



**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.

**AS-BUILT**  
STREET-STM  
FEB 14, 2023

NO.	DESCRIPTION	DATE

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

DATE  
AUGUST 28, 2017

PROJECT NO.  
100.030


SHEET NUMBER  
**C1.2**

TOTAL SHEETS: **39**

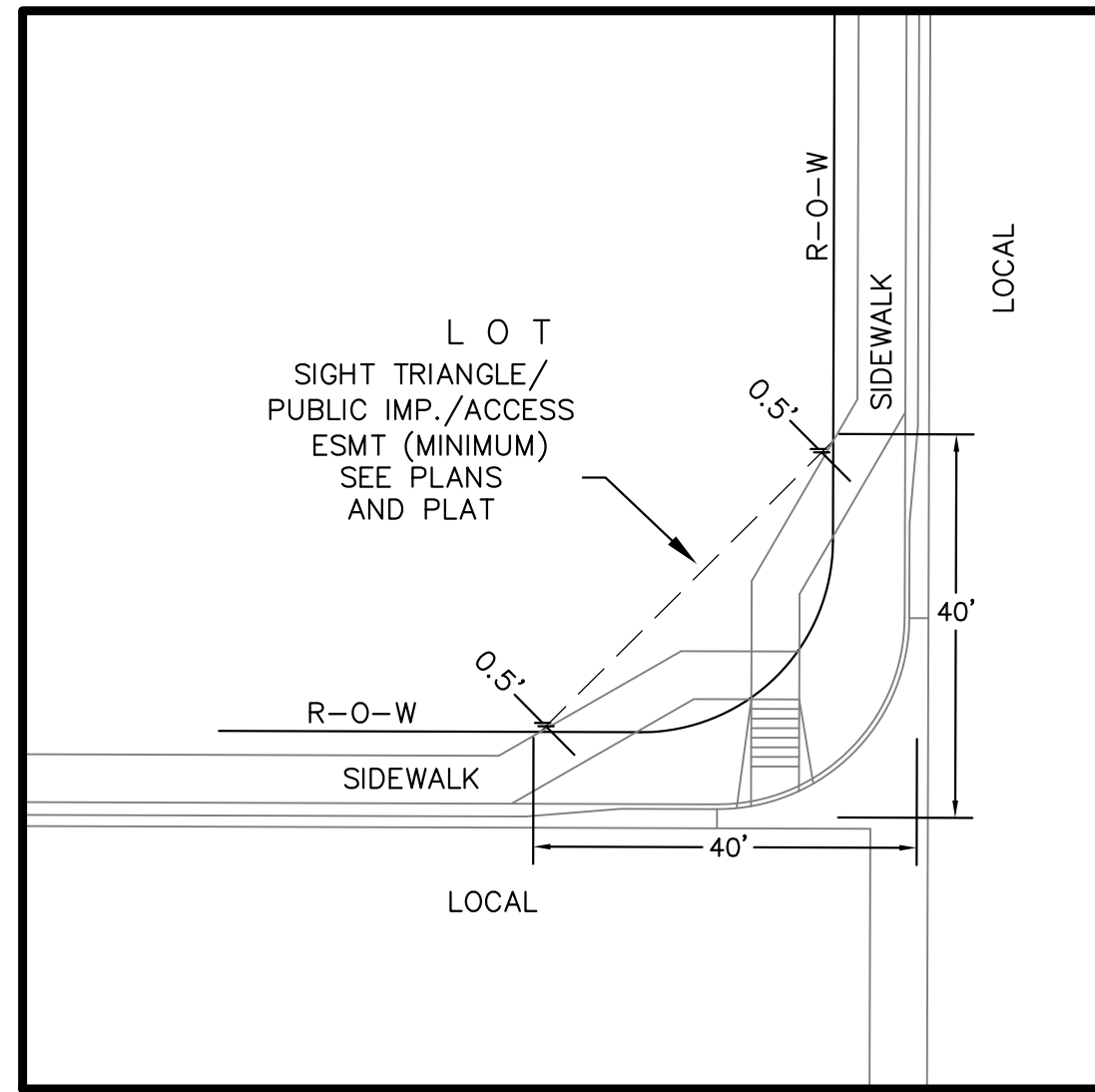
PROJECT:  
**CARRIAGE MEADOWS SOUTH**  
FONTAINE BLVD - CARRIAGE MEADOWS DR.  
EL PASO COUNTY, COLORADO

PREPARED FOR:  
**LORSON, LLC**  
212 N. WASHINGTON AVE. SUITE 301  
COLORADO SPRINGS, CO 80903

CONTACT: JEFF MARK

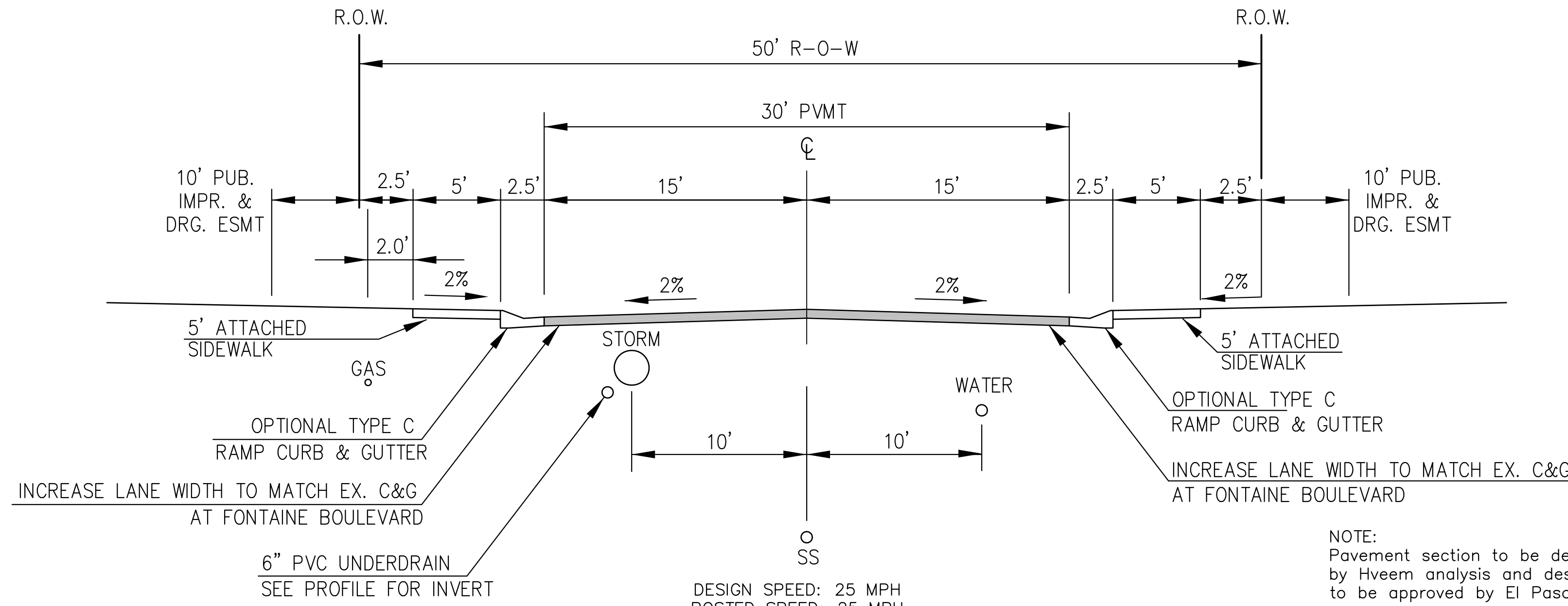


**CORE ENGINEERING GROUP**  
15004 1ST AVE. S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceeg.com



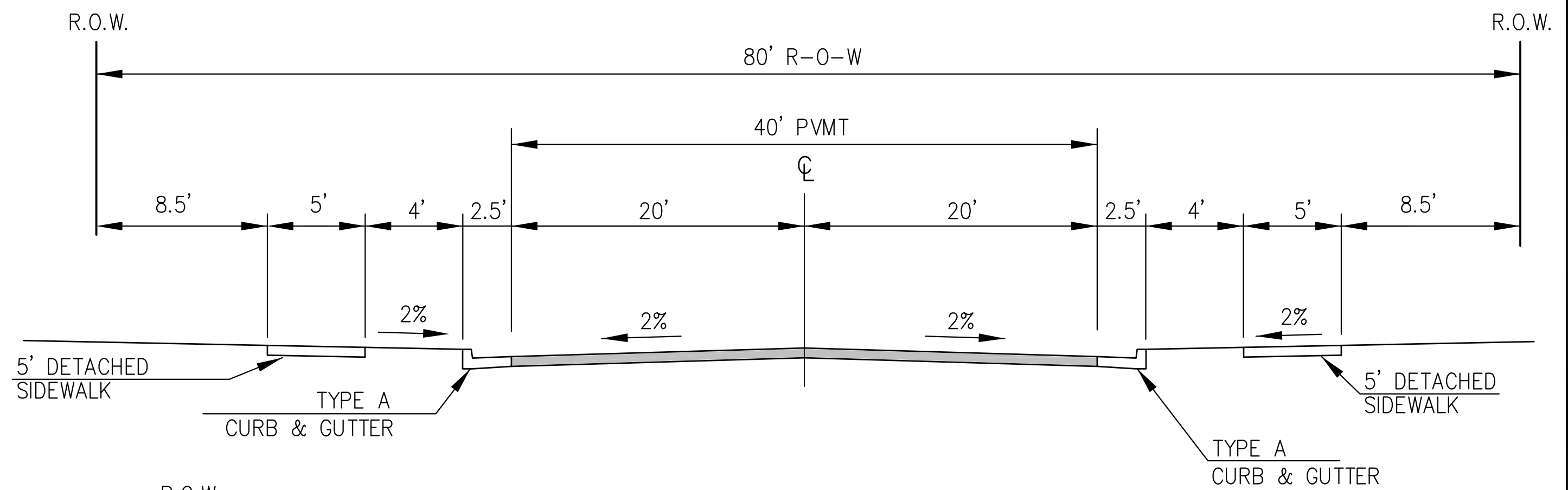
**LOCAL ROADWAY SIGHT TRIANGLE  
PUBLIC IMPROVEMENT ESMT.**  
NOT TO SCALE

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



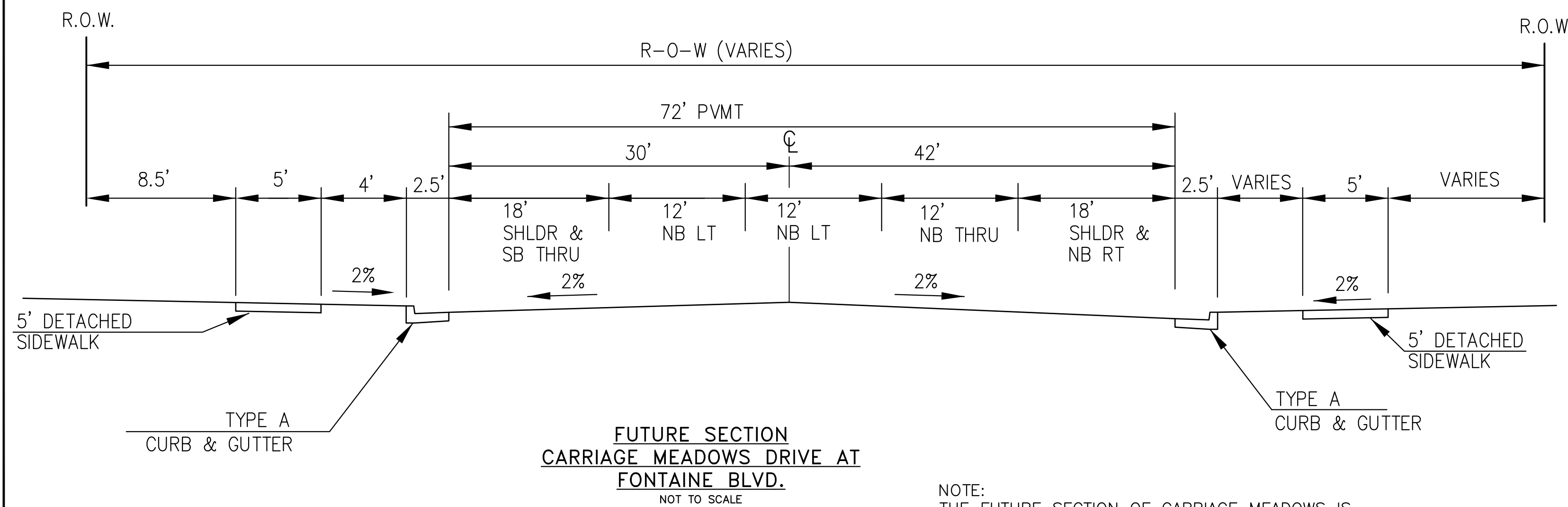
**TYPICAL SECTION 50' R.O.W.  
RESIDENTIAL URBAN LOCAL**  
NOT TO SCALE

WANDO DRIVE, RUBICON DRIVE, MANDAN DRIVE  
CLATSOP DRIVE, GALPIN DRIVE, SIMCOE DRIVE  
CARRIAGE MEADOWS DRIVE (INTERIM)



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

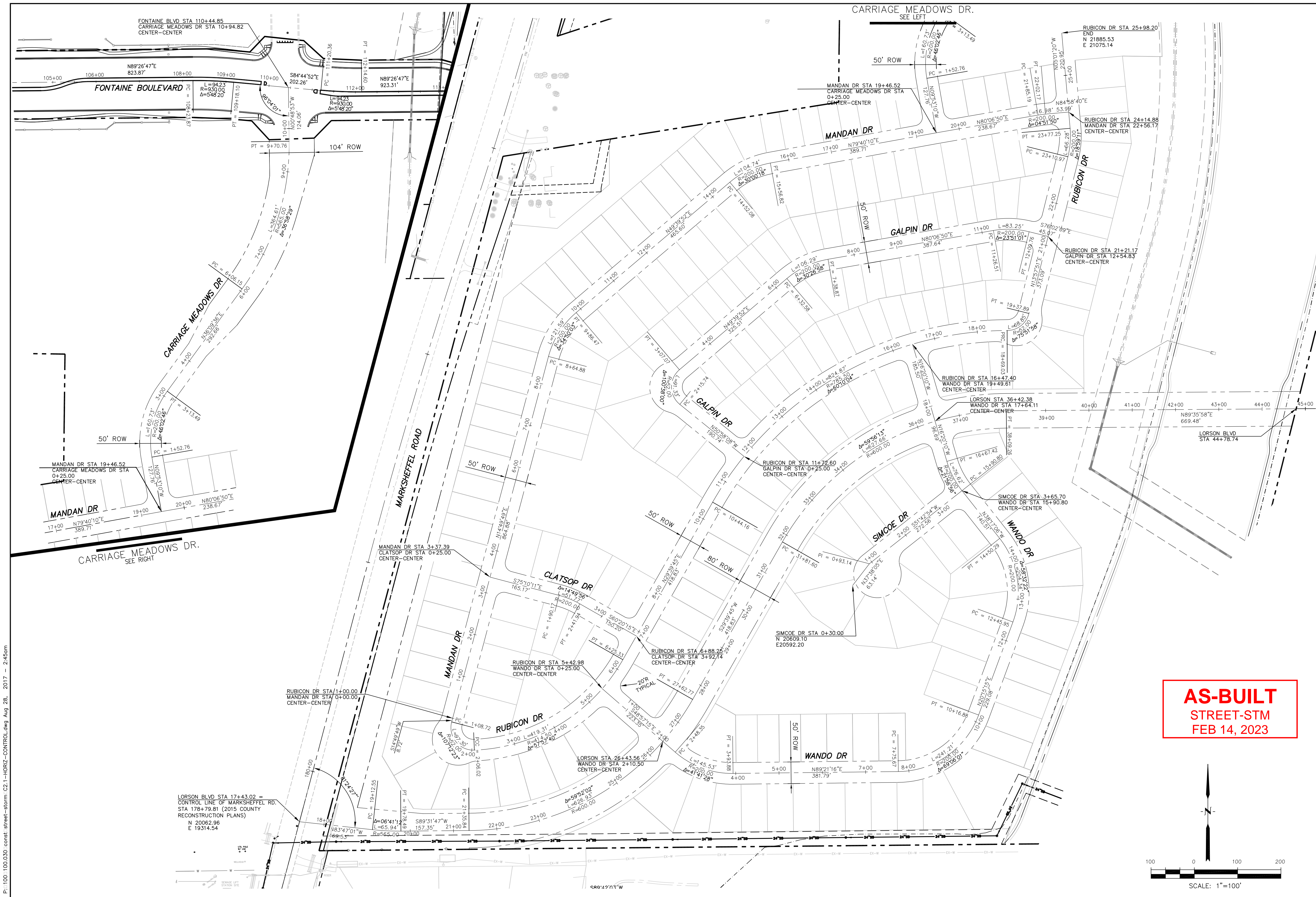
NOTE:  
Pavement section to be determined  
by Hveem analysis and design. Design  
to be approved by El Paso County PCD  
Engineering



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

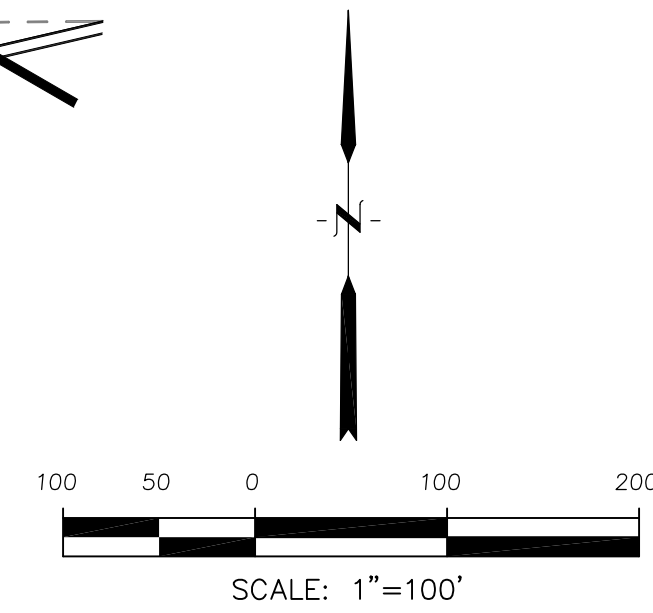
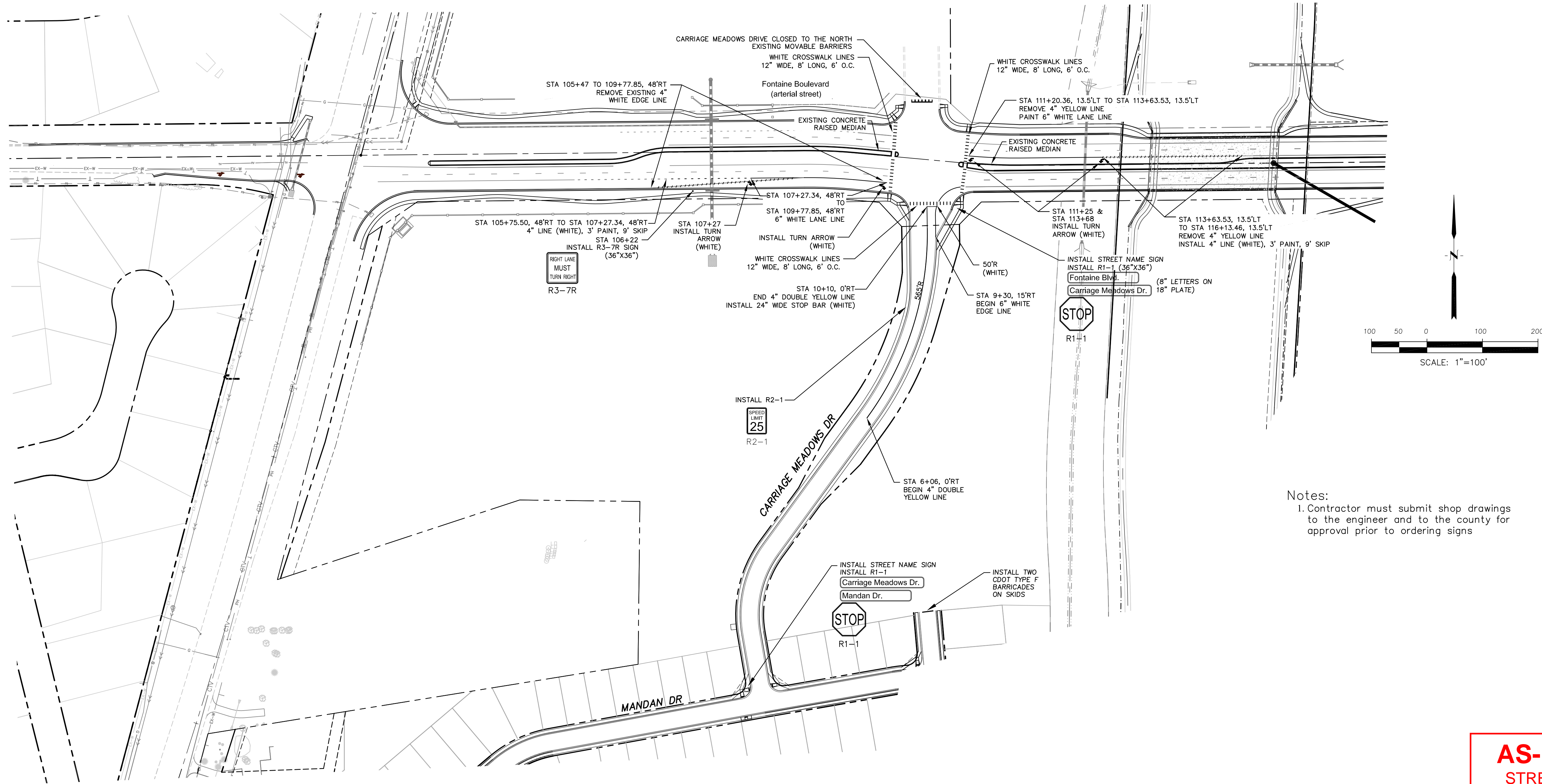
**AS-BUILT  
STREET-STM  
FEB 14, 2023**

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P:\100.030.const.street-storm-C2.1-HORIZ-CONTROL.dwg Aug 28, 2017 2:45am

<p>ENGINEERING GROUP          15004 1ST AVE. S.          BURKSVILLE, MN 55306          PH: 719.570.1100          CONTACT: RICHARD L. SCHINDLER, P.E.          EMAIL: Rich@ceeg.com</p>	
DATE	
DESCRIPTION	
NO.	
<p>PREPARED FOR:  <b>LORSON, LLC</b>          219 N WASHINGTON AVE SUITE 301          COLORADO SPRINGS, COLORADO 80903          CONTACT: JEFF MARK</p>	
<p>PROJECT:  <b>CARRIAGE MEADOWS SOUTH</b>          FONTAINE BLVD - CARRIAGE MEADOWS DR.          EL PASO COUNTY, COLORADO</p>	
DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS
<h1>HORIZONTAL CONTROL PLAN</h1>	
DATE	AUGUST 28, 2017
PROJECT NO.	100.030
SHEET NUMBER	C2.1
TOTAL SHEETS:	39



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

**AS-BUILT  
 STREET-STM  
 FEB 14, 2023**

- Signing and Striping Notes:
1. All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
  2. 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.
  3. 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.
  4. Street name and regulatory stop signs shall be on the same post at intersections.
  5. All removed signs shall be disposed of in a proper manner by the contractor.
  6. 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".
  7. All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
  8. 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.
  9. All signs shall be single sheet aluminum with 0.100" minimum thickness.
  10. 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.
  11. 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.
  12. The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
  13. 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

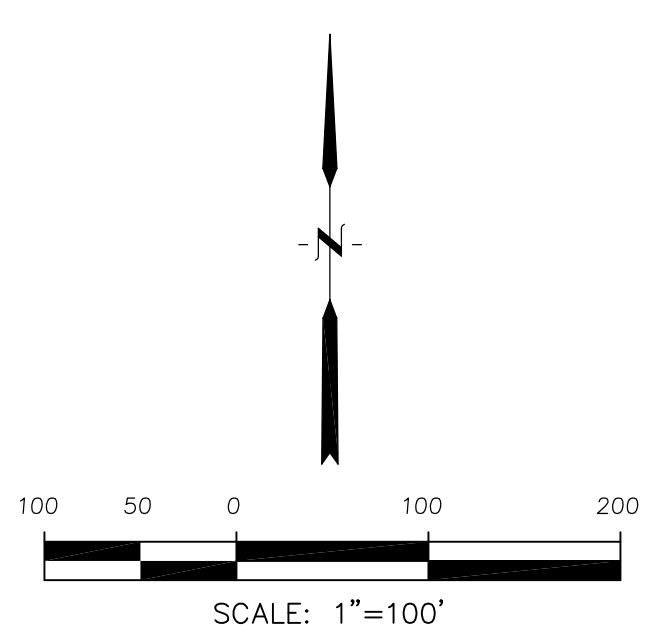
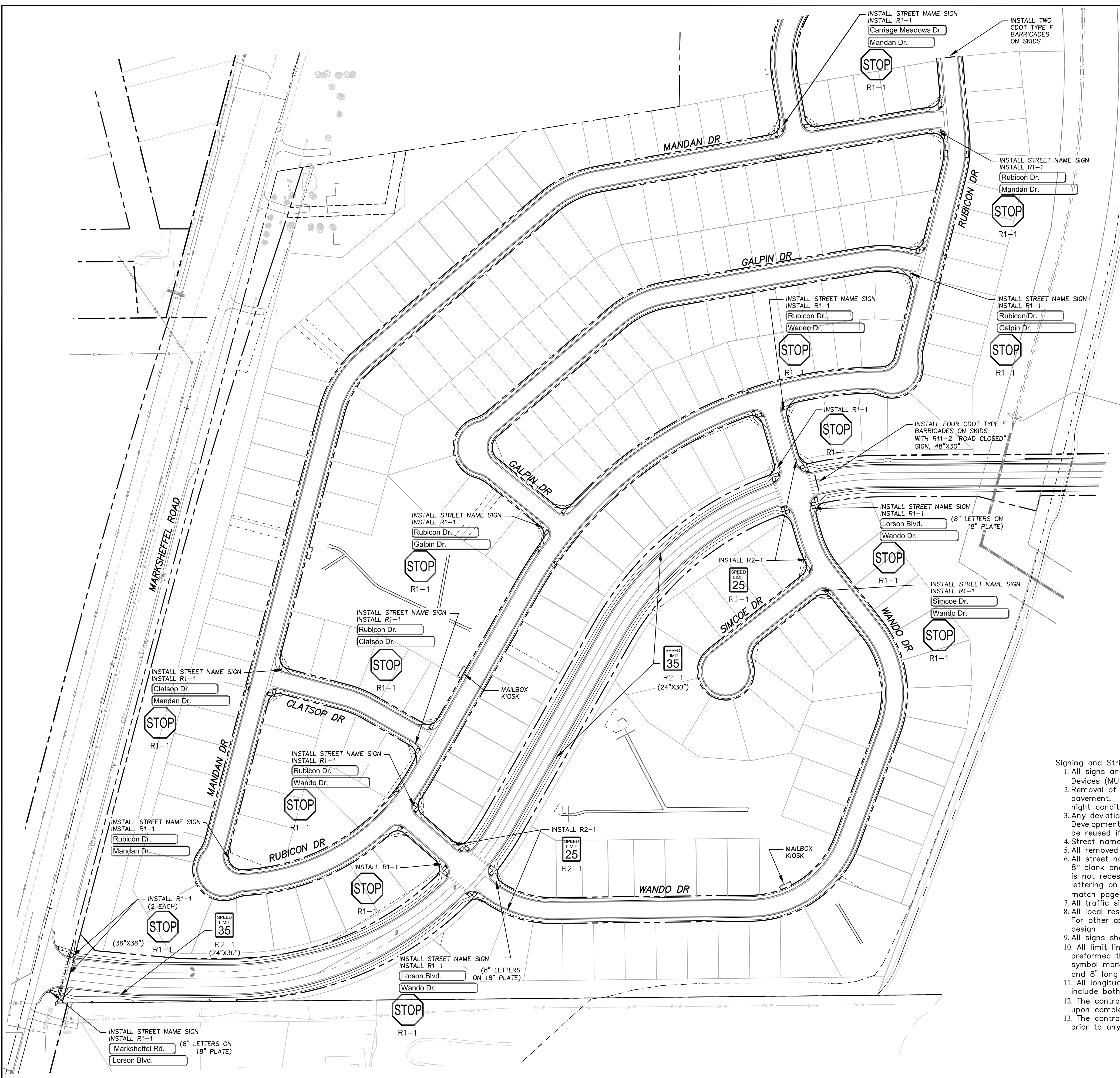
PREPARED FOR:  
**LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

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	AUGUST 28, 2017
PROJECT NO.	100.030
SHEET NUMBER	C5.1
TOTAL SHEETS:	39

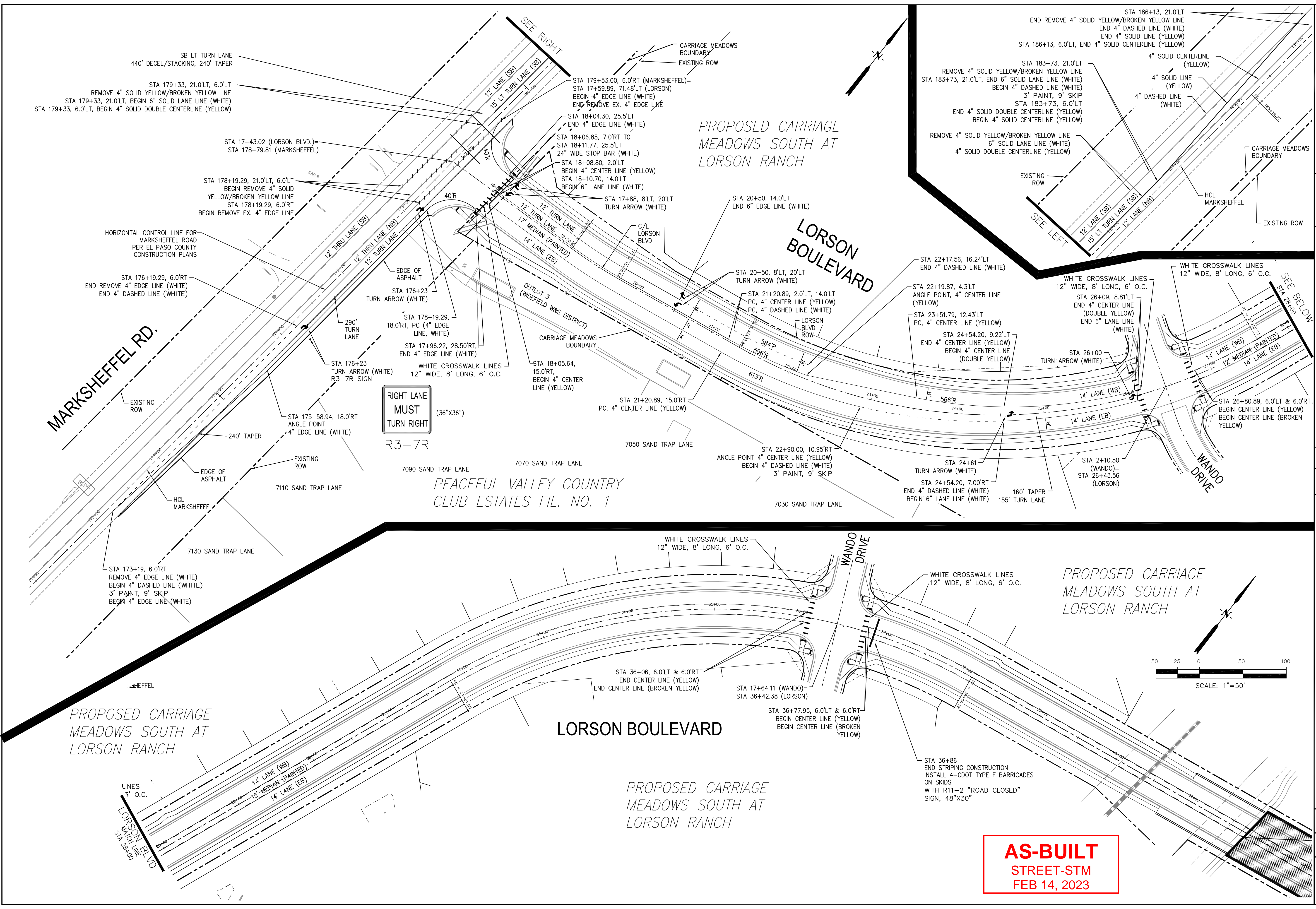


Notes:  
 1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs  
 2. See sheet C5.3 for Lorson Boulevard Signing & Striping

**AS-BUILT  
STREET-STM  
FEB 14, 2023**

- 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.

<b>CORE ENGINEERING GROUP</b>									
15004 1ST AVE. S. 53506 BURNING WOODS, CO 80903 PHONE: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DATE</td> <td>12-22-2015</td> </tr> <tr> <td>DESCRIPTION</td> <td>AS-BUILT PLANS</td> </tr> <tr> <td>NO.</td> <td>1.</td> </tr> </table>	DATE	12-22-2015	DESCRIPTION	AS-BUILT PLANS	NO.	1.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">           PREPARED FOR:  <b>LORSON, LLC</b>            212 N. WAHSATCH AVE., SUITE 301            COLORADO SPRINGS, COLORADO 80903            CONTACT: (719) 635-3200            CONTACT: JEFF MARK         </td> <td style="width: 50%;">           PROJECT:  <b>CARRIAGE MEADOWS SOUTH</b>            FONTAINE BLVD.-CARRIAGE MEADOWS DR.            EL PASO COUNTY, COLORADO         </td> </tr> </table>	PREPARED FOR: <b>LORSON, LLC</b> 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: (719) 635-3200 CONTACT: JEFF MARK	PROJECT: <b>CARRIAGE MEADOWS SOUTH</b> FONTAINE BLVD.-CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO
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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">SIGNING AND STRIPING PLAN</td> <td style="width: 50%; text-align: center;">CARRIAGE MEADOWS SOUTH</td> </tr> </table>		SIGNING AND STRIPING PLAN	CARRIAGE MEADOWS SOUTH						
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DATE									
AUGUST 28, 2017									
PROJECT NO.									
100.030									
SHEET NUMBER									
C5.2									
TOTAL SHEETS: 39									



PROPOSED CARRIAGE MEADOWS SOUTH AT LORSON RANCH

LORSON BOULEVARD

PROPOSED CARRIAGE MEADOWS SOUTH AT LORSON RANCH

LORSON BOULEVARD

PROPOSED CARRIAGE MEADOWS SOUTH AT LORSON RANCH

**AS-BUILT**  
STREET-STM  
FEB 14, 2023

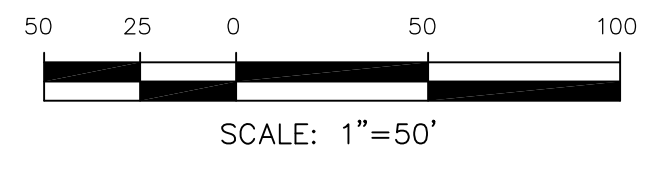
**CORE**  
ENGINEERING GROUP

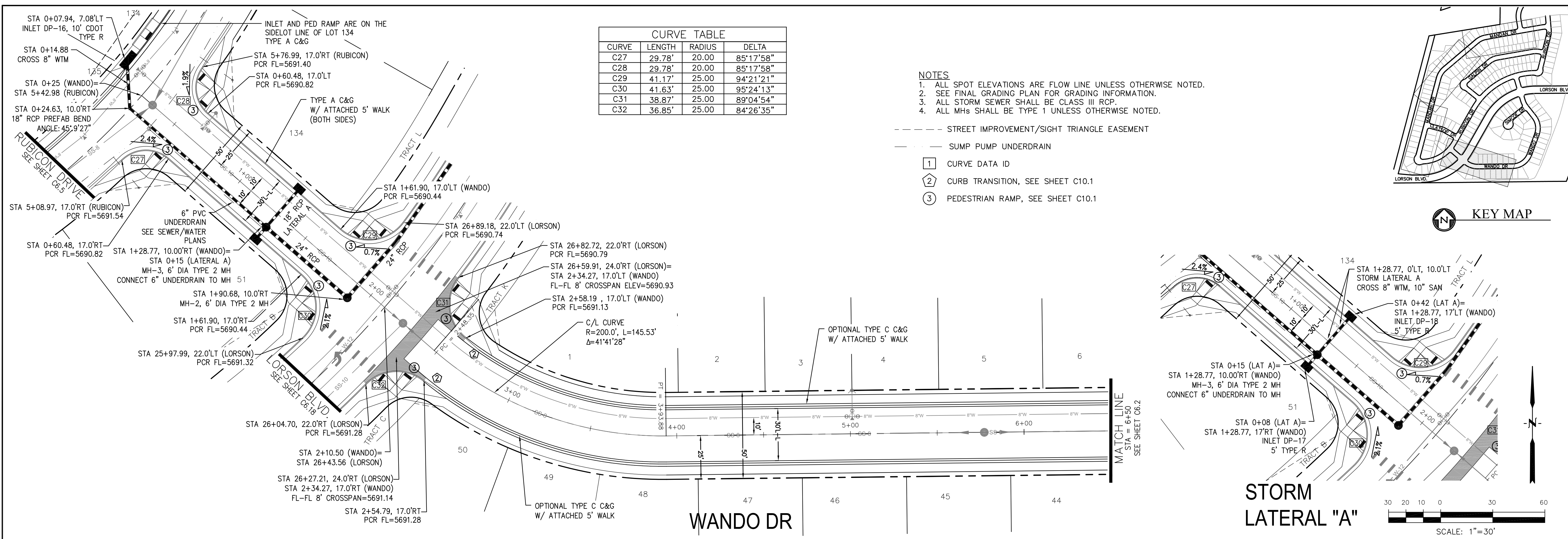
15004 1ST AVE. S. SUITE 301  
BURNING WOODS, COLORADO 80903  
PHONE: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

NO.	1	DESCRIPTION	DATE
PROJECT:	CARRIAGE MEADOWS SOUTH		
PREPARED FOR:	LORSON, LLC 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903		
PROJECT:	CARRIAGE MEADOWS SOUTH		
DRAWN:	RLS	DESIGNED:	RLS
CHECKED:	RLS		

SIGNING AND STRIPING PLAN  
MARKSHEFFEL RD &  
LORSON BLVD

DATE	AUGUST 28, 2017
PROJECT NO.	100.030
SHEET NUMBER	C5.3
TOTAL SHEETS:	39

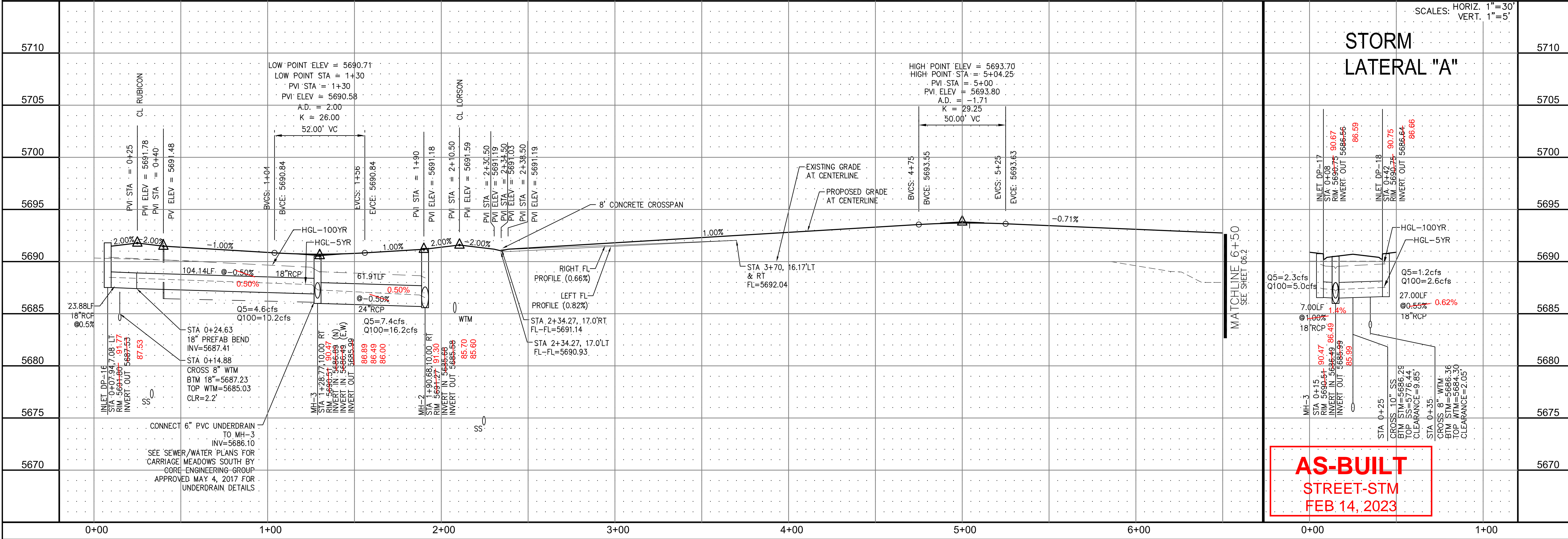
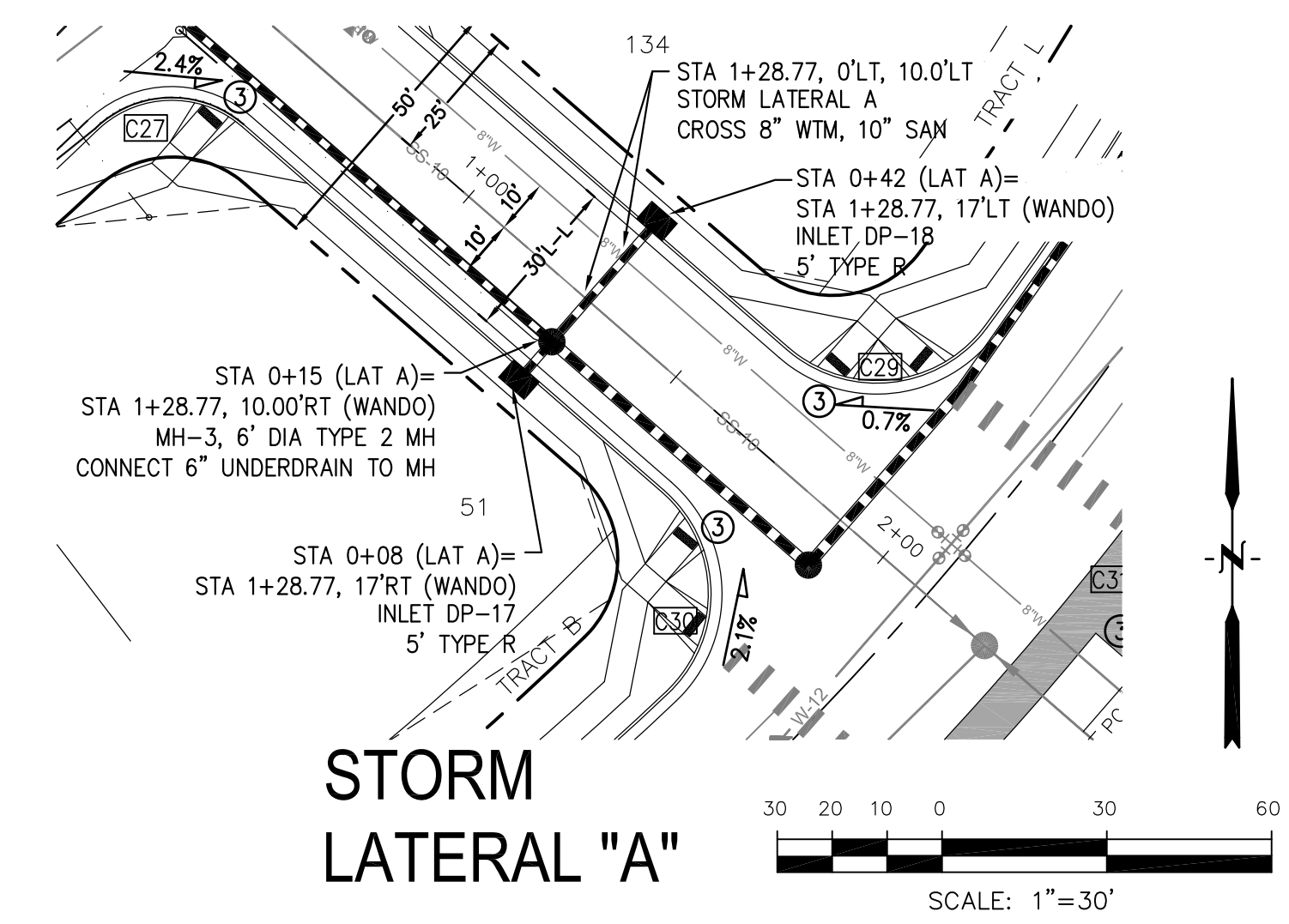
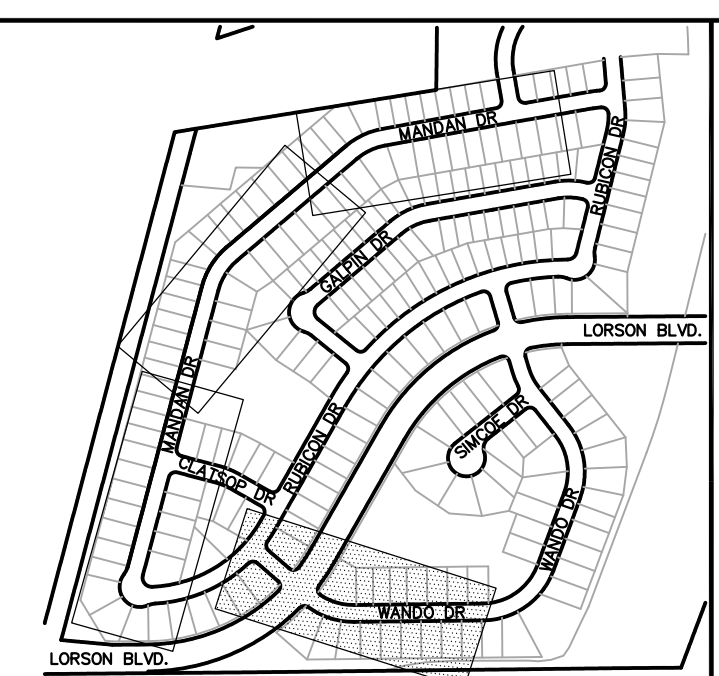




CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C27	29.78'	20.00	85°17'58"
C28	29.78'	20.00	85°17'58"
C29	41.17'	25.00	94°21'21"
C30	41.63'	25.00	95°24'13"
C31	38.87'	25.00	89°04'54"
C32	36.85'	25.00	84°26'35"

- 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



**AS-BUILT**  
STREET-STM  
FEB 14, 2023

**CORE ENGINEERING GROUP**  
15004 1ST AVE. S. SUITE 300  
BURNING WOODS, COLORADO 80903  
PHONE: 303.757.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

**ENGINEERING GROUP**

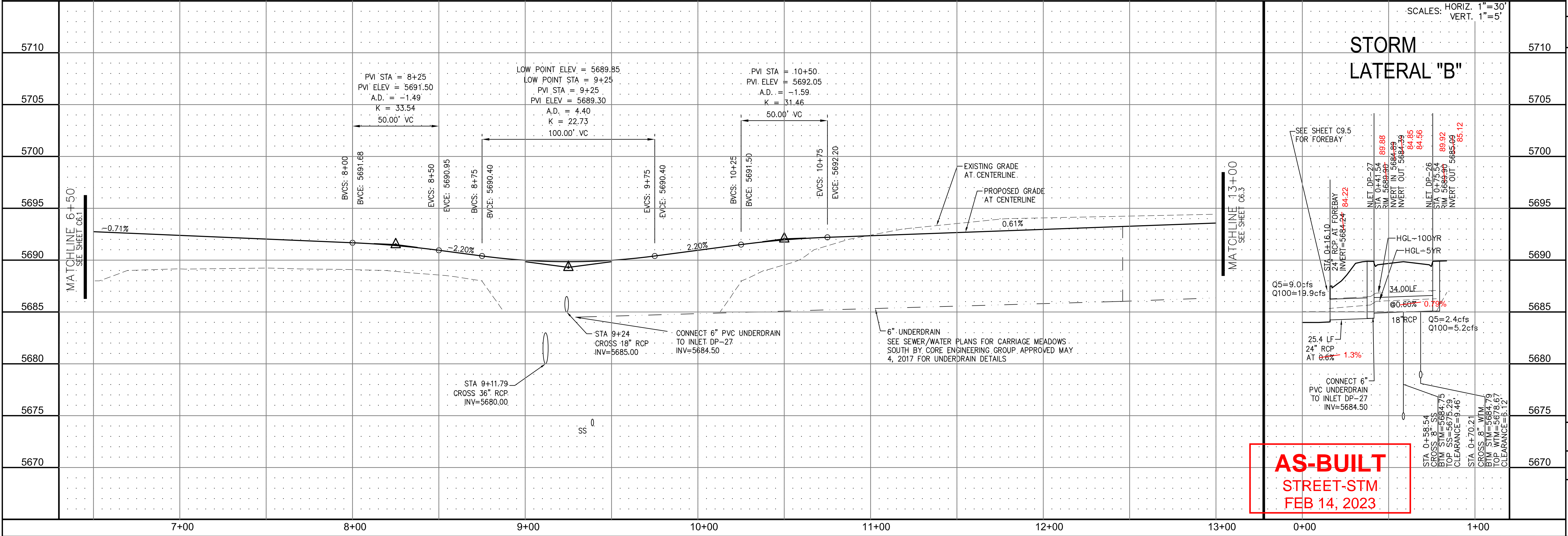
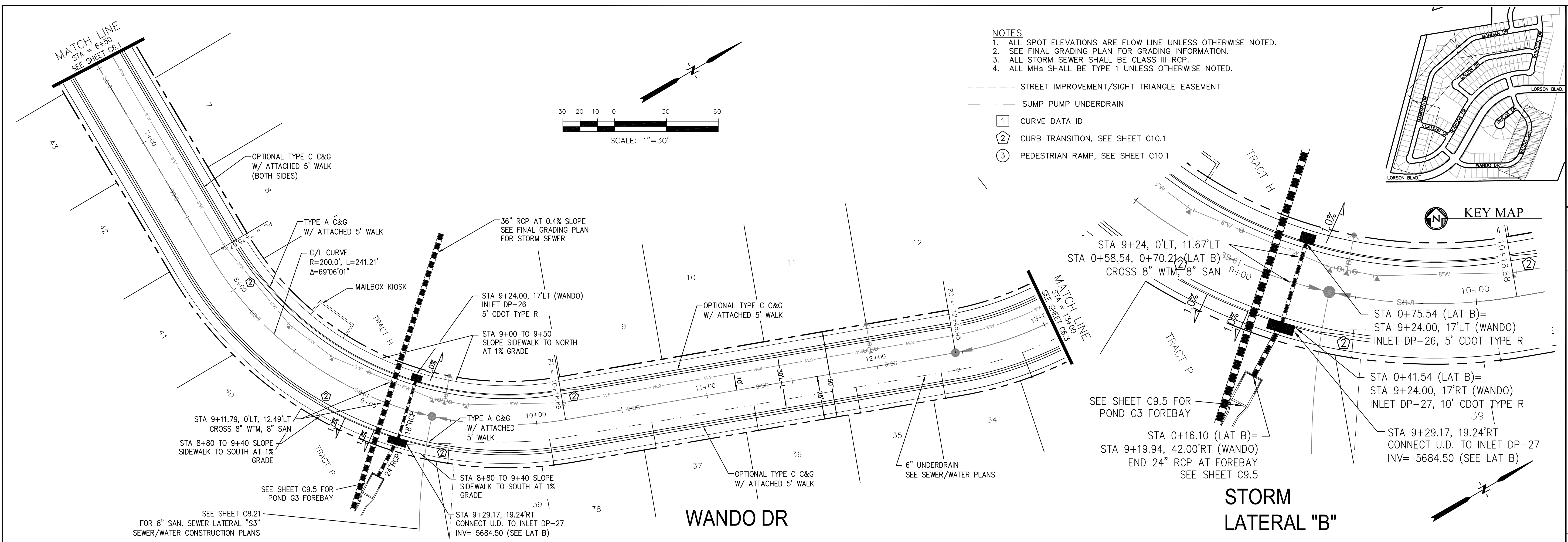
**PROJECT:** CARRIAGE MEADOWS SOUTH  
212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

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

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

DATE: AUGUST 28, 2017  
PROJECT NO. 100.030  
SHEET NUMBER C6.1  
TOTAL SHEETS: 39





**AS-BUILT**  
STREET-STM  
FEB 14, 2023

**CORE ENGINEERING GROUP**  
15004 1ST AVE. S. SUITE 301  
BURNING WOODS, 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

**DATE:** AUGUST 28, 2017

**PROJECT NO.:** 100.030

**SHEET NUMBER:** C6.2

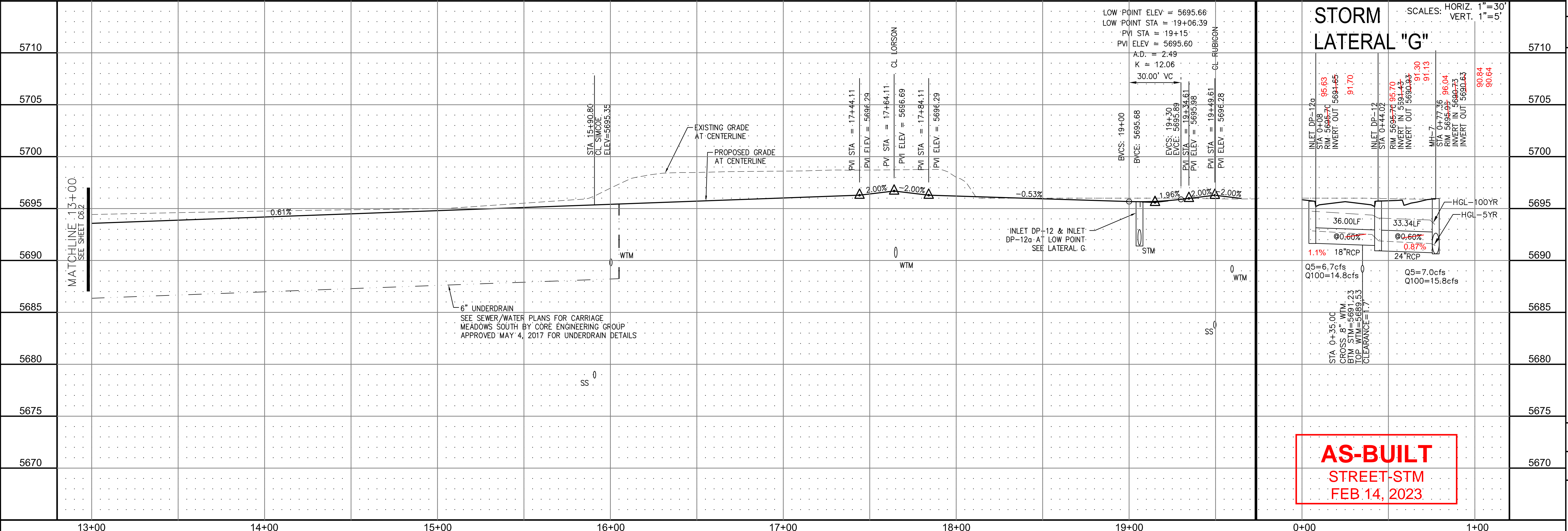
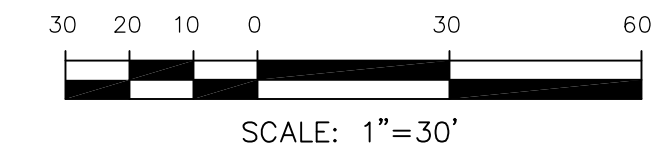
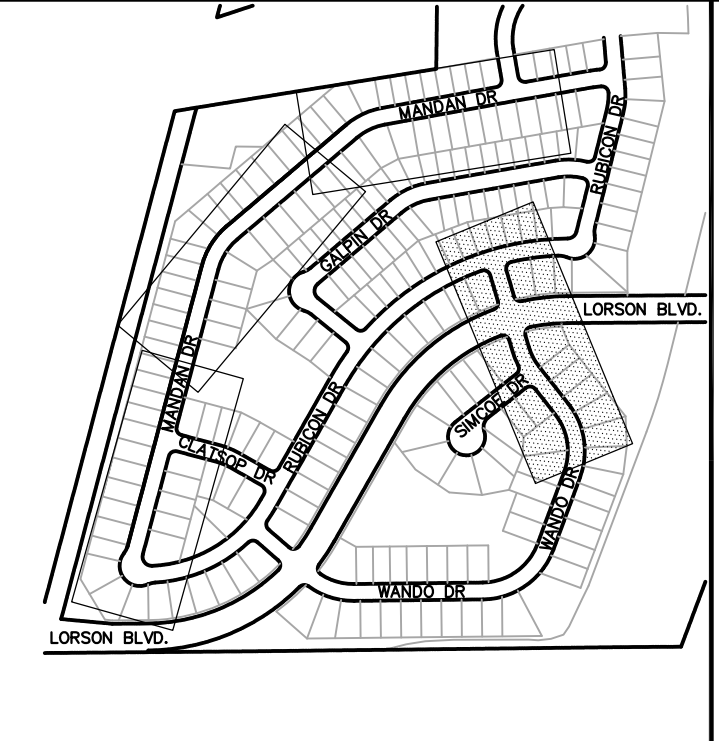
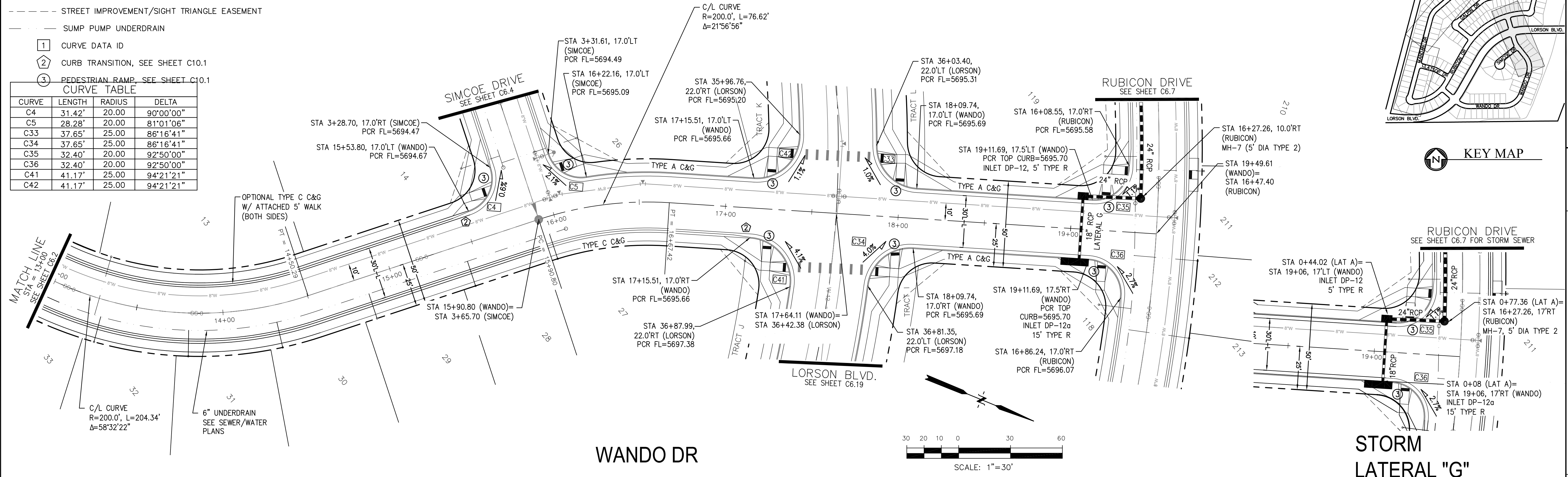
**TOTAL SHEETS:** 39

- 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"



**AS-BUILT**  
STREET-STM  
FEB. 14, 2023

**CORE ENGINEERING GROUP**  
15004 1ST AVE. S. #5506  
BURNING WOODS, CO 80016  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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

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

DATE: \_\_\_\_\_  
NO. 1  
DESCRIPTION: \_\_\_\_\_  
PROJECT: \_\_\_\_\_  
PREPARED FOR: \_\_\_\_\_  
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

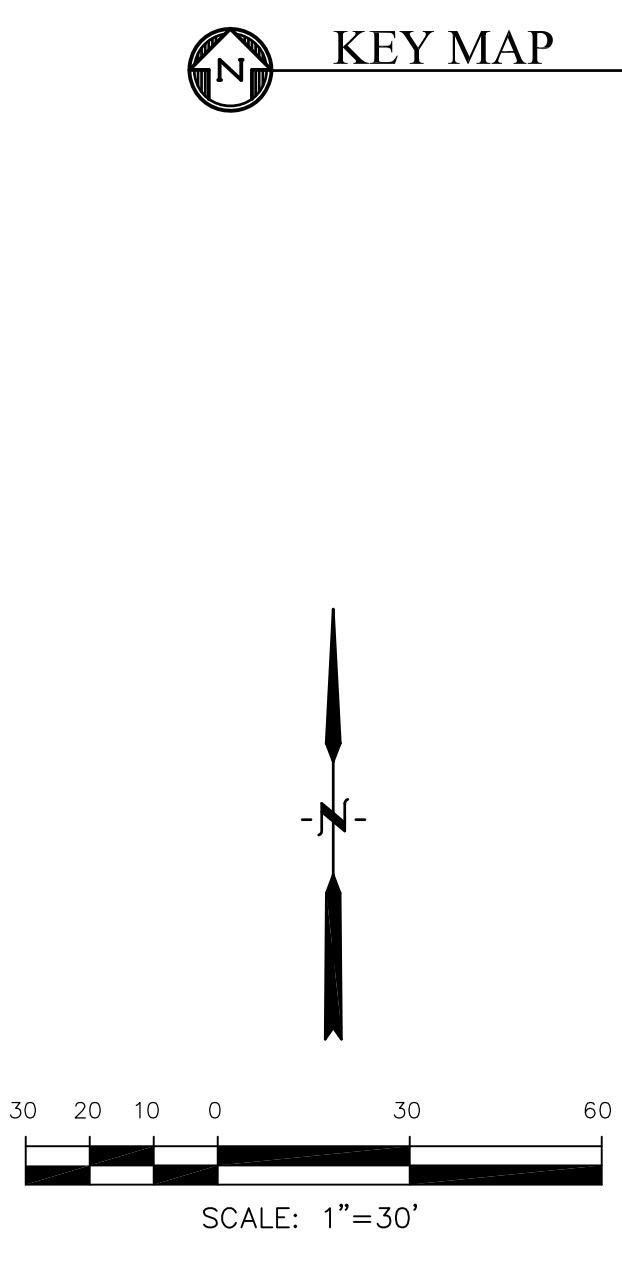
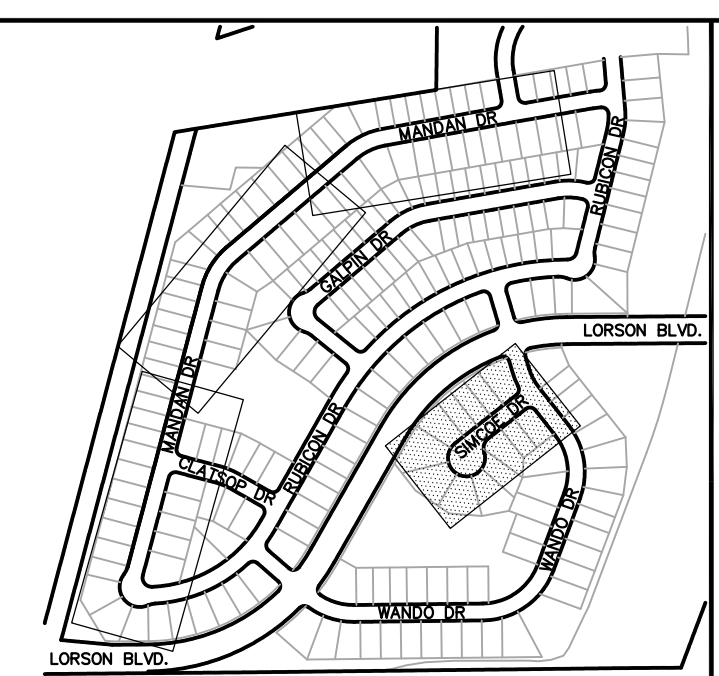
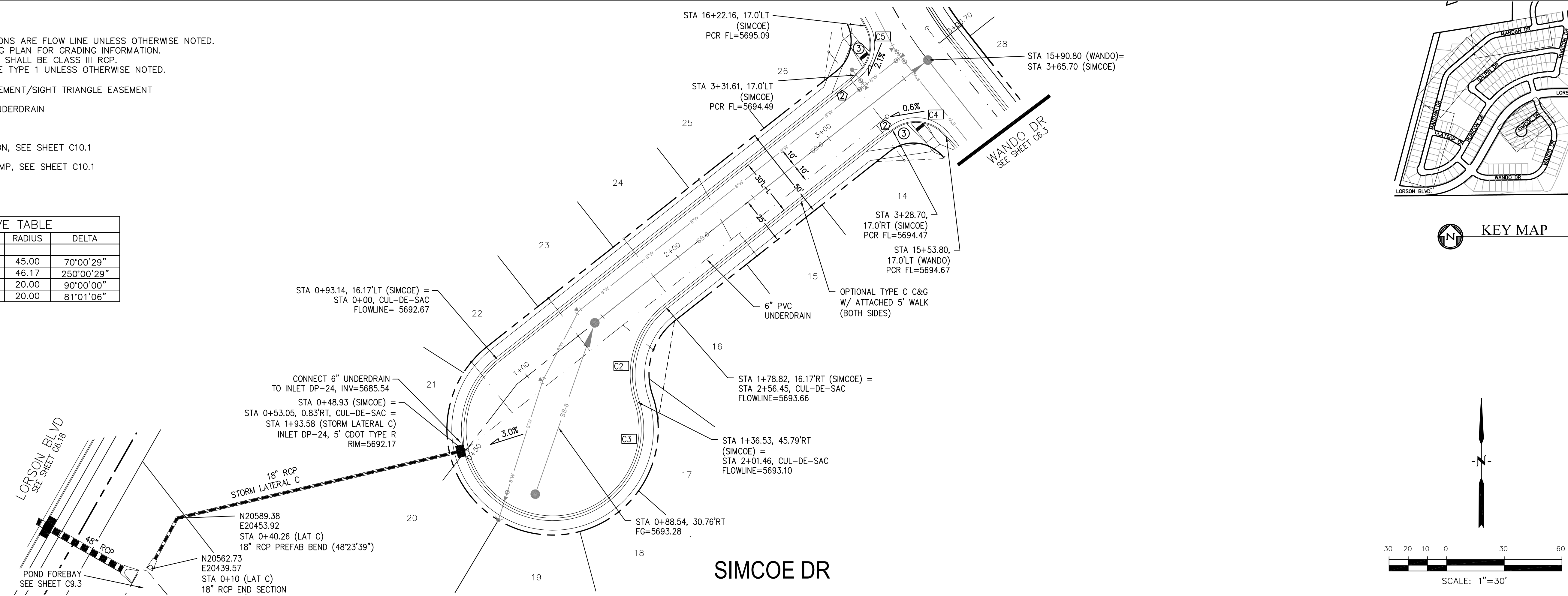
**STREET AND STORM SEWER**  
STA 13+00 TO STA 19+50  
WANDO DRIVE

DATE: AUGUST 28, 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.

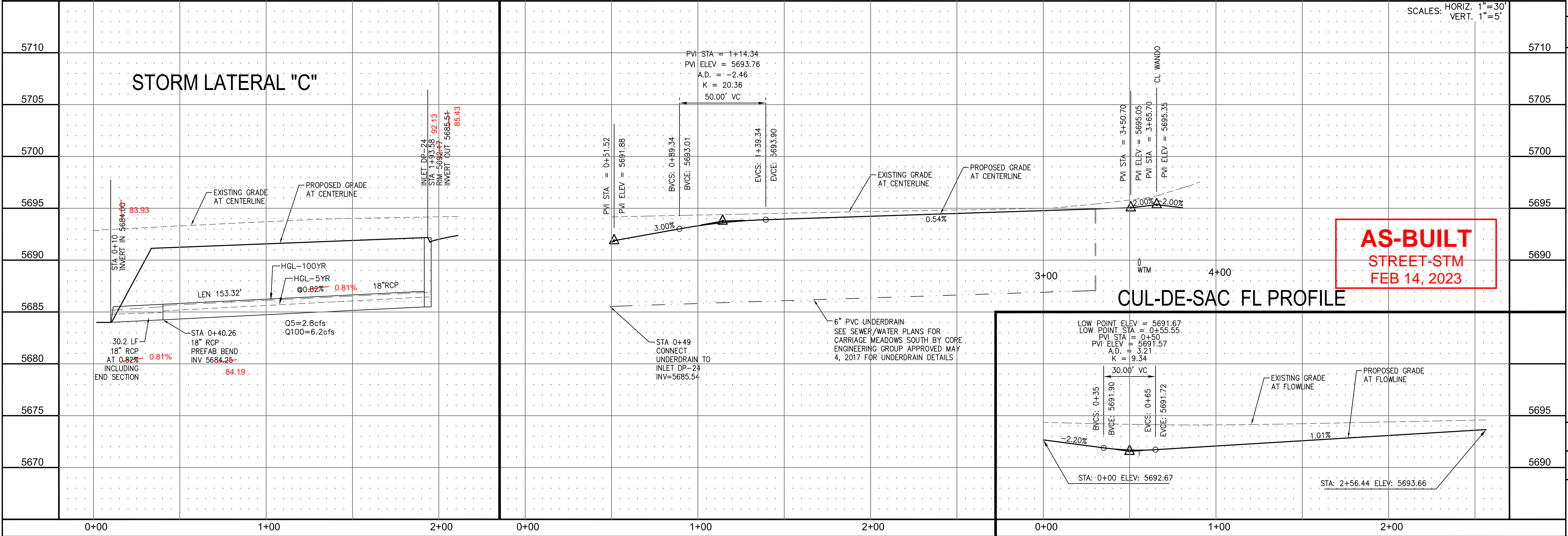
- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE	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 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: (719) 635-3200  
 CONTACT: JEFF MARK

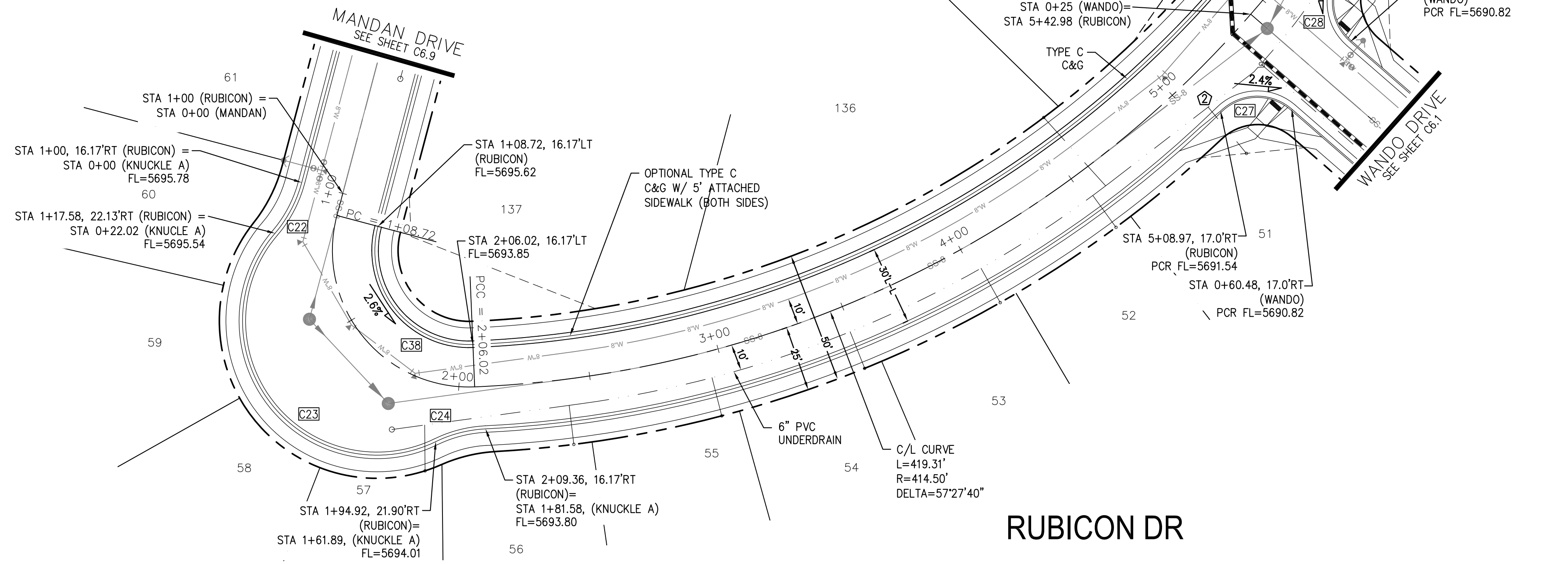


**AS-BUILT**  
 STREET-STM  
 FEB 14, 2023

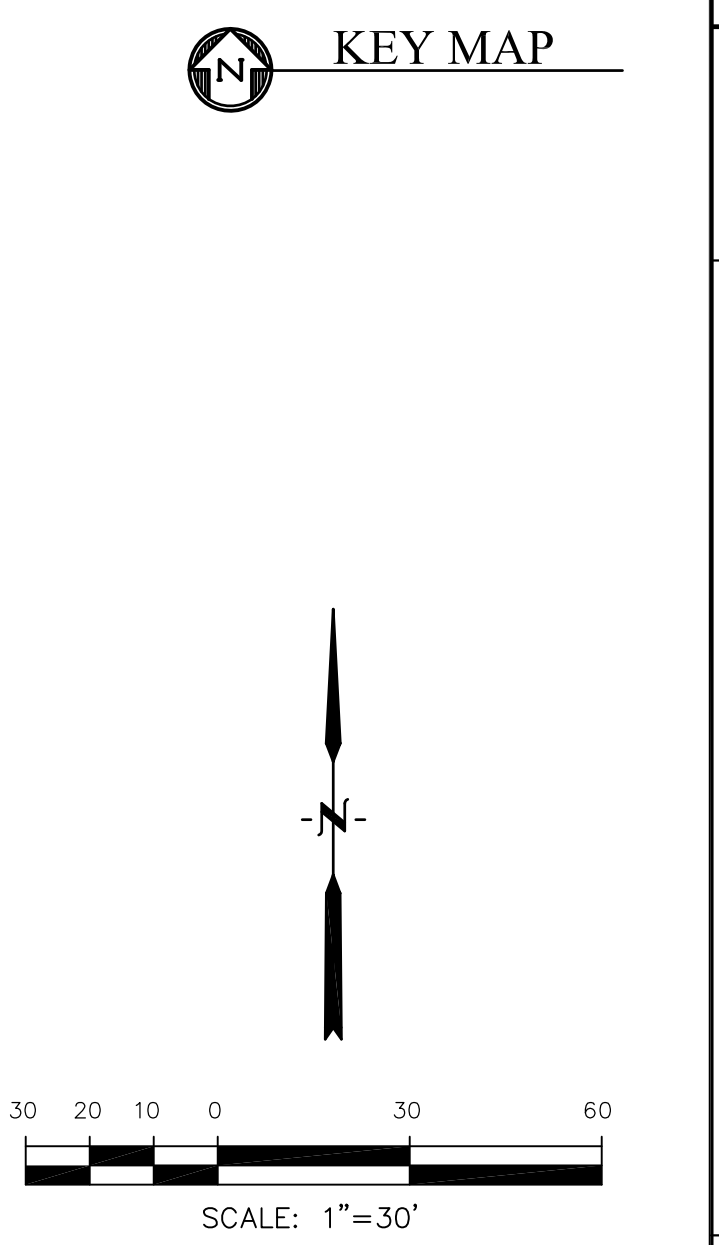
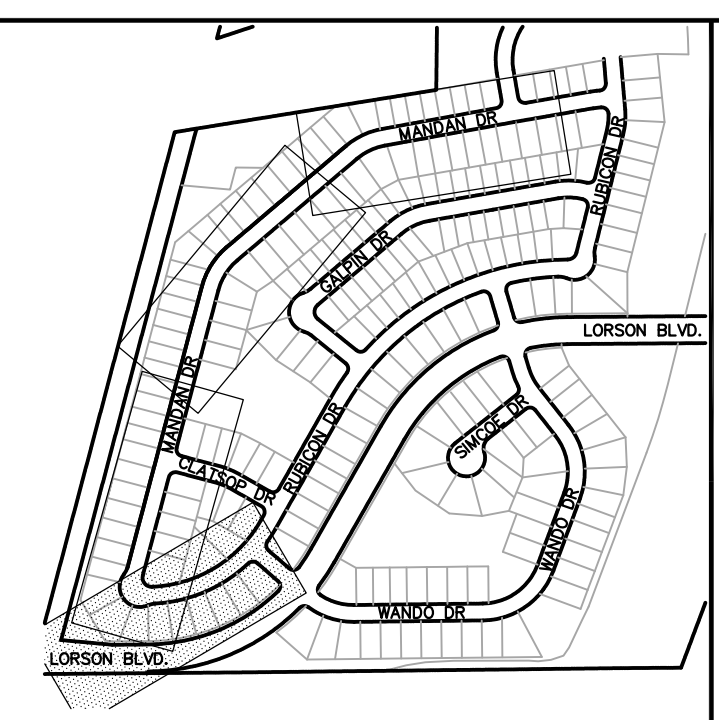
STREET AND STORM SEWER  
 STA 0+50 TO STA 3+65  
 SIMCOE DRIVE

DATE: AUGUST 28, 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"

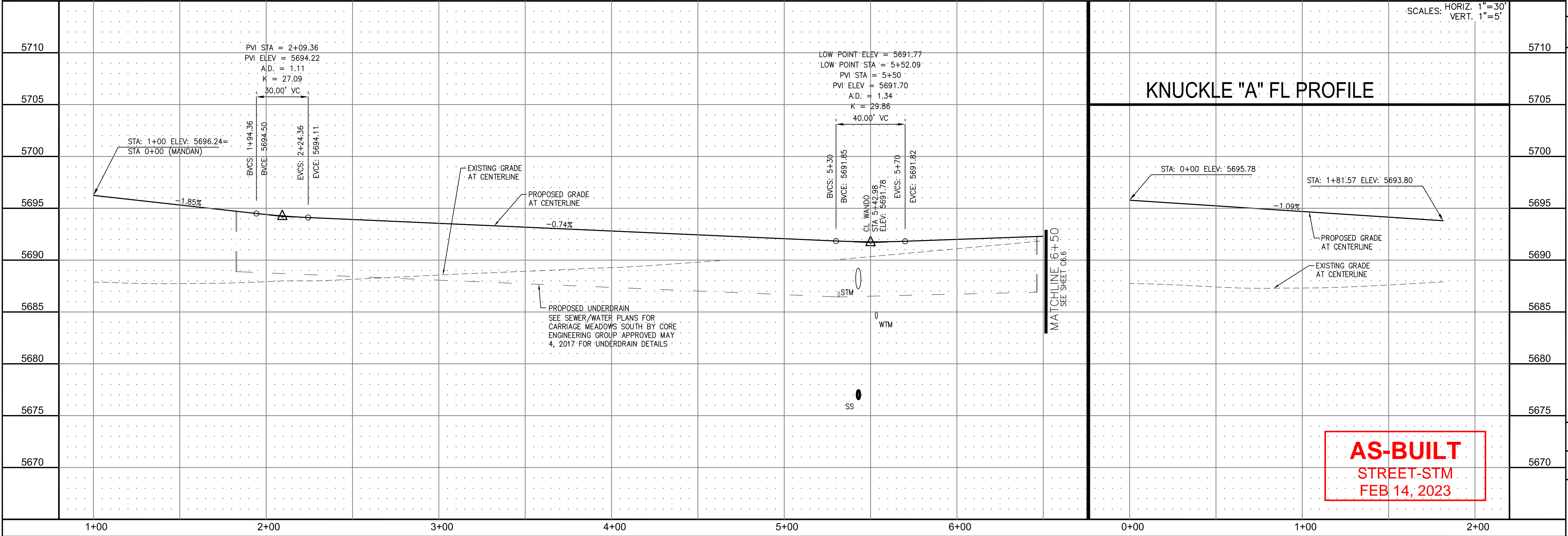


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
  - - - SUMP PUMP UNDERDRAIN
  - ①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

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



**KNUCKLE "A" FL PROFILE**

**AS-BUILT**  
 STREET-STM  
 FEB 14, 2023

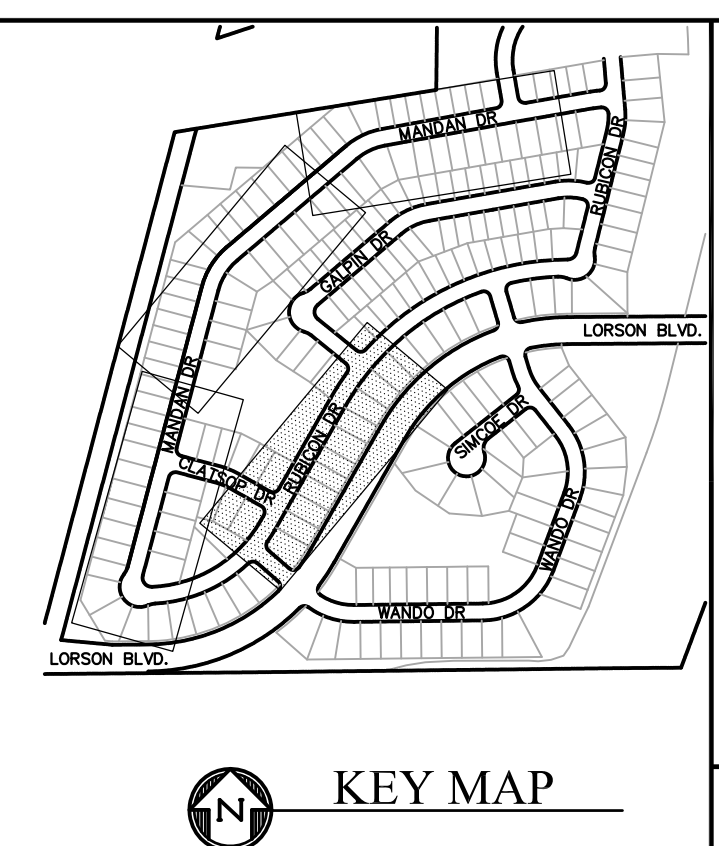
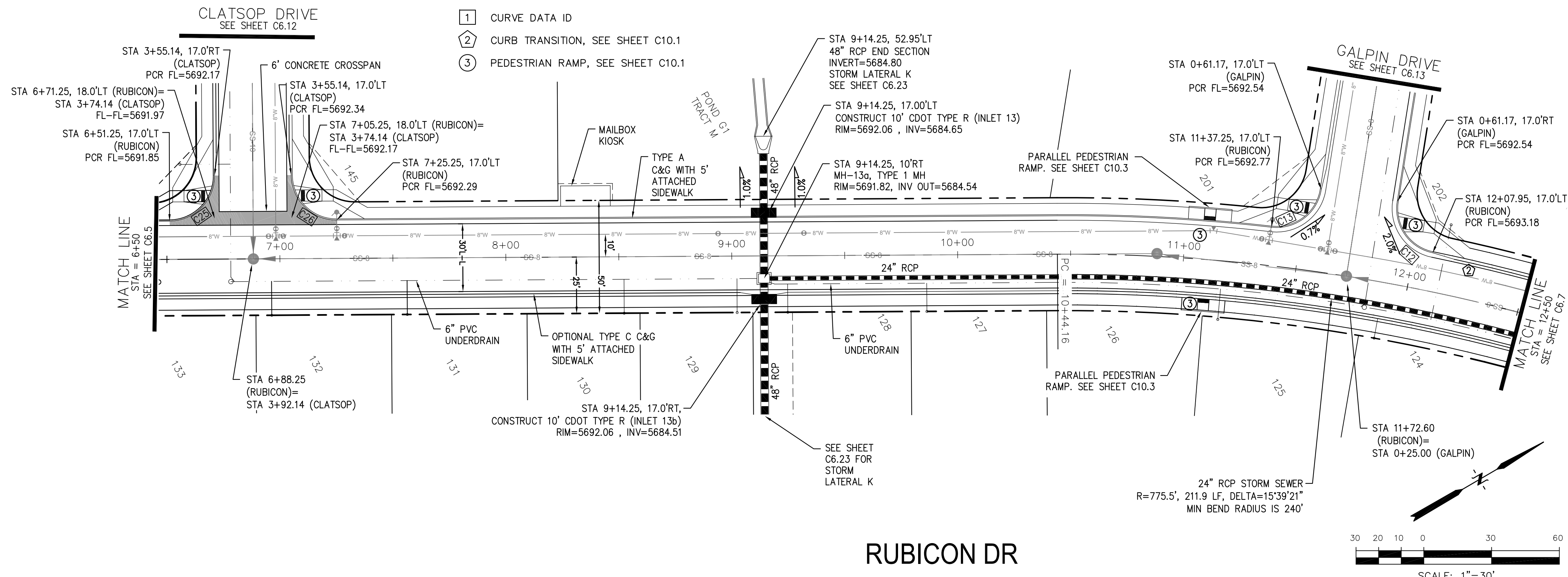
STREET AND STORM SEWER  
 STA 1+00 TO STA 6+50  
 RUBICON DRIVE

DATE: AUGUST 28, 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"

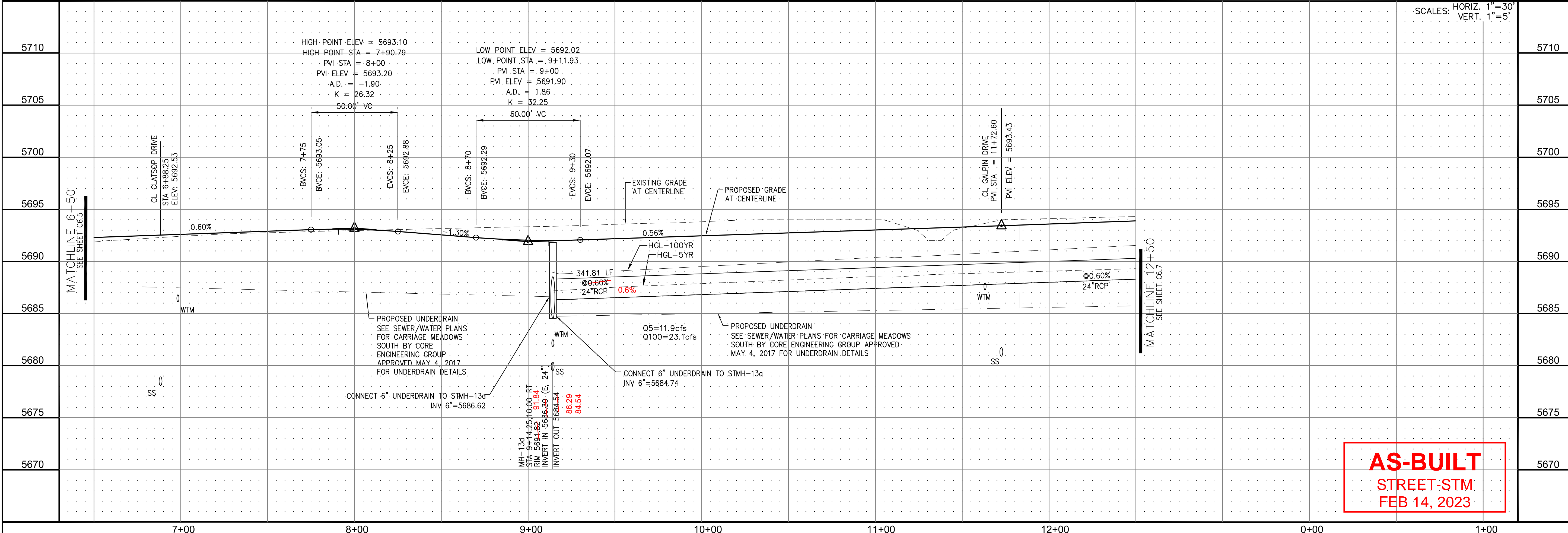
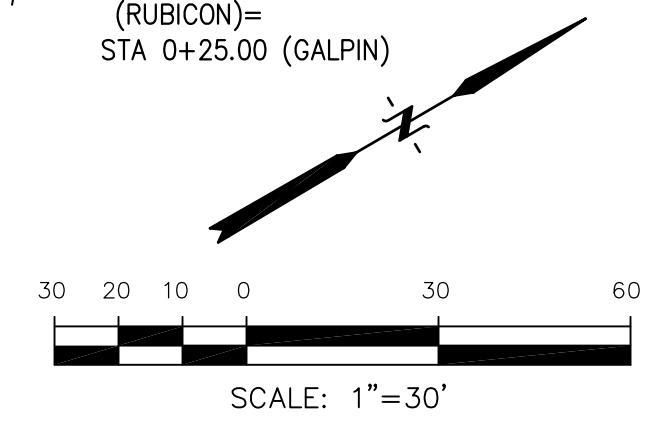
- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. #5506  
 BURNING WOOD, 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

**RUBICON DR**



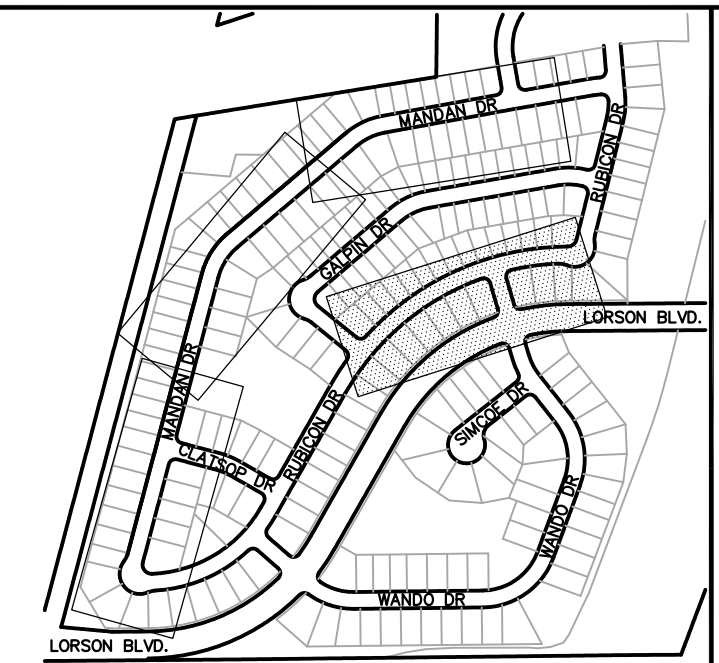
**AS-BUILT**  
 STREET-STM  
 FEB 14, 2023

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

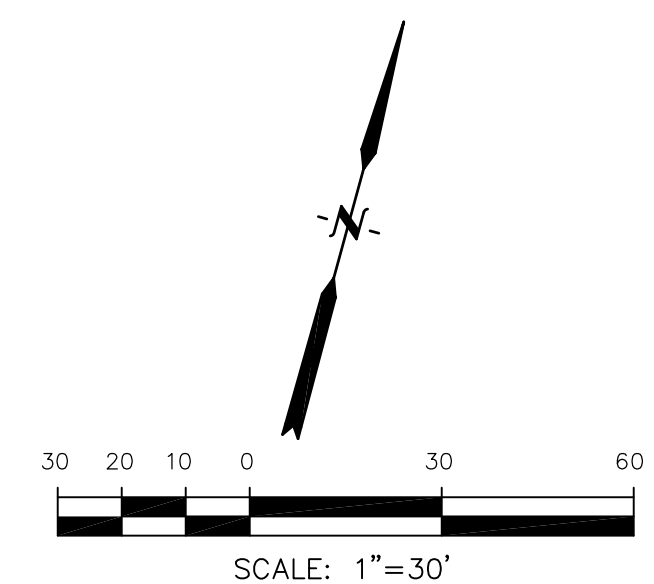
DATE: AUGUST 28, 2017  
 PROJECT NO. 100.030  
 SHEET NUMBER **C6.6**  
 TOTAL SHEETS: 39

- 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.

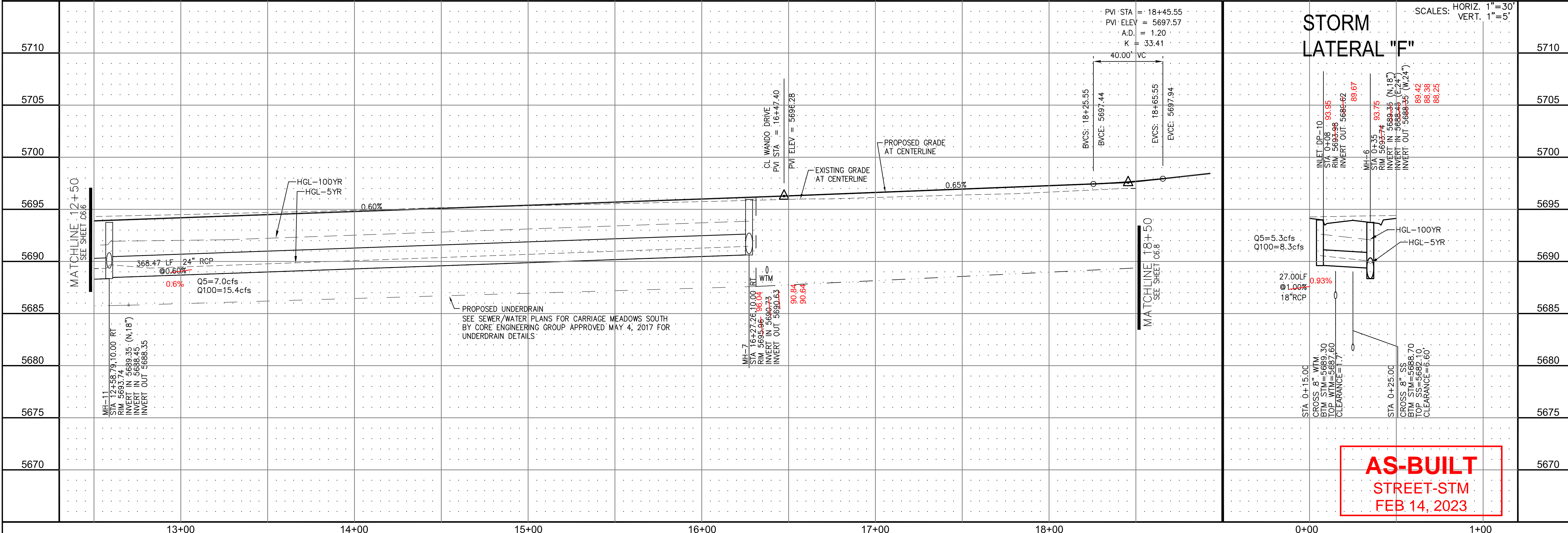
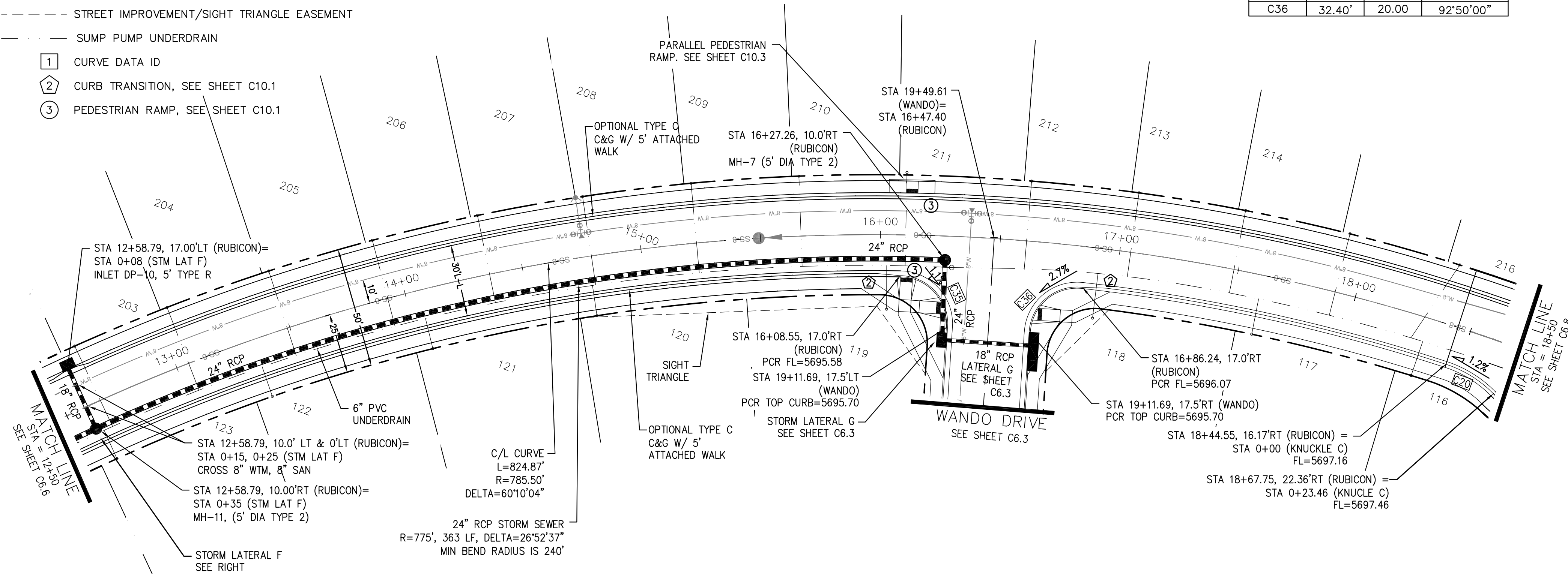
CURVE	LENGTH	RADIUS	DELTA
C20	23.46'	48.83	27°31'28"
C35	32.40'	20.00	92°50'00"
C36	32.40'	20.00	92°50'00"



KEY MAP



RUBICON DR

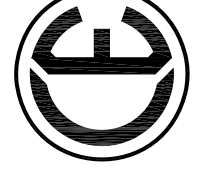


STORM LATERAL "F"

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

**AS-BUILT**  
STREET-STM  
FEB 14, 2023

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



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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

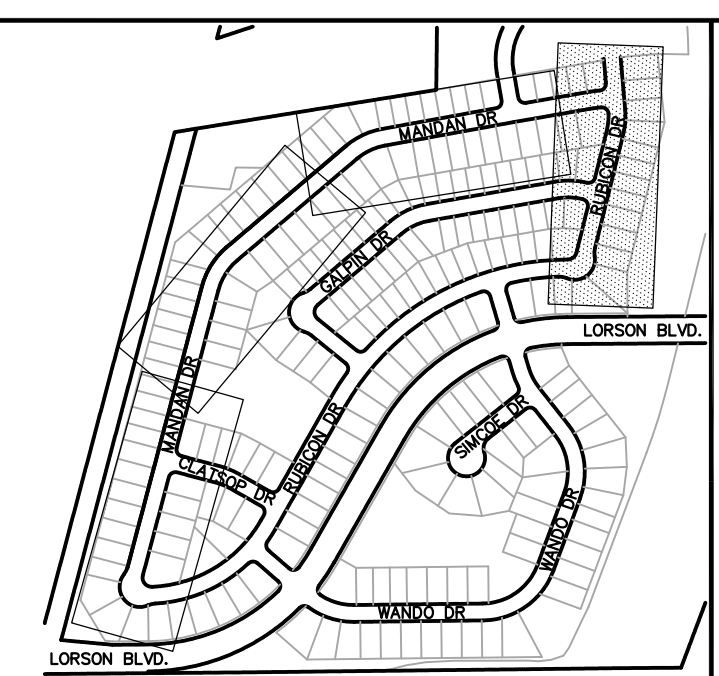
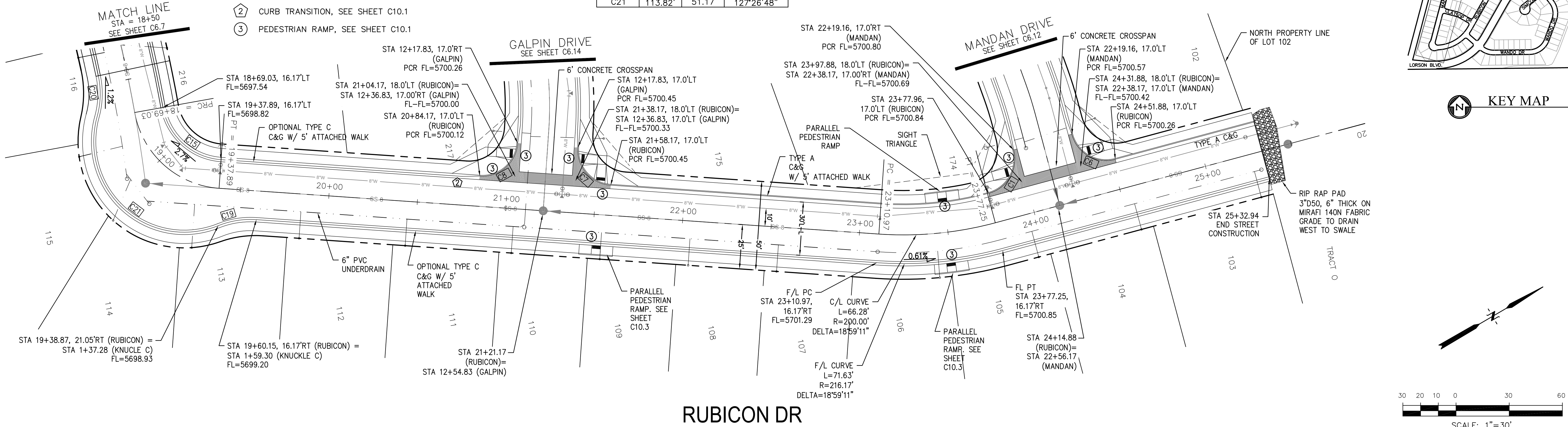
STREET AND STORM SEWER  
STA 12+50 TO STA 18+40  
RUBICON DRIVE

DATE: AUGUST 28, 2017  
PROJECT NO. 100.030  
SHEET NUMBER C6.7  
TOTAL SHEETS: 39

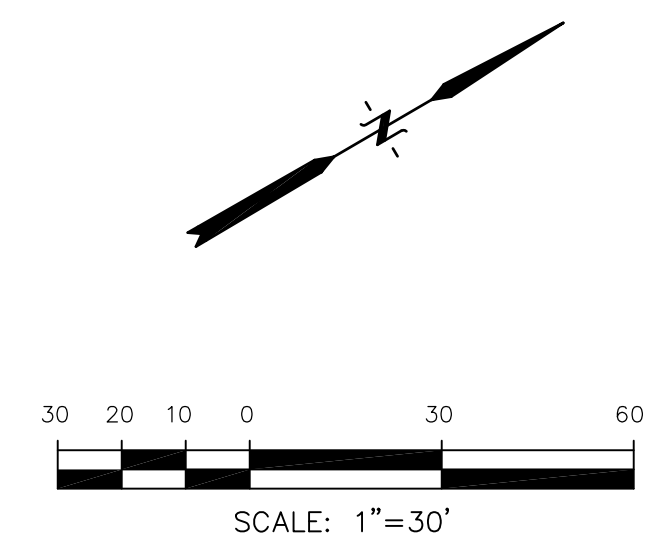
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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

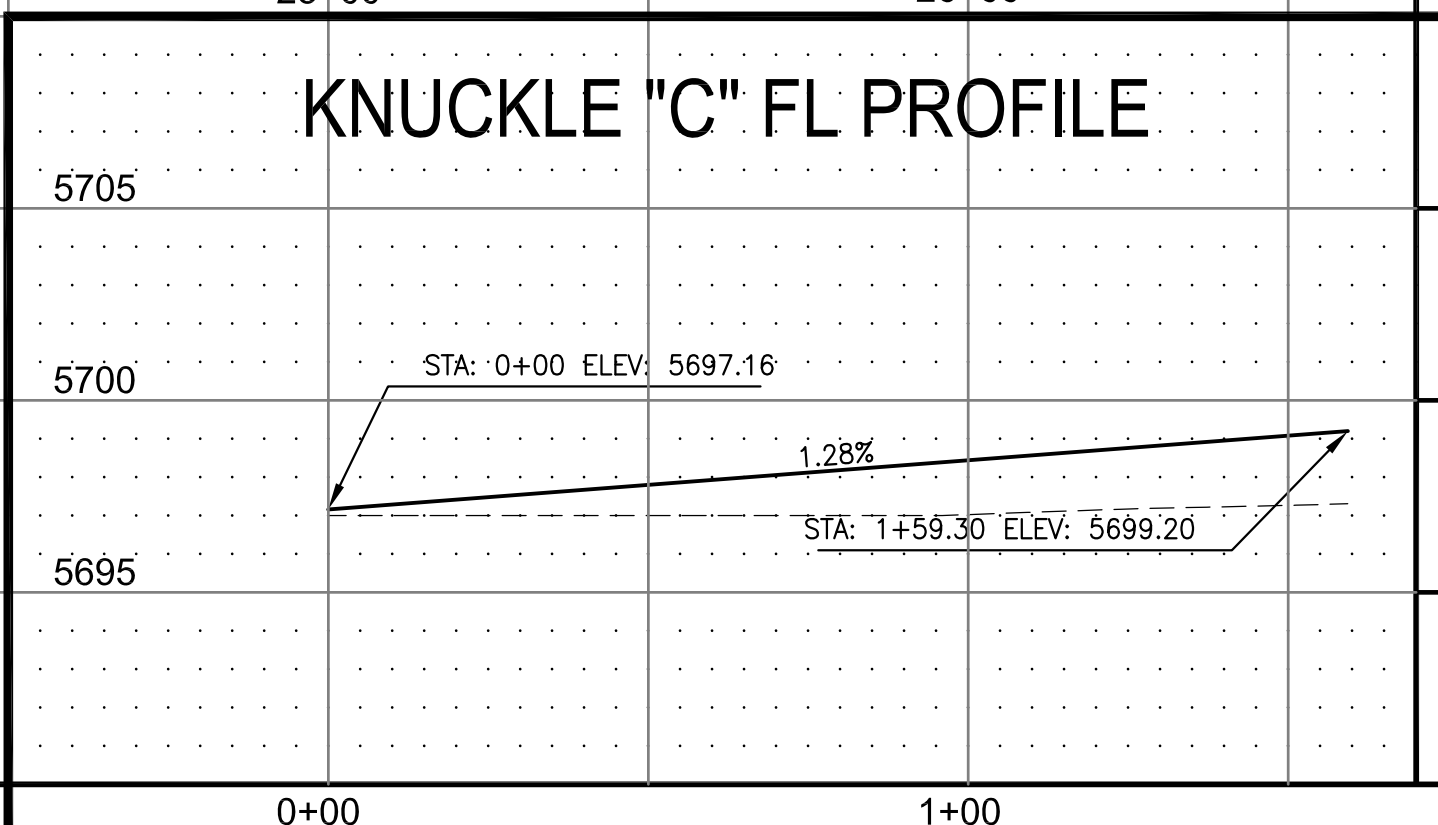
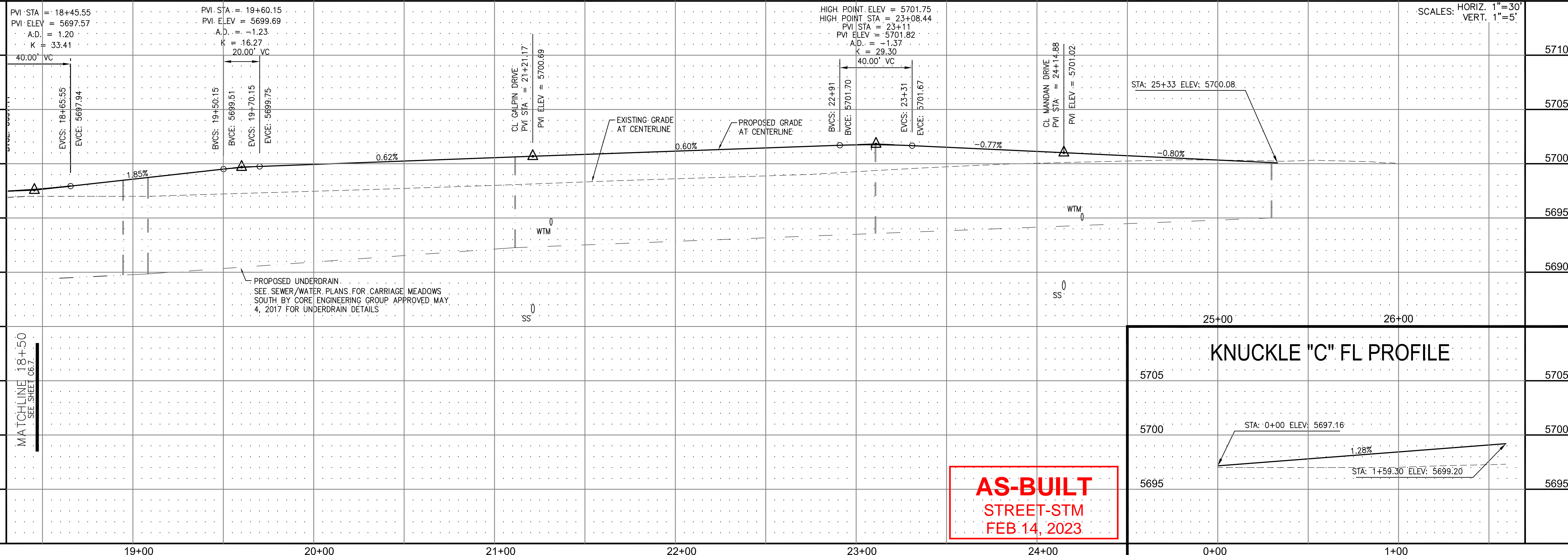
CURVE	LENGTH	RADIUS	DELTA
C1	31.34'	20.00	89°46'39"
C6	31.42'	20.00	90°00'00"
C7	31.42'	20.00	90°00'00"
C8	31.42'	20.00	90°00'00"
C15	47.44'	35.83	75°51'58"
C19	22.02'	48.83	25°50'31"
C20	23.46'	48.83	27°31'28"
C21	113.82'	51.17	127°26'48"



KEY MAP



**RUBICON DR**



**AS-BUILT**  
STREET-STM  
FEB. 14, 2023

**CORE ENGINEERING GROUP**  
15004 1ST AVE. S. SUITE 301  
BURNING WOODS, COLORADO 80903  
PHONE: 303.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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

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

DATE: AUGUST 28, 2017  
PROJECT NO. 100.030  
SHEET NUMBER **C6.8**  
TOTAL SHEETS: 39

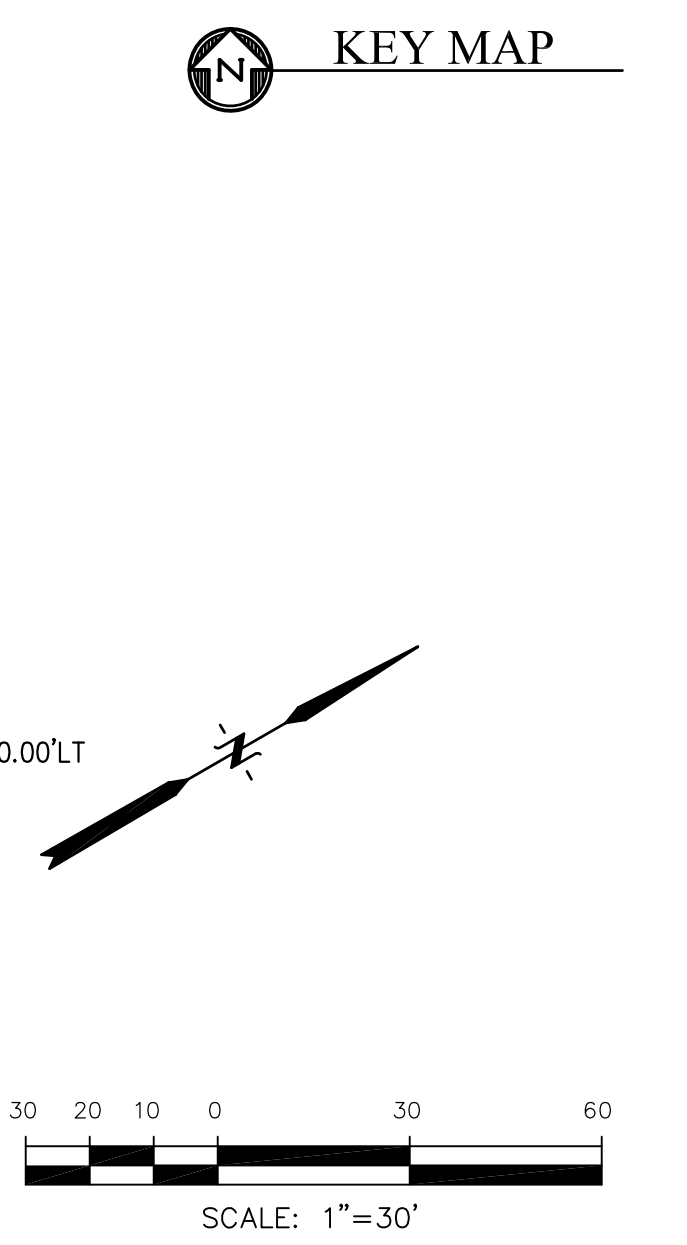
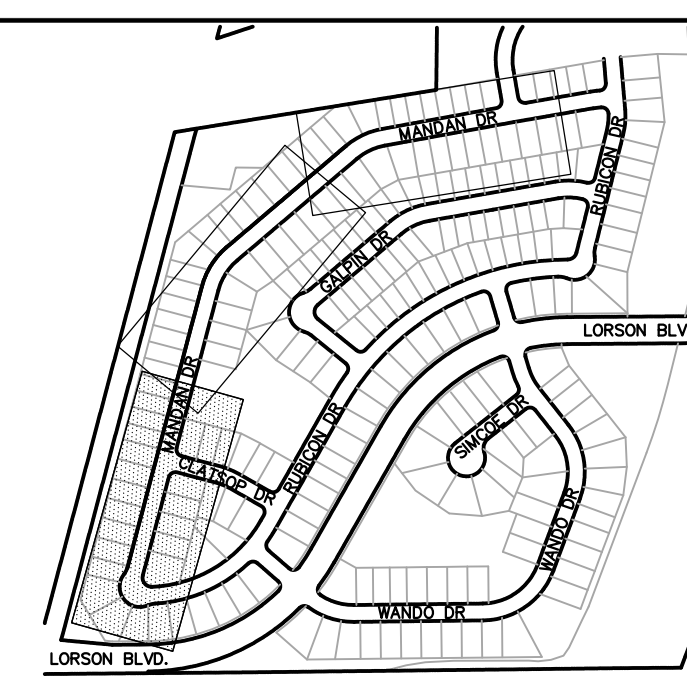
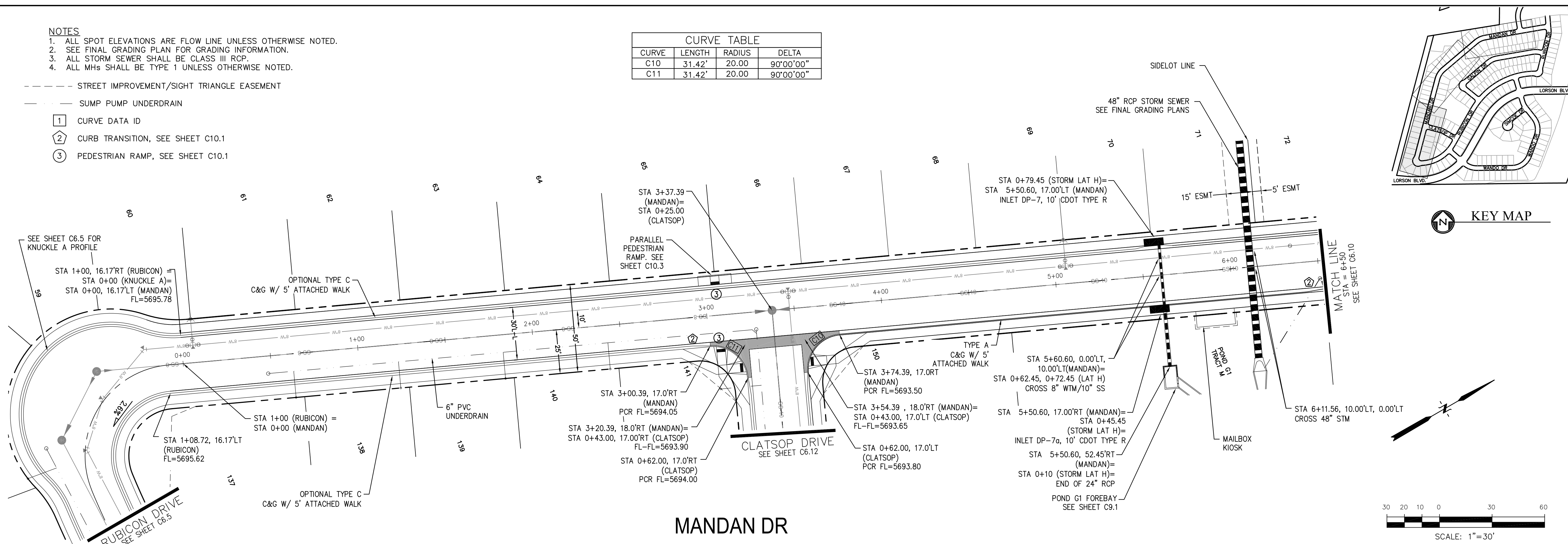
**STREET AND STORM SEWER**  
**STA 18+50 TO STA 25+50**  
**RUBICON DRIVE**

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

- 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.

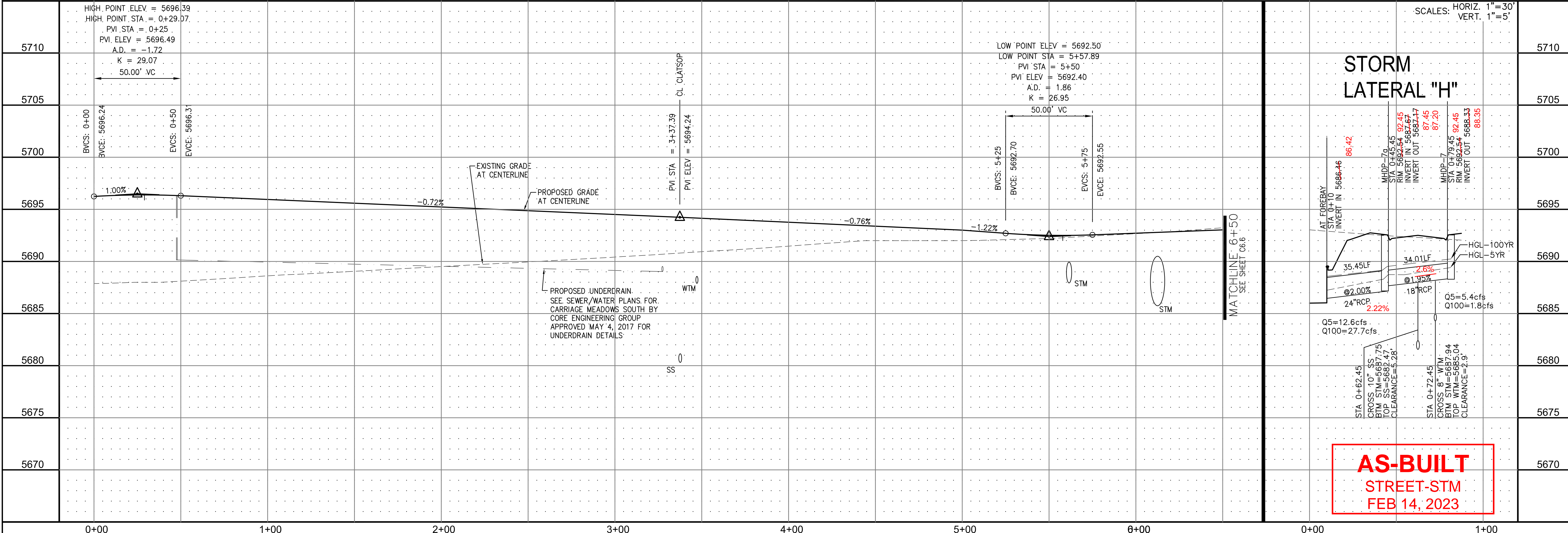
- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

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



**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. SUITE 301  
 BURNING WOOD, 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: JEFF MARK  
 PROJECT: **CARRIAGE MEADOWS SOUTH**  
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.  
 EL PASO COUNTY, COLORADO



**AS-BUILT**  
**STREET-STM**  
**FEB 14, 2023**

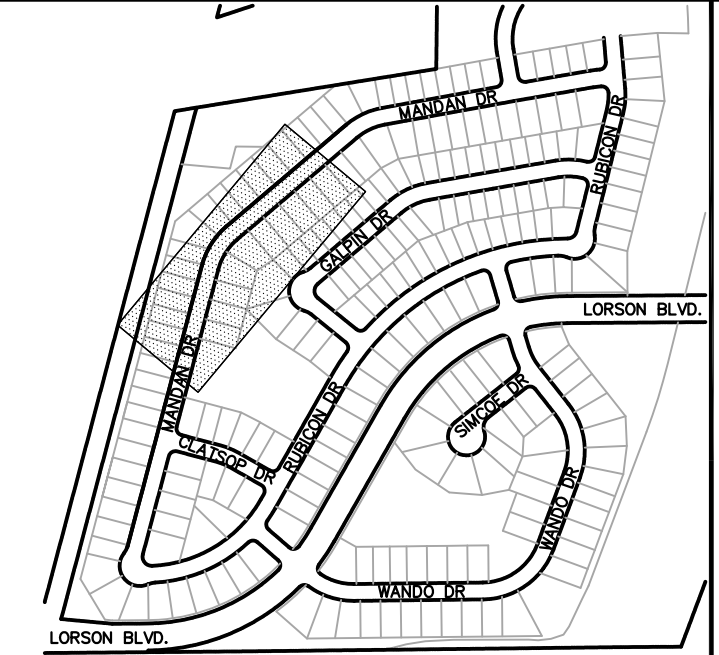
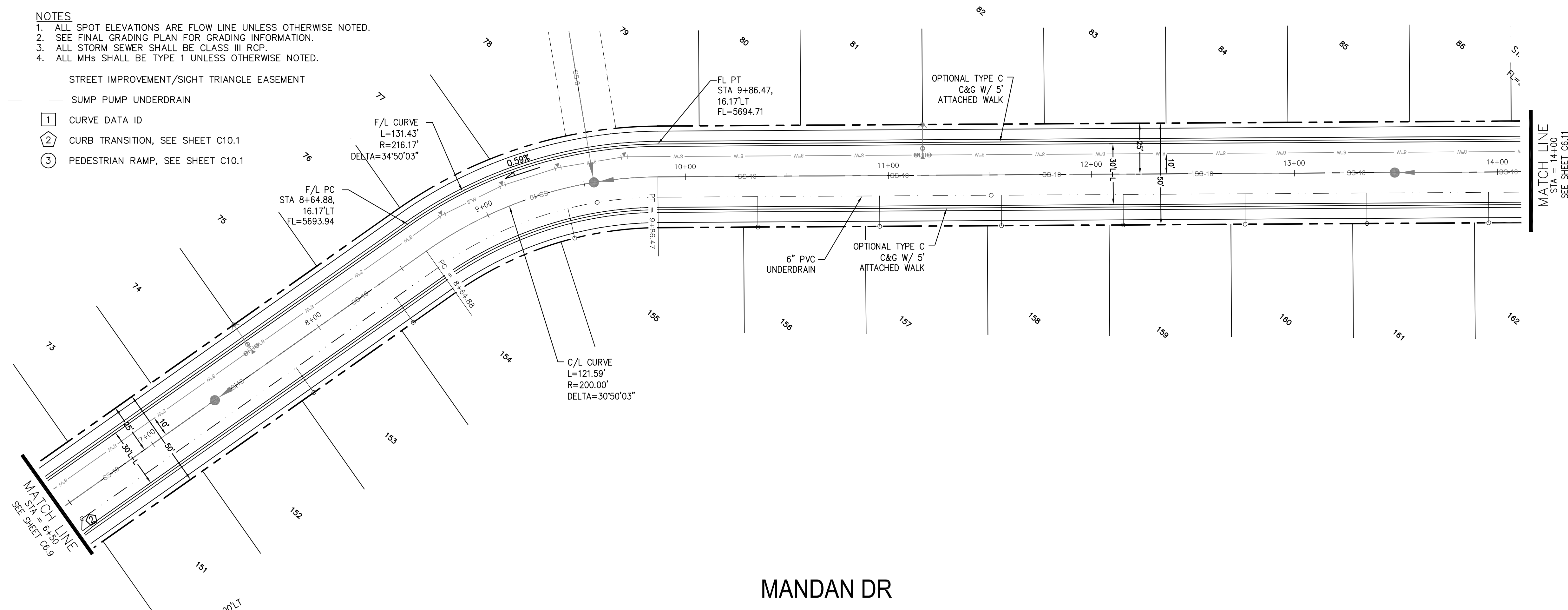
STREET AND STORM SEWER  
 STA 0+00 TO STA 6+50  
 MANDAN DRIVE

DATE: AUGUST 28, 2017  
 PROJECT NO. 100.030  
 SHEET NUMBER **C6.9**  
 TOTAL SHEETS: 39

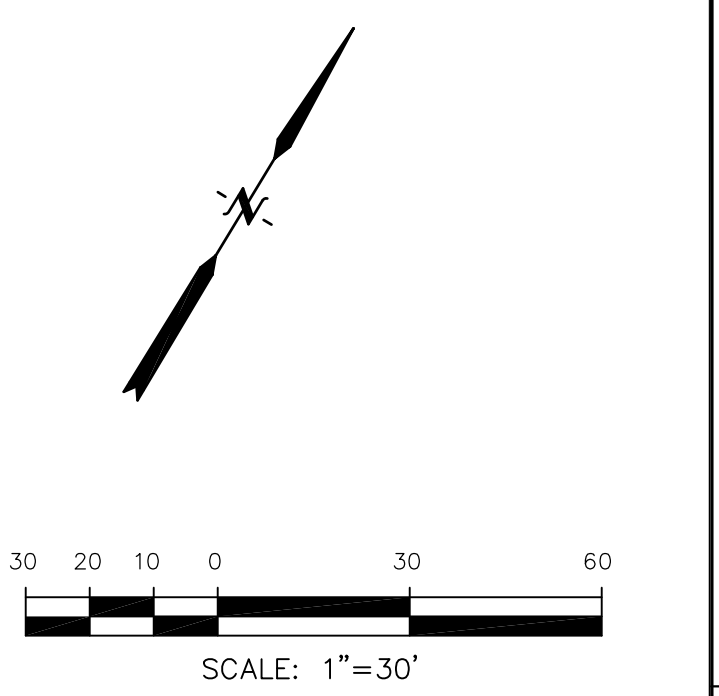


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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



KEY MAP



MANDAN DR

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

STATION	EXISTING GRADE AT CENTERLINE	PROPOSED GRADE AT CENTERLINE	PROPOSED UNDERDRAIN
7+00			
8+00			
9+00			
10+00			
11+00			
12+00			
13+00			
14+00			

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

MATCHLINE 6+50  
SEE SHEET 06.9

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

0  
SS

MATCHLINE 14+00  
SEE SHEET 06.11

AS-BUILT  
STREET-STM  
FEB 14, 2023

**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

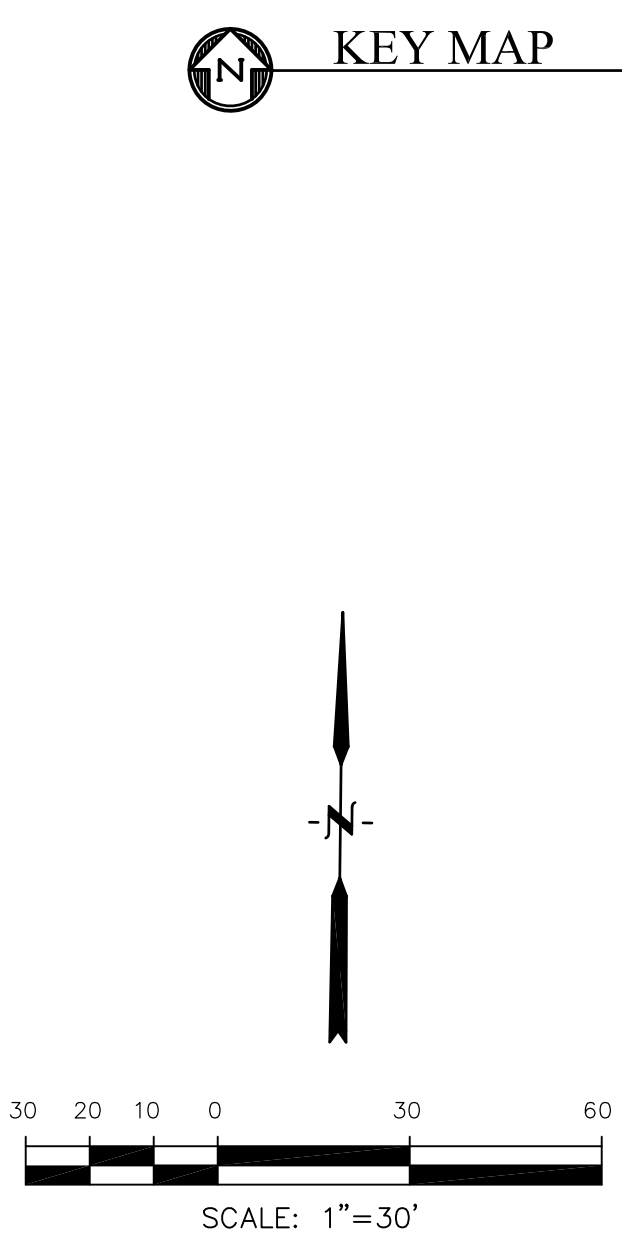
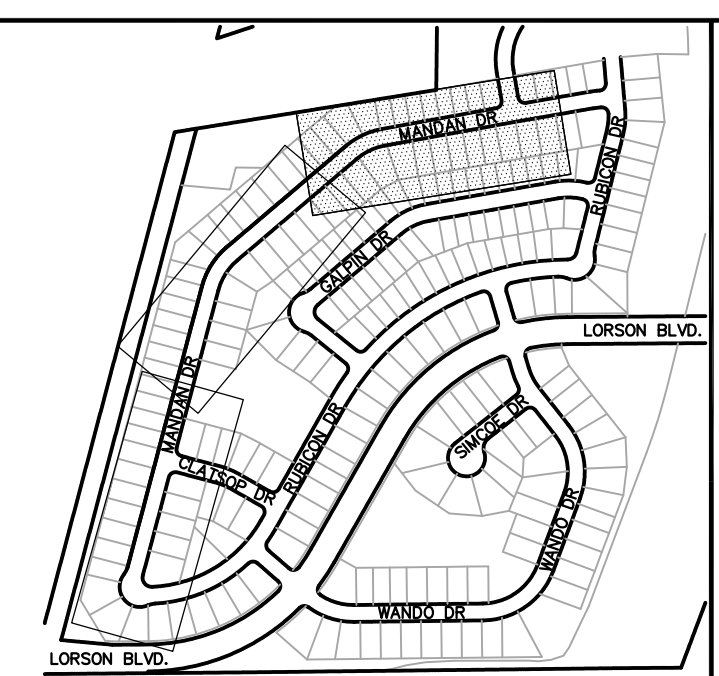
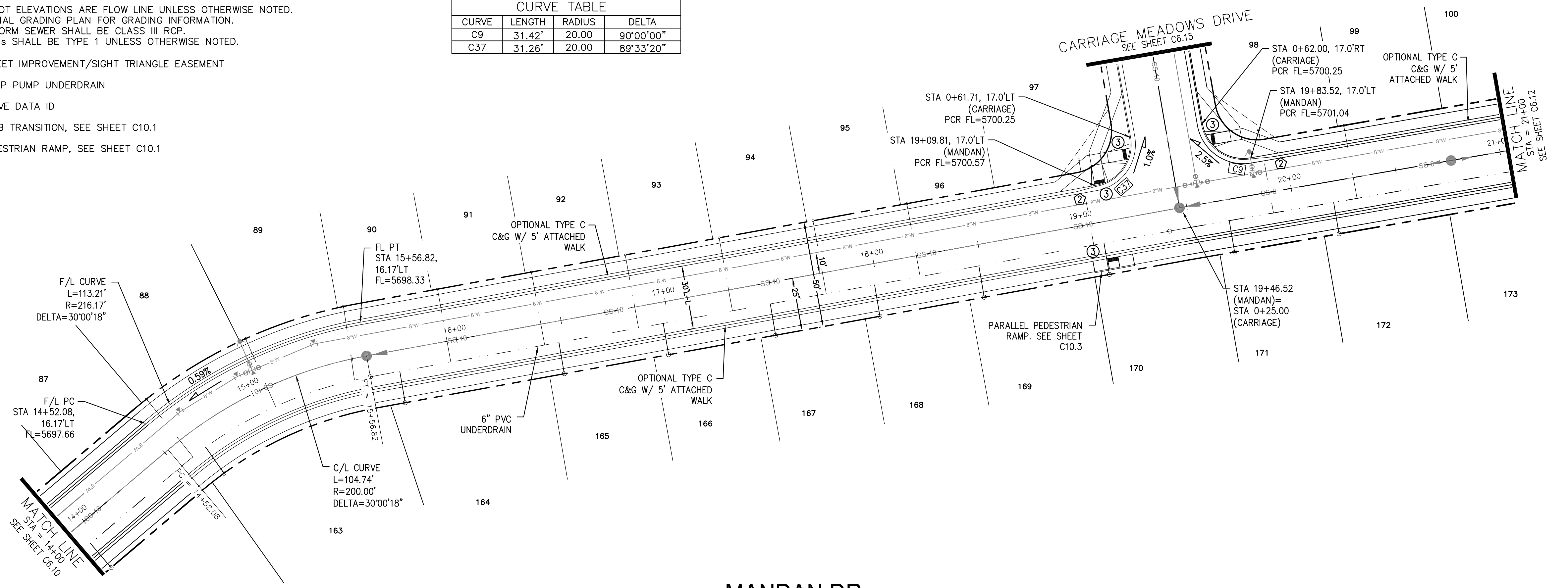
**STREET AND STORM SEWER**  
STA 6+50 TO STA 14+00  
MANDAN DRIVE

DATE: **AUGUST 28, 2017**  
PROJECT NO. **100.030**  
SHEET NUMBER **C6.10**  
TOTAL SHEETS: 39

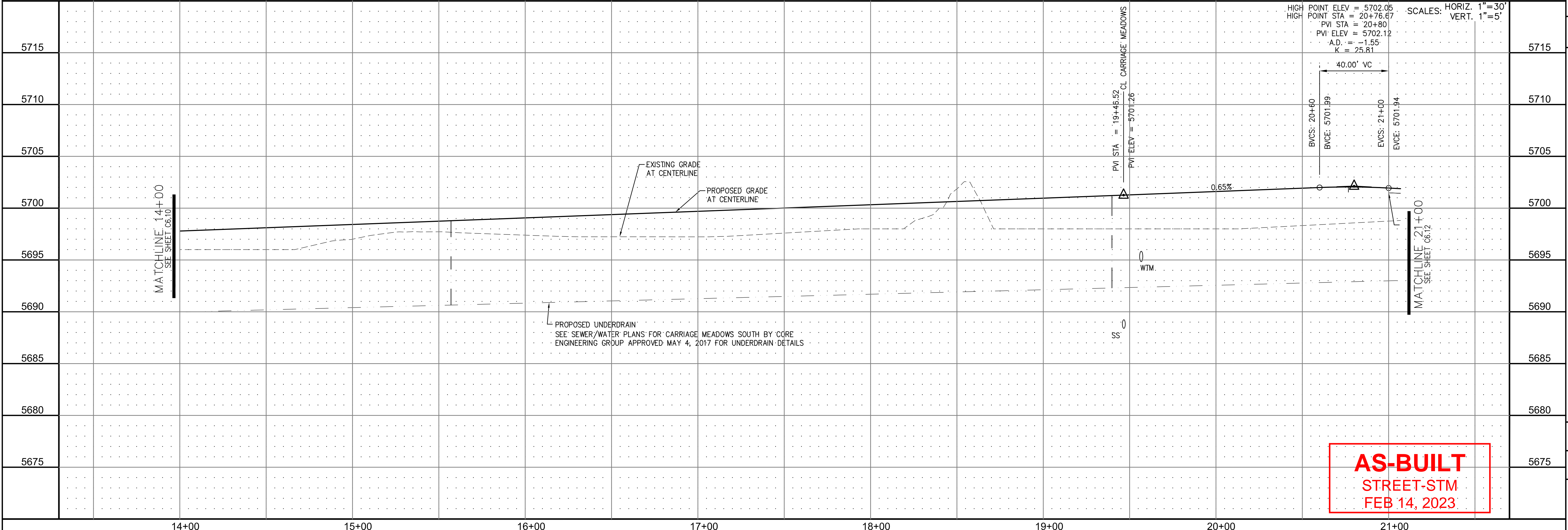
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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**



AS-BUILT  
STREET-STM  
FEB 14, 2023

**CORE ENGINEERING GROUP**

15004 1ST AVE. S. #55306  
BIRMGHAM, AL 35206  
PHONE: 205.970.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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

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

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

PREPARED FOR: **LORSON LLC.**

212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: (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 14+00 TO STA 21+00**

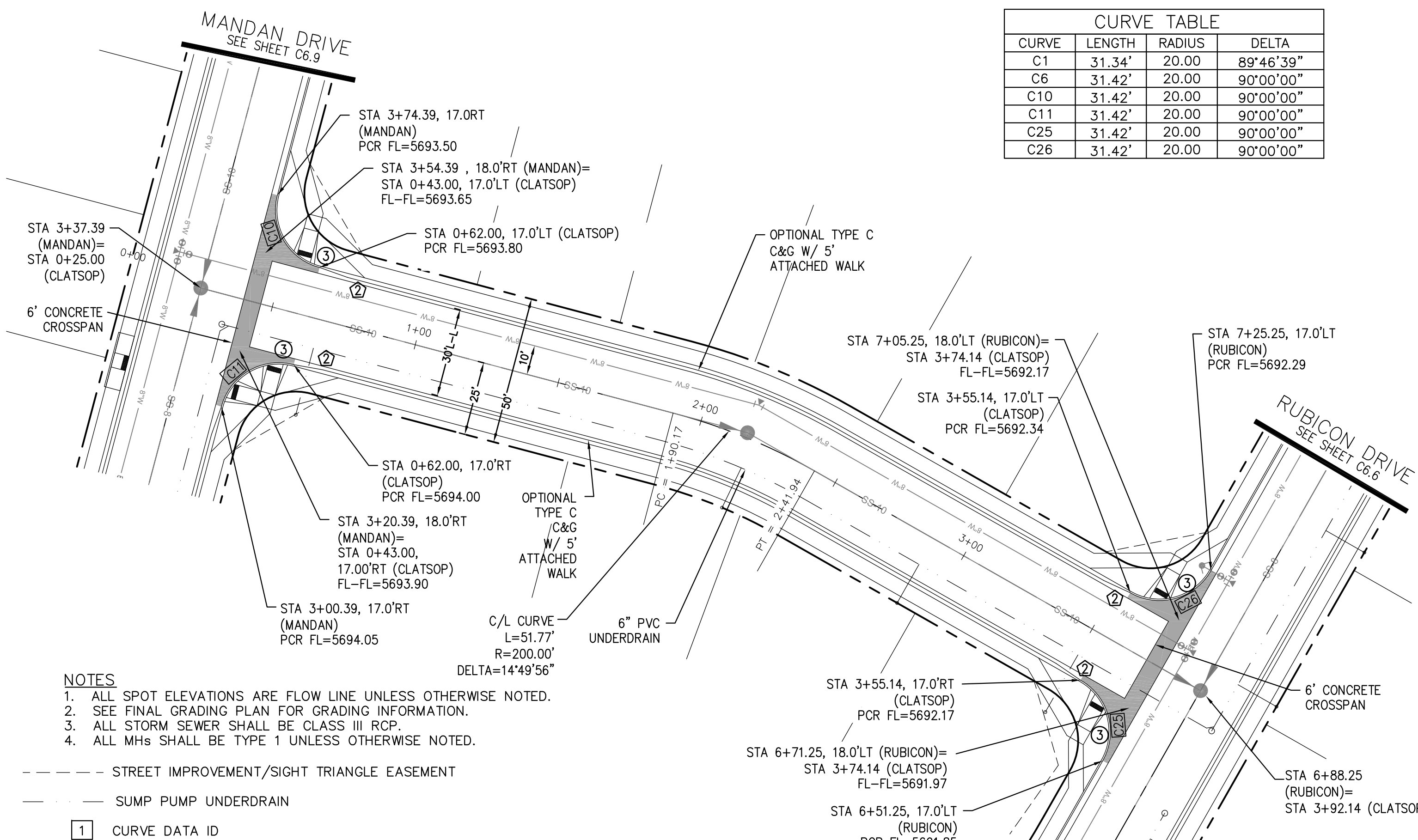
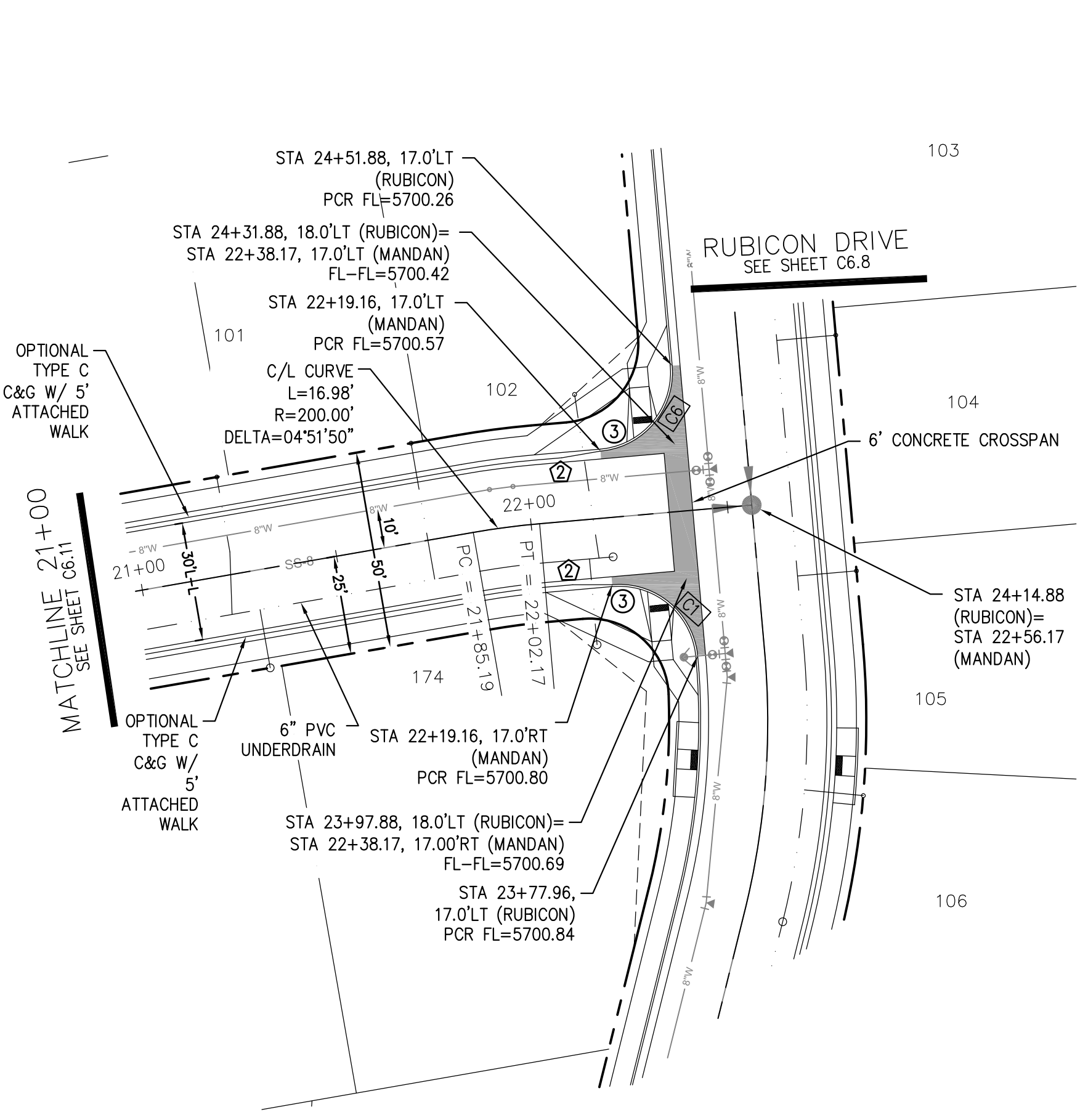
**MANDAN DRIVE**

DATE: **AUGUST 28, 2017**

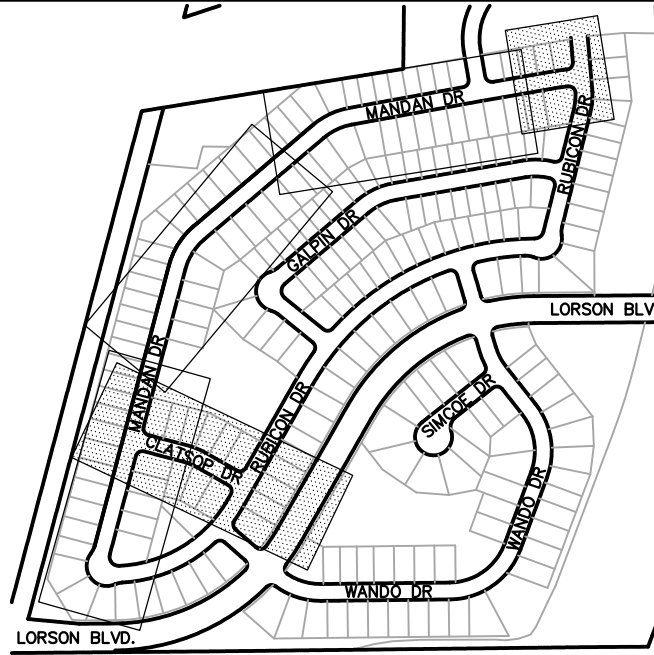
PROJECT NO. **100.030**

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"

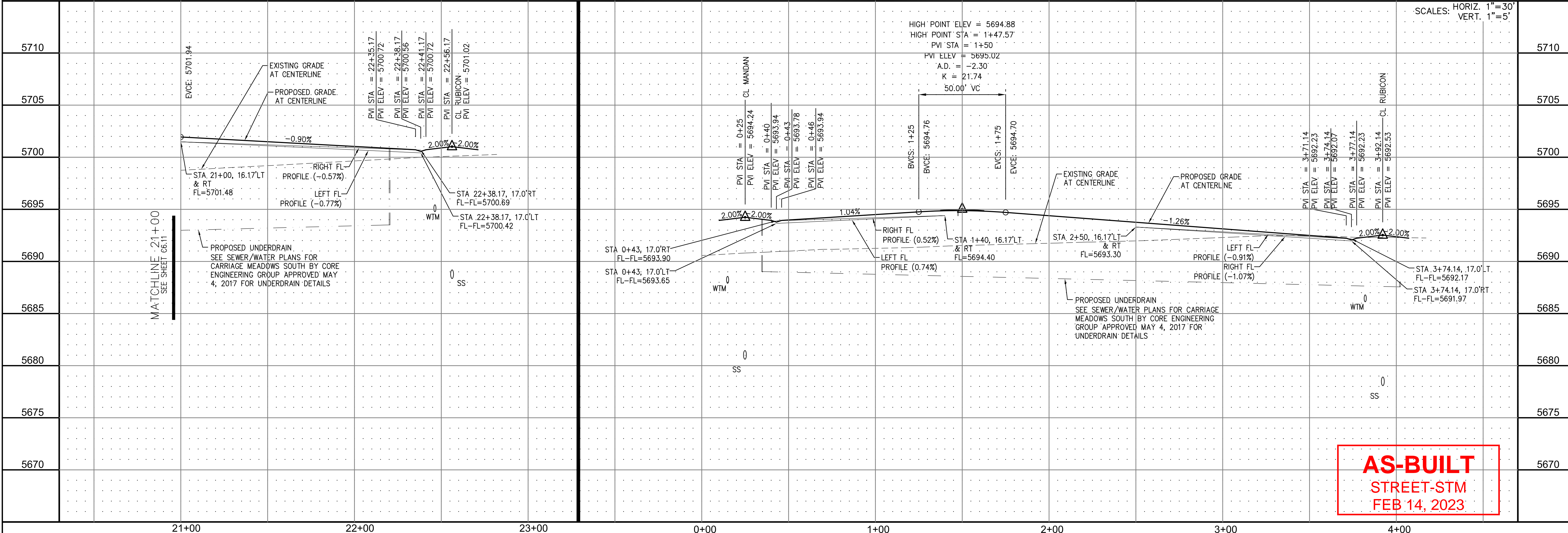


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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**



AS-BUILT  
STREET-STM  
FEB 14, 2023

**CORE**  
ENGINEERING GROUP

15004 1ST AVE. S. SUITE 301  
BURNING WOODS, COLORADO 80903  
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  
(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 21+00 TO STA 22+57 (MANDAN)

STA 0+00 TO 3+92 (CLATSOP)

DATE:

AUGUST 28, 2017

PROJECT NO.

100.030

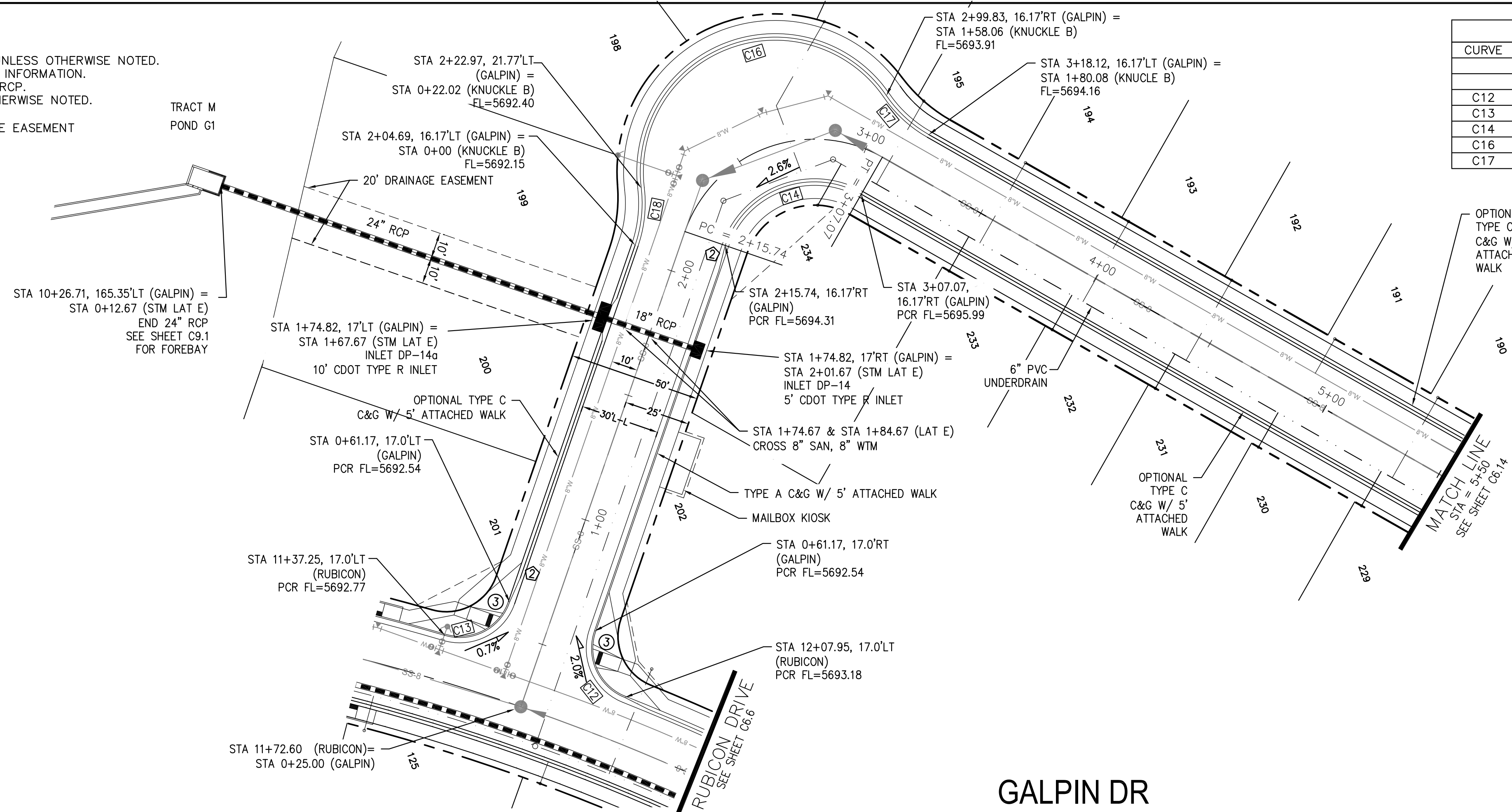
SHEET NUMBER

**C6.12**

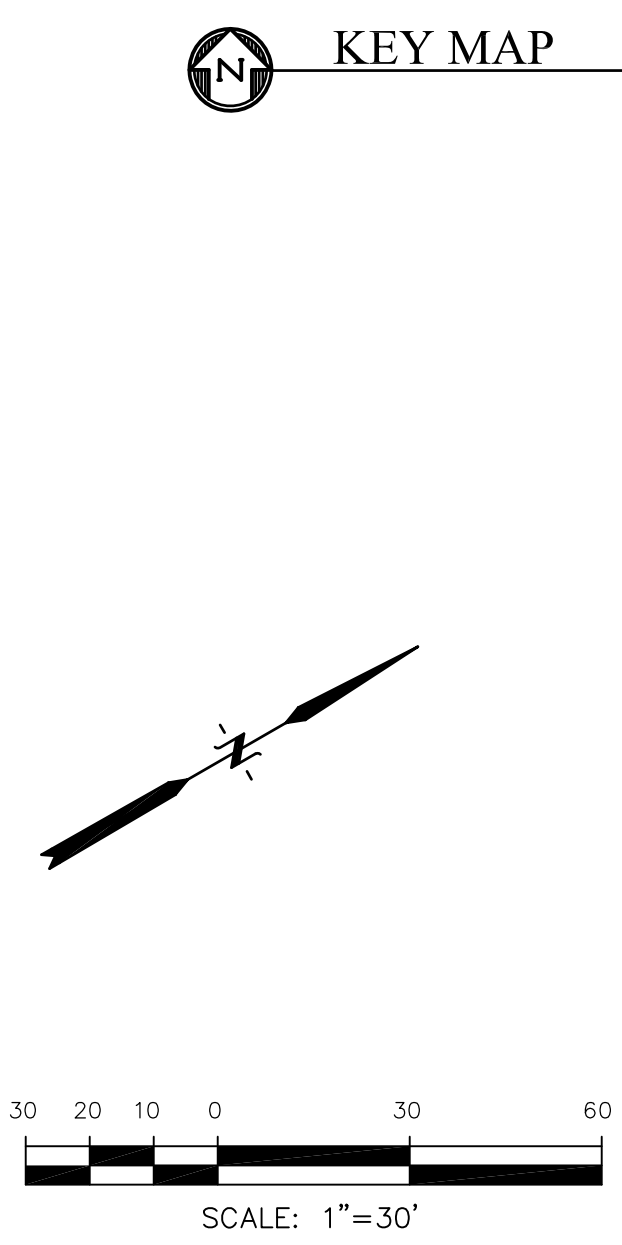
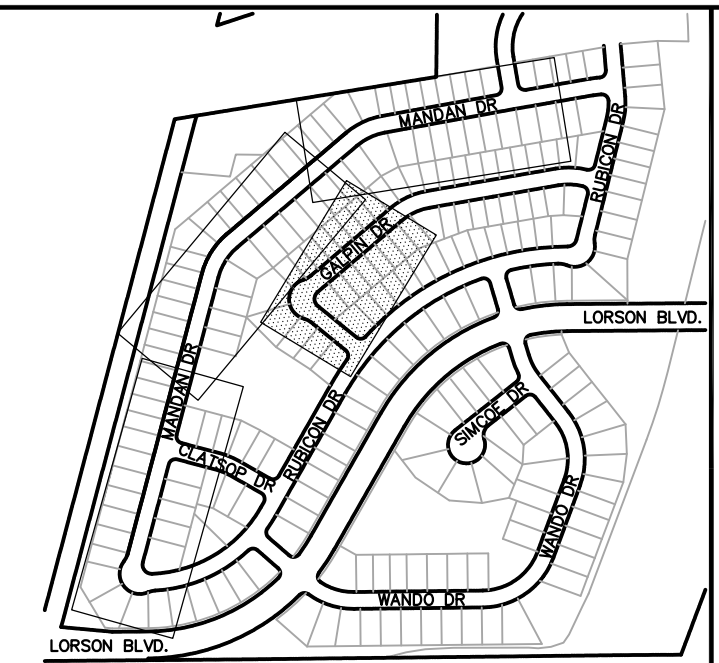
TOTAL SHEETS: 39

- 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.

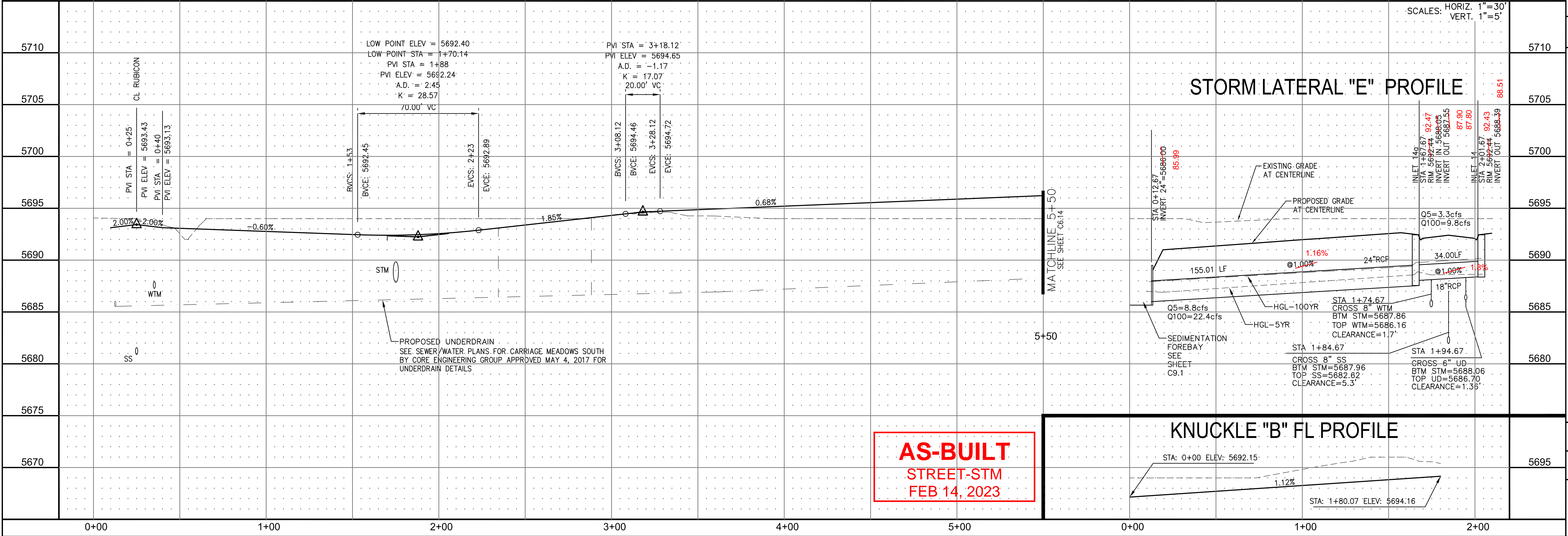
- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



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"



**GALPIN DR**



**AS-BUILT**  
STREET-STM  
FEB 14, 2023

**CORE ENGINEERING GROUP**  
15004 1ST AVE. S. #55306  
BURNING WOODS, CO 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

**DATE:** AUGUST 28, 2017  
**PROJECT NO.:** 100.030  
**SHEET NUMBER:** C6.13  
**TOTAL SHEETS:** 39

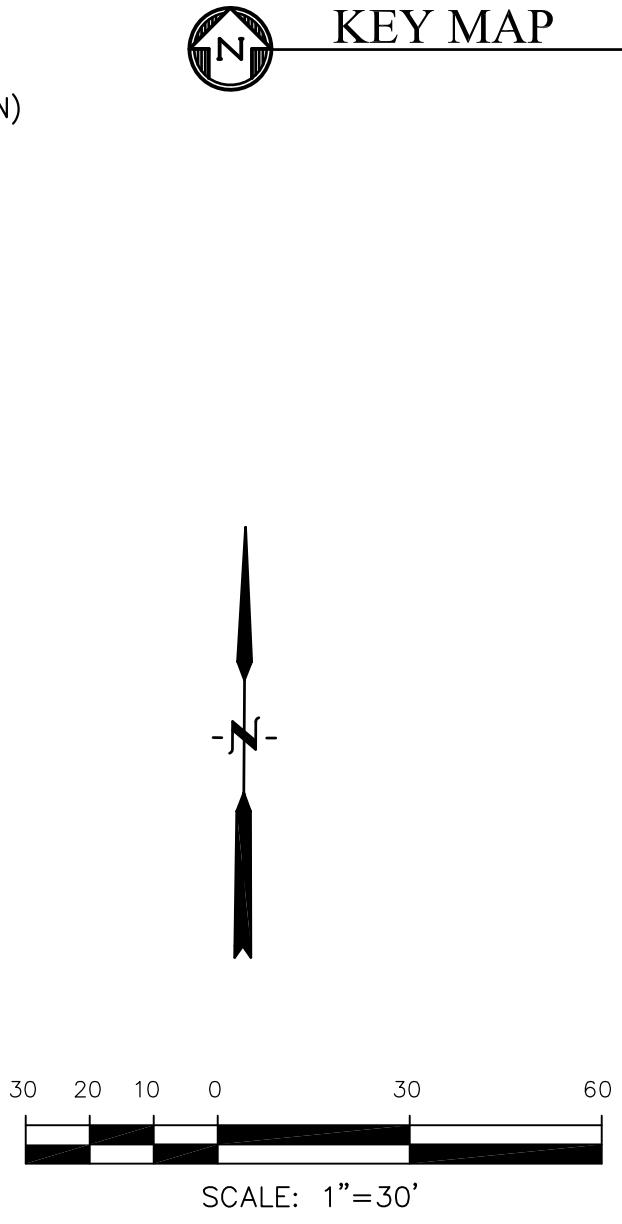
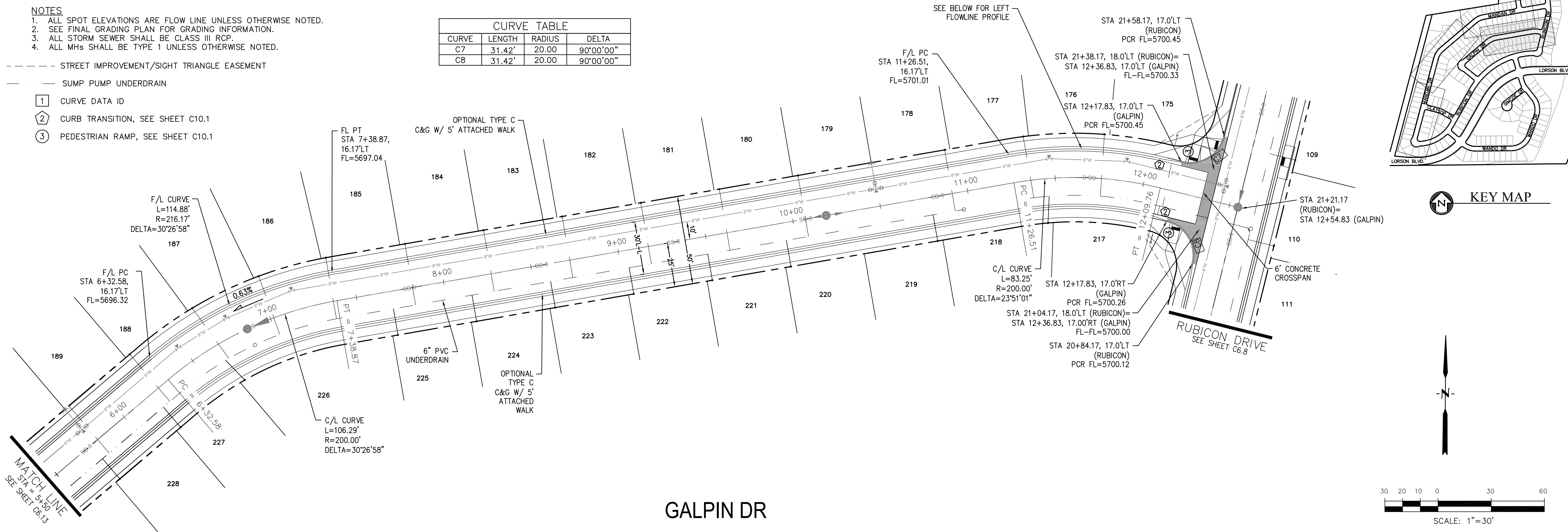
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

--- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT

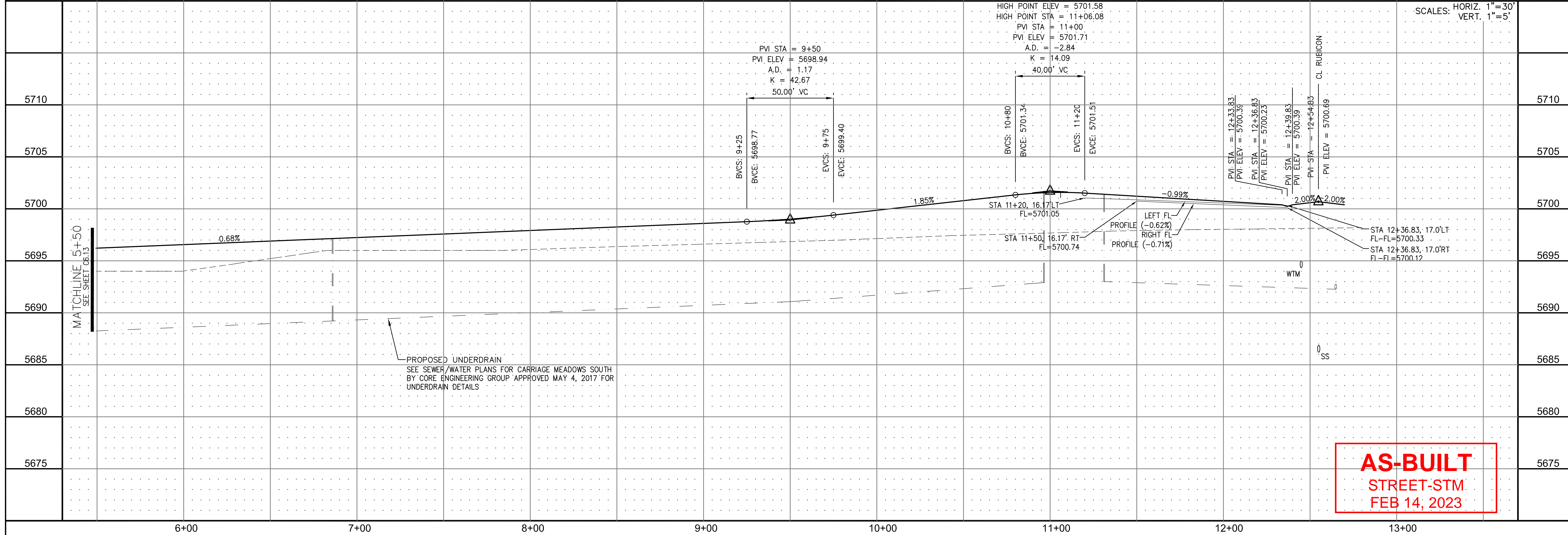
--- SUMP PUMP UNDERDRAIN

- 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"



**GALPIN DR**



**AS-BUILT**  
STREET-STM  
FEB 14, 2023

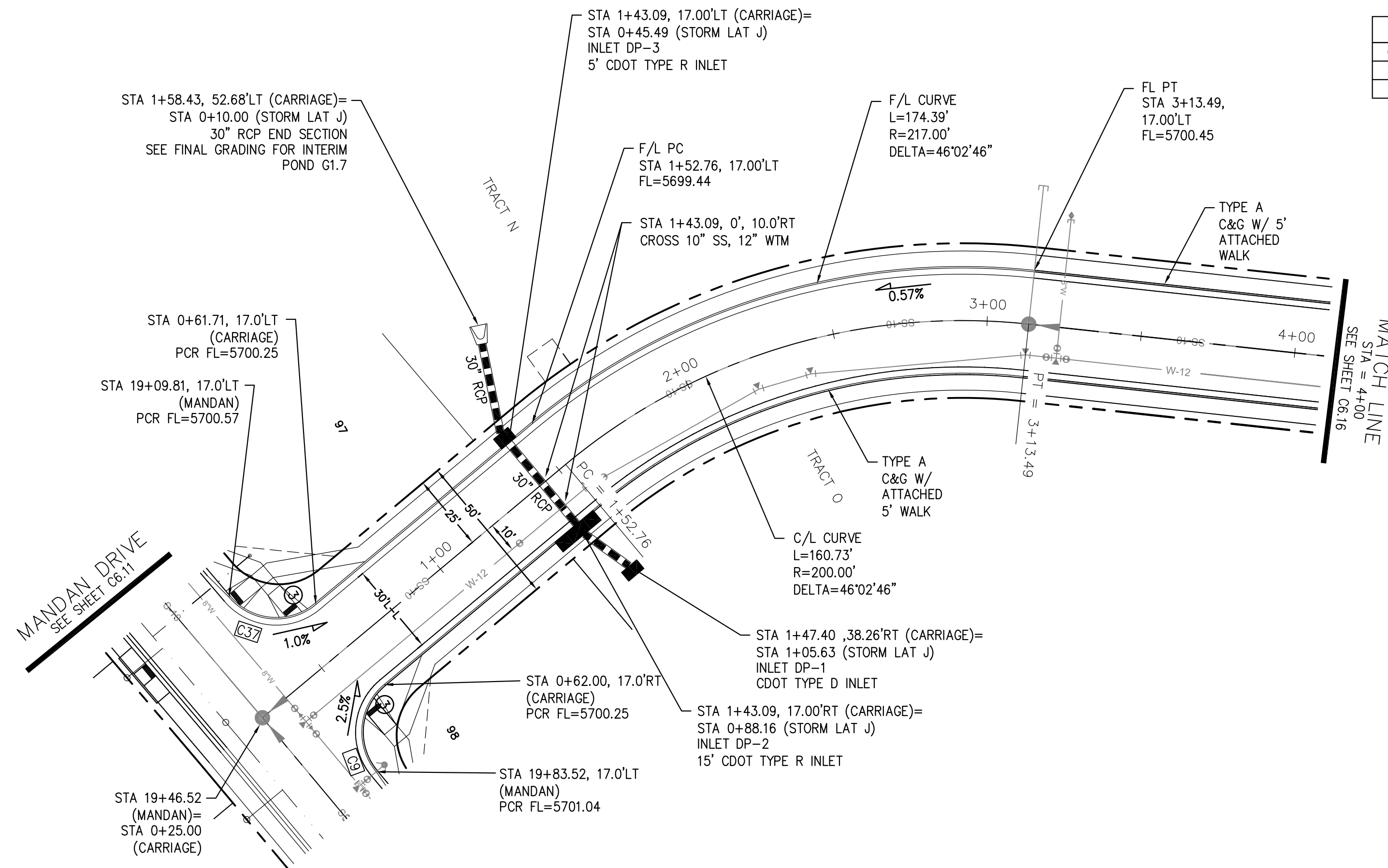
**CORE ENGINEERING GROUP**  
15004 1ST AVE. S. #5506  
BURNING WOODS, CO 80903  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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

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

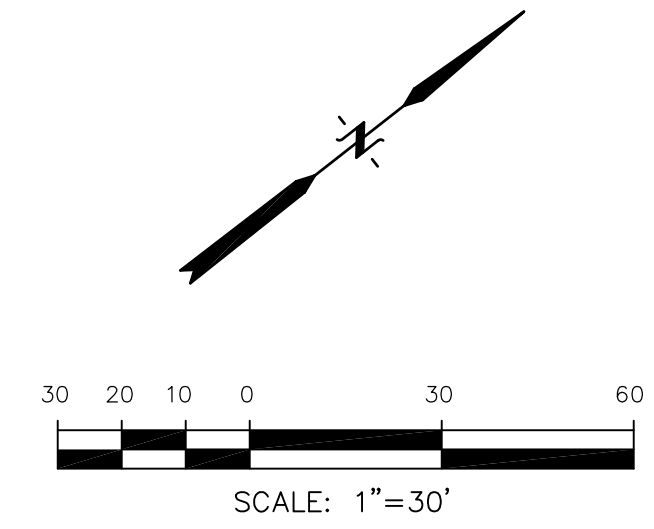
DATE: AUGUST 28, 2017  
PROJECT NO. 100.030  
SHEET NUMBER C6.14  
TOTAL SHEETS: 39

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

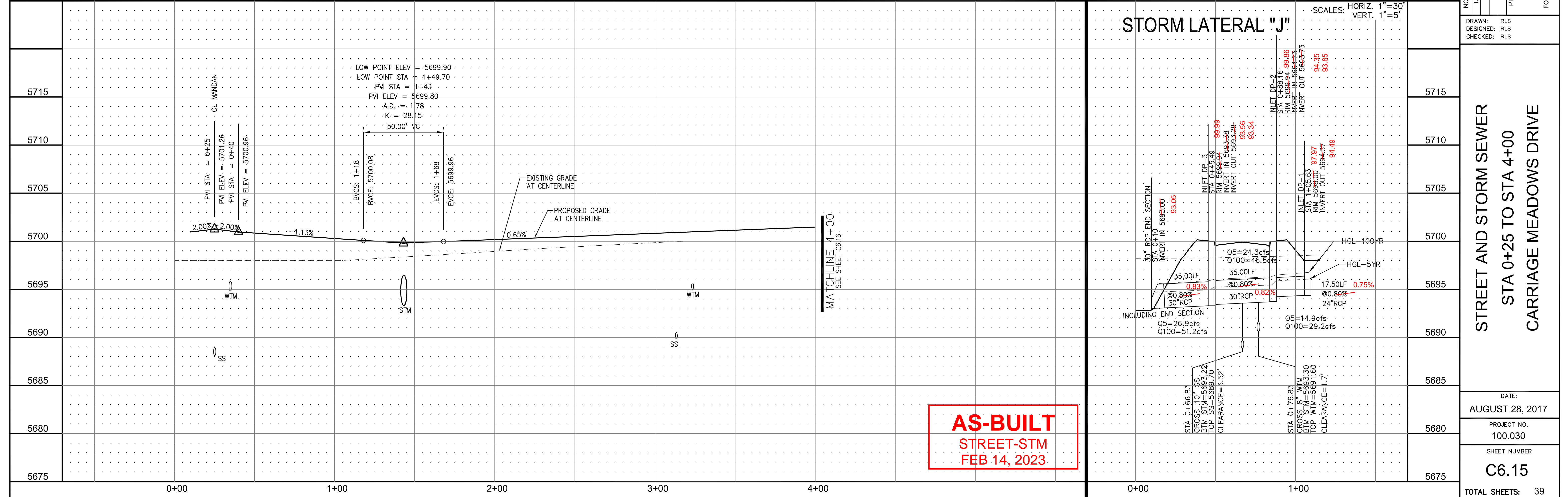


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	31.42'	20.00	90°00'00"
C37	31.26'	20.00	89°33'20"

- 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**



**AS-BUILT**  
 STREET-STM  
 FEB 14, 2023

**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. #55306  
 BIRDAIR BLVD. #1100  
 COLORADO SPRINGS, COLORADO 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: \_\_\_\_\_  
 NO. 1  
 PROJECT: \_\_\_\_\_  
 PREPARED FOR: \_\_\_\_\_  
 DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

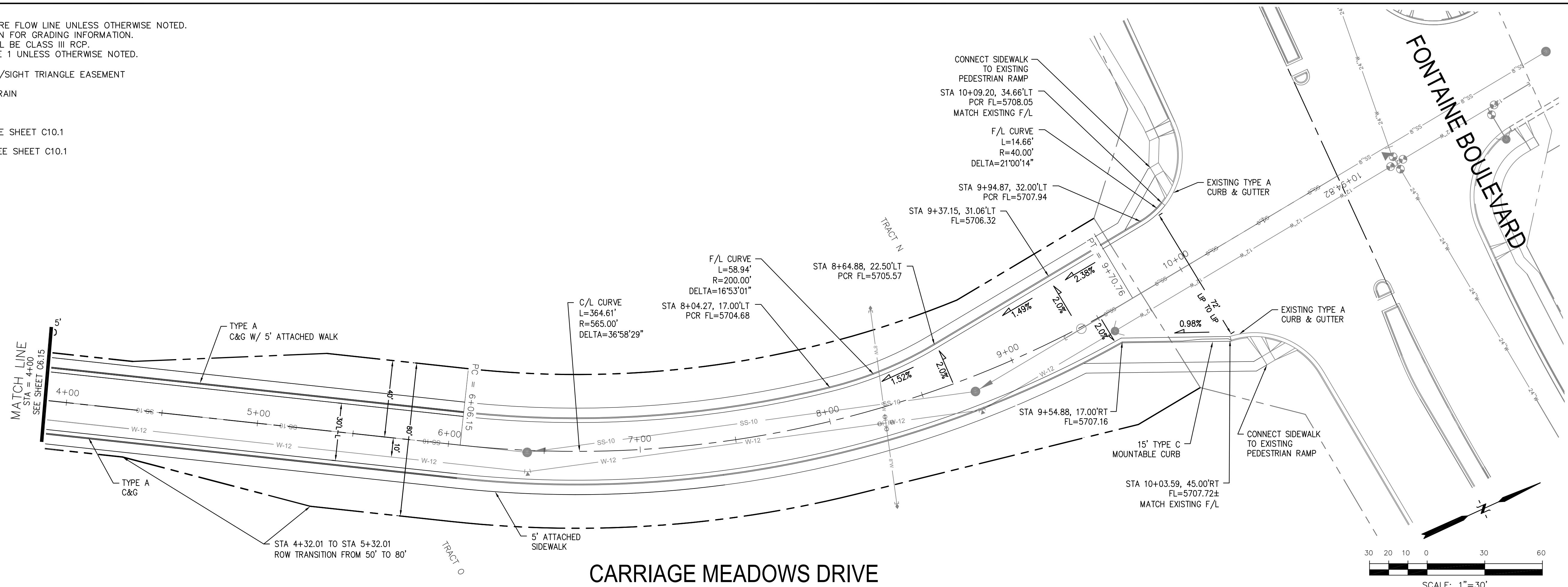
**STREET AND STORM SEWER**  
 STA 0+25 TO STA 4+00  
 CARRIAGE MEADOWS DRIVE

DATE: AUGUST 28, 2017  
 PROJECT NO. 100.030  
 SHEET NUMBER **C6.15**  
 TOTAL SHEETS: 39

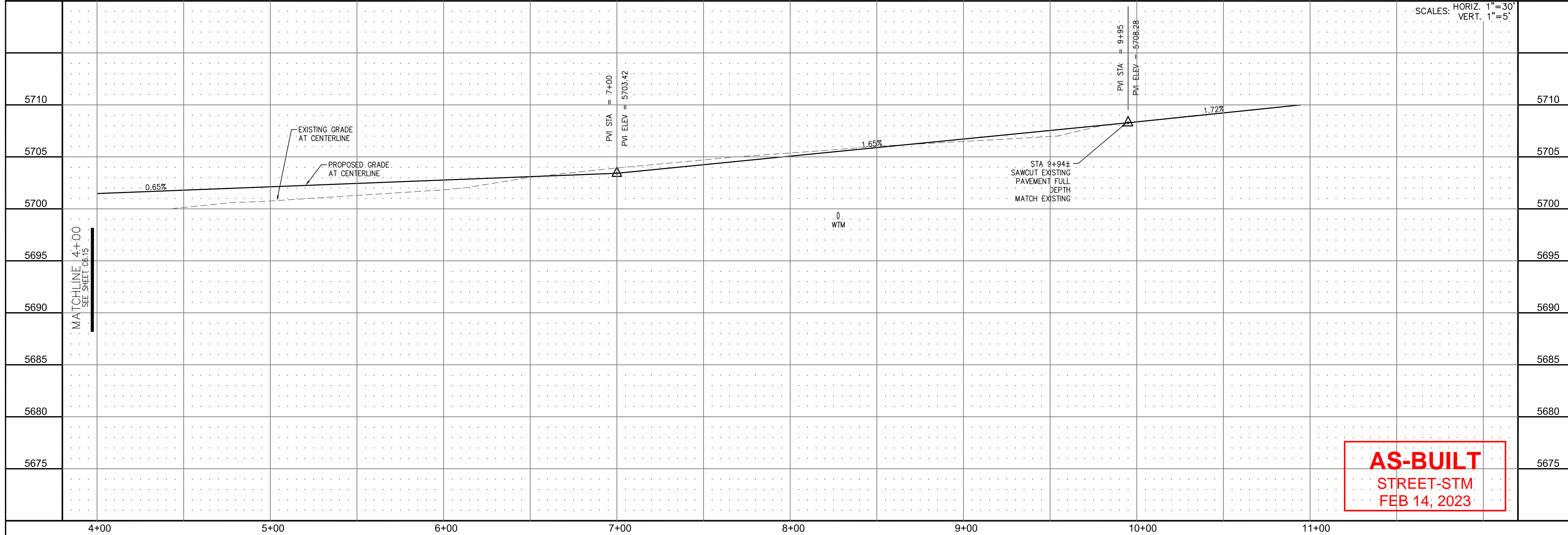
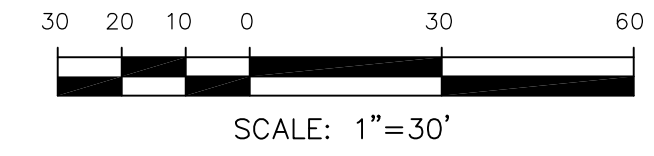
**NOTES**

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**



AS-BUILT  
STREET-STM  
FEB 14, 2023

**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

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

PREPARED FOR: **LORSON LLC.**

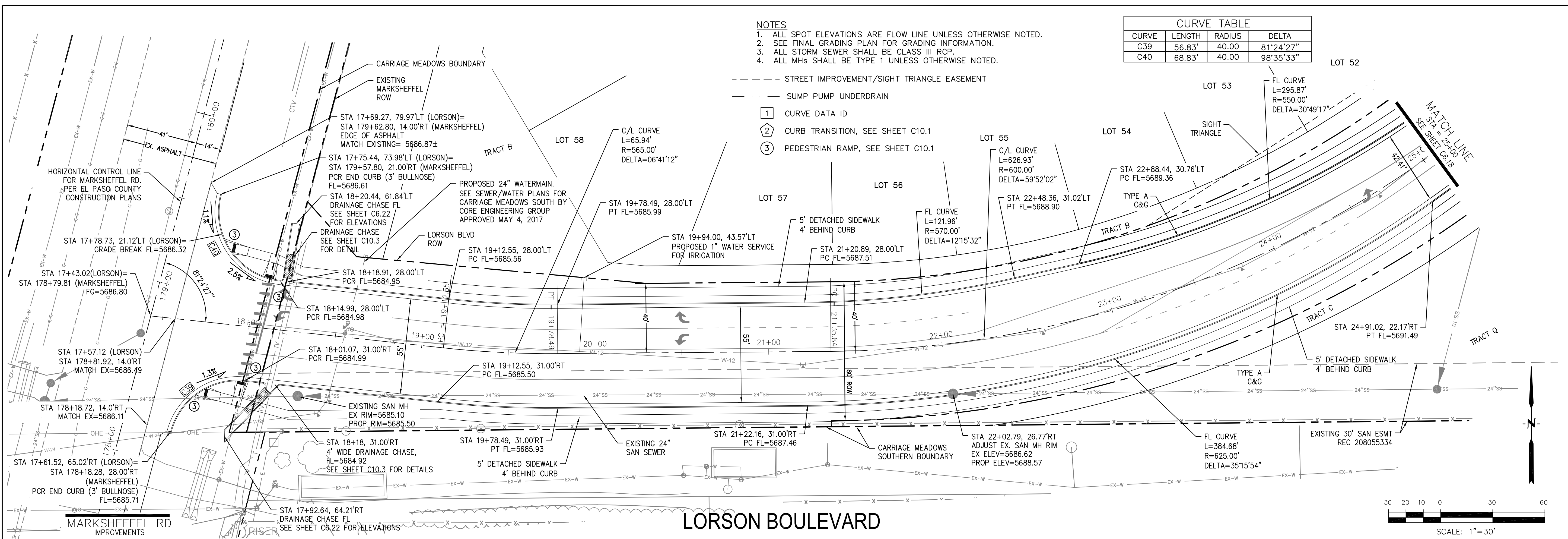
STREET AND STORM SEWER  
 STA 4+00 TO STA 10+00  
 CARRIAGE MEADOWS DRIVE

DATE: AUGUST 28, 2017

PROJECT NO. 100.030

SHEET NUMBER **C6.16**

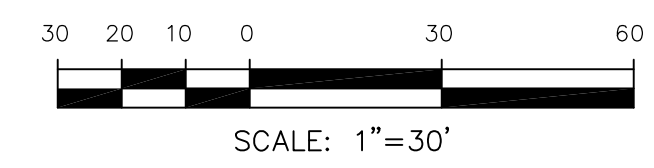
TOTAL SHEETS: 39



- 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
C39	56.83'	40.00	81°24'27"
C40	68.83'	40.00	98°35'33"

- 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



STATION	DESCRIPTION	STATION
5710		5710
5705		5705
5700	LOW POINT ELEV. = 5685.66 LOW POINT STA = 18+17.34 PVI STA = 18+04.63 PVI ELEV = 5685.54 A.D. = 2.65 K = 18.86 50.00' VC	5700
5695		5695
5690		5690
5685		5685
5680	HERCP NOT SHOWN IN PLAN VIEW FOR CLARITY OF OTHER INFORMATION	5680
5675	PROPOSED 24" WTM SEE SEWER/WATER PLANS FOR CARRIAGE MEADOWS SOUTH BY CORE ENGINEERING GROUP APPROVED MAY 4, 2017 FOR 24" WATERMAIN DETAILS	5675
5670		5670

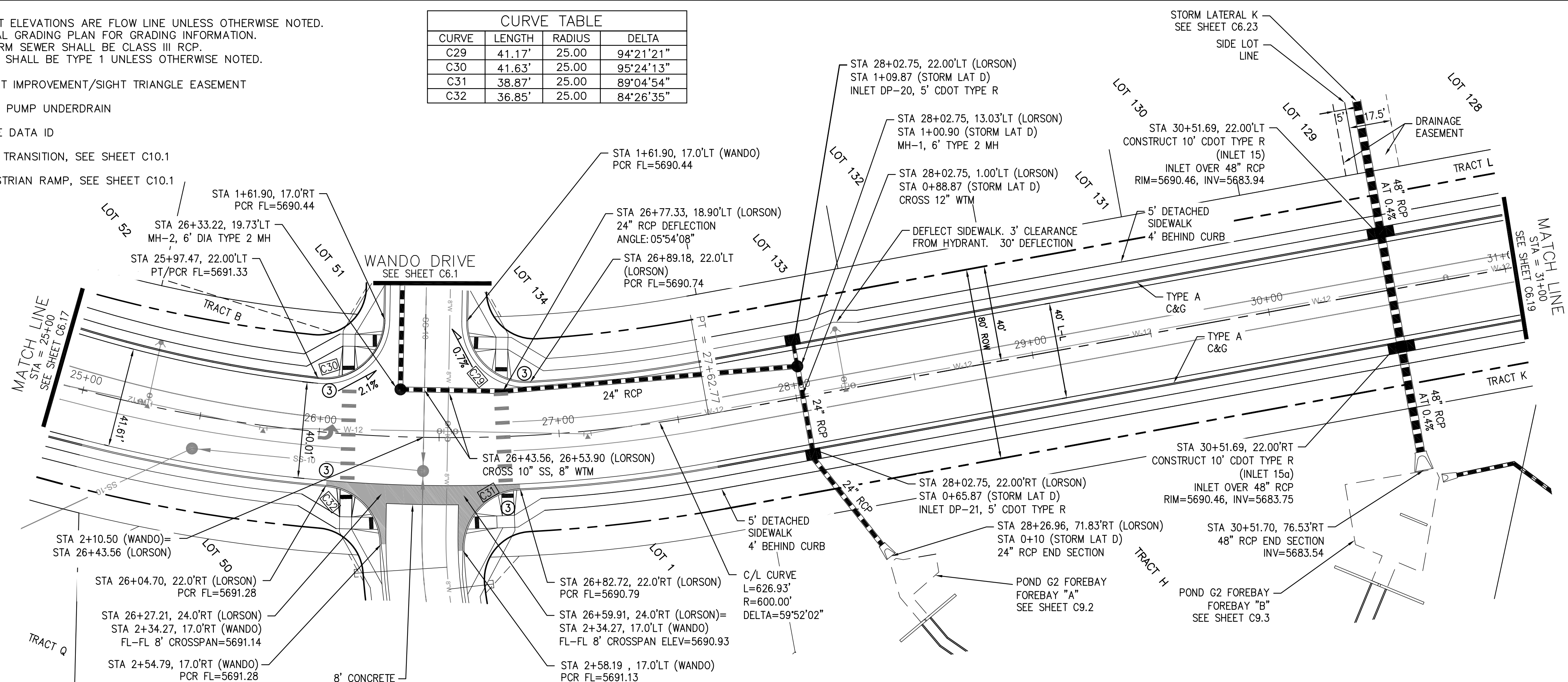
**AS-BUILT**  
**STREET-STM**  
**FEB 14, 2023**



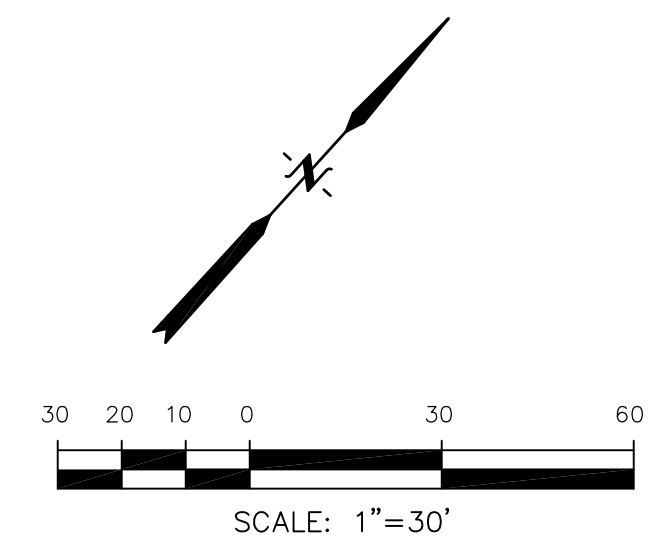
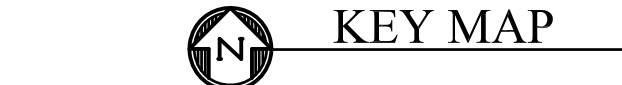
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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"

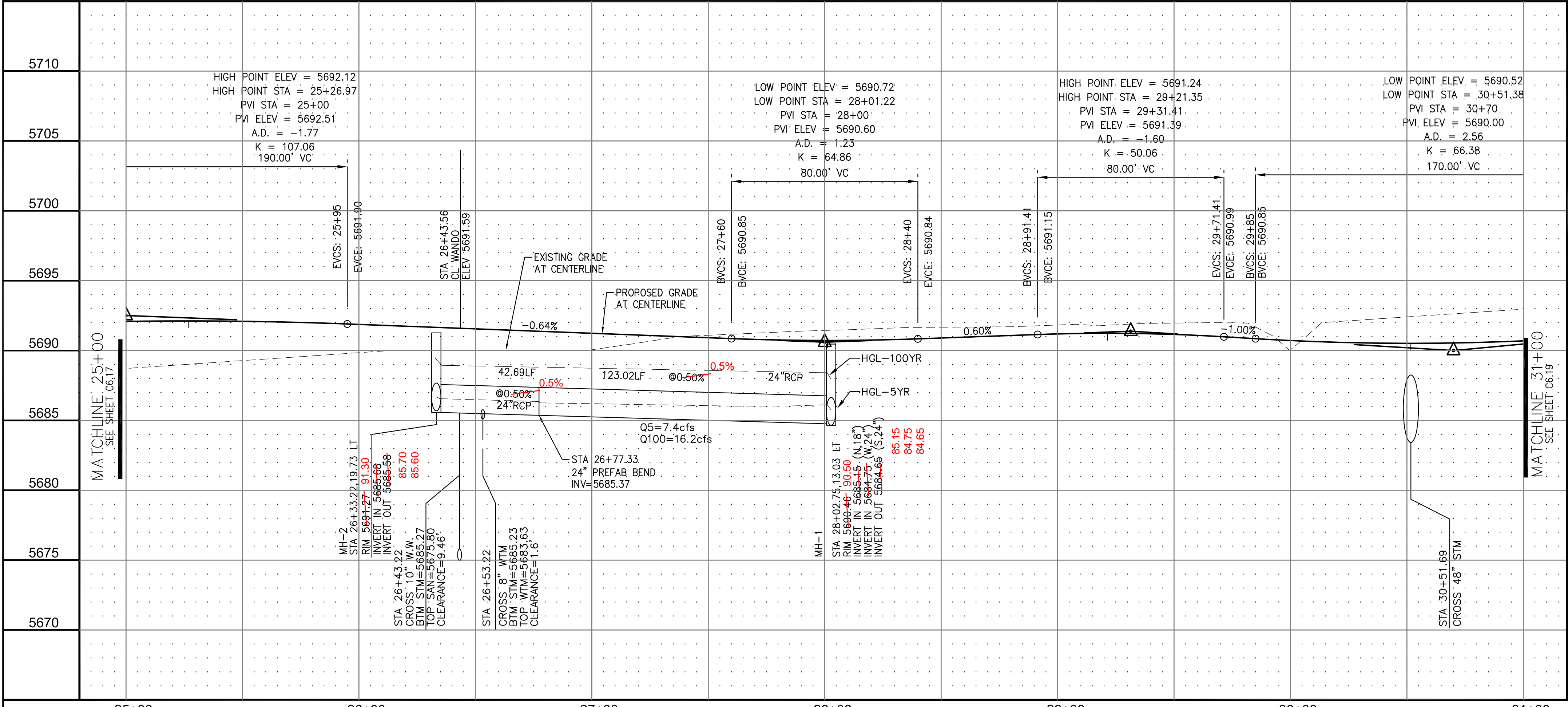
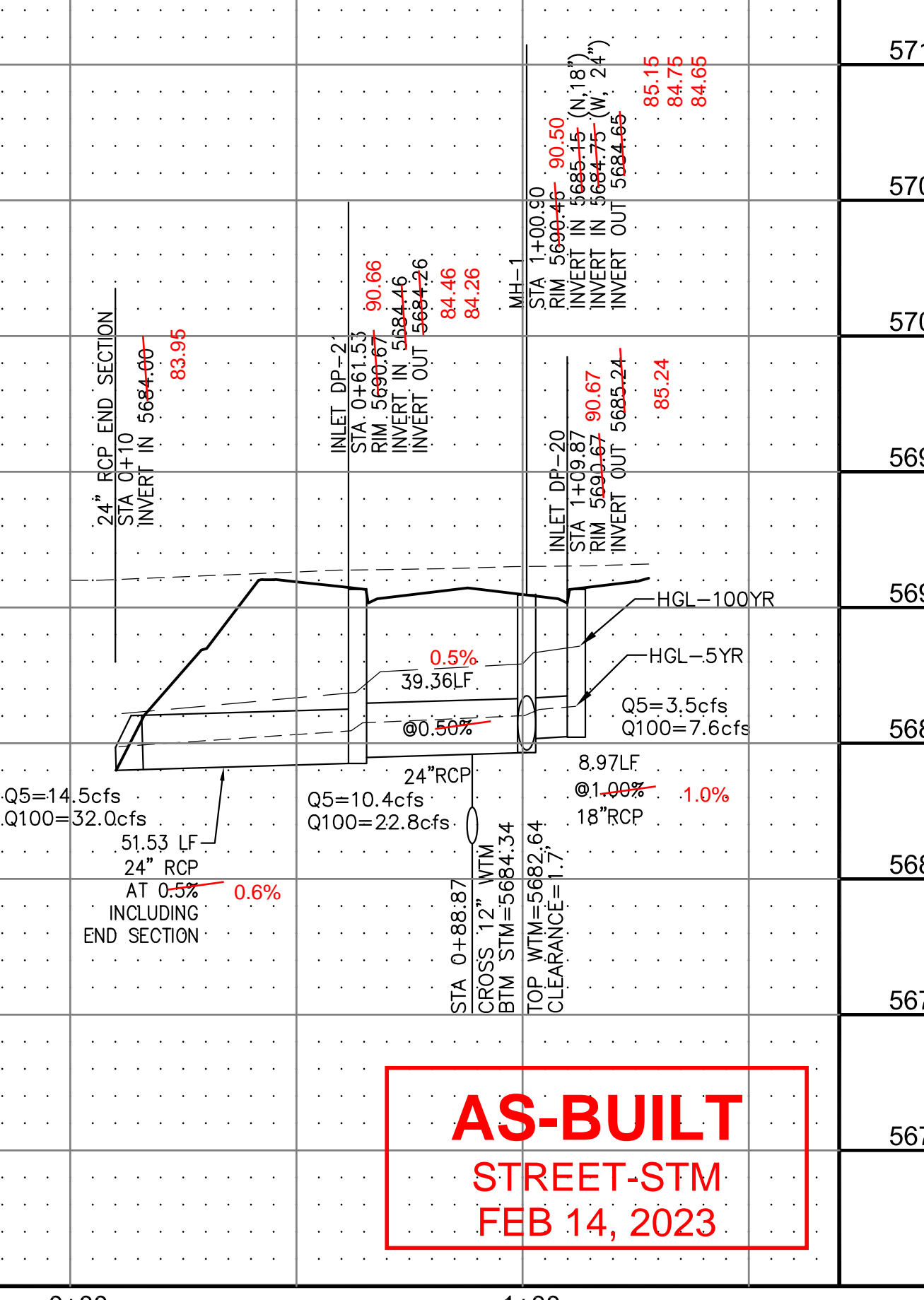
- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



**LORSON BOULEVARD**



**STORM LATERAL "D"**



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

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

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

DATE: **AUGUST 28, 2017**  
 PROJECT NO. **100.030**  
 SHEET NUMBER **C6.18**  
 TOTAL SHEETS: 39

**NOTES**

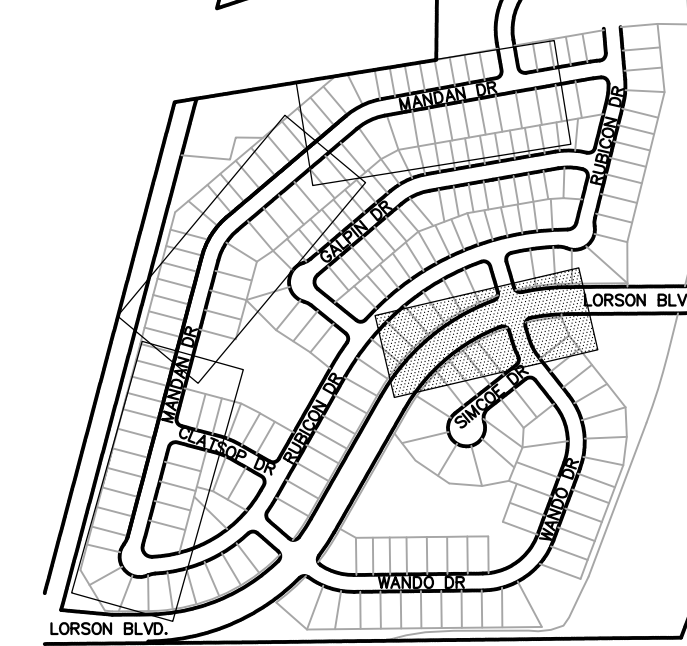
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

--- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT

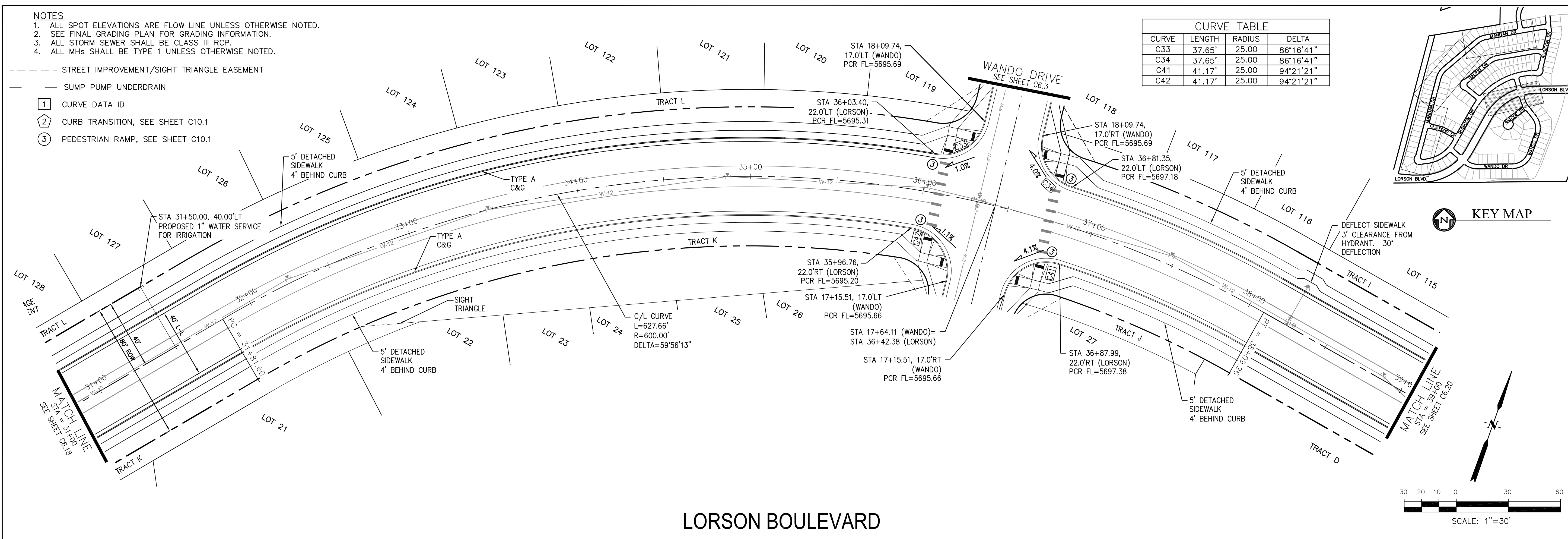
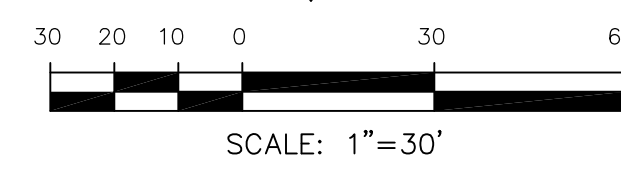
--- SUMP PUMP UNDERDRAIN

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

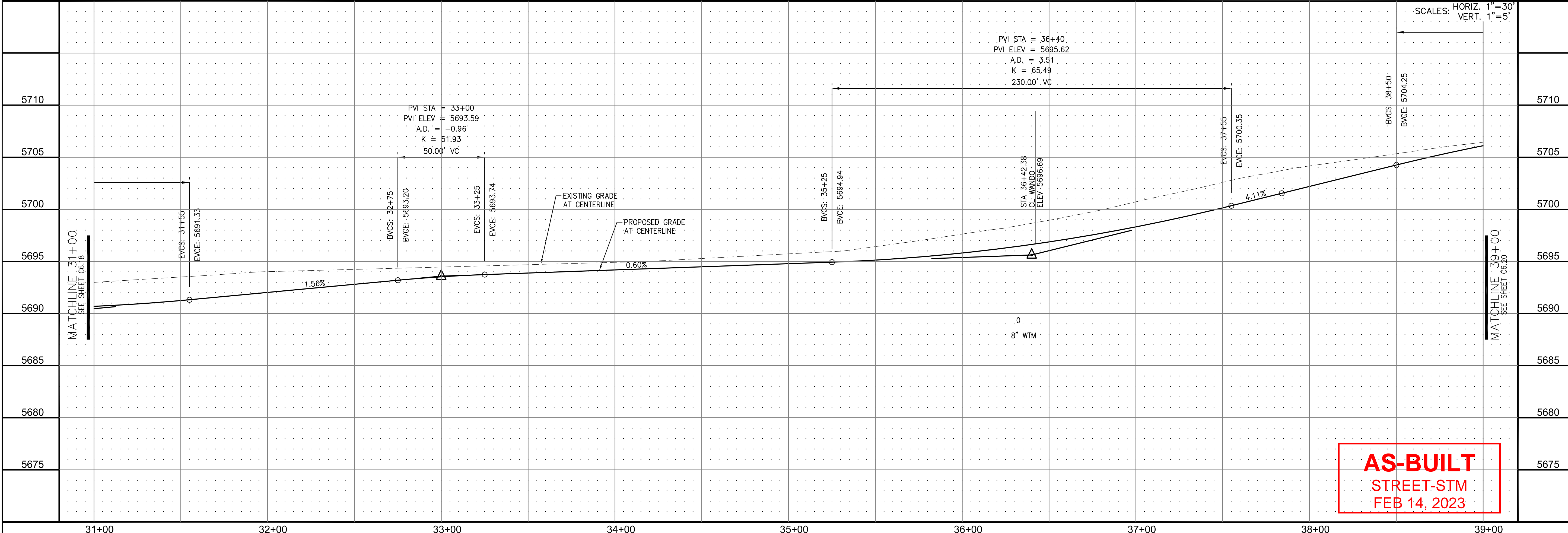
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C33	37.65'	25.00	86°16'41"
C34	37.65'	25.00	86°16'41"
C41	41.17'	25.00	94°21'21"
C42	41.17'	25.00	94°21'21"



KEY MAP



**LORSON BOULEVARD**



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

PVI STA = 36+40  
PVI ELEV = 5695.62  
A.D. = 3.51  
K = 65.49  
230.00' VC

PVI STA = 33+00  
PVI ELEV = 5693.59  
A.D. = -0.96  
K = 51.93  
50.00' VC

EXISTING GRADE AT CENTERLINE

PROPOSED GRADE AT CENTERLINE

**AS-BUILT**  
STREET-STM  
FEB 14, 2023

**CORE ENGINEERING GROUP**  
15004 1ST AVE. S. #5506  
BIRMGHAM, AL 35206  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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

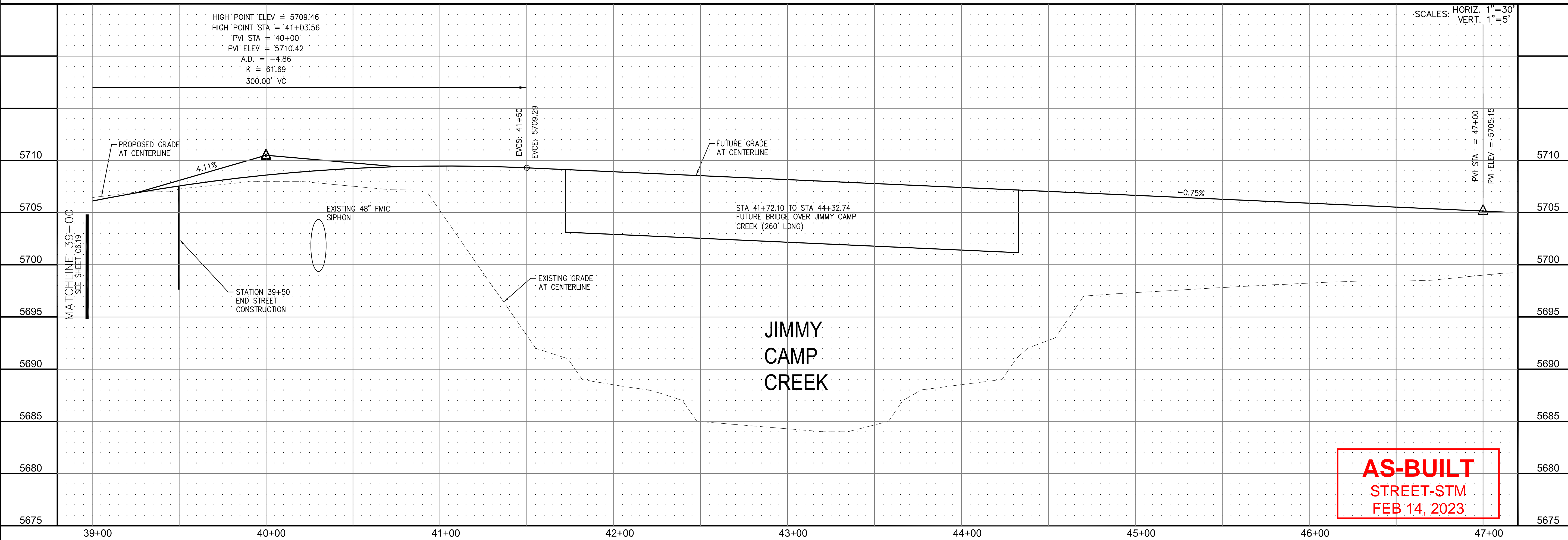
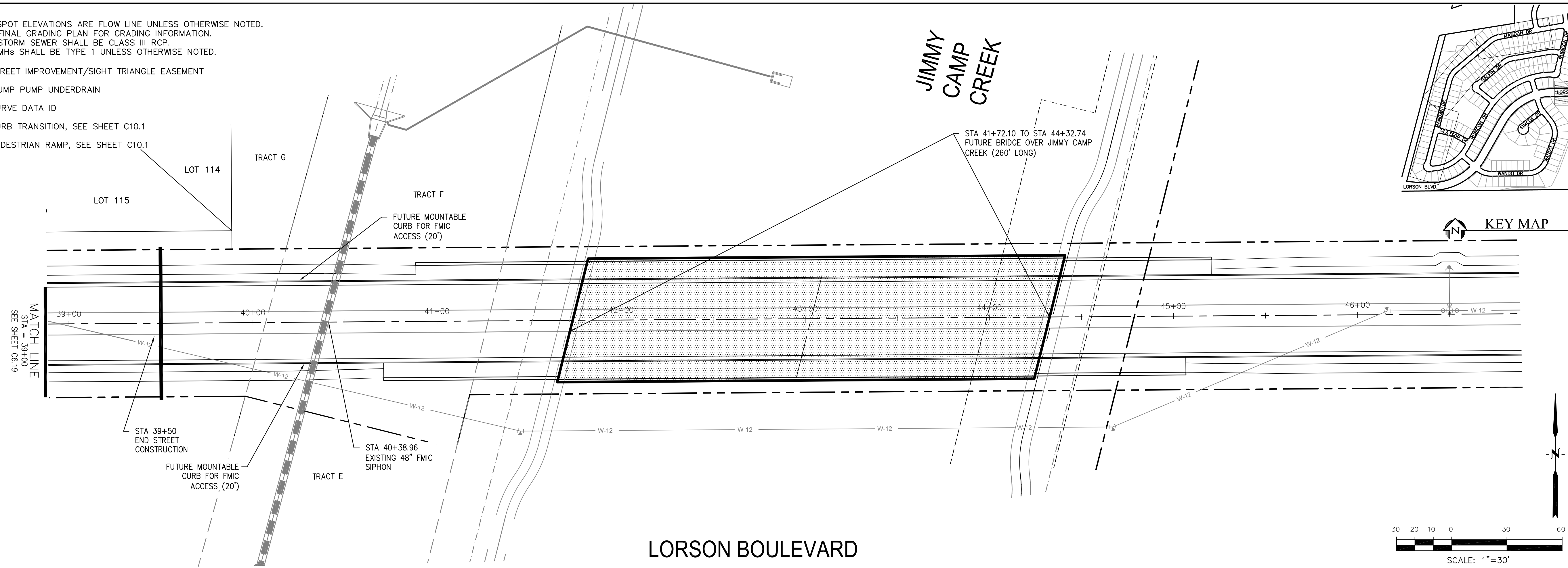
STREET AND STORM SEWER  
STA 31+00 TO STA 39+00  
LORSON BOULEVARD

DATE: AUGUST 28, 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



AS-BUILT  
STREET-STM  
FEB 14, 2023

**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

DATE: **AUGUST 28, 2017**

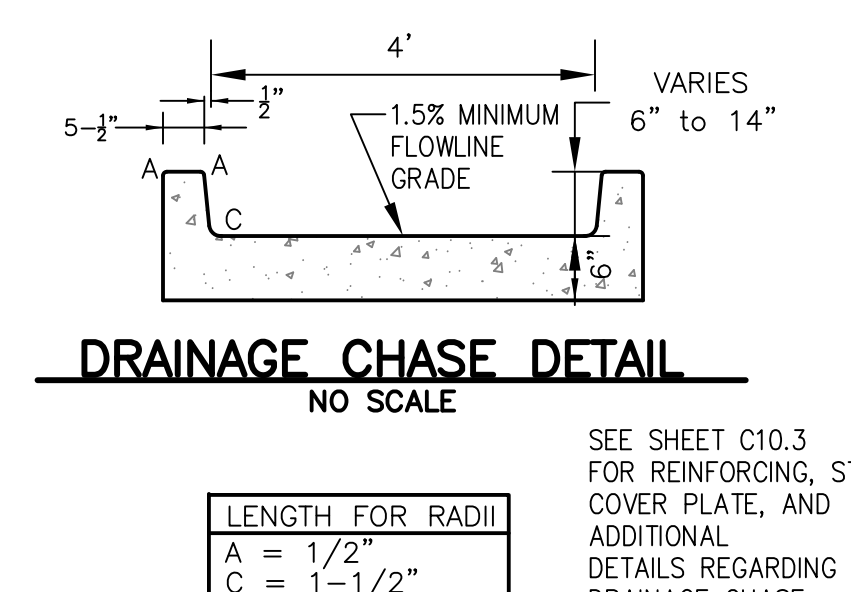
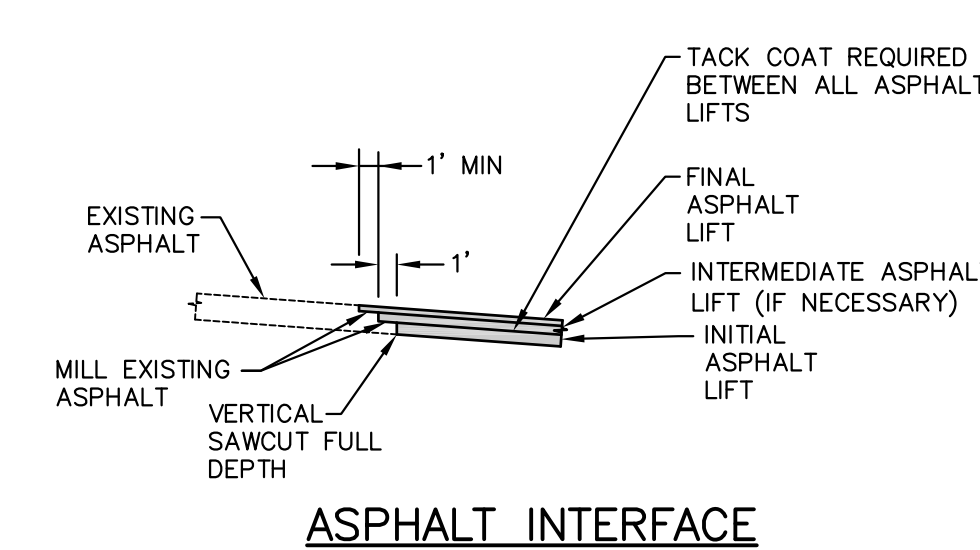
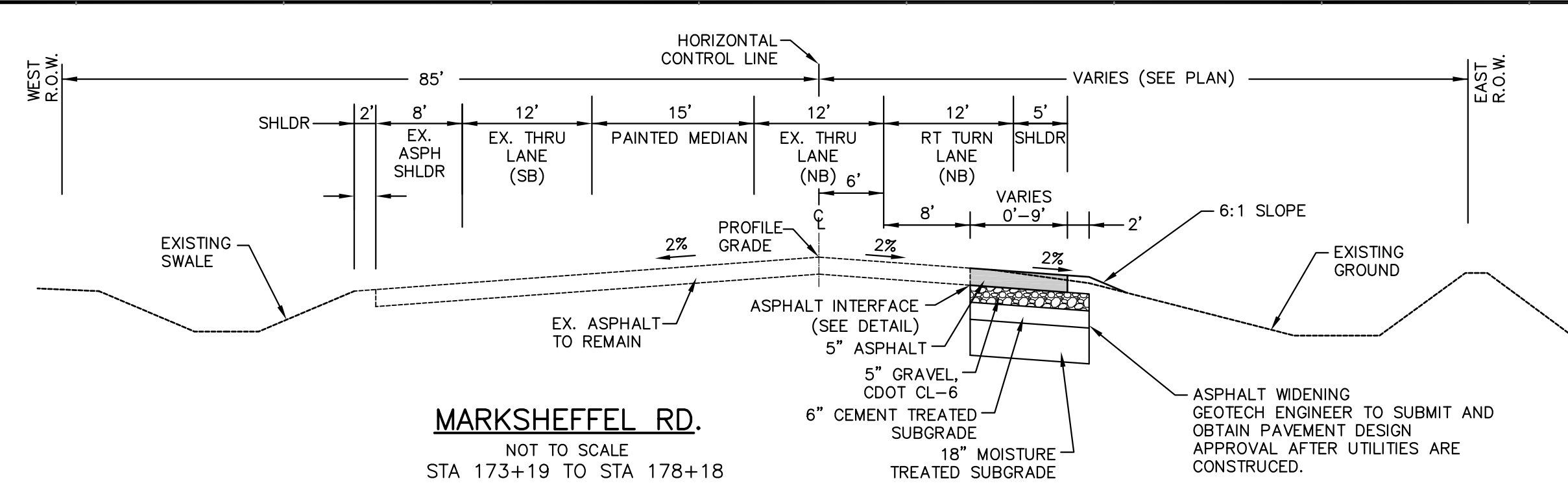
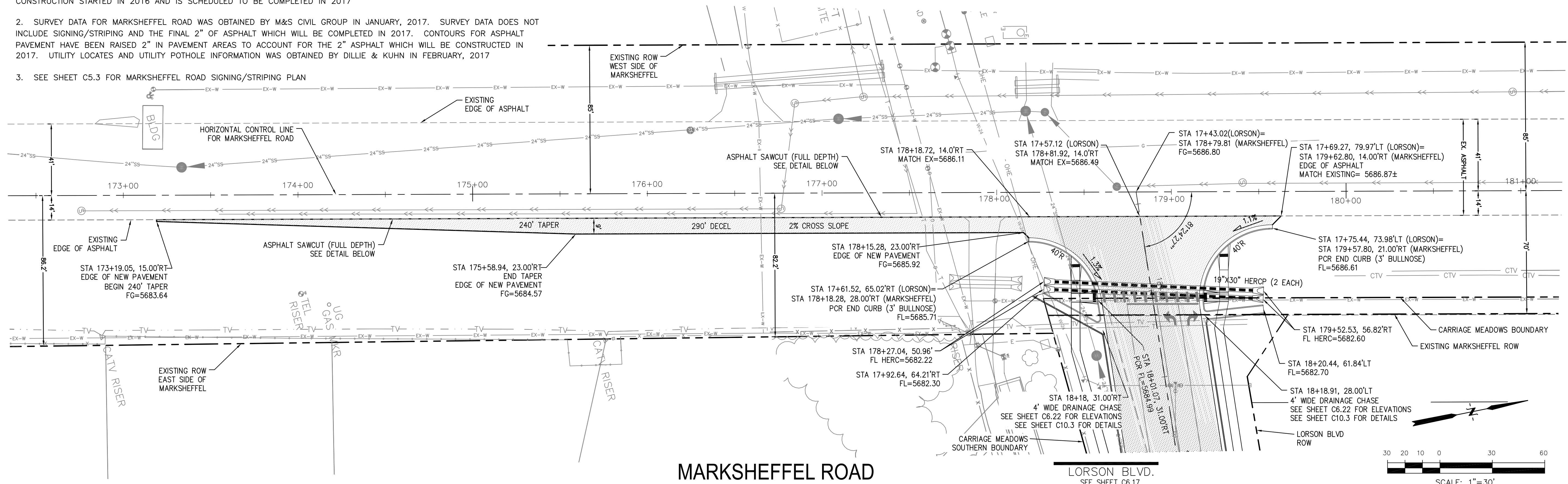
PROJECT NO. **100.030**

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



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

**AS-BUILT**  
**STREET-STM**  
**FEB 14, 2023**

**CORE ENGINEERING GROUP**  
15004 1ST AVE. S. #5506  
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  
PHONE: (719) 635-3200

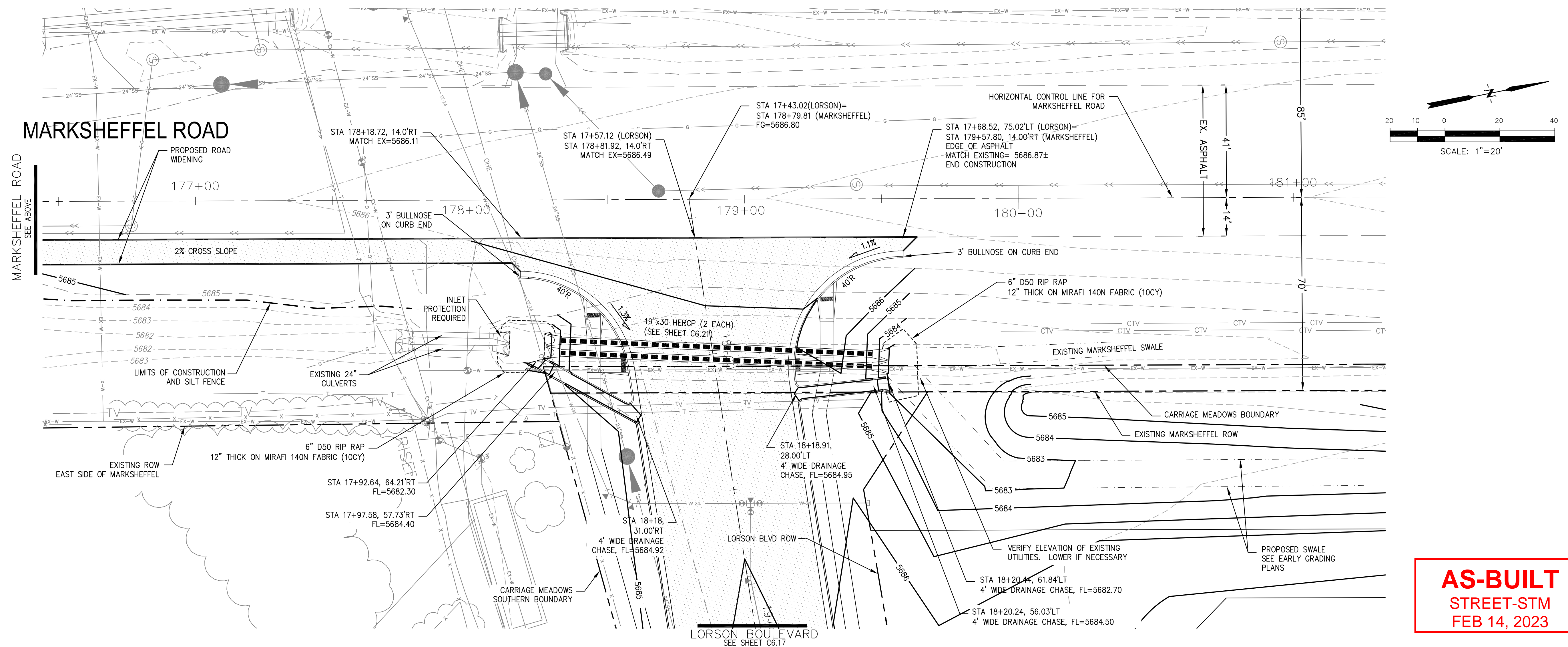
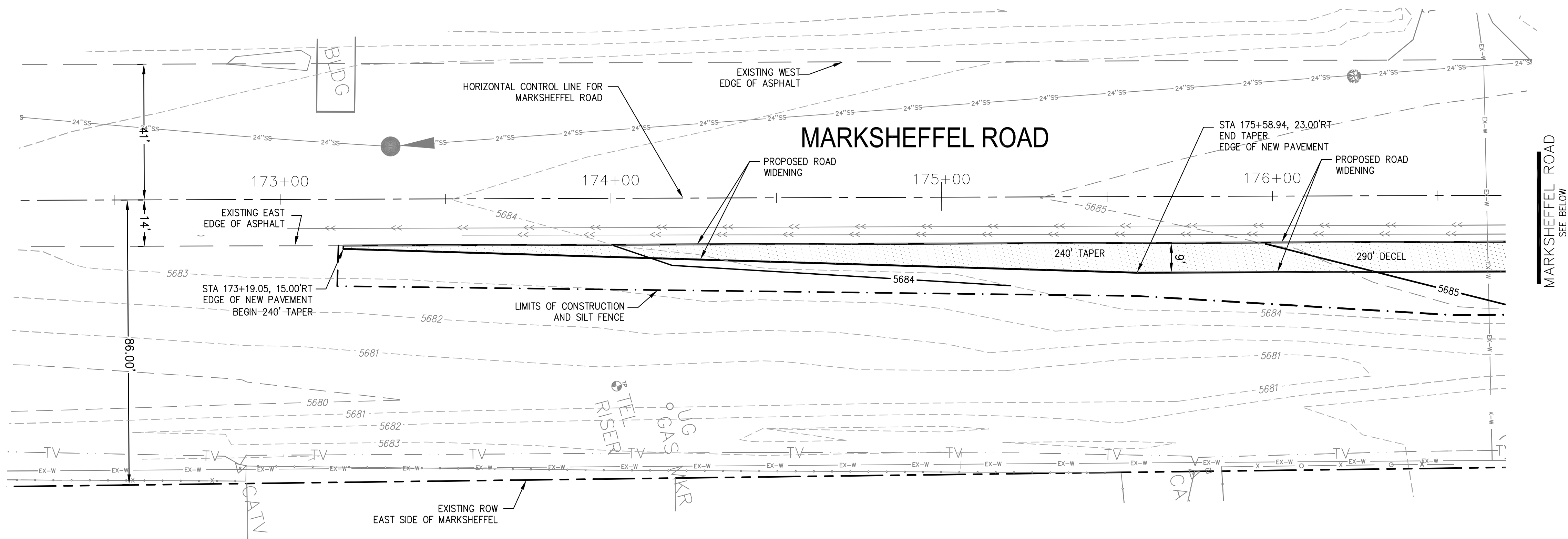
**CARRIAGE MEADOWS SOUTH**  
FONTAINE BLVD. - CARRIAGE MEADOWS DR.  
EL PASO COUNTY, COLORADO

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

DATE: AUGUST 28, 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

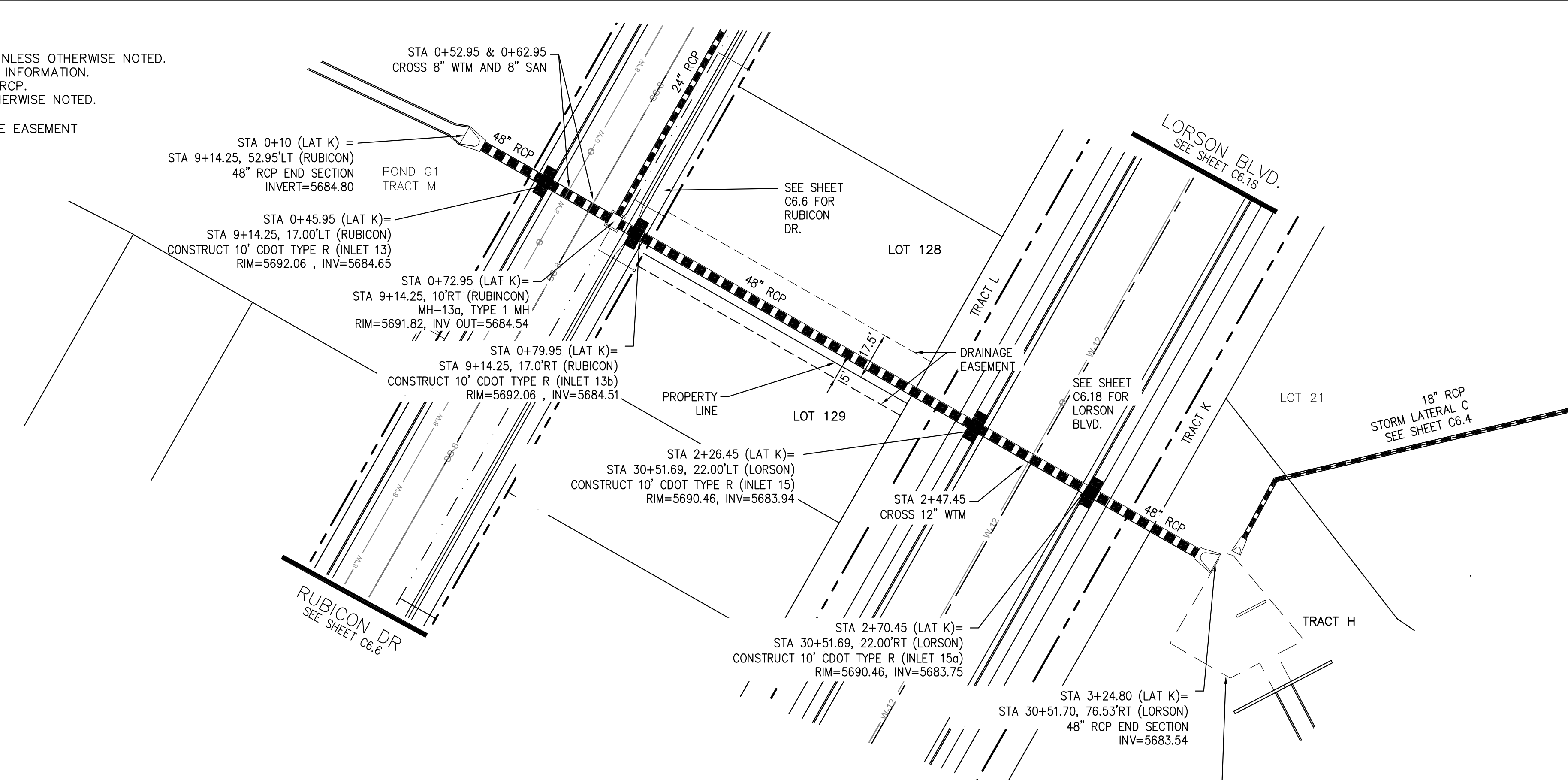


AS-BUILT  
STREET-STM  
FEB 14, 2023

<b>CORE ENGINEERING GROUP</b>							
15004 1ST AVE. S. SUITE 301 BURNING WOODS, COLORADO 80903 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegl.com							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 80%;">DESCRIPTION</th> <th style="width: 10%;">DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE				<p>PROJECT: <b>CARRIAGE MEADOWS SOUTH</b>          FONTAINE BLVD.-CARRIAGE MEADOWS DR.          EL PASO COUNTY, COLORADO</p> <p>PREPARED FOR: <b>LORSON, LLC</b>          212 N. WAHSATCH AVE., SUITE 301          COLORADO SPRINGS, COLORADO 80903          CONTACT: JEFF MARK</p>
NO.	DESCRIPTION	DATE					
<p><b>GRADING AND EROSION CONTROL PLAN</b>  <b>MARKSHEFFEL ROAD</b>  <b>TURN LANE CONSTRUCTION</b></p>							
<p>DATE: <b>AUGUST 28, 2017</b></p> <p>PROJECT NO.: <b>100.030</b></p> <p>SHEET NUMBER: <b>C6.22</b></p> <p>TOTAL SHEETS: <b>39</b></p>							

- 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



**STORM LATERAL K (DISTRICT)**

**KEY MAP**

SCALE: 1"=30'

**CORE ENGINEERING GROUP**

15004 1ST AVE. S. SUITE 55306  
 BURNING WOODS, COLORADO 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

5710	5705	5700	5695	5690	5685	5680	5675	5670
<p>Q5=28.7cfs Q100=59.1cfs</p> <p>Q5=43.0cfs Q100=87.5cfs</p> <p>Q5=48cfs Q100=98cfs</p>								
<p>STATIONING: 0+00, 1+00, 2+00, 3+00, 4+00</p>								

**AS-BUILT**  
 STREET-STM  
 FEB 14, 2023

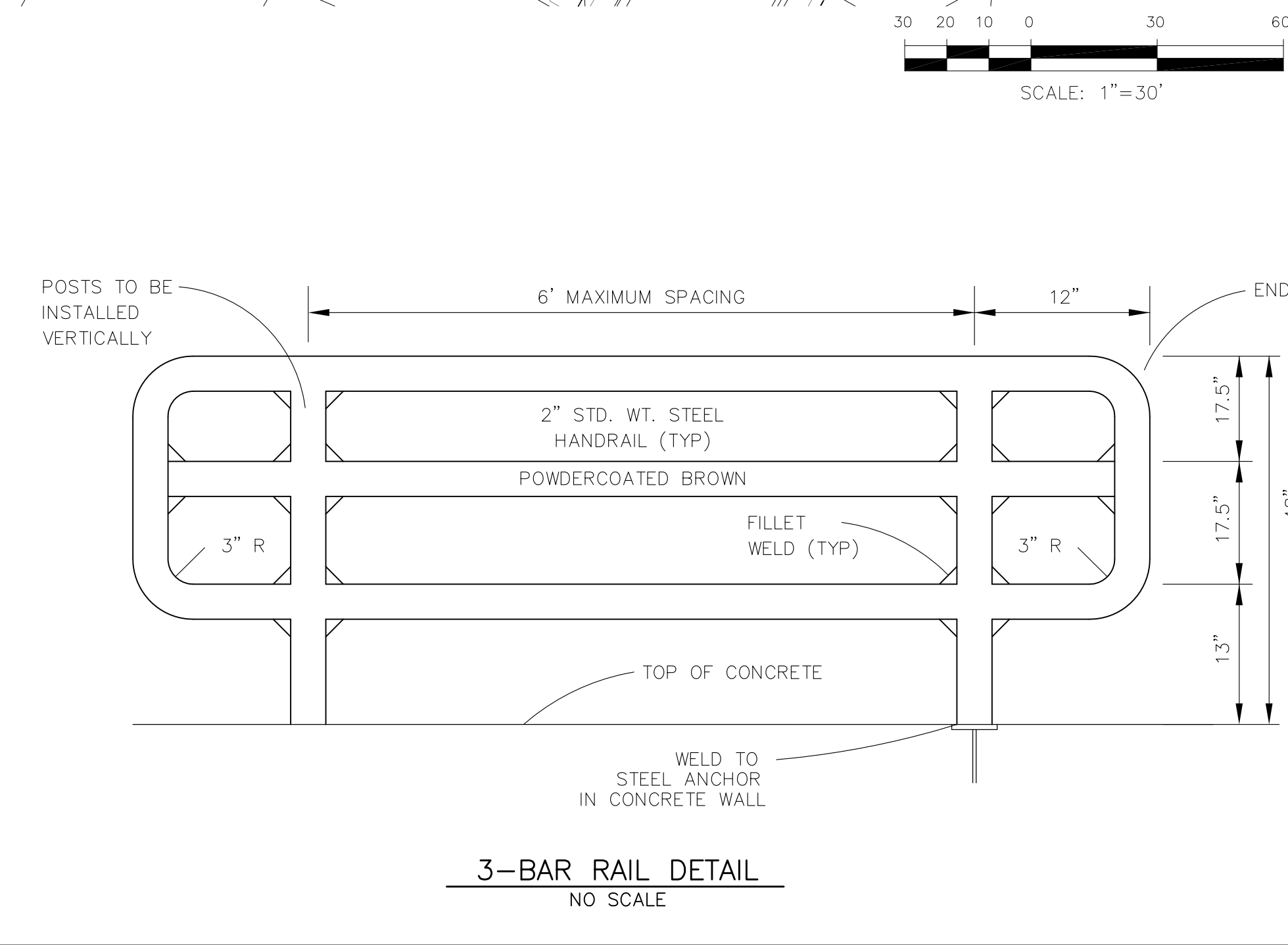
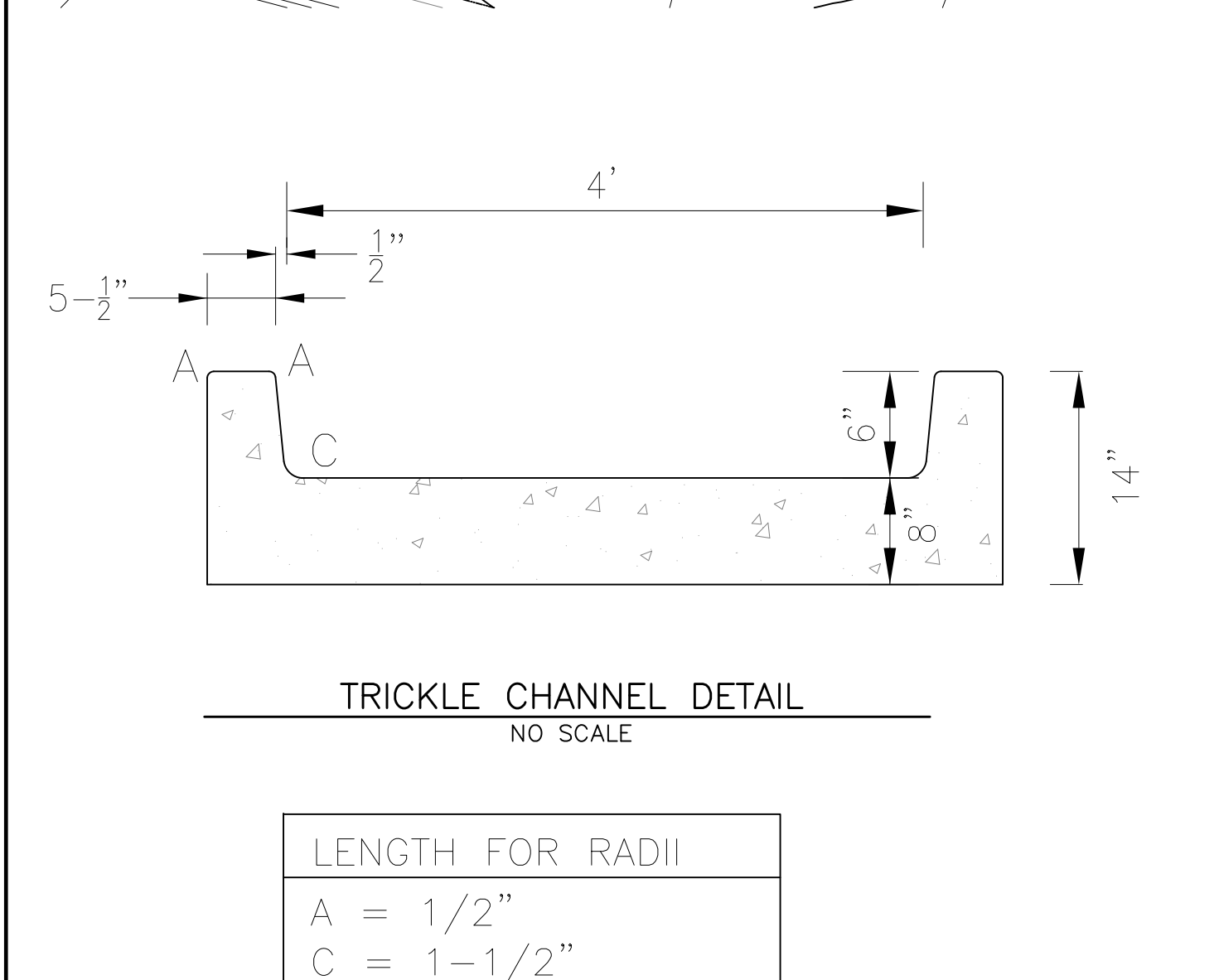
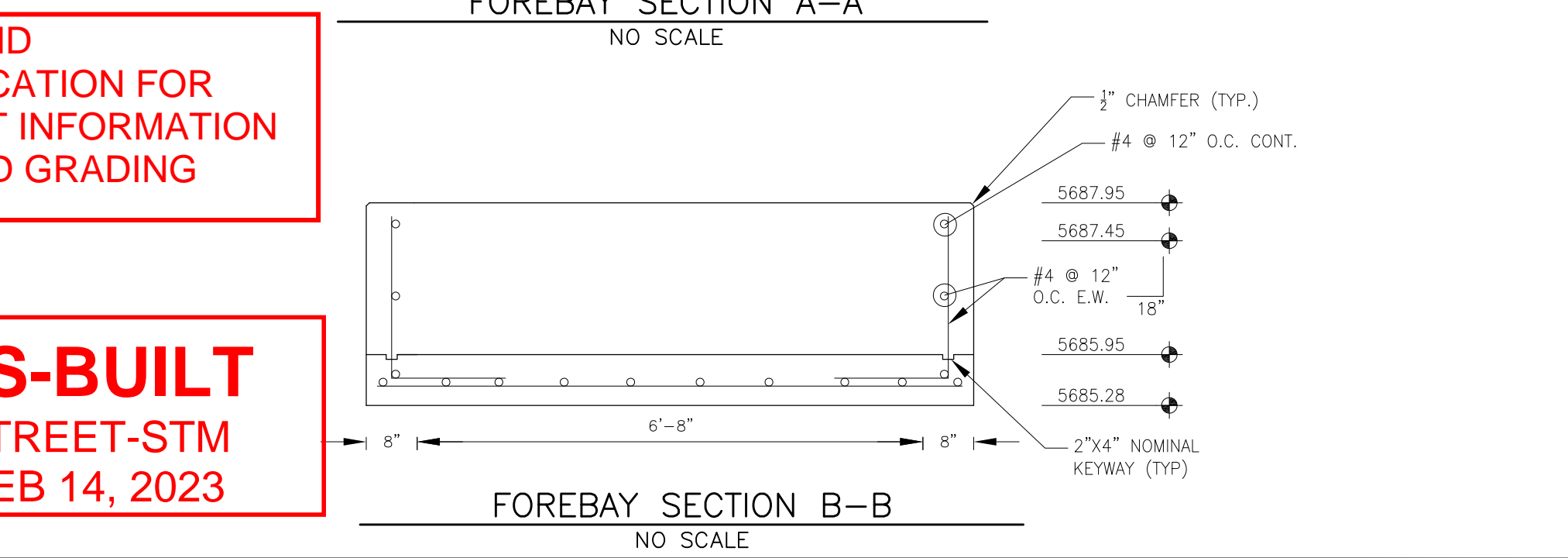
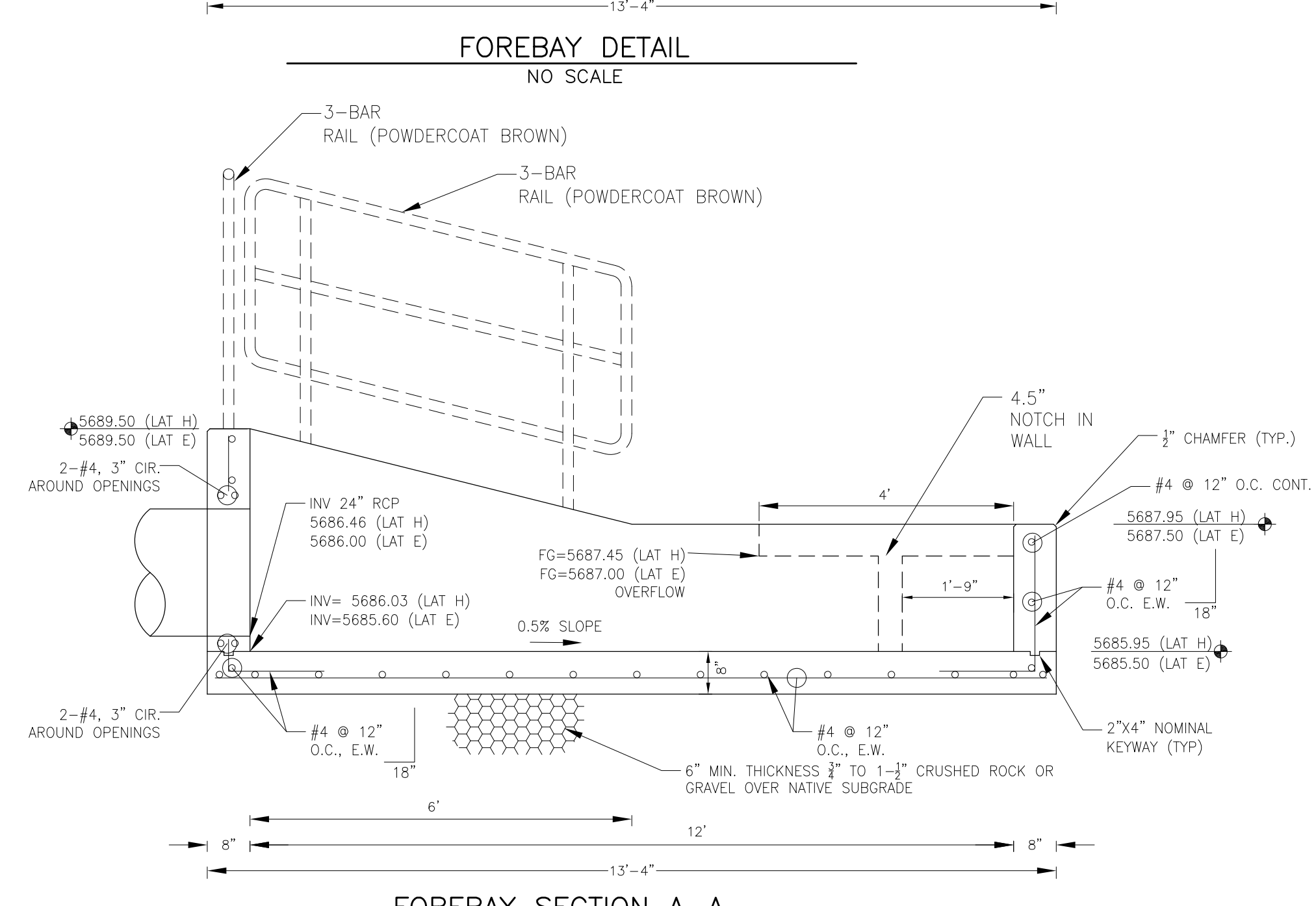
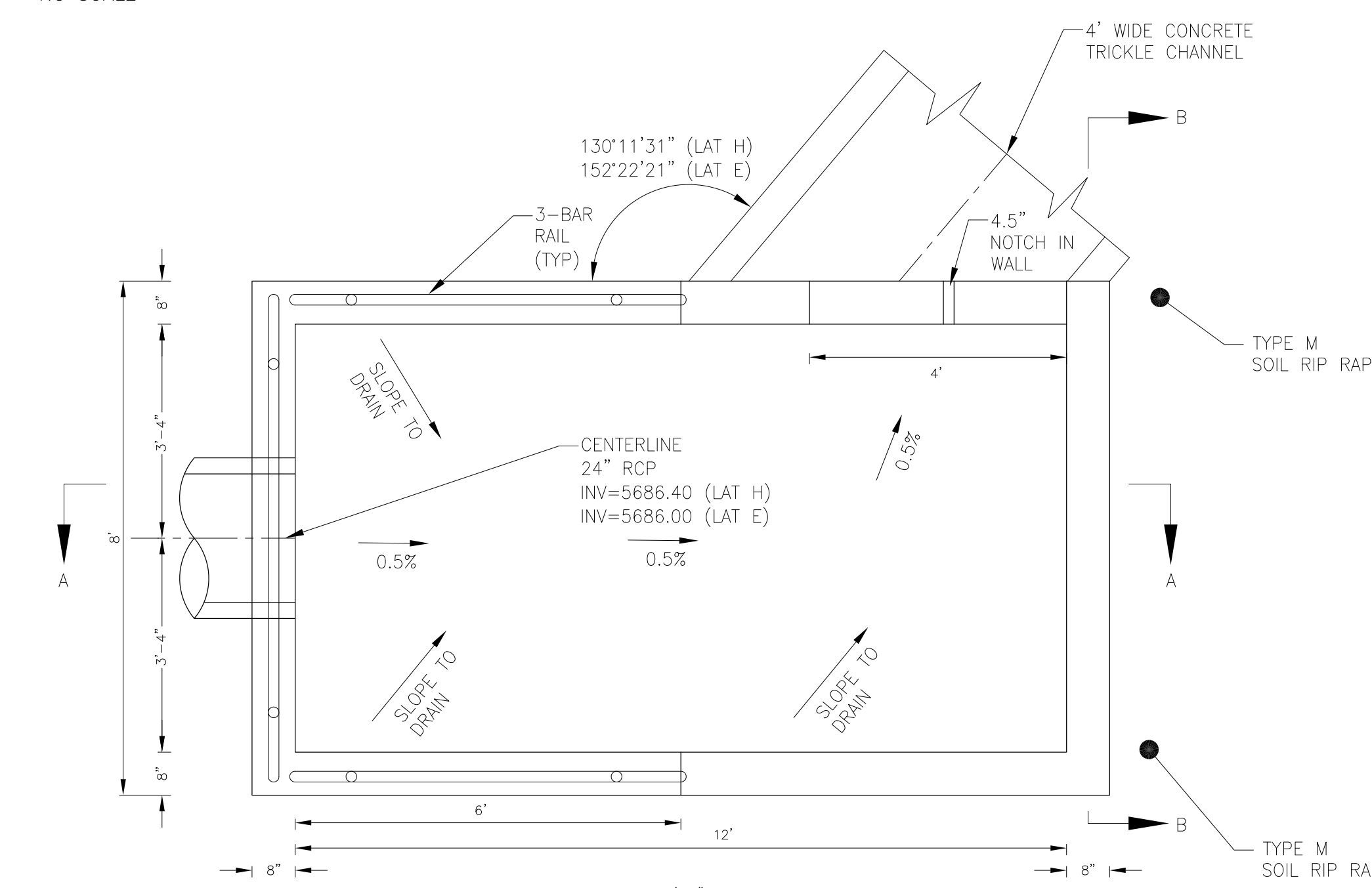
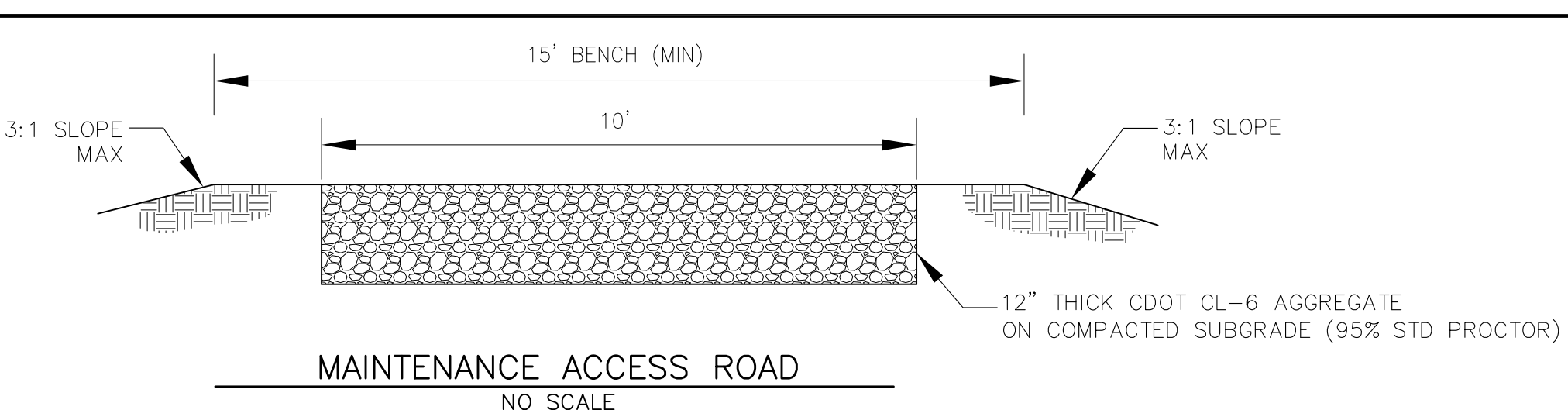
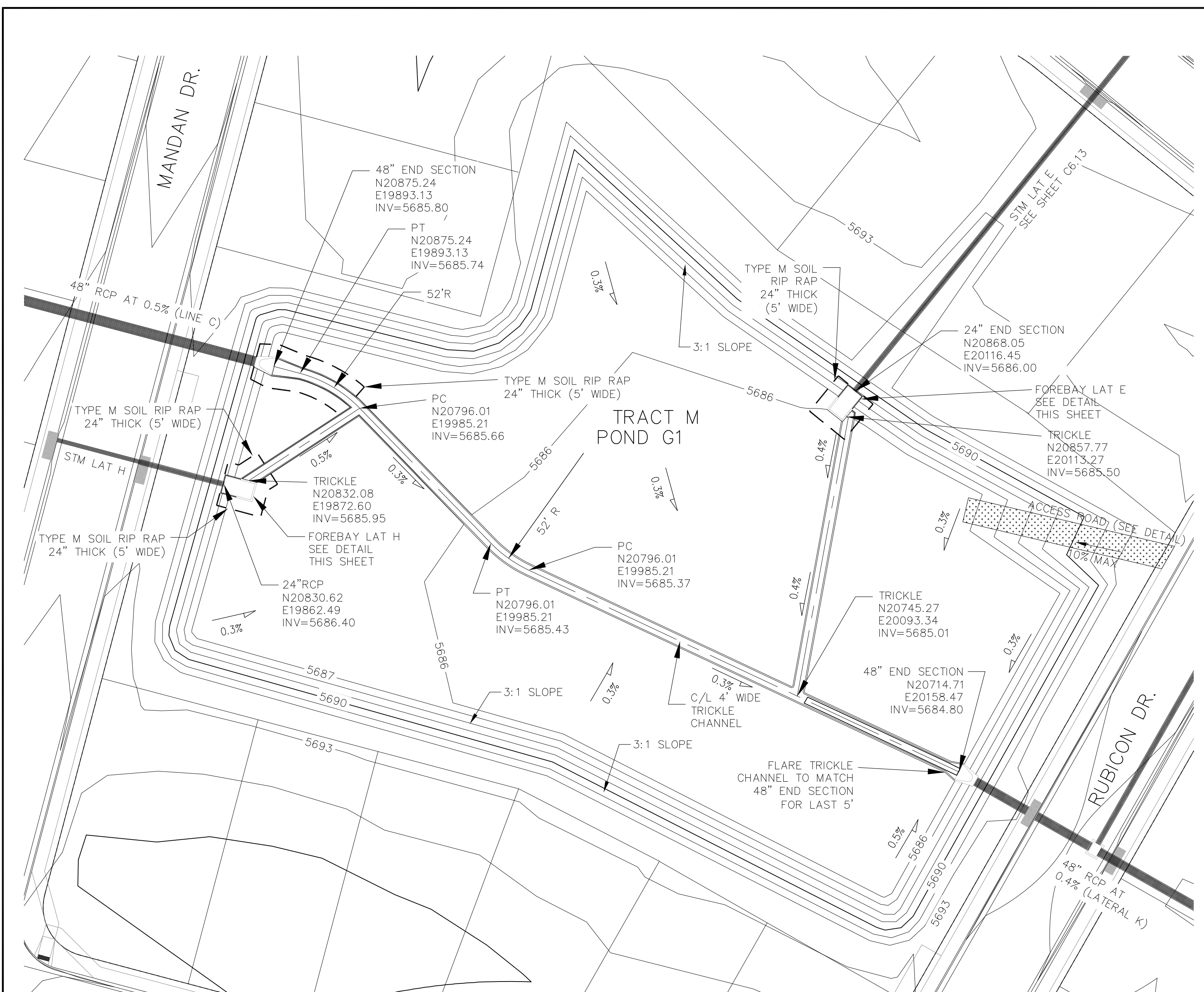
STREET AND STORM SEWER  
 STORM LATERAL K

DATE: AUGUST 28, 2017

PROJECT NO. 100.030

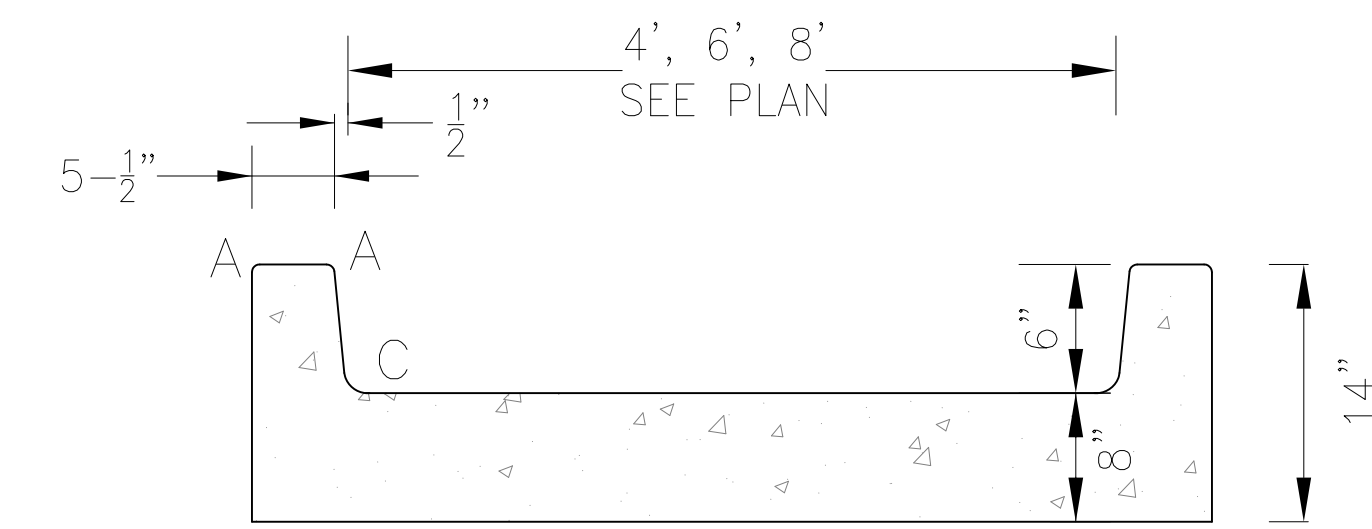
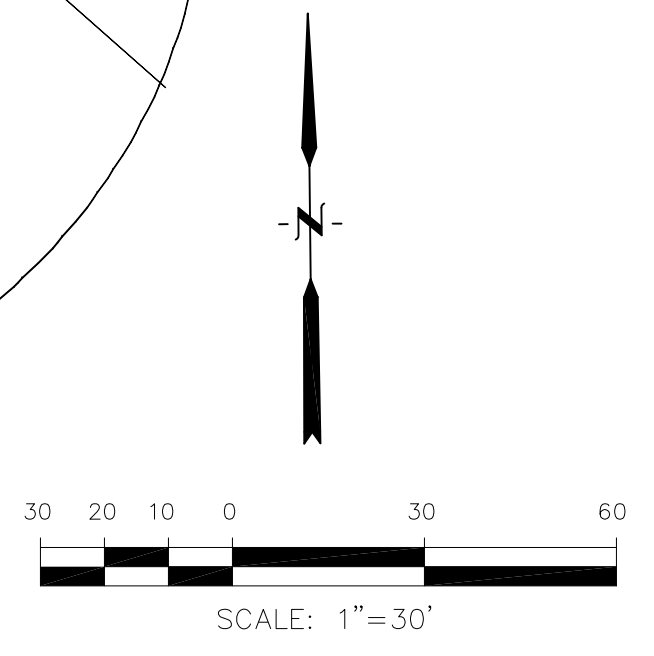
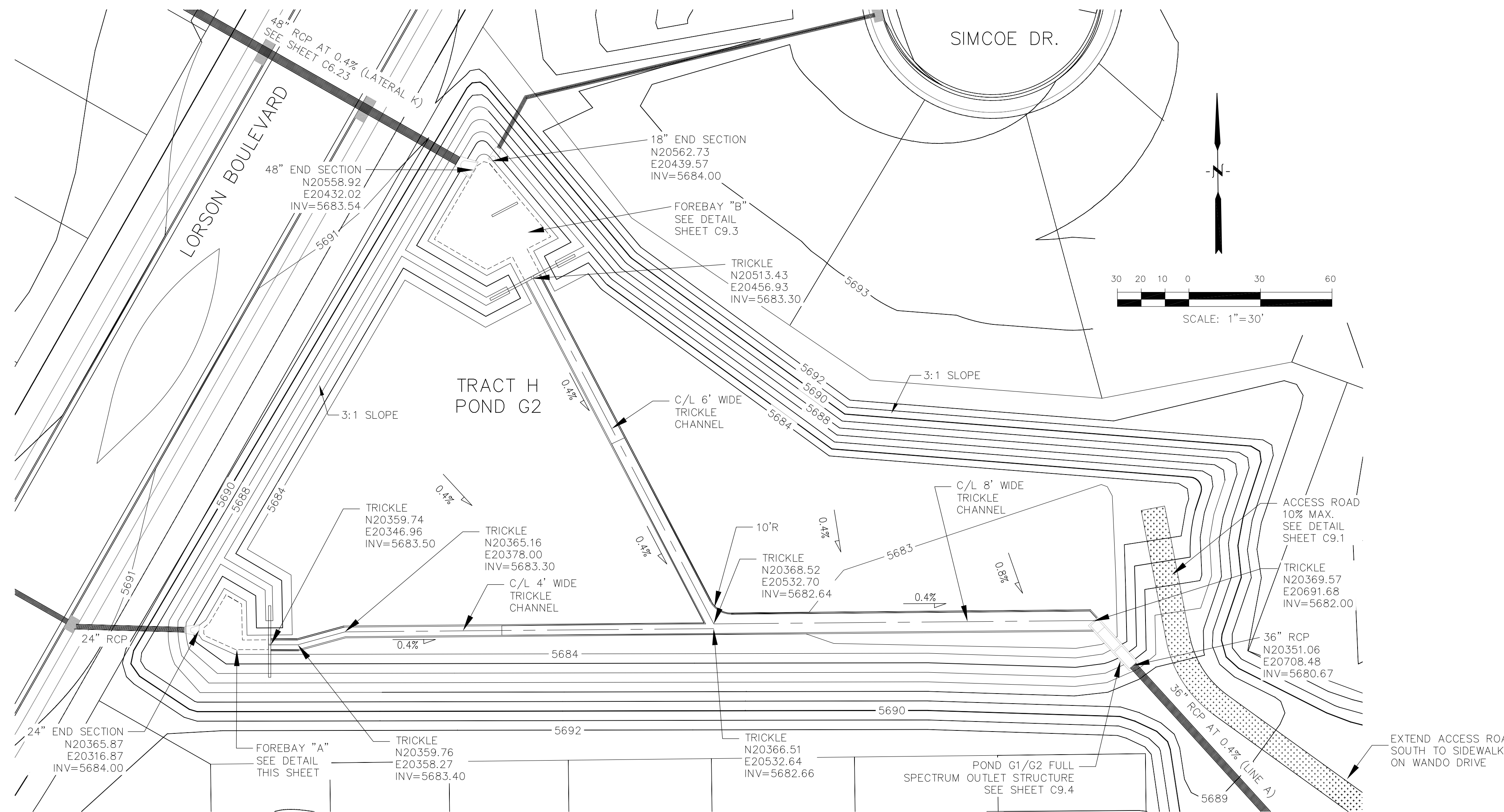
SHEET NUMBER **C6.23**

TOTAL SHEETS: 39



SEE POND CERTIFICATION FOR AS-BUILT INFORMATION ON POND GRADING

AS-BUILT STREET-STM FEB 14, 2023



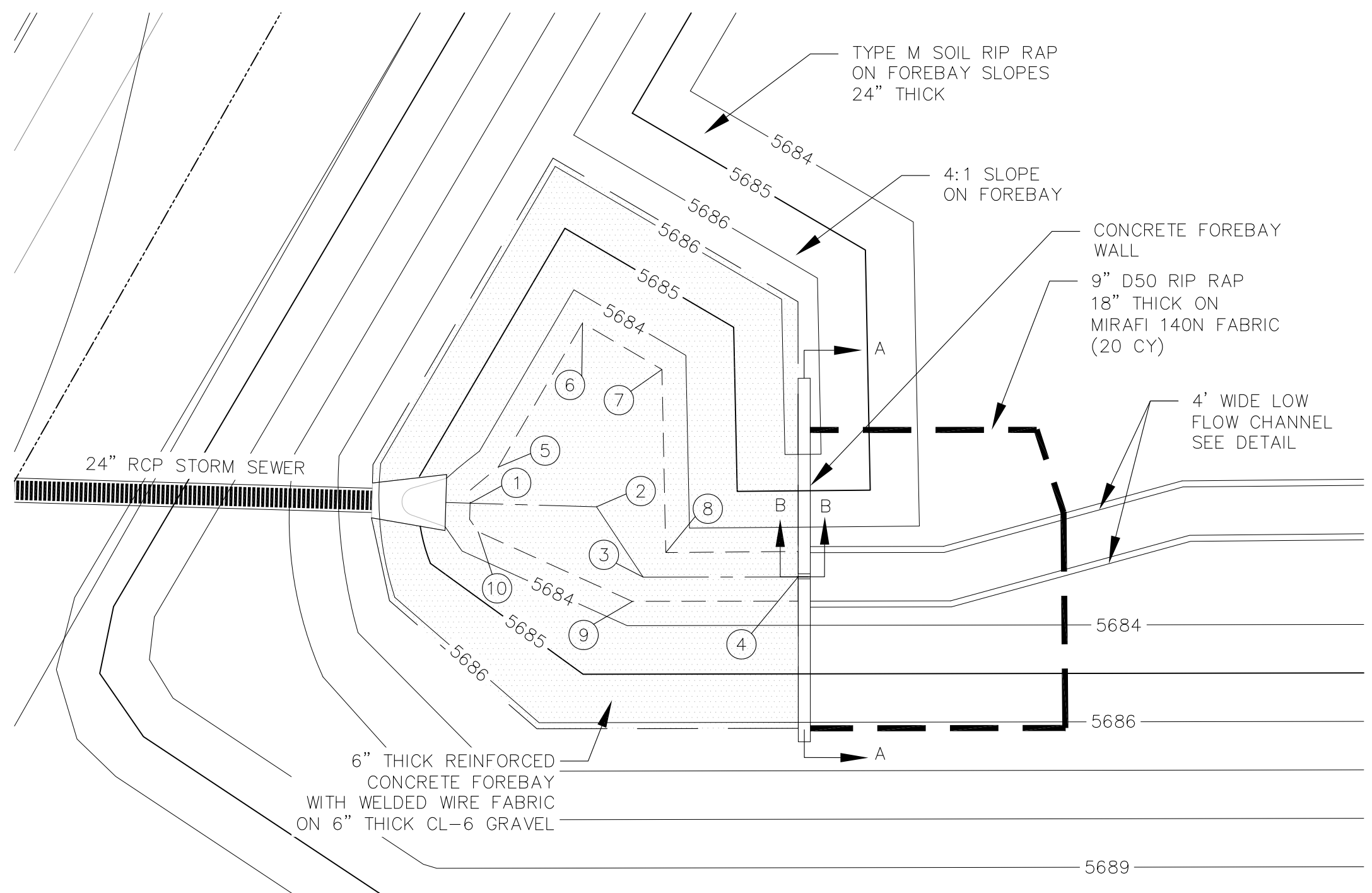
TRICKLE CHANNEL DETAIL  
 NO SCALE

LENGTH FOR RADII

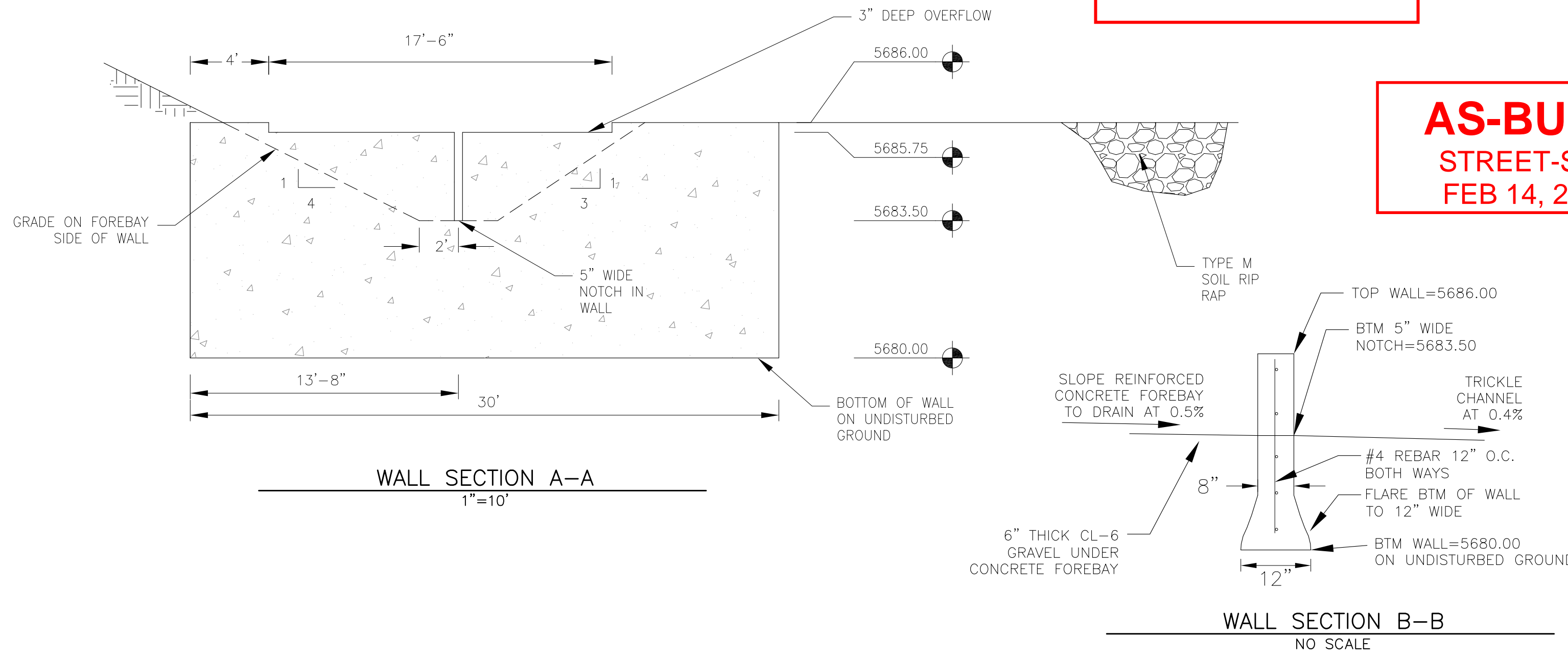
A	= 1/2"
C	= 1-1/2"

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'

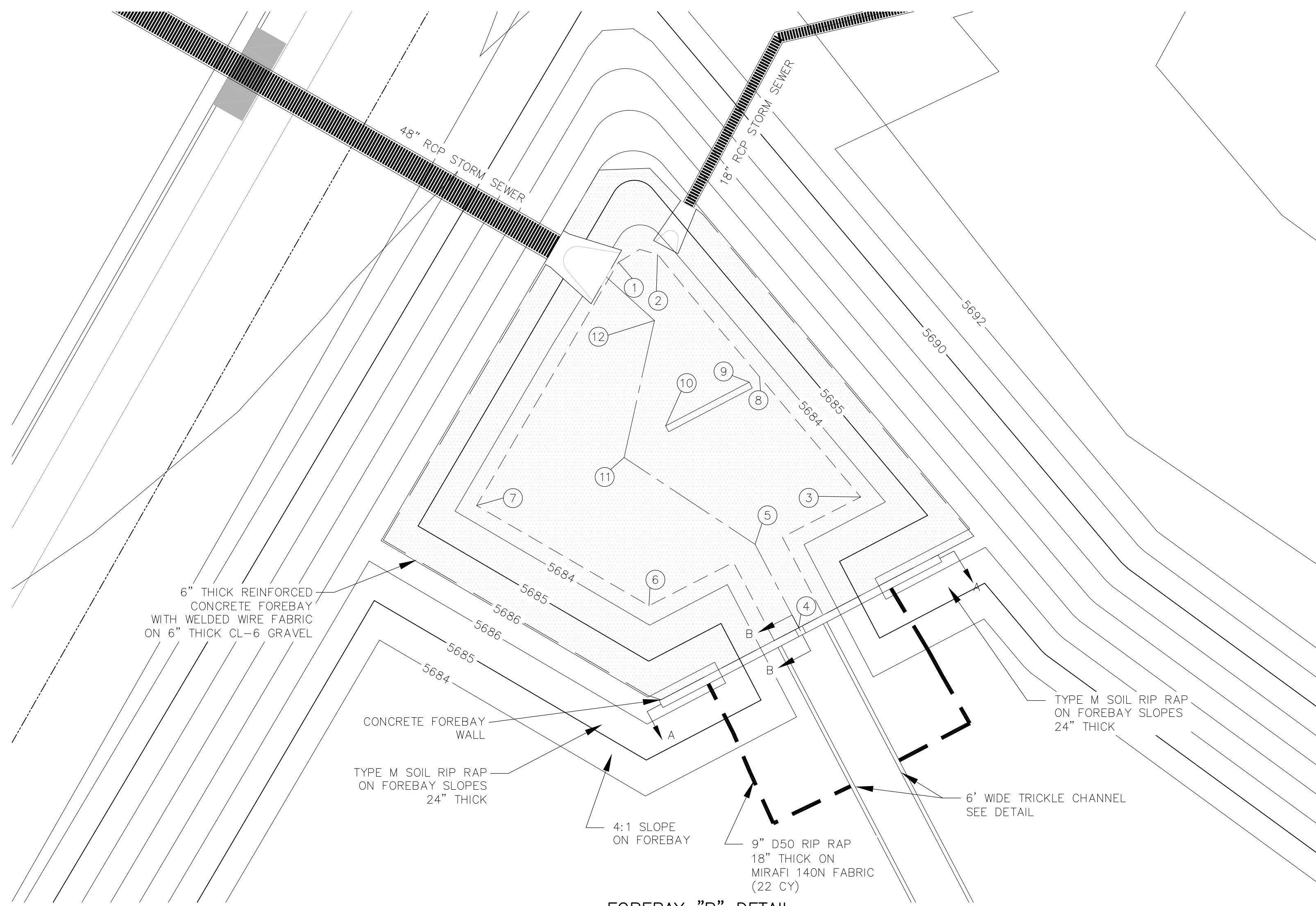


SEE POND CERTIFICATION FOR AS-BUILT INFORMATION ON POND GRADING

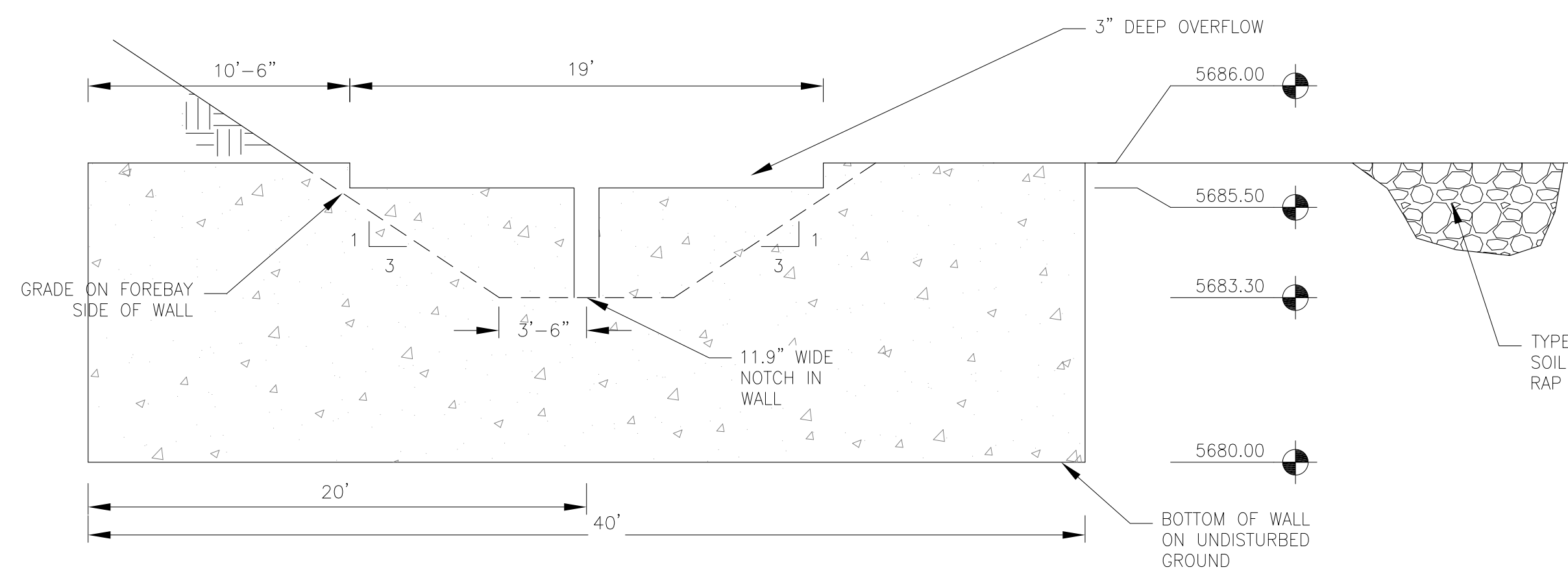
AS-BUILT STREET-STM FEB 14, 2023

NOTE: ALL CONCRETE FOR WALL SHALL BE CDOT TYPE D

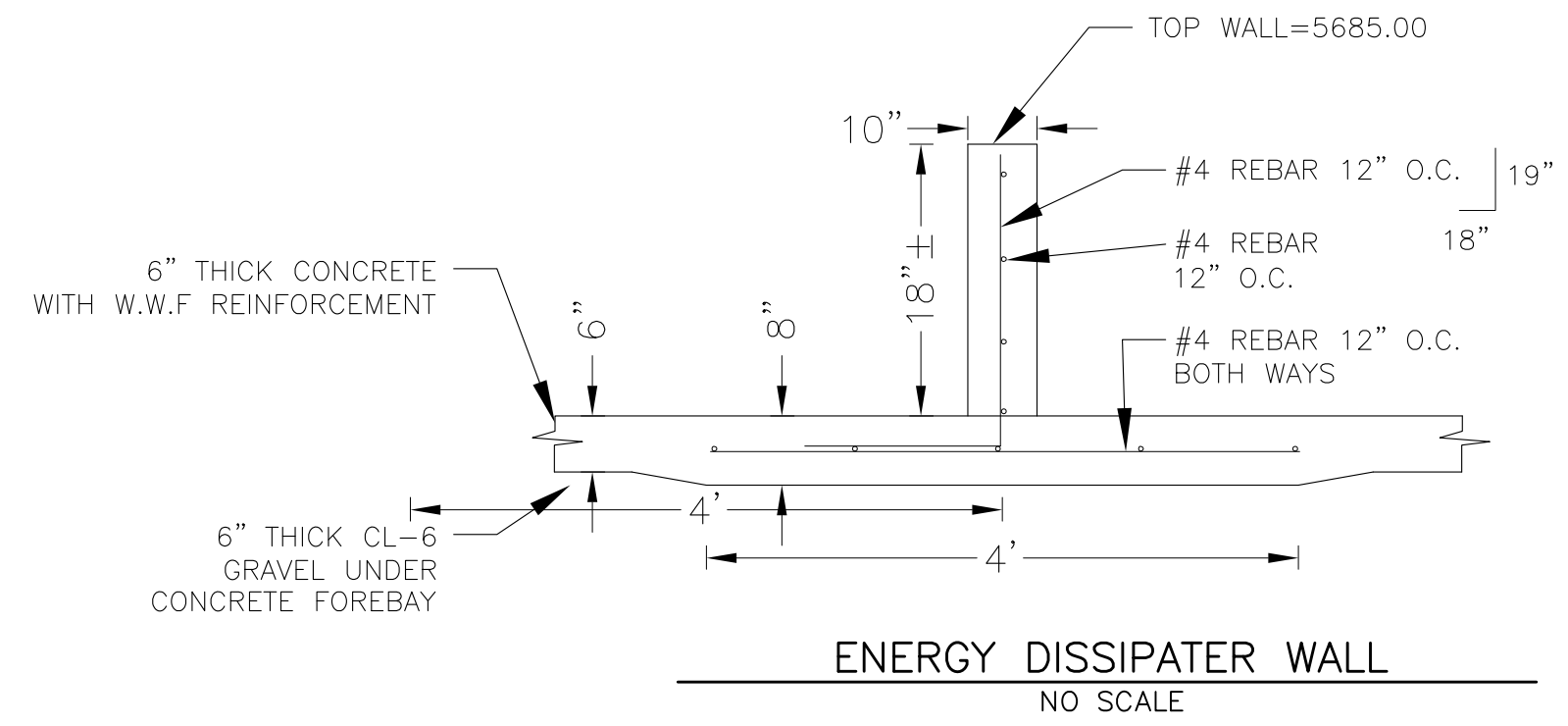




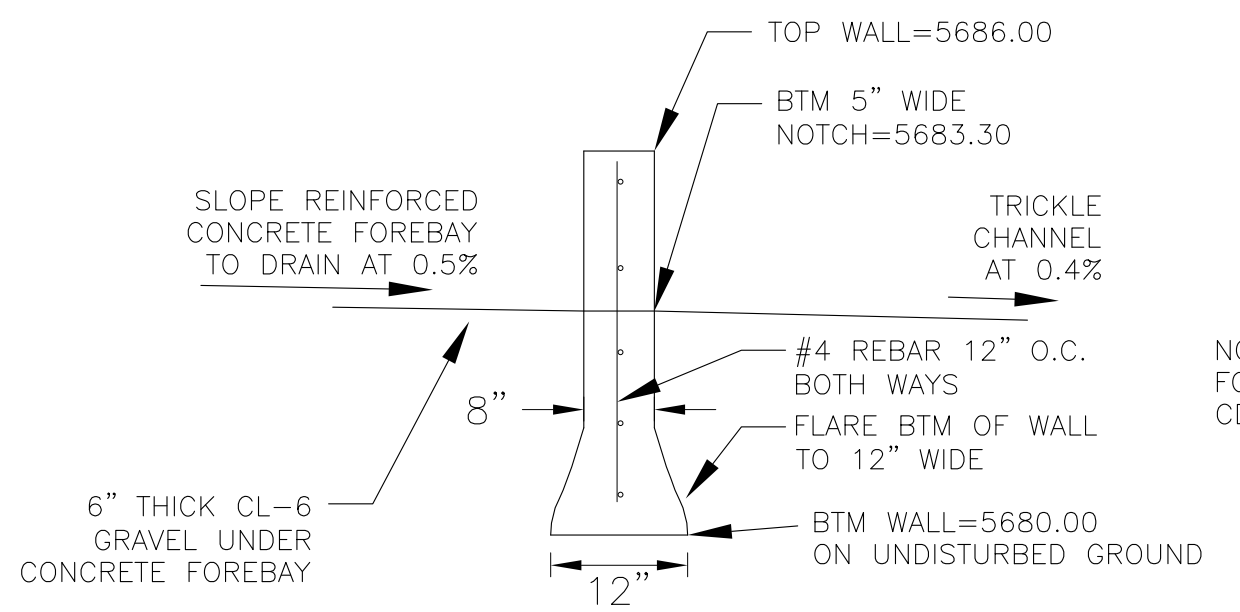
FOREBAY "B" DETAIL  
1"=10'



WALL SECTION A-A  
1"=10'



NOTE: ALL CONCRETE FOR WALL SHALL BE CDOT TYPE D



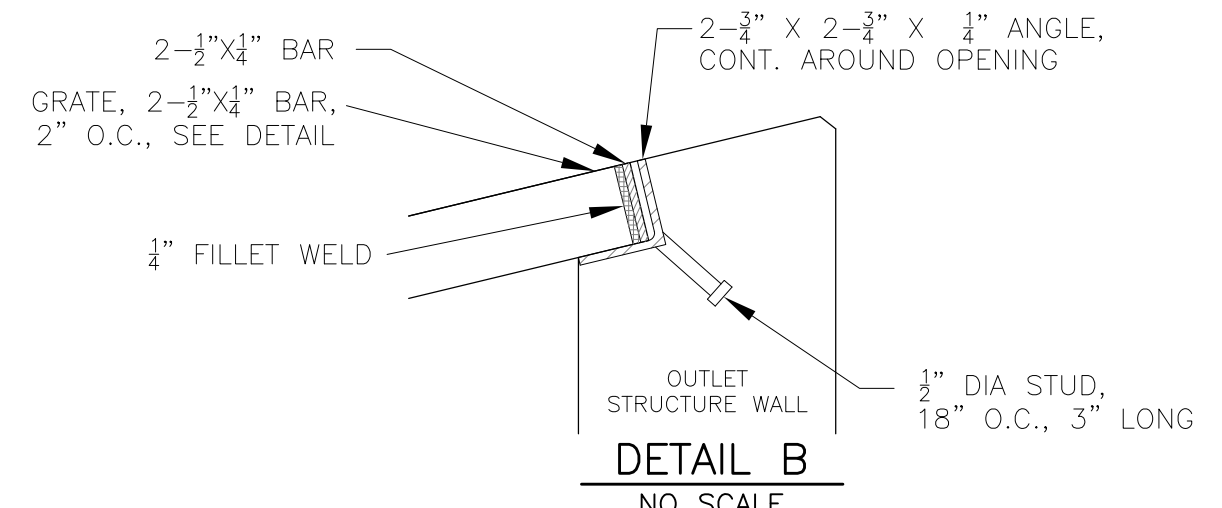
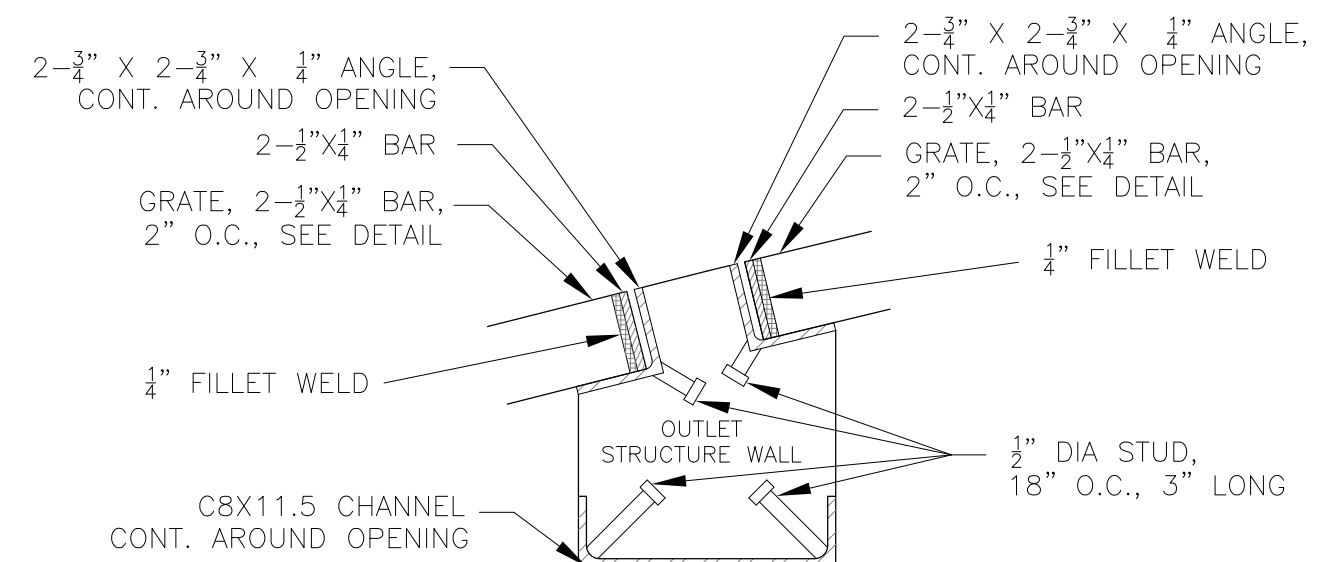
WALL SECTION B-B  
NO SCALE

NOTE: ALL CONCRETE FOR WALL SHALL BE CDOT TYPE D

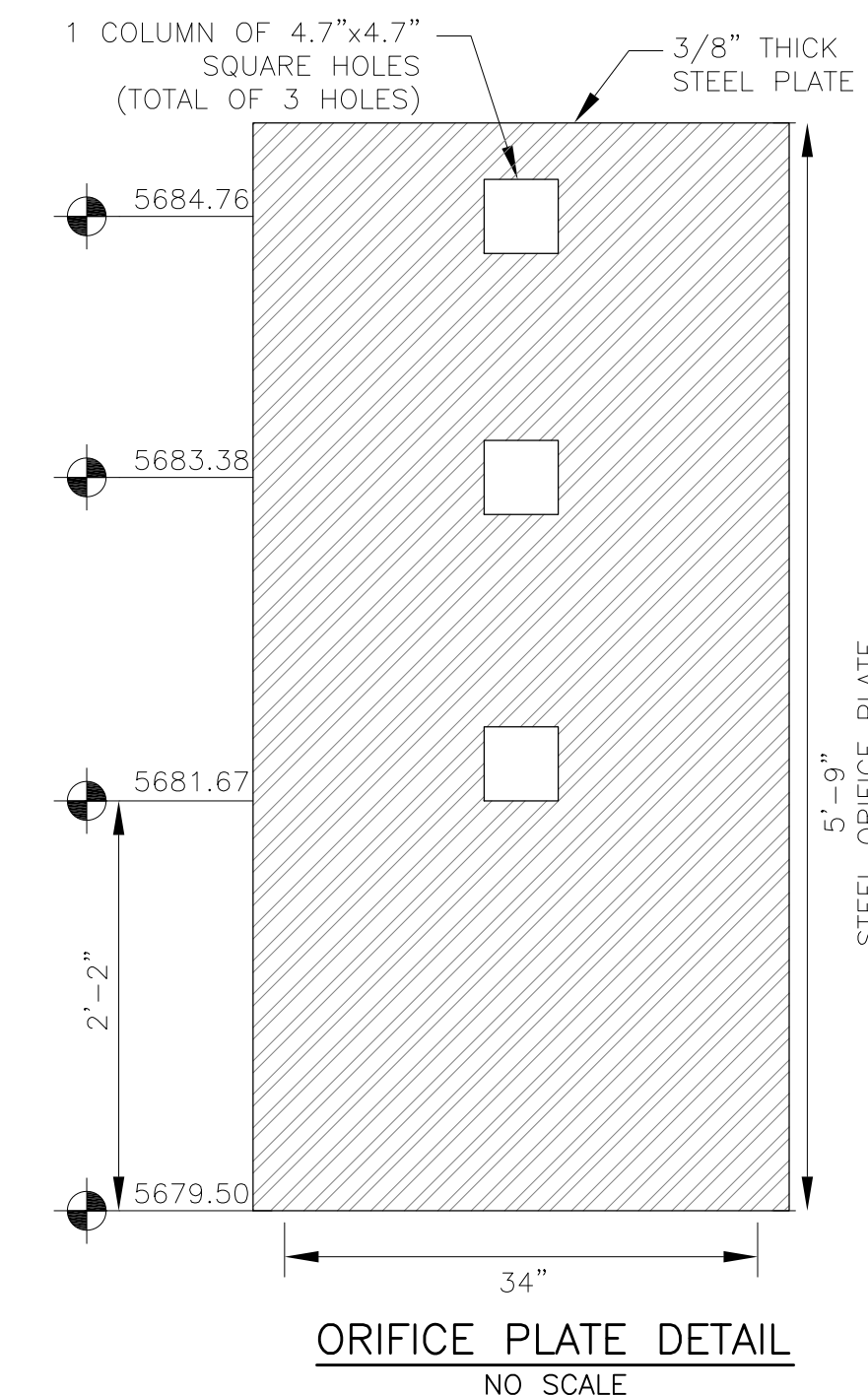
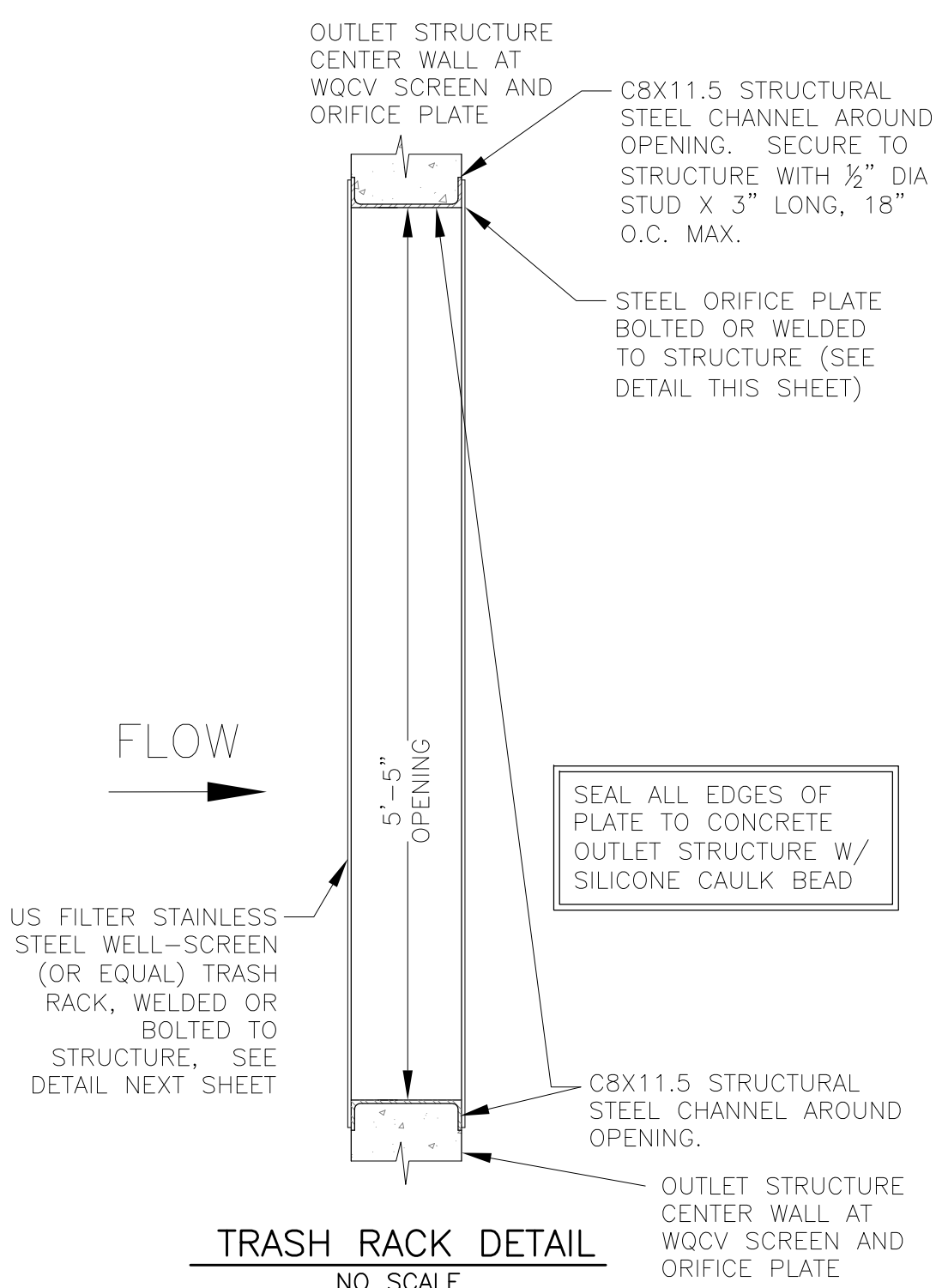
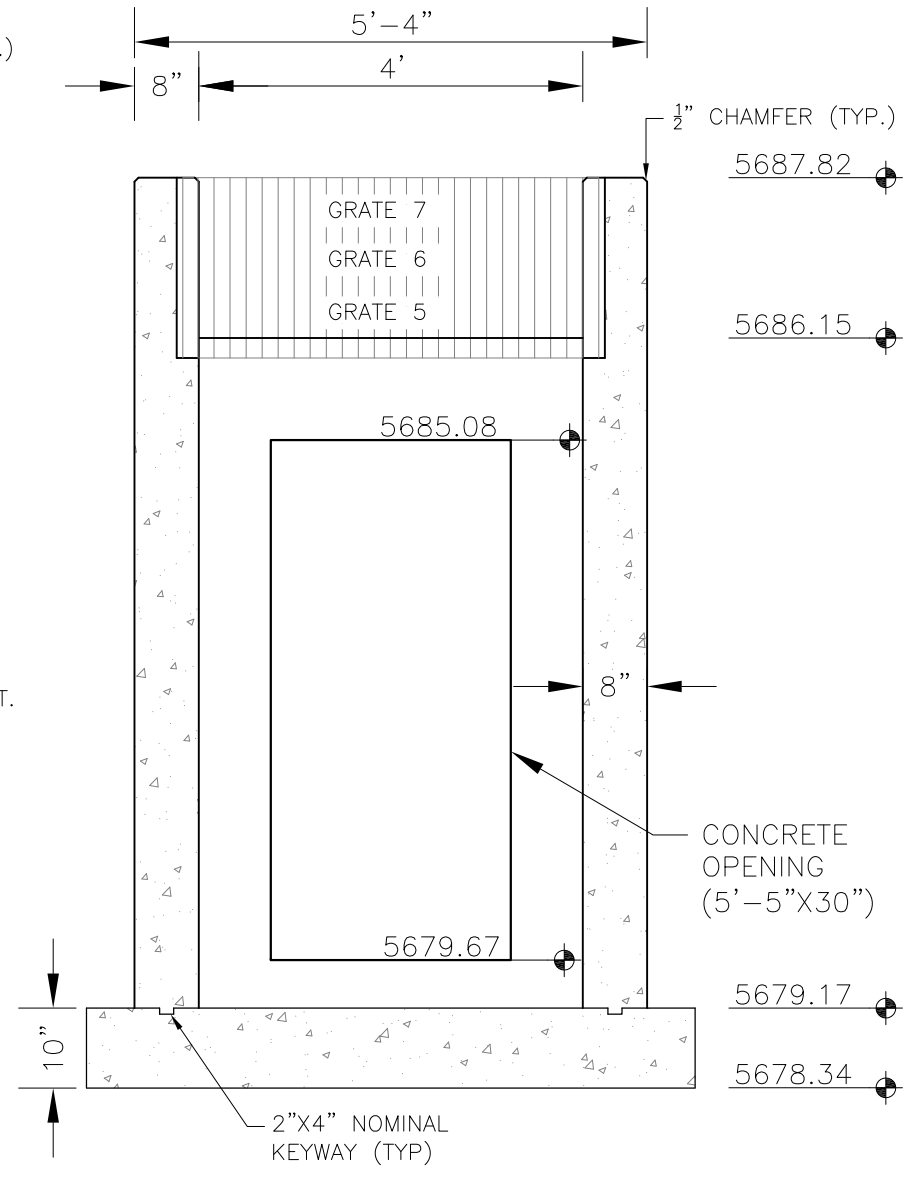
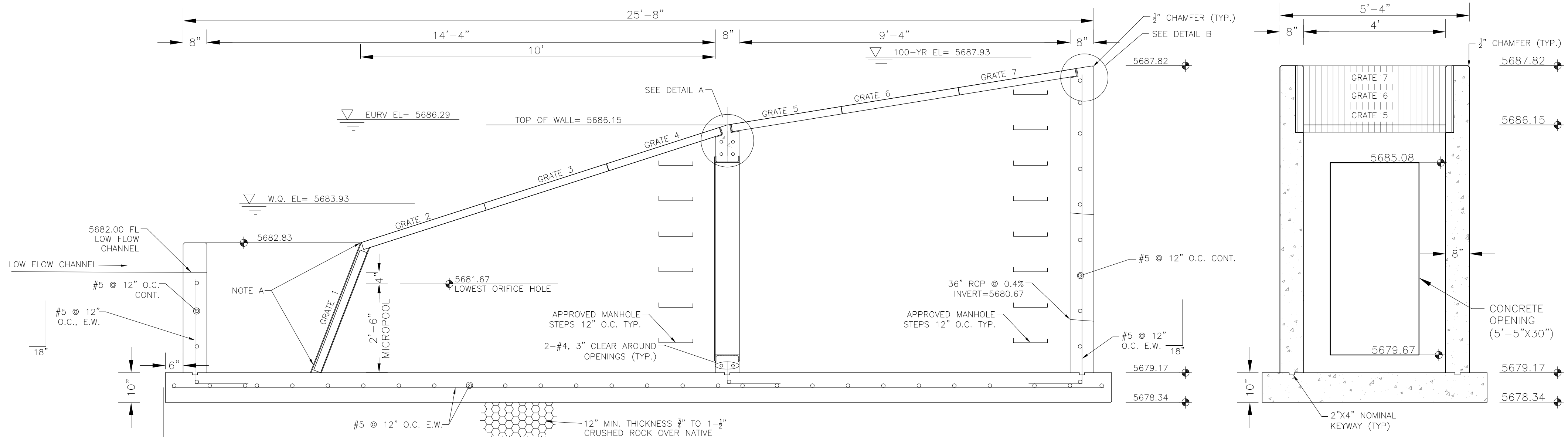
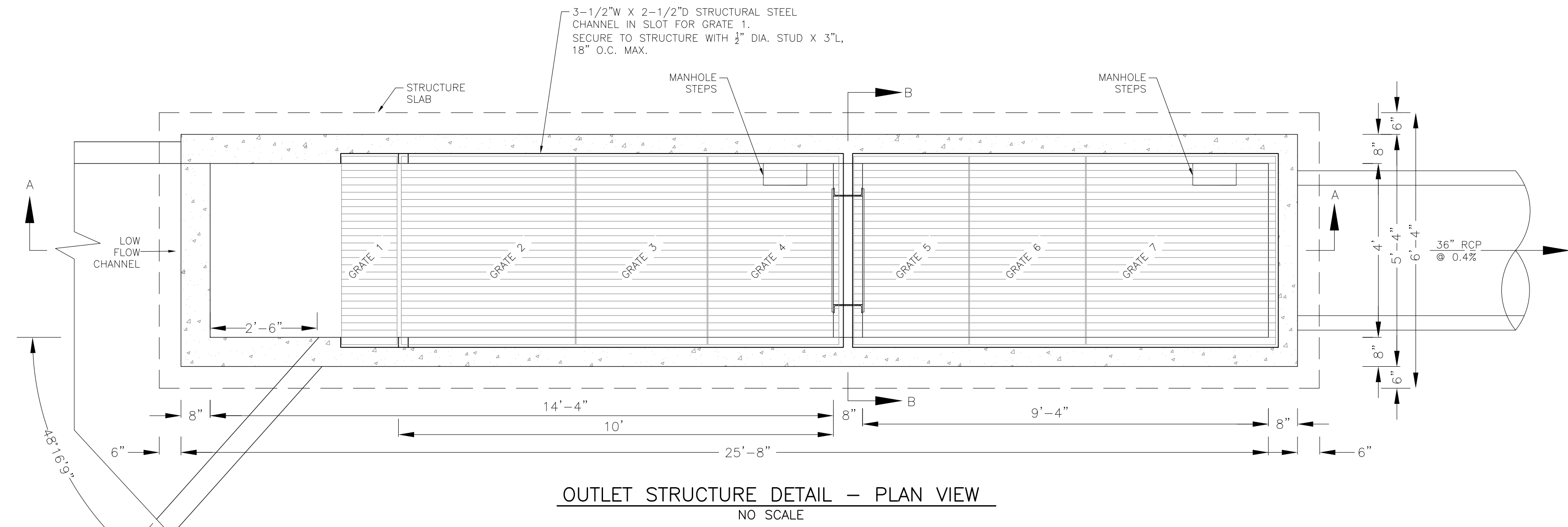
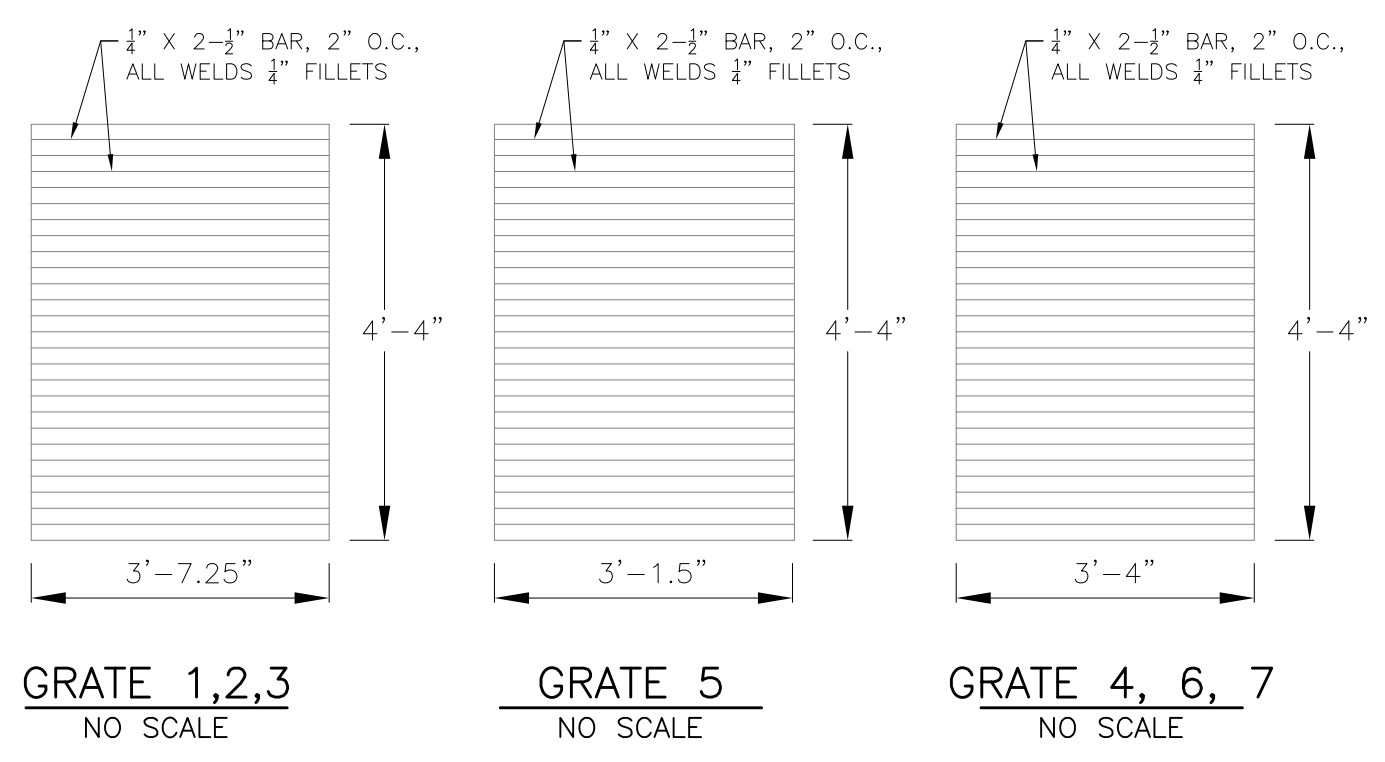
**SEE POND CERTIFICATION FOR AS-BUILT INFORMATION ON POND GRADING**

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

**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

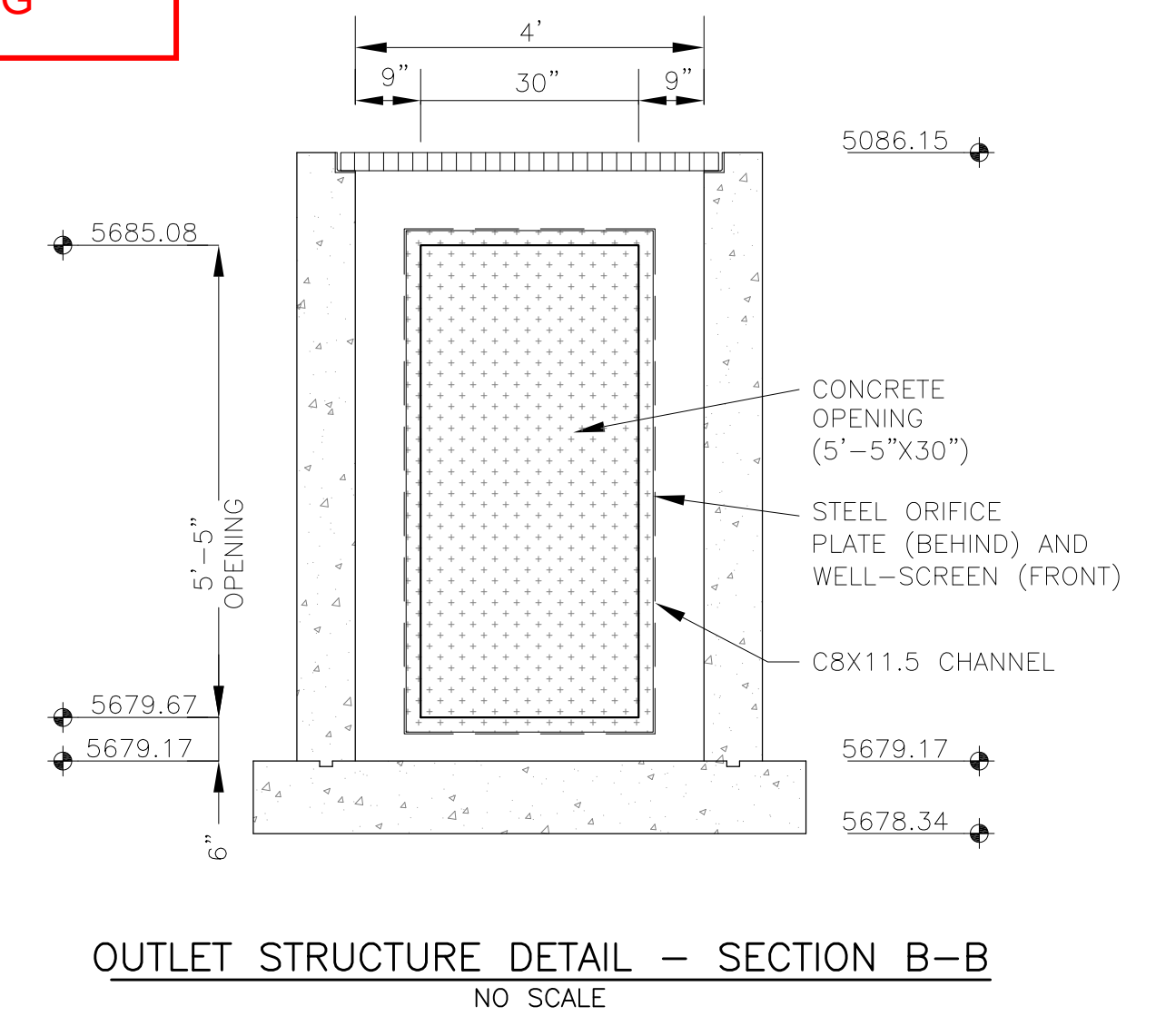


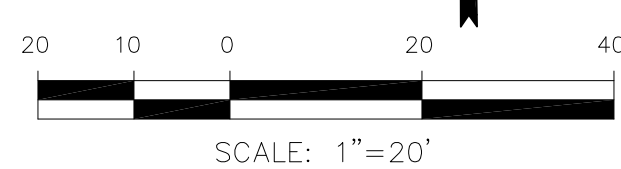
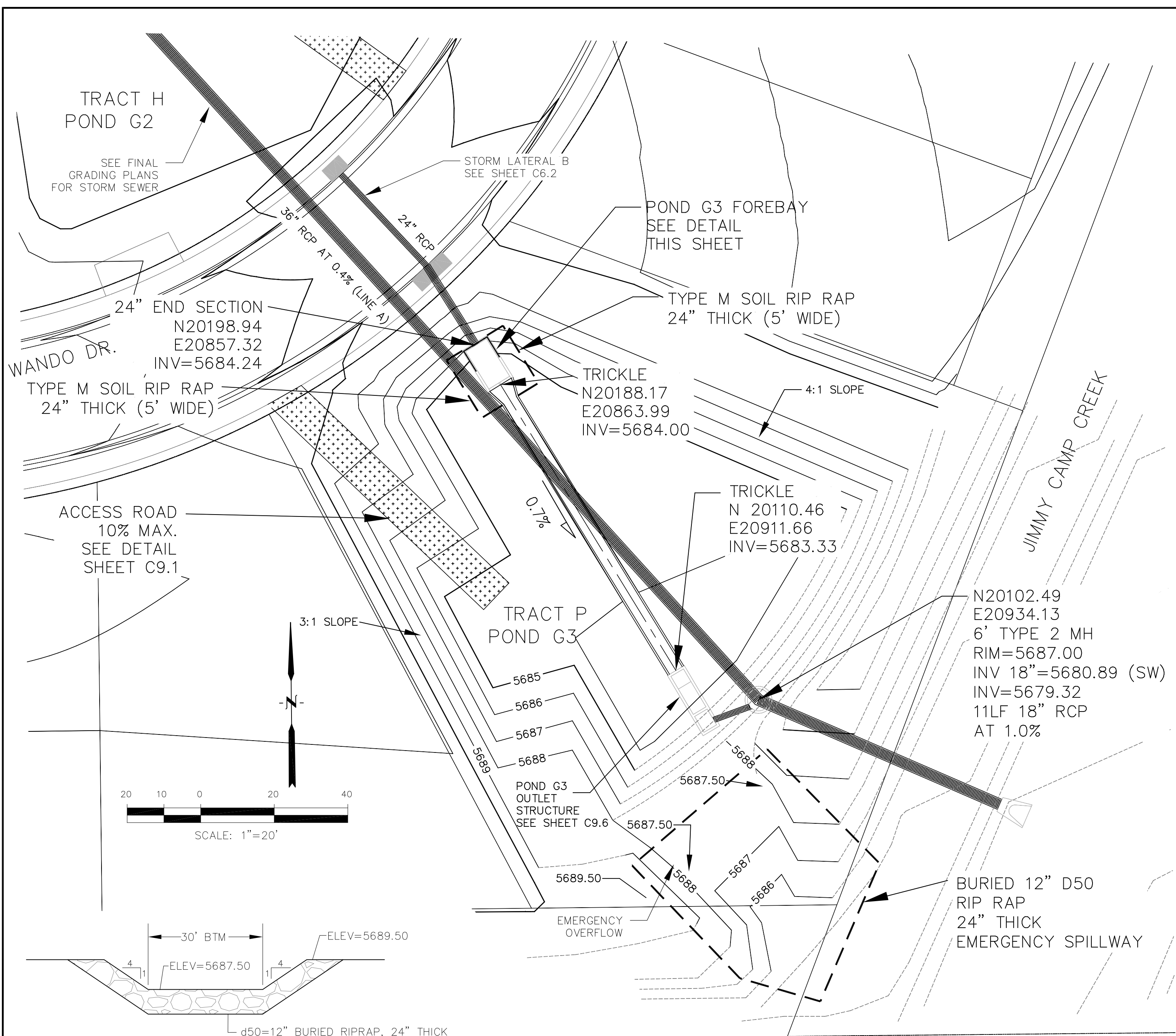
SEE POND  
CERTIFICATION FOR  
AS-BUILT INFORMATION  
ON POND GRADING

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

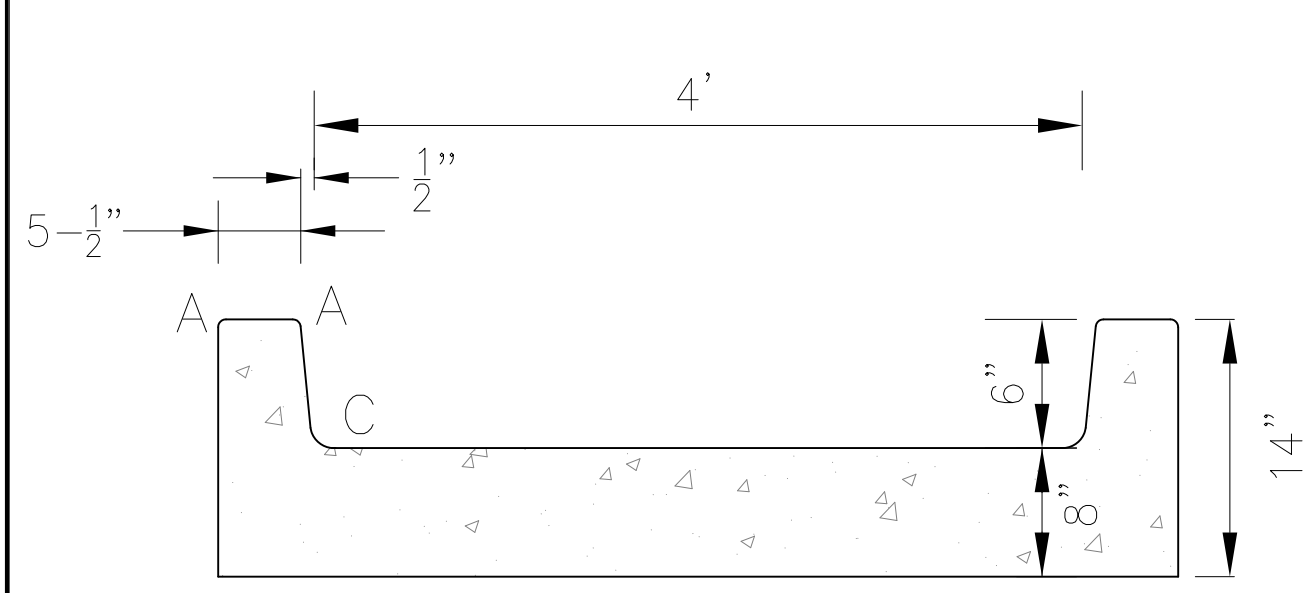
1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
2. GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE FOR THE MINIMUM LAP SPLICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE A TWO-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE, UNLESS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

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



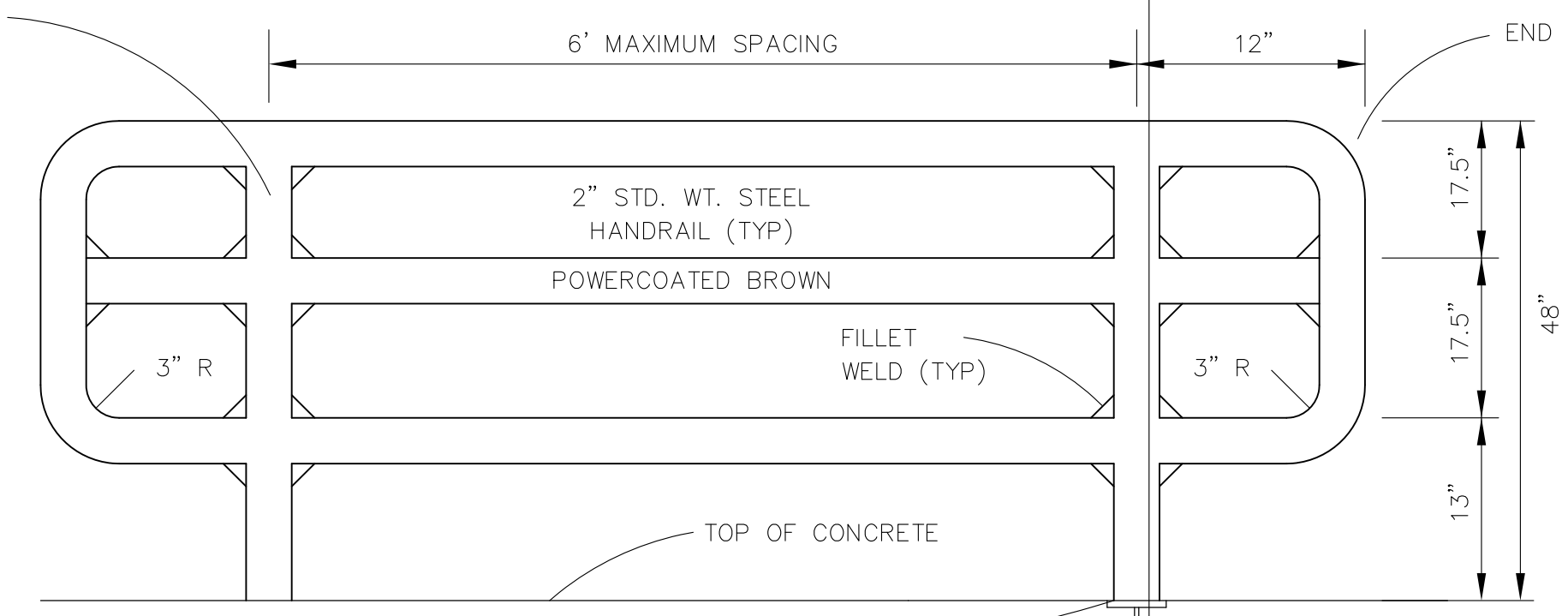


**EMERGENCY SPILLWAY DETAIL**  
SCALE: NTS

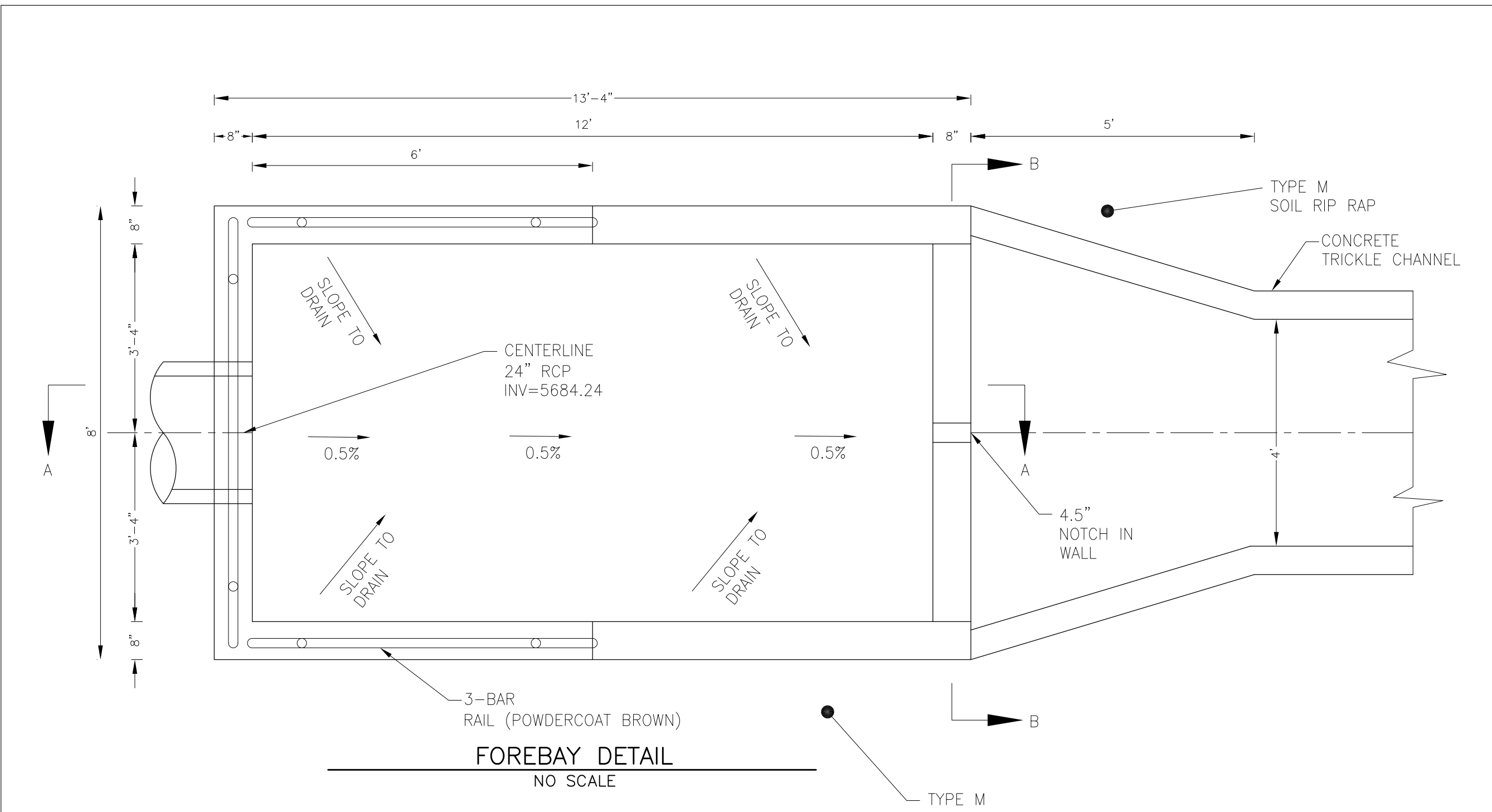


**TRICKLE CHANNEL DETAIL**  
NO SCALE

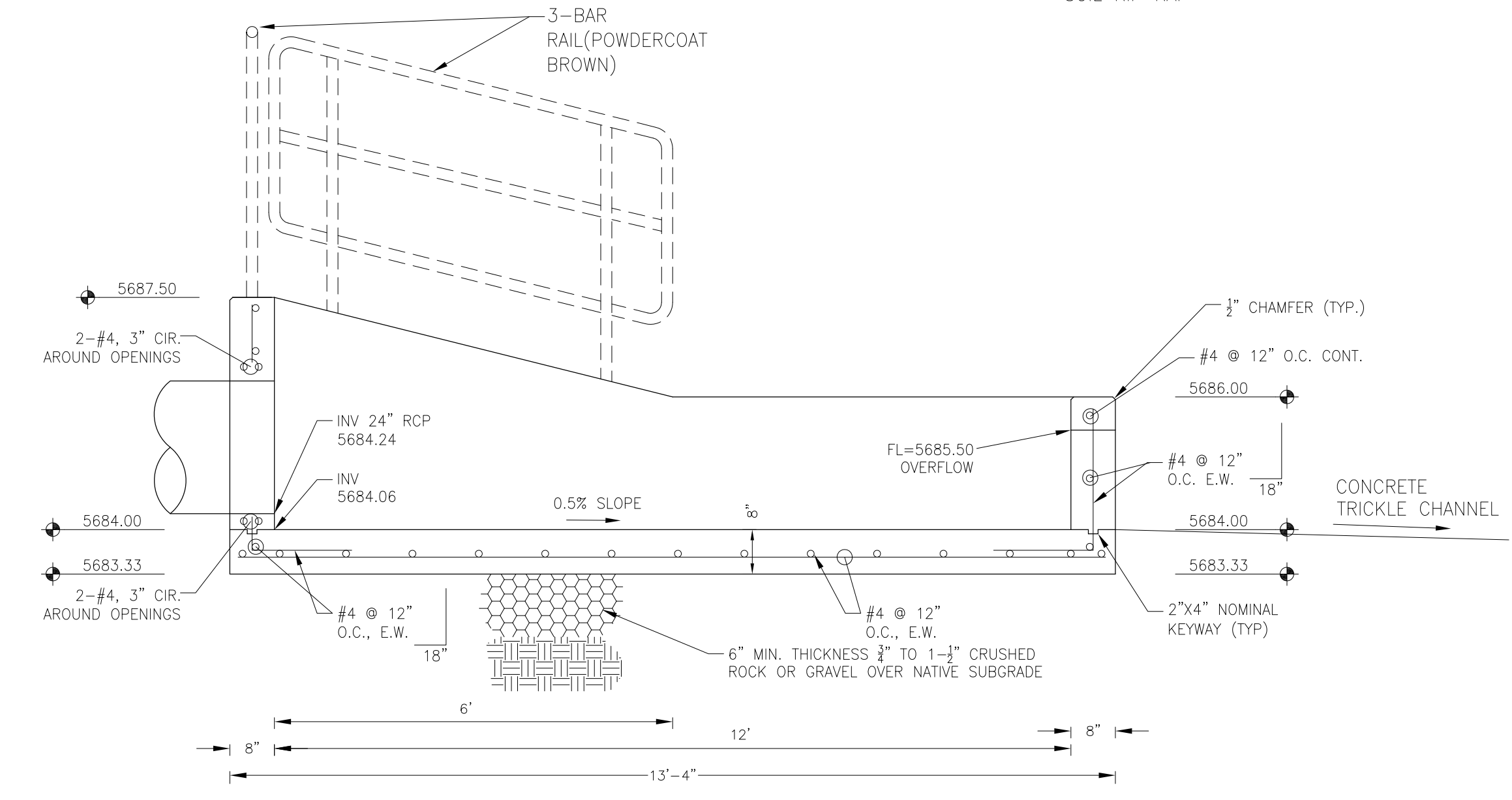
LENGTH FOR RADII	
A	= 1/2"
C	= 1-1/2"



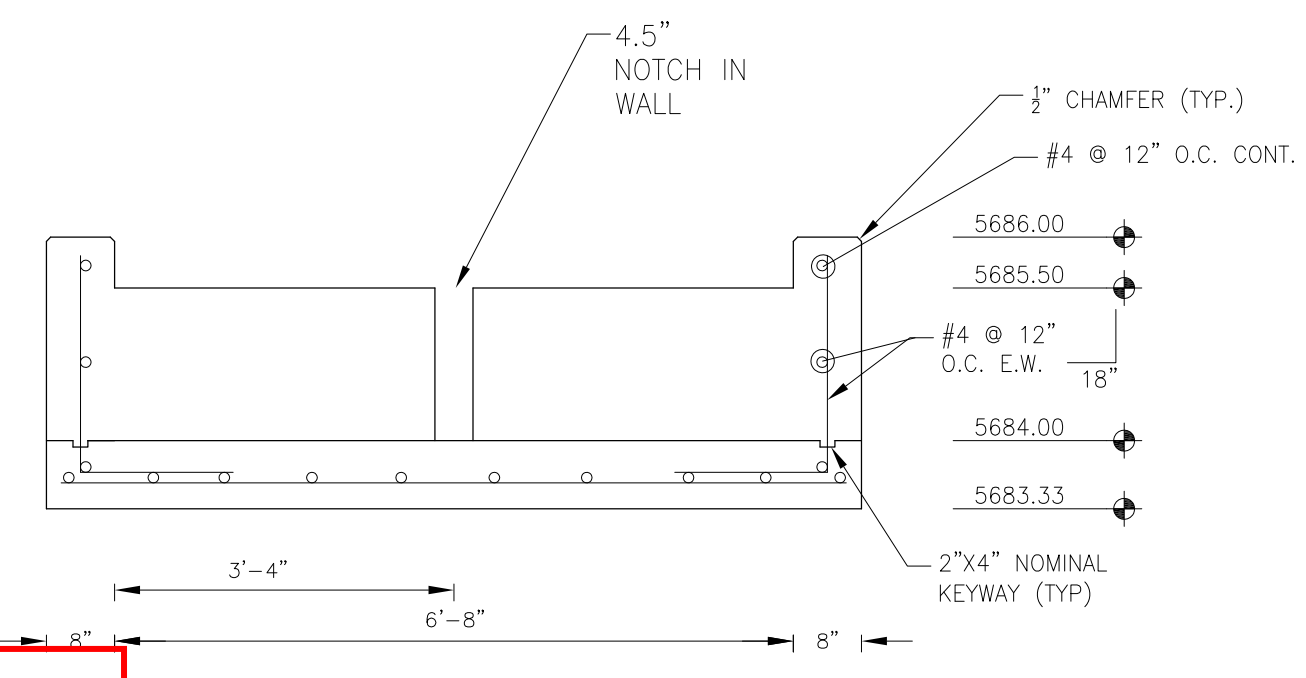
**3-BAR RAIL DETAIL**  
NO SCALE



**FOREBAY DETAIL**  
NO SCALE



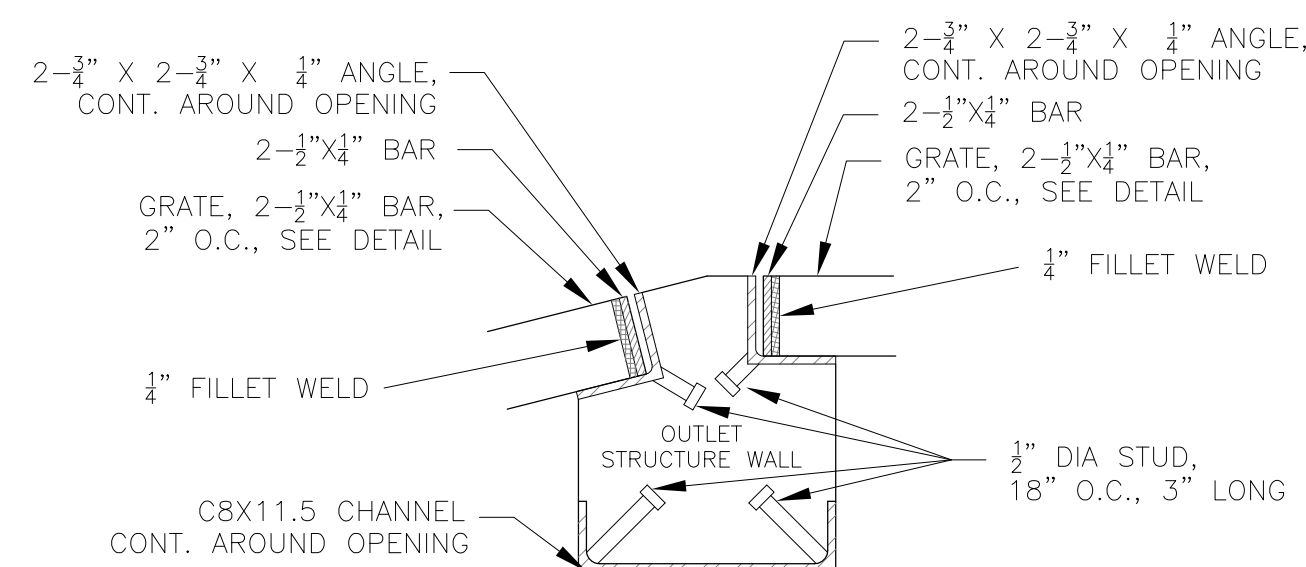
**FOREBAY SECTION A-A**  
NO SCALE



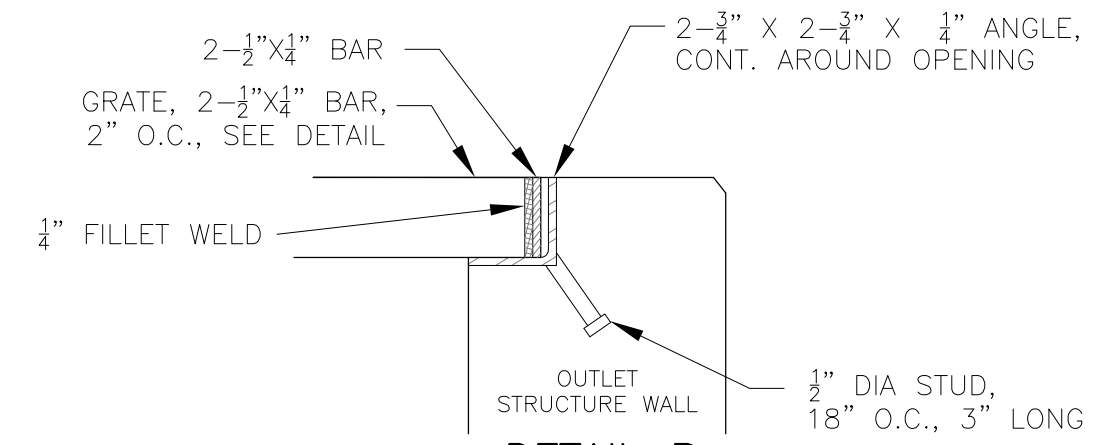
**FOREBAY SECTION B-B**  
NO SCALE

SEE POND CERTIFICATION FOR AS-BUILT INFORMATION ON POND GRADING

**POND G3 (DISTRICT)  
TRICKLE AND FOREBAY DETAILS**

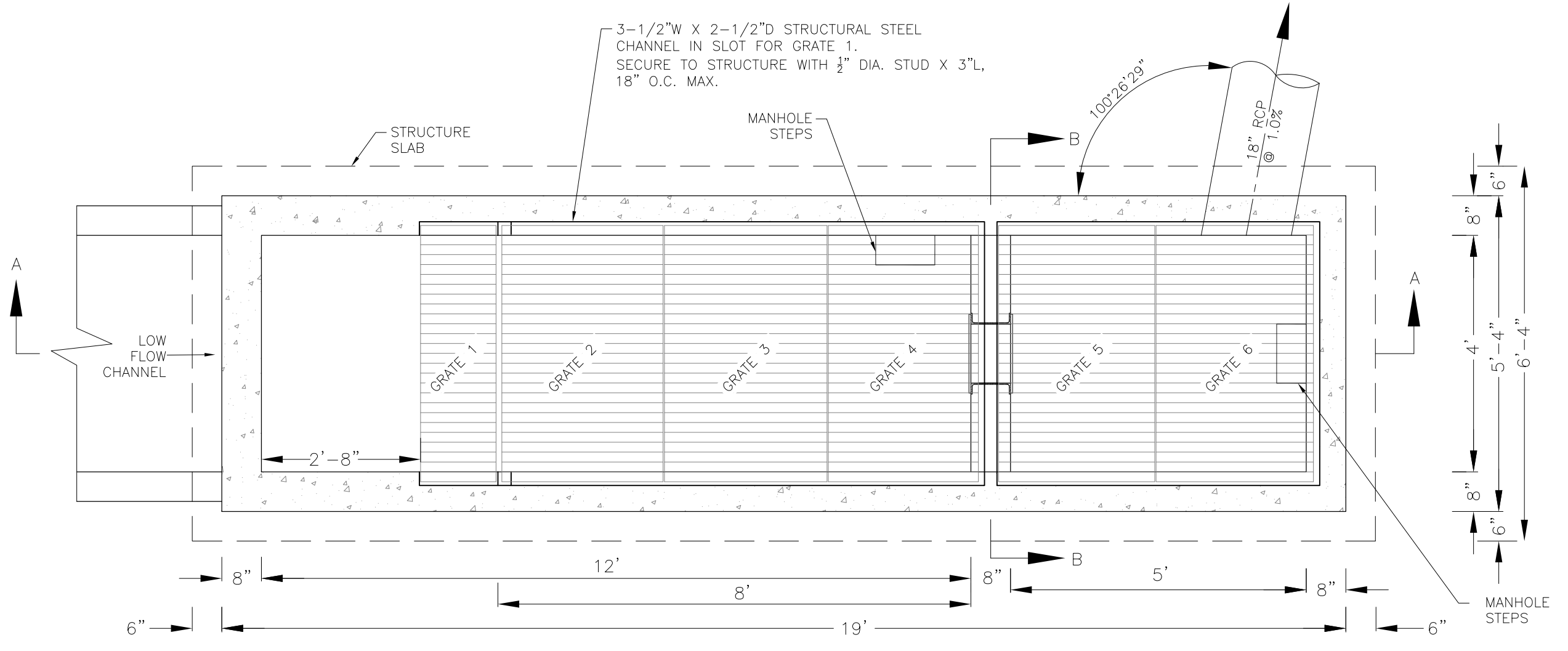
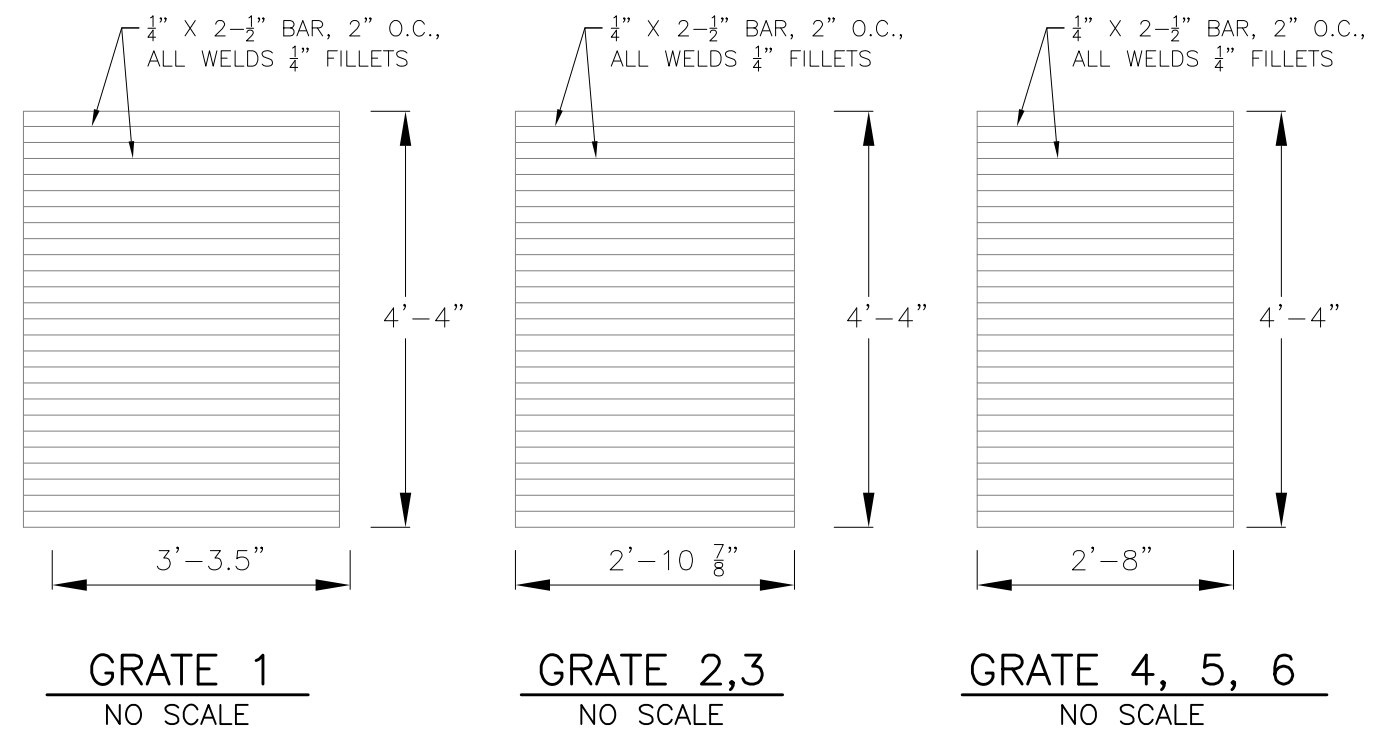


DETAIL A  
NO SCALE

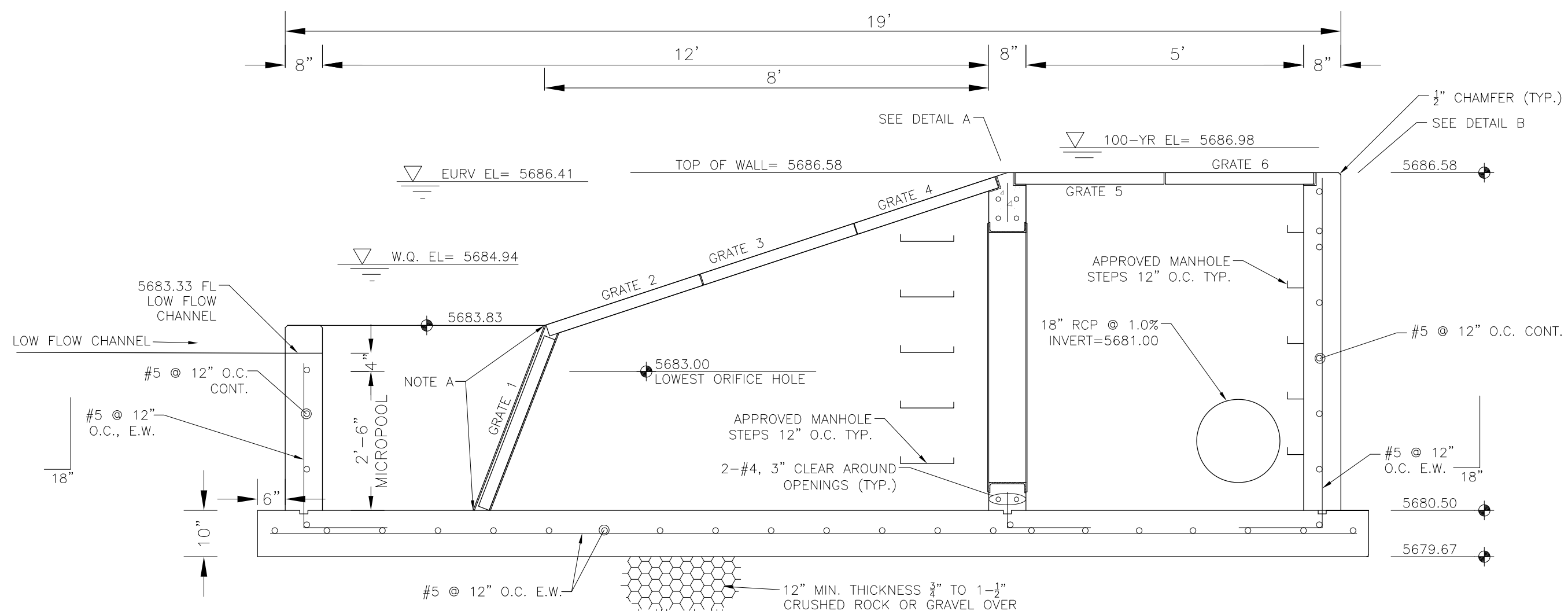


DETAIL B  
NO SCALE

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

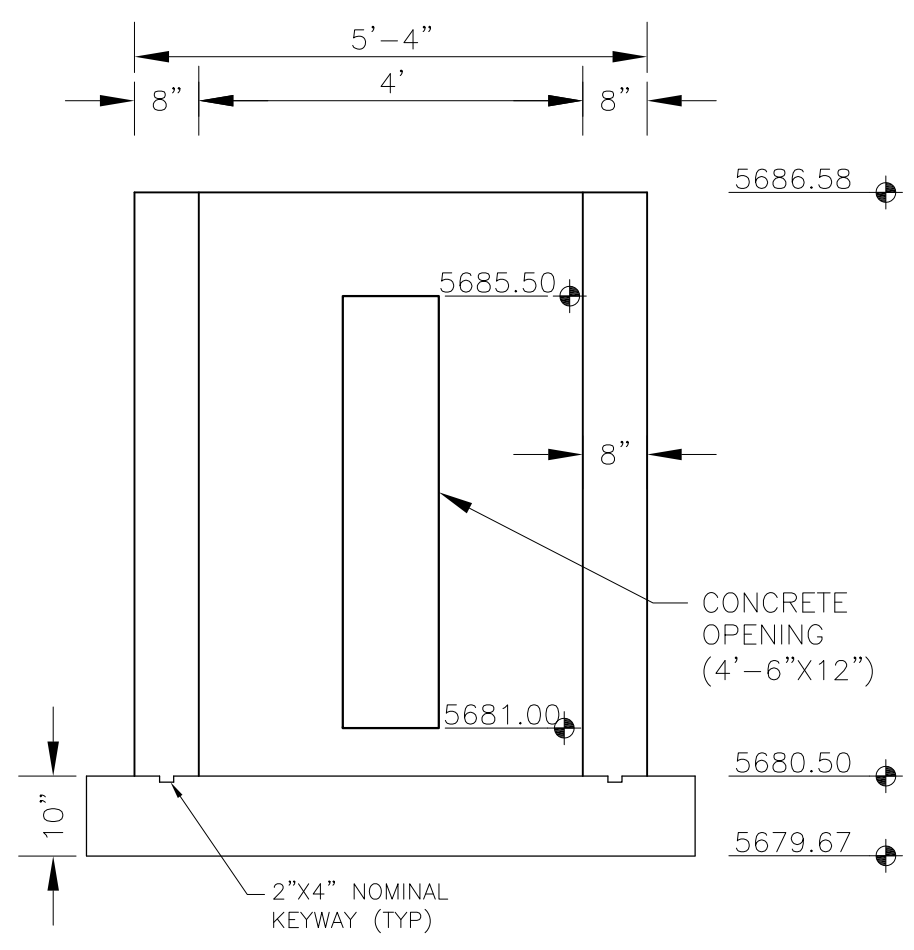


OUTLET STRUCTURE DETAIL - PLAN VIEW  
NO SCALE



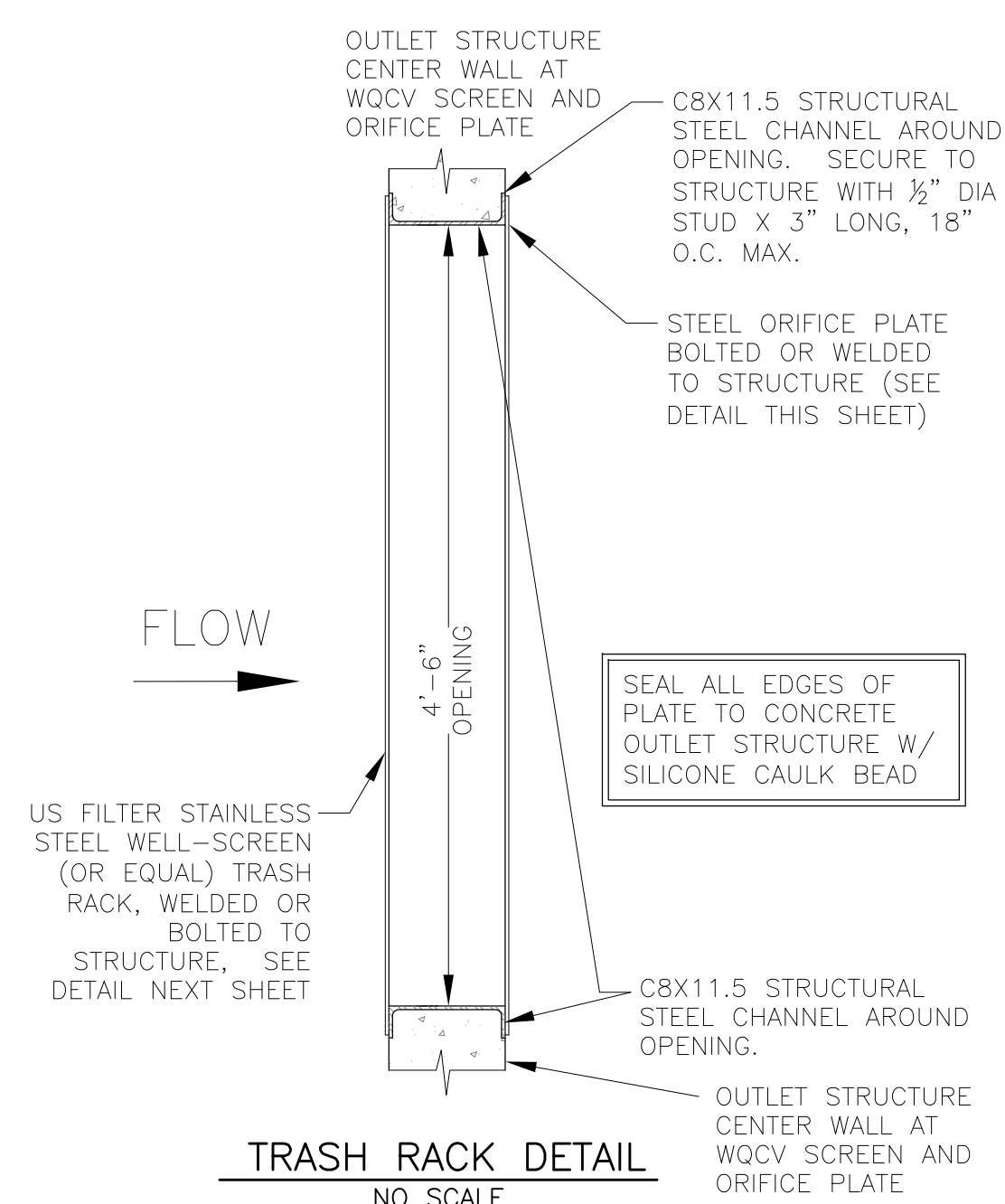
OUTLET STRUCTURE DETAIL - SECTION A-A  
NO SCALE

NOTE A:  
3-1/2\"/>

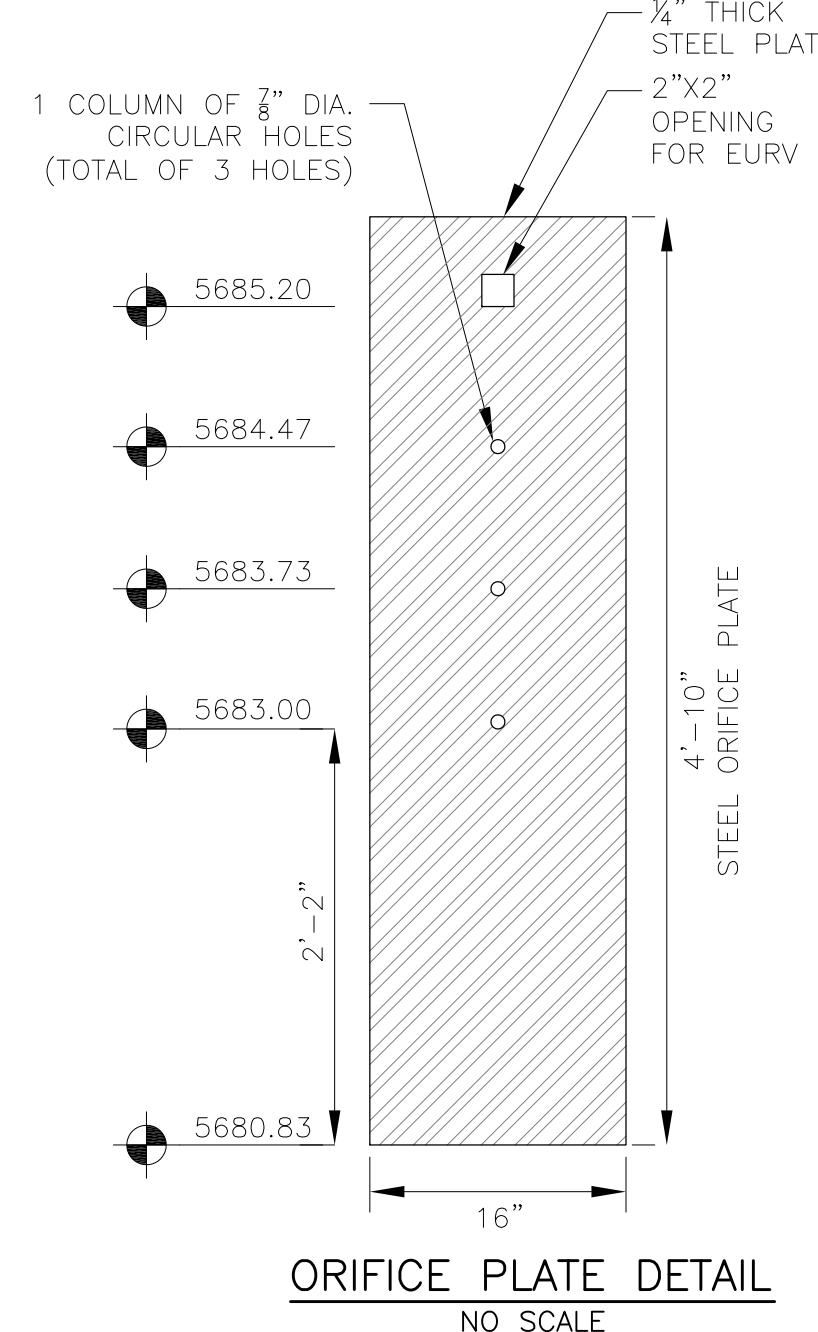


OUTLET STRUCTURE DETAIL - SECTION B-B  
NO SCALE

SEE POND  
CERTIFICATION FOR  
AS-BUILT INFORMATION  
ON POND GRADING



TRASH RACK DETAIL  
NO SCALE

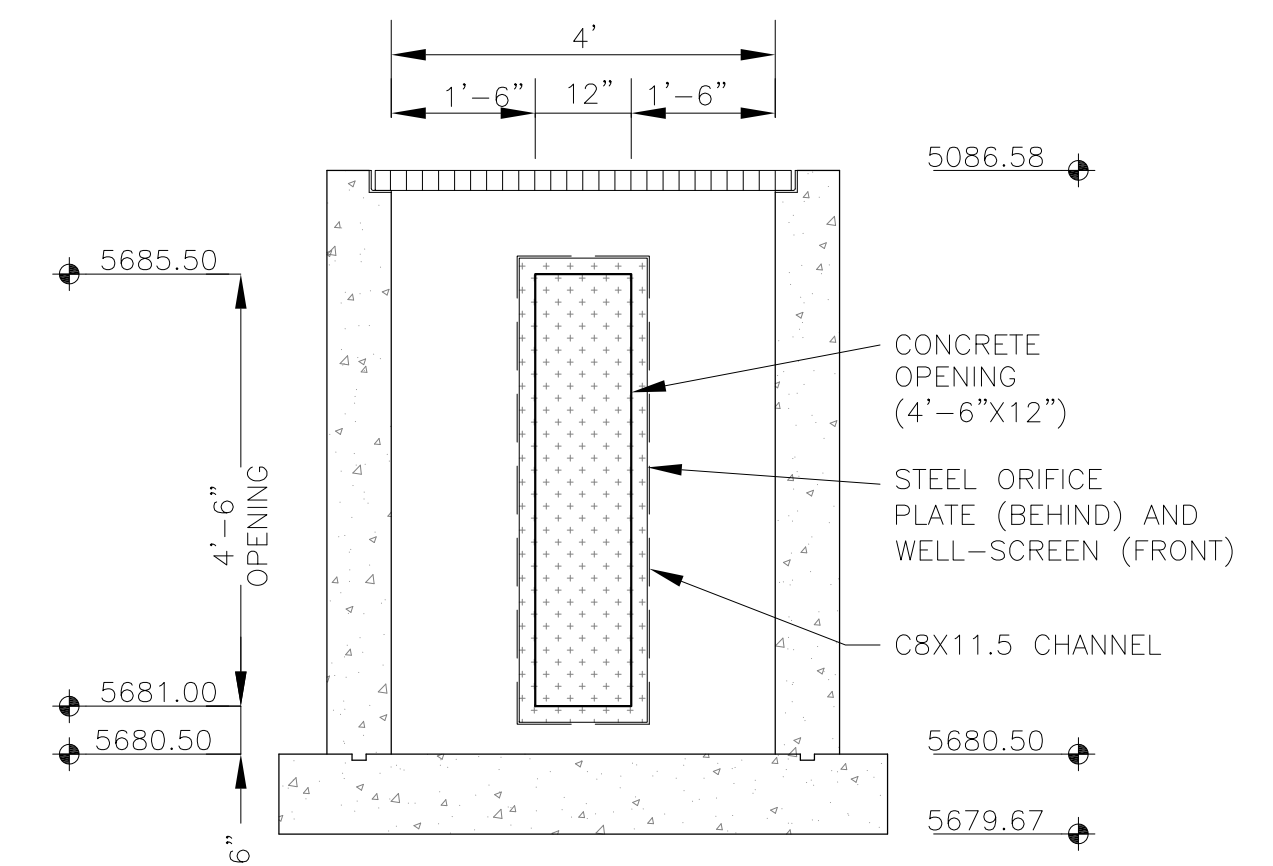


ORIFICE PLATE DETAIL  
NO SCALE

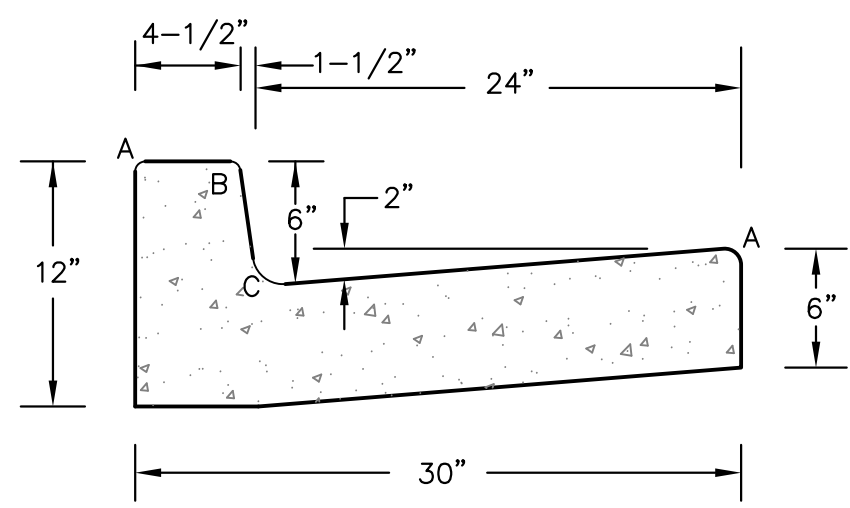
OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
2. 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.

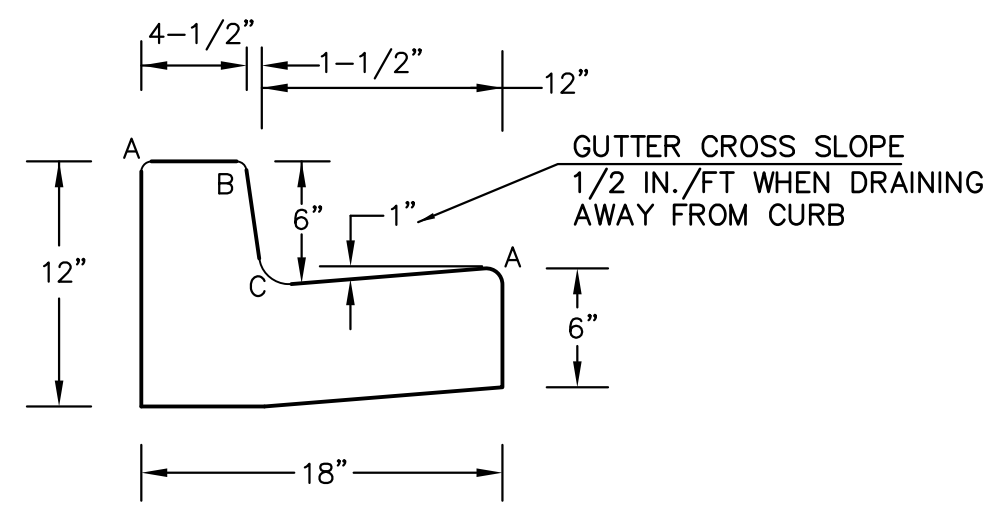
BAR SIZE	#4	#5	#6
MIN. SPLICE LENGTH	1'-3"	1'-7"	2'-0"
3. CONCRETE FOR THE OUTLET STRUCTURE AND FOREBAY SHALL BE CDOT CLASS D CONCRETE.
4. CONCRETE FOR DRAIN CHANNELS SHALL BE CDOT CLASS B CONCRETE
5. EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213. EXPANSION JOINT MATERIAL SHALL BE 1/2"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



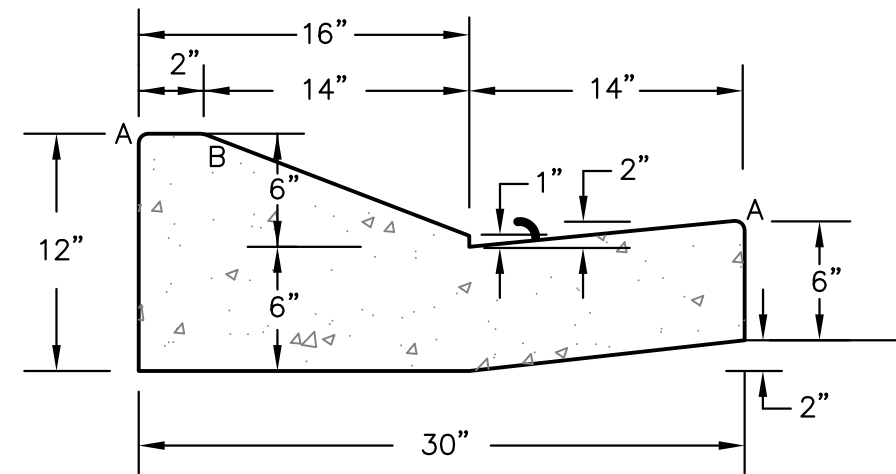
OUTLET STRUCTURE DETAIL - SECTION B-B  
NO SCALE



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



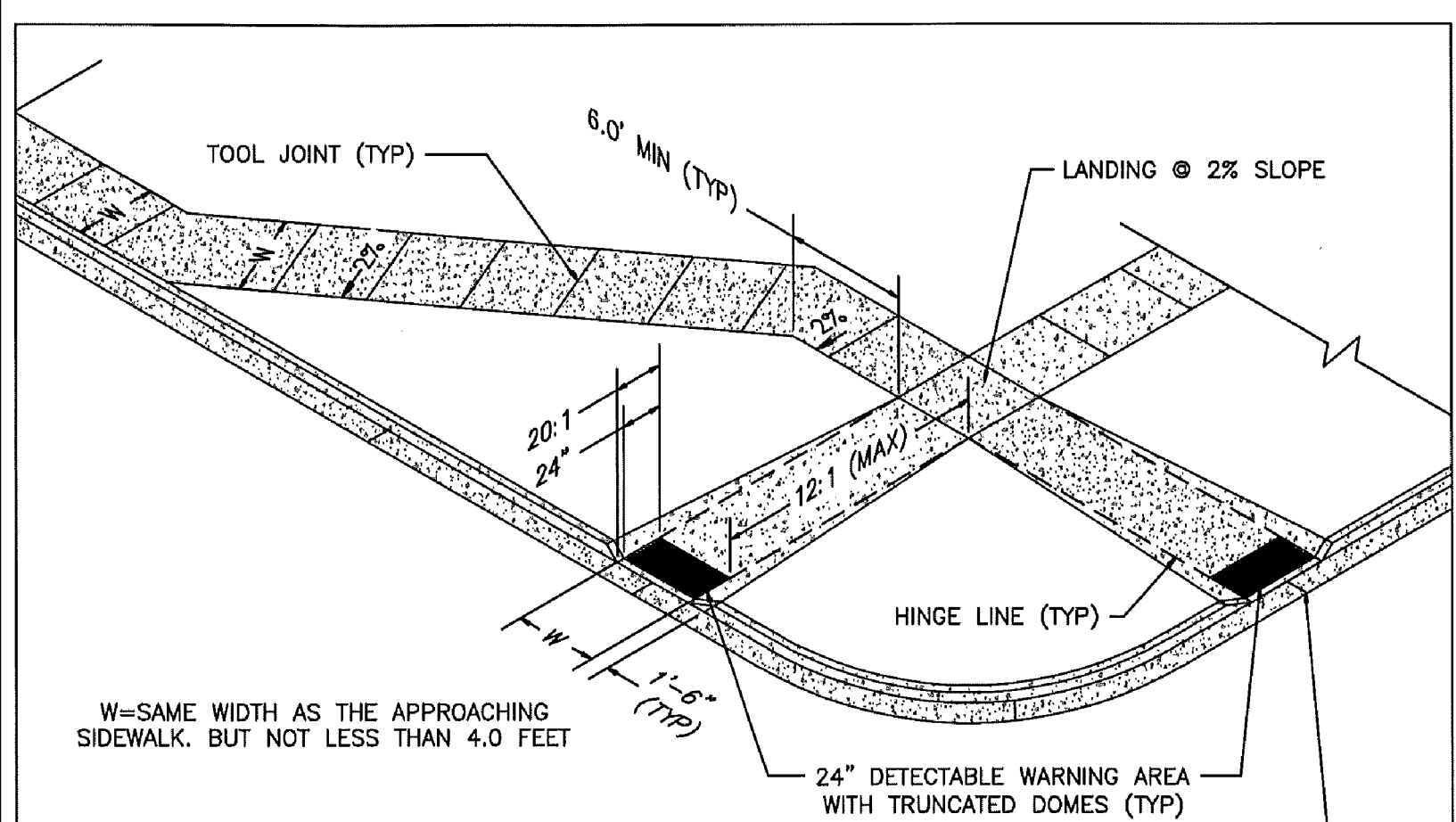
TYPE 'B'  
VERTICAL CURB AND GUTTER  
SCALE 1" = 1'-0"



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

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 RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
- AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.

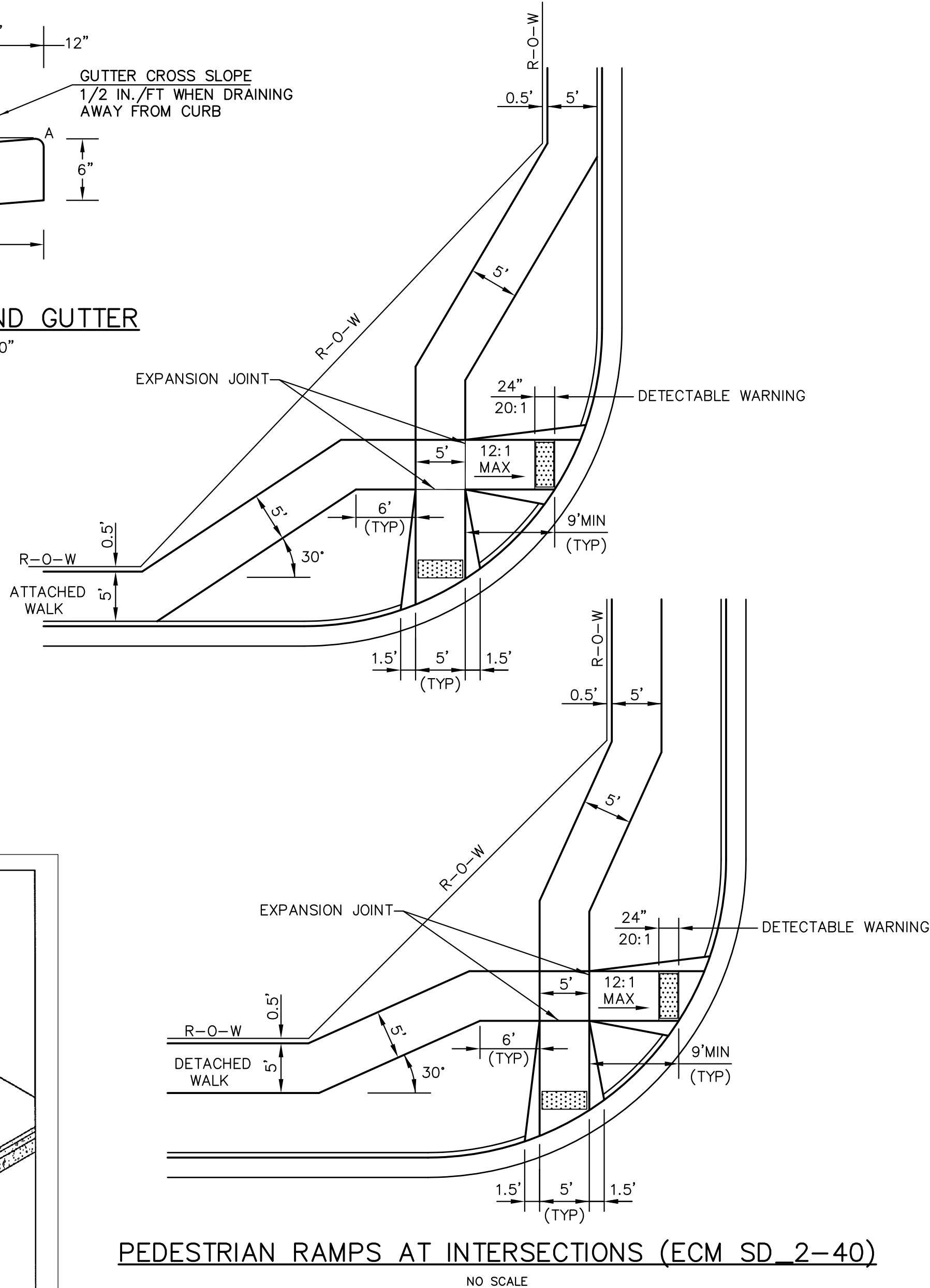
LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

GENERAL NOTES

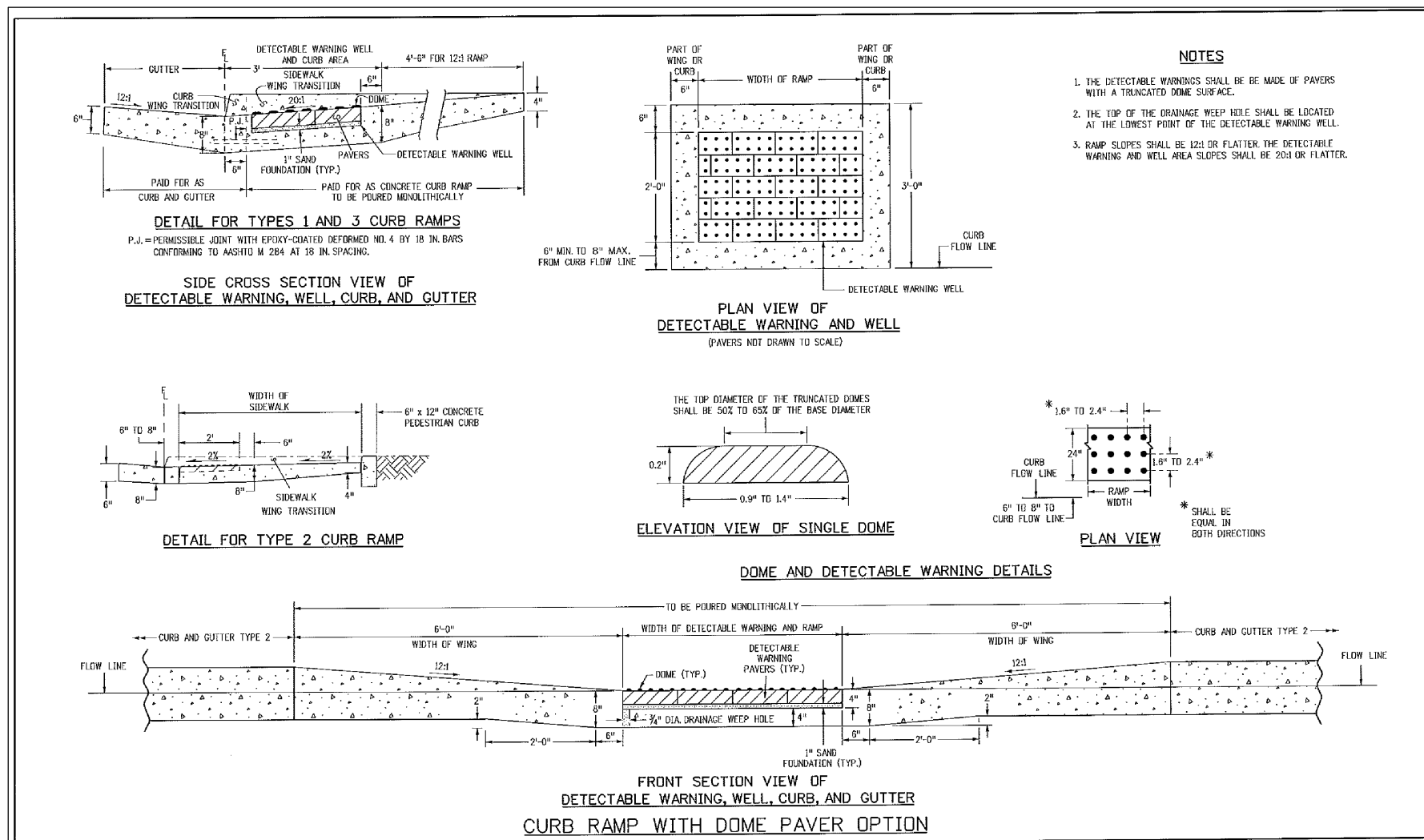
- WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
- PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING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



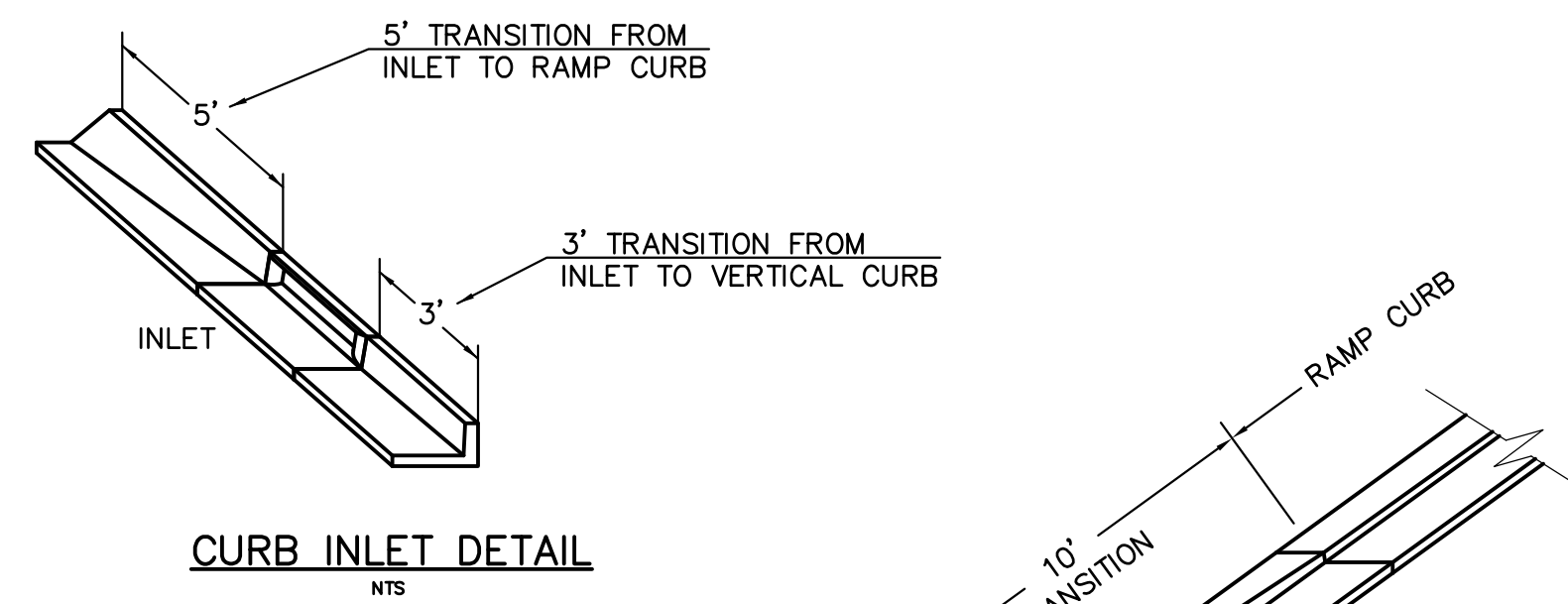
DATE APPROVED: 7/9/09 André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 1/18/11 FILE NAME: SD_2-41	PROJECT: Pedestrian Intersection Ramp Standard Drawing
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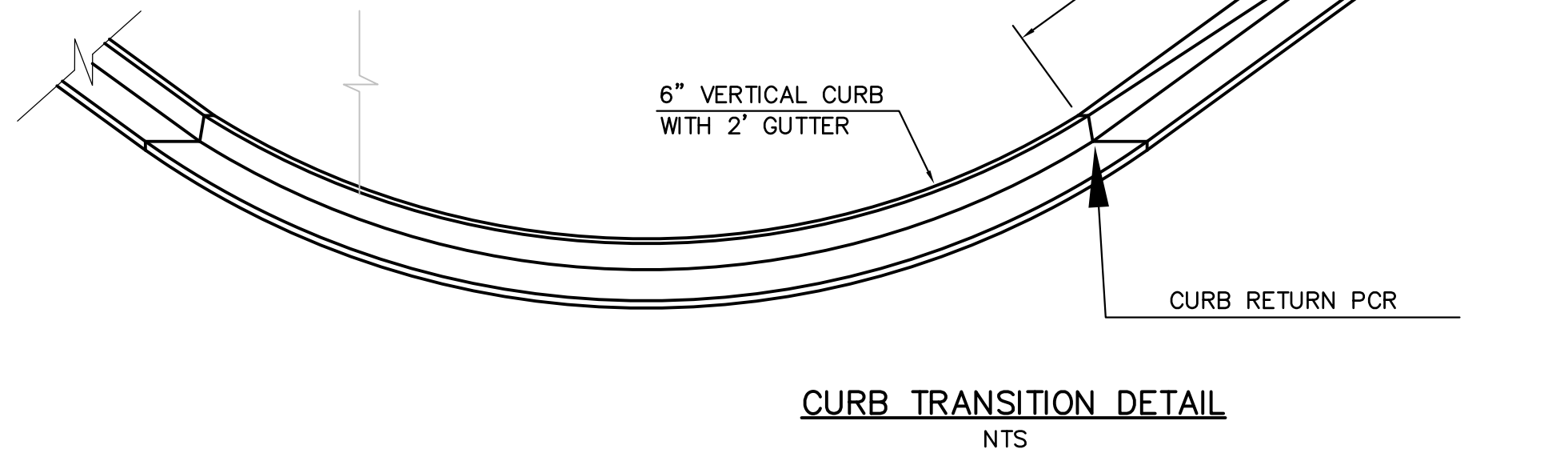
PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD 2-40)  
NO SCALE



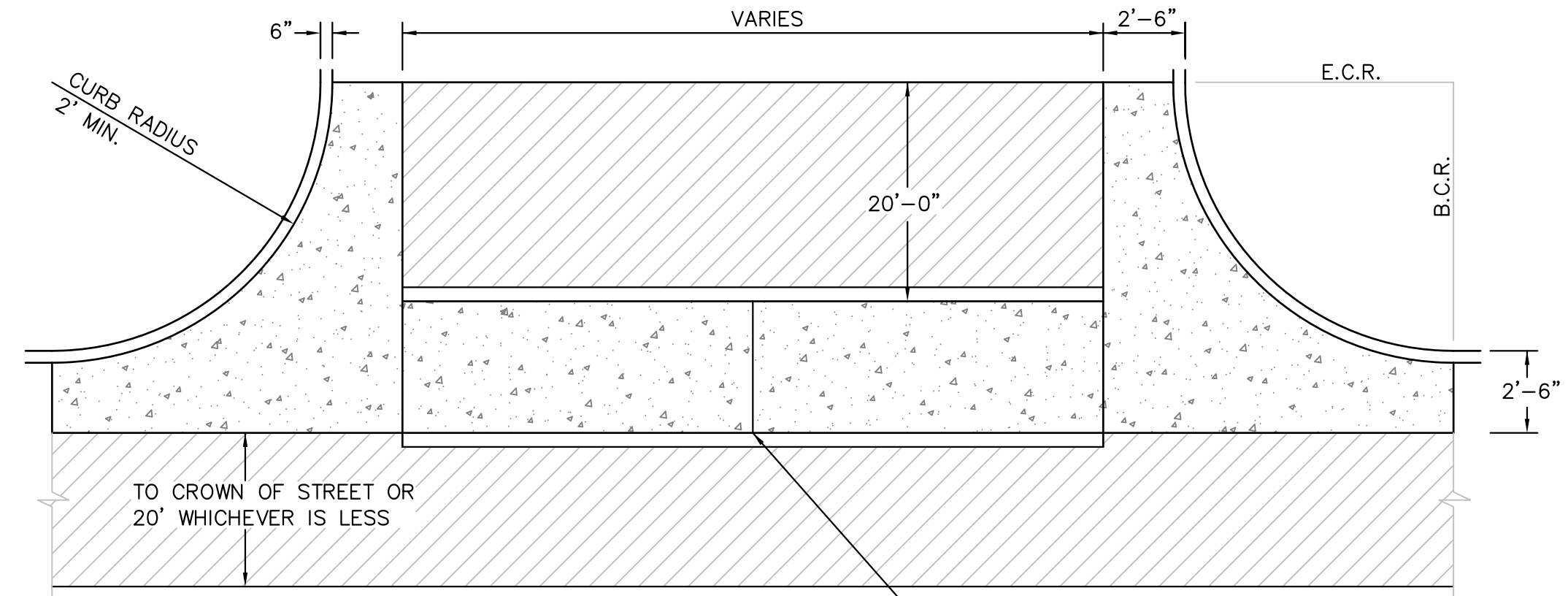
TRUNCATED DOME DETAILS (ECM SD 2-42)  
NO SCALE



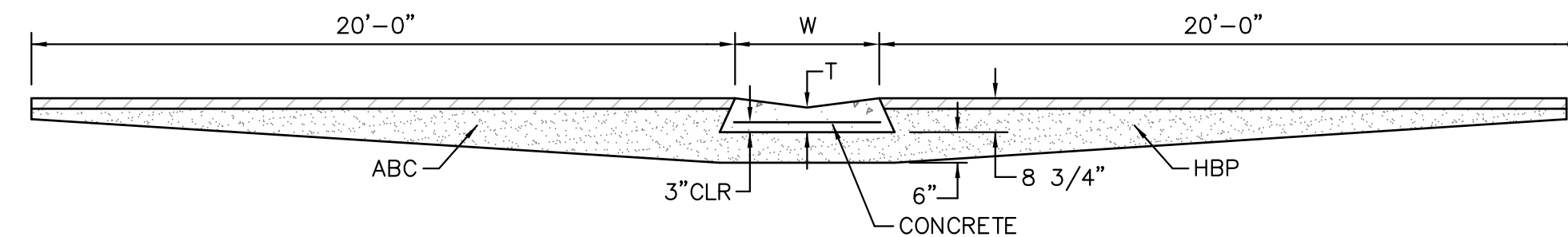
CURB INLET DETAIL  
NTS



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.

**AS-BUILT**  
STREET-STM  
FEB 14, 2023

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

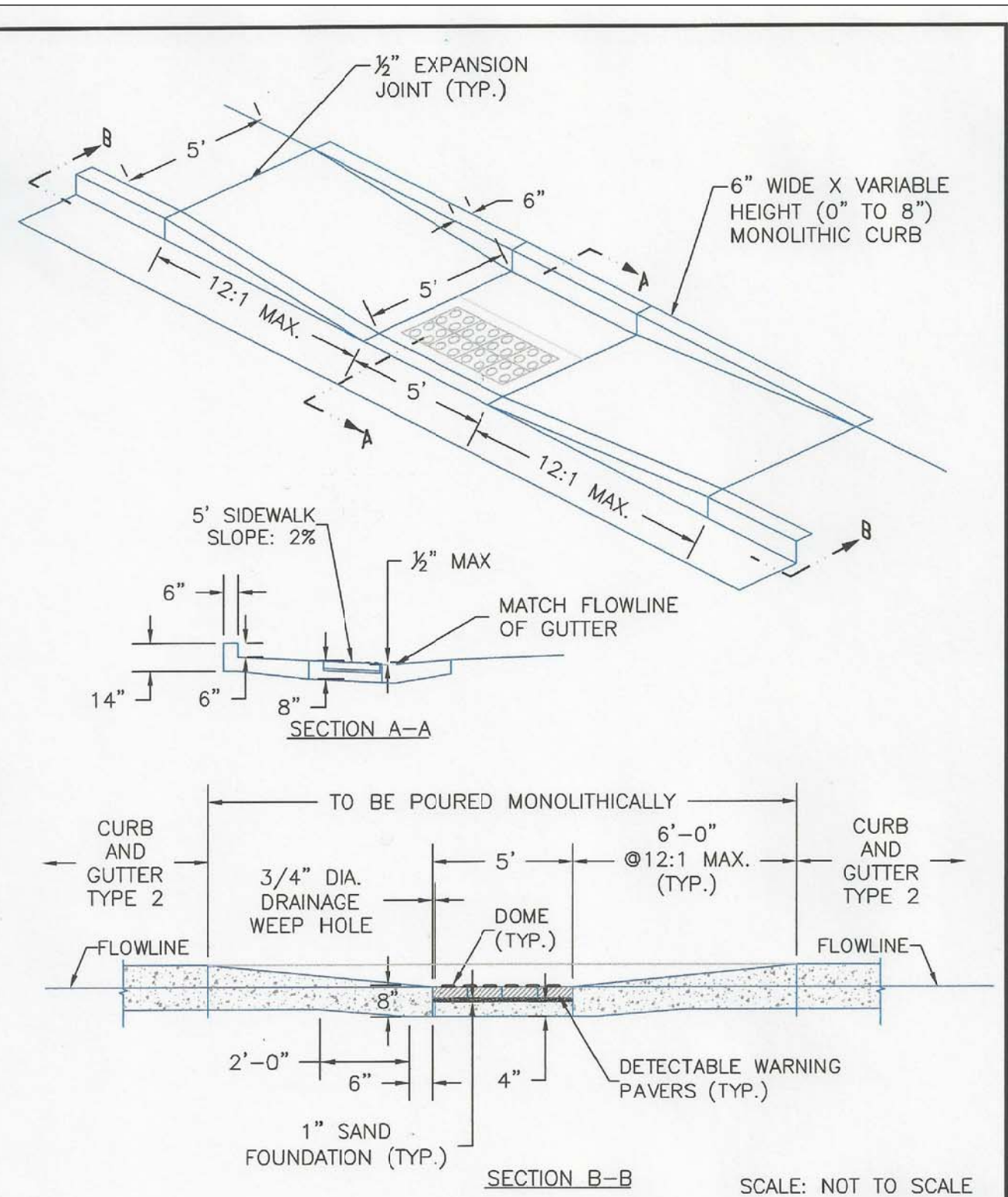
DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
PROJECT: CARRIAGE MEADOWS SOUTH  
212 N. WAHATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

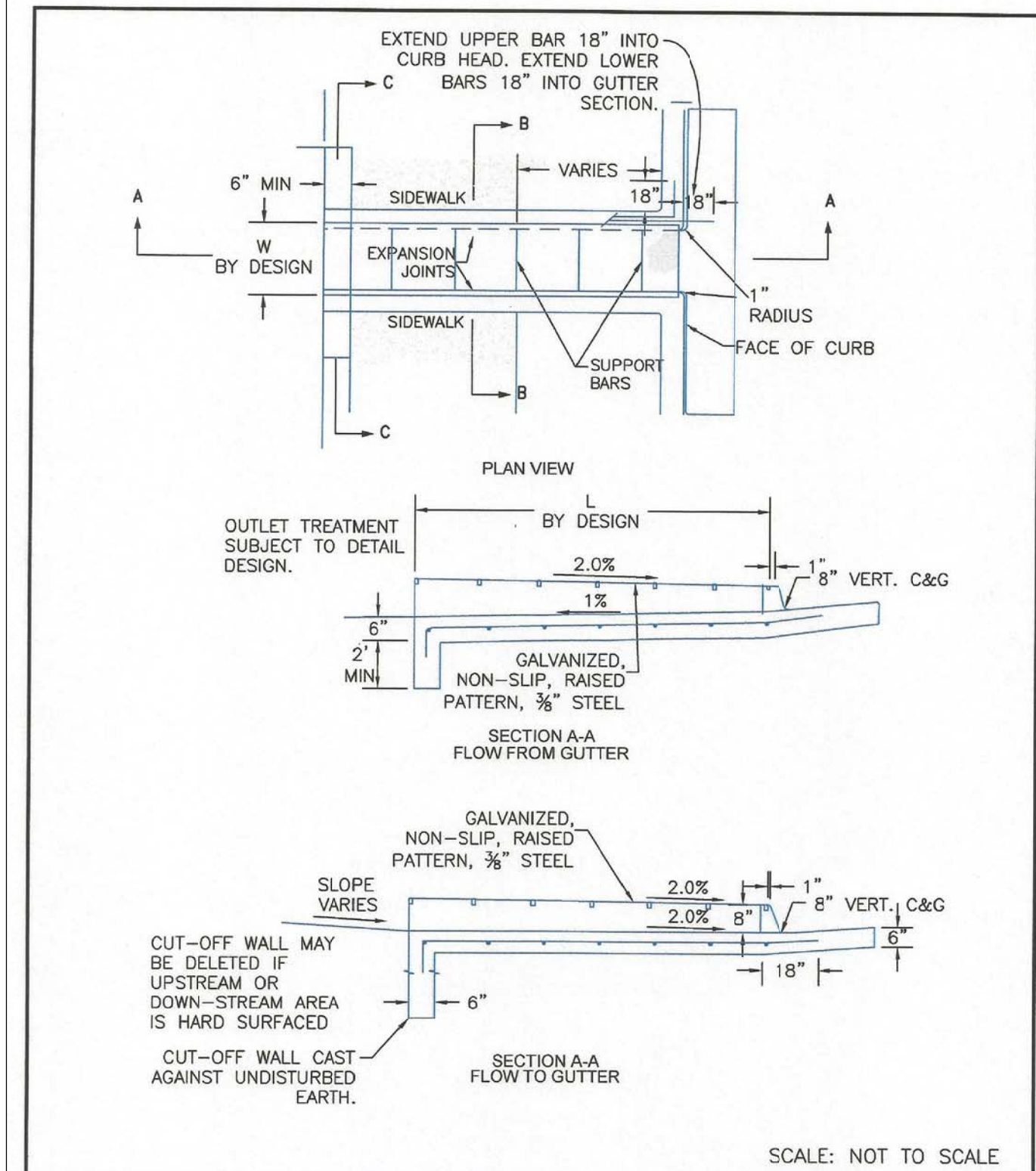
ROADWAY DETAIL SHEET

DATE AUGUST 28, 2017
PROJECT NO. 100.030
SHEET NUMBER C10.1
TOTAL SHEETS: 39

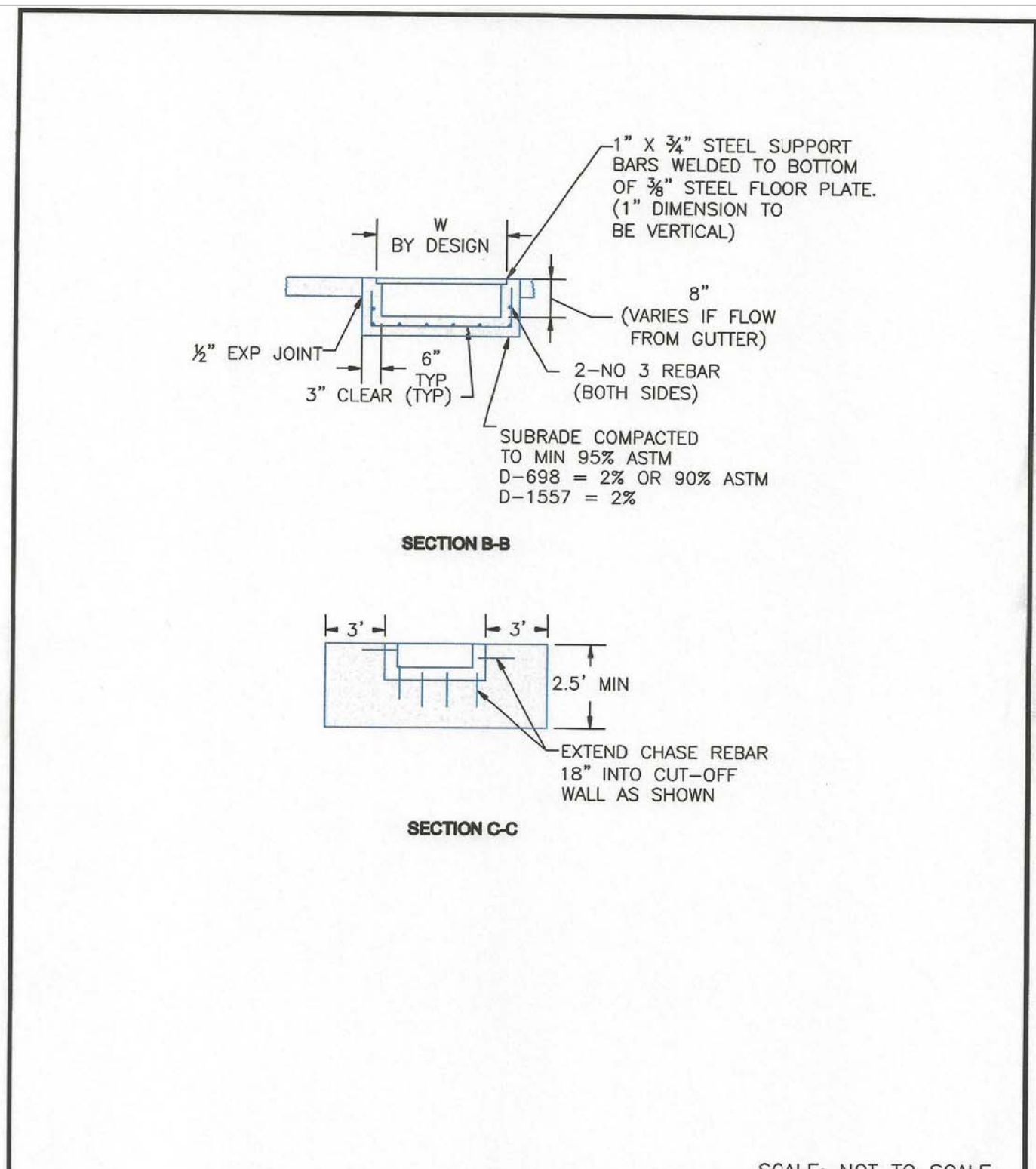




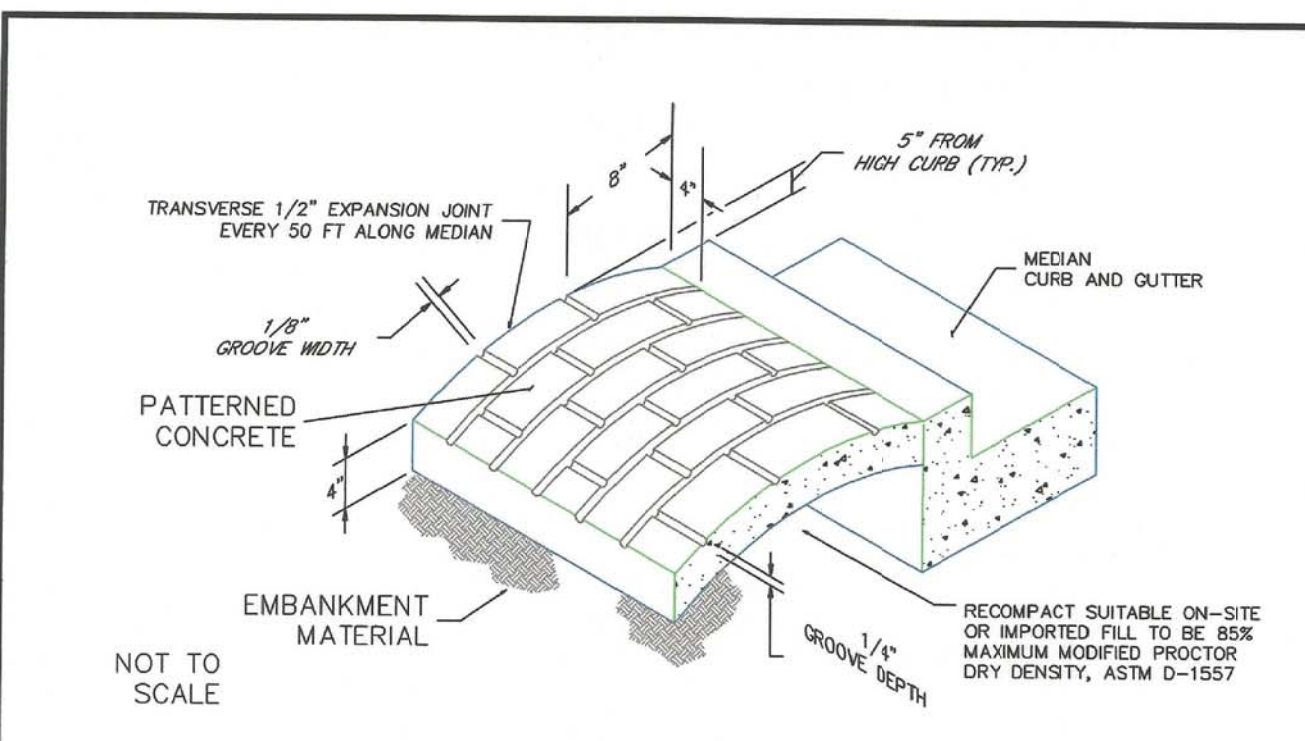
DATE APPROVED: 8/11/11	REVISION DATE: 12/8/15	FILE NAME: SD_2-50
APPROVED: André P. Brackin	REVISION: 12/8/15	FILE NAME: SD_2-50
DEPARTMENT OF TRANSPORTATION EL PASO COUNTY DEPARTMENT OF TRANSPORTATION		



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



DATE APPROVED: 8/11/11	REVISION DATE: 11/10/04	FILE NAME: SD_3-25A
APPROVED: André P. Brackin	REVISION: 11/10/04	FILE NAME: SD_3-25A
DEPARTMENT OF TRANSPORTATION EL PASO COUNTY 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 "Chromatic" 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 Gordon). 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	REVISION: 1/18/11	FILE NAME: SD_2-21
DEPARTMENT OF TRANSPORTATION EL PASO COUNTY DEPARTMENT OF TRANSPORTATION		

**AS-BUILT**  
STREET-STM  
FEB 14, 2023

<b>CORE ENGINEERING GROUP</b>	15004 1ST AVE. S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceeg.com
<b>CE</b>	DATE: _____
DESCRIPTION: _____	NO. _____
PROJECT: CARRIAGE MEADOWS SOUTH	DRAWN: RLS DESIGNED: RLS CHECKED: RLS
PREPARED FOR: CARRIAGE MEADOWS SOUTH	PROJECT NO. 100.030
212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK	SHEET NUMBER C10.3
FONTAINE BLVD. CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO	TOTAL SHEETS: 39