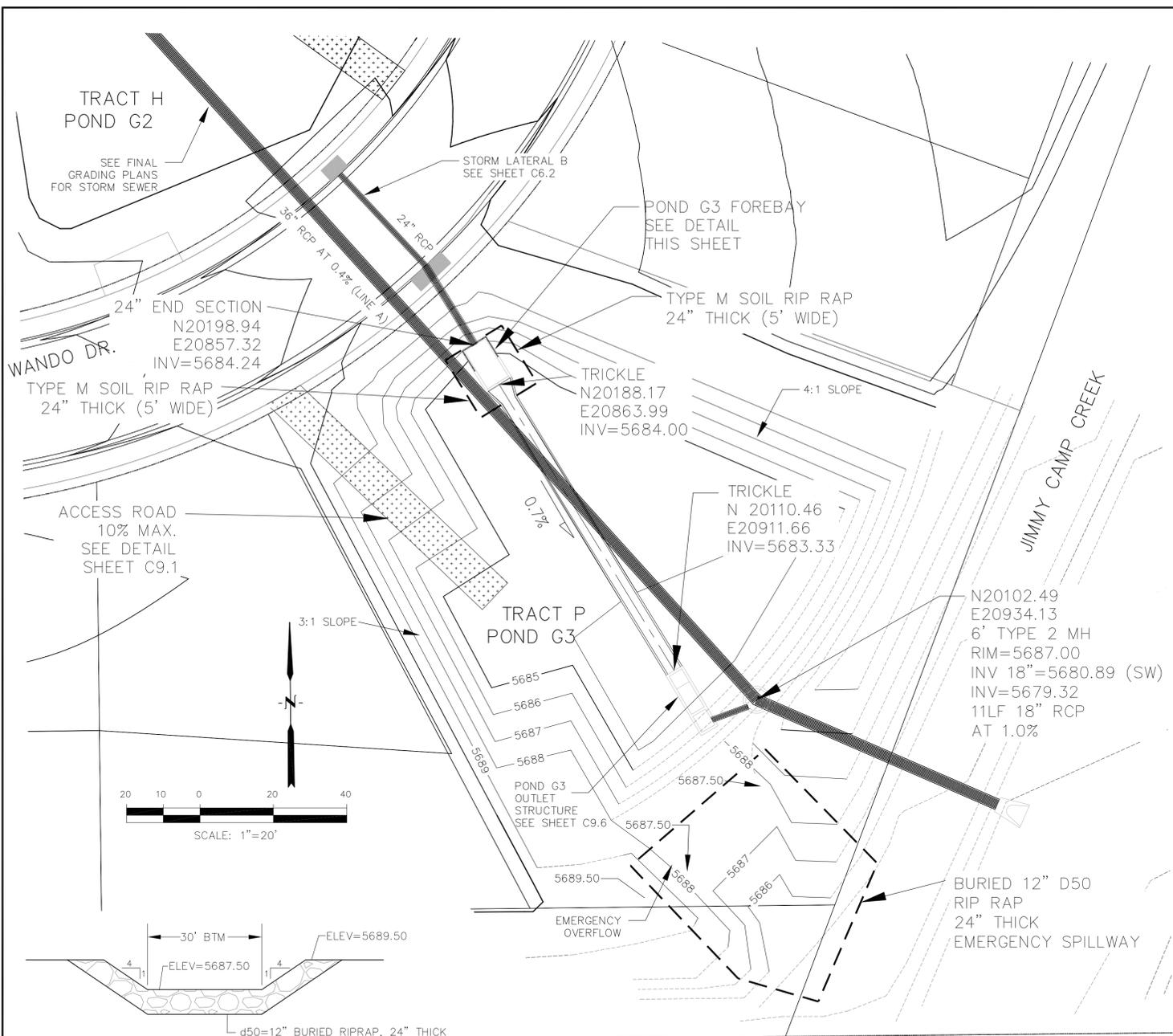


OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

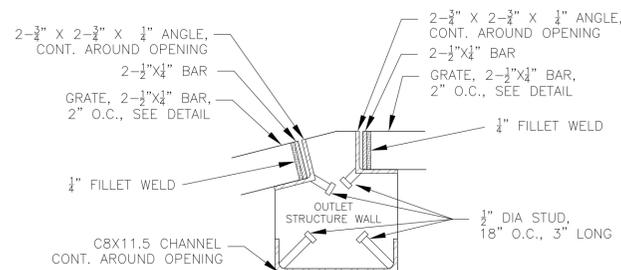
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
- GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE FOR THE MINIMUM LAP SPLICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE A TWO-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE, UNLESS OTHERWISE NOTED.
- CONCRETE FOR THE OUTLET STRUCTURE AND FOREBAY SHALL BE CDOT CLASS D CONCRETE.
- CONCRETE FOR DRAIN CHANNELS SHALL BE CDOT CLASS B CONCRETE
- EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK, SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE AND THE JOINT SHALL BE SEALED, REFER TO DETAILS.
- ALL EXPOSED CONCRETE CORNERS SHALL HAVE A 3/8" CHAMFER UNLESS OTHERWISE NOTED.
- SUBGRADE TO BE 12" THICK CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM M698 UNDER STRUCTURE.
- REFER TO SHEET XX FOR PRESEDIMENTATION/FOREBAY DESIGN.
- ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING CONSTRUCTION OF OUTLET STRUCTURE TO SCHEDULE OBSERVATION VISITS FOR STRUCTURES.

BAR SIZE	#4	#5	#6
MIN. SPLICE LENGTH	1'-3"	1'-7"	2'-0"

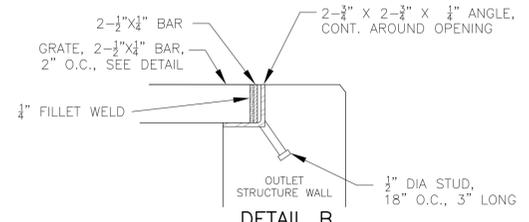




LENGTH FOR RADII	
A	= 1/2"
C	= 1-1/2"

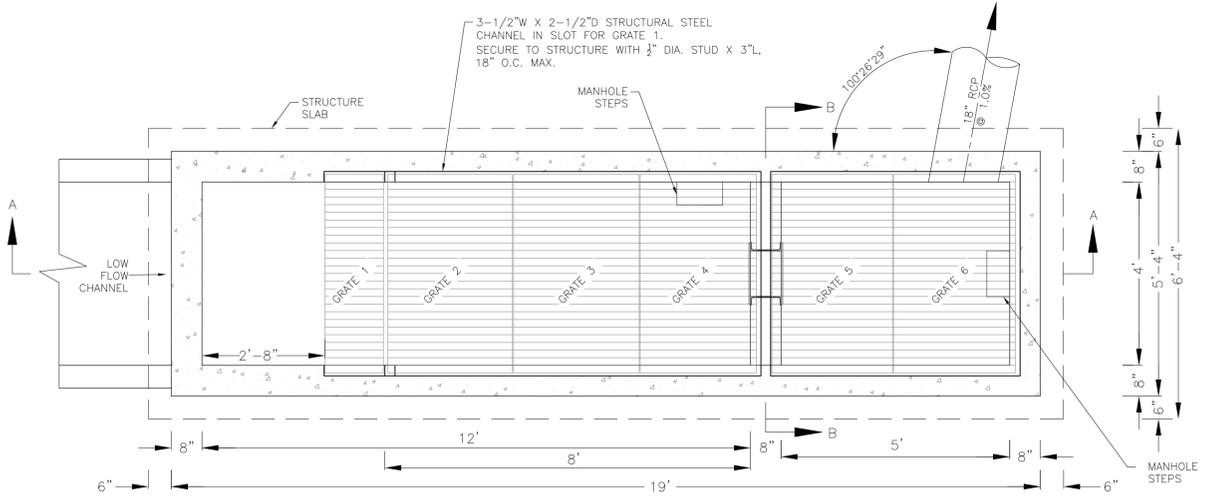
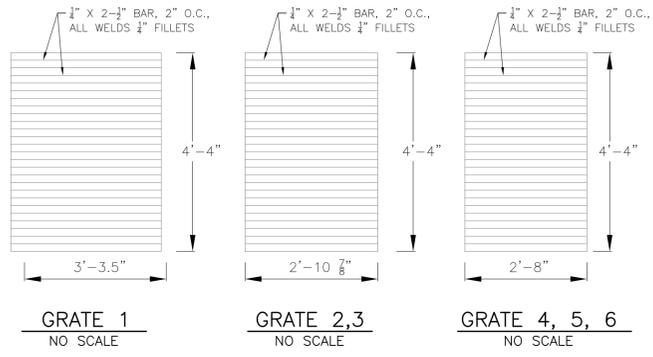


**DETAIL A**  
NO SCALE

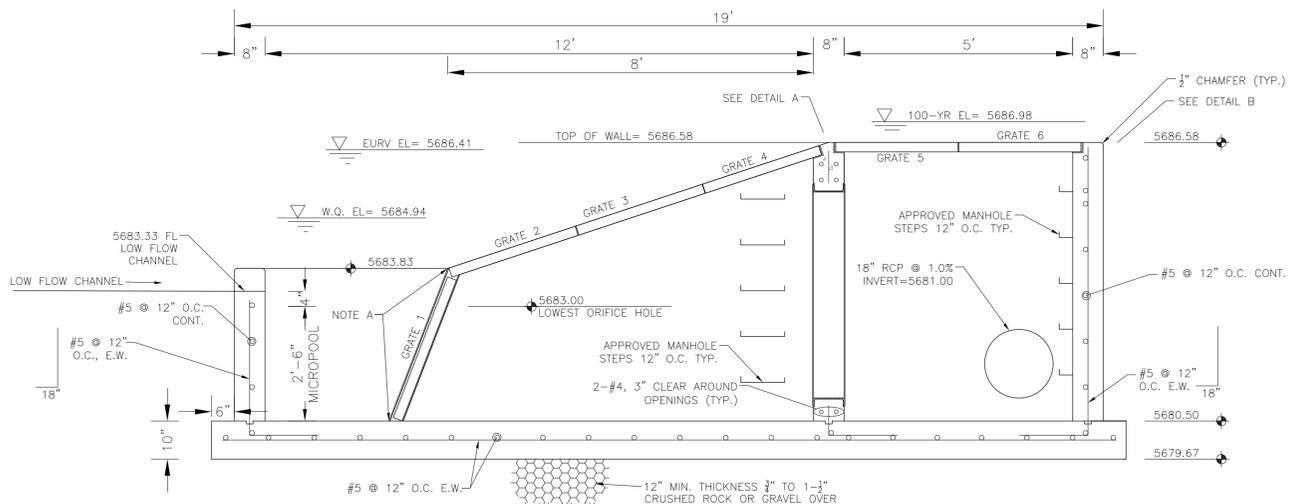


**DETAIL B**  
NO SCALE

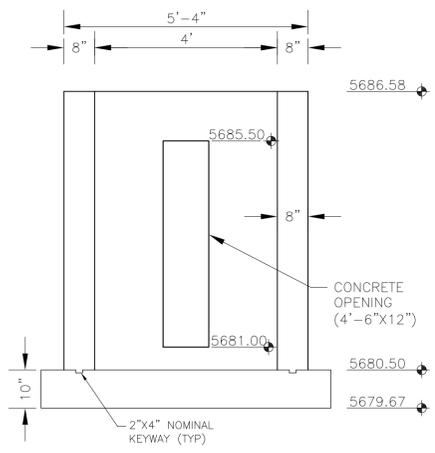
NOTE:  
AFTER CONCRETE STRUCTURE HAS BEEN POURED  
ALL GRATE DIMENSIONS SHALL BE FIELD VERIFIED  
PRIOR TO GRATE CONSTRUCTION



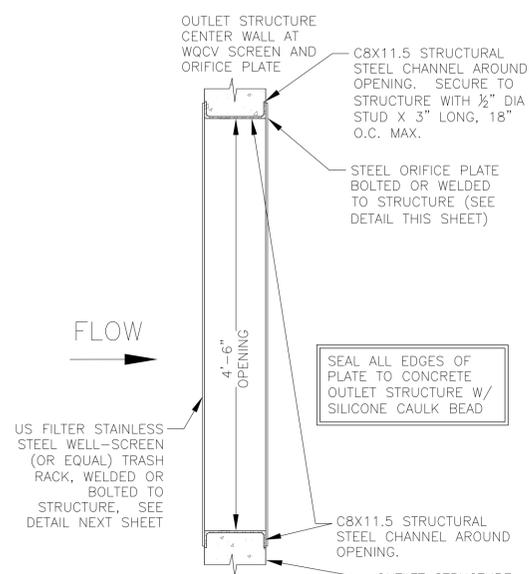
**OUTLET STRUCTURE DETAIL - PLAN VIEW**  
NO SCALE



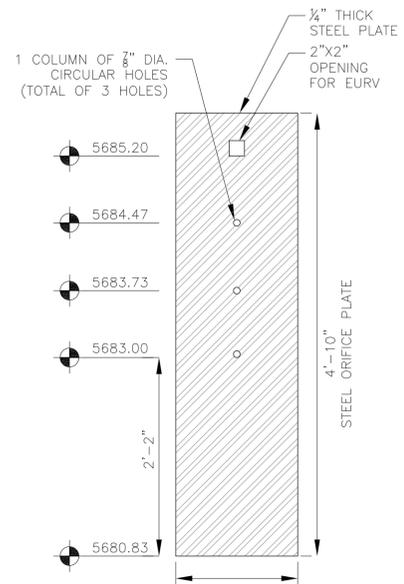
**OUTLET STRUCTURE DETAIL - SECTION A-A**  
NO SCALE



**OUTLET STRUCTURE DETAIL - SECTION B-B**  
NO SCALE



**TRASH RACK DETAIL**  
NO SCALE

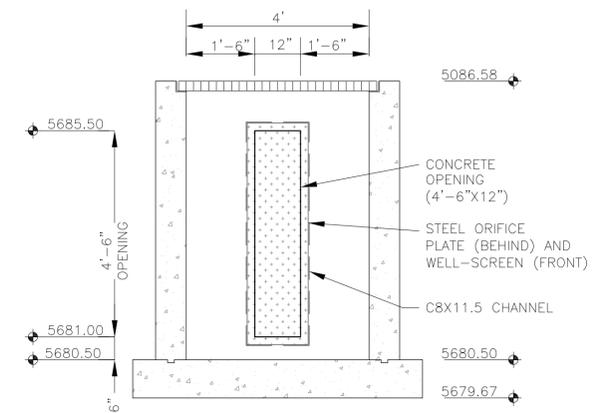


**ORIFICE PLATE DETAIL**  
NO SCALE

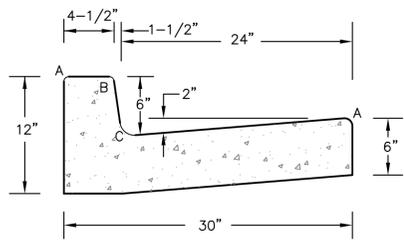
**OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:**

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
- GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE FOR THE MINIMUM LAP SPLICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE A TWO-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE, UNLESS OTHERWISE NOTED.
 

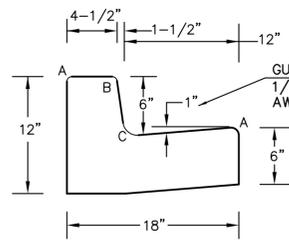
BAR SIZE	#4	#5	#6
MIN. SPLICE LENGTH	1'-3"	1'-7"	2'-0"
- CONCRETE FOR THE OUTLET STRUCTURE AND FOREBAY SHALL BE CDOT CLASS D CONCRETE.
- CONCRETE FOR DRAIN CHANNELS SHALL BE CDOT CLASS B CONCRETE
- EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK, SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE AND THE JOINT SHALL BE SEALED, REFER TO DETAILS.
- ALL EXPOSED CONCRETE CORNERS SHALL HAVE A 3/8" CHAMFER UNLESS OTHERWISE NOTED.
- SUBGRADE TO BE 12" THICK CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM M698 UNDER STRUCTURE.
- REFER TO SHEET XX FOR PRESEDIMENTATION/FOREBAY DESIGN.
- ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING CONSTRUCTION OF OUTLET STRUCTURE TO SCHEDULE OBSERVATION VISITS FOR STRUCTURES.



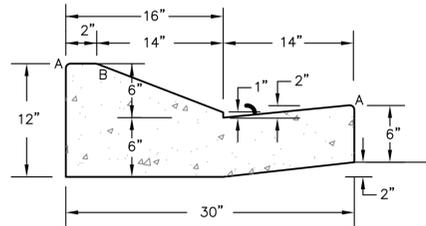
**OUTLET STRUCTURE DETAIL - SECTION B-B**  
NO SCALE



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



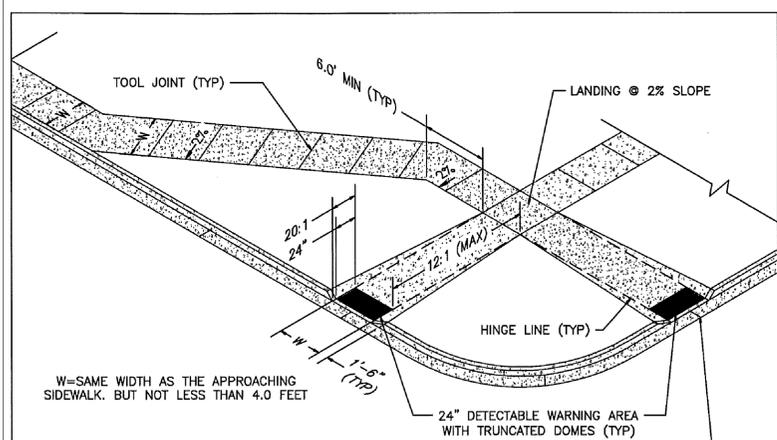
**TYPE 'B'**  
VERTICAL CURB AND GUTTER  
SCALE 1" = 1'-0"



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

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

**CURB DETAILS (ECM SD 2-20)**



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

24" DETECTABLE WARNING AREA WITH TRUNCATED DOMES (TYP)

**PEDESTRIAN RAMP NOTES**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
- RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS.
- DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
- DETECTABLE WARNING AREA SHALL BE REFABRICATED REDDISH INTEGRALLY COLORED TRUNCATED-DOMES.
- THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
- RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4" MINIMUM.
- ALL RAMP WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMP WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
- AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.

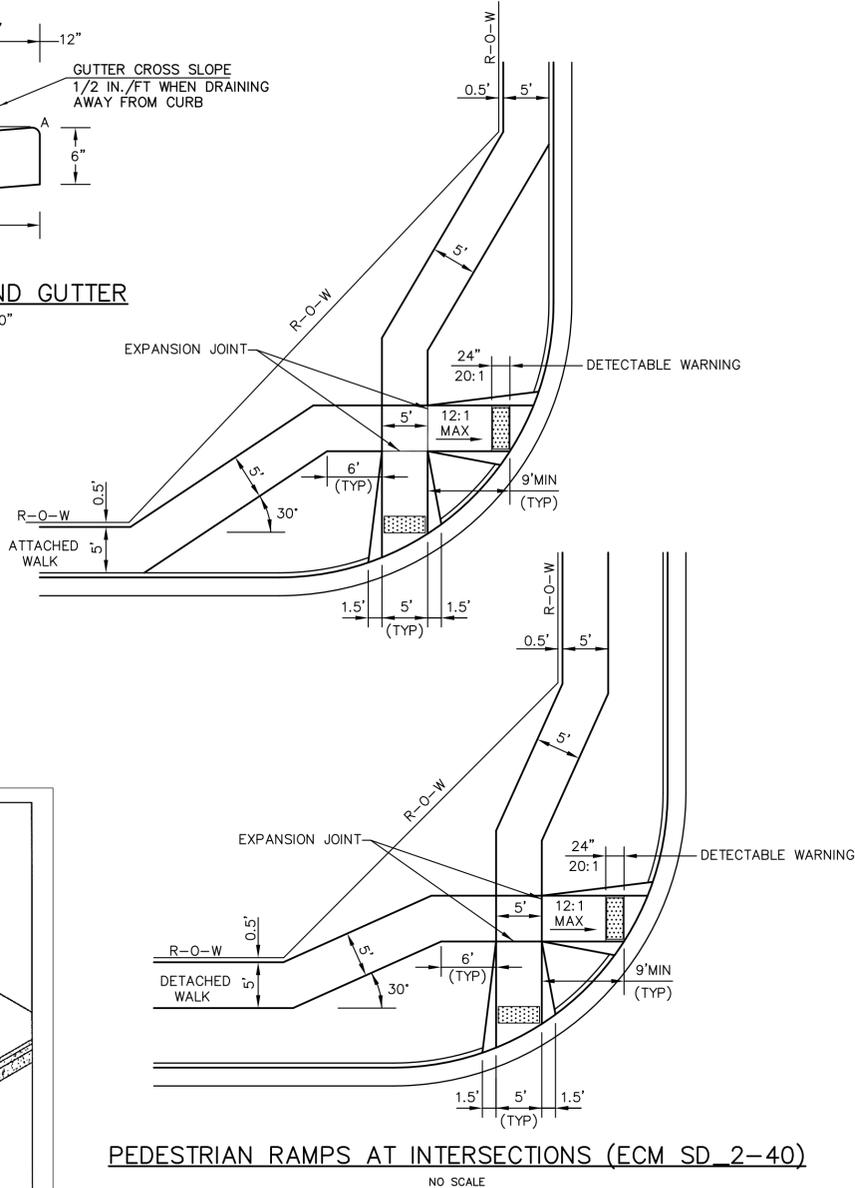
LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

**GENERAL NOTES**

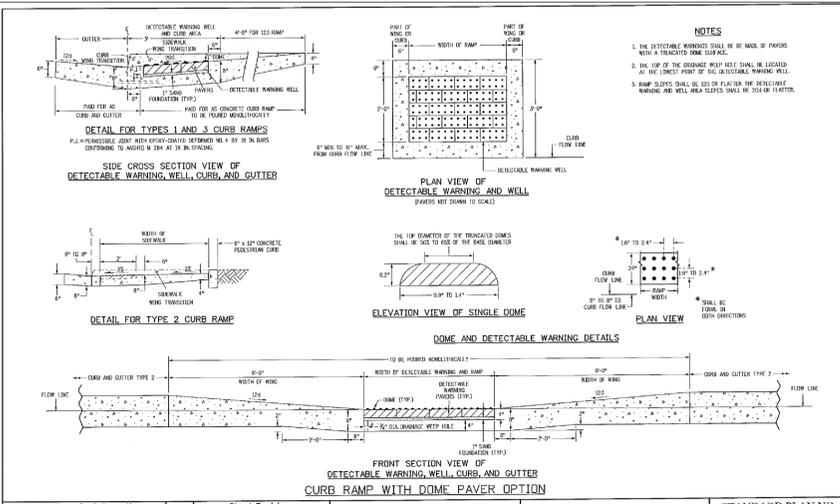
- WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
- PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMP ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING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



DATE APPROVED: 7/9/09	REVISION DATE: 1/18/11	FILE NAME: SD_2-41
Pedestrian Intersection Ramp Standard Drawing		

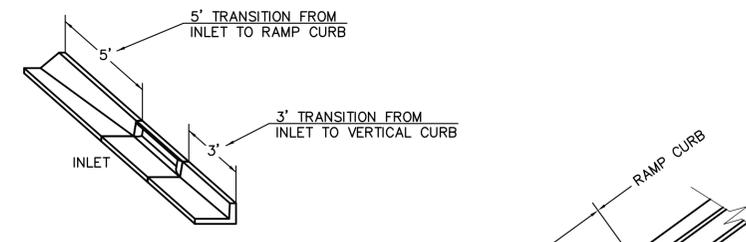


**PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD 2-40)**  
NO SCALE

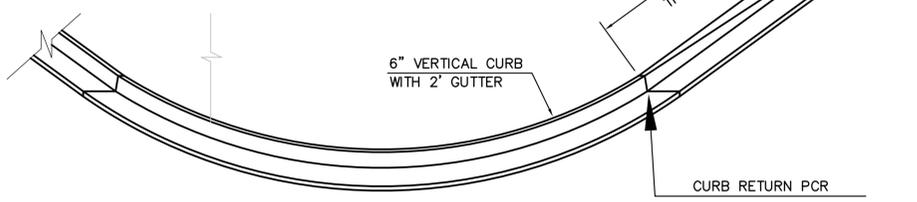


**TRUNCATED DOME DETAILS (ECM SD 2-42)**  
NO SCALE

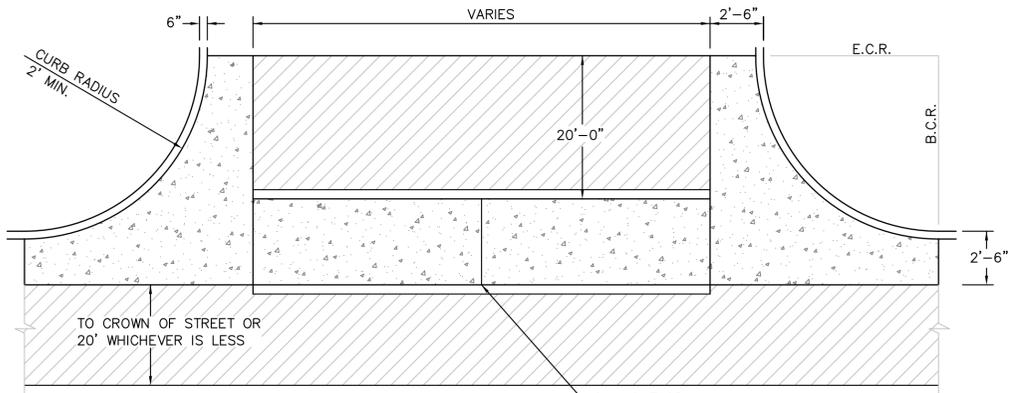
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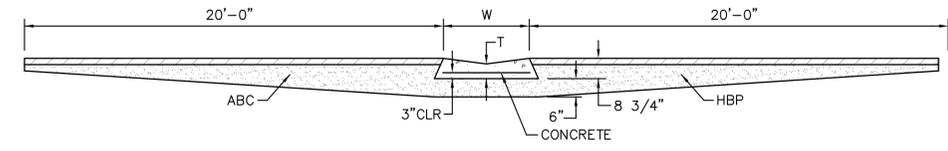
**CURB INLET DETAIL**  
NTS



**CURB TRANSITION DETAIL**  
NTS



**PLAN VIEW**



**TYPICAL CROSSSPAN LAYOUT (ECM SD 2-26)**  
NO SCALE

- NOTES**
- W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, 10' FOR ARTERIAL ROADS.
  - T = SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8" PCC, OR 9" FOR COLLECTORS MINIMUM WITH 6x6 - 4.4 WWF OR #4 @ 18"E.W.
  - 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
  - DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

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

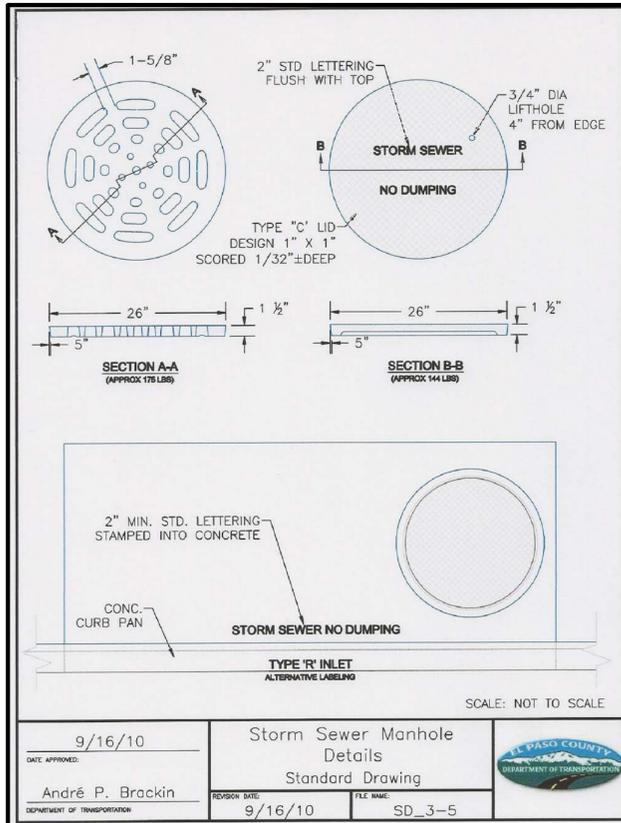
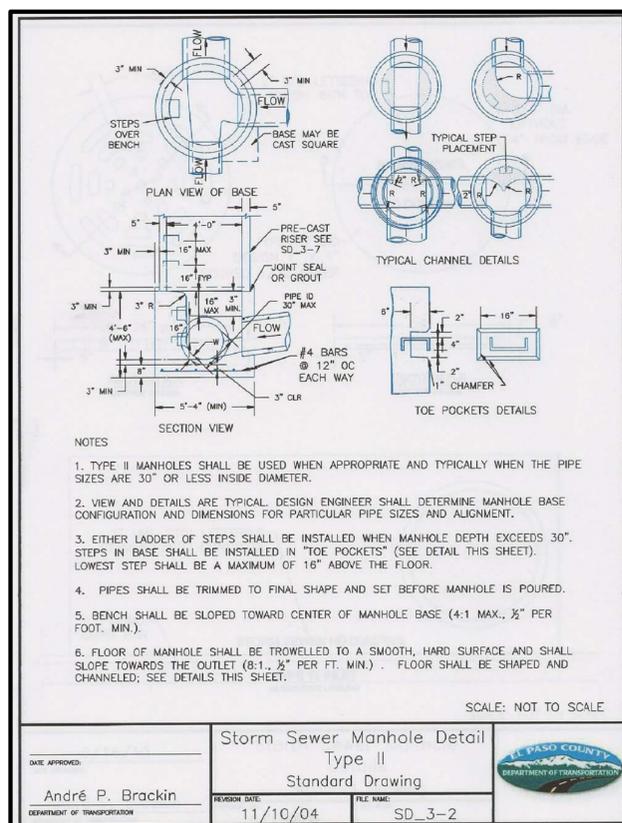
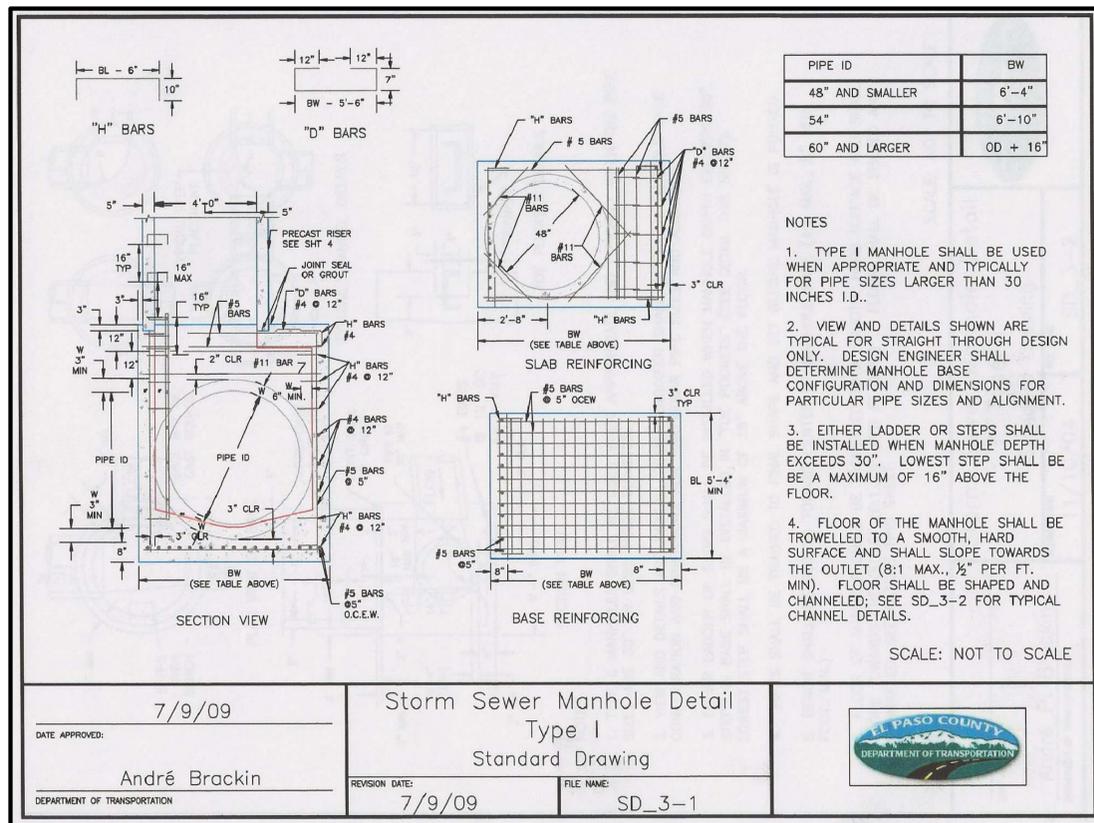
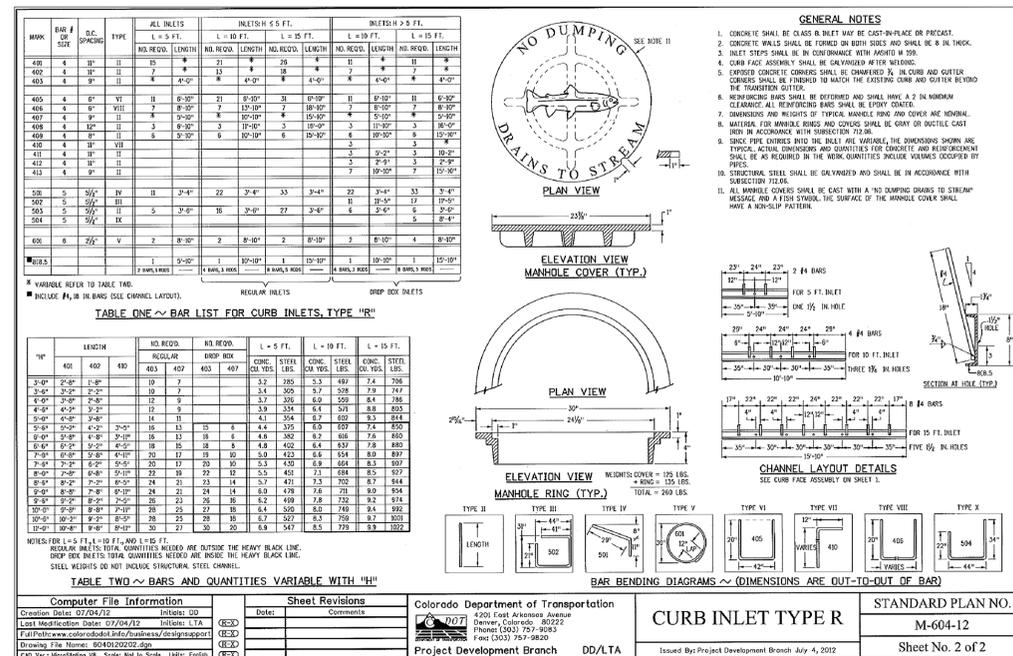
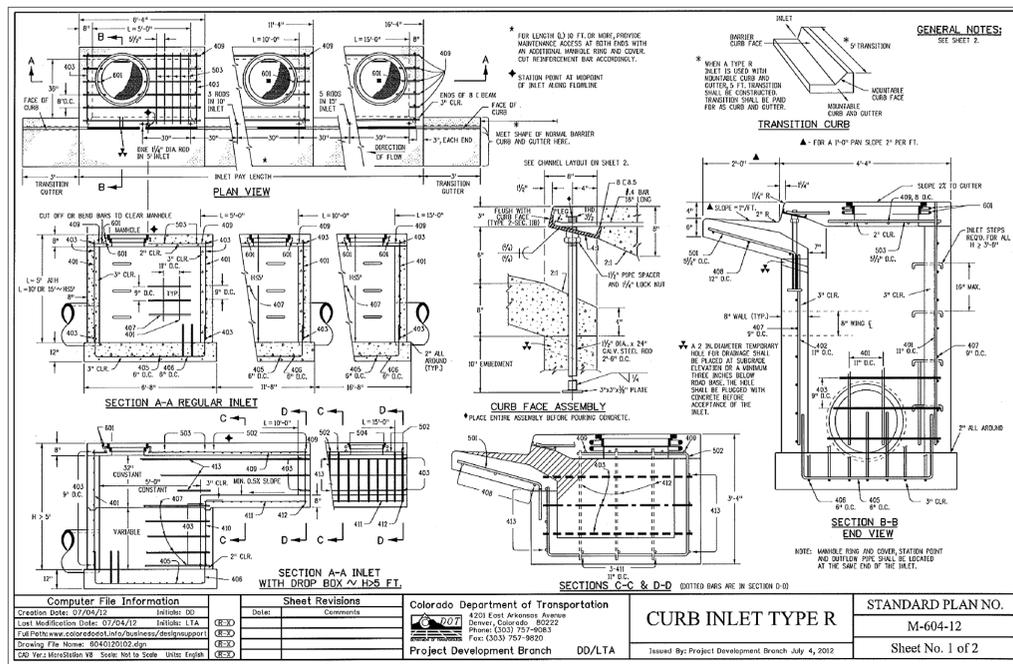
DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
PROJECT: **CARRIAGE MEADOWS SOUTH**  
212 N. WAHATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

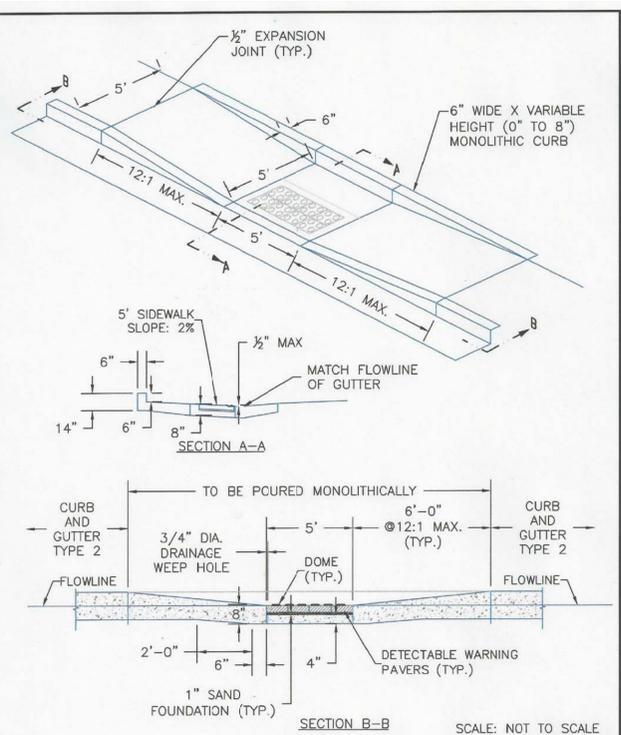
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**ROADWAY DETAIL SHEET**

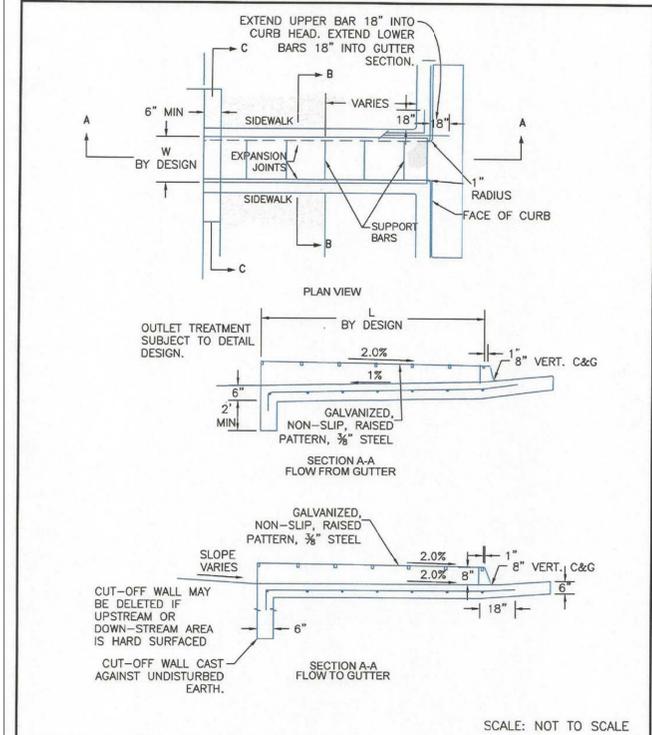
DATE JUNE 20, 2017
PROJECT NO. 100.030
SHEET NUMBER C10.1
TOTAL SHEETS: 39

P:\100\_030\storm\c10\_1 DETAILS.dwg Jul 09, 2017 - 9:12am

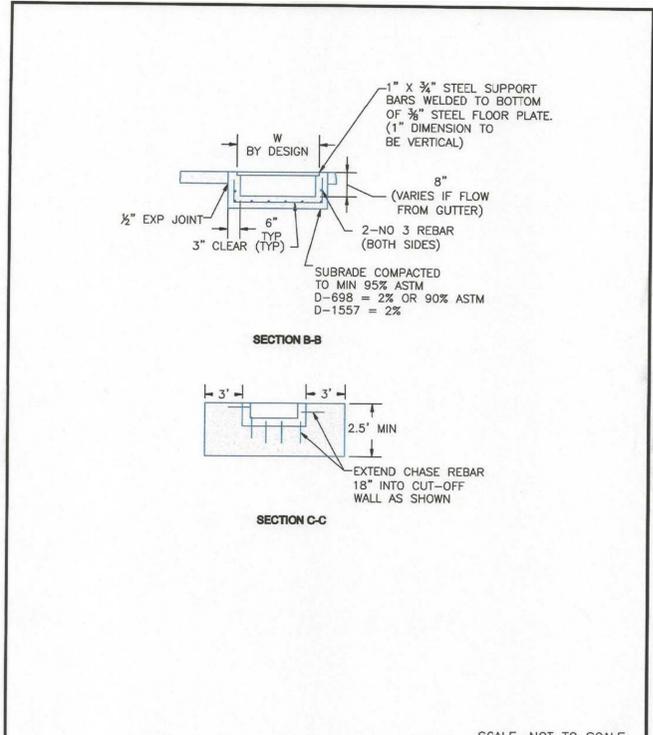




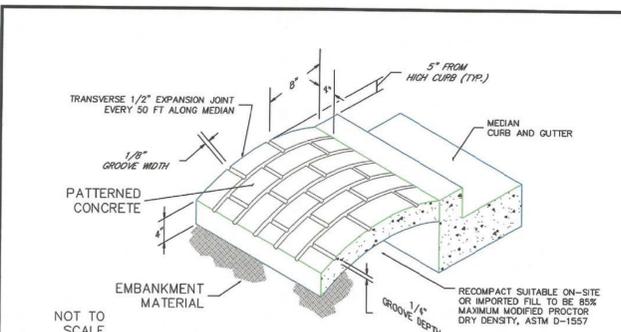
DATE APPROVED: 8/11/11	REVISION DATE: 12/8/15	FILE NAME: SD_2-50	
APPROVED: André P. Brackin	DEPARTMENT OF TRANSPORTATION		



DATE APPROVED: 8/11/11	REVISION DATE: 12/8/15	FILE NAME: SD_3-25	
APPROVED: André P. Brackin	DEPARTMENT OF TRANSPORTATION		



DATE APPROVED: 8/11/11	REVISION DATE: 11/10/04	FILE NAME: SD_3-25A	
APPROVED: André P. Brackin	DEPARTMENT OF TRANSPORTATION		



- NOTES:
- A) The median paving shall be constructed with 4 inch thick, integrally colored concrete, embossed with a running bond 4" x 8" brick pattern as shown.
  - B) Install 1/2" x 4" expansion material at median noses, fixed objects, and at transverse joints at 50 ft. intervals (maximum) along the median.
  - C) The color additive shall be an approved commercially pure or synthetic mineral pigment, factory formulated and packaged in cubic yard dosage increments. The mixture shall be "Chromix" as manufactured by L.M. Scofield Company, "Davis Colors" as manufactured by Davis Color Company, Pigment No. 678, 5 lbs./sack, or an approved equal.
  - D) Patterned concrete to be colored L.M. Scofield Company "Santa Barbara Brown, C-35", Davis Color Company, Pigment No. 678, 5 lbs./sack, or an approved equal.
  - E) The Matching curing compound shall be a blend of waxes and pigments in a solvent emulsion base and conform to the requirements of ASTM C-309. The curing compound shall be "Lithocrome Colorway" as manufactured by L.M. Scofield Company, Davis Color-Seal, as manufactured by Davis Color Company, or approved equal.
  - F) The concrete mix design shall conform to the requirements of the color admixture manufacturer and shall meet CDOT Class B concrete requirements, unless otherwise approved.
  - G) For weed control prior to median paving, apply a pre-emergent herbicide to median subgrade area per manufacturer's specifications for paving under Barrier 50 label (pbi Gardon). Trifluralin is labeled for use under asphalt under the Treflan 4EC label (Elanco).

DATE APPROVED: 7/9/09	REVISION DATE: 1/18/11	FILE NAME: SD_2-21	
APPROVED: André P. Brackin	DEPARTMENT OF TRANSPORTATION		

**CORE ENGINEERING GROUP**  
 15004 1ST AVE. 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. WAHSATCH 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

**ROADWAY DETAIL SHEET**

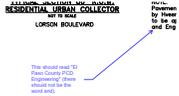
DATE: JUNE 20, 2017
PROJECT NO.: 100.030
SHEET NUMBER: C10.3
TOTAL SHEETS: 39

# Markup Summary

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## dsdnijkamp (5)

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**Subject:** Callout  
**Page Label:** 3  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdnijkamp  
**Date:** 8/28/2017 12:18:11 PM  
**Color:** ■

This should read "El Paso County PCD Engineering" (there should not be the word and).



**Subject:** Callout  
**Page Label:** 6  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdnijkamp  
**Date:** 8/28/2017 12:20:28 PM  
**Color:** ■

In general all signs that are on Lorson or MS need to be larger. Please call out all signs that need to be 36" in place of 30" typical all signs on both streets.



**Subject:** Text Box  
**Page Label:** 30  
**Lock:** Unlocked  
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**Author:** dsdnijkamp  
**Date:** 8/28/2017 12:23:29 PM  
**Color:** ■

please call out street names on the two streets shown



**Subject:** Cloud+  
**Page Label:** 31  
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**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdnijkamp  
**Date:** 8/28/2017 12:34:43 PM  
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(unresolved)  
Please provide a forebay, or outlet protection for erosion



**Subject:** Text Box  
**Page Label:** 31  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdnijkamp  
**Date:** 8/28/2017 12:52:16 PM  
**Color:** ■

1. Please provide a copy of the SDI work sheet and the owner information sheet separate from any other document for each pond.