CONSTRUCTION PLANS
FOR

PONDEROSA AT LORSON RANCH FILING NO. 3

STREET/STORM SEWER AND UTILITY CONSTRUCTION PLANS

811
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

VICINITY MAP
NO SCALE

LEGEND

—— - - ——	STREET R.O.W.
▬ ▬ ▬	PROPOSED STORM SEWER

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

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

WATER / SANITARY
WIDEFIELD WATER AND SANITATION DISTRICT
8495 FONTAINE BLVD.
COLORADO SPRINGS, CO 80925
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
PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
719-520-6300

BASIS OF BEARING
BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEING SOUTH 89°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 ________________ BY ____________________

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 ________________ BY ____________________

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

PUDSP-19-00X

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 JEFF MARK DATE ____________

TITLE MANAGER

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 ___________________________________ DATE _________
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. IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE TWO YEARS THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION

____
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

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719-659-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

COVER SHEET
STREET/STORM SEWER AND UTILITY PLANS

DATE:
NOV 15, 2019

PROJECT NO.
100.050

SHEET NUMBER
C0.1
TOTAL SHEETS: 30

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 AERIAL CONTOURS AND PREVIOUS CONSTRUCTION DOCUMENTS. 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 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 (ASTMM 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 THIS PROJECT.

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 PLANNING AND COMMUNITY DEVELOPMENT (PCD) – 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 PCD.*
10. *CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.*
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 PUBLIC WORK DEPARTMENT AND MUTCD CRITERIA.*
14. *CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PWD, 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.*

STORM SEWER NOTES:

1. *CONTRACTOR SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUL JOINT GASKET FOR ALL RCP STORM SEWER JOINTS*

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719-659-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGIE DR – OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

NOTES

DATE: NOV 15, 2019

PROJECT NO. 100.050

SHEET NUMBER C0.2

TOTAL SHEETS: 30

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. SUPPLEMENTAL SURVEY DATA WAS OBTAINED FOR MARKSHEFFEL ROAD FROM M&S CIVIL GROUP IN NOVEMBER, 2016. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.

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 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 (ASTMM 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-I557) 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.

WIDEFIELD WATER AND SANITATION DISTRICT GENERAL NOTES

1. 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.

2. 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.

3. 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.

4. ALL DUCTILE IRON PIPE, TO INCLUDE FITTINGS, VALVES AND FIRE HYDRANTS WILL BE WRAPPED WITH POLYETHEYLENE TUBING, BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED.

5. 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.

6. PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.

7. ALL FITTINGS SHALL BE DUCTILE IRON -MECHANICAL JOINT AND HAVE 9 LB. MAGNESIUM ANODES AT EVERY FITTING.

8. 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.

9. 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.

10. 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.

11. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.

12. ANY WATER UTILITY MATERIAL REMOVED AND NOT REUSED SHALL BE RETURNED TO THE WIDEFIELD WATER AND SANITATION DISTRICT IF THE DISTRICT SO REQUESTS.

13. 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.

14. ANY PUMPING OR BYPASS OPERATIONS MUST BE REVIEWED AND APPROVED PRIOR TO EXECUTION BY BOTH THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER.

15. 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.

16. 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.

17. 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.

18. 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

1. ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE CATHODIC PROTECTION AND 9 LB MAGNESIUM ANODES AT EVERY FITTING.

2. ALL FIRE HYDRANTS SHALL BE GUARDIAN K-81D HYDRANT KENNEDY VALVE OR AMERICAN AVK SERIES 2700, (MODERN)

UNDERDRAIN CONSTRUCTION NOTES

1. SUMP PUMP DISCHARGES FROM HOUSES MUST DISCHARGE TO UNDERGROUND UNDERDRAIN LATERALS, OPEN SPACE, PONDS, OR SWALES AND ARE NOT ALLOWED TO FLOW OVER PUBLIC SIDEWALK OR CURB/GUTTER.

2. ALL PVC UNDERDRAIN MAINS SHALL BE 4" PVC, SDR 35.

3. UNDERDRAIN LATERALS SHALL BE 3" PVC, SDR 35

4. UNDERDRAIN CLEANOUT BOXES ON THE MAINS SHALL BE A CAST IRON TWO PIECE HEAVY DUTY VALVE BOX MANUFACTURED BY STAR PIPE PRODUCTS OR APPROVED EQUAL. THE TOP PIECE SHALL BE 16" TALL AND THE BOTTOM PIECE SHALL BE 36" TALL.

5. PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.

6. ALL FITTINGS SHALL BE DUCTILE IRON -MECHANICAL JOINT AND HAVE 1 LB. MAGNESIUM ANODES AT EVERY FITTING.

7. 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.

8. THE CONTRACTOR SHALL FIELD EXCAVATE AND VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL TIE-INS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE FIELD VERIFIED INFORMATION PRIOR TO CONSTRUCTION.

9. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.

10. THE CONTRACTOR SHALL AT HIS EXPENSE SUPPORT AND PROTECT ALL UTILITY MAINS SO THAT THEY WILL FUNCTION CONTINUOUSLY DURING CONSTRUCTION. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT WILL BE REPLACED IMMEDIATELY BY THE CONTRACTOR AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.

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CONTACT: RICHARD L. SCHINDLER, P.E.
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NO. | DESCRIPTION | DATE

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

PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

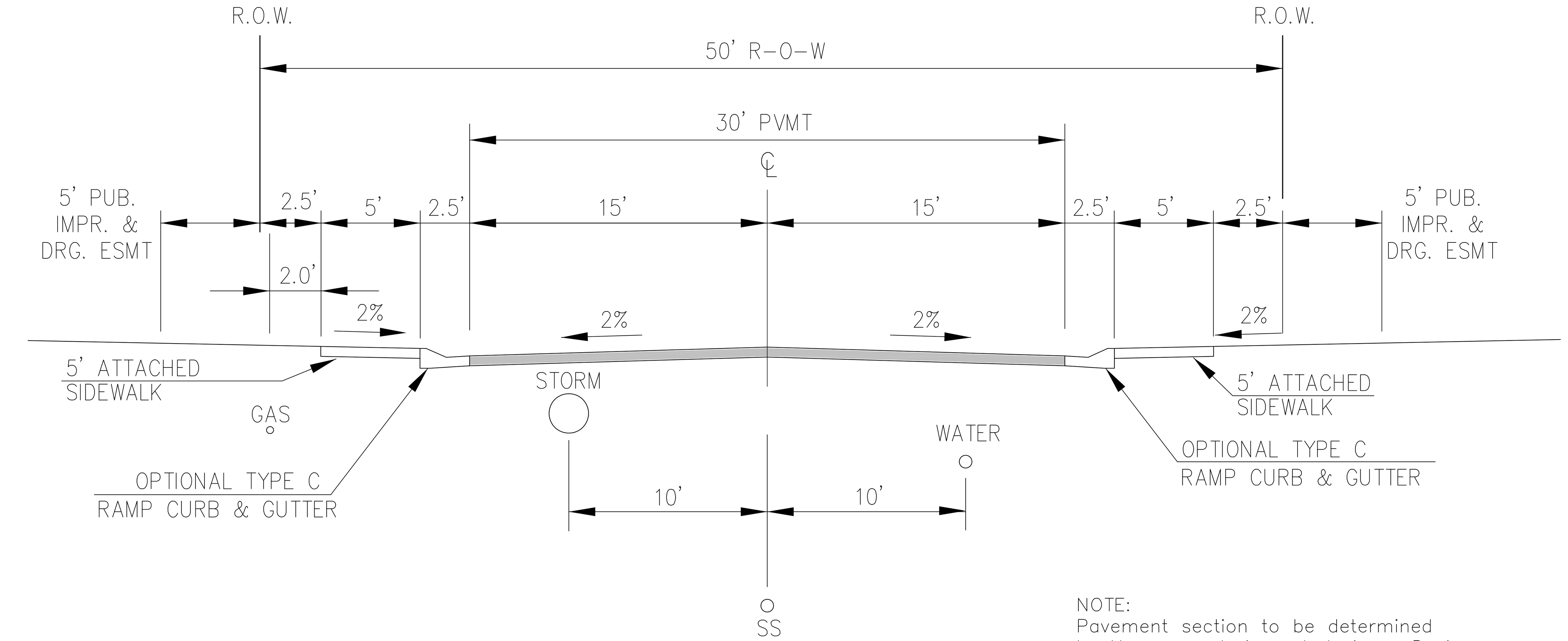
SEWER / WATER NOTES

DATE: NOV 15, 2019

PROJECT NO. 100.050

SHEET NUMBER C0.3

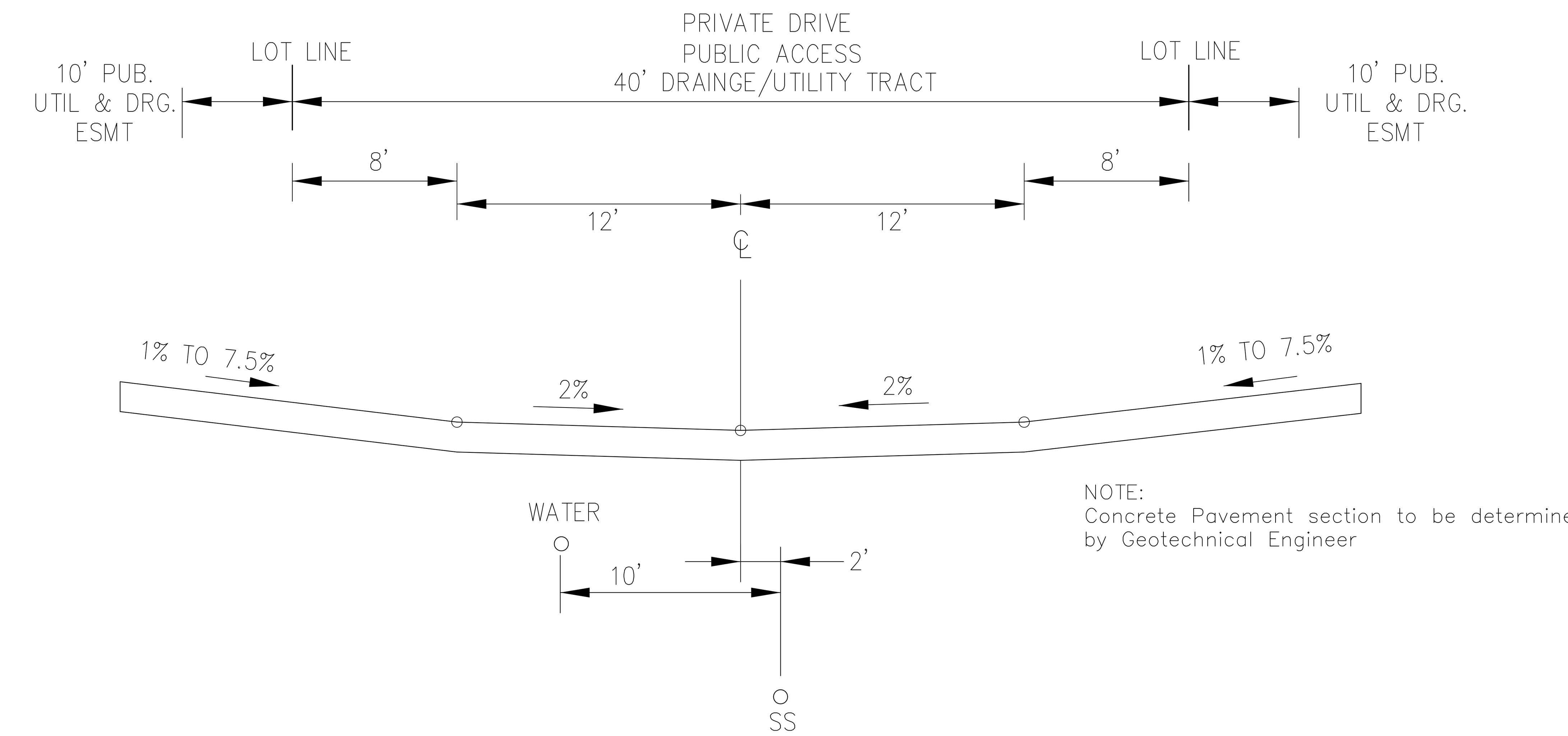
TOTAL SHEETS: 30



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

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

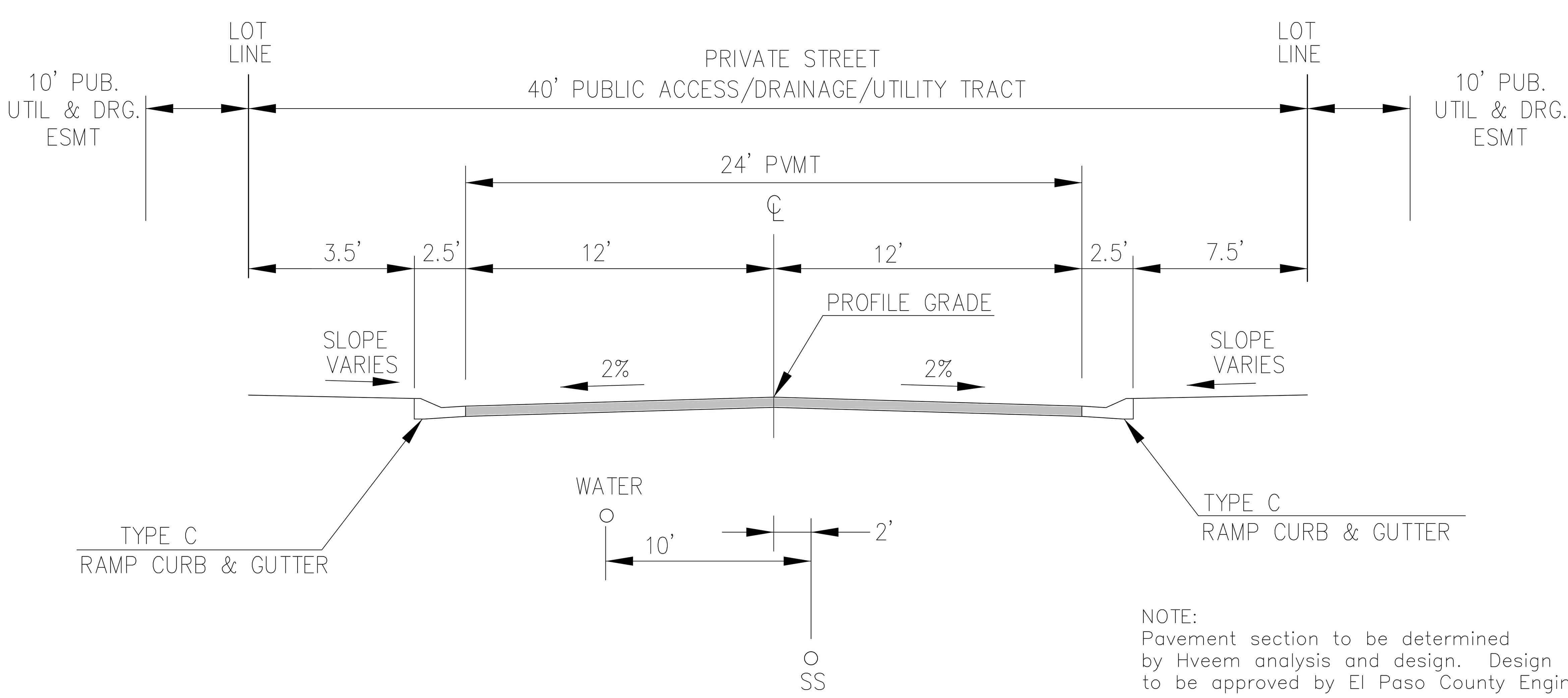
BEARCAT LOOP
(PUBLIC STREET)



NOTE:
Concrete Pavement section to be determined by Geotechnical Engineer

TYPICAL SECTION 40' TRACT
PRIVATE DRIVEWAYS (lots 1-6, 37-44, 65-68)
NOT TO SCALE

BEARCAT POINT
(PRIVATE DRIVE)



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

TYPICAL SECTION 40' TRACT
RESIDENTIAL URBAN LOCAL LOW VOLUME
NOT TO SCALE

BEARCAT POINT
(PRIVATE STREET)

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LITTLE DOGE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

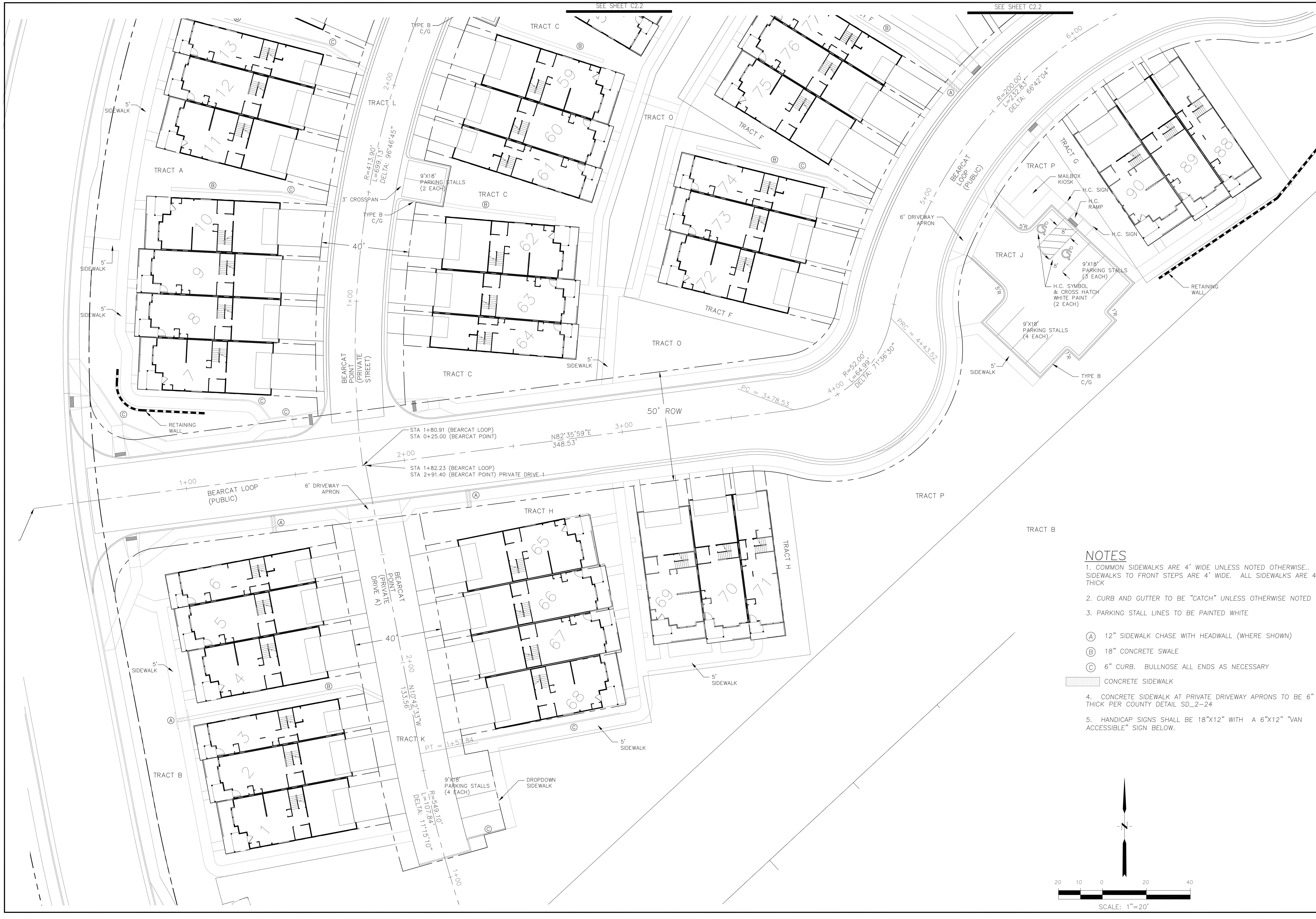
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

TYPICAL STREET AND DRIVEWAY SECTIONS

DATE:
NOV 15, 2019

PROJECT NO.
100.050

SHEET NUMBER
C0.4
TOTAL SHEETS: 30



NOTES

1. COMMON SIDEWALKS ARE 4' WIDE UNLESS NOTED OTHERWISE.. SIDEWALKS TO FRONT STEPS ARE 4' WIDE. ALL SIDEWALKS ARE 4" THICK
2. CURB AND GUTTER TO BE "CATCH" UNLESS OTHERWISE NOTED
3. PARKING STALL LINES TO BE PAINTED WHITE

(A) 12" SIDEWALK CHASE WITH HEADWALL (WHERE SHOWN)
(B) 18" CONCRETE SWALE
(C) 6" CURB. BULLNOSE ALL ENDS AS NECESSARY
CONCRETE SIDEWALK

4. CONCRETE SIDEWALK AT PRIVATE DRIVEWAY APRONS TO BE 6" THICK PER COUNTY DETAIL SD_2-24
5. HANDICAP SIGNS SHALL BE 18"X12" WITH A 6"X12" "VAN ACCESSIBLE" SIGN BELOW.

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DESIGNED: RLS
CHECKED: RLS

PONDEROSA AT LORSON RANCH
FILING NO. 3
HORIZONTAL CONTROL PLAN

DATE:
NOV 15, 2019

PROJECT NO.
100.050

SHEET NUMBER
C2.1

TOTAL SHEETS: 30

NOTES

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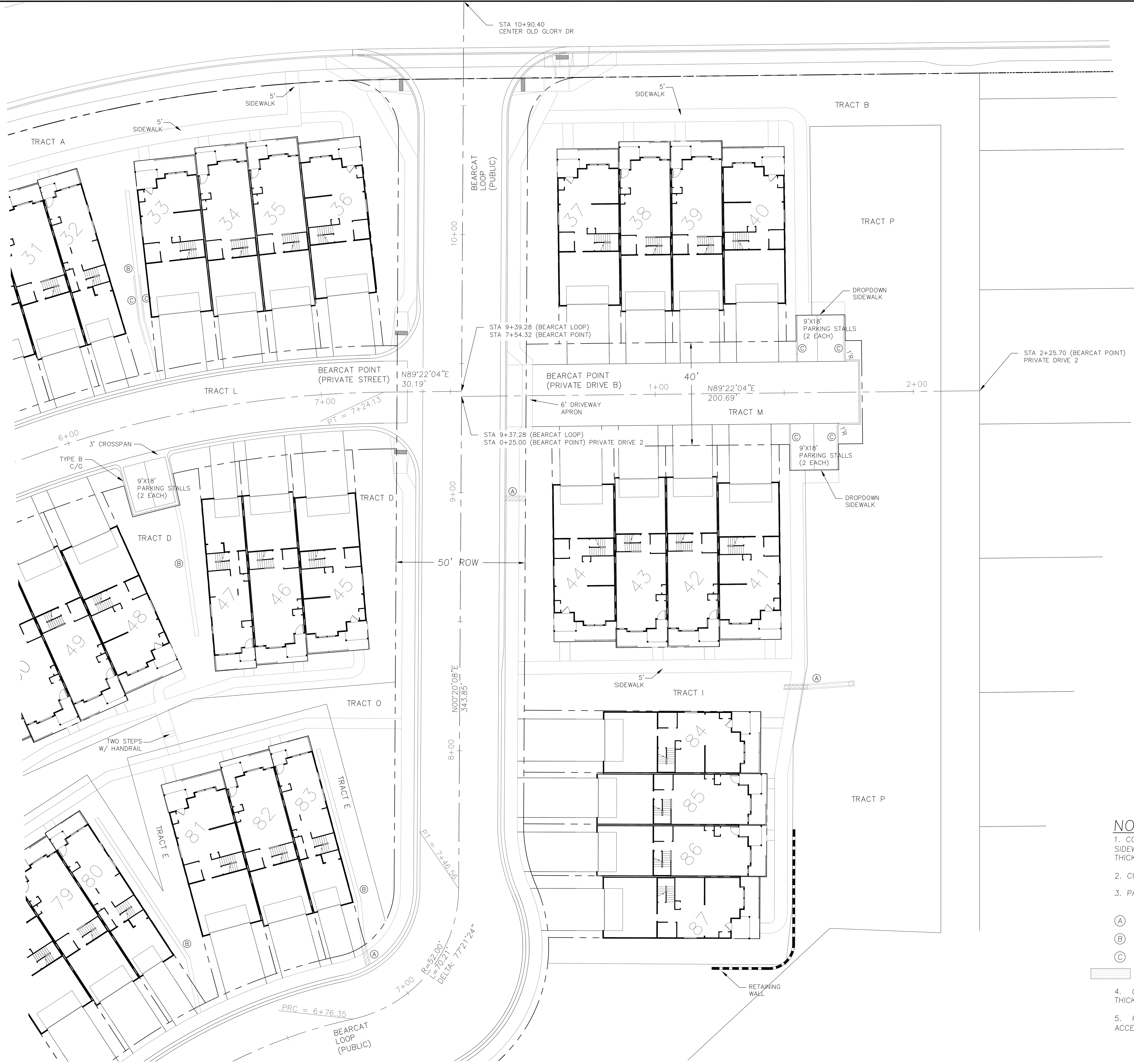
PONDEROSA AT LORSON RANCH FILING NO. 3 HORIZONTAL CONTROL PLAN

DATE: NOV 15, 2019

PROJECT NO. 100.050

SHEET NUMBER C2.2

TOTAL SHEETS: 30



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- CONCRETE SIDEWALK

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20 10 0 20 40

SCALE: 1"=20'

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COLORADO SPRINGS, COLORADO

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CHECKED: RLS

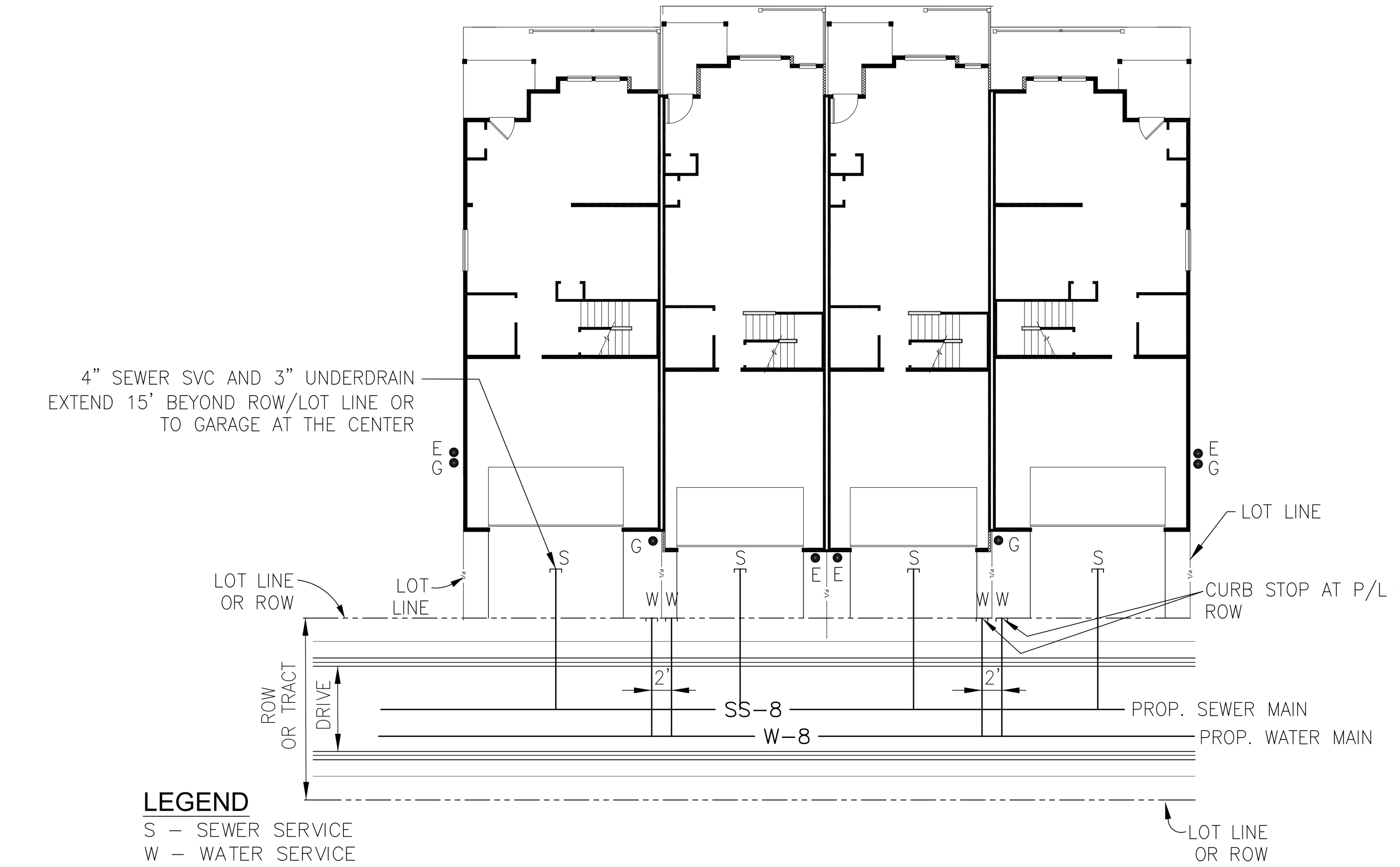
PONDEROSA AT LORSON RANCH FILING NO. 3 HORIZONTAL CONTROL PLAN

DATE: NOV 15, 2019

PROJECT NO. 100.050

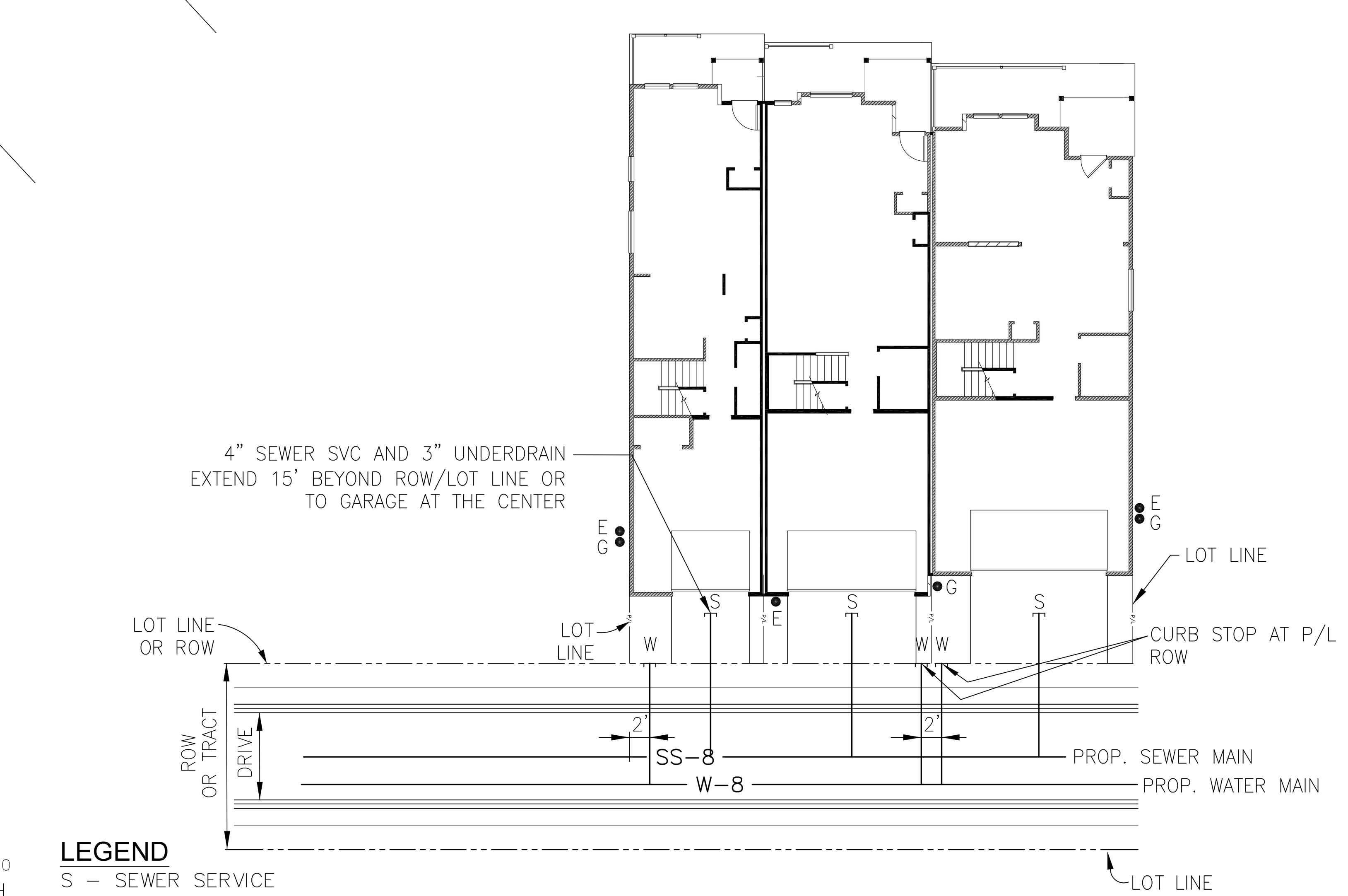
SHEET NUMBER C2.3

TOTAL SHEETS: 30



LEGEND
S – SEWER SERVICE
W – WATER SERVICE
E – ELEC METER
G – GAS METER

TYPICAL 4-PLEX UTILITY SERVICE DETAIL
NTS



LEGEND
S – SEWER SERVICE
W – WATER SERVICE
E – ELEC METER
G – GAS METER

TYPICAL 3-PLEX UTILITY SERVICE DETAIL
NTS

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PROJECT:
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LITTLE DOGE DR – OLD GLORY DR
COLORADO SPRINGS, COLORADO

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DESIGNED: RLS
CHECKED: RLS

PONDEROSA AT LORSON RANCH FIL NO. 3 UTILITY SERVICES PLAN

DATE:
NOV 15, 2019

PROJECT NO.
100.050

SHEET NUMBER
C3.1
TOTAL SHEETS: 30

CORE
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LITTLE DOGIE DR – OLD GLORY DR
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CHECKED: RLS

PONDEROSA AT LORSON RANCH FIL NO. 3 UTILITY SERVICES PLAN

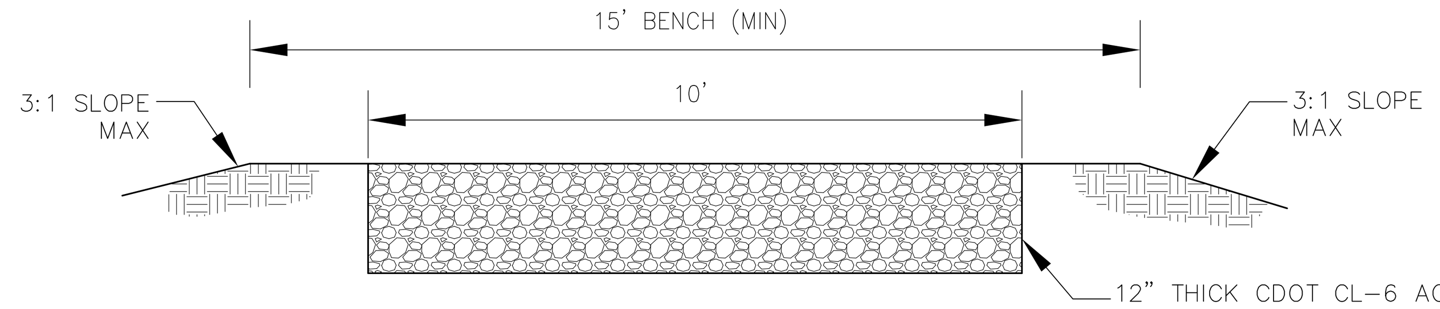
DATE:
NOV 15, 2019

PROJECT NO.
100.050

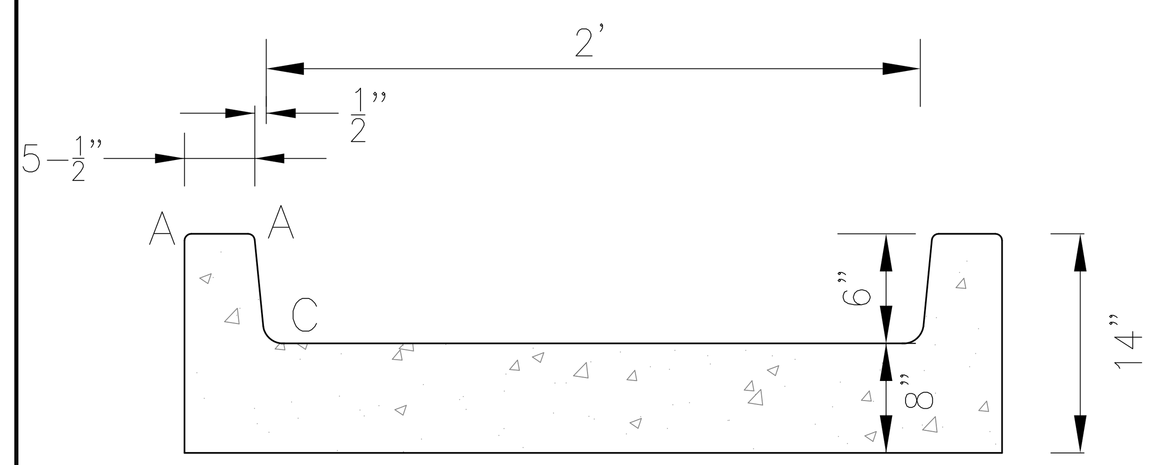
SHEET NUMBER
C3.2

TOTAL SHEETS: 30

MAINTENANCE ACCESS ROAD



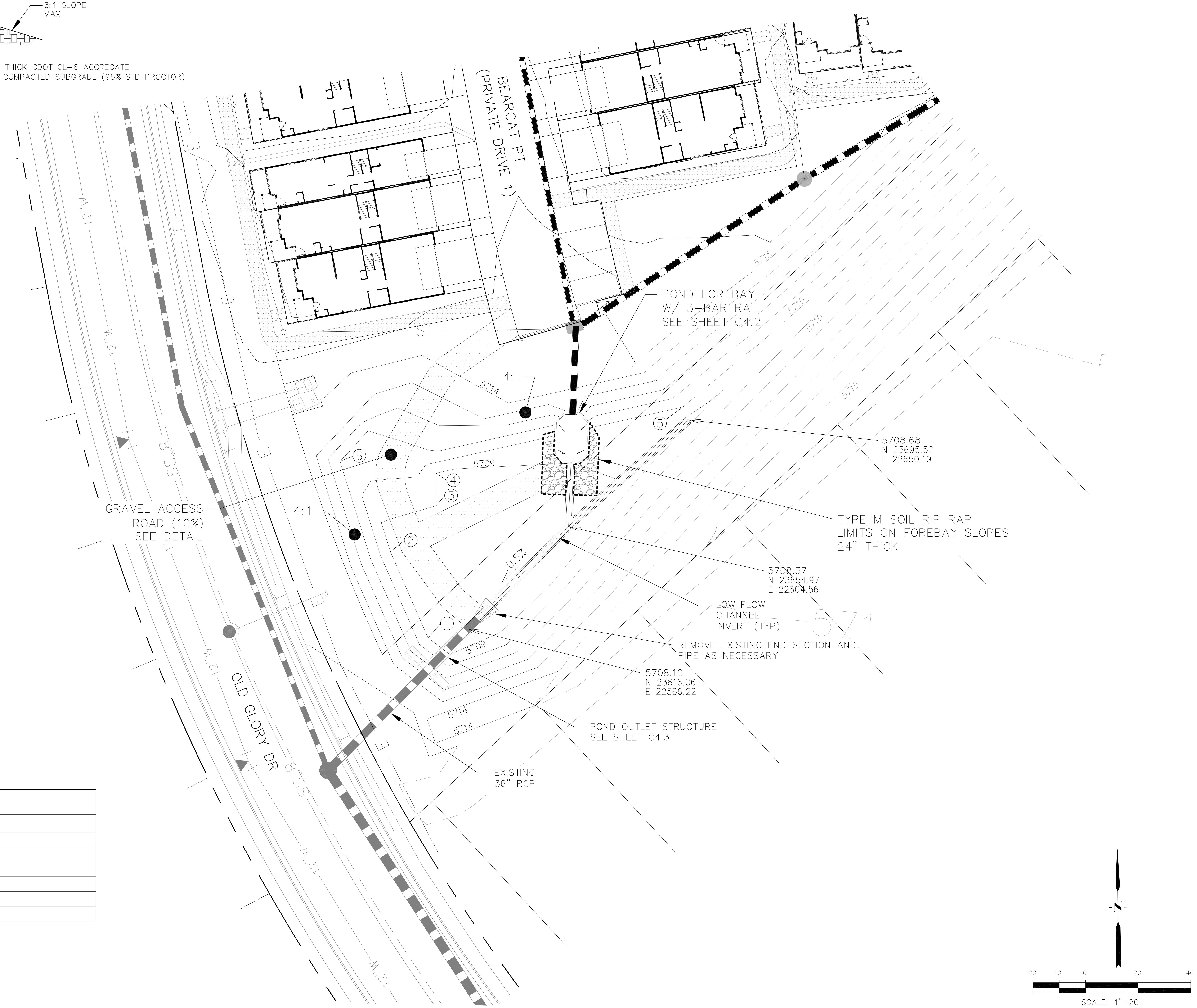
MAINTENANCE ACCESS ROAD
NO SCALE



LOW FLOW CHANNEL DETAIL
NO SCALE

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

POINT TABLE				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	23612.64	22551.12	5709	POND BOTTOM
2	23645.41	22536.78	5709	POND BOTTOM
3	23662.88	22554.12	5709	POND BOTTOM
4	23675.30	22554.19	5709	POND BOTTOM
5	23700.48	22648.05	5710	POND BOTTOM
6	23679.84	22517.59	5711	



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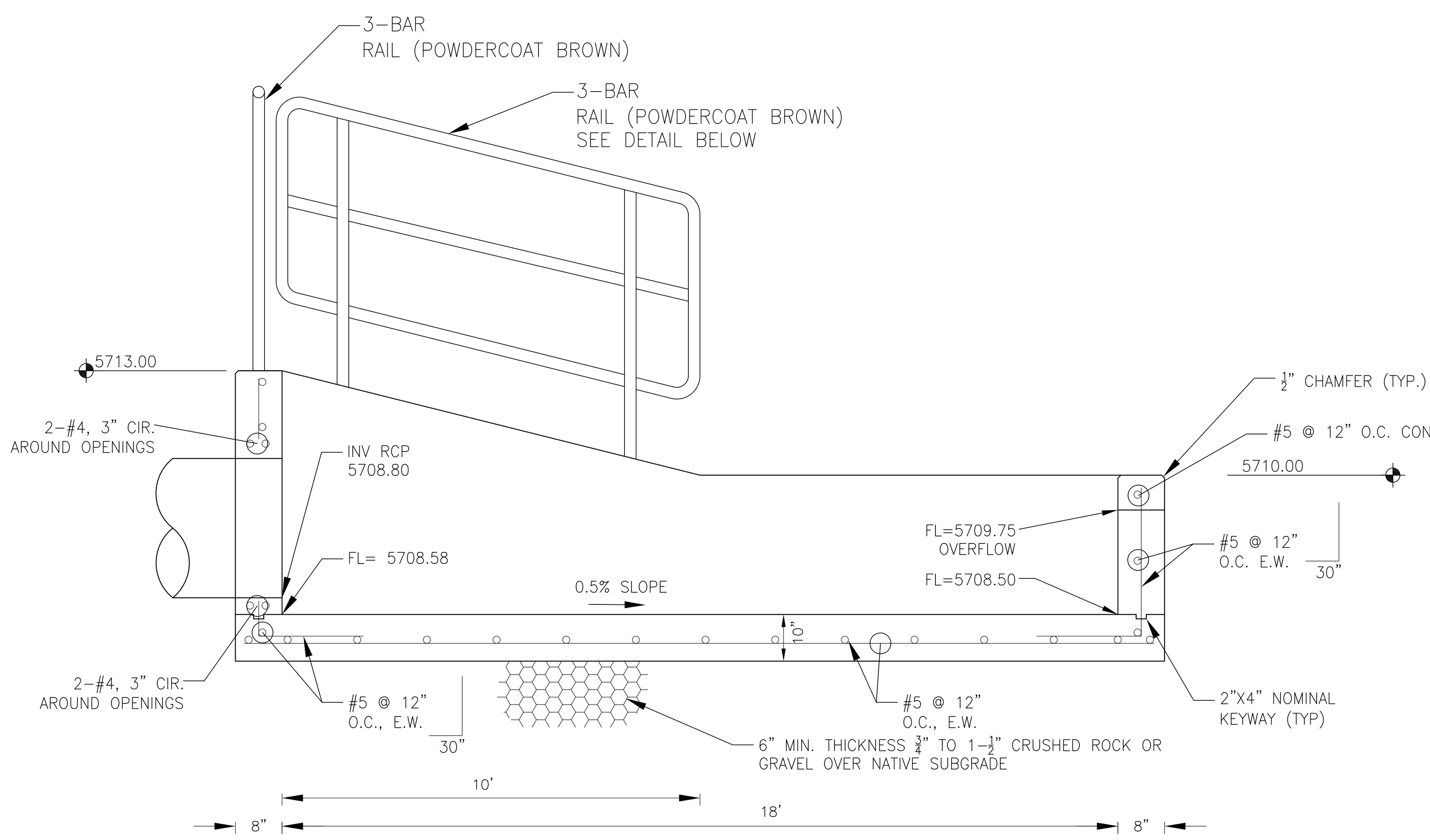
PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

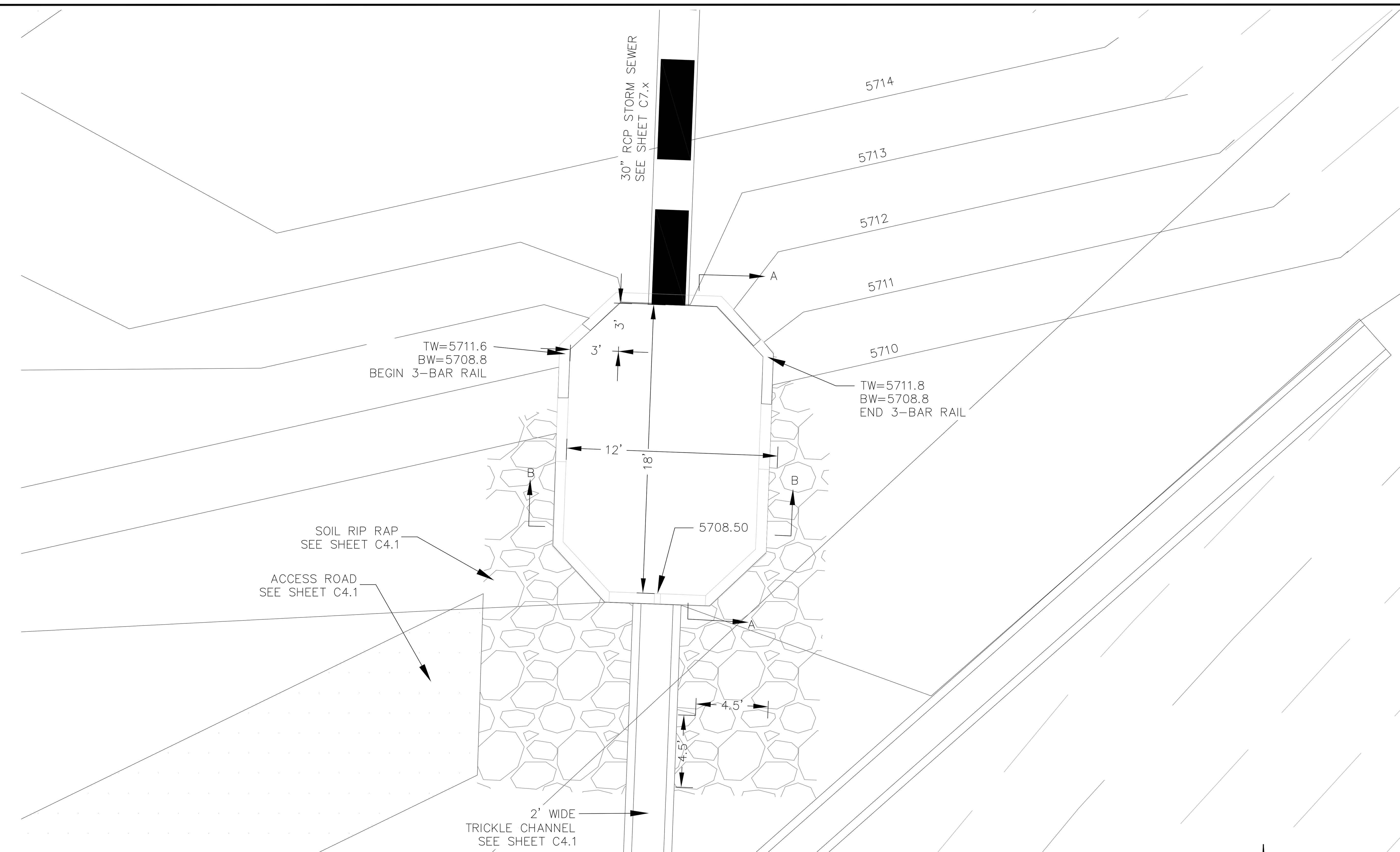
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

POND A3 GRADING AND POND DETAILS

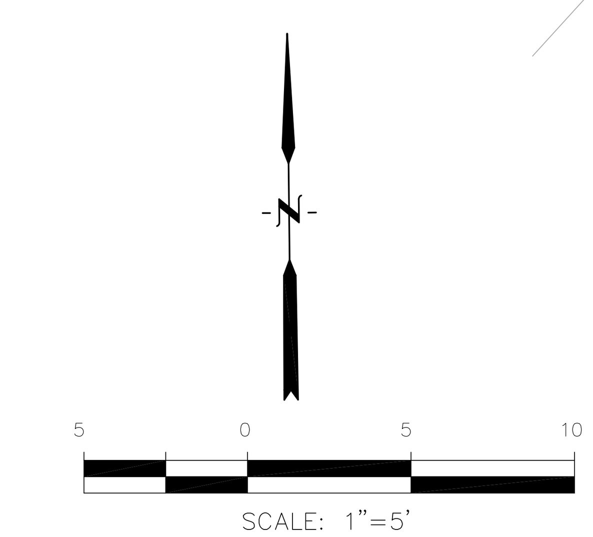
DATE: NOV 15, 2019
PROJECT NO. 100.050
SHEET NUMBER C4.1
TOTAL SHEETS: 30

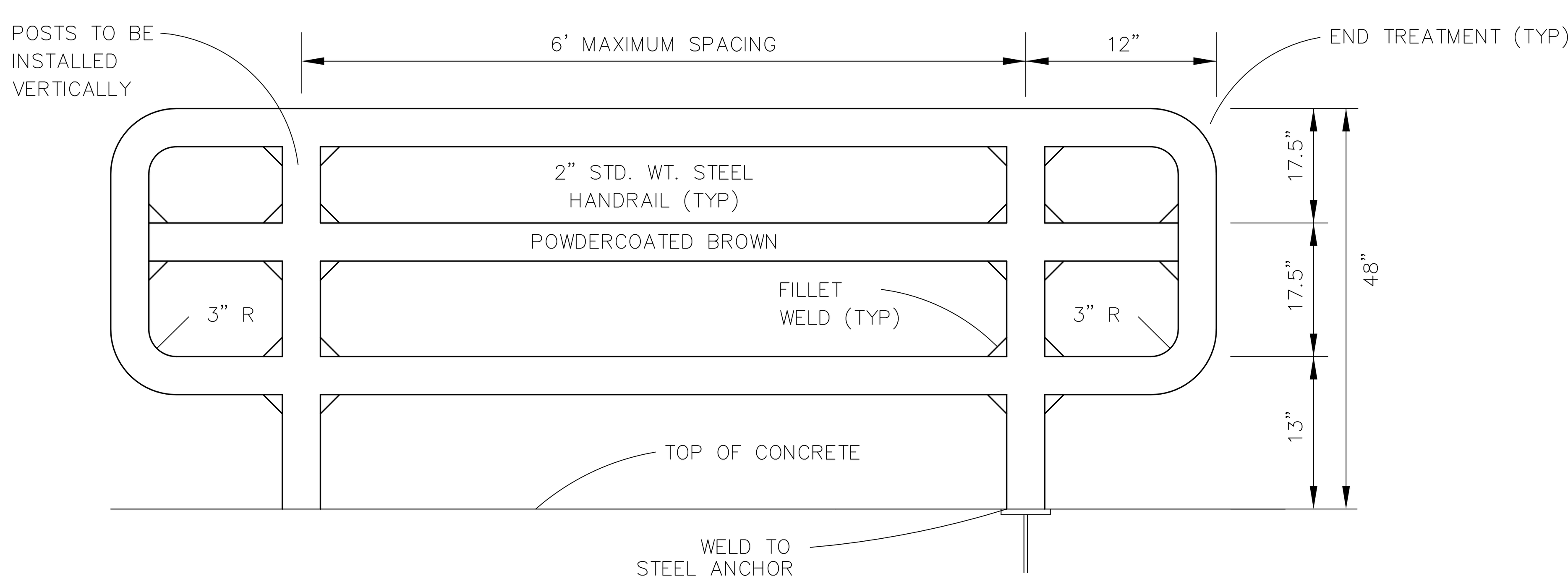


FOREBAY SECTION A–A
NO SCALE

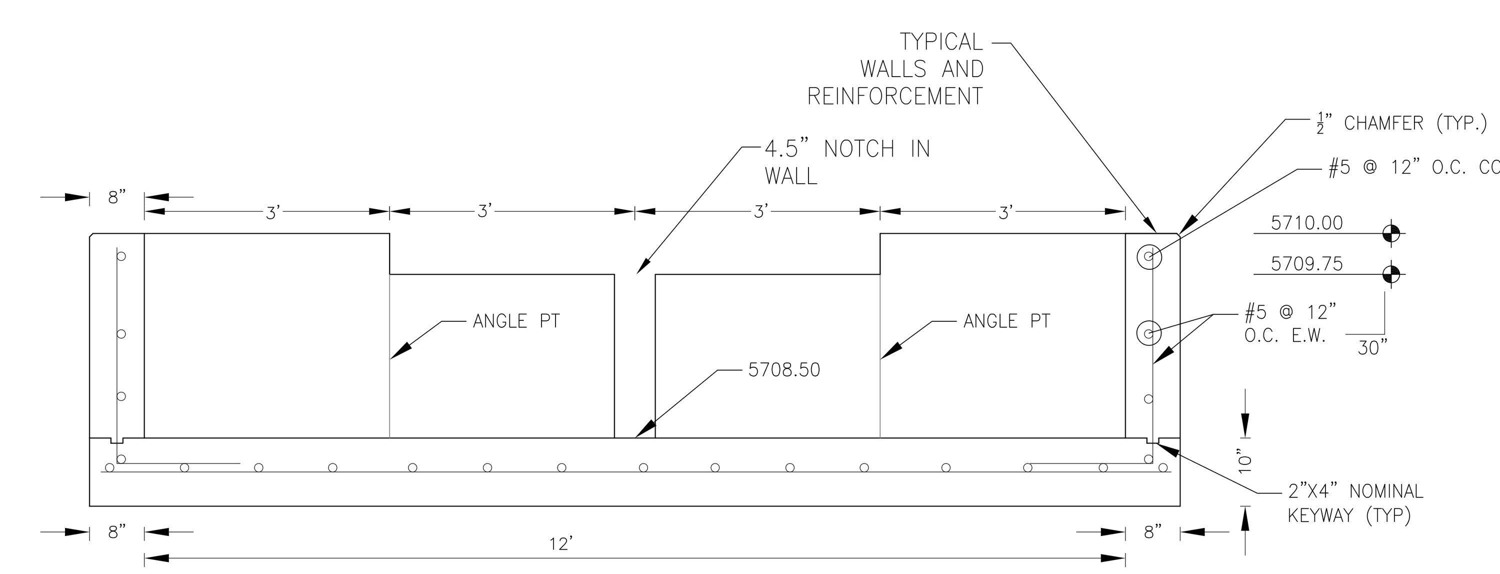


POND A3 – FOREBAY LAYOUT
SCALE: 1"=5'





3–BAR RAIL DETAIL
NO SCALE



FOREBAY SECTION B–B
NO SCALE

NOTE: ALL CONCRETE
FOR FOREBAY SHALL BE
CDOT TYPE D

CORE
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PROJECT:
PONDEROSA AT LORSON
RANCH FILING NO. 3
LITTLE DOGE DR – OLD GLORY DR
COLORADO SPRINGS, COLORADO

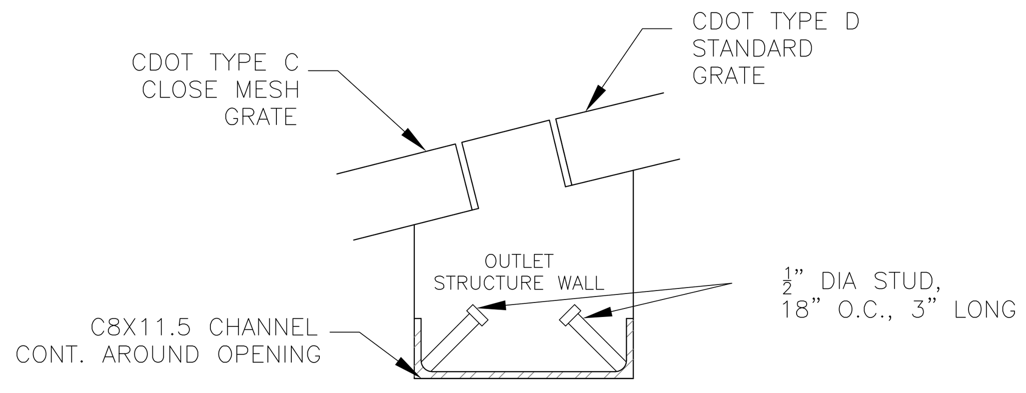
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

POND A3
FOREBAY DETAILS

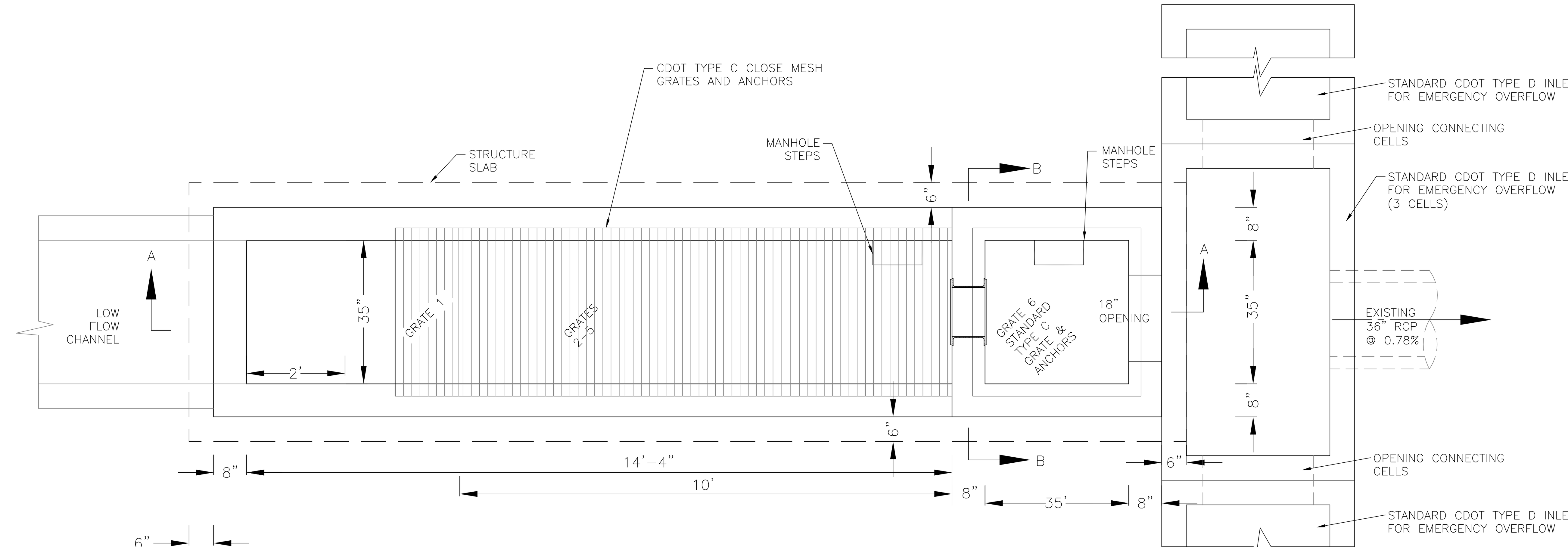
DATE:
NOV 15, 2019

PROJECT NO.
100.050

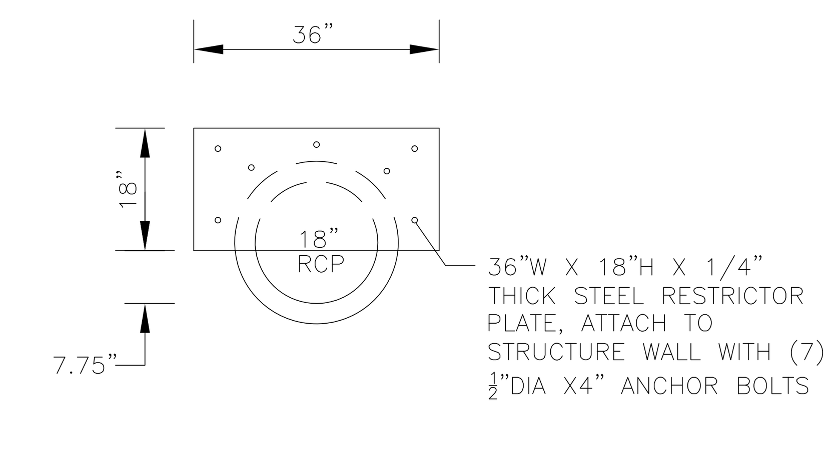
SHEET NUMBER
C4.2
TOTAL SHEETS: 30



DETAIL A
NO SCALE

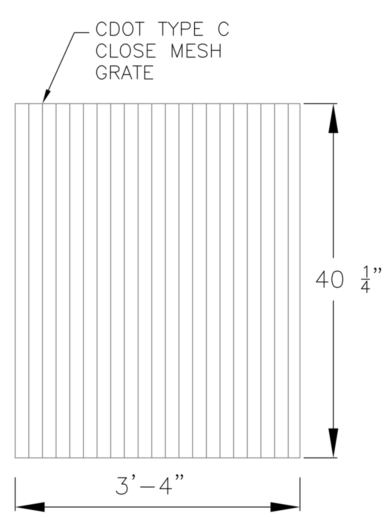


OUTLET STRUCTURE DETAIL – PLAN VIEW
NO SCALE

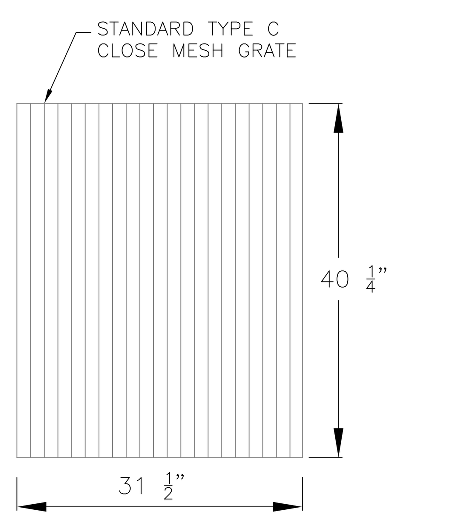


OUTLET RESTRICTOR PLATE
NO SCALE

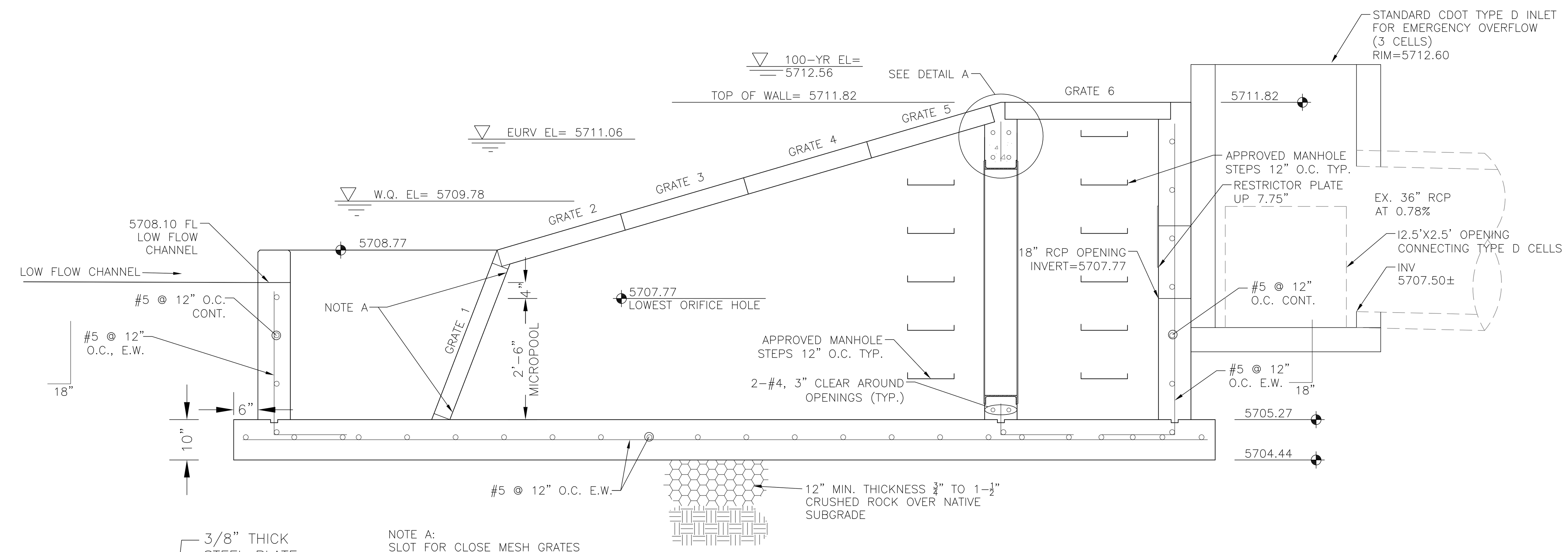
NOTE:
AFTER CONCRETE STRUCTURE HAS BEEN POURED ALL GRATE DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO GRATE CONSTRUCTION



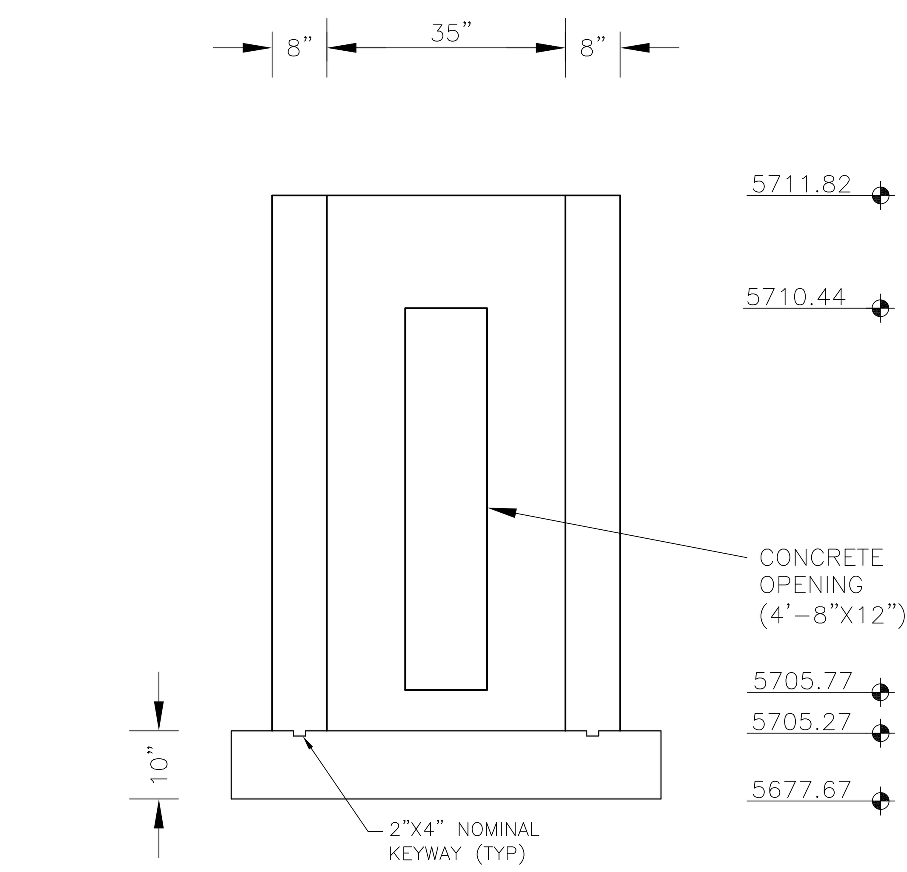
GRATE 1
NO SCALE



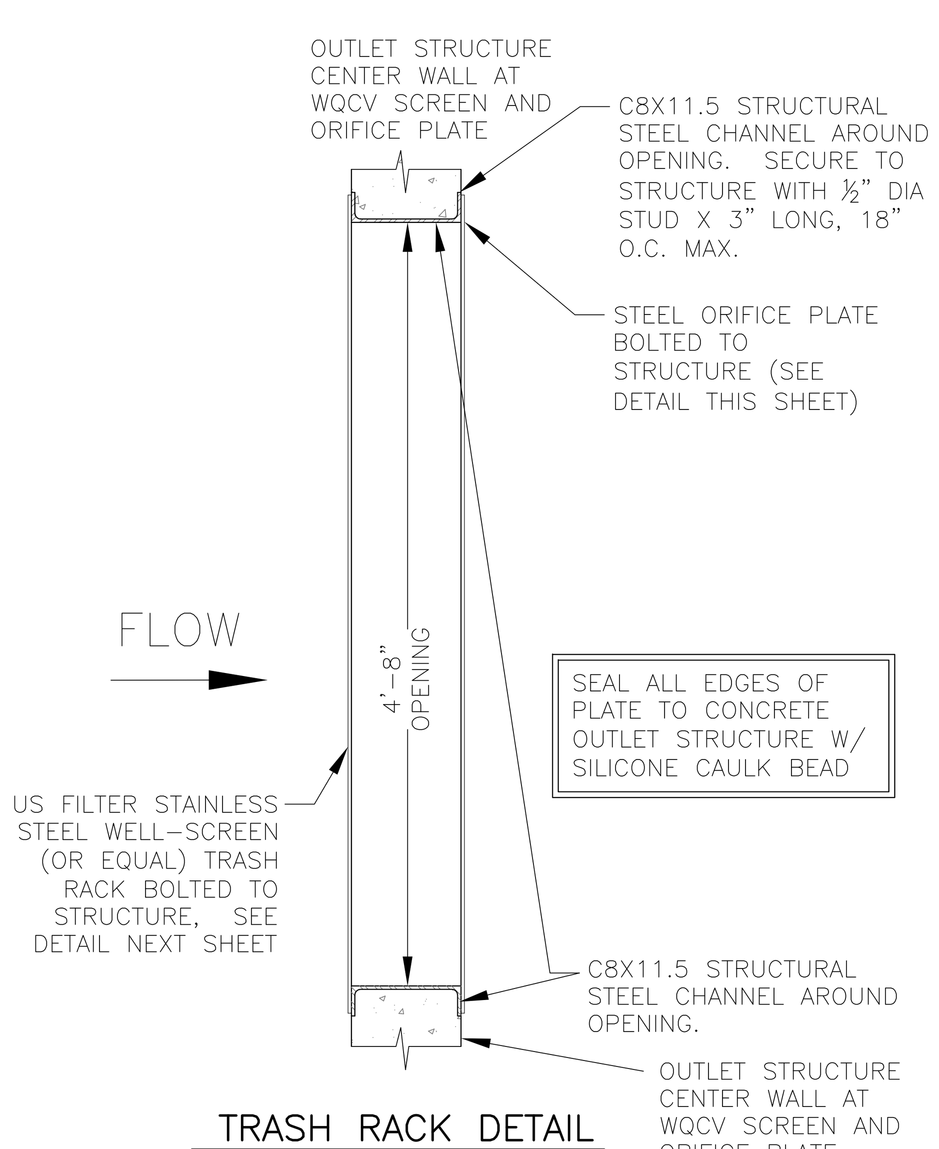
GRATES 2,3,4,5
NO SCALE



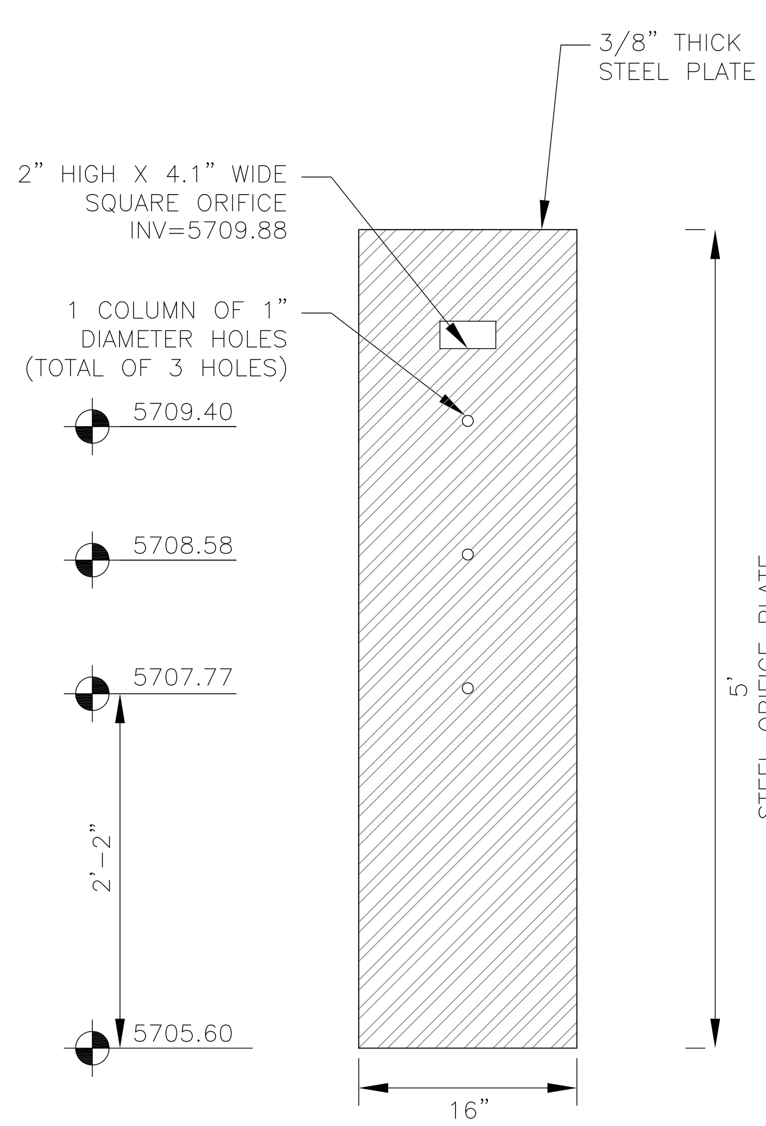
OUTLET STRUCTURE DETAIL – SECTION A–A
NO SCALE



OUTLET STRUCTURE DETAIL – SECTION B–B
NO SCALE



TRASH RACK DETAIL
NO SCALE



ORIFICE PLATE DETAIL
NO SCALE

OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

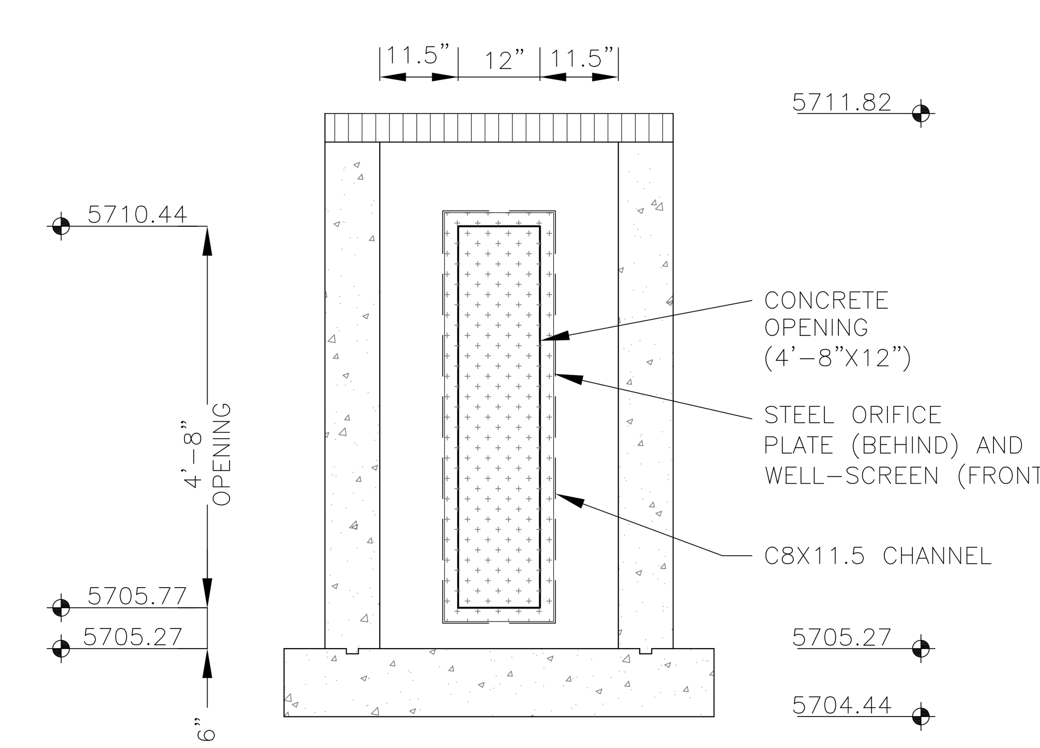
1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
2. GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE FOR THE MINIMUM LAP SPLICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE A TWO-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE, UNLESS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

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

3. CONCRETE FOR THE OUTLET STRUCTURE AND FOREBAY SHALL BE CDOT CLASS D CONCRETE.
4. CONCRETE FOR DRAIN CHANNELS SHALL BE CDOT CLASS B CONCRETE
5. EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213. EXPANSION JOINT MATERIAL SHALL BE ½" THICK, SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE AND THE JOINT SHALL BE SEALED, REFER TO DETAILS.
6. ALL EXPOSED CONCRETE CORNERS SHALL HAVE A ⅜" CHAMFER UNLESS OTHERWISE NOTED.
7. SUBGRADE TO BE 12" THICK CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM M698 UNDER STRUCTURE.
8. REFER TO POND DETAILS FOR PRESEDIMENTATION/FOREBAY DESIGN.
9. ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING CONSTRUCITON OF OUTLET STRUCTURE TO SCHEDULE OBSERVATION VISITS FOR STRUCTURES.

WQCV WELL-SCREEN NOTES:

1. Well-Screen shall be stainless steel and attached by stainless steel bolts along edge of the mounting frame.
2. WQCV Well Screen
   - Type of Screen: Stainless steel #93 Vee Wire (Johnson Vee Wire (tm) Stainless Steel Screen or equivalent with 60% open area)
   - Screen slot opening dimension: 0.139" (Screen #93 Vee Wire Slot Opening)
   - Type and Size of Support Rod: TE 0.074"X0.50"
   - Spacing of Support Rod (O.C.): 1.0 Inch
   - Total Screen Thickness: 0.655"
   - Carbon Steel Holding Frame Type: 3/4" x 1.0" angle



OUTLET STRUCTURE DETAIL – SECTION B–B
NO SCALE

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LITTLE DOGE DR – OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

POND A3 FULL SPECTRUM OUTLET STRUCTURE DETAILS

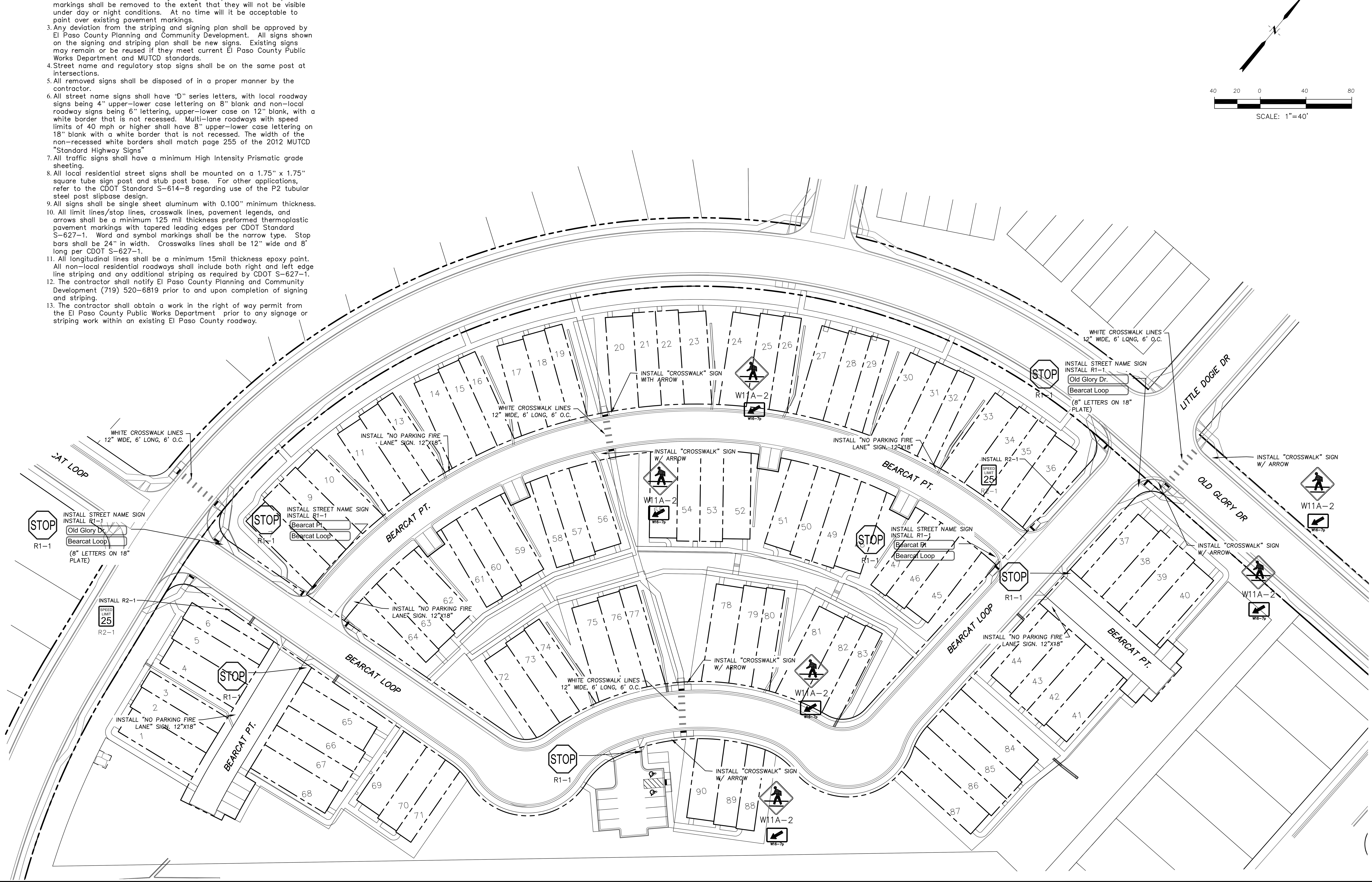
DATE: NOV 15, 2019
PROJECT NO. 100.050
SHEET NUMBER C4.3
TOTAL SHEETS: 30

Signing and Striping Notes:

1. All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
2. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
3. Any deviation from the striping and signing plan shall be approved by El Paso County Planning and Community Development. All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County Public Works Department and MUTCD standards.
4. Street name and regulatory stop signs shall be on the same post at intersections.
5. All removed signs shall be disposed of in a proper manner by the contractor.
6. All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 40 mph or higher shall have 8" upper-lower case lettering on 18" blank with a white border that is not recessed. The width of the non-recessed white borders shall match page 255 of the 2012 MUTCD "Standard Highway Signs"
7. All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
8. All local residential street signs shall be mounted on a 1.75" x 1.75" square tube sign post and stub post base. For other applications, refer to the CDOT Standard S-614-8 regarding use of the P2 tubular steel post slipbase design.
9. All signs shall be single sheet aluminum with 0.100" minimum thickness.
10. All limit lines/stop lines, crosswalk lines, pavement legends, and arrows shall be a minimum 125 mil thickness preformed thermoplastic pavement markings with tapered leading edges per CDOT Standard S-627-1. Word and symbol markings shall be the narrow type. Stop bars shall be 24" in width. Crosswalks lines shall be 12" wide and 8' long per CDOT S-627-1.
11. All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
12. The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
13. The contractor shall obtain a work in the right of way permit from the El Paso County Public Works Department prior to any signage or striping work within an existing El Paso County roadway.

Notes:

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



CORE ENGINEERING GROUP	15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719-659-7800 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com
PREPARED FOR:	LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK
PROJECT:	PONDEROSA AT LORSON RANCH FILING NO. 3 LITTLE DOGIE DR - OLD GLORY DR COLORADO SPRINGS, COLORADO
NO. / DESCRIPTION / DATE	
DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS

SIGNING PLAN
PONDEROSA AT LORSON RANCH FILING NO. 3

DATE:	NOV 15, 2019
PROJECT NO.	100.050
SHEET NUMBER	C5.1
TOTAL SHEETS:	30

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CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719-659-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO. | DESCRIPTION | DATE

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

PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

SIGNING PLAN
PONDEROSA AT LORSON
RANCH FILING NO. 3

DATE:
NOV 15, 2019

PROJECT NO.
100.050

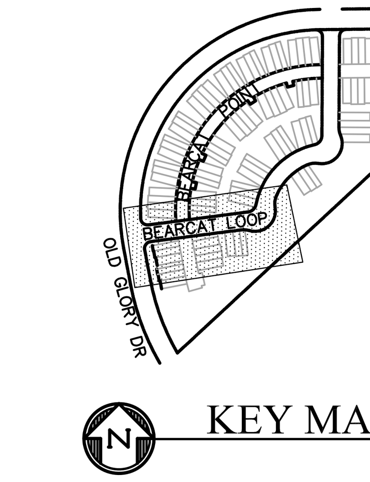
SHEET NUMBER
C5.2
TOTAL SHEETS: 30

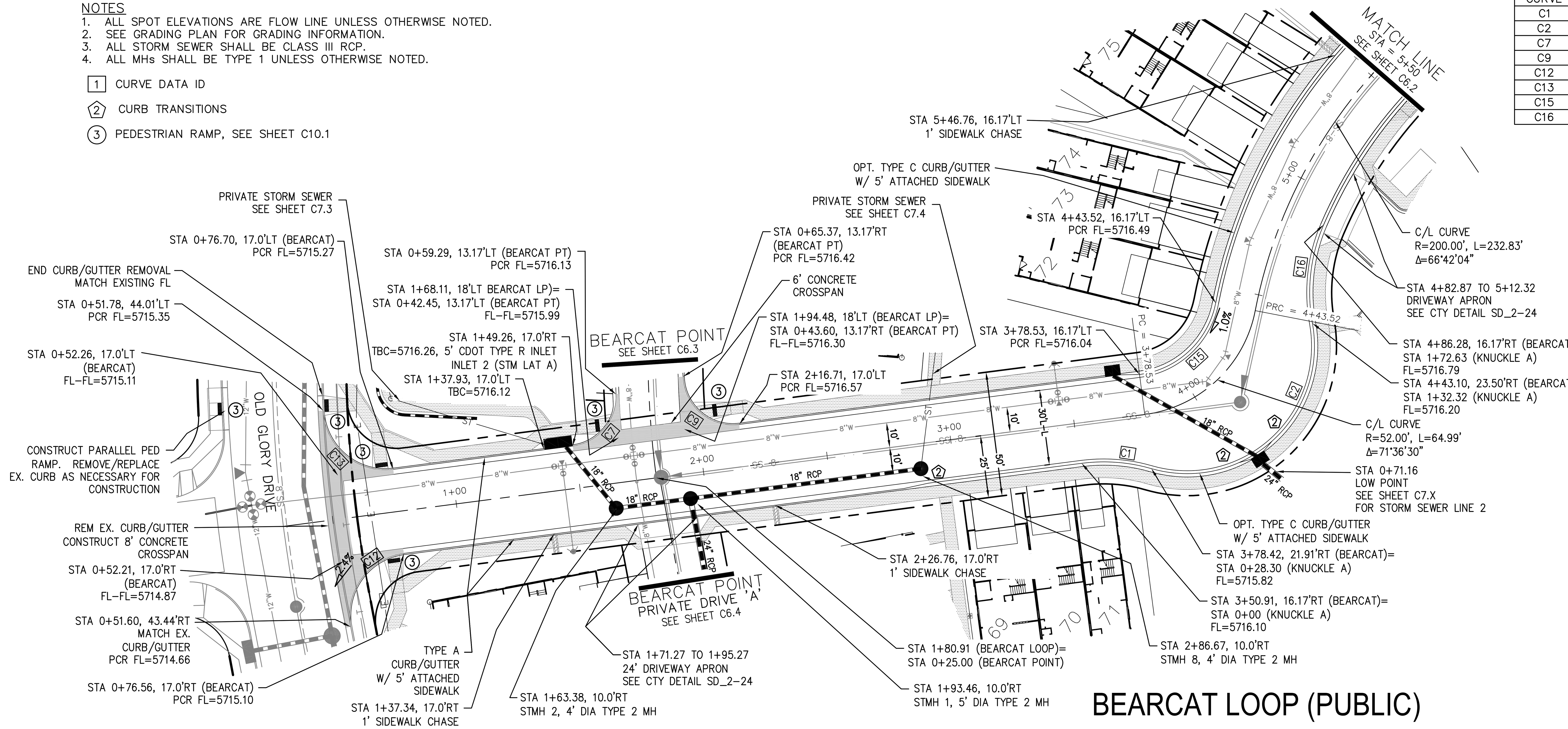
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

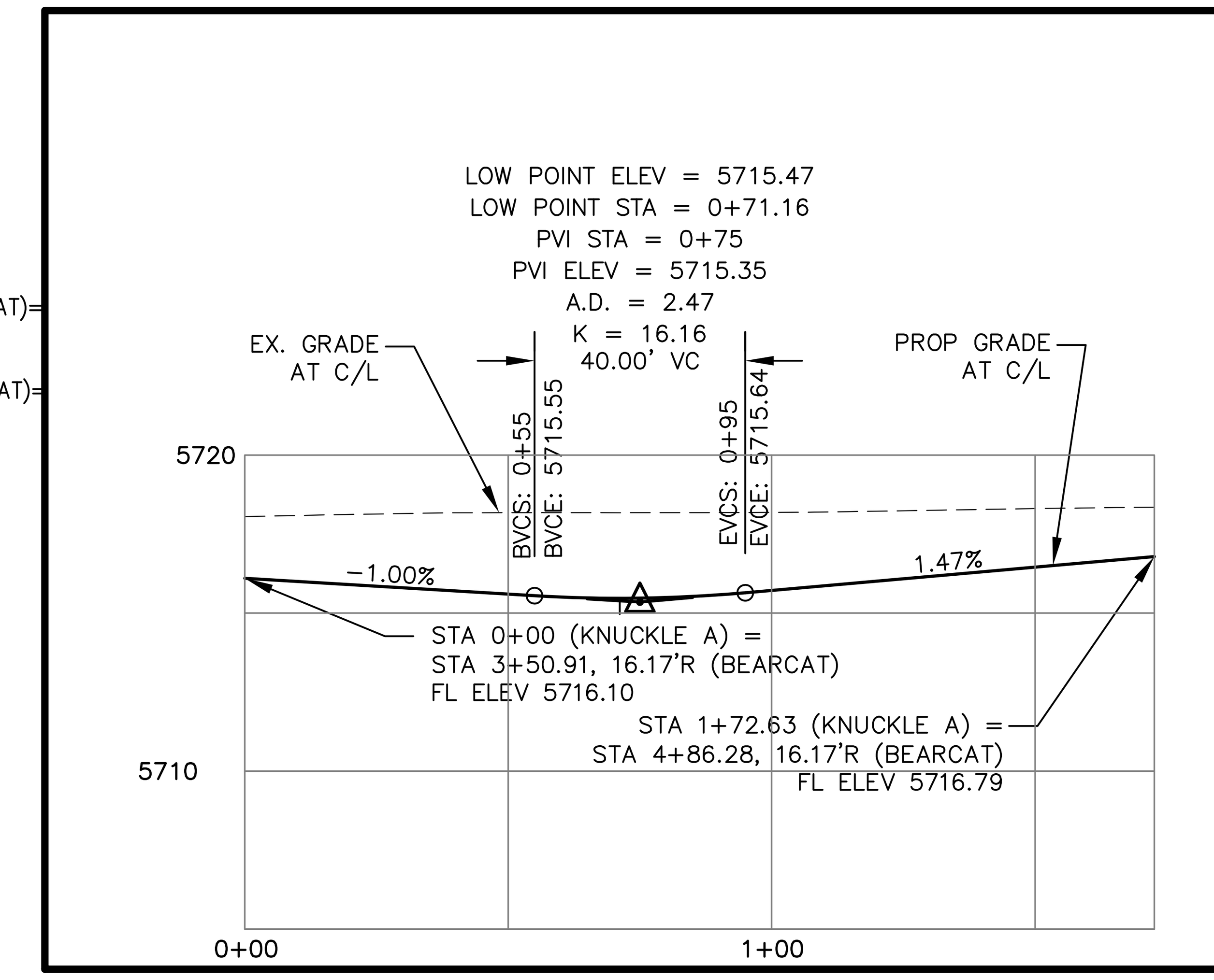
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	28.30'	68.83	23°33'23"
C2	104.02'	51.17	116°28'19"
C7	29.77'	20.00	85°16'19"
C9	33.36'	20.00	95°34'37"
C12	40.71'	25.00	93°18'32"
C13	41.29'	25.00	94°37'58"
C15	44.78'	35.83	71°36'30"
C16	40.31'	68.83	33°33'26"





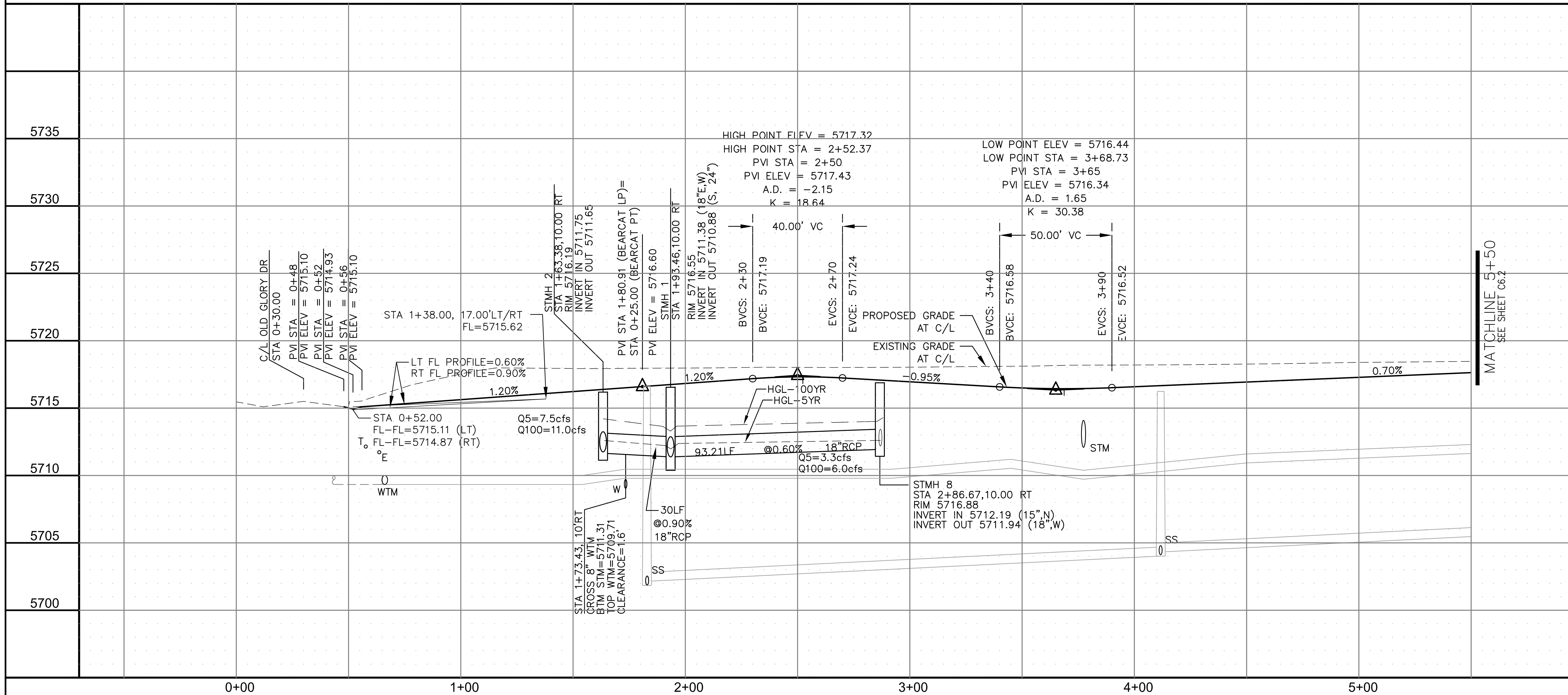
BEARCAT LOOP (PUBLIC)

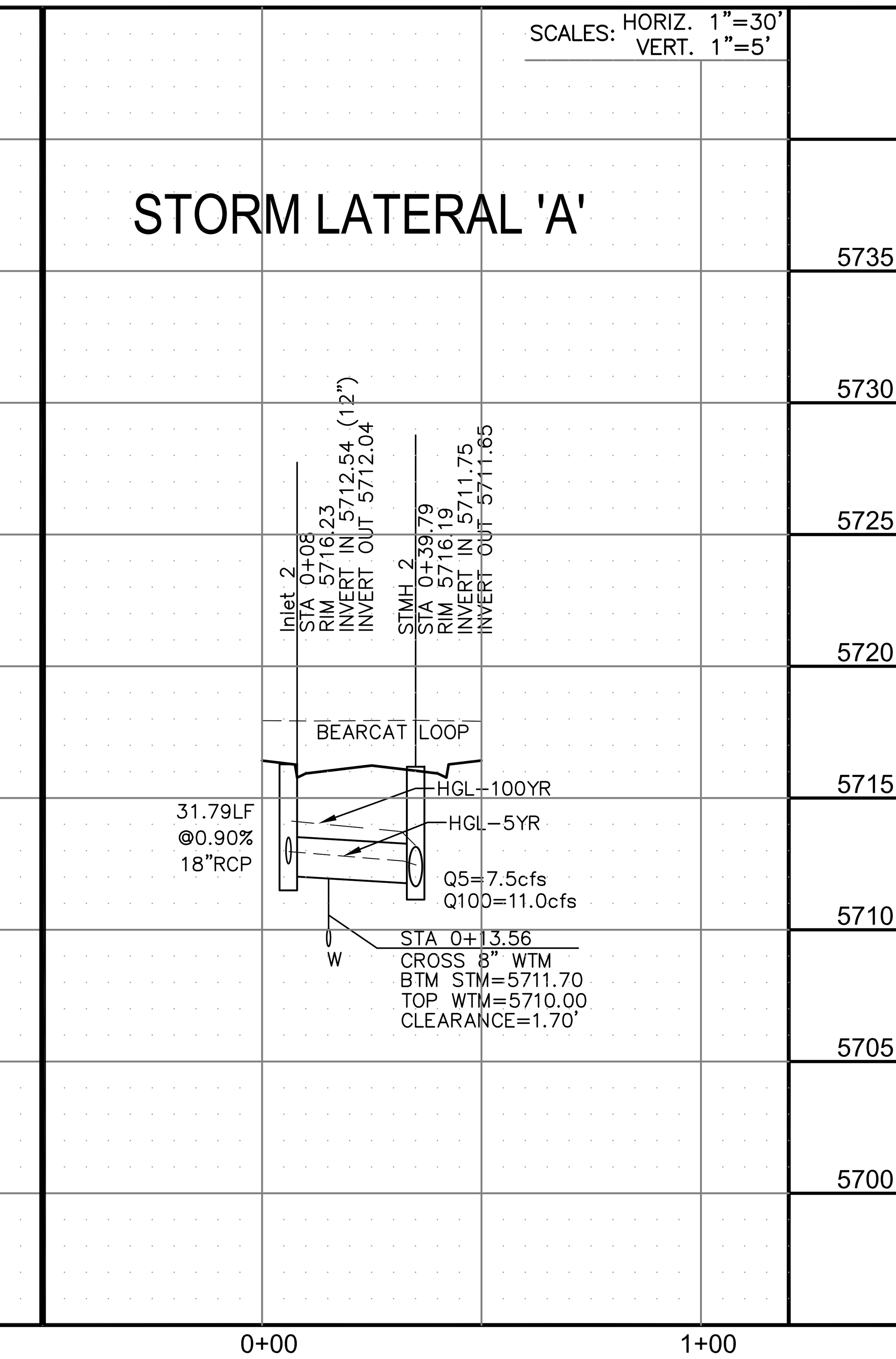


KNUCKLE "A" PROFILE

SCALE: 1"=30'

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





CORE ENGINEERING GROUP
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BURNSVILLE, MN 55306
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NO.	DESCRIPTION	DATE

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

PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET/STORM
BEARCAT LOOP (PUBLIC STREET)
STA 0+00 TO 5+50

DATE:
NOV 15, 2019

PROJECT NO.
100.050

SHEET NUMBER
C6.1

TOTAL SHEETS: 30

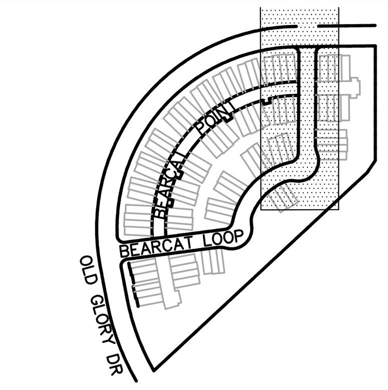
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

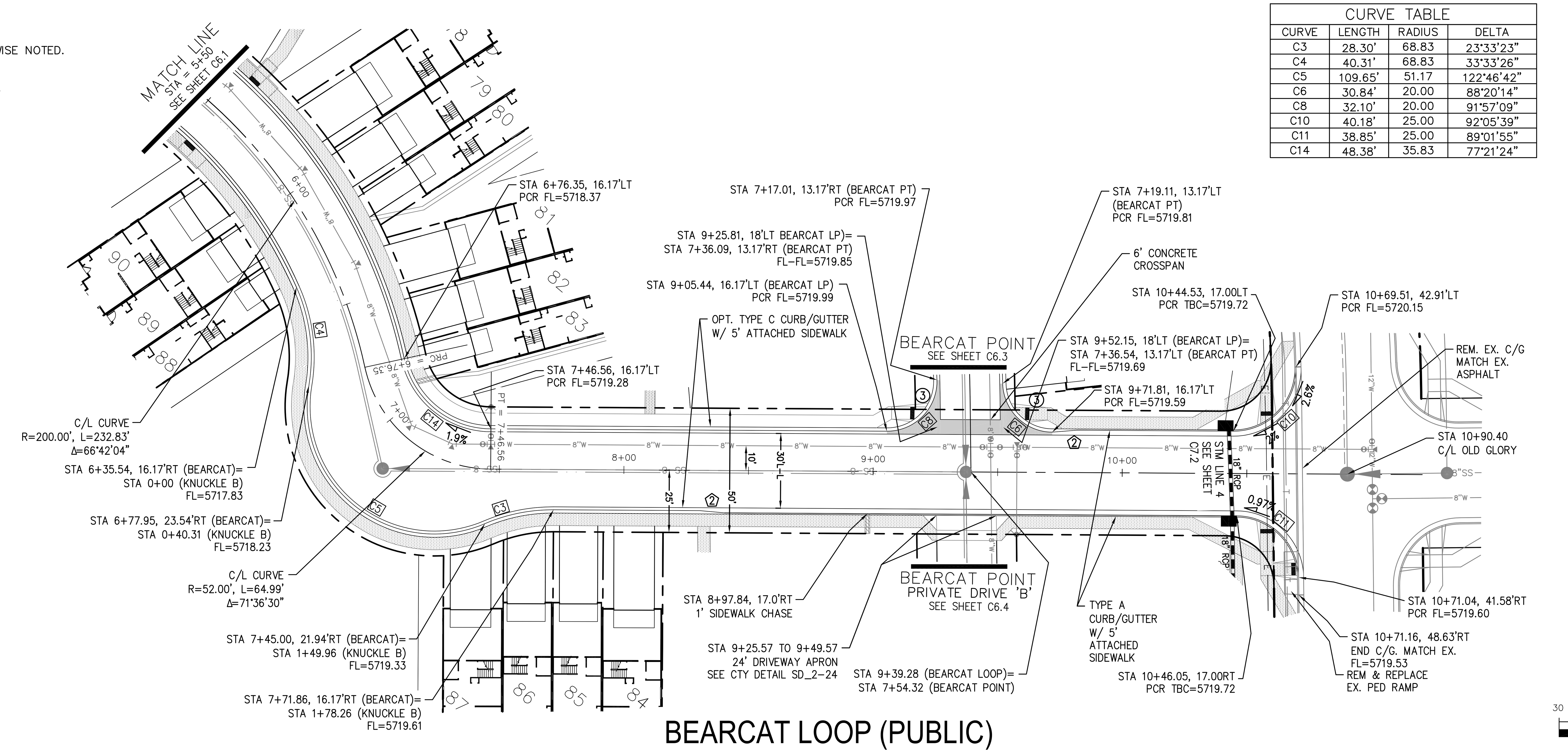
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	28.30'	68.83	23°33'23"
C4	40.31'	68.83	33°33'26"
C5	109.65'	51.17	122°46'42"
C6	30.84'	20.00	88°20'14"
C8	32.10'	20.00	91°57'09"
C10	40.18'	25.00	92°05'39"
C11	38.85'	25.00	89°01'55"
C14	48.38'	35.83	77°21'24"

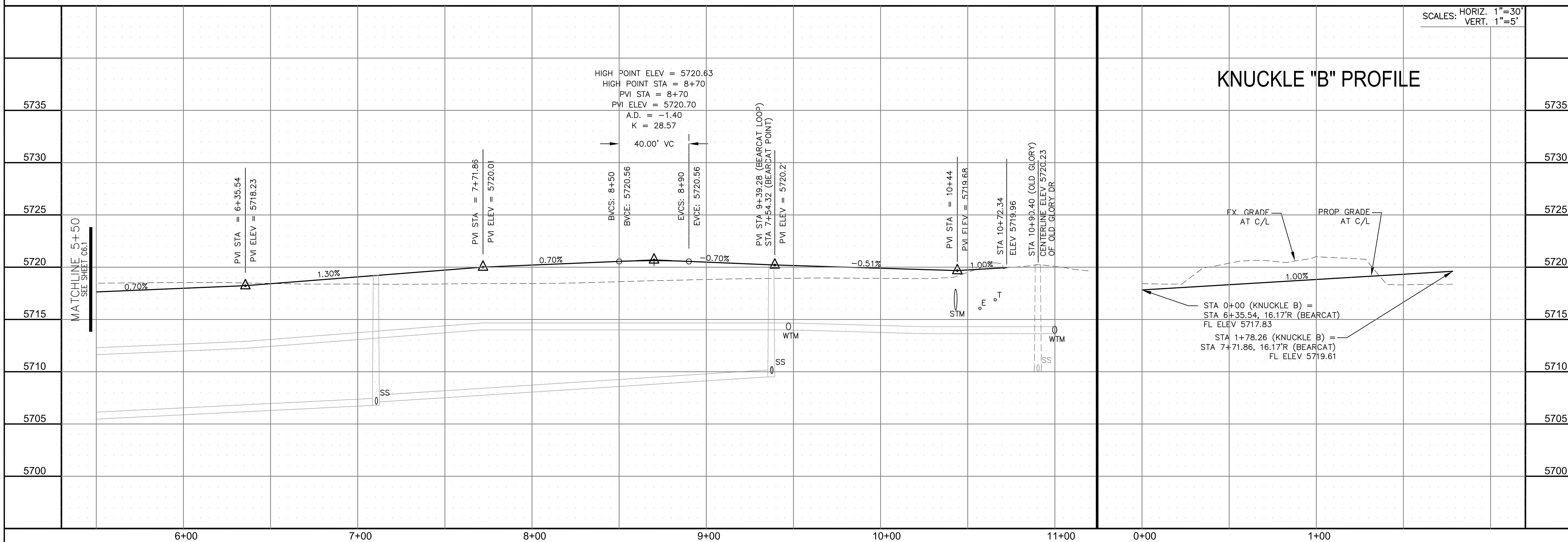


KEY MAP



BEARCAT LOOP (PUBLIC)

SCALE: 1"=30'



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NO.	DESCRIPTION	DATE

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

PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET/STORM
BEARCAT LOOP (PUBLIC STREET)
STA 5+50 TO 10+90.40

DATE:
NOV 15, 2019

PROJECT NO.
100.050

SHEET NUMBER
C6.2

TOTAL SHEETS: 30

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

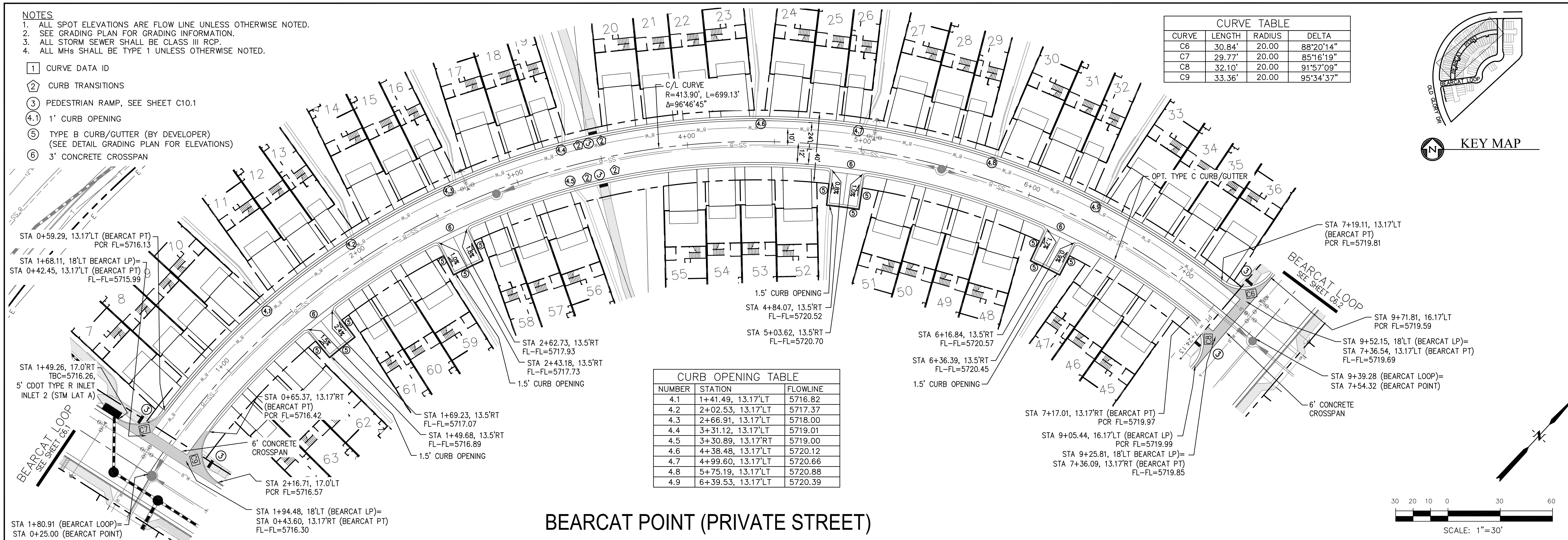
1 CURVE DATA ID
2 CURB TRANSITIONS
3 PEDESTRIAN RAMP, SEE SHEET C10.1
4.1 1' CURB OPENING
5 TYPE B CURB/GUTTER (BY DEVELOPER) (SEE DETAIL GRADING PLAN FOR ELEVATIONS)
6 3' CONCRETE CROSSPAN

CURVE TABLE

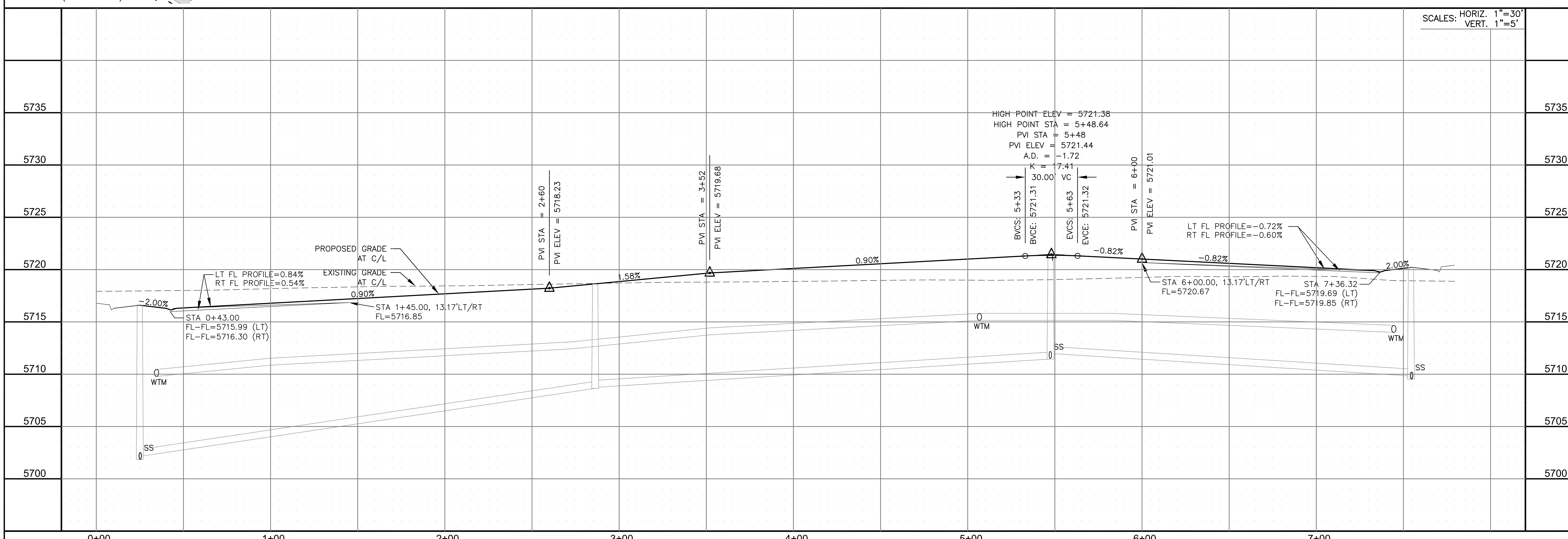
CURVE	LENGTH	RADIUS	DELTA
C6	30.84'	20.00	88°20'14"
C7	29.77'	20.00	85°16'19"
C8	32.10'	20.00	91°57'09"
C9	33.36'	20.00	95°34'37"

CURB OPENING TABLE

NUMBER	STATION	FLOWLINE
4.1	1+41.49, 13.17'LT	5716.82
4.2	2+02.53, 13.17'LT	5717.37
4.3	2+66.91, 13.17'LT	5718.00
4.4	3+31.12, 13.17'LT	5719.01
4.5	3+30.89, 13.17'RT	5719.00
4.6	4+38.48, 13.17'LT	5720.12
4.7	4+99.60, 13.17'LT	5720.66
4.8	5+75.19, 13.17'LT	5720.88
4.9	6+39.53, 13.17'LT	5720.39



BEARCAT POINT (PRIVATE STREET)



CORE ENGINEERING GROUP
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NO. | DATE | DESCRIPTION

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

PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET/STORM
BEARCAT POINT (PRIVATE STREET)
STA 0+00 TO 7+54

DATE:
NOV 15, 2019

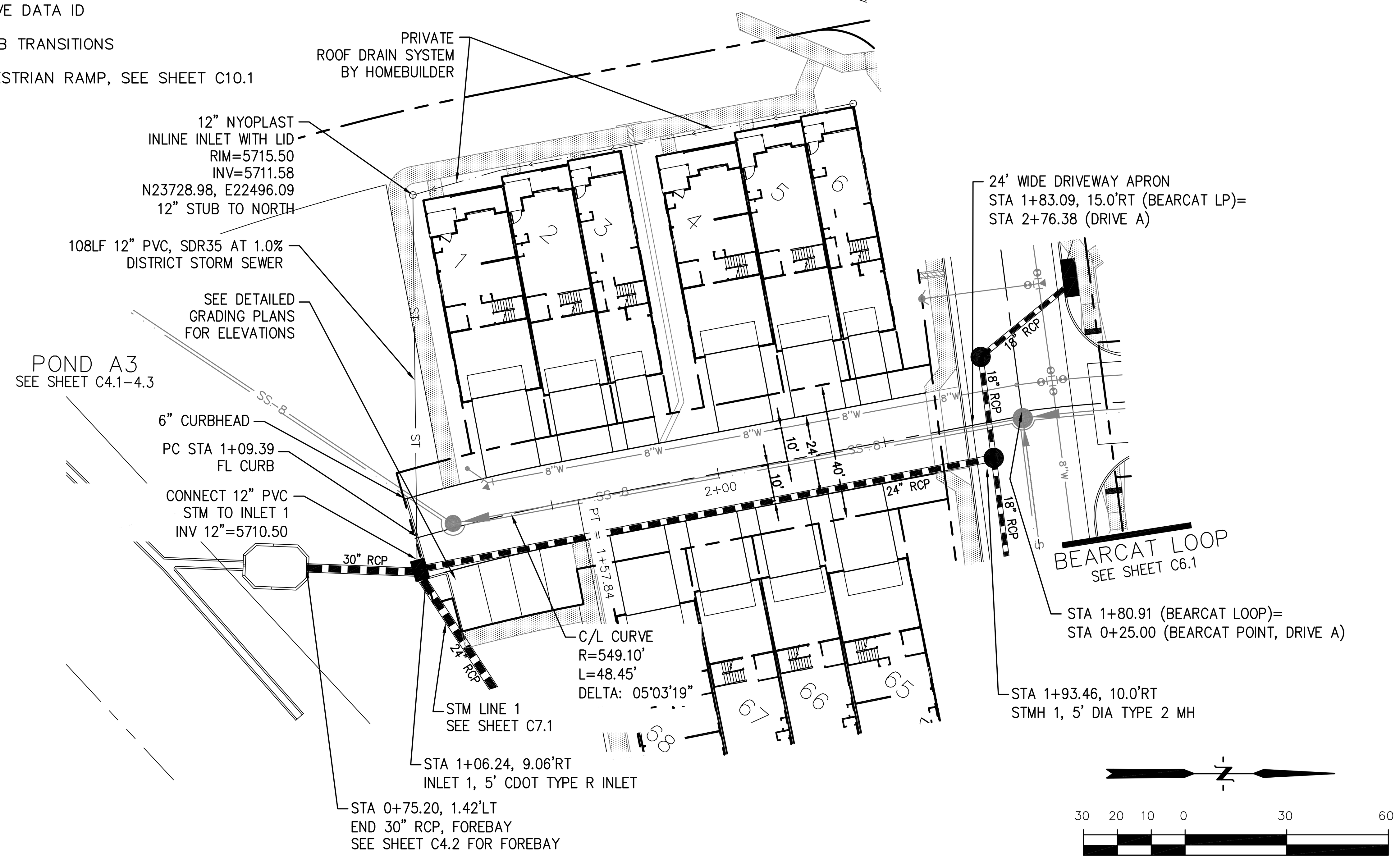
PROJECT NO.
100.050

SHEET NUMBER
C6.3

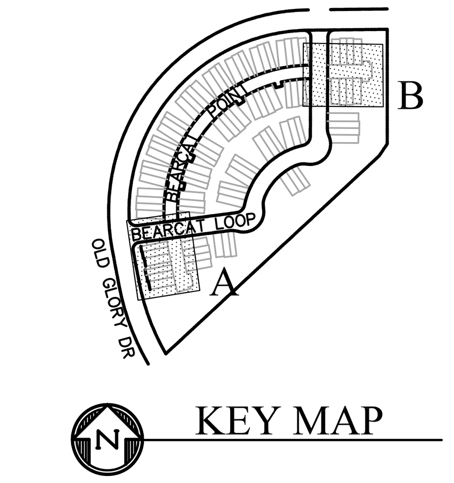
TOTAL SHEETS: 30

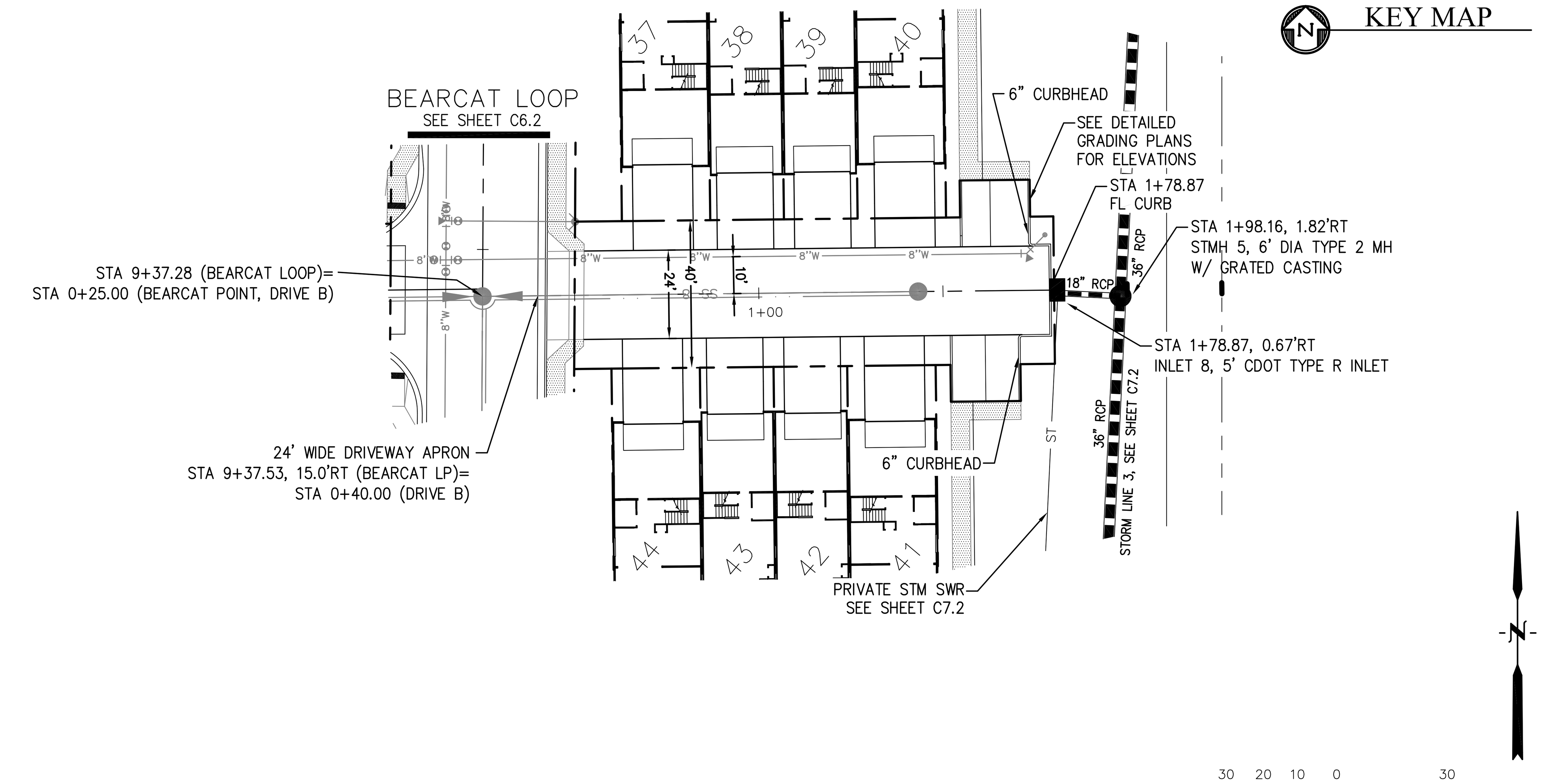
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

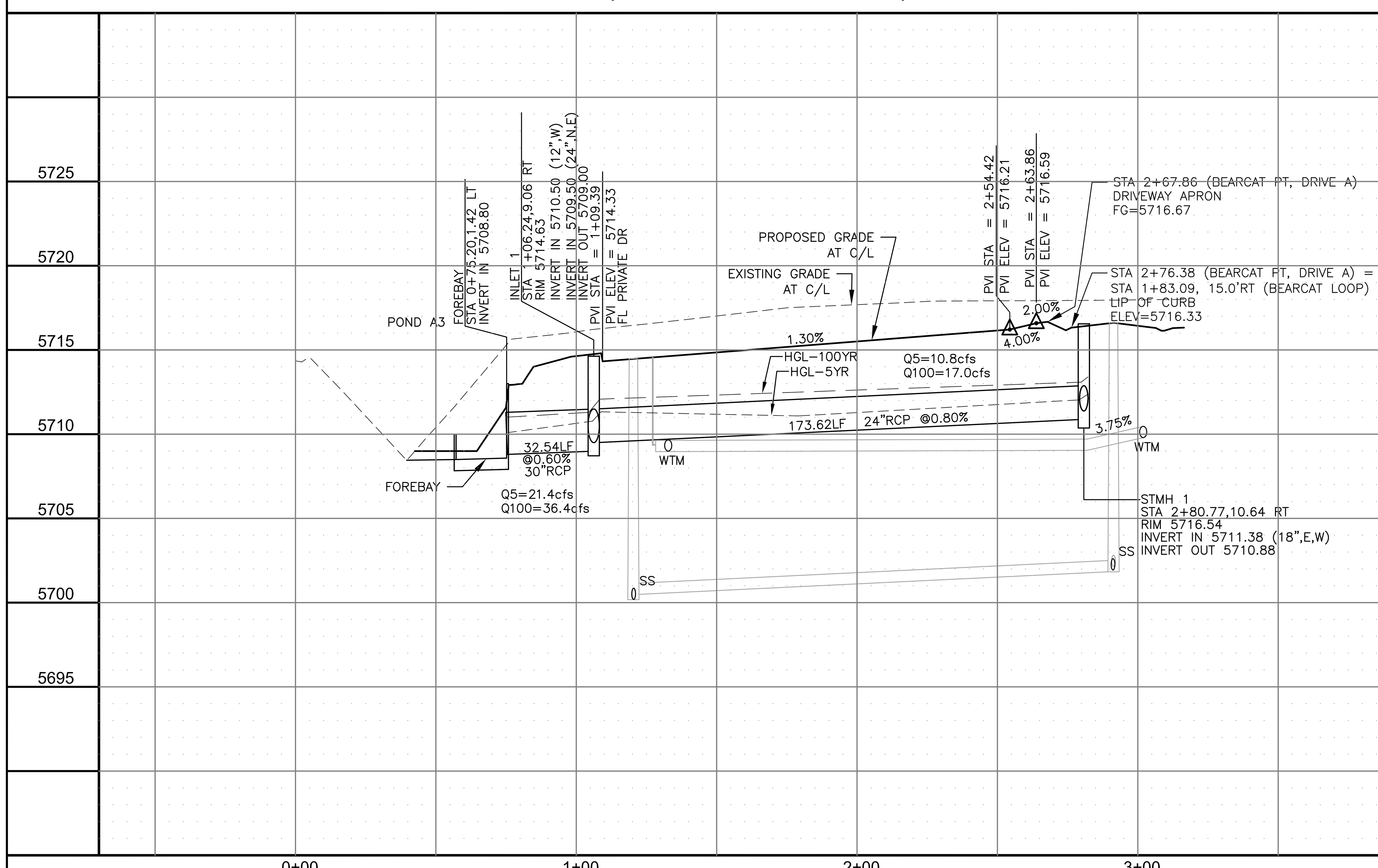


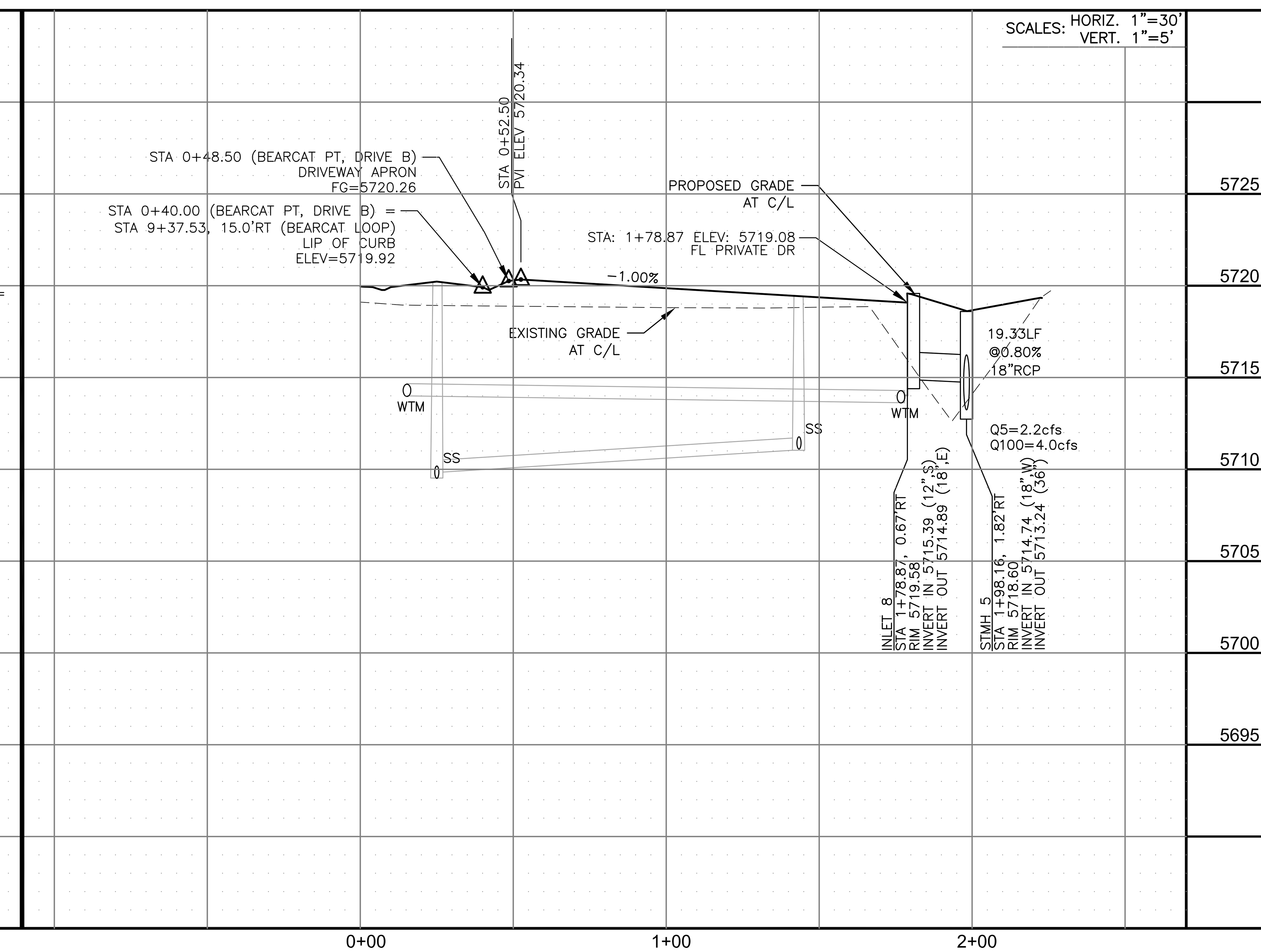
BEARCAT POINT (PRIVATE DRIVE 'A')





BEARCAT POINT (PRIVATE DRIVE 'B')





CORE ENGINEERING GROUP
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NO.	DESCRIPTION	DATE

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

PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

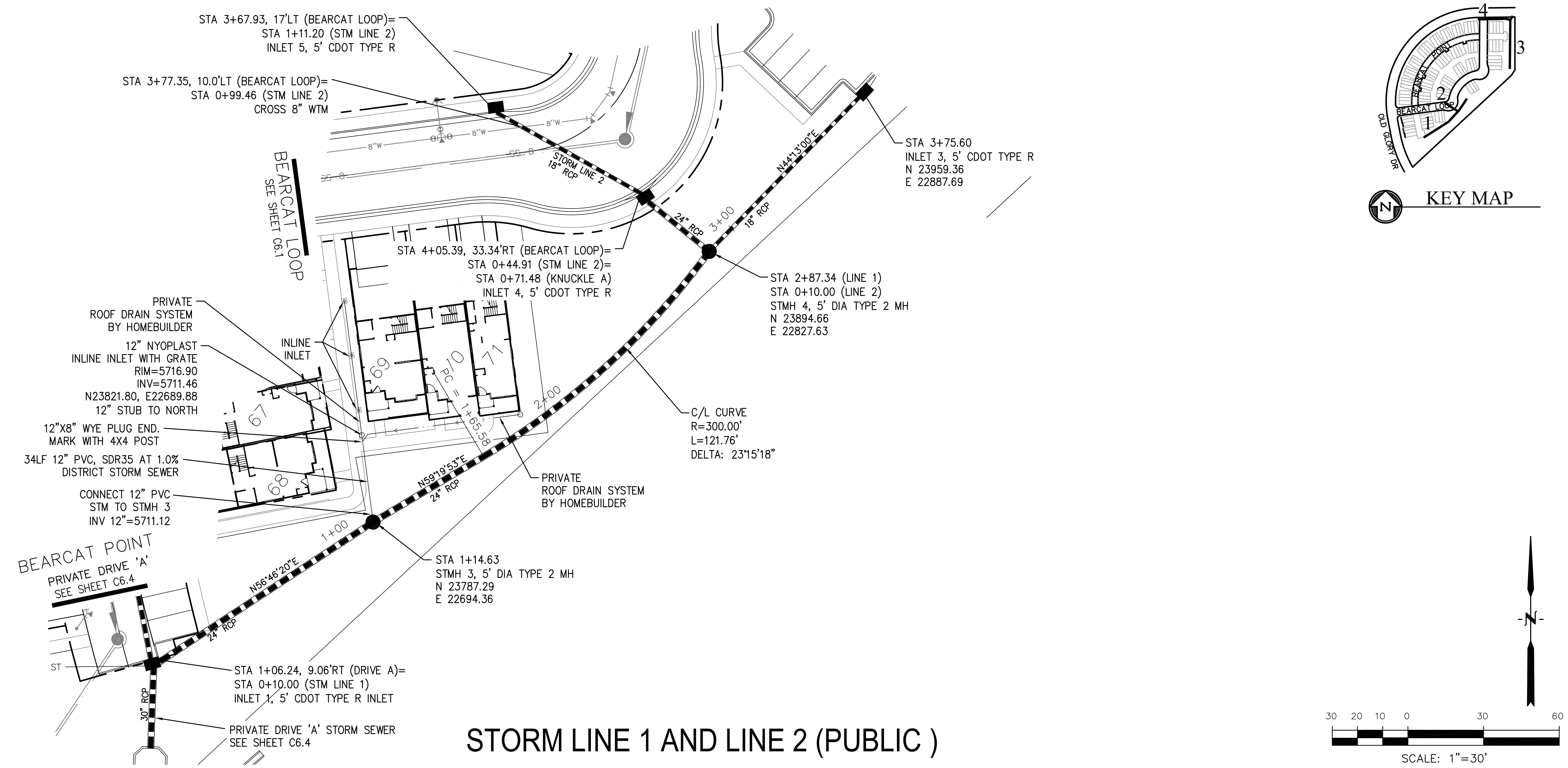
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET/STORM
BEARCAT POINT
PRIVATE DRIVES 'A' & 'B'

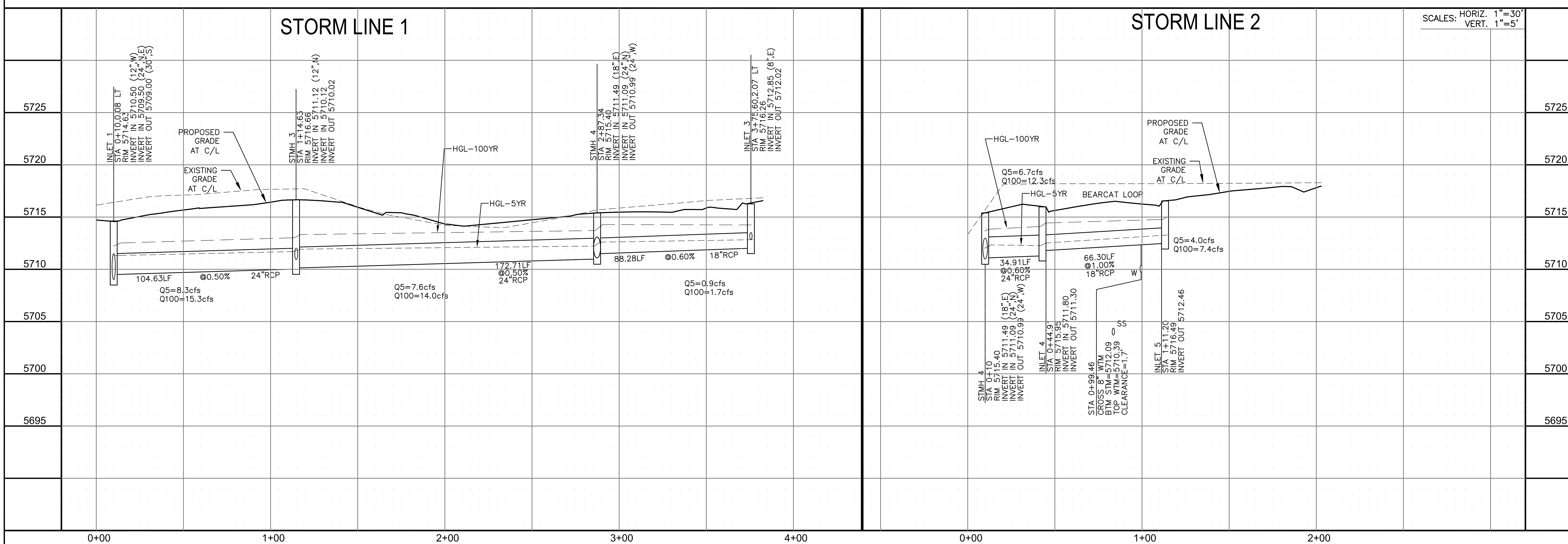
DATE: NOV 15, 2019
PROJECT NO. 100.050
SHEET NUMBER C6.4
TOTAL SHEETS: 30

NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE 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 TRANSITIONS
(3) PEDESTRIAN RAMP, SEE SHEET C10.1



STORM LINE 1 AND LINE 2 (PUBLIC)



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NO.	DESCRIPTION	DATE

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

PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

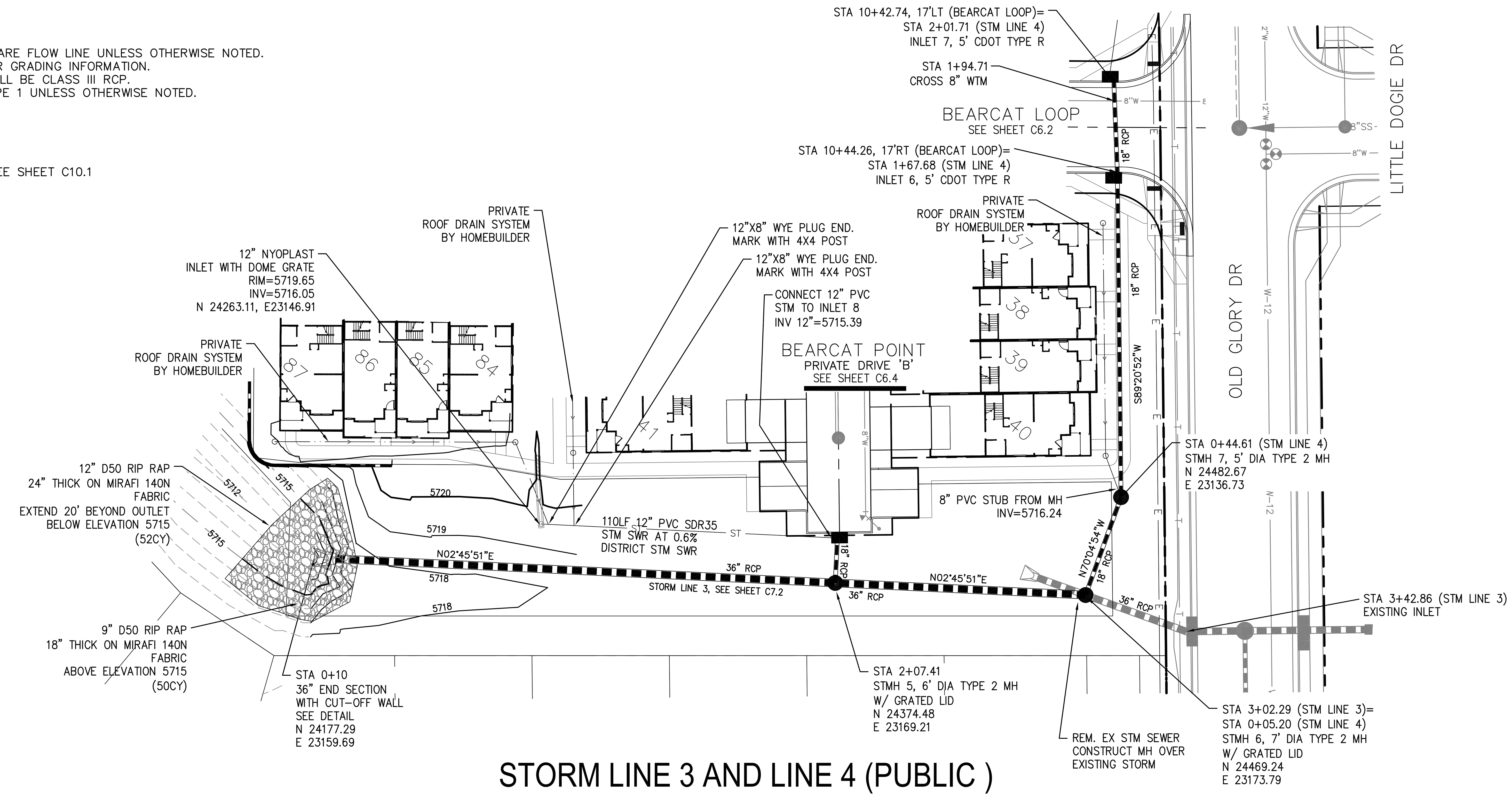
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PUBLIC STORM SEWER PLAN & PROFILE STORM SEWER LINE 1 AND LINE 2

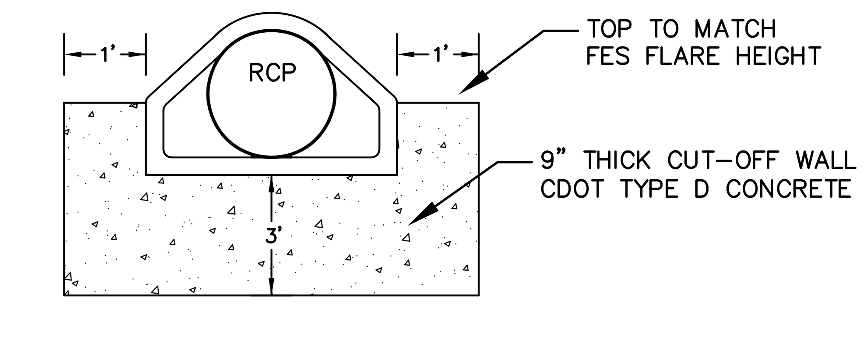
DATE: NOV 15, 2019
PROJECT NO. 100.050
SHEET NUMBER C7.1
TOTAL SHEETS: 30

NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE 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 TRANSITIONS
3 PEDESTRIAN RAMP, SEE SHEET C10.1



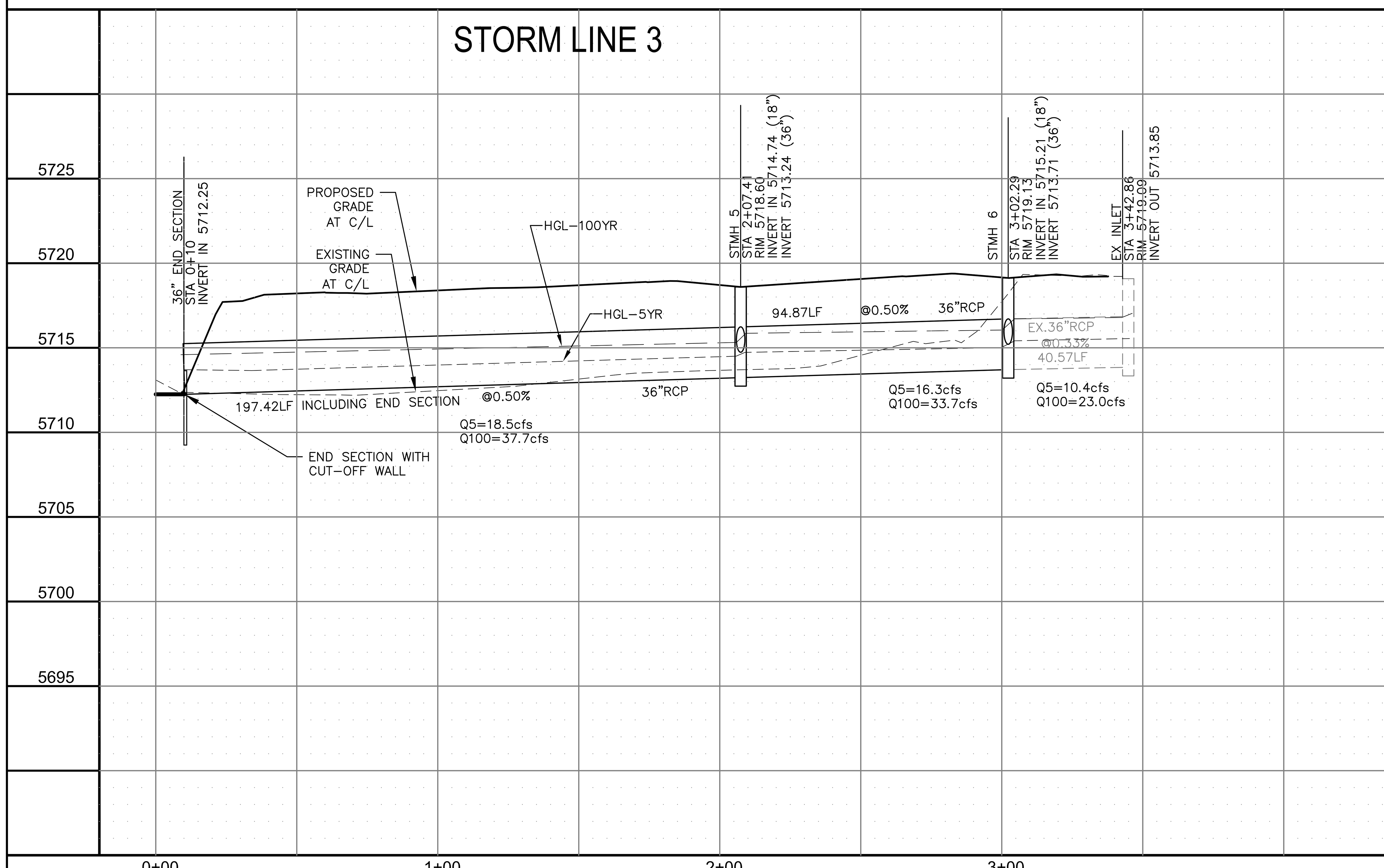
STORM LINE 3 AND LINE 4 (PUBLIC)

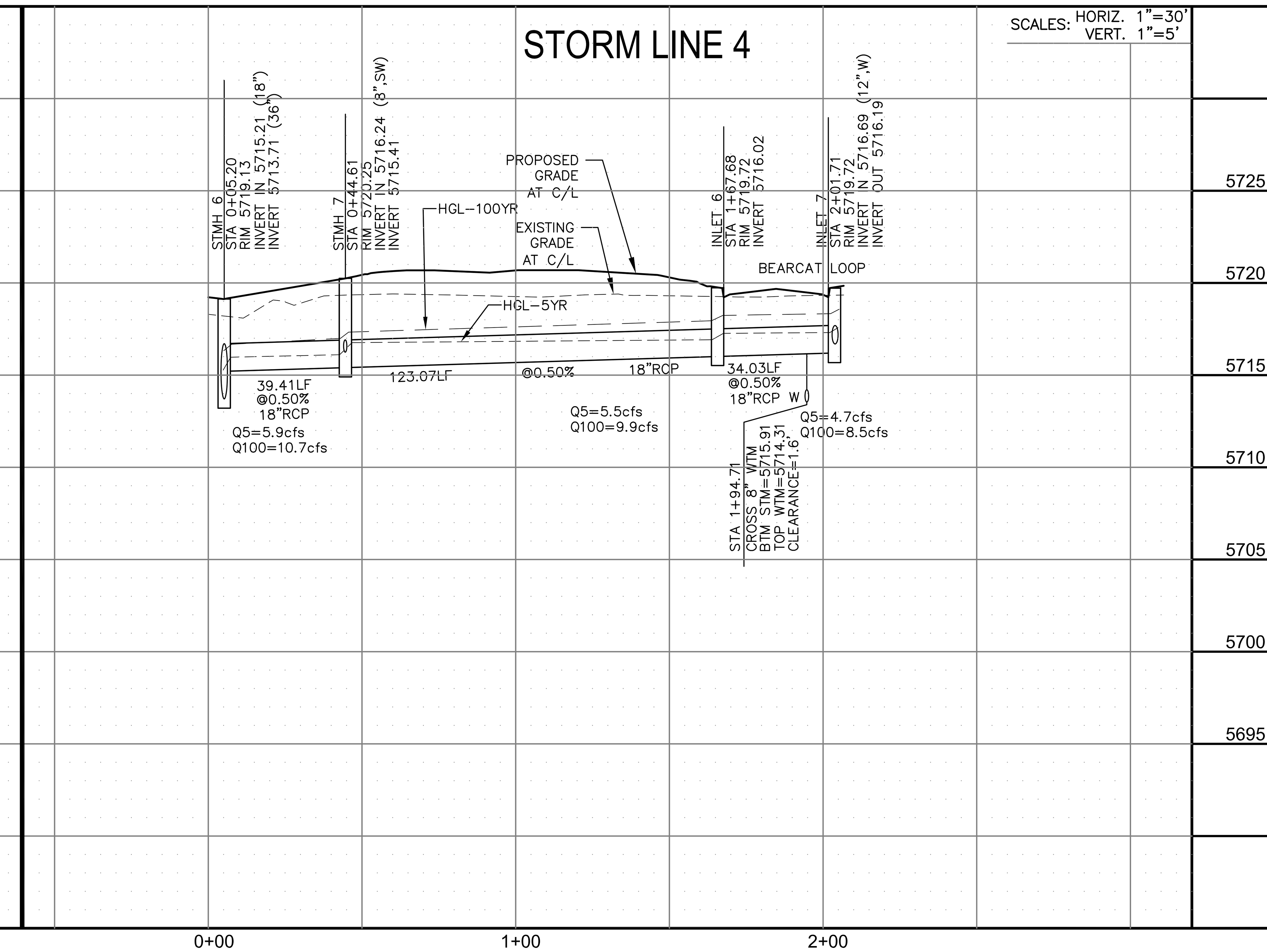


CONCRETE CUT-OFF WALL

N.T.S.

SCALE: 1"=30'





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NO.	DESCRIPTION	DATE

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

PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

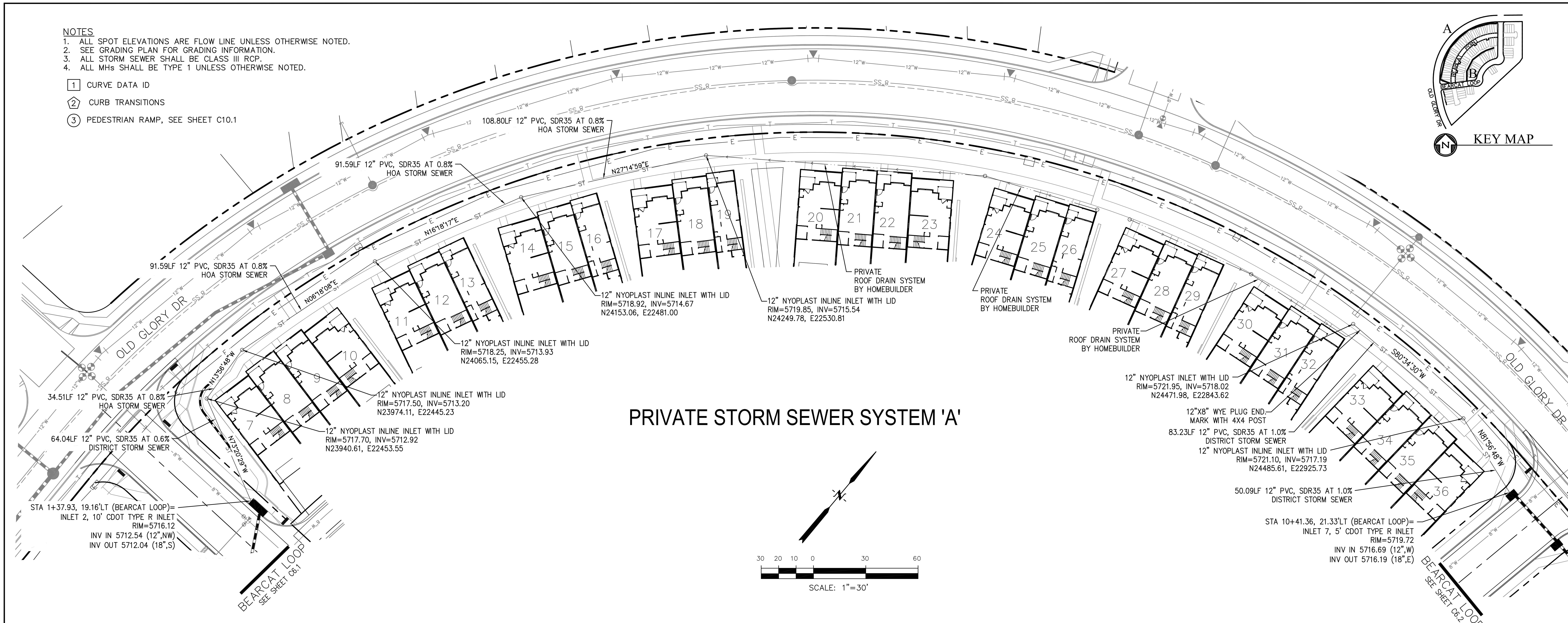
PUBLIC STORM SEWER
PLAN & PROFILE
STORM SEWER LINE 3 AND LINE 4

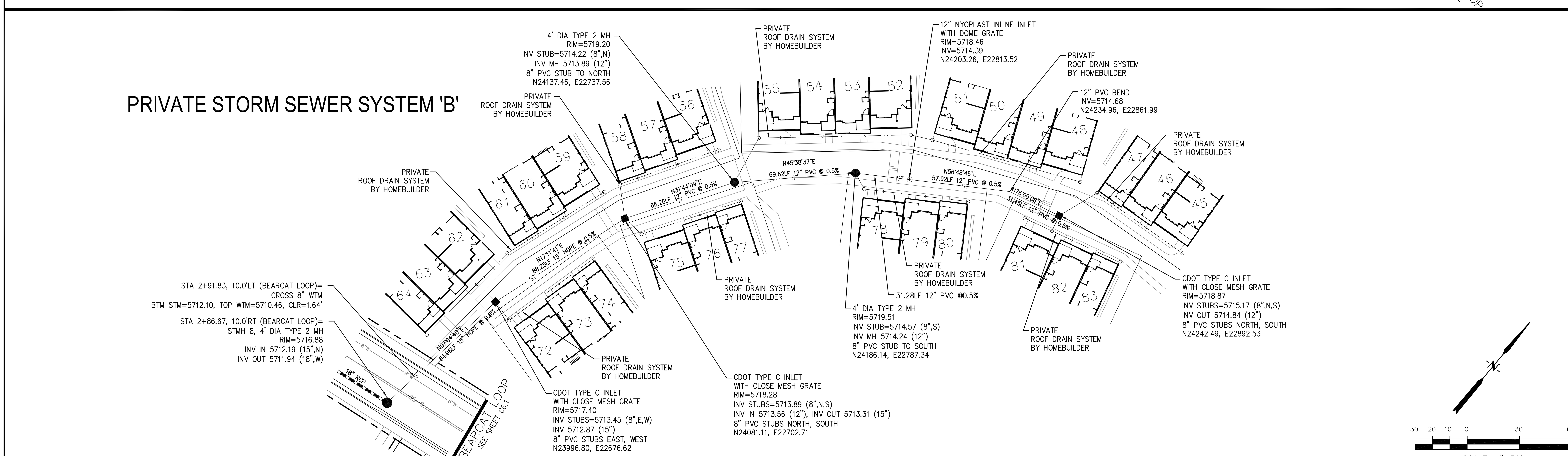
DATE:
NOV 15, 2019

PROJECT NO.
100.050

SHEET NUMBER
C7.2

TOTAL SHEETS: 30





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NO.	DESCRIPTION	DATE

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

PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

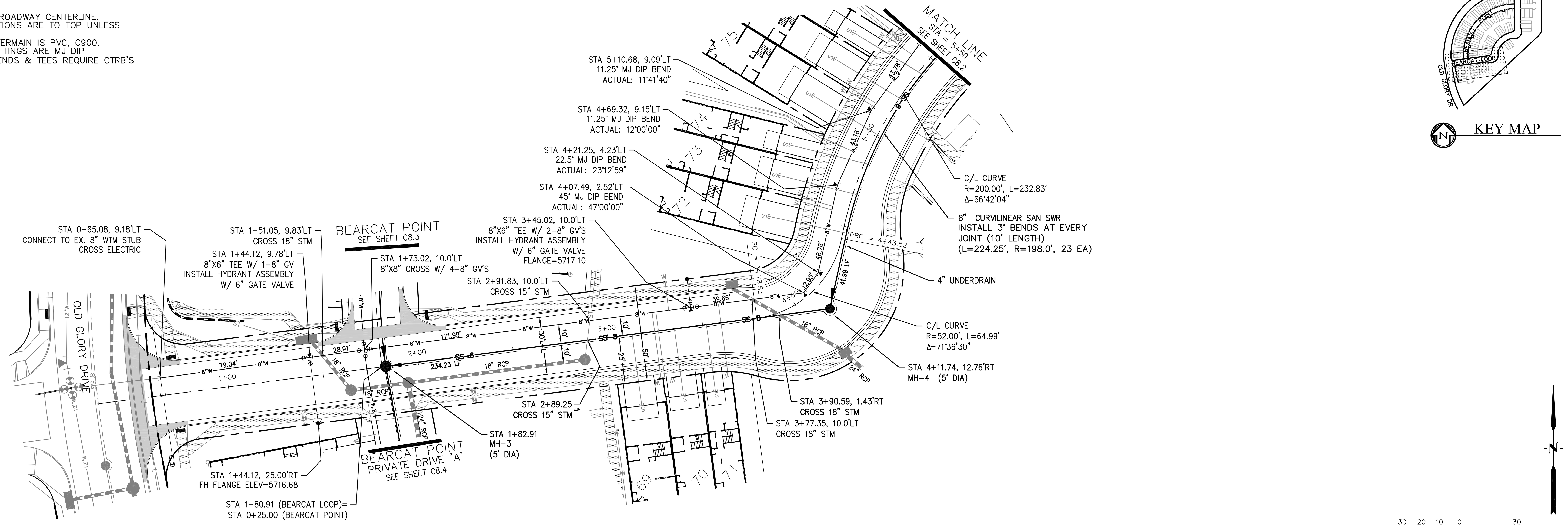
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PRIVATE STORM SEWER SYSTEM PLAN & PROFILE SYSTEM 'A' & 'B'

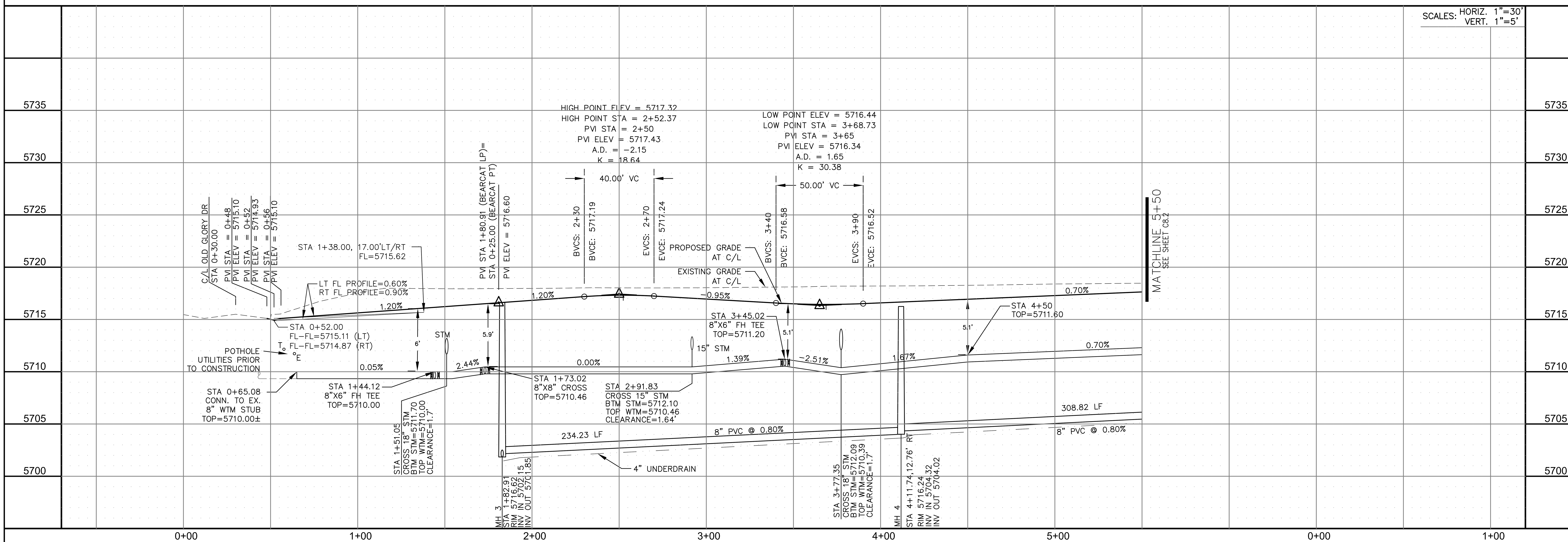
DATE: NOV 15, 2019
PROJECT NO. 100.050
SHEET NUMBER C7.3
TOTAL SHEETS: 30

NOTES

1. STATIONING IS AT ROADWAY CENTERLINE.
2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
3. ALL 8" & 12" WATERMAIN IS PVC, C900.
4. ALL WATERMAIN FITTINGS ARE MJ DIP
5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



BEARCAT LOOP (PUBLIC)



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NO.	DESCRIPTION	DATE

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

PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

SANITARY / WATERMAIN
BEARCAT LOOP (PUBLIC STREET)
STA 0+00 TO 5+50

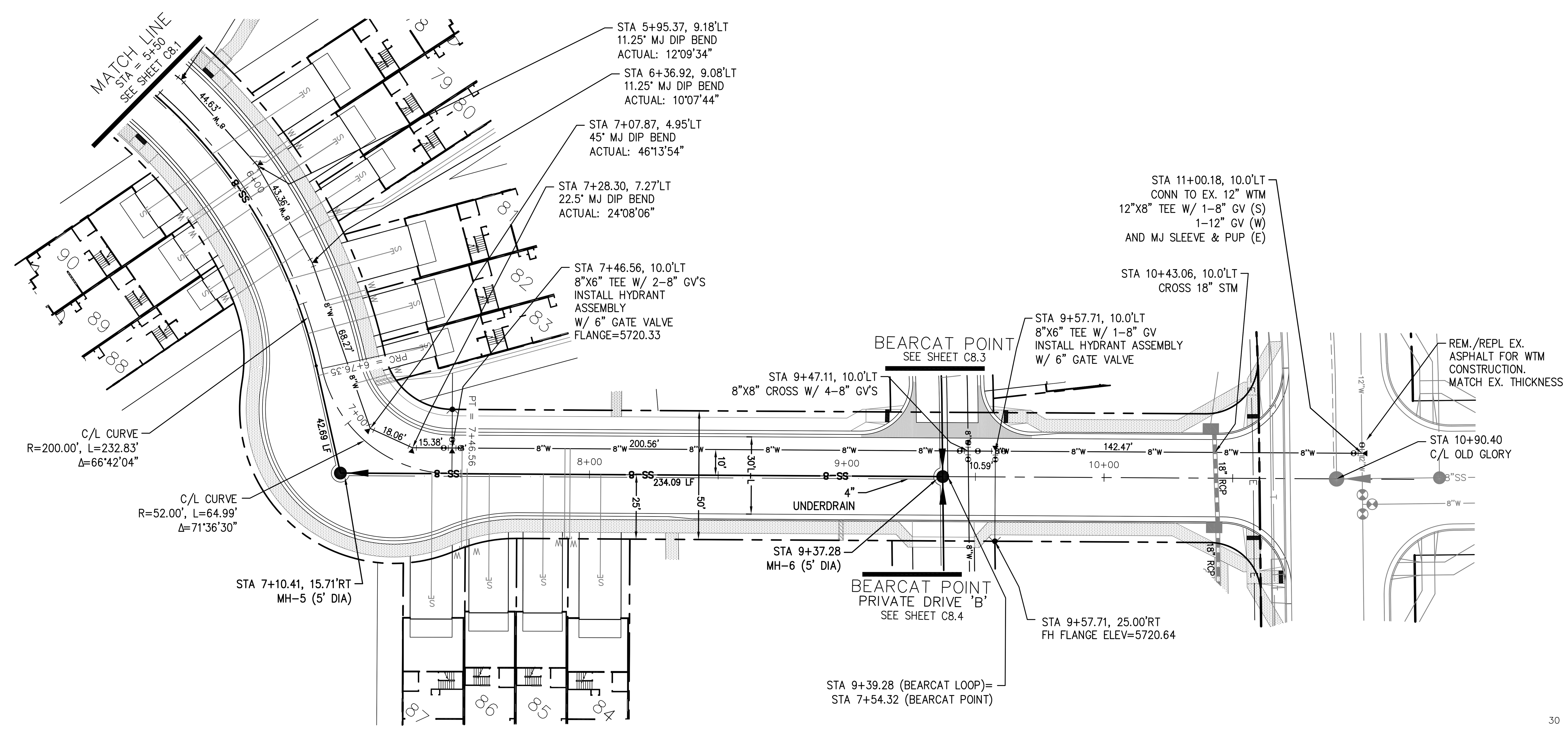
DATE:
NOV 15, 2019

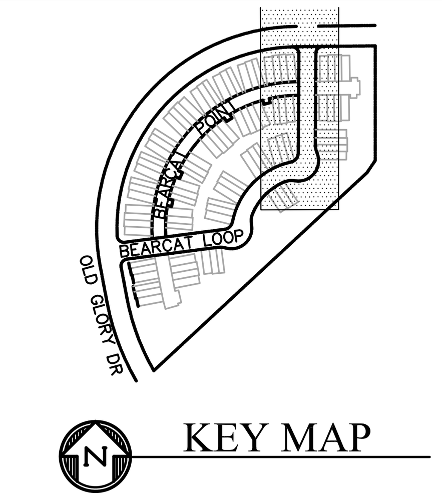
PROJECT NO.
100.050

SHEET NUMBER
C8.1
TOTAL SHEETS: 30

NOTES

1. STATIONING IS AT ROADWAY CENTERLINE.
2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
3. ALL 8" & 12" WATERMAIN IS PVC, C900.
4. ALL WATERMAIN FITTINGS ARE MJ DIP
5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S

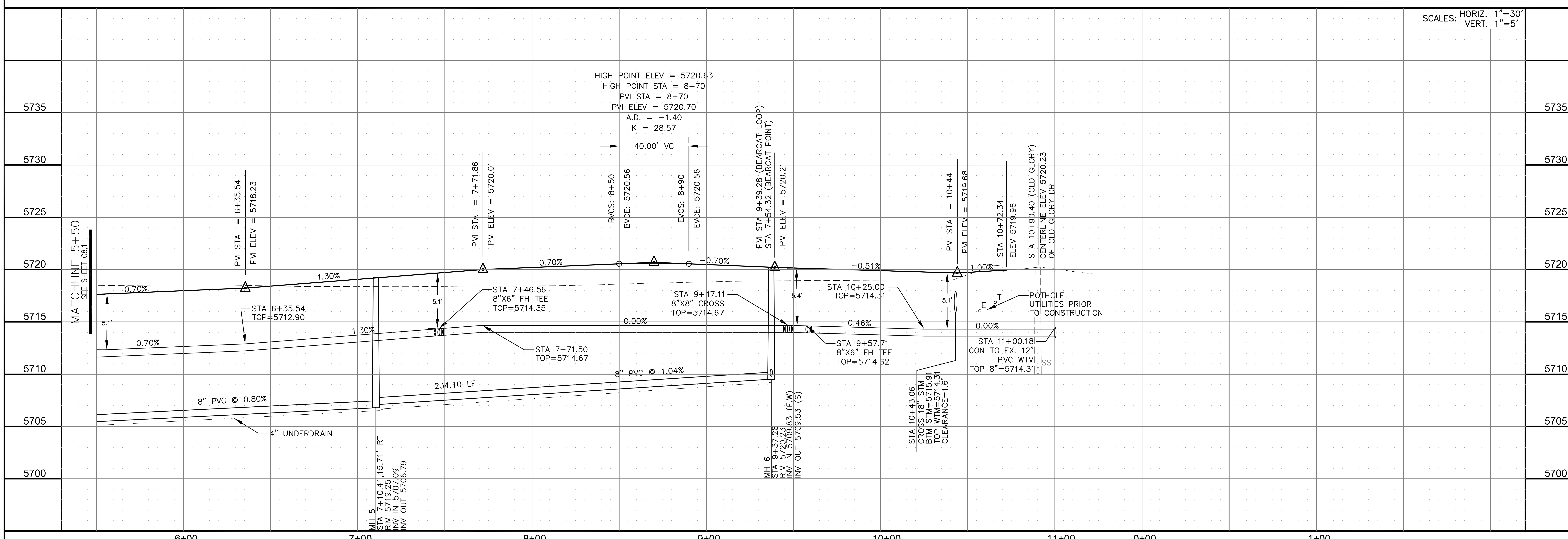




30 20 10 0 30 60

SCALE: 1"=30'

BEARCAT LOOP (PUBLIC)



CORE ENGINEERING GROUP
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BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGE DR – OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

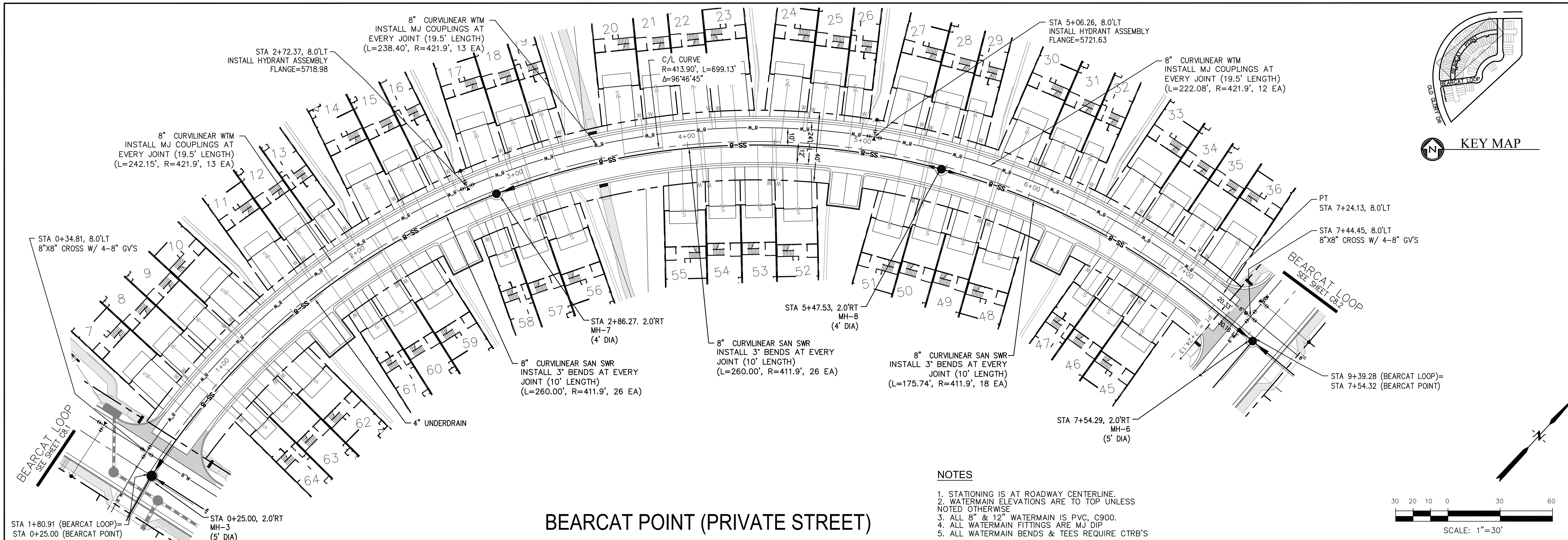
SANITARY / WATERMAIN
BEARCAT LOOP (PUBLIC STREET)
STA 5+50 TO 10+90.40

DATE: NOV 15, 2019

PROJECT NO. 100.050

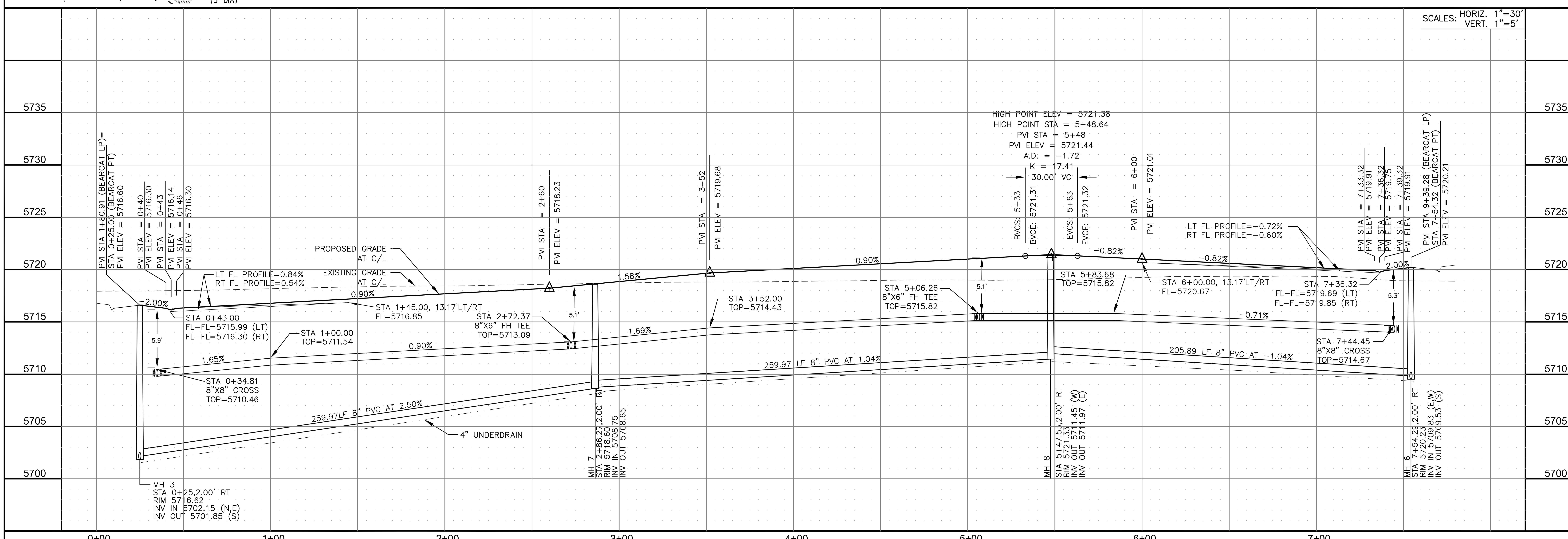
SHEET NUMBER C8.2

TOTAL SHEETS: 30



NOTES

1. STATIONING IS AT ROADWAY CENTERLINE.
2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
3. ALL 8" & 12" WATERMAIN IS PVC, C900.
4. ALL WATERMAIN FITTINGS ARE MJ DIP
5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



CORE ENGINEERING GROUP
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NO.	DESCRIPTION	DATE

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

PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

SANITARY / WATERMAIN BEARCAT POINT (PRIVATE STREET) STA 0+00 TO 7+54

DATE: NOV 15, 2019

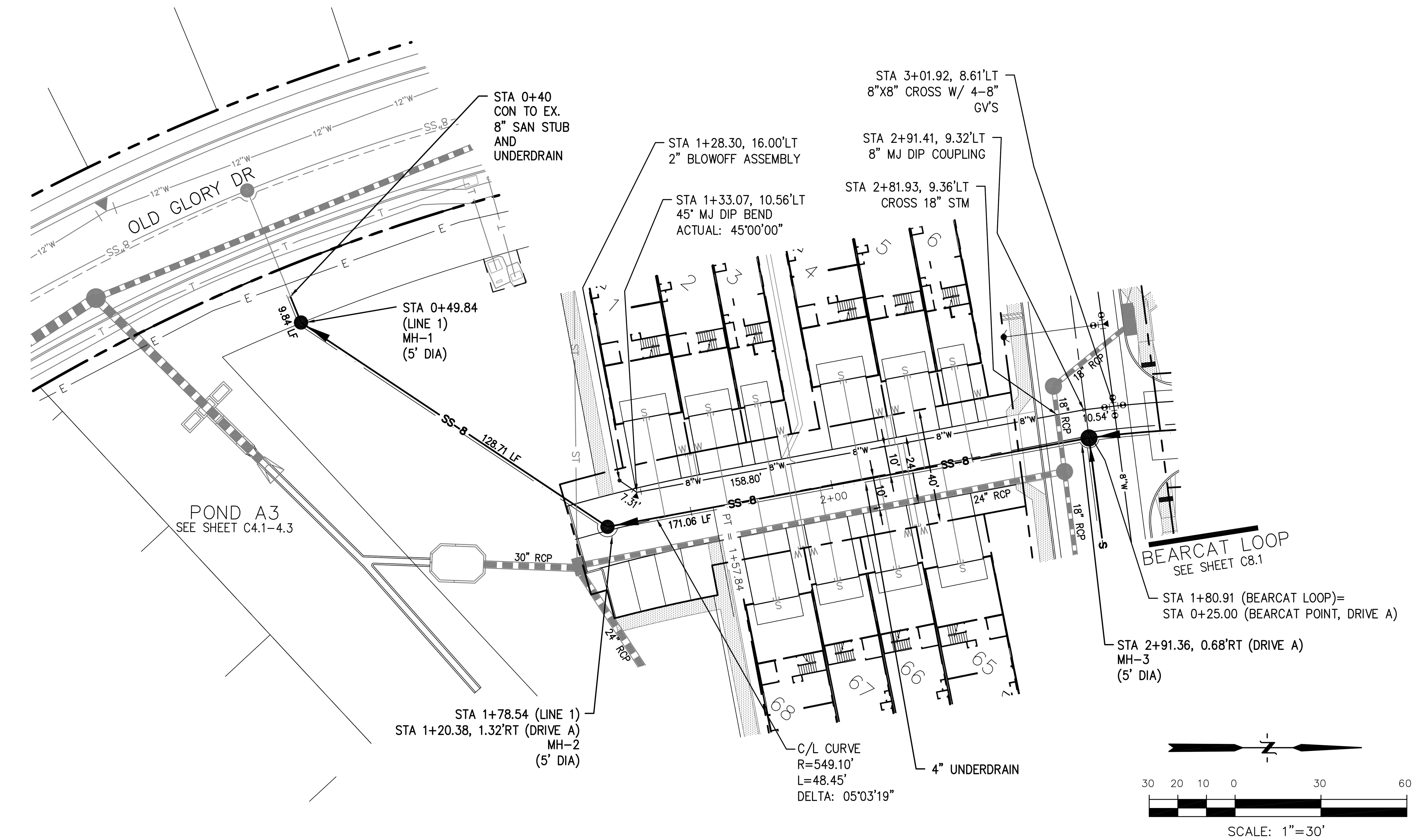
PROJECT NO. 100.050

SHEET NUMBER C8.3

TOTAL SHEETS: 30

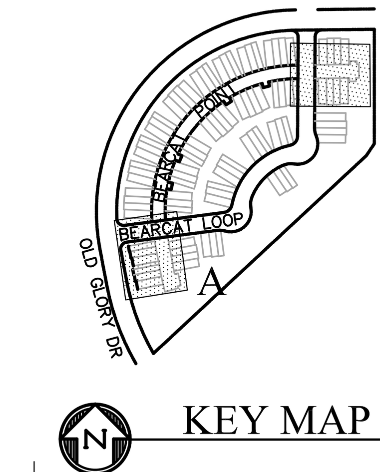
NOTES

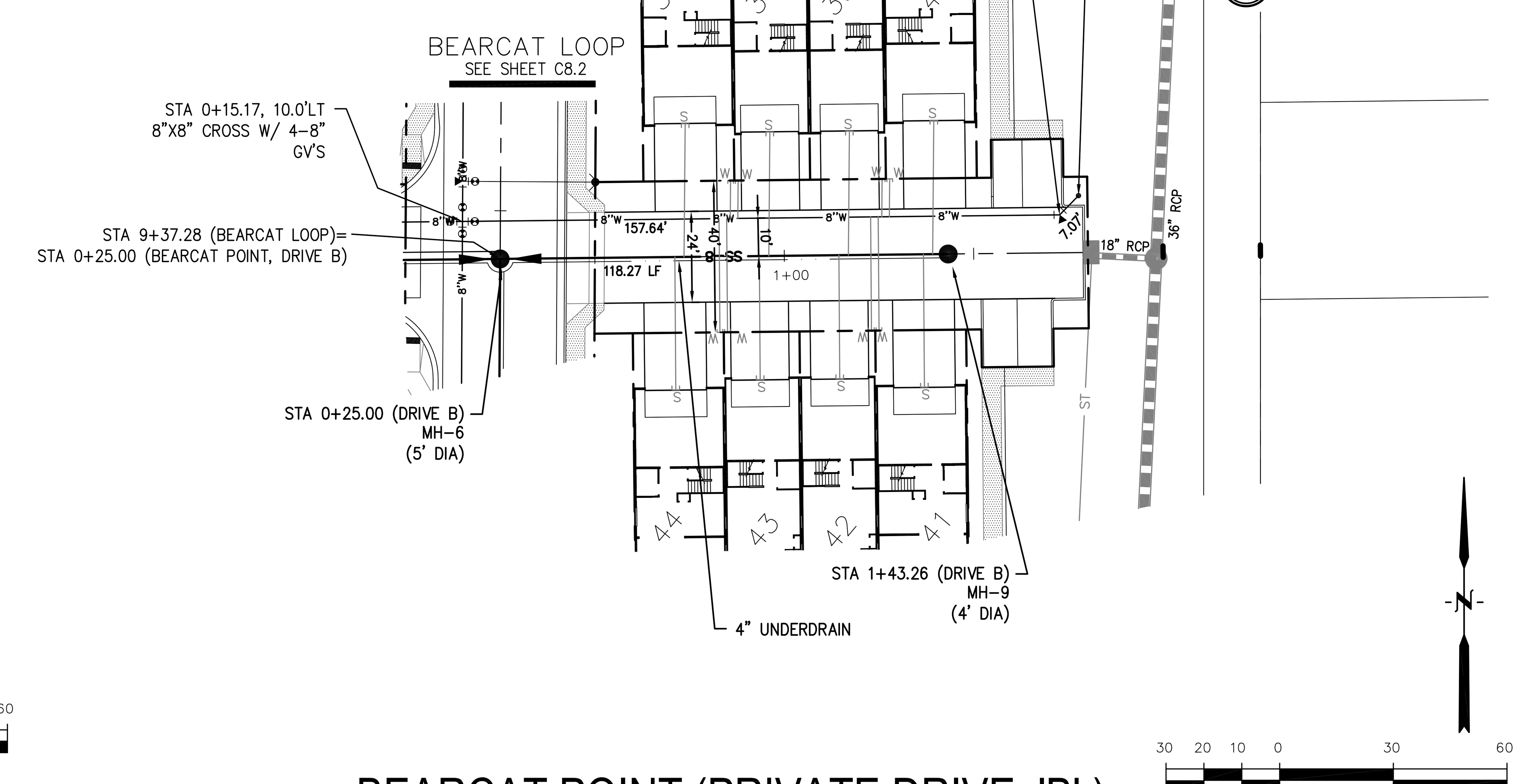
1. STATIONING IS AT ROADWAY CENTERLINE.
2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
3. ALL 8" & 12" WATERMAIN IS PVC, C900.
4. ALL WATERMAIN FITTINGS ARE MJ DIP
5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



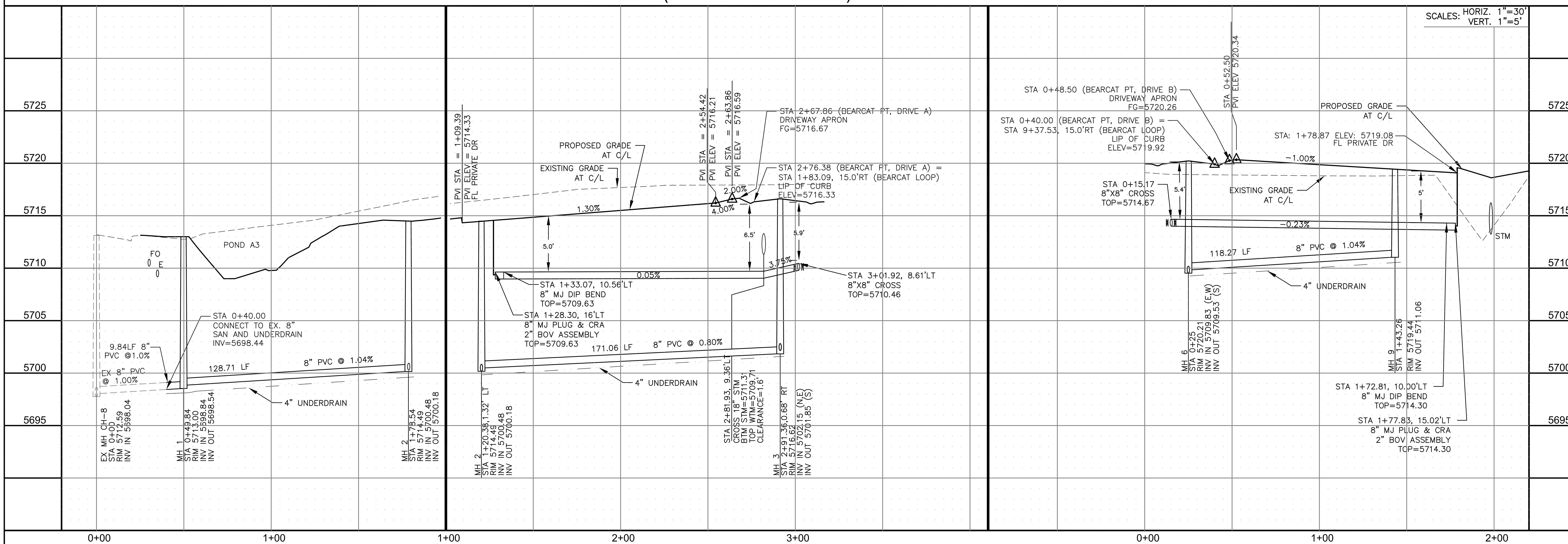
SAN SWR LINE 1

BEARCAT POINT (PRIVATE DRIVE 'A')





BEARCAT POINT (PRIVATE DRIVE 'B')



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PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DATE	DESCRIPTION

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

PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

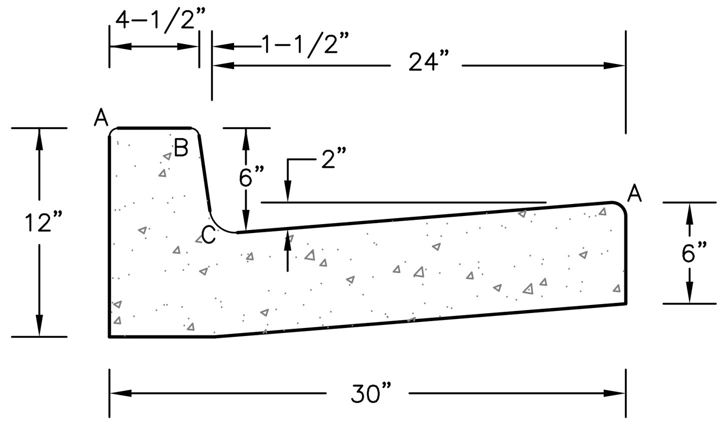
SANITARY / WATERMAIN BEARCAT POINT PRIVATE DRIVES 'A' & 'B'

DATE: NOV 15, 2019

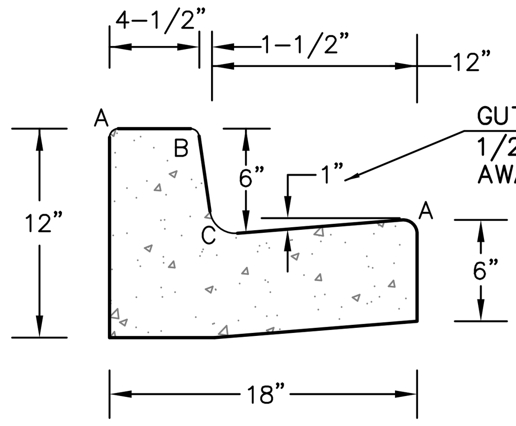
PROJECT NO. 100.050

SHEET NUMBER C8.4

TOTAL SHEETS: 30

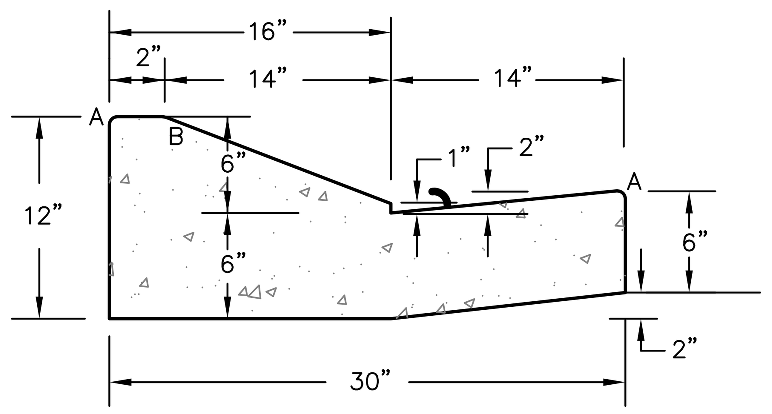


TYPE 'A'
VERTICAL CURB AND GUTTER
SCALE 1" = 1'-0"



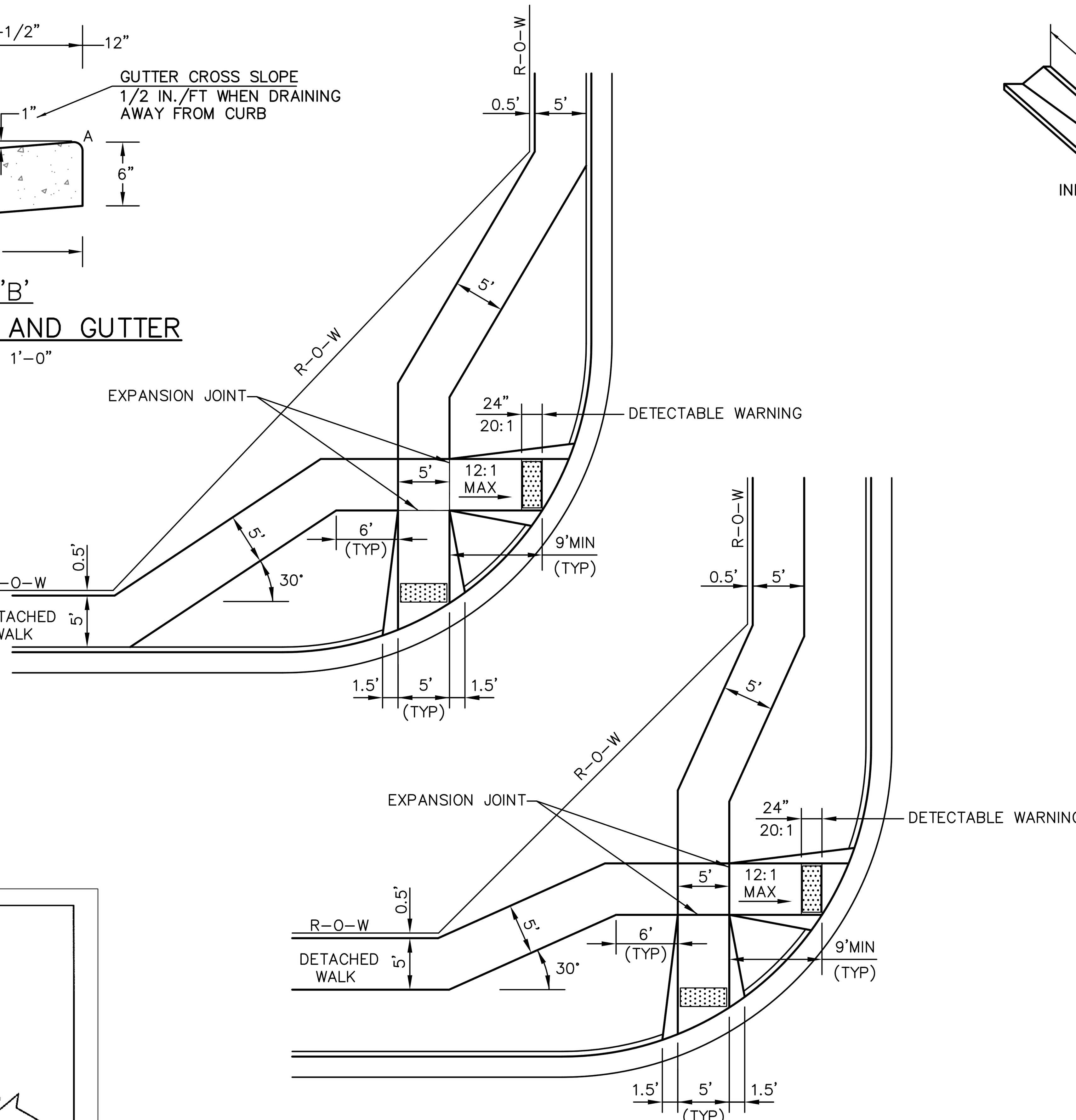
TYPE 'B'
VERTICAL CURB AND GUTTER
SCALE 1" = 1'-0"

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

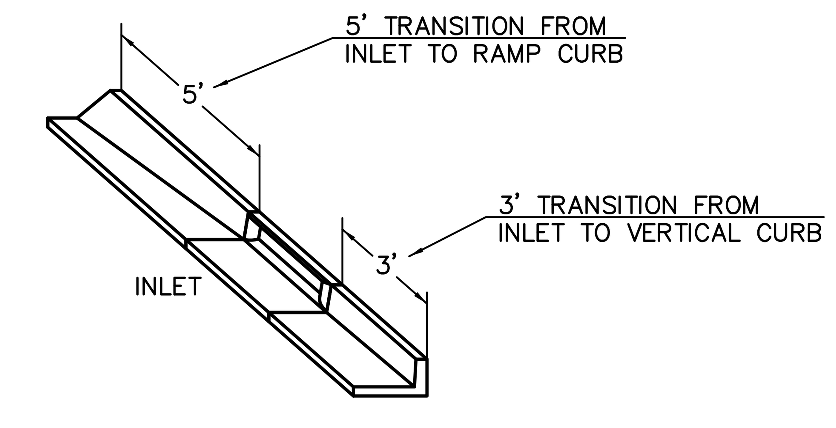


TYPE 'C'
TYPE C RAMP CURB AND GUTTER
SCALE 1" = 1'

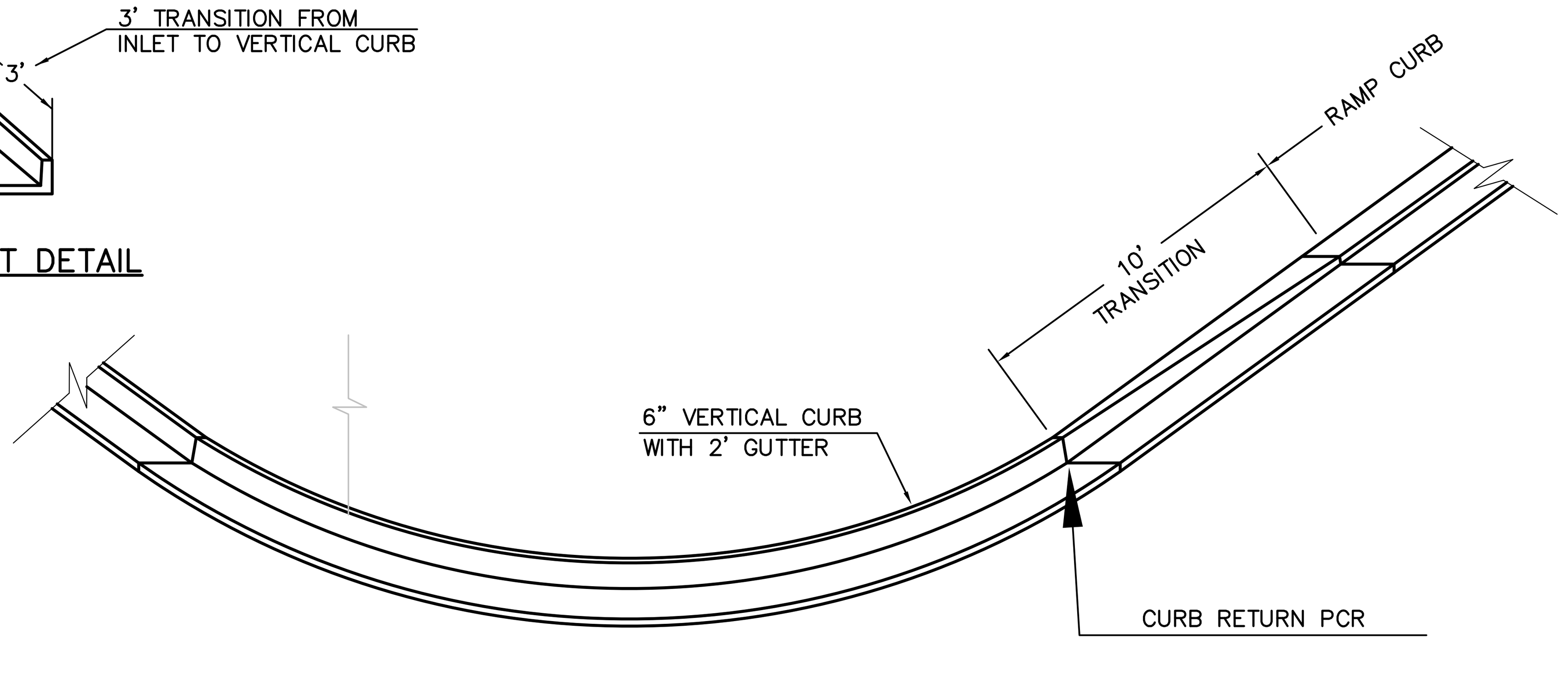
CURB DETAILS (ECM SD_2-20)



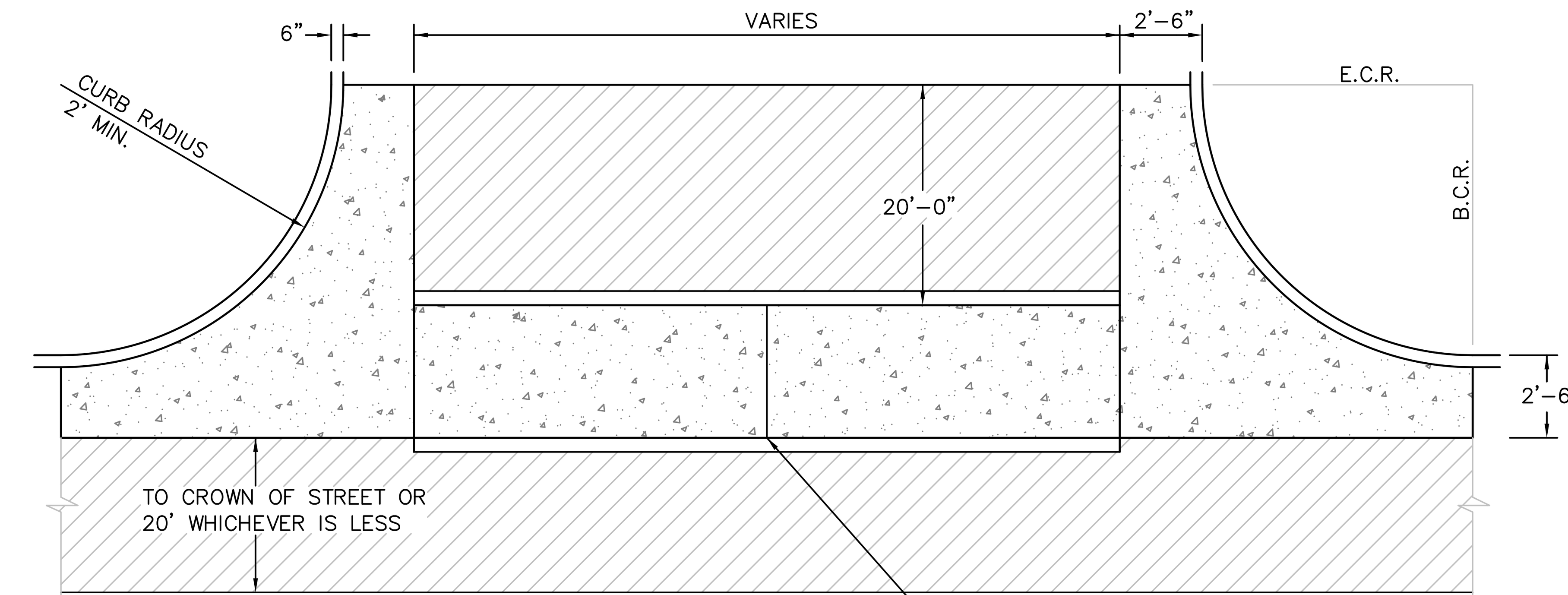
PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD_2-40)
NO SCALE



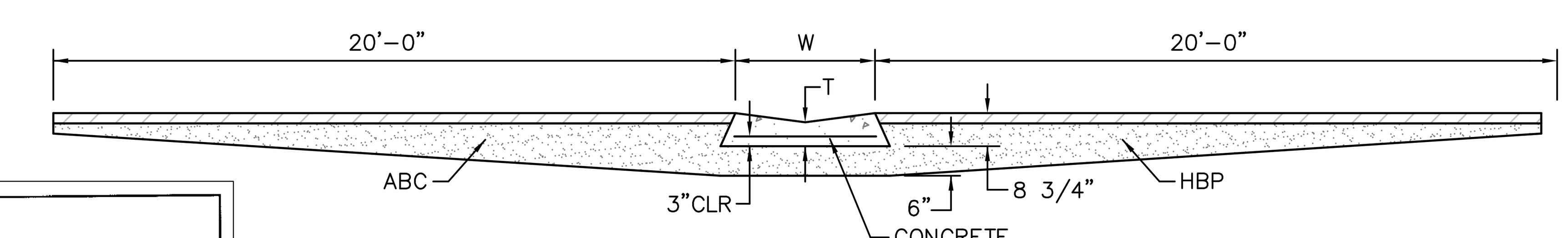
CURB INLET DETAIL
NTS



CURB TRANSITION DETAIL
NTS



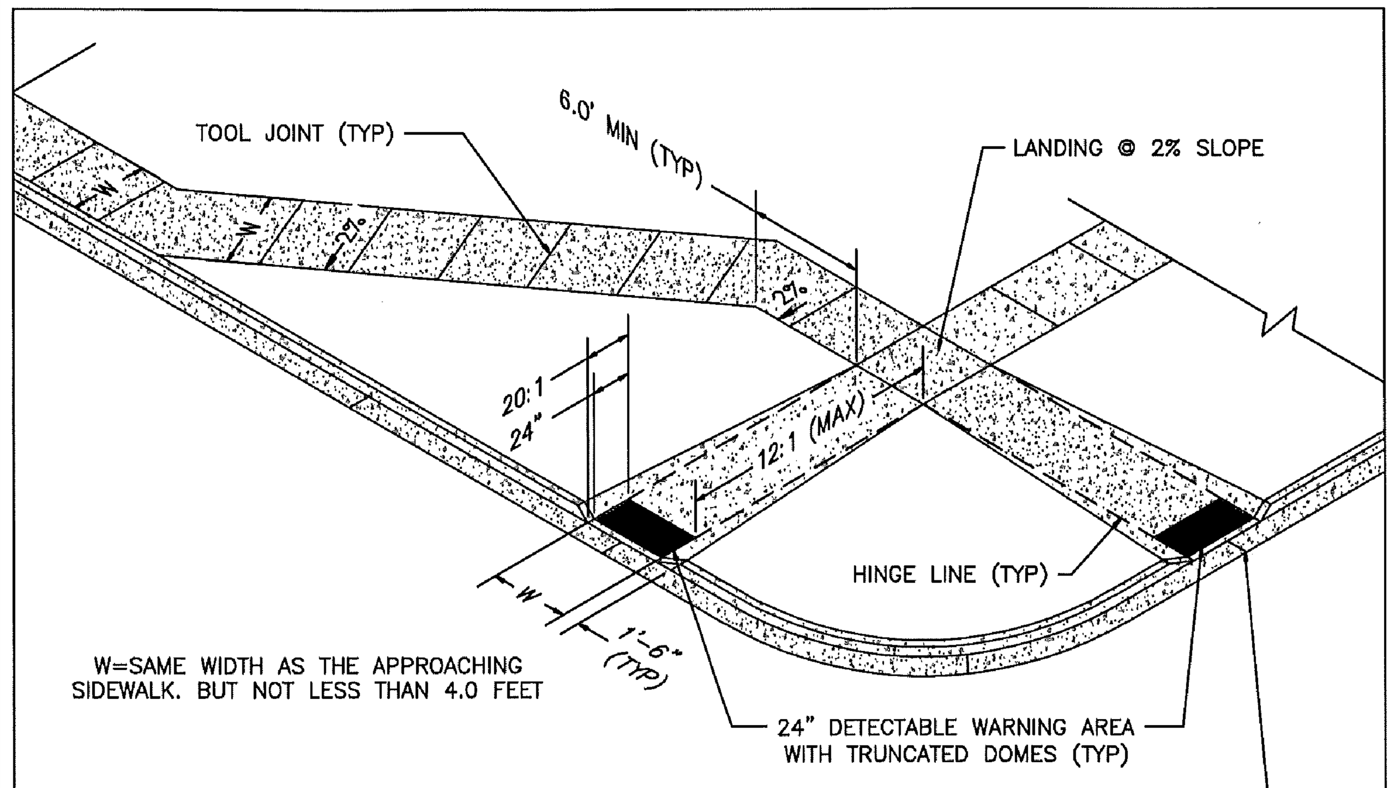
PLAN VIEW



SECTION A – A

TYPICAL CROSSPAN 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. = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.



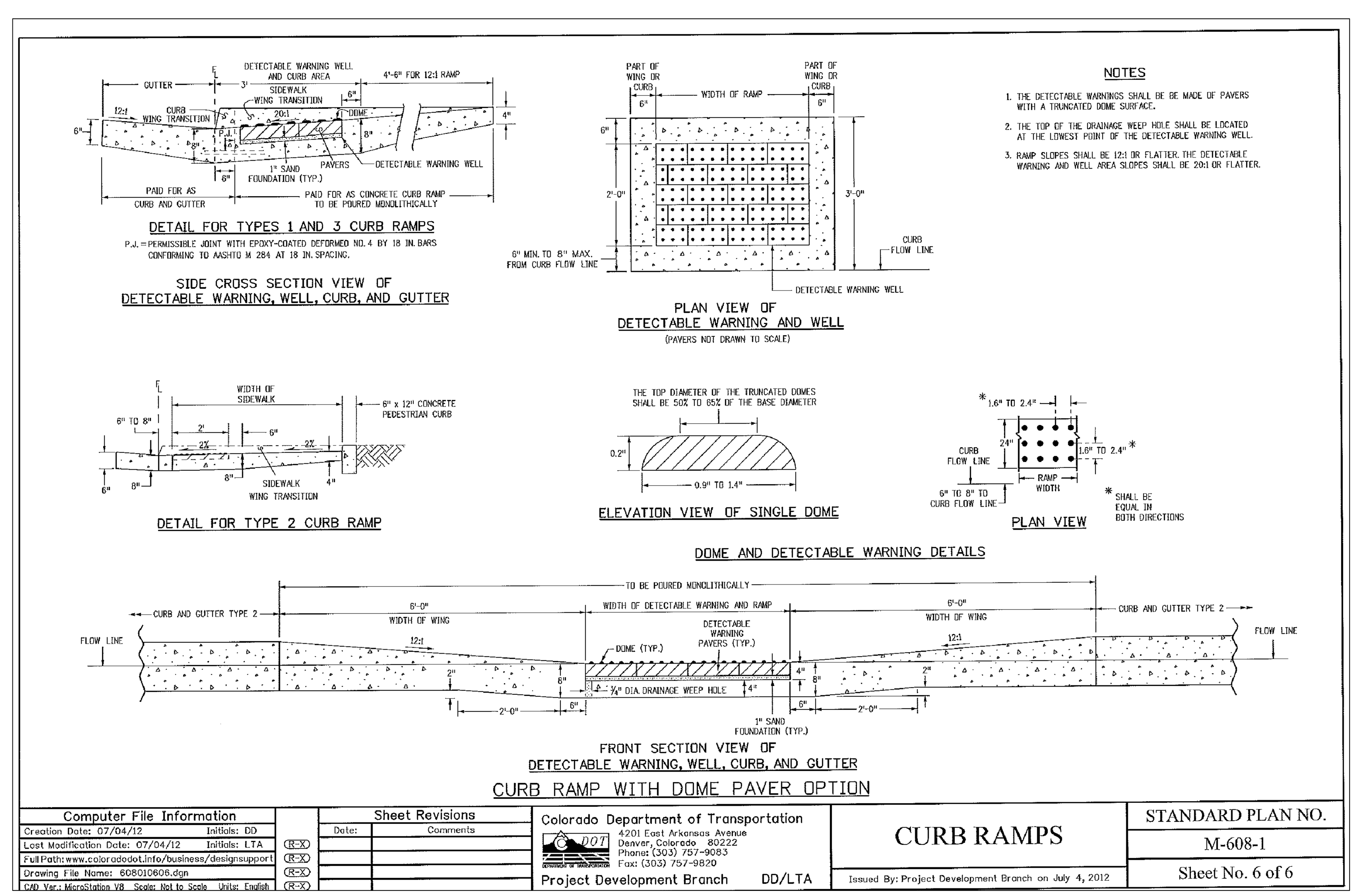
PEDESTRIAN RAMP NOTES

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 8" 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.

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



TRUNCATED DOME DETAILS (ECM SD_2-42)
NO SCALE

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NO.	DATE	DESCRIPTION

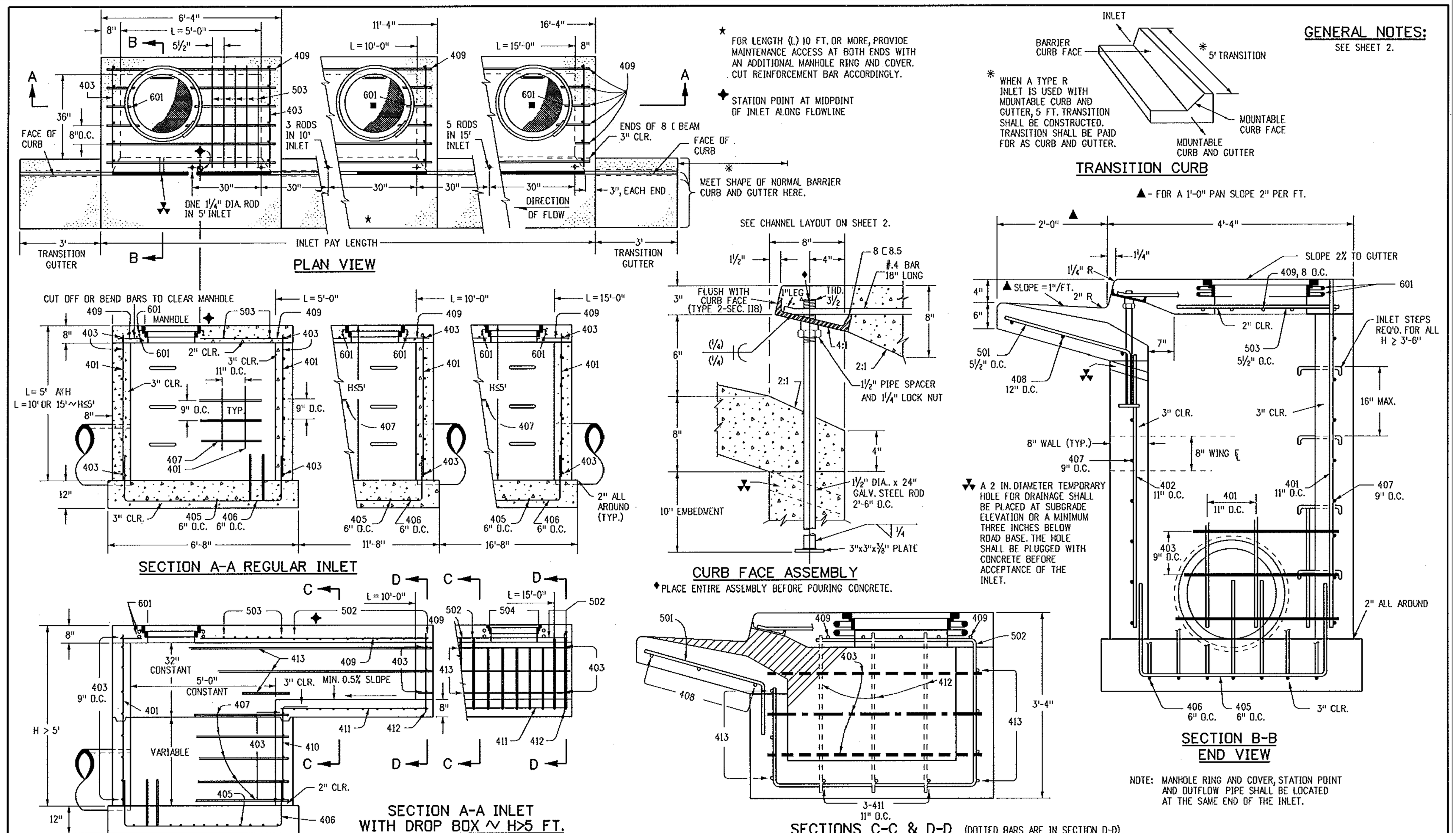
PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGE DR – OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

ROADWAY DETAIL SHEET

DATE:
NOV 15, 2019
PROJECT NO.
100.050
SHEET NUMBER
C10.1
TOTAL SHEETS: 30



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Drawing File Name: 6040120102.dgn	(R-X)			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)			

Colorado Department of Transportation
4201 East Arkansas Avenue
Denver, Colorado 80222
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Project Development Branch DD/LTA

CURB INLET TYPE R

Issued By: Project Development Branch July 4, 2012

STANDARD PLAN NO.
M-604-12
Sheet No. 1 of 2

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	ALL INLETS L = 5 FT. LENGTH	INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 10 FT. LENGTH	INLETS: H ≤ 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 15 FT. LENGTH	INLETS: H > 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 10 FT. LENGTH	INLETS: H > 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 15 FT. LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3		3	*
411	4	11"	II							3	5'-2"	3	10-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■8[8.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2 BARS, 1 RODS	——	4 BARS, 3 RODS	——	8 BARS, 5 RODS	——	4 BARS, 3 RODS	——	8 BARS, 5 RODS	——

* VARIABLE REFER TO TABLE TWO.

■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

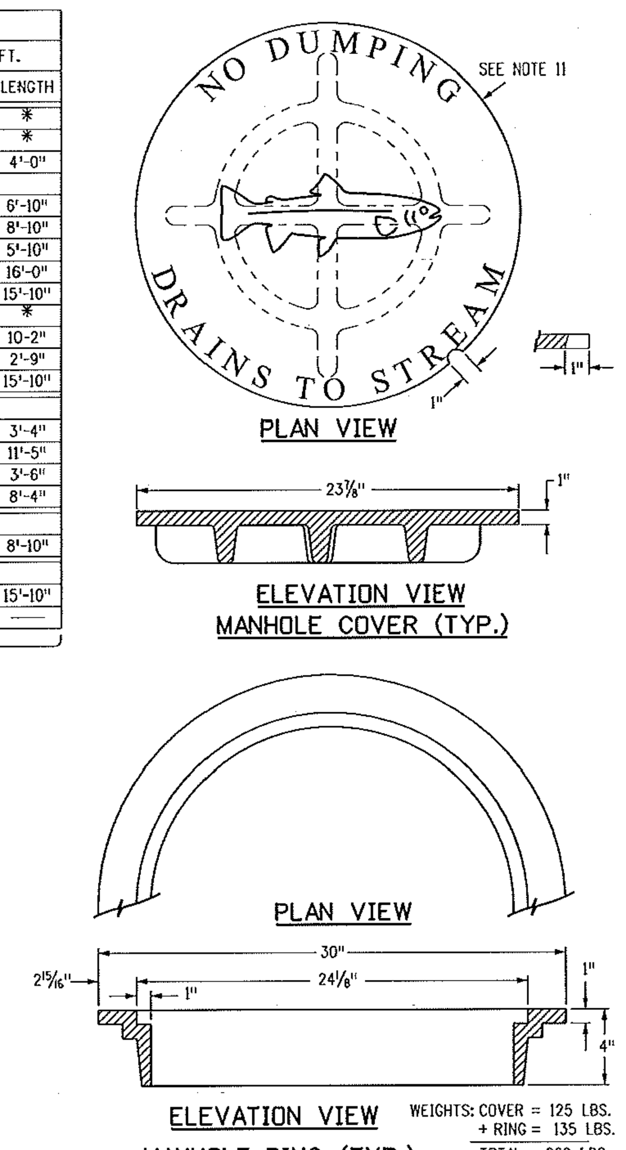
REGULAR INLETS (INLETS: H ≤ 5 FT.) — DROP BOX INLETS (INLETS: H > 5 FT.)

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

"H"	LENGTH 401	LENGTH 402	LENGTH 410	NO. REQ'D. REGULAR 403	NO. REQ'D. REGULAR 407	NO. REQ'D. DROP BOX 403	NO. REQ'D. DROP BOX 407	L = 5 FT. CONC. CU. YDS.	L = 5 FT. STEEL LBS.	L = 10 FT. CONC. CU. YDS.	L = 10 FT. STEEL LBS.	L = 15 FT. CONC. CU. YDS.	L = 15 FT. STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

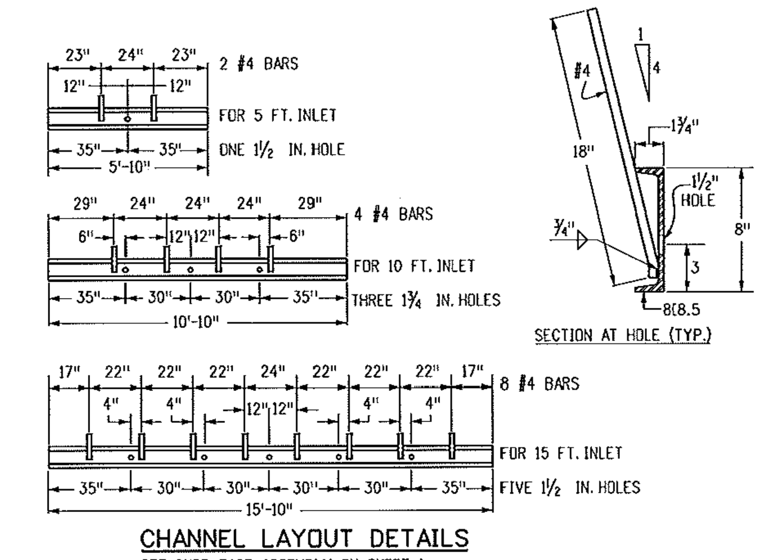
NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

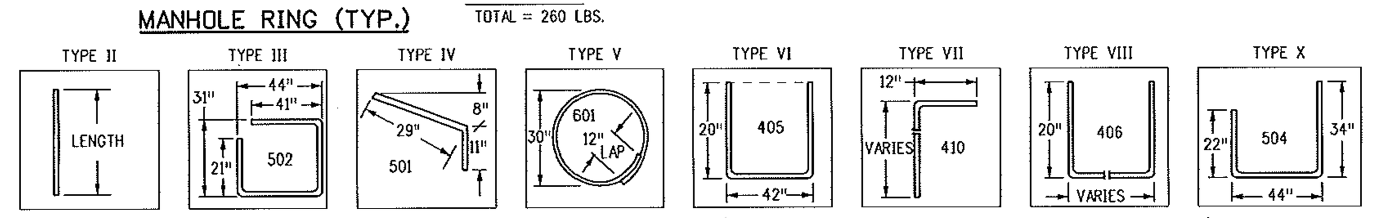
TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"



GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ IN. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.





BAR BENDING DIAGRAMS ~ (DIMENSIONS ARE OUT-TO-OUT OF BAR)

Computer File Information			Sheet Revisions	
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Last Modification Date: 07/04/12 Initials: LTA	(R-X)			
Full Path: www.coloradodot.info/business/designsupport	(R-X)			
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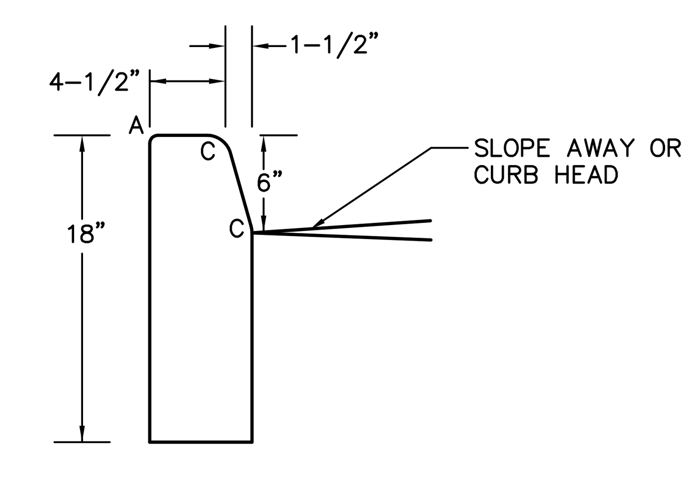
Project Development Branch DD/LTA

CURB INLET TYPE R

Issued By: Project Development Branch July 4, 2012

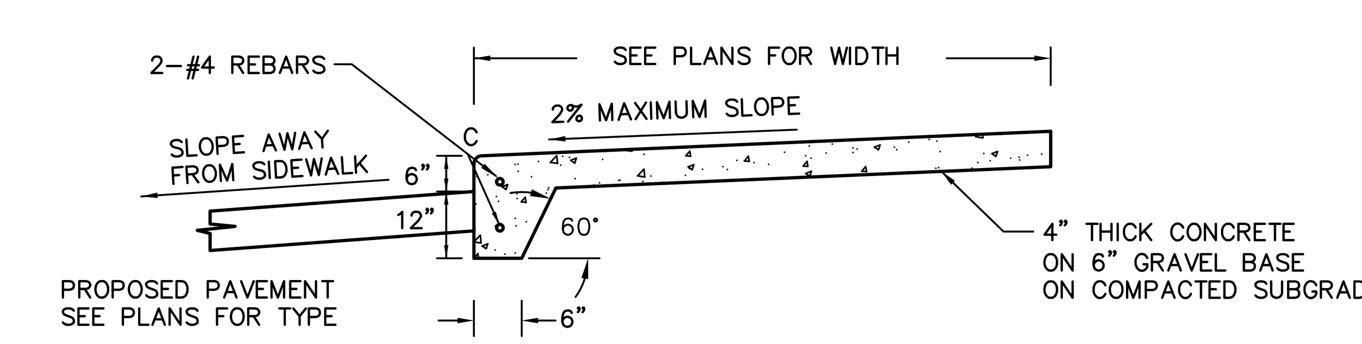
STANDARD PLAN NO.
M-604-12
Sheet No. 2 of 2

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



6" HIGH CURB

NOT TO SCALE



DROPDOWN SIDEWALK DETAIL

NOT TO SCALE

SEE CDOT M-609-1 FOR ADDITIONAL DETAILS

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
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CONTACT: RICHARD L. SCHINDLER, P.E.
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NO.	DESCRIPTION	DATE

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

PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGIE DR – OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

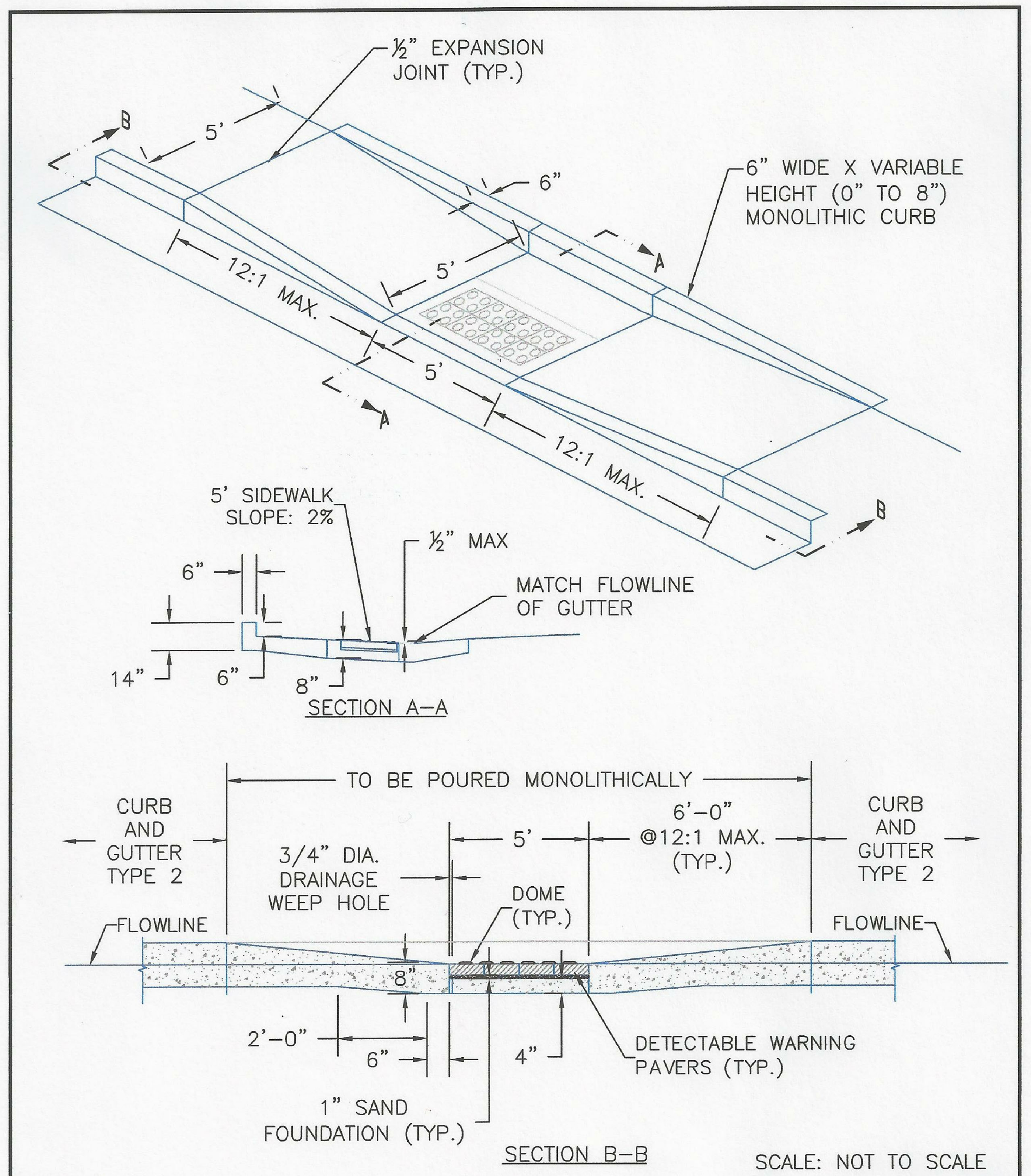
PONDEROSA AT LORSON RANCH FILING NO. 3
STORM SEWER & STREET DETAILS

DATE: NOV 15, 2019

PROJECT NO. 100.050

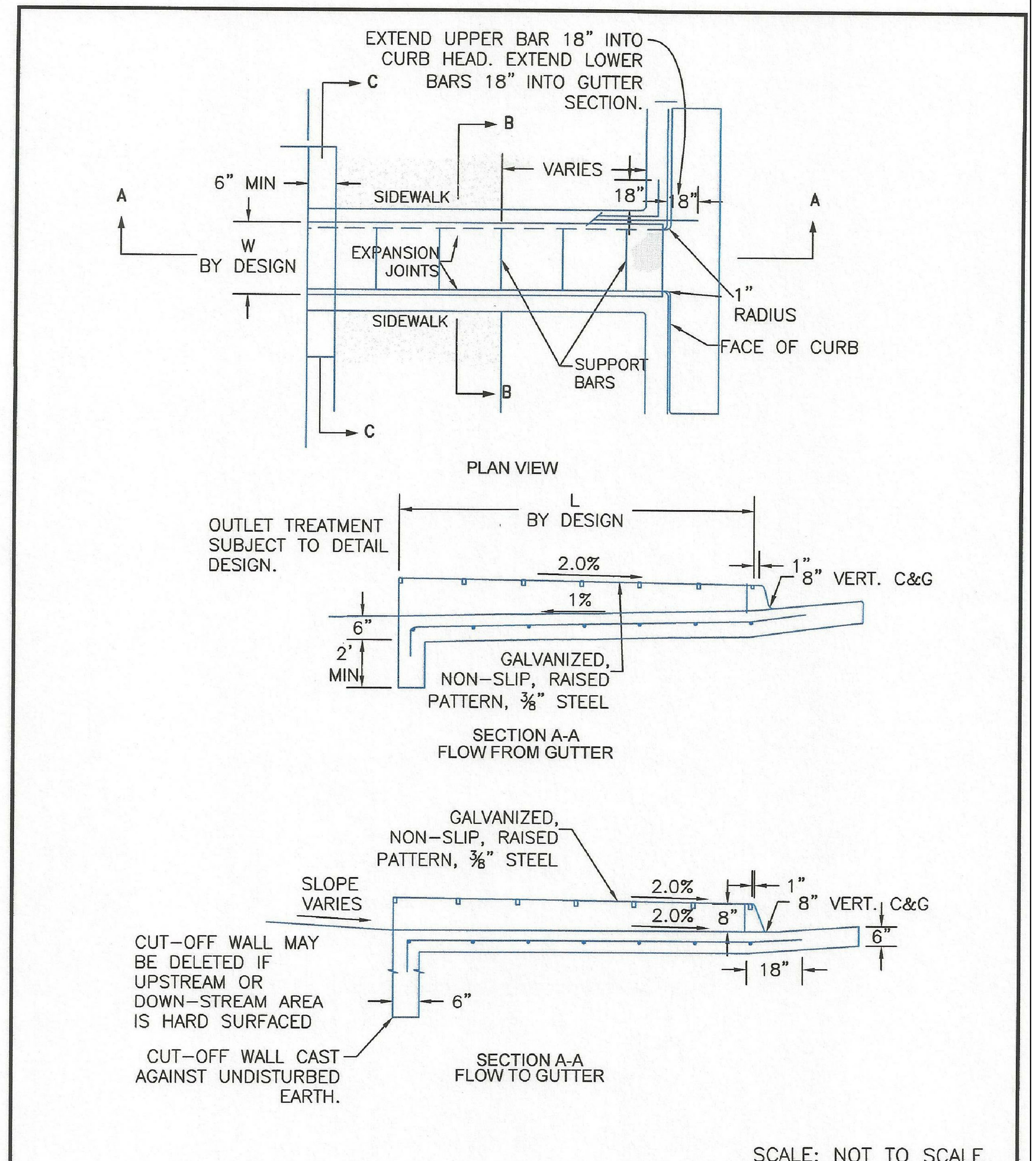
SHEET NUMBER C10.2

TOTAL SHEETS: 30



SCALE: NOT TO SCALE

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



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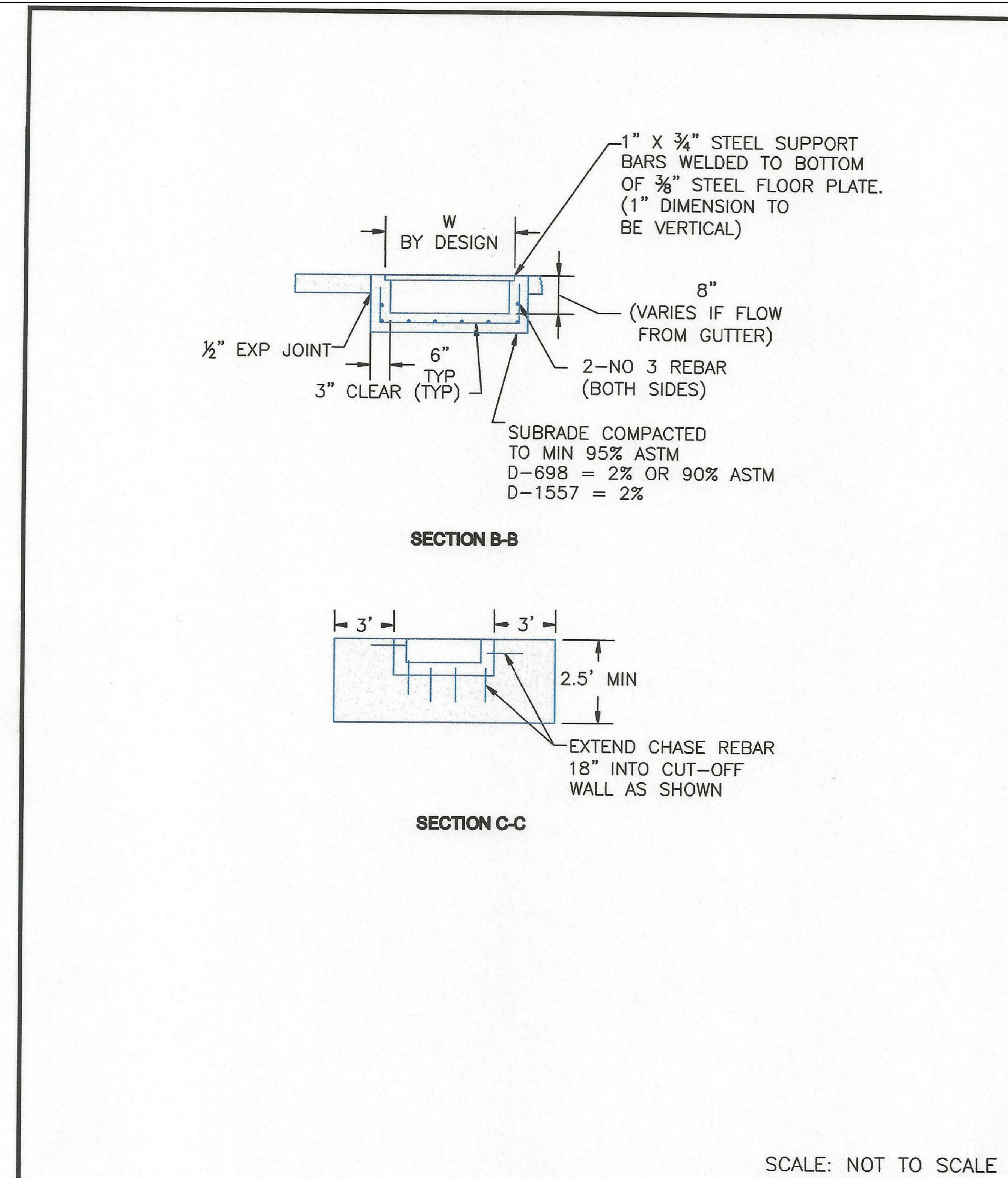
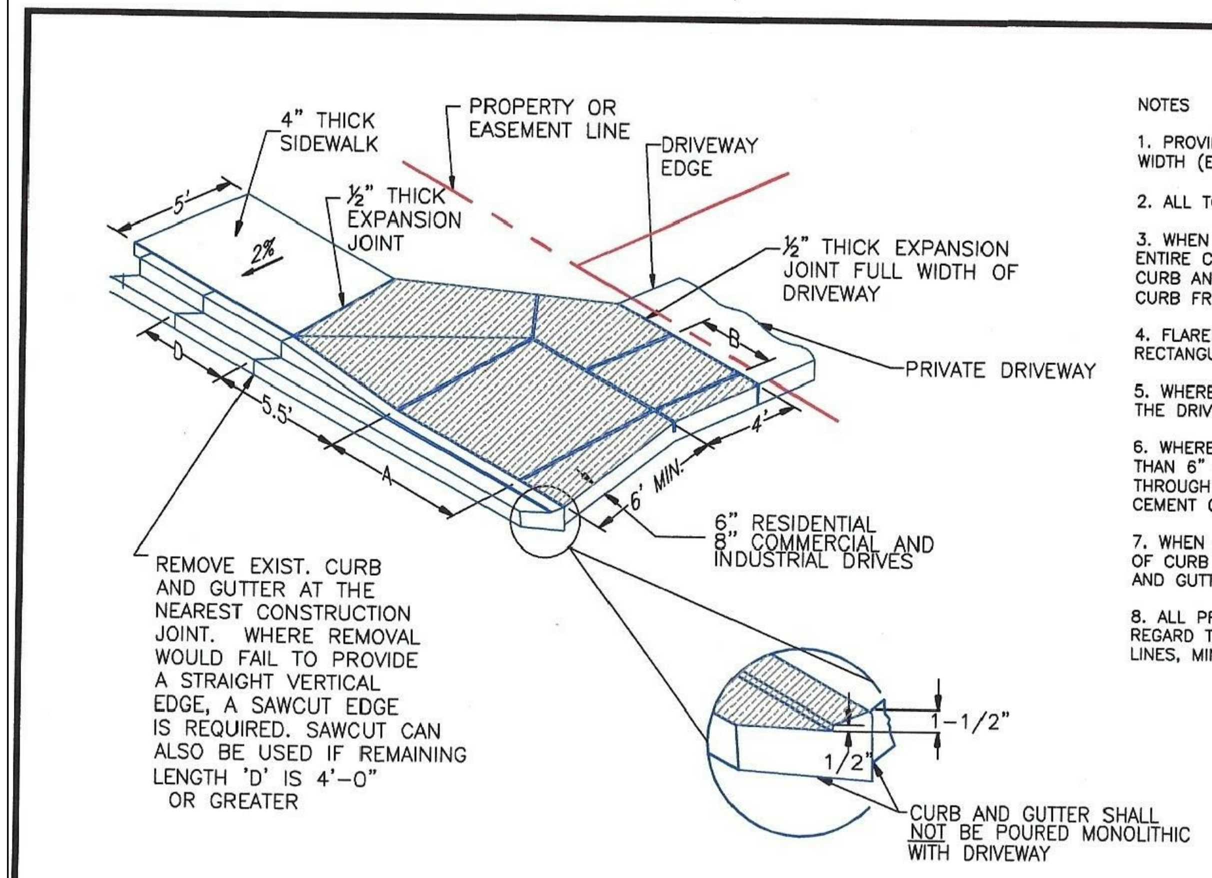
8/11/11 DATE APPROVED:	Curb Opening with Drainage Chase Detail 1 of 2 Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	FILE NAME: SD_3-25



SCALE: NOT TO SCALE

8/11/11 DATE APPROVED:	Curb Opening with Drainage Chase Detail 2 of 2 Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 11/10/04	FILE NAME: SD_3-25A



NOTES

1. PROVIDE CENTERLINE CONSTRUCTION OR TOOL JOINT WHEN DRIVEWAY WIDTH (EDGE TO EDGE) IS 14' OR GREATER.

2. ALL TOOL JOINTS SHALL BE A MINIMUM OF 1–½" DEEP.

3. WHEN REPLACING EXISTING CURB AND GUTTER WITH NEW DRIVEWAY, ENTIRE CURB AND GUTTER SECTION SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER (VARIABLE–CURB–HEIGHT) AS SHOWN. DO NOT BREAK CURB FROM GUTTER SECTION.

4. FLARED PORTION OF DRIVEWAY SHALL BE POURED MONOLITHIC WITH MAIN RECTANGULAR PORTION OF DRIVEWAY.

5. WHERE THERE IS MORE THAN ONE DRIVEWAY ON A LOT, THE SPACING OF THE DRIVEWAYS SHALL MEET REQUIREMENTS IN ECM.

6. WHERE AN EXISTING SIDEWALK IS IN PLACE, AND ITS THICKNESS IS LESS THAN 6" (RESIDENTIAL) OR 8" (COMMERCIAL AND INDUSTRIAL) THE SIDEWALK THROUGH THE DRIVEWAY SHALL BE REMOVED AND REPLACED WITH PORTLAND CEMENT CONCRETE AT THE REQUIRED THICKNESS.

7. WHEN A DRIVEWAY IS TO BE TAKEN OUT OF SERVICE, THE ENTIRE LENGTH OF CURB AND GUTTER SHALL BE REMOVED AND REPLACED WITH NEW CURB AND GUTTER MATCHING THE ABUTTING SECTIONS.

8. ALL PROVISIONS IN THE LAND DEVELOPMENT CODE SHALL BE MET, WITH REGARD TO MINIMUM SETBACK FROM INTERSECTION AND SIDE PROPERTY LINES, MINIMUM SPACING, MAXIMUM WIDTH, ETC.

TOOLS JOINT SPACING

DRIVEWAY WIDTH	A	B
12'	6'	3'
14'	7'	3'–6"
16'	8'	4'
18'	9'	4'–6"
20'	10'	5'
22'	11'	5'–6"
24'	8'	4'
26'	8'–8"	4'–4"
28'	9'–4"	4'–8"
30'	10'	5'

SCALE: NOT TO SCALE

8/11/11 DATE APPROVED:	Driveway Detail With Attached Sidewalk Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 11/10/04	FILE NAME: SD_2-24

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NO. | DESCRIPTION | DATE

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PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGE DR – OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

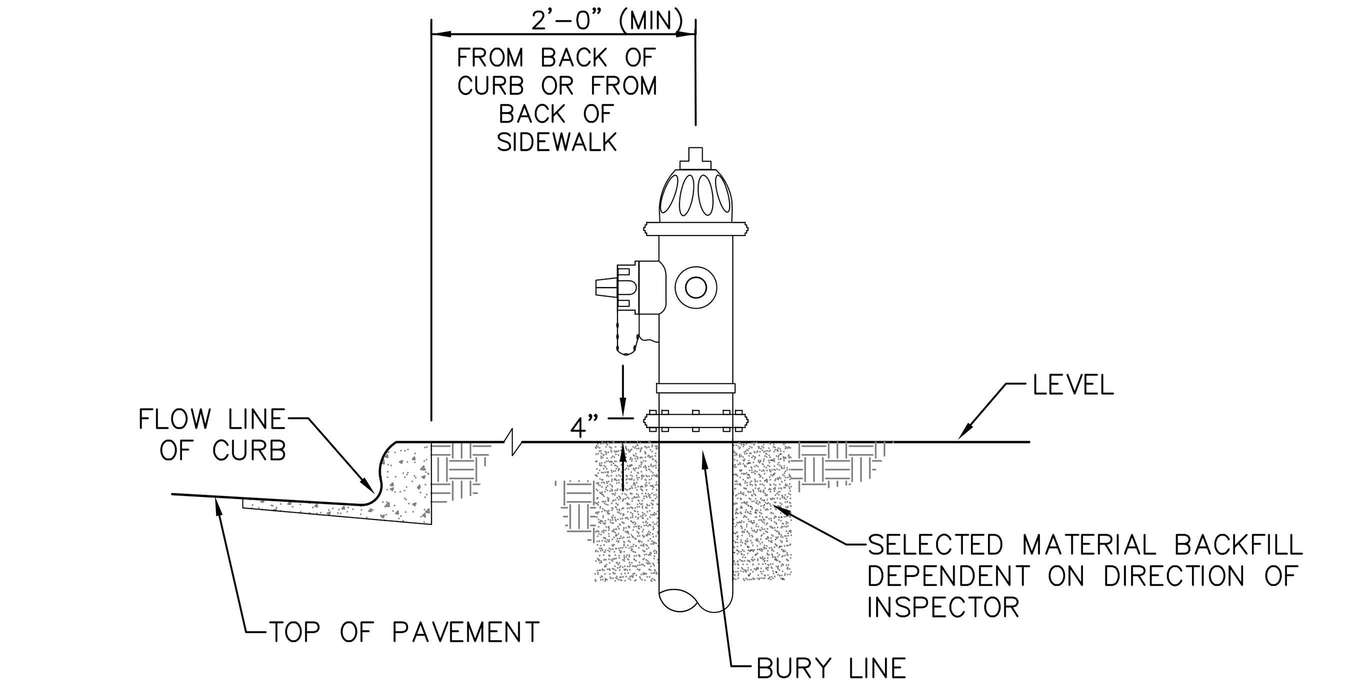
PONDEROSA AT LORSON RANCH FILING NO. 3 ROADWAY DETAILS

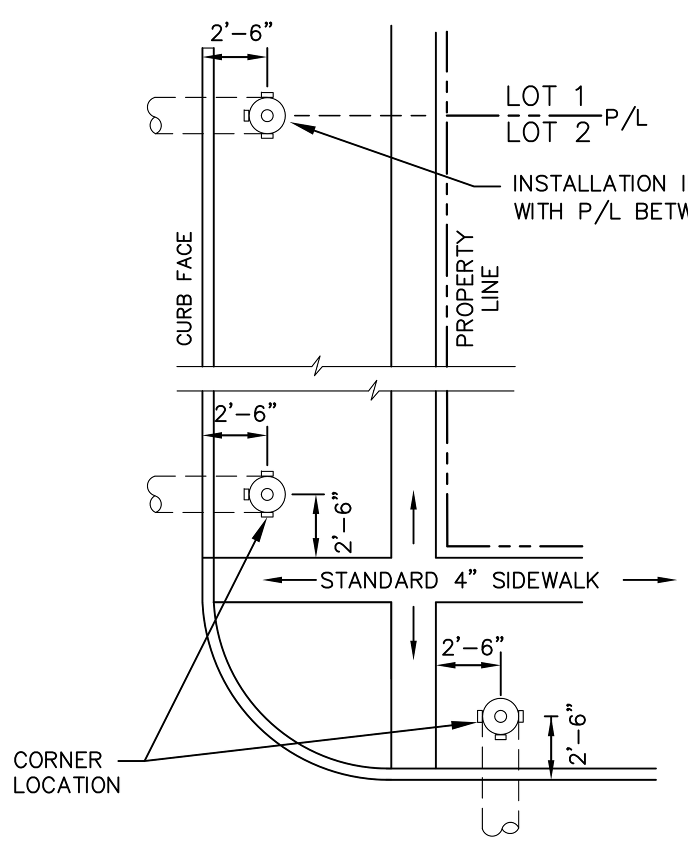
DATE: NOV 15, 2019

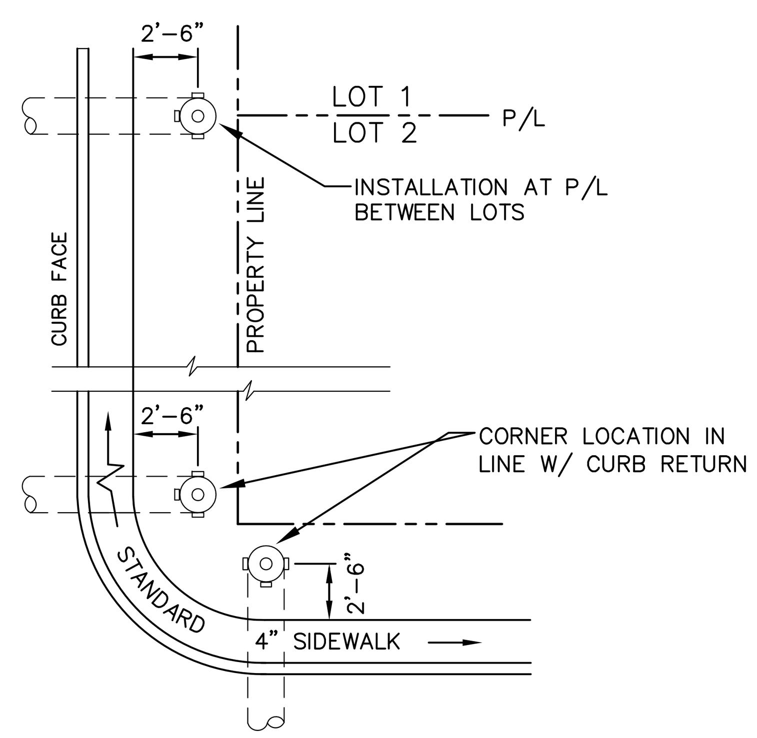
PROJECT NO. 100.050

SHEET NUMBER C10.3

TOTAL SHEETS: 30







DETACHED SIDEWALK LOCATION
NO SCALE

ATTACHED SIDEWALK LOCATION
NO SCALE

NOTE
ALL HYDRANTS SHALL BE GUARDIAN K-81D OR AVK SERIES 2700.

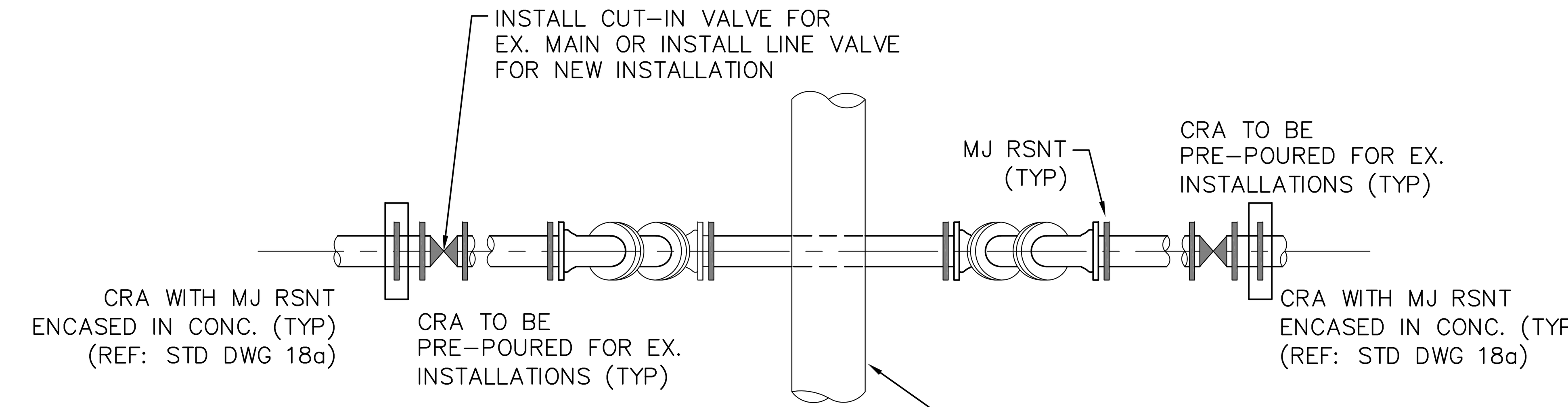
NOTES

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.

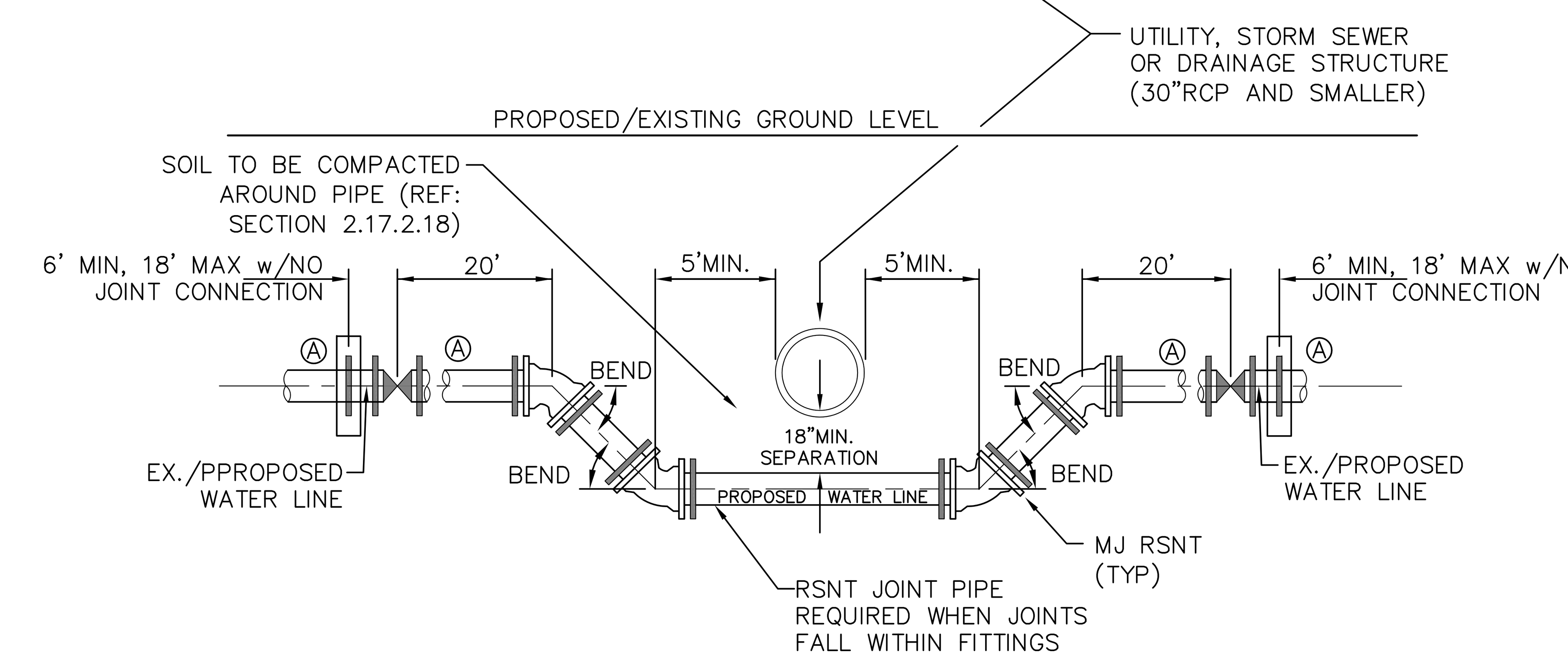
2. HYDRANTS WILL BE PLACED A MINIMUM OF 5.0 FEET FROM ANY UTILITY OR DRAINAGE STRUCTURE (TO BE CO-ORDINATED WITH JOINT TRENCH INSTALLATION)

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



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, 28 & 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

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COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

WATER/SEWER DETAILS

DATE:
NOV 15, 2019

PROJECT NO.
100.050

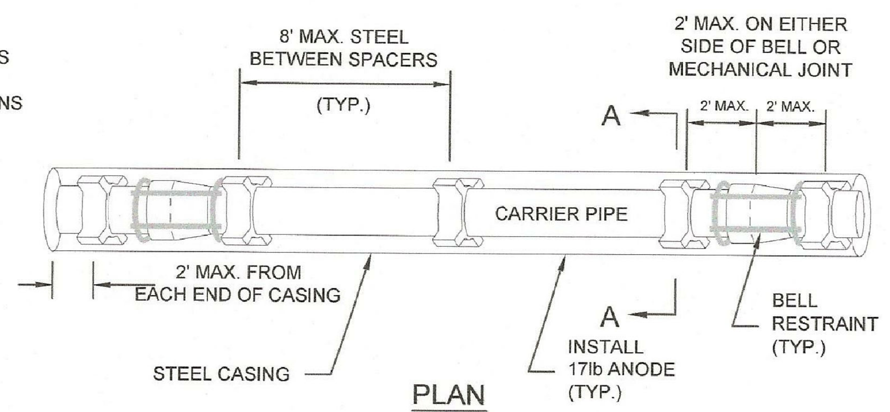
SHEET NUMBER
C12.1

TOTAL SHEETS: 30

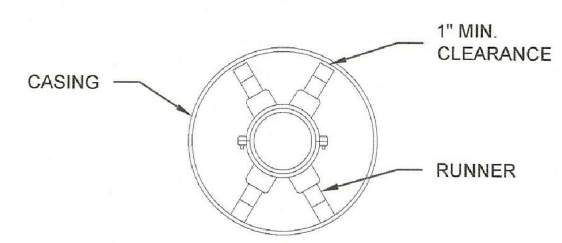
CASING PIPE MINIMUM SIZES AND THICKNESSES
(TO BE VERIFIED BY THE DESIGN ENGINEER)
BASED ON ACTUAL LOADING AND SITE CONDITIONS

CASING PIPE NOMINAL SIZE (IN)	MIN. THICKNESS (IN)
12	0.250
14	0.312
16	0.312
18	0.312
20	0.375
24	0.500
32	0.500
36	0.625

CASING PIPE MINIMUM SIZES AND THICKNESSES ARE BASED ON E80 LOADING. VARIANCES TO THESE MINIMUMS MAY BE ALLOWED WITH SUPPORTING CALCULATIONS FROM THE DESIGN ENGINEER



PLAN



SECTION A-A

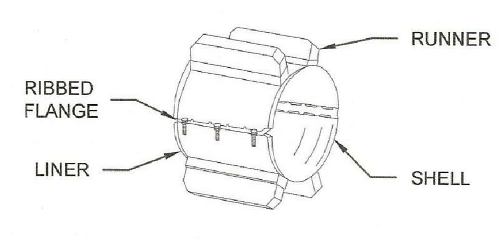
TYPICAL PIPE SUPPORT
CASING ARRANGEMENT
(CENTERED/RESTRAINED)

CARRIER PIPE:

1. CARRIER PIPE SHALL BE CENTERED WITHIN CASING BY USE OF APPROVED STAINLESS STEEL CASING SPACERS AS MANUFACTURED BY APPROVED MANUFACTURER BY COLORADO SPRINGS UTILITIES. (REFERENCE CHAPTER 2)

PLACEMENT OF SPACERS ON CARRIER PIPE:

1. GENERAL - ONE SPACER SHALL BE PLACED MAX. 2' FROM EACH END OF CASING AND ON EITHER SIDE OF EACH BELL OR MECHANICAL JOINT. SUBSEQUENT SPACERS SHALL BE PLACED AT 8' INTERVALS WITHIN THE CASING, OR IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS.



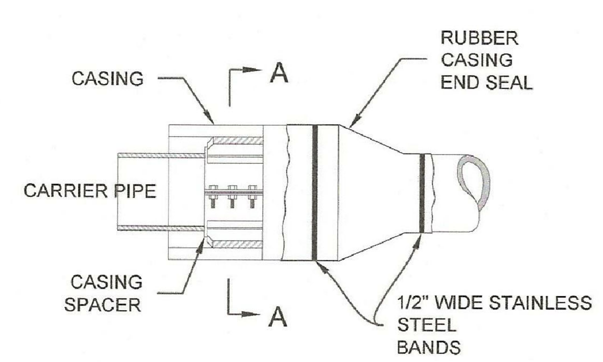
SPACER

END SEALS:

1. END SEALS SHALL BE USED TO ENSURE A WATER TIGHT SEAL ON EITHER END OF THE CASING.

CATHODIC PROTECTION:

1. CASING SHALL BE CATHODICALLY PROTECTED PER SECTION 2.6.I.



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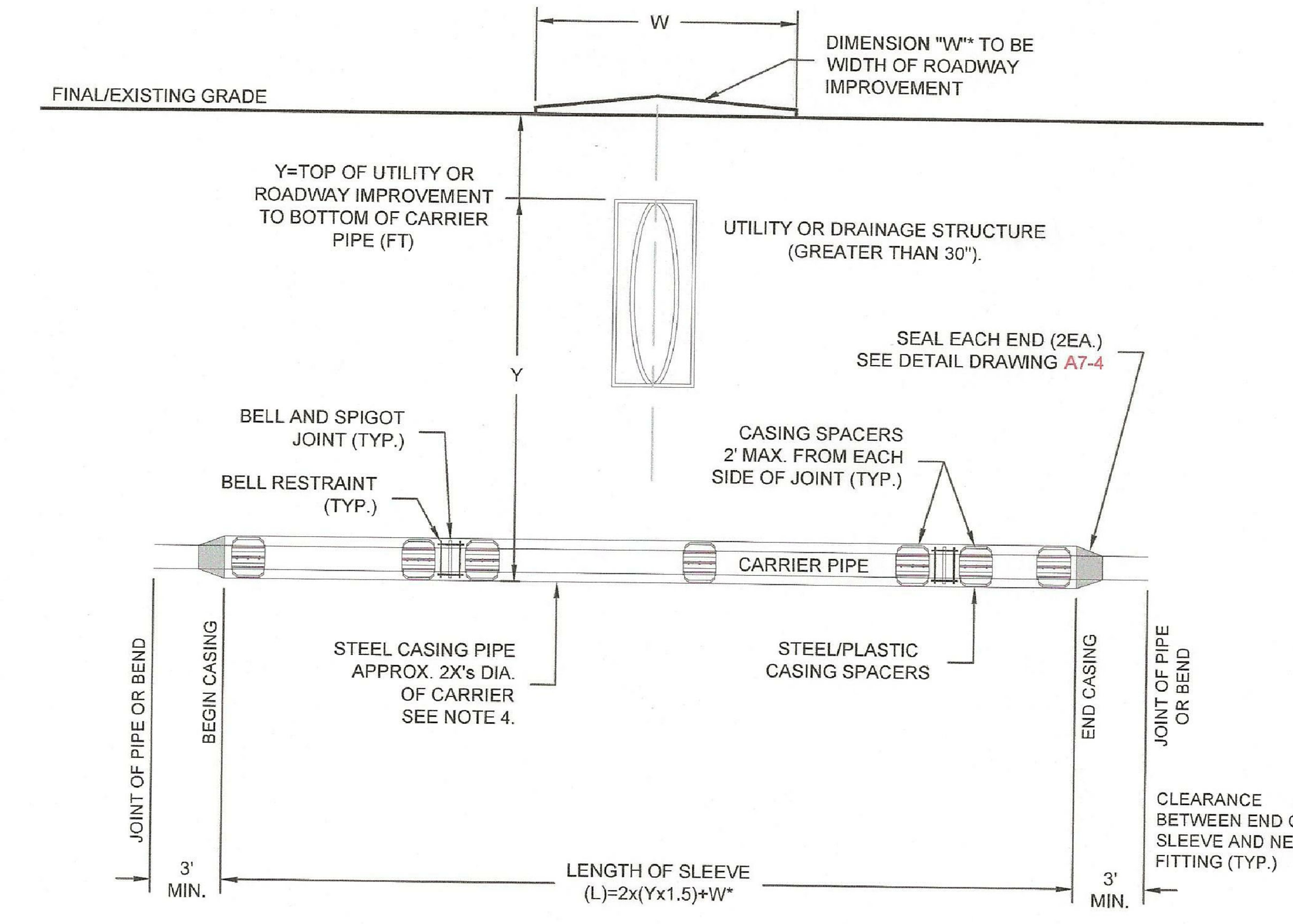
TYPICAL STEEL CASING INSTALLATION

A7-4

DATED 06/2015



NOTE:
AN ADDITIONAL CASING SPACER SHALL BE CENTERED ON THE PIPE WHEN 18' TO 20' LONG PIPE JOINTS ARE USED. (TYP.)
* "W" SHALL BE ADDED WHEN A SLEEVE IS REQUIRED TO CROSS A ROADWAY IMPROVEMENT SUCH AS A ROUNDABOUT OR MEDIAN. "W" IS NOT REQUIRED WHEN CROSSING AN UNDERGROUND UTILITY.

NOTES:

1. ALL FITTINGS AND BELLS SHALL BE RESTRAINED IN THE CASING PIPE.
2. LOCATE CASING SPACERS AT "HOMING" LOCATION FOR SLEEVES GREATER THAN 50 FEET IN LENGTH TO PREVENT DAMAGE TO BELL DURING INSTALLATION AND EXTRACTION OF PIPE, IF REMOVED.
3. CASING SHALL BE STEEL PIPE WITH A MINIMUM YIELD STRENGTH OF 35,000 PSI. CASING THICKNESS SHALL BE SPECIFIED BY THE DESIGN ENGINEER ON THE PLANS BASED ON THE ANTICIPATED LOADS. SEE DETAIL DRAWING A7-4.
4. THE DIAMETER OF THE CASING SHALL BE SPECIFIED BY THE DESIGN ENGINEER. THE DIAMETER SHALL TAKE INTO ACCOUNT THE MAXIMUM O.D. WITH THE USE OF RESTRAINED JOINT PIPE.
5. SEE DETAIL DRAWING A7-4 FOR CASING SPACER DETAILS.
6. LOCATE SPACERS ON BOTH SIDES OF JOINTS TO ELIMINATE DEFLECTION OF THE JOINT IN THE SLEEVE.
7. WHERE WATER MAIN CROSSES UNDER STORM SEWER, WASTEWATER OR NON-POTABLE WATER INFRASTRUCTURE, REFERENCE SECTION 2.6-H.2.
8. WHEN CROSSING A ROADWAY IMPROVEMENT, THE WIDTH OF THE IMPROVEMENT SHALL BE ADDED TO THE LENGTH OF THE SLEEVE.

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TYPICAL STEEL CASING INSTALLATION

A7-3

DATED 06/2015

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