

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



Know what's below.  
Call before you dig.

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

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**DEVELOPER'S STATEMENT**

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

BUSINESS NAME LORSON, LLC

BY Jeff Mark DATE 4/9/18

TITLE Authorized Signing Agent

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

**COLORADO SPRINGS UTILITIES  
WATER PLAN DESIGN APPROVAL**

APPROVED BY: Simon V. [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.

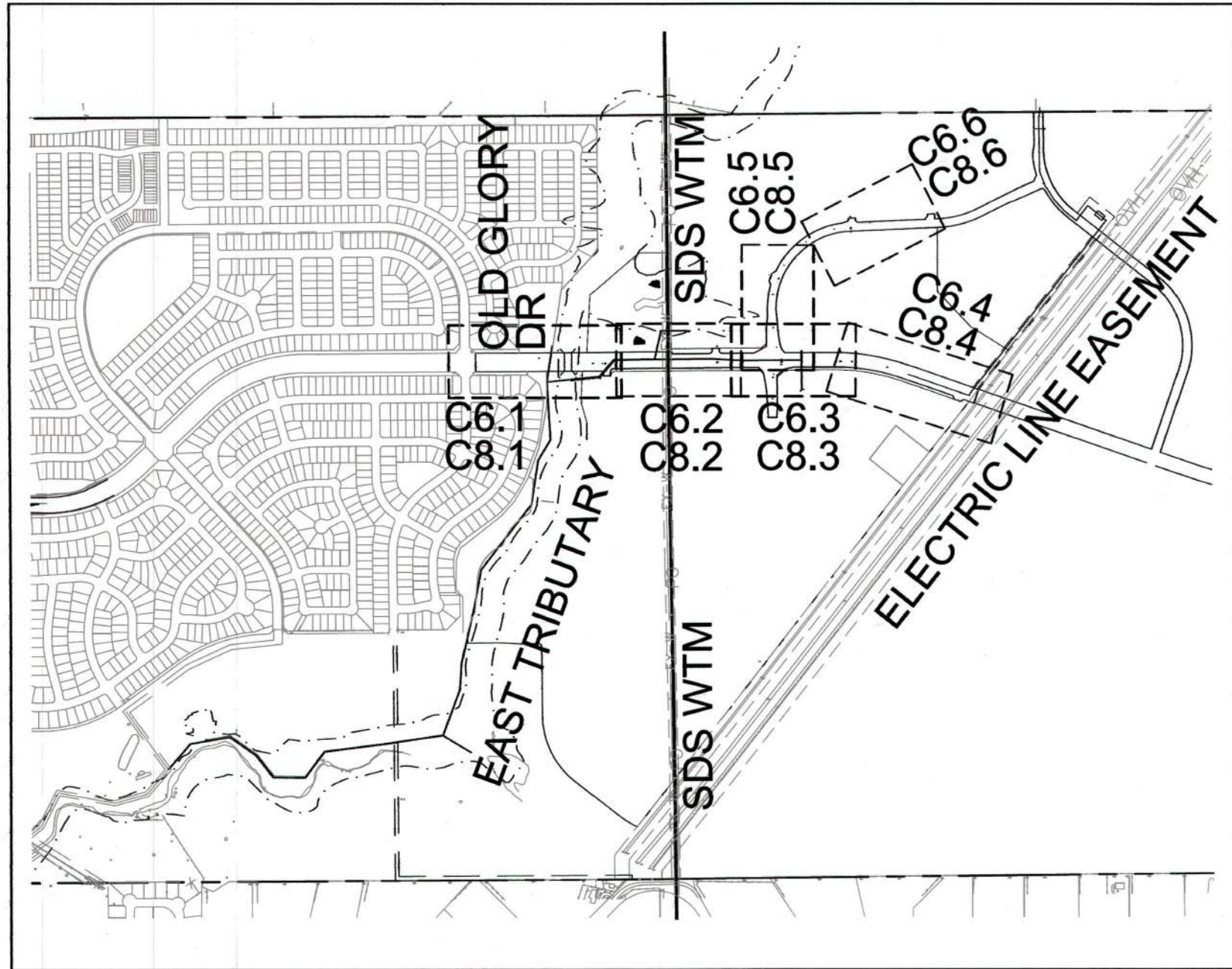
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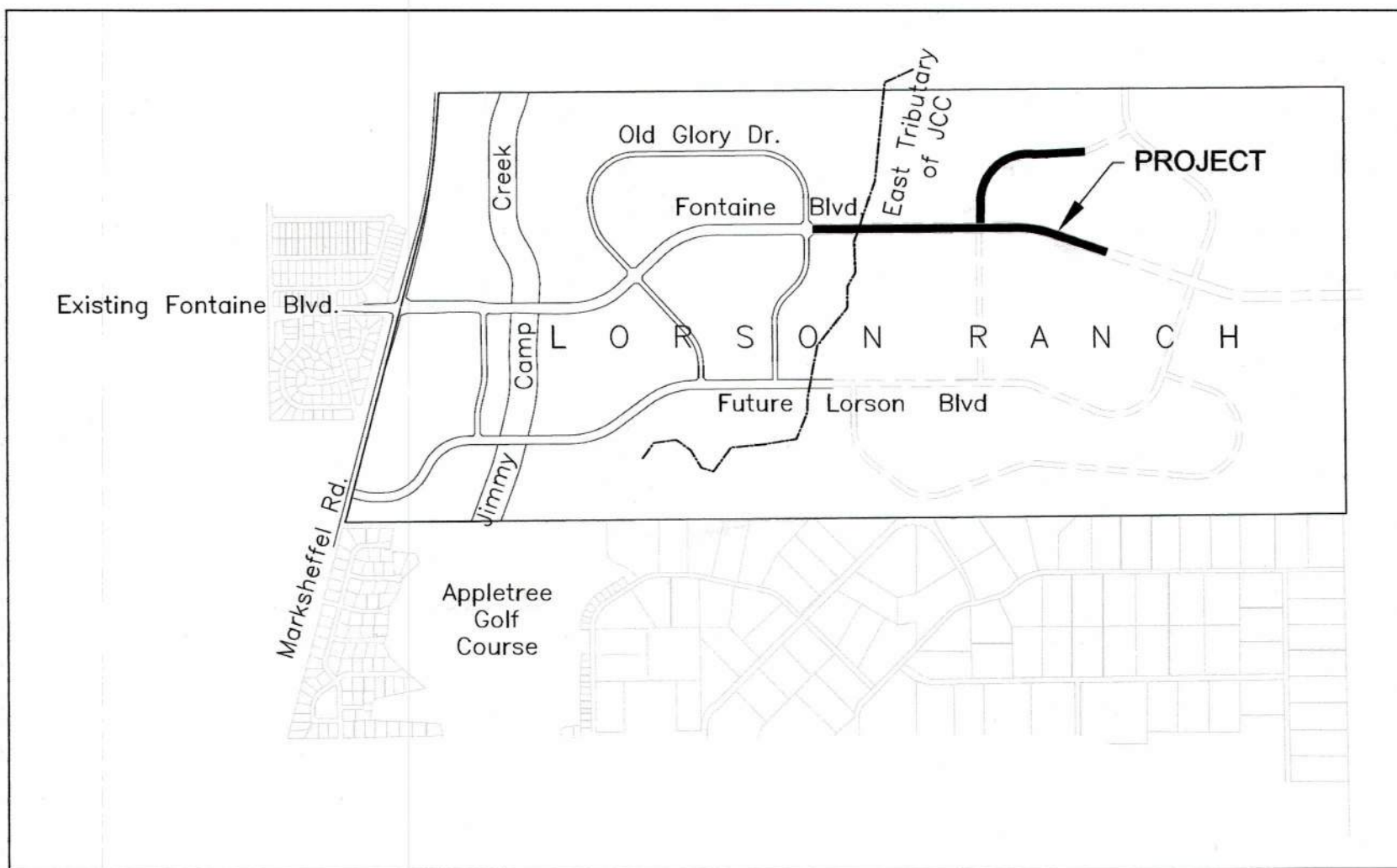
JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR DATE  
CONDITIONS: **"Roundabout lighting, landscaping, signing and striping need to be completed and inspected as a whole and may require field adjustments prior to County acceptance of the public improvements in these plans."**

**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



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**

FMS 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 Robert K. [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 Robert K. [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

CDR 18-003

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 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, CO 80903  
CONTACT: JEFF MARK

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

DATE:  
APRIL 2, 2018

PROJECT NO.  
100.041

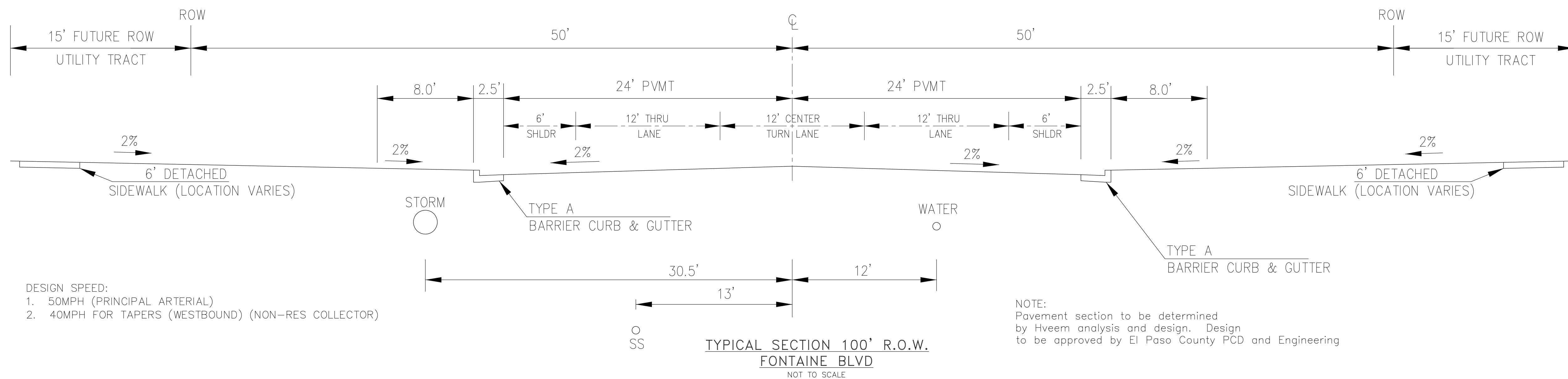
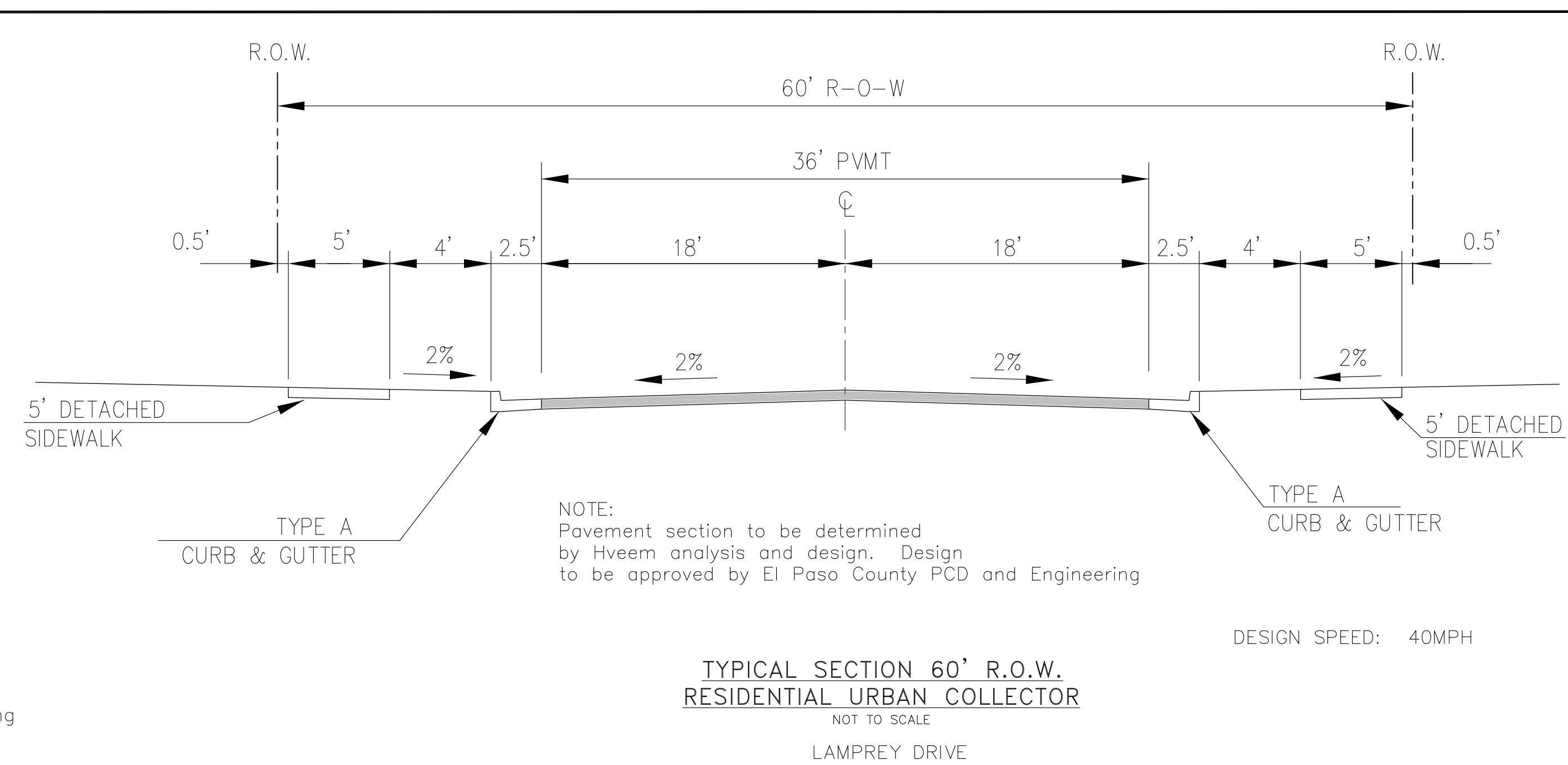
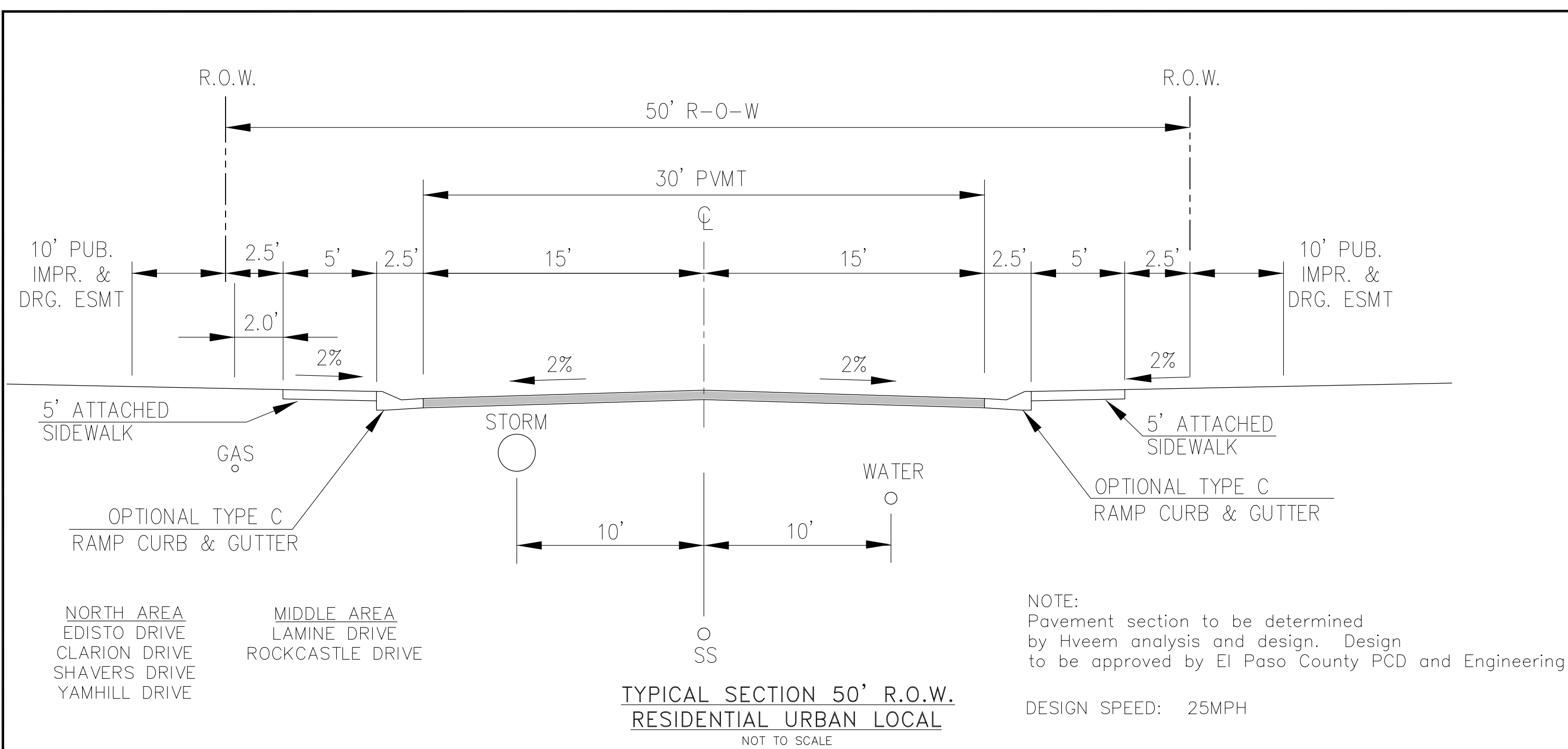
SHEET NUMBER  
**C1.1**

TOTAL SHEETS: 34



CONSTRUCTION NOTES		WIDEFIELD WATER AND SANITATION DISTRICT GENERAL NOTES	
<div><div>1.</div><div>ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.</div></div> <div><div>2.</div><div>EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM DREXEL, BARRELL &amp; CO., JULY, 2005. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.</div></div> <div><div>3.</div><div>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</div></div> <div><div>4.</div><div>THE CONTRACTOR IS RESPONSIBLE FOR THE RE–ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.</div></div> <div><div>5.</div><div>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.</div></div> <div><div>6.</div><div>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–i557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED 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.</div></div> <div><div>7.</div><div>SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.</div></div> <div><div>8.</div><div>FILL SHALL BE PLACED IN 8–INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.</div></div> <div><div>9.</div><div>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:<div><div><div>– HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.</div><div>– SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.</div><div>– TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.</div><div>– MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.</div><div>– TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.</div><div>– CONCRETE WASH AREAS.</div><div>– INLET PROTECTION.</div></div>THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.</div></div><div><div>10.</div><div>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.</div></div></div>		<div><div>1.</div><div>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.</div></div> <div><div>2.</div><div>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.</div></div> <div><div>3.</div><div>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.</div></div> <div><div>4.</div><div>ALL DUCTILE IRON PIPE, TO INCLUDE FITTINGS, VALVES AND FIRE HYDRANTS WILL BE WRAPPED WITH POLYETHYLENE TUBING, BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED.</div></div> <div><div>5.</div><div>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.</div></div> <div><div>6.</div><div>PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.</div></div> <div><div>7.</div><div>ALL FITTINGS SHALL BE DUCTILE IRON –MECHANICAL JOINT AND HAVE 1 LB. MAGNESIUM ANODES AT EVERY FITTING.</div></div> <div><div>8.</div><div>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.</div></div> <div><div>9.</div><div>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.</div></div> <div><div>10.</div><div>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.</div></div> <div><div>11.</div><div>ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.</div></div> <div><div>12.</div><div>ANY WATER UTILITY MATERIAL REMOVED AND NOT REUSED SHALL BE RETURNED TO THE WIDEFIELD WATER AND SANITATION DISTRICT IF THE DISTRICT SO REQUESTS.</div></div> <div><div>13.</div><div>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.</div></div> <div><div>14.</div><div>ANY PUMPING OR BYPASS OPERATIONS MUST BE REVIEWED AND APPROVED PRIOR TO EXECUTION BY BOTH THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER.</div></div> <div><div>15.</div><div>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.</div></div> <div><div>16.</div><div>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.</div></div> <div><div>17.</div><div>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.</div></div> <div><div>18.</div><div>PRIOR TO CONSTRUCTION, A <u>PRE–CONSTRUCTION CONFERENCE IS REQUIRED</u> 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. <u>NO PRE–CONSTRUCTION CONFERENCE TIMES WILL BE SET UNTIL 4 SETS OF SIGNED DRAWINGS ARE RECEIVED BY THE WIDEFIELD W &amp; S DISTRICT.</u> PRE–CONSTRUCTION DATE /INITIALS_____.</div></div>	
EL PASO COUNTY STANDARD CONSTRUCTION NOTES:		WIDEFIELD WATER AND SANITATION DISTRICT UTILITY CONSTRUCTION NOTES	
<div><div>1.</div><div>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.</div></div> <div><div>2.</div><div>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).</div></div> <div><div>3.</div><div>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:<div><div><div>a.</div><div>EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)</div></div><div><div>b.</div><div>CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2</div></div><div><div>c.</div><div>COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION</div></div><div><div>d.</div><div>CDOT M &amp; S STANDARDS</div></div></div></div></div> <div><div>4.</div><div>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.</div></div> <div><div>5.</div><div>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.</div></div> <div><div>6.</div><div>CONTRACTOR SHALL SCHEDULE A PRE–CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.</div></div> <div><div>7.</div><div>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.</div></div> <div><div>8.</div><div>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.</div></div> <div><div>9.</div><div>ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.</div></div> <div><div>10.</div><div>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.</div></div> <div><div>11.</div><div>ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.</div></div> <div><div>12.</div><div>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.</div></div> <div><div>13.</div><div>SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORK DEPARTMENT AND MUTCD CRITERIA.</div></div> <div><div>14.</div><div>CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PWD, INCLUDING WORK WITHIN THE RIGHT–OF–WAY AND SPECIAL TRANSPORT PERMITS.</div></div> <div><div>15.</div><div>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.</div></div>		<div><div>1.</div><div>ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE CATHODIC PROTECTION AND 1 LB MAGNESIUM ANODES AT EVERY FITTING.</div></div> <div><div>2.</div><div>ALL FIRE HYDRANTS SHALL BE GUARDIAN K–81D OR AVK SERIES 2700, (MODERN)</div></div>	
FONTAINE BLVD STREET/STORM AND WATER/SEWER CONSTRUCTION NOTES		GENERAL NOTES	
<div><div>1.</div><div>ROUNDAABOUT LIGHTING PLANS (NOT INCLUDED IN THIS PLAN SET) SHALL BE REVIEWED BY EL PASO COUNTY PCD.</div></div> <div><div>2.</div><div>ROUNDAABOUT LANDSCAPING PLANS (NOT INCLUDED IN THIS PLAN SET) SHALL BE REVIEW BY EL PASO COUNTY PCD.</div></div>		<div><div>1.</div><div>CONTRACTOR SHALL COMPLY WITH CSU LESS 2.6.H.8 "CROSSING RAW WATER TRANSMISSION MAINS" FOR ALL WORK WITHIN THE CSU WATERMAIN EASEMENT</div></div> <div><div>2.</div><div>UTILITIES CROSSING OVER THE SDS WATERMAIN MUST BE POTHOLED WITH HYDRO–VAC AT EVERY CROSSING TO OBTAIN VISUAL VERIFICATIN OF THE WATERMAIN ELEVATION.</div></div> <div><div>3.</div><div>A COLORADO SPRINGS UTILITIES WATER INSPECTOR SHALL BE NOTIFIED, 719–668–4658, AND PRESENT BEFORE AND DURING CONSTRUCTION ACTIVITIES WITHIN THE SDS EASEMENT</div></div> <div><div>4.</div><div>CONTACT WAYNE RUST, 719–668–3996, COLORADO SPRINGS UTILITIES, FOR ADDITIONAL INFORMATION REGARDING THE SDS FIBER LINE.</div></div> <div><div>5.</div><div>CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5' OF COVER OVER THE SDS WATERMAIN.</div></div> <div><div>6.</div><div>CONTRACTOR SHALL SALVAGE AND REPLACE ALL CARSONITE WATER MARKERS OVER THE WATERMAIN AFTER CONSTRUCTION.</div></div>	
<div>CORE ENGINEERING GROUP 15004 1ST AVENUE S BURNVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@c-eg1.com</div>		<div>DATE: APRIL 2, 2018</div>	
<div>PROJECT: FONTAINE BLVD IN LORSON RANCH EAST FONTAINE BLVD.–OLD GLORY DR COLORADO SPRINGS, COLORADO</div>		<div>PROJECT NO. 100.041</div>	
<div>SHEET NUMBER C1.2</div>		<div>TOTAL SHEETS: 34</div>	



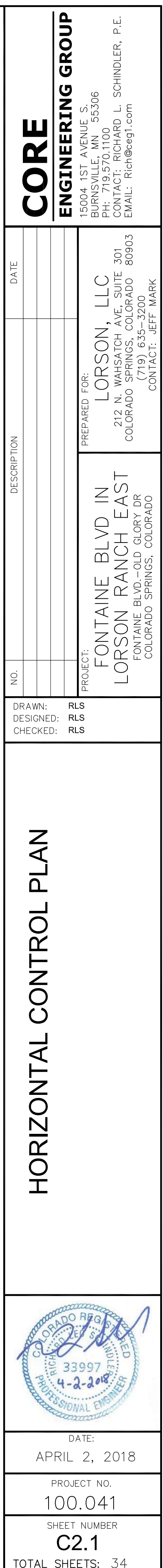


DRAWN:	RLS	
DESIGNED:	RLS	
CHECKED:	RLS	
No.	Description	Date
<b>PROJECT:</b>		<b>PREPARED FOR:</b>
FONTAINE BLVD IN LORSON RANCH EAST FONTAINE BLVD.-OLD GLORY DR COLORADO SPRINGS, COLORADO		LORSON, LLC 212 N. WASHATCH AVE SUITE 301 COLORADO SPRINGS, COLORADO 80903  (719) 635-3200 CONTACT: JEFF MARK
<div style="text-align: right;"> <b>CORE ENGINEERING GROUP</b>            15004 1ST AVENUE S.            BURNSVILLE, MN. 55306            (763) 251-2250            CONTACT: RICHARD L. SCHINDLER, P.E.            EMAIL: Rich@cegl.com         </div>		

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



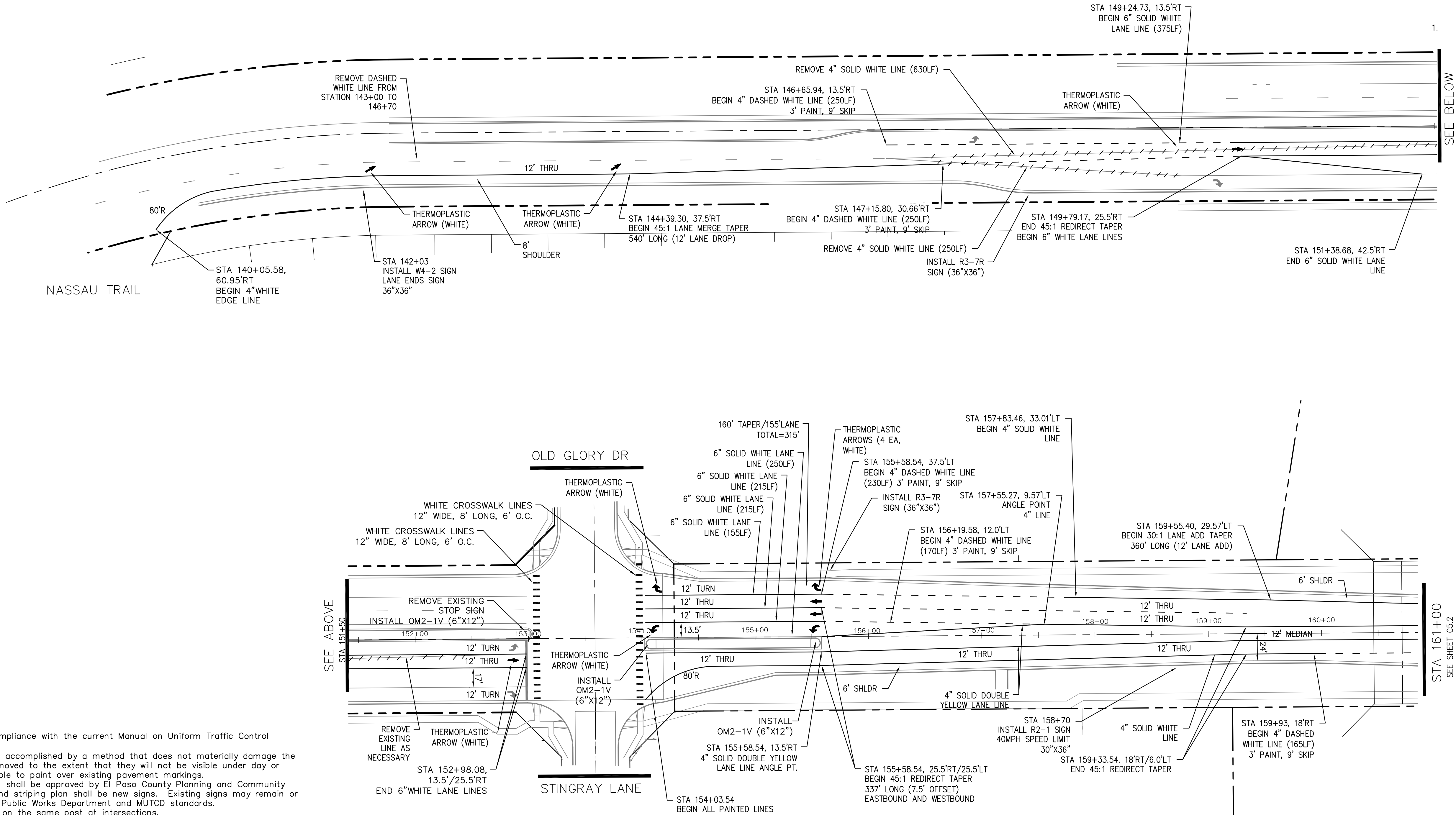
DATE:	APRIL 2, 2018
PROJECT NO.	100.041
SHEET NUMBER	<b>C1.3</b>
TOTAL SHEETS:	34





Signing and Striping Notes:

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

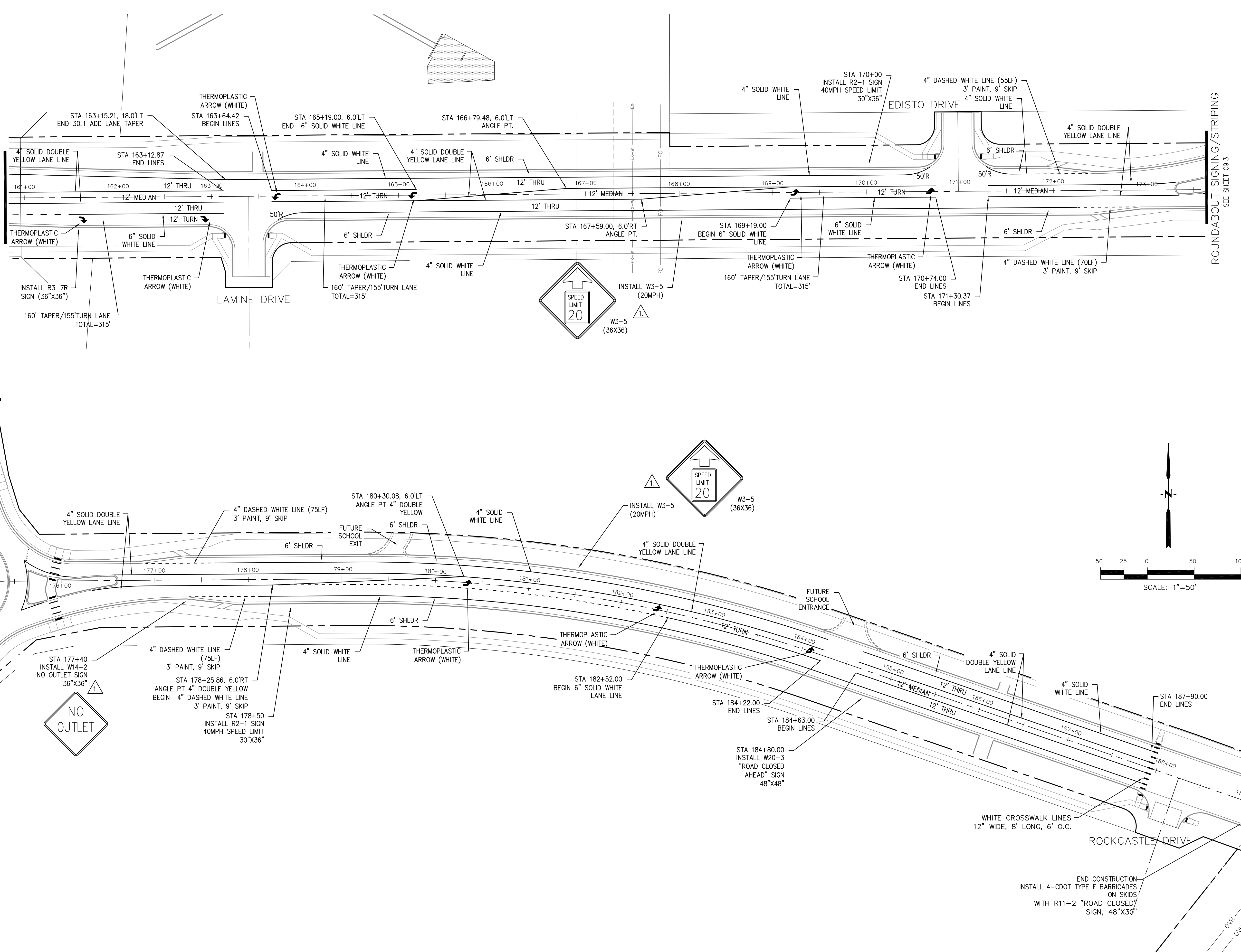
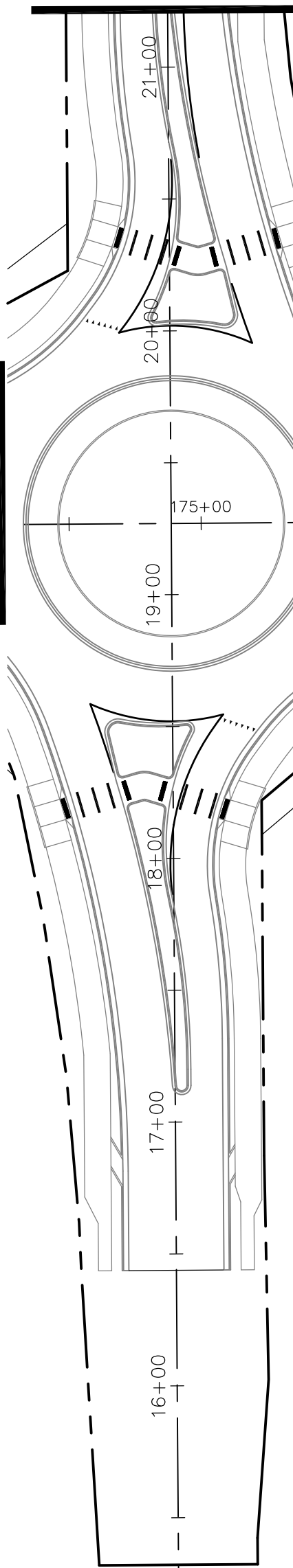


<b>CORE</b>	
<b>ENGINEERING GROUP</b>	
15004 1ST AVENUE S. BURNING WOOD, CO 80903 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg.com	
DATE	
DESCRIPTION	
NO.	
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
PROJECT: <b>FONTAINE BLVD IN LORSON, LLC</b> 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK	
PROJECT: <b>FONTAINE BLVD IN LORSON RANCH EAST</b> FONTAINE BLVD.-OLD GLORY DR COLORADO SPRINGS, COLORADO	
DATE: APRIL 2, 2018	
PROJECT NO. 100.041	
SHEET NUMBER C5.1	
TOTAL SHEETS: 34	



ROUNDABOUT SIGNING/STRIPING  
SEE SHEET C9.3

LAMPREY DRIVE  
SEE SHEET C5.3



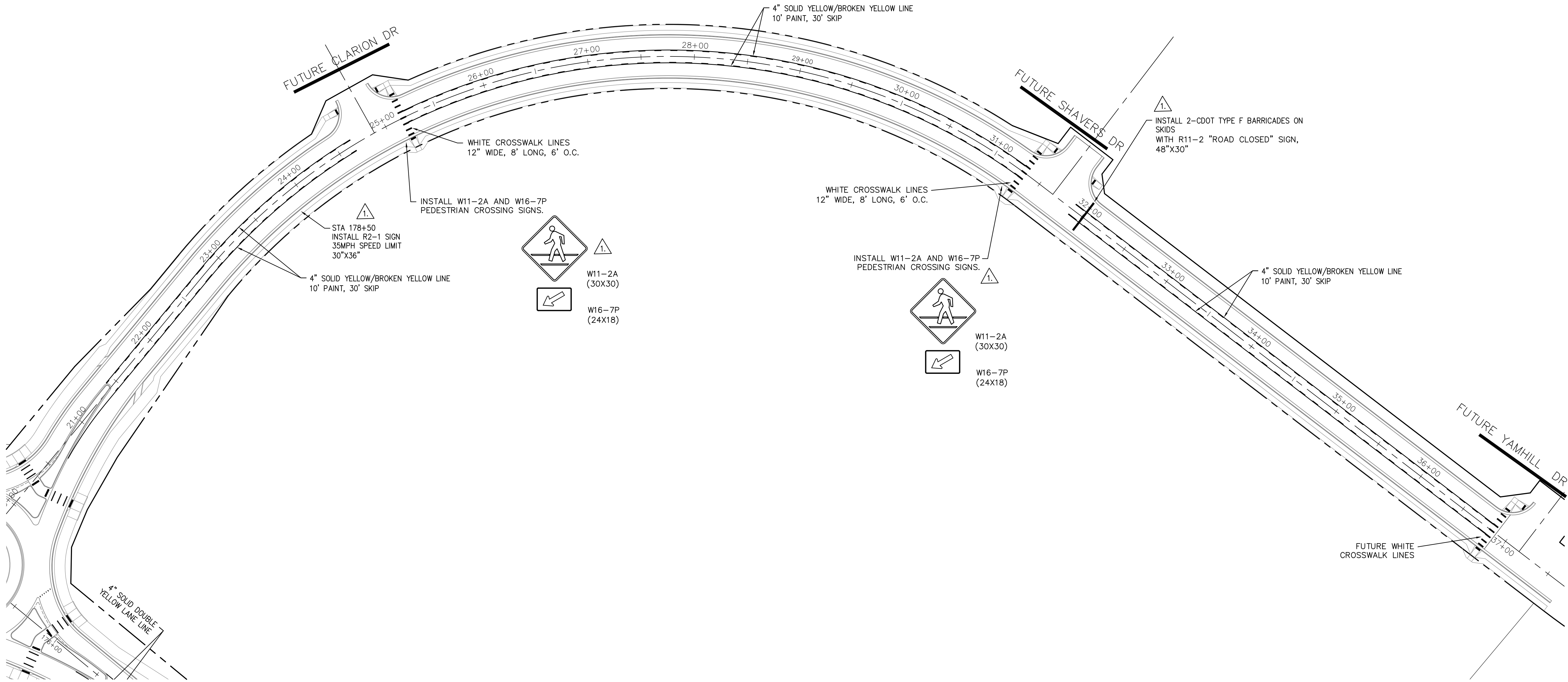
END CONSTRUCTION  
INSTALL 4-CDOT TYPE F BARRICADES  
ON SKIDS  
WITH R11-2 "ROAD CLOSED"  
SIGN, 48"x30"

<b>CORE</b> <b>ENGINEERING GROUP</b> 15004 1ST AVENUE S. BURNING WOOD, MO 63306 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.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
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
DATE: APRIL 2, 2018	
PROJECT NO. 100.041	
SHEET NUMBER C5.2	
TOTAL SHEETS: 34	

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



ROUNDABOUT SIGNING/STRIPING  
SEE SHEET C5.3



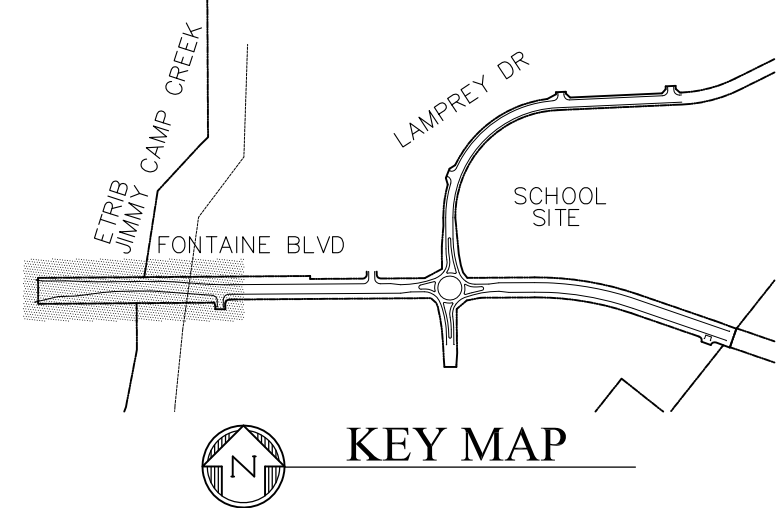
<b>CORE ENGINEERING GROUP</b> 15004 1ST AVENUE S. BURNING WOOD, MO 65506 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com		
NO.	DESCRIPTION	DATE
1.	ADD CROSSING SIGNS AND BARRICADES PER COUNTY COMMENTS	5/7/2018
PROJECT: <b>FONTAINE BLVD IN LORSON, LLC</b> 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK		
DRAWN: RLS DESIGNED: RLS CHECKED: RLS		
<b>LAMPREY DRIVE SIGNING &amp; STRIPING PLAN</b>		
DATE: <b>APRIL 2, 2018</b>		
PROJECT NO. <b>100.041</b>		
SHEET NUMBER <b>C5.3</b>		
TOTAL SHEETS: 34		



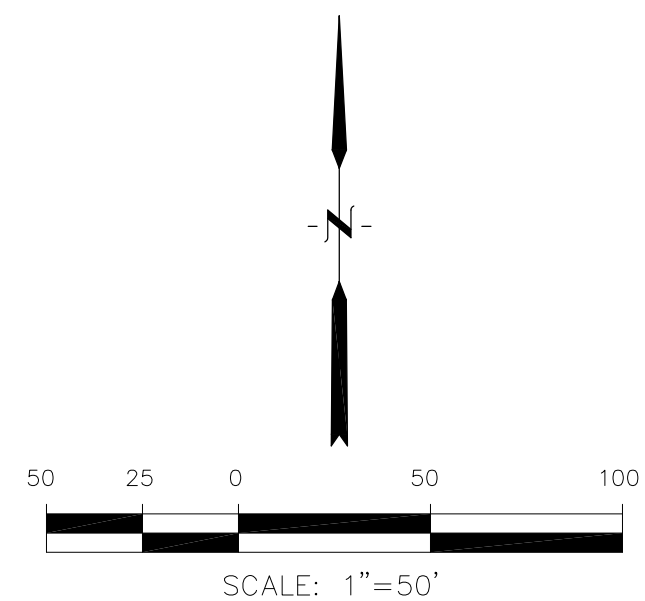
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 1 CURVE DATA ID
- 2 PEDESTRIAN RAMP, SEE SHEET C10.1
- 3 CURB/GUTTER FLOW LINE POINTS
- P PLOWABLE MEDIAN NOSE  
SEE CTY DTL SD\_2-22 ON SHEET C10.2

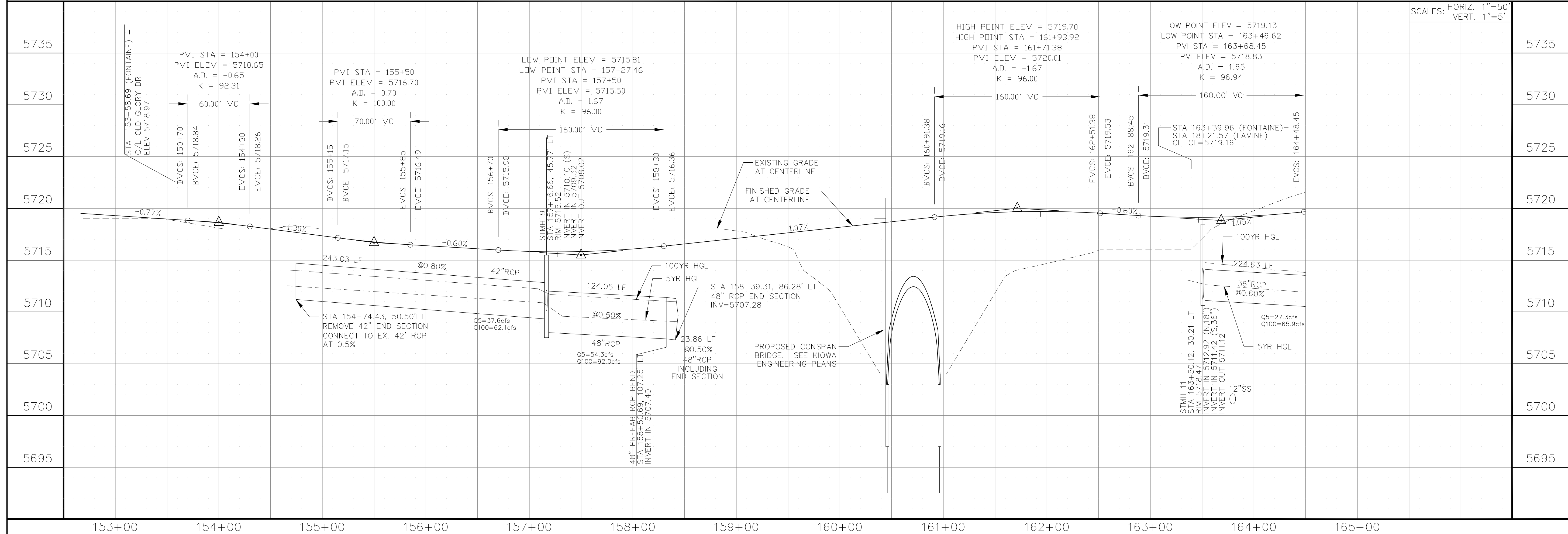
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	37.46'	25.00	85°50'39"
C2	39.14'	25.00	89°42'27"



FL CURB/GUTTER TABLE		
POINT	STA/OFFSET	FLDWLINE
1	154+51.20, 51.50'L T	5716.84
2	155+63.99, 51.50'L T	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'L T	5716.57
10a	157+17.18, 30.33'L T	5715.05
11	157+24.13, 45.49'L T	5714.78
12	158+58.68, 26.00'L T	5716.02
13	154+07.98, 1.00'RT	5718.57
14	155+53.16, 1.00'RT	5716.78
15	155+53.16, 10.00'RT	5716.56
16	154+07.98, 10.00'RT	5718.13



# FONTAINE BOULEVARD

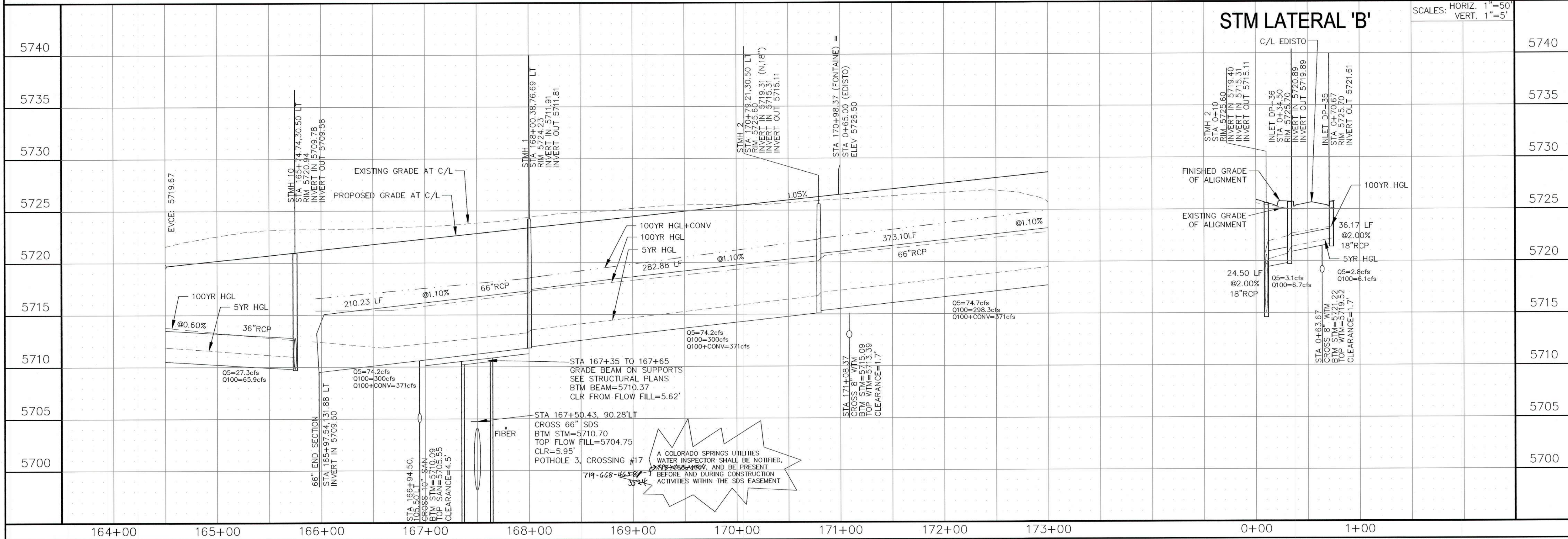
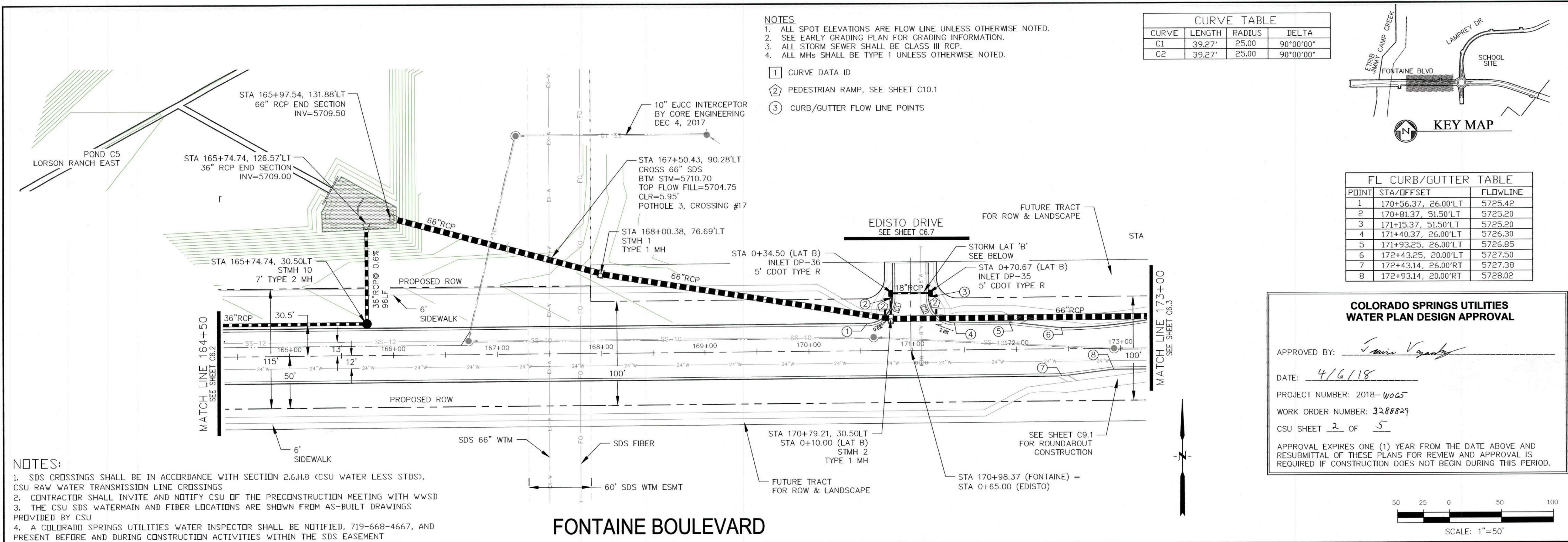
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STREET & STORM SEWER PLAN/PROFILE  
FONTAINE BOULEVARD  
STA 153+00 TO 164+50



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





CORE  
ENGINEERING GROUP

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

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

PROJECT:  
FONTAINE BLVD IN  
LORSON RANCH EAST  
FONTAINE BLVD IN  
LORSON RANCH EAST  
COLORADO SPRINGS, COLORADO

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

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

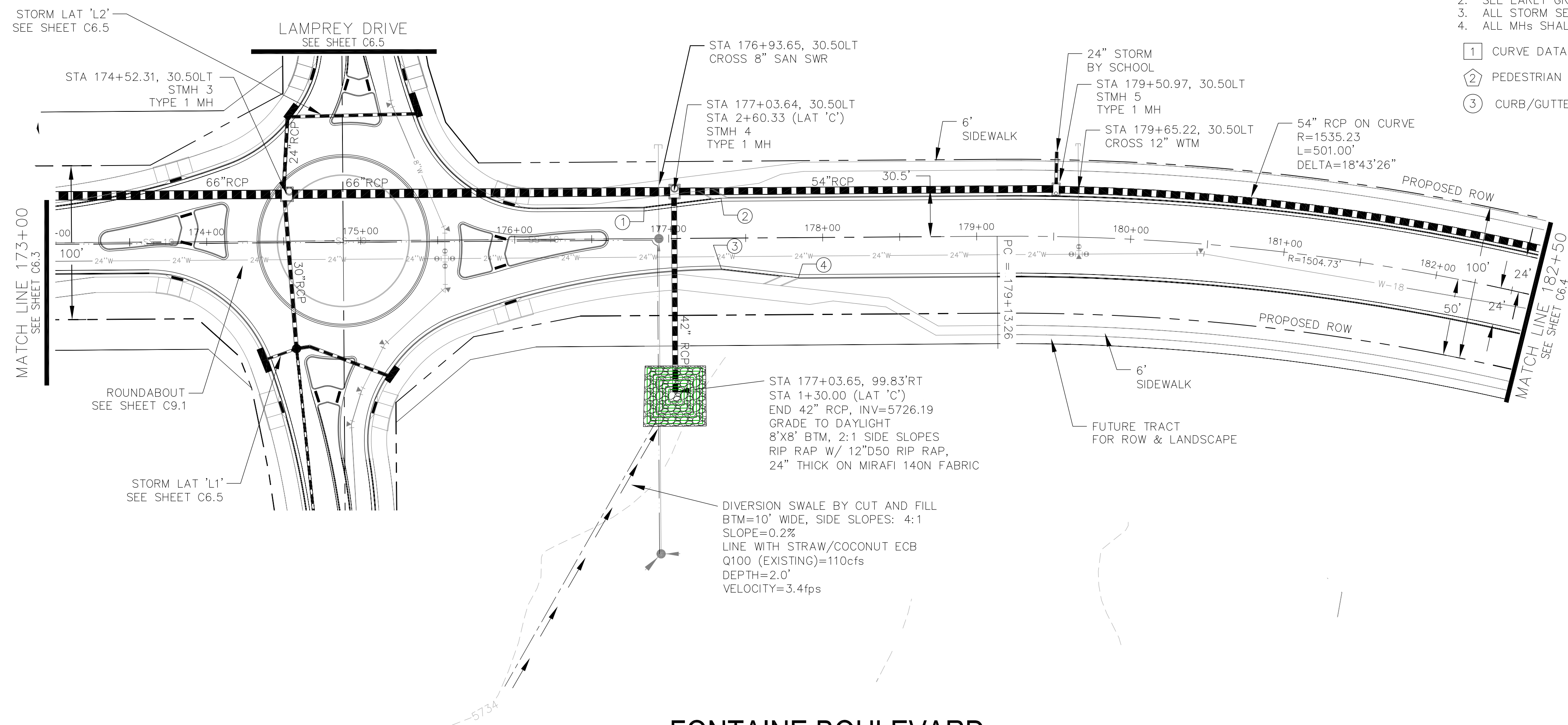
DATE:  
APRIL 2, 2018

PROJECT NO.  
100.041

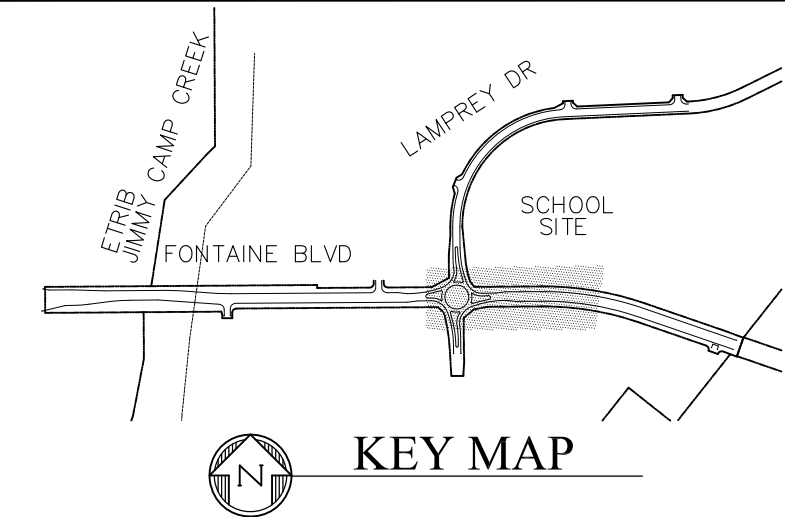
SHEET NUMBER  
C6.2

TOTAL SHEETS: 34

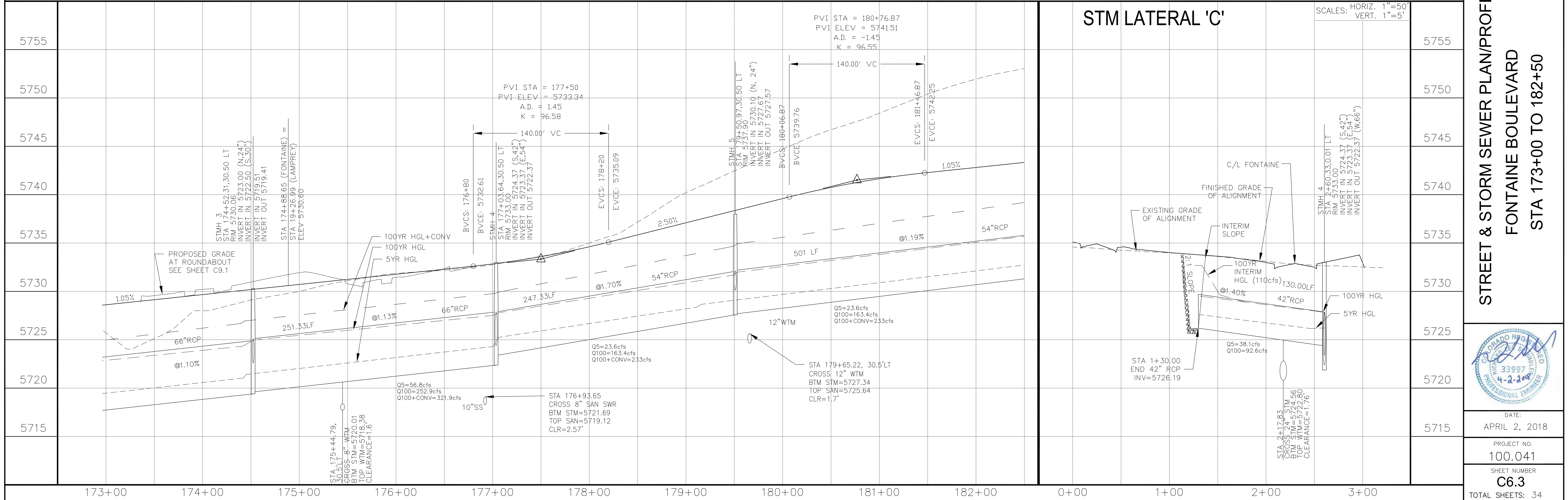
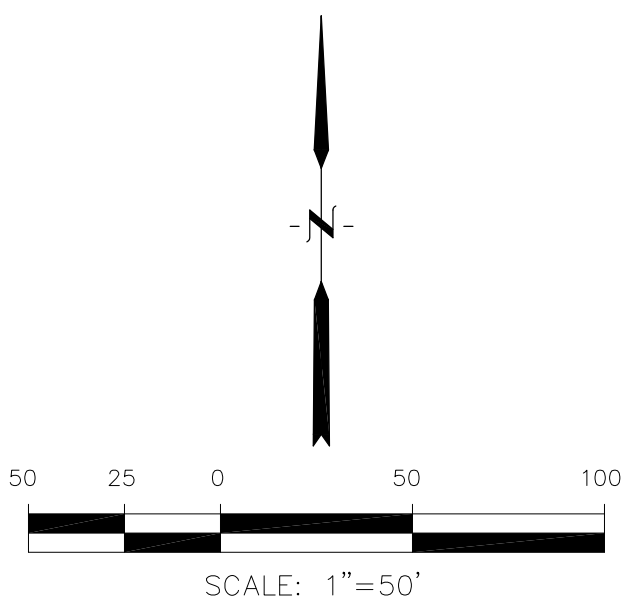




- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- ① CURVE DATA ID
- ② PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE 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



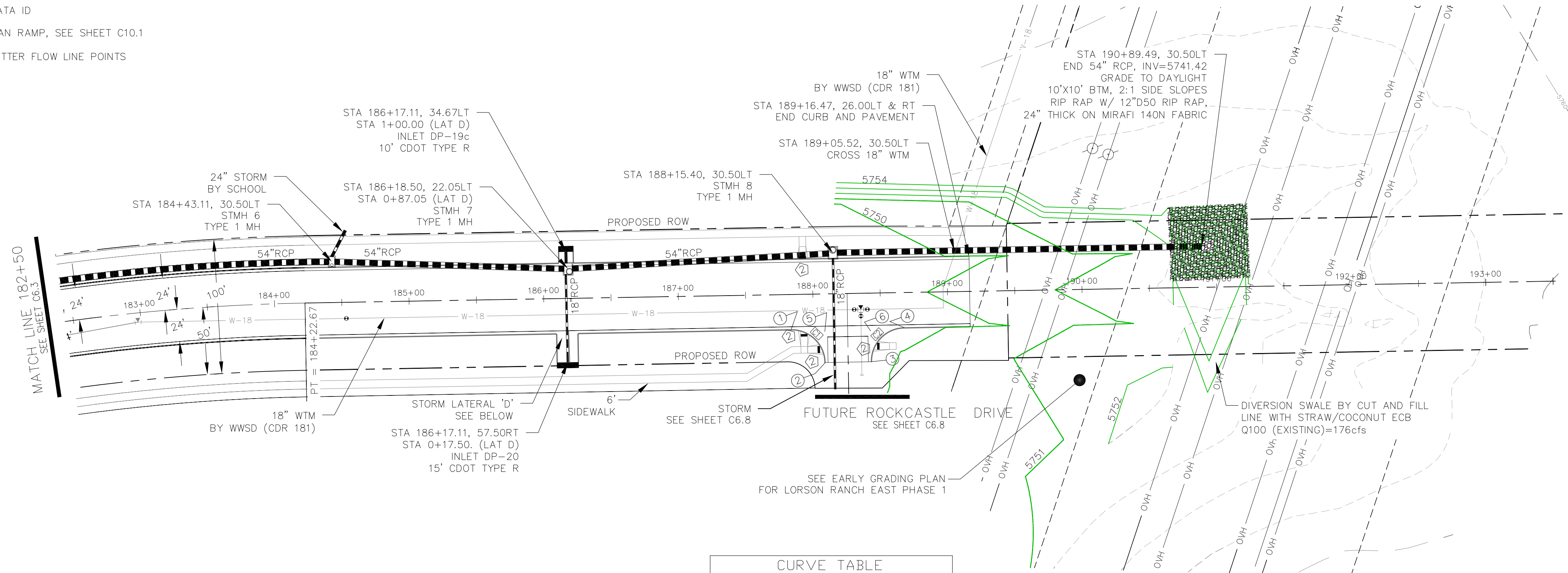
DRAWN: _____		RLS	
DESIGNED: _____		RLS	
CHECKED: _____		RLS	
NO.	DESCRIPTION	DATE	
PROJECT:		PREPARED FOR:	
<b>FONTAINE BLVD IN</b> <b>LORSON RANCH EAST</b> FONTAINE BLVD.-OLD GLORY DR COLORADO SPRINGS, COLORADO		<b>LORSON, LLC</b> 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	

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

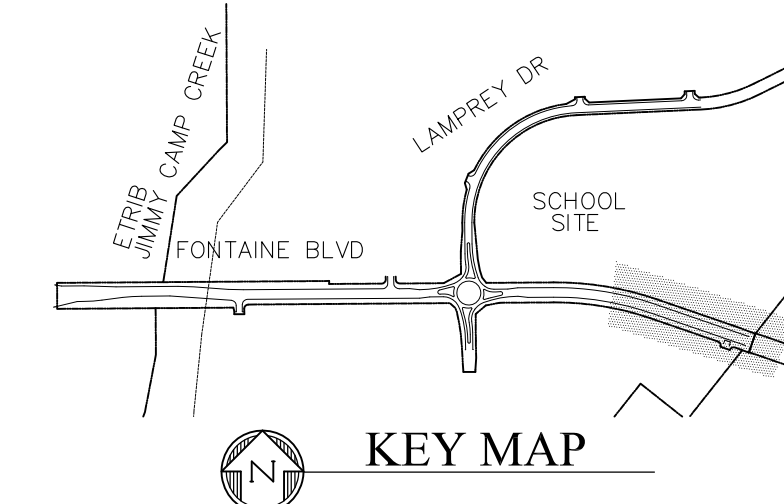


1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

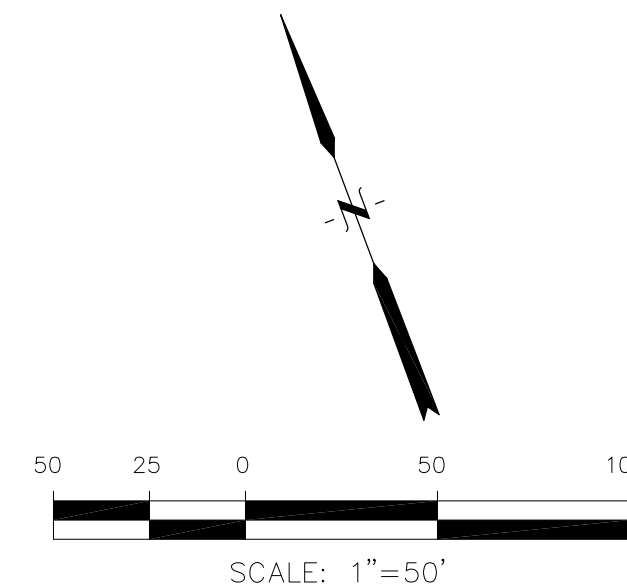
- 1 CURVE DATA ID  
2 PEDESTRIAN RAMP, SEE SHEET C10.1  
3 CURB/GUTTER FLOW LINE POINTS



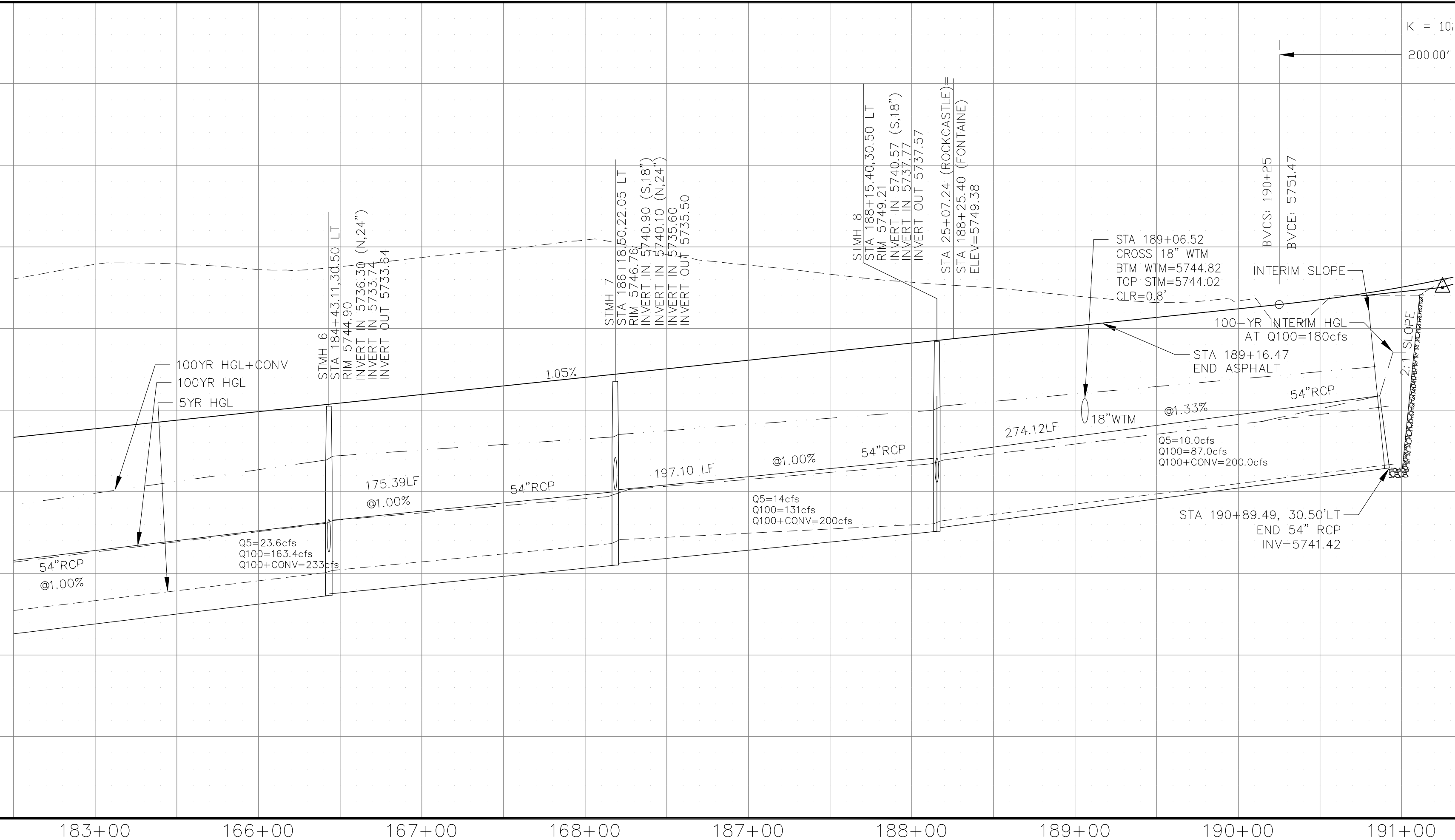
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.27'	25.00	90°00'00"
C2	39.27'	25.00	90°00'00"



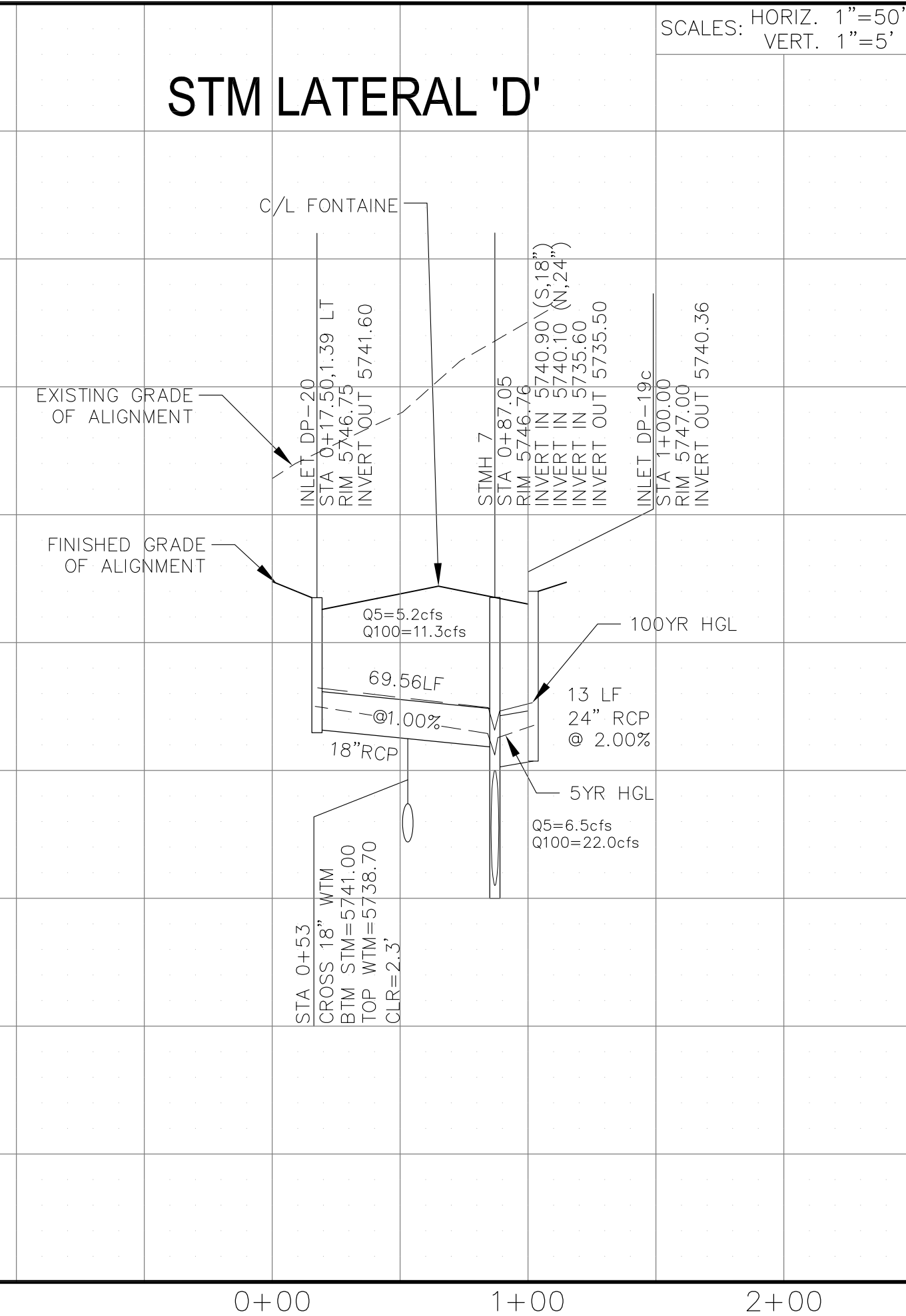
POINT	STA/OFFSET	FLOWLINE
1	187+83.40, 26.00'RT	5748.29
2	188+08.40, 51.00'RT	5748.85
3	188+42.40, 51.00'RT	5749.10
4	188+67.40, 26.00'RT	5749.17
5	188+08.40, 26.00'RT	5748.55
6	188+42.40, 26.00'RT	5748.91



# FONTAINE BOULEVARD



## STM LATERAL 'D'



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

ON	DATE

PREPARED FOR:

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

	DESCR
CT:	FONTAINE BLVD IN RSON RANCH EAST FONTAINE BLVD -OLD GLORY DR COLORADO SPRINGS, COLORADO

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
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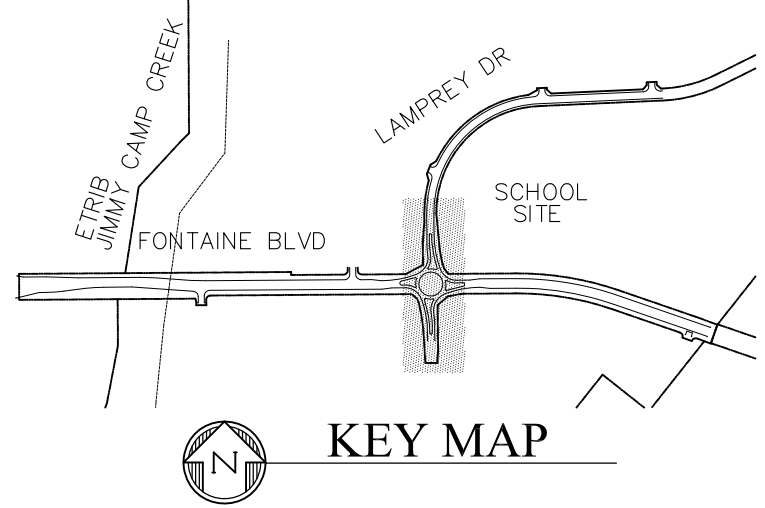
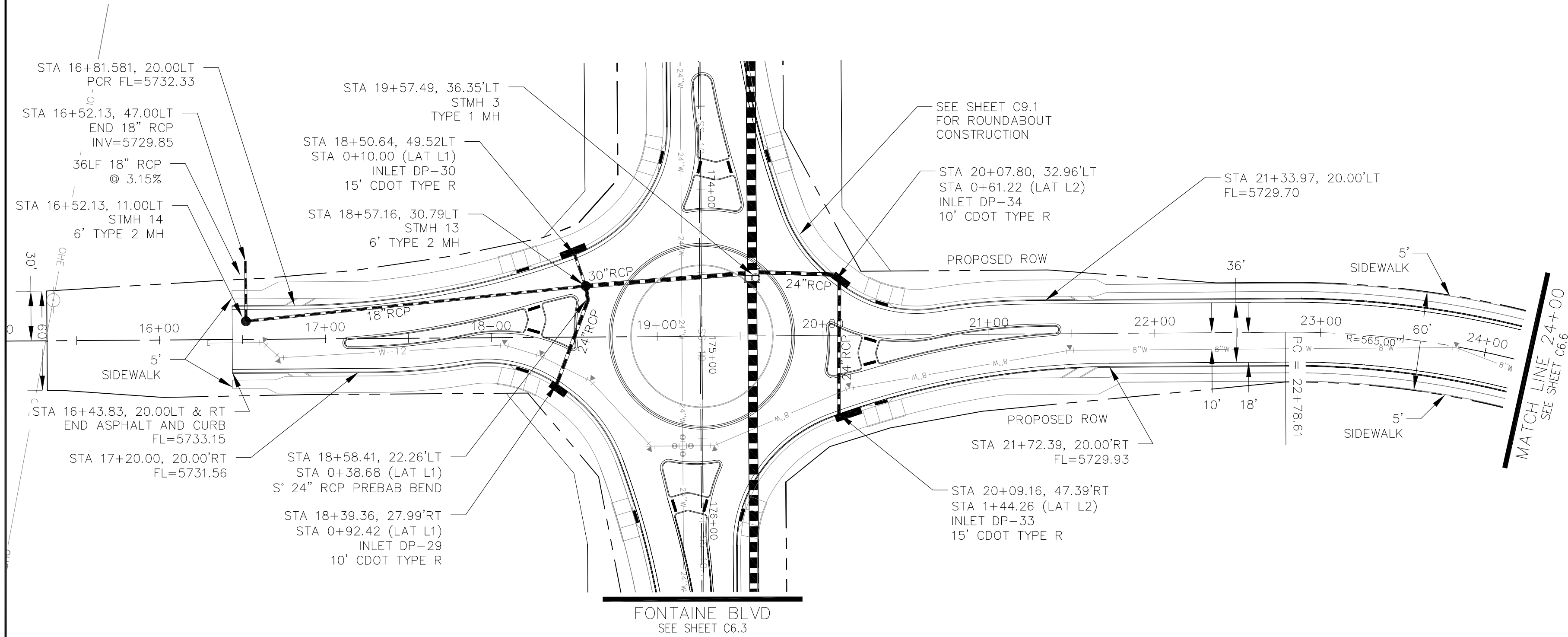
SHEET NUMBER  
C6.4

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



**CORE**

**ENGINEERING GROUP**

15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 303.733.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

DATE: 4/20/2018

DESCRIPTION: ADJUST STM SEWER AT INLET DP-34

NO. 1

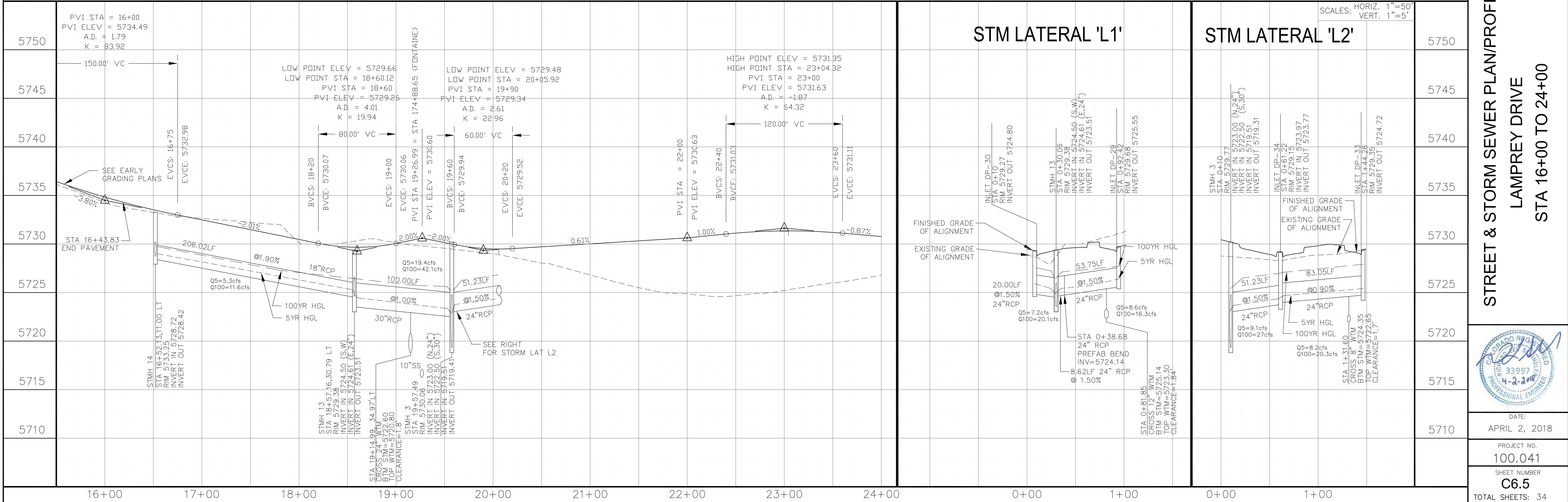
PROJECT: FONTAINE BLVD IN LORSON, LLC  
212 N. WAHSATCH AVE. SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STREET & STORM SEWER PLAN/PROFILE

LAMPREY DRIVE

STA 16+00 TO 24+00

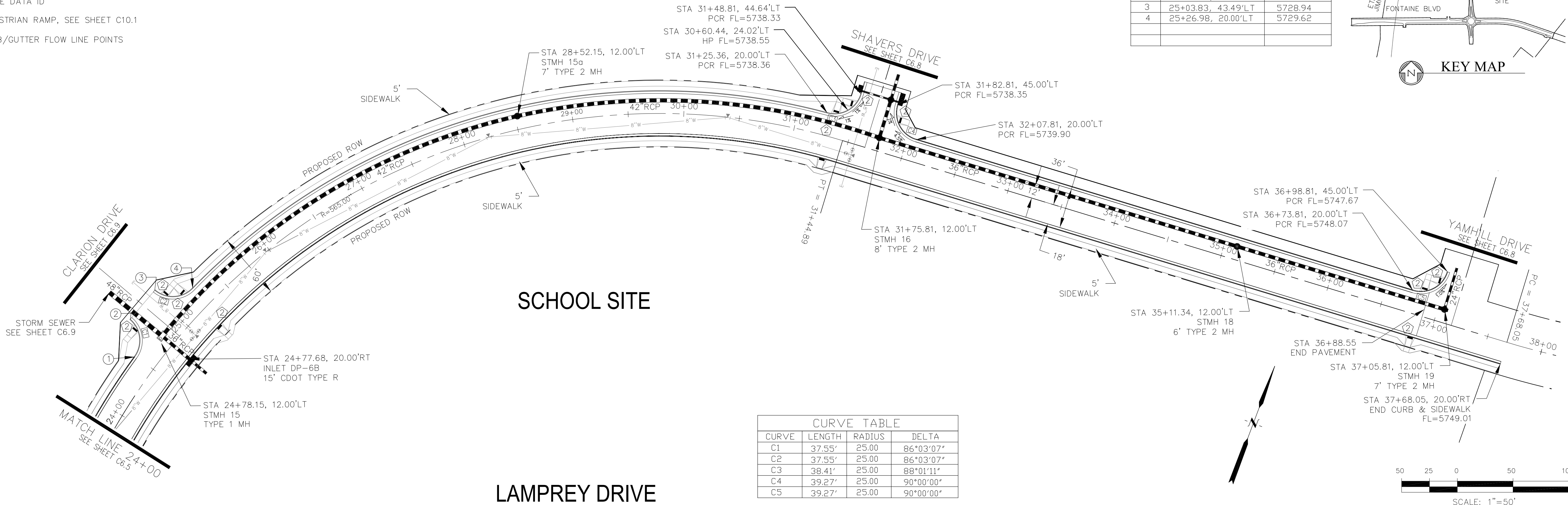
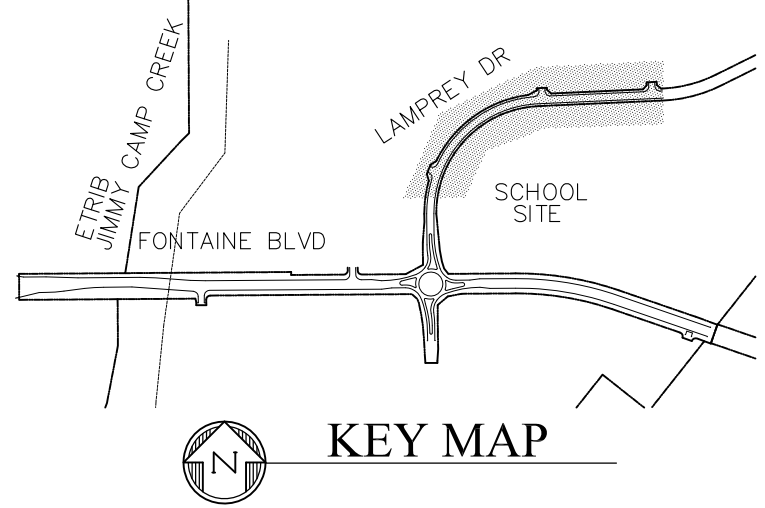




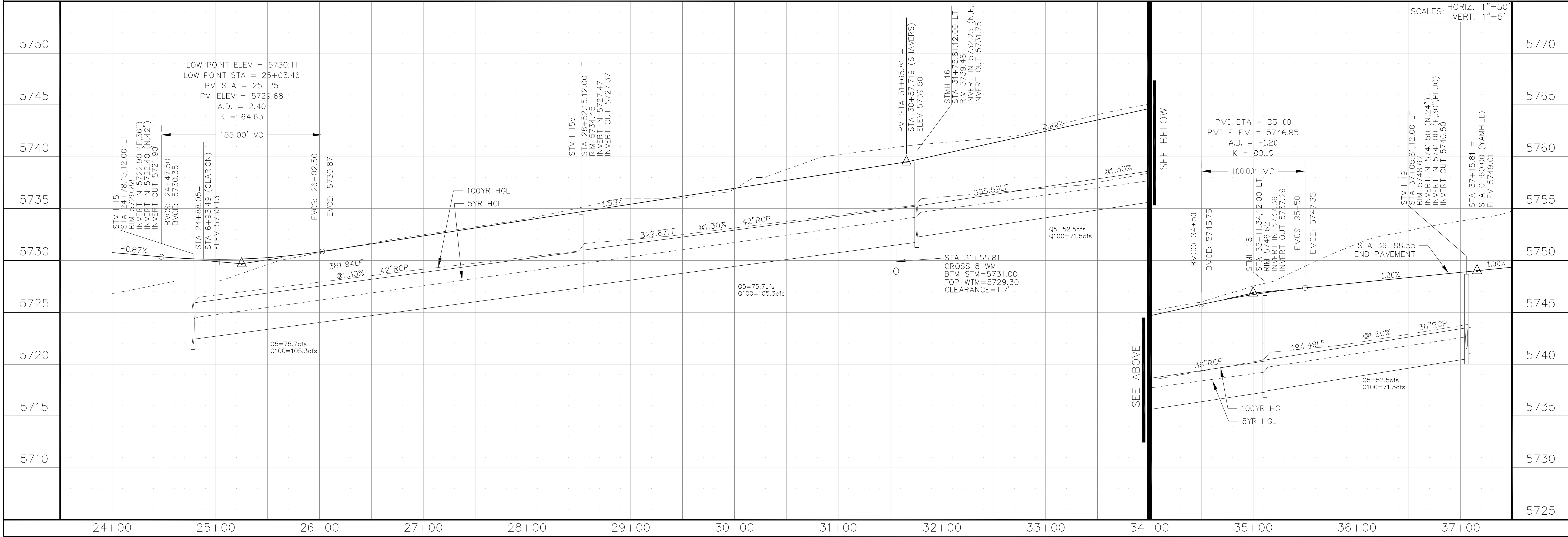
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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	5729.92
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 TABLE			
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 1ST AVENUE S.  
SUITE 100  
DENVER, CO 80232  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: rich@ceg.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

**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**

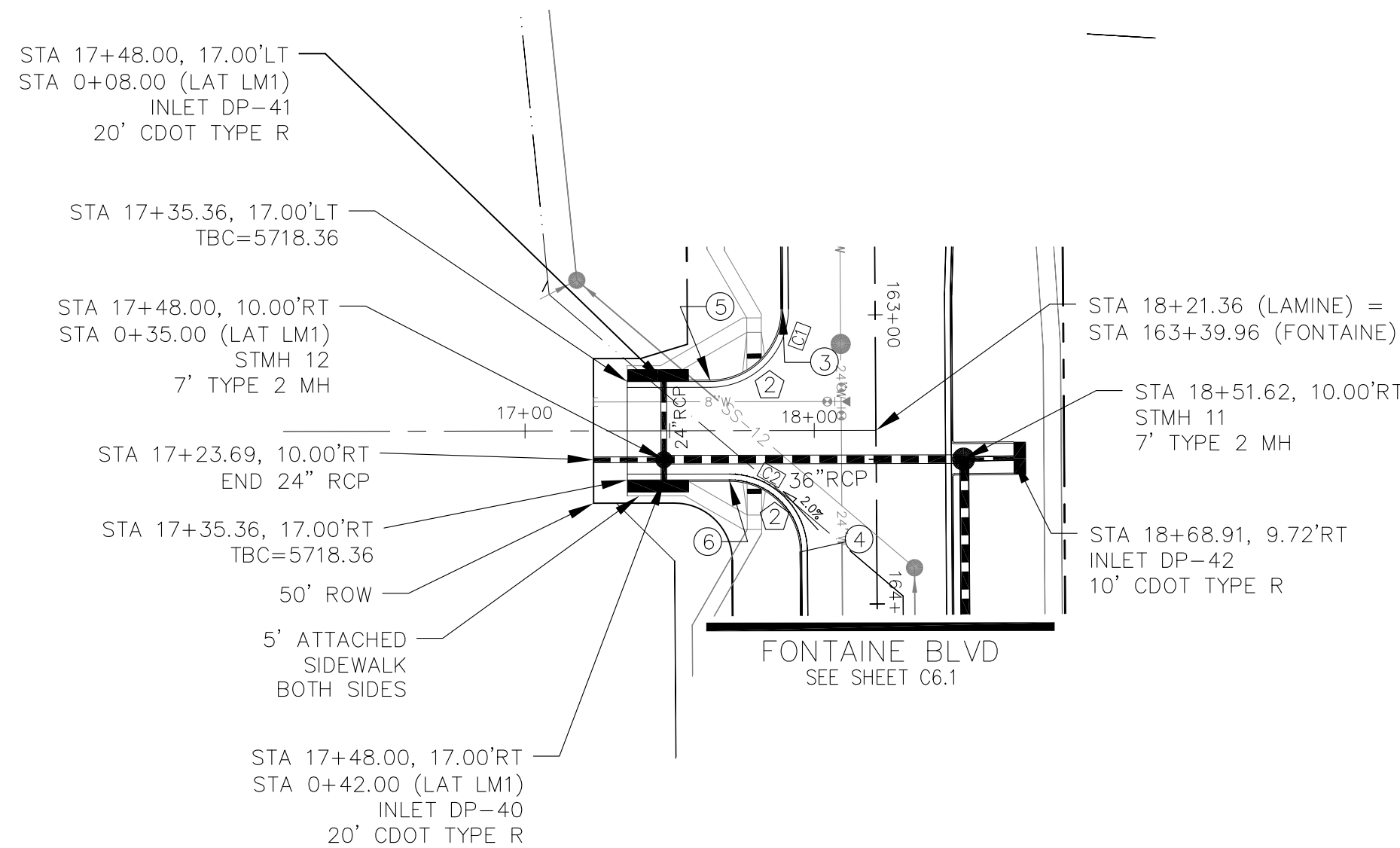
TOTAL SHEETS: 34



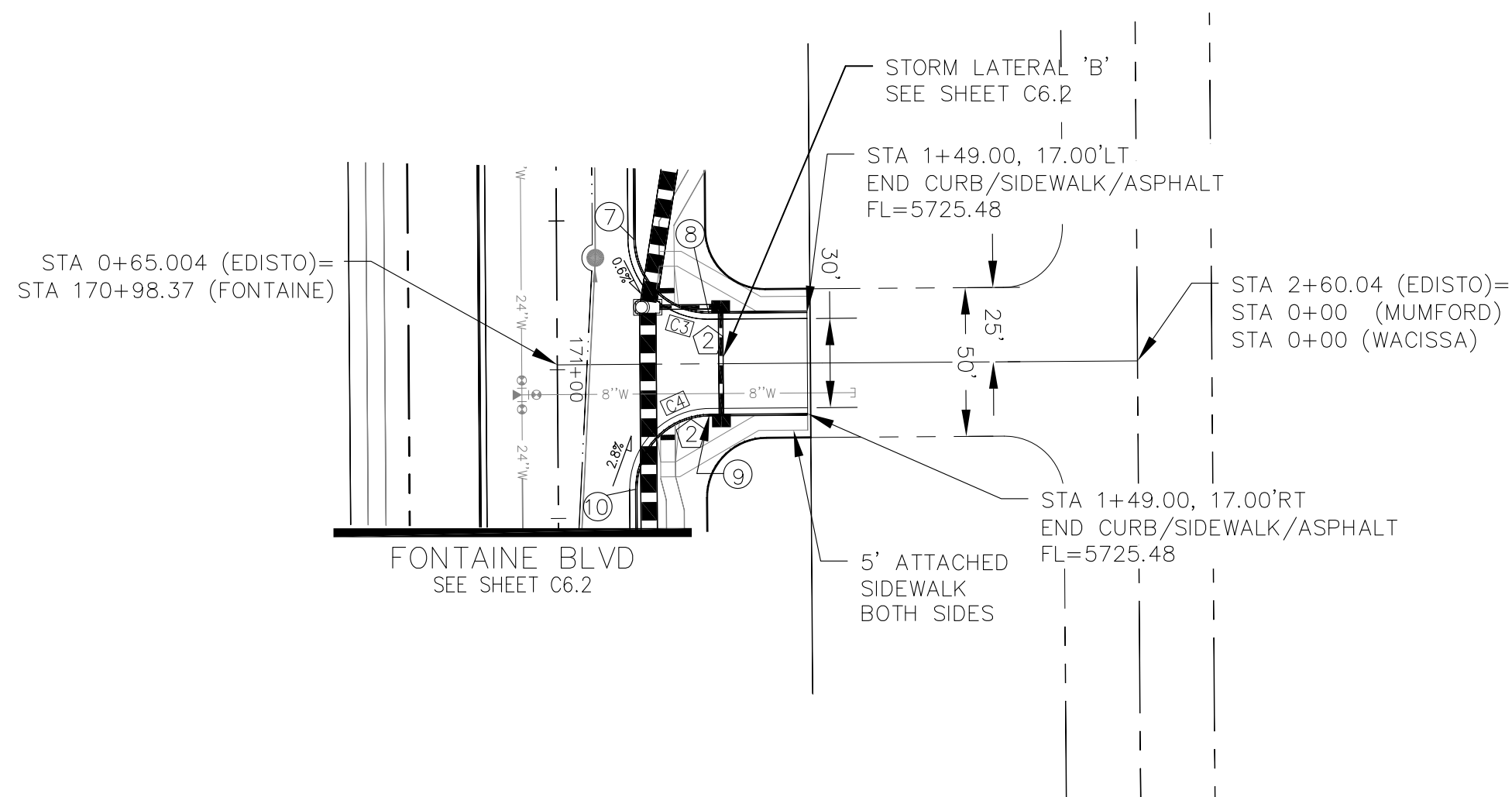
## NOTES

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

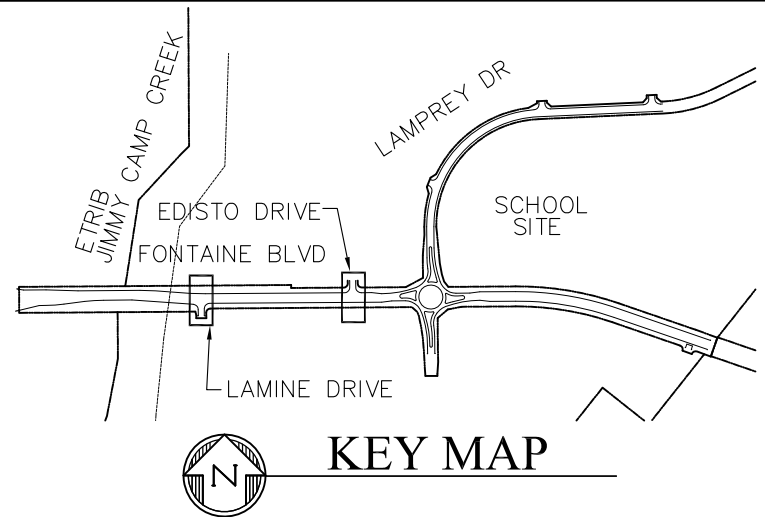


## LAMINE DRIVE

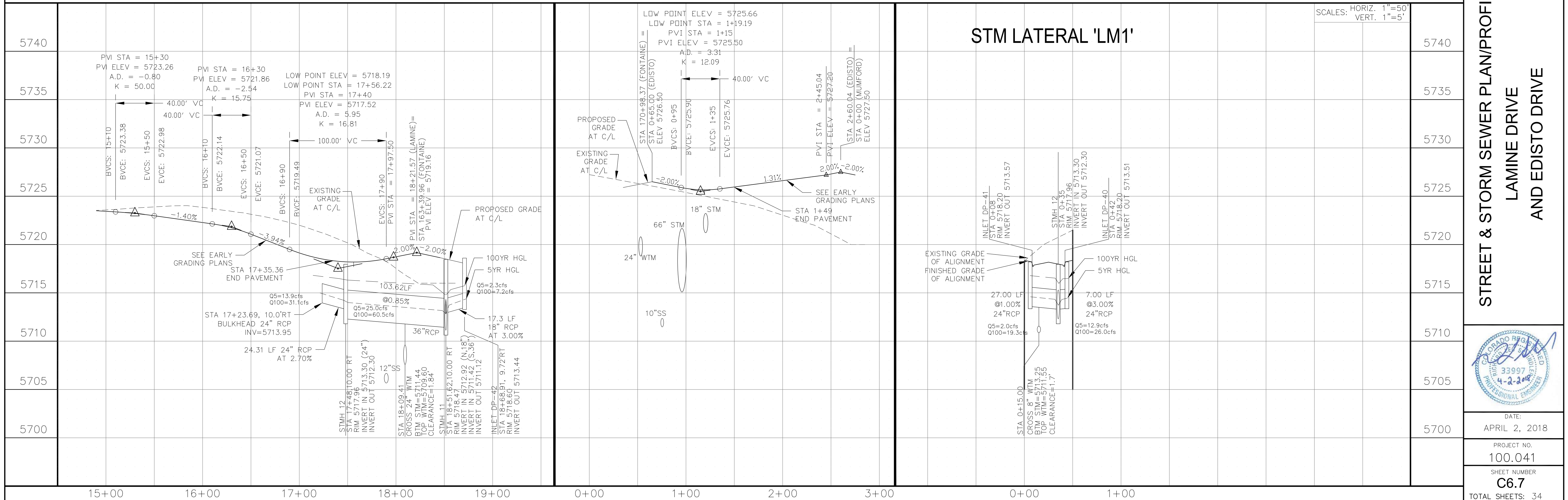
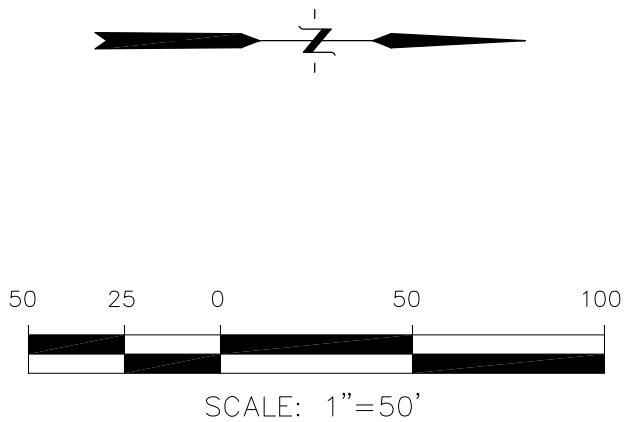


## EDISTO DRIVE

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



**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STORM SEWER PLAN/PROFILE  
LAMINE DRIVE  
AND EDISTO DRIVE



DATE:  
APRIL 2, 2018

PROJECT NO.  
100.041

SHEET NUMBER  
**C6.7**

TOTAL SHEETS: 34

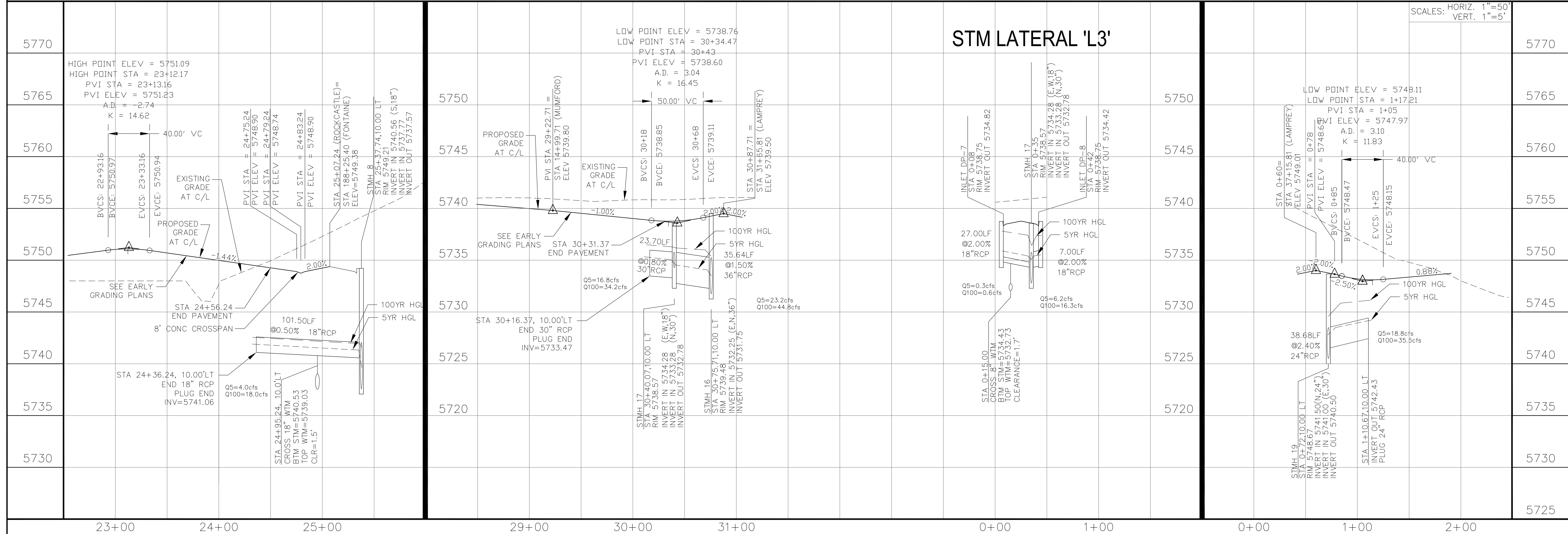
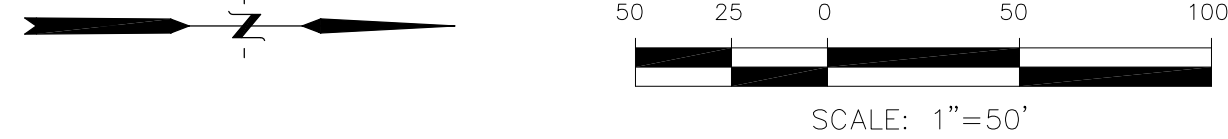
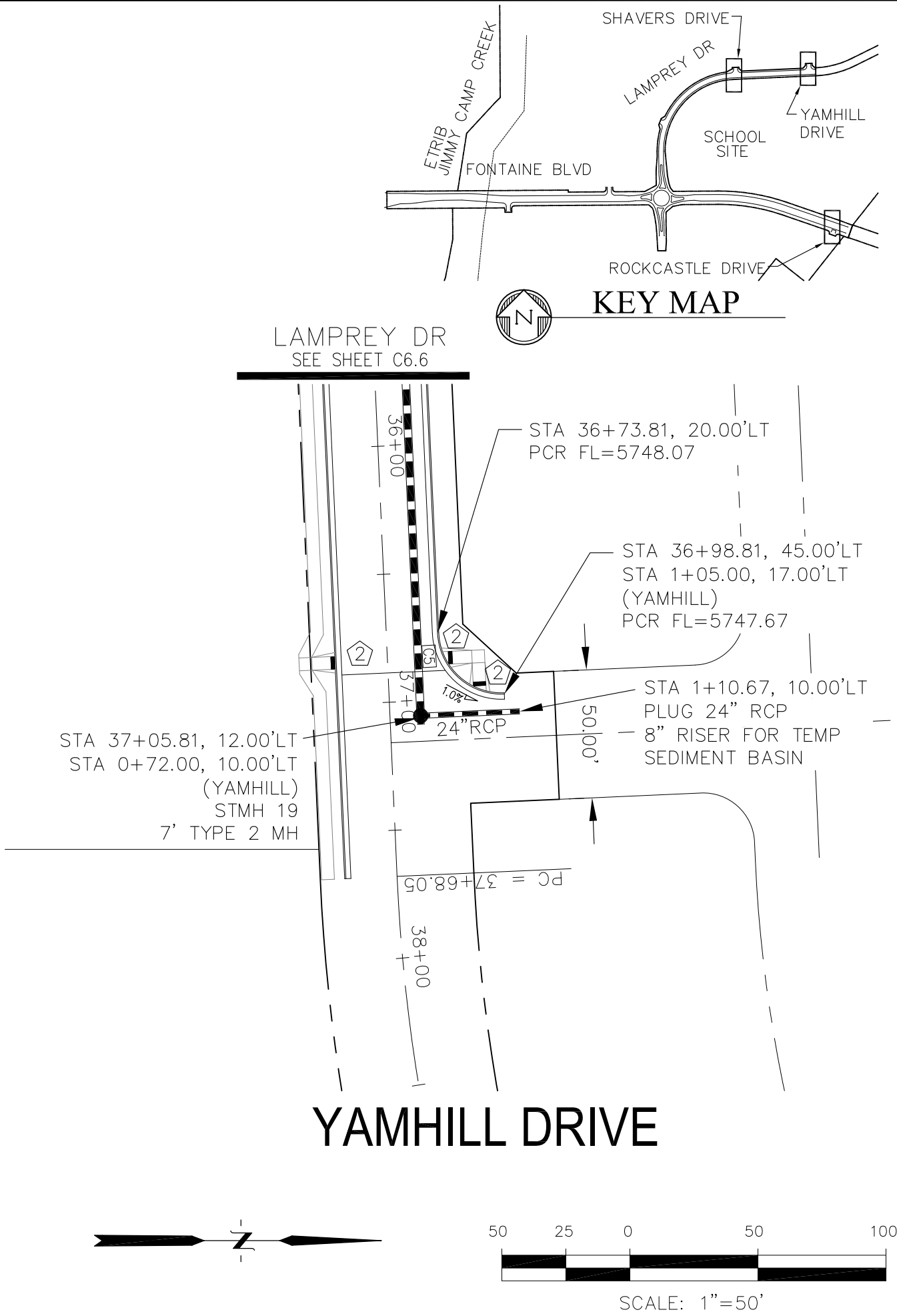
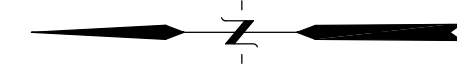
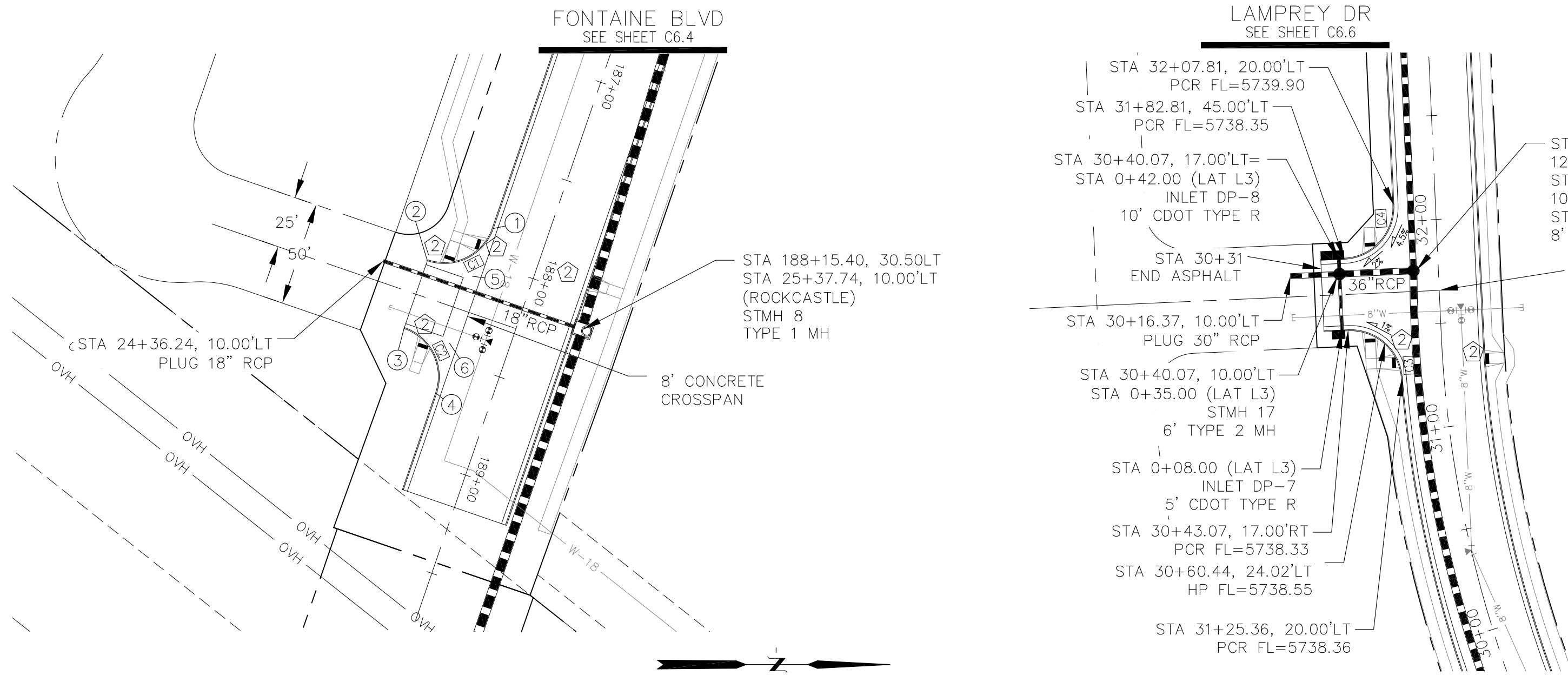


1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

POINT	STA/OFFSET	FLOWLINE
1	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 1ST AVENUE S.  
BURNSVILLE, MN 55306  
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	
NO.	DESCRIPTION	DATE
PREPARED FOR:		LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 639-3200 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  
**C6.8**

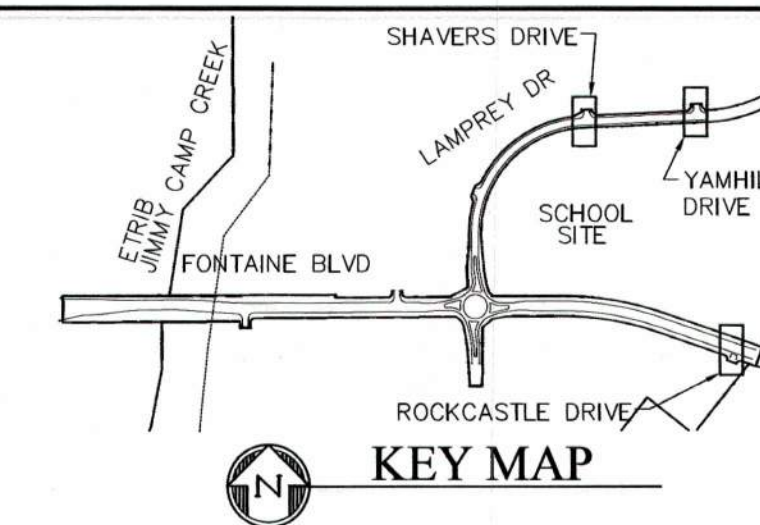
TOTAL SHEETS: 34



- 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	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: Terrell Vazquez

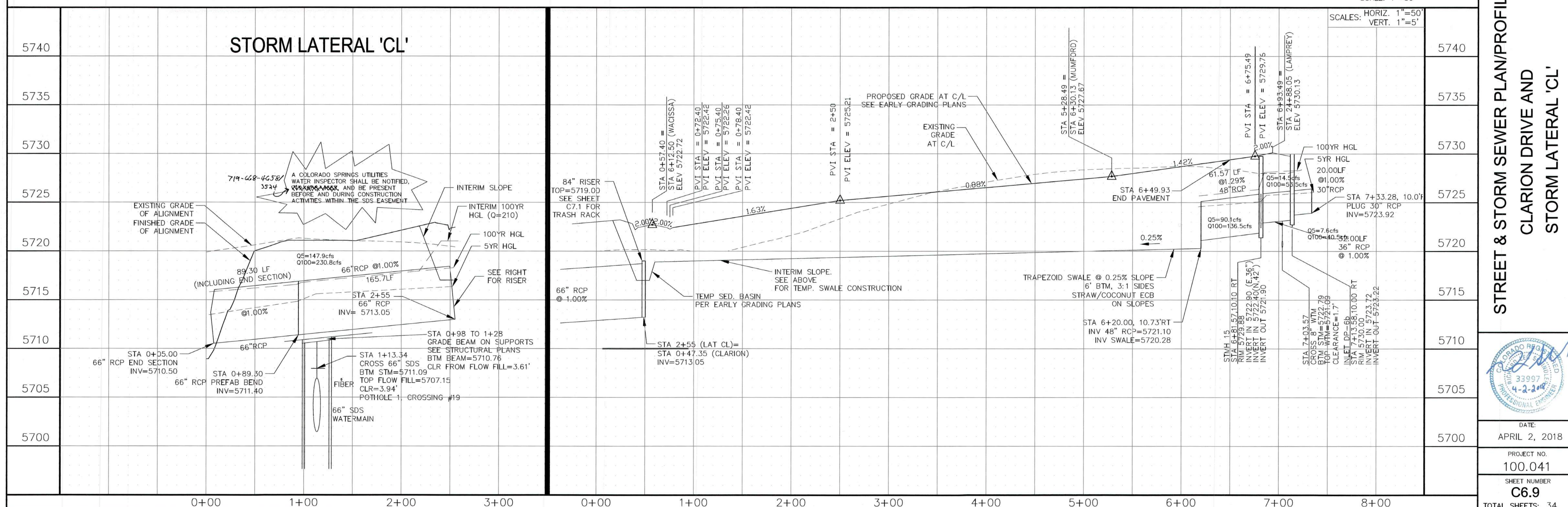
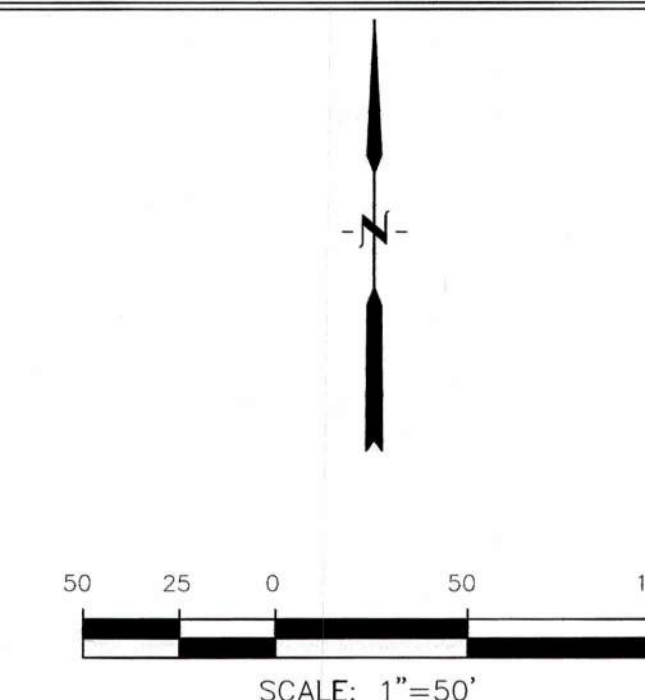
DATE: 4/6/18

PROJECT NUMBER: 201<sup>8</sup>~~7~~-W065

WORK ORDER NUMBER: 328882

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.

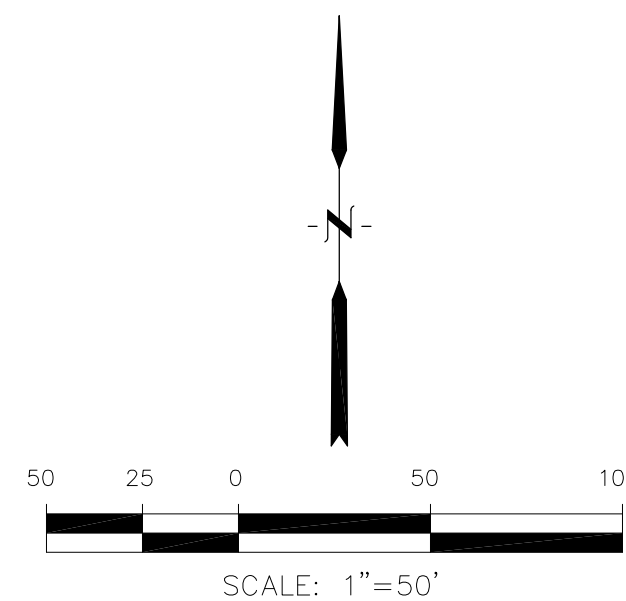
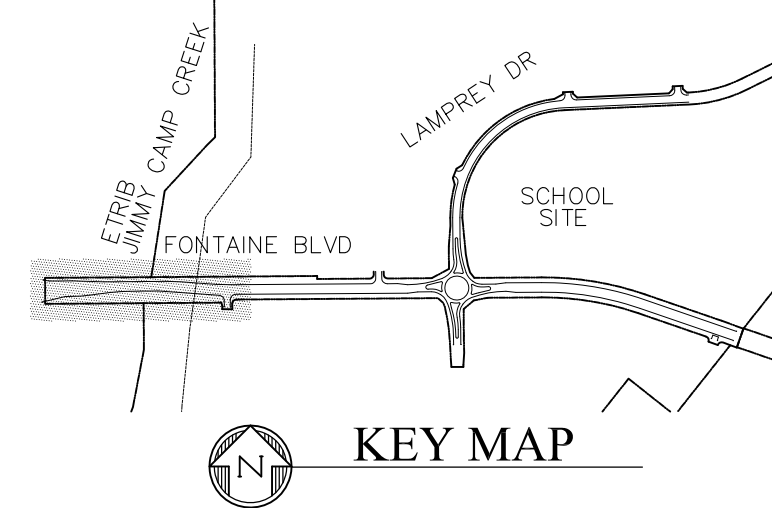
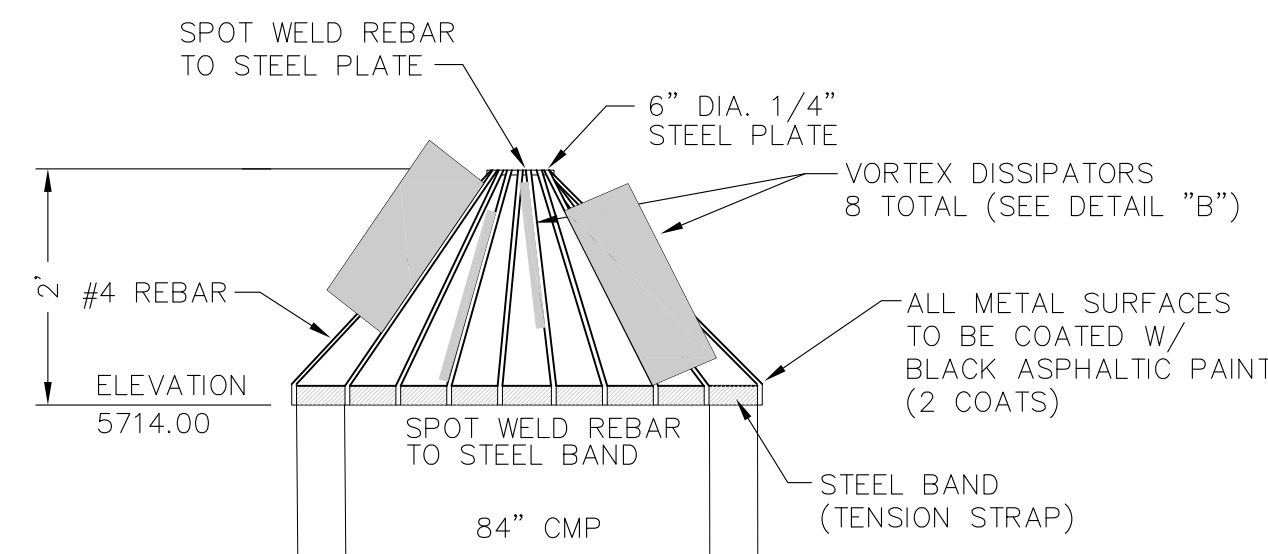
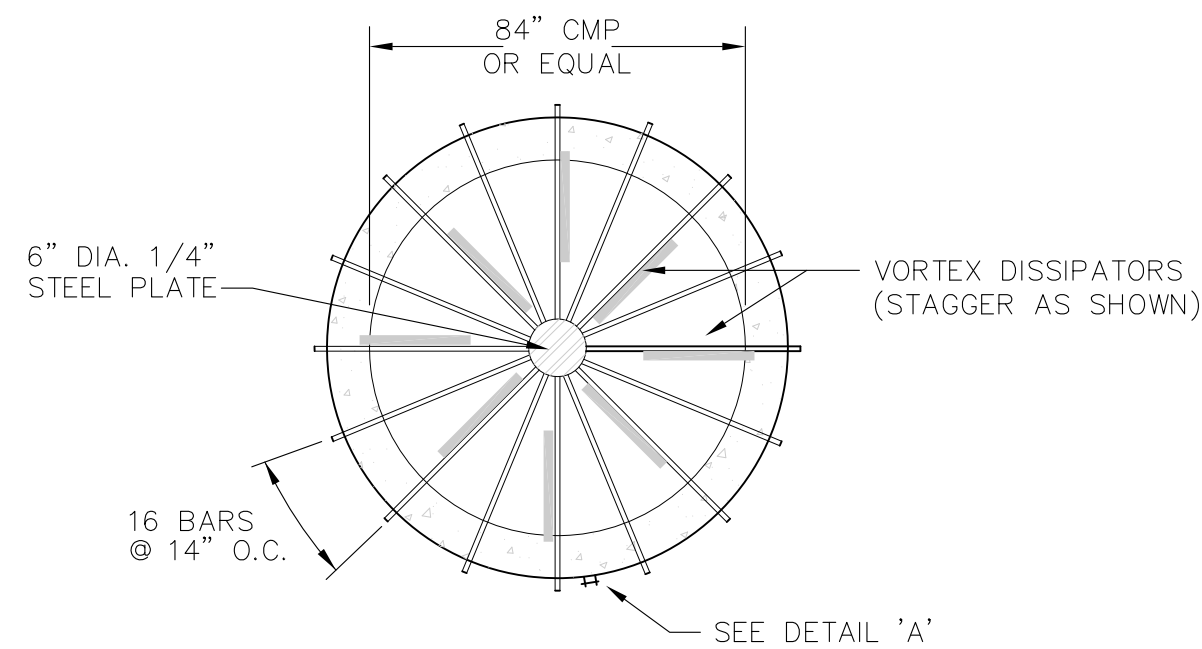
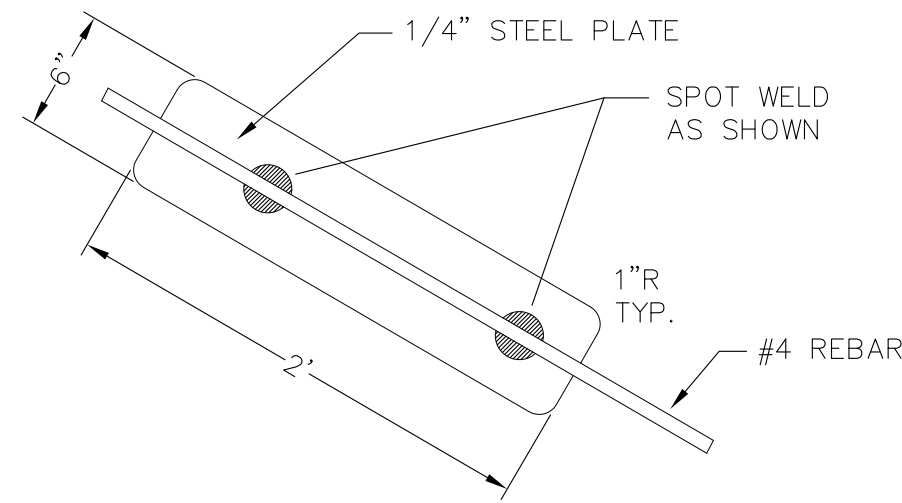
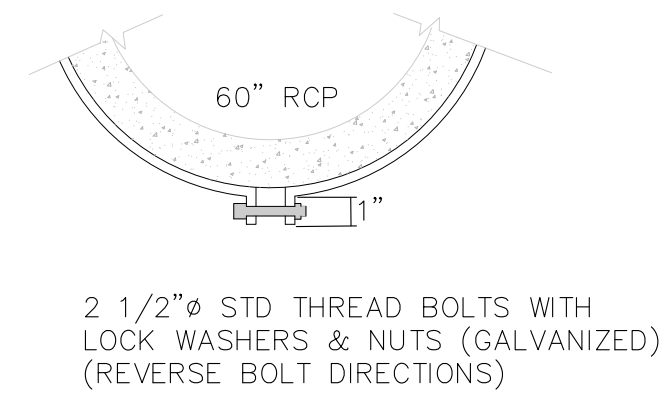
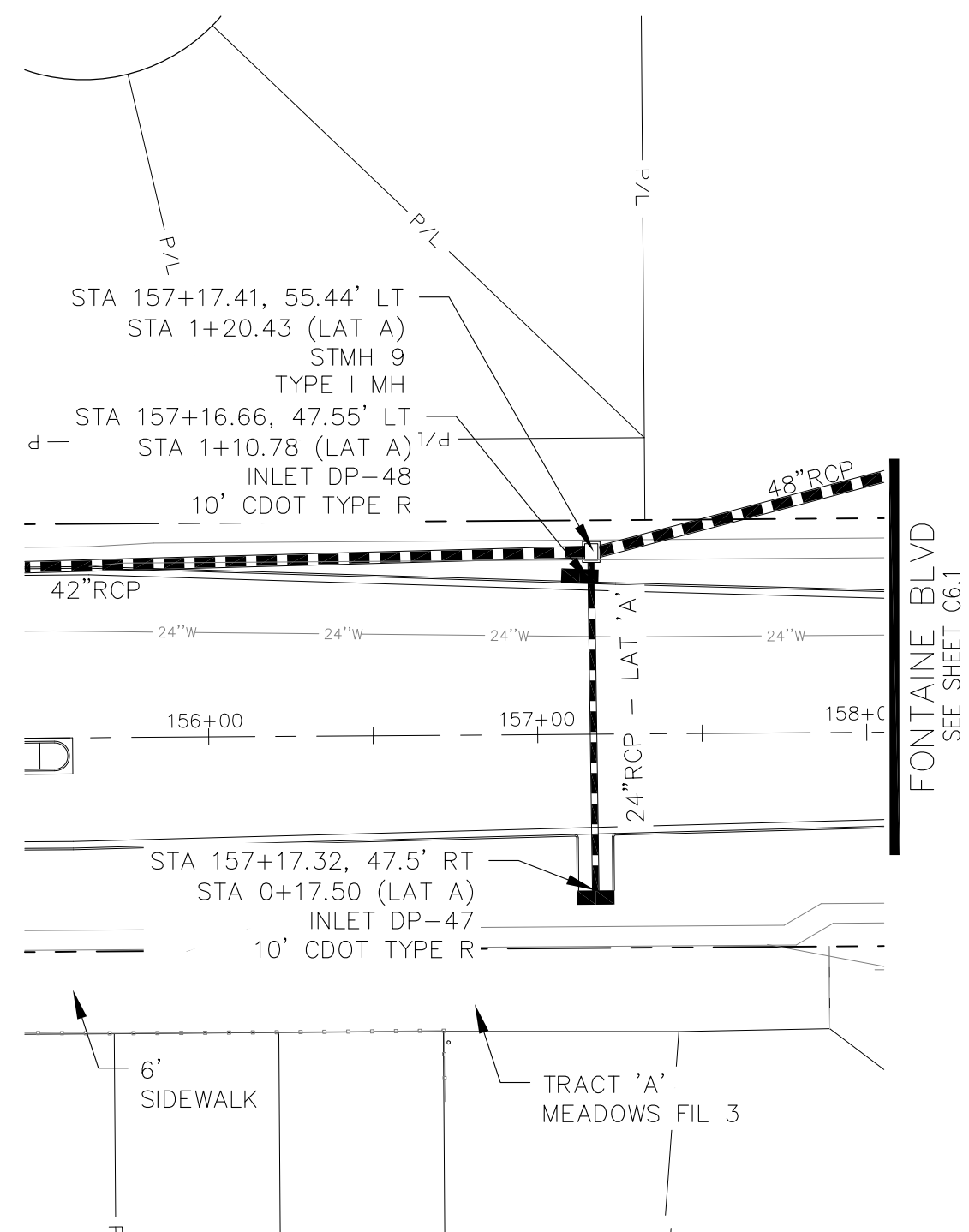




NOTES

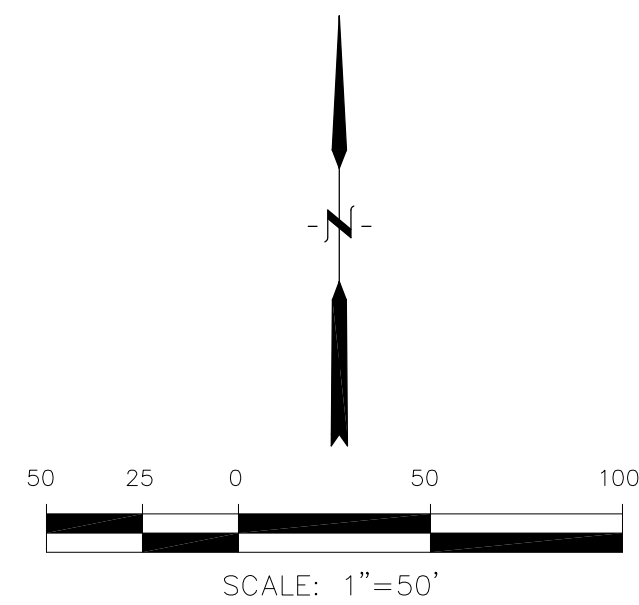
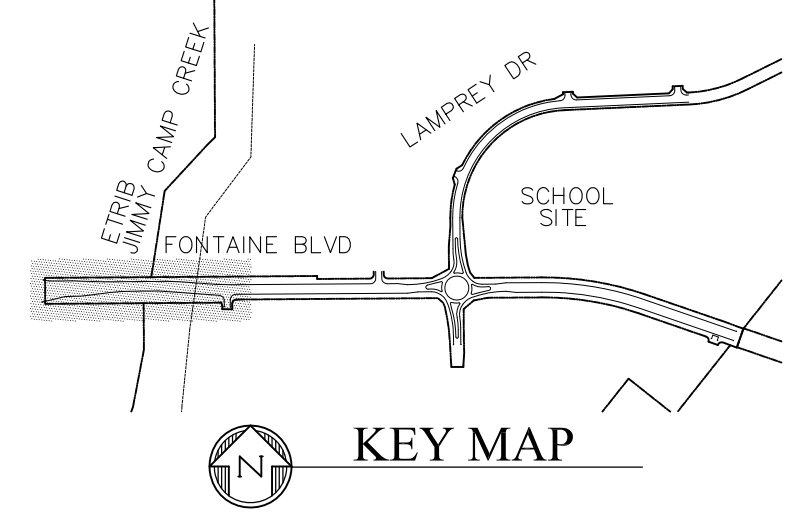
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

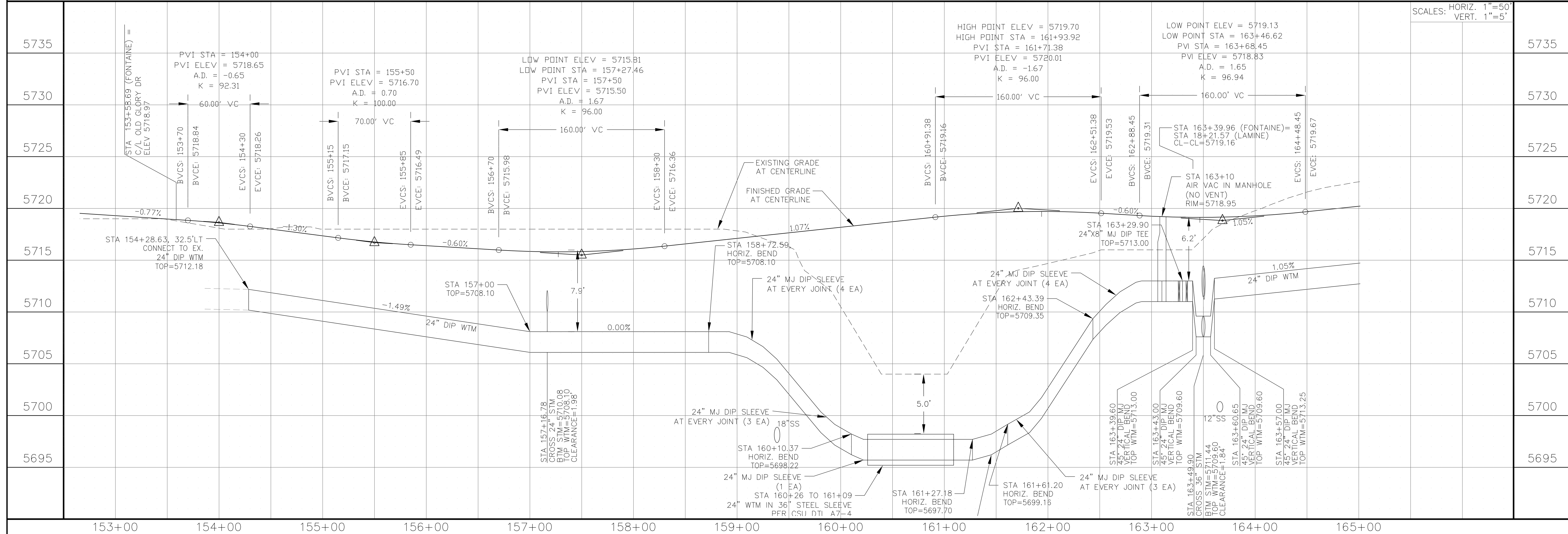
[illegible]



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



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

**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

NAME	DATE

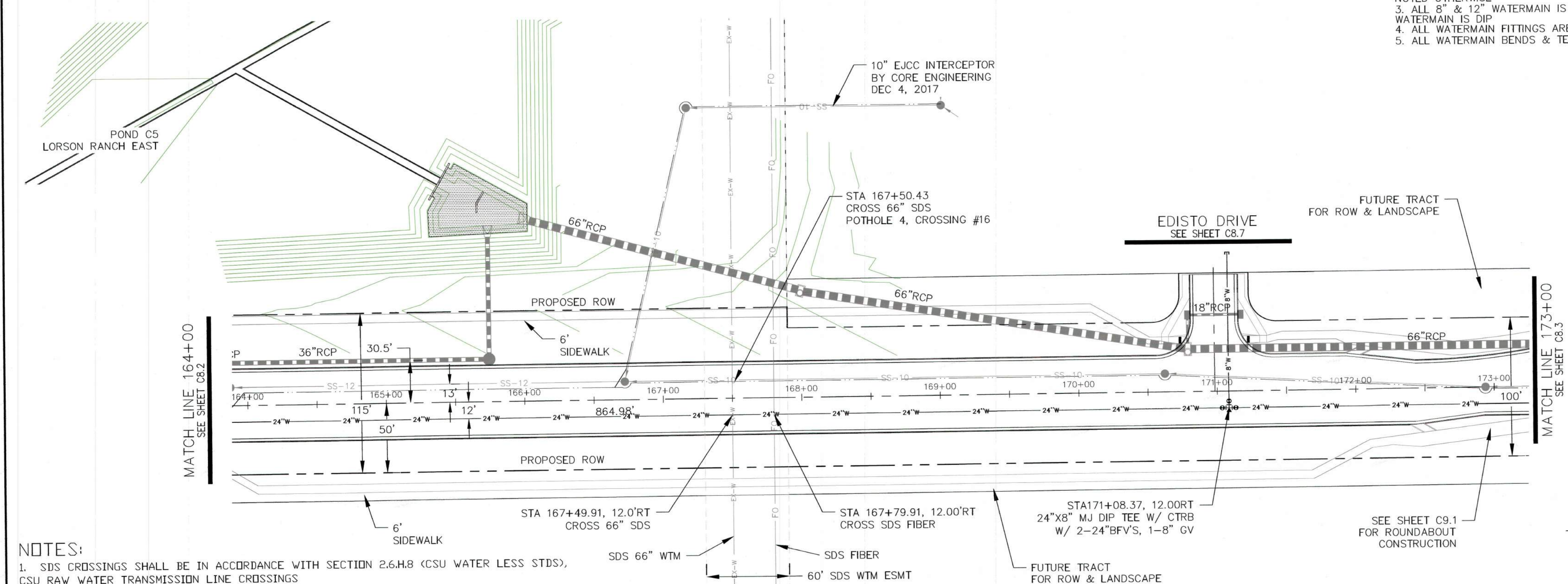
PREPARED FOR:

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

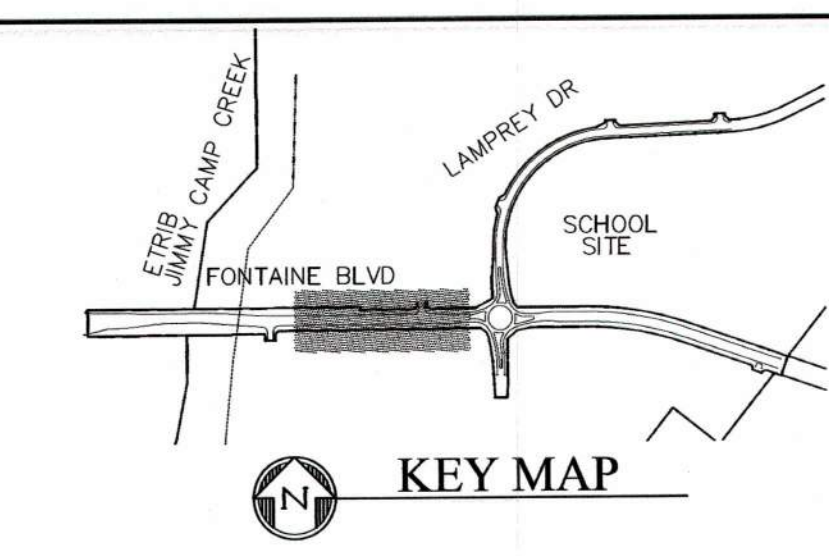
	DESCRIPTION
	FONTAINE BLVD IN
	DORSON RANCH EAST

DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS





- 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 Vandyke*

DATE: 4/8/18

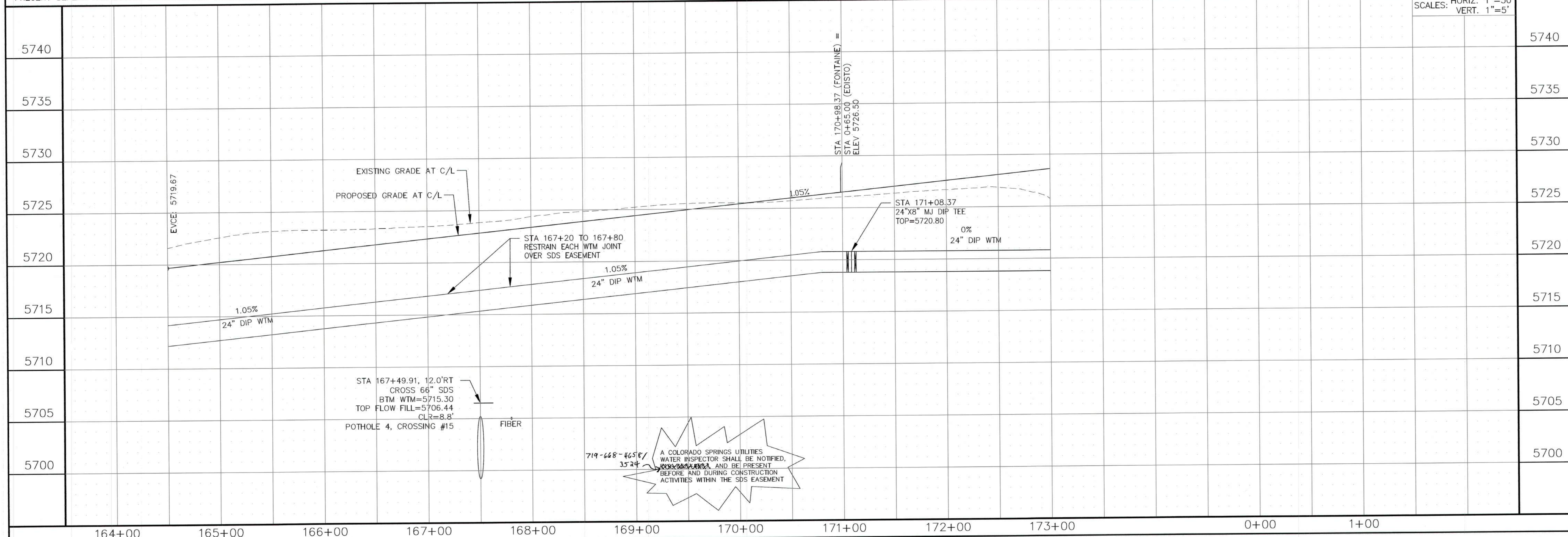
PROJECT NUMBER: 2018- W065

WORK ORDER NUMBER: 3288229

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 STD'S), CSU RAW WATER TRANSMISSION LINE CROSSINGS
  2. CONTRACTOR SHALL INVITE AND NOTIFY CSU OF THE PRECONSTRUCTION MEETING WITH W/SD
  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



**CORE ENGINEERING GROUP**

15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
FAX: 719.570.1100  
EMAIL: RIG@cegroup.com

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

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

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

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

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

**WATERMAIN PLAN/PROFILE**

**FONTAINE BOULEVARD**

**STA 164+00 TO 173+00**

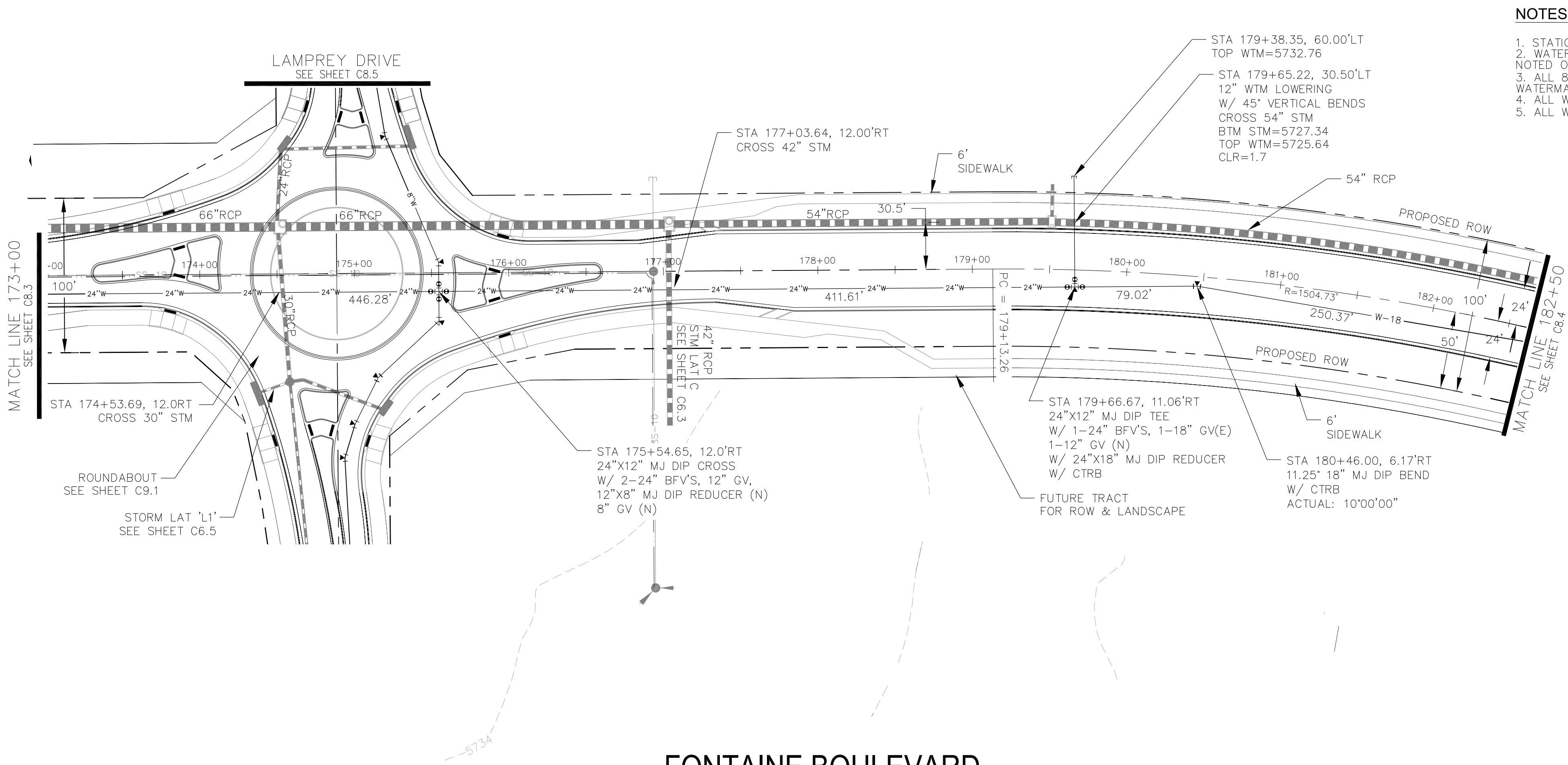
DATE: APRIL 2, 2018

PROJECT NO. 100.041

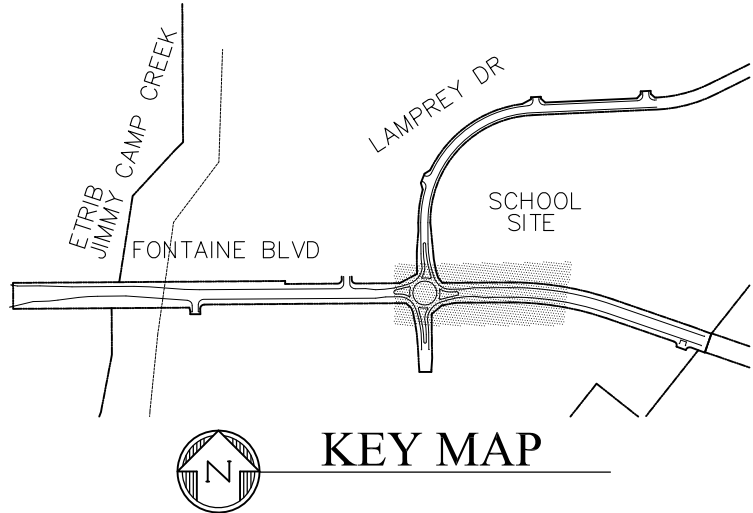
SHEET NUMBER **C8.2**

TOTAL SHEETS: 34

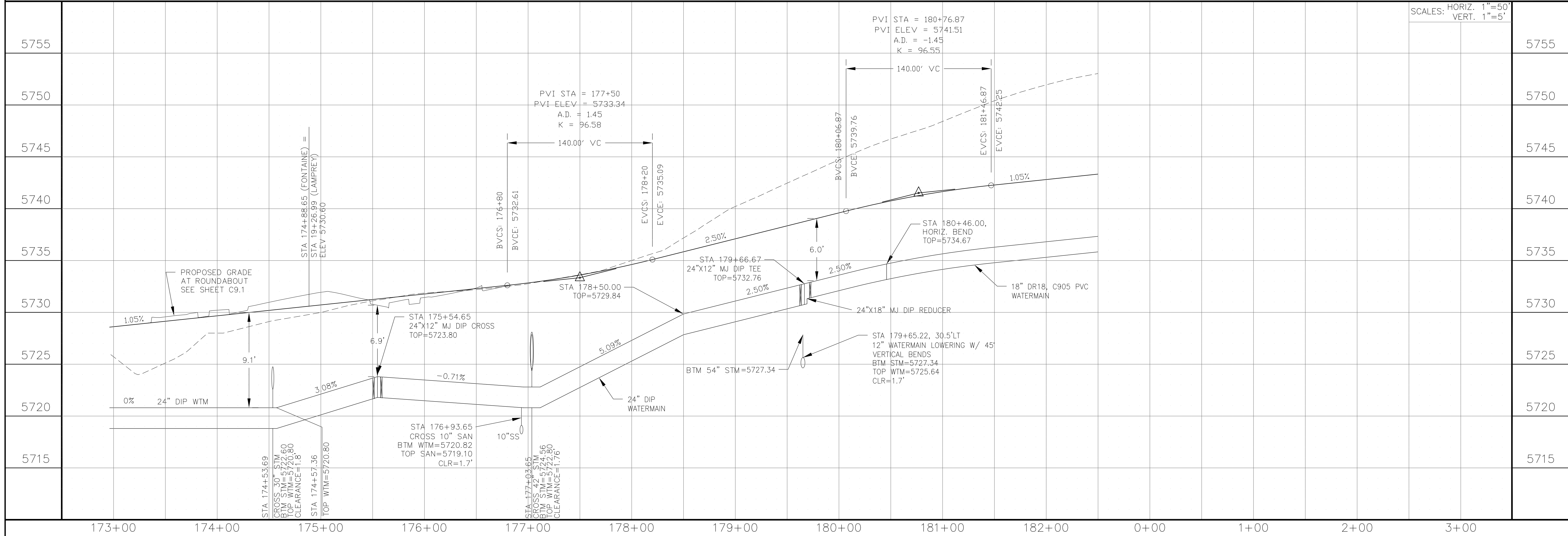
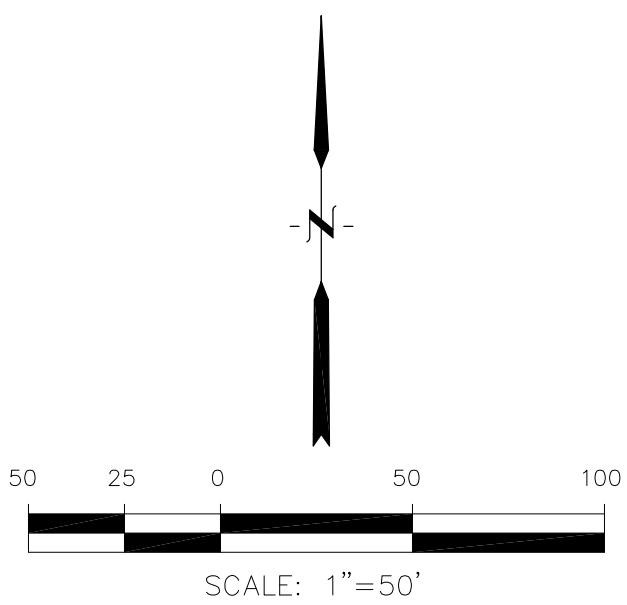




- NOTES
1. STATIONING IS AT ROADWAY CENTERLINE.
  2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
  3. ALL 8" & 12" WATERMAIN IS PVC, C900. ALL 24" WATERMAIN IS DIP
  4. ALL WATERMAIN FITTINGS ARE MJ DIP
  5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



FONTAINE BOULEVARD

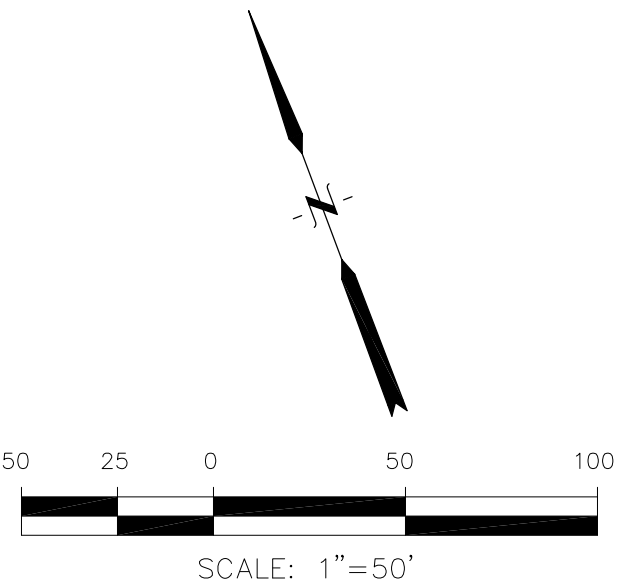
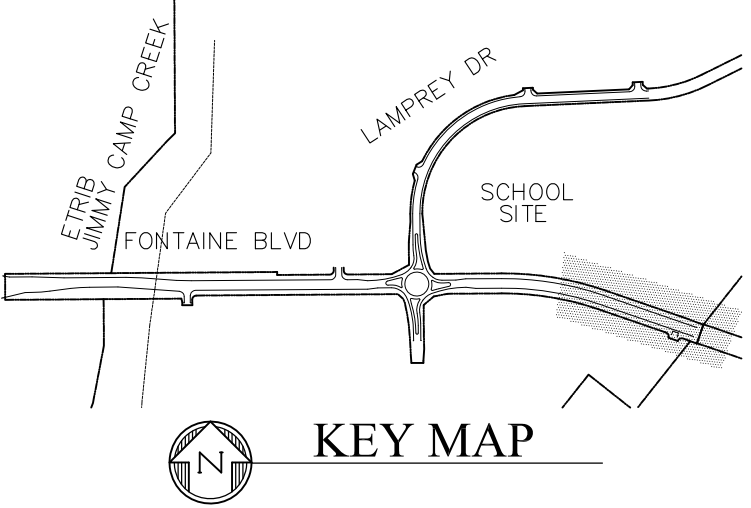
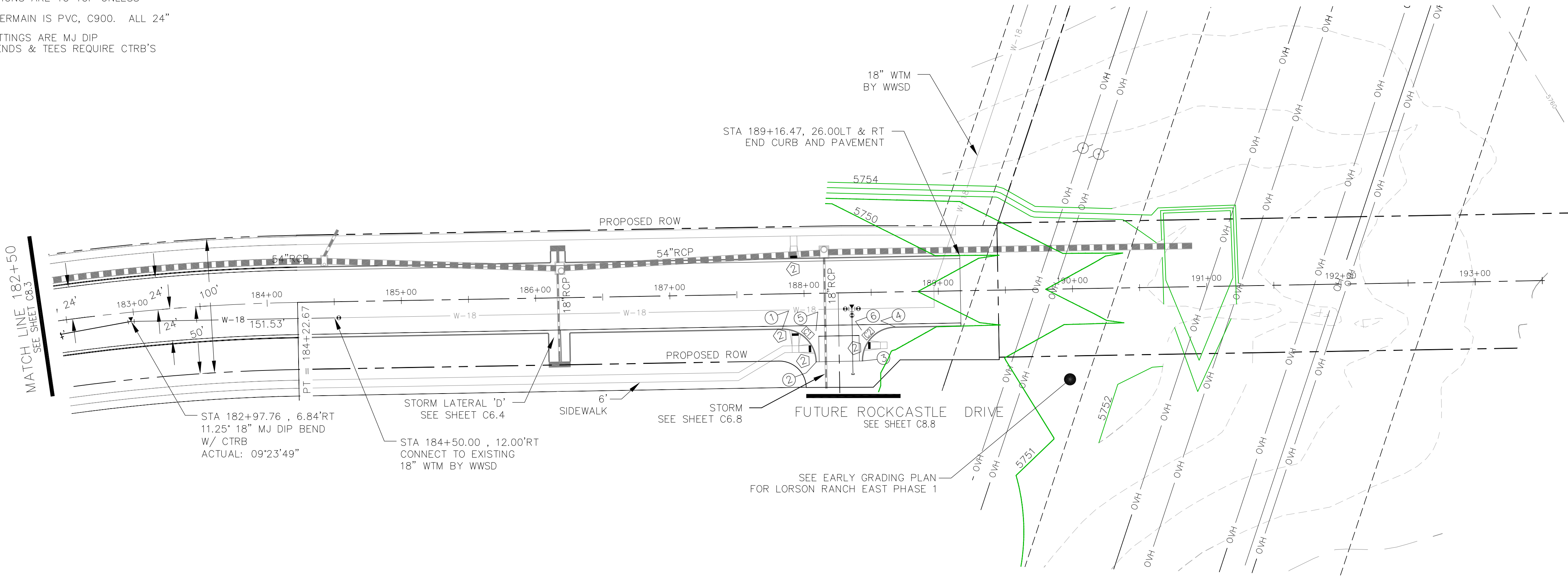


<b>CORE</b> <b>ENGINEERING GROUP</b> 15004 1ST AVENUE S. DENVER, CO 80202 PHONE: 303.750.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@ceg1.com	DATE	
	DESCRIPTION	
	NO.	
	PROJECT: <b>FORNTE BLVD IN LORSON, LLC</b> 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	
DRAWN: <b>RLS</b> DESIGNED: <b>RLS</b> CHECKED: <b>RLS</b>	WATERMAIN PLAN/PROFILE FONTAINE BOULEVARD STA 173+00 TO 182+50	
DATE: APRIL 2, 2018		
PROJECT NO. 100.041		
SHEET NUMBER <b>C8.3</b>		
TOTAL SHEETS: 34		

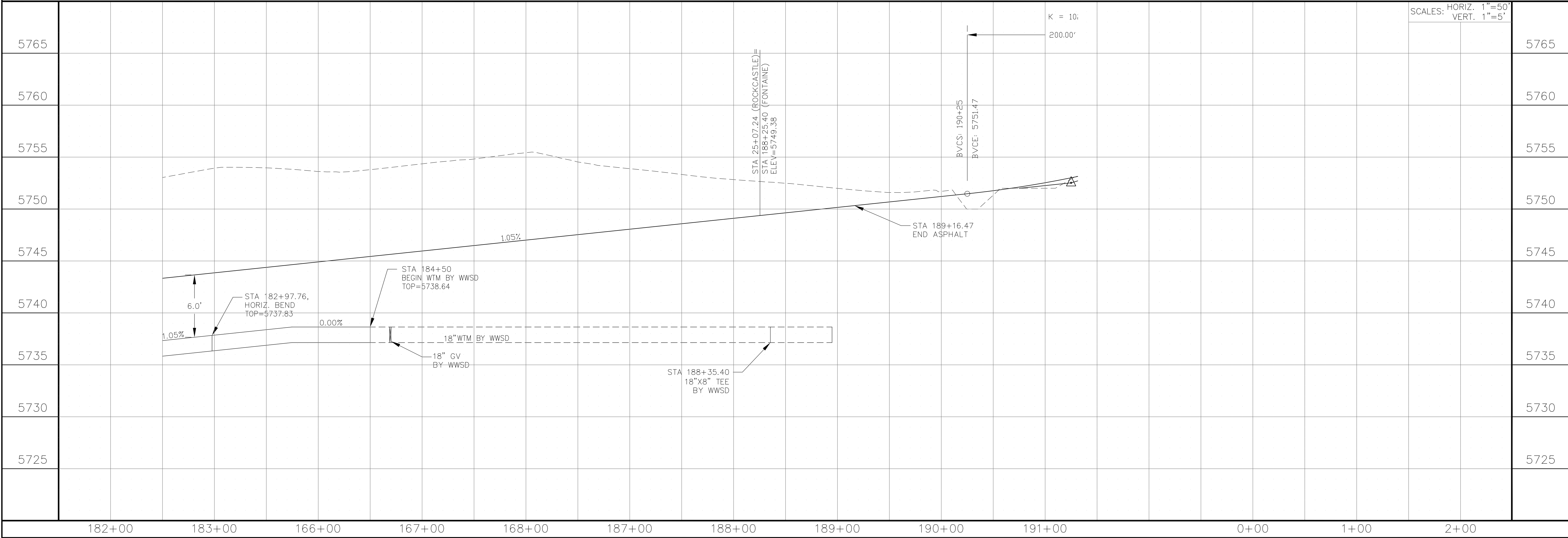


NOTES

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 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cog1.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  
FONTAINE BOULEVARD  
STA 182+50 TO 191+00

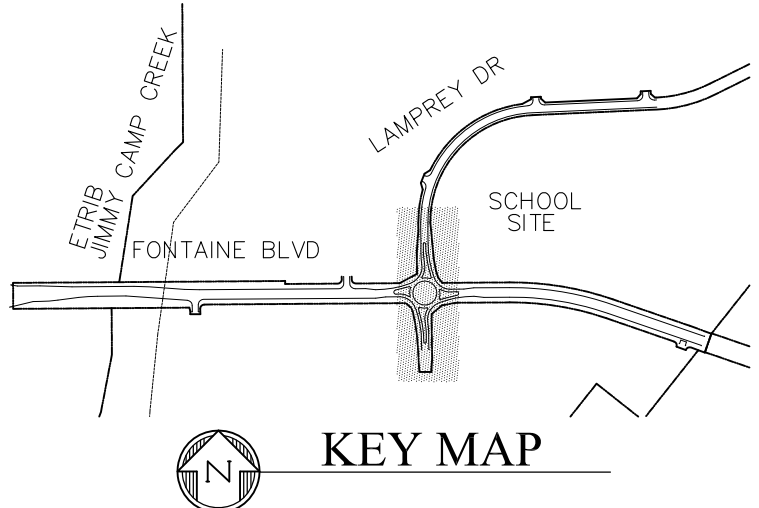
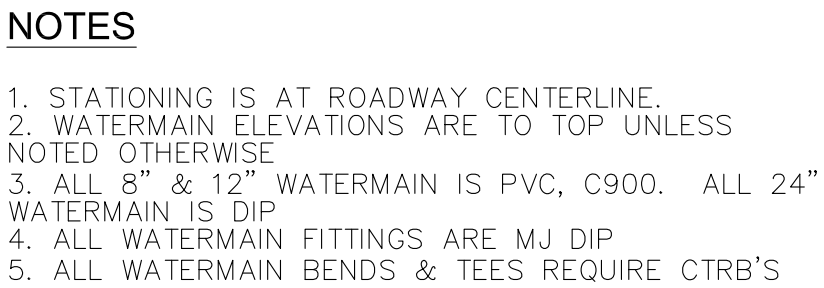
DATE:  
APRIL 2, 2018

PROJECT NO.  
100.041

SHEET NUMBER  
C8.4

TOTAL SHEETS: 34





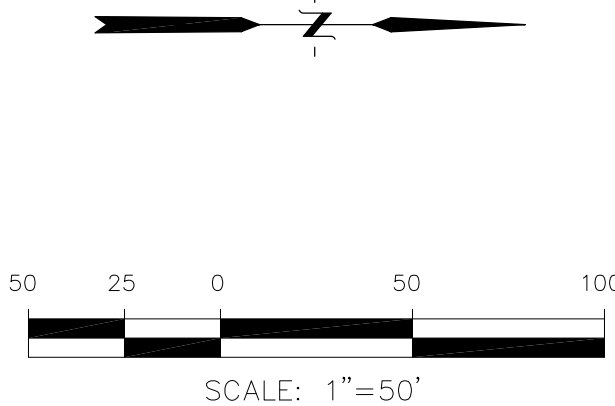
**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceeg1.com

NO.	DESCRIPTION	DATE

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



															SCALES: HORIZ. 1"=50' VERT. 1"=5'		
5750	PVI STA = 16+00 PVI ELEV = 5734.49 A.D. = 1.79 K = 83.92															5750	
5745	150.00' VC															5745	
5740	LOW POINT ELEV = 5729.66 LOW POINT STA = 18+60.12 PVI STA = 18+60 PVI ELEV = 5729.26 A.D. = 4.01 K = 19.94															5740	
5735	80.00' VC															5735	
5730	LOW POINT ELEV = 5729.48 LOW POINT STA = 20+05.92 PVI STA = 19+90 PVI ELEV = 5729.34 A.D. = 2.61 K = 22.96															5730	
5725	60.00' VC															5725	
5720	HIGH POINT ELEV = 5731.35 HIGH POINT STA = 23+04.82 PVI STA = 23+00 PVI ELEV = 5731.63 A.D. = -1.87 K = 54.32															5720	
5715	120.00' VC															5715	
5710	SEE EARLY GRADING PLANS															5710	
16+00 17+00 18+00 19+00 20+00 21+00 22+00 23+00 24+00 0+00 1+00 0+00 1+00																	

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



DATE:  
APRIL 2, 2018

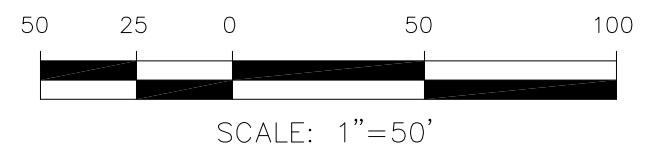
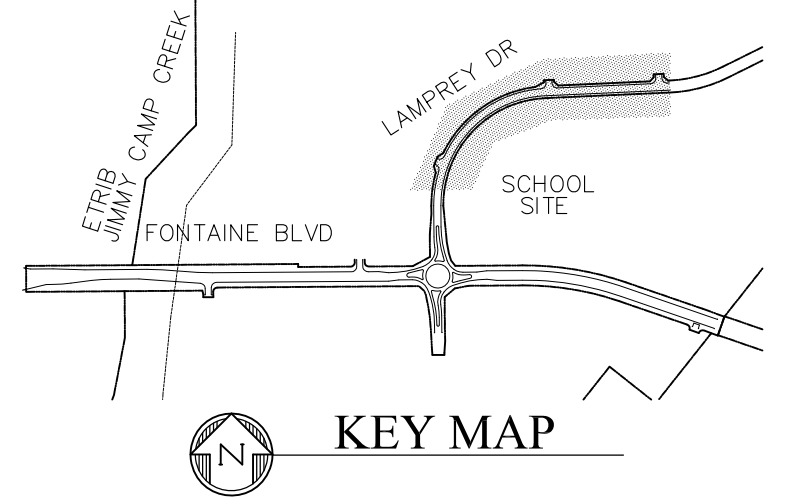
PROJECT NO.  
100.041

SHEET NUMBER  
C8.5

TOTAL SHEETS: 34



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



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



DATE:  
APRIL 2, 2018

PROJECT NO.  
100.041

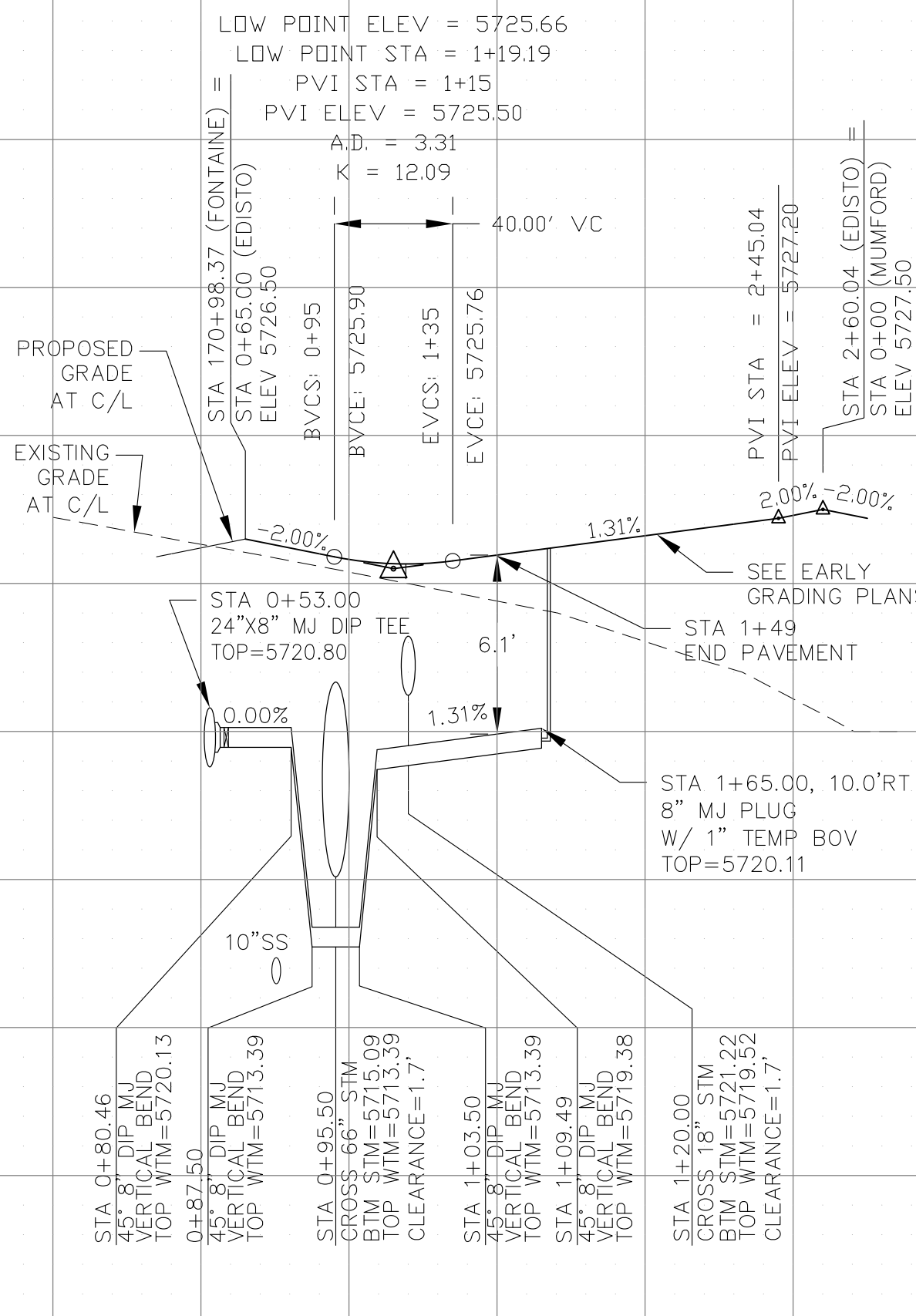
SHEET NUMBER  
**C8.6**

TOTAL SHEETS: 34



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

A key map showing the location of the School Site. The map features a north arrow pointing upwards. A horizontal road is labeled 'EDISTO DRIVE' and 'FONTAINE BLVD'. A vertical road is labeled 'LAMPREY DR'. A diagonal road is labeled 'LAMINE DRIVE'. A creek is labeled 'ETOWAH JIMMY CAMP CREEK'. The 'SCHOOL SITE' is marked with a small rectangle on the right side of the map, near the intersection of Lamprey Dr and Fontaine Blvd.



		Scales: Horiz. 1"=50' Vert. 1"=5'											
5740													5740
5735													5735
5730													5730
5725													5725
5720													5720
5715													5715
5710													5710
5705													5705
5700													5700
		15+00	16+00	17+00	18+00	19+00	0+00	1+00	2+00	3+00	0+00	1+00	

WATERMAIN PLAN/PROFILE  
LAMINE DRIVE  
AND EDISTO DRIVE



DATE:  
APRIL 2, 2018

PROJECT NO.  
100.041

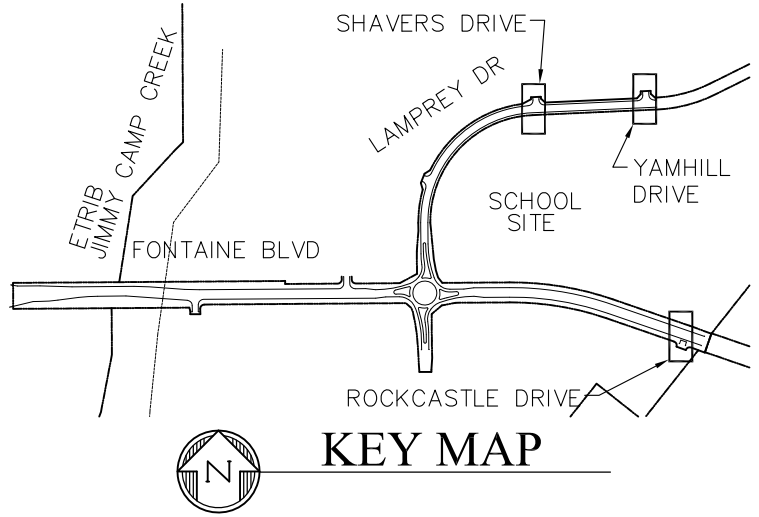
SHEET NUMBER  
C8.7

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



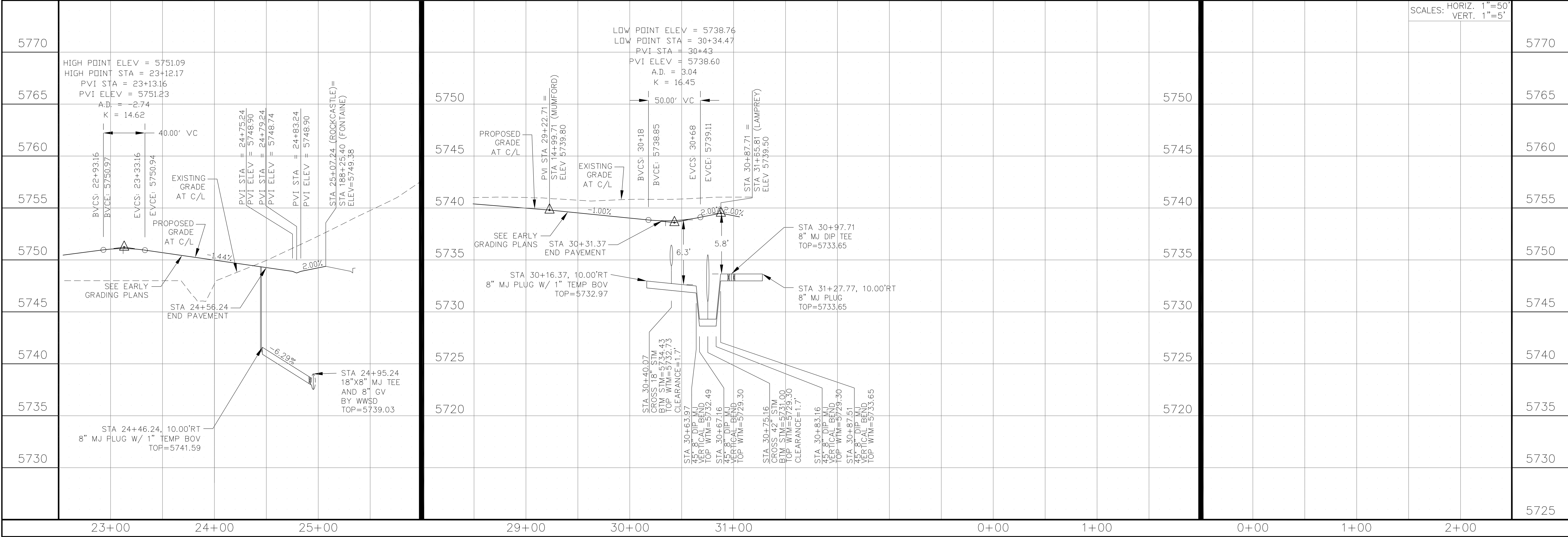
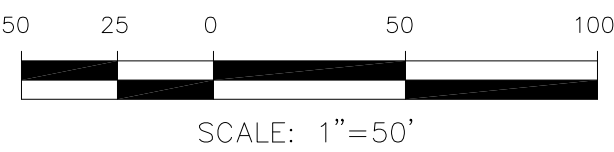
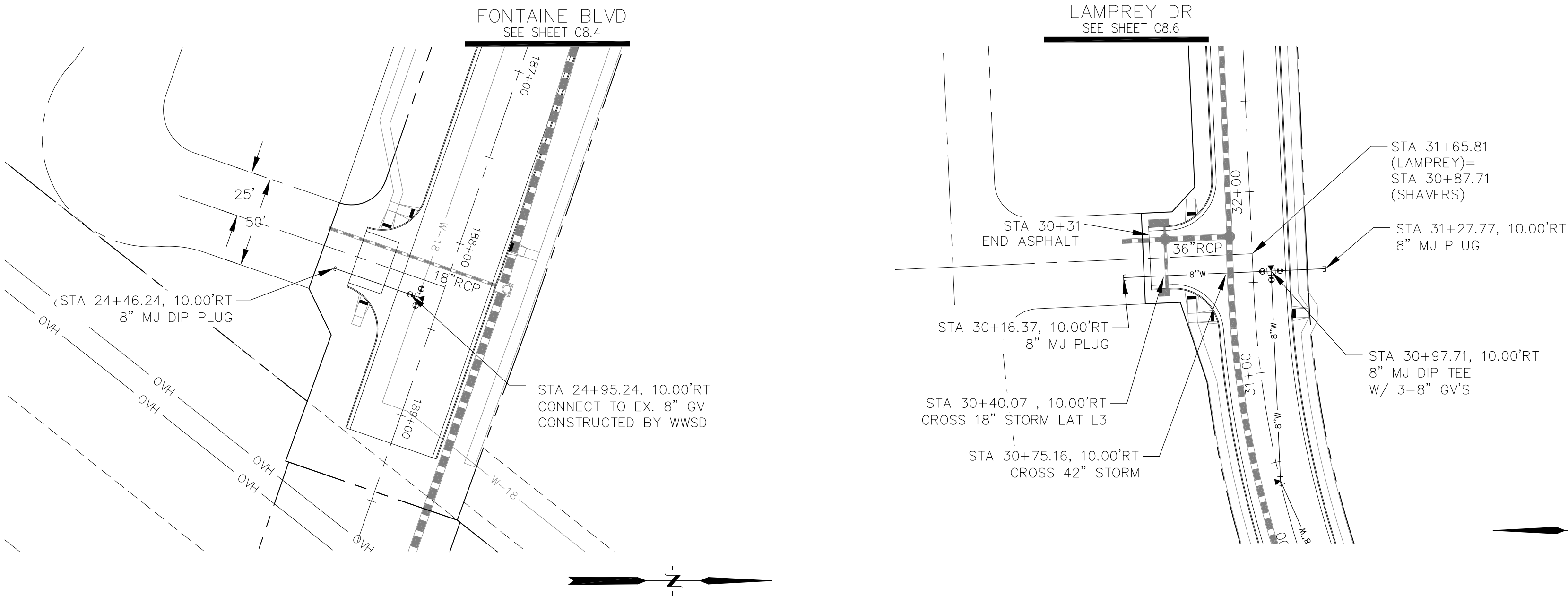
**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S,  
DENVER, CO 80202  
PHONE: 303.750.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_  
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS  
PROJECT: LORSON, LLC  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

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

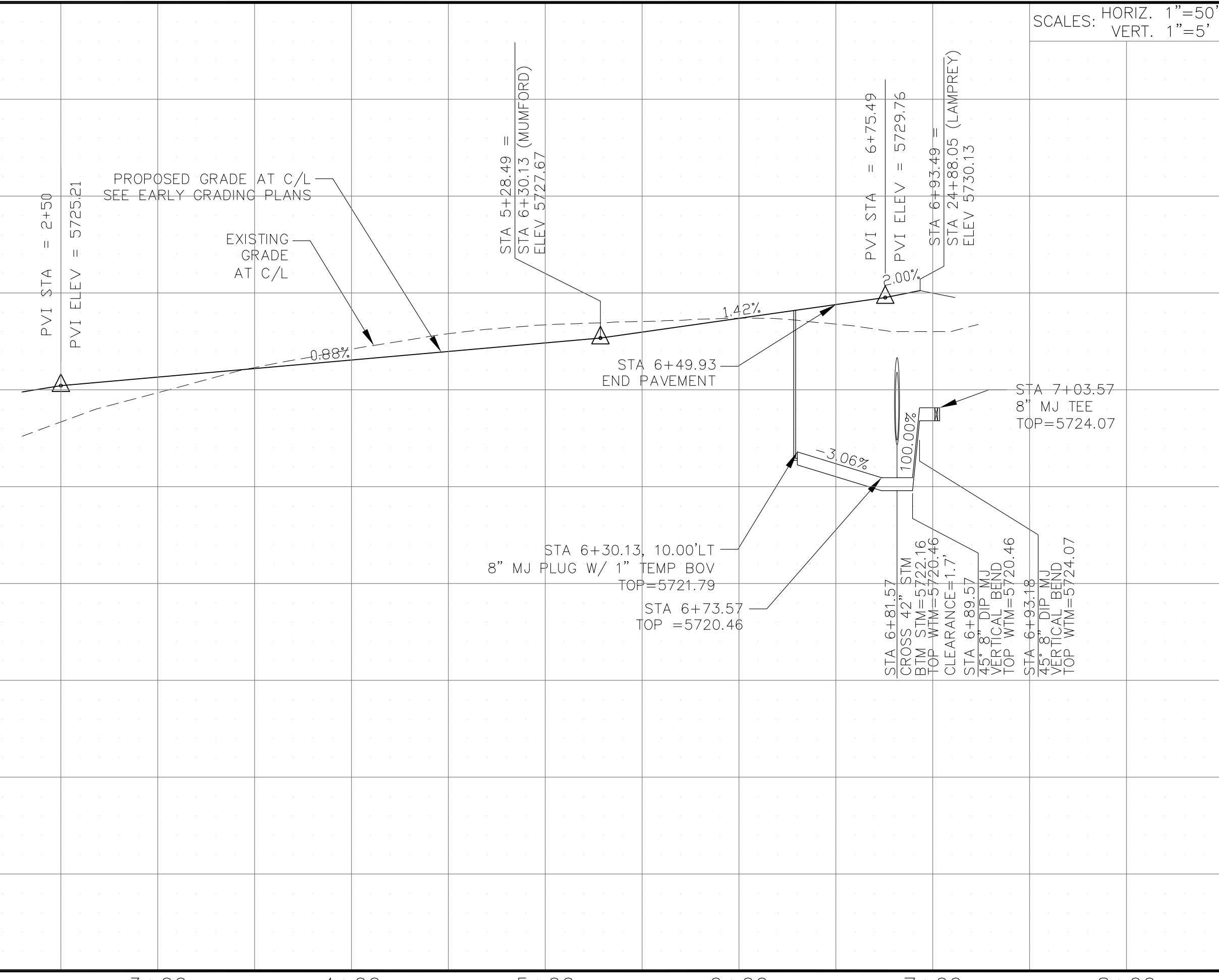
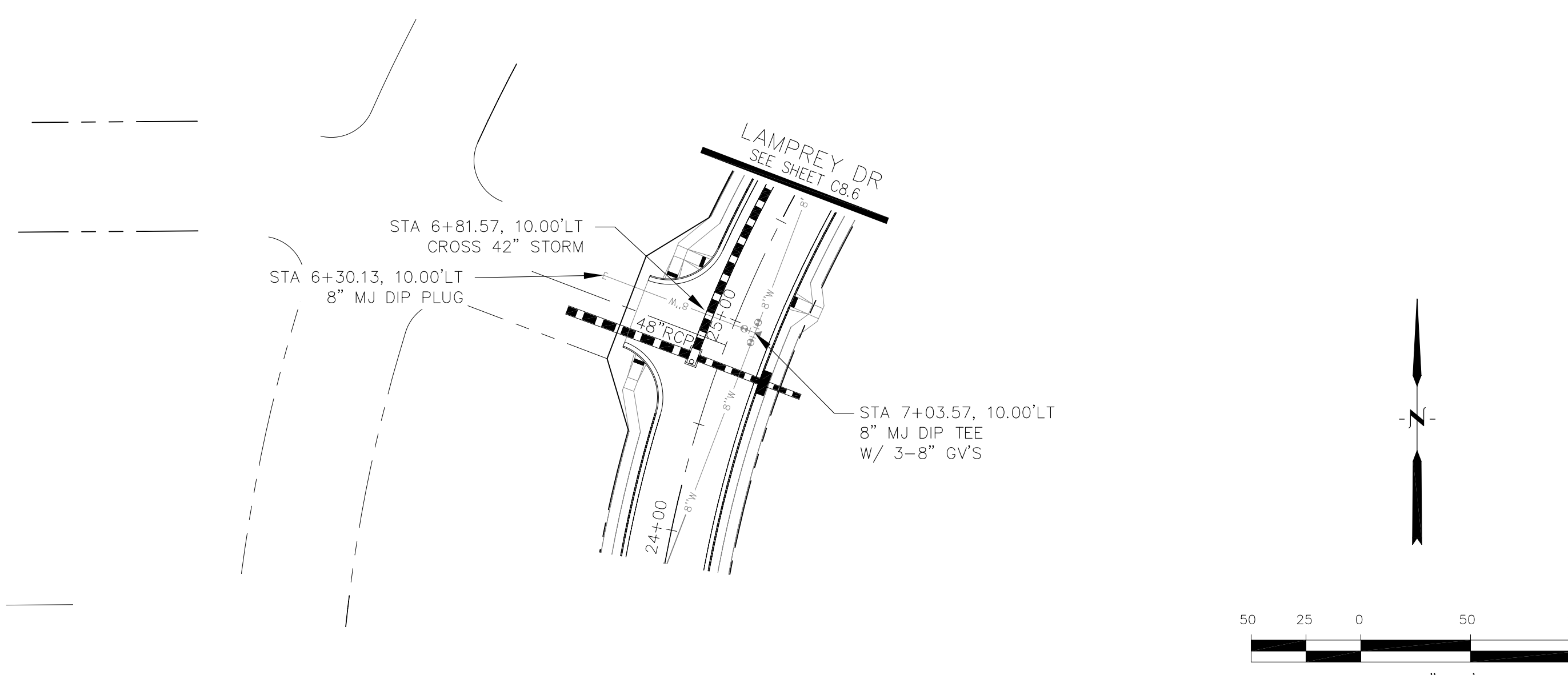


DATE: APRIL 2, 2018  
PROJECT NO. 100.041  
SHEET NUMBER C8.8  
TOTAL SHEETS: 34



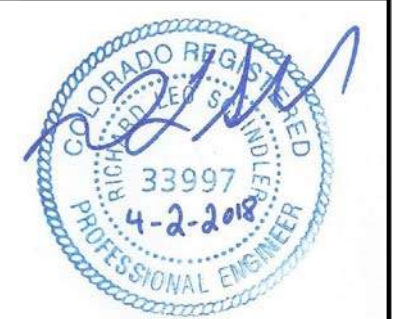


1. STATIONING IS AT ROADWAY CENTERLINE.
2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
3. ALL 8" & 12" WATERMAIN IS PVC, C900. ALL 24" WATERMAIN IS DIP
4. ALL WATERMAIN FITTINGS ARE MJ DIP
5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S

[illegible]

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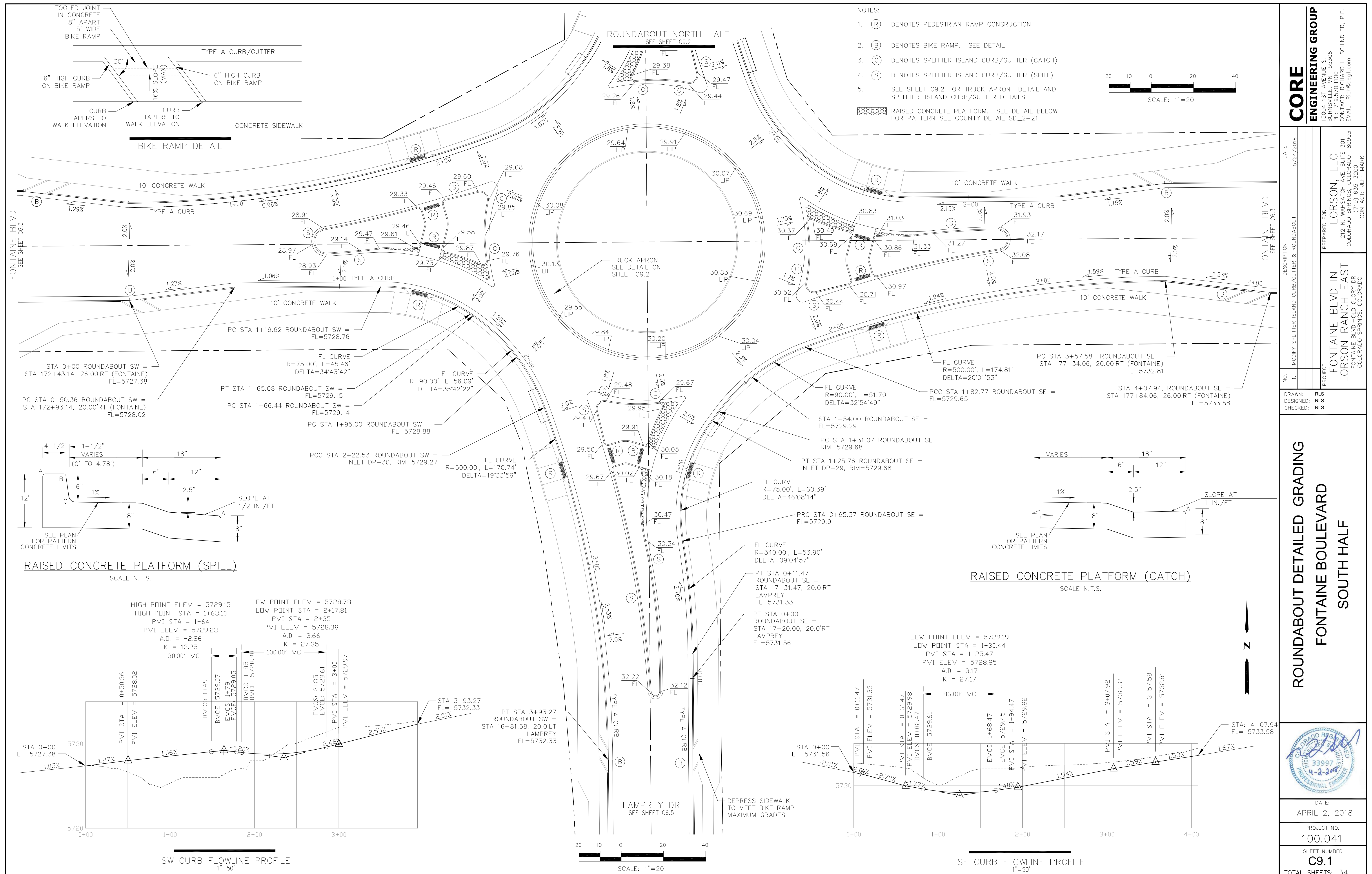
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CLARION DRIVE



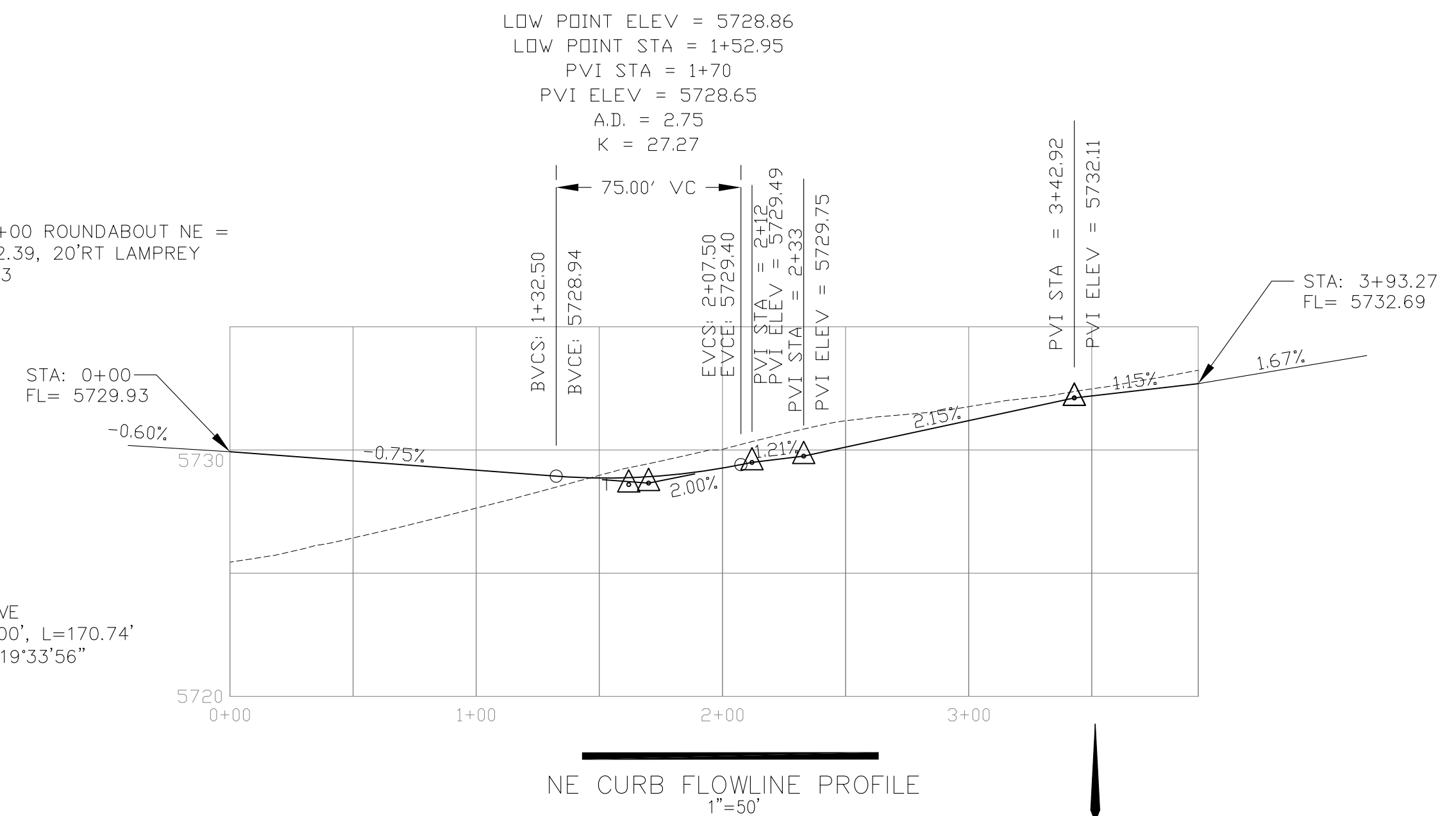
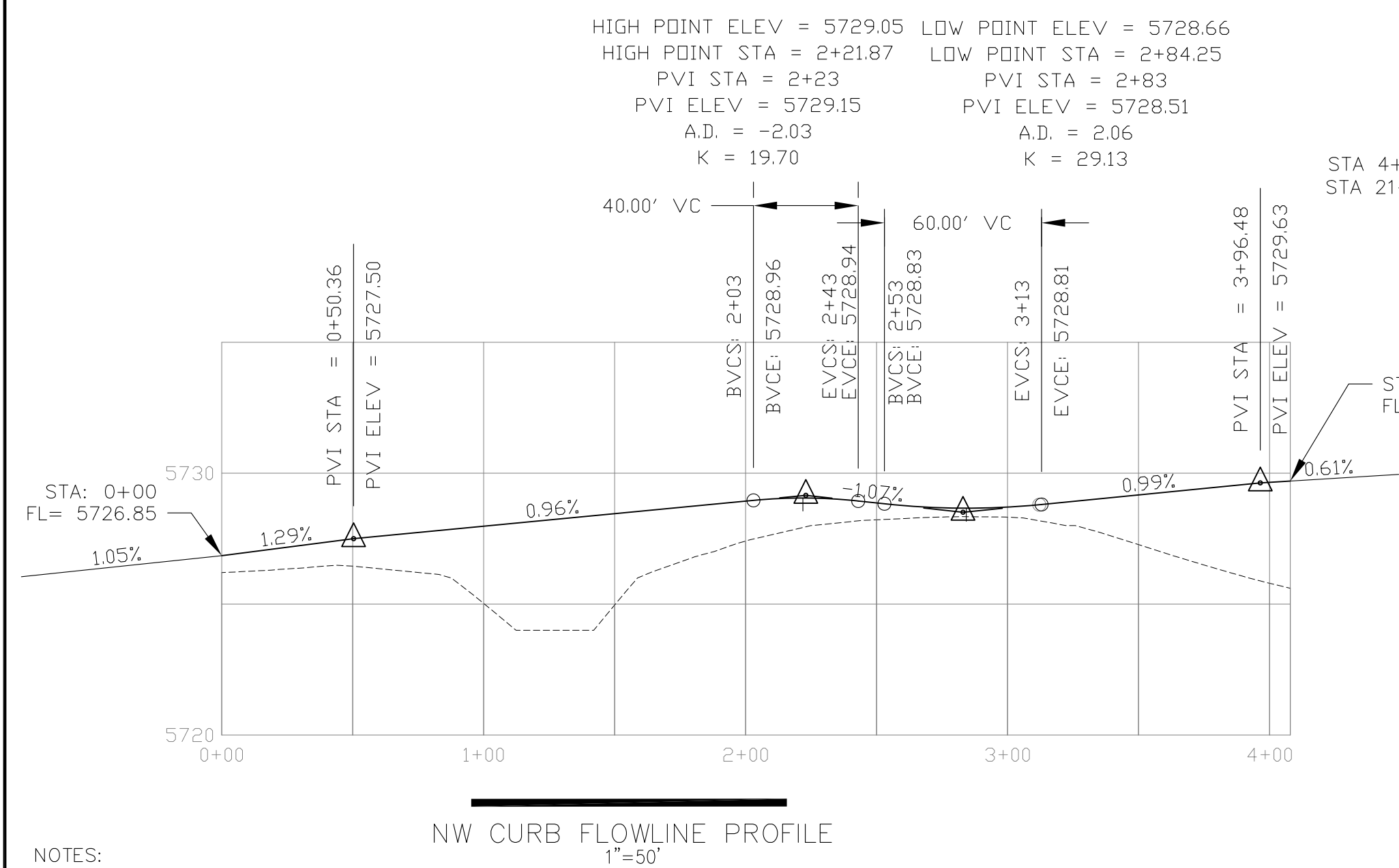
SHEET NUMBER  
C8.9

TOTAL SHEETS: 34









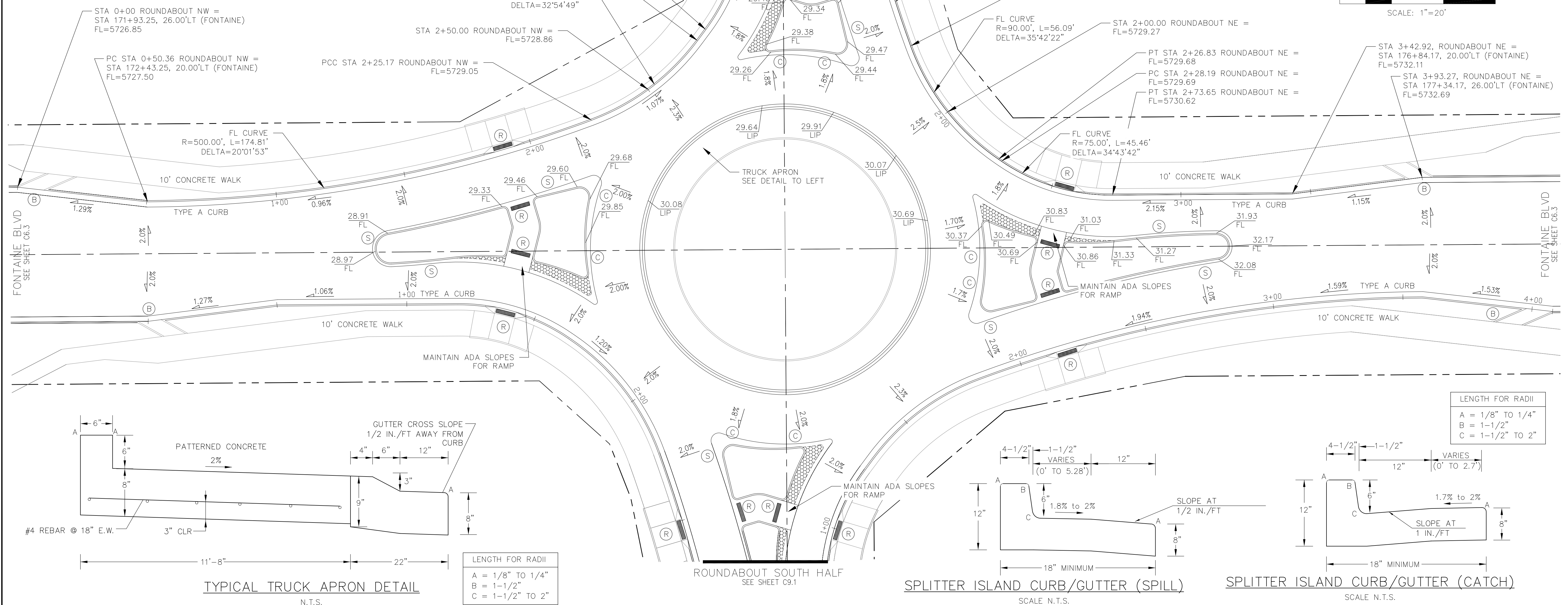
- NOTES:

1. (R) DENOTES PEDESTRIAN RAMP CONSTRUCTION
2. (B) DENOTES BIKE RAMP. SEE SHEET C9.1 FOR DETAIL
3. (C) DENOTES SPLITTER ISLAND CURB/GUTTER (CATCH)
4. (S) DENOTES SPLITTER ISLAND CURB/GUTTER (SPILL)

-  RAISED CONCRETE PLATFORM. SEE SHEET C9.1  
FOR PATTERN SEE COUNTY DETAIL SD\_2-21

- STA 0+00 ROUNDABOUT NW =  
STA 171+03.25 26.00' T (FONTAINE)

- FL=5726.85



# CORE

---

## ENGINEERING GROUP

15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

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

ECT:  
FONTAINE BLVD IN  
ORSON RANCH EAST  
FONTAINE BLVD - OLD GLORY R

ROUNDABOUT DETAILED GRADING  
FONTAINE BOULEVARD  
NORTH HALF



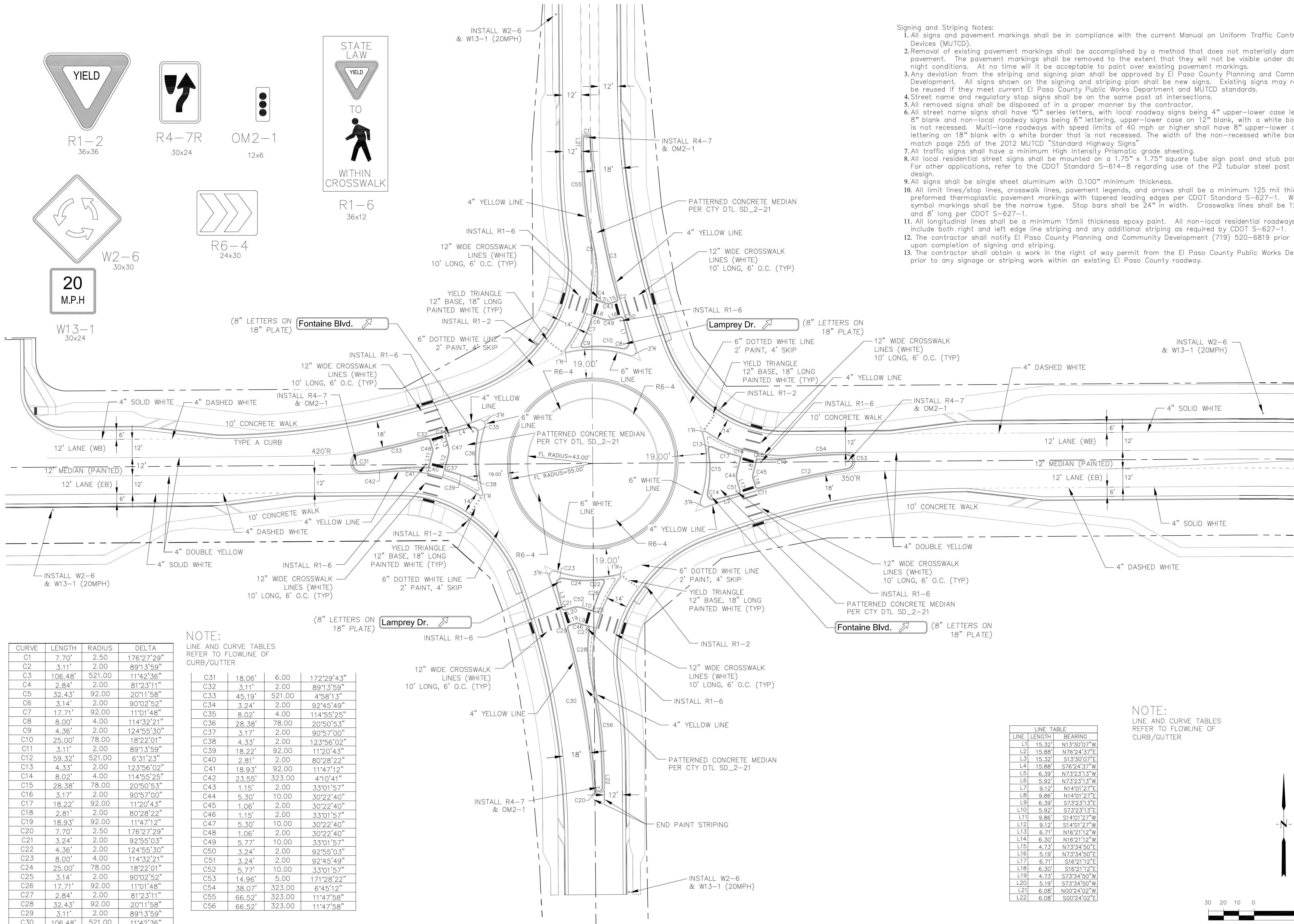
DATE:  
APRIL 2, 2018

PROJECT NO.  
100 041

SHEET NUMBER  
C02

TOTAL SHEETS: 34





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

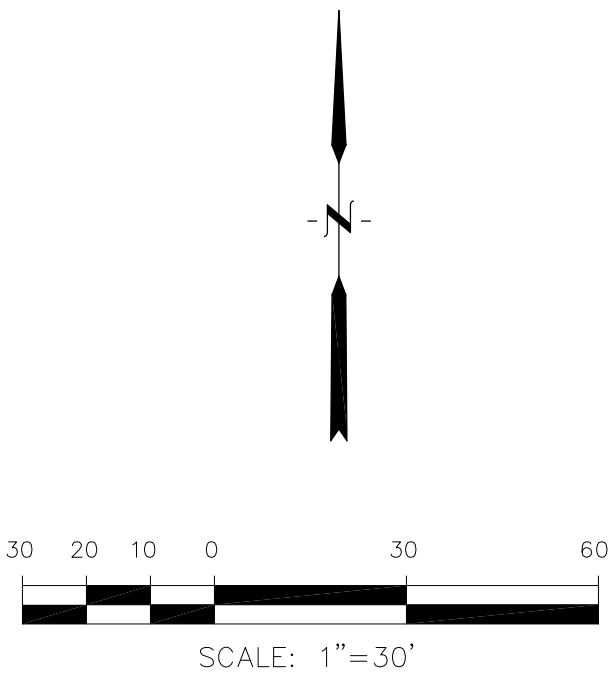
CURVE	LENGTH	RADIUS	DELTA
C1	7.70'	2.50	176°27'29"
C2	3.11'	2.00	89°13'59"
C3	106.48'	521.00	11°42'36"
C4	2.84'	2.00	81°23'11"
C5	32.43'	92.00	20°11'58"
C6	3.14'	2.00	90°02'52"
C7	17.71'	92.00	11°01'48"
C8	8.00'	4.00	114°32'21"
C9	4.36'	2.00	124°55'30"
C10	25.00'	78.00	18°22'01"
C11	3.11'	2.00	89°13'59"
C12	59.32'	521.00	6°31'23"
C13	4.33'	2.00	123°56'02"
C14	8.02'	4.00	114°55'25"
C15	28.38'	78.00	20°50'53"
C16	3.17'	2.00	90°57'00"
C17	18.22'	92.00	11°20'43"
C18	2.81'	2.00	80°28'22"
C19	18.93'	92.00	11°47'12"
C20	7.70'	2.50	176°27'29"
C21	3.24'	2.00	92°55'03"
C22	4.36'	2.00	124°55'30"
C23	8.00'	4.00	114°32'21"
C24	25.00'	78.00	18°22'01"
C25	3.14'	2.00	90°02'52"
C26	17.71'	92.00	11°01'48"
C27	2.84'	2.00	81°23'11"
C28	32.43'	92.00	20°11'58"
C29	3.11'	2.00	89°13'59"
C30	106.48'	521.00	11°42'36"
C31	18.06'	6.00	172°29'43"

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

C31	18.06'	6.00	172°29'43"
C32	3.11'	2.00	89°13'59"
C33	45.19'	521.00	4°58'13"
C34	3.24'	2.00	92°45'49"
C35	8.02'	4.00	114°55'25"
C36	28.38'	78.00	20°50'53"
C37	3.17'	2.00	90°57'00"
C38	4.33'	2.00	123°56'02"
C39	18.22'	92.00	11°20'43"
C40	2.81'	2.00	80°28'22"
C41	18.93'	92.00	11°47'12"
C42	23.55'	323.00	4°10'41"
C43	1.15'	2.00	33°01'57"
C44	5.30'	10.00	30°22'40"
C45	1.06'	2.00	30°22'40"
C46	1.15'	2.00	33°01'57"
C47	5.30'	10.00	30°22'40"
C48	1.06'	2.00	30°22'40"
C49	5.77'	10.00	33°01'57"
C50	3.24'	2.00	92°55'03"
C51	3.24'	2.00	92°45'49"
C52	5.77'	10.00	33°01'57"
C53	14.96'	5.00	171°28'22"
C54	38.07'	323.00	6°45'12"
C55	66.52'	323.00	11°47'58"
C56	66.52'	323.00	11°47'58"

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.32'	N13°30'07"W
L2	15.88'	N76°24'37"E
L3	15.32'	S13°30'07"E
L4	15.88'	S76°24'37"W
L5	6.39'	N73°23'13"W
L6	5.92'	N73°23'13"W
L7	9.12'	N14°01'27"E
L8	9.86'	N14°01'27"E
L9	6.39'	S73°23'13"E
L10	5.92'	S73°23'13"E
L11	9.86'	S14°01'27"W
L12	9.12'	S14°01'27"W
L13	6.71'	N16°21'12"W
L14	6.30'	N16°21'12"W
L15	4.73'	N73°34'50"E
L16	5.19'	N73°34'50"E
L17	6.71'	S16°21'12"E
L18	6.30'	S16°21'12"E
L19	4.73'	S73°34'50"W
L20	5.19'	S73°34'50"W
L21	6.08'	N00°24'02"W
L22	6.08'	S00°24'02"E

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



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SUITE 300  
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CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg.com

DATE

5/24/2018

DESCRIPTION

SIGN & ROUNDABOUT REVISIONS PER COUNTY COMMENTS

NO.

1.

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  
(719) 635-3200  
CONTACT: JEFF MARK

DATE:

APRIL 2, 2018

PROJECT NO.

100.041

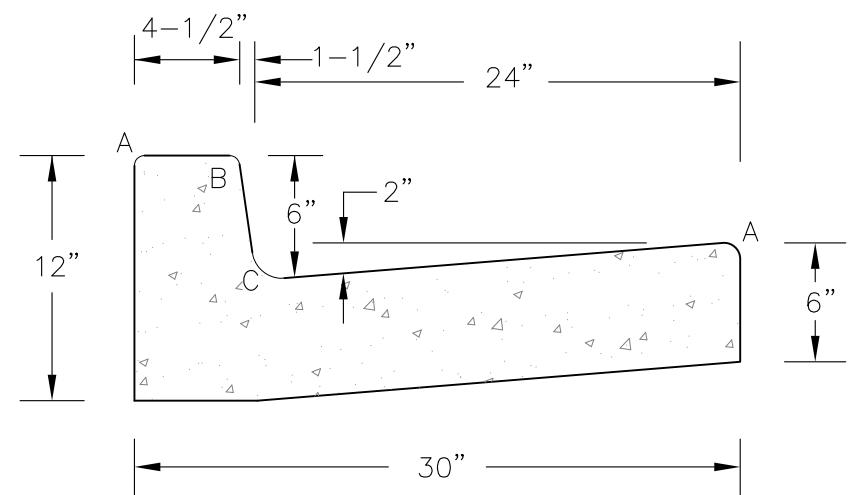
SHEET NUMBER

C9.3

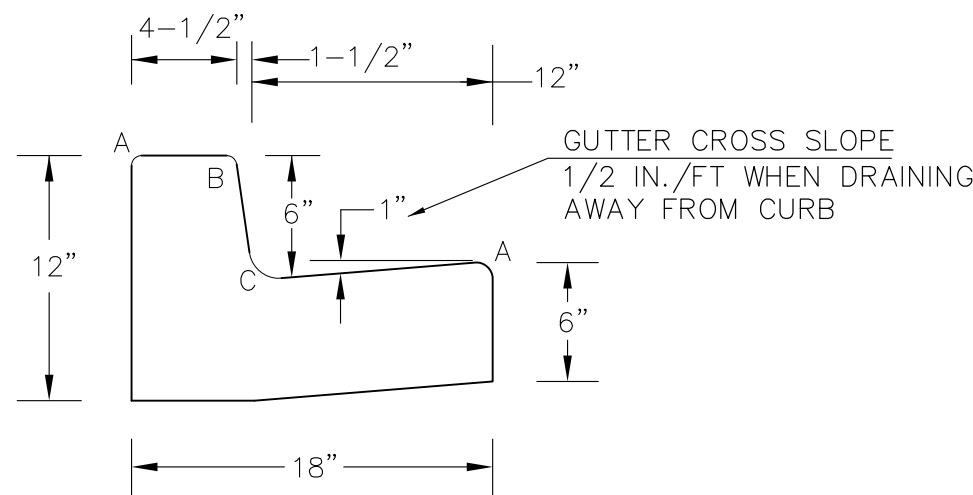
TOTAL SHEETS:

34



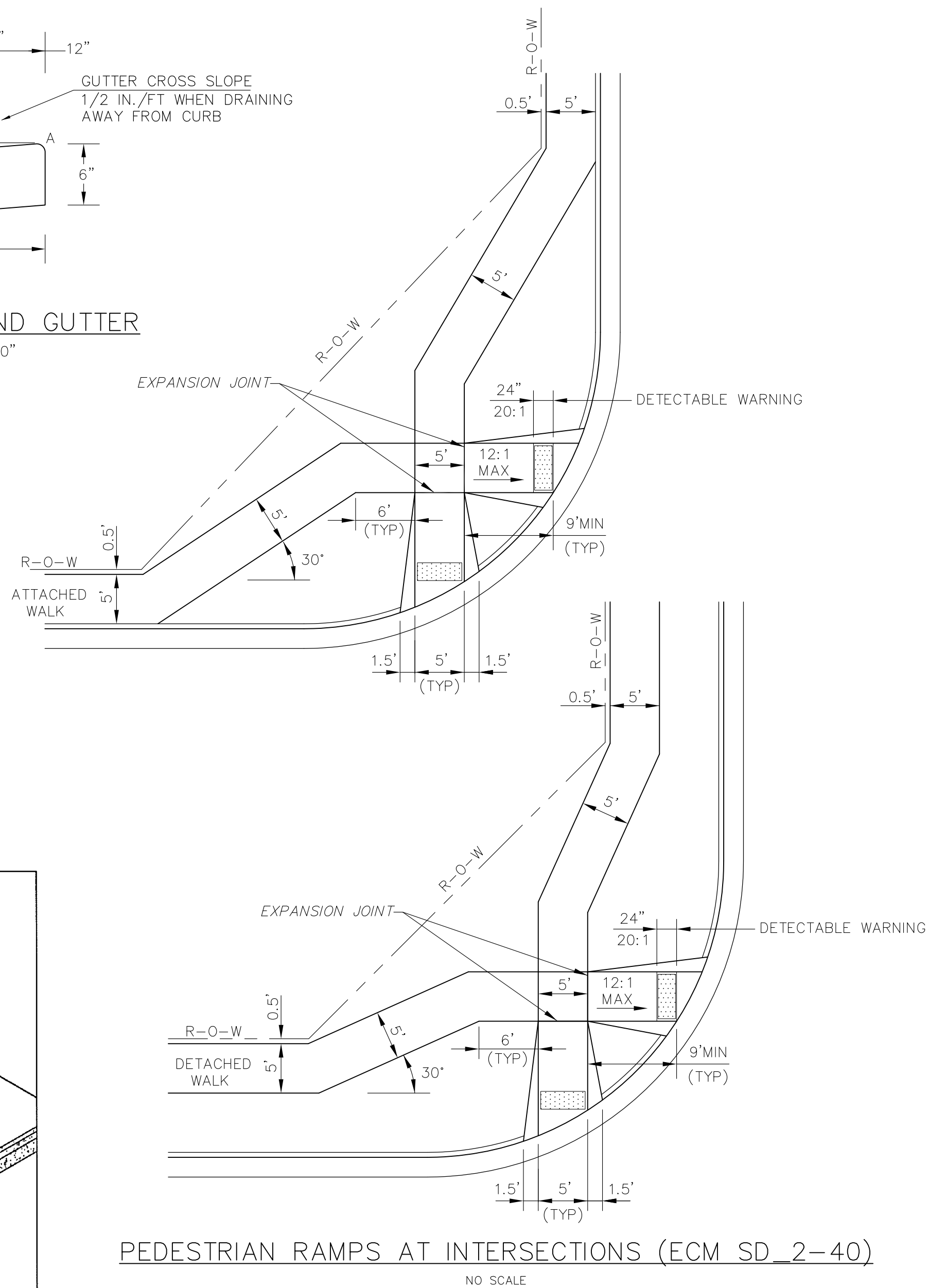


TYPE 'A'  
VERTICAL CURB AND GUTTER  
SCALE 1" = 1'-0"

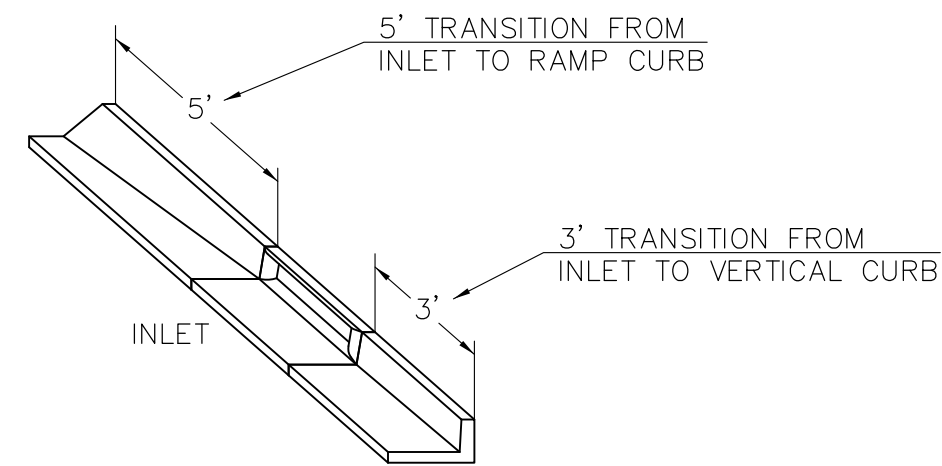


TYPE 'B'  
VERTICAL CURB AND GUTTER  
SCALE 1" = 1'-0"

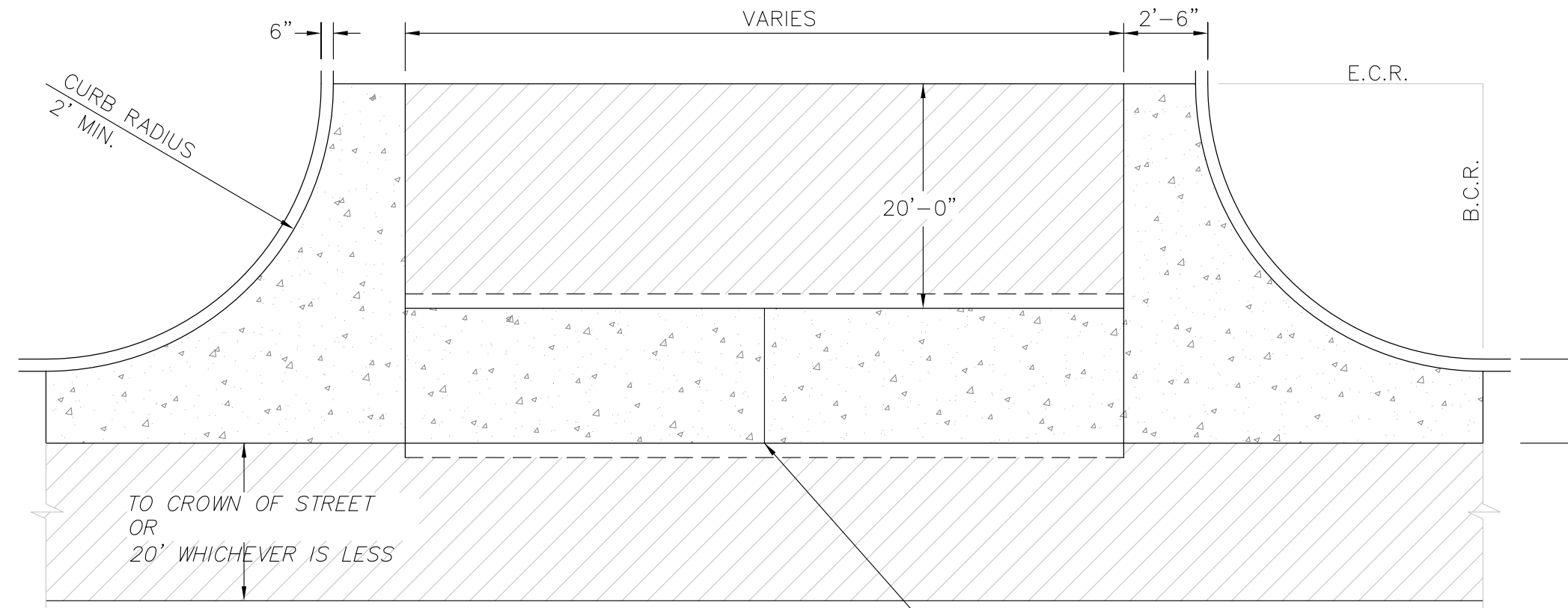
LENGTH FOR RADII	
A	= 1/8" TO 1/4"
B	= 1-1/2"
C	= 1-1/2" TO 2"



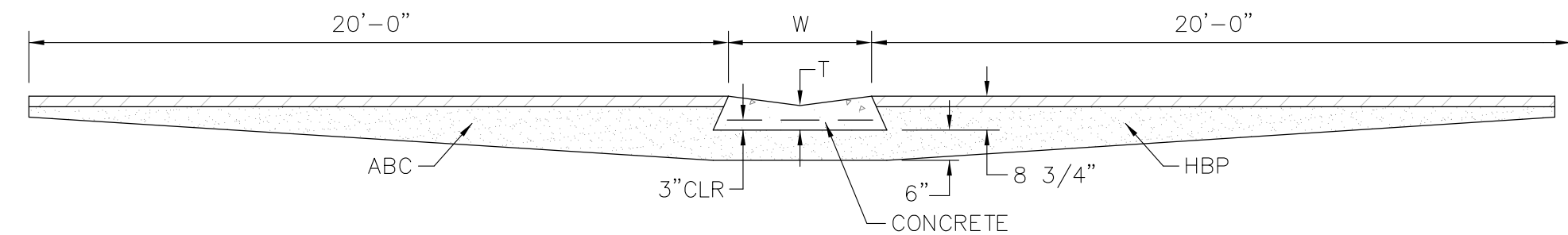
PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD\_2-40)  
NO SCALE



CURB INLET DETAIL  
NTS



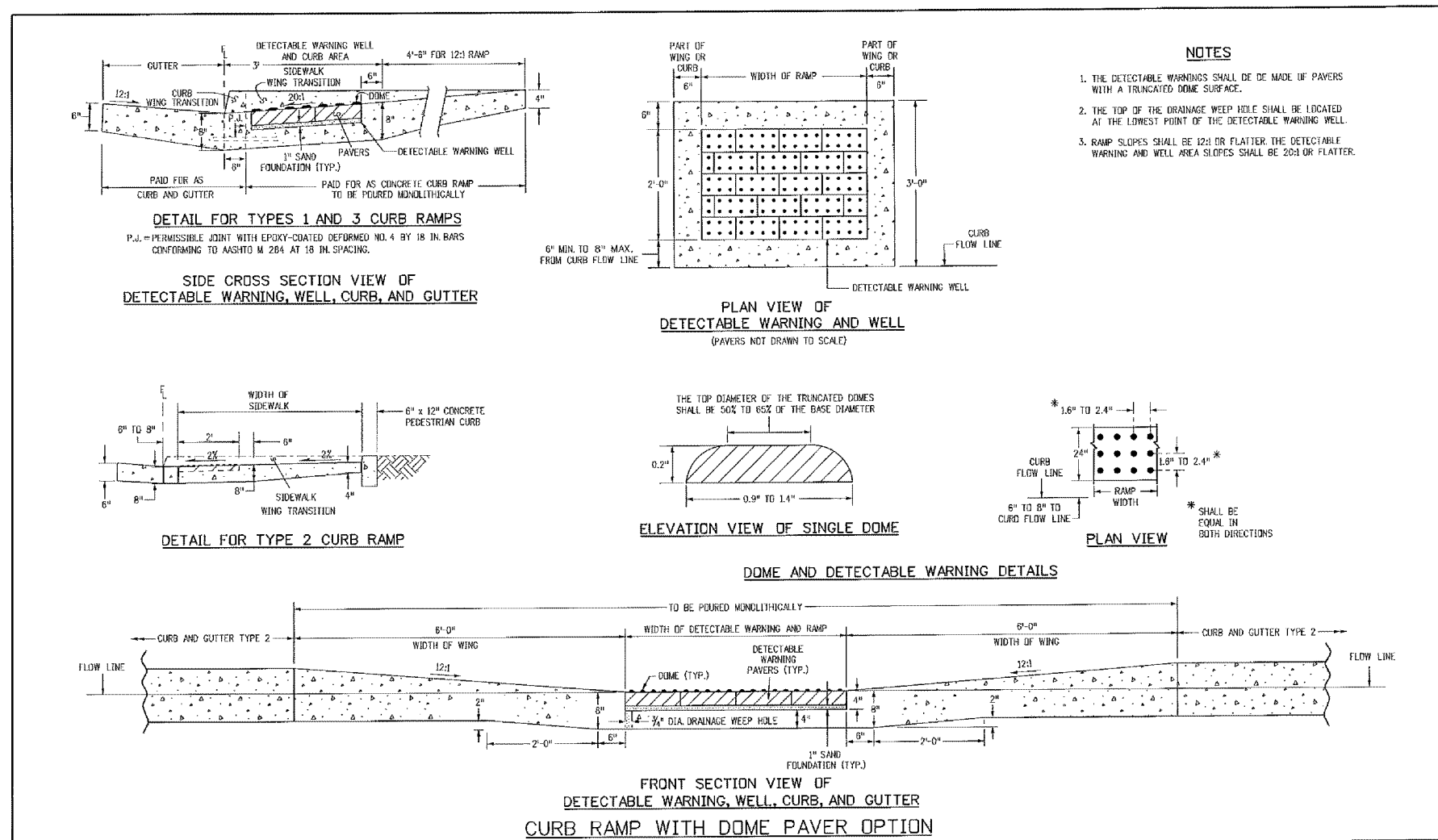
PLAN VIEW



SECTION A - A

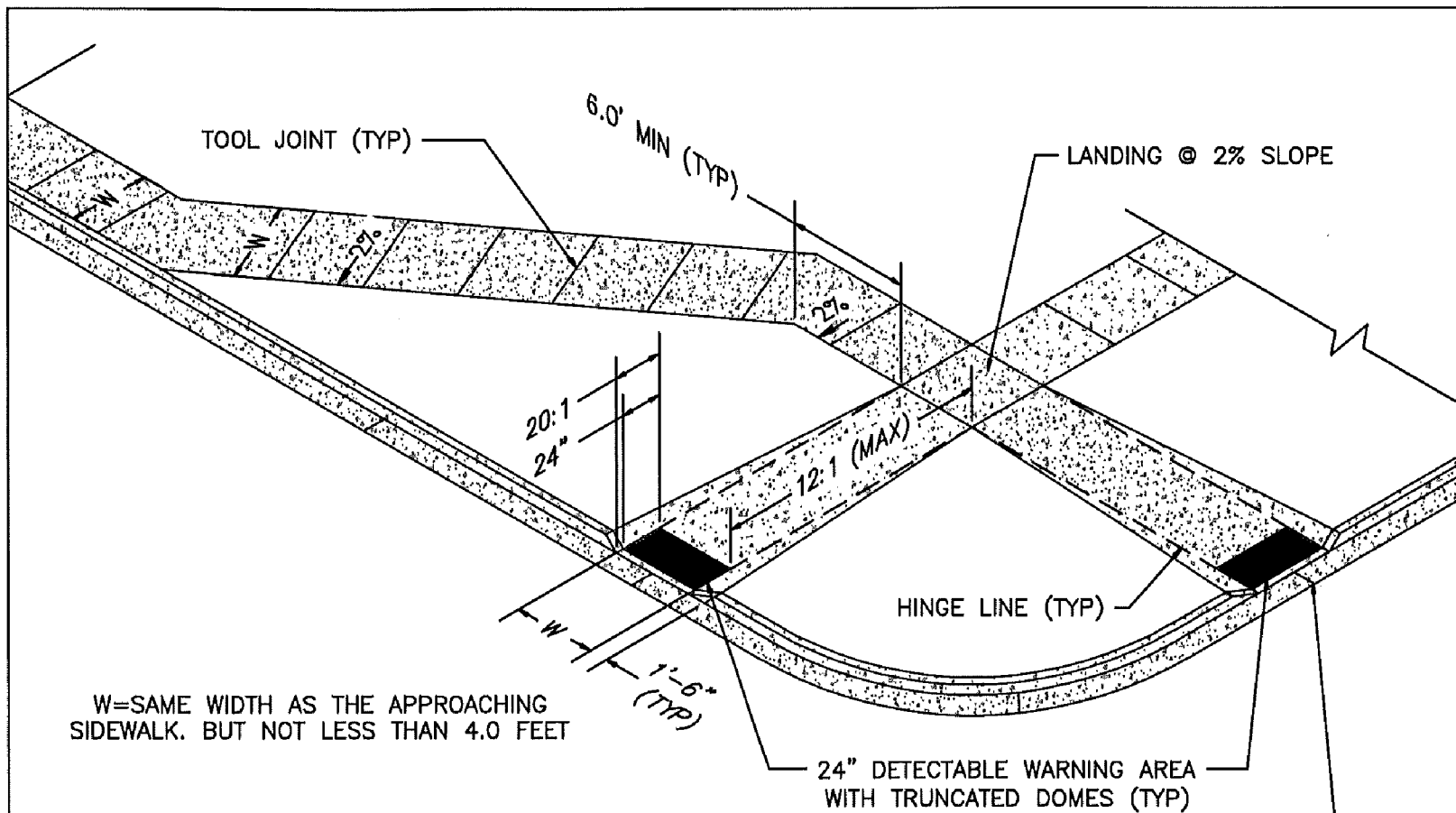
TYPICAL CROSSSPAN LAYOUT (ECM SD\_2-26)  
NO SCALE

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



Computer File Information		Sheet Revisions		Standard Plan No.	
Created: 10/27/2009	Revised: 08/01/2010	1	1	M-608-1	
Drawn: 10/27/2009	Checked: 08/01/2010	2	2		
Project: 100.041	Project: 100.041	3	3		
Drawn By: 100.041	Checked By: 100.041	4	4		
Project: 100.041	Project: 100.041	5	5		

TRUNCATED DOME DETAILS (ECM SD\_2-42)  
NO SCALE




PEDESTRIAN RAMP NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS.
5. DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 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.

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

**CORE ENGINEERING GROUP**  
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EMAIL: Rich@ceg.com

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

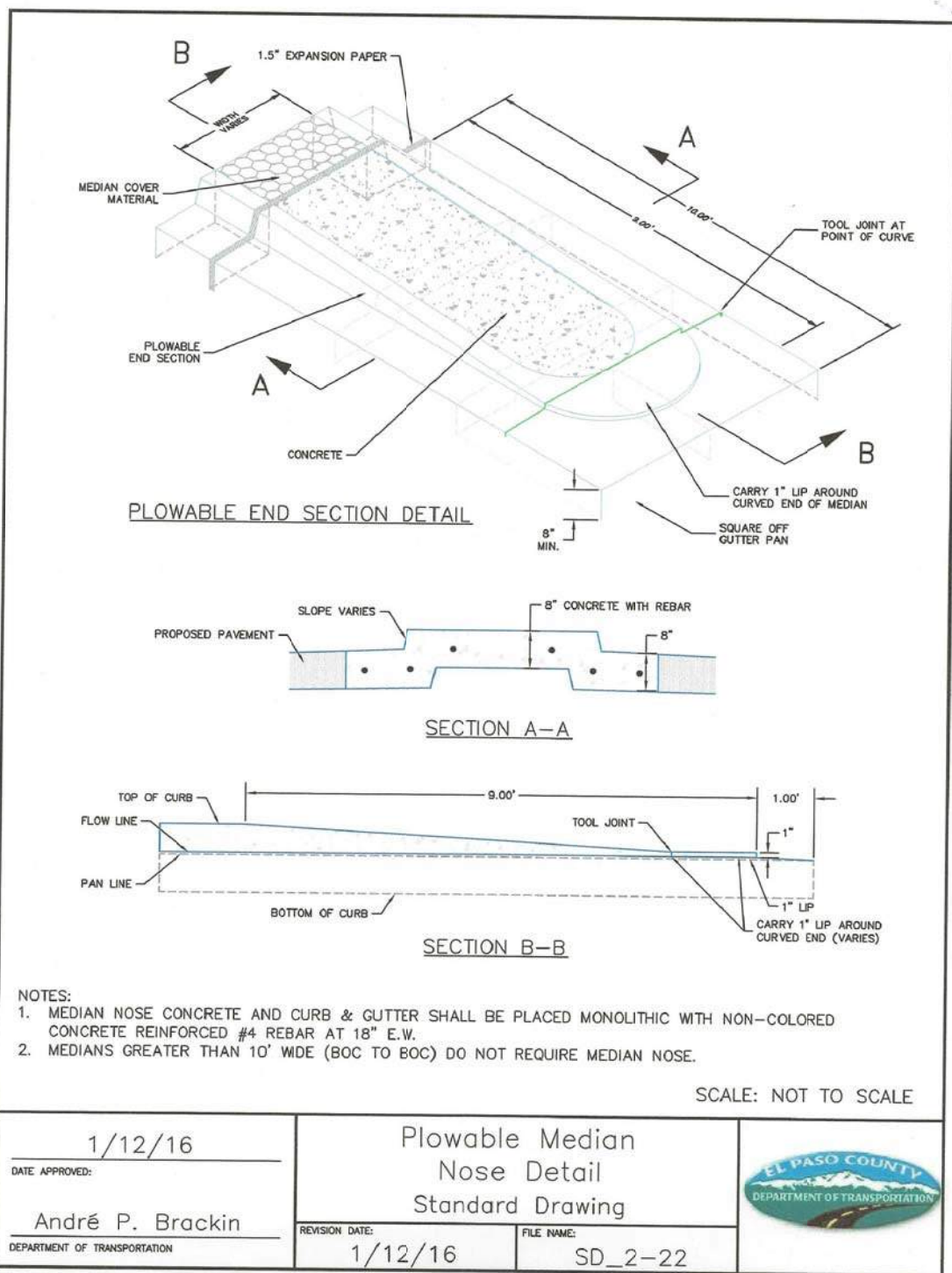
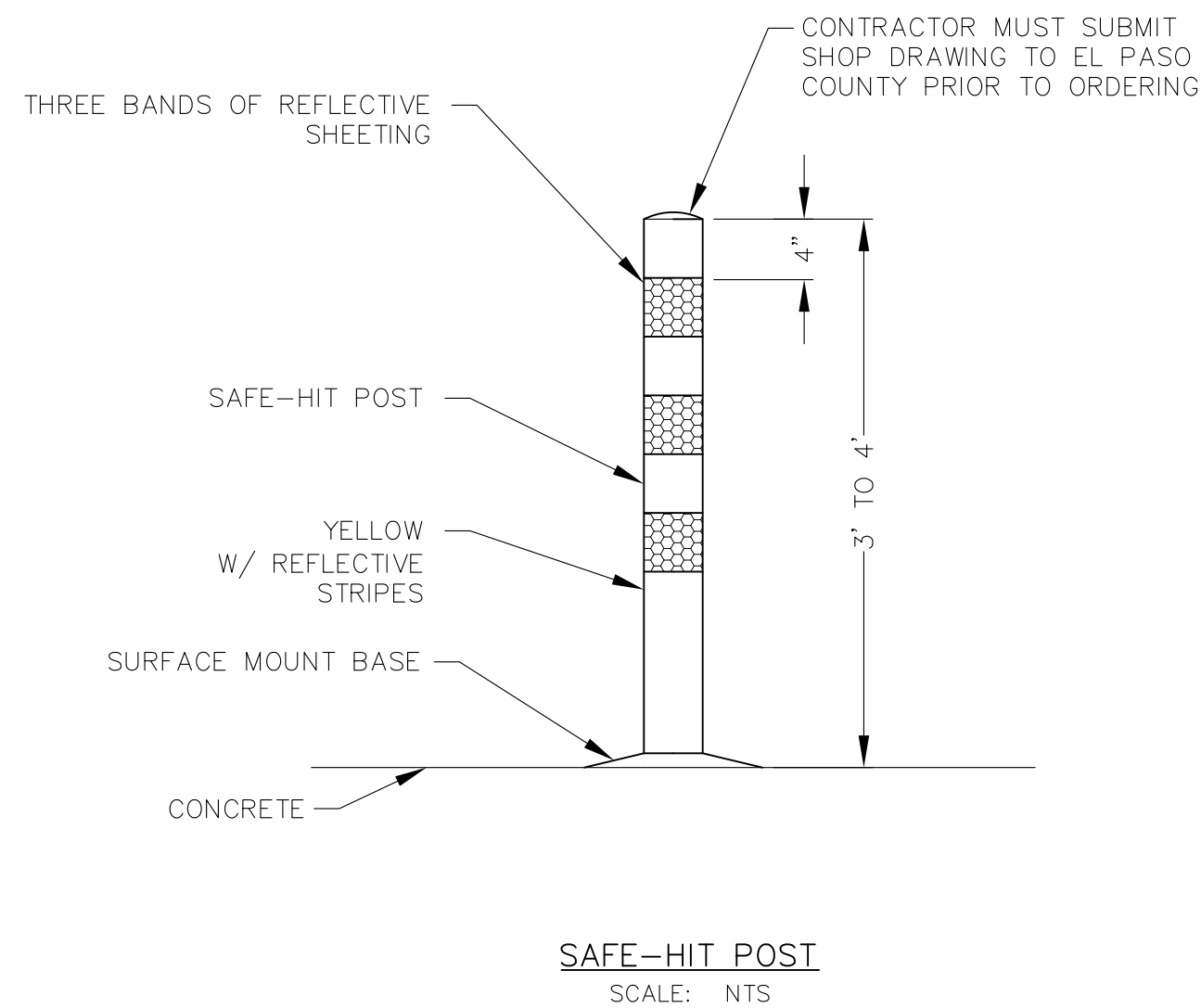
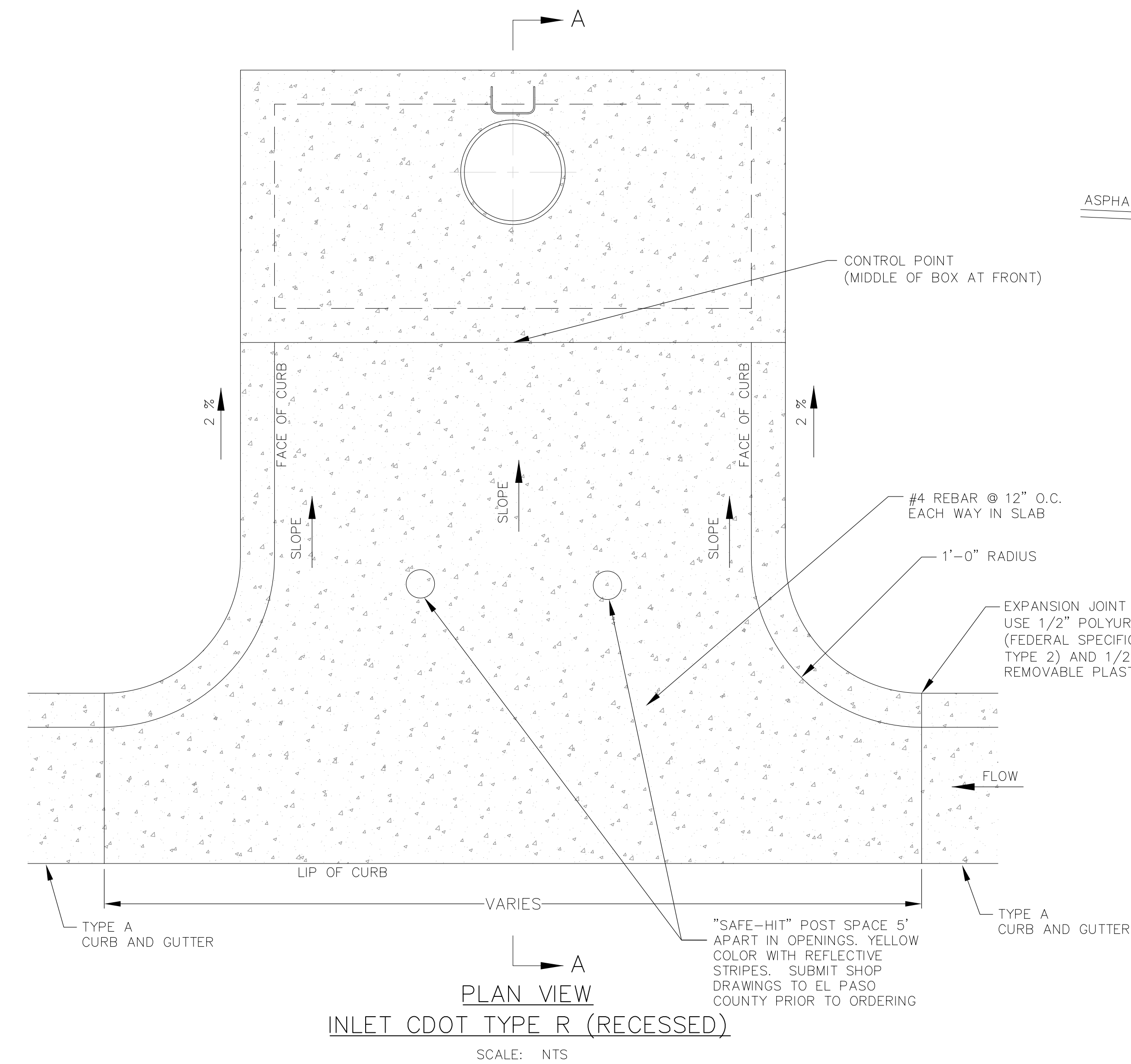
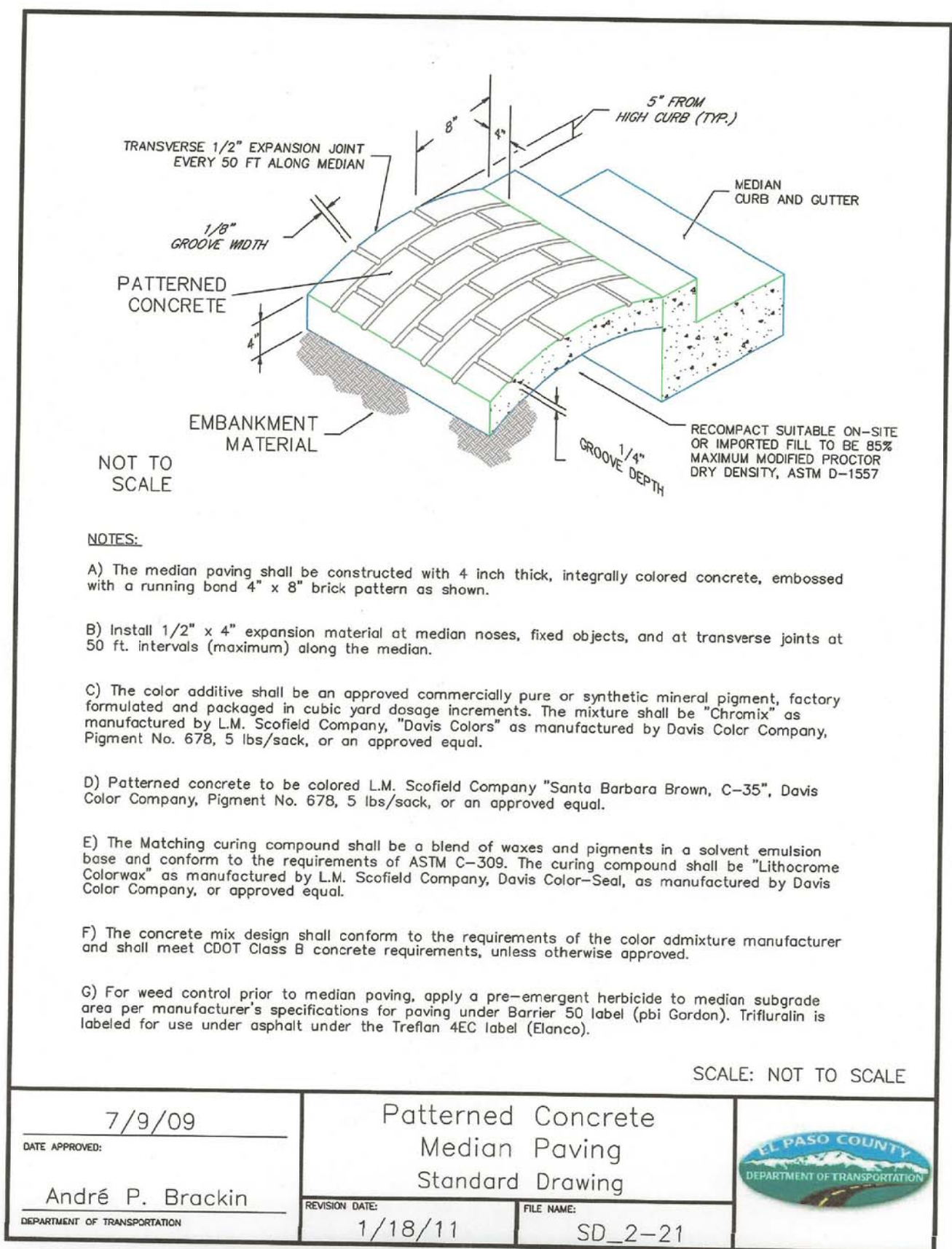
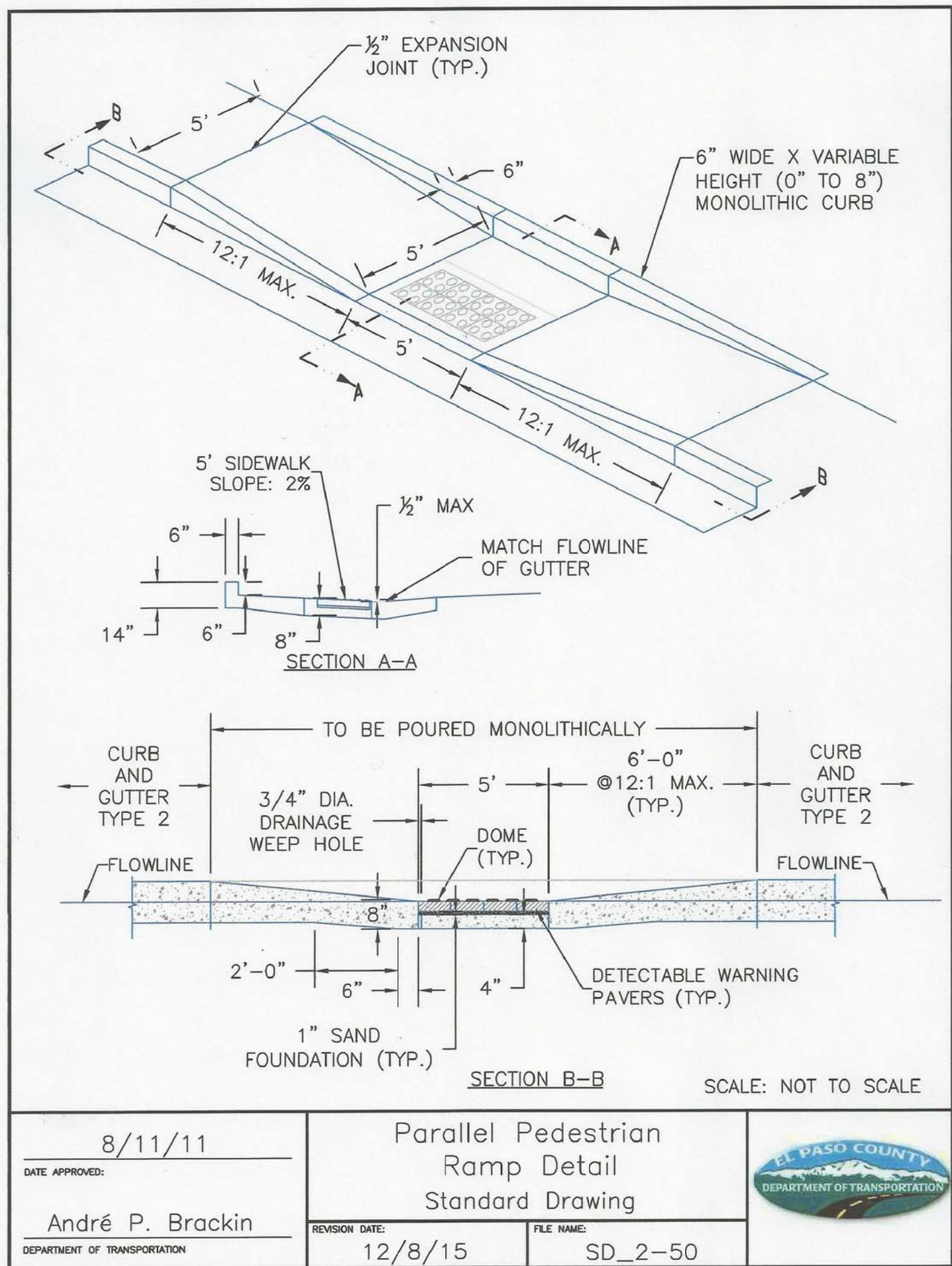
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS


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



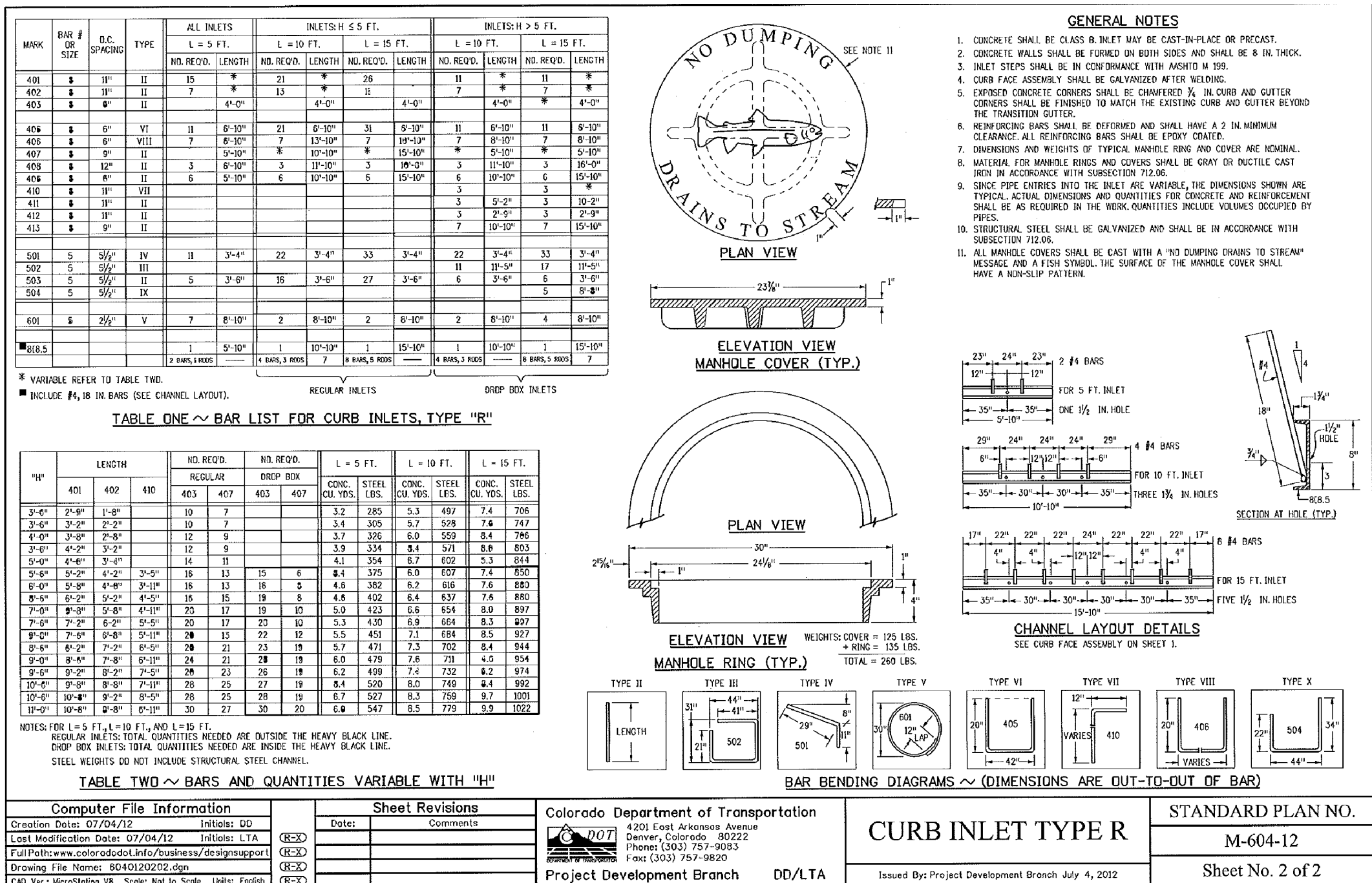
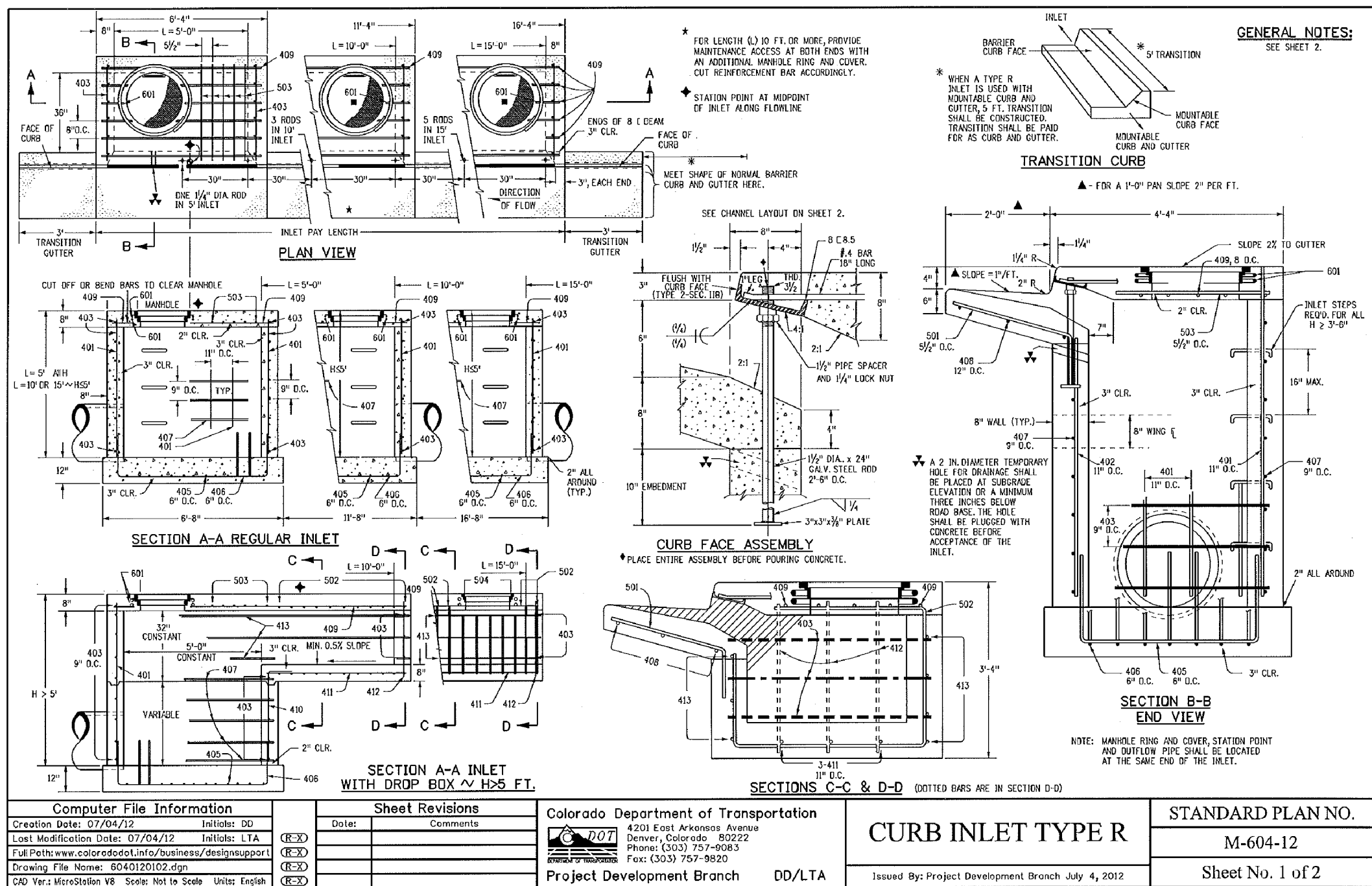
DATE: APRIL 2, 2018  
PROJECT NO. 100.041  
SHEET NUMBER C10.1  
TOTAL SHEETS: 34





CORE				ENGINEERING GROUP			
15004 1ST AVENUE S. BURNING WOOD, WY 82506 PHONE: 307.252.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@eg1.com							
NO.		DESCRIPTION		DATE			
1.		CHANGE BOLLARD TO SAFE HIT POST		4/20/2018			
DRAWN: DESIGNED: CHECKED:		RLS RLS RLS		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	
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							







## GENERAL STRUCTURAL NOTES

### 1. APPLICABLE CODES

A. These general notes apply to all structural drawings. This project is designed in accordance with the International Building Code (IBC), 2009 Edition, and the Minimum Design Loads for Buildings and Other Structures (ASCE 7-05) and the Fikes Peak Regional Building Code, (2011 Edition).

B. All material and workmanship shall be in accordance with applicable provisions of the codes specified above.

### 2. CONCRETE

A. Concrete has been designed and shall be constructed in accordance with the American Concrete Institute "Building Code Requirement Reinforced Concrete" and "Specifications for Structural Concrete for Buildings" (ACI 308 and ACI 301) latest editions. Section 13 "Inspection" of ACI 308 is deleted in its entirety, see "Field Observations" paragraph. All concrete shall be of stone aggregate, unless noted otherwise.

#### B. Concrete mixes

See specifications for any additional durability requirements.

##### Mix 'A' For drilled piers

3000 psi minimum compressive strength at age of 28 days.

Type I/II Cement, minimum of 410 pounds per cubic yard.

Fly ash not allowed.

3/4" maximum aggregate size.

6" minimum - 8" maximum slump.

##### Mix 'B' For footings, grade beams, and miscellaneous concrete

4000 psi minimum compressive strength at age of 28 days.

Type I/II Cement, minimum of 564 pounds per cubic yard.

3/4" maximum aggregate size.

6% ± 1% Entrained air.

4" (8" with superplasticizer) maximum slump.

C. Reinforcing is to be new billet steel ASTM A615, Grade-60, except ties and bars to be welded shall be Grade-40. Provide not less than (2) #5 around all sides of all openings in concrete and extend 2'-0" past edges of openings. No splices of reinforcement are permitted except as detailed or authorized by structural engineer. Where permitted, use contact lap splices, (36) bar diameters minimum. Welded Wire Fabric (WWF) shall be in accordance with ASTM A185. Lap (1) full mesh minimum at splices. No welding of reinforcement permitted unless detailed.

D. Placing of Reinforcement: Provide chairs, bolsters, additional reinforcement, and accessories necessary to support rebar at position shown on drawings. Support of reinforcement on form ties, wood, brick, brickbat or other unacceptable material, will not be permitted.

E. Reinforcement shall be placed so that the following minimum concrete protection is provided, unless noted otherwise:

- 1) Concrete surfaces poured against ground ... 3" Clear
- 2) Formed surfaces exposed to ground or weather:
  - a) Bars #6 and larger ... 2" Clear
  - b) Bars #5 and smaller ... 1 1/2" Clear
- 3) Slabs ... at center (unco.)
- 4) Concrete not exposed to earth or weather ... 3/4"
- 5) Beams, Columns, Ties, Stirrups or spirals around primary reinforcement, or primary reinforcement with no ties, stirrups or spirals ... 1 1/2"

F. The contractor is responsible for determining when it is safe to remove forms and/or shoring. Forms and shoring must not be removed until the walls are strong enough to carry their own weight and any anticipated superimposed loads. For foundation walls, this typically requires at least 12 hours of cumulative curing time at a temperature of 50°F or more. Concrete must be adequately covered during cold periods to maintain this surface temperature. Due to varying weather conditions, alternative curing processes, and the use of Type I/II cement, Rocky Mountain Group suggests forms remain in place a minimum of 3 days to assure this performance specification has been met. When forms are stripped there must be no excessive deflection or discoloration and no evidence of damage to the concrete. Adequate thermal protection of the concrete shall be continued after stripping for a cumulative period of 48 hours at 50°F, or more, after the initial pour. See applicable notes for specifications on when to backfill foundation walls.

#### G. Field quality control:

- 1) Reference standard: ACI 301 Chapters 16 and 17, latest edition.
- 2) Slump tests: The general contractor shall provide necessary equipment and shall make test in conformity with ASTM C143. The contractor shall make slump tests on the first truck of each pour and as often as deemed necessary by the contractor to maintain the required slump tests when directed by the Architect or Engineer.
- 3) Control tests:
  - a. Control tests of concrete work shall be made on every 50 cubic yards or fraction thereof of concrete placed and, in any case, minimum of once during each day's pour.
  - b. Each test shall consist of four standard 6" test cylinders cast and cured in accordance with ASTM C31 and ASTM C172.
  - c. Sample concrete at point of placement.
  - d. One cylinder shall be broken at end of seven days after placing, two cylinders shall be broken at end of 28 days after placing, and remaining cylinder shall be stored until its disposition is determined by Architect.
  - e. In general, remaining cylinder will be broken only when previous test reports indicated unsatisfactory results.
  - f. Tests on remaining cylinder shall be at expense of the contractor.
  - g. Architect and/or Engineer reserves right to stop future concrete work when seven or 28 day tests indicate unsatisfactory results until, in the opinion of the Architect and/or Engineer of Record, proper corrective measures have been taken to insure quality concrete in future work and corrections deemed necessary have been made.
  - h. Tests shall be made at time control tests are taken and so stated in reports to determine slump, air content, unit weight and temperature of concrete.
  - i. All tests shall be made in accordance with ASTM C138 or ASTM C231.
- 4) Slab tolerances: Maintain surface flatness with maximum variation of 1/8 inch in 20 feet.

### 3. DRILLED PIER FOUNDATIONS

A. The foundation design has been completed in accordance with pertinent standards, recommended design soil parameters, accepted engineering design procedures, and is based on the best information available at the time of completion. The design is intended to minimize differential movement as described in the reference Geotechnical Report. It shall be the responsibility of the contractor and/or present owner to inform any subsequent owners of the soil condition and advised to maintain good practices in the future with regard to surface and subsurface drainage, framing of partitions above floor slabs, and finish work above the floor slabs, etc.

B. Foundation design is based on soil report No. 1526-65 prepared by RMG Engineers dated 11/1/11. The Contractor shall thoroughly review and understand all pertinent construction aspects of this report before beginning any work.

C. The structure is to be founded on concrete grade beams bearing on drilled piers. Design of drilled piers is based on the following criteria:

- Maximum allowable bearing pressure ... 30,000 psf
- Maximum allowable side shear ... 3,000 psf
- (For the portion of the pier in bedrock and at least 11'-11" below bottom of grade beam)
- Maximum penetration into bedrock ... 8'-0"
- Minimum total length ... 40'-0"
- Minimum spacing ... 3 PIER DIA.

D. The maximum variation of the center of any drilled pier at its top from the required location shall not be more than 5% of its diameter, and no pier shall be out of plumb more than 1% of its overall length.

E. A representative of the geotechnical engineer shall provide full time observation of the drilling operation and reinforcement / concrete placement to verify that the soil type and conditions are consistent with design criteria of the soil report. If the soil properties are found to be different from this criteria, the foundation engineer shall be promptly notified so that the foundation design may be reviewed.

F. The bottom of all piers shall be thoroughly cleaned and dewatered prior to concrete placement.

G. Continuous horizontal bars and corner bars in grade beams supported on piers shall be spliced only where necessary for purposes of handling and bar length. Bar splices shall be placed in accordance with the following requirements:

Bar Location	Splice Location	Minimum Lap
Bottom bars	at support	(36) bar diameters
Top bars	at mid-span	(42) bar diameters
Corner top bars	at corner	(42) bar diameters
Other bars	staggered	(36) bar diameters

### 4. STRUCTURAL STEEL

A. Structural steel, including cast in angles, plates or other sections shall be detailed and erected in accordance with the American Institute of Steel Construction (AISC) Specifications and Code of Standard Practice, latest edition.

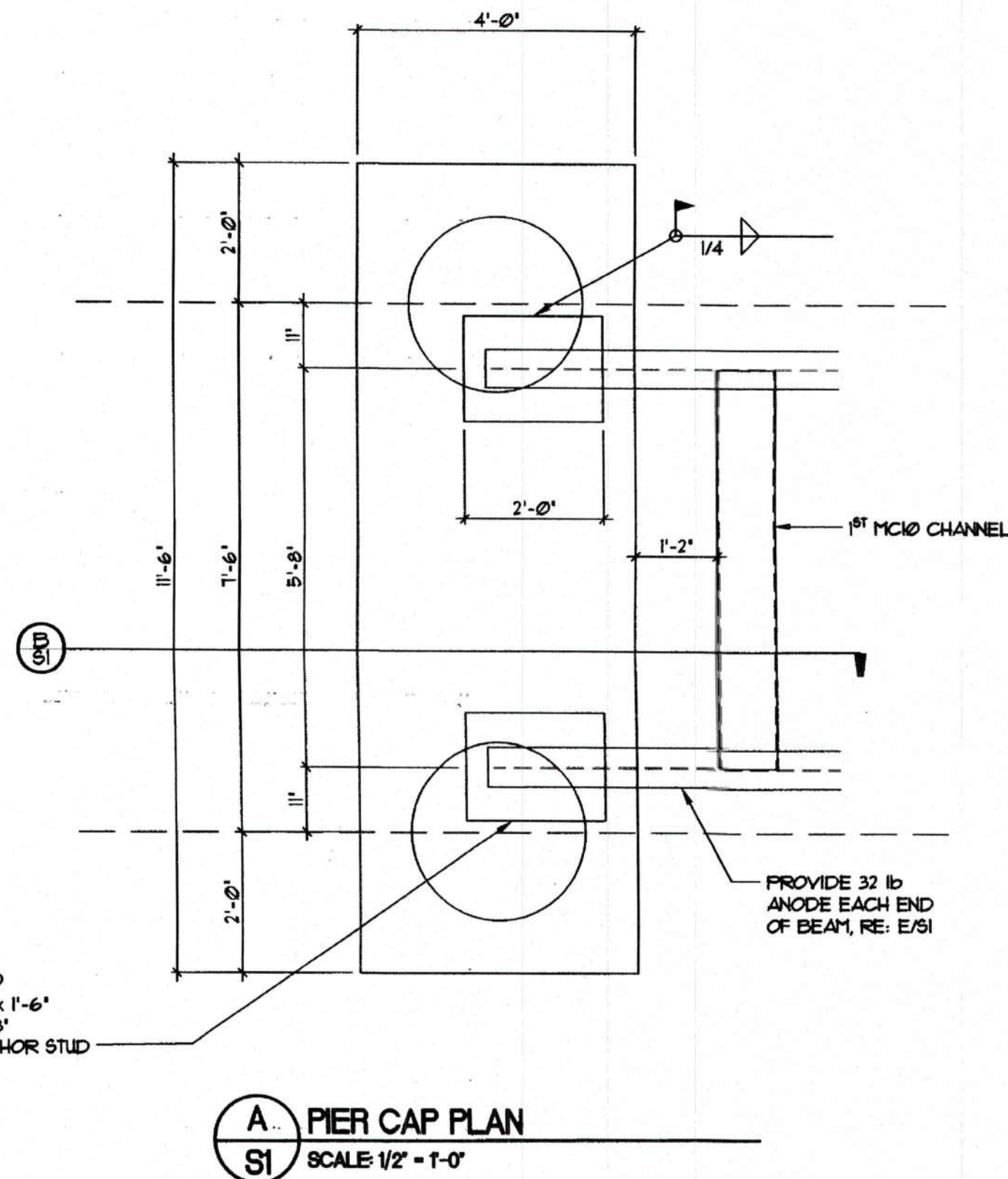
B. All wide flange and channel structural steel shall conform to ASTM A992. All other structural shapes and miscellaneous steel shall conform to ASTM A36 unless otherwise noted. Tube steel columns shall conform to ASTM A500, Grade-B. Pipe columns shall conform to ASTM A53.

C. Shop connections shall be welded with E70xx electrodes and ground smooth where exposed. Field connections shall be made with bolts conforming to ASTM A325N unless otherwise noted. Field welds shall be made with E70xx electrodes. All welding shall be in accordance with AWS "Structural Welding Code", latest edition and performed by certified, licensed welder.

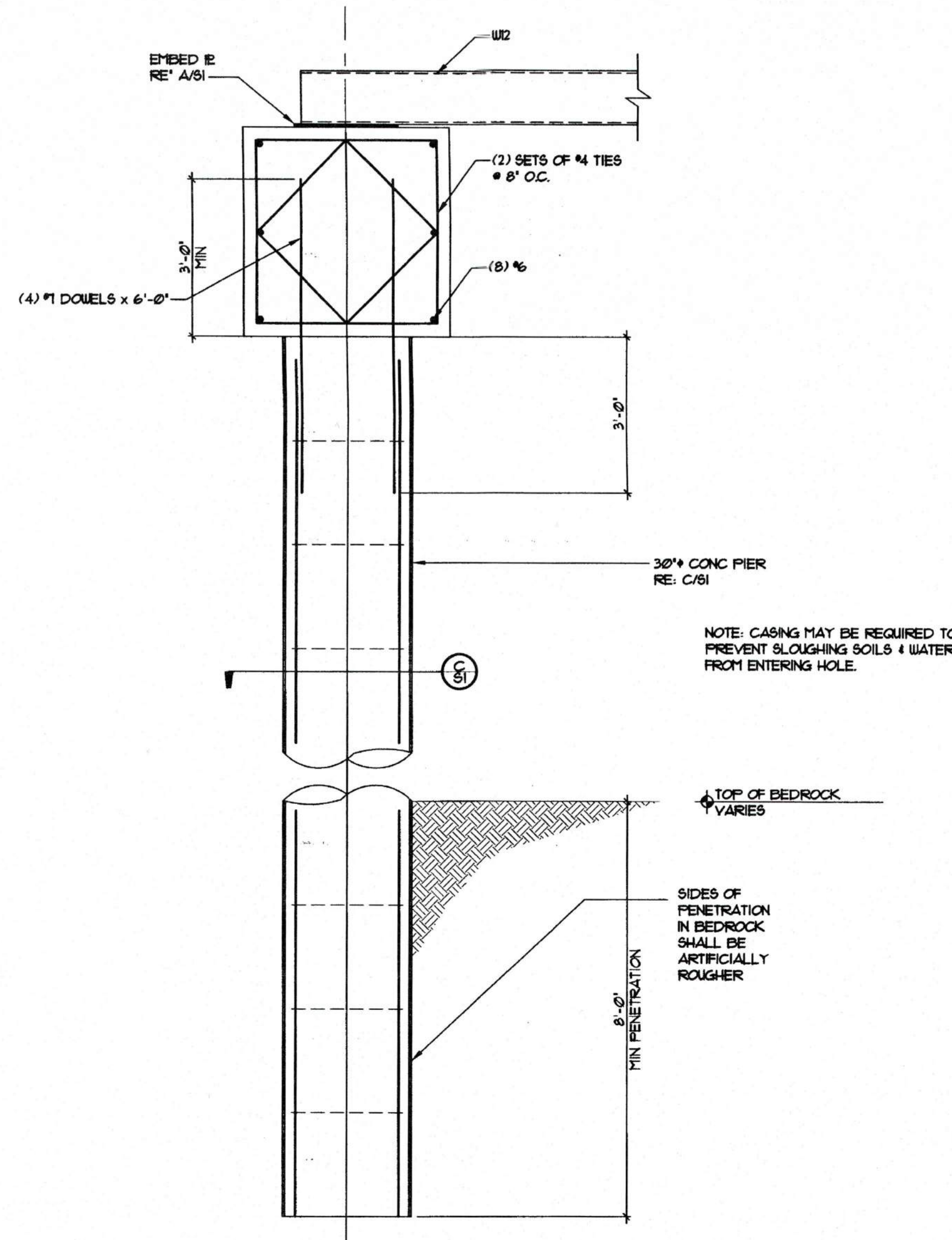
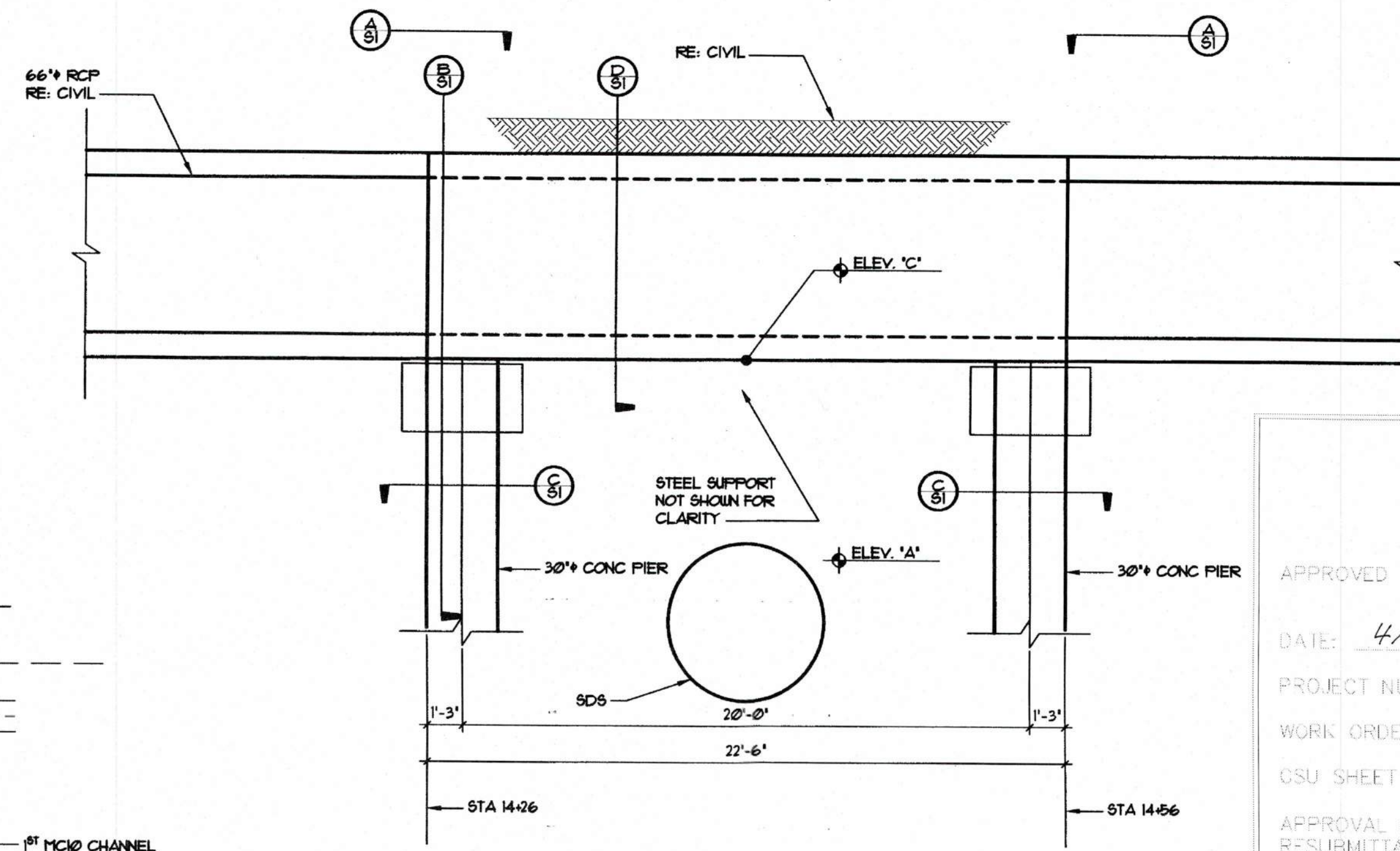
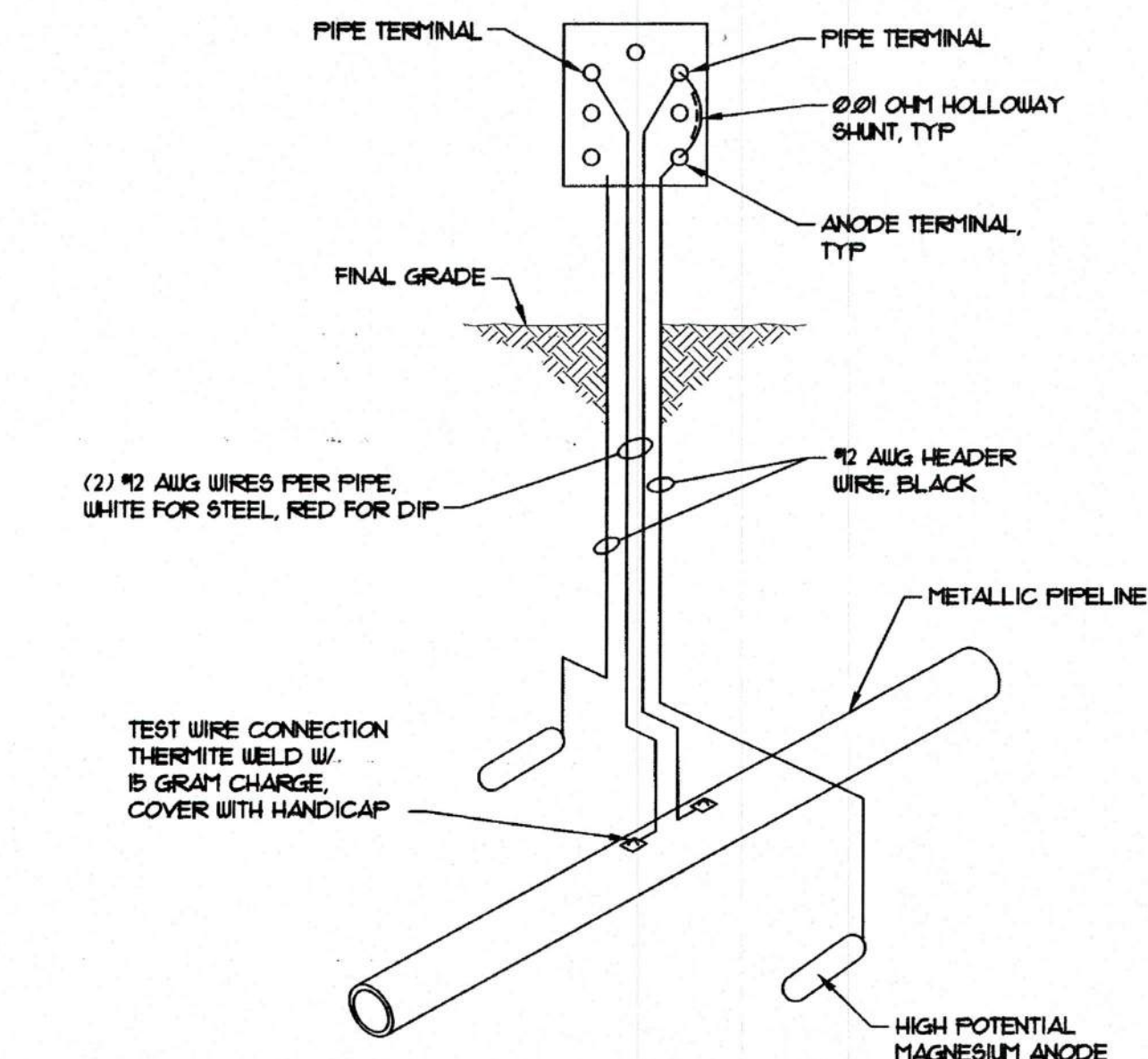
D. Headed stud anchors shall conform to AWS D11 and shall be automatically end welded.

### 5. FIELD OBSERVATIONS

A. The Contractor shall inform the Engineer of Record at least 24 hours prior to casting any concrete so as to allow the Engineer of Record the opportunity to review the placement of reinforcing and/or embedded items. Contact Rocky Mountain Group: (718) 548-0600.



- NOTES:
1. THE CONTRACTOR SHALL COORDINATE WITH COLORADO SPRINGS UTILITIES TO WIRE TERMINAL BOARD.
  2. THERMITE WELD WIRES TO PIPE WITH A 15 GRAM CHARGE. INSTALL A COPPER SLEEVE WHEN WIRE IS NO. 4 OR SMALLER.
  3. THERMITE WELD CONNECTIONS AND ANY BARE METAL SHALL BE COVERED WITH PRIMERLESS HANDICAP OR CORROSION TAPE.
  4. CONTRACTOR TO VERIFY CONTINUITY OF ALL WIRES TO TERMINAL BOARD PRIOR TO FINAL ACCEPTANCE.



## COLORADO SPRINGS UTILITIES WATER PLAN DESIGN APPROVAL

APPROVED BY: *Travis Vandy*

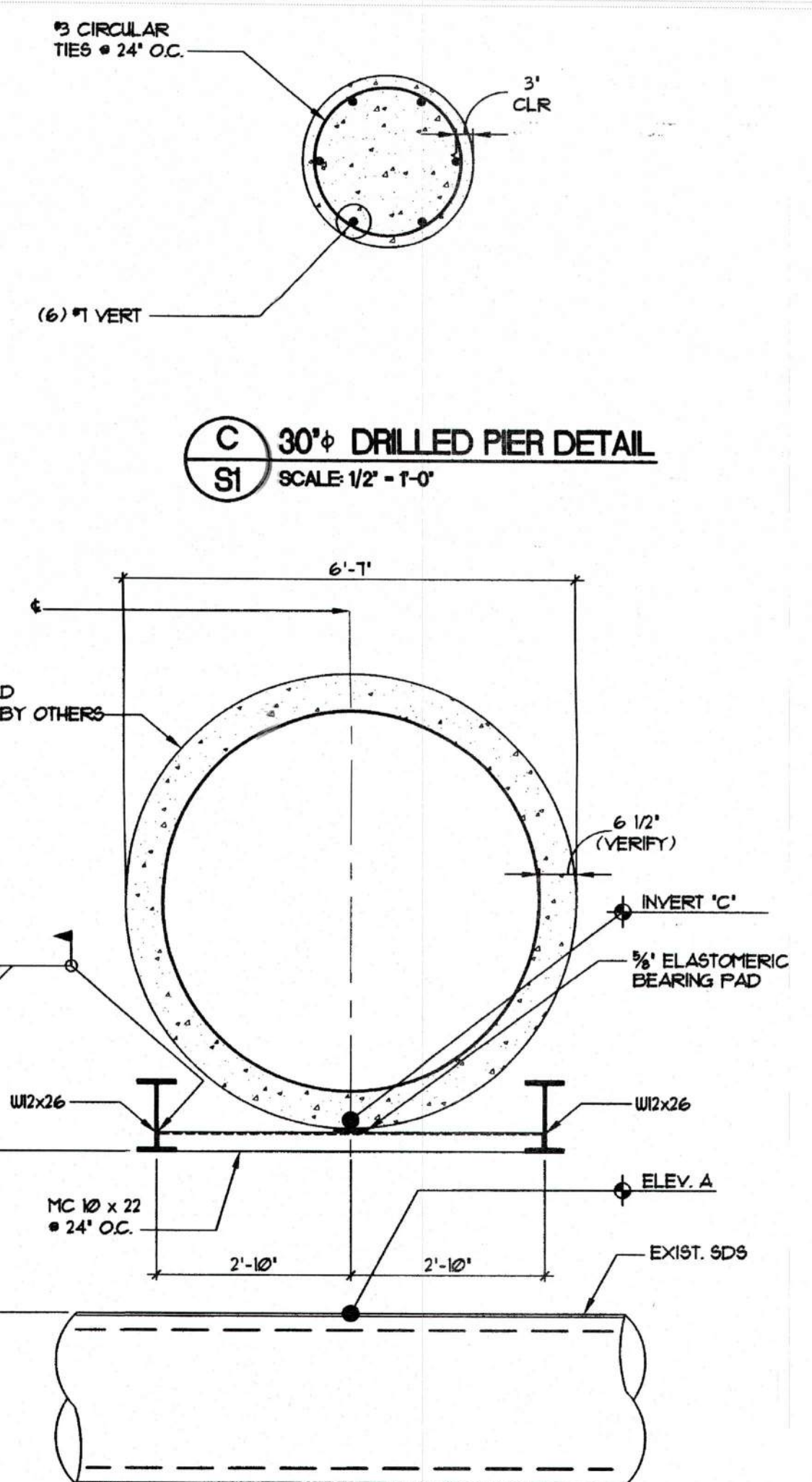
DATE: 4/6/18

PROJECT NUMBER: 2018-W065

WORK ORDER NUMBER: 3288829

CSU SHEET 5 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.



## D RCP SUPPORT OVER SDS

DIMENSIONS		
CROSSING	NO. 19	NO. 11
A	5106.95	5104.10
B	2.82	5.43
C	5110.25	5109.90

ROCKY MOUNTAIN GROUP  
ARCHITECTS  
ENGINEERS  
SOUTHERN COLORADO  
710 S. AUSTIN BLVD. SUITE 200  
DENVER, CO 80202  
303.733.1111  
WWW.RMG-ENGINEERS.COM

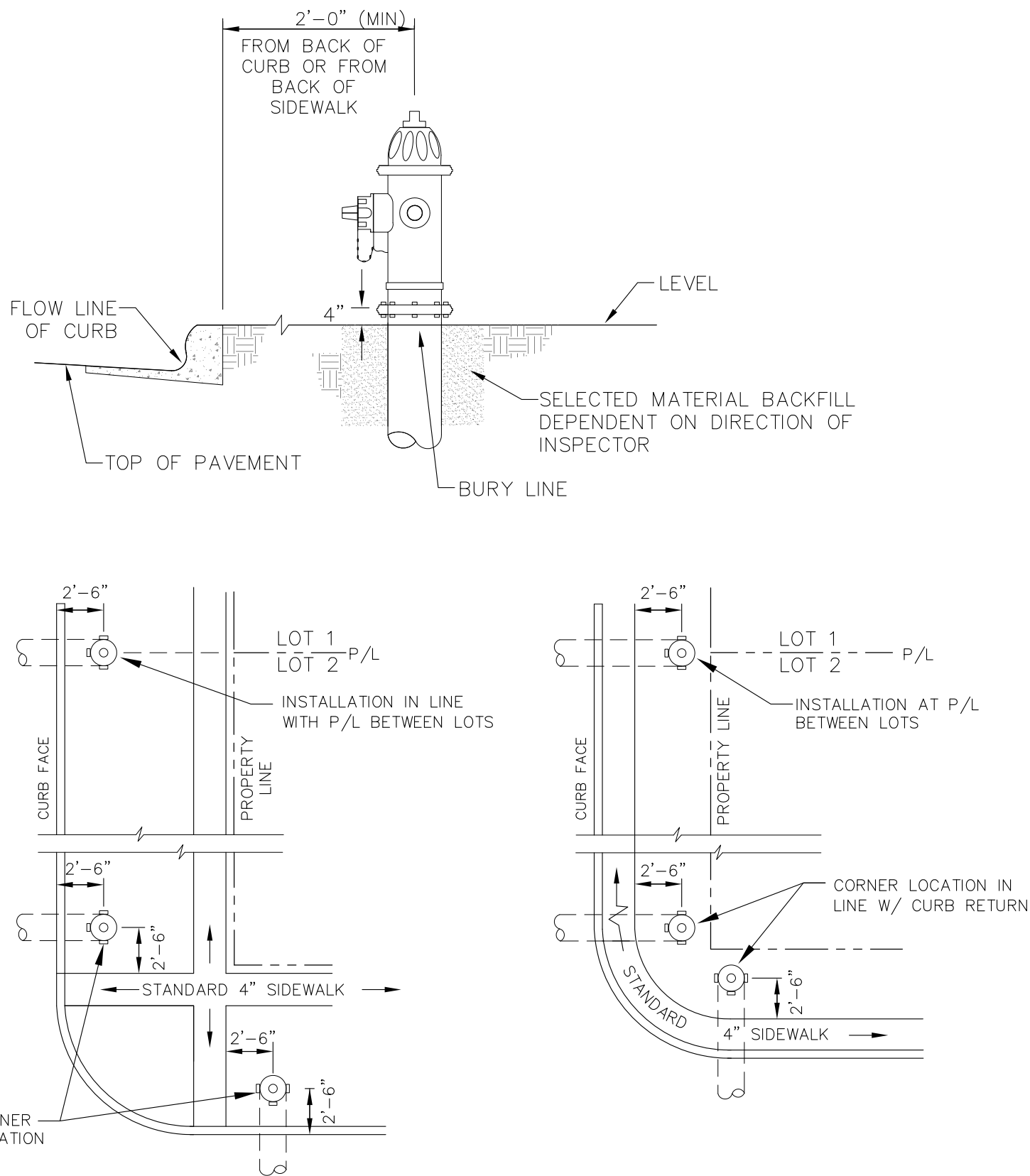
COLORADO REGISTERED  
PROFESSIONAL ENGINEER  
31528  
FOR STRUCTURAL ONLY

COLORADO LICENSED  
ENGINEER  
31528  
5-22-18

FOUNTAIN BLVD STREET/STORM CONSTRUCTION  
FONTAINE BLVD - LORSON BLVD  
EL PASO COUNTY, COLORADO  
LORSON RANCH METROPOLITAN DISTRICT NO. 1  
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DRILLED PIER DETAILS  
AT SDS CROSSINGS  
NO. 17 & NO. 19  
FOR CONSTRUCTION  
ARCHING: MDW  
DRAWN: CMW  
CHECKED: MDW  
DATE: 3-22-18  
# REVISION DATE  
JOB NO.: 159665  
SHEET NO.: S1





**DETACHED SIDEWALK LOCATION**  
NO SCALE

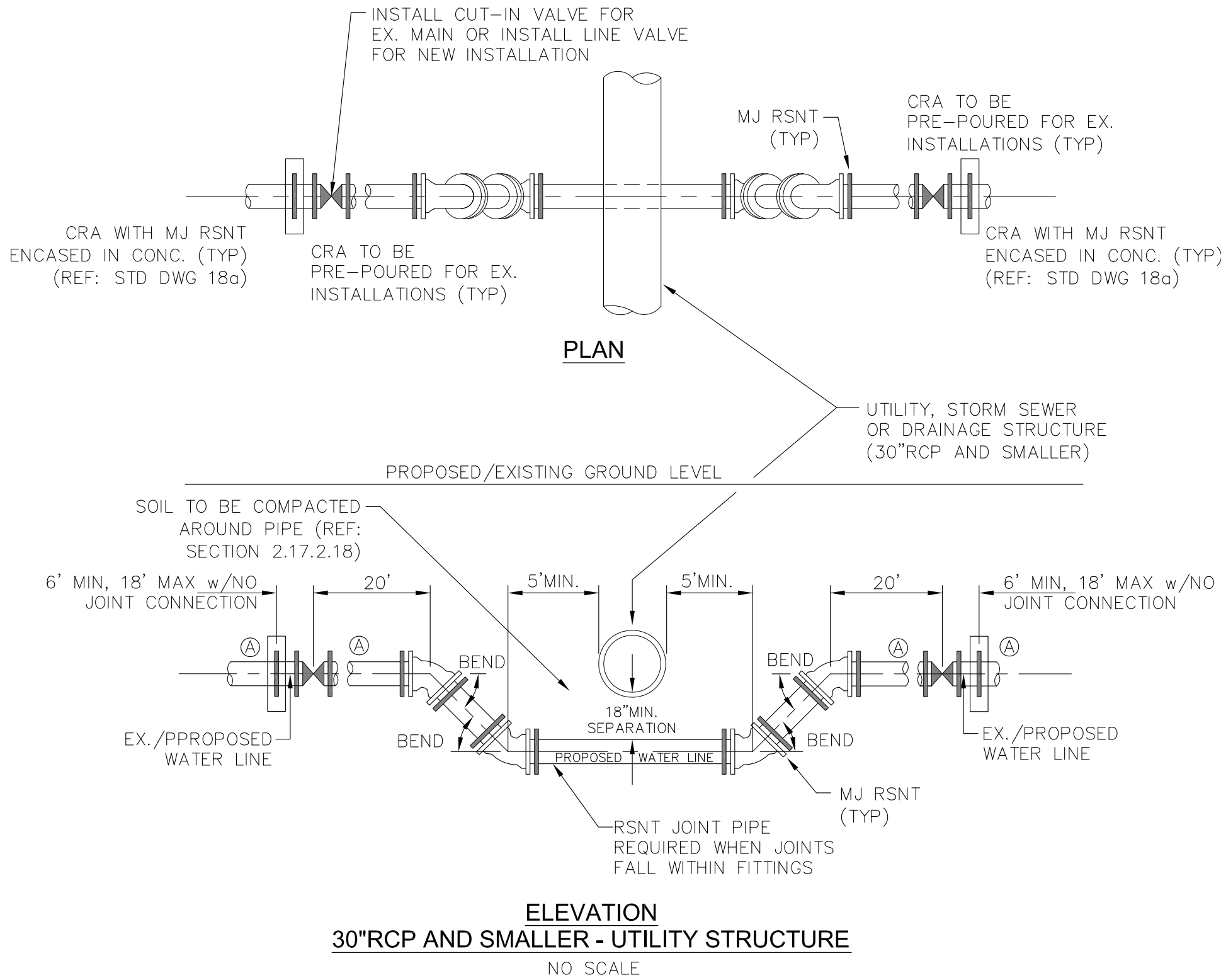
**ATTACHED SIDEWALK LOCATION**  
NO SCALE

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

**NOTES**

- 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.
- HYDRANTS WILL BE PLACED A MINIMUM OF 5.0 FEET FROM ANY UTILITY OR DRAINAGE STRUCTURE (TO BE CO-ORDINATED WITH JOINT TRENCH INSTALLATION)
- ANY HYDRANT BEING INSTALLED WITH CONDITIONS OTHER THAN THOSE MENTIONED AND/OR DETAILED BELOW WILL REQUIRE SIGNED APPROVAL FROM SECURITY FIRE PROTECTION DISTRICT.

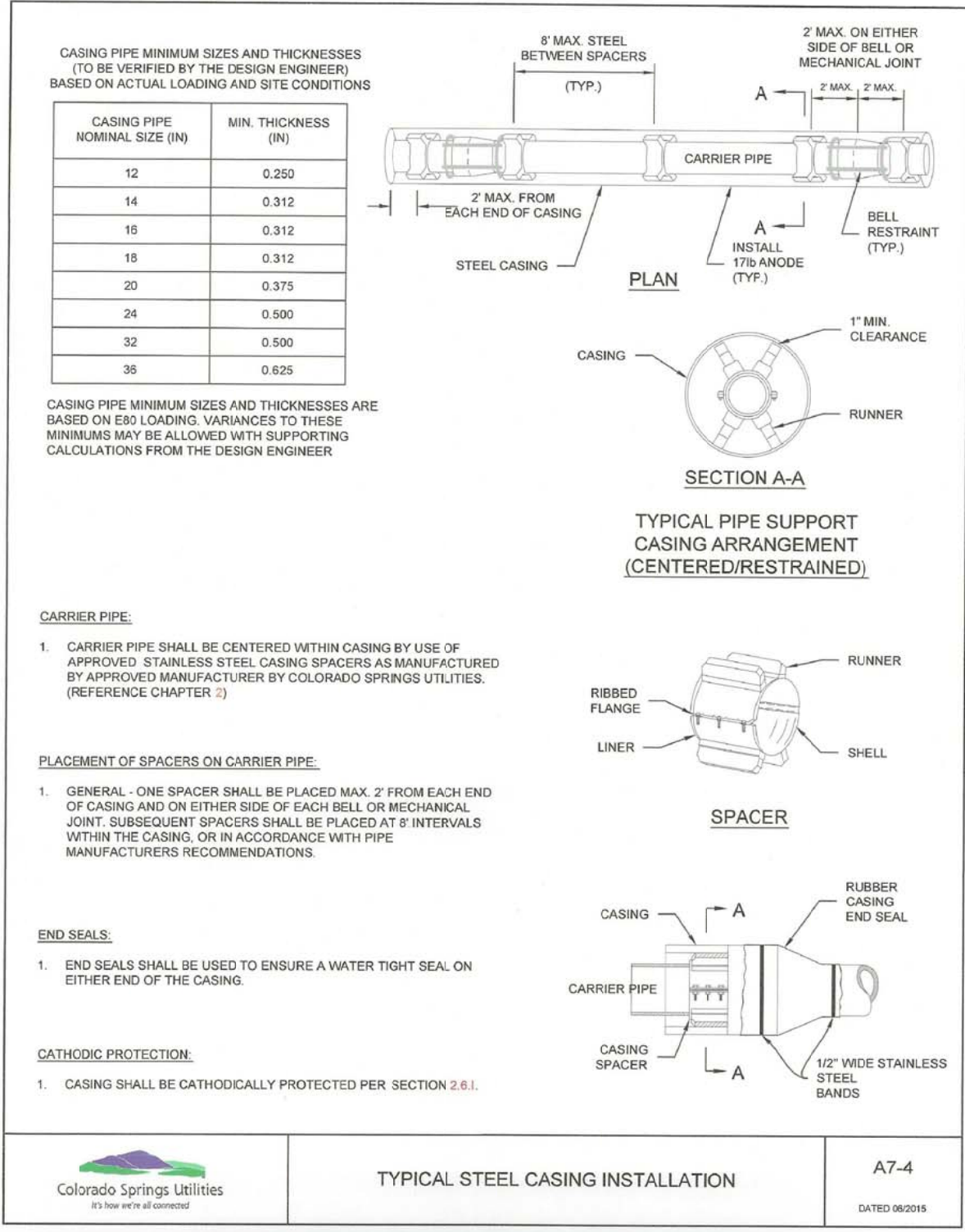
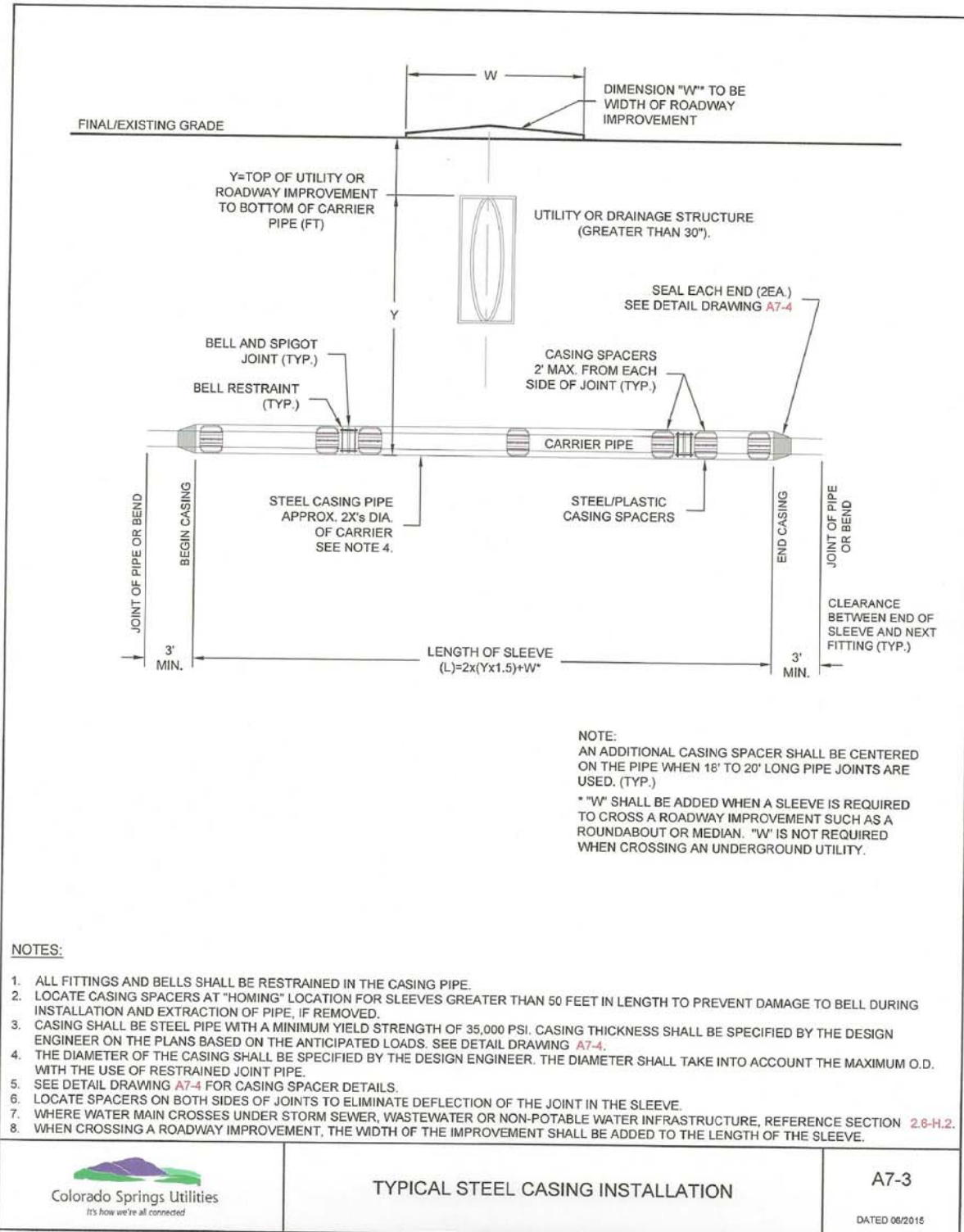
**FIRE HYDRANT LOCATIONS**  
NO SCALE



**GENERAL NOTES**

- D.I.P. PIPE REQUIRED IN LOWERINGS (AT THE DISCRETION OF THE WRD/INSPECTOR PVC PIPE MAYBE APPROVED).
- Ⓐ LOWERINGS TO BE CATHODIC PROTECTED UNDER THE DIRECTION OF THE WRD INSPECTOR. (17 lb).
- ALL FITTINGS SHALL HAVE MJ RSNTS. SEE DRAWINGS NO. 27, 28 & SECTION 5.14 OF THE WRD SPECIFICATIONS.
- 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**



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg.com

DATE

NO.

DESCRIPTION

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

PROJECT: FOUNTANE BLVD IN  
LORSON RANCH EAST  
FONTANE 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

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

DATE: APRIL 2, 2018

PROJECT NO. 100.041

SHEET NUMBER C12.1

TOTAL SHEETS: 34

33997  
4-2-2018  
PROFESSIONAL ENGINEER