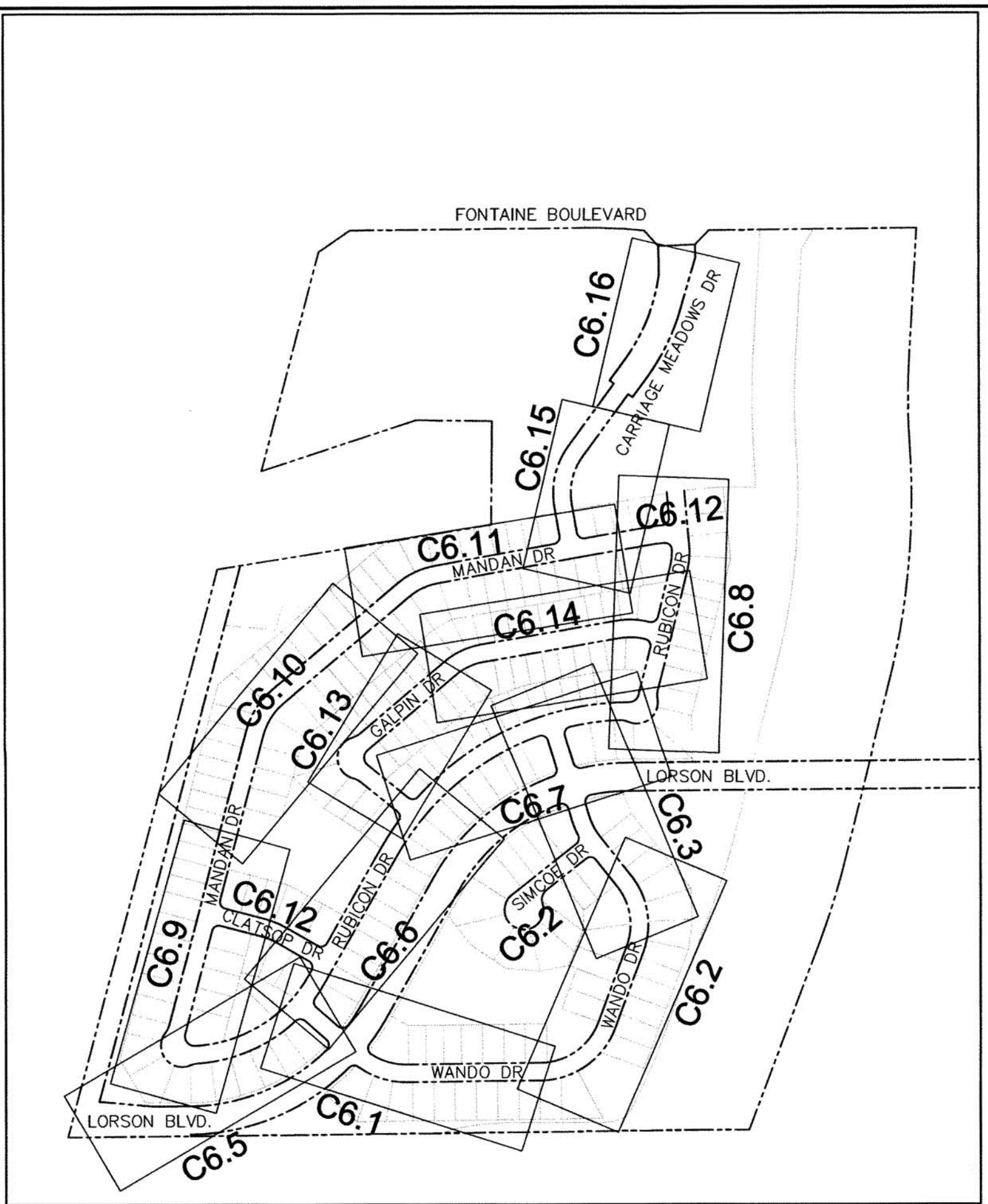


CONSTRUCTION PLANS
FOR
**CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FILING NO. 1**
STREET, STORM SEWER, AND POND
CONSTRUCTION PLANS



Know what's below.
Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES



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

BUSINESS NAME LORSON, LLC
BY [Signature] DATE 8/30/17
TITLE Authorized Signing Agent
ADDRESS 212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, CO 80903

CORE ENGINEERING GROUP
15004 1ST AVE. S. #5306
BURNSVILLE, MN 55306
PHONE: 763-893-1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceng1.com

PROJECT: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1
FONTAINE BLVD. - CARRIAGE MEADOWS DR EL PASO COUNTY, COLORADO

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

DATE: _____
DESCRIPTION: _____
NO: _____

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

WATER / SANITARY
WIDEFIELD WATER AND SANITATION DISTRICT
37 WIDEFIELD BLVD.
SECURITY, CO 80911
719-390-7111

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

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

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

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

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

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

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

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

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

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

LEGEND

	SUBDIVISION BOUNDARY
	EXISTING AND PROPOSED RIGHT OF WAY
	EXISTING AND PROPOSED LOT LINES
	EXISTING AND PROPOSED EASEMENTS
	STREET CENTERLINE
	PROPOSED CURB AND GUTTER
	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING 24" SANITARY SEWER
	EXISTING GASMAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING CABLE TV
	EXISTING PHONE OR FIBER OPTIC
	EXISTING STORM DRAIN
	PROPOSED STORM SEWER
	EXISTING MANHOLES
	PROPOSED SANITARY AND STORM MANHOLES
	EXISTING AND PROPOSED WATERMAIN VALVES
	EXISTING AND PROPOSED FIRE HYDRANT
	EXISTING UTILITY POLE
	PROPOSED STORM SEWER INLET
	LIMITS OF CONSTRUCTION

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

CONSTRUCTION APPROVAL
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUALS VOLUME 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED. CONSTRUCTION DOCUMENTS WILL BE VALID FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER.

Approved
By: Jennifer Irvine, County Engineer
Date: 09/07/2017 DATE
El Paso County Department of Public Works

JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR
CONDITIONS:

ENGINEER'S APPROVAL
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

**COVER SHEET
STREET, STORM SEWER AND POND
CONSTRUCTION PLANS**

DATE
AUGUST 28, 2017

PROJECT NO.
100.030

SHEET NUMBER
C1.1

TOTAL SHEETS: **39**

SF 17-011

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**

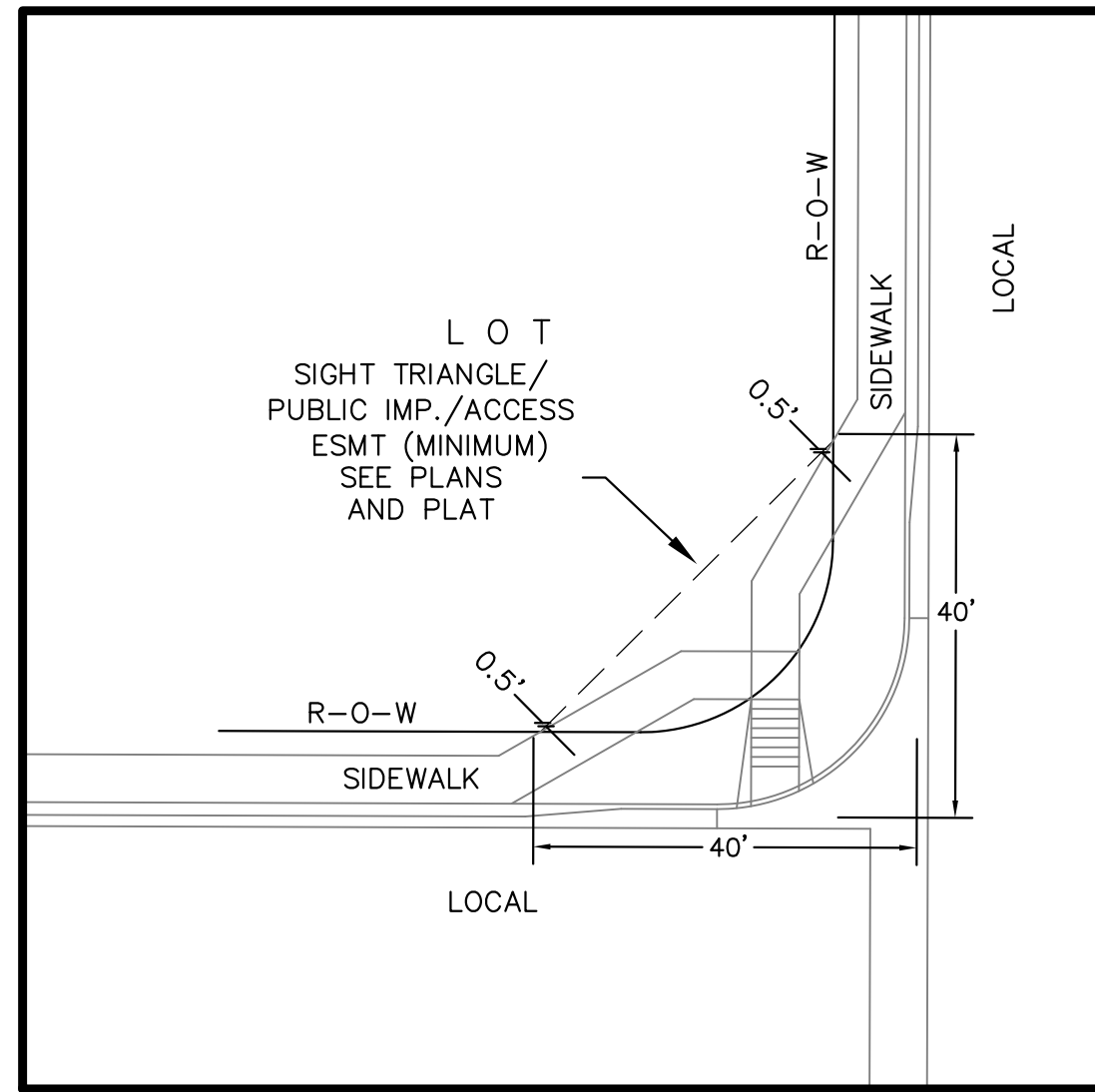
PREPARED FOR:
LORSON, LLC
212 N. WABASH AVE. SUITE 301
COLORADO SPRINGS, CO 80903
CONTACT: JEFF MARK

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



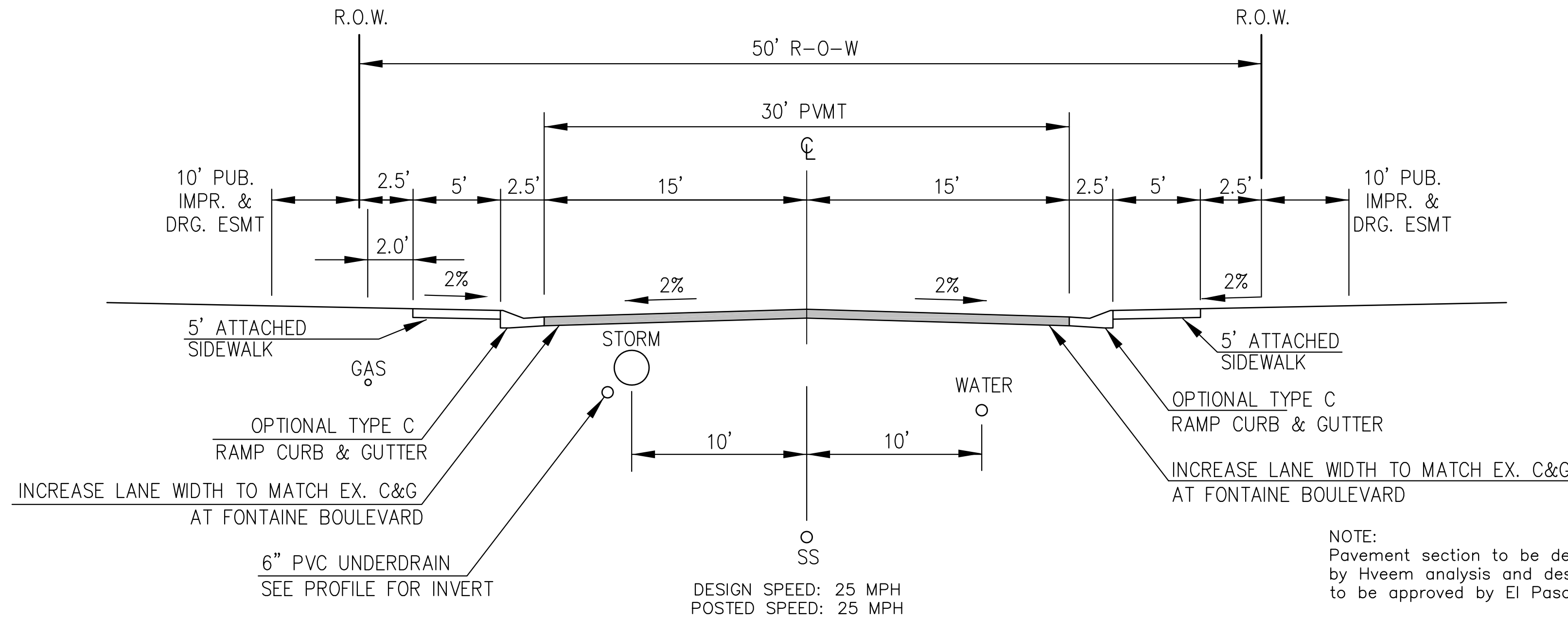
CORE ENGINEERING GROUP

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

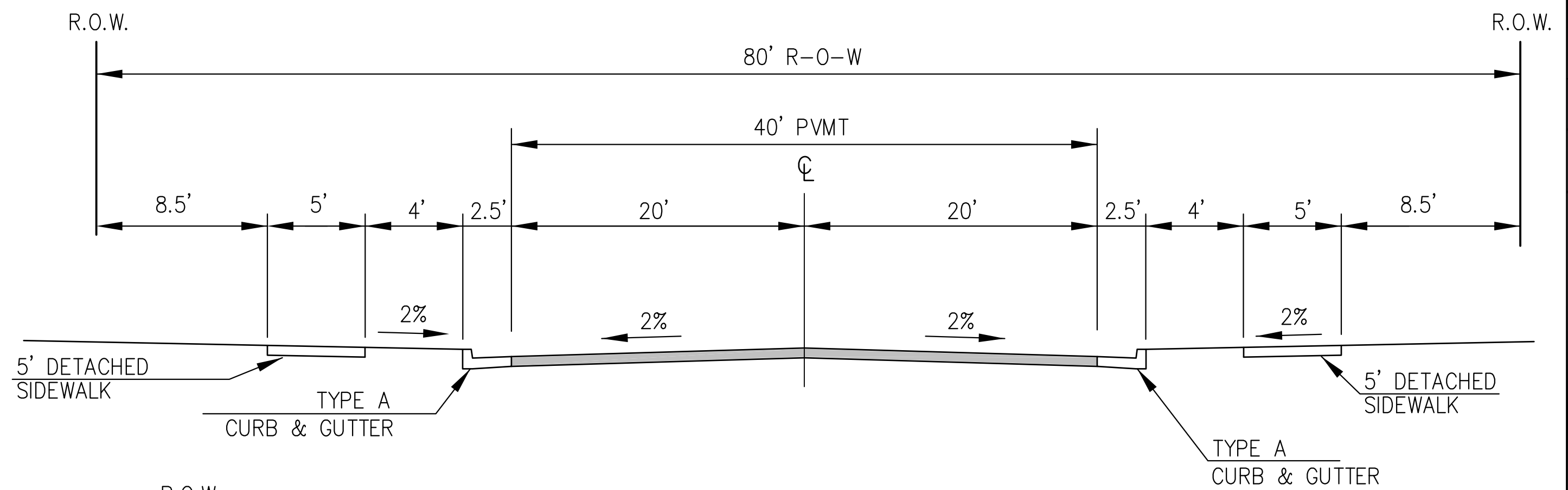
NOTE:
ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE
SIDEWALK ENCLOSES INTO THE PRIVATE LOTS. SEE CONSTRUCTION DRAWINGS
AND THE FINAL PLAT. SEE CONSTRUCTION DRAWINGS AND PLAT FOR SIGHT TRIANGLES



**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)

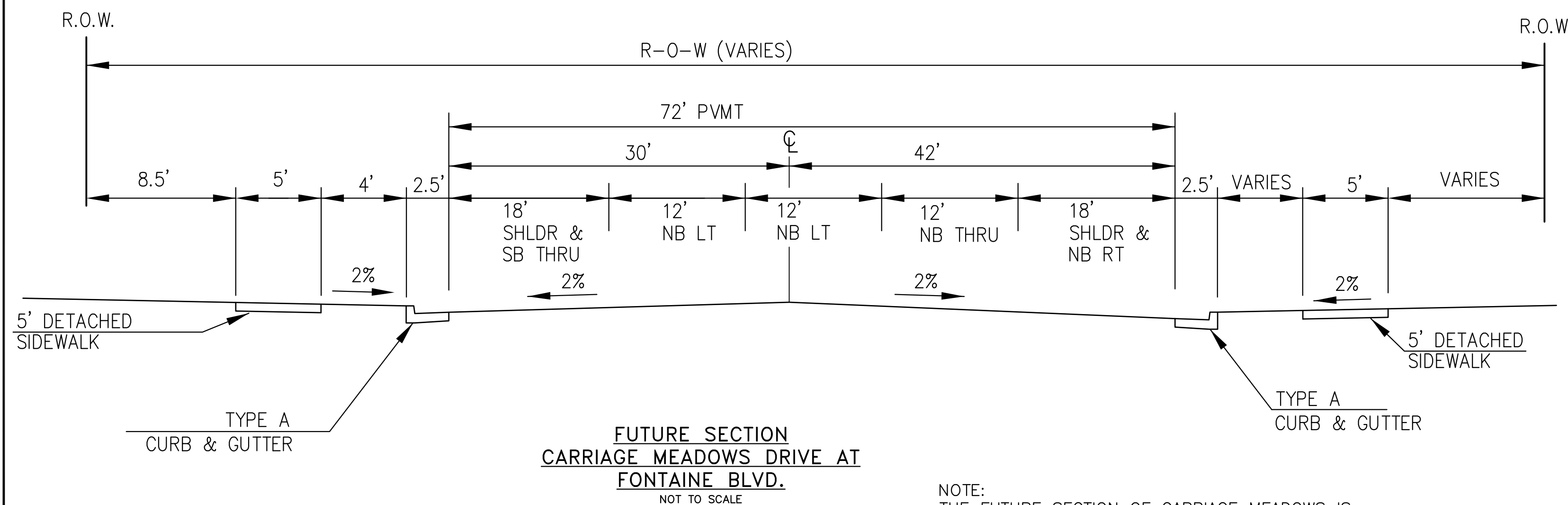
NOTE:
Pavement section to be determined
by Hveem analysis and design. Design
to be approved by El Paso County PCD and Engineering



DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH

**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

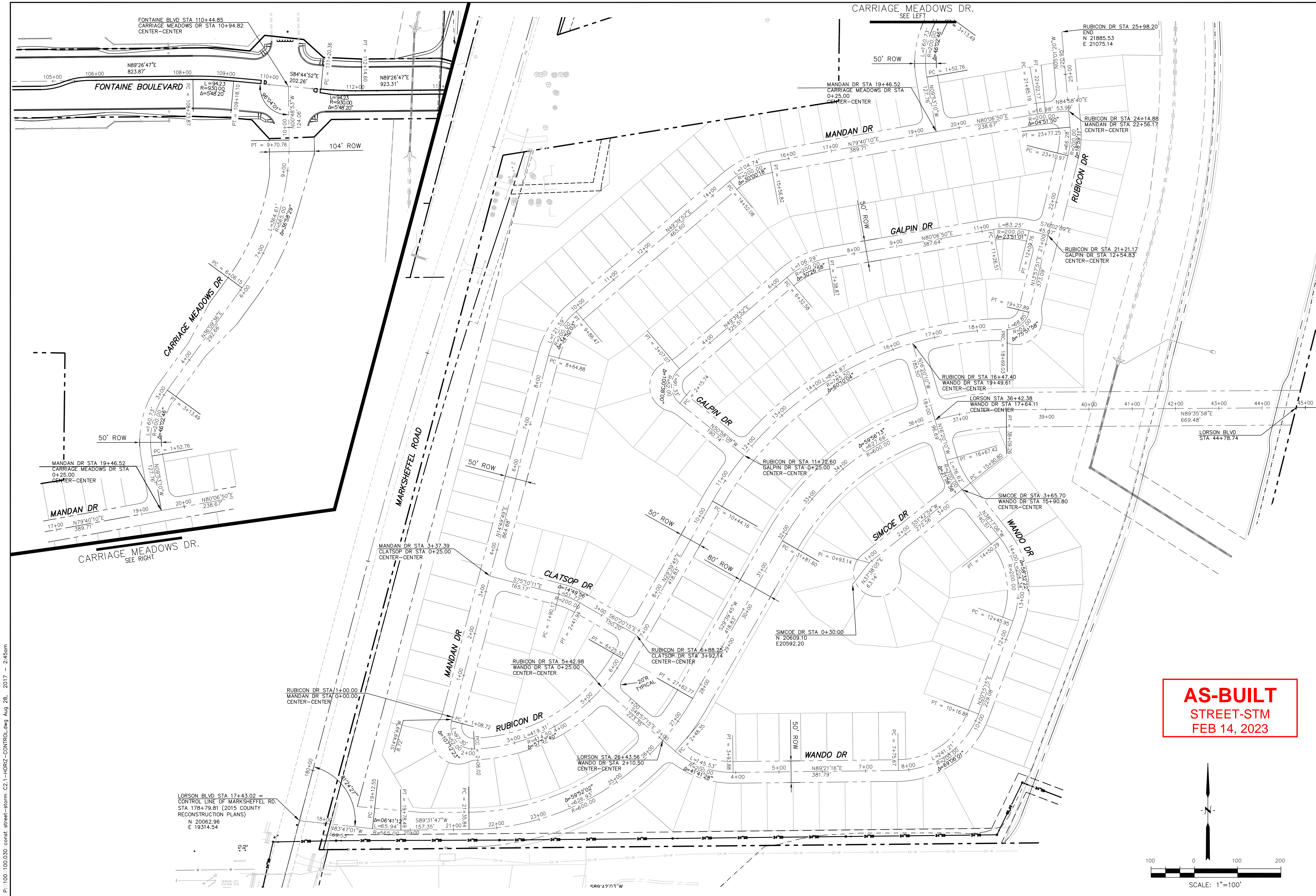


**FUTURE SECTION
CARRIAGE MEADOWS DRIVE AT
FONTAINE BLVD.**
NOT TO SCALE

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

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

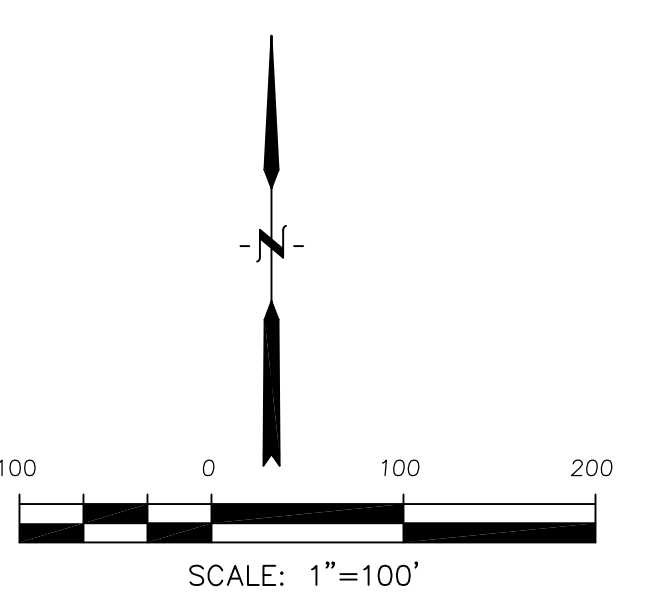
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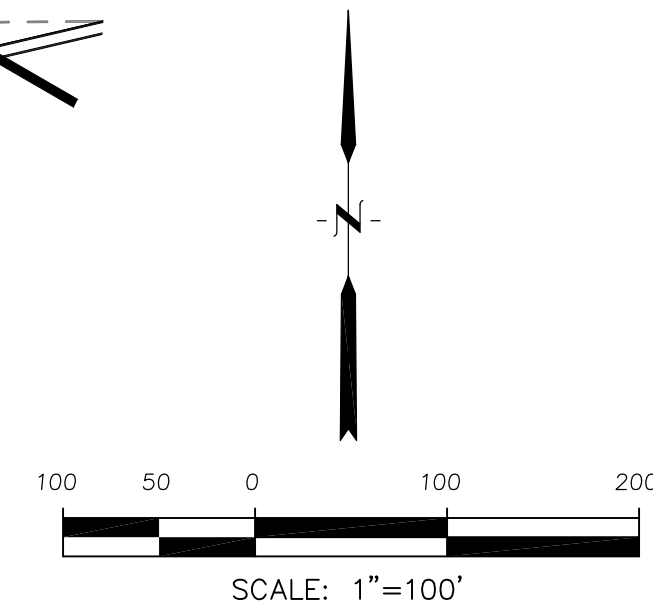
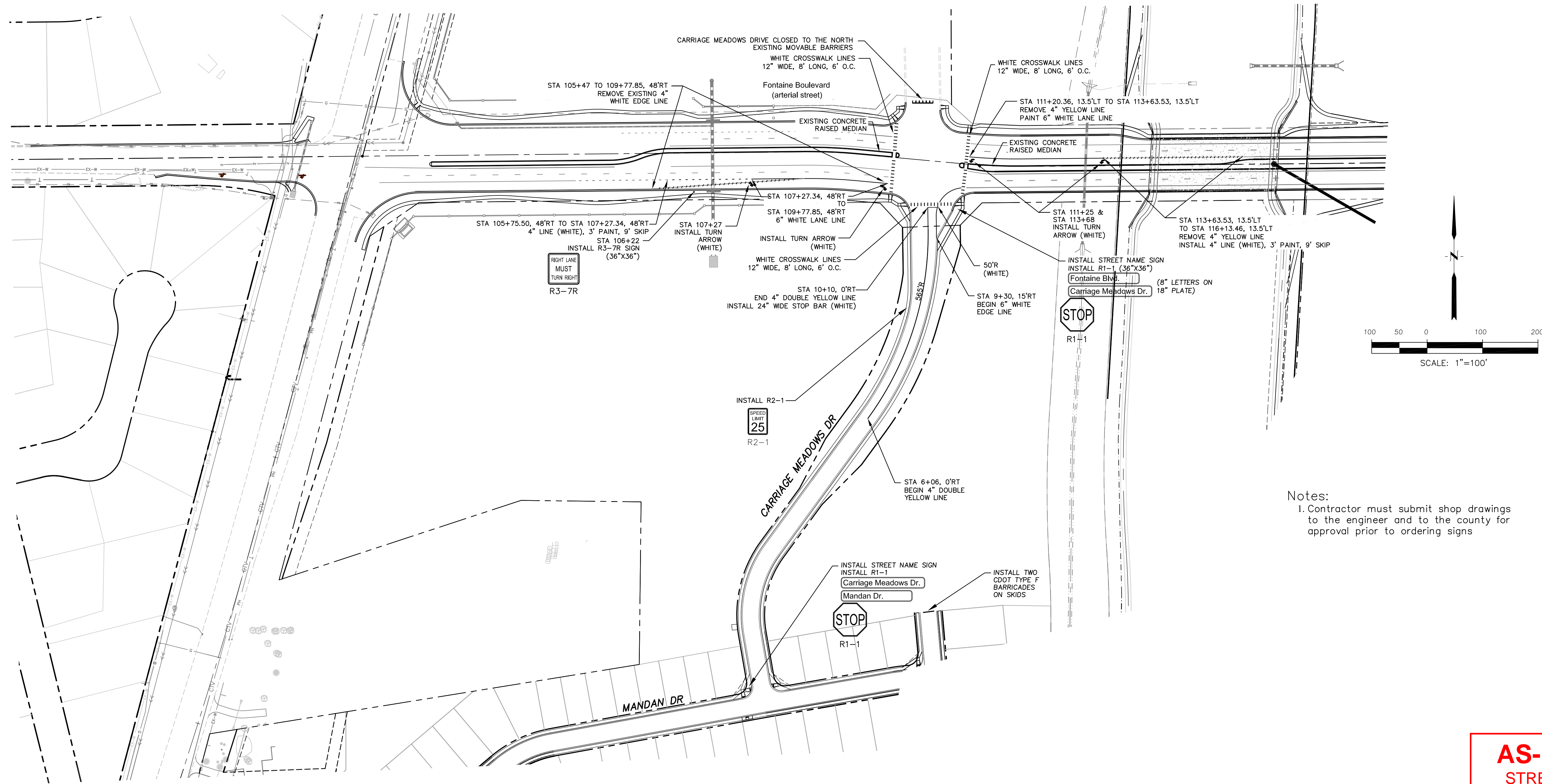
P:\100.030.const.street-storm-C2.1-HORIZ-CONTROL.dwg Aug 28, 2017 2:45am

LORSON BLVD STA 17+43.02 =
CONTROL LINE OF MARKSHEFFEL RD.
STA 178+79.81 (2015 COUNTY
RECONSTRUCTION PLANS)
N 20062.96
E 19314.54

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



		ENGINEERING GROUP 15004 1ST AVE. S. BURKSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceeg.com	
		PREPARED FOR: LORSON, LLC 219 N WASHINGTON AVE SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK	
NO.	DATE	DESCRIPTION	
DRAWN: RLS		DESIGNED: RLS	
CHECKED: RLS			
HORIZONTAL CONTROL PLAN			
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:
- 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.

CORE
ENGINEERING GROUP

15004 15th AVE. S. #5306
 BLDG 719 570 1100
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegl.com

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

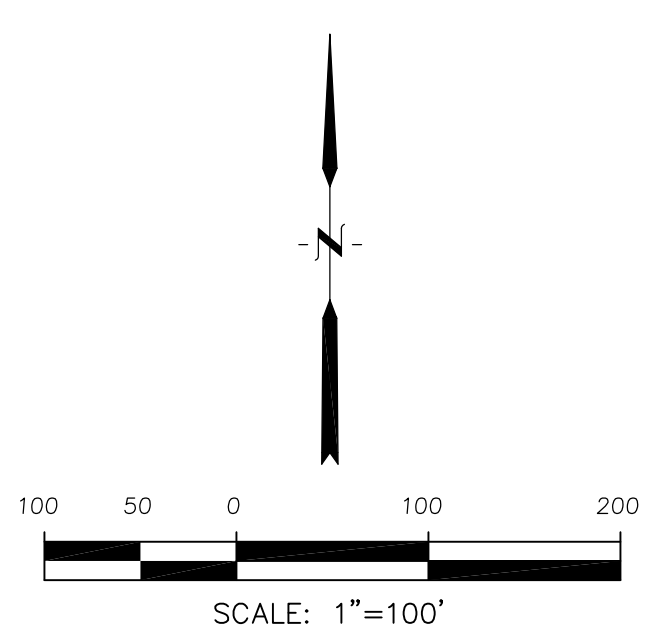
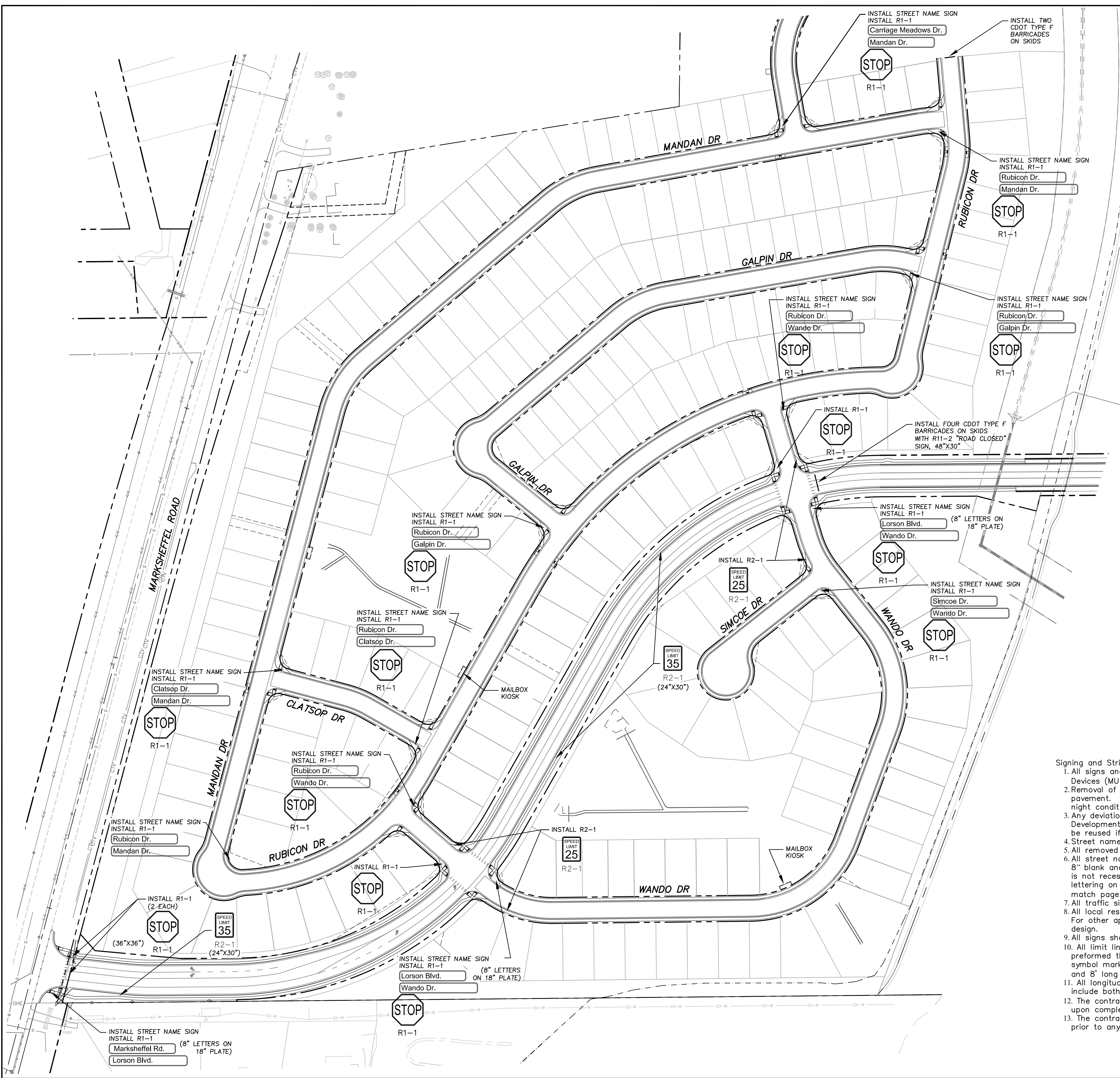
PREPARED FOR:
LORSON, LLC
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

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

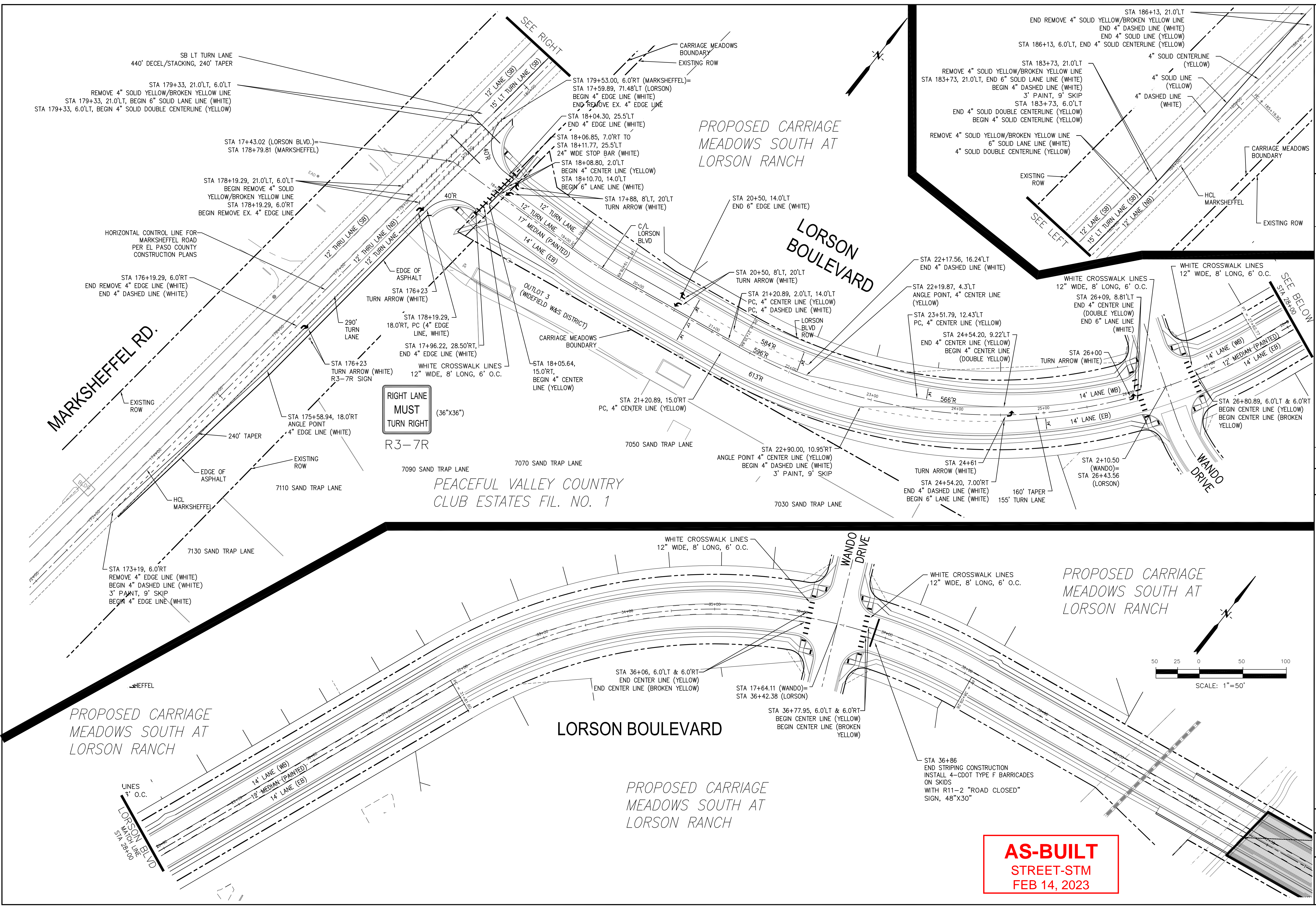


Notes:
 1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs
 2. See sheet C5.3 for Lorson Boulevard Signing & Striping

**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.

CORE ENGINEERING GROUP		15004 15 th AVE. S. 53506 PARKER, CO 80138 PHONE: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com	
DATE	12-22-2015	PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	
DESCRIPTION	AS-BUILT PLANS		
NO.	1.	PROJECT: CARRIAGE MEADOWS SOUTH FONTAINE BLVD.-CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO	
DRAWN:	RLS	SIGNING AND STRIPING PLAN CARRIAGE MEADOWS SOUTH	
DESIGNED:	RLS		
CHECKED:	RLS		
DATE		AUGUST 28, 2017	
PROJECT NO.		100.030	
SHEET NUMBER		C5.2	
TOTAL SHEETS:		39	



CORE ENGINEERING GROUP

15004 1ST AVE. S. SUITE 301
 BURNING WOODS, COLORADO 80903
 PHONE: 303.779.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

NO.	DATE	DESCRIPTION
1		

PREPARED FOR:
LORSON, LLC
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.
 EL PASO COUNTY, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

SIGNING AND STRIPING PLAN

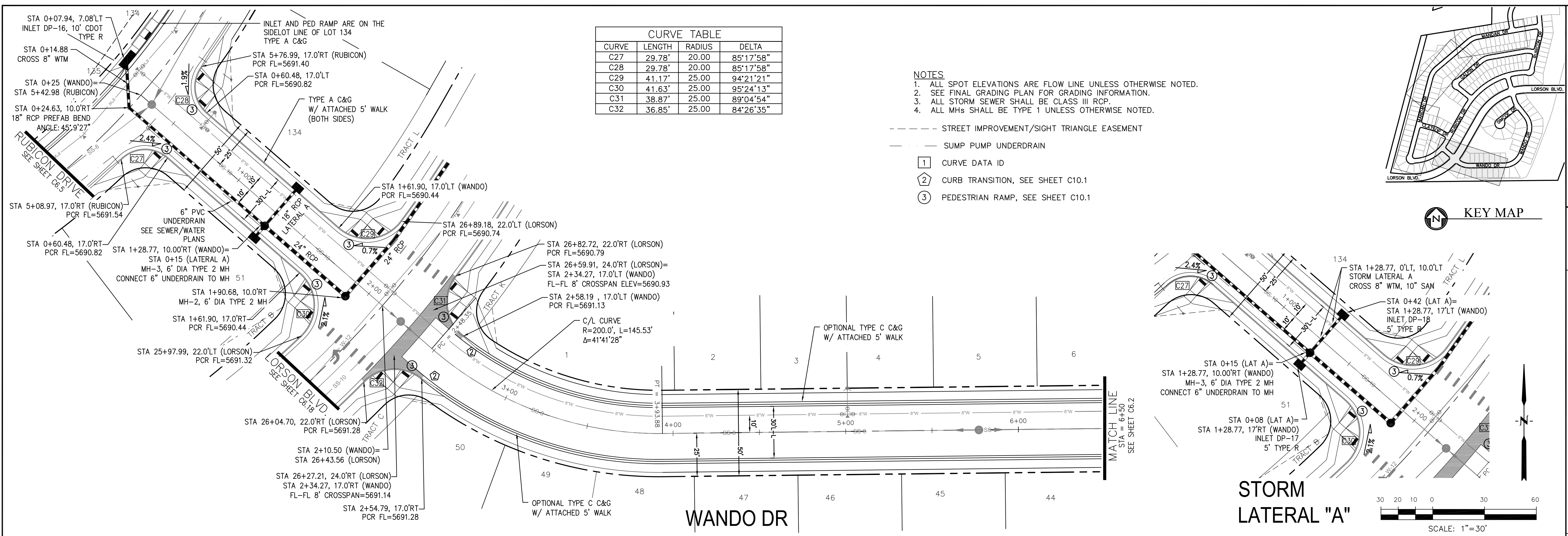
MARKSHEFFEL RD & LORSON BLVD

DATE: AUGUST 28, 2017

PROJECT NO.: 100.030

SHEET NUMBER: **C5.3**

TOTAL SHEETS: 39

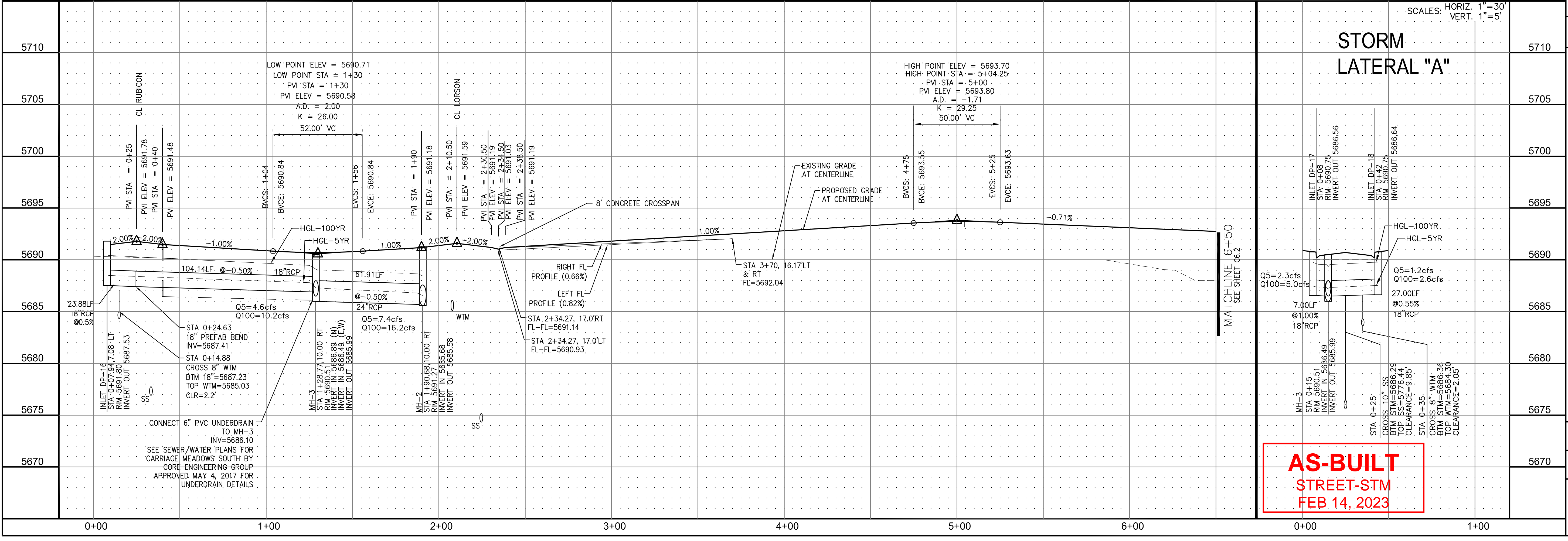


CORE ENGINEERING GROUP
 15004 1ST AVE. S. SUITE 305
 BURNING WOODS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

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

DATE: _____
DESCRIPTION: _____



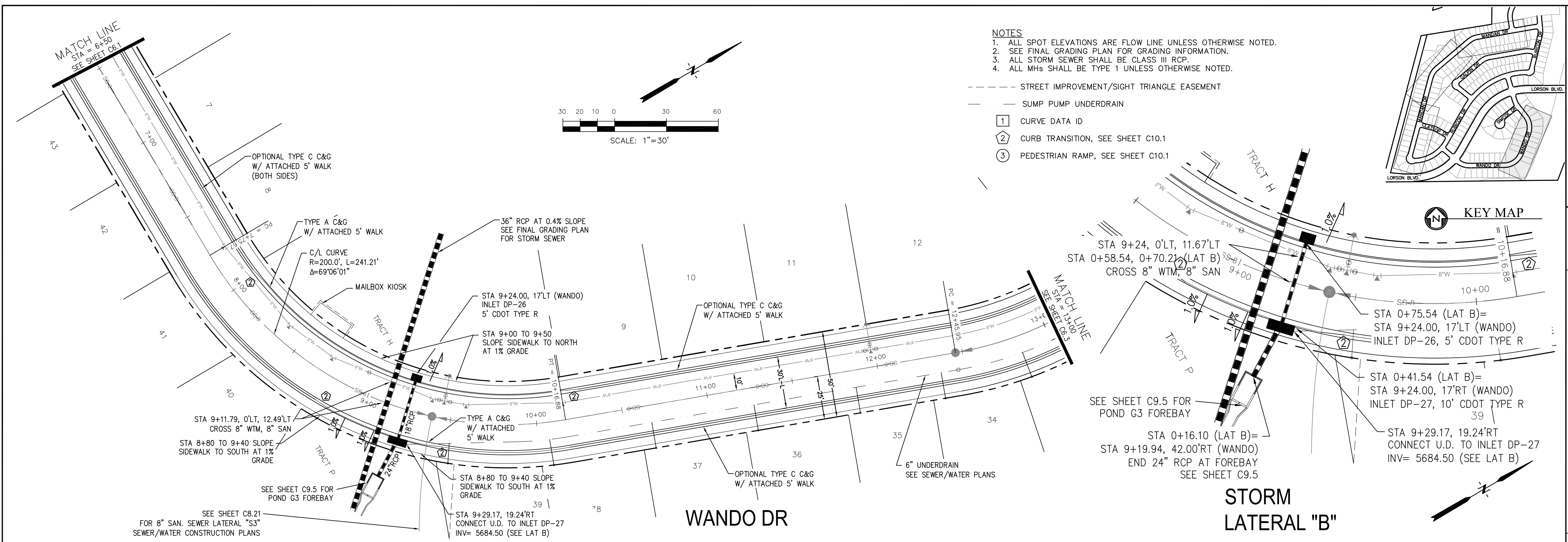
STREET AND STORM SEWER STA 0+25 TO STA 6+50 WANDO DRIVE

DATE: AUGUST 28, 2017

PROJECT NO.: 100.030

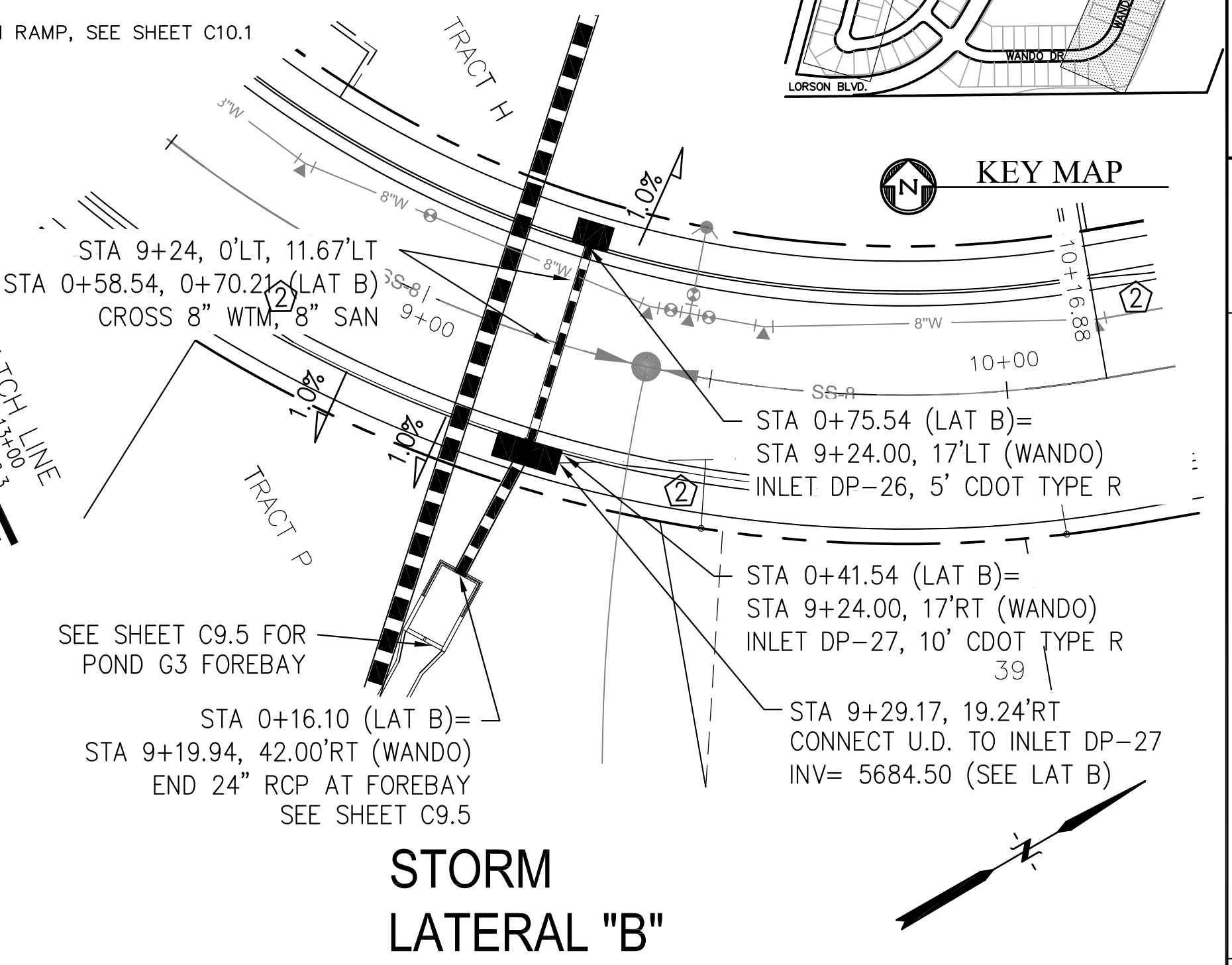
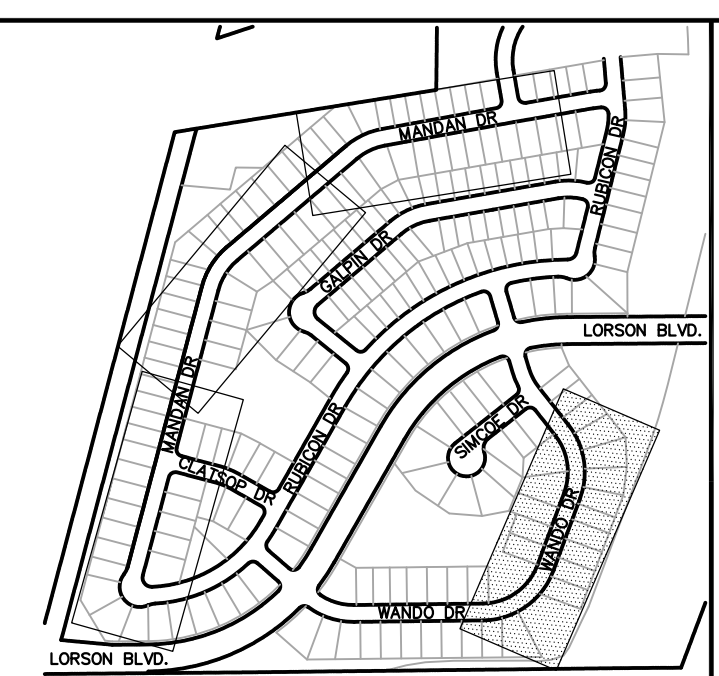
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TOTAL SHEETS: 39



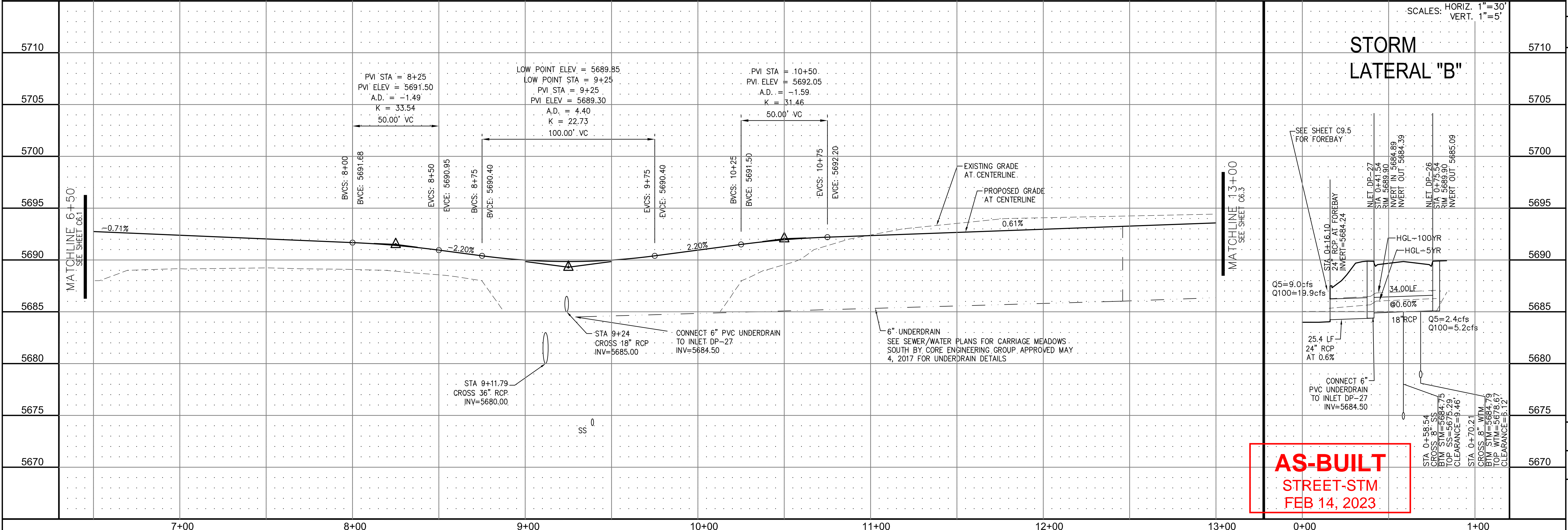
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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



WANDO DR

STORM LATERAL "B"



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@ceg1.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

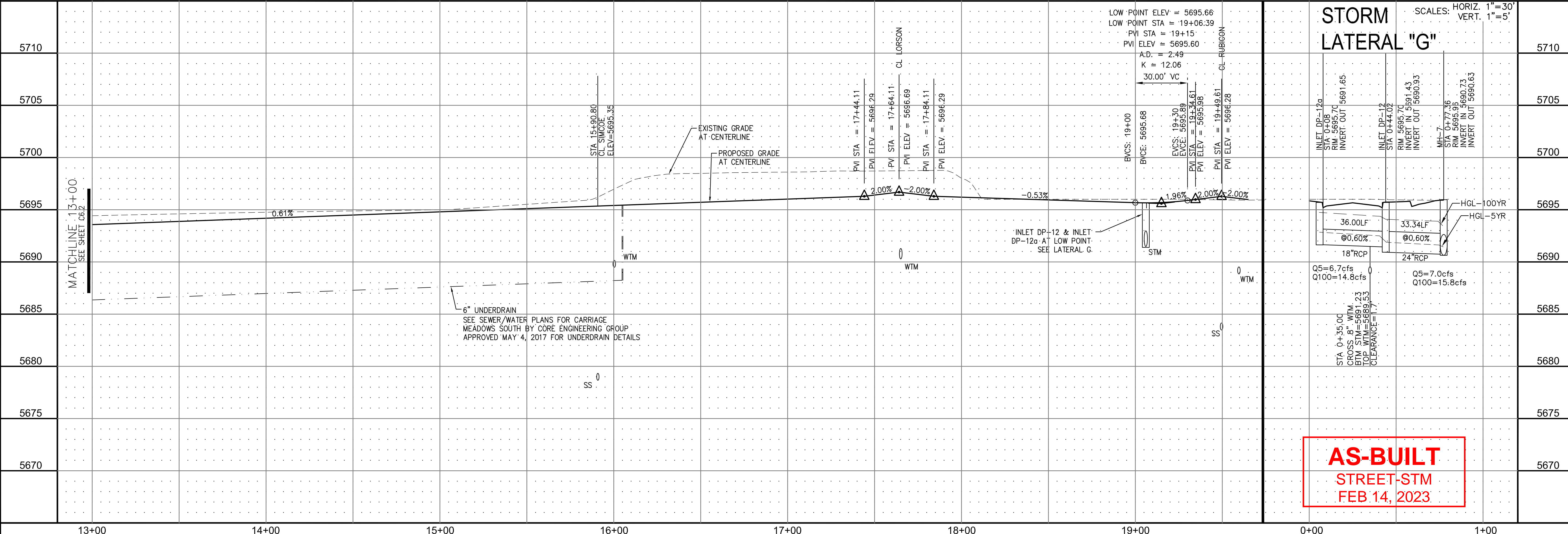
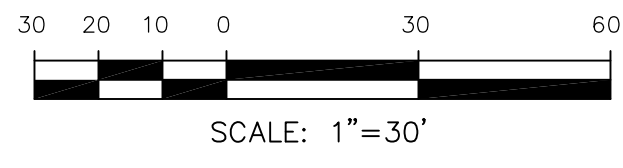
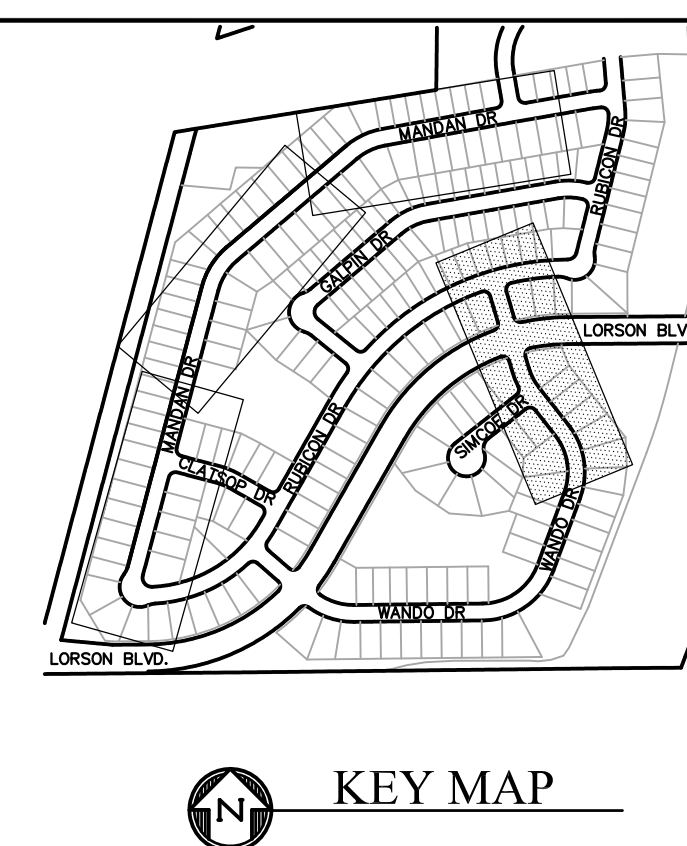
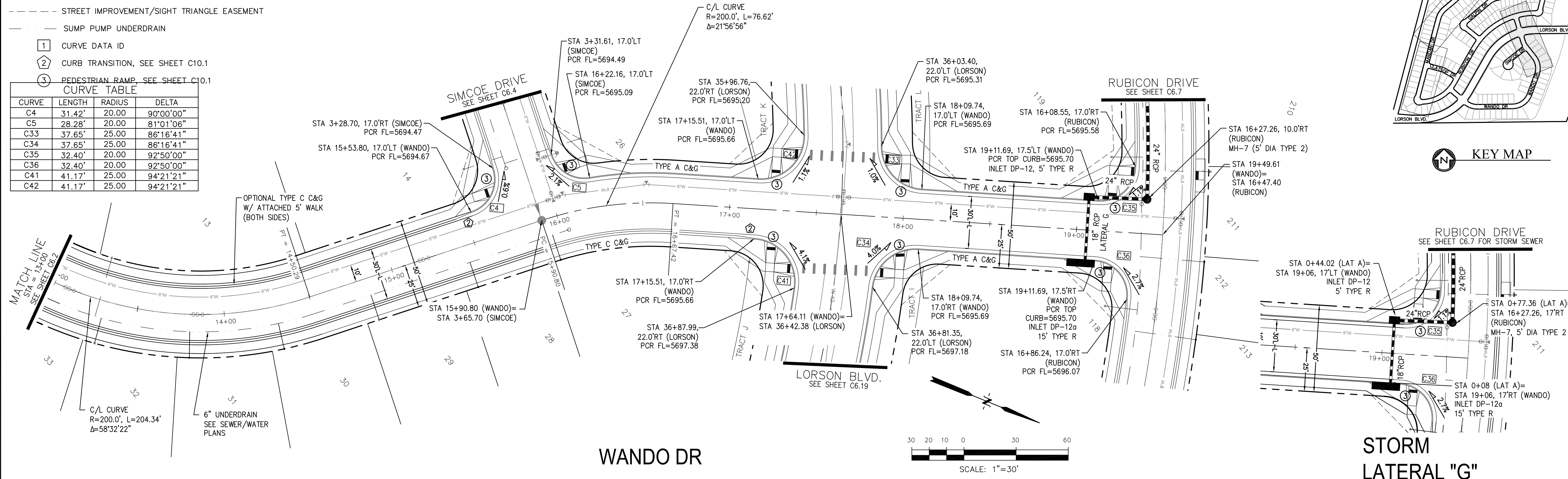
TOTAL SHEETS: 39

- 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
PHONE: 719.570.1100
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: **AUGUST 28, 2017**

PROJECT NO. **100.030**

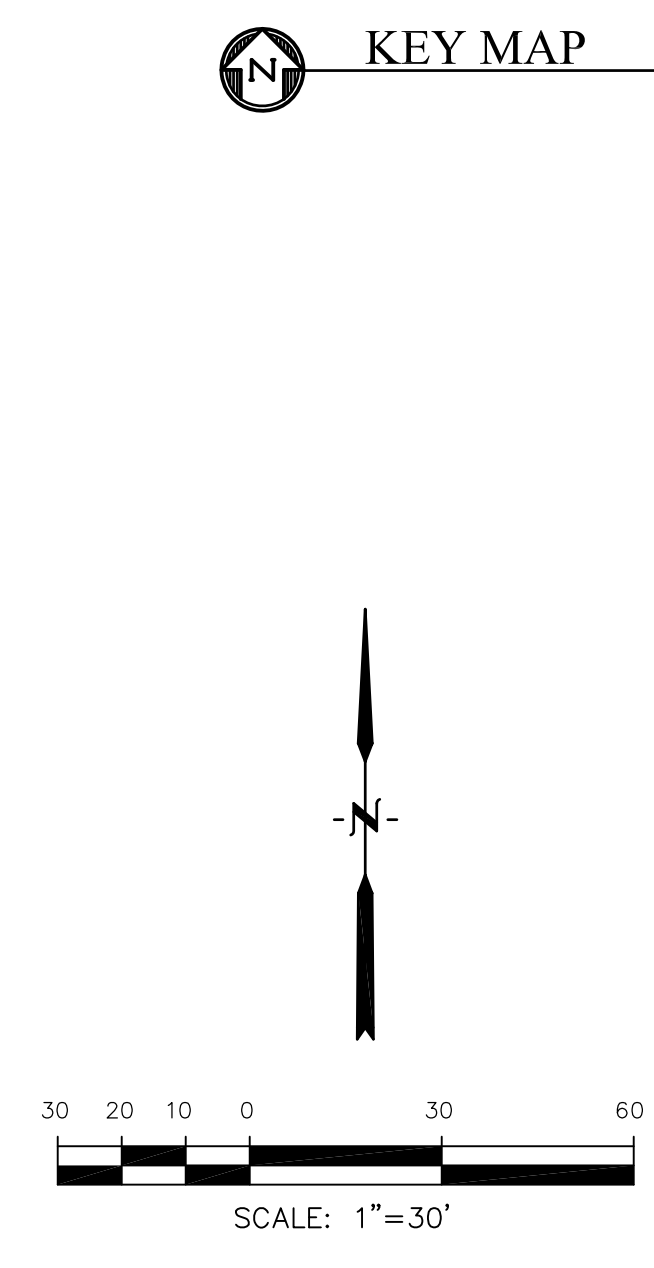
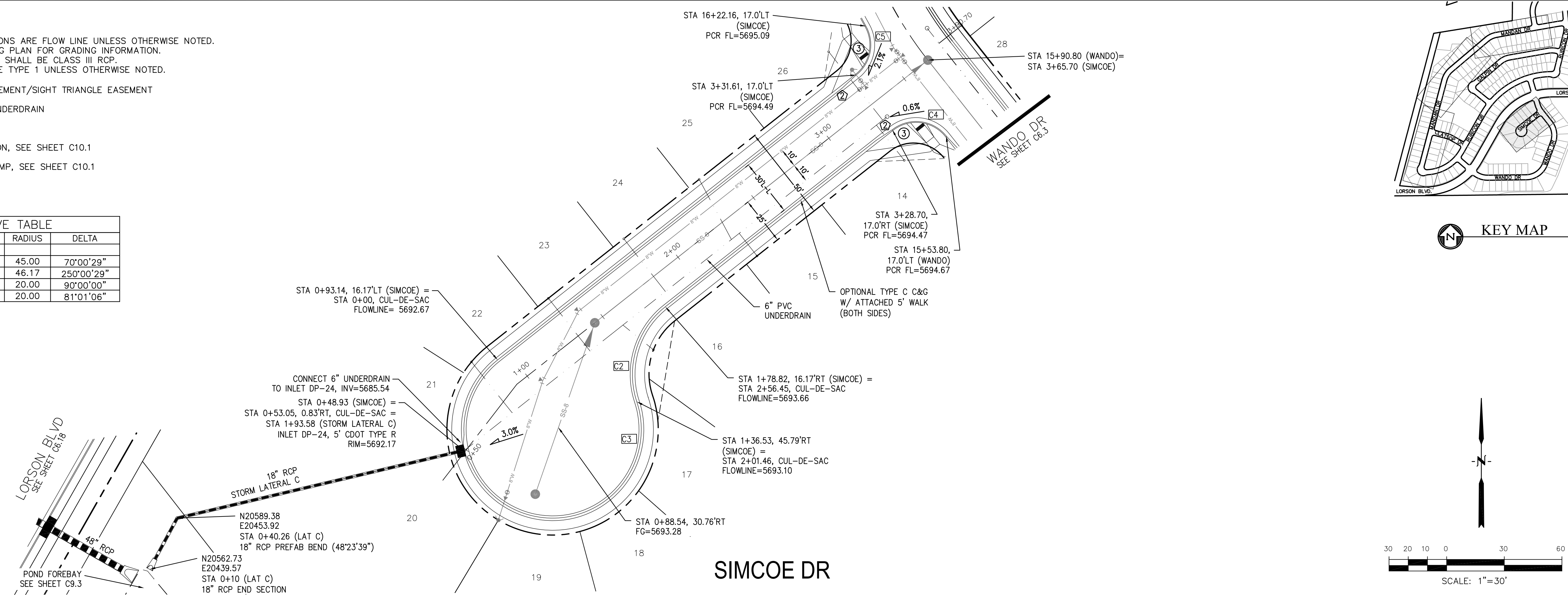
SHEET NUMBER **C6.3**

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 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"

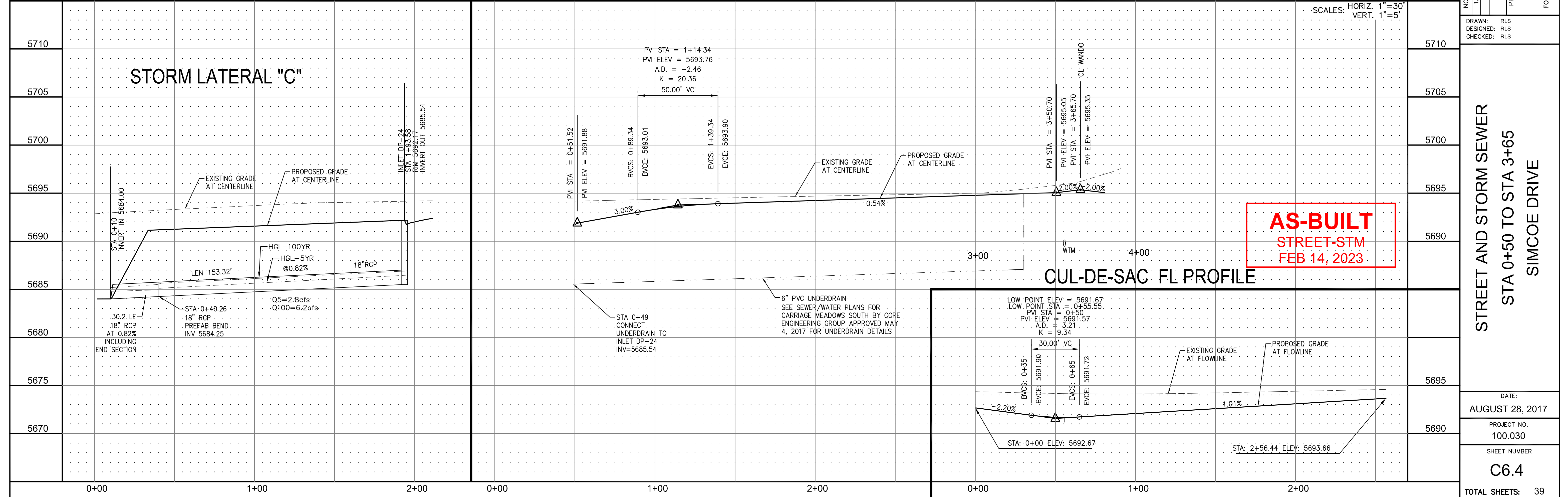


CORE ENGINEERING GROUP
 15004 1ST AVE. S. SUITE 55306
 BIRMGHAM, AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

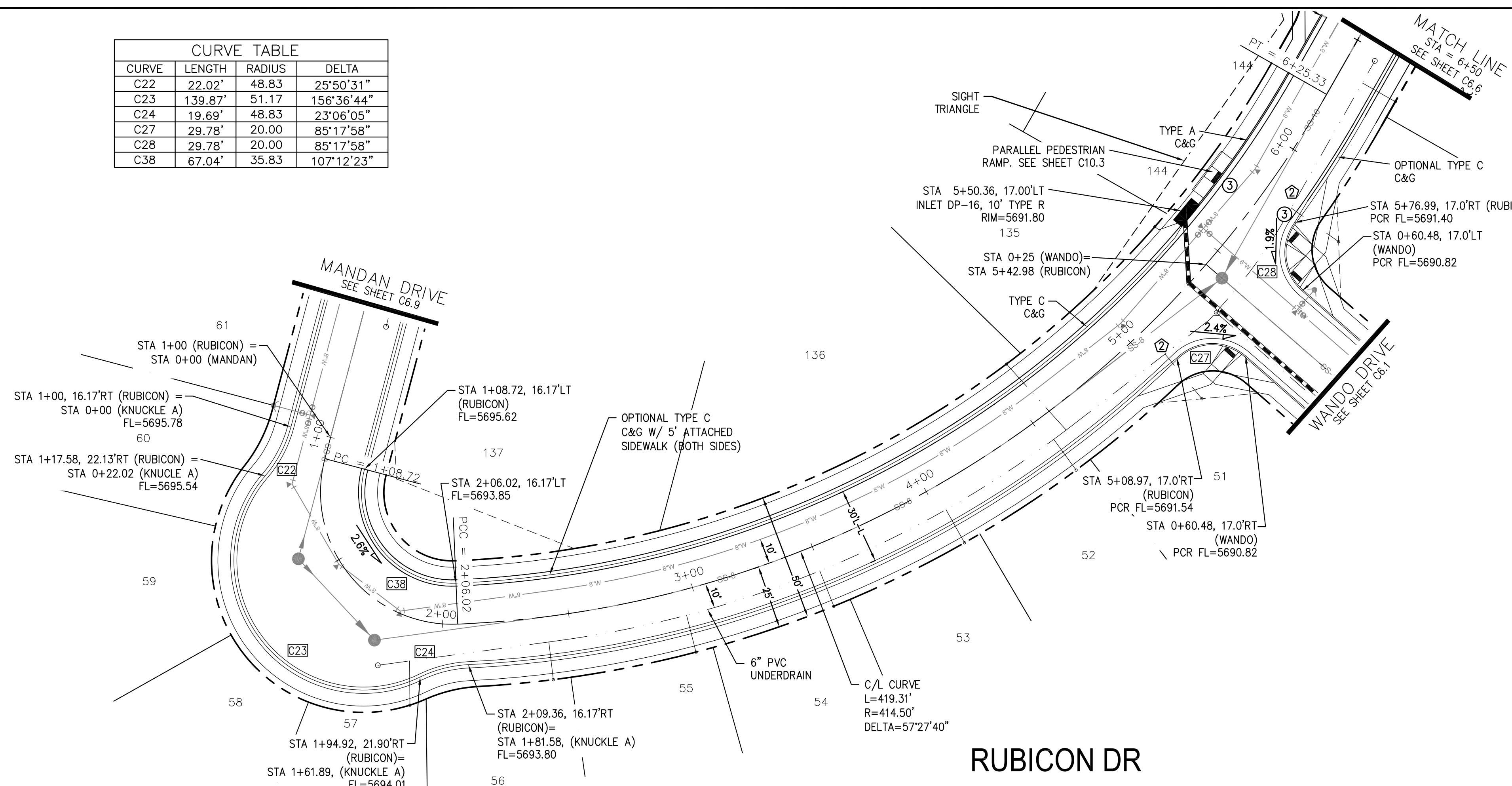
DATE: _____
 NO. 1
 DESCRIPTION: _____
 PREPARED FOR: _____
 DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



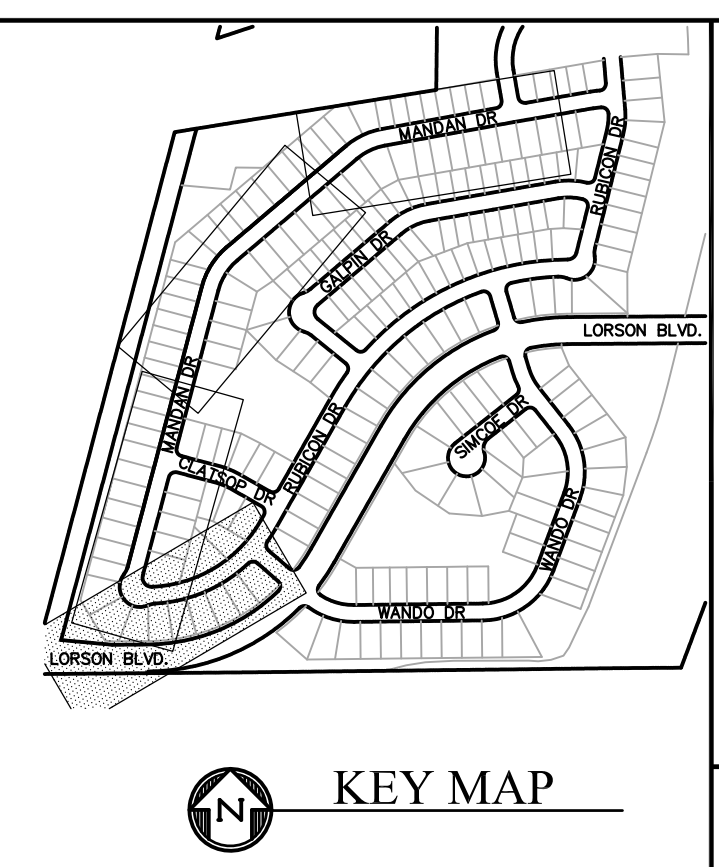
STREET AND STORM SEWER
 STA 0+50 TO STA 3+65
 SIMCOE DRIVE

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"

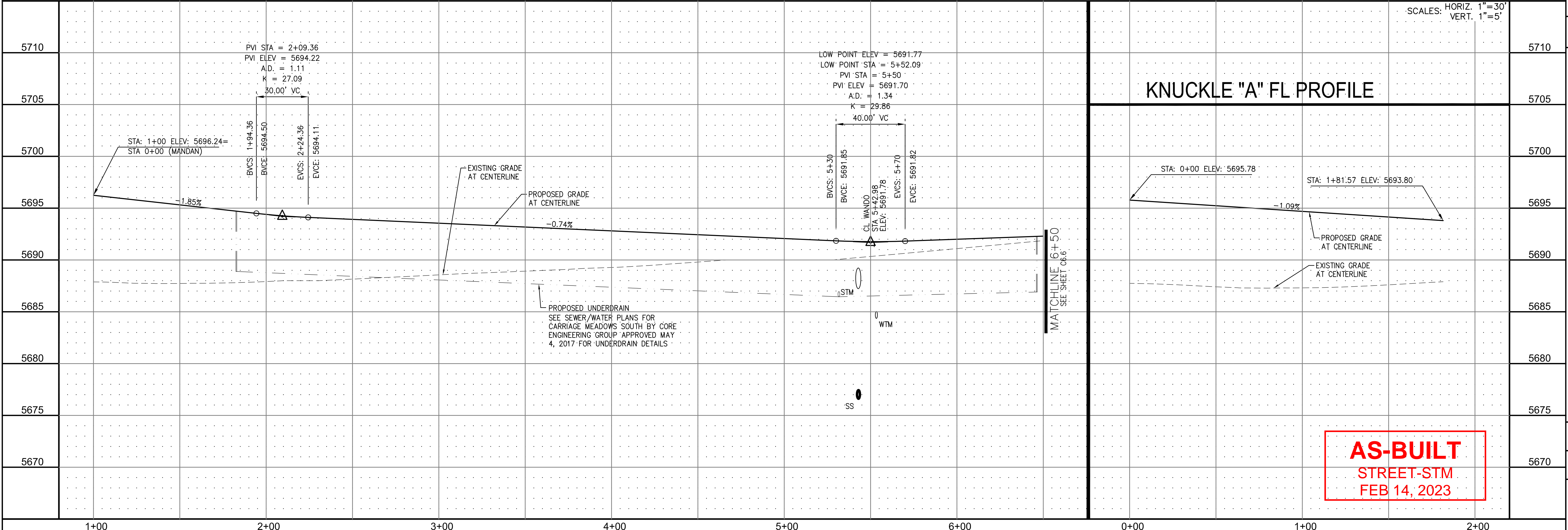


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
 - SUMP PUMP UNDERDRAIN
 - ① CURVE DATA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



CORE ENGINEERING GROUP
 15004 1ST AVE. S. #55306
 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

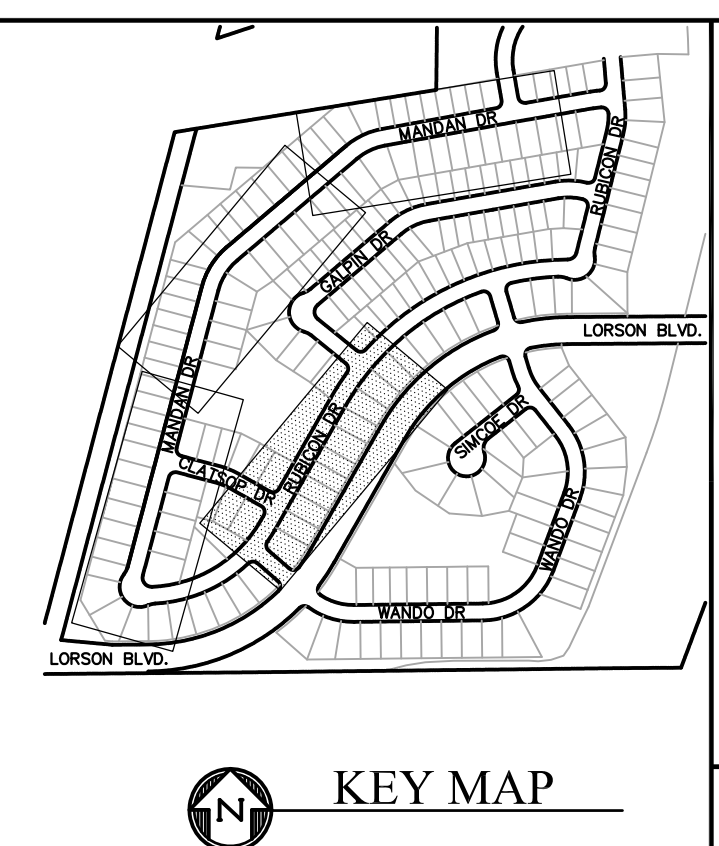
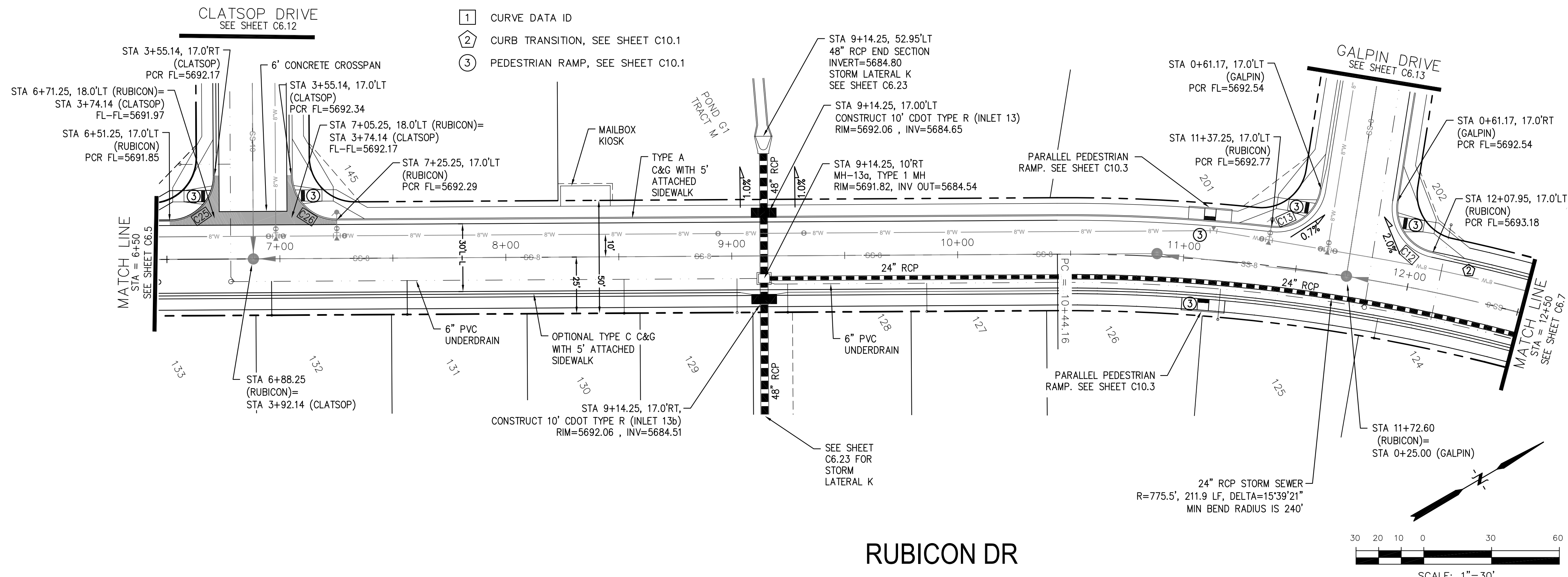
STREET AND STORM SEWER
 STA 1+00 TO STA 6+50
 RUBICON DRIVE

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

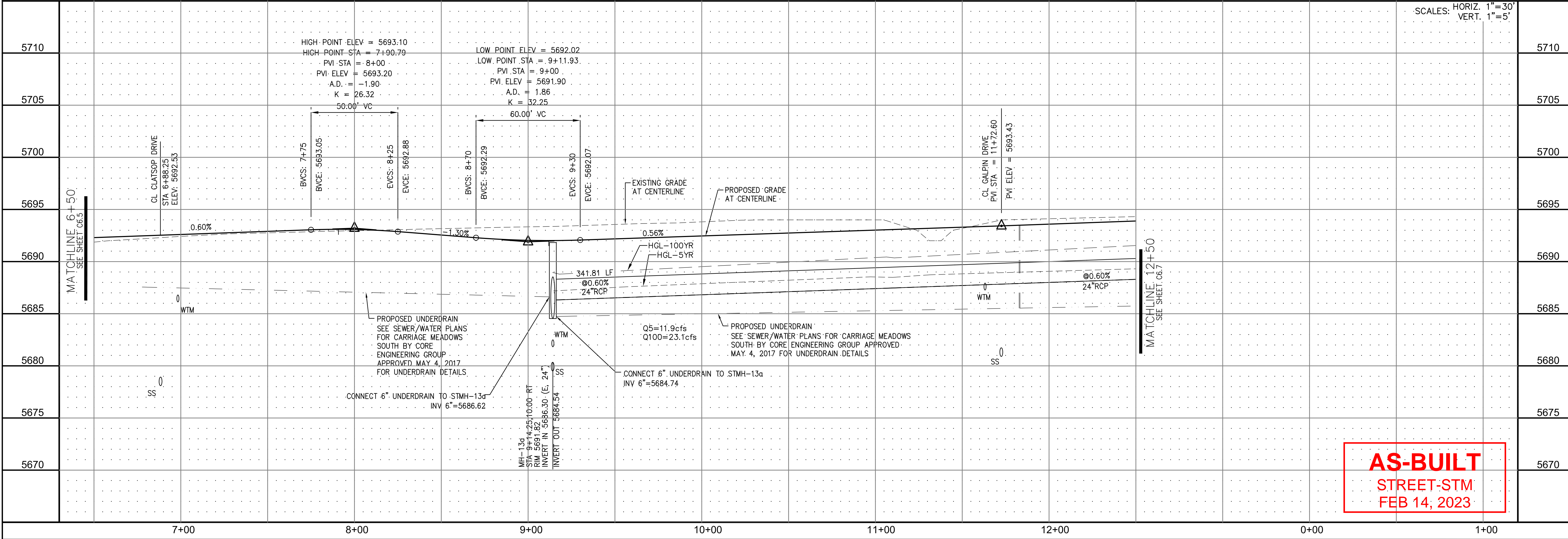
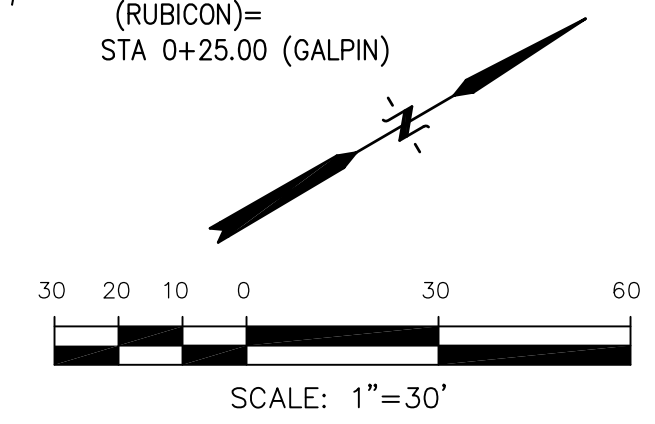


CORE ENGINEERING GROUP
 15004 1ST AVE. S. SUITE 55306
 BURNING WOODS, CO 80016
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

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

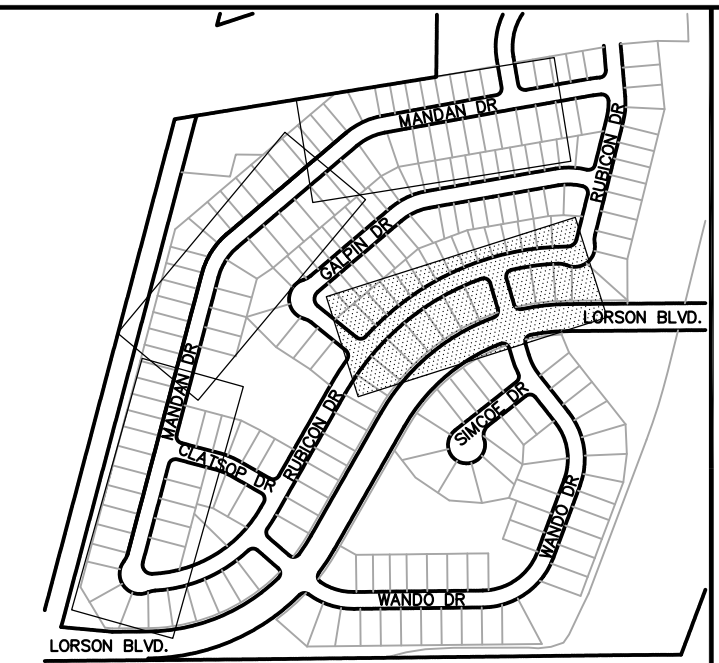
RUBICON DR



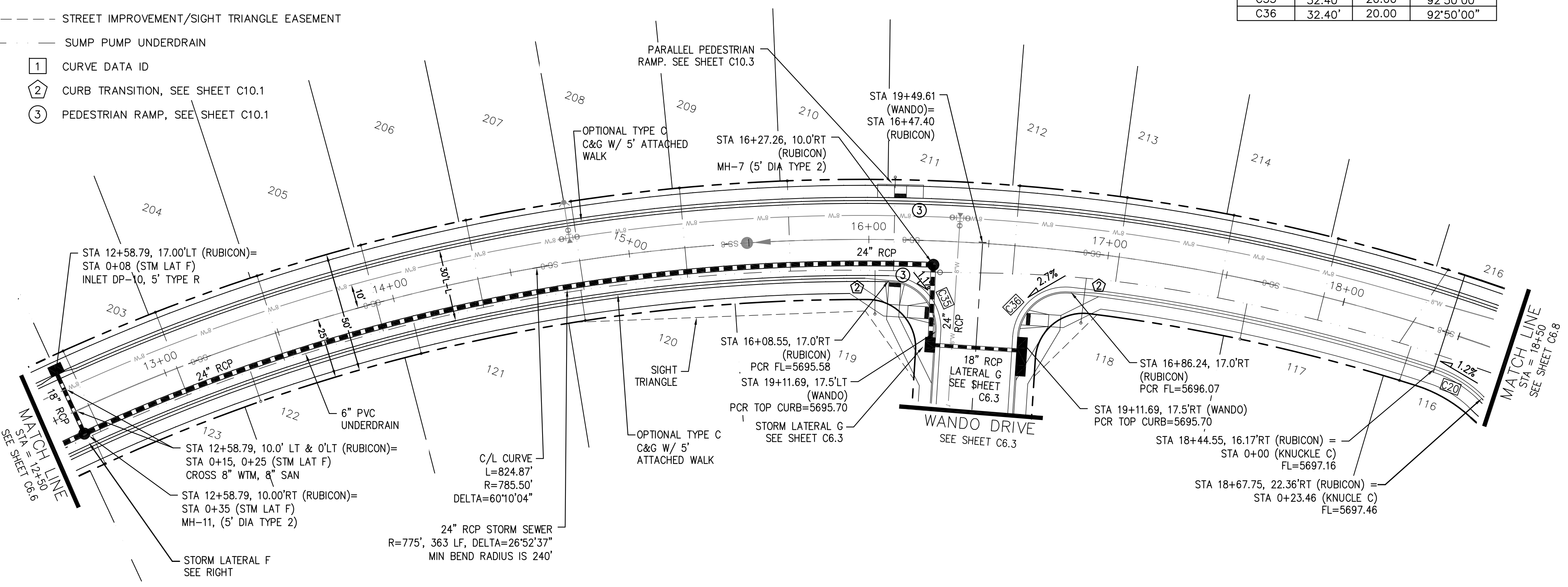
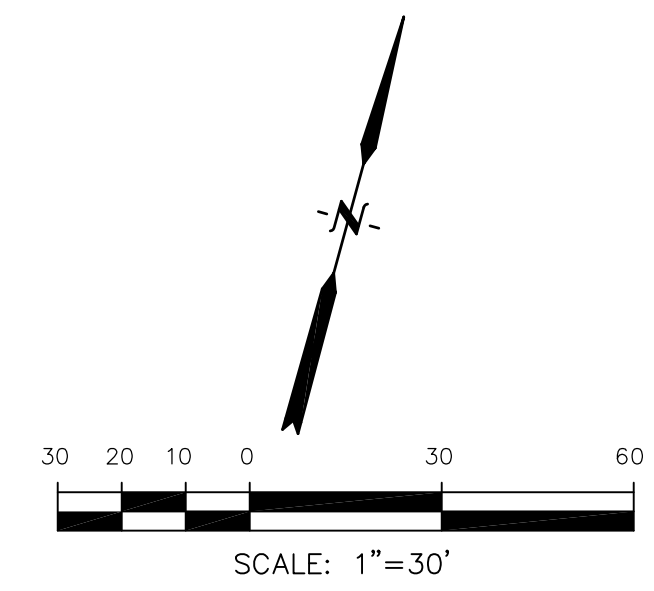
AS-BUILT
 STREET-STM
 FEB 14, 2023

- 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.

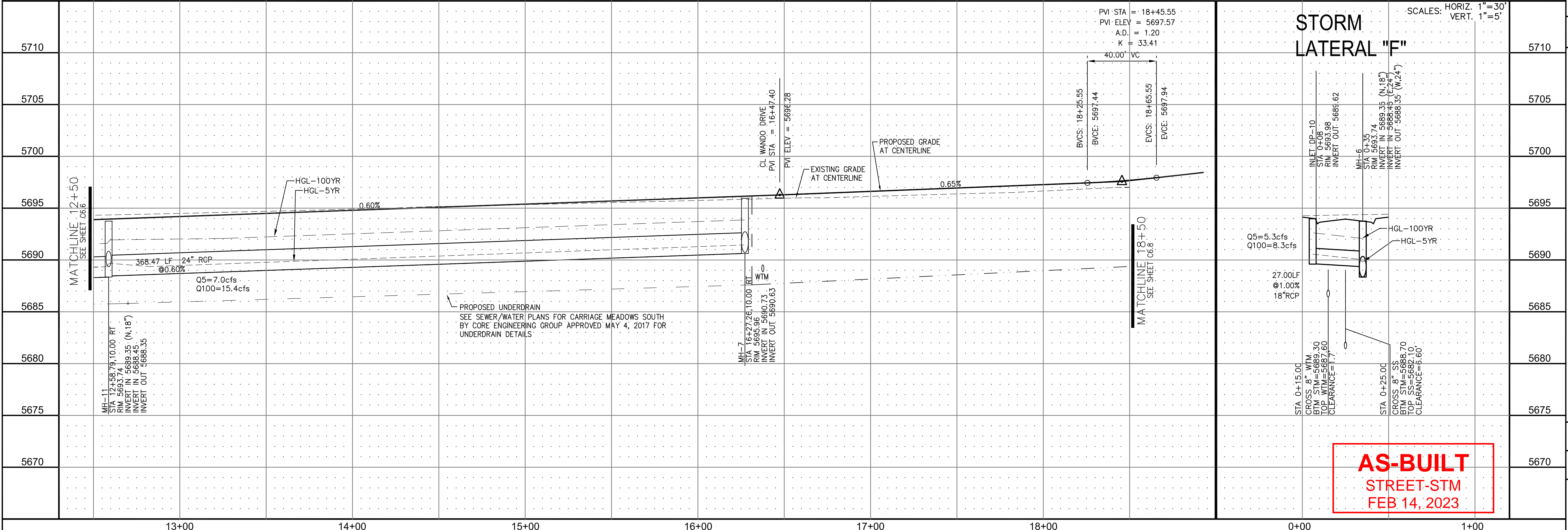
CURVE	LENGTH	RADIUS	DELTA
C20	23.46'	48.83	27°31'28"
C35	32.40'	20.00	92°50'00"
C36	32.40'	20.00	92°50'00"



KEY MAP



RUBICON DR



AS-BUILT
STREET-STM
FEB 14, 2023

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

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

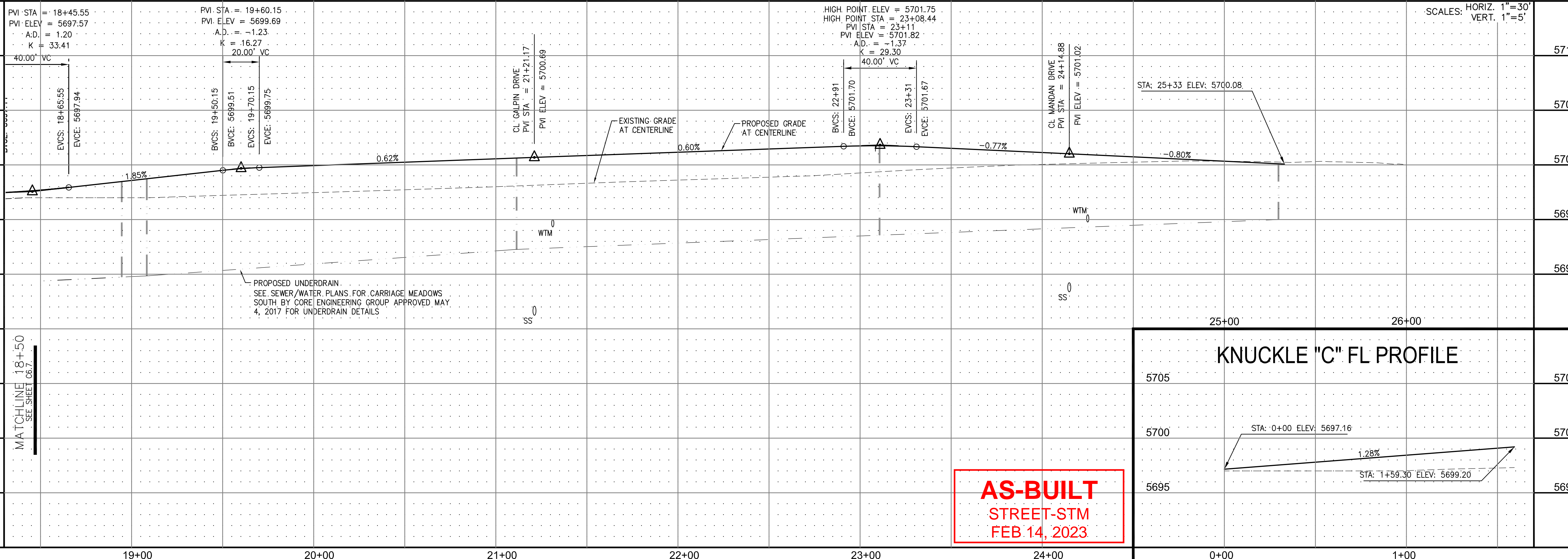
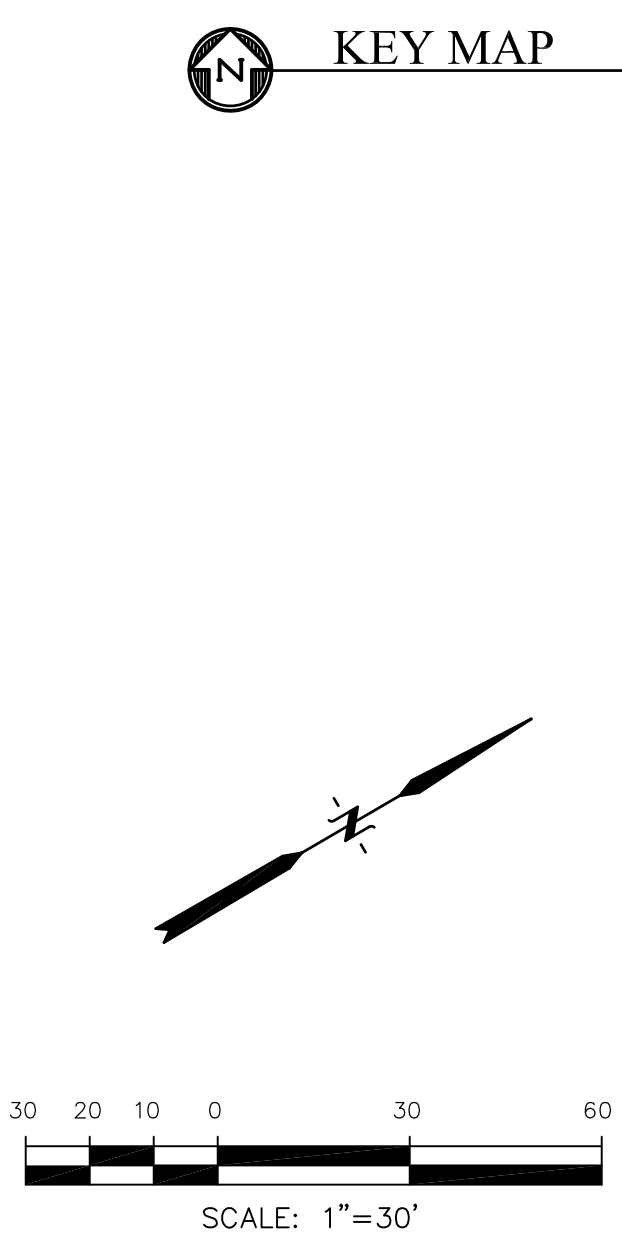
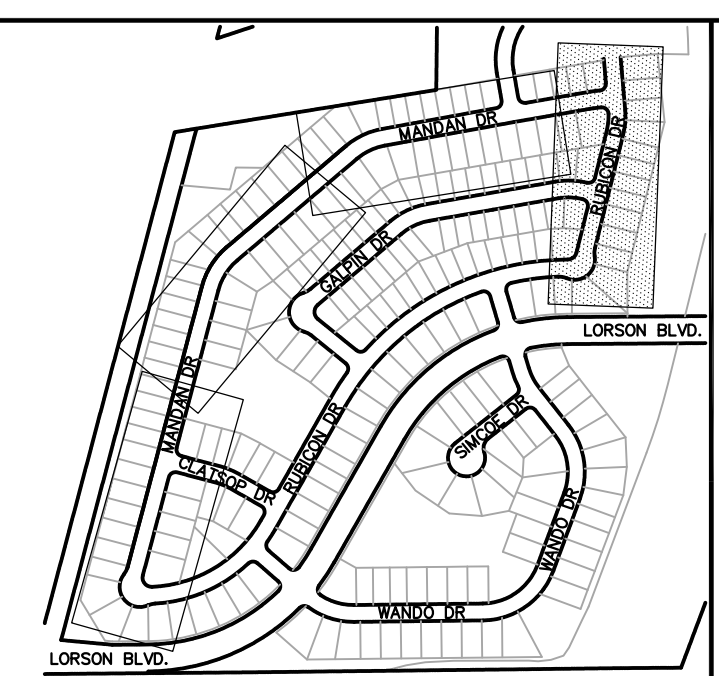
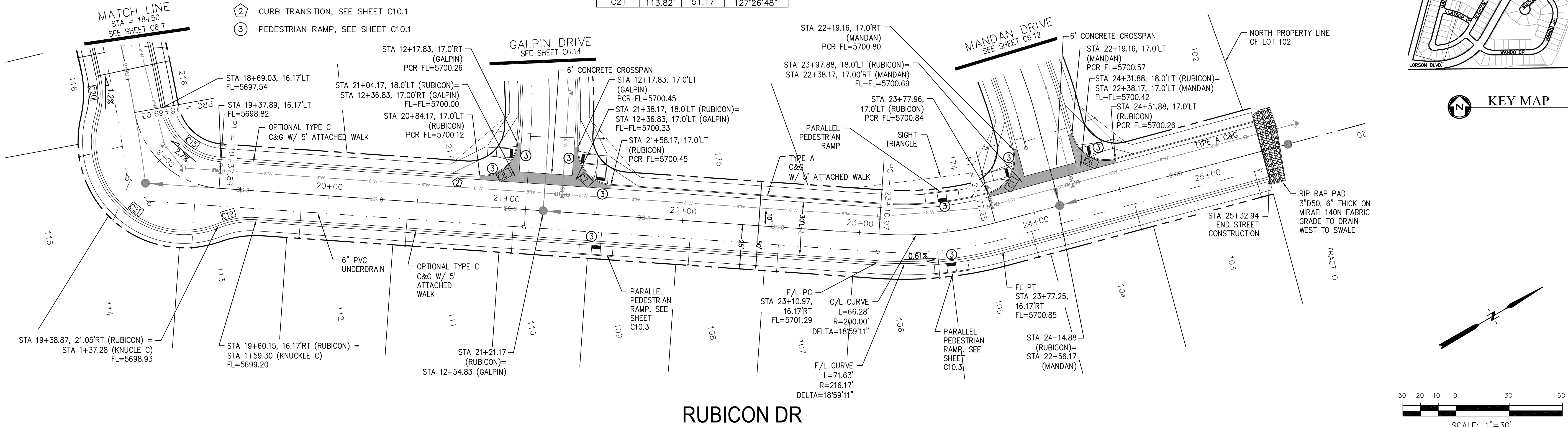
STREET AND STORM SEWER
STA 12+50 TO STA 18+40
RUBICON DRIVE

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"



AS-BUILT
STREET-STM
FEB. 14, 2023

CORE ENGINEERING GROUP
15004 1ST AVE. S. #55306
BURNING WOODS, CO 80016
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

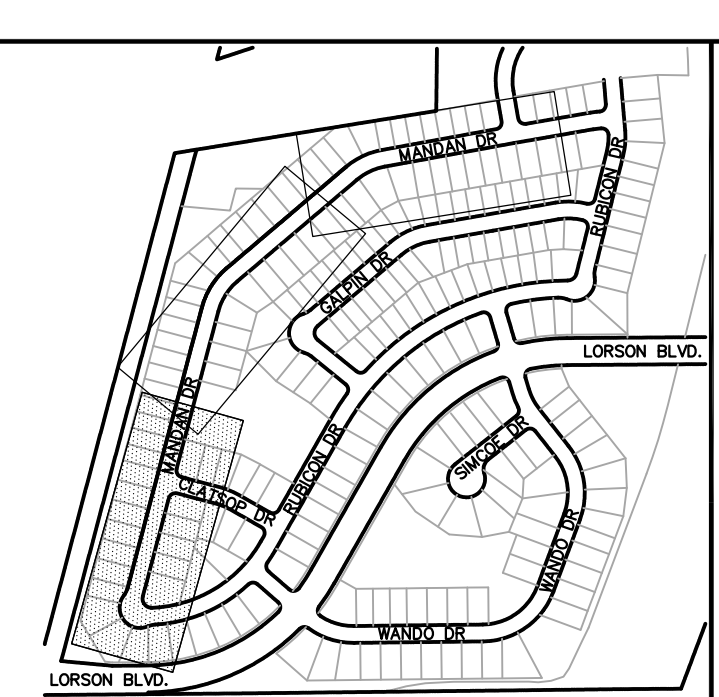
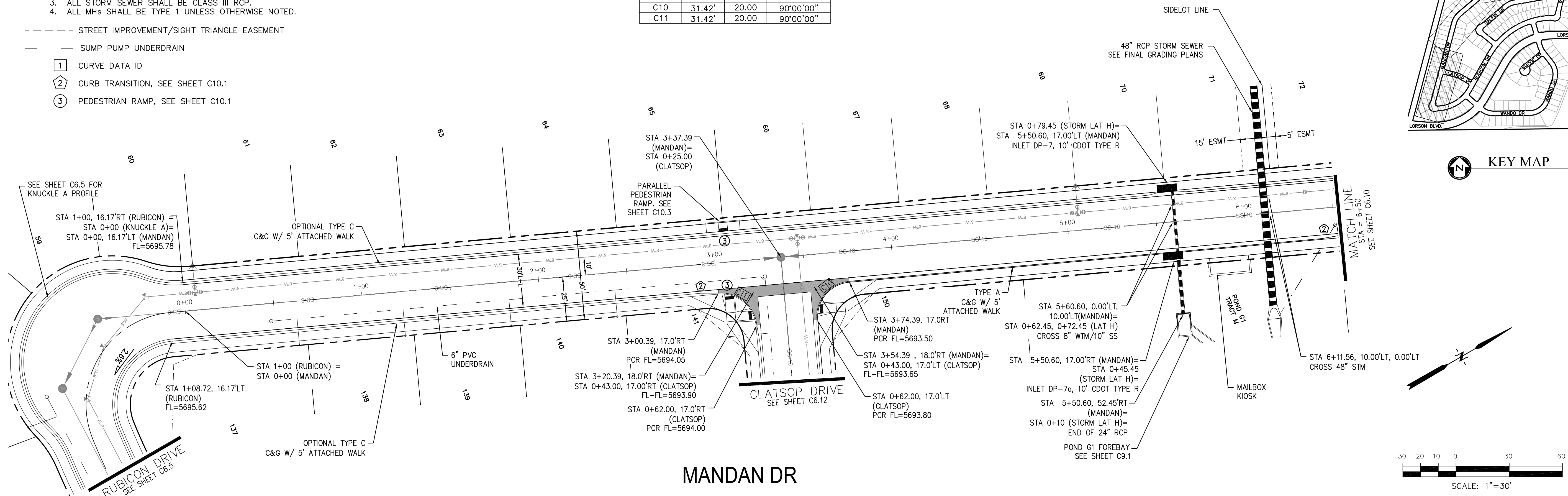
CARRIAGE MEADOWS SOUTH
FONTAINE BLVD. - CARRIAGE MEADOWS DR.
EL PASO COUNTY, COLORADO

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

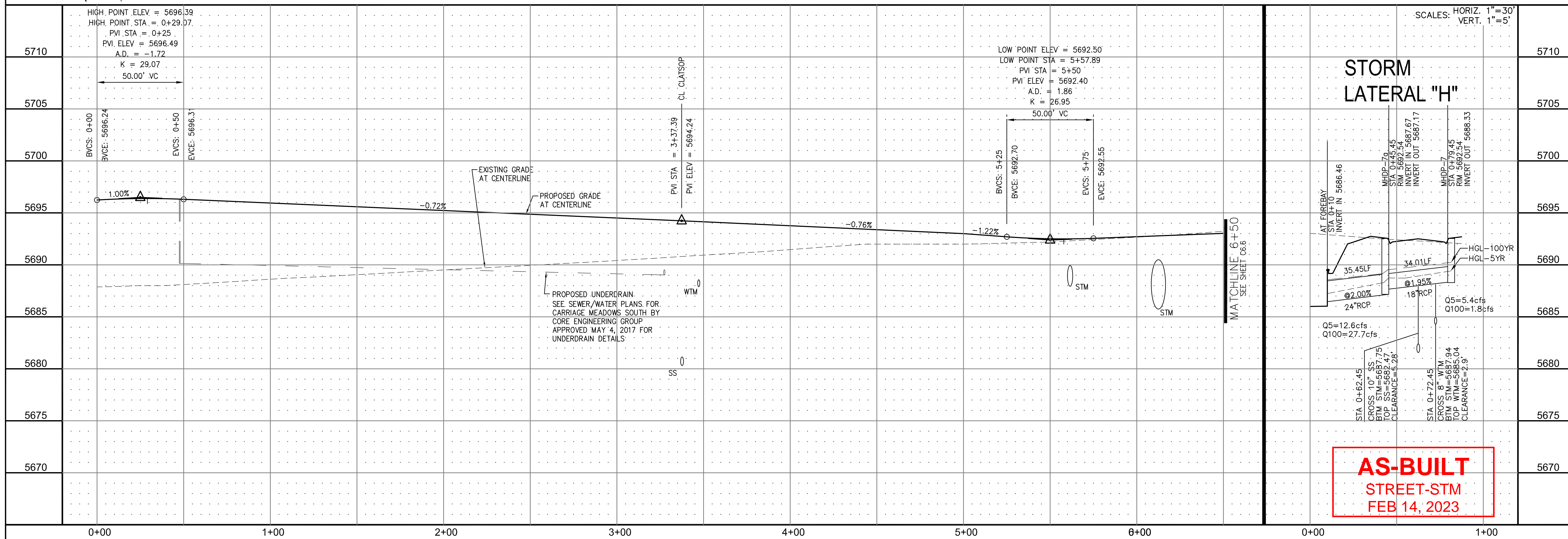
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



MANDAN DR



AS-BUILT
STREET-STM
FEB 14, 2023

CORE ENGINEERING GROUP
15004 1ST AVE. S. SUITE 301
BURNING WOOD, CO 80903
PHONE: 719.570.1100
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 0+00 TO STA 6+50
MANDAN DRIVE

DATE: **AUGUST 28, 2017**

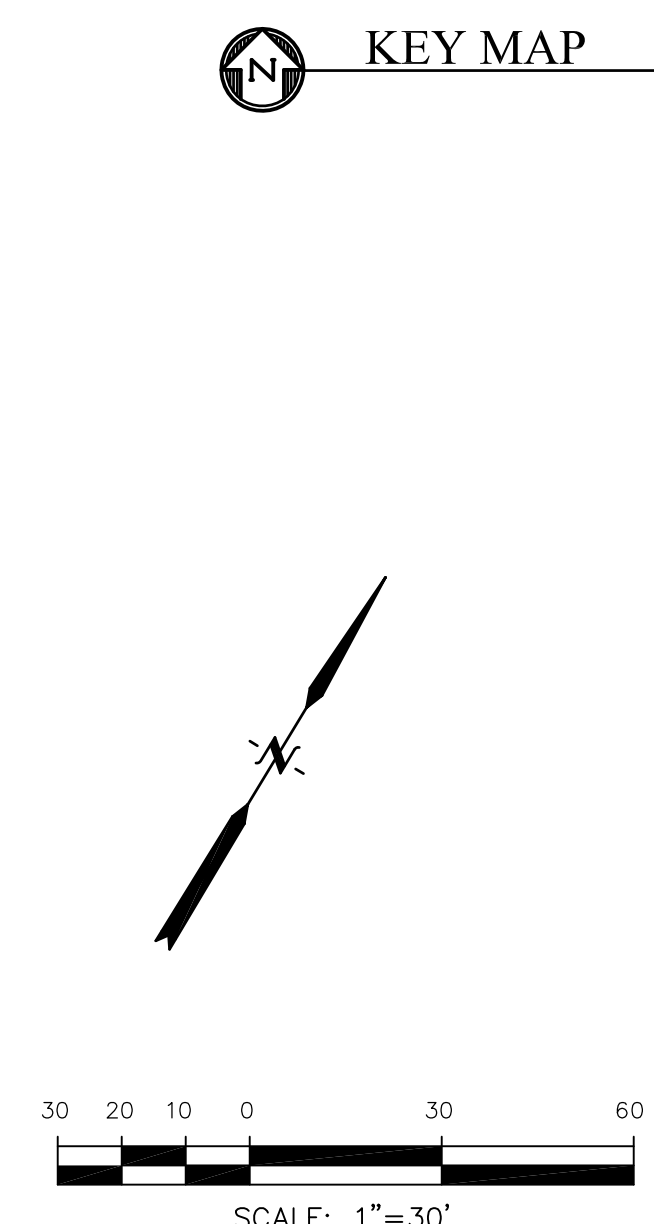
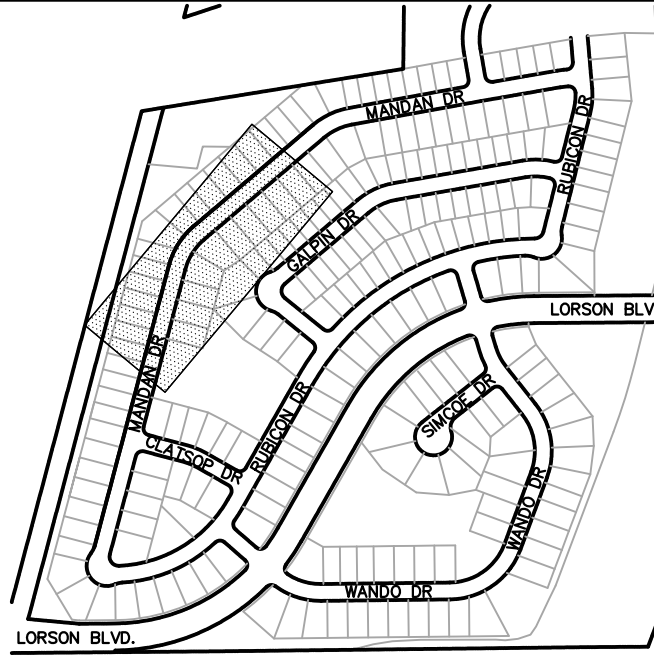
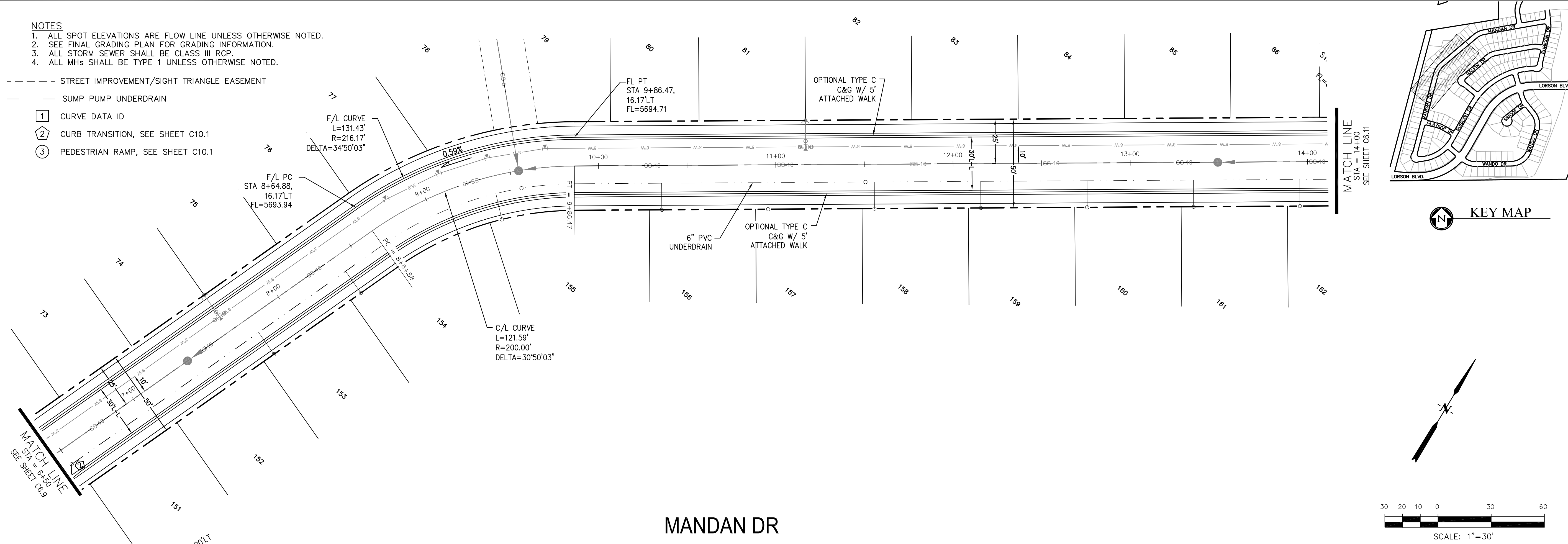
PROJECT NO. **100.030**

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



MANDAN DR

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

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

EXISTING GRADE AT CENTERLINE
PROPOSED GRADE AT CENTERLINE

0.63%

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

0 SS

AS-BUILT
STREET-STM
FEB 14, 2023

CORE ENGINEERING GROUP
15004 1ST AVE. S. #55306
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
PROJECT: **CARRIAGE MEADOWS SOUTH**
FONTAINE BLVD. - CARRIAGE MEADOWS DR.
EL PASO COUNTY, COLORADO

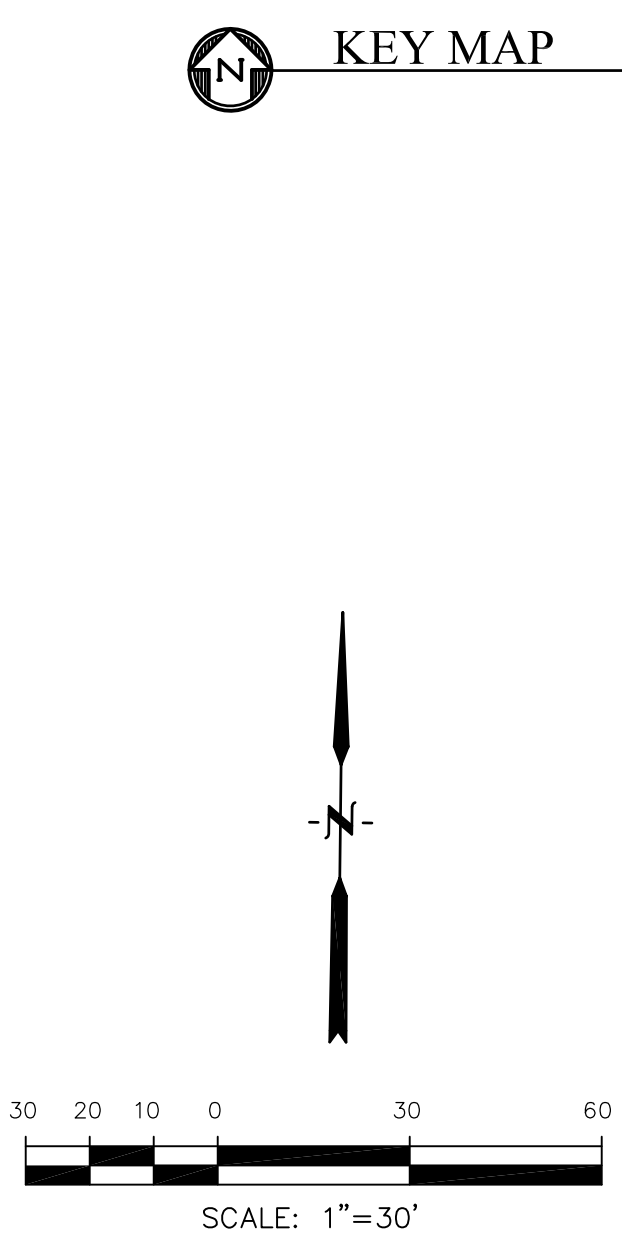
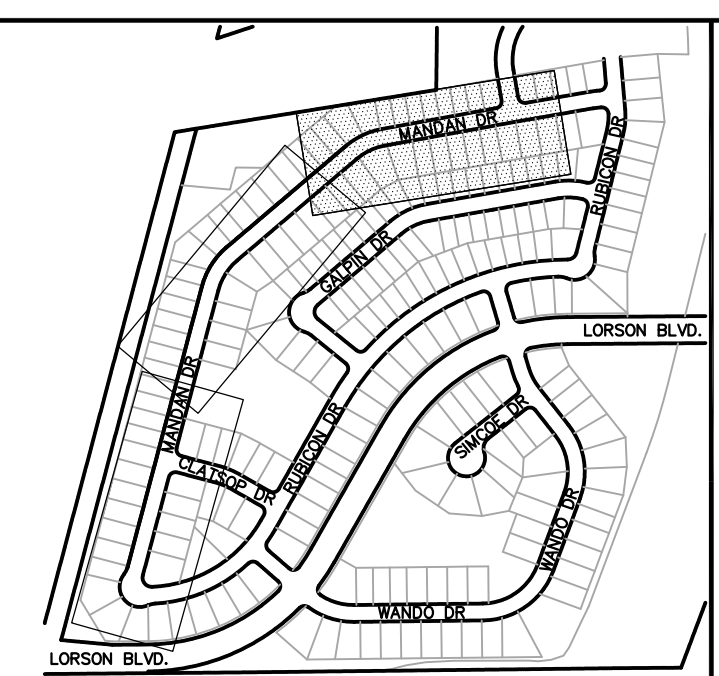
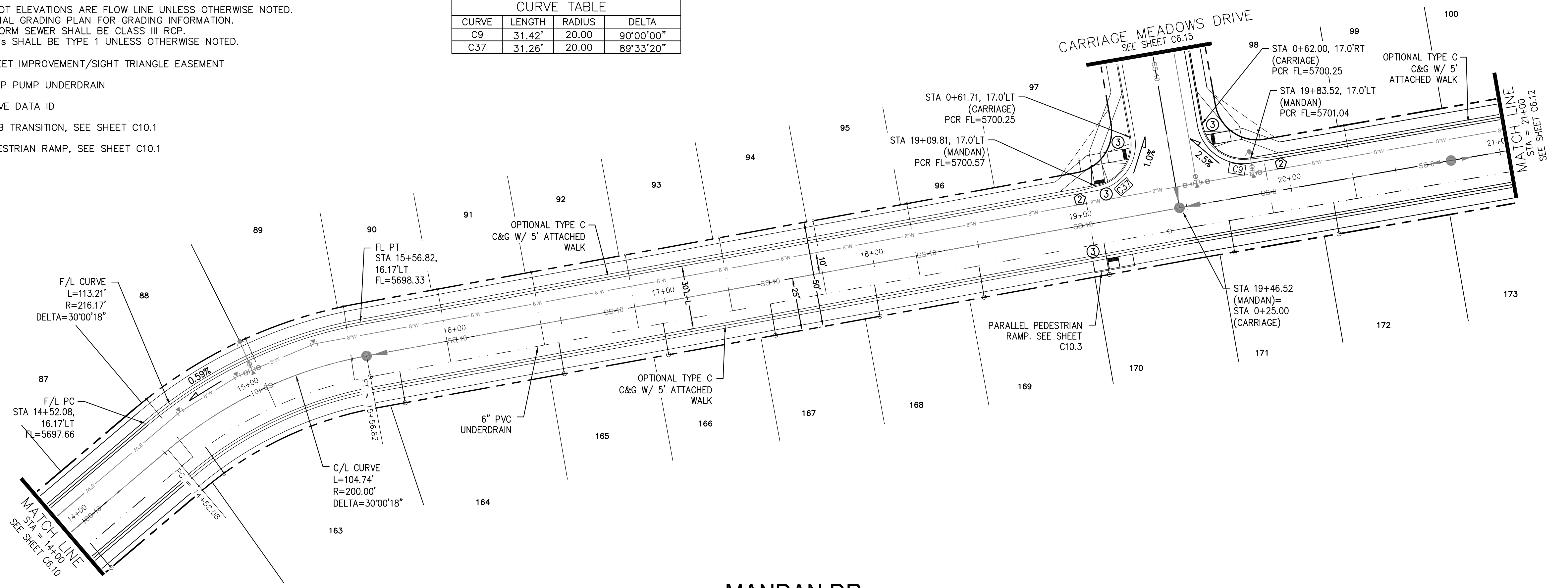
STREET AND STORM SEWER
STA 6+50 TO STA 14+00
MANDAN DRIVE

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

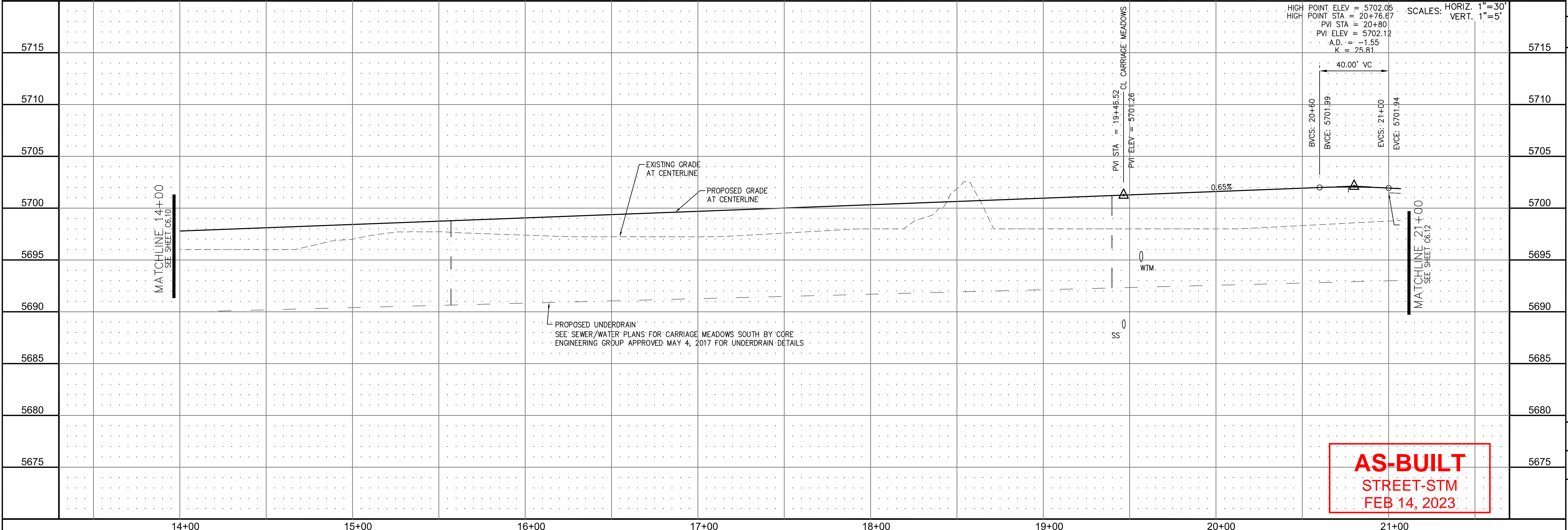
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

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

DATE: _____
NO. 1

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

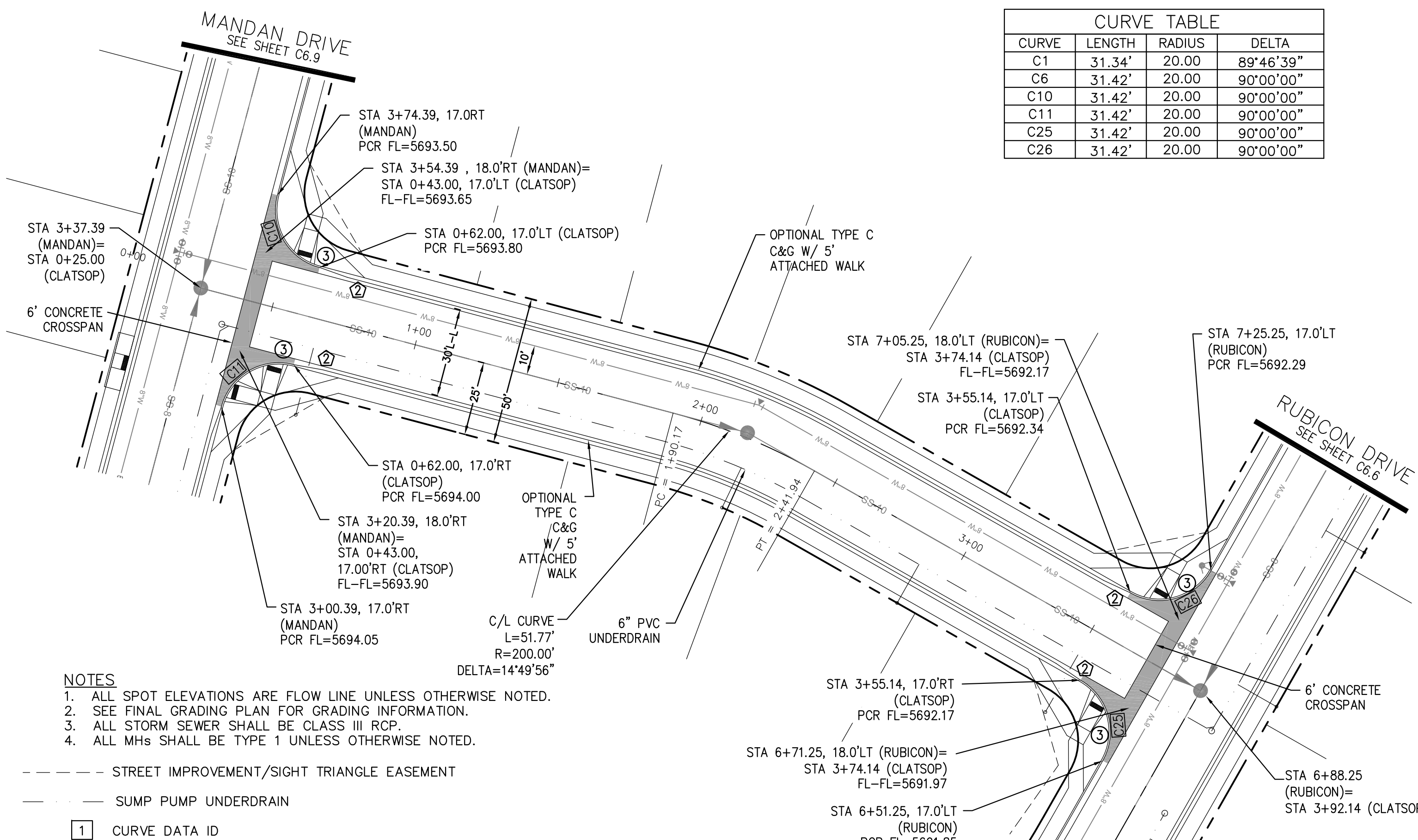
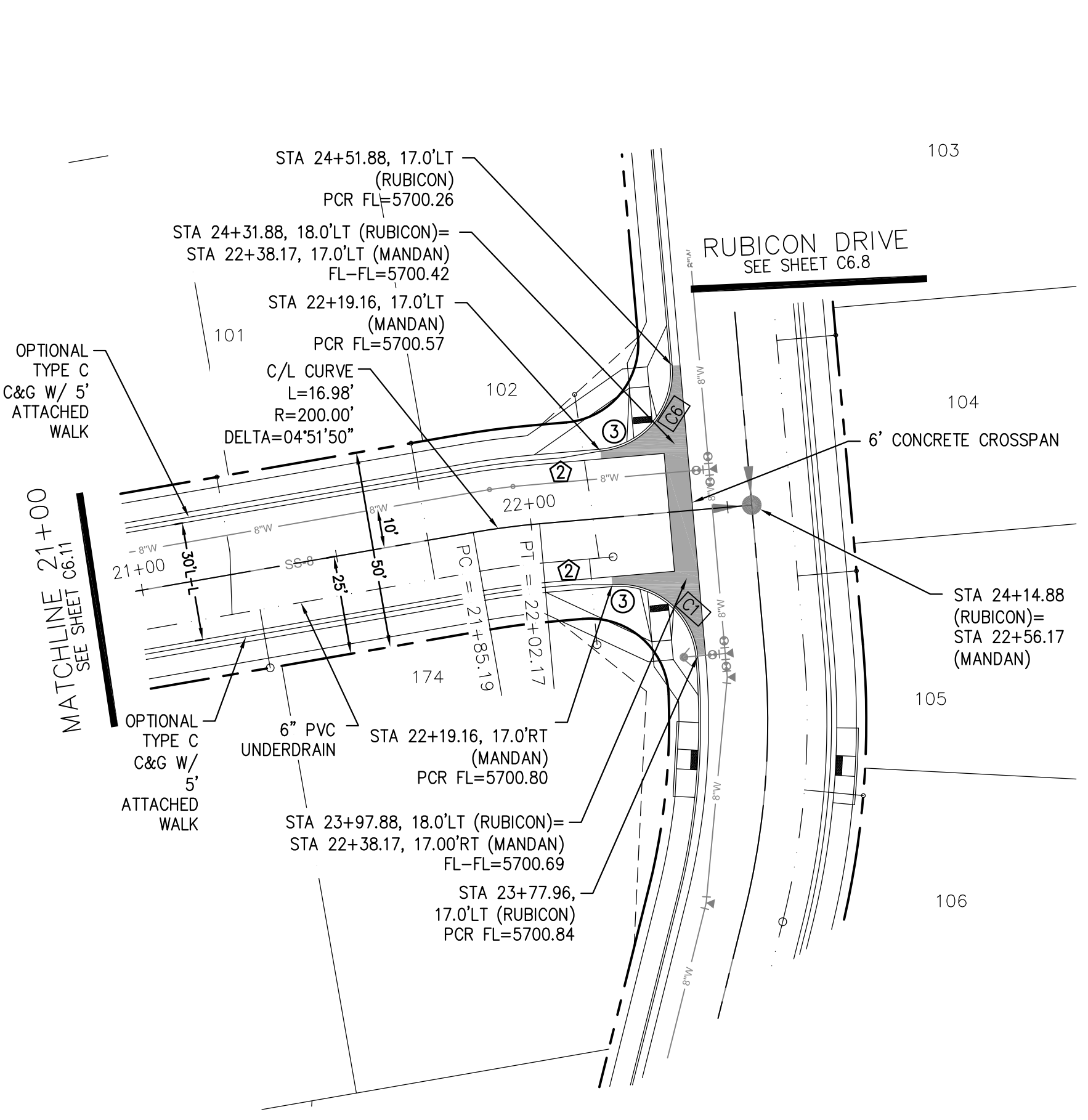
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

DATE: AUGUST 28, 2017

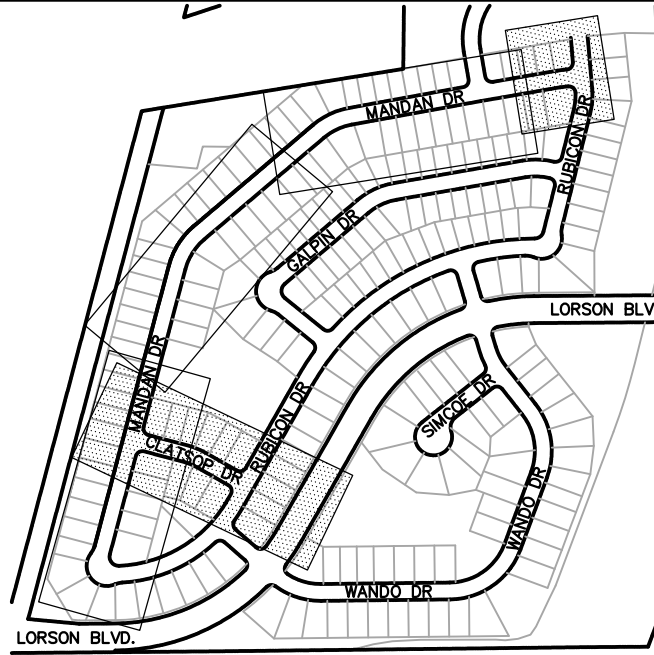
PROJECT NO. 100.030

SHEET NUMBER C6.11

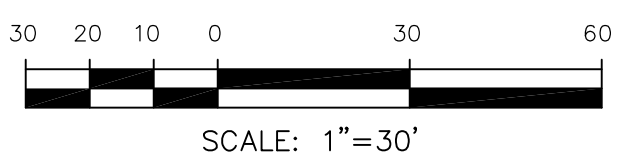
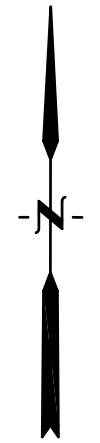
TOTAL SHEETS: 39



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"



KEY MAP

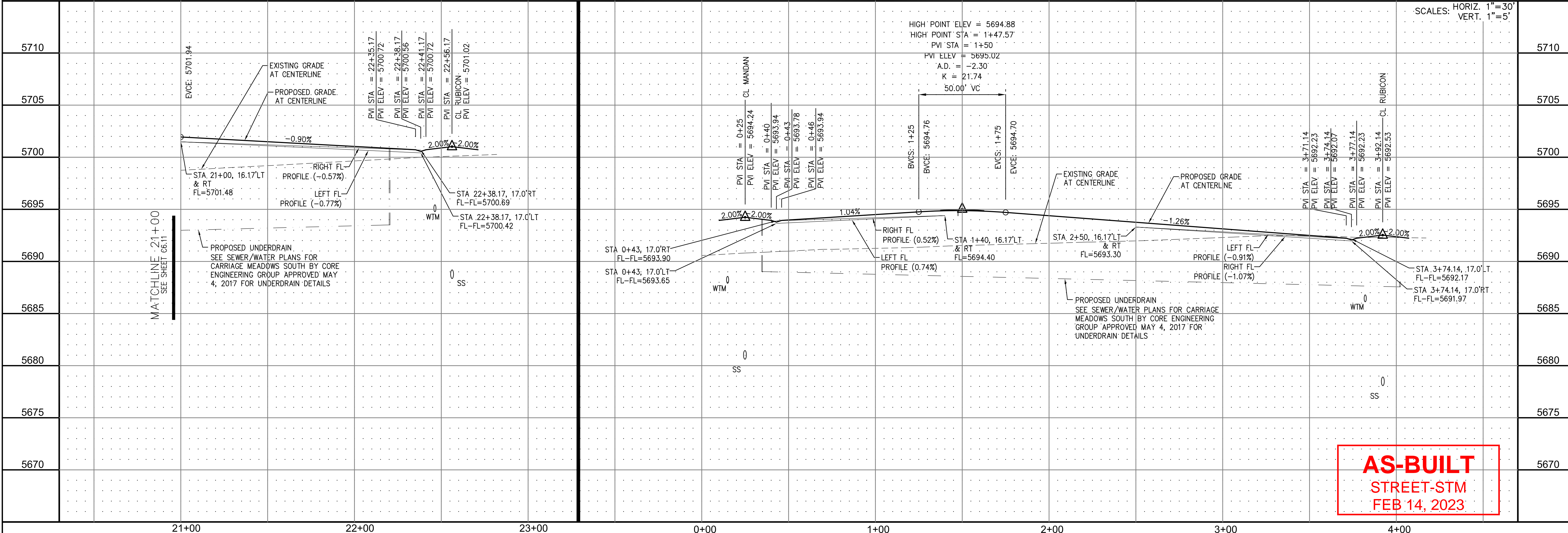


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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

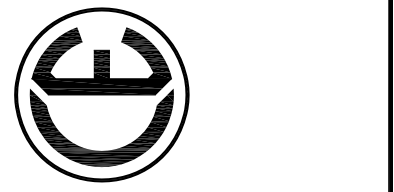
MANDAN DR

CLATSOP DR



AS-BUILT
STREET-STM
FEB 14, 2023

CORE ENGINEERING GROUP
15004 1ST AVE. S. SUITE 301
BURNING WOODS, COLORADO 80903
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

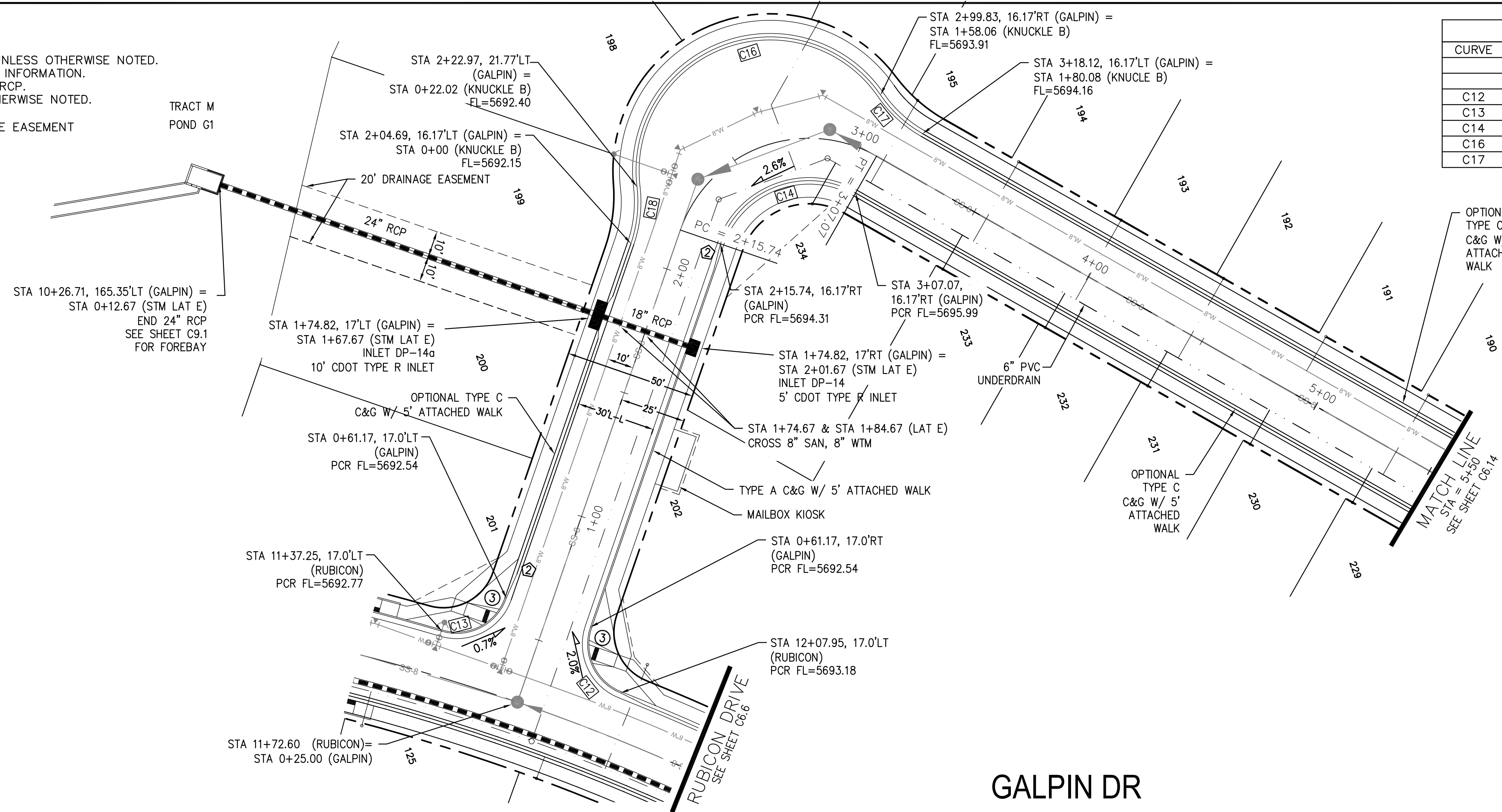
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

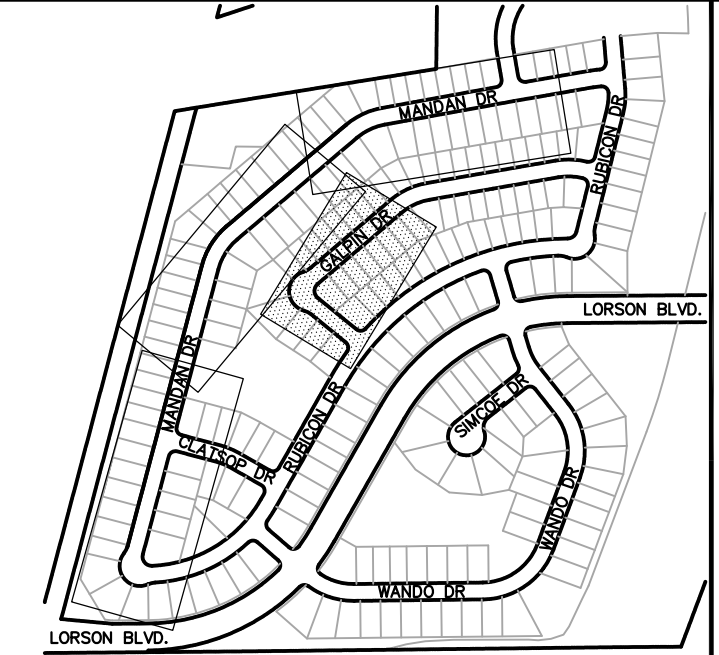
DATE: AUGUST 28, 2017
PROJECT NO. 100.030
SHEET NUMBER **C6.12**
TOTAL SHEETS: 39

- 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.

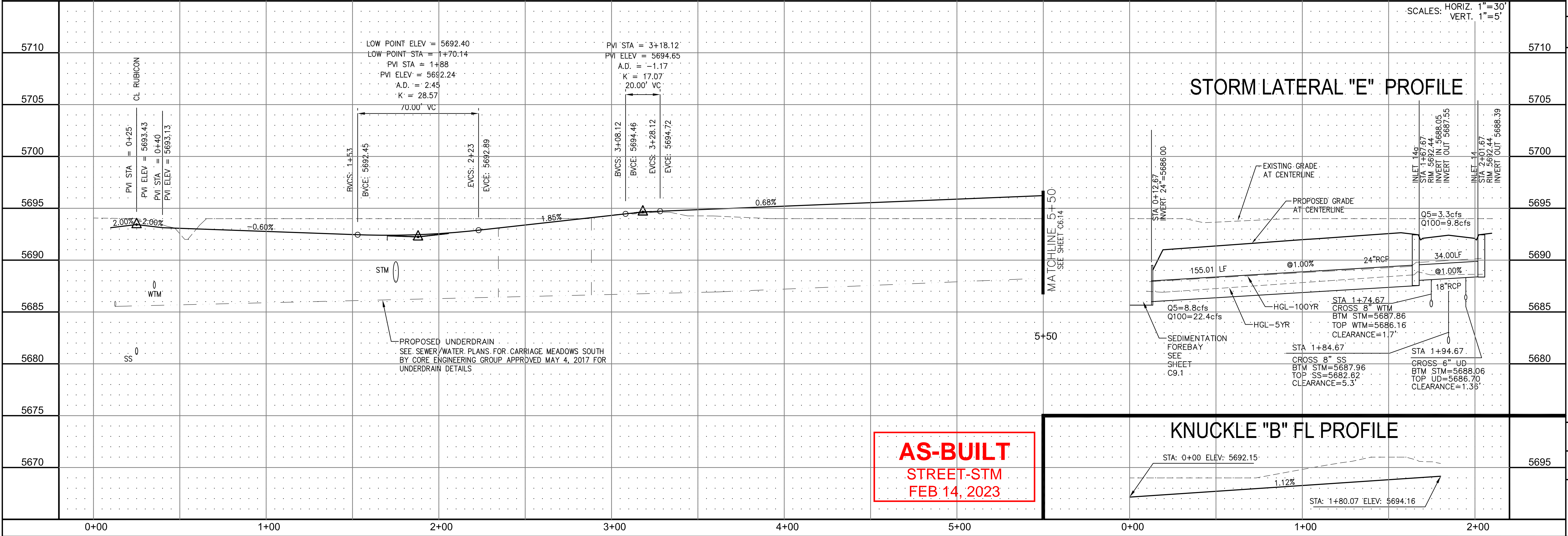
- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



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 80016
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 **C6.13**
TOTAL SHEETS: 39

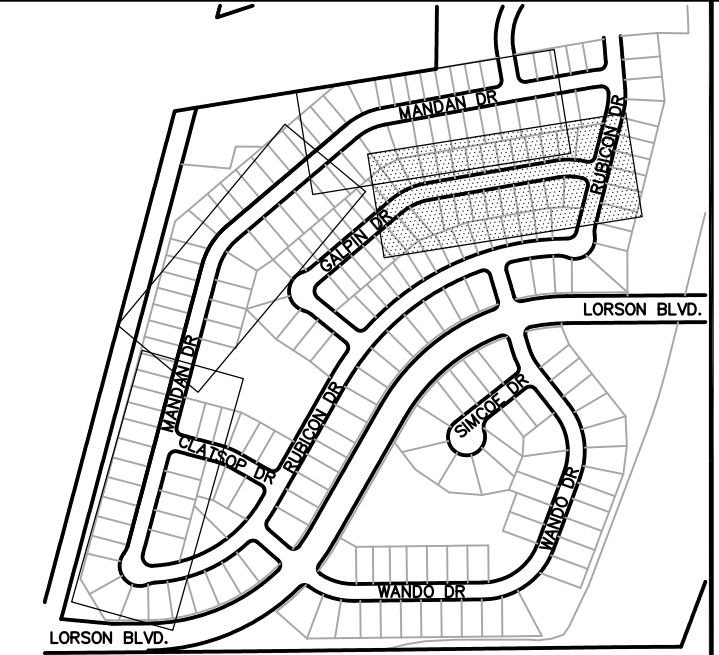
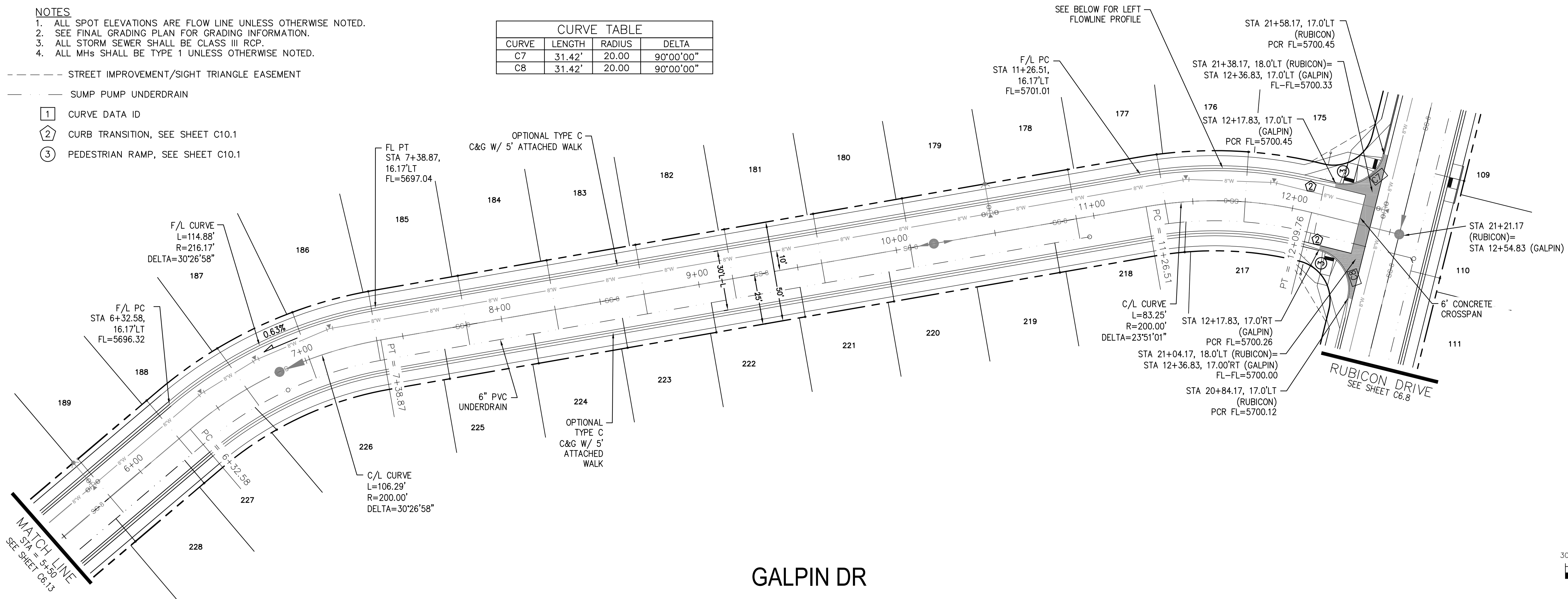
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

--- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT

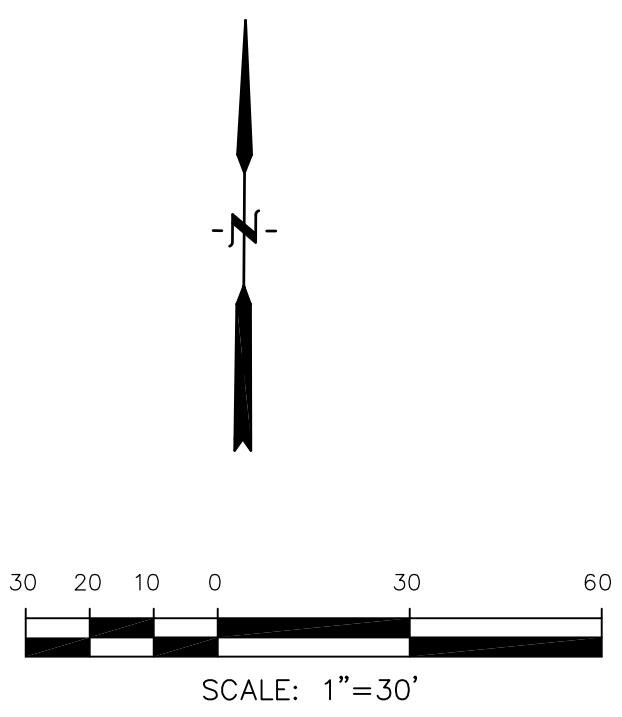
--- SUMP PUMP UNDERDRAIN

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

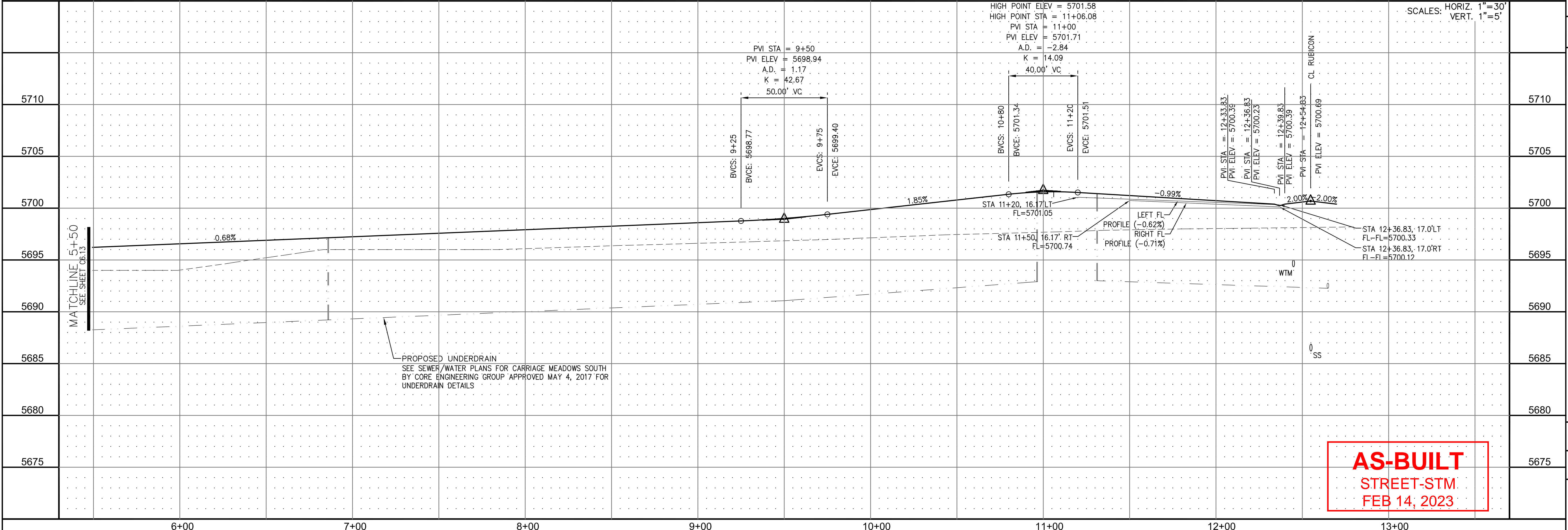
CURVE	LENGTH	RADIUS	DELTA
C7	31.42'	20.00	90°00'00"
C8	31.42'	20.00	90°00'00"



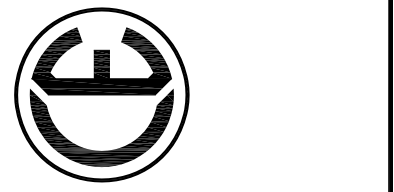
KEY MAP



GALPIN DR



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



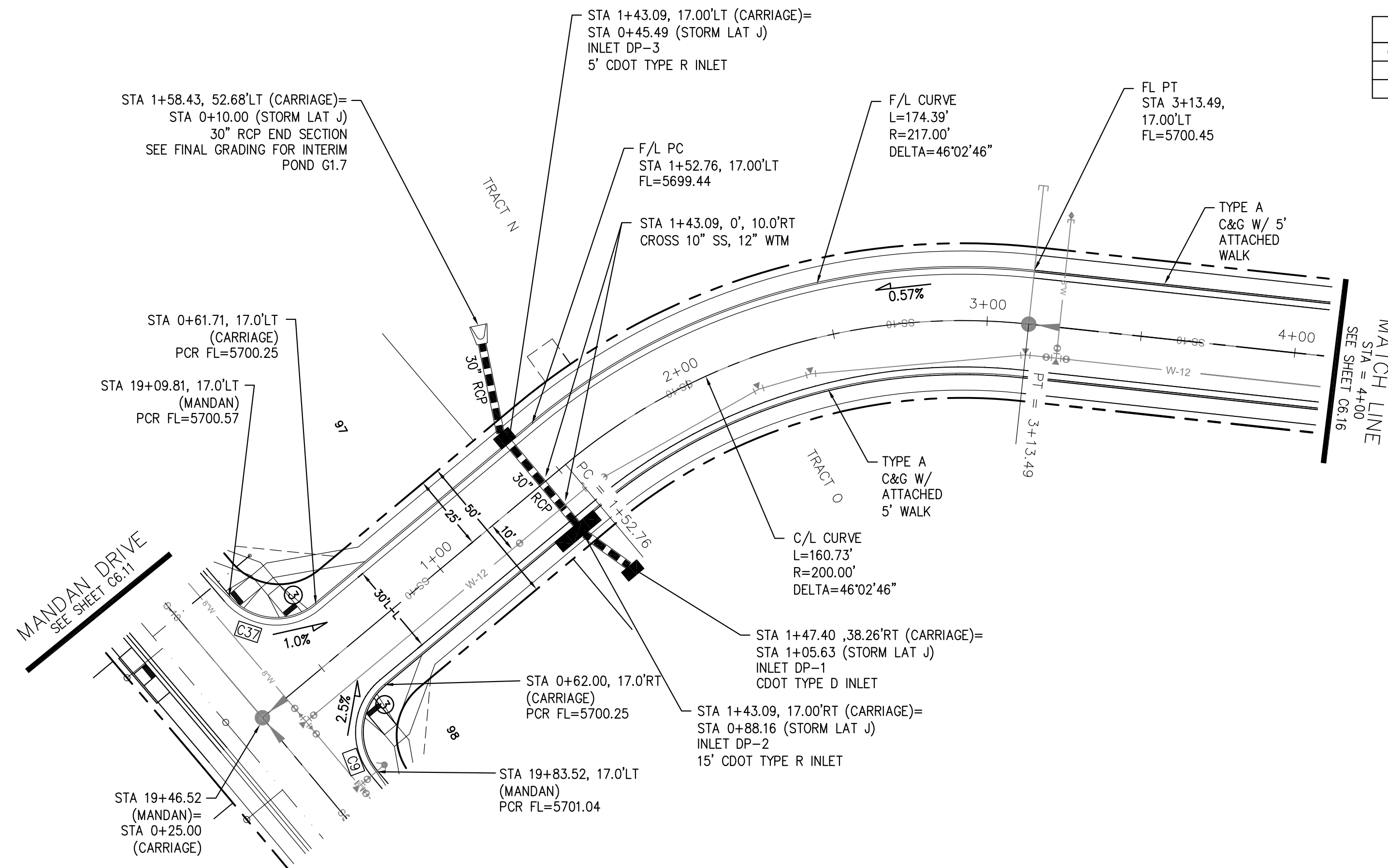
DATE: _____
 DESCRIPTION: _____
 PREPARED FOR: **LORSON LLC.**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **CARRIAGE MEADOWS SOUTH**
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.
 EL PASO COUNTY, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

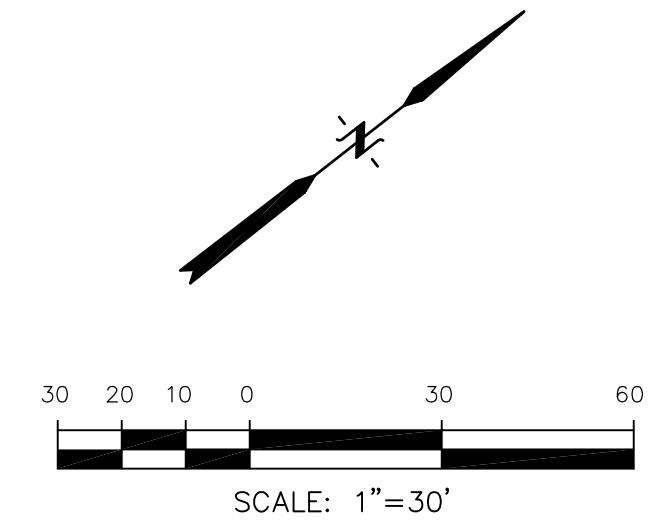
DATE: **AUGUST 28, 2017**
 PROJECT NO. **100.030**
 SHEET NUMBER **C6.14**
 TOTAL SHEETS: 39

AS-BUILT
STREET-STM
FEB 14, 2023

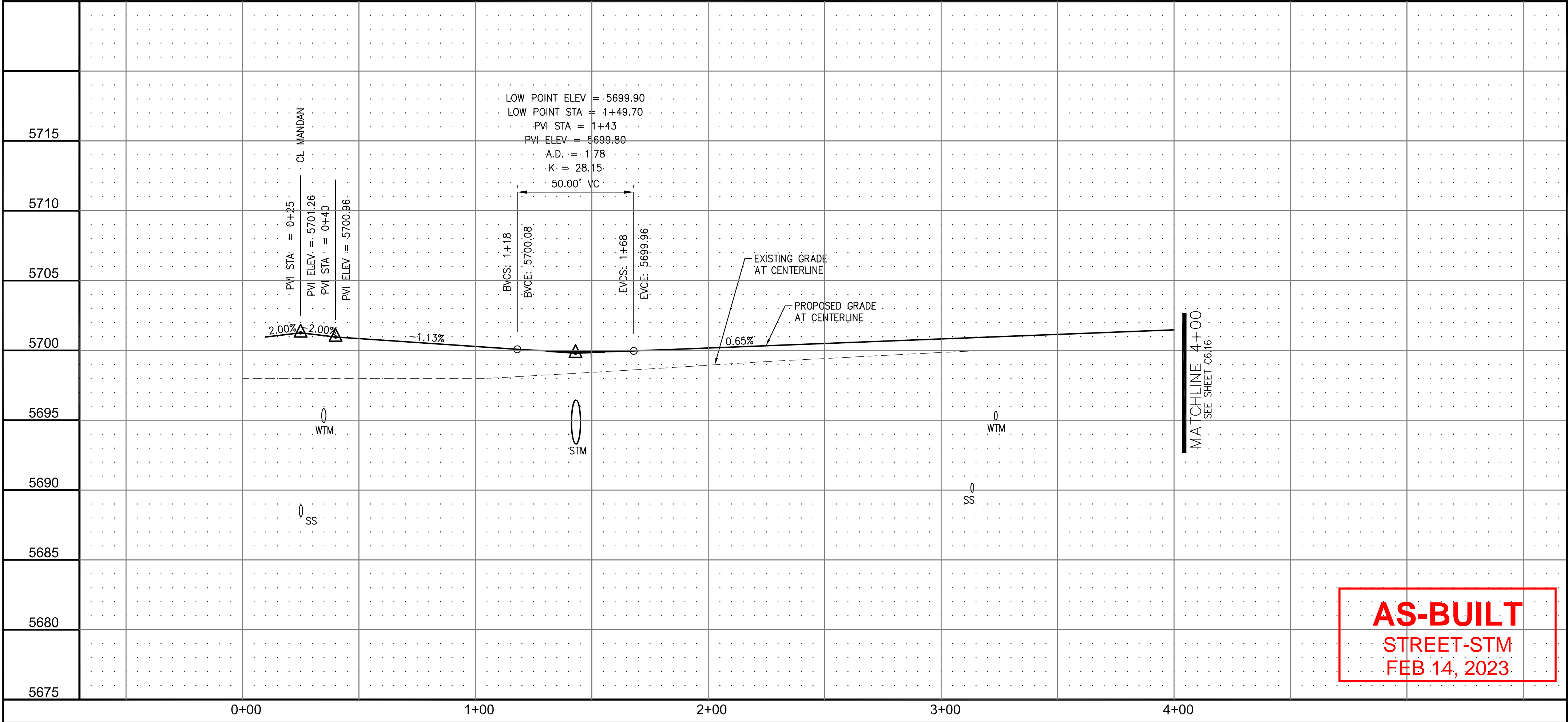


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	31.42'	20.00	90°00'00"
C37	31.26'	20.00	89°33'20"

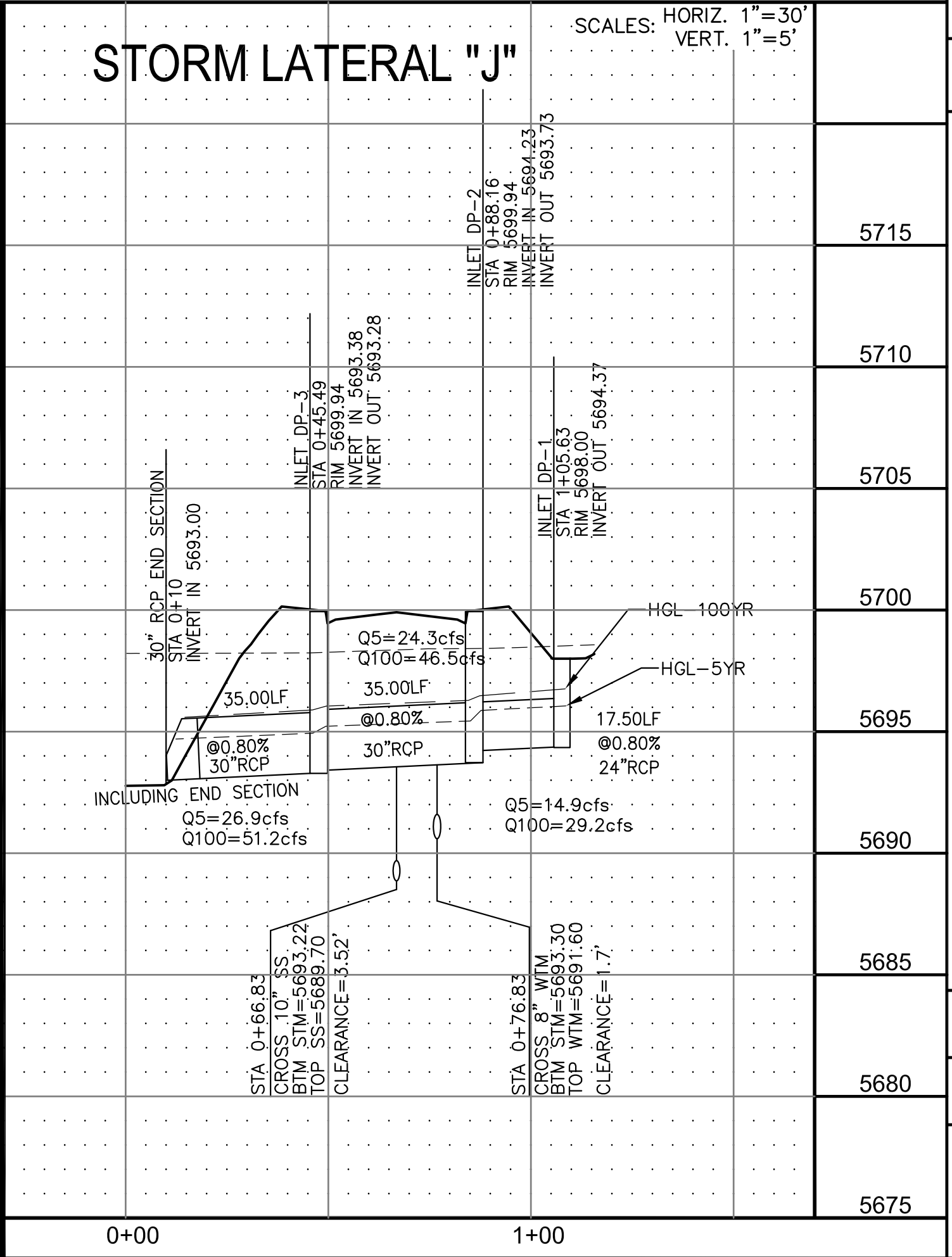
- NOTES**
- ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 - SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
 - ALL STORM SEWER SHALL BE CLASS III RCP.
 - ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
 --- SUMP PUMP UNDERDRAIN
- ① CURVE DATA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

DATE: _____

PROJECT: CARRIAGE MEADOWS SOUTH

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

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

NO. 1

DESCRIPTION

DATE: _____

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

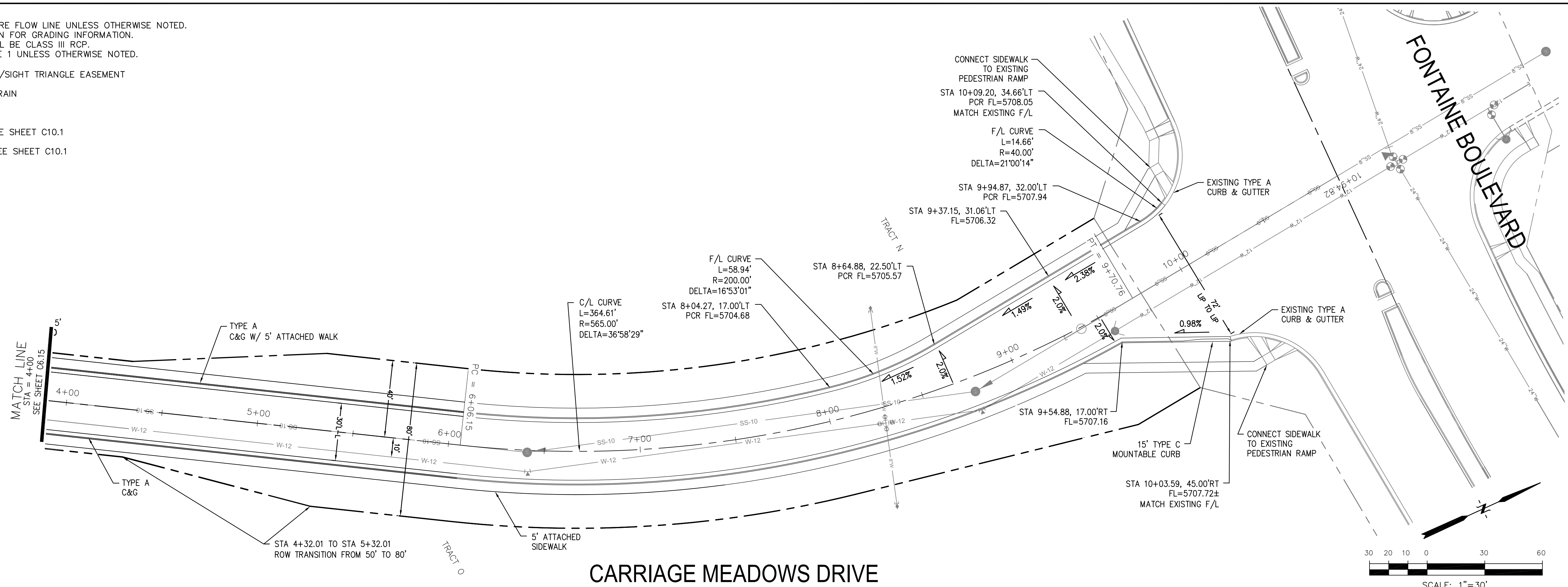
SHEET NUMBER **C6.15**

TOTAL SHEETS: 39

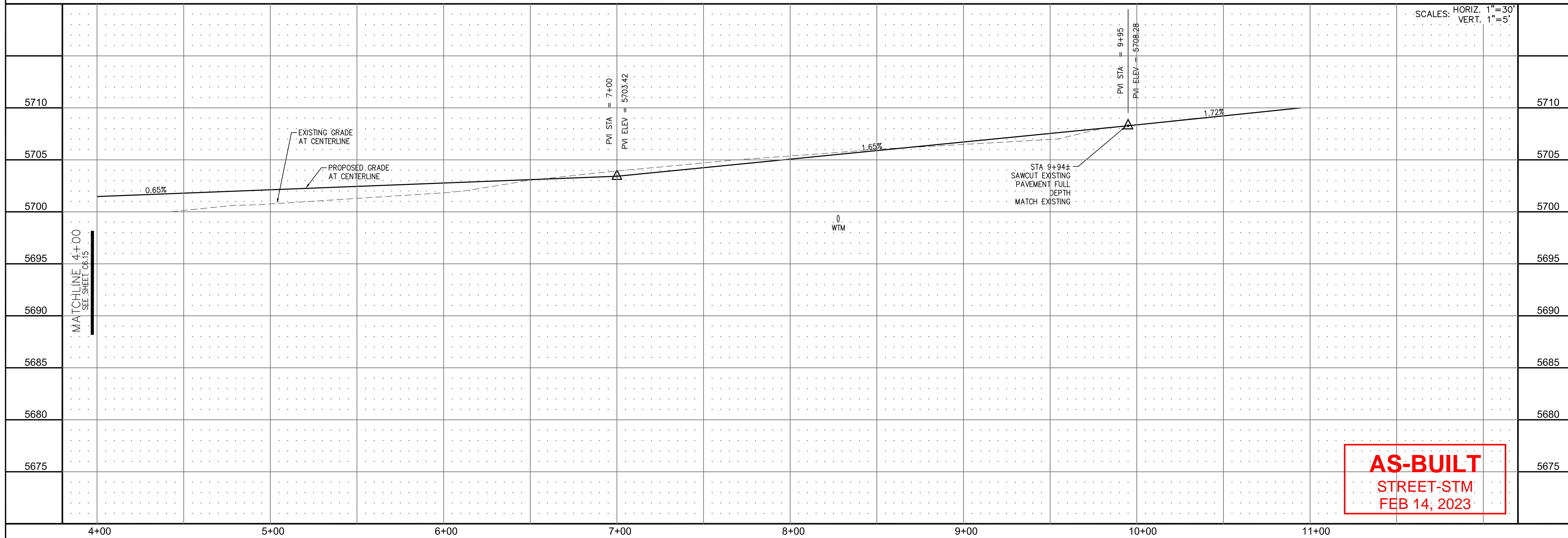
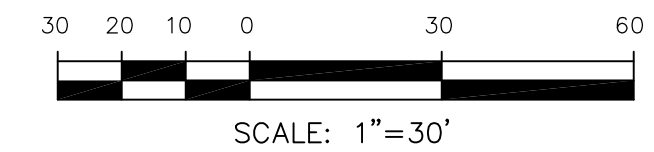
NOTES

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@ceng1.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

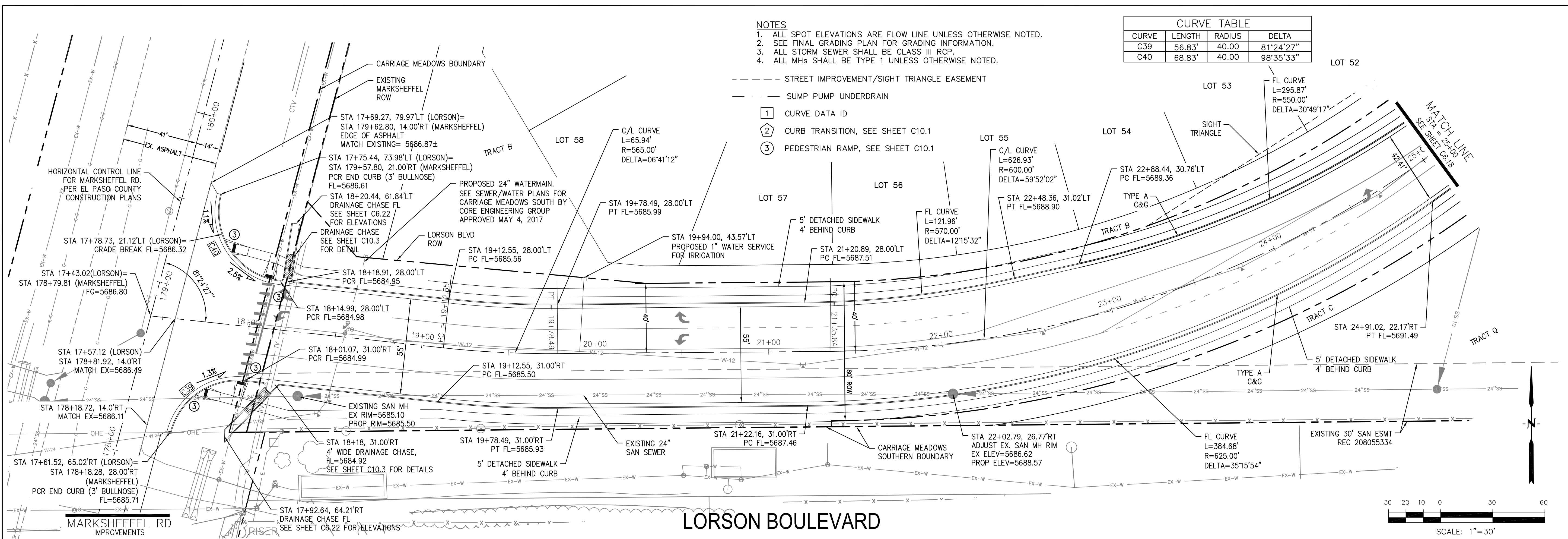
NO. 1
DATE: _____
DESCRIPTION: _____

PREPARED FOR: _____
PROJECT: _____

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

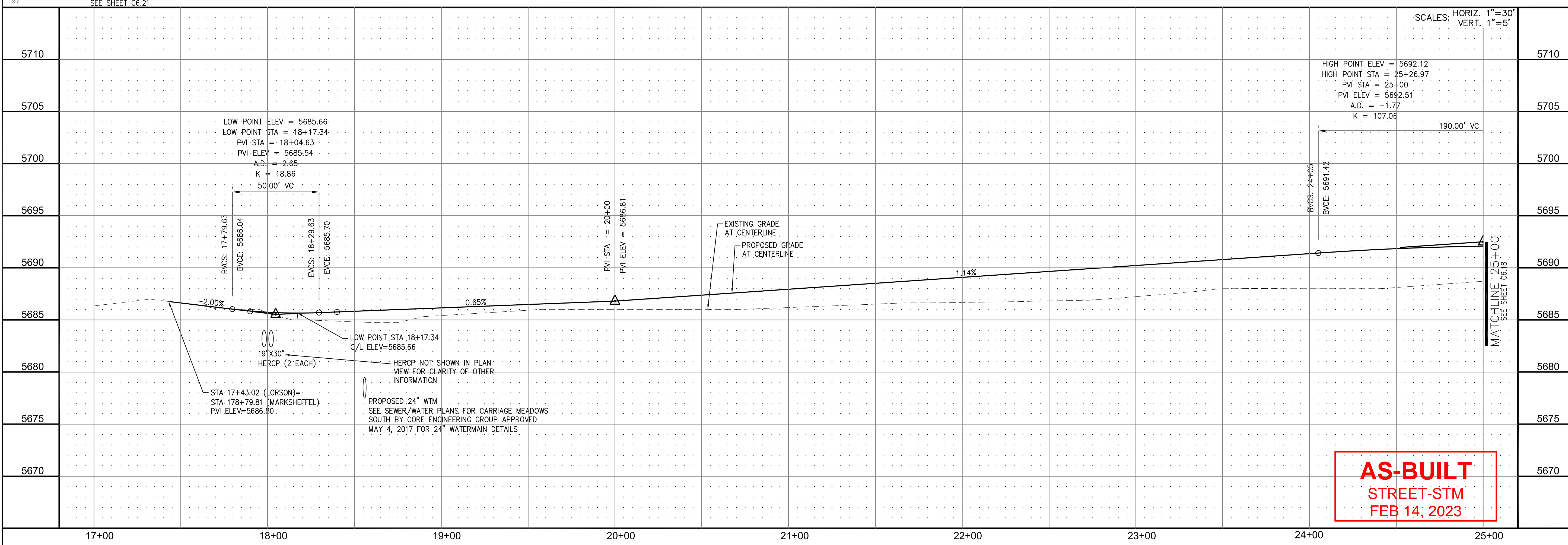
STREET AND STORM SEWER
STA 4+00 TO STA 10+00
CARRIAGE MEADOWS DRIVE

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



AS-BUILT
STREET-STM
FEB 14, 2023

CORE ENGINEERING GROUP
 15004 1ST AVE. S. #5506
 BURNING WOOD, CO. 80015
 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

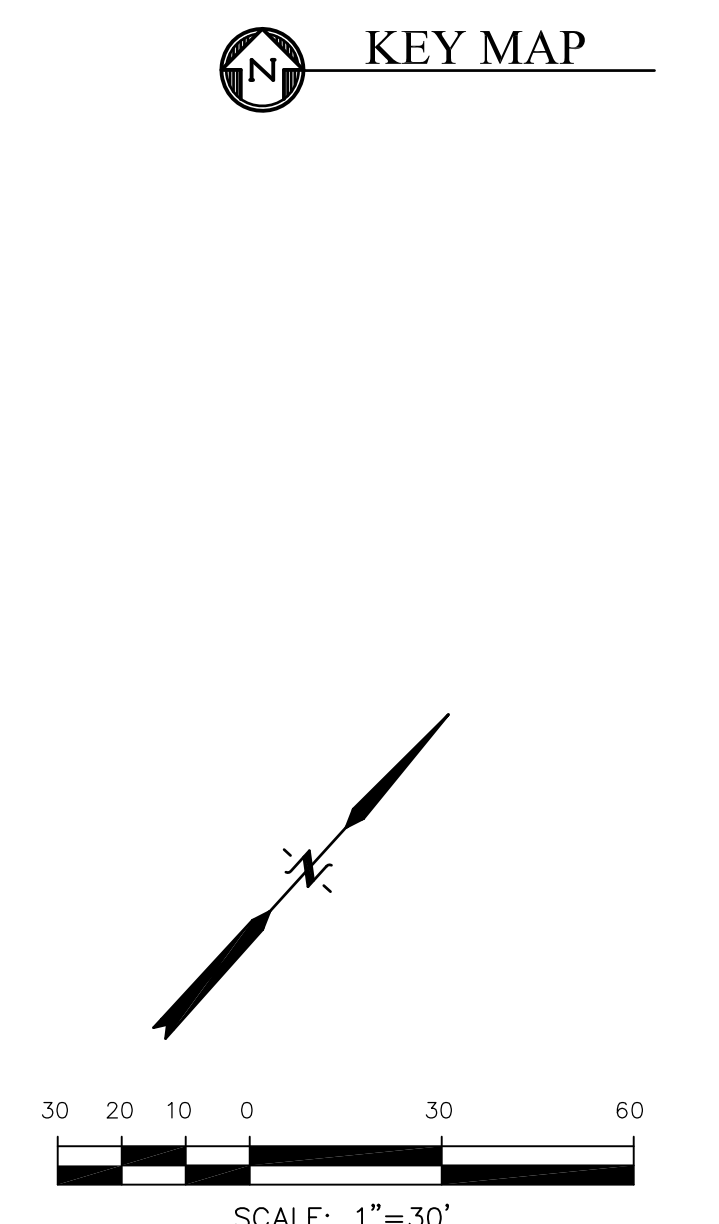
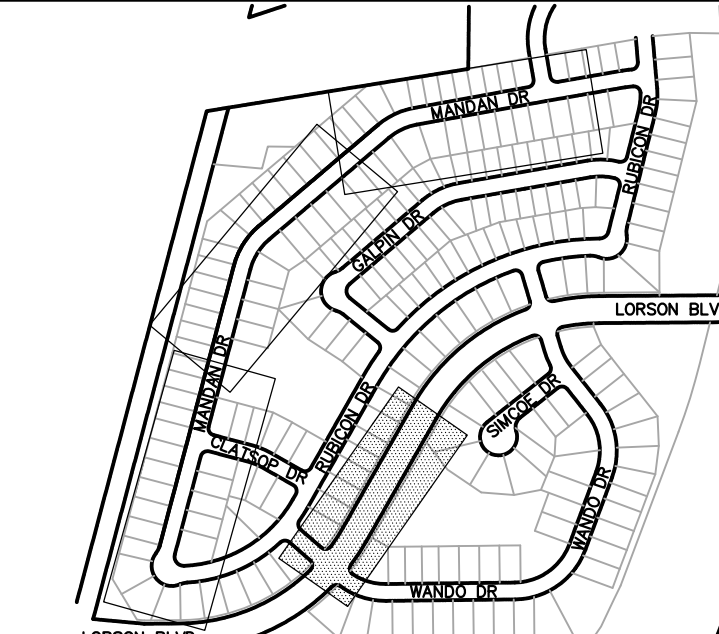
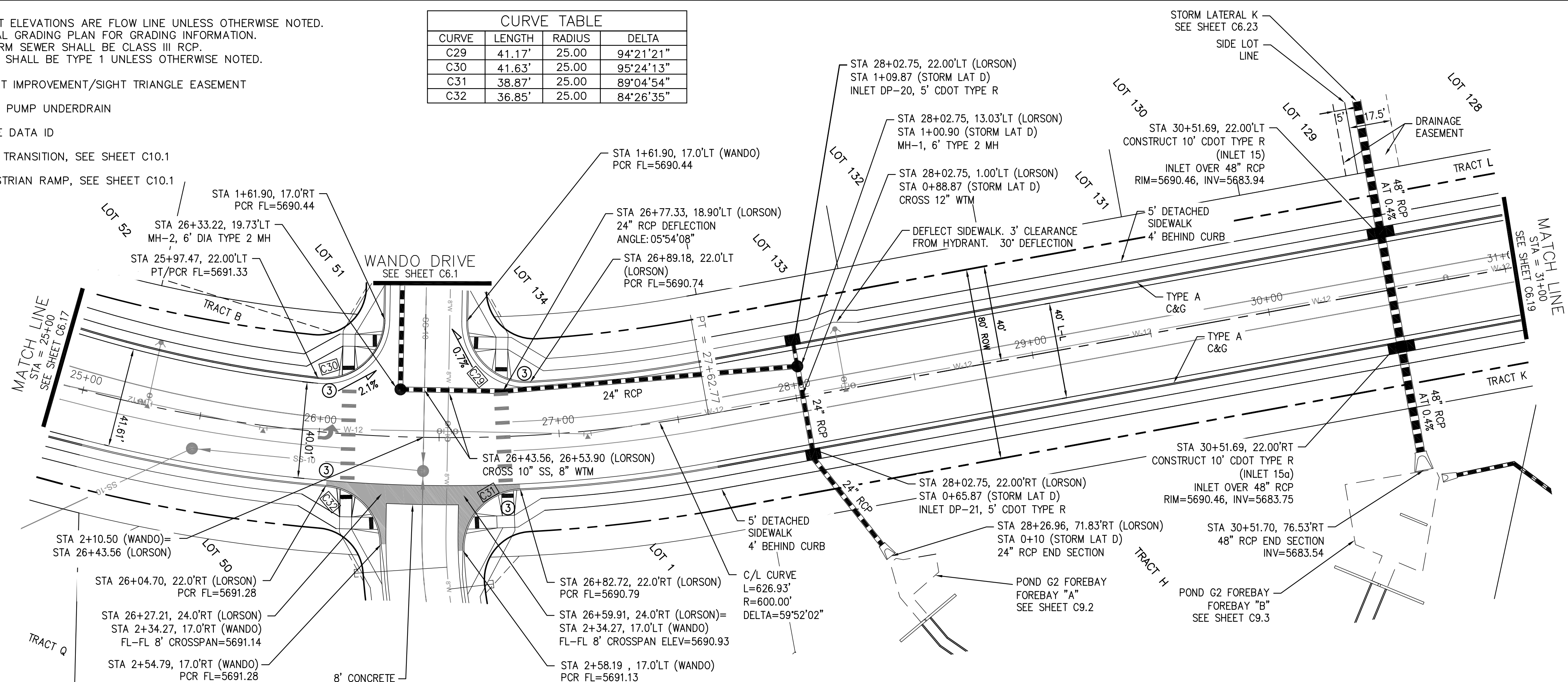
**STREET AND STORM SEWER
 STA 17+43 TO STA 25+00
 LORSON BOULEVARD**

DATE: **AUGUST 28, 2017**
 PROJECT NO. **100.030**
 SHEET NUMBER **C6.17**
 TOTAL SHEETS: **39**

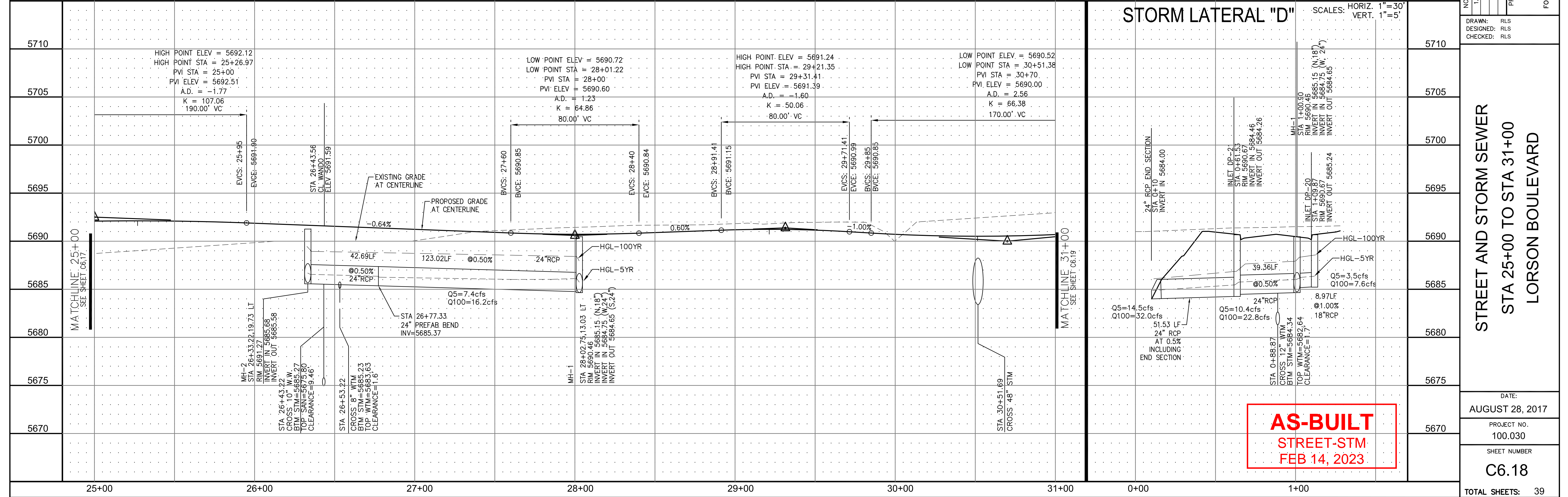
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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"

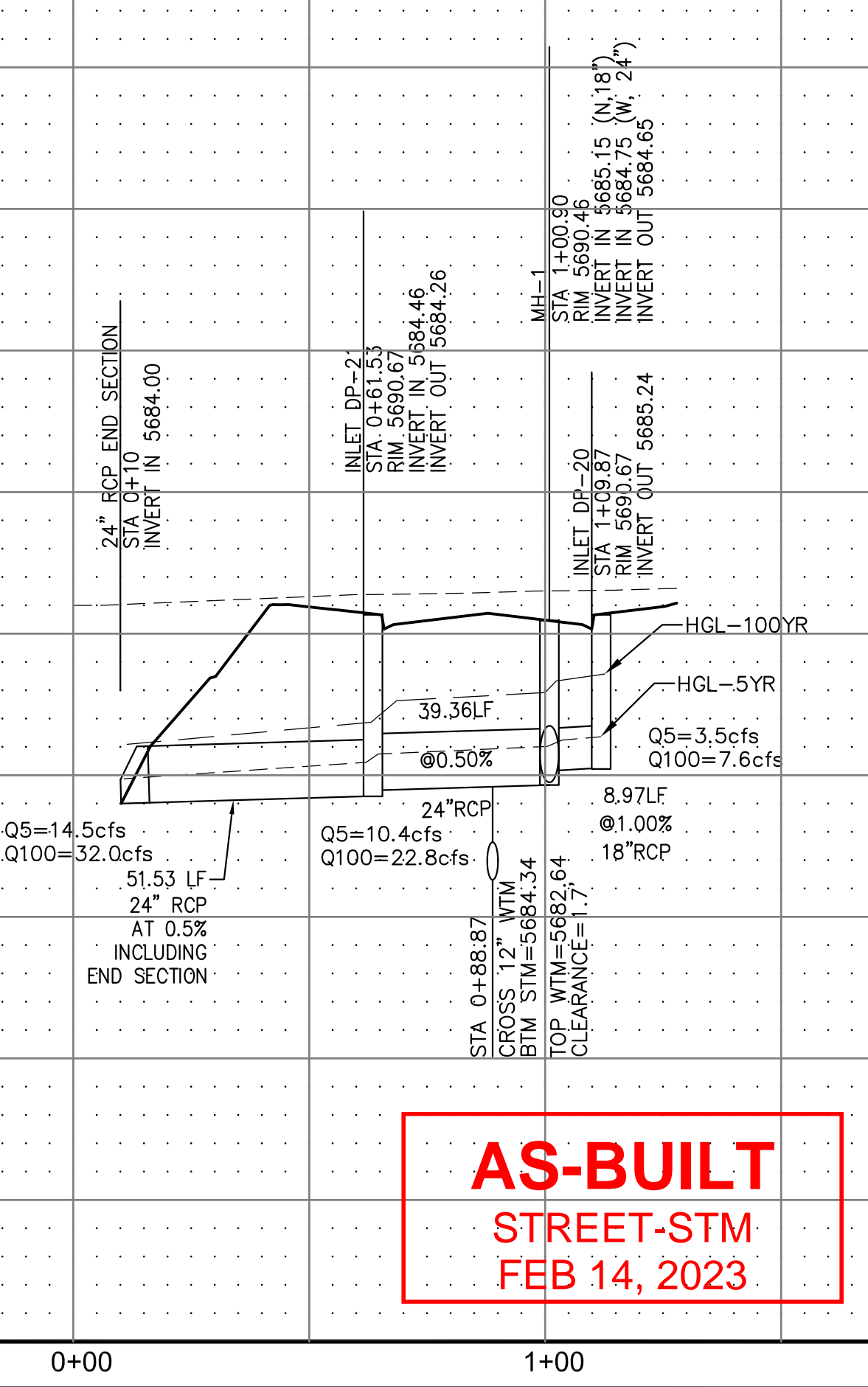
- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



LORSON BOULEVARD



STORM LATERAL "D"



AS-BUILT
STREET-STM
FEB 14, 2023

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

DATE: AUGUST 28, 2017

PROJECT NO.: 100.030

SHEET NUMBER: C6.18

TOTAL SHEETS: 39

NOTES

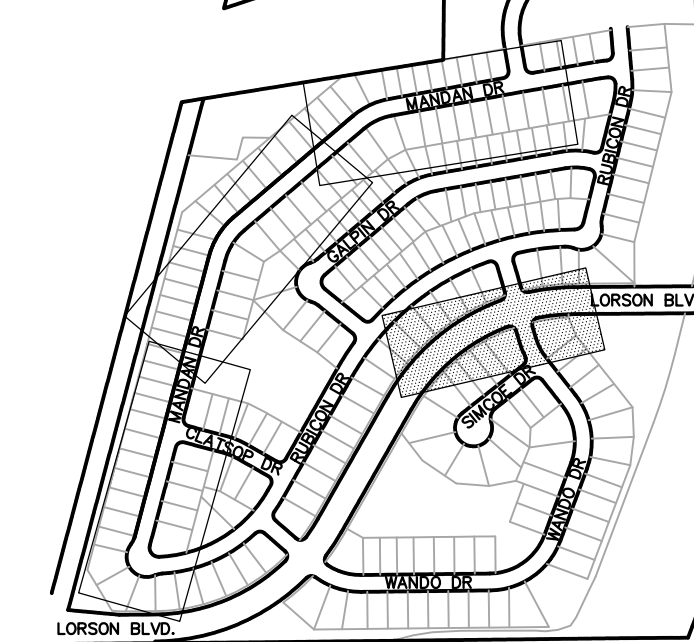
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

--- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT

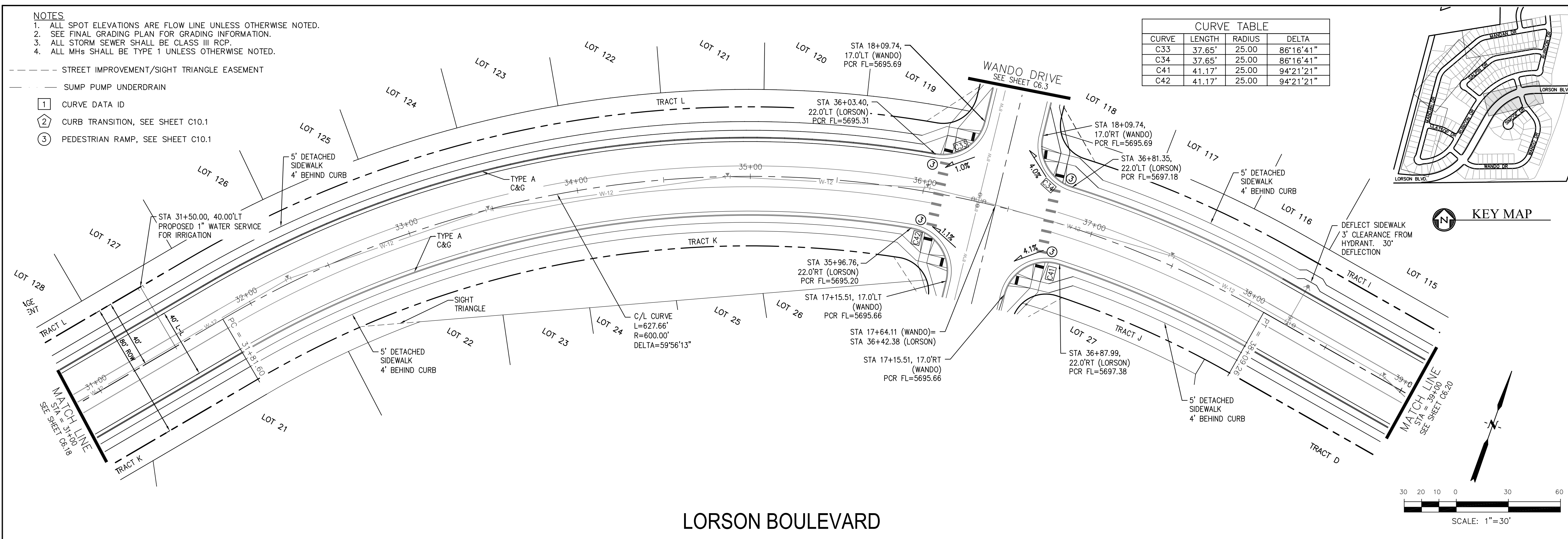
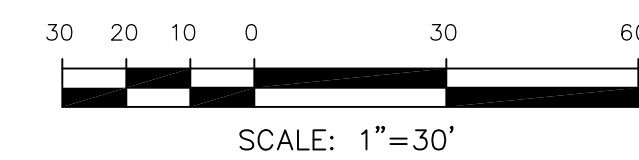
--- SUMP PUMP UNDERDRAIN

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

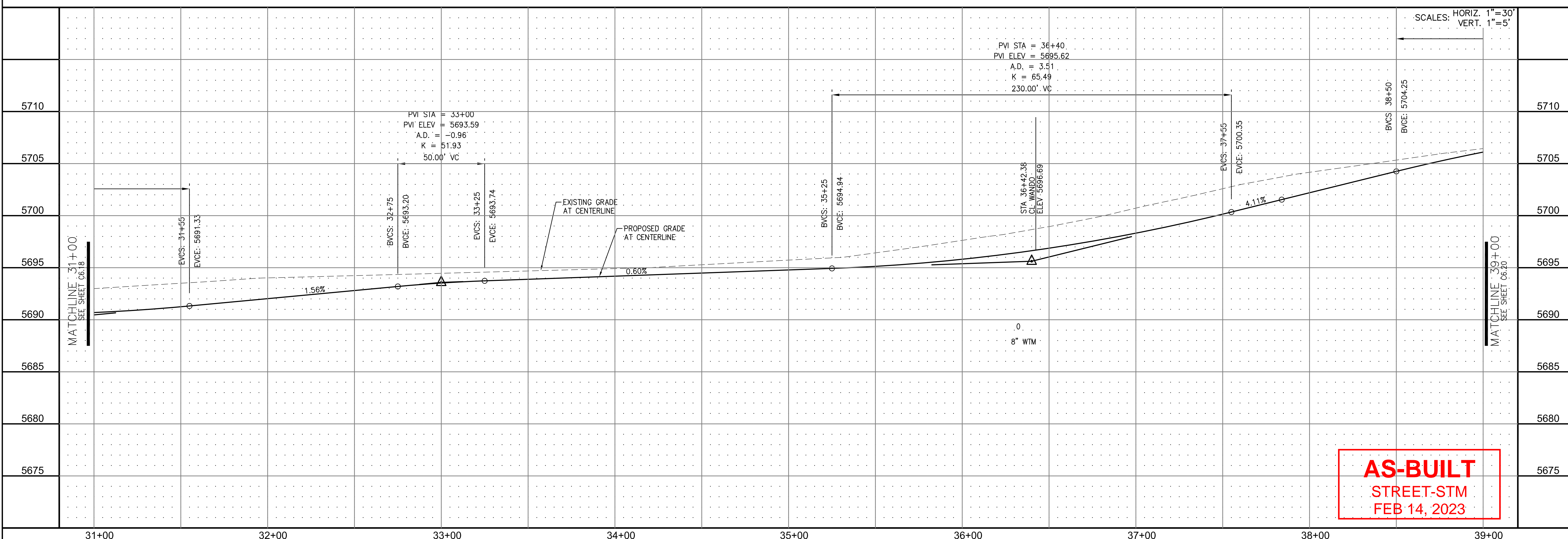
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C33	37.65'	25.00	86°16'41"
C34	37.65'	25.00	86°16'41"
C41	41.17'	25.00	94°21'21"
C42	41.17'	25.00	94°21'21"



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

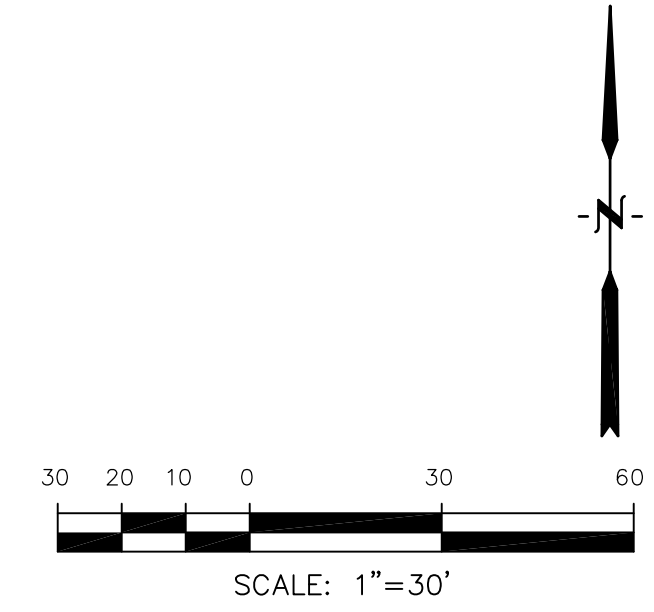
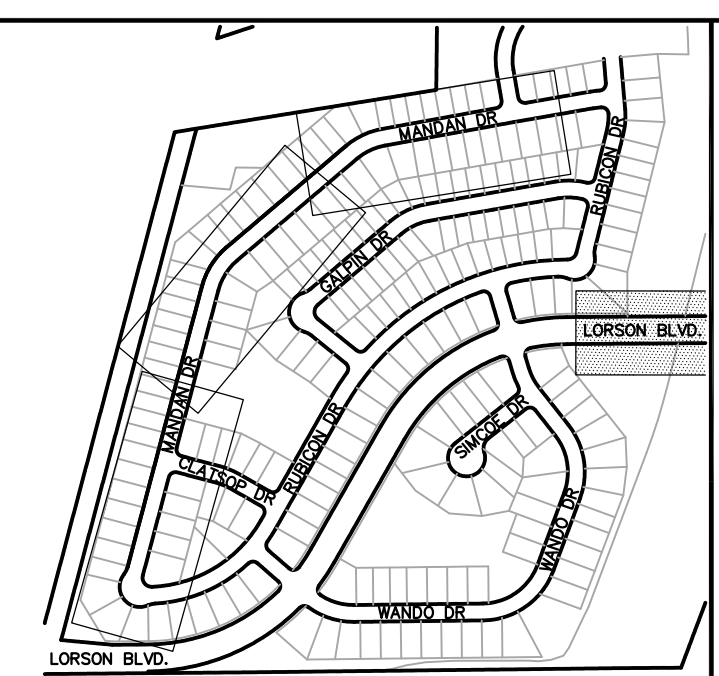
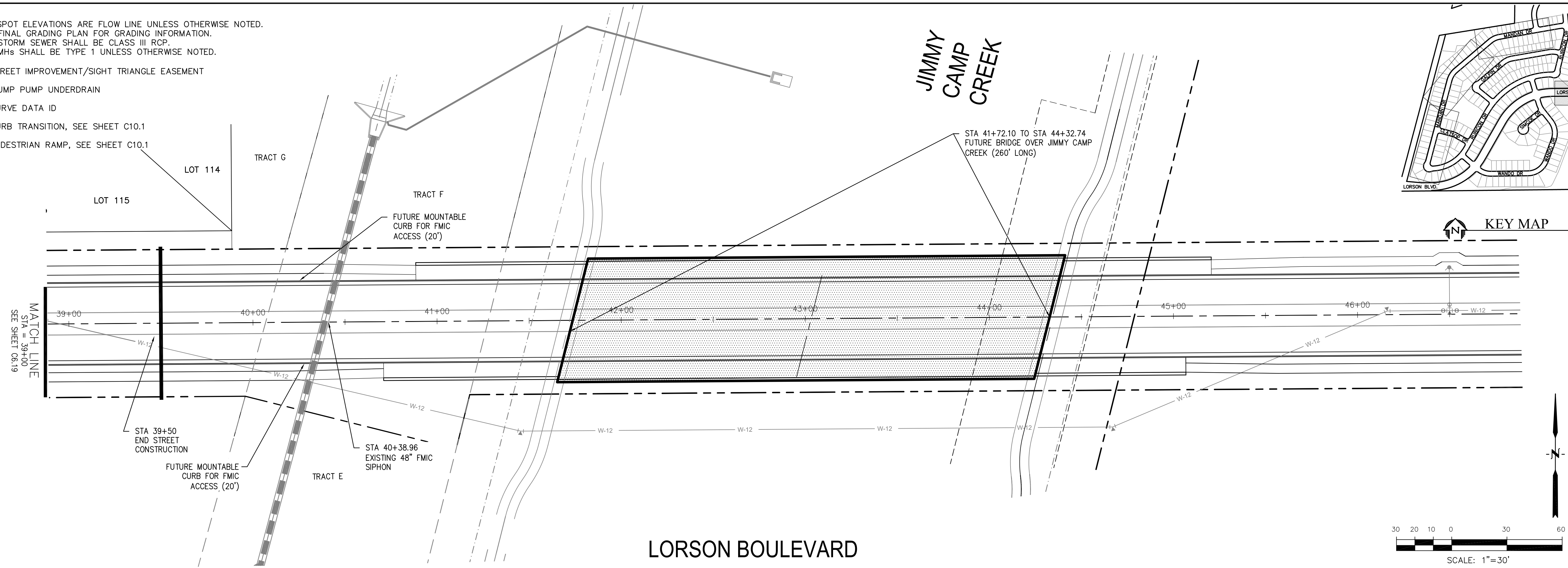
STREET AND STORM SEWER
STA 31+00 TO STA 39+00
LORSON BOULEVARD

DATE: AUGUST 28, 2017
PROJECT NO. 100.030
SHEET NUMBER C6.19
TOTAL SHEETS: 39

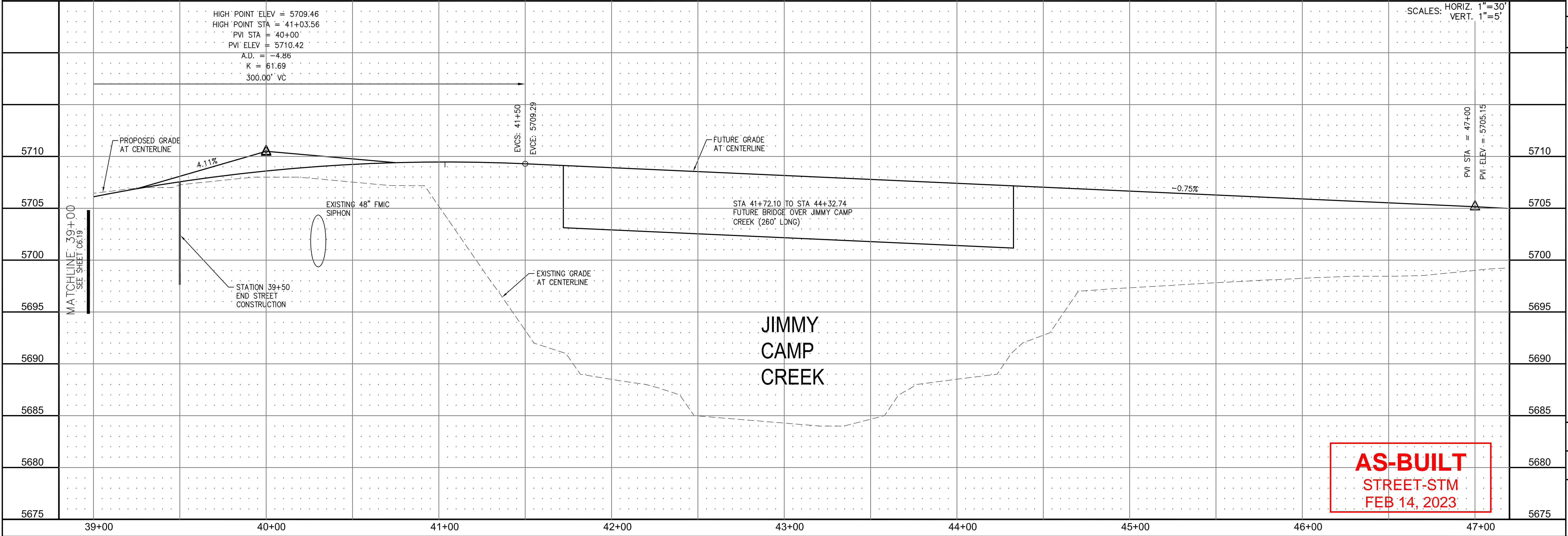
NOTES

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

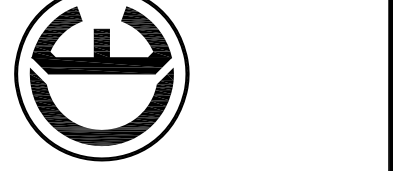


LORSON BOULEVARD



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

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

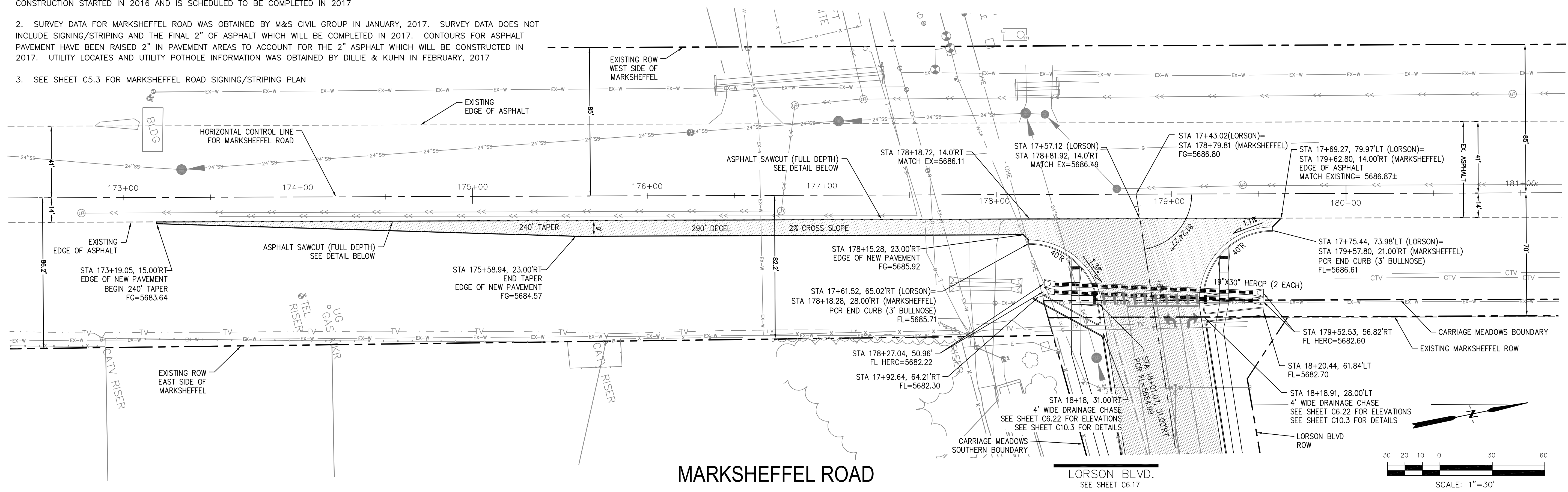
STREET AND STORM SEWER
STA 38+00 TO STA 46+50
LORSON BOULEVARD

DATE: **AUGUST 28, 2017**
 PROJECT NO. **100.030**
 SHEET NUMBER **C6.20**
 TOTAL SHEETS: 39

AS-BUILT
STREET-STM
FEB 14, 2023

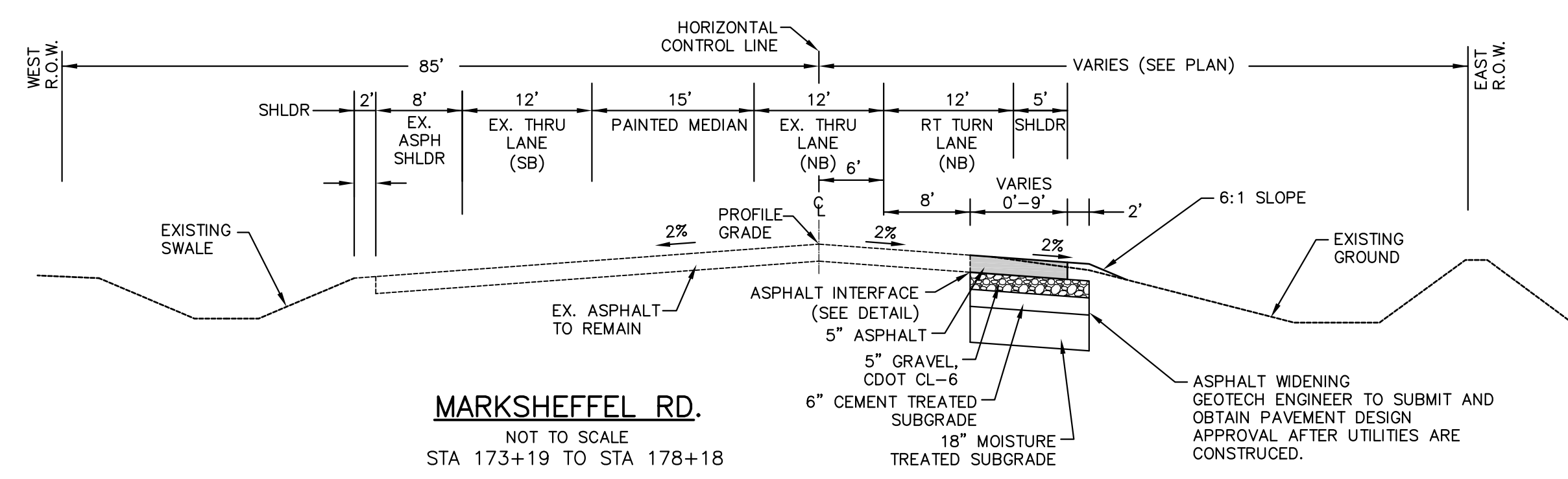
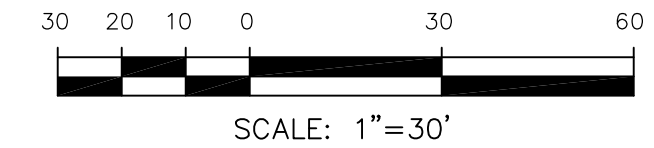
NOTES

- 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

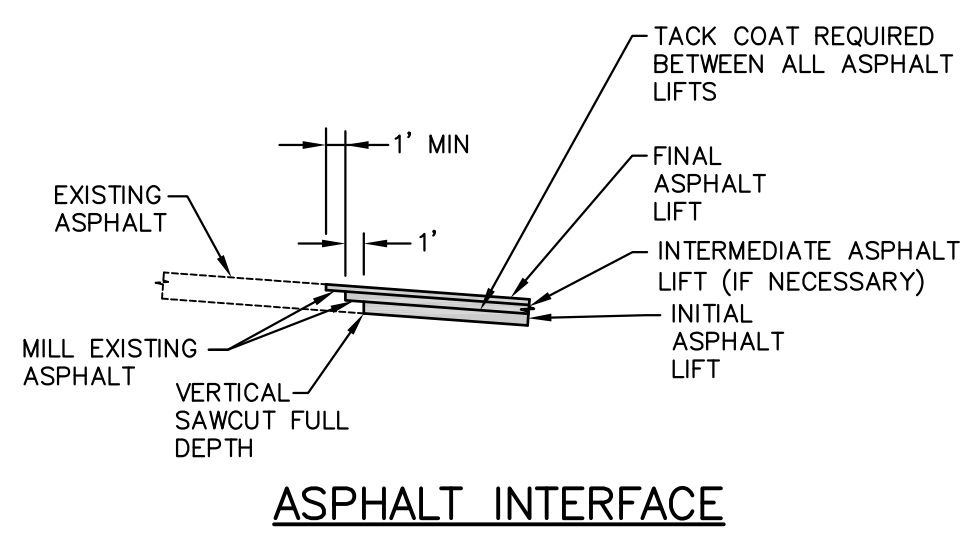


MARKSHEFFEL ROAD

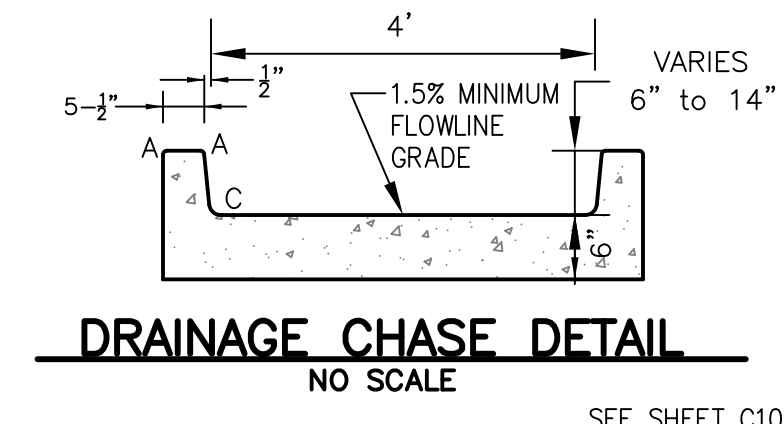
LORSON BLVD.
SEE SHEET C6.17



MARKSHEFFEL RD.
NOT TO SCALE
STA 173+19 TO STA 178+18



ASPHALT INTERFACE



DRAINAGE CHASE DETAIL
NO SCALE

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

SEE SHEET C10.3 FOR REINFORCING, STEEL COVER PLATE, AND ADDITIONAL DETAILS REGARDING DRAINAGE CHASE

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

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

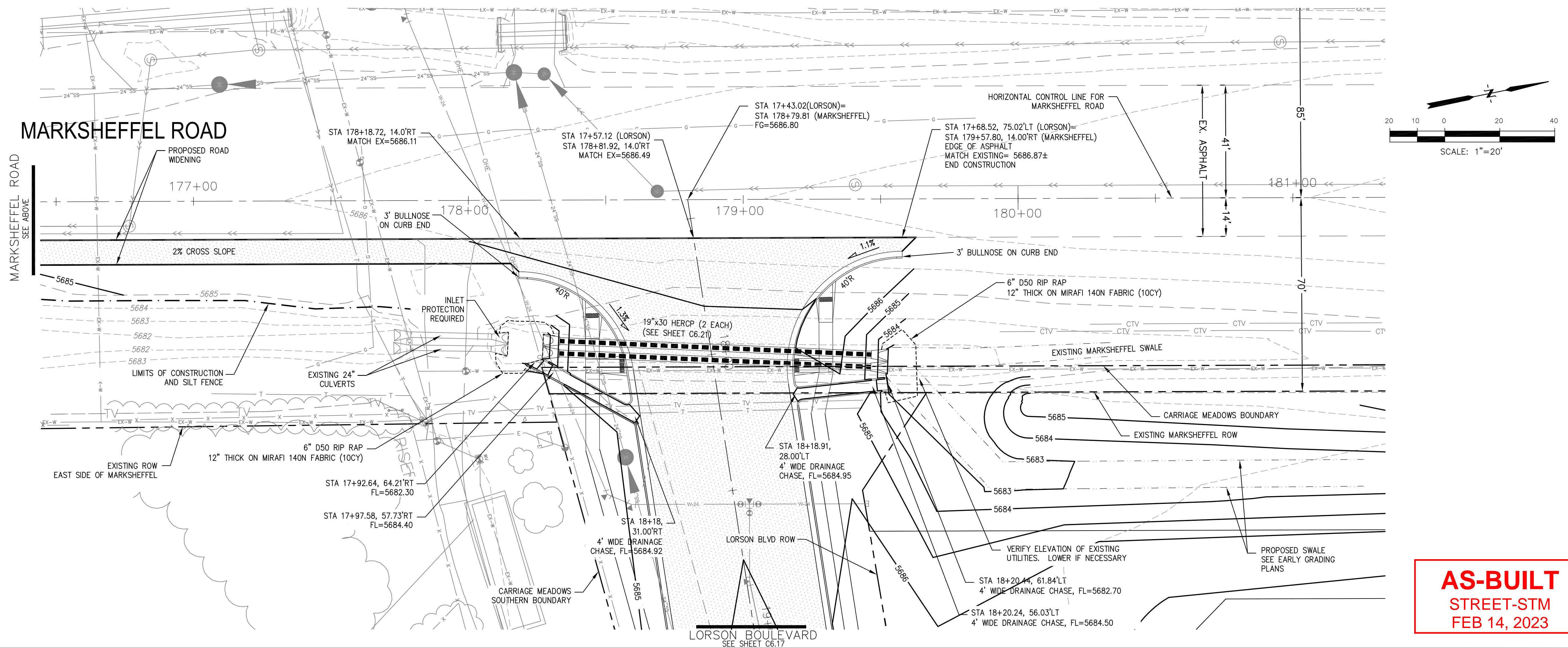
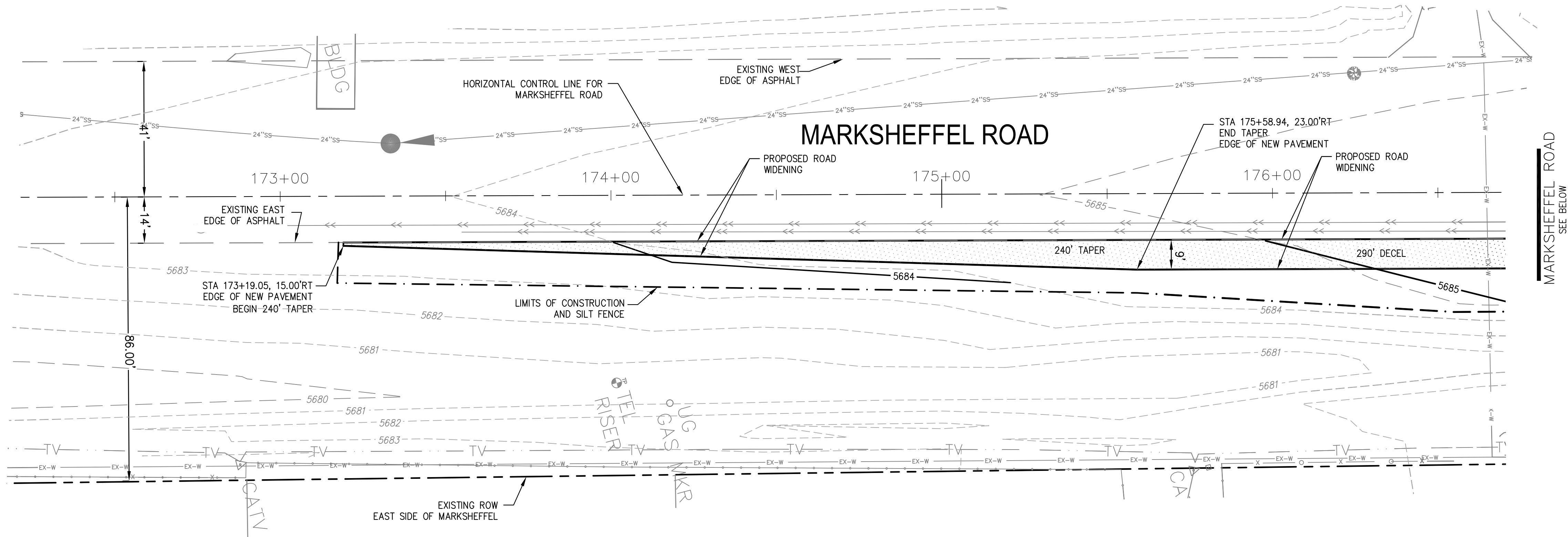
PROJECT:
CARRIAGE MEADOWS SOUTH
FONTAINE BLVD. - CARRIAGE MEADOWS DR.
EL PASO COUNTY, COLORADO

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

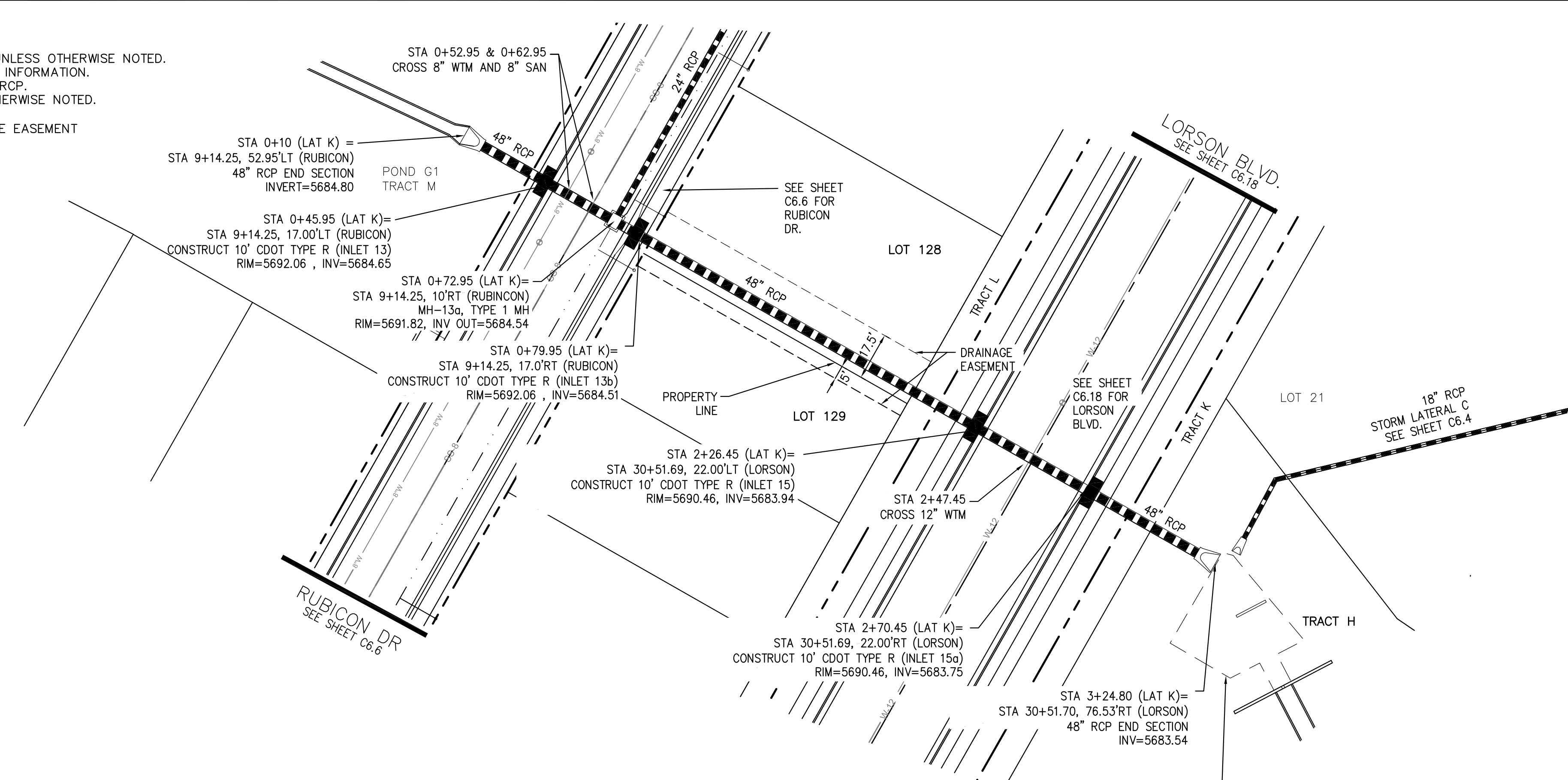


AS-BUILT
STREET-STM
FEB 14, 2023

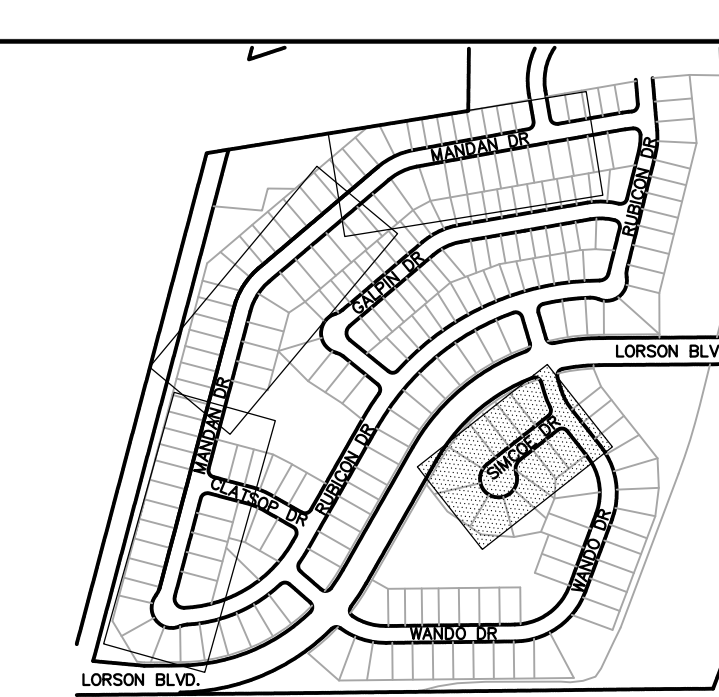
<p>CORE ENGINEERING GROUP 15004 1ST AVE. S. SUITE 301 BURNING WOODS, CO 80903 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegl.com</p>		DATE	
		DESCRIPTION	
NO.	T.	PROJECT	<p>CARRIAGE MEADOWS SOUTH FONTAINE BLVD.-CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO</p>
<p>PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK</p>		DRAWN:	RLS
		DESIGNED:	RLS
		CHECKED:	RLS
<p>GRADING AND EROSION CONTROL PLAN MARKSHEFFEL ROAD TURN LANE CONSTRUCTION</p>			
		DATE	AUGUST 28, 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.

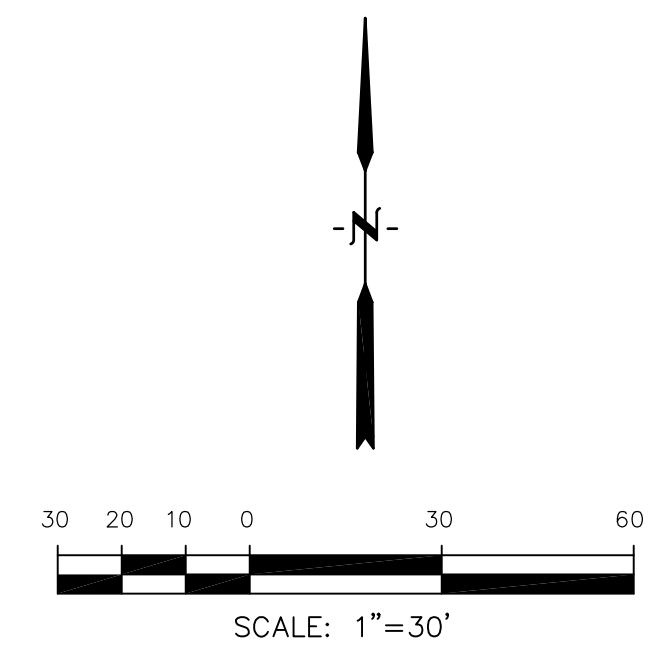
- STREET IMPROVEMENT/SIGHT TRIANGLE EASEMENT
- SUMP PUMP UNDERDRAIN
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



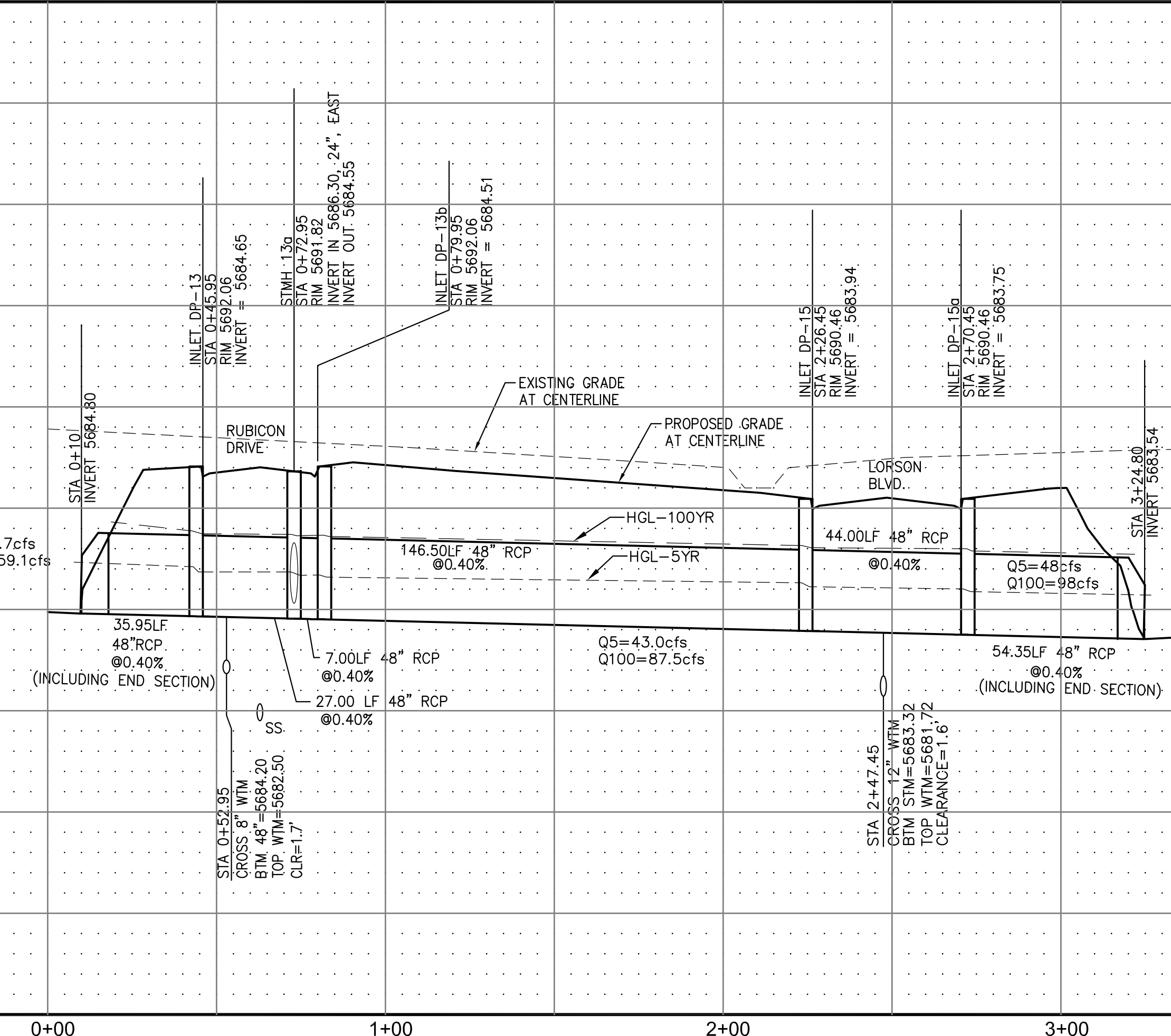
STORM LATERAL K (DISTRICT)



KEY MAP

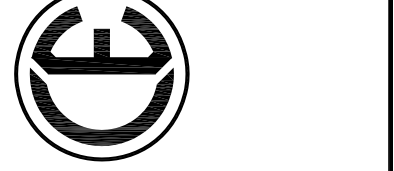


NO.	DESCRIPTION	DATE
5710		5710
5705		5705
5700		5700
5695		5695
5690		5690
5685		5685
5680		5680
5675		5675
5670		5670



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

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET AND STORM SEWER
STORM LATERAL K

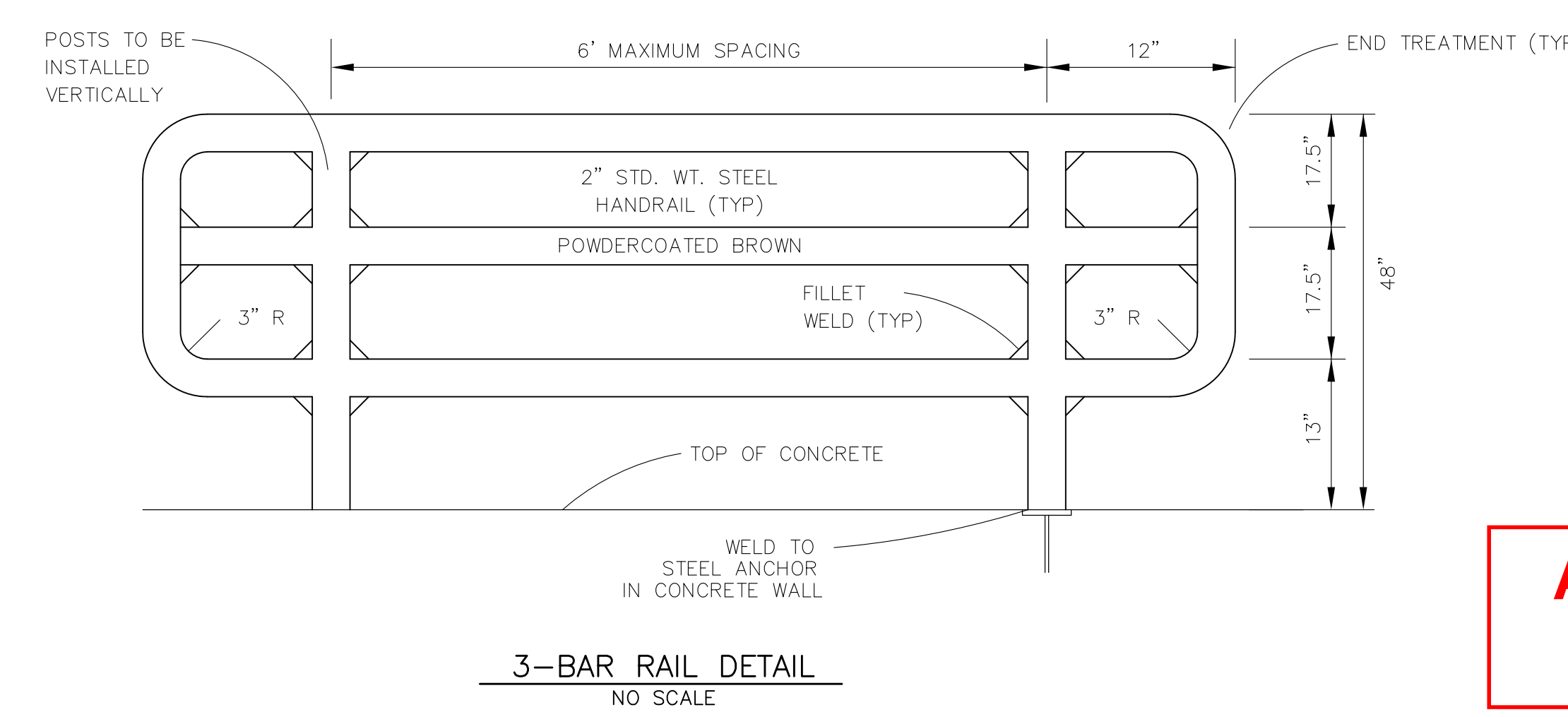
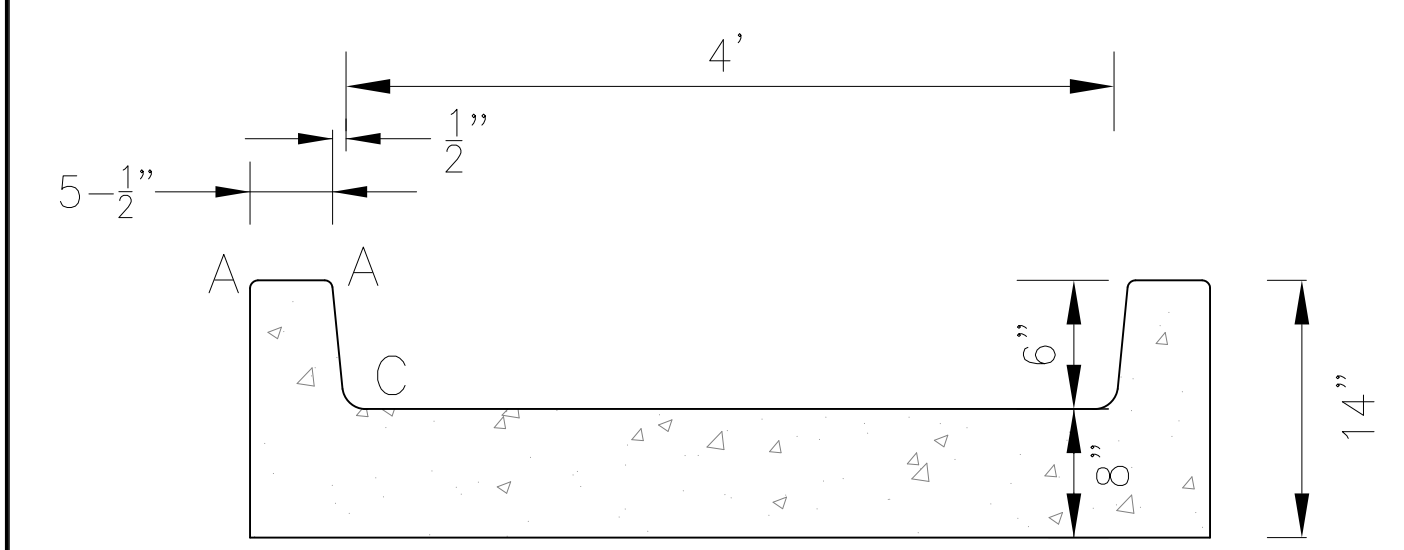
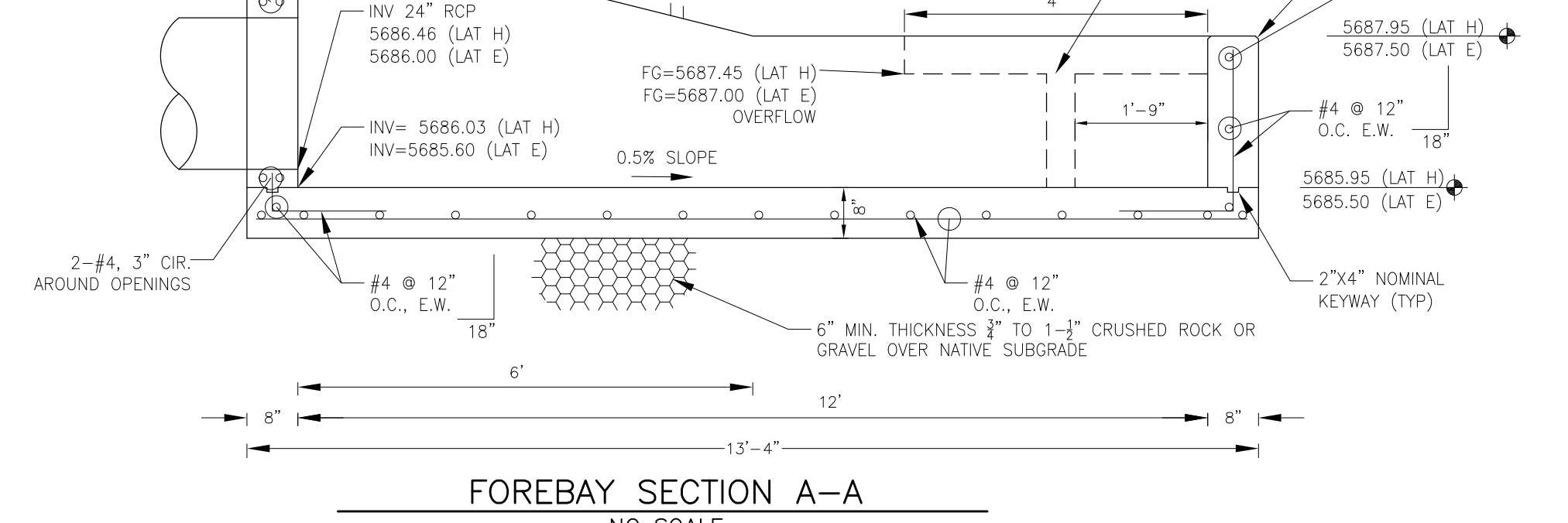
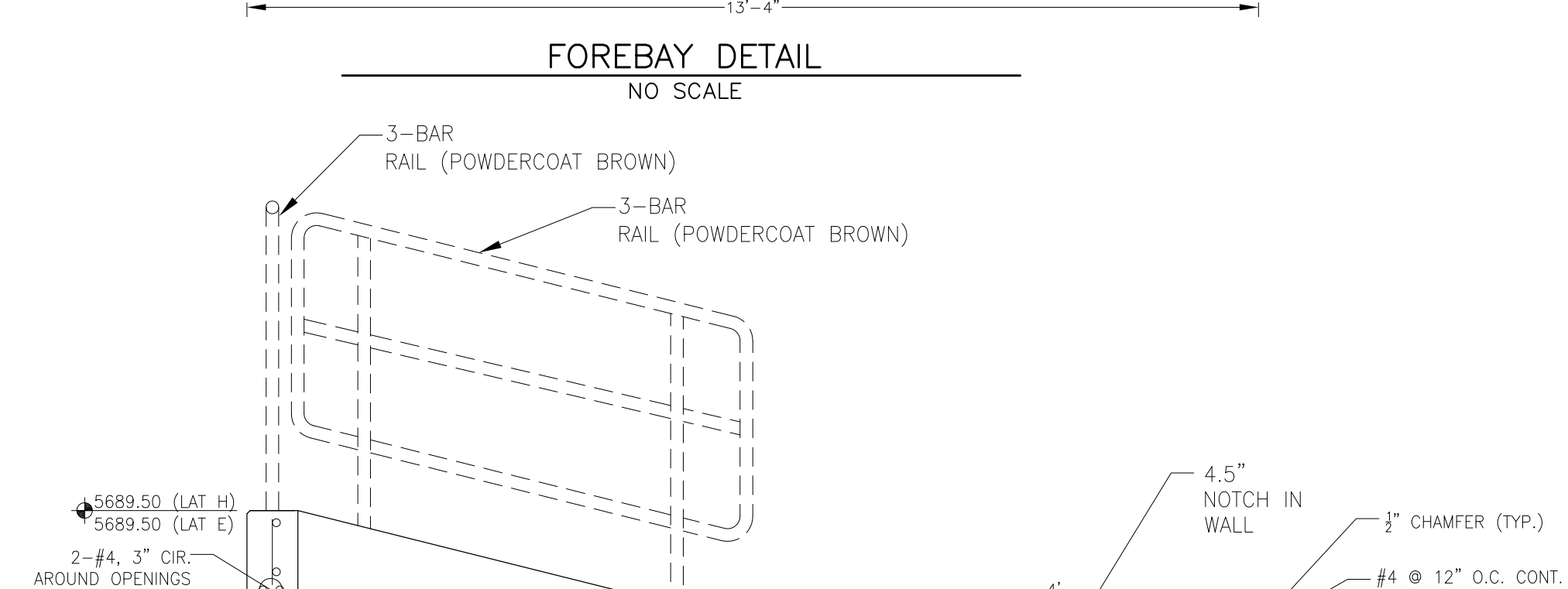
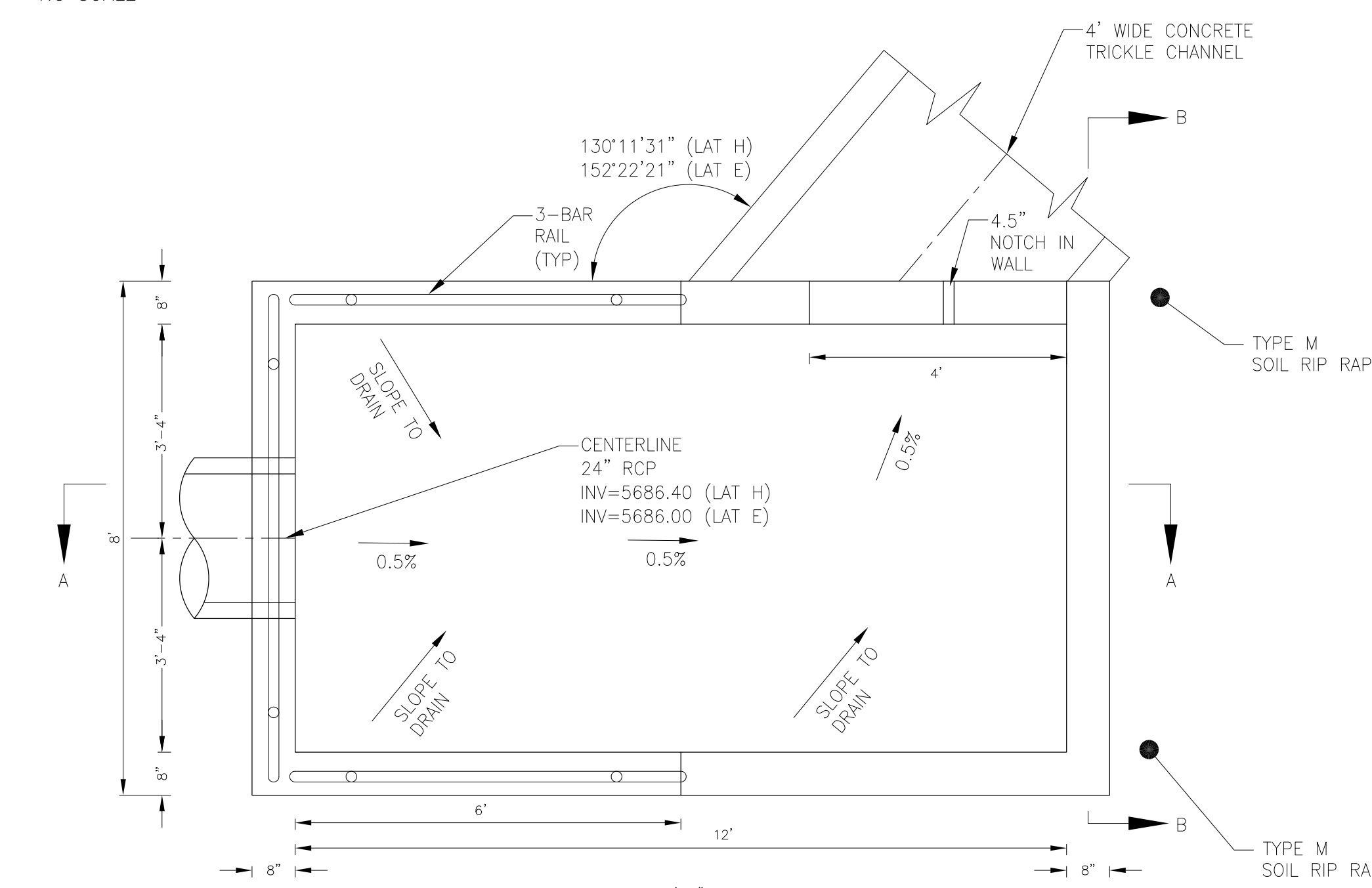
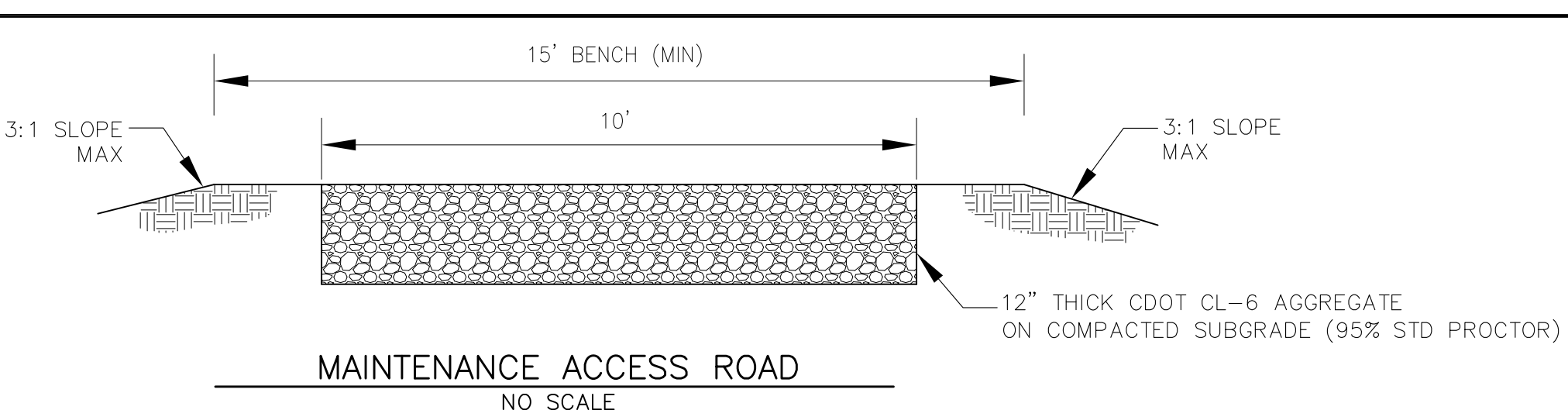
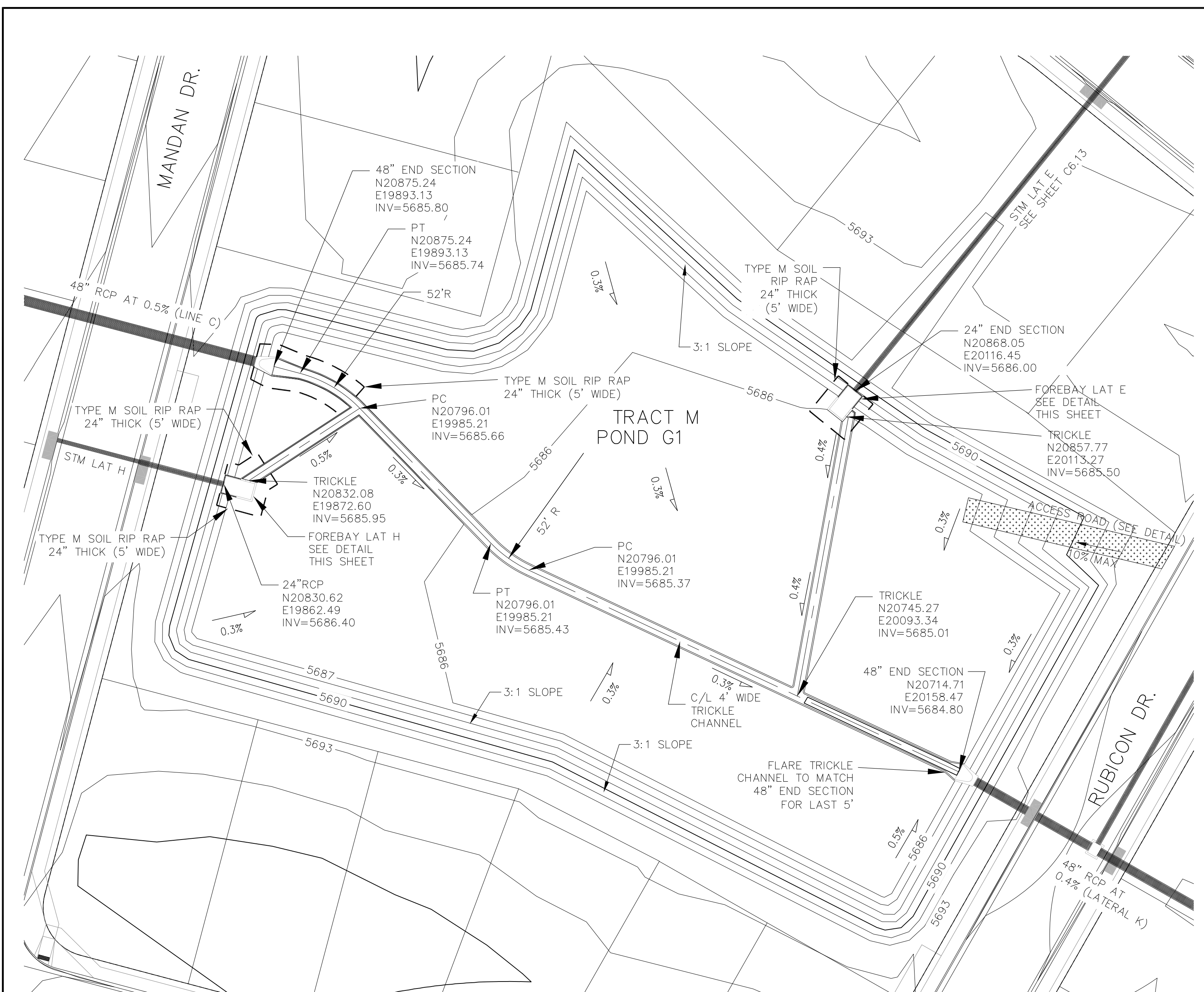
DATE:
AUGUST 28, 2017

PROJECT NO.
100.030

SHEET NUMBER
C6.23

TOTAL SHEETS: 39

AS-BUILT
STREET-STM
FEB 14, 2023



AS-BUILT
STREET-STM
FEB 14, 2023

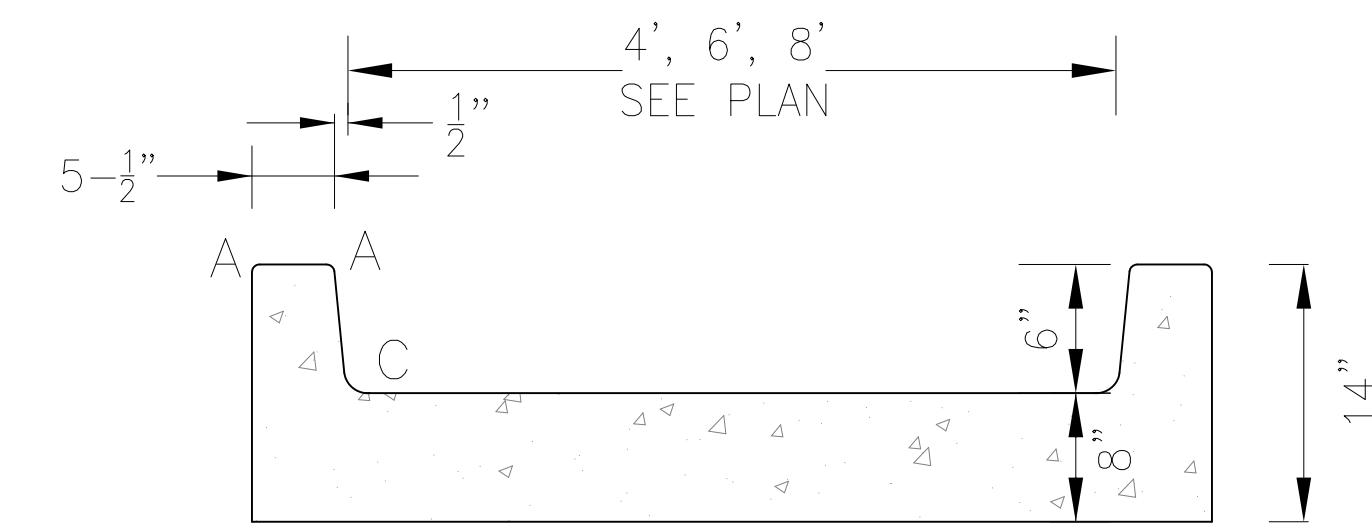
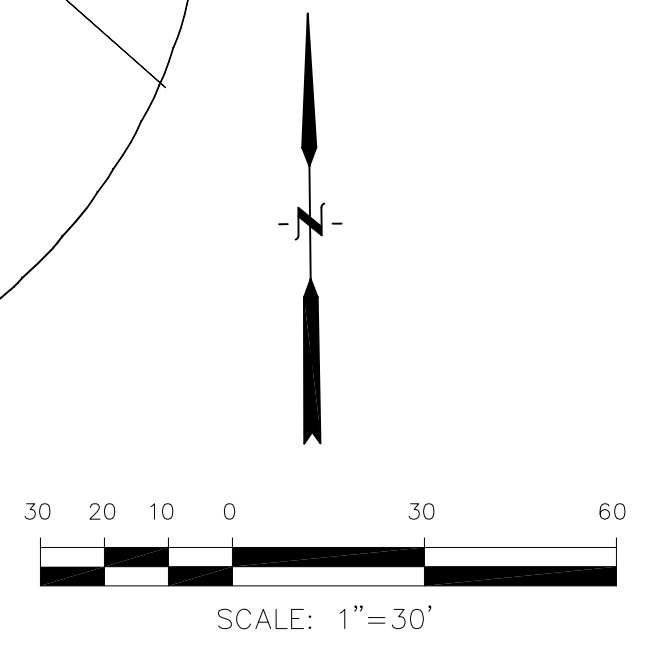
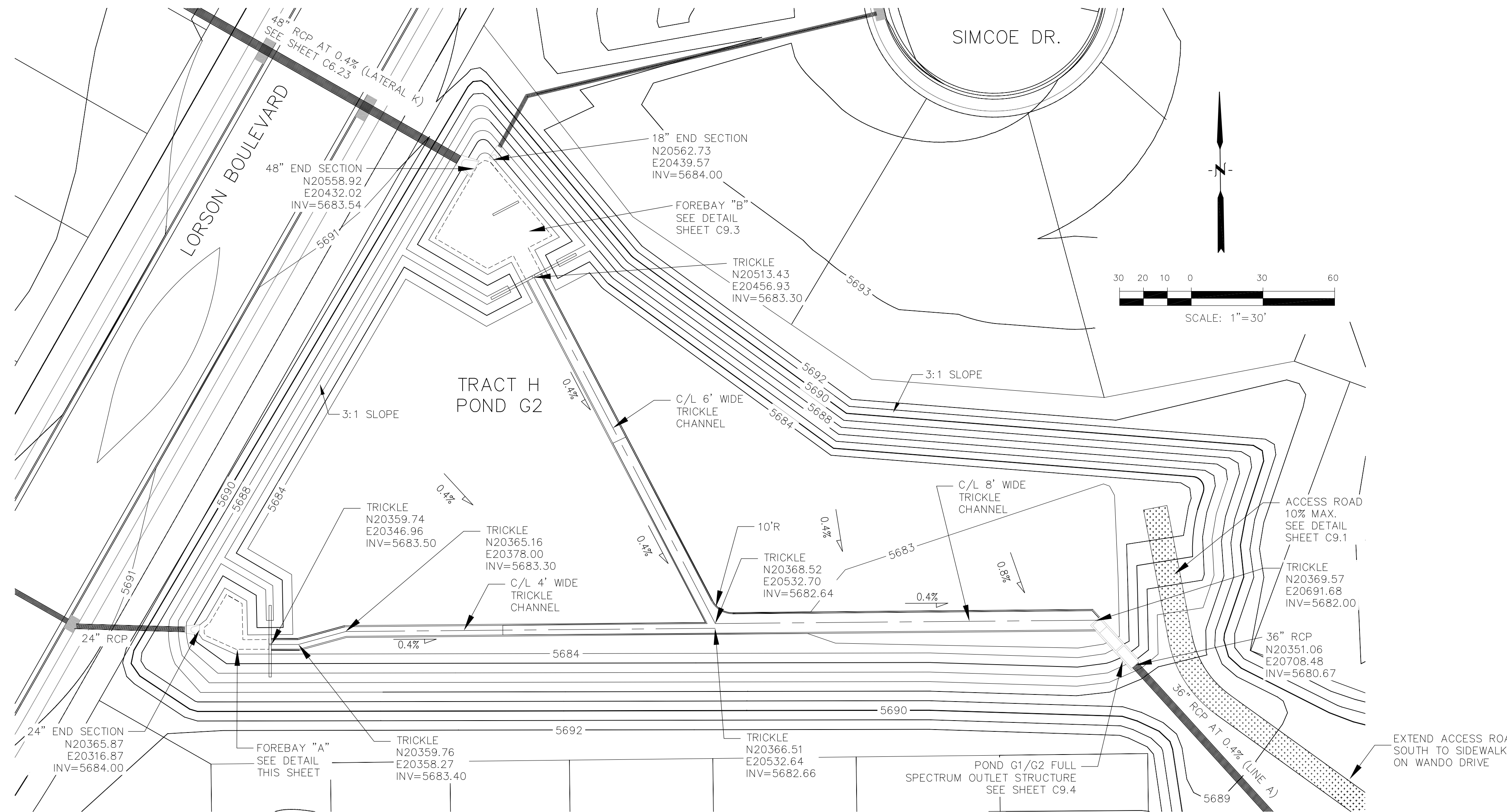
TRICKLE CHANNEL DETAIL
NO SCALE

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

3-BAR RAIL DETAIL
NO SCALE

FOREBAY SECTION A-A
NO SCALE

FOREBAY SECTION B-B
NO SCALE

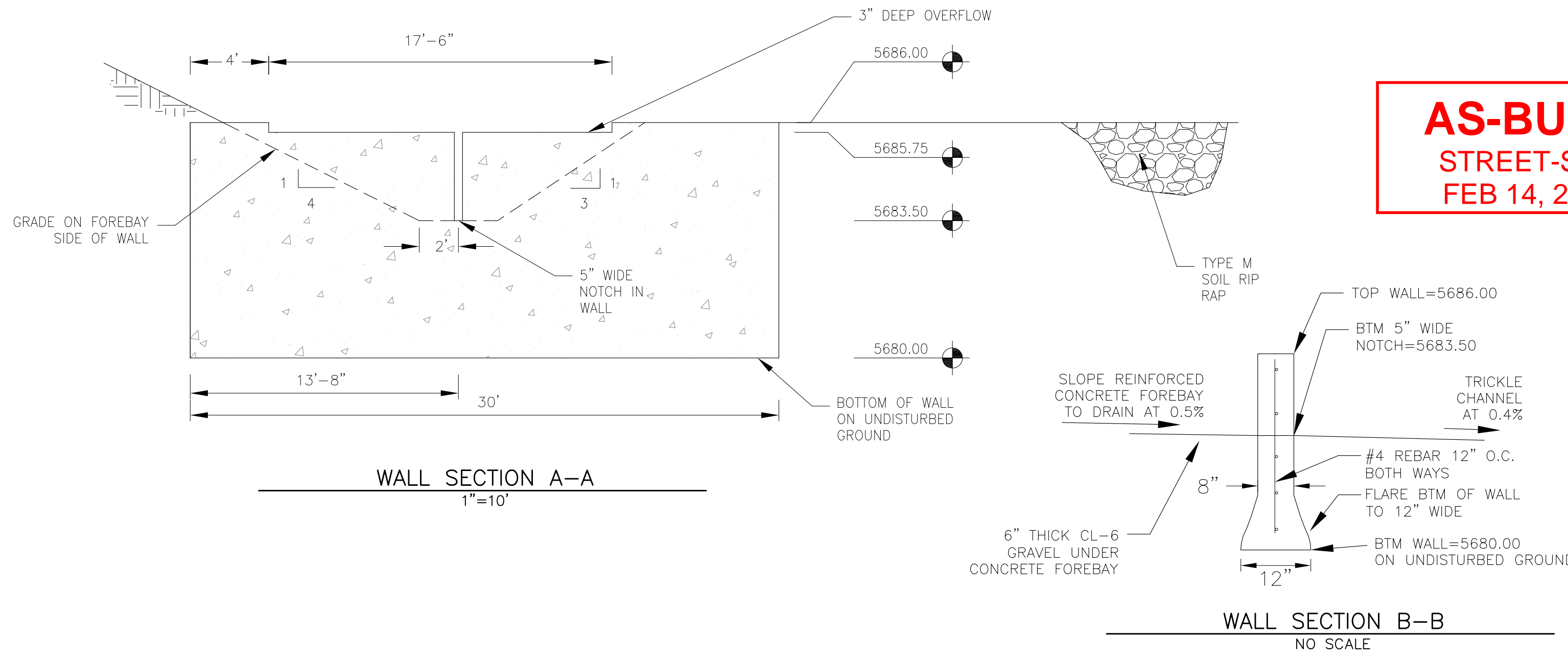
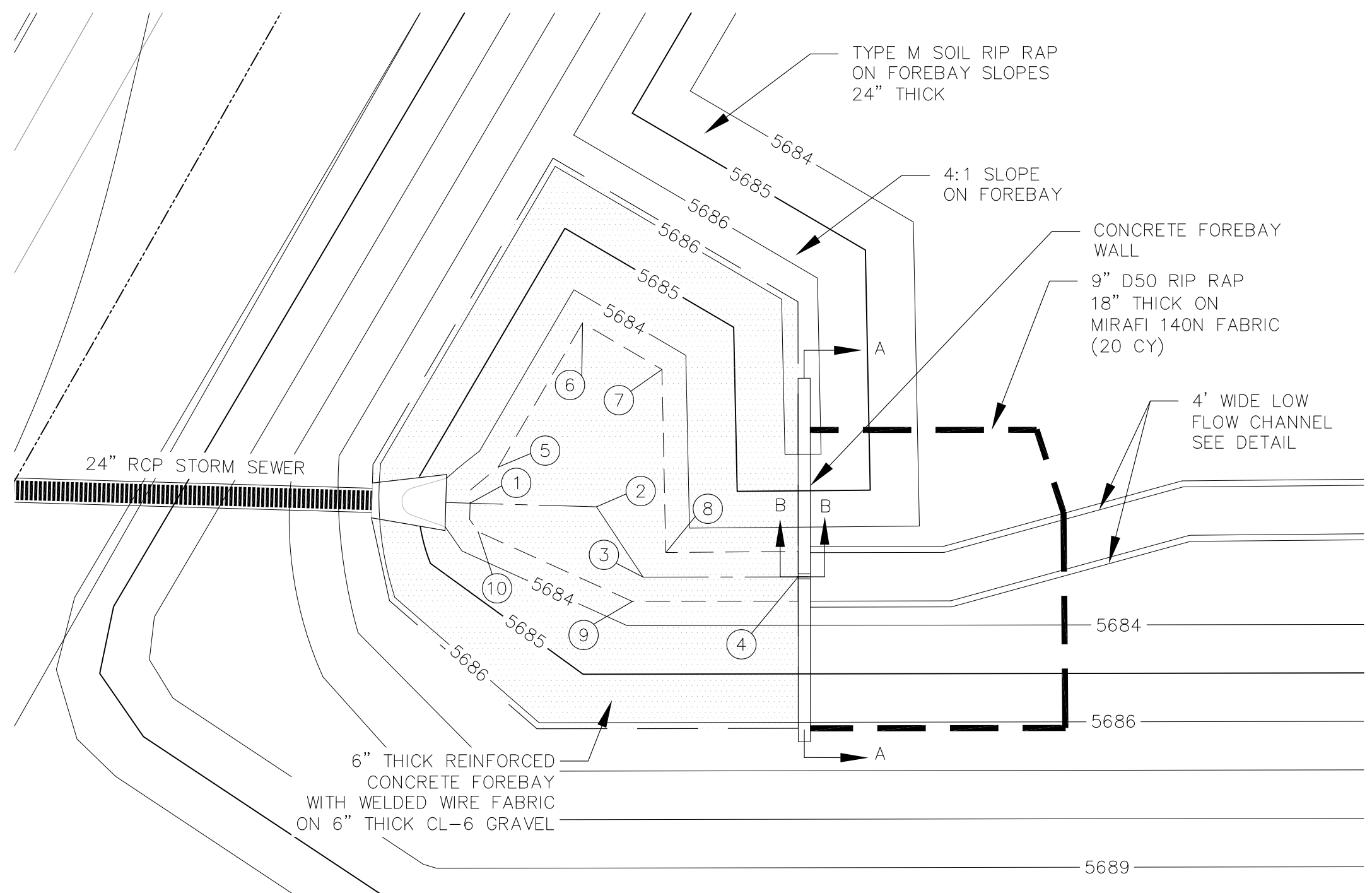


LENGTH FOR RADII

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

POINT TABLE

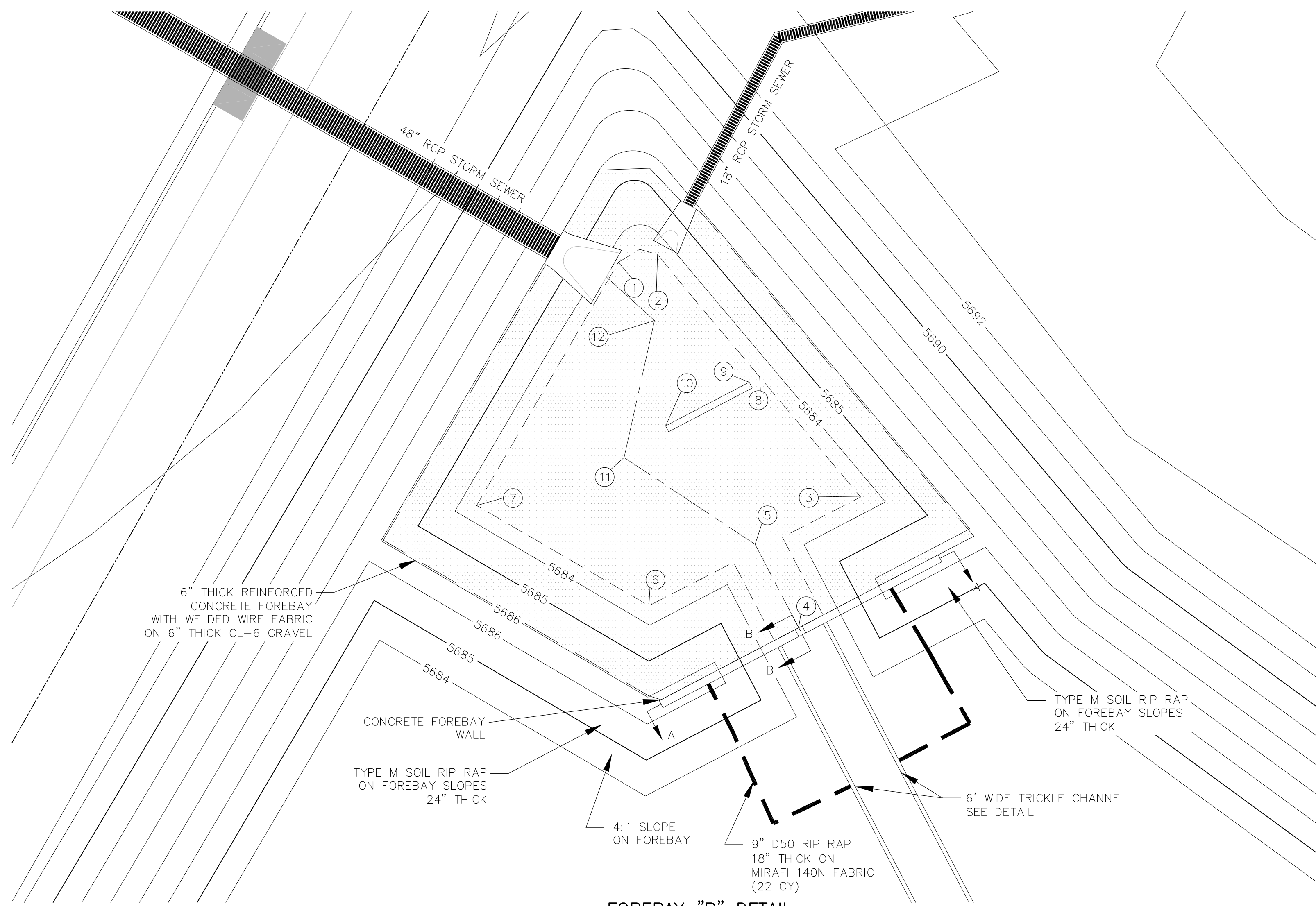
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	20365.82	20318.86	5683.65	FOREBAY BOTTOM
2	20365.52	20329.30	5683.60	FOREBAY BOTTOM
3	20359.71	20333.16	5683.57	FOREBAY BOTTOM
4	20359.74	20345.96	5683.50	FOREBAY BOTTOM
5	20368.80	20321.19	5683.67	FOREBAY BOTTOM
6	20380.69	20328.16	5683.67	FOREBAY BOTTOM
7	20376.85	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



AS-BUILT
 STREET-STM
 FEB 14, 2023

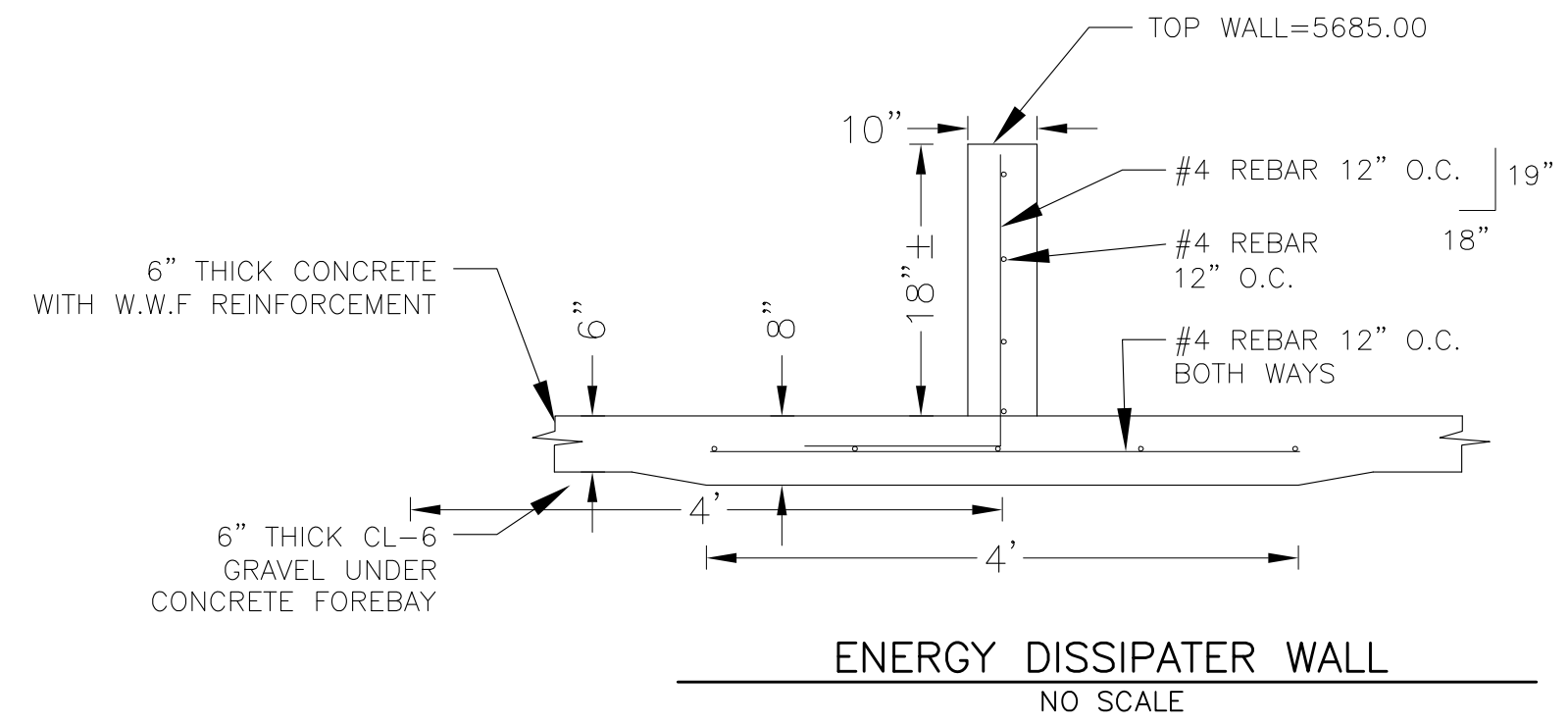
NOTE: ALL CONCRETE FOR WALL SHALL BE CDOT TYPE D

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



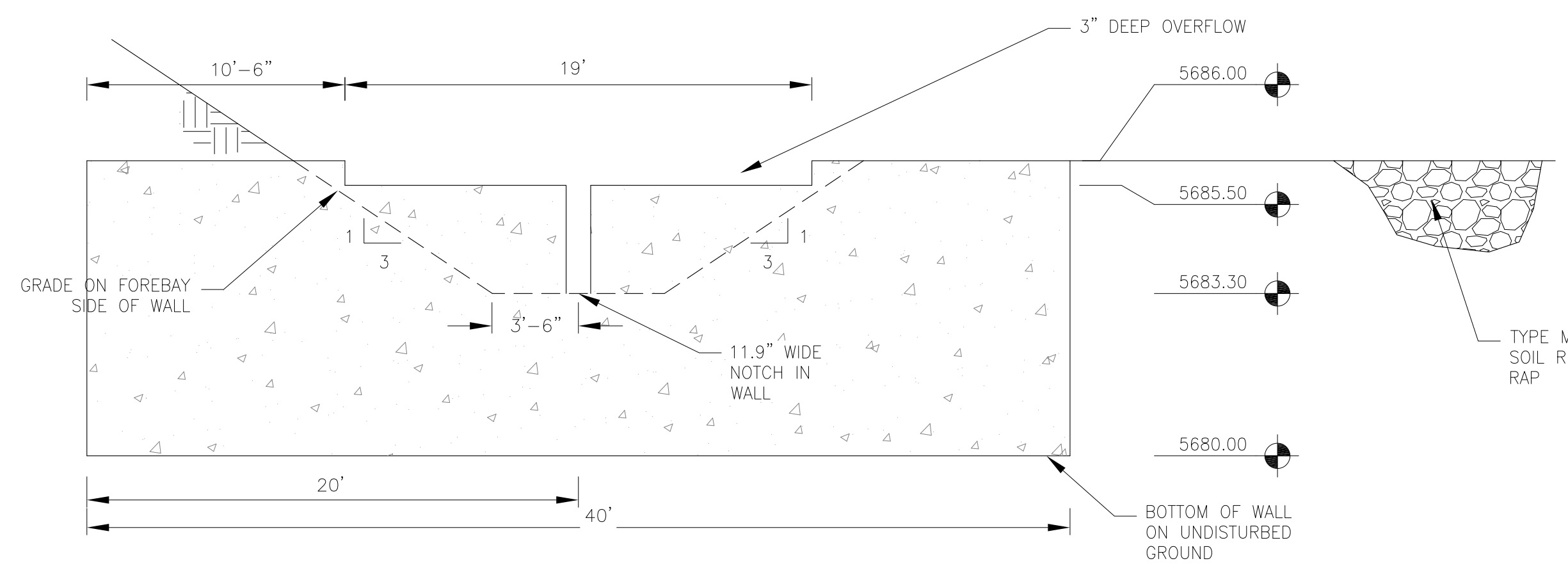
FOREBAY "B" DETAIL
1"=10'

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

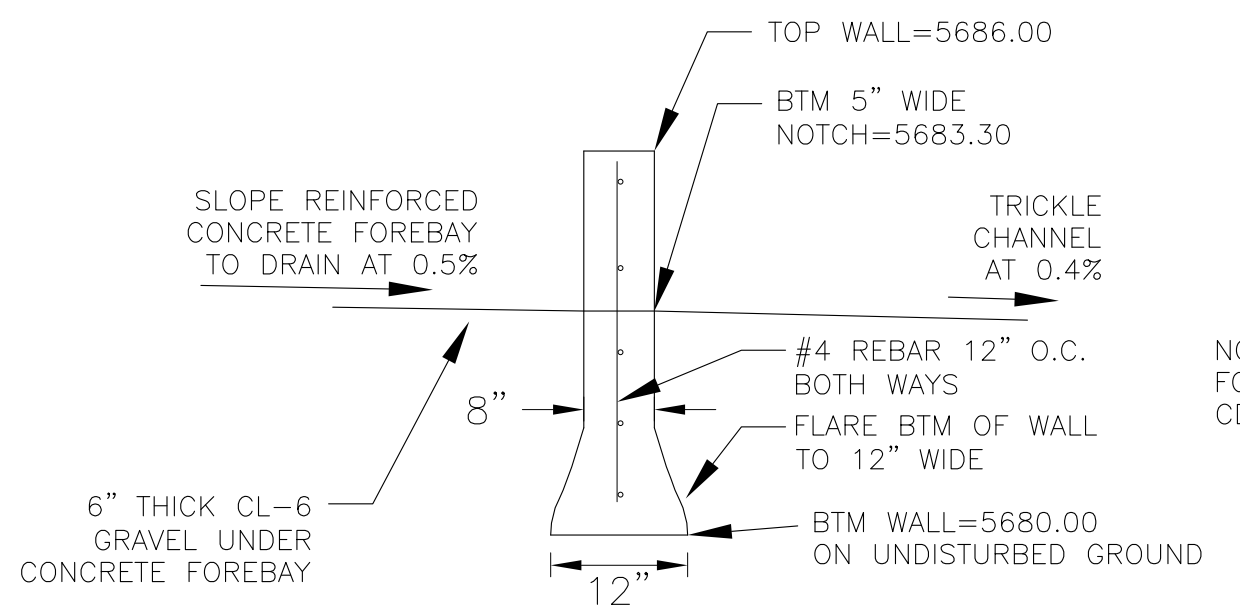


NOTE: ALL CONCRETE FOR WALL SHALL BE CDOT TYPE D

ENERGY DISSIPATER WALL
NO SCALE



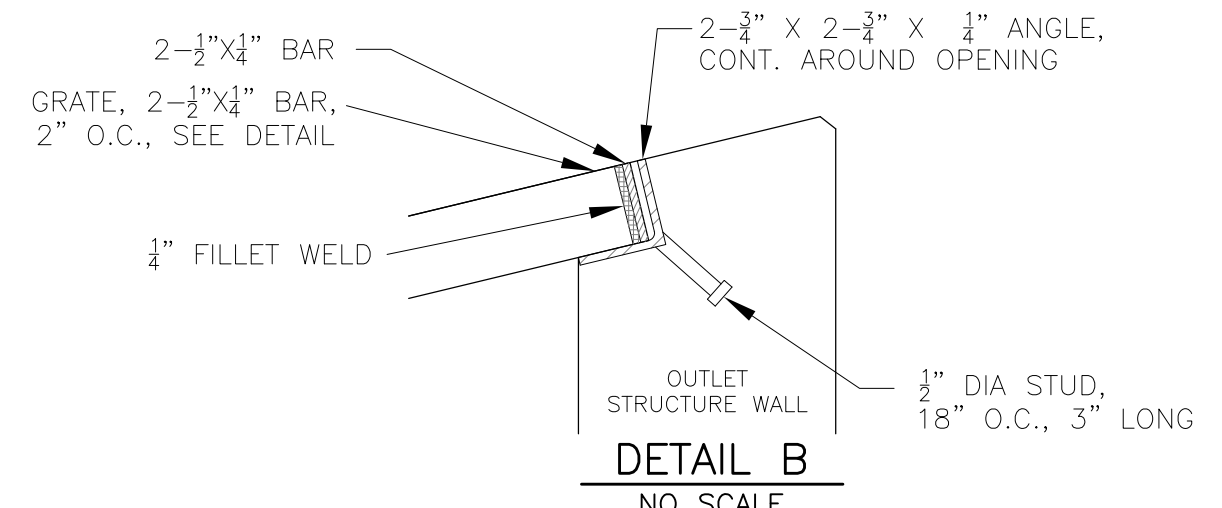
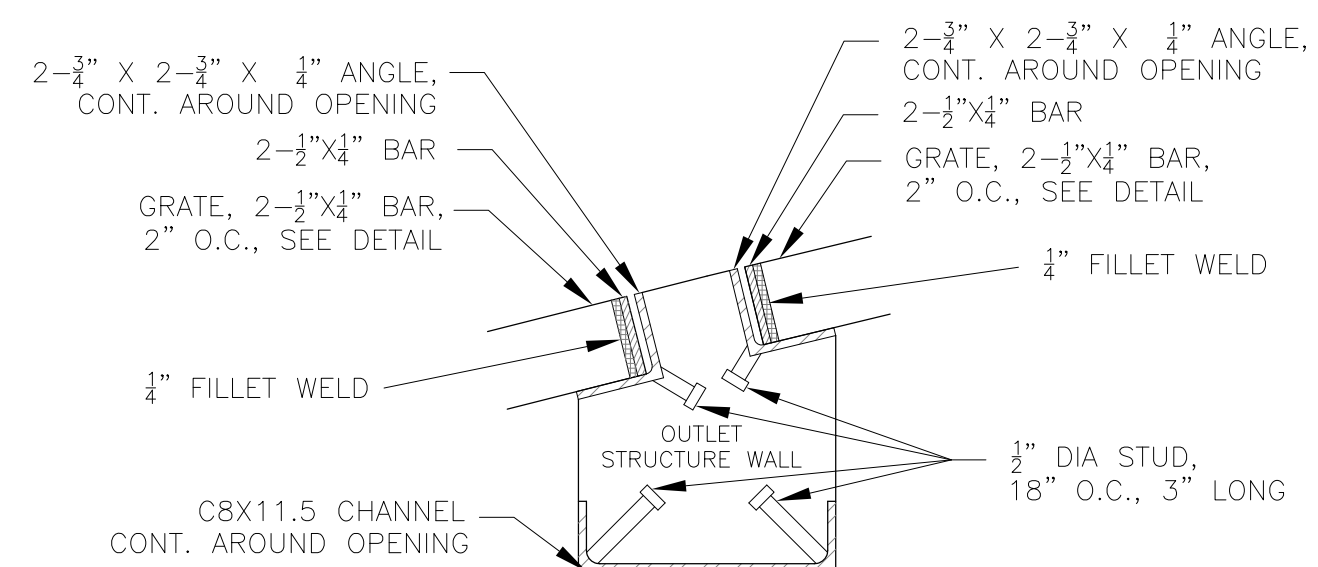
WALL SECTION A-A
1"=10'



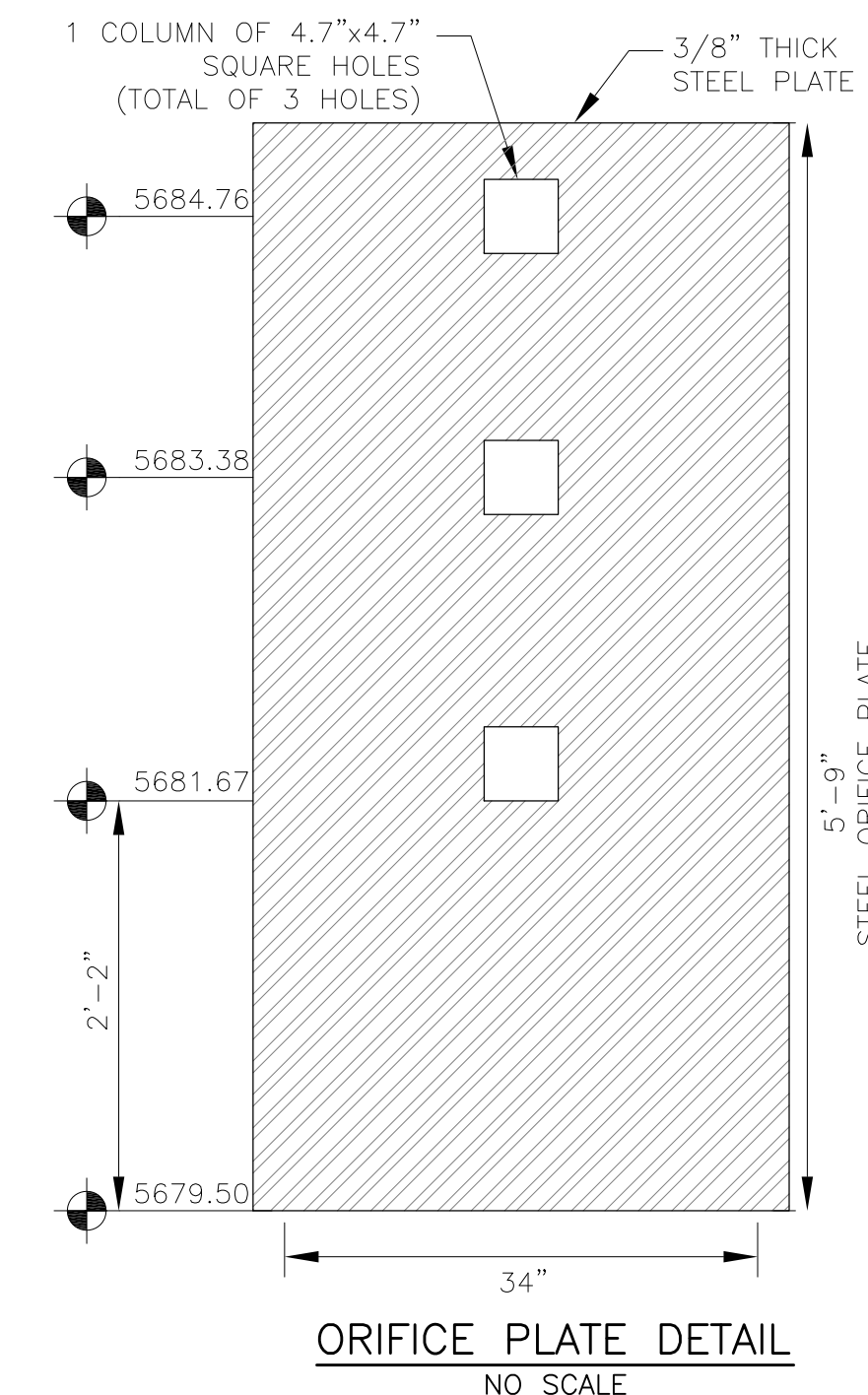
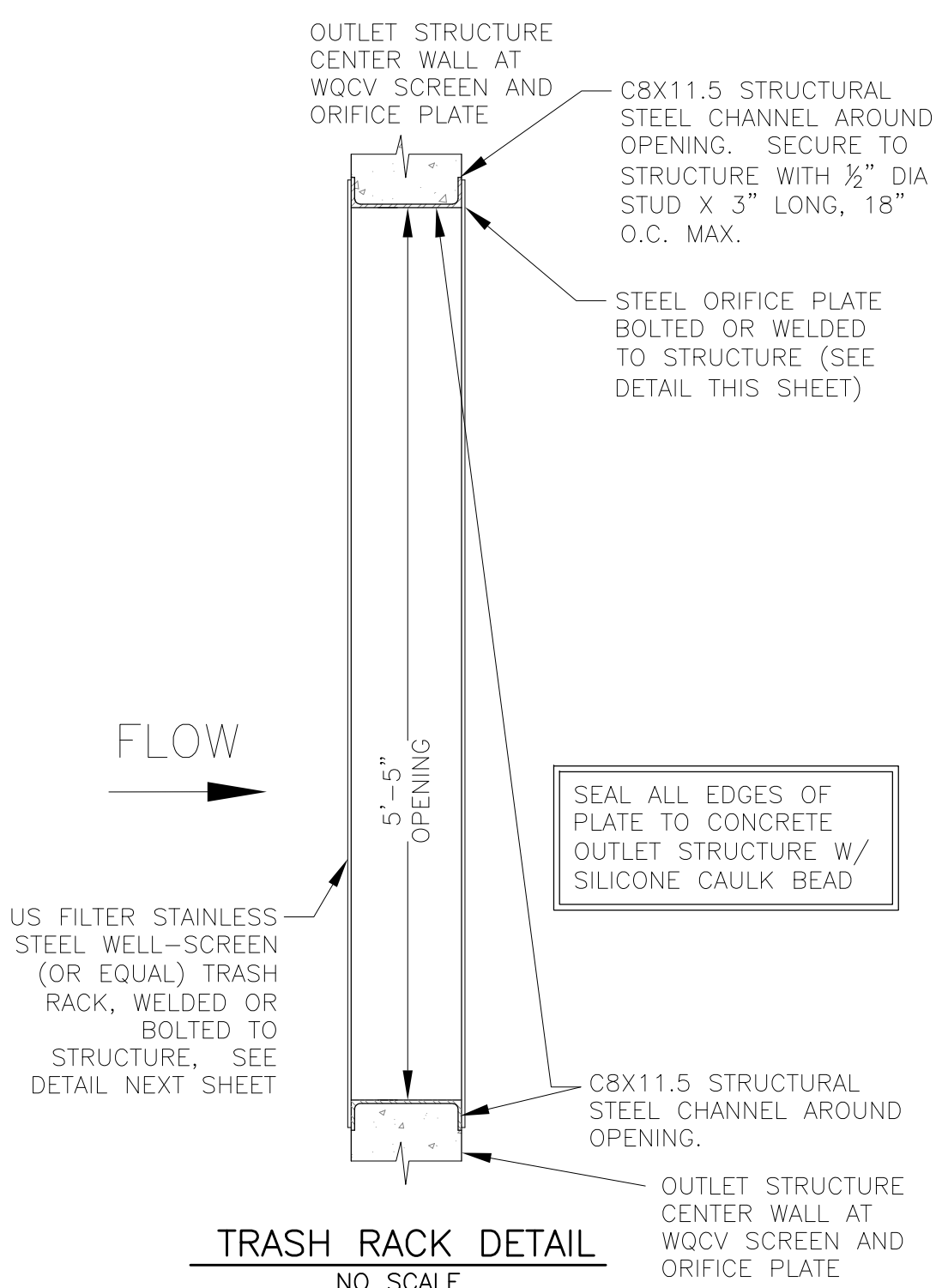
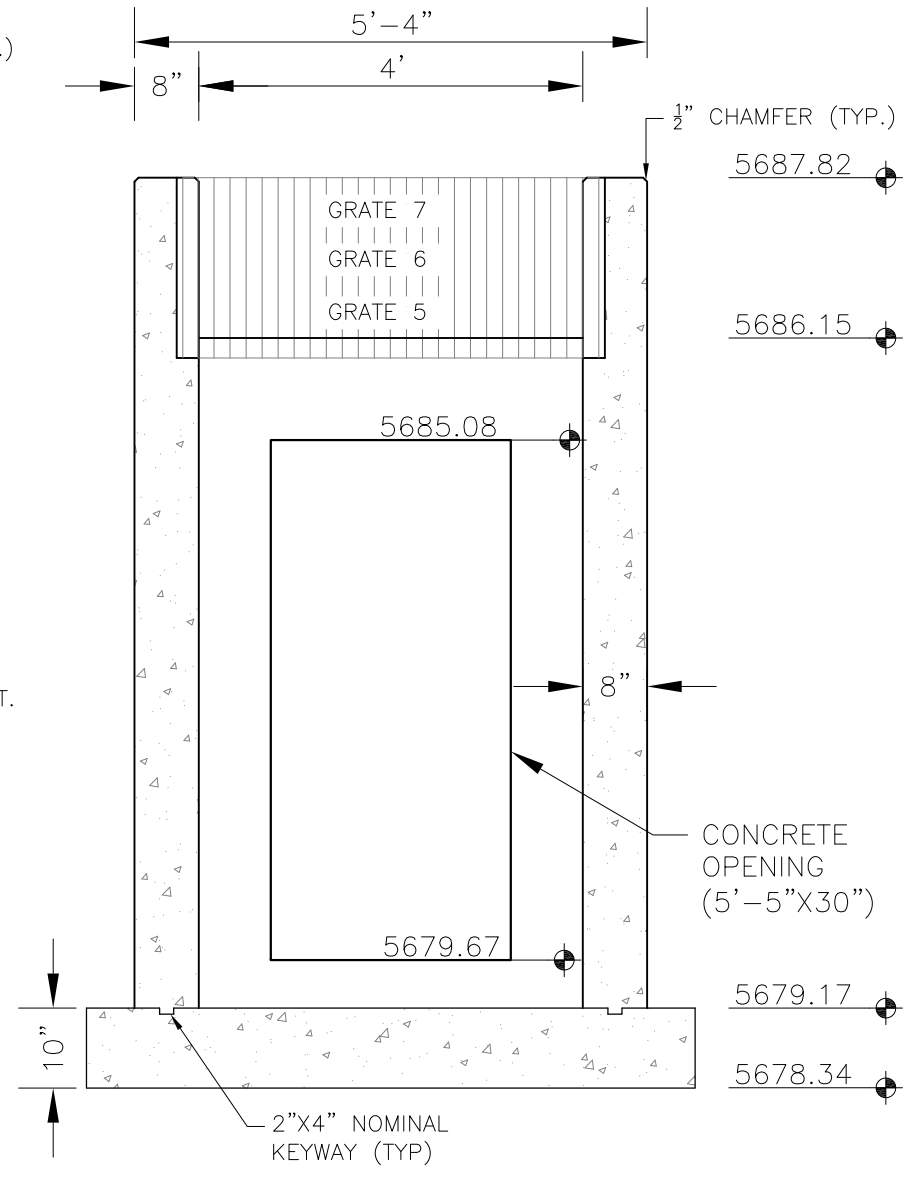
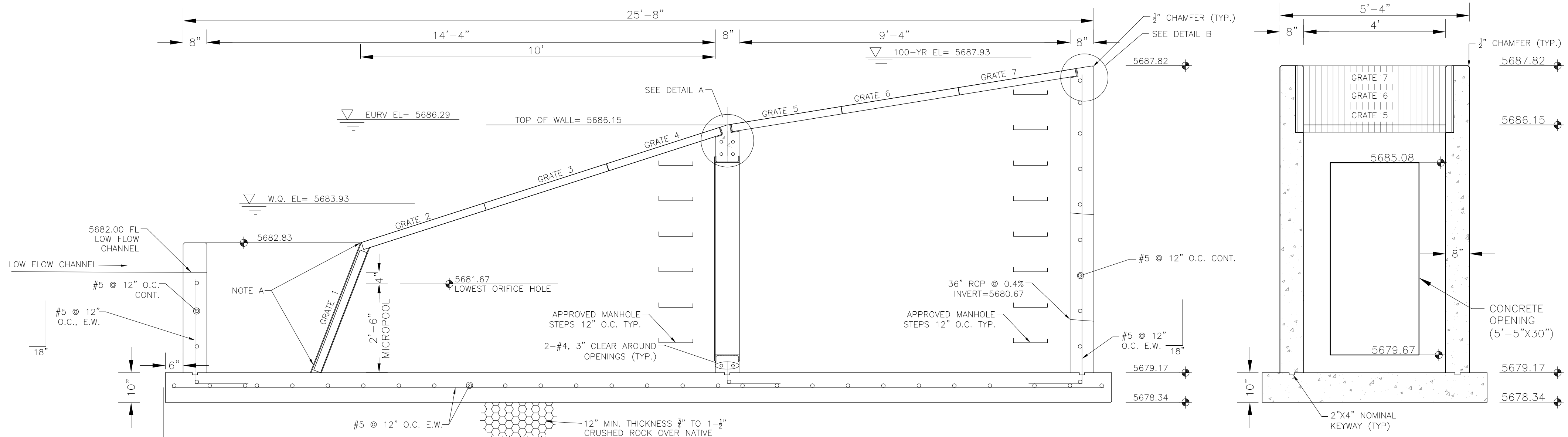
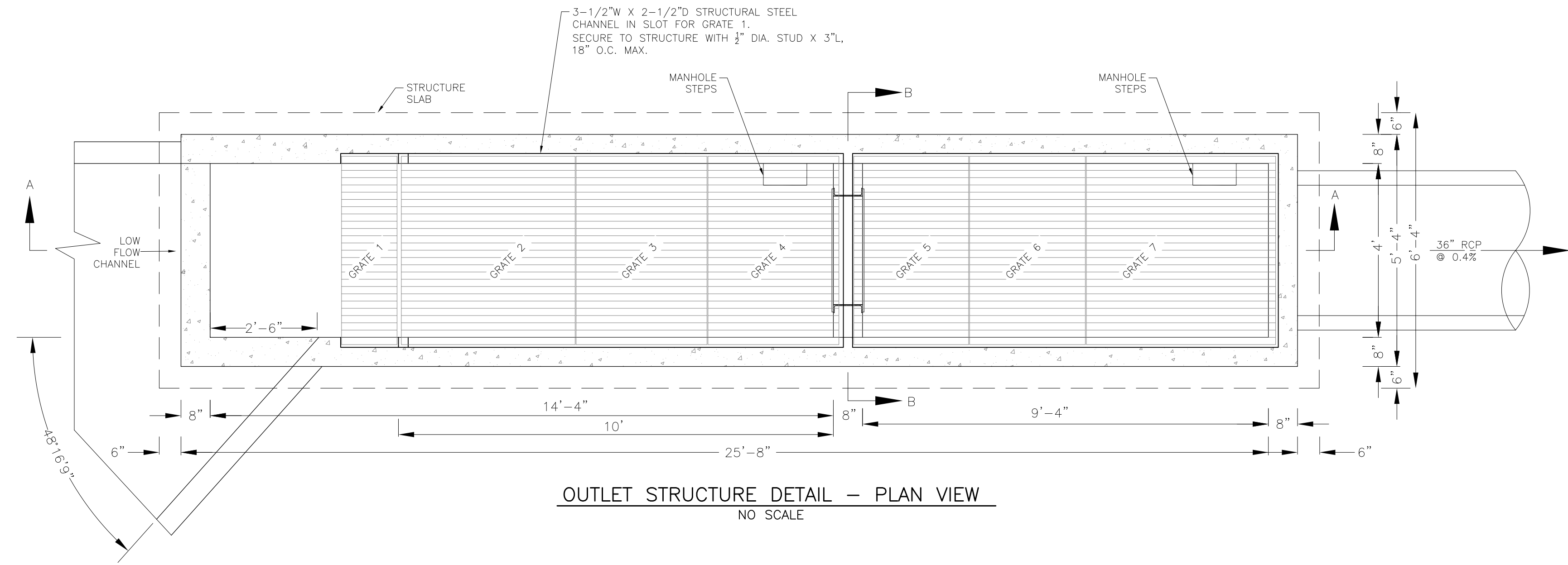
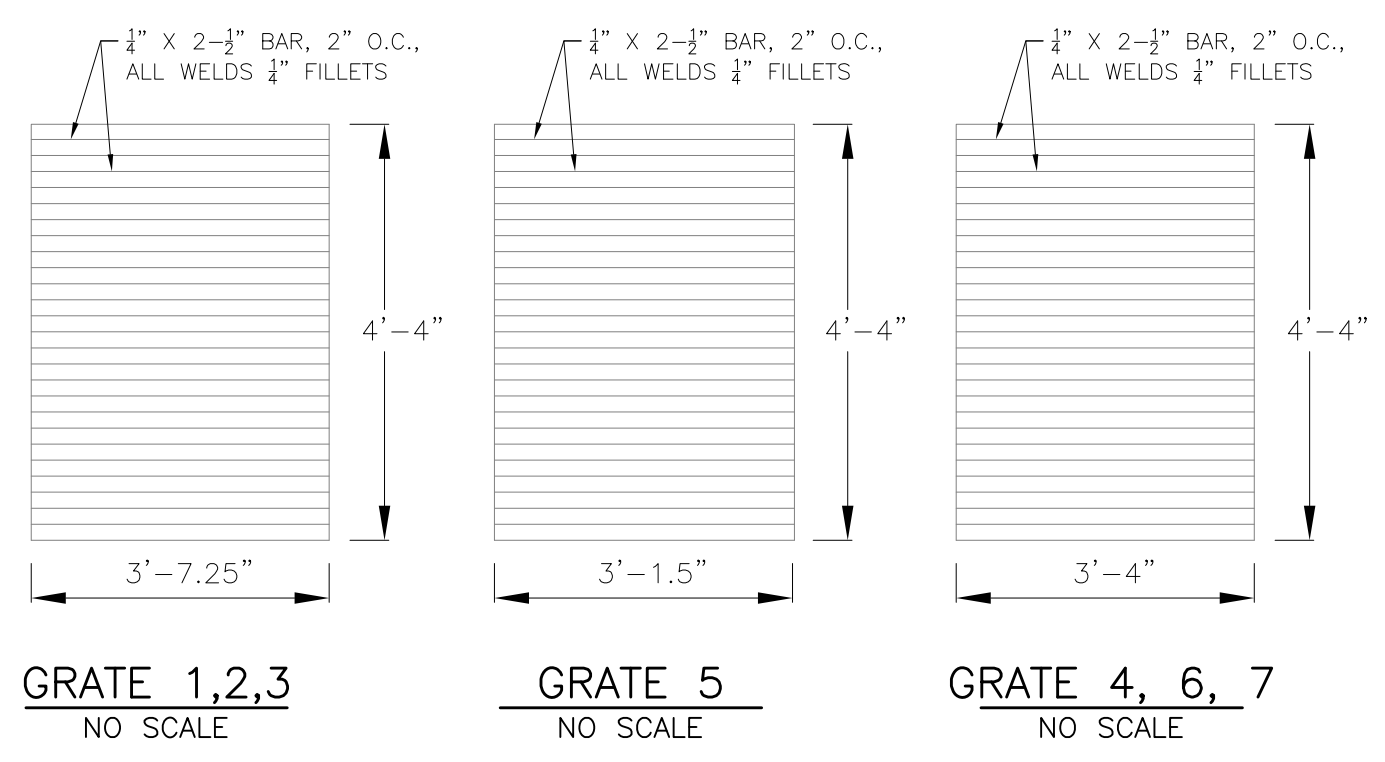
NOTE: ALL CONCRETE FOR WALL SHALL BE CDOT TYPE D

WALL SECTION B-B
NO SCALE

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



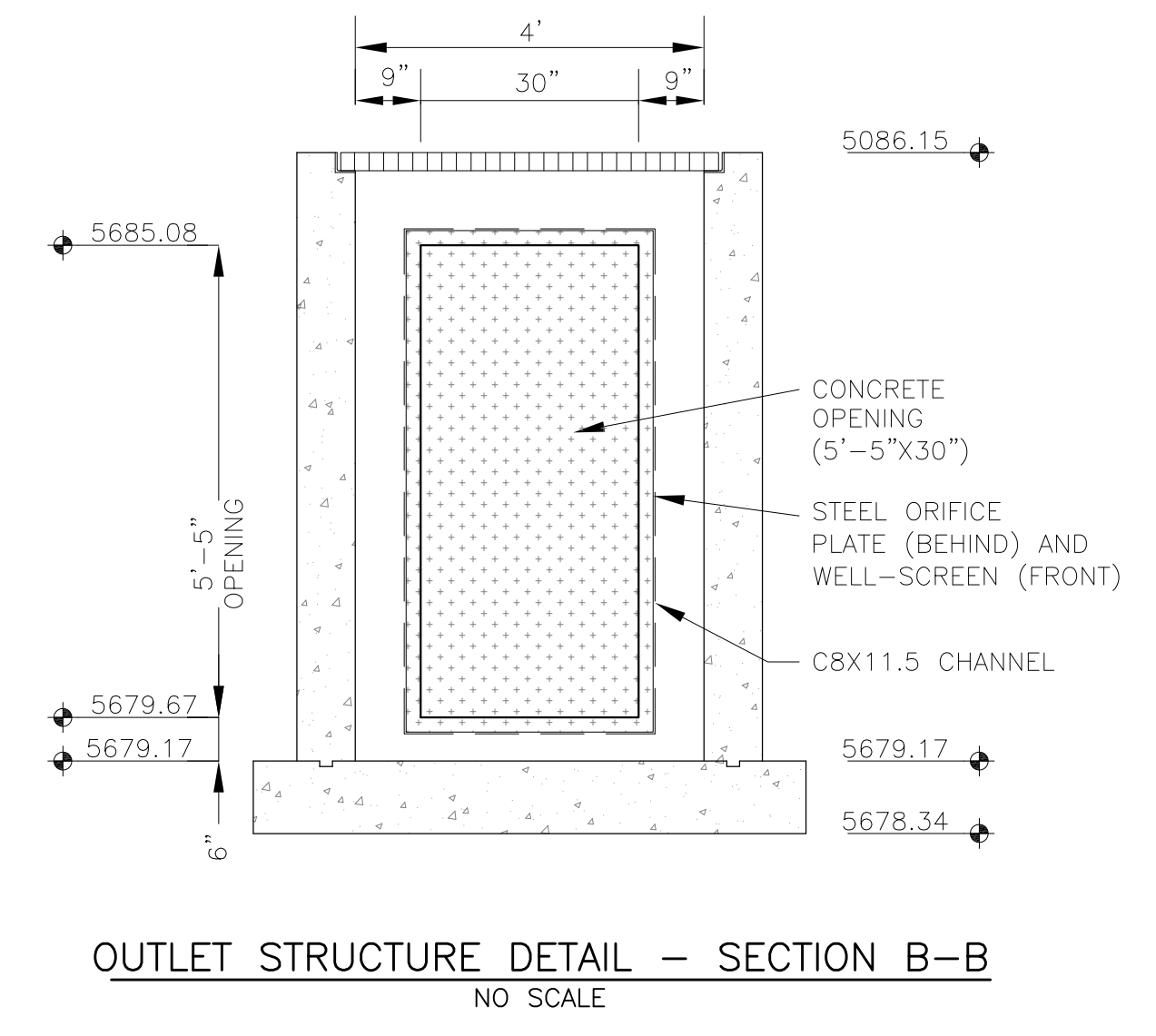
NOTE:
AFTER CONCRETE STRUCTURE HAS BEEN POURED
ALL GRATE DIMENSIONS SHALL BE FIELD VERIFIED
PRIOR TO GRATE CONSTRUCTION

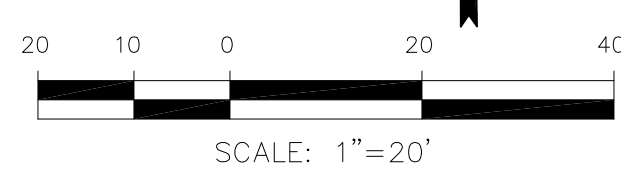
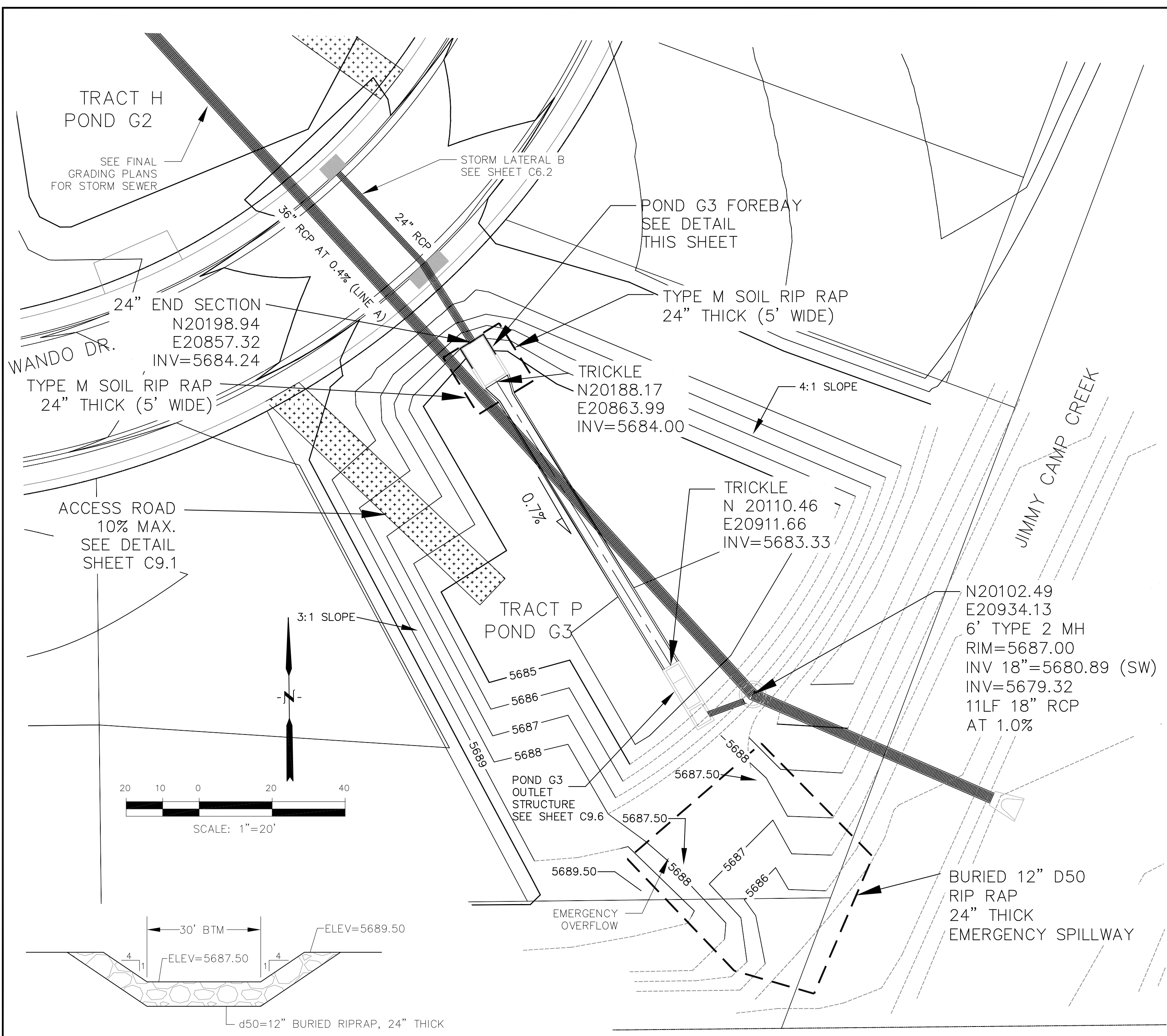


OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

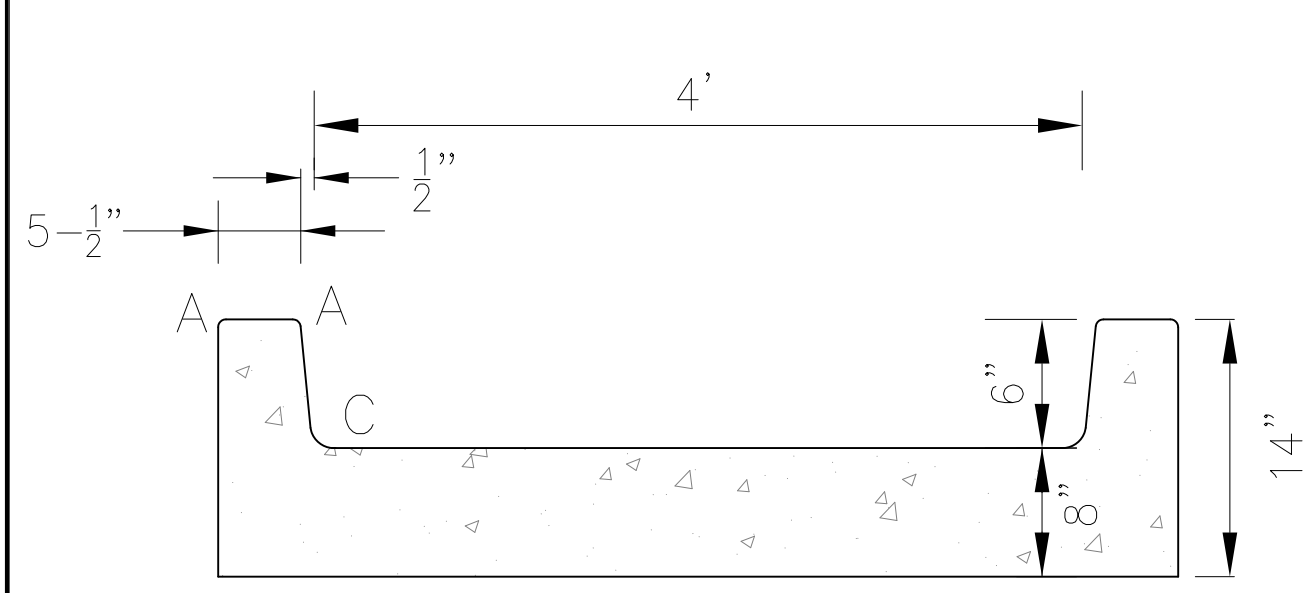
1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
2. GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE FOR THE MINIMUM LAP SPLICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE A TWO-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE, UNLESS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

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



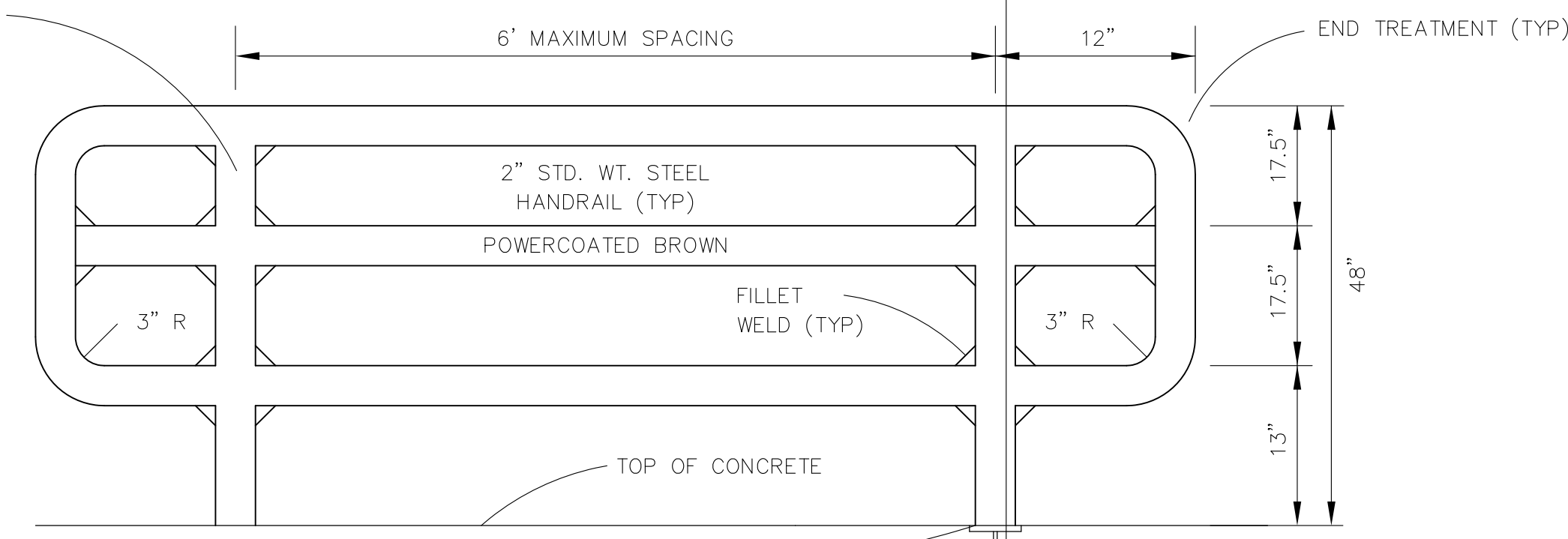


EMERGENCY SPILLWAY DETAIL
SCALE: NTS

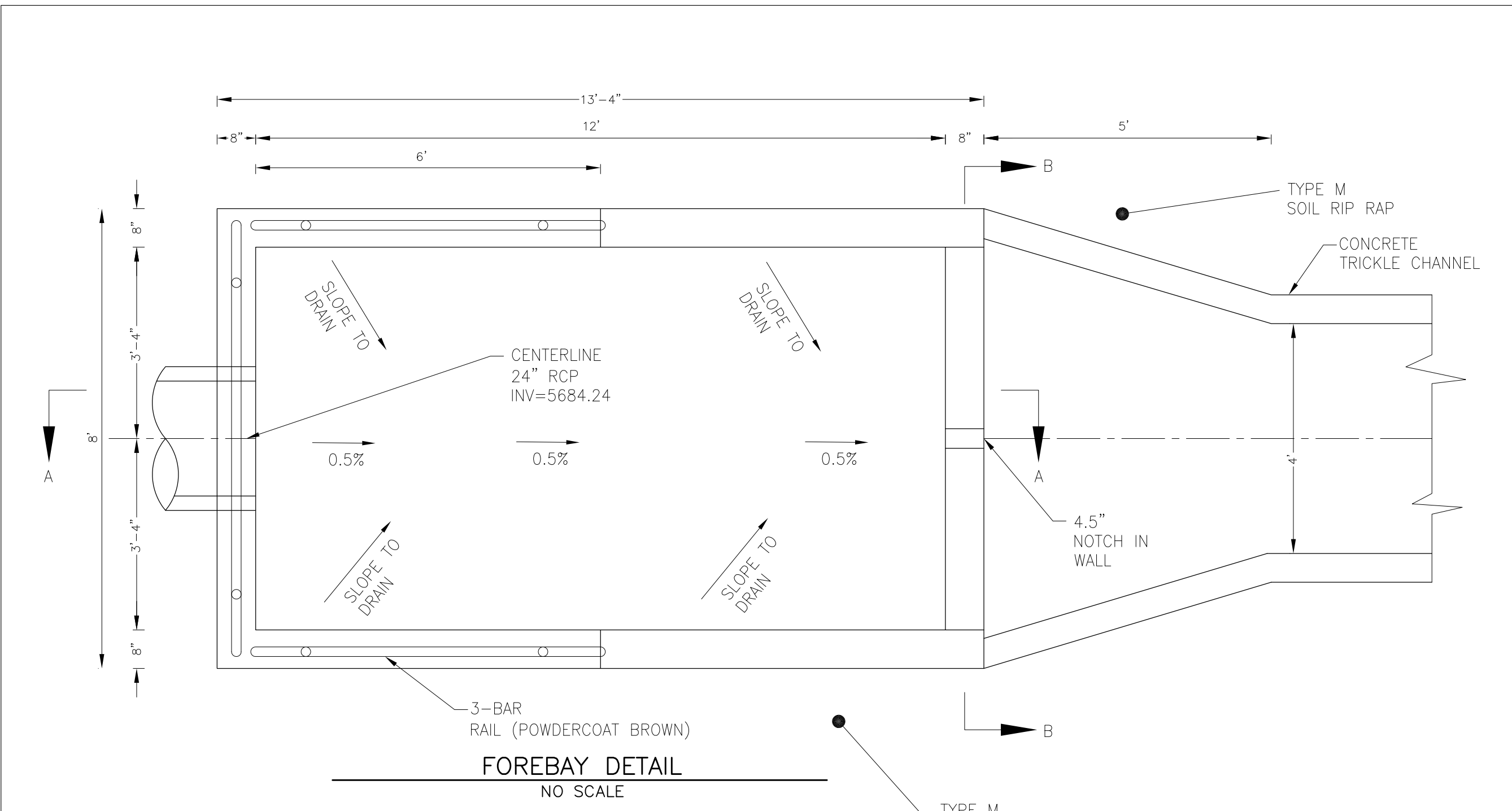


TRICKLE CHANNEL DETAIL
NO SCALE

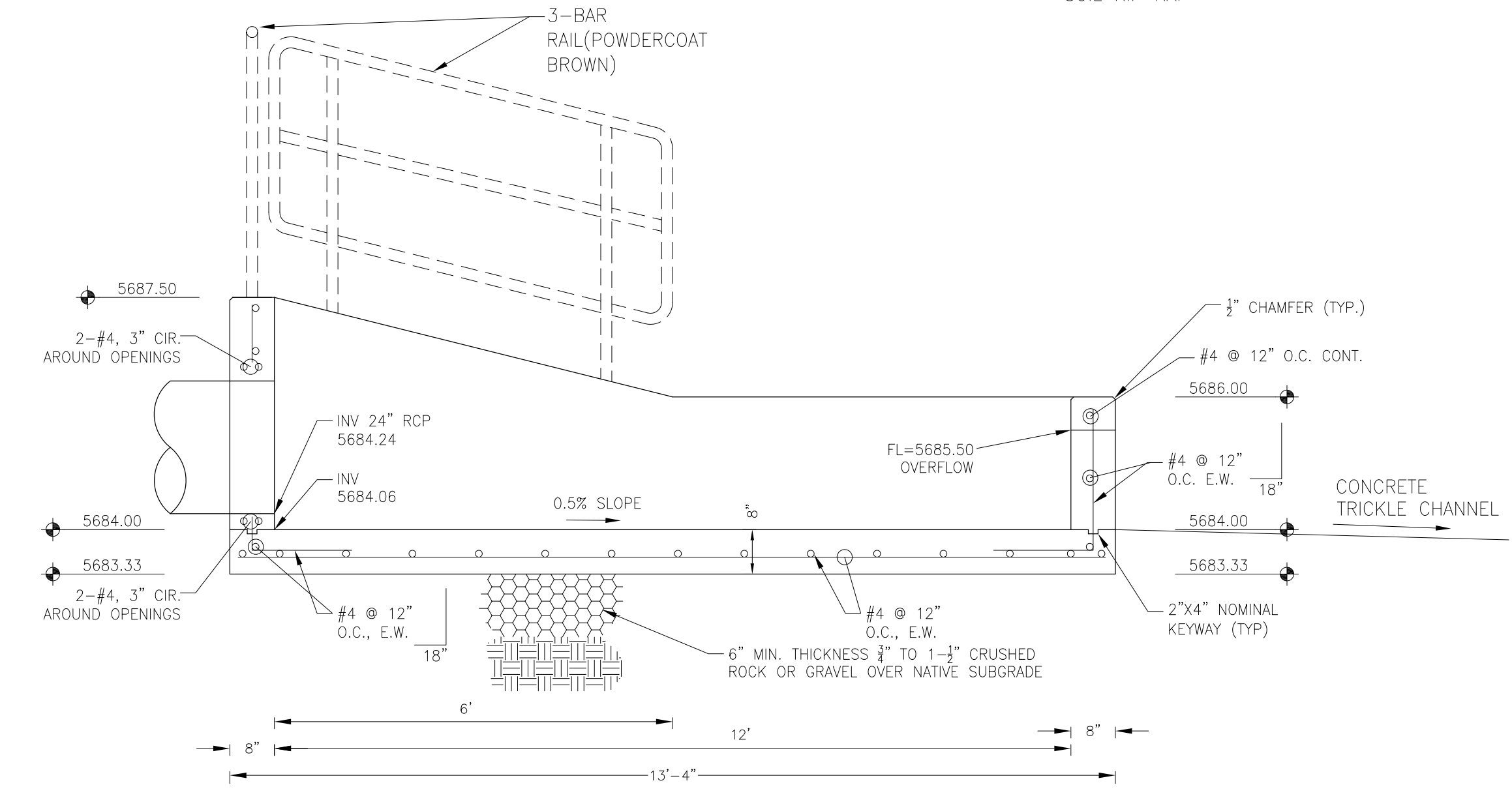
LENGTH FOR RADII	
A	= 1/2"
C	= 1-1/2"



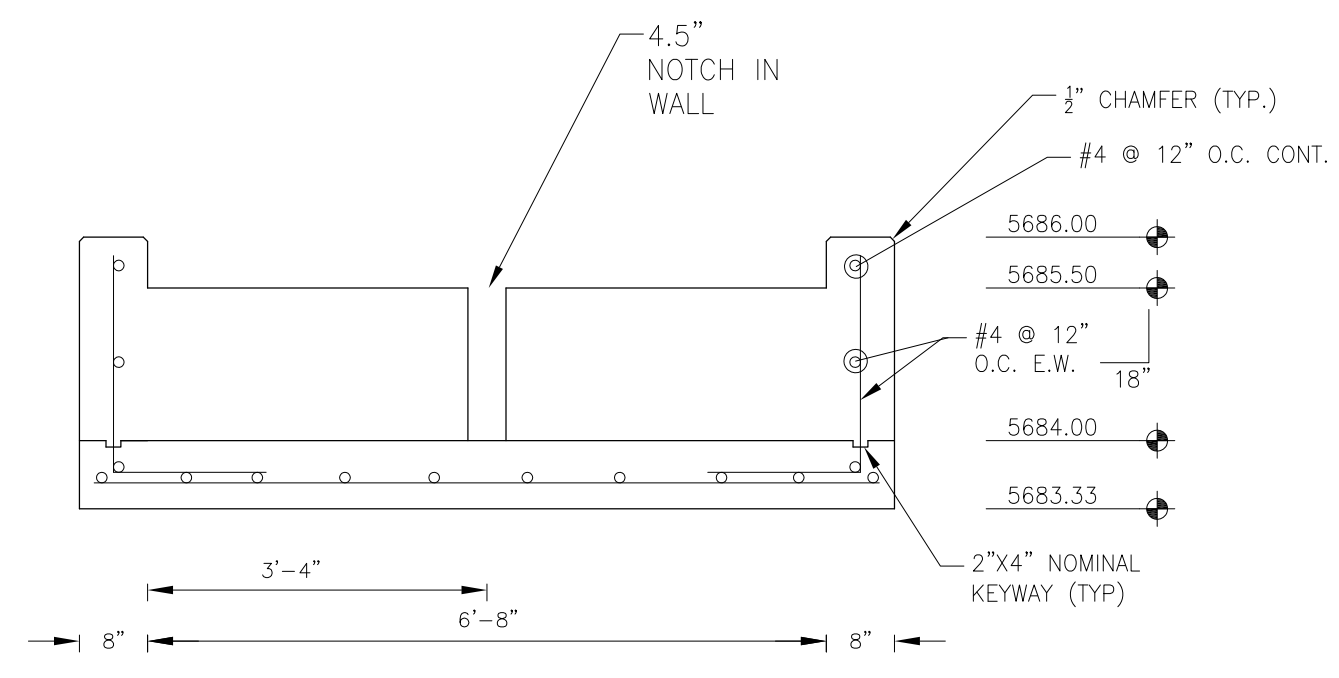
3-BAR RAIL DETAIL
NO SCALE



FOREBAY DETAIL
NO SCALE

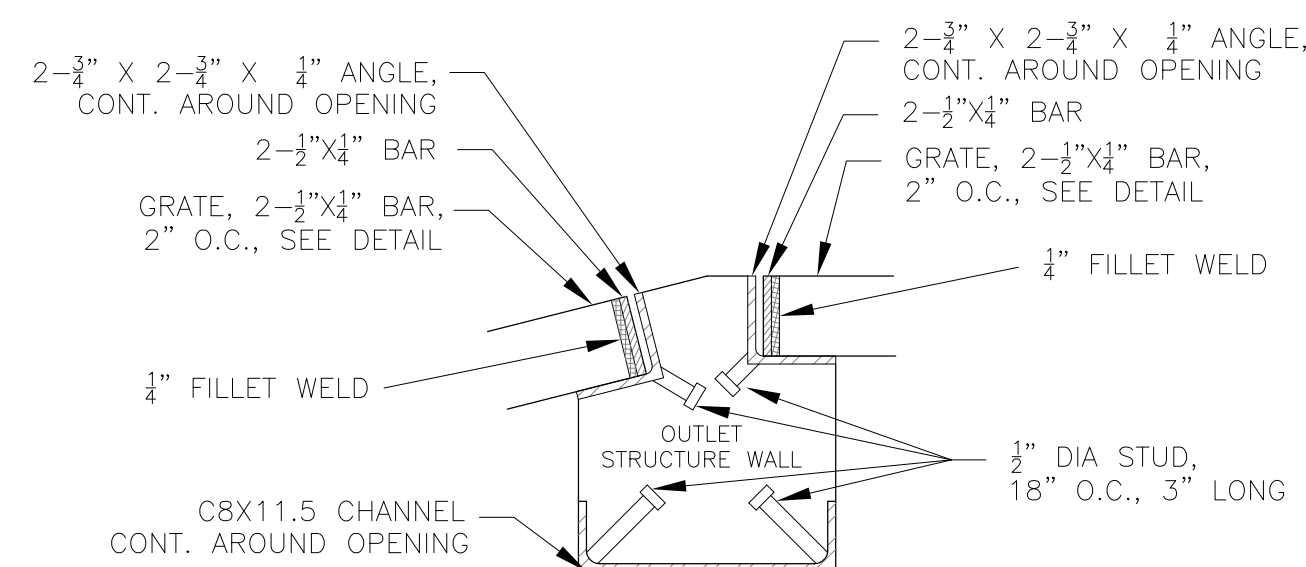


FOREBAY SECTION A-A
NO SCALE

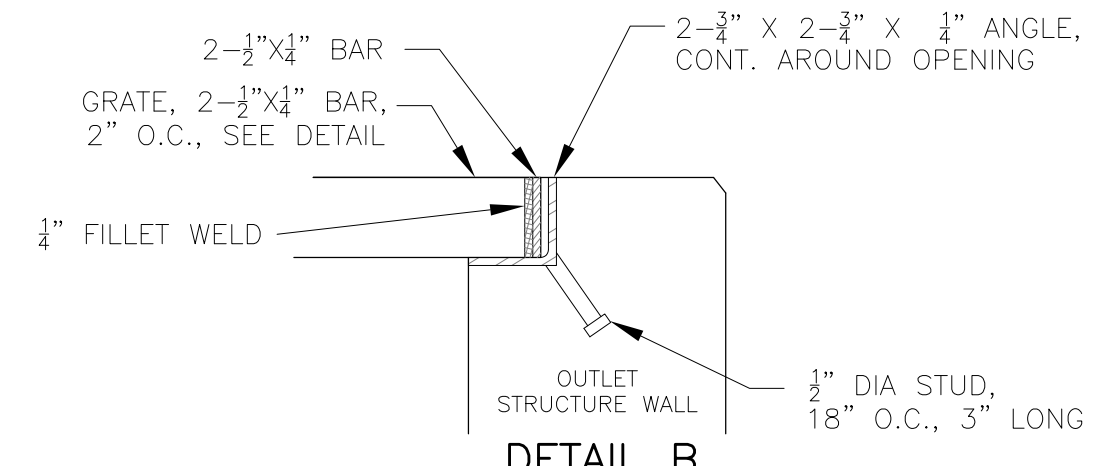


FOREBAY SECTION B-B
NO SCALE

POND G3 (DISTRICT)
 TRICKLE AND FOREBAY DETAILS

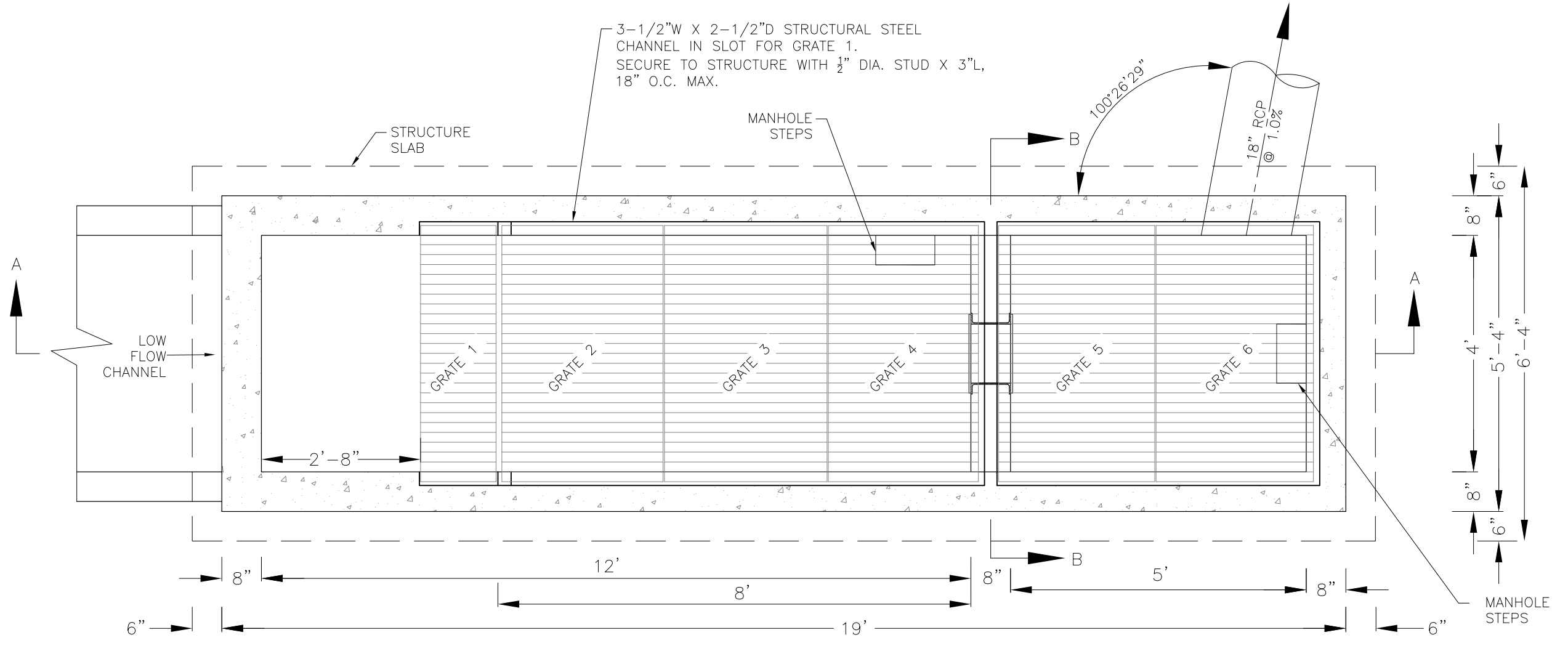
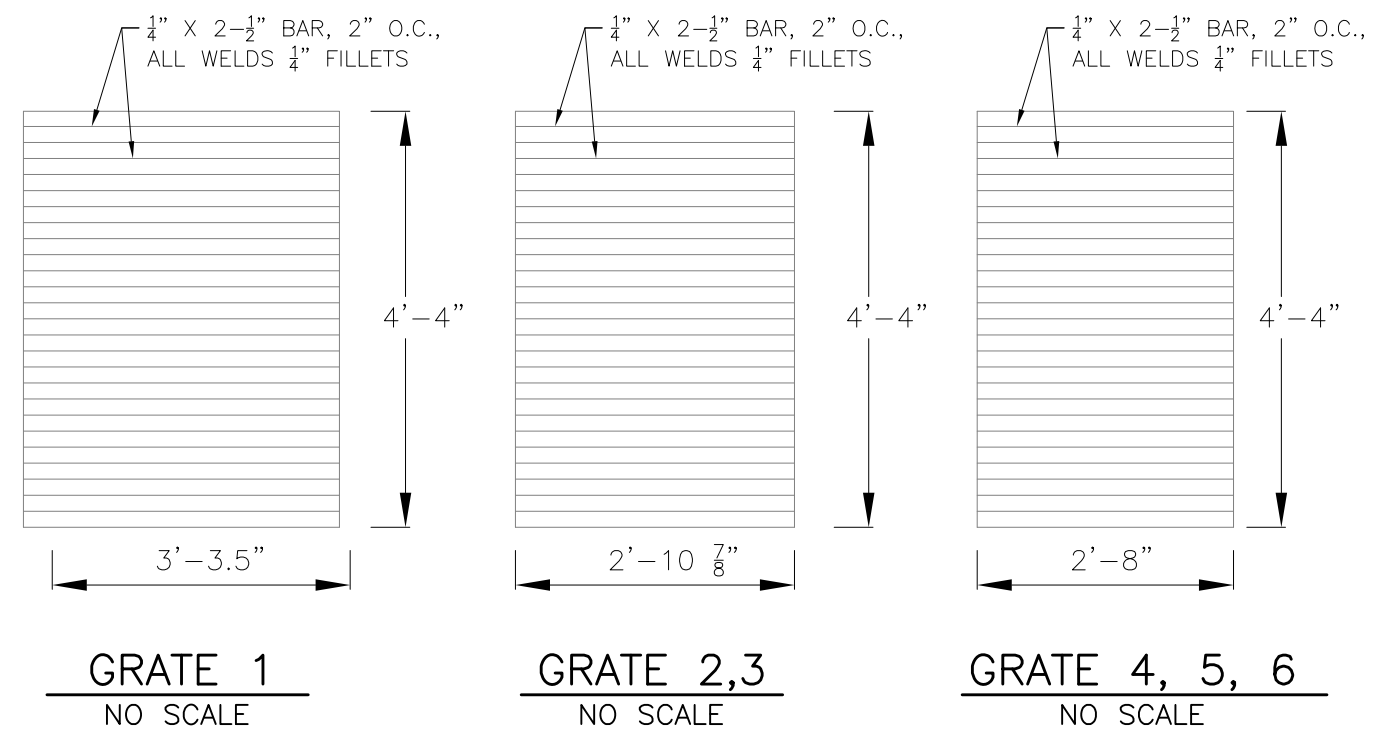


DETAIL A
NO SCALE

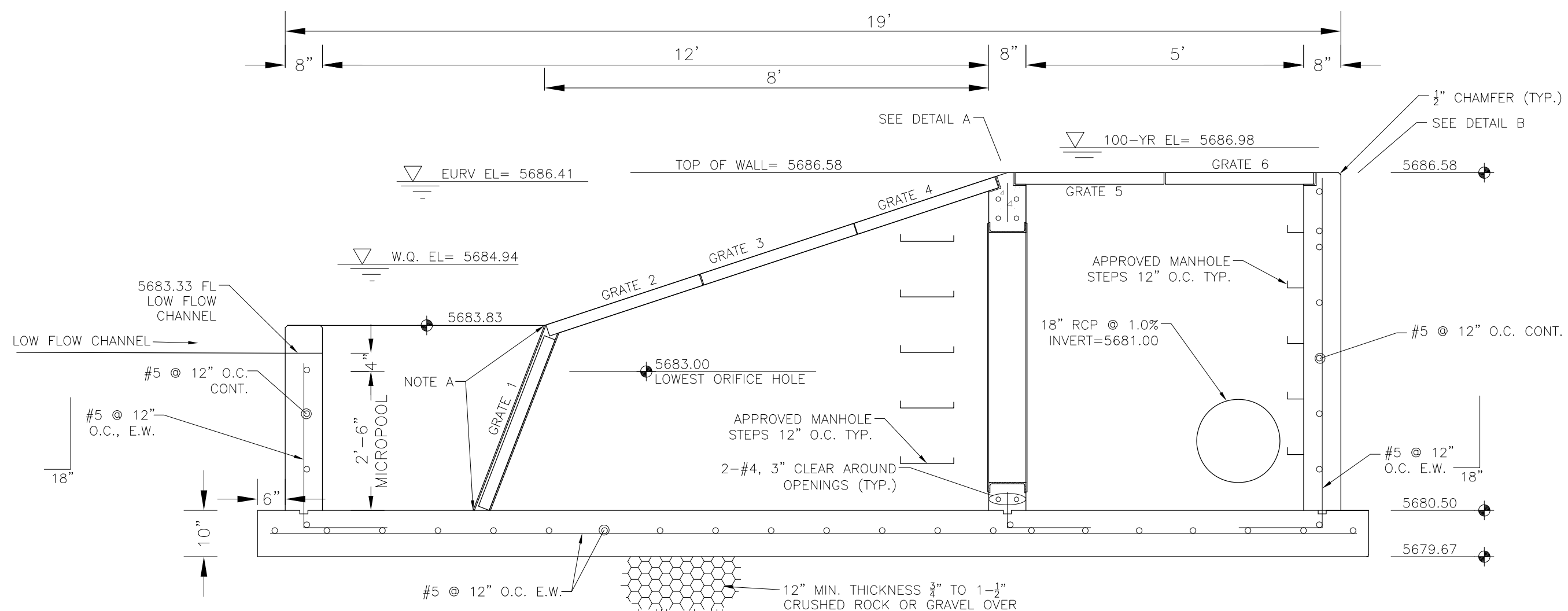


DETAIL B
NO SCALE

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

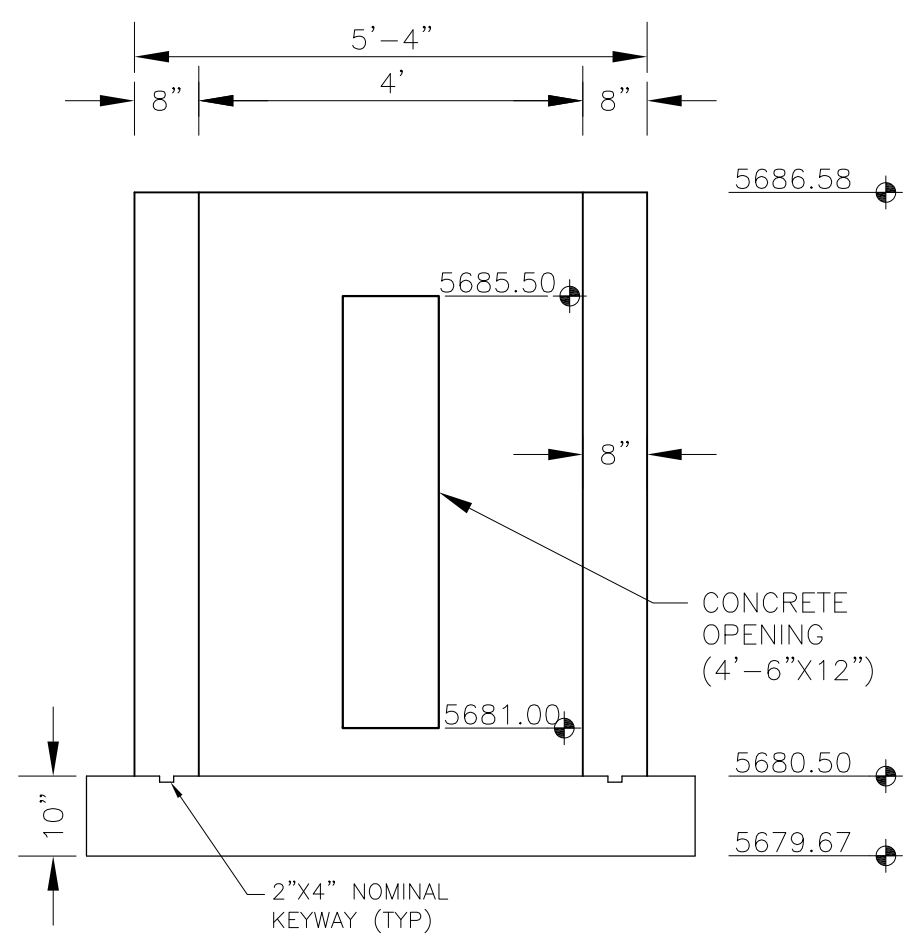


OUTLET STRUCTURE DETAIL - PLAN VIEW
NO SCALE

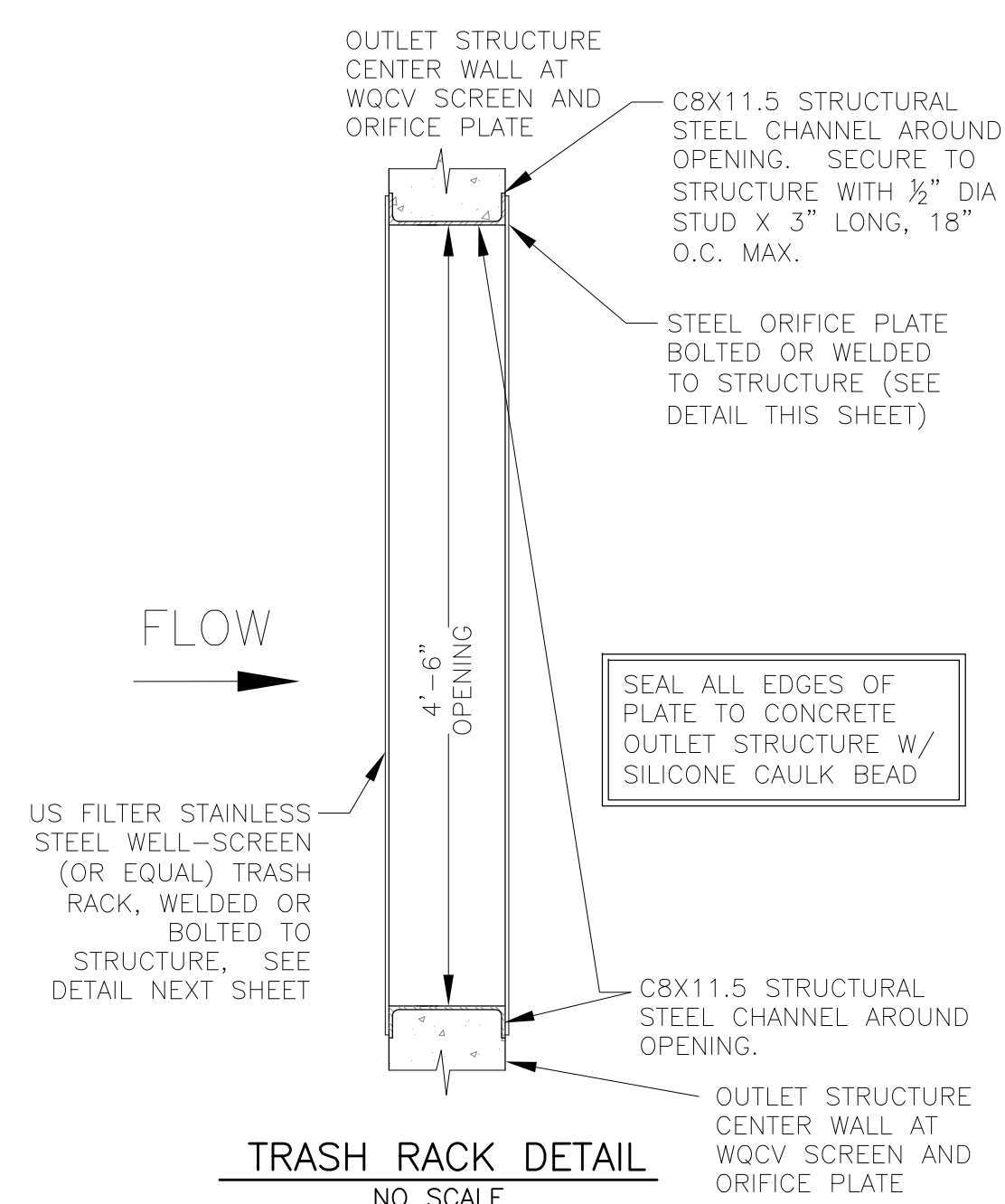


NOTE A:
3-1/2\"/>

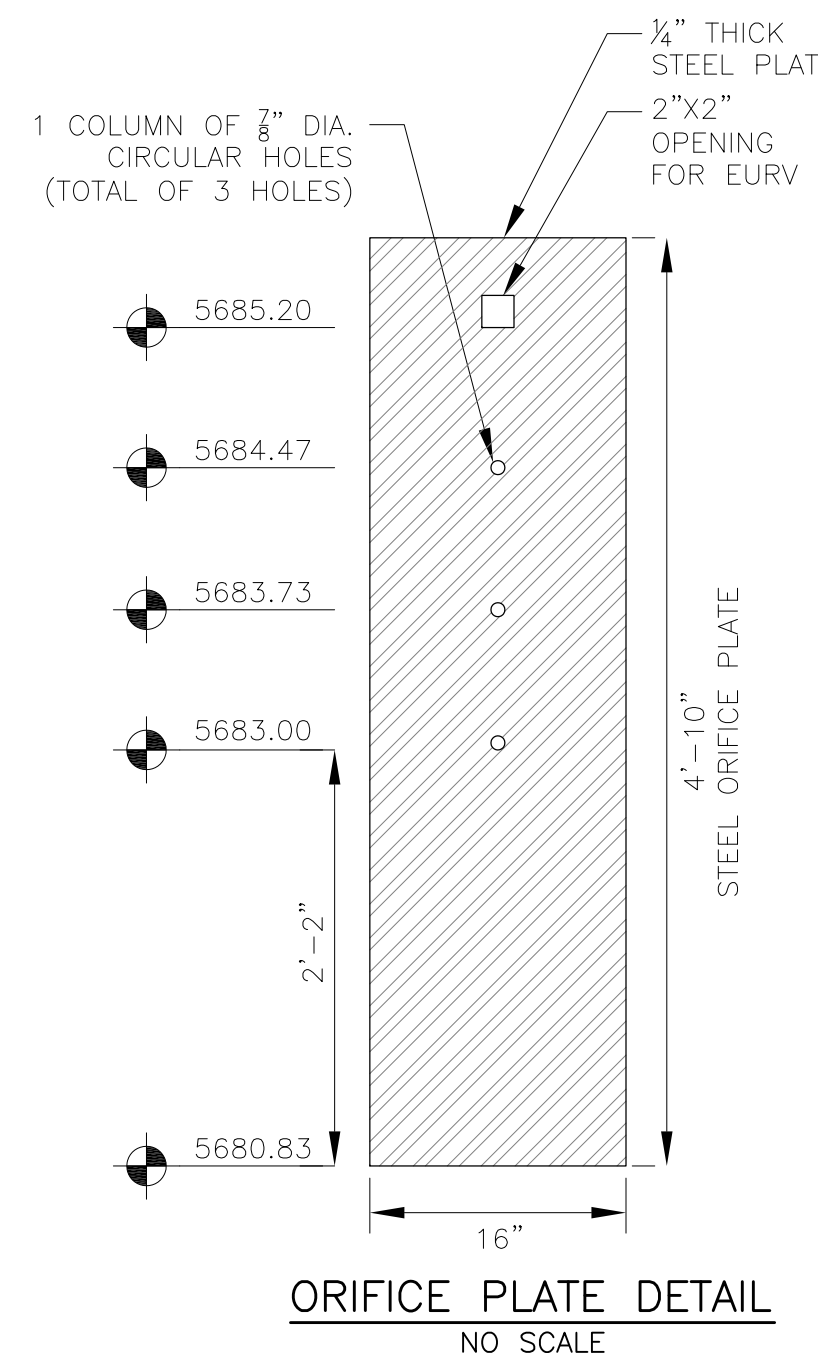
OUTLET STRUCTURE DETAIL - SECTION A-A
NO SCALE



OUTLET STRUCTURE DETAIL - SECTION B-B
NO SCALE



TRASH RACK DETAIL
NO SCALE

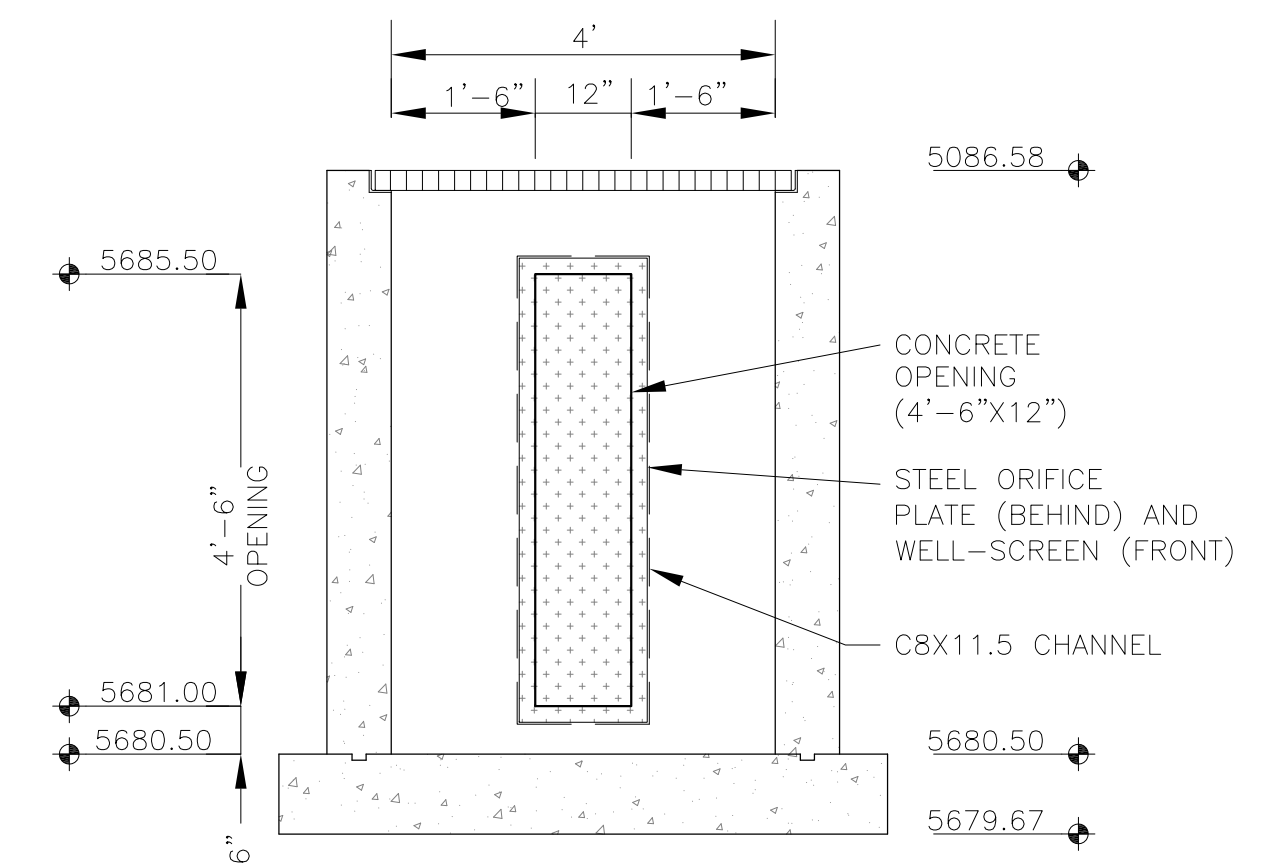


ORIFICE PLATE DETAIL
NO SCALE

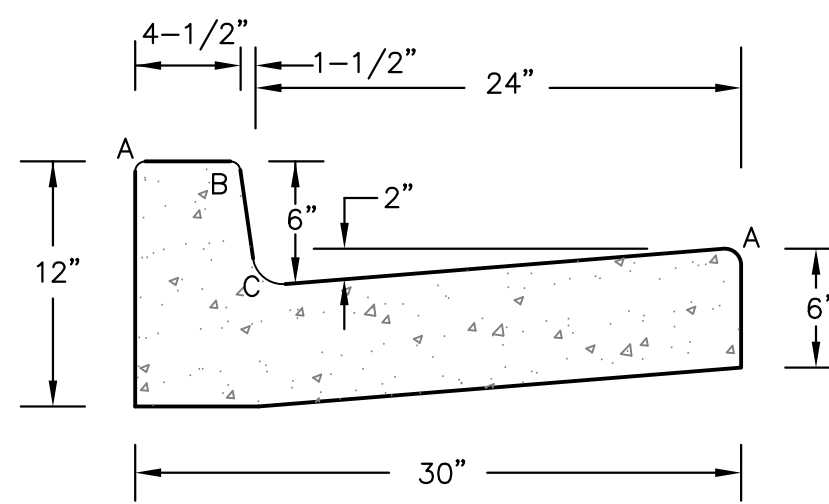
OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

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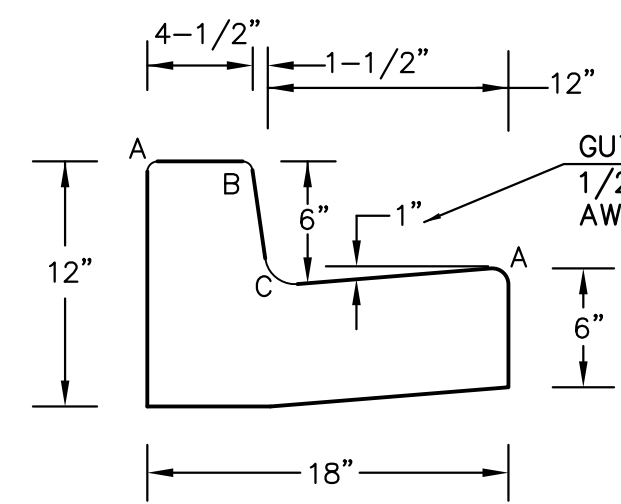
BAR SIZE	#4	#5	#6
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- REFER TO SHEET XX FOR PRESEDIMENTATION/FOREBAY DESIGN.
- ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING CONSTRUCTION OF OUTLET STRUCTURE TO SCHEDULE OBSERVATION VISITS FOR STRUCTURES.



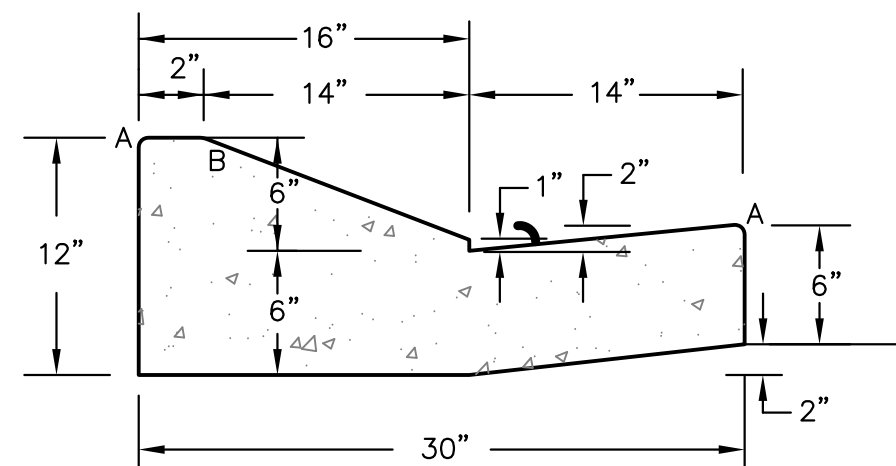
OUTLET STRUCTURE DETAIL - SECTION B-B
NO SCALE



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



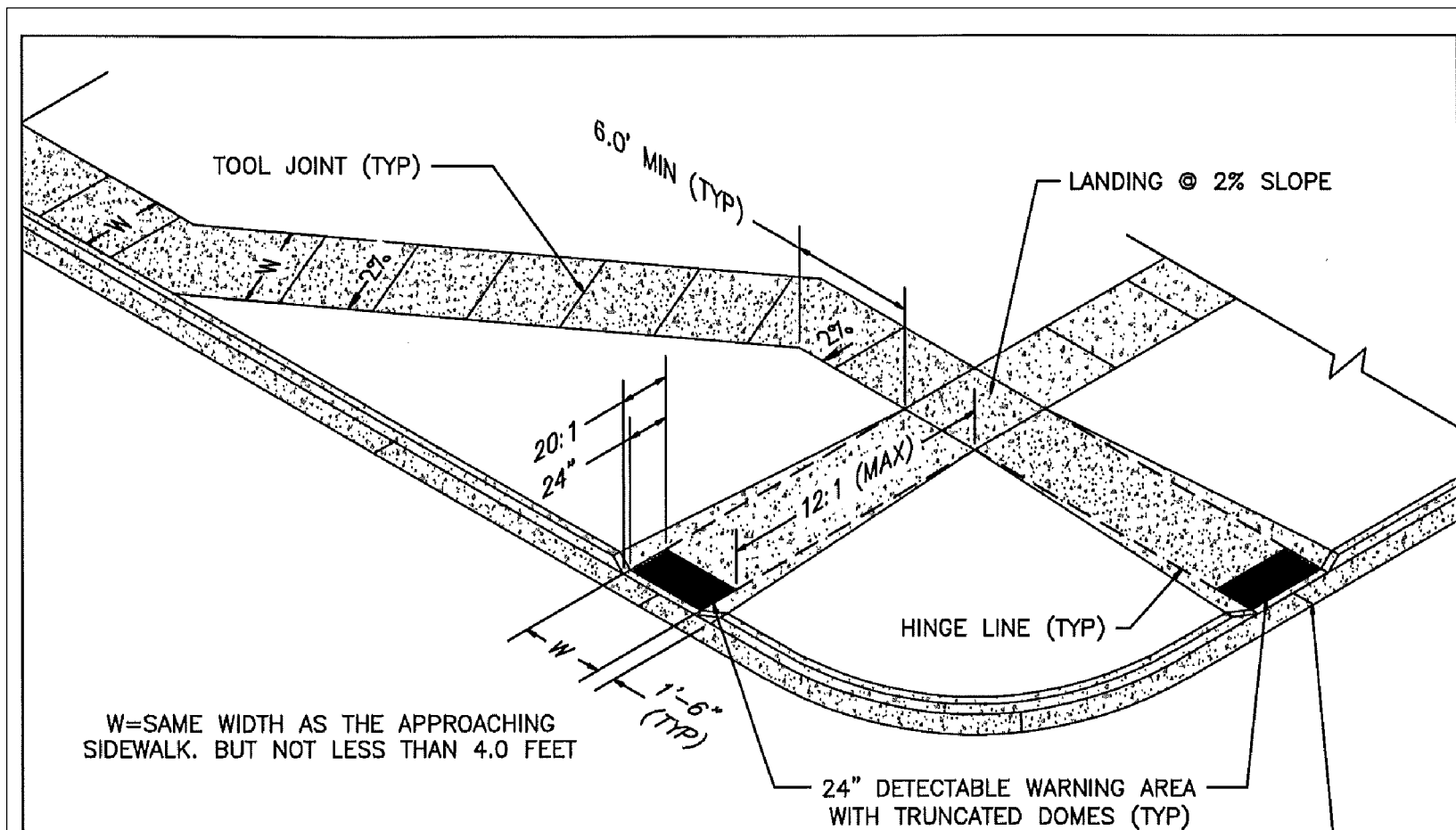
TYPE 'B'
VERTICAL CURB AND GUTTER
SCALE 1" = 1'-0"



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

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.

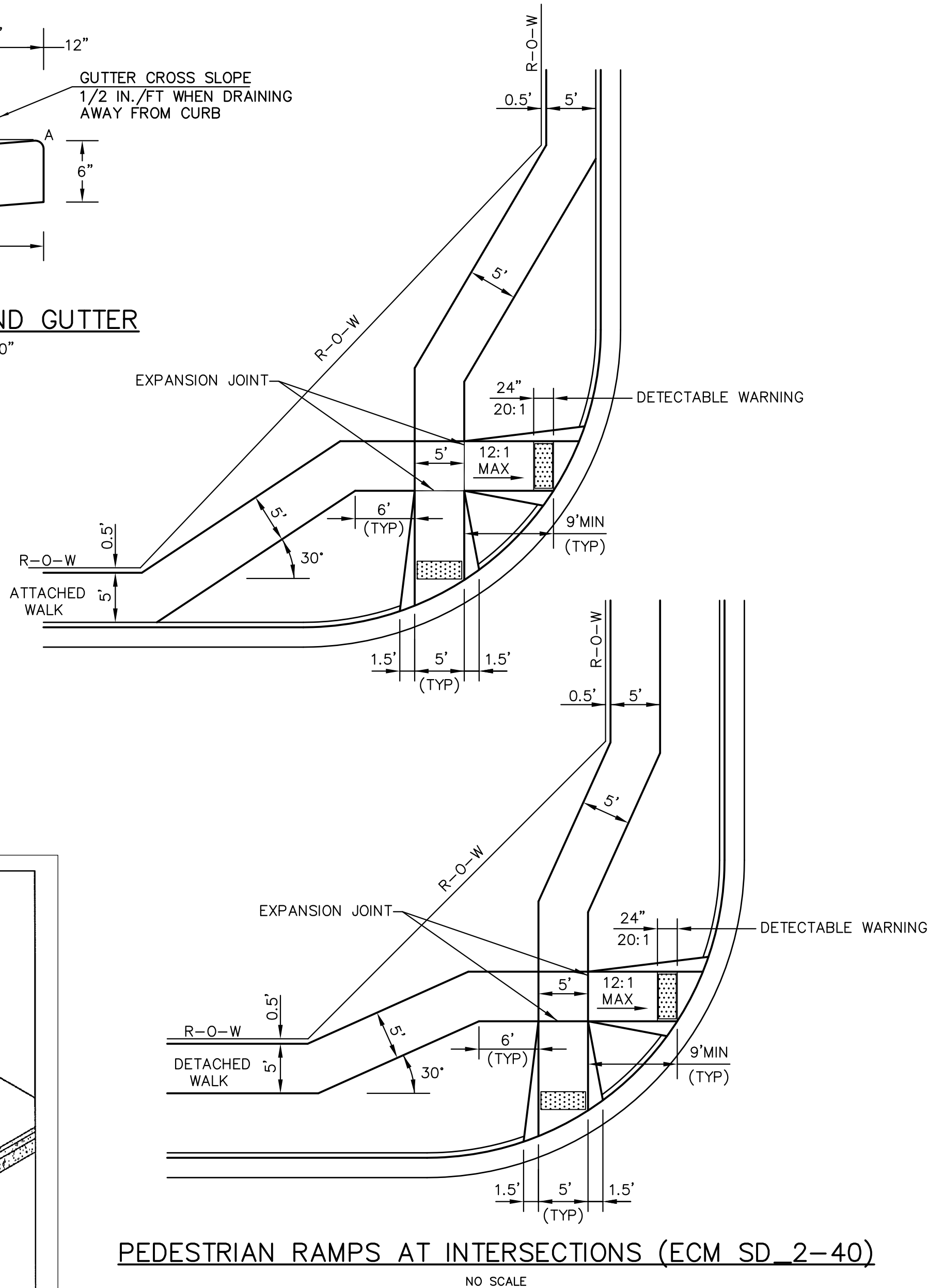
LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

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, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

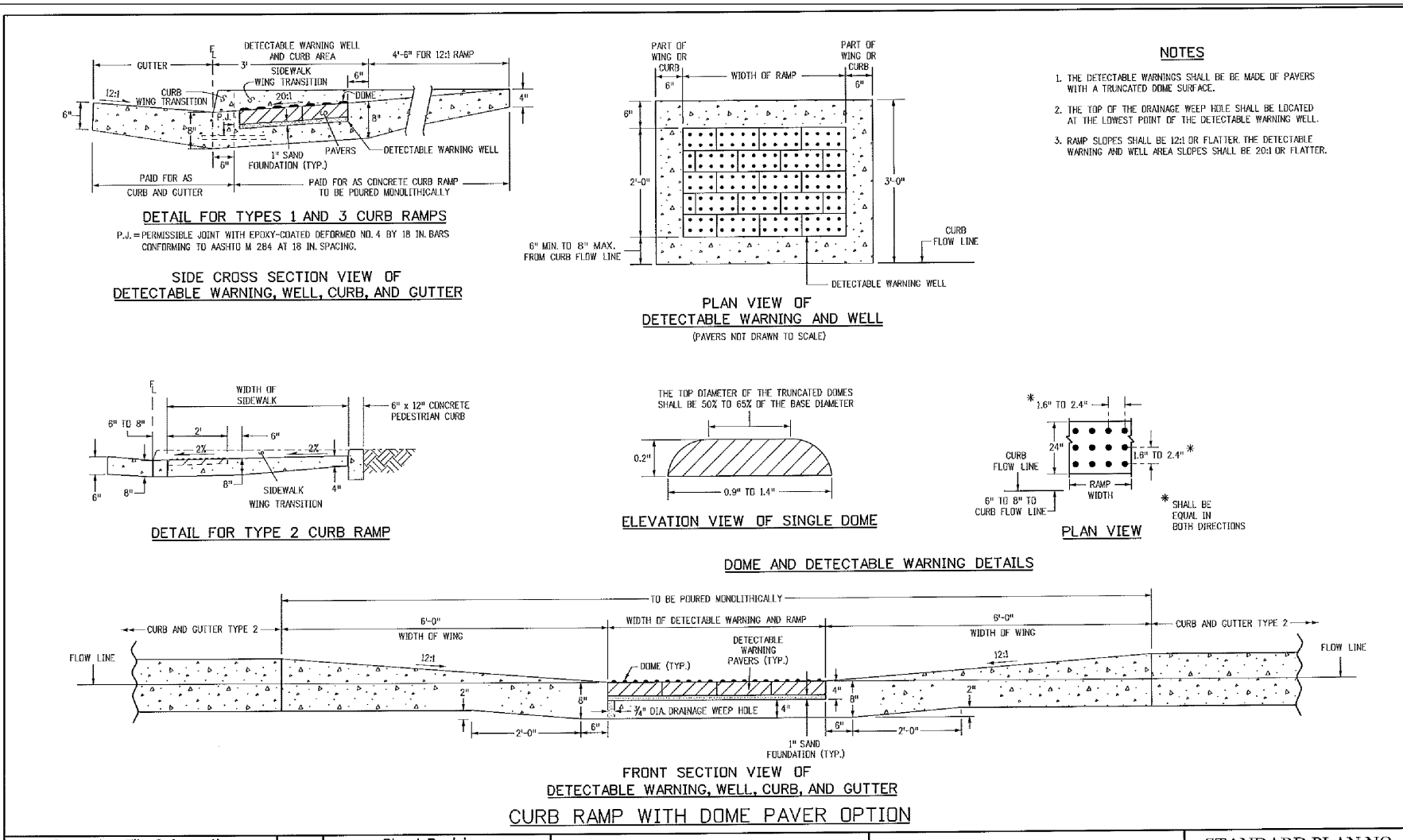


DATE APPROVED:	7/9/09	REVISION DATE:	1/18/11
APPROVED:	André P. Brackin	FILE NAME:	SD_2-41
DEPARTMENT OF TRANSPORTATION		Pedestrian Intersection Ramp Standard Drawing	



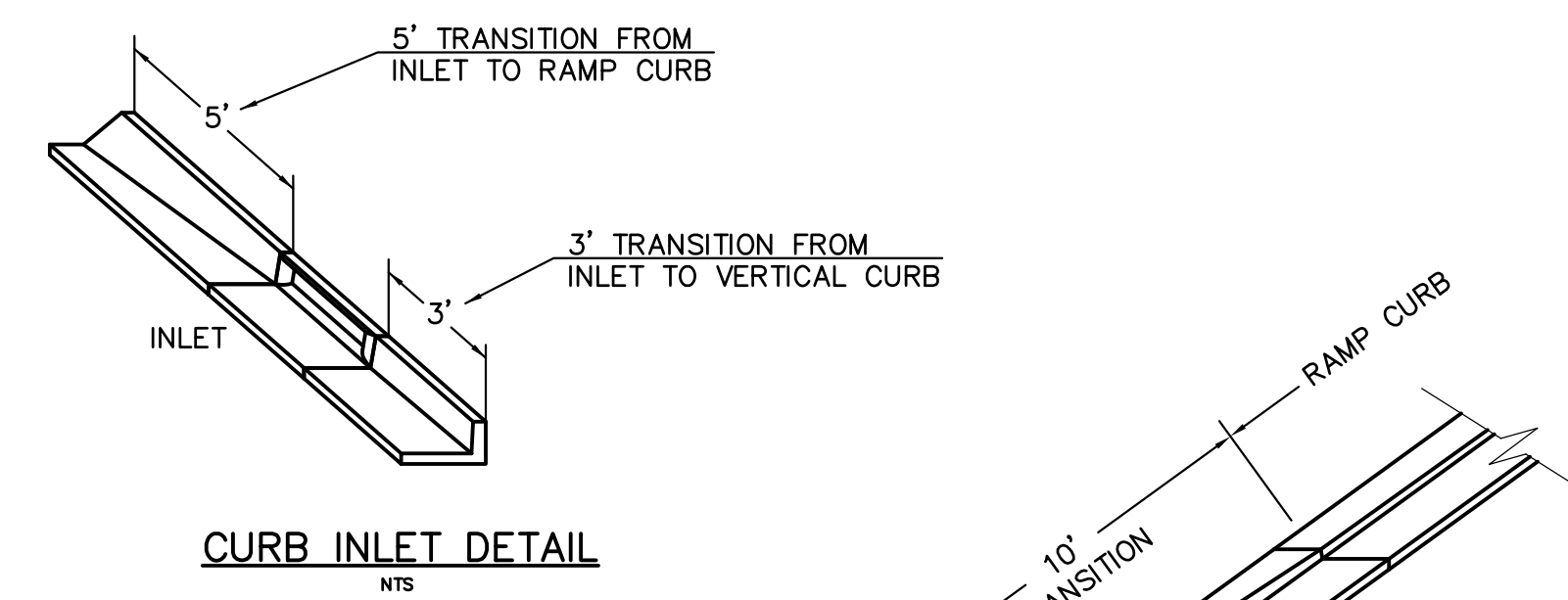
PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD 2-40)

NO SCALE

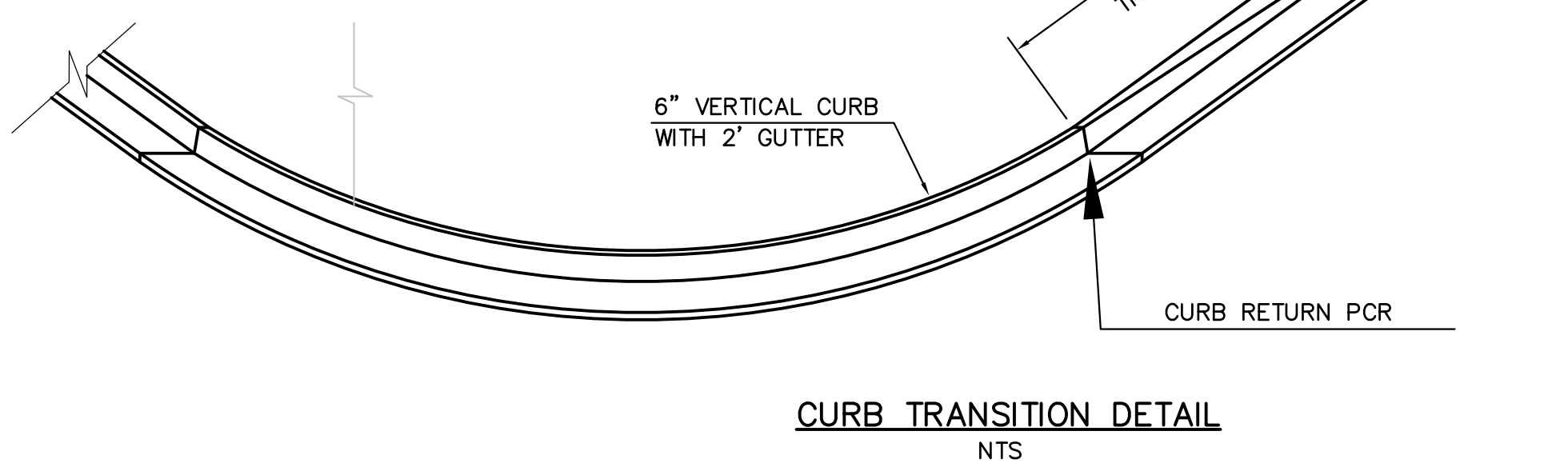


TRUNCATED DOME DETAILS (ECM SD 2-42)

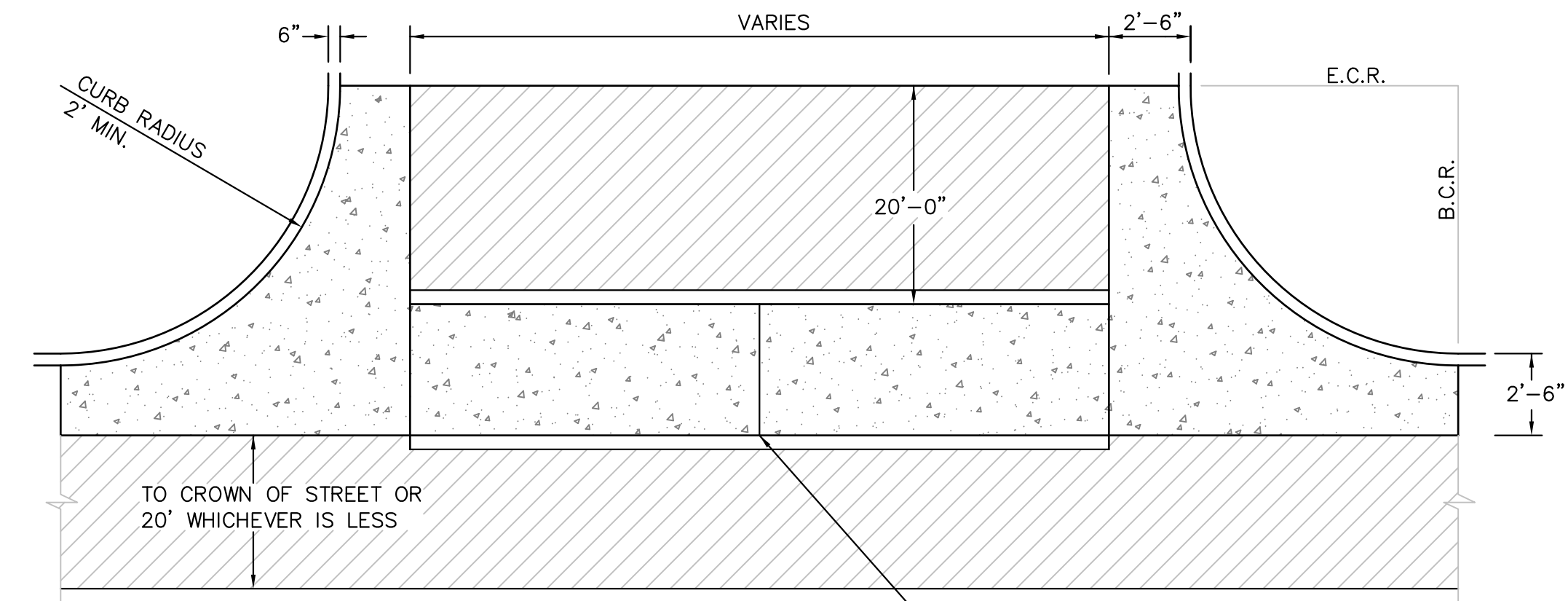
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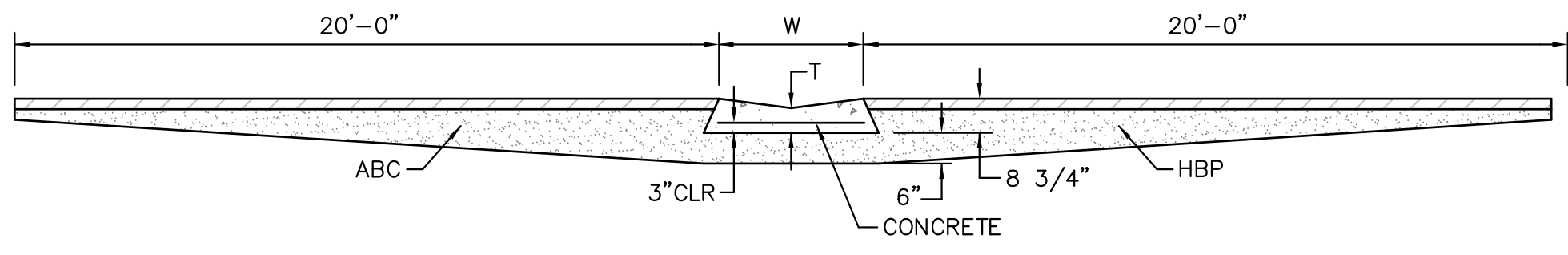
CURB INLET DETAIL
NTS



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

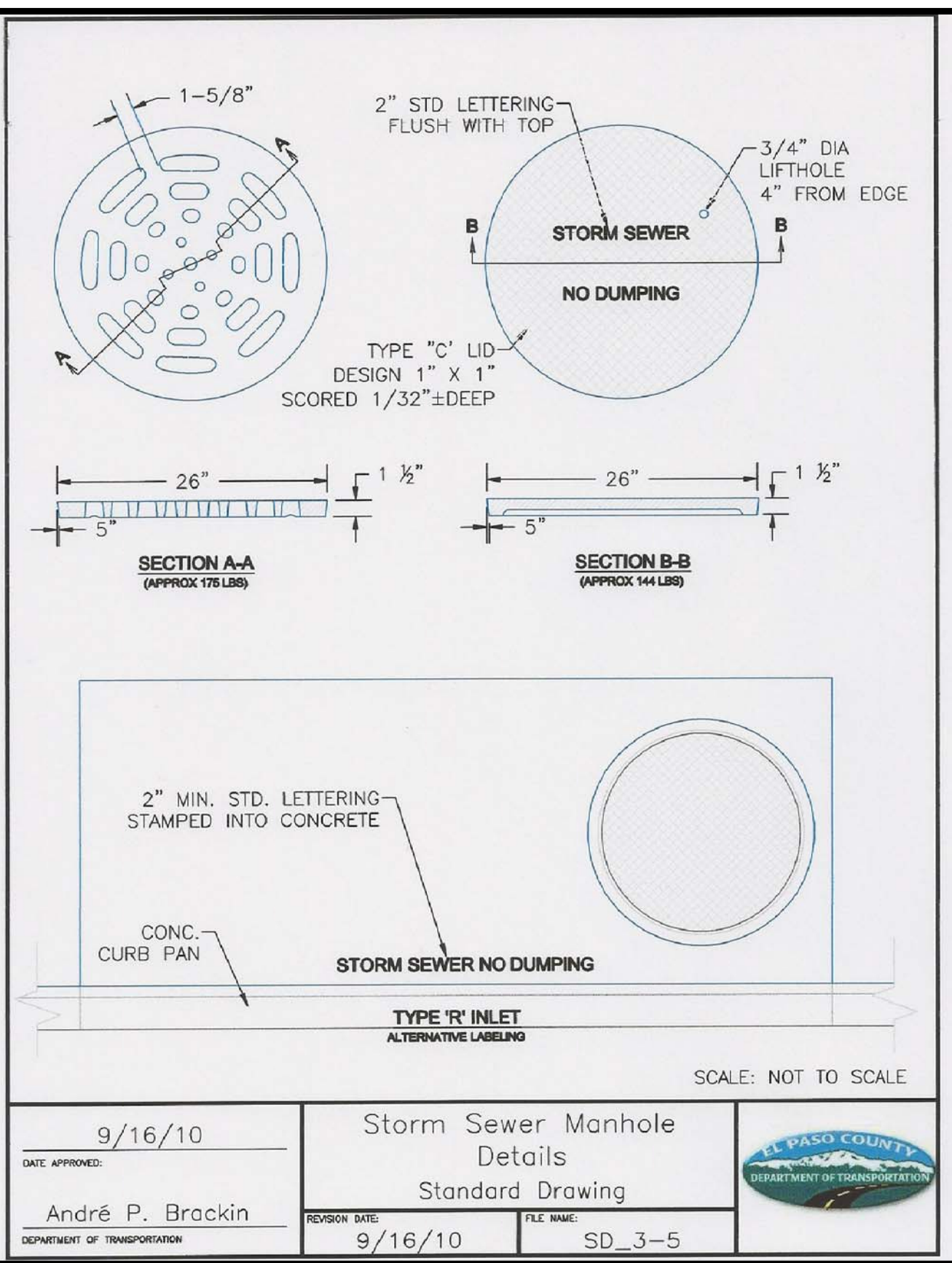
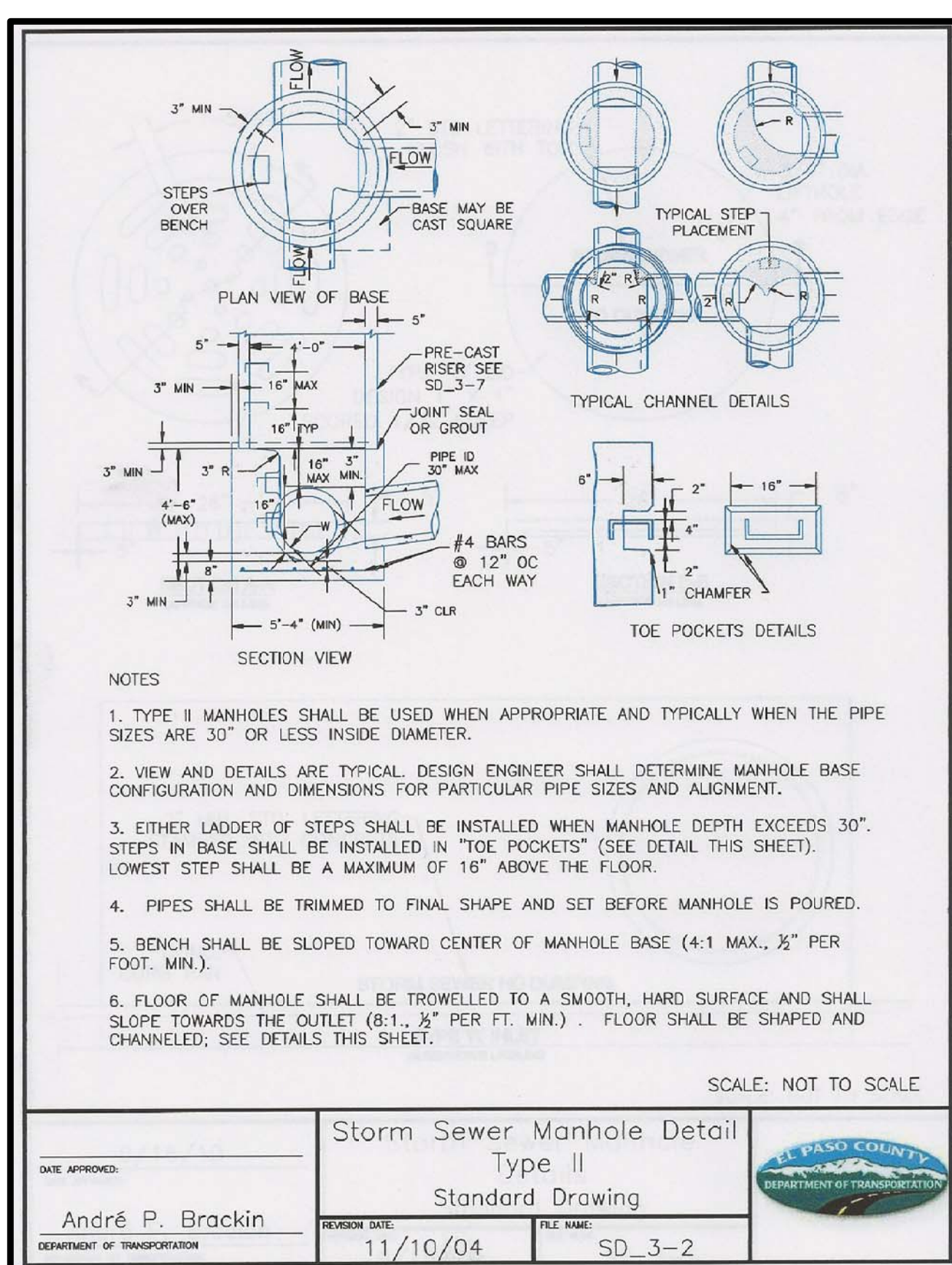
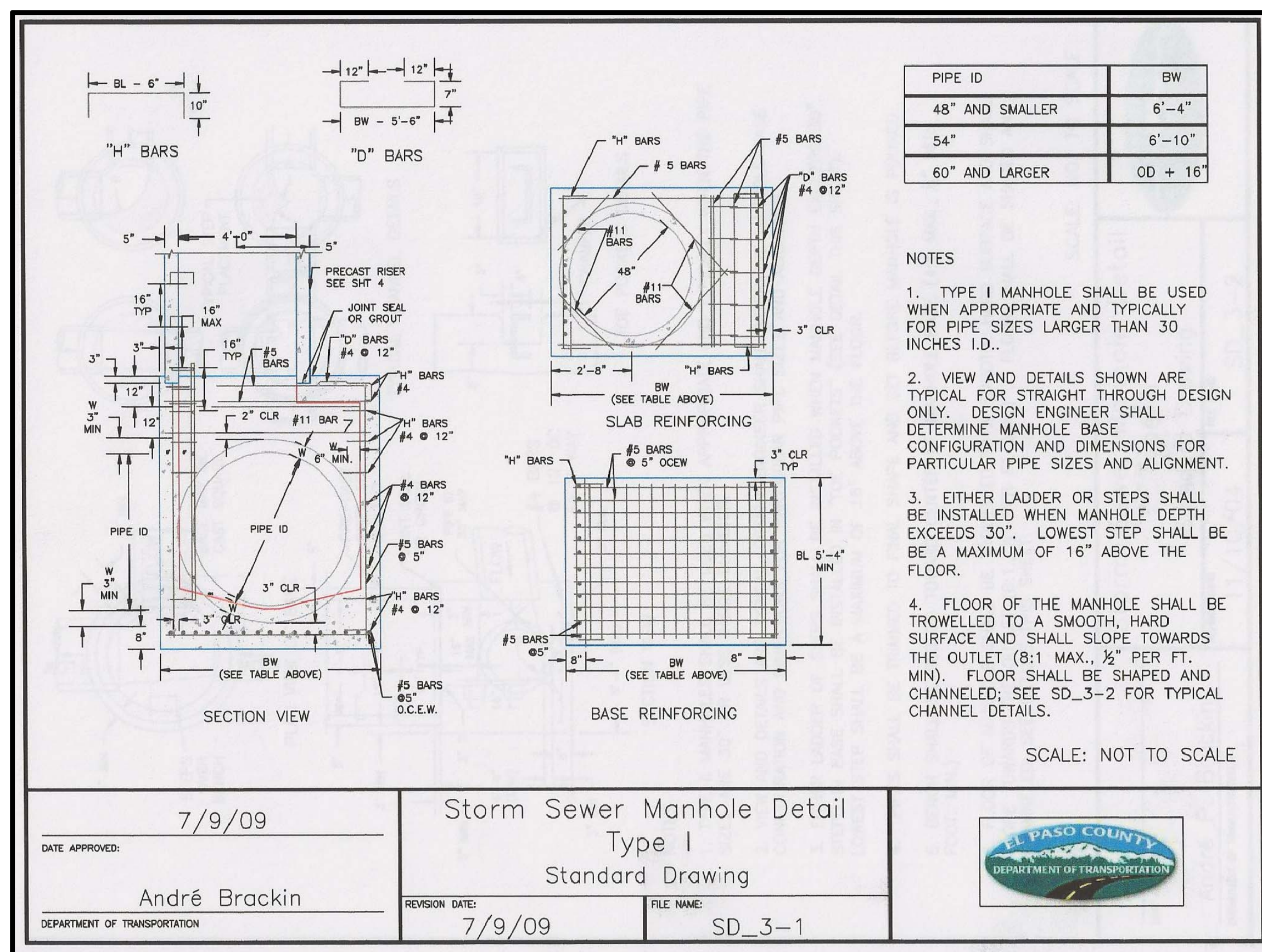
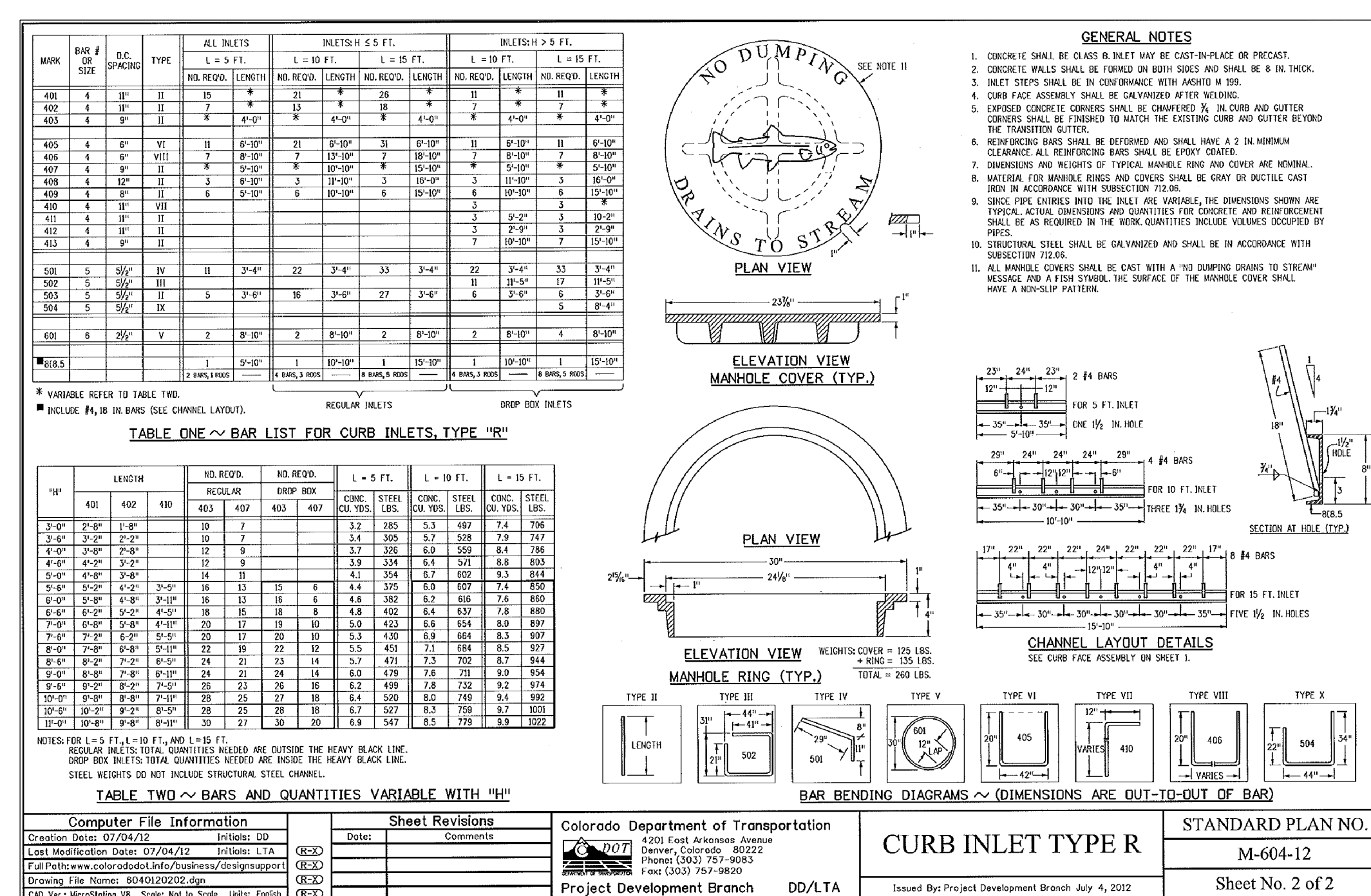
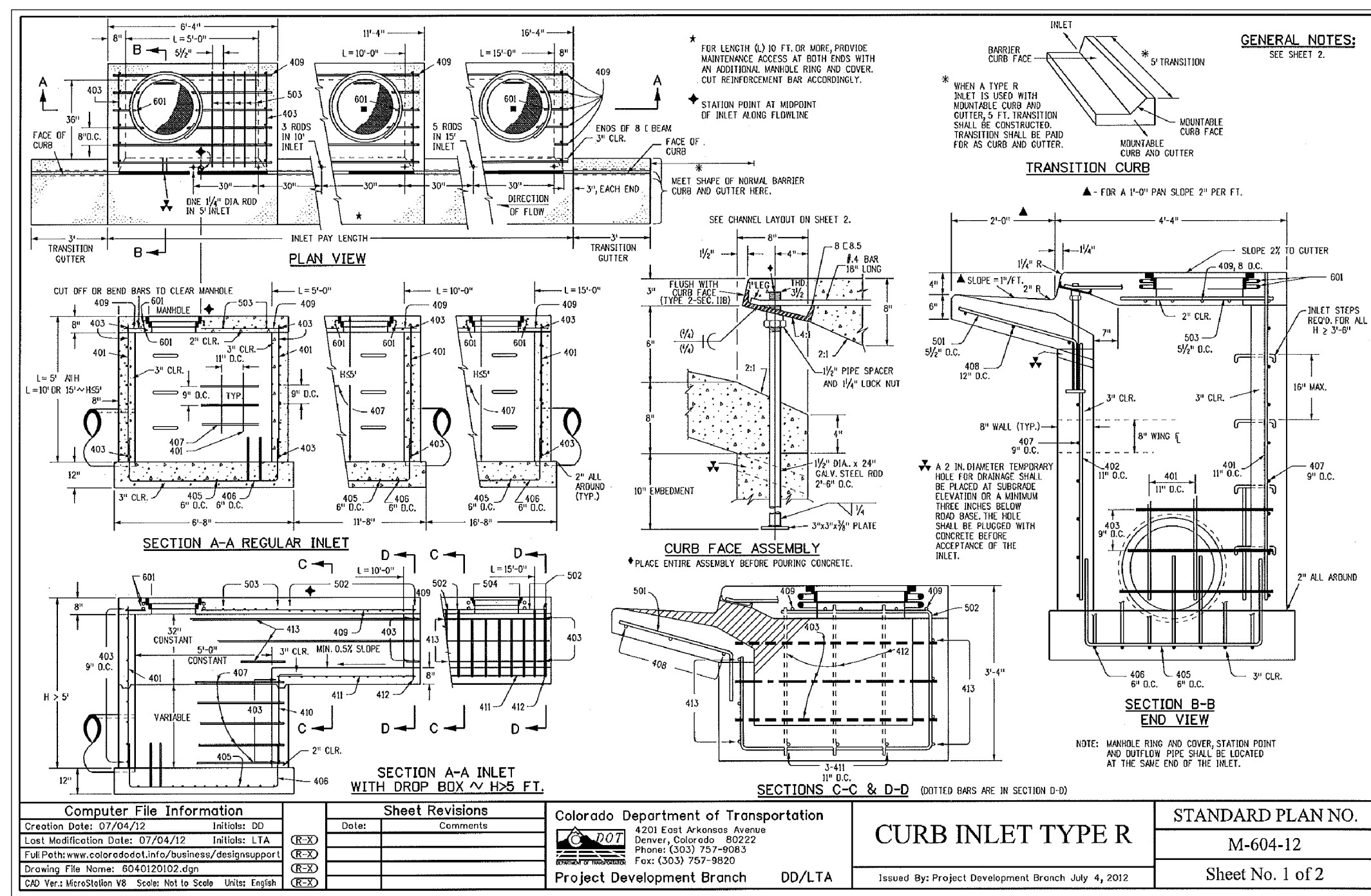
DATE: _____
DESCRIPTION: _____
NO. _____
PROJECT: **CARRIAGE MEADOWS SOUTH**
PREPARED FOR: **LORSON, LLC**
212 N. WAHATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

ROADWAY DETAIL SHEET

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

P: 100_100.030.const-street-storm-C10.1-DETAILS.dwg Aug 28, 2017 - 3:38pm



CORE ENGINEERING GROUP
 15004 1ST AVE. S. 85306
 PLYMOUTH, CO 80455
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceeg.com

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

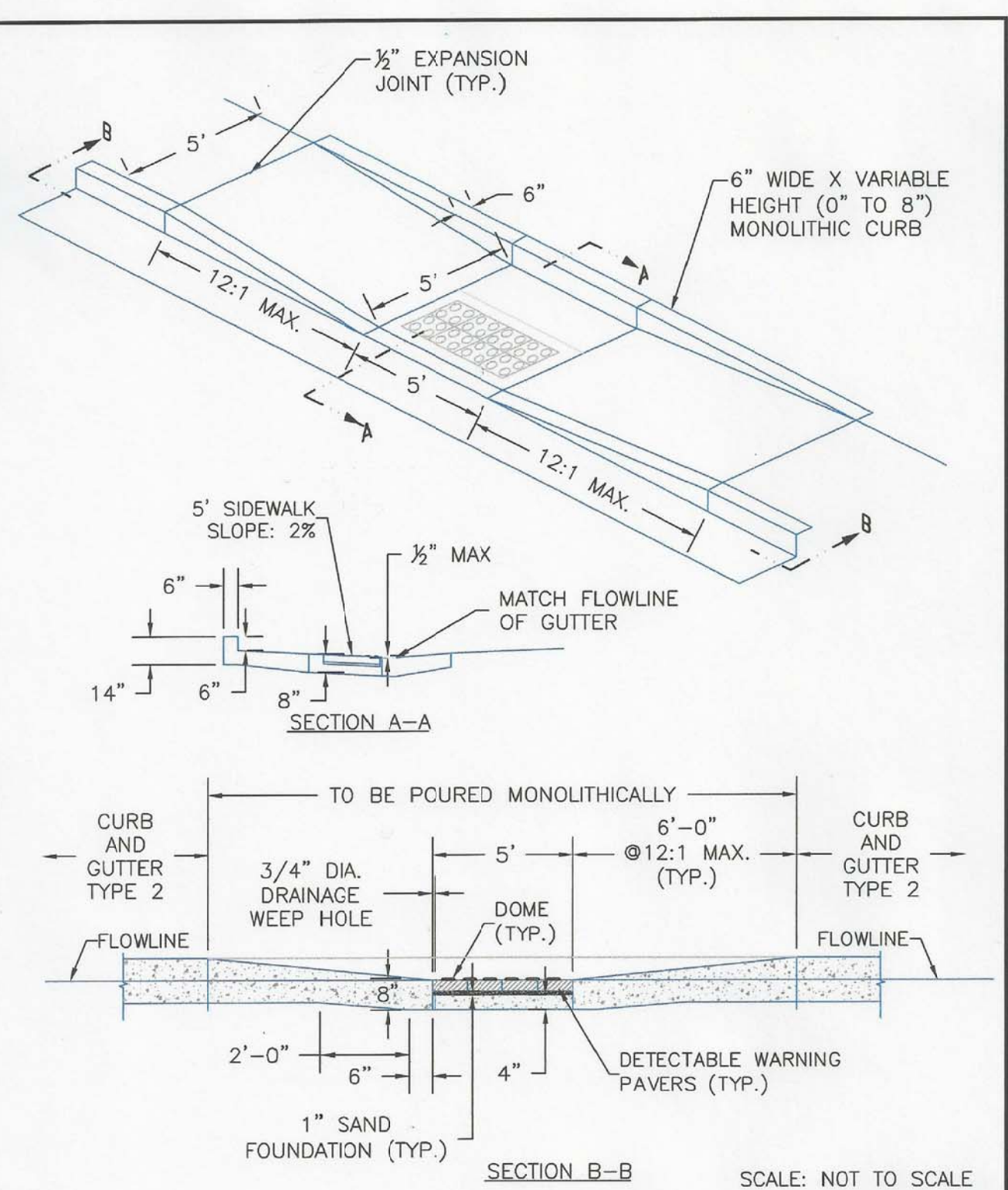
PROJECT: CARRIAGE MEADOWS SOUTH
 FONTAINE BLVD - CARRIAGE MEADOWS DR.
 EL PASO COUNTY, COLORADO

DATE: AUGUST 28, 2017

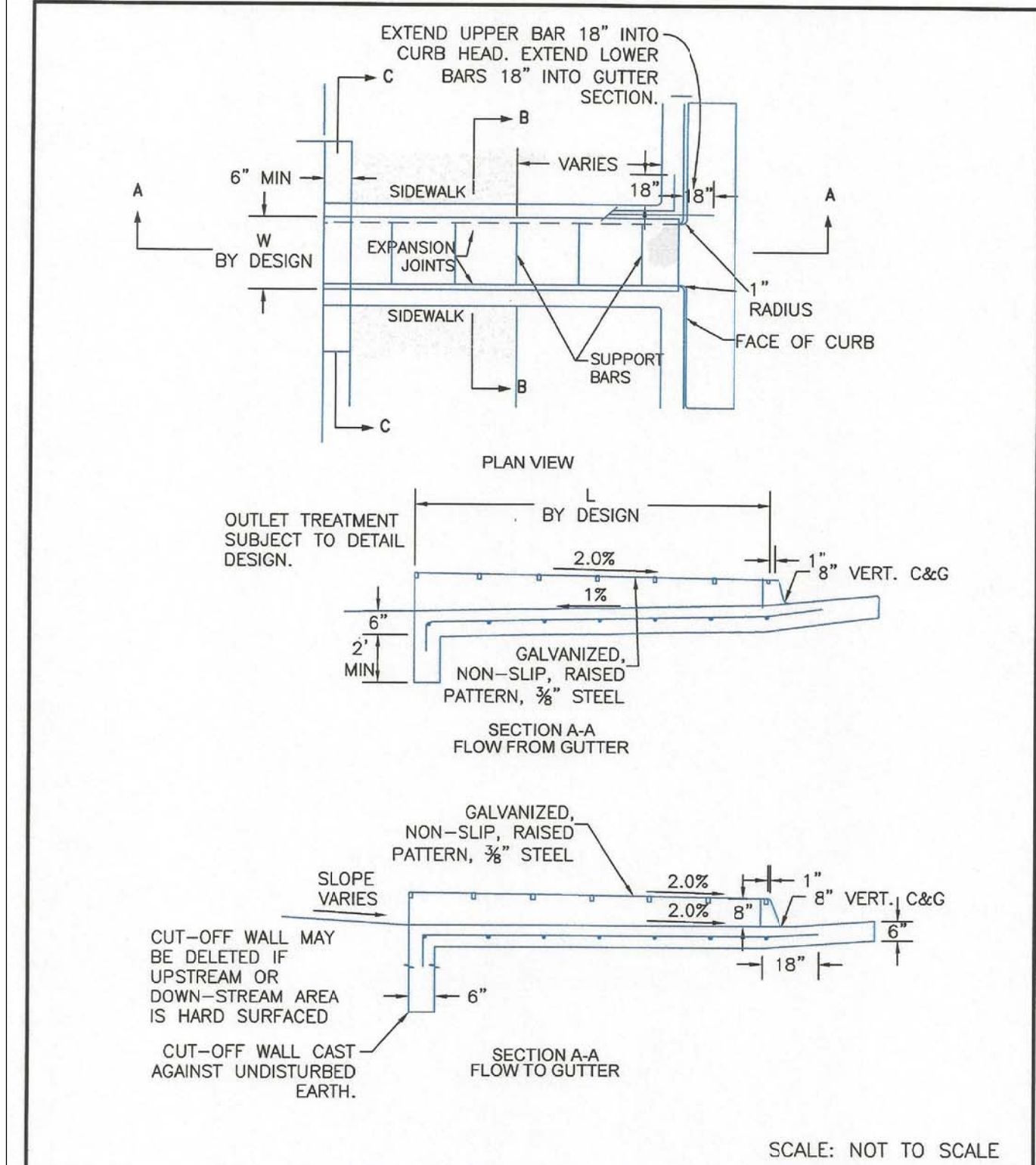
PROJECT NO.: 100.030

SHEET NUMBER: C10.2

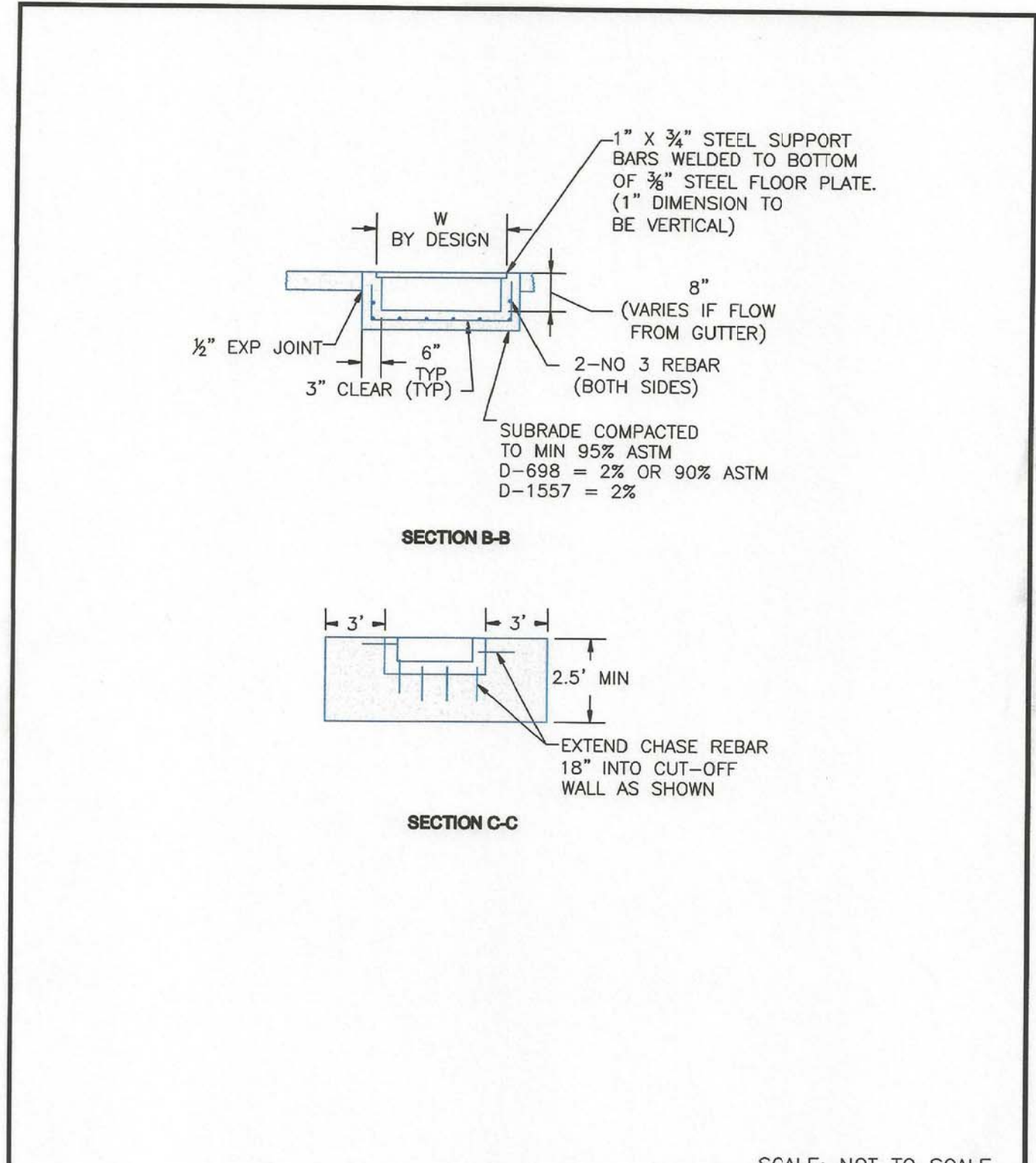
TOTAL SHEETS: 39



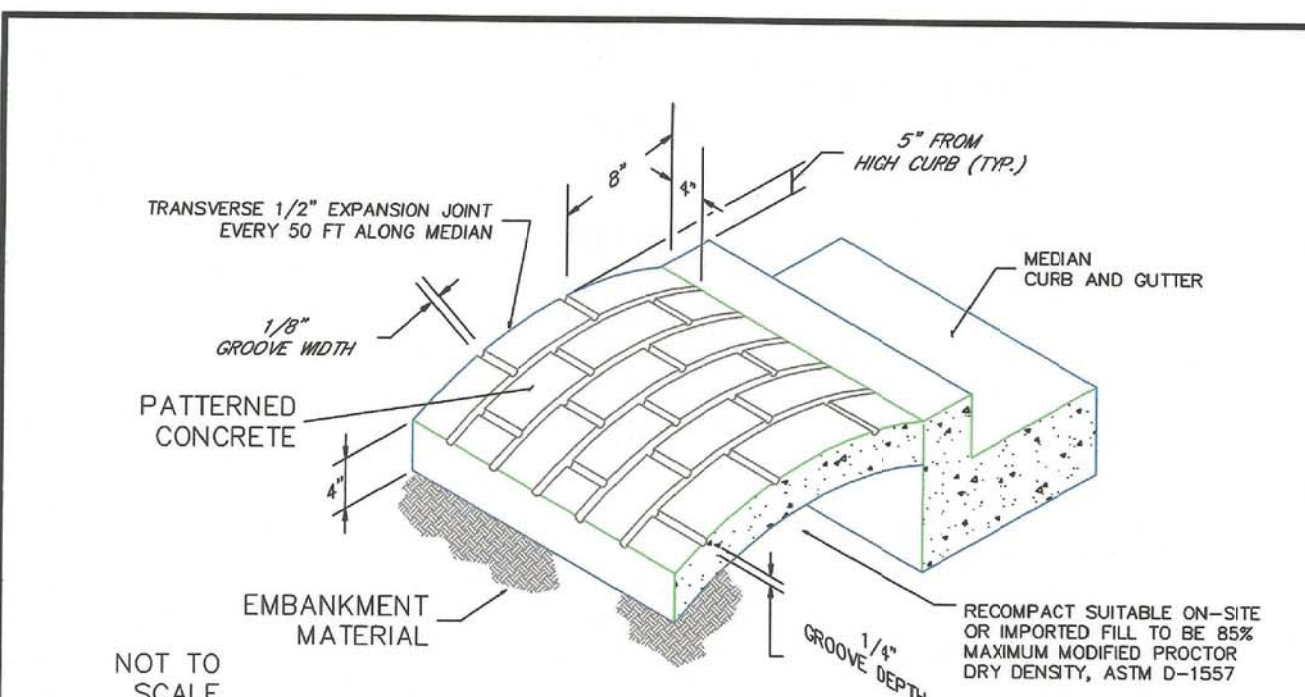
DATE APPROVED: 8/11/11	REVISION DATE: 12/8/15	FILE NAME: SD_2-50	
APPROVED: André P. Brackin	DEPARTMENT OF TRANSPORTATION		



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 "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 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: AUGUST 28, 2017
 PROJECT NO.: 100.030
 SHEET NUMBER: C10.3
 TOTAL SHEETS: 39