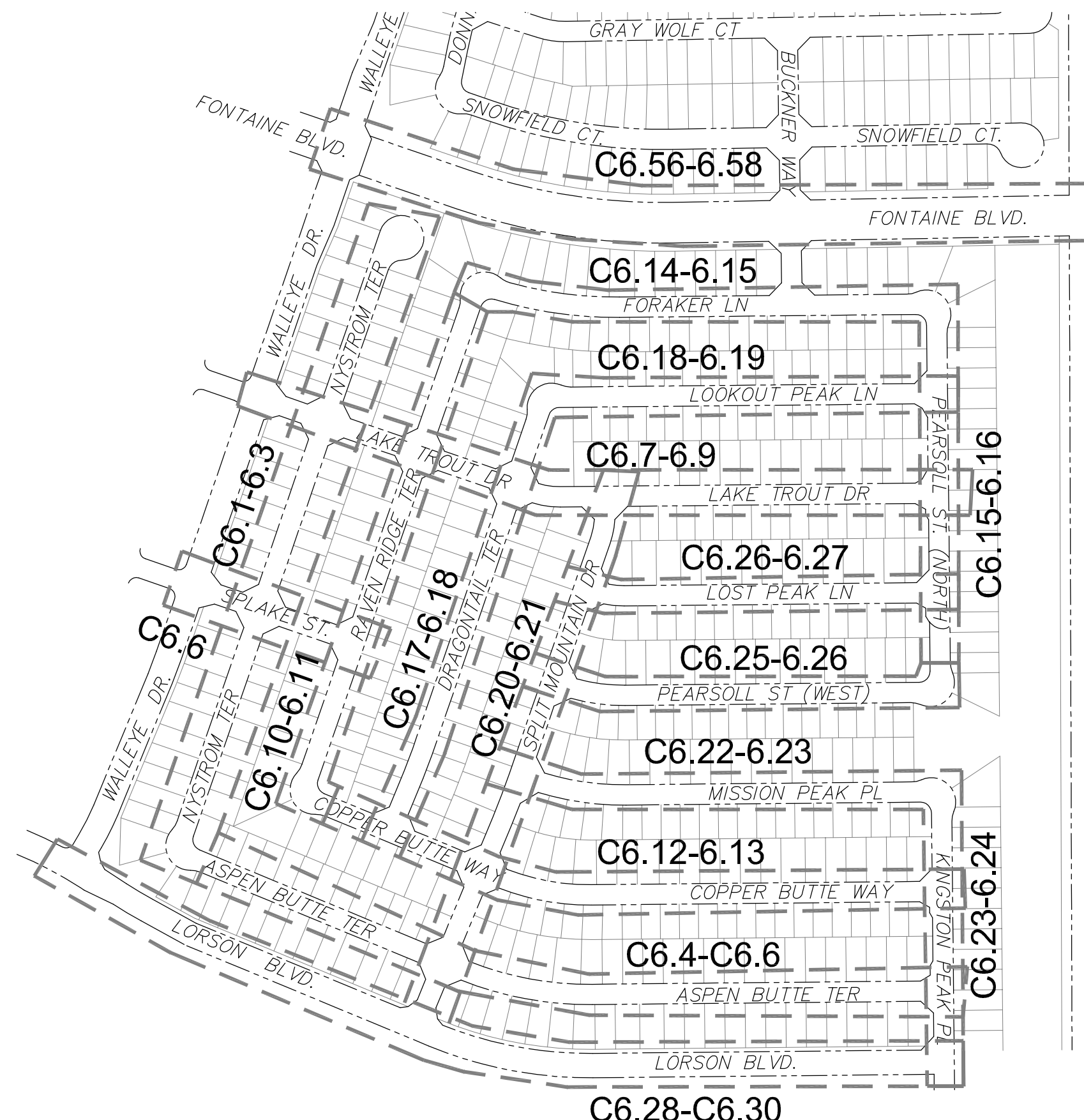


CONSTRUCTION PLANS  
FOR  
**THE RIDGE AT LORSON RANCH FILING NO. 1**  
STREET & STORM SEWER CONSTRUCTION PLANS



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



**WATER / SANITARY**  
WIDEFIELD WATER AND SANITATION DISTRICT  
8495 FONTAINE BLVD.  
COLORADO SPRINGS, CO 80925  
719-390-7111

**CABLE**  
COMCAST  
P.O. BOX 173838  
DENVER, CO 80217  
970-641-4774

**ELECTRIC**  
MOUNTAIN VIEW ELECTRIC  
11140 E. WOODMEN RD.  
COLORADO SPRINGS, CO 80831  
719-495-2283

**SECURITY FIRE PROTECTION DISTRICT**  
400 SECURITY BOULEVARD  
SECURITY, CO 80911  
719-392-7121

**TELEPHONE**  
CENTURYLINK  
7925 INDUSTRY ROAD  
COLORADO SPRINGS, CO 80939  
719-278-4651

**GAS**  
BLACK HILLS ENERGY  
7060 ALLEGRE ST.  
FOUNTAIN, CO 80817  
719-393-6639

**EL PASO COUNTY**  
PLANNING AND COMMUNITY DEVELOPMENT  
2880 INTERNATIONAL CIRCLE  
COLORADO SPRINGS, CO 80910  
719-520-6300

**BASIS OF BEARING**

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEING SOUTH 89°41'52" WEST. THE EAST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 3-1/2" ALUMINUM CAP MONUMENT AND THE WEST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 2-1/2" ALUMINUM CAP MONUMENT

**BENCHMARK**

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

**TRAFFIC CONTROL NOTE**

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



PREPARED FOR:  
**LORSON, LLC**  
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

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
C1.1	COVER SHEET
C1.2	NOTES
C1.3	TYPICAL SECTIONS
C2.1-C2.2	STREET HORIZONTAL CONTROL
C5.1-C5.7	SIGNING/STRIPING PLANS
C6.1-C6.30	STREET - STORM PLAN AND PROFILES - SOUTH HALF
C6.31-C6.55	NOT USED!!!! - FILING 2 & 3
C6.56-C6.58	STREET - STORM PLAN AND PROFILES - FONTAINE BLVD.
C7.1-C7.2	PLAN AND PROFILE - STORM LATERALS
C10.1-C10.3	DETAILS

**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 Jeff Mark DATE JULY 27, 2022  
Lorson, LLC  
TITLE: MANAGER

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

**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

**APPROVED**  
Engineering Department

JOSHUA PALMER, COUNTY ENGINEER  
CONDITIONS:

08/16/2023 3:53:25 PM

dsnjikamp  
EPC Planning & Community Development Department

**ENGINEER'S APPROVAL**

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

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

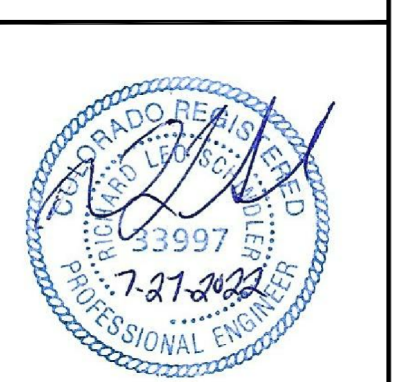


**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719-570-1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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



DATE: JULY 27, 2022  
PROJECT NO. 100.066  
SHEET NUMBER C1.1  
TOTAL SHEETS: 51

**CONSTRUCTION NOTES**

- ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
- EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM DREXEL, BARRELL & CO., JULY, 2005. 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.
- DEPTH OF MOISTURE-DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:  
BASE OF ALL CUTS AND FILLS - 12 INCHES,  
FULL DEPTH OF ALL EMBANKMENTS
- THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
- THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
- PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED 988 FRONT-END LOADER OR SIMILAR HEAVY RUBBER Tired VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER-EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) AT 0 TO +4.0% OF OPTIMUM MOISTURE CONTENT FOR A-6 AND A-7-6 SOILS ENCOUNTERED. OTHER SUBGRADE TYPES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED (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.
- SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
- FILL SHALL BE PLACED IN 8-INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:
  - HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
  - SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
  - TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
  - MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.
  - TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.
  - CONCRETE WASH AREAS.
  - INLET PROTECTION.
 THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
- FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR LORSON RANCH.

**EL PASO COUNTY STANDARD CONSTRUCTION NOTES:**

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

**STORM SEWER NOTES:**

- CONTRACTOR SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUJ JOINT GASKET FOR ALL RCP STORM SEWER JOINTS

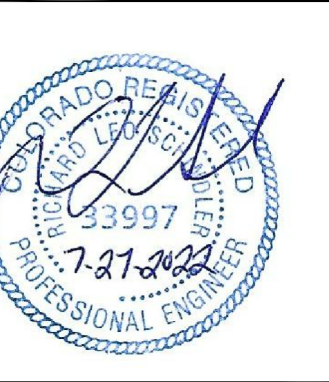
**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_  
PREPARED FOR: LORSON, LLC  
212 N. WASHBACH AVE., SUITE 301  
COLORADO SPRINGS, CO 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

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

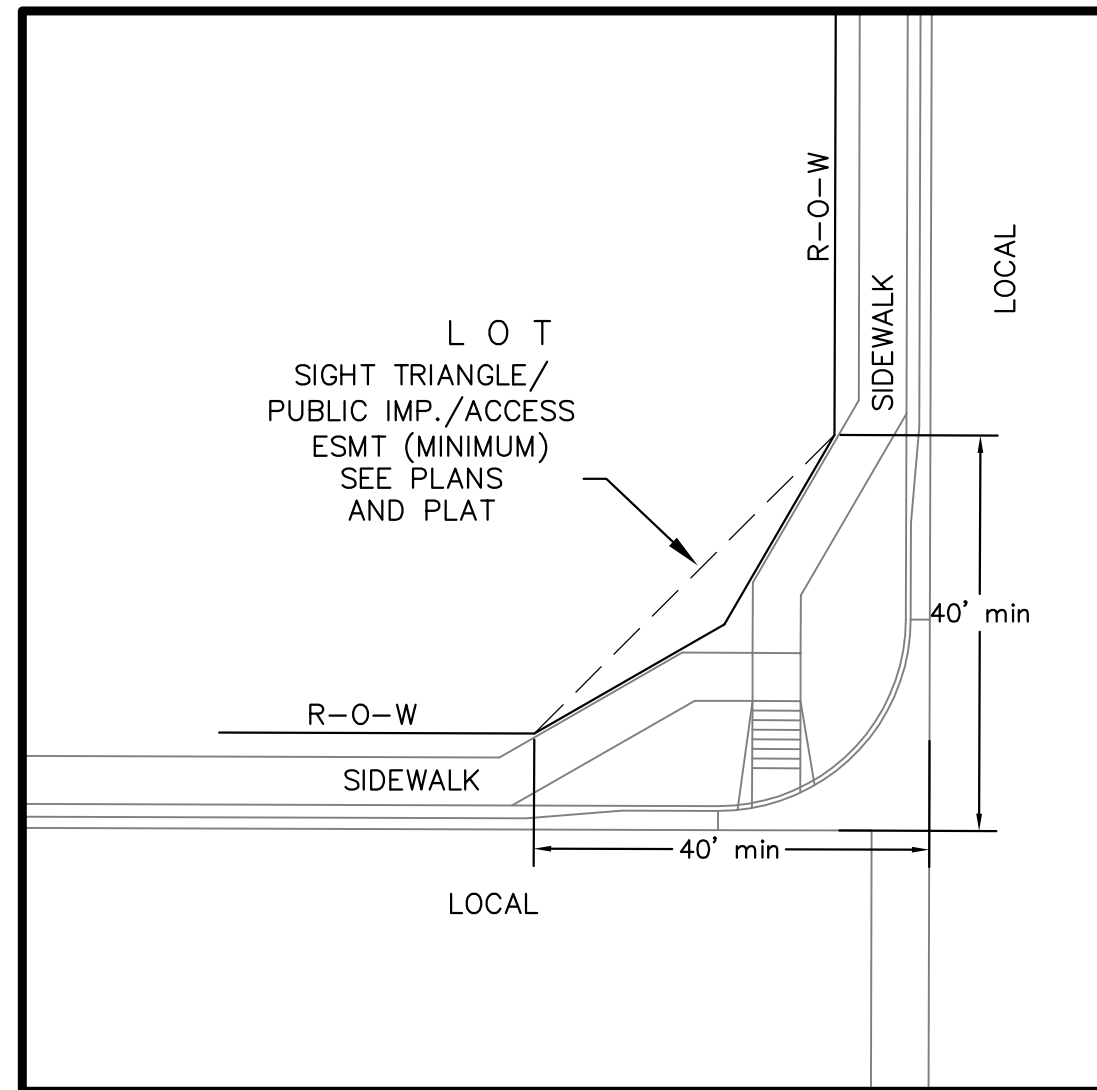


DATE: JULY 27, 2022

PROJECT NO. 100.066

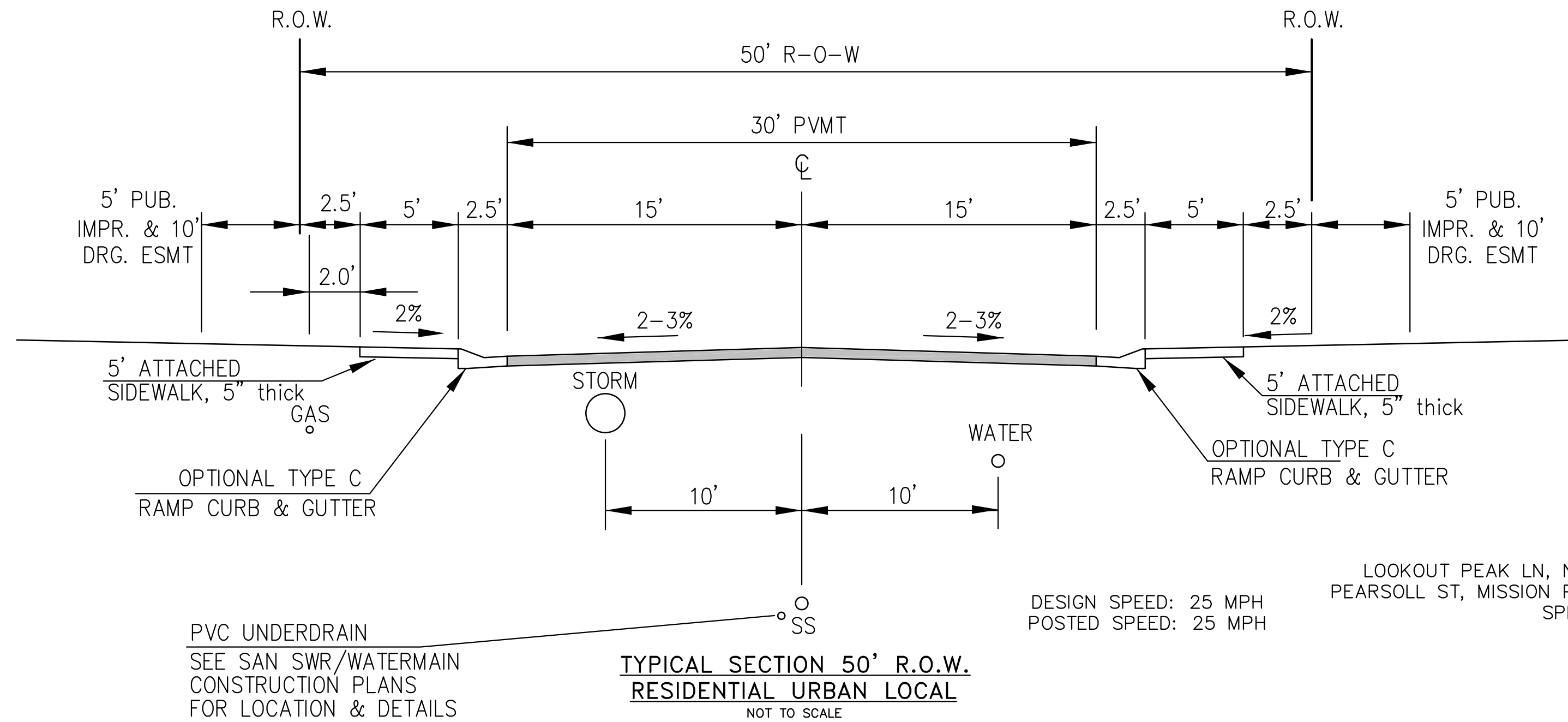
SHEET NUMBER C1.2

TOTAL SHEETS: 51



**LOCAL ROADWAY SIGHT TRIANGLE  
PUBLIC IMPROVEMENT ESMT.**  
NOT TO SCALE

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



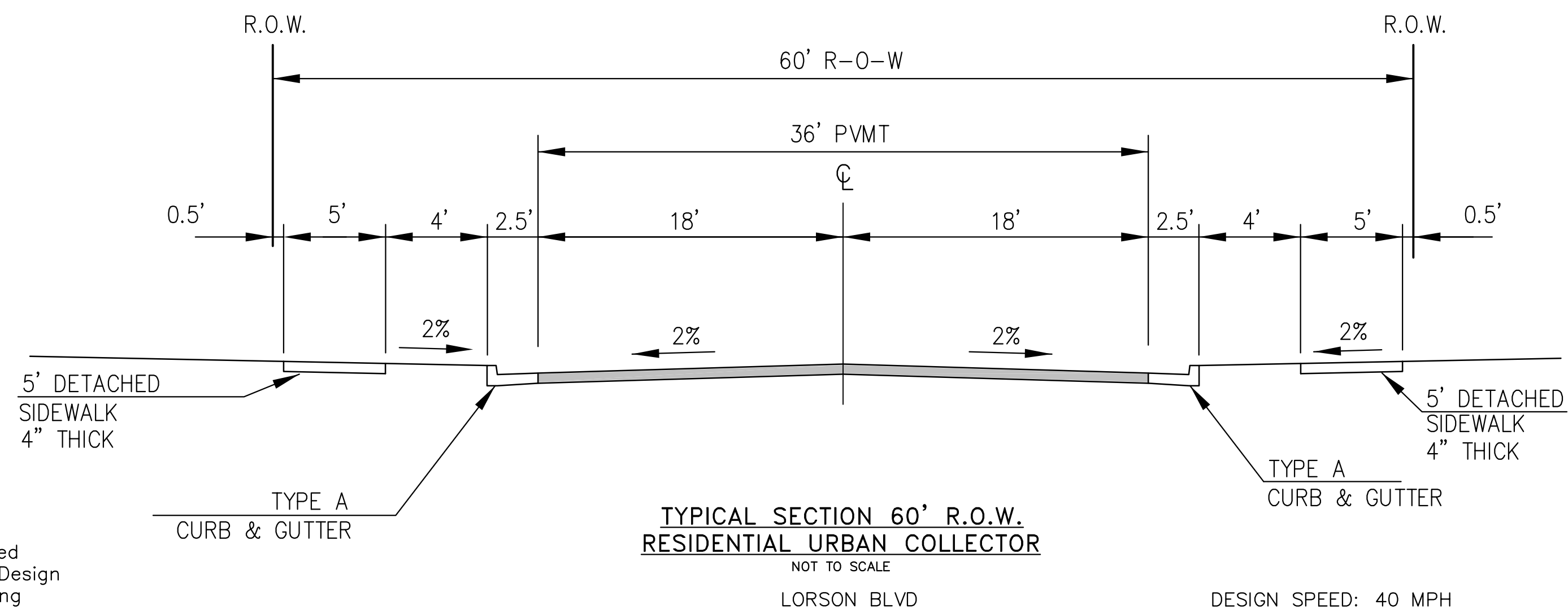
NOTE:  
Pavement section to be determined  
by Hveem analysis and design. Design  
to be approved by El Paso County PCD Engineering

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

DESIGN SPEED: 25 MPH  
POSTED SPEED: 25 MPH

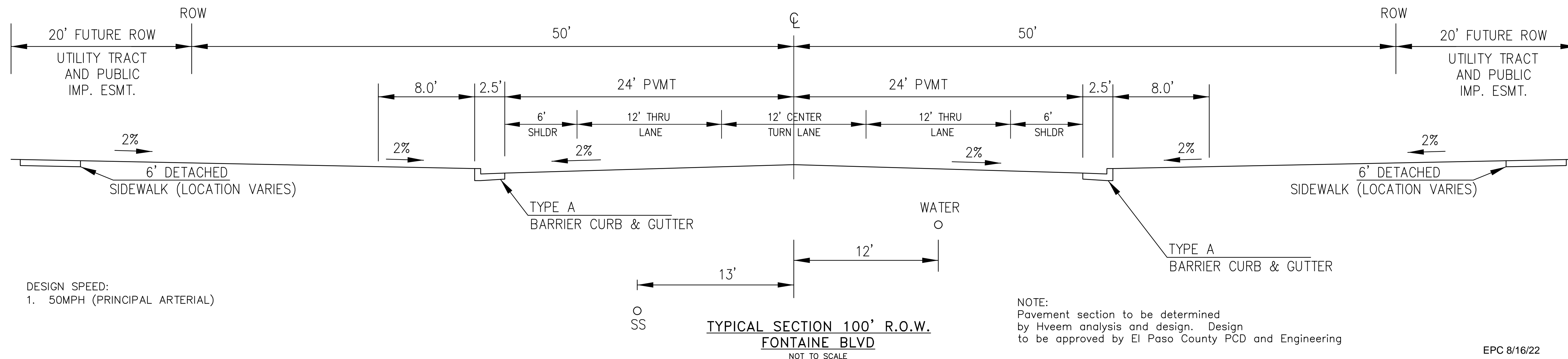
PVC UNDERDRAIN  
SEE SAN SWR/WATERMAIN  
CONSTRUCTION PLANS  
FOR LOCATION & DETAILS

**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

LORSON BLVD  
DESIGN SPEED: 40 MPH  
POSTED SPEED: 35 MPH



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

EPC 8/16/22

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

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

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

DATE

DESCRIPTION

TYPICAL SECTIONS



DATE:  
JULY 27, 2022

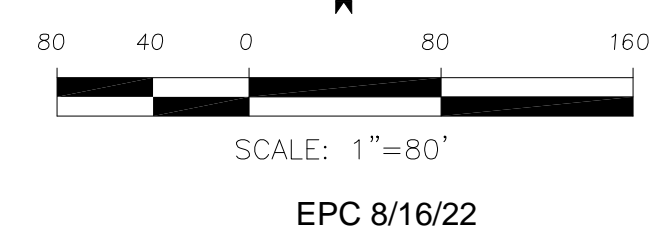
PROJECT NO.  
100.066

SHEET NUMBER  
C1.3

TOTAL SHEETS: 51



MATCH LINE  
SEE SHEET C2.2



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

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_  
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

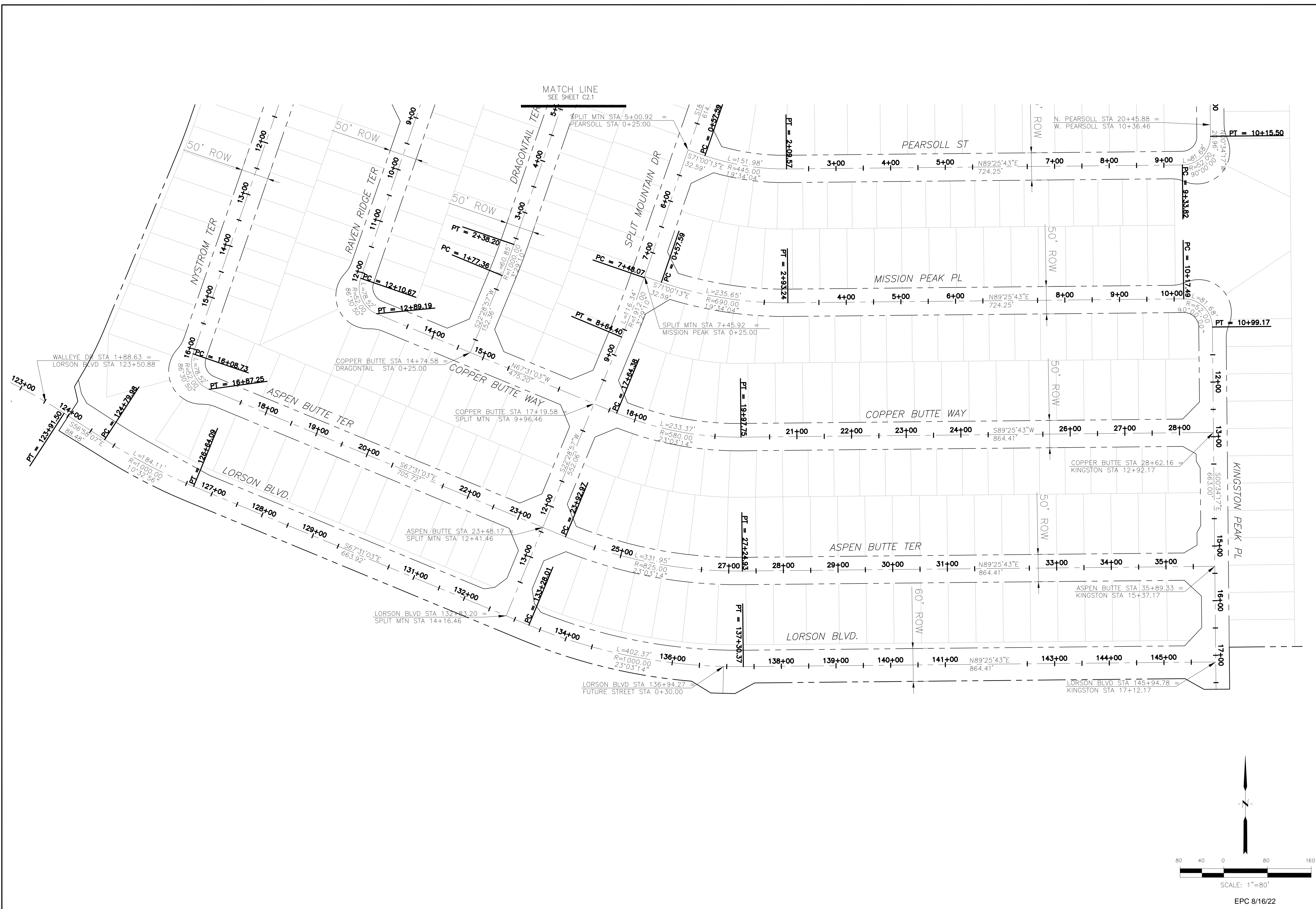
PROJECT: THE RIDGE AT LORSON RANCH FIL. NO. 1  
FORAKER BLVD, WALLEYE DR, COLORADO SPRINGS, COLORADO

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

**THE RIDGE AT LORSON RANCH FIL. NO. 1**  
**HORIZONTAL CONTROL PLAN**



DATE: JULY 27, 2022  
PROJECT NO. 100.066  
SHEET NUMBER C2.1  
TOTAL SHEETS: 51



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S,  
 SUITE 100, BOULDER, CO 80506  
 PH: 719.570.1100  
 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  
 (719) 635-3200  
 CONTACT: JEFF MARK

PROJECT:  
**THE RIDGE AT LORSON RANCH FIL NO. 1**  
 FOR LORSON BLVD, WALLECE DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**THE RIDGE AT LORSON RANCH FIL. NO. 1  
 HORIZONTAL CONTROL PLAN**

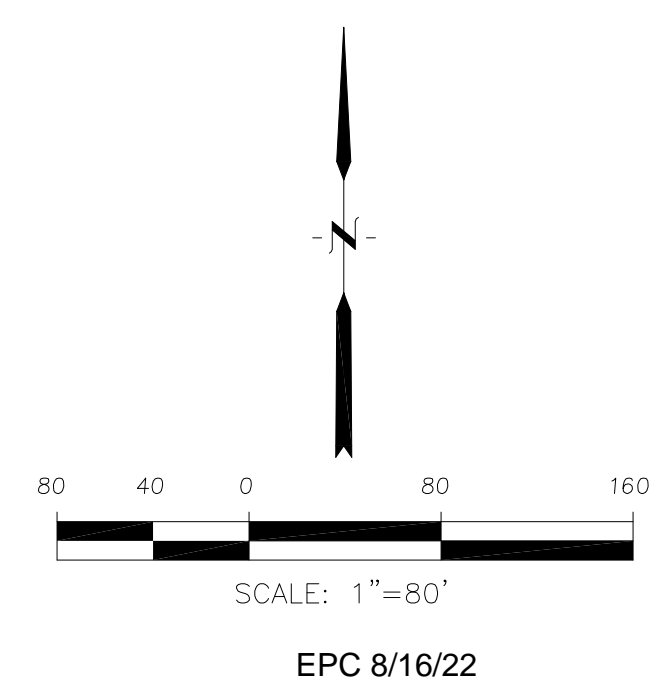


DATE:  
 JULY 27, 2022

PROJECT NO.  
 100.066

SHEET NUMBER  
 C2.2

TOTAL SHEETS: 51



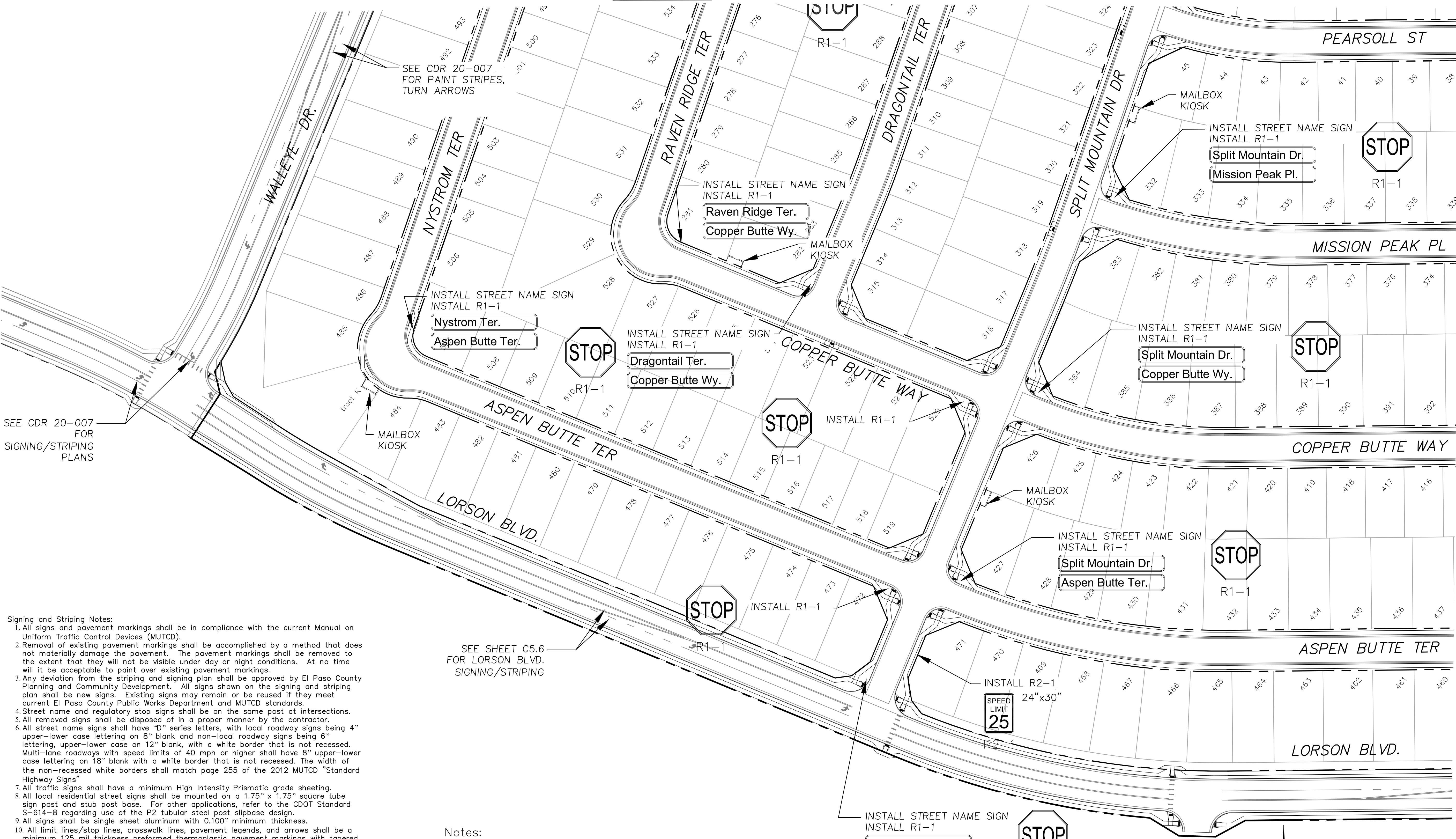
SEE SHEET C5.3

SEE CDR 20-007 FOR PAINT STRIPES, TURN ARROWS

SEE CDR 20-007 FOR SIGNING/STRIPING PLANS

SEE SHEET C5.6 FOR LORSON BLVD. SIGNING/STRIPING

SEE SHEET C5.2



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

- Notes:**
- Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs
  - 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.  
 P.O. BOX 1100  
 COLORADO SPRINGS, CO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceg1.com

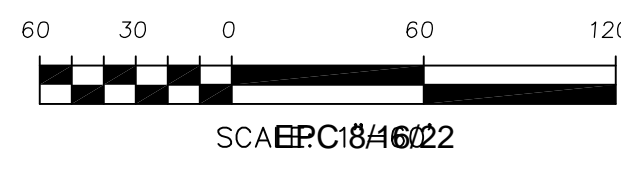
DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT: **THE RIDGE AT LORSON RANCH FIL. NO. 1**  
 RANCH BLVD., WALLEYE DR  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**SIGNING AND STRIPING PLAN**  
 THE RIDGE AT LORSON RANCH FIL. NO. 1

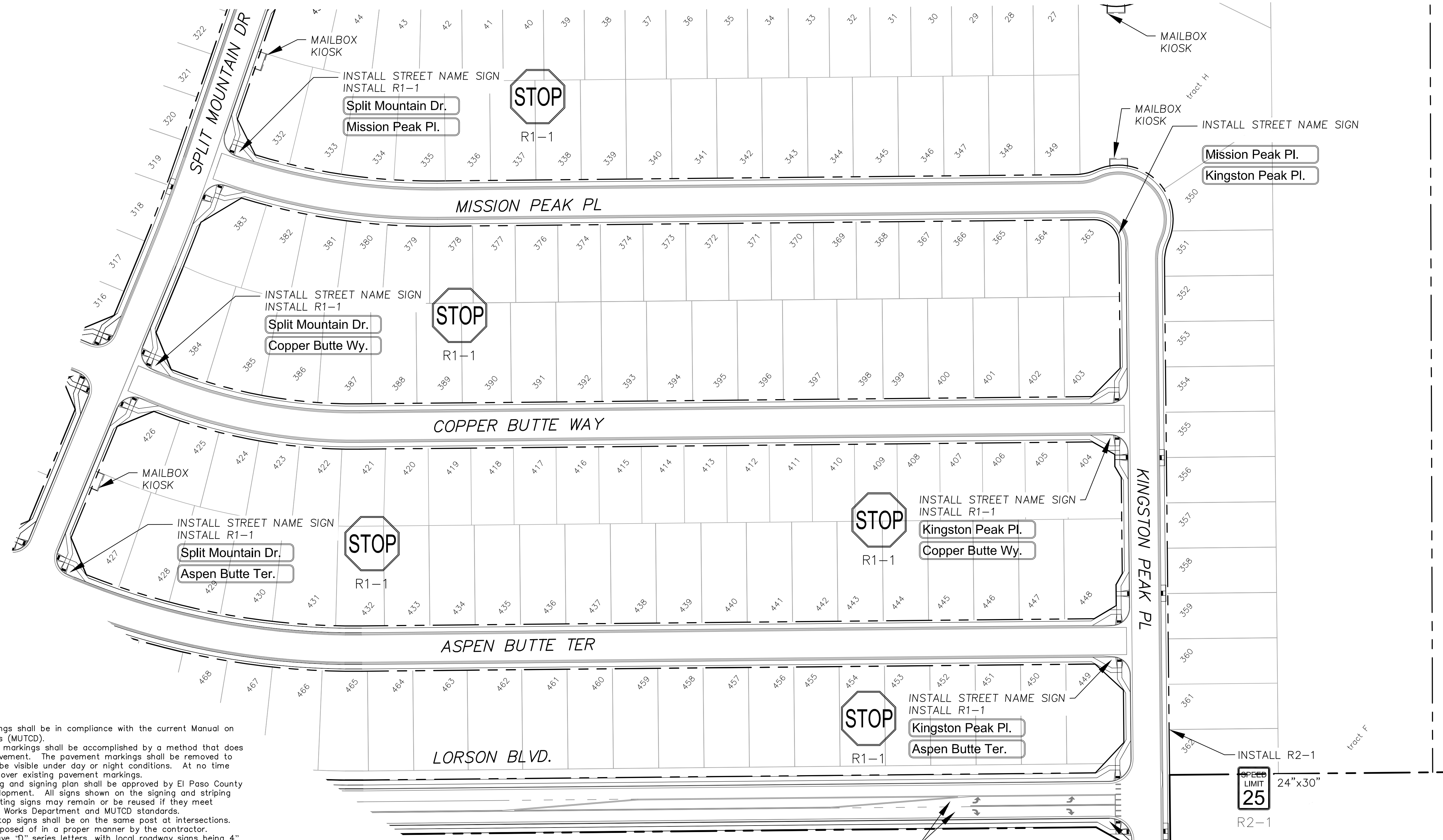


DATE: JULY 27, 2022  
 PROJECT NO: 100.066  
 SHEET NUMBER: C5.1  
 TOTAL SHEETS: 51



INSTALL STREET NAME SIGN  
 INSTALL R1-1  
**Lorson Blvd.**  
**Split Mountain Dr.**  
 (6" LETTERS ON 12" PLATE)

SEE SHEET C5.3



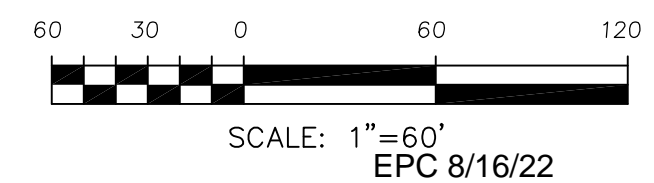
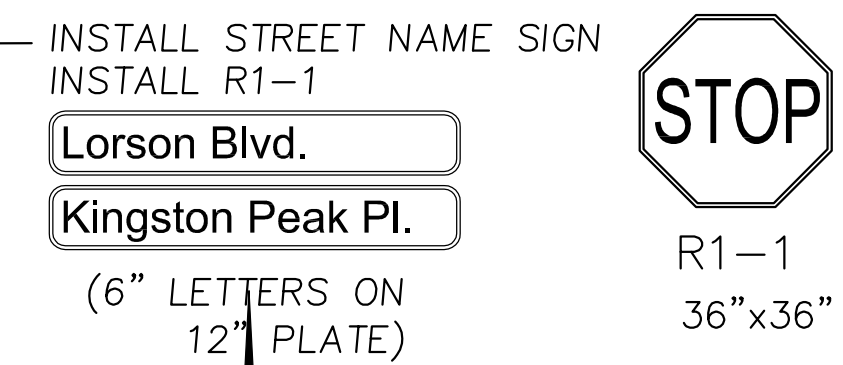
**Signing and Striping Notes:**

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

**Notes:**

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

SEE SHEET C5.6 FOR LORSON BLVD. SIGNING/STRIPING



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 P.O. BOX 5506  
 PARKER, CO. 80130  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT: **THE RIDGE AT LORSON RANCH FIL. NO. 1**  
 RANCH FIL. NO. 1  
 CRANE BLVD., WALSLEY DR  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**SIGNING AND STRIPING PLAN**  
**THE RIDGE AT LORSON RANCH FIL. NO. 1**



DATE: JULY 27, 2022  
 PROJECT NO: 100.066  
 SHEET NUMBER: C5.2  
 TOTAL SHEETS: 51

Notes:

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

SEE SHEET C5.5



EXISTING STREET NAME SIGN  
SEE SF 21-010

INSTALL R2-1  
24"x30"  
SPEED LIMIT  
25  
R2-1

STOP  
R1-1

INSTALL STREET NAME SIGN  
INSTALL R1-1  
Lake Trout Dr.  
Nystrom Ter.

STOP  
R1-1

INSTALL R1-1  
36"x36"

STOP  
R1-1

INSTALL R1-1

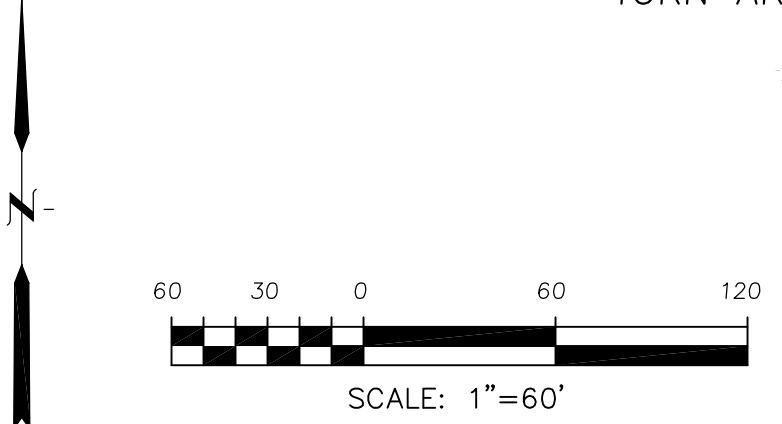
EXISTING STREET NAME SIGN  
SEE SF 21-010

INSTALL R2-1  
24"x30"  
SPEED LIMIT  
25  
R2-1

STOP  
R1-1

INSTALL STREET NAME SIGN  
INSTALL R1-1  
Nystrom Ter.  
Splake St.

SEE CDR 20-007  
FOR PAINT STRIPES,  
TURN ARROWS



**CORE**  
ENGINEERING GROUP  
15004 1ST AVENUE, S.  
P.O. BOX 719  
COLORADO SPRINGS, CO 80903  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.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  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

SIGNING AND STRIPING PLAN  
THE RIDGE AT LORSON RANCH FIL. NO. 1



DATE: JULY 27, 2022

PROJECT NO. 100.066

SHEET NUMBER C5.3

TOTAL SHEETS: 51

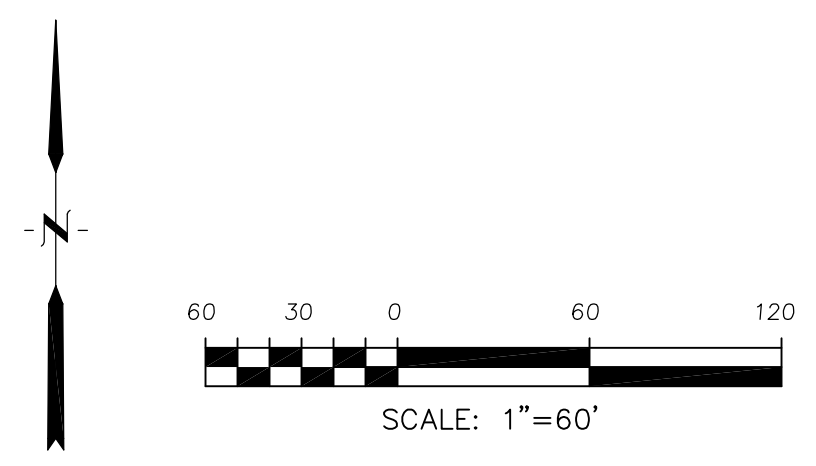
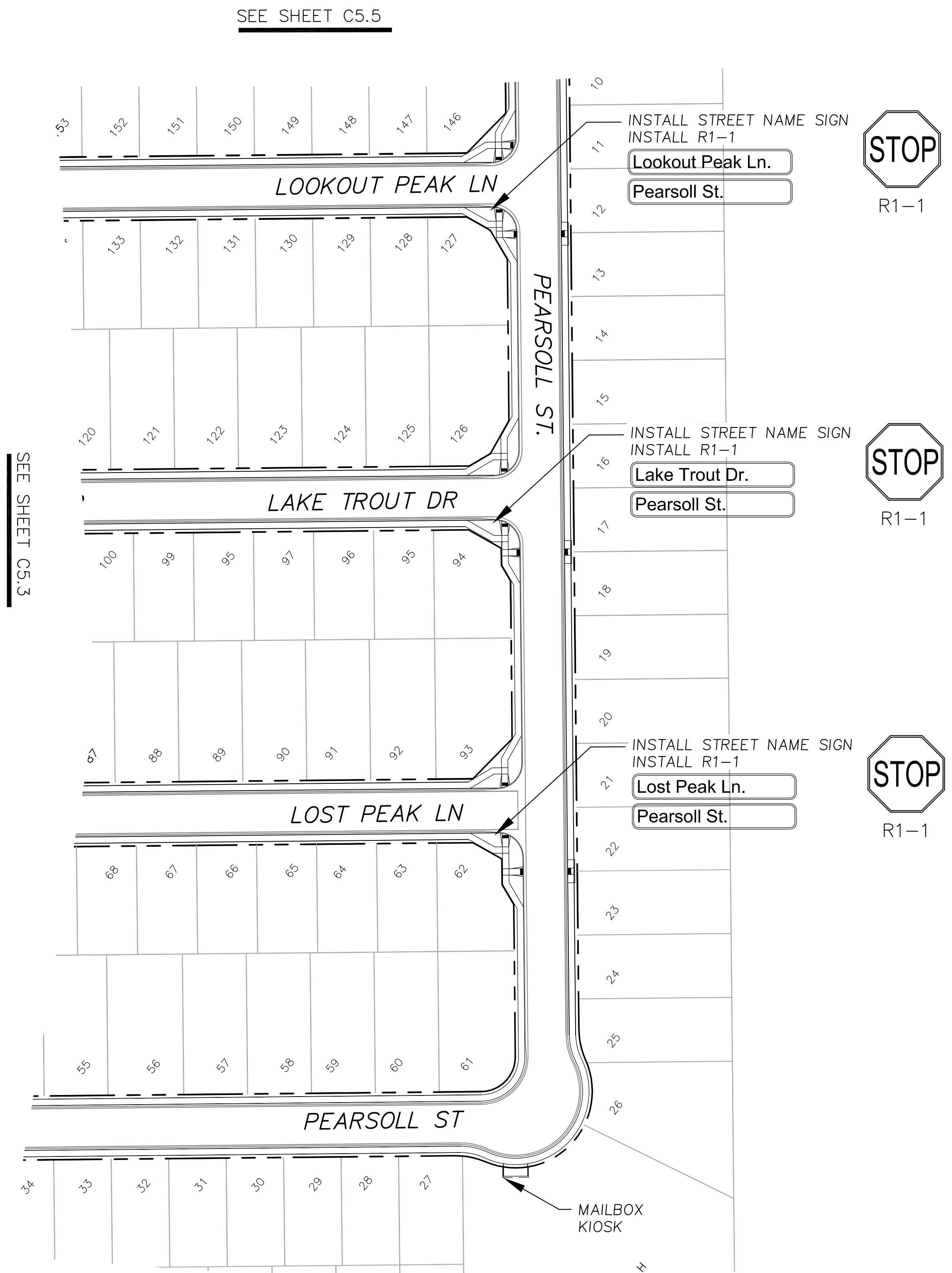


**Signing and Striping Notes:**

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

**Notes:**

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



EPC 8/16/22

**CORE ENGINEERING GROUP**  
 1500K 1ST AVENUE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PHONE: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceg1.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT: **THE RIDGE AT LORSON RANCH FIL. NO. 1**  
 IRVINE BLVD. WALKER DR  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**SIGNING AND STRIPING PLAN**  
**THE RIDGE AT LORSON RANCH FIL. NO. 1**

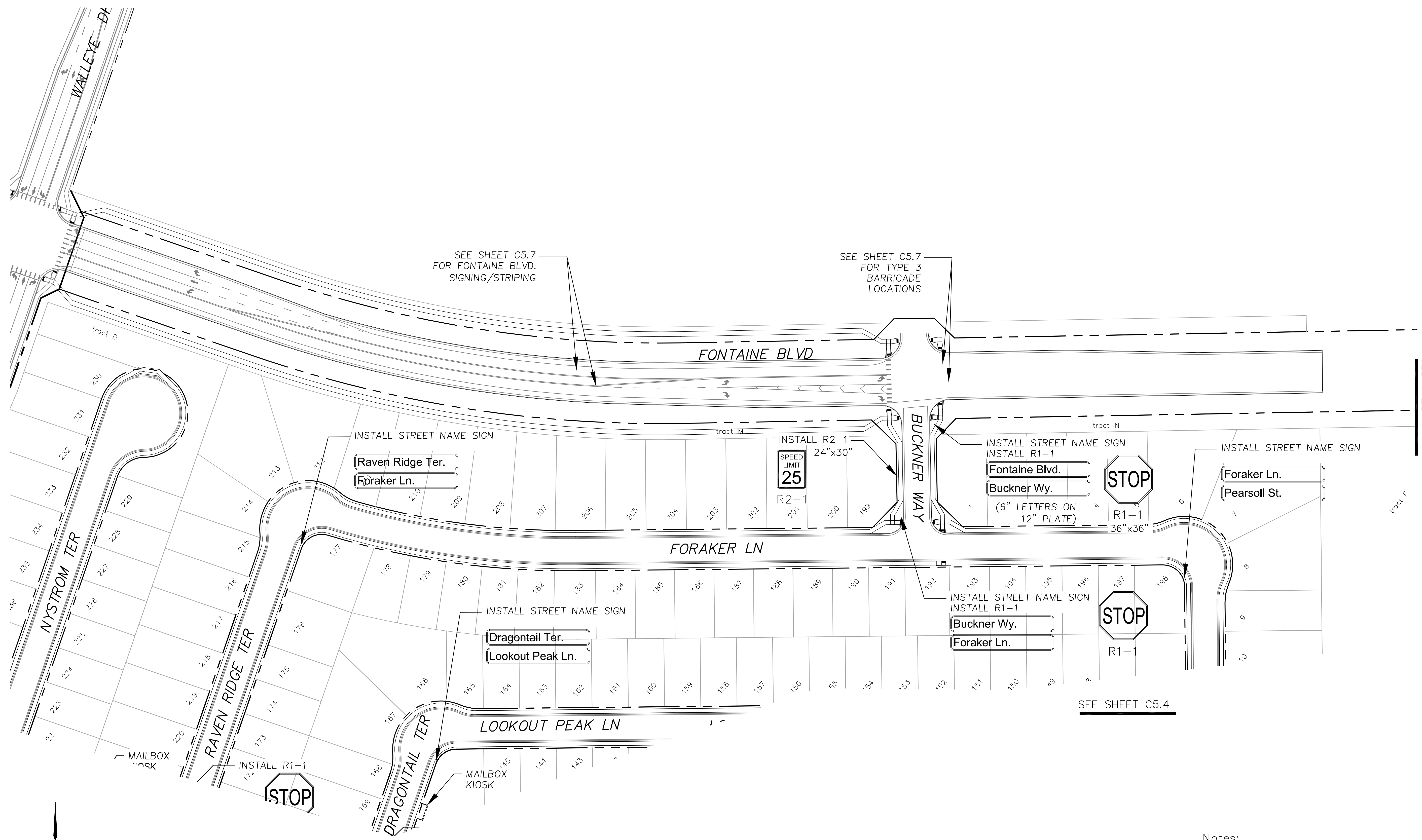


DATE: **JULY 27, 2022**

PROJECT NO. **100.066**

SHEET NUMBER **C5.4**

TOTAL SHEETS: 51



SEE SHEET C5.7  
FOR FONTAINE BLVD.  
SIGNING/STRIPING

SEE SHEET C5.7  
FOR TYPE 3  
BARRICADE  
LOCATIONS

INSTALL STREET NAME SIGN

Raven Ridge Ter.  
Foraker Ln.

INSTALL R2-1  
24"x30"  
SPEED  
LIMIT  
25  
R2-1

INSTALL STREET NAME SIGN  
INSTALL R1-1  
Fontaine Blvd.  
Buckner Wy.  
(6" LETTERS ON  
12" PLATE)  
R1-1  
36"x36"

STOP

INSTALL STREET NAME SIGN

Foraker Ln.  
Pearsoll St.

INSTALL STREET NAME SIGN

Dragontail Ter.  
Lookout Peak Ln.

INSTALL STREET NAME SIGN  
INSTALL R1-1

Buckner Wy.  
Foraker Ln.

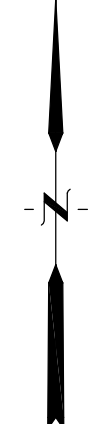
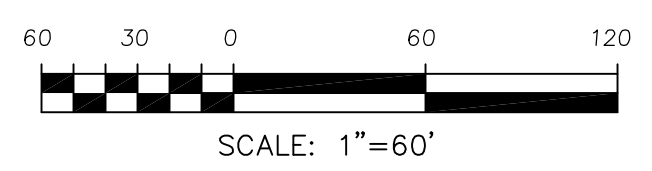
STOP

R1-1

SEE SHEET C5.4

INSTALL R1-1  
STOP

SEE SHEET C5.3



**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80232  
PH: 719.570.1100  
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

**SIGNING AND STRIPING PLAN**  
**THE RIDGE AT LORSON RANCH FIL. NO. 1**



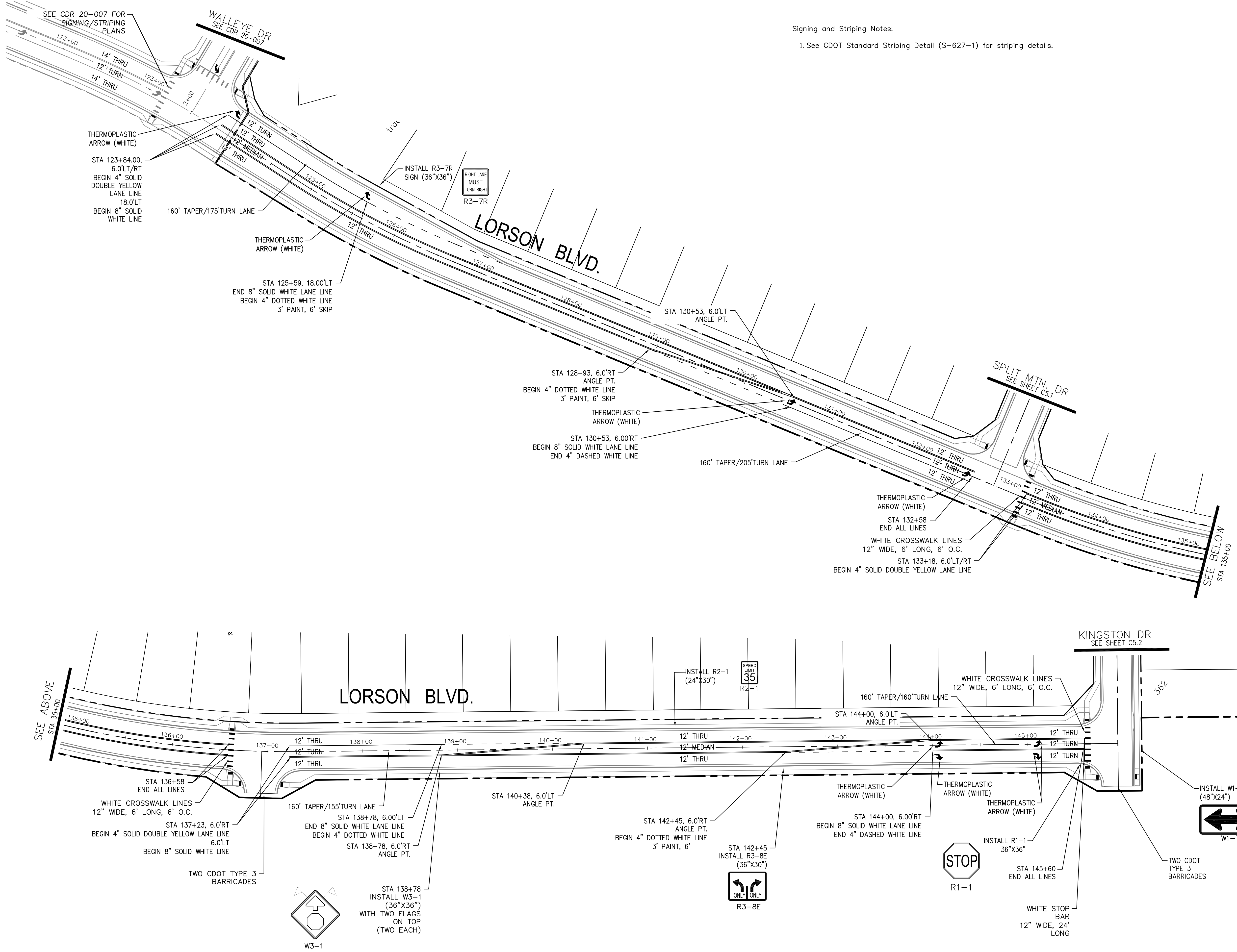
DATE:  
JULY 27, 2022

PROJECT NO.  
100.066

SHEET NUMBER  
C5.5

TOTAL SHEETS: 51

- 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



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

**CORE**  
**ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRMGHAM, AL 35206  
 PHONE: 205.870.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

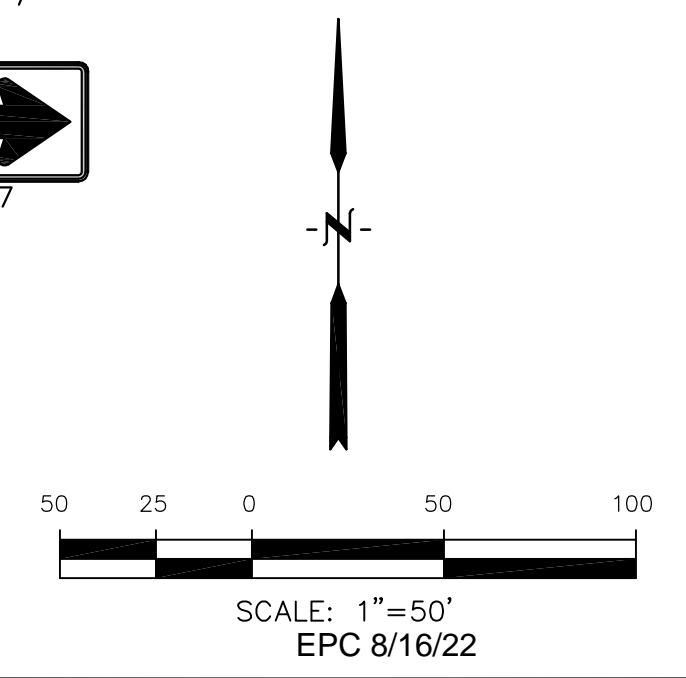
NO. 1. DATE 12/17/2020  
 2. DATE 05/11/2021  
 DESCRIPTION: ADD PEDESTRIAN RAMPS/CROSSINGS  
 MODIFY STRIPING FOR TURN LANES  
 PROJECT: THE RIDGE AT LORSON RANCH FIL NO. 1  
 FOR LORSON BLVD, WALLEYE DR, COLORADO SPRINGS, COLORADO  
 PREPARED FOR: LORSON, LLC  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 (719) 635-3200  
 CONTACT: JEFF MARK

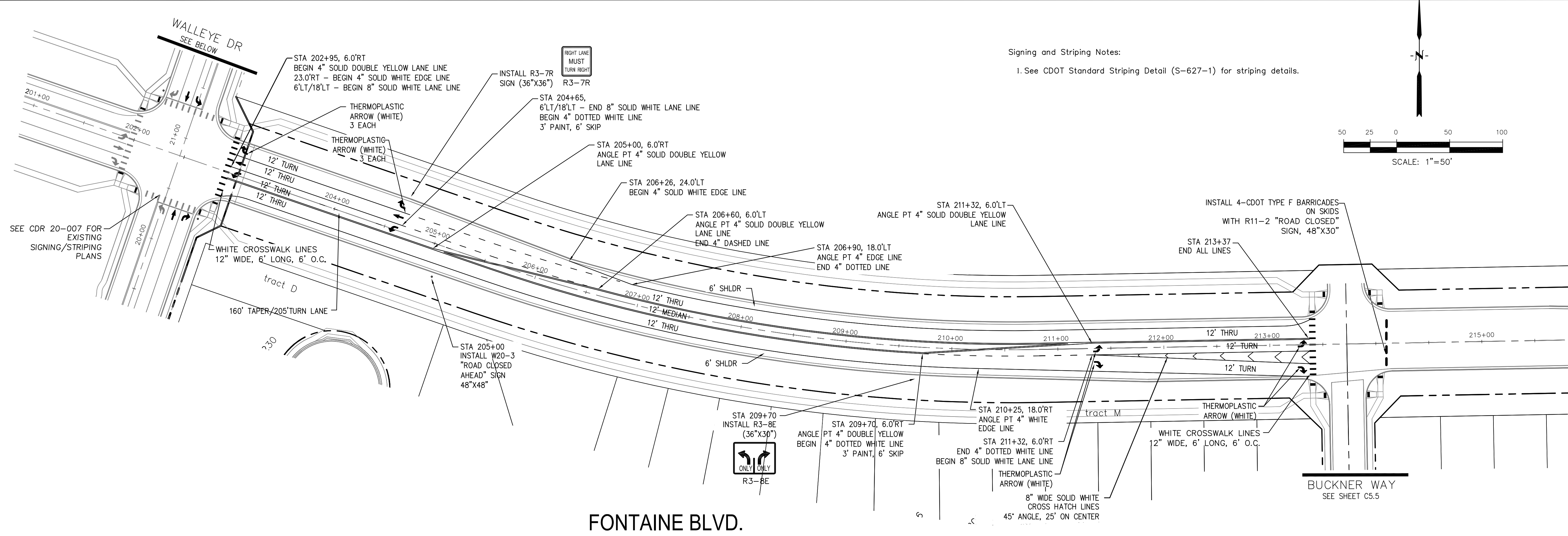
DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

LORSON BLVD  
 SIGNING & STRIPING PLAN

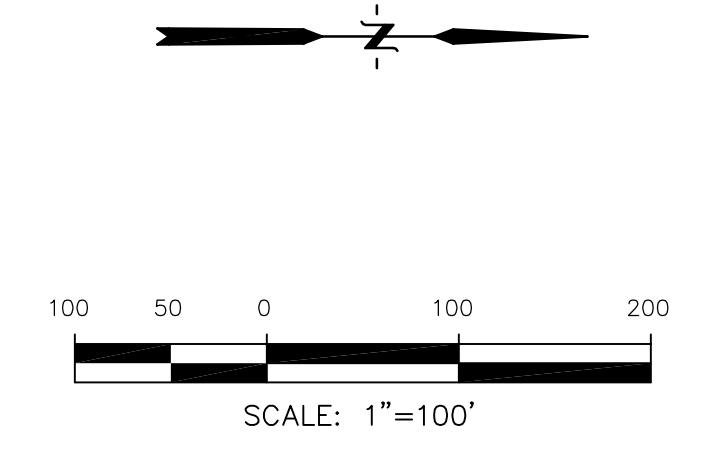
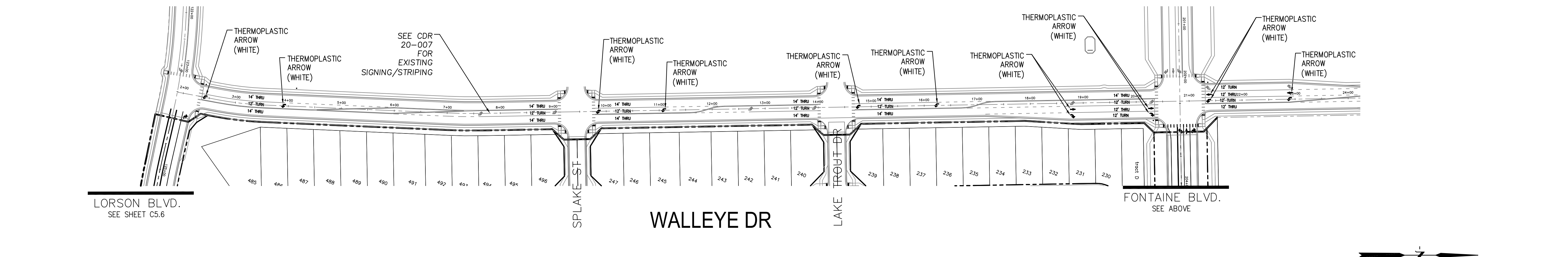
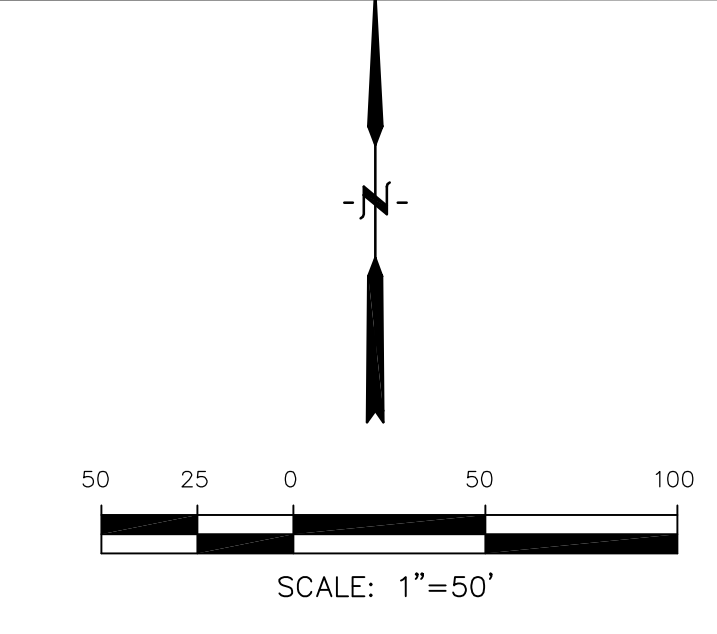


DATE: JULY 27, 2022  
 PROJECT NO. 100.066  
 SHEET NUMBER C5.6  
 TOTAL SHEETS: 51





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



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

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

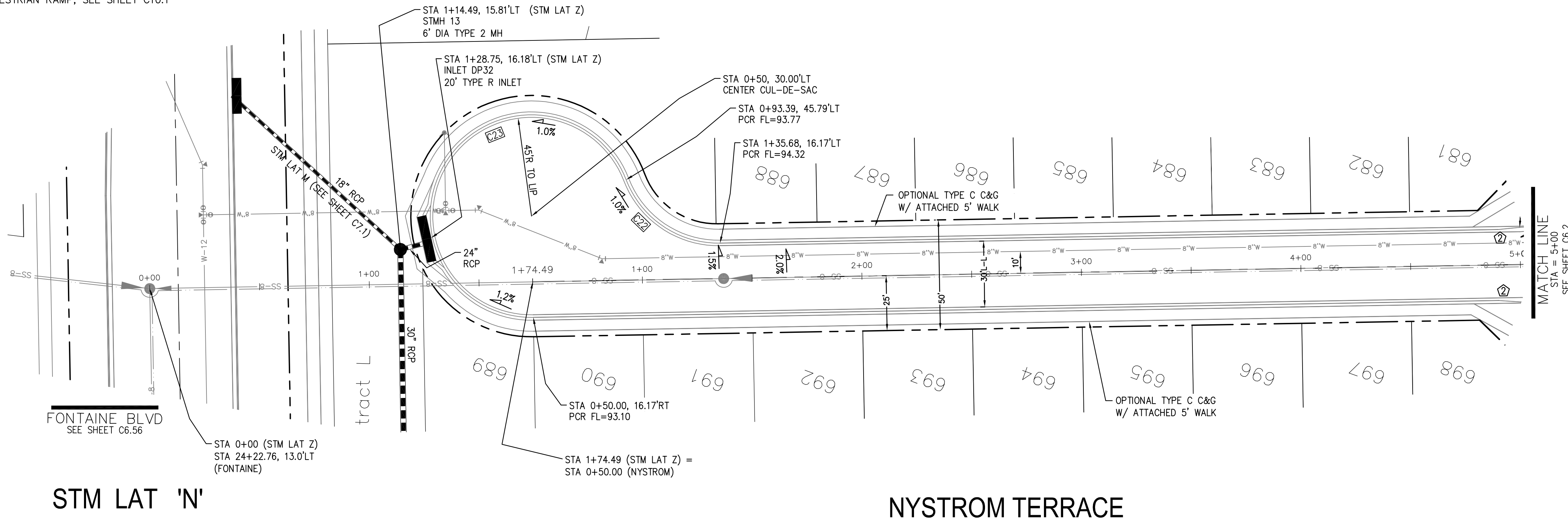
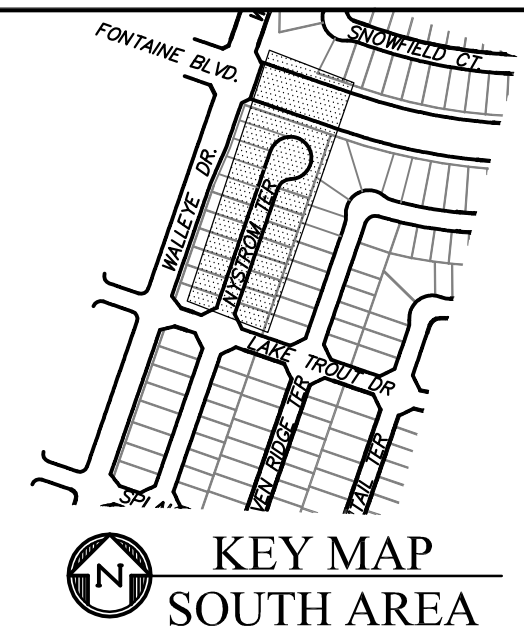
<b>CORE ENGINEERING GROUP</b>	
15004 1ST AVENUE S. SUITE 5506 BOULDER, CO 80501 PHONE: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com	
DATE	12/17/2020
DESCRIPTION	MOVE PEDESTRIAN CROSSING SIGNS
NO.	1.
PROJECT	THE RIDGE AT LORSON RANCH FIL NO. 1 FONTAINE BLVD, WALLEYE DR COLORADO SPRINGS, COLORADO
PREPARED FOR:	LORSON, LLC 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK
DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS
<b>FONTAINE BLVD. &amp; WALLEYE DR SIGNING &amp; STRIPING PLAN</b>	
DATE:	JULY 27, 2022
PROJECT NO.	100.066
SHEET NUMBER	C5.7
TOTAL SHEETS:	51

**NOTES**

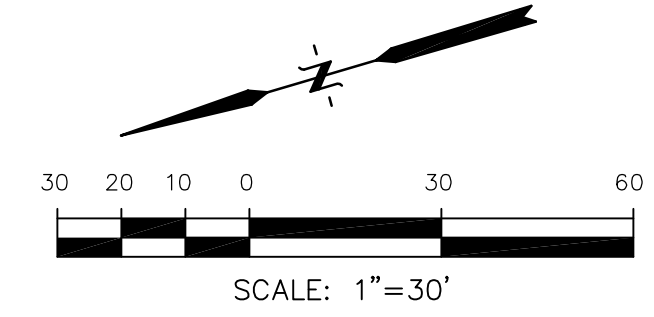
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

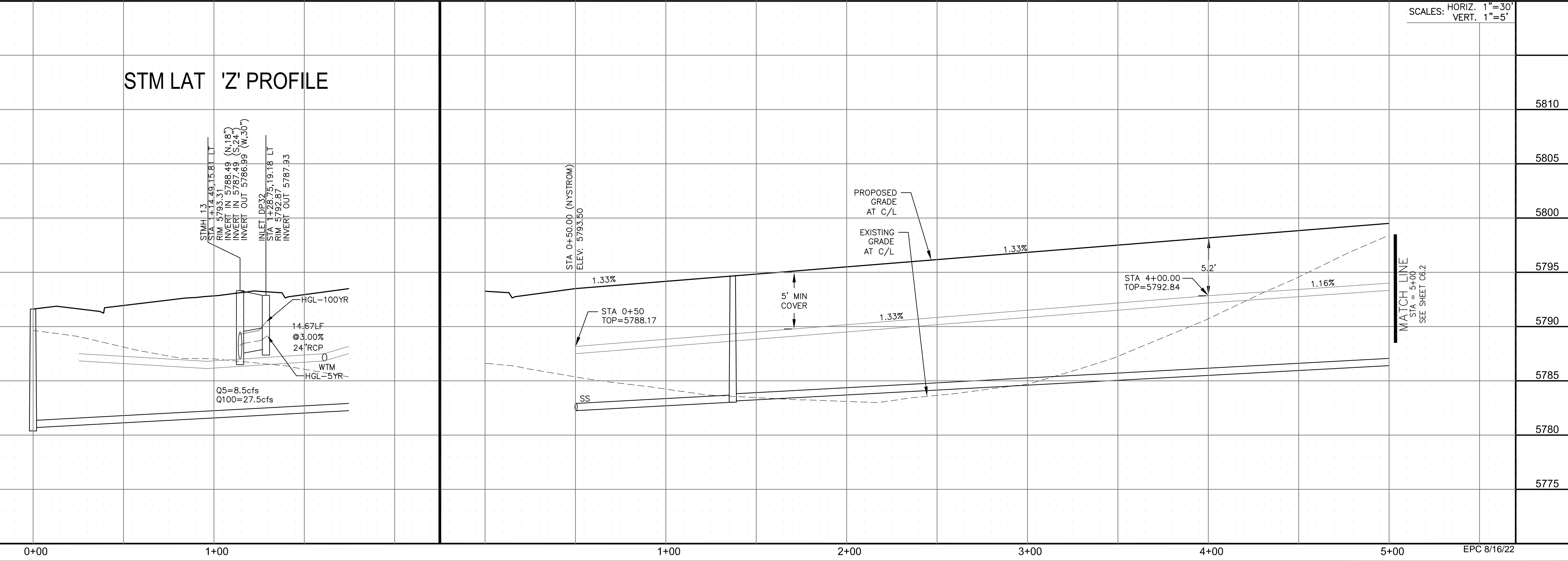
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C22	54.98'	45.00	70°00'29"
C23	201.46'	46.17	250°00'29"



MATCH LINE  
STA = 5+00  
SEE SHEET C6.2



**STM LAT 'Z' PROFILE**



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

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.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 FL. NO. 1**  
FONTAINE BLVD. WALKWAY DR  
COLORADO SPRINGS, COLORADO

**STREET / STORM - SOUTH AREA**  
**NYSTROM TERRACE**  
**STA 0+50 TO 5+00**



DATE:  
JULY 27, 2022

PROJECT NO.  
100.066

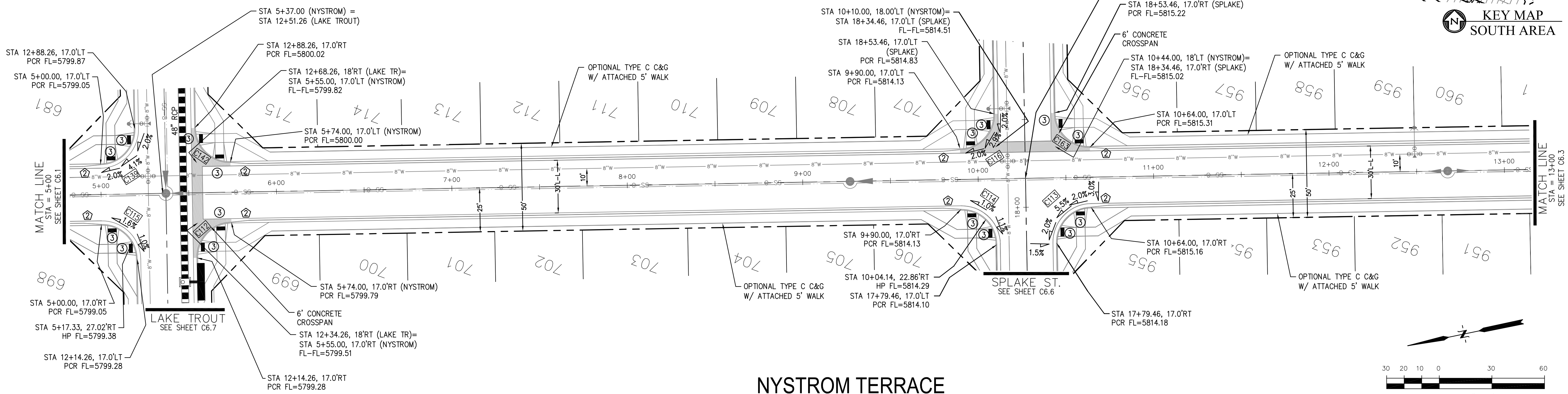
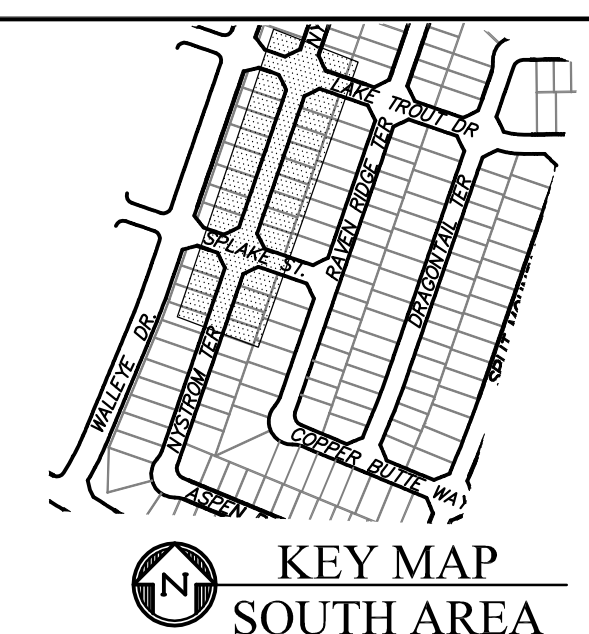
SHEET NUMBER  
C6.1

TOTAL SHEETS: 51

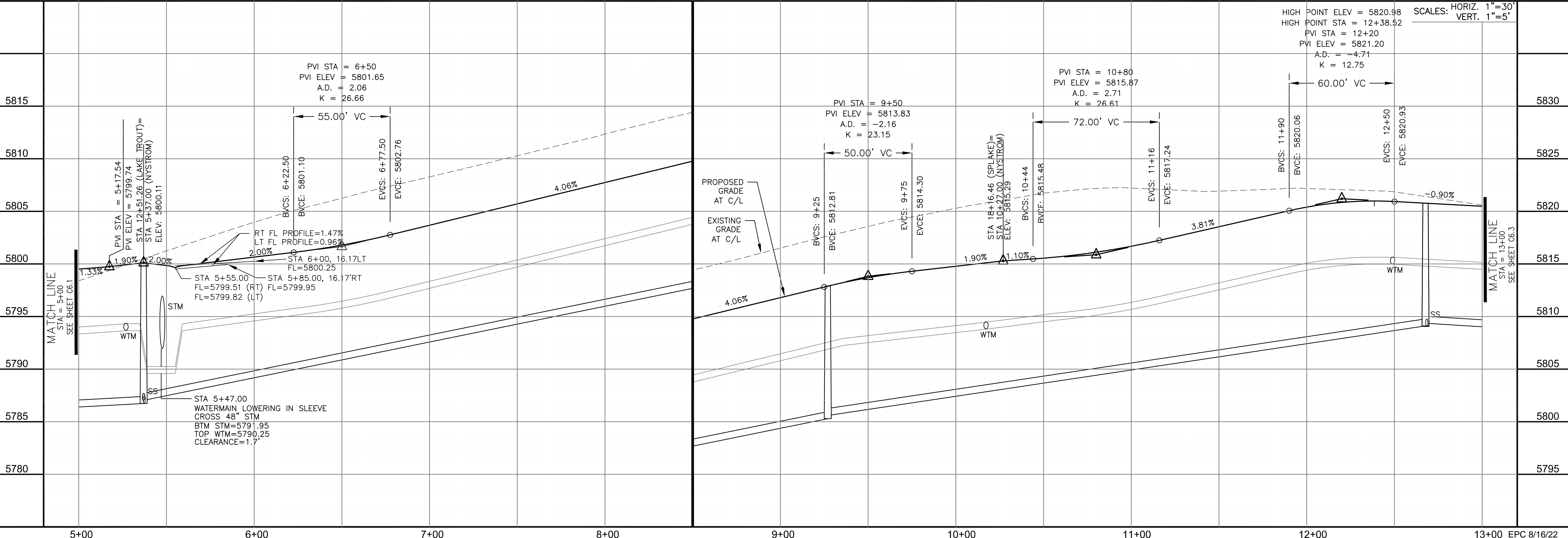
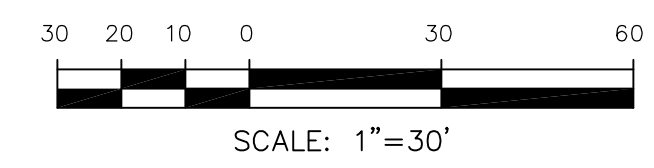
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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.  
 BLDG 79 570, 1100  
 COLORADO SPRINGS, CO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_  
 DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

PROJECT: THE RIDGE AT LORSON RANCH FL NO. 1  
 FOR: LORSON, LLC  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

**STREET / STORM - SOUTH AREA**  
**NYSTROM TERRACE**  
**STA 5+00 TO 13+00**



DATE: JULY 27, 2022

PROJECT NO. 100.066

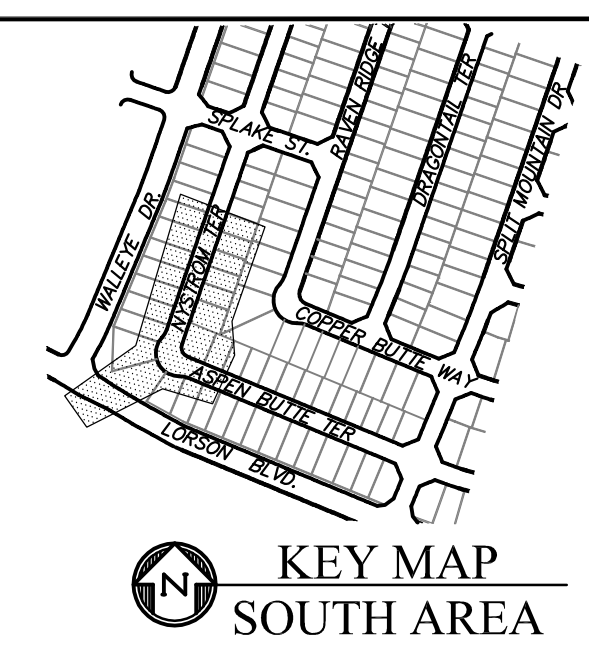
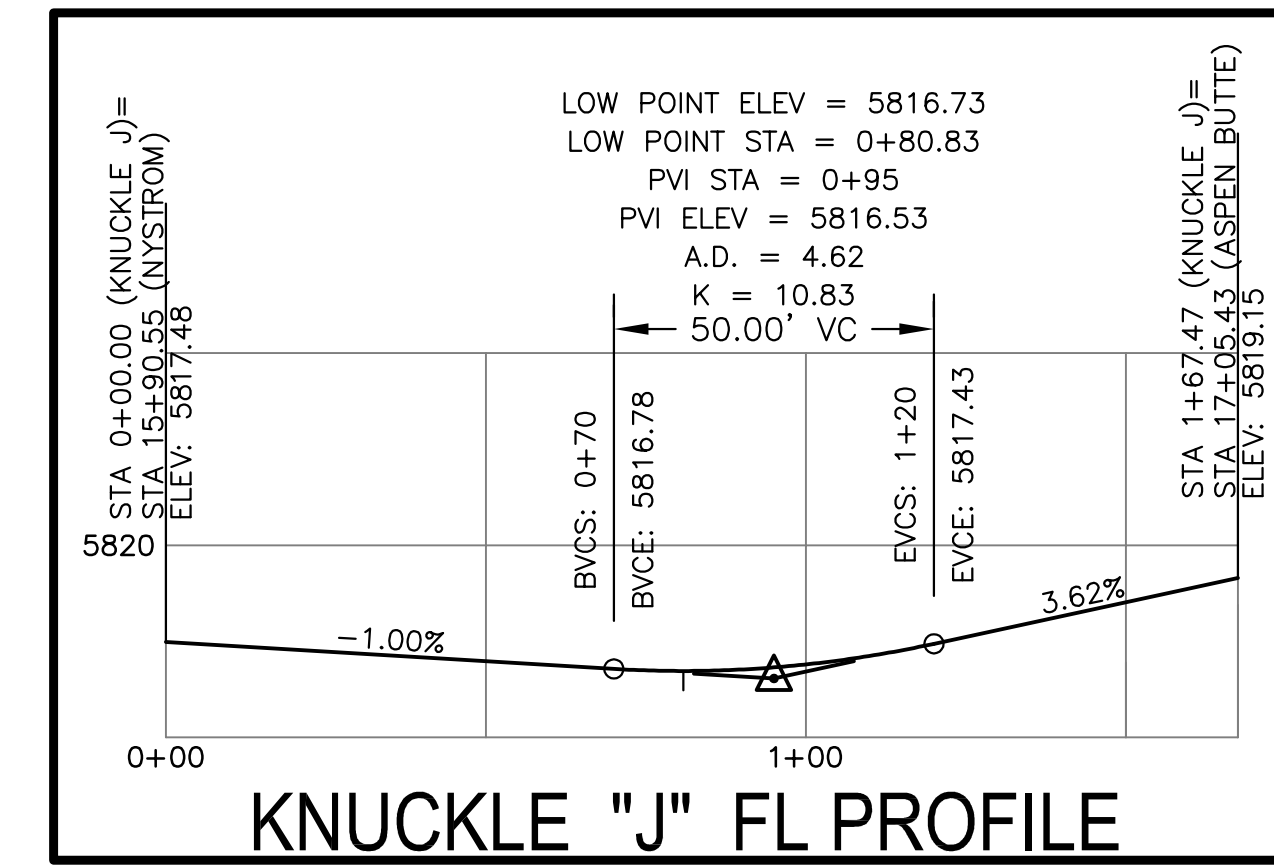
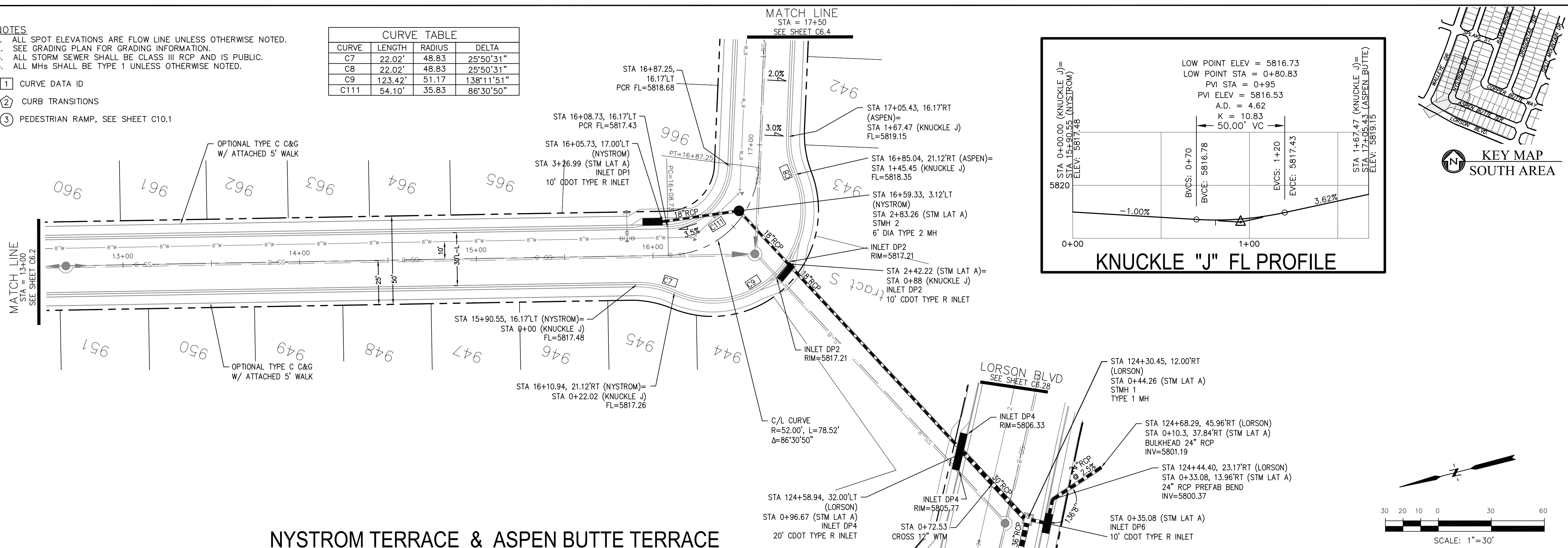
SHEET NUMBER C6.2

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	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"

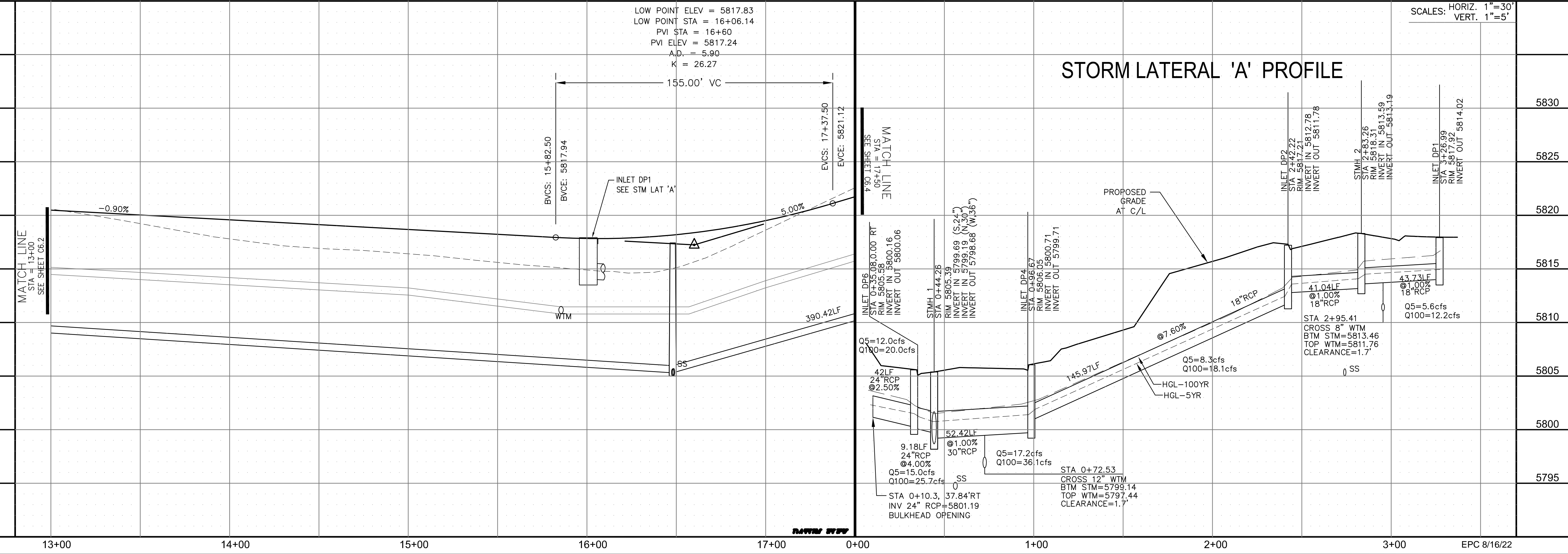


NYSTROM TERRACE & ASPEN BUTTE TERRACE

LOW POINT ELEV = 5817.83  
 LOW POINT STA = 16+06.14  
 PVI STA = 16+60  
 PVI ELEV = 5817.24  
 A.D. = -5.90  
 K = 26.27

STORM LATERAL 'A' PROFILE

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



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 100, SUITE 5506  
 BIRMGHAM, AL 35206  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

PROJECT:  
**THE RIDGE AT LORSON**  
 RANCH FIL. NO. 1  
 10000 W. WALKER DR.  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

STREET / STORM - SOUTH AREA  
 NYSTROM TERRACE  
 STA 13+00 TO 17+50



DATE:  
 JULY 27, 2022

PROJECT NO.  
 100.066

SHEET NUMBER  
 C6.3

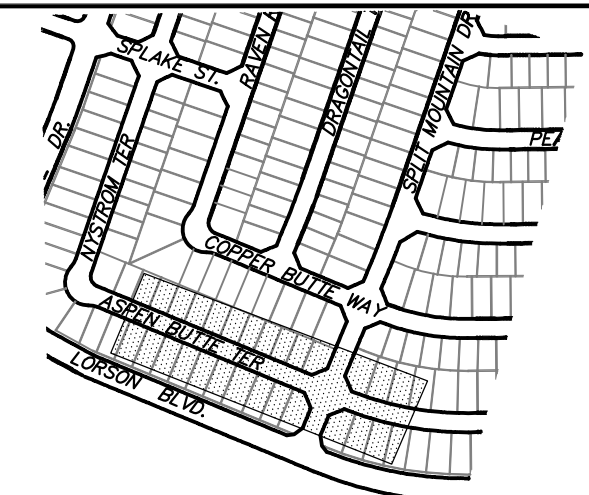
TOTAL SHEETS: 51

**NOTES**

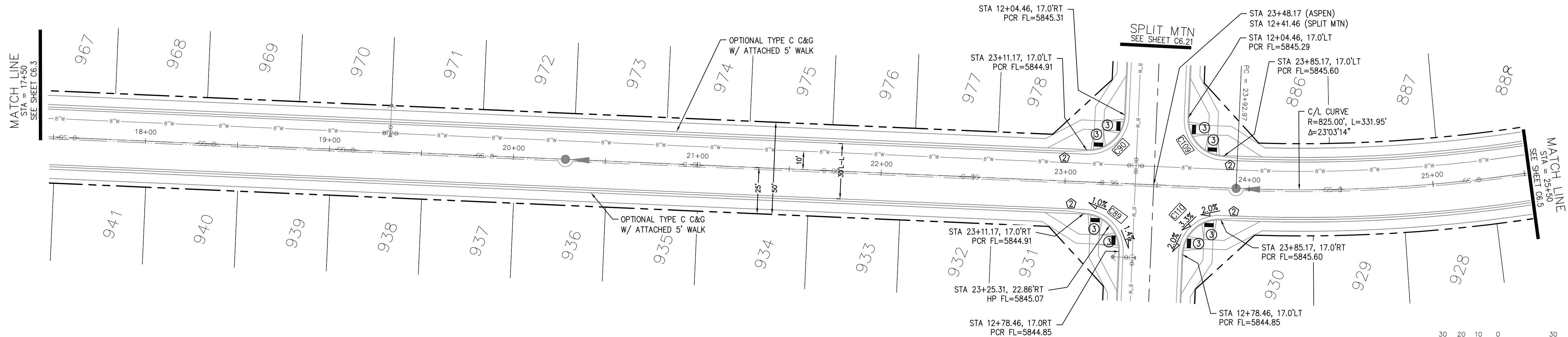
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

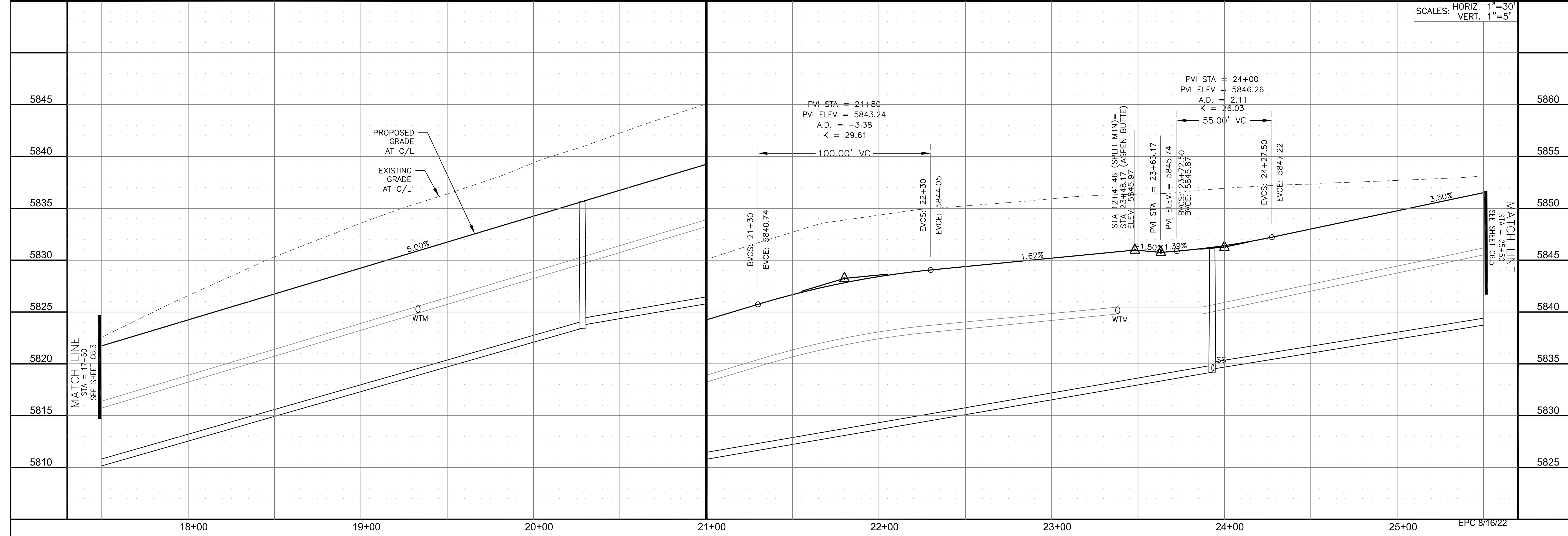
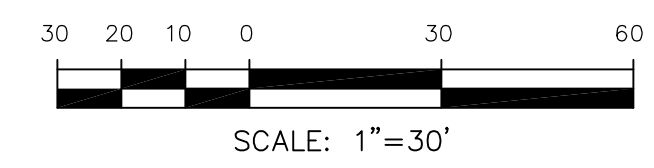
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C89	31.42'	20.00	90°00'00"
C90	31.42'	20.00	90°00'00"
C109	31.42'	20.00	90°00'00"
C110	31.42'	20.00	90°00'00"



KEY MAP  
SOUTH AREA



**ASPEN BUTTE TERRACE**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 719 570 1100  
 COLORADO SPRINGS, CO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT: **THE RIDGE AT LORSON RANCH FL. NO. 1**  
 FOR: JUD. WALLACE, DR.  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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



DATE: JULY 27, 2022

PROJECT NO. 100.066

SHEET NUMBER C6.4

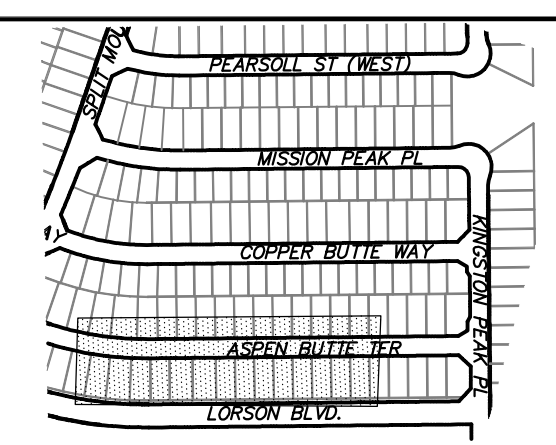
TOTAL SHEETS: 51



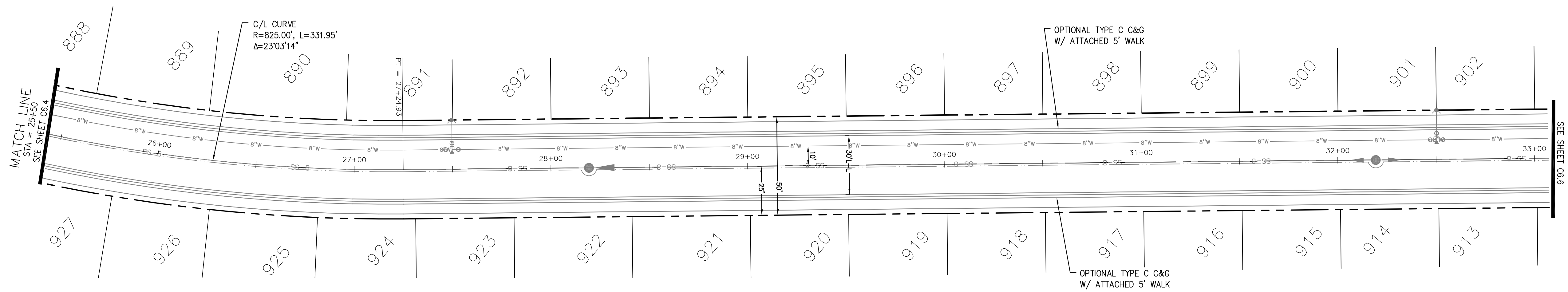
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

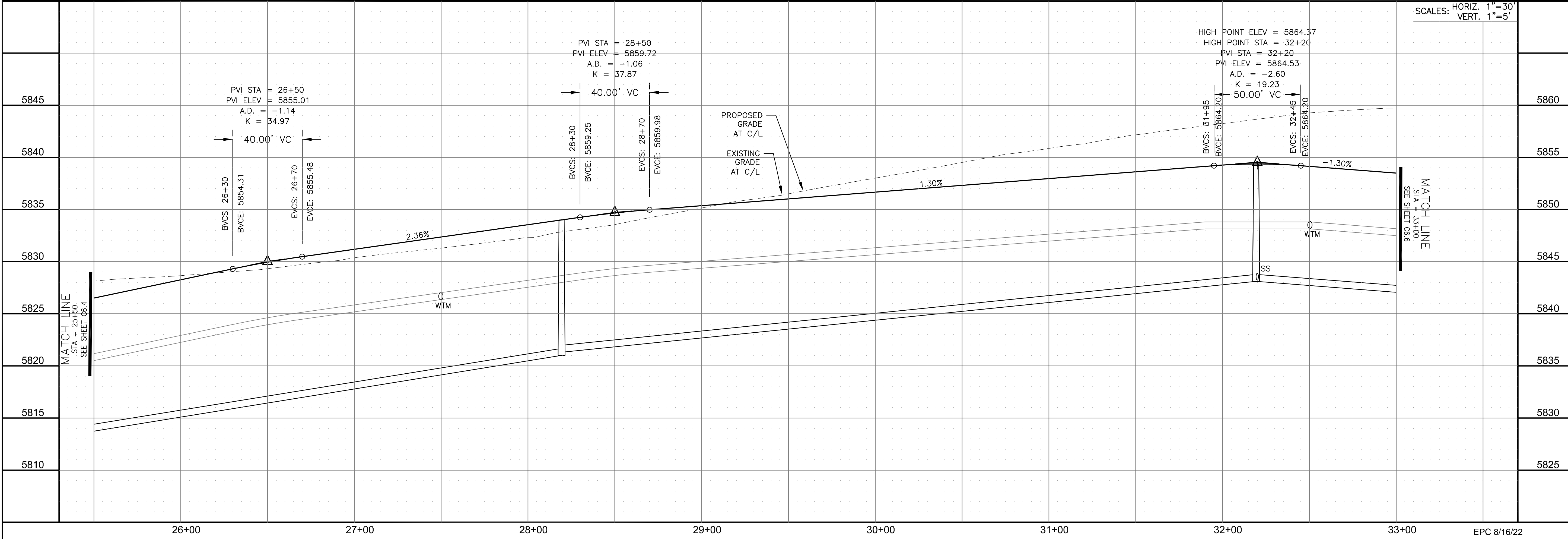
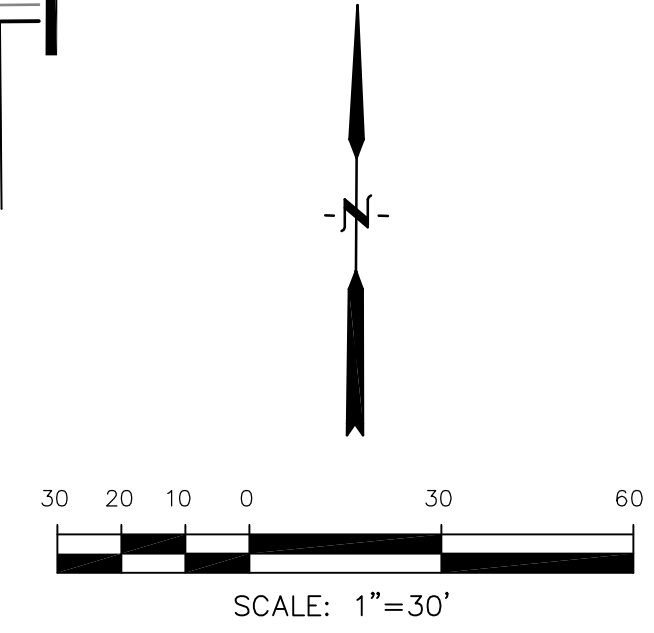
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C89	31.42'	20.00	90°00'00"
C90	31.42'	20.00	90°00'00"
C109	31.42'	20.00	90°00'00"
C110	31.42'	20.00	90°00'00"



KEY MAP  
SOUTH AREA



ASPEN BUTTE TERRACE



**CORE**  
ENGINEERING GROUP  
15004 1ST AVENUE S.  
BURNING WOOD, CO 80906  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.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 FL. NO. 1**  
FOR LORSON, LLC, DR  
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA  
ASPEN BUTTE TERRACE  
STA 25+50 TO 33+00



DATE:  
JULY 27, 2022

PROJECT NO.  
100.066

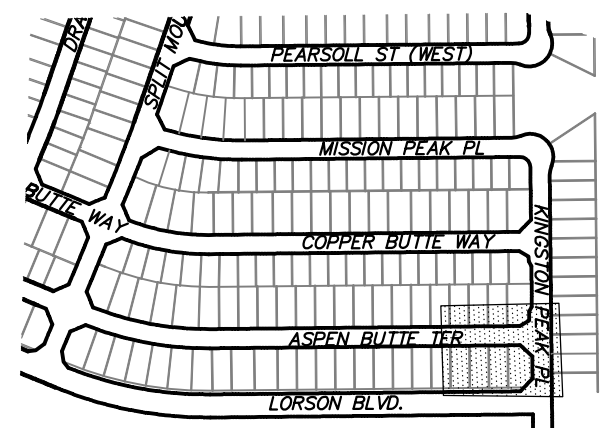
SHEET NUMBER  
C6.5

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.

CURVE	LENGTH	RADIUS	DELTA
C145	31.42'	20.00	90°00'00"
C147	31.42'	20.00	90°00'00"

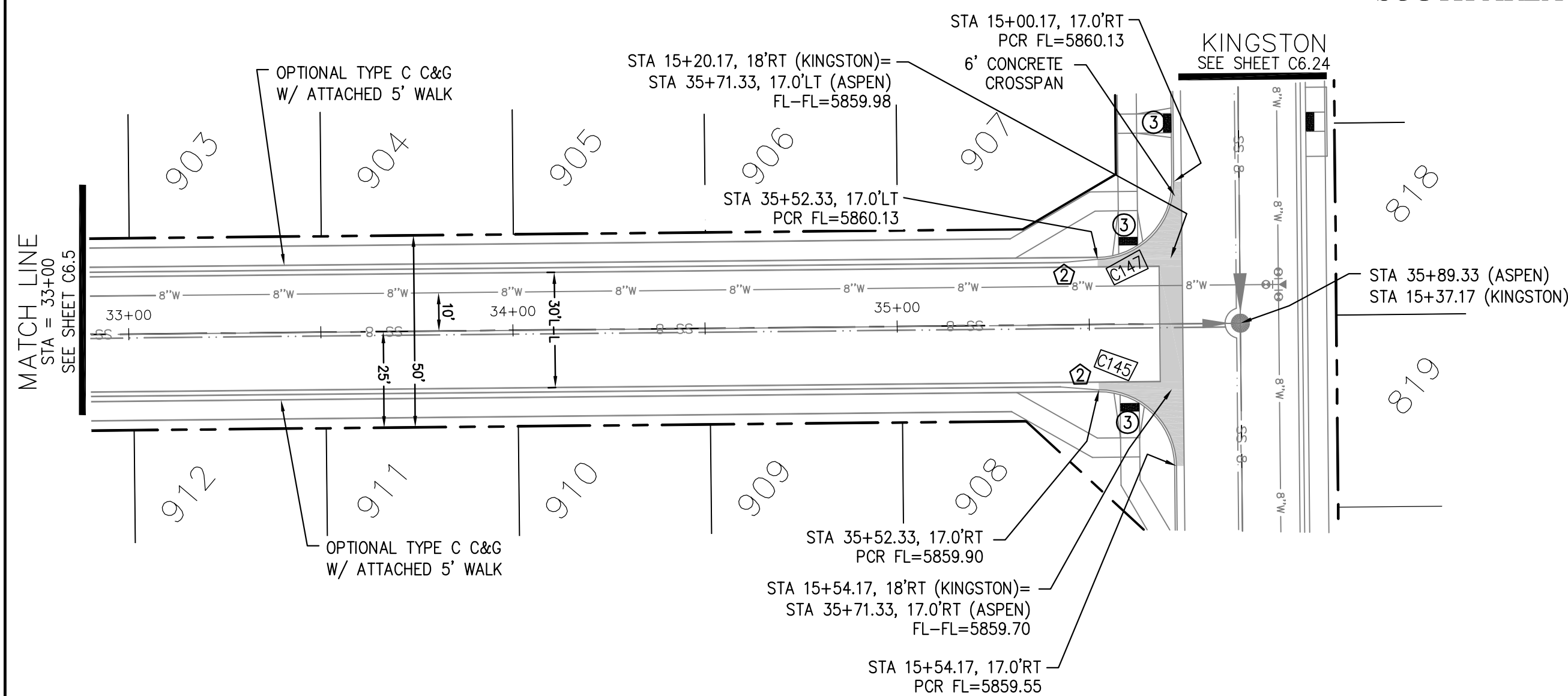
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



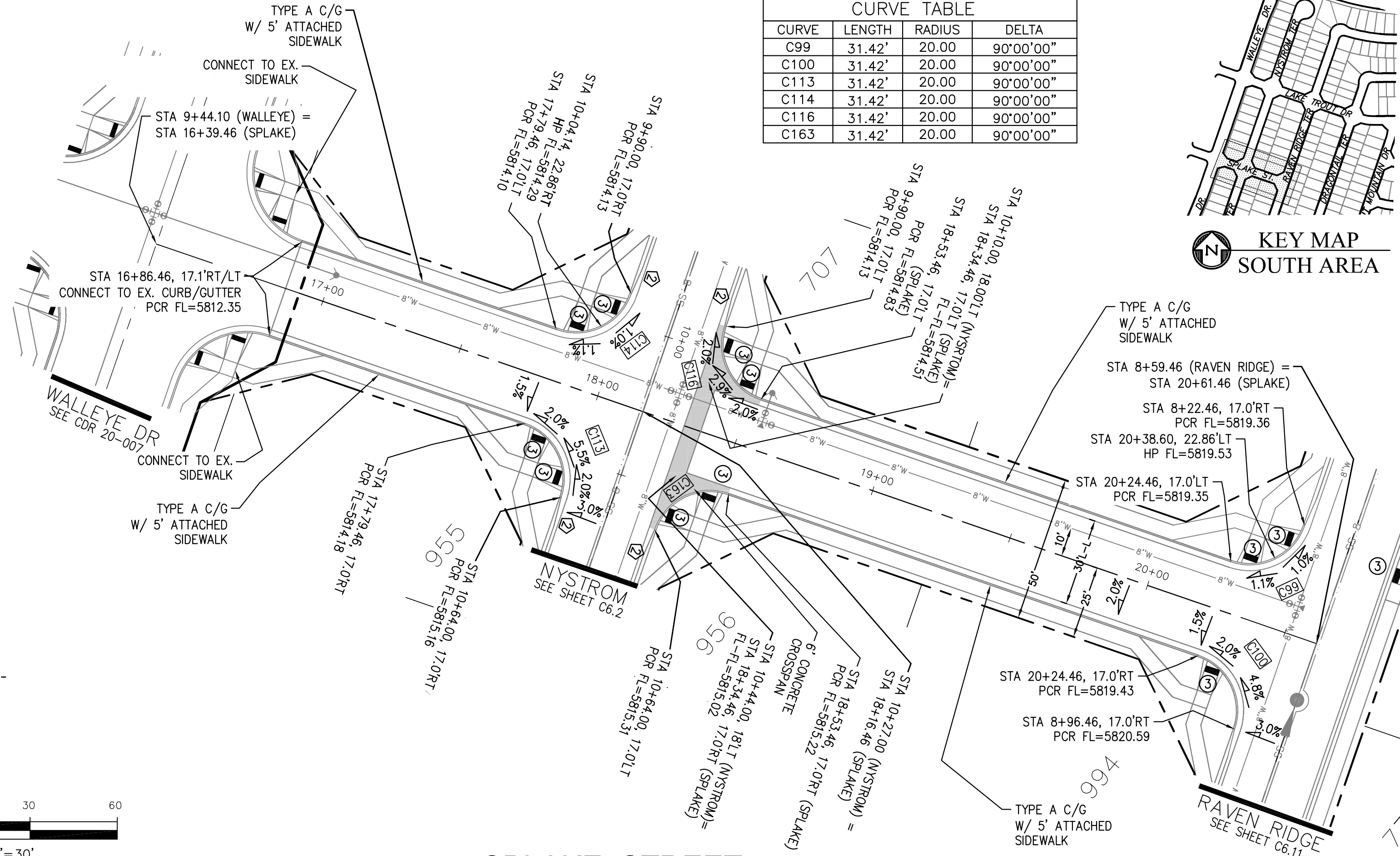
KEY MAP SOUTH AREA

CURVE	LENGTH	RADIUS	DELTA
C99	31.42'	20.00	90°00'00"
C100	31.42'	20.00	90°00'00"
C113	31.42'	20.00	90°00'00"
C114	31.42'	20.00	90°00'00"
C116	31.42'	20.00	90°00'00"
C163	31.42'	20.00	90°00'00"

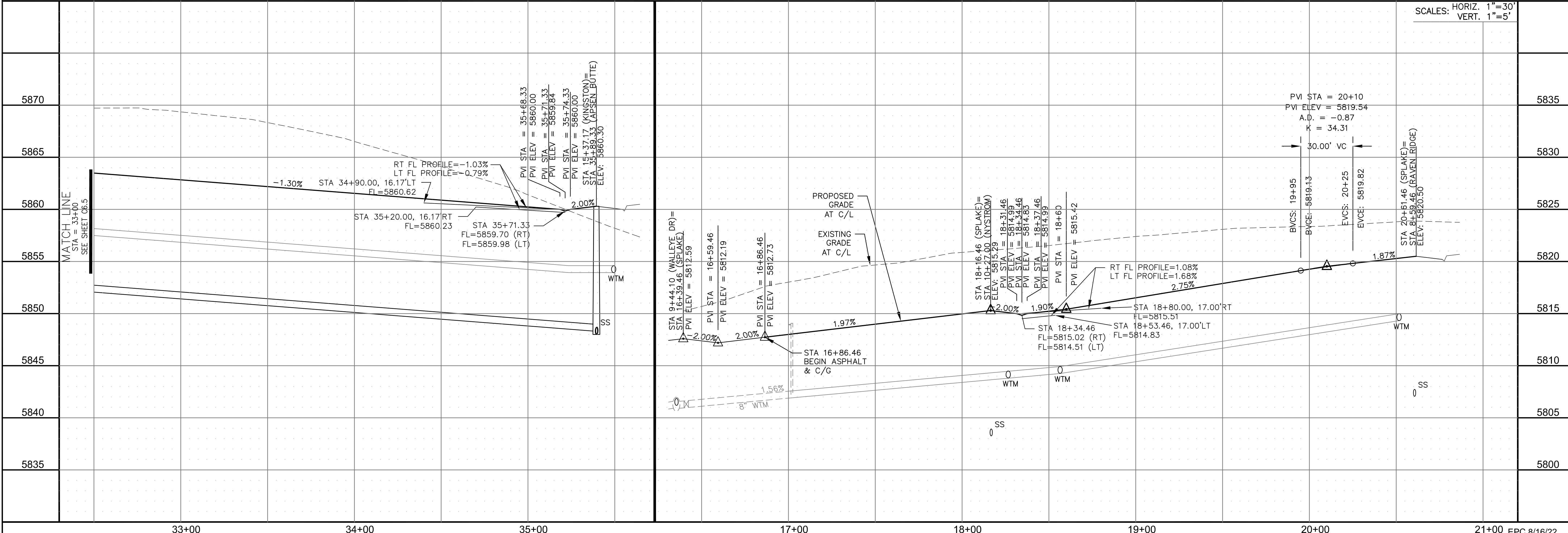
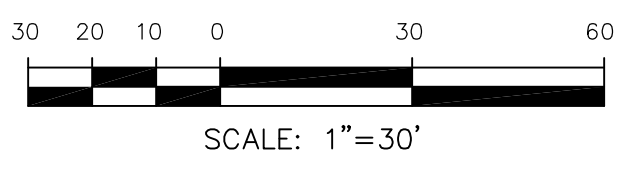
KEY MAP SOUTH AREA



ASPEN BUTTE TERRACE



SPLAKE STREET



**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80232  
PHONE: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

**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  
FOURTH AND WALLACE DR  
COLORADO SPRINGS, COLORADO

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STREET / STORM - SOUTH AREA  
ASPEN BUTTE TERRACE & SPLAKE ST  
STA 33+00 TO 35+89

DATE: JULY 27, 2022

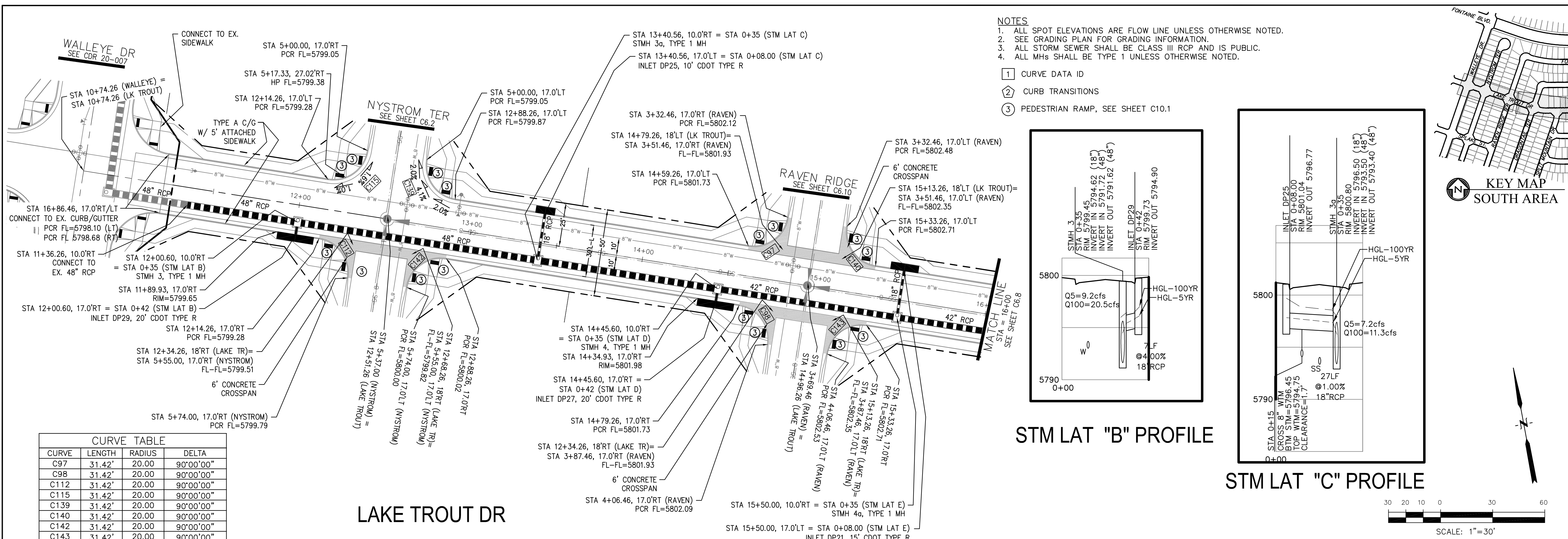
PROJECT NO. 100.066

SHEET NUMBER C6.6

TOTAL SHEETS: 51

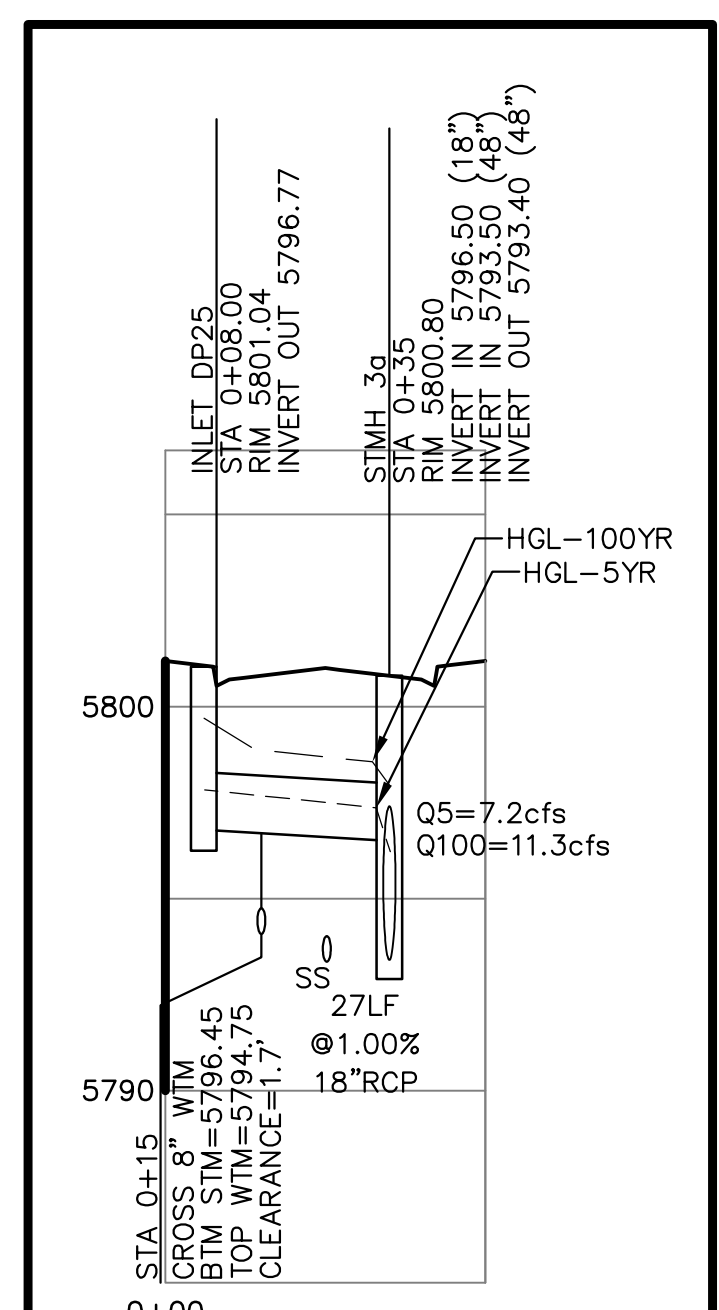
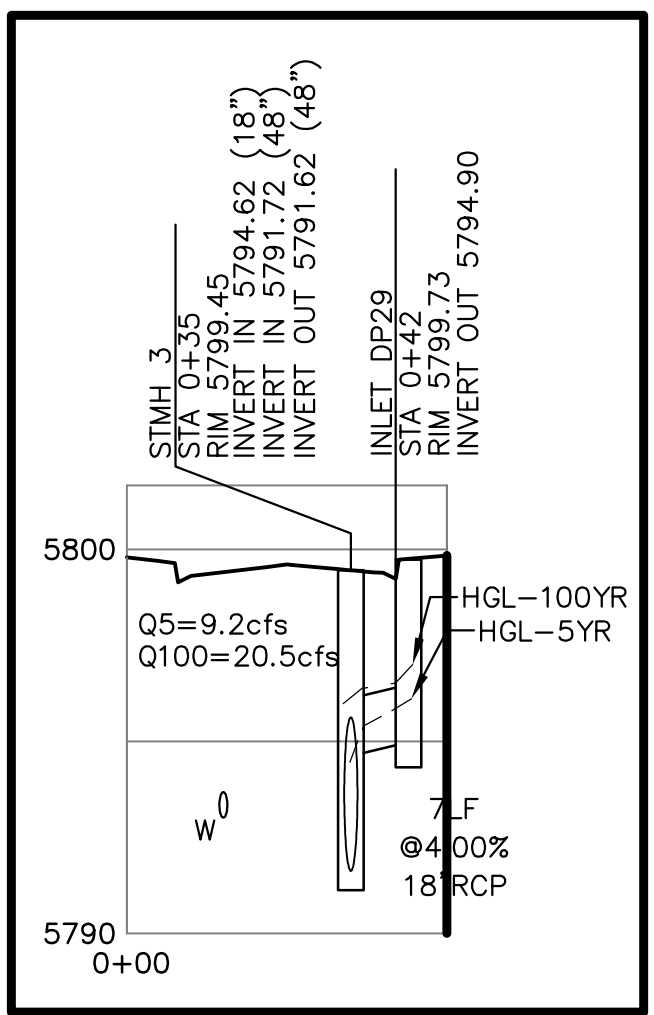
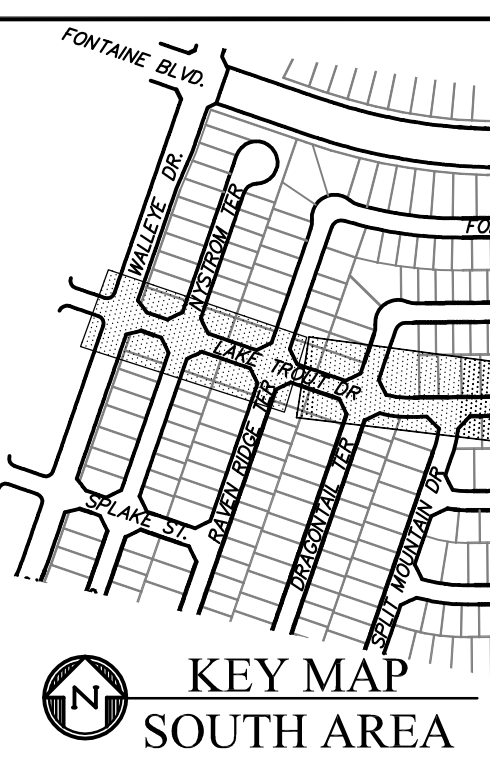
EPC 8/16/22





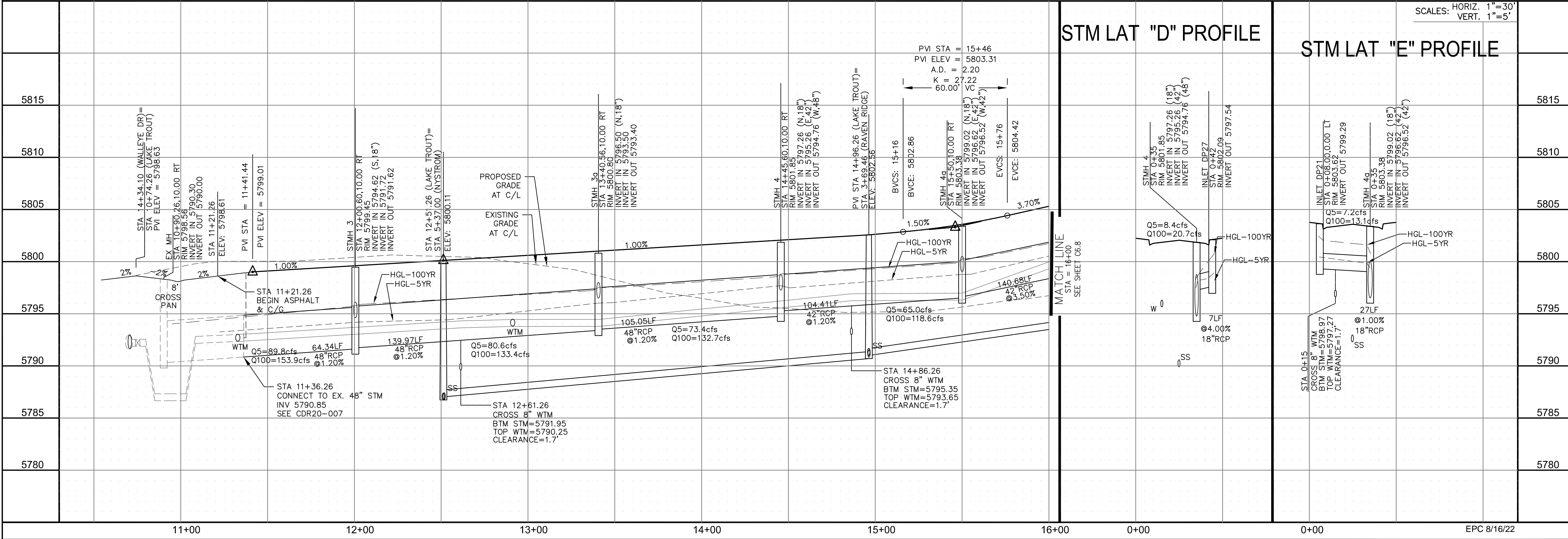
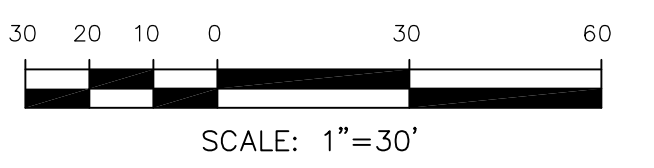
CURVE	LENGTH	RADIUS	DELTA
C97	31.42'	20.00	90°00'00"
C98	31.42'	20.00	90°00'00"
C112	31.42'	20.00	90°00'00"
C115	31.42'	20.00	90°00'00"
C139	31.42'	20.00	90°00'00"
C140	31.42'	20.00	90°00'00"
C142	31.42'	20.00	90°00'00"
C143	31.42'	20.00	90°00'00"

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



STM LAT "B" PROFILE

STM LAT "C" PROFILE



STM LAT "D" PROFILE

STM LAT "E" PROFILE

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

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 727.970.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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

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

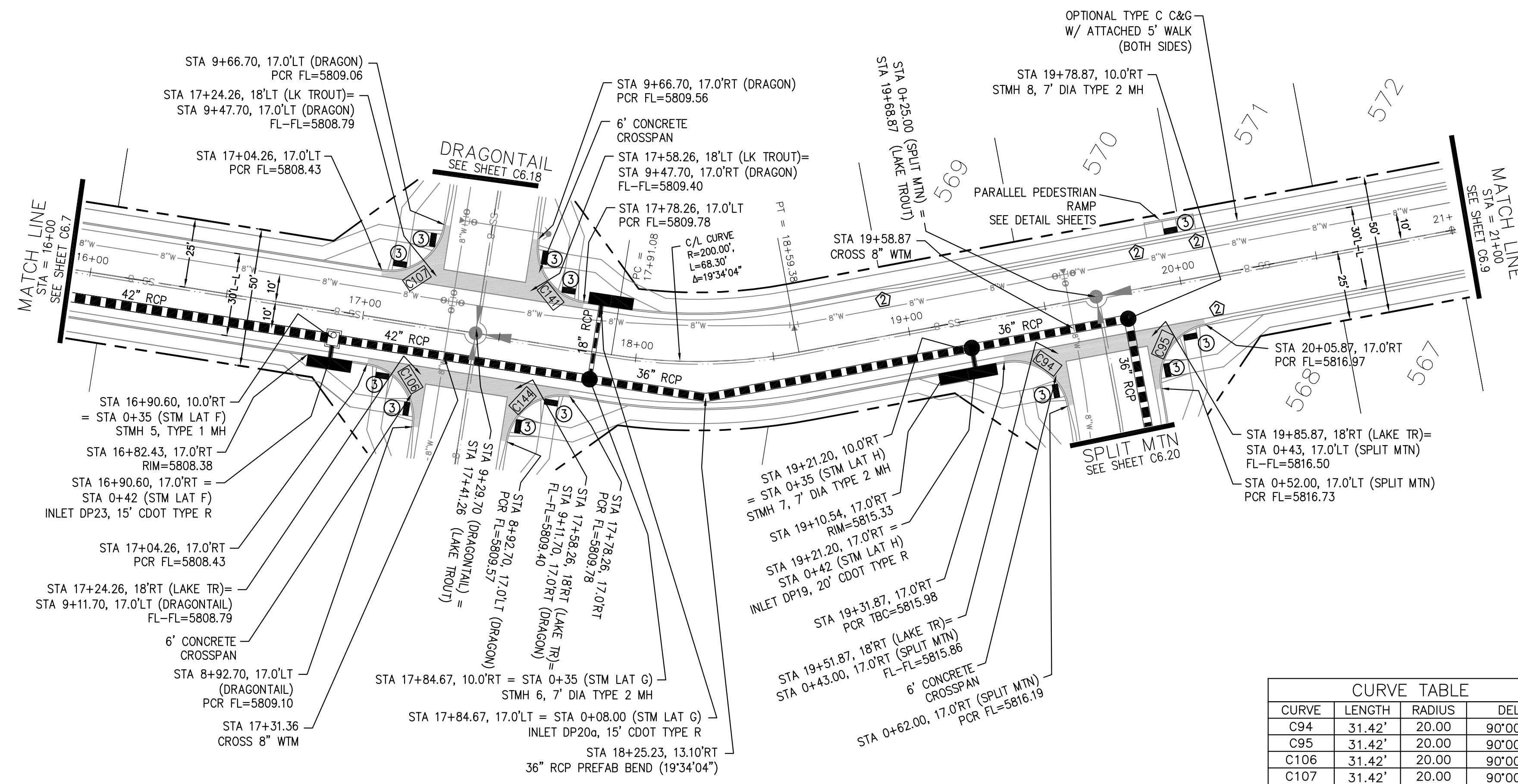
PROJECT: **THE RIDGE AT LORSON RANCH FIL. NO. 1**  
FOURTH AVENUE WALKER DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

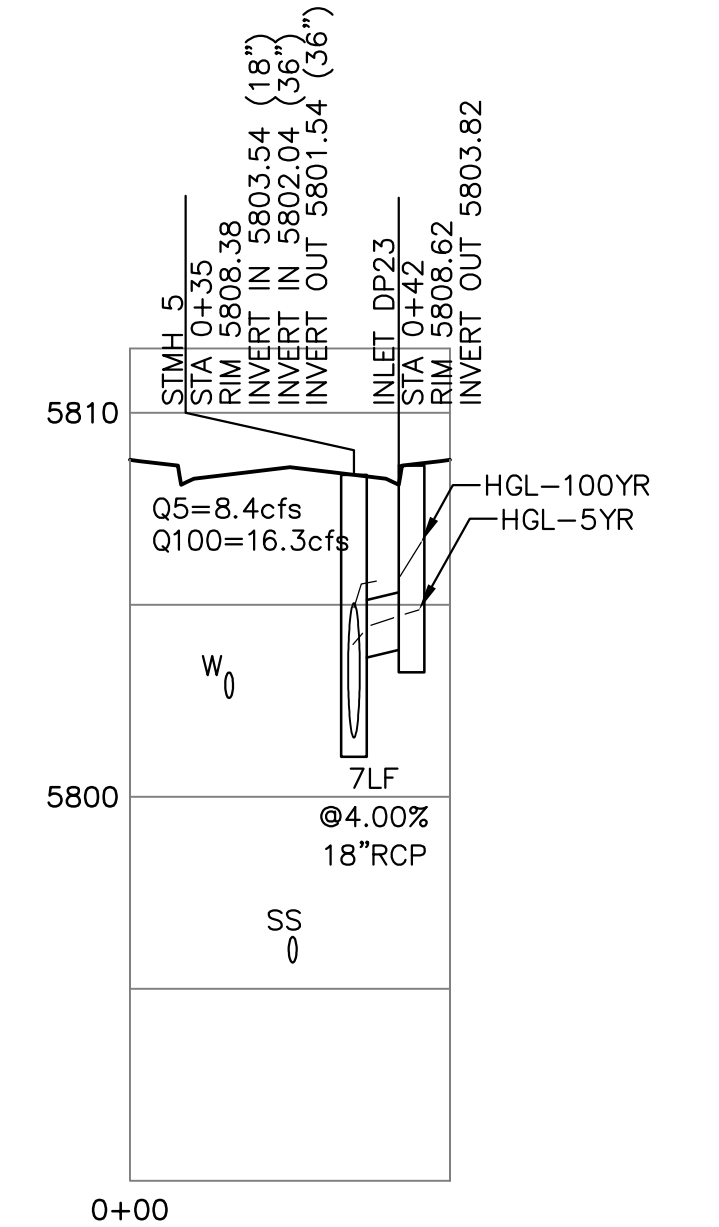
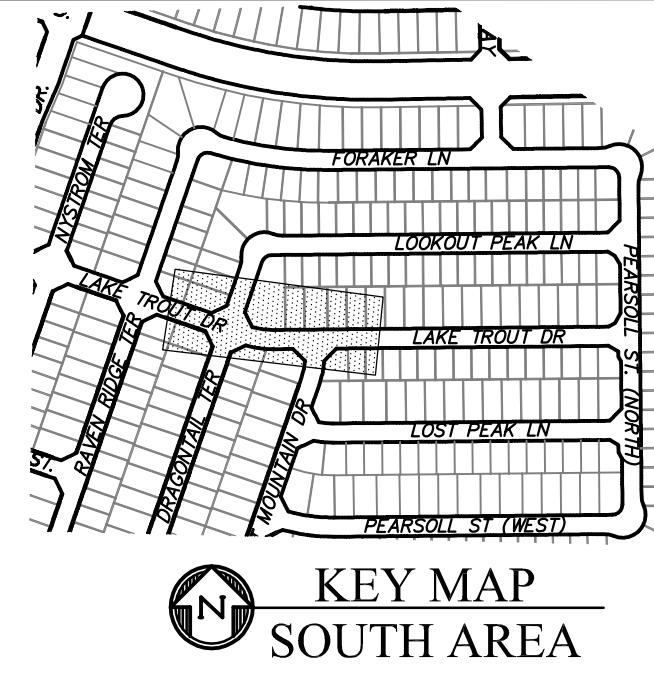
**STREET / STORM - SOUTH AREA**  
**LAKE TROUT DRIVE**  
**STA 11+21 TO 16+00**

DATE: JULY 27, 2022  
PROJECT NO. 100.066  
SHEET NUMBER C6.7  
TOTAL SHEETS: 51

EPC 8/16/22



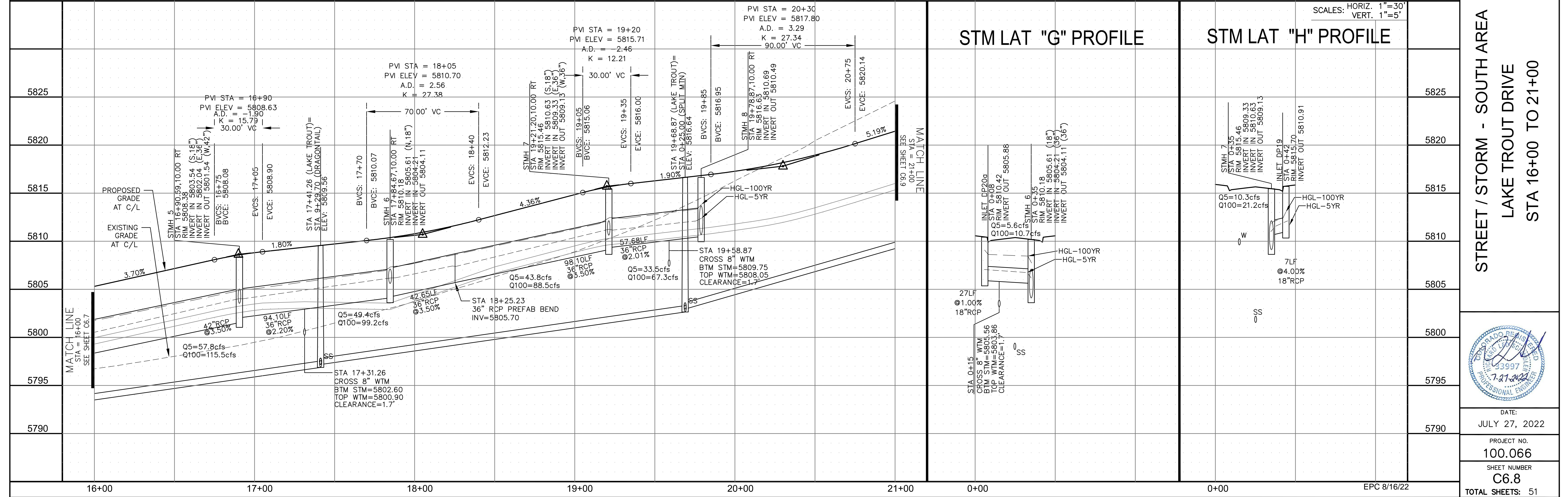
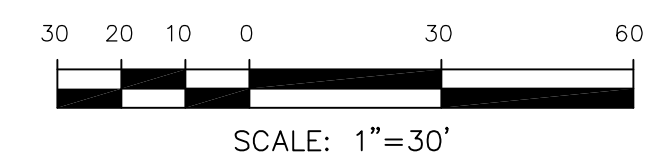
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- ① CURVE DATA ID  
 ② CURB TRANSITIONS  
 ③ PEDESTRIAN RAMP, SEE SHEET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



CURVE	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.  
 BLDG 700  
 PLANO, CO 80650  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO.: \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT: **THE RIDGE AT LORSON RANCH FL. NO. 1**  
 FORT LORSON WALK DR  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**STREET / STORM - SOUTH AREA**  
**LAKE TROUT DRIVE**  
**STA 16+00 TO 21+00**

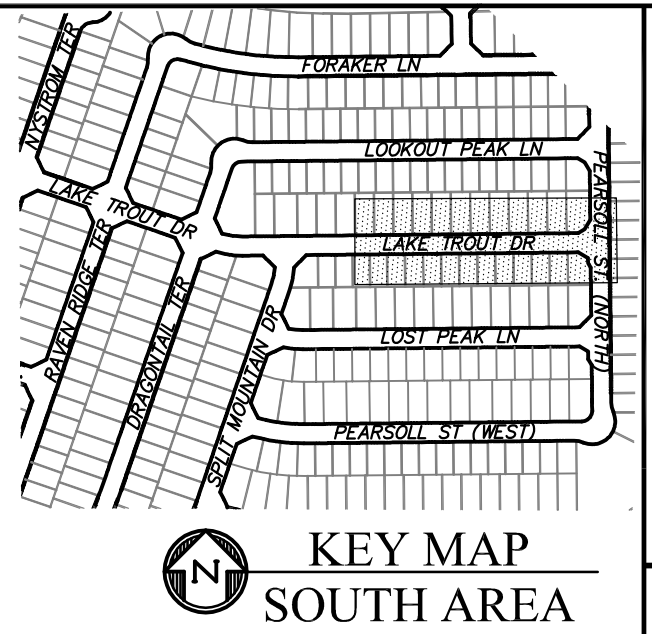


DATE: JULY 27, 2022  
 PROJECT NO. 100.066  
 SHEET NUMBER C6.8  
 TOTAL SHEETS: 51

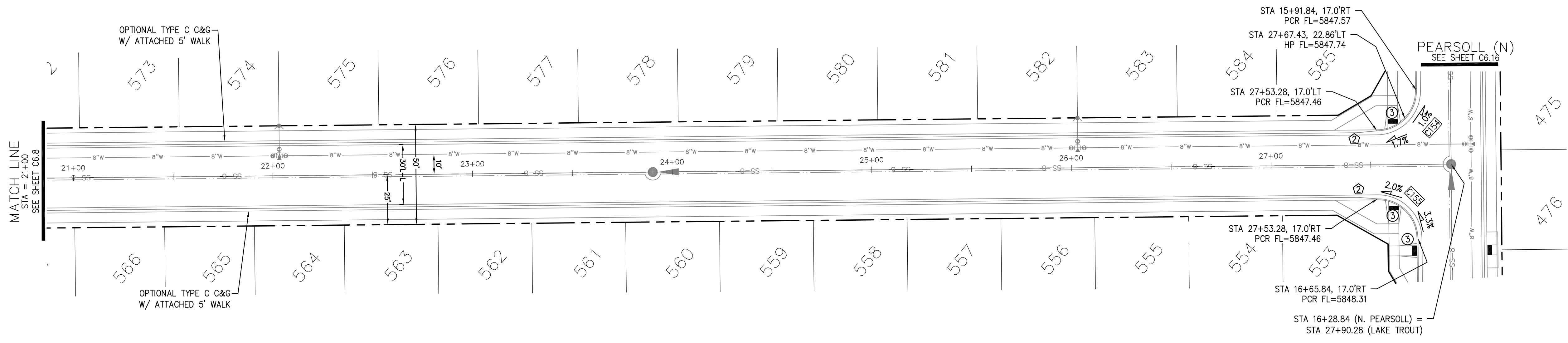
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

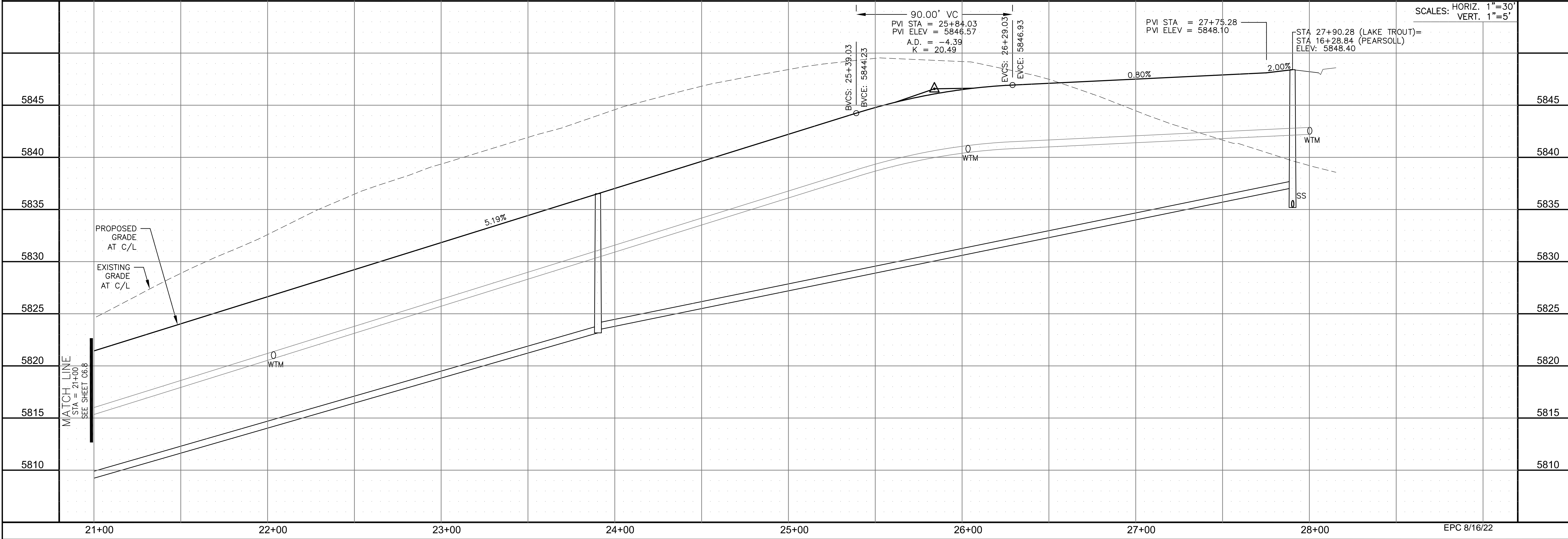
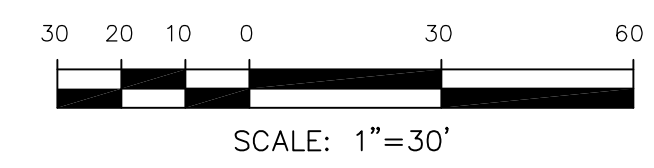
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C154	31.42'	20.00	90°00'00"
C155	31.42'	20.00	90°00'00"



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 79 S701100  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com



LAKE TROUT DR



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

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

PROJECT: **THE RIDGE AT LORSON RANCH FL. NO. 1**  
 FOR: LORSON, LLC  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

STREET / STORM - SOUTH AREA  
 LAKE TROUT DRIVE  
 STA 21+00 TO 28+00



DATE: JULY 27, 2022

PROJECT NO. 100.066

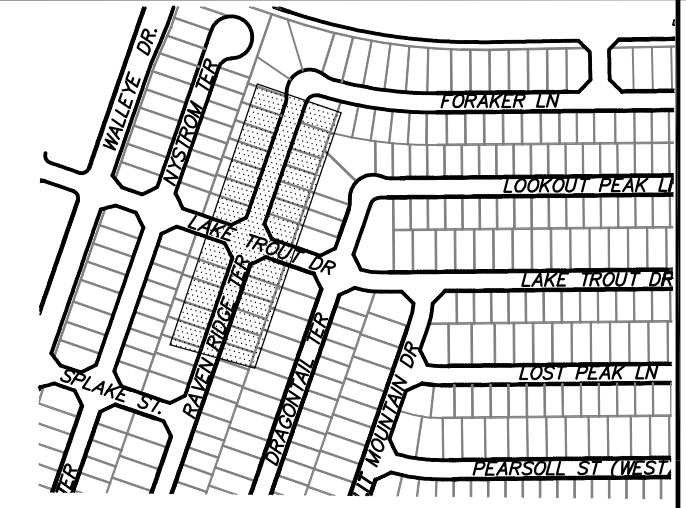
SHEET NUMBER C6.9

TOTAL SHEETS: 51

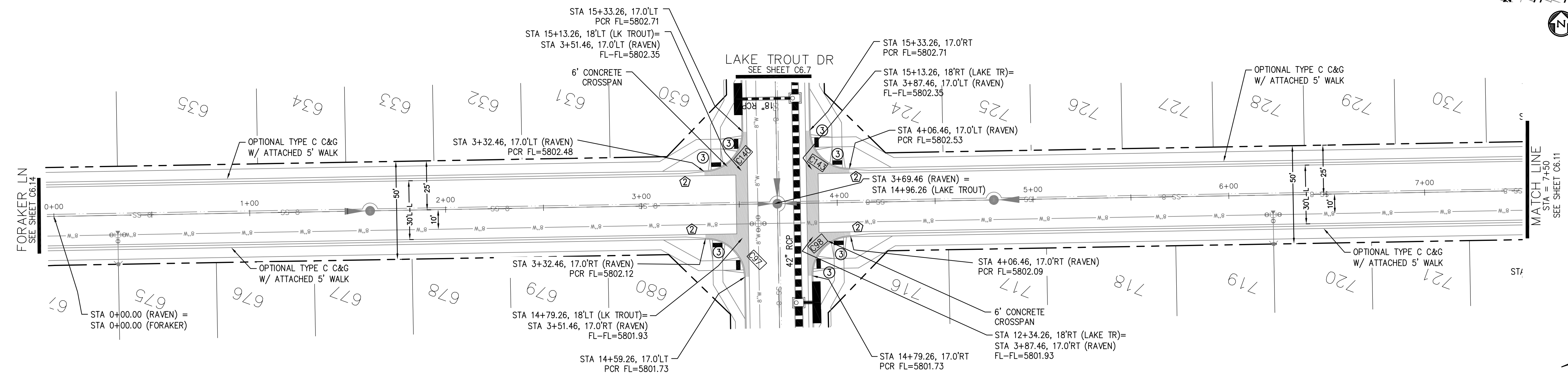
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

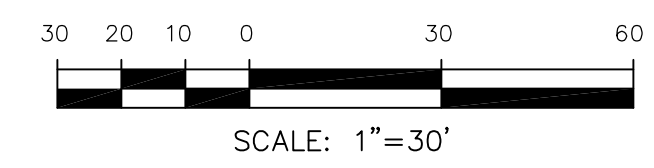
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C97	31.42'	20.00	90°00'00"
C98	31.42'	20.00	90°00'00"
C140	31.42'	20.00	90°00'00"
C143	31.42'	20.00	90°00'00"



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S, SUITE 5506  
 BIRMGHAM, AL 35206  
 PHONE: 205.970.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

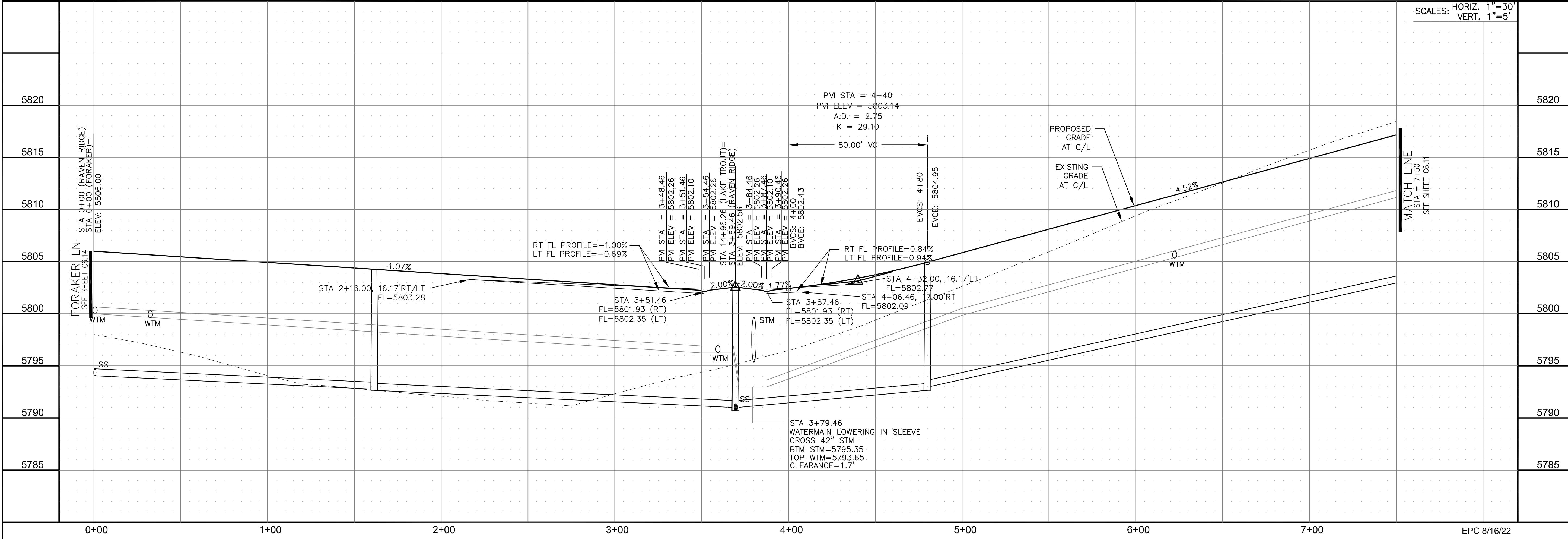


**RAVEN RIDGE TERRACE**



DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT: **THE RIDGE AT LORSON RANCH FL. NO. 1**  
 FORAKER LN, WALKER DR, RAVEN RIDGE TERRACE, COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS



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

**STREET / STORM - SOUTH AREA**  
**RAVEN RIDGE TERRACE**  
**STA 0+00 TO 7+50**



DATE: JULY 27, 2022

PROJECT NO. 100.066

SHEET NUMBER C6.10

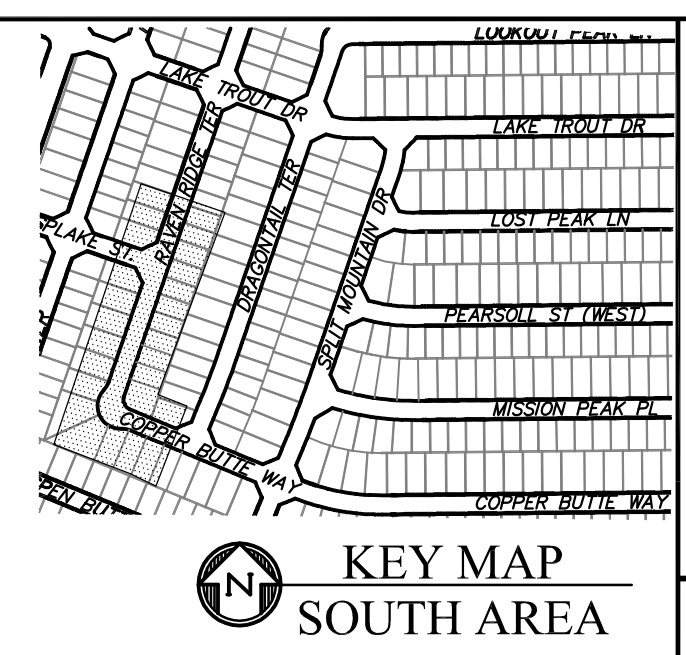
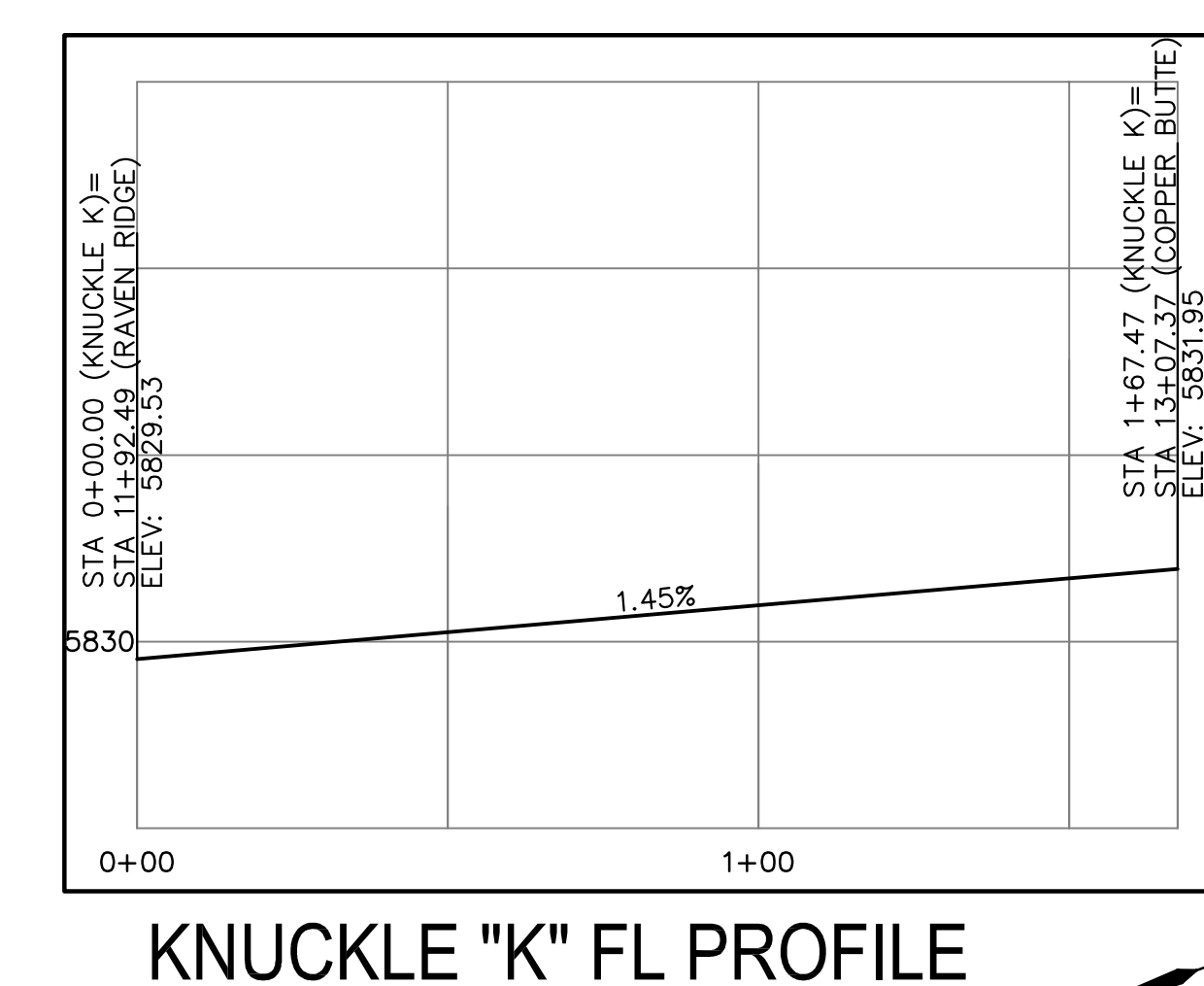
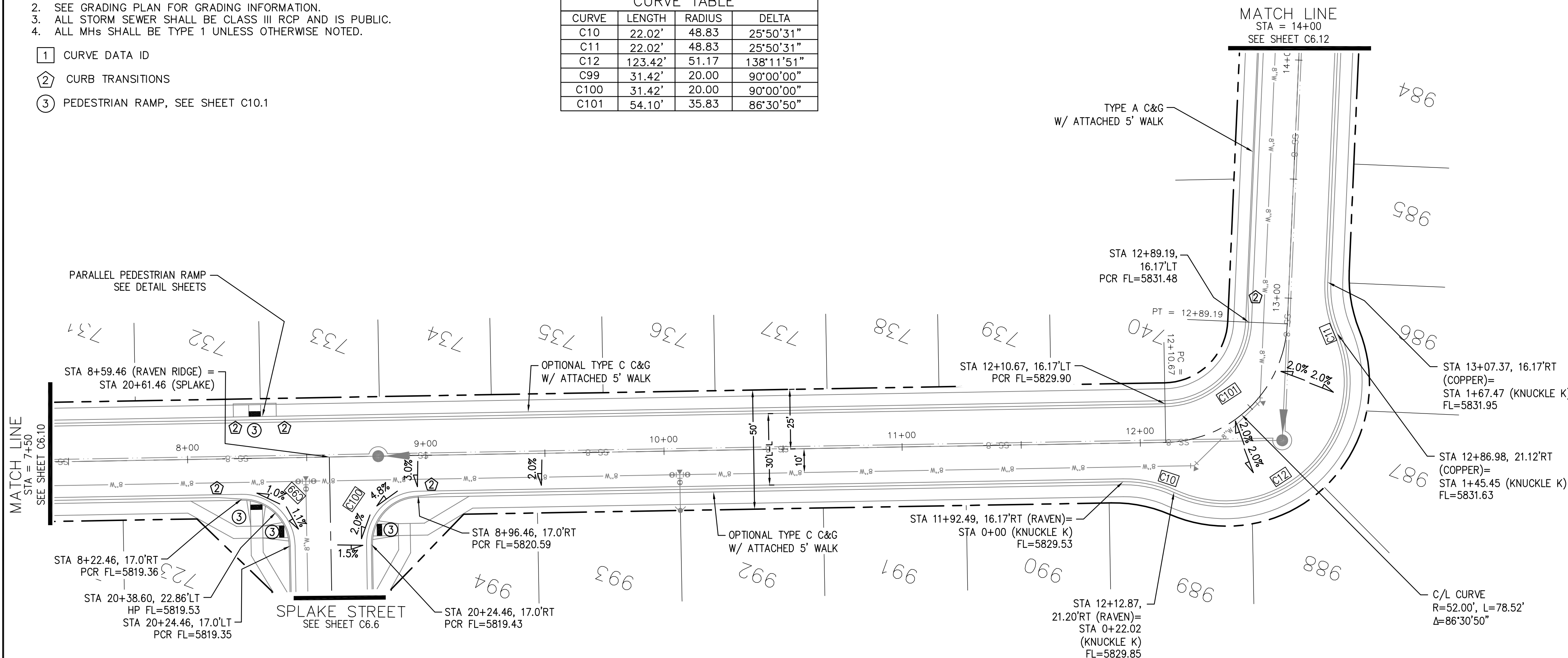
TOTAL SHEETS: 51

**NOTES**

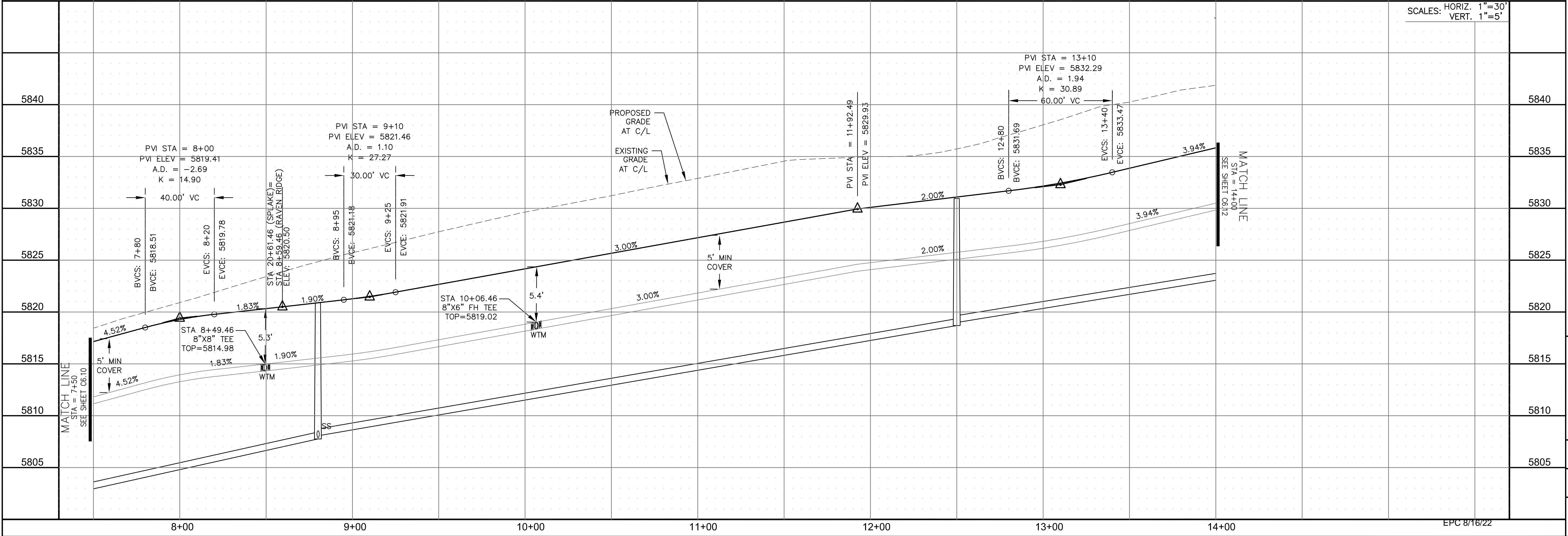
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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"



**RAVEN RIDGE TERRACE**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRMGHAM, AL 35206  
 PH: 205 970 1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT: **THE RIDGE AT LORSON RANCH FL NO. 1**  
 FOR: LORSON, LLC, DR  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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



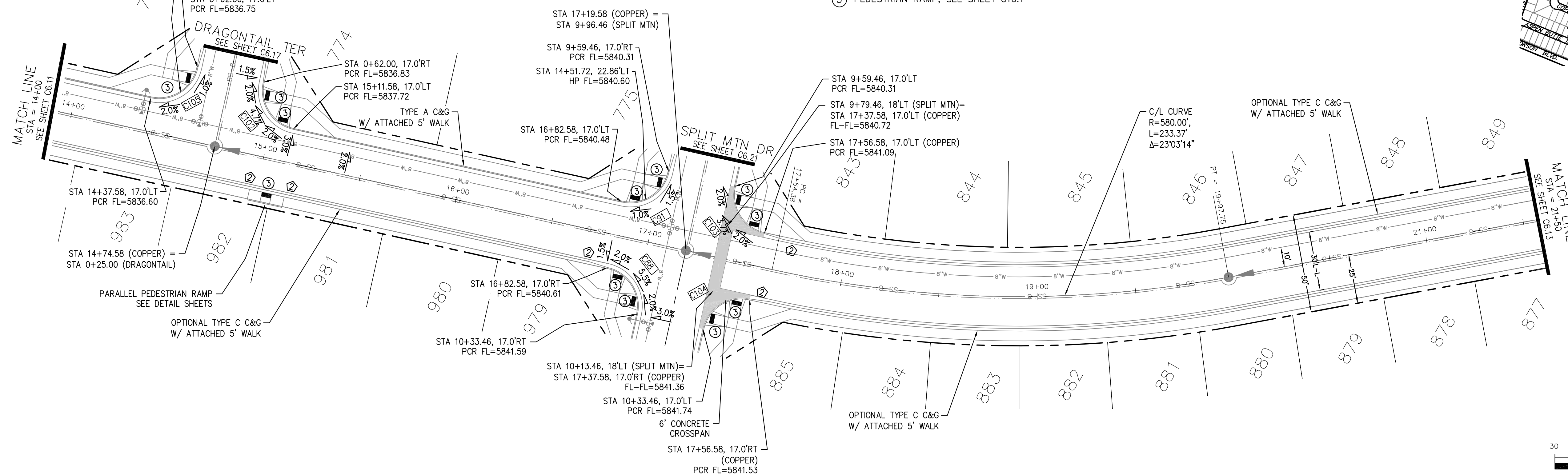
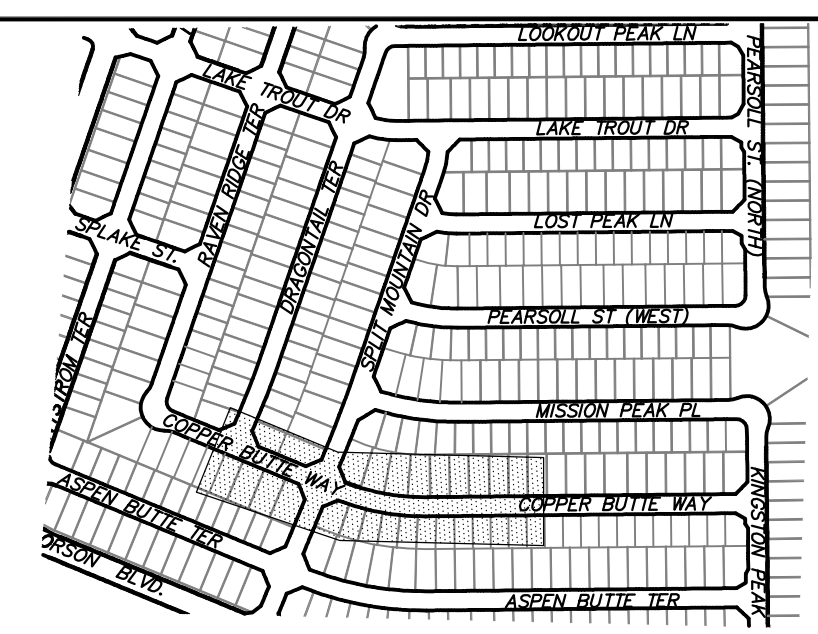
DATE: JULY 27, 2022  
 PROJECT NO. 100.066  
 SHEET NUMBER C6.11  
 TOTAL SHEETS: 51

CURVE	LENGTH	RADIUS	DELTA
C88	31.42'	20.00	90°00'00"
C91	31.42'	20.00	90°00'00"
C102	31.42'	20.00	90°00'00"
C103	31.42'	20.00	90°00'00"
C104	31.42'	20.00	90°00'00"
C105	31.42'	20.00	90°00'00"

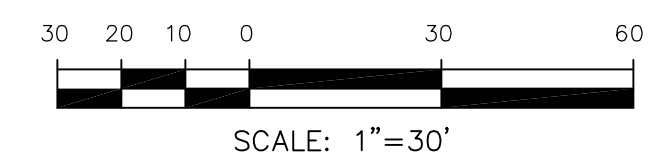
**NOTES**

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.

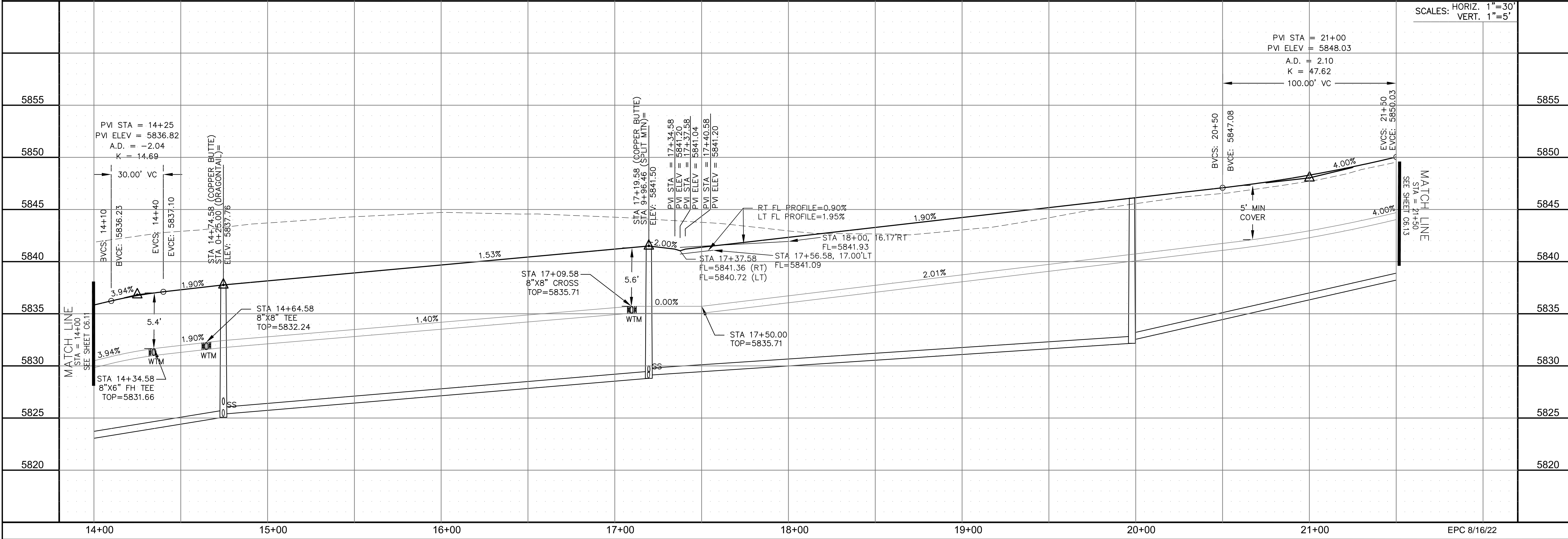
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



KEY MAP  
SOUTH AREA



**COPPER BUTTE WAY**



**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 720.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.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 FL. NO. 1**  
FORD AND WALLACE DR  
COLORADO SPRINGS, COLORADO

**STREET / STORM - SOUTH AREA**  
**COPPER BUTTE WAY**  
**STA 14+00 TO 21+50**



DATE:  
JULY 27, 2022

PROJECT NO.  
100.066

SHEET NUMBER  
C6.12

TOTAL SHEETS: 51

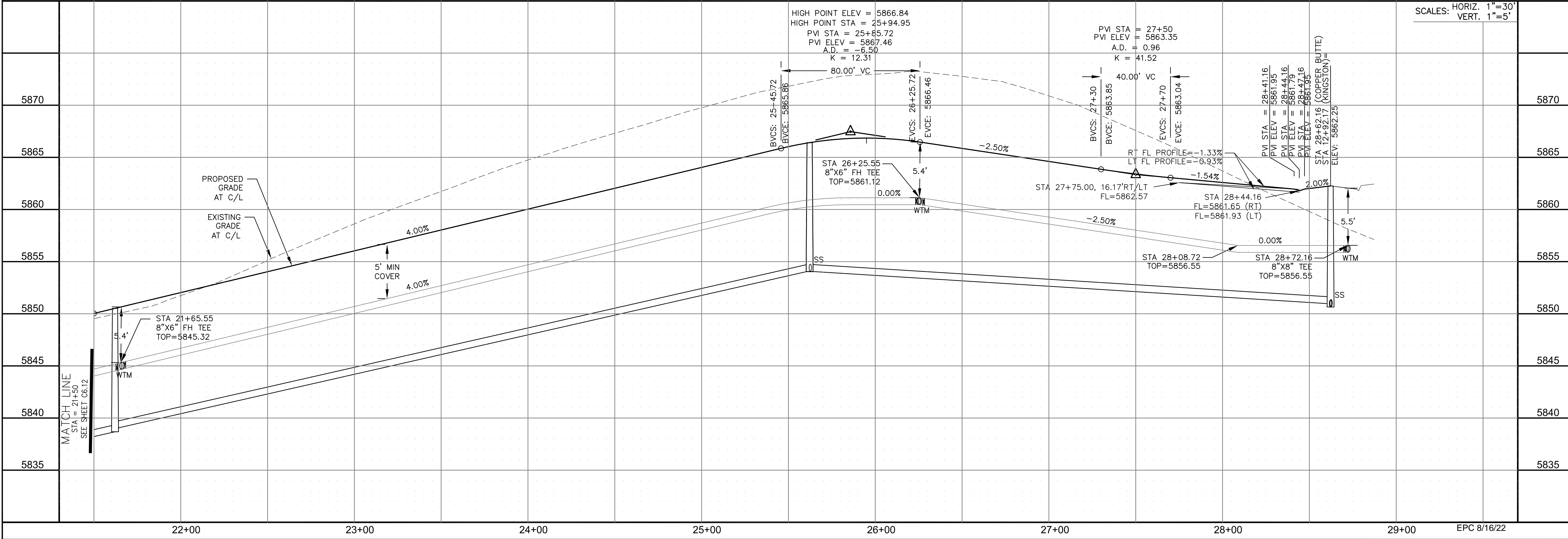
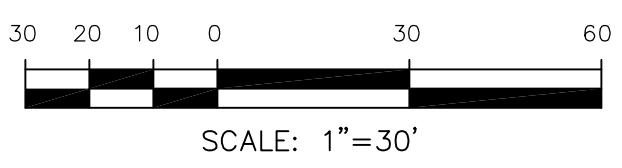
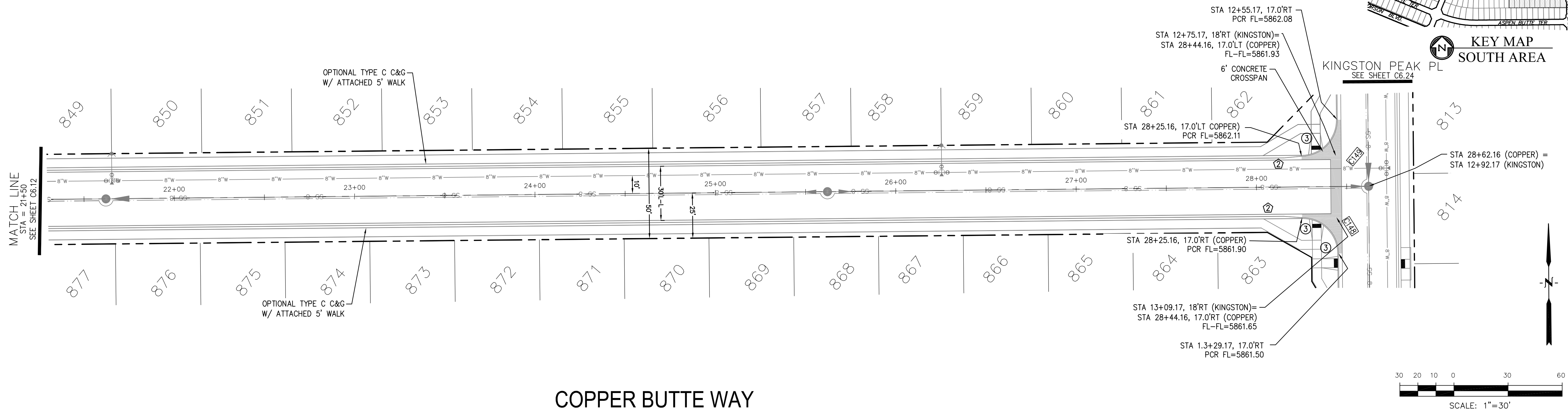


**NOTES**

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"



**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80232  
PHONE: 303.750.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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

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

PROJECT:  
**THE RIDGE AT LORSON RANCH FL. NO. 1**  
FOR THE RIDGE AT LORSON RANCH  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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



DATE:  
JULY 27, 2022

PROJECT NO.  
100.066

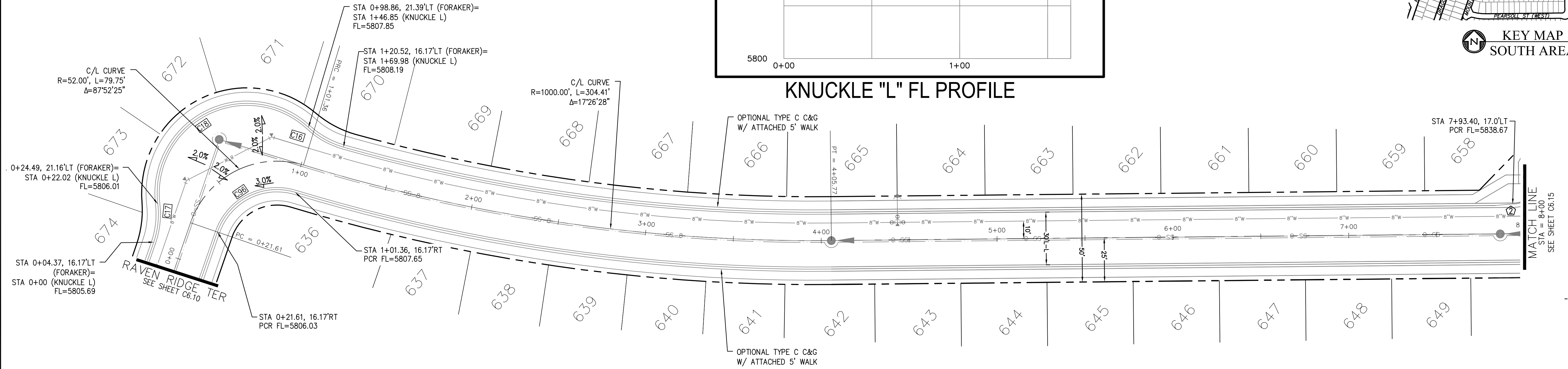
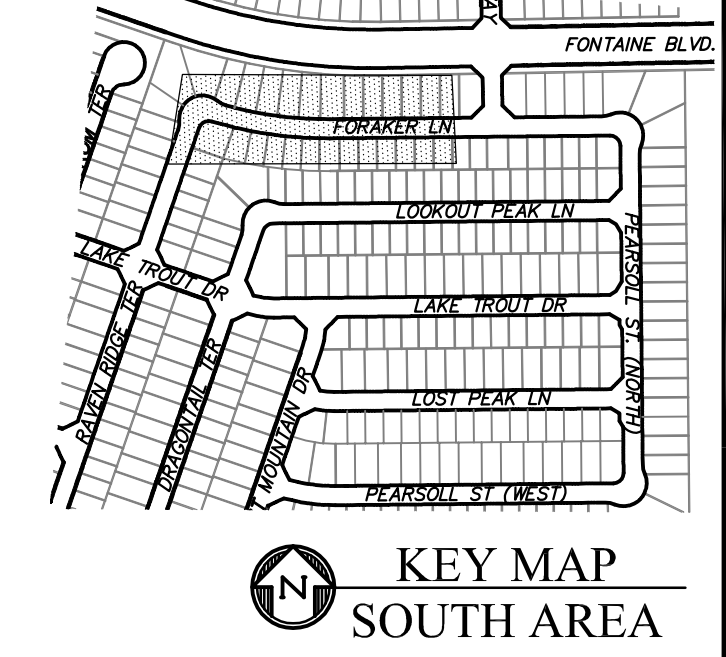
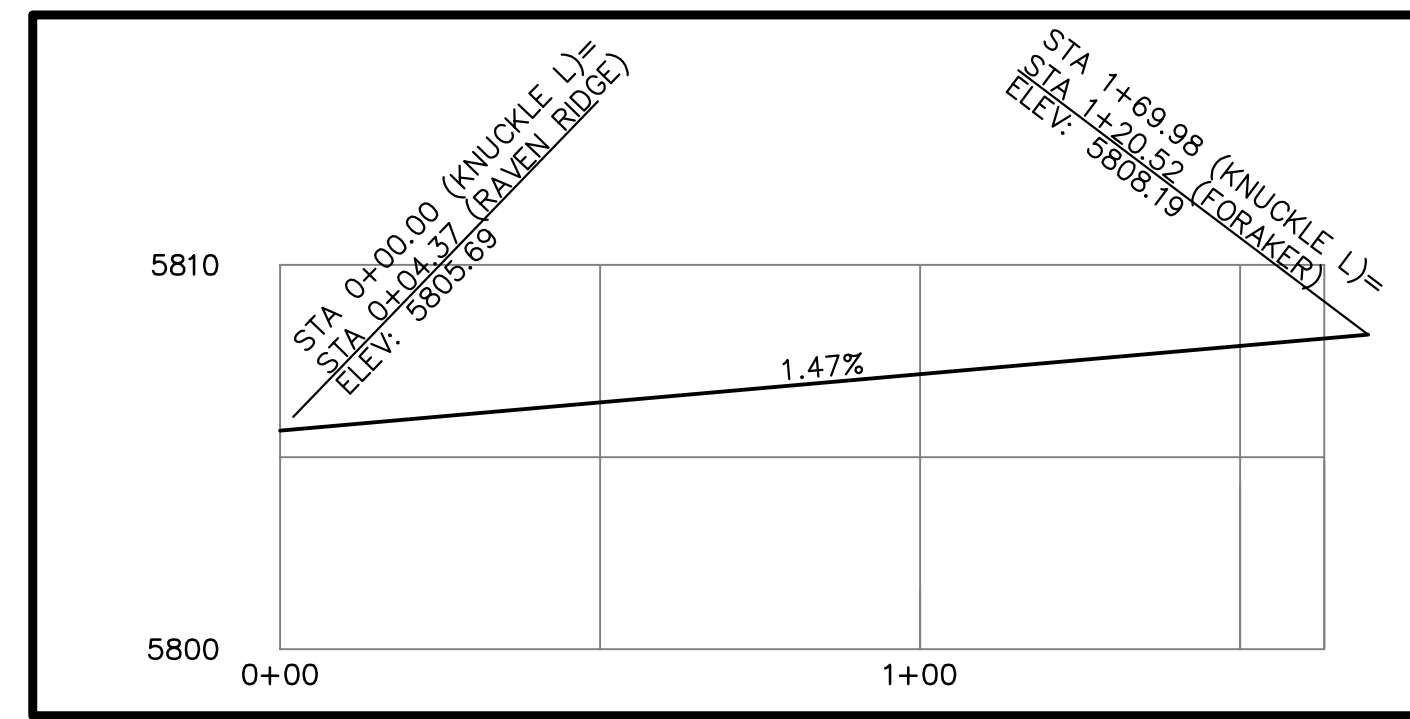
SHEET NUMBER  
C6.13

TOTAL SHEETS: 51

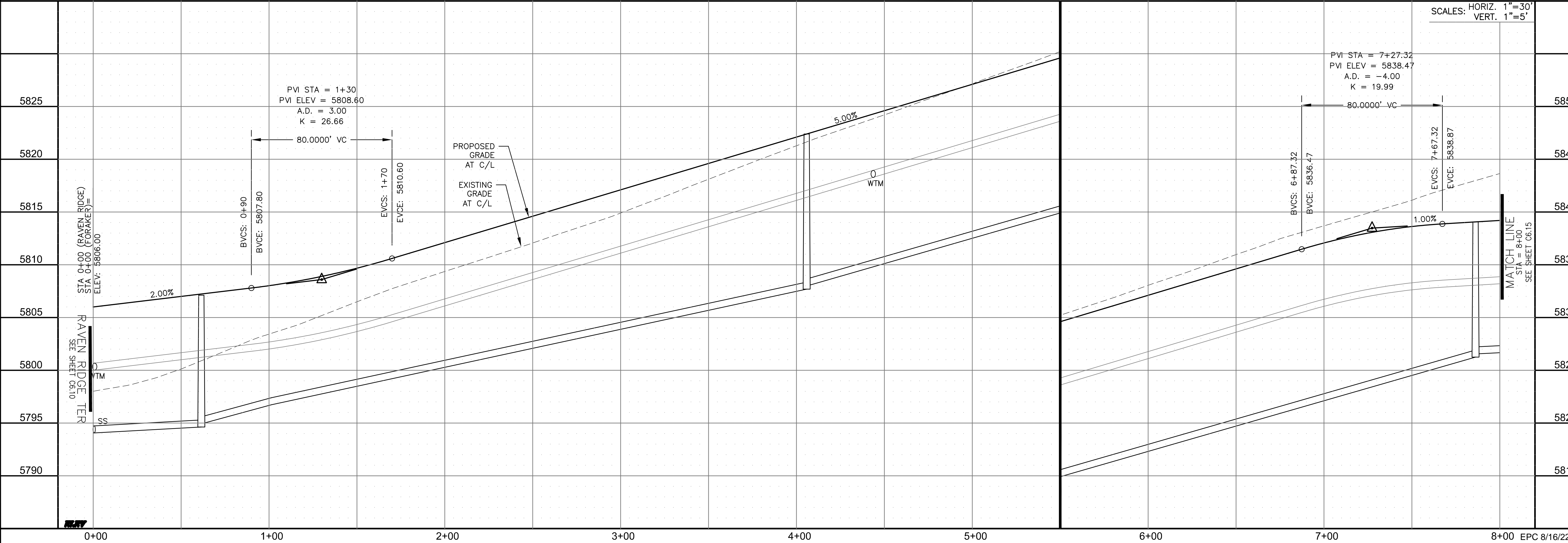
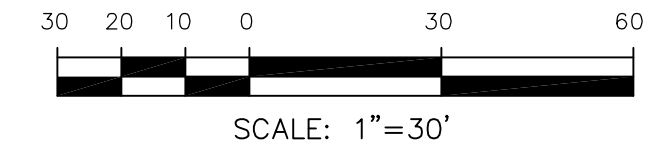
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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.  
 BLDG 100, SUITE 5506  
 BIRMGHAM, AL 35206  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

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

PROJECT: **THE RIDGE AT LORSON RANCH FL. NO. 1**  
 FORAKER LANE, WALKER DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**STREET / STORM - SOUTH AREA**  
**FORAKER LANE**  
**STA 0+00 TO 8+00**

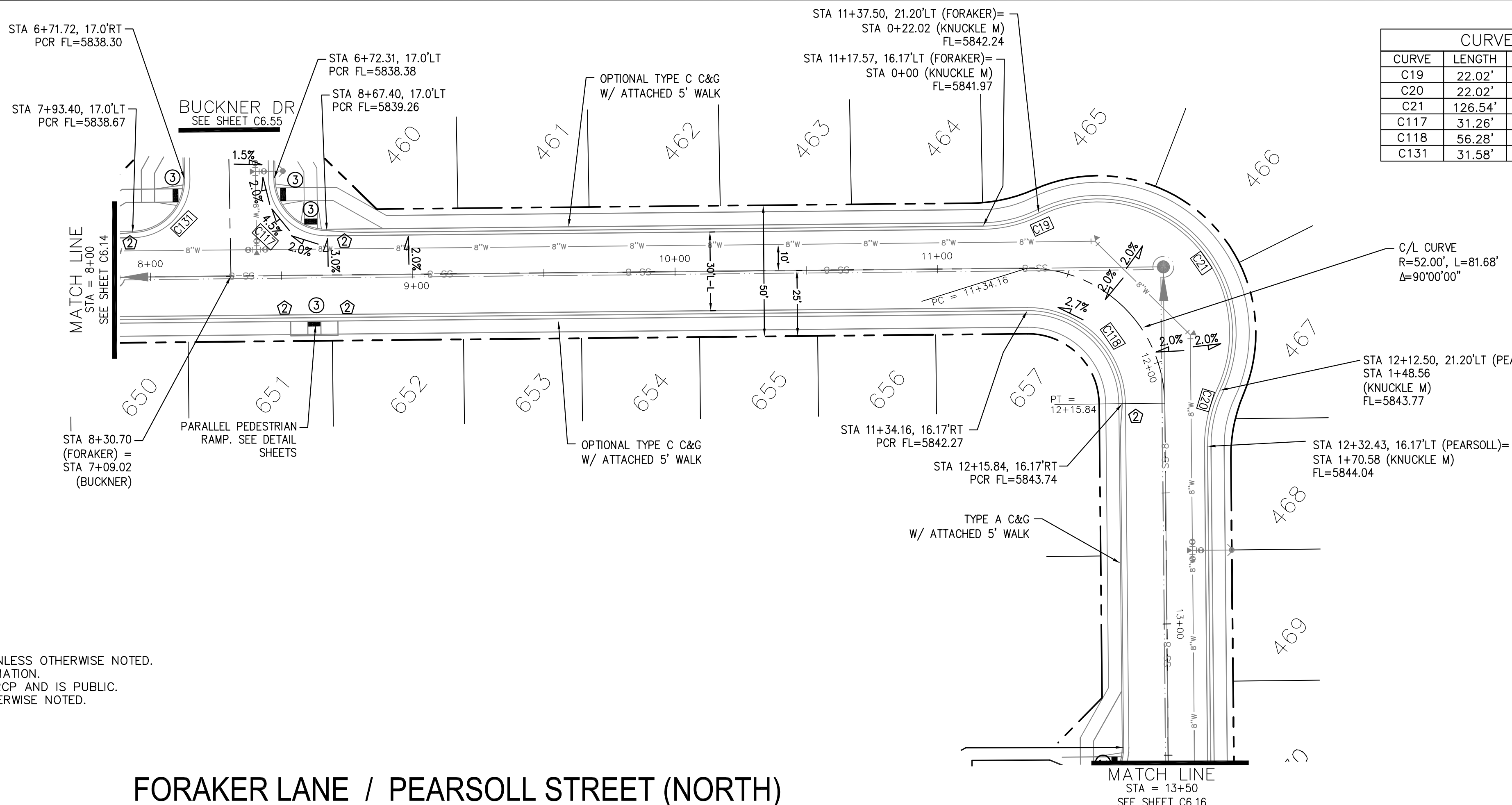


DATE: JULY 27, 2022

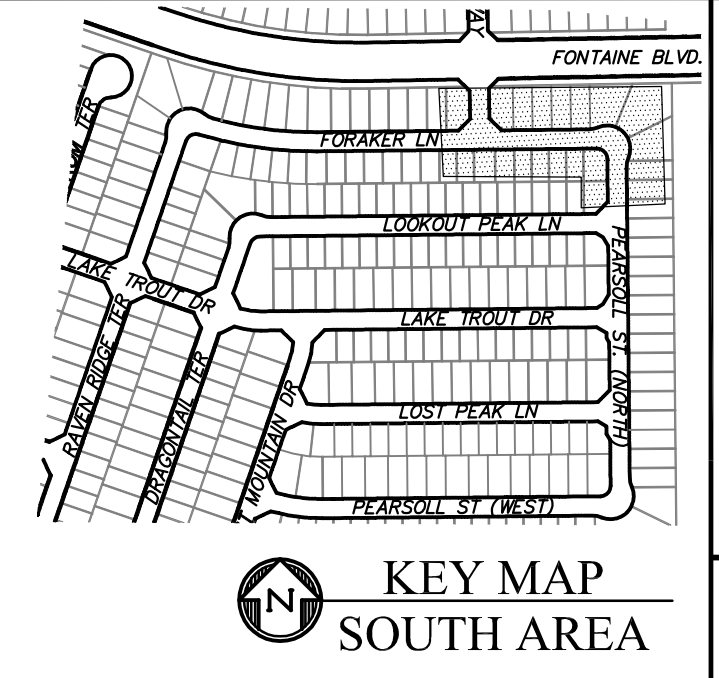
PROJECT NO. 100.066

SHEET NUMBER C6.14

TOTAL SHEETS: 51



CURVE TABLE			
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"

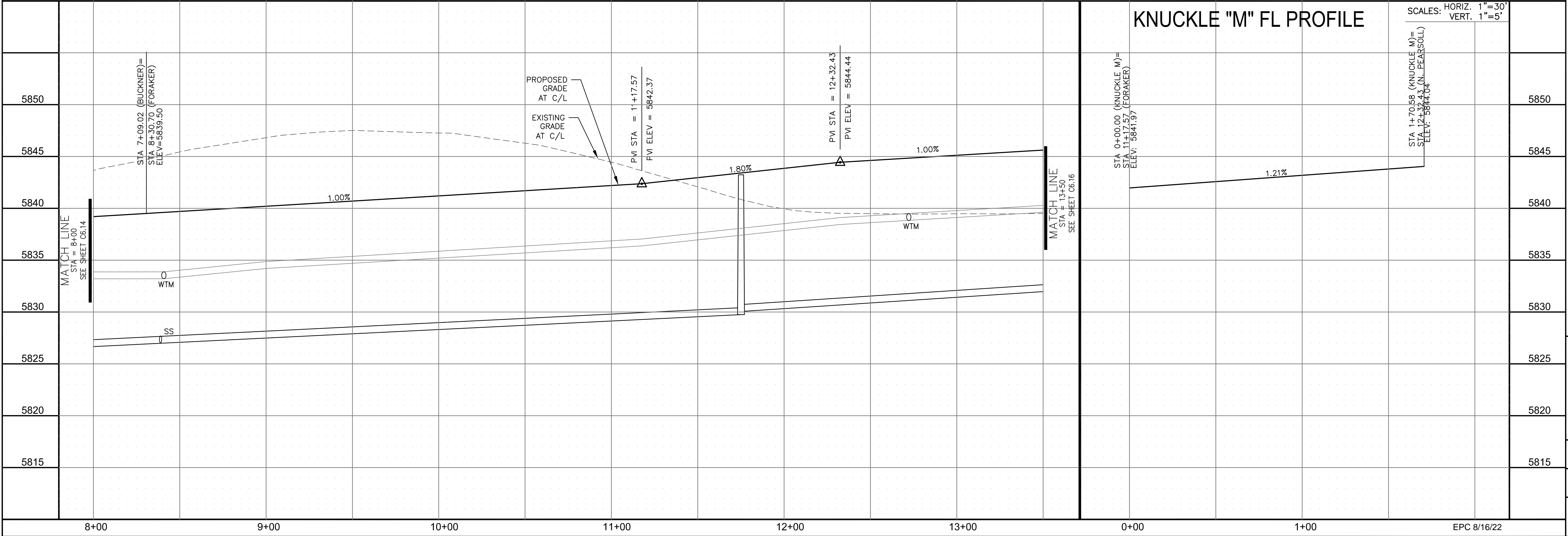


- NOTES**
- ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  - SEE GRADING PLAN FOR GRADING INFORMATION.
  - ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
  - ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

**FORAKER LANE / PEARSOLL STREET (NORTH)**

**KNUCKLE "M" FL PROFILE**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRMGHAM, AL 35206  
 PH: 205 970 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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**STREET / STORM - SOUTH AREA**  
**FORAKER LANE**  
**STA 8+00 TO 13+50**

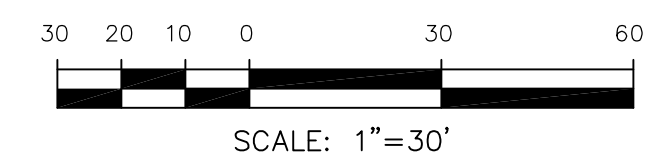


DATE:  
**JULY 27, 2022**

PROJECT NO.  
**100.066**

SHEET NUMBER  
**C6.15**

TOTAL SHEETS: 51

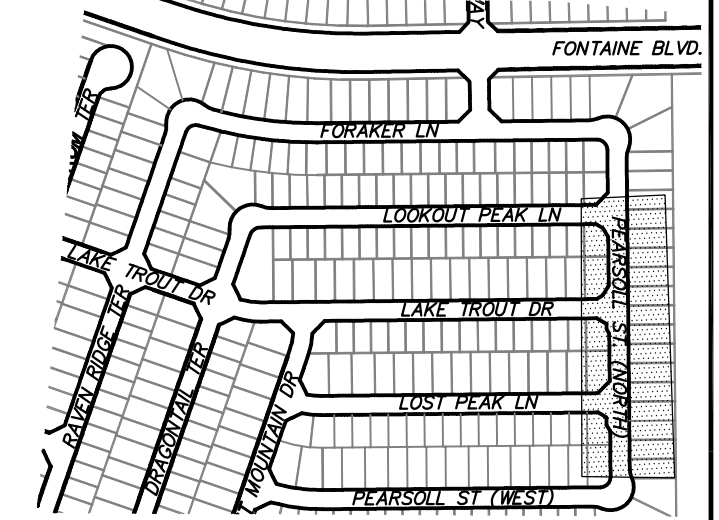


SCALES: HORIZ. 1"=30'  
 VERT. 1"=5'

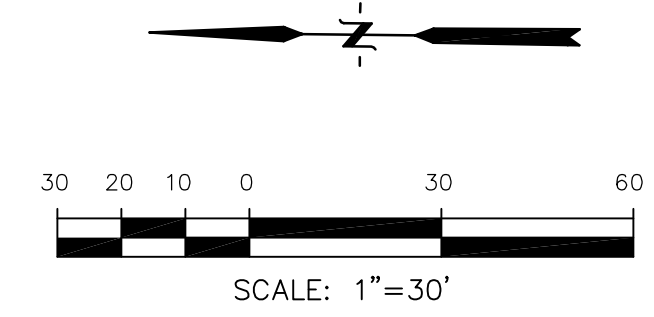
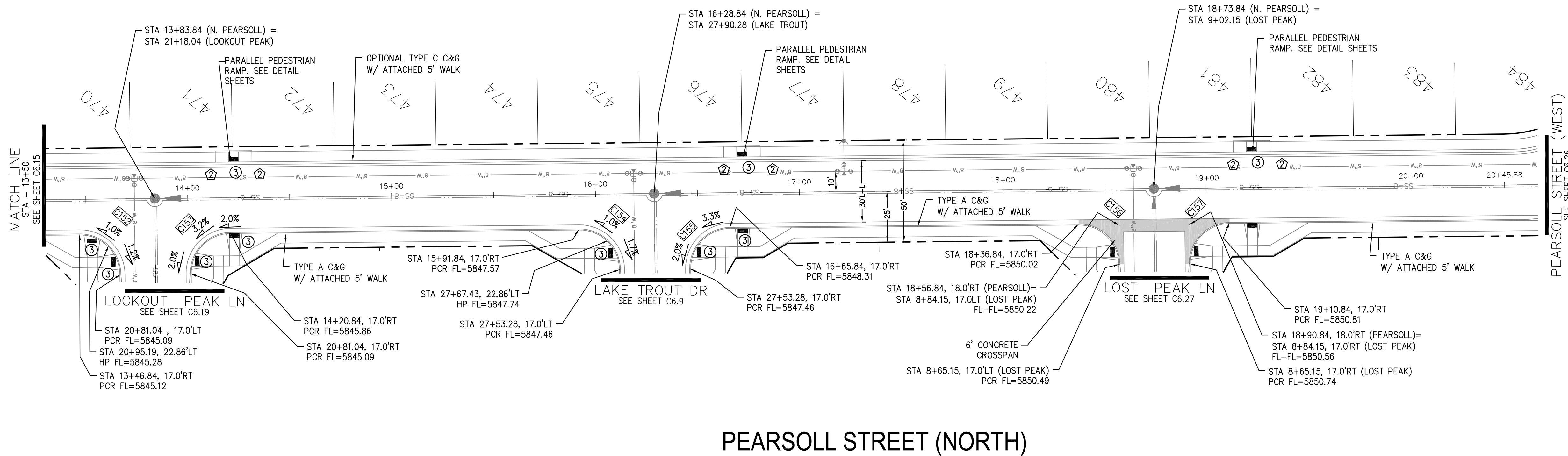
EPC 8/16/22

- 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.

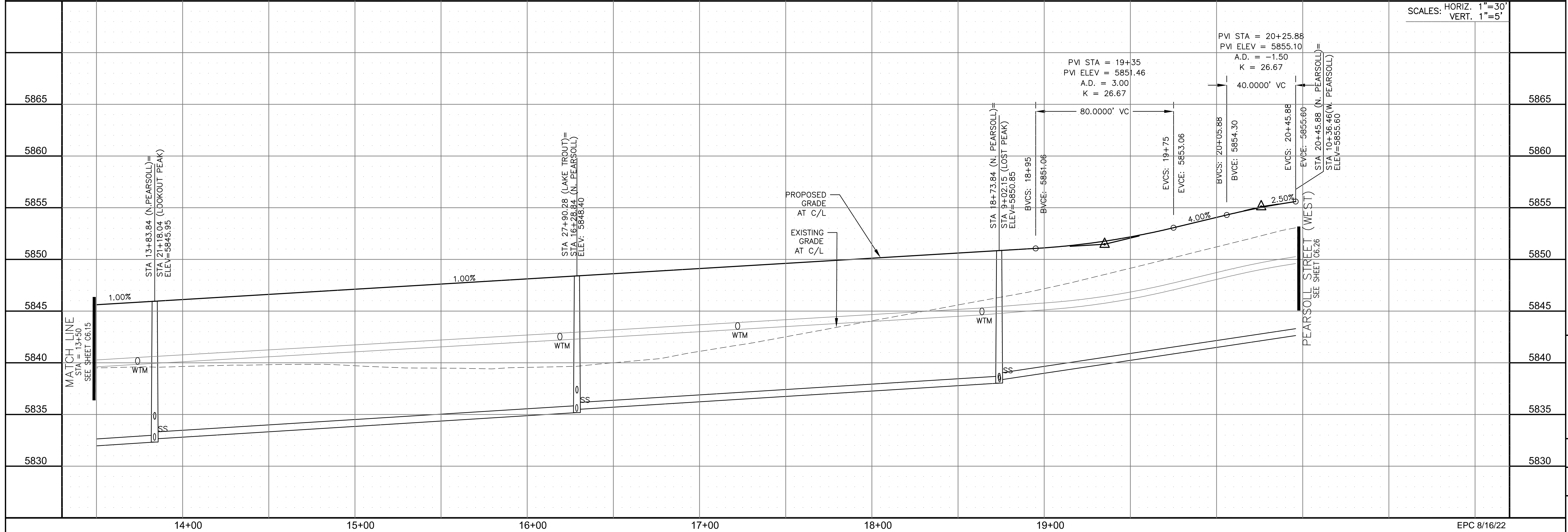
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 79 S701100  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com



PEARSOLL STREET (NORTH)



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

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

STREET / STORM - SOUTH AREA  
 PEARSOILL STREET (NORTH)  
 STA 13+50 TO 20+45



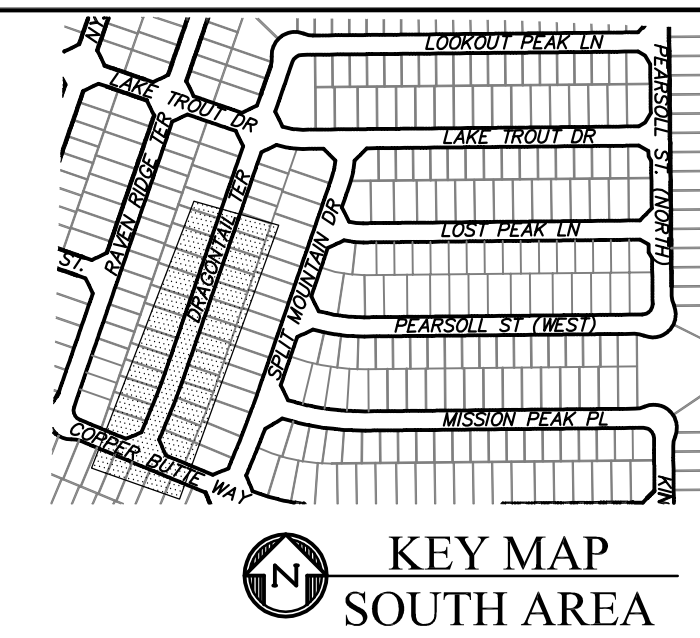
DATE: JULY 27, 2022  
 PROJECT NO. 100.066  
 SHEET NUMBER C6.16  
 TOTAL SHEETS: 51

**NOTES**

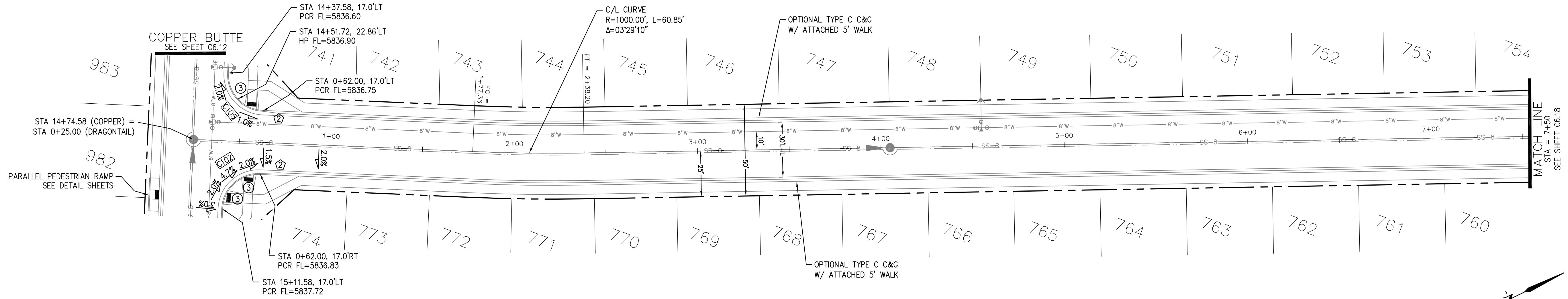
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

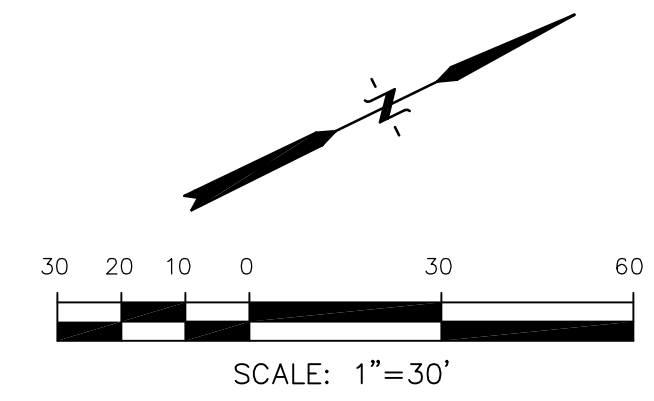
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C102	31.42'	20.00	90°00'00"
C105	31.42'	20.00	90°00'00"



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRCH CREEK, CO 80150  
 PHONE: 303.799.5700  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

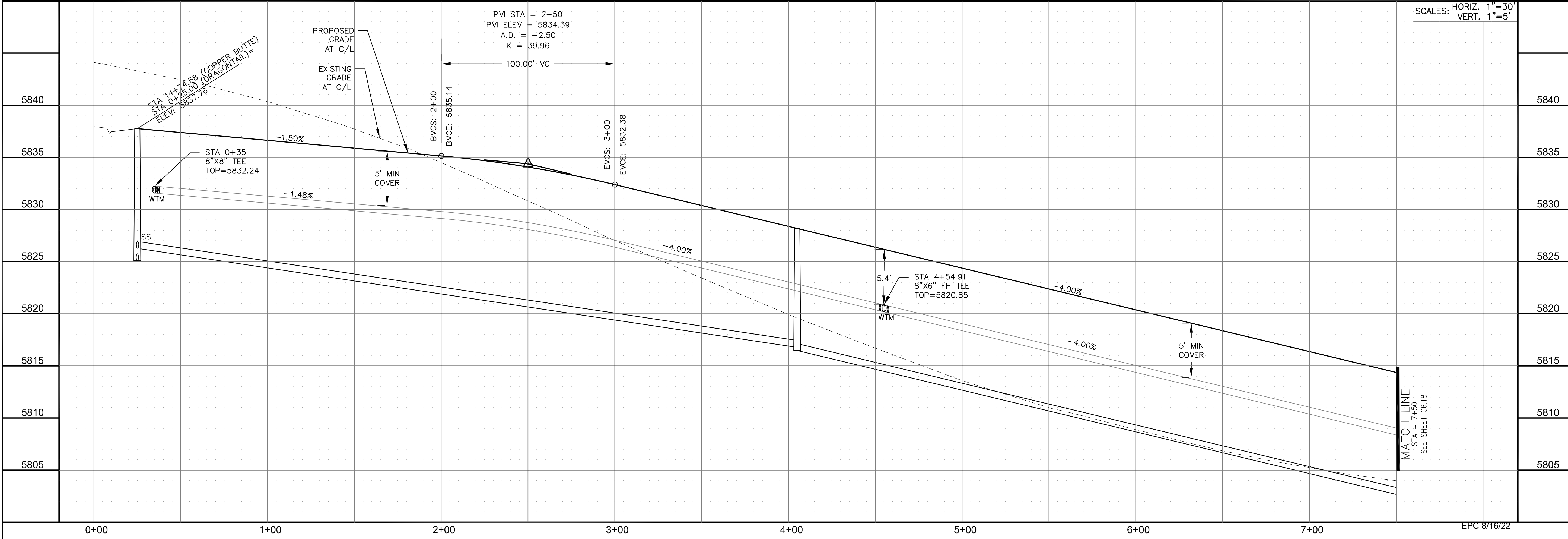


**DRAGONTAIL TERRACE**



DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT: **THE RIDGE AT LORSON RANCH FIL. NO. 1**  
 FOR: LUDWIG WALKER, DR  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS



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

**STREET / STORM - SOUTH AREA**  
**DRAGONTAIL TERRACE**  
**STA 0+00 TO 7+50**



DATE: JULY 27, 2022

PROJECT NO. 100.066

SHEET NUMBER C6.17

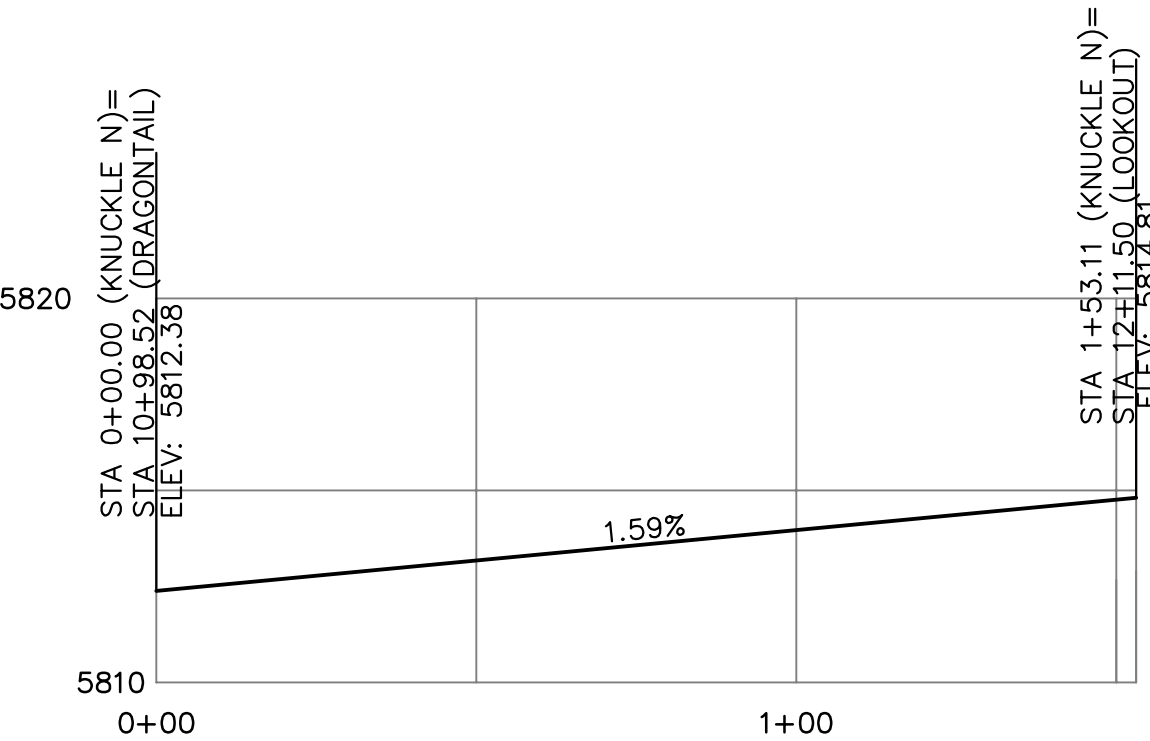
TOTAL SHEETS: 51

EPC 8/16/22

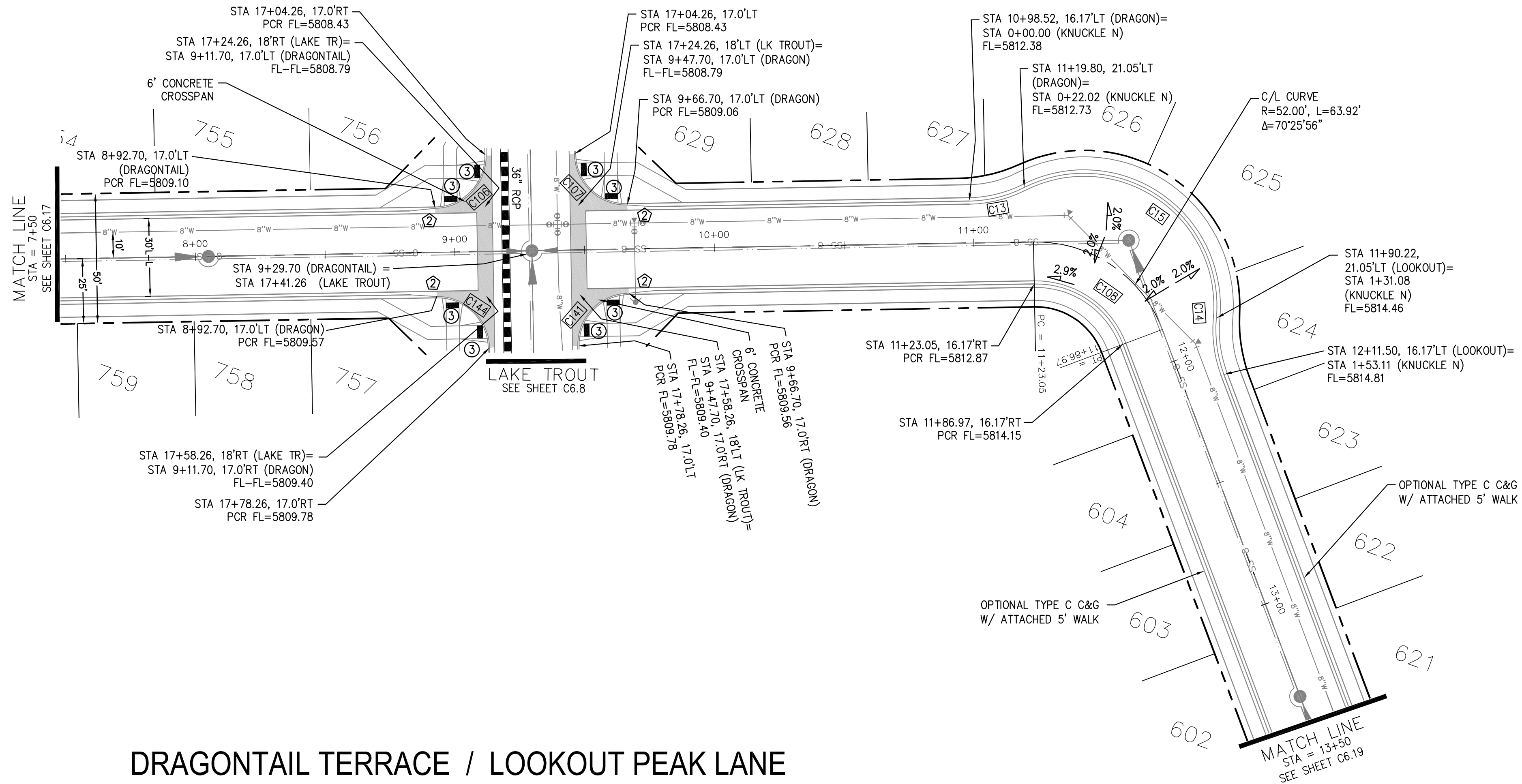
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

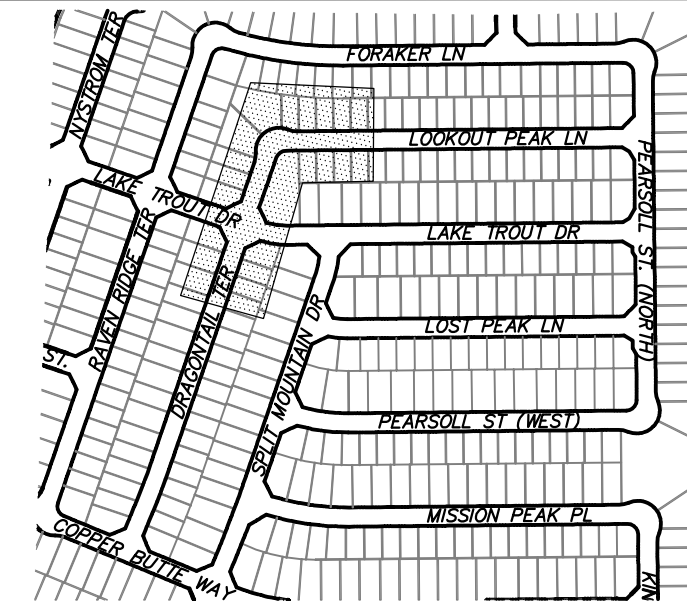
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C13	22.02'	48.83	25°50'31"
C14	22.02'	48.83	25°50'31"
C15	109.06'	51.17	122°06'58"
C106	31.42'	20.00	90°00'00"
C107	31.42'	20.00	90°00'00"
C108	44.04'	35.83	70°25'56"
C141	31.42'	20.00	90°00'00"
C144	31.42'	20.00	90°00'00"



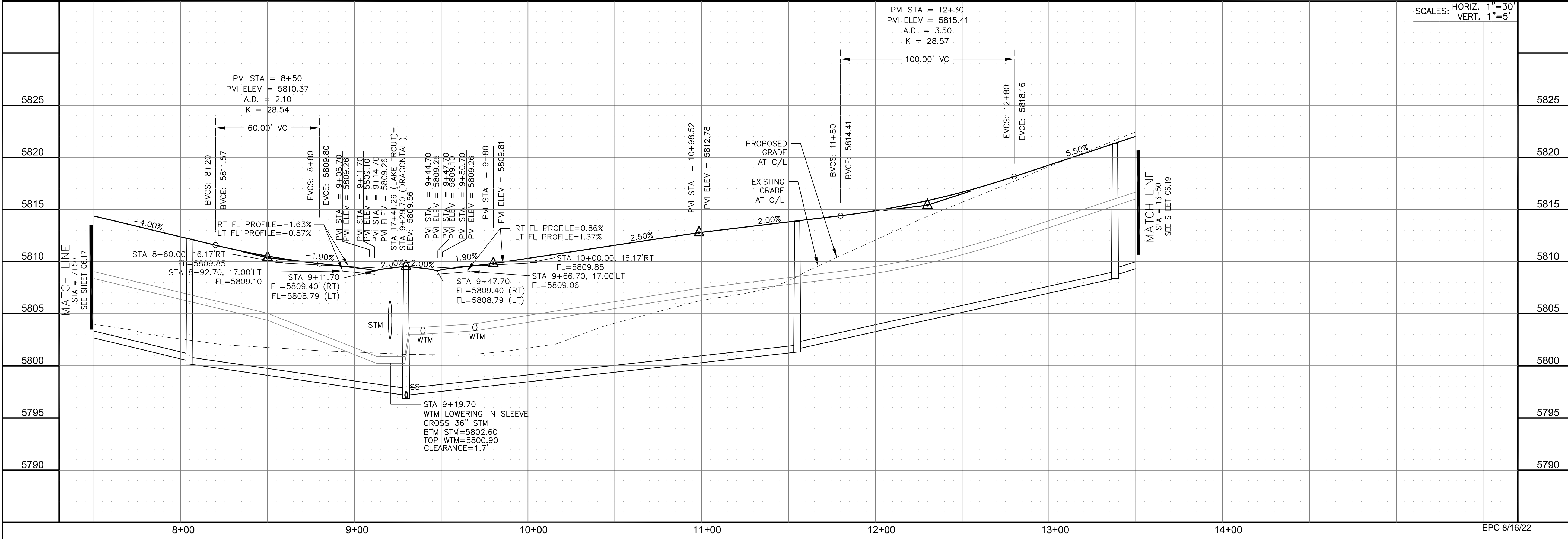
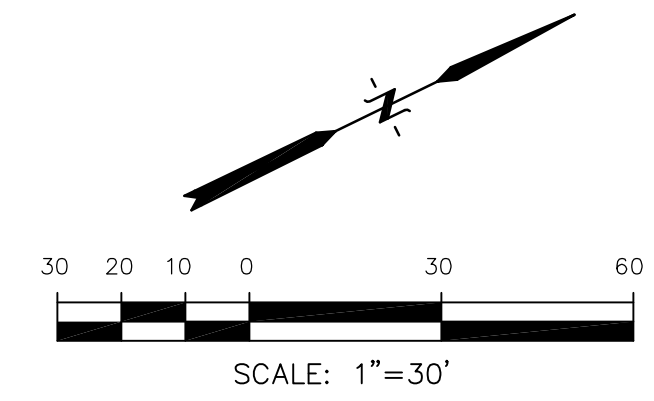
KNUCKLE "N" FL PROFILE



DRAGONTAIL TERRACE / LOOKOUT PEAK LANE



KEY MAP SOUTH AREA



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

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 100, SUITE 300  
 BIRMGHAM, AL 35206  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT: **THE RIDGE AT LORSON RANCH FL. NO. 1**  
 FOR: JAMES W. WALKER, DR.  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**STREET / STORM - SOUTH AREA**  
**DRAGON TAIL TERR / LOOKOUT PEAK LN**  
**STA 7+50 TO 13+50**

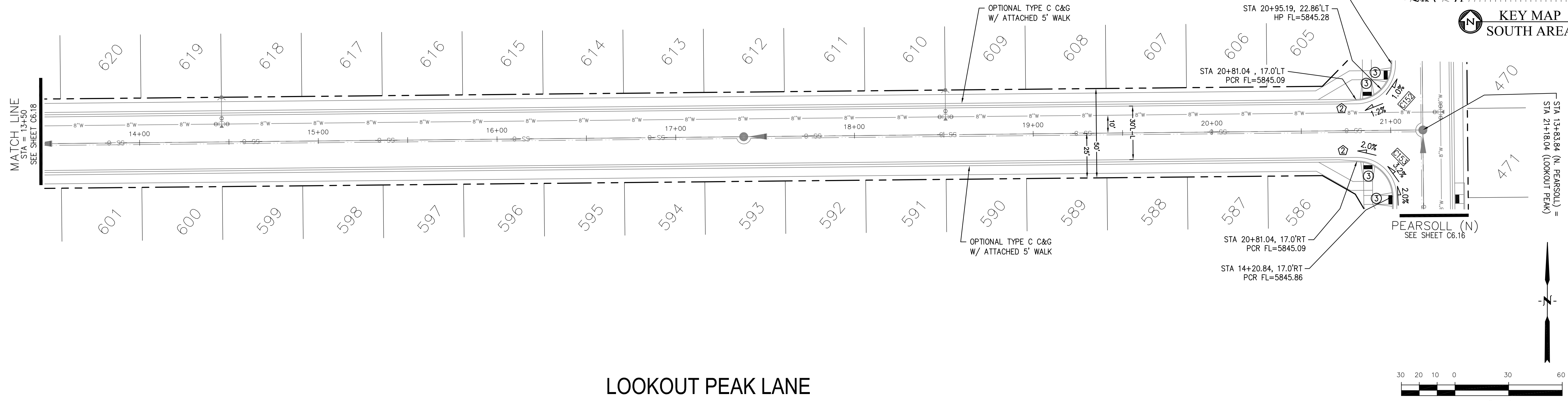
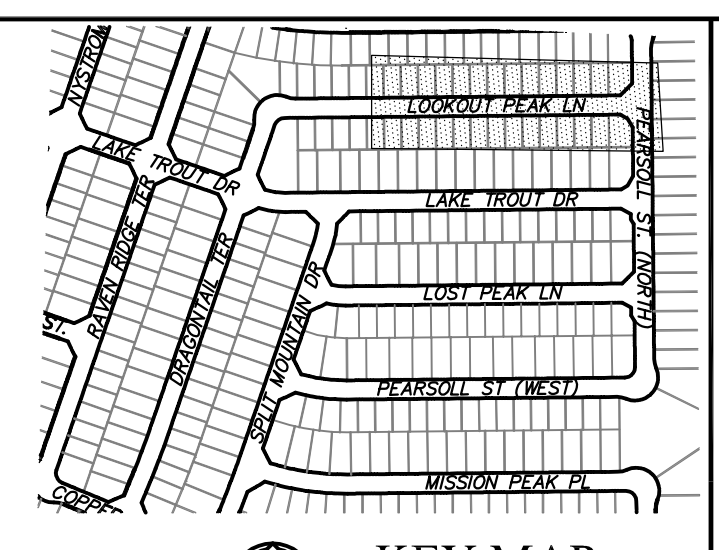


DATE: JULY 27, 2022  
 PROJECT NO. 100.066  
 SHEET NUMBER C6.18  
 TOTAL SHEETS: 51

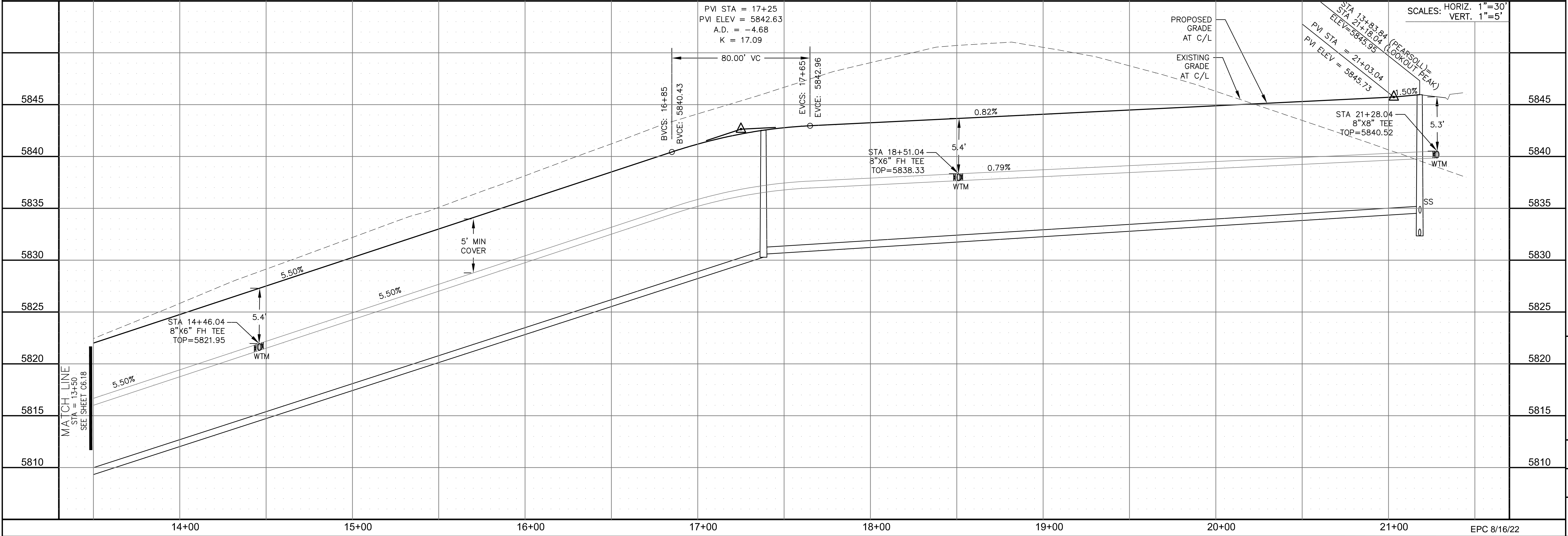
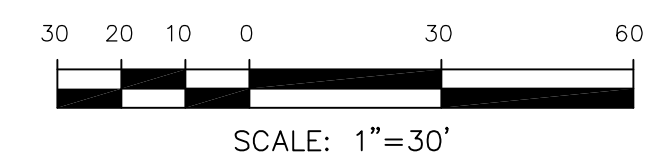
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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.  
 BLDG 100, SUITE 5506  
 BIRMGHAM, AL 35206  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 PREPARED FOR:  
**LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT:  
**THE RIDGE AT LORSON**  
 RANCH FL. NO. 1  
 6010 S. WALKER DR.  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

STREET / STORM - SOUTH AREA  
 LOOKOUT PEAK LANE  
 STA 13+50 TO 21+43



DATE:  
 JULY 27, 2022

PROJECT NO.  
 100.066

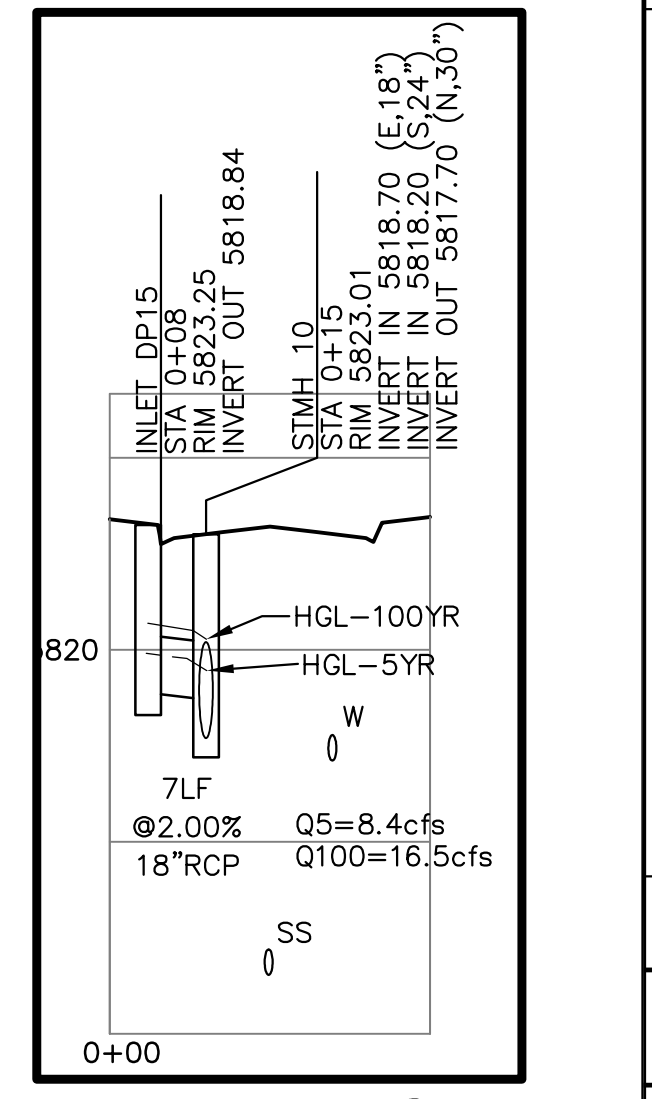
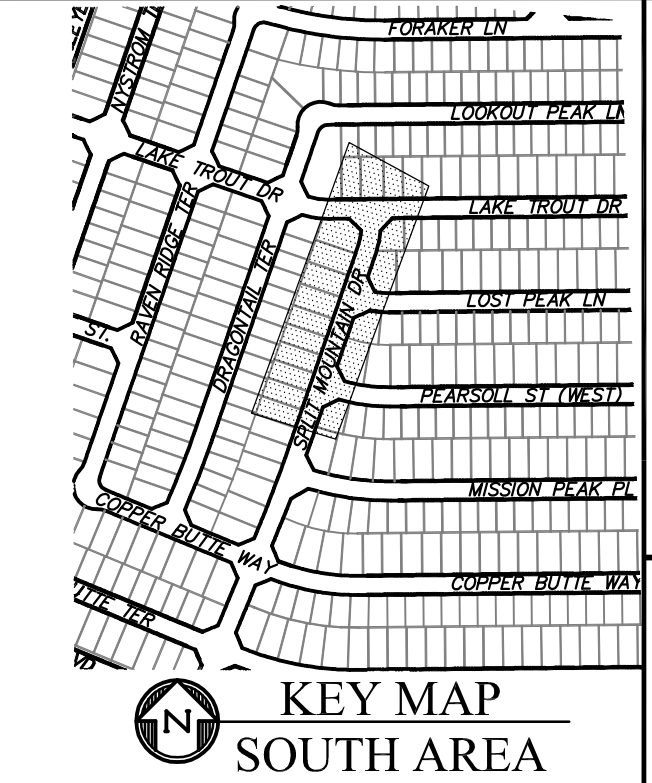
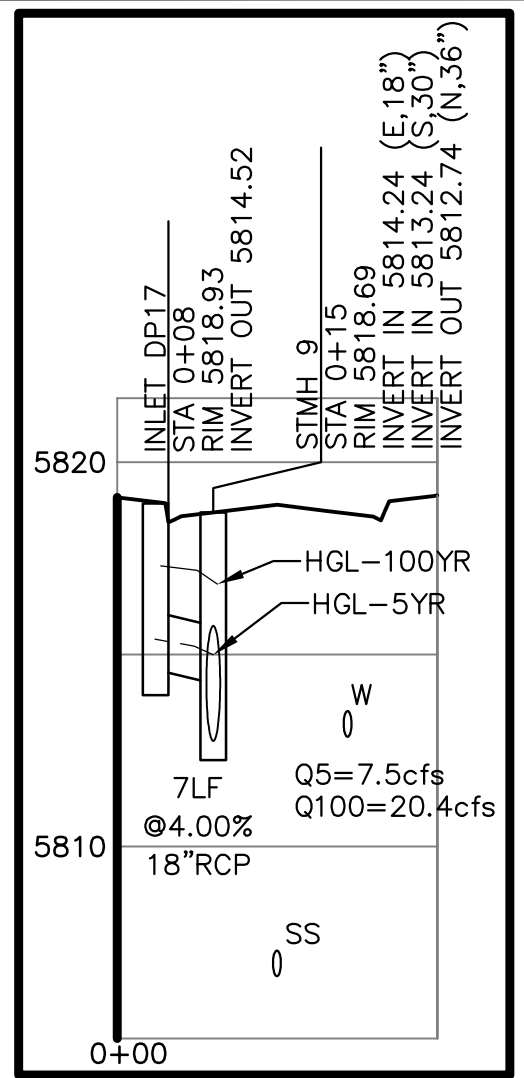
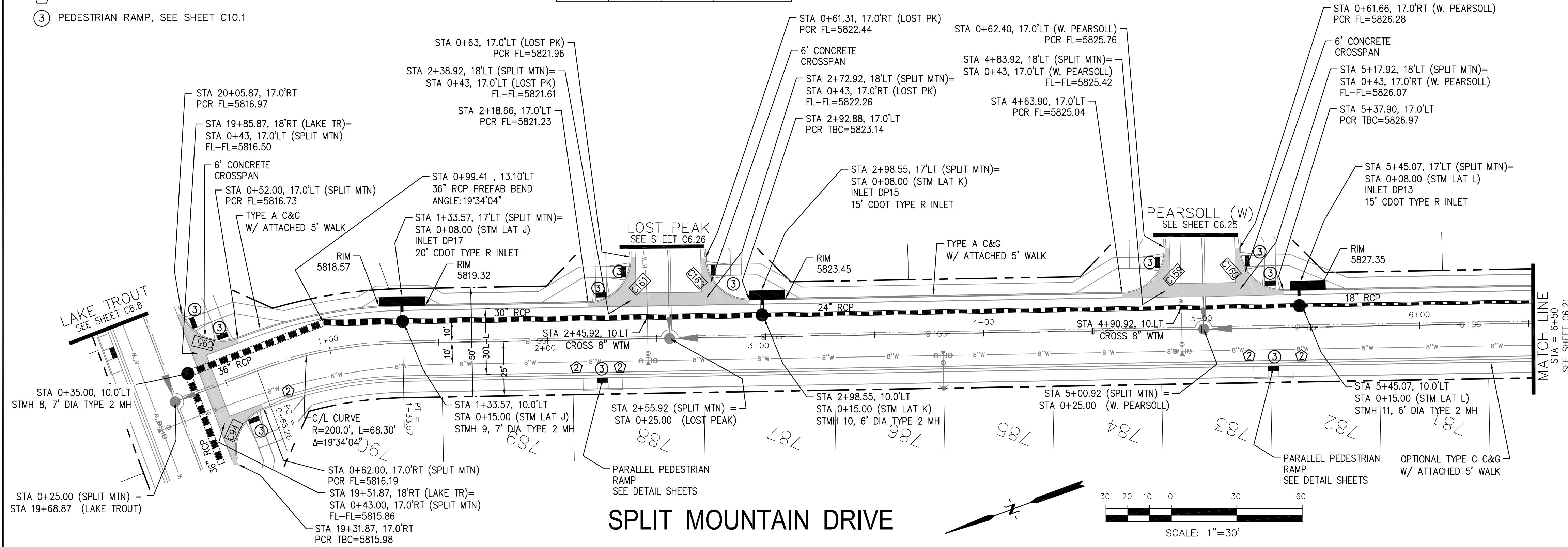
SHEET NUMBER  
 C6.19

TOTAL SHEETS: 51

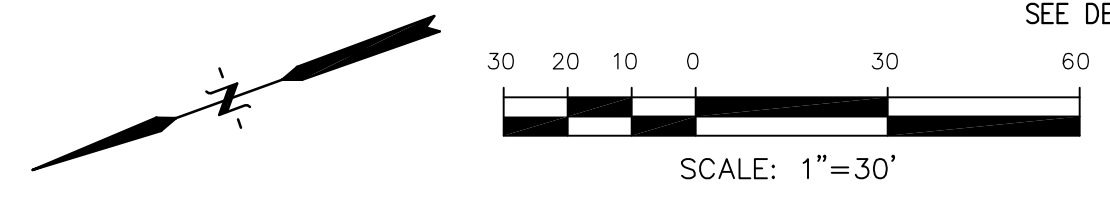
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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"
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"

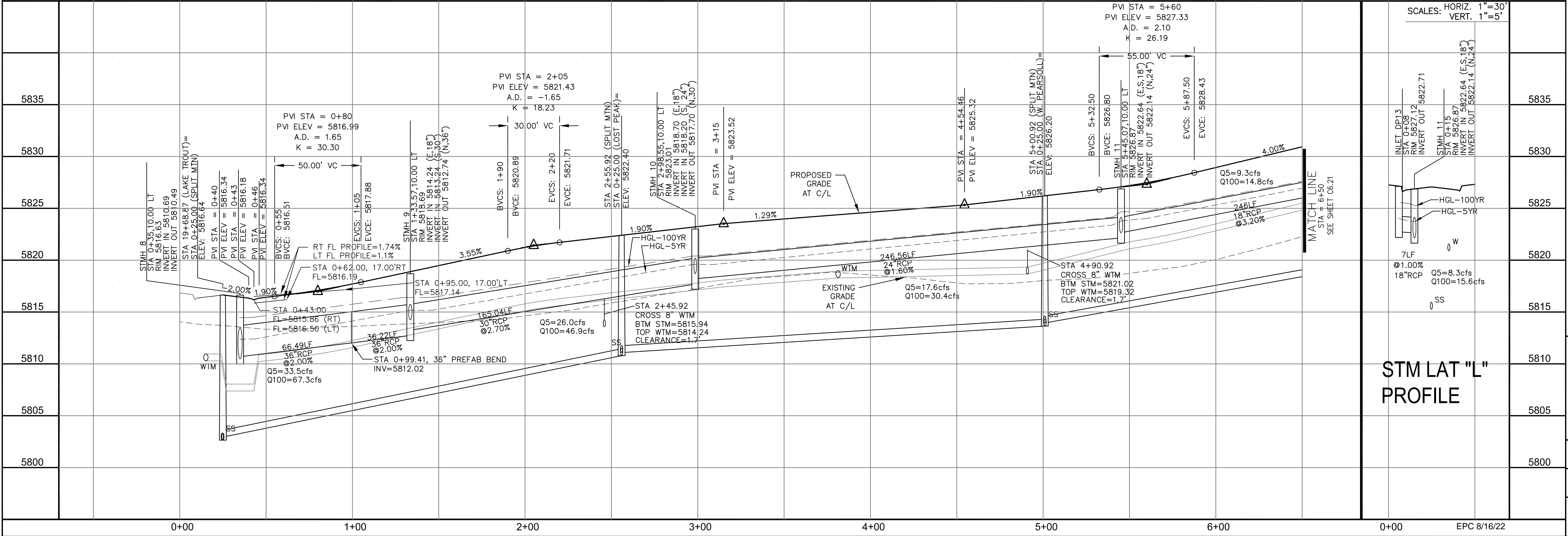


**SPLIT MOUNTAIN DRIVE**



**STM LAT "J" PROFILE**

**STM LAT "K" PROFILE**



**STM LAT "L" PROFILE**

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S, SUITE 300  
 BLDG 719, FLD 1100, COLORADO SPRINGS, CO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

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

PROJECT: **THE RIDGE AT LORSON RANCH FL. NO. 1**  
 100.066  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

DATE: JULY 27, 2022  
 PROJECT NO. 100.066  
 SHEET NUMBER C6.20  
 TOTAL SHEETS: 51

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

DATE: 8/16/22

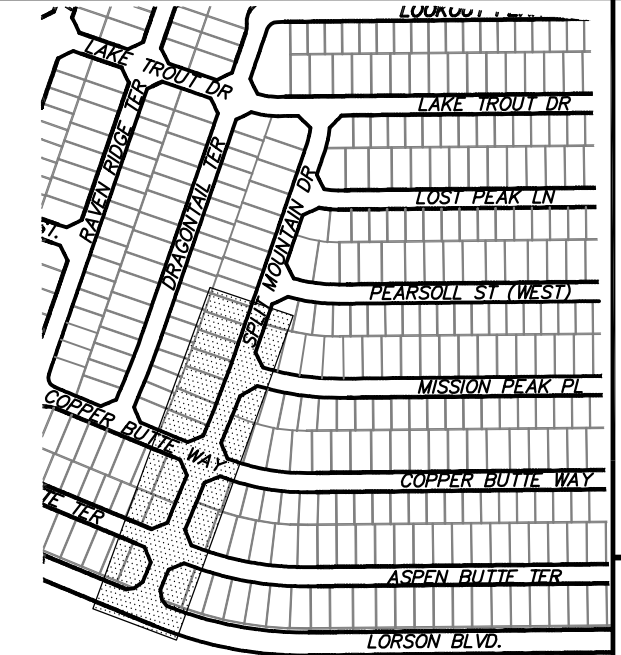




- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE	LENGTH	RADIUS	DELTA
C88	31.42'	20.00	90°00'00"
C89	31.42'	20.00	90°00'00"
C90	31.42'	20.00	90°00'00"
C91	31.42'	20.00	90°00'00"
C92	39.27'	25.00	90°00'00"
C93	30.95'	20.00	88°39'09"
C103	31.42'	20.00	90°00'00"
C104	31.42'	20.00	90°00'00"
C109	31.42'	20.00	90°00'00"
C110	31.42'	20.00	90°00'00"
C130	39.27'	25.00	90°00'00"
C151	31.55'	20.00	90°23'13"



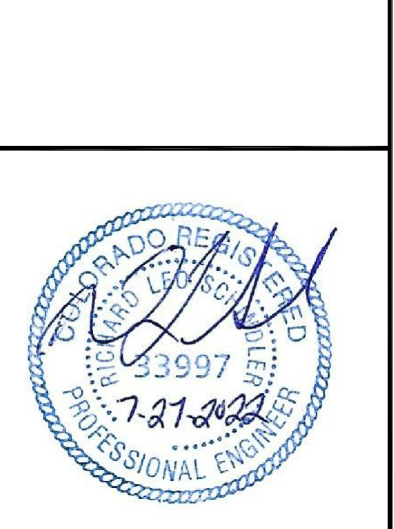
**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 1000, SUITE 55506  
 PLANO, CO 80660  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

PROJECT:  
**THE RIDGE AT LORSON**  
 RANCH FL. NO. 1  
 COLORADO SPRINGS, COLORADO

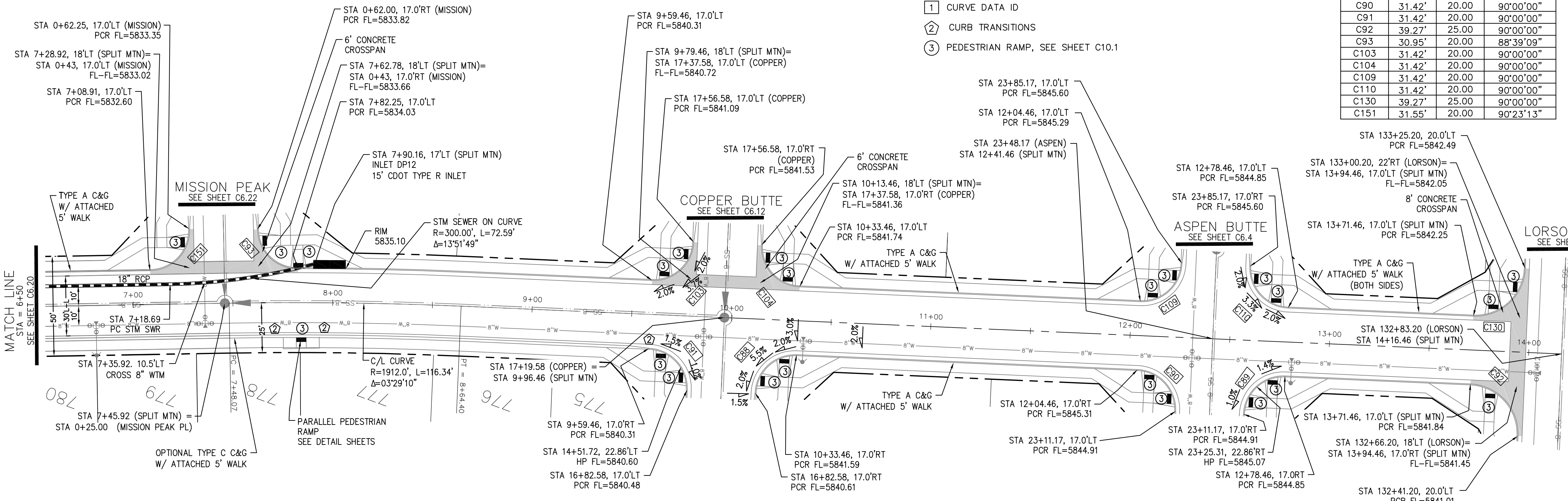


DATE:  
 JULY 27, 2022

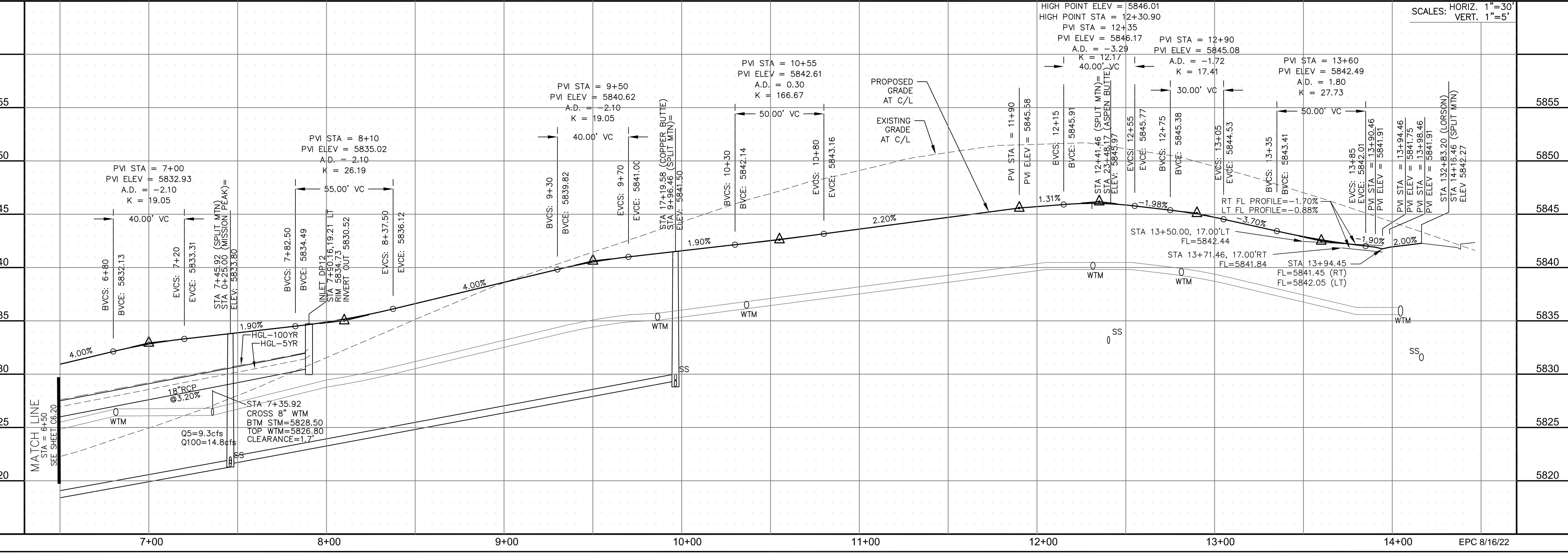
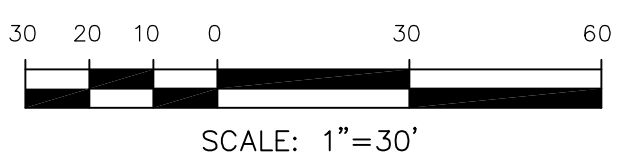
PROJECT NO.  
 100.066

SHEET NUMBER  
 C6.21

TOTAL SHEETS: 51



**SPLIT MOUNTAIN DRIVE**



STREET / STORM - SOUTH AREA  
 SPLIT MOUNTAIN DRIVE  
 STA 6+50 TO 14+16

DATE:  
 JULY 27, 2022

PROJECT NO.  
 100.066

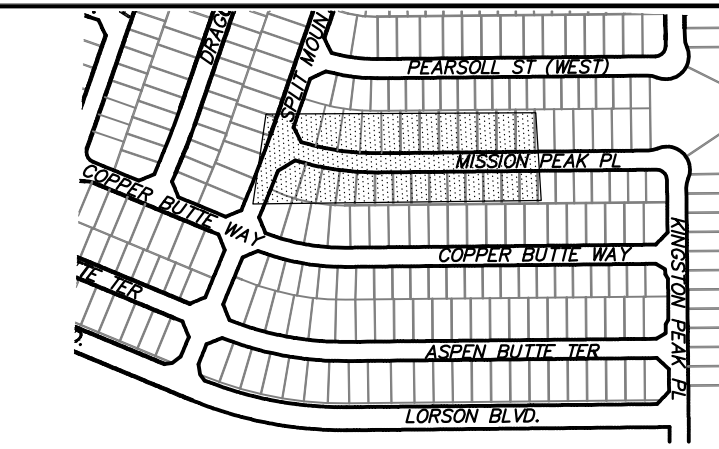
SHEET NUMBER  
 C6.21

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.

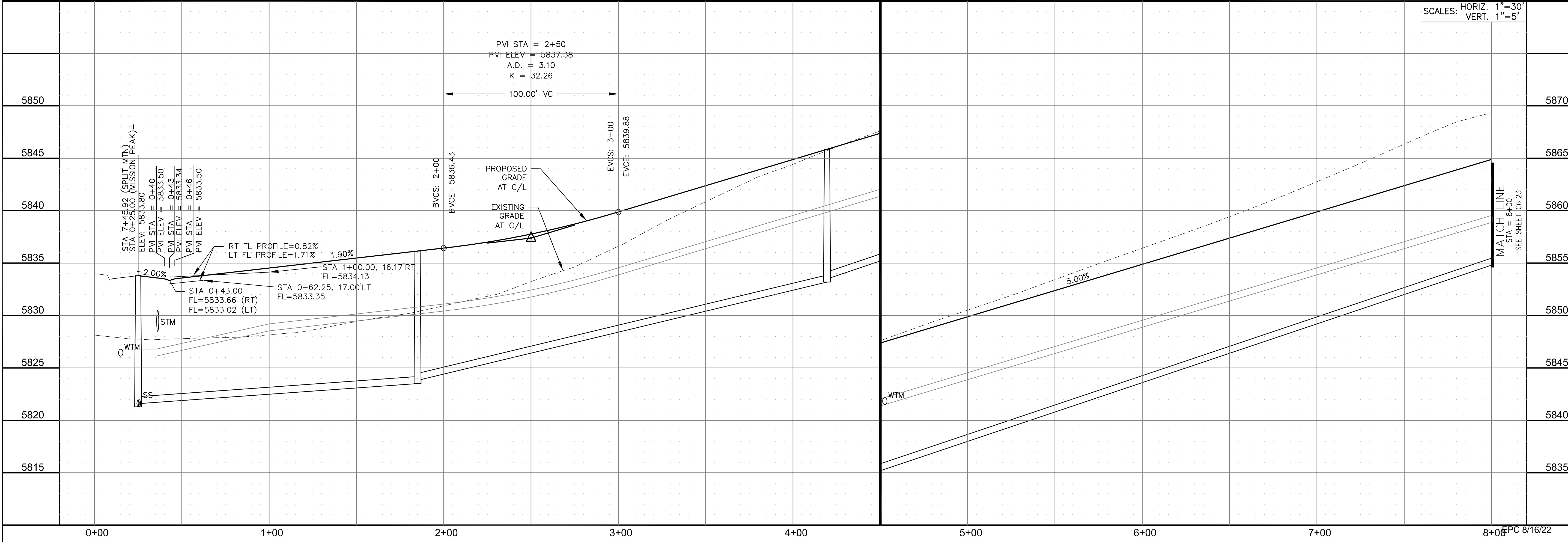
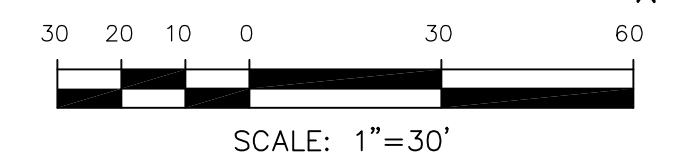
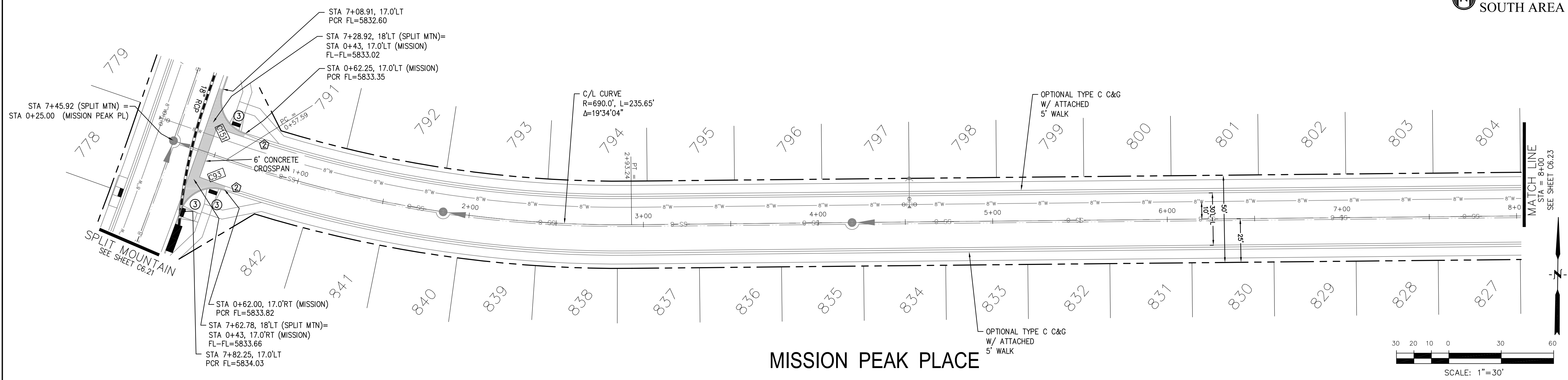
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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.  
 SUITE 301  
 BOULDER, CO 80506  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.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 FL. NO. 1**  
 100.066  
 COLORADO SPRINGS, COLORADO

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



DATE:  
 JULY 27, 2022

PROJECT NO.  
 100.066

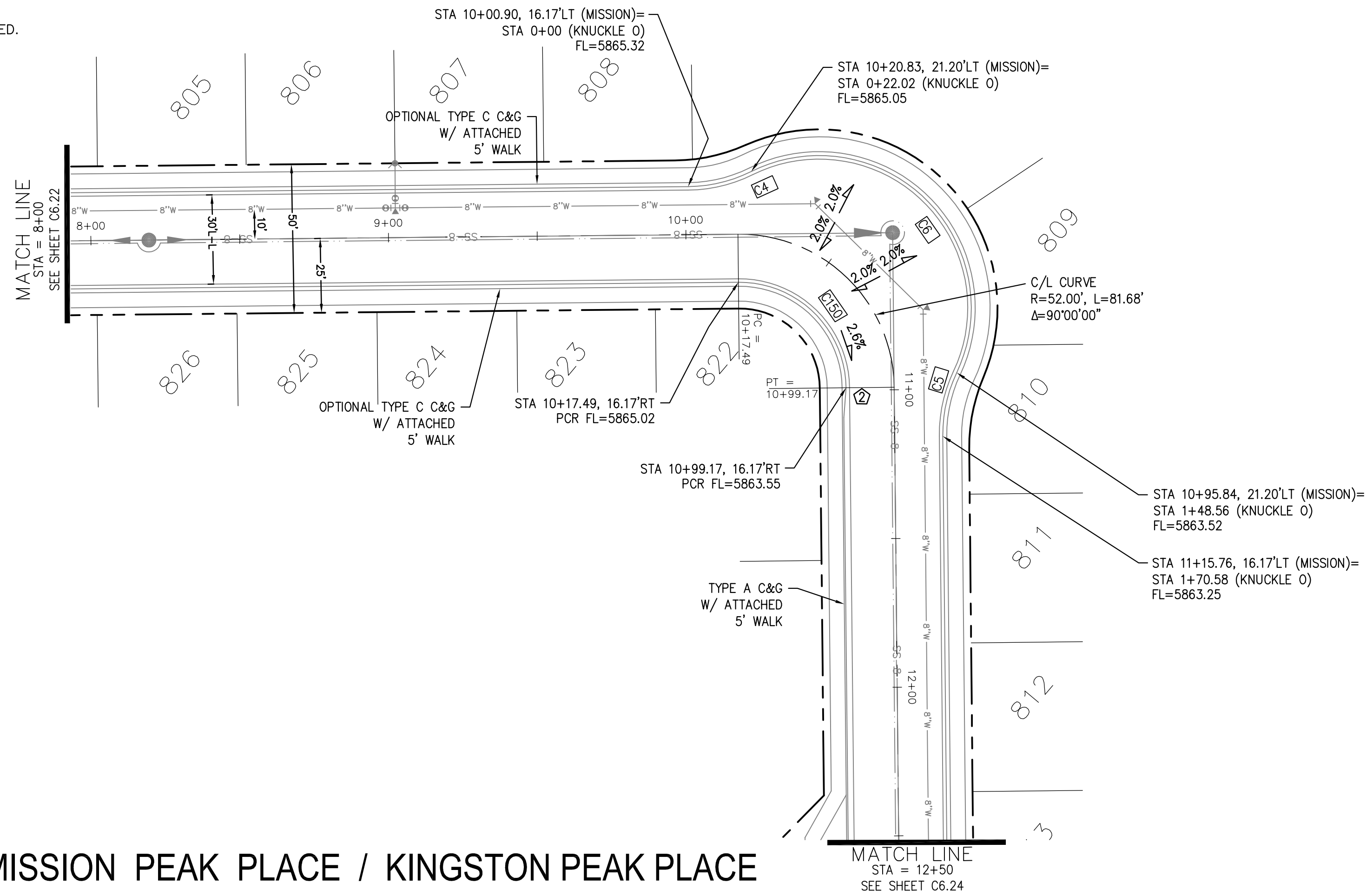
SHEET NUMBER  
 C6.22

TOTAL SHEETS: 51

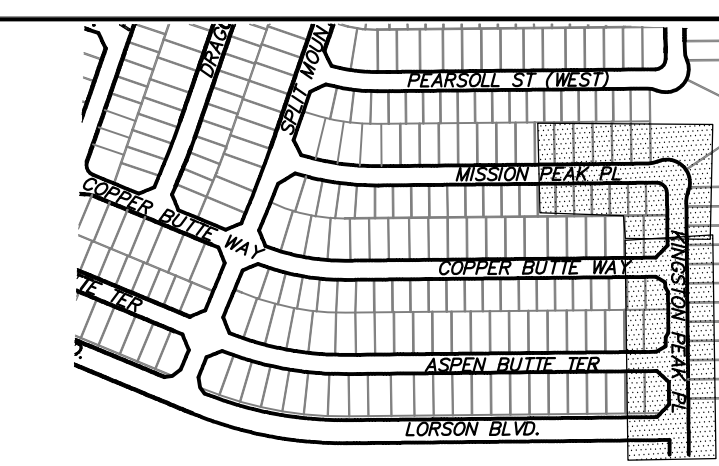
**NOTES**

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 ROP AND IS PUBLIC.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

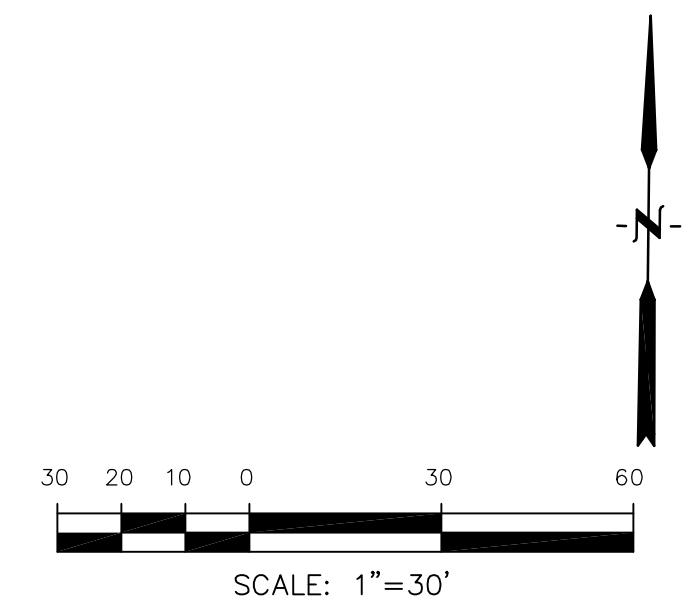
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



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"



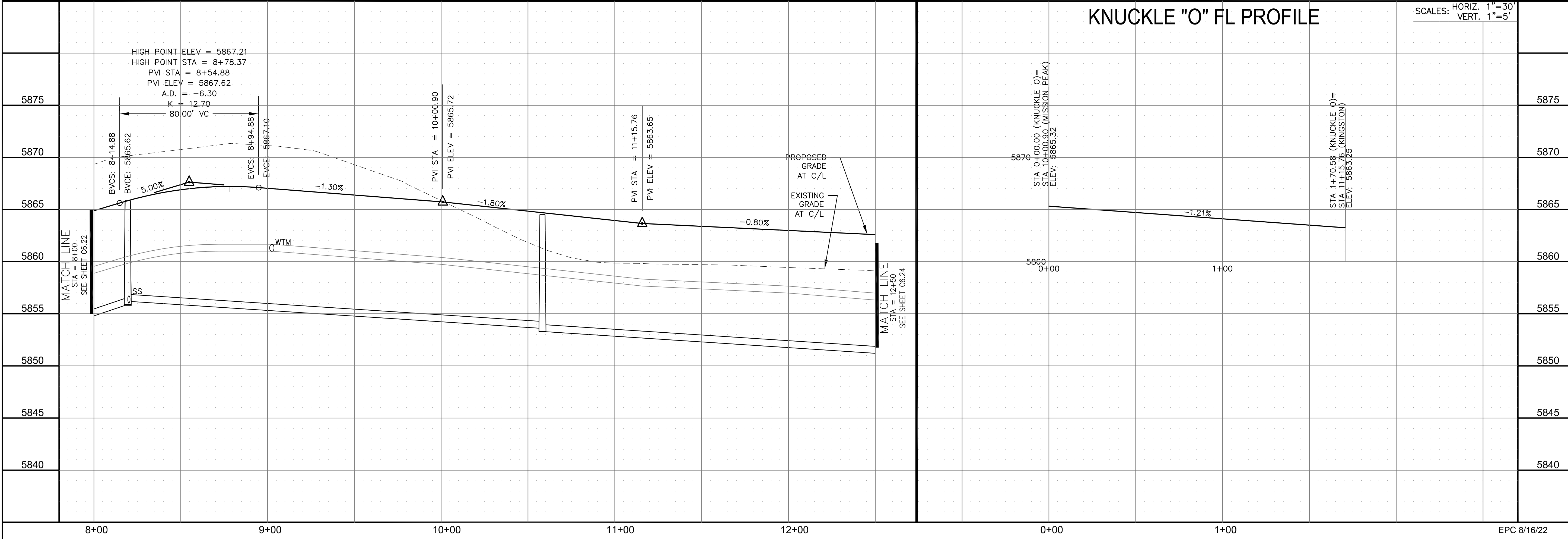
KEY MAP SOUTH AREA



**MISSION PEAK PLACE / KINGSTON PEAK PLACE**

**KNUCKLE "O" FL PROFILE**

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



**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 303.750.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.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 FL. NO. 1**  
FOR LAND DEVELOPMENT DR  
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA  
MISSION PEAK PL / KINGSTON PEAK PL  
STA 8+00 TO 12+50



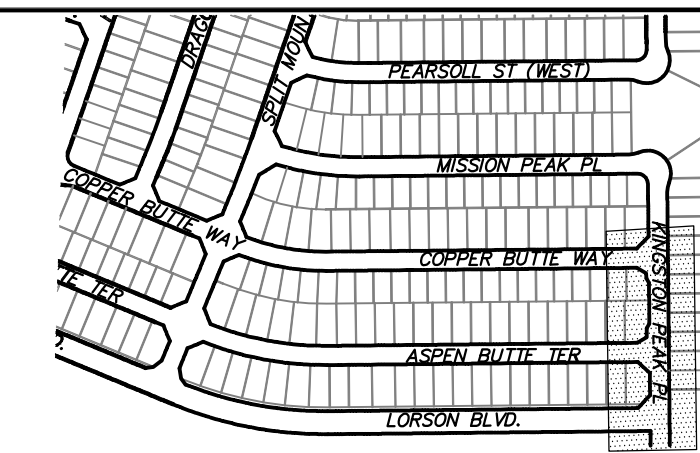
DATE: JULY 27, 2022  
PROJECT NO. 100.066  
SHEET NUMBER C6.23  
TOTAL SHEETS: 51

**NOTES**

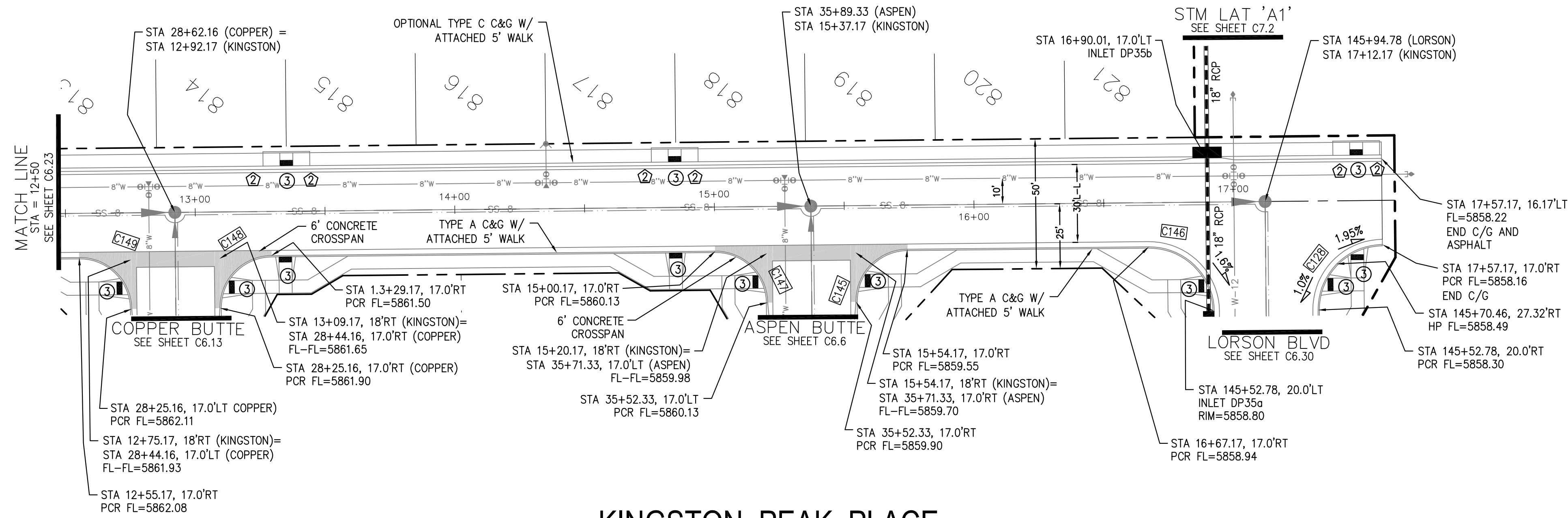
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

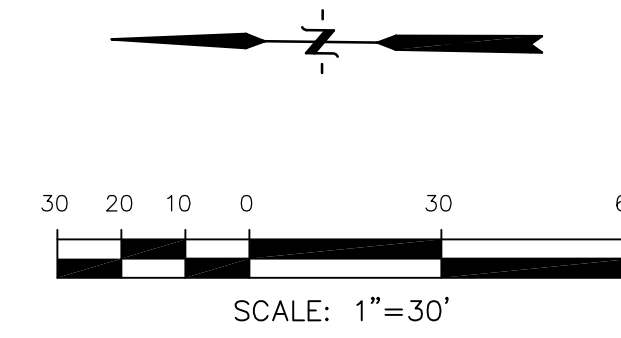
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C128	39.27'	25.00	90°00'00"
C145	31.42'	20.00	90°00'00"
C146	39.27'	25.00	90°00'00"
C147	31.42'	20.00	90°00'00"
C148	31.42'	20.00	90°00'00"
C149	31.42'	20.00	90°00'00"



KEY MAP  
SOUTH AREA



**KINGSTON PEAK PLACE**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 719 S701100  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

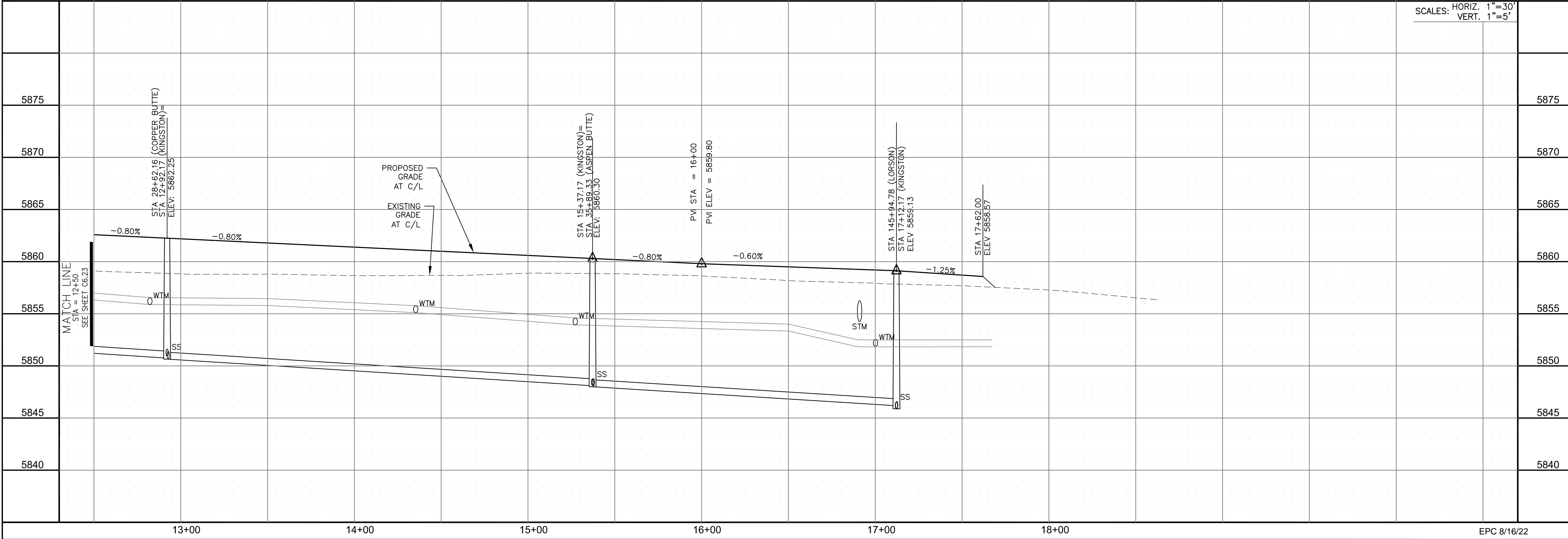
DESCRIPTION: \_\_\_\_\_

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

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

PROJECT:  
**THE RIDGE AT LORSON**  
 RANCH FL. NO. 1  
 FOR LORSON, LLC, DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS



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

DATE: JULY 27, 2022

PROJECT NO. 100.066

SHEET NUMBER C6.24

TOTAL SHEETS: 51

EPC 8/16/22

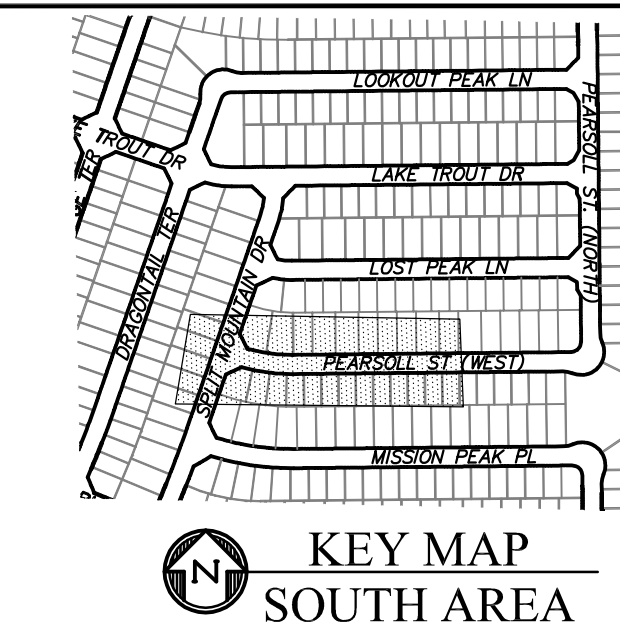


**NOTES**

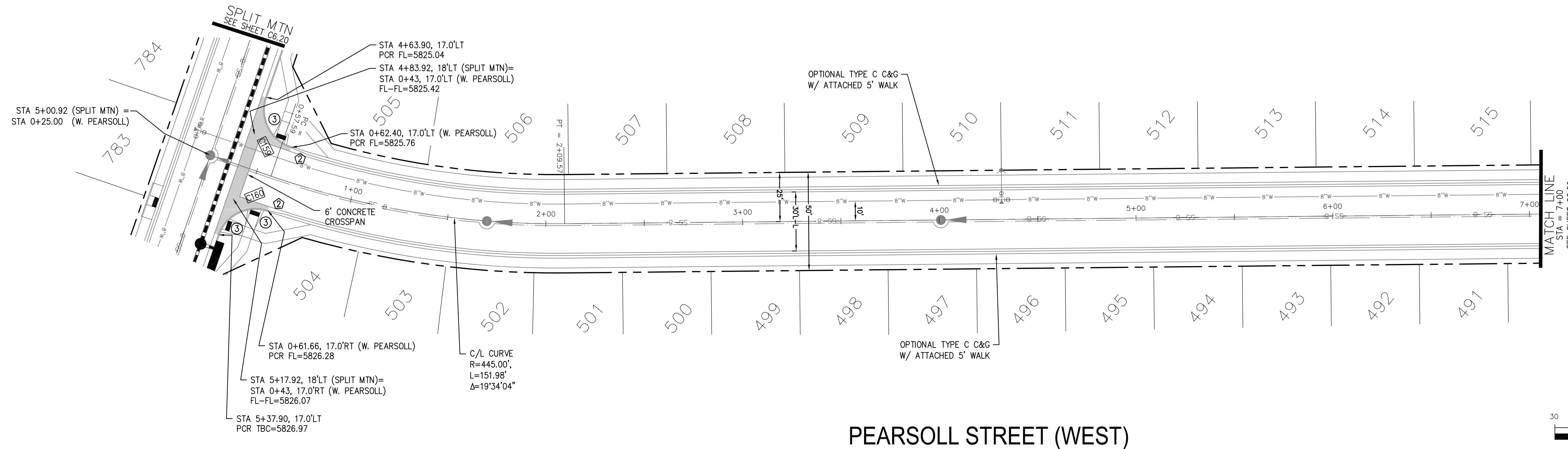
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

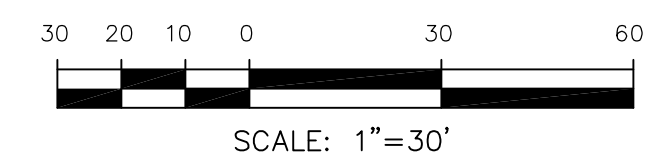
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C159	31.63'	20.00	90°37'10"
C160	31.23'	20.00	89°28'33"



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 100, SUITE 5506  
 DENVER, CO 80231  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

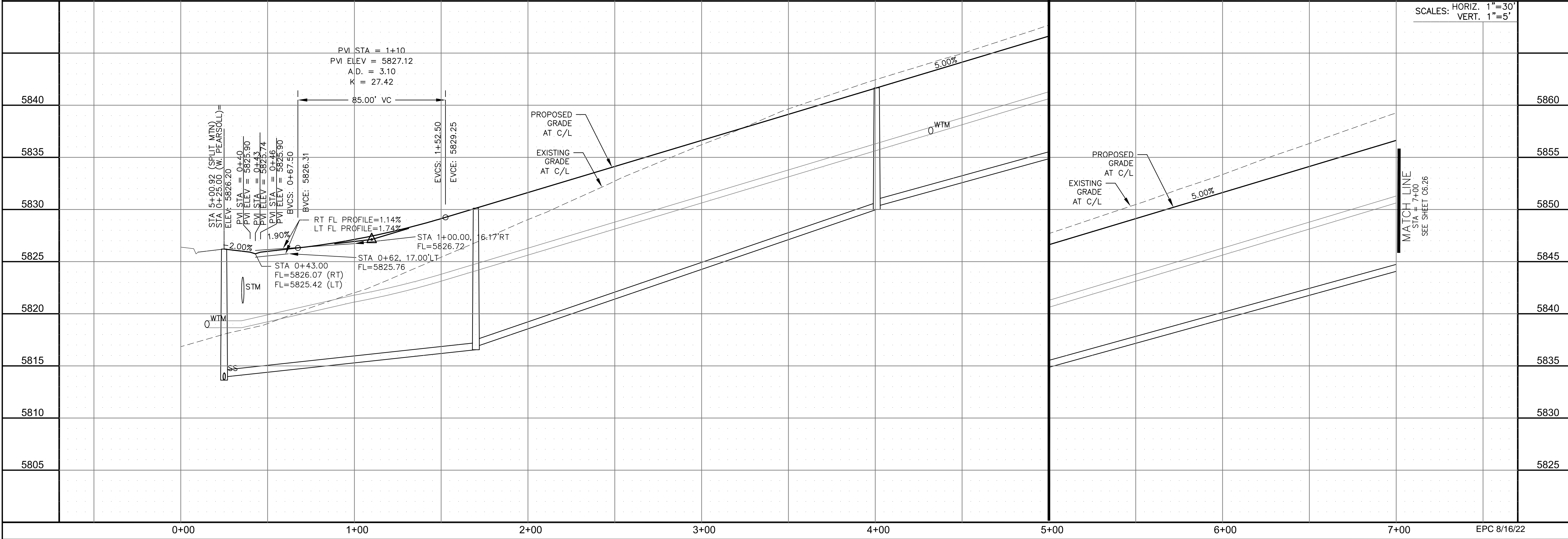


**PEARSOLL STREET (WEST)**



DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 PREPARED FOR:  
**LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK  
 PROJECT:  
**THE RIDGE AT LORSON**  
 RANCH FL. NO. 1  
 10000 W. WALKER DR.  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS



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

**STREET / STORM - SOUTH AREA**  
**PEARSOLL STREET (W)**  
**STA 0+00 TO 7+00**



DATE:  
**JULY 27, 2022**

PROJECT NO.  
**100.066**

SHEET NUMBER  
**C6.25**

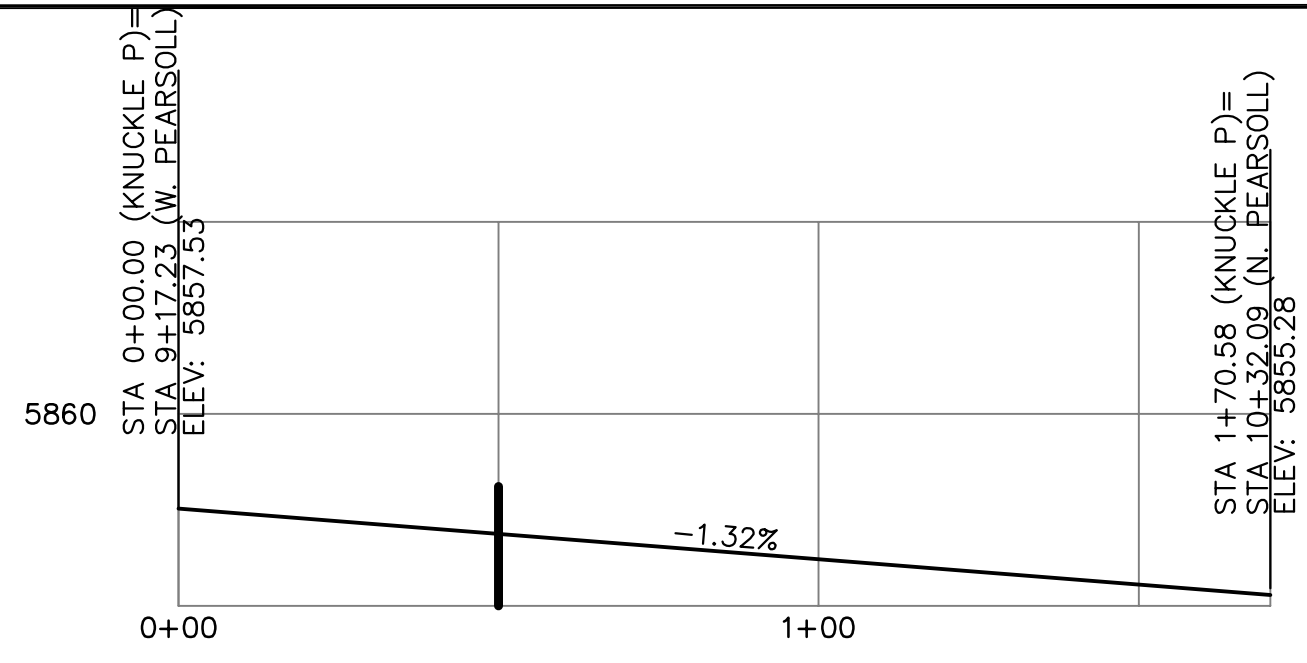
TOTAL SHEETS: 51

**NOTES**

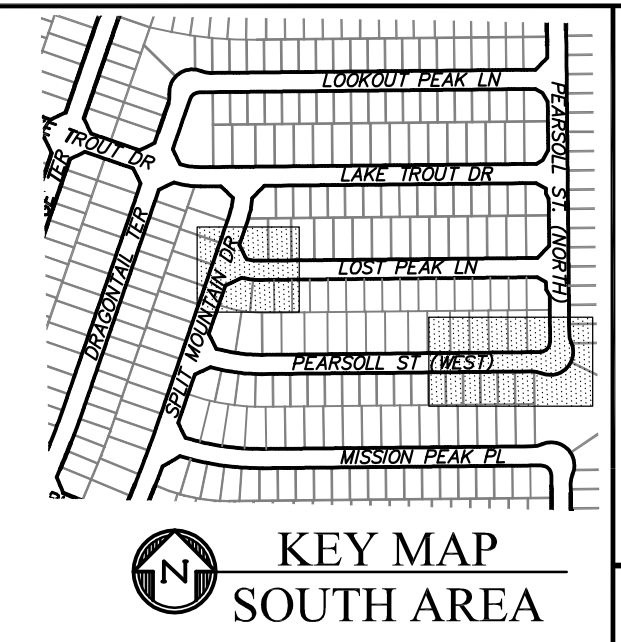
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

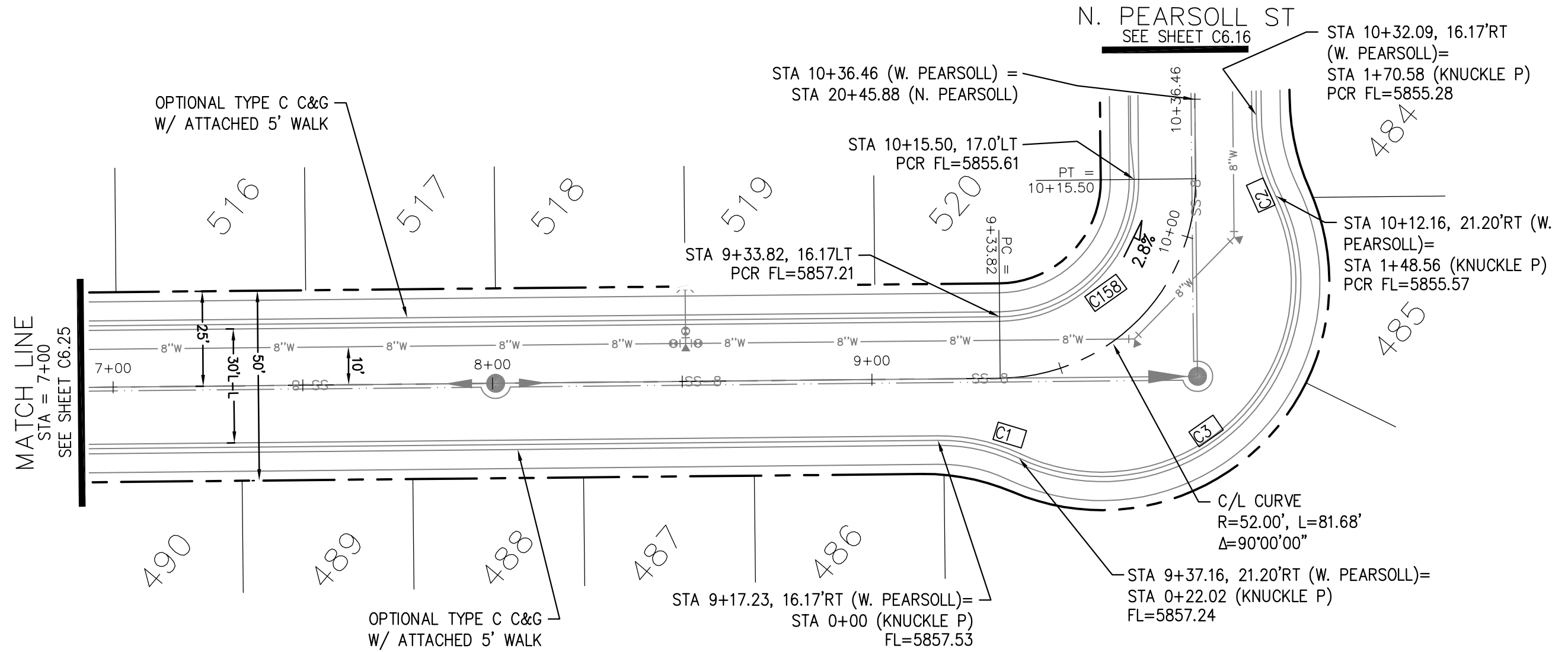
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	22.02'	48.83	25°50'31"
C2	22.02'	48.83	25°50'31"
C3	126.54'	51.17	141°41'02"
C158	56.28'	35.83	90°00'00"
C161	31.96'	20.00	91°33'02"
C162	31.04'	20.00	88°56'01"



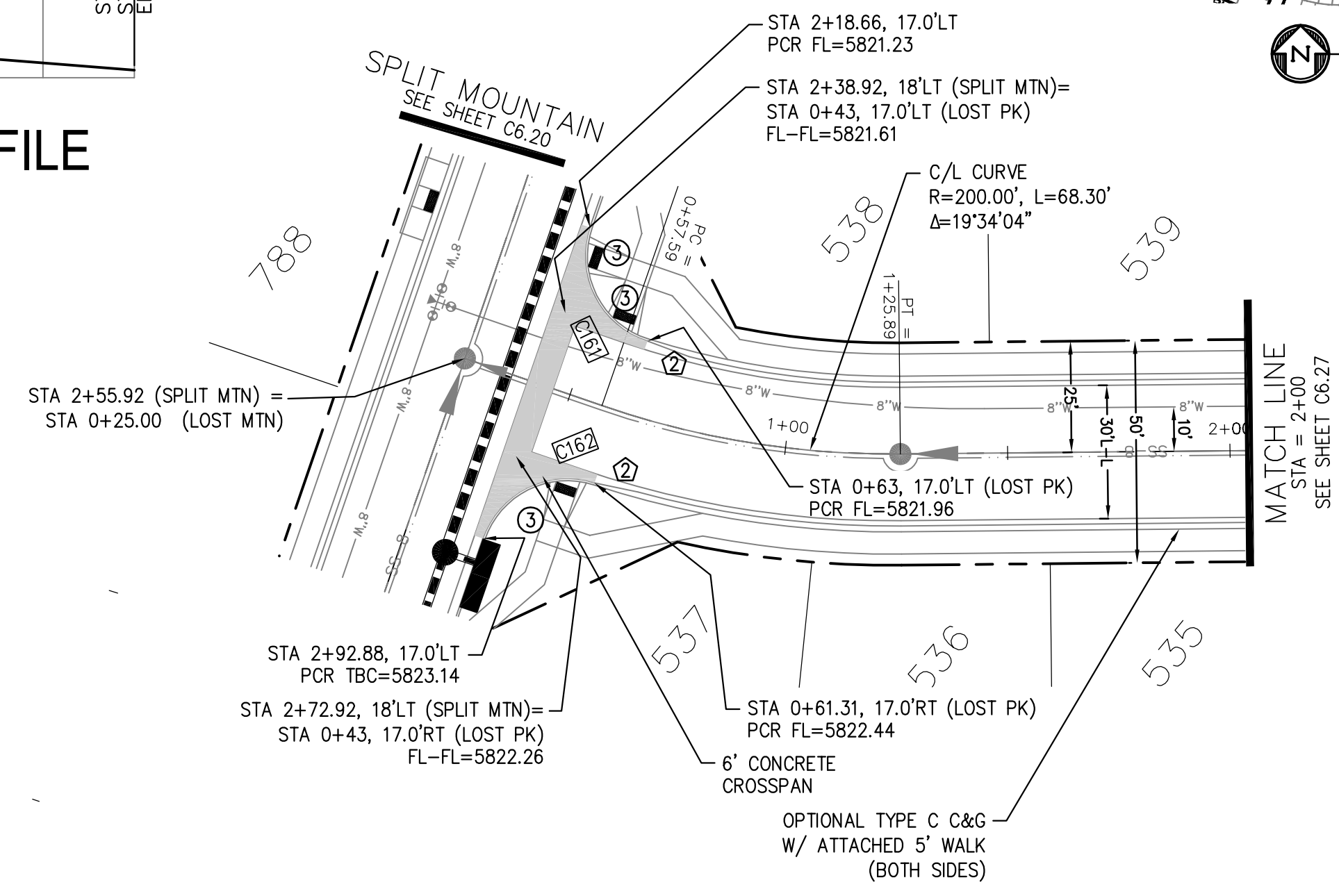
**KNUCKLE "P" FL PROFILE**



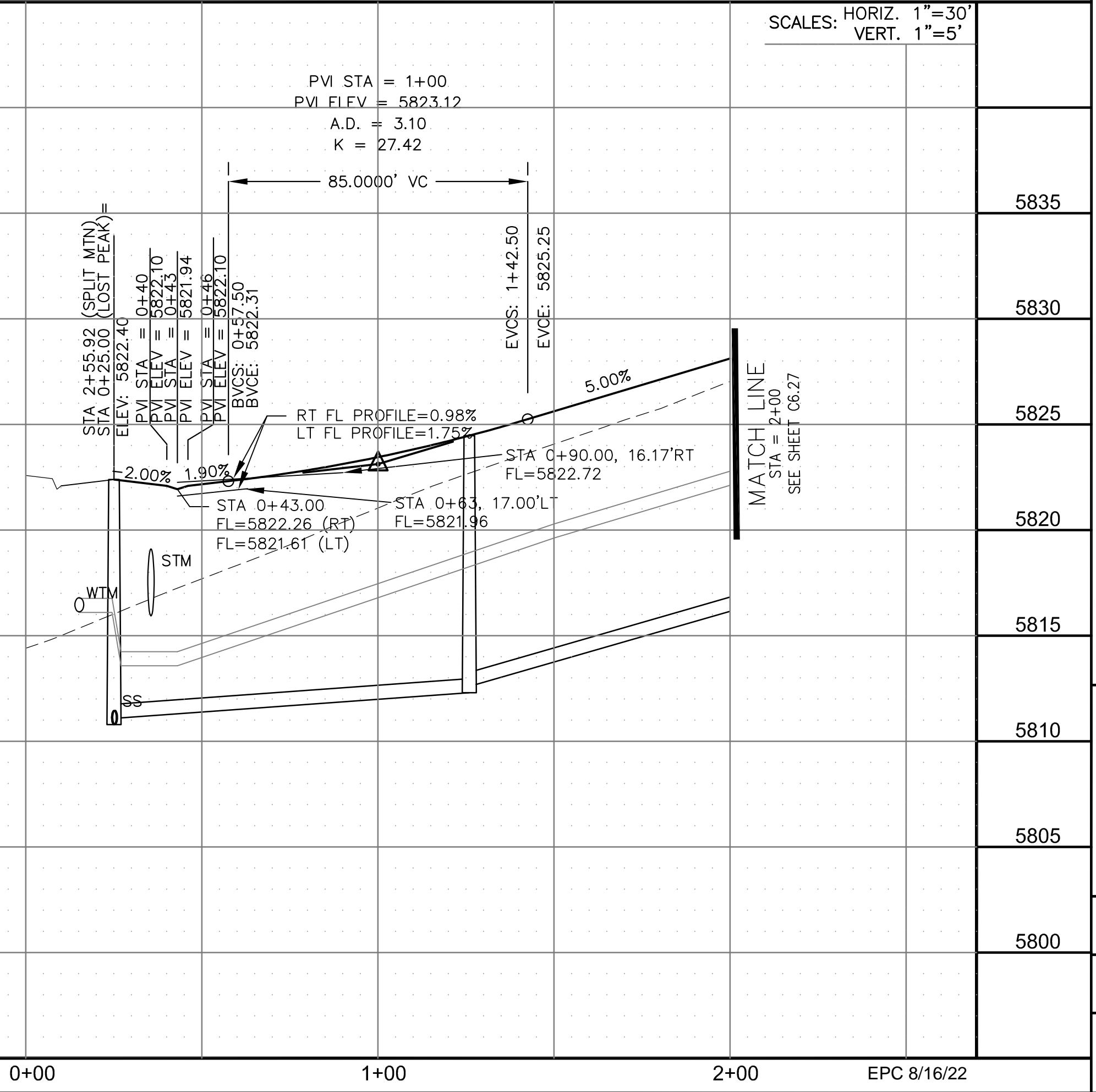
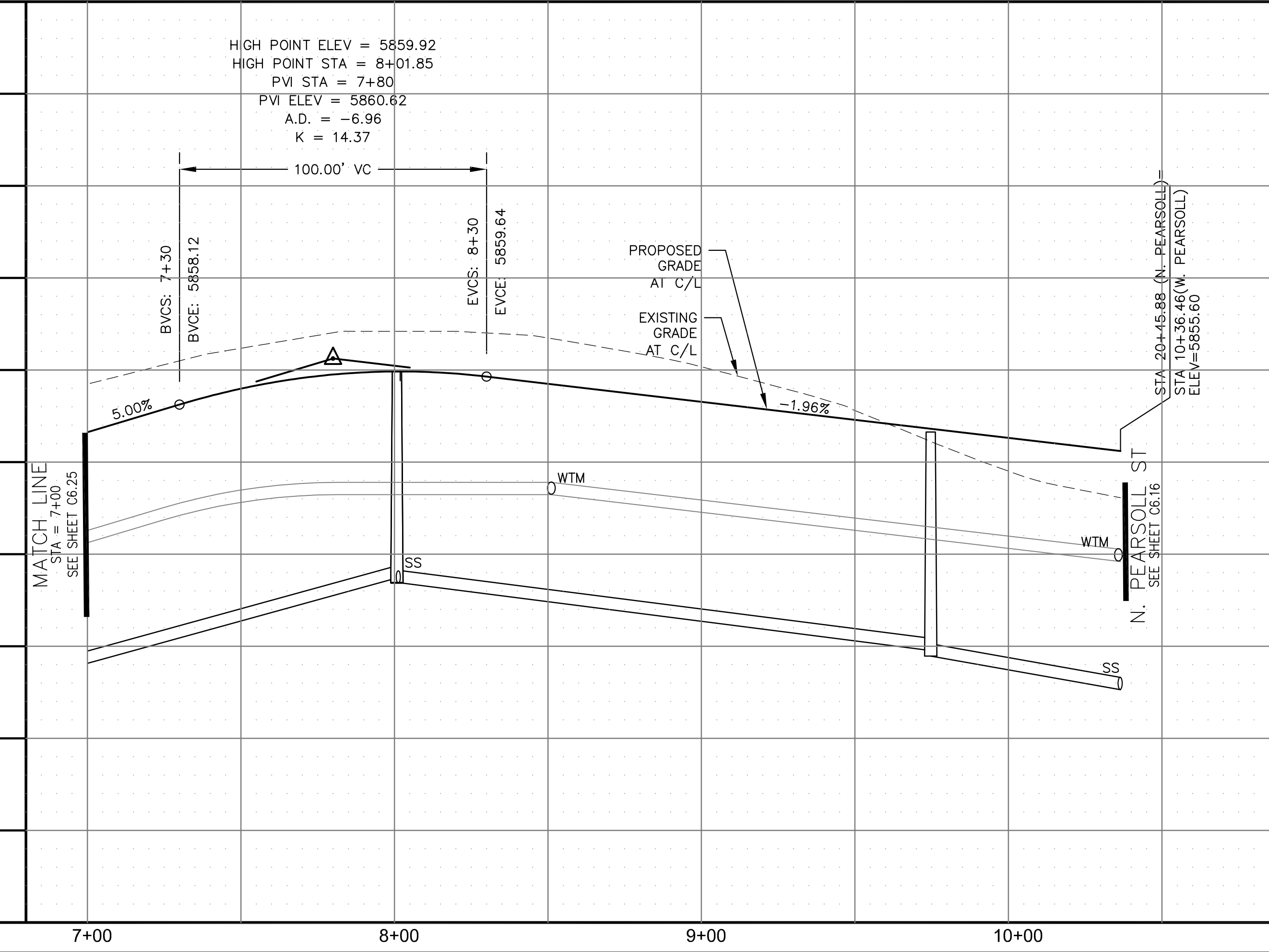
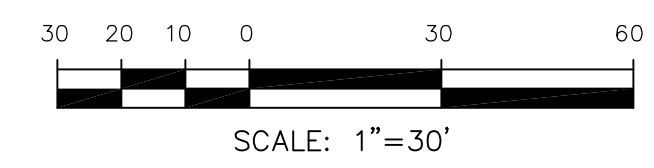
**KEY MAP SOUTH AREA**



**PEARSON STREET (WEST)**



**LOST PEAK LANE**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 1000  
 P.O. BOX 970110  
 COLORADO SPRINGS, CO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT: **THE RIDGE AT LORSON RANCH FL NO. 1**  
 FOR: JAMES WALLACE, DR  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

SCALE: 1"=30'

**STREET / STORM - SOUTH AREA**  
**PEARSON ST (W) / LOST PEAK LN**  
**STA 7+00 TO 10+36**



DATE: **JULY 27, 2022**

PROJECT NO. **100.066**

SHEET NUMBER **C6.26**

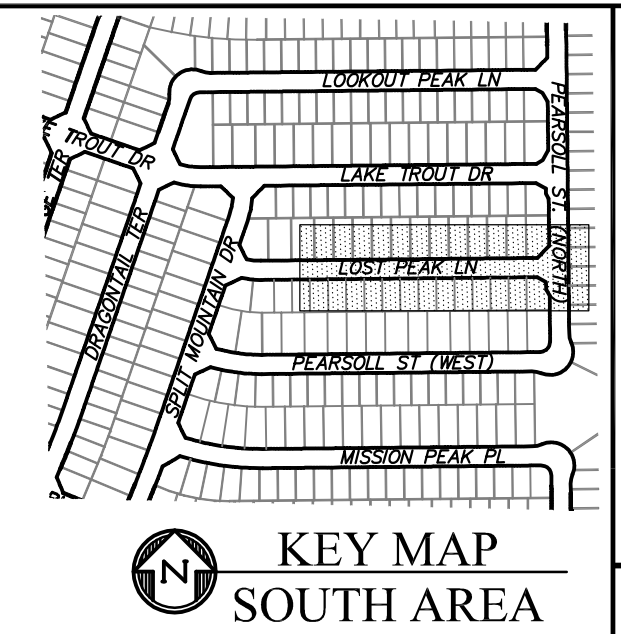
TOTAL SHEETS: 51

**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 MHSs 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.  
 BIRMGHAM, AL 35206  
 PH: 205 970 1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT: **THE RIDGE AT LORSON RANCH FL. NO. 1**  
 FORD AND WALLEN DR  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

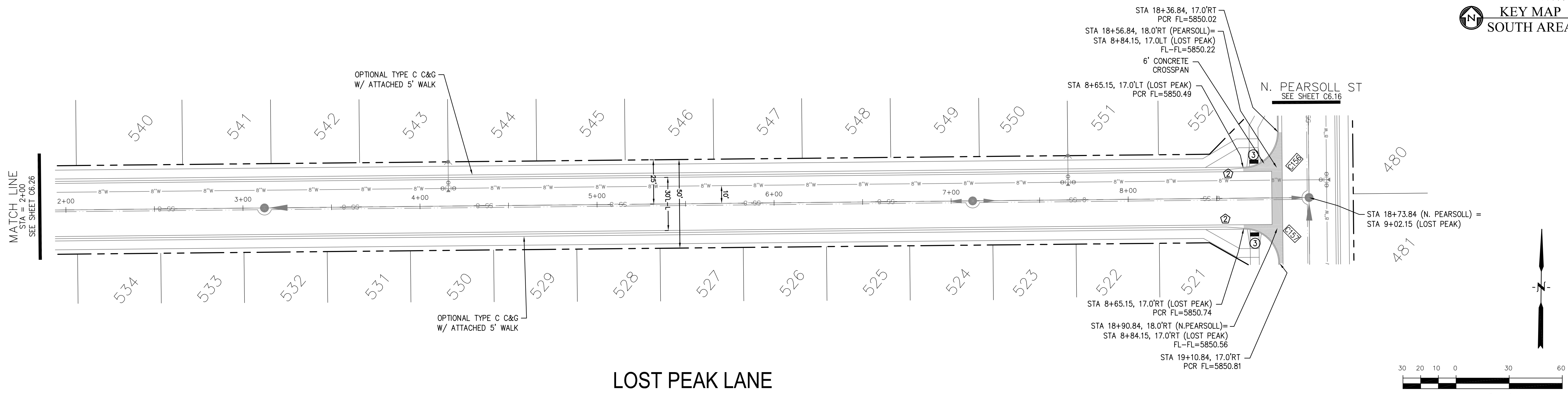


DATE: JULY 27, 2022

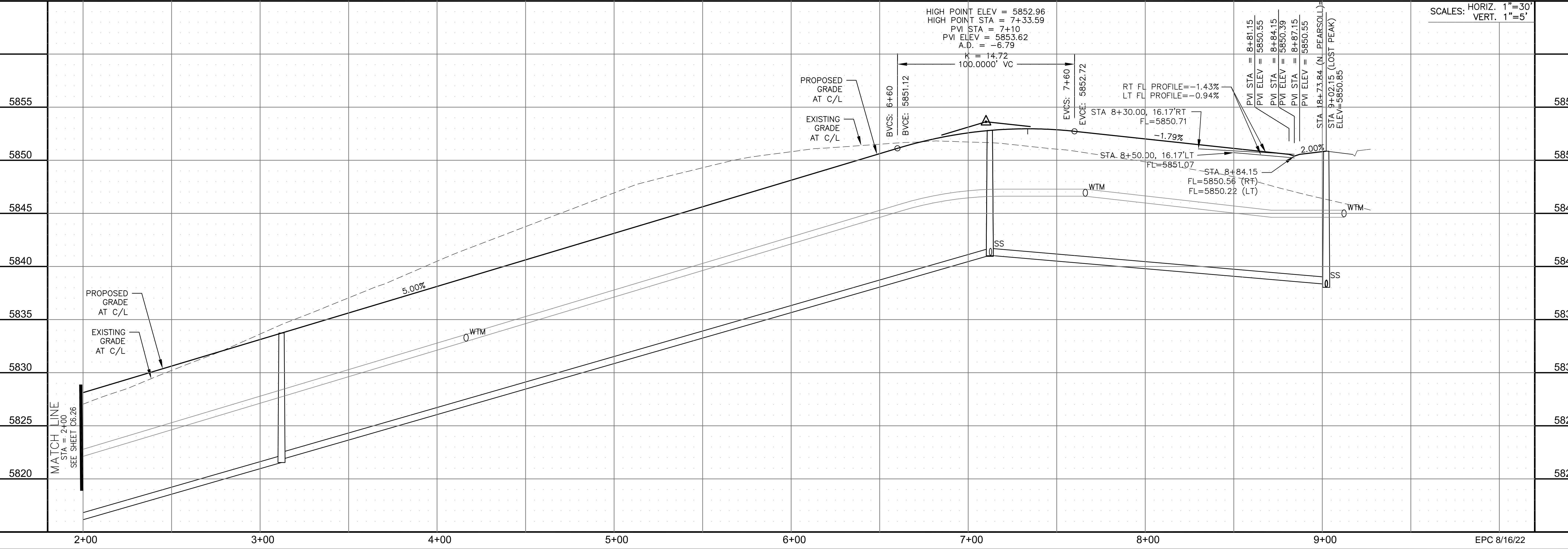
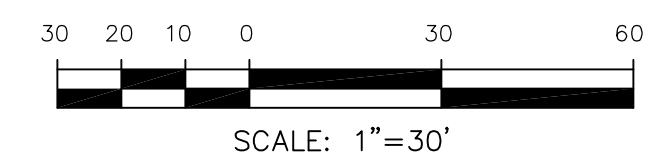
PROJECT NO. 100.066

SHEET NUMBER C6.27

TOTAL SHEETS: 51



**LOST PEAK LANE**

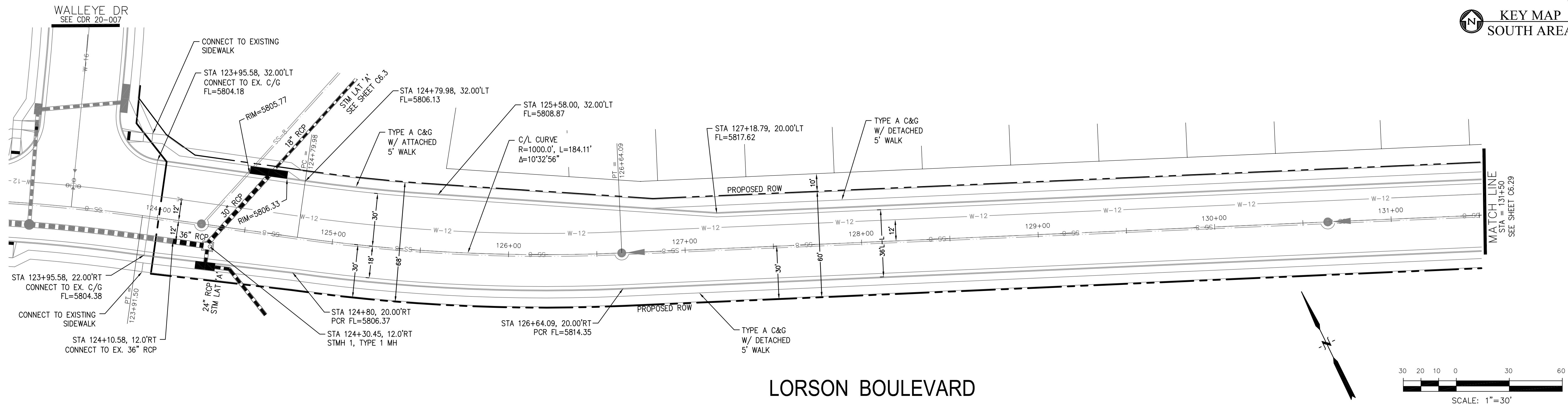
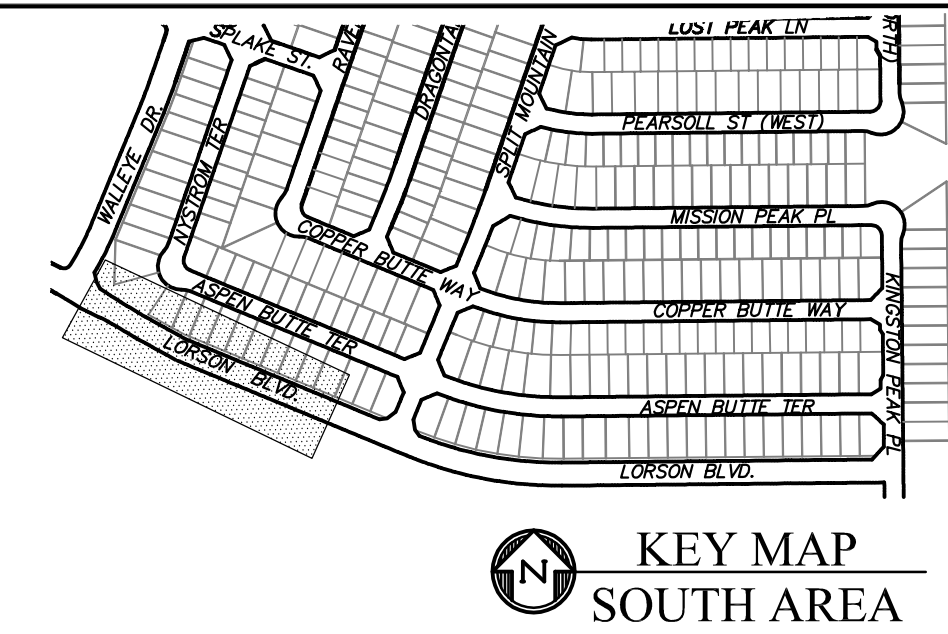


SCALES: HORIZ. 1"=30'  
 VERT. 1"=5'

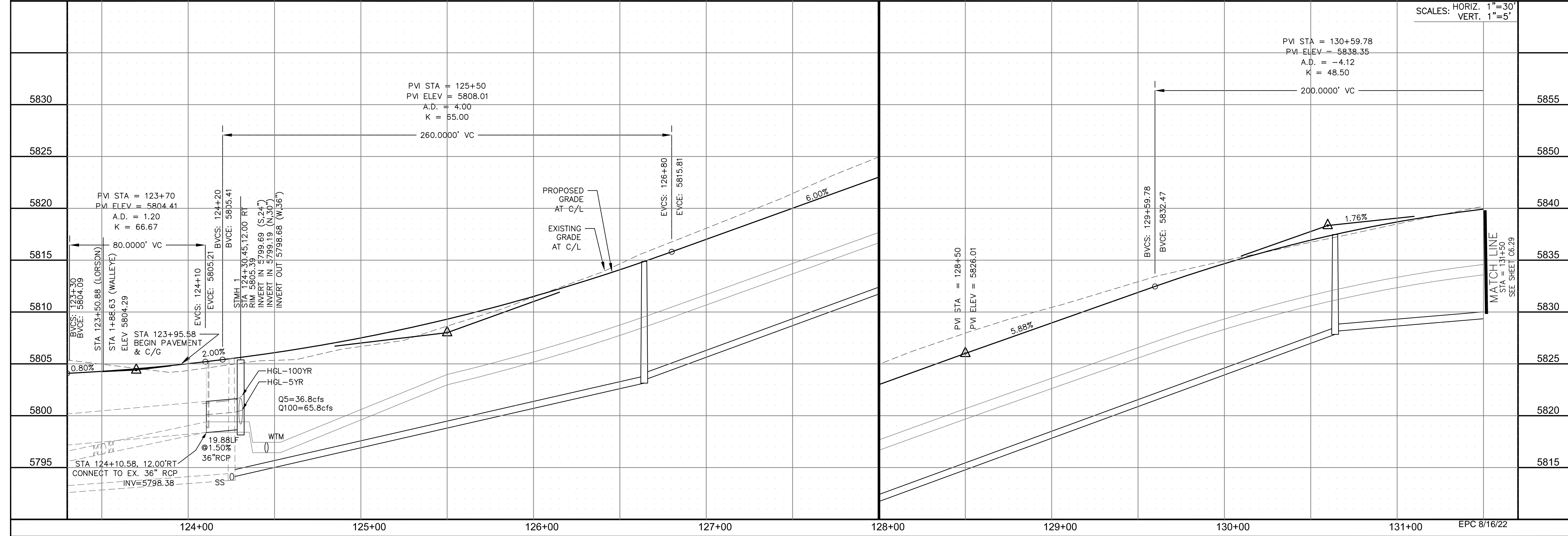
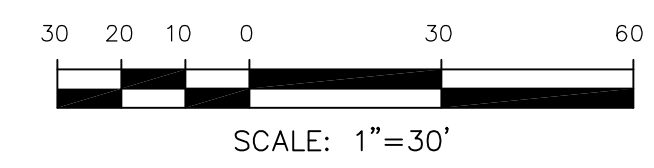
EPC 8/16/22

- 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



LORSON BOULEVARD



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 719 S701100  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

STREET / STORM - SOUTH AREA  
**LORSON BOULEVARD**  
 STA 123+95 TO 131+50



DATE:  
 JULY 27, 2022

PROJECT NO.  
 100.066

SHEET NUMBER  
 C6.28

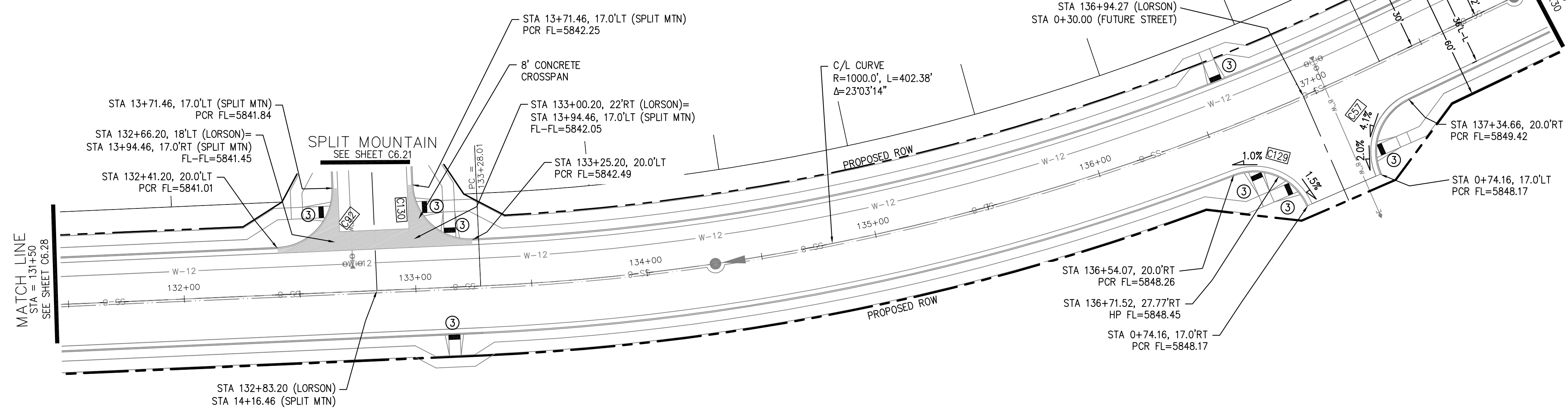
TOTAL SHEETS: 51



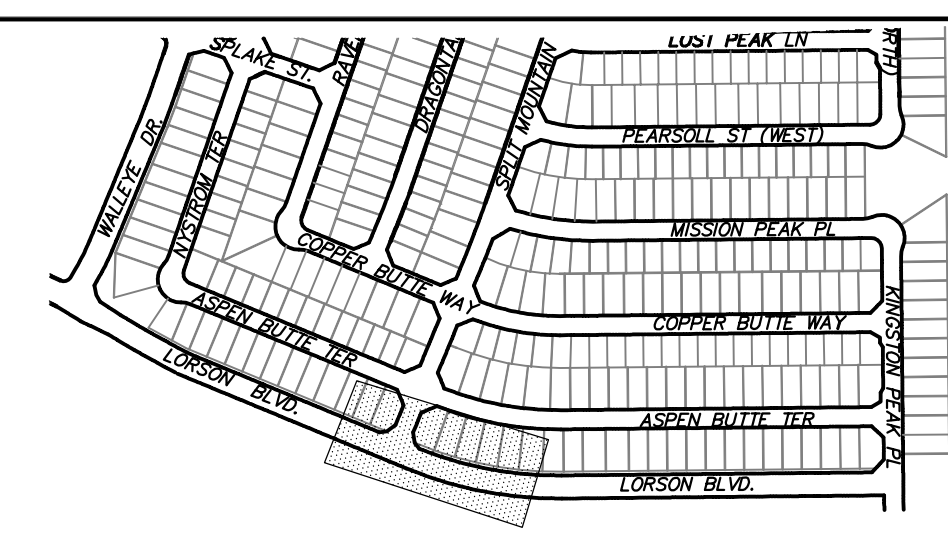
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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"

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



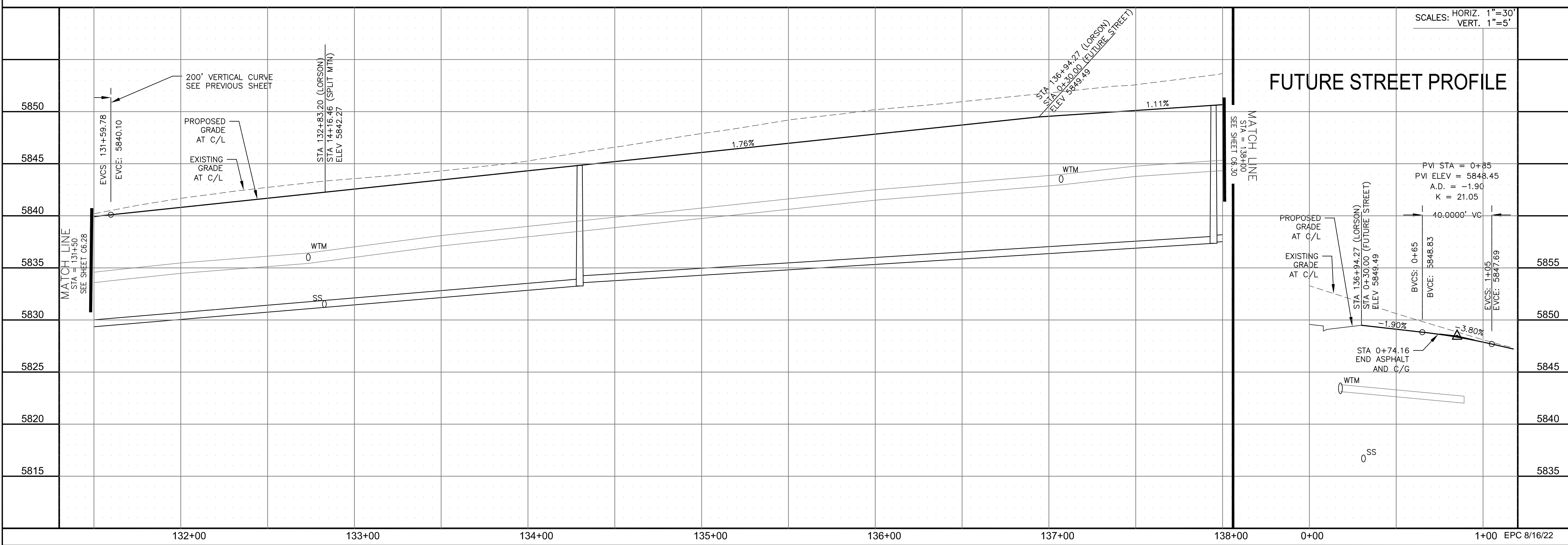
LORSON BOULEVARD



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BOULDER, CO 80506  
 PHONE: 303.440.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT: **THE RIDGE AT LORSON RANCH FL. NO. 1**  
 FOR: **MR. WALTER DR**  
 COLORADO SPRINGS, COLORADO  
 CONTACT: **JEFF MARK**

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS



FUTURE STREET PROFILE

STREET / STORM - SOUTH AREA  
 LORSON BOULEVARD  
 STA 131+50 TO 138+00

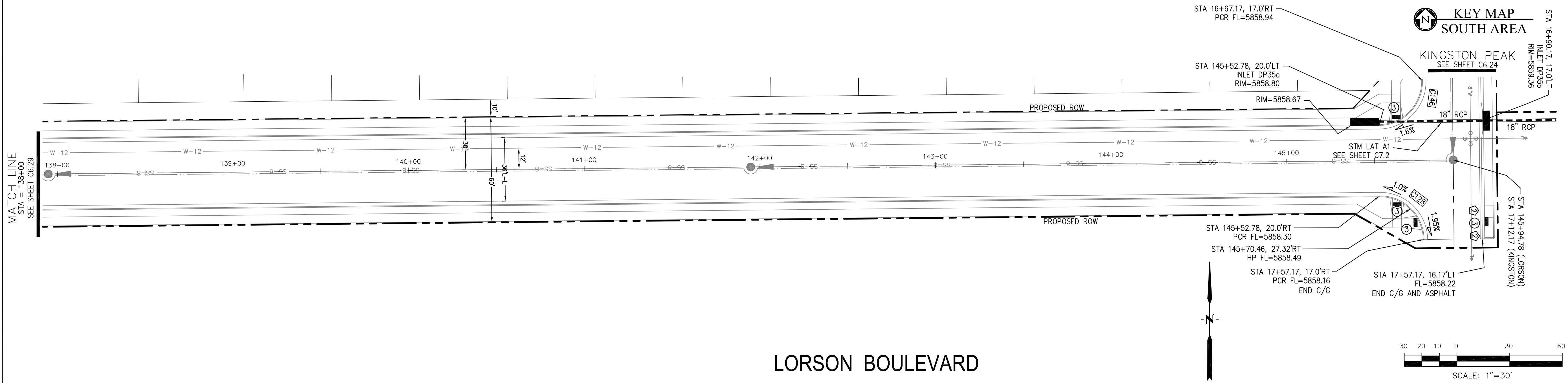
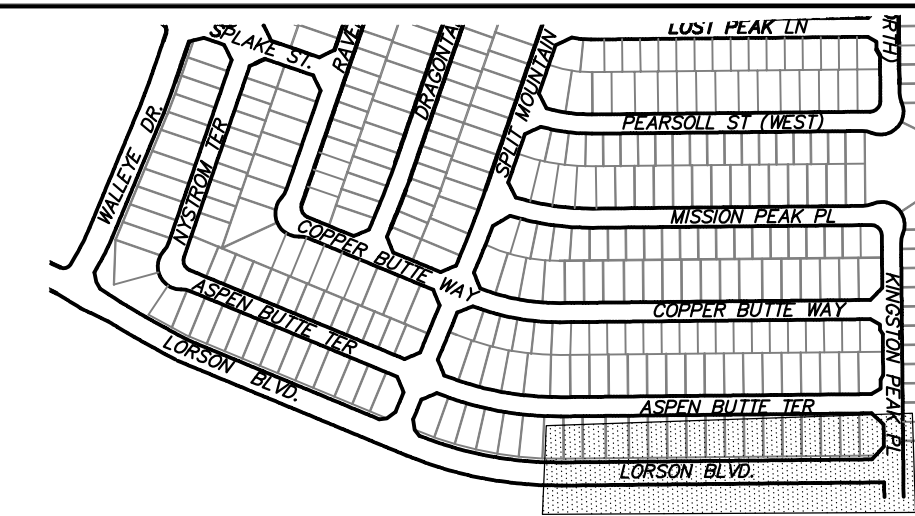


DATE: JULY 27, 2022  
 PROJECT NO. 100.066  
 SHEET NUMBER C6.29  
 TOTAL SHEETS: 51

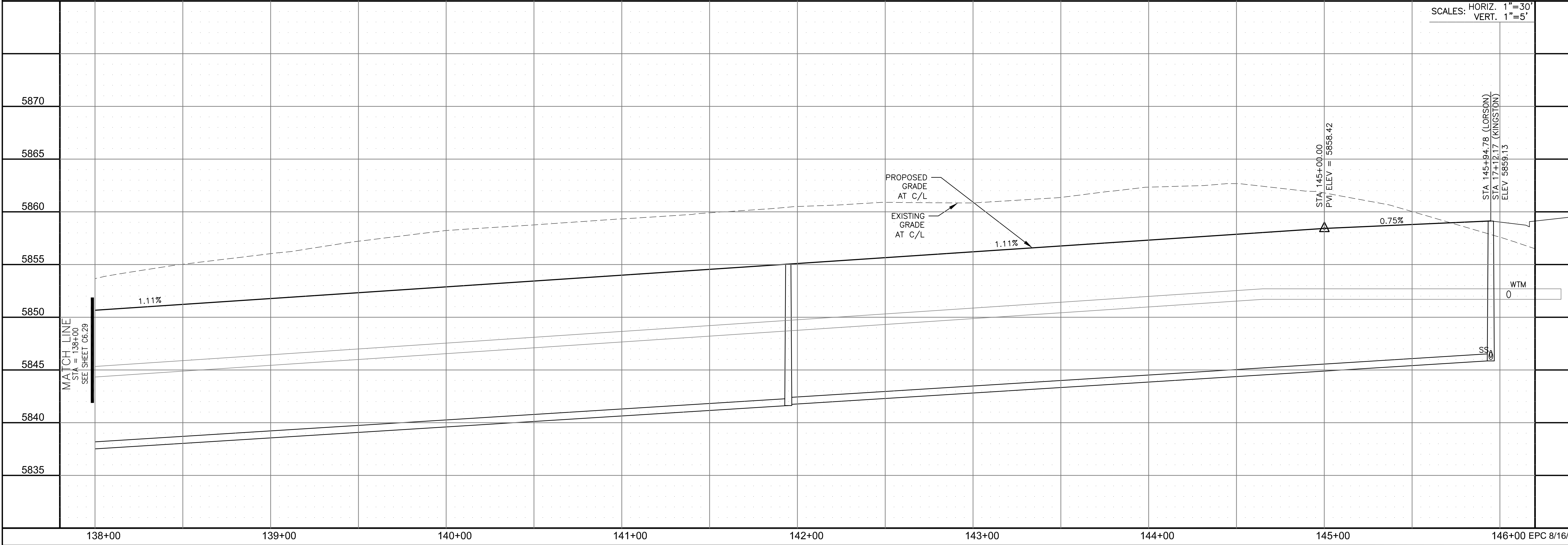
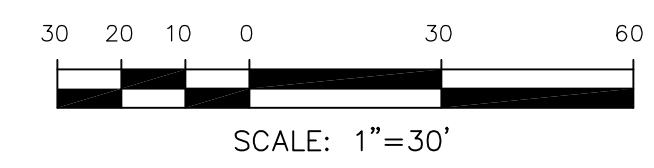
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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"



LORSON BOULEVARD



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

**CORE**  
ENGINEERING GROUP  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 720.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.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 FL. NO. 1**  
FOR THE RIDGE AT LORSON RANCH  
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA  
LORSON BOULEVARD  
STA 138+00 TO 145+95



DATE:  
JULY 27, 2022

PROJECT NO.  
100.066

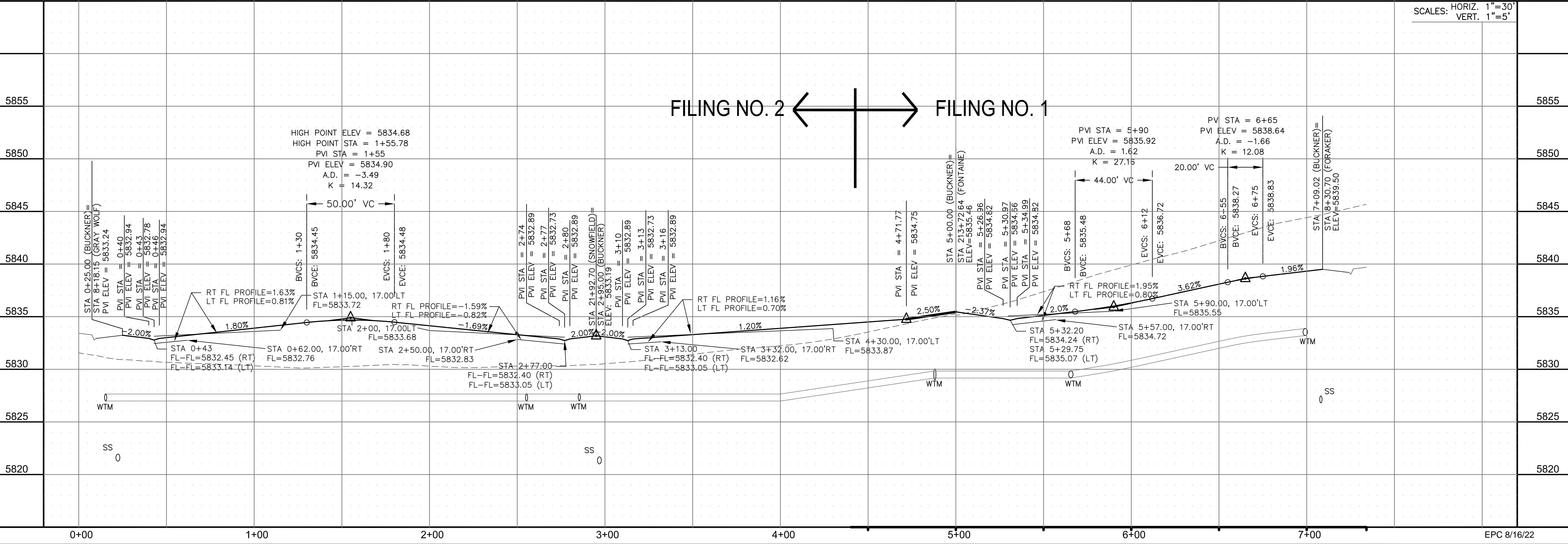
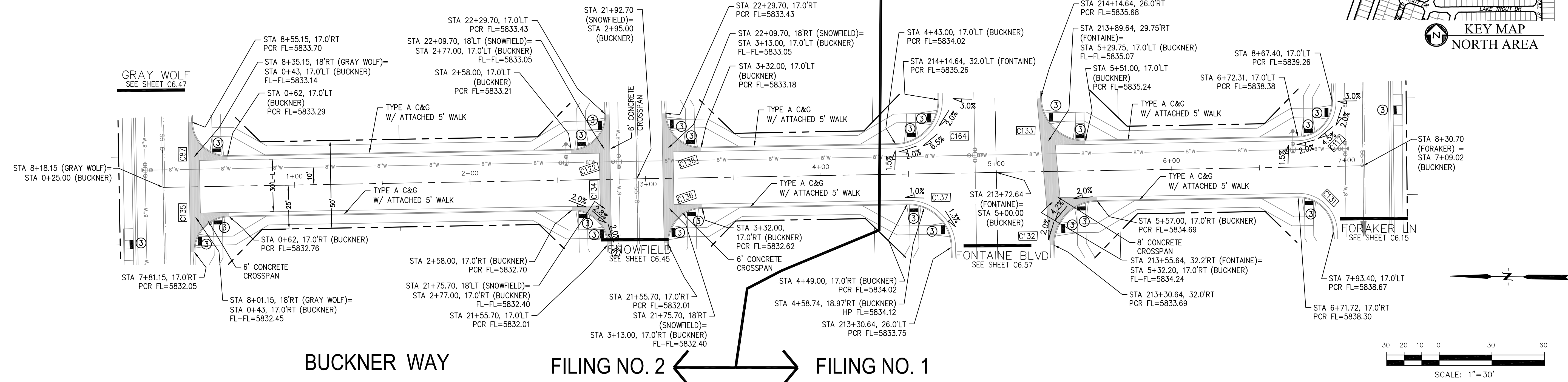
SHEET NUMBER  
C6.30

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
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, CO 80906  
 PHONE: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

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

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

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

PROJECT: **THE RIDGE AT LORSON RANCH FL NO. 1**  
 FORAKER BLVD, WALKER DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**STREET / STORM - NORTH AREA**  
**BUCKNER WAY**  
**STA 0+00 TO 7+09**

DATE: JULY 27, 2022

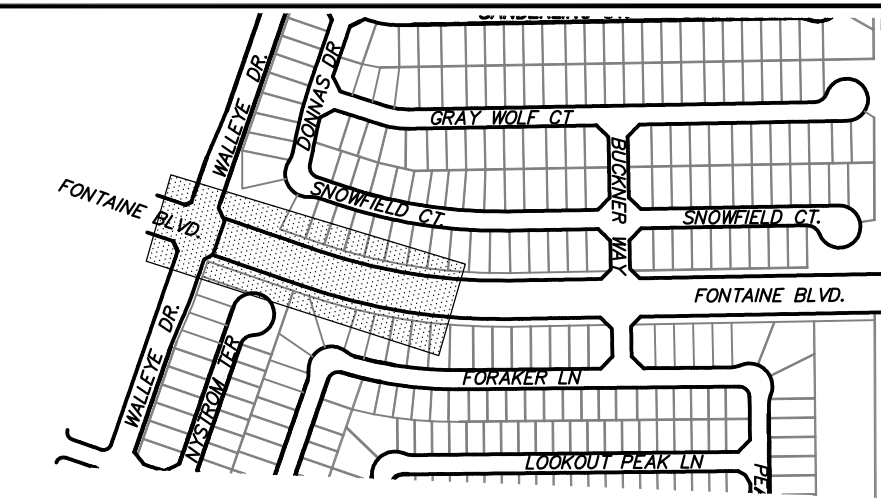
PROJECT NO. 100.066  
 SHEET NUMBER C6.55  
 TOTAL SHEETS: 51

EPC 8/16/22

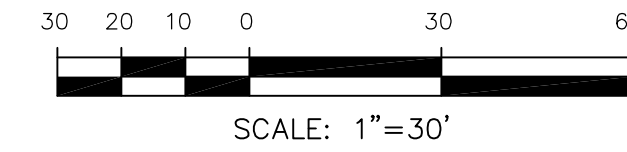
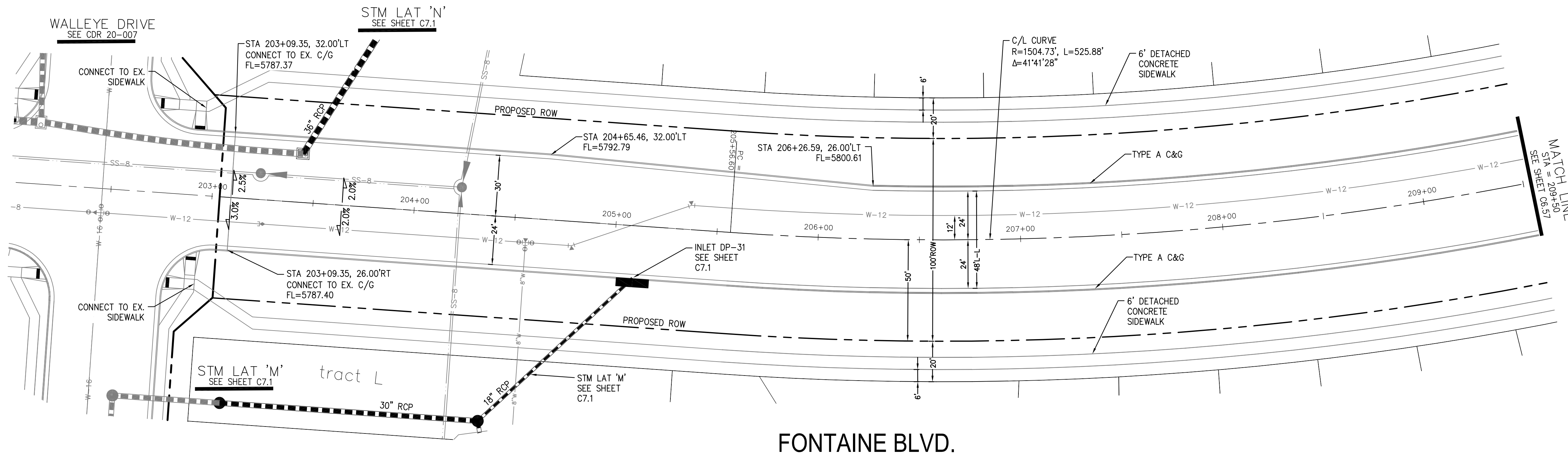
**NOTES**

- 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.

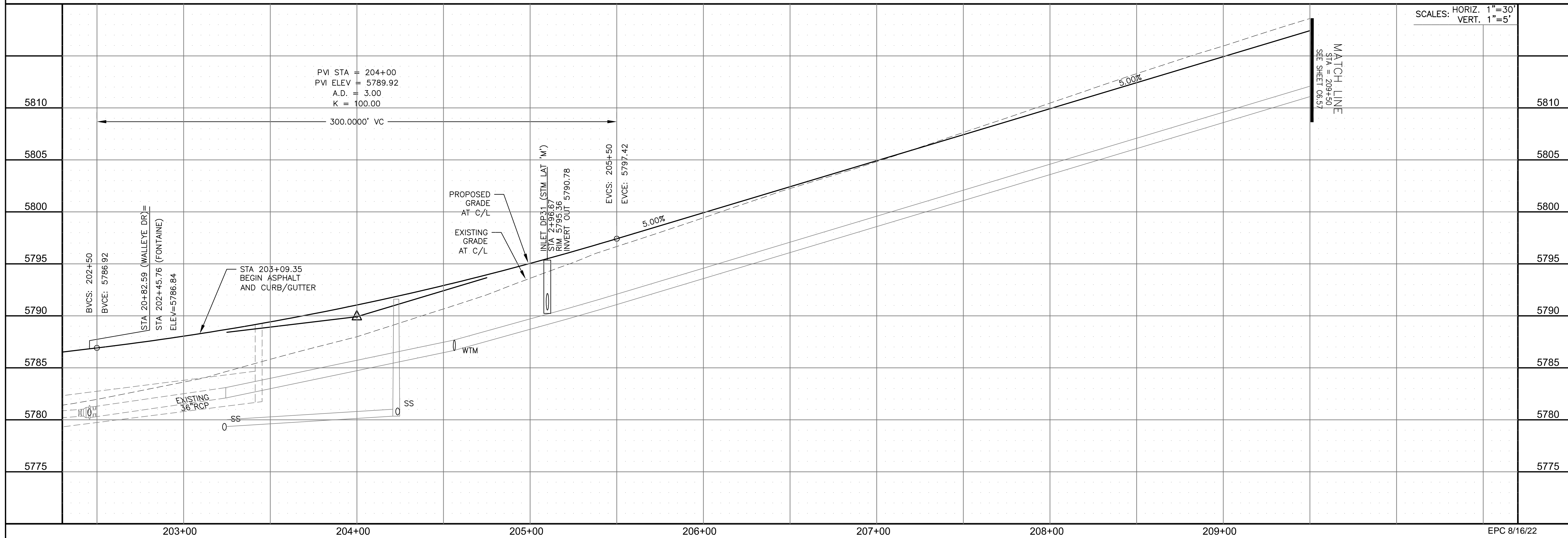
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



KEY MAP  
NORTH AREA



FONTAINE BLVD.



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

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRMGHAM, AL 35206  
 PH: 205.970.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.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**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

STREET / STORM - NORTH AREA  
 FONTAINE BLVD.  
 STA 203+00 TO 209+50



DATE:  
 JULY 27, 2022

PROJECT NO.  
 100.066

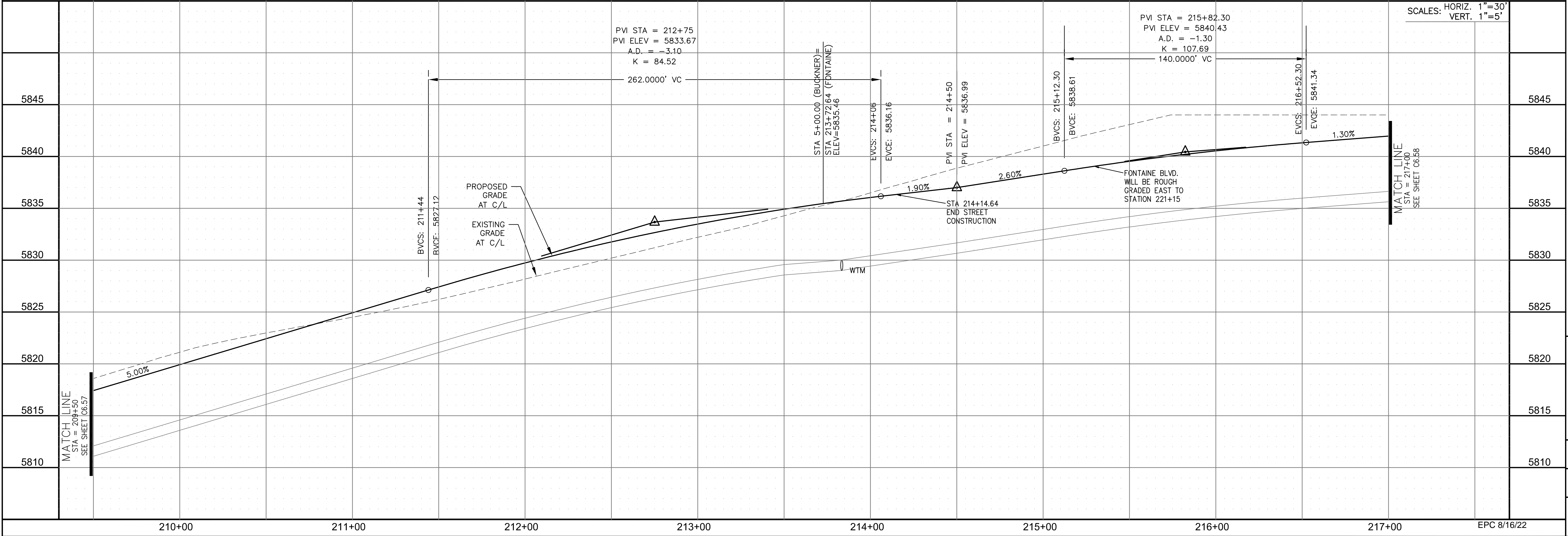
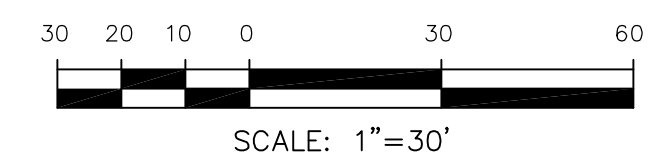
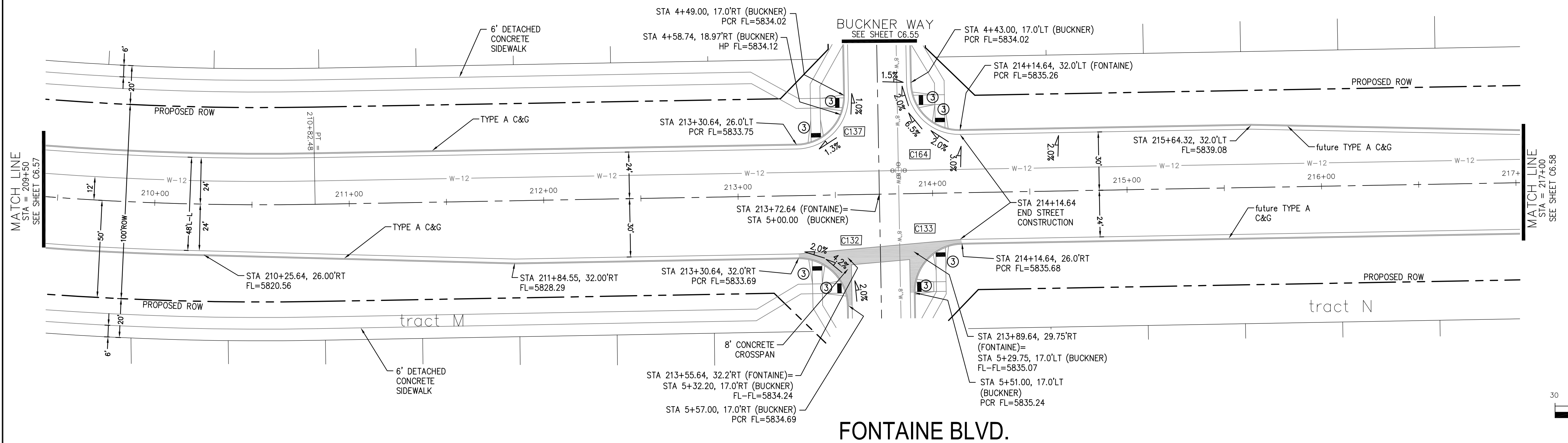
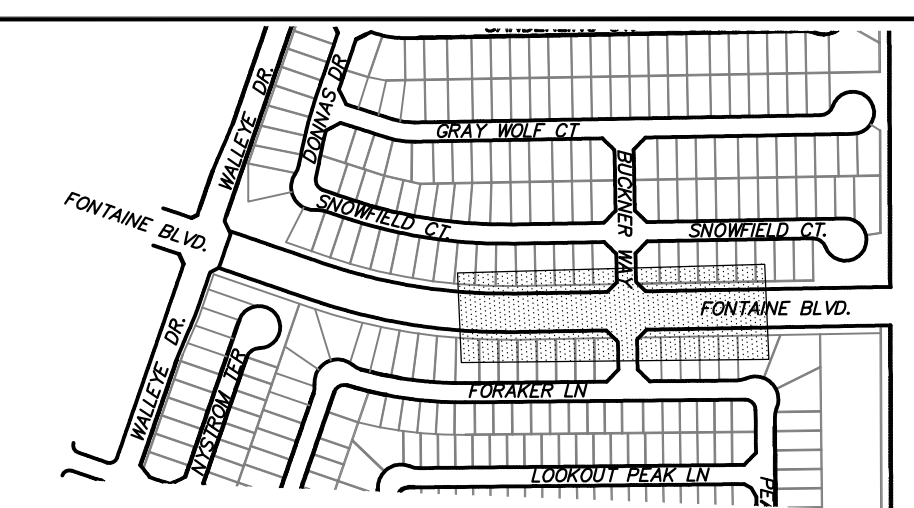
SHEET NUMBER  
 C6.56

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
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"



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOOD, CO 80506  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.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 FL. NO. 1  
 FONTAINE BLVD. WALKWAY DR  
 COLORADO SPRINGS, COLORADO

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



DATE:  
 JULY 27, 2022

PROJECT NO.  
 100.066

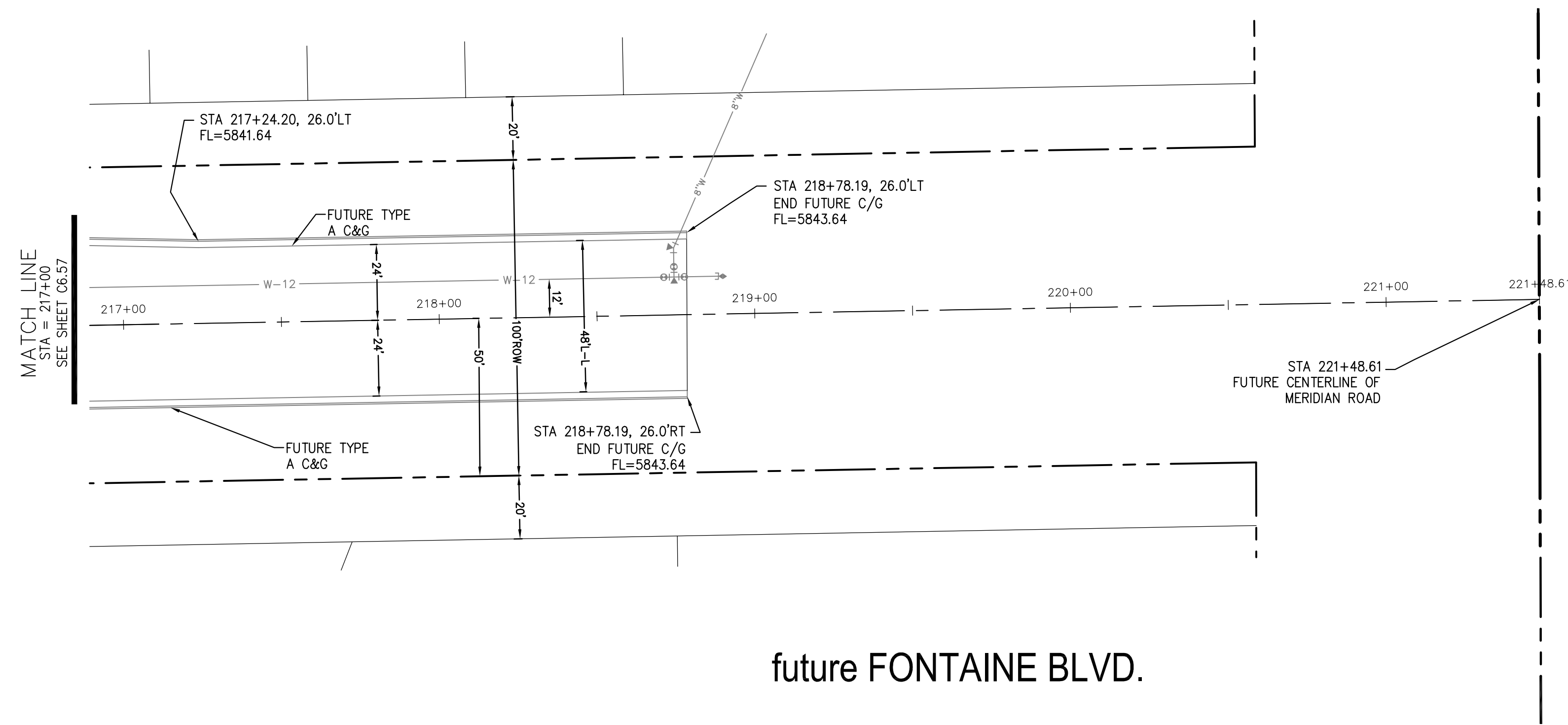
SHEET NUMBER  
 C6.57

TOTAL SHEETS: 51

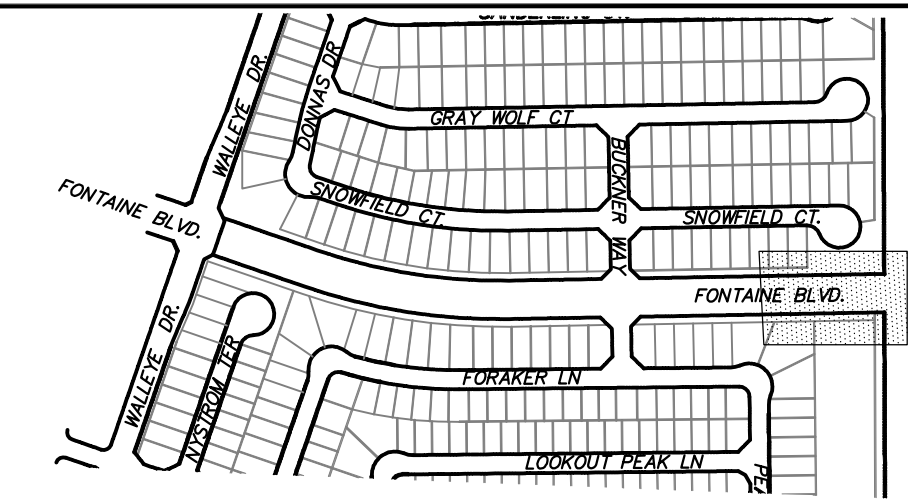
**NOTES**

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.

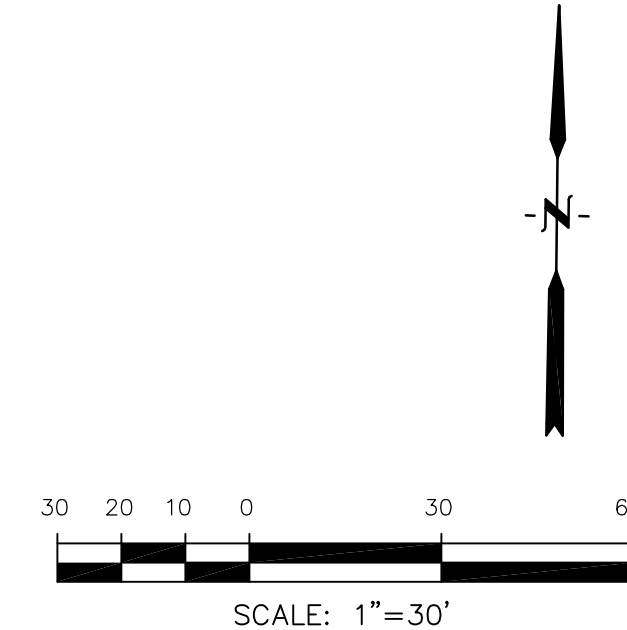
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



future FONTAINE BLVD.



KEY MAP  
NORTH AREA

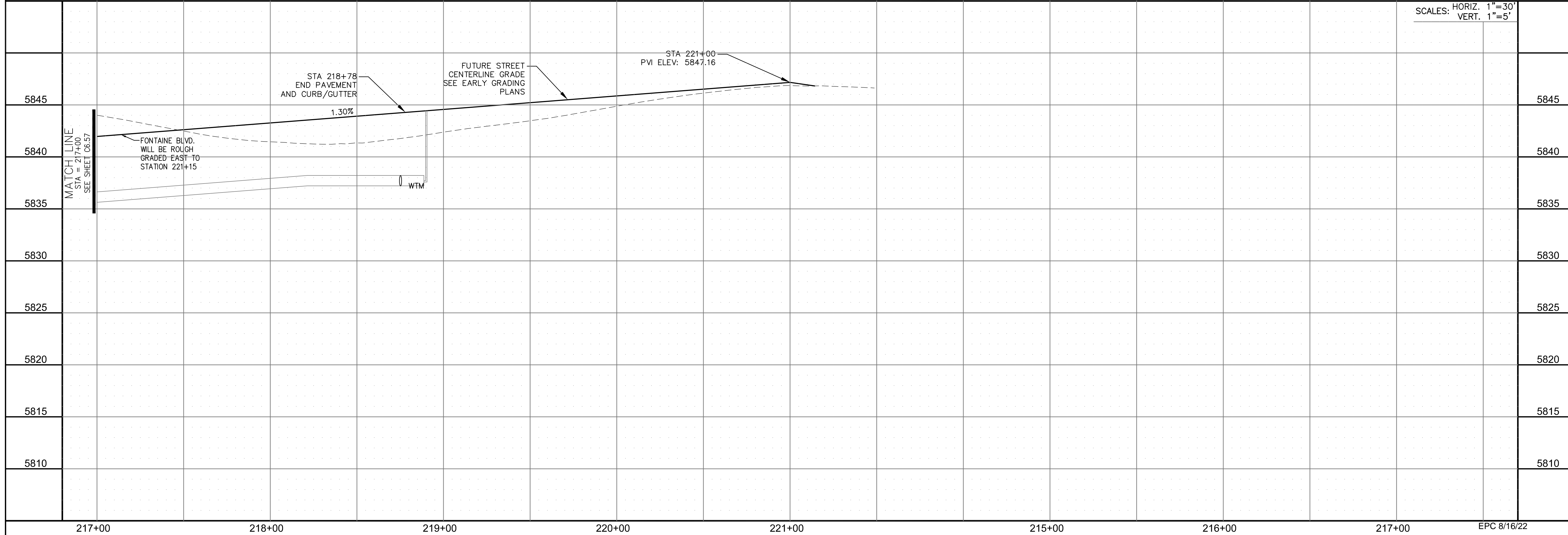


**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80206  
PHONE: 720.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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. WALKER DR.  
COLORADO SPRINGS, COLORADO



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

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



DATE:  
JULY 27, 2022

PROJECT NO.  
100.066

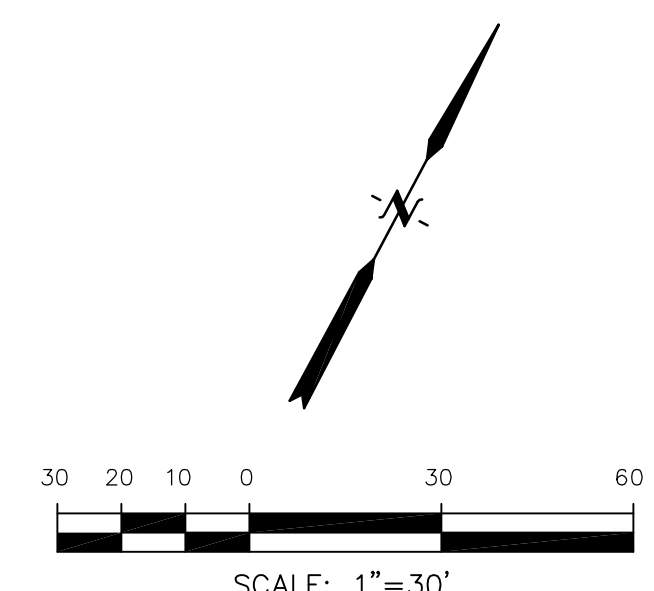
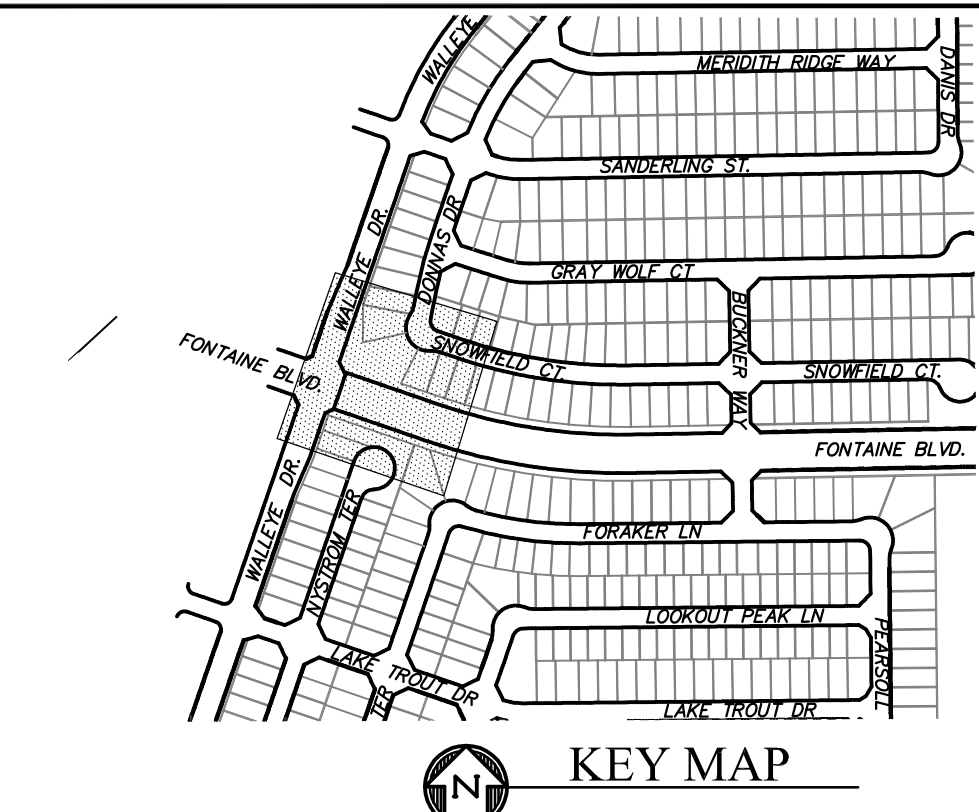
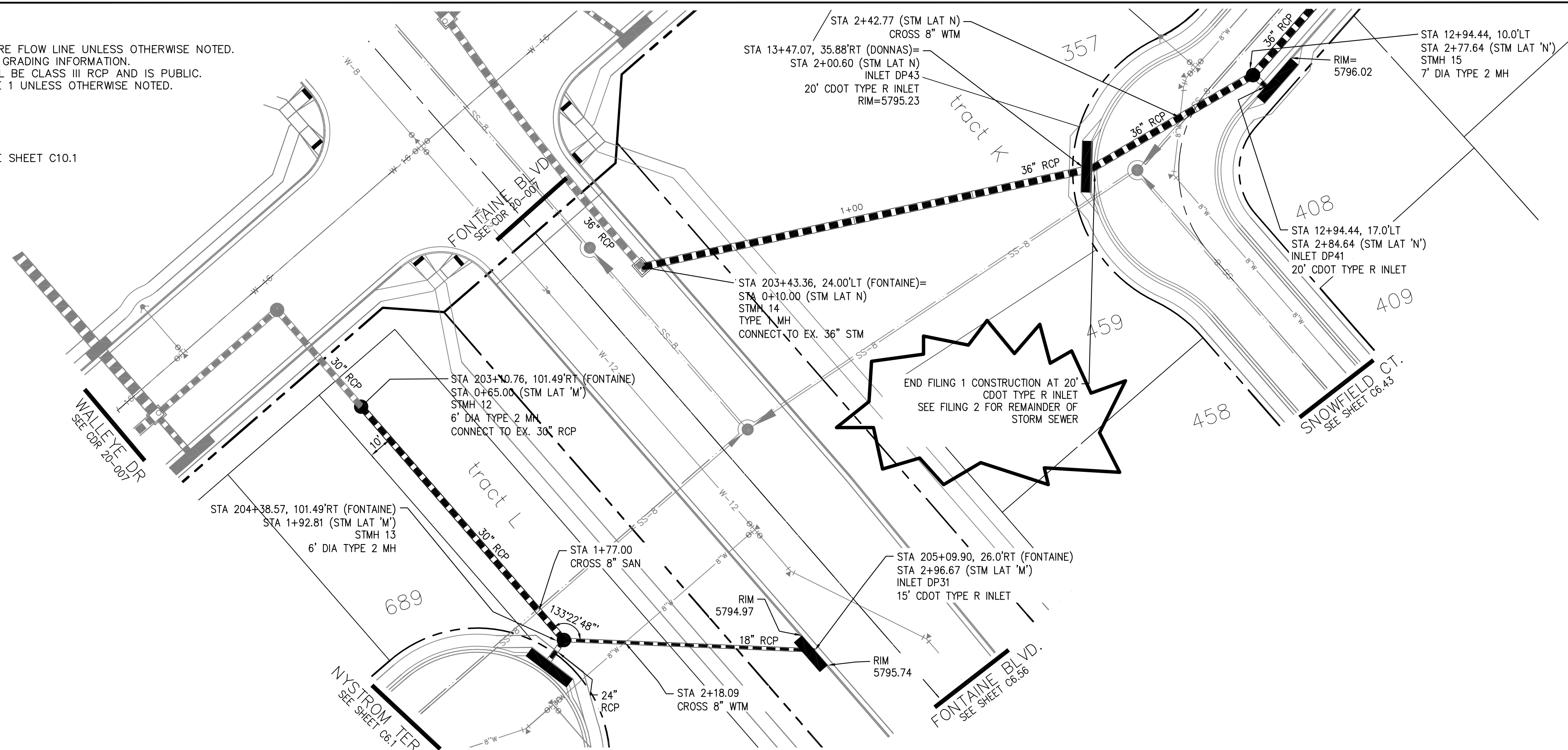
SHEET NUMBER  
C6.58

TOTAL SHEETS: 51

217+00      218+00      219+00      220+00      221+00      215+00      216+00      217+00      EPC 8/16/22

- 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.

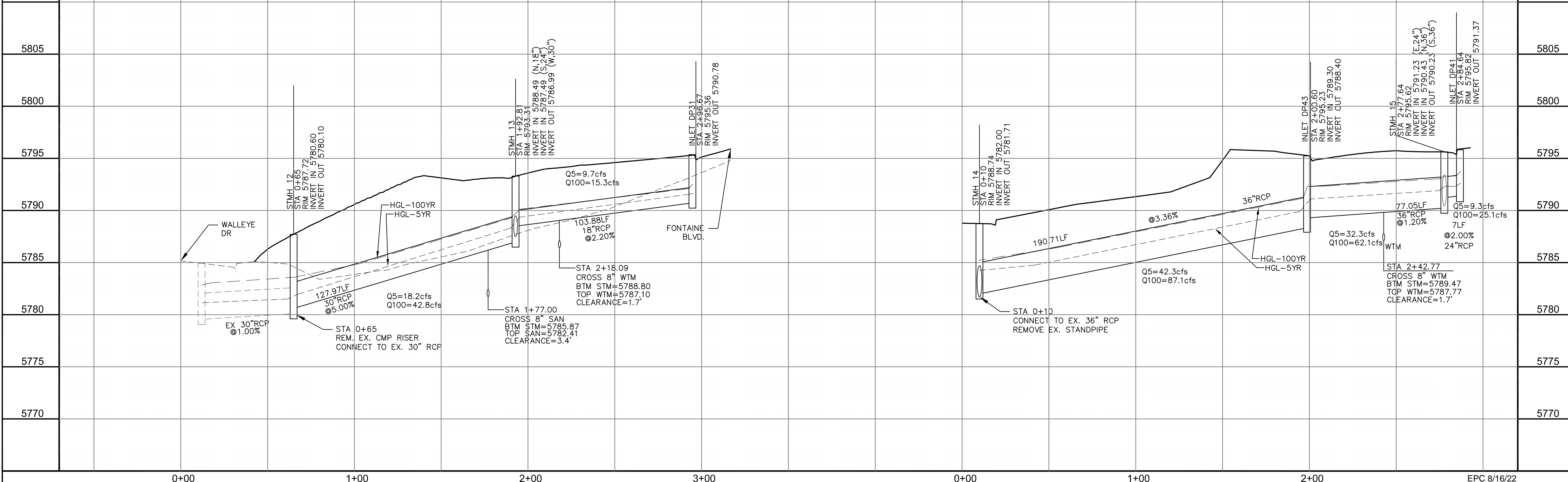
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



**STORM LATERAL 'M' PROFILE**

**STORM LATERAL 'N' PROFILE**

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



**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.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**  
**STM LATERAL 'M' & 'N'**



DATE:  
JULY 27, 2022

PROJECT NO.  
100.066

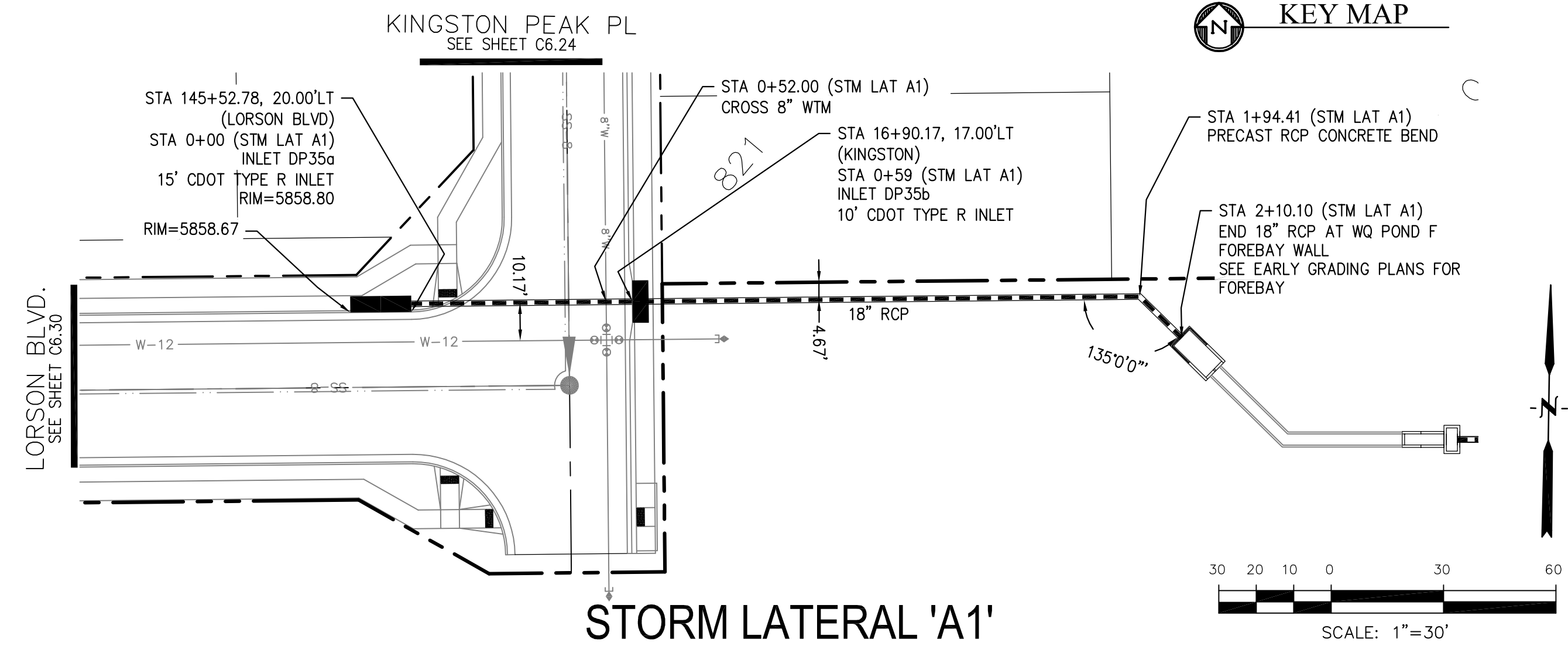
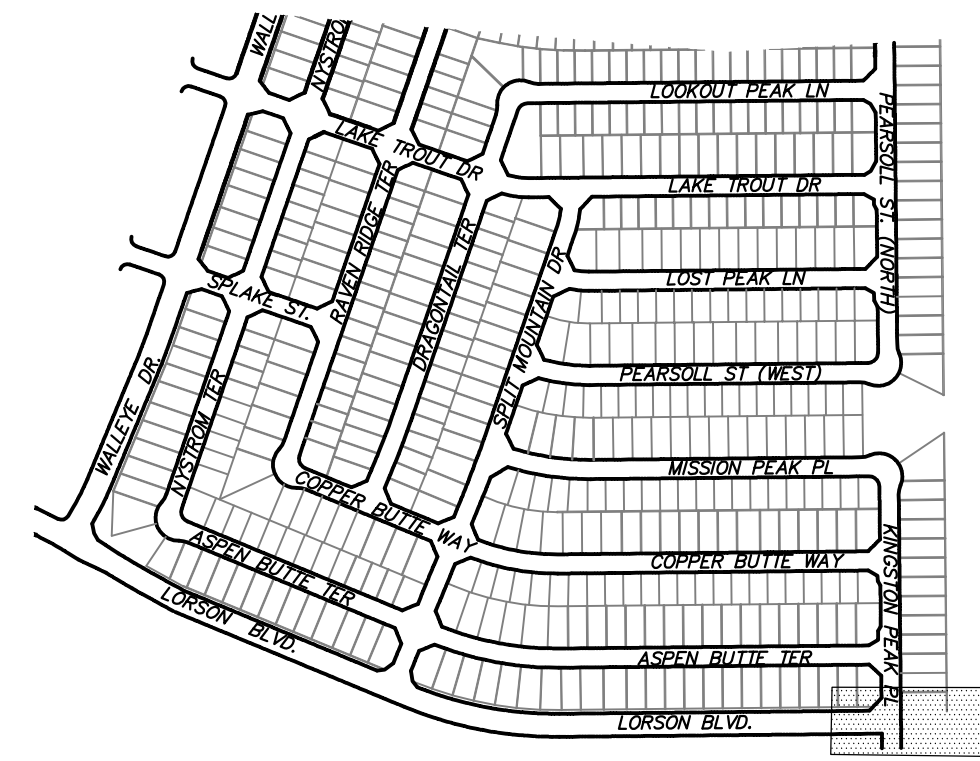
SHEET NUMBER  
C7.1

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



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 719 570 1100  
 COLORADO SPRINGS, CO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

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

PROJECT:  
**THE RIDGE AT LORSON RANCH FIL. NO. 1**  
 10000 N. WAHSATCH DR.  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

STATION	DESCRIPTION	ELEVATION
0+00		
1+00		
2+00		
0+00	INLET DP-35a STA 0+00 RIM 5858.80 INVERT OUT 5854.97	5815
0+00	INLET DP-35b STA 0+59 RIM 5859.36 INVERT IN 5854.38 INVERT OUT 5853.78	5810
0+52.00	CROSS 8" WTM BTM STM=5854.20 TOP WTM=5852.50 CLEARANCE=1.7'	5805
1+94.41	PRECAST RCP CONCRETE BEND INV=5744.82	5800
2+10.10	WQ POND F FOREBAY SEE EARLY GRADING PLANS	5795
2+10.10	INV=5844.50	5800
2+10.10	FOREBAY FL=5743.80	5845
2+10.10		5840
2+10.10		5835
2+10.10		5830

STREET / STORM STM LATERAL 'A1'



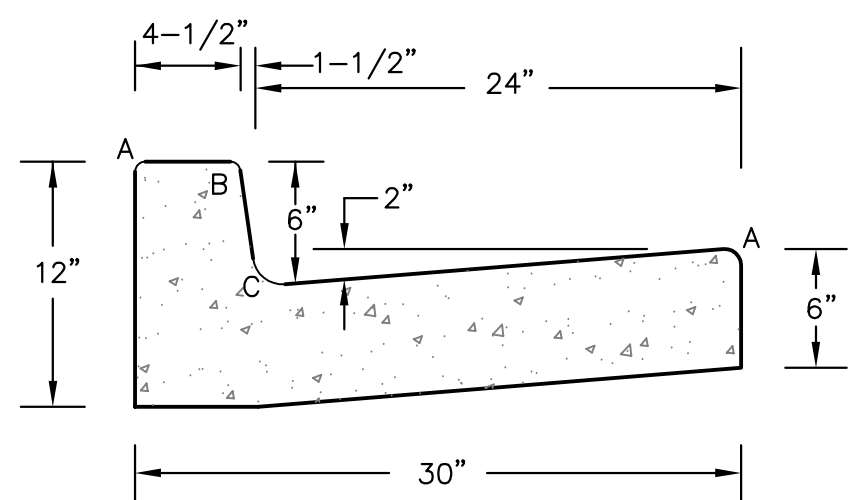
DATE:  
 JULY 27, 2022

PROJECT NO.  
 100.066

SHEET NUMBER  
 C7.2

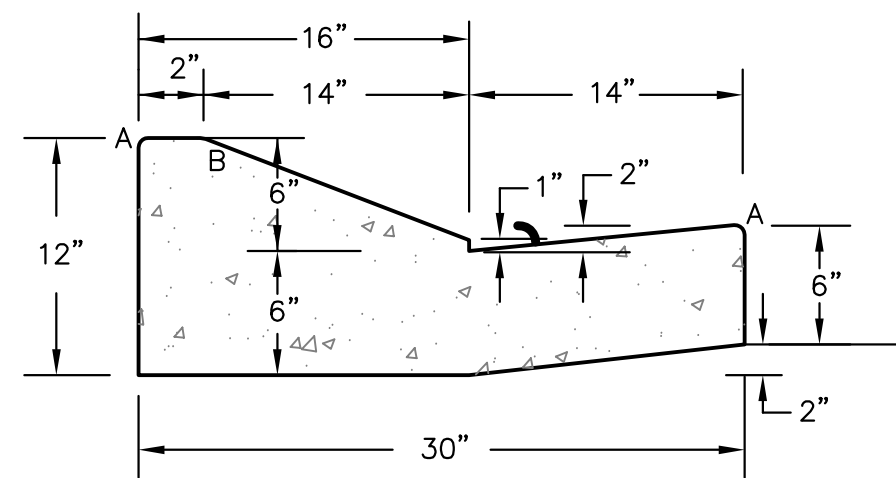
TOTAL SHEETS: 51





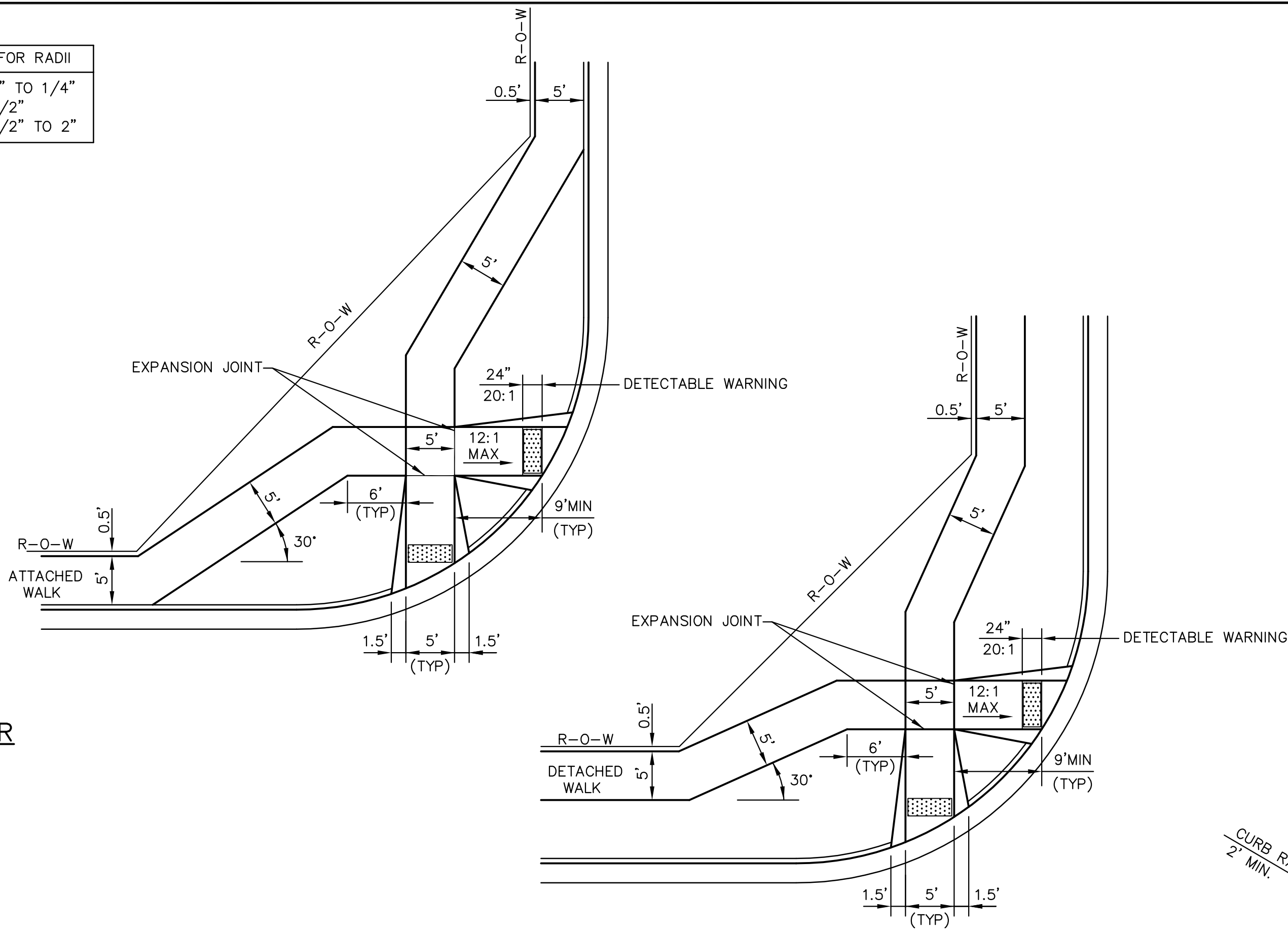
LENGTH FOR RADII	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

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

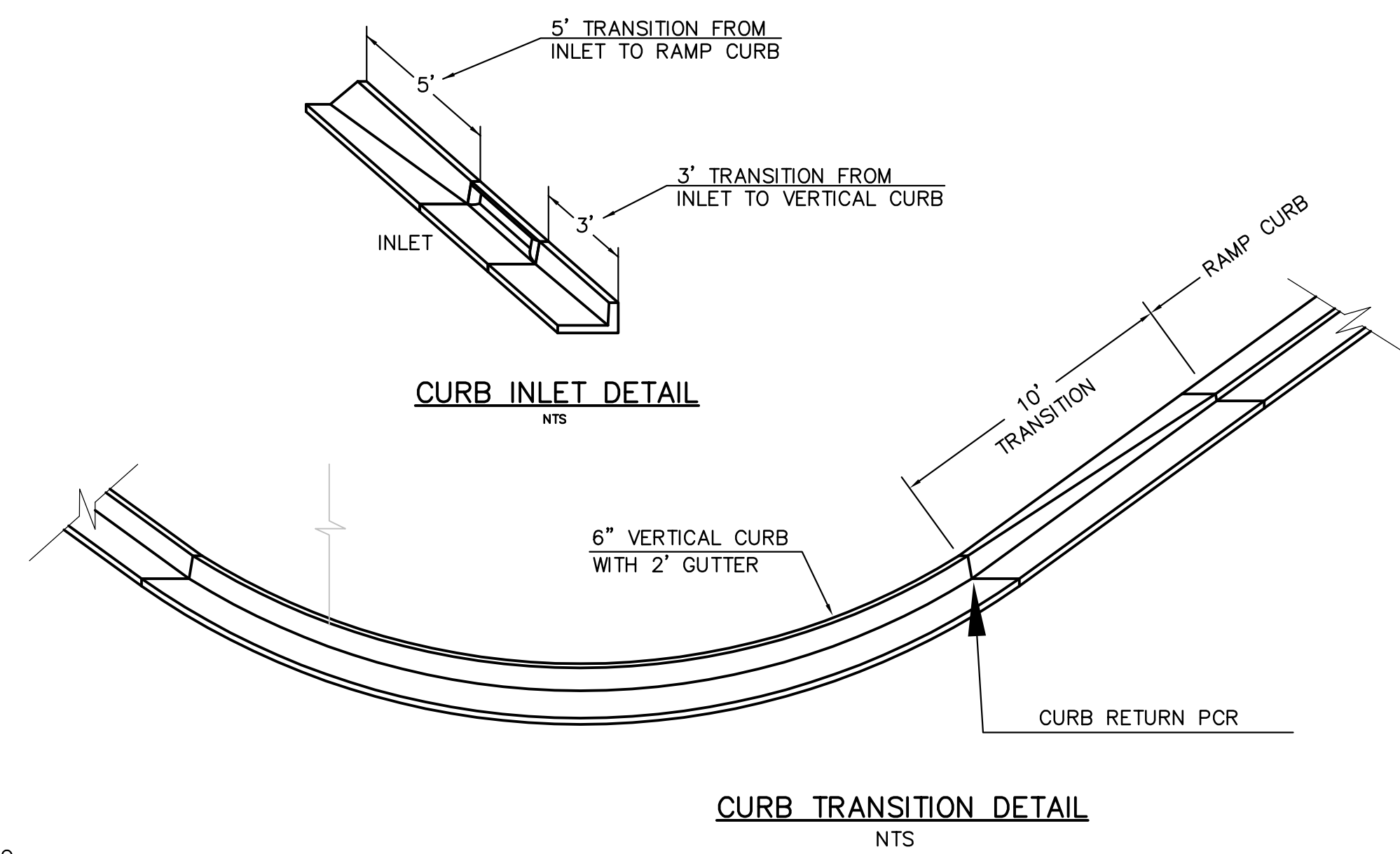


**TYPE 'C'**  
**OPTIONAL TYPE C RAMP CURB AND GUTTER**  
SCALE 1" = 1'

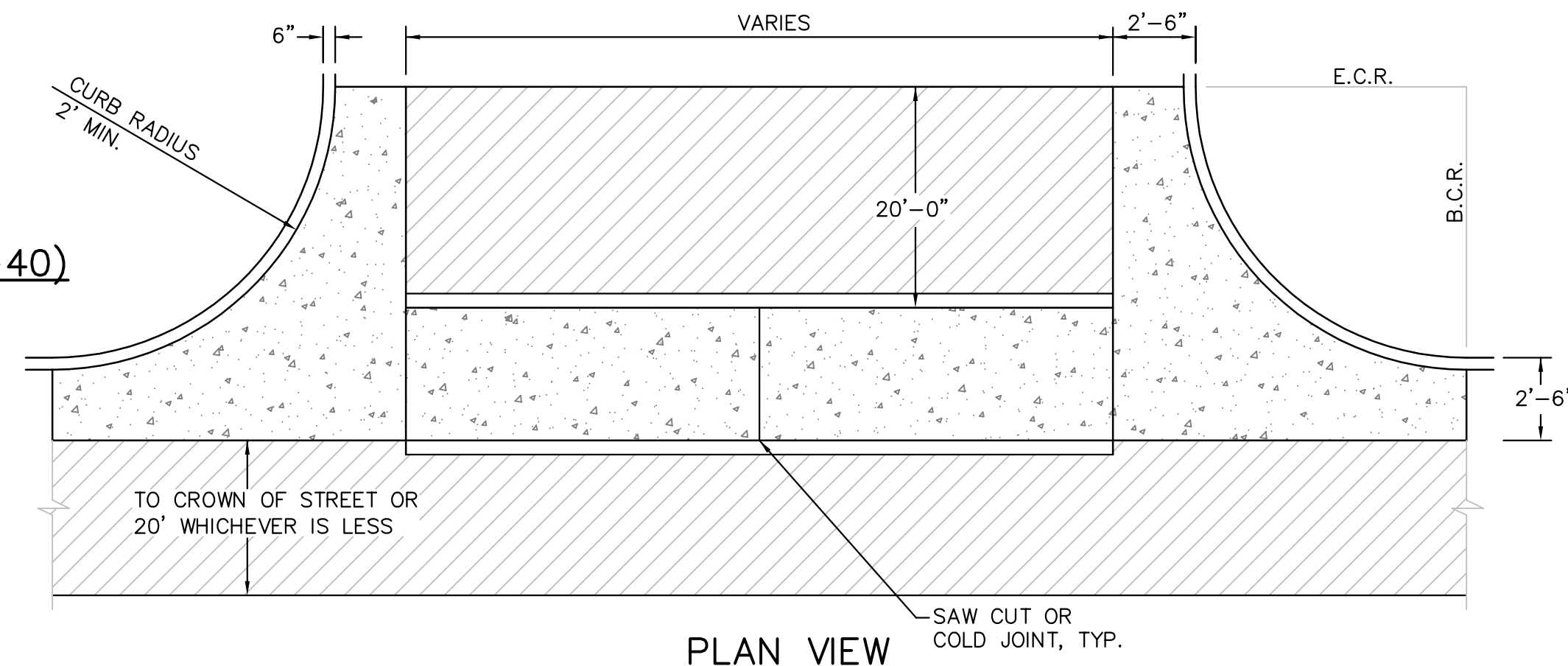
**CURB DETAILS (ECM SD 2-20)**



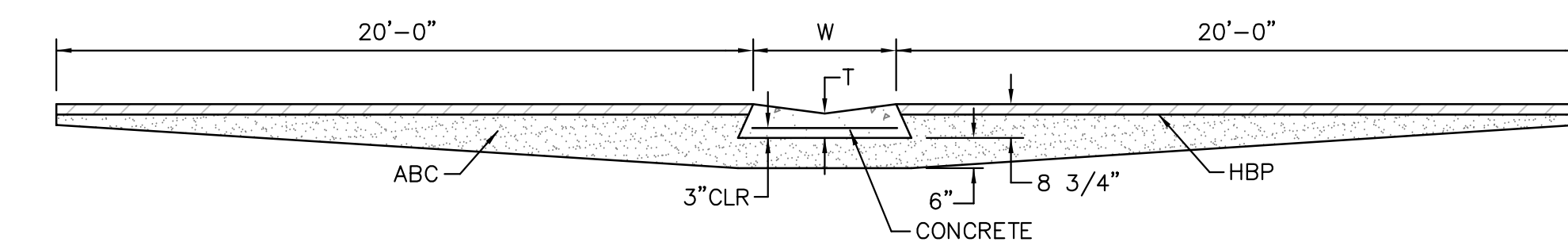
**PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD 2-40)**  
NO SCALE



**CURB TRANSITION DETAIL**  
NTS



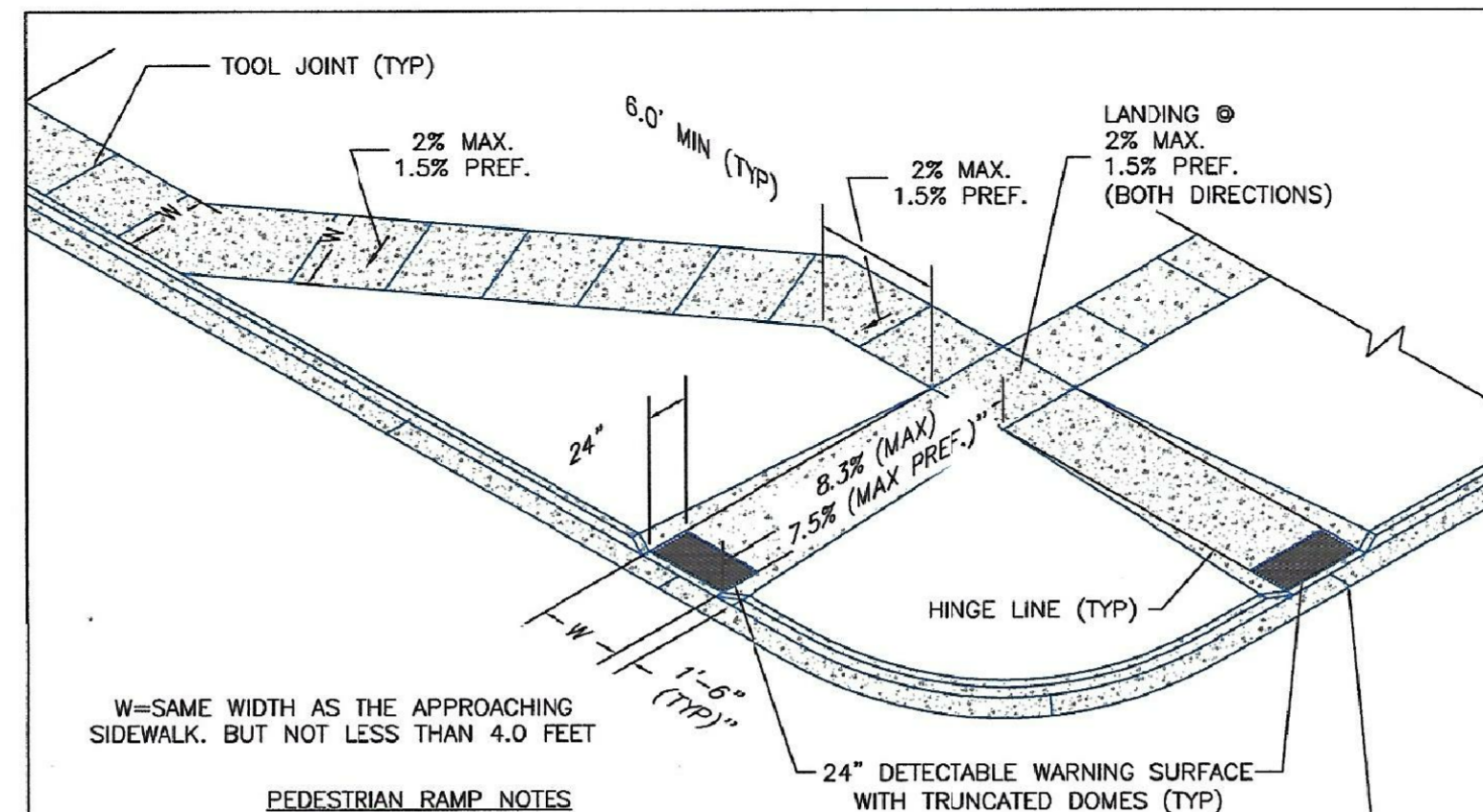
**PLAN VIEW**



**SECTION A - A**

**TYPICAL CROSSSPAN LAYOUT (ECM SD 2-26)**  
NO SCALE

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



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

**PEDESTRIAN RAMP NOTES**

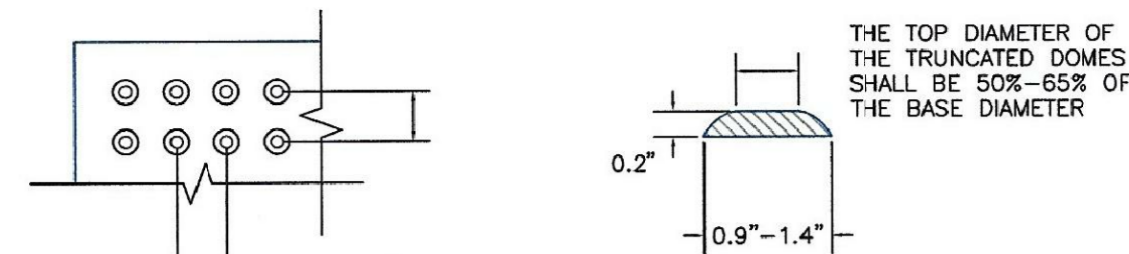
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
- 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 ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
- DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
- DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD 2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
- THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
- PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4" MINIMUM.
- 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.
- DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
- 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**

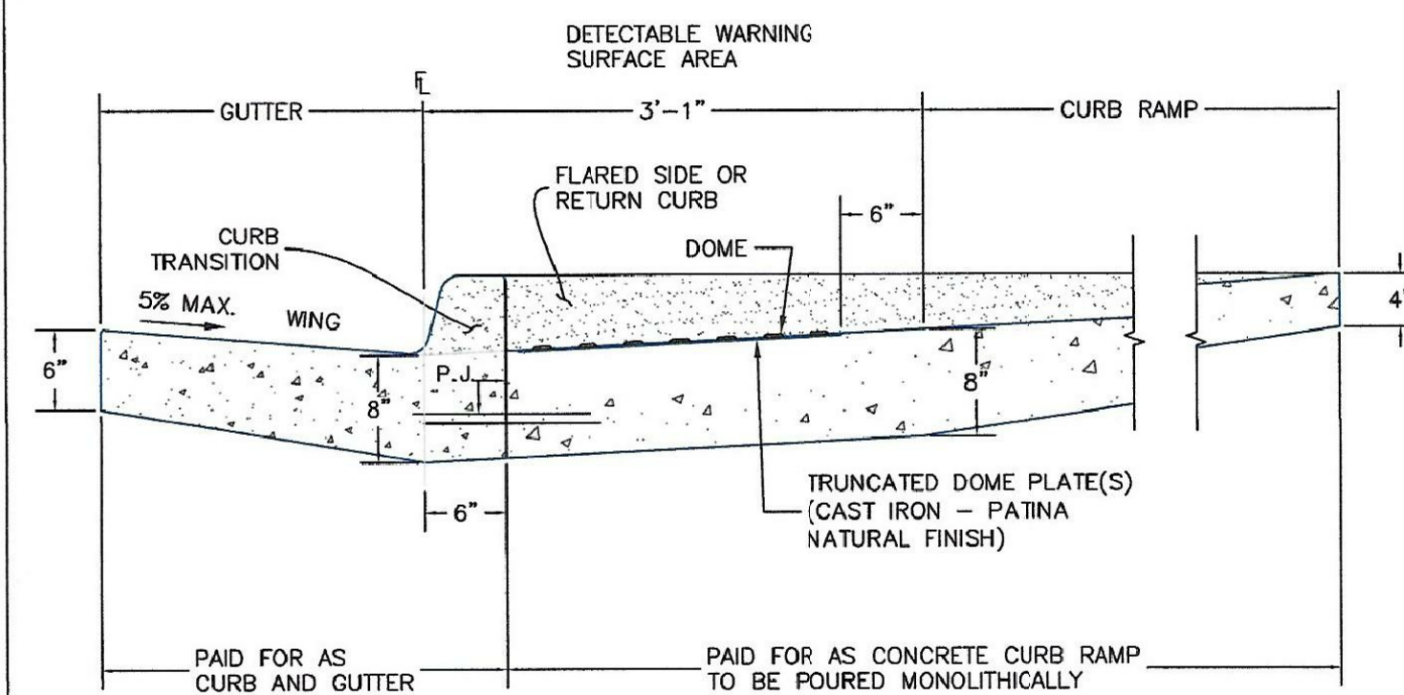
- WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
- PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS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

**TRUNCATED DOME DETAILS**



**DOMES SPACING**

**ELEVATION VIEW**



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

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

PAID FOR AS CURB AND GUTTER PAID FOR AS CONCRETE CURB RAMP TO BE POURED MONOLITHICALLY

DATE APPROVED: 6/23/20 Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	REVISION DATE: 6/23/20 FILE NAME: SD_2-41	DEPARTMENT OF PUBLIC WORKS
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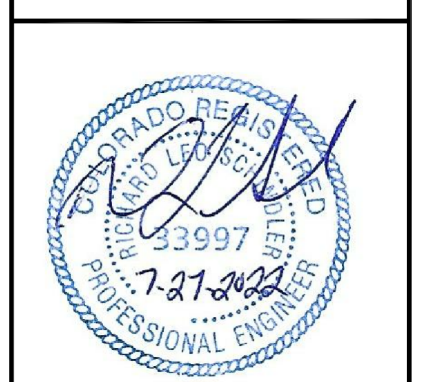
DATE APPROVED: 6/23/20 Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	REVISION DATE: 6/23/20 FILE NAME: SD_2-42	DEPARTMENT OF PUBLIC WORKS
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BURNSVILLE, MN 55306  
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EMAIL: rich@cegi.com

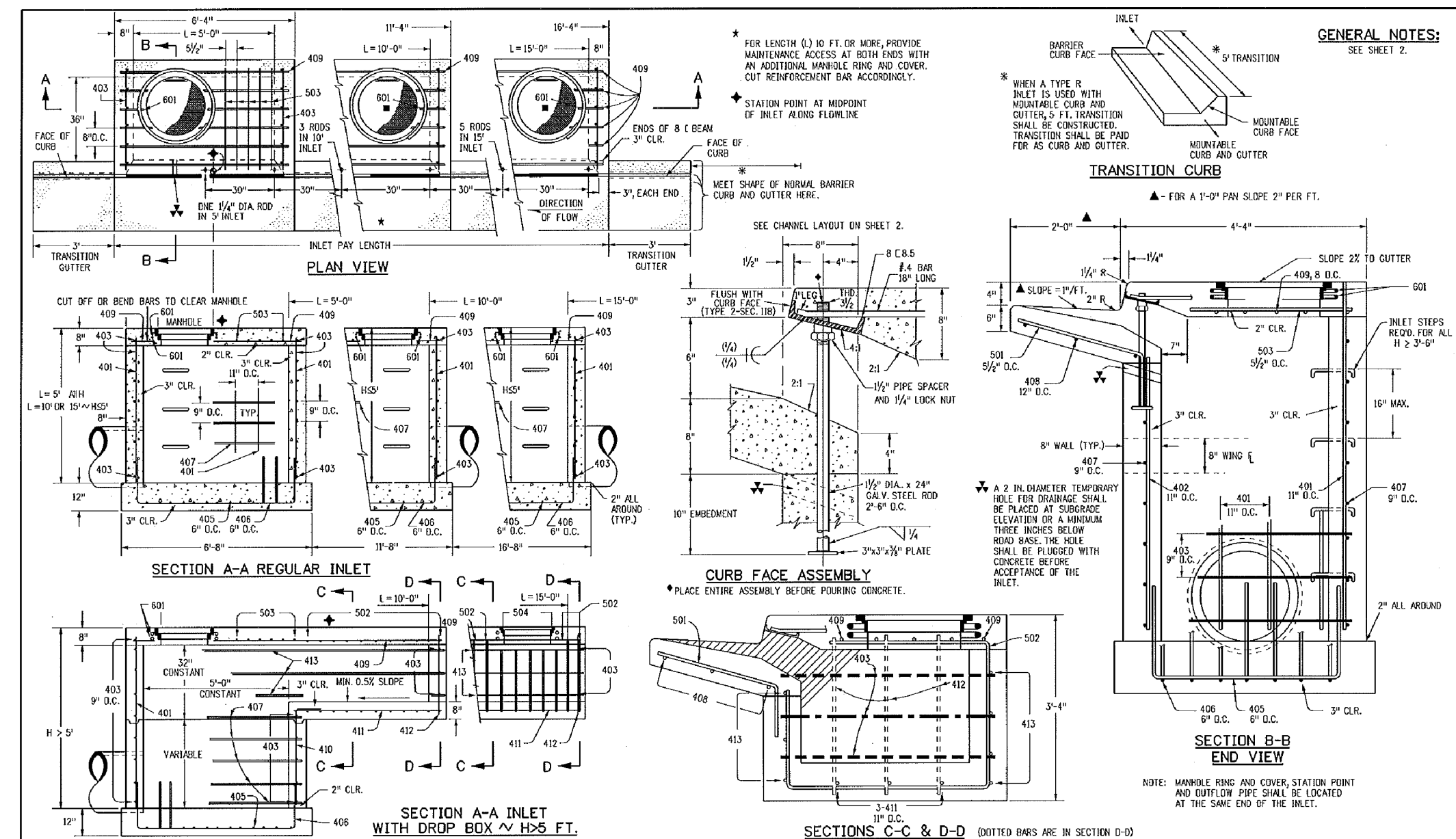
DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
PROJECT: **THE RIDGE AT LORSON RANCH FIL. NO. 1**  
212 N. WAHSATCH AVE. SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-2700  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

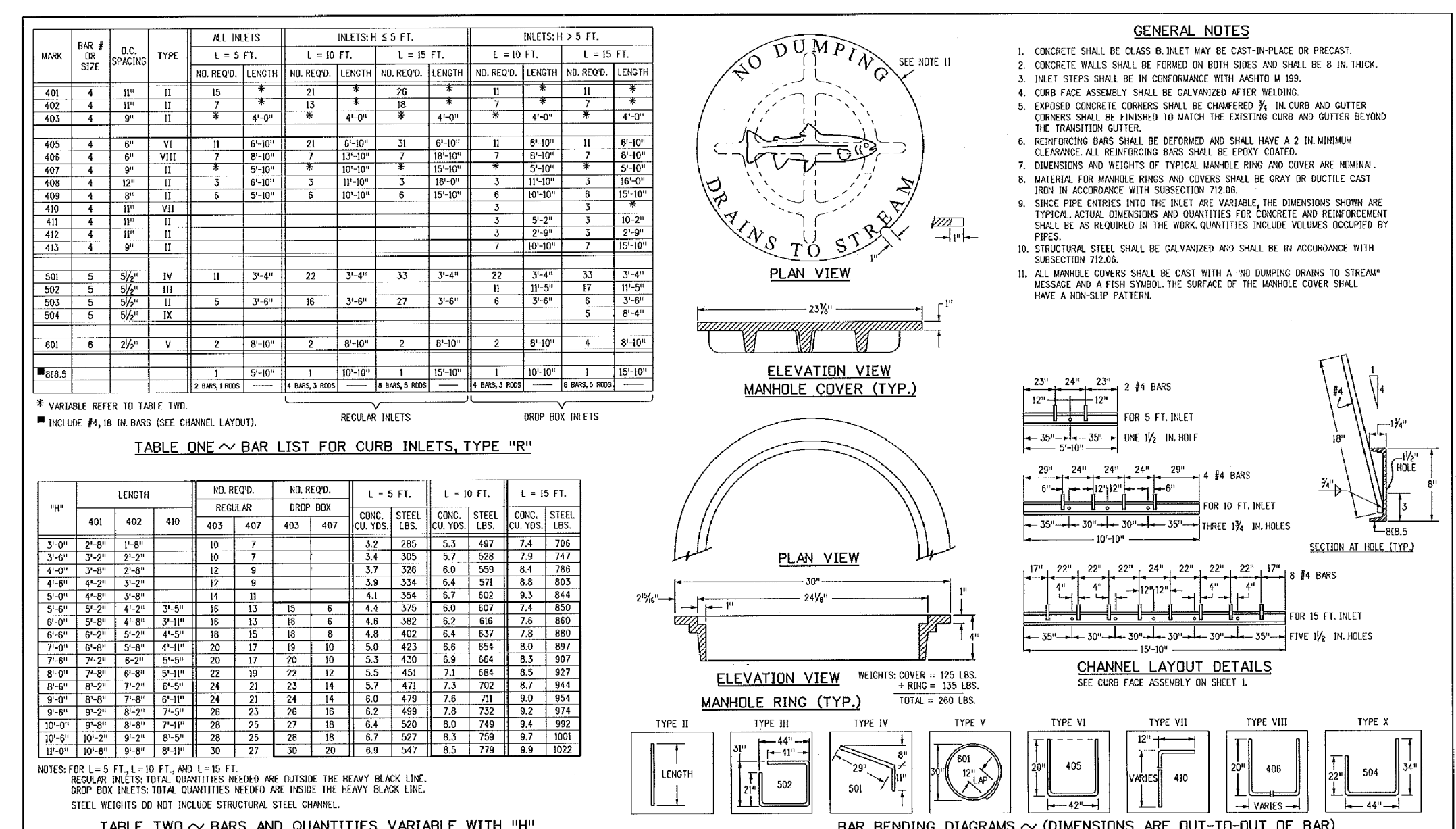
**ROADWAY DETAIL SHEET**



DATE: JULY 27, 2022
PROJECT NO. 100.066
SHEET NUMBER C10.1
TOTAL SHEETS: 51



Computer File Information Creation Date: 07/04/12 Last Modification Date: 07/04/12 Drawing File Name: SD3-1-2010.dwg CDO Ver: MicroStation V8	Sheet Revisions Date: _____ Comments: _____	Colorado Department of Transportation 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9820 Project Development Branch DD/LTA	CURB INLET TYPE R STANDARD PLAN NO. M-604-12 Sheet No. 1 of 2
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Computer File Information Creation Date: 07/04/12 Last Modification Date: 07/04/12 Drawing File Name: SD3-1-2010.dwg CDO Ver: MicroStation V8	Sheet Revisions Date: _____ Comments: _____	Colorado Department of Transportation 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9820 Project Development Branch DD/LTA	CURB INLET TYPE R STANDARD PLAN NO. M-604-12 Sheet No. 2 of 2
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**CORE ENGINEERING GROUP**  
15006 151st AVE. S.E.  
PLUMMER, CO. 80456  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegl.com

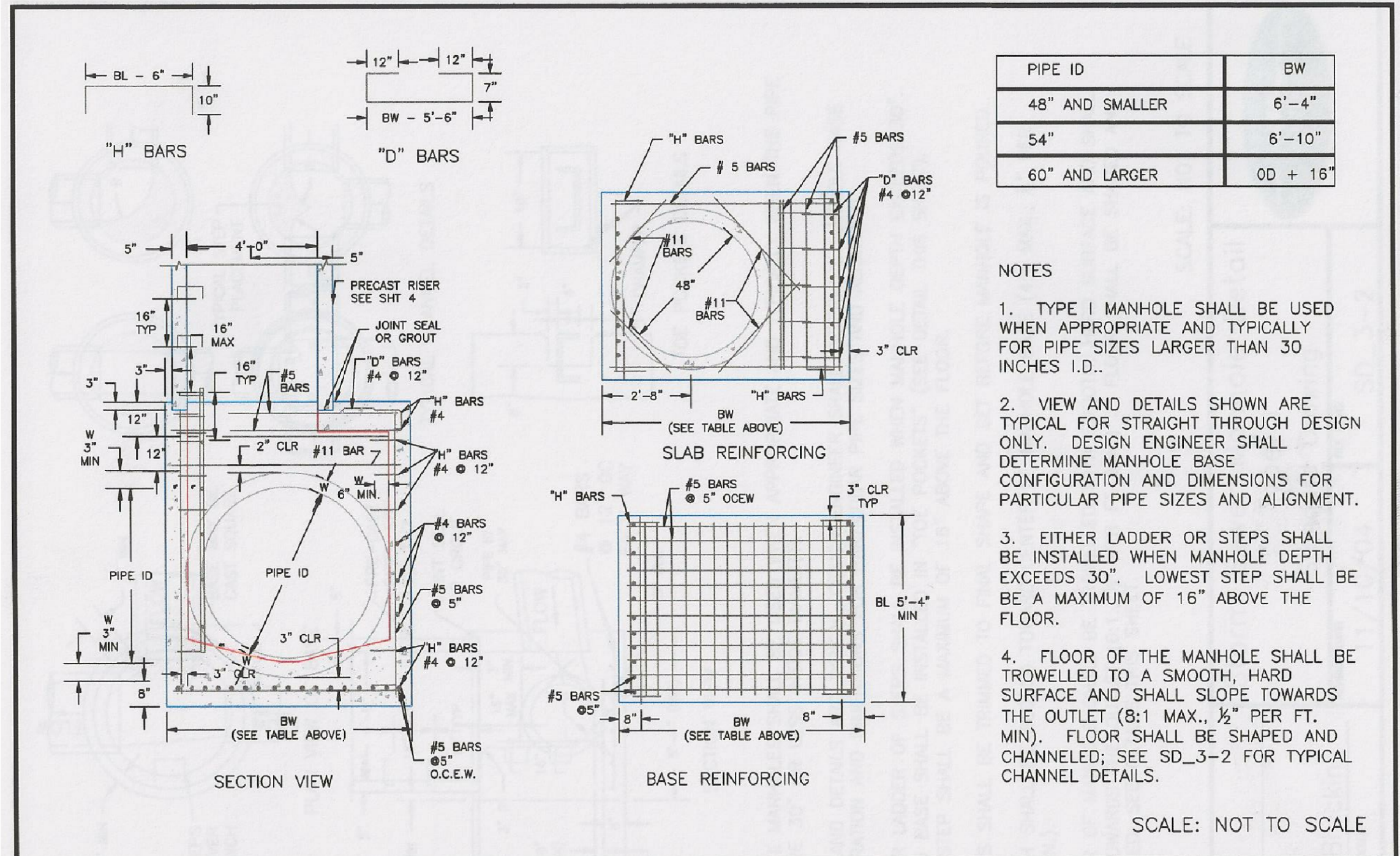
PREPARED FOR:  
**LORSON, LLC**  
212 N. WAHSATCH AVE. SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

PROJECT:  
**THE RIDGE AT LORSON**  
RANCH FIL NO. 1  
RYLAND BLVD. WALLACE DR  
COLORADO SPRINGS, COLORADO

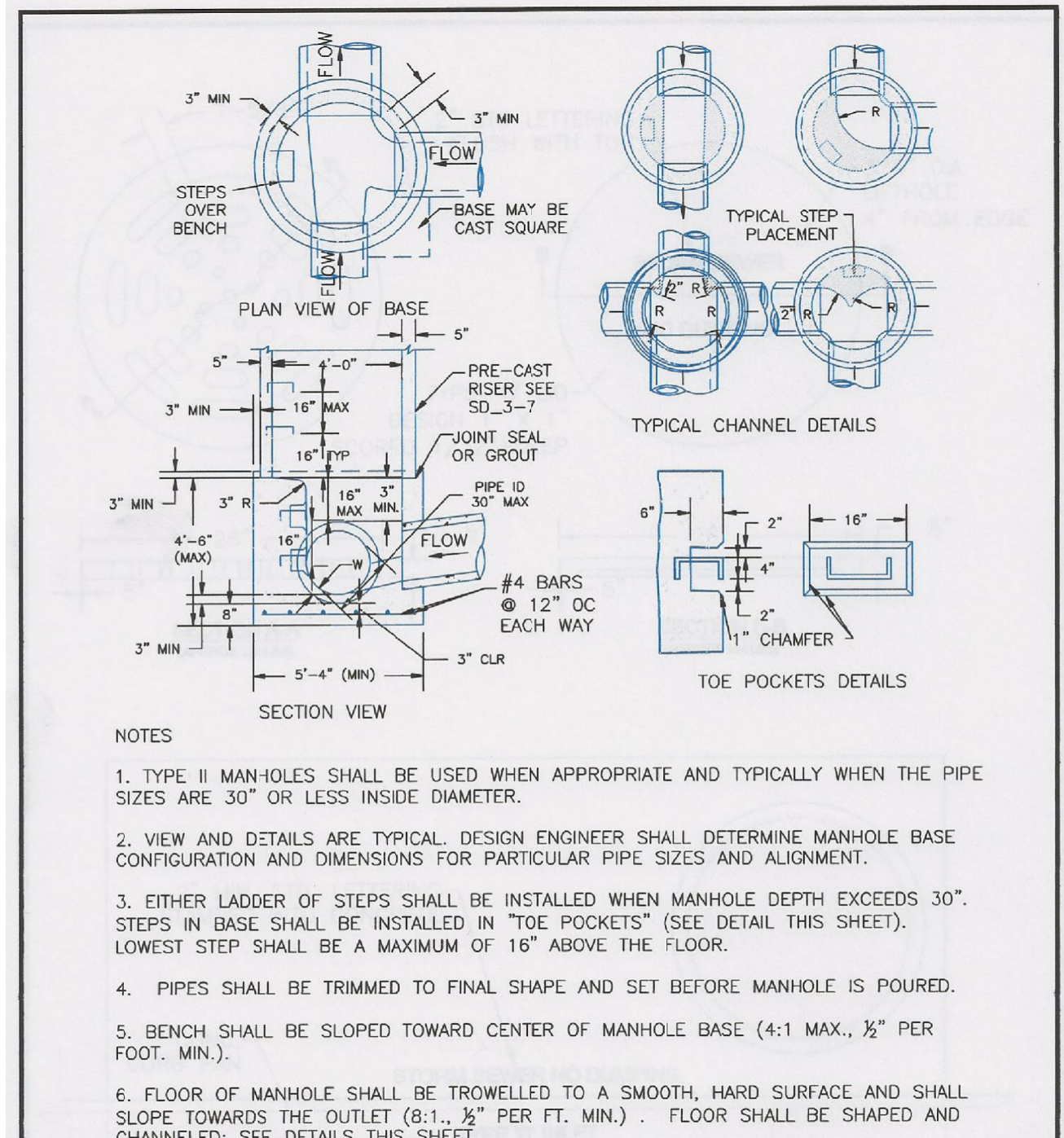
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**STORM SEWER DETAILS**

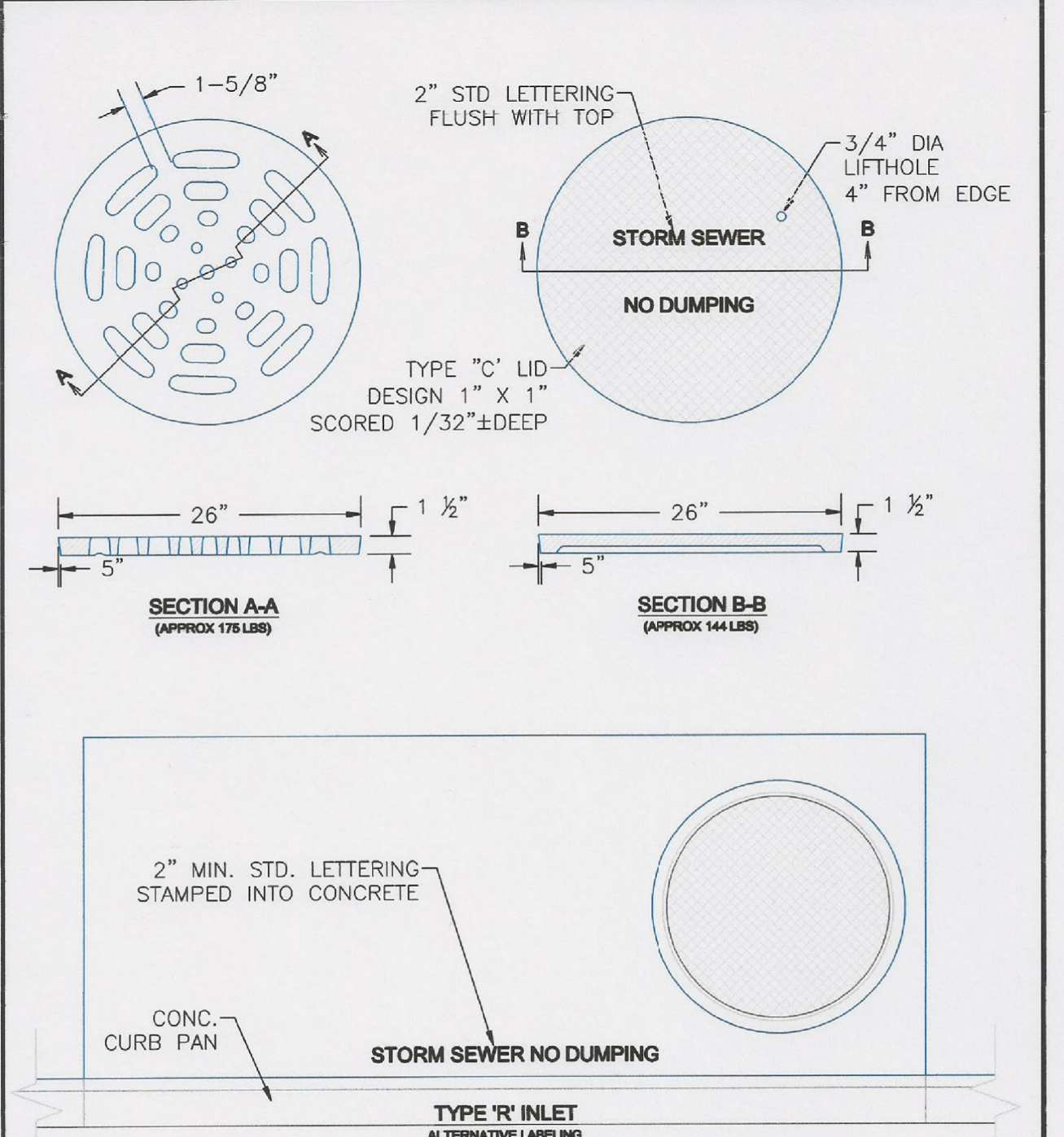
DATE: JULY 27, 2012  
PROJECT NO. 100.066  
SHEET NUMBER C10.2  
TOTAL SHEETS: 51



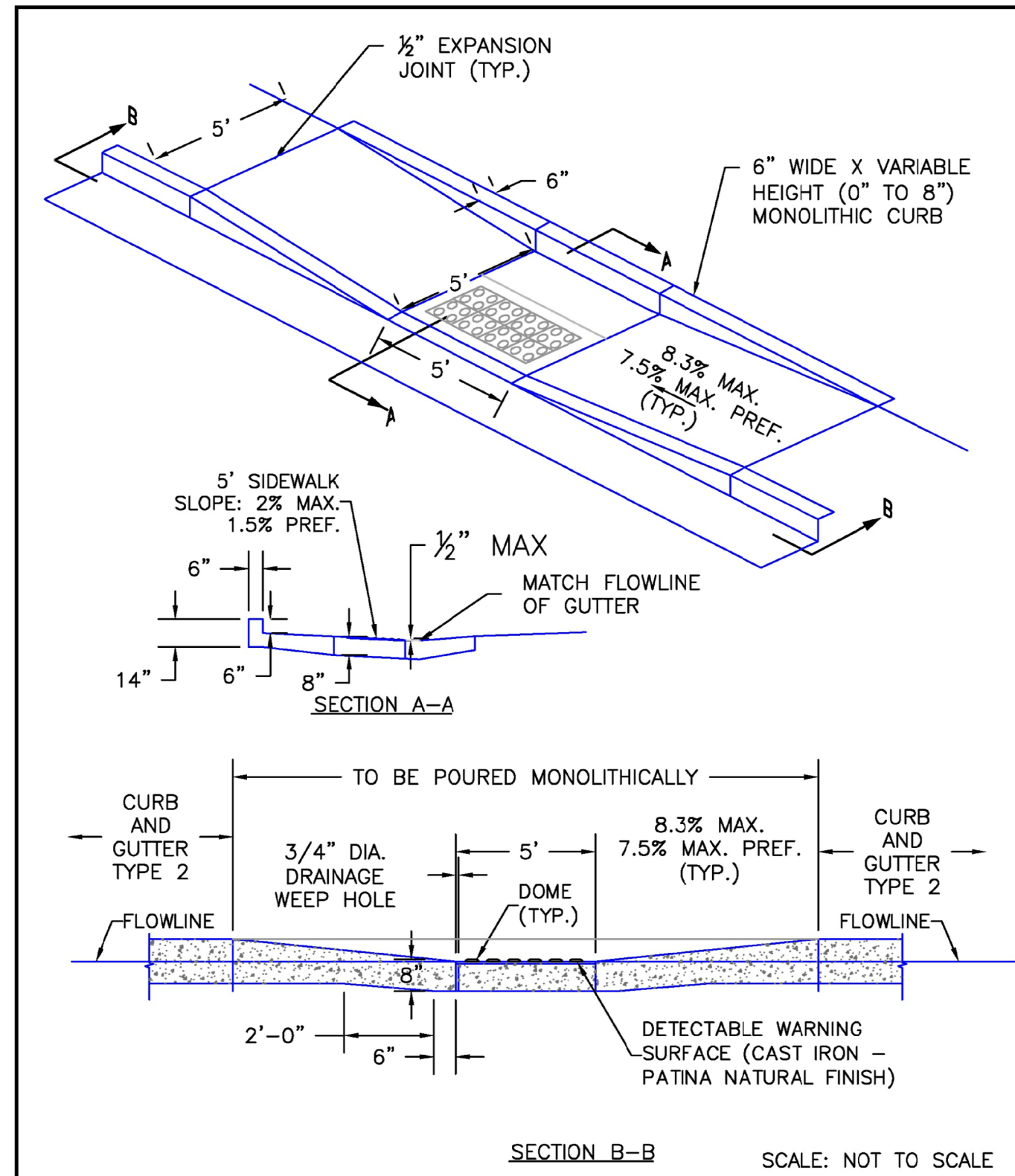
DATE APPROVED: 7/9/09 André Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Detail Type I Standard Drawing REVISION DATE: 7/9/09 FILE NAME: SD_3-1	FL PASO COUNTY DEPARTMENT OF TRANSPORTATION
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DATE APPROVED: 11/10/04 André P. Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Detail Type II Standard Drawing REVISION DATE: 11/10/04 FILE NAME: SD_3-2	FL PASO COUNTY DEPARTMENT OF TRANSPORTATION
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DATE APPROVED: 9/16/10 André P. Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Details Standard Drawing REVISION DATE: 9/16/10 FILE NAME: SD_3-5	FL PASO COUNTY DEPARTMENT OF TRANSPORTATION
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DATE APPROVED: 6/23/20	DEPARTMENT OF PUBLIC WORKS Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-50	
Parallel Pedestrian Curb Ramp Detail Standard Drawing				

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DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 PREPARED FOR:  
**LORSON, LLC**  
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 COLORADO SPRINGS, COLORADO 80903  
 (719) 635-7200  
 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:  
JULY 27, 2022

PROJECT NO.  
100.066

SHEET NUMBER  
C10.3

TOTAL SHEETS: 51