

KEY 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°15'2" WEST. THE EAST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 3-1/2" ALUMINUM CAP MONUMENT AND THE WEST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 2-1/2" ALUMINUM CAP MONUMENT

#### BENCHMARK

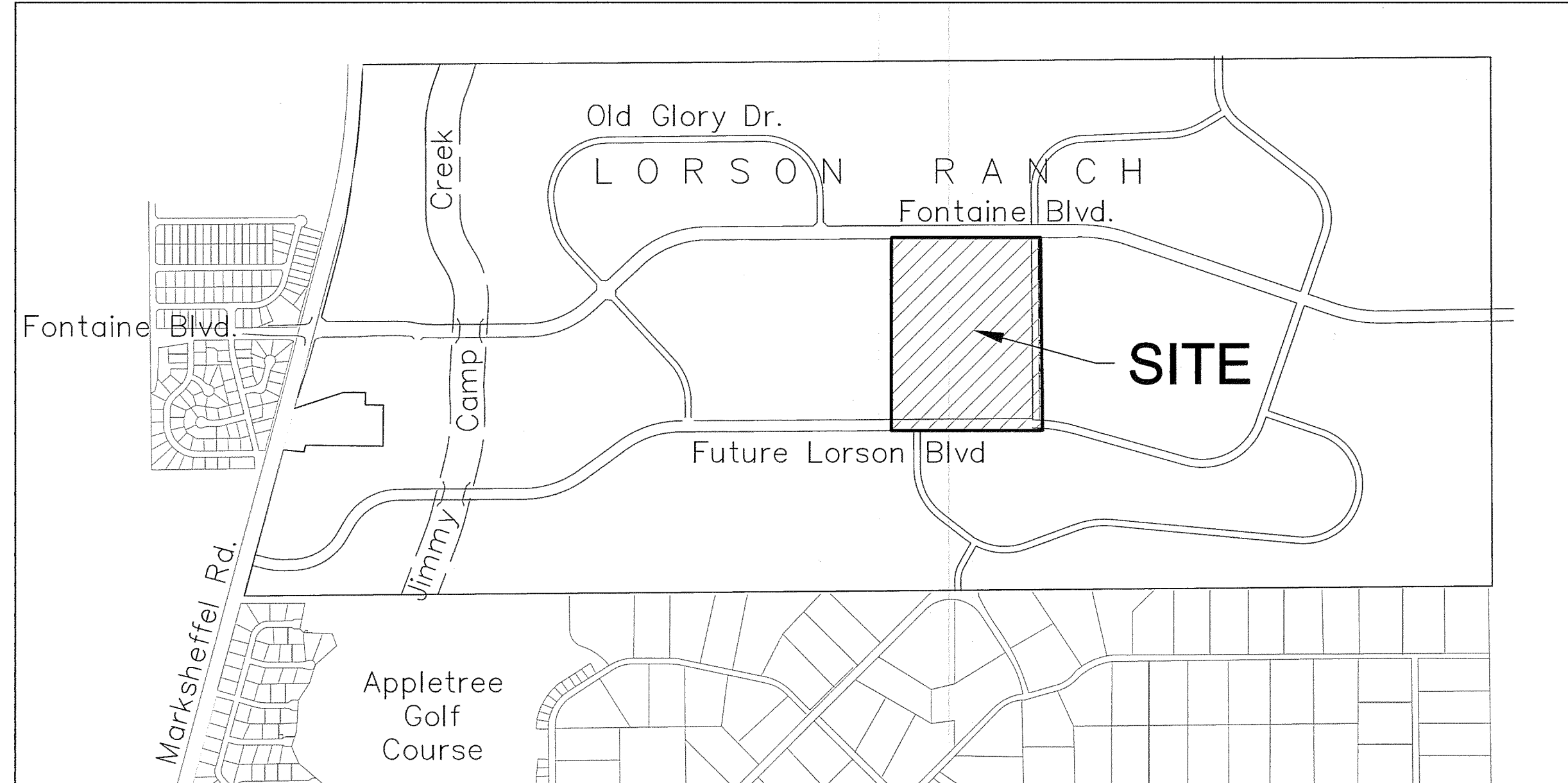
FMS MONUMENT F204 LOCATED AT THE NORTHWEST CORNER OF FONTAINE BLVD AND COTTONWOOD GROVE DR. ELEVATION 5724.072 (N.G.V.D. 29)

#### 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.

## CONSTRUCTION PLANS FOR

# LORSON RANCH EAST FILING NO. 1 STREET, STORM SEWER, AND POND CONSTRUCTION PLANS



VICINITY MAP  
NO SCALE

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

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

#### LEGEND

- SUBDIVISION BOUNDARY
- EXISTING AND PROPOSED RIGHT OF WAY
- EXISTING AND PROPOSED LOT LINES
- EXISTING AND PROPOSED EASEMENTS
- STREET CENTERLINE
- PROPOSED CURB AND GUTTER
- EX-W --- EXISTING WATERMAIN
- W-E --- PROPOSED WATERMAIN
- SS-W --- EXISTING SANITARY SEWER
- SS-S --- PROPOSED SANITARY SEWER
- SS-24 --- EXISTING 24" SANITARY SEWER
- G --- EXISTING GASMAIN
- E --- EXISTING UNDERGROUND ELECTRIC
- OHE --- EXISTING OVERHEAD ELECTRIC
- TV --- EXISTING CABLE TV
- T --- EXISTING PHONE OR FIBER OPTIC
- EXISTING STORM DRAIN
- PROPOSED STORM SEWER
- EXISTING MANHOLES
- PROPOSED SANITARY AND STORM MANHOLES
- ⊗ EXISTING AND PROPOSED WATERMAIN VALVES
- ⊗ EXISTING AND PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE
- PROPOSED STORM SEWER INLET



Know what's below.  
Call before you dig.

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

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
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C2.1	STREET HORIZONTAL CONTROL
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C6.1-C6.20	STREET/STORM PLAN AND PROFILES
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C6.25-C6.27	PLAN AND PROFILE - LAMPREY DRIVE & SKUNA DR
C7.1	PLAN AND PROFILE - STORM LATERALS
C9.1-C9.6	DETENTION POND DETAILS
C10.1-C10.3	DETAILS
S1	STRUCTURAL DETAILS FOR SDS STM CROSSING

#### 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 6/6/18

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: 26 June 2018

PROJECT NUMBER: 2018-W052

WORK ORDER NUMBER: 3278612

CSU SHEET 1 OF 10

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

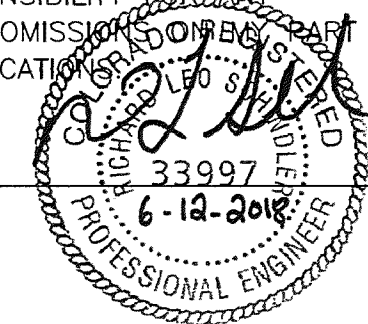
JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR  
CONDITIONS:

Approved DATE  
07/24/2018 4:21:14 PM

#### ENGINEER'S APPROVAL

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

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



SF 18-008

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

PROJECT:  
**LORSON RANCH EAST  
FILING NO. 1**  
FONTAINE BLVD - OLD GLORY DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**LORSON RANCH EAST FIL. NO. 1  
STREET/STORM SEWER  
CONSTRUCTION PLANS**

DATE:  
JUNE 12, 2018

PROJECT NO.  
100.042

SHEET NUMBER  
C0.1

TOTAL SHEETS: 45



CONSTRUCTION NOTES

1. ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM DREXEL, BARRELL & CO., JULY, 2005. SUPPLEMENTAL SURVEY DATA WAS OBTAINED FOR MARKSHEFFEL ROAD FROM M&S CIVIL GROUP IN NOVEMBER, 2016. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
3. DEPTH OF MOISTURE–DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:  
BASE OF ALL CUTS AND FILLS – 12 INCHES,  
FULL DEPTH OF ALL EMBANKMENTS
4. THE CONTRACTOR IS RESPONSIBLE FOR THE RE–ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
5. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
6. PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF–ROLLED WITH A LOADED 988 FRONT–END LOADER OR SIMILAR HEAVY RUBBER TIRED VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER–EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D–698) AT 0 TO +4.0% OF OPTIMUM MOISTURE CONTENT FOR A–6 AND A–7–6 SOILS ENCOUNTERED. OTHER SUBGRADE TYPES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D–1557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED (18 INCHES FOR A–7–6 SOILS BELOW FULL–DEPTH ASPHALT CONCRETE) AND COMPACTED AS OUTLINED ABOVE PRIOR TO PAVING OPERATIONS. SUBGRADE FILL SHALL BE PLACED IN SIX–INCH LIFTS AND UNIFORMLY COMPACTED, MEETING THE REQUIREMENTS AS PREVIOUSLY DESCRIBED.
7. SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
8. FILL SHALL BE PLACED IN 8–INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:

– HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.

– SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.

– TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.

– MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.

– TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.

– CONCRETE WASH AREAS.

– INLET PROTECTION.

THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
10. FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR LORSON RANCH.

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:

a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)

b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2

c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER–THE–FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE–CONSTRUCTION MEETING WITH PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS–ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORKS DEPARTMENT AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PUBLIC WORKS DEPARTMENT, INCLUDING WORK WITHIN THE RIGHT–OF–WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF–SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

LORSON RANCH EAST FILING NO. 1  
STREET/STORM  
NOTES



DATE:  
JUNE 12, 2018

PROJECT NO.  
100.042

SHEET NUMBER  
C1.2

TOTAL SHEETS: 45

PROJECT:  
LORSON RANCH EAST  
FILING NO. 1  
FONTANE BLVD.–OLD GLORY DR  
COLORADO SPRINGS, COLORADO

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

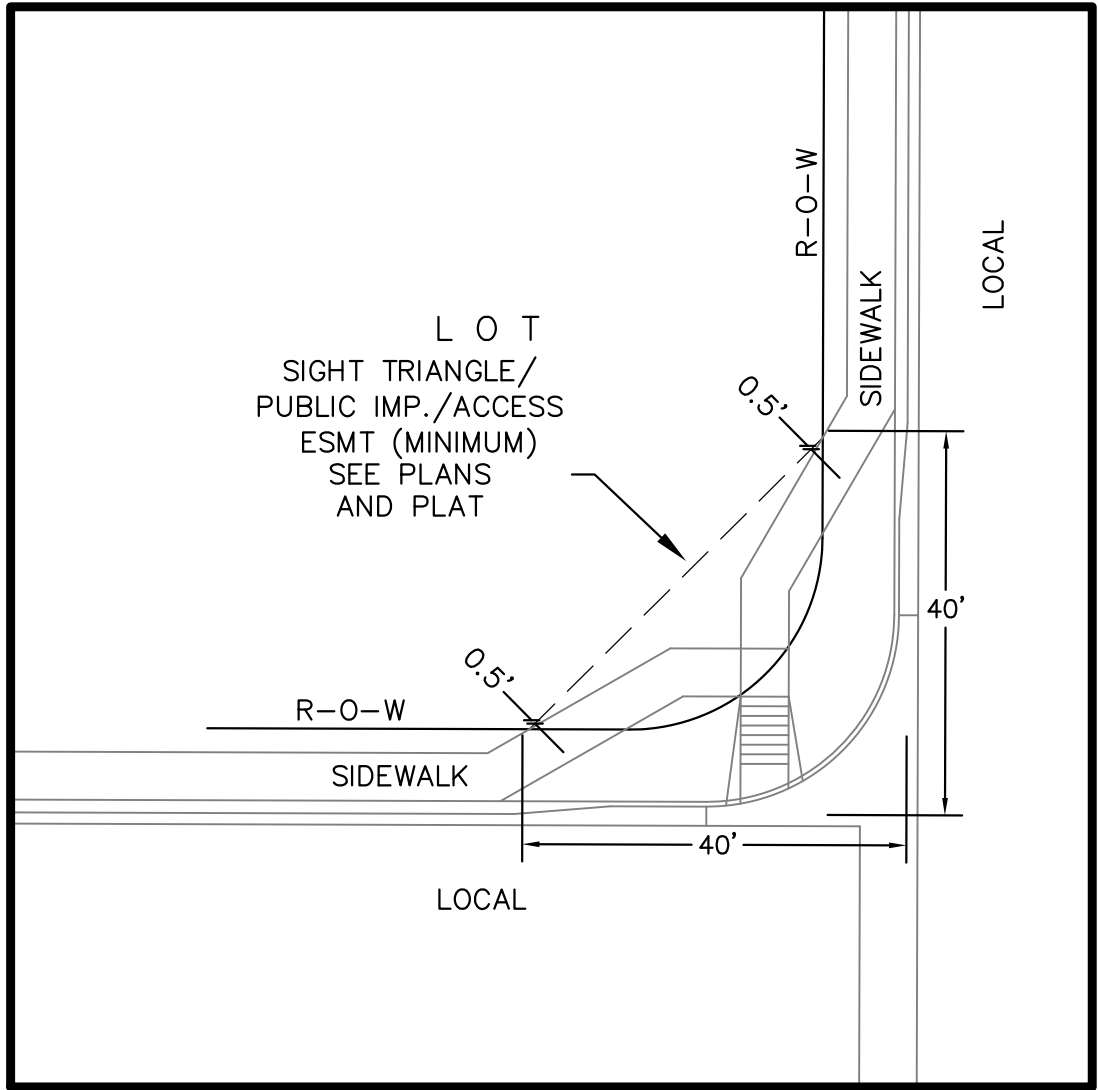
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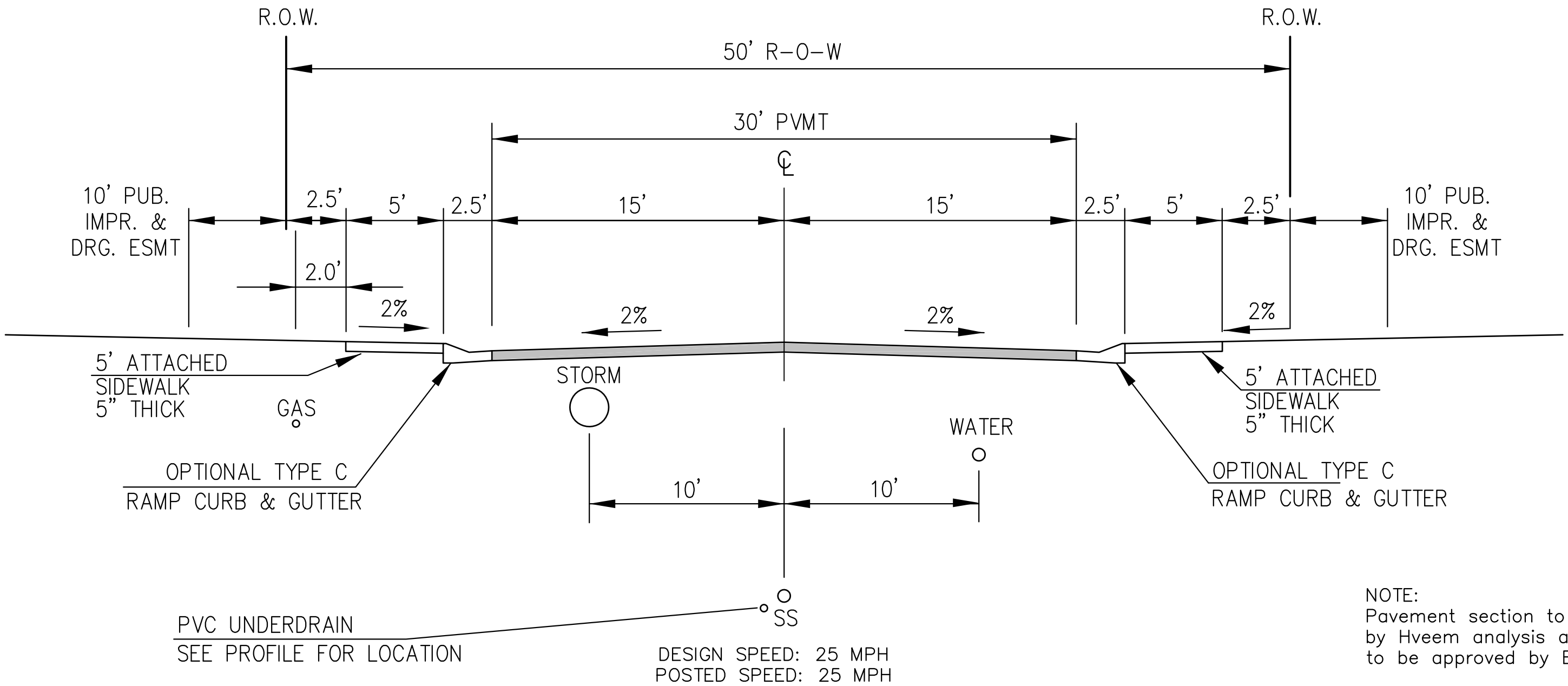
CORE  
ENGINEERING GROUP  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com





LOCAL ROADWAY SIGHT TRIANGLE  
PUBLIC IMPROVEMENT ESMT.  
NOT TO SCALE

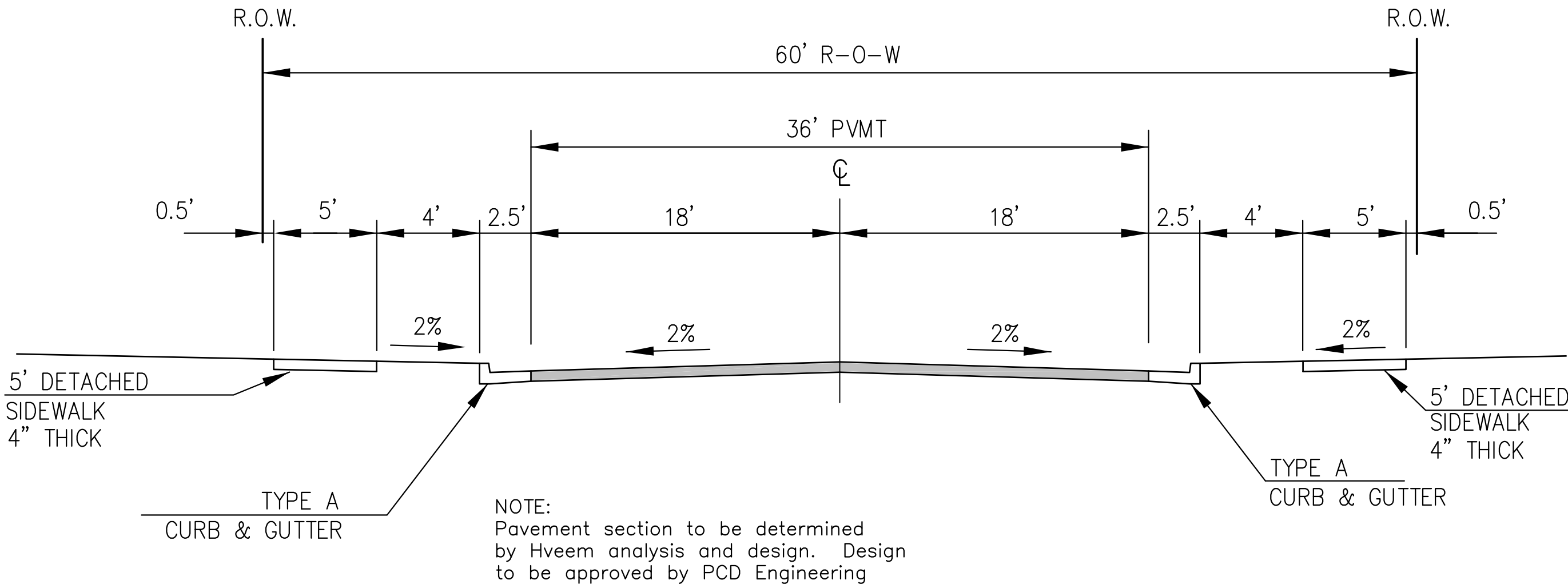
NOTE:  
ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE  
SIDEWALK ENCROACHES INTO THE PRIVATE LOTS. SEE CONSTRUCTION DRAWINGS  
AND THE FINAL PLAT. SEE CONSTRUCTION DRAWINGS AND PLAT FOR SIGHT TRIANGLES



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

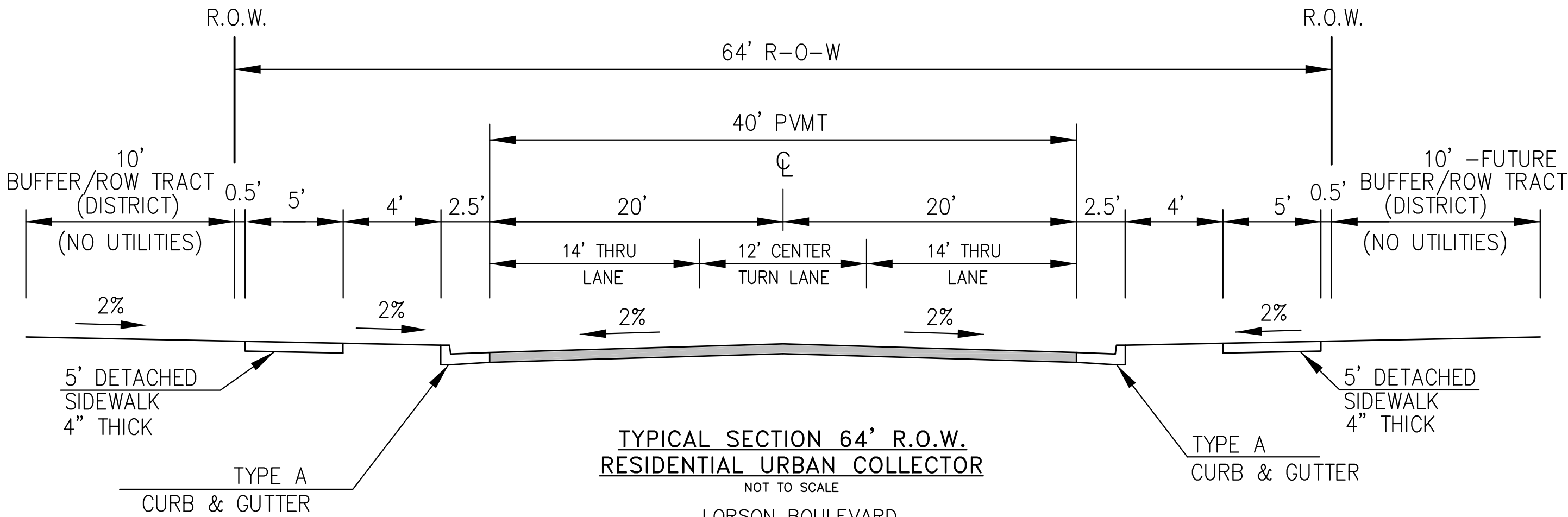
LAMINE DRIVE, SACO DRIVE, WEISER DRIVE, MATTA DRIVE,  
YUBA DRIVE, CHAPLIN DRIVE, NOLIN DRIVE,  
ROWLEY DRIVE, ALISO DRIVE, PIGEON DRIVE,  
WILLAPA DRIVE, SKUNA DRIVE

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



TYPICAL SECTION 60' R.O.W.  
RESIDENTIAL URBAN COLLECTOR  
NOT TO SCALE

LAMPREY DRIVE  
TRAPPE DRIVE

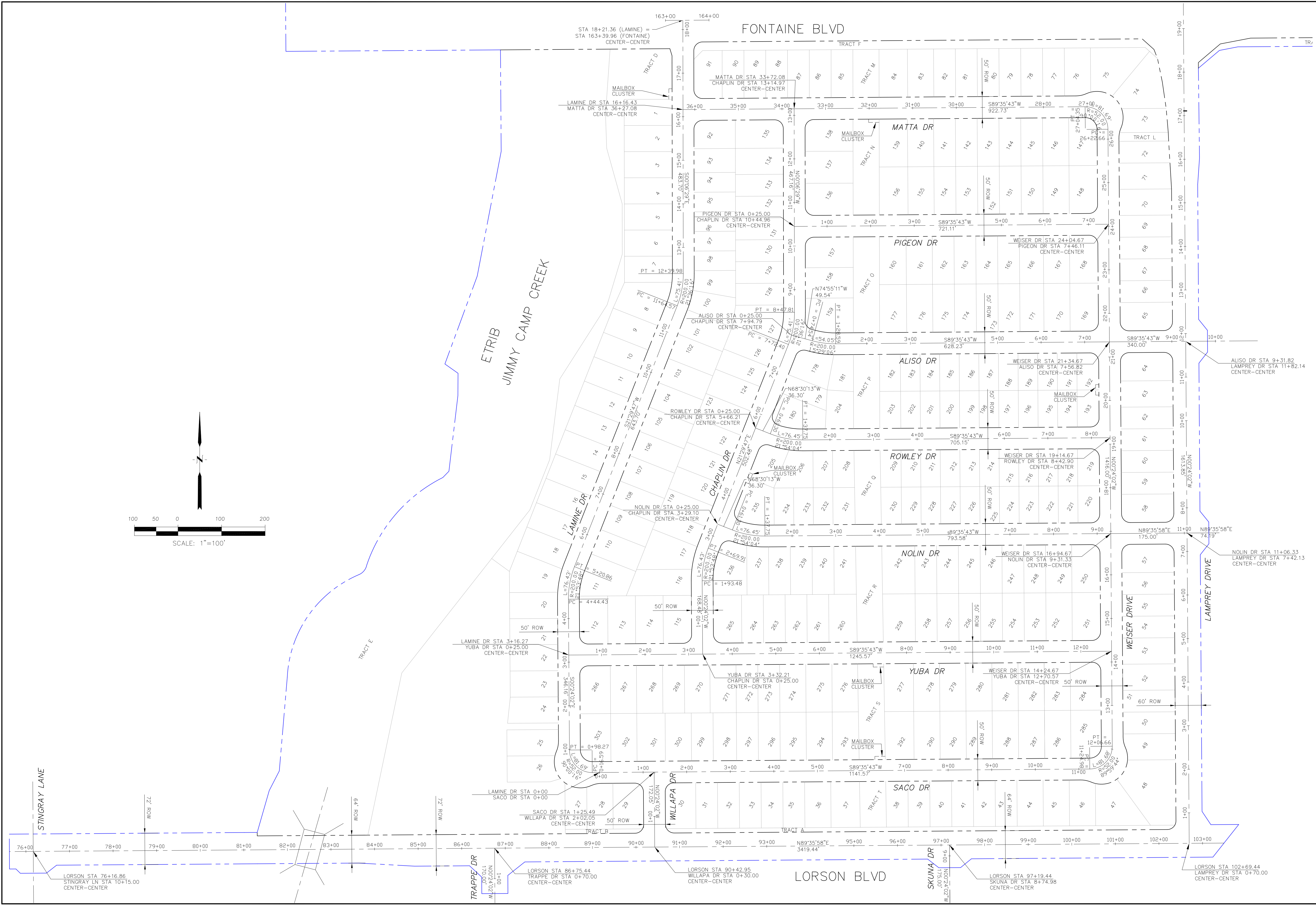


TYPICAL SECTION 64' R.O.W.  
RESIDENTIAL URBAN COLLECTOR  
NOT TO SCALE

LORSON BOULEVARD  
(STINGRAY LN TO LAMPREY DR)

DESIGN SPEED: 40 MPH  
POSTED SPEED: 35 MPH

CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 763.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@ceg.com	DATE	
	DESCRIPTION	
	NO.	
	PROJECT: LORSON RANCH EAST FILING NO. 1 212 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		TYPICAL SECTIONS
DATE: JUNE 12, 2018		
PROJECT NO. 100.042		
SHEET NUMBER C1.3		
TOTAL SHEETS: 45		



NO.

DATE

DESCRIPTION

DRAWN: RLS

DESIGNED: RLS

CHECKED: RLS

PROJECT: LORSON RANCH EAST FILING NO. 1

PREPARED FOR: LORSON, LLC  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

DATE: JUNE 12, 2018

PROJECT NO. 100.042

SHEET NUMBER C2.1

TOTAL SHEETS: 45

CORE ENGINEERING GROUP  
15004 1ST AVENUE S.  
BURNING WOOD, CO 80401  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

PROFESSIONAL ENGINEER

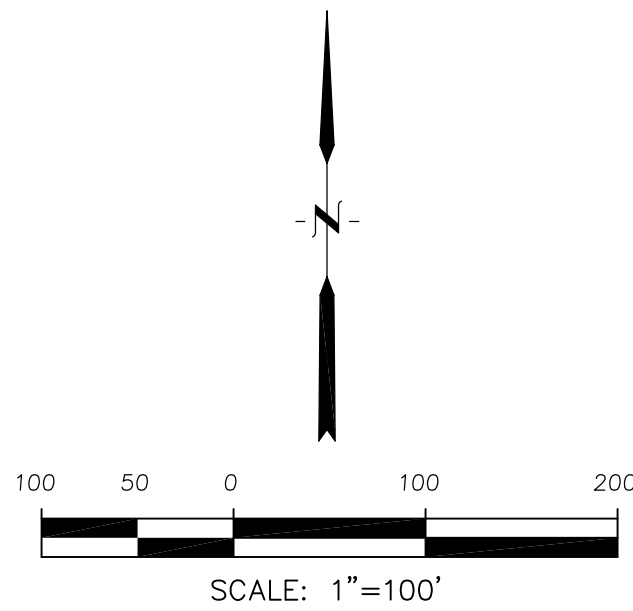
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6-12-2018



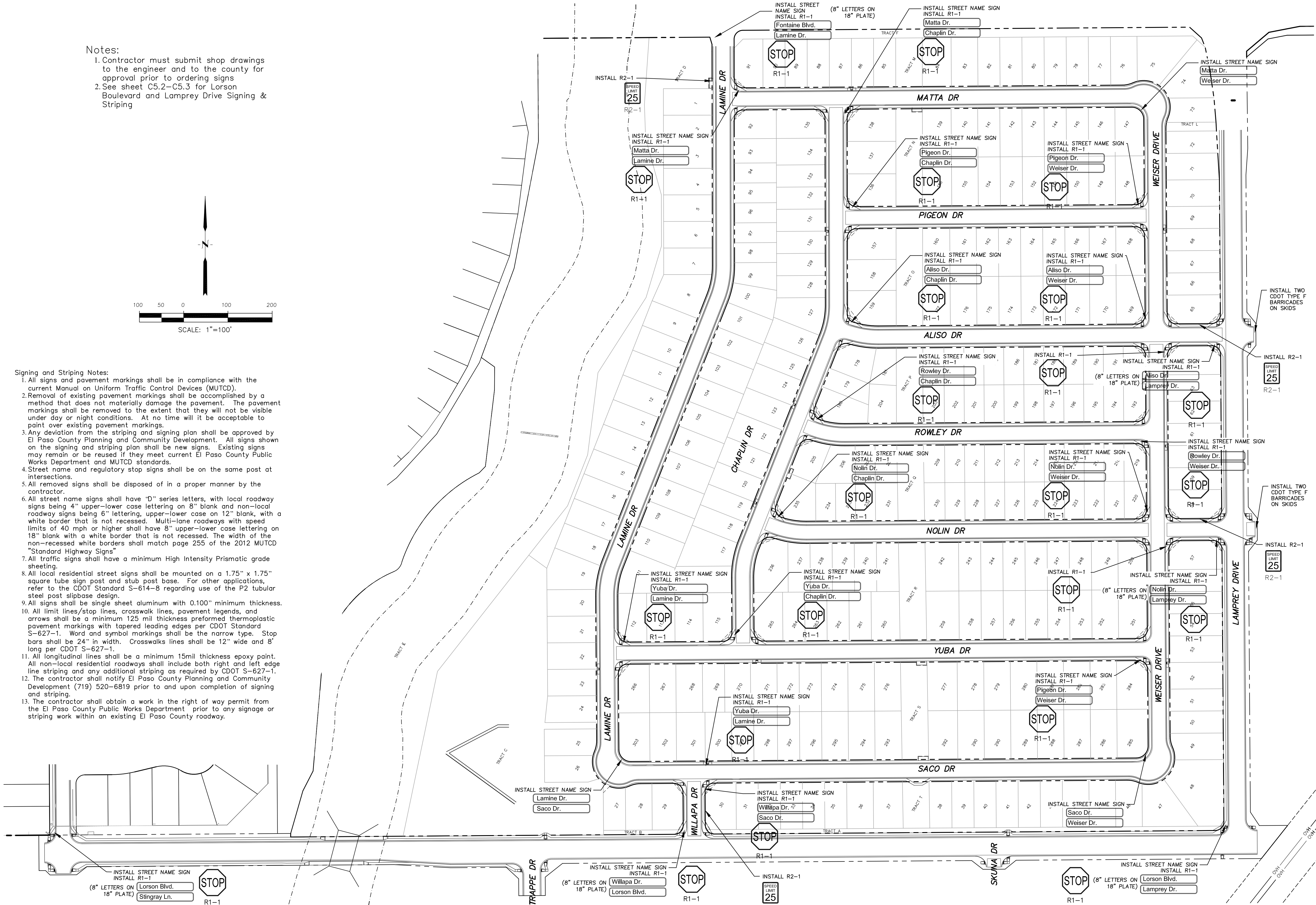
Notes:

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



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.



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.  
BURNING WOODS, CO 80506  
PHONE: 719.570.1100  
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  
(719) 635-3200  
CONTACT: JEFF MARK

PROJECT:  
**LORSON RANCH EAST  
FILING NO. 1**  
FONTANE BLVD.-OLD GLORY DR  
COLORADO SPRINGS, COLORADO

SIGNING AND STRIPING PLAN

LORSON RANCH EAST FILING NO. 1



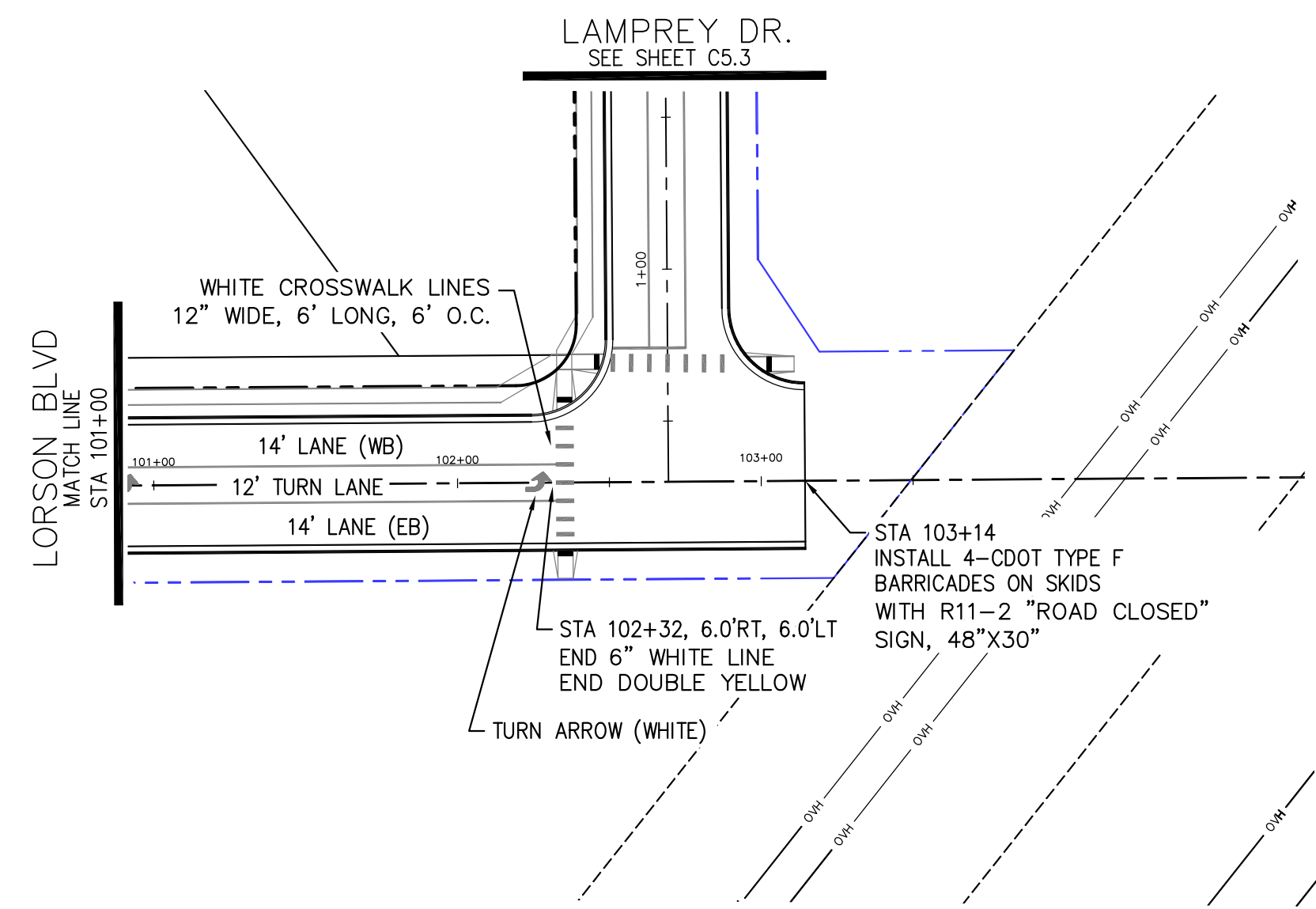
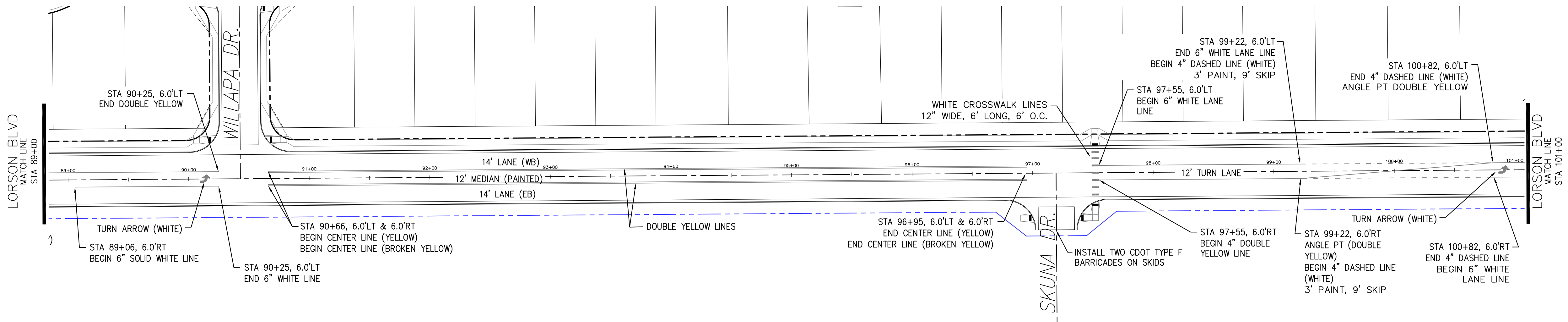
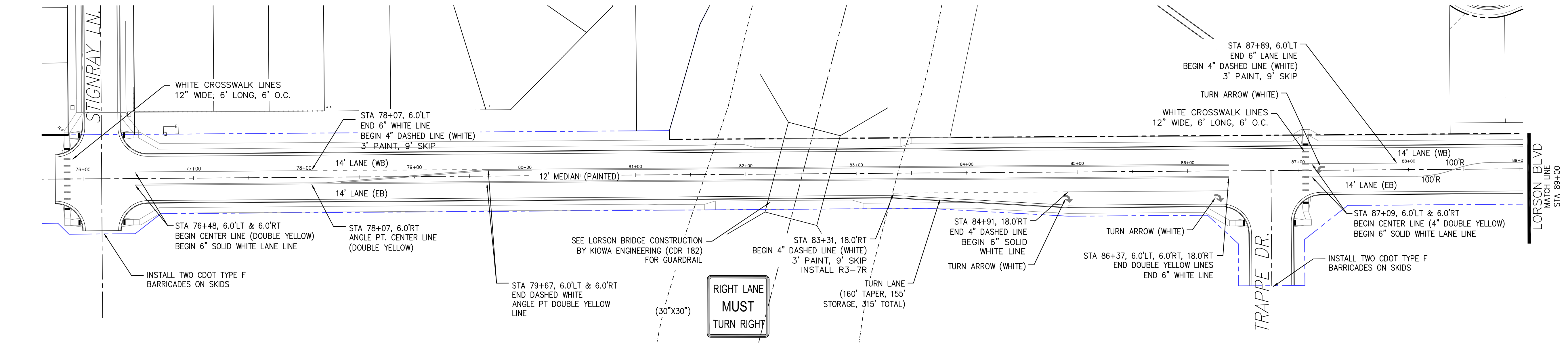
DATE:  
JUNE 12, 2018

PROJECT NO.  
100.042

SHEET NUMBER  
C5.1

TOTAL SHEETS: 45

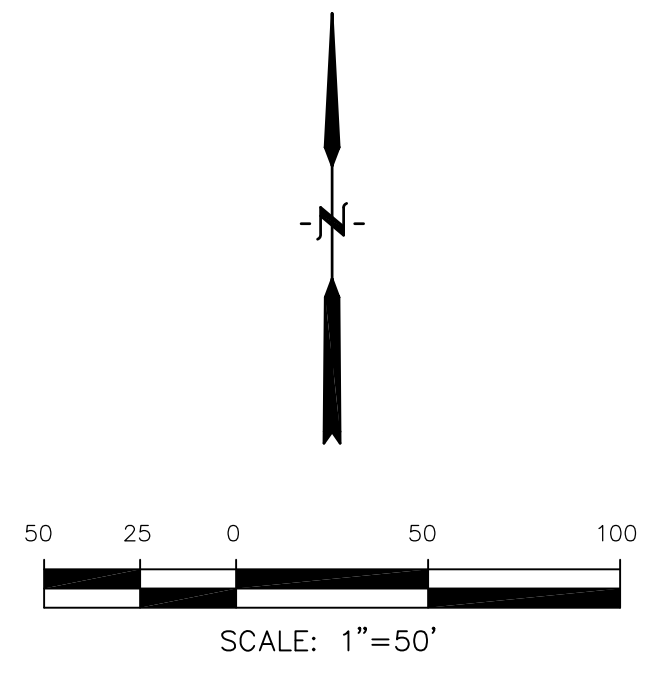




LORSON BOULEVARD

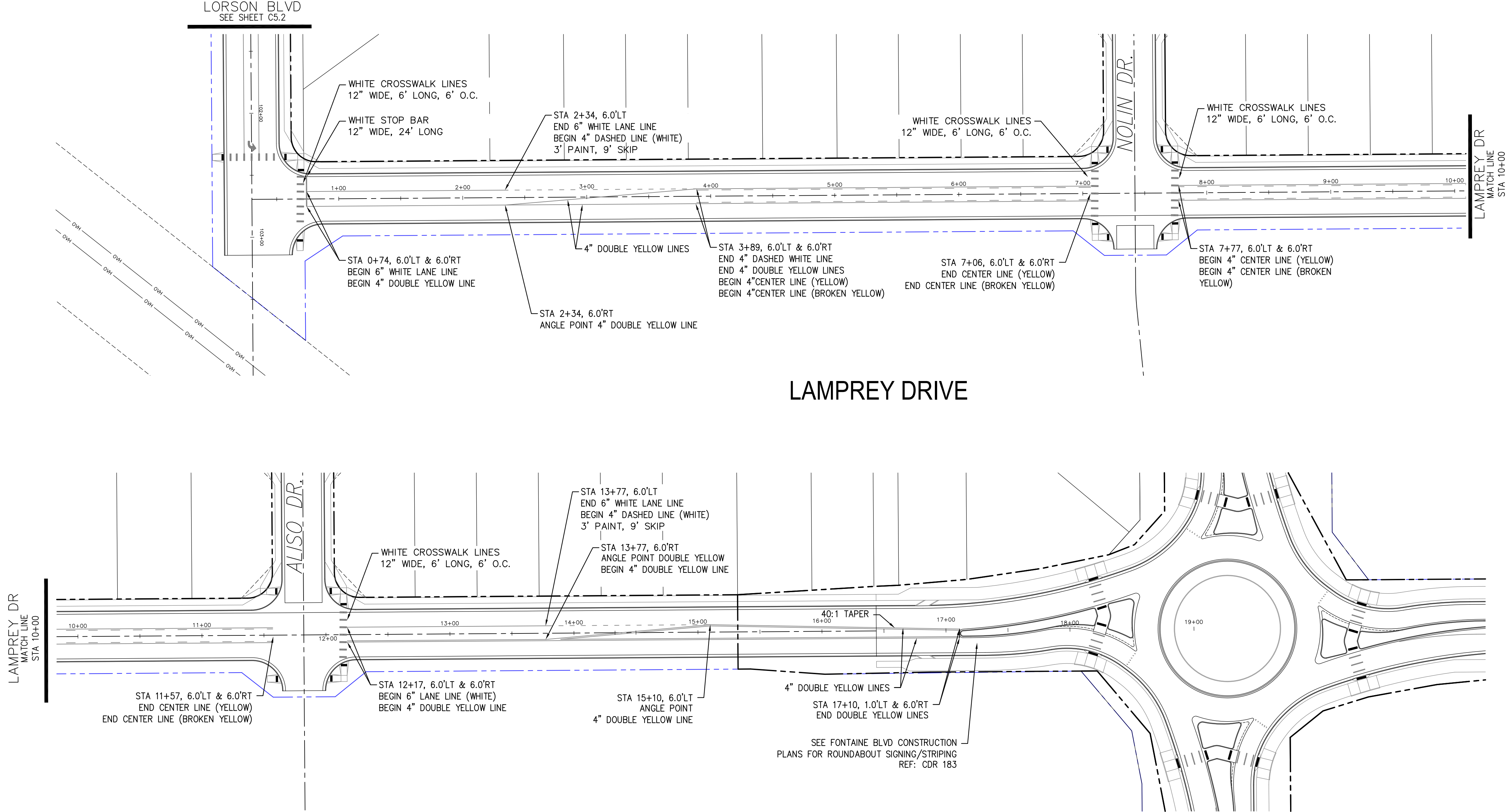
LORSON BOULEVARD

LORSON BOULEVARD

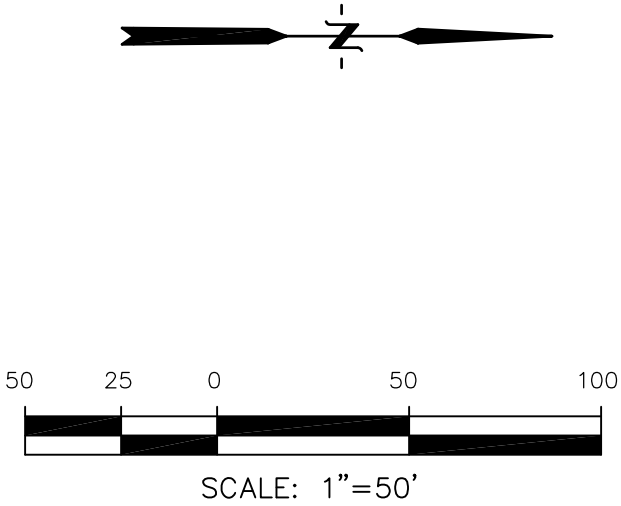


<b>CORE</b> <b>ENGINEERING GROUP</b> 15004 1ST AVENUE S. BURNING WOOD, MO 63306 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	
DATE	
DESCRIPTION	
NO.	
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
PROJECT: <b>LORSON RANCH EAST FILING NO. 1</b> 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	
<b>LORSON RANCH EAST FILING NO. 1</b> <b>SIGNING/STRIPING PLAN</b> <b>LORSON BOULEVARD</b>	
DATE: JUNE 12, 2018	
PROJECT NO. 100.042	
SHEET NUMBER C5.2	
TOTAL SHEETS: 45	





LAMPREY DRIVE



<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	
DESCRIPTION	
NO.	
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
PROJECT: LORSON RANCH EAST FILING NO. 1 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	
LORSON RANCH EAST FILING NO. 1 SIGNING/STRIPING PLAN LAMPREY DRIVE	
DATE: JUNE 12, 2018	
PROJECT NO. 100.042	
SHEET NUMBER C5.3	
TOTAL SHEETS: 45	







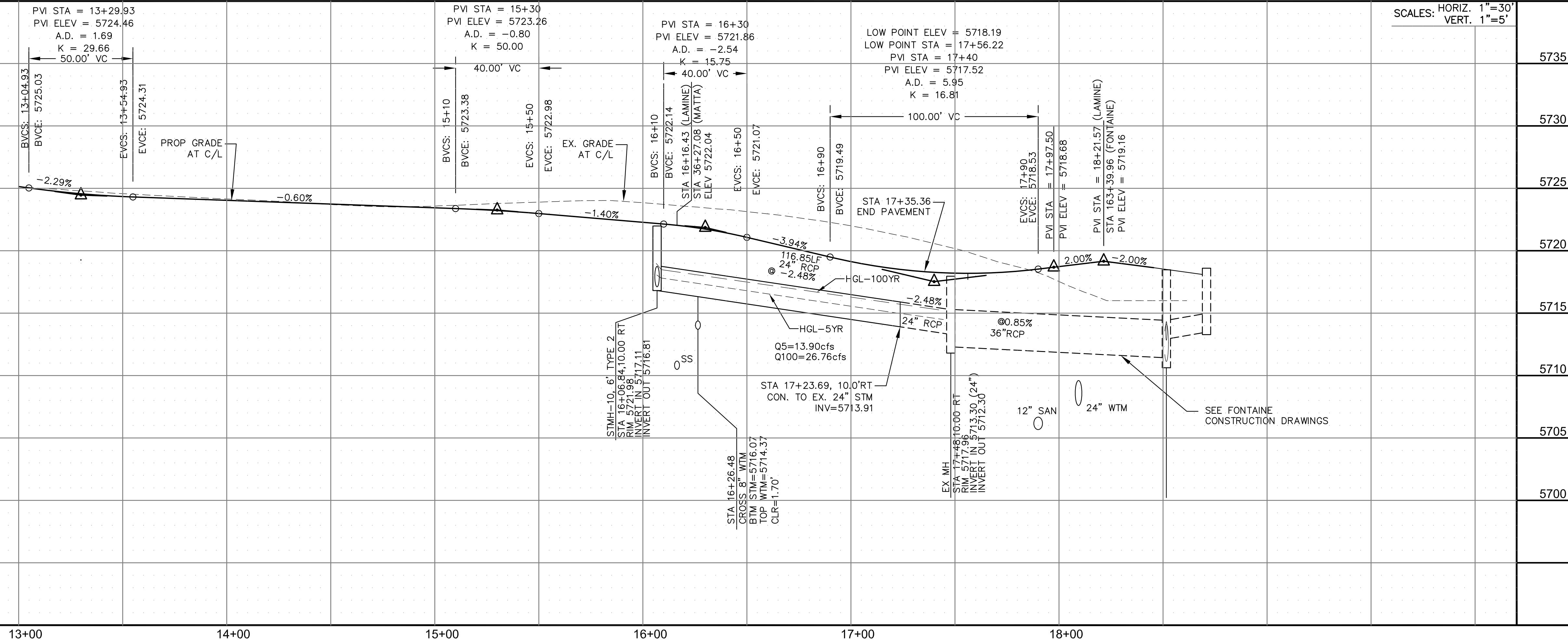
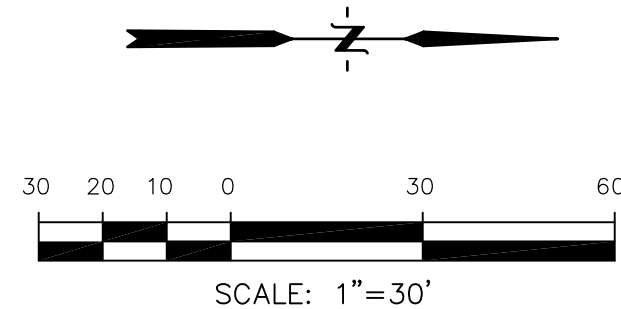
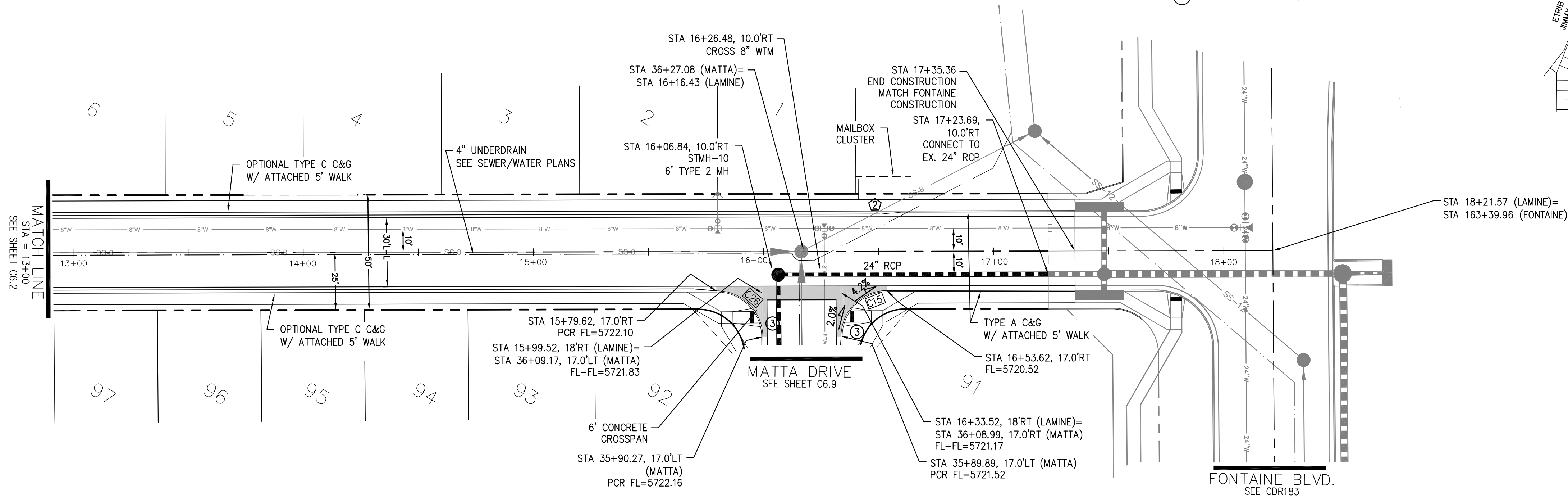
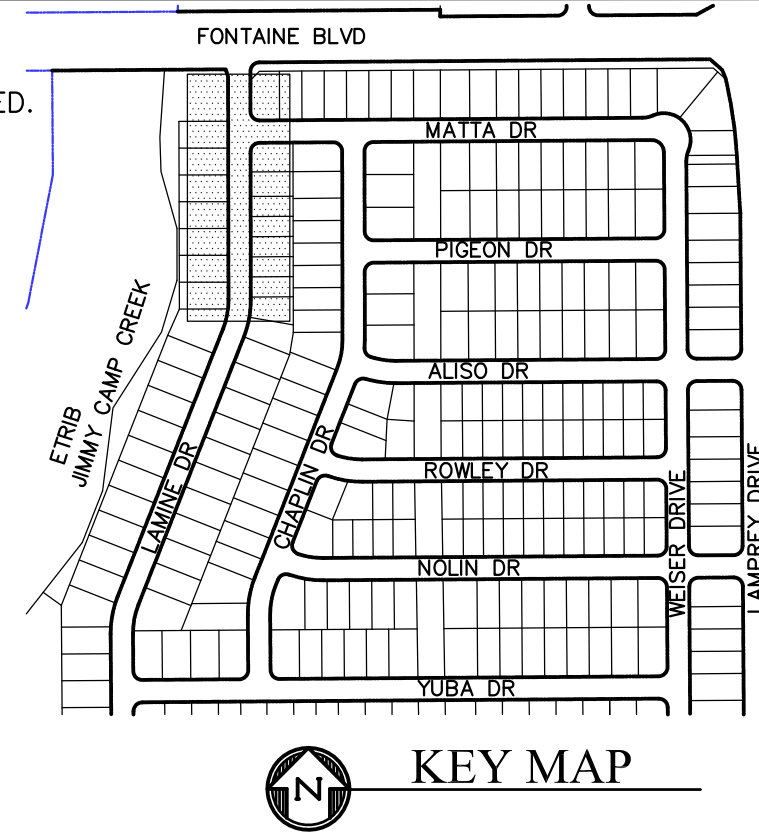




CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C15	31.52'	20.00	90°17'48"
C26	31.31'	20.00	89°42'12"

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

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



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

ON	DATE

PREPARED FOR:

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

NO.	DESCRIPTION

PROJECT: **LORSON RANCH EAST**  
**FILING NO. 1**  
 FONTANE BLVD.—OLD GLORY DR  
 COLORADO SPRINGS, COLORADO

STREET/STORM  
LAMINE DRIVE  
STATION 13+00 TO 18+21.57



DATE:  
JUNE 12, 2018

PROJECT NO.  
100.042

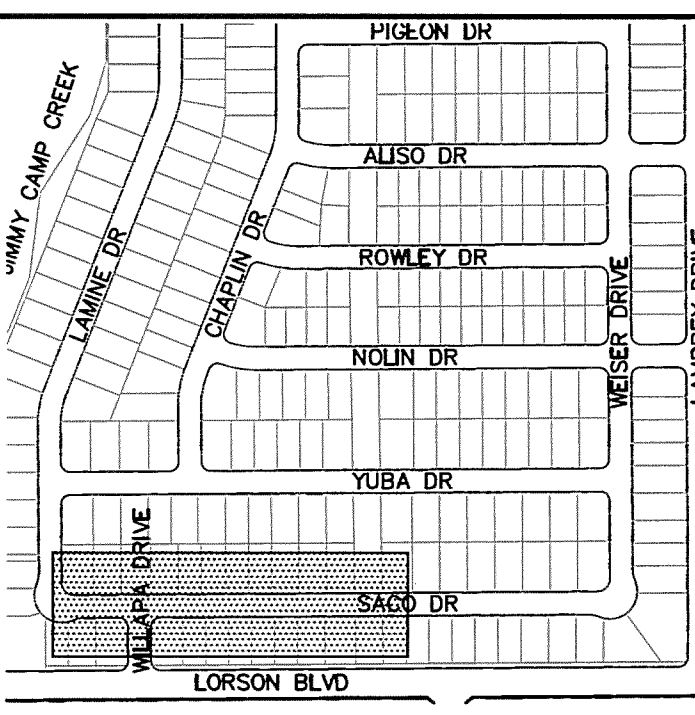
SHEET NUMBER  
C6.3

**TOTAL SHEETS: 45**



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C17	31.41'	20.00	89°59'44"
C18	31.42'	20.00	90°00'16"

- 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 CURB TRANSITIONS  
3 PEDESTRIAN RAMP, SEE SHEET C10.1



KEY MAP

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 763.790.1100  
FAX: 763.790.1101  
EMAIL: Rich@cegi.com

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

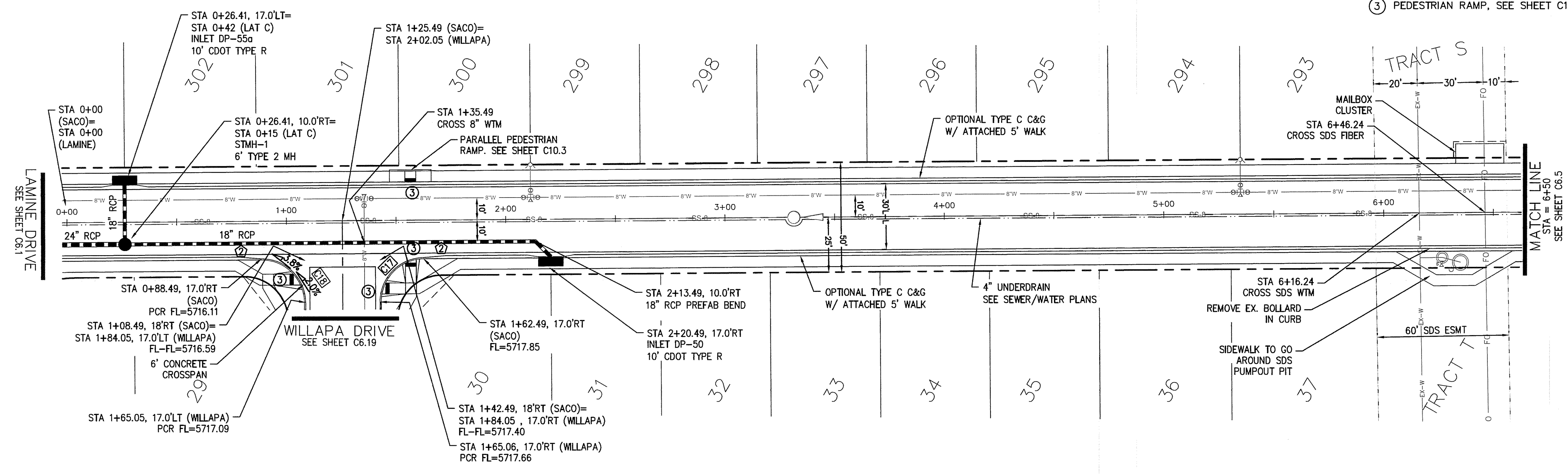
PROJECT:  
**LORSON RANCH EAST**  
**FILING NO. 1**  
FONTAINE BLVD.-OLD GLORY DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

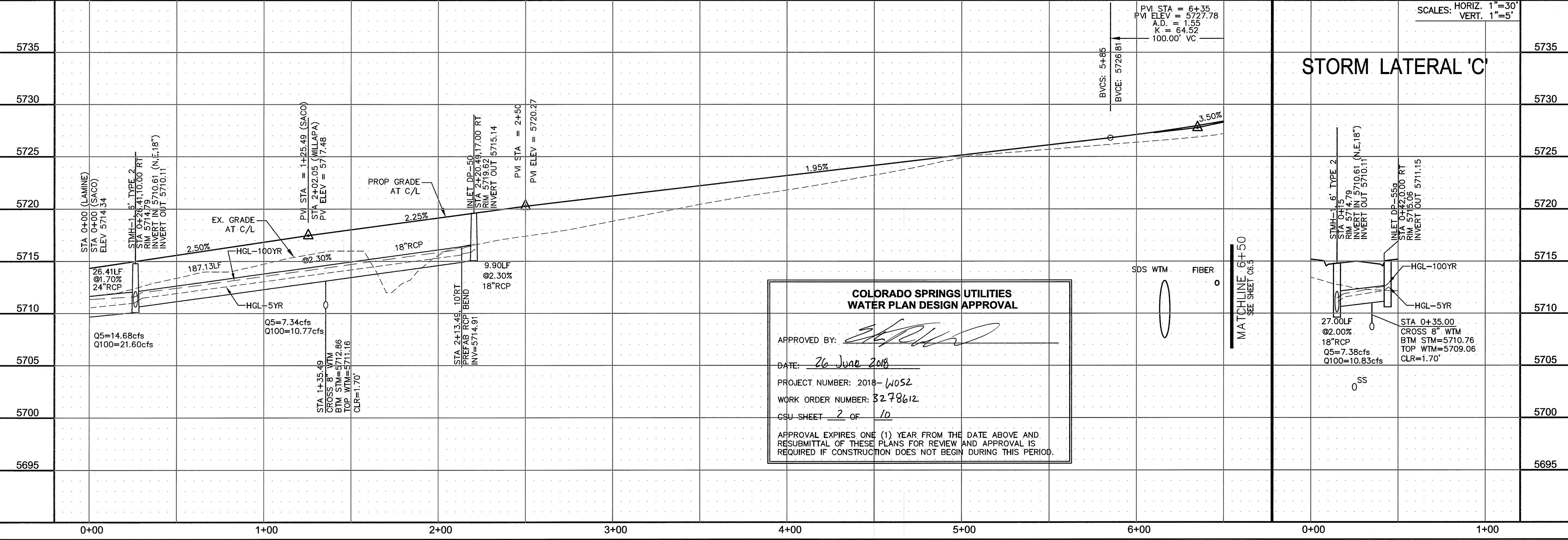
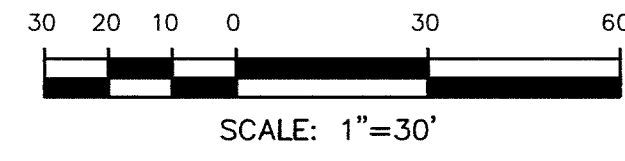
STREET/STORM  
**SAGO DRIVE**  
STA 0+00 TO 6+50



DATE:  
JUNE 12, 2018  
PROJECT NO.  
100.042  
SHEET NUMBER  
C6.4  
TOTAL SHEETS: 45



SAGO DR



**COLORADO SPRINGS UTILITIES**  
**WATER PLAN DESIGN APPROVAL**

APPROVED BY: *[Signature]*  
DATE: 26 June 2018  
PROJECT NUMBER: 2018-1052  
WORK ORDER NUMBER: 3278612  
CSU SHEET 2 OF 10

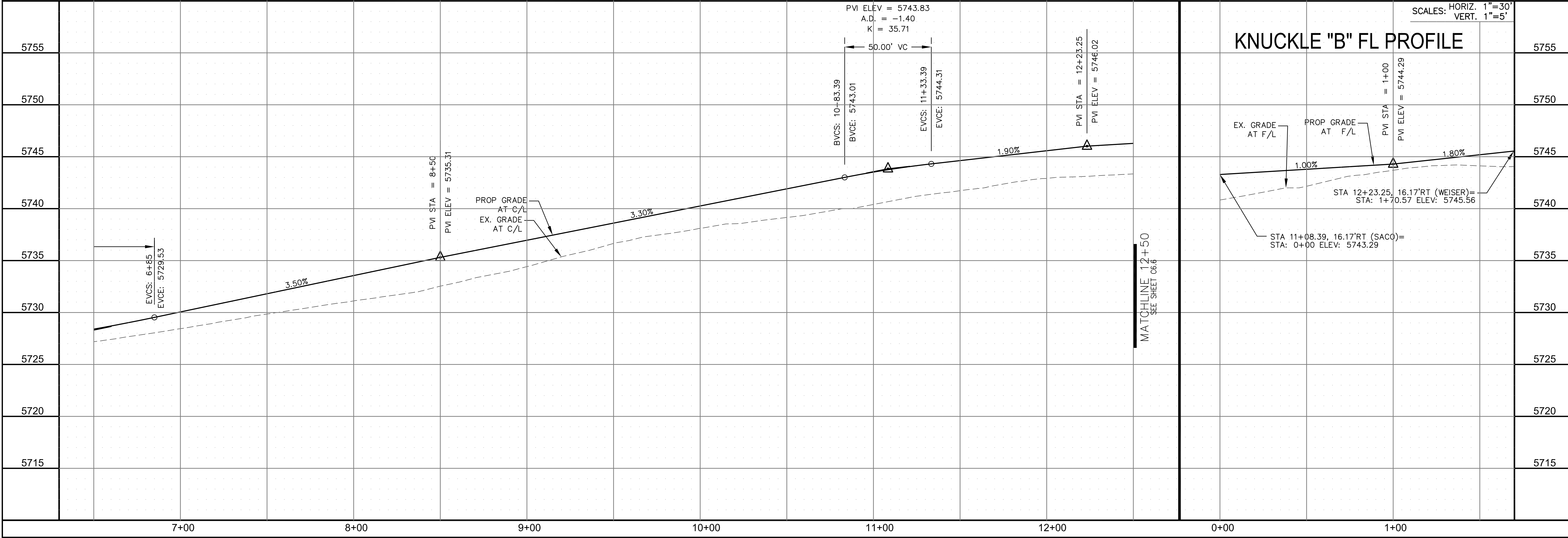
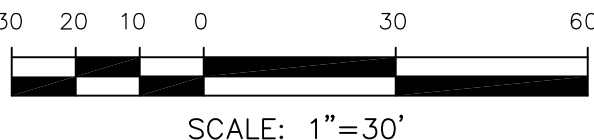
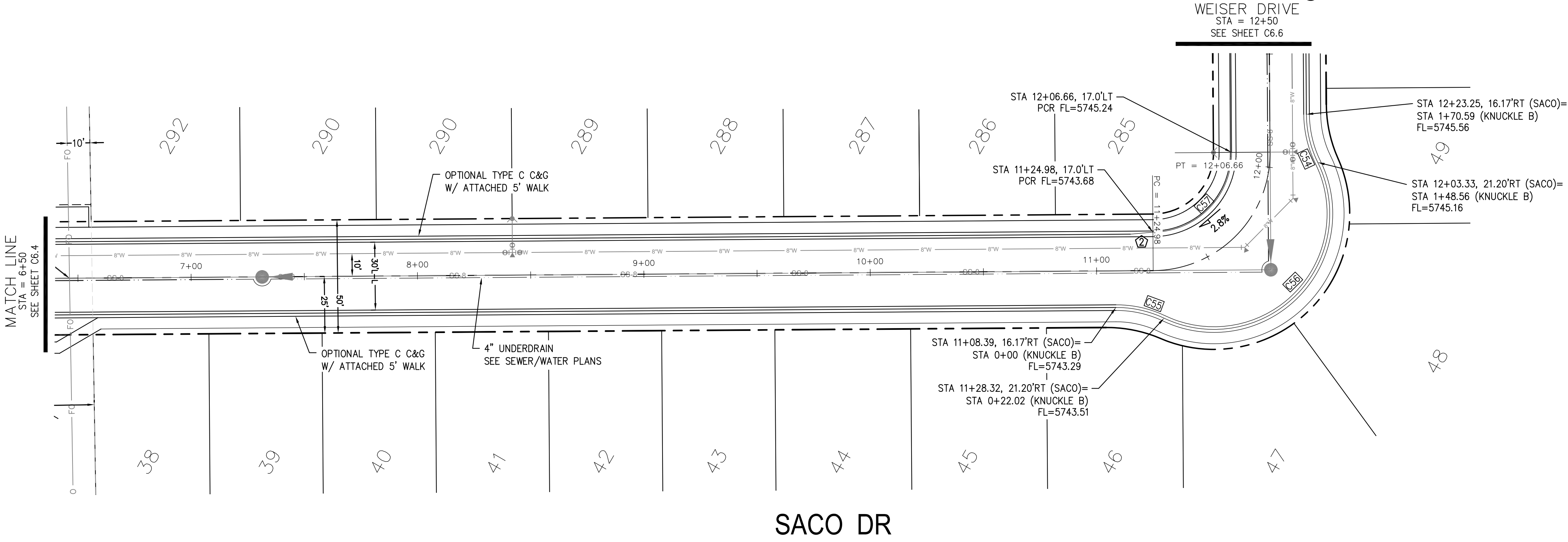
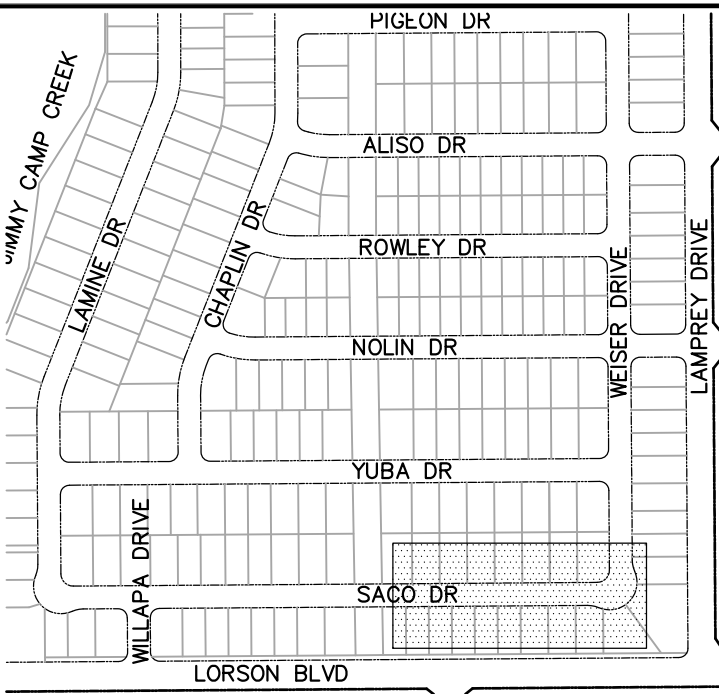
APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C54	22.02'	48.83	25°50'31"
C55	22.02'	48.83	25°50'31"
C56	126.53'	51.17	141°40'46"
C57	54.98'	35.00	89°59'44"

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

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



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.  
BURNSVILLE, MO 65306  
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  
CONTACT: JEFF MARK

PROJECT:  
LORSON RANCH EAST  
FILING NO. 1  
FONTANE BLVD.-OLD GLORY DR  
COLORADO SPRINGS, COLORADO

STREET/STORM  
SAGO DRIVE  
STA 6+50 TO 12+50

COLORADO REGISTERED PROFESSIONAL ENGINEER  
33997  
6-12-2018

DATE:  
JUNE 12, 2018

PROJECT NO.  
100.042

SHEET NUMBER  
C6.5

TOTAL SHEETS: 45







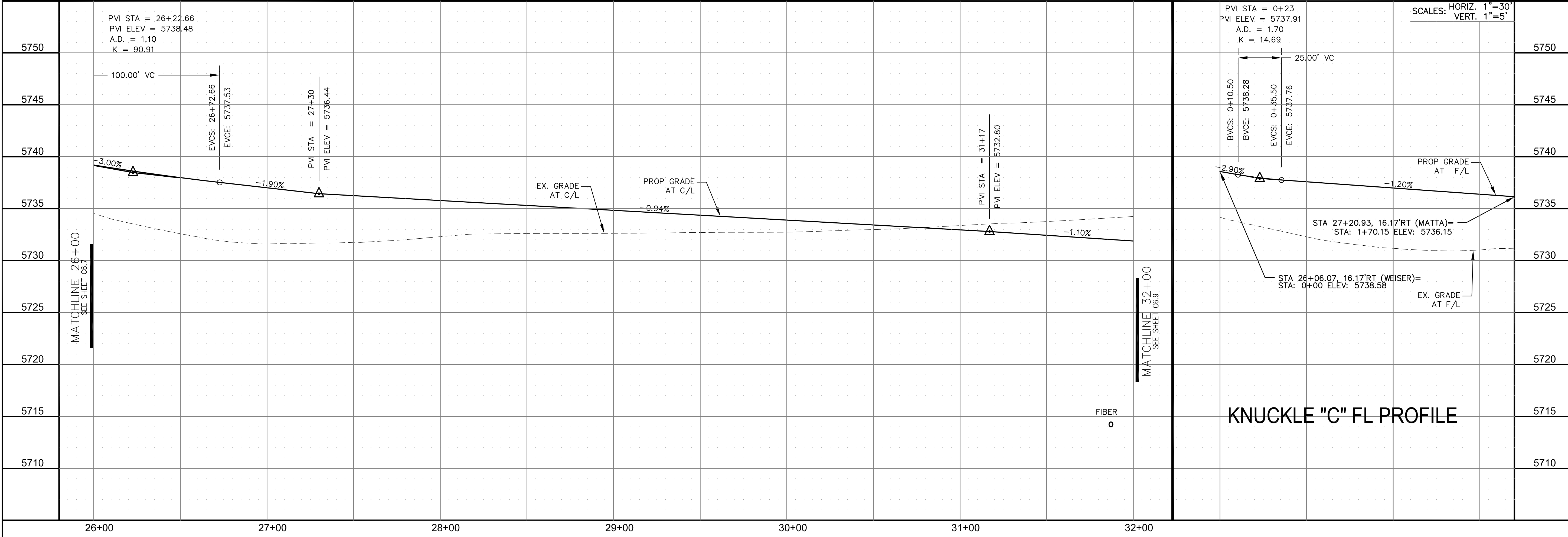
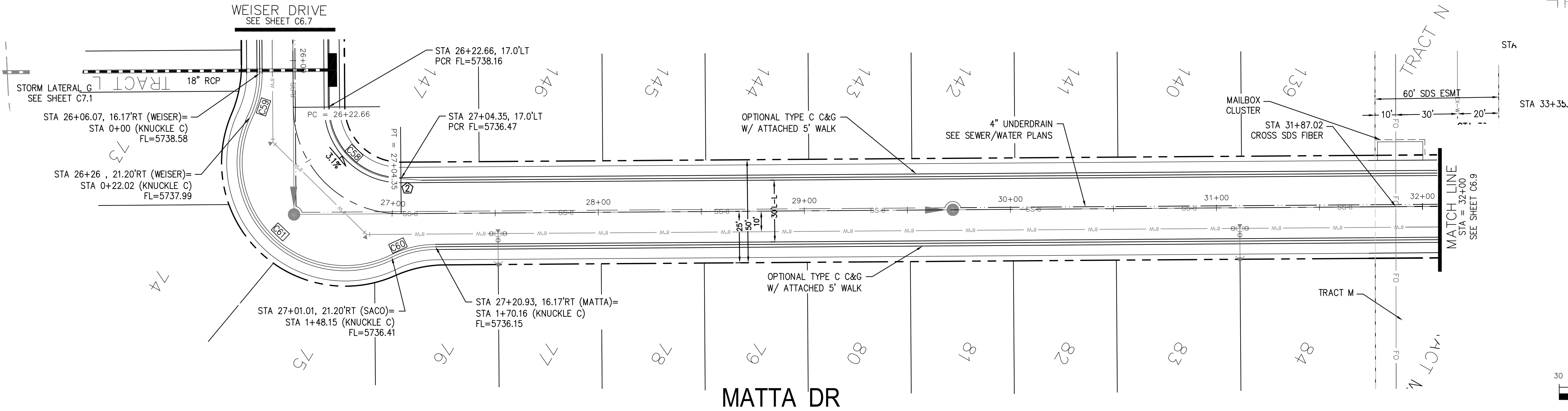




CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C58	54.98'	35.00	90°00'16"
C59	22.02'	48.83	25°50'31"
C60	22.02'	48.83	25°50'31"
C61	126.54'	51.17	141°41'18"

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

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



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.  
BURNING WOOD, MO 65506  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

DATE

DESCRIPTION

NO.

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

PROJECT: LORSON RANCH EAST  
FILING NO. 1  
212 N. WAHSATCH AVE. SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

STREET/STORM

MATTA DRIVE

STA 26+00 TO 32+00

DATE:  
JUNE 12, 2018

PROJECT NO.  
100.042

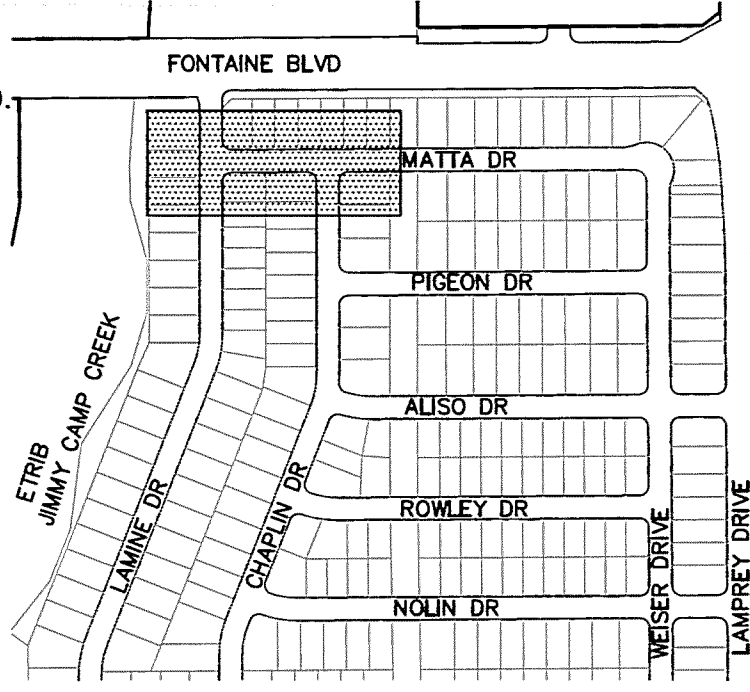
SHEET NUMBER  
C6.8

TOTAL SHEETS: 45



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C15	31.52'	20.00	90°17'48"
C24	31.52'	20.00	90°17'48"
C25	31.31'	20.00	89°42'12"
C26	31.31'	20.00	89°42'12"

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



KEY MAP

**COLORADO SPRINGS UTILITIES  
WATER PLAN DESIGN APPROVAL**

APPROVED BY: *[Signature]*

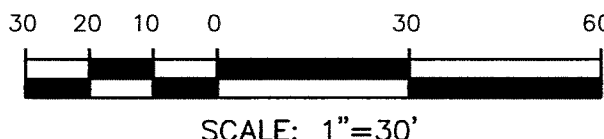
DATE: 26 June 2018

PROJECT NUMBER: 2018-W052

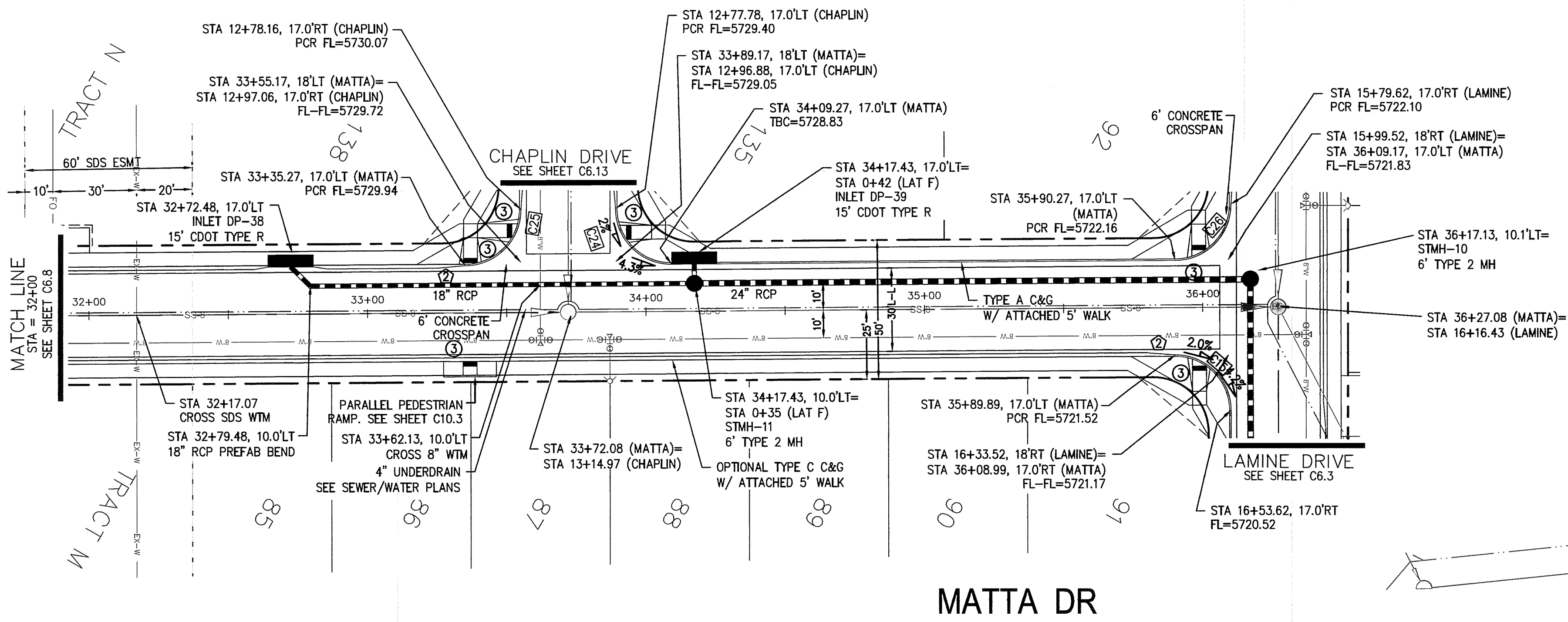
WORK ORDER NUMBER: 3298012

CSU SHEET 3 OF 10

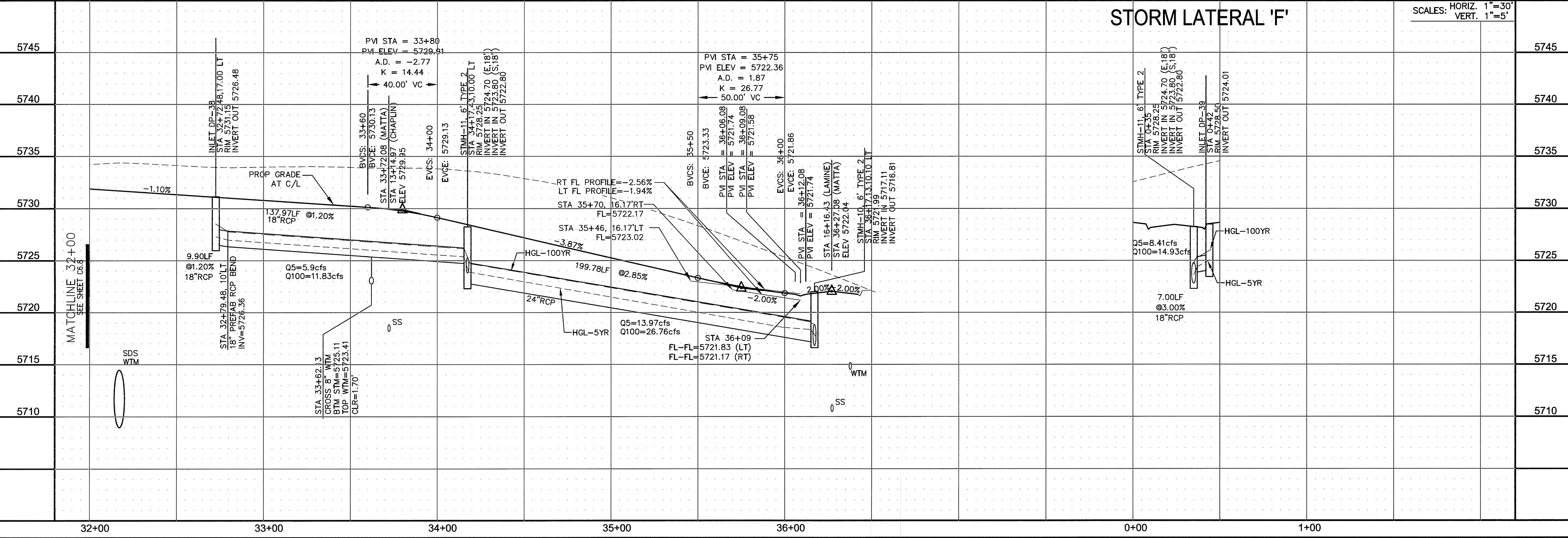
APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.



SCALE: 1"=30'



MATTA DR



STORM LATERAL 'F'

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

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 763.797.1100  
FAX: 763.797.1101  
EMAIL: rich@cegi.com

PROJECT: **LORSON RANCH EAST**  
FILING NO. 1  
213 N. WASHINGTON ST. SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**STREET/STORM  
MATTA DRIVE  
STA 32+00 TO 36+28**

DATE: JUNE 12, 2018  
PROJECT NO. 100.042  
SHEET NUMBER C6.9  
TOTAL SHEETS: 45

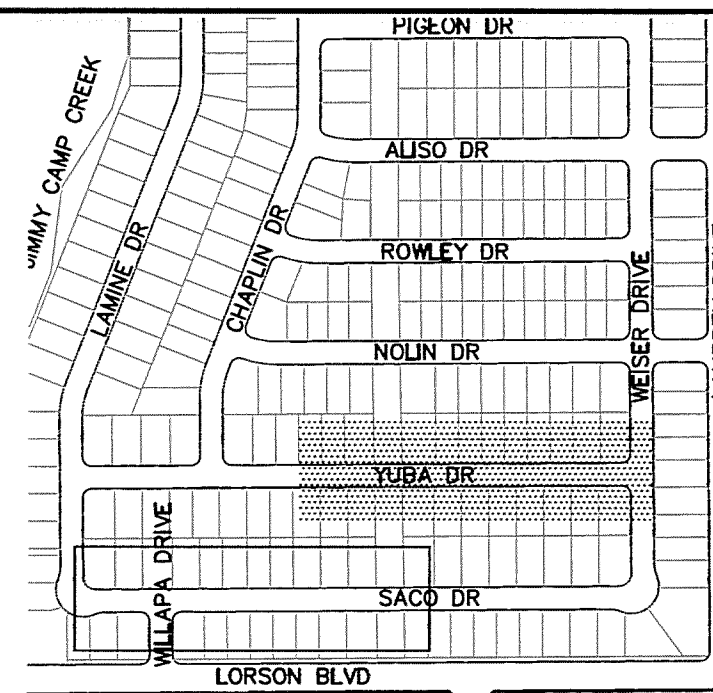






CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C43	31.41'	20.00	89°59'44"
C44	31.42'	20.00	90°00'16"

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



KEY MAP

CORE

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

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

PROJECT:  
**LORSON RANCH EAST**  
FILING NO. 1  
FONTAINE BLVD.-OLD GLOVE DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STREET/STORM  
YUBA DRIVE  
STA 6+00 TO 12+70

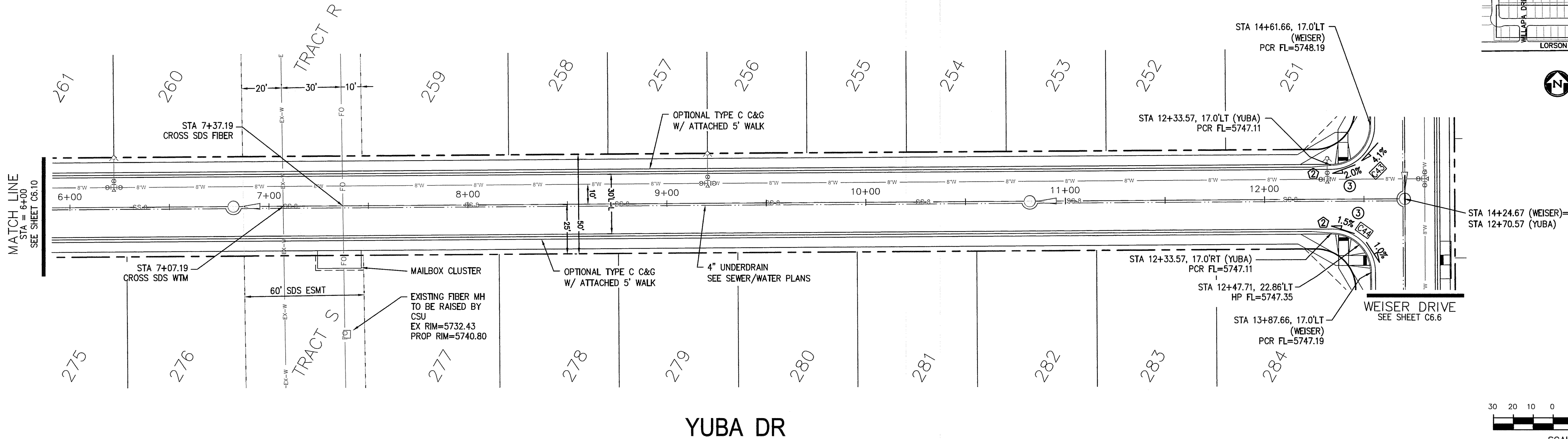


DATE:  
JUNE 12, 2018

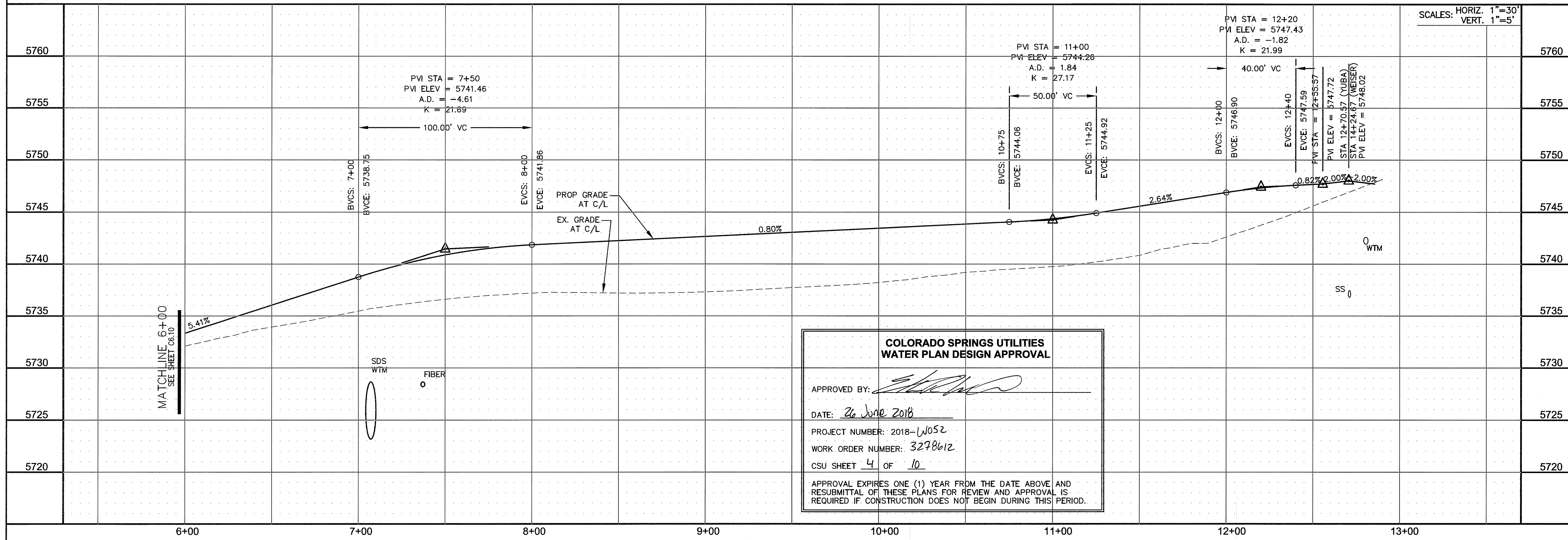
PROJECT NO.  
100.042

SHEET NUMBER  
C6.11

TOTAL SHEETS: 45



YUBA DR



COLORADO SPRINGS UTILITIES  
WATER PLAN DESIGN APPROVAL

APPROVED BY: *[Signature]*

DATE: 26 June 2018

PROJECT NUMBER: 2018-W052

WORK ORDER NUMBER: 3298612

CSU SHEET 4 OF 10

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.





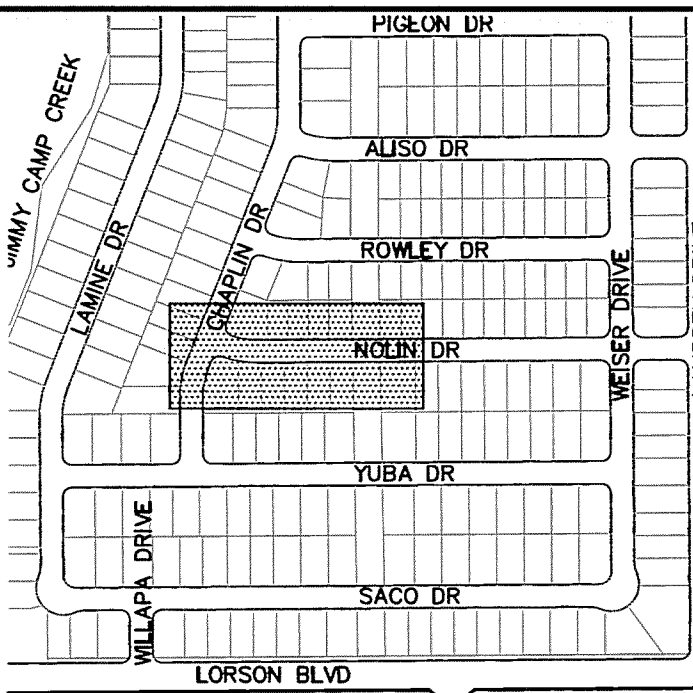






CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C40	31.36'	20.00	89°49'53"
C41	31.50'	20.00	90°14'42"

- 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 CURB TRANSITIONS  
3 PEDESTRIAN RAMP, SEE SHEET C10.1



KEY MAP

CORE

ENGINEERING GROUP  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: rich@seg1.com

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

PROJECT:  
**LORSON RANCH EAST**  
FILING NO. 1  
FORTANIE BLVD.-OLD GLORY DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STREET/STORM  
**NOLIN DRIVE**  
STA 0+00 TO 7+00

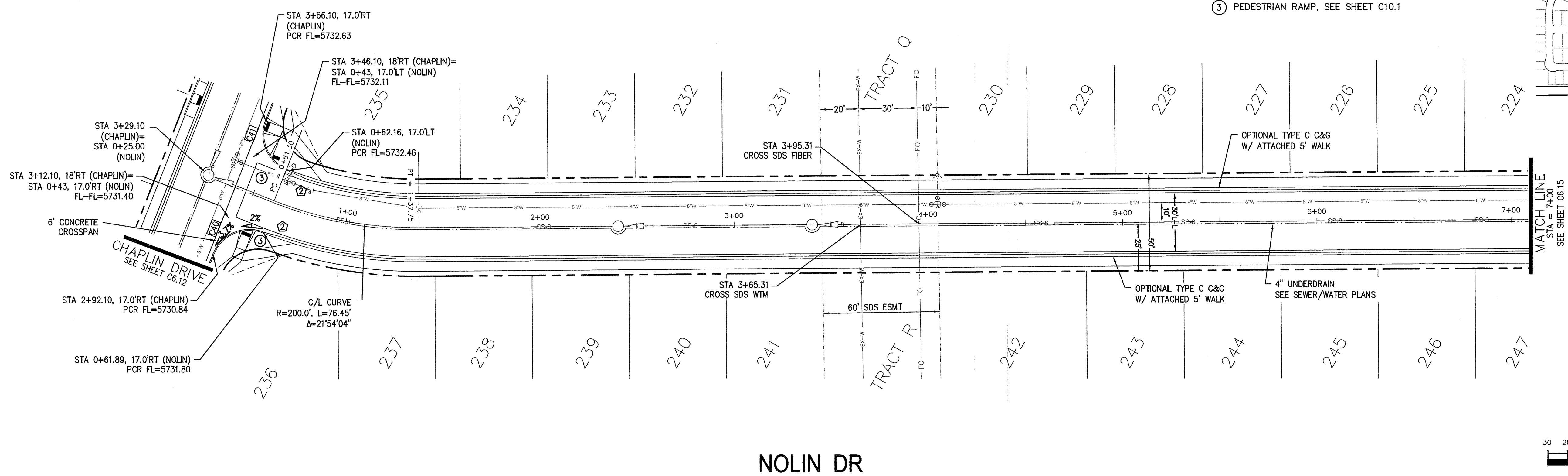


DATE:  
JUNE 12, 2018

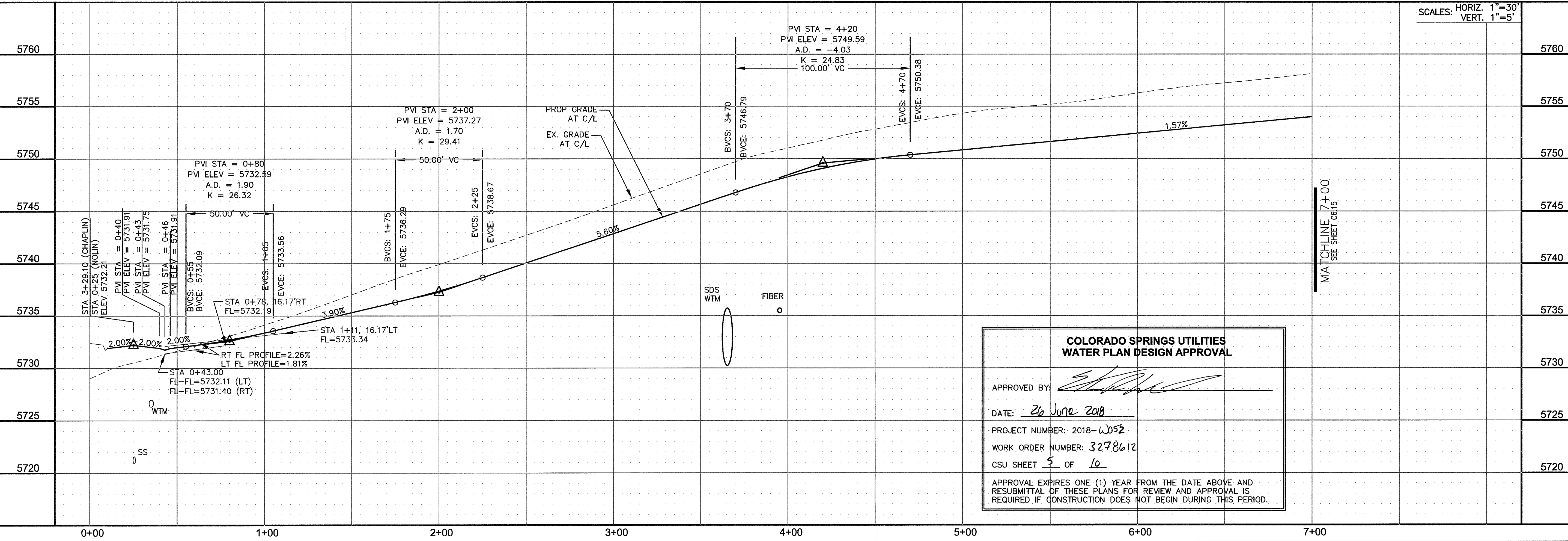
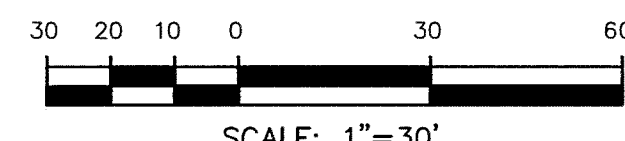
PROJECT NO.  
**100.042**

SHEET NUMBER  
**C6.14**

TOTAL SHEETS: 45



NOLIN DR



**COLORADO SPRINGS UTILITIES**  
**WATER PLAN DESIGN APPROVAL**

APPROVED BY:

DATE: 26 June 2018

PROJECT NUMBER: 2018-0052

WORK ORDER NUMBER: 3278612

CSU SHEET 5 OF 10

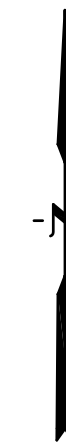
APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.




**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.

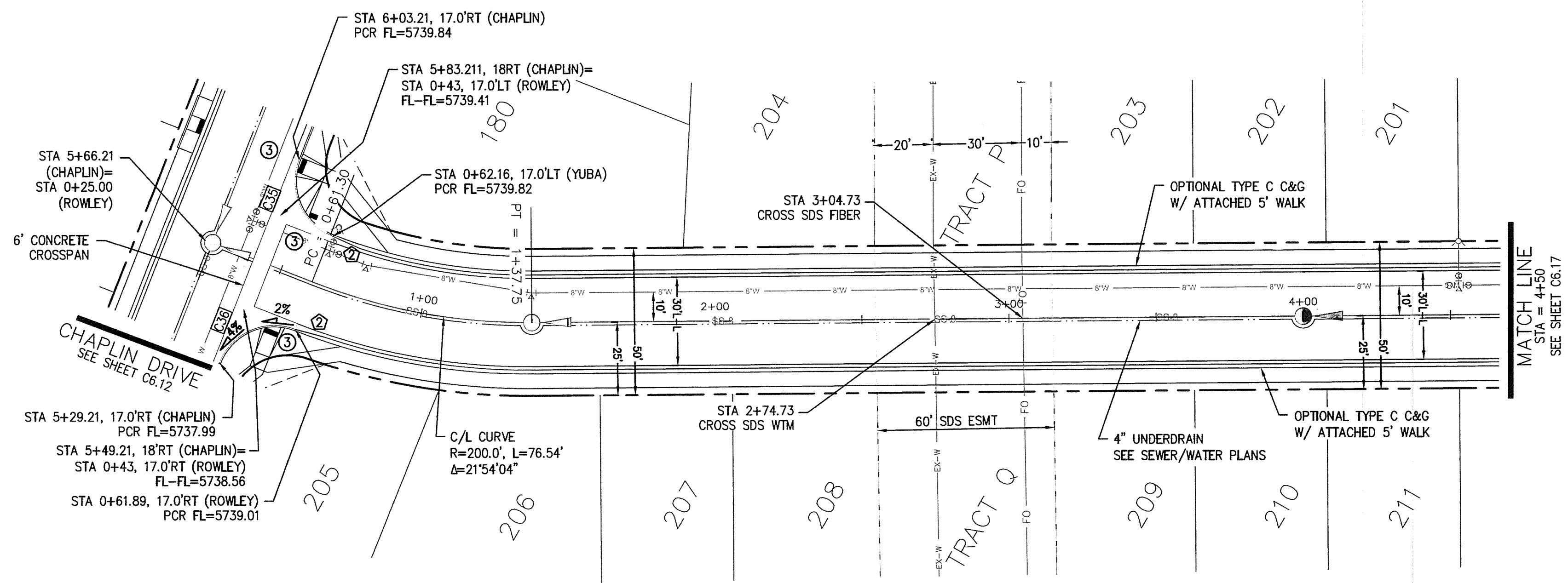
1 CURVE DATA ID  
2 CURB TRANSITIONS  
3 PEDESTRIAN RAMP, SEE SHEET C10.1



<div style="text-align: center;"> <h1>CORE</h1> <h2>ENGINEERING GROUP</h2> <p>15004 1ST AVENUE S. BURNSVILLE, MN 55306 TEL: 612-891-0600 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com</p> </div>		<div style="display: flex; justify-content: space-between;"> <div> <p>DATE</p> <p>DESCRIPTION</p> <p>NO.</p> </div> <div> <p>DATE</p> <p>DESCRIPTION</p> <p>NO.</p> </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> <p>DRAWN: RLS DESIGNED: RLS CHECKED: RLS</p> </div> <div> <p>PROJECT:</p> <p><b>LORSON RANCH EAST</b></p> <p><b>FILING NO. 1</b></p> <p>FONTAINE BLVD.—OLD GLORY DR COLORADO SPRINGS, COLORADO</p> </div> </div>		<p>PREPARED FOR:</p> <p><b>LORSON, LLC</b></p> <p>212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK</p>	
<div style="text-align: center;"> <h1>STREET/STORM</h1> <h2>NOLIN DRIVE</h2> <h3>STA 7+00 TO 11+70</h3> </div>			
<div style="text-align: center;">  </div>			
<p>DATE:</p> <p>JUNE 12, 2018</p>			
<p>PROJECT NO.</p> <p>100.042</p>			
<p>SHEET NUMBER</p> <p>C6.15</p>			
<p>TOTAL SHEETS: 45</p>			

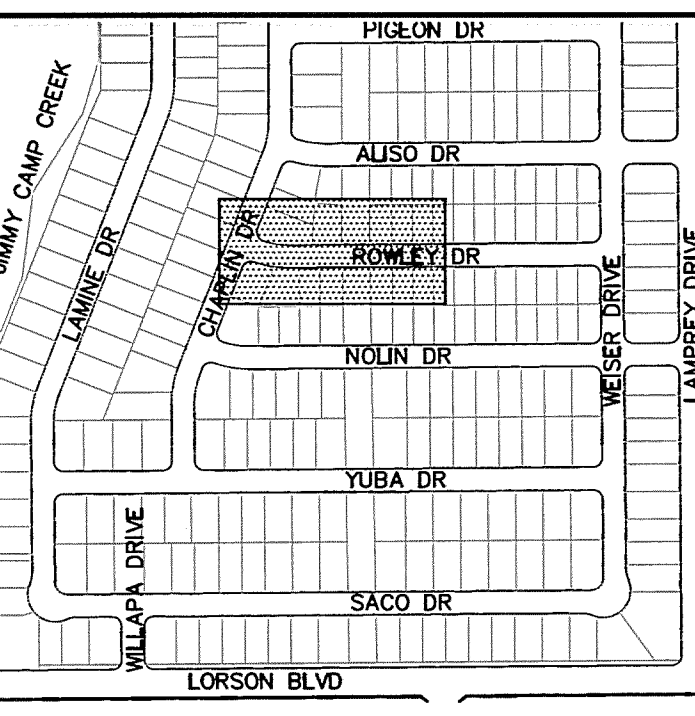


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C35	31.50'	20.00	90°14'42"
C36	31.36'	20.00	89°49'53"




ROWLEY DR

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



**COLORADO SPRINGS UTILITIES  
WATER PLAN DESIGN APPROVAL**

APPROVED BY: 

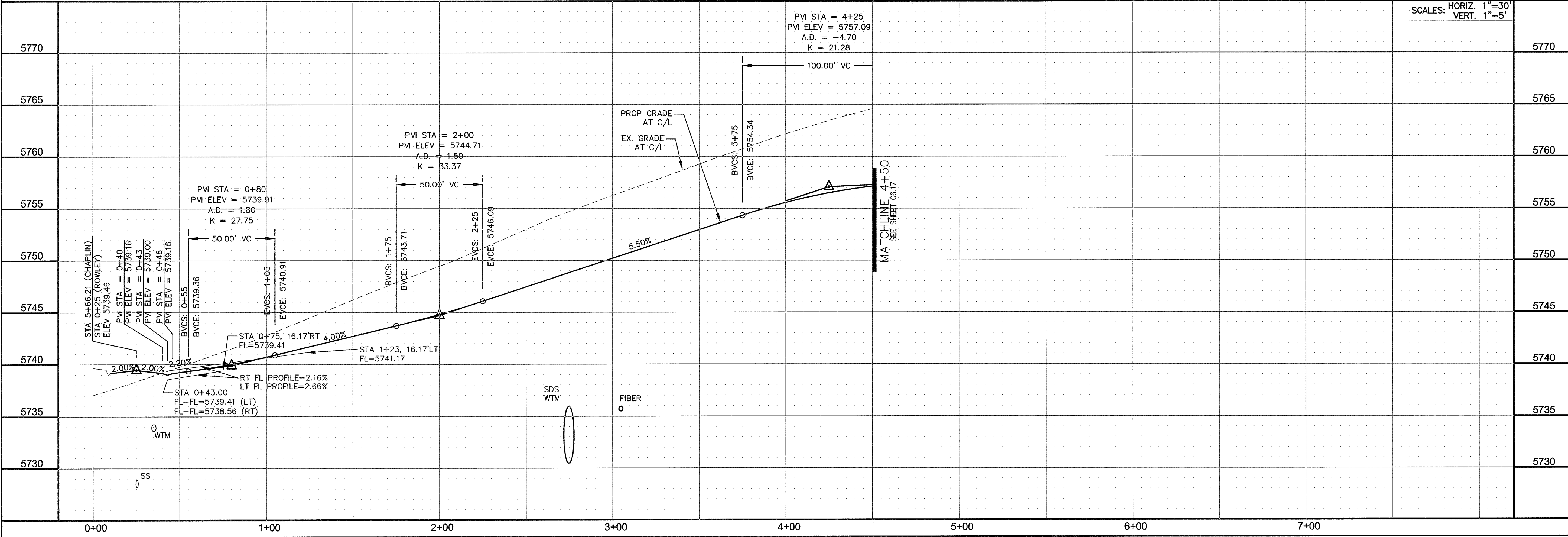
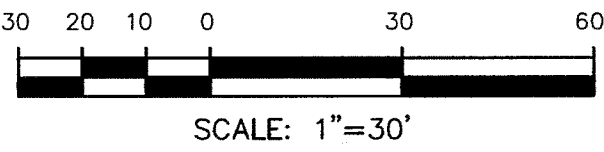
DATE: 26 June 2018

PROJECT NUMBER: 2018-W052

WORK ORDER NUMBER: 3278612

CSU SHEET 6 OF 10

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  
PHONE: 612.895.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: rich@cegi.com

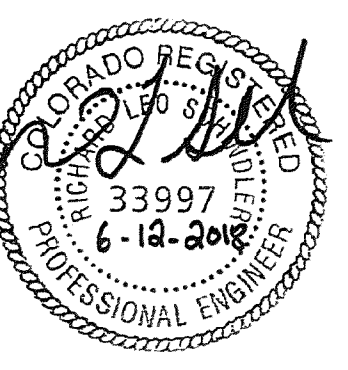
DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_

PROJECT: **LORSON RANCH EAST**  
**FILING NO. 1**  
212 N. WAHSATCH AVE. SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

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  
ROWLEY DRIVE  
STA 0+00 TO 4+50**



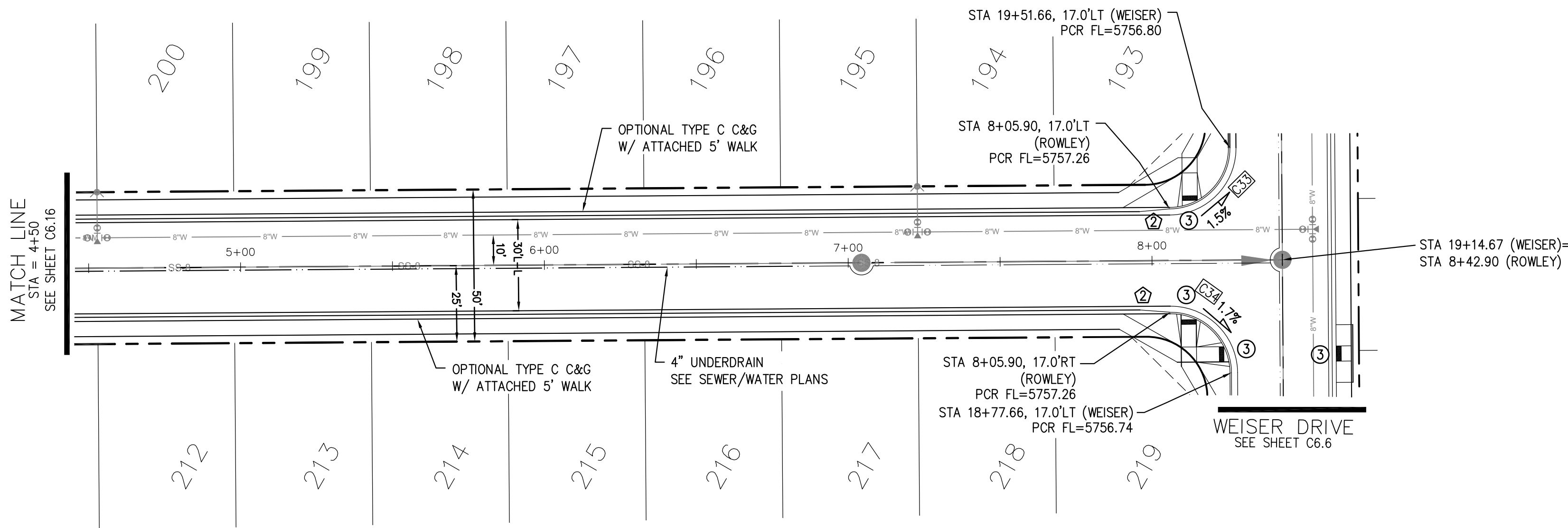
DATE: JUNE 12, 2018

PROJECT NO. 100.042

SHEET NUMBER C6.16

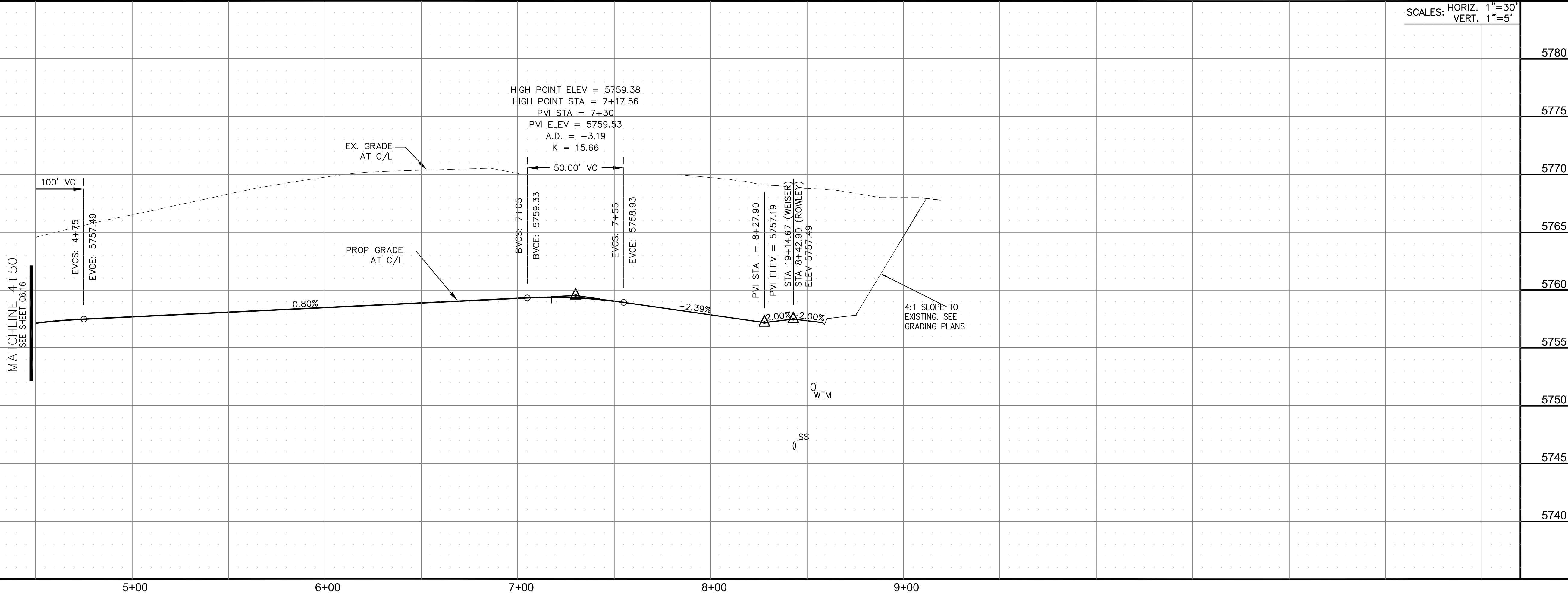
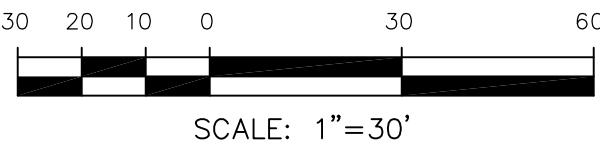
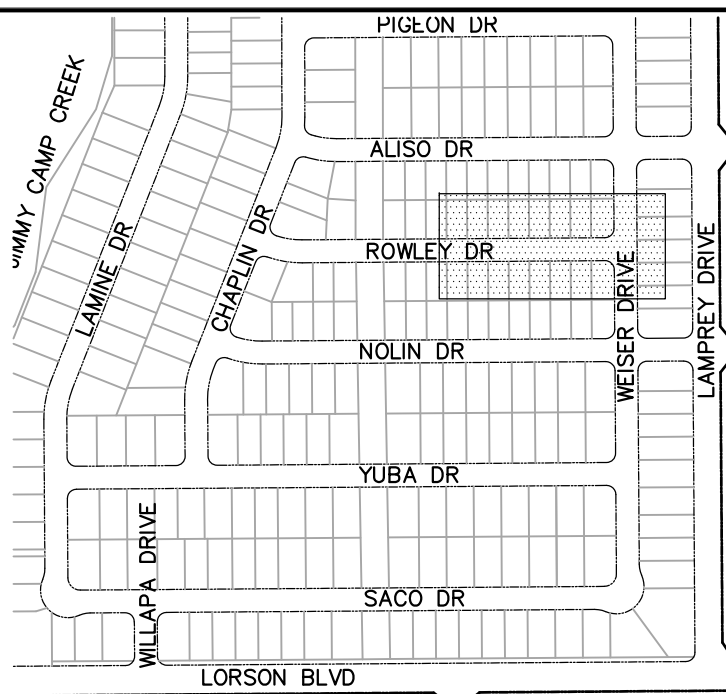
TOTAL SHEETS: 45





ROWLEY DR

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



**CORE**  
ENGINEERING GROUP  
15004 1ST AVENUE S.  
BURNING WOOD, MO 63306  
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  
(719) 635-3200  
CONTACT: JEFF MARK

PROJECT:  
**LORSON RANCH EAST**  
**FILING NO. 1**  
FONTANE BLVD.-OLD GLORY DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STREET/STORM  
ROWLEY DRIVE  
STA 4+50 TO 8+50

DATE:  
JUNE 12, 2018

PROJECT NO.  
100.042

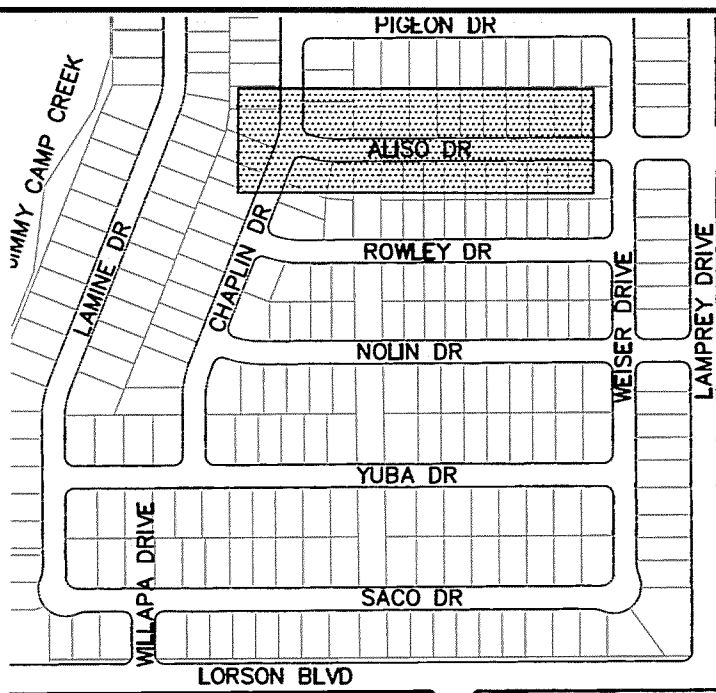
SHEET NUMBER  
C6.17

TOTAL SHEETS: 45

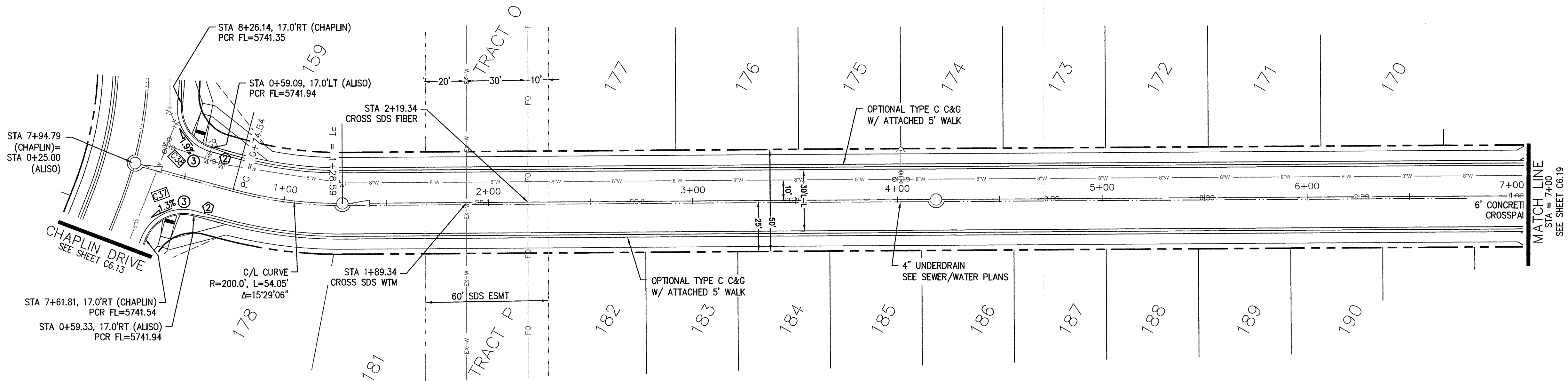


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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C38	28.28'	20.00	81°01'06"

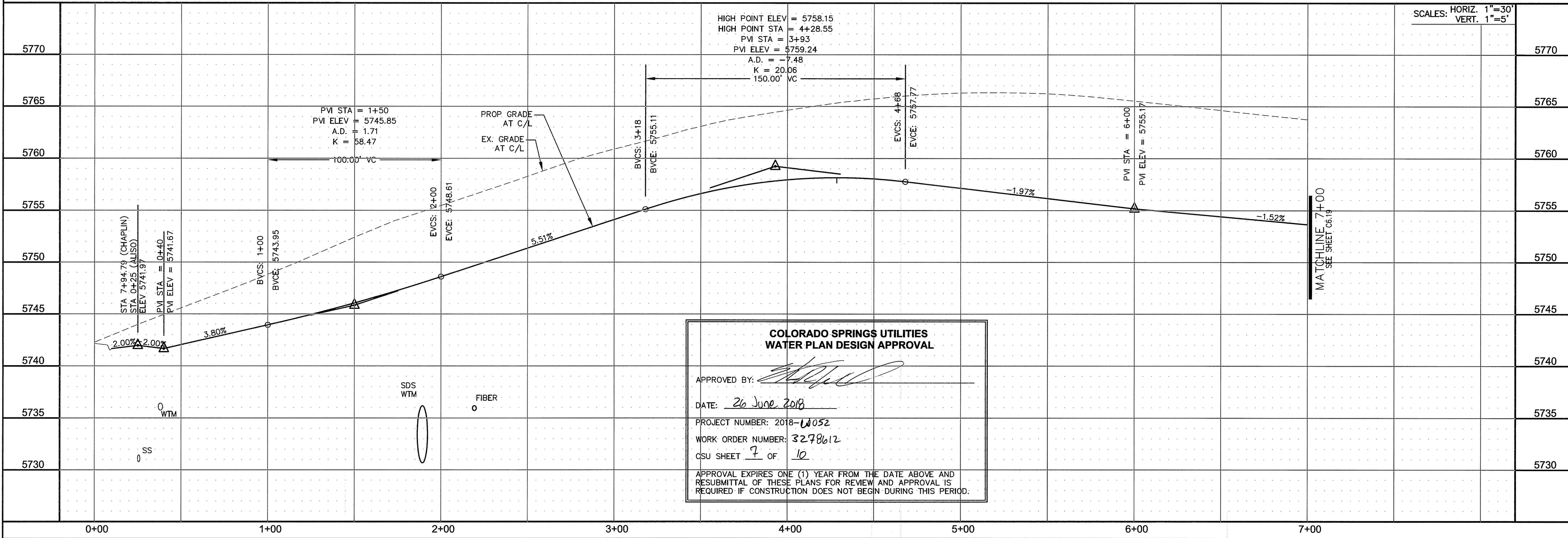
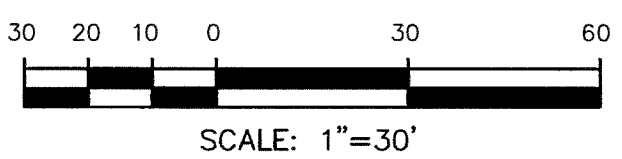
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- ① CURVE DATA ID  
 ② CURB TRANSITIONS  
 ③ PEDESTRIAN RAMP, SEE SHEET C10.1



KEY MAP



ALISO DR



**COLORADO SPRINGS UTILITIES  
WATER PLAN DESIGN APPROVAL**

APPROVED BY:

DATE: 26 June 2018

PROJECT NUMBER: 2018-0052

WORK ORDER NUMBER: 3278612

CSU SHEET 7 OF 10

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

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

PROJECT:  
**LORSON RANCH EAST**  
**FILING NO. 1**  
 FONTAINE BLVD.-OLD GLORY DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**STREET/STORM  
ALISO DRIVE  
STA 0+00 TO 7+00**



DATE:  
 JUNE 12, 2018

PROJECT NO.  
**100.042**

SHEET NUMBER  
**C6.18**

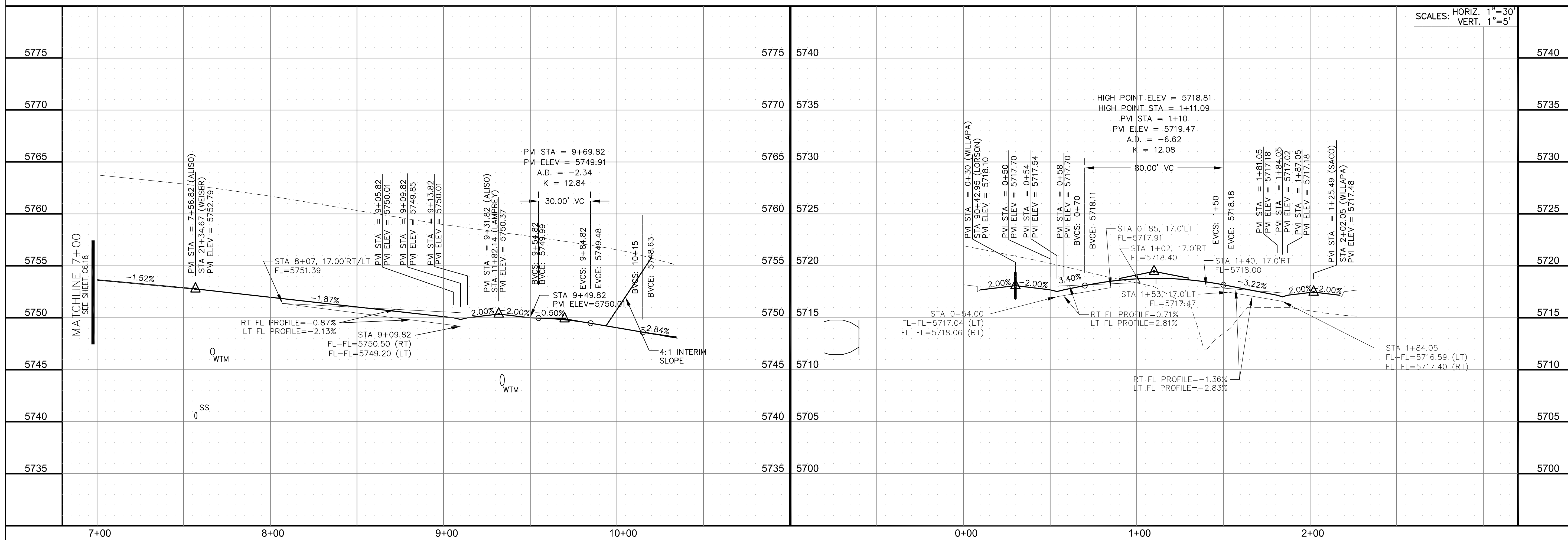
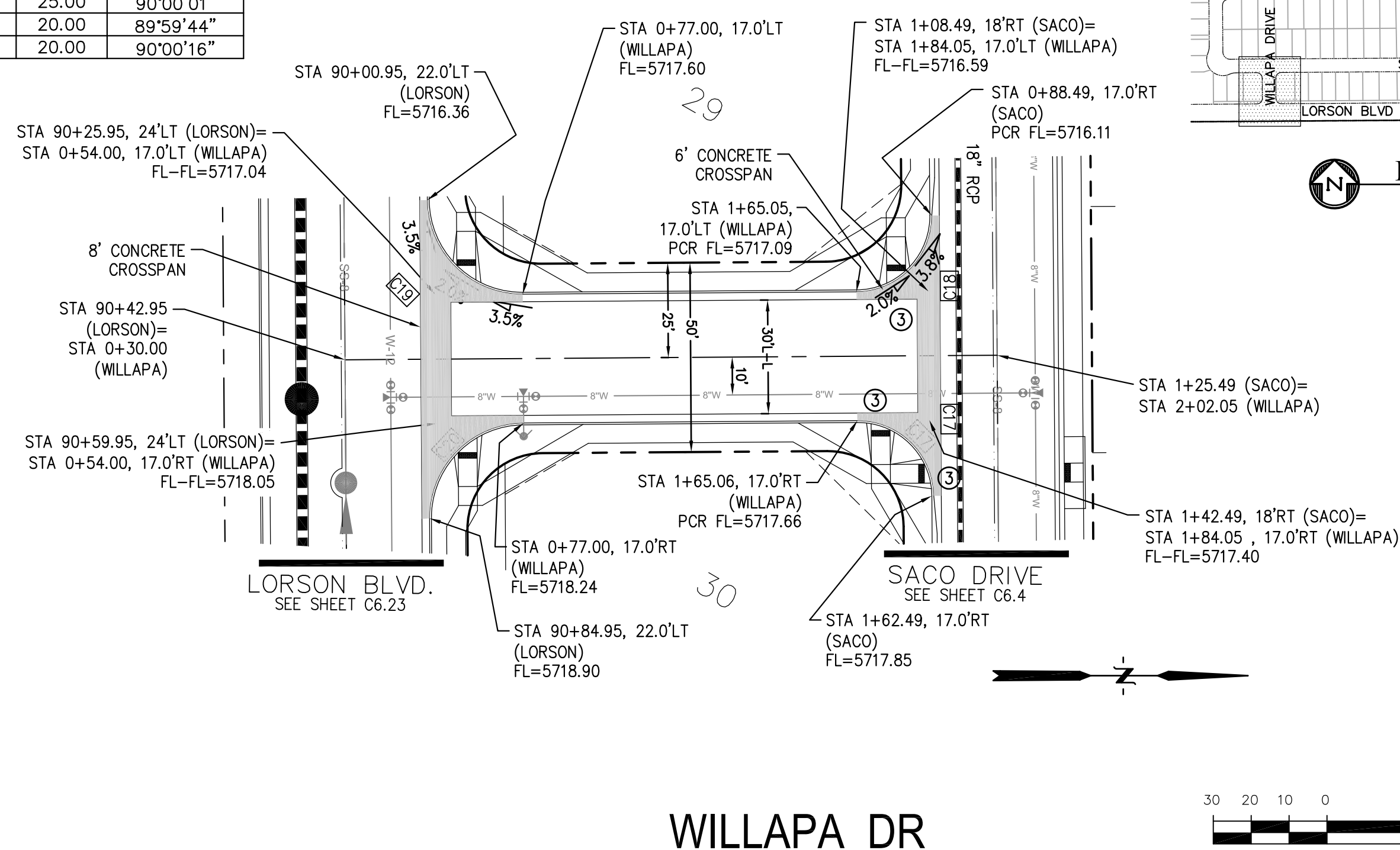
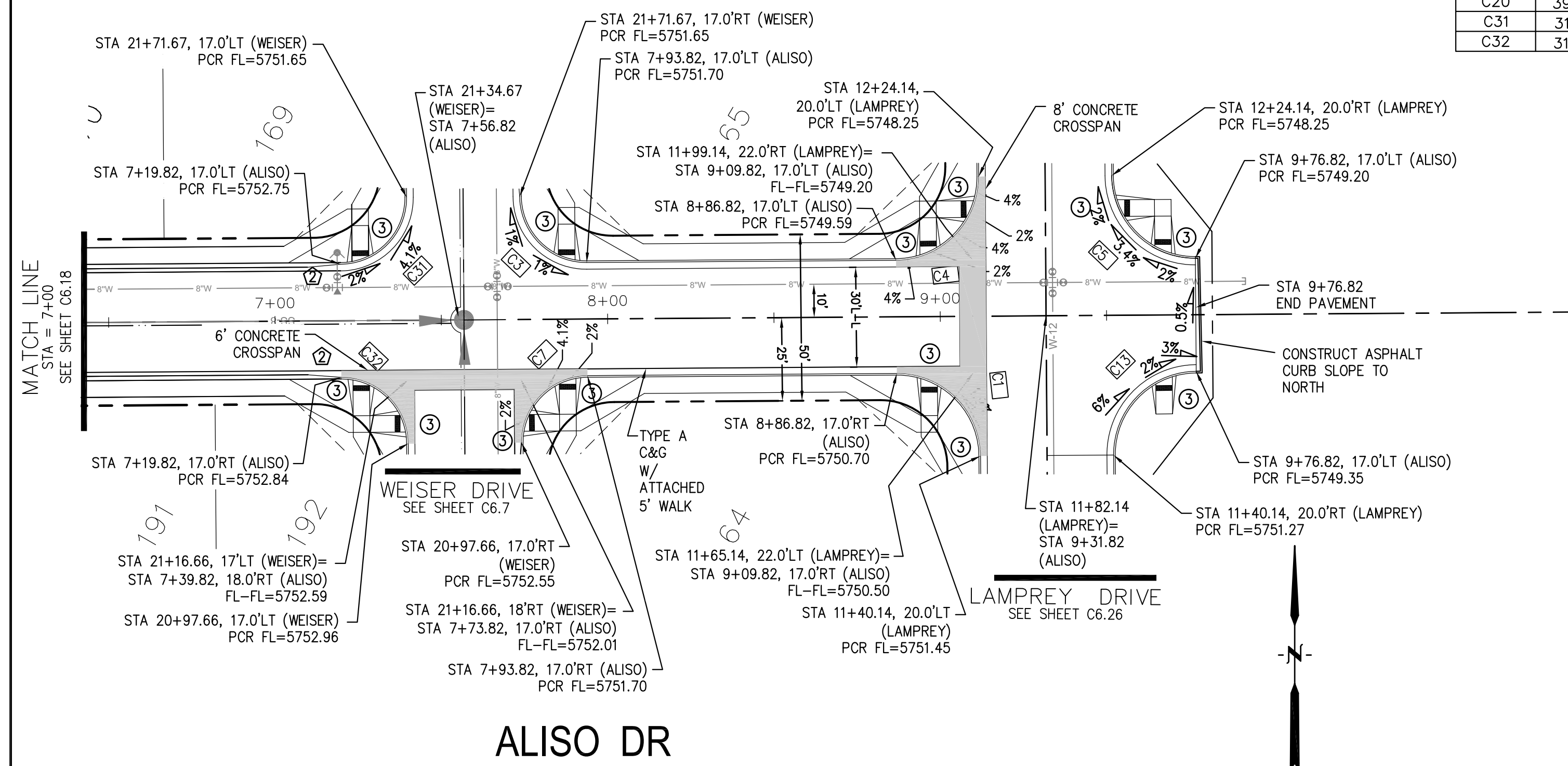
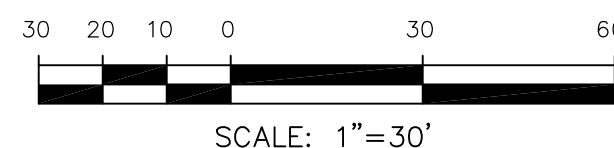
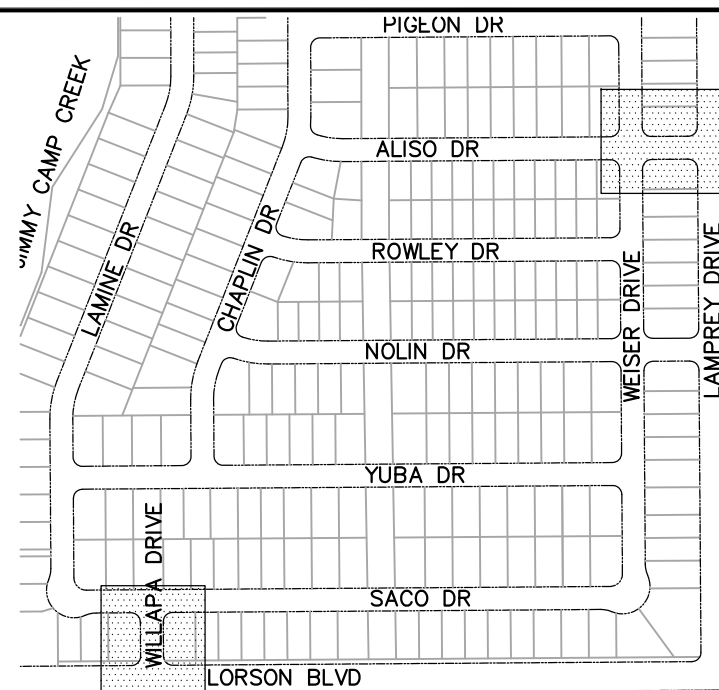
TOTAL SHEETS: 45



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.27'	25.00	90°00'16"
C3	31.42'	20.00	90°00'16"
C4	39.27'	25.00	89°59'44"
C5	39.27'	25.00	90°00'16"
C7	31.41'	20.00	89°59'44"
C13	39.27'	25.00	89°59'44"
C17	31.41'	20.00	89°59'44"
C18	31.42'	20.00	90°00'16"
C19	39.27'	25.00	89°59'59"
C20	39.27'	25.00	90°00'01"
C31	31.41'	20.00	89°59'44"
C32	31.42'	20.00	90°00'16"

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


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



# STREET/STORM

## ALISO DRIVE (STA 7+00 TO 9+92)

# AND WILLAPA DRIVE



DATE: JUNE 12, 2018

PROJECT NO. 100.042

SHEET NUMBER C6.19

TOTAL SHEETS: 45

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

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

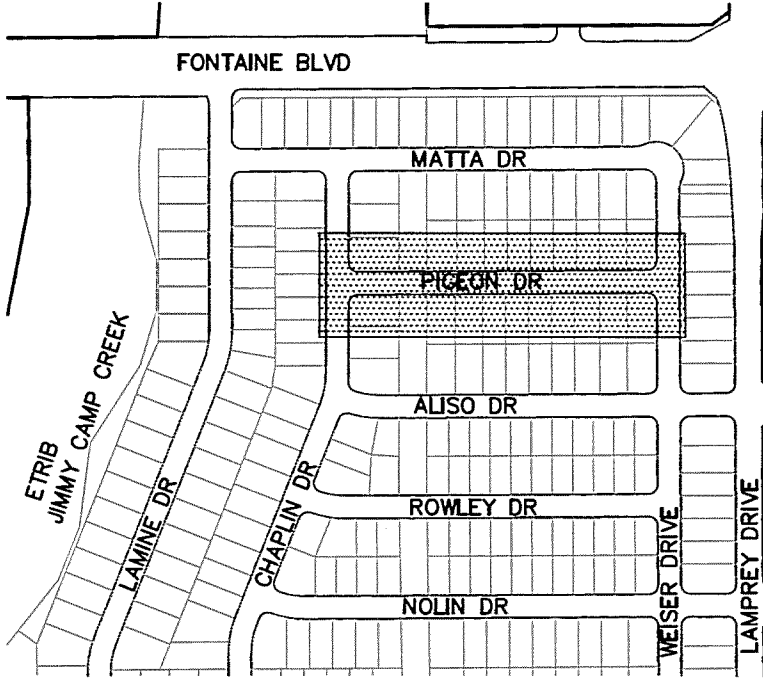
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TOTAL SHEETS: \_\_\_\_\_

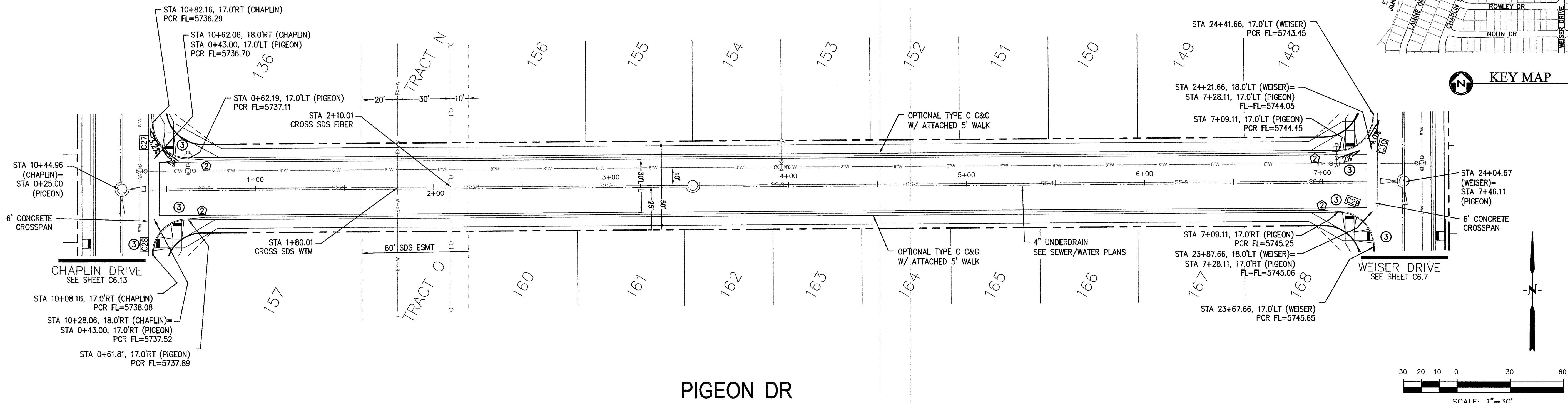


Table with 4 columns: CURVE, LENGTH, RADIUS, DELTA. Rows include C27, C28, C29, C30 with their respective dimensions.

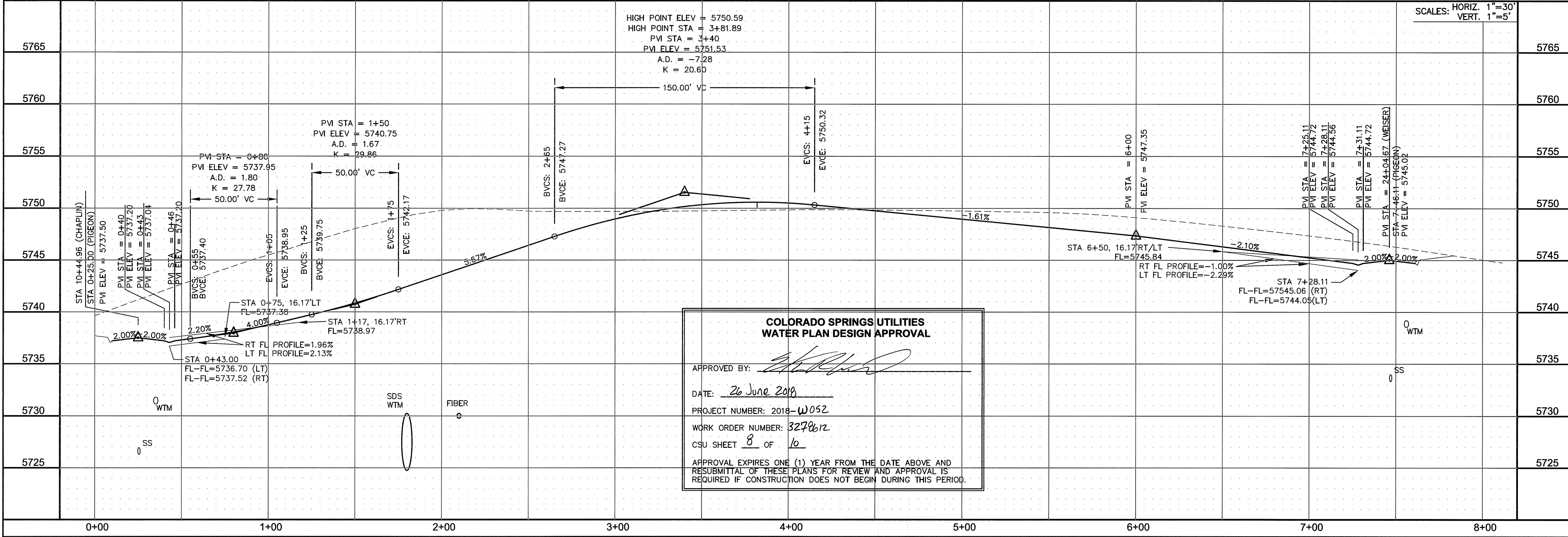
- NOTES
- 1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  - 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
  - 3. ALL STORM SEWER SHALL BE CLASS III RCP.
  - 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
TEL: 612.891.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com



PIGEON DR



**COLORADO SPRINGS UTILITIES**  
**WATER PLAN DESIGN APPROVAL**

APPROVED BY: *[Signature]*

DATE: 26 June 2018

PROJECT NUMBER: 2018-W052

WORK ORDER NUMBER: 3278612

CSU SHEET 8 OF 16

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: **LORSON RANCH EAST**  
**FILING NO. 1**  
212 N. WAHATCH AVE. SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STREET/STORM  
PIGEON DRIVE  
STA 0+00 TO 8+00



DATE: **JUNE 12, 2018**

PROJECT NO. **100.042**

SHEET NUMBER **C6.20**

TOTAL SHEETS: 45

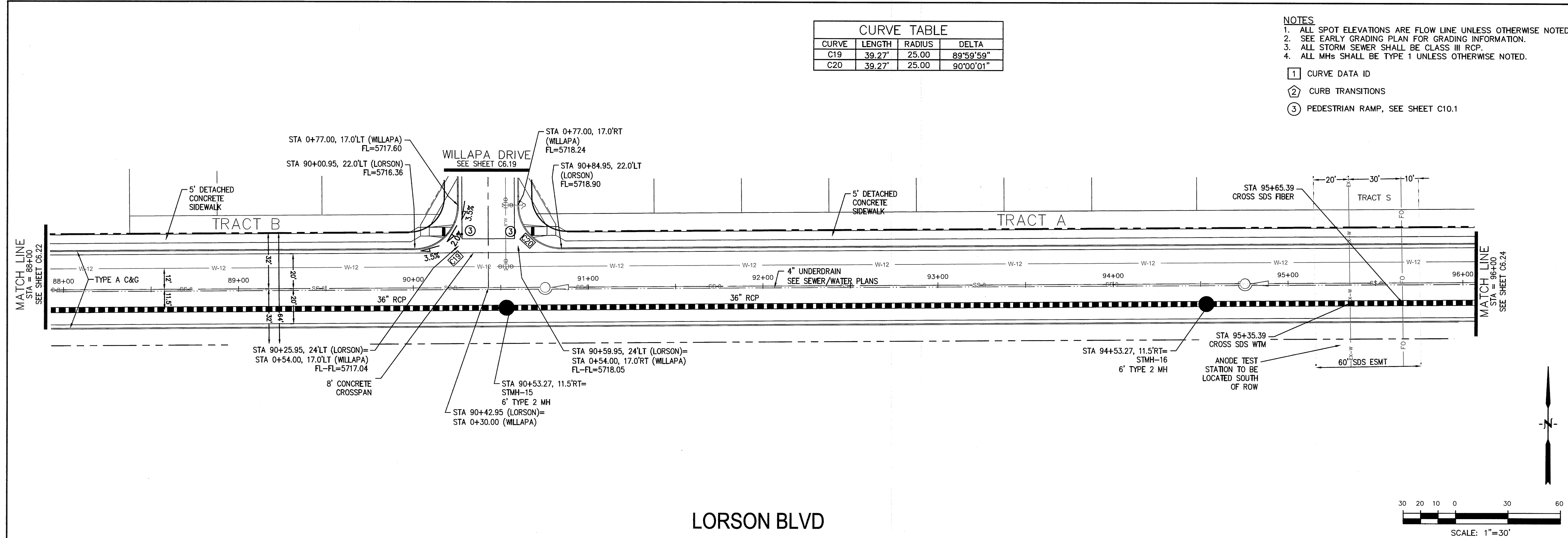




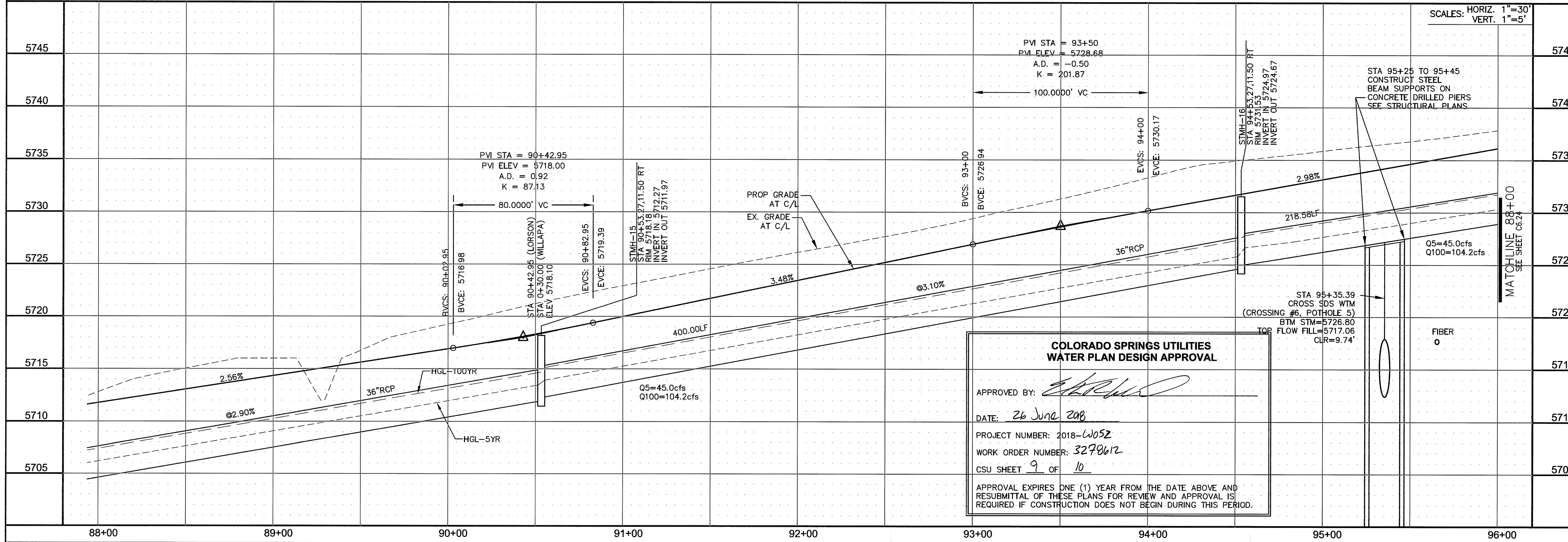








LORSON BLVD



**CORE ENGINEERING GROUP**  
1500 EAST AVENUE S  
BURNING WOOD, CO 80401  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: rich@cegi.com

PROJECT: LORSON RANCH EAST  
FILING NO. 1  
212 N. WAHATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: LEE MARK

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**STREET/STORM**  
**LORSON BOULEVARD**  
**STA 88+00 TO 96+00**

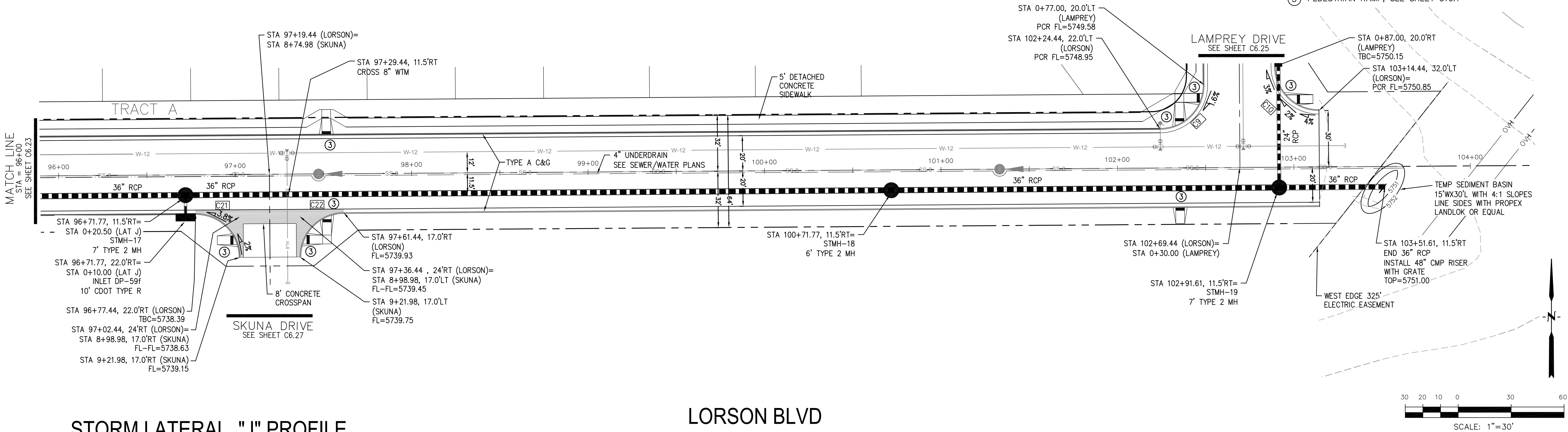
DATE: JUNE 12, 2018  
PROJECT NO. 100.042  
SHEET NUMBER C6.23  
TOTAL SHEETS: 45



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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C22	39.27'	25.00	89°59'59"

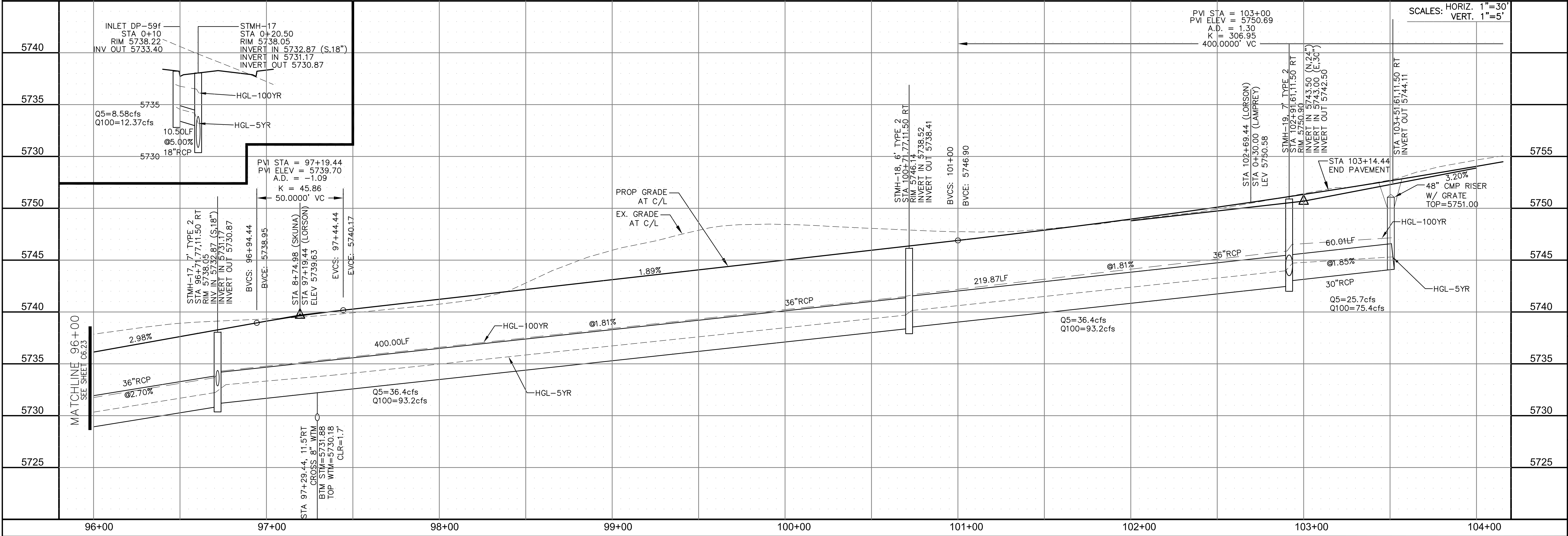
- NOTES
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  2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



STORM LATERAL "J" PROFILE

LORSON BLVD



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.  
BURNING WOOD, MO 63306  
PHONE: 636.339.9700  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@eg1.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:  
LORSON RANCH EAST  
FILING NO. 1  
FONTANE BLVD.-OLD GLORY DR  
COLORADO SPRINGS, COLORADO

STREET/STORM  
LORSON BOULEVARD  
STA 96+00 TO103+61

COLORADO REGISTERED  
PROFESSIONAL ENGINEER  
33997  
6-12-2018

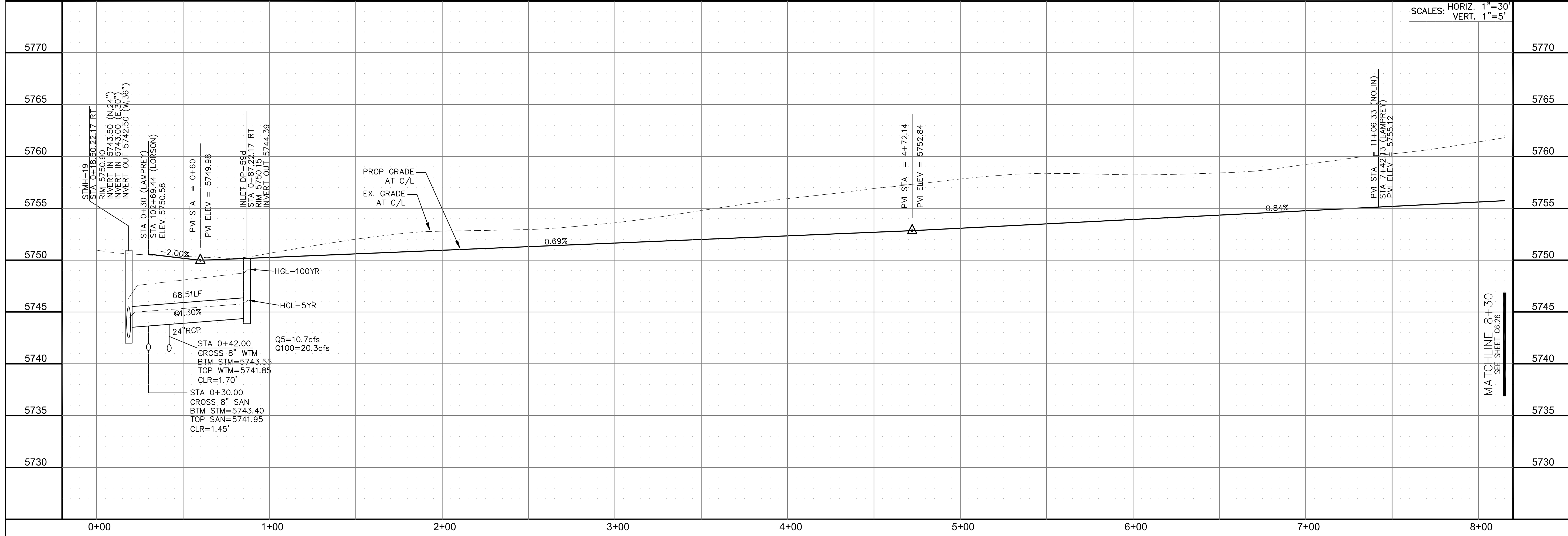
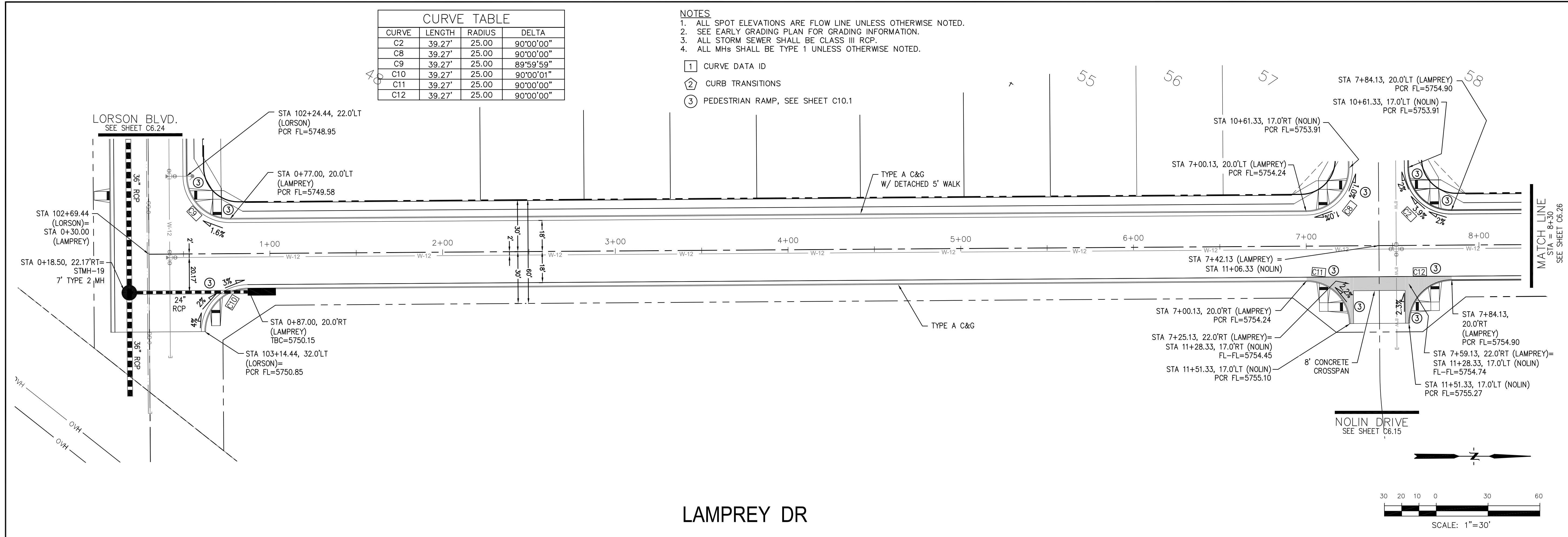
DATE:  
JUNE 12, 2018

PROJECT NO.  
100.042

SHEET NUMBER  
C6.24

TOTAL SHEETS: 45





**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNING WOOD, MO 63306  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg.com

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

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

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

PREPARED FOR:  
**LORSON RANCH EAST**  
FILING NO. 1  
212 N. WAHSATCH AVE. SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

PROJ. NO. 100.042  
SHEET NUMBER C6.25  
TOTAL SHEETS: 45

DATE: JUNE 12, 2018

PROFESSIONAL ENGINEER  
33997  
6-12-2018

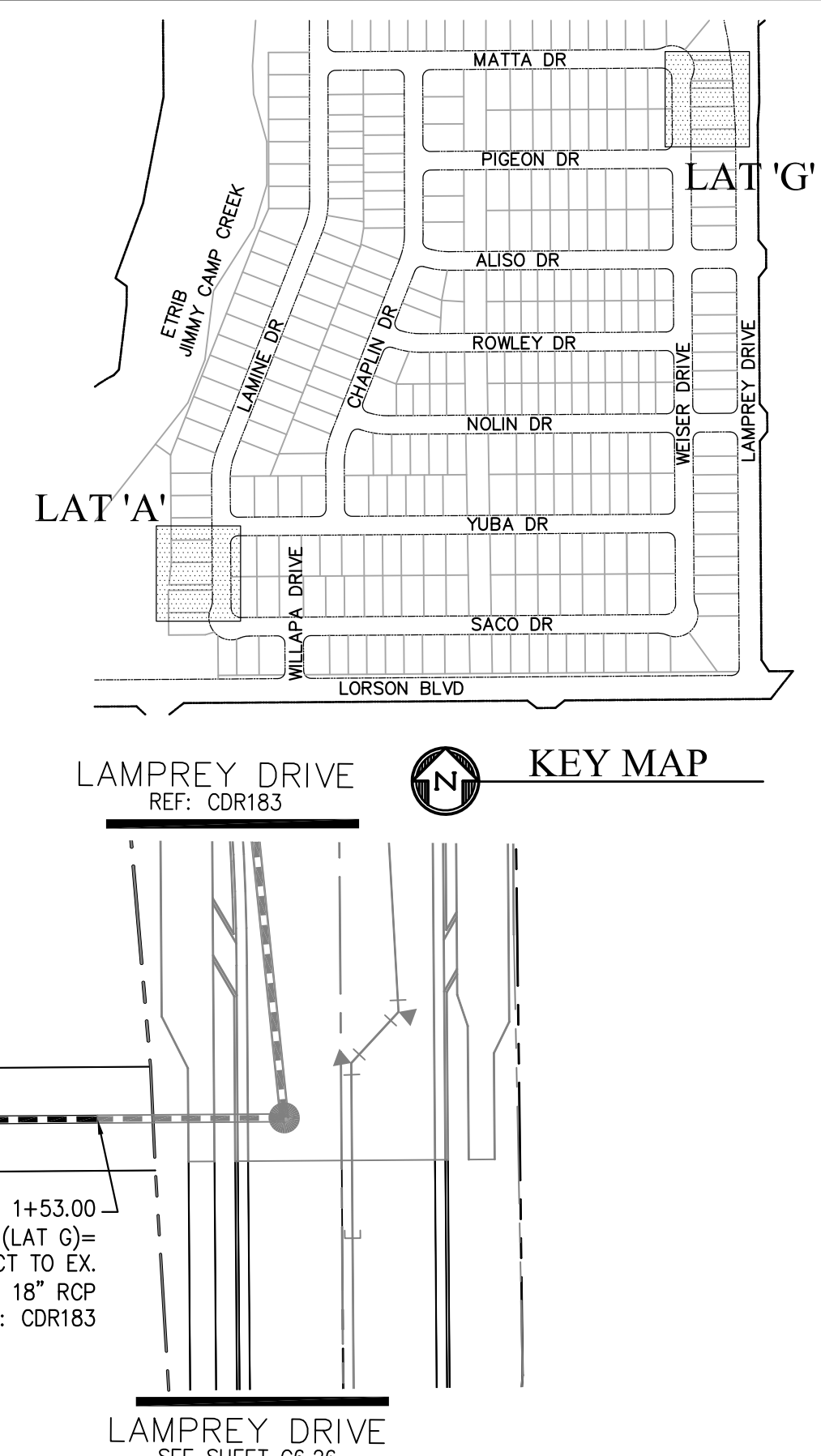
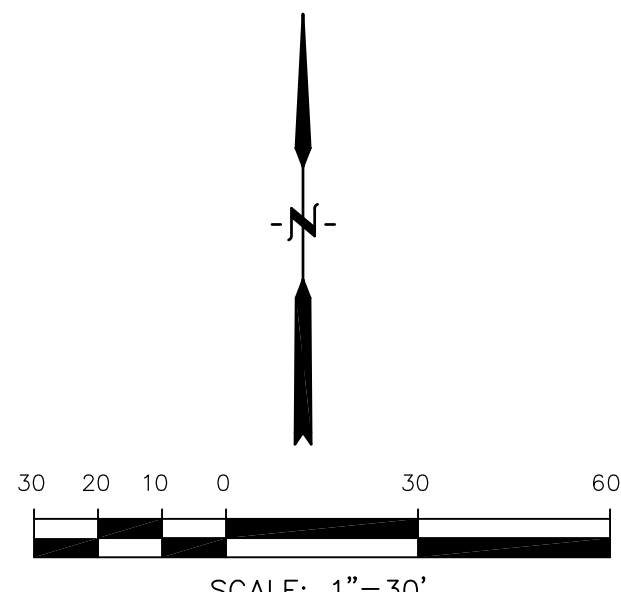




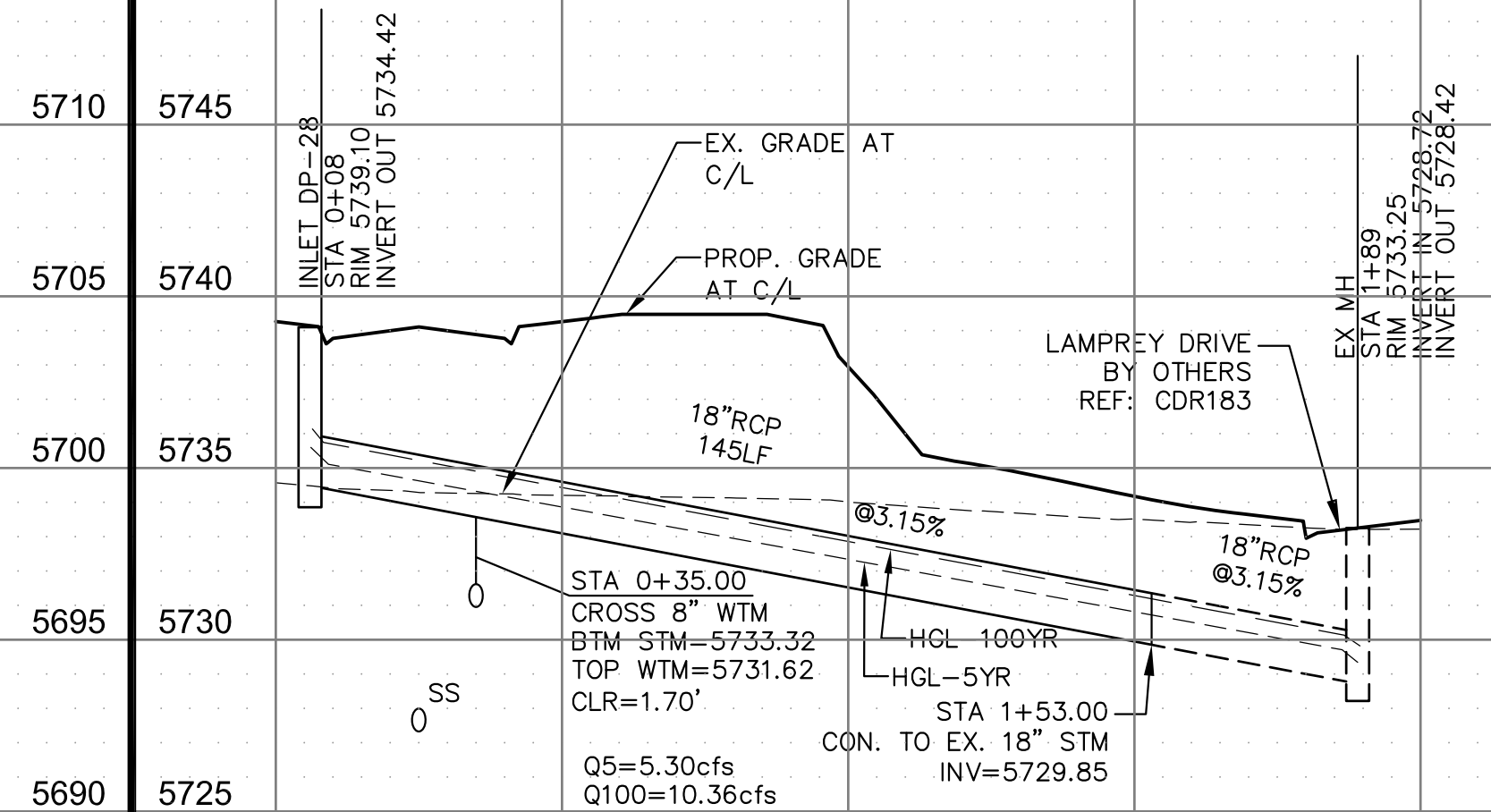
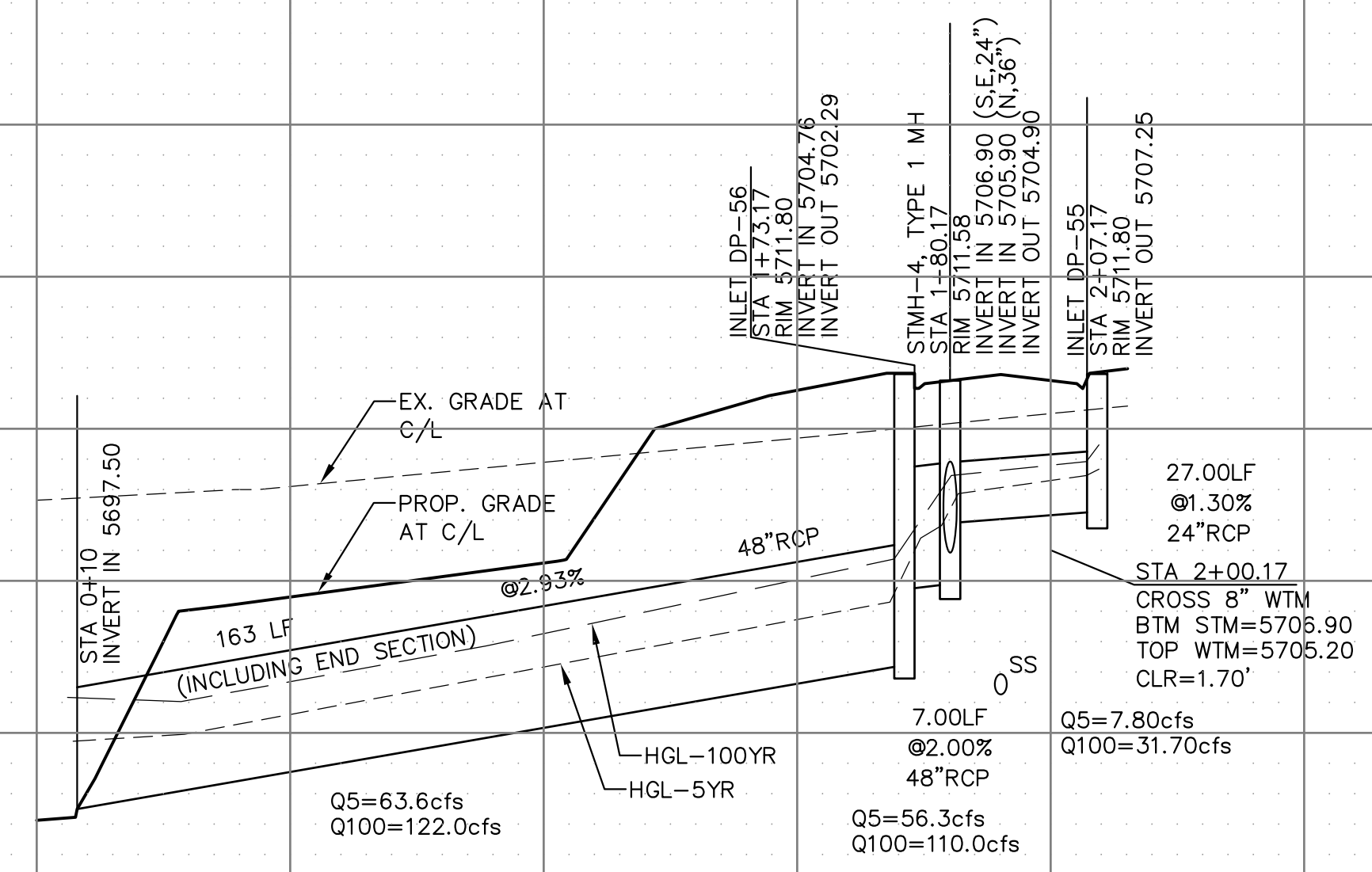




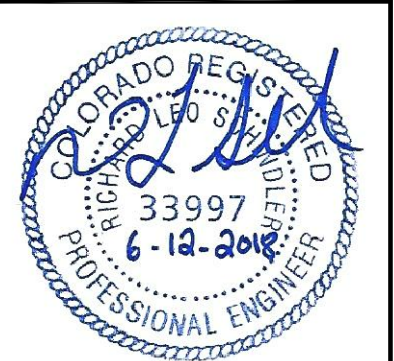




DRAWN: RLS DESIGNED: RLS CHECKED: RLS	NO.    	DESCRIPTION    	DATE    
PROJECT: <b>LORSON RANCH EAST</b> <b>FILING NO. 1</b> FONTAINE BLVD.-OLD GLORY DR COLORADO SPRINGS, COLORADO		PREPARED FOR: <b>LORSON, LLC</b> 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	<b>CORE</b> <b>ENGINEERING GROUP</b> 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cag1.com

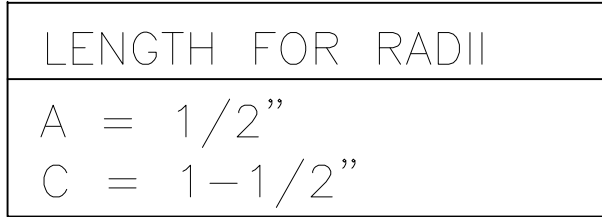


STREET/STORM  
STORM SEWER LATERALS



DATE:	JUNE 12, 2018
PROJECT NO.	100.042
SHEET NUMBER	C7.1
TOTAL SHEETS: 45	





# POND C5 TRICKLE CHANNEL LAYOUT AND DETAILS


PROJECT:

# LORSON RANCH EAST FILING NO. 1

**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cseg1.com

PREPARED FOR:

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

DATE:  
JUNE 12, 2018

---

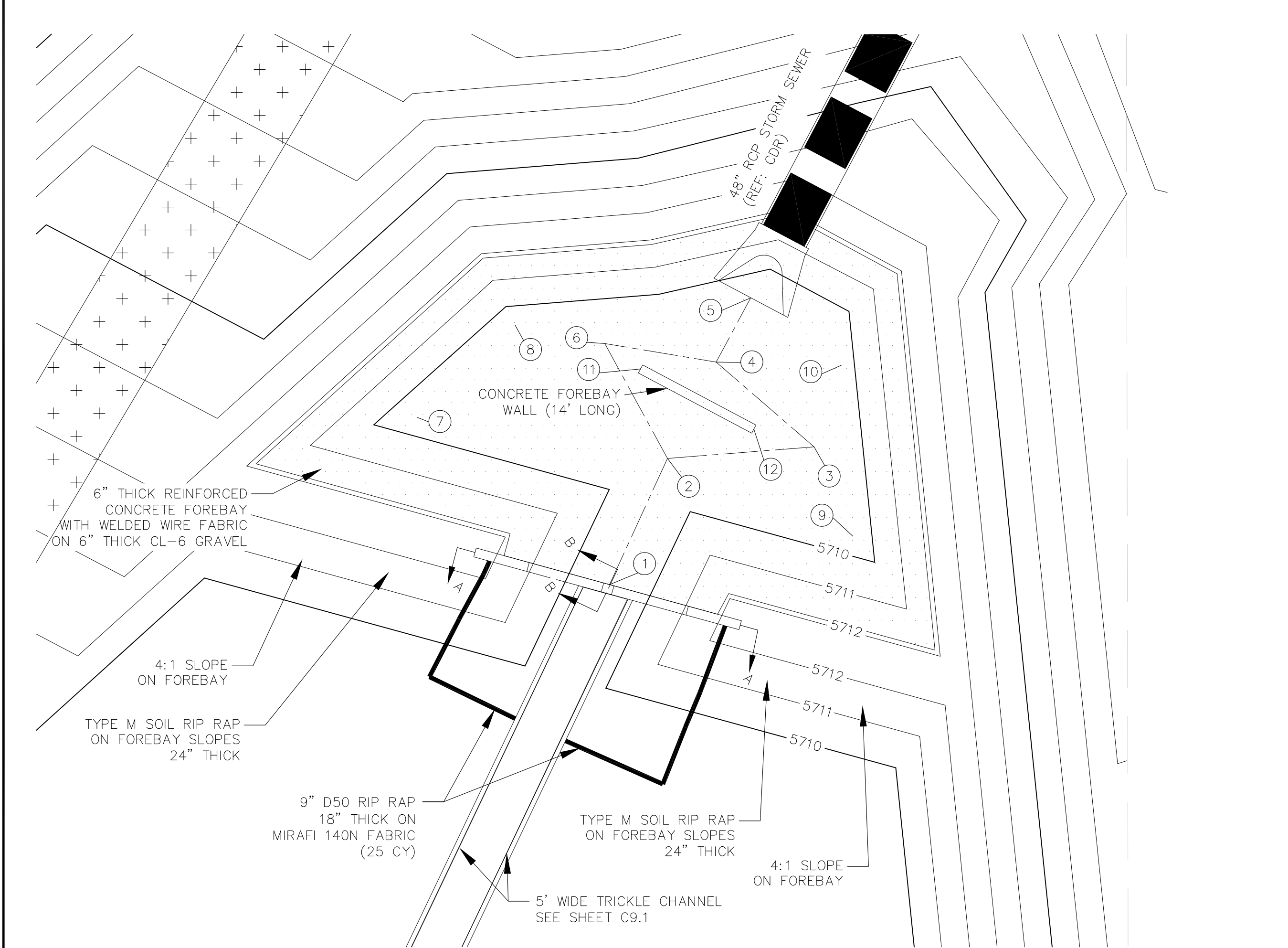
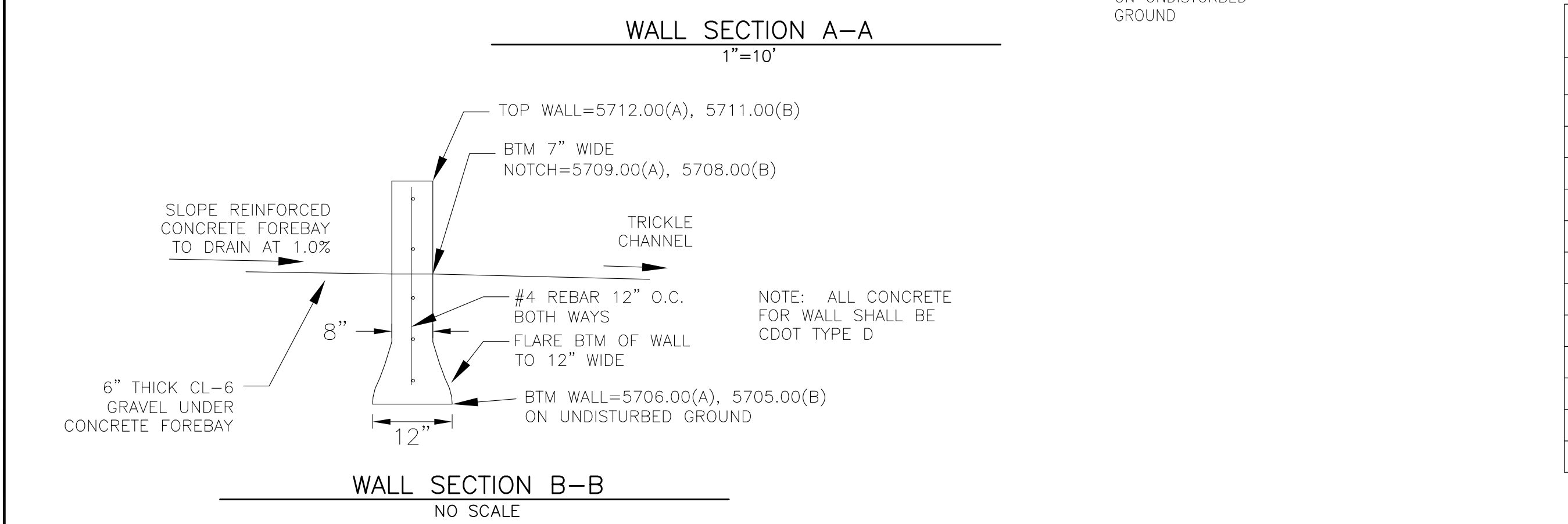
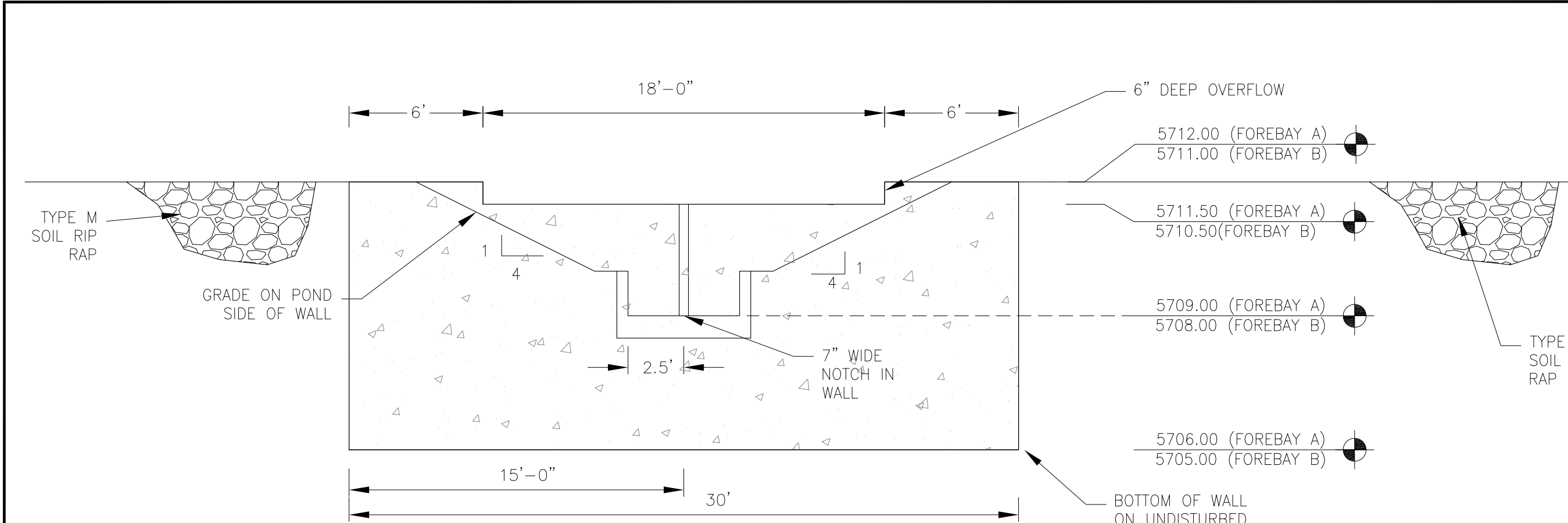
PROJECT NO.  
100.042

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SHEET NUMBER  
**C9.1**

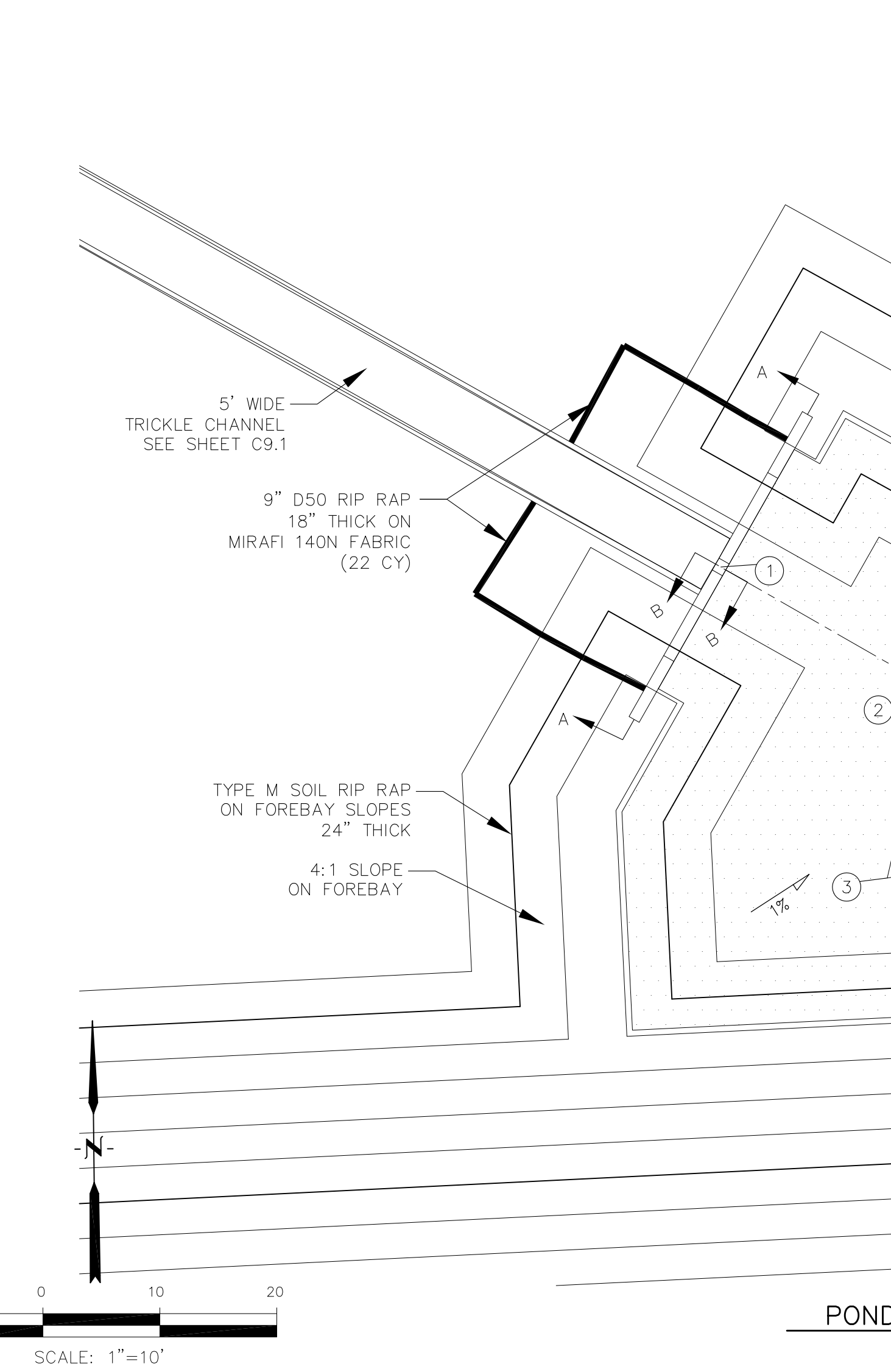
TOTAL SHEETS: 45



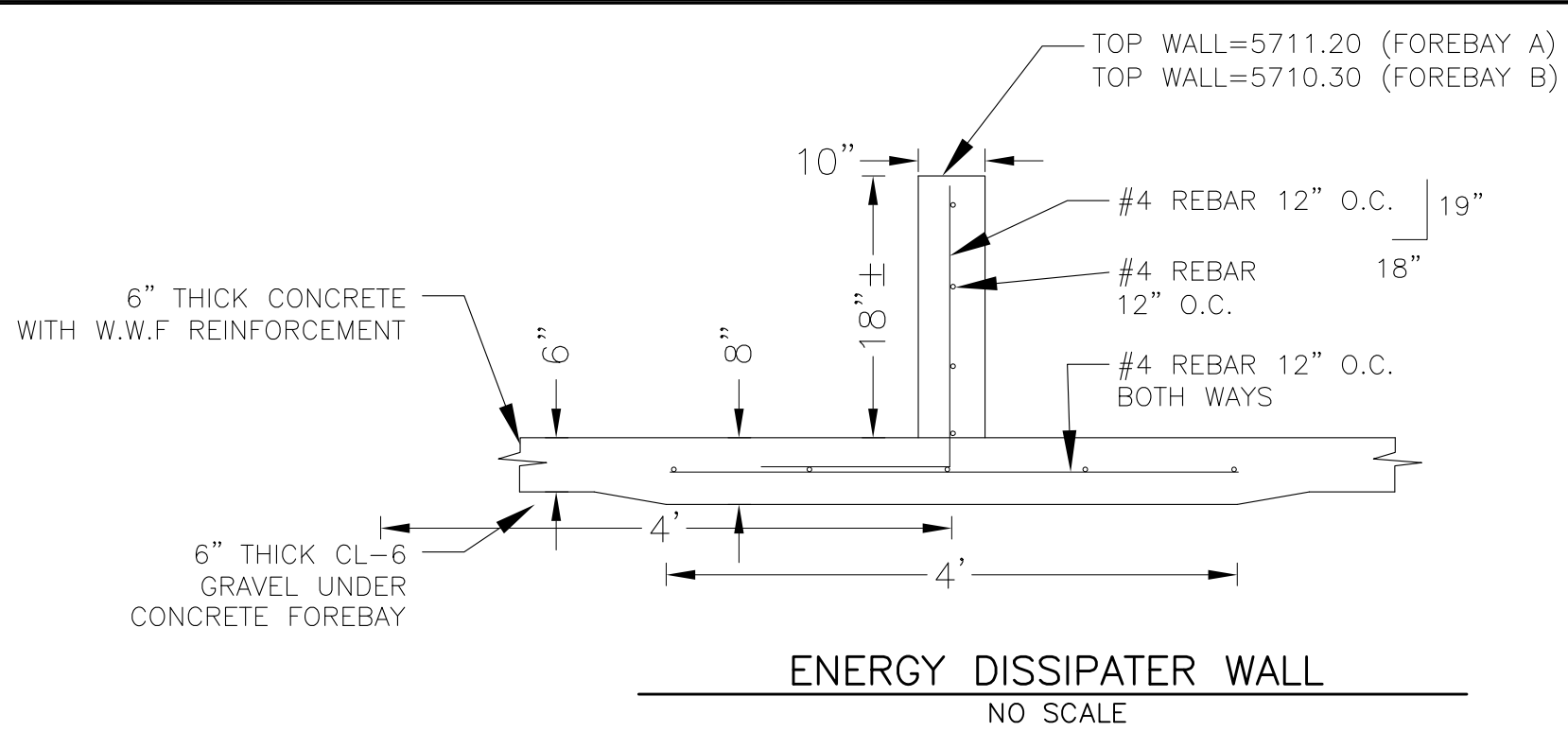


POND C5 - FOREBAY 'A' LAYOUT  
SCALE 1"=10'

POINT TABLE (FOREBAY A)				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	24130.17	26398.49	5709.10	FOREBAY BOTTOM
2	24143.93	26404.81	5709.25	FOREBAY BOTTOM
3	24145.19	26420.81	5709.41	FOREBAY BOTTOM
4	24154.44	26410.13	5709.55	FOREBAY BOTTOM
5	24161.46	26413.90	5709.70	FOREBAY BOTTOM
6	24156.46	26397.97	5709.41	FOREBAY BOTTOM
7	24148.40	26377.53	5709.60	FOREBAY BOTTOM
8	24158.47	26388.19	5709.55	FOREBAY BOTTOM
9	24135.44	26425.04	5709.60	FOREBAY BOTTOM
10	24154.10	26423.78	5709.70	FOREBAY BOTTOM
11	24153.68	26401.87	5709.70	ENERGY DISSIPATER WALL
12	24147.13	26414.24	5709.70	ENERGY DISSIPATER WALL

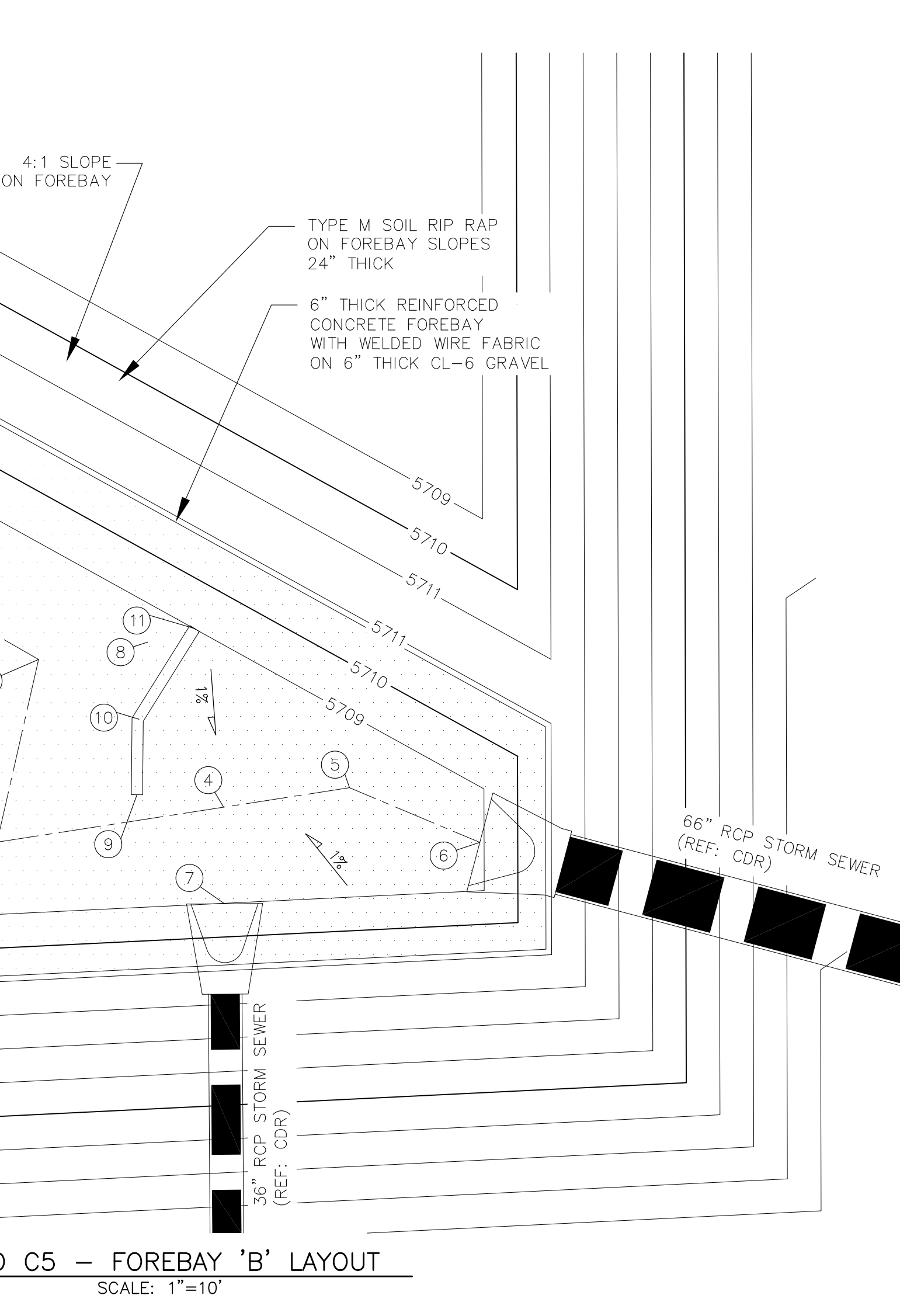


POND C5 - FOREBAY 'B' LAYOUT  
SCALE: 1"=10'



ENERGY DISSIPATER WALL  
NO SCALE

POINT TABLE (FOREBAY B)				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	23772.63	26265.75	5708.10	FOREBAY BOTTOM
2	23762.58	26283.27	5708.30	FOREBAY BOTTOM
3	23746.29	26279.56	5708.50	FOREBAY BOTTOM
4	23749.41	26299.77	5708.70	FOREBAY BOTTOM
5	23751.14	26310.99	5708.70	FOREBAY BOTTOM
6	23746.27	26322.62	5708.95	FOREBAY BOTTOM
7	23740.80	26299.85	5708.80	FOREBAY BOTTOM
8	23765.15	26295.04	5708.40	FOREBAY BOTTOM
9	23750.52	26292.05	5708.80	ENERGY DISSIPATER WALL
10	23757.25	26292.22		ENERGY DISSIPATER WALL
11	23765.34	26297.18		ENERGY DISSIPATER WALL



POND C5 - FOREBAY 'B' LAYOUT  
SCALE: 1"=10'

CORE

ENGINEERING GROUP

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

PROJECT:  
LORSON RANCH EAST  
FILING NO. 1  
FONTANE BLVD.-OLD GLORY DR  
COLORADO SPRINGS, COLORADO

POND C5  
FOREBAY 'A' AND 'B'  
LAYOUT AND DETAILS

PROFESSIONAL ENGINEER  
33997  
6-12-2018

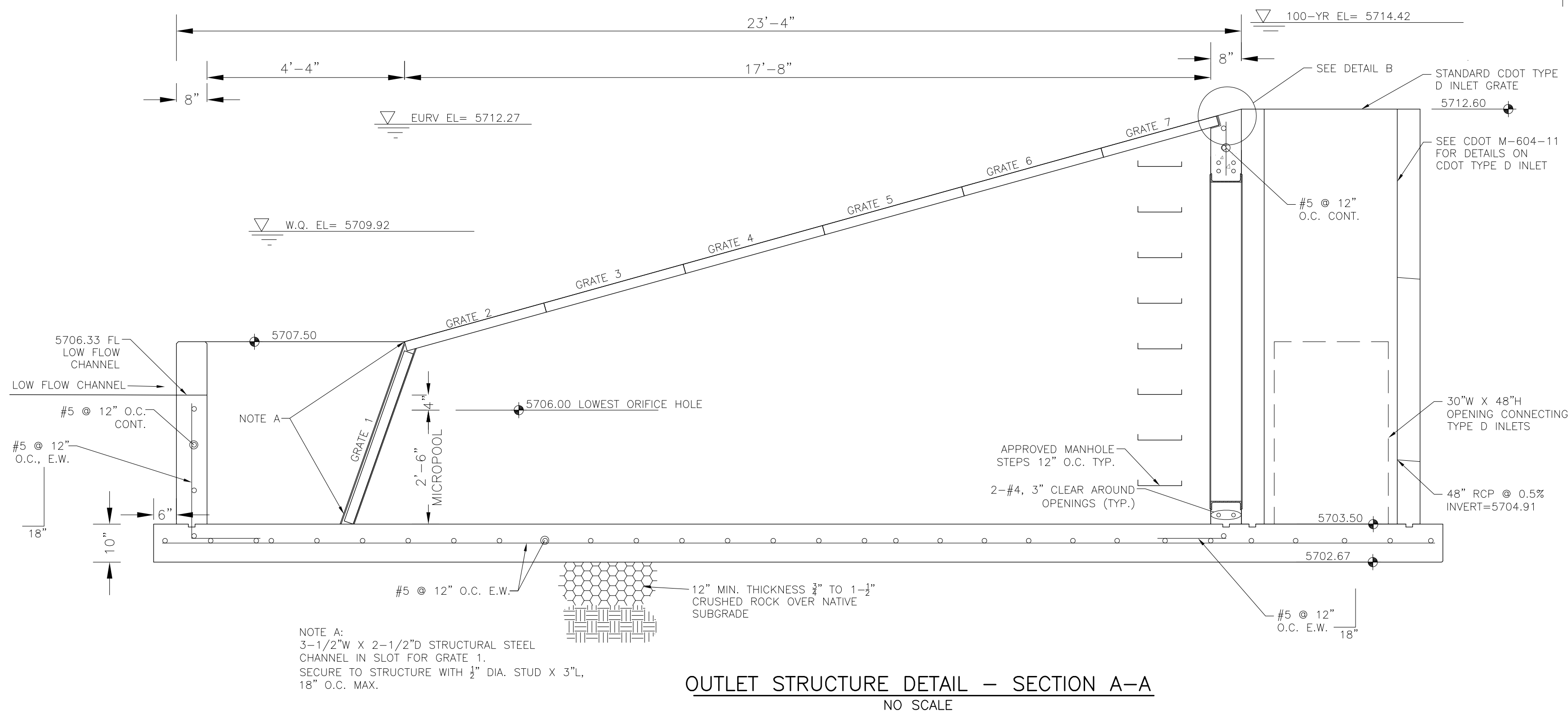
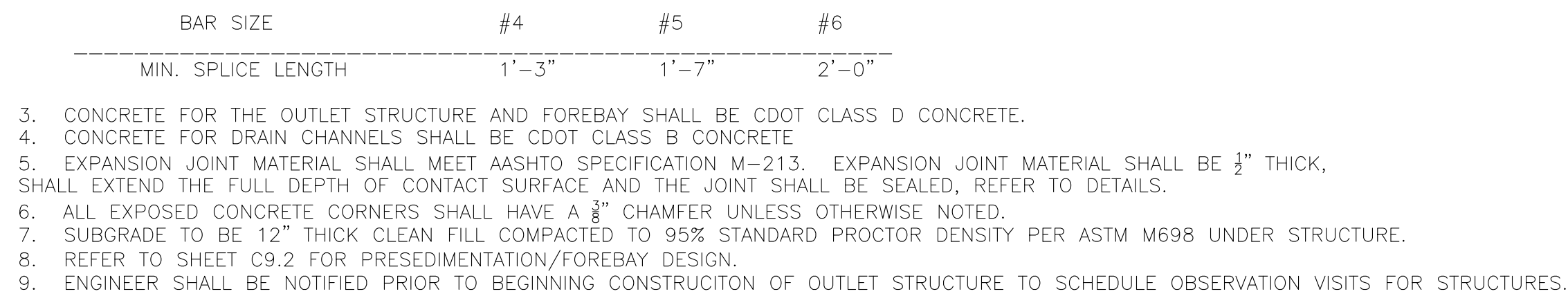
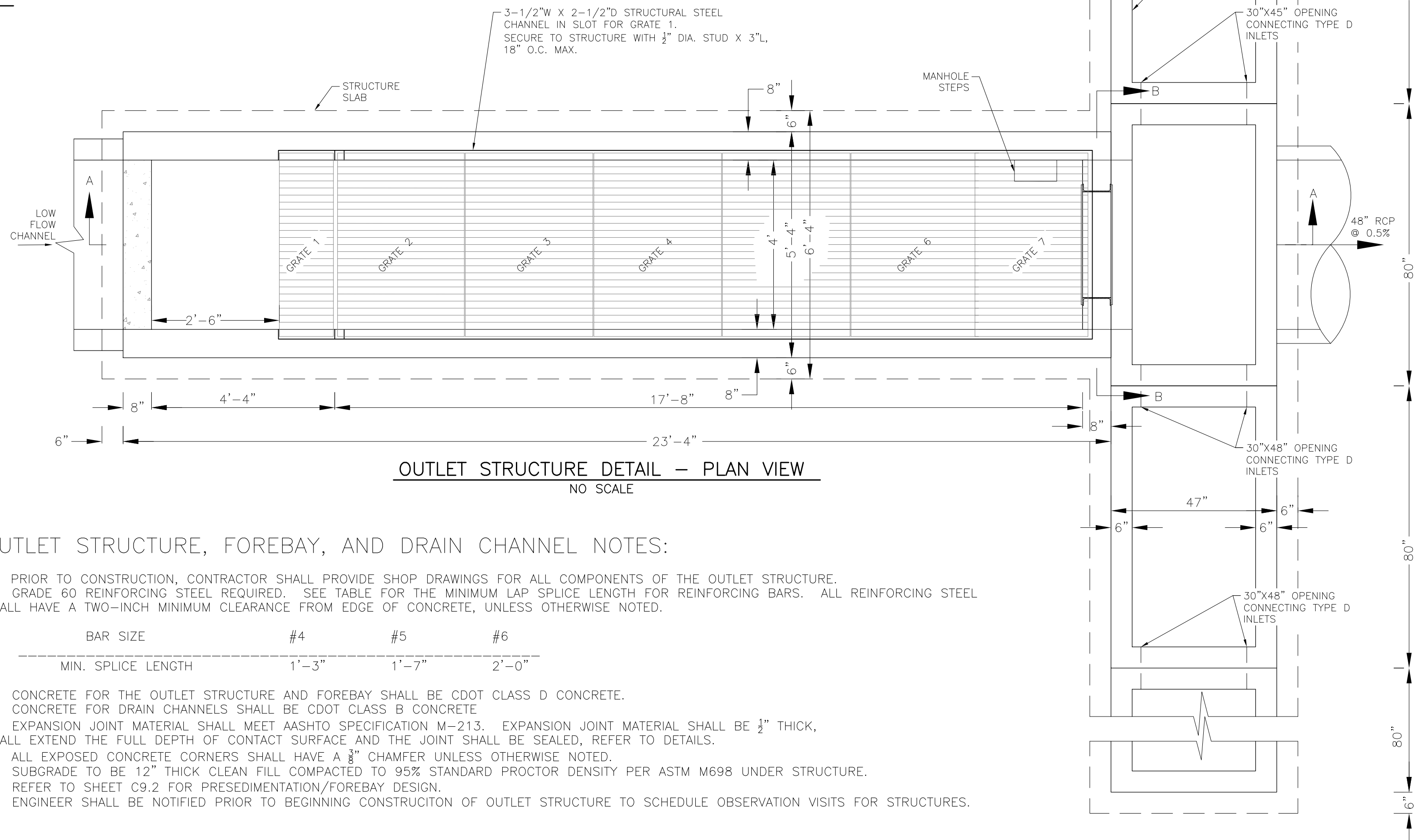
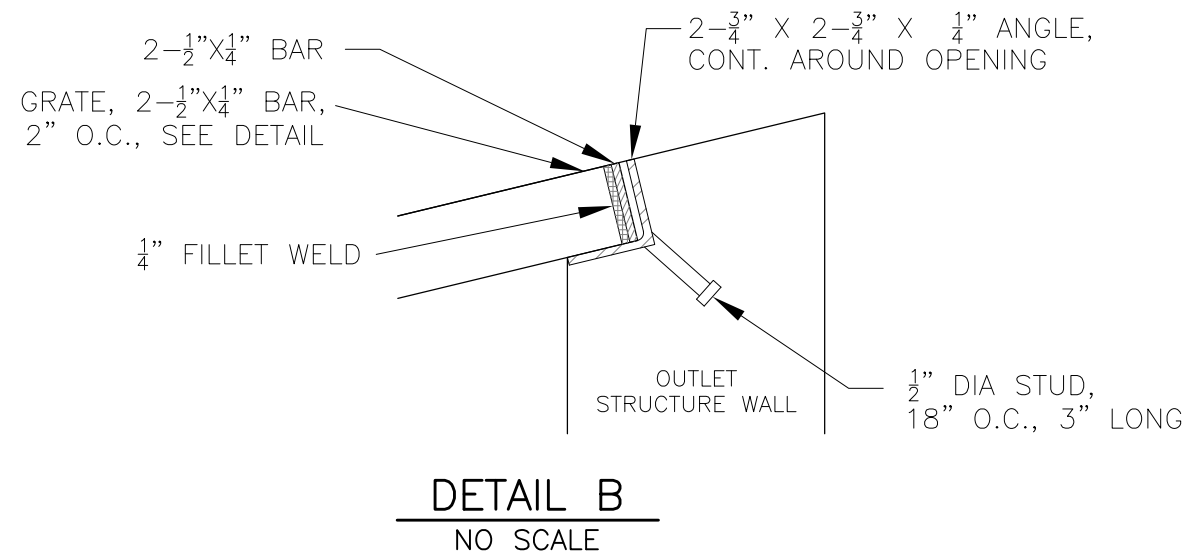
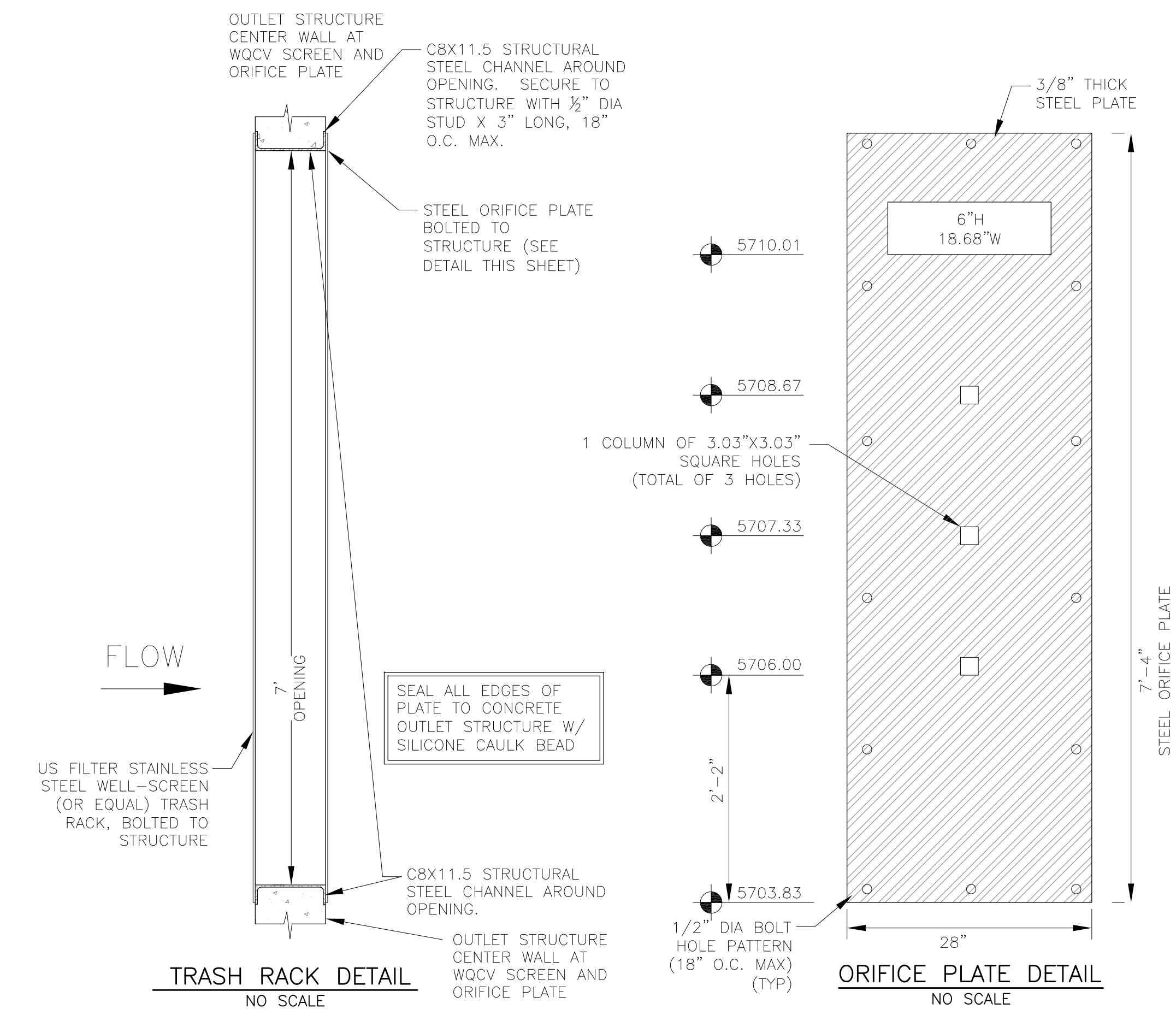
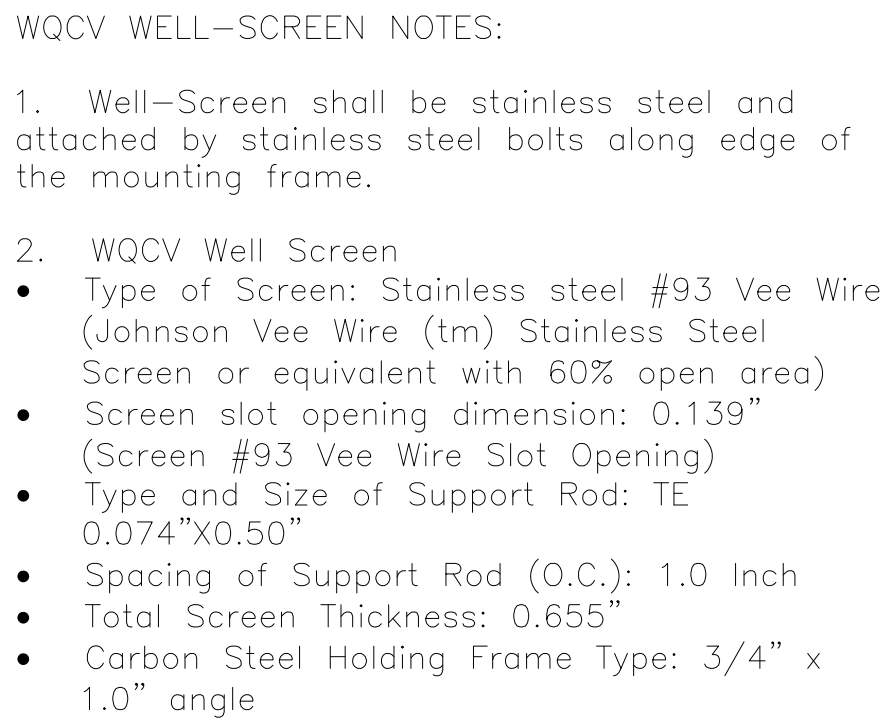
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JUNE 12, 2018

PROJECT NO.  
100.042

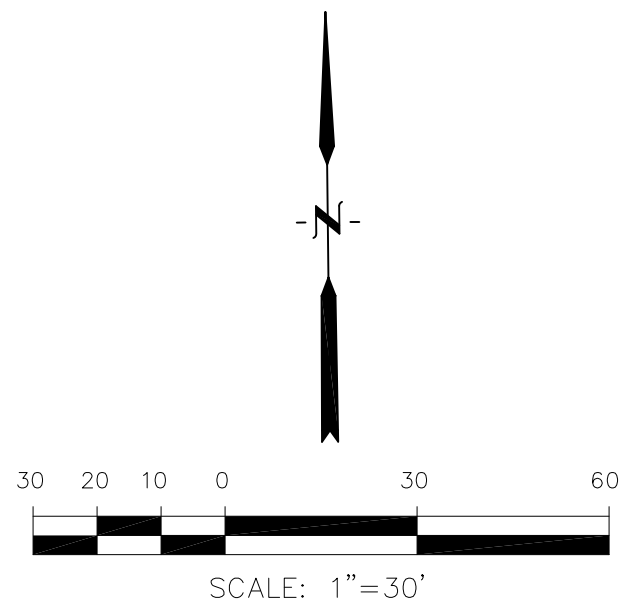
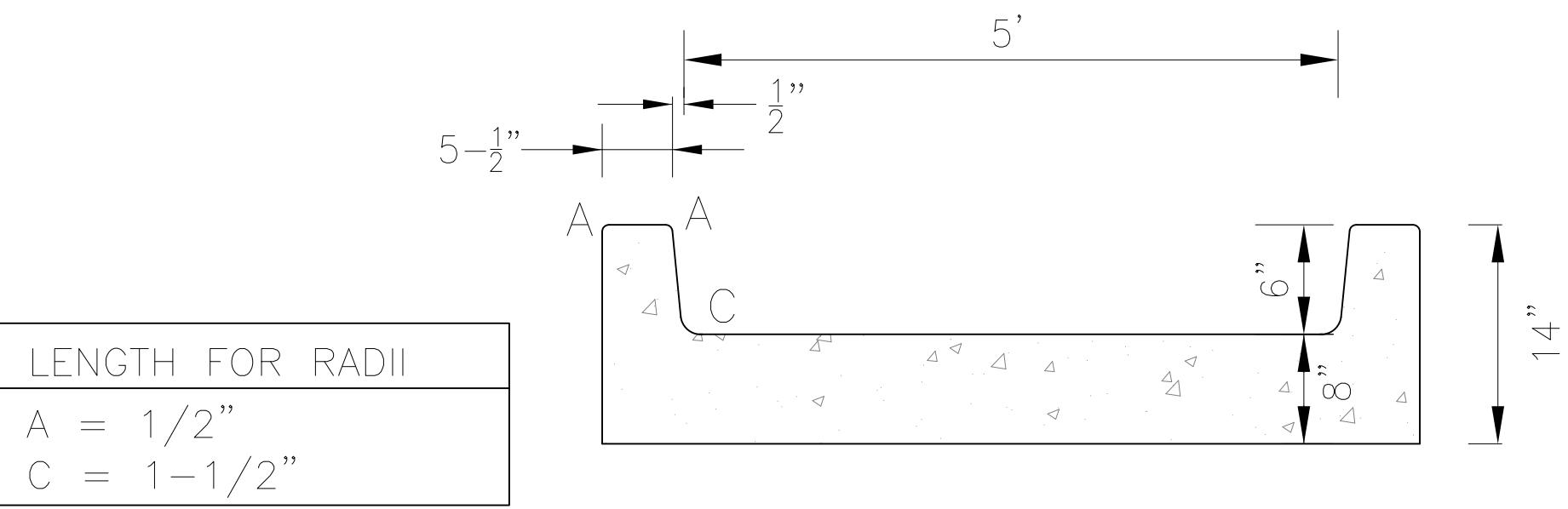
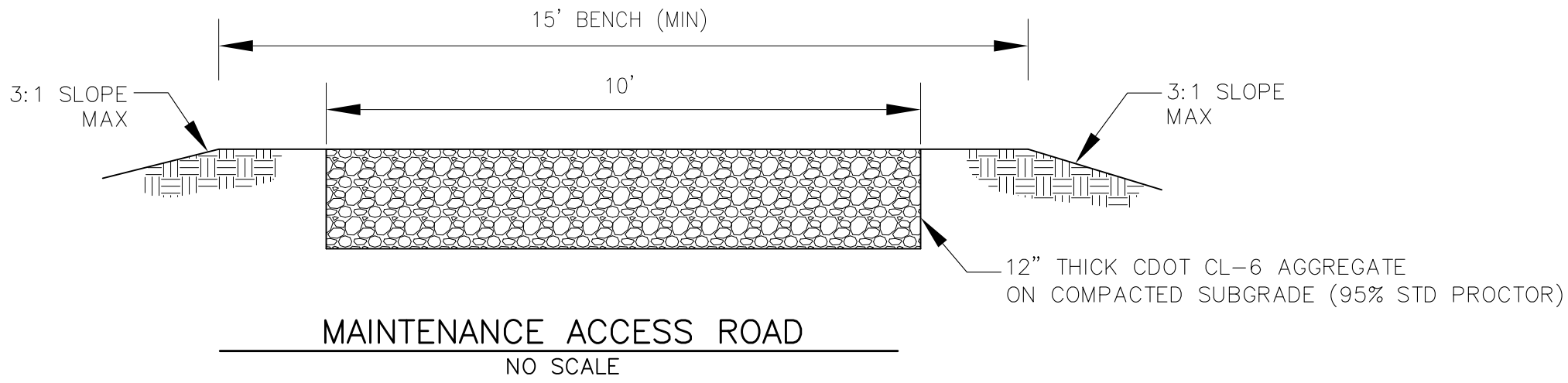
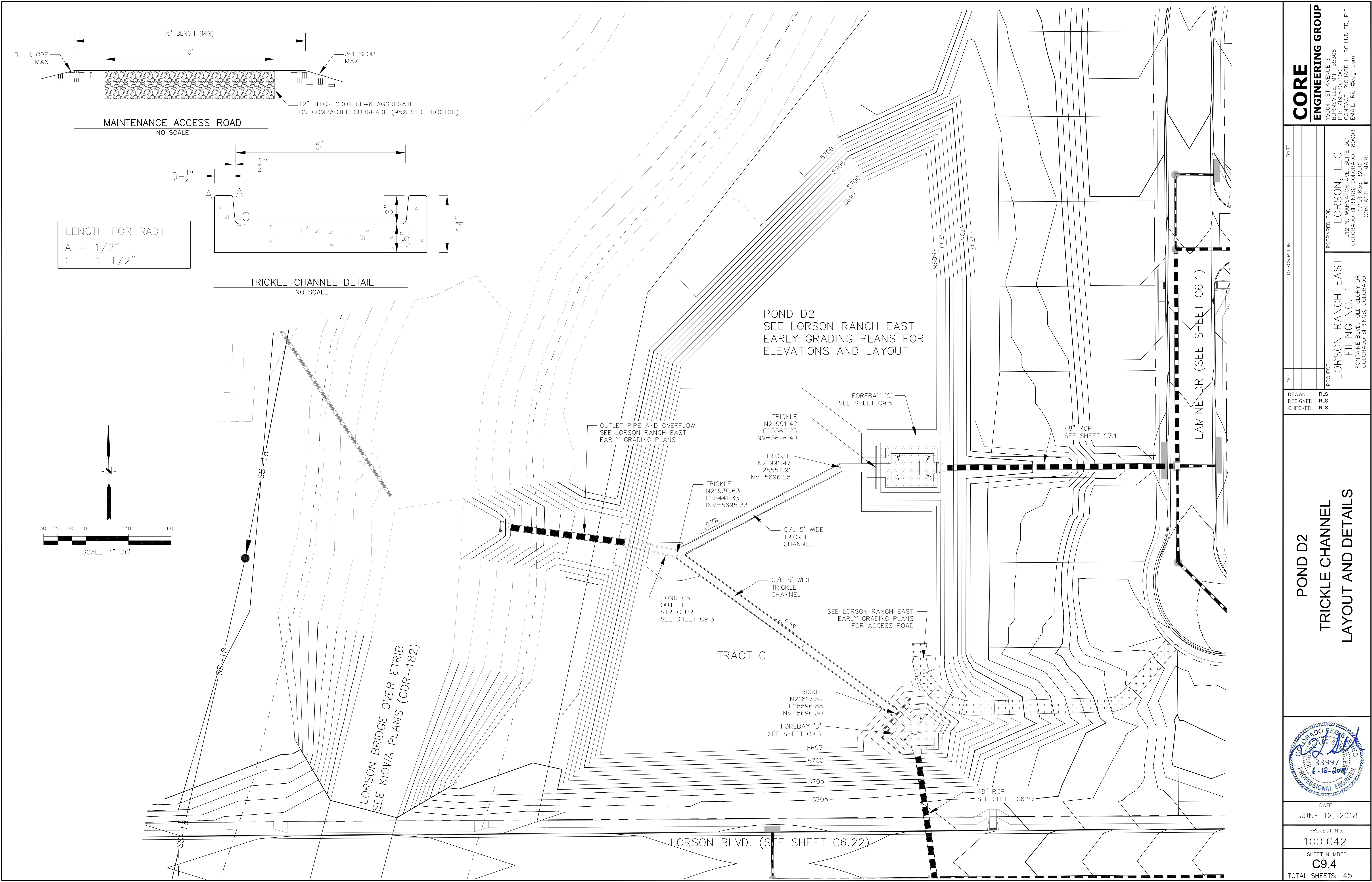
SHEET NUMBER  
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TOTAL SHEETS: 45



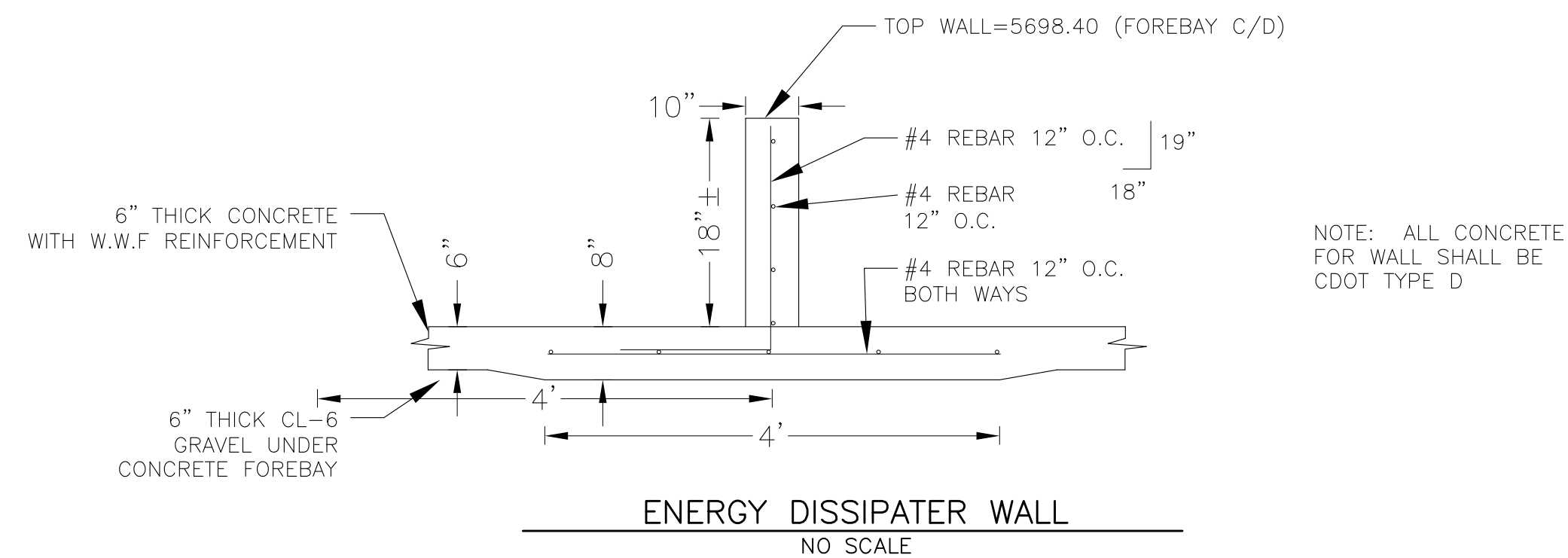




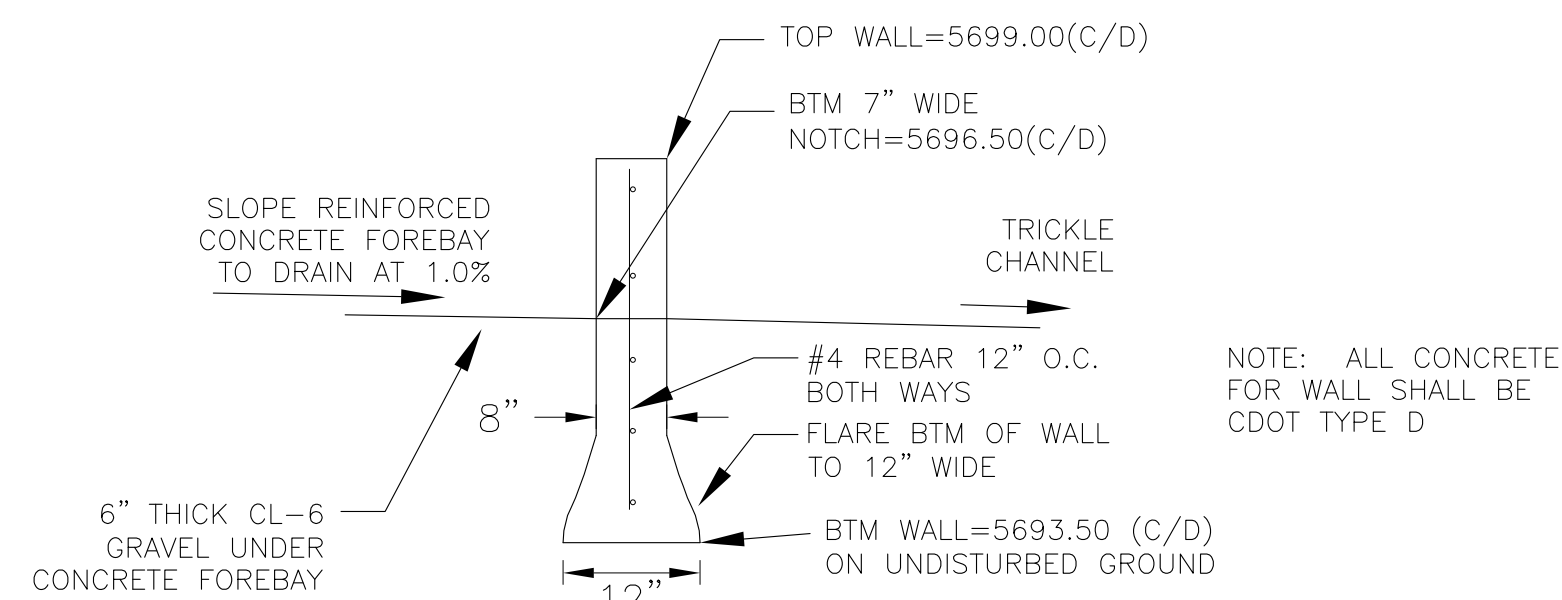


<b>CORE</b> <b>ENGINEERING GROUP</b> 15004 1ST AVENUE S. BURNING WOOD, CO 80903 PHONE: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	
NO.	DESCRIPTION
DATE	
PROJECT: LORSON RANCH EAST FILING NO. 1 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 FONTANE BLVD.-OLD GLORY DR COLORADO SPRINGS, COLORADO CONTACT: JEFF MARK	
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
POND D2 TRICKLE CHANNEL LAYOUT AND DETAILS	
DATE: JUNE 12, 2018	
PROJECT NO. 100.042	
SHEET NUMBER C9.4	
TOTAL SHEETS: 45	





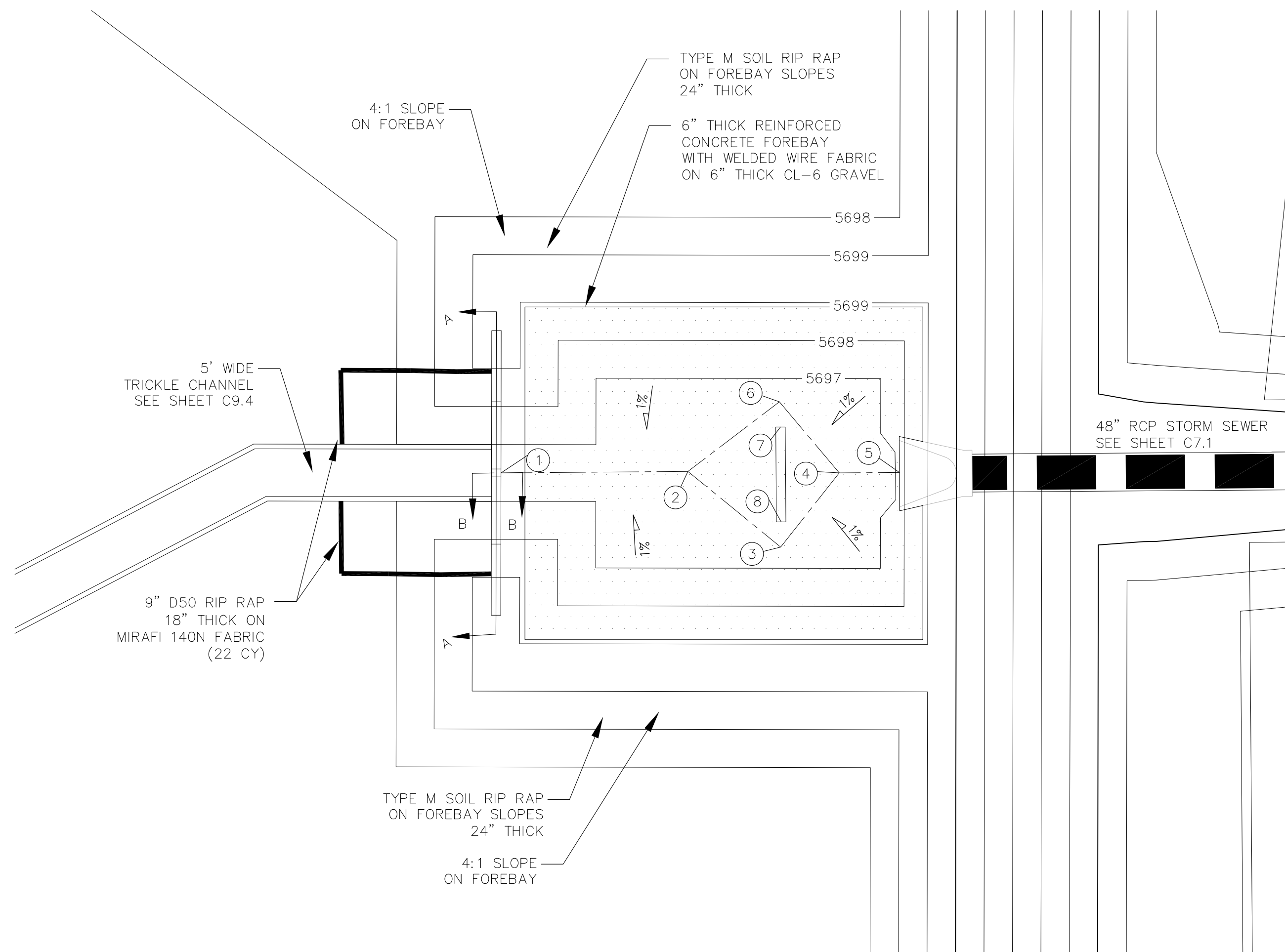
WALL SECTION A-A  
1"=10'



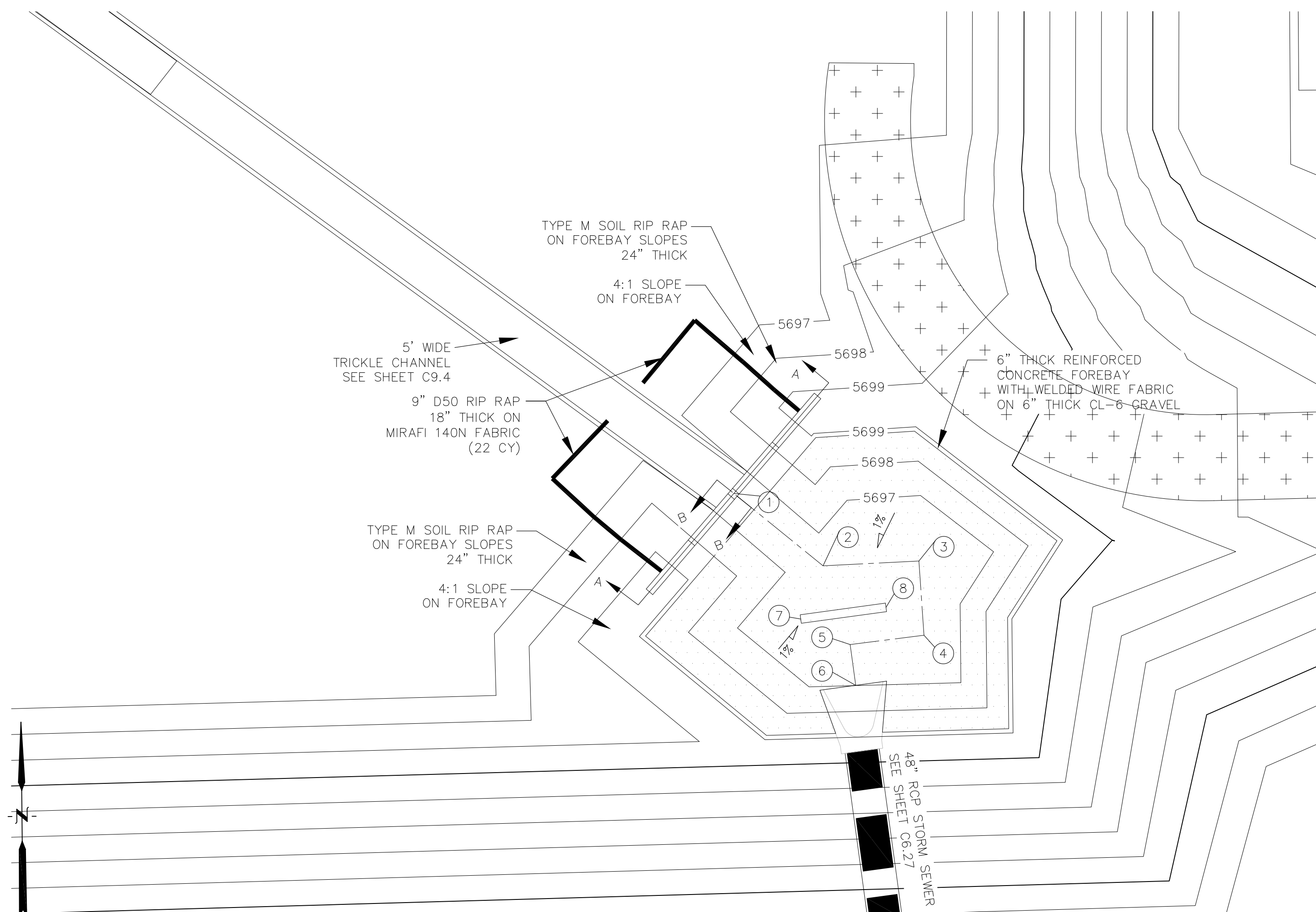
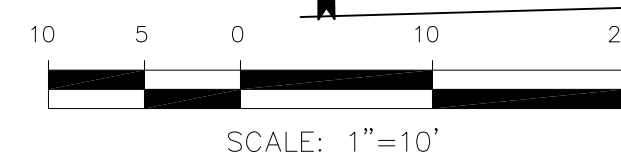
WALL SECTION B-B  
NO SCALE

POINT TABLE (FOREBAY C)				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	21991.42	25583.25	5696.50	FOREBAY BOTTOM
2	21991.58	25602.95	5696.70	FOREBAY BOTTOM
3	21983.61	25612.73	5696.80	FOREBAY BOTTOM
4	21991.43	25618.89	5696.90	FOREBAY BOTTOM
5	21991.47	25625.24	5696.99	FOREBAY BOTTOM
6	21998.92	25612.59	5696.80	FOREBAY BOTTOM
7	21996.26	25612.70	5696.90	ENERGY DISSIPATER WALL
8	21986.26	25612.77	5696.90	ENERGY DISSIPATER WALL

POINT TABLE (FOREBAY D)				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	21816.93	25597.69	5696.50	FOREBAY BOTTOM
2	21808.83	25607.67	5696.60	FOREBAY BOTTOM
3	21809.40	25618.82	5696.70	FOREBAY BOTTOM
4	21800.77	25619.40	5696.80	FOREBAY BOTTOM
5	21799.69	25610.82	5696.90	FOREBAY BOTTOM
6	21794.95	25611.47	5697.00	FOREBAY BOTTOM
7	21802.65	25605.08	5708.80	ENERGY DISSIPATER WALL
8	21804.01	25614.99	5708.40	ENERGY DISSIPATER WALL



POND D2 - FOREBAY 'C' LAYOUT  
SCALE 1"=10'



POND D2 - FOREBAY 'D' LAYOUT  
SCALE: 1"=10'

NO.	DESCRIPTION	DATE

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

POND D2  
FOREBAY 'C' AND 'D'  
LAYOUT AND DETAILS



DATE:  
JUNE 12, 2018

PROJECT NO.  
100.042

SHEET NUMBER  
**C9.5**

TOTAL SHEETS: 45





GRATE 1

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NO SCALE

GRATES 2-  
NO SCALE

GRATES 5-10  
NO SCALE



PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.

2. GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE FOR THE MINIMUM LAP SPLICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE A TWO-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE, UNLESS OTHERWISE NOTED.

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

3. CONCRETE FOR THE OUTLET STRUCTURE AND FOREBAY SHALL BE CDOT CLASS D CONCRETE.

4. CONCRETE FOR DRAIN CHANNELS SHALL BE CDOT CLASS B CONCRETE

5. EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213. EXPANSION JOINT MATERIAL SHALL BE  $\frac{1}{2}$ " THICK SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE AND THE JOINT SHALL BE SEALED, REFER TO DETAILS.

6. ALL EXPOSED CONCRETE CORNERS SHALL HAVE A  $\frac{3}{8}$ " CHAMFER UNLESS OTHERWISE NOTED.

7. SUBGRADE TO BE 12" THICK CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM M698 UNDER STRUCTURE.

8. REFER TO SHEET C9.5 FOR PRESEDIMENTATION/FOREBAY DESIGN.

9. ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING CONSTRUCTION OF OUTLET STRUCTURE TO SCHEDULE OBSERVATION VISITS FOR STRUCTURES.

10. SEE SHEET C9.3 FOR WELL-SCREEN DESIGN NOTES



DATE:  
JUNE 12, 2018

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PROJECT NO.  
100.042

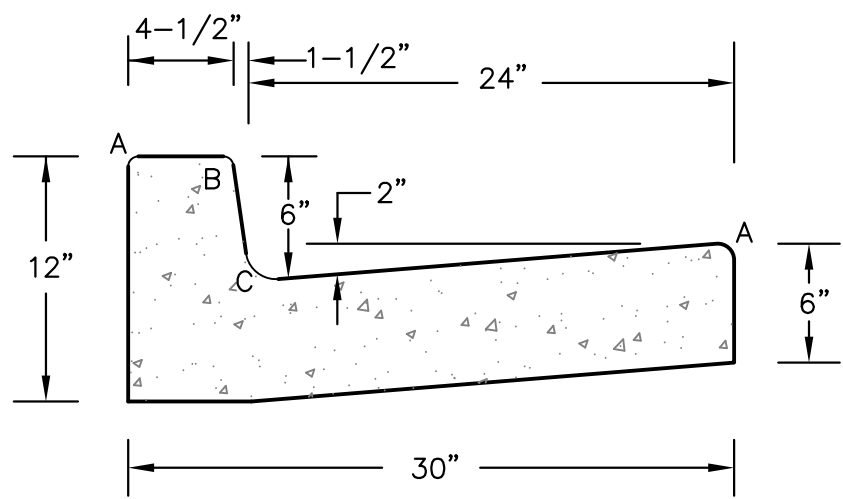
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SHEET NUMBER  
**C9.6**

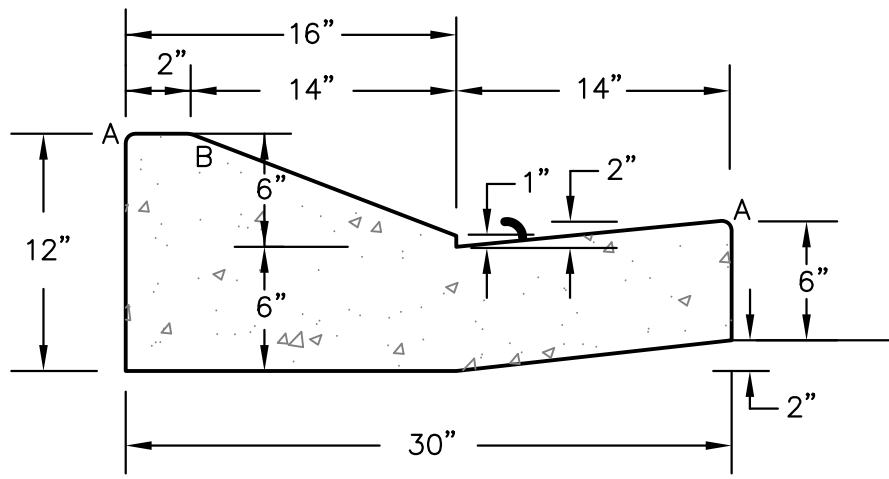
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TOTAL SHEETS: 45





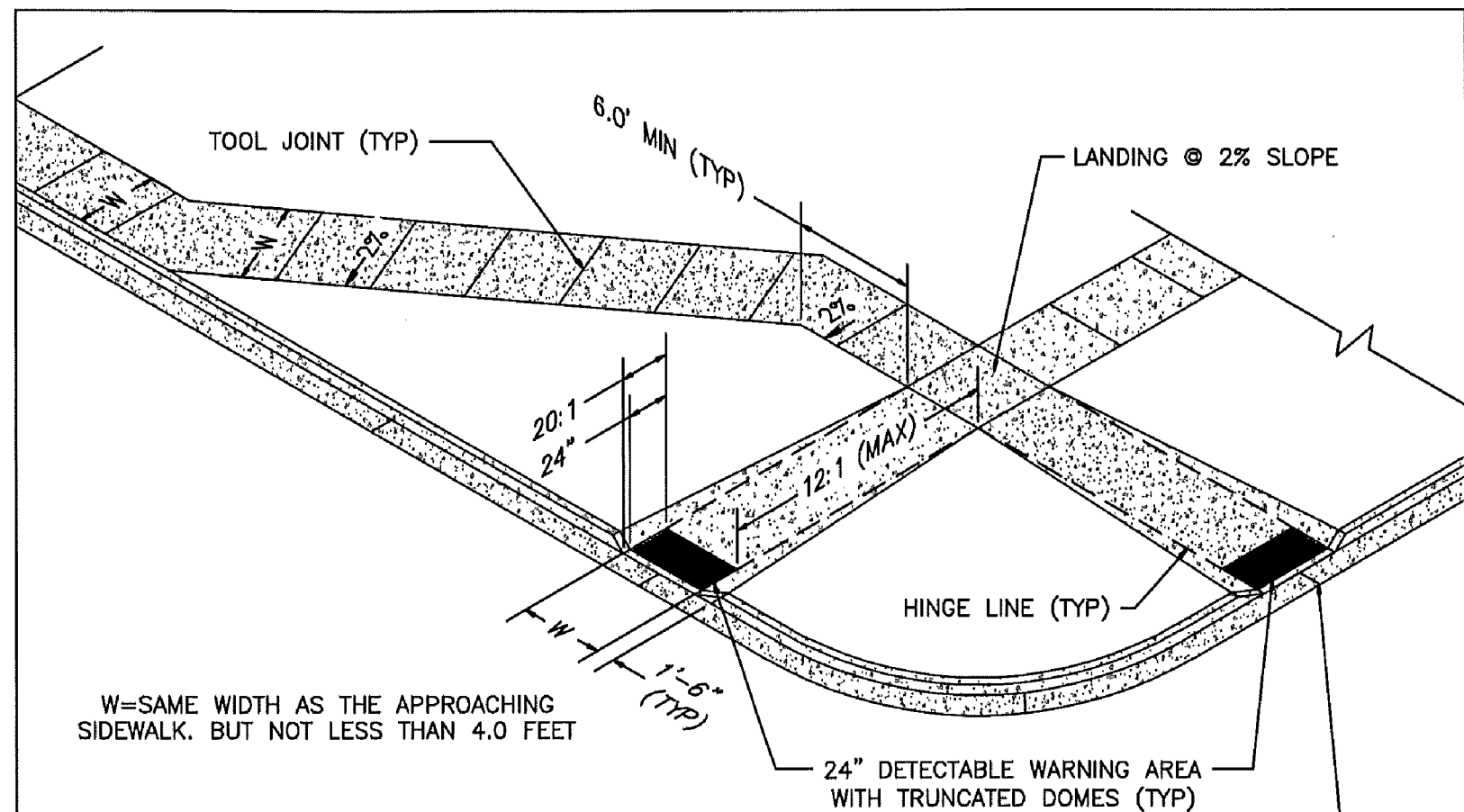
TYPE 'A'  
VERTICAL CURB AND GUTTER  
SCALE 1" = 1'-0"



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

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

### CURB DETAILS (ECM SD\_2-20)

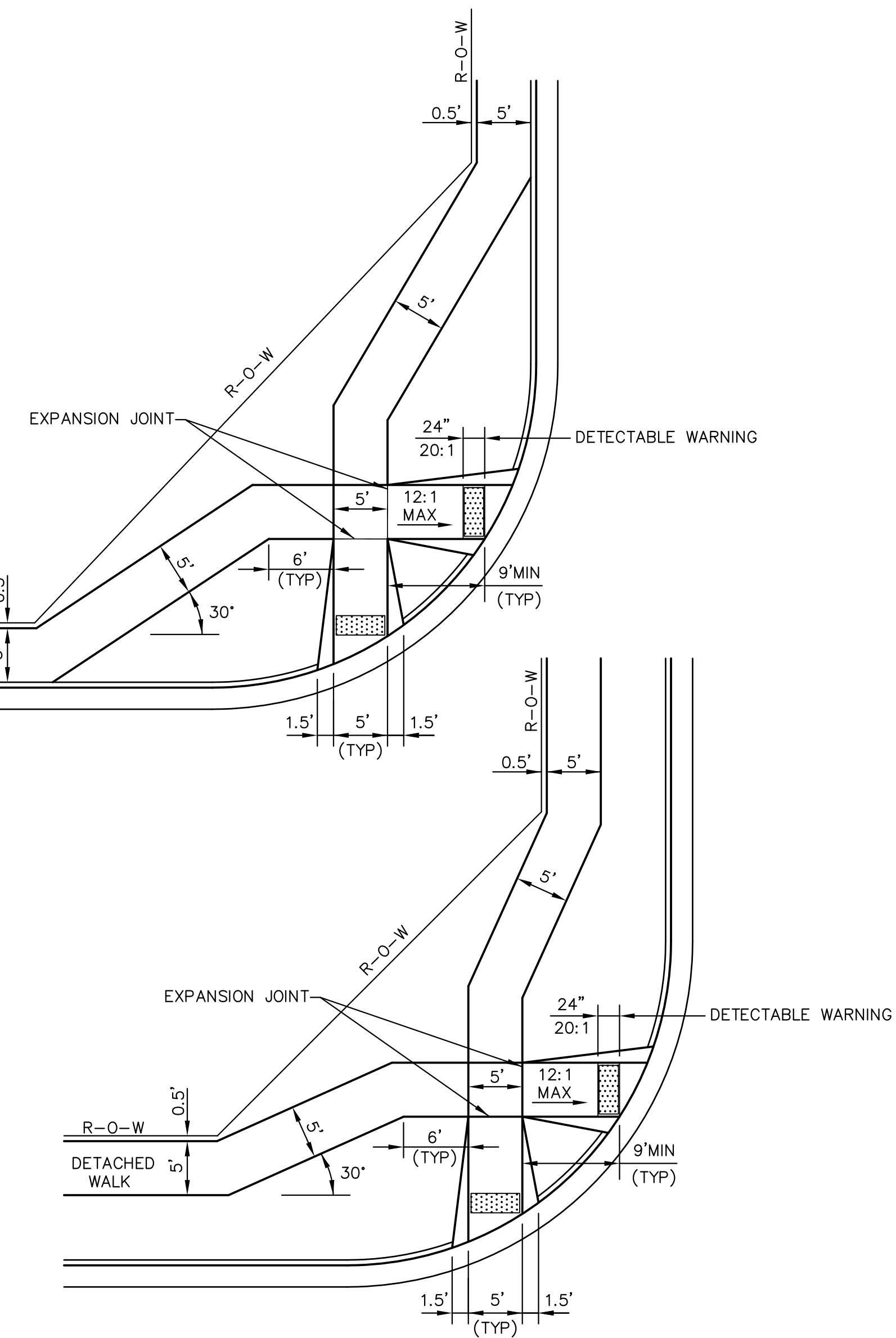


- PEDESTRIAN RAMP NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
  - CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
  - PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
  - RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS.
  - DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
  - DETECTABLE WARNING AREA SHALL BE PREFABRICATED REDDISH INTEGRALLY COLORED TRUNCATED-DOMES.
  - THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
  - RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4" MINIMUM.
  - ALL RAMPs WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPs WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
  - AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.

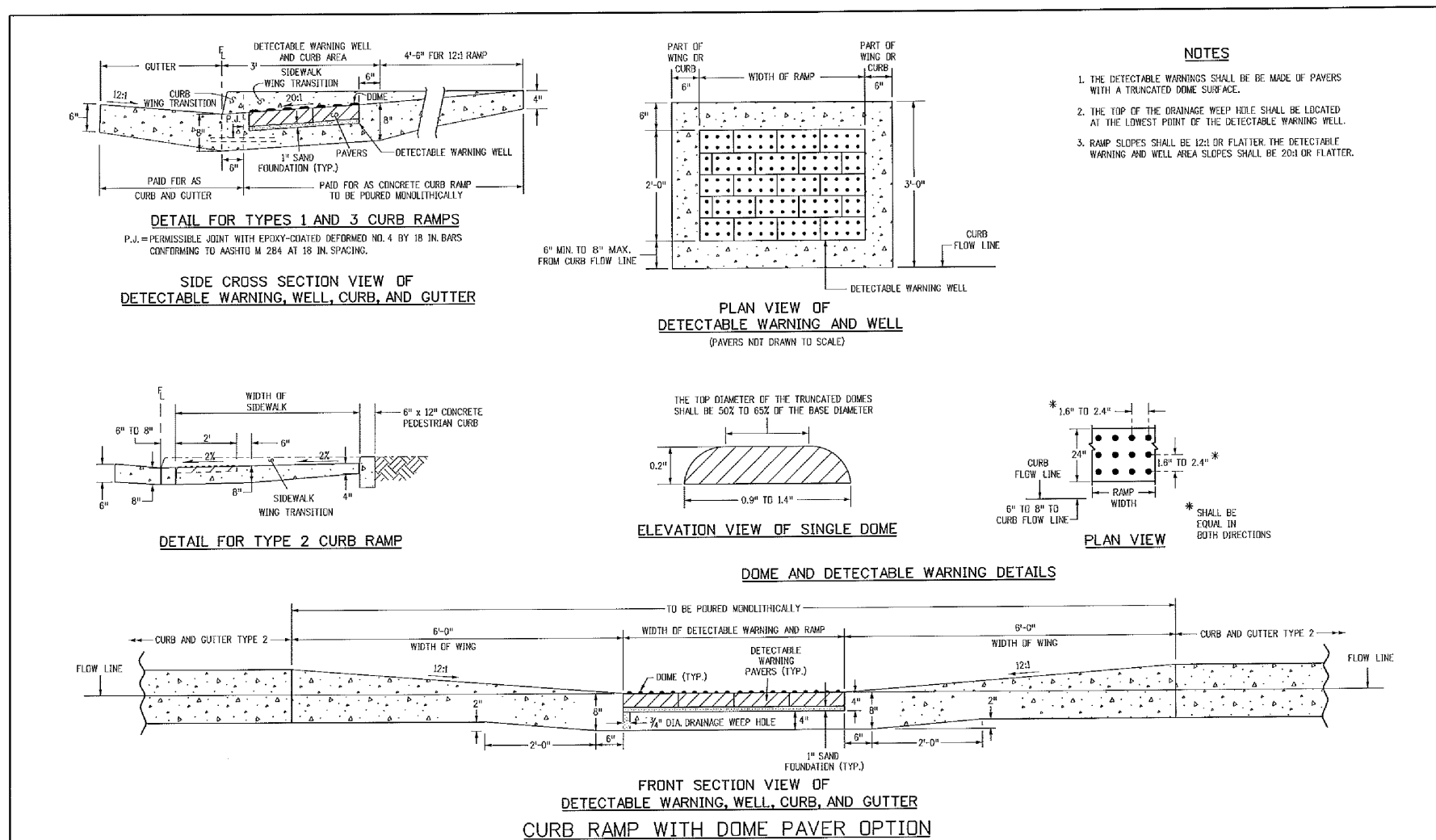
LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

#### GENERAL NOTES

- WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
- PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPs ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPs.
- AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPs, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

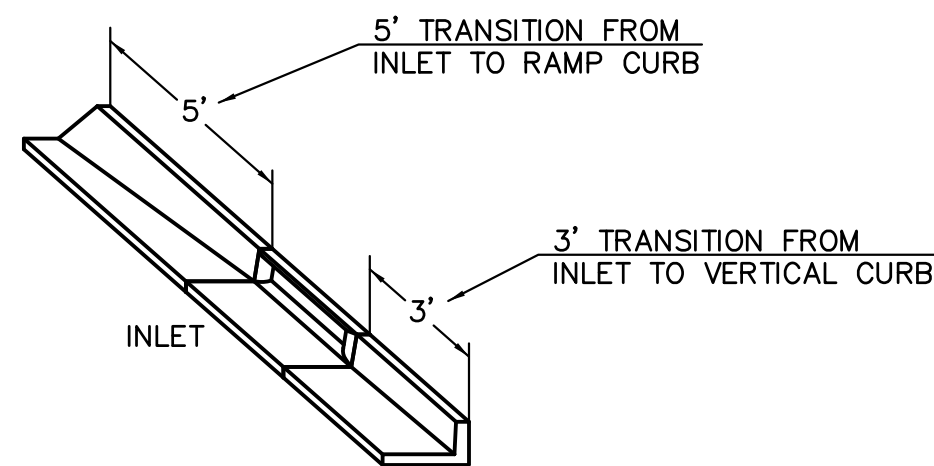


PEDESTRIAN RAMPs AT INTERSECTIONS (ECM SD\_2-40)  
NO SCALE

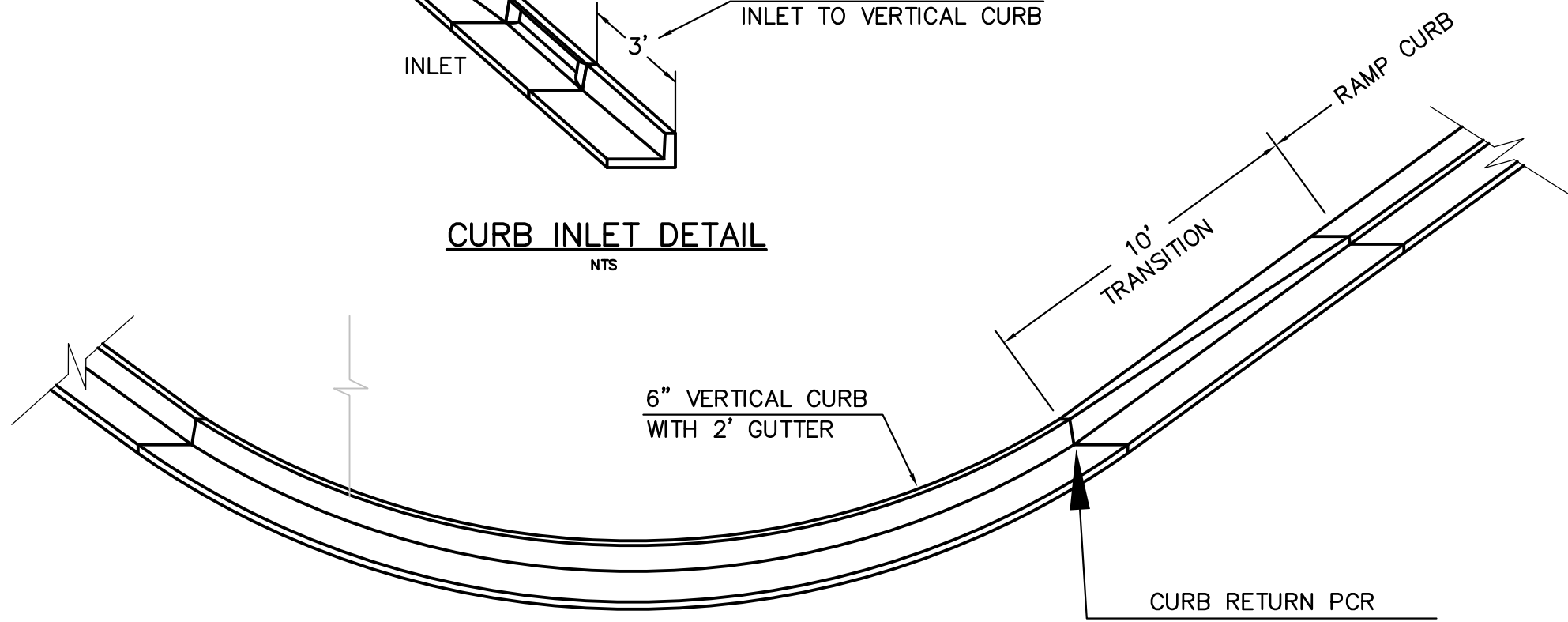


### TRUNCATED DOME DETAILS (ECM SD\_2-42)

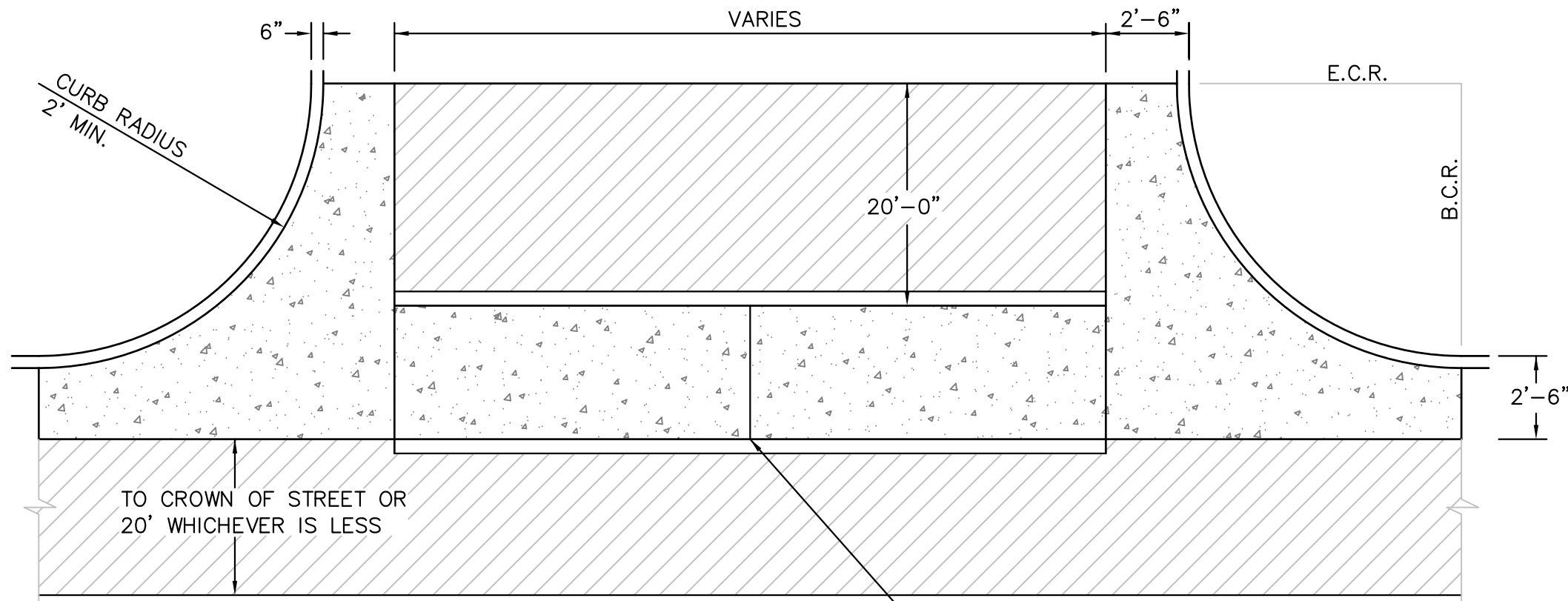
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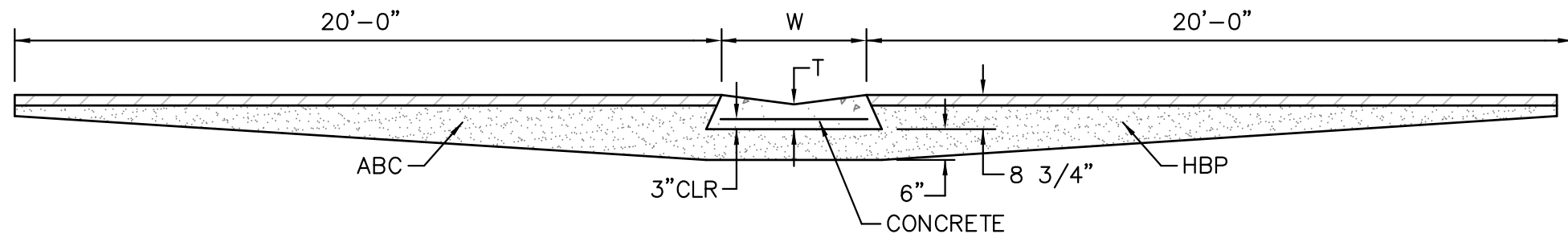
CURB INLET DETAIL  
NTS



CURB TRANSITION DETAIL  
NTS



PLAN VIEW



SECTION A - A

### TYPICAL CROSSPAN LAYOUT (ECM SD\_2-26)

NO SCALE

#### NOTES

- W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, 10' FOR ARTERIAL ROADS.
- T = SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8" PCC, OR 9" FOR COLLECTORS MINIMUM WITH 6x6 - 4,4 WWF OR #4 @ 18"E.W.
- = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
- DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

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

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
PROJECT: **LORSON RANCH EAST**  
FILING NO. 1  
212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

### ROADWAY DETAIL SHEET



DATE:  
JUNE 12, 2018

PROJECT NO.  
100.042

SHEET NUMBER  
C10.1

TOTAL SHEETS: 45

7/9/09  
DATE APPROVED:  
André P. Brackin  
DEPARTMENT OF TRANSPORTATION

Pedestrian Intersection  
Ramp  
Standard Drawing

REVISION DATE:  
1/18/11

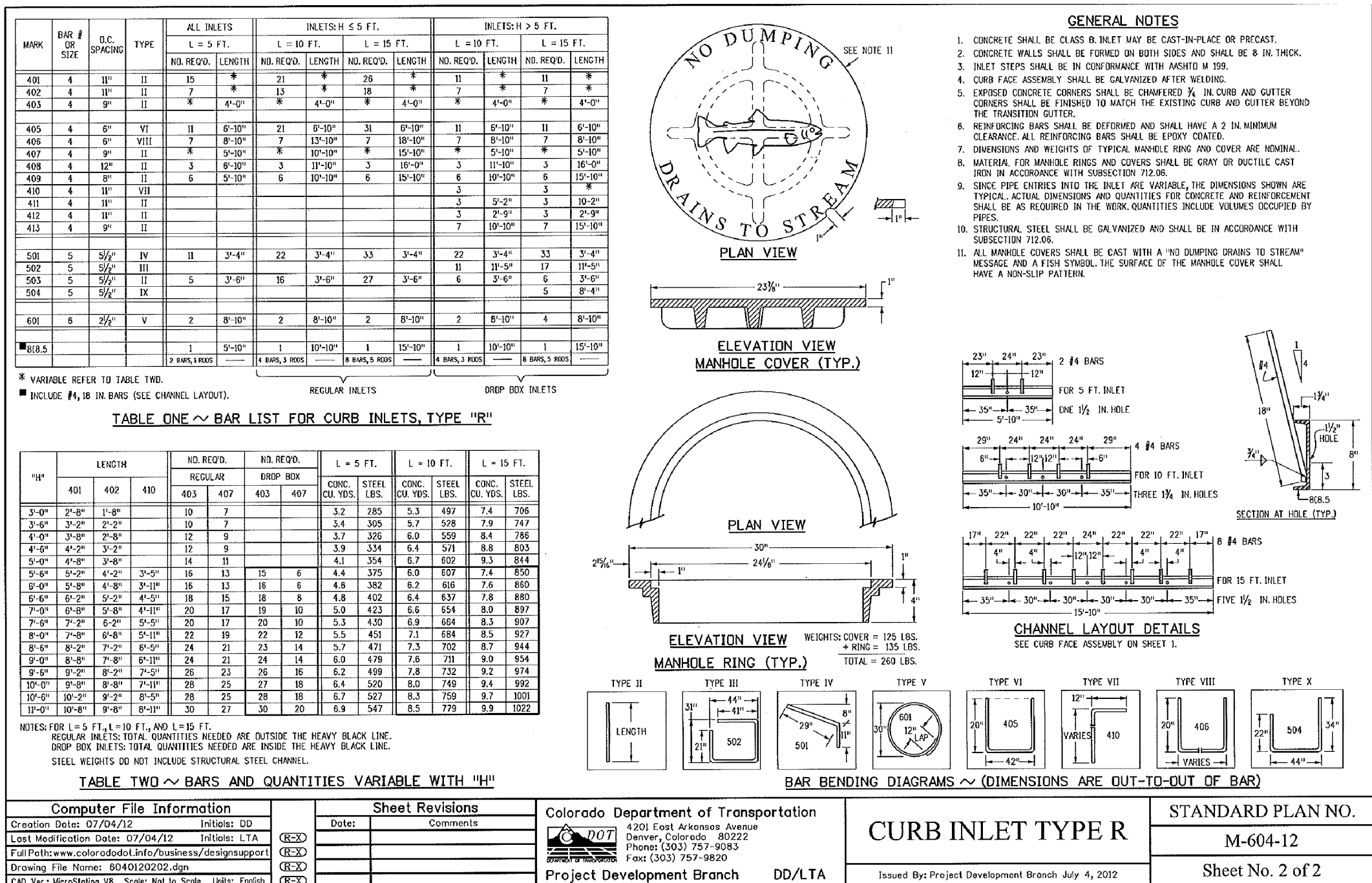
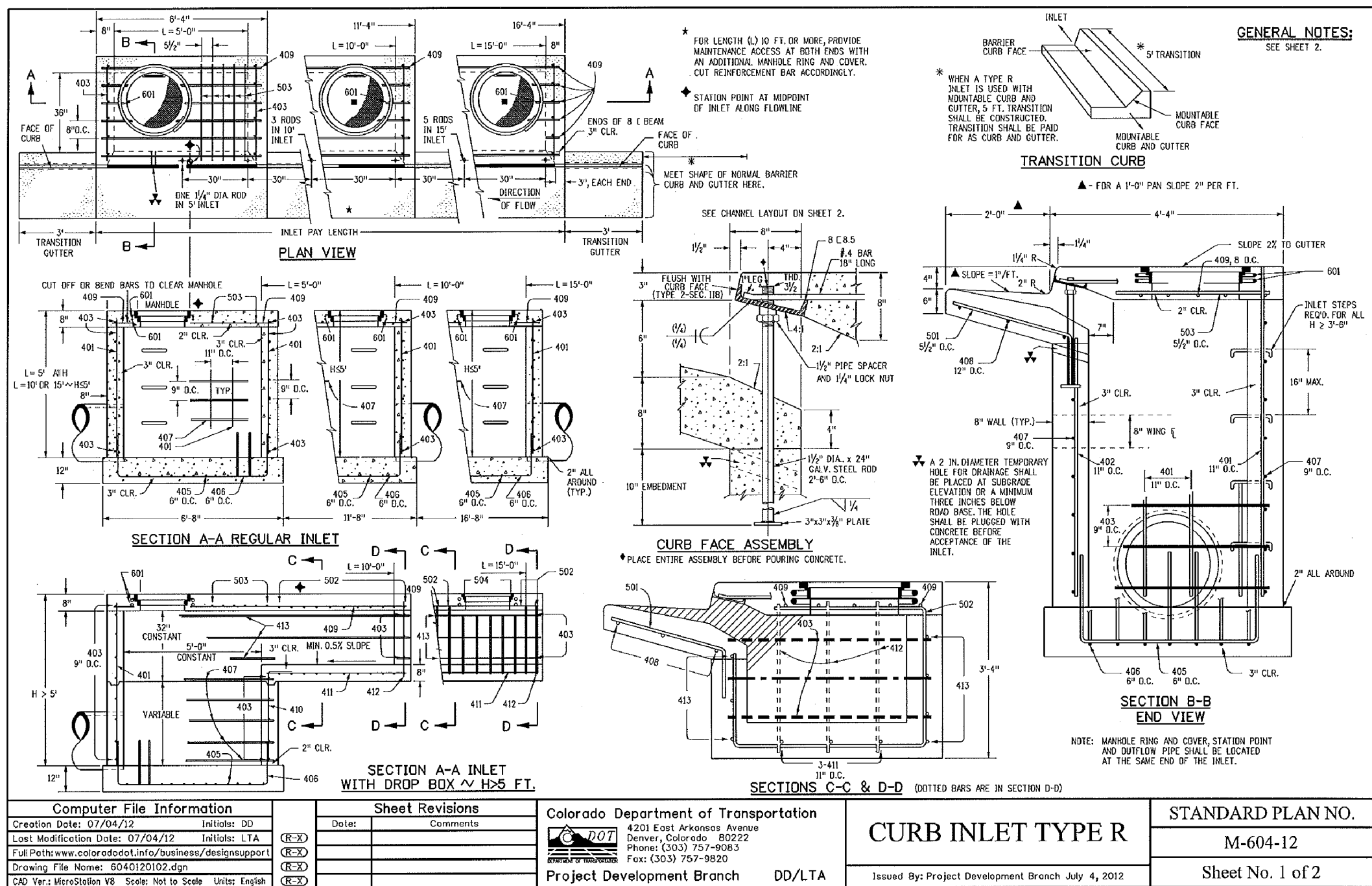
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SD\_2-41



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#### CURB RAMPs





**CORE**  
**ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOODS, CO 80506  
 PHONE: 719.576.1100  
 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:  
**LORSON RANCH EAST**  
**FILING NO. 1**  
 FONTANE BLVD.-OLD GLORY DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**LORSON RANCH EAST FILING NO. 1**  
**STORM SEWER DETAILS**

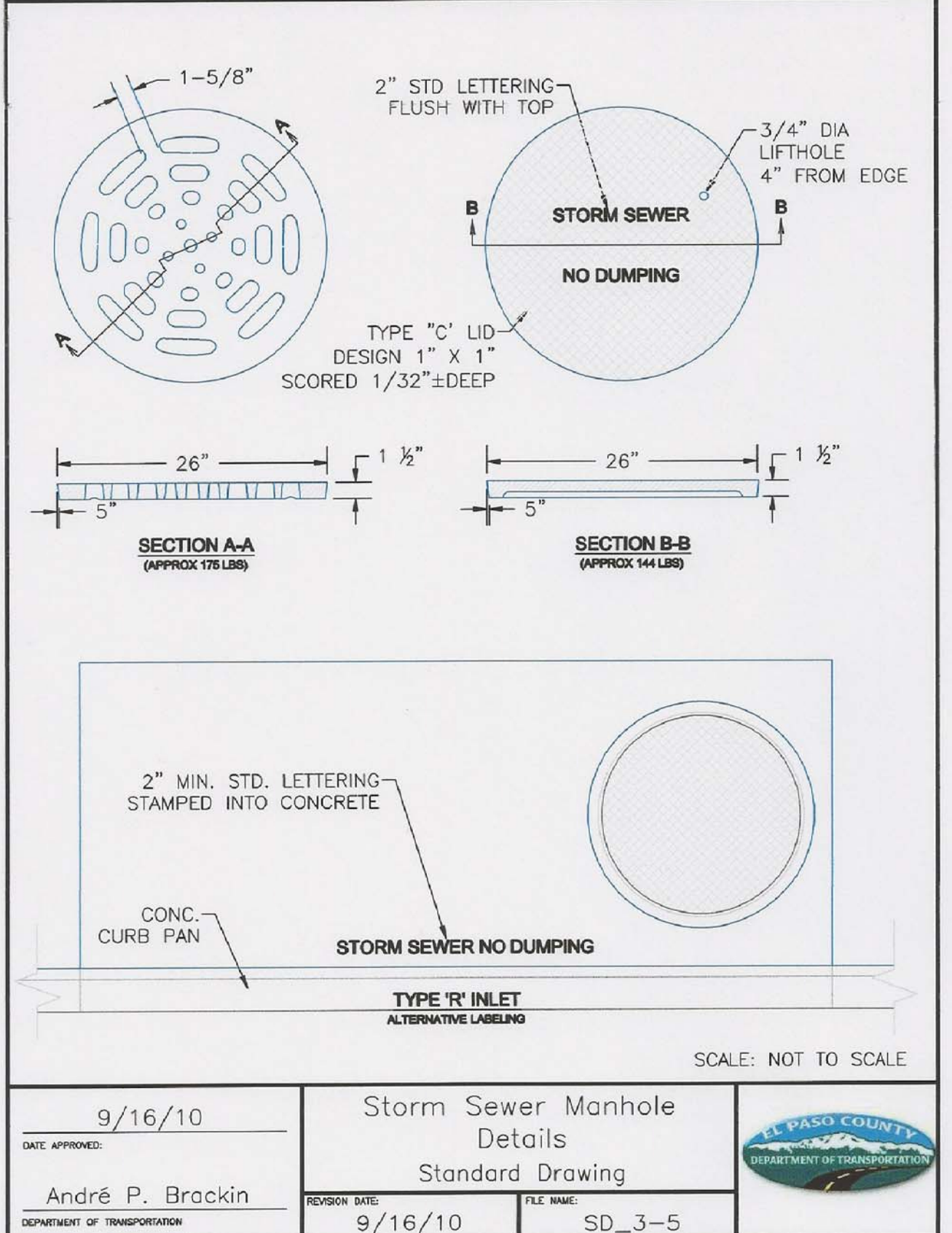
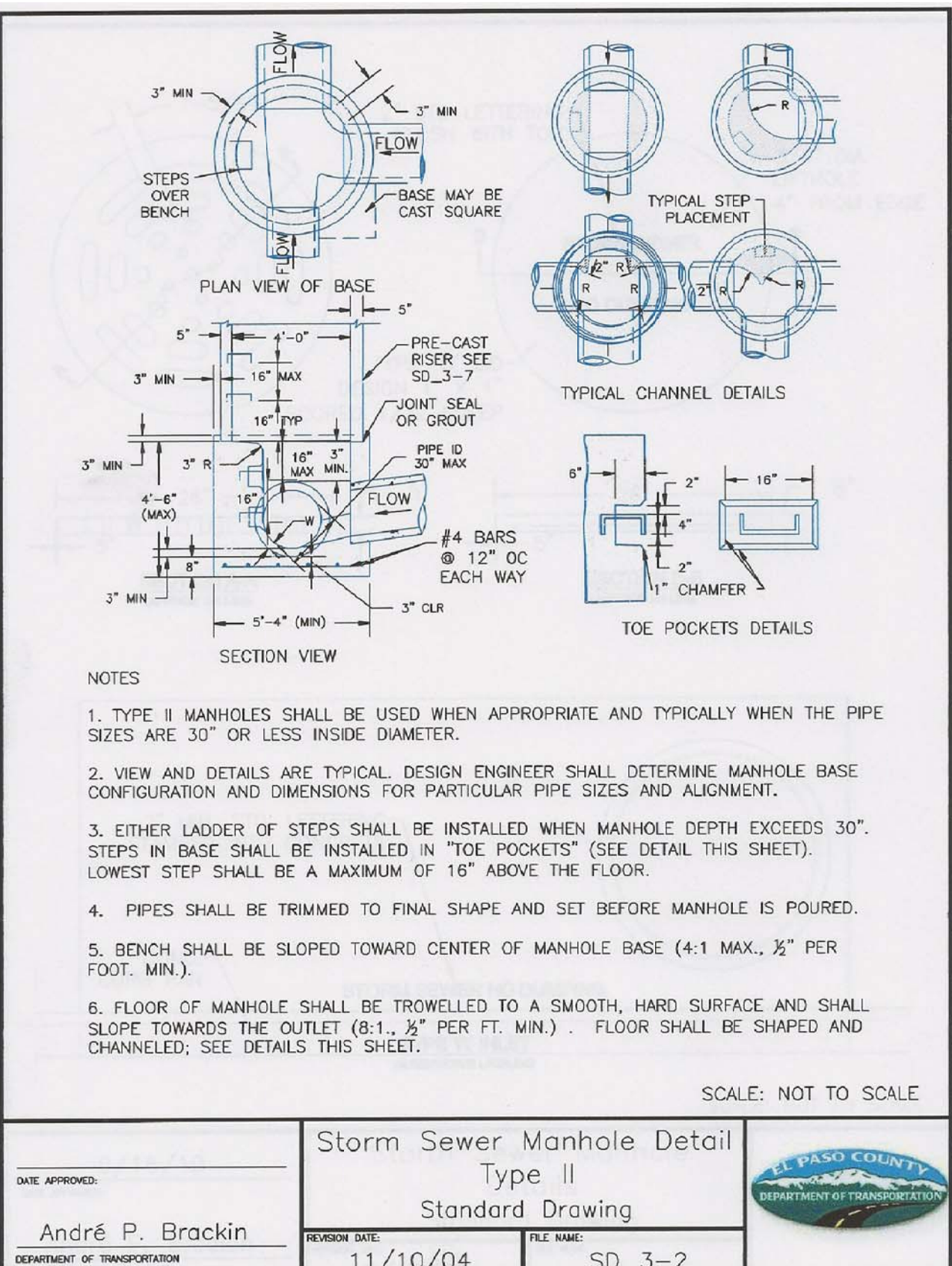
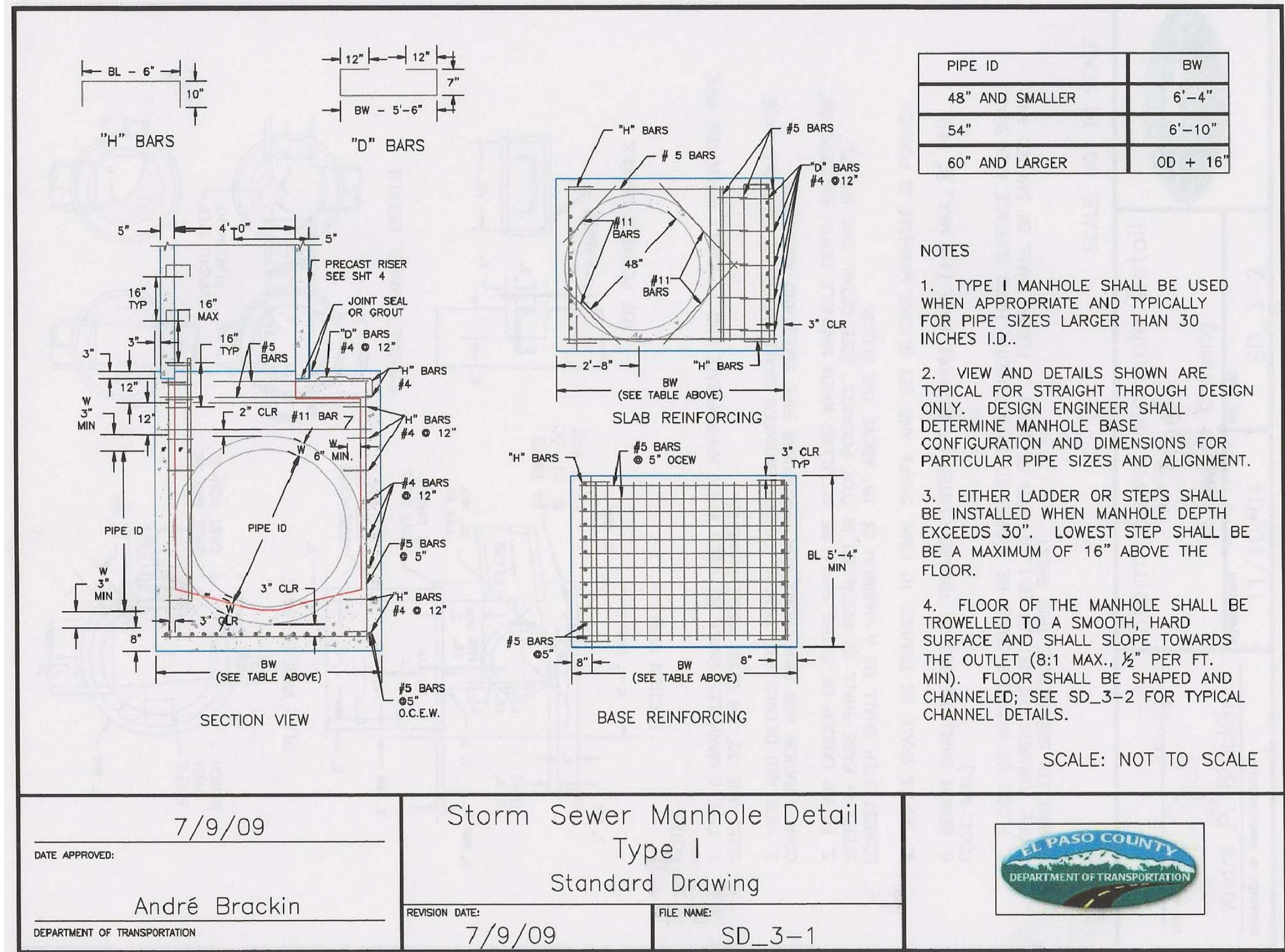


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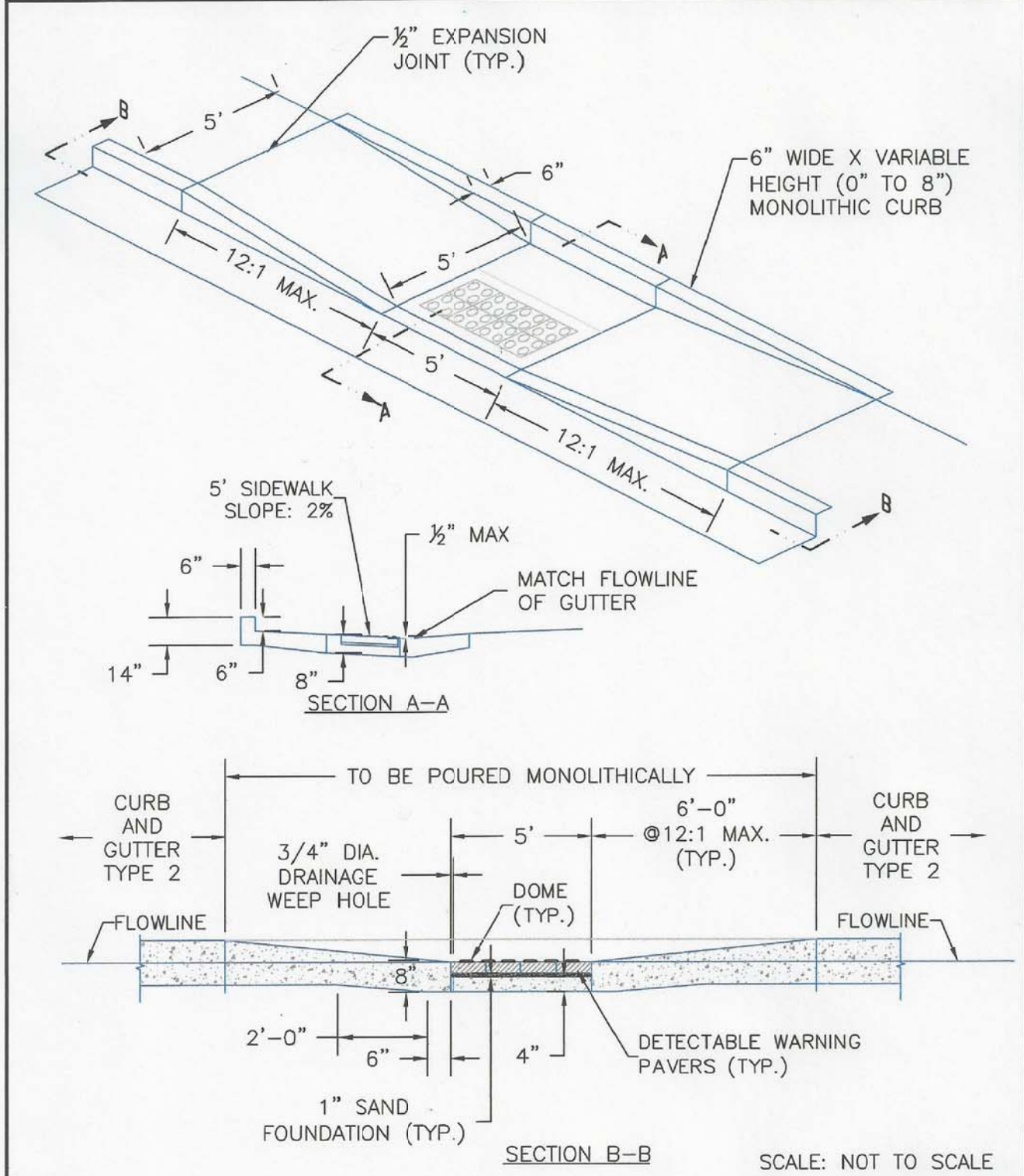
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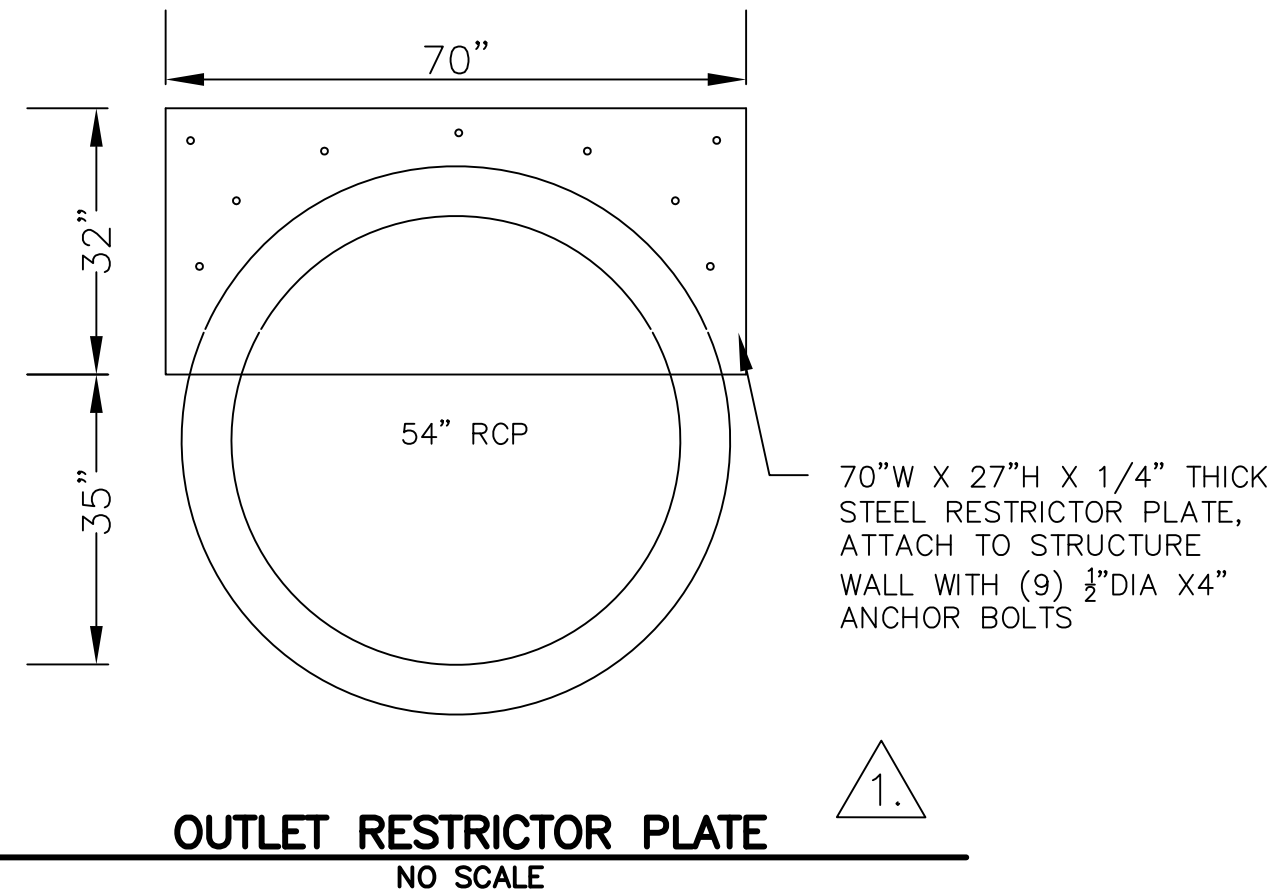
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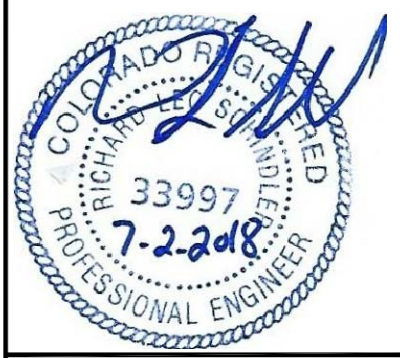
CORE

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CONTACT: RICHARD L. SCHINDLER, P.E.  
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NO.	1.	DESCRIPTION	ADD RESTRICTOR PLATE DETAIL	DATE	7-2-2018
PROJECT:		LORSON RANCH EAST FILING NO. 1			
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			

LORSON RANCH EAST FILING NO. 1  
ROADWAY DETAIL SHEET



DATE:	JUNE 12, 2018
PROJECT NO.	100.042
SHEET NUMBER	C10.3
TOTAL SHEETS:	45



