

CONSTRUCTION PLANS
FOR
THE RIDGE AT LORSON RANCH FILING NO. 1
STREET & STORM SEWER CONSTRUCTION PLANS



Know what's below.
Call before you dig.

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



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-S --- PROPOSED WATERMAIN
- SS-S --- 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

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C6.56-C6.58	STREET - STORM PLAN AND PROFILES - FONTAINE BLVD.
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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

BY _____ DATE NOV, 2021

TITLE MANAGER

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

THE RIDGE AT LORSON RANCH FIL NO. 1
STREET / STORM SEWER
CONSTRUCTION PLANS

CORE
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BURNSVILLE, MN 55306
PHONE: 719-570-1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE
NO.
DESCRIPTION
PROJECT: THE RIDGE AT LORSON RANCH FIL. NO. 1
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

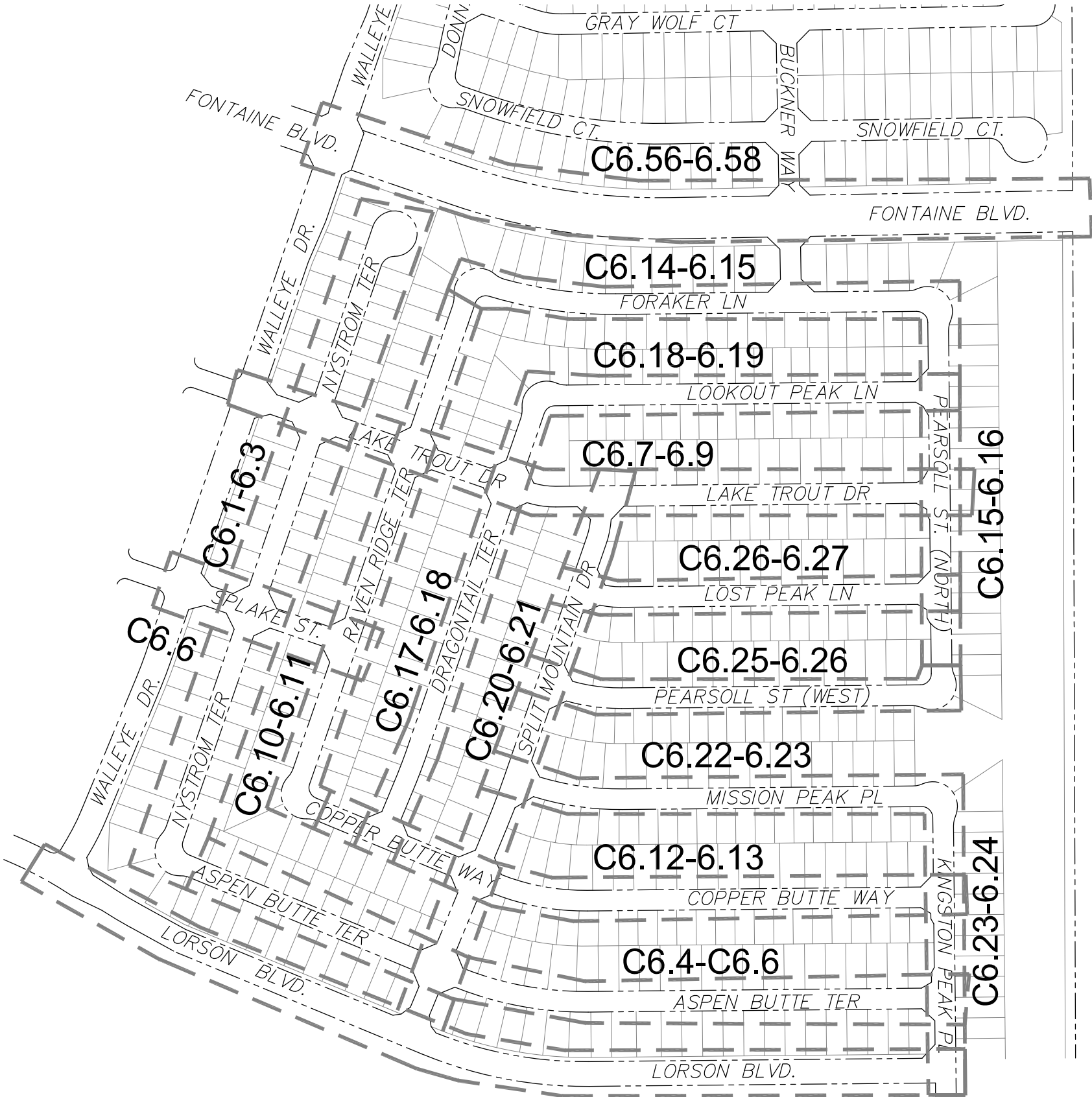
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

DATE:
MARCH, 2022

PROJECT NO.
100.066

SHEET NUMBER
C1.1

TOTAL SHEETS: 51



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

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

TRAFFIC CONTROL NOTE

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

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: FOR STORM SEWER CONSTRUCTION ONLY

ENGINEER'S APPROVAL

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

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

SF 22-004

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:

3. 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.

STORM SEWER NOTES:

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

THE RIDGE AT LORSON RANCH FIL NO. 1
STREET / STORM SEWER
NOTES

[illegible]

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

CORE

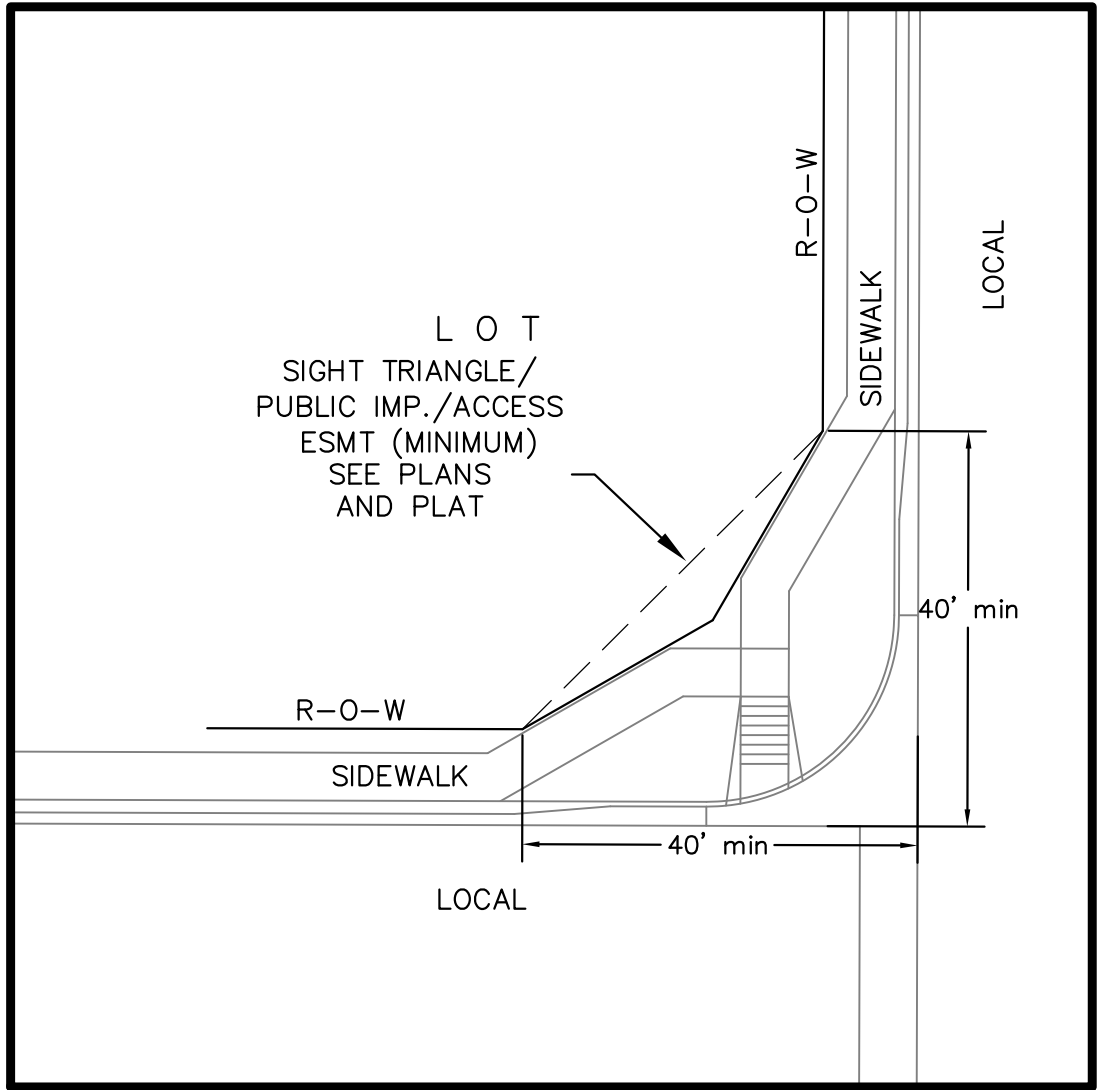
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE:
MARCH, 2022

PROJECT NO.
100.066

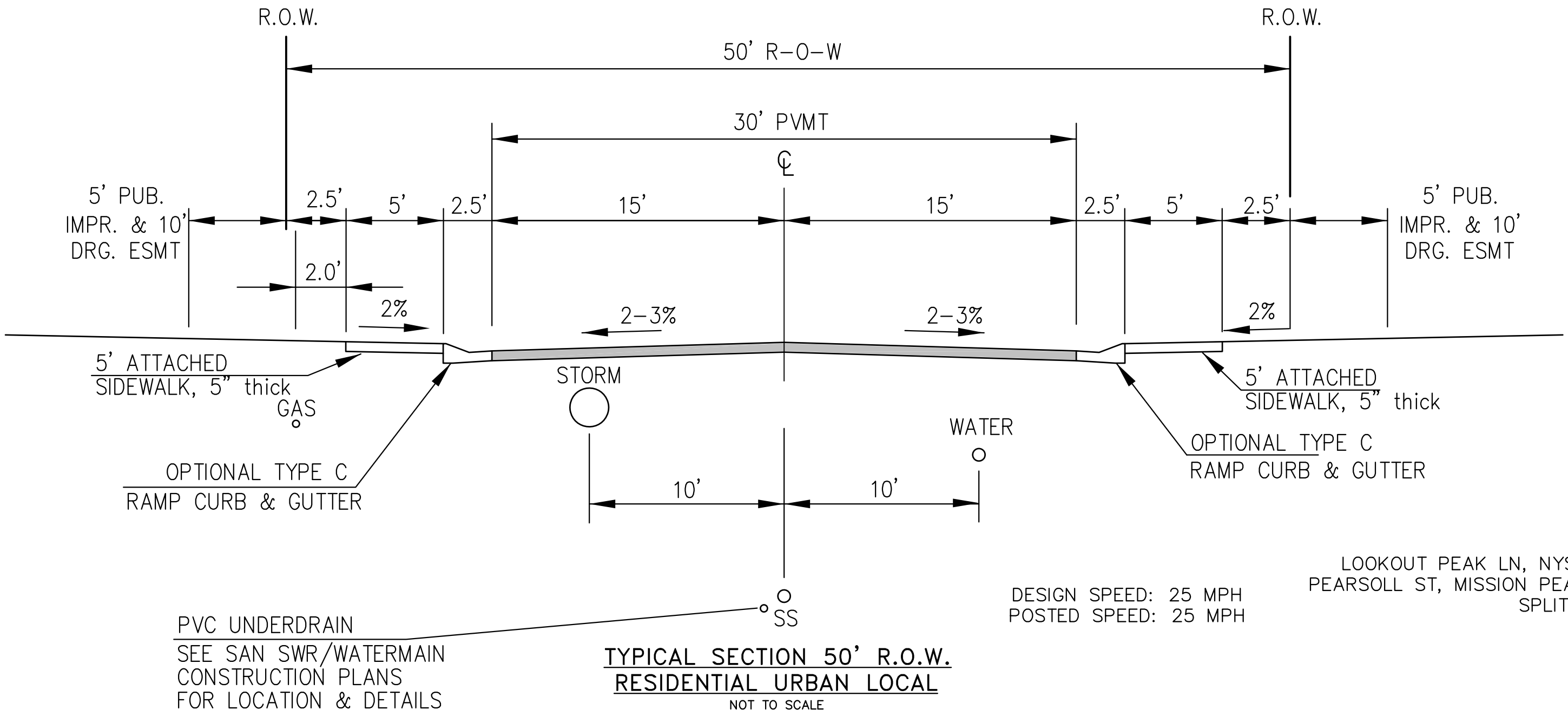
SHEET NUMBER
C1.2

TOTAL SHEETS: 51



LOCAL ROADWAY SIGHT TRIANGLE
PUBLIC IMPROVEMENT ESMT.
NOT TO SCALE

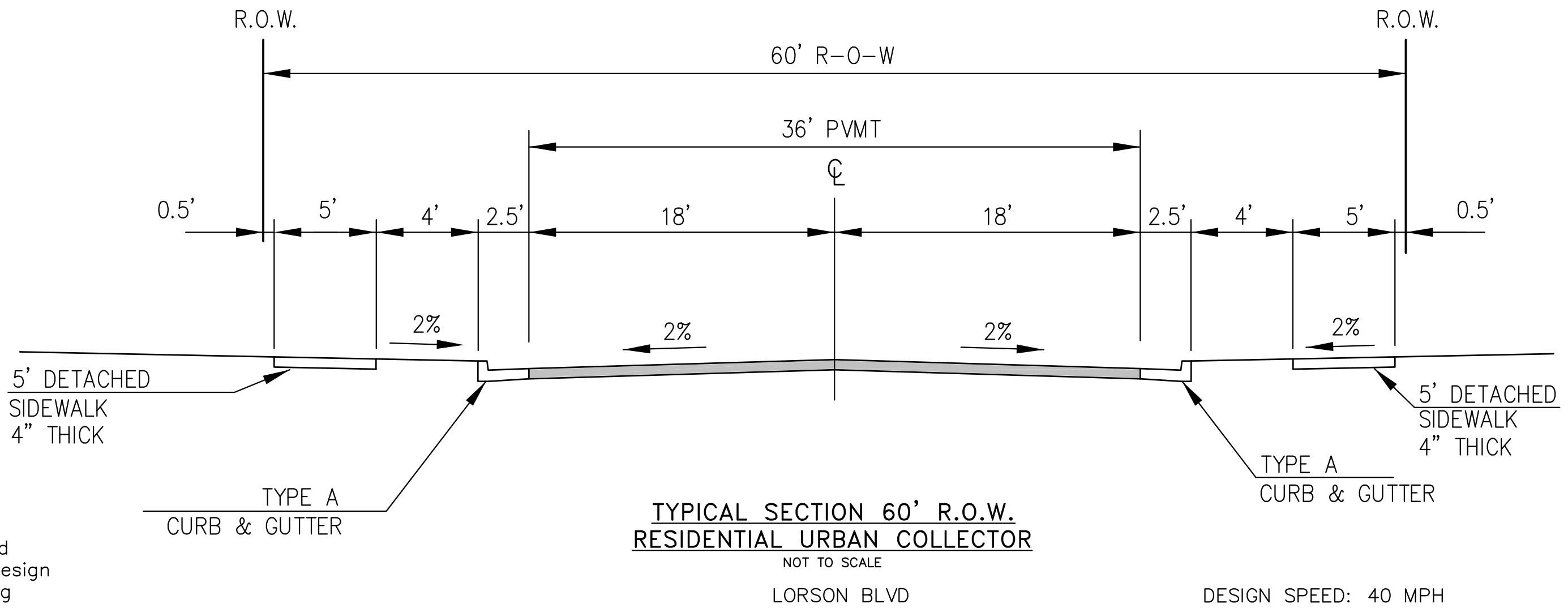
NOTE:
ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE
SIDEWALK ENCLOSES INTO THE PRIVATE LOTS. SEE CONSTRUCTION DRAWINGS
AND THE FINAL PLAT. SEE CONSTRUCTION DRAWINGS AND PLAT FOR SIGHT TRIANGLES



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

BUCKNER WAY, FORAKER LN,
LOOKOUT PEAK LN, NYSTROM TER, LAKE TROUT DR, RAVEN RIDGE TER, LOST PEAK LN
PEARSOLL ST, MISSION PEAK PL, COPPER BUTTE WY, ASPEN BUTTE TER, KINGSTON PEAK PL,
SPLIT MOUNTAIN DR, DRAGONTAIL TER, SPLAKE ST

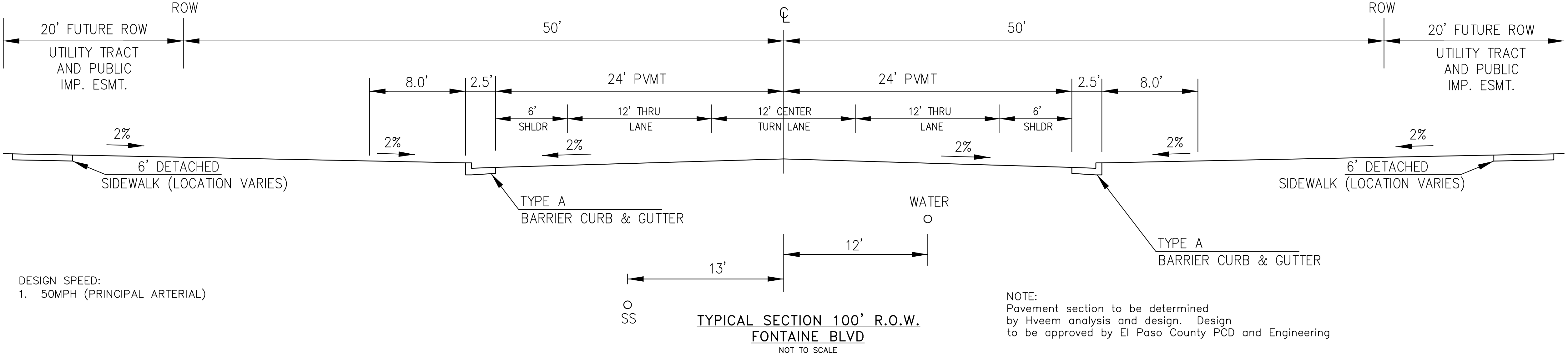
TYPICAL SECTION 50' R.O.W.
RESIDENTIAL URBAN LOCAL
NOT TO SCALE



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

DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH

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

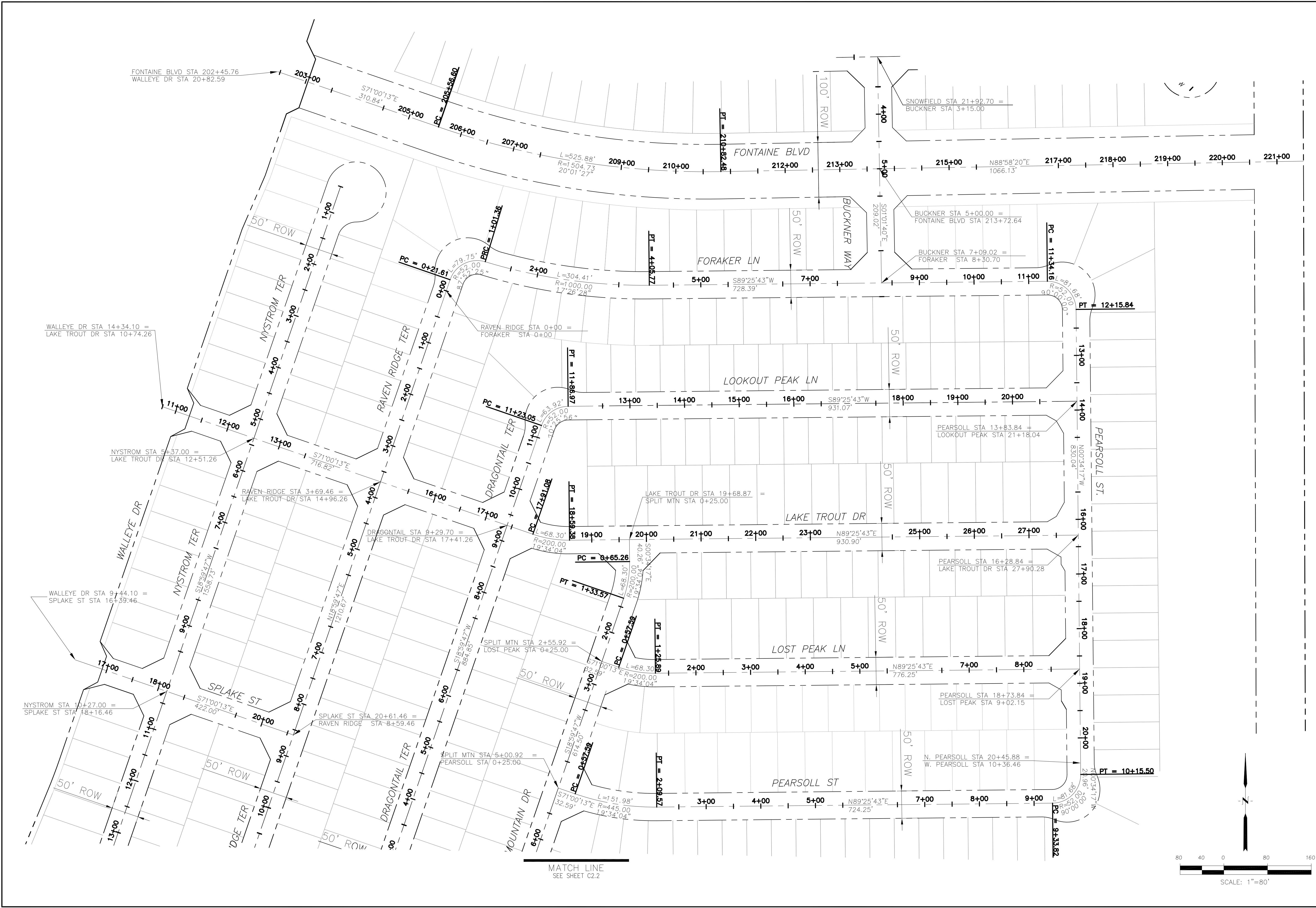


DESIGN SPEED:
1. 50MPH (PRINCIPAL ARTERIAL)

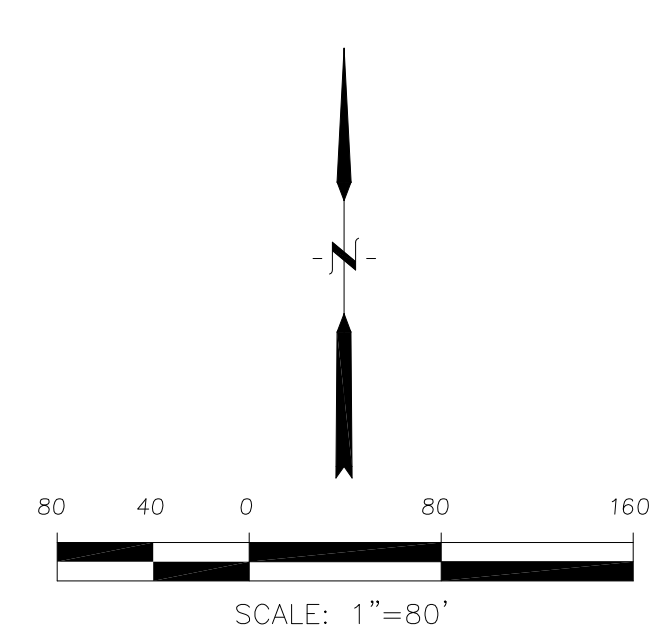
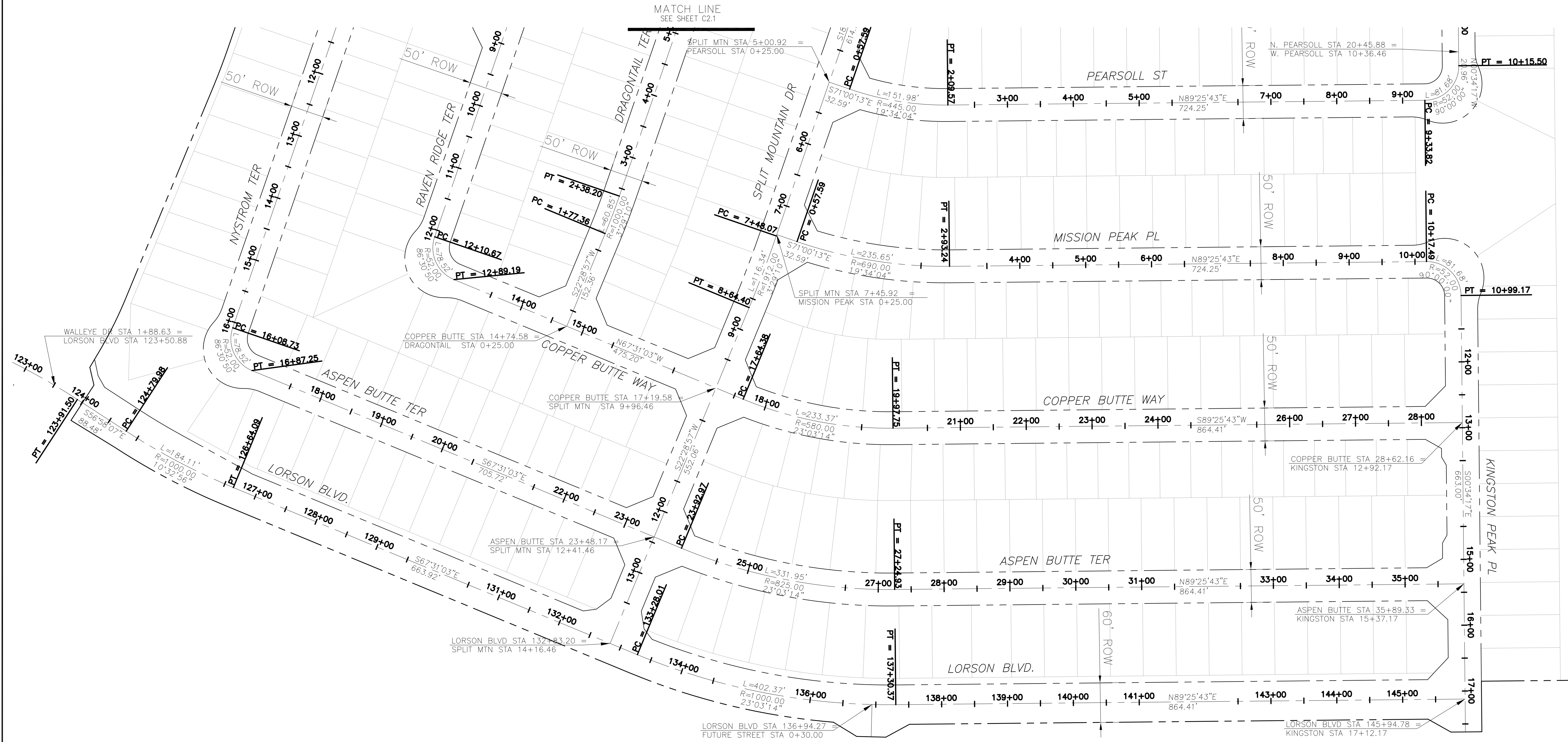
NOTE:
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by Hveem analysis and design. Design
to be approved by El Paso County PCD and Engineering

TYPICAL SECTION 100' R.O.W.
FONTAINE BLVD
NOT TO SCALE

CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@ceg.com	DATE	
	DESCRIPTION	
	NO.	
	PROJECT	
PREPARED FOR: LORSON, LLC 212 N. WAHATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK	THE RIDGE AT LORSON RANCH FIL. NO. 1 FONTAINE BLVD - WALLEYE DR COLORADO SPRINGS, COLORADO	
DRAWN: RLS DESIGNED: RLS CHECKED: RLS		
TYPICAL SECTIONS		
DATE: MARCH, 2022		
PROJECT NO. 100.066		
SHEET NUMBER C1.3		
TOTAL SHEETS: 51		



CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNING WOOD, CO 80903 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	
DATE	
DESCRIPTION	
NO.	
PROJECT: THE RIDGE AT LORSON RANCH FIL. NO. 1 FONTAINE BLVD AND WALLEYE DR COLORADO SPRINGS, COLORADO	
PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK	
DRAWN: RLS	DESIGNED: RLS
CHECKED: RLS	
THE RIDGE AT LORSON RANCH FIL. NO. 1 HORIZONTAL CONTROL PLAN	
DATE: MARCH, 2022	
PROJECT NO. 100.066	
SHEET NUMBER C2.1	
TOTAL SHEETS: 51	



CORE

ENGINEERING GROUP

15004 1ST AVENUE S,
BURRISVILLE, MO 65506
PHONE: 660.440.0000
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE

DESCRIPTION

NO.

PROJECT:

THE RIDGE AT LORSON RANCH FIL. 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

DATE:

MARCH, 2022

PROJECT NO.

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SHEET NUMBER

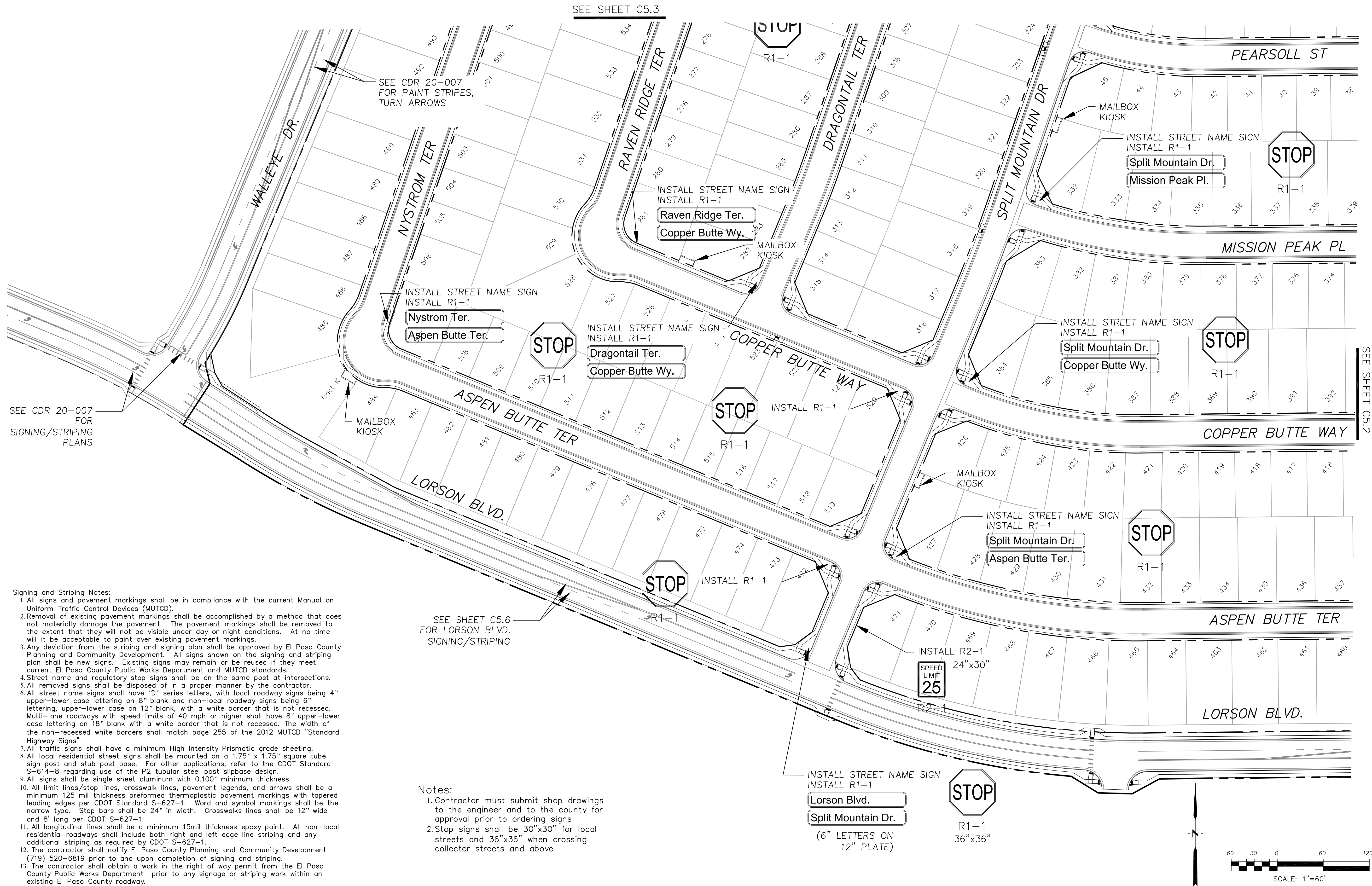
C2.2

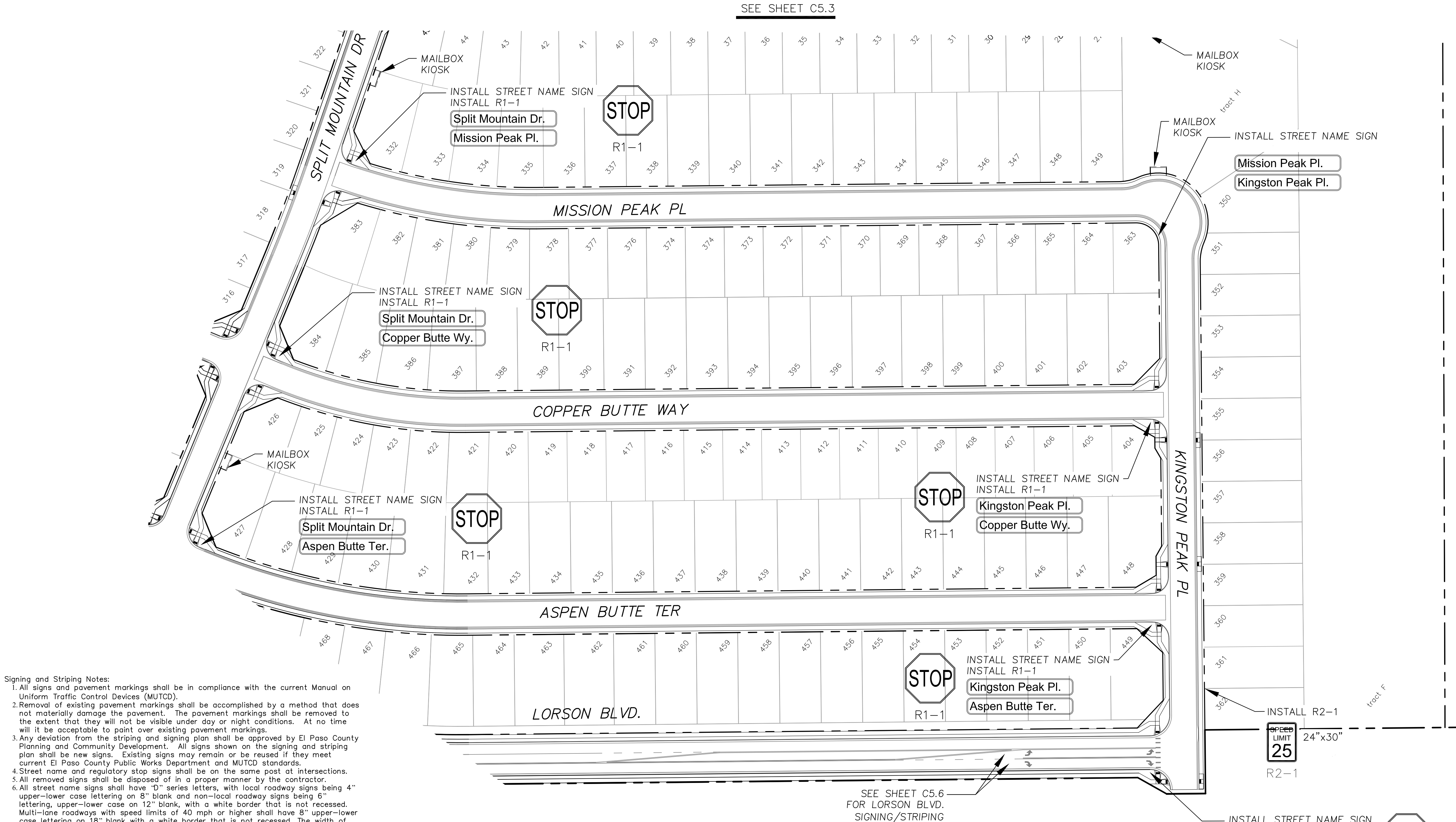
TOTAL SHEETS:

51

THE RIDGE AT LORSON RANCH FIL. NO. 1

HORIZONTAL CONTROL PLAN



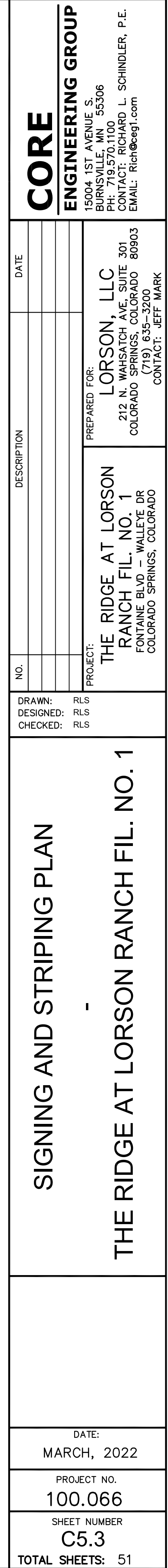


- Signing and Striping Notes:
1. All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
 2. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall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

- Notes:
1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs
 2. Stop signs shall be 30"x30" for local streets and 36"x36" when crossing collector streets and above

CORE		ENGINEERING GROUP	
15004 1ST AVENUE S. BURNING WOOD, CO 80903 PHONE: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg.com		15004 1ST AVENUE S. BURNING WOOD, CO 80903 PHONE: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg.com	
DATE	DESCRIPTION	NO.	PROJECT
			THE RIDGE AT LORSON RANCH FIL. NO. 1
			FOR: LORSON, LLC 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK
			PROJECT: THE RIDGE AT LORSON RANCH FIL. NO. 1
			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
SIGNING AND STRIPING PLAN			
THE RIDGE AT LORSON RANCH FIL. NO. 1			
DATE: MARCH, 2022			
PROJECT NO. 100.066			
SHEET NUMBER C5.2			
TOTAL SHEETS: 51			

1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs
2. Stop signs shall be 30"x30" for local streets and 36"x36" when crossing collector streets and above



CORE

ENGINEERING GROUP

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

ION	DATE

PREPARED FOR:

LORSON, LLC

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

[illegible]

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

SIGNING AND STRIPING PLAN

-

THE RIDGE AT LORSON RANCH FIL. NO. 1

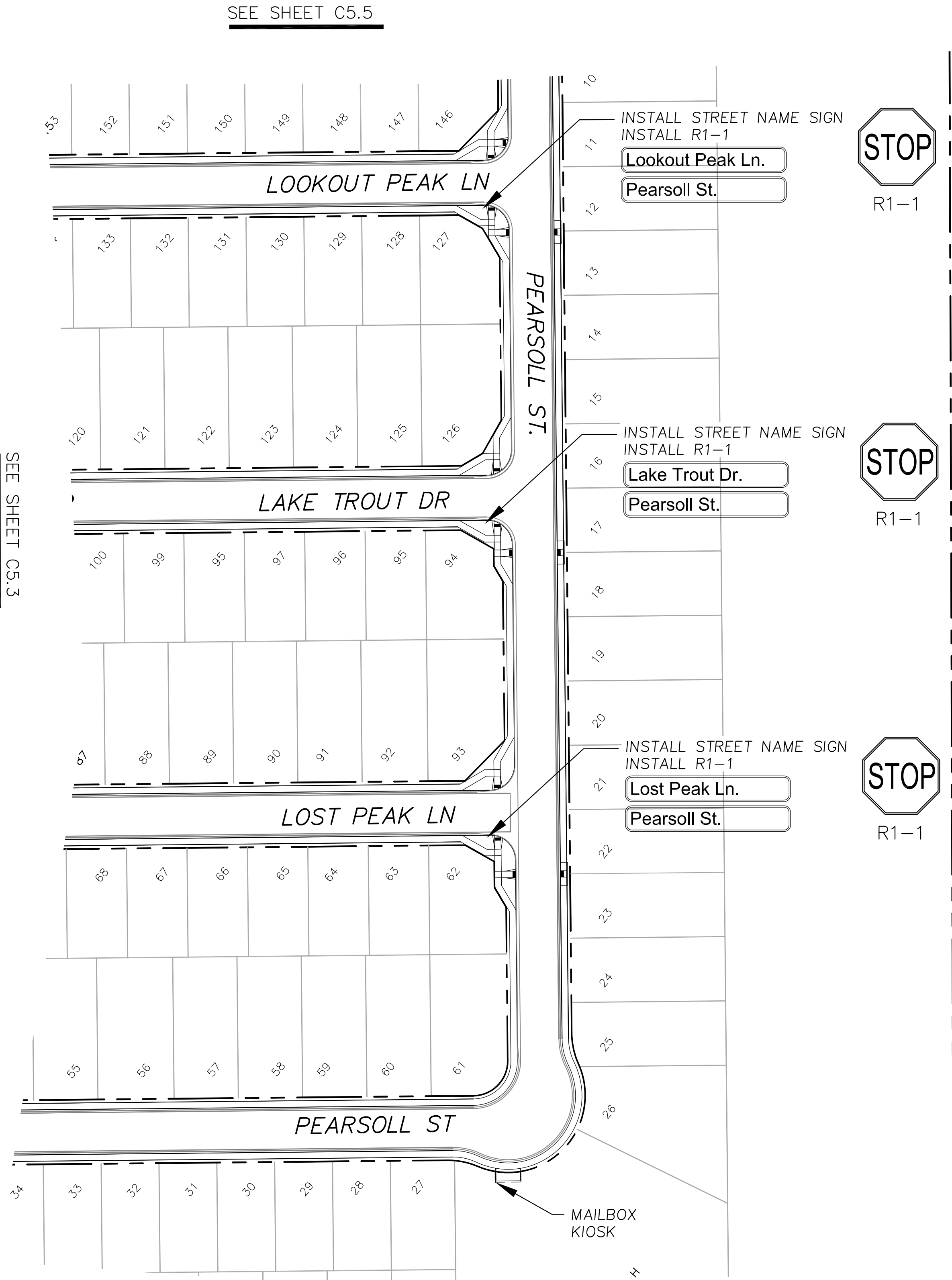
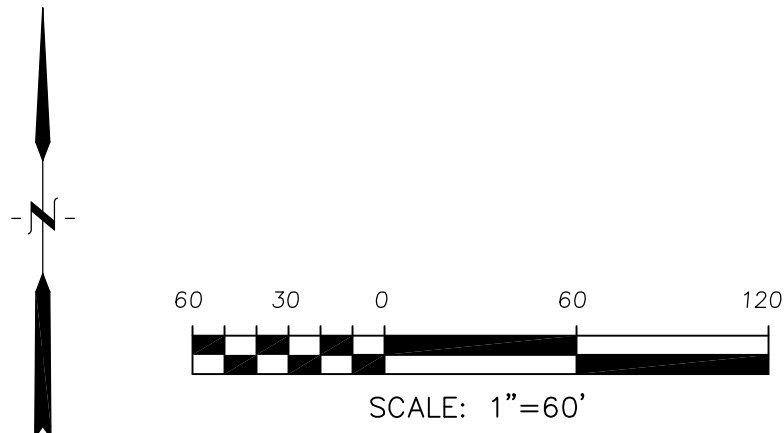
DATE: MARCH, 2022
PROJECT NO. 100.066
SHEET NUMBER C5.3
TOTAL SHEETS: 51

Signing and Striping Notes:

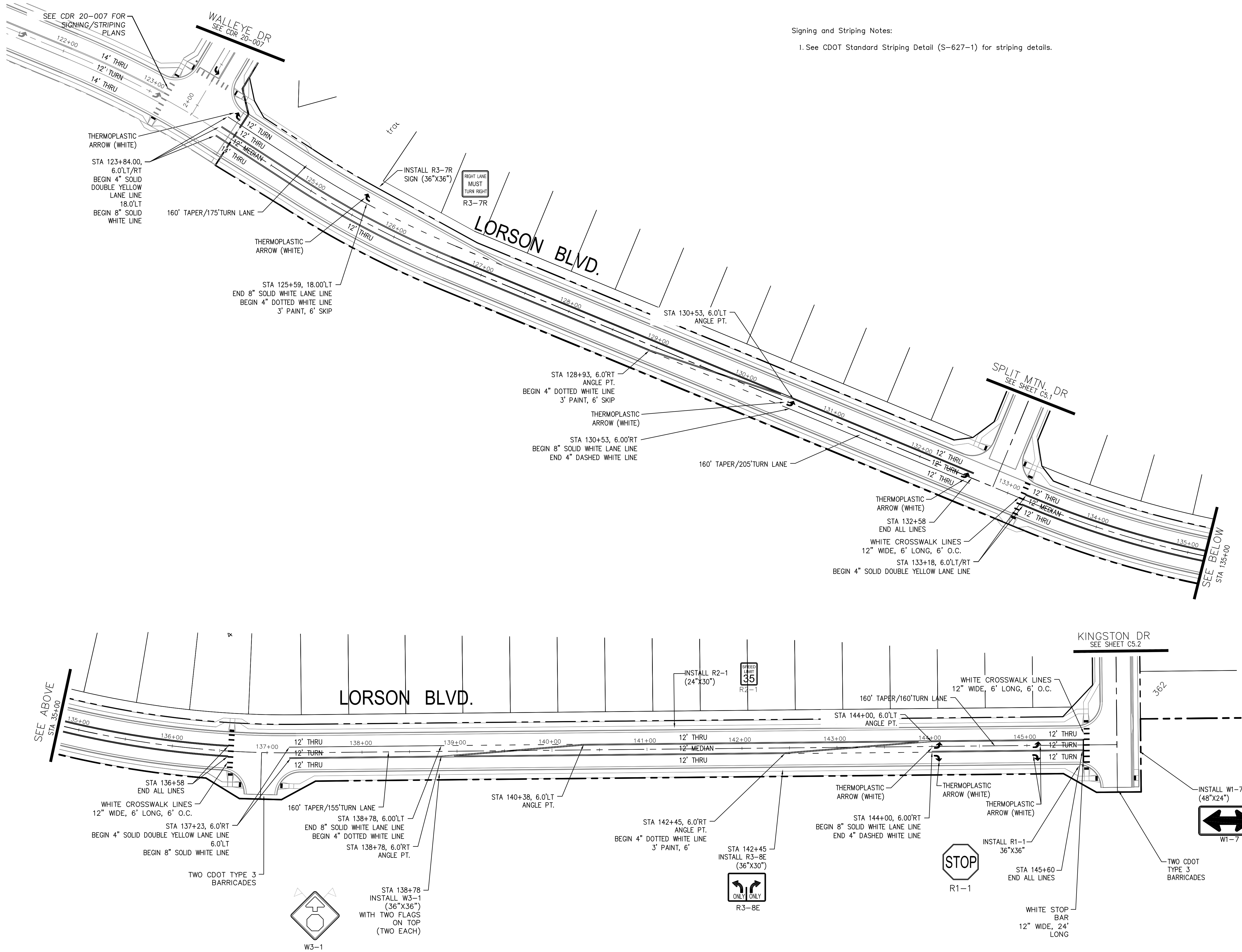
1. All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
2. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that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

Notes:

1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs
2. Stop signs shall be 30"x30" for local streets and 36"x36" when crossing collector streets and above

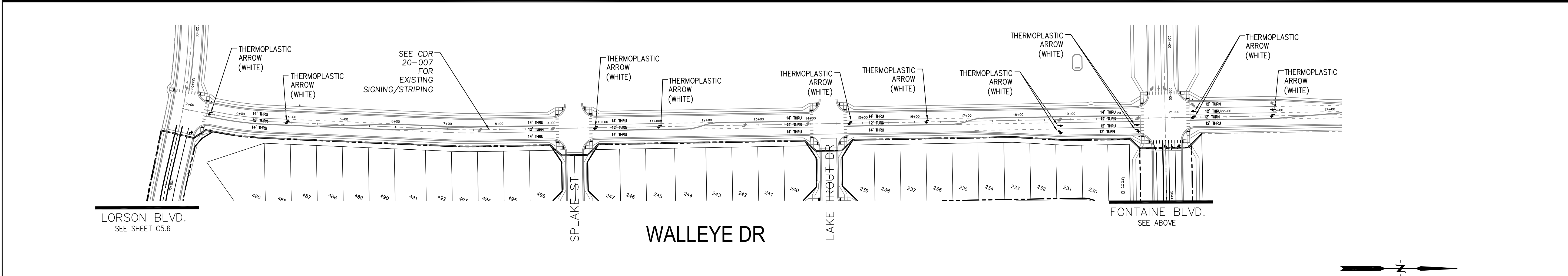
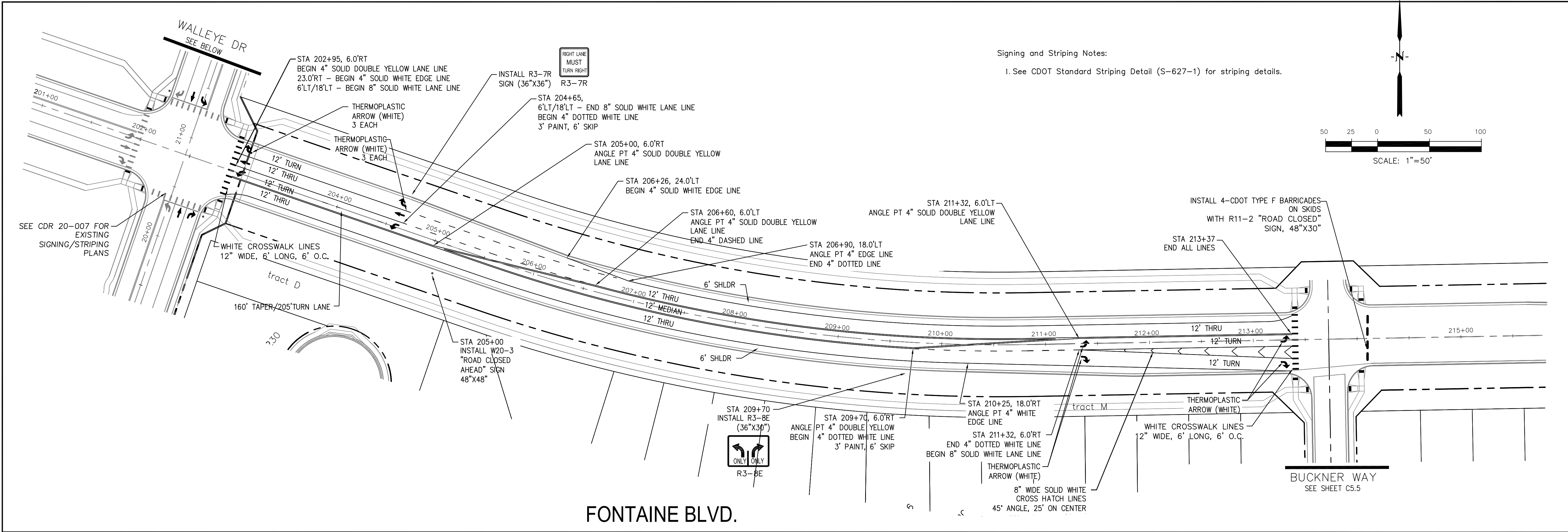


CORE	
ENGINEERING GROUP	
15004 1ST AVENUE S. DENVER, CO 80202 PHONE: 720.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	
DATE	
DESCRIPTION	
NO.	
PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	
PROJECT: THE RIDGE AT LORSON RANCH FIL. NO. 1 FONTAINE BLVD. & WALLEY DR COLORADO SPRINGS, COLORADO	
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
SIGNING AND STRIPING PLAN	
THE RIDGE AT LORSON RANCH FIL. NO. 1	
DATE: MARCH, 2022	
PROJECT NO. 100.066	
SHEET NUMBER C5.4	
TOTAL SHEETS: 51	



Signing and Striping Notes:
1. See CDOT Standard Striping Detail (S-627-1) for striping details.

CORE	
ENGINEERING GROUP	
15004 1ST AVENUE S. BURNING WOOD, MO 65506 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg.com	
DATE	12/17/2020 05/11/2021
DESCRIPTION	ADD PEDESTRIAN RAMPS/CROSSINGS MODIFY STRIPING FOR TURN LANES
NO.	1. 2.
PROJECT	THE RIDGE AT LORSON RANCH FIL. NO. 1 FONTAINE BLVD. - WALLEYE DR COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK
PREPARED FOR:	LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg.com
DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS
LORSON BLVD	
SIGNING & STRIPING PLAN	
DATE: MARCH, 2022	
PROJECT NO. 100.066	
SHEET NUMBER C5.6	
TOTAL SHEETS: 51	



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

Notes:

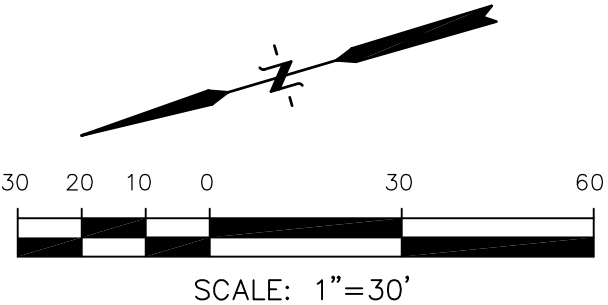
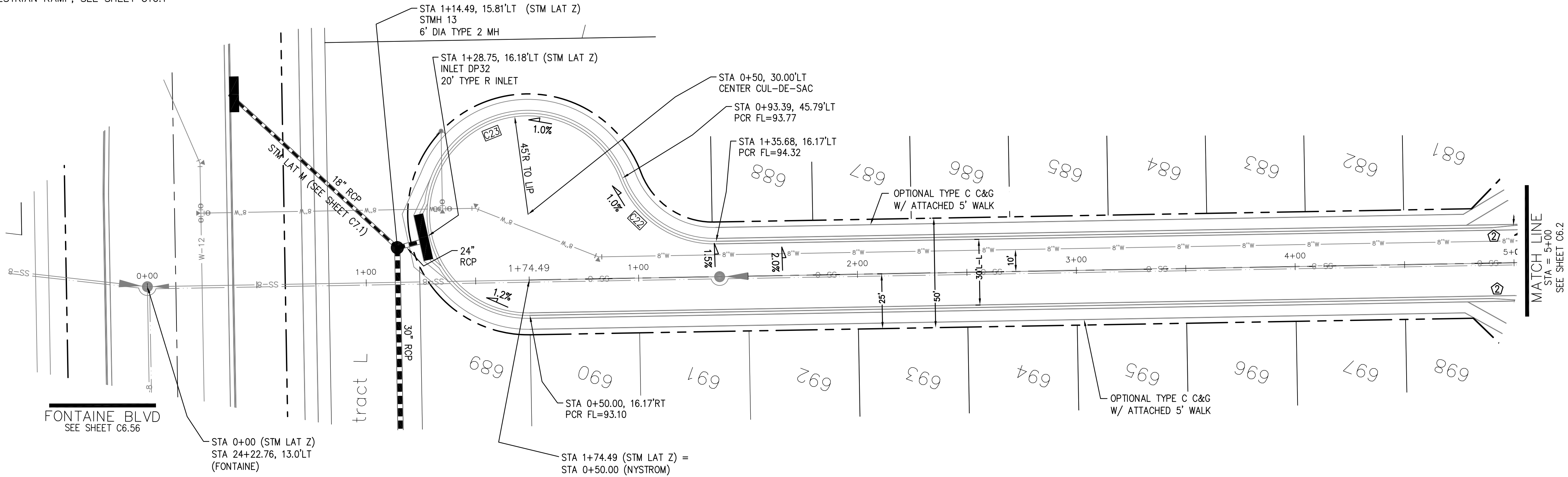
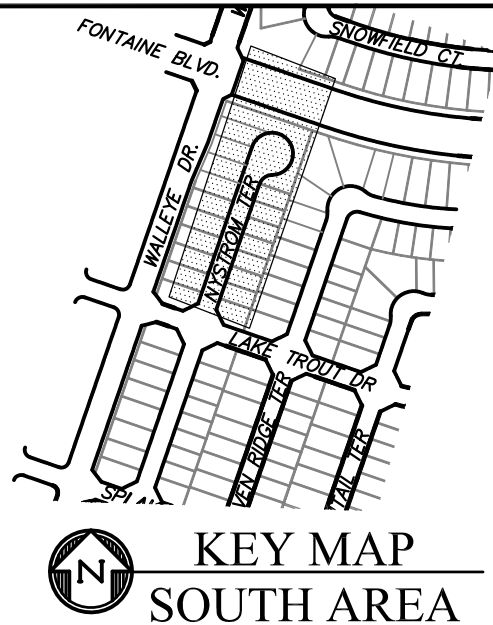
1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs

<div>FONTAINE BLVD. & WALLEYE DR</div> <div>SIGNING & STRIPING PLAN</div>			<div>CORE</div>		<div>ENGINEERING GROUP</div>	
			15004 1ST AVENUE S. BURNESVILLE, MO 65306 PHONE: 660-555-1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg.com			
<div>DRAWN: RLS DESIGNED: RLS CHECKED: RLS</div>			NO.		DATE	
			1. MOVE PEDESTRIAN CROSSING SIGNS		12/17/2020	
<div>PROJECT:</div> <div>THE RIDGE AT LORSON RANCH FIL. NO. 1 FONTAINE BLVD. & WALLEYE DR COLORADO SPRINGS, COLORADO</div>			PREPARED FOR:			
			LORSON, LLC			
			212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK			
<div>DATE: MARCH, 2022</div> <div>PROJECT NO. 100.066</div> <div>SHEET NUMBER C5.7</div> <div>TOTAL SHEETS: 51</div>						

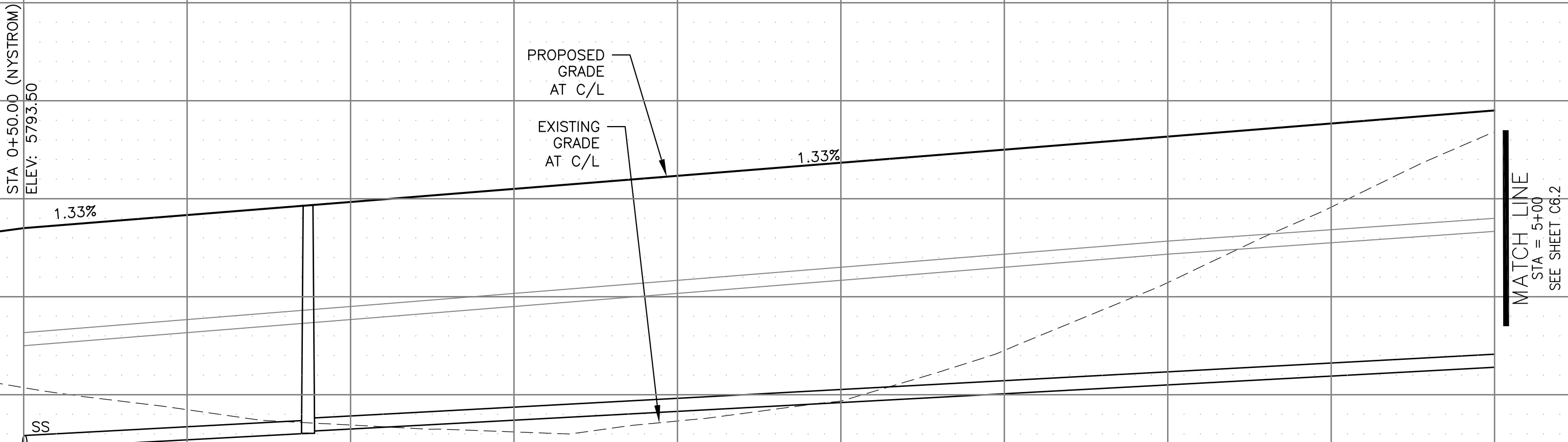
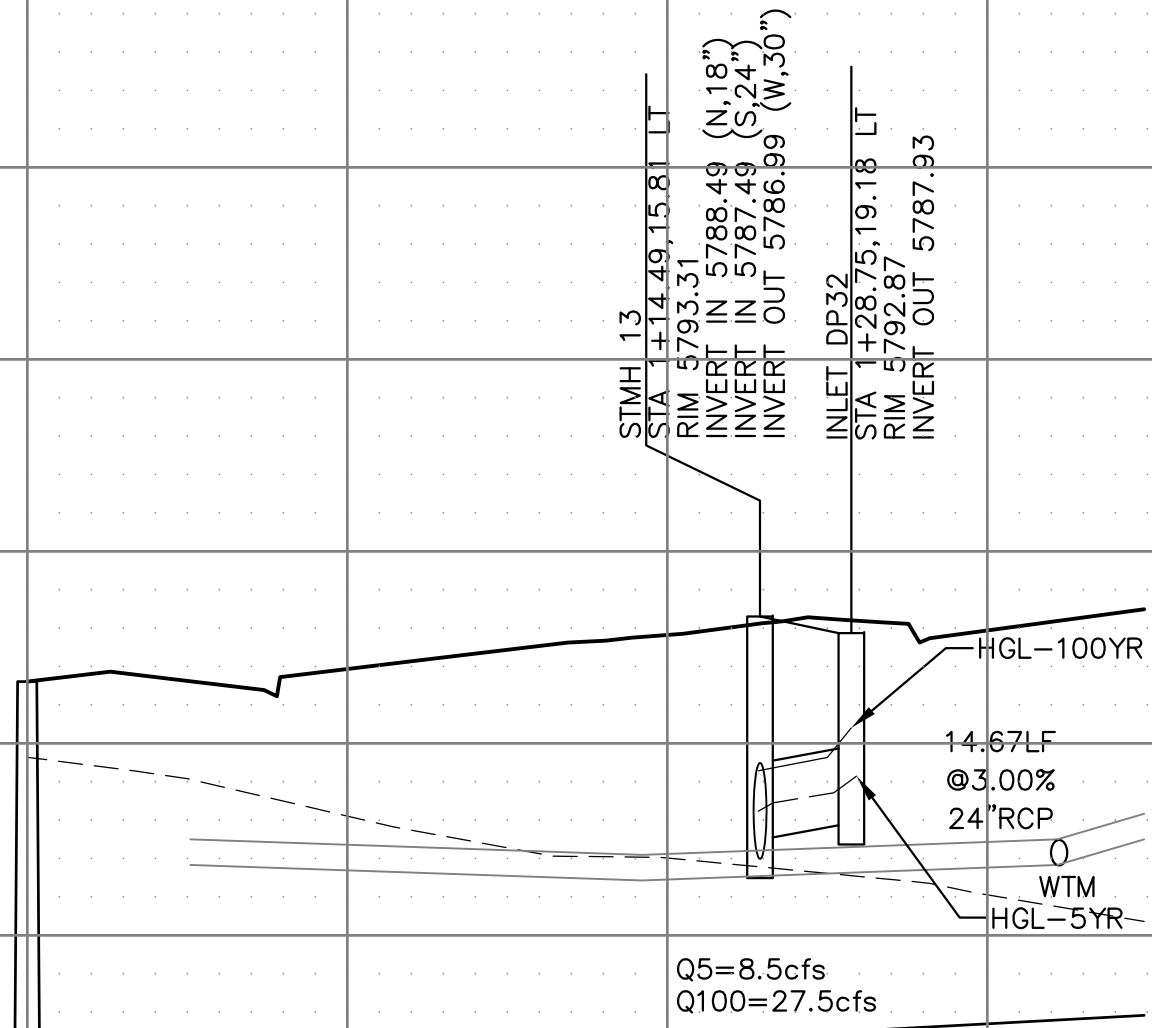
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C22	54.98'	45.00	70°00'29"
C23	201.46'	46.17	250°00'29"



STM LAT 'Z' PROFILE



STREET / STORM - SOUTH AREA

NYSTROM TERRACE

STA 0+50 TO 5+00

DATE:

MARCH, 2022

PROJECT NO.

100.066

SHEET NUMBER

C6.1

TOTAL SHEETS: 51

CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE

DESCRIPTION

NO.

PROJECT:

THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD. W. WALLEYE DR
COLORADO SPRINGS, COLORADO

PREPARED FOR:

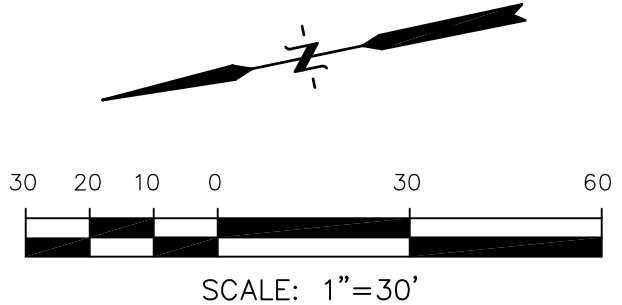
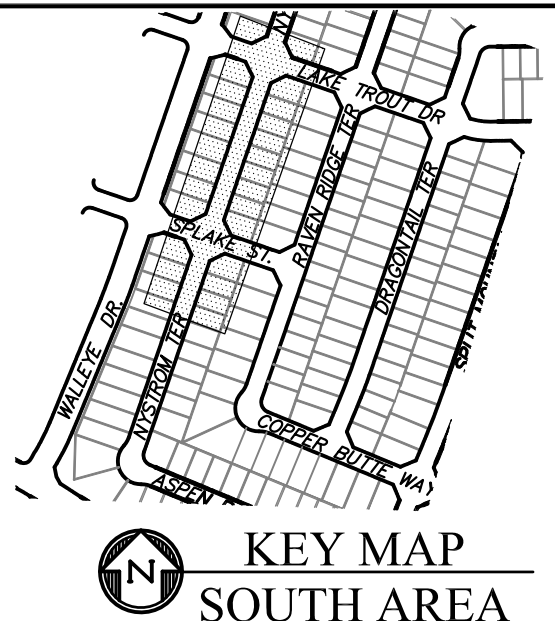
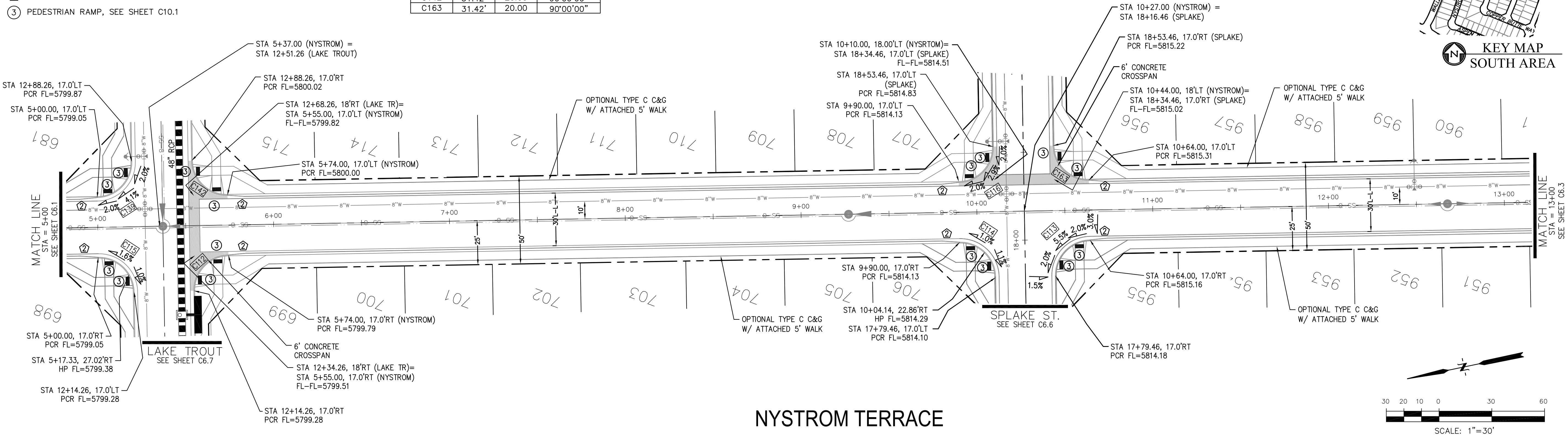
LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

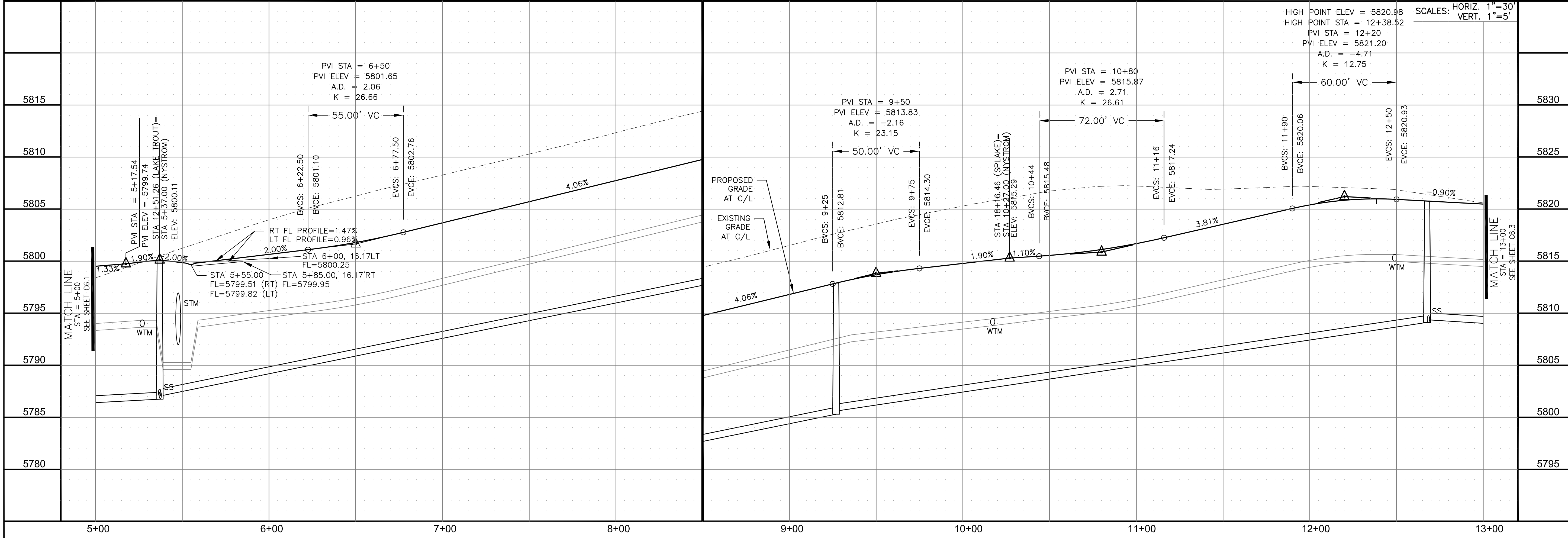
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C112	31.42'	20.00	90°00'00"
C113	31.42'	20.00	90°00'00"
C114	31.42'	20.00	90°00'00"
C115	31.42'	20.00	90°00'00"
C116	31.42'	20.00	90°00'00"
C139	31.42'	20.00	90°00'00"
C142	31.42'	20.00	90°00'00"
C163	31.42'	20.00	90°00'00"



NYSTROM TERRACE



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@csg1.com

DATE: _____

DESCRIPTION: _____

NO: _____

PROJECT: _____

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

THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - SOUTH AREA

NYSTROM TERRACE

STA 5+00 TO 13+00

DATE: MARCH, 2022

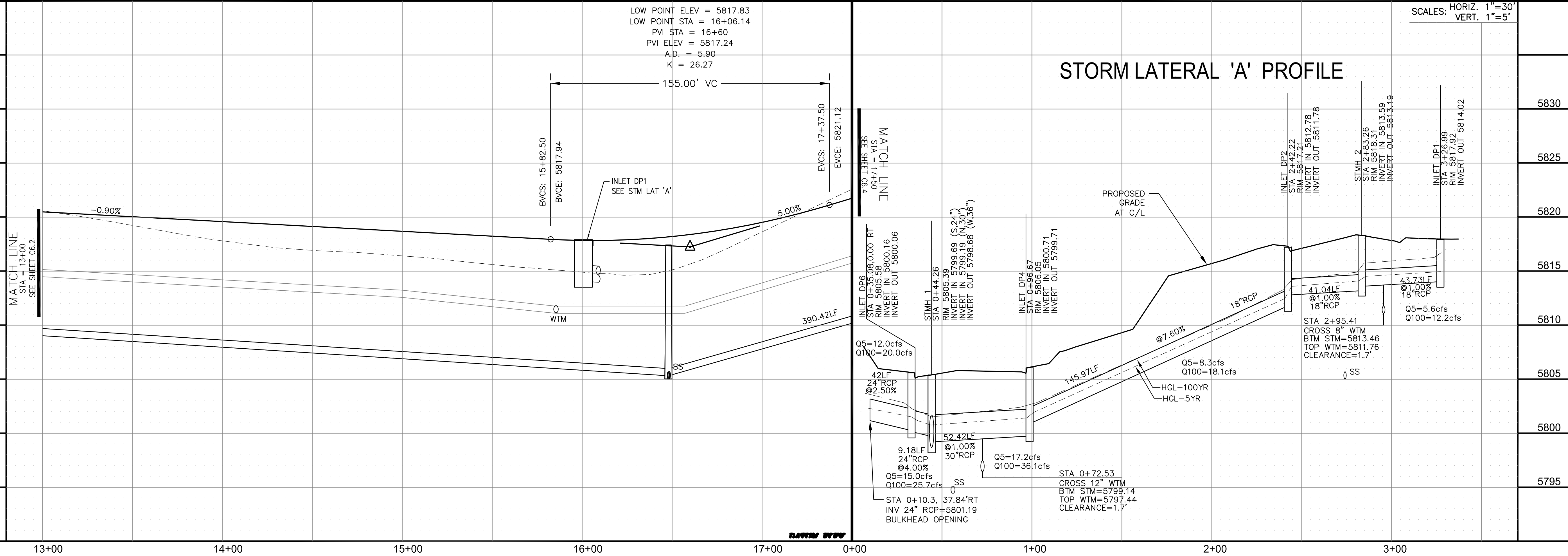
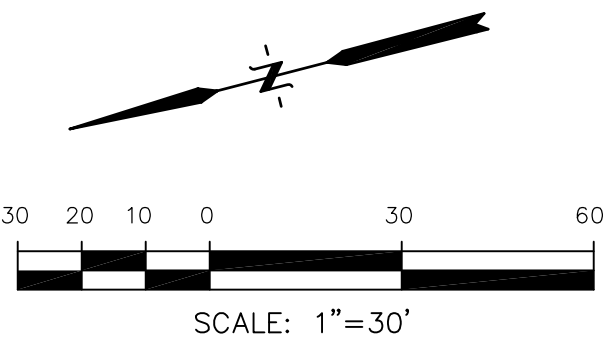
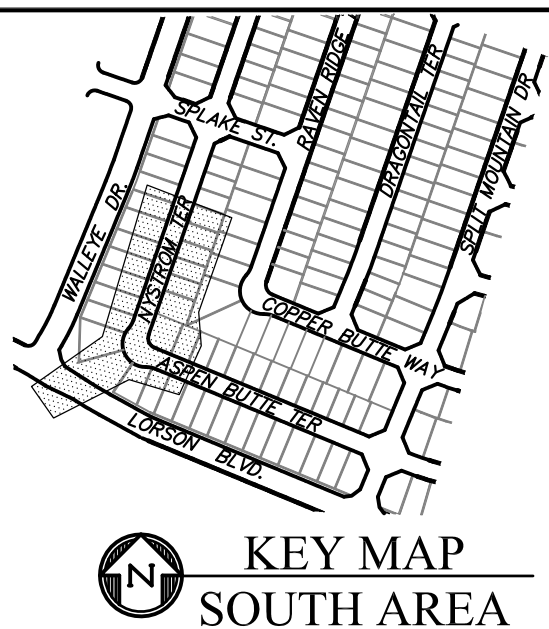
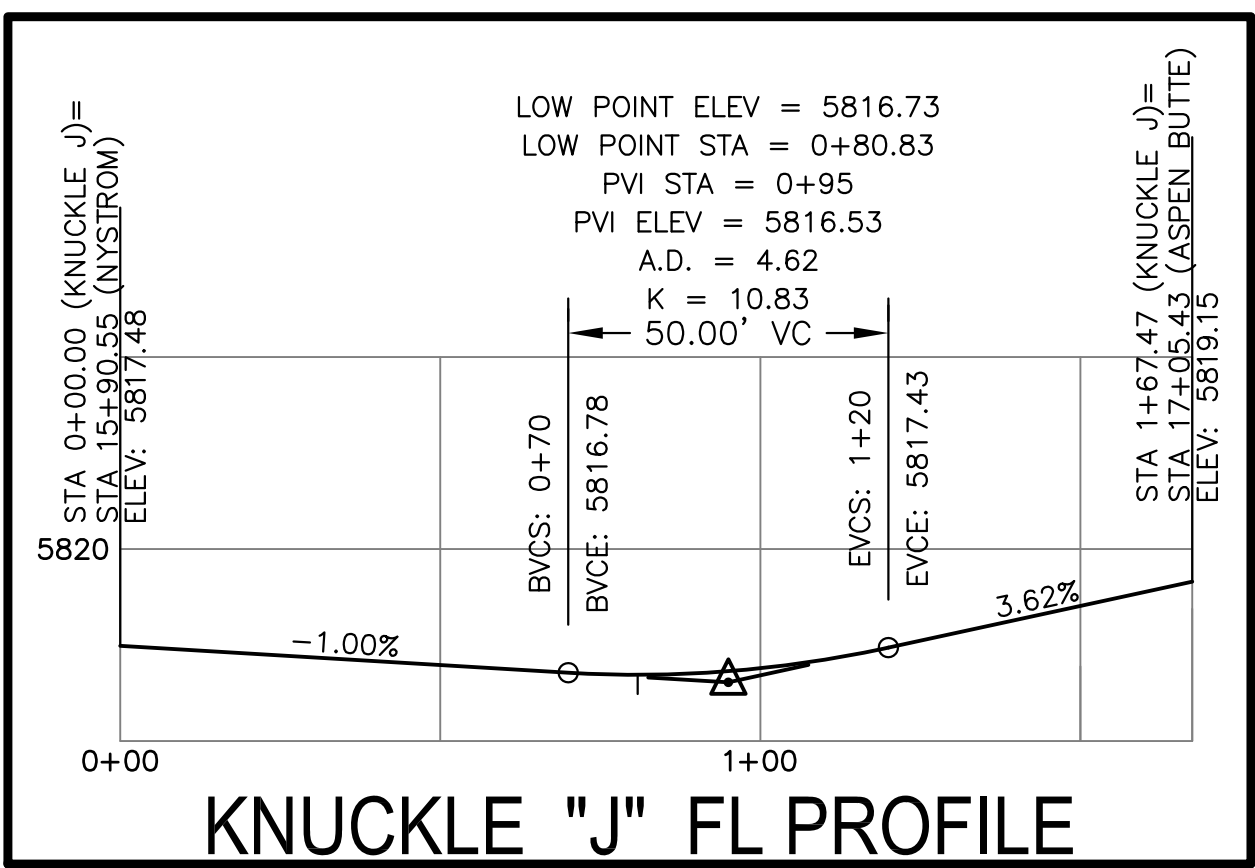
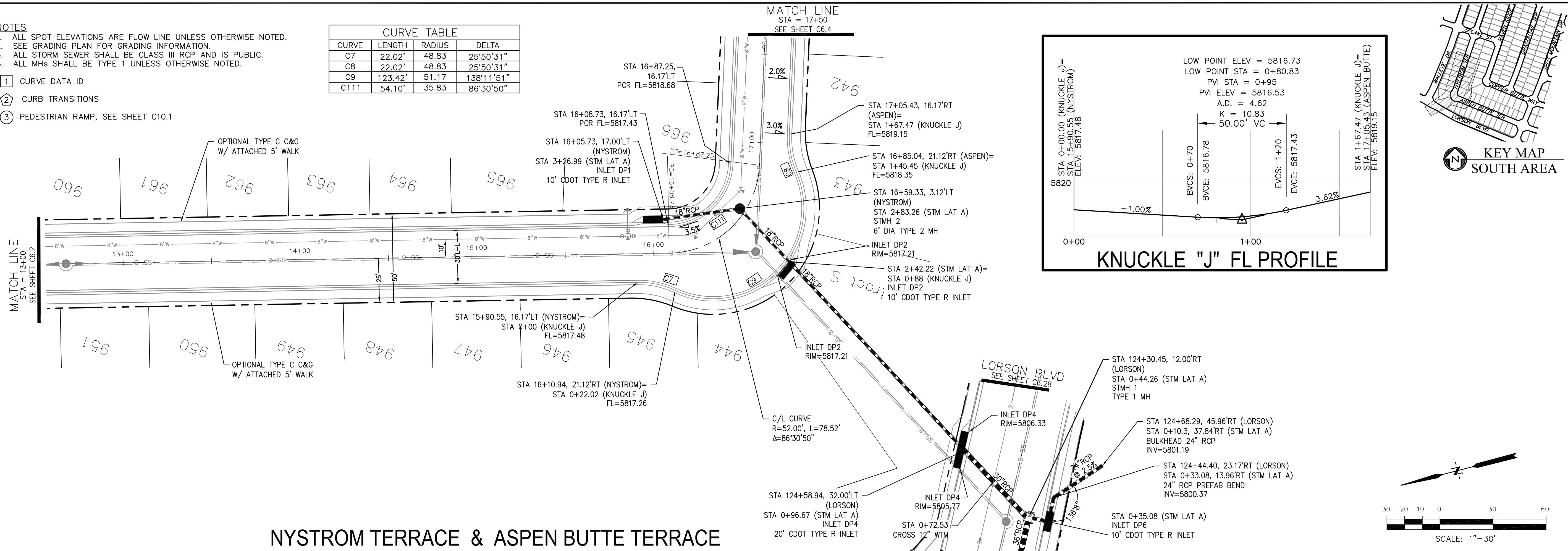
PROJECT NO. 100.066

SHEET NUMBER C6.2

TOTAL SHEETS: 51

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	22.02'	48.83	25°50'31"
C8	22.02'	48.83	25°50'31"
C9	123.42'	51.17	138°11'51"
C111	54.10'	35.83	86°30'50"



STREET / STORM - SOUTH AREA		DATE: MARCH, 2022	
NYSTROM TERRACE		PROJECT NO. 100.066	
STA 13+00 TO 17+50		SHEET NUMBER C6.3	
TOTAL SHEETS: 51			

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

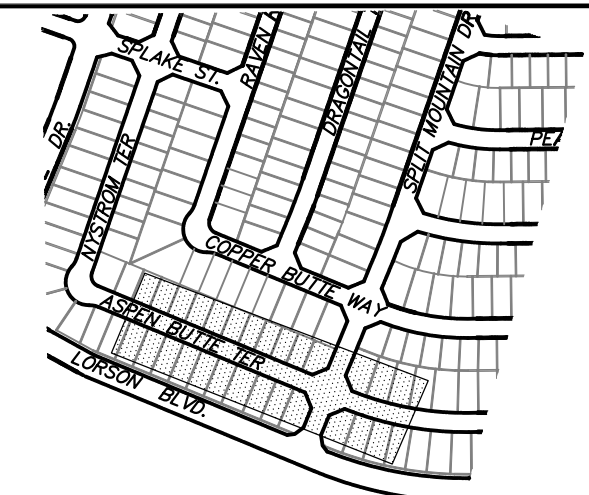
NO.		DESCRIPTION		DATE	

DRAWN: RLS DESIGNED: RLS CHECKED: RLS		PROJECT: THE RIDGE AT LORSON RANCH FIL. NO. 1 FONTAINE BLVD. WALLEYS DR COLORADO SPRINGS, COLORADO		PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	
---------------------------------------------	--	----------------------------------------------------------------------------------------------------------------	--	--------------------------------------------------------------------------------------------------------------------------------------------	--

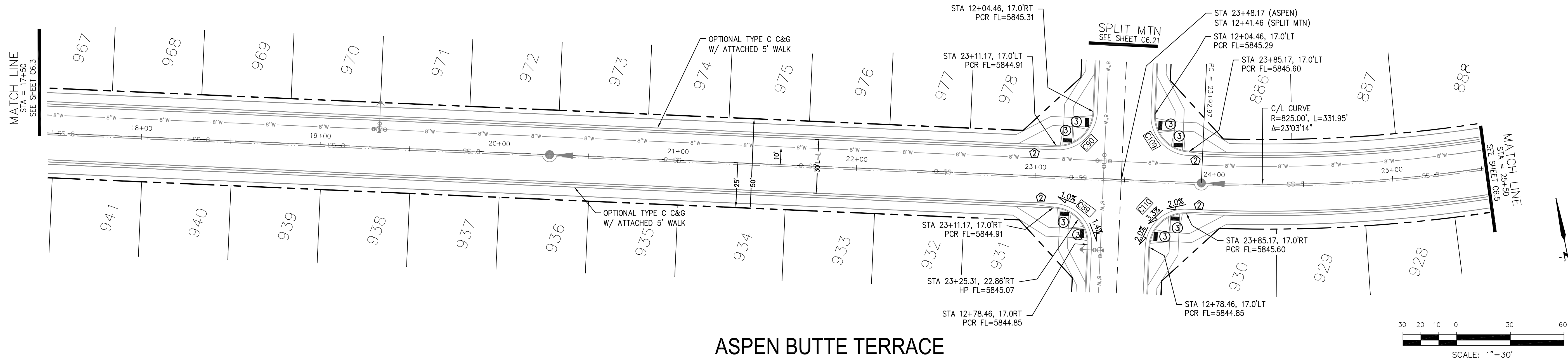
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

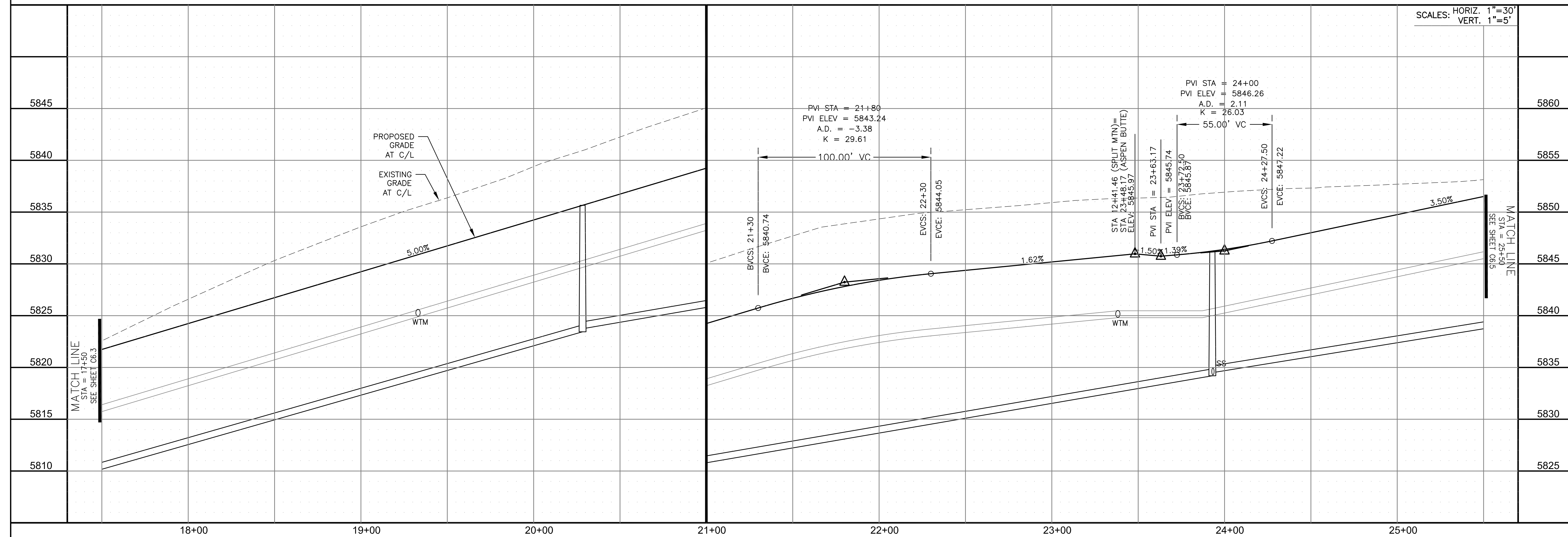
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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C90	31.42'	20.00	90°00'00"
C109	31.42'	20.00	90°00'00"
C110	31.42'	20.00	90°00'00"



 KEY MAP
SOUTH AREA



ASPEN BUTTE TERRACE



STREET / STORM - SOUTH AREA
ASPEN BUTTE TERRACE
STA 17+50 TO 25+50

DATE:
MARCH, 2022

PROJECT NO.
100.066

SHEET NUMBER
C6.4

TOTAL SHEETS: 51

CORE

ENGINEERING GROUP

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

NO.	DESCRIPTION	DATE

PROJECT: THE RIDGE AT LORSON
RANCH FIL. NO. 1
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
LORSON, LLC
PREPARED FOR:

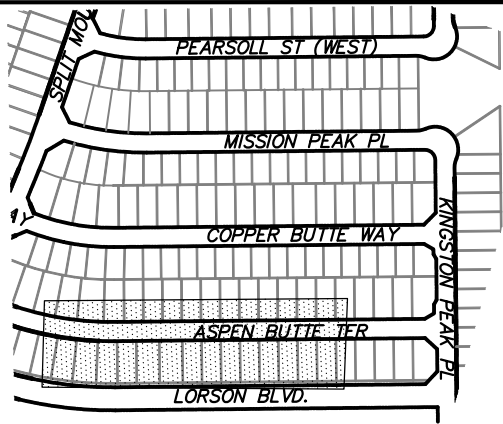
DRAWN: R
DESIGNED: R
CHECKED: R

LS
LS
LS

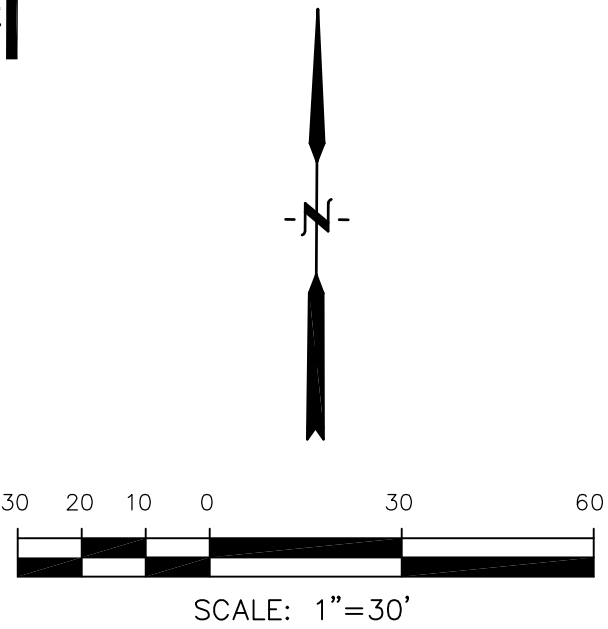
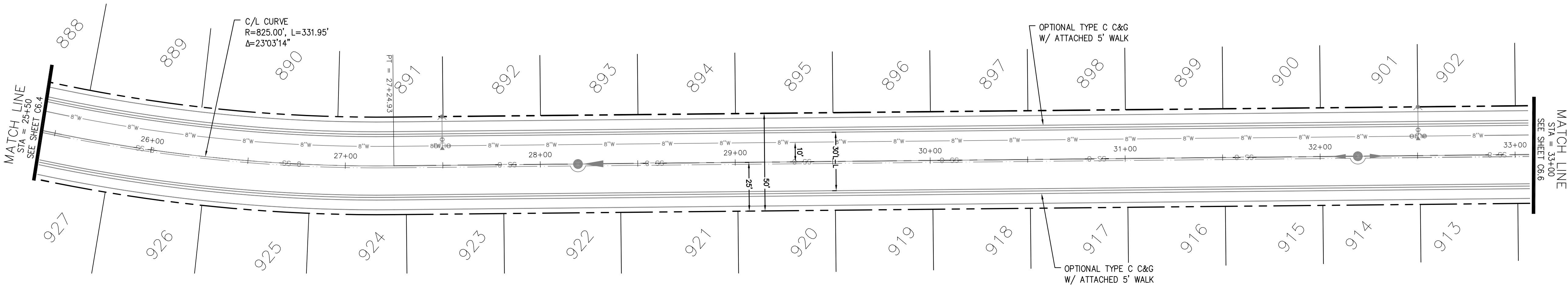
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

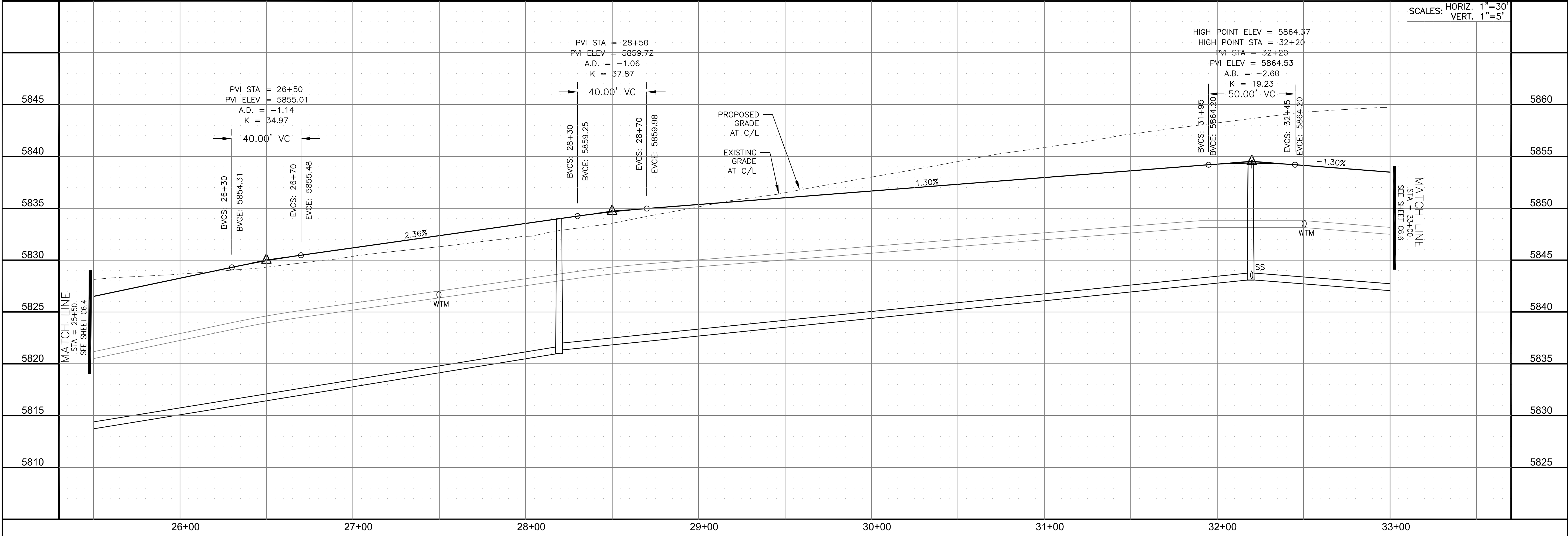
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C89	31.42'	20.00	90°00'00"
C90	31.42'	20.00	90°00'00"
C109	31.42'	20.00	90°00'00"
C110	31.42'	20.00	90°00'00"



KEY MAP
SOUTH AREA



ASPEN BUTTE TERRACE



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

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

PROJECT:
THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEYE DR
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA

ASPEN BUTTE TERRACE

STA 25+50 TO 33+00

DATE:
MARCH, 2022

PROJECT NO.
100.066

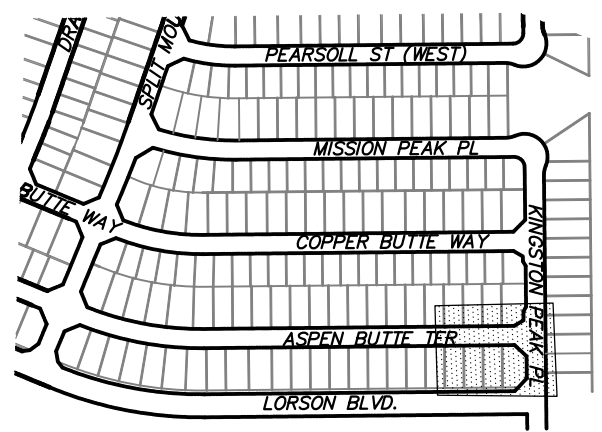
SHEET NUMBER
C6.5

TOTAL SHEETS: 51

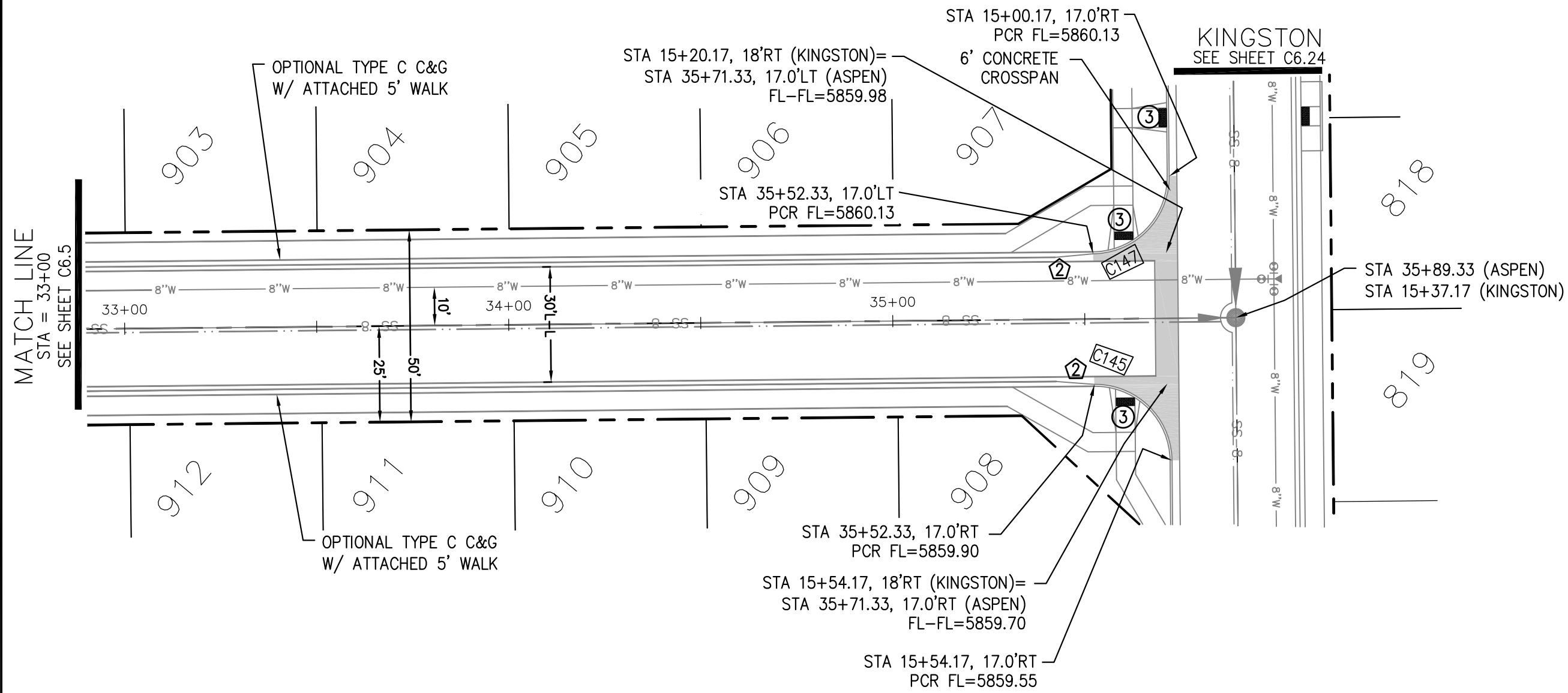
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

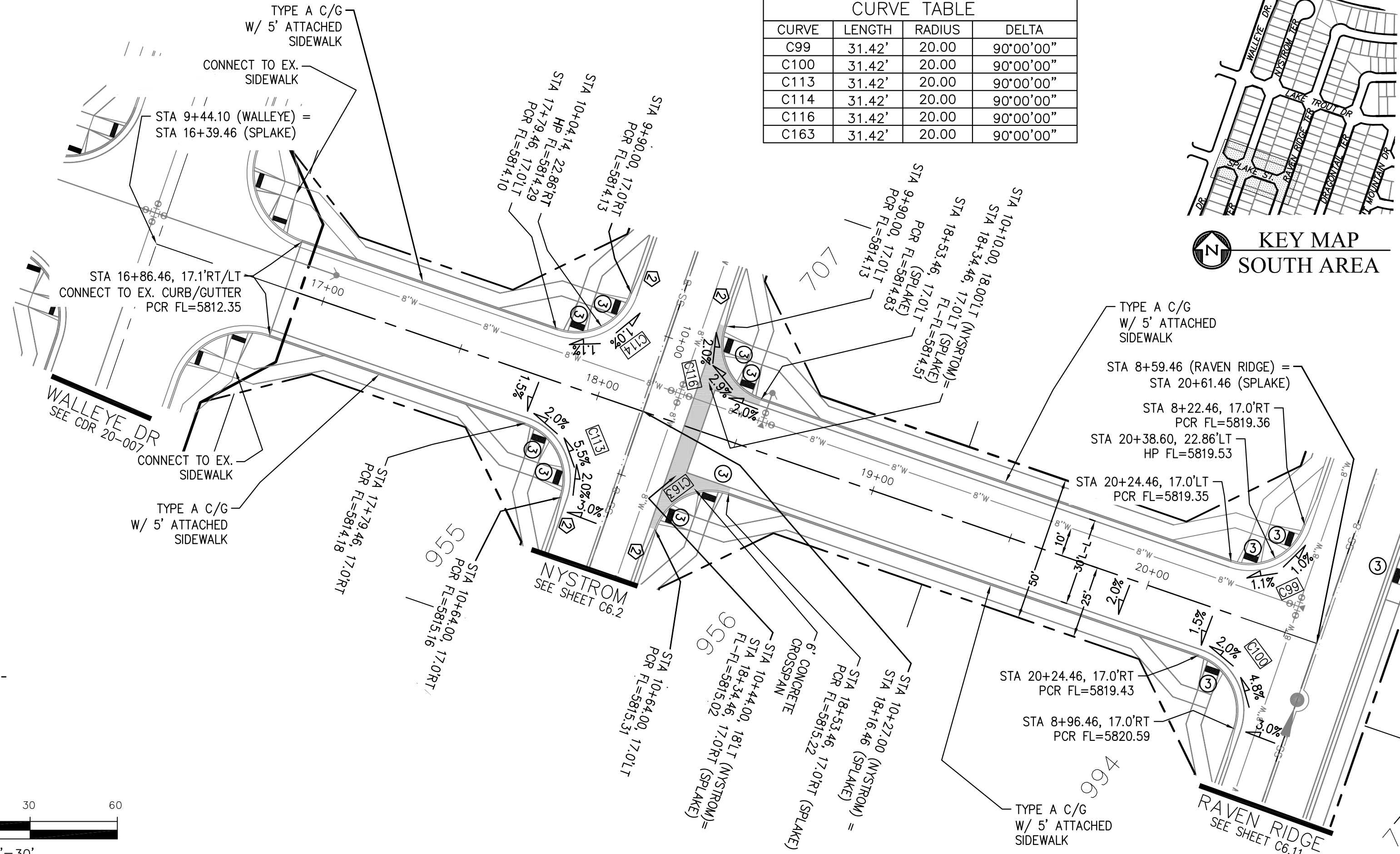
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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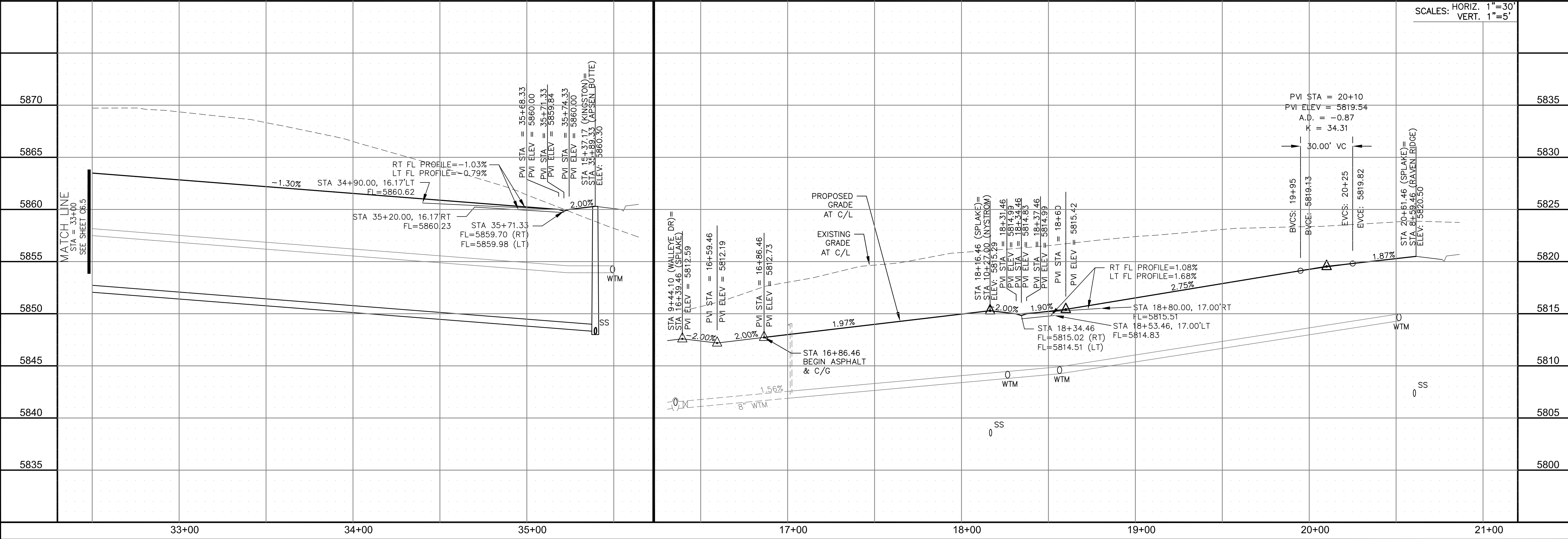
KEY MAP
SOUTH AREA



ASPEN BUTTE TERRACE



SPLAKE STREET



CORE

ENGINEERING GROUP

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

THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEYE DR
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA

ASPEN BUTTE TERRACE & SPLAKE ST

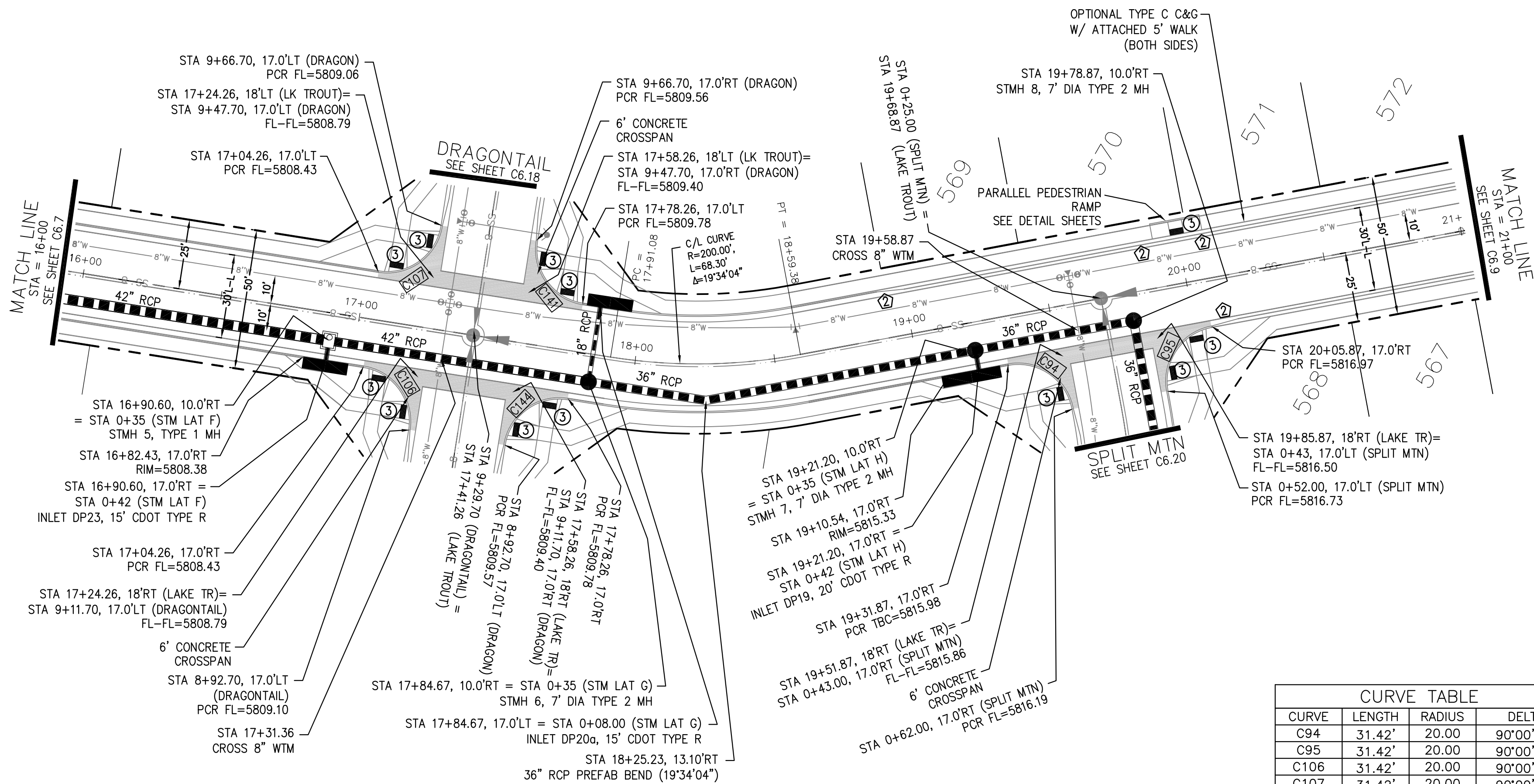
STA 33+00 TO 35+89

DATE:
MARCH, 2022

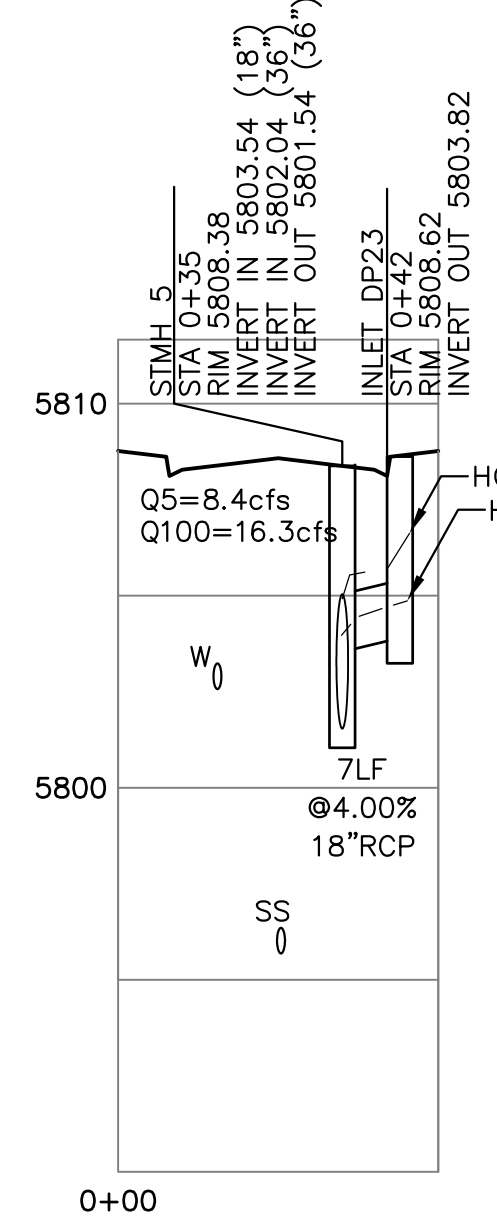
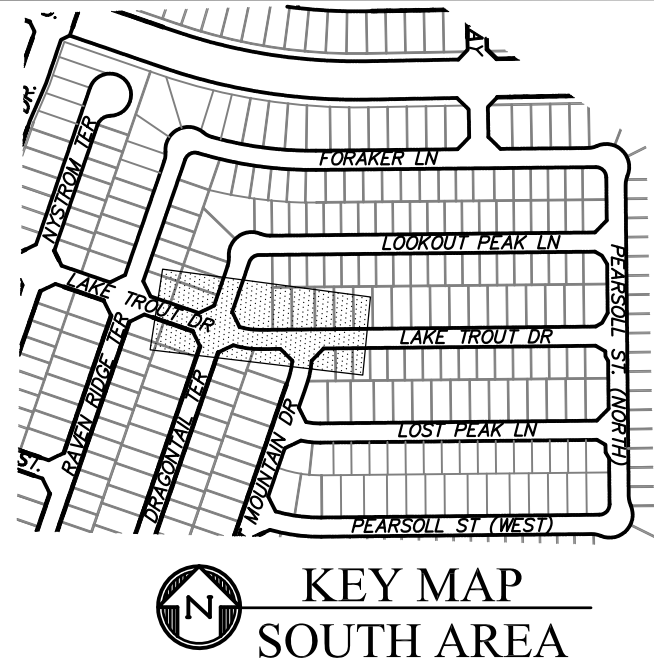
PROJECT NO.
100.066

SHEET NUMBER
C6.6

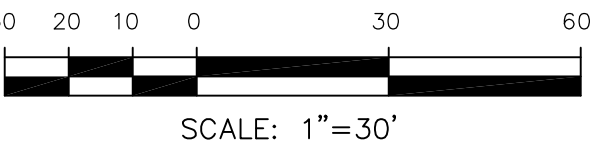
TOTAL SHEETS: 51



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

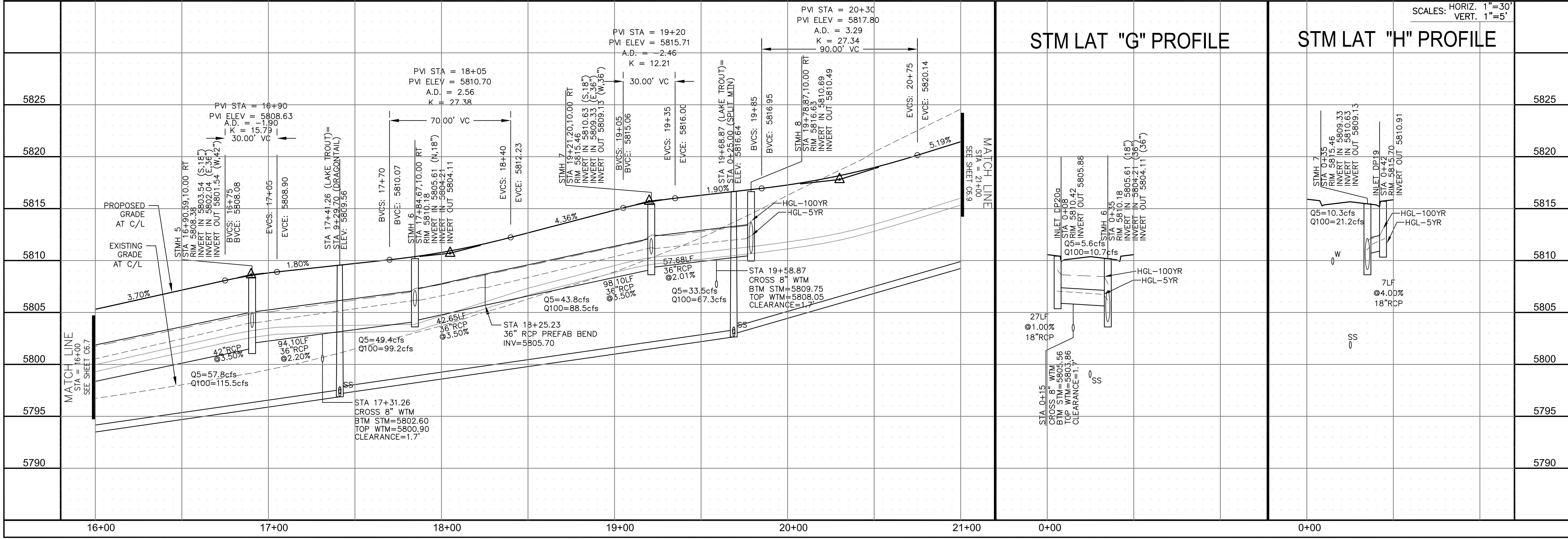


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C94	31.42'	20.00	90°00'00"
C95	31.42'	20.00	90°00'00"
C106	31.42'	20.00	90°00'00"
C107	31.42'	20.00	90°00'00"
C141	31.42'	20.00	90°00'00"
C144	31.42'	20.00	90°00'00"



LAKE TROUT DR

STM LAT "F" PROFILE



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNESVILLE, MO 65306
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:

THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEYE DR
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA

LAKE TROUT DRIVE

STA 16+00 TO 21+00

DATE:

MARCH, 2022

PROJECT NO.

100.066

SHEET NUMBER

C6.8

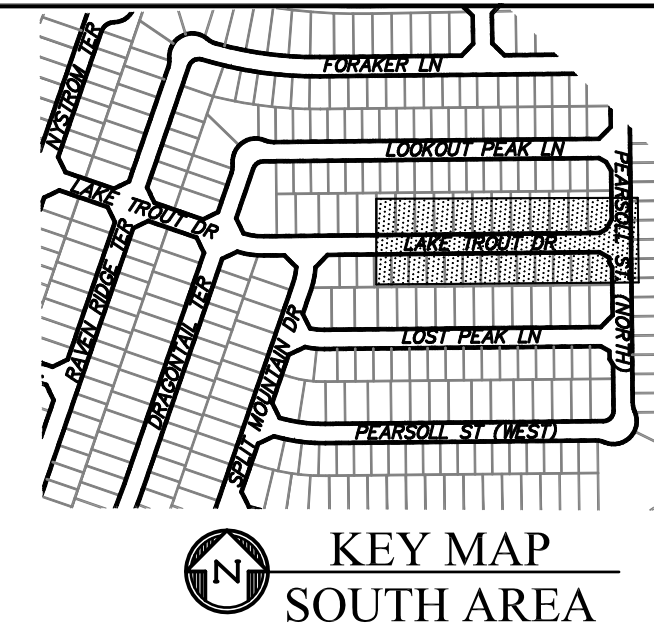
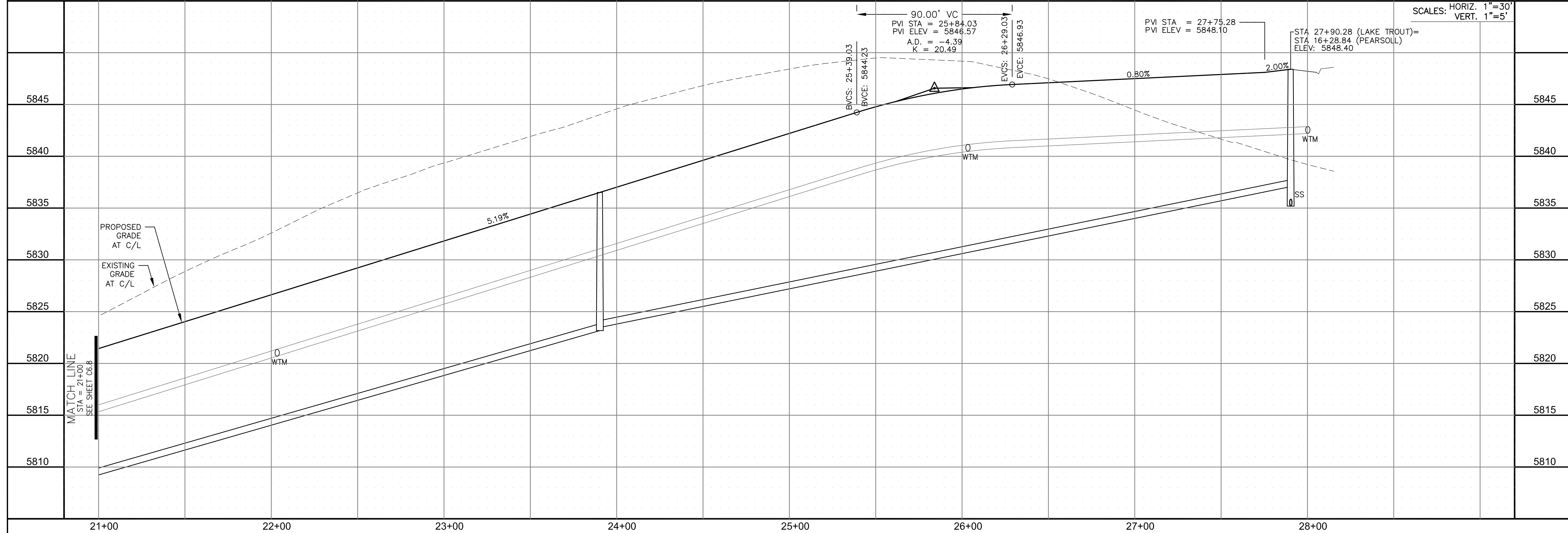
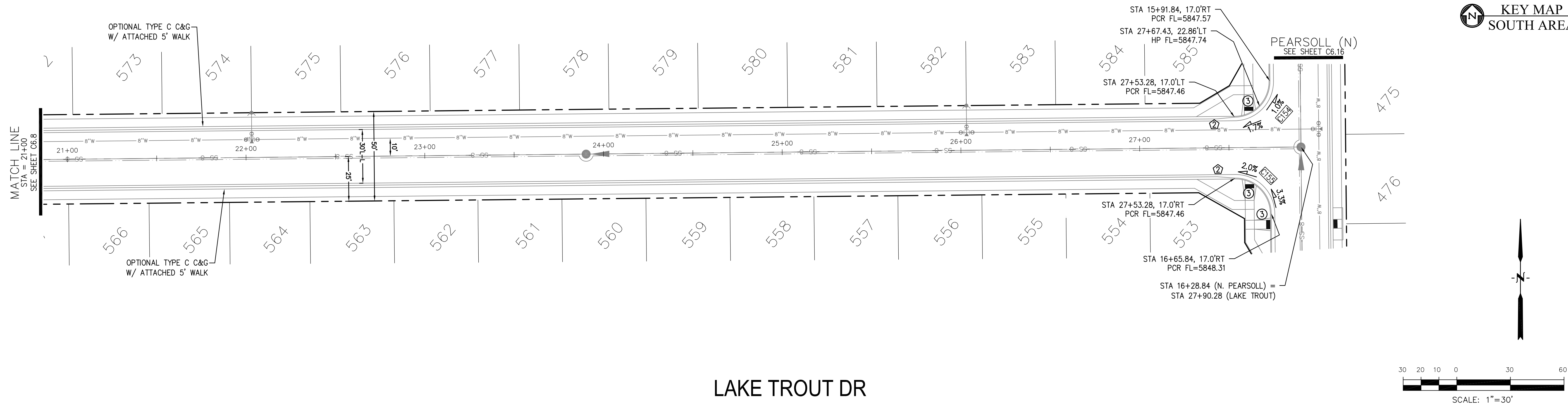
TOTAL SHEETS:

51

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

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C154	31.42'	20.00	90°00'00"
C155	31.42'	20.00	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@eg1.com

NO.	DESCRIPTION	DATE
PROJECT:		PREPARED FOR:
THE RIDGE AT LORSON RANCH FL. NO. 1 CONTING BLVD. WALLACE DR COLORADO SPRINGS, COLORADO		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 - SOUTH AREA
LAKE TROUT DRIVE
STA 21+00 TO 28+00

DATE:
MARCH, 2022

PROJECT NO.	100.066
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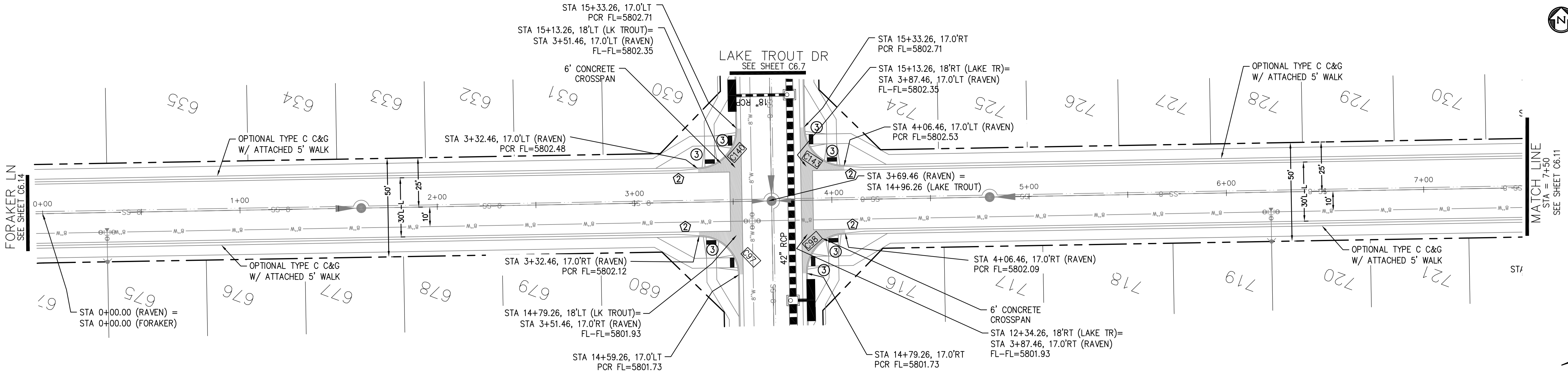
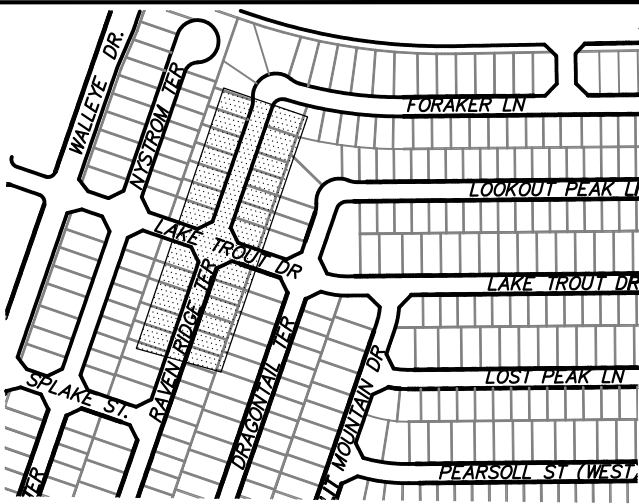
SHEET NUMBER
C6.9

TOTAL SHEETS: 51

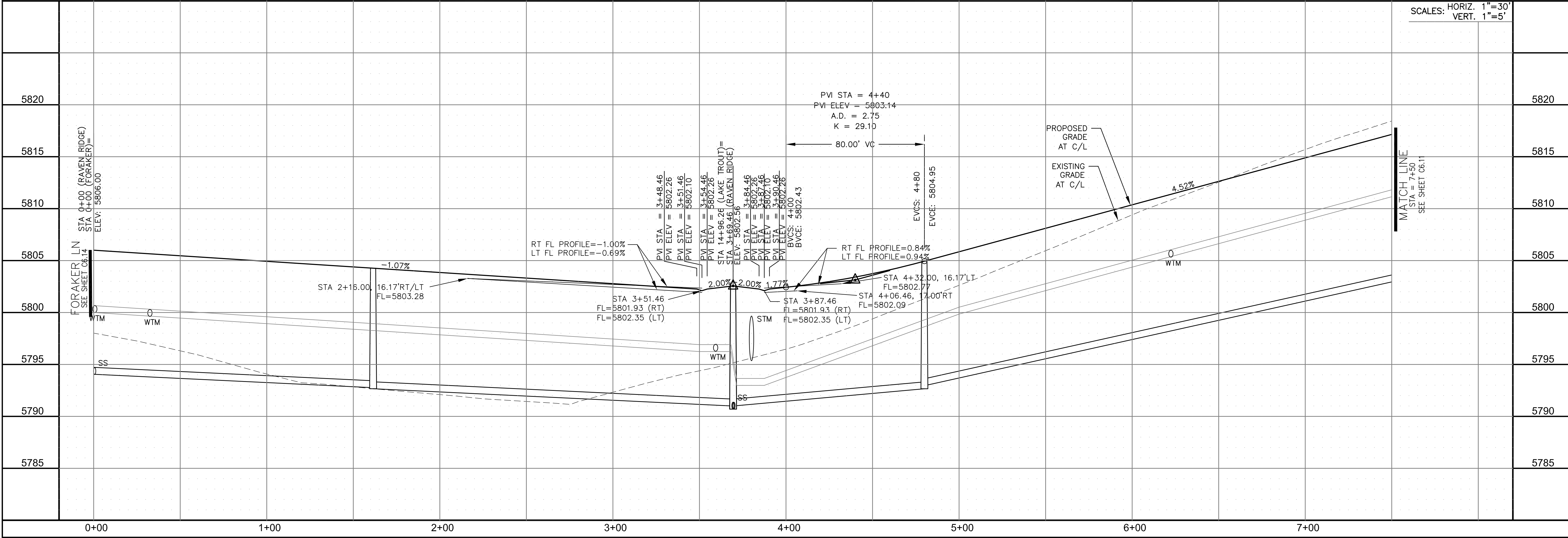
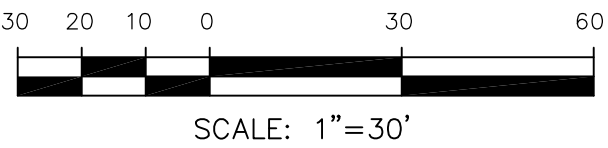
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C97	31.42'	20.00	90°00'00"
C98	31.42'	20.00	90°00'00"
C140	31.42'	20.00	90°00'00"
C143	31.42'	20.00	90°00'00"



RAVEN RIDGE TERRACE



ENGINEERING GROUP

15004 1ST AVENUE S.
BURNESVILLE, MO 65306
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:

THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEYE DR
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA

RAVEN RIDGE TERRACE

STA 0+00 TO 7+50

DATE:
MARCH, 2022

PROJECT NO.
100.066

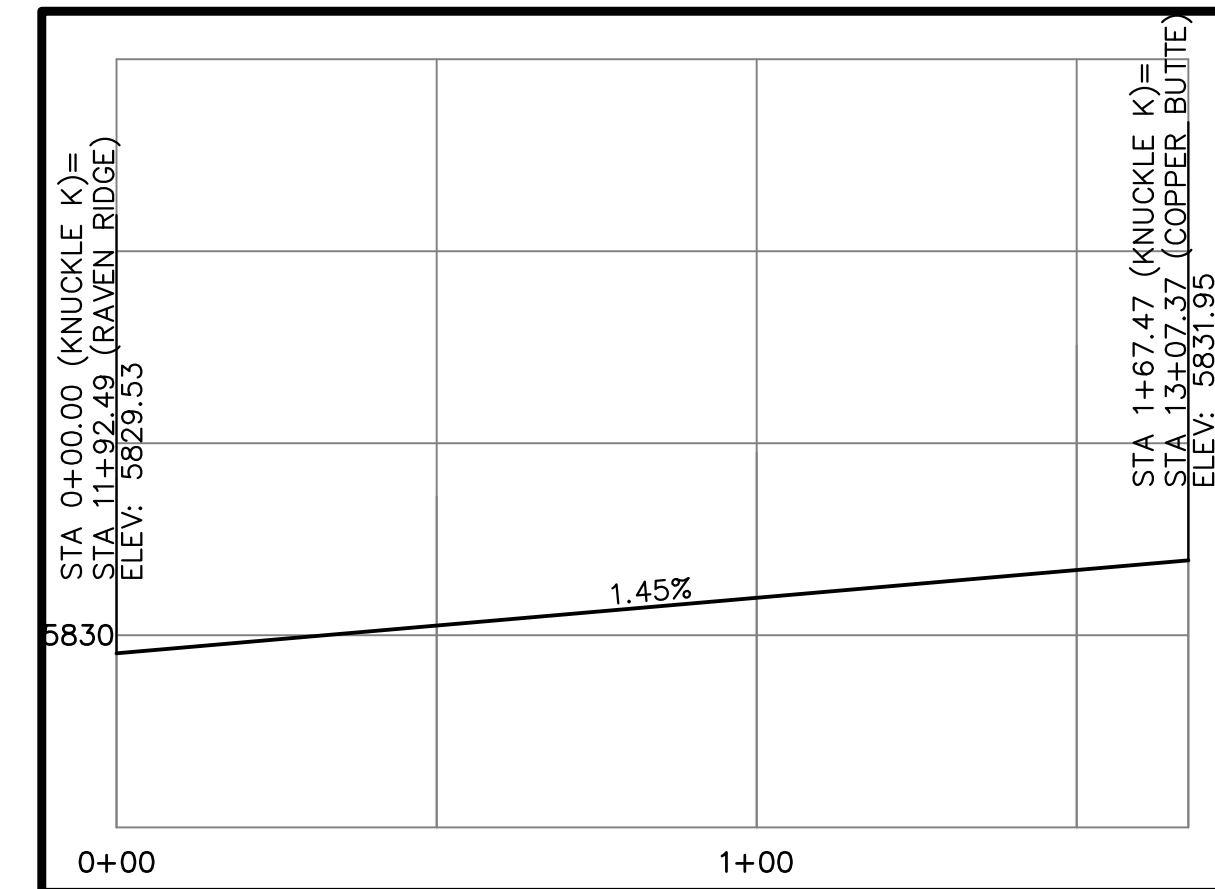
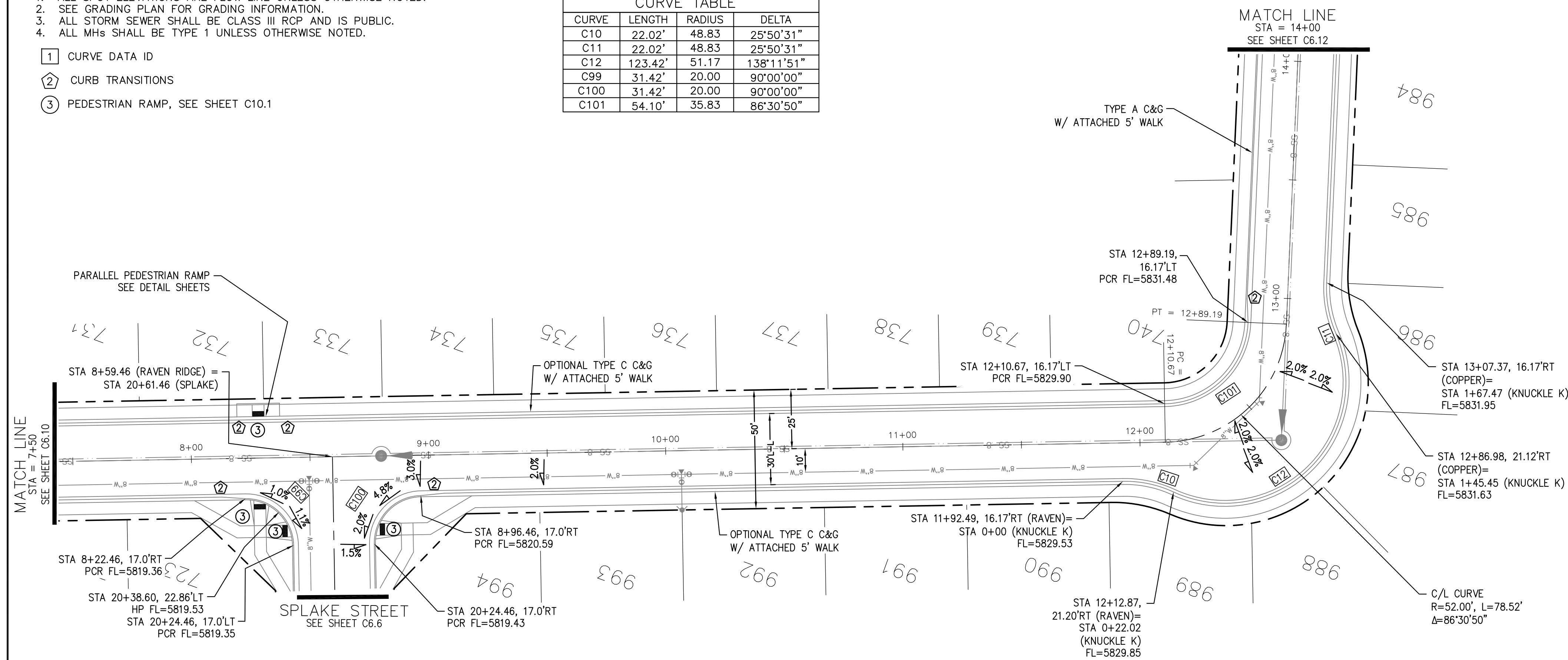
SHEET NUMBER
C6.10

TOTAL SHEETS: 51

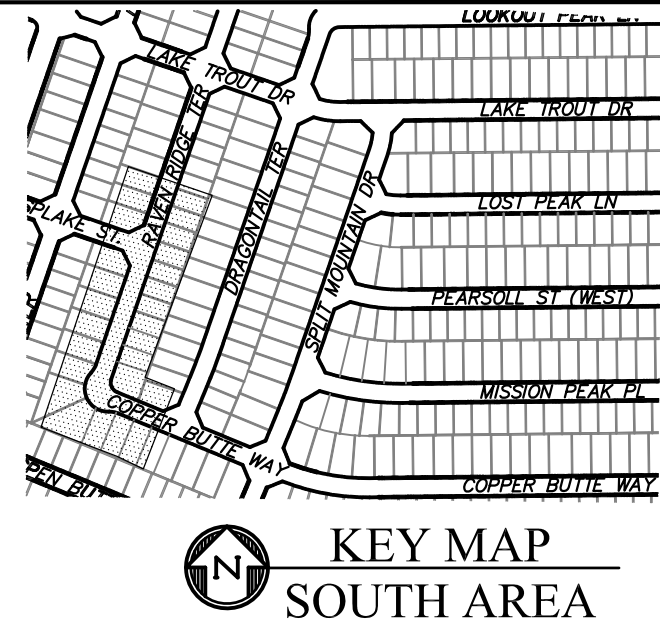
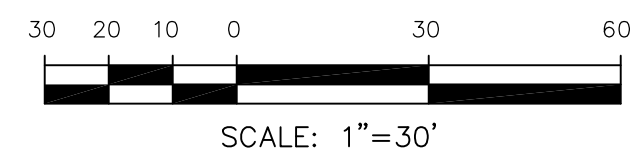
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE	LENGTH	RADIUS	DELTA
C10	22.02'	48.83	25°50'31"
C11	22.02'	48.83	25°50'31"
C12	123.42'	51.17	138°11'51"
C99	31.42'	20.00	90°00'00"
C100	31.42'	20.00	90°00'00"
C101	54.10'	35.83	86°30'50"



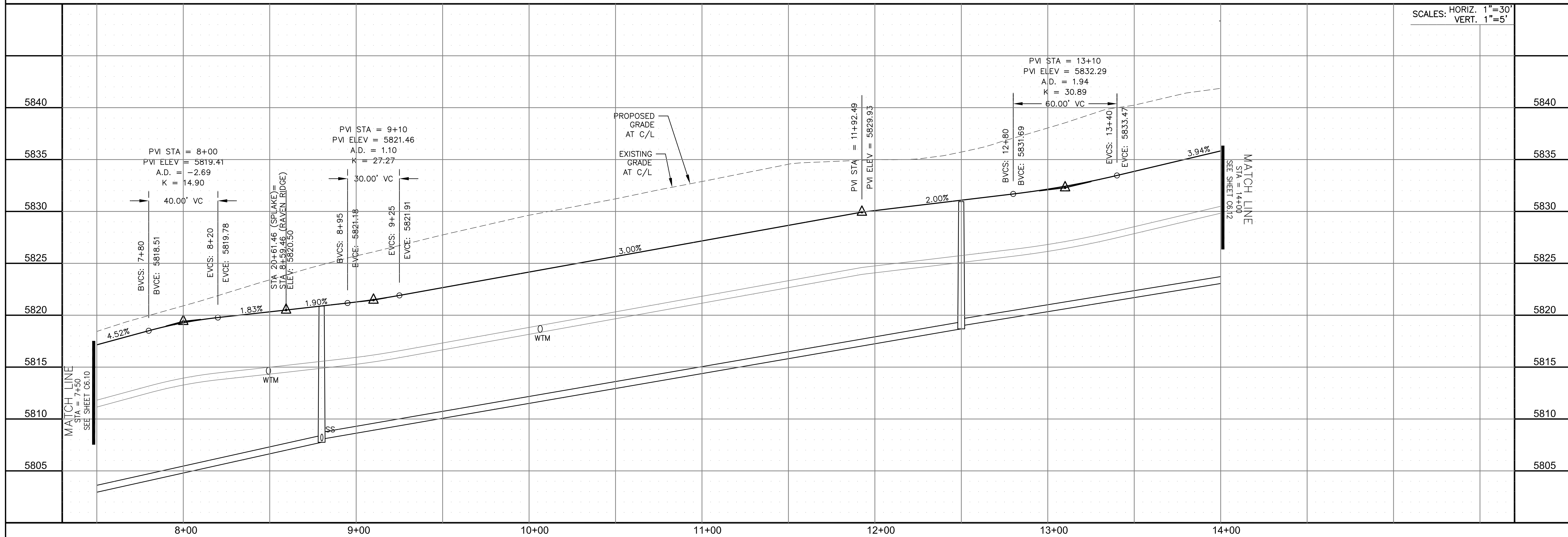
KNUCKLE "K" FL PROFILE



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

[illegible]

DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS



STREET / STORM - SOUTH AREA
RAVEN RIDGE / COPPER BUTTE
STA 7+50 TO 14+00

DATE:
MARCH, 2022

PROJECT NO.	100.066
-------------	---------

SHEET NUMBER
C6.11

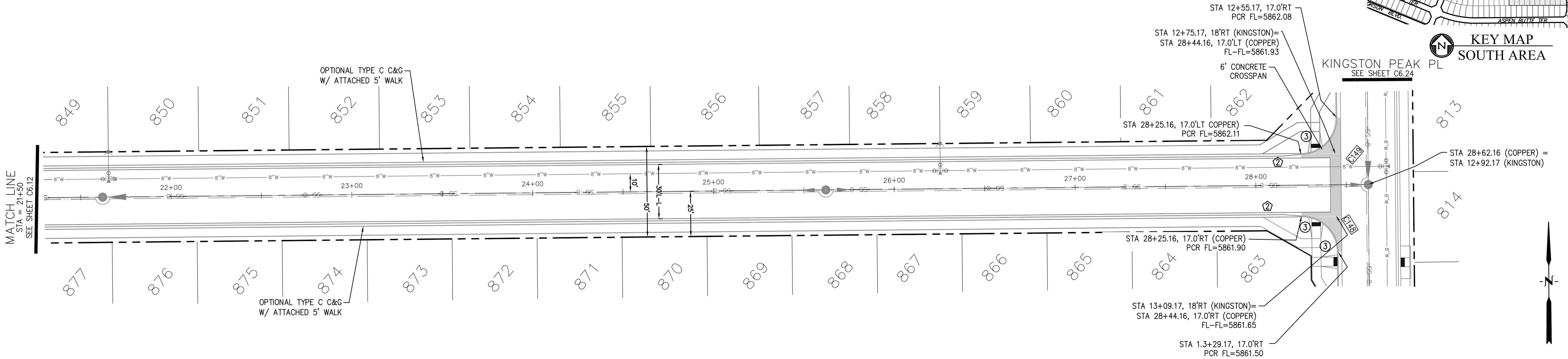
TOTAL SHEETS: 51

NOTES

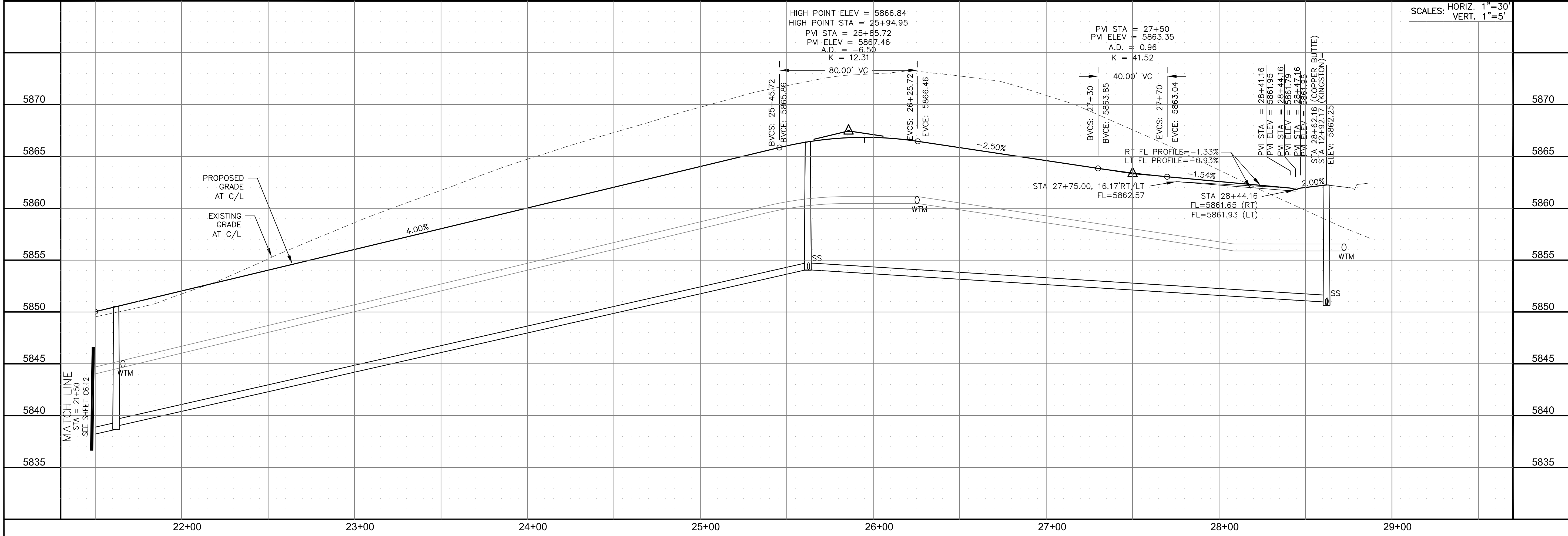
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C148	31.42'	20.00	90°00'00"
C149	31.42'	20.00	90°00'00"



COPPER BUTTE WAY



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING ROCK, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.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:

THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEYE DR
COLORADO SPRINGS, COLORADO

DATE:

MARCH, 2022

PROJECT NO.

100.066

SHEET NUMBER

C6.13

TOTAL SHEETS:

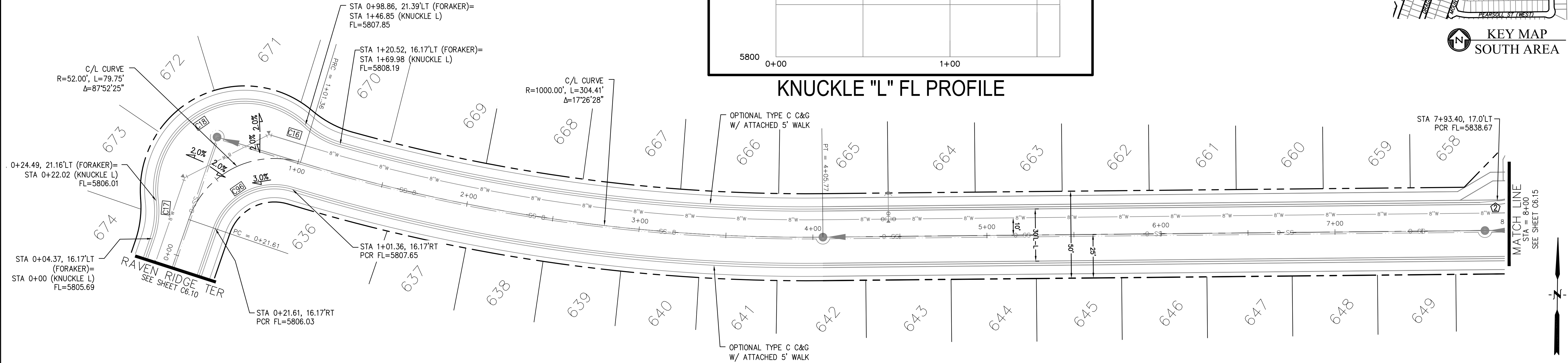
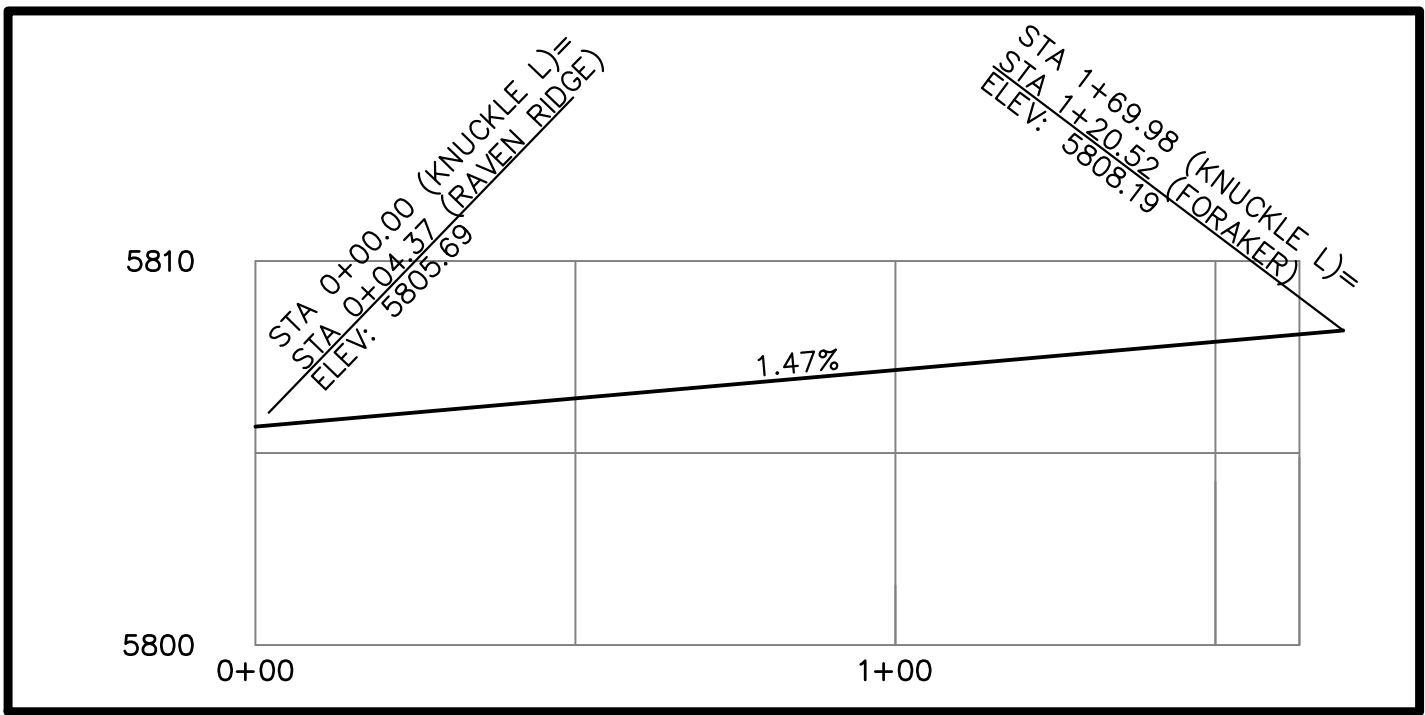
51

STREET / STORM - SOUTH AREA
COPPER BUTTE WAY
STA 21+50 TO 28+72

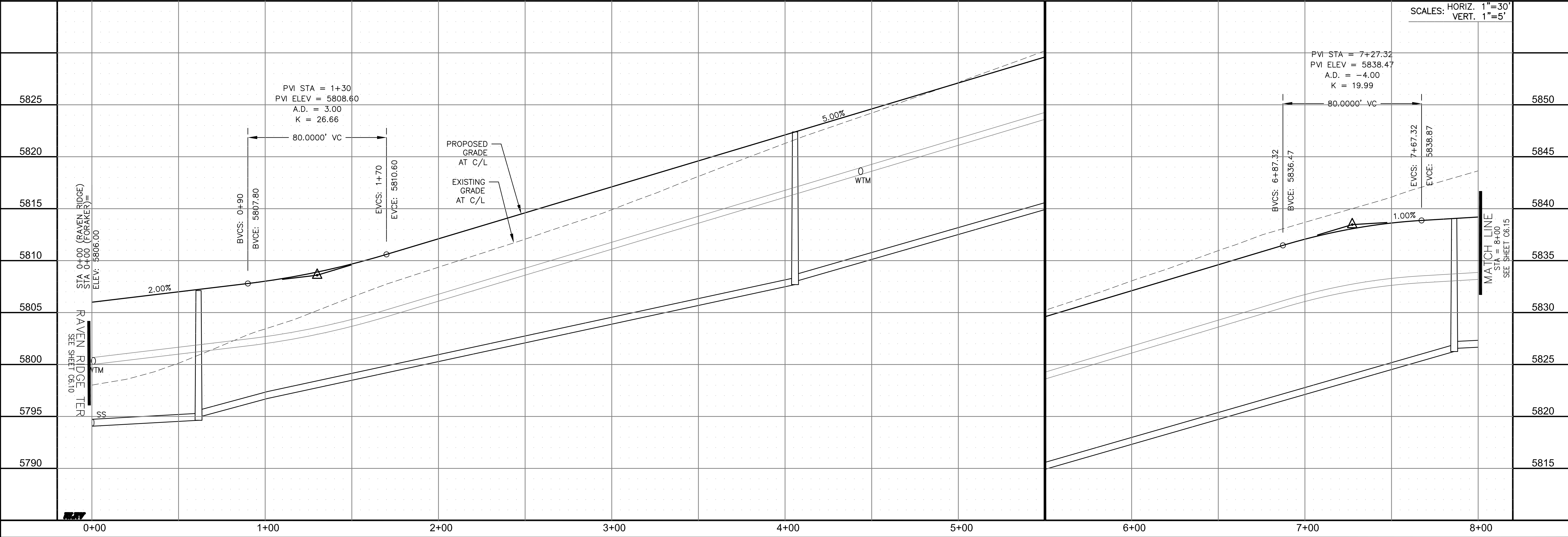
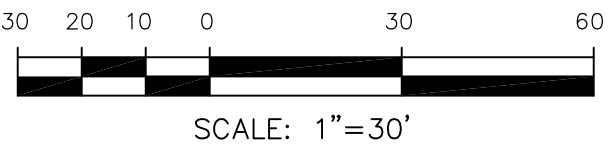
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C16	23.14'	48.83	27°08'49"
C17	22.02'	48.83	25°50'31"
C18	124.82'	51.17	139°45'53"
C96	54.95'	35.83	87°52'25"



FORAKER LANE



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.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:

THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEYE DR
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA

FORAKER LANE

STA 0+00 TO 8+00

DATE:

MARCH, 2022

PROJECT NO.

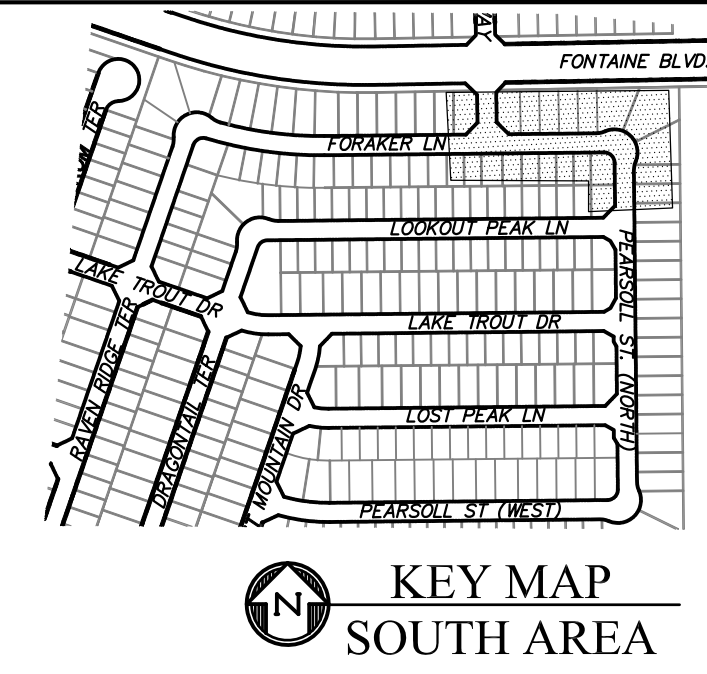
100.066

SHEET NUMBER

C6.14

TOTAL SHEETS:

51



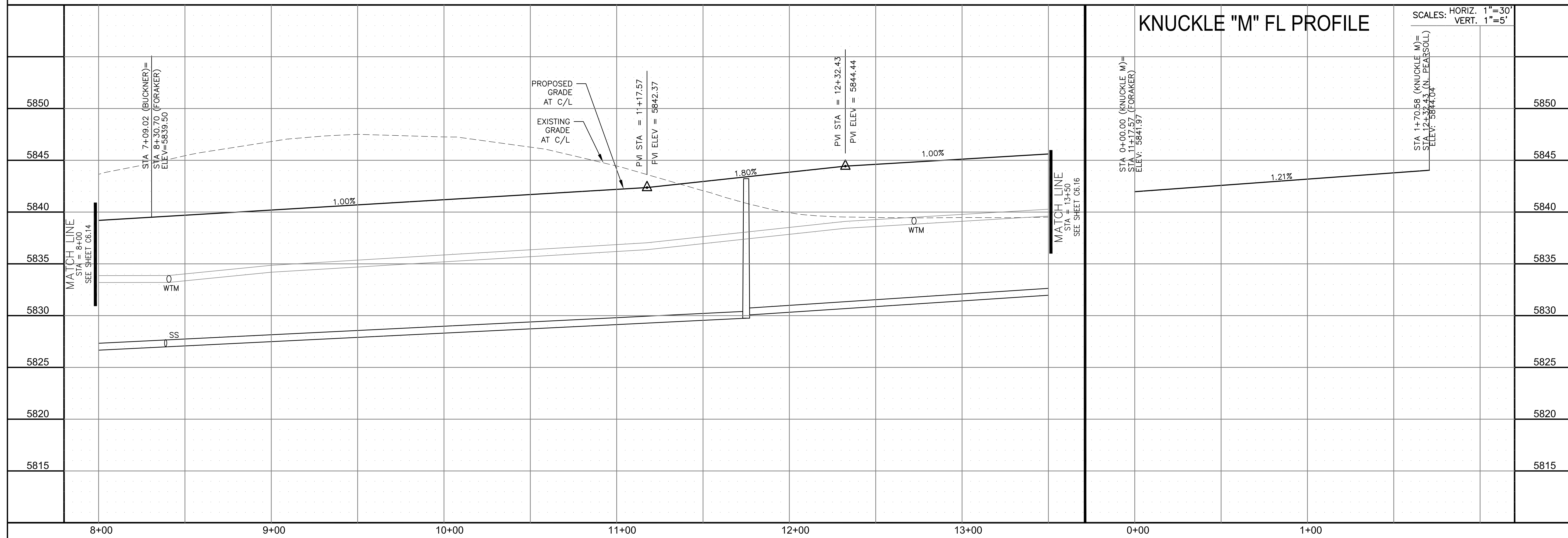
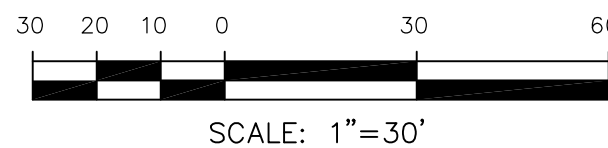
CURVE	LENGTH	RADIUS	DELTA
C19	22.02'	48.83	25°50'31"
C20	22.02'	48.83	25°50'31"
C21	126.54'	51.17	141°41'02"
C117	31.26'	20.00	89°32'37"
C118	56.28'	35.83	90°00'00"
C131	31.58'	20.00	90°27'23"

NOTES

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

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

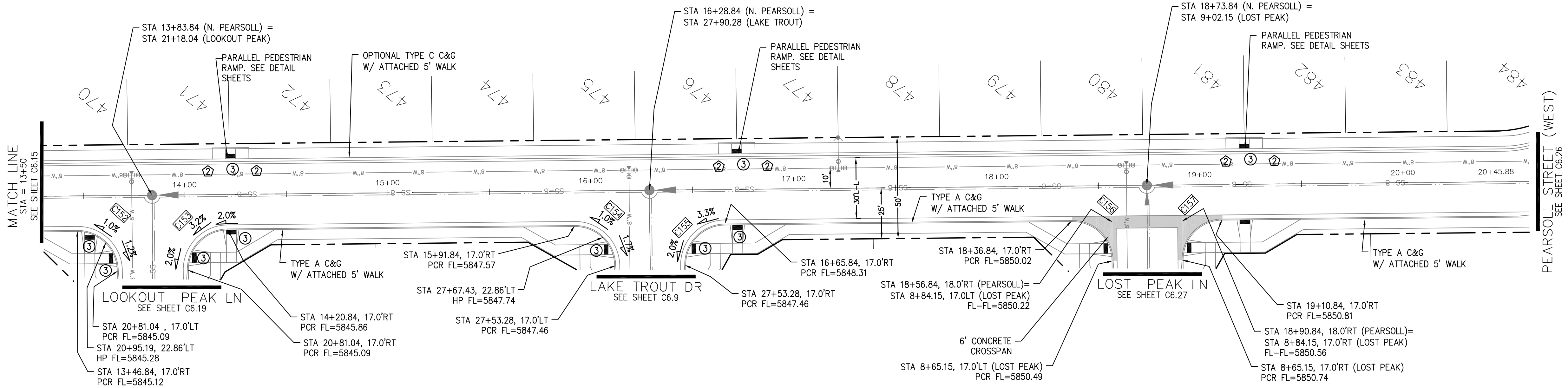
FORAKER LANE / PEARSOLL STREET (NORTH)



<p>STREET / STORM - SOUTH AREA</p> <p>FORAKER LANE</p> <p>STA 8+00 TO 13+50</p>		<p>DATE:</p> <p>MARCH, 2022</p>		<p>PROJECT NO.</p> <p>100.066</p>		<p>SHEET NUMBER</p> <p>C6.15</p>		<p>TOTAL SHEETS: 51</p>	
<p>DRAWN: RLS</p> <p>DESIGNED: RLS</p> <p>CHECKED: RLS</p>		<p>PROJECT:</p> <p>THE RIDGE AT LORSON</p> <p>RANCH FIL. NO. 1</p> <p>FORAKER BLVD. WAILES DR</p> <p>COLORADO SPRINGS, COLORADO</p>		<p>PREPARED FOR:</p> <p>LORSON, LLC</p> <p>212 N. WAHSATCH AVE. SUITE 301</p> <p>COLORADO SPRINGS, COLORADO 80903</p> <p>(719) 635-3200</p> <p>CONTACT: JEFF MARK</p>		<p>NO.</p> <p>DESCRIPTION</p> <p>DATE</p>		<p>CORE</p> <p>ENGINEERING GROUP</p> <p>15004 1ST AVENUE S.</p> <p>PHILADELPHIA PA 19150</p> <p>PH: 215.570.1100</p> <p>35306</p> <p>CONTACT: RICHARD L. SCHINDLER, P.E.</p> <p>EMAIL: Rich@cegi.com</p>	

- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 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: _____

PROJECT: **THE RIDGE AT LORSON**
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEYE DR
COLORADO SPRINGS, COLORADO 80903

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 - SOUTH AREA

PEARSOLL STREET (NORTH)

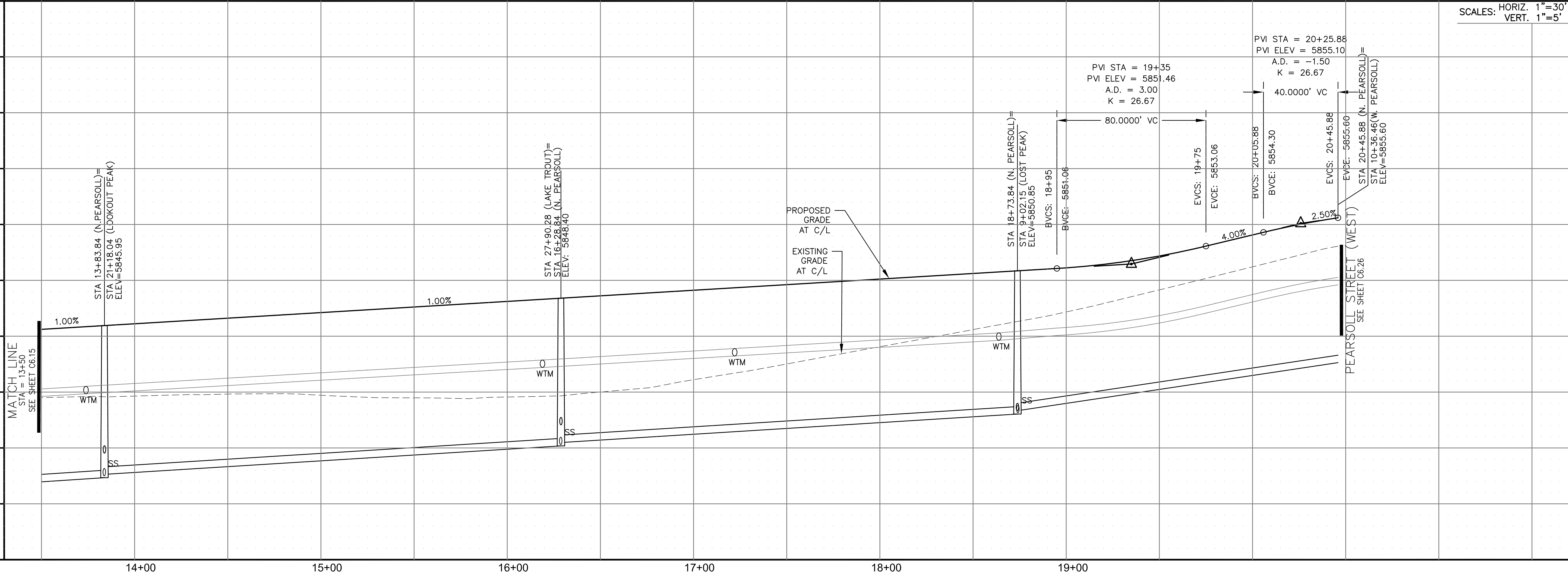
STA 13+50 TO 20+45

DATE: **MARCH, 2022**

PROJECT NO. **100.066**

SHEET NUMBER **C6.16**

TOTAL SHEETS: 51

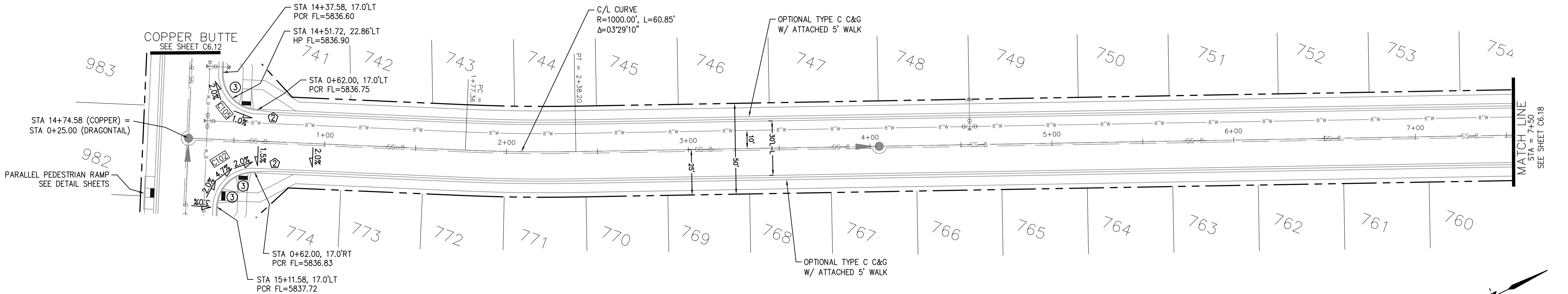
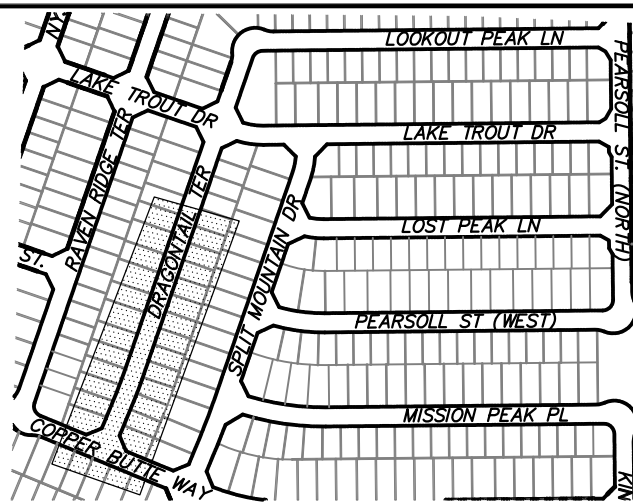


NOTES

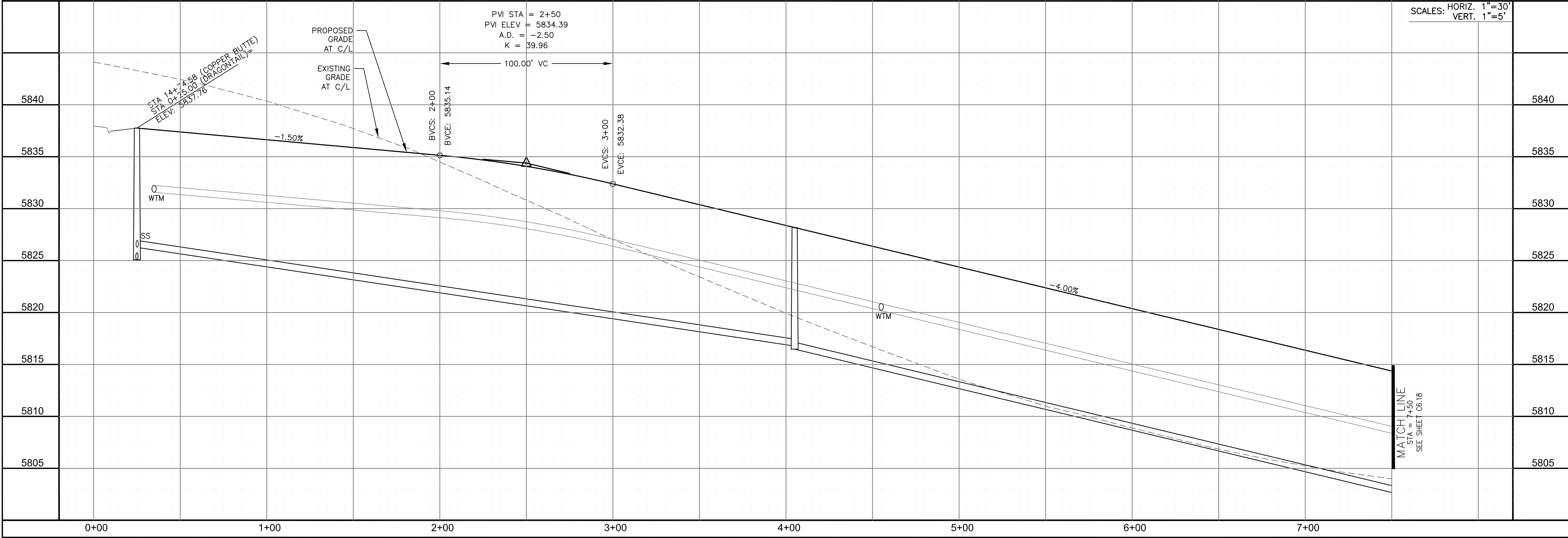
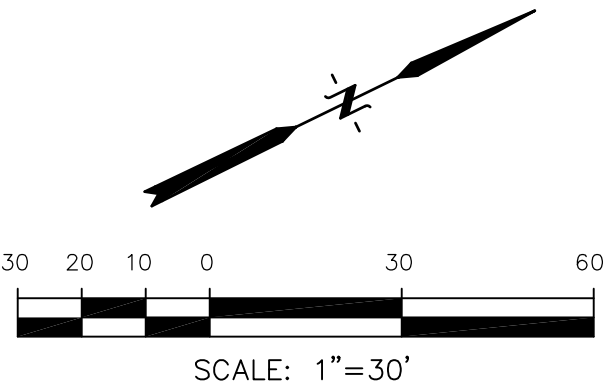
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C102	31.42'	20.00	90°00'00"
C105	31.42'	20.00	90°00'00"



DRAGONTAIL TERRACE



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, CO 80903
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:
THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEYE DR
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA

DRAGONTAIL TERRACE

STA 0+00 TO 7+50

DATE:
MARCH, 2022

PROJECT NO.
100.066

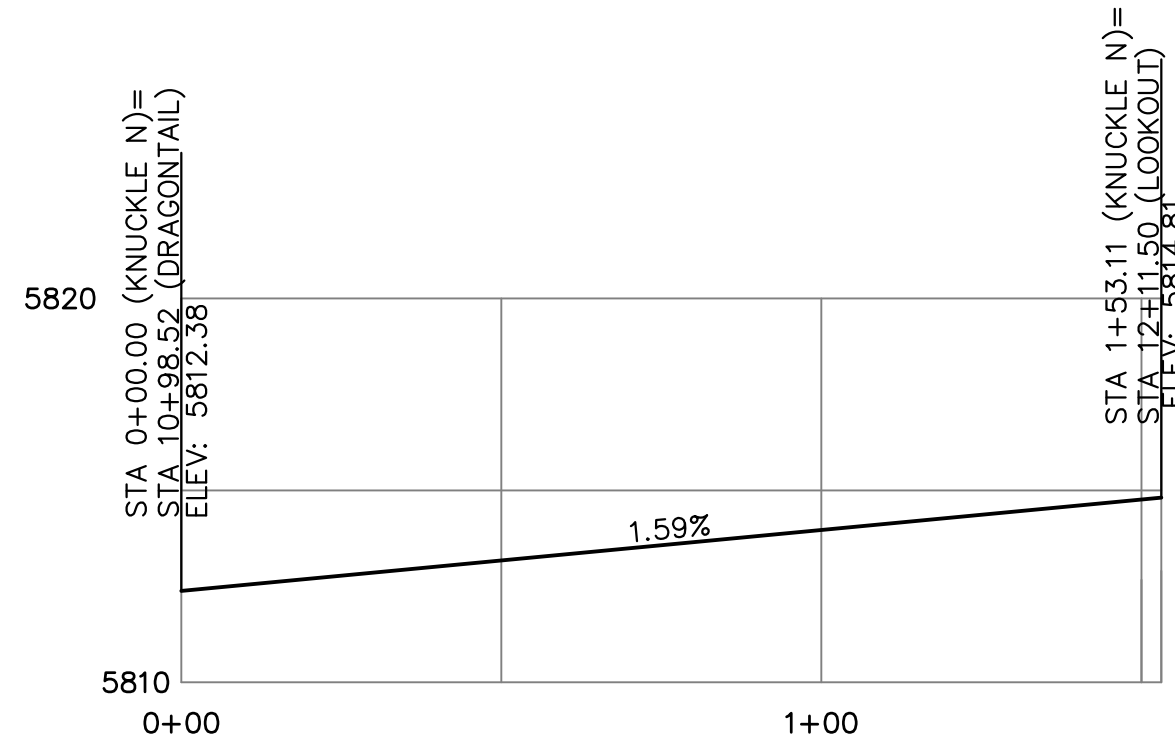
SHEET NUMBER
C6.17

TOTAL SHEETS: 51

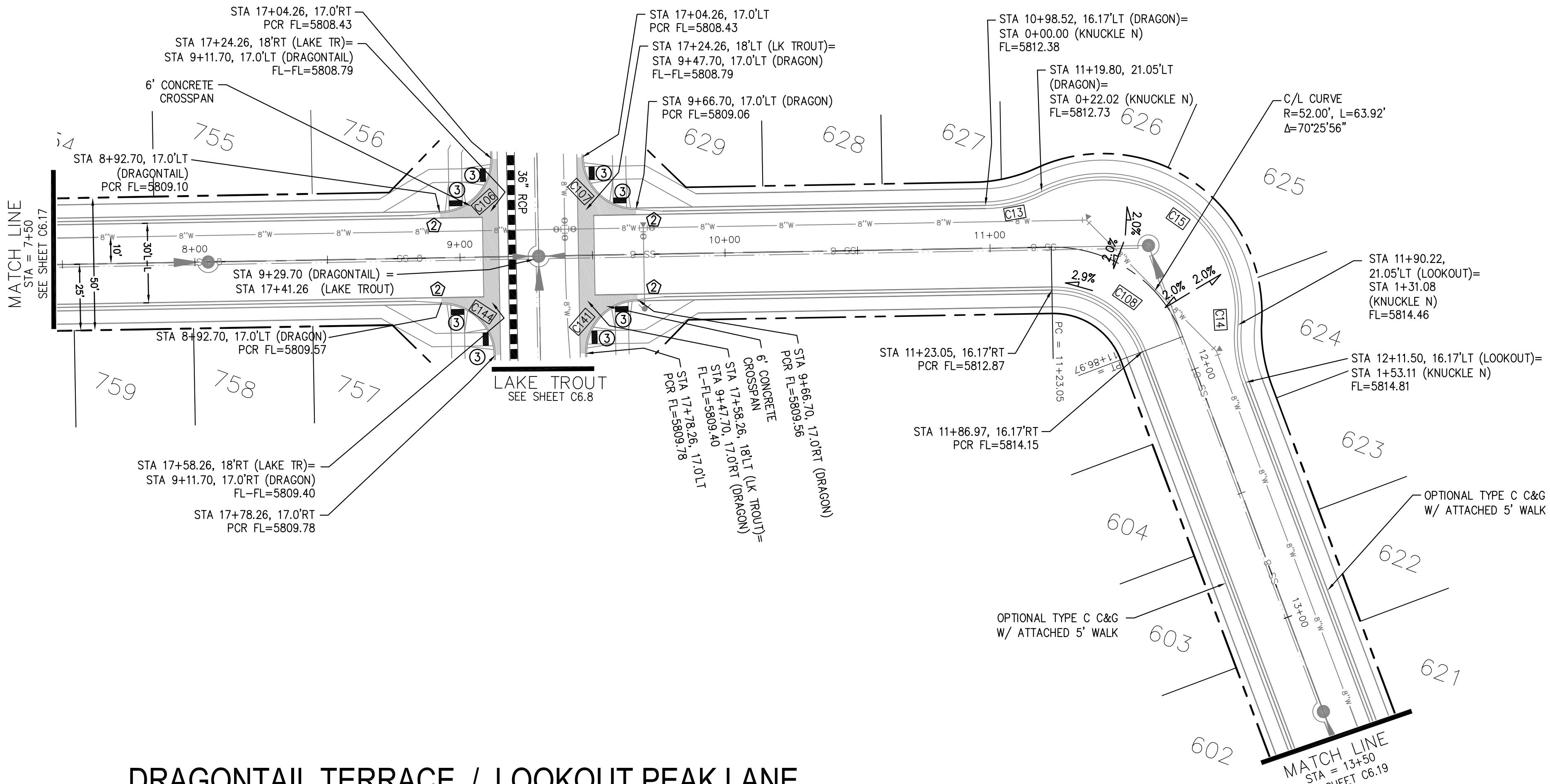
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

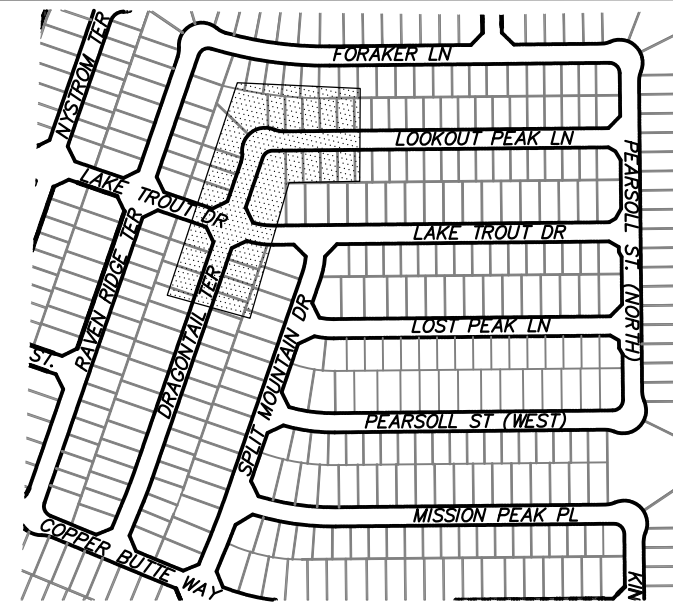
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C13	22.02'	48.83	25°50'31"
C14	22.02'	48.83	25°50'31"
C15	109.06'	51.17	122°06'58"
C106	31.42'	20.00	90°00'00"
C107	31.42'	20.00	90°00'00"
C108	44.04'	35.83	70°25'56"
C141	31.42'	20.00	90°00'00"
C144	31.42'	20.00	90°00'00"



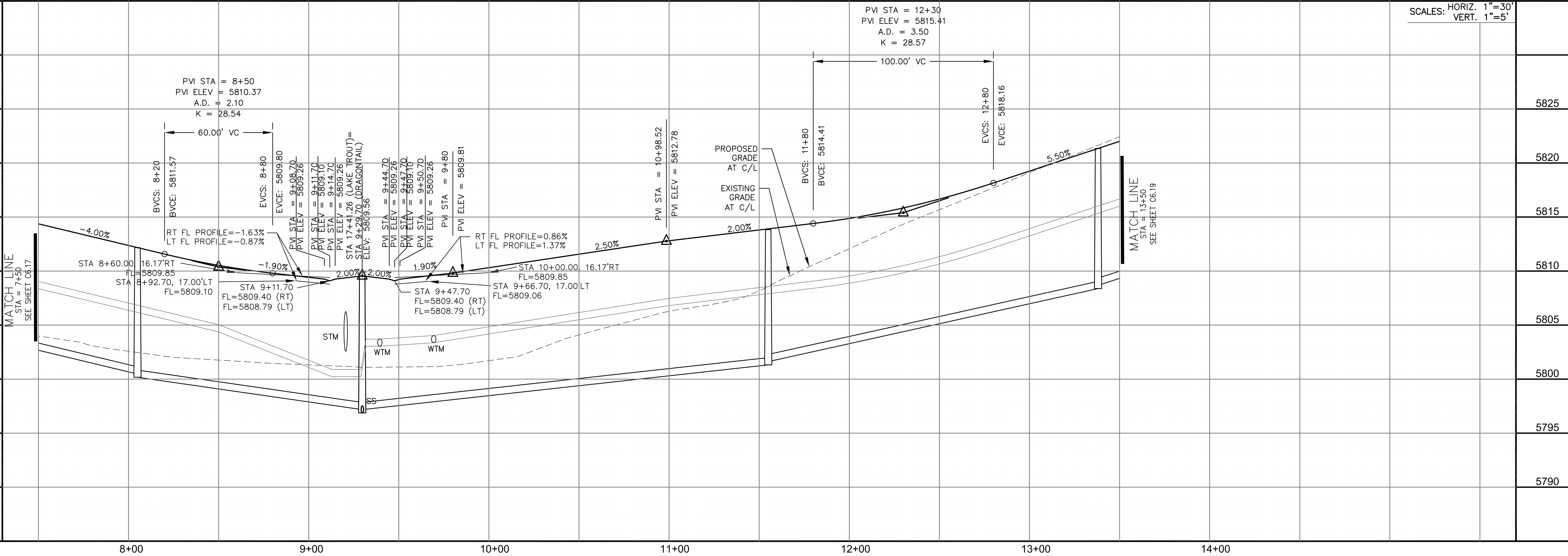
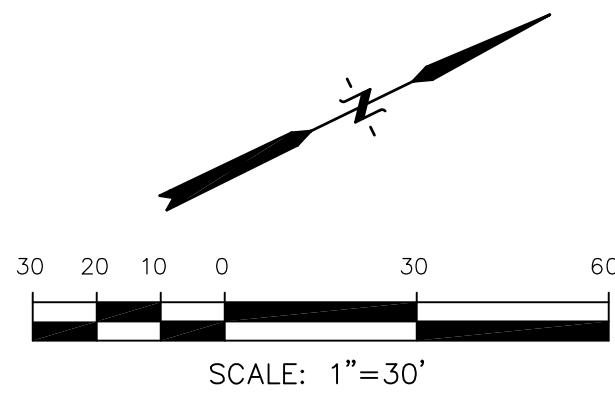
KNUCKLE "N" FL PROFILE



DRAGONTAIL TERRACE / LOOKOUT PEAK LANE



KEY MAP
SOUTH AREA



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

PROJECT:

THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEYE DR
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA

DRAGONTAIL TER / LOOKOUT PEAK LN

STA 7+50 TO 13+50

DATE:

MARCH, 2022

PROJECT NO.

100.066

SHEET NUMBER

C6.18

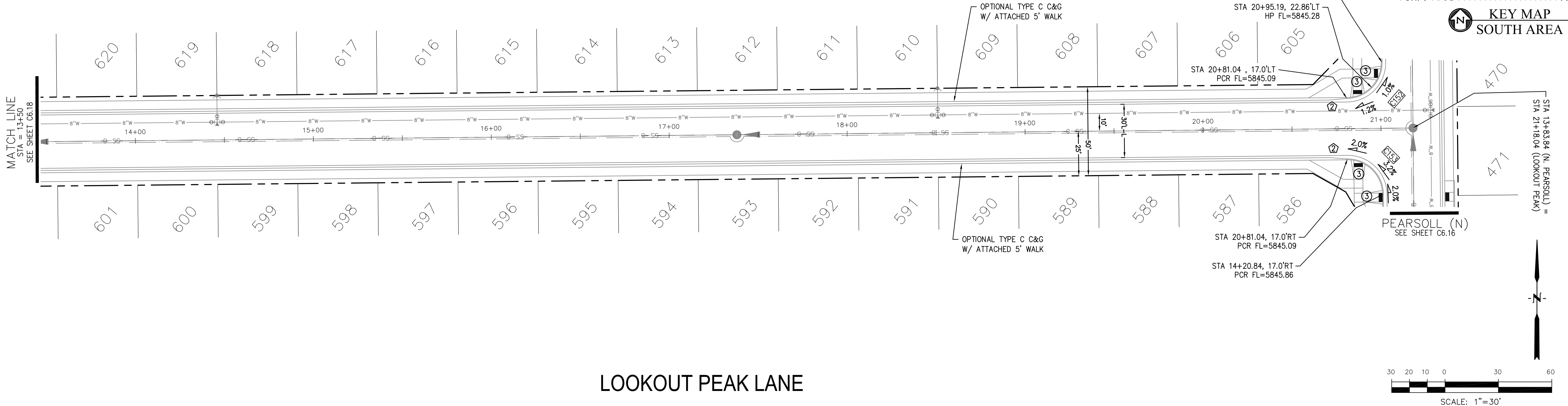
TOTAL SHEETS:

51

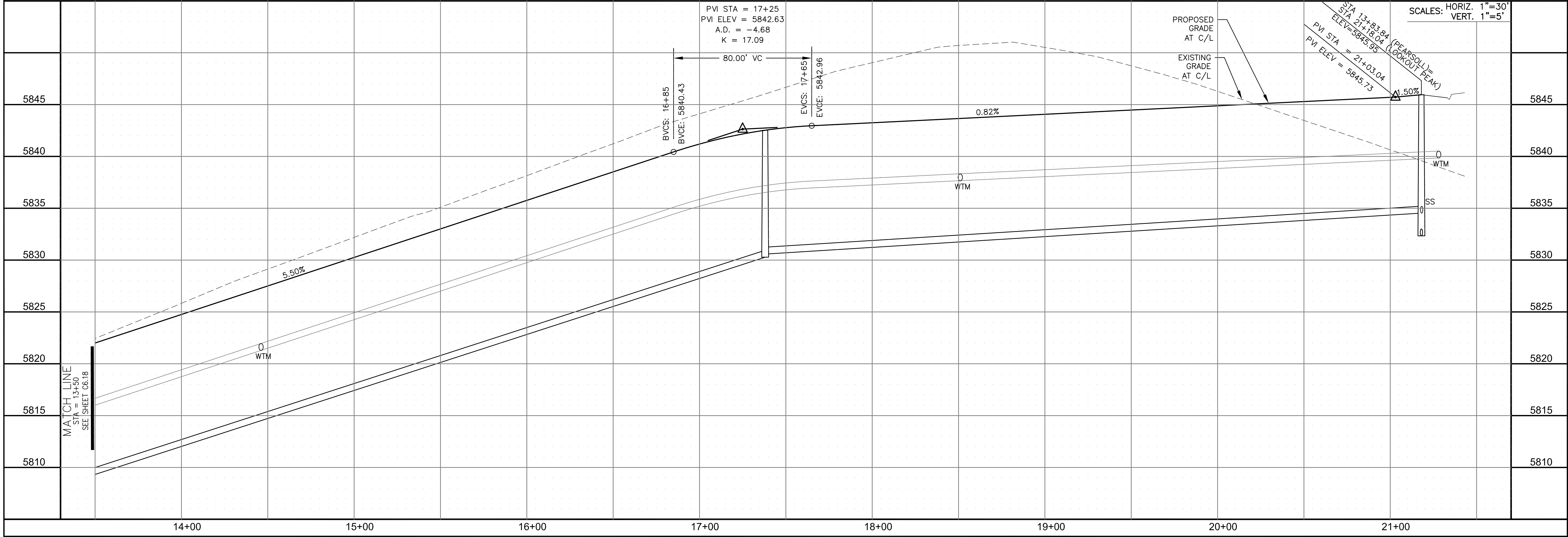
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C152	31.42'	20.00	90°00'00"
C153	31.42'	20.00	90°00'00"



LOOKOUT PEAK LANE



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNESVILLE, MO 65306
PHONE: 660.881.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

DATE:

NO.:

DESCRIPTION:

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

PROJECT:
**THE RIDGE AT LORSON
RANCH FIL. NO. 1**
FONTAINE BLVD. & WALLER DR
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA

LOOKOUT PEAK LANE

STA 13+50 TO 21+43

DATE:
MARCH, 2022

PROJECT NO.
100.066

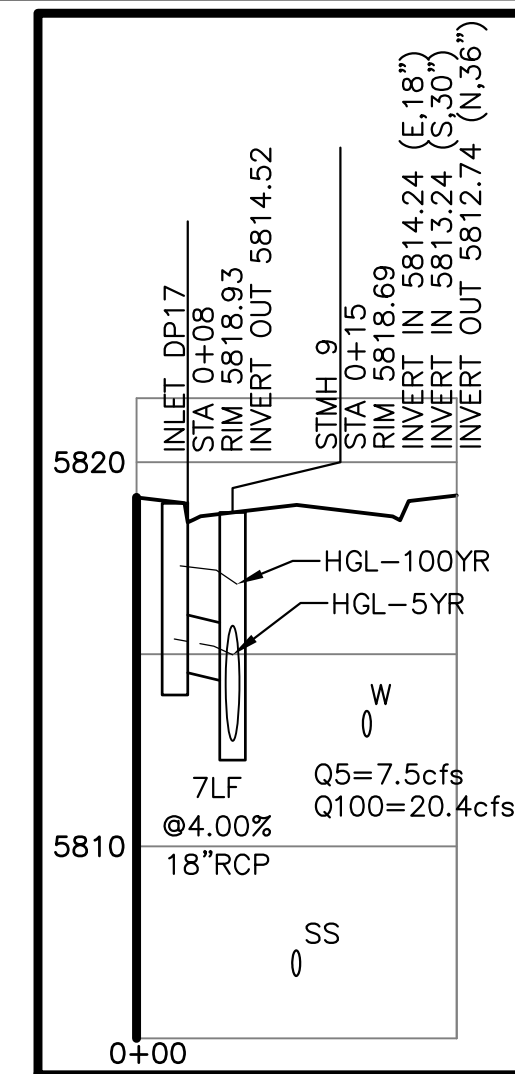
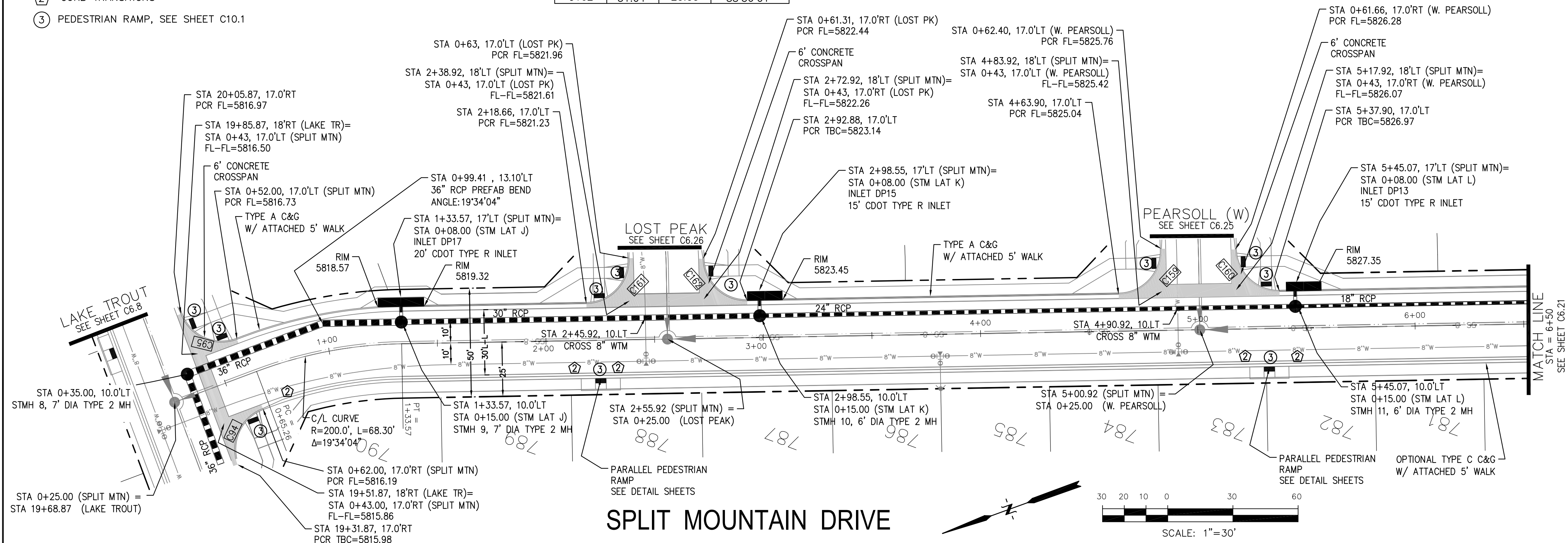
SHEET NUMBER
C6.19

TOTAL SHEETS: 51

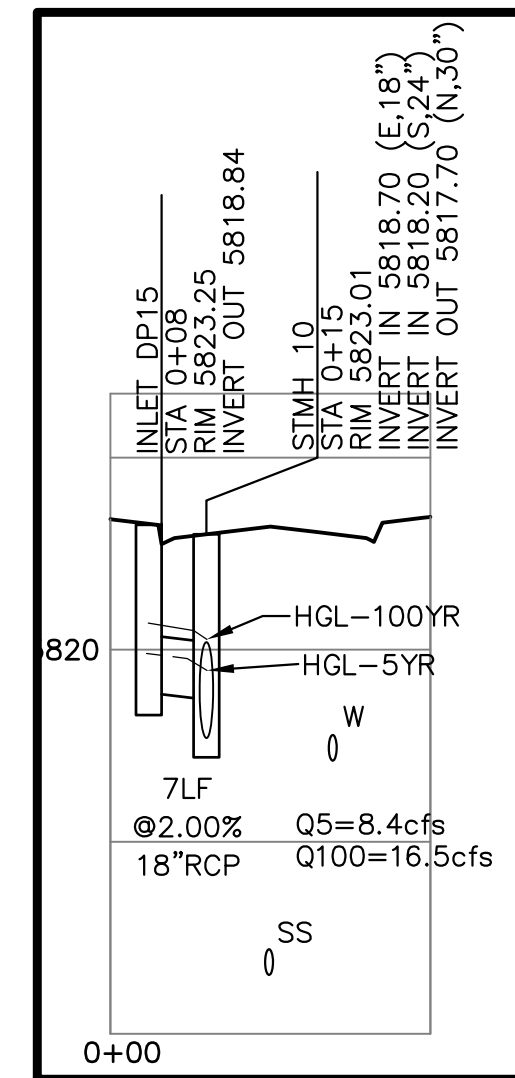
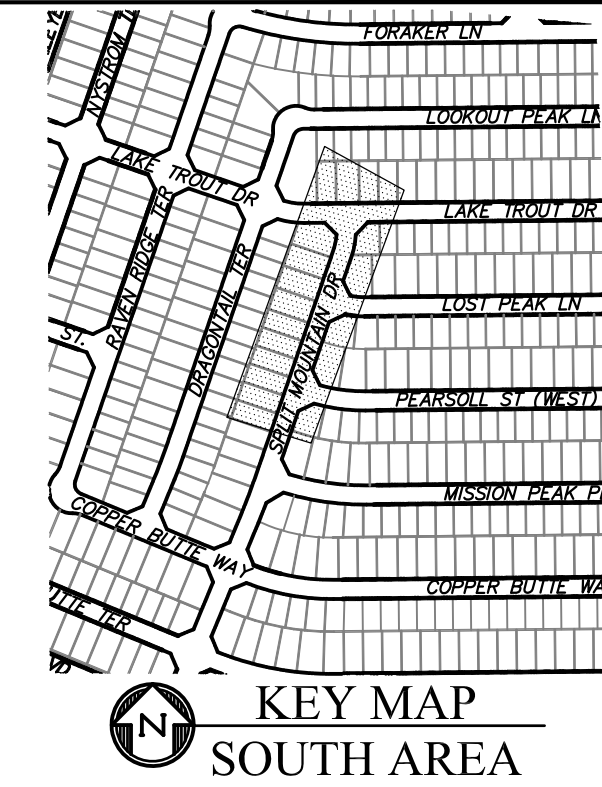
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

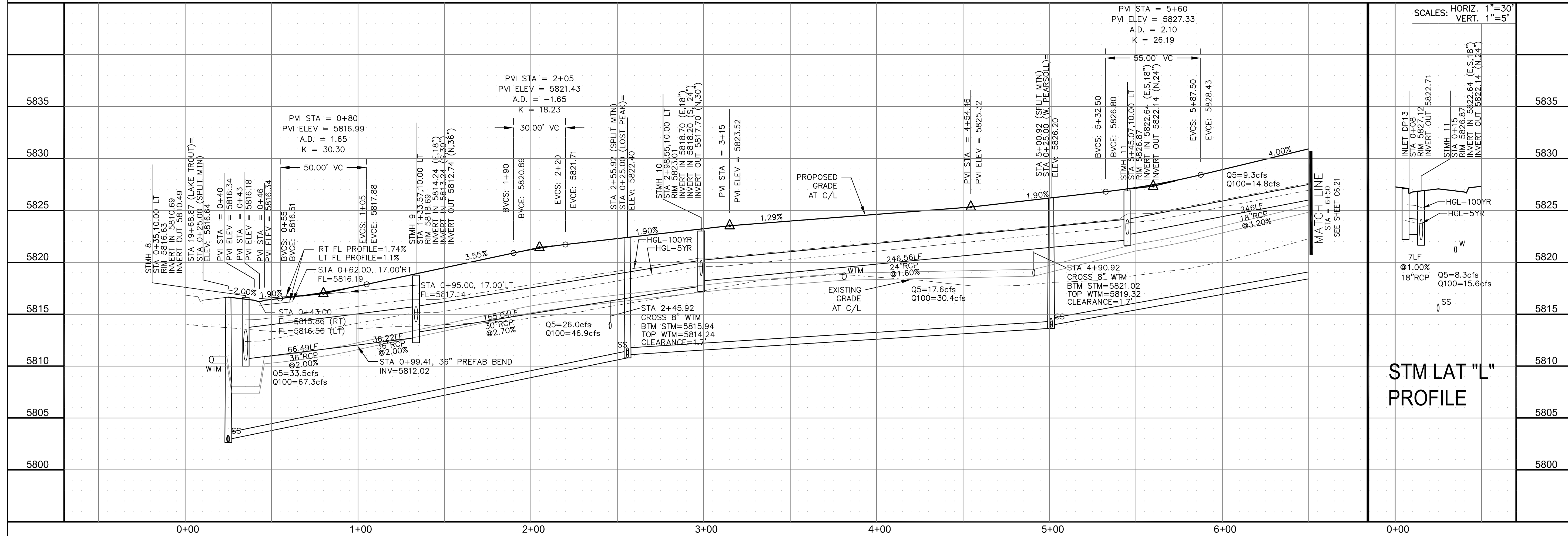
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C94	31.42'	20.00	90°00'00"
C95	31.42'	20.00	90°00'00"
C159	31.63'	20.00	90°37'10"
C160	31.23'	20.00	89°28'33"
C161	31.96'	20.00	91°33'02"
C162	31.04'	20.00	88°56'01"



STM LAT "J" PROFILE



STM LAT "K" PROFILE



STREET / STORM - SOUTH AREA
SPLIT MOUNTAIN DRIVE
STA 0+00 TO 6+50

DATE:
MARCH, 2022

PROJECT NO.
100.066

SHEET NUMBER
C6.20

TOTAL SHEETS: 51

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) 675-7300

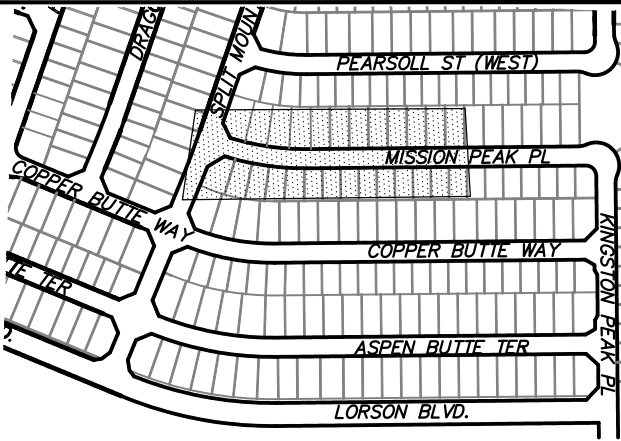
DESCRIPTION
THE RIDGE AT LORSON RANCH FIL. NO. 1 FONTAINE BLVD - WALLEYE DR

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

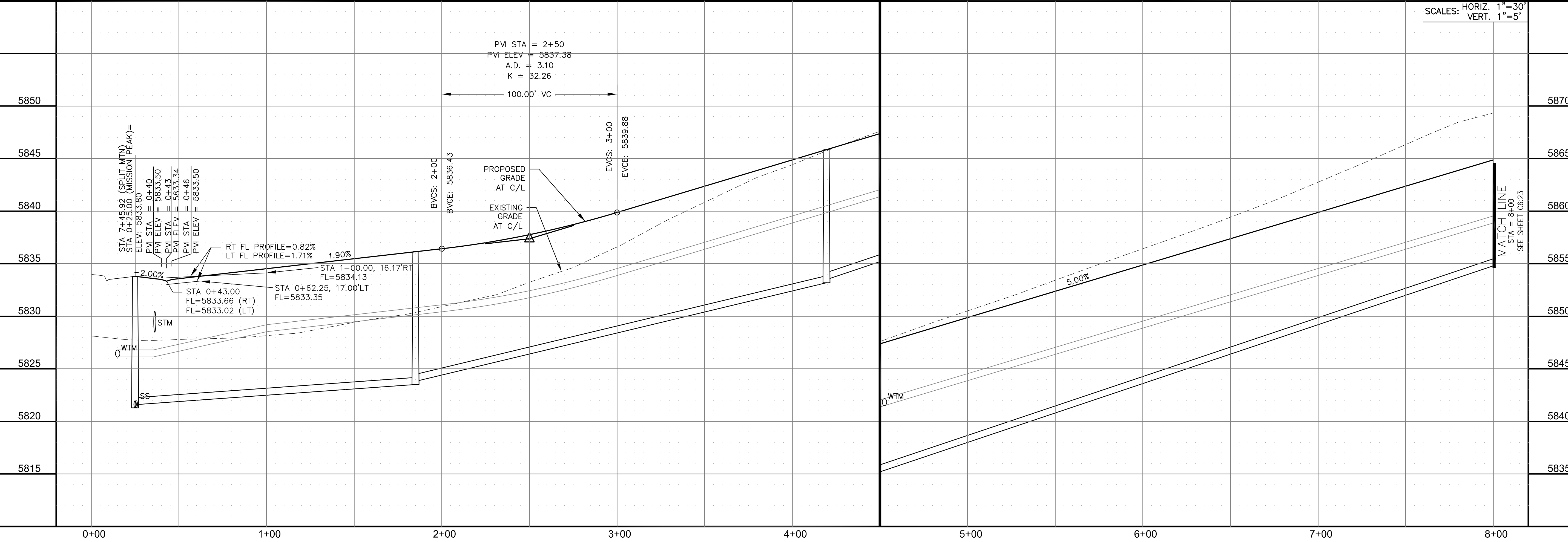
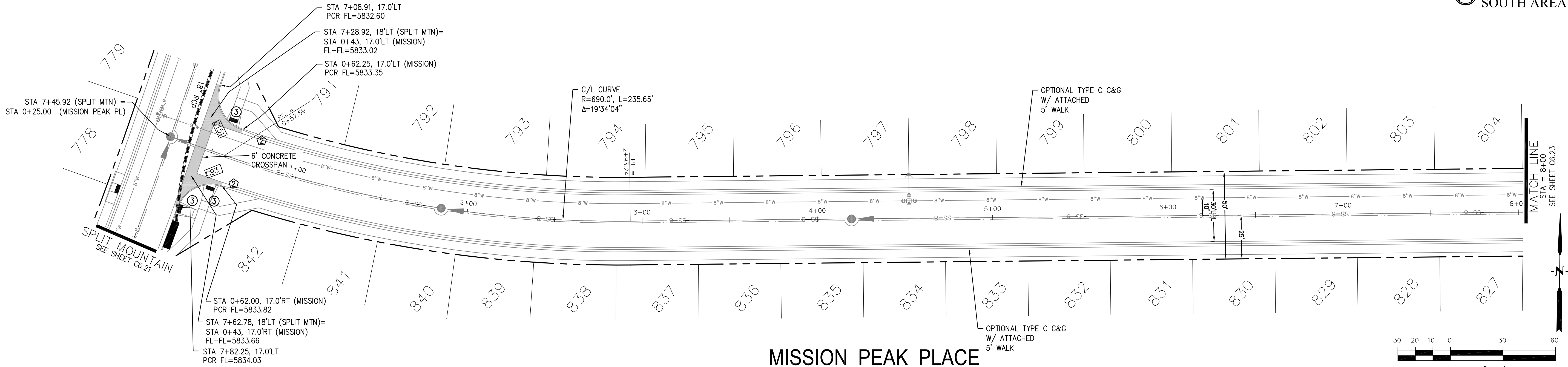
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C93	30.95'	20.00	88°39'09"
C151	31.55'	20.00	90°23'13"



KEY MAP
SOUTH AREA



CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOOD, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE: _____

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

PROJECT:
THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

DATE:
MARCH, 2022

PROJECT NO.
100.066

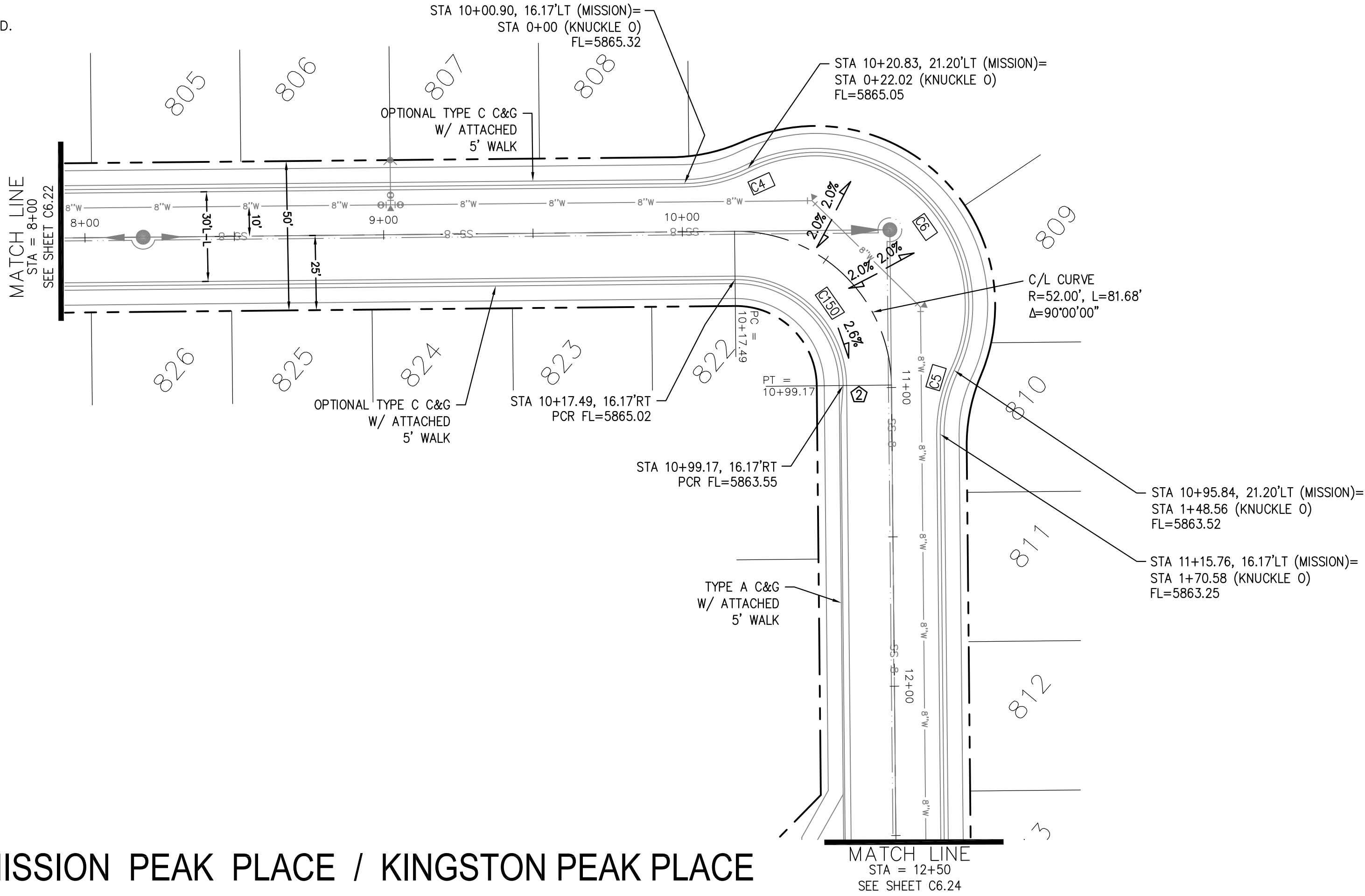
SHEET NUMBER
C6.22

TOTAL SHEETS: 51

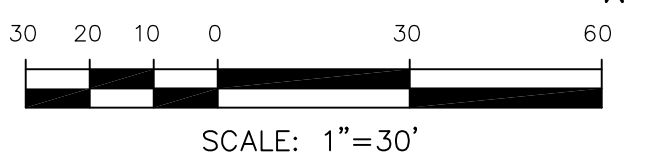
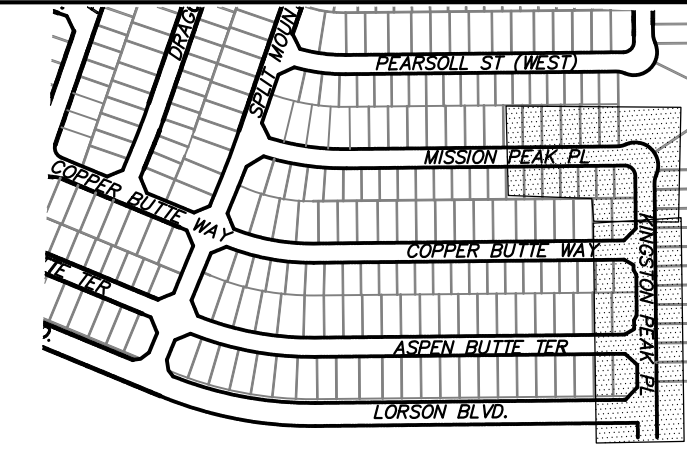
STREET / STORM - SOUTH AREA
MISSION PEAK PLACE
STA 0+00 TO 8+00

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

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



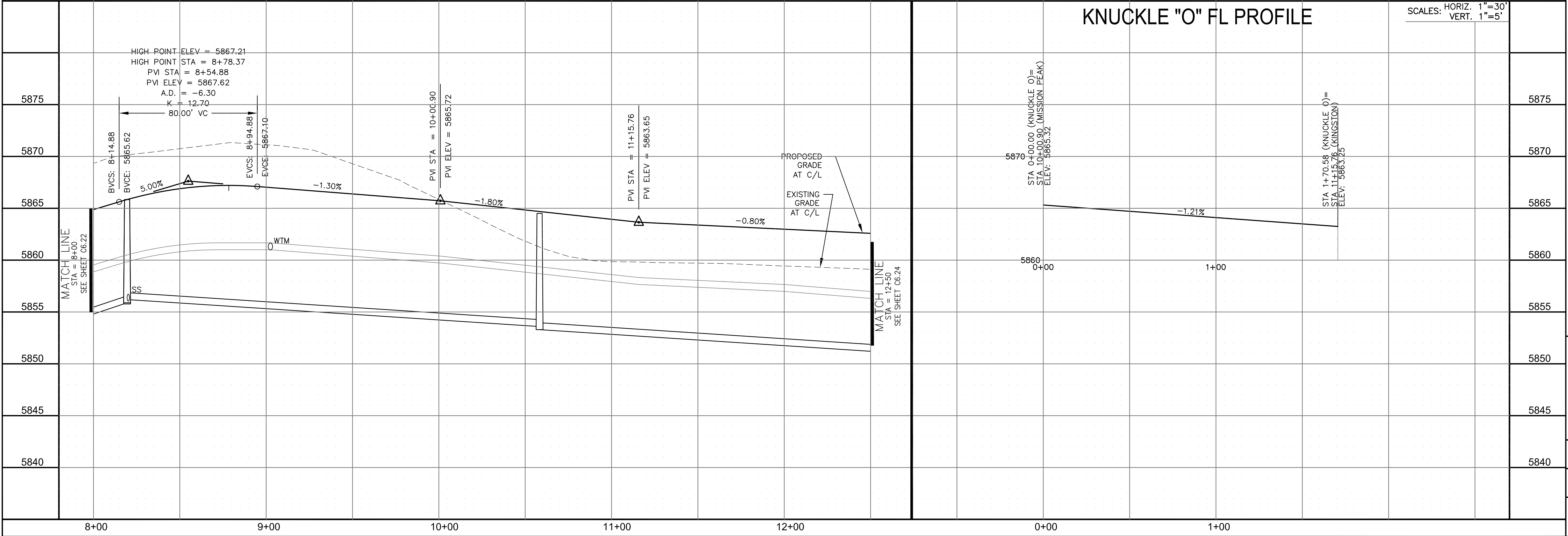
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C4	22.02'	48.83	25°50'31"
C5	22.02'	48.83	25°50'31"
C6	126.54'	51.17	141°41'02"
C150	56.28'	35.83	90°00'00"



MISSION PEAK PLACE / KINGSTON PEAK PLACE

KNUCKLE "O" FL PROFILE

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



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

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

PROJECT:
THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEYE DR
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA

MISSION PEAK PL / KINGSTON PEAK PL

STA 8+00 TO 12+50

DATE:
MARCH, 2022

PROJECT NO.
100.066

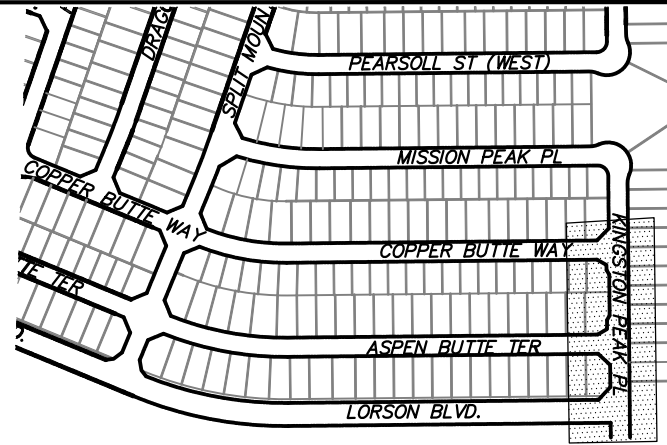
SHEET NUMBER
C6.23

TOTAL SHEETS: 51

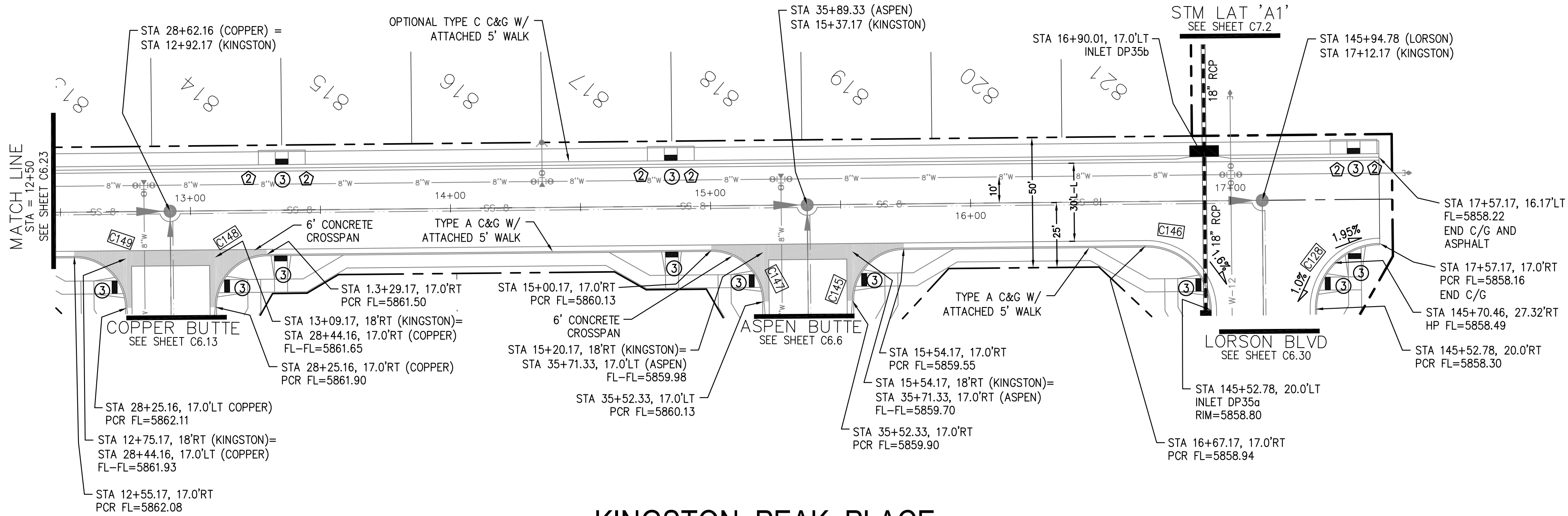
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

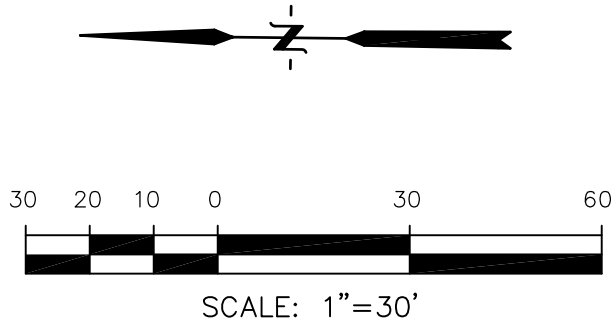
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C128	39.27'	25.00	90°00'00"
C145	31.42'	20.00	90°00'00"
C146	39.27'	25.00	90°00'00"
C147	31.42'	20.00	90°00'00"
C148	31.42'	20.00	90°00'00"
C149	31.42'	20.00	90°00'00"



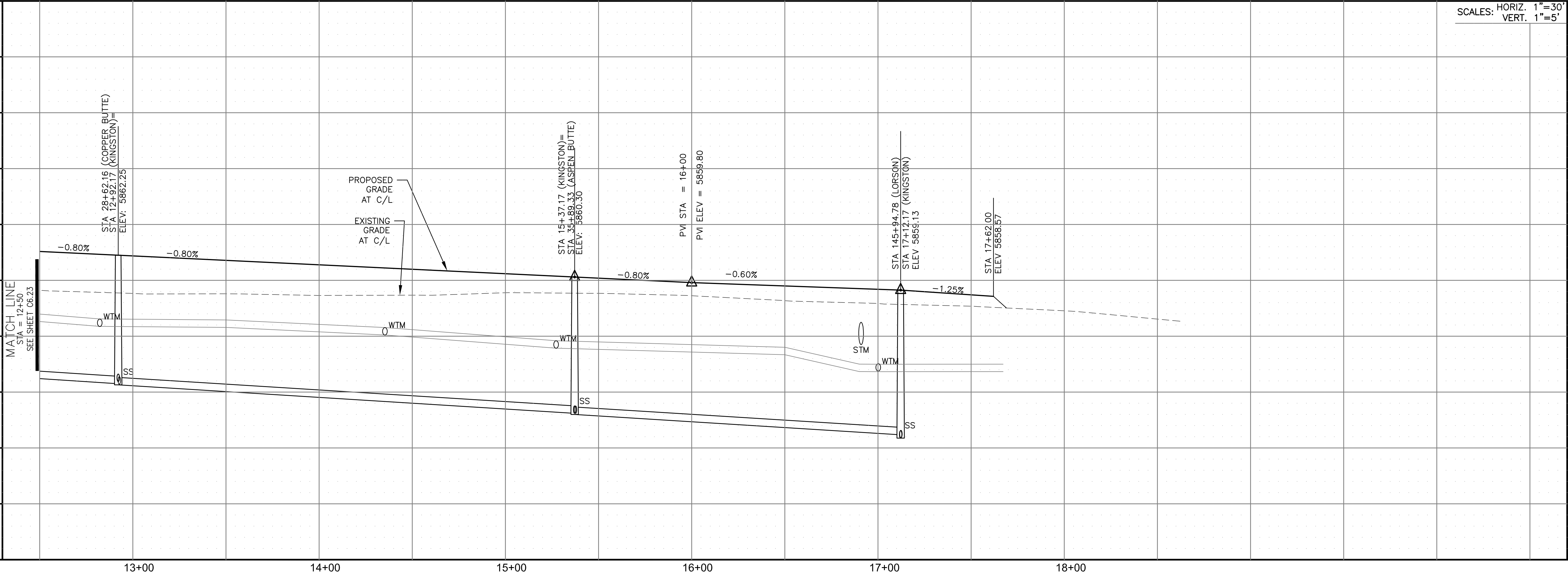
KEY MAP
SOUTH AREA



KINGSTON PEAK PLACE



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



STREET / STORM - SOUTH AREA
KINGSTON PEAK PLACE
STA 12+50 TO 17+62

DATE:
MARCH, 2022

PROJECT NO.
100.066

SHEET NUMBER
C6.24

TOTAL SHEETS: 51

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNESVILLE, MO 65306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE
DESCRIPTION
NO.

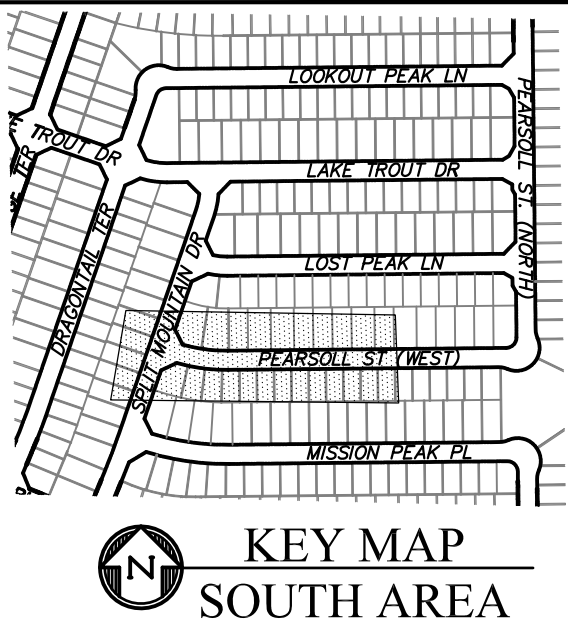
PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C159	31.63'	20.00	90°37'10"
C160	31.23'	20.00	89°28'33"



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE

DESCRIPTION

NO.

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

PROJECT: **THE RIDGE AT LORSON**
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - SOUTH AREA

PEARSOLL STREET (W)

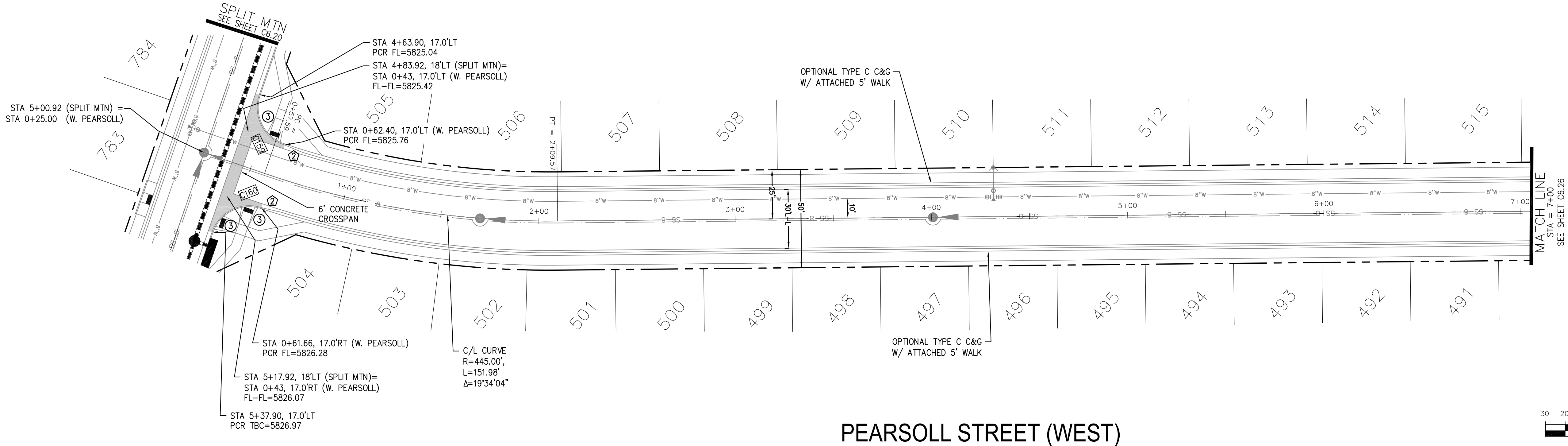
STA 0+00 TO 7+00

DATE:
MARCH, 2022

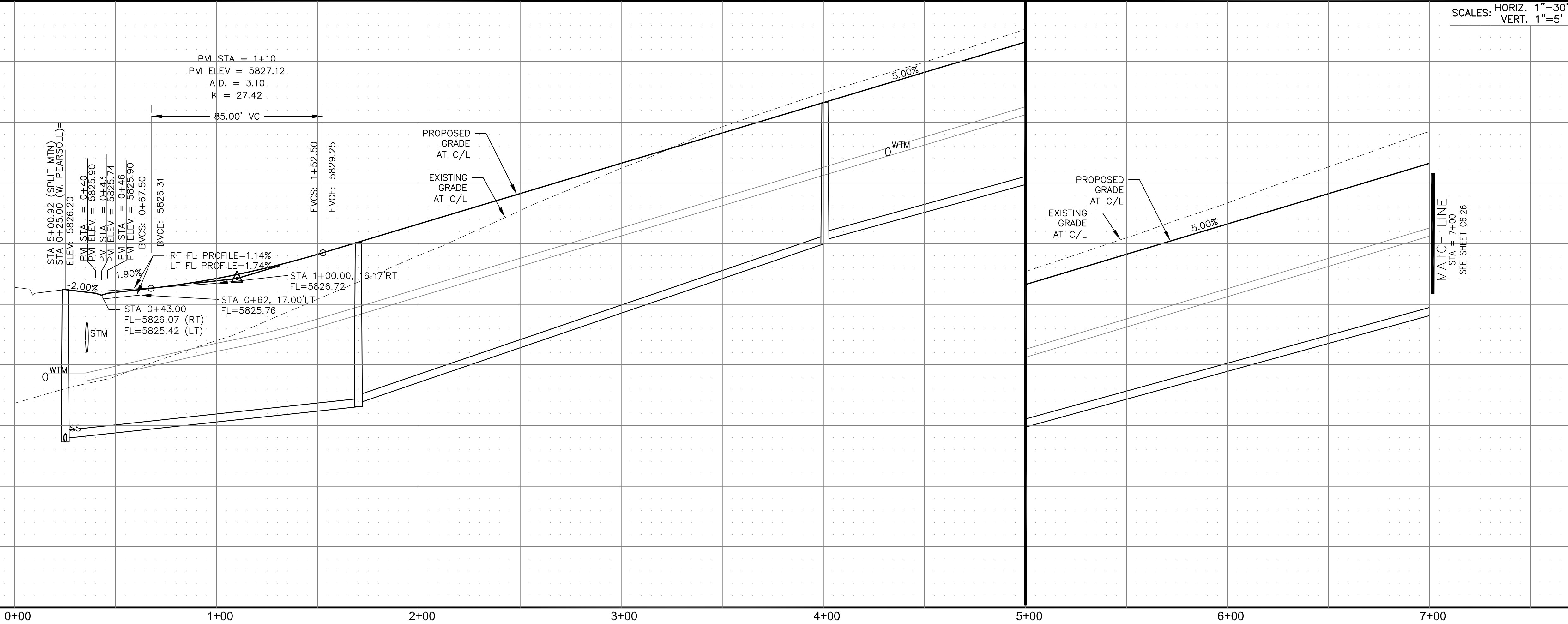
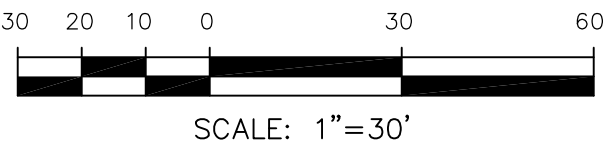
PROJECT NO.
100.066

SHEET NUMBER
C6.25

TOTAL SHEETS: 51



PEARSOLL STREET (WEST)

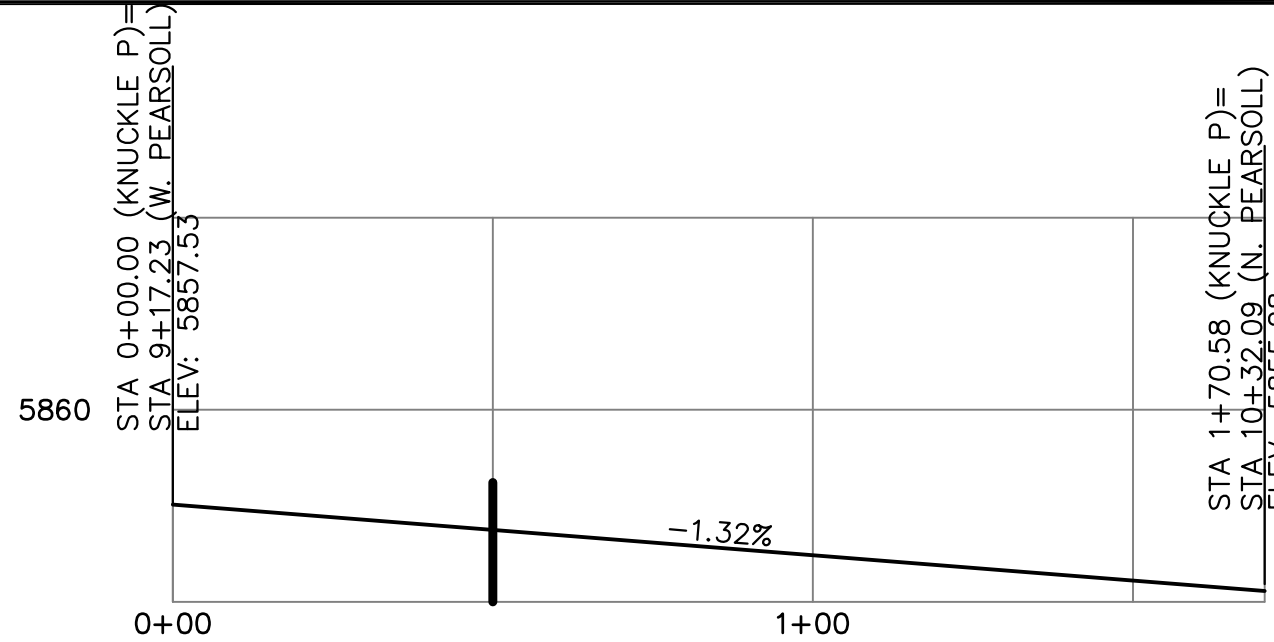


NOTES

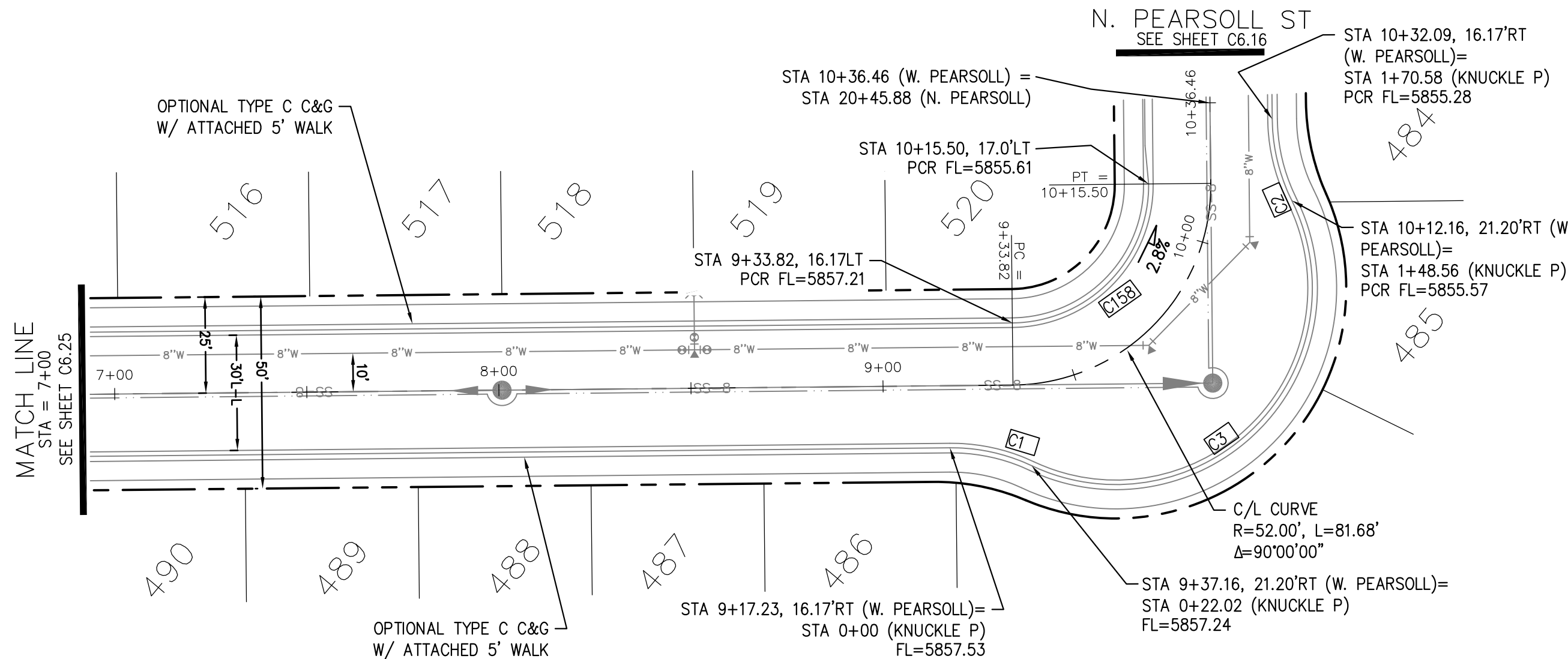
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

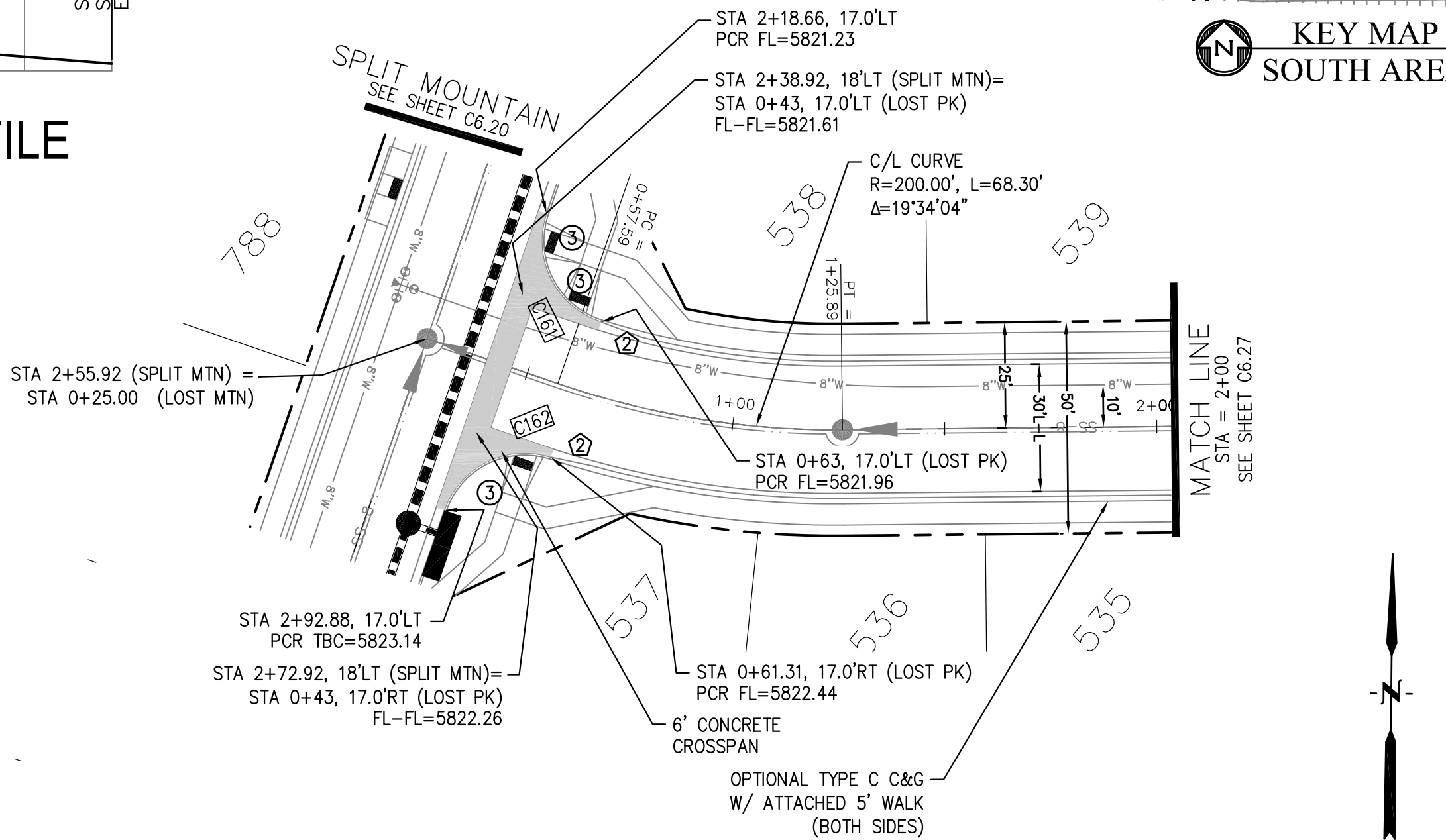
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	22.02'	48.83	25°50'31"
C2	22.02'	48.83	25°50'31"
C3	126.54'	51.17	141°41'02"
C158	56.28'	35.83	90°00'00"
C161	31.96'	20.00	91°33'02"
C162	31.04'	20.00	88°56'01"



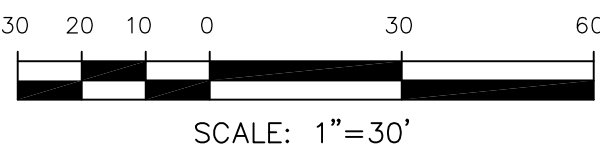
KNUCKLE "P" FL PROFILE



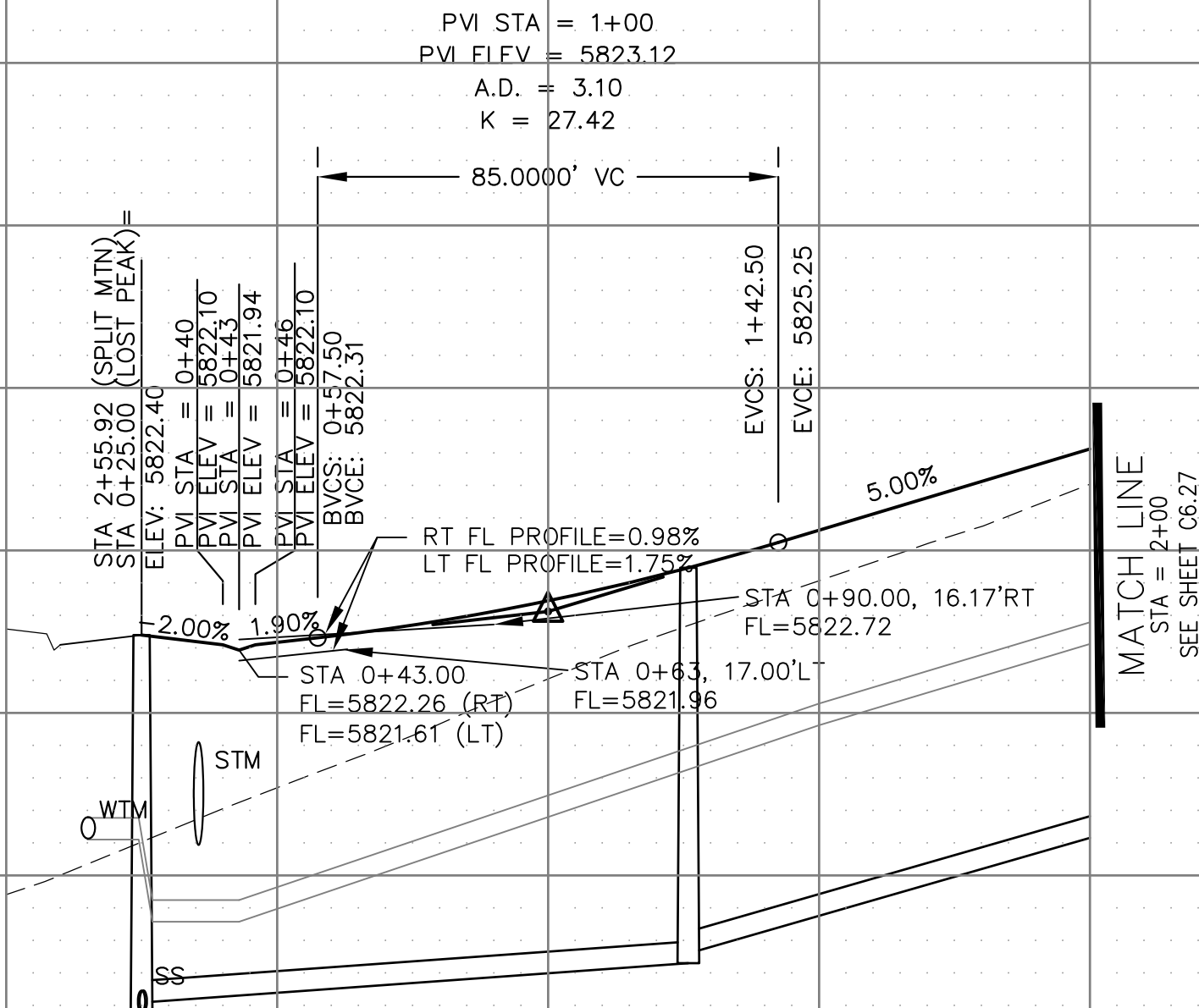
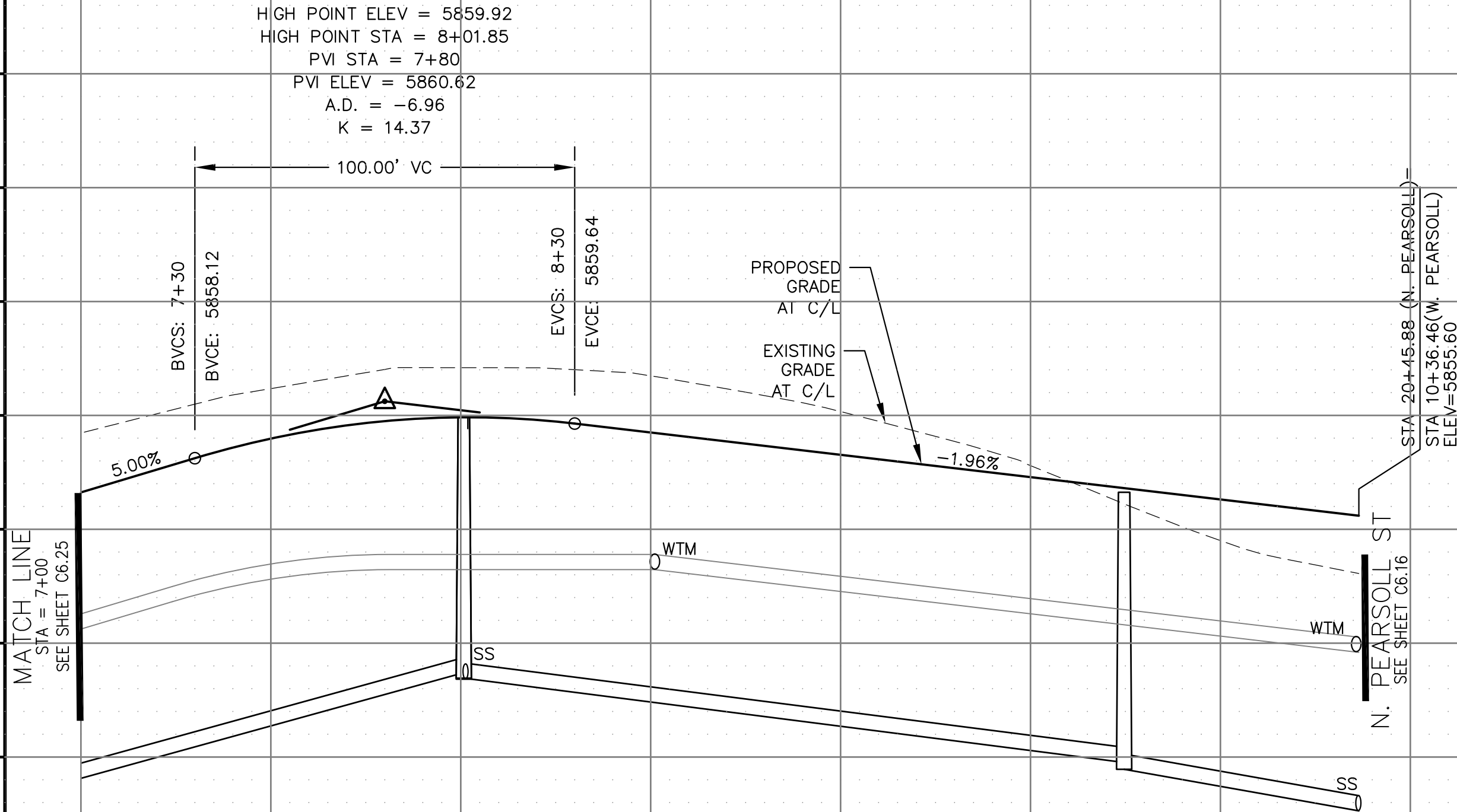
PEARSOLL STREET (WEST)



LOST PEAK LANE



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



STREET / STORM - SOUTH AREA

PEARSOLL ST (W) / LOST PEAK LN

STA 7+00 TO 10+36

CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

DATE: _____

DESCRIPTION: _____

NO: _____

PROJECT: THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD., WALLEYE DR
COLORADO SPRINGS, COLORADO

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

DATE:
MARCH, 2022

PROJECT NO.
100.066

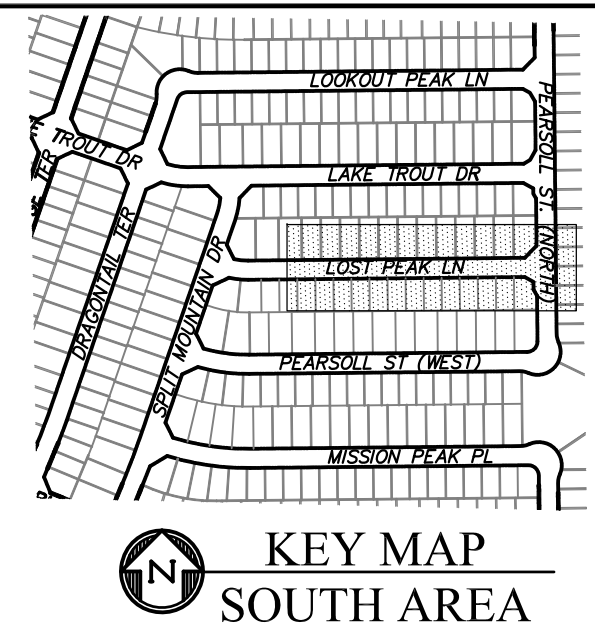
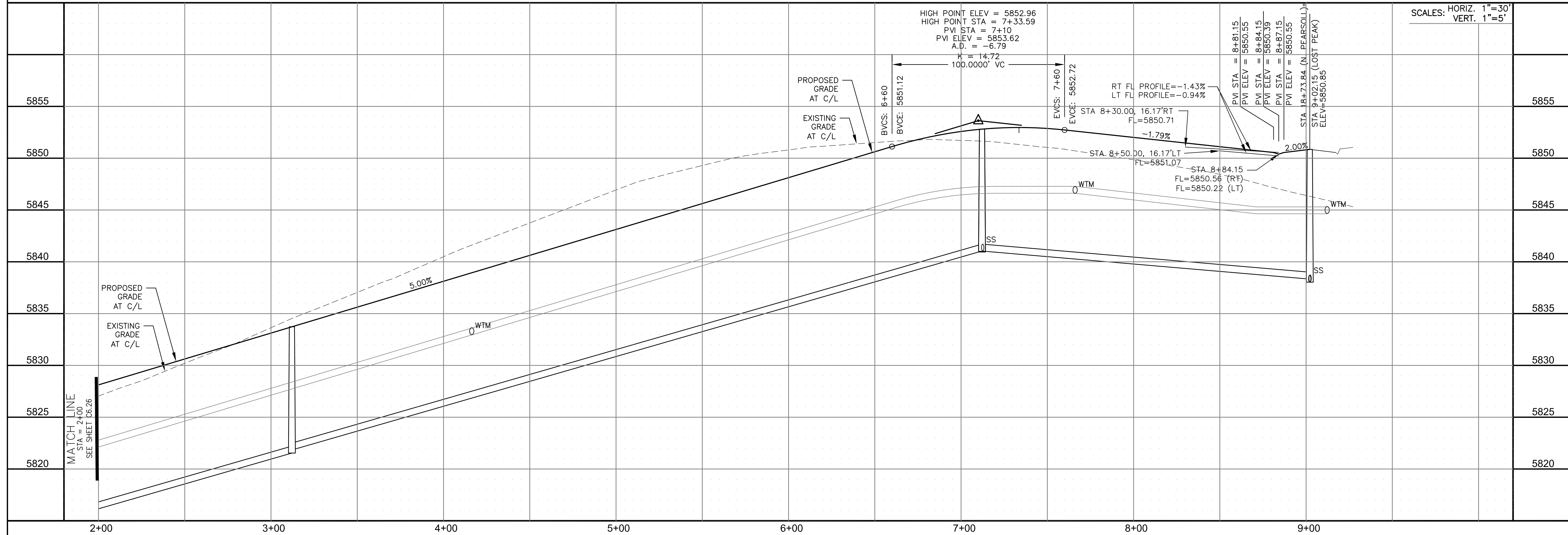
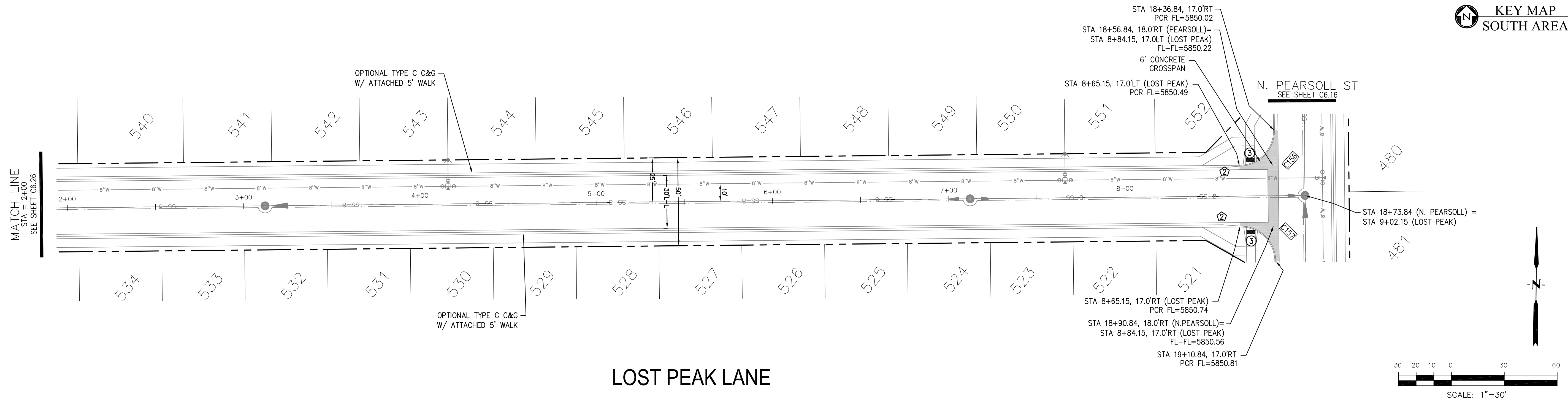
SHEET NUMBER
C6.26

TOTAL SHEETS: 51

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

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

CURVE TABLE			
C156	31.42'	20.00	90°00'00"
C157	31.42'	20.00	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@eg1.com

NO.	DESCRIPTION	DATE
PROJECT:		PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK
THE RIDGE AT LORSON RANCH FL. NO. 1 FONTAINE BLVD. WALLEYE DR. COLORADO SPRINGS, COLORADO		

DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS

STREET / STORM - SOUTH AREA
LOST PEAK LANE
STA 2+00 TO 9+02

DATE:
MARCH, 2022

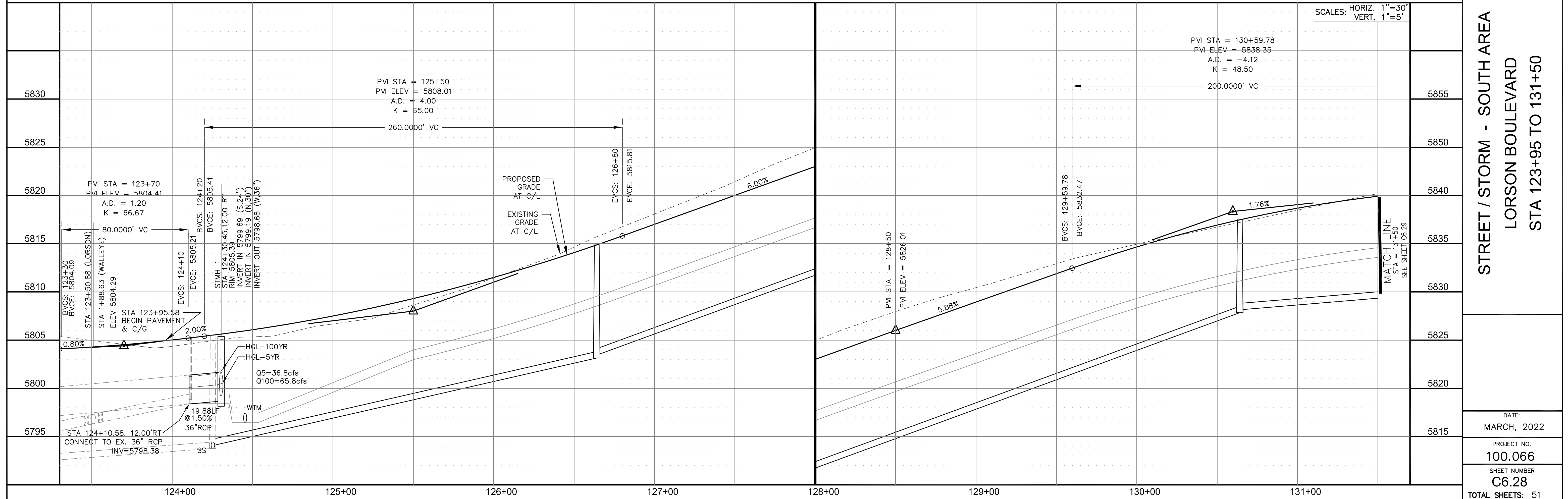
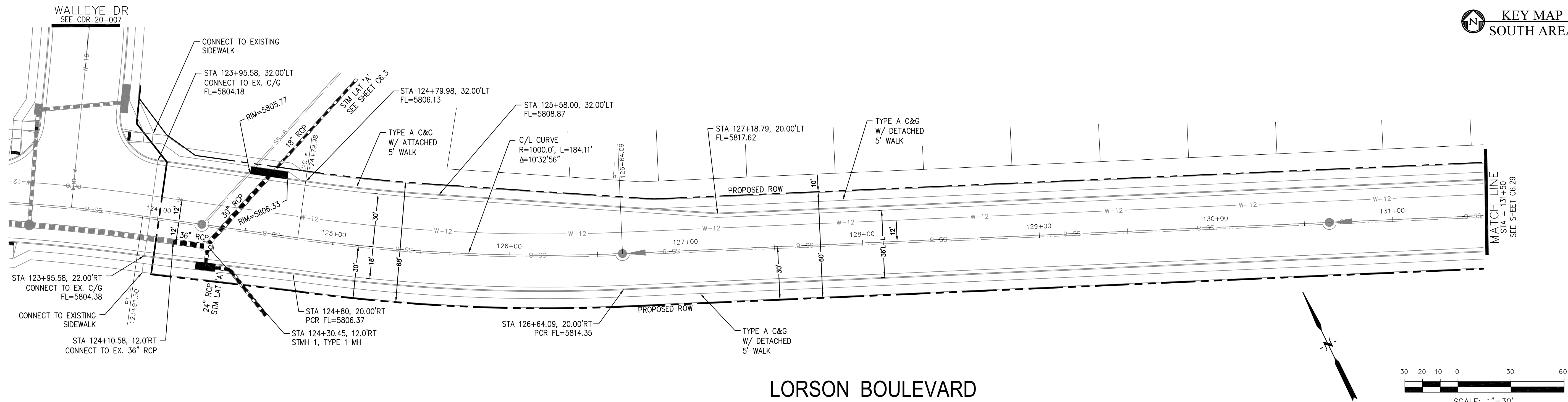
PROJECT NO.
100.066

SHEET NUMBER
C6.27

TOTAL SHEETS: 51

1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
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 - SOUTH AREA
LORSON BOULEVARD
STA 123+95 TO 131+50

DATE:
MARCH, 2022

PROJECT NO.
100.066

SHEET NUMBER
C6.28

TOTAL SHEETS: 51

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

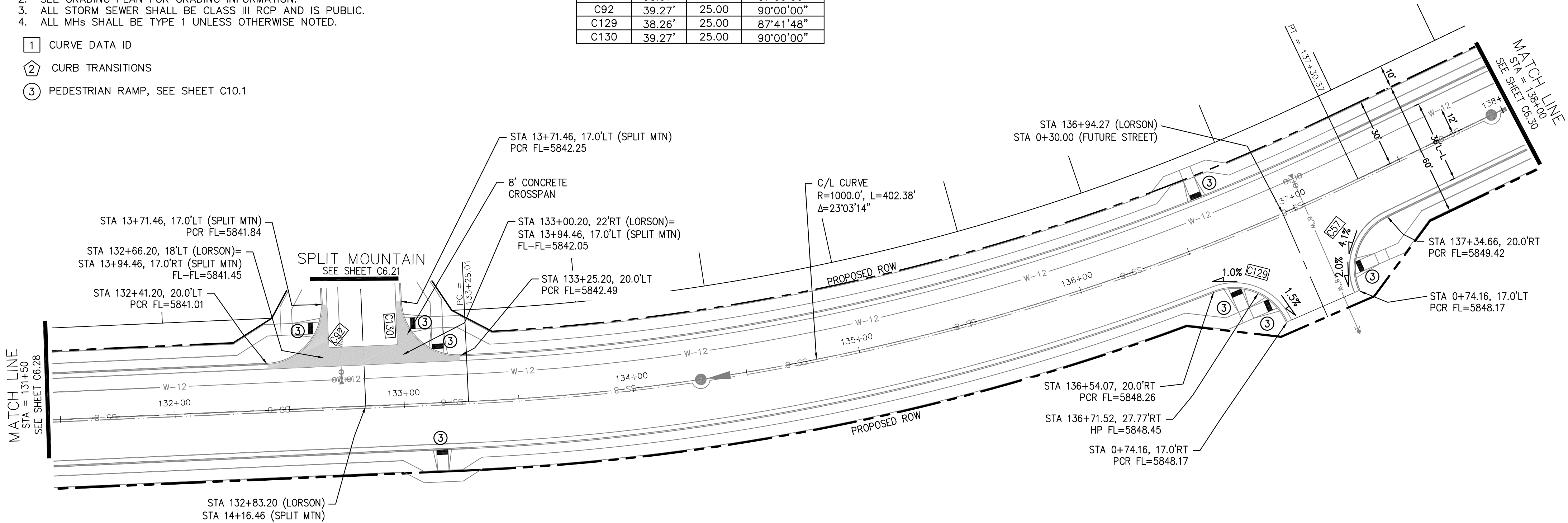
THE RIDGE AT LORSON
RANCH FIL. NO. 1

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

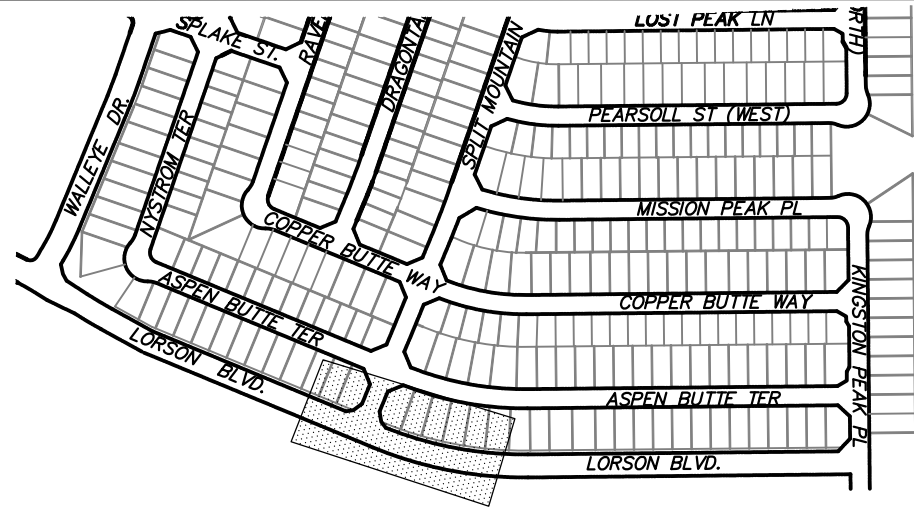
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

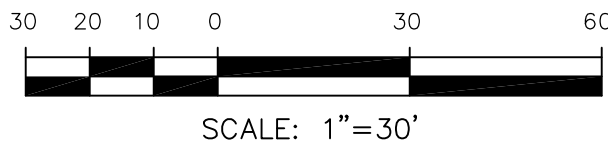
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C57	38.37'	25.00	87°55'53"
C92	39.27'	25.00	90°00'00"
C129	38.26'	25.00	87°41'48"
C130	39.27'	25.00	90°00'00"



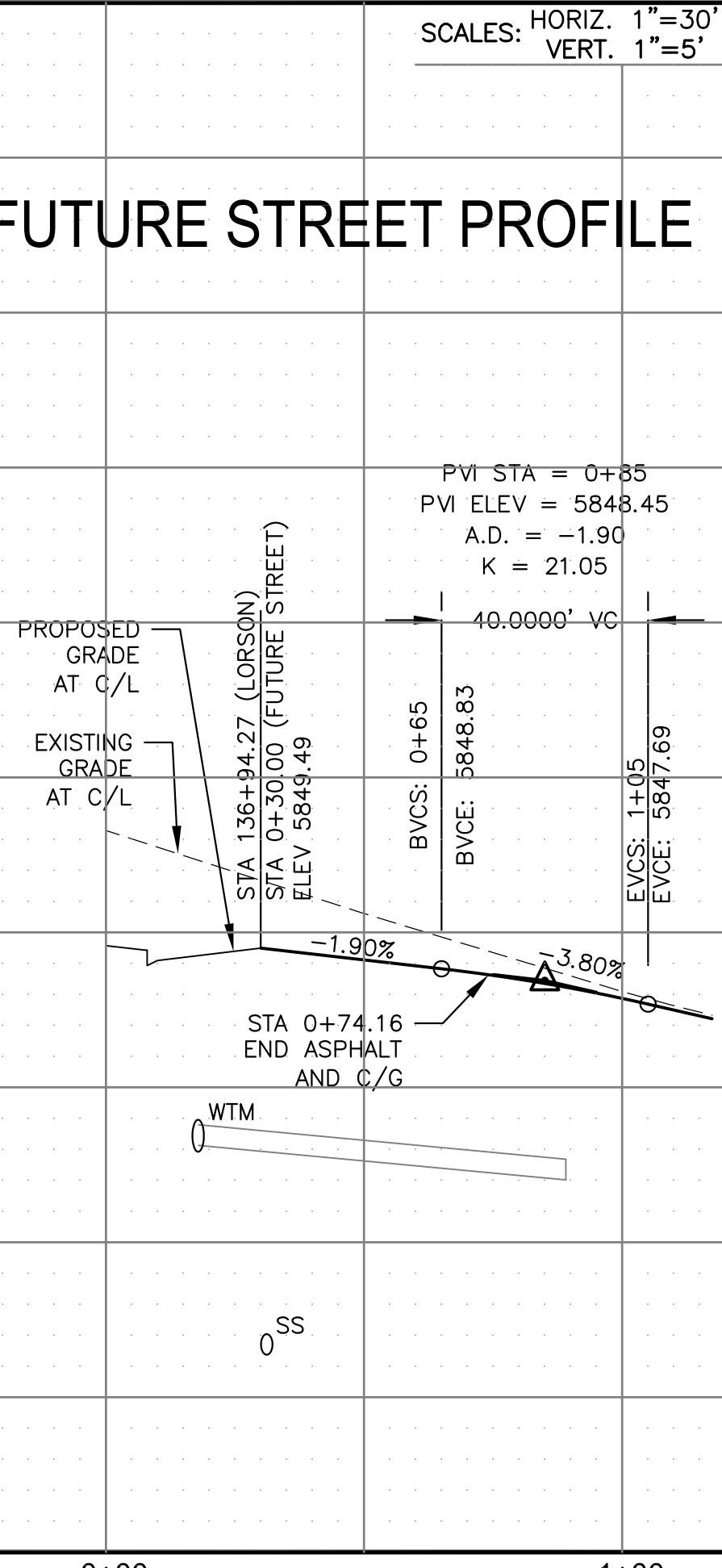
LORSON BOULEVARD



KEY MAP
SOUTH AREA



FUTURE STREET PROFILE



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

PREPARED FOR:
THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEYE DR
COLORADO SPRINGS, COLORADO

PROJECT:

THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEYE DR
COLORADO SPRINGS, COLORADO

DATE:

MARCH, 2022

PROJECT NO.

100.066

SHEET NUMBER

C6.29

TOTAL SHEETS:

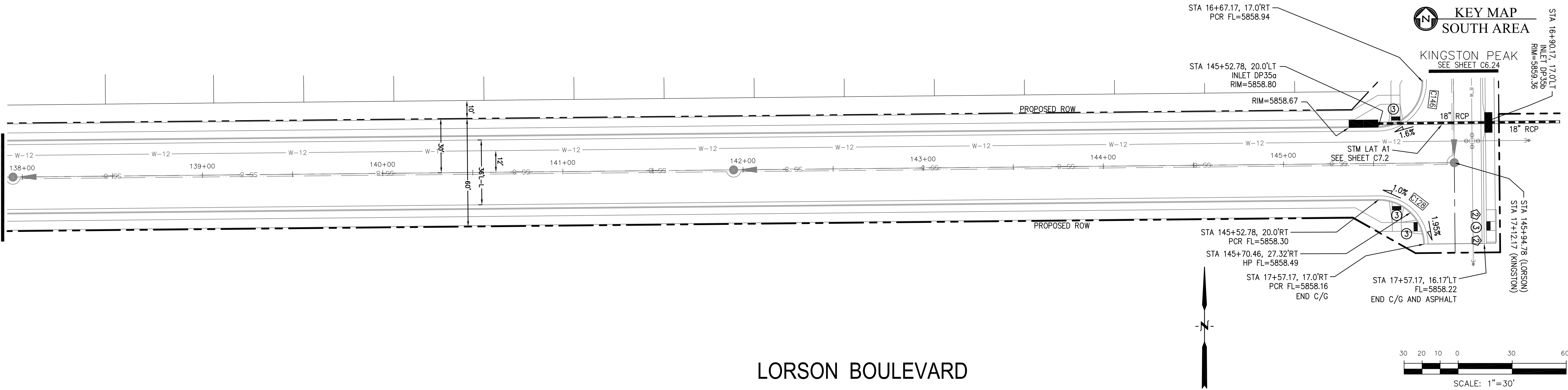
51

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

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C128	39.27'	25.00	90°00'00"
C146	39.27'	25.00	90°00'00"

MATCH LINE
STA = 138+00
SEE SHEET C6.29



LORSON BOULEVARD

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

MATCH LINE
STA = 138+00
SEE SHEET C6.29

PROPOSED
GRADE
AT C/L

EXISTING
GRADE
AT C/L

1.11%

0.75%

WTM
0

STA 145+94.78 (LORSON)
STA 17+12.17 (KINGSTON)
ELEV 5859.13

STA 145+00.00
PVI ELEV = 5858.42

STA 17+57.17, 17.0'RT
PCR FL=5858.16
END C/G

STA 17+57.17, 16.17'LT
FL=5858.22
END C/G AND ASPHALT

STA 145+52.78, 20.0'RT
PCR FL=5858.30

STA 145+70.46, 27.32'RT
HP FL=5858.49

STA 16+67.17, 17.0'RT
PCR FL=5858.94

STA 145+52.78, 20.0'LT
INLET DP35a
RIM=5858.80

KEY MAP
SOUTH AREA

KINGSTON PEAK
SEE SHEET C6.24

STA 145+94.78 (LORSON)
STA 17+12.17 (KINGSTON)

STA 16+90.17, 17.0'LT
INLET DP35b
RIM=5859.36

STREET / STORM - SOUTH AREA

LORSON BOULEVARD

STA 138+00 TO 145+95

DATE:
MARCH, 2022

PROJECT NO.
100.066

SHEET NUMBER
C6.30

TOTAL SHEETS: 51

THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEYE DR
COLORADO SPRINGS, COLORADO

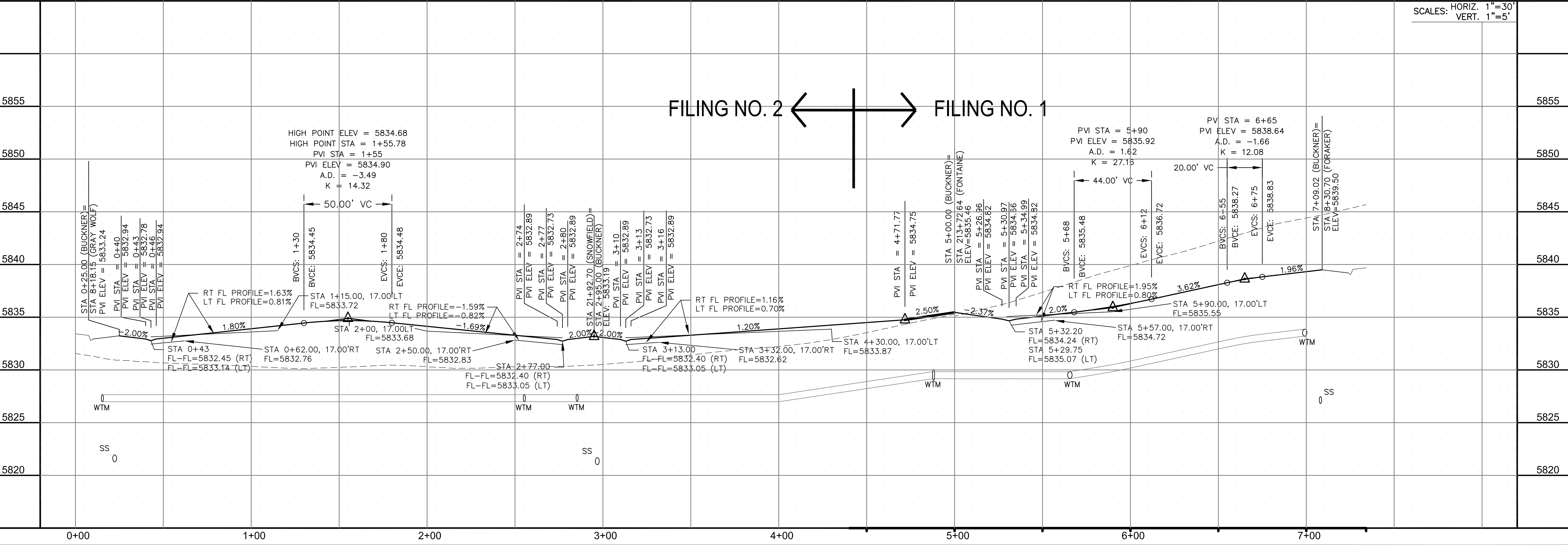
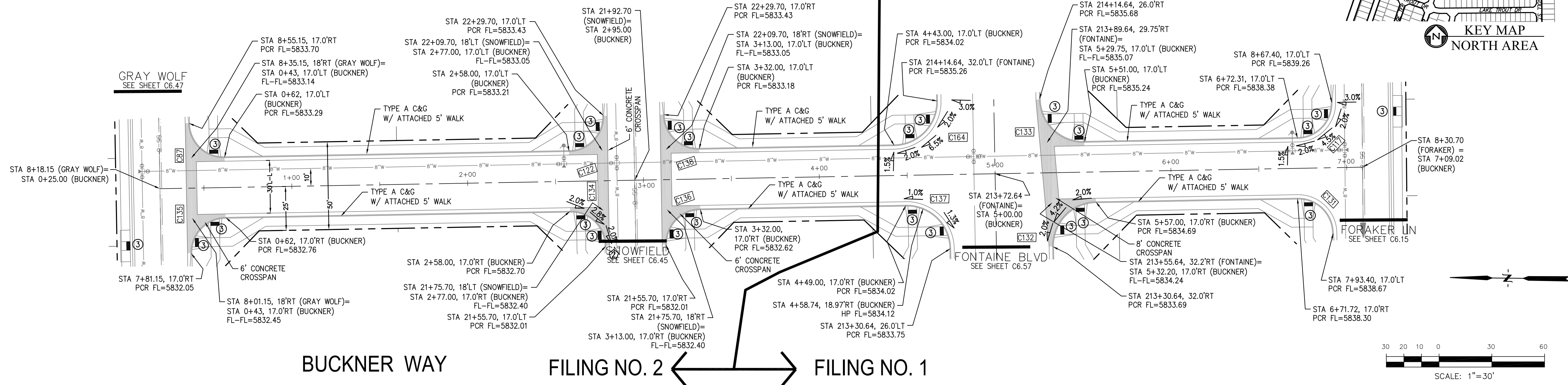
PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNESVILLE, MO 65306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

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

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C87	31.42'	20.00	90°00'00"
C117	31.26'	20.00	89°32'37"
C122	31.42'	20.00	90°00'00"
C131	31.58'	20.00	90°27'23"
C132	39.27'	25.00	90°00'00"
C133	39.27'	25.00	90°00'00"
C134	31.42'	20.00	90°00'00"
C135	31.42'	20.00	90°00'00"
C136	31.42'	20.00	90°00'00"
C137	39.27'	25.00	90°00'00"
C138	31.42'	20.00	90°00'00"
C164	39.27'	25.00	90°00'00"



CORE

ENGINEERING GROUP

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

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

PROJECT: **THE RIDGE AT LORSON**
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEYE DR
COLORADO SPRINGS, COLORADO

STREET / STORM - NORTH AREA

BUCKNER WAY

STA 0+00 TO 7+09

DATE: MARCH, 2022

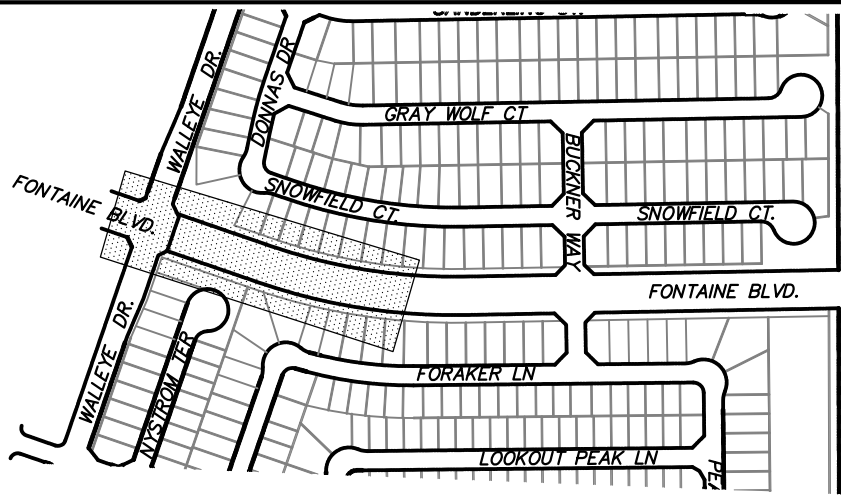
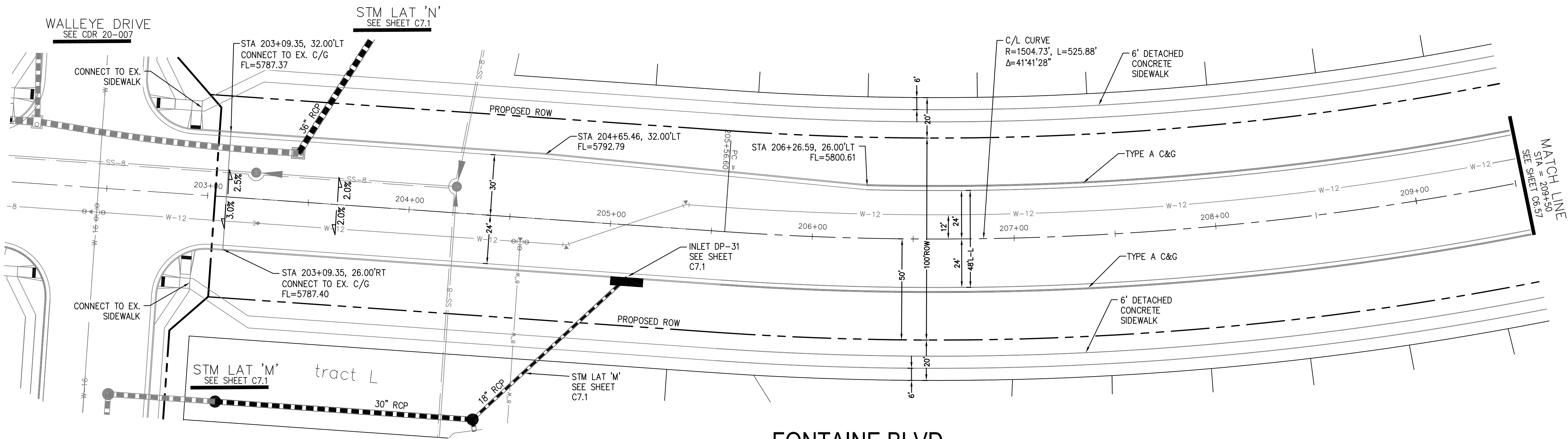
PROJECT NO. 100.066

SHEET NUMBER C6.55

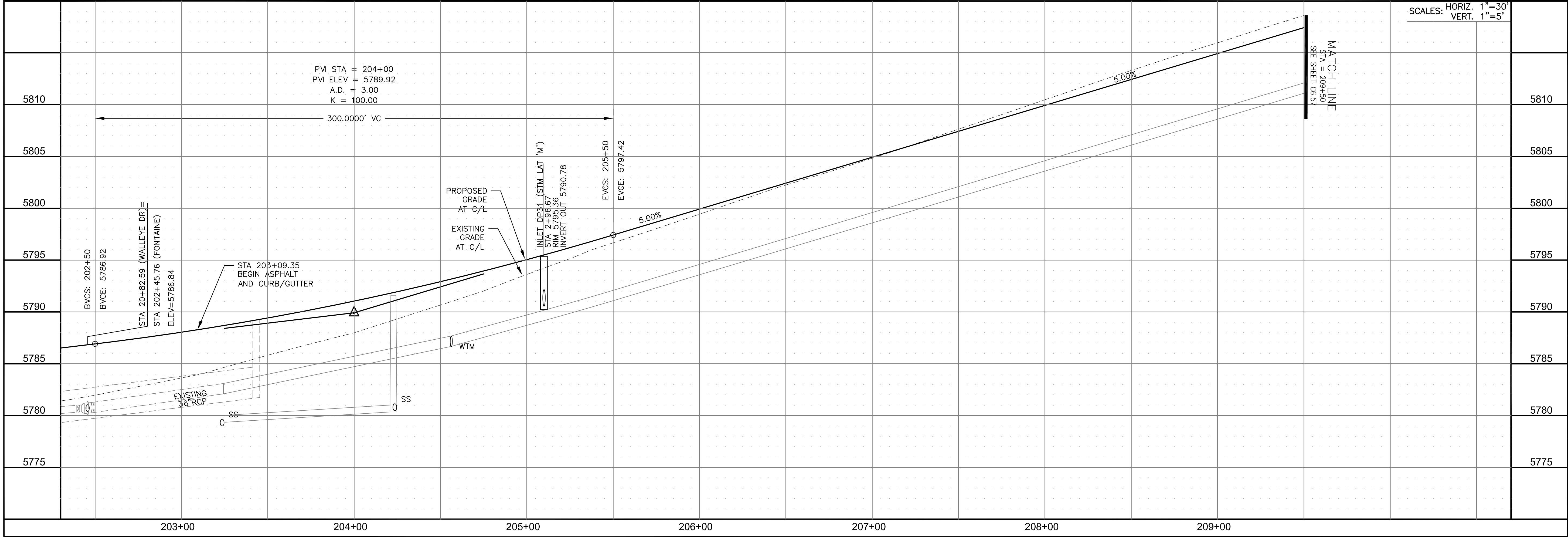
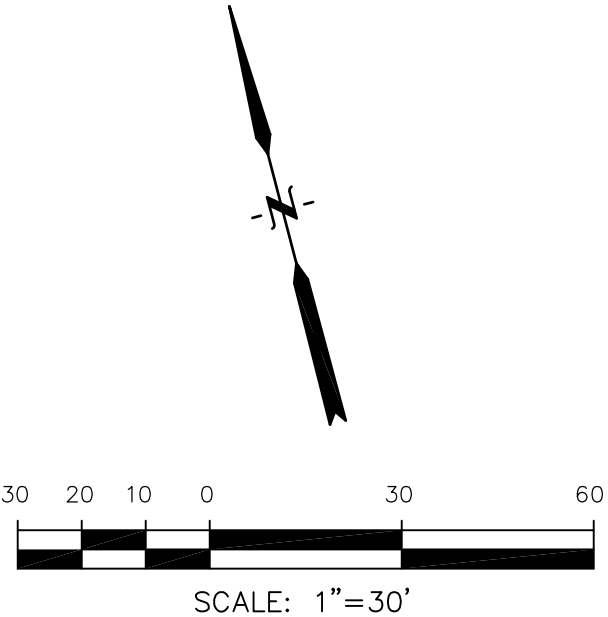
TOTAL SHEETS: 51

- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 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
NORTH AREA



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, MO 63306
PHONE: 636.251.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.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:
THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEYE DR
COLORADO SPRINGS, COLORADO

STREET / STORM - NORTH AREA

FONTAINE BLVD.

STA 203+00 TO 209+50

DATE:
MARCH, 2022

PROJECT NO.
100.066

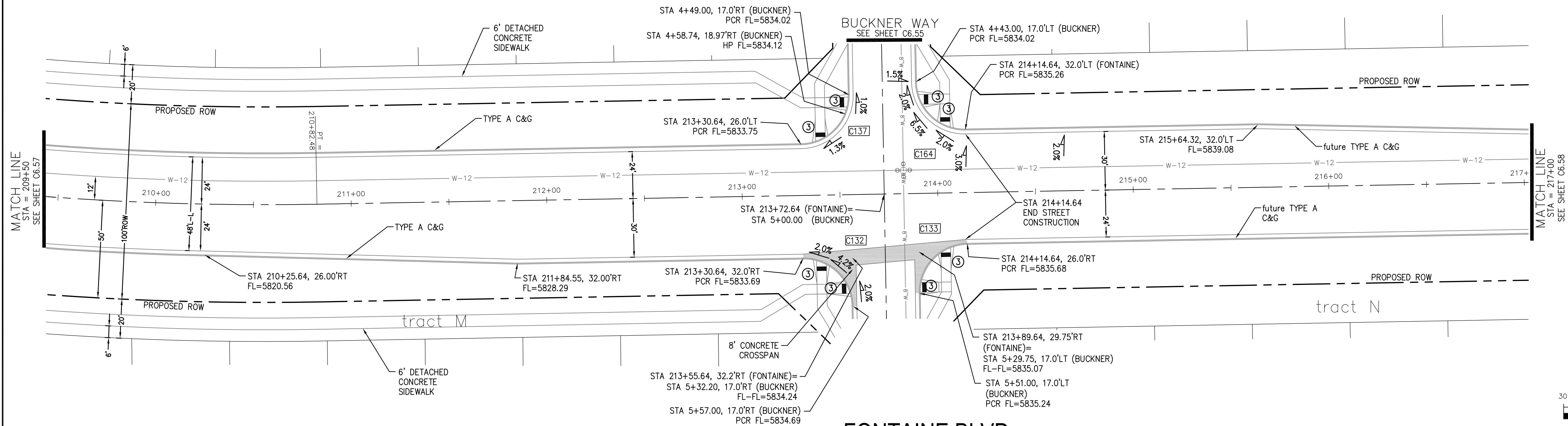
SHEET NUMBER
C6.56

TOTAL SHEETS: 51

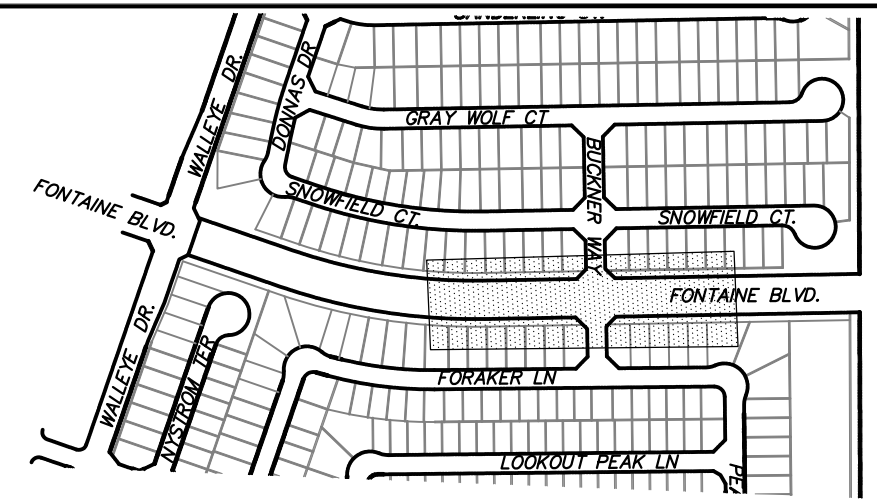
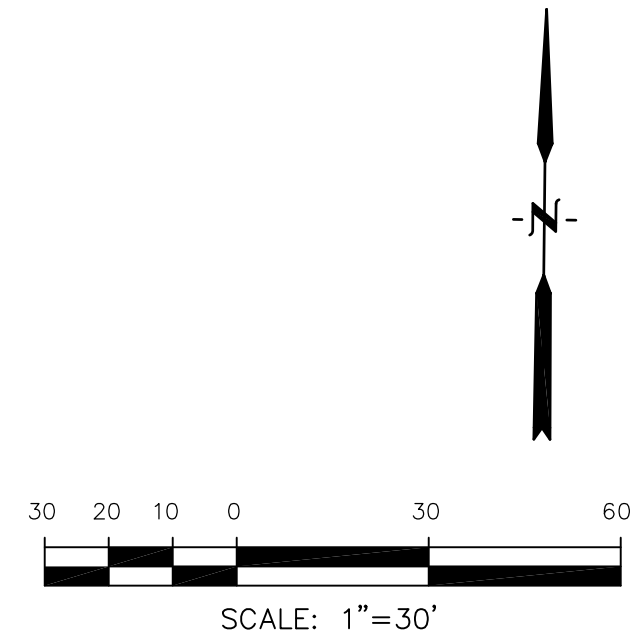
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C132	39.27'	25.00	90°00'00"
C133	39.27'	25.00	90°00'00"
C137	39.27'	25.00	90°00'00"
C164	39.27'	25.00	90°00'00"



FONTAINE BLVD.



CORE

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

[illegible]

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
FONTAINE BLVD.
STA 209+50 TO 217+00

DATE:
MARCH, 2022

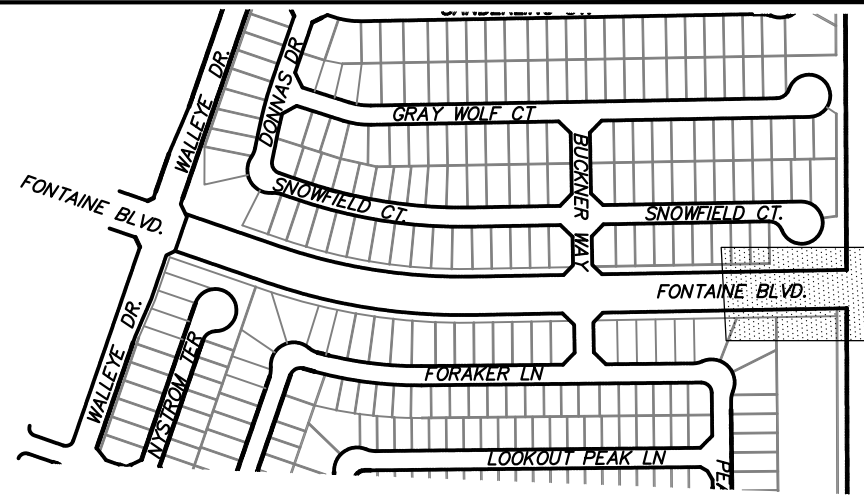
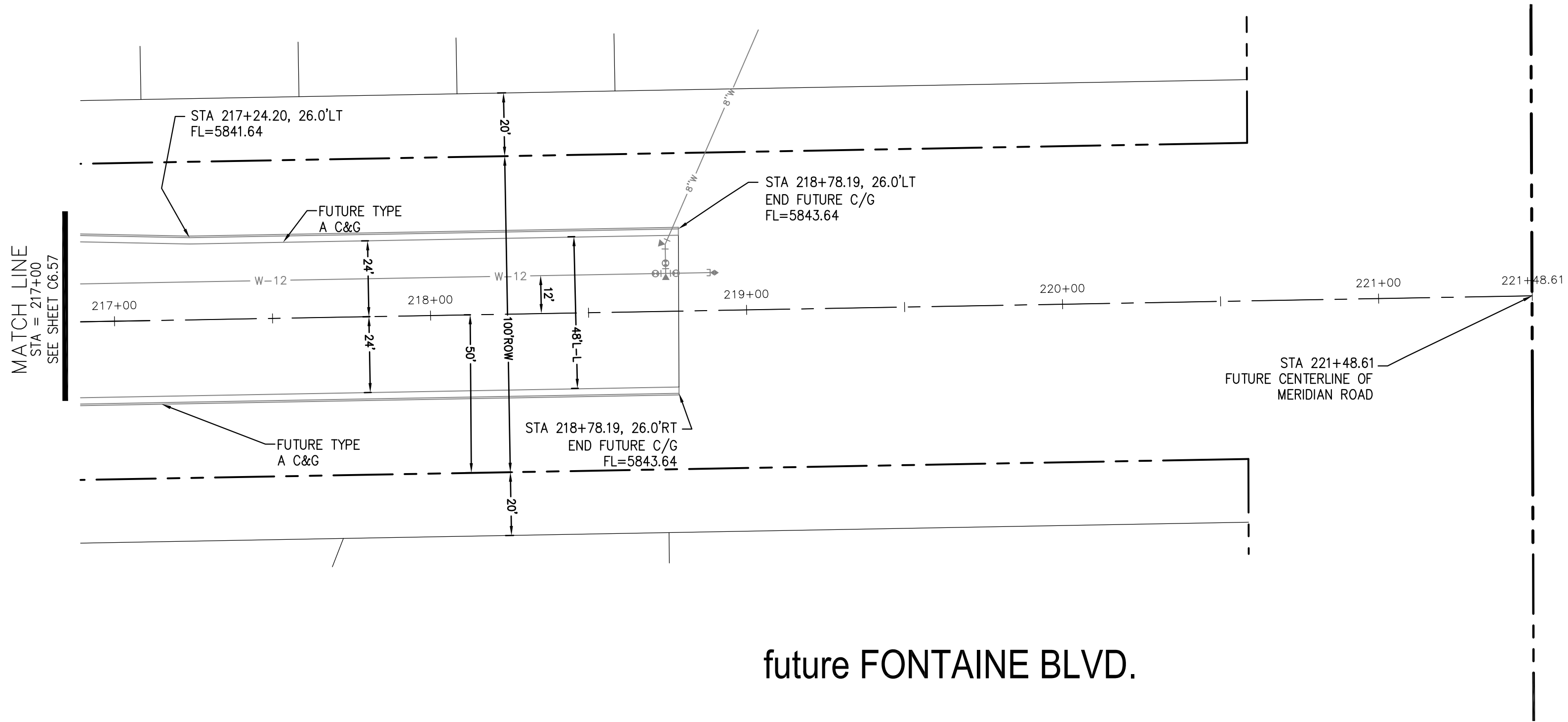
PROJECT NO.
100.066

SHEET NUMBER
C6.57

TOTAL SHEETS: 51

- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 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
NORTH AREA

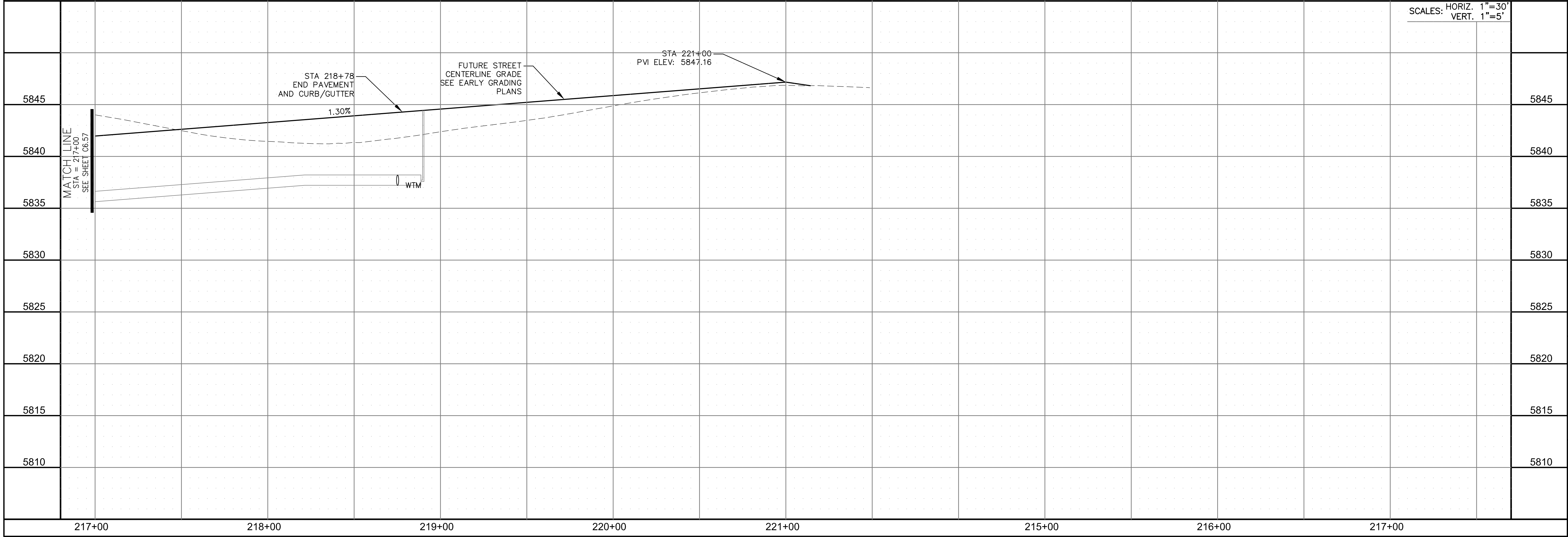
CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOOD, MO 65506
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE: _____
DESCRIPTION: _____
NO.: _____
PROJECT: THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEYS DR.
COLORADO SPRINGS, COLORADO
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

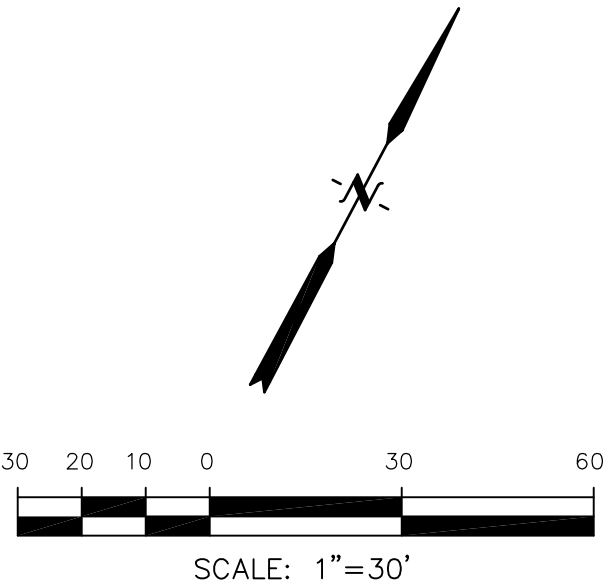
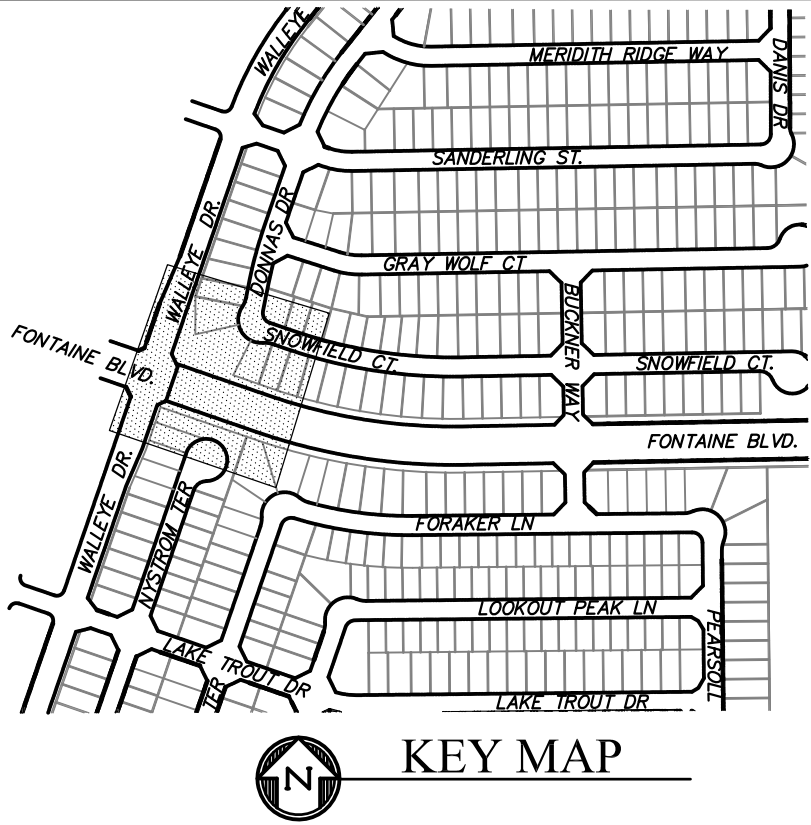
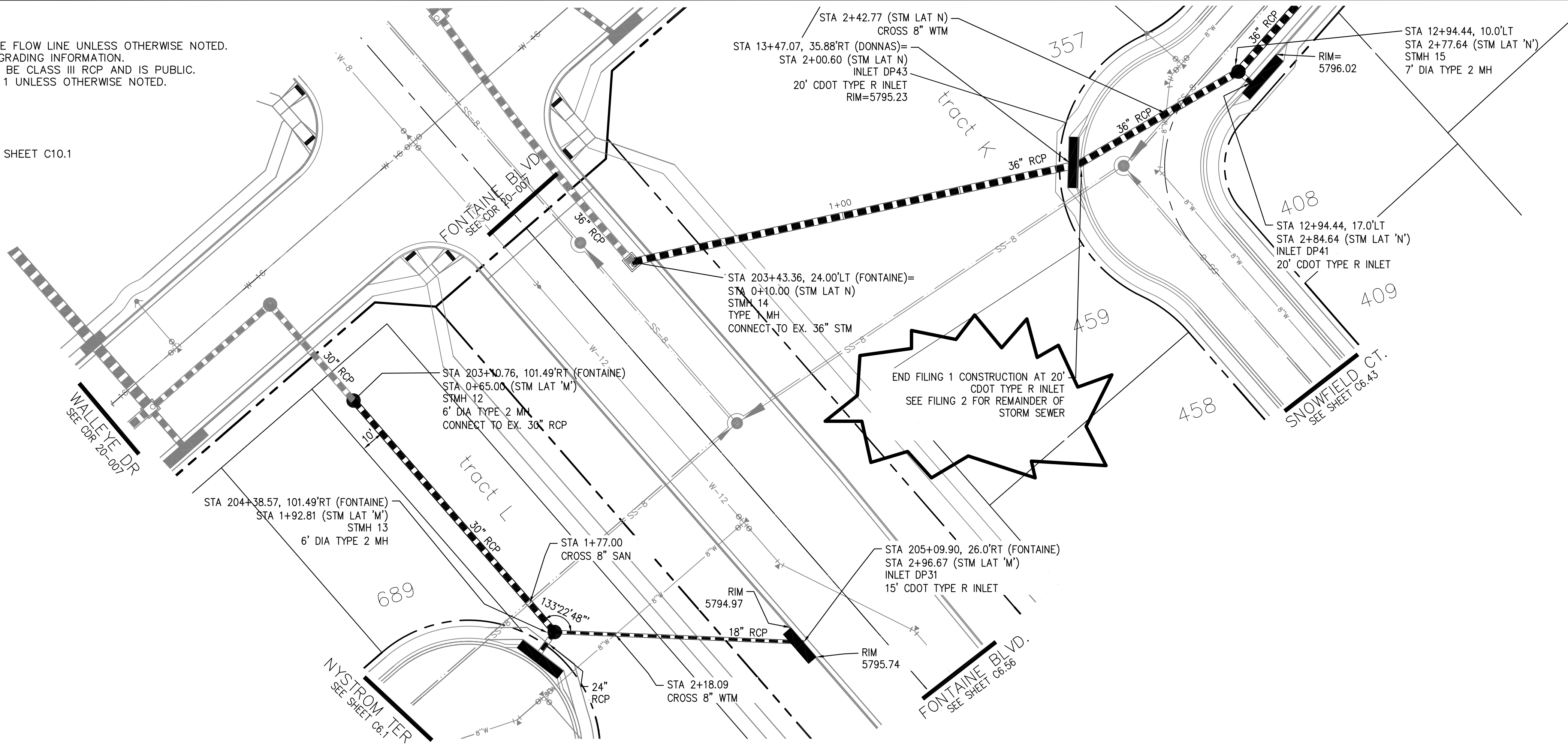
STREET / STORM - NORTH AREA
FUTURE FONTAINE BLVD.
STA 217+00 TO 221+48

DATE:
MARCH, 2022
PROJECT NO.
100.066
SHEET NUMBER
C6.58
TOTAL SHEETS: 51



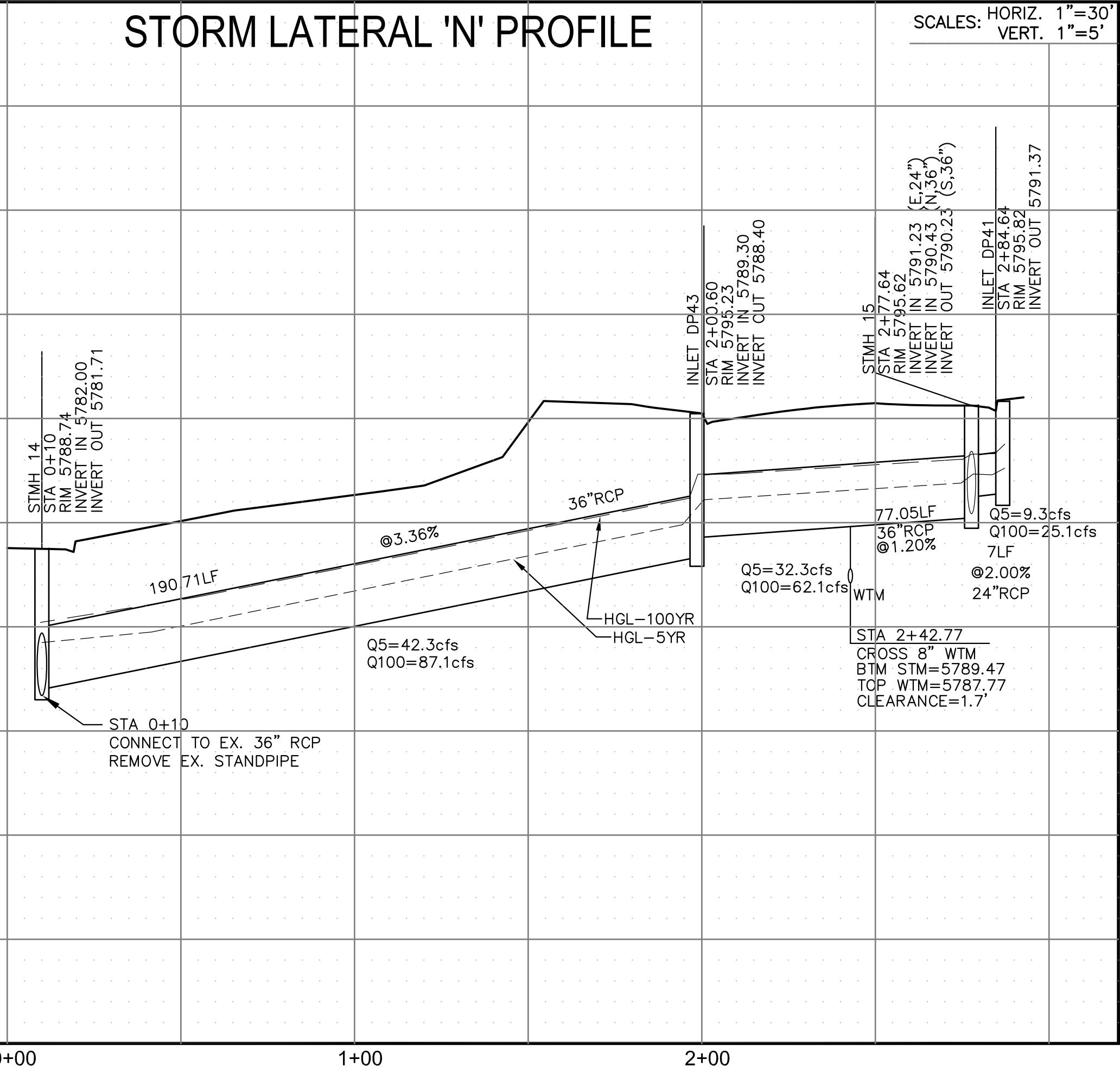
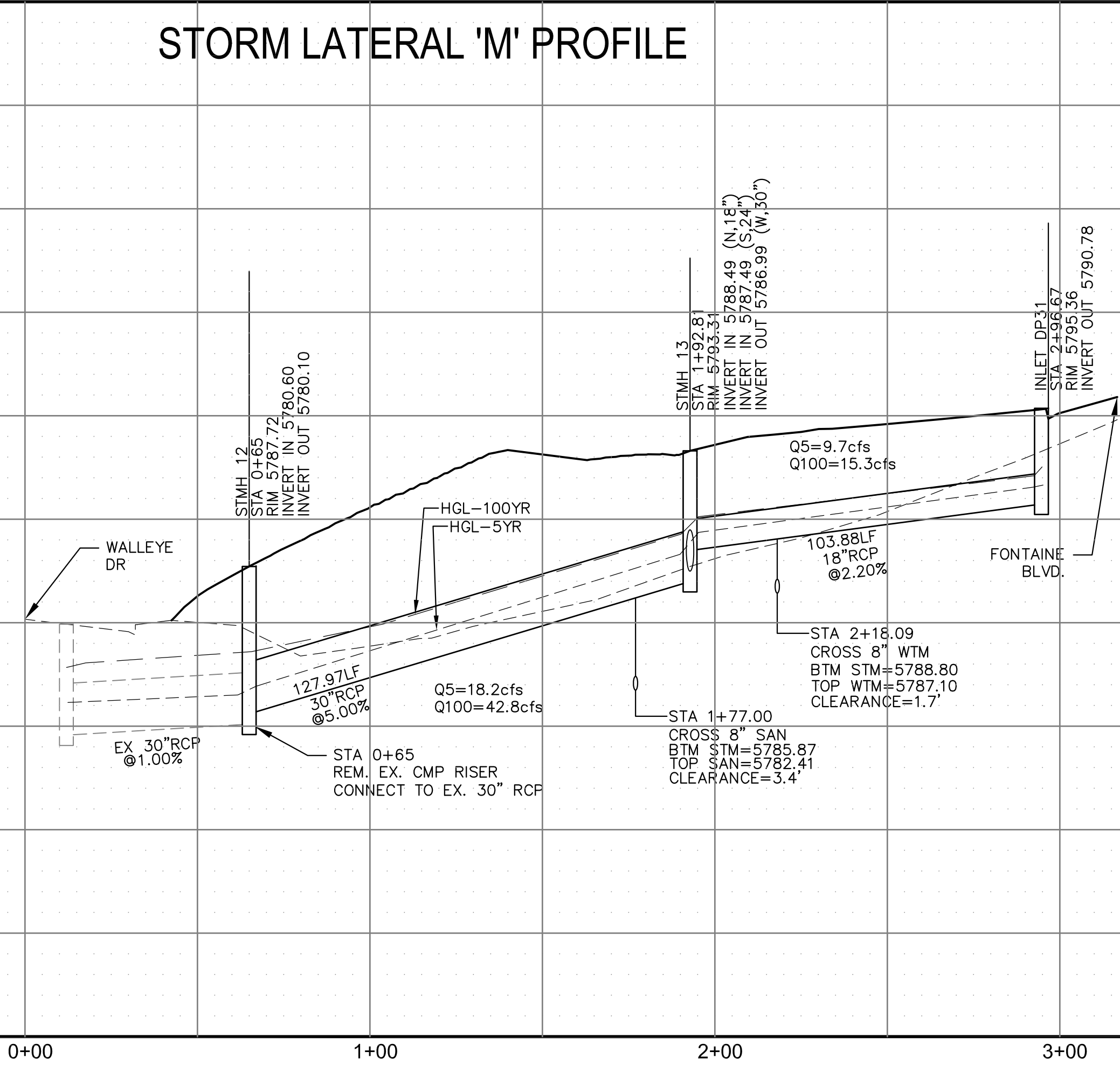
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



STORM LATERAL 'M' PROFILE

STORM LATERAL 'N' PROFILE



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNESVILLE, MO 65306
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:

THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD. & WALLEYE DR
COLORADO SPRINGS, COLORADO

DATE:
MARCH, 2022

PROJECT NO.
100.066

SHEET NUMBER
C7.1

TOTAL SHEETS: 51

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

-
- A detailed street map of the Pearly Park area in Pearly, Montana. The map shows a grid of streets including Wallace Dr, Madison Ave, Sprague St, Lakefront Dr, Copper Butte Way, Larson Butte Way, Larson Blvd, Pearly St (North), Pearly St (West), Mission Peak Pl, Copper Butte Way, Aspen Butte Ter, and Larson Blvd. The map also shows the locations of Pearly Park, Pearly Lake, and Pearly Mountain. The map is oriented with North at the top.

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

DESCRIPTION

B
C

SUBJECT:

JECT: THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD. - WALLACE DR

DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS

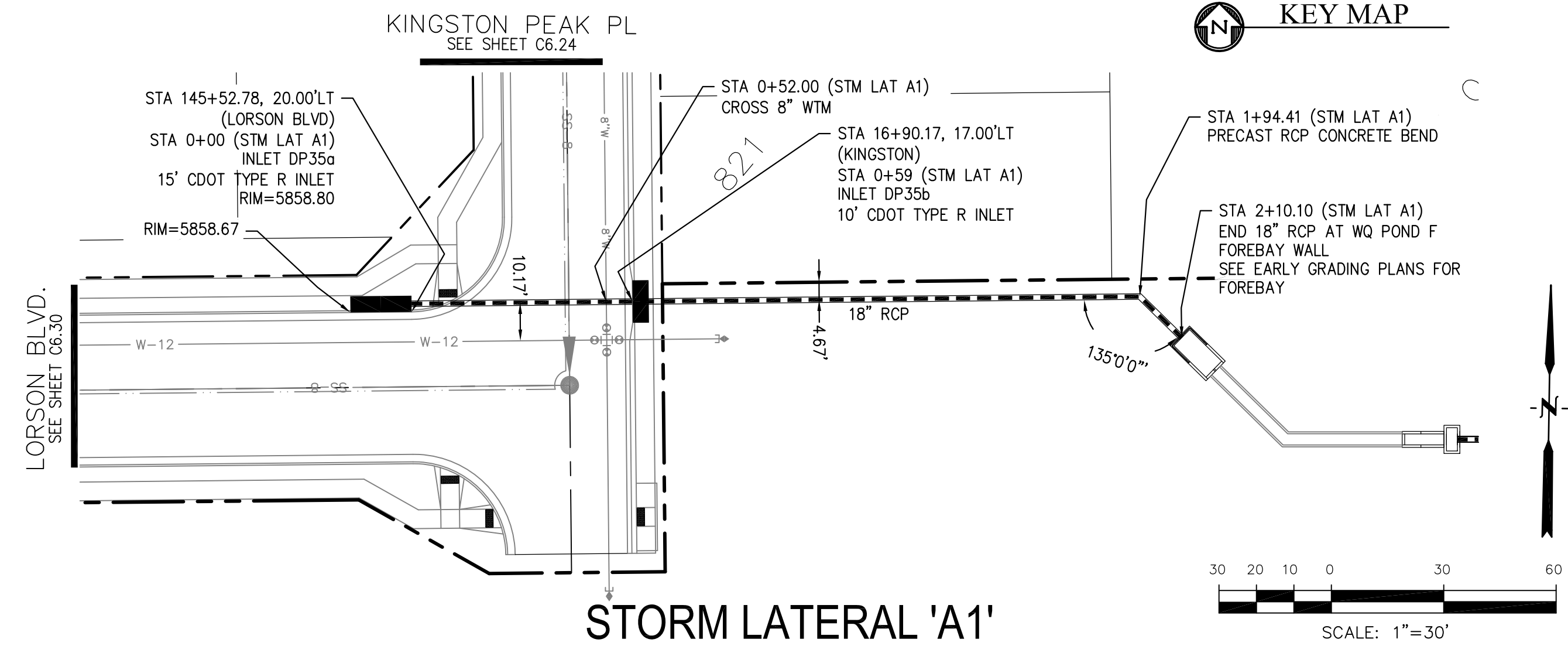
STREET / STORM
STM LATERAL 'A1'

DATE: _____
MARCH, 2022

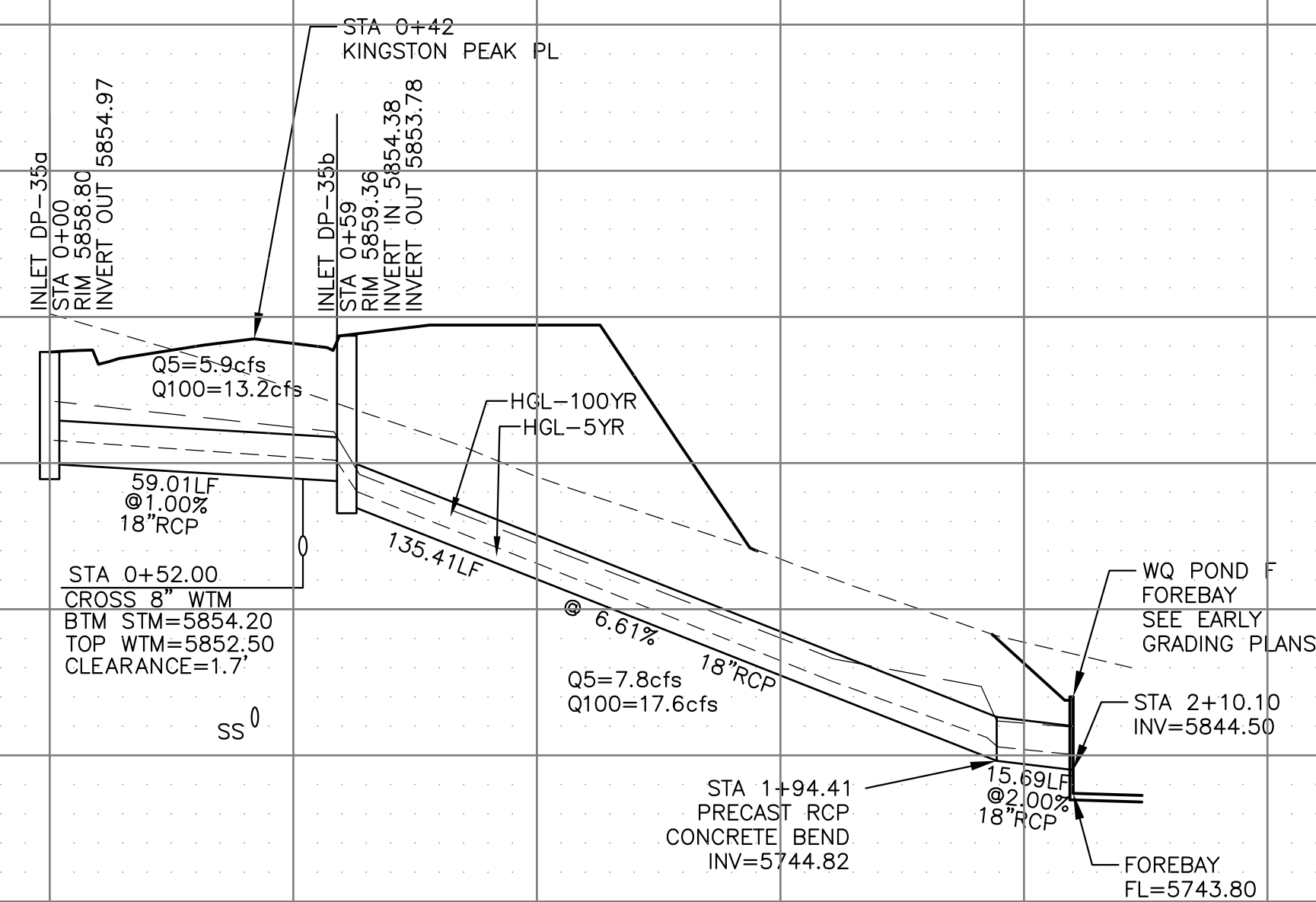
PROJECT NO.
100.066

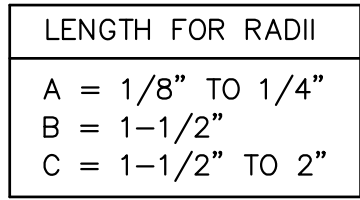
SHEET NUMBER
C7.2

TOTAL SHEETS: 51

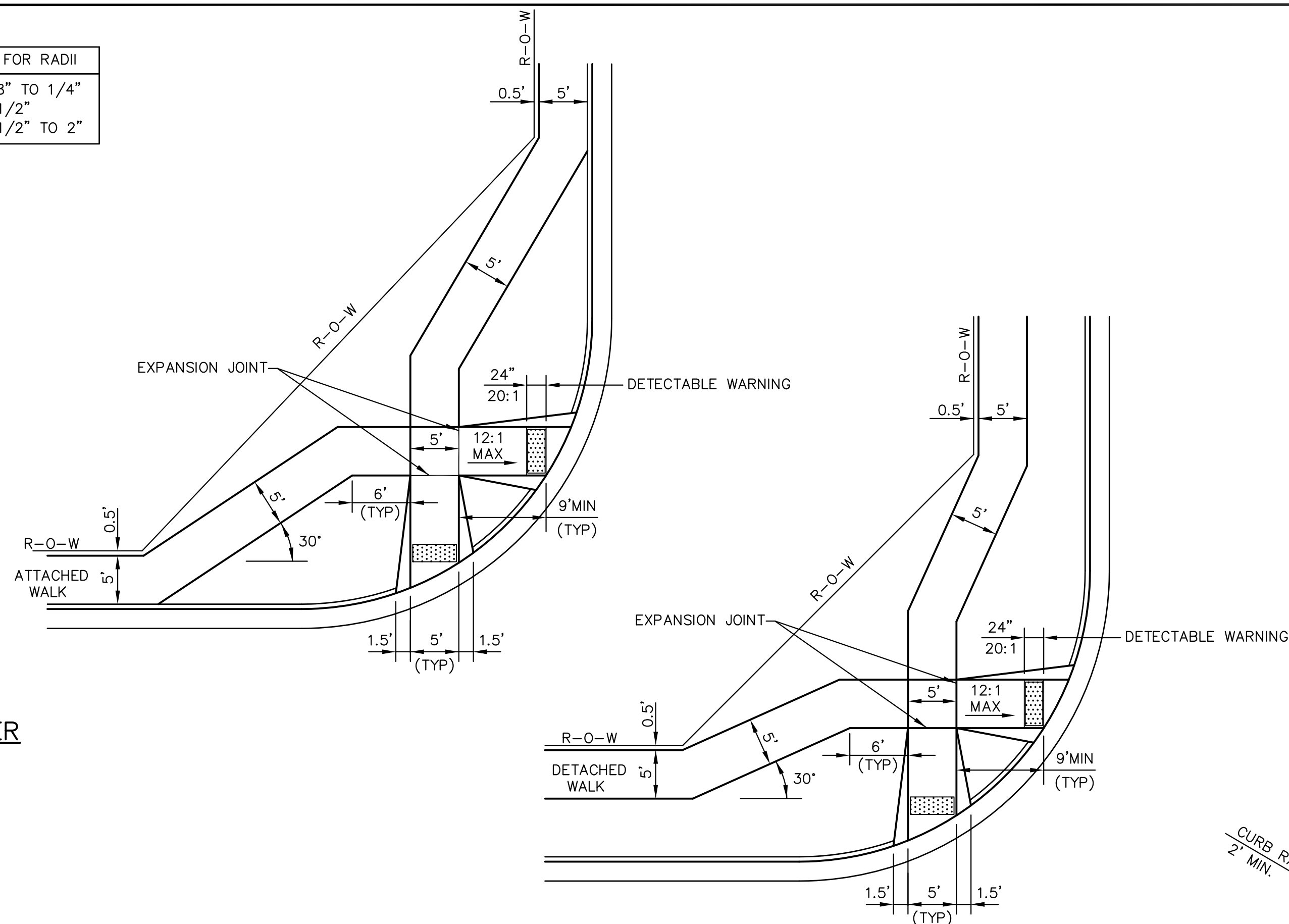


SCALES: HORIZ. 1"=30'
VERT. 1"=5'

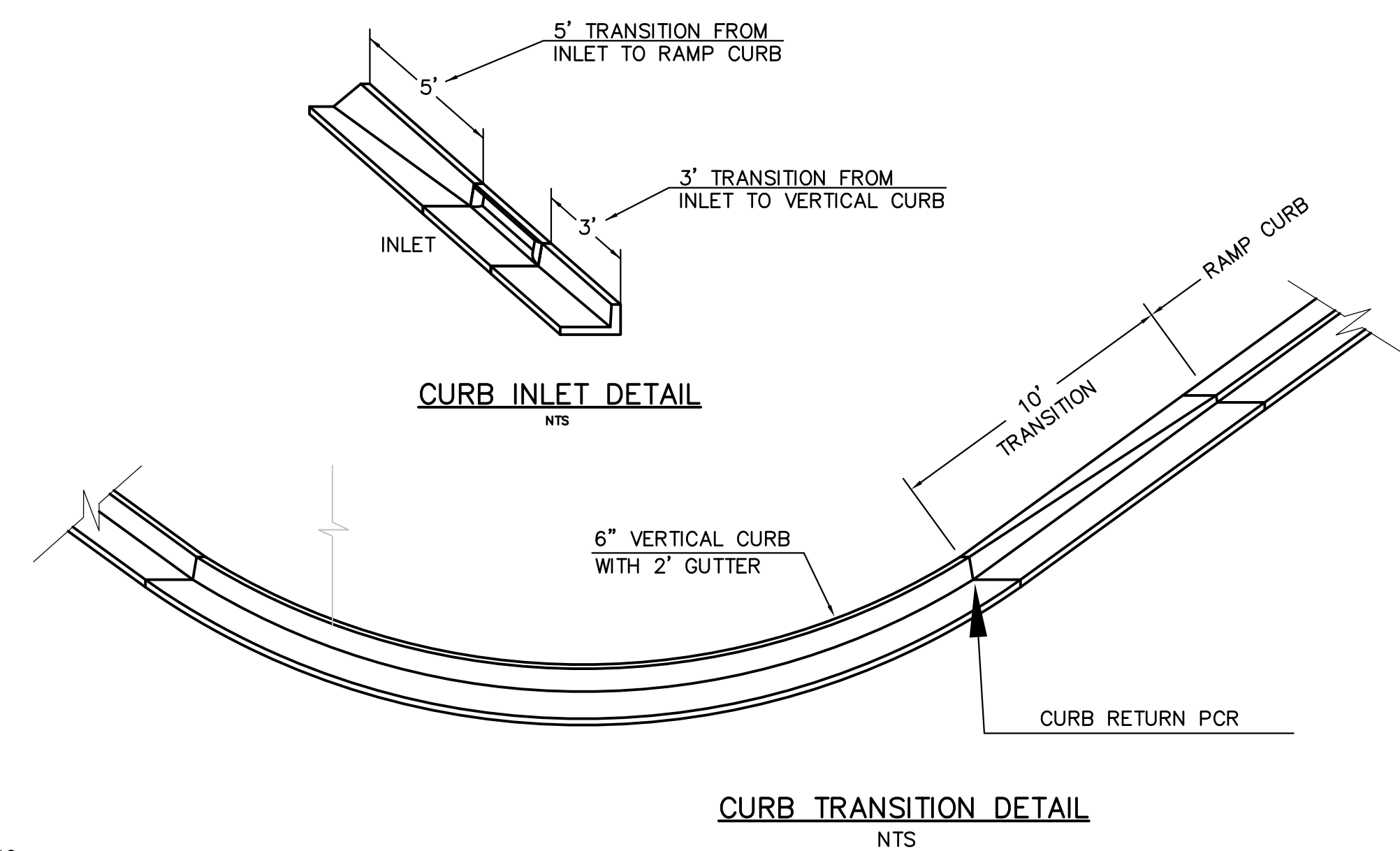




CURB DETAILS (ECM SD_2-20)



PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD_2-40)



40)

6"

CURB RADIUS
2' MIN.

VARIES

2'-6"

E.C.R.

20'-0"

B.C.R.


2'-6"

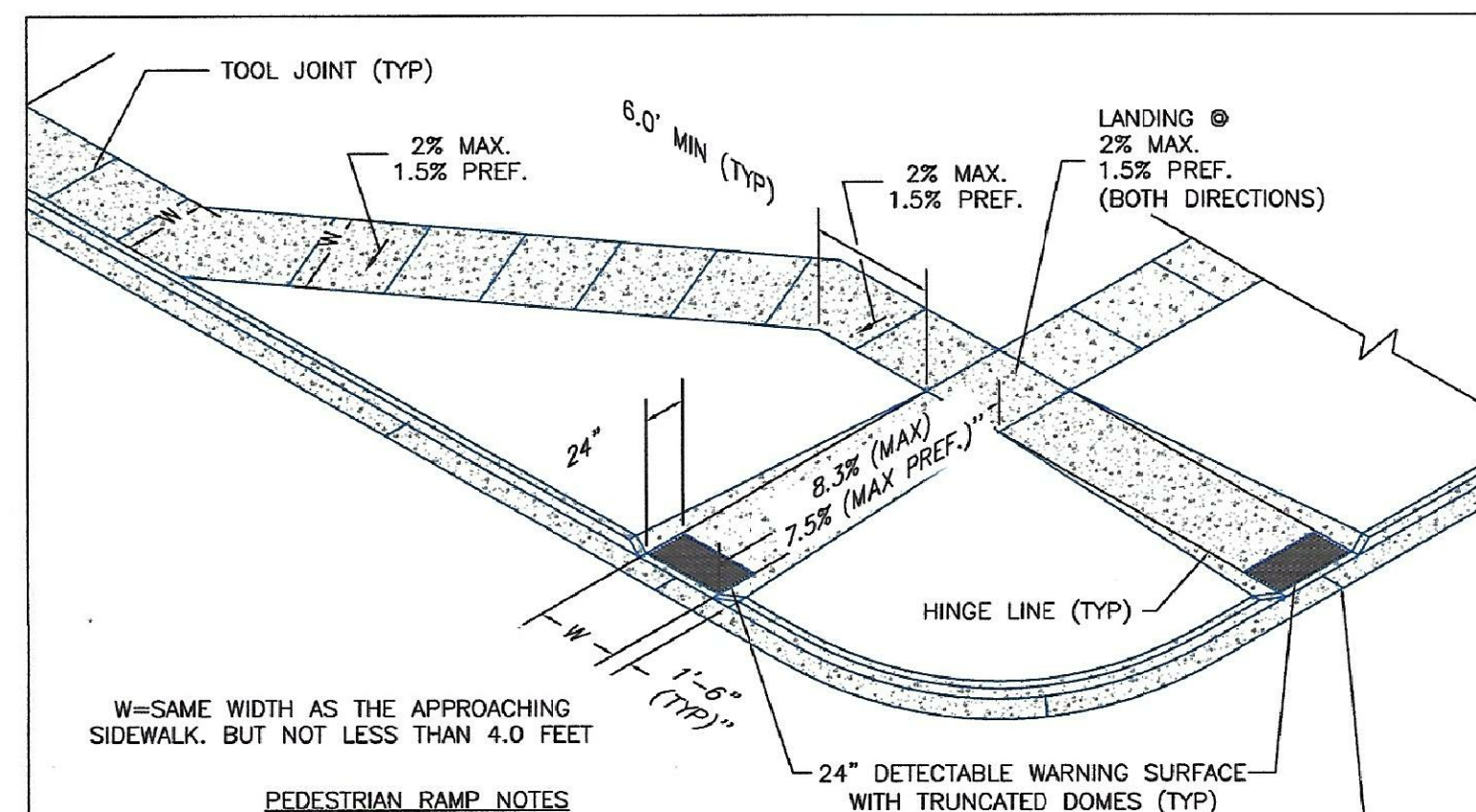
TO CROWN OF STREET OR
20' WHICHEVER IS LESS

PLAN VIEW

SAW CUT OR
COLD JOINT, TYP.

SECTION A - A
TYPICAL CROSSSPAN LAYOUT (ECM SD_2-26)
NO SCALE

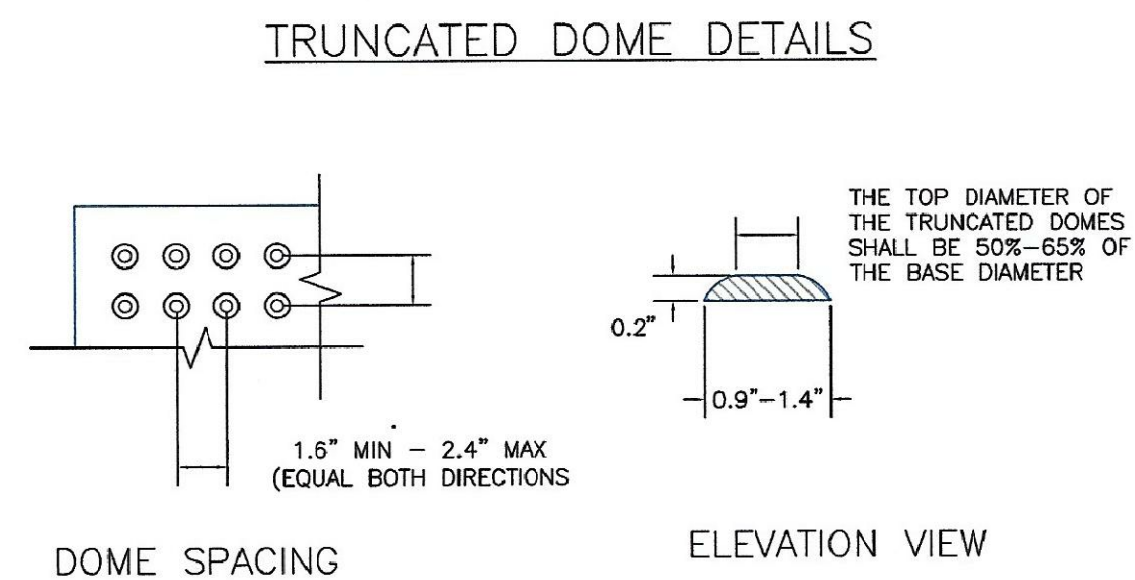
- NOTES
1. W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, 10' FOR ARTERIAL ROADS.
 2. T = SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8" PCC, OR 9" FOR COLLECTORS MINIMUM WITH 6x6 - 4.4 WWF OR #4 @ 18"E.W.
 3.  = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
 4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.



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 CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, GROUND FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE EGM SECTION 6.3.6 FOR PEDESTRIAN PAVEMENT/LAYOUT REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH EGM CHAPTER 6 AND SD-2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNALING, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN RAMP AREAS AND LANES ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

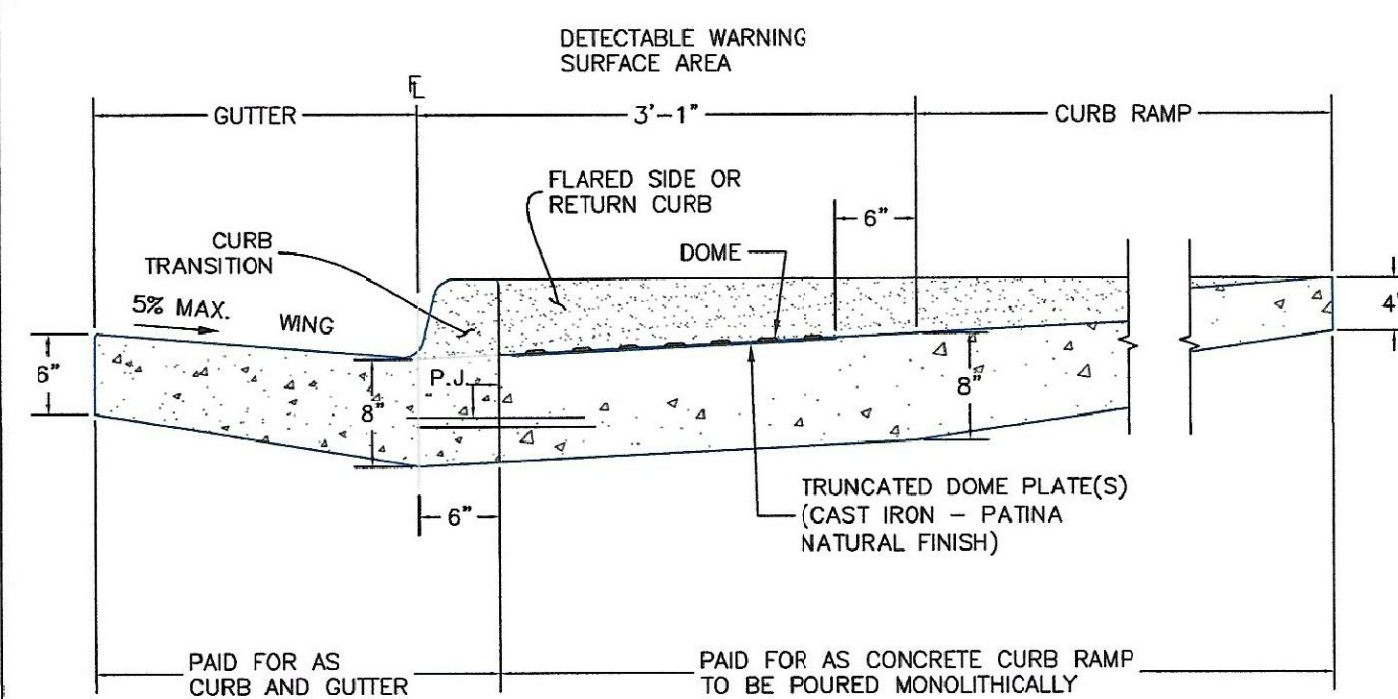
LAYOUT CURB SECTIONS SO THAT AT LEAST
ONE TOOL JOINT IS WITHIN RAMP THROAT

- ### 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 (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
 2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) 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.



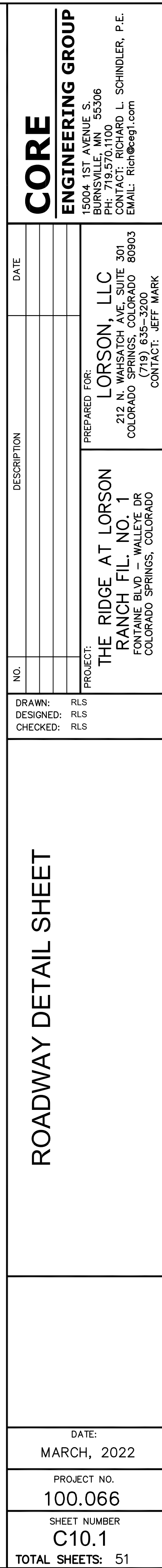
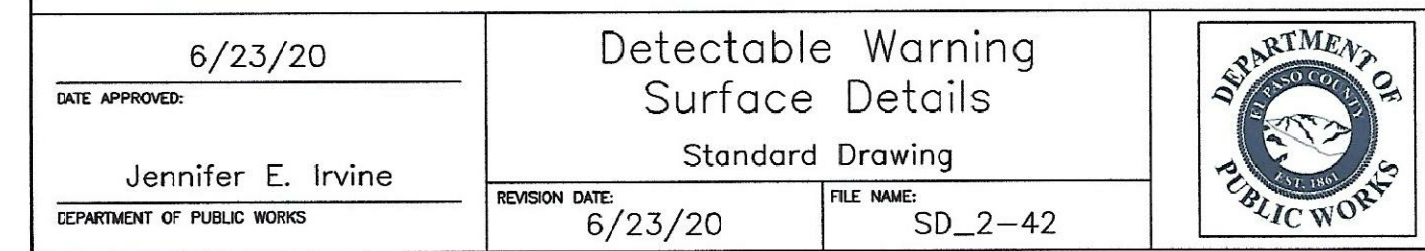
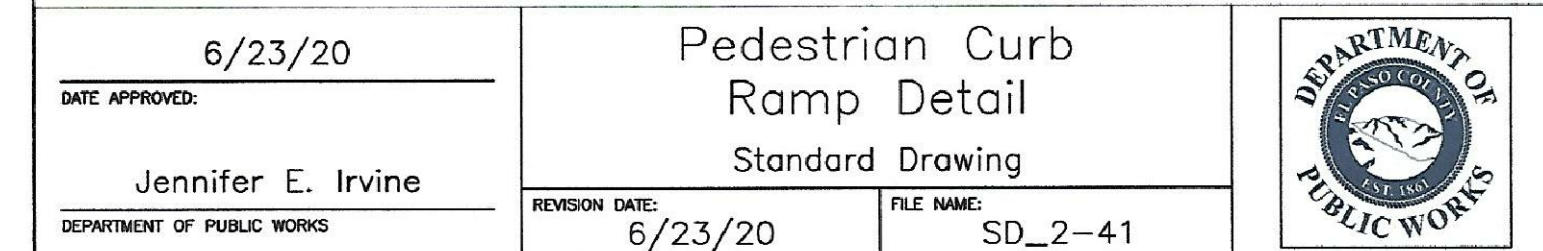
DOME SPACING

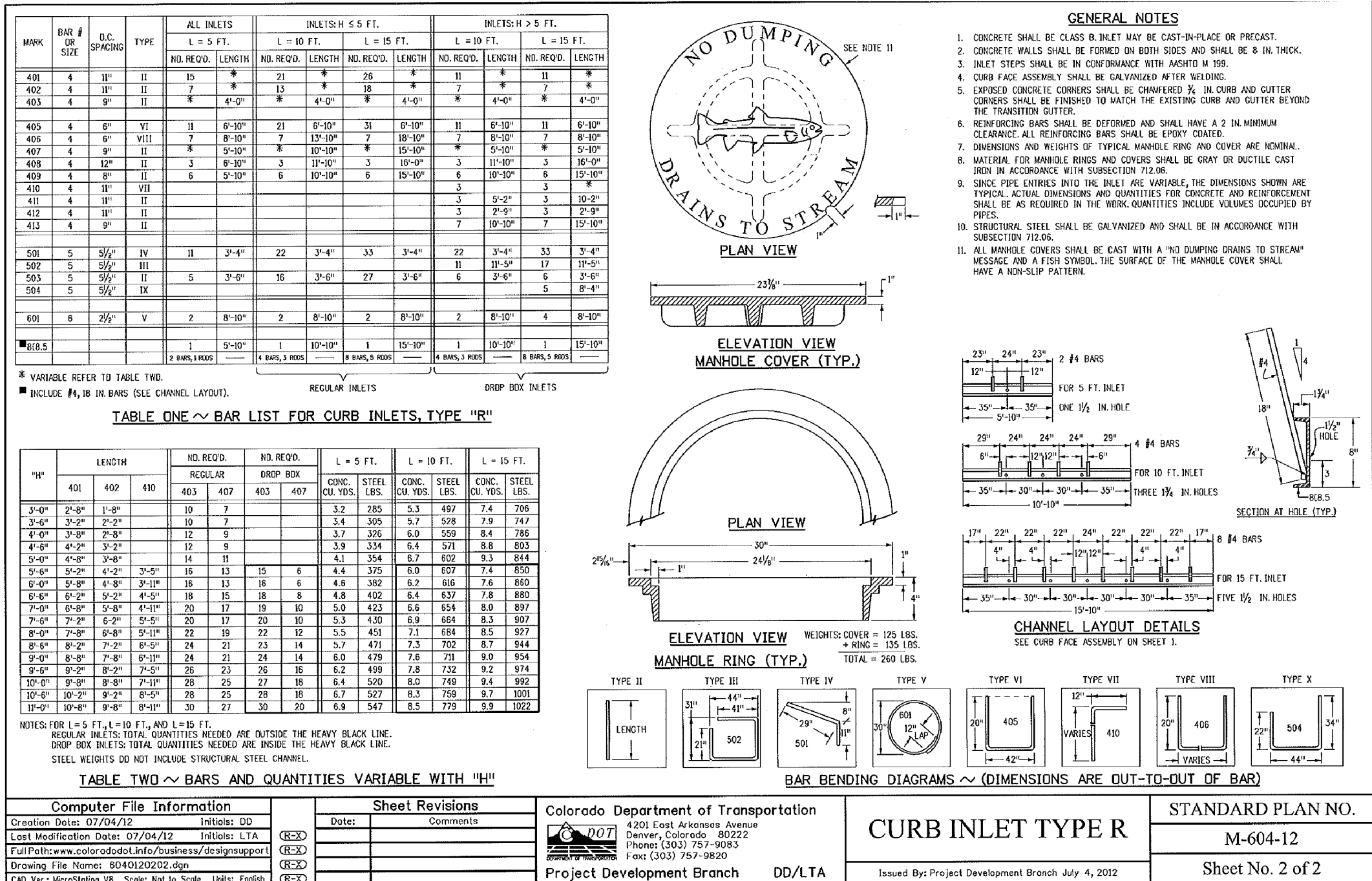
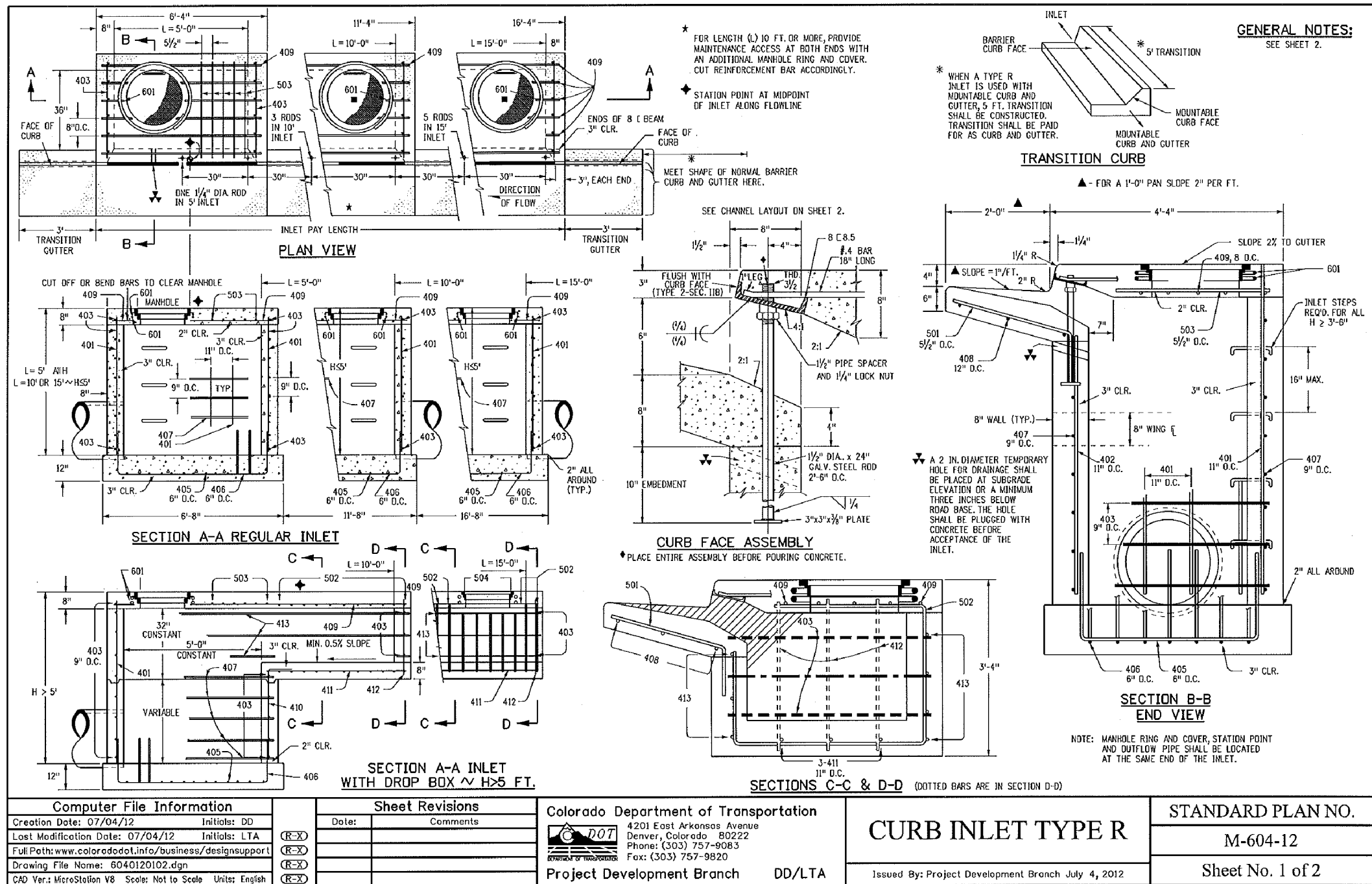
ELEVATION VIEW



P.J.= PERMISSABLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS
CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF
DETECTABLE WARNING SURFACE, CURB AND GUTTER





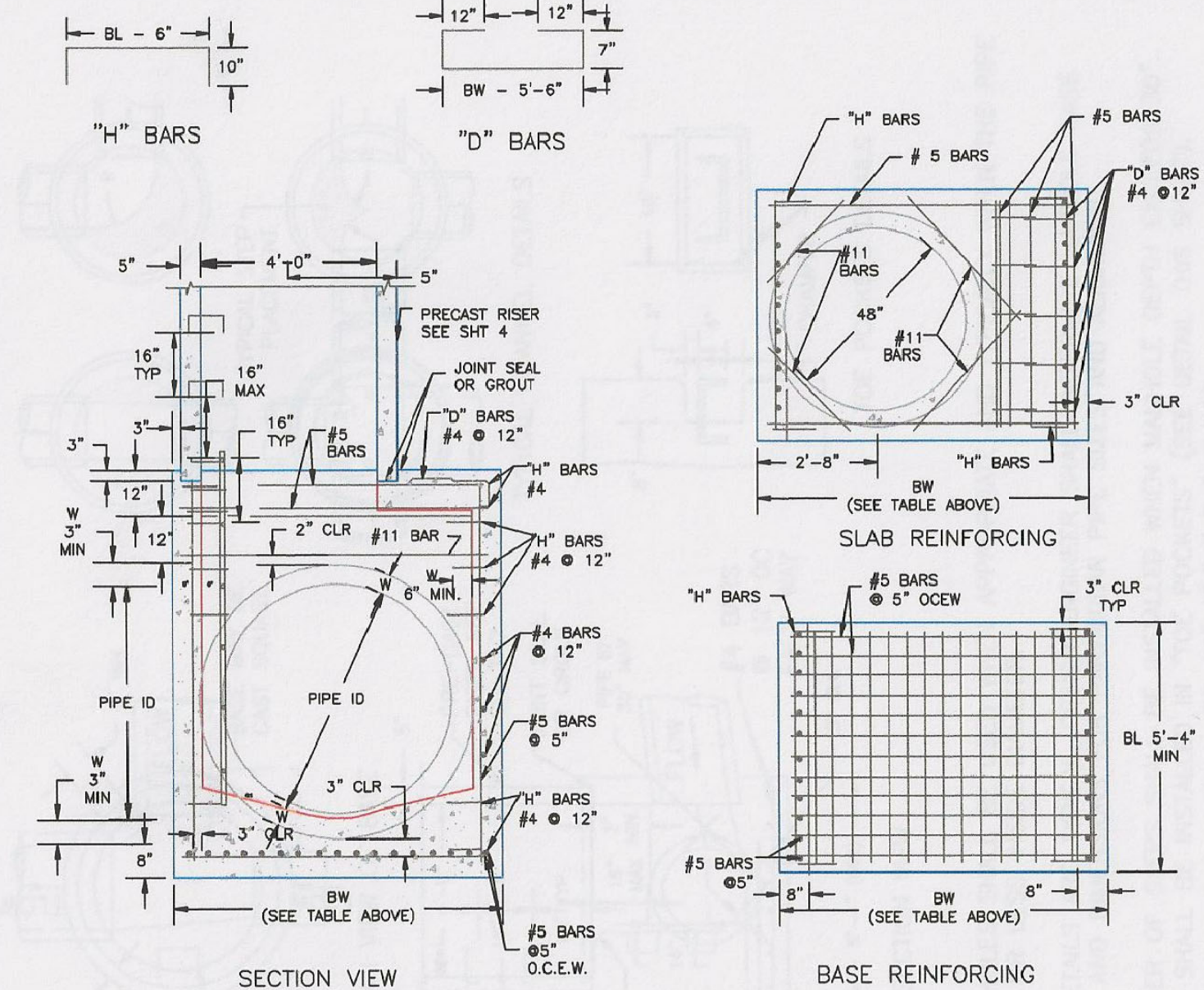
CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOODS, CO 80506
 PH: 719.576.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg.com

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

PROJECT:
THE RIDGE AT LORSON
RANCH FIL NO. 1
 FONTAINE BLVD. & WALLEE DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

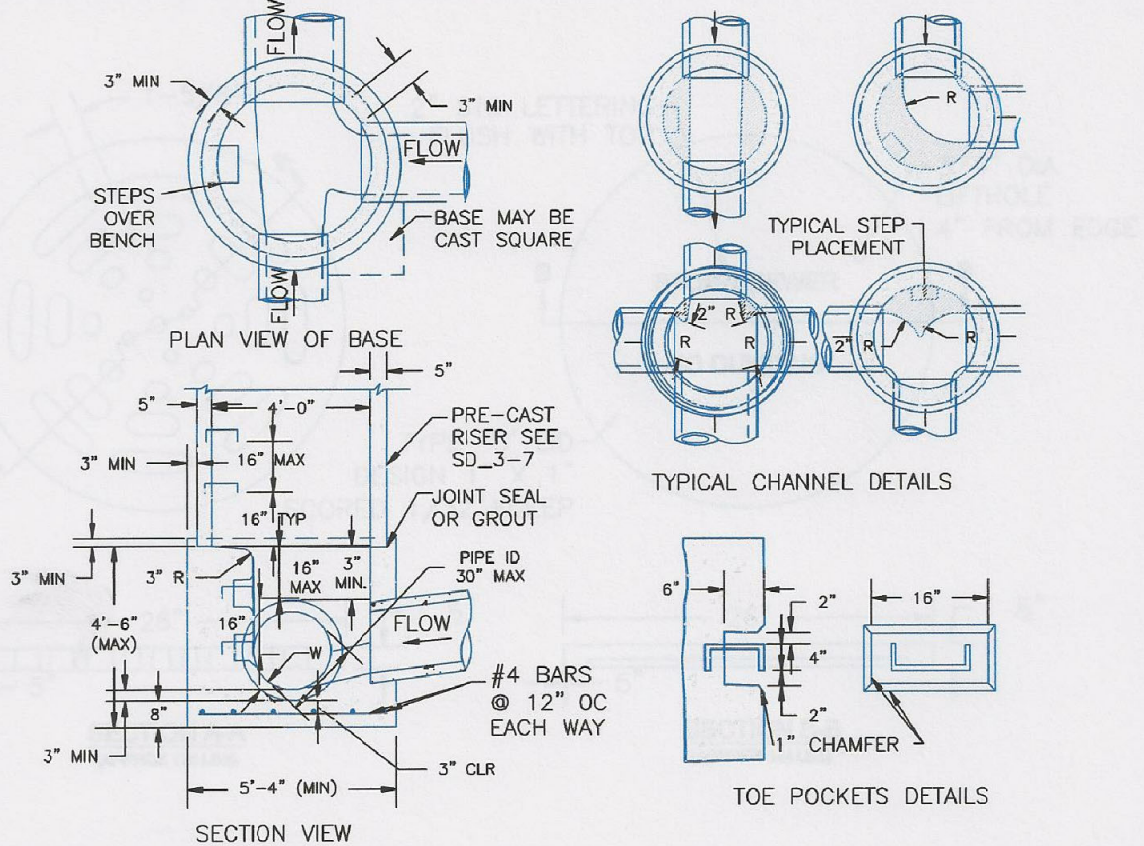
STORM SEWER DETAILS



NOTES

- TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D..
- VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
- EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE BE A MAXIMUM OF 16" ABOVE THE FLOOR.
- FLOOR OF THE MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., 1/2" PER FT. MIN.). FLOOR SHALL BE SHAPED AND CHANNELLED; SEE SD_3-2 FOR TYPICAL CHANNEL DETAILS.

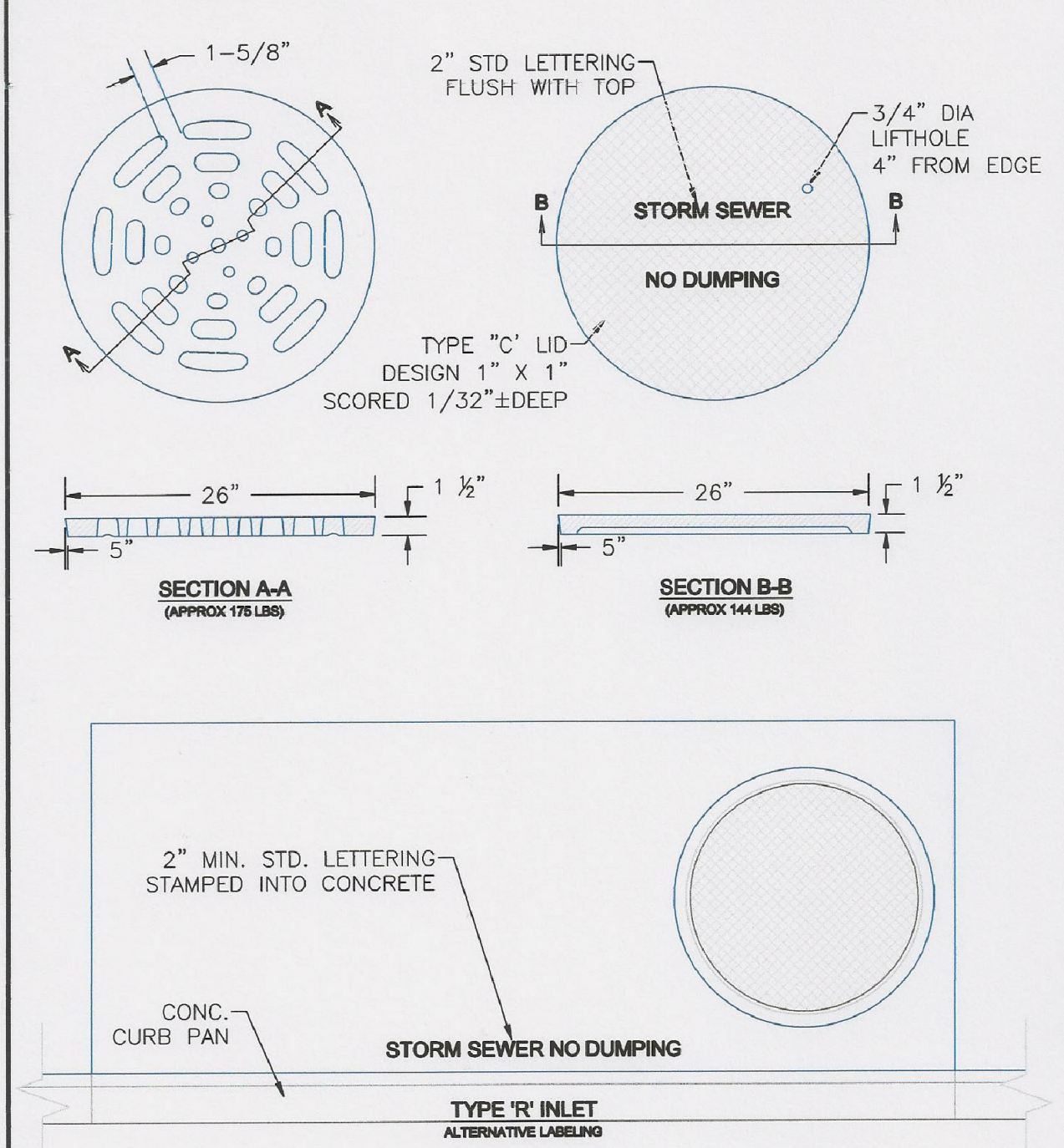
SCALE: NOT TO SCALE



NOTES

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

SCALE: NOT TO SCALE



SCALE: NOT TO SCALE

7/9/09
 Storm Sewer Manhole Detail
 Type I
 Standard Drawing
 André Brackin
 DEPARTMENT OF TRANSPORTATION



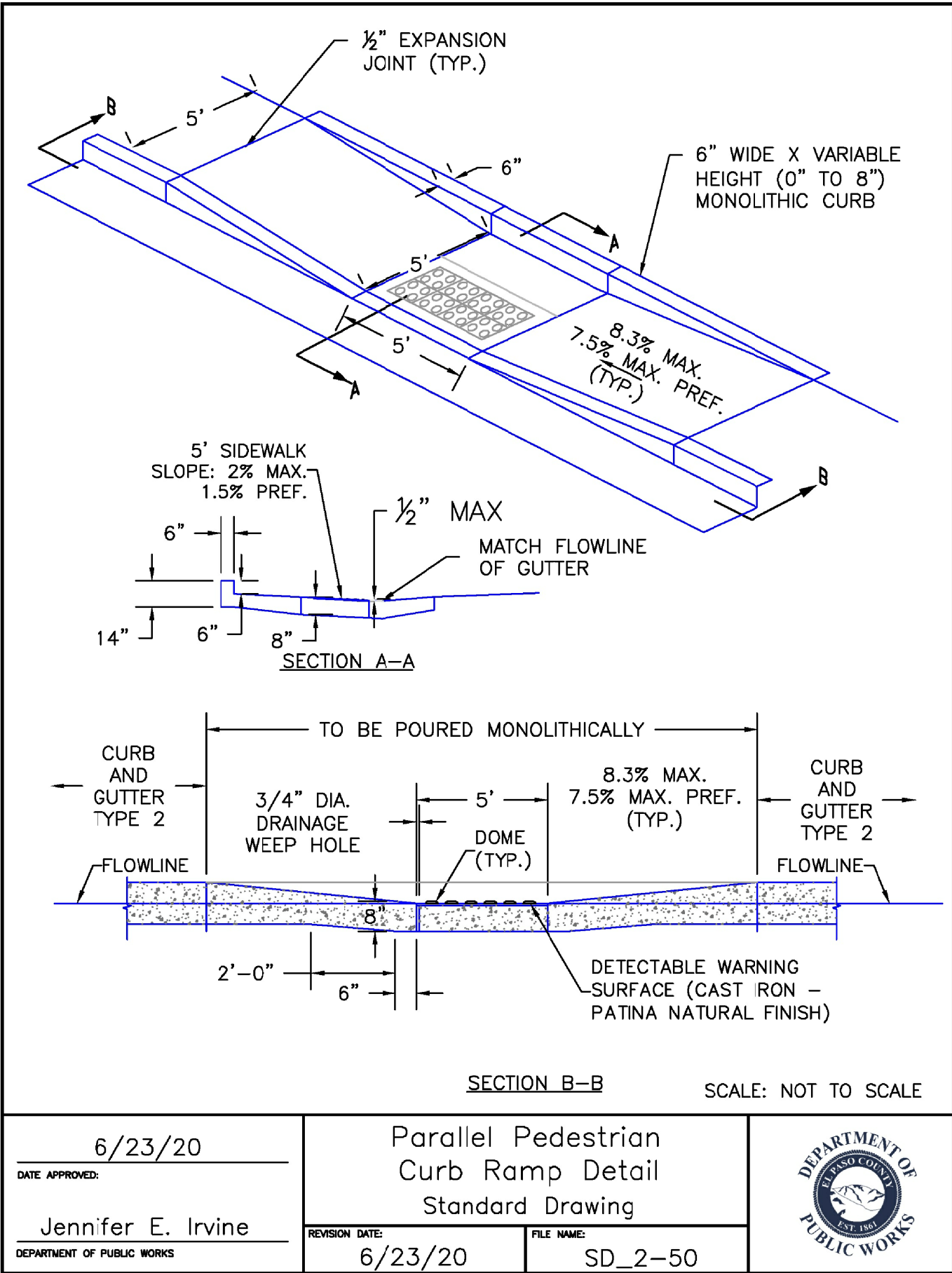
7/9/09
 Storm Sewer Manhole Detail
 Type II
 Standard Drawing
 André P. Brackin
 DEPARTMENT OF TRANSPORTATION



9/16/10
 Storm Sewer Manhole
 Details
 Standard Drawing
 André P. Brackin
 DEPARTMENT OF TRANSPORTATION



DATE:
 MARCH, 2022
 PROJECT NO.
 100.066
 SHEET NUMBER
 C10.2
 TOTAL SHEETS: 51



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

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

PROJECT:
THE RIDGE AT LORSON
RANCH FIL. NO. 1
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

ROADWAY DETAIL SHEET

DATE:
MARCH, 2022
PROJECT NO.
100.066
SHEET NUMBER
C10.3
TOTAL SHEETS: 51