

CONSTRUCTION PLANS  
FOR  
**PIONEER LANDING FILING NO. 2**

**STREET AND STORM SEWER  
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

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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 7/24/16

TITLE Authorized Signatory Agent

ADDRESS 212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, CO 80903

**CONSTRUCTION APPROVAL**

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

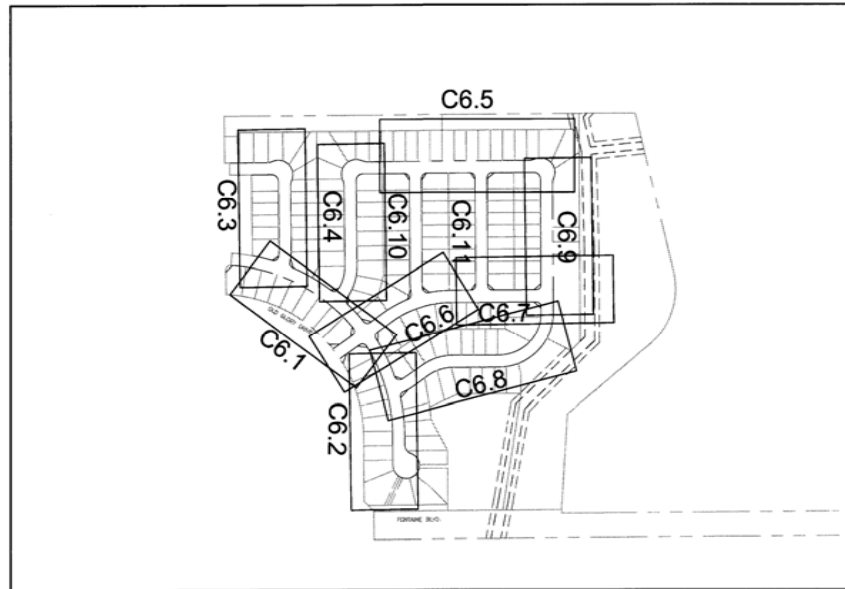
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUALS VOLUME 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

[Signature] 8 Aug 2016  
JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR DATE  
CONDITIONS:

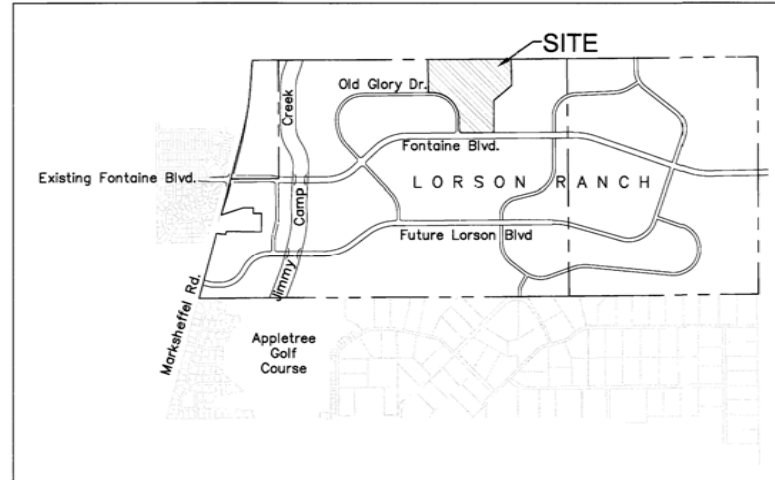
**ENGINEER'S APPROVAL**

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



**KEY MAP**  
NO SCALE



**VICINITY MAP**  
NO SCALE

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

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

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

**SECURITY FIRE PROTECTION DISTRICT**  
400 SECURITY BOULEVARD  
SECURITY, CO 80911  
719-392-7121

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

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

**EL PASO COUNTY**  
DEVELOPMENT SERVICES  
2880 INTERNATIONAL CIRCLE  
COLORADO SPRINGS, CO 80910  
719-520-6300

**BASIS OF BEARING**

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

**BENCHMARK**

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

**TRAFFIC CONTROL NOTE**

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

**CORE ENGINEERING GROUP**  
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BURNSVILLE, MN 55306  
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FAX: 763.251.1100  
EMAIL: rich@cegroup1.com

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

**PIONEER LANDING FILING 2**  
FONTAINE BLVD. - OLD GLORY DRIVE  
EL PASO COUNTY, COLORADO

**COVER SHEET**  
**STREET AND STORM SEWER**

DATE: **JULY 25, 2016**  
PROJECT NO.: **100.028**  
SHEET NUMBER: **C1.1**  
TOTAL SHEETS: **24**

P:\100\100.028\Final\Street Storm\C1.1-Street-Storm-Cover.dwg Jul 25, 2016 1:32pm

**CONSTRUCTION NOTES**

1. ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM DREXEL, BARRELL & CO., JULY, 2005. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
3. 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
4. THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
5. 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.
6. PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED 988 FRONT-END LOADER OR SIMILAR HEAVY RUBBER TIRE 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.
7. SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
8. FILL SHALL BE PLACED IN 8-INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
9. 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.
10. 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:**

1. 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.
2. 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).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - d. CDOT M & S STANDARDS
4. 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.
5. 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY DSD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. 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.

**GENERAL NOTES  
STREET AND STORM**

DATE  
JULY 25, 2016

PROJECT NO.  
100.028

SHEET NUMBER  
**C1.2**

TOTAL SHEETS: 24

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

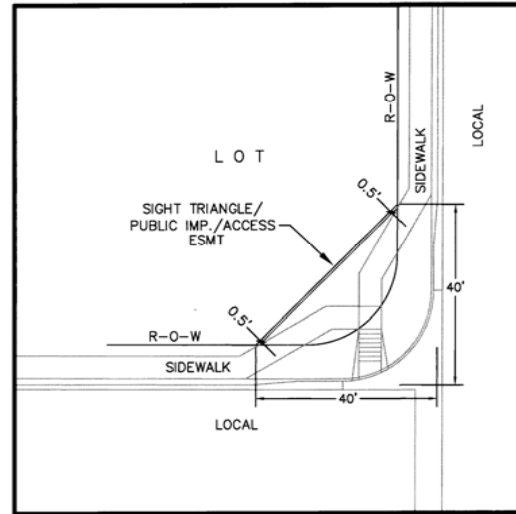
PROJECT:  
**PIONEER LANDING  
FILING 2**  
FONTAINE BLVD. - OLD GLORY DRIVE  
EL PASO COUNTY, COLORADO

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

CONTACT: JEFF MARK

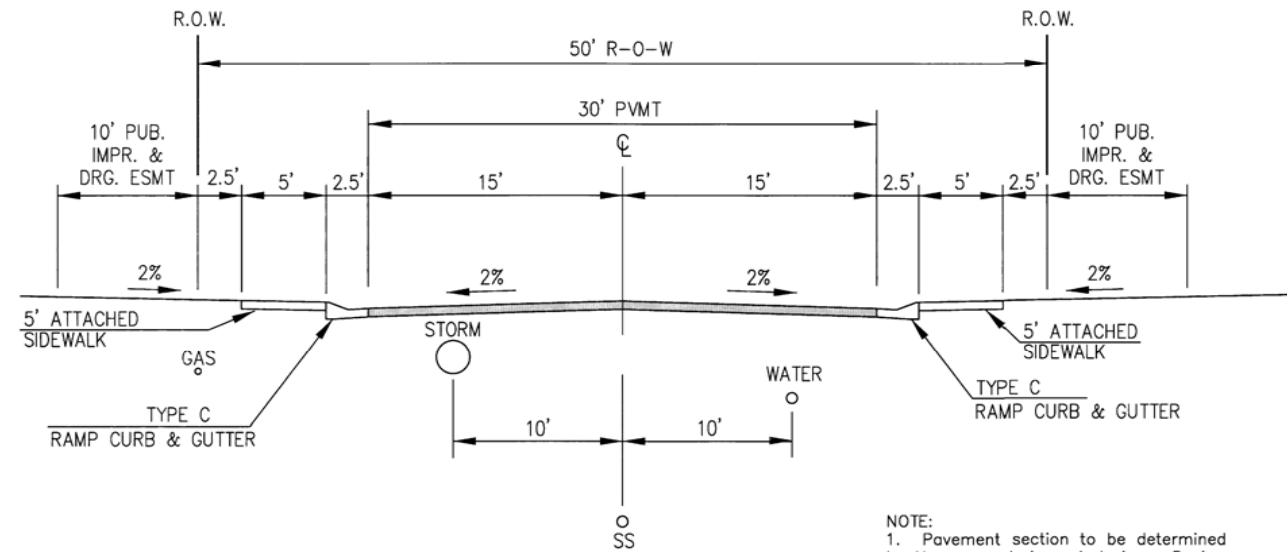


**CORE  
ENGINEERING GROUP**  
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CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceeg1.com



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

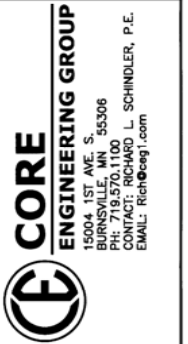
NOTE:  
ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE  
SIDEWALK ENCRACHES INTO THE PRIVATE LOTS. SEE CONSTRUCTION DRAWINGS  
AND THE FINAL PLAT.



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

- DESERT BLOOM WAY
- SILVER STIRRUP DRIVE
- CAST IRON DRIVE
- DECKER DRIVE
- OUTFIT DRIVE
- RIDGEPOLE DRIVE
- CATTLE BARON WAY
- POPPER DRIVE
- FIDDLE WAY

NOTE:  
1. Pavement section to be determined  
by Hveem analysis and design. Design  
to be approved by El Paso County Engineering  
2. See plans for location of Type A curb/gutter

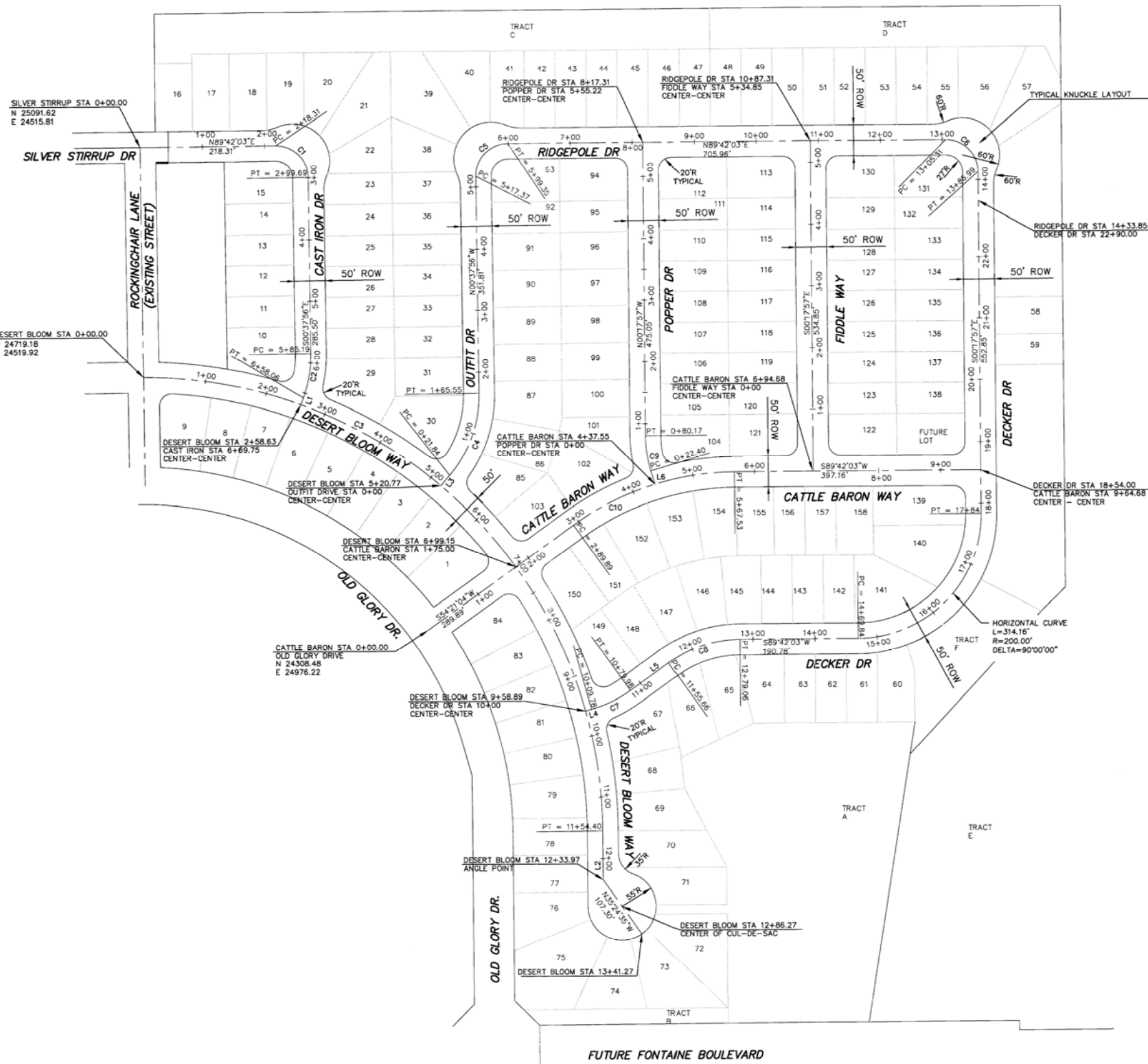


DATE	
DESCRIPTION	
NO.	
PROJECT:	PIONEER LANDING FILING 2 FONTAINE BLVD. - OLD GLORY DRIVE EL PASO COUNTY, COLORADO
PREPARED FOR:	LORSON, LLC 212 N. WAKSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK
DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS

**TYPICAL STREET  
SECTIONS**

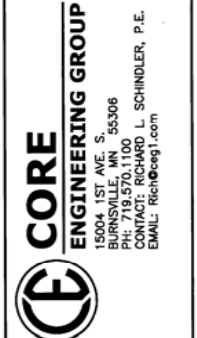
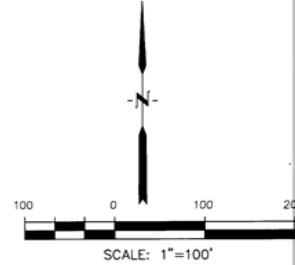
DATE	JULY 25, 2016
PROJECT NO.	100.028
SHEET NUMBER	<b>C1.3</b>
TOTAL SHEETS:	24

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CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
SILVER STIRRUP - CAST IRON DRIVE			
C1	81.38	52.00	89°40'00"
C2	72.87	200.00	20°52'33"
DESERT BLOOM WAY			
C3	1154.40	740.00	88°22'52"
OUTFIT DR - RIDGEPOLE DR			
C4	143.72	200.00	41°10'19"
C5	81.98	52.00	90°20'00"
C6	81.68	52.00	90°00'00"
DECKER DRIVE			
C7	70.20	200.00	20°06'38"
C8	123.39	200.00	35°20'58"
POPPER DRIVE			
C9	57.77	200.00	16°32'57"
CATTLE BARON WAY			
C10	277.64	450.00	35°21'00"

LINE TABLE		
SILVER STIRRUP-CAST IRON DRIVE		
LINE	LENGTH	BEARING
L1	11.69	S201°43'38"W
DESERT BLOOM WAY		
L2	79.59	S00°24'20"E
OUTFIT DR - RIDGEPOLE DR		
L3	21.84	N40°32'23"E
DECKER DRIVE		
L4	9.78	S74°27'43"W
L5	75.68	S54°21'05"W
POPPER DRIVE		
L6	22.40	N16°50'53"W



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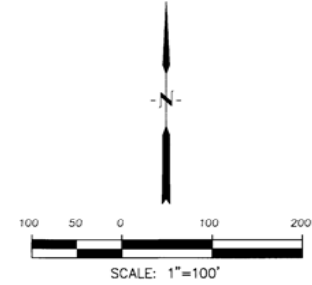
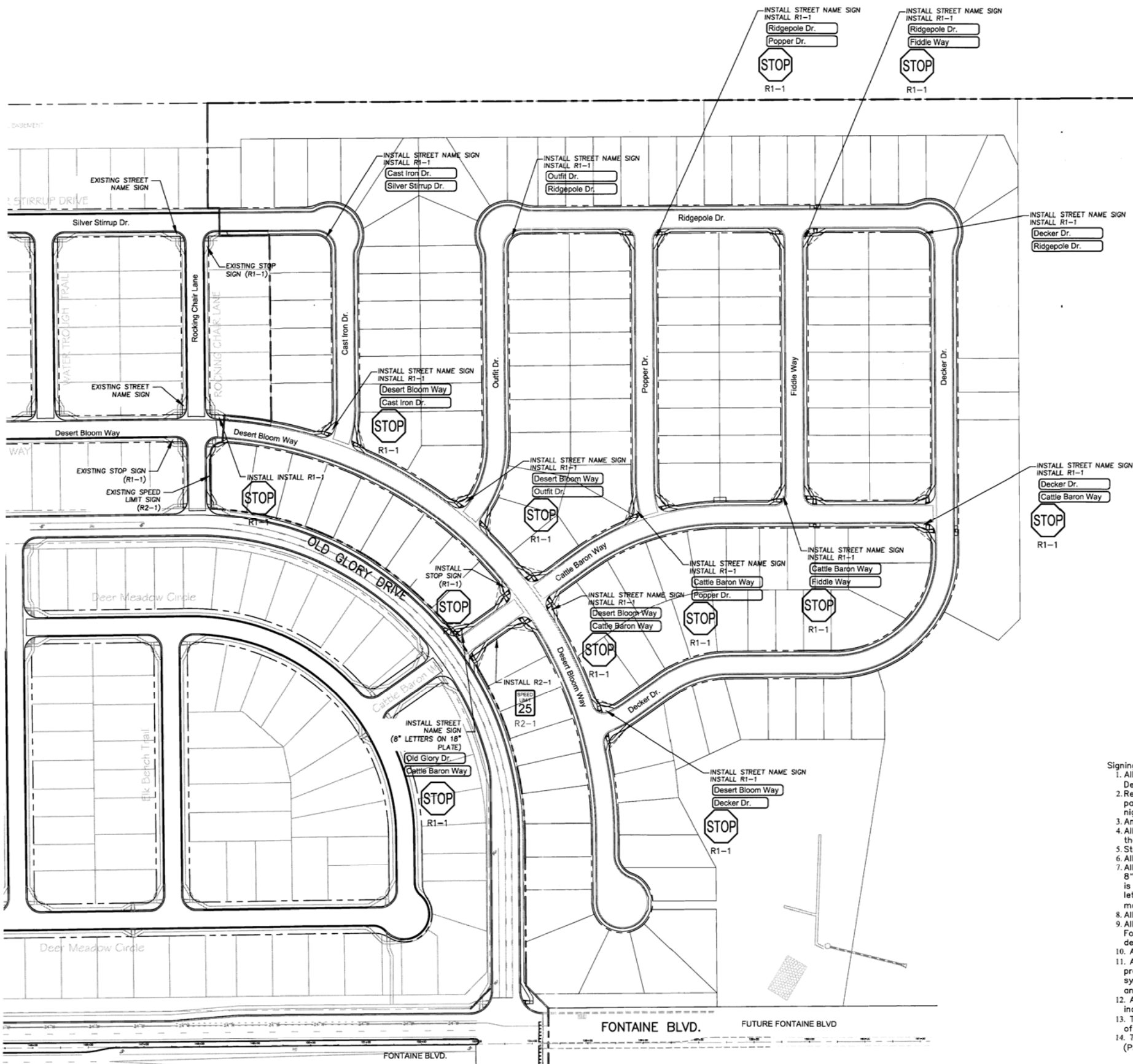
DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

PROJECT: **PIONEER LANDING**  
**FILING 2**  
 FONTAINE BLVD. - OLD GLORY DRIVE  
 EL PASO COUNTY, COLORADO

**HORIZONTAL CONTROL PLAN**

DATE: **JULY 25, 2016**  
 PROJECT NO.: **100.028**  
 SHEET NUMBER: **C2.1**  
 TOTAL SHEETS: **24**



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

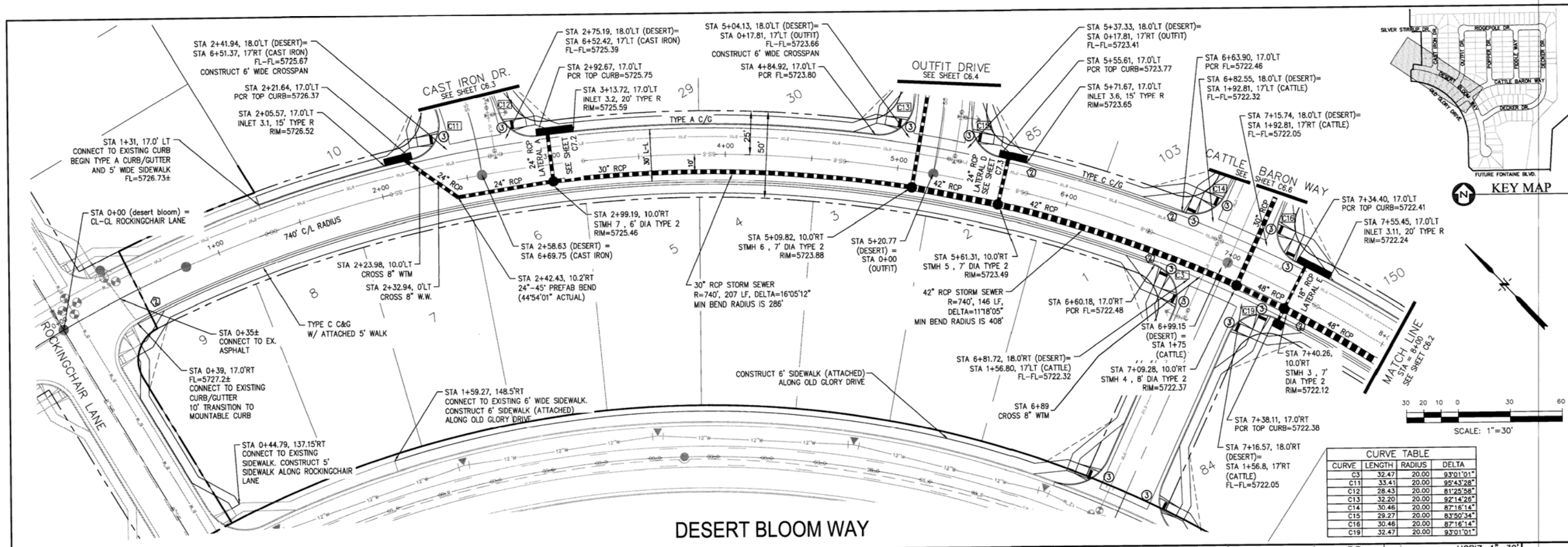
- Signing and Striping Notes:
- All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
  - Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
  - Any deviation from the striping and signing plan shall be approved by El Paso County Development Services.
  - 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 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 signpost 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 performed 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 Development Services (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 Service Department (PSD) prior to any signage or striping work within an existing El Paso County roadway.

**CORE ENGINEERING GROUP**  
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 BURNSDALE, AK 55306  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceeg1.com

DATE: 12-22-2015  
 DESCRIPTION: AS-BUILT PLANS  
 NO. 1  
 PREPARED FOR: **PIONEER LANDING FILING 2**  
 212 N. WAUSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 (719) 633-2200  
 CONTACT: JEFF BARK

**SIGNING AND STRIPING PLAN**

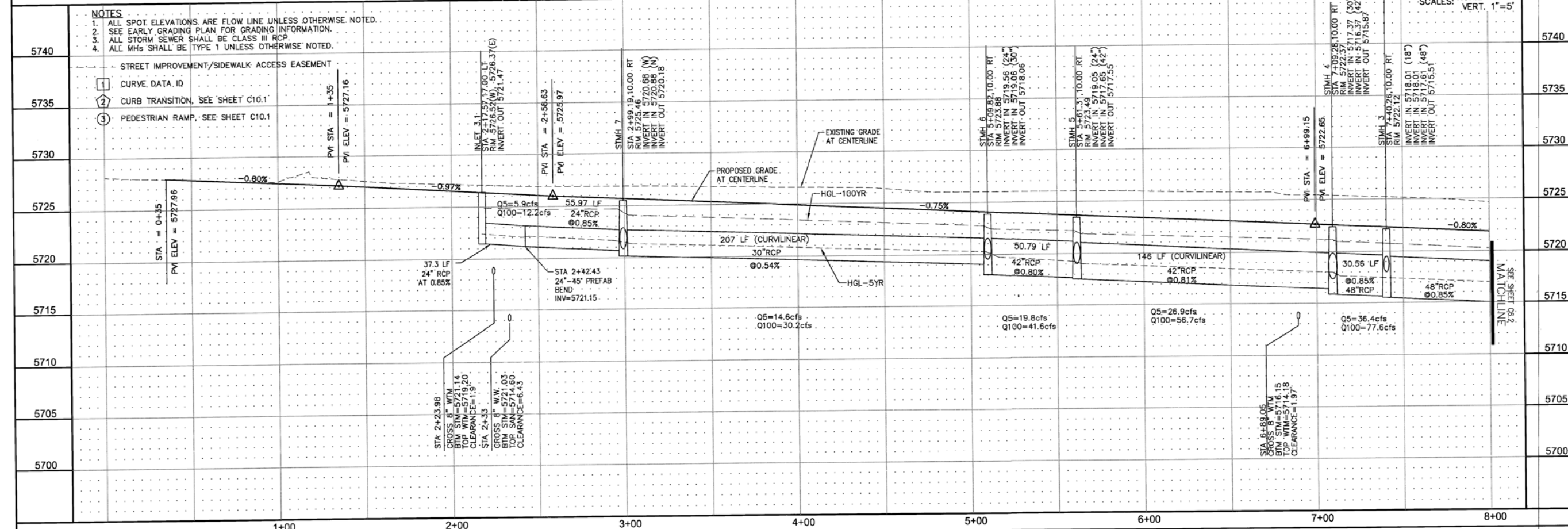
DATE: JULY 25, 2016  
 PROJECT NO.: 100.028  
 SHEET NUMBER: C5.1  
 TOTAL SHEETS: 24



CURVE	LENGTH	RADIUS	DELTA
C3	32.47	20.00	93°01'01"
C11	33.41	20.00	82°43'28"
C12	28.43	20.00	81°25'58"
C13	32.20	20.00	92°14'26"
C14	30.46	20.00	87°16'14"
C15	29.27	20.00	83°50'34"
C16	30.46	20.00	87°16'14"
C19	32.47	20.00	93°01'01"

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 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: rich@ceeg.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. 1  
 PREPARED FOR: **LOHSON LLC.**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK  
 PROJECT: **PIONEER LANDING  
 FILING 2**  
 FONTAINE BLVD.-OLD GLORY DRIVE,  
 EL PASO COUNTY, COLORADO



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

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

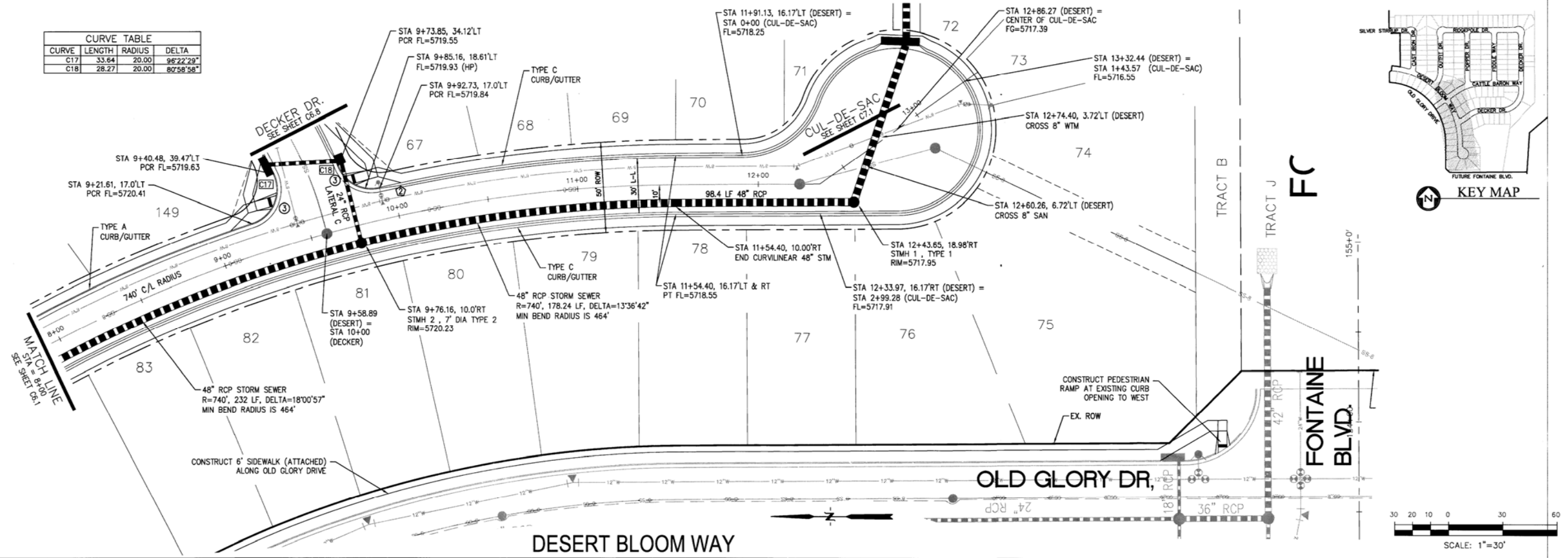
STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

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

**STREET AND STORM SEWER  
 STA 0+00 TO STA 8+00  
 DESERT BLOOM WAY**

DATE: JULY 25, 2016  
 PROJECT NO. 100.028  
 SHEET NUMBER **C6.1**  
 TOTAL SHEETS: 24

CURVE	LENGTH	RADIUS	DELTA
C17	33.64	20.00	96°22'29"
C18	28.27	20.00	87°58'58"



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

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

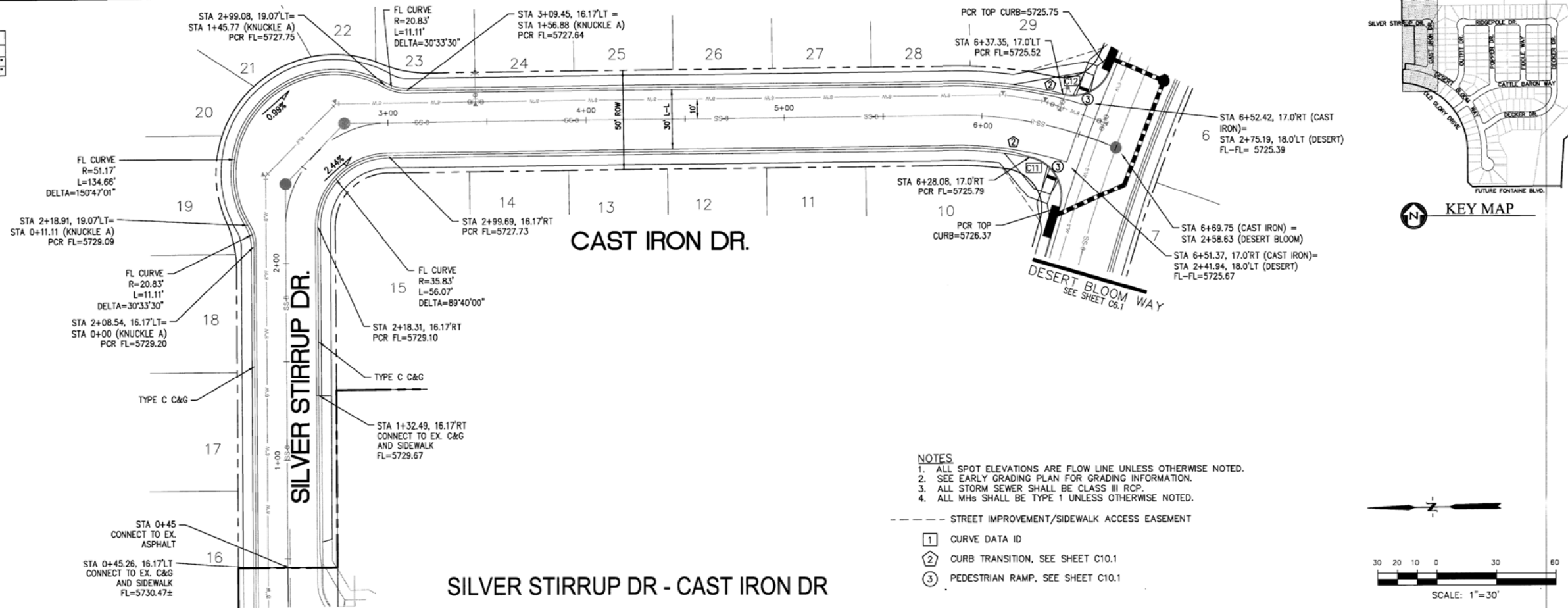
PROJECT: **PIONEER LANDING FILING 2**  
 FONTAINE BLVD.-OLD GLORY DRIVE, EL PASO COUNTY, COLORADO

STREET AND STORM SEWER  
 STA 8+00 TO 13+41  
 DESERT BLOOM WAY

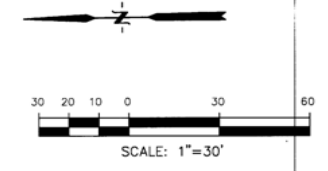
DATE: JULY 25, 2016  
 PROJECT NO. 100.028  
 SHEET NUMBER **C6.2**  
 TOTAL SHEETS: 24

STATION	DESCRIPTION	SCALE: HORIZ. 1"=30'	SCALE: VERT. 1"=5'
5720	NOTES: 1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED. 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION. 3. ALL STORM SEWER SHALL BE CLASS III RCP. 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.		
5715	1 STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT 2 CURVE DATA ID 3 PEDESTRIAN RAMP SEE SHEET C10.1		
5710	SMH 2 STA 9+76.16, 10.0' RT. RIM = 5720.23. INVERT IN 5715.43 (24"). INVERT OUT 5713.43 (48").		
5705	EXISTING GRADE AT CENTERLINE PROPOSED GRADE AT CENTERLINE		
5700	232 LF 48" RCP @ 0.85% Q5=41.2cfs Q100=88.2cfs		
5695	274.21 LF 48" RCP @ 0.85% Q5=45.3cfs Q100=98.4cfs		
5690			
5685			
5680			

CURVE	LENGTH	RADIUS	DELTA
C11	33.41	20.00	95°43'28"
C12	28.43	20.00	81°29'58"



- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE EARLY 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/SIDEWALK ACCESS EASEMENT
- ① CURVE DATA ID
  - ② CURB TRANSITION, SEE SHEET C10.1
  - ③ PEDESTRIAN RAMP, SEE SHEET C10.1



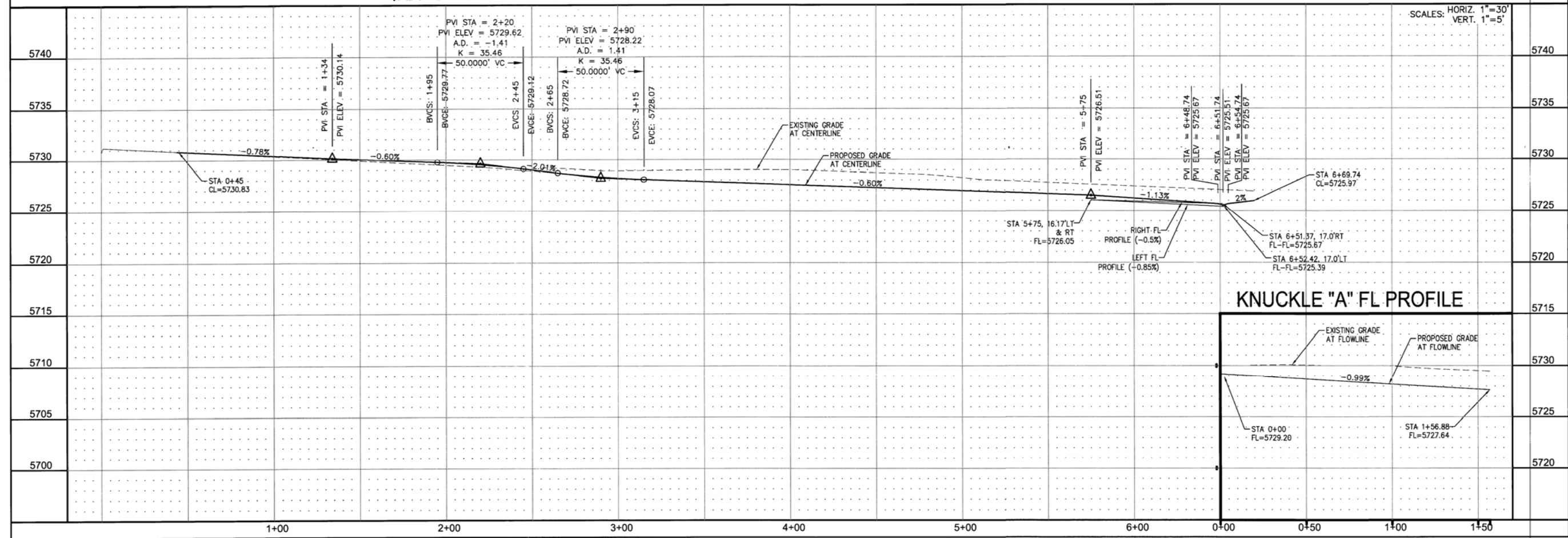
**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S.  
 BLDG. 100, SUITE 100  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

**PIONEER LANDING**  
 FILING 2  
 FONTAINE BLVD. - OLD GLORY DRIVE,  
 EL PASO COUNTY, COLORADO

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

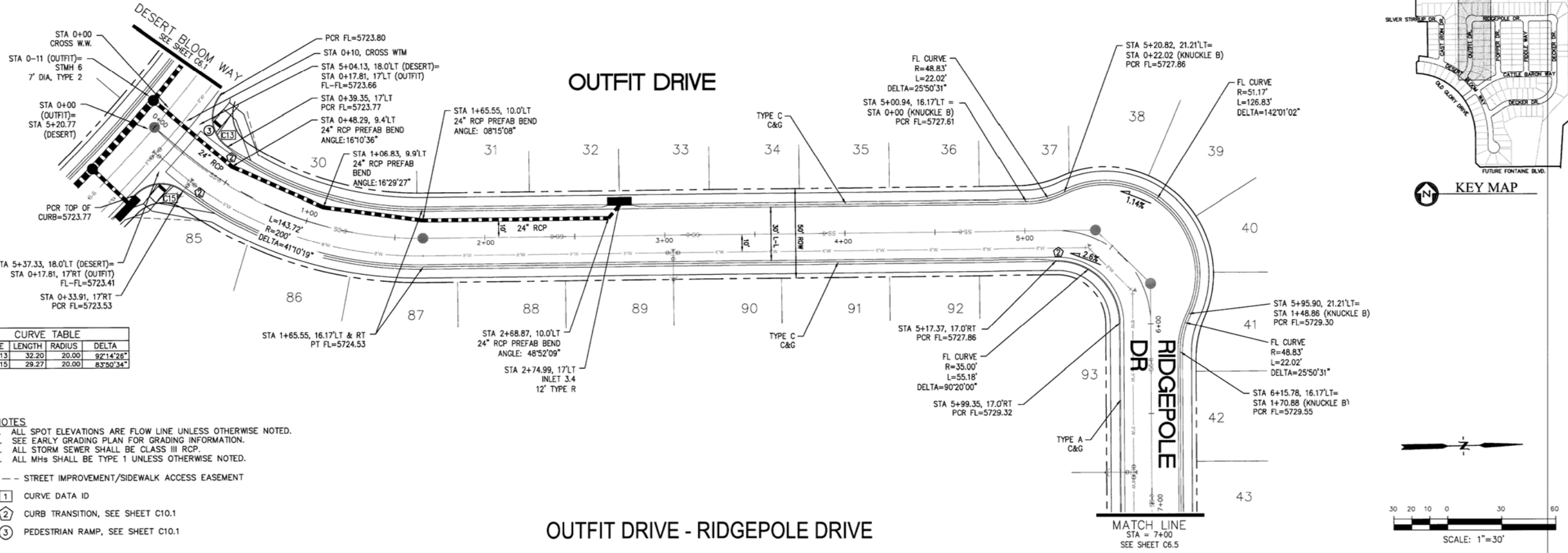


**KNUCKLE "A" FL PROFILE**

STREETS AND STORM SEWER  
 STA 0+45 TO STA 6+69  
 SILVER STIRRUP DR - CAST IRON DR

DATE: JULY 25, 2016  
 PROJECT NO. 100.028  
 SHEET NUMBER C6.3  
 TOTAL SHEETS: 24





CURVE	LENGTH	RADIUS	DELTA
C13	32.20	20.00	92°14'26"
C15	29.27	20.00	83°50'34"

- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE EARLY 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/SIDEWALK ACCESS EASEMENT
- ① CURVE DATA ID
  - ② CURB TRANSITION, SEE SHEET C10.1
  - ③ PEDESTRIAN RAMP, SEE SHEET C10.1

**CORE ENGINEERING GROUP**

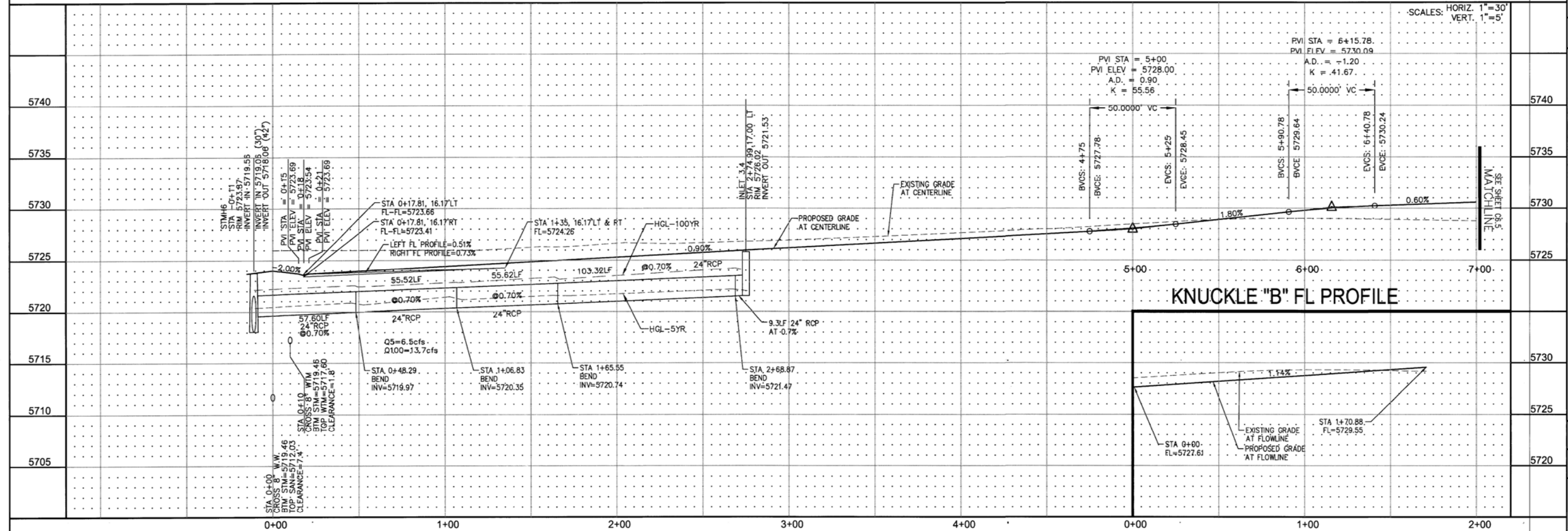
5504 1ST AVE. S. SUITE 300  
BOULDER, CO 80501  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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

**PROJECT:** PIONEER LANDING  
FILING 2  
FONTAINE BLVD.-OLD GLORY DRIVE,  
EL PASO COUNTY, COLORADO

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS



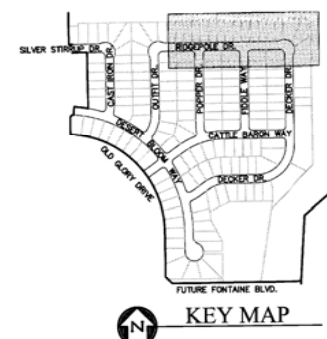
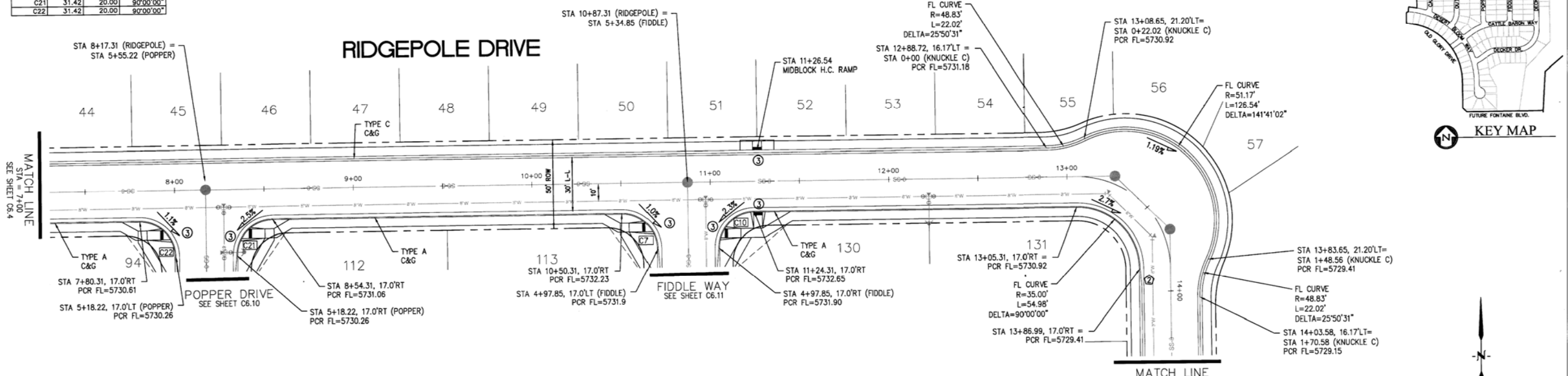
DATE: JULY 25, 2016

PROJECT NO. 100.028

SHEET NUMBER **C6.4**

TOTAL SHEETS: 24

CURVE	LENGTH	RADIUS	DELTA
C7	31.42	20.00	90°00'00"
C10	31.42	20.00	90°00'00"
C21	31.42	20.00	90°00'00"
C22	31.42	20.00	90°00'00"

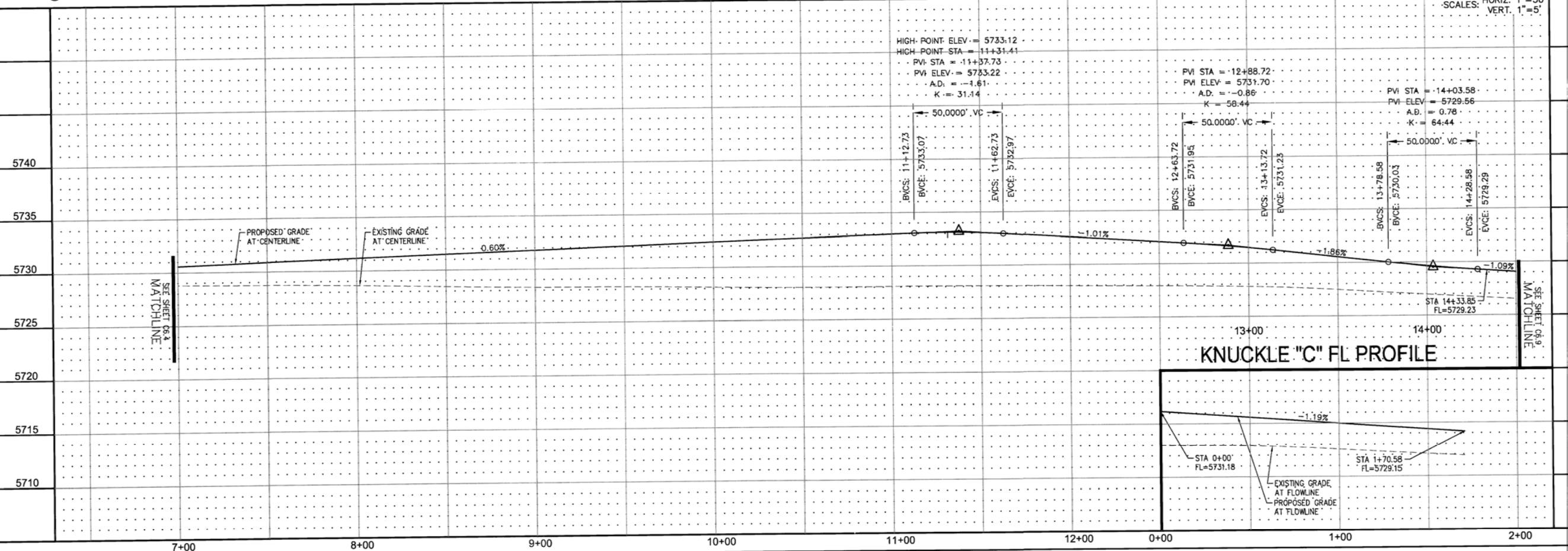


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

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

**RIDGEPOLE DRIVE**



**KNUCKLE "C" FL PROFILE**

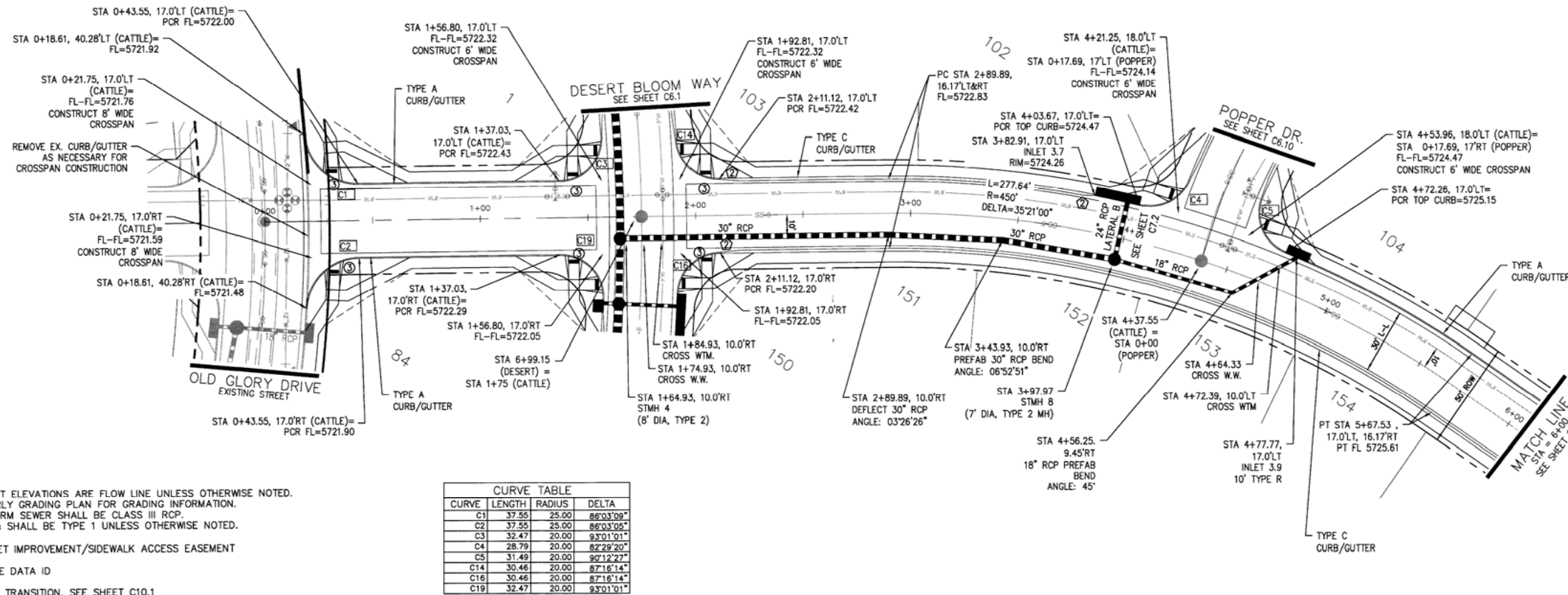
**CORE ENGINEERING GROUP**  
 16004 1ST AVE. S.  
 BURNSVILLE, MN 55306  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: rich@ceeg.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 PREPARED FOR: **LORSON LLC.**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 (719) 635-5200  
 CONTACT: JEFF MARK

PROJECT: **PIONEER LANDING FLING 2**  
 FONTAINE BLVD.-OLD GLORY DRIVE, EL PASO COUNTY, COLORADO

STREET AND STORM SEWER  
 STA 7+00 TO 14+33.85  
 RIDGEPOLE DRIVE

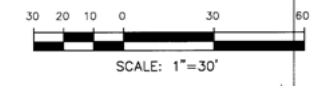
DATE: JULY 25, 2016  
 PROJECT NO. 100.028  
 SHEET NUMBER **C6.5**  
 TOTAL SHEETS: 24



- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE EARLY 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/SIDEWALK ACCESS EASEMENT
- ① CURVE DATA ID
  - ② CURB TRANSITION, SEE SHEET C10.1
  - ③ PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE	LENGTH	RADIUS	DELTA
C1	37.55	25.00	86°03'09"
C2	37.55	25.00	86°03'09"
C3	32.47	20.00	83°01'01"
C4	28.79	20.00	82°29'20"
C5	31.49	20.00	90°12'27"
C14	30.46	20.00	87°16'14"
C16	30.46	20.00	87°16'14"
C19	32.47	20.00	83°01'01"

**CATTLE BARON WAY**



**CORE ENGINEERING GROUP**

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

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

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

NO. 1: \_\_\_\_\_

PROJECT: **PIONEER LANDING FILING 2**

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

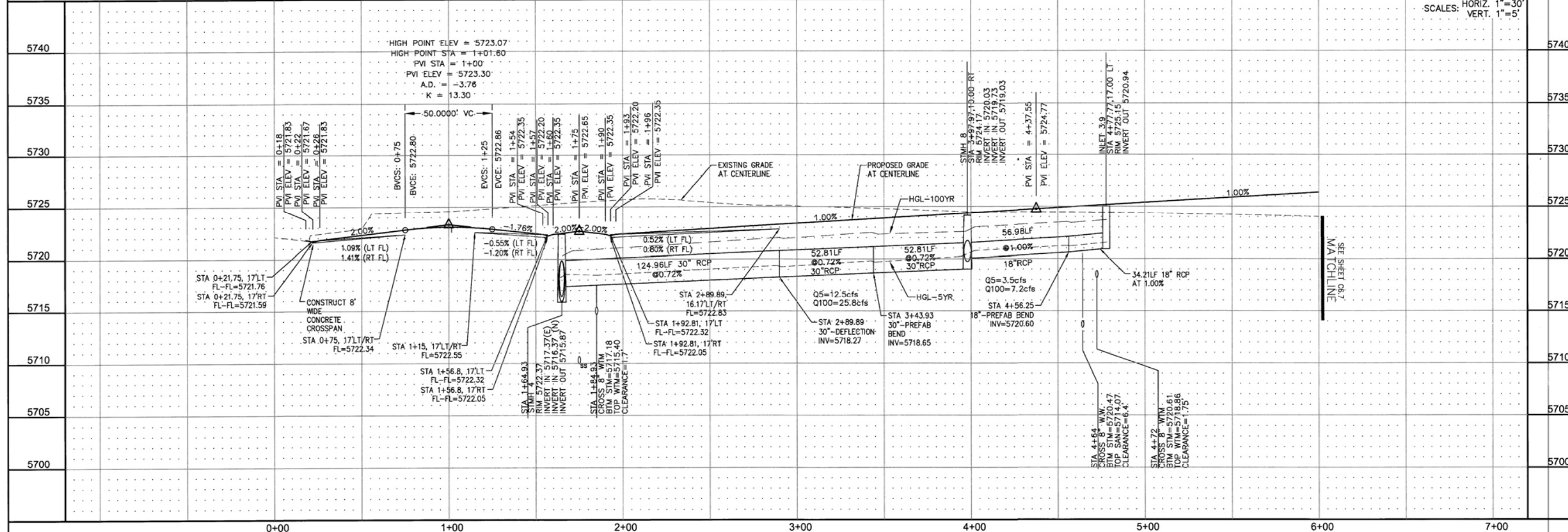
STREET AND STORM SEWER  
STA 0+00 TO STA 6+00  
CATTLE BARON WAY

DATE: JULY 25, 2016

PROJECT NO. 100.028

SHEET NUMBER **C6.6**

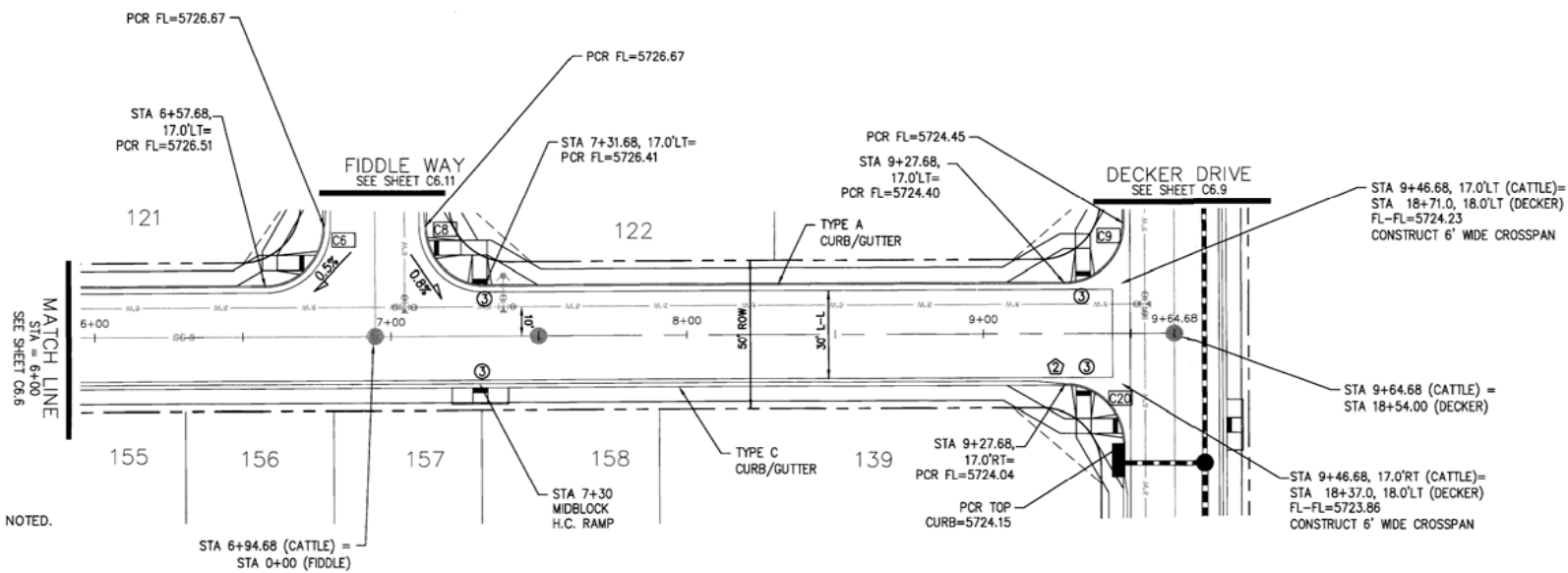
TOTAL SHEETS: 24



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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

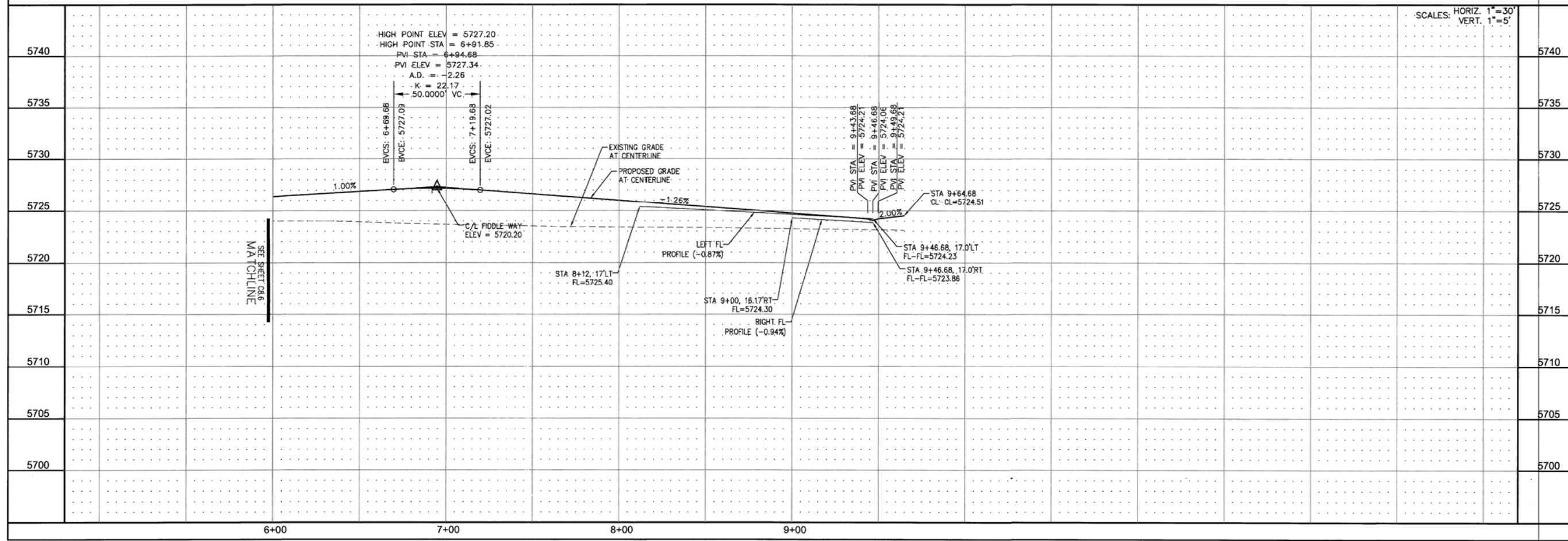
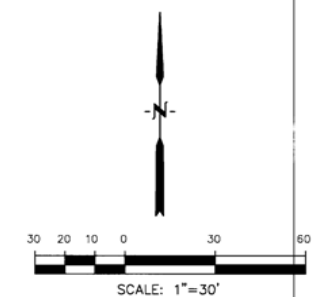
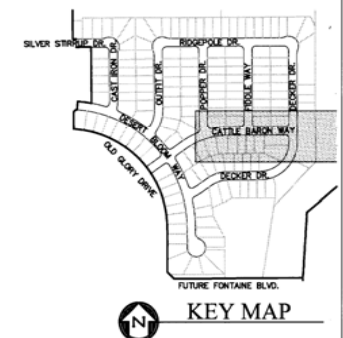
CURVE	LENGTH	RADIUS	DELTA
C6	31.42	20.00	90°00'00"
C8	31.42	20.00	90°00'00"
C9	31.42	20.00	90°00'00"
C20	31.42	20.00	90°00'00"



- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE EARLY 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/SIDEWALK ACCESS EASEMENT
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

**CATTLE BARON WAY**



**CORE ENGINEERING GROUP**  
 1001 N. W. 55th Ave.  
 Suite 1100  
 Fort Collins, CO 80504  
 Phone: 970.776.1100  
 Fax: 970.776.1101  
 Email: Rich@ceeg1.com

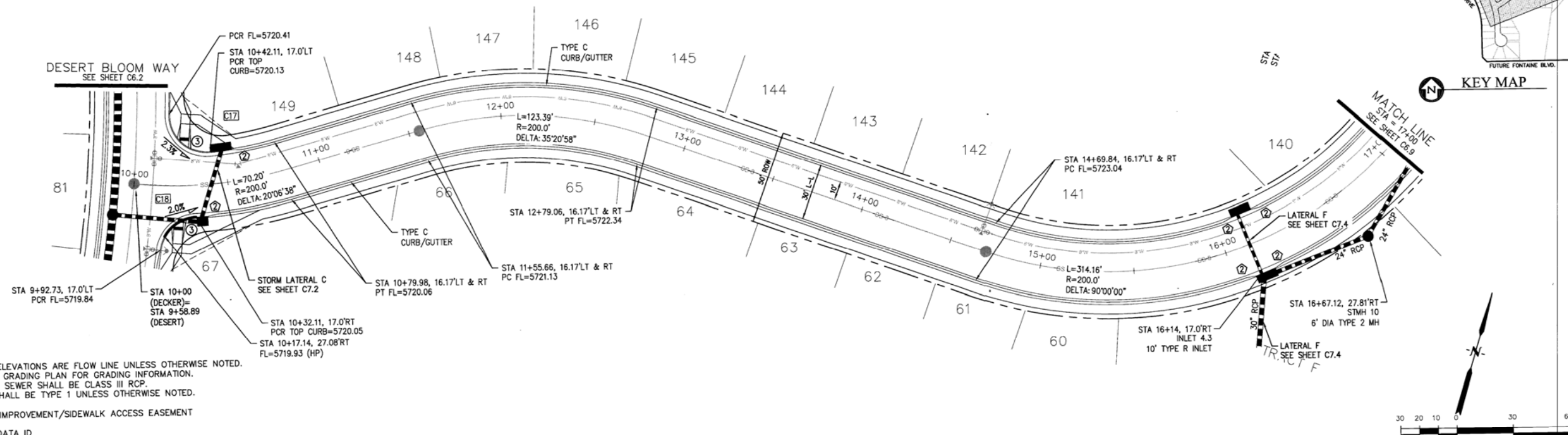
**PREPARED FOR:** **LORSON LLC**  
 212 N. WASHATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: GUY MARK

**PROJECT:** **PIONEER LANDING FILING 2**  
 FONTAINE BLVD. OLD GLOUCEY DRIVE  
 EL PASO COUNTY, COLORADO

**STREET AND STORM SEWER STA 6+00 TO 9+64 CATTLE BARON WAY**

DATE: JULY 25, 2016  
 PROJECT NO.: 100.028  
 SHEET NUMBER: **C6.7**  
 TOTAL SHEETS: 24

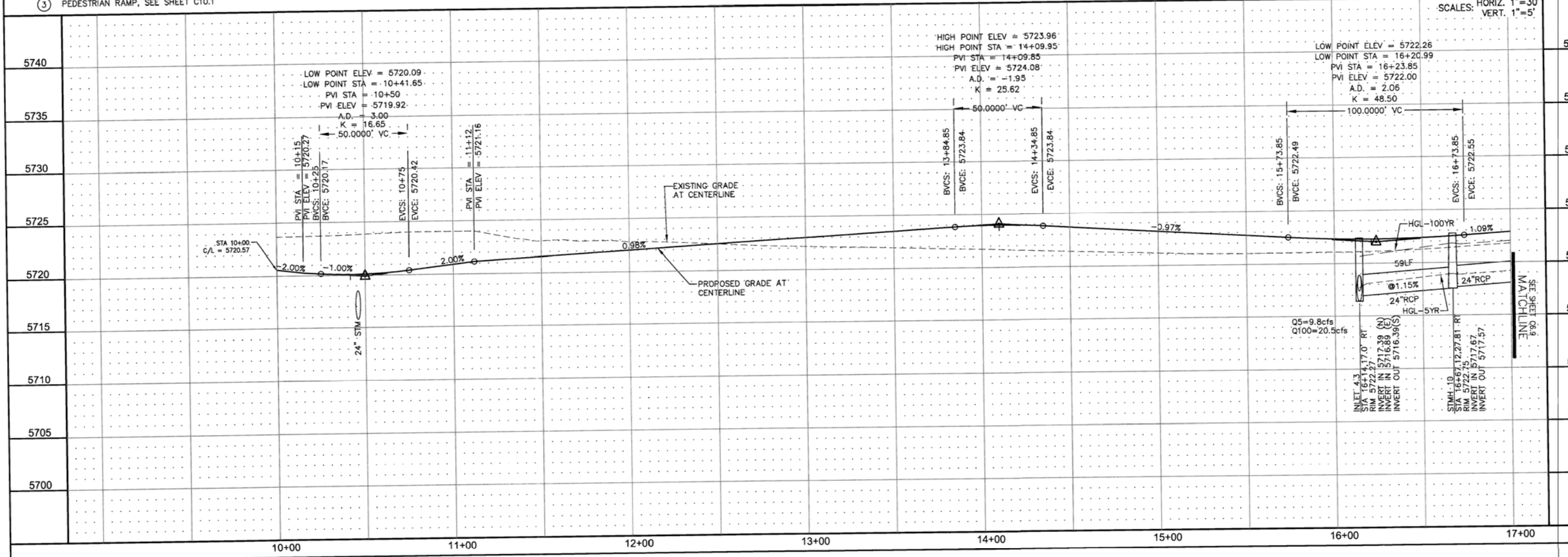
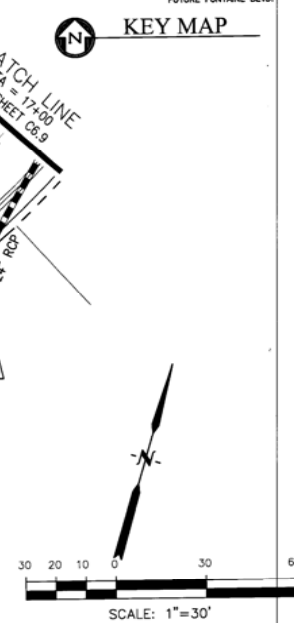
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C17	33.64	20.00	96°22'29"
C18	28.27	20.00	80°58'58"



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

- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT
- ① CURVE DATA ID
  - ② CURB TRANSITION, SEE SHEET C10.1
  - ③ PEDESTRIAN RAMP, SEE SHEET C10.1

**DECKER DRIVE**



**CORE ENGINEERING GROUP**

5000 N. W. 10TH AVE. SUITE 301  
BOULDER, CO 80504  
PH: 719.576.1100  
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: **PIONEER LANDING**  
**FILING 2**  
FONTAINE BLVD.-OLD GLORY DRIVE,  
EL PASO COUNTY, COLORADO

STREET AND STORM SEWER  
STA 10+00 TO STA 17+00  
DECKER DRIVE

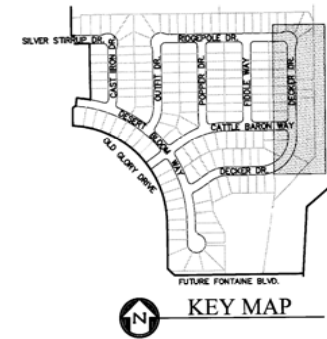
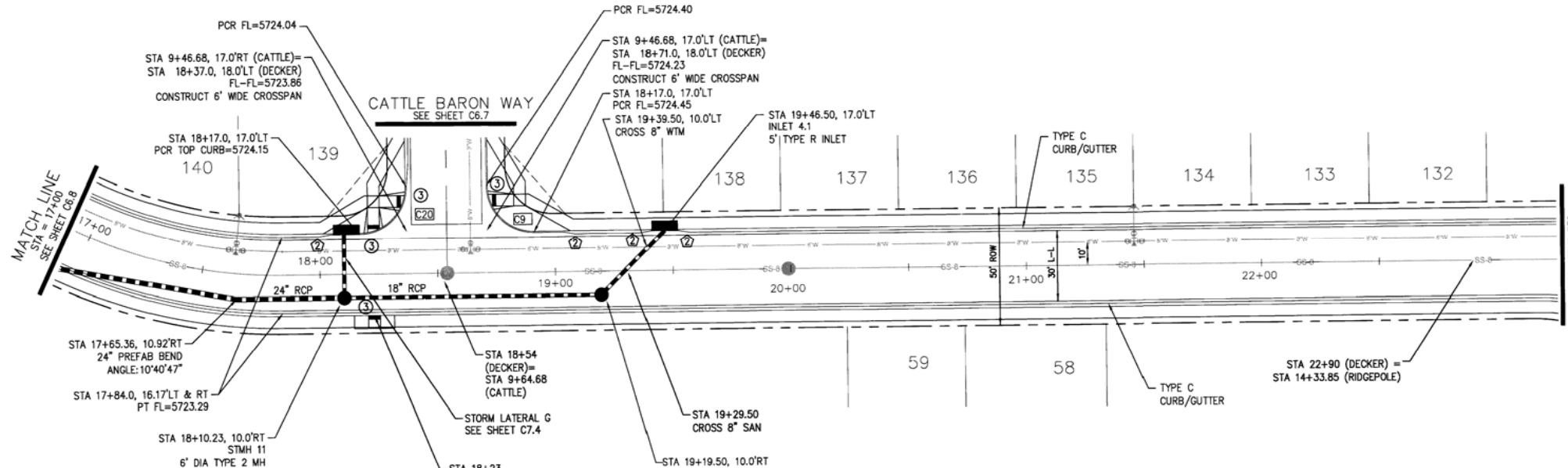
DATE: JULY 25, 2016

PROJECT NO. 100.028

SHEET NUMBER **C6.8**

TOTAL SHEETS: 24

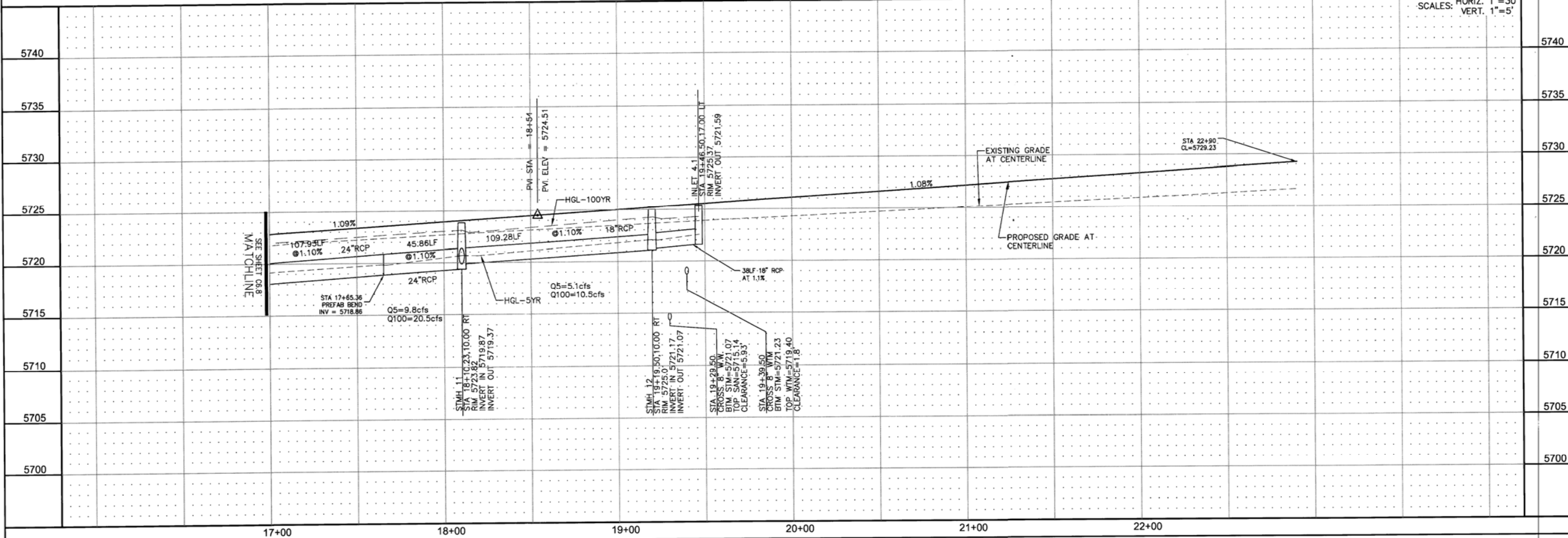
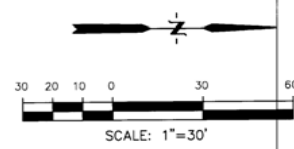
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	31.42	20.00	90°00'00"
C20	31.42	20.00	90°00'00"



- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE EARLY 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/SIDEWALK ACCESS EASEMENT
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

**DECKER DRIVE**



NO.	DESCRIPTION	DATE
1.		

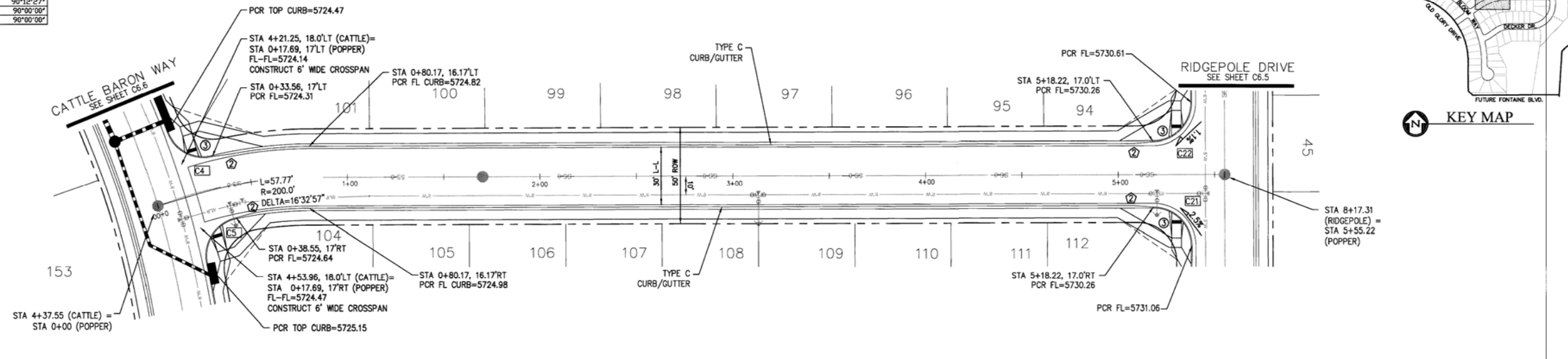
  

DRAWN: RLS DESIGNED: RLS CHECKED: RLS	PREPARED FOR: <b>LORSON LLC.</b> 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@lorsong.com
PROJECT: <b>PIONEER LANDING          FILING 2</b> FONTAINE BLVD.-OLD GLORY DRIVE, EL PASO COUNTY, COLORADO	CONTACT: JEFF MARK

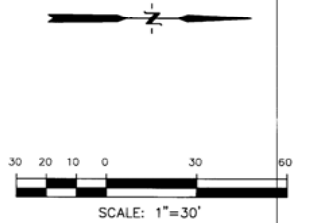
SCALES: HORIZ. 1"=30' VERT. 1"=5'
<b>STREET AND STORM SEWER          STA 17+00 TO 22+90          DECKER DRIVE</b>
DATE: <b>JULY 25, 2016</b>
PROJECT NO. <b>100.028</b>
SHEET NUMBER <b>C6.9</b>
TOTAL SHEETS: 24

CURVE	LENGTH	RADIUS	DELTA
C4	28.79	20.00	82°29'20"
C5	31.49	20.00	90°12'27"
C21	31.42	20.00	90°00'00"
C22	31.42	20.00	90°00'00"

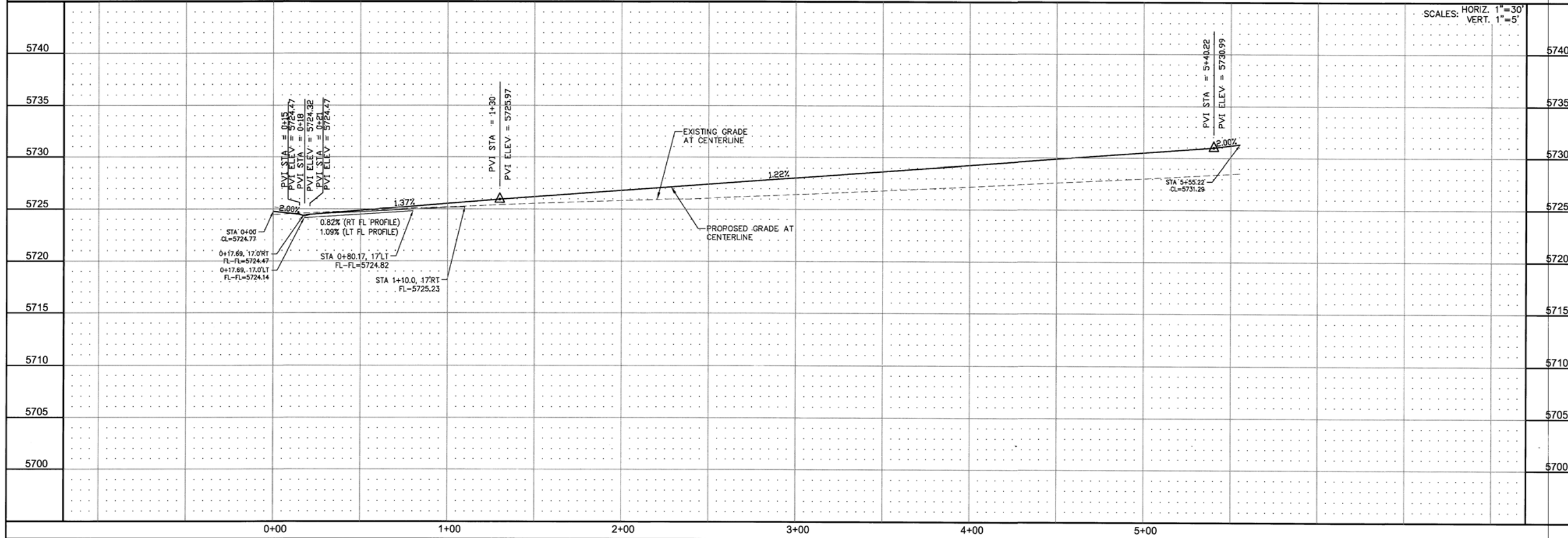


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT
- ① CURVE DATA ID
  - ② CURB TRANSITION, SEE SHEET C10.1
  - ③ PEDESTRIAN RAMP, SEE SHEET C10.1



**POPPER DRIVE**



**CORE ENGINEERING GROUP**  
 1500 WEST 10TH AVENUE, SUITE 55306  
 BURNING WOOD, COLORADO 80003  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

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

NO. 1: \_\_\_\_\_

NO. 2: \_\_\_\_\_

NO. 3: \_\_\_\_\_

NO. 4: \_\_\_\_\_

NO. 5: \_\_\_\_\_

NO. 6: \_\_\_\_\_

NO. 7: \_\_\_\_\_

NO. 8: \_\_\_\_\_

NO. 9: \_\_\_\_\_

NO. 10: \_\_\_\_\_

NO. 11: \_\_\_\_\_

NO. 12: \_\_\_\_\_

NO. 13: \_\_\_\_\_

NO. 14: \_\_\_\_\_

NO. 15: \_\_\_\_\_

NO. 16: \_\_\_\_\_

NO. 17: \_\_\_\_\_

NO. 18: \_\_\_\_\_

NO. 19: \_\_\_\_\_

NO. 20: \_\_\_\_\_

NO. 21: \_\_\_\_\_

NO. 22: \_\_\_\_\_

NO. 23: \_\_\_\_\_

NO. 24: \_\_\_\_\_

PREPARED FOR: **LORSON LLC.**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 (719) 633-3777  
 CONTACT: JEFF MARK

**PIONEER LANDING**  
**FILING 2**  
 FONTAINE BLVD AND WINDY DRIVE,  
 EL PASO COUNTY, COLORADO

**STREET AND STORM SEWER**  
**STA 0+00 TO STA 5+55**  
**POPPER DRIVE**

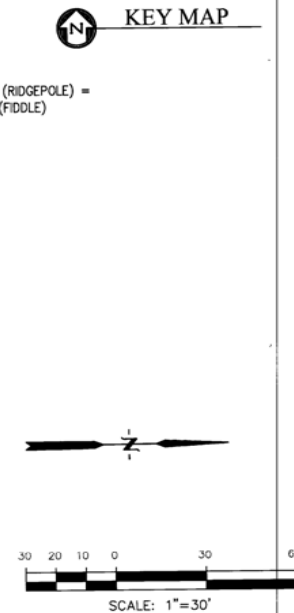
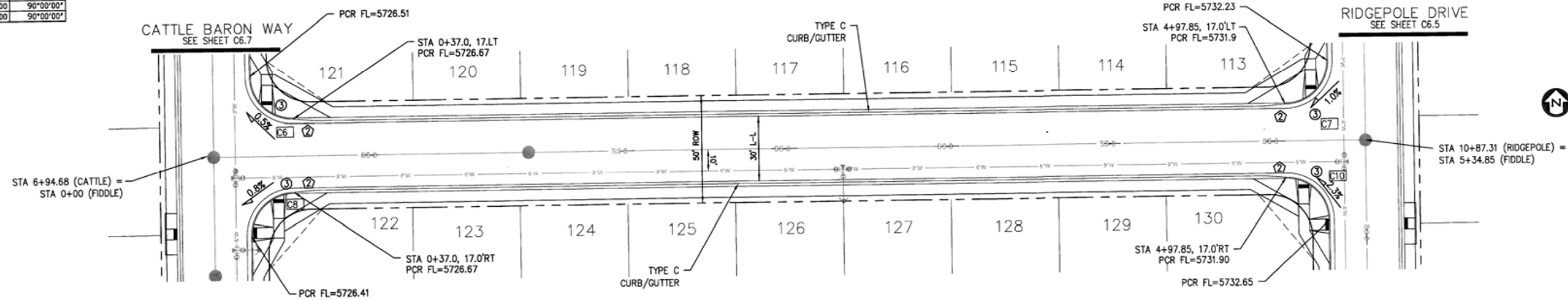
DATE: **JULY 25, 2016**

PROJECT NO.: **100.028**

SHEET NUMBER: **C6.10**

TOTAL SHEETS: **24**

CURVE	LENGTH	RADIUS	DELTA
C6	31.42	20.00	90°00'00"
C7	31.42	20.00	90°00'00"
C8	31.42	20.00	90°00'00"
C10	31.42	20.00	90°00'00"

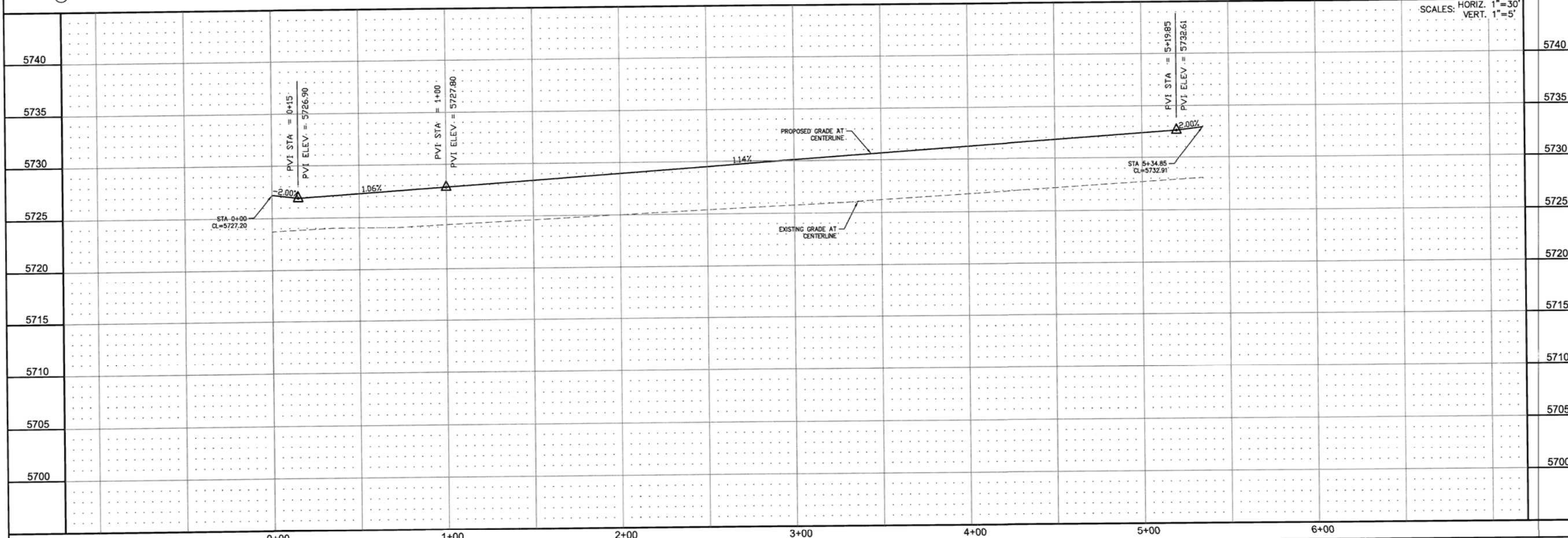


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

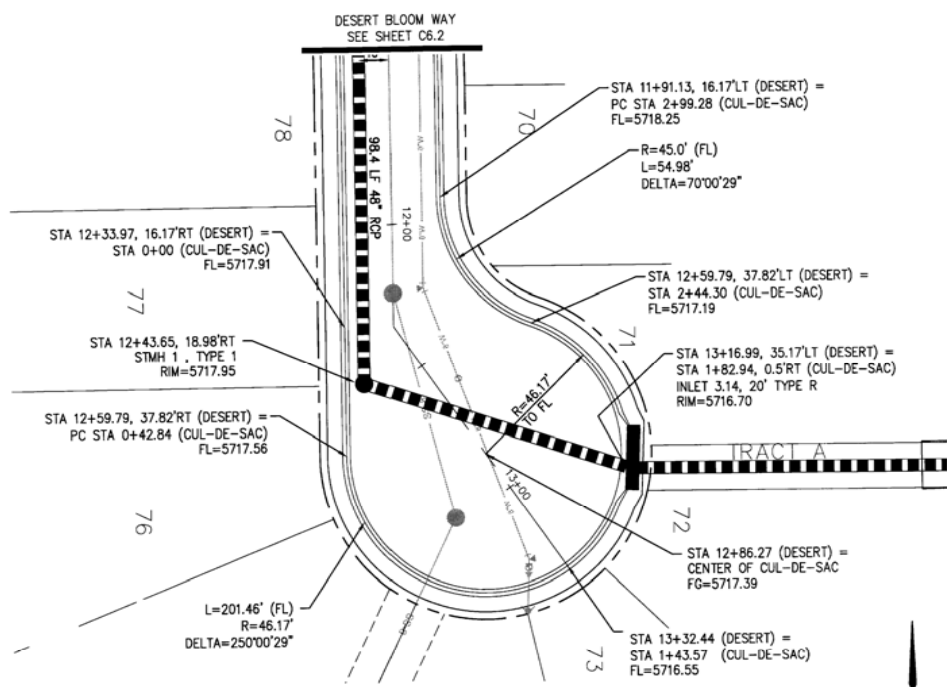
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

**FIDDLE WAY**



<b>CORE ENGINEERING GROUP</b>	
15504 1ST AVE. S. 85306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com	
<b>PREPARED FOR:</b>	
LORSON LLC, 212 N. WAYSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	
<b>PROJECT:</b>	
PIONEER LANDING FILING 2 FONTAINE BLVD. - OLD GLORY DRIVE, EL PASO COUNTY, COLORADO	
DATE:	DESCRIPTION:
NO. 1	DRAWN: RLS DESIGNED: RLS CHECKED: RLS
<b>STREET AND STORM SEWER STA 0+00 TO STA 5+34 FIDDLE WAY</b>	
DATE: JULY 25, 2016	
PROJECT NO. 100.028	
SHEET NUMBER <b>C6.11</b>	
TOTAL SHEETS: 24	

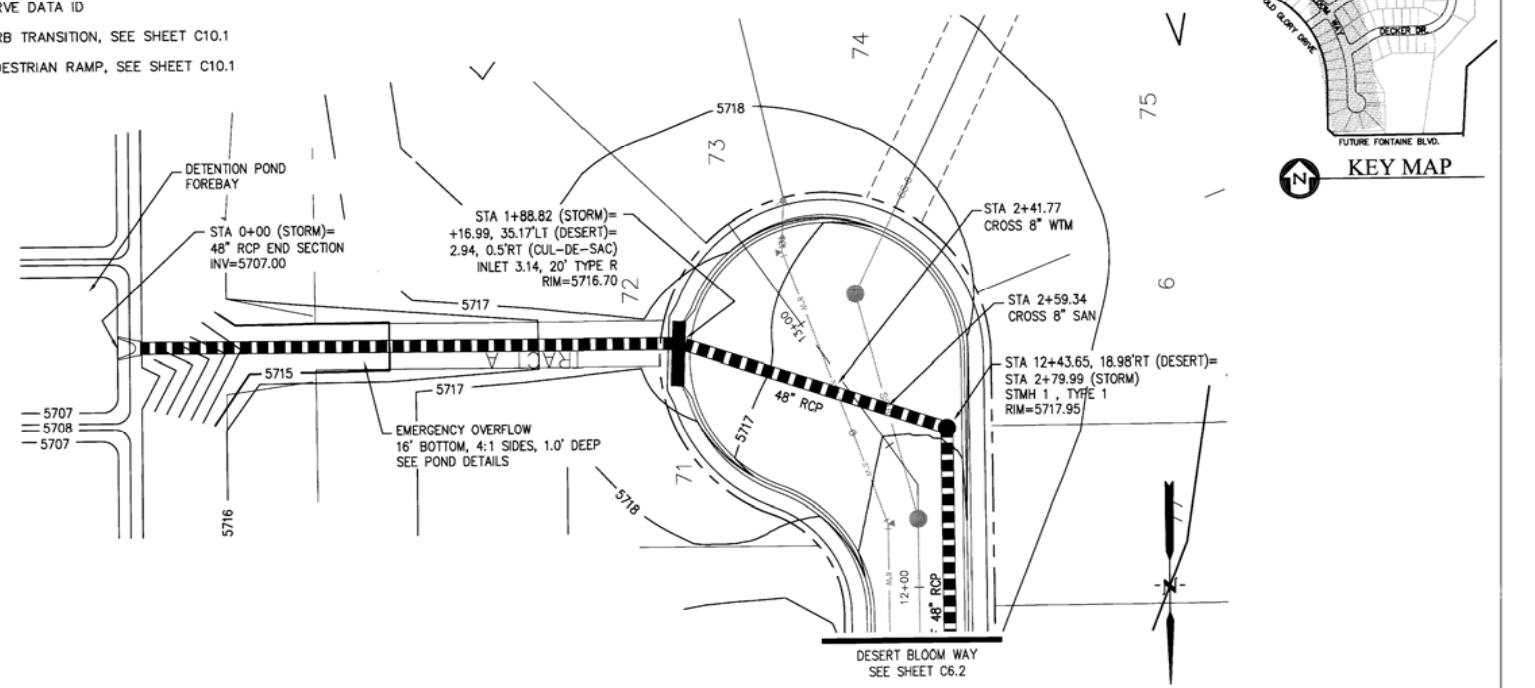




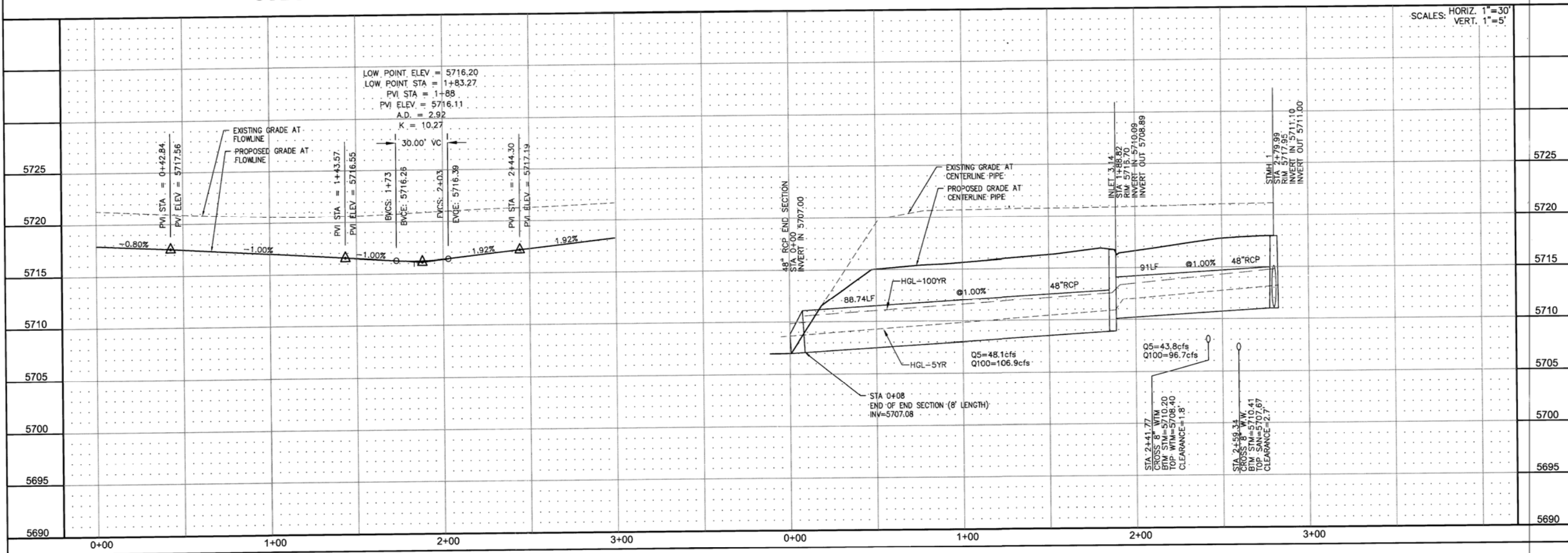
DESERT BLOOM WAY  
CUL-DE-SAC PROFILE

- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE EARLY 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/SIDEWALK ACCESS EASEMENT
- ① CURVE DATA ID
  - ② CURB TRANSITION, SEE SHEET C10.1
  - ③ PEDESTRIAN RAMP, SEE SHEET C10.1



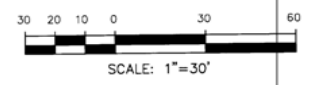
CUL-DE-SAC STORM SEWER

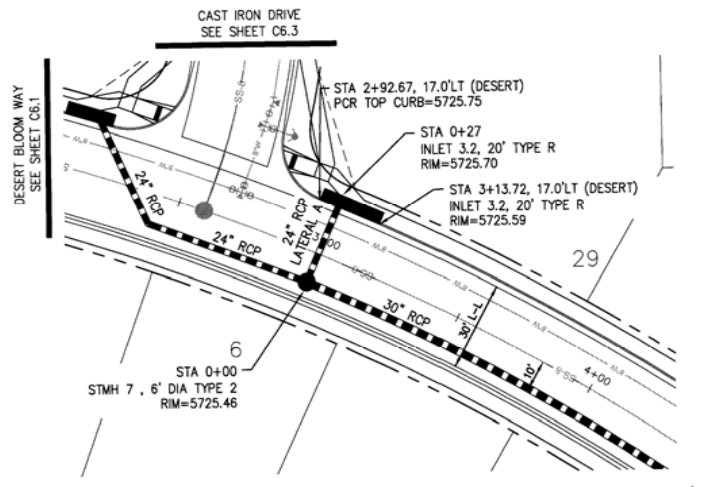


STREET AND STORM SEWER  
CUL-DE-SAC AND STORM PROFILE  
DESERT BLOOM WAY

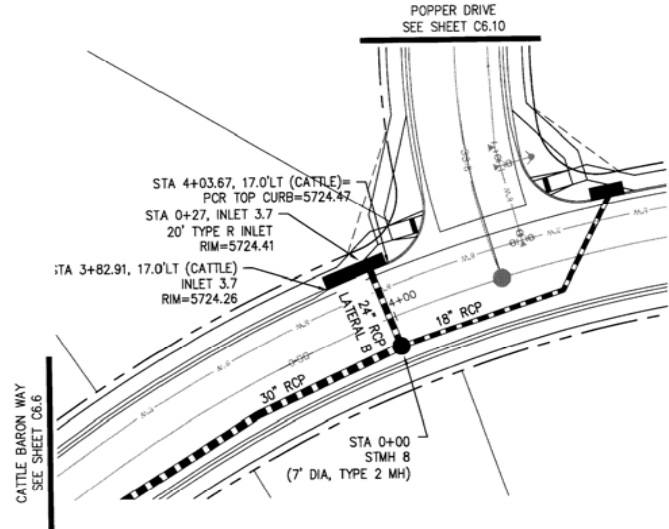
NO.	1.	DESCRIPTION	
DATE:			
PREPARED FOR:	LORSON LLC. 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903		
PROJECT:	PIONEER LANDING FILING 2 FONTAINE BLVD.-OLD GLORY DRIVE. EL PASO COUNTY, COLORADO		
CONTACT:	JEFF MARK		
DRAWN:	RLS		
DESIGNED:	RLS		
CHECKED:	RLS		
DATE:	JULY 25, 2016		
PROJECT NO.	100.028		
SHEET NUMBER	C7.1		
TOTAL SHEETS:	24		

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PH: 719.576.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

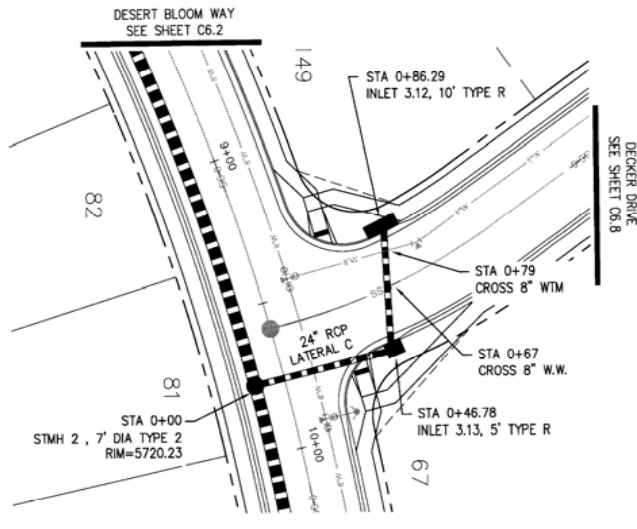




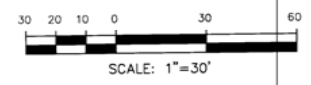
STORM LATERAL "A"



STORM LATERAL "B"



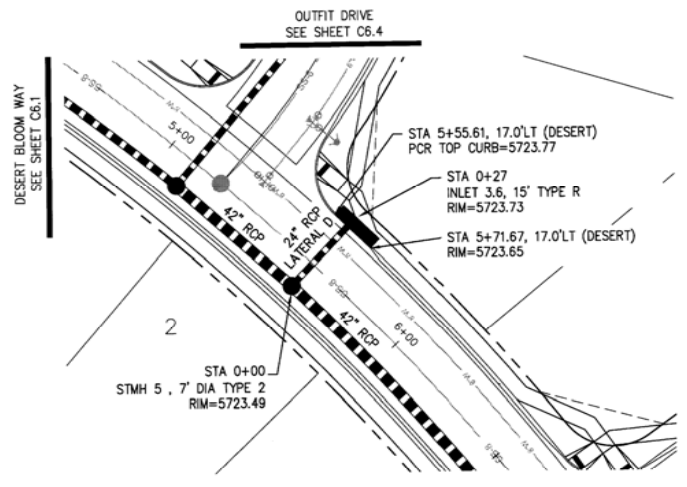
STORM LATERAL "C"



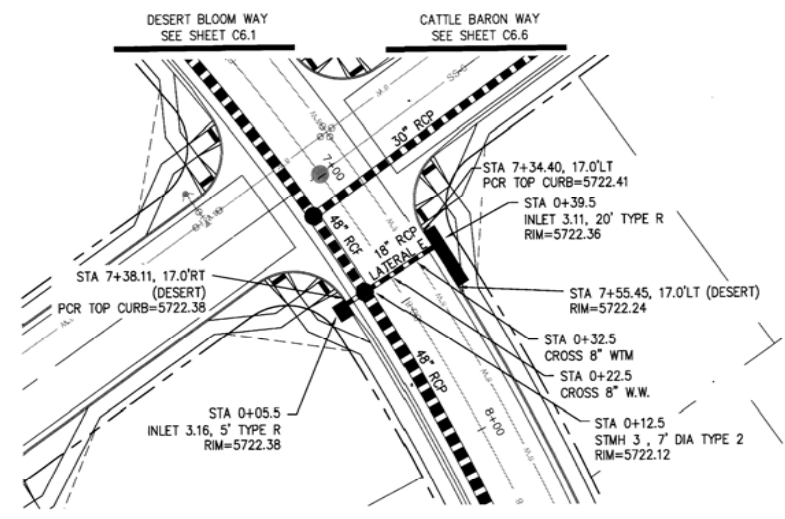
Station	Profile Description	Elevation
5725	27 LF 24" RCP AT 0.55% Q5=9.5cfs Q100=19.7cfs	5725
5720	27 LF 24" RCP AT 1.10%	5720
5715	27 LF 24" RCP AT 1.10%	5715
5710	27 LF 24" RCP AT 1.10%	5710
5705	27 LF 24" RCP AT 1.10%	5705
5700	27 LF 24" RCP AT 1.10%	5700
5695	27 LF 24" RCP AT 1.10%	5695
5690	27 LF 24" RCP AT 1.10%	5690
0+00	27 LF 24" RCP AT 1.10%	0+00
0+00	47 LF 24" RCP AT 0.65%	0+00
0+00	47 LF 24" RCP AT 0.65%	0+00
1+00	47 LF 24" RCP AT 0.65%	1+00

NO.	1.	DESCRIPTION	
DATE:			
DRAWN:	RLS		
DESIGNED:	RLS		
CHECKED:	RLS		
PROJECT:	PIONEER LANDING FILING 2		
PREPARED FOR:	LORSON LLC, 212 N. WAHSATCH AVE., SUITE 301, COLORADO SPRINGS, COLORADO 80903		
CONTACT:	RICHARD L. SCHINDLER, P.E. (719) 655-3200, EMAIL: Rich@eng.com		
SCALE:	HORIZ. 1"=30', VERT. 1"=5'		
STREET AND STORM SEWER	STORM SEWER LATERAL		
LATERALS "A", "B", AND "C"			
DATE:	JULY 25, 2016		
PROJECT NO.	100.028		
SHEET NUMBER	C7.2		
TOTAL SHEETS:	24		

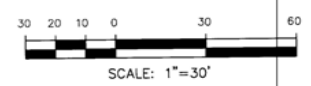
**CORE ENGINEERING GROUP**  
 1500 S. W. 11TH ST., SUITE 100  
 BOULDER, CO 80502  
 PH: 719.276.1100  
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 EMAIL: Rich@eng.com



STORM LATERAL "D"



STORM LATERAL "E"



Station	Profile View	Vertical Curve Data	Flow Data	Notes
5725	Profile of Storm Lateral D	Q5=8.4cfs Q100=17.3cfs		
5720	Profile of Storm Lateral E	Q5=3.0cfs Q100=6.0cfs		
5715	Profile of Storm Lateral E	Q5=4.0cfs Q100=8.1cfs		
5710	Profile of Storm Lateral E			
5705	Profile of Storm Lateral E			
5700	Profile of Storm Lateral E			
5695	Profile of Storm Lateral E			
5690	Profile of Storm Lateral E			

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 BURNHEIM, CO 80015  
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 EMAIL: Rich@cegi.com

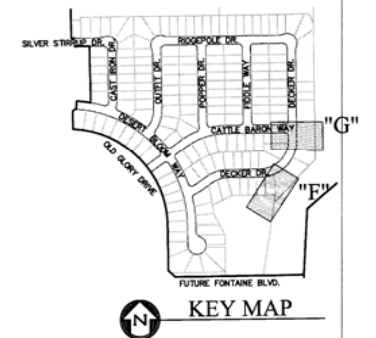
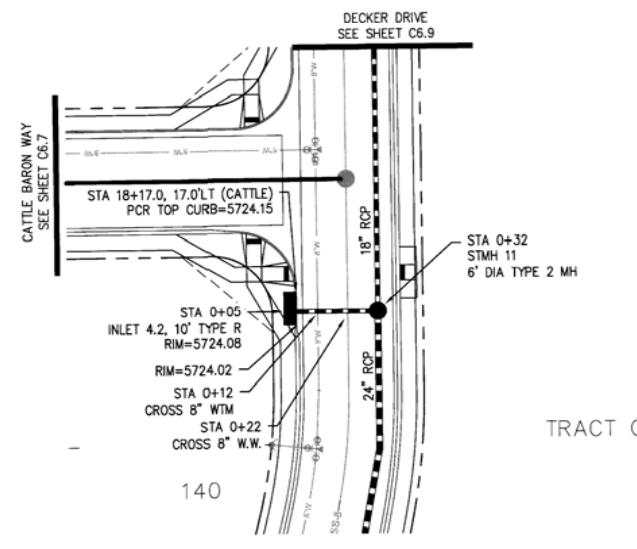
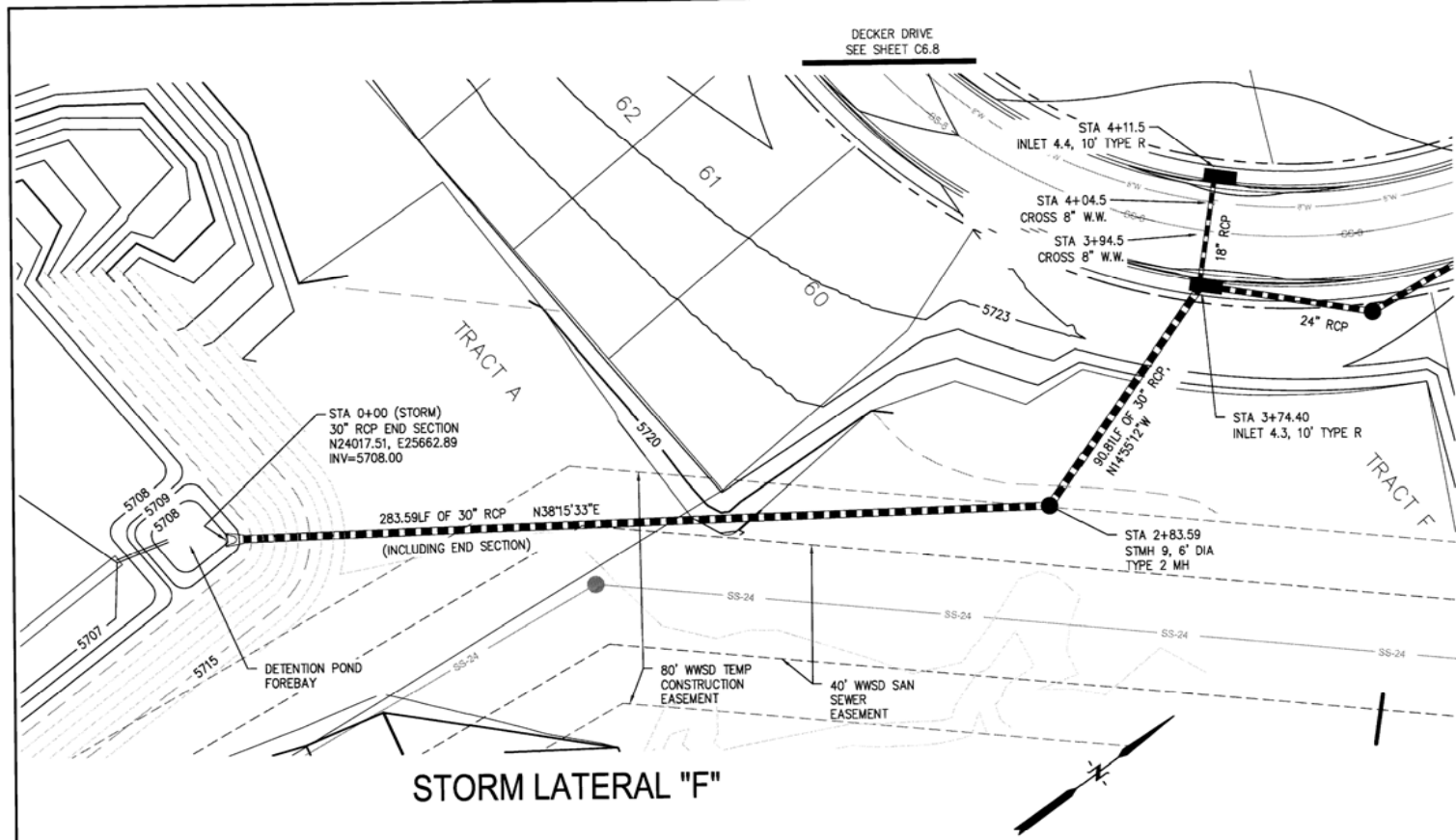
DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. 1.  
 PREPARED FOR: **LORSON LLC.**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK  
 PROJECT: **PIONEER LANDING  
 FILING 2**  
 FONTAINE BLVD.-OLD GLORY DRIVE,  
 EL PASO COUNTY, COLORADO

STREET AND STORM SEWER  
 STORM SEWER LATERAL  
 LATERALS "D" AND "E"

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

DATE: JULY 25, 2016  
 PROJECT NO.: 100.028  
 SHEET NUMBER: **C7.3**  
 TOTAL SHEETS: 24



STORM LATERAL "F"

STORM LATERAL "G"

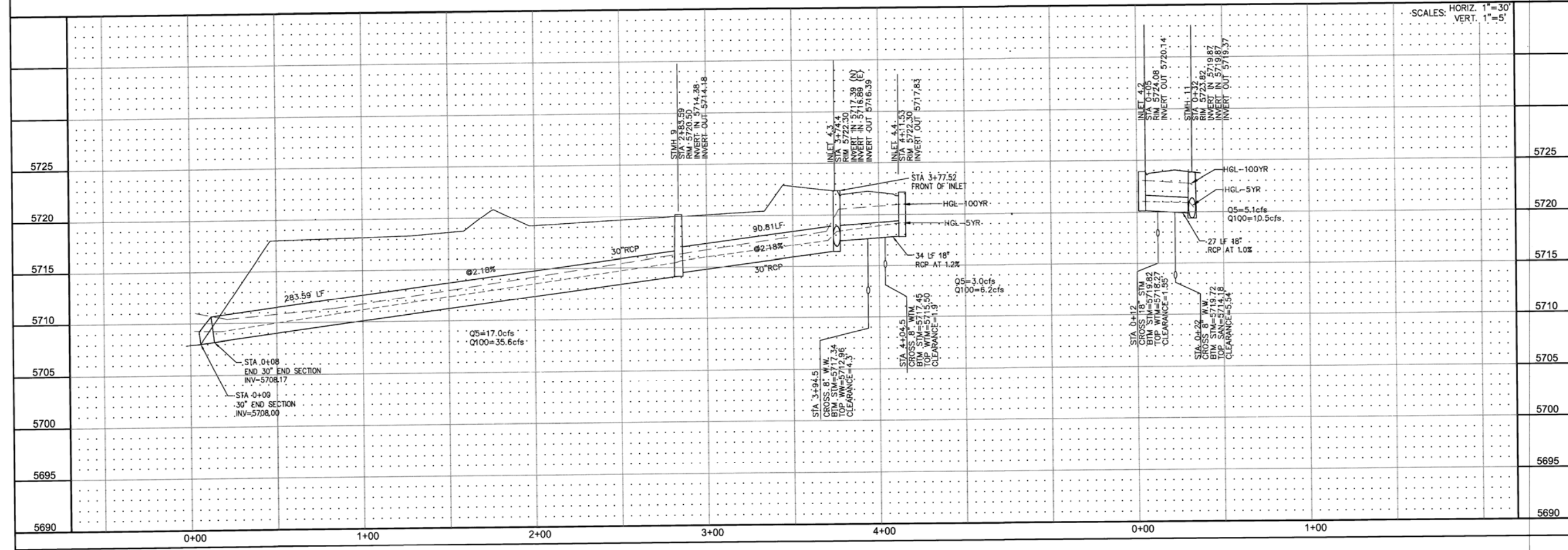
**CORE ENGINEERING GROUP**  
 5050 N. W. 11th Ave., Suite 301  
 Denver, CO 80202  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. 1  
 PREPARED FOR: **LORSON LLC.**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK  
 PROJECT: **PIONEER LANDING**  
**FILING 2**  
 FONTAINE BLVD.-OLD GLORY DRIVE,  
 EL PASO COUNTY, COLORADO

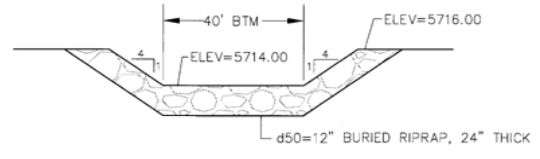
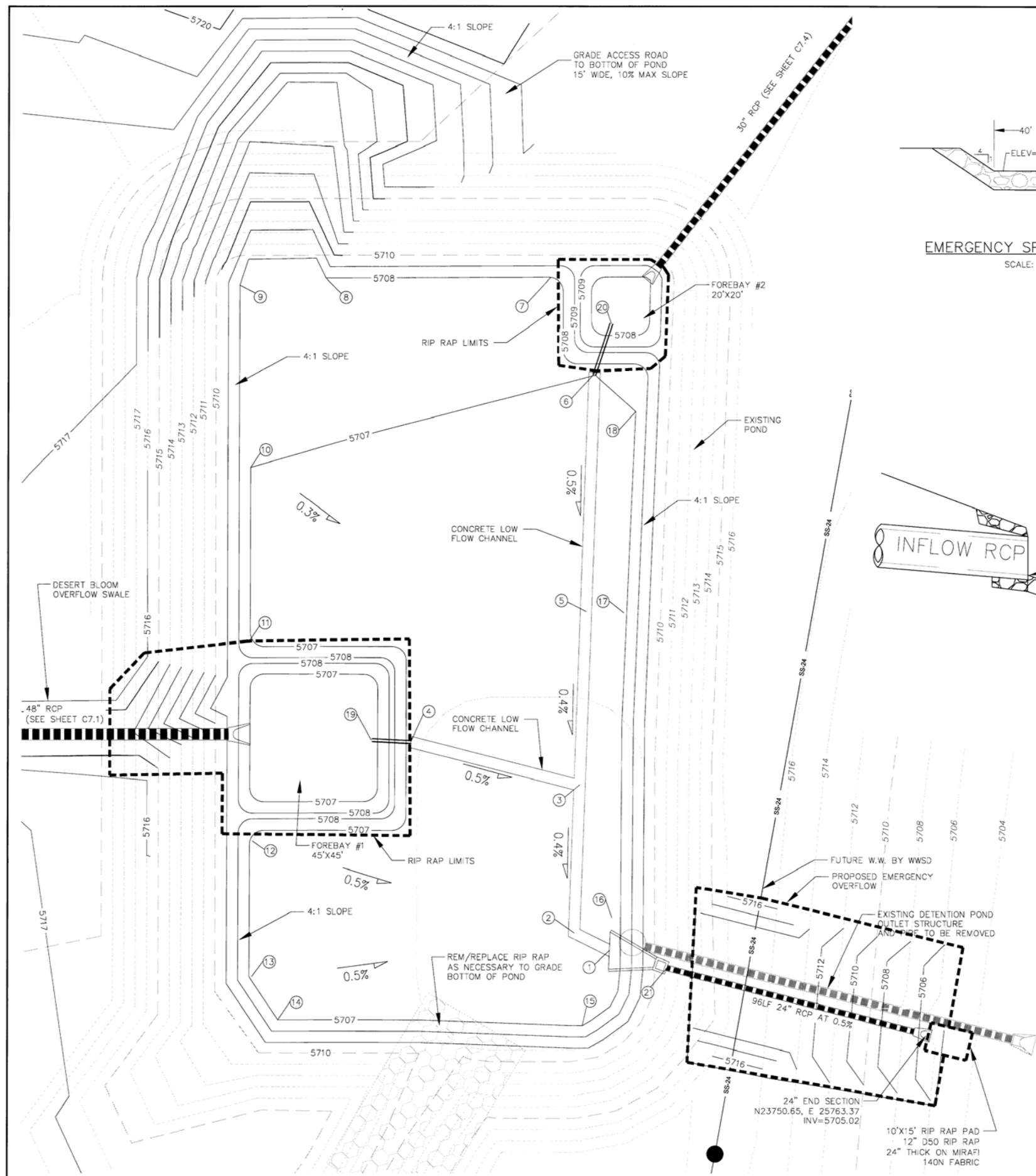
DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**STREET AND STORM SEWER  
 STORM SEWER LATERAL  
 LATERALS "F" AND "G"**

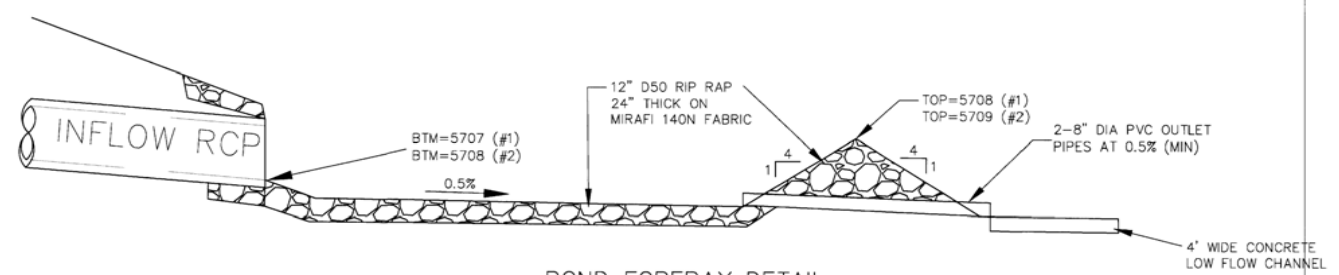
DATE:  
**JULY 25, 2016**  
 PROJECT NO.  
**100.028**  
 SHEET NUMBER  
**C7.4**  
 TOTAL SHEETS: 24



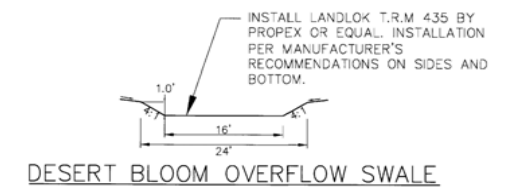
SCALES: HORIZ. 1"=30'  
 VERT. 1"=5'



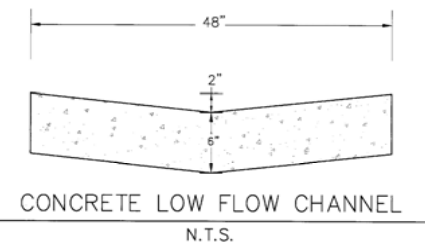
EMERGENCY SPILLWAY DETAIL  
SCALE: NTS



POND FOREBAY DETAIL  
N.T.S.

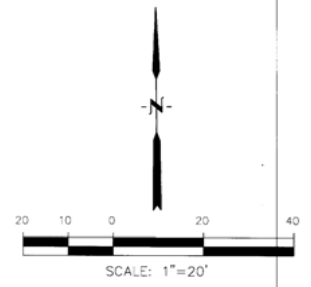


DESERT BLOOM OVERFLOW SWALE



CONCRETE LOW FLOW CHANNEL  
N.T.S.

POINT TABLE				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	23780.48	25649.85	5706.00	CONCRETE LOW FLOW CHANNEL AT APRON
2	23786.76	25637.53	5706.06	CONCRETE LOW FLOW CHANNEL
3	23839.12	25639.32	5706.27	CONCRETE LOW FLOW CHANNEL
4	23854.28	25579.70	5706.57	CONCRETE LOW FLOW CHANNEL
5	23900.49	25641.42	5706.51	CONCRETE LOW FLOW CHANNEL
6	23984.76	25644.39	5706.93	CONCRETE LOW FLOW CHANNEL
7	24018.46	25628.71	5708.00	
8	24018.17	25549.53	5708.00	
9	24015.81	25519.23	5708.00	
10	23951.33	25523.15	5707.00	
11	23890.27	25522.92	5707.00	
12	23819.25	25523.99	5706.80	
13	23771.39	25523.83	5706.78	
14	23755.99	25533.07	5707.00	
15	23754.02	25640.45	5707.00	
16	23792.14	25650.79	5706.28	
17	23900.07	25654.73	5706.73	
18	23971.17	25658.83	5707.00	
19	23854.94	25565.80	5706.64	2-8" PVC PIPES
20	24002.25	25650.18	5707.03	2-8" PVC PIPES
21	23774.47	25670.26	5705.50	INV 24" RCP AT OUTLET STRUCTURE



P:\100\_100.028\Final\Street Storm\07.6-POND DETAILS.dwg Jul 25, 2016 1:20pm

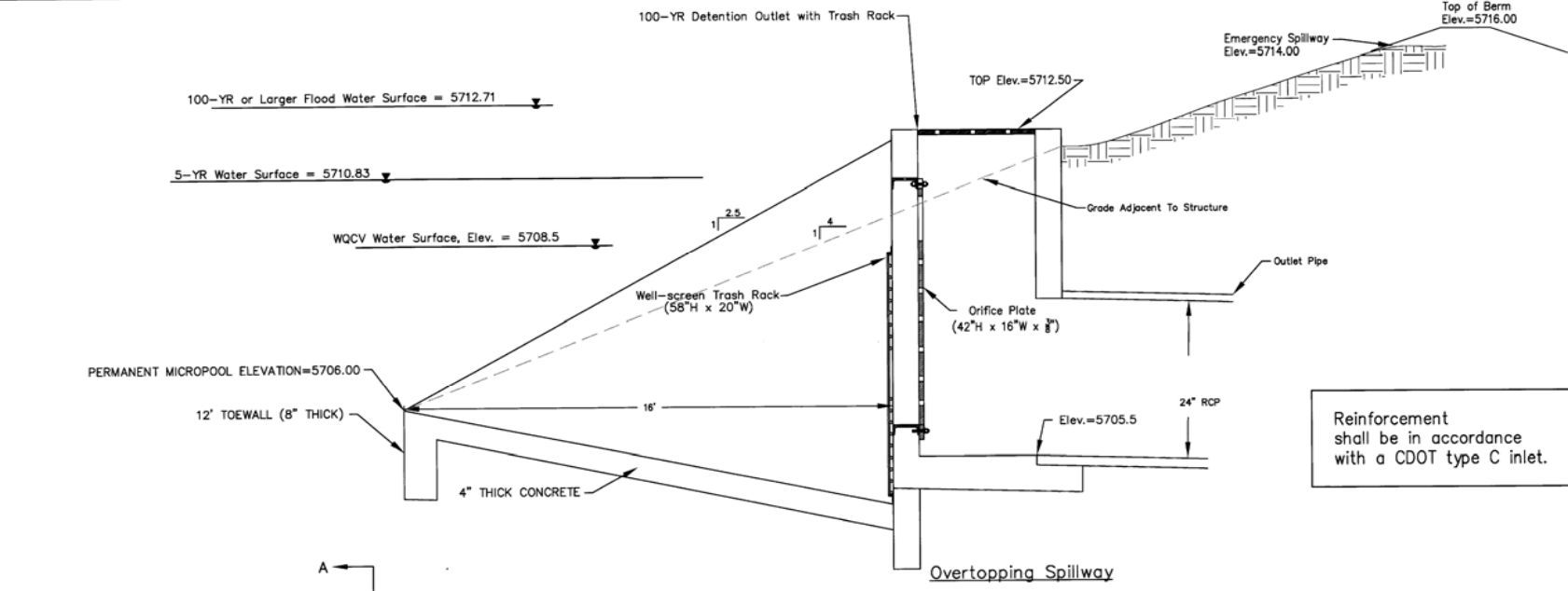
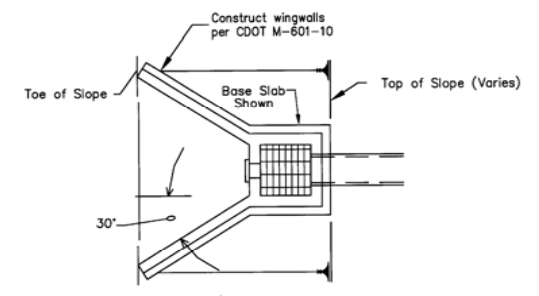


Figure 2  
Typical WQCV Outlet Structure Profiles  
Including 5-Year and 100-Year Detention



Plan View-Flared Wingwall  
Figure 3  
Typical WQCV Outlet Structure  
Wingwall Configurations

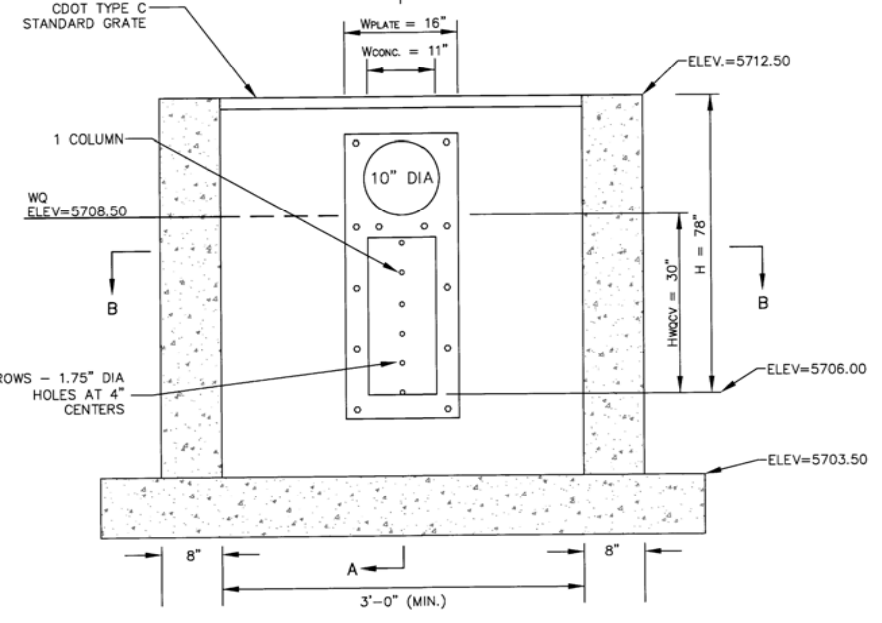
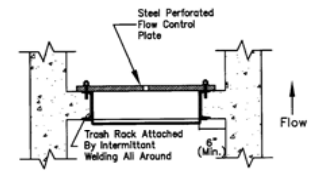
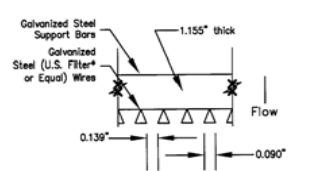


FIGURE 4:  
ORIFICE PERFORATION DETAILS  
SCALE: NTS

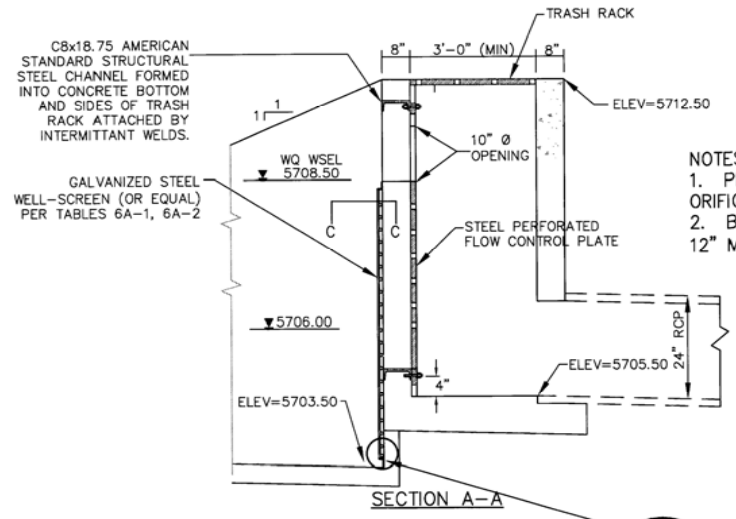


Section B-B - Plan View  
From Figure 6, Circular Openings Only  
Limits for this Standardized Design:  
1. All outlet plate openings are circular.  
2. Maximum diameter of opening = 2 inches.  
\*U.S. Filter, St. Paul, Minnesota, USA



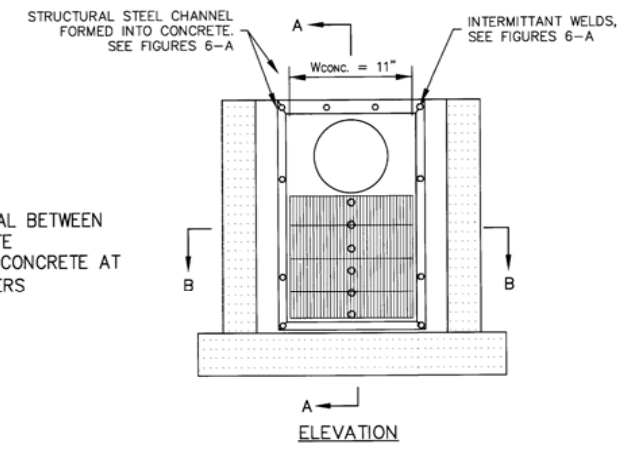
Section C-C  
From Figure 6, Circular Openings Only  
 $R \text{ Value} = (\text{net open area}) / (\text{gross rack area}) = 0.60$

Figure 6-a  
Standardized Trash Rack and Outlet  
Design For WQCV Outlets With  
Circular Openings



NOTES:  
1. PROVIDE GASKET MATERIAL BETWEEN ORIFICE PLATE AND CONCRETE  
2. BOLT ORIFICE PLATE TO CONCRETE AT 12\"/>

POND DATA TABLE				
	INFLOW (CFS)	DISCHARGE (CFS)	WSEL	STORAGE (AC FT)
WQCV	--	--	5708.50	1.6
5-YR	99	4	5710.83	3.9
100-YR	201	9	5712.71	6.15



- WQCV Trash Racks:
- Well-screen trash racks shall be galvanized steel and shall be attached by intermittent welds along the edge of the mounting frame.
  - Bar grate trash racks shall be aluminum and shall be bolted using galvanized steel hardware.
  - Trash Rack widths are for specified trash rack material. Finer well-screen or mesh size than specified is acceptable, however, trash rack dimensions need to be adjusted for materials having a different open area/gross area ratio (R value)
  - Structural design of trash rack shall be based on full hydrostatic head with zero head downstream of the rack.
- Overflow Trash Racks:
- All trash racks shall be mounted using galvanized steel hardware and provided with hinged and lockable or boltable access panels.
  - Trash racks shall be galvanized steel, aluminum, or steel. Steel trash racks shall be hot dip galvanized and may be hot powder painted after galvanizing.
  - Trash Racks shall be designed such that the diagonal dimension of each opening is smaller than the diameter of the outlet pipe.
  - Structural design of trash rack shall be based on full hydrostatic head with zero head downstream of the rack.

Outlet Structure Details  
Scale: NTS

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

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

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

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

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

PROJECT:  
**PIONEER LANDING  
FILING 2**  
FONTAINE BLVD. - OLD GLORY DRIVE  
EL PASO COUNTY, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

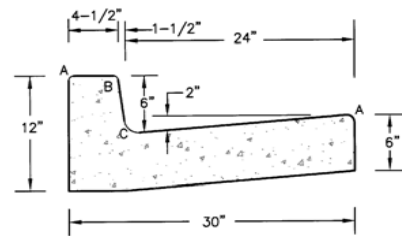
**POND B1  
OUTLET STRUCTURE DETAILS**

DATE  
**JULY 25, 2016**

PROJECT NO.  
**100.028**

SHEET NUMBER  
**C7.6**

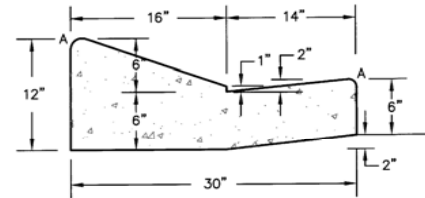
TOTAL SHEETS: 24



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

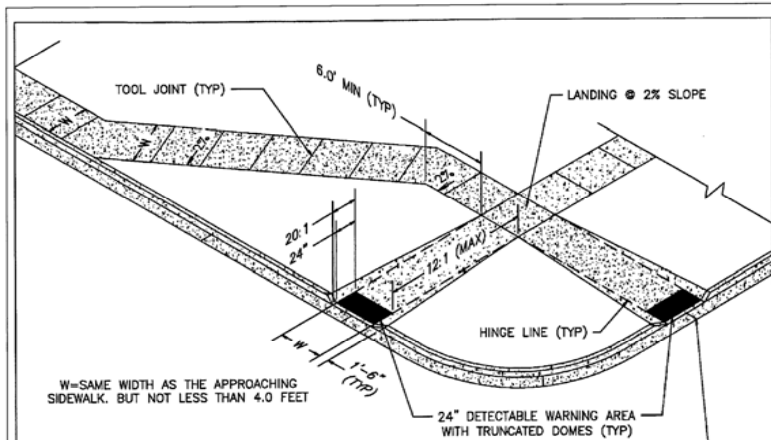
LENGTH FOR RADII

A	= 1/8" TO 1/4"
B	= 1-1/2"
C	= 1-1/2" TO 2"

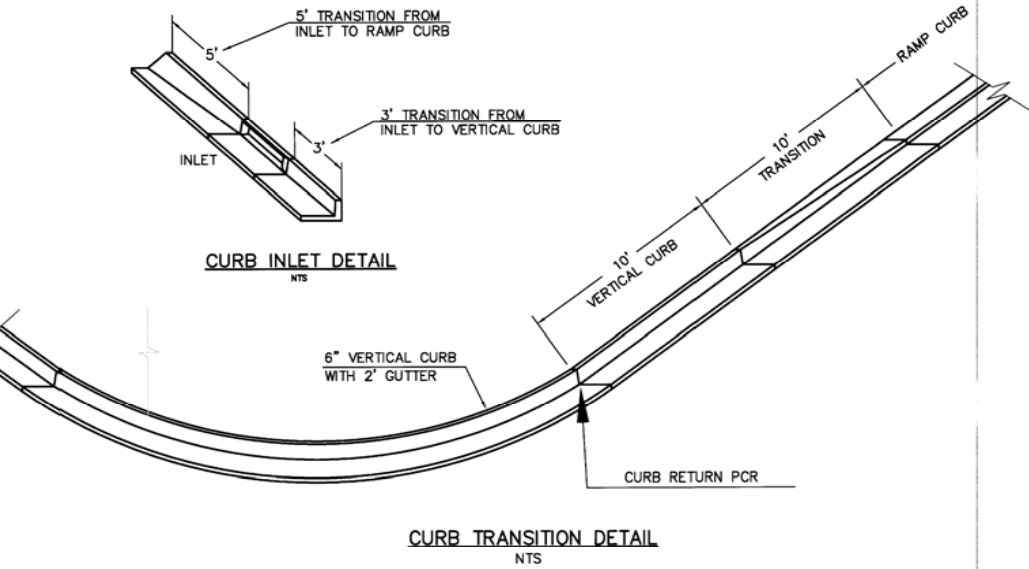


**TYPE 'C'**  
**RAMP CURB AND GUTTER**  
SCALE 1" = 1'

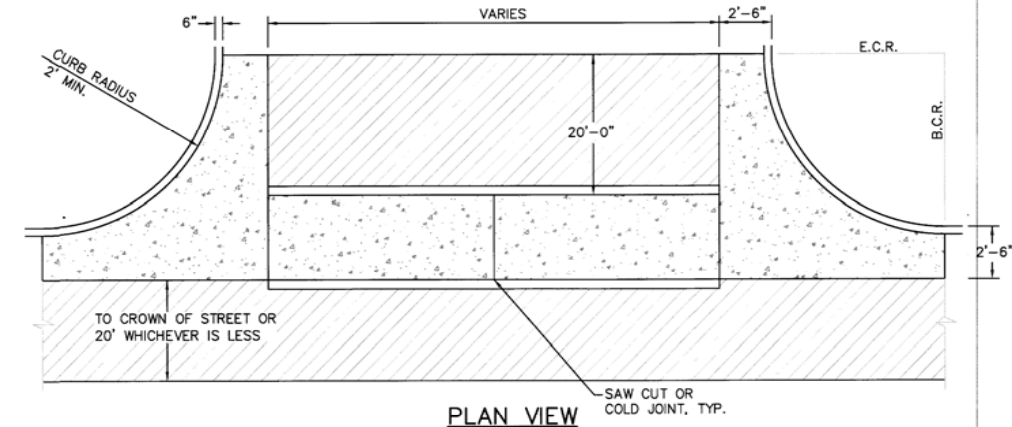
**CURB DETAILS (ECM SD 2-20)**



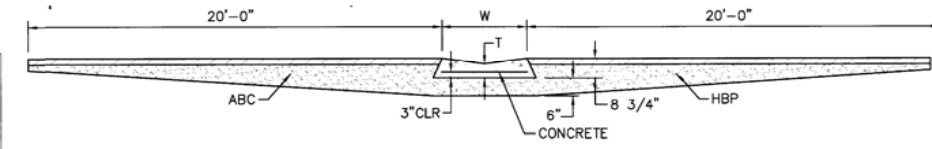
**PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD 2-40)**  
NO SCALE



**CURB TRANSITION DETAIL**  
NTS



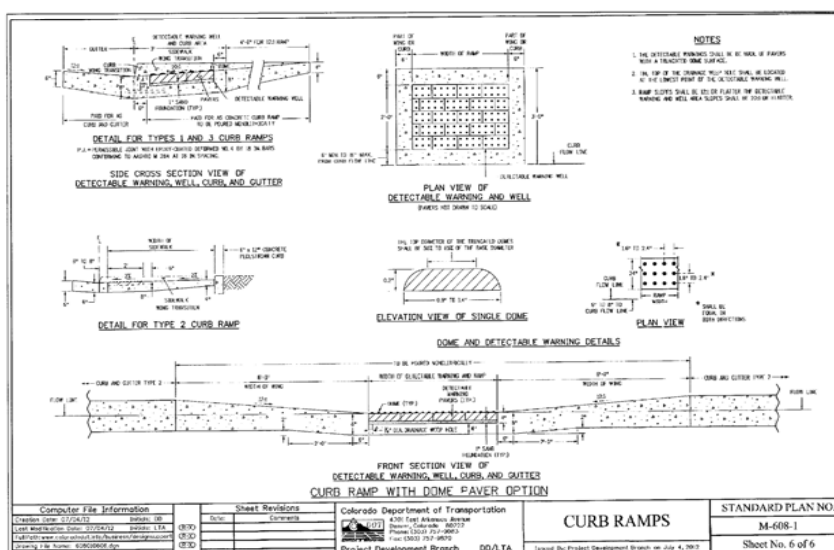
**PLAN VIEW**



**SECTION A - A**

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

- NOTES
1. W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, 10' FOR ARTERIAL ROADS.
  2. 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. [Hatched pattern] = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
  4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.



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

- PEDESTRIAN RAMP NOTES**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
  2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
  3. PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
  4. 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.
  5. DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 6" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
  6. DETECTABLE WARNING AREA SHALL BE PREFABRICATED REDDISH INTEGRALLY COLORED TRUNCATED-DOMES.
  7. THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
  8. RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
  9. ALL RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
  10. AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.
- GENERAL NOTES**
1. 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.
  2. PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
  3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.
- LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

DATE APPROVED: 7/9/09	Pedestrian Intersection Ramp		
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 1/18/11	FILE NAME: SD_2-41	

**CORE ENGINEERING GROUP**  
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PH: 715.70.1100  
FAX: 715.70.1101  
EMAIL: [rich@ceg1.com](mailto:rich@ceg1.com)

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

PREPARED FOR: **LORSON, LLC**  
213 N. WASHINGTON ST. SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

PROJECT: **PIONEER LANDING FILING 2**  
FONTAINE BLVD. - OLD GLORY DRIVE  
EL PASO COUNTY, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**ROADWAY DETAIL SHEET**

DATE: JULY 25, 2016  
PROJECT NO.: 100.028  
SHEET NUMBER: C10.1  
TOTAL SHEETS: 24

P:\100\_100.028\_Final\Street Storm\_C10.1\_DETAILS.dwg Jul 25, 2016 1:20pm

**GENERAL NOTES**  
SEE SHEET 2

**TRANSITION CURB**  
FOR A 2'-0" PAV. SLOPE 2" PER FT.

**SECTION A-A REGULAR INLET**

**SECTION A-A INLET WITH DROP BOX ~ 105 FT.**

**SECTION B-B END VIEW**

**SECTION C-C & D-D** DETAIL DIMS ARE IN SECTION D

**COMPUTER FILE INFORMATION**  
Creation Date: 07/04/12  
Last Modification Date: 07/04/12  
Drawing File Name: 606020000.dwg  
CADD User: mbrackin

**Sheet Revisions**

**Colorado Department of Transportation**  
420 East Arkansas Avenue  
Denver, CO 80202  
Phone (303) 797-8000  
Fax (303) 797-8000  
Project Development Branch DD/LTA

**CURB INLET TYPE R**

**STANDARD PLAN NO.**  
M-604-12

Sheet No. 1 of 2

**GENERAL NOTES**

**NO DUMPING  
DRAINS TO STREAM**

**ELEVATION VIEW  
MANHOLE COVER (TYP.)**

**PLAN VIEW**

**ELEVATION VIEW  
MANHOLE RING (TYP.)**

**CHANNEL LAYOUT DETAILS**

**BAR BENDING DIAGRAMS ~ DIMENSIONS ARE OUT-TO-OUT OF BAR**

**TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"**

NO.	LENGTH	NO. RECS.	NO. RECS.	NO. RECS.	NO. RECS.	NO. RECS.	NO. RECS.	NO. RECS.	NO. RECS.
1	48"	480	480	480	480	480	480	480	480
2	36"	360	360	360	360	360	360	360	360
3	24"	240	240	240	240	240	240	240	240
4	18"	180	180	180	180	180	180	180	180
5	12"	120	120	120	120	120	120	120	120
6	6"	60	60	60	60	60	60	60	60

**TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"**

NO.	LENGTH	NO. RECS.	NO. RECS.	NO. RECS.	NO. RECS.	NO. RECS.	NO. RECS.	NO. RECS.	NO. RECS.
1	48"	480	480	480	480	480	480	480	480
2	36"	360	360	360	360	360	360	360	360
3	24"	240	240	240	240	240	240	240	240
4	18"	180	180	180	180	180	180	180	180
5	12"	120	120	120	120	120	120	120	120
6	6"	60	60	60	60	60	60	60	60

**COMPUTER FILE INFORMATION**  
Creation Date: 07/04/12  
Last Modification Date: 11/10/04  
Drawing File Name: 606020000.dwg  
CADD User: mbrackin

**Sheet Revisions**

**Colorado Department of Transportation**  
420 East Arkansas Avenue  
Denver, CO 80202  
Phone (303) 797-8000  
Fax (303) 797-8000  
Project Development Branch DD/LTA

**CURB INLET TYPE R**

**STANDARD PLAN NO.**  
M-604-12

Sheet No. 2 of 2

**PIPE ID**

48" AND SMALLER	6"-4"
54"	6"-10"
60" AND LARGER	OD + 16"

**NOTES**

- TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D.
- VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
- EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
- FLOOR OF THE MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., 1/2" PER FT. MIN). FLOOR SHALL BE SHAPED AND CHANNELLED; SEE SD\_3-2 FOR TYPICAL CHANNEL DETAILS.

**SCALE: NOT TO SCALE**

**DATE APPROVED:** 7/9/09  
**DESIGNED BY:** André Brackin  
**DEPARTMENT OF TRANSPORTATION**

**Storm Sewer Manhole Detail Type I Standard Drawing**

**REVISION DATE:** 7/9/09  
**FILE NAME:** SD\_3-1

**PASO COUNTY DEPARTMENT OF TRANSPORTATION**

**PLAN VIEW OF BASE**

**SECTION VIEW**

**TYPICAL CHANNEL DETAILS**

**TOE POCKETS DETAILS**

**NOTES**

- TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
- VIEW AND DETAILS ARE TYPICAL DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
- EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
- PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
- BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., 1/2" PER FOOT. MIN).
- FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1, 1/2" PER FT. MIN). FLOOR SHALL BE SHAPED AND CHANNELLED; SEE DETAILS THIS SHEET.

**SCALE: NOT TO SCALE**

**DATE APPROVED:** 11/10/04  
**DESIGNED BY:** André P. Brackin  
**DEPARTMENT OF TRANSPORTATION**

**Storm Sewer Manhole Detail Type II Standard Drawing**

**REVISION DATE:** 11/10/04  
**FILE NAME:** SD\_3-2

**PASO COUNTY DEPARTMENT OF TRANSPORTATION**

**SECTION A-A (APPROX 125 LBS)**

**SECTION B-B (APPROX 144 LBS)**

**TYPE "R" INLET ALTERNATIVE LABELING**

**NOTES**

- TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
- VIEW AND DETAILS ARE TYPICAL DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
- EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
- PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
- BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., 1/2" PER FOOT. MIN).
- FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1, 1/2" PER FT. MIN). FLOOR SHALL BE SHAPED AND CHANNELLED; SEE DETAILS THIS SHEET.

**SCALE: NOT TO SCALE**

**DATE APPROVED:** 9/16/10  
**DESIGNED BY:** André P. Brackin  
**DEPARTMENT OF TRANSPORTATION**

**Storm Sewer Manhole Details Standard Drawing**

**REVISION DATE:** 9/16/10  
**FILE NAME:** SD\_3-5

**PASO COUNTY DEPARTMENT OF TRANSPORTATION**

**CORE ENGINEERING GROUP**  
15004 1ST AVE. S. # 35306  
DENVER, CO 80202  
PHONE: (719) 570-1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceeg.com

**PREPARED FOR:** **LORSON, LLC**  
212 N. WAHSATCH AVE. SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3900  
CONTACT: JEFF MARK

**PROJECT:** **PIONEER LANDING FILING 2**  
FONTAINE BLVD. - OLD GLORY DRIVE  
EL PASO COUNTY, COLORADO

**DATE:** JULY 25, 2016

**PROJECT NO.:** 100.028

**SHEET NUMBER:** C10.2

**TOTAL SHEETS:** 24



CONSTRUCTION PLANS  
FOR  
**PIONEER LANDING FILING NO. 2**  
WATER AND SANITARY SEWER  
CONSTRUCTION PLANS



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

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
C1.1	COVER SHEET
C1.2	NOTES
C1.3	TYPICAL SECTIONS
C2.1	STREET HORIZONTAL CONTROL
C3.1	UTILITY SERVICES PLAN
C8.1-C8.11	WATER AND SANITARY SEWER PLAN AND PROFILE
C12.1	UTILITY DETAILS

**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 5/5/16

TITLE Authorized Signatory Agent

ADDRESS 212 N. WAHSATCH AVE. SUITE 301  
COLORADO SPRINGS, CO 80903

**FIRE DISTRICT APPROVAL**

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS TOGETHER WITH THE MAIN SIZES INDICATED ON THIS WATER INSTALLATION PLAN ARE ADEQUATE TO SATISFY THE REQUIREMENTS OF THE SECURITY FIRE PROTECTION DISTRICT'S FIRE AND RESCUE DEPARTMENT. THIS APPROVAL IS BASED ON THE INFORMATION IN THESE PLANS, SPECIFICATIONS AND SUPPLEMENTAL INFORMATION PROVIDED BY THE DESIGN ENGINEER WHOSE SIGNATURE APPEARS IN THESE PLANS, AND THE WIDEFIELD WATER AND SANITATION DISTRICT.

SIGNED [Signature] DATE 5-5-16  
BY FIRE PROTECTION CHIEF OR COORDINATOR

**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.

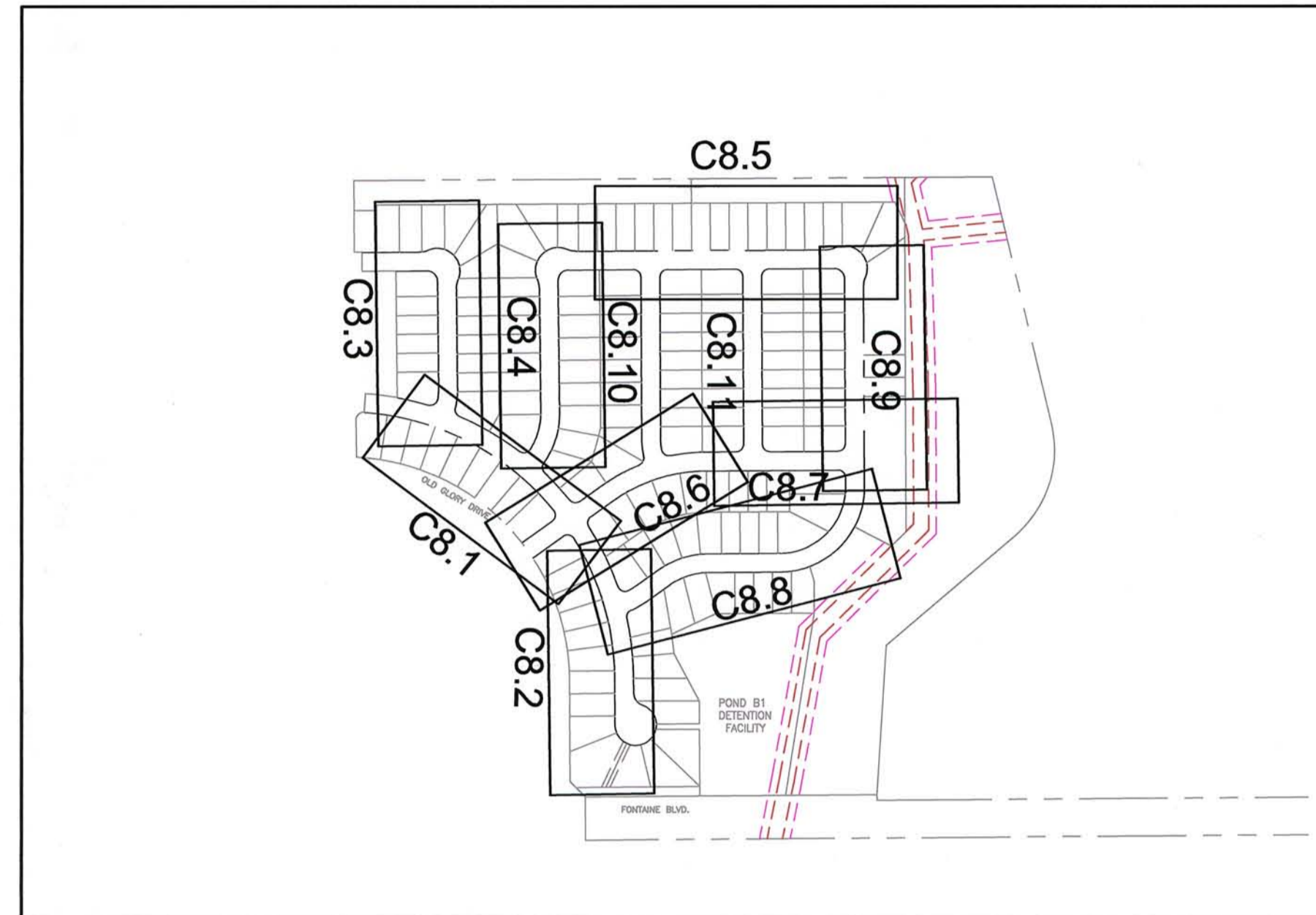
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUALS VOLUME 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

[Signature] for the County Engineer DATE 6/7/16  
ANDRE BRACKIN, COUNTY ENGINEER/ECM ADMINISTRATOR  
CONDITIONS:

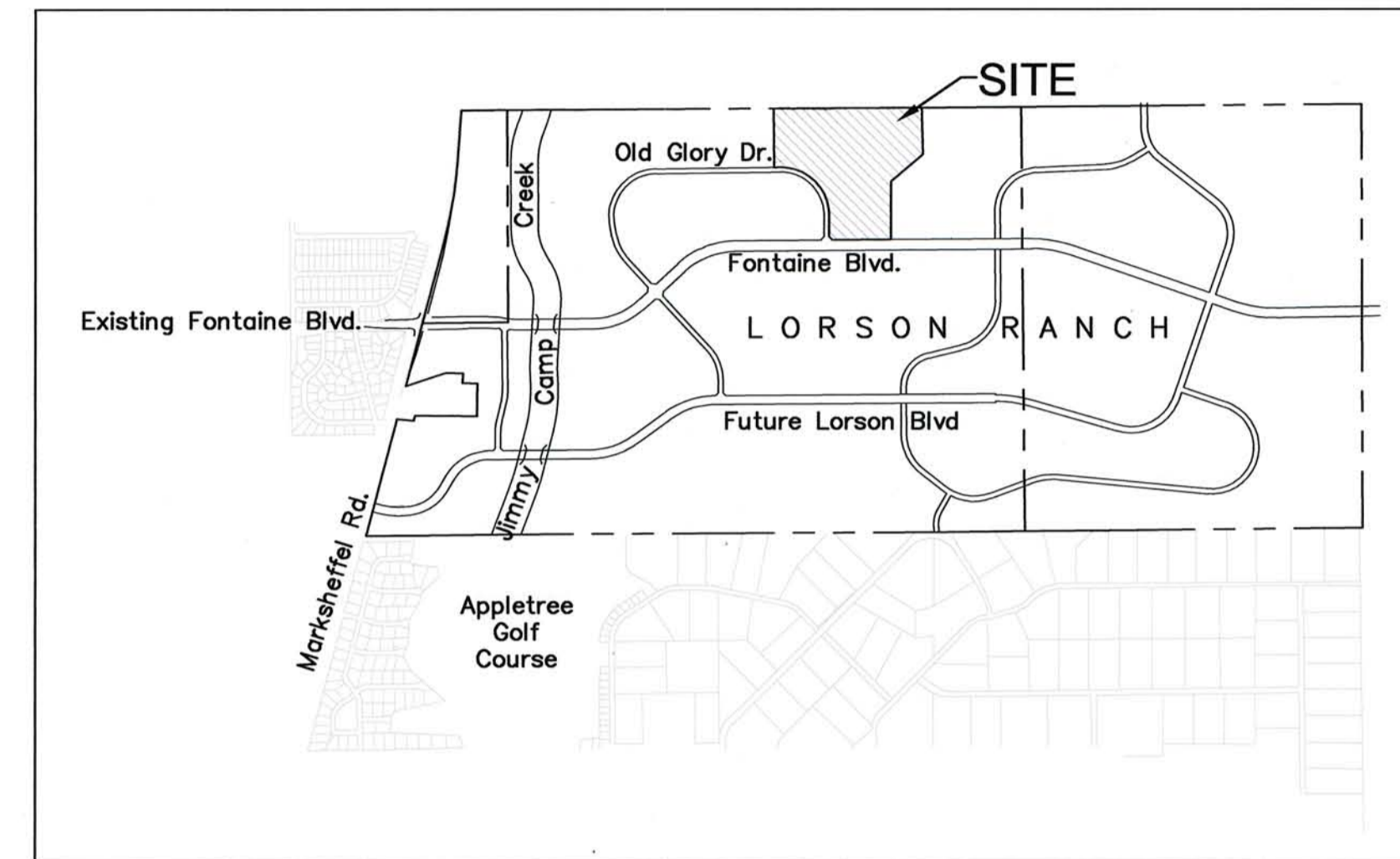
**ENGINEER'S APPROVAL**

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



KEY MAP  
NO SCALE



VICINITY MAP  
NO SCALE

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

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

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

**SECURITY FIRE PROTECTION DISTRICT**  
400 SECURITY BOULEVARD  
SECURITY, CO 80911  
719-392-7121

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

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

**EL PASO COUNTY**  
DEVELOPMENT SERVICES  
2880 INTERNATIONAL CIRCLE  
COLORADO SPRINGS, CO 80910  
719-520-6300

**BASIS OF BEARING**

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

**BENCHMARK**

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

**TRAFFIC CONTROL NOTE**

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

**DISTRICT APPROVAL (WATER)**

THE WIDEFIELD WATER AND SANITATION DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE WIDEFIELD WATER AND SANITATION DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WIDEFIELD WATER AND SANITATION DISTRICT  
WATER DESIGN APPROVAL

DATE June 3, 2011 BY [Signature]

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

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL

**DISTRICT APPROVAL (WASTEWATER)**

THE WIDEFIELD WATER AND SANITATION DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE WIDEFIELD WATER AND SANITATION DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WIDEFIELD WATER AND SANITATION DISTRICT  
WATER DESIGN APPROVAL

DATE June 3, 2011 BY [Signature]

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

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL

**CORE ENGINEERING GROUP**  
15004 1ST AVE. S.  
BURNSVILLE, MN 55306  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@eng1.com

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

**PROJECT:**  
PIONEER LANDING  
FILING 2  
FONTAINE BLVD. - OLD GLORY DRIVE  
EL PASO COUNTY, COLORADO

**COVER SHEET**

DATE  
MAY 4, 2016

PROJECT NO.  
100.028

SHEET NUMBER  
C1.1

TOTAL SHEETS: 17

**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. 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.

**WIDEFIELD WATER AND SANITATION DISTRICT GENERAL NOTES**

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WIDEFIELD WATER AND SANITATION DISTRICT SPECIFICATIONS. COMPACTION REQUIREMENTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE WIDEFIELD WATER AND SANITATION DISTRICT OR A HIGHER STANDARD IS IMPOSED BY ANOTHER AGENCY HAVING RIGHT-OF-WAY JURISDICTION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE WIDEFIELD WATER AND SANITATION DISTRICT. THE WIDEFIELD WATER AND SANITATION DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- THE DEVELOPER OR HIS ENGINEER HAS LOCATED ALL FIRE HYDRANTS AND FUTURE SERVICE STUBS. ANY REQUIRED REALIGNMENT, EITHER HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER.
- ALL DUCTILE IRON PIPE, TO INCLUDE FITTINGS, VALVES AND FIRE HYDRANTS WILL BE WRAPPED WITH POLYETHYLENE TUBING, BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED.
- ALL DUCTILE IRON PIPE SHALL BE DOUBLE BONDED. DIP SHALL HAVE CATHODIC PROTECTION USING NO. 6 WIRE WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET.
- 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 CONTRACTOR IS REQUIRED TO NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT (390-7111) A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
- 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 WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER OF THE FIELD VERIFIED INFORMATION PRIOR TO CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.
- ANY WATER UTILITY MATERIAL REMOVED AND NOT REUSED SHALL BE RETURNED TO THE WIDEFIELD WATER AND SANITATION DISTRICT IF THE DISTRICT SO REQUESTS.
- 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 EITHER THE CONTRACTOR OR THE WIDEFIELD WATER AND SANITATION DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.
- ANY PUMPING OR BYPASS OPERATIONS MUST BE REVIEWED AND APPROVED PRIOR TO EXECUTION BY BOTH THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER.
- DISINFECTION SHALL BE ACCOMPLISHED BY GLUING TABLETS TO THE TOP OF THE LINE. POWDER OR GRANULER HTH SHALL NOT BE USED. SEE WIDEFIELD SPECS FOR FURTHER DEFINITION OF DISINFECTION TECHNIQUES.
- CONTRACTOR MUST REPLACE OR REPAIR ANY DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
- ALL WATER LINES 6" AND LARGER, AND ALL SEWER LINES 8" AND LARGER, SHALL HAVE AS "AS-BUILT" PLANS PREPARED AND APPROVED PRIOR TO FINAL ACCEPTANCE BY THE WIDEFIELD WATER AND SANITATION DISTRICT.
- PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE IS REQUIRED A MINIMUM OF 72 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. TO SET THE PRE-CONSTRUCTION CONFERENCE, CONTACT BRANDON BERNARD-WATER SUPERINTENDENT (464-2051) AND/OR MARK MCCORMICK, WASTEWATER SUPERINTENDENT OF THE WIDEFIELD WATER AND SANITATION DISTRICT FOR A TIME. NO PRE-CONSTRUCTION CONFERENCE TIMES WILL BE SET UNTIL 4 SETS OF SIGNED DRAWINGS ARE RECEIVED BY THE WIDEFIELD W & S DISTRICT. PRE-CONSTRUCTION DATE /INITIALS

**WIDEFIELD WATER AND SANITATION DISTRICT UTILITY CONSTRUCTION NOTES**

- ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE CATHODIC PROTECTION AND 1 LB MAGNESIUM ANODES AT EVERY FITTING.
- ALL FIRE HYDRANTS SHALL BE MEULLER SUPER CENTURION 200 OR AMERICAN AVK SERIES 2700, (MODERN)

**CORE ENGINEERING GROUP**  
15004 1ST AVE. S.  
BURNSVILLE, MN 55306  
PH: 715.570.1100  
FAX: 715.570.1100  
EMAIL: rich@cegi.com



DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO.: \_\_\_\_\_  
PROJECT: **PIONEER LANDING FILING 2**  
PREPARED FOR: **LORSON, LLC**  
212 N. WASHINGTON AVE SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**GENERAL NOTES  
SEWER AND WATER**

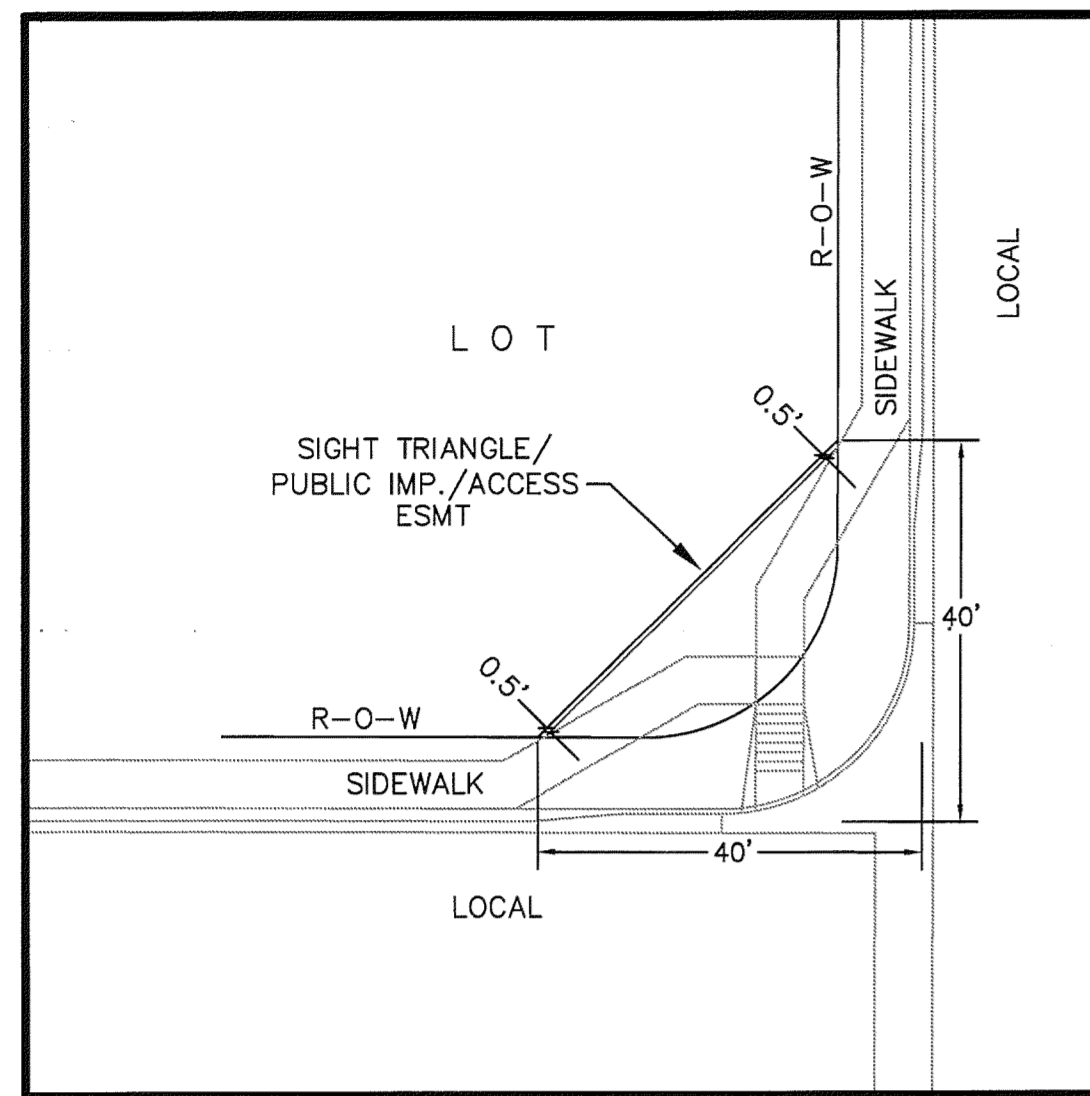
DATE  
MAY 4, 2016

PROJECT NO.  
100.028

SHEET NUMBER

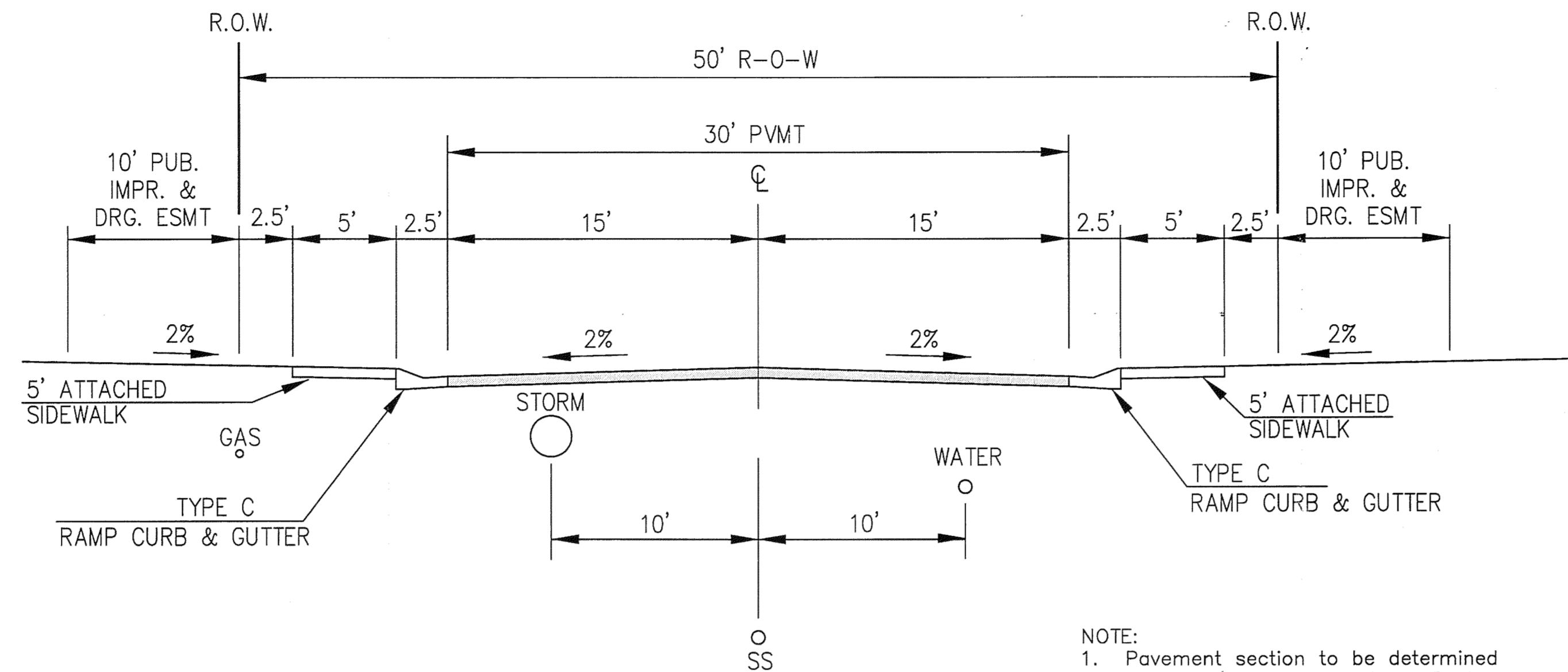
**C1.2**

TOTAL SHEETS: 17



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

NOTE:  
ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE  
SIDEWALK ENCR OACHES INTO THE PRIVATE LOTS. SEE CONSTRUCTION DRAWINGS  
AND THE FINAL PLAT.



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

- DESERT BLOOM WAY
- SILVER STIRRUP DRIVE
- CAST IRON DRIVE
- DECKER DRIVE
- OUTFIT DRIVE
- RIDGEPOLE DRIVE
- CATTLE BARON WAY
- POPPER DRIVE
- FIDDLE WAY

NOTE:  
1. Pavement section to be determined  
by Hveem analysis and design. Design  
to be approved by El Paso County Engineering  
2. See plans for location of Type A curb/gutter

**CORE ENGINEERING GROUP**  
15004 1ST AVE. S.  
BURRISVILLE, MN 55306  
PH: 612-835-3100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

PROJECT:  
**PIONEER LANDING  
FILLING 2**  
FONTAINE BLVD. - OLD GLORY DRIVE  
EL PASO COUNTY, COLORADO

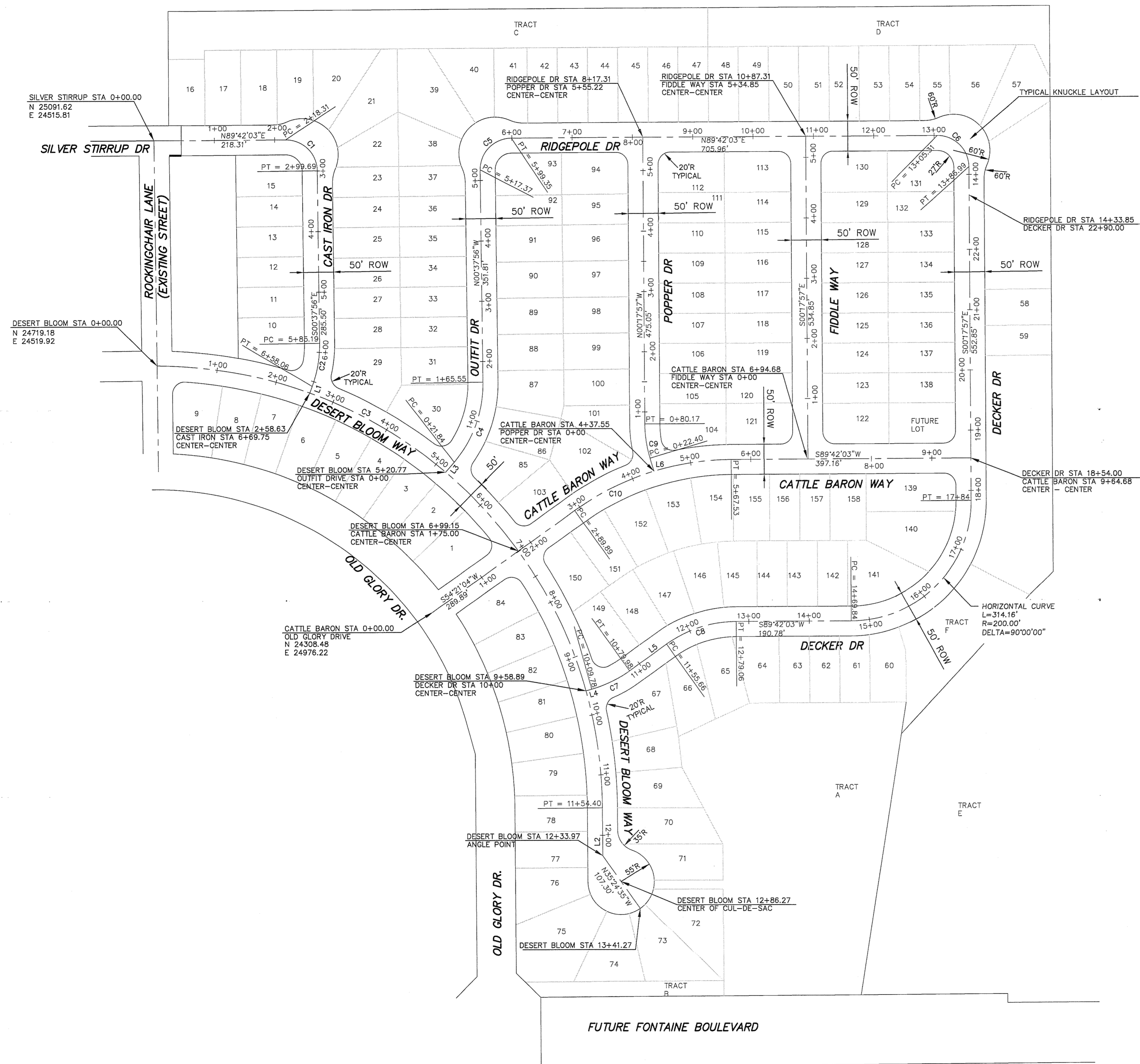
**TYPICAL STREET  
SECTIONS**

DATE:  
MAY 4, 2016

PROJECT NO.  
100.028

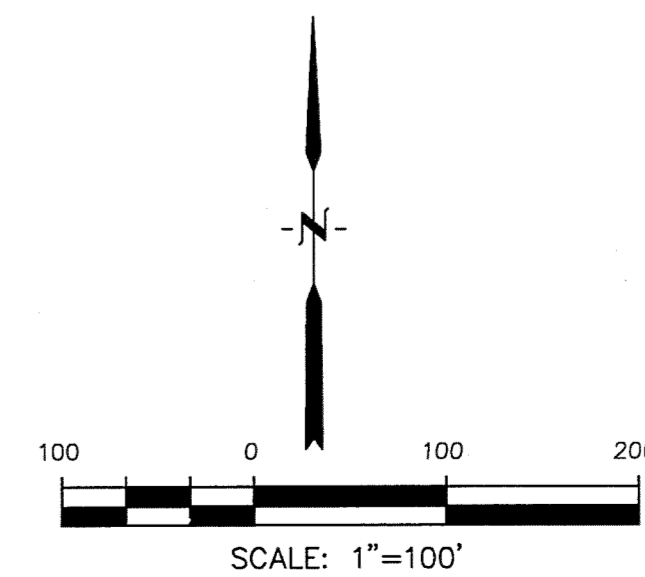
SHEET NUMBER  
**C1.3**

P:\1100.028-Final Water Sewer\02.1-HORIZ-CONTROL.dwg, May 04, 2016 - 7:03am



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
SILVER STIRRUP - CAST IRON DRIVE			
C1	81.38	52.00	89°40'00"
C2	72.87	200.00	20°52'33"
DESERT BLOOM WAY			
C3	1154.40	740.00	89°22'52"
OUTFIT DR - RIDGEPOLE DR			
C4	143.72	200.00	41°10'19"
C5	81.98	52.00	90°20'00"
C6	81.68	52.00	90°00'00"
DECKER DRIVE			
C7	70.20	200.00	20°06'38"
C8	123.39	200.00	35°20'58"
POPPER DRIVE			
C9	57.77	200.00	16°32'57"
CATTLE BARON WAY			
C10	277.64	450.00	35°21'00"

LINE TABLE		
LINE	LENGTH	BEARING
SILVER STIRRUP - CAST IRON DRIVE		
L1	11.69	S20°14'36"W
DESERT BLOOM WAY		
L2	79.59	S00°24'20"E
OUTFIT DR - RIDGEPOLE DR		
L3	21.84	N40°32'23"E
DECKER DRIVE		
L4	9.78	S74°27'43"W
L5	75.68	S54°21'05"W
POPPER DRIVE		
L6	22.40	N16°50'53"W



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

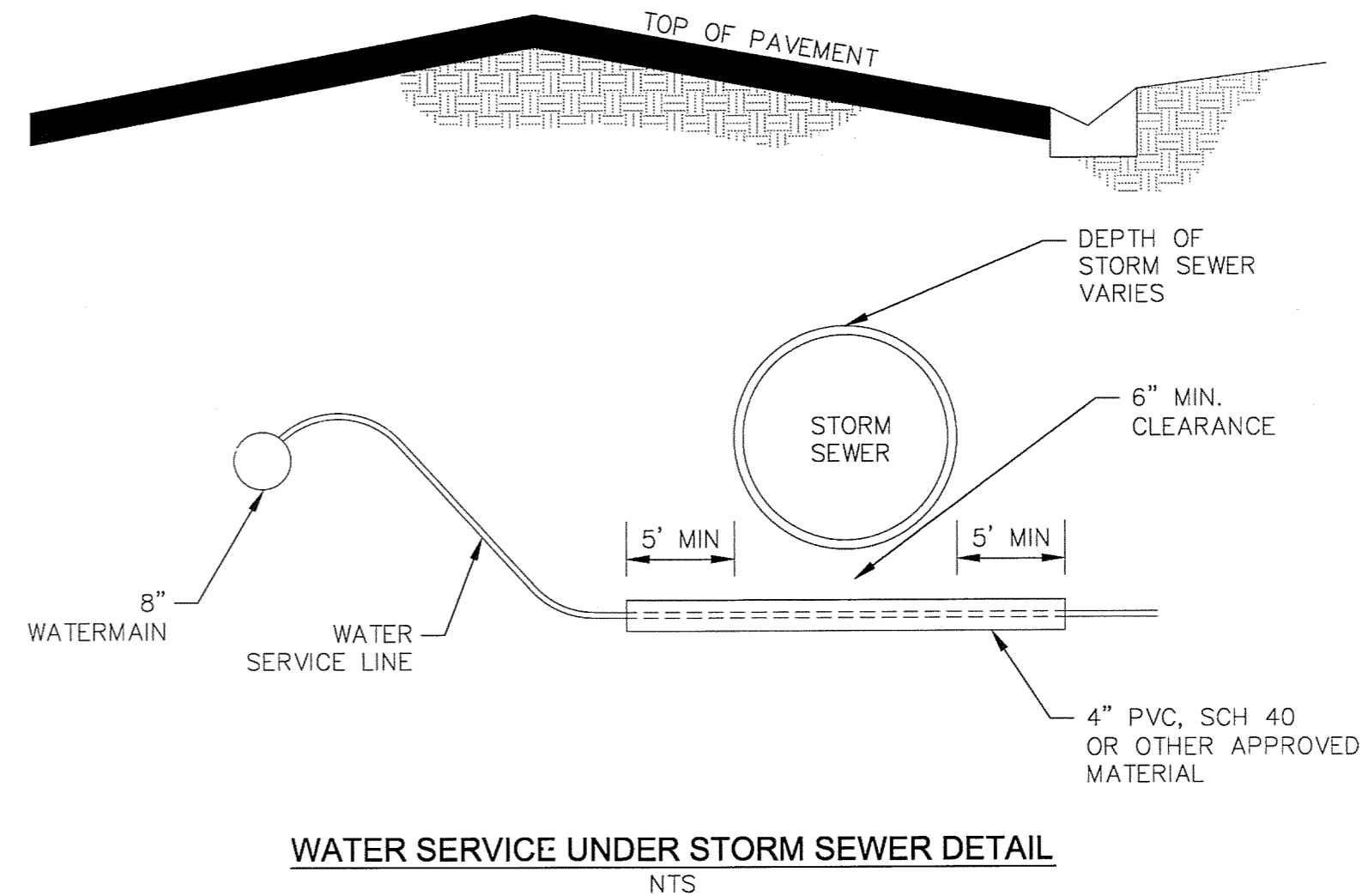
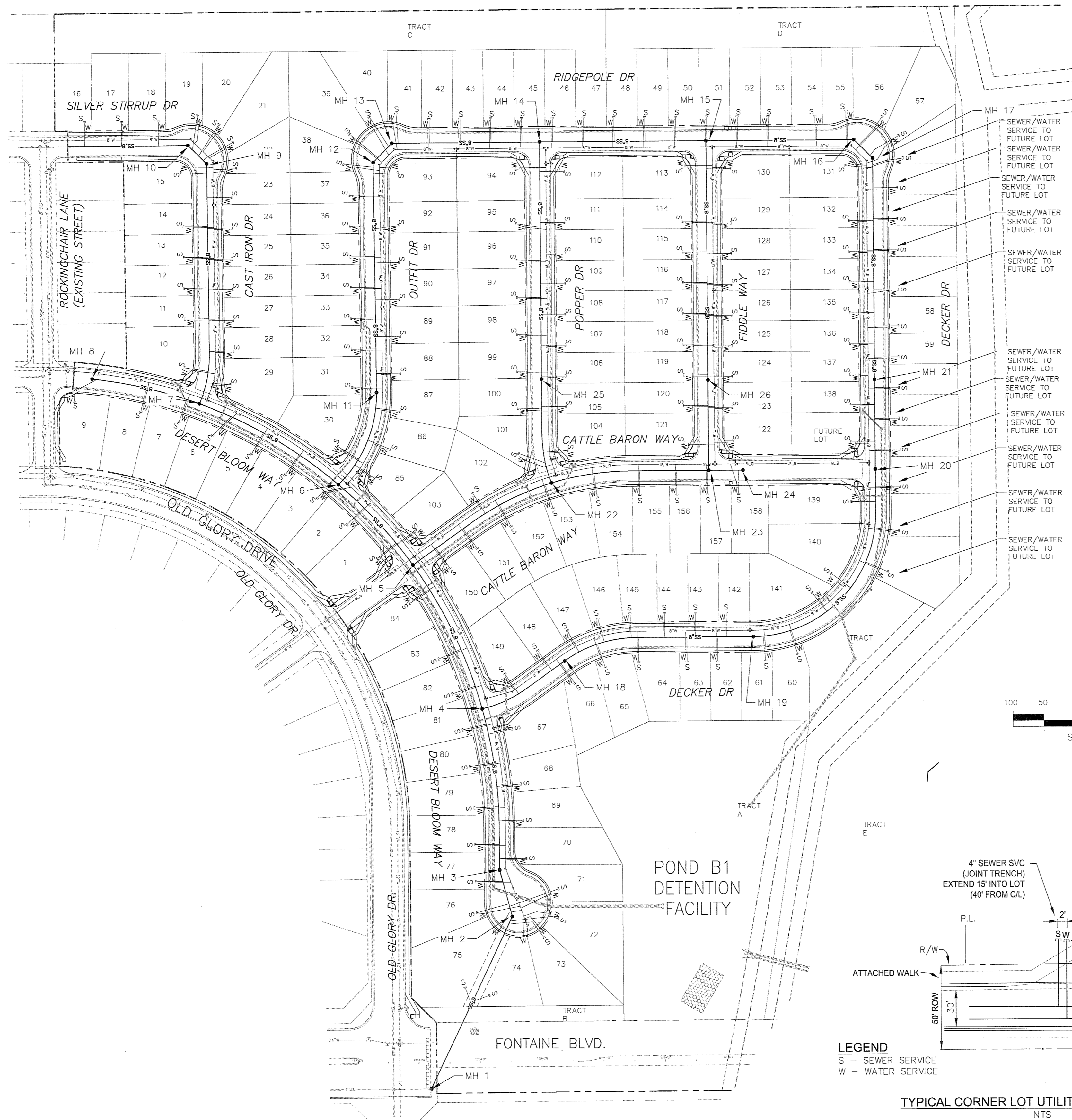
DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 PROJECT: **LORSON, LLC**  
 PREPARED FOR: 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
**PIONEER LANDING FILING 2**  
 FONTAINE BLVD. - OLD GLORY DRIVE  
 EL PASO COUNTY, COLORADO  
 CONTRACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**HORIZONTAL CONTROL PLAN**

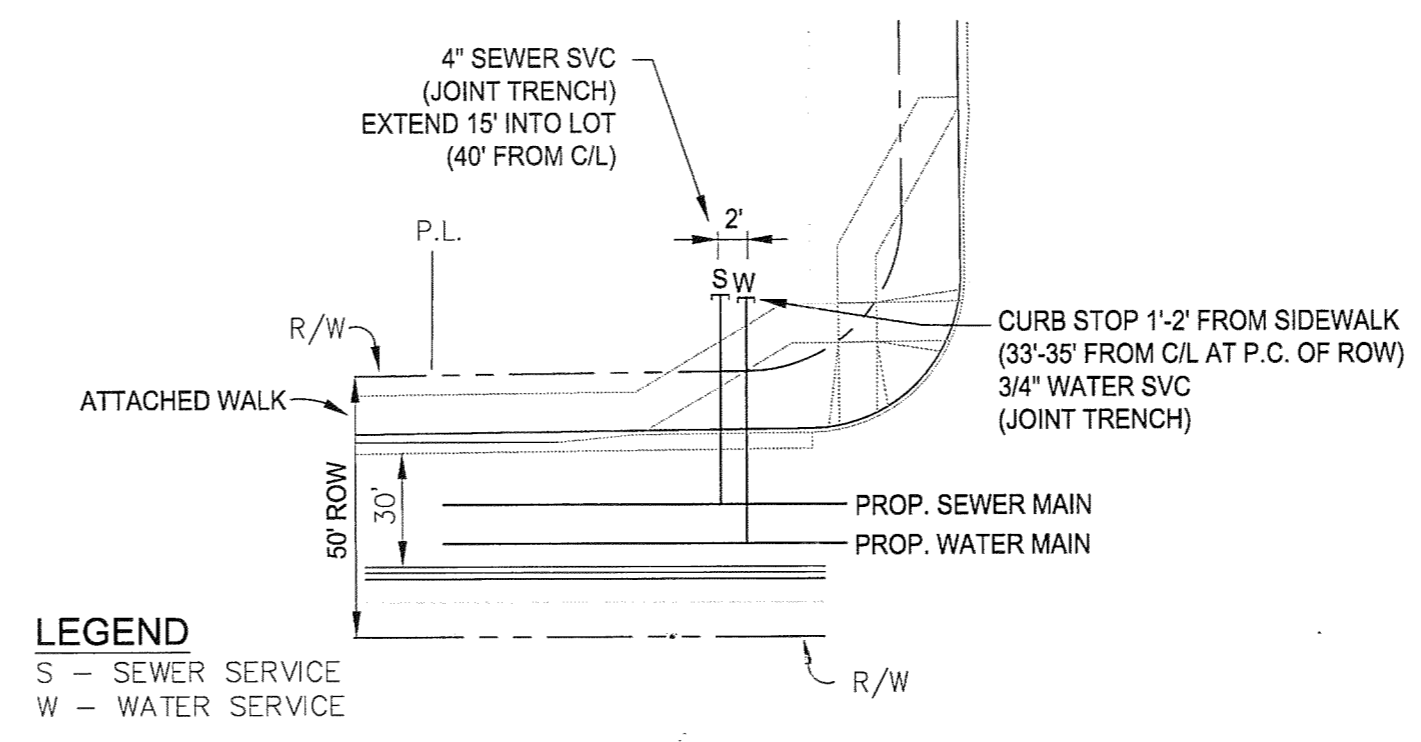
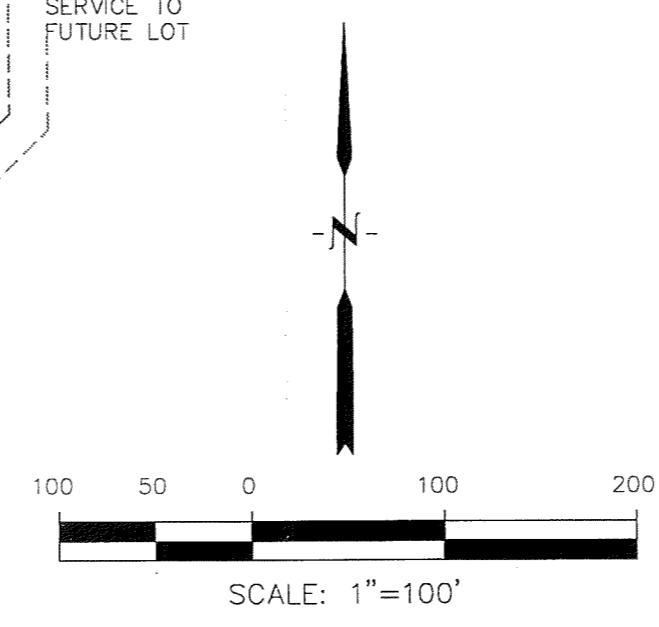
DATE: **MAY 4, 2016**  
 PROJECT NO.: **100.028**  
 SHEET NUMBER: **C2.1**  
 TOTAL SHEETS: **17**

P:\1001100\028\Final\Water\_Sewer\C3.1-UTILITY\_SERVICE.dwg May 04, 2016 7:04am

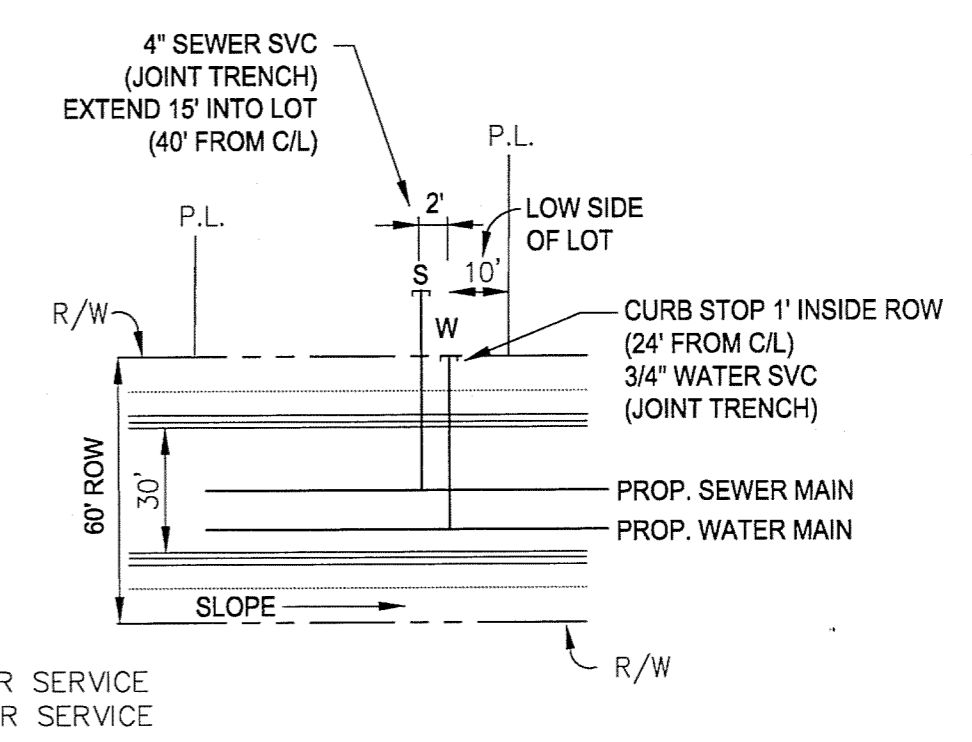


WATER SERVICE UNDER STORM SEWER DETAIL  
NTS

NOTE:  
1. WATER SERVICES ON DESERT BLOOM WAY SHALL BE INSTALLED UNDER THE 42" AND 48" STORM SEWER. SEE PLAN/PROFILES FOR ADDITIONAL AREAS.



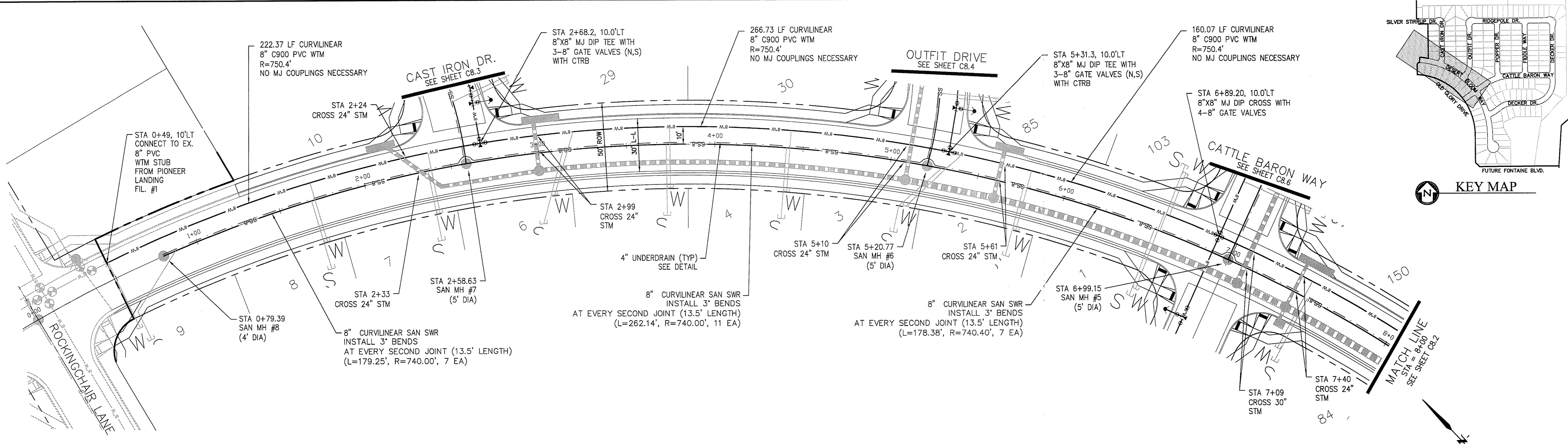
TYPICAL CORNER LOT UTILITY SERVICE DETAIL  
NTS



TYPICAL LOT UTILITY SERVICE DETAIL  
NTS

<p><b>CORE ENGINEERING GROUP</b> 15004 1ST AVE. S. BURRISVILLE, MN 55306 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceq1.com</p>	
<p>DATE: 11-21-2014 12-22-2015</p>	<p>PROJECT: PIONEER LANDING FILING 2 FONTAINE BLVD. - OLD GLORY DRIVE EL PASO COUNTY, COLORADO CONTACT: JEFF MARK</p>
<p>DESCRIPTION: ADD 2" IRRIGATION TAP AND VAULT AND PHASE 1 AS-BUILT PLANS</p>	<p>PREPARED FOR: LORSON, LLC 212 N. WASHOCHA AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK</p>
<p>NO. 1. 2.</p>	<p>PROJECT: PIONEER LANDING FILING 2 FONTAINE BLVD. - OLD GLORY DRIVE EL PASO COUNTY, COLORADO</p>
<p>DRAWN: RLS DESIGNED: RLS CHECKED: RLS</p>	<p>DATE: MAY 4, 2016 PROJECT NO.: 100.028 SHEET NUMBER: C3.1 TOTAL SHEETS: 17</p>

**PIONEER LANDING FILING NO. 2  
UTILITY SERVICES PLAN**

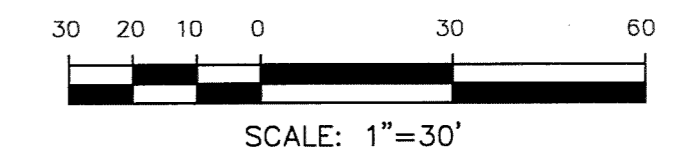


**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. - 35306  
 BIRMGHAM, AL 35206  
 PH: 779.576.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 PREPARED FOR: **LORSON LLC.**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 (719) 635-3200  
 CONTACT: JEFF MARK

- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE.
  2. TOP OF WATER MAIN 10' OFF ROADWAY C/L IS 5.5' MIN FROM C/L FINISHED GRADE PROFILE.
  3. WATER LINE ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
  4. SEE SHEET C12.1 FOR UNDERDRAIN DETAIL.

**DESERT BLOOM WAY**

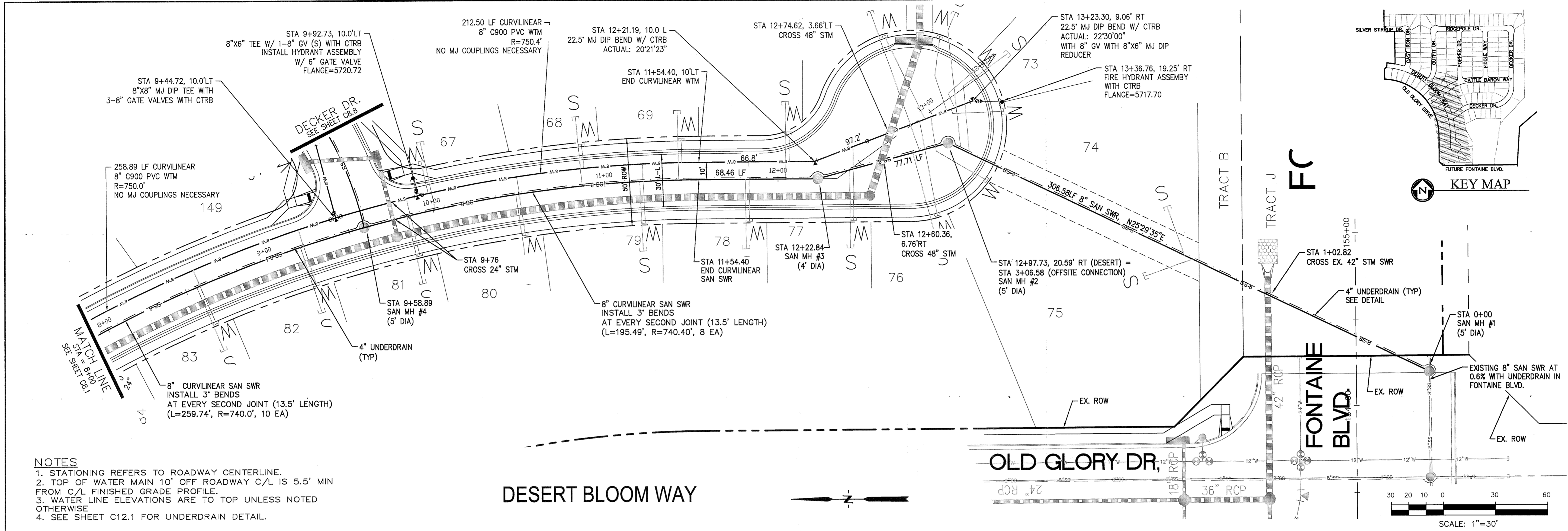


STATION	DESCRIPTION	ELEVATION	DIAMETER	LENGTH	GRADE	INVERT	OTHER
5740							
5735							
5730							
5725							
5720							
5715							
5710							
5705							
5700							

NOTE: INSTALL WTM SVC UNDER STORM SEWER FOR STATION 7+00 TO 8+00. SEE DETAIL SHEET C3.1.

**WATER AND SANITARY SEWER**  
**STA 0+00 TO STA 8+00**  
**DESERT BLOOM WAY**

DATE: **MAY 4, 2016**  
 PROJECT NO.: **100.028**  
 SHEET NUMBER: **C8.1**  
 TOTAL SHEETS: **17**



- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE.
  2. TOP OF WATER MAIN 10' OFF ROADWAY C/L IS 5.5' FROM C/L FINISHED GRADE PROFILE.
  3. WATER LINE ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
  4. SEE SHEET C12.1 FOR UNDERDRAIN DETAIL.

DESERT BLOOM WAY

OLD GLORY DR.

FONTAINE BLVD.

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

PROJECT:  
**PIONEER LANDING  
 FILING 2**  
 FONTAINE BLVD.—OLD GLORY DRIVE,  
 EL PASO COUNTY, COLORADO  
 CONTACT: JEFF MARK

STATION	DESCRIPTION	NO.	DATE
5720		1.	
5715			
5710			
5705			
5700			
5695			
5690			
5685			
5680			

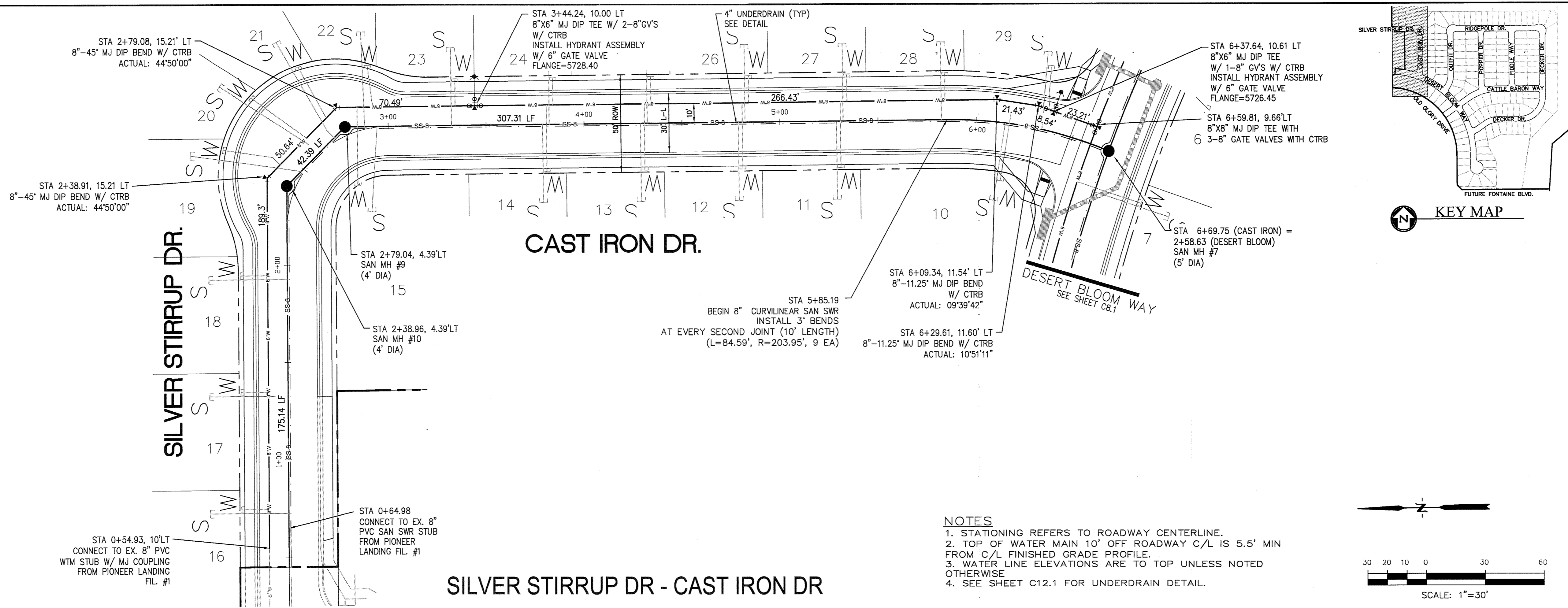
STATION	DESCRIPTION	NO.	DATE
8+00			
9+00			
10+00			
11+00			
12+00			
13+00			
2+00			
1+00			
0+00			

NOTE: INSTALL WTM SVC UNDER STORM SEWER FOR STATION 8+00 TO 13+00. SEE DETAIL SHEET C3.1.

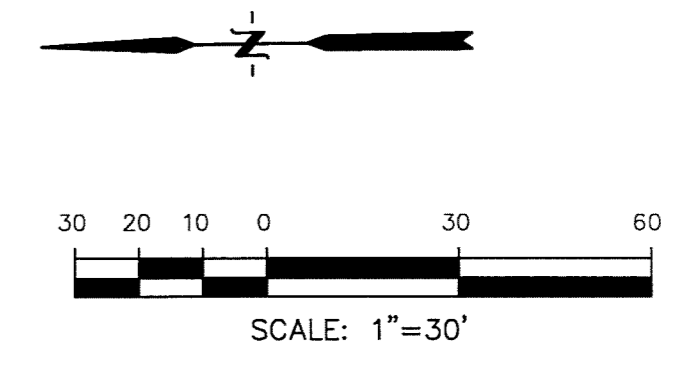
SCALES: HORIZ. 1"=30'  
 VERT. 1"=5'

WATER AND SANITARY SEWER  
 STA 8+00 TO FONTAINE OUTFALL  
 DESERT BLOOM WAY

DATE:  
 MAY 4, 2016  
 PROJECT NO.  
 100.028  
 SHEET NUMBER  
**C8.2**  
 TOTAL SHEETS: 17



- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE.
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  3. WATER LINE ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
  4. SEE SHEET C12.1 FOR UNDERDRAIN DETAIL.



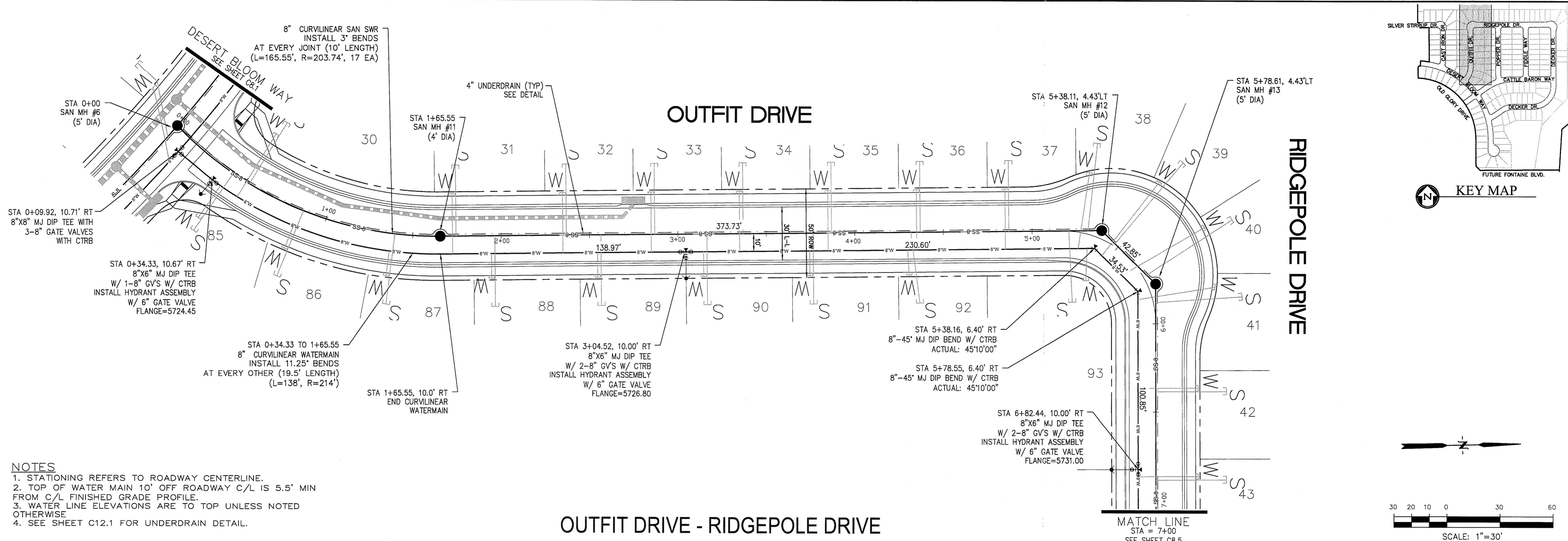
**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S.  
 BURNSVILLE, MN 55306  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

PROJECT: **PIONEER LANDING FILING 2**  
 PREPARED FOR: **LORSON LLC**  
 212 N. WAHSATCH AVE. SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 (719) 695-3200  
 CONTACT: JEFF MARK

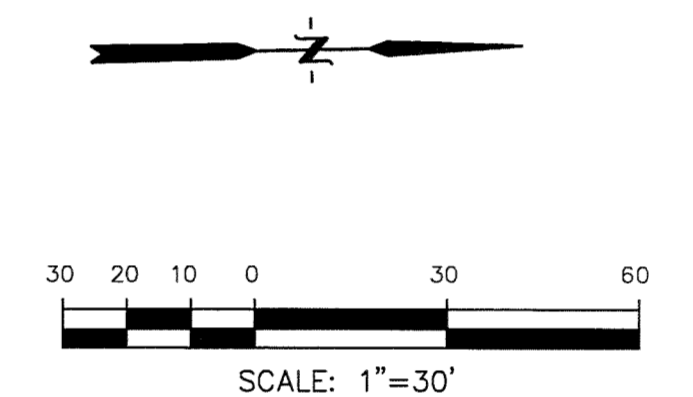
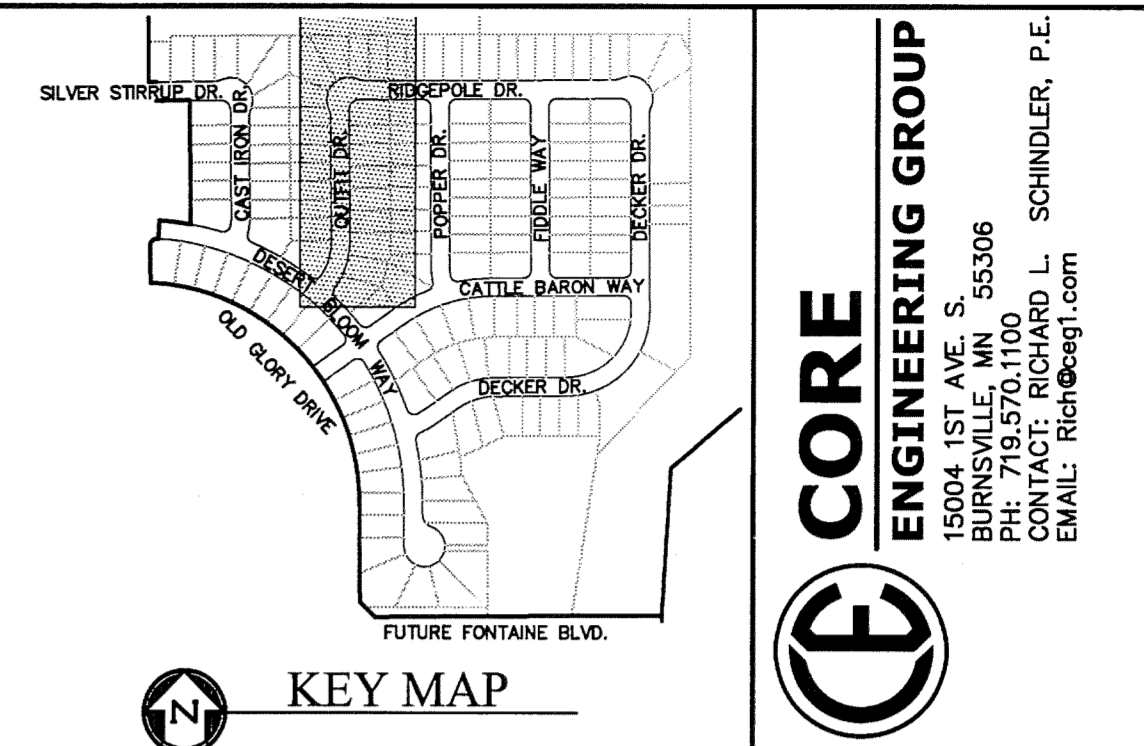
STATION	DESCRIPTION	NO.	DESCRIPTION
5740	PVI STA = 2+20 PVI ELEV = 5729.62 A.D. = -1.41 K = 35.46 50.0000' VC	1.	5740
5735	PVI STA = 2+90 PVI ELEV = 5728.22 A.D. = -1.41 K = 35.46 50.0000' VC		5735
5730	PVI STA = 5-75 PVI ELEV = 5726.51		5730
5725	CONNECT TO EX. 8" WTM STUB INV=5725.05± FROM PIONEER LANDING FIL. #1		5725
5720	EXISTING 8" PVC @ 0.8%		5720
5715	STA 0+64.98 CONNECT TO EX. 8" SAN SWR STUB INV=570.44± FROM PIONEER LANDING FIL. #1		5715
5710	SSMH 10 STA 2+38.96 4.39' LT RM=5729.18 INV-IN=5718.24 INV-OUT=5717.70		5710
5705	SSMH 9 STA 2+79.04 4.39' LT RM=5728.43 INV-IN=5717.96 INV-OUT=5717.70		5705
5700			5700

DATE: MAY 4, 2016  
 PROJECT NO. 100.028  
 SHEET NUMBER **C8.3**  
 TOTAL SHEETS: 17





- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE.
  2. TOP OF WATER MAIN 10' OFF ROADWAY C/L IS 5.5' MIN FROM C/L FINISHED GRADE PROFILE.
  3. WATER LINE ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
  4. SEE SHEET C12.1 FOR UNDERDRAIN DETAIL.



**CORE ENGINEERING GROUP**

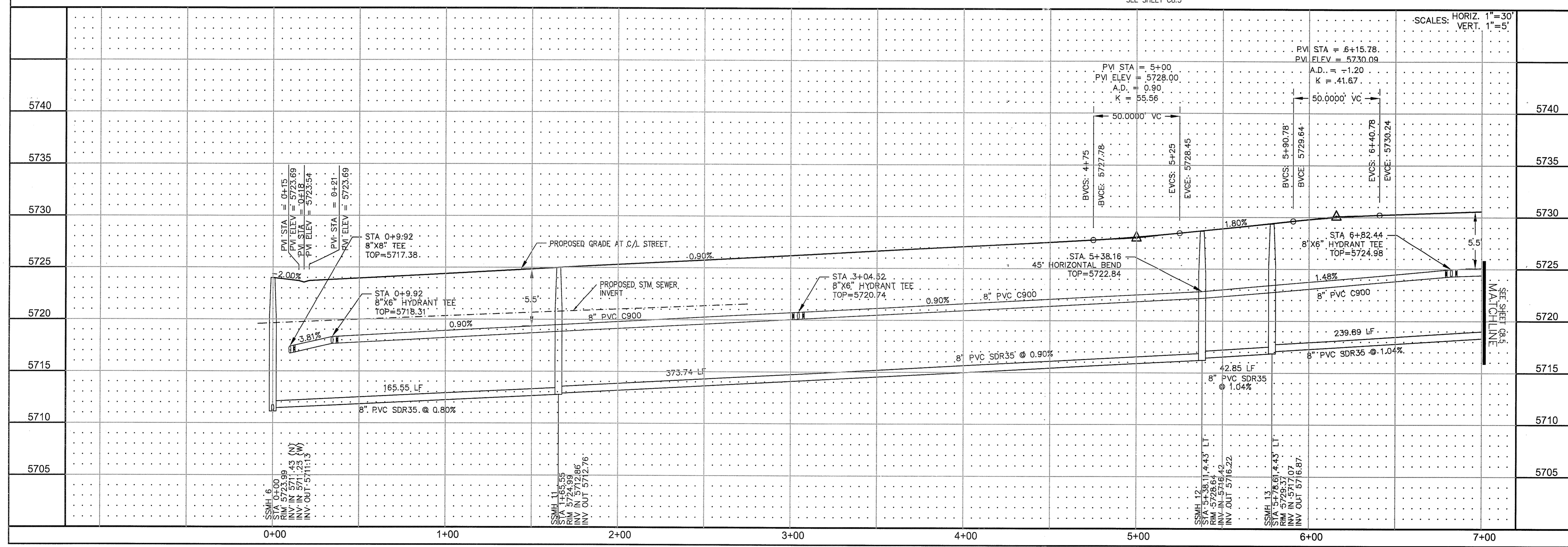
15004 1ST AVE. S. 95506  
BIRCHMOUNT, UT 84303  
PHONE: 795.737.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceeg1.com

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

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

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

PROJECT:  
**PIONEER LANDING  
FILING 2**  
FONTAINE BLVD TO CLOVER DRIVE,  
EL PASO COUNTY, COLORADO  
CONTACT: JEFF MARK



NO. 1

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

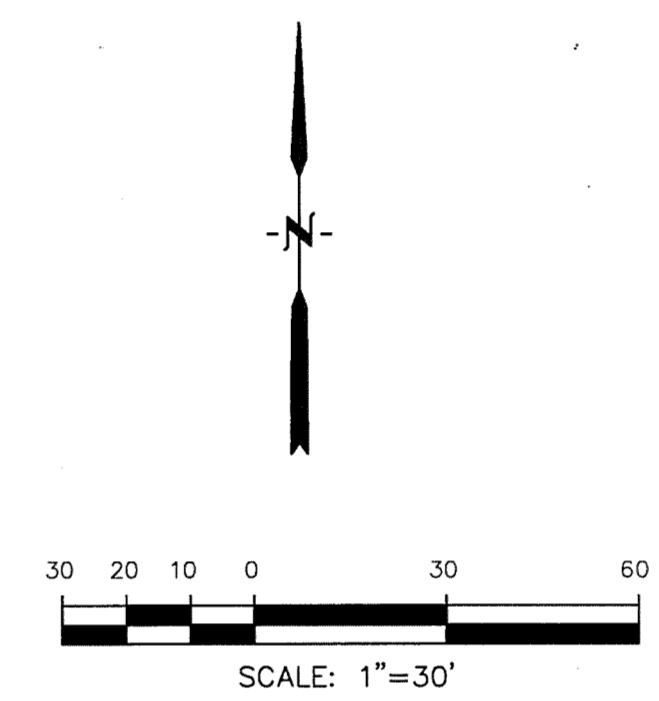
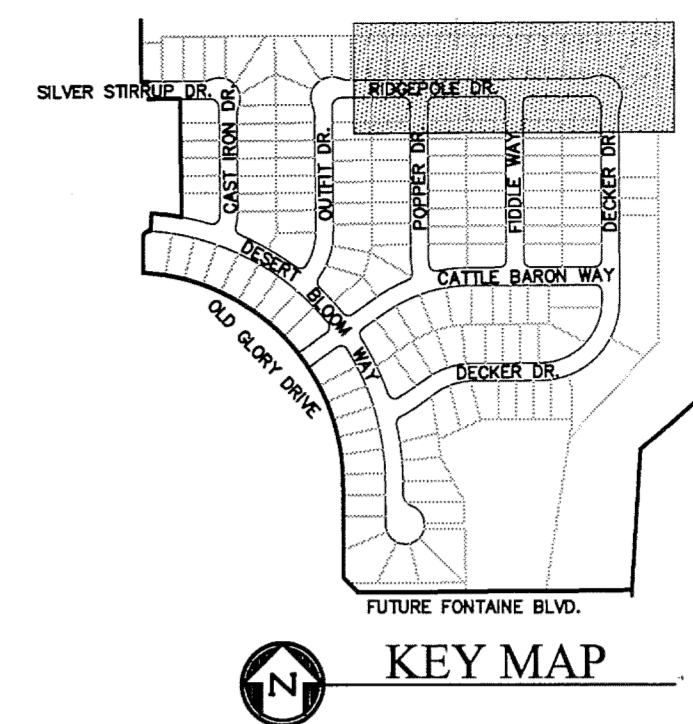
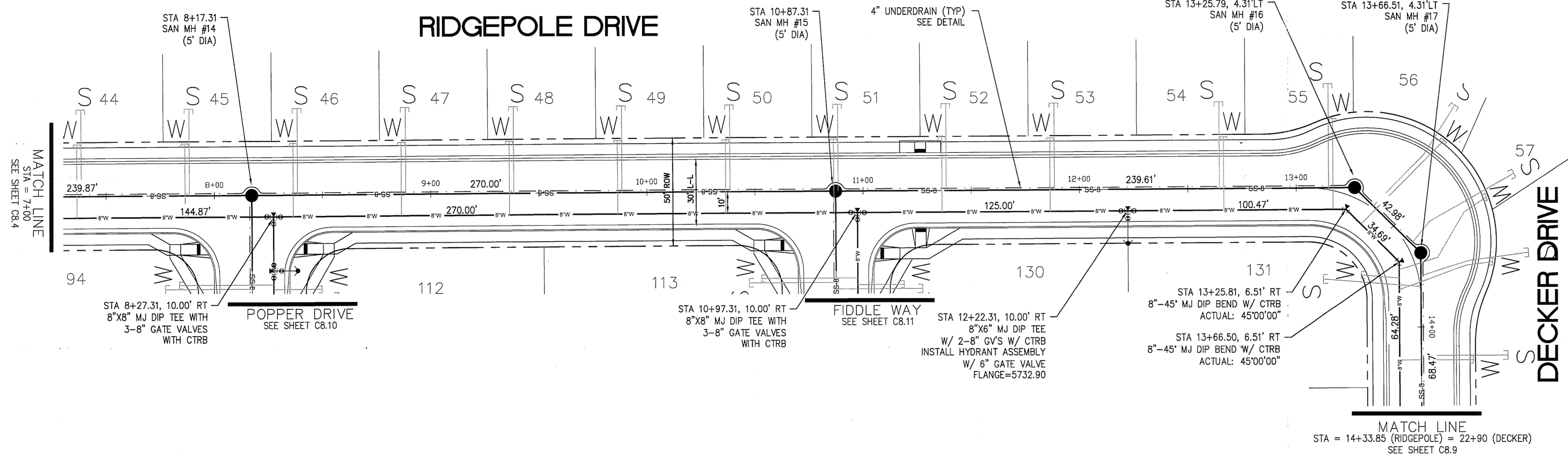
**WATER AND SANITARY SEWER  
STA 0+00 TO STA 7+00  
OUTFIT DRIVE-RIDGEPOLE DRIVE**

DATE:  
MAY 4, 2016

PROJECT NO.  
100.028

SHEET NUMBER  
**C8.4**

TOTAL SHEETS: 17



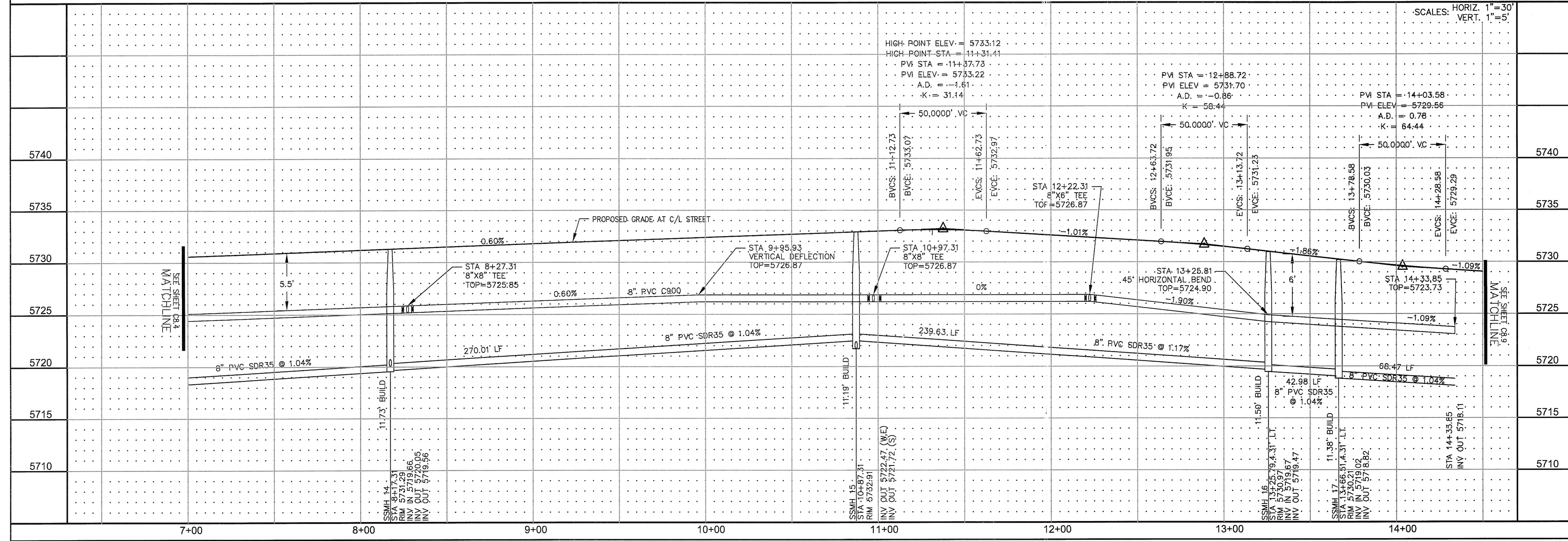
- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE.
  2. TOP OF WATER MAIN 10' OFF ROADWAY C/L IS 5.5' MIN FROM C/L FINISHED GRADE PROFILE.
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  4. SEE SHEET C12.1 FOR UNDERDRAIN DETAIL.

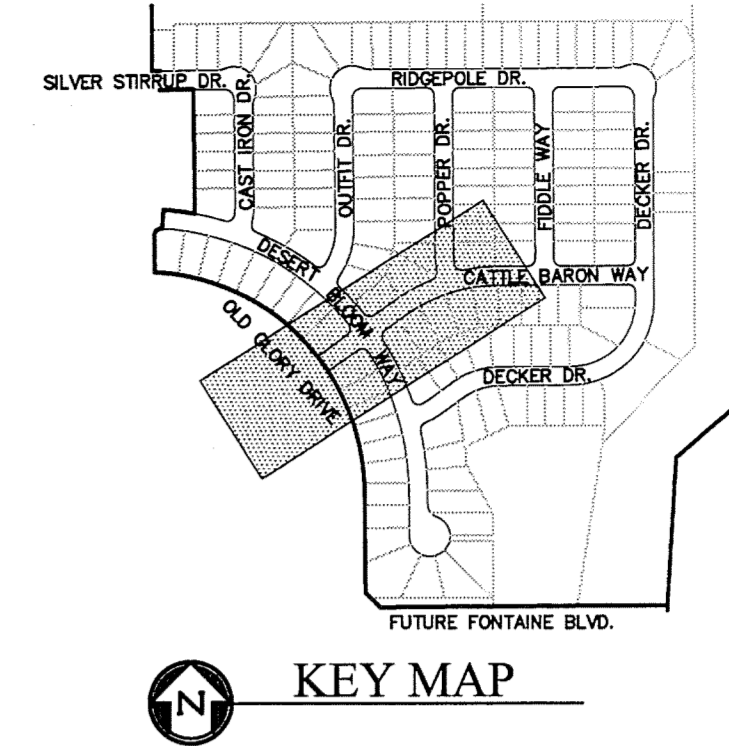
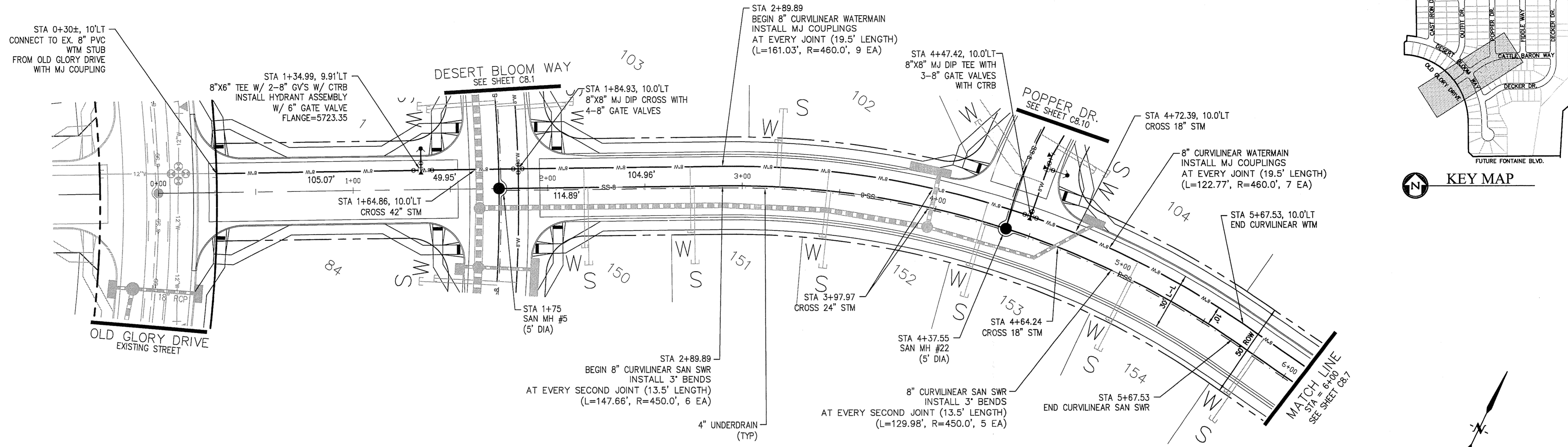
**CORE ENGINEERING GROUP**  
 1515 N. S. 55306  
 BOONVILLE, MO 64608  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. 1  
 PREPARED FOR: **LORSON LLC.**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT: **PIONEER LANDING FILING 2**  
 FONTAINE BLVD AND DECKER DRIVE,  
 EL PASO COUNTY, COLORADO  
 CONTACT: JEFF MARK

WATER AND SANITARY SEWER  
 STA 7+00 TO 14+33.85  
 RIDGEPOLE DRIVE

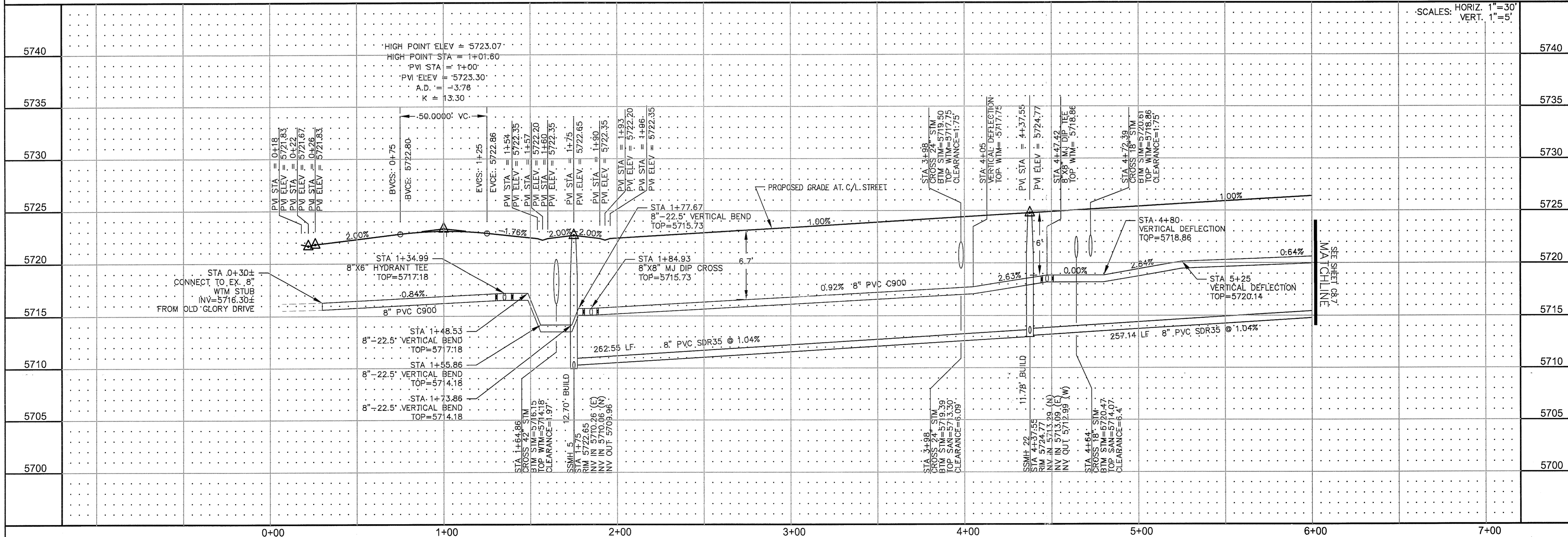
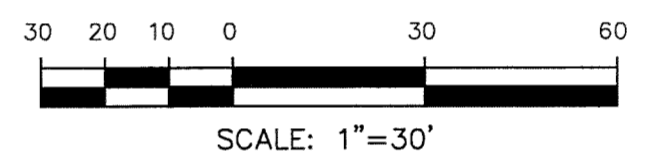
DATE: MAY 4, 2016  
 PROJECT NO. 100.028  
 SHEET NUMBER **C8.5**  
 TOTAL SHEETS: 17



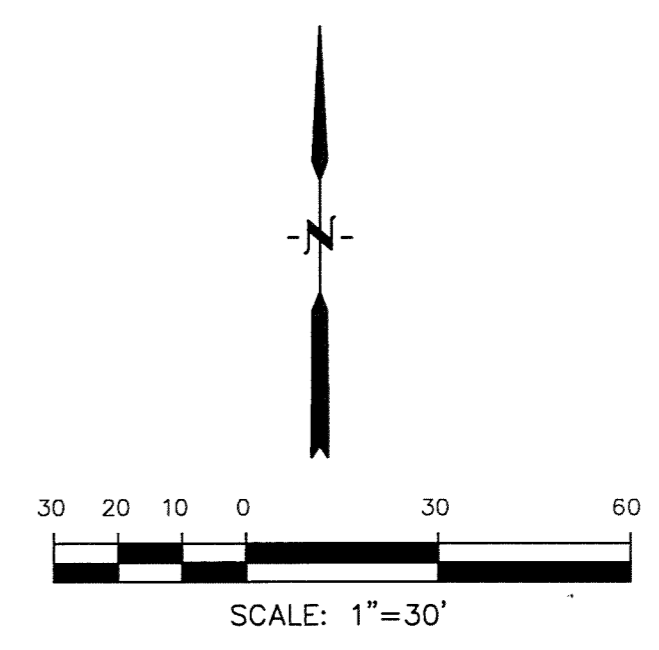
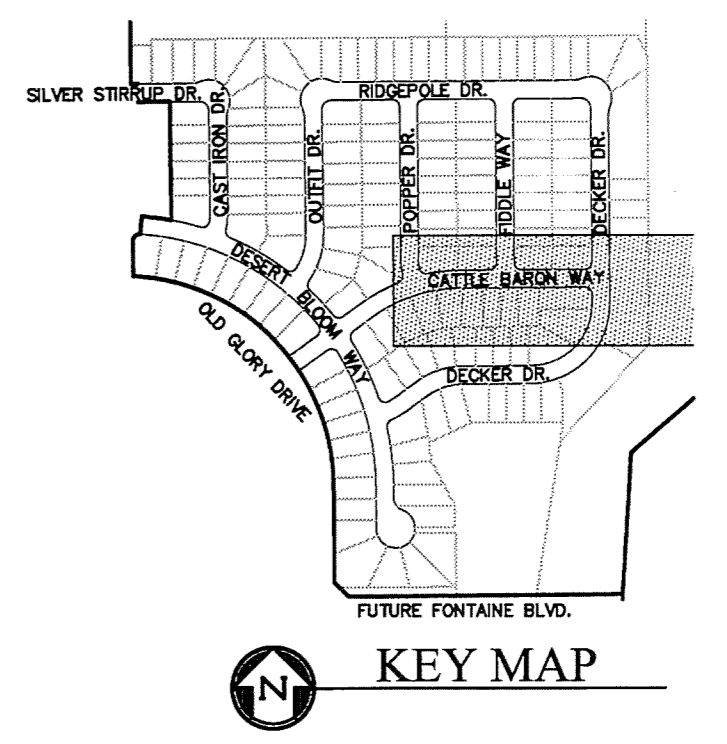
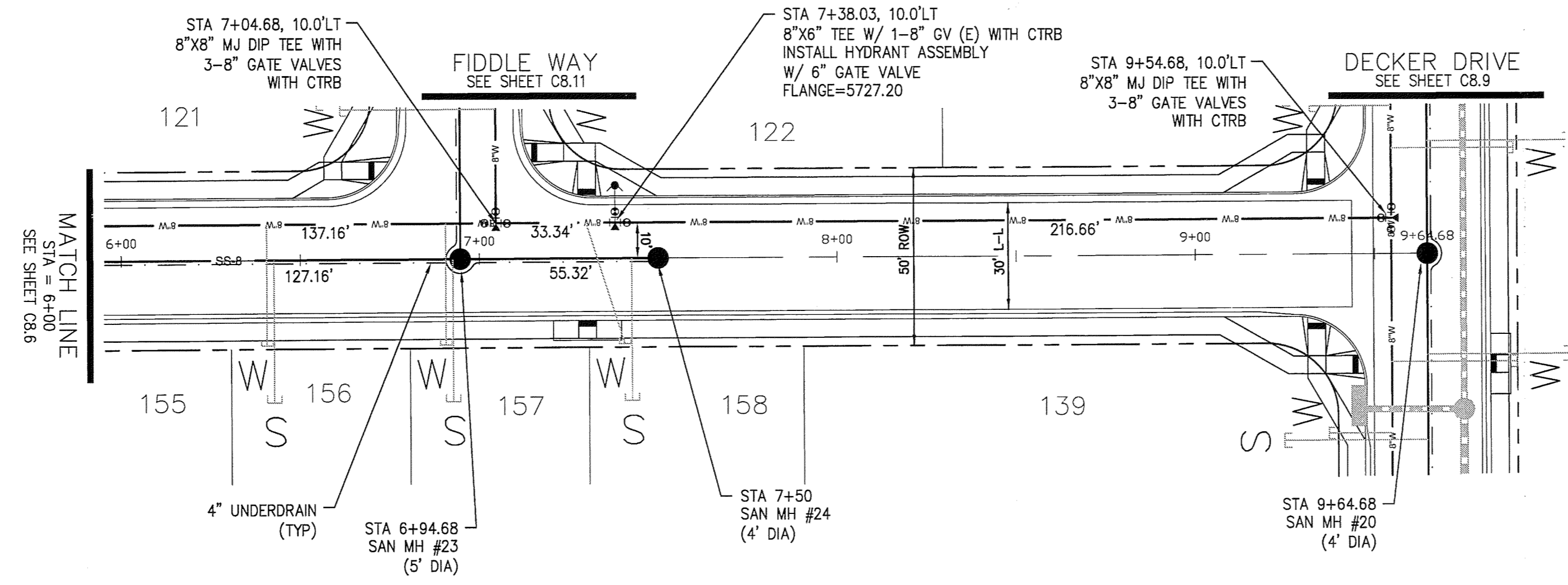


- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE.
  2. TOP OF WATER MAIN 10' OFF ROADWAY C/L IS 5.5' MIN FROM C/L FINISHED GRADE PROFILE.
  3. WATER LINE ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
  4. SEE SHEET C12.1 FOR UNDERDRAIN DETAIL.

**CATTLE BARON WAY**

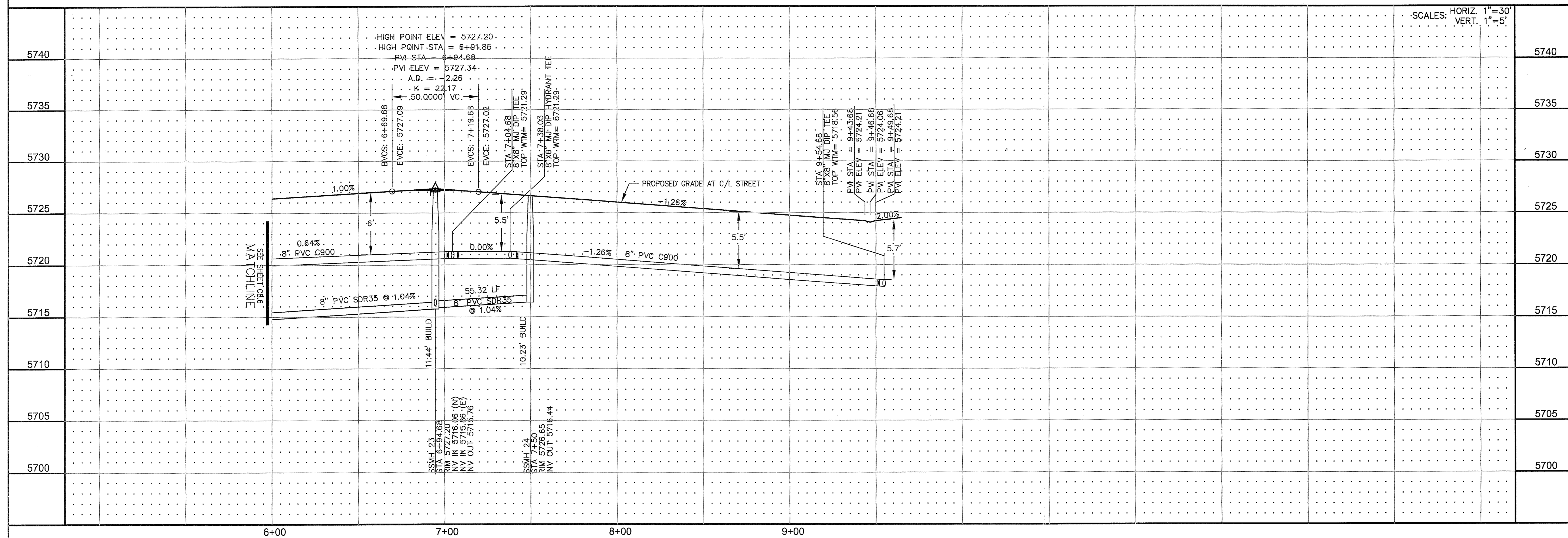


<p><b>CORE ENGINEERING GROUP</b>          15004 1ST AVE. S.          BURNSVILLE, MN 55306          CONTACT: RICHARD L. SCHINDLER, P.E.          EMAIL: Rich@cegi.com</p>	
<p>DATE: _____</p>	<p>DESCRIPTION: _____</p>
<p>PROJECT: <b>PIONEER LANDING FILING 2</b></p>	<p>PREPARED FOR: <b>LORSON LLC</b>          212 N. WAHSATCH AVE., SUITE 301          COLORADO SPRINGS, COLORADO 80903          CONTACT: JEFF MARK          (719) 635-3200</p>
<p><b>WATER AND SANITARY SEWER</b>  <b>STA 0+00 TO STA 6+00</b>  <b>CATTLE BARON WAY</b></p>	
<p>DRAWN: RLS          DESIGNED: RLS          CHECKED: RLS</p>	<p>DATE: <b>MAY 4, 2016</b></p>
<p>SHEET NUMBER  <b>C8.6</b></p>	<p>PROJECT NO.  <b>100.028</b></p>
<p>TOTAL SHEETS: <b>17</b></p>	<p>NO. 1</p>



- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE.
  2. TOP OF WATER MAIN 10' OFF ROADWAY C/L IS 5.5' MIN FROM C/L FINISHED GRADE PROFILE.
  3. WATER LINE ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
  4. SEE SHEET C12.1 FOR UNDERDRAIN DETAIL.

**CATTLE BARON WAY**



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

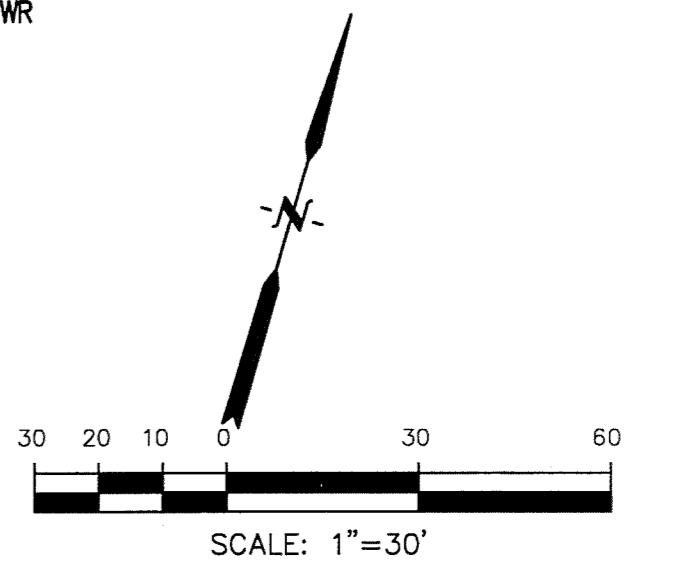
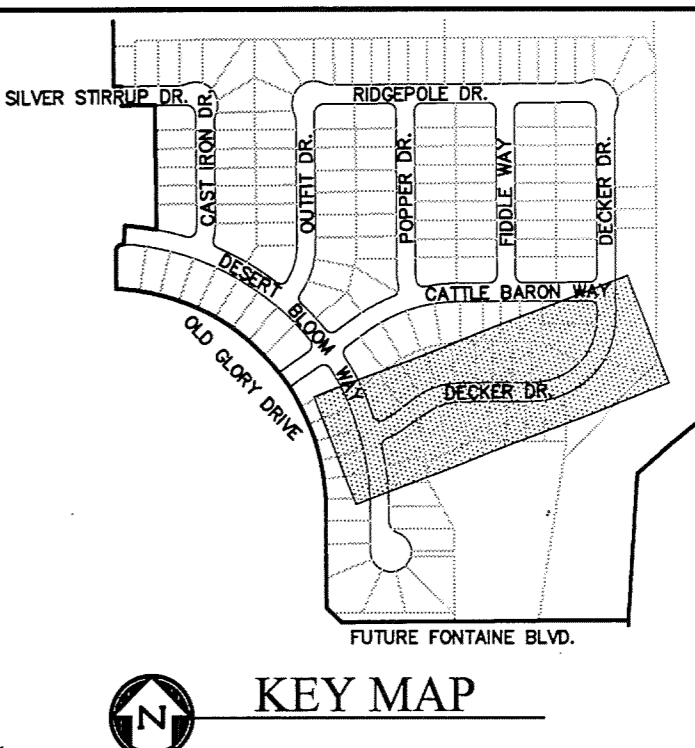
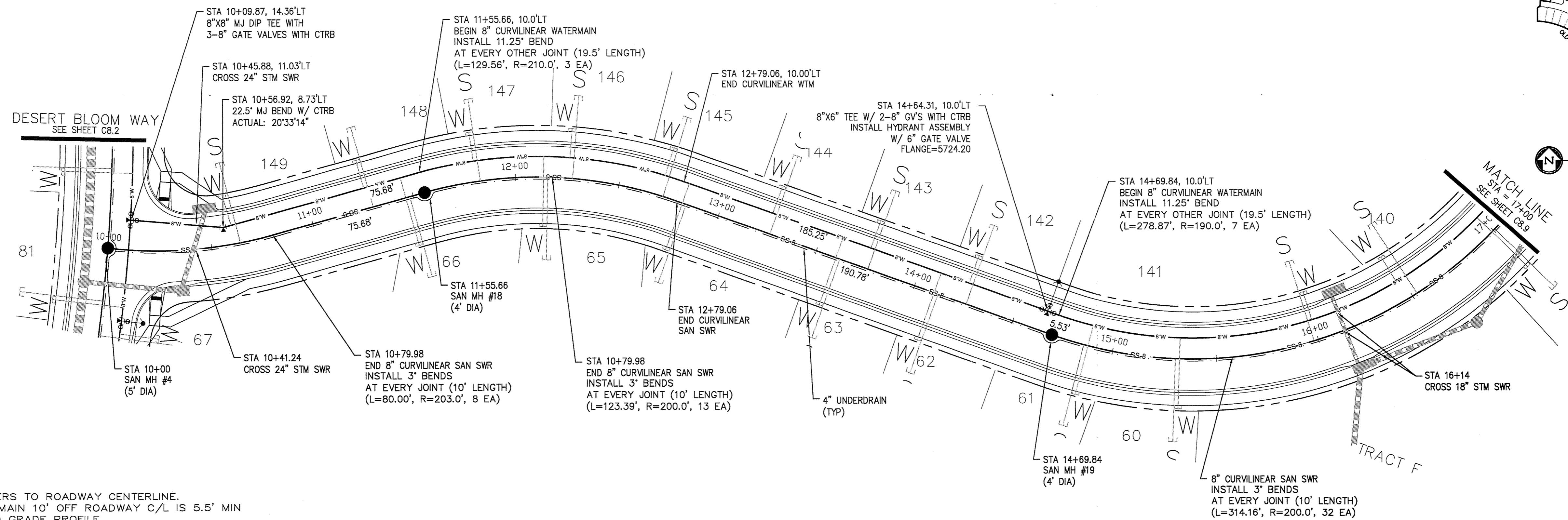
DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. 1: \_\_\_\_\_  
 PREPARED FOR: **LORSON LLC.**  
 212 N. WASHBACH AVE., SUITE 301  
 COLORADO SPRINGS, CO 80903  
 CONTACT: JEFF MARK  
 PROJECT: **PIONEER LANDING FLING 2**  
 FONTAINE BLVD.-OLD GLORY DRIVE  
 EL PASO COUNTY, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

**WATER AND SANITARY SEWER**  
**STA 6+00 TO 9+64**  
**CATTLE BARON WAY**

DATE: MAY 4, 2016  
 PROJECT NO. 100.028  
 SHEET NUMBER **C8.7**  
 TOTAL SHEETS: 17



- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE.
  2. TOP OF WATER MAIN 10' OFF ROADWAY C/L IS 5.5' MIN FROM C/L FINISHED GRADE PROFILE.
  3. WATER LINE ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
  4. SEE SHEET C12.1 FOR UNDERDRAIN DETAIL.

**DECKER DRIVE**

Station	Profile Description	Elevation	Notes
5740	LOW POINT STA = 10+41.65	5720.09	
5735	PVI STA = 10+50	5719.92	
5730	STA 10+9.87	5714.26	8" x 8" TEE
5725	STA 10+41.24	5720.27	CROSS 24" STM SWR
5720	STA 10+56.92	5714.26	22.5' MJ BEND W/ CTRB
5715	STA 10+79.98	5720.27	END 8" CURVILINEAR SAN SWR
5710	STA 10+99.84	5723.96	BEGIN 8" CURVILINEAR WATERMAIN
5705	STA 11+55.66	5723.96	BEGIN 8" CURVILINEAR WATERMAIN
5700	STA 12+79.06	5723.96	END CURVILINEAR WTM
	STA 14+64.31	5718.05	8" x 6" TEE W/ 2-8" GV'S WITH CTRB
	STA 14+69.84	5723.96	BEGIN 8" CURVILINEAR WATERMAIN
	STA 16+14	5722.26	CROSS 18" STM SWR

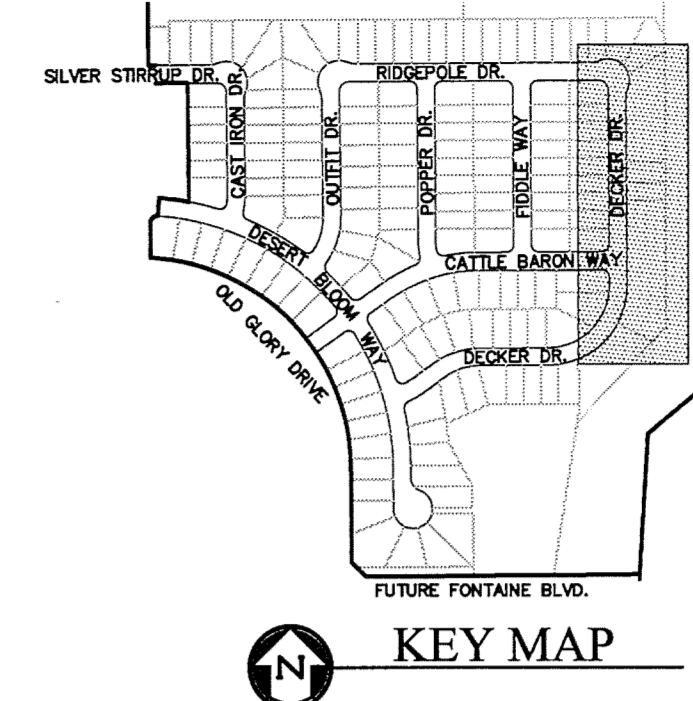
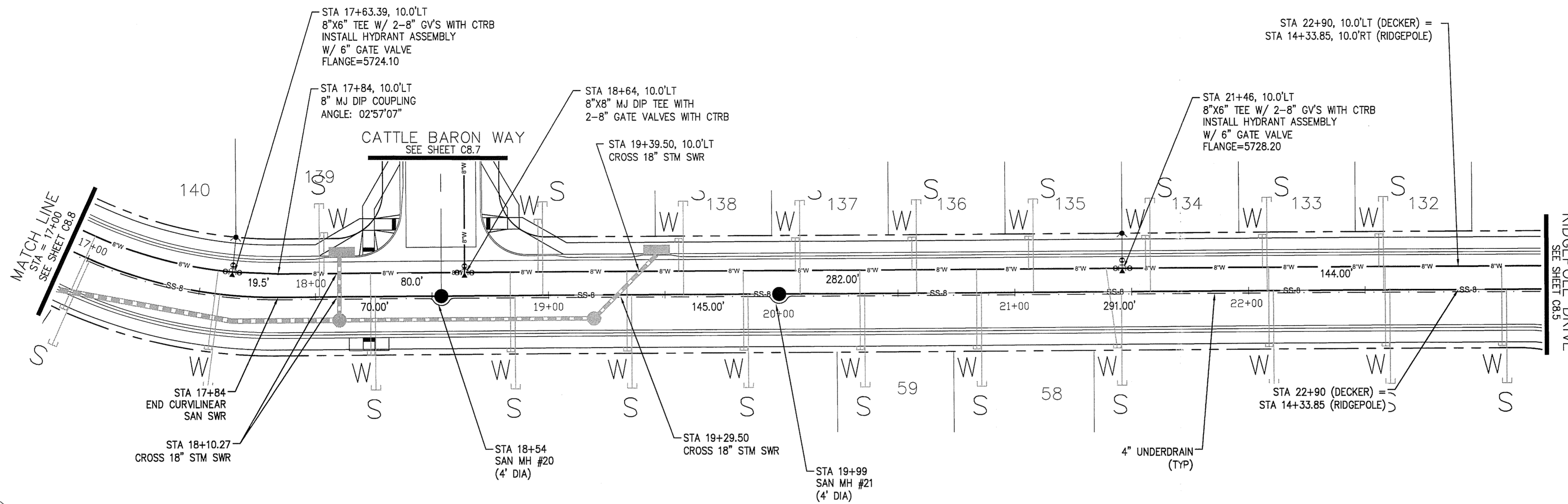
**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. 55306  
 BIRMGHAM, AL 35206  
 PH: 205.833.7100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceeg1.com

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

**PIONEER LANDING FILING 2**  
 FONTAINE BLVD - OLD GLORY DRIVE  
 EL PASO COUNTY, COLORADO

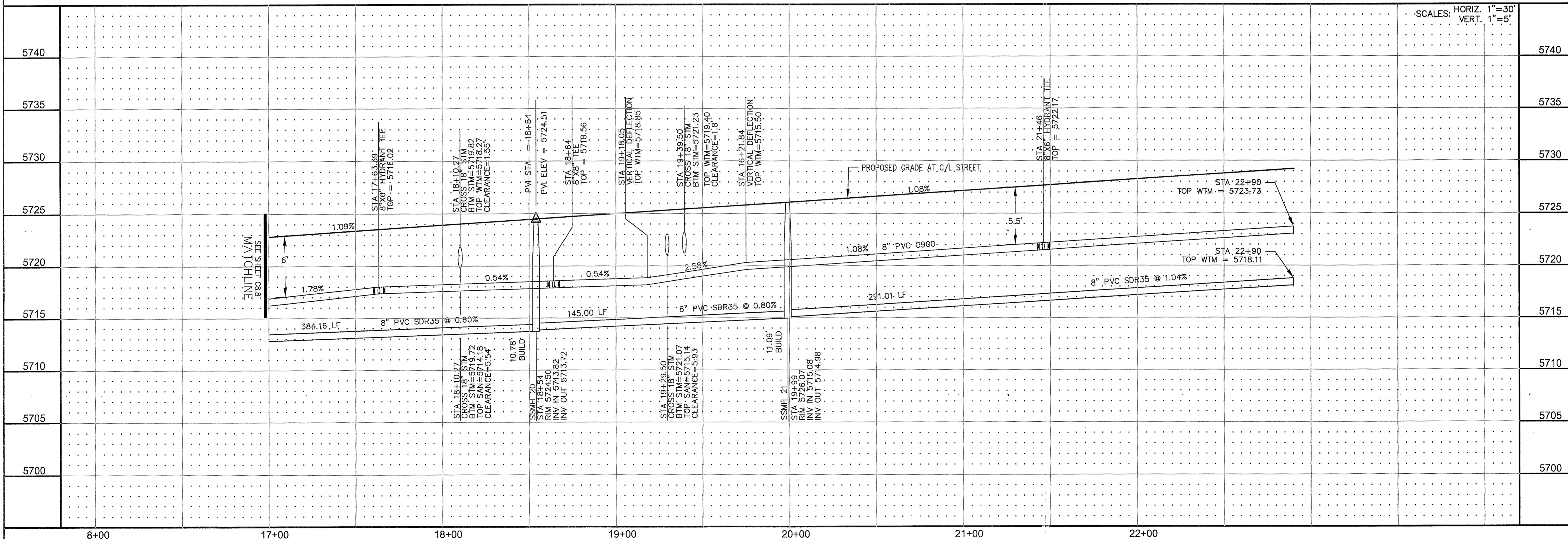
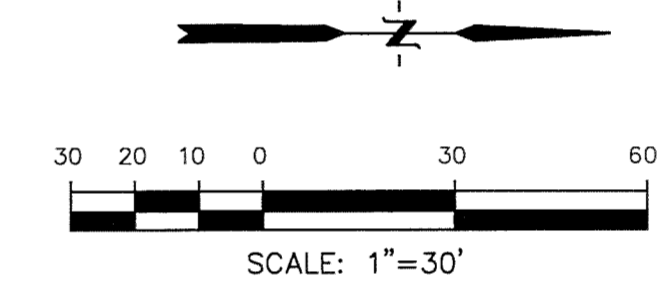
**WATER AND SANITARY SEWER STA 10+00 TO STA 17+00 DECKER DRIVE**

DATE: MAY 4, 2016  
 PROJECT NO: 100.028  
 SHEET NUMBER: C8.8  
 TOTAL SHEETS: 17

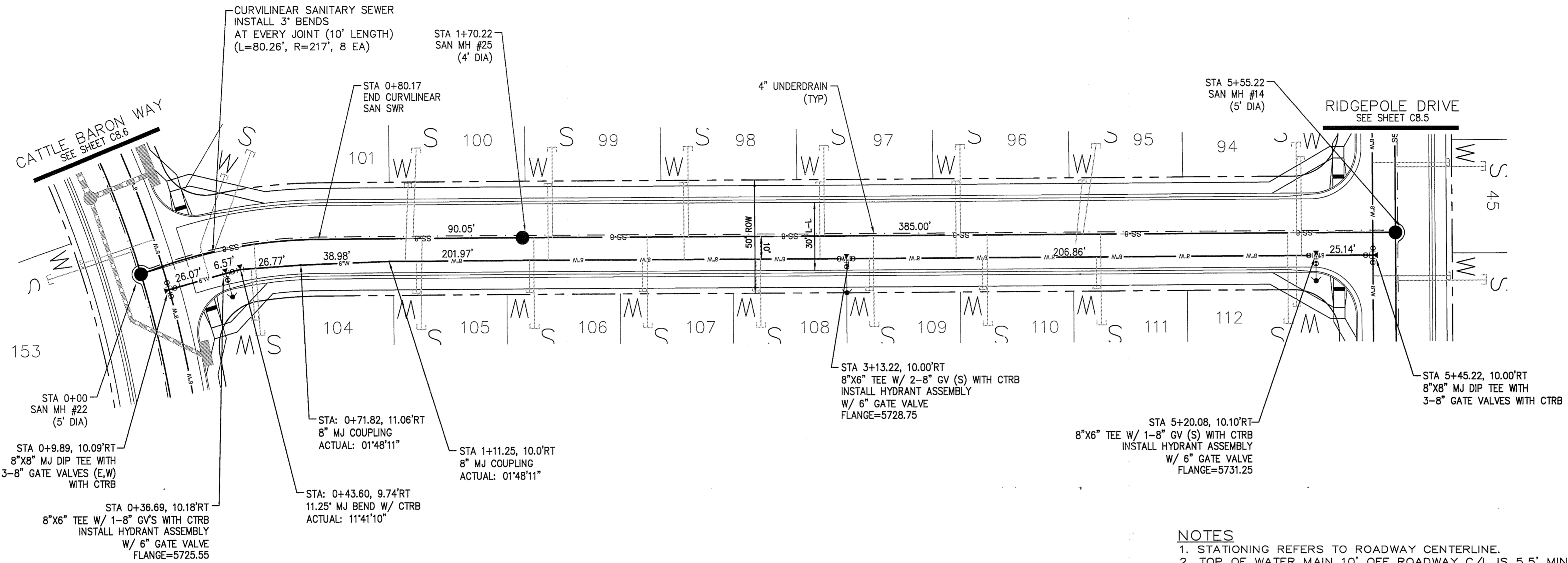


- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE.
  2. TOP OF WATER MAIN 10' OFF ROADWAY C/L IS 5.5' MIN FROM C/L FINISHED GRADE PROFILE.
  3. WATER LINE ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
  4. SEE SHEET C12.1 FOR UNDERDRAIN DETAIL.

**DECKER DRIVE**



<p><b>CORE ENGINEERING GROUP</b> 15004 1ST AVE. S. 95306 BIRMINGHAM, AL 35244 PHONE: 205.833.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceeg1.com</p>		DATE:	
		DESCRIPTION:	
<p>PREPARED FOR: <b>LORSON LLC.</b> 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK</p>		NO.:	
<p>PROJECT: <b>PIONEER LANDING FILING 2</b> FONTAINE BLVD.-OLD GLORY DRIVE, EL PASO COUNTY, COLORADO</p>		NO.:	
<p>WATER AND SANITARY SEWER STA 17+00 TO 22+90 DECKER DRIVE</p>		NO.:	
<p>DATE: MAY 4, 2016</p>		NO.:	
<p>PROJECT NO. 100.028</p>		NO.:	
<p>SHEET NUMBER <b>C8.9</b></p>		NO.:	
<p>TOTAL SHEETS: 17</p>		NO.:	



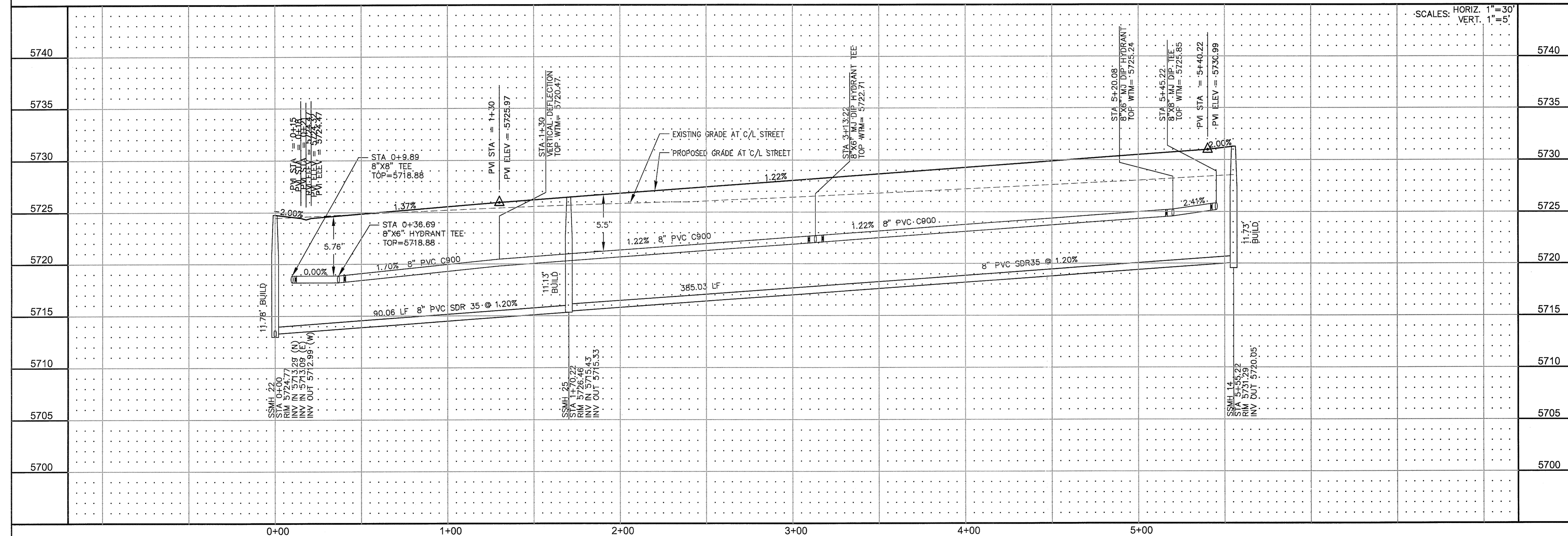
**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. 55506  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

**KEY MAP**

**NOTES**  
 1. STATIONING REFERS TO ROADWAY CENTERLINE.  
 2. TOP OF WATER MAIN 10' OFF ROADWAY C/L IS 5.5' MIN FROM C/L FINISHED GRADE PROFILE.  
 3. WATER LINE ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.  
 4. SEE SHEET C12.1 FOR UNDERDRAIN DETAIL.

SCALE: 1"=30'

**POPPER DRIVE**



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

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

NO. 1: \_\_\_\_\_

PROJECT: **PIONEER LANDING FILING 2**

PREPARED FOR: **LORSON LLC.**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 (719) 695-3200  
 CONTACT: JEFF MARK

PROJECT: **WATER AND SANITARY SEWER STA 0+00 TO STA 5+55 POPPER DRIVE**

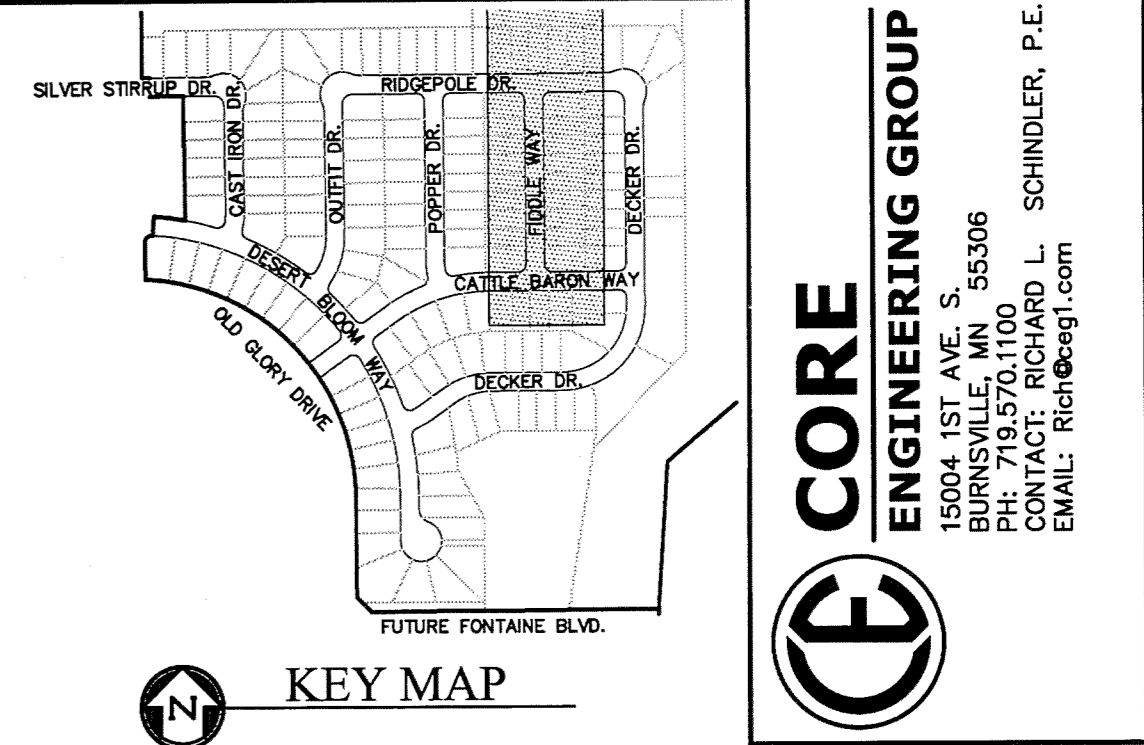
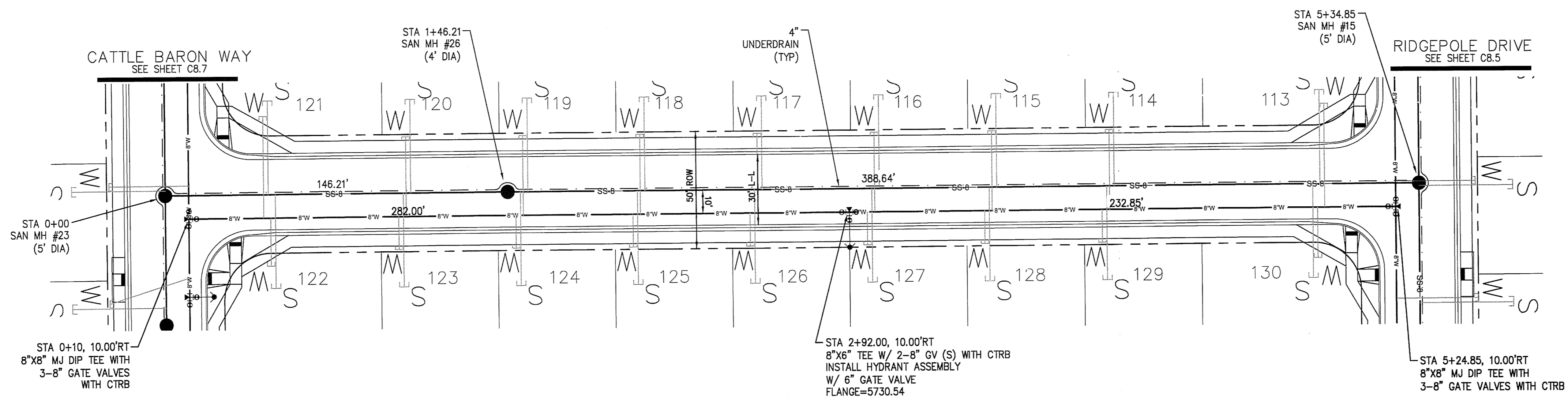
DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

DATE: **MAY 4, 2016**

PROJECT NO. **100.028**

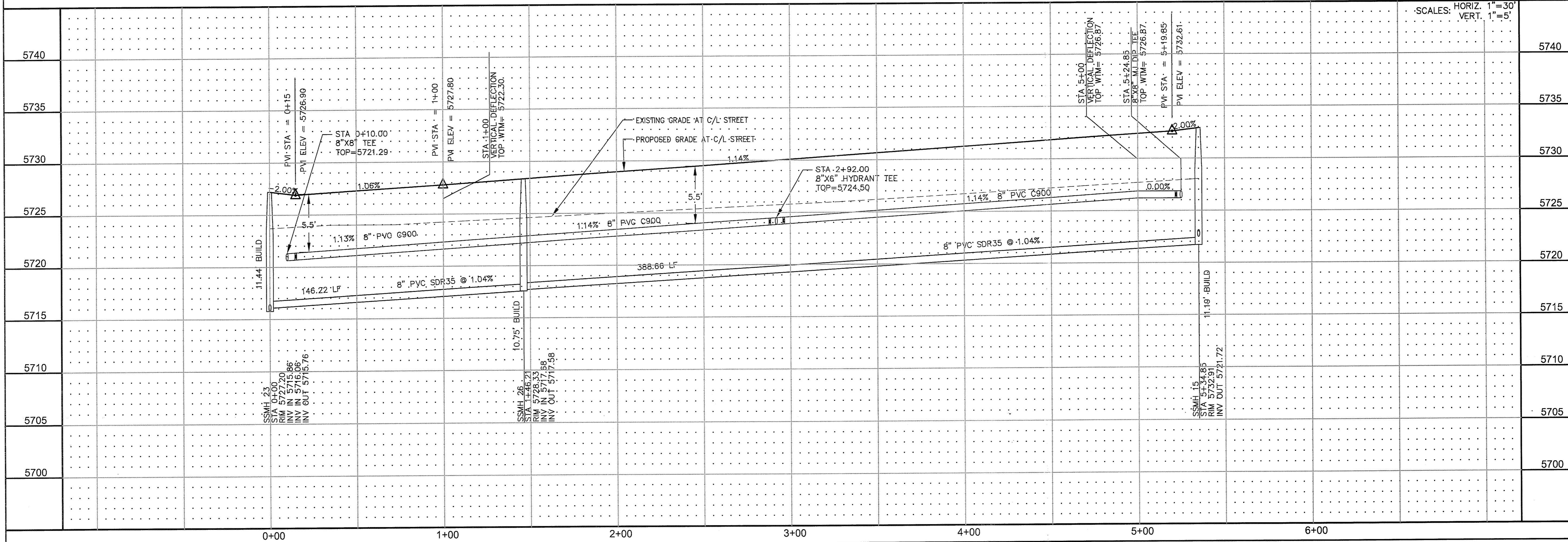
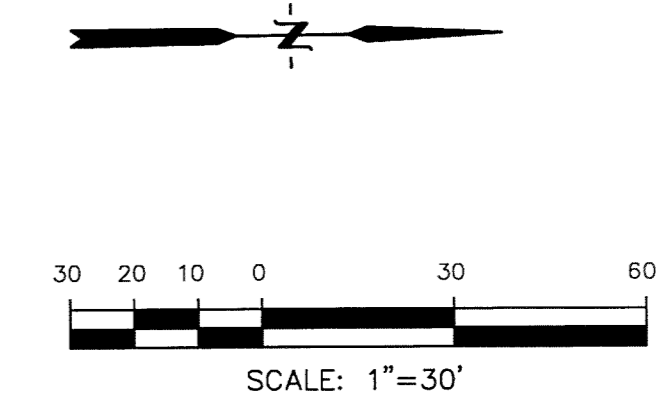
SHEET NUMBER **C8.10**

TOTAL SHEETS: 17



- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE.
  2. TOP OF WATER MAIN 10' OFF ROADWAY C/L IS 5.5' MIN FROM C/L FINISHED GRADE PROFILE.
  3. WATER LINE ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
  4. SEE SHEET C12.1 FOR UNDERDRAIN DETAIL.

**FIDDLE WAY**



NO.	DESCRIPTION	DATE
5740		
5735		
5730		
5725		
5720		
5715		
5710		
5705		
5700		

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

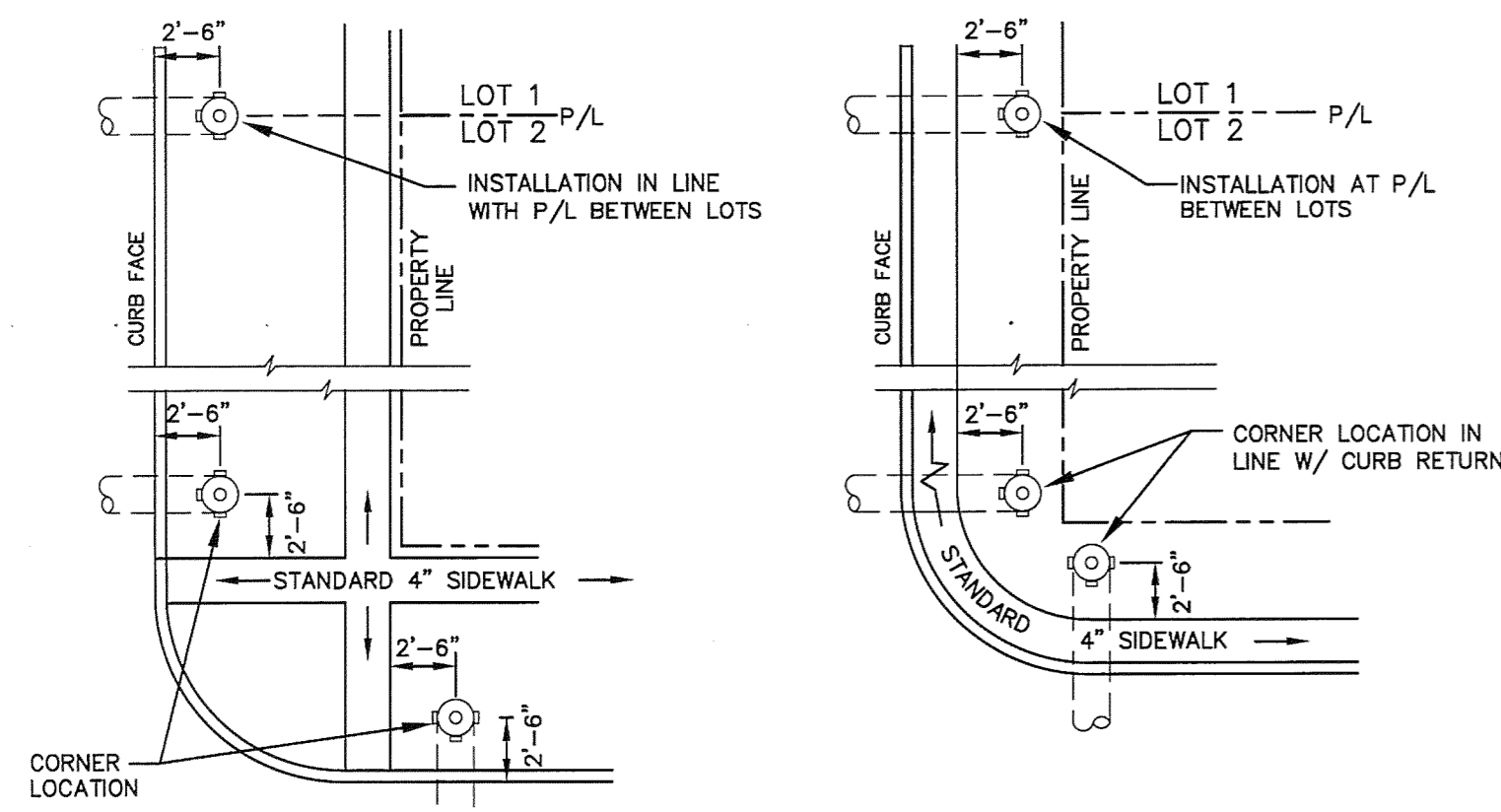
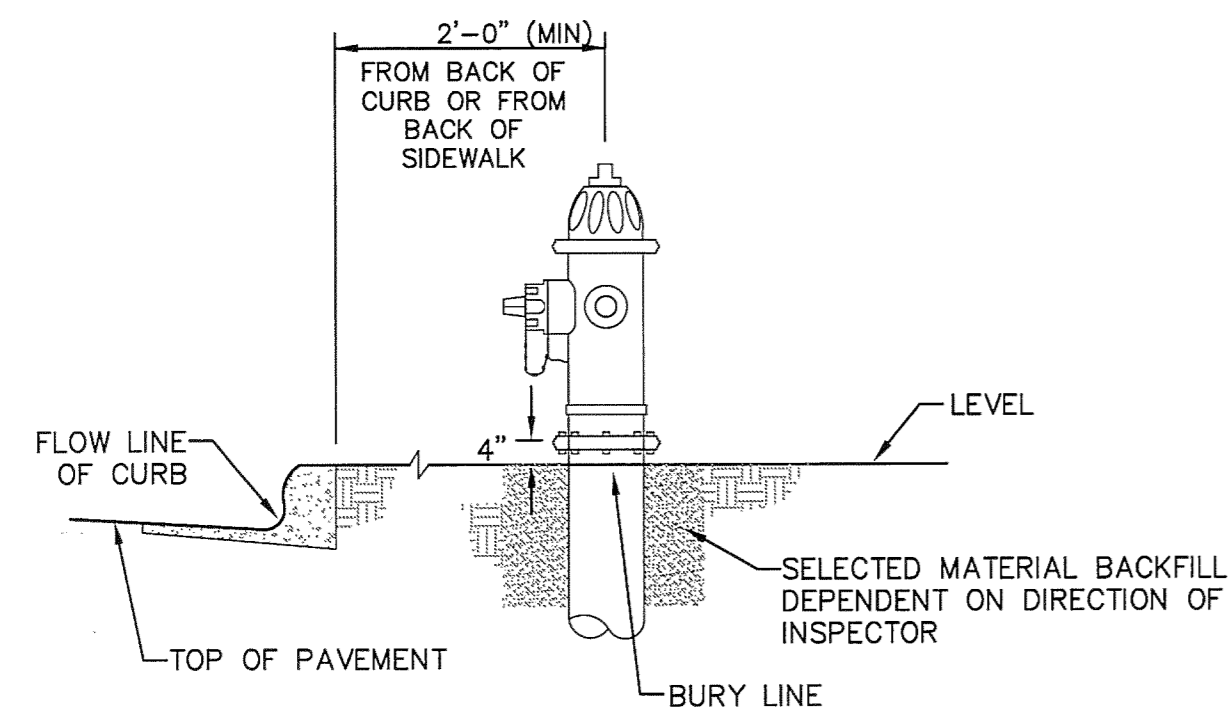
PROJECT: PIONEER LANDING  
 FILING 2  
 FONTAINE BLVD.-OLD GLORY DRIVE  
 EL PASO COUNTY, COLORADO

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

DATE: MAY 4, 2016  
 PROJECT NO. 100.028  
 SHEET NUMBER C8.11  
 TOTAL SHEETS: 17

**CORE ENGINEERING GROUP**  
 15004 1ST AVE. S. 95306  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceeg1.com





**DETACHED SIDEWALK LOCATION**  
NO SCALE

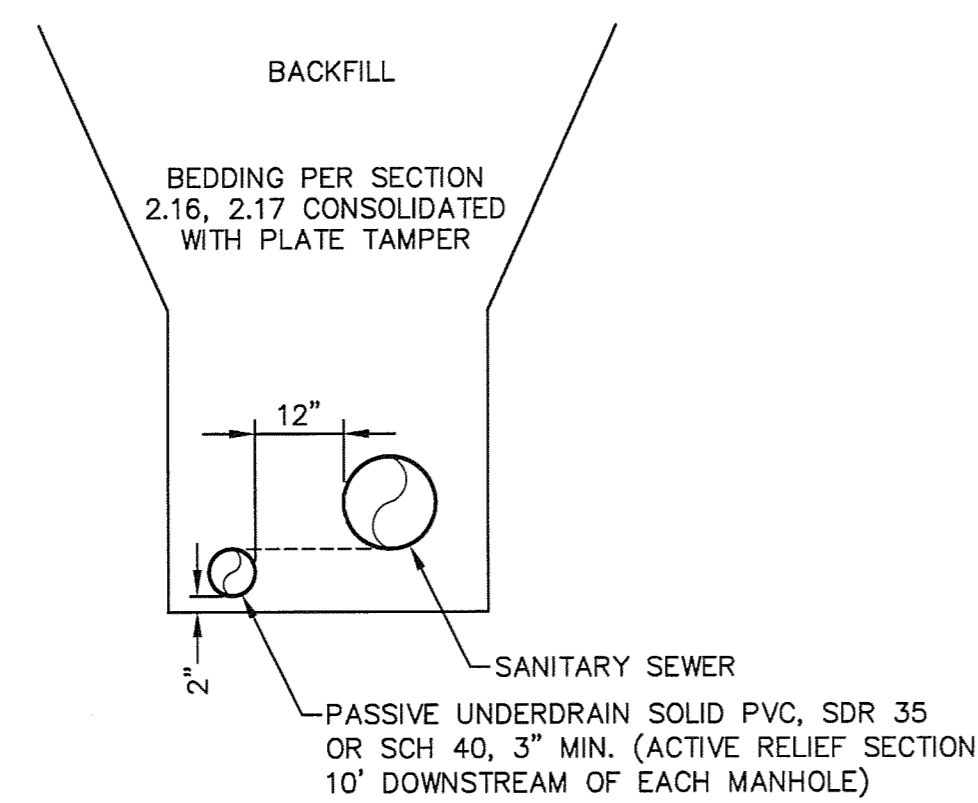
**ATTACHED SIDEWALK LOCATION**  
NO SCALE

**NOTE**  
ALL HYDRANTS SHALL BE MEULLER SUPER CENTURION 200.

**NOTES**

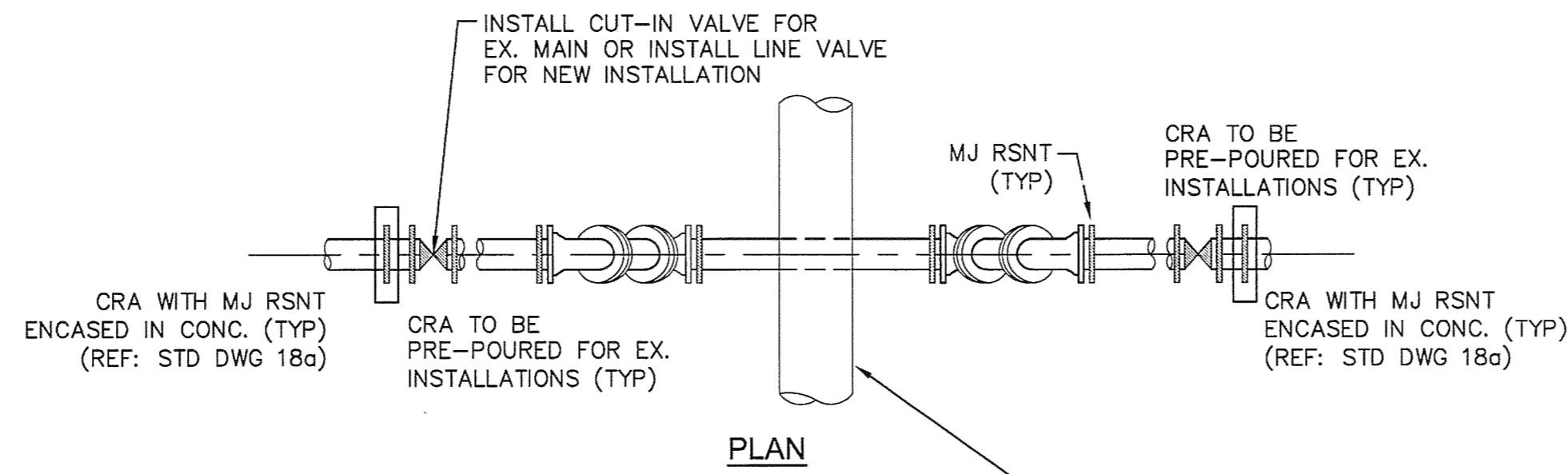
1. HYDRANT NOZZLE SHALL BE POSITIONED AT RIGHT ANGLES TO CURB. IF NO CURB OR SIDEWALK EXIST, NOZZLE SHALL BE PLACED AT RIGHT ANGLE TO STREET OR ALLEY.
2. HYDRANTS WILL BE PLACED A MINIMUM OF 5.0 FEET FROM ANY UTILITY OR DRAINAGE STRUCTURE (TO BE CO-ORDINATED WITH JOINT TRENCH INSTALLATION)
3. ANY HYDRANT BEING INSTALLED WITH CONDITIONS OTHER THAN THOSE MENTIONED AND/OR DETAILED BELOW WILL REQUIRE SIGNED APPROVAL FROM SECURITY FIRE PROTECTION DISTRICT.

**FIRE HYDRANT LOCATIONS**  
NO SCALE

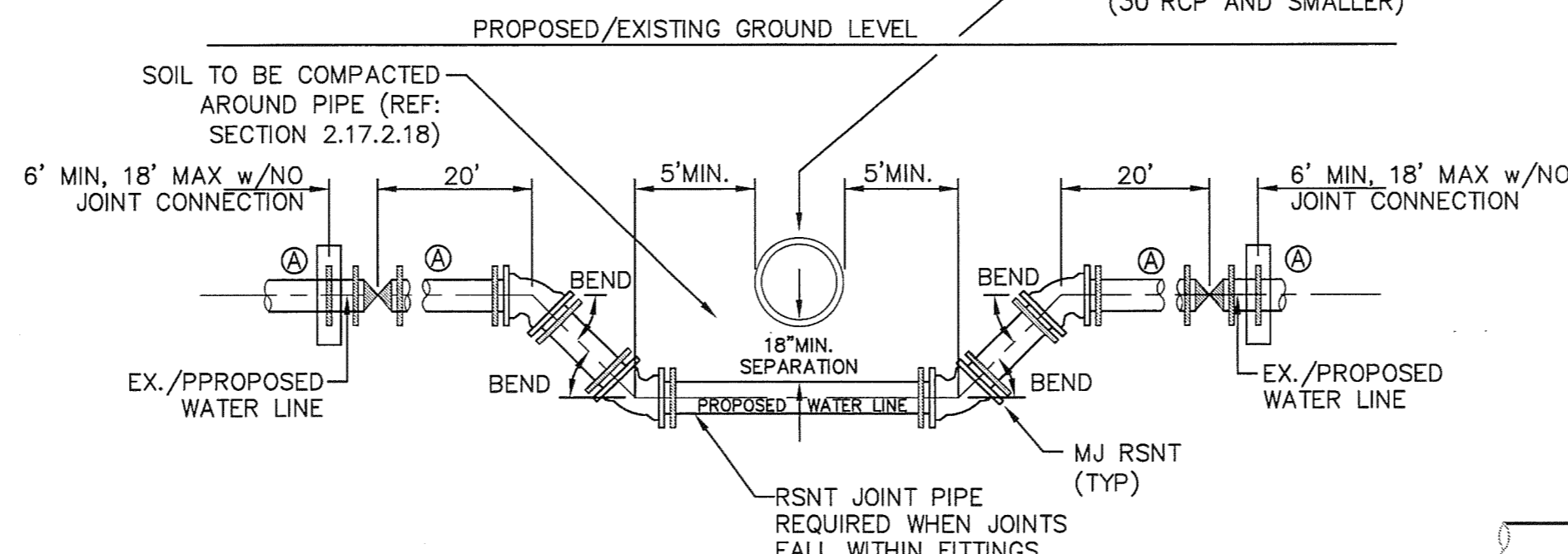


**SANITARY SEWER PASSIVE UNDERDRAIN DETAIL**  
(PER CSU STANDARD # WW-11A)  
NO SCALE

**NOTE:**  
POINT OF DISCHARGE TO PUBLIC SYSTEM IS REQUIRED. UNDERDRAIN CONNECTIONS SHALL BE 3" SCH 40.



**PLAN**

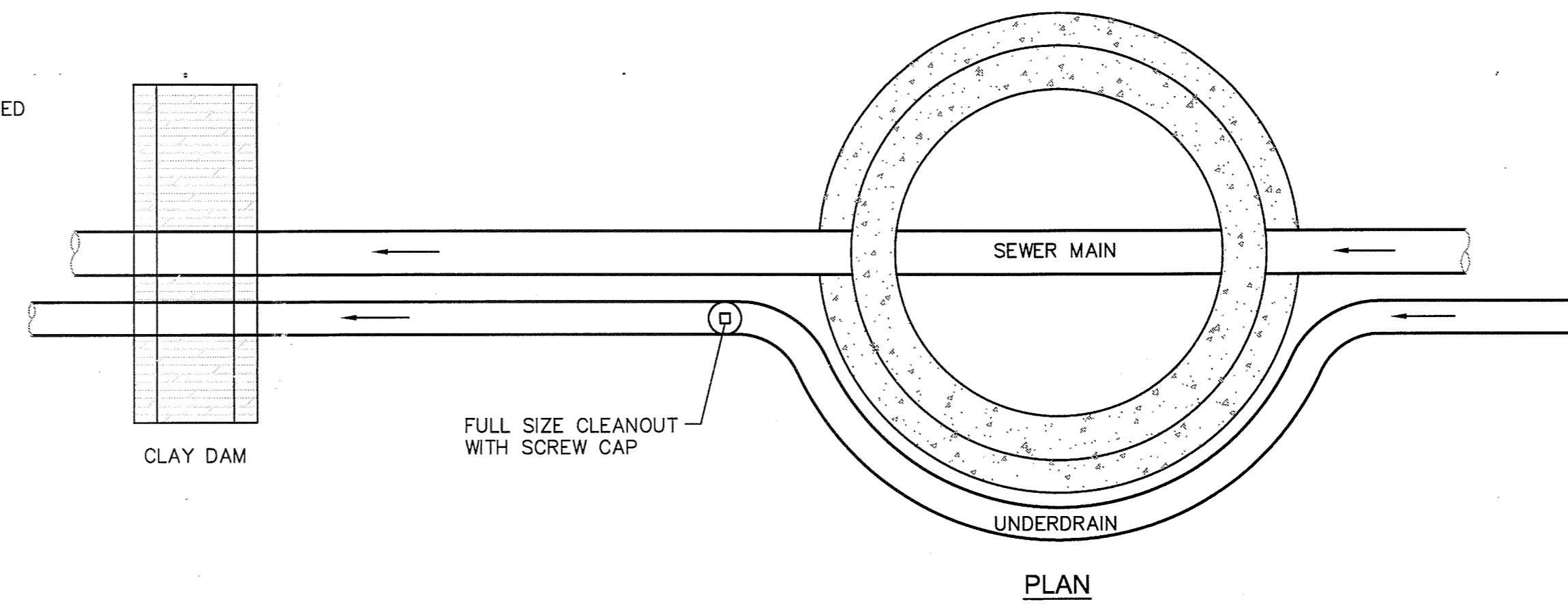


**ELEVATION**  
**30"RCP AND SMALLER - UTILITY STRUCTURE**  
NO SCALE

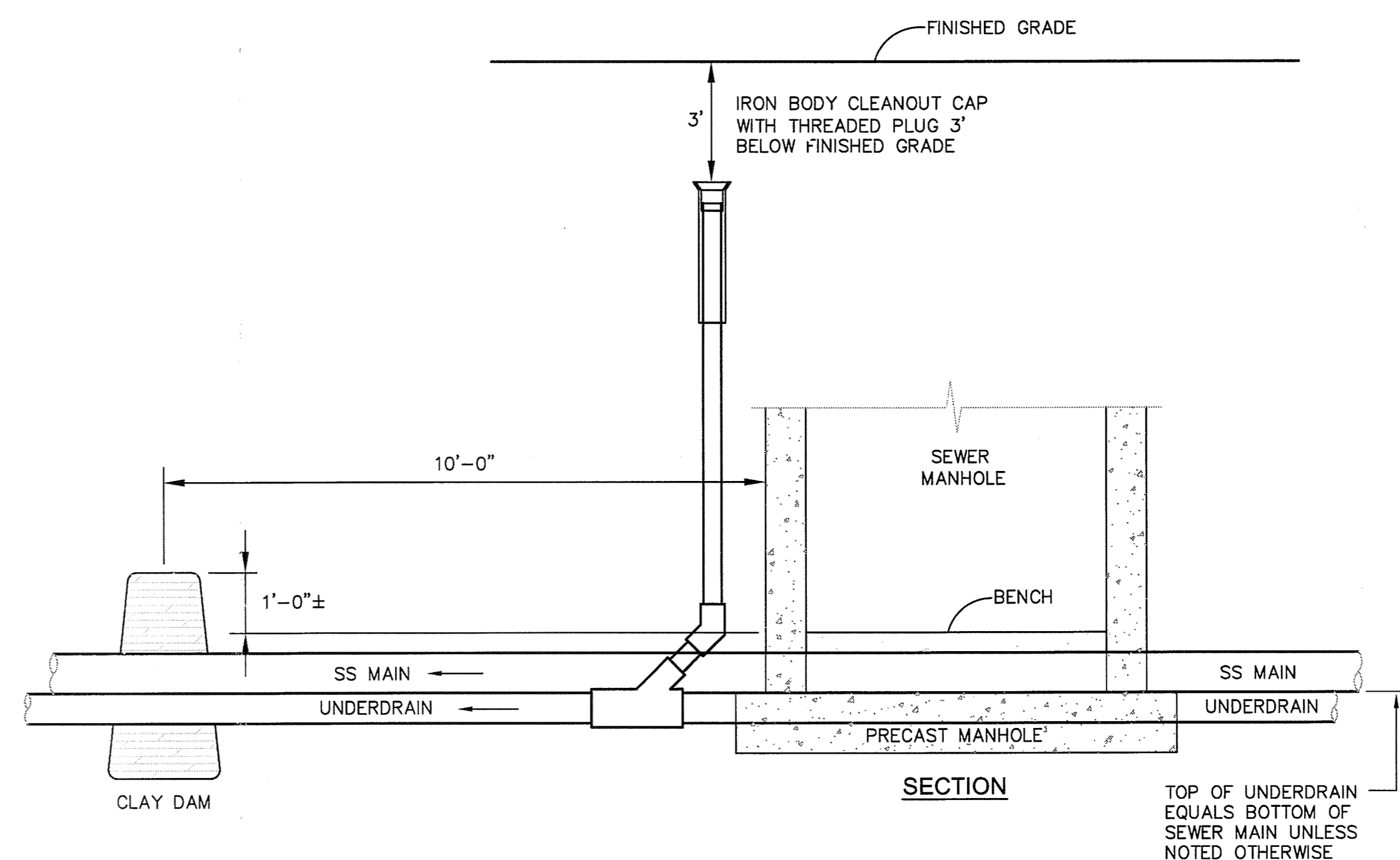
**GENERAL NOTES**

1. D.I.P. PIPE REQUIRED IN LOWERINGS (AT THE DISCRETION OF THE WRD/INSPECTOR PVC PIPE MAYBE APPROVED).
2. Ⓐ LOWERINGS TO BE CATHODIC PROTECTED UNDER THE DIRECTION OF THE WRD INSPECTOR. (17 lb).
3. ALL FITTINGS SHALL HAVE MJ RSNTS. SEE DRAWINGS NO. 27, 2B & SECTION 5.14 OF THE WRD SPECIFICATIONS.
4. EXAMPLE CAN VARY DUE TO SITE CONDITIONS AND INSPECTOR'S DIRECTION'S.

**LOWERING DETAIL WITH MJ RSNT FITTINGS AND RSNT JOINT PIPE (w/APPROVAL OF W.R.D.)**  
(PER CSU STANDARD # 20a)  
NO SCALE



**PLAN**



**SECTION**

**GROUNDWATER UNDERDRAIN CLEANOUT (PASSIVE) LOCATIONS OUTSIDE MANHOLE**

(PER CSU STANDARD # WW-12)  
NO SCALE

**UTILITY DETAIL SHEET**