

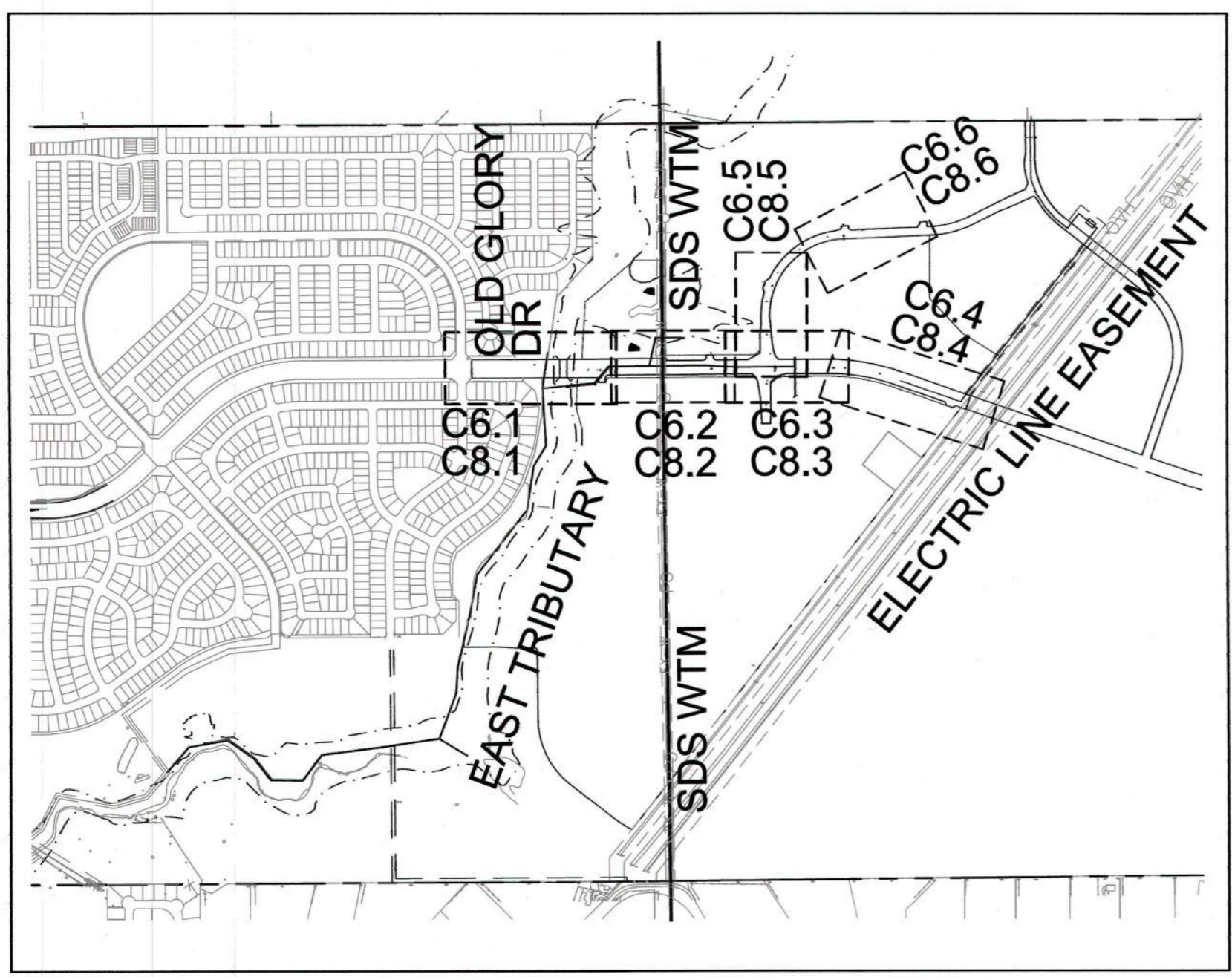
CONSTRUCTION PLANS
FOR
FONTAINE BOULEVARD & LAMPREY DRIVE
WITHIN LORSON RANCH EAST
STREET, STORM SEWER,
AND WATERMAIN CONSTRUCTION PLANS



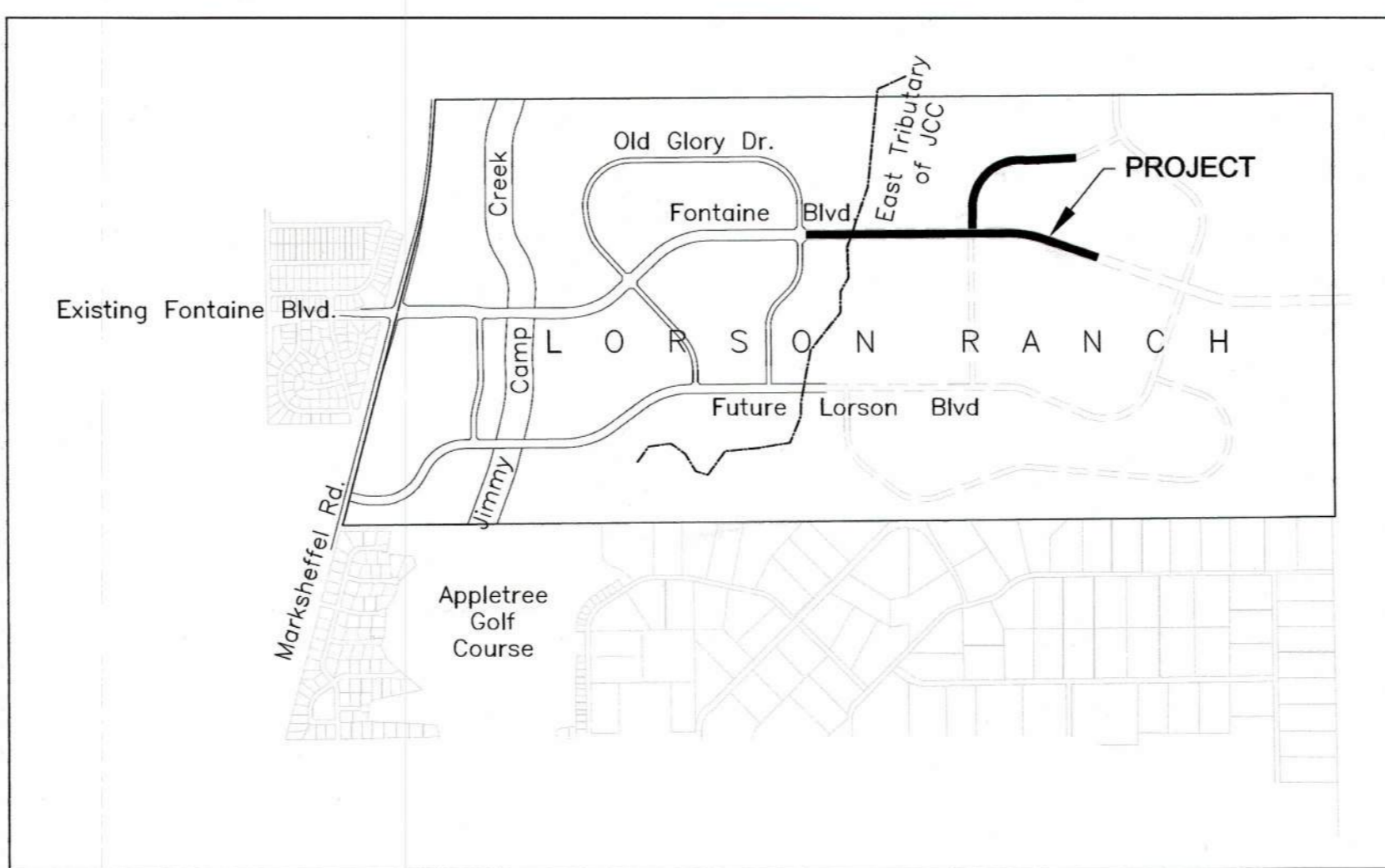
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

Know what's below.
Call before you dig.

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
C1.1	COVER SHEET
C1.2	NOTES
C1.3	TYPICAL STREET SECTIONS
C2.1	HORIZONTAL CONTROL PLAN
C5.1-C5.3	SIGNING AND STRIPING PLAN
C6.1-C6.9	STREET/STORM PLAN AND PROFILE
C7.1	STORM SEWER LATERAL CONSTRUCTION
C8.1-C8.9	WATERMAIN CONSTRUCTION
C9.1-C9.3	ROUNDBOULT CONSTRUCTION
C10.1-C10.3	STREET/STORM DETAILS
S1	STRUCTURAL DETAILS
C12.1	WATERMAIN DETAILS



KEY MAP
SCALE: 1"=1000'



VICINITY MAP
NO SCALE

- 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 ENERGY
7060 ALLEGRE ST.
FOUNTAIN, CO 80817
719-393-6639
- EL PASO COUNTY**
PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
719-520-6300

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

PREPARED FOR:
LORSON, LLC
212 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.

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 4/4/18 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
WASTEWATER DESIGN APPROVAL
DATE 4/4/18 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

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 4/4/18
TITLE Authorized Signing Agent
ADDRESS 212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, CO 80903

**COLORADO SPRINGS UTILITIES
WATER PLAN DESIGN APPROVAL**

APPROVED BY: [Signature]
DATE: 4/6/18
PROJECT NUMBER: 2018-W065
WORK ORDER NUMBER: 3288829
CSU SHEET 1 OF 5

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

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

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

Approved:
05/24/2018 1:16:59 PM

JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR
CONDITIONS: **"Roundabout lighting, landscaping, signing and striping need to be completed and inspected as a whole and may require field adjustments prior to County acceptance of the public improvements in these plans."**

ENGINEER'S APPROVAL acceptance of the public improvements in these plans.
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



**AS-BUILT PLANS
APRIL 18, 2019**

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

PROJECT: **FONTAINE BLVD IN LORSON RANCH EAST**
FONTAINE BLVD.-OLD GLORY DR
COLORADO SPRINGS, COLORADO

DATE: APRIL 2, 2018
PROJECT NO. 100.041
SHEET NUMBER C1.1
TOTAL SHEETS: 34

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 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 GRADING SHALL CONFORM TO THE GEOTECHICAL RECOMMENDATIONS FOR LORSON RANCH EAST PREPARED BY RMG, "PRELIMINARY SOILS AND GEOLOGY FOR LORSON RANCH EAST", DATED SEPTEMBER 7, 2016.

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 GUARDIAN K-81D OR AVK SERIES 2700, (MODERN)

GENERAL NOTES

- ROUNDBOUT LIGHTING PLANS (NOT INCLUDED IN THIS PLAN SET) SHALL BE REVIEWED BY EL PASO COUNTY PCD.
- ROUNDBOUT LANDSCAPING PLANS (NOT INCLUDED IN THIS PLAN SET) SHALL BE REVIEW BY EL PASO COUNTY PCD.

WORK WITHIN CSU SOUTHERN DELIVERY SYSTEM EASEMENT CONSTRUCTION NOTES

- CONTRACTOR SHALL COMPLY WITH CSU LESS 2.6.H.8 "CROSSING RAW WATER TRANSMISSION MAINS" FOR ALL WORK WITHIN THE CSU WATERMAIN EASEMENT
- UTILITIES CROSSING OVER THE SDS WATERMAIN MUST BE POTHOLED WITH HYDRO-VAC AT EVERY CROSSING TO OBTAIN VISUAL VERIFICATIN OF THE WATERMAIN ELEVATION.
- A COLORADO SPRINGS UTILITIES WATER INSPECTOR SHALL BE NOTIFIED, 719-668-4658, AND PRESENT BEFORE AND DURING CONSTRUCTION ACTIVITIES WITHIN THE SDS EASEMENT
- CONTACT WAYNE RUST, 719-668-3996, COLORADO SPRINGS UTILITIES, FOR ADDITIONAL INFORMATION REGARDING THE SDS FIBER LINE.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5' OF COVER OVER THE SDS WATERMAIN.
- CONTRACTOR SHALL SALVAGE AND REPLACE ALL CARSONITE WATER MARKERS OVER THE WATERMAIN AFTER CONSTRUCTION.

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORK DEPARTMENT AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PWD, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

CORE ENGINEERING GROUP
 1500 15TH AVENUE, SUITE 35506
 BOULDER, CO 80501
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO: _____
 PREPARED FOR: LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: FONTAINE BLVD IN LORSON RANCH EAST
 FONTAINE BLVD-CED GLORY DR
 COLORADO SPRINGS, COLORADO (719) 635-3200
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

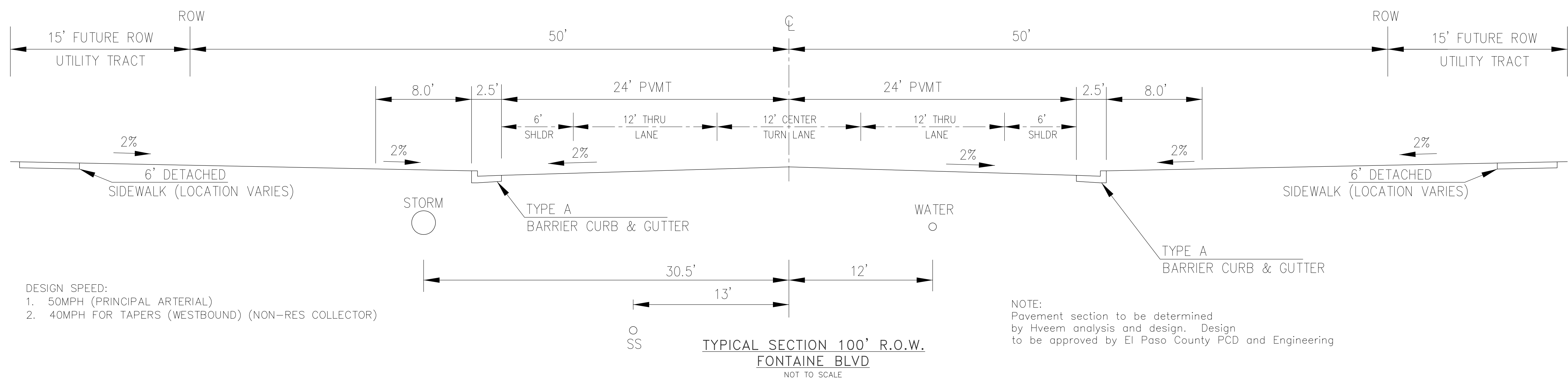
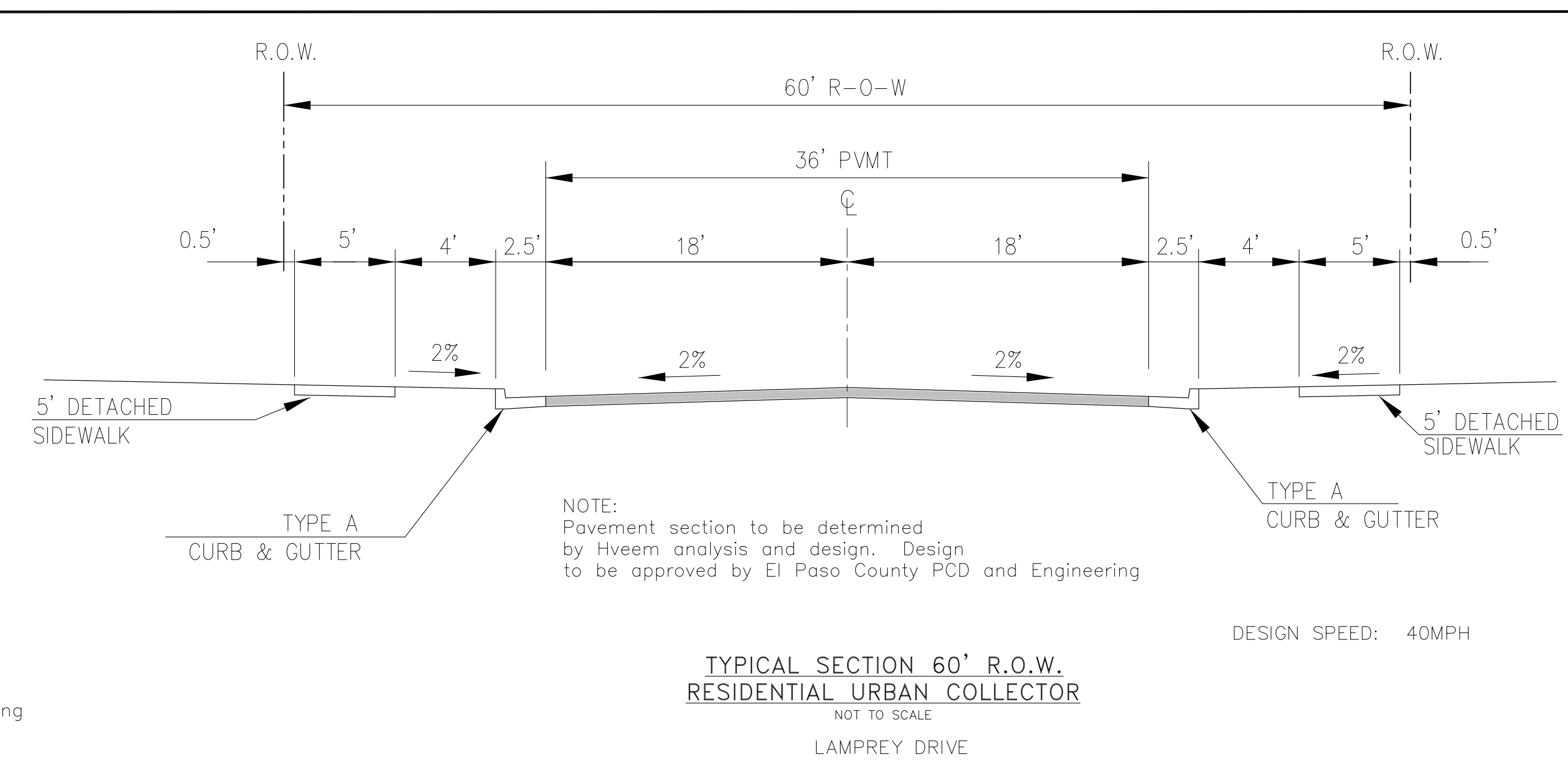
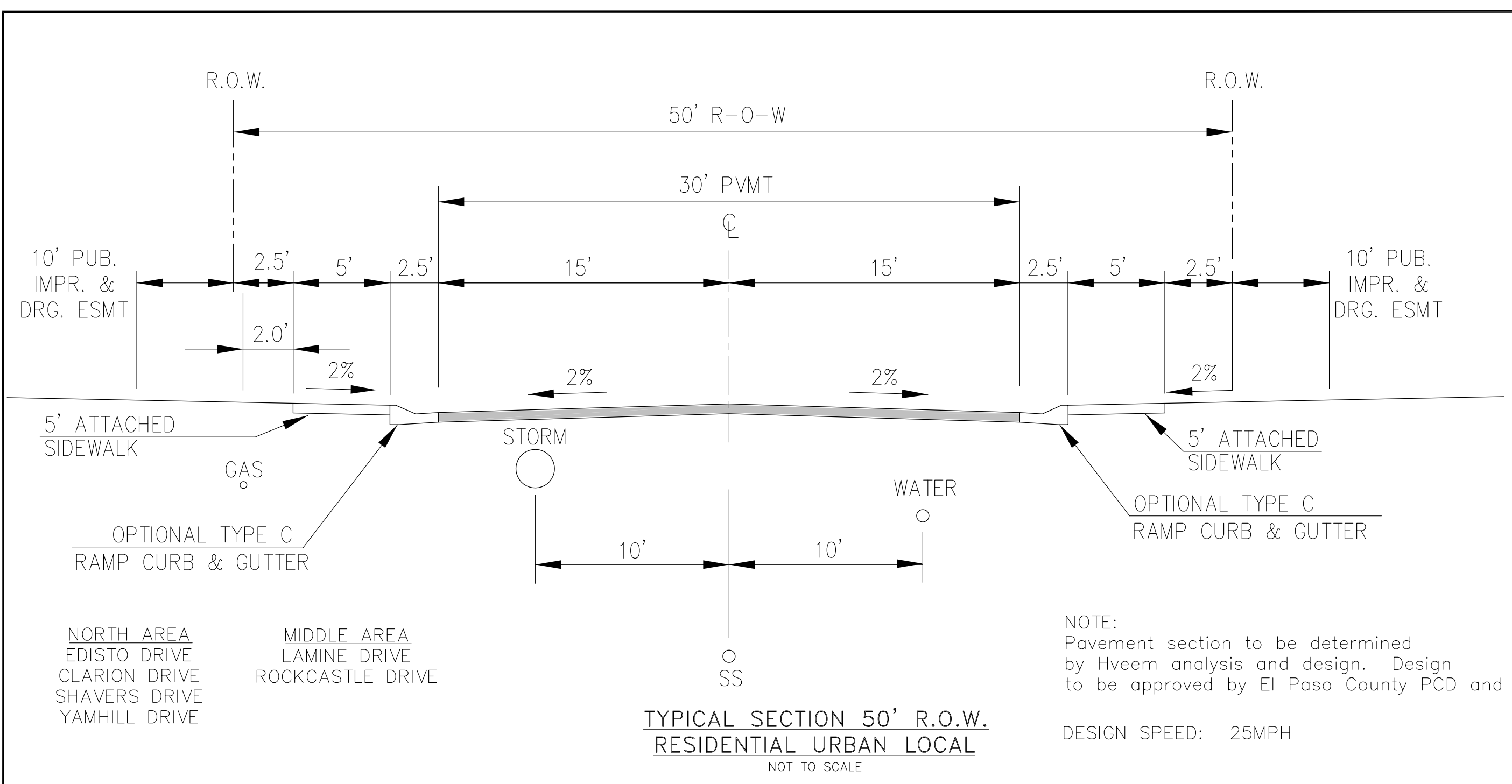
FONTAINE BLVD STREET/STORM AND WATER/SEWER CONSTRUCTION NOTES



DATE: APRIL 2, 2018

PROJECT NO. 100.041

SHEET NUMBER C1.2
 TOTAL SHEETS: 34



CORE ENGINEERING GROUP
1500 15TH AVENUE, SUITE 300
BOULDER, CO 80506
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cge1.com

DATE: _____
DESCRIPTION: _____
NO. _____

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

PROJECT:
**FONTAINE BLVD IN
LORSON RANCH EAST**
FONTAINE BLVD - OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

**FONTAINE BLVD STREET/STORM AND
WATER/SEWER CONSTRUCTION
TYPICAL SECTIONS**

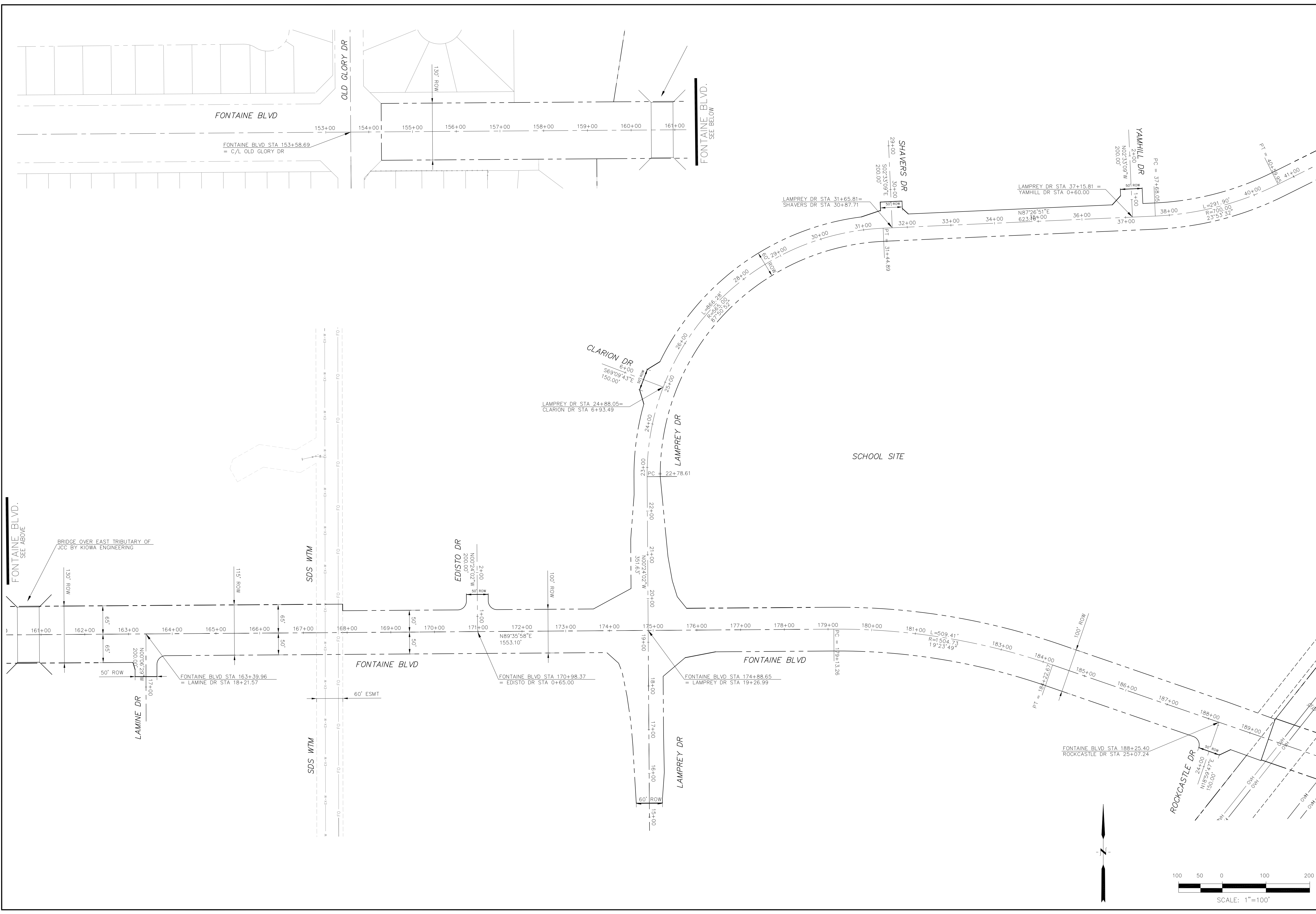


DATE:
APRIL 2, 2018

PROJECT NO.
100.041

SHEET NUMBER
C1.3

TOTAL SHEETS: 34



CORE ENGINEERING GROUP
 15004 151ST AVENUE S.
 SUITE 100
 P.O. BOX 55506
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO: _____

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

PROJECT:
FONTAINE BLVD IN LORSON RANCH EAST
 FONTAINE BLVD.-OLD GLORY DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

HORIZONTAL CONTROL PLAN

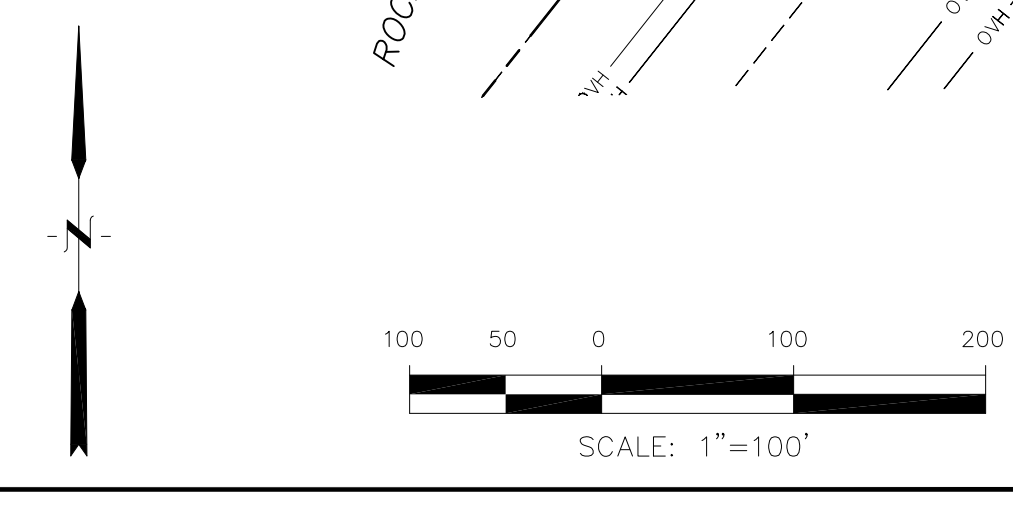


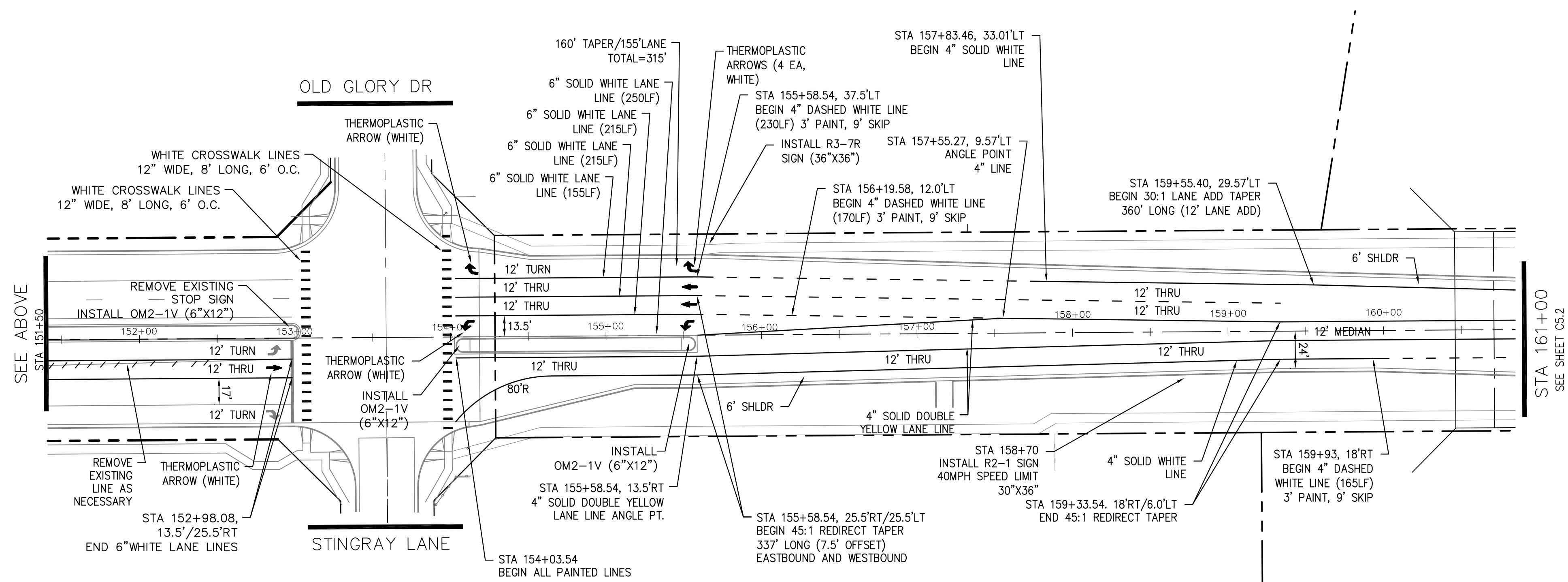
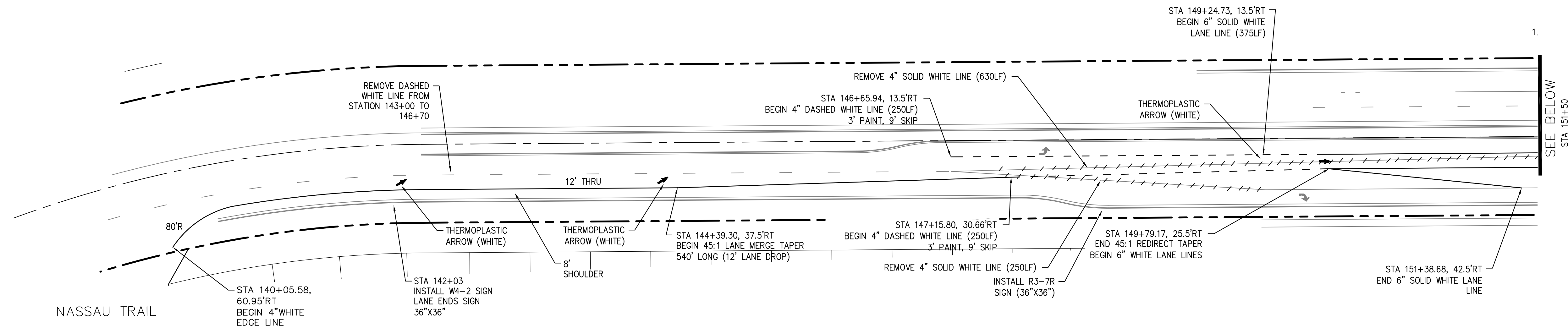
DATE:
 APRIL 2, 2018

PROJECT NO.
 100.041

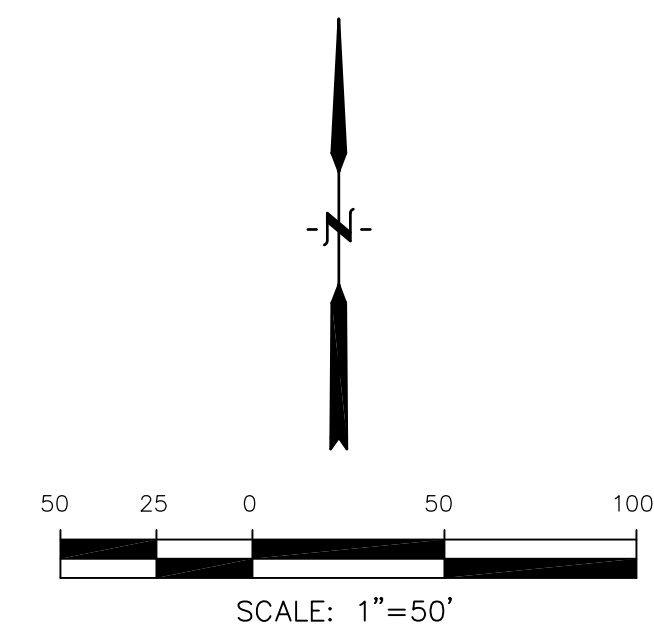
SHEET NUMBER
C2.1

TOTAL SHEETS: 34





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



CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOODS, CO 80906
 PH: 719.576.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

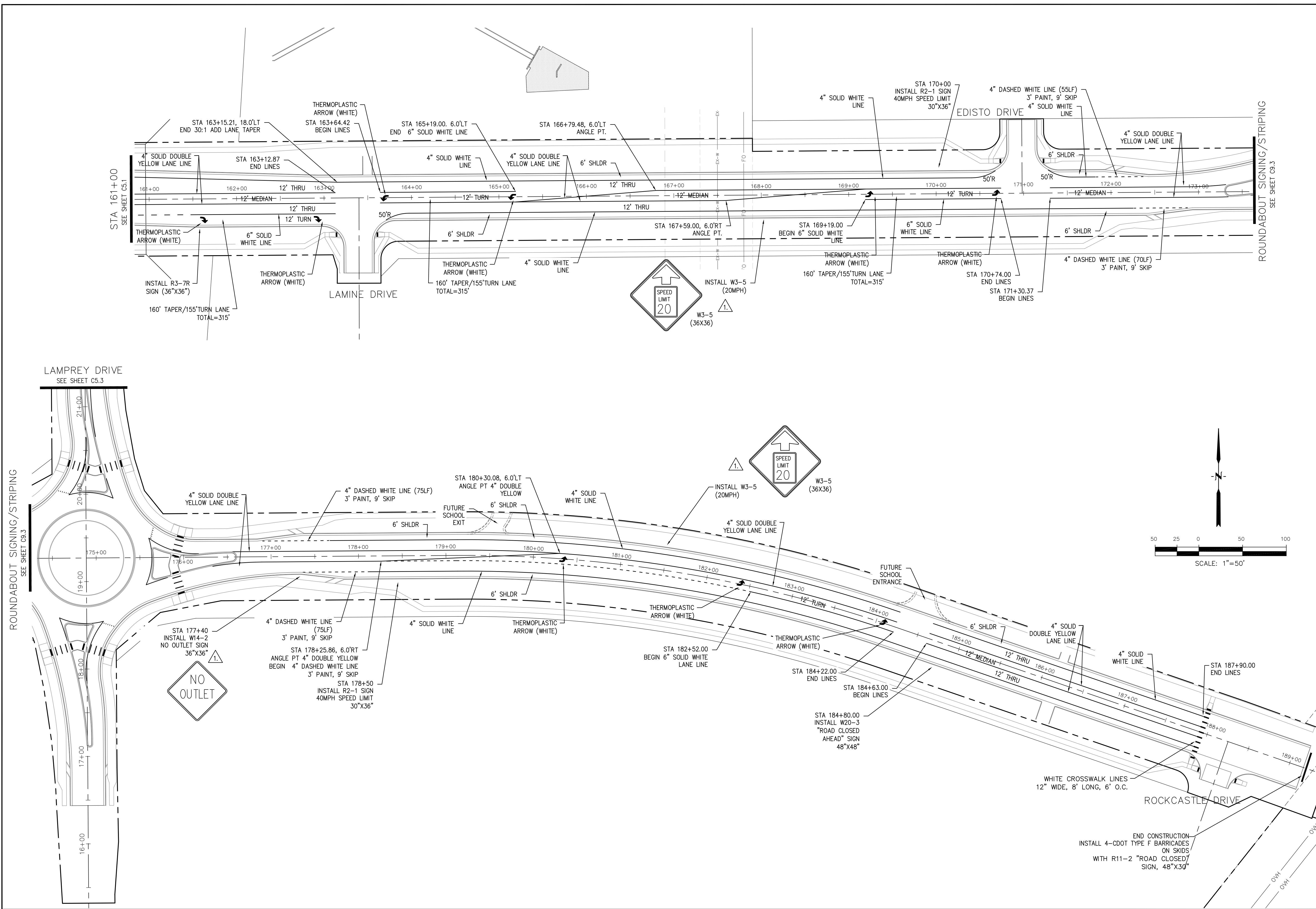
DATE: _____
 NO. _____
 DESCRIPTION: _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **FONTAINE BLVD IN LORSON RANCH EAST**
 FONTAINE BLVD.-OLD GLORY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

**FONTAINE BLVD
 SIGNING & STRIPING PLAN**



DATE: **APRIL 2, 2018**
 PROJECT NO. **100.041**
 SHEET NUMBER **C5.1**
 TOTAL SHEETS: 34

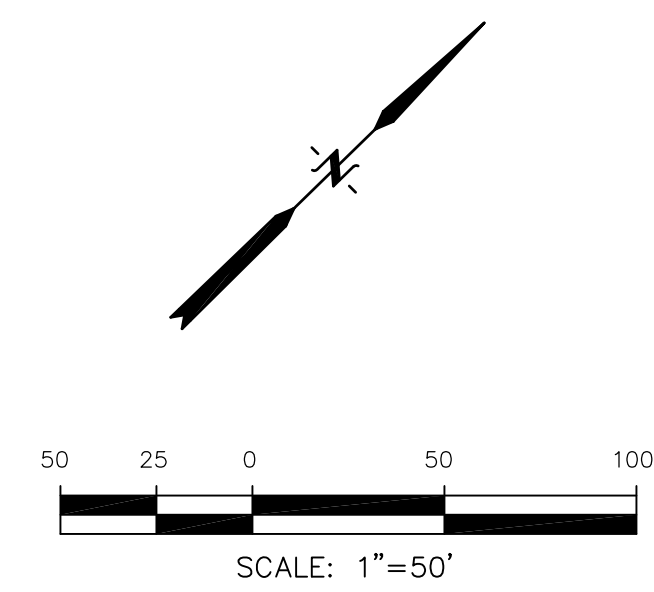
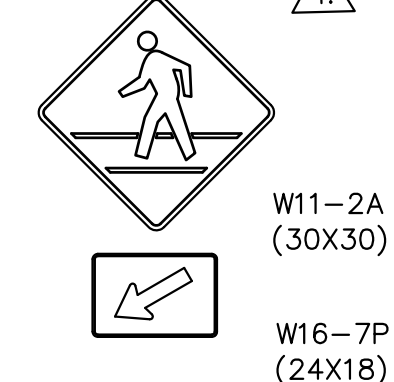
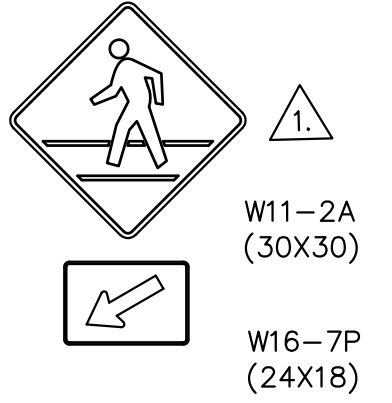
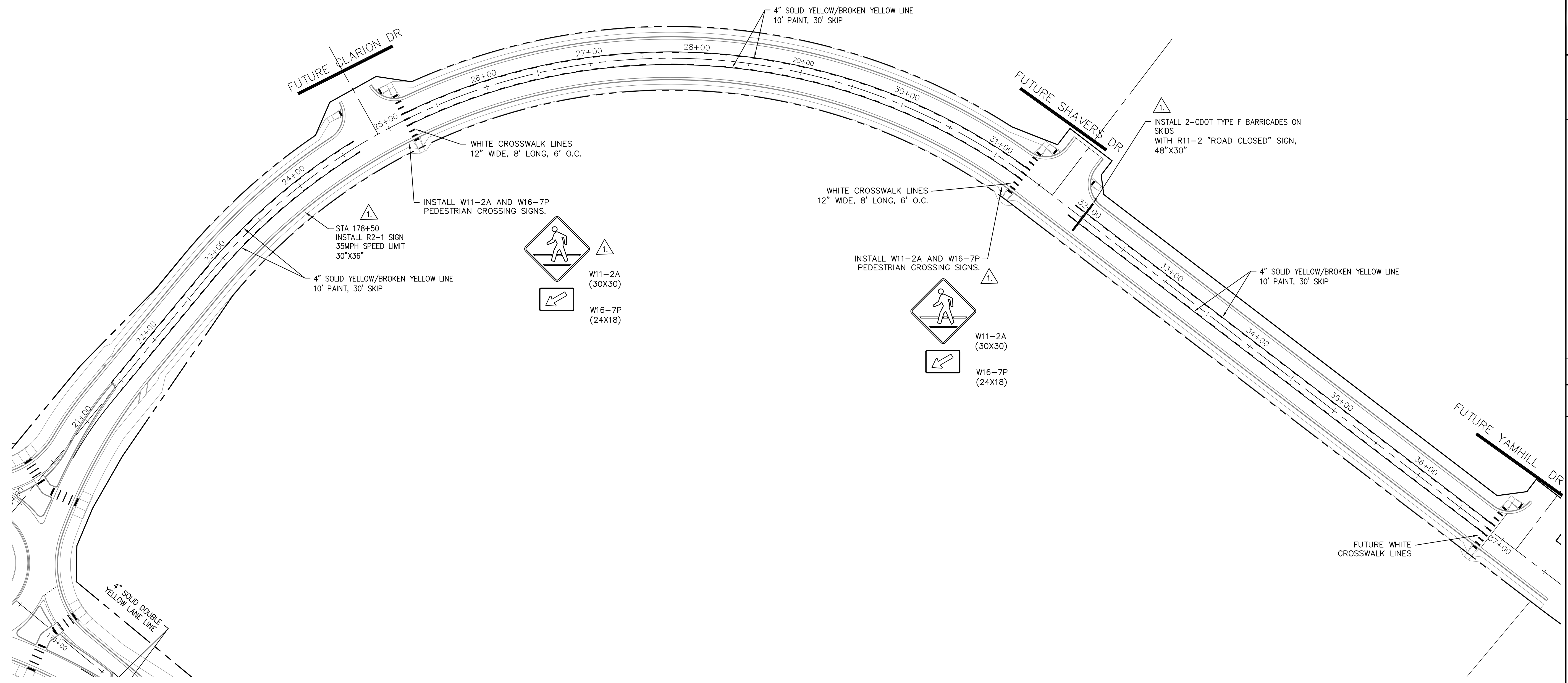


CORE	
ENGINEERING GROUP	
15004 1ST AVENUE S, DENVER, CO 80202 PHONE: 303.733.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com	
DATE	4/20/2018
DESCRIPTION	ADD WARNING SIGNS PER COUNTY COMMENTS
NO.	1.
PROJECT:	FONTAINE BLVD IN LORSON RANCH EAST FONTAINE BLVD.-OLD GLORY DR COLORADO SPRINGS, COLORADO
PREPARED FOR:	LORSON, LLC 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK
DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS

**FONTAINE BLVD
SIGNING & STRIPING PLAN**

DATE:	APRIL 2, 2018
PROJECT NO.	100.041
SHEET NUMBER	C5.2
TOTAL SHEETS:	34

ROUNDABOUT SIGNING/STRIPING
SEE SHEET C5.3



CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 303.757.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE
1.	ADD CROSSING SIGNS AND BARRICADES PER COUNTY COMMENTS	5/7/2018

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

PROJECT:
FONTAINE BLVD IN LORSON RANCH EAST
FONTAINE BLVD.-OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

LAMPREY DRIVE
SIGNING & STRIPING PLAN



DATE:
APRIL 2, 2018

PROJECT NO.
100.041

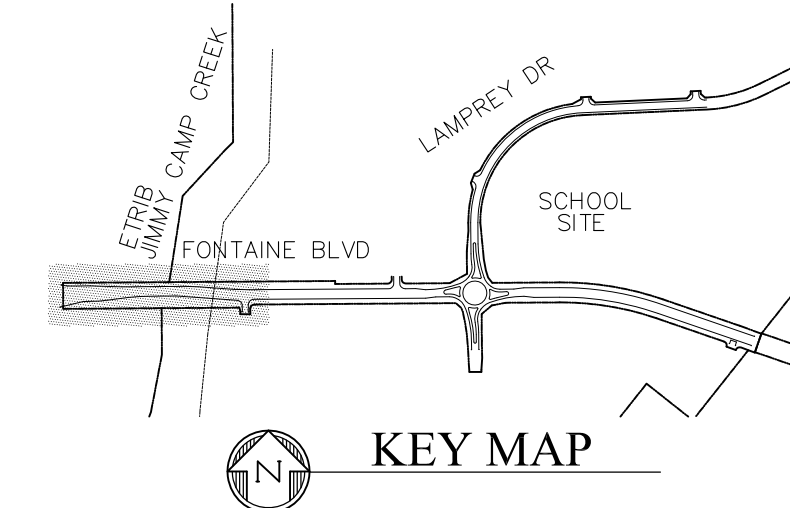
SHEET NUMBER
C5.3

TOTAL SHEETS: 34

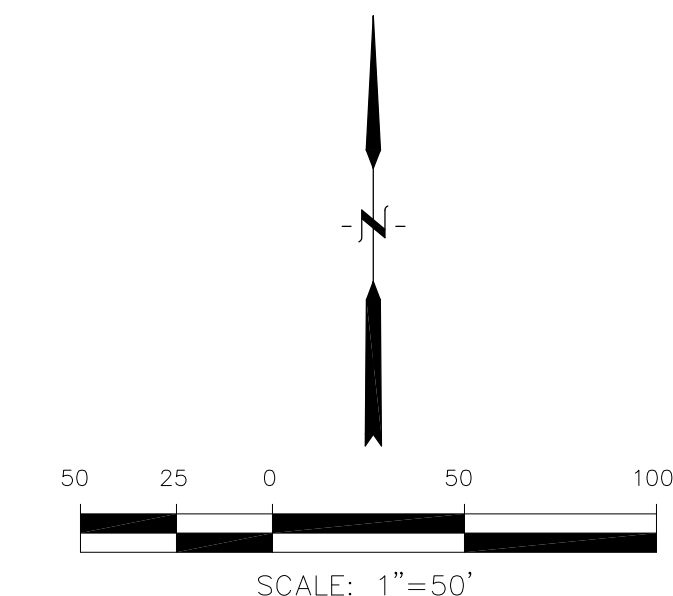
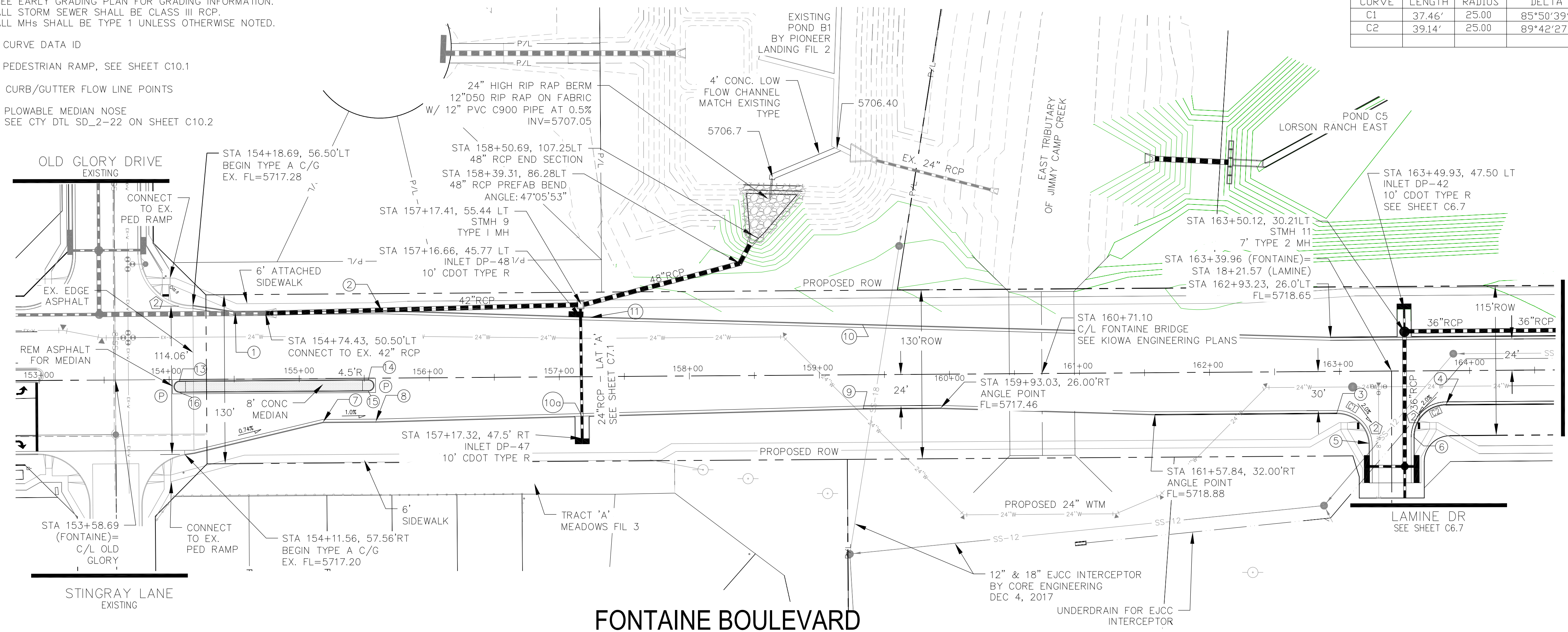
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- ① CURVE DATA ID
- ② PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE POINTS
- Ⓟ PLOWABLE MEDIAN NOSE
SEE CTY DTL SD_2-22 ON SHEET C10.2

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	37.46'	25.00	85°50'39"
C2	39.14'	25.00	89°42'27"



FL CURB/GUTTER TABLE		
POINT	STA/OFFSET	FLOWLINE
1	154+51.20, 51.50'LT	5716.84
2	155+63.99, 51.50'LT	5715.50
3	162+97.67, 32.00'RT	5718.49
4	163+81.70, 26.0'RT	5718.57
5	163+24.70, 56.08'RT	5717.74
6	163+56.87, 50.88'RT	5717.78
7	155+18.08, 33.50'RT	5716.33
8	155+58.64, 33.50'RT	5715.89
9	159+33.54, 26.00'RT	5716.83
10	159+33.52, 38.32'LT	5716.57
10a	157+17.18, 30.33'LT	5715.05
11	157+24.13, 45.49'LT	5714.78
12	158+58.68, 26.00'LT	5716.02
13	154+07.98, 100'RT	5718.57
14	155+53.16, 100'RT	5716.78
15	155+53.16, 10.00'RT	5716.56
16	154+07.98, 10.00'RT	5718.13



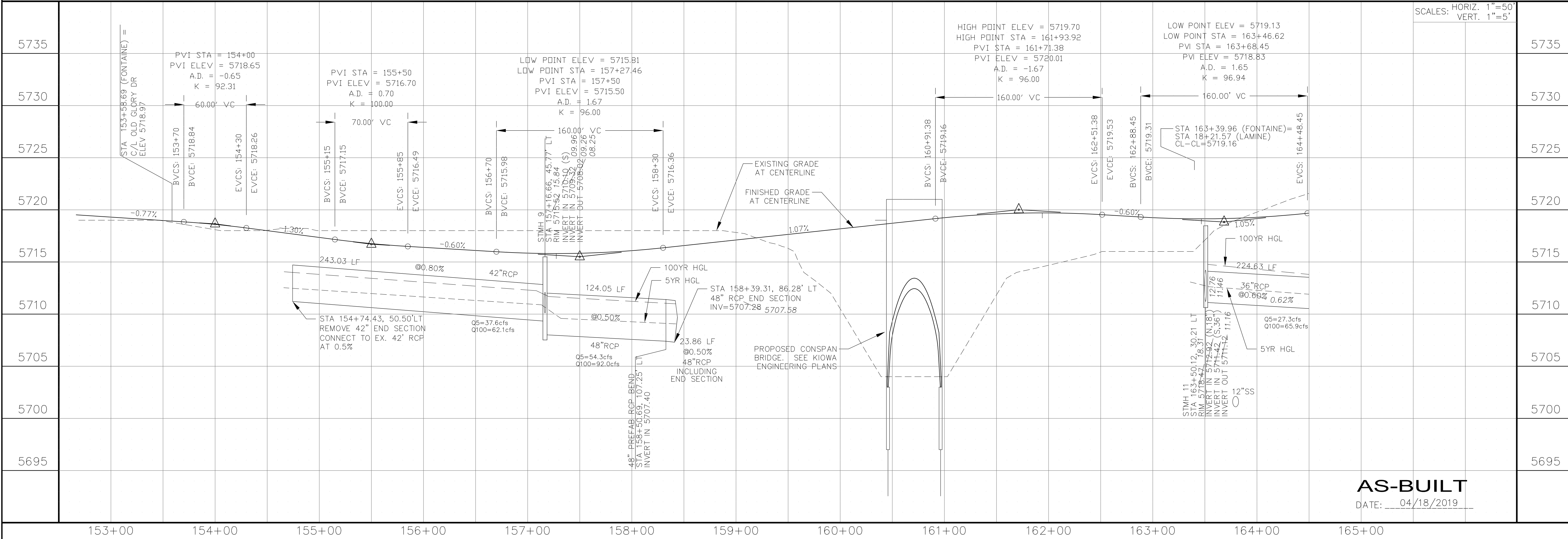
CORE ENGINEERING GROUP
 15004 151st Avenue S, Suite 5506
 Park Ridge, CO 80130
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cge1.com

DATE: _____
 NO: _____
 DESCRIPTION: _____

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

PROJECT: **FONTAINE BLVD IN LORSON RANCH EAST**
 FONTAINE BLVD.-OLD GLORY DR
 COLORADO SPRINGS, COLORADO

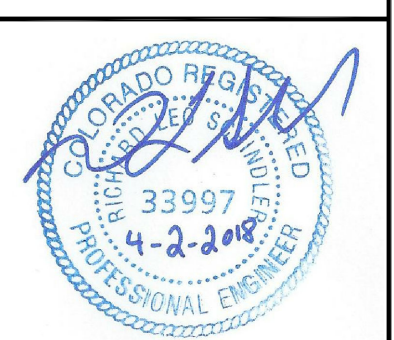
DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

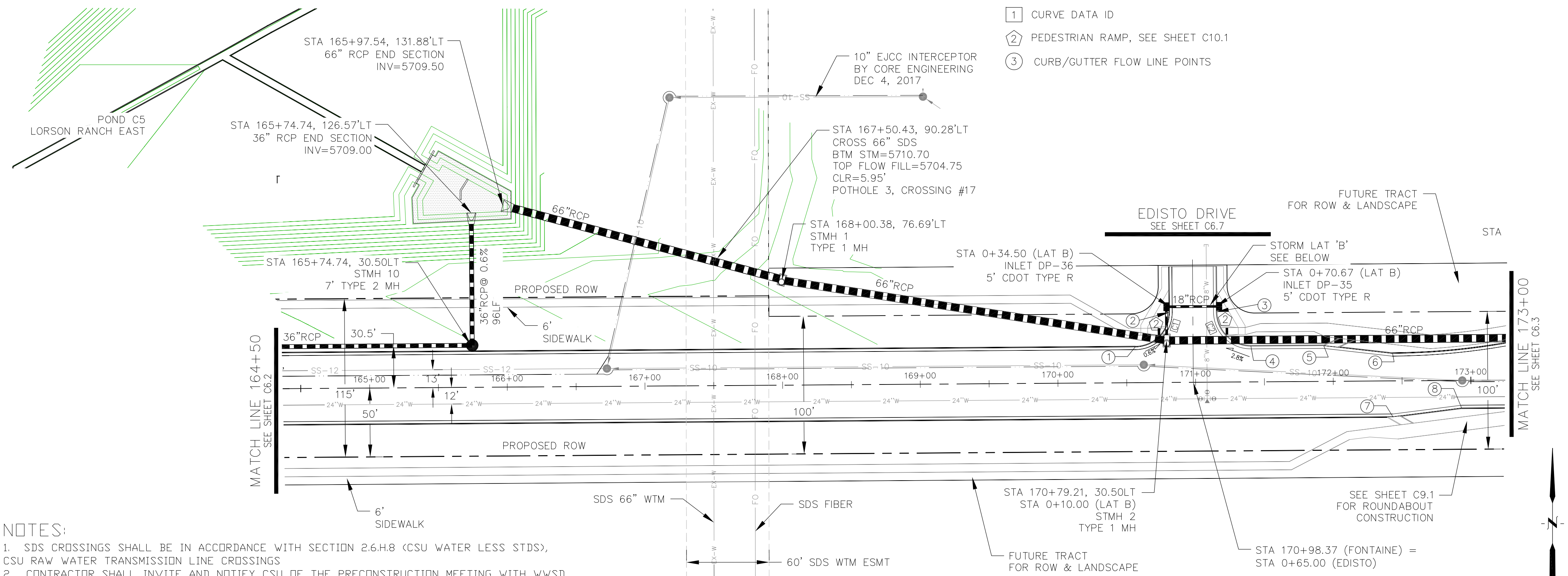


STREET & STORM SEWER PLAN/PROFILE
FONTAINE BOULEVARD
STA 153+00 TO 164+50

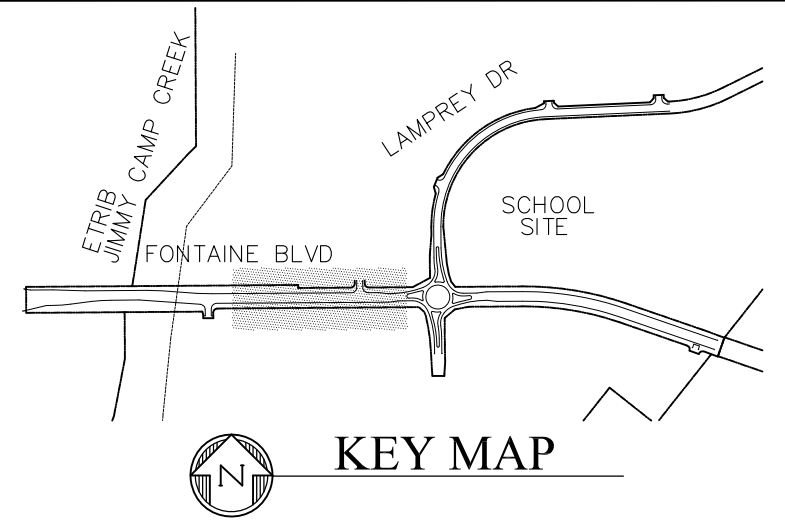
DATE: APRIL 2, 2018
 PROJECT NO. 100.041
 SHEET NUMBER C6.1
 TOTAL SHEETS: 34

AS-BUILT
 DATE: 04/18/2019





CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.27'	25.00	90°00'00"
C2	39.27'	25.00	90°00'00"



FL CURB/GUTTER TABLE		
POINT	STA/OFFSET	FLOWLINE
1	170+56.37, 26.00'LT	5725.42
2	170+81.37, 51.50'LT	5725.20
3	171+15.37, 51.50'LT	5725.20
4	171+40.37, 26.00'LT	5726.30
5	171+93.25, 26.00'LT	5726.85
6	172+43.25, 20.00'LT	5727.50
7	172+43.14, 26.00'RT	5727.38
8	172+93.14, 20.00'RT	5728.02

COLORADO SPRINGS UTILITIES WATER PLAN DESIGN APPROVAL

APPROVED BY: _____

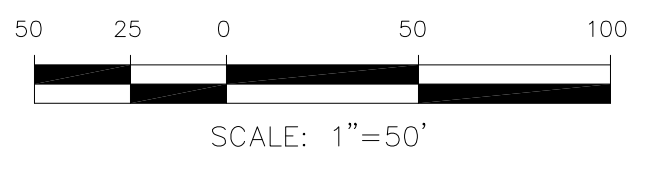
DATE: _____

PROJECT NUMBER: 2018--

WORK ORDER NUMBER: _____

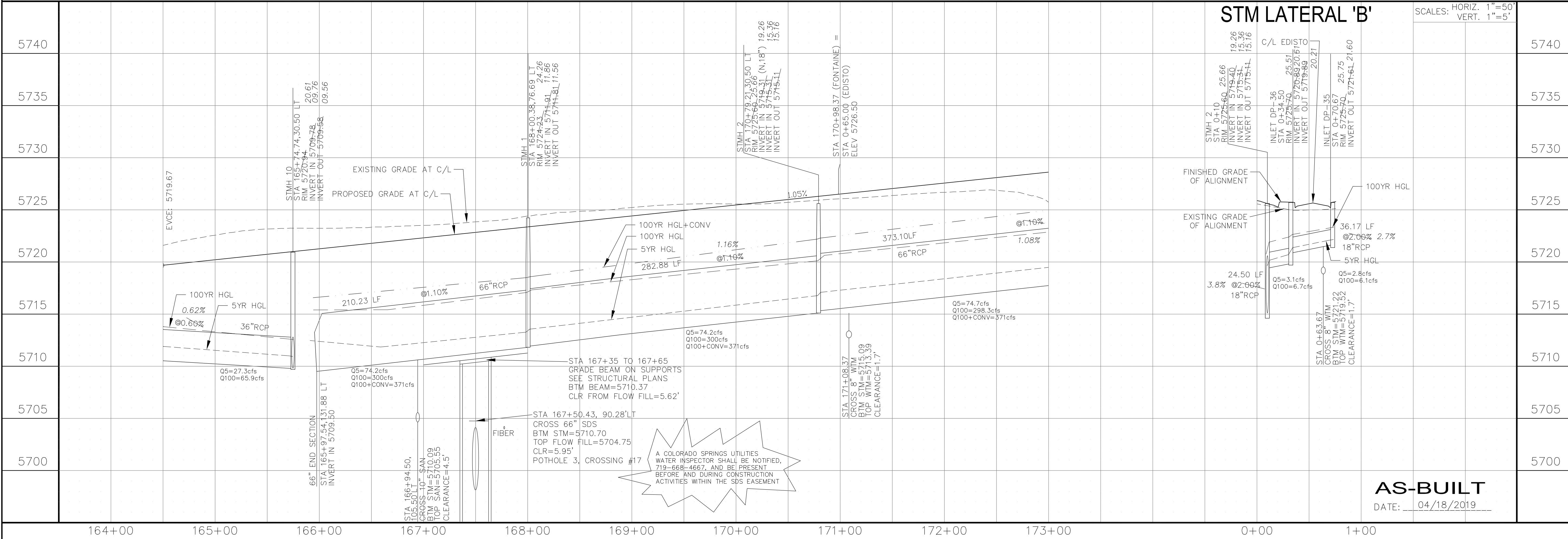
CSU SHEET ____ OF ____

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.



- NOTES:**
1. SDS CROSSINGS SHALL BE IN ACCORDANCE WITH SECTION 2.6.H.8 (CSU WATER LESS STDS), CSU RAW WATER TRANSMISSION LINE CROSSINGS
 2. CONTRACTOR SHALL INVITE AND NOTIFY CSU OF THE PRECONSTRUCTION MEETING WITH WUSD
 3. THE CSU SDS WATERMAIN AND FIBER LOCATIONS ARE SHOWN FROM AS-BUILT DRAWINGS PROVIDED BY CSU
 4. A COLORADO SPRINGS UTILITIES WATER INSPECTOR SHALL BE NOTIFIED, 719-668-4667, AND PRESENT BEFORE AND DURING CONSTRUCTION ACTIVITIES WITHIN THE SDS EASEMENT

FONTAINE BOULEVARD



STM LATERAL 'B'

CORE ENGINEERING GROUP
 15004 151st AVENUE, S.
 P.O. BOX 55506
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____

DESCRIPTION: _____

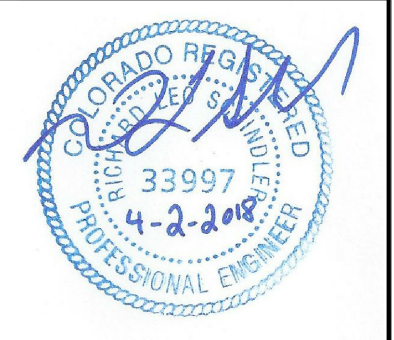
NO: _____

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

PROJECT: **FONTAINE BLVD IN LORSON RANCH EAST**
 FONTAINE BLVD.-OLD GLORY DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET & STORM SEWER PLAN/PROFILE
FONTAINE BOULEVARD
STA 164+50 TO 173+00



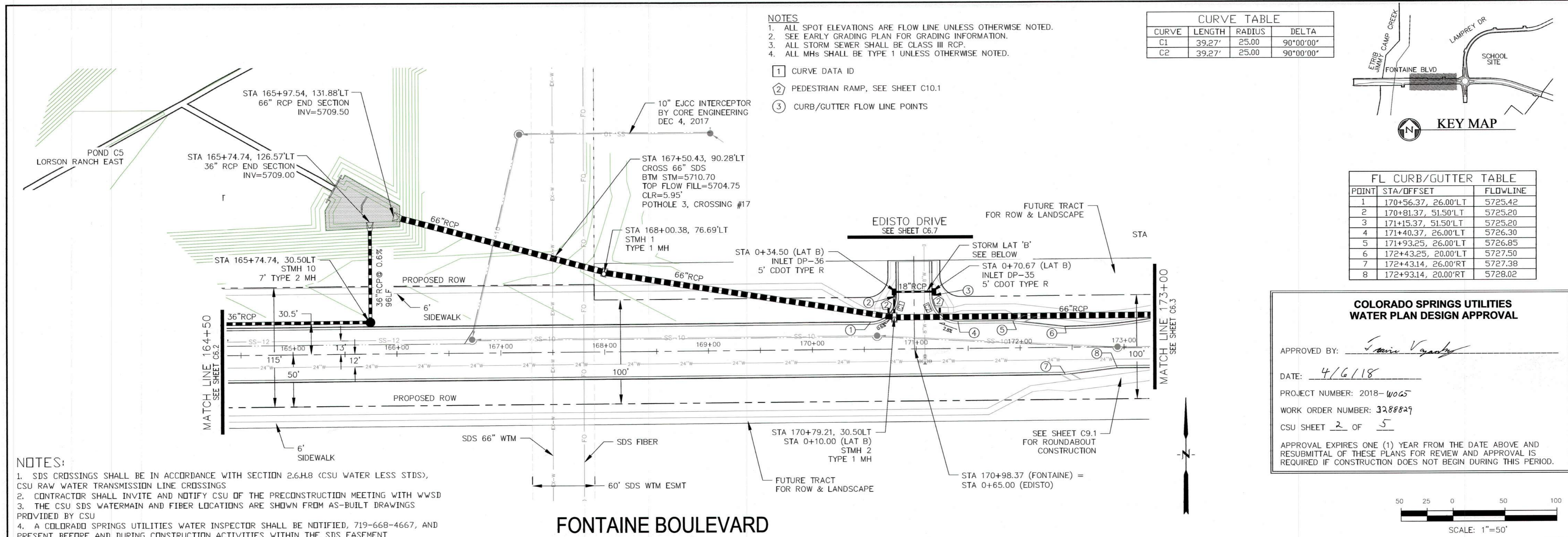
DATE: APRIL 2, 2018

PROJECT NO. 100.041

SHEET NUMBER **C6.2**

TOTAL SHEETS: 34

AS-BUILT
 DATE: 04/18/2019

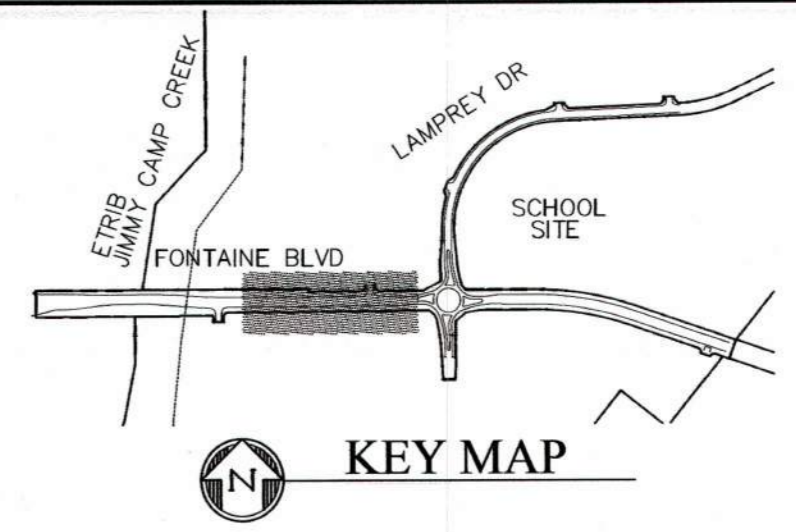


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 1 CURVE DATA ID
- 2 PEDESTRIAN RAMP, SEE SHEET C10.1
- 3 CURB/GUTTER FLOW LINE POINTS

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	39.27'	25.00	90°00'00"
C2	39.27'	25.00	90°00'00"



FL CURB/GUTTER TABLE

POINT	STA/OFFSET	FLOWLINE
1	170+56.37, 26.00'LT	5725.42
2	170+81.37, 51.50'LT	5725.20
3	171+15.37, 51.50'LT	5725.20
4	171+40.37, 26.00'LT	5726.30
5	171+93.25, 26.00'LT	5726.85
6	172+43.25, 20.00'LT	5727.50
7	172+43.14, 26.00'RT	5727.38
8	172+93.14, 20.00'RT	5728.02

**COLORADO SPRINGS UTILITIES
WATER PLAN DESIGN APPROVAL**

APPROVED BY: *[Signature]*

DATE: 4/6/18

PROJECT NUMBER: 2018-4065

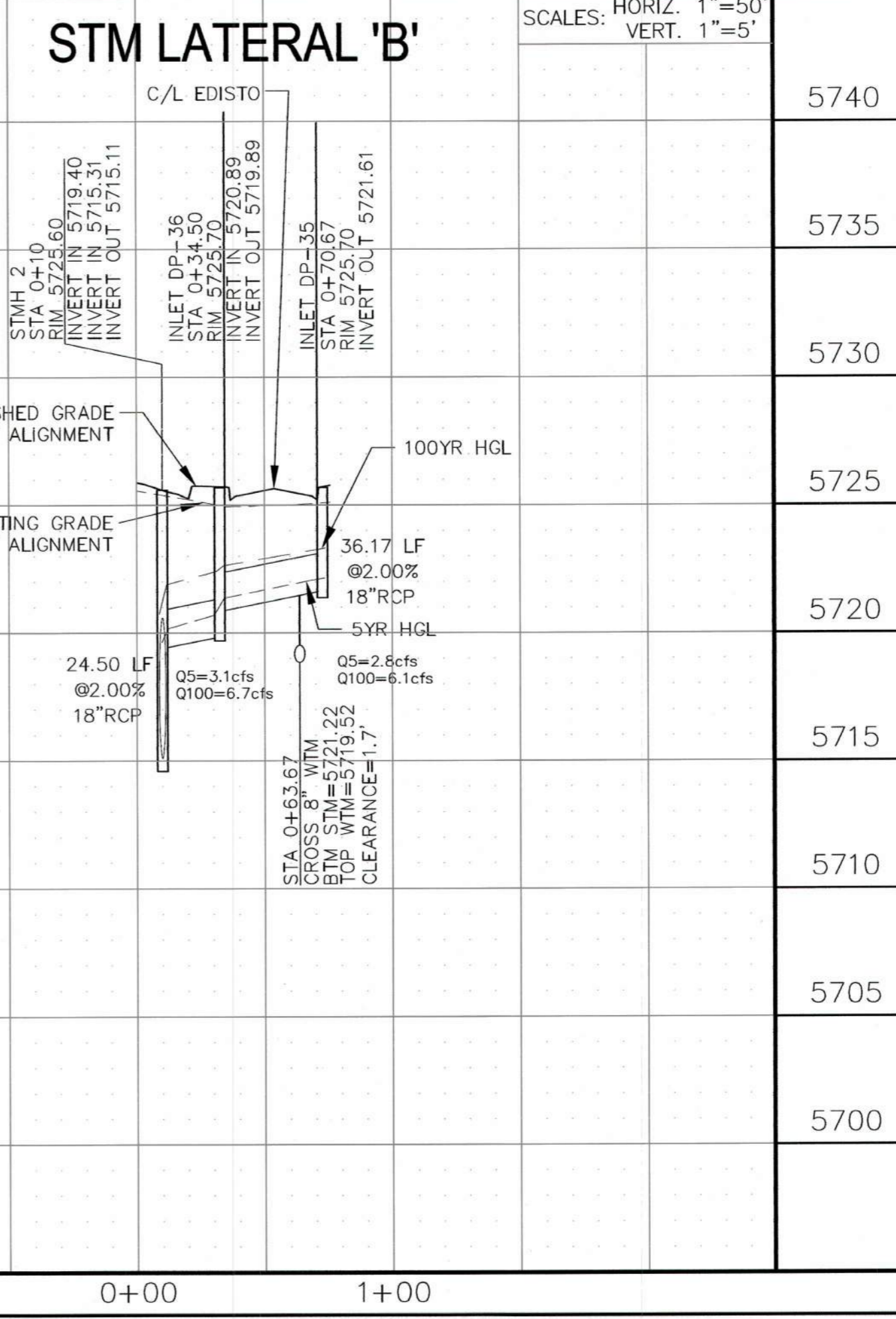
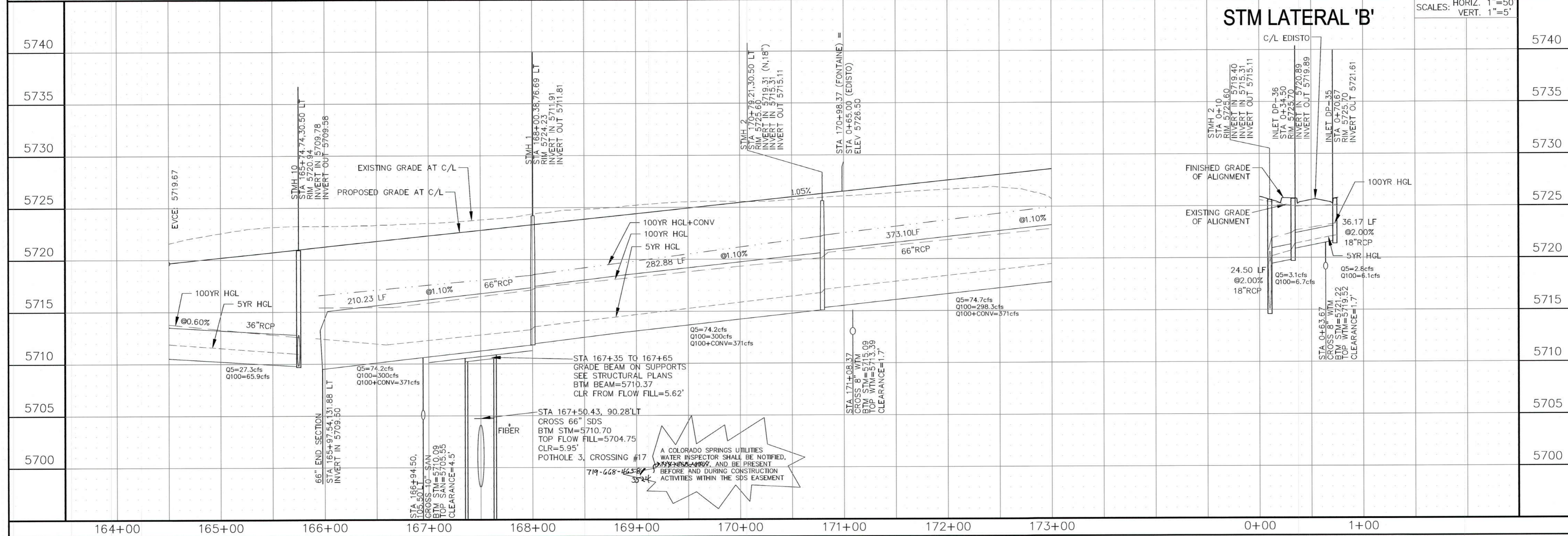
WORK ORDER NUMBER: 3288829

CSU SHEET 2 OF 5

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

- NOTES:**
1. SDS CROSSINGS SHALL BE IN ACCORDANCE WITH SECTION 2.6.H.8 (CSU WATER LESS STDS), CSU RAW WATER TRANSMISSION LINE CROSSINGS
 2. CONTRACTOR SHALL INVITE AND NOTIFY CSU OF THE PRECONSTRUCTION MEETING WITH WWSJ
 3. THE CSU SDS WATERMAIN AND FIBER LOCATIONS ARE SHOWN FROM AS-BUILT DRAWINGS PROVIDED BY CSU
 4. A COLORADO SPRINGS UTILITIES WATER INSPECTOR SHALL BE NOTIFIED, 719-668-4667, AND PRESENT BEFORE AND DURING CONSTRUCTION ACTIVITIES WITHIN THE SDS EASEMENT

FONTAINE BOULEVARD



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

PROJECT: FONTAINE BLVD IN EAST LORSON RANCH EAST
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

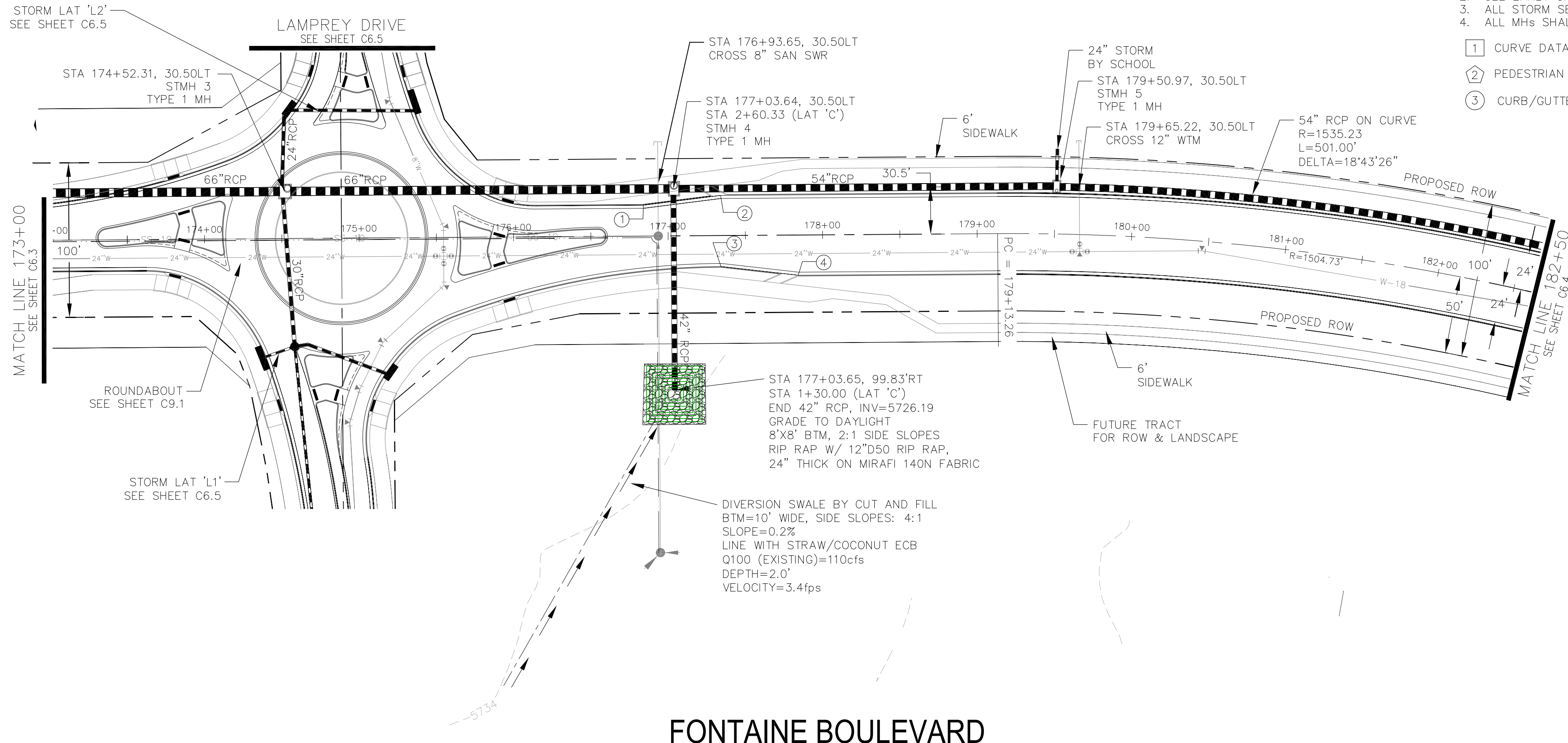
STREET & STORM SEWER PLAN/PROFILE
FONTAINE BOULEVARD
STA 164+50 TO 173+00

DATE: APRIL 2, 2018

PROJECT NO. 100.041

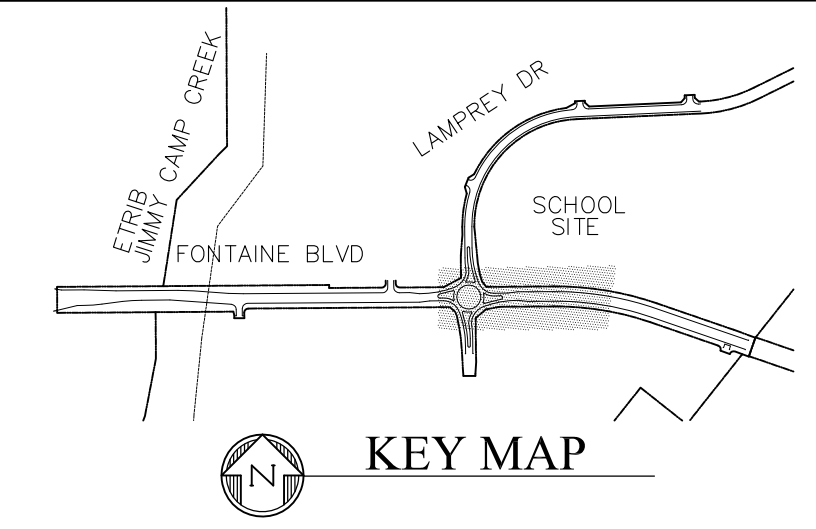
SHEET NUMBER C6.2

TOTAL SHEETS: 34

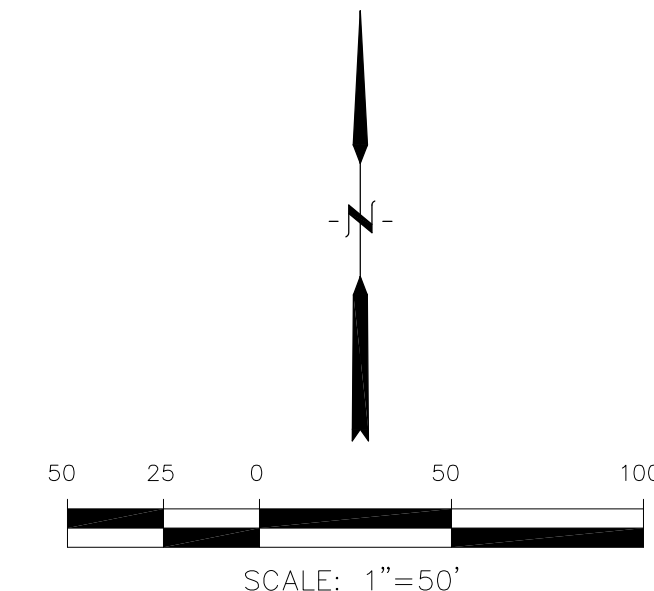


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

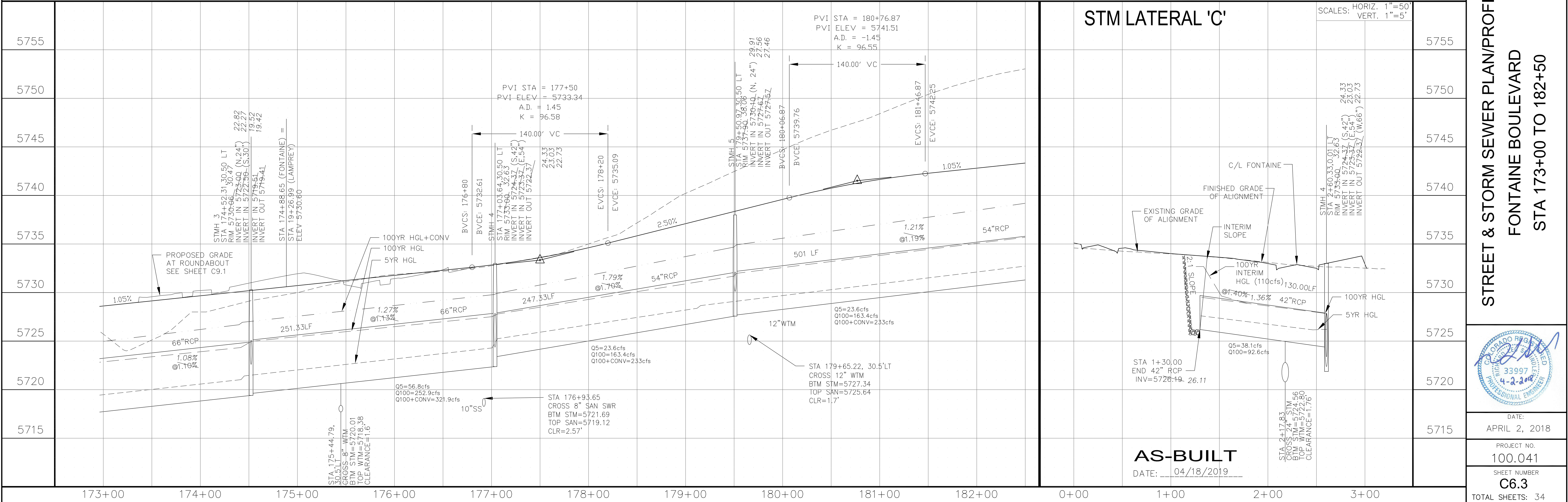
- ① CURVE DATA ID
- ② PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE POINTS



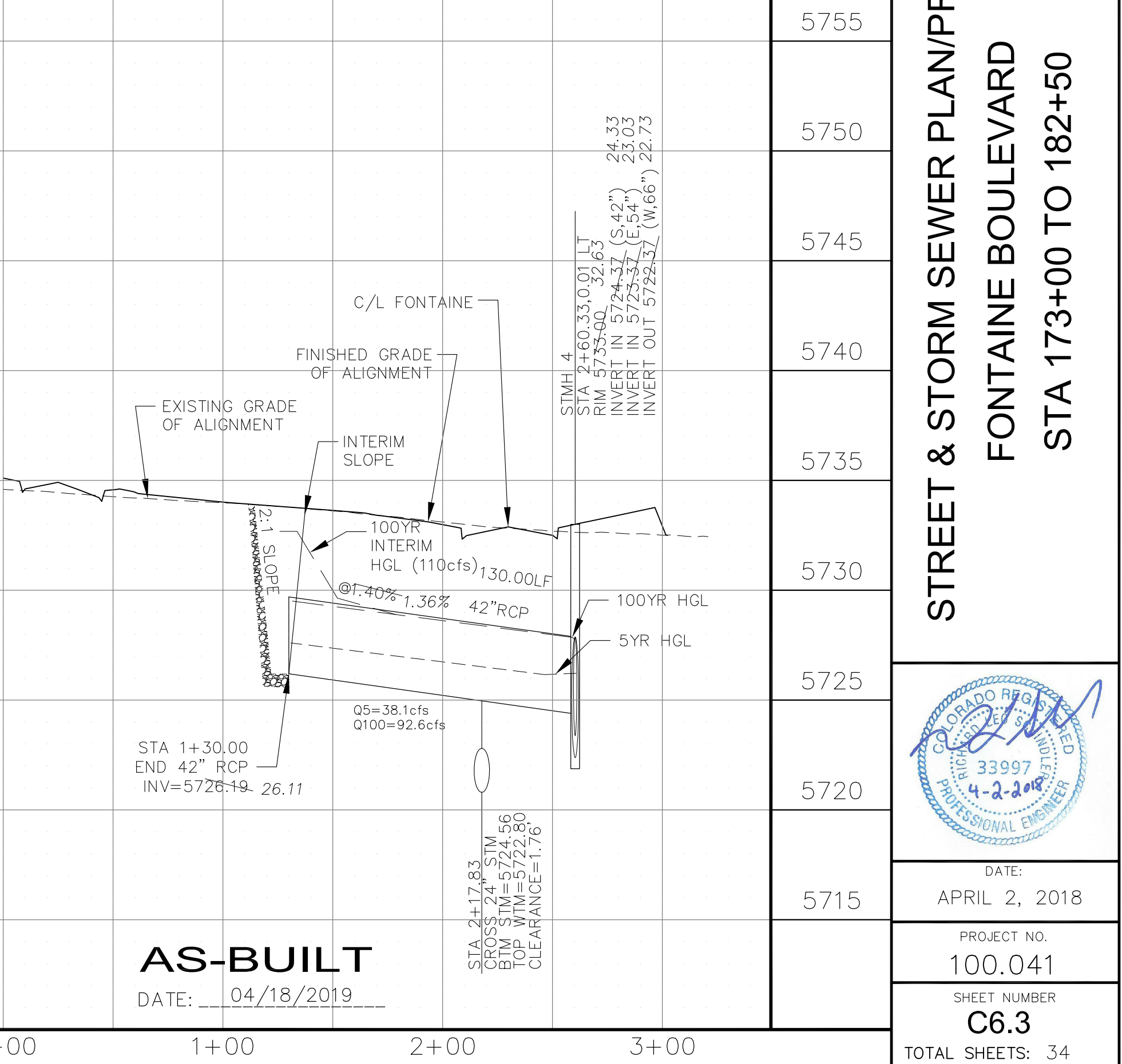
POINT	STA/OFFSET	FLOWLINE
1	176+84.17, 20.00'LT	5732.13
2	177+34.17, 26.00'LT	5732.69
3	177+34.06, 20.00'RT	5732.81
4	177+84.06, 26.00'RT	5733.62



FONTAINE BOULEVARD



STM LATERAL 'C'



AS-BUILT
DATE: 04/18/2019

CORE ENGINEERING GROUP
15004 151ST AVENUE, SUITE 300
DENVER, CO 80202
PHONE: 719.570.1100
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
CONTACT: JEFF MARK

PROJECT: **FONTAINE BLVD IN LORSON RANCH EAST**
FONTAINE BLVD.-OLD GLORY DR
COLORADO SPRINGS, COLORADO

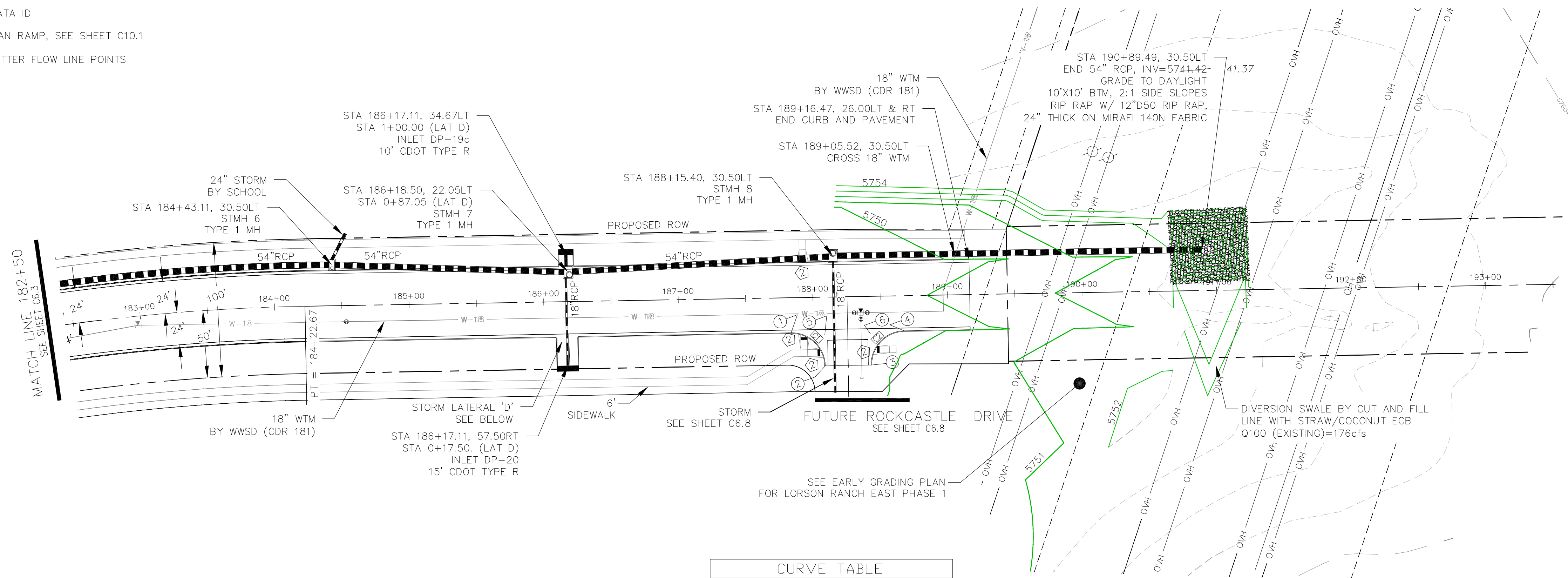
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET & STORM SEWER PLAN/PROFILE
FONTAINE BOULEVARD
STA 173+00 TO 182+50

DATE: APRIL 2, 2018
PROJECT NO. 100.041
SHEET NUMBER **C6.3**
TOTAL SHEETS: 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.

- 1 CURVE DATA ID
- 2 PEDESTRIAN RAMP, SEE SHEET C10.1
- 3 CURB/GUTTER FLOW LINE POINTS

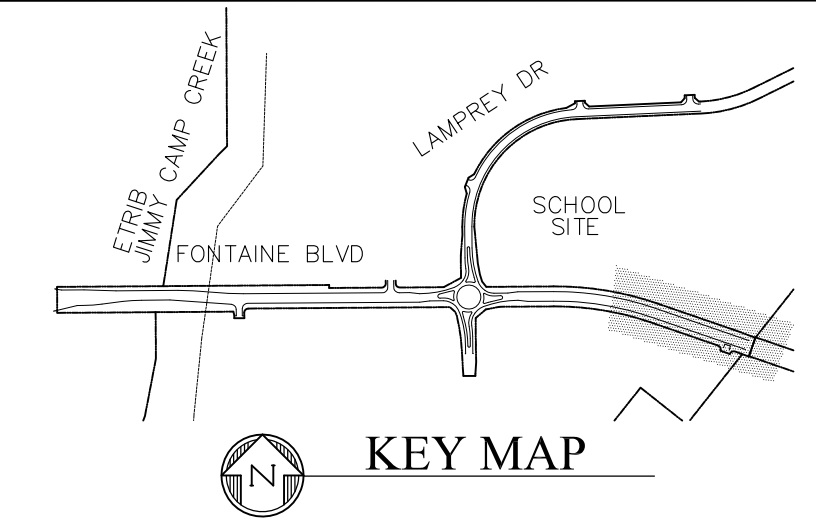


FL CURB/GUTTER TABLE

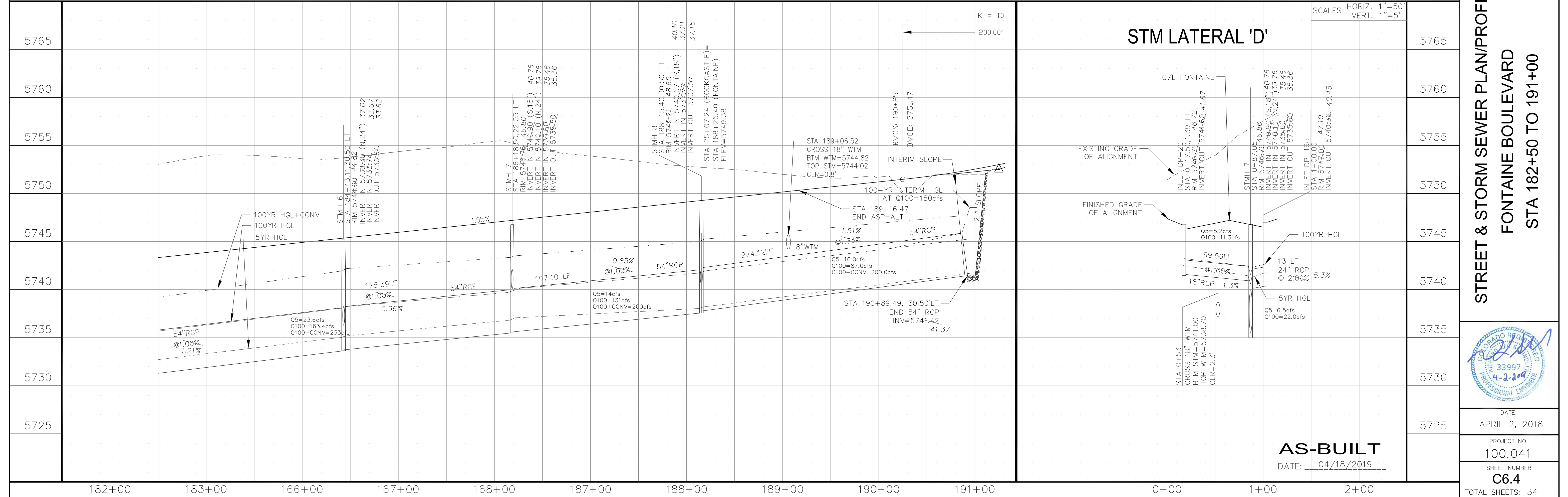
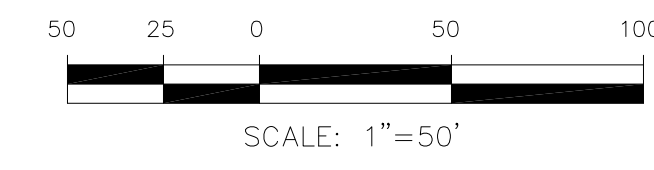
POINT	STA/OFFSET	FLOWLINE
1	187+83.40, 26.00'RT	5748.29
2	188+08.40, 51.00'RT	5748.85
3	188+42.40, 51.00'RT	5749.10
4	188+67.40, 26.00'RT	5749.17
5	188+08.40, 28.00'RT	5748.55
6	188+42.40, 28.00'RT	5748.91

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	39.27'	25.00	90°00'00"
C2	39.27'	25.00	90°00'00"



FONTAINE BOULEVARD

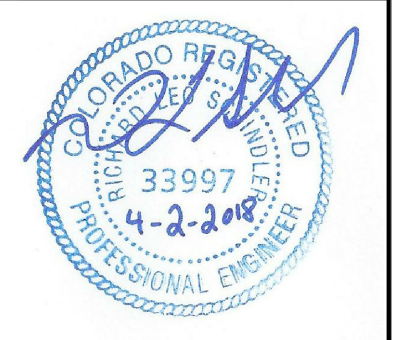


CORE ENGINEERING GROUP
 15004 151ST AVENUE, SUITE 3500
 BLDG 719 570 1100
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 NO: _____
 DESCRIPTION: _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **FONTAINE BLVD IN LORSON RANCH EAST**
 FONTAINE BLVD.-OLD GLORY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET & STORM SEWER PLAN/PROFILE
FONTAINE BOULEVARD
STA 182+50 TO 191+00

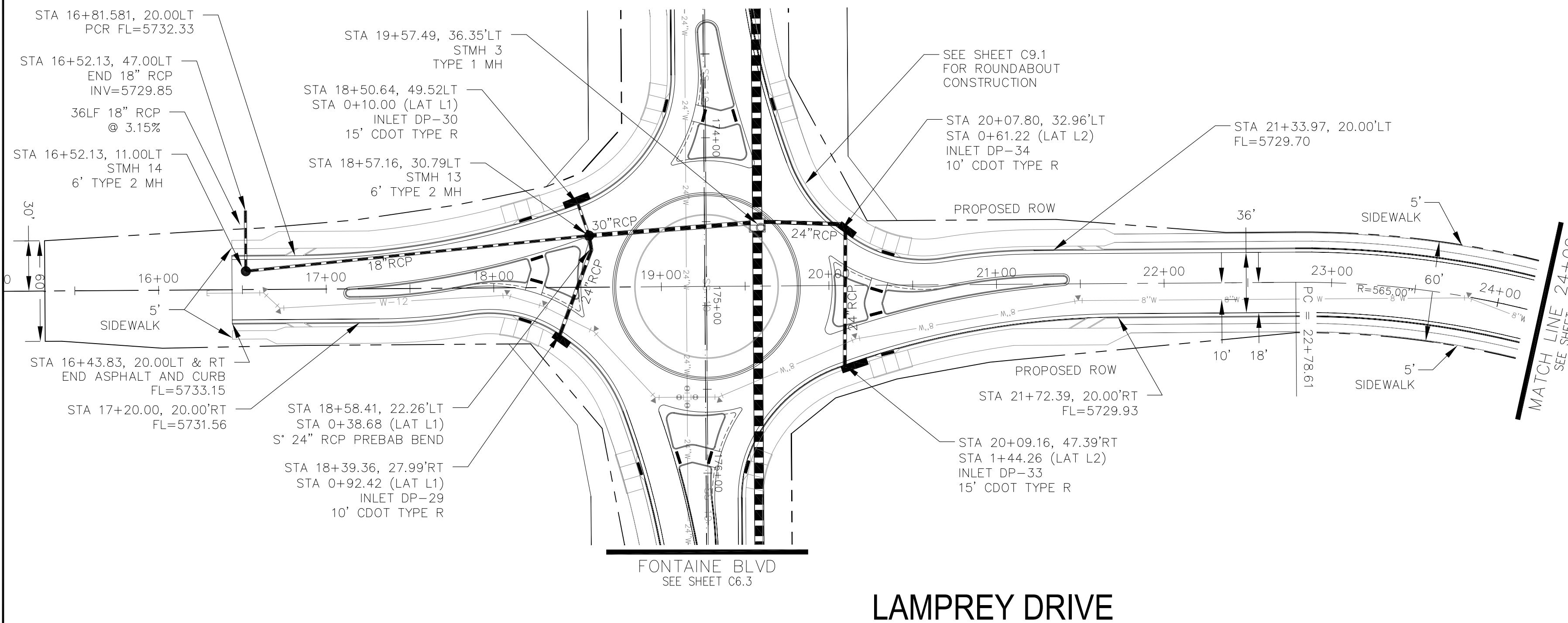
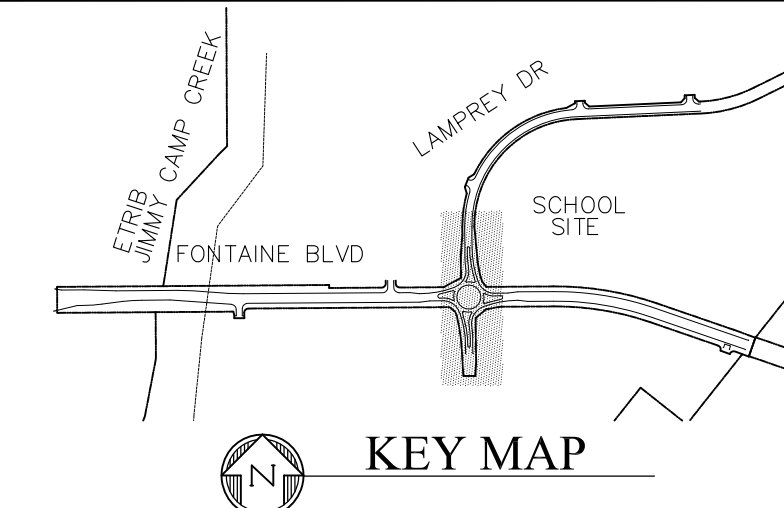


DATE: APRIL 2, 2018
 PROJECT NO. 100.041
 SHEET NUMBER **C6.4**
 TOTAL SHEETS: 34

AS-BUILT
 DATE: 04/18/2019

- 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.

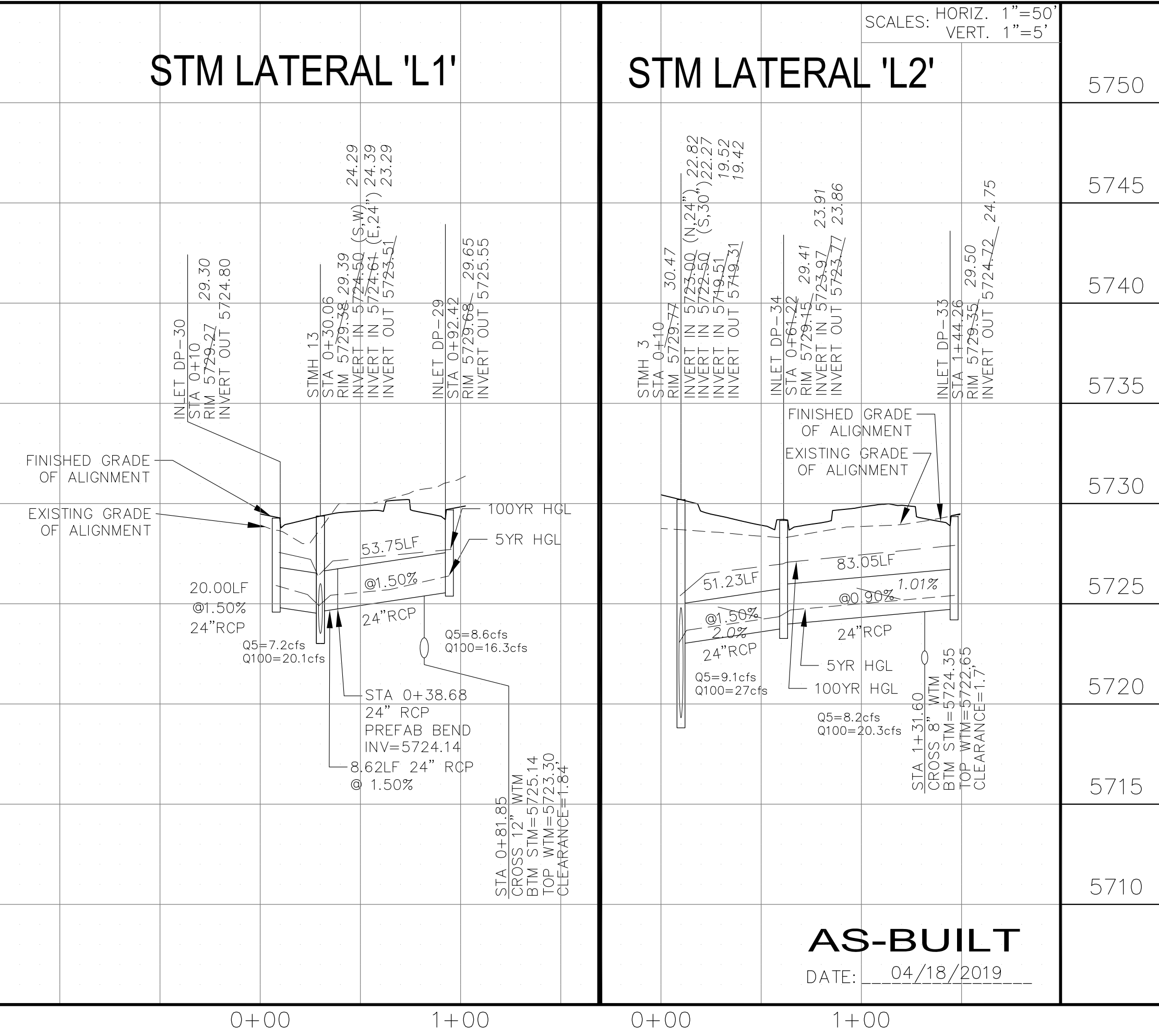
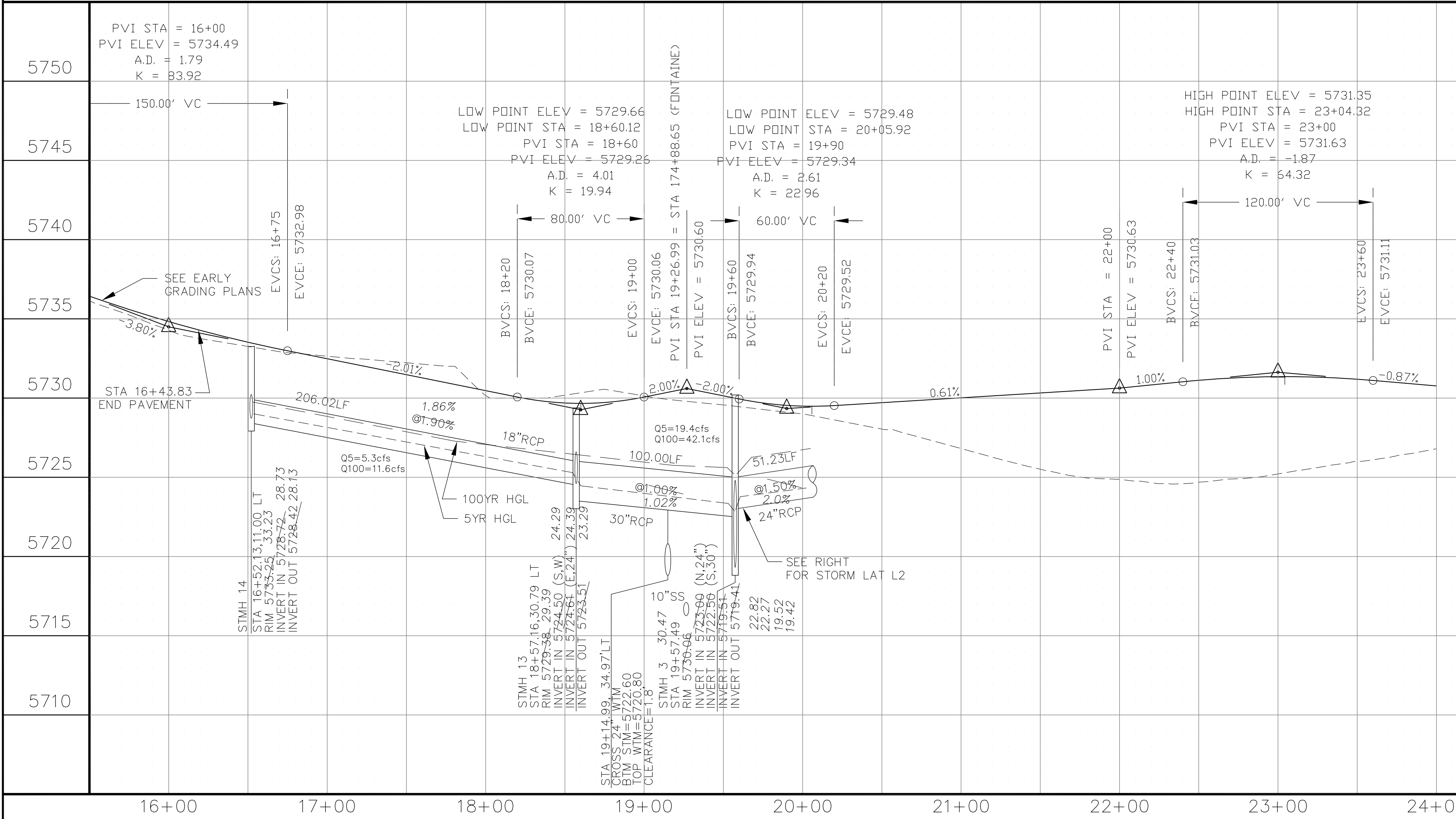
- ① CURVE DATA ID
- ② PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE POINTS



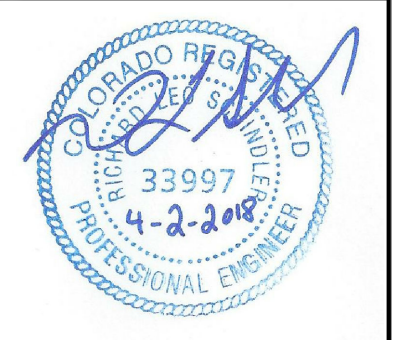
CORE ENGINEERING GROUP
 15004 151ST AVENUE S.
 PHOENIX, AZ 85006
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: 4/20/2018
 NO. 1
 DESCRIPTION: ADJUST STM SEWER AT INLET DP-34
 PROJECT: FONTAINE BLVD IN LAMPREY DRIVE
 PREPARED FOR: LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



STREET & STORM SEWER PLAN/PROFILE
LAMPREY DRIVE
STA 16+00 TO 24+00



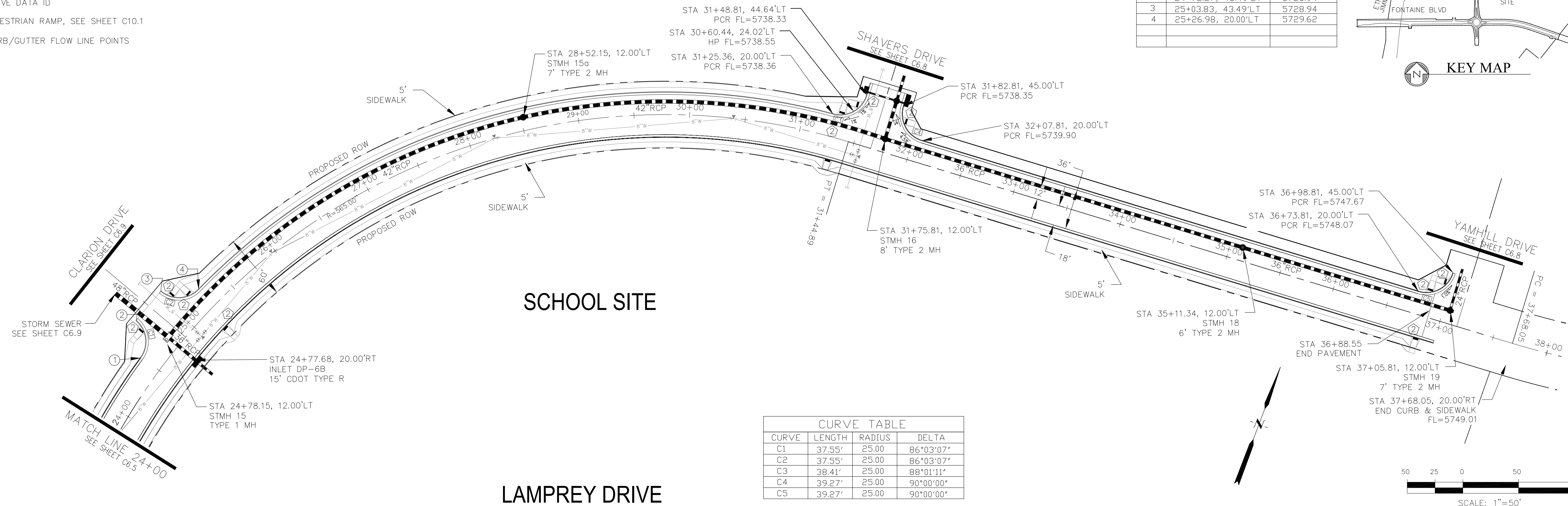
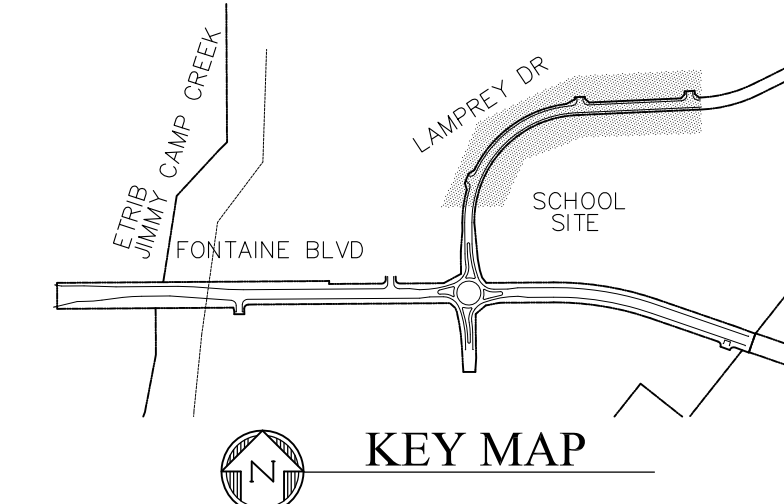
DATE: APRIL 2, 2018
 PROJECT NO. 100.041
 SHEET NUMBER C6.5
 TOTAL SHEETS: 34

AS-BUILT
 DATE: 04/18/2019

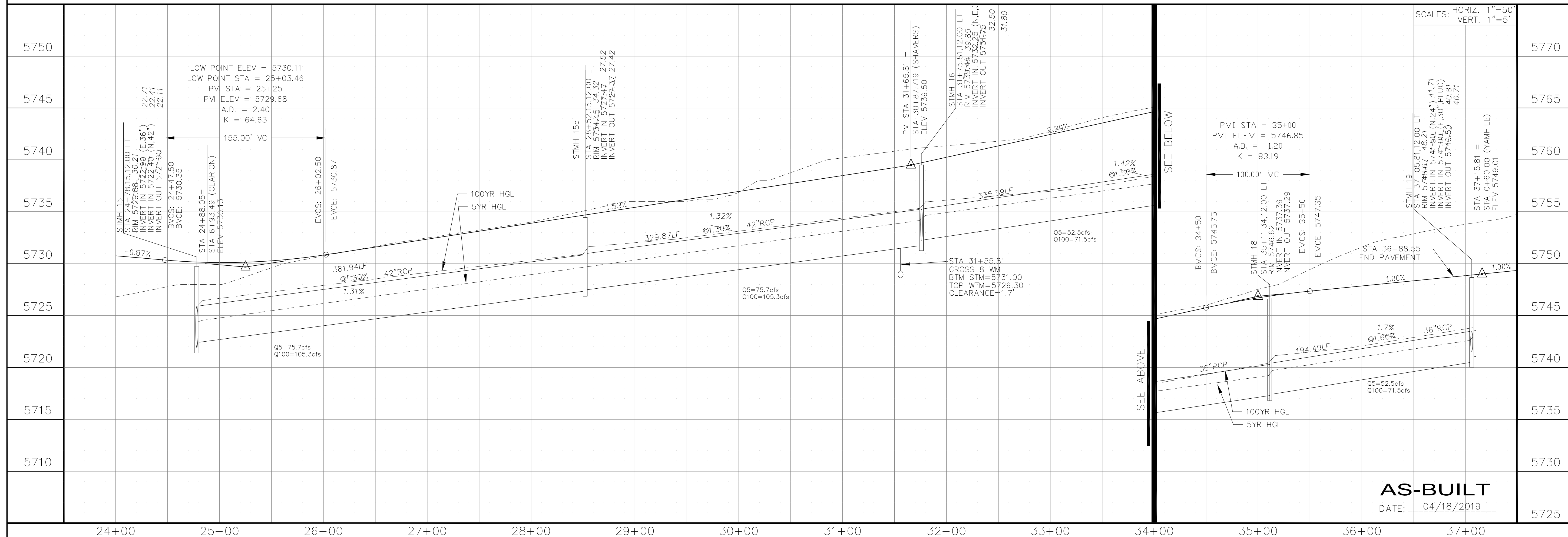
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- ① CURVE DATA ID
- ② PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE POINTS

POINT	STA/OFFSET	FLOWLINE
1	24+49.11, 20.00'LT	5729.82
2	24+72.27, 43.49'LT	5728.94
3	25+03.83, 43.49'LT	5728.94
4	25+26.98, 20.00'LT	5729.62



CURVE	LENGTH	RADIUS	DELTA
C1	37.55'	25.00'	86°03'07"
C2	37.55'	25.00'	86°03'07"
C3	38.41'	25.00'	88°01'11"
C4	39.27'	25.00'	90°00'00"
C5	39.27'	25.00'	90°00'00"



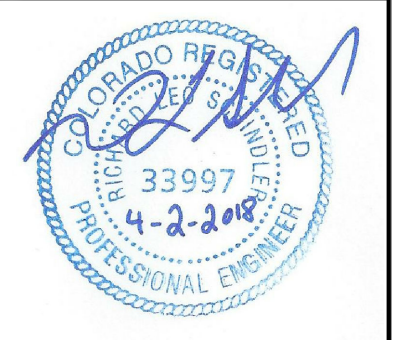
CORE ENGINEERING GROUP
 15004 151ST AVENUE, SUITE 300
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO: _____
 DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

PROJECT: FONTAINE BLVD IN LORSON RANCH EAST
 FONTAINE BLVD - OLD GLORY DR
 COLORADO SPRINGS, COLORADO

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

STREET & STORM SEWER PLAN/PROFILE
LAMPREY DRIVE
STA 24+00 TO 37+15.81



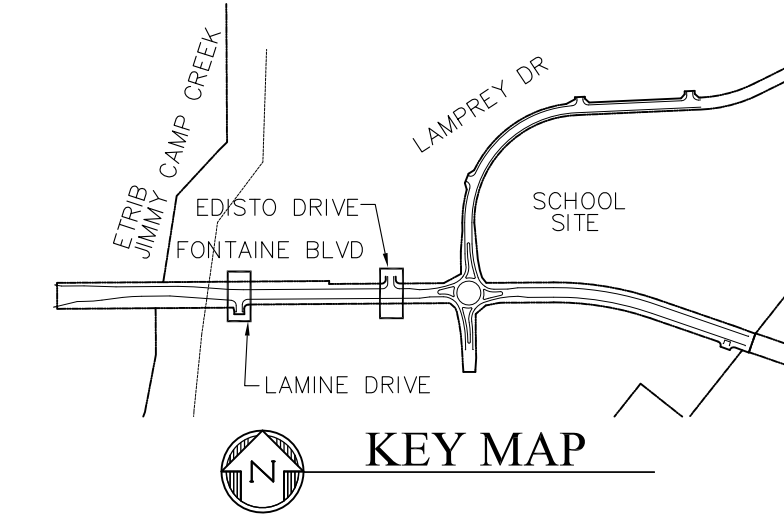
DATE: APRIL 2, 2018
 PROJECT NO. 100.041
 SHEET NUMBER C6.6
 TOTAL SHEETS: 34

AS-BUILT
 DATE: 04/18/2019

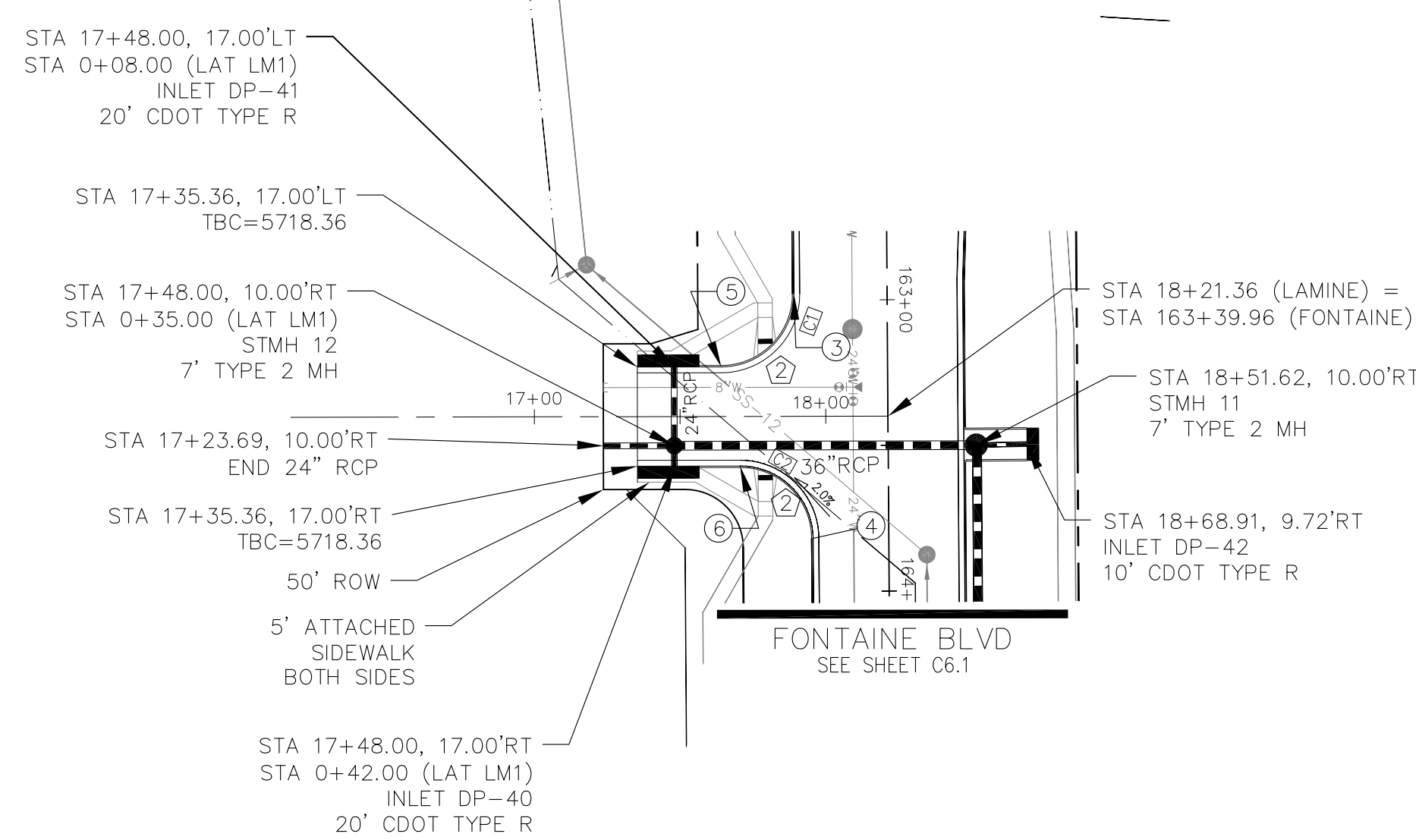
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 1 CURVE DATA ID
- 2 PEDESTRIAN RAMP, SEE SHEET C10.1
- 3 CURB/GUTTER FLOW LINE POINTS

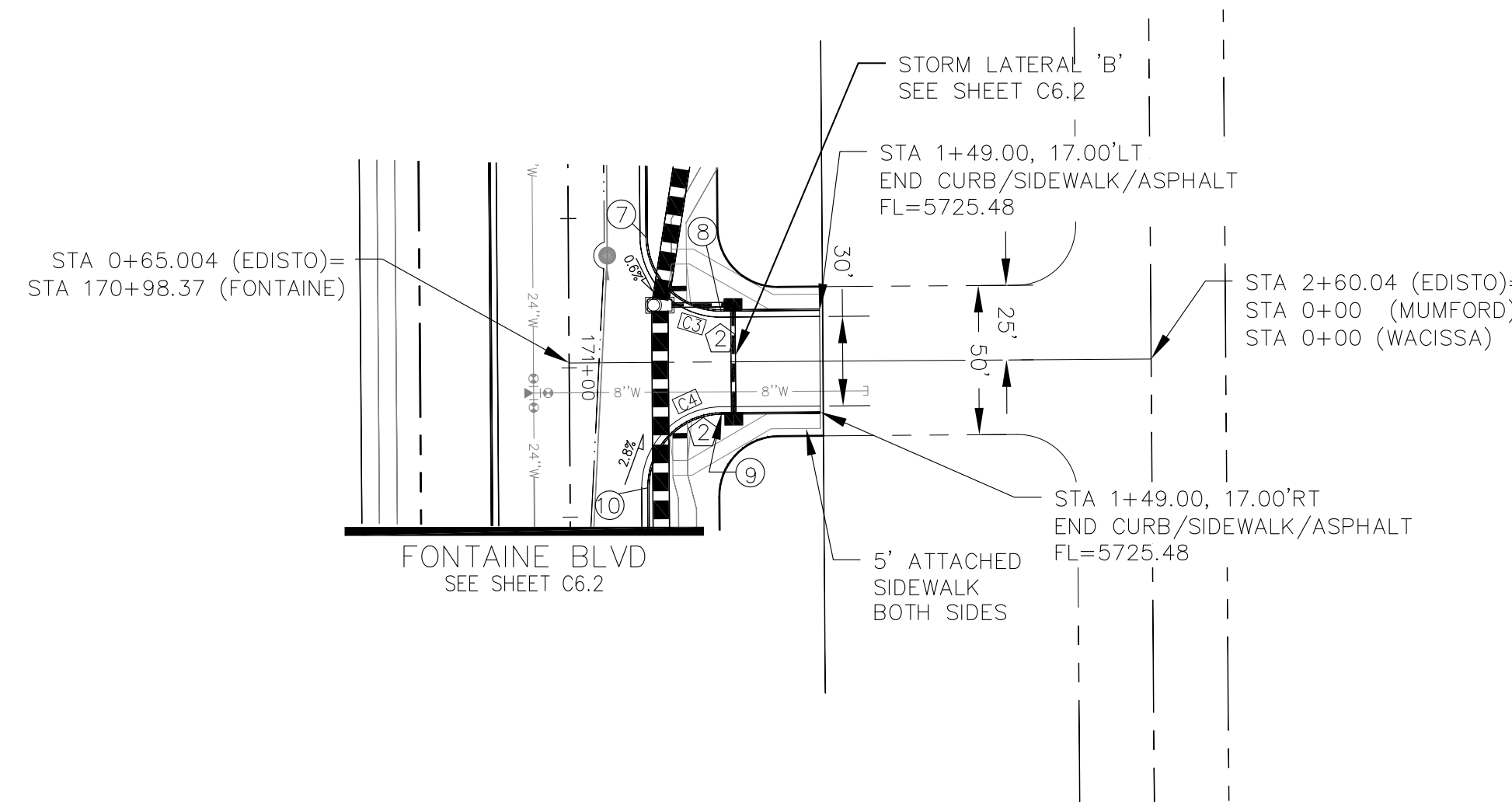
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.40'	25.00	90°17'33"
C2	39.14'	25.00	89°42'27"
C3	39.27'	25.00	90°00'00"
C4	39.27'	25.00	90°00'00"



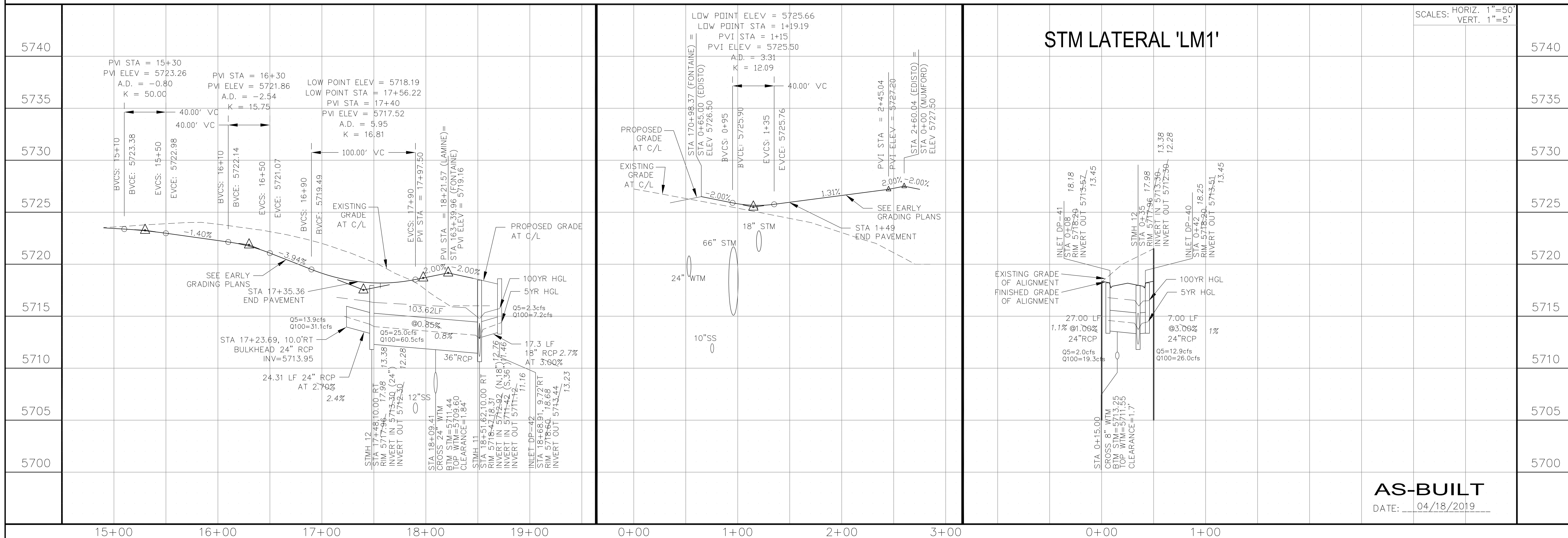
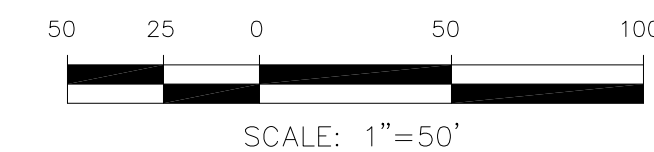
FL CURB/GUTTER TABLE		
POINT	STA/OFFSET	FLOWLINE
3	163+01.50, 32.16'RT	5718.51
4	163+81.70, 26.0'RT	5718.57
5	17+65.87, 17.00'LT	5717.74
6	17+70.57, 17.00'RT	5717.78
7	170+56.37, 26.00'LT	5725.42
8	1+16.00, 17.00'LT	5725.20
9	1+16.00, 17.00'RT	5725.20
10	171+40.37, 26.00'LT	5726.30



LAMINE DRIVE



EDISTO DRIVE



STM LATERAL 'LM1'

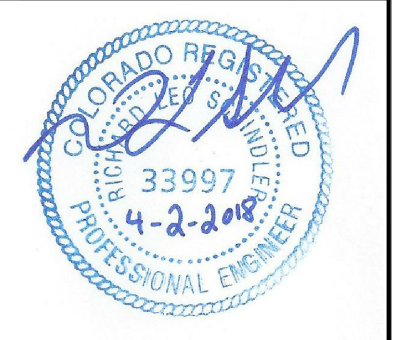
SCALES: HORIZ. 1"=50'
VERT. 1"=5'

CORE ENGINEERING GROUP
15004 151ST AVENUE S.
DENVER, CO 80202
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE: _____
DESCRIPTION: _____
NO: _____
PROJECT: **FONTAINE BLVD IN LORSON, LLC**
LORSON RANCH EAST
FONTAINE BLVD.-OLD GLORY DR
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET & STORM SEWER PLAN/PROFILE
LAMINE DRIVE
AND EDISTO DRIVE



DATE: APRIL 2, 2018

PROJECT NO. 100.041

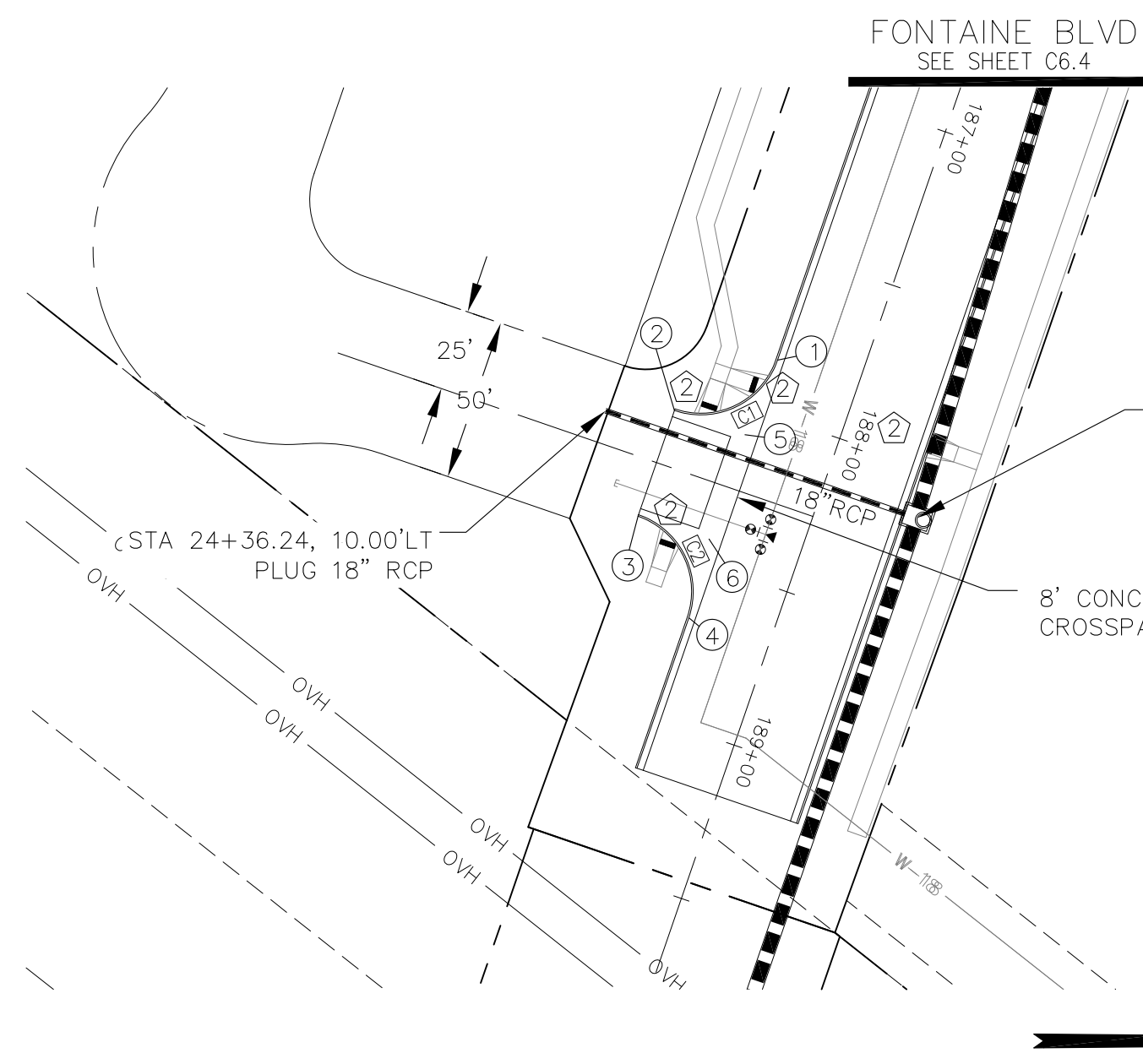
SHEET NUMBER **C6.7**

TOTAL SHEETS: 34

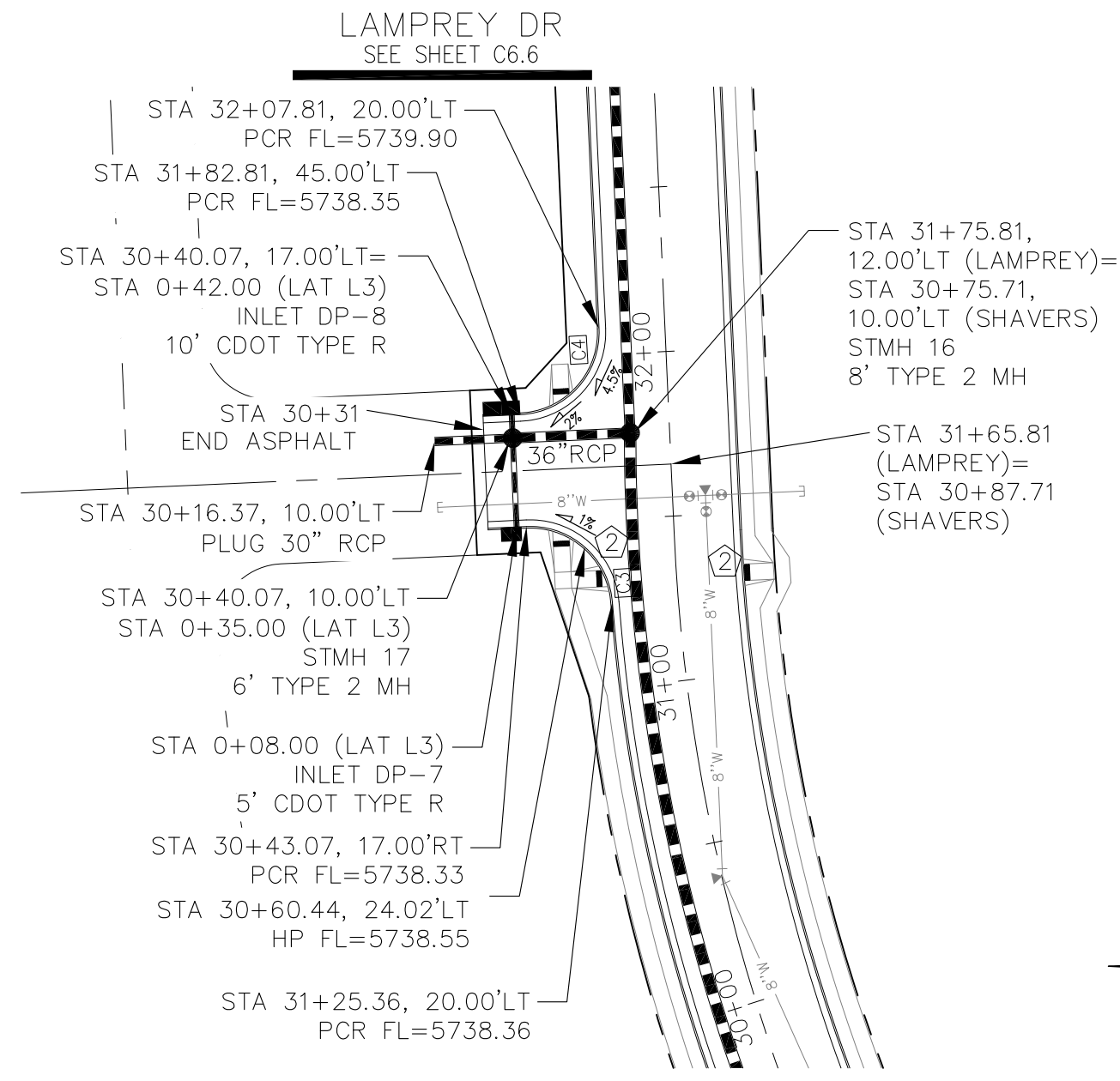
AS-BUILT
DATE: 04/18/2019

- 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.

- ① CURVE DATA ID
- ② PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE POINTS



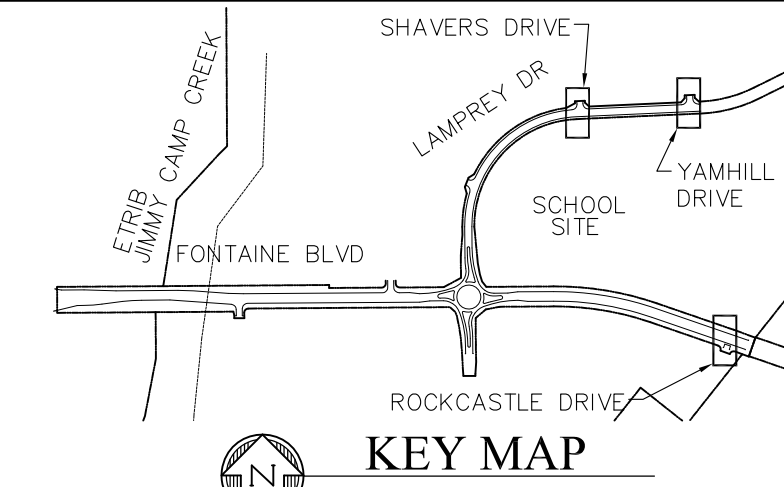
ROCKCASTLE DRIVE



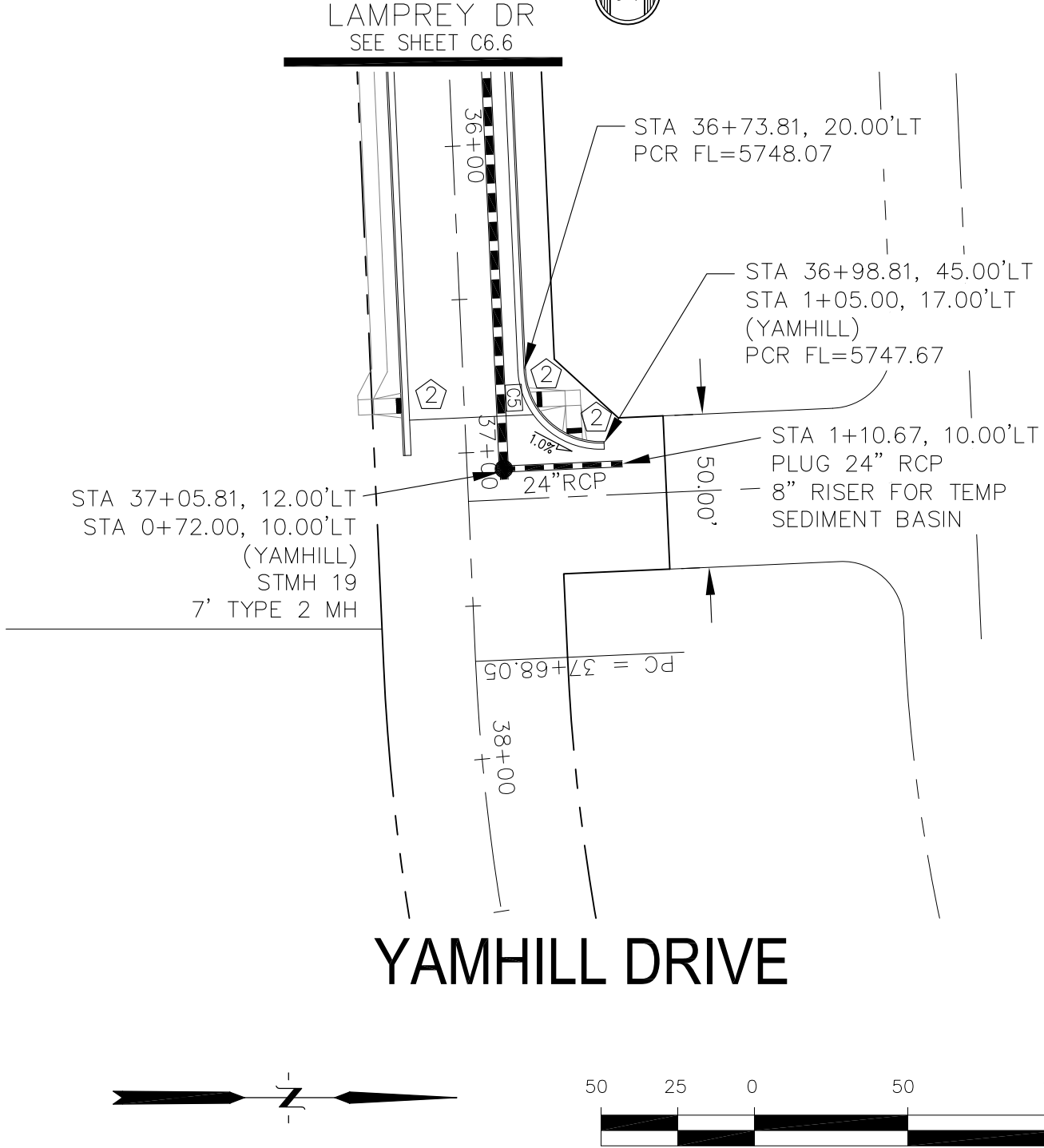
SHAVERS DRIVE

FL CURB/GUTTER TABLE			
POINT	STA/OFFSET	FLOWLINE	
1	187+83.40, 26.00'RT	5748.29	
2	24+56.24, 17.00'LT	5748.85	
3	24+56.24, 17.00'RT	5749.10	
4	188+67.40, 26.00'RT	5749.17	
5	188+08.40, 28.00'RT	5748.55	
6	188+42.40, 28.00'RT	5748.91	

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	90°00'00"
C2	39.27'	25.00'	90°00'00"
C3	38.41'	25.00'	88°01'11"
C4	39.27'	25.00'	90°00'00"
C5	39.27'	25.00'	90°00'00"



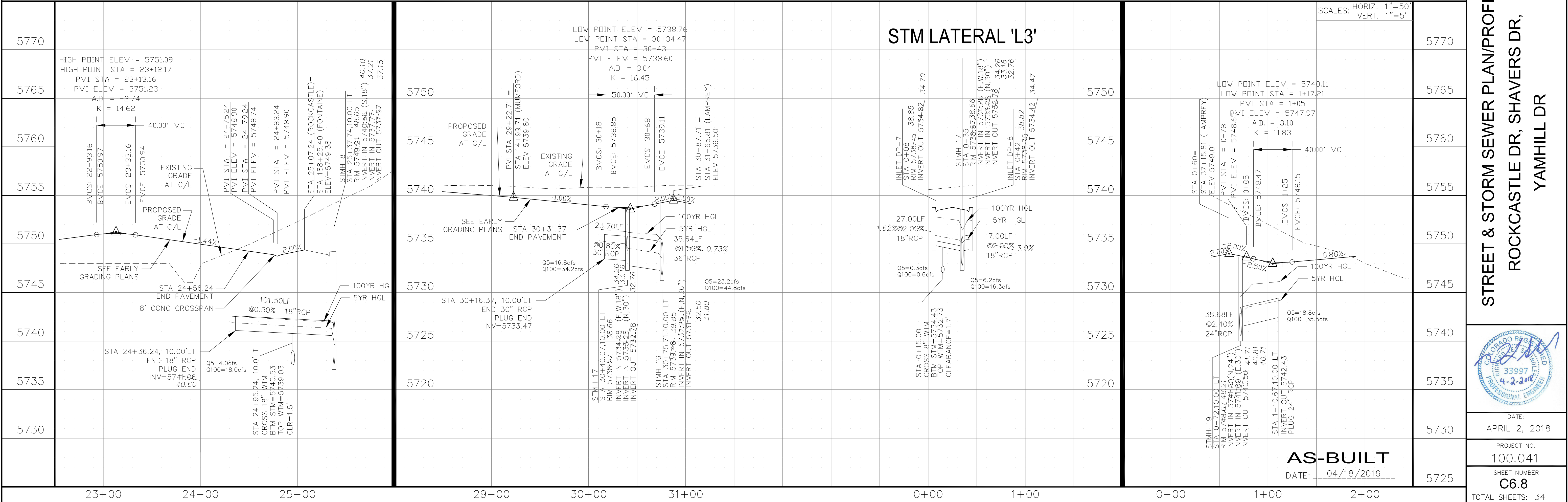
CORE ENGINEERING GROUP
 15004 151ST AVENUE, SUITE 3500
 FOUNTAINE BLVD, FOUNTAINE BLVD, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com



YAMHILL DRIVE

DATE: _____
 DESCRIPTION: _____
 NO: _____
 DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

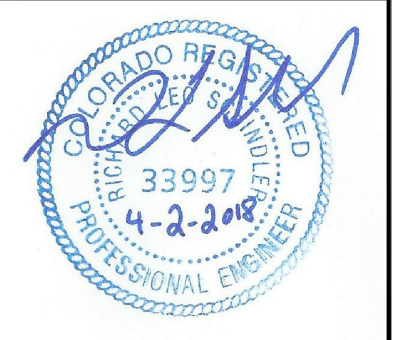
PROJECT FOR:
LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK



STM LATERAL 'L3'

SCALES: HORIZ. 1"=50'
 VERT. 1"=5'

STREET & STORM SEWER PLAN/PROFILE
ROCKCASTLE DR, SHAVERS DR,
YAMHILL DR



DATE: APRIL 2, 2018
 PROJECT NO. 100.041
 SHEET NUMBER **C6.8**
 TOTAL SHEETS: 34

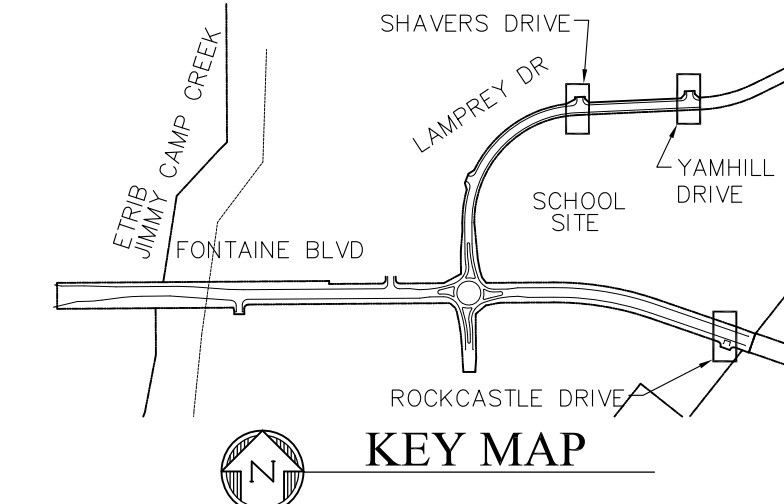
AS-BUILT
 DATE: 04/18/2019

- 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 PEDESTRIAN RAMP, SEE SHEET C10.1
- 3 CURB/GUTTER FLOW LINE POINTS

FL CURB/GUTTER TABLE		
POINT	STA/OFFSET	FLOWLINE
1	24+49.11, 20.00'LT	5729.82
2	6+49.93, 17.00'RT	5728.94
3	6+49.93, 17.00'LT	5728.94
4	25+26.98, 20.00'LT	5729.62

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	37.55'	25.00	86°03'07"
C2	37.55'	25.00	86°03'07"



CORE ENGINEERING GROUP
 15004 151ST AVENUE, SUITE 300
 COLORADO SPRINGS, COLORADO 80903
 PHONE: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cgl.com

COLORADO SPRINGS UTILITIES WATER PLAN DESIGN APPROVAL

APPROVED BY: _____

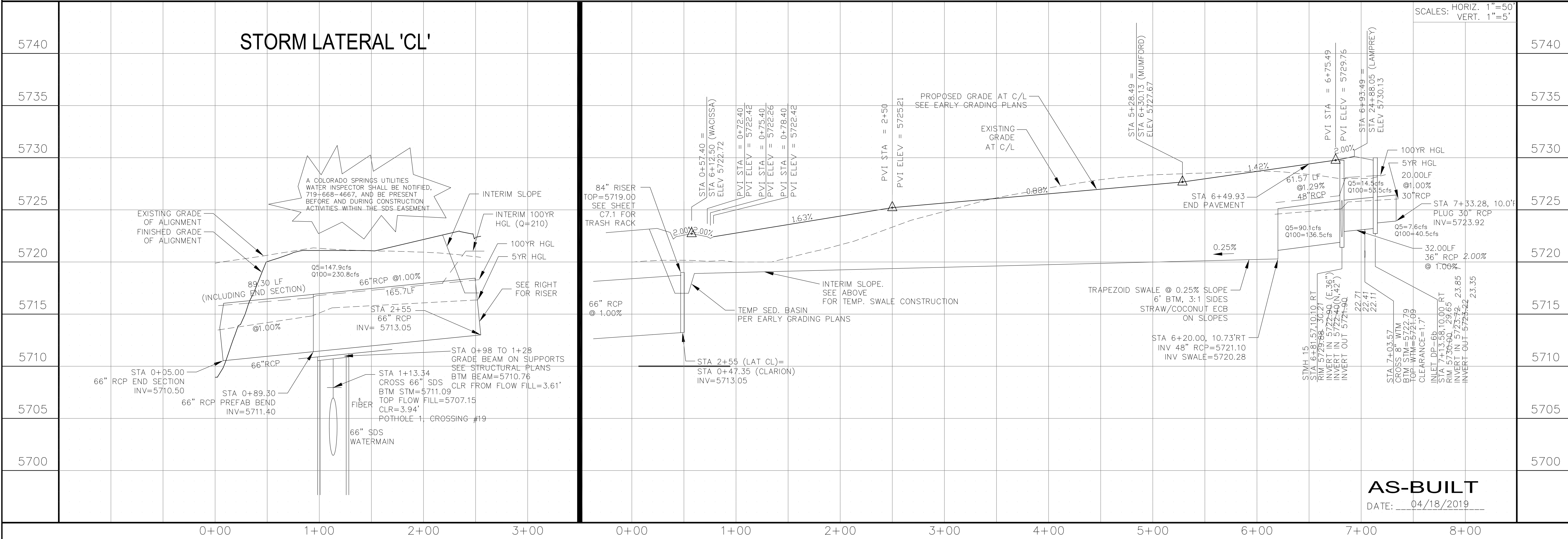
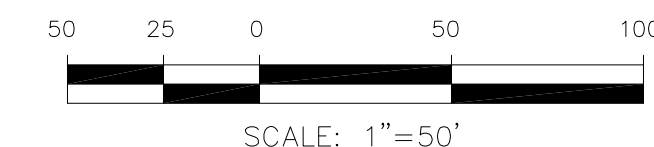
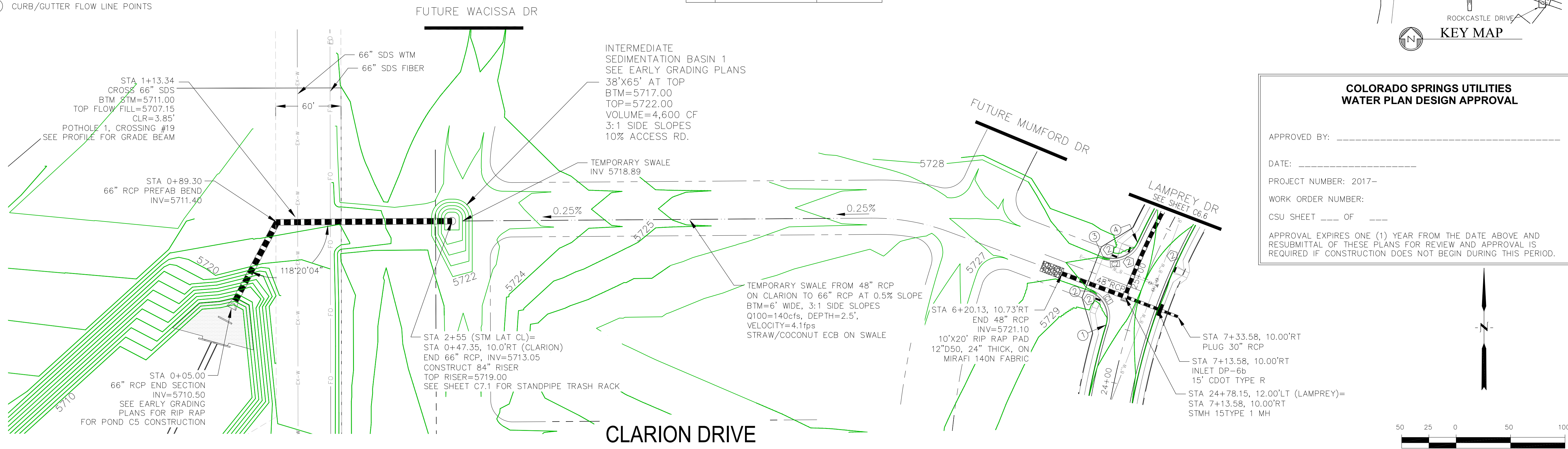
DATE: _____

PROJECT NUMBER: 2017-

WORK ORDER NUMBER: _____

CSU SHEET ____ OF ____

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.



DATE: _____

DESCRIPTION: _____

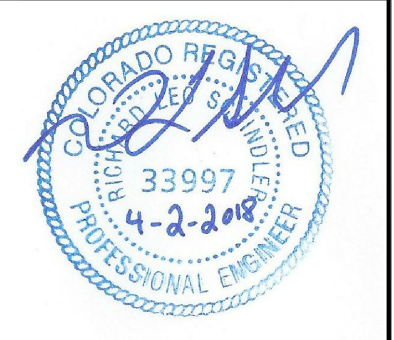
NO: _____

PROJECT: **FONTAINE BLVD IN LORSON, LLC**
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 FONTAINE BLVD.-OLD GLORY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET & STORM SEWER PLAN/PROFILE

CLARION DRIVE AND STORM LATERAL 'CL'



DATE: APRIL 2, 2018

PROJECT NO. 100.041

SHEET NUMBER **C6.9**

TOTAL SHEETS: 34

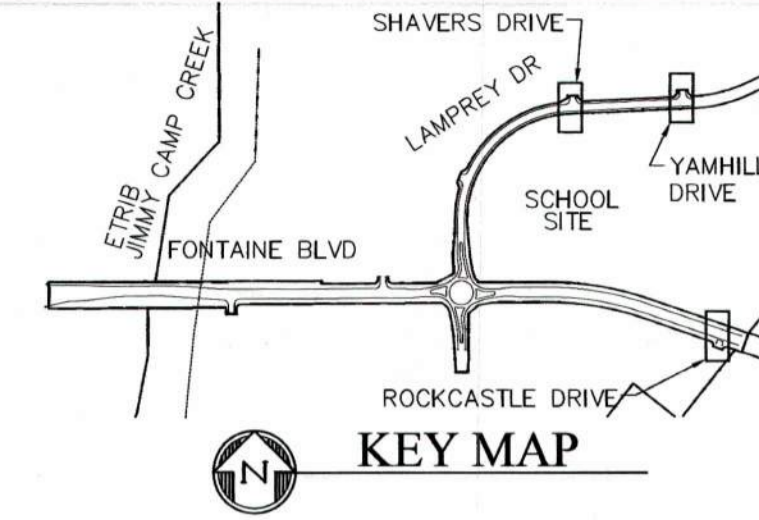
AS-BUILT
 DATE: 04/18/2019

- 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 PEDESTRIAN RAMP, SEE SHEET C10.1
- 3 CURB/GUTTER FLOW LINE POINTS

FL CURB/GUTTER TABLE		
POINT	STA/OFFSET	FLOWLINE
1	24+49.11, 20.00'LT	5729.82
2	6+49.93, 17.00'RT	5728.94
3	6+49.93, 17.00'LT	5728.94
4	25+26.98, 20.00'LT	5729.62

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	37.55'	25.00	86°03'07"
C2	37.55'	25.00	86°03'07"



**COLORADO SPRINGS UTILITIES
WATER PLAN DESIGN APPROVAL**

APPROVED BY: *[Signature]*

DATE: 4/6/18

PROJECT NUMBER: 2018-0045

WORK ORDER NUMBER: 3288827

CSU SHEET 3 OF 5

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

**CORE
ENGINEERING GROUP**

15004 1ST AVENUE S.
BURNSVILLE, MN 55306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cogt.com

DATE: _____

DESCRIPTION: _____

NO. _____

PROJECT: **FONTAINE BLVD IN LORSON RANCH EAST**

PREPARED FOR: **LORSON, LLC**
212 N. WASHATCH AVE SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
(719) 635-3200
EMAIL: Rich@cogt.com

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET & STORM SEWER PLAN/PROFILE

CLARION DRIVE AND

STORM LATERAL 'CL'

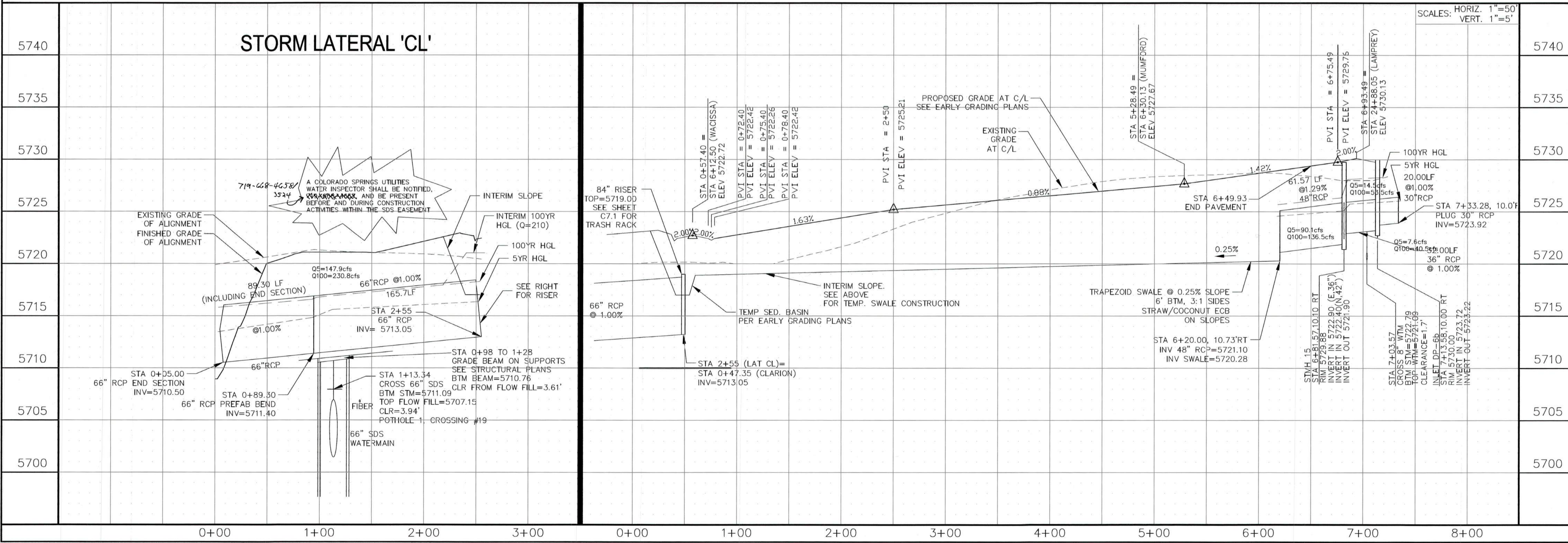
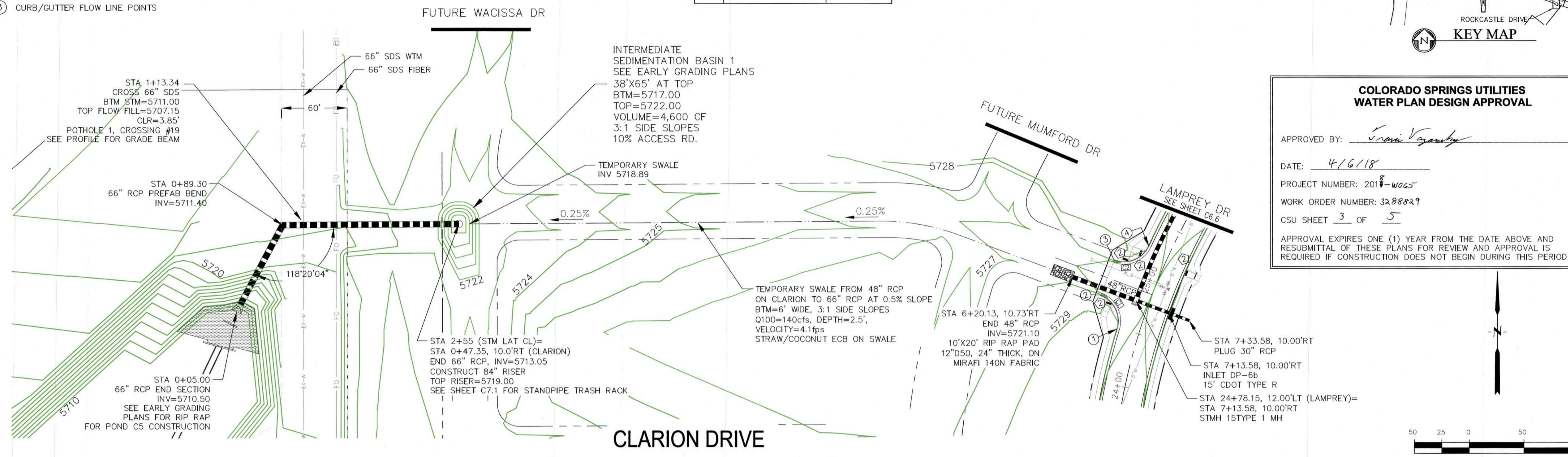


DATE: APRIL 2, 2018

PROJECT NO. 100.041

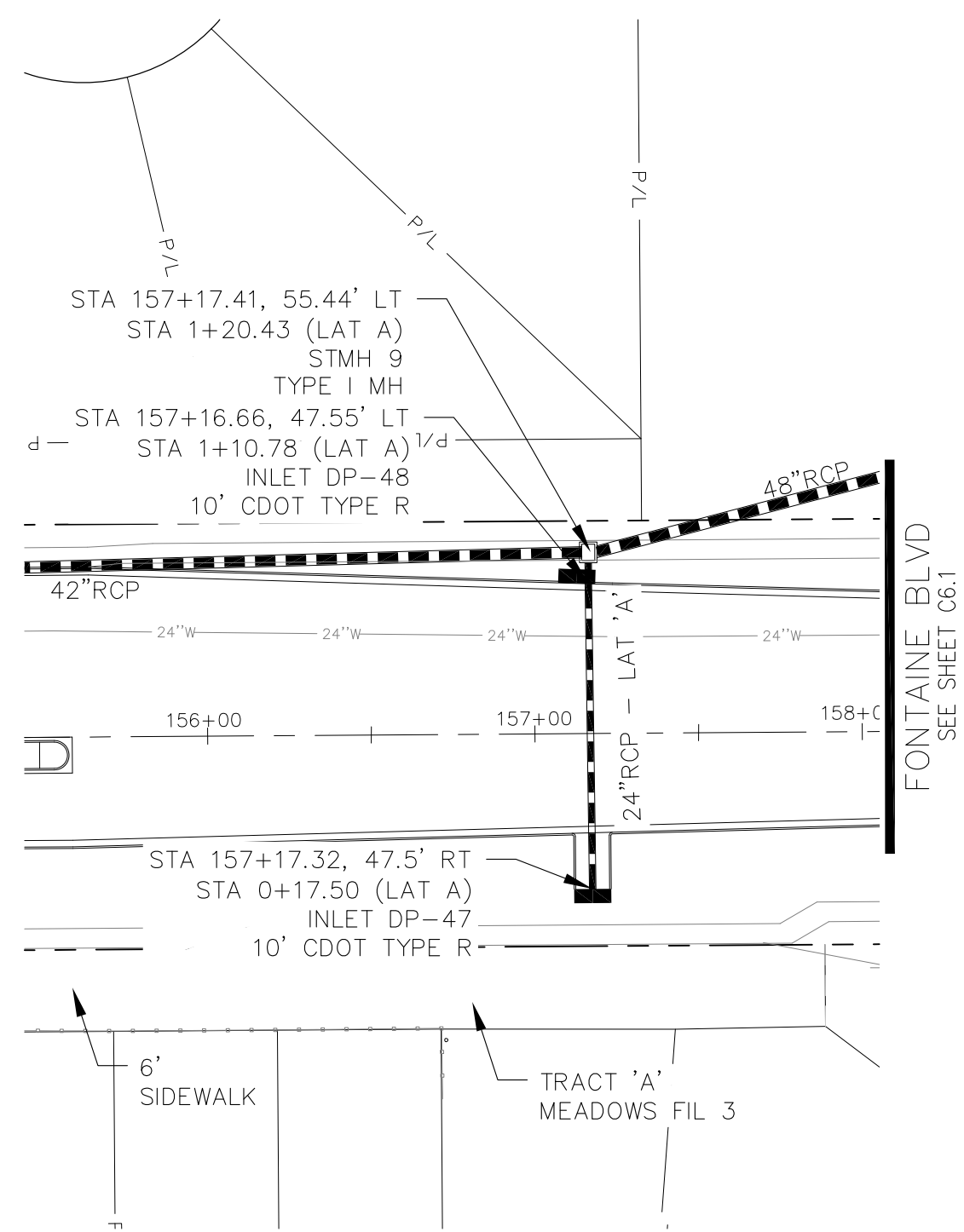
SHEET NUMBER C6.9

TOTAL SHEETS: 34

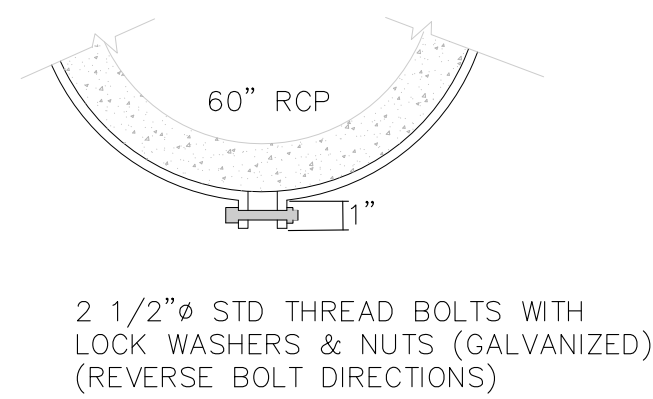


- NOTES**
- ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 - SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 - ALL STORM SEWER SHALL BE CLASS III RCP.
 - ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

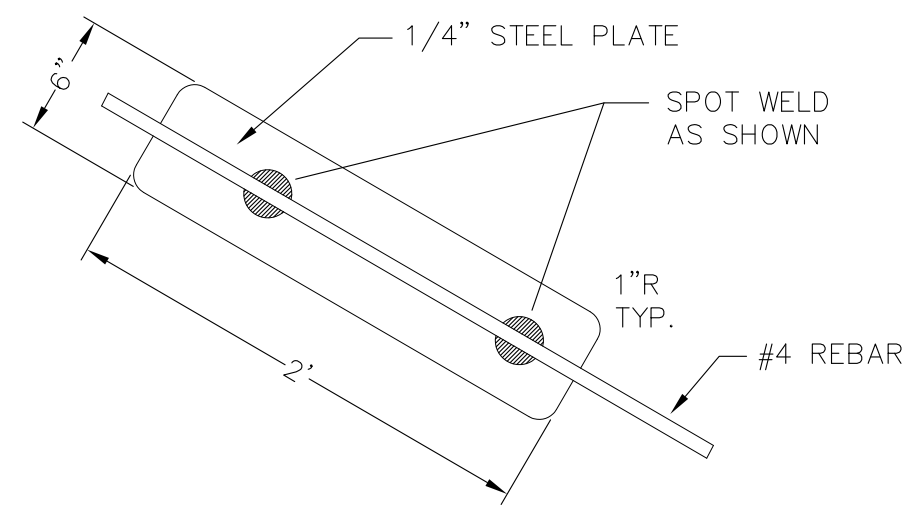
- CURVE DATA ID
- PEDESTRIAN RAMP, SEE SHEET C10.1
- CURB/GUTTER FLOW LINE POINTS



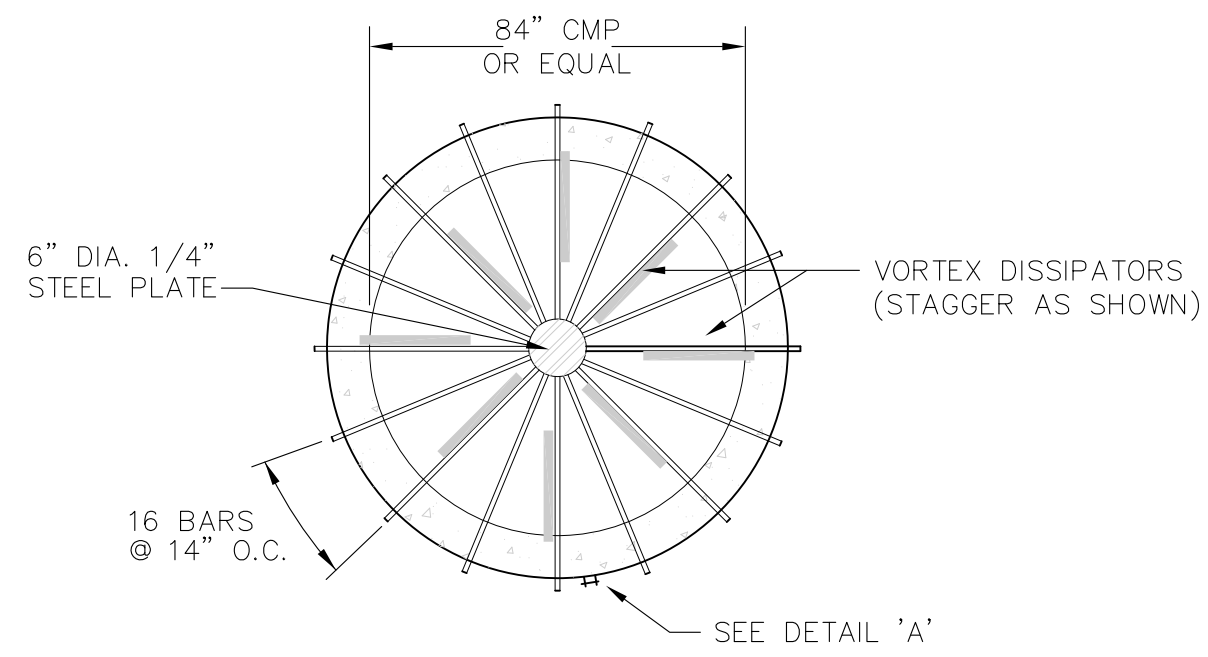
STORM LATERAL 'A'



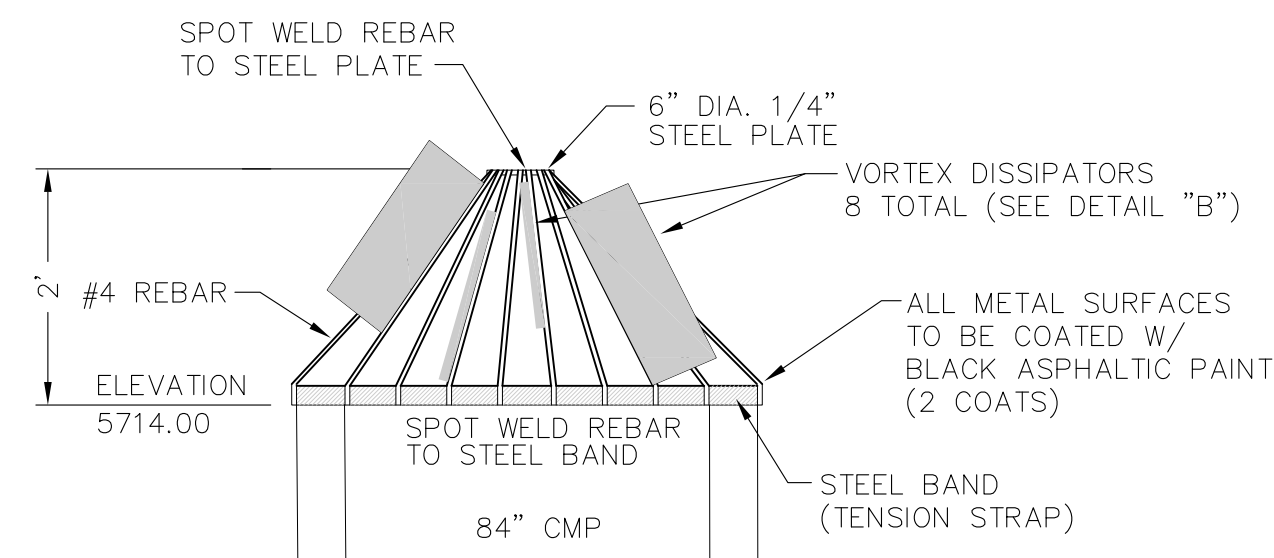
DETAIL 'A'



DETAIL 'B' VORTEX DISSIPATOR

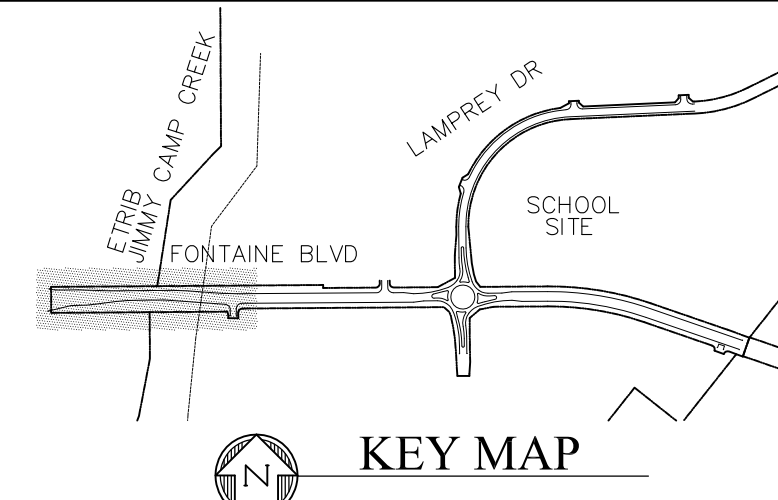


PLAN

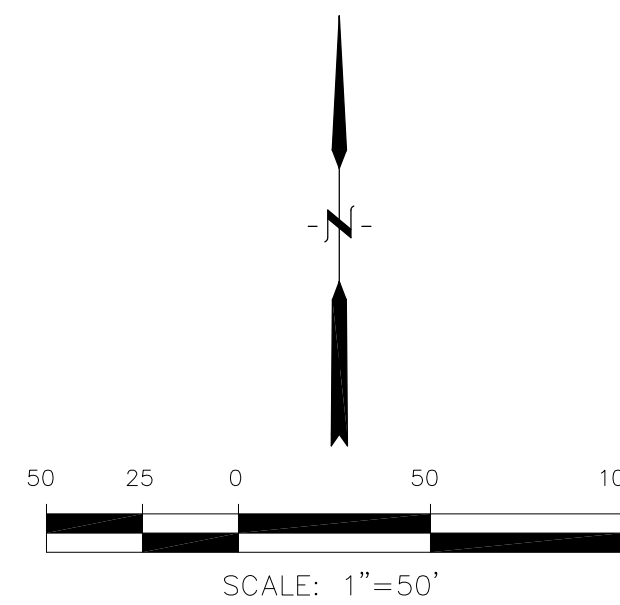


ELEVATION

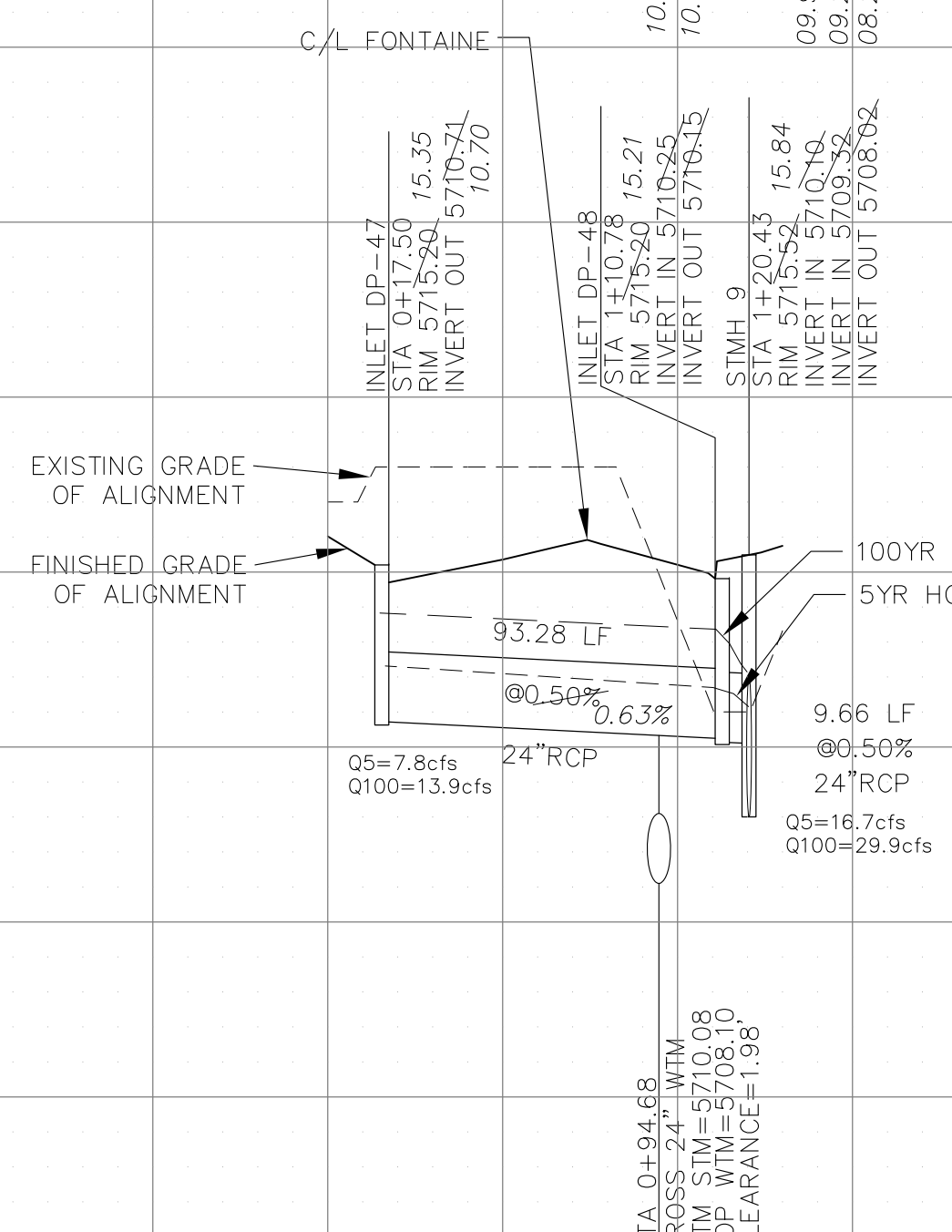
STAND PIPE TRASH RACK DETAILS
STORM LATERAL CL (SHEET C6.9)
NOT TO SCALE



KEY MAP



NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
5735			5735		
5730			5730		
5725			5725		
5720			5720		
5715			5715		
5710			5710		
5705			5705		
5700			5700		
5695			5695		



CORE ENGINEERING GROUP
15004 151ST AVENUE, SUITE 301
DENVER, CO 80202
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

PROJECT: FONTAINE BLVD IN LORSON RANCH EAST
FONTAINE BLVD.-OLD GLORY DR COLORADO SPRINGS, COLORADO
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET & STORM SEWER PLAN/PROFILE
FONTAINE BOULEVARD
STORM LATERAL 'A'

PROFESSIONAL ENGINEER
33997
4-2-2018

DATE: APRIL 2, 2018

PROJECT NO. 100.041

SHEET NUMBER C7.1

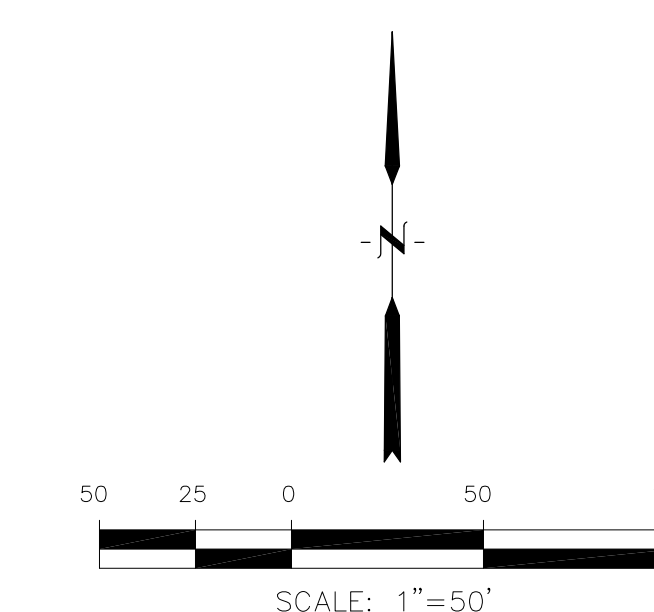
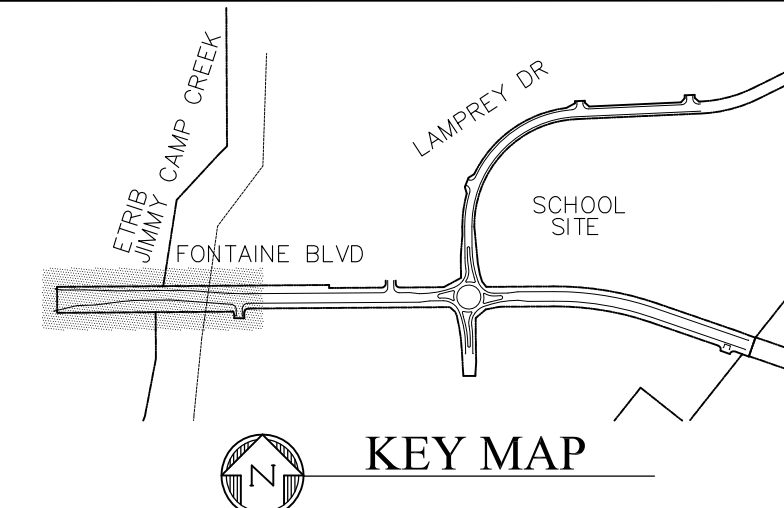
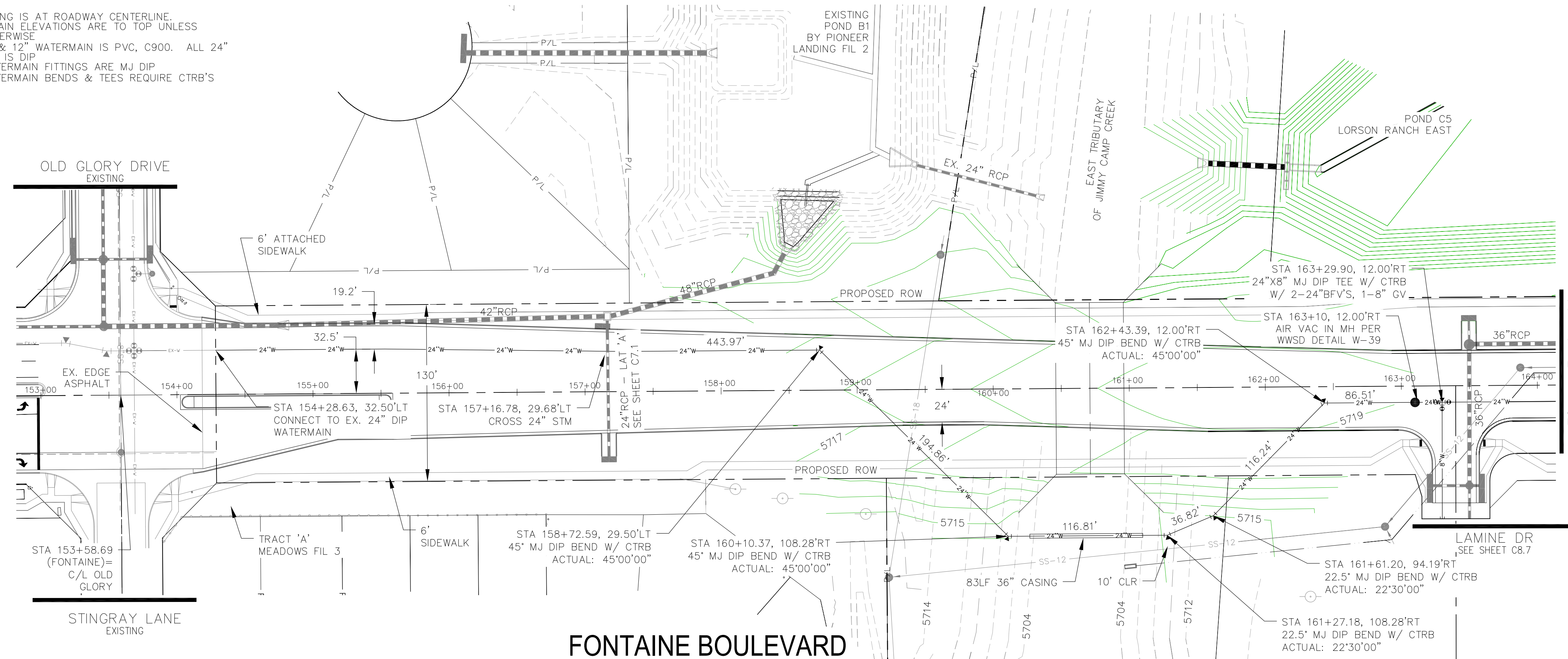
TOTAL SHEETS: 34

AS-BUILT
DATE: 04/18/2019

0+00 1+00

NOTES

1. STATIONING IS AT ROADWAY CENTERLINE.
2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
3. ALL 8" & 12" WATERMAIN IS PVC, C900. ALL 24" WATERMAIN IS DIP
4. ALL WATERMAIN FITTINGS ARE MJ DIP
5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S

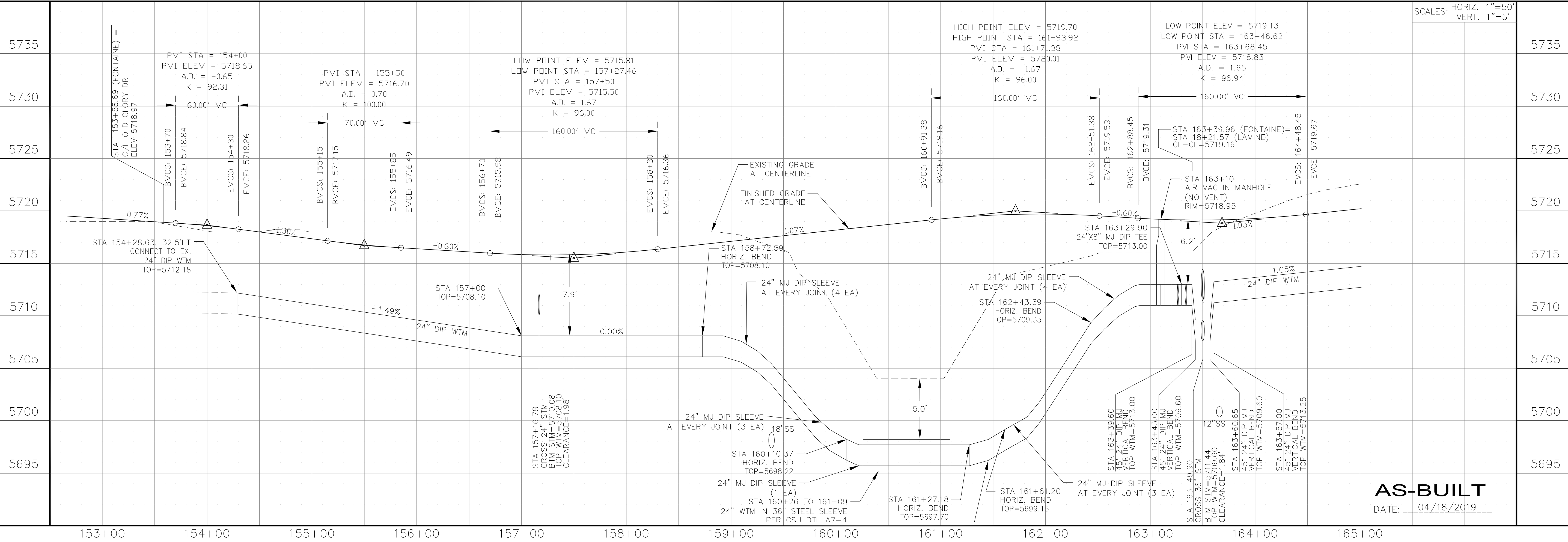


CORE ENGINEERING GROUP
 15004 151ST AVENUE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cge1.com

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

DATE: _____
 DESCRIPTION: _____
 NO: _____

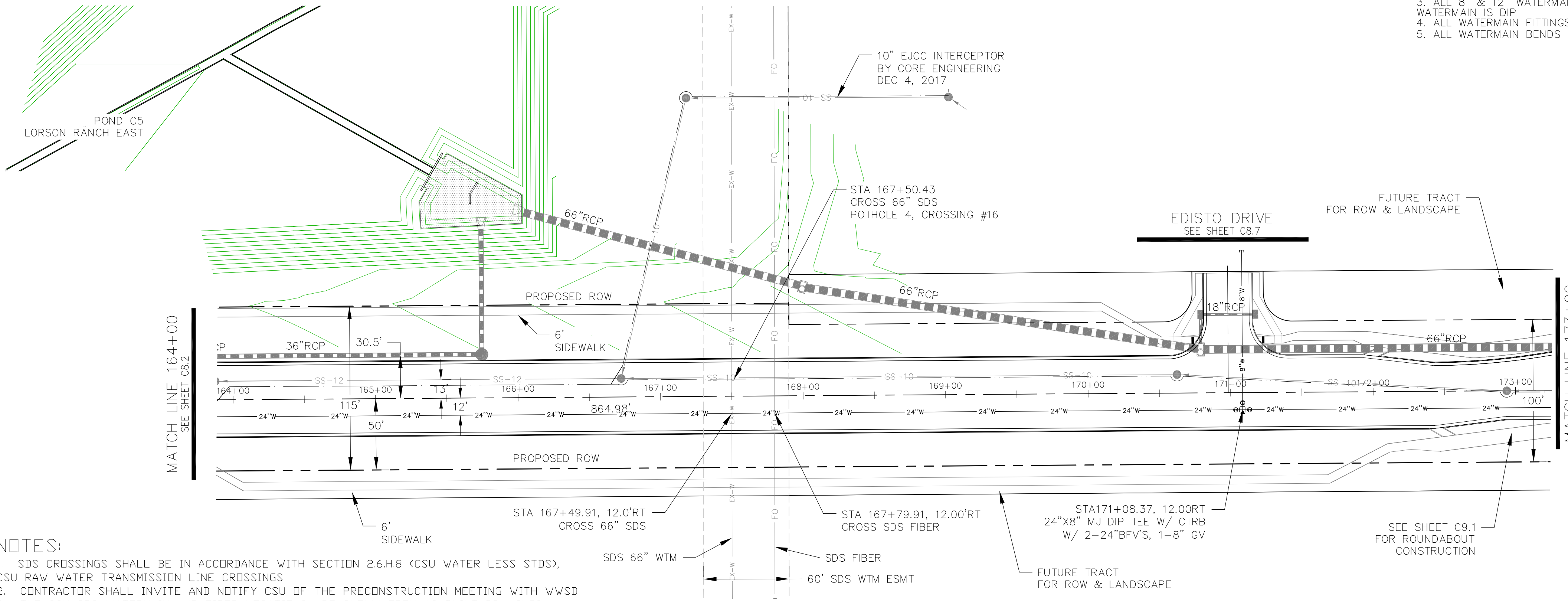
DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



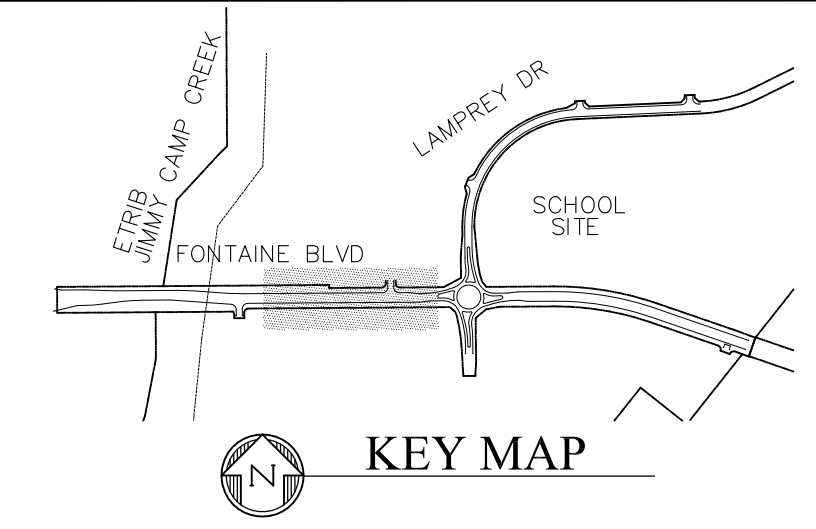
WATERMAIN PLAN/PROFILE
FONTAINE BOULEVARD
STA 153+00 TO 164+00

DATE: APRIL 2, 2018
 PROJECT NO: 100.041
 SHEET NUMBER: C8.1
 TOTAL SHEETS: 34

AS-BUILT
 DATE: 04/18/2019



- NOTES**
1. STATIONING IS AT ROADWAY CENTERLINE.
 2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
 3. ALL 8" & 12" WATERMAIN IS PVC, C900. ALL 24" WATERMAIN IS DIP
 4. ALL WATERMAIN FITTINGS ARE MJ DIP
 5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



CORE ENGINEERING GROUP
 15004 151ST AVENUE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

- NOTES:**
1. SDS CROSSINGS SHALL BE IN ACCORDANCE WITH SECTION 2.6.H.8 (CSU WATER LESS STD'S), CSU RAW WATER TRANSMISSION LINE CROSSINGS
 2. CONTRACTOR SHALL INVITE AND NOTIFY CSU OF THE PRECONSTRUCTION MEETING WITH WWS&D
 3. THE CSU SDS WATERMAIN AND FIBER LOCATIONS ARE SHOWN FROM AS-BUILT DRAWINGS PROVIDED BY CSU
 4. A COLORADO SPRINGS UTILITIES WATER INSPECTOR SHALL BE NOTIFIED, 719-668-4667, AND PRESENT BEFORE AND DURING CONSTRUCTION ACTIVITIES WITHIN THE SDS EASEMENT

COLORADO SPRINGS UTILITIES WATER PLAN DESIGN APPROVAL

APPROVED BY: _____

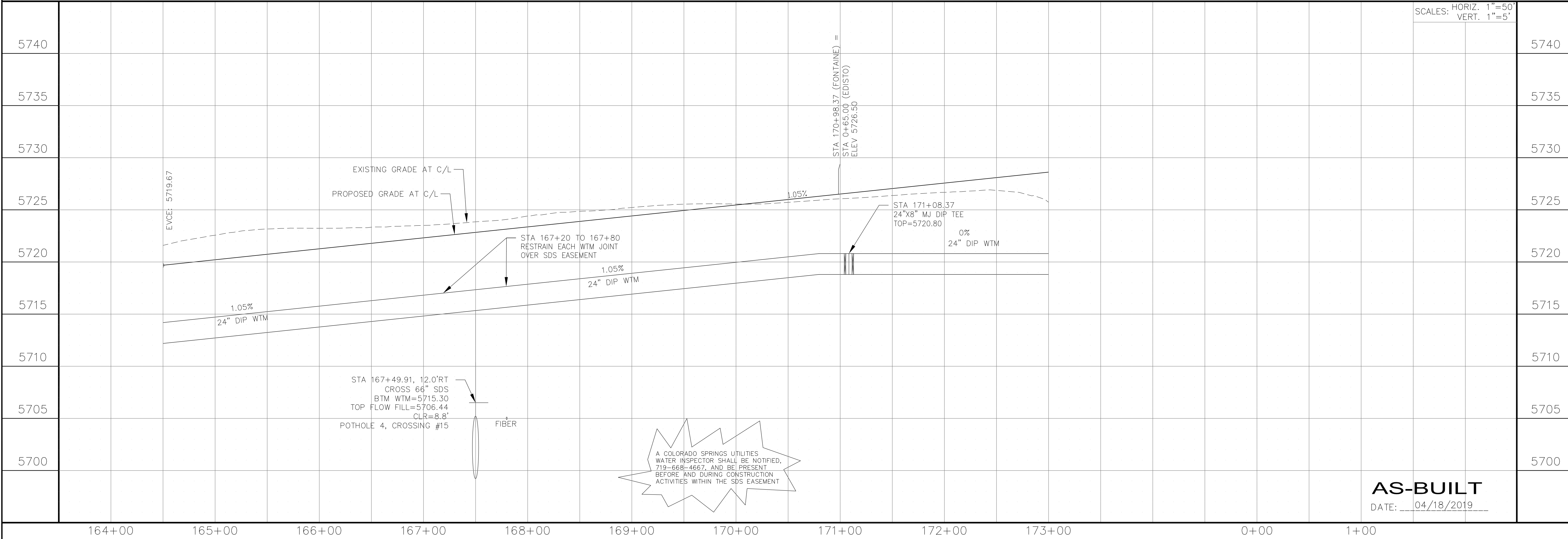
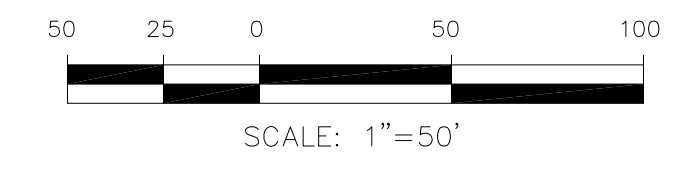
DATE: _____

PROJECT NUMBER: 2018--

WORK ORDER NUMBER: _____

CSU SHEET ____ OF ____

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.



A COLORADO SPRINGS UTILITIES WATER INSPECTOR SHALL BE NOTIFIED, 719-668-4667, AND BE PRESENT BEFORE AND DURING CONSTRUCTION ACTIVITIES WITHIN THE SDS EASEMENT

DATE: _____

DESCRIPTION: _____

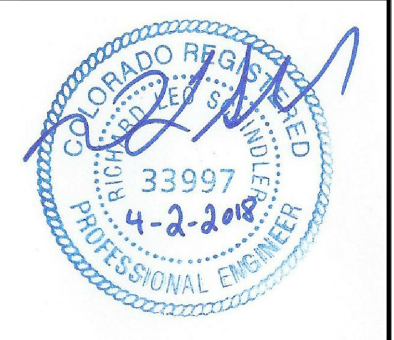
NO: _____

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

PROJECT: **FONTAINE BLVD IN LORSON RANCH EAST**
 FONTAINE BLVD.-OLD GLORY DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

WATERMAIN PLAN/PROFILE
FONTAINE BOULEVARD
STA 164+00 TO 173+00



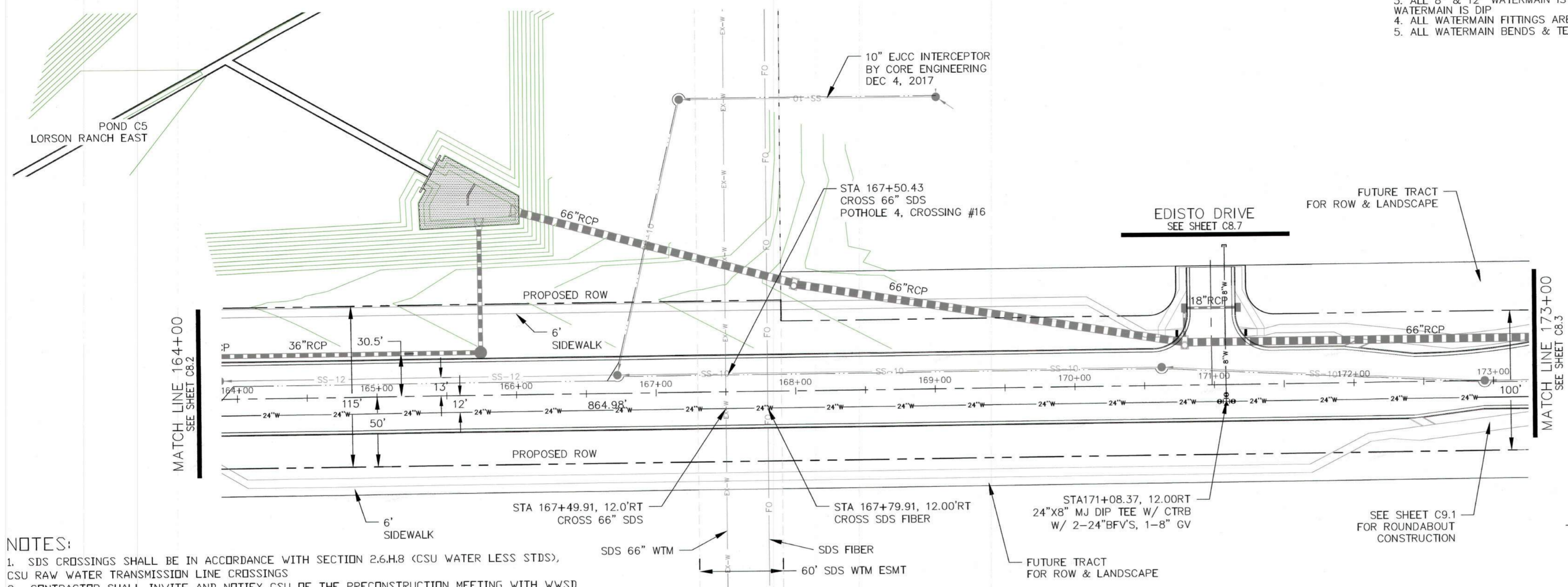
DATE: APRIL 2, 2018

PROJECT NO. 100.041

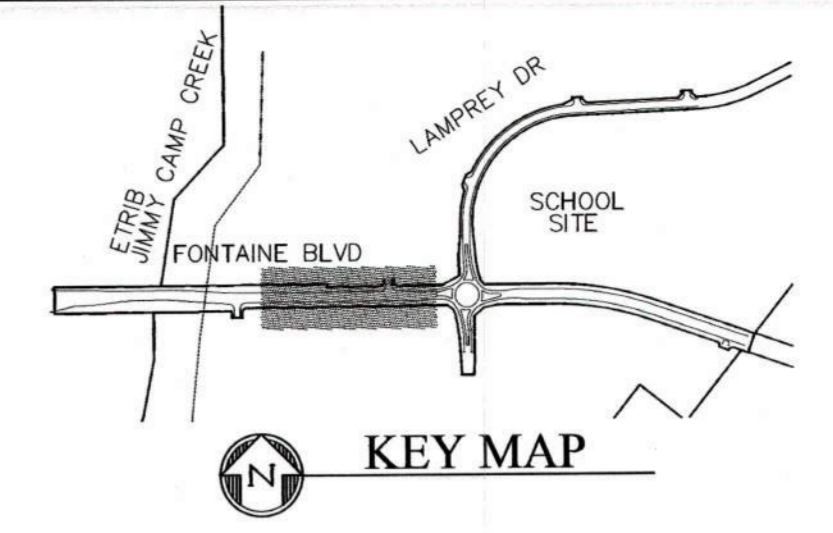
SHEET NUMBER **C8.2**

TOTAL SHEETS: 34

AS-BUILT
 DATE: 04/18/2019



- NOTES**
1. STATIONING IS AT ROADWAY CENTERLINE.
 2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
 3. ALL 8" & 12" WATERMAIN IS PVC, C900. ALL 24" WATERMAIN IS DIP.
 4. ALL WATERMAIN FITTINGS ARE MJ DIP.
 5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



**COLORADO SPRINGS UTILITIES
WATER PLAN DESIGN APPROVAL**

APPROVED BY: *Travis Vandy*

DATE: 4/8/18

PROJECT NUMBER: 2018-W065

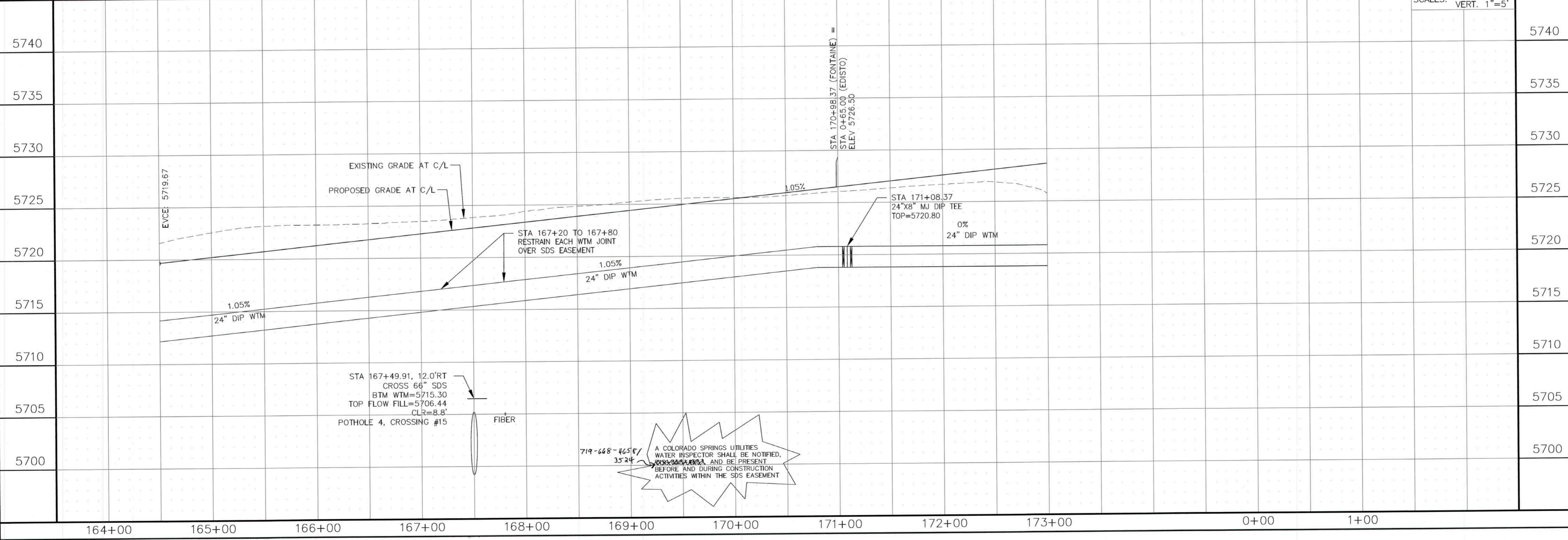
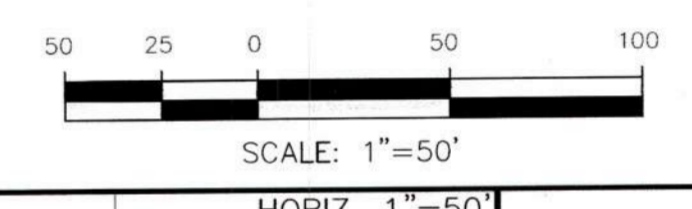
WORK ORDER NUMBER: 328829

CSU SHEET 4 OF 5

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

- NOTES:**
1. SDS CROSSINGS SHALL BE IN ACCORDANCE WITH SECTION 2.6.H.8 (CSU WATER LESS STDS), CSU RAW WATER TRANSMISSION LINE CROSSINGS
 2. CONTRACTOR SHALL INVITE AND NOTIFY CSU OF THE PRECONSTRUCTION MEETING WITH WWS&D
 3. THE CSU SDS WATERMAIN AND FIBER LOCATIONS ARE SHOWN FROM AS-BUILT DRAWINGS PROVIDED BY CSU
 4. A COLORADO SPRINGS UTILITIES WATER INSPECTOR SHALL BE NOTIFIED, 719-668-4667, AND PRESENT BEFORE AND DURING CONSTRUCTION ACTIVITIES WITHIN THE SDS EASEMENT

FONTAINE BOULEVARD



719-668-4667
3524

A COLORADO SPRINGS UTILITIES WATER INSPECTOR SHALL BE NOTIFIED, BEFORE AND DURING CONSTRUCTION ACTIVITIES WITHIN THE SDS EASEMENT

CORE ENGINEERING GROUP
15004 1ST AVENUE S
BURNSVILLE, MN 55306
PH: 719.570.1100
FAX: 719.570.1100
EMAIL: rls@ceeg.com

DATE: _____

DESCRIPTION: _____

NO. _____

PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE, SUITE 307
COLORADO SPRINGS, CO 80903
CONTACT: JEFF MARK

PROJECT: **FONTAINE BLVD IN LORSON RANCH EAST**
FONTAINE BLVD - OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

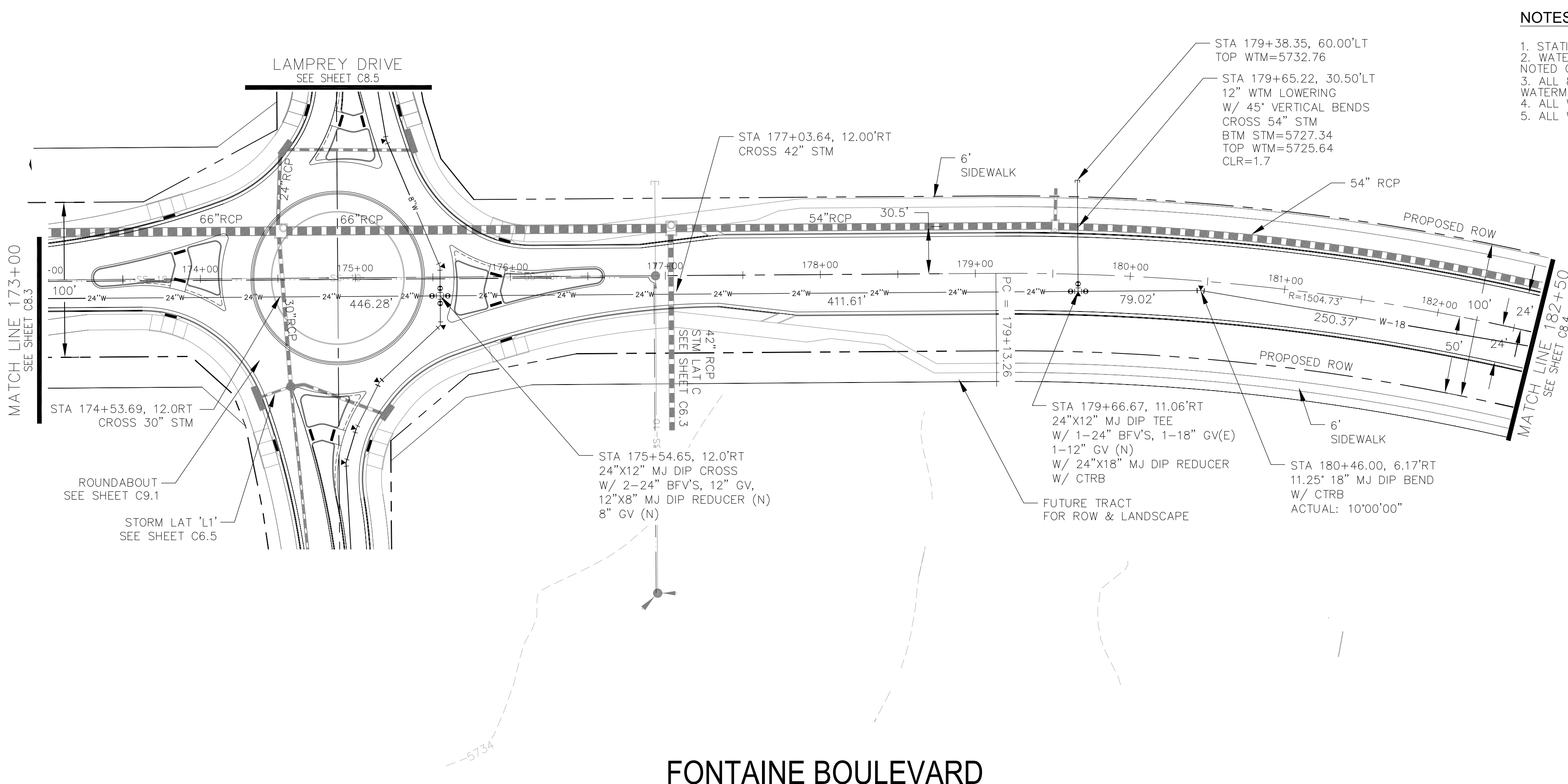
WATERMAIN PLAN/PROFILE
FONTAINE BOULEVARD
STA 164+00 TO 173+00

DATE: APRIL 2, 2018

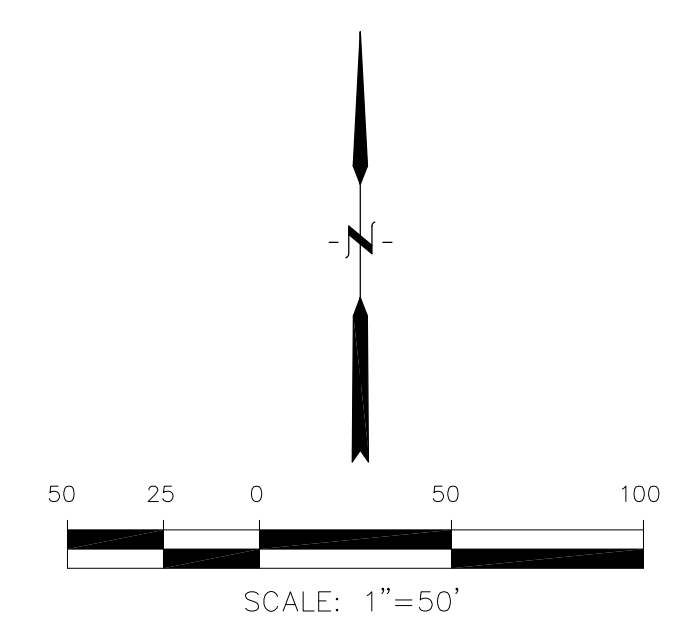
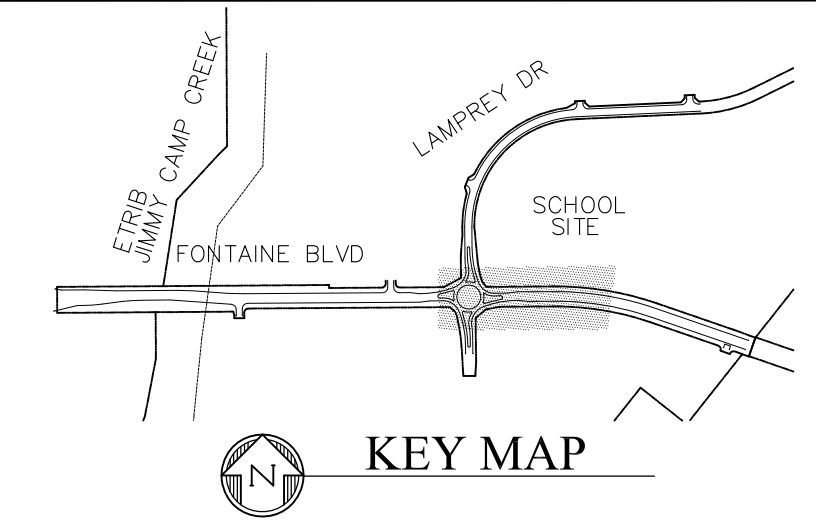
PROJECT NO. 100.041

SHEET NUMBER **C8.2**

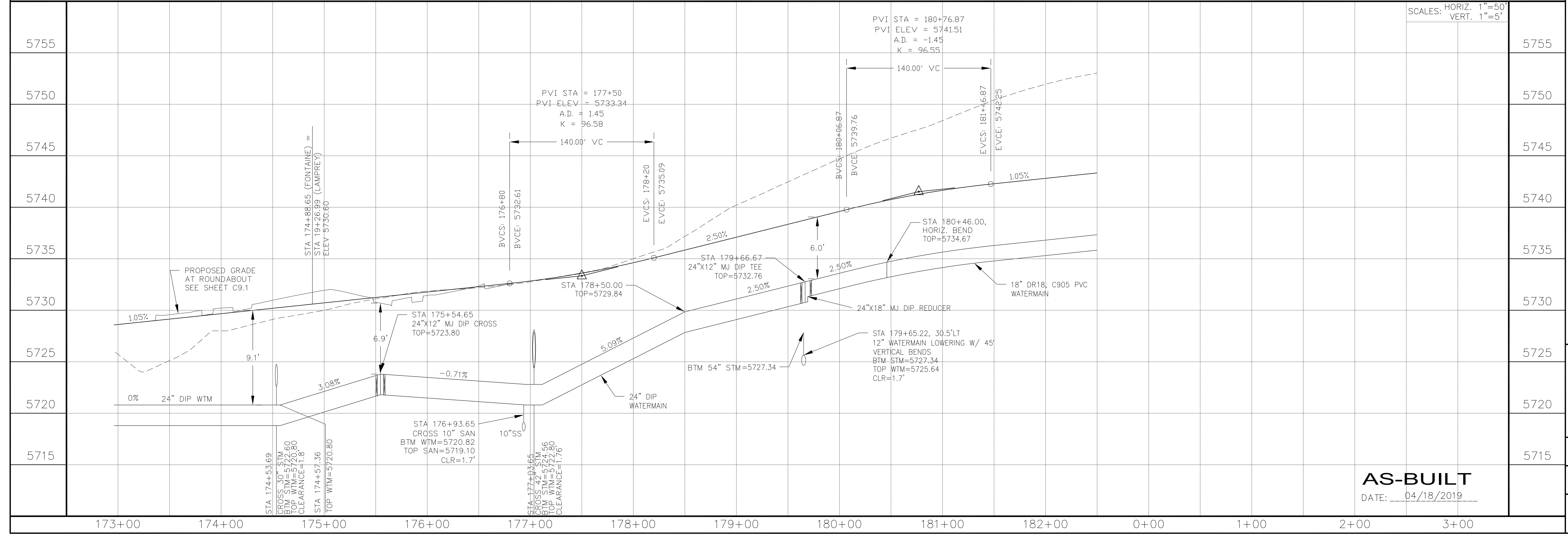
TOTAL SHEETS: 34



- NOTES**
1. STATIONING IS AT ROADWAY CENTERLINE.
 2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
 3. ALL 8" & 12" WATERMAIN IS PVC, C900. ALL 24" WATERMAIN IS DIP
 4. ALL WATERMAIN FITTINGS ARE MJ DIP
 5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



FONTAINE BOULEVARD



AS-BUILT
 DATE: 04/18/2019

CORE ENGINEERING GROUP
 15004 151ST AVENUE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cge1.com

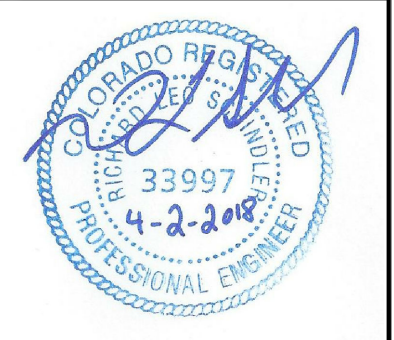
DATE: _____
 DESCRIPTION: _____
 NO: _____

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

PROJECT:
FONTAINE BLVD IN LORSON RANCH EAST
 FONTAINE BLVD.-OLD GLORY DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

WATERMAIN PLAN/PROFILE
FONTAINE BOULEVARD
STA 173+00 TO 182+50



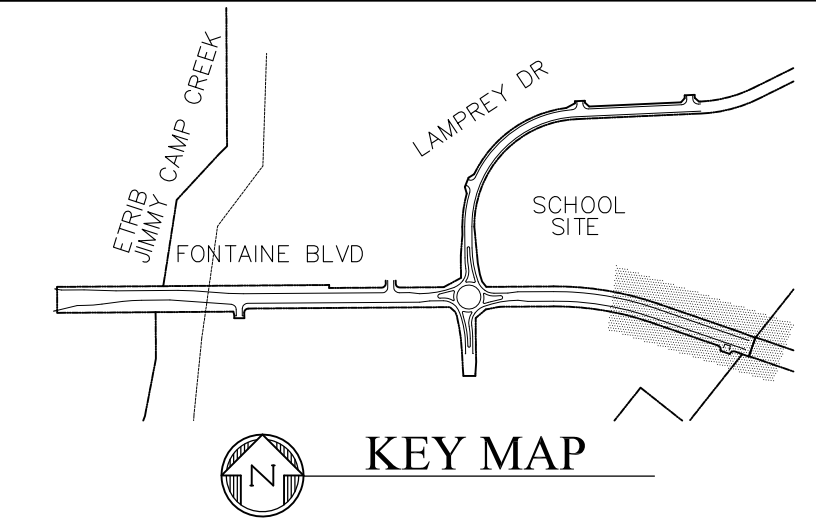
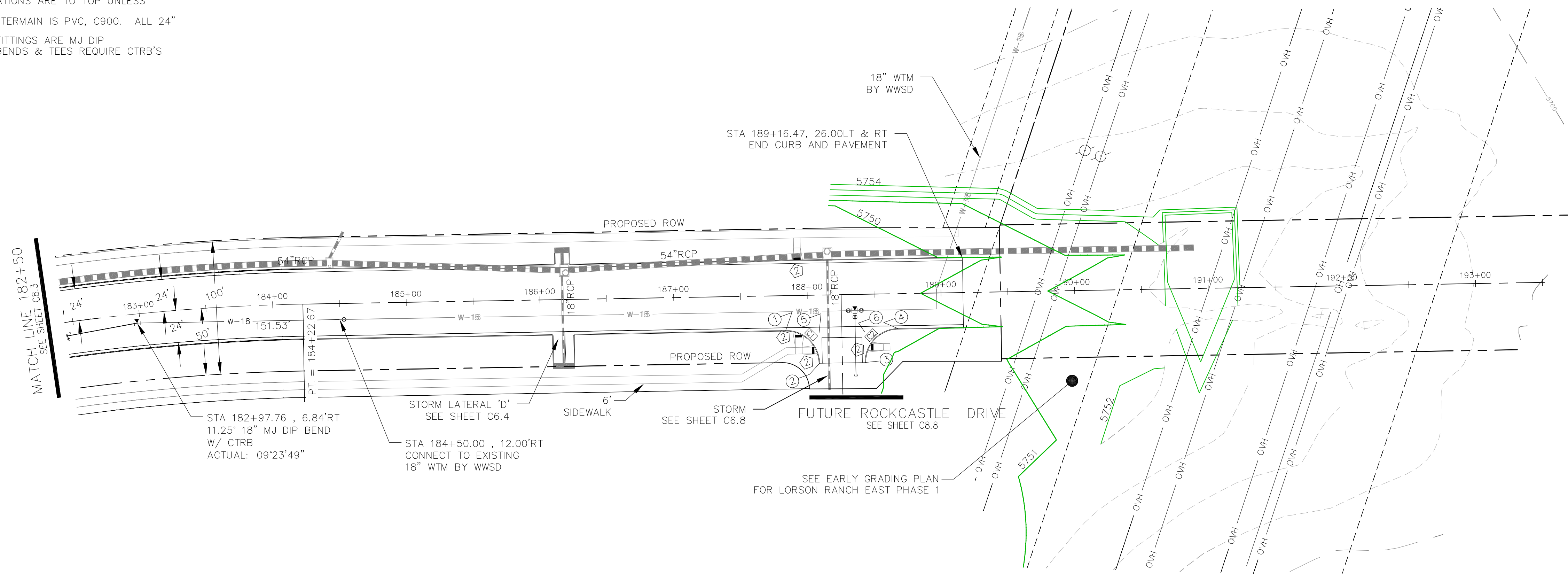
DATE: APRIL 2, 2018

PROJECT NO. 100.041

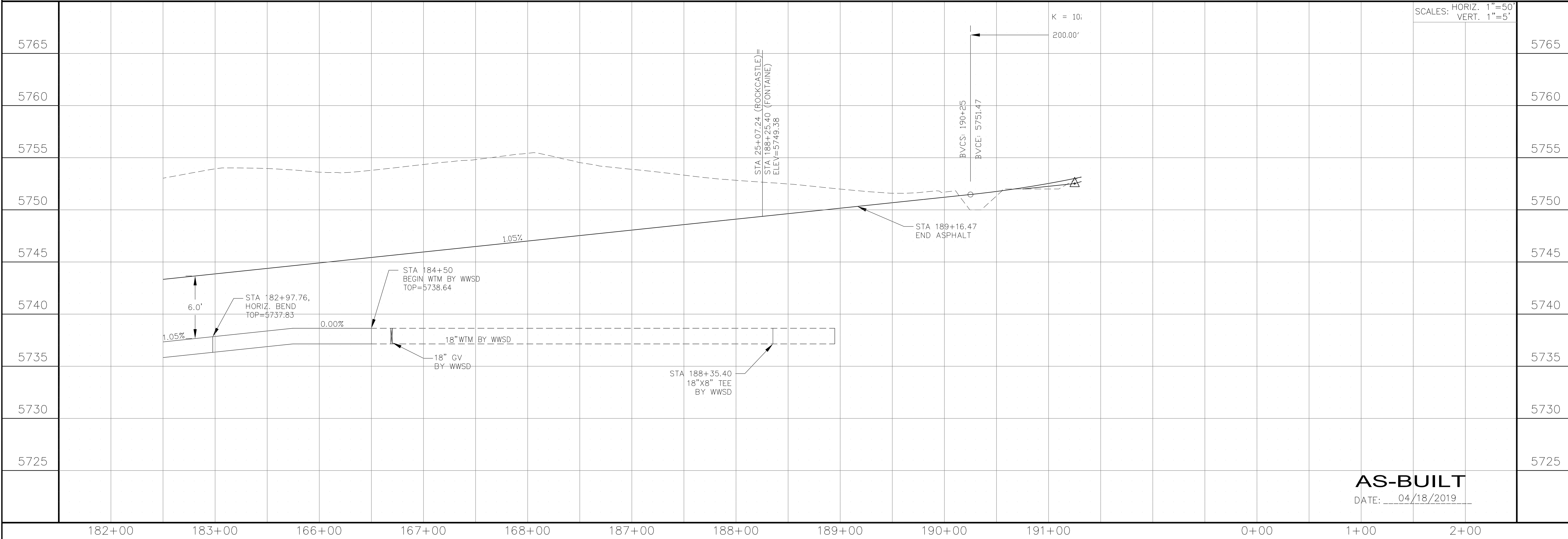
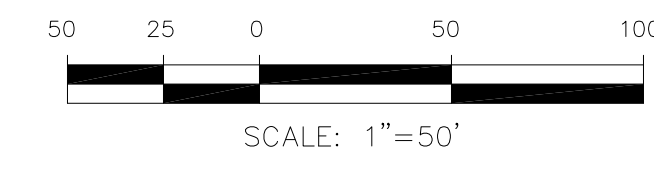
SHEET NUMBER **C8.3**
 TOTAL SHEETS: 34

NOTES

1. STATIONING IS AT ROADWAY CENTERLINE.
2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
3. ALL 8" & 12" WATERMAIN IS PVC, C900. ALL 24" WATERMAIN IS DIP.
4. ALL WATERMAIN FITTINGS ARE MJ DIP.
5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



FONTAINE BOULEVARD

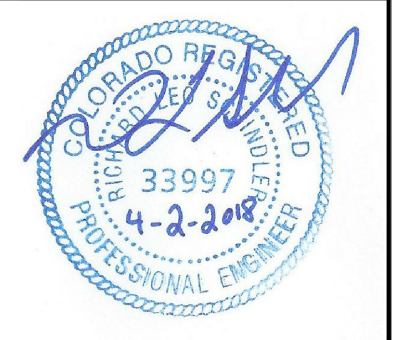


CORE ENGINEERING GROUP
 15004 151ST AVENUE, SUITE 301
 FORT COLLINS, CO 80506
 PH: 970.476.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO: _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **FONTAINE BLVD IN LORSON RANCH EAST**
 FONTAINE BLVD.-OLD GLORY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

WATERMAIN PLAN/PROFILE
FONTAINE BOULEVARD
STA 182+50 TO 191+00

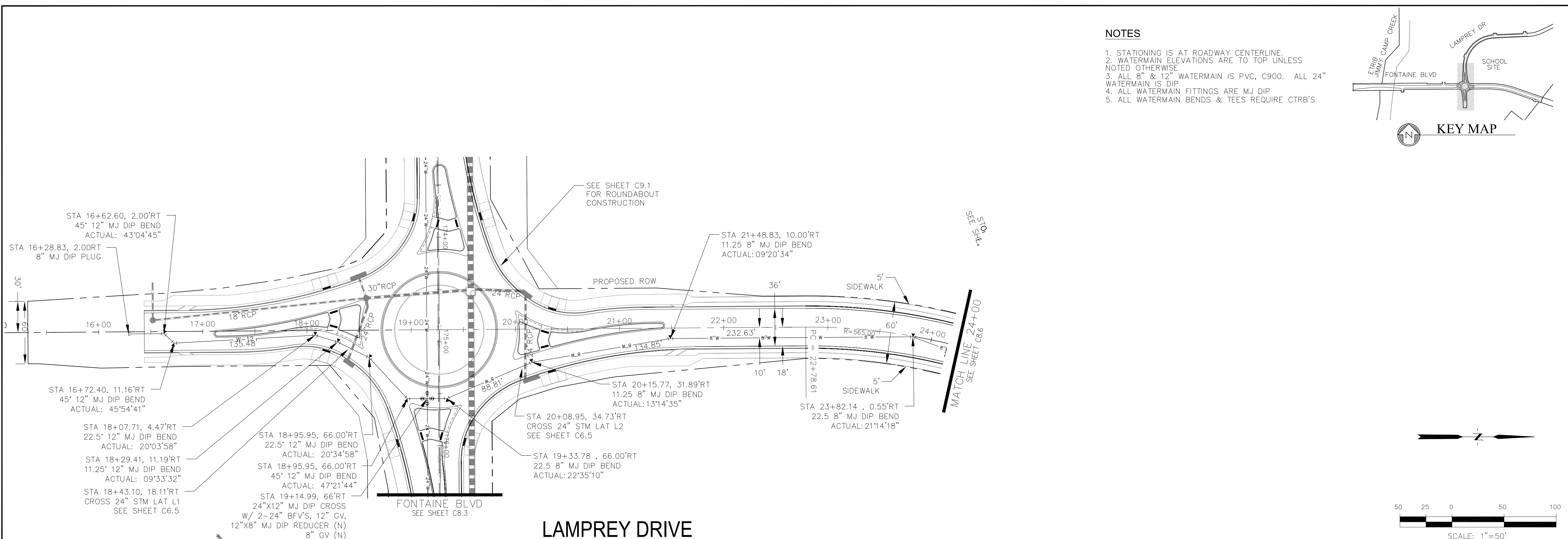


DATE: **APRIL 2, 2018**

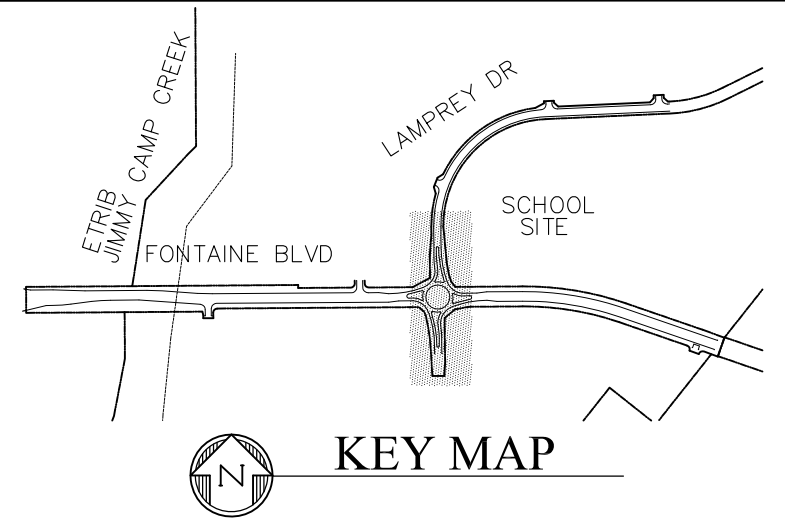
AS-BUILT
 DATE: 04/18/2019

PROJECT NO. **100.041**

SHEET NUMBER **C8.4**
 TOTAL SHEETS: 34



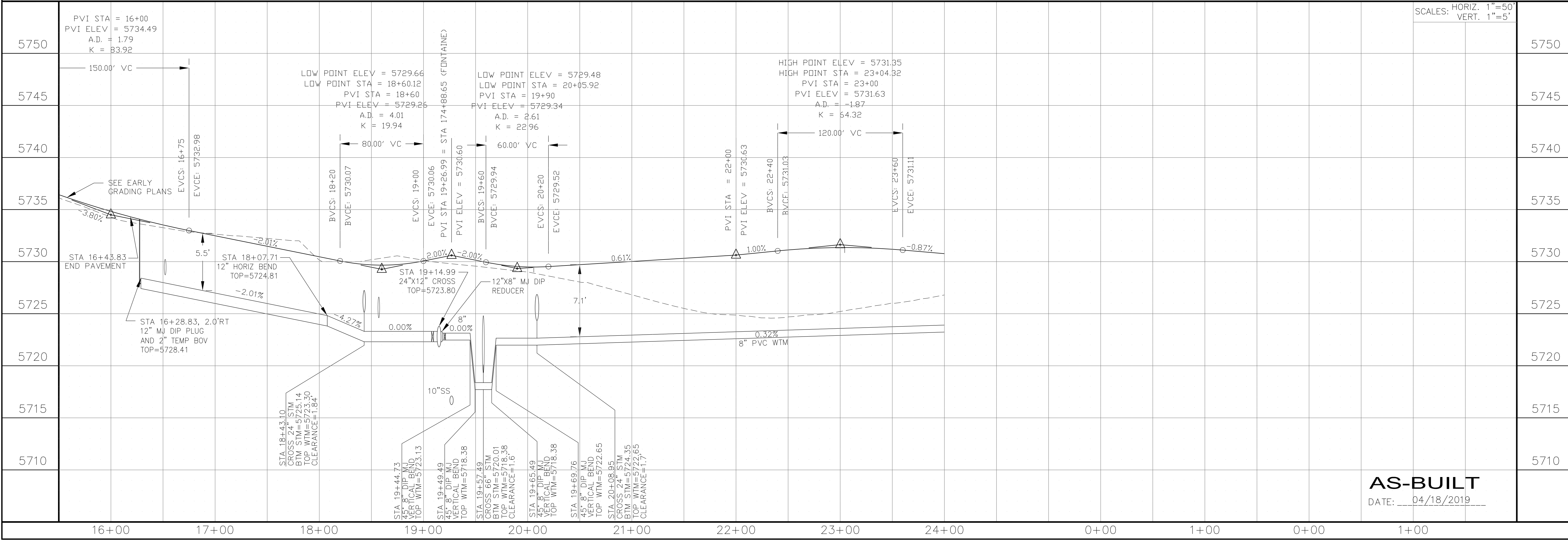
- NOTES**
1. STATIONING IS AT ROADWAY CENTERLINE.
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 3. ALL 8" & 12" WATERMAIN IS PVC, C900. ALL 24" WATERMAIN IS DIP
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 5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



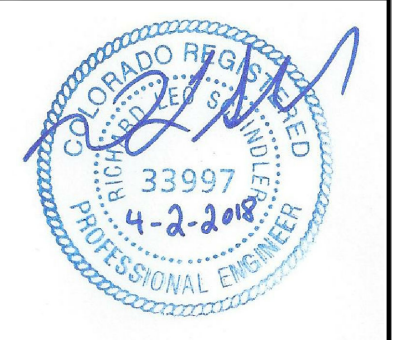
CORE ENGINEERING GROUP
 15004 151ST AVENUE S.
 FORT COLLINS, CO 80506
 PH: 970.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO: _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **FONTAINE BLVD IN LORSON RANCH EAST**
 FONTAINE BLVD - OLD GLORY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



WATERMAIN PLAN/PROFILE
LAMPREY DRIVE
STA 16+00 TO 24+00



DATE: APRIL 2, 2018

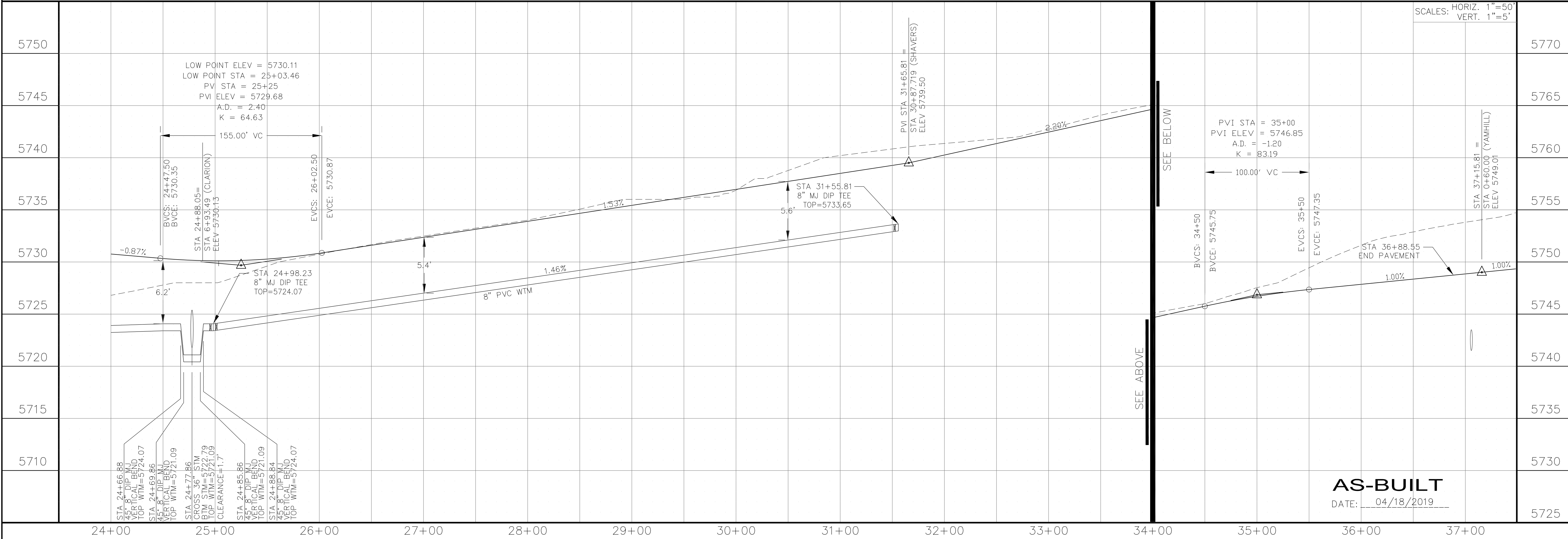
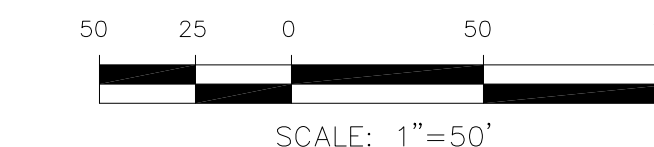
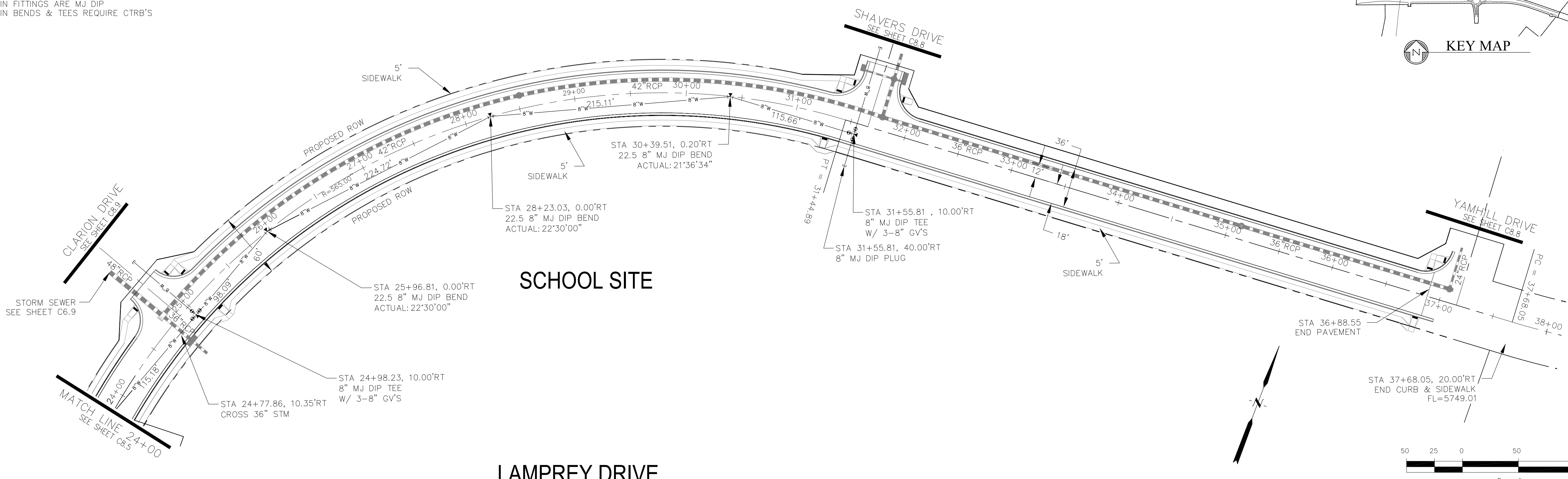
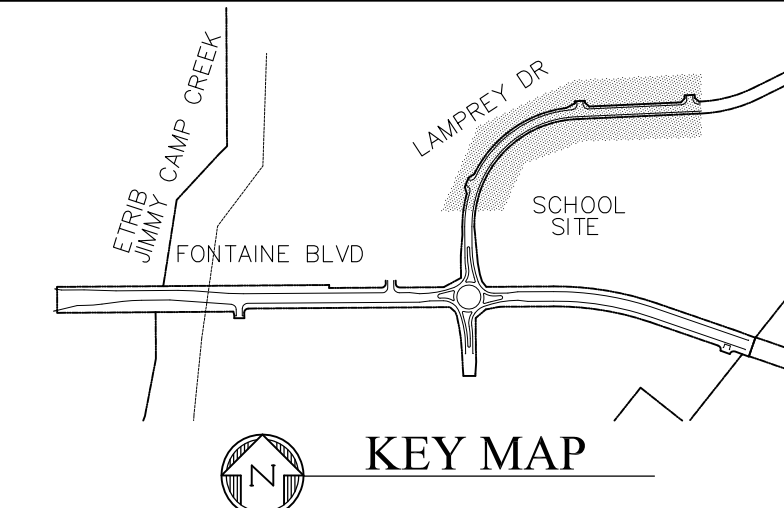
PROJECT NO. 100.041

SHEET NUMBER **C8.5**
 TOTAL SHEETS: 34

AS-BUILT
 DATE: 04/18/2019

NOTES

1. STATIONING IS AT ROADWAY CENTERLINE.
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4. ALL WATERMAIN FITTINGS ARE MJ DIP
5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



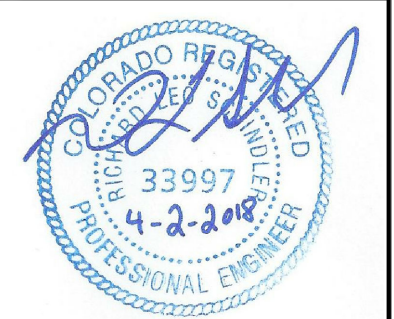
AS-BUILT
DATE: 04/18/2019

CORE ENGINEERING GROUP
15004 151ST AVENUE, SUITE 5506
DENVER, CO 80231
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE: _____
DESCRIPTION: _____
NO: _____
PROJECT: **FONTAINE BLVD IN LORSON RANCH EAST**
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

WATERMAIN PLAN/PROFILE
LAMPREY DRIVE
STA 24+00 TO 37+15.81



DATE: APRIL 2, 2018

PROJECT NO. 100.041

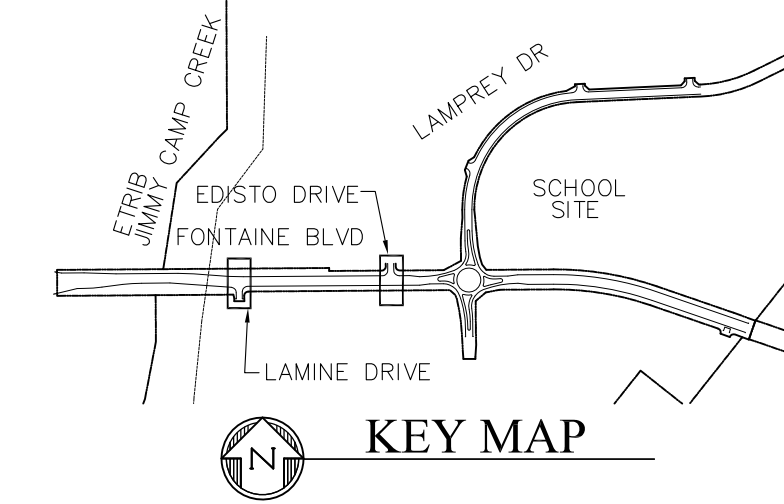
SHEET NUMBER **C8.6**

TOTAL SHEETS: 34

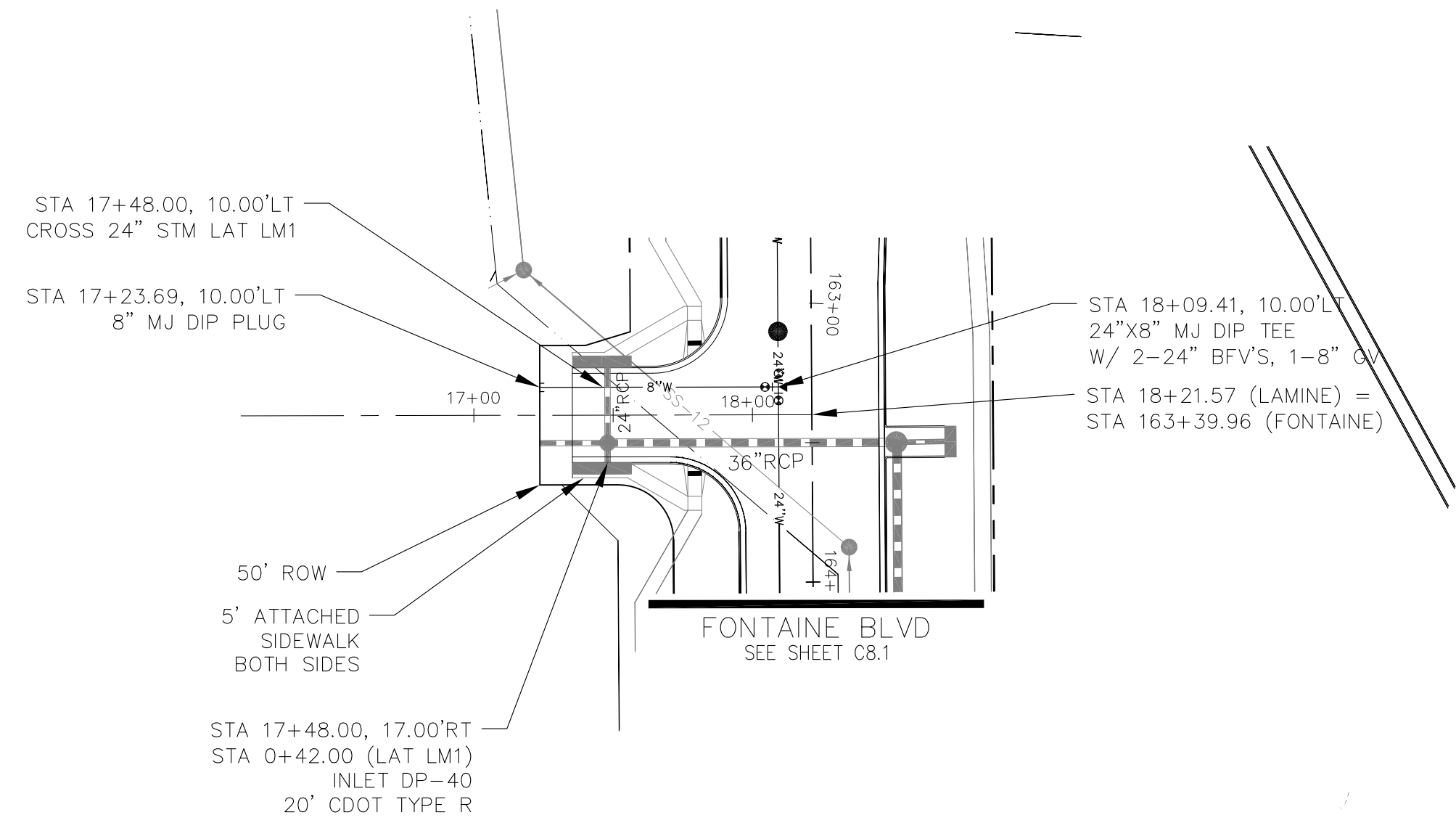
NOTES

1. STATIONING IS AT ROADWAY CENTERLINE.
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3. ALL 8" & 12" WATERMAIN IS PVC, C900. ALL 24" WATERMAIN IS DIP
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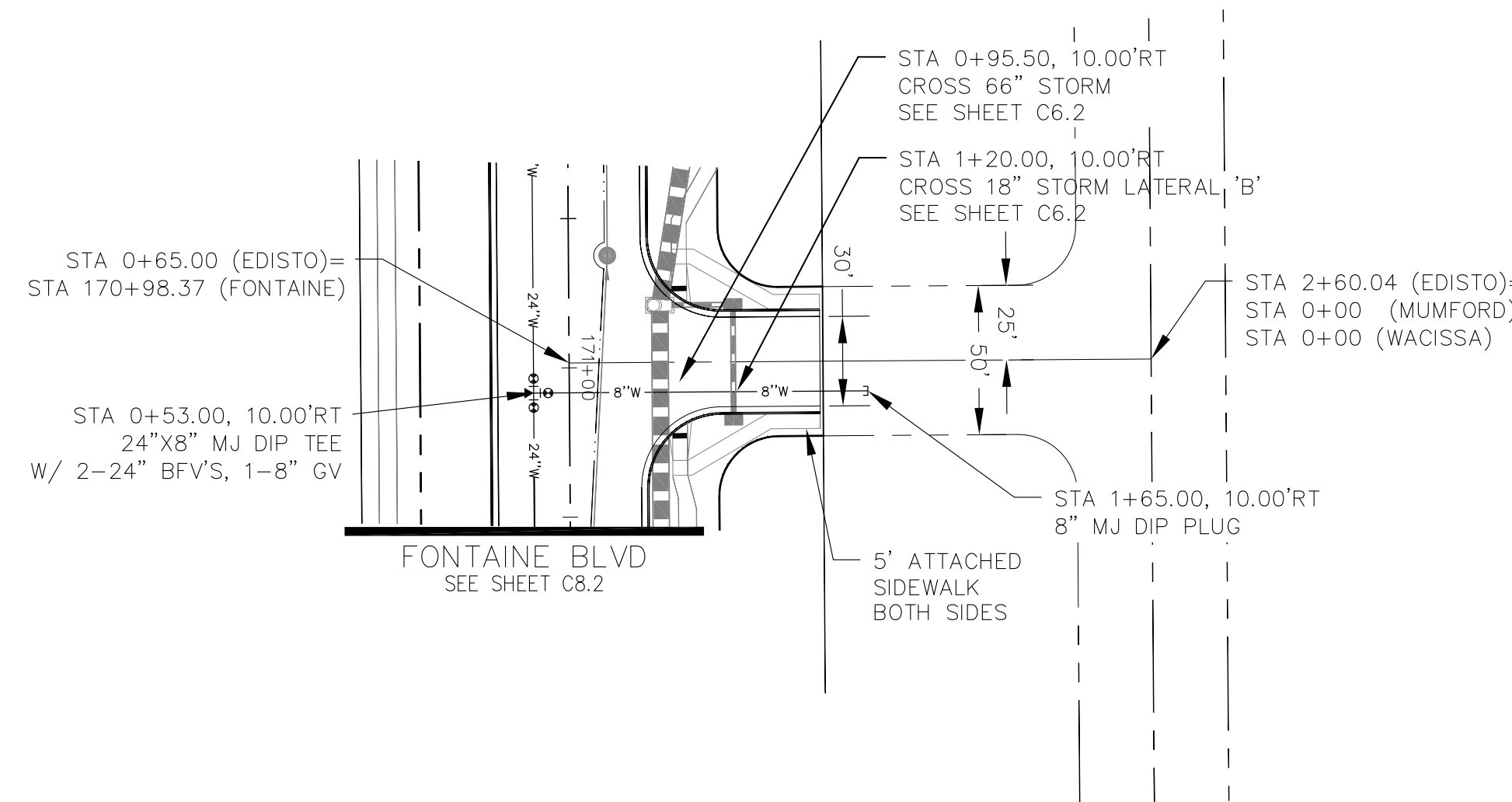
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	37.46'	25.00	85°50'39"
C2	39.14'	25.00	89°42'27"
C3	39.27'	25.00	90°00'00"
C4	39.27'	25.00	90°00'00"



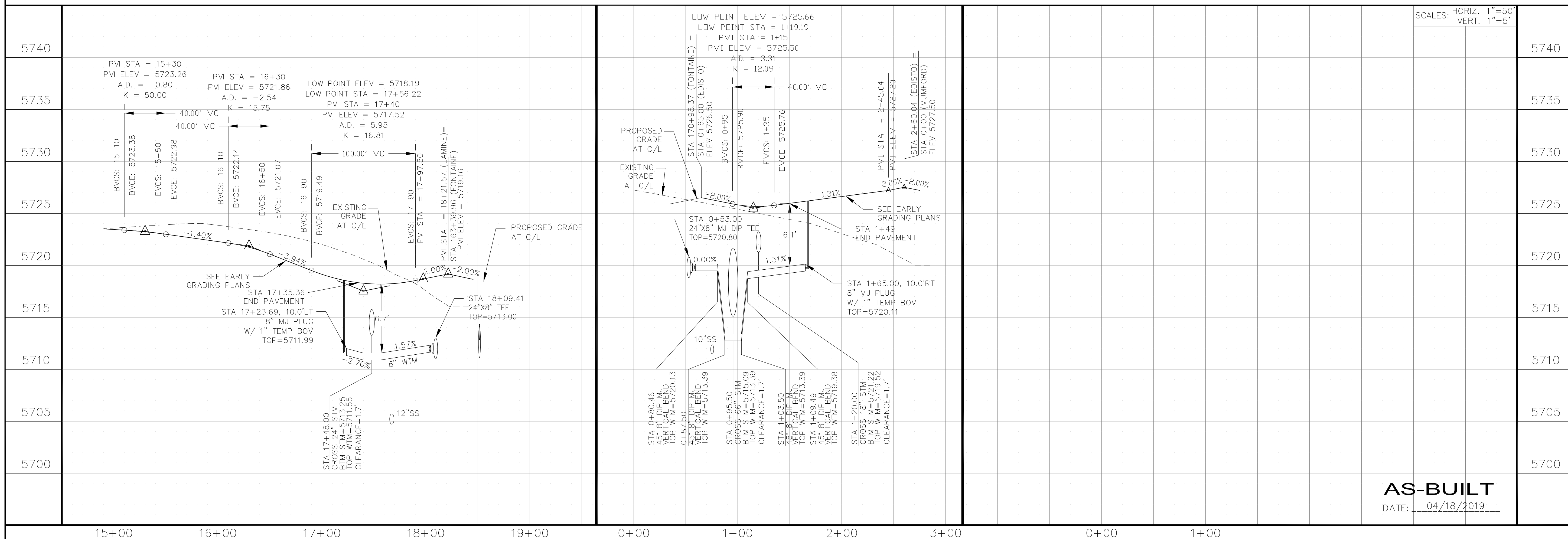
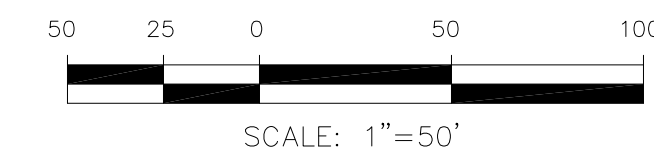
FL CURB/GUTTER TABLE		
POINT	STA/OFFSET	FLOWLINE
3	163+01.50, 32.16'RT	5718.51
4	163+81.70, 26.0'RT	5718.57
5	17+65.87, 17.00'LT	5717.74
6	17+70.57, 17.00'RT	5717.78
7	170+56.37, 26.00'LT	5725.42
8	1+16.00, 17.00'LT	5725.20
9	1+16.00, 17.00'RT	5725.20
10	171+40.37, 26.00'LT	5726.30



LAMINE DRIVE



EDISTO DRIVE



SCALES: HORIZ. 1"=50'
VERT. 1"=5'

CORE ENGINEERING GROUP
15004 151ST AVENUE S.
DENVER, CO 80202
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cgl.com

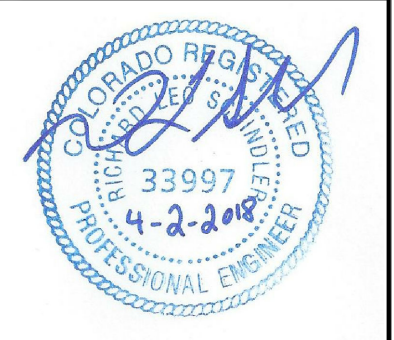
DATE: _____
DESCRIPTION: _____
NO: _____
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

PROJECT:
**FONTAINE BLVD IN
LORSON RANCH EAST**
FONTAINE BLVD.-OLD GLORY DR
COLORADO SPRINGS, COLORADO

WATERMAIN PLAN/PROFILE
**LAMINE DRIVE
AND EDISTO DRIVE**

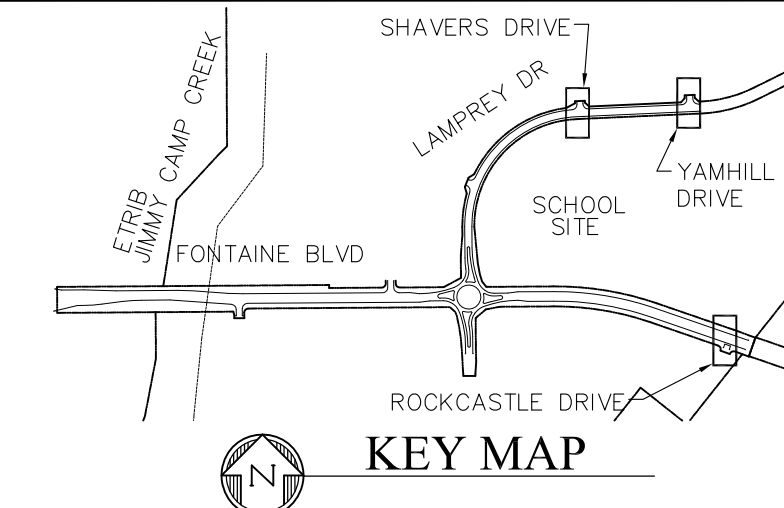
DATE: APRIL 2, 2018
PROJECT NO. 100.041
SHEET NUMBER **C8.7**
TOTAL SHEETS: 34



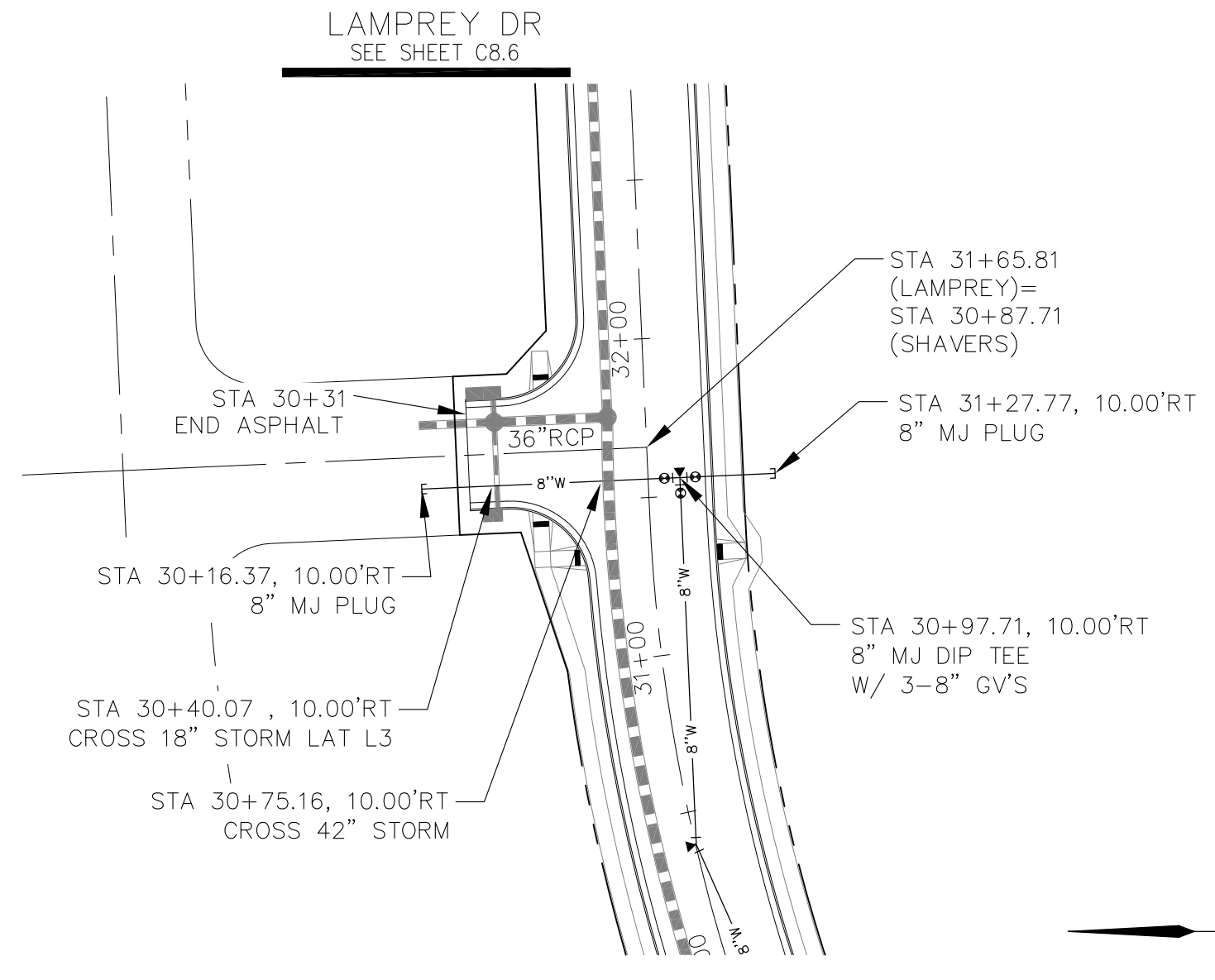
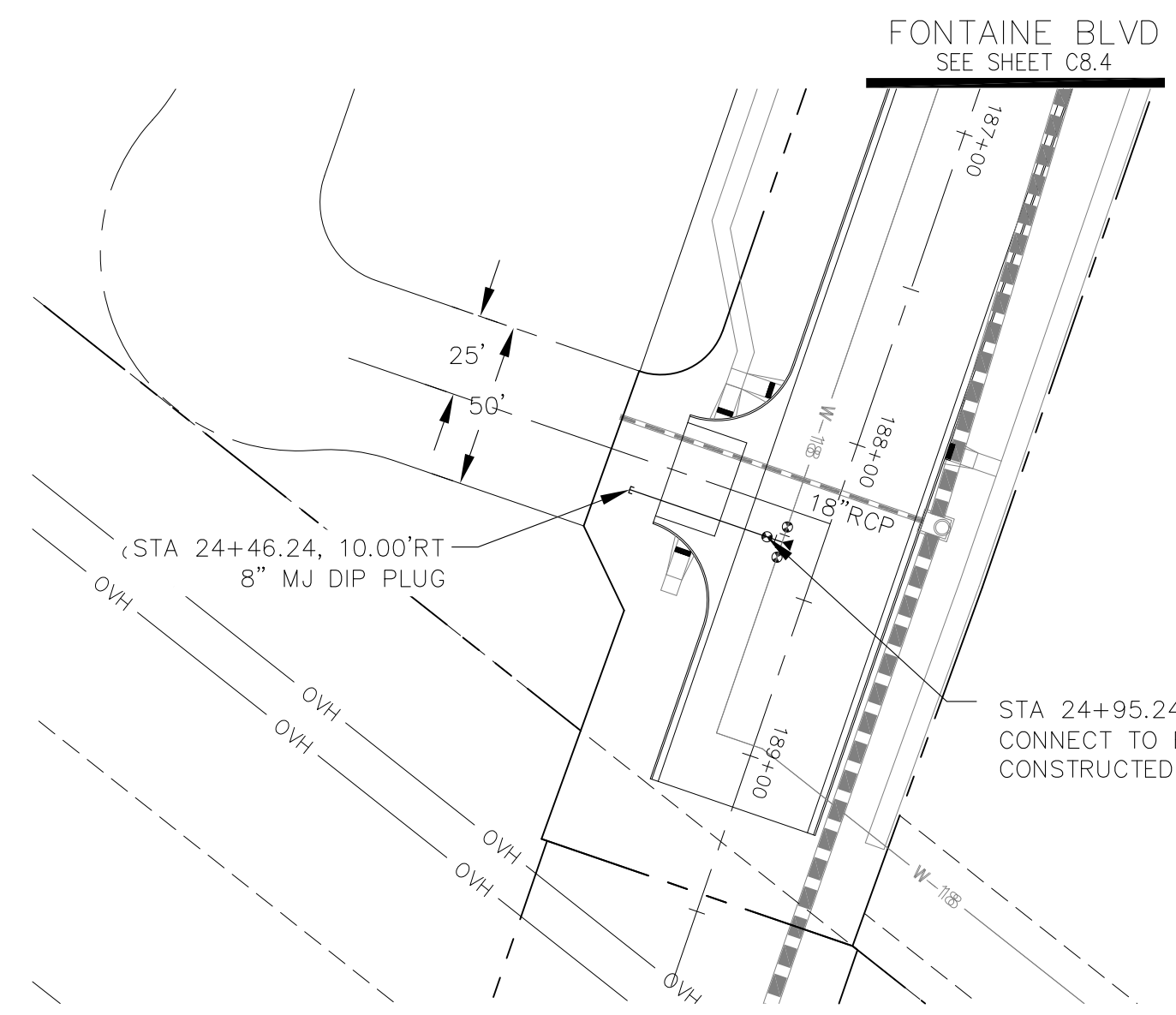
AS-BUILT
DATE: 04/18/2019

NOTES

1. STATIONING IS AT ROADWAY CENTERLINE.
2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
3. ALL 8" & 12" WATERMAIN IS PVC, C900. ALL 24" WATERMAIN IS DIP.
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5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S

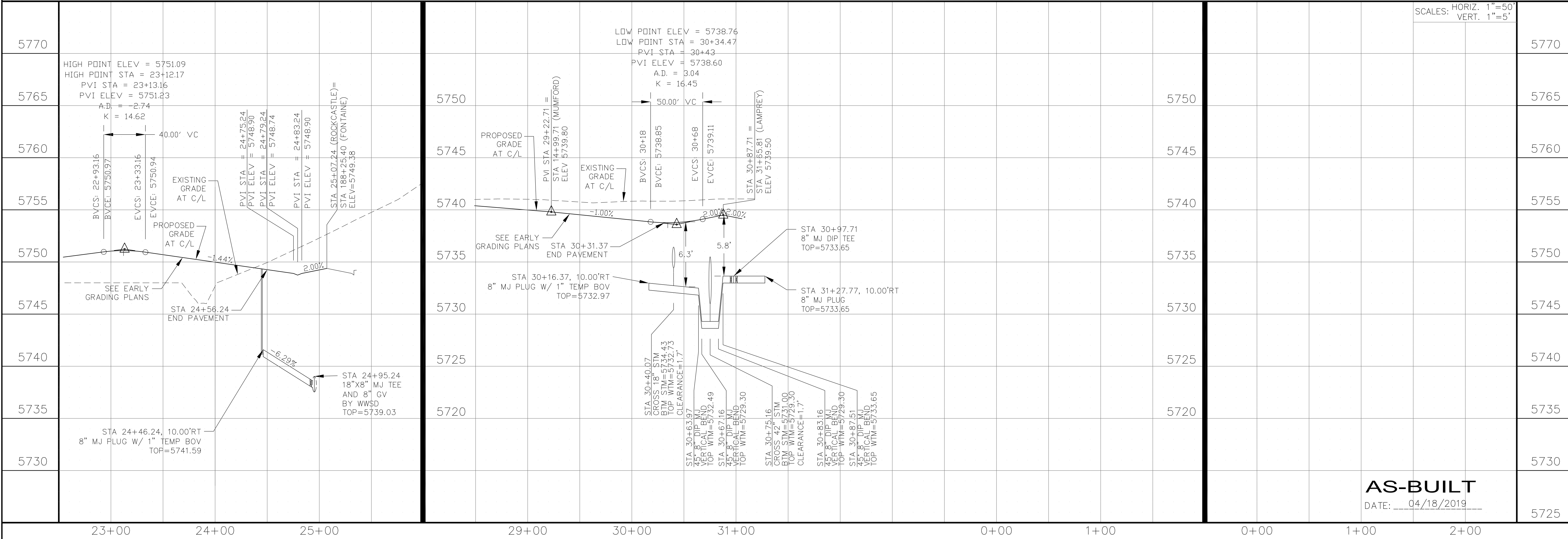
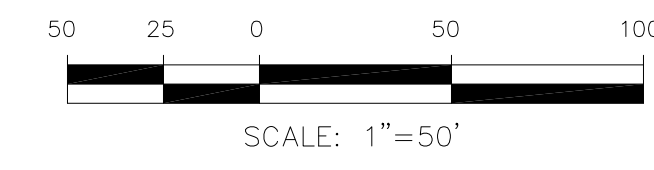


CORE ENGINEERING GROUP
 15004 151ST AVENUE S.
 SUITE 100
 FORT COLLINS, CO 80506
 PH: 970.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg.com



ROCKCASTLE DRIVE

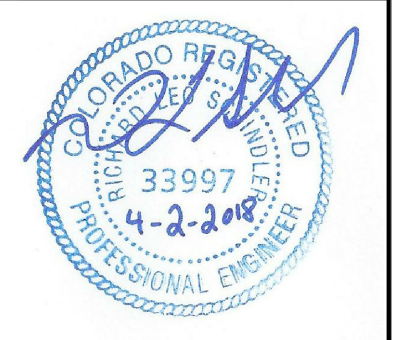
SHAVERS DRIVE



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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET & STORM SEWER PLAN/PROFILE
ROCKCASTLE DR, SHAVERS DR,
YAMHILL DR

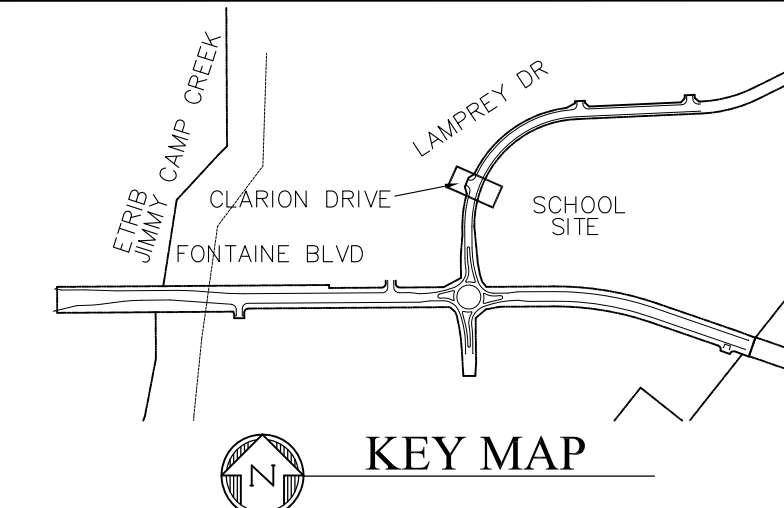


DATE: APRIL 2, 2018
 PROJECT NO. 100.041
 SHEET NUMBER **C8.8**
 TOTAL SHEETS: 34

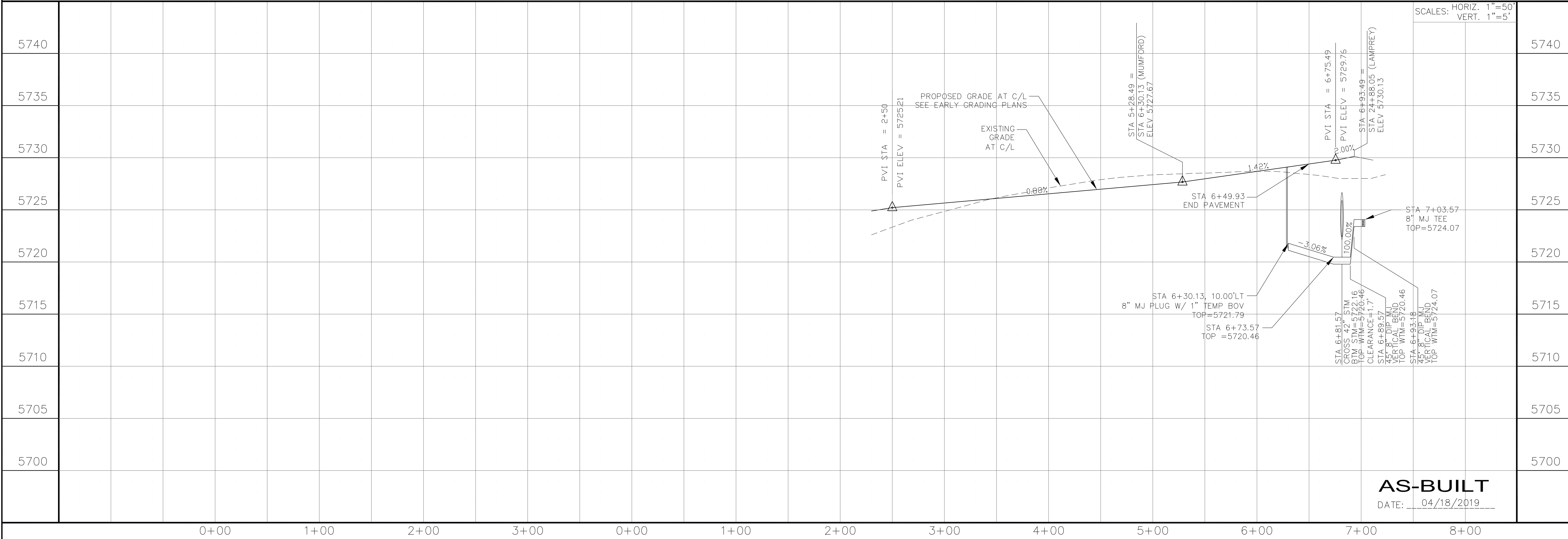
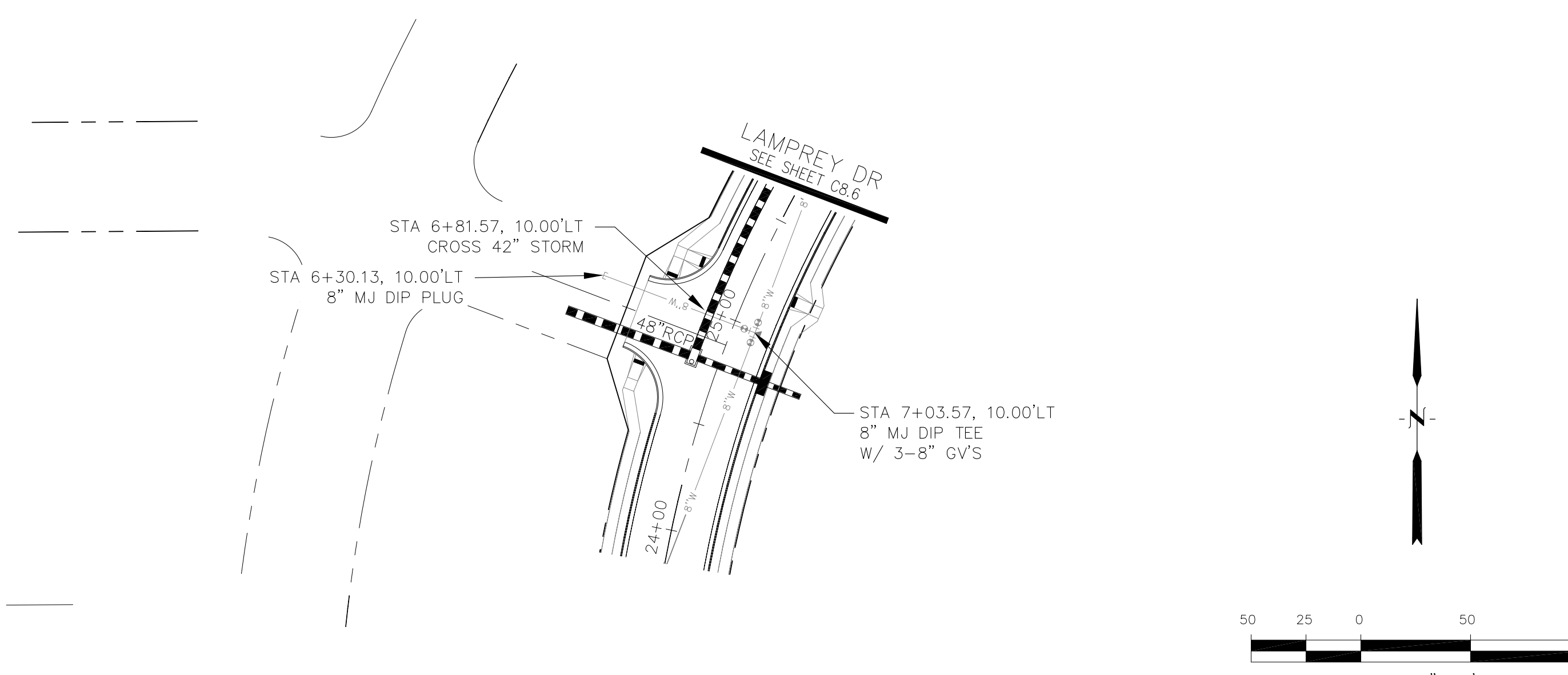
AS-BUILT
 DATE: 04/18/2019

NOTES

1. STATIONING IS AT ROADWAY CENTERLINE.
2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
3. ALL 8" & 12" WATERMAIN IS PVC, C900. ALL 24" WATERMAIN IS DIP
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5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



CLARION DRIVE

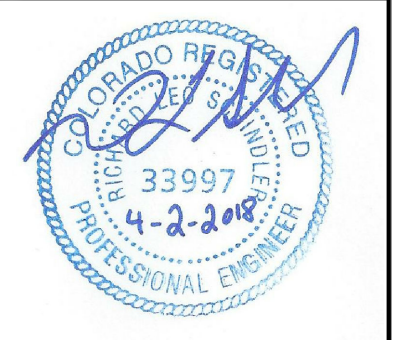


CORE ENGINEERING GROUP
 15004 151 AVENUE S.
 BOULDER, CO 80506
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO: _____
 DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

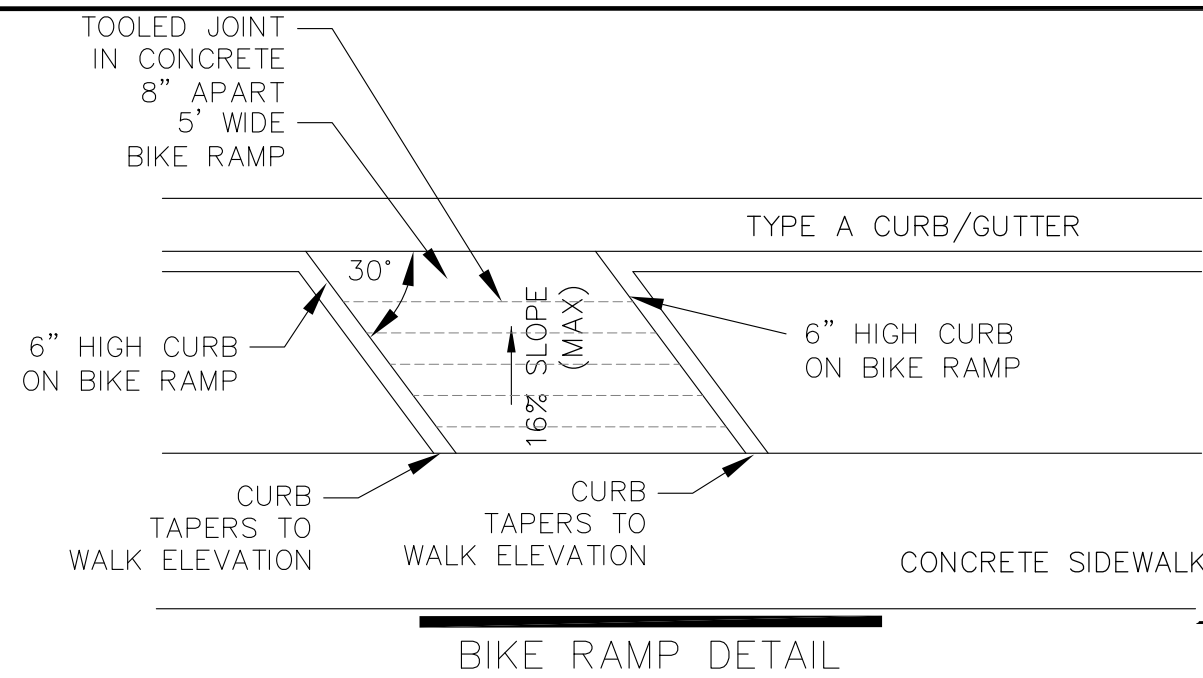
PROJECT FOR:
LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

WATERMAIN PLAN/PROFILE
CLARION DRIVE

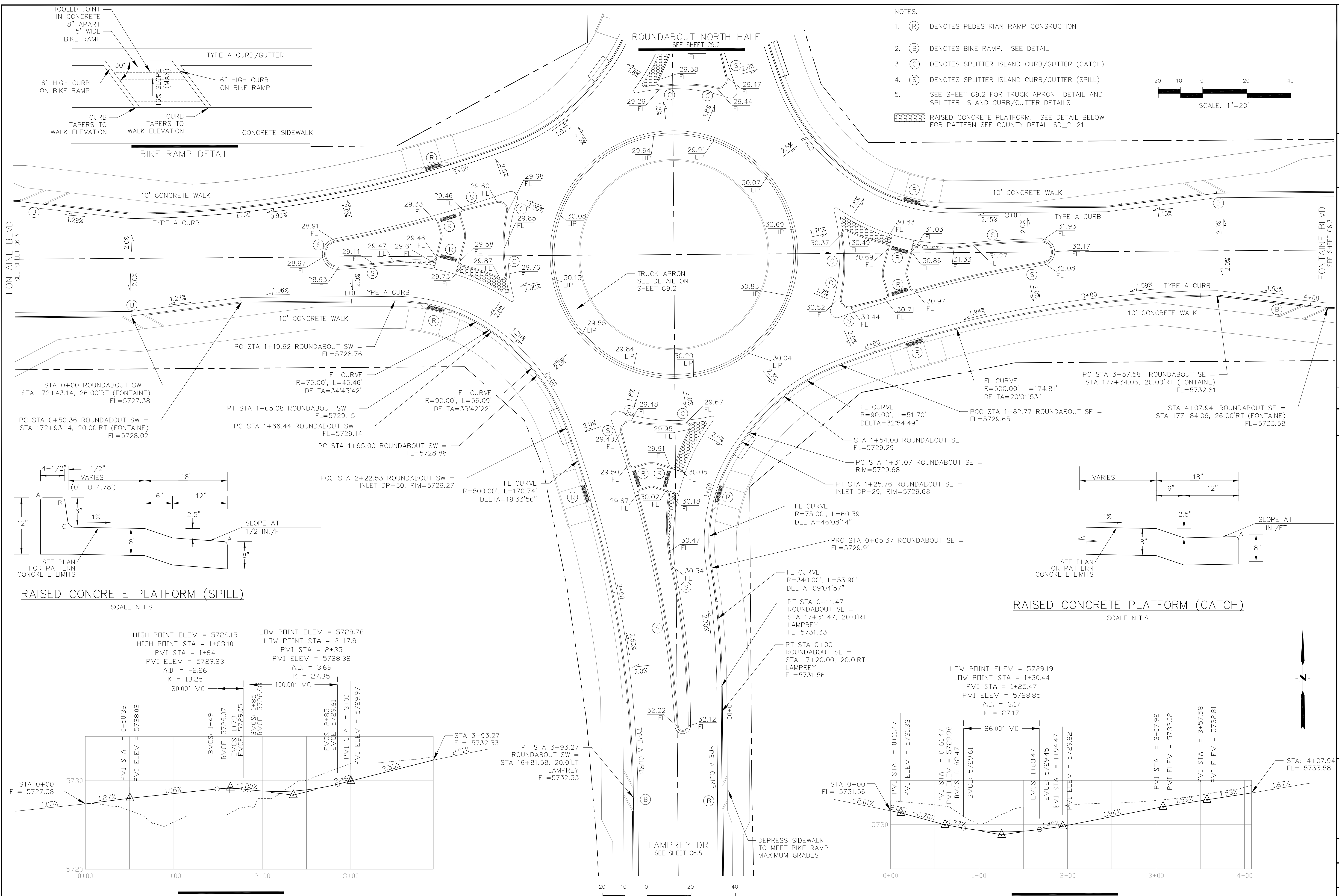
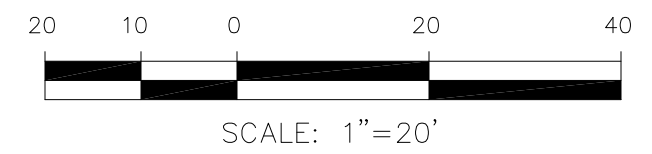


DATE: APRIL 2, 2018
 PROJECT NO. 100.041
 SHEET NUMBER **C8.9**
 TOTAL SHEETS: 34

AS-BUILT
 DATE: 04/18/2019



- NOTES:
1. (R) DENOTES PEDESTRIAN RAMP CONSTRUCTION
 2. (B) DENOTES BIKE RAMP. SEE DETAIL
 3. (C) DENOTES SPLITTER ISLAND CURB/GUTTER (CATCH)
 4. (S) DENOTES SPLITTER ISLAND CURB/GUTTER (SPILL)
 5. SEE SHEET C9.2 FOR TRUCK APRON DETAIL AND SPLITTER ISLAND CURB/GUTTER DETAILS
- RAISED CONCRETE PLATFORM. SEE DETAIL BELOW FOR PATTERN SEE COUNTY DETAIL SD_2-21



PC STA 0+50.36 ROUNDABOUT SW = STA 172+93.14, 20.00'RT (FONTAINE) FL=5728.02

PC STA 1+19.62 ROUNDABOUT SW = FL=5728.76

PC STA 1+65.08 ROUNDABOUT SW = FL=5729.15

PC STA 1+66.44 ROUNDABOUT SW = FL=5729.14

PC STA 1+95.00 ROUNDABOUT SW = FL=5728.88

PCC STA 2+22.53 ROUNDABOUT SW = INLET DP-30, RIM=5729.27

PC STA 3+57.58 ROUNDABOUT SE = STA 177+34.06, 20.00'RT (FONTAINE) FL=5732.81

PC STA 1+82.77 ROUNDABOUT SE = FL=5729.65

PC STA 1+31.07 ROUNDABOUT SE = RIM=5729.68

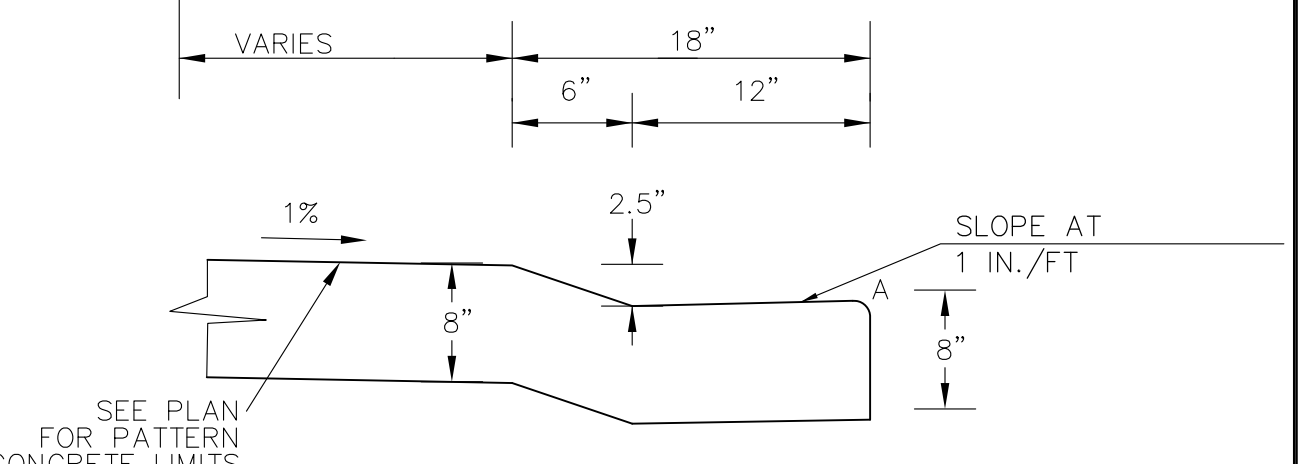
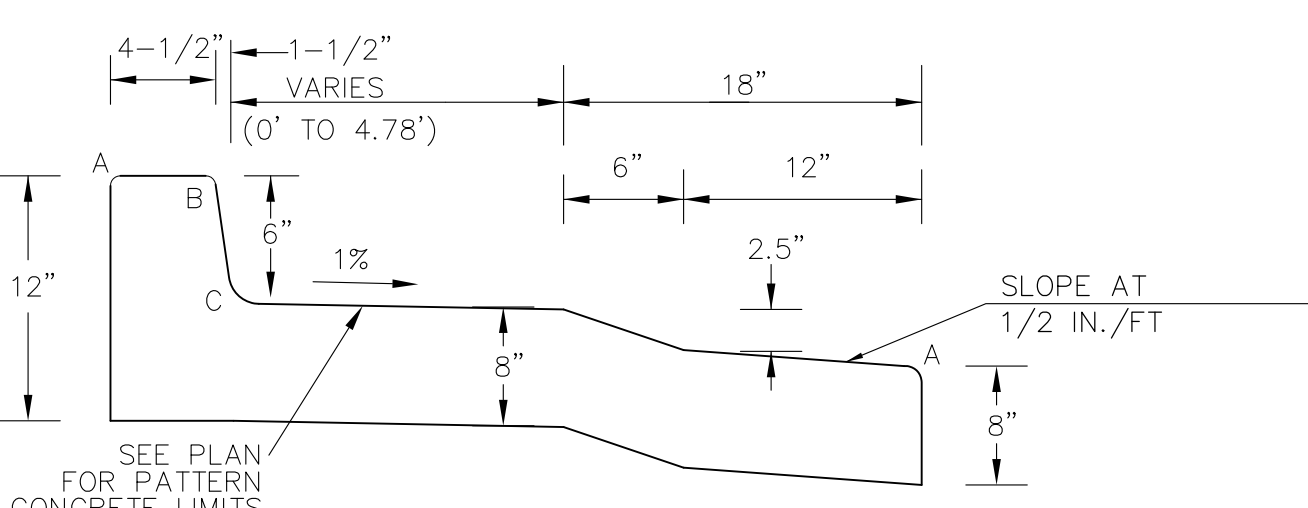
PT STA 1+25.76 ROUNDABOUT SE = INLET DP-29, RIM=5729.68

PT STA 0+65.37 ROUNDABOUT SE = FL=5729.91

PT STA 0+11.47 ROUNDABOUT SE = STA 17+31.47, 20.0'RT LAMPREY FL=5731.33

PT STA 0+00 ROUNDABOUT SE = STA 17+20.00, 20.0'RT LAMPREY FL=5731.56

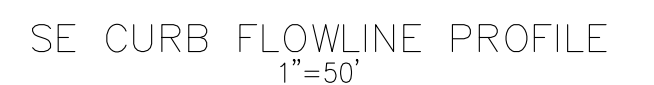
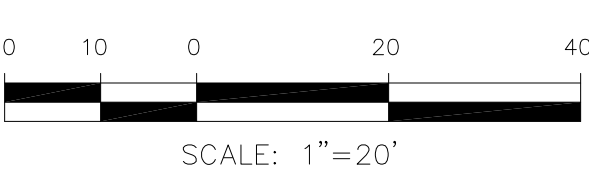
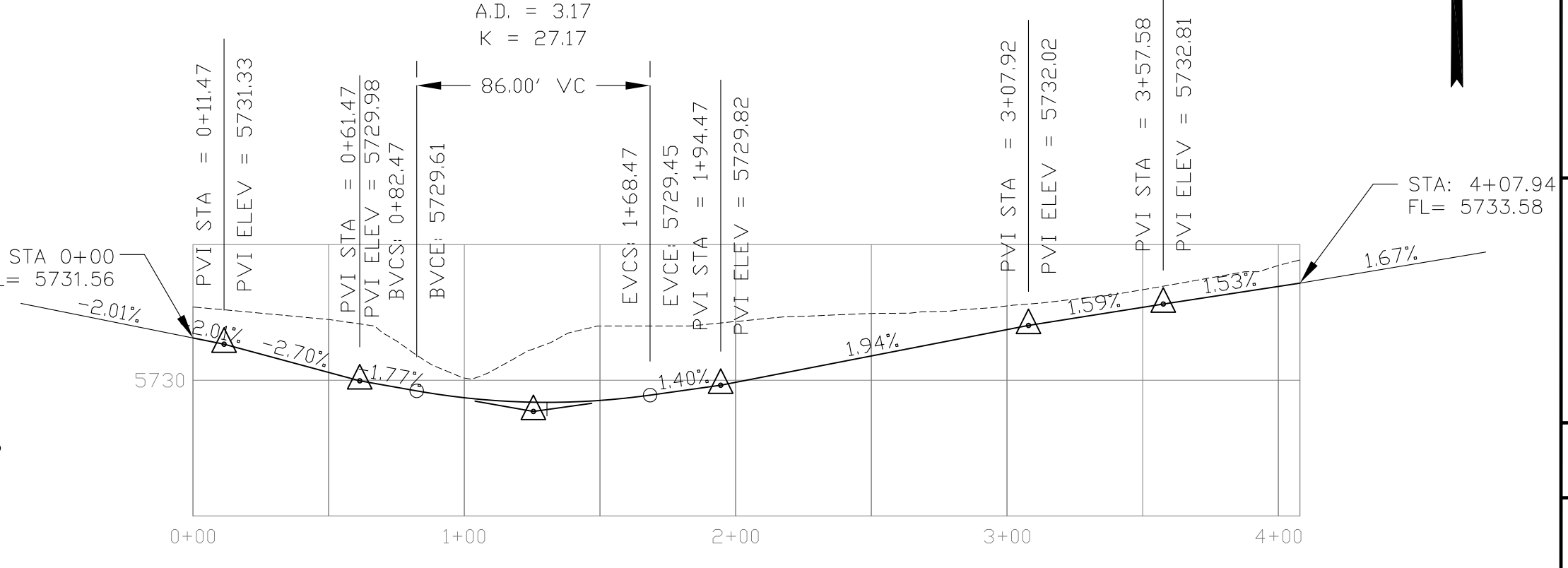
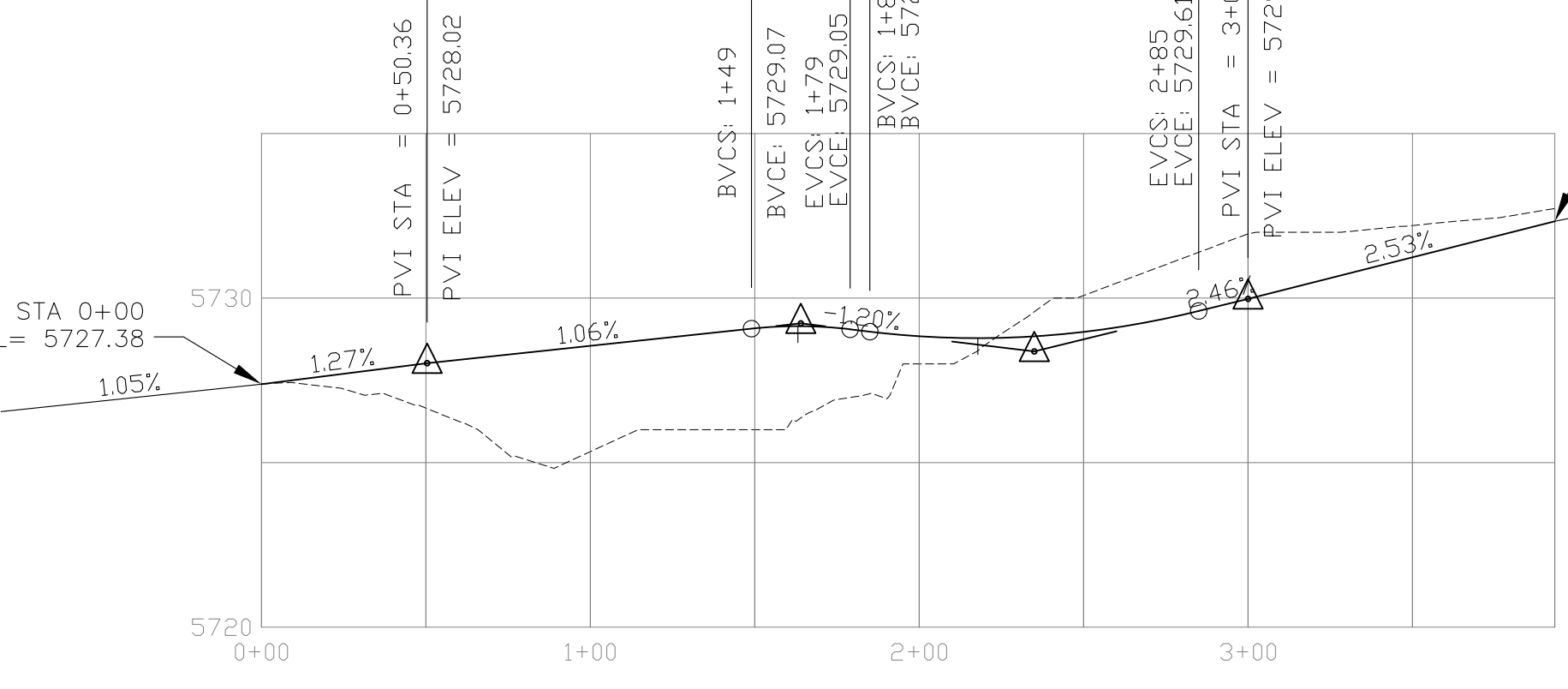
PT STA 3+93.27 ROUNDABOUT SW = STA 16+81.58, 20.0'LT LAMPREY FL=5732.33



HIGH POINT ELEV = 5729.15
HIGH POINT STA = 1+63.10
PVI STA = 1+64
PVI ELEV = 5729.23
A.D. = -2.26
K = 13.25
30.00' VC

LOW POINT ELEV = 5728.78
LOW POINT STA = 2+17.81
PVI STA = 2+35
PVI ELEV = 5728.38
A.D. = 3.66
K = 27.35
100.00' VC

LOW POINT ELEV = 5729.19
LOW POINT STA = 1+30.44
PVI STA = 1+25.47
PVI ELEV = 5728.85
A.D. = 3.17
K = 27.17
86.00' VC



CORE ENGINEERING GROUP
15004 151ST AVENUE, S.E.
DENVER, CO 80232
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cgl.com

DATE: 5/24/2018

DESCRIPTION: MODIFY SPLITTER ISLAND CURB/GUTTER & ROUNDABOUT SEE SHEET C6.3

NO. 1

PROJECT: FONTAINE BLVD IN LORSON RANCH EAST
FONTAINE BLVD.-OLD GLORY DR COLORADO SPRINGS, COLORADO

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

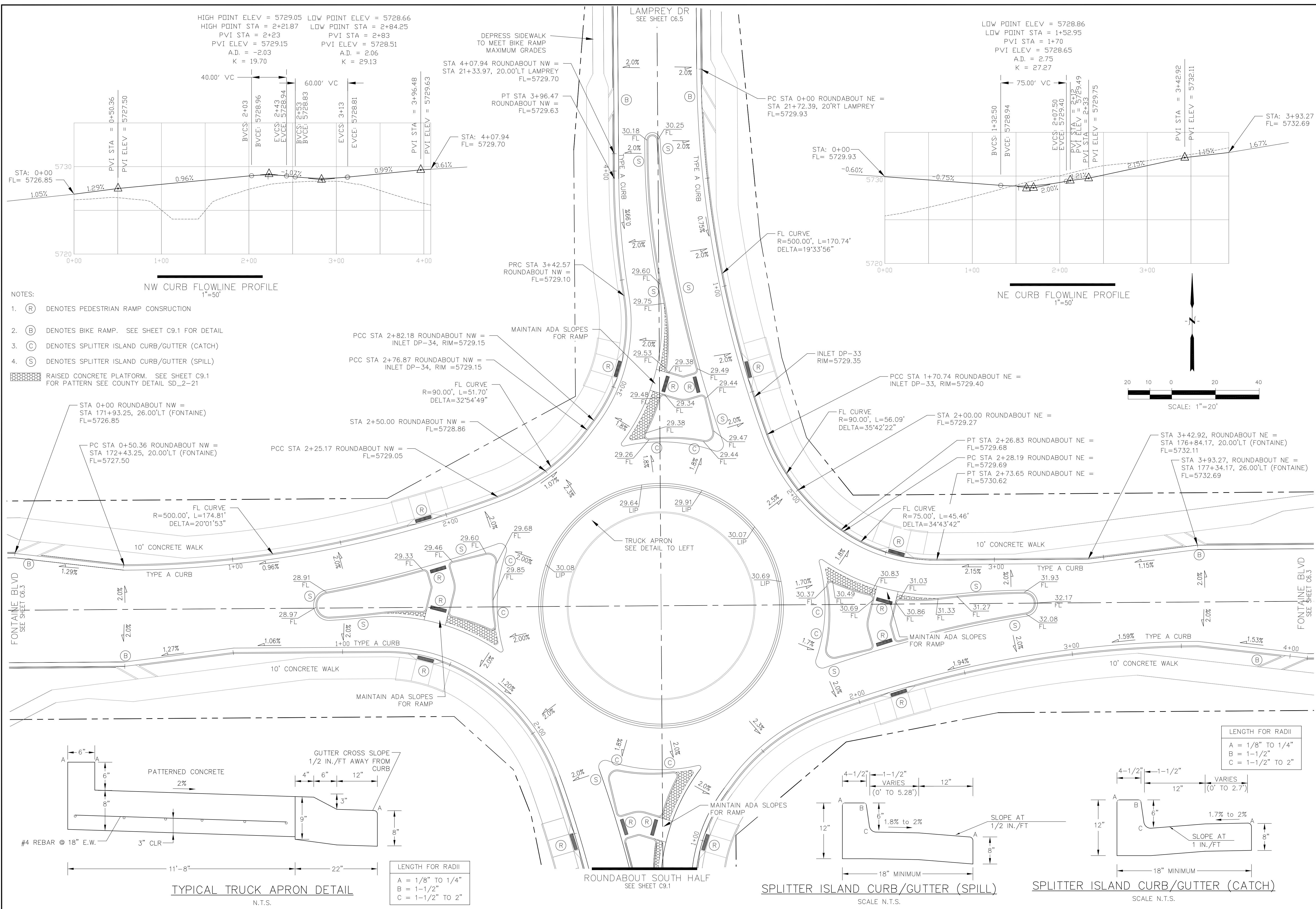
**ROUNDABOUT DETAILED GRADING
FONTAINE BOULEVARD
SOUTH HALF**

DATE: APRIL 2, 2018

PROJECT NO. 100.041

SHEET NUMBER C9.1

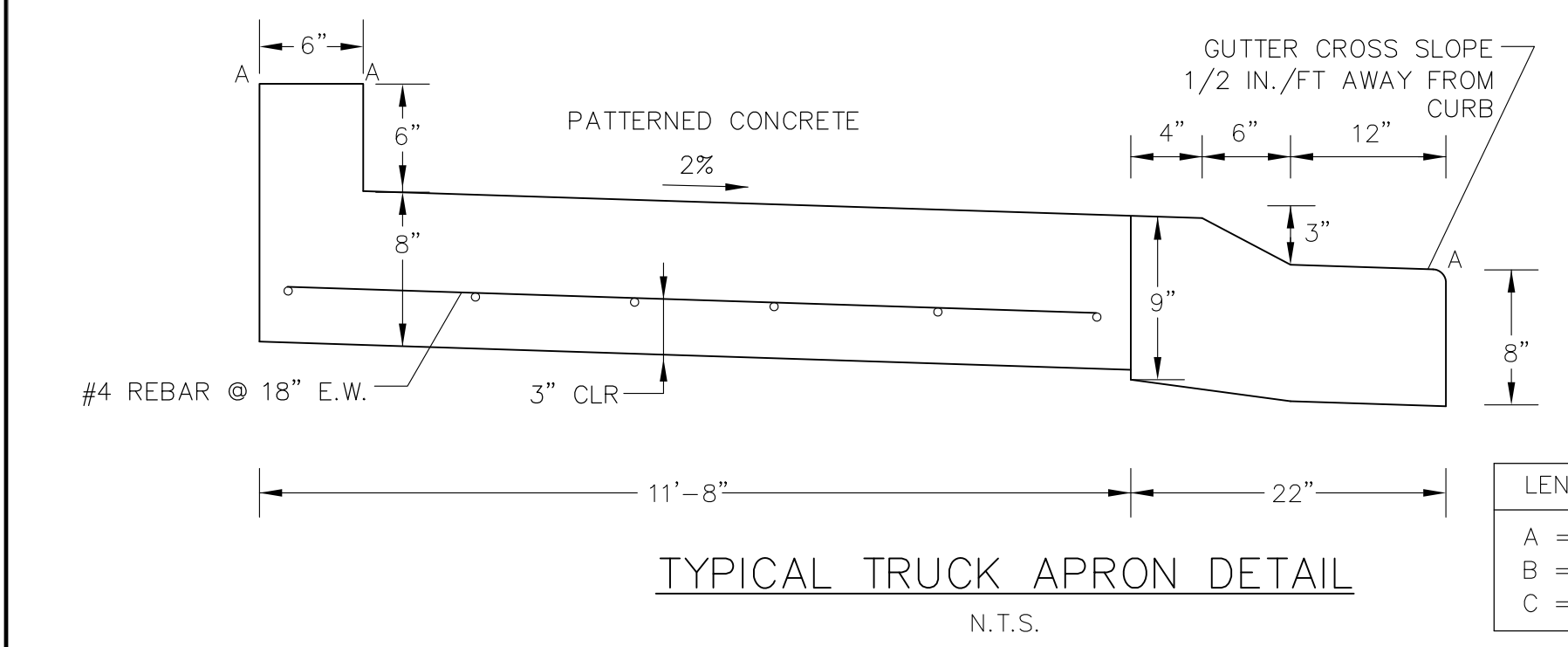
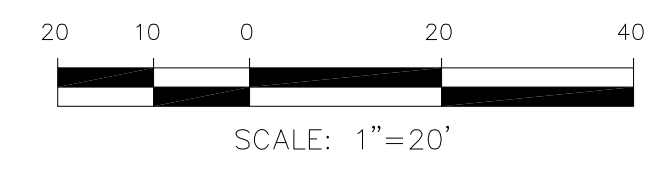
TOTAL SHEETS: 34



- NOTES:**
- (R) DENOTES PEDESTRIAN RAMP CONSTRUCTION
 - (B) DENOTES BIKE RAMP. SEE SHEET C9.1 FOR DETAIL
 - (C) DENOTES SPLITTER ISLAND CURB/GUTTER (CATCH)
 - (S) DENOTES SPLITTER ISLAND CURB/GUTTER (SPILL)
- RAISED CONCRETE PLATFORM. SEE SHEET C9.1 FOR PATTERN SEE COUNTY DETAIL SD_2-21

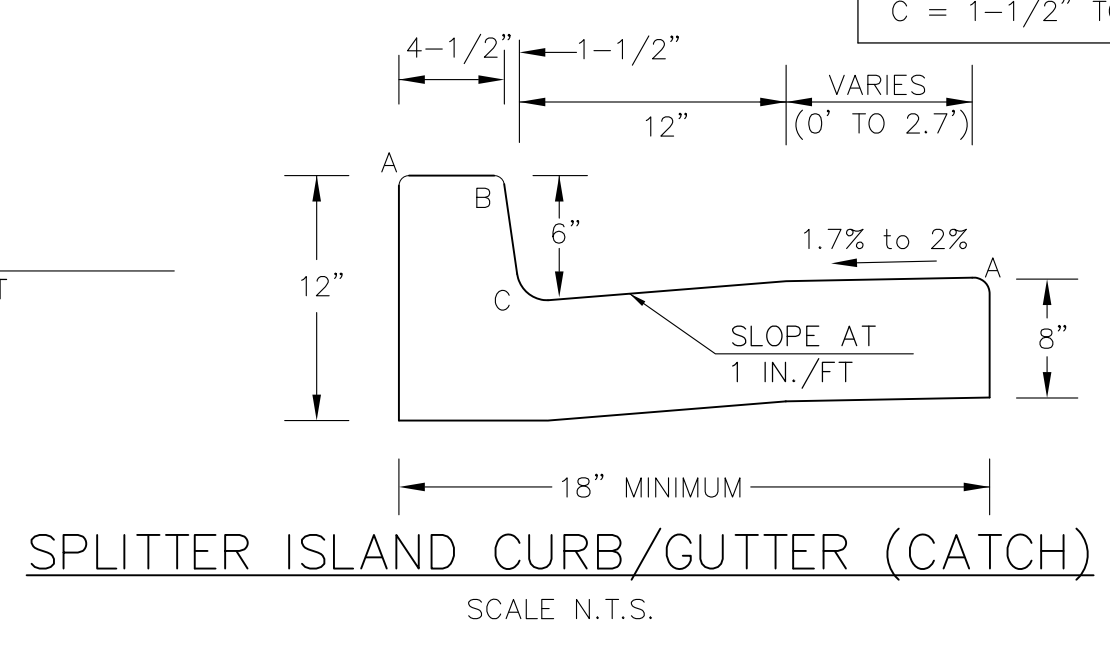
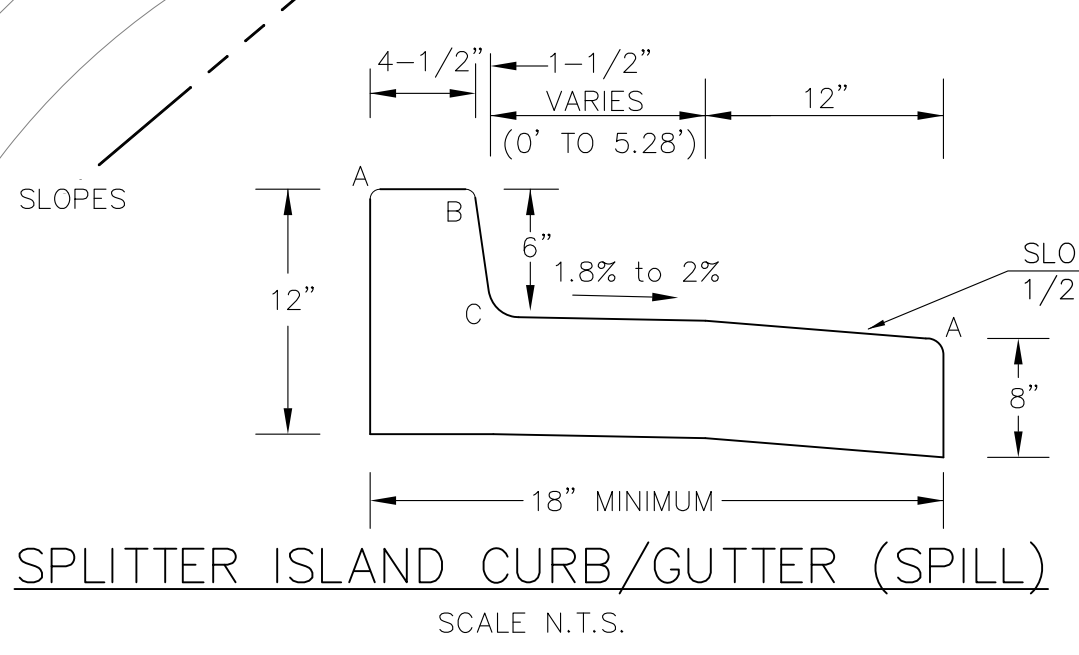
NW CURB FLOWLINE PROFILE
1"=50'

NE CURB FLOWLINE PROFILE
1"=50'



LENGTH FOR RADII

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



LENGTH FOR RADII

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

CORE ENGINEERING GROUP
15004 151ST AVENUE, SUITE 300
DENVER, CO 80202
PH: 303.751.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

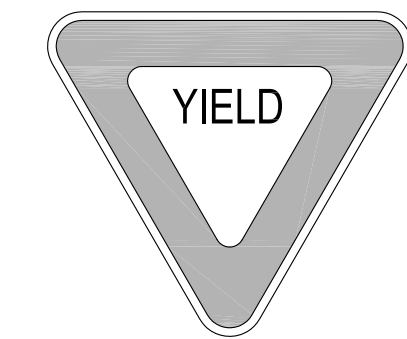
DATE: 5/24/2018
DESCRIPTION: MODIFY SPLITTER ISLAND CURB/GUTTER
NO. 1
PROJECT: FONTAINE BLVD IN LORSON RANCH EAST
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

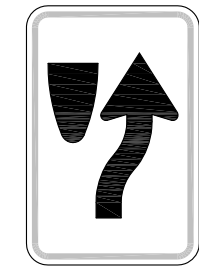
ROUNDABOUT DETAILED GRADING
FONTAINE BOULEVARD
NORTH HALF



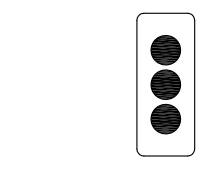
DATE: APRIL 2, 2018
PROJECT NO. 100.041
SHEET NUMBER **C9.2**
TOTAL SHEETS: 34



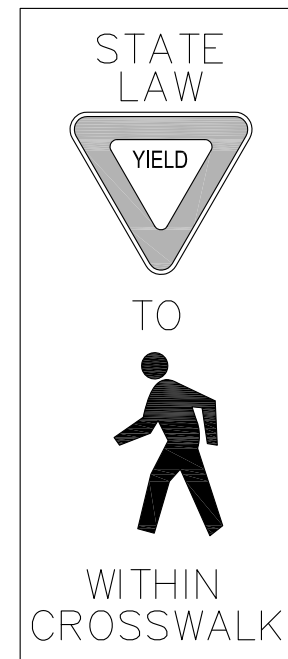
R1-2
36x36



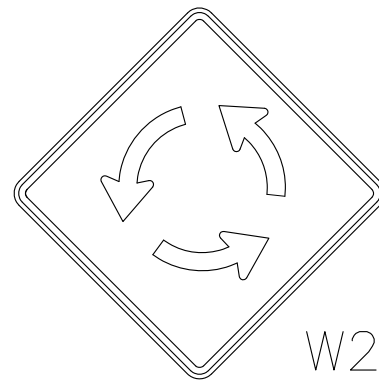
R4-7R
30x24



OM2-1
12x6



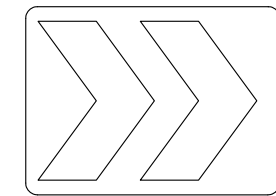
R1-6
36x12



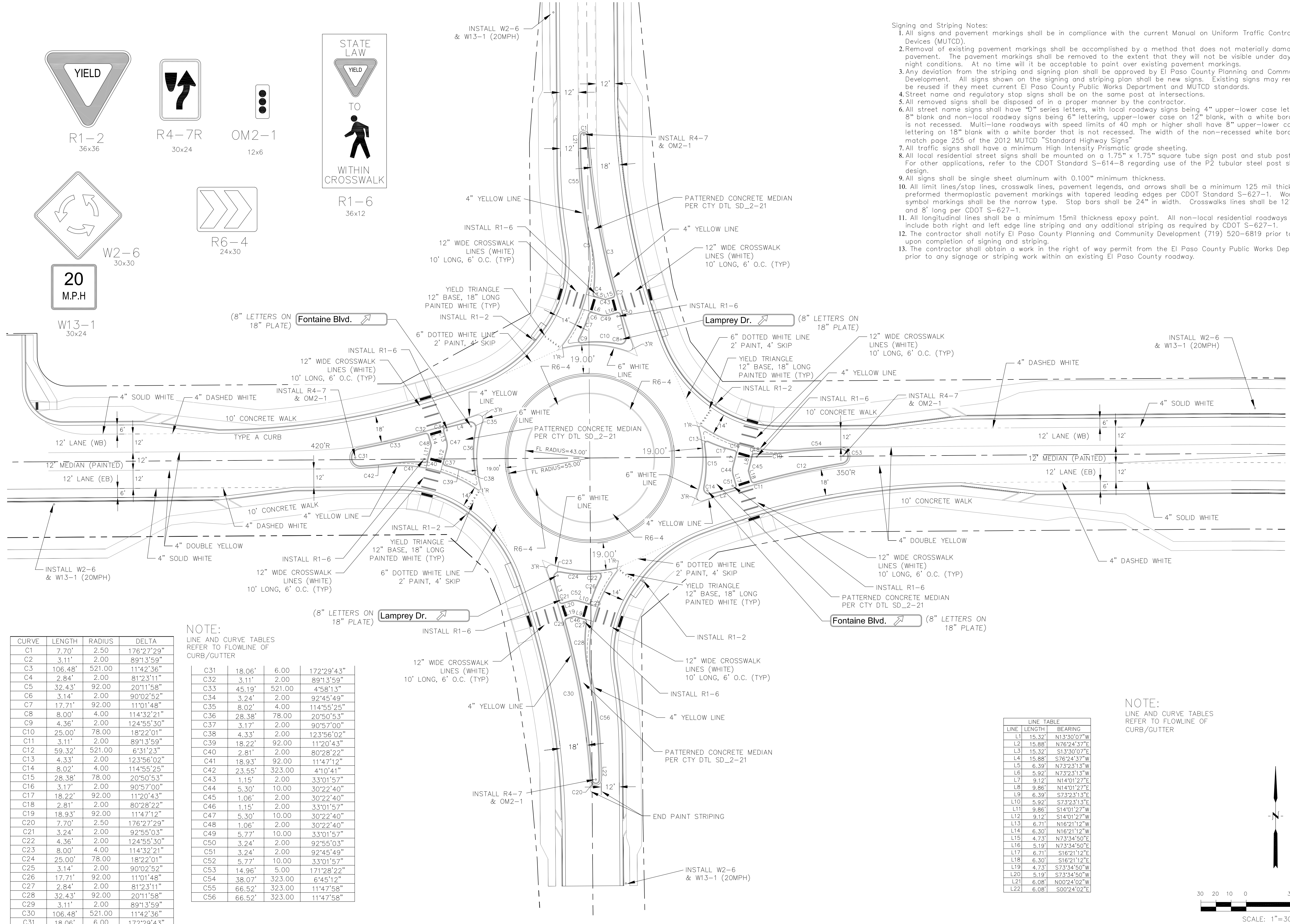
W2-6
30x30

20
M.P.H

W13-1
30x24



R6-4
24x30



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.
3. Any deviation from the striping and signing plan shall be approved by El Paso County Planning and Community Development.
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.
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.
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.
11. All longitudinal lines shall be a minimum 15mil thickness epoxy paint.
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.

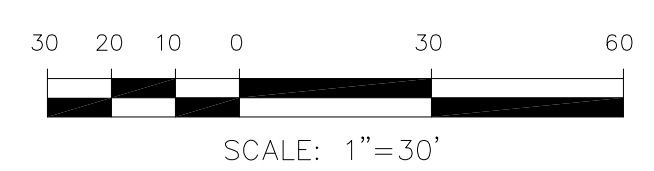
Table with 4 columns: CURVE, LENGTH, RADIUS, DELTA. Lists curve data for C1 through C31.

NOTE: LINE AND CURVE TABLES REFER TO FLOWLINE OF CURB/GUTTER

Table with 4 columns: CURVE, LENGTH, RADIUS, DELTA. Lists curve data for C31 through C56.

LINE TABLE with 3 columns: LINE, LENGTH, BEARING. Lists line data for L1 through L22.

NOTE: LINE AND CURVE TABLES REFER TO FLOWLINE OF CURB/GUTTER



CORE ENGINEERING GROUP
15004 151st AVENUE, SUITE 35506
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

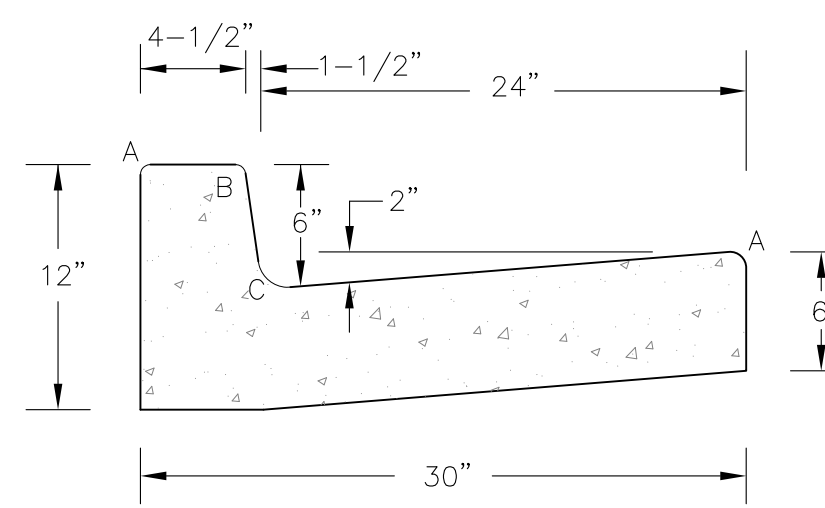
DATE: 5/24/2018
DESCRIPTION: SIGN & ROUNDABOUT REVISIONS PER COUNTY COMMENTS
NO. 1.
PROJECT: FONTAINE BLVD IN LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

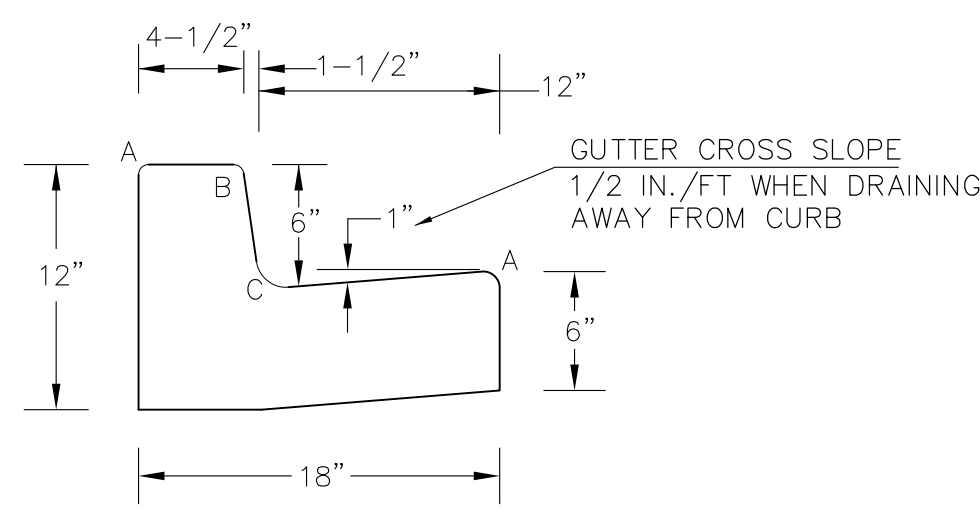
ROUNDABOUT SIGNAGE/STRIPING



DATE: APRIL 2, 2018
PROJECT NO. 100.041
SHEET NUMBER C9.3
TOTAL SHEETS: 34

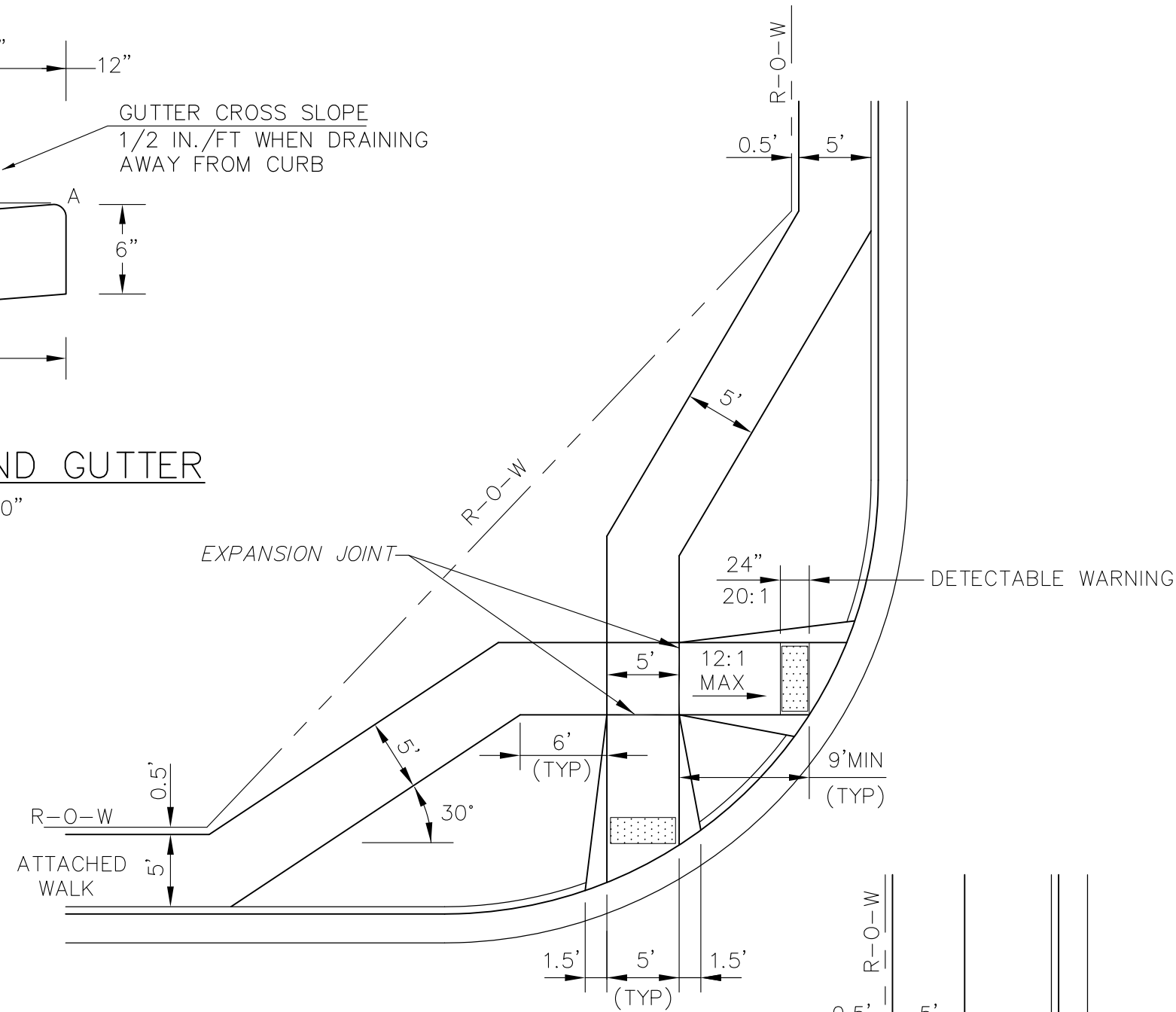


TYPE 'A'
VERTICAL CURB AND GUTTER
SCALE 1" = 1'-0"

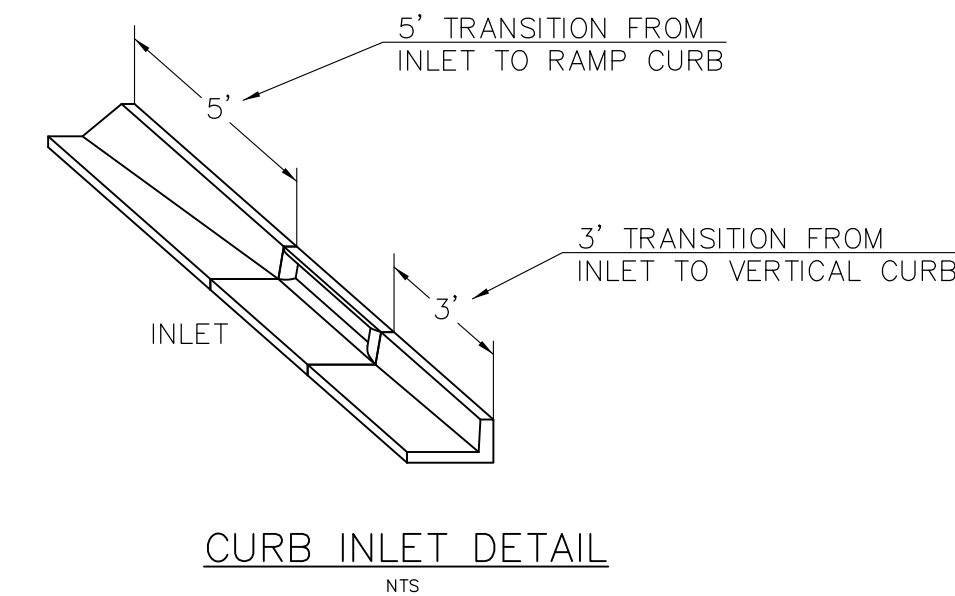


TYPE 'B'
VERTICAL CURB AND GUTTER
SCALE 1" = 1'-0"

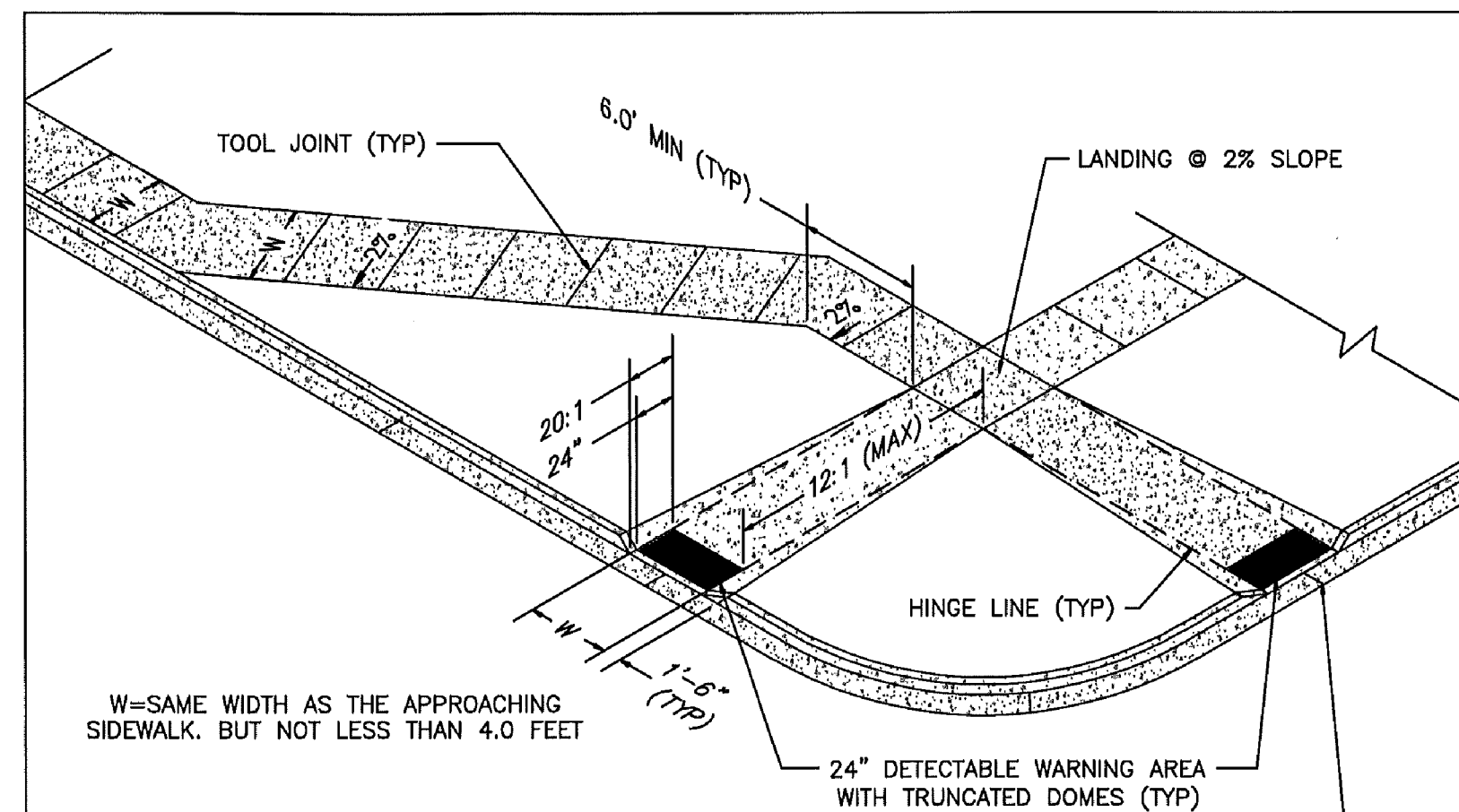
LENGTH FOR RADII	
A	= 1/8" TO 1/4"
B	= 1-1/2"
C	= 1-1/2" TO 2"



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



CURB INLET DETAIL
NTS



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

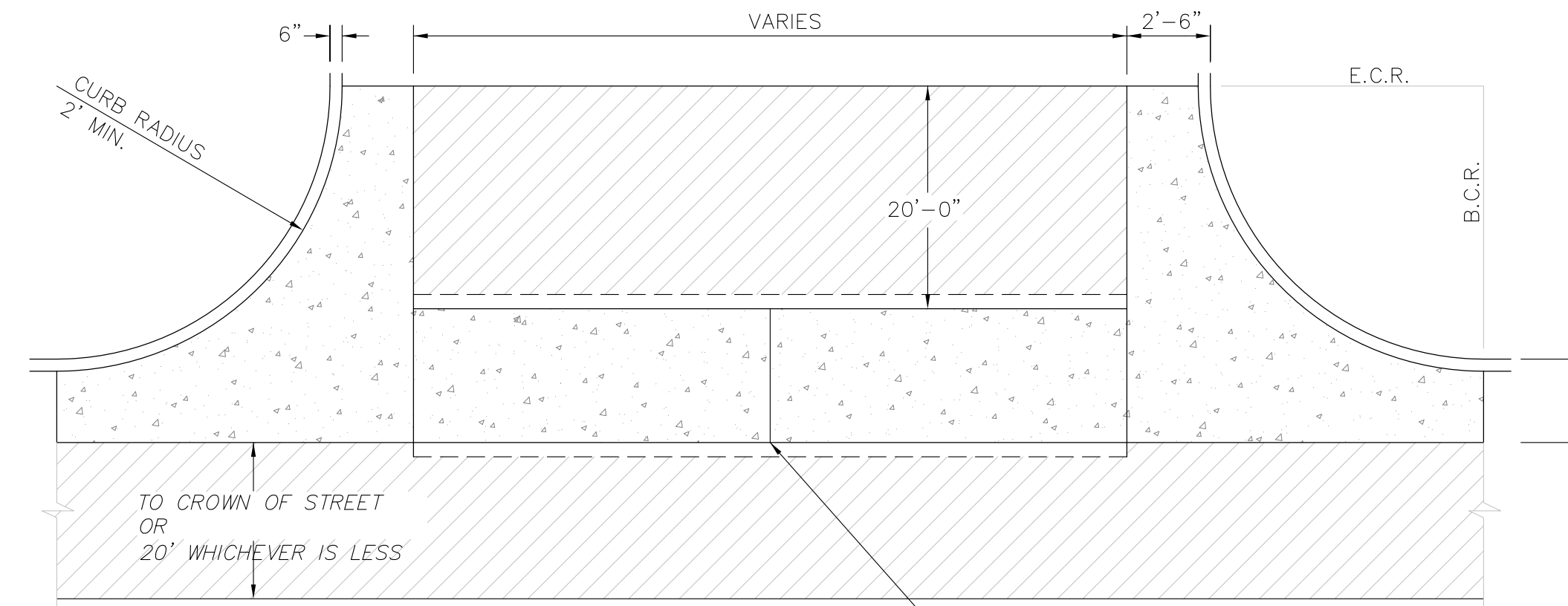
PEDESTRIAN RAMP NOTES

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.

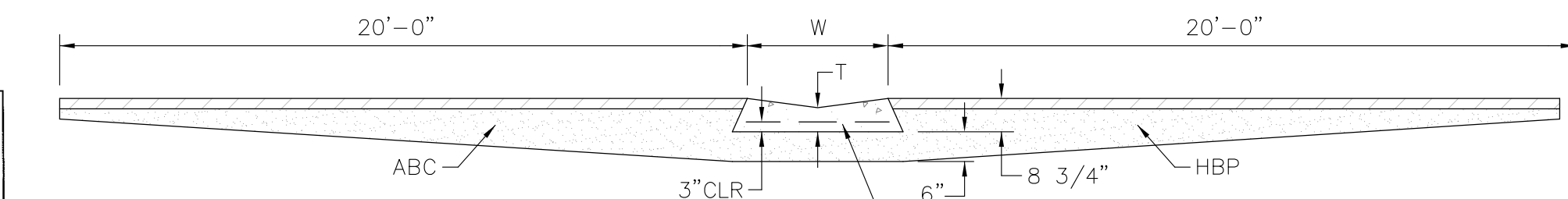
LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

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.



PLAN VIEW

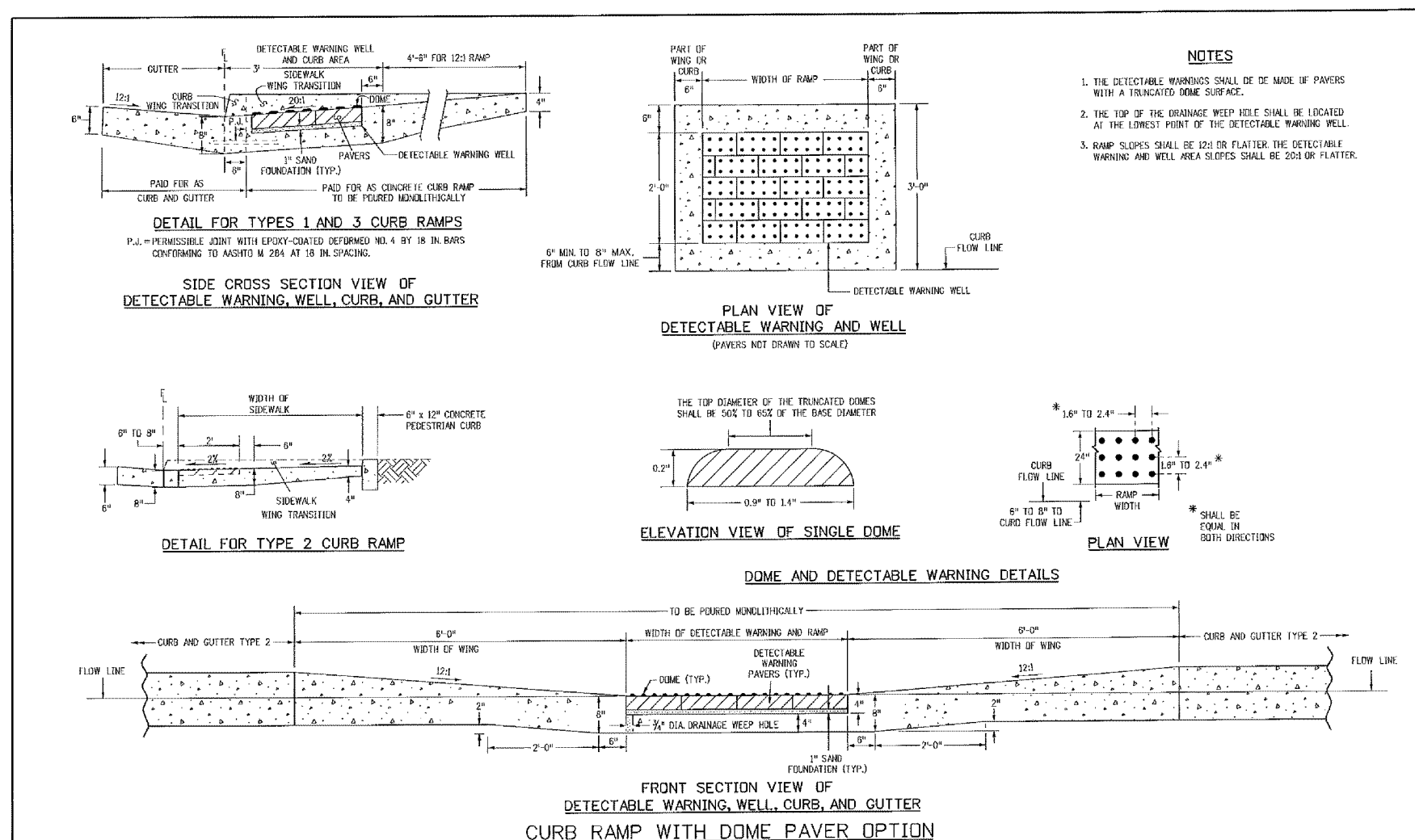


SECTION A - A

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



TRUNCATED DOME DETAILS (ECM SD_2-42)
NO SCALE

Computer File Information		Sheet Revisors		Colorado Department of Transportation		STANDARD PLAN NO.	
Drawn: [Name]	Checked: [Name]	Revised: [Name]	Revised: [Name]	Project: [Name]	Project: [Name]	Sheet: [Name]	Sheet: [Name]
Project Development Branch				DD/LTA		M-608-1	
Project Development Branch				DD/LTA		Sheet No. 6 of 6	

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

CORE ENGINEERING GROUP
1500 N. 1ST AVENUE, SUITE 300
DENVER, CO 80202
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cgei.com

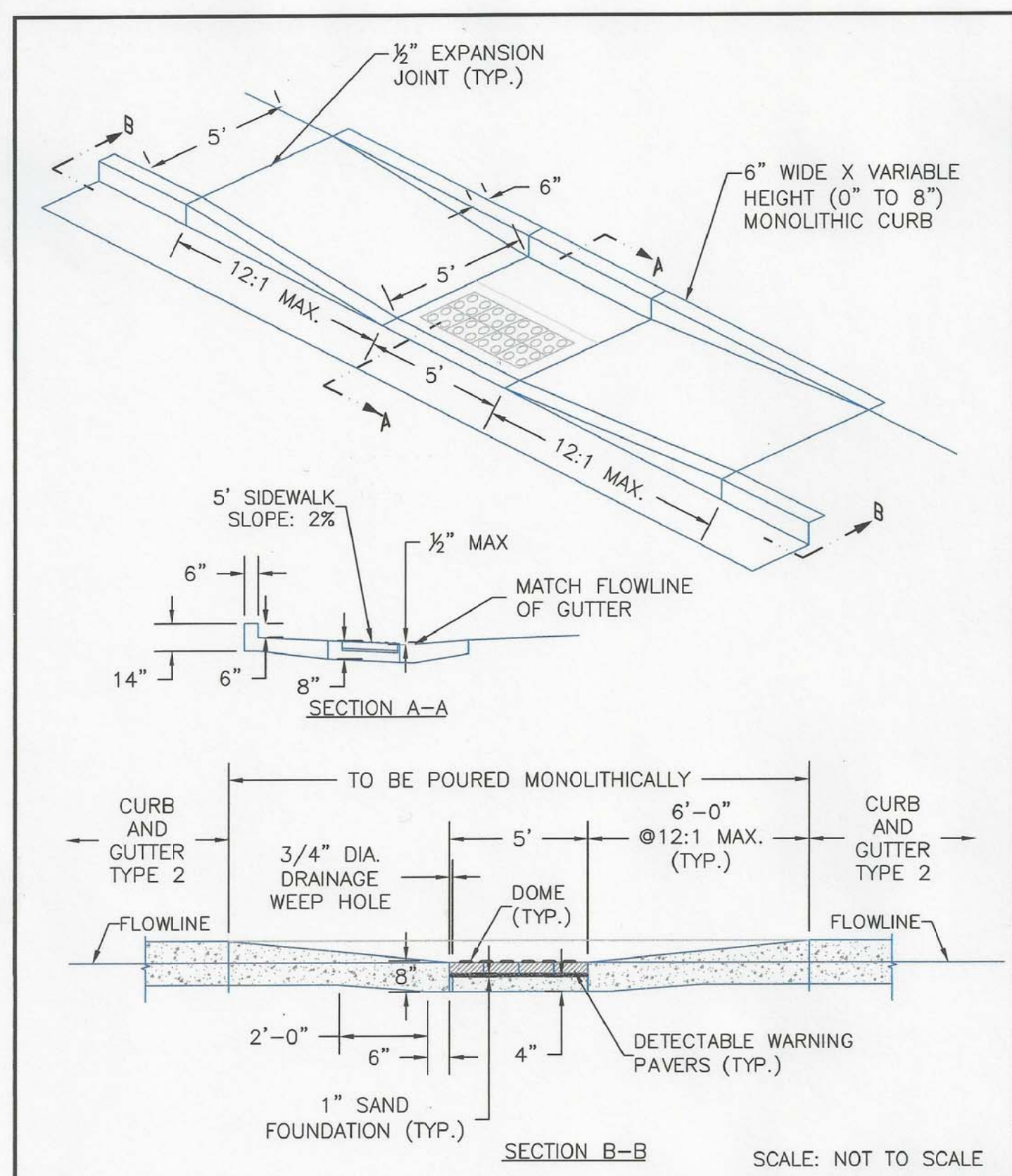
PROJECT: FONTAINE BLVD IN LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
FONTAINE BLVD - OLD GLORY DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

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

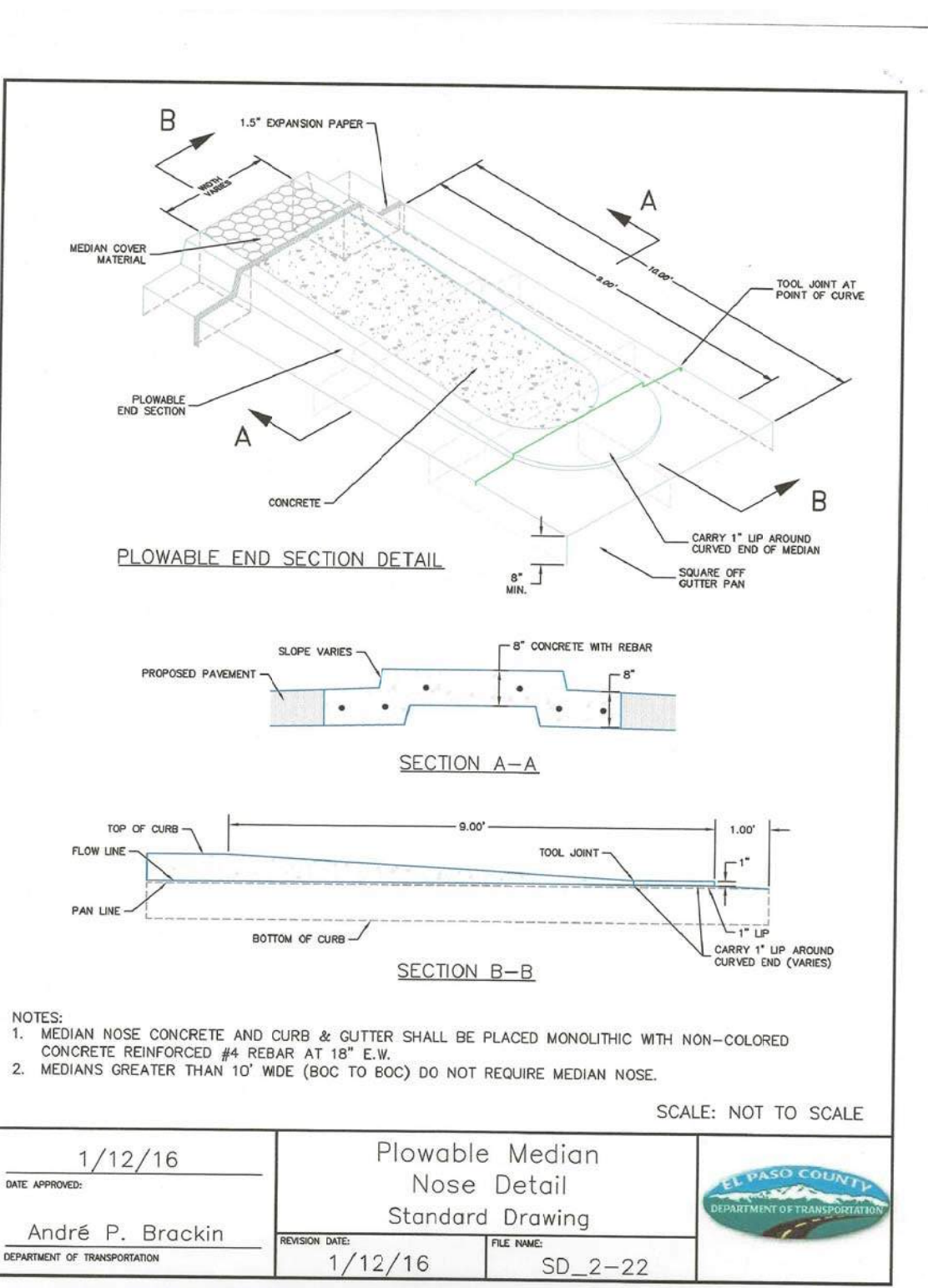
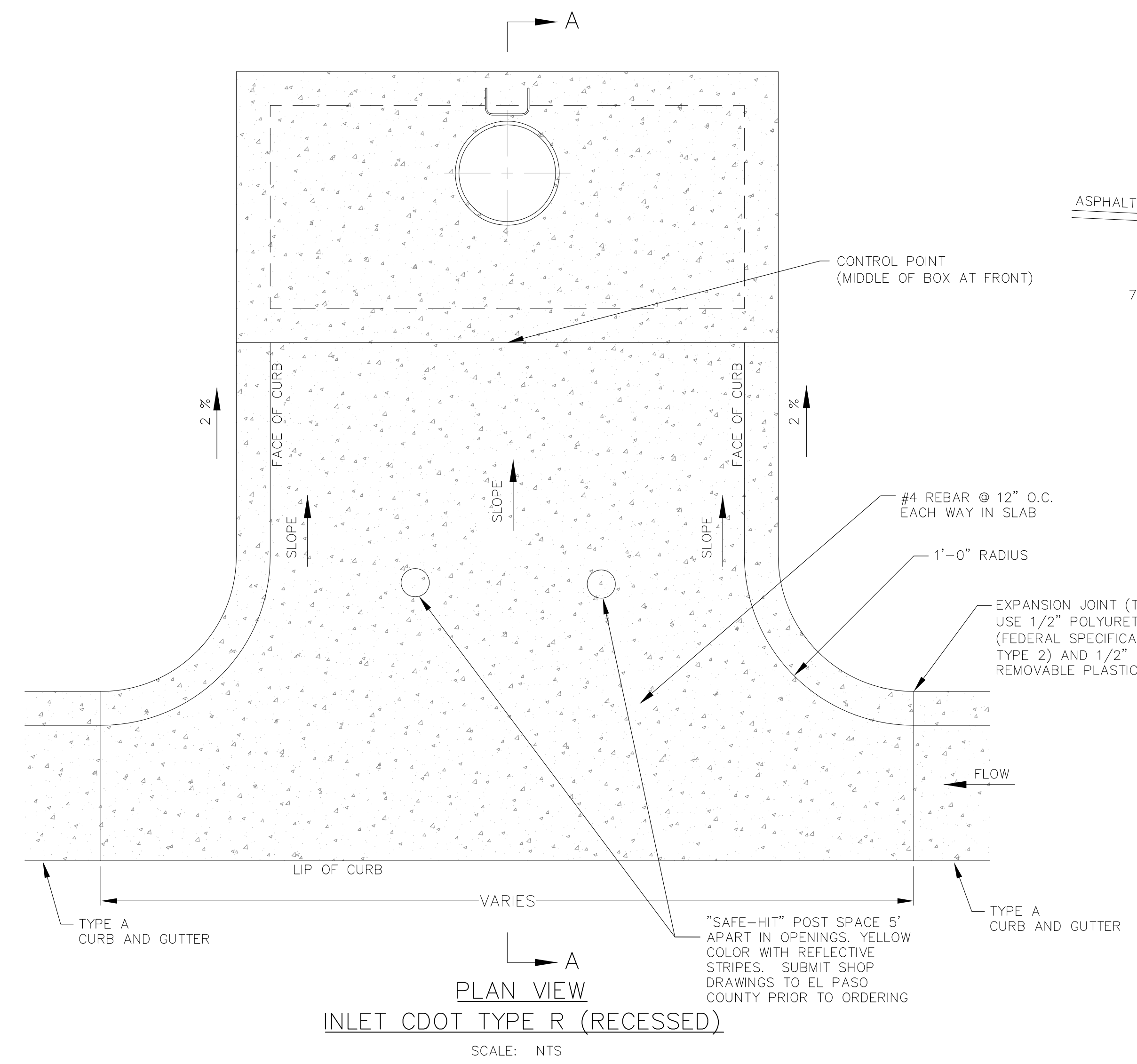
FONTAINE BLVD STREET/STORM AND WATER/SEWER CONSTRUCTION STREET/STORM DETAILS



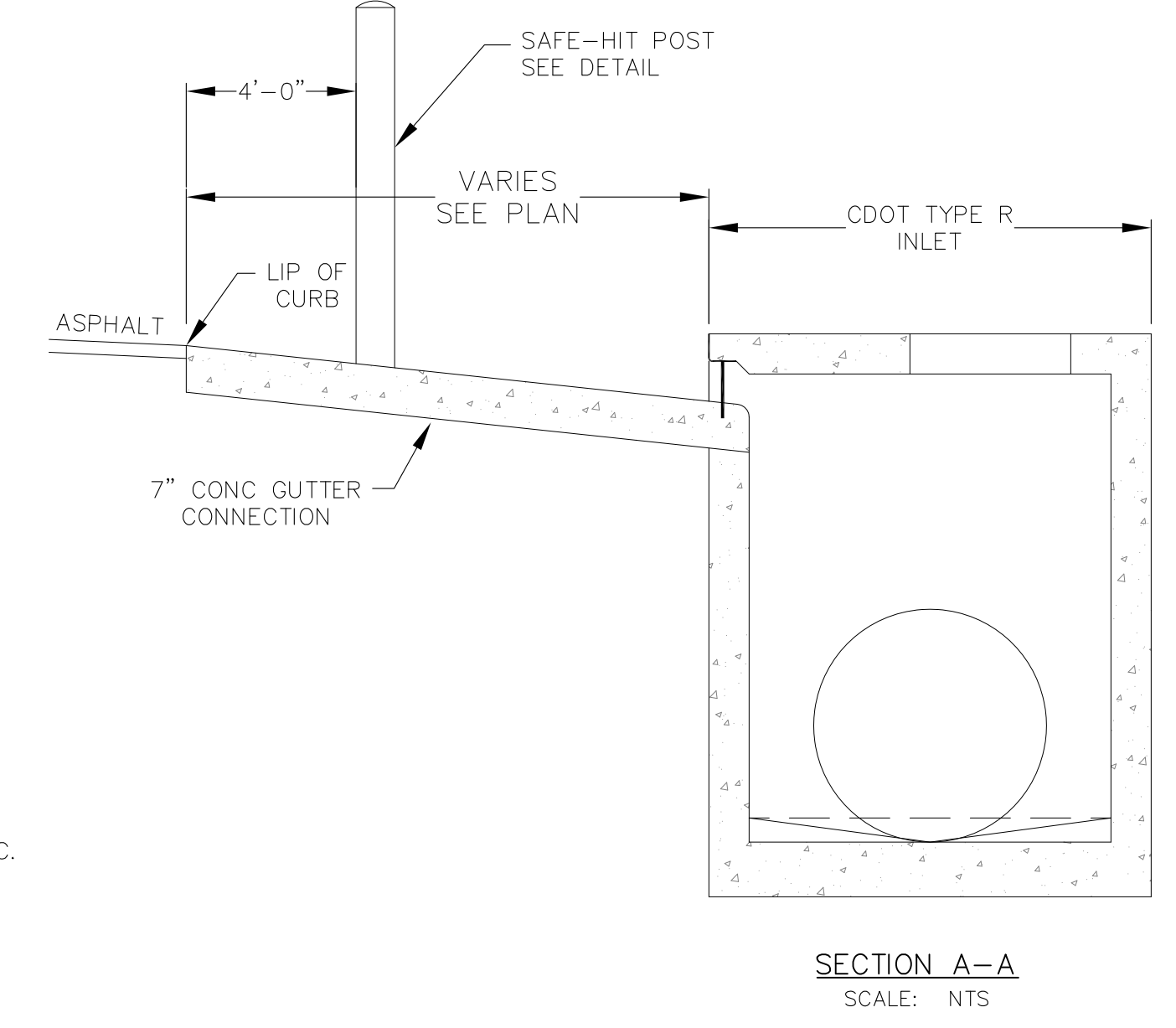
DATE: APRIL 2, 2018
PROJECT NO. 100.041
SHEET NUMBER C10.1
TOTAL SHEETS: 34



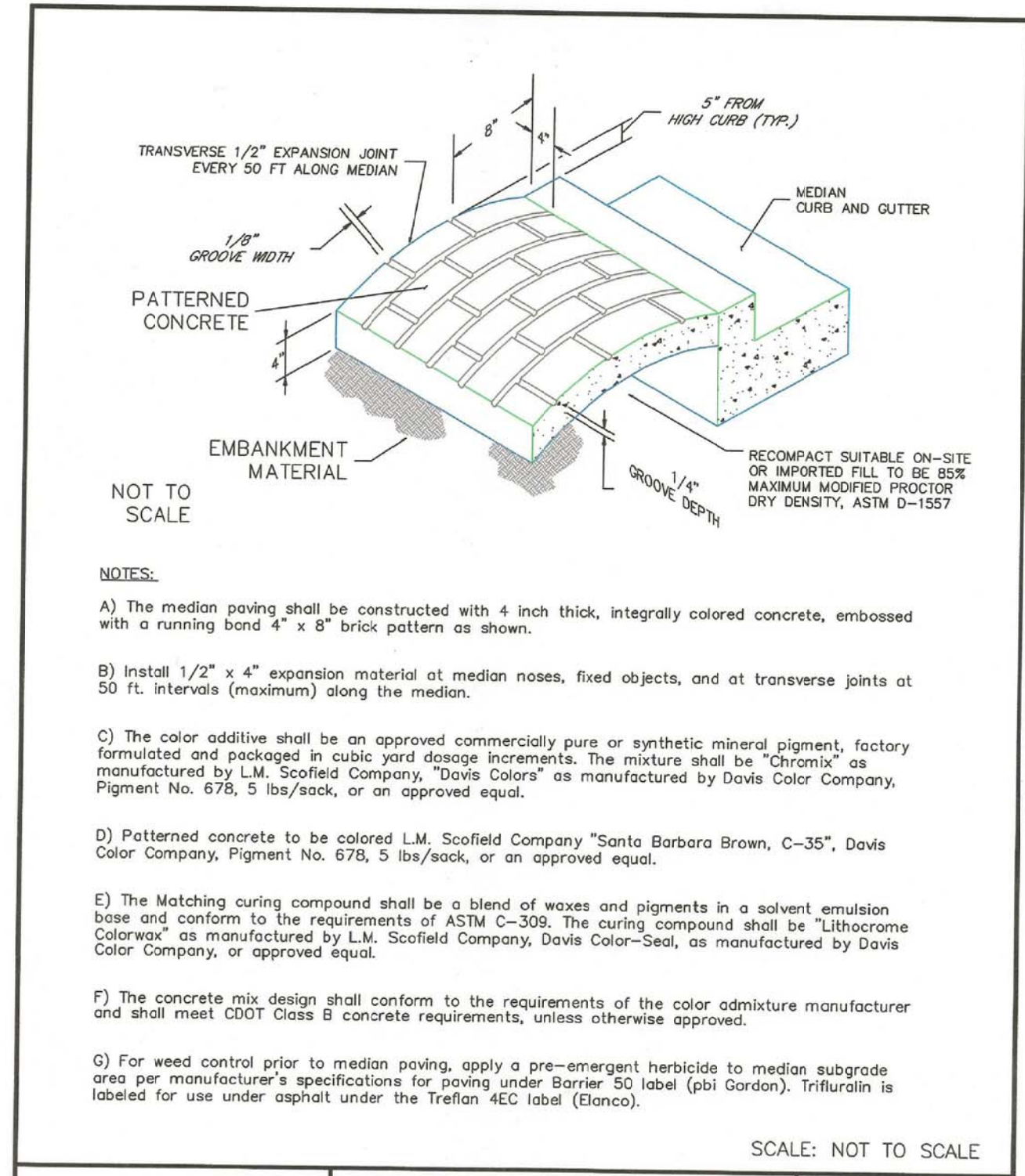
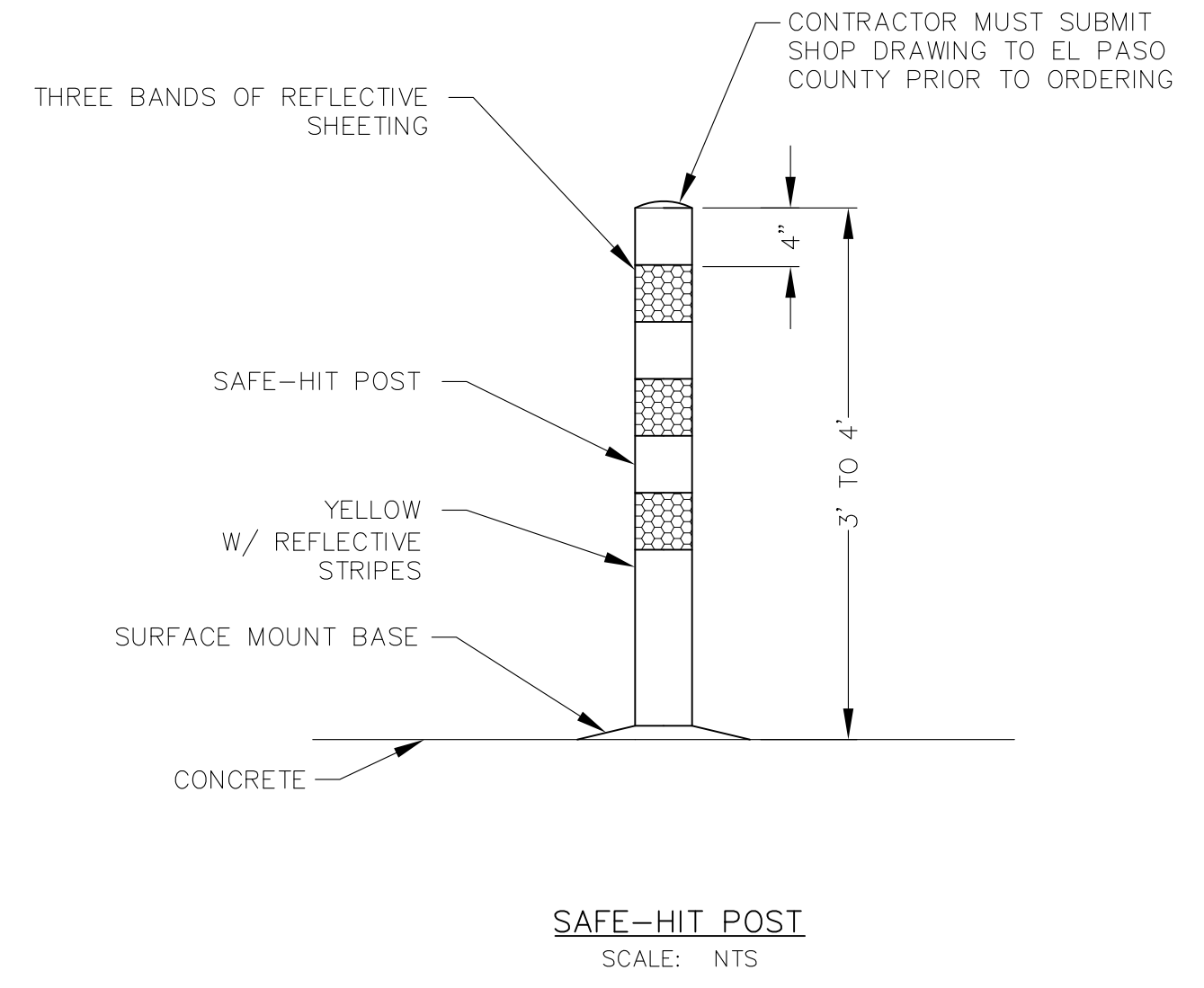
8/11/11	Parallel Pedestrian Ramp Detail Standard Drawing	
DATE APPROVED: André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-50



1/12/16	Plowable Median Nose Detail Standard Drawing	
DATE APPROVED: André P. Brackin	REVISION DATE: 1/12/16	FILE NAME: SD_2-22



- NOTES**
1. REINFORCING NOT SHOWN FOR CLARITY. REFERENCE CDOT M604-12 DETAILS.
 2. SEE STORM DRAIN PROFILES FOR PIPE INVERT ELEVATIONS.
 3. CONSTRUCT IN ACCORDANCE WITH EL PASO COUNTY STANDARDS EXCEPT WHERE MODIFIED HERE.



7/9/09	Patterned Concrete Median Paving Standard Drawing	
DATE APPROVED: André P. Brackin	REVISION DATE: 1/18/11	FILE NAME: SD_2-21

CORE ENGINEERING GROUP
 1500 AVENUE 53
 BOULDER, CO 80506
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cge1.com

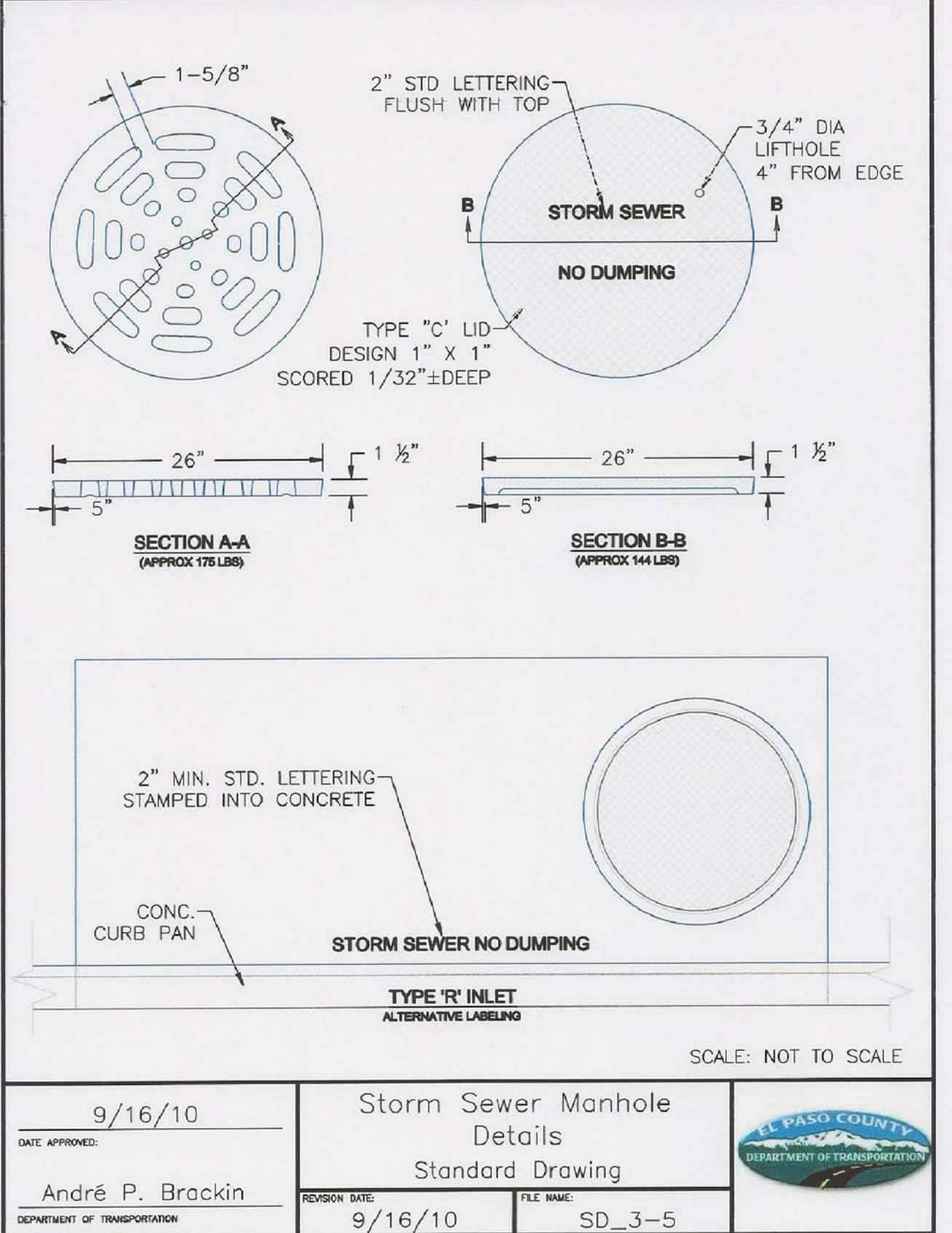
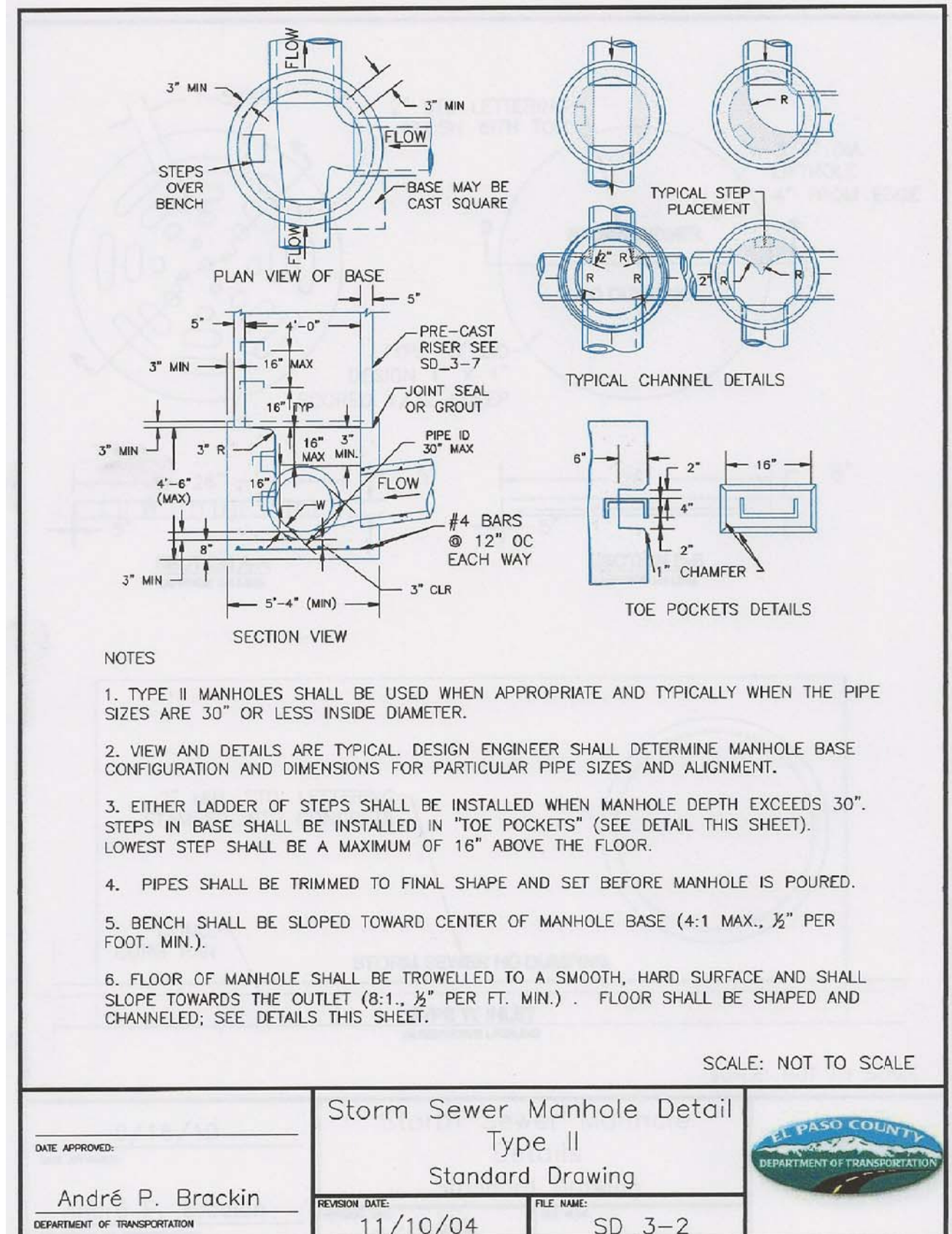
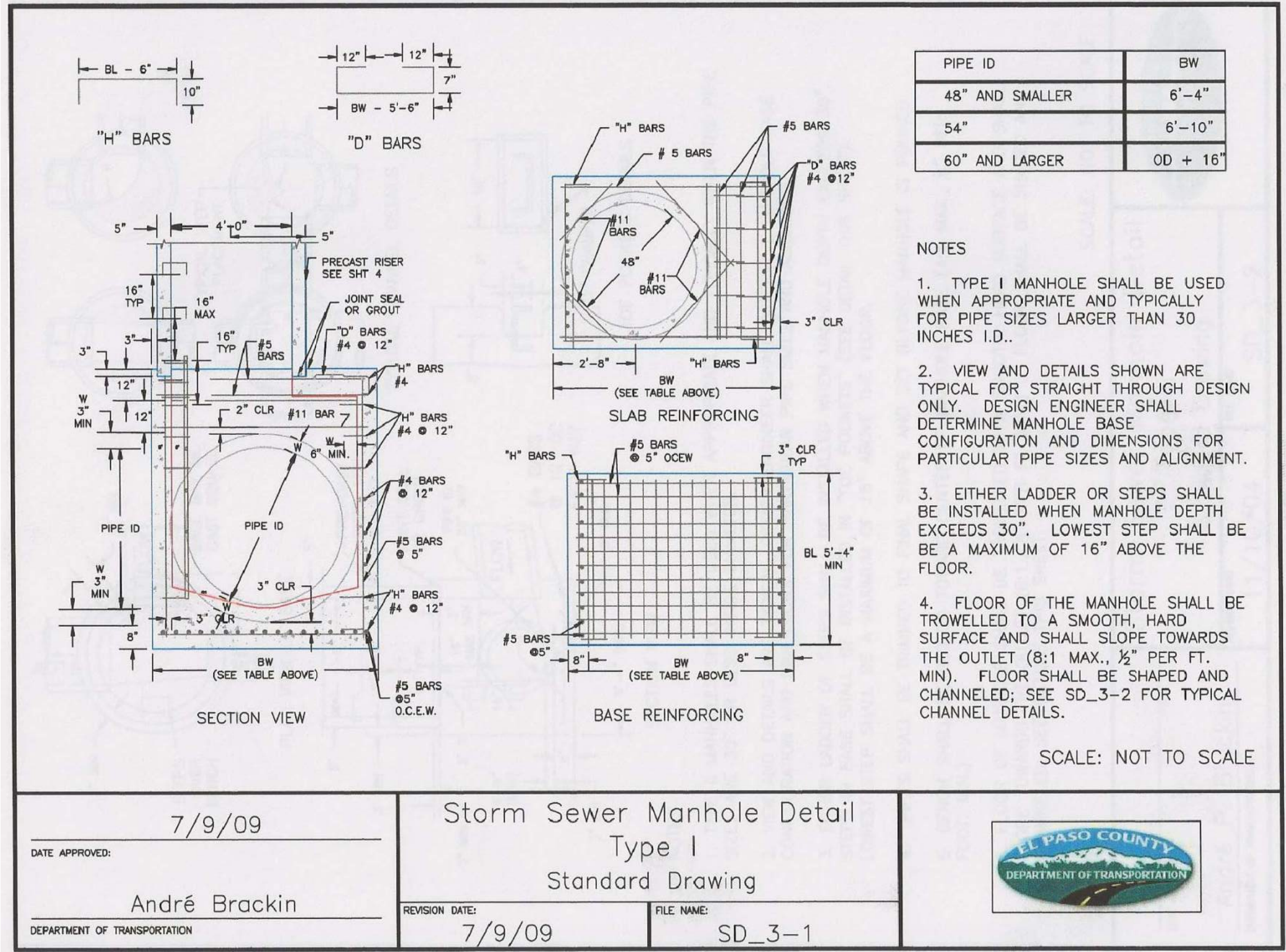
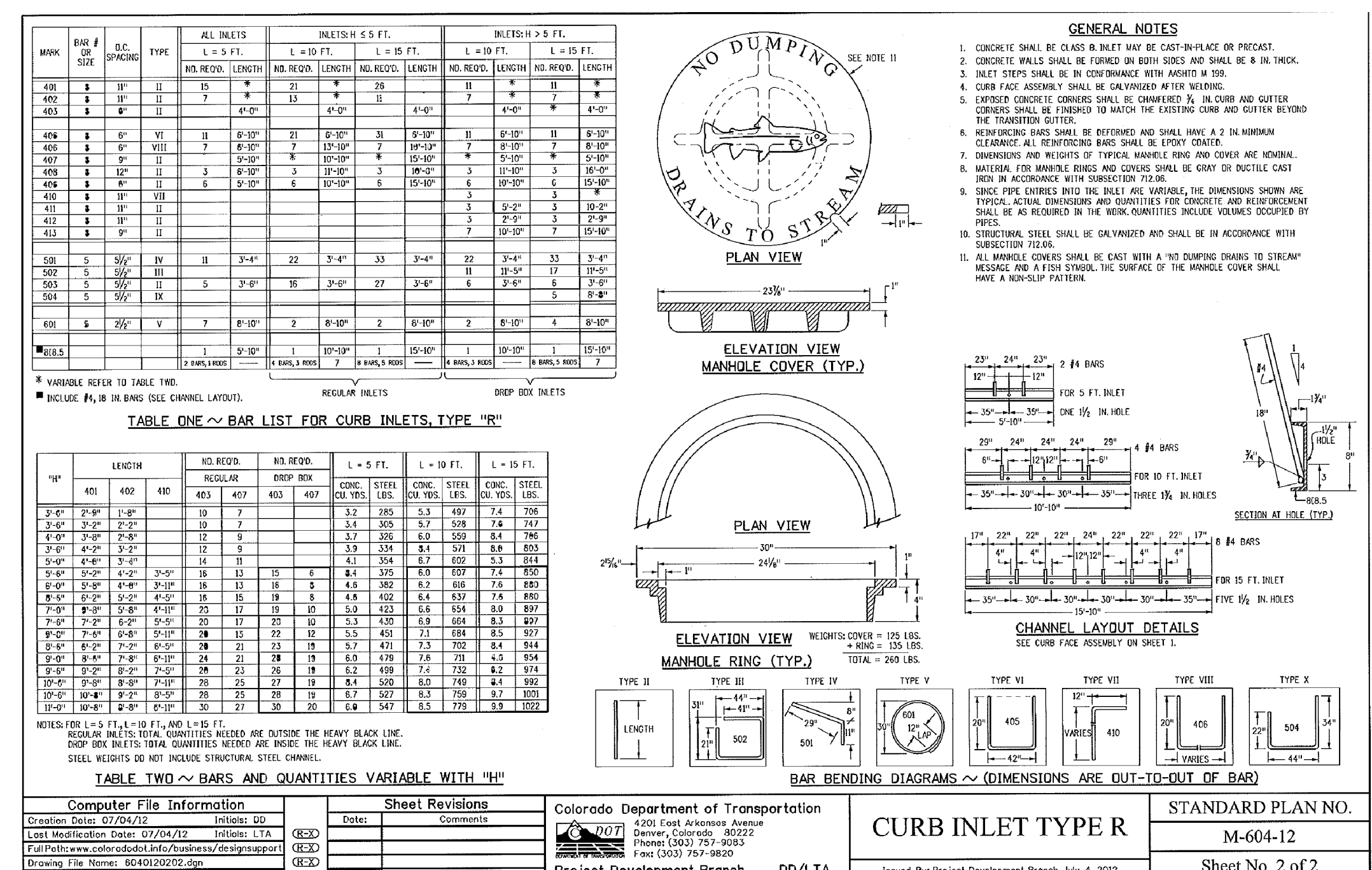
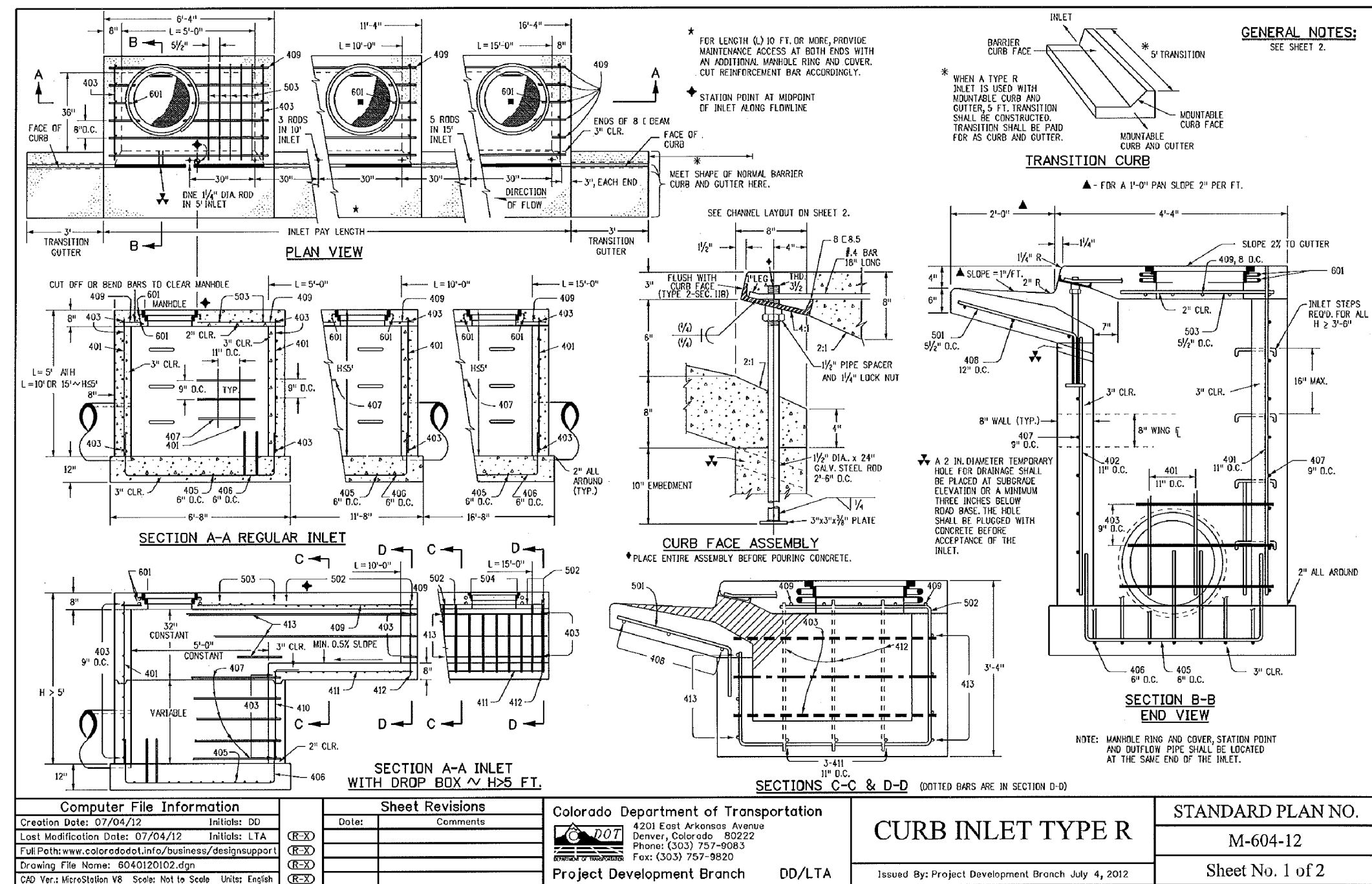
DATE: 4/20/2018
 DESCRIPTION: CHANGE BOLLARD TO SAFE HIT POST
 NO. 1.
 PREPARED FOR: LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK
 PROJECT: FONTAINE BLVD IN LORSON RANCH LEAST
 FONTAINE BLVD-OLD GLORY DR COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

FONTAINE BLVD STREET/STORM AND WATER/SEWER CONSTRUCTION STREET/STORM DETAILS



DATE: APRIL 2, 2018
 PROJECT NO. 100.041
 SHEET NUMBER C10.2
 TOTAL SHEETS: 34



CORE ENGINEERING GROUP
 15004 15TH AVE. S.E.
 DENVER, CO 80232
 PHONE: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

PROJECT:
FONTAINE BLVD IN EAST LORSON RANCH
 FONTAINE BLVD. - OLD GLORY DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET/STORM SEWER DETAILS

DATE: APRIL 2, 2018

PROJECT NO.: 100.041

SHEET NUMBER: C10.3

TOTAL SHEETS: 34

DATE APPROVED: 7/9/09
ANDRÉ P. BRACKIN
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 7/9/09
FILE NAME: SD_3-1

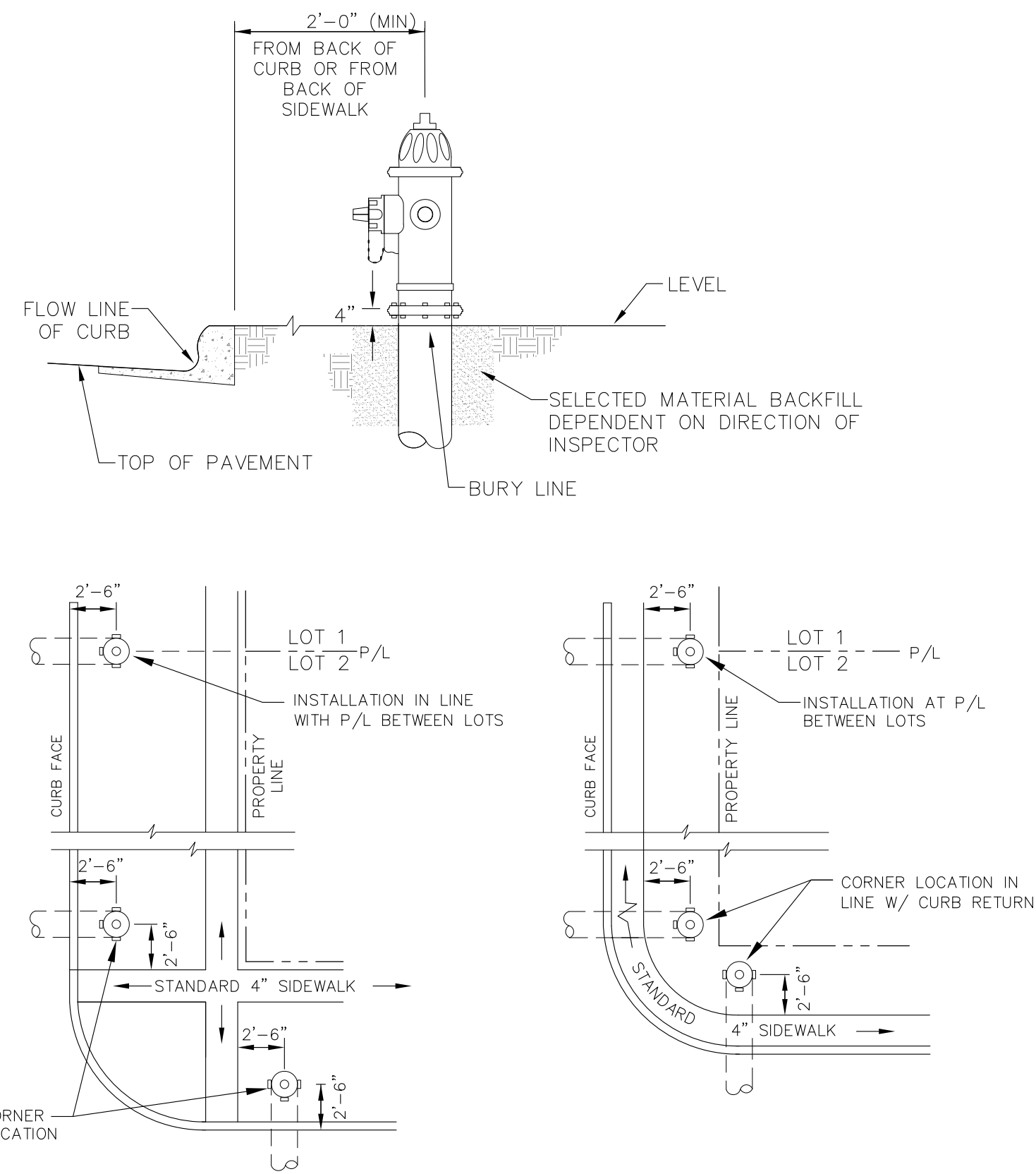
DATE APPROVED: 11/10/04
ANDRÉ P. BRACKIN
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 11/10/04
FILE NAME: SD_3-2

DATE APPROVED: 9/16/10
ANDRÉ P. BRACKIN
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 9/16/10
FILE NAME: SD_3-5

PROFESSIONAL ENGINEER
 33997
 4-2-2018



DETACHED SIDEWALK LOCATION
NO SCALE

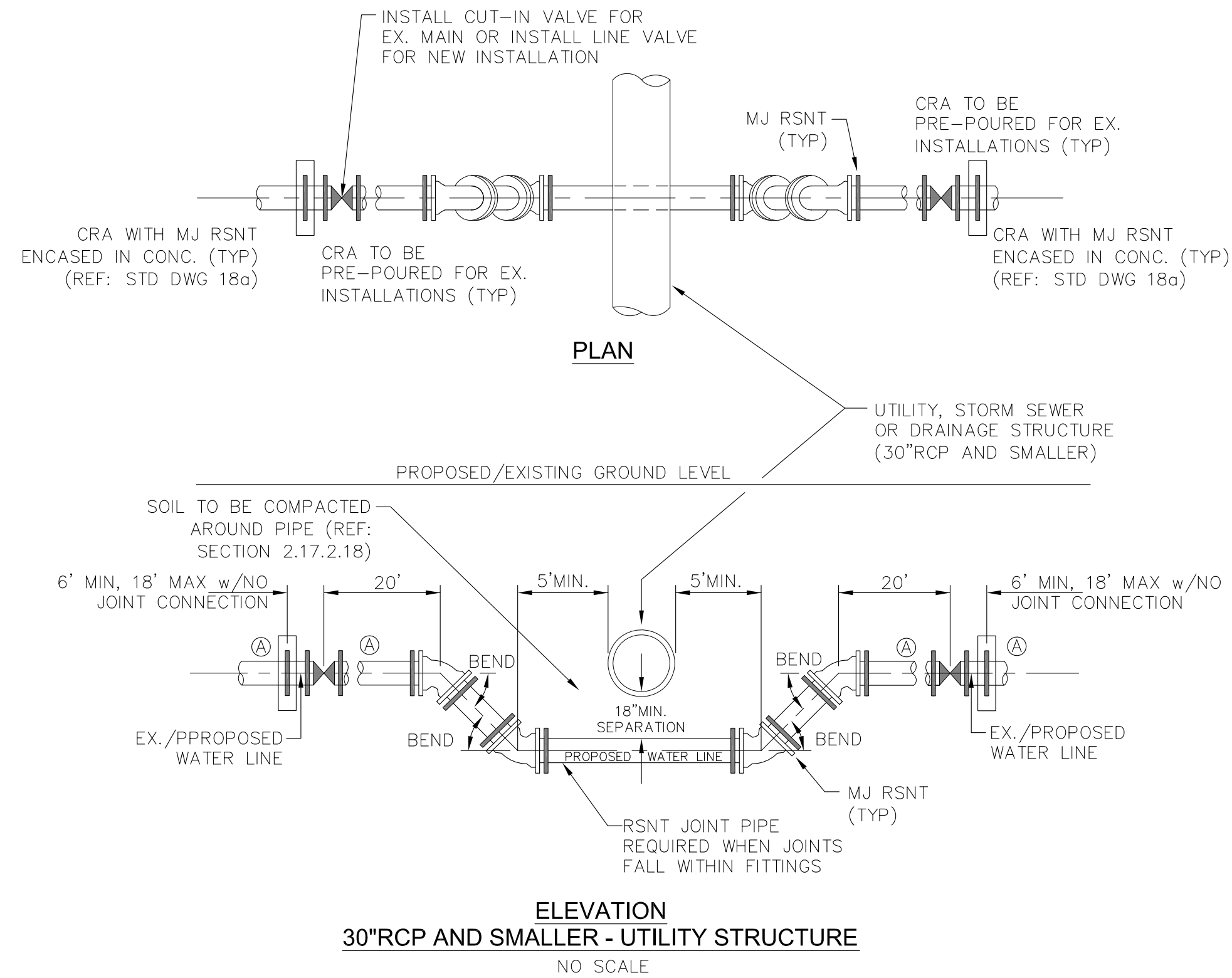
ATTACHED SIDEWALK LOCATION
NO SCALE

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

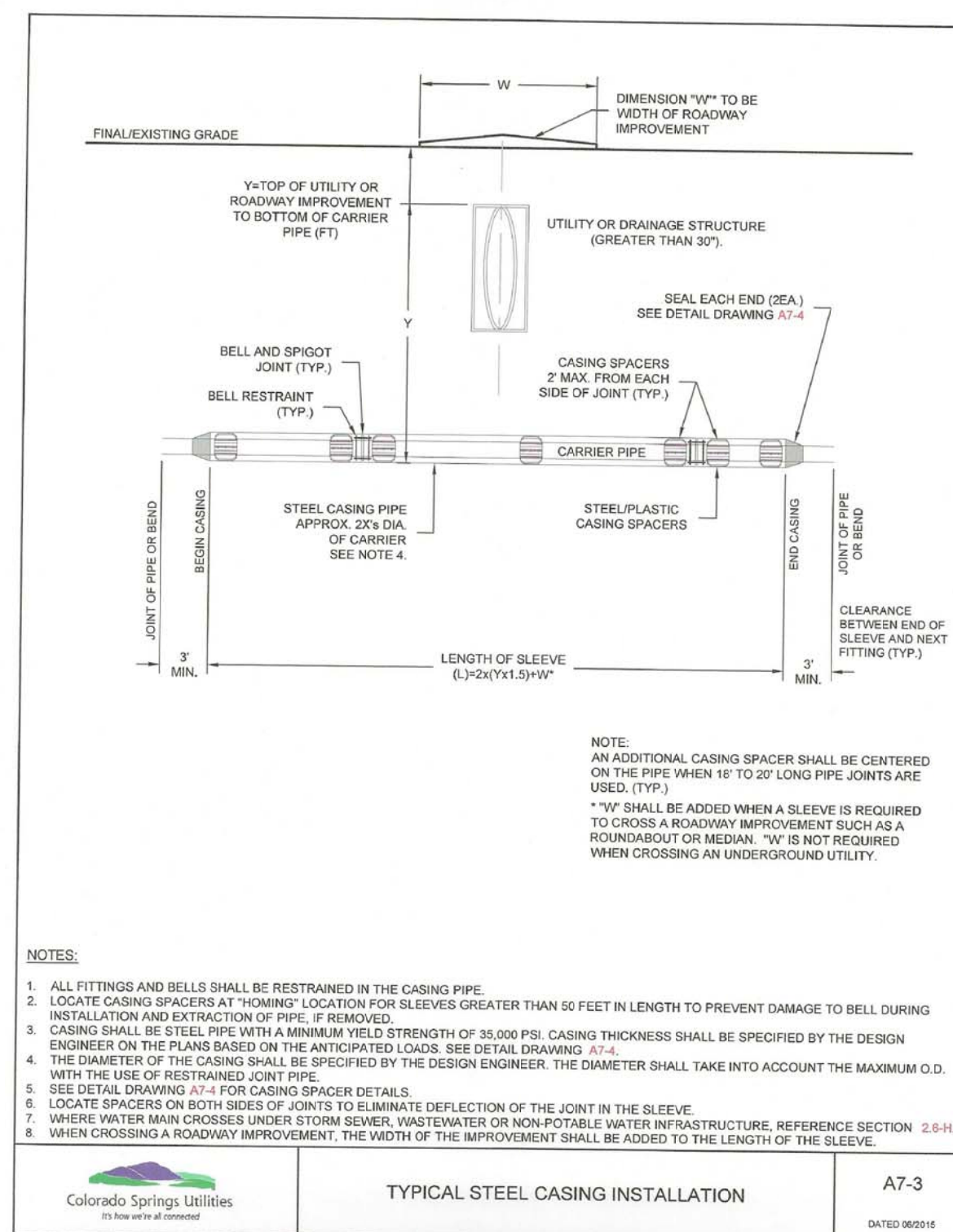


ELEVATION
30"RCP AND SMALLER - UTILITY STRUCTURE
NO SCALE

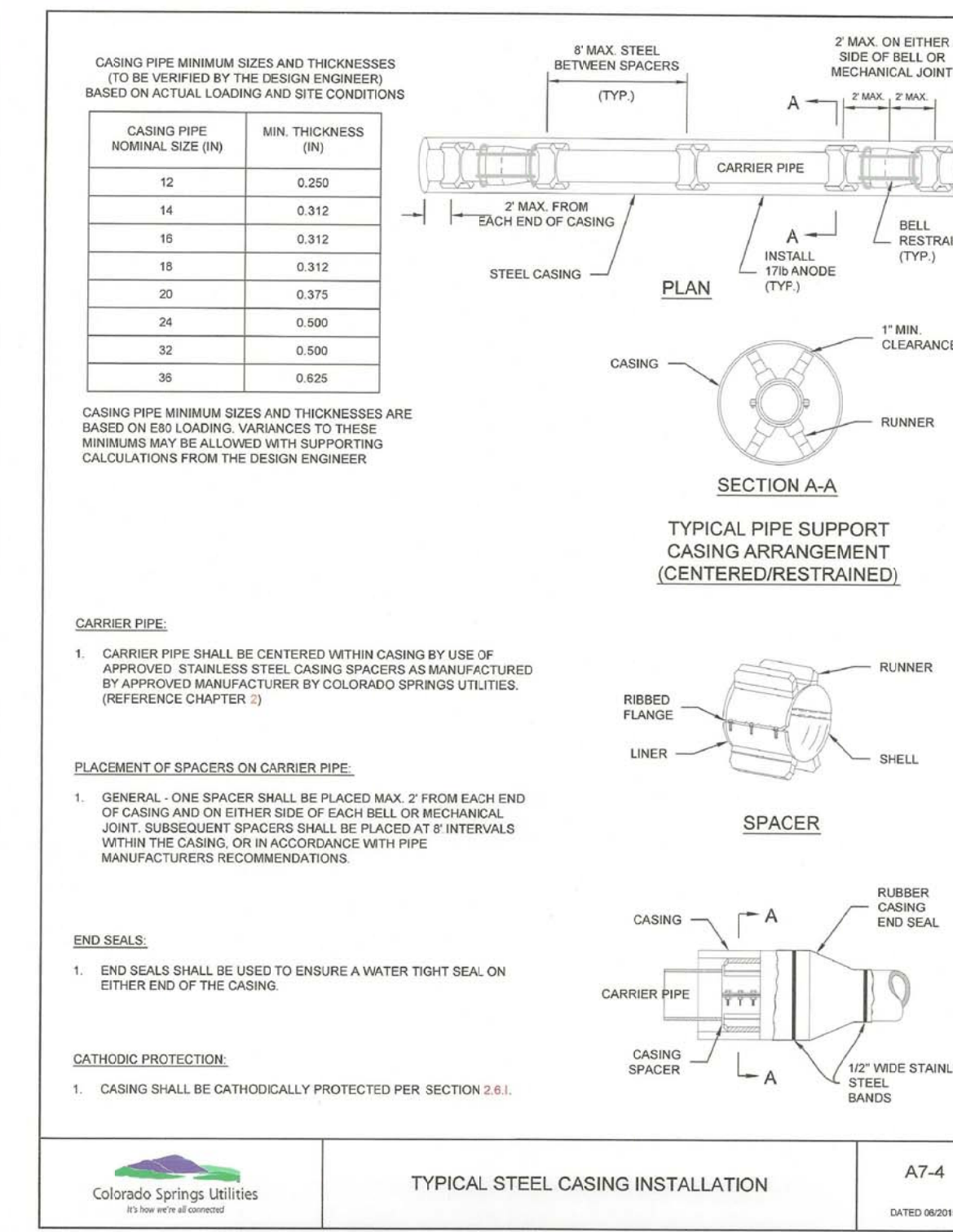
GENERAL NOTES

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



TYPICAL STEEL CASING INSTALLATION
A7-3
DATED 06/09/18



CORE ENGINEERING GROUP
1500 W. 15TH AVENUE, SUITE 300
DENVER, CO 80202
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cge1.com

DATE: _____
DESCRIPTION: _____
NO: _____
PROJECT: **FONTAINE BLVD IN LORSON, LLC**
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
FONTAINE BLVD - OLD GLORY DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

FONTAINE BLVD STREET/STORM AND WATER/SEWER CONSTRUCTION WATERMAIN DETAILS



DATE: APRIL 2, 2018

PROJECT NO. 100.041

SHEET NUMBER C12.1

TOTAL SHEETS: 34