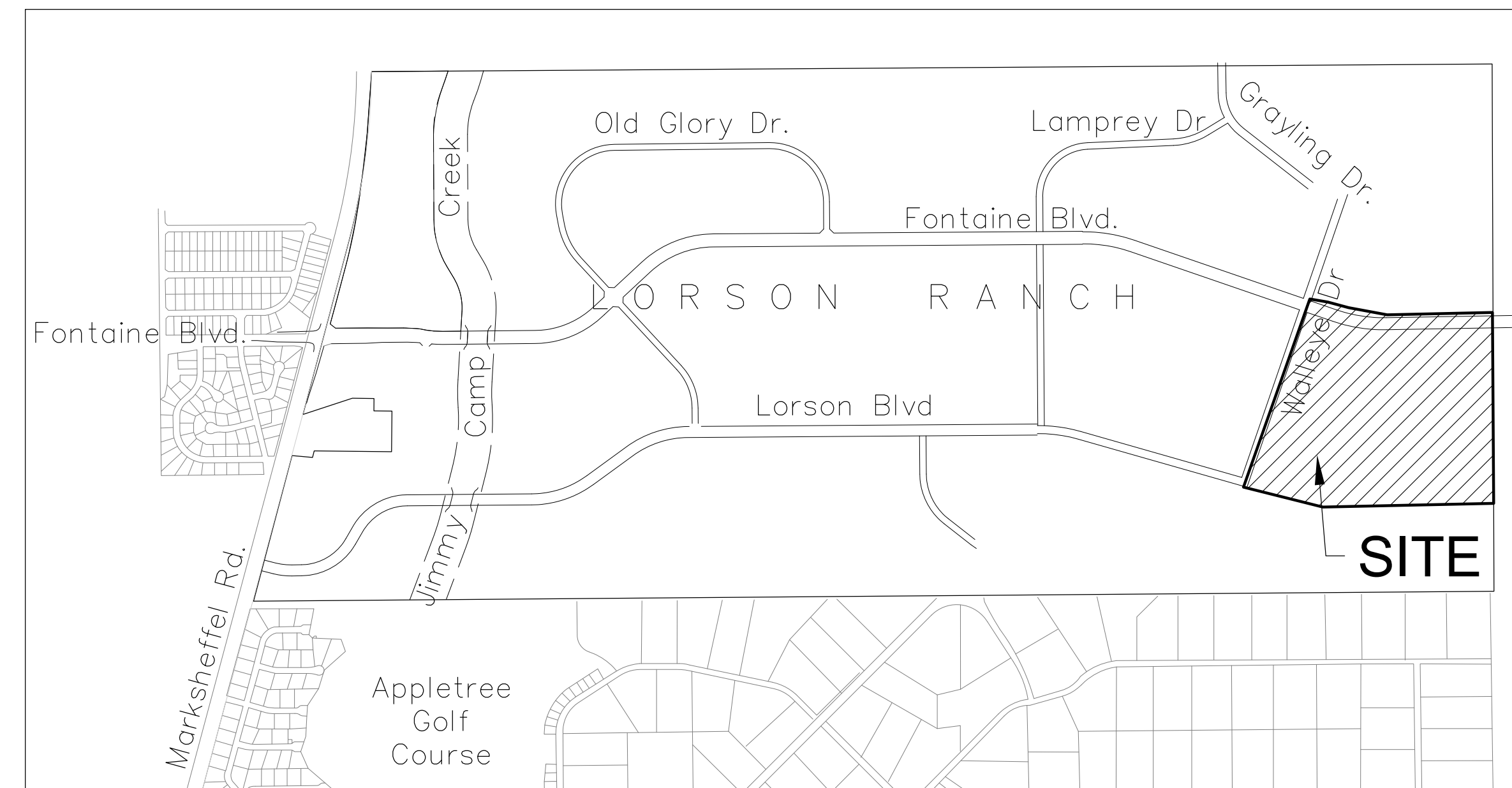
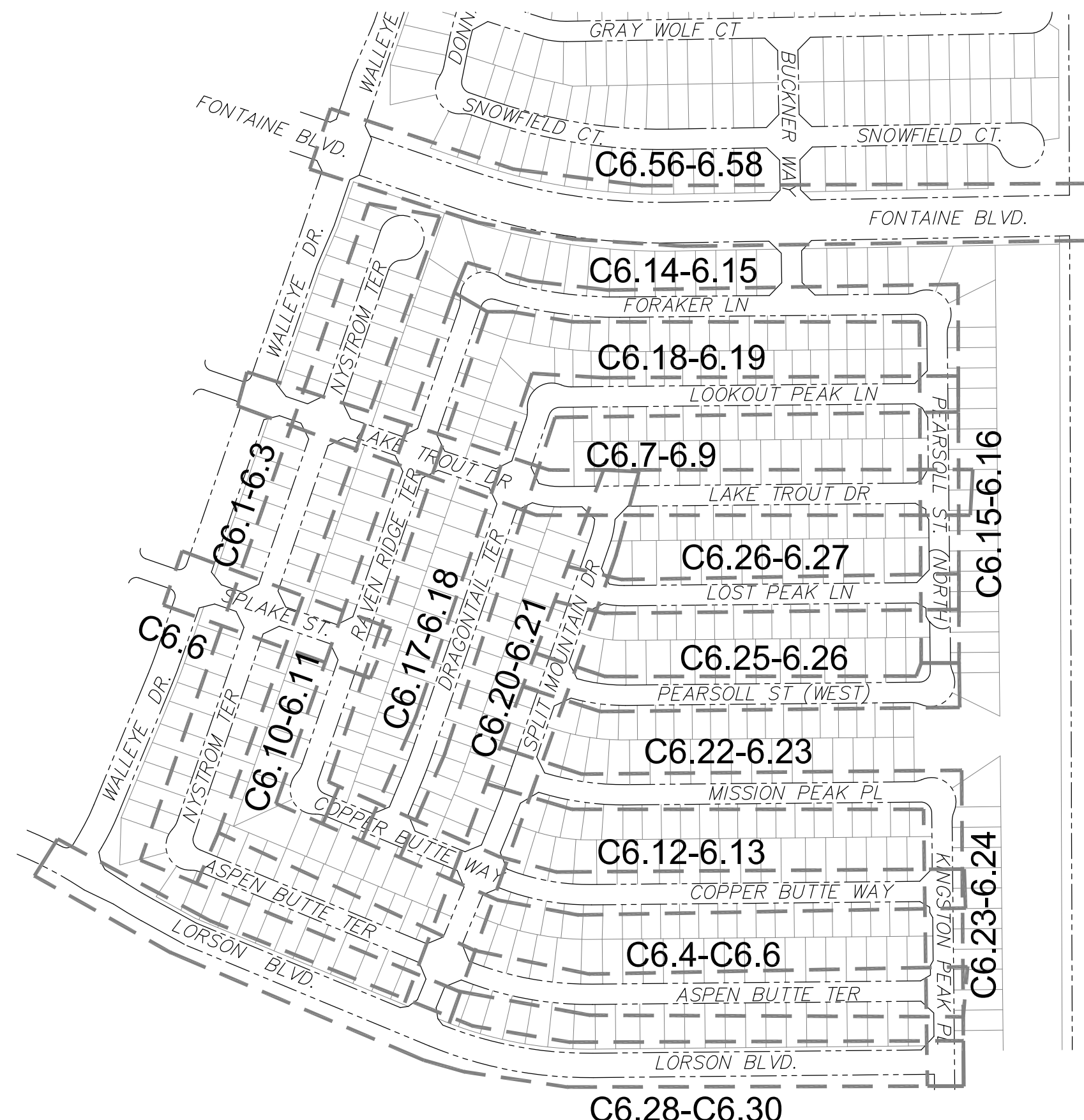


CONSTRUCTION PLANS  
FOR  
**THE RIDGE AT LORSON RANCH FILING NO. 1**  
STREET & STORM SEWER CONSTRUCTION PLANS



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



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.

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 \_\_\_\_\_ DATE NOV, 2021

TITLE MANAGER

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

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719-570-1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceng1.com

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

DATE: NOV, 2021  
PROJECT NO: 100.066  
SHEET NUMBER: C0.1  
TOTAL SHEETS: 49

**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.

**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-O --- PROPOSED WATERMAIN
- SS-8 --- EXISTING SANITARY SEWER
- SS-8 --- 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

**CONSTRUCTION APPROVAL**

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

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUALS VOLUME 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED. IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE TWO YEARS THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION

JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR DATE  
CONDITIONS: FOR STORM SEWER CONSTRUCTION ONLY

**ENGINEER'S APPROVAL**

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

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

Does not match sheet # in sheet index table

SF-22-004

SF 21-00X



**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 TIED 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 EQUIL JOINT GASKET FOR ALL RCP STORM SEWER JOINTS

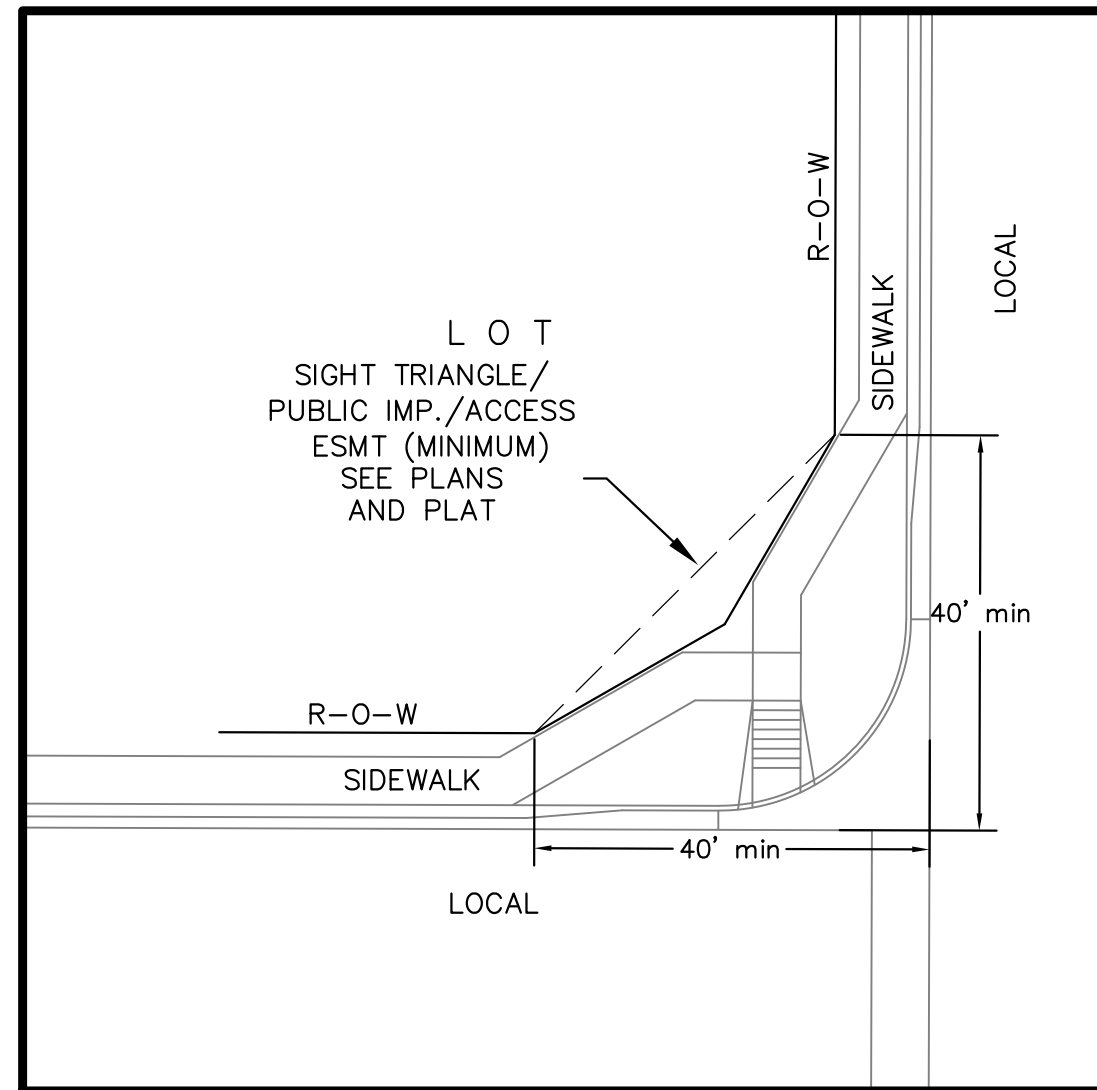
**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55306  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

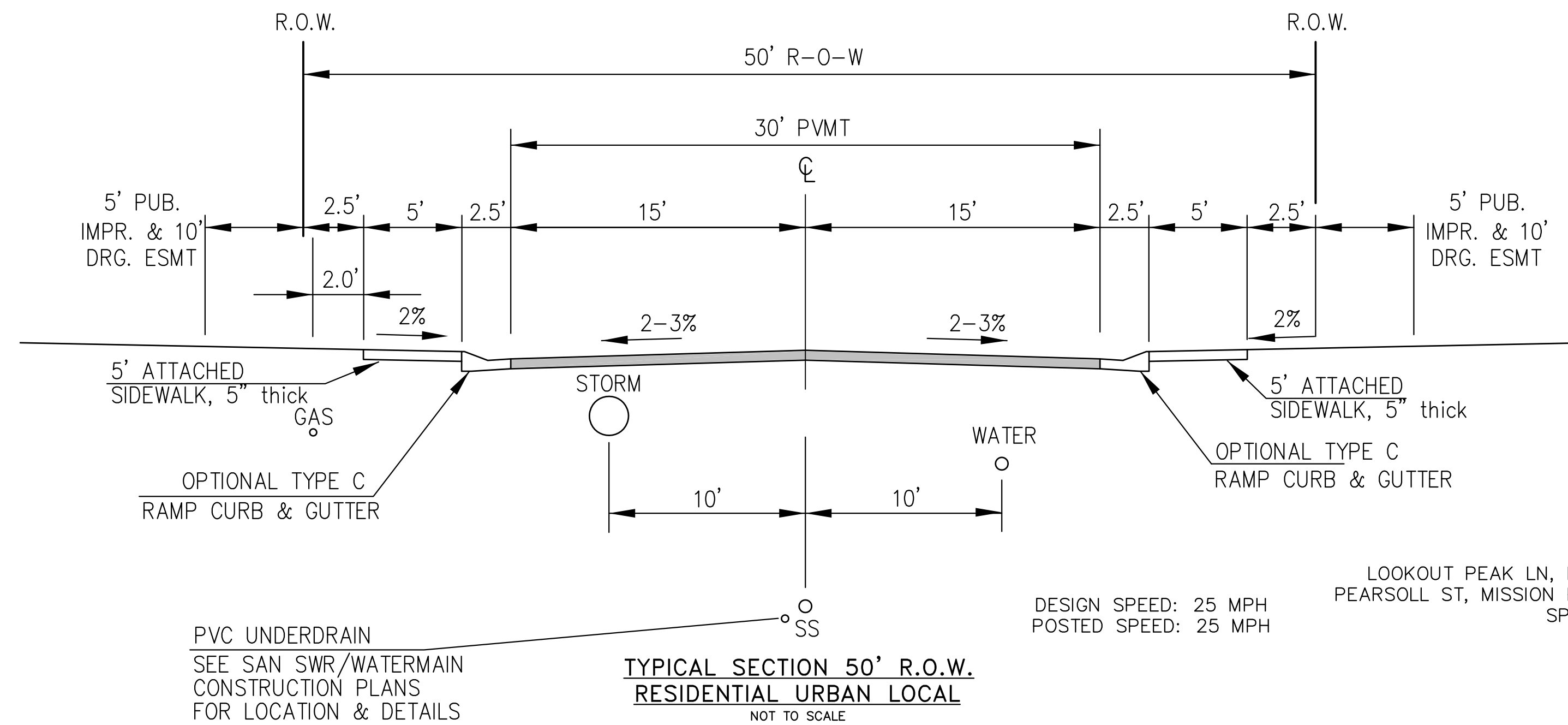
**THE RIDGE AT LORSON RANCH FIL NO. 1  
 STREET / STORM SEWER  
 NOTES**

DATE:  
 NOV, 2021  
 PROJECT NO.  
 100.066  
 SHEET NUMBER  
 C1.2  
 TOTAL SHEETS: 49



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

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



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

DESIGN SPEED: 25 MPH  
POSTED SPEED: 25 MPH

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

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

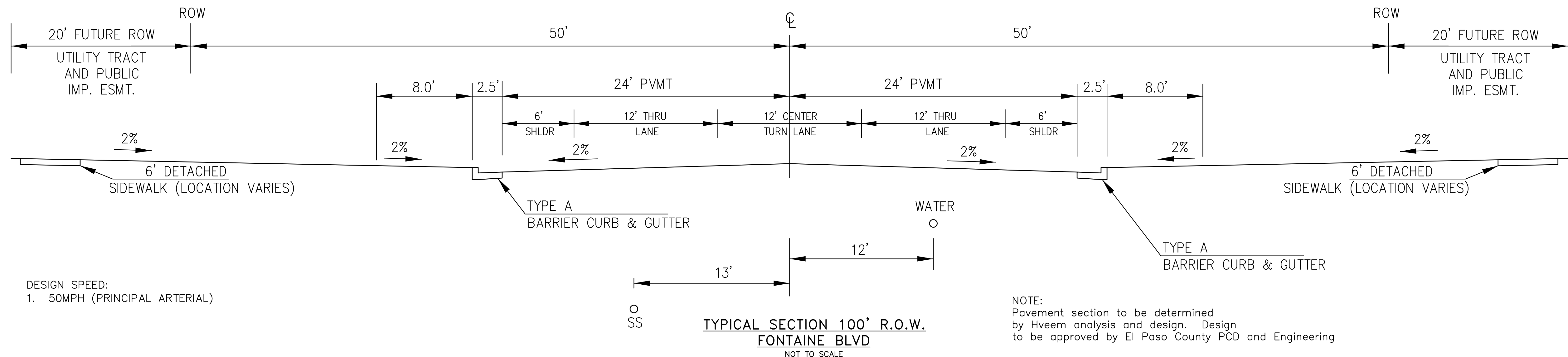
DESIGN SPEED: 40 MPH  
POSTED SPEED: 35 MPH

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

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 PCD Engineering



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

DESIGN SPEED:  
1. 50MPH (PRINCIPAL ARTERIAL)

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

**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

TYPICAL SECTIONS

DATE:  
NOV, 2021

PROJECT NO.  
100.066

SHEET NUMBER  
C1.3

TOTAL SHEETS: 49



WALLEYE DR STA 14+34.10 =  
LAKE TROUT DR STA 10+74.26

NYSTROM STA 5+37.00 =  
LAKE TROUT DR STA 12+51.26

WALLEYE DR STA 9+44.10 =  
SPLAKE ST STA 16+39.46

NYSTROM STA 10+27.00 =  
SPLAKE ST STA 18+16.46

FONTAINE BLVD STA 202+45.76  
WALLEYE DR STA 20+82.59

SPLAKE ST STA 20+61.46 =  
RAVEN RIDGE STA 8+59.46

SPLIT MTN STA 5+00.92 =  
PEARSOLL STA 0+25.99

LAKE TROUT DR STA 19+68.87 =  
SPLIT MTN STA 0+25.00

PEARSOLL STA 18+73.84 =  
LOST PEAK STA 9+02.15

N. PEARSOLL STA 20+45.88 =  
W. PEARSOLL STA 10+36.46

BUCKNER STA 7+09.02 =  
FORAKER STA 8+30.70

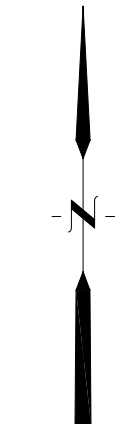
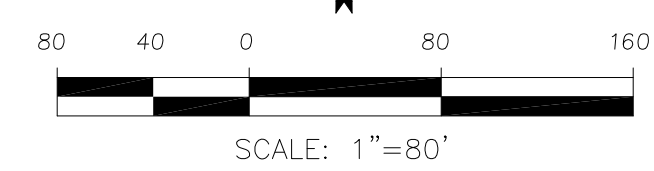
BUCKNER STA 5+00.00 =  
FONTAINE BLVD STA 213+72.64

PEARSOLL STA 13+83.84 =  
LOOKOUT PEAK STA 21+18.04

PEARSOLL STA 16+28.84 =  
LAKE TROUT DR STA 27+90.28

SNOWFIELD STA 21+92.70 =  
BUCKNER STA 3+15.00

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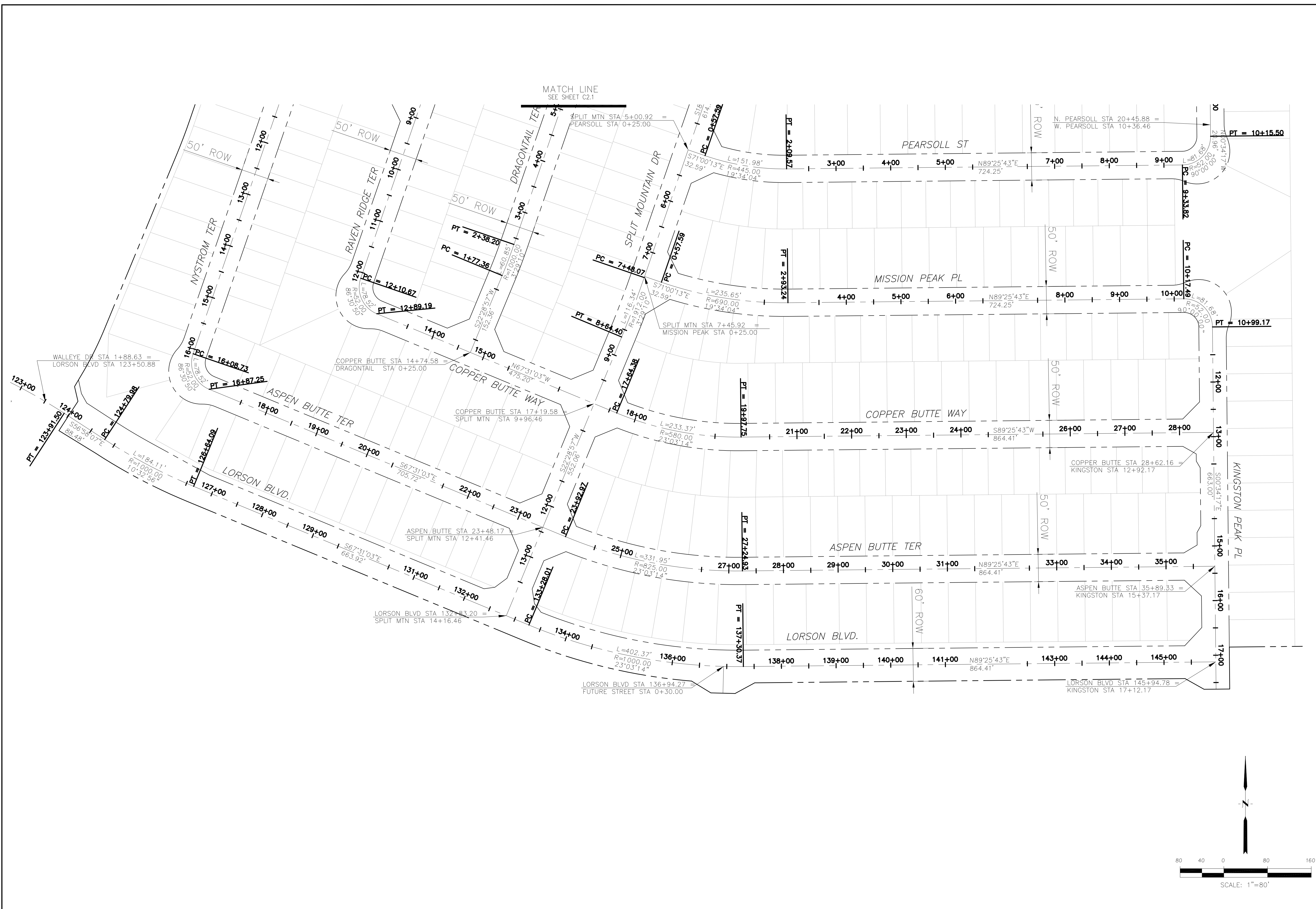
PROJECT: THE RIDGE AT LORSON RANCH FIL NO. 1  
FORAINE BLVD, WALLEYE DR, COLORADO SPRINGS, COLORADO

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

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

DATE: NOV, 2021  
PROJECT NO. 100.066  
SHEET NUMBER C2.1  
TOTAL SHEETS: 49





**CORE**  
**ENGINEERING GROUP**  
 15004 1ST AVENUE S,  
 BIRCHWOOD, 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 WALLEY DR, WALLEY DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

DATE:  
 NOV, 2021

PROJECT NO.  
 100.066

SHEET NUMBER  
**C2.2**

TOTAL SHEETS: 49



include sizes for all signs.

SEE SHEET C5.3

SEE CDR 20-007  
FOR PAINT STRIPES,  
TURN ARROWS

SEE CDR 20-007  
FOR  
SIGNING/STRIPING  
PLANS

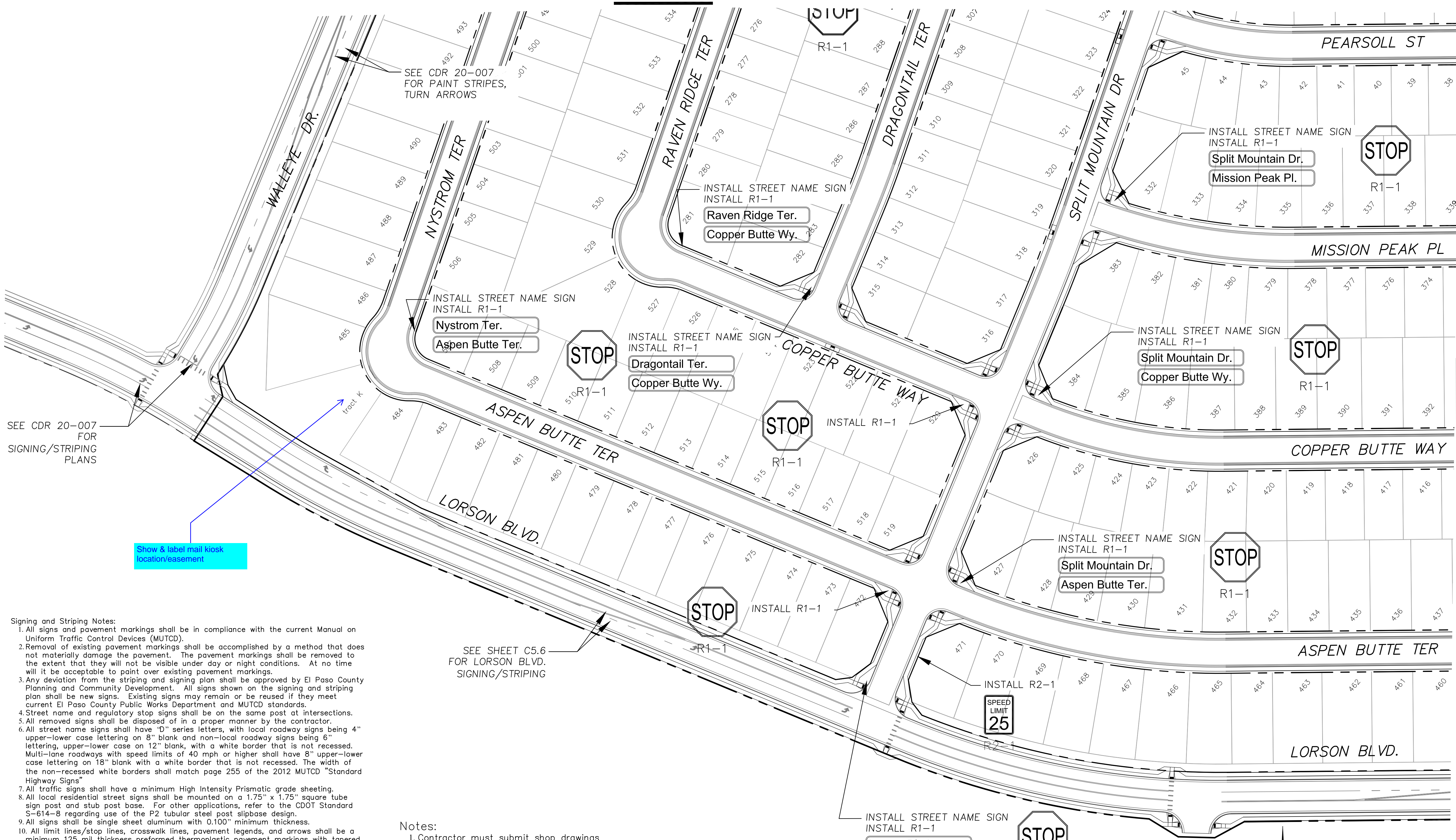
Show & label mail kiosk  
location/easement

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

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

SEE SHEET C5.2



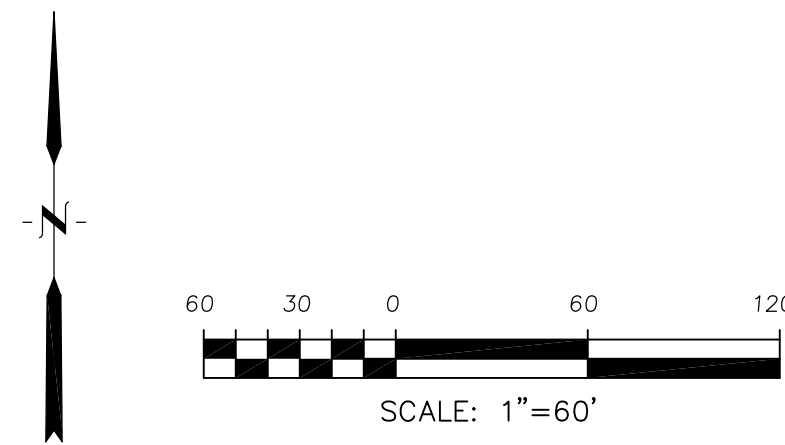
**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S.  
P.O. BOX 1100  
PRIMROSE, CO 80803  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@eg1.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_  
PROJECT FOR: **THE RIDGE AT LORSON RANCH FIL. NO. 1**  
RANCH FIL. NO. 1  
RANGE 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

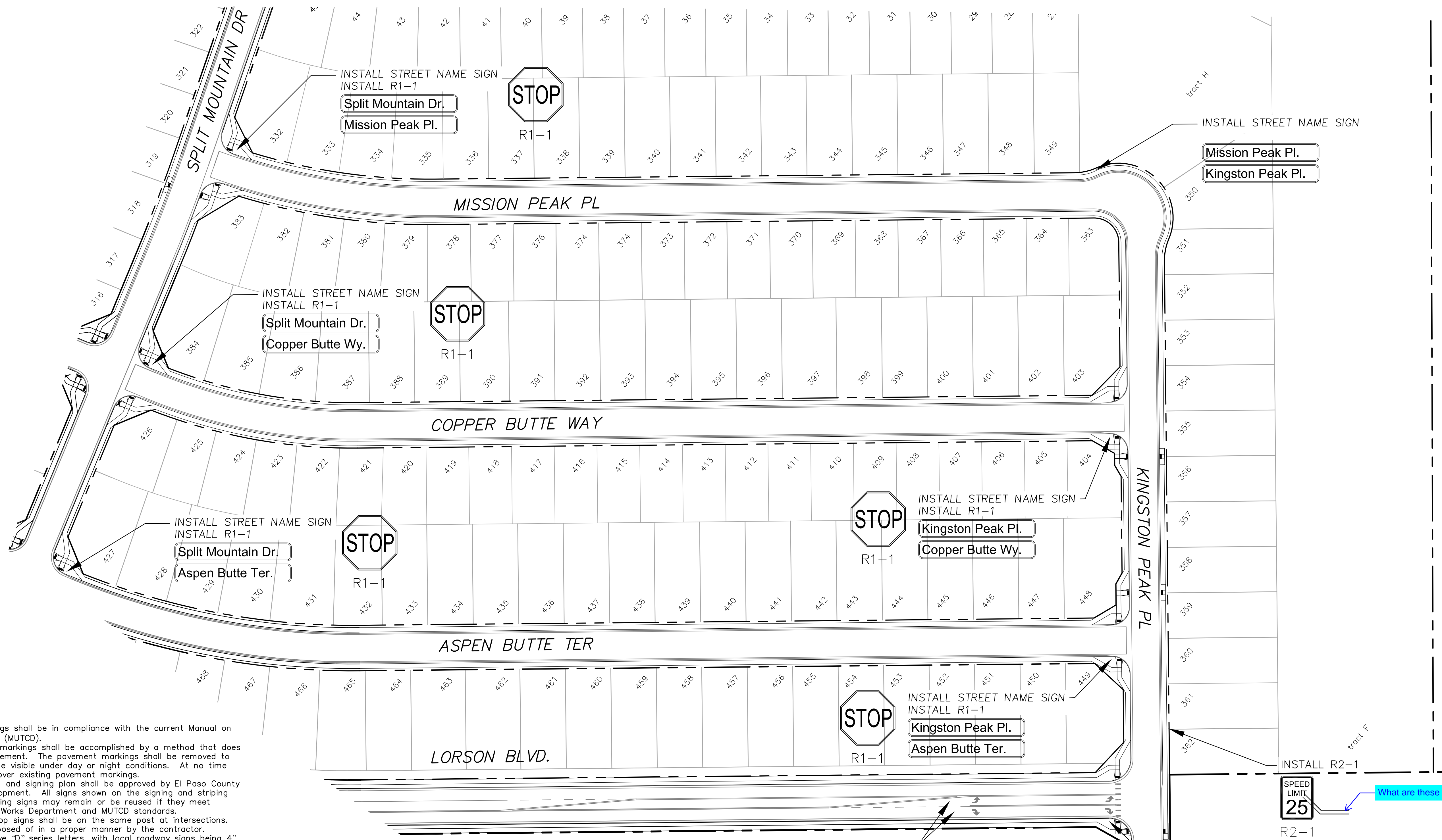
**SIGNING AND STRIPING PLAN**  
**THE RIDGE AT LORSON RANCH FIL. NO. 1**

DATE:  
NOV, 2021  
PROJECT NO.  
100.066  
SHEET NUMBER  
C5.1  
TOTAL SHEETS: 49





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.
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  - Street name and regulatory stop signs shall be on the same post at intersections.
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  - 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".
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**Notes:**  
 1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs

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



R2-1

What are these lines?

INSTALL STREET NAME SIGN  
 INSTALL R1-1  
 Lorson Blvd.  
 Kingston Peak Pl.



R1-1

(6" LETTERS ON 12" PLATE)



SCALE: 1"=60'

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE, S.  
 PARKER, CO. 80138  
 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  
 PROJECT: **THE RIDGE AT LORSON RANCH FIL. NO. 1**  
 TRACT H, WALKER DR, 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: NOV, 2021  
 PROJECT NO: 100.066  
 SHEET NUMBER: C5.2  
 TOTAL SHEETS: 49



SEE SHEET C5.5

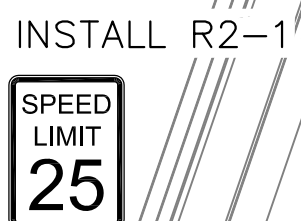


R1-1  
INSTALL R1-1



R1-1  
INSTALL R1-1

EXISTING STREET NAME SIGN  
SEE SF 21-010



R2-1

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



R1-1

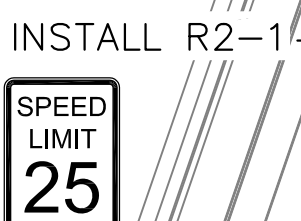


R1-1  
INSTALL R1-1



R1-1  
INSTALL R1-1

EXISTING STREET NAME SIGN  
SEE SF 21-010



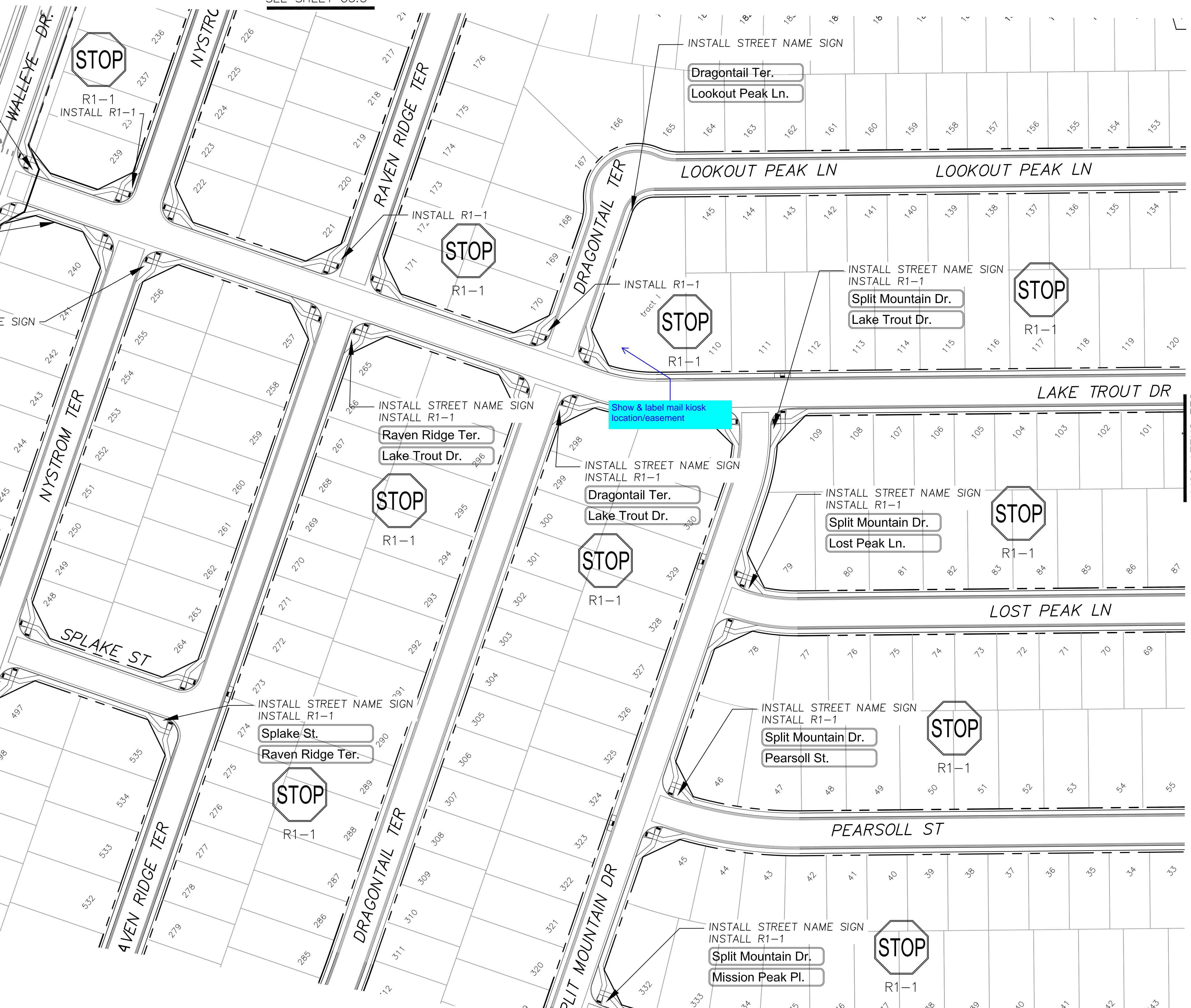
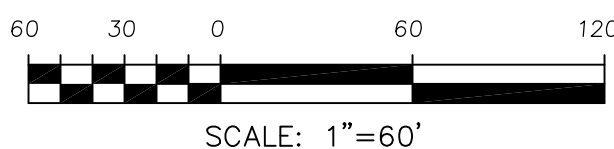
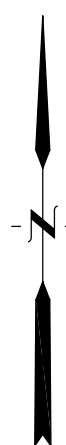
R2-1

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



R1-1

SEE CDR 20-007  
FOR PAINT STRIPES,  
TURN ARROWS



SEE SHEET C5.4

**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80232  
PHONE: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@eg1.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_  
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS  
PROJECT 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  
RANGE 100B, WALLEYE DR  
COLORADO SPRINGS, COLORADO  
CONTACT: JEFF MARK

DATE: \_\_\_\_\_  
PROJECT NO. **100.066**  
SHEET NUMBER **C5.3**  
TOTAL SHEETS: 49

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

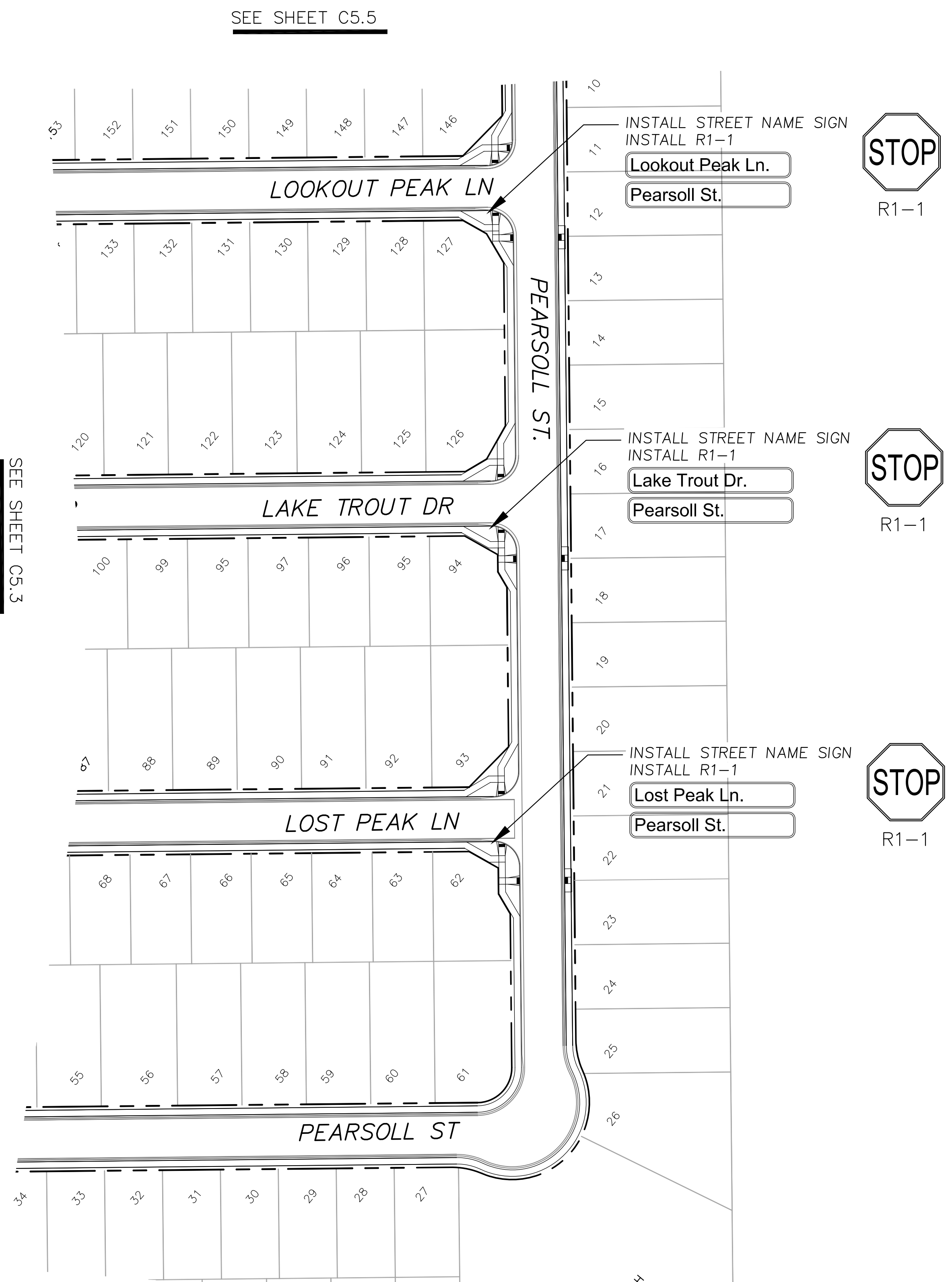


**Signing and Striping Notes:**

- All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
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- 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.

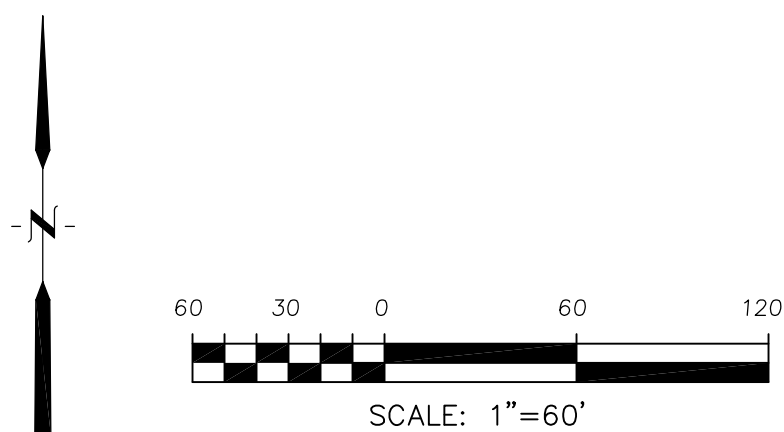
**Notes:**

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



SEE SHEET C5.5

SEE SHEET C5.3



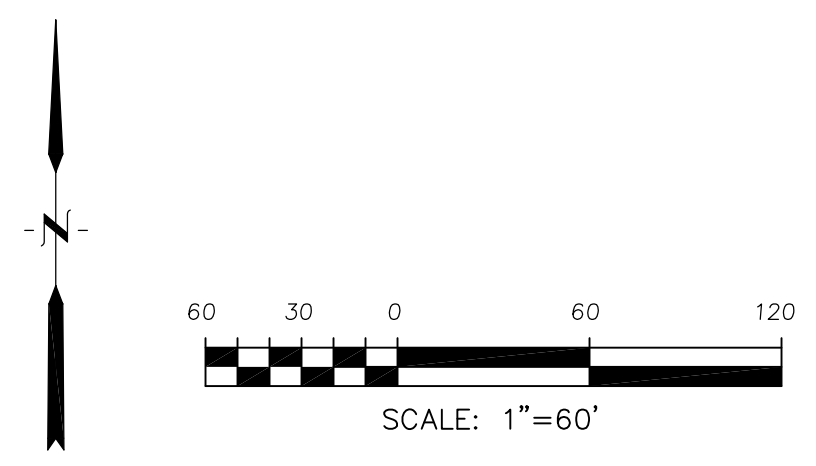
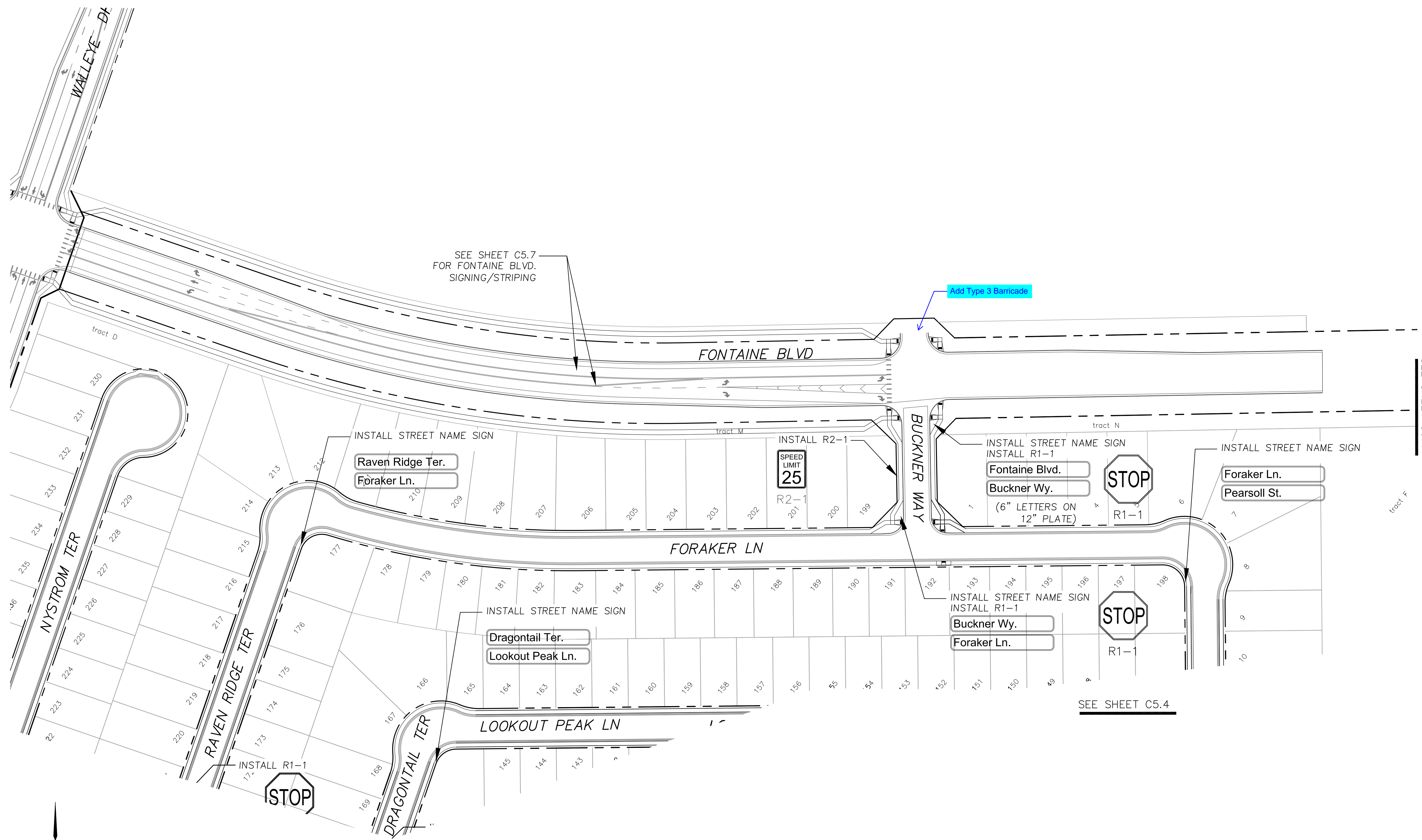
**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE, SUITE 100  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT: **THE RIDGE AT LORSON RANCH FIL. NO. 1**  
 PLAINFIELD, WYLLIE 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: NOV, 2021  
 PROJECT NO. 100.066  
 SHEET NUMBER C5.4  
 TOTAL SHEETS: 49



SEE SHEET C5.3

SEE SHEET C5.4

SEE SHEET C5.4

**CORE**  
ENGINEERING GROUP  
15004 1ST AVENUE S.  
DENVER, CO 80232  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

NO. \_\_\_\_\_ DATE \_\_\_\_\_  
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**  
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**

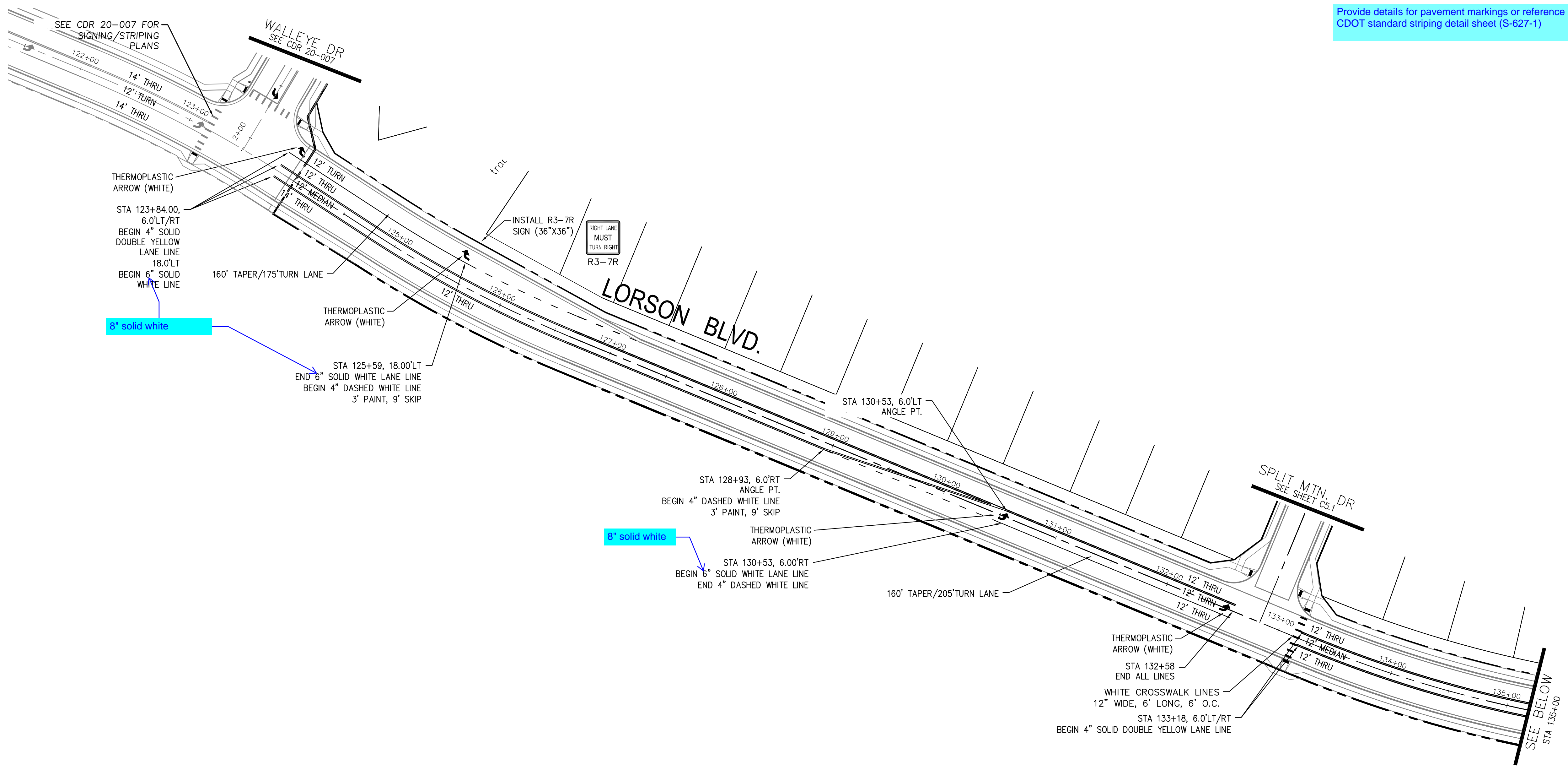
DATE:  
NOV, 2021

PROJECT NO.  
100.066

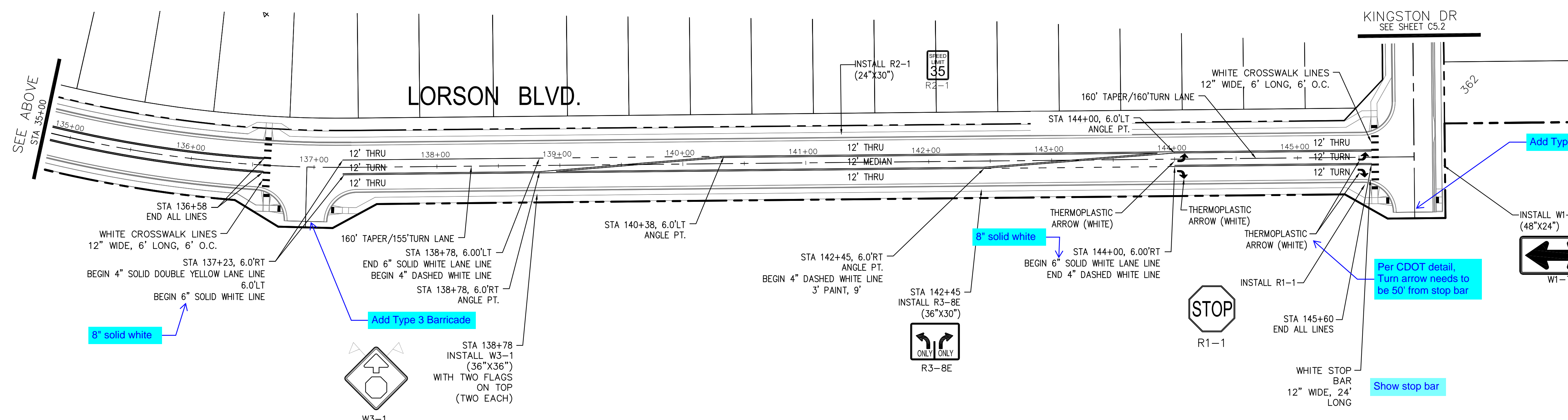
SHEET NUMBER  
C5.5

TOTAL SHEETS: 49





Provide details for pavement markings or reference CDOT standard striping detail sheet (S-627-1)



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

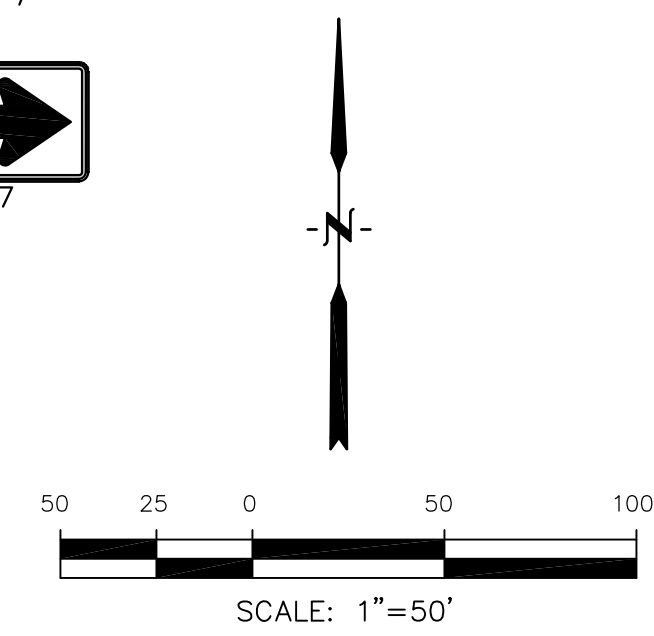
DATE: 12/17/2020  
 05/11/2021  
 DESCRIPTION: ADD PEDESTRIAN RAMPS/CROSSINGS  
 MODIFY STRIPING FOR TURN LANES

NO. 1.  
 2.  
 PROJECT: THE RIDGE AT LORSON RANCH FIL NO. 1  
 FONTAINE BLVD, WALLEYE DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

LORSON BLVD  
 SIGNING & STRIPING PLAN

DATE: NOV, 2021  
 PROJECT NO. 100.066  
 SHEET NUMBER C5.6  
 TOTAL SHEETS: 49



Add Type 3 Barricade

Per CDOT detail, Turn arrow needs to be 50' from stop bar

Show stop bar

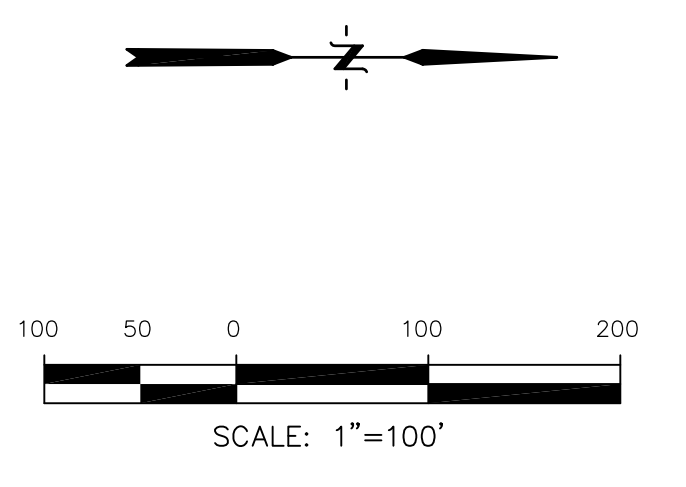
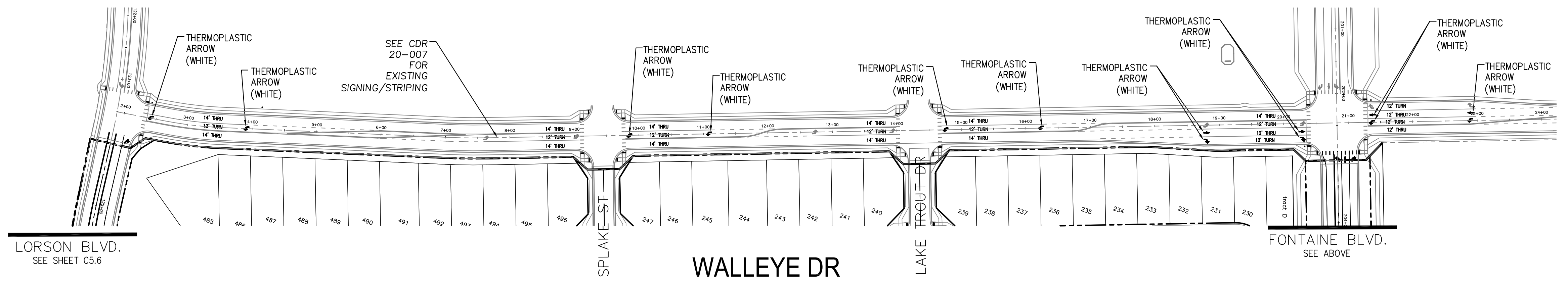
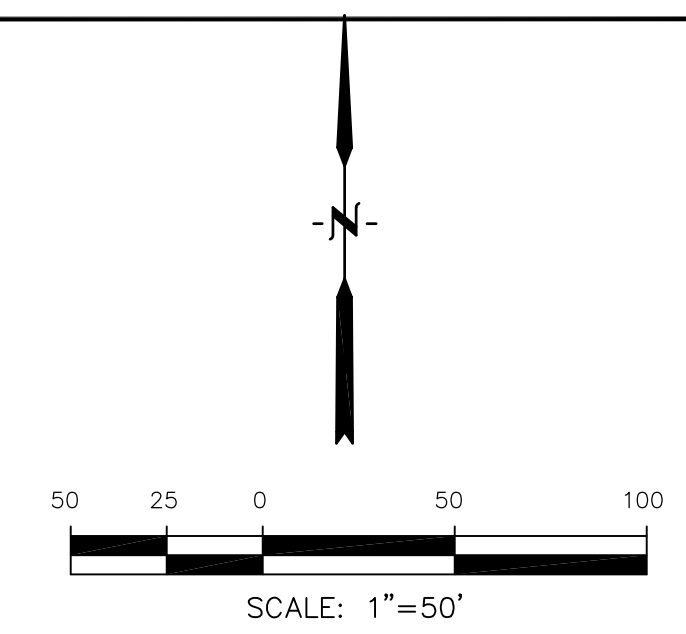
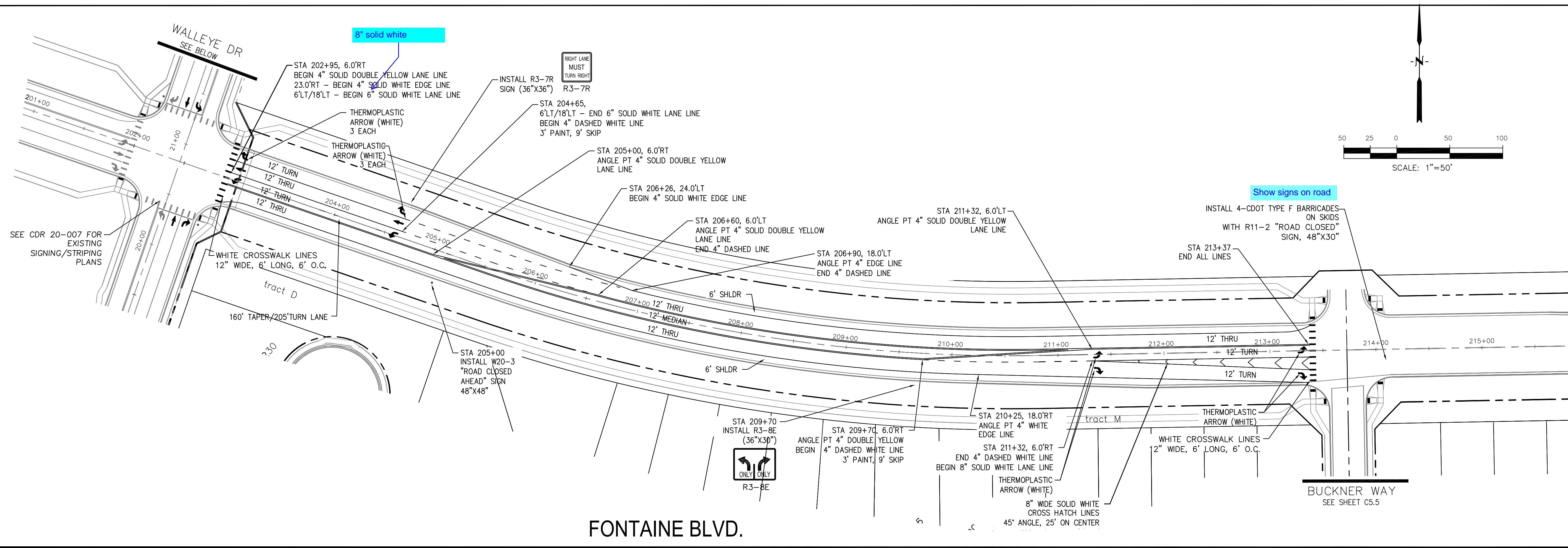
8" solid white

8" solid white

8" solid white

8" solid white





**Signing and Striping Notes:**

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12. The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
13. The contractor shall obtain a work in the right of way permit from the El Paso County Public Works Department prior to any signage or striping work within an existing El Paso County roadway.

**Notes:**

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

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOODS, CO 80906  
 PH: 719 576 1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: 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

**FONTAINE BLVD. & WALLEYE DR  
 SIGNING & STRIPING PLAN**

DATE: NOV, 2021

PROJECT NO. 100.066

SHEET NUMBER C5.7

TOTAL SHEETS: 49

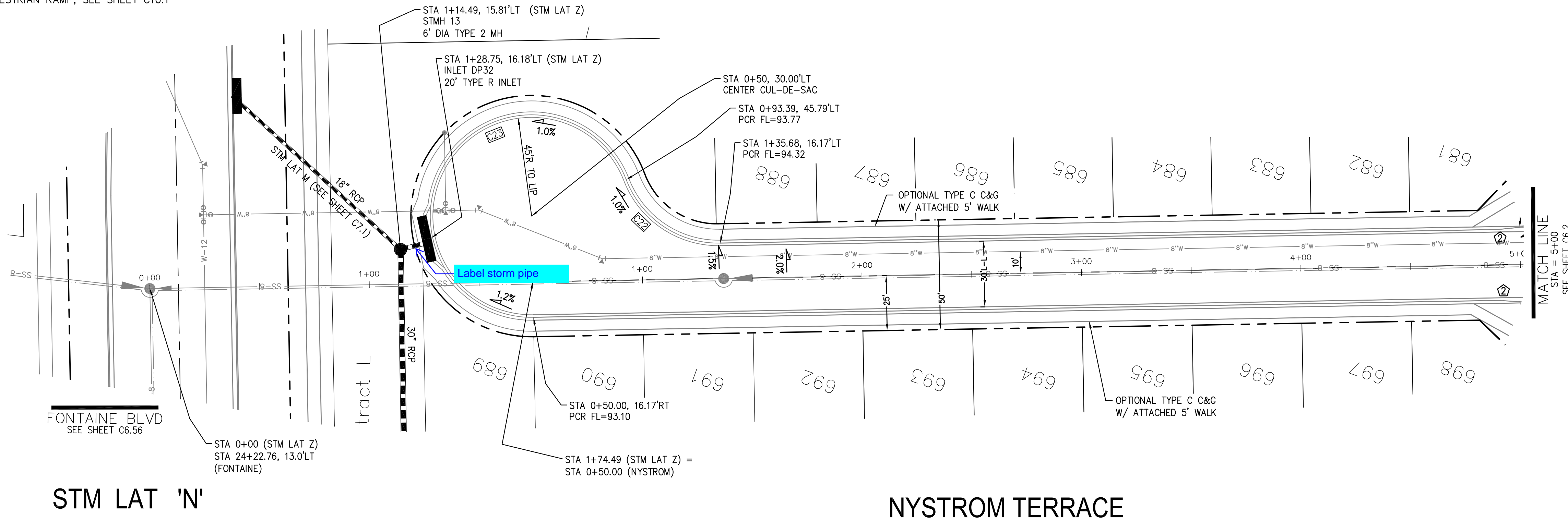
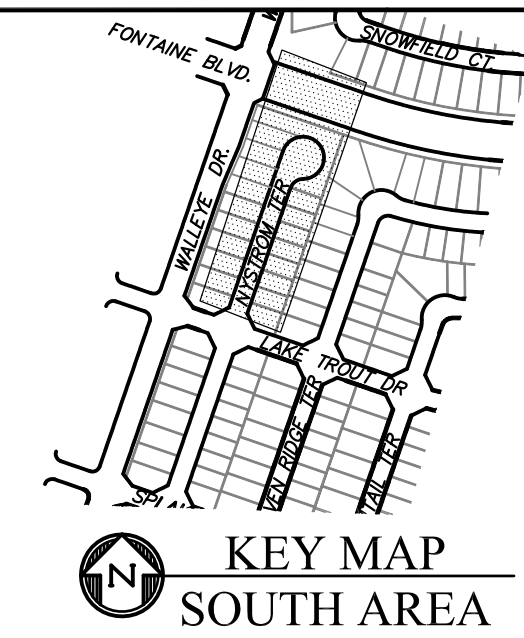


- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

Label all storm facilities at private or public (all sheets)

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



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRCH CREEK, CO 80150  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

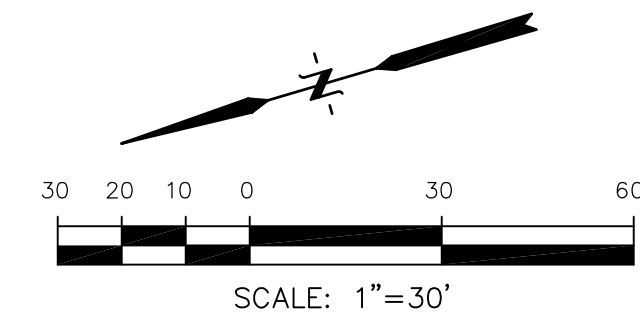
DATE: \_\_\_\_\_

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

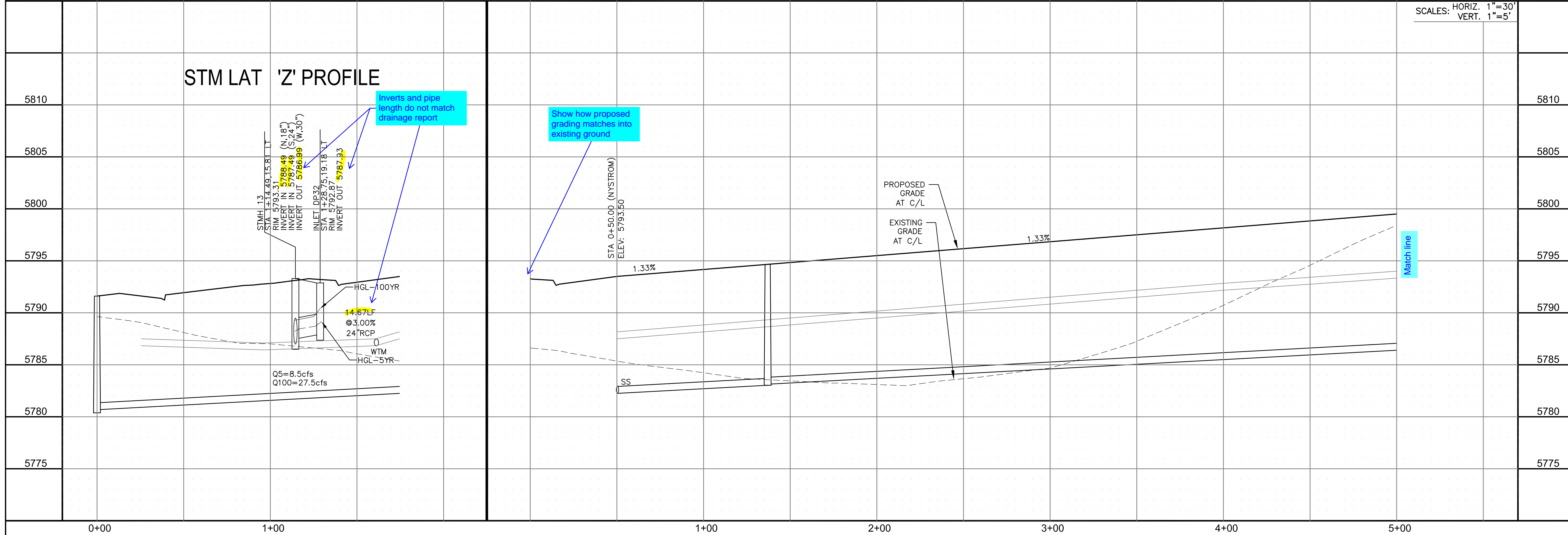
NO. \_\_\_\_\_

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS



STM LAT 'Z' PROFILE



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

DATE: NOV, 2021

PROJECT NO. 100.066

SHEET NUMBER C6.1

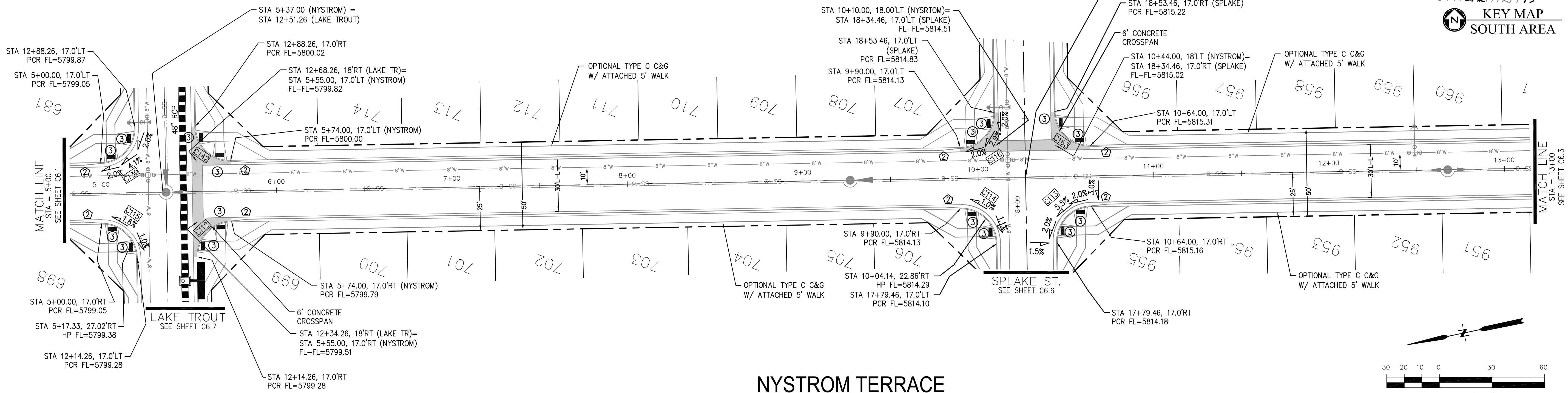
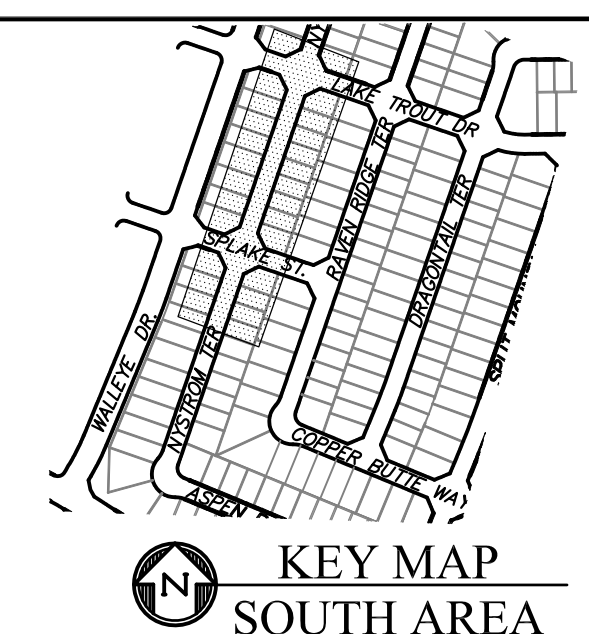
TOTAL SHEETS: 49



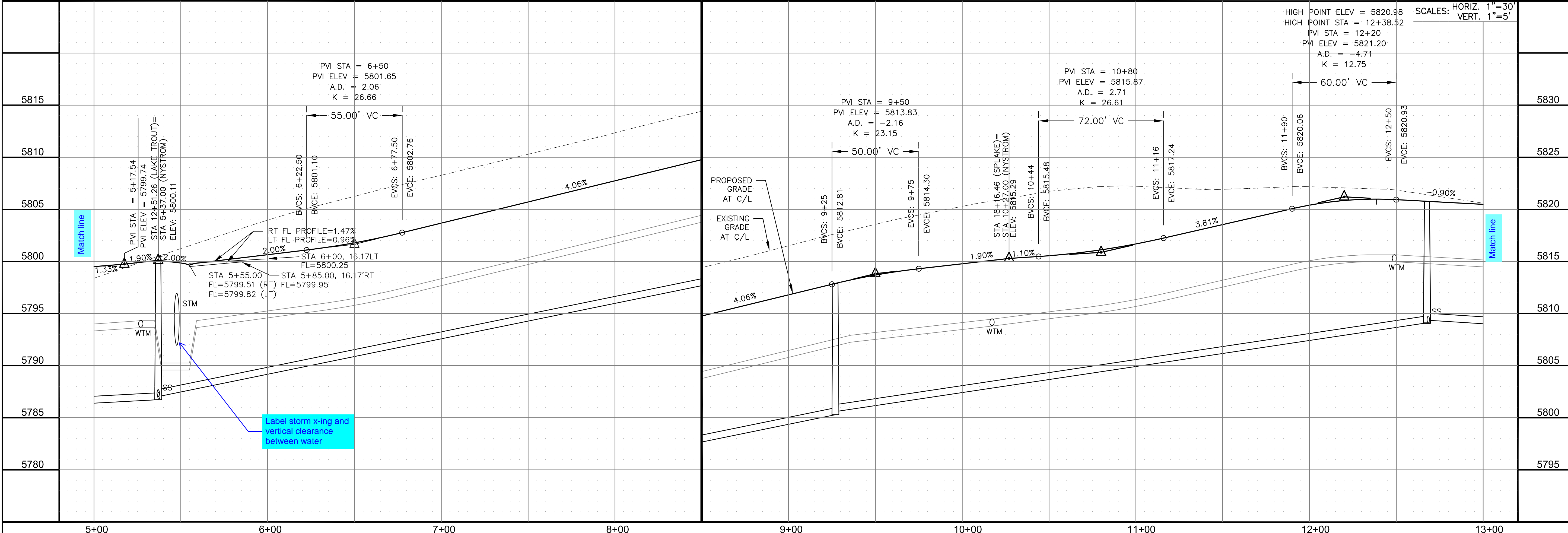
- NOTES**
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  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
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- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

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**



Label storm x-ing and vertical clearance between water

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S, 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  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

DATE: NOV, 2021

PROJECT NO. 100.066

SHEET NUMBER C6.2

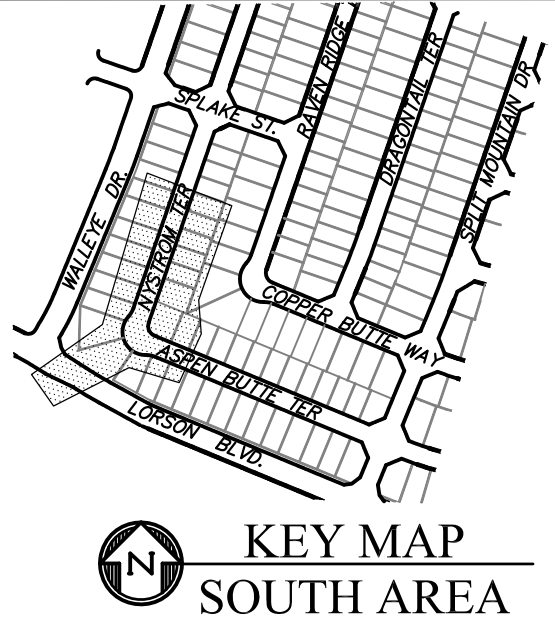
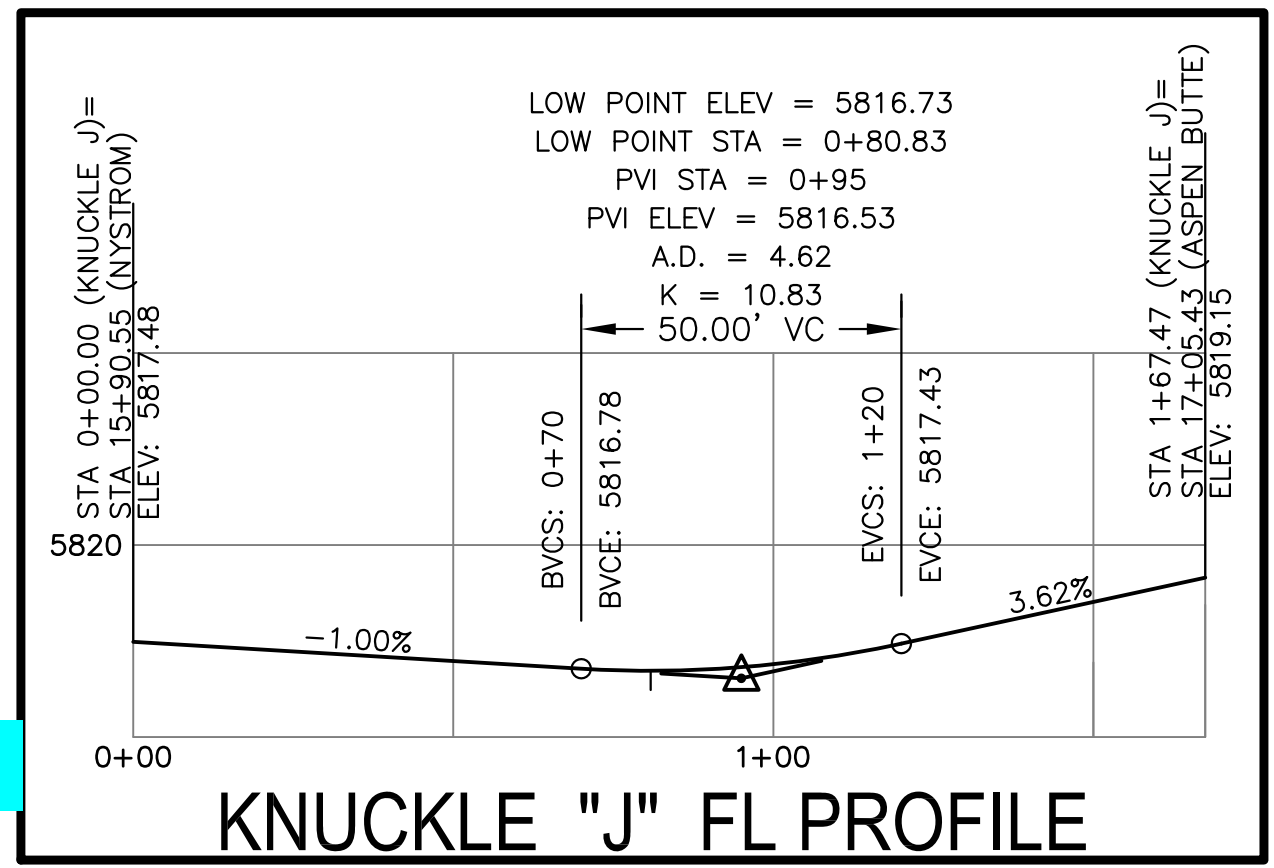
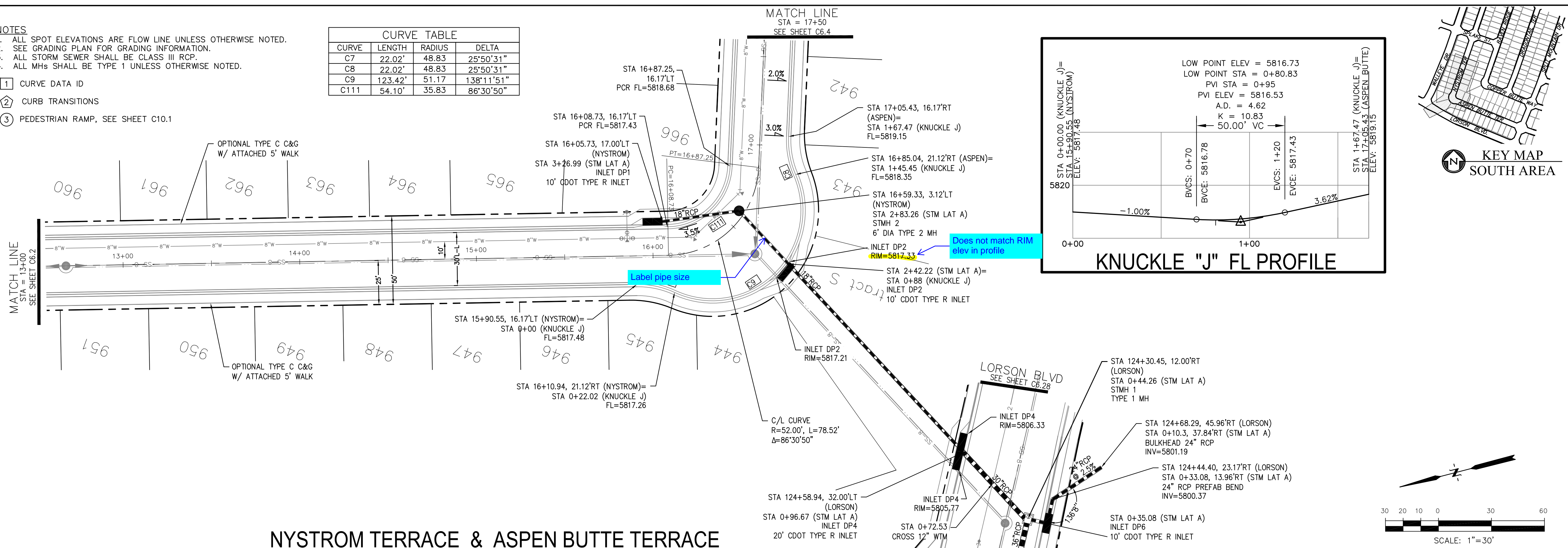
TOTAL SHEETS: 49



- 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.
  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"



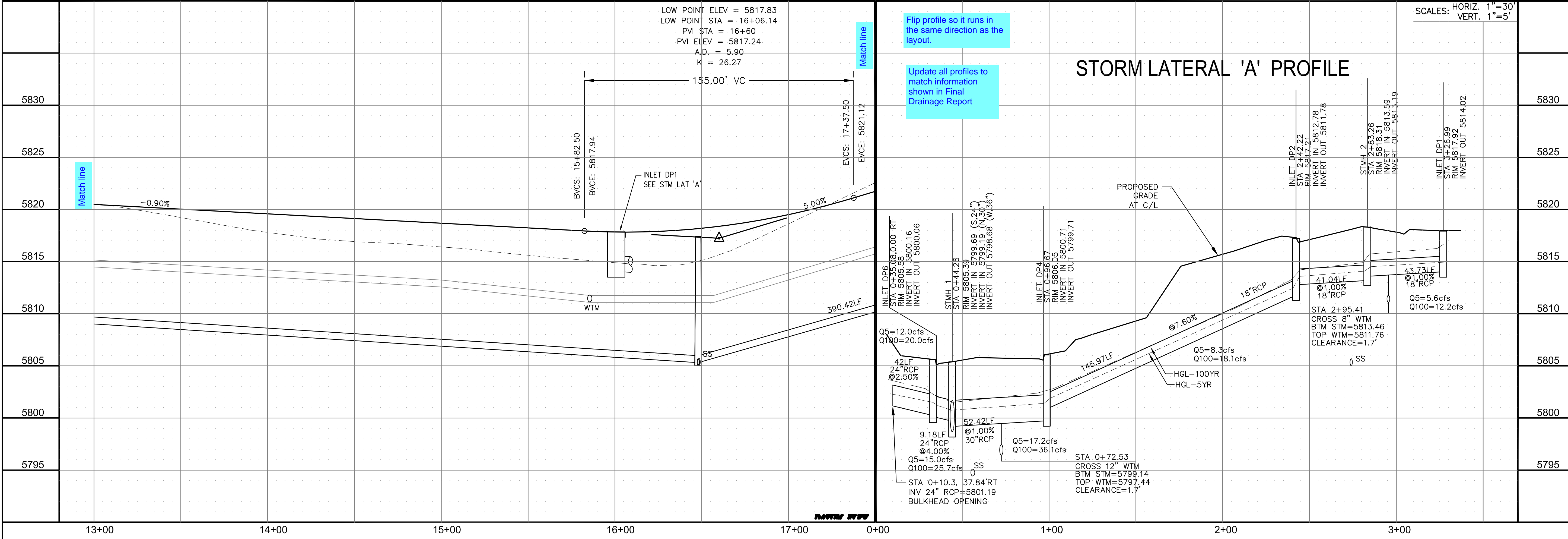
NYSTROM TERRACE & ASPEN BUTTE TERRACE

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 700, 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 FL NO. 1**  
 15000 1ST AVENUE S. WALLEY DR  
 COLORADO SPRINGS, COLORADO

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



Flip profile so it runs in the same direction as the layout.

Update all profiles to match information shown in Final Drainage Report

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

STREET / STORM - SOUTH AREA

NYSTROM TERRACE

STA 13+00 TO 17+50

DATE:  
 NOV, 2021

PROJECT NO.  
 100.066

SHEET NUMBER  
 C6.3

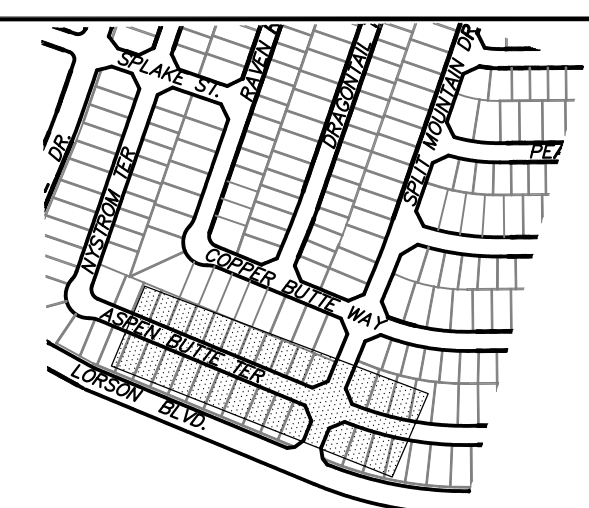
TOTAL SHEETS: 49



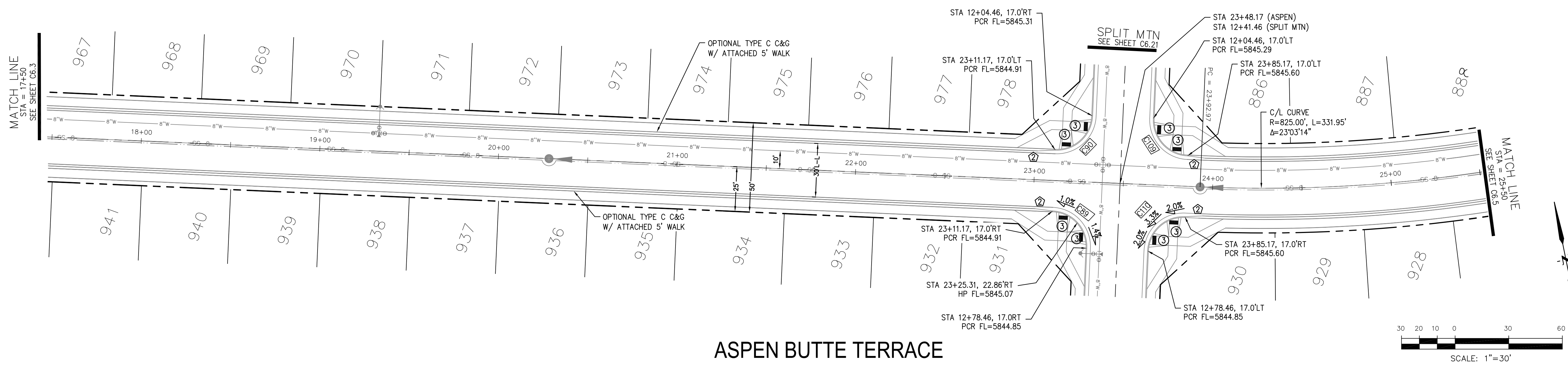
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

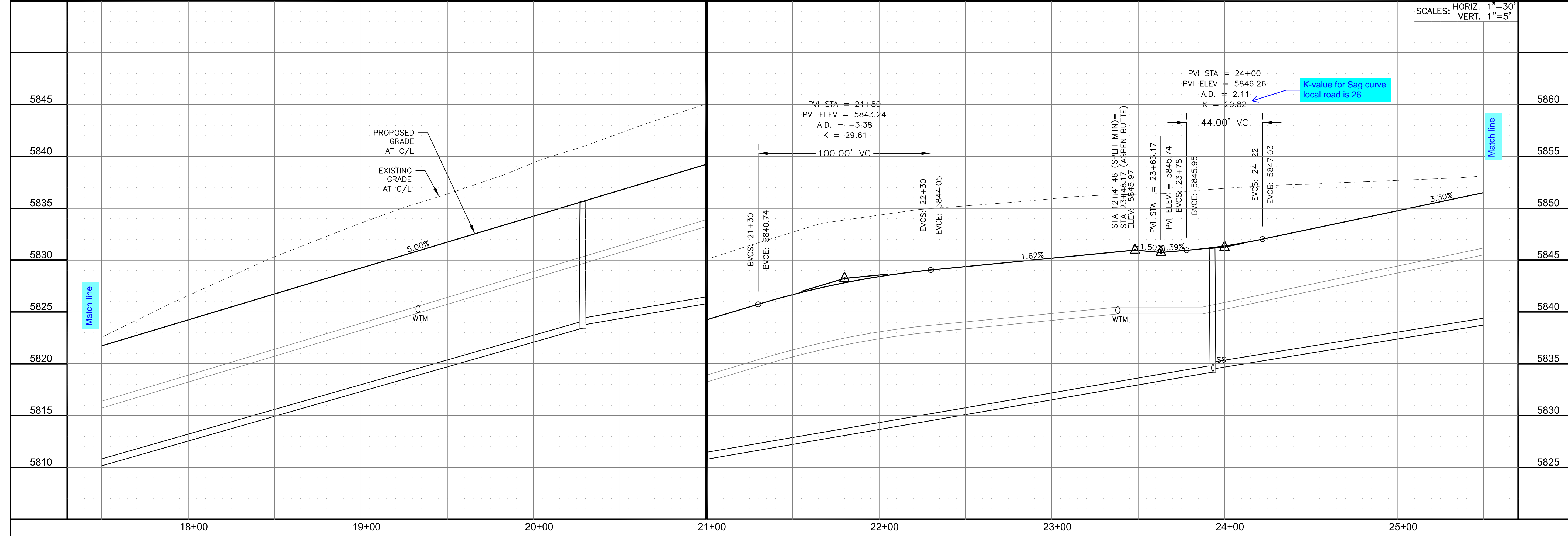
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C89	31.42'	20.00	90°00'00"
C90	31.42'	20.00	90°00'00"
C109	31.42'	20.00	90°00'00"
C110	31.42'	20.00	90°00'00"



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 700, SUITE 5506  
 DENVER, CO 80231  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com



**ASPEN BUTTE TERRACE**



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**  
 10700 S. WALKER DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

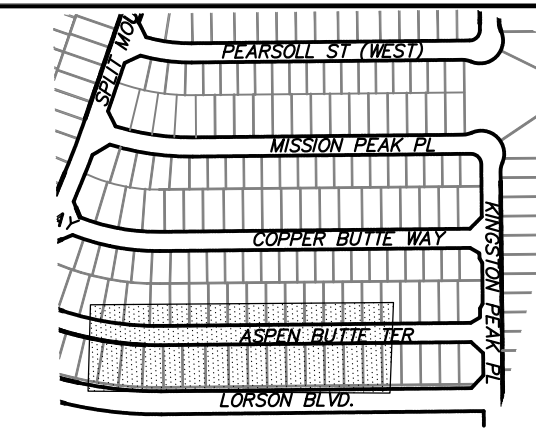
DATE: NOV, 2021  
 PROJECT NO. 100.066  
 SHEET NUMBER C6.4  
 TOTAL SHEETS: 49



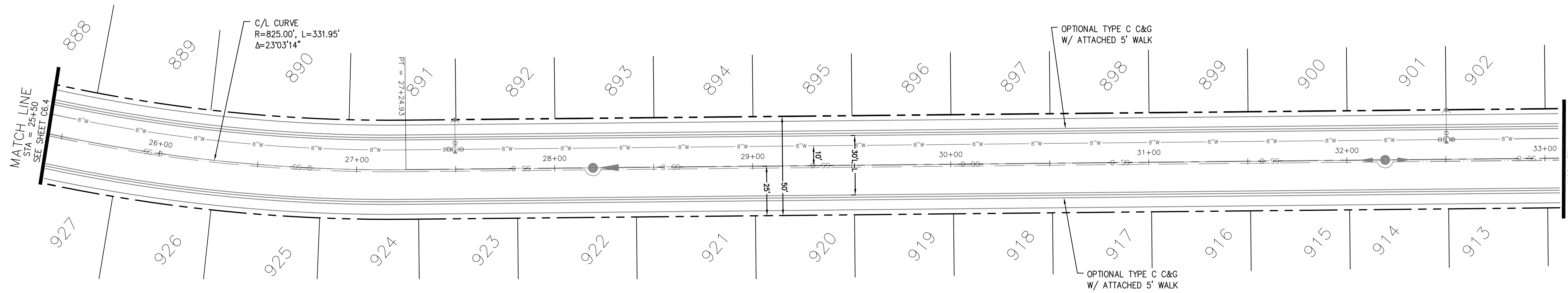
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

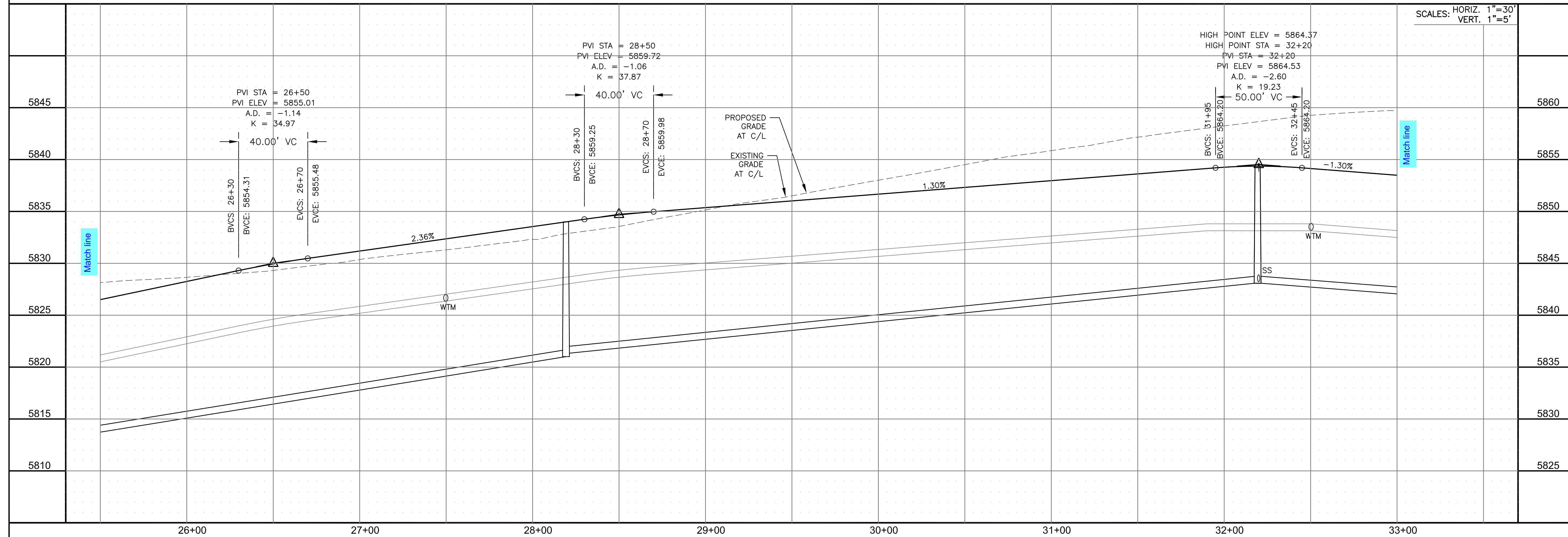
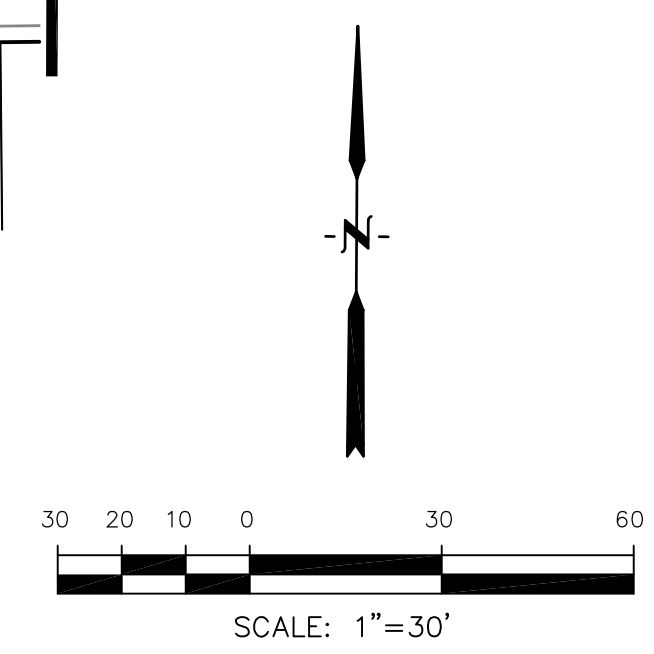
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C89	31.42'	20.00	90°00'00"
C90	31.42'	20.00	90°00'00"
C109	31.42'	20.00	90°00'00"
C110	31.42'	20.00	90°00'00"



KEY MAP  
SOUTH AREA



ASPEN BUTTE TERRACE



**CORE**  
ENGINEERING GROUP  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 720.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

DATE: NOV, 2021  
PROJECT NO. 100.066  
SHEET NUMBER C6.5  
TOTAL SHEETS: 49

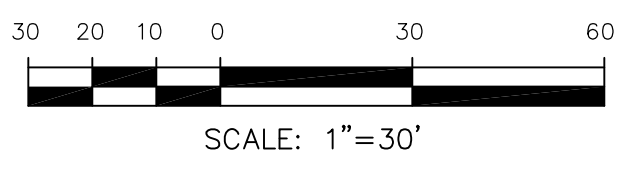
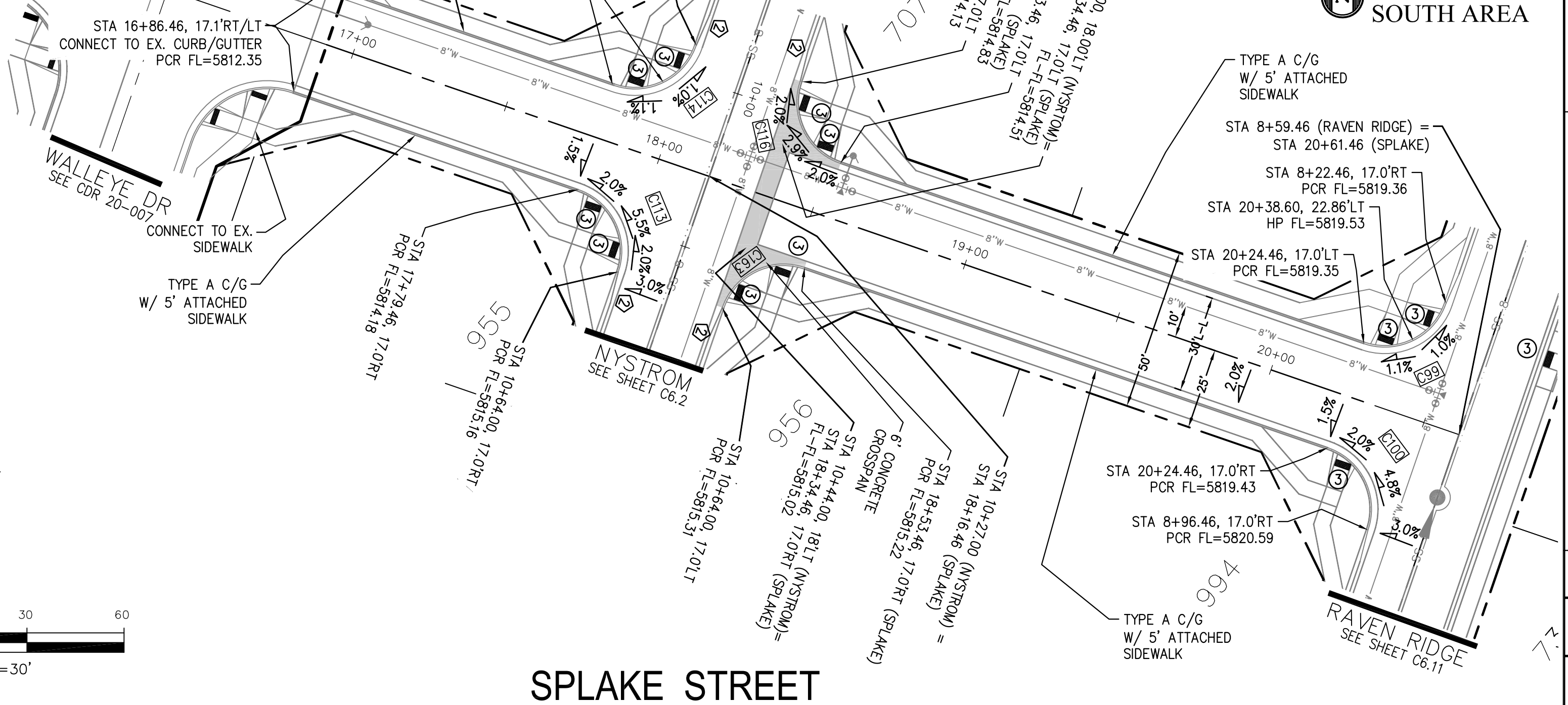
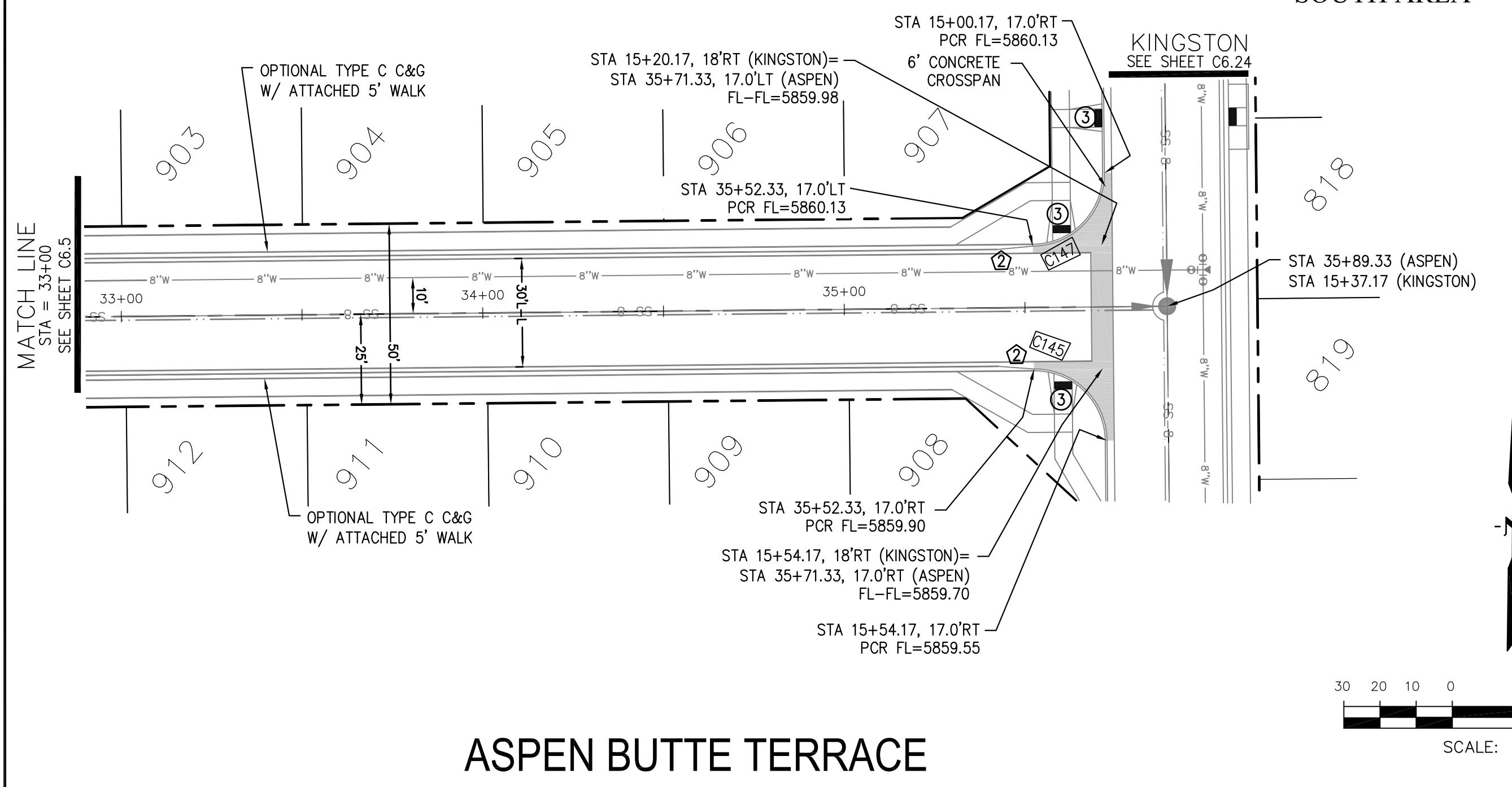
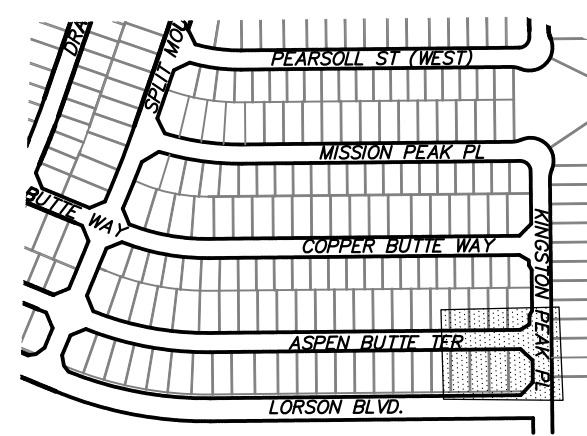


- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

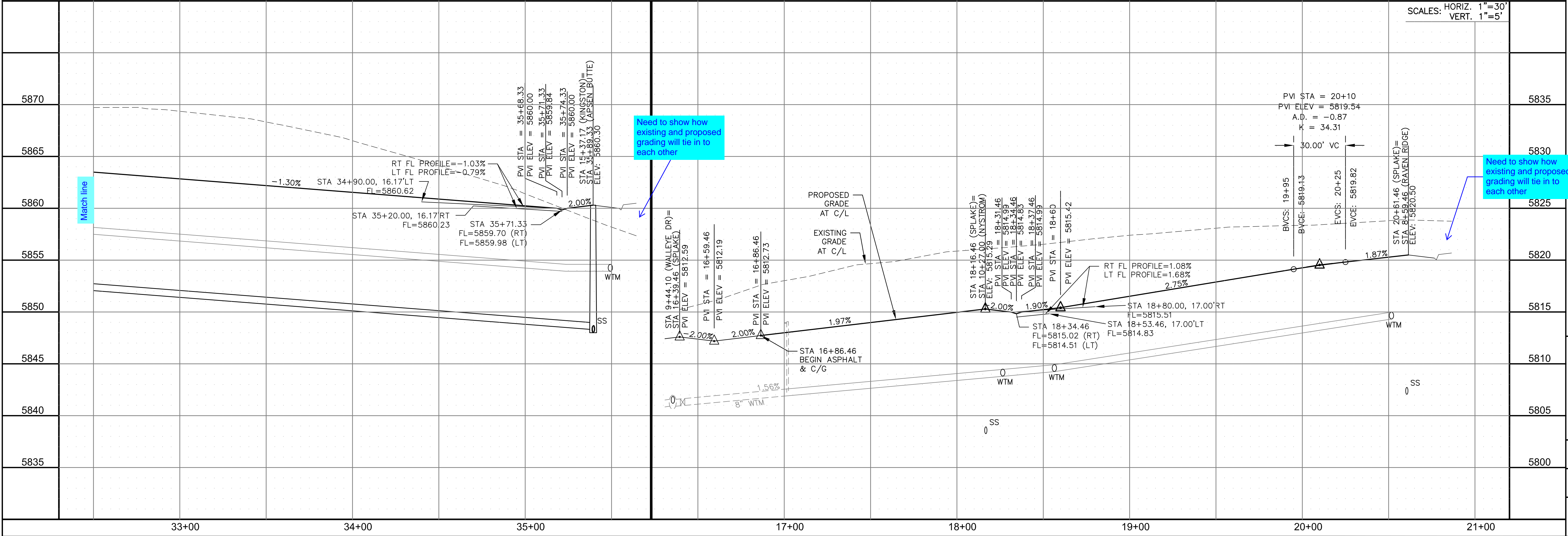
CURVE	LENGTH	RADIUS	DELTA
C145	31.42'	20.00	90°00'00"
C147	31.42'	20.00	90°00'00"

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"



ASPEN BUTTE TERRACE

SPLAKE STREET



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

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

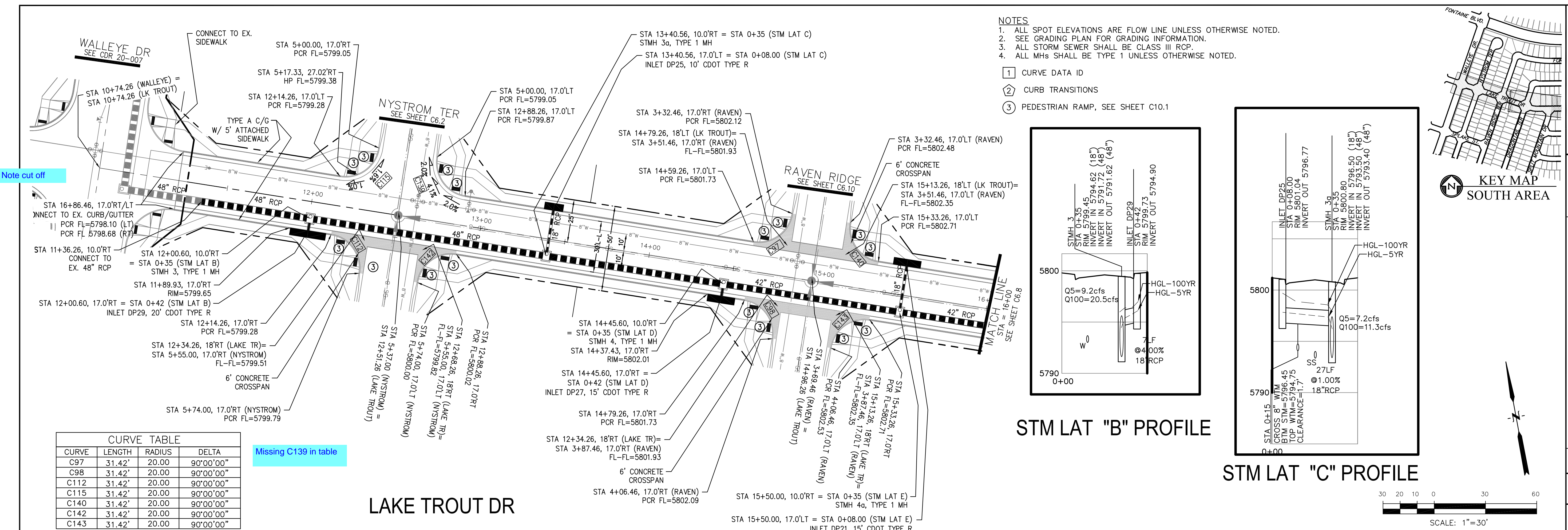
PROJECT: THE RIDGE AT LORSON RANCH FL NO. 1  
 10700 W. WALLEYE DR  
 COLORADO SPRINGS, COLORADO

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

DATE: NOV, 2021  
 PROJECT NO. 100.066  
 SHEET NUMBER C6.6  
 TOTAL SHEETS: 49

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



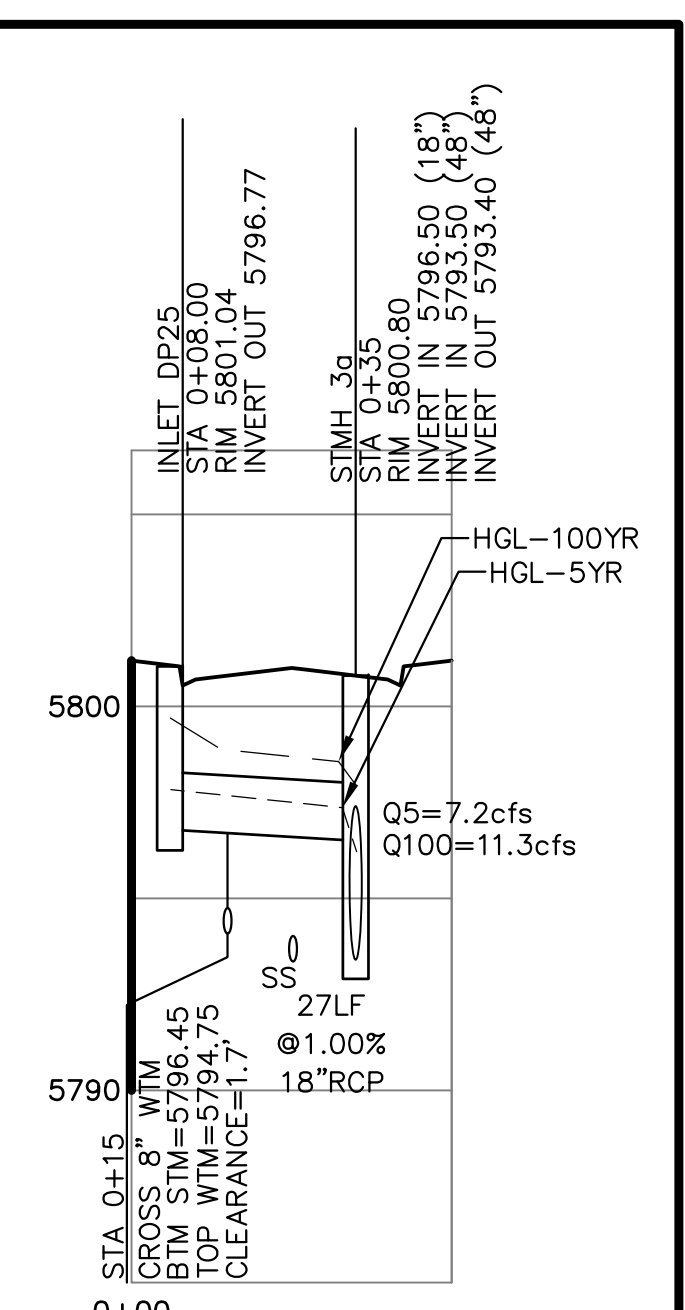
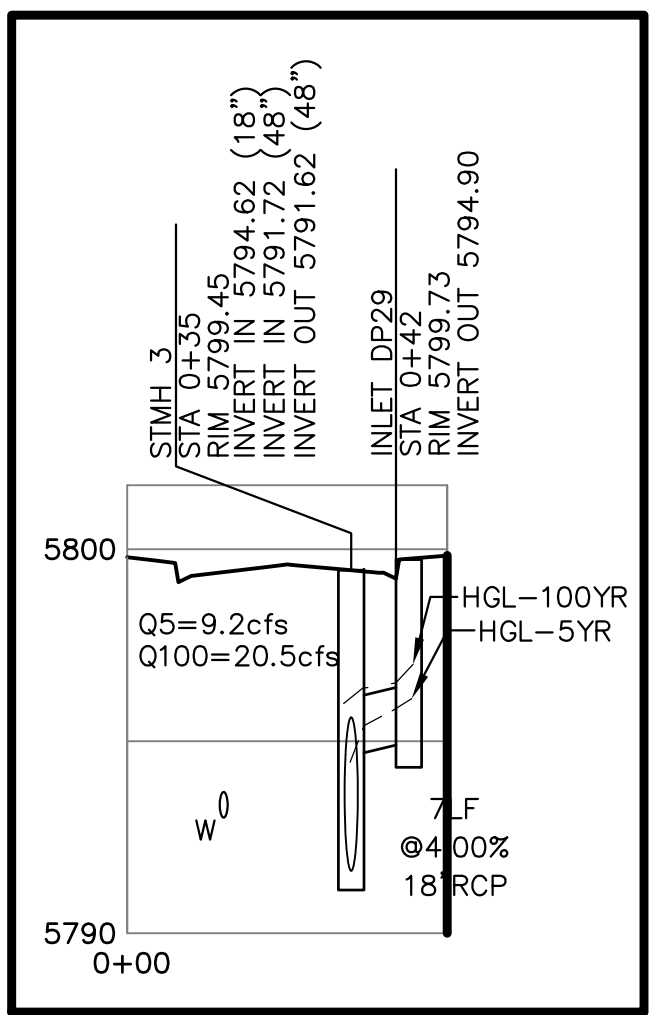
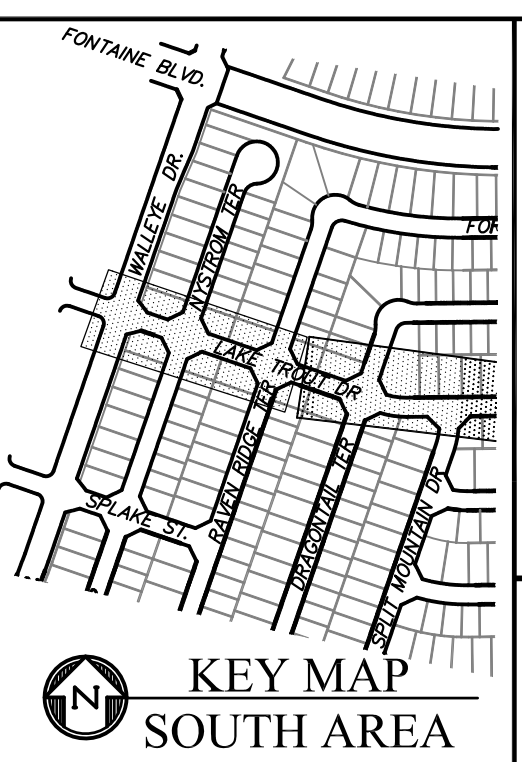


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- ① CURVE DATA ID
  - ② CURB TRANSITIONS
  - ③ PEDESTRIAN RAMP, SEE SHEET C10.1

Note cut off

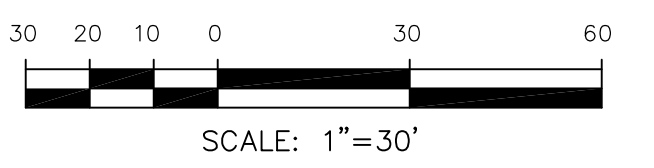
Missing C139 in table

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"
C140	31.42'	20.00'	90°00'00"
C142	31.42'	20.00'	90°00'00"
C143	31.42'	20.00'	90°00'00"

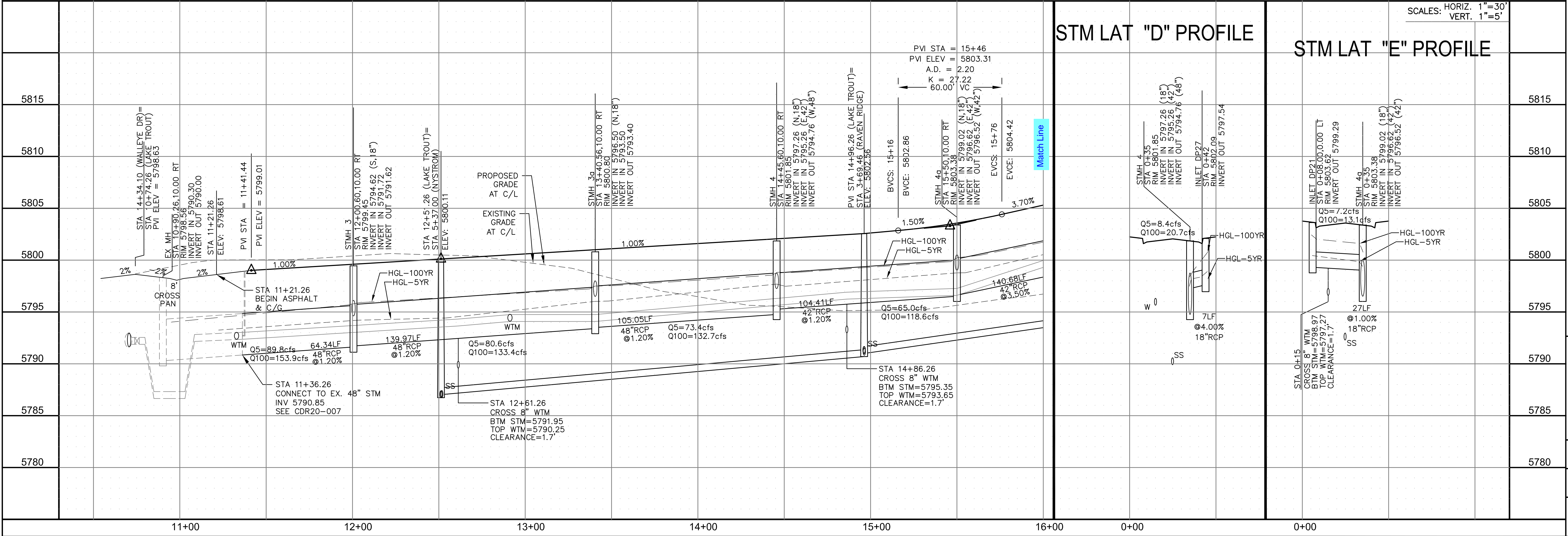


STM LAT "B" PROFILE

STM LAT "C" PROFILE



LAKE TROUT DR



STM LAT "D" PROFILE

STM LAT "E" PROFILE

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

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOODS, CO 80016  
 PHONE: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

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

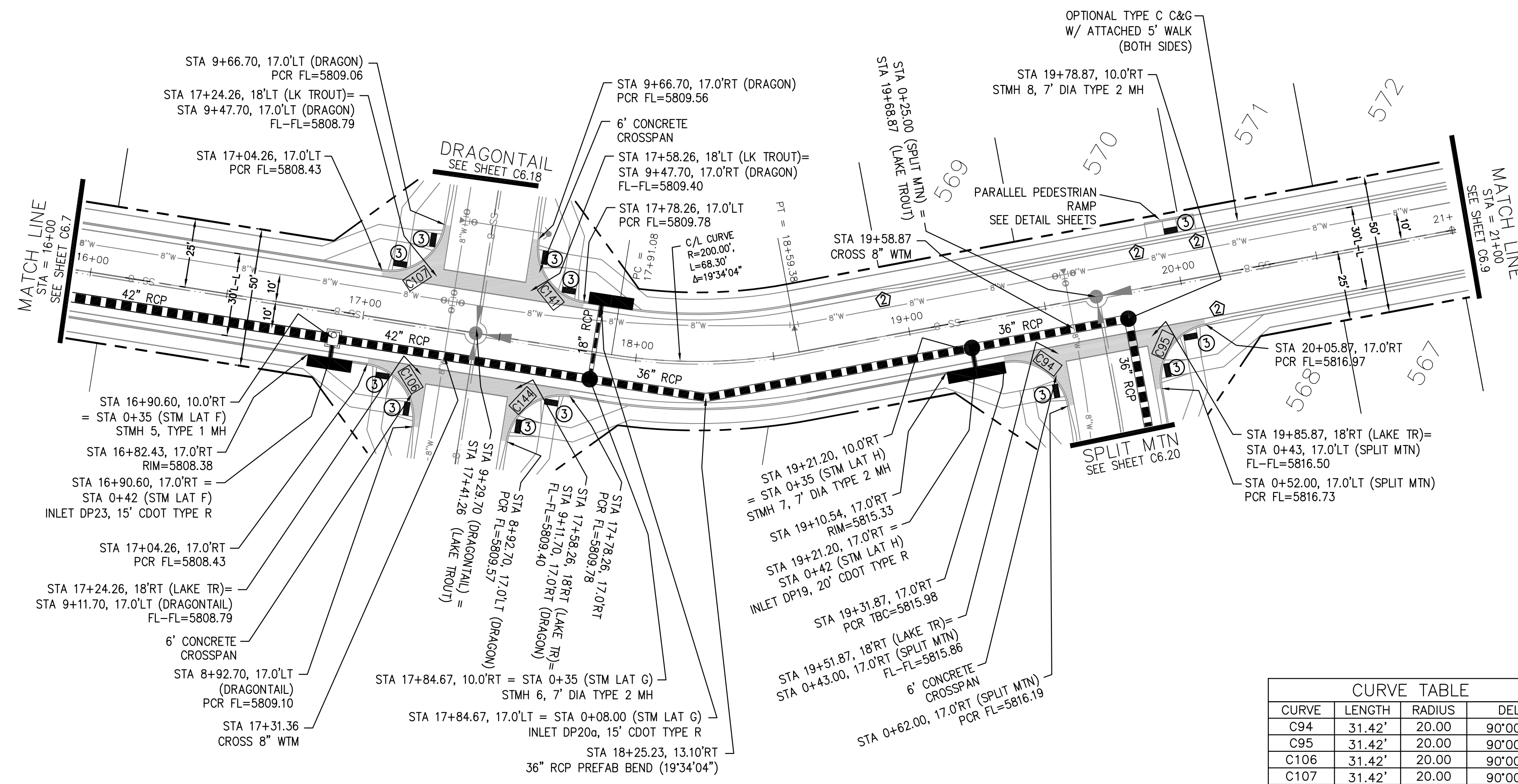
PROJECT: **THE RIDGE AT LORSON RANCH FIL NO. 1**  
 10000 S. WALLEYE DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

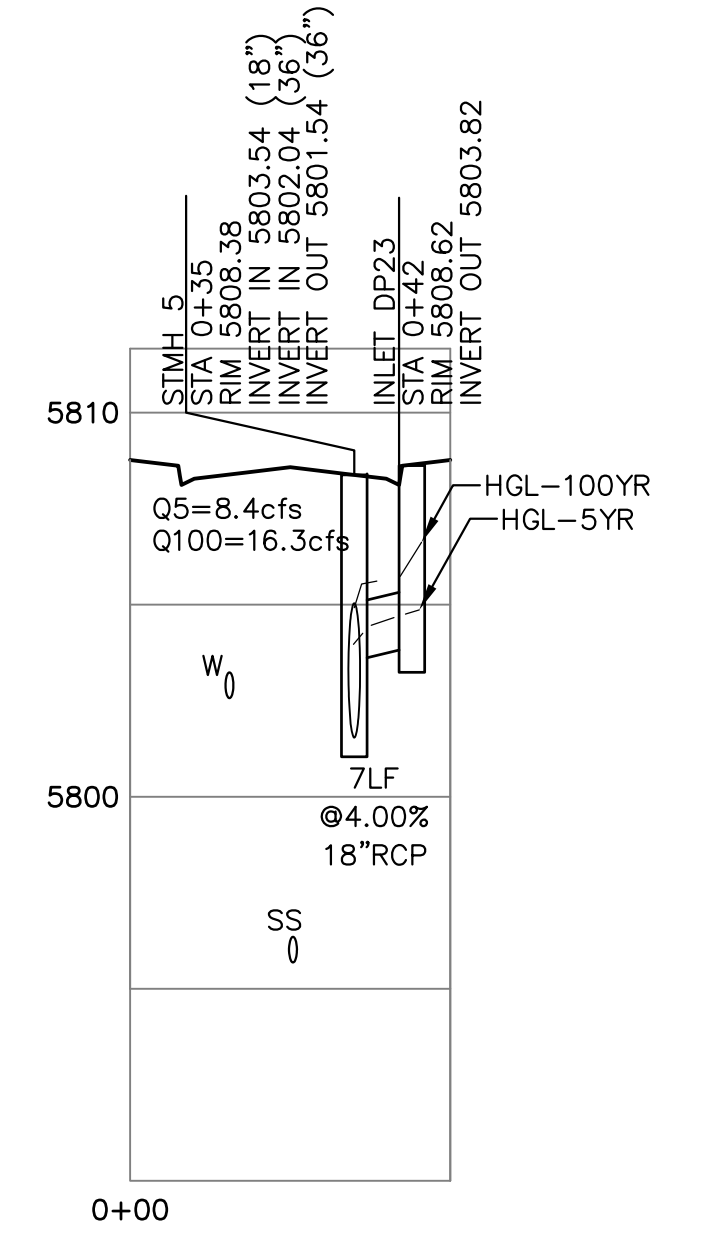
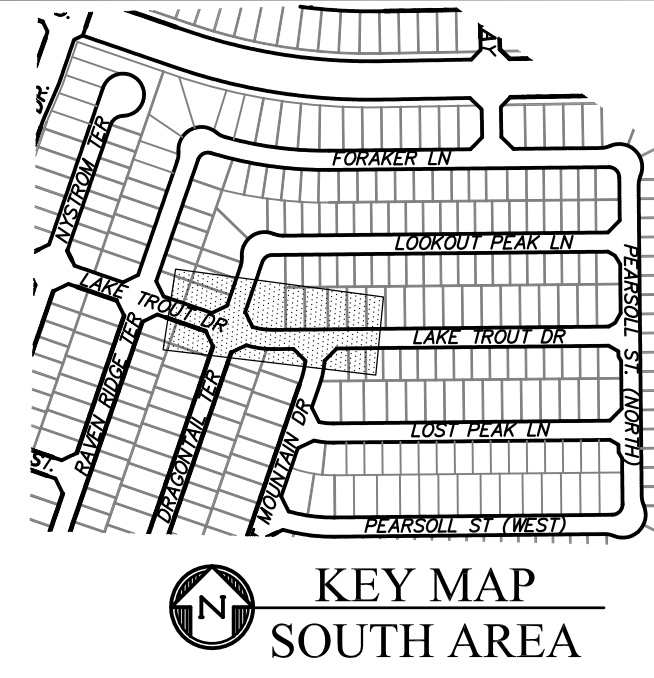
**STREET / STORM - SOUTH AREA**  
**LAKE TROUT DRIVE**  
**STA 11+21 TO 16+00**

DATE: NOV, 2021  
 PROJECT NO. 100.066  
 SHEET NUMBER C6.7  
 TOTAL SHEETS: 49





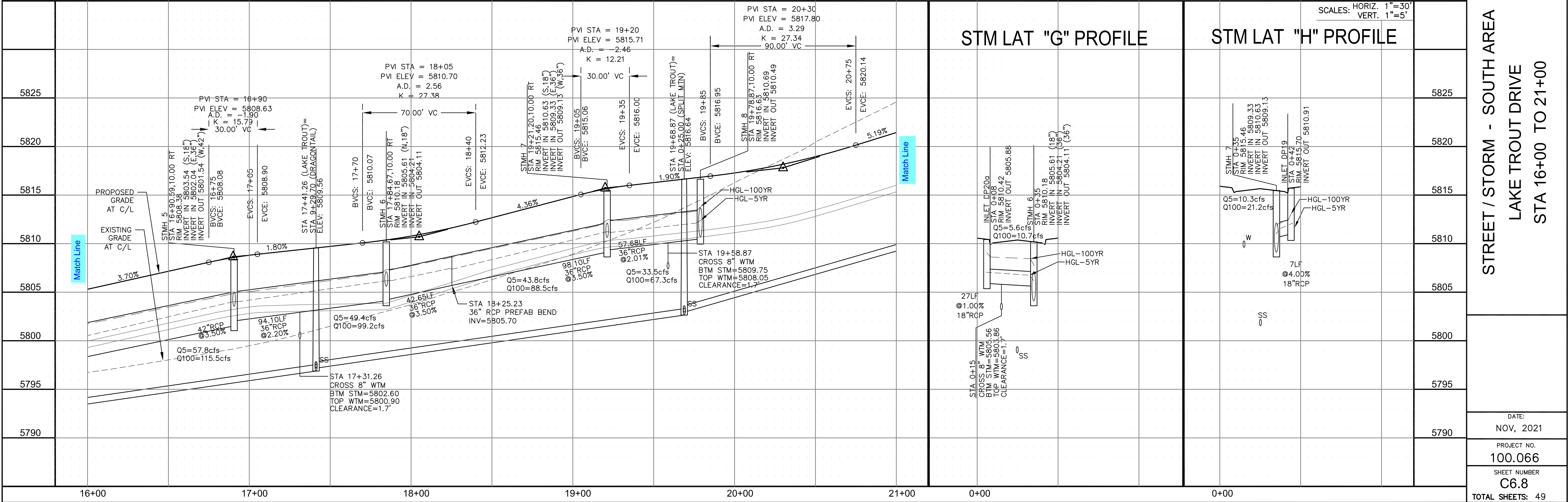
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- ① CURVE DATA ID  
 ② CURB TRANSITIONS  
 ③ PEDESTRIAN RAMP, SEE SHEET C10.1



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

**LAKE TROUT DR**

**STM LAT "F" PROFILE**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 700, SUITE 5506  
 DENVER, CO 80231  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

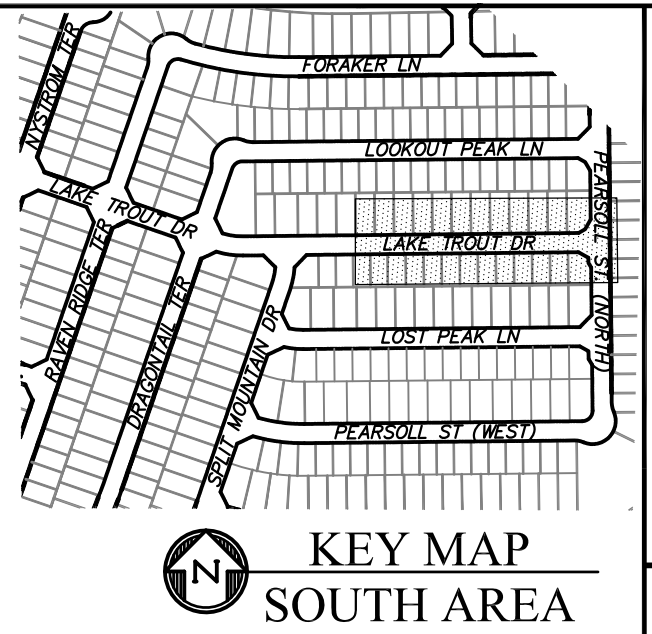
DATE: NOV, 2021  
 PROJECT NO. 100.066  
 SHEET NUMBER C6.8  
 TOTAL SHEETS: 49



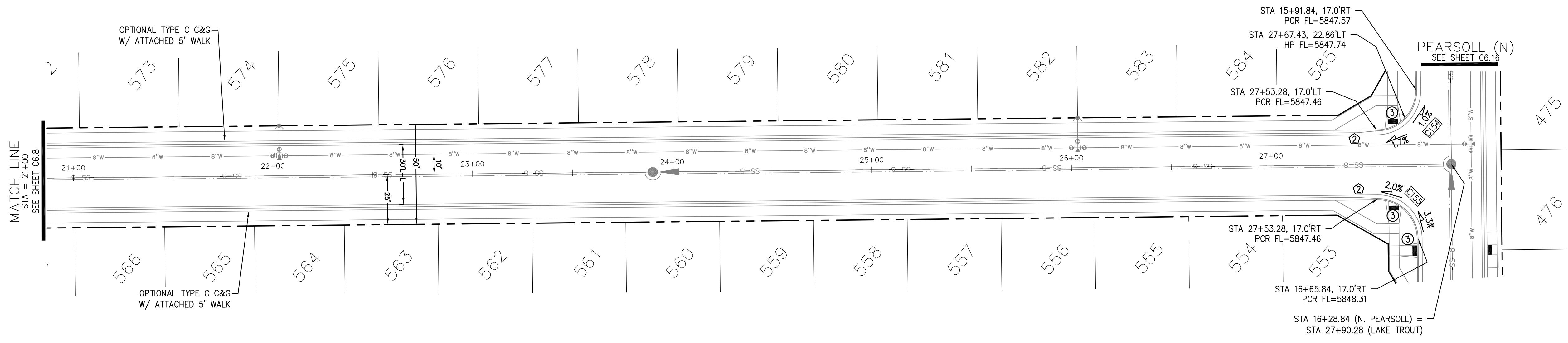
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

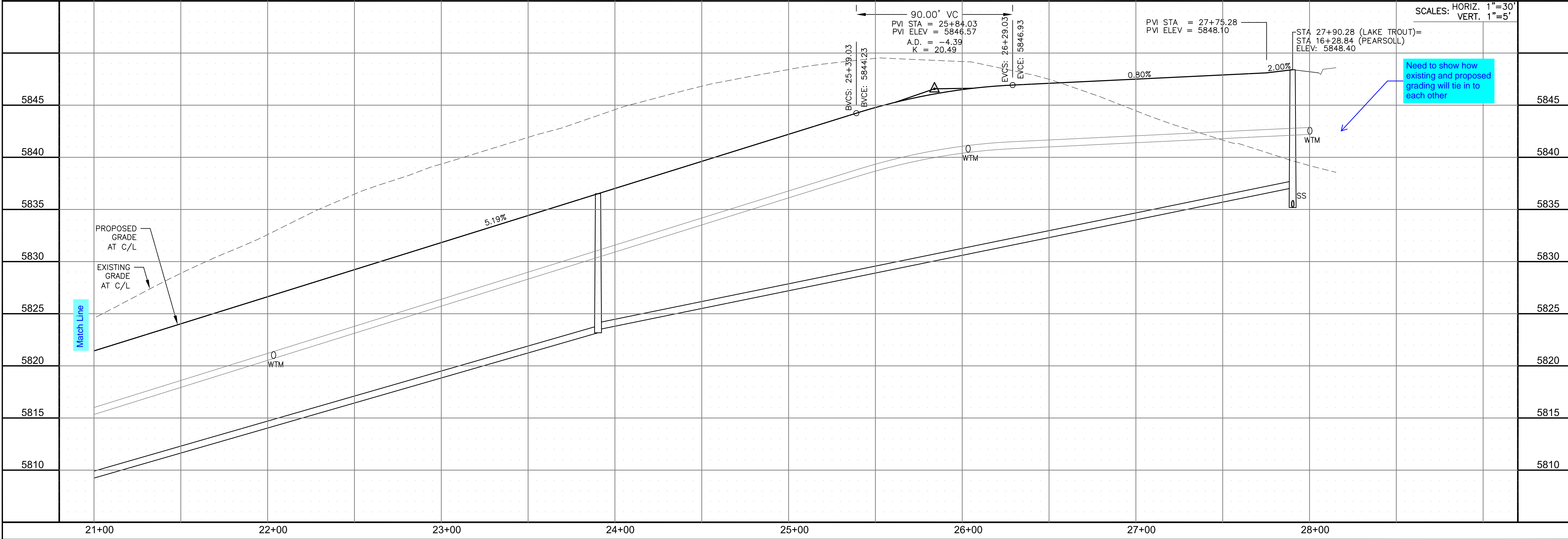
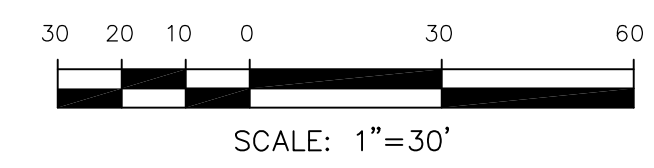
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C154	31.42'	20.00	90°00'00"
C155	31.42'	20.00	90°00'00"



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 100, SUITE 5506  
 BIRMGHAM, AL 35206  
 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**  
 6000 W. 50th WALKER DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

DATE:  
 NOV, 2021

PROJECT NO.  
 100.066

SHEET NUMBER  
 C6.9

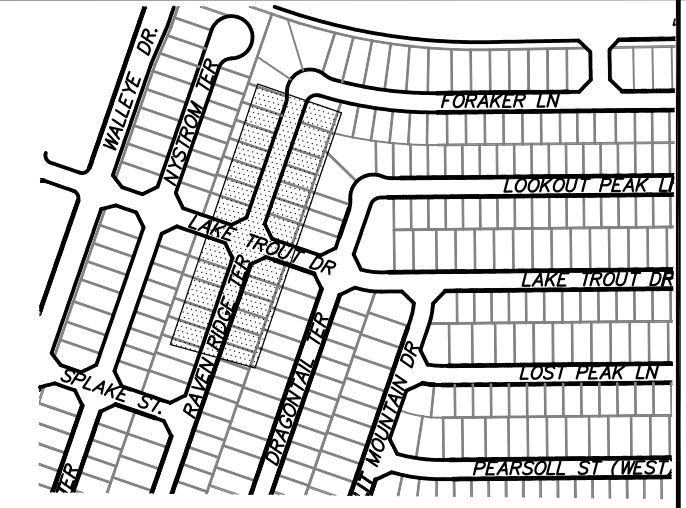
TOTAL SHEETS: 49



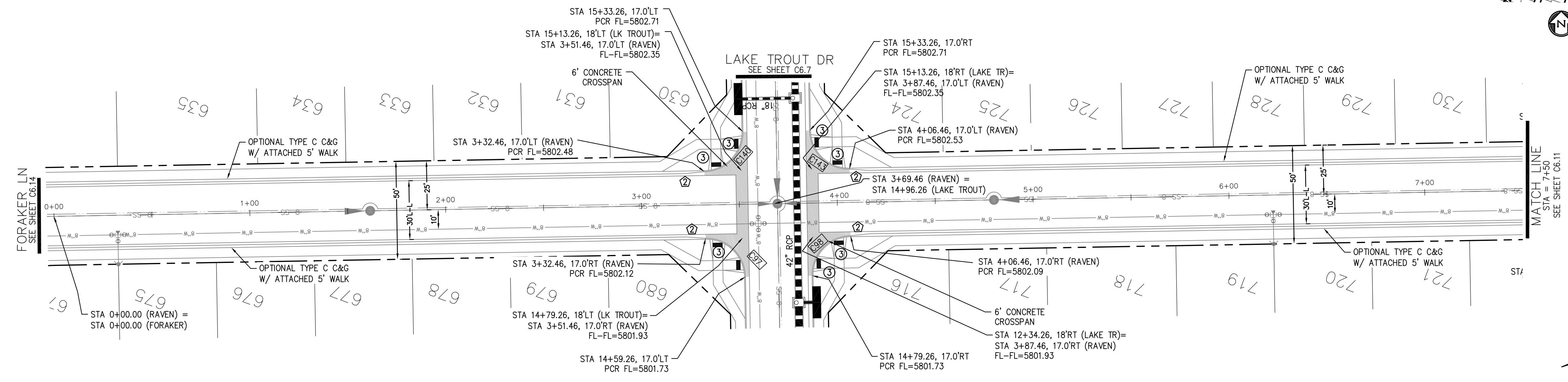
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

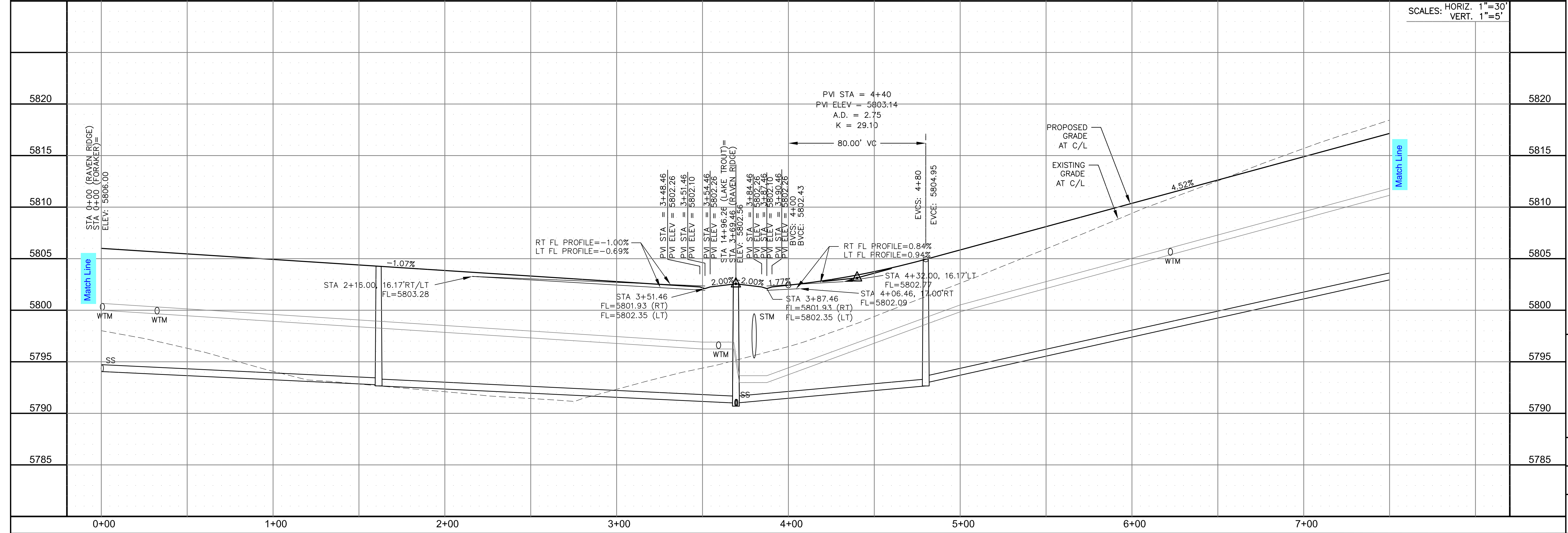
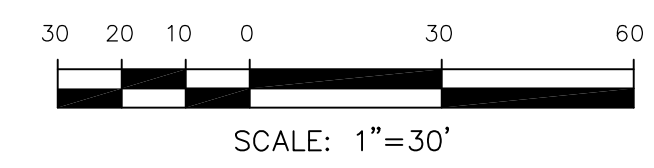
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C97	31.42'	20.00	90°00'00"
C98	31.42'	20.00	90°00'00"
C140	31.42'	20.00	90°00'00"
C143	31.42'	20.00	90°00'00"



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



**RAVEN RIDGE TERRACE**



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

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

DATE: NOV, 2021  
 PROJECT NO. 100.066  
 SHEET NUMBER C6.10  
 TOTAL SHEETS: 49

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

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

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

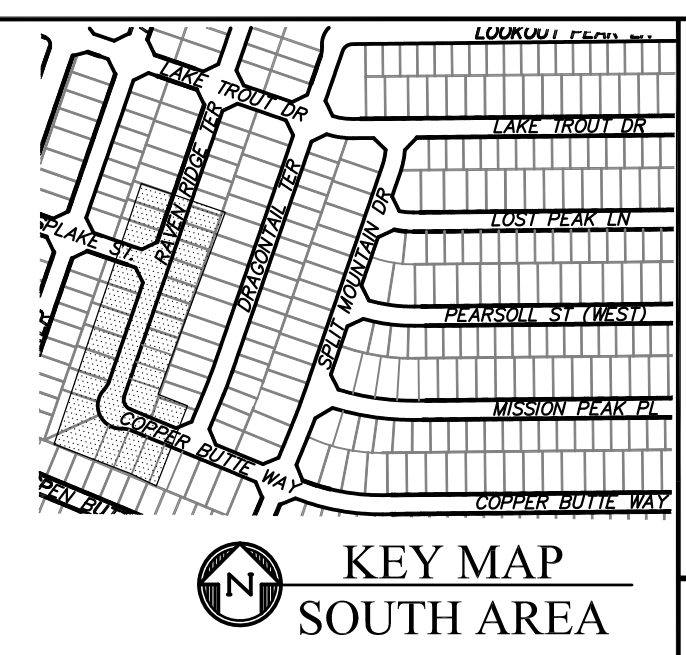
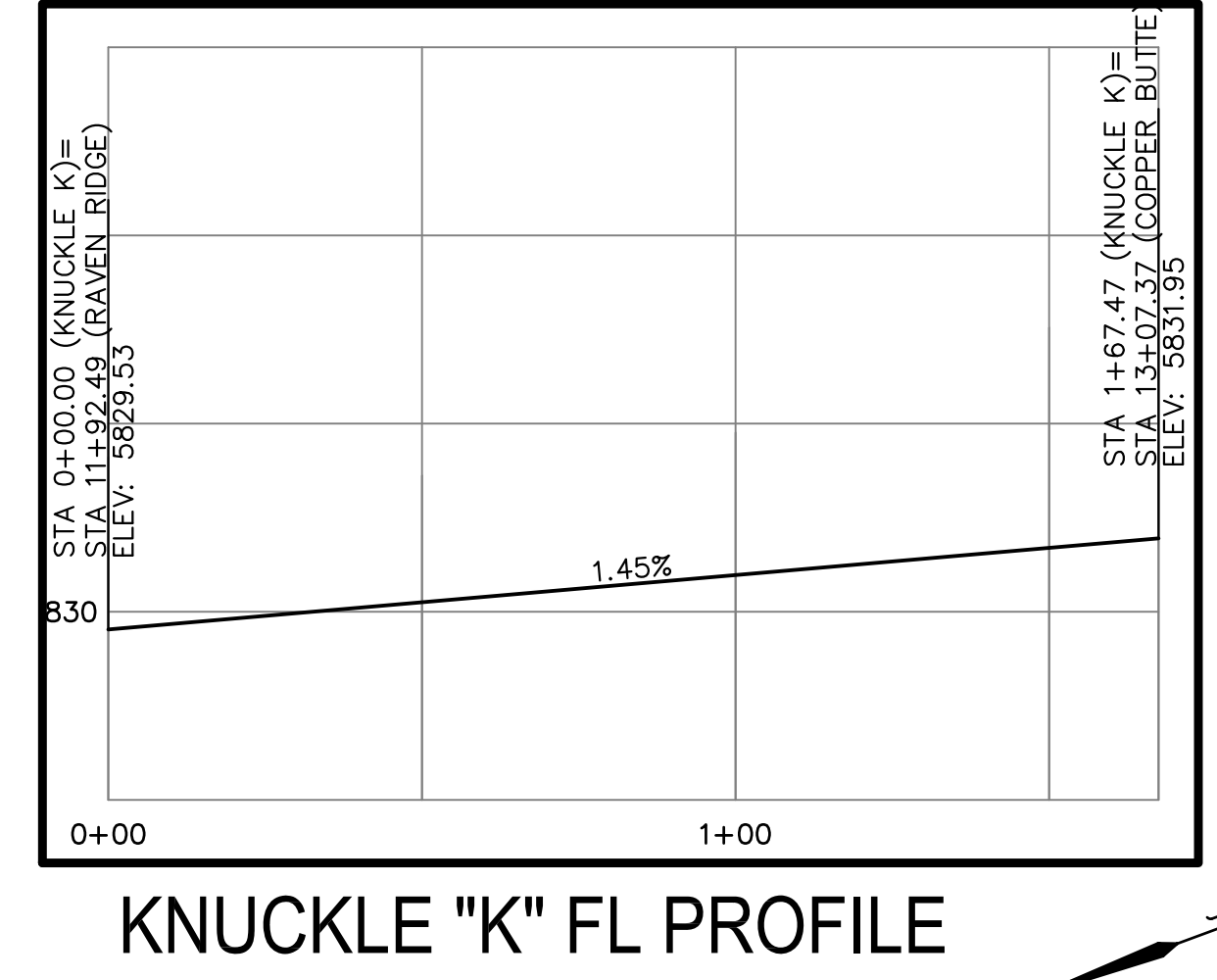
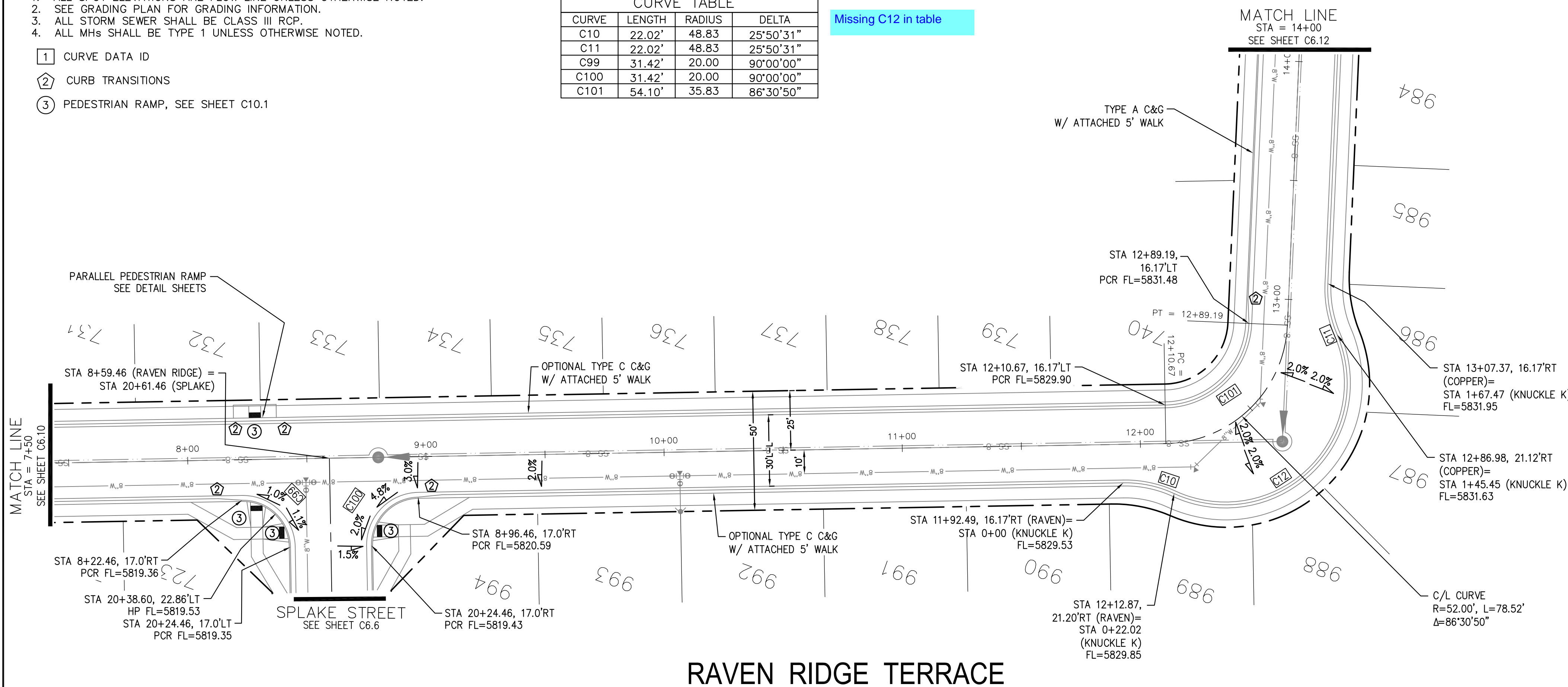


- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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"
C99	31.42'	20.00	90°00'00"
C100	31.42'	20.00	90°00'00"
C101	54.10'	35.83	86°30'50"

Missing C12 in table

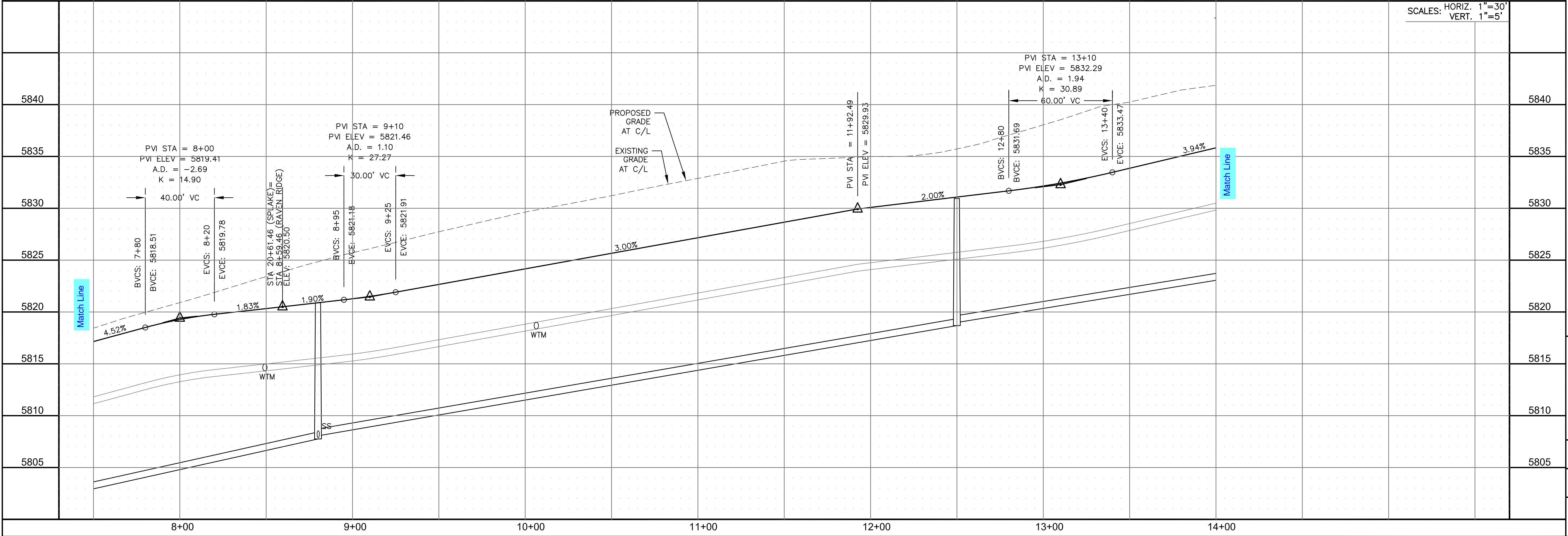
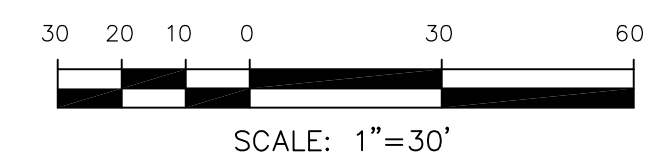


**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRMGHAM, AL 35206  
 PH: 205.970.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**RAVEN RIDGE TERRACE**



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

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

DATE: NOV, 2021  
 PROJECT NO. 100.066  
 SHEET NUMBER C6.11  
 TOTAL SHEETS: 49

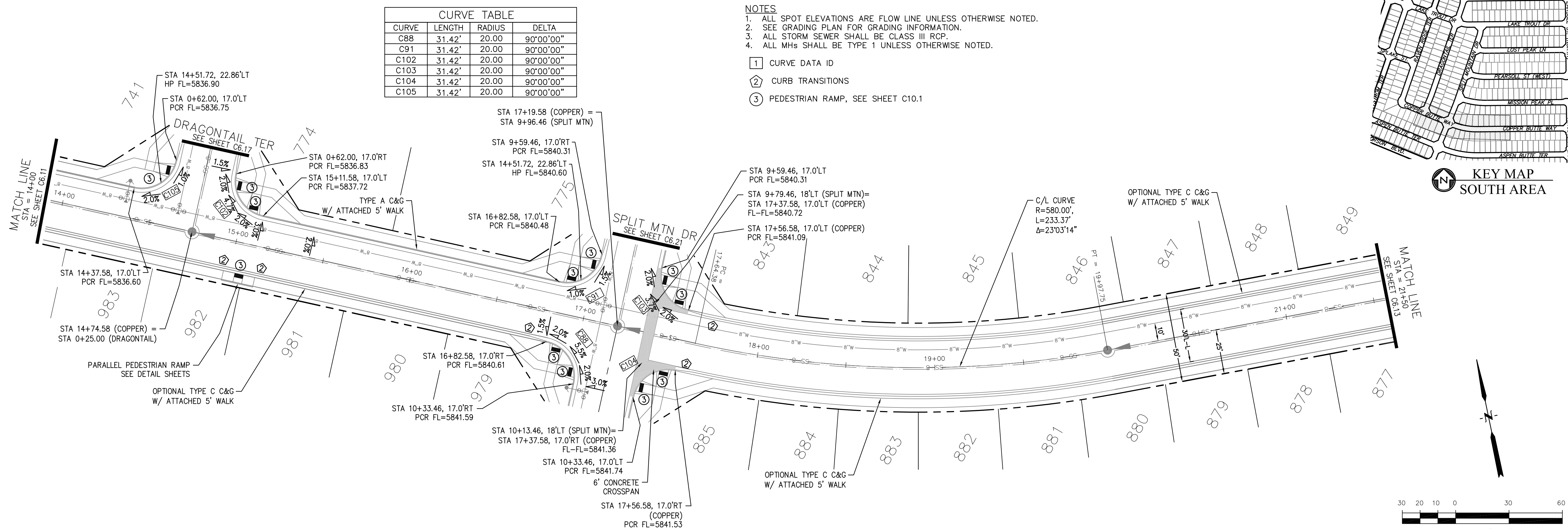


CURVE	LENGTH	RADIUS	DELTA
C88	31.42'	20.00	90°00'00"
C91	31.42'	20.00	90°00'00"
C102	31.42'	20.00	90°00'00"
C103	31.42'	20.00	90°00'00"
C104	31.42'	20.00	90°00'00"
C105	31.42'	20.00	90°00'00"

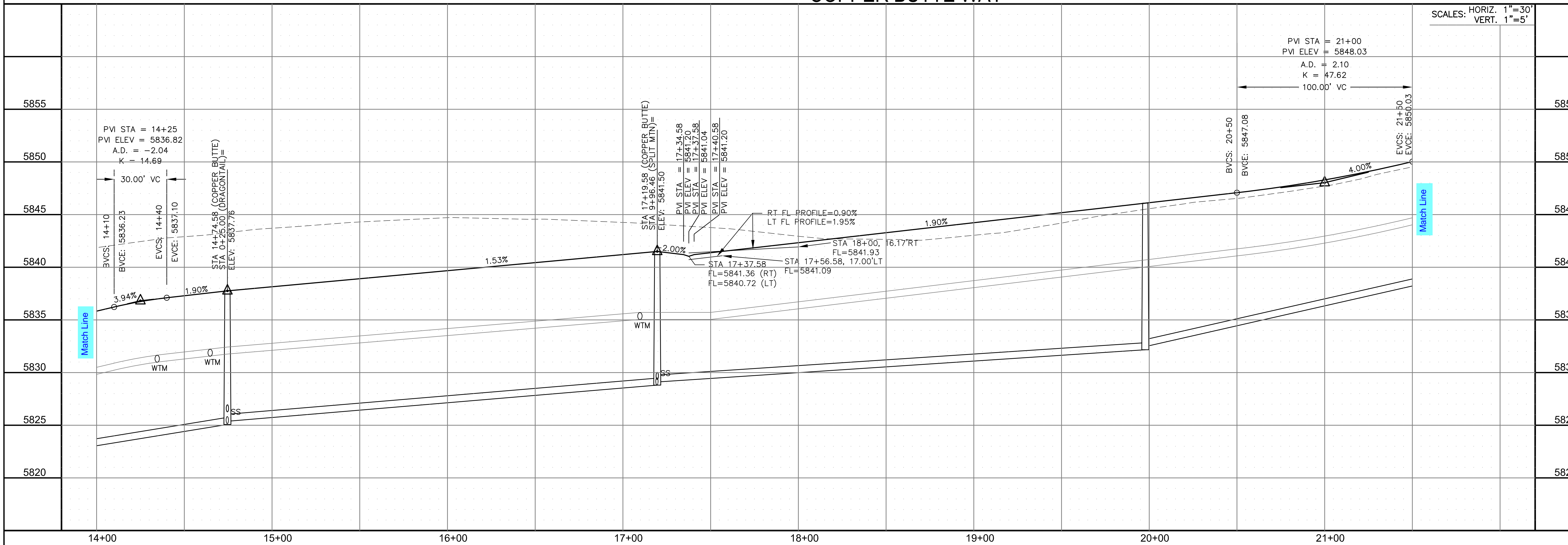
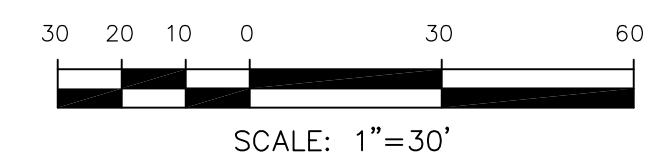
**NOTES**

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.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



**COPPER BUTTE WAY**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOODS, CO 80906  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

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

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

PROJECT: **THE RIDGE AT LORSON RANCH FL. NO. 1**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 DRAWING: RLS  
 CHECKED: RLS

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

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

DATE: NOV, 2021

PROJECT NO. 100.066

SHEET NUMBER C6.12

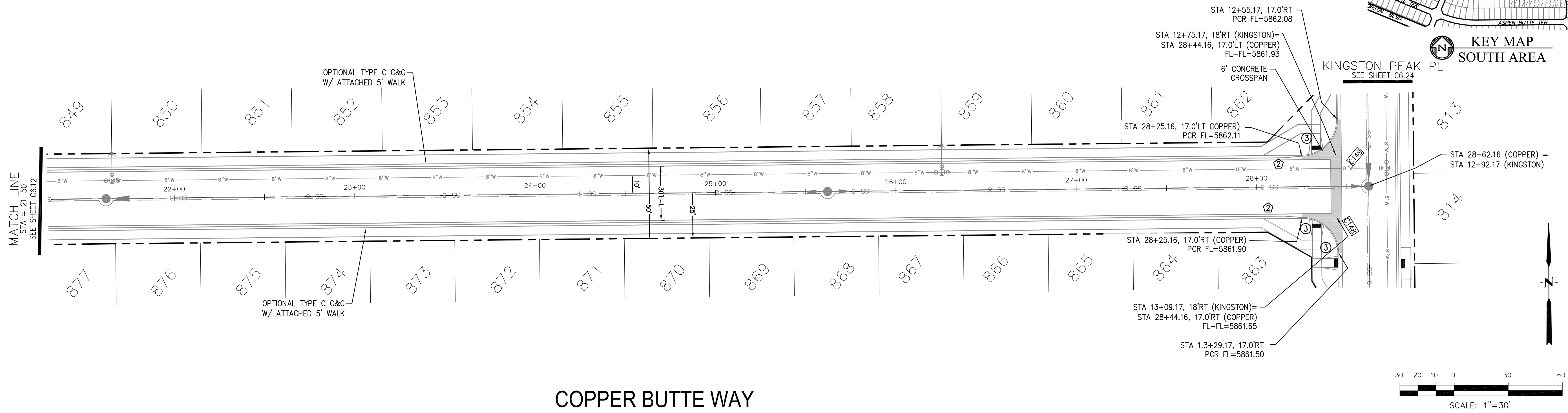
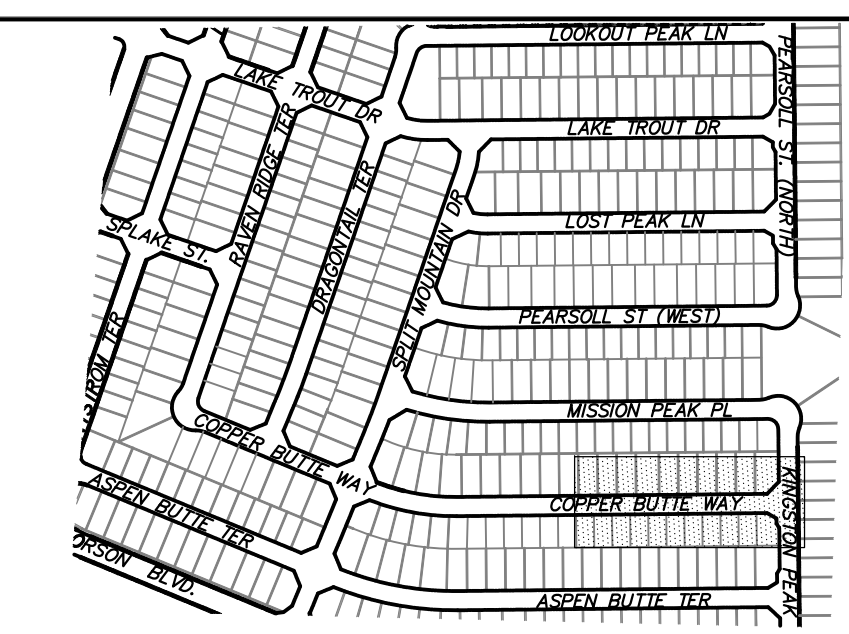
TOTAL SHEETS: 49



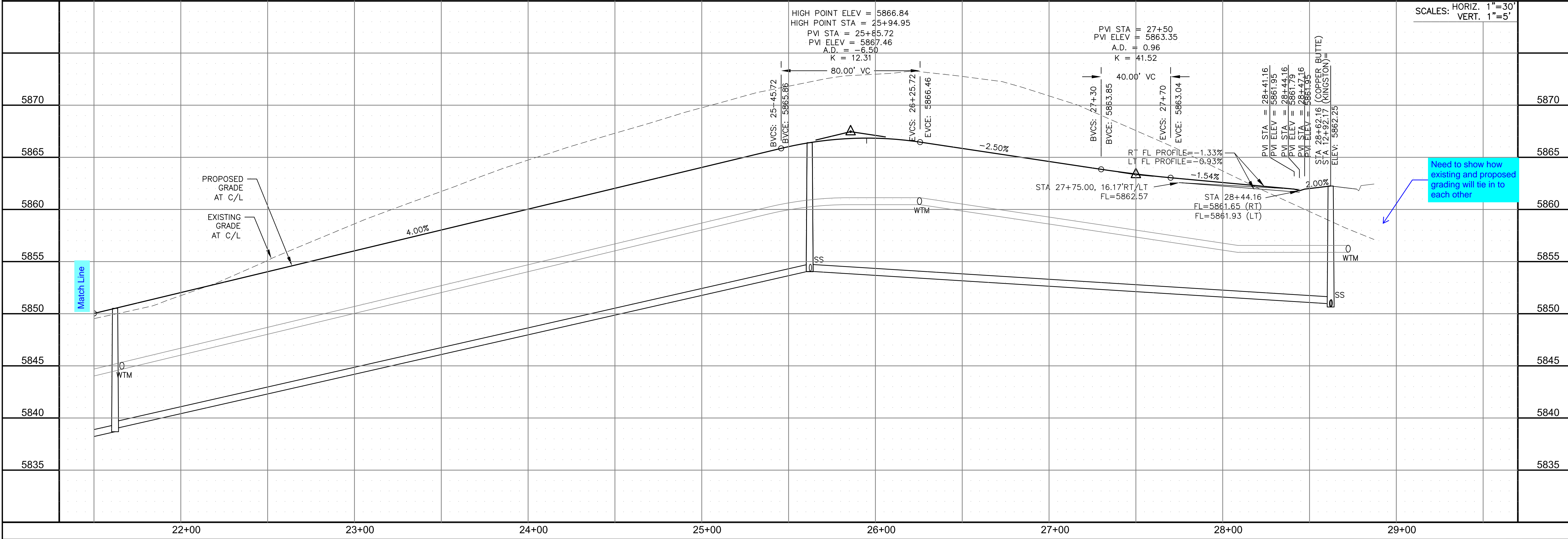
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

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



COPPER BUTTE WAY



Need to show how existing and proposed grading will tie in to each other

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOOD, CO 80506  
 PHONE: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

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

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

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

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

DATE: NOV, 2021

PROJECT NO. 100.066

SHEET NUMBER C6.13

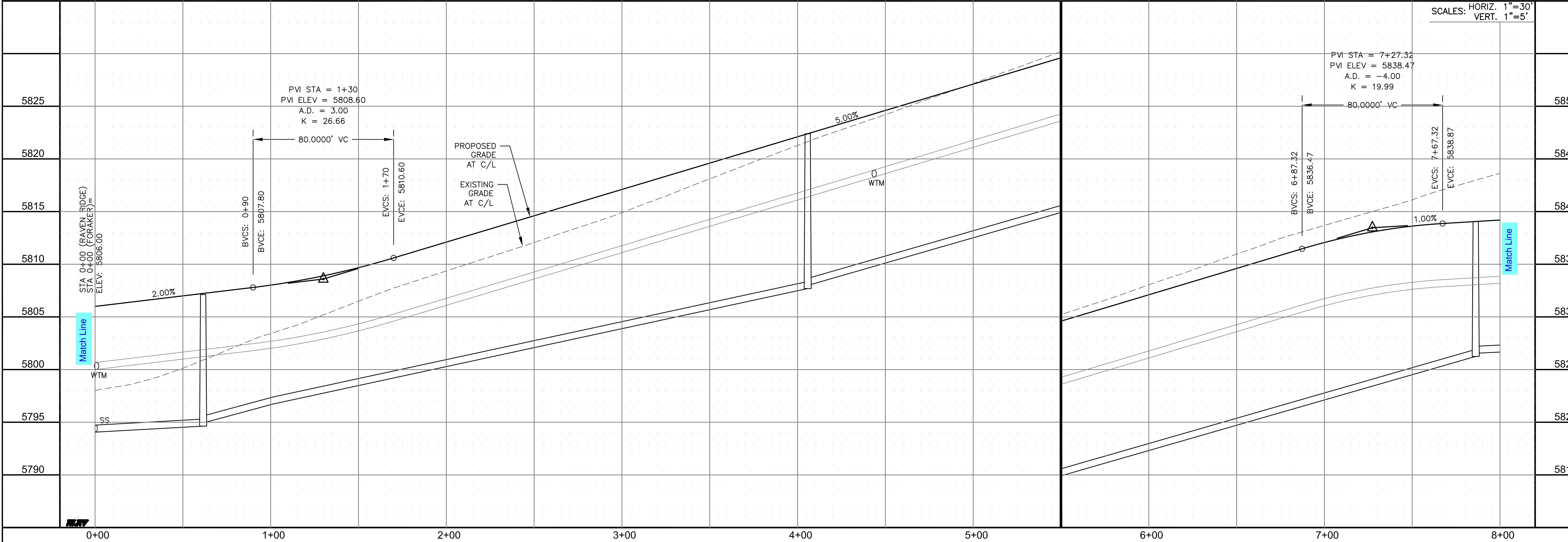
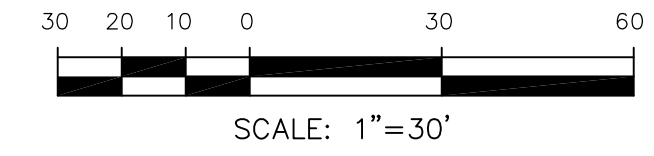
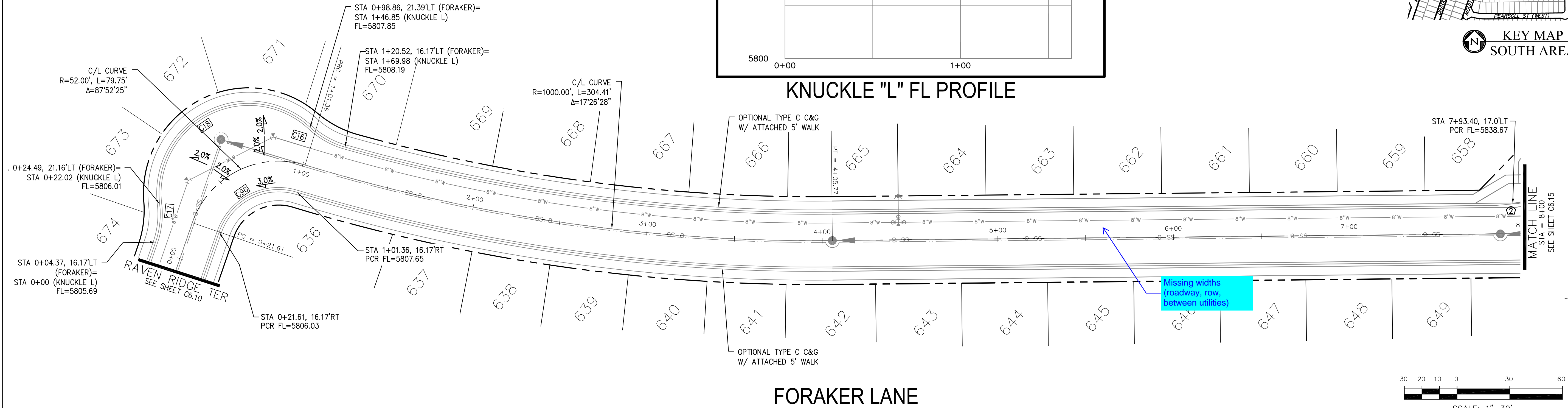
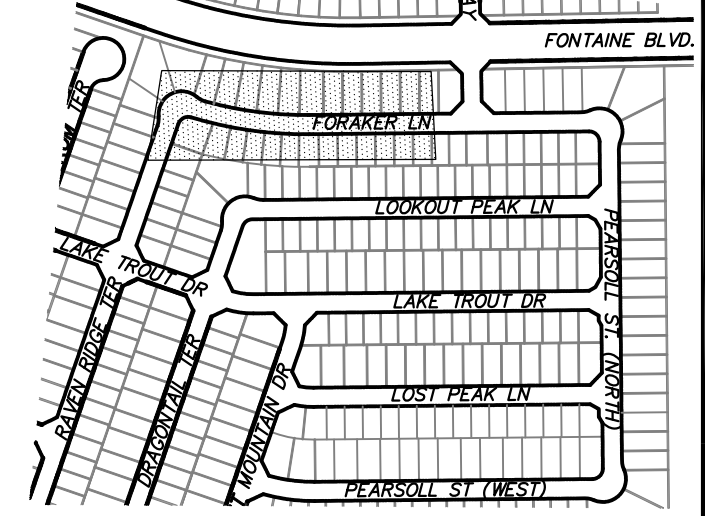
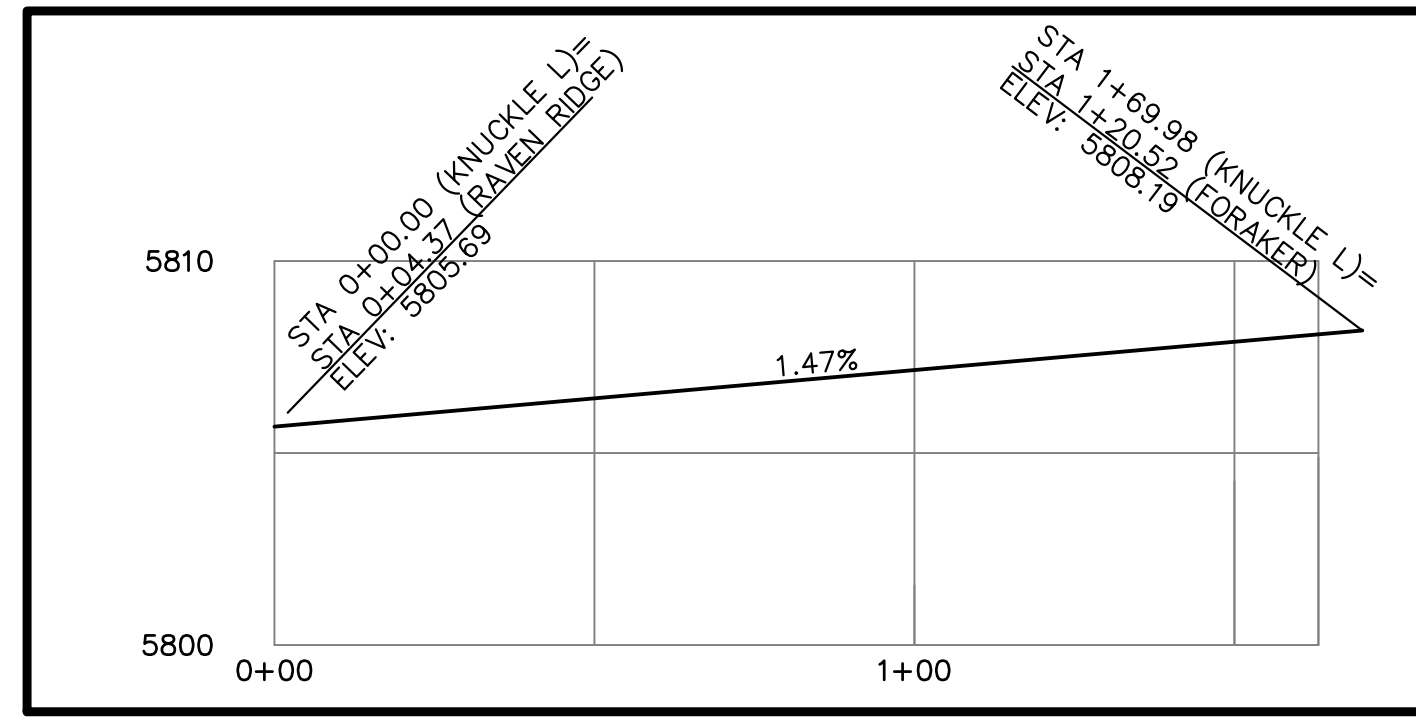
TOTAL SHEETS: 49



- 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.
  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"



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

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

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

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

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

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

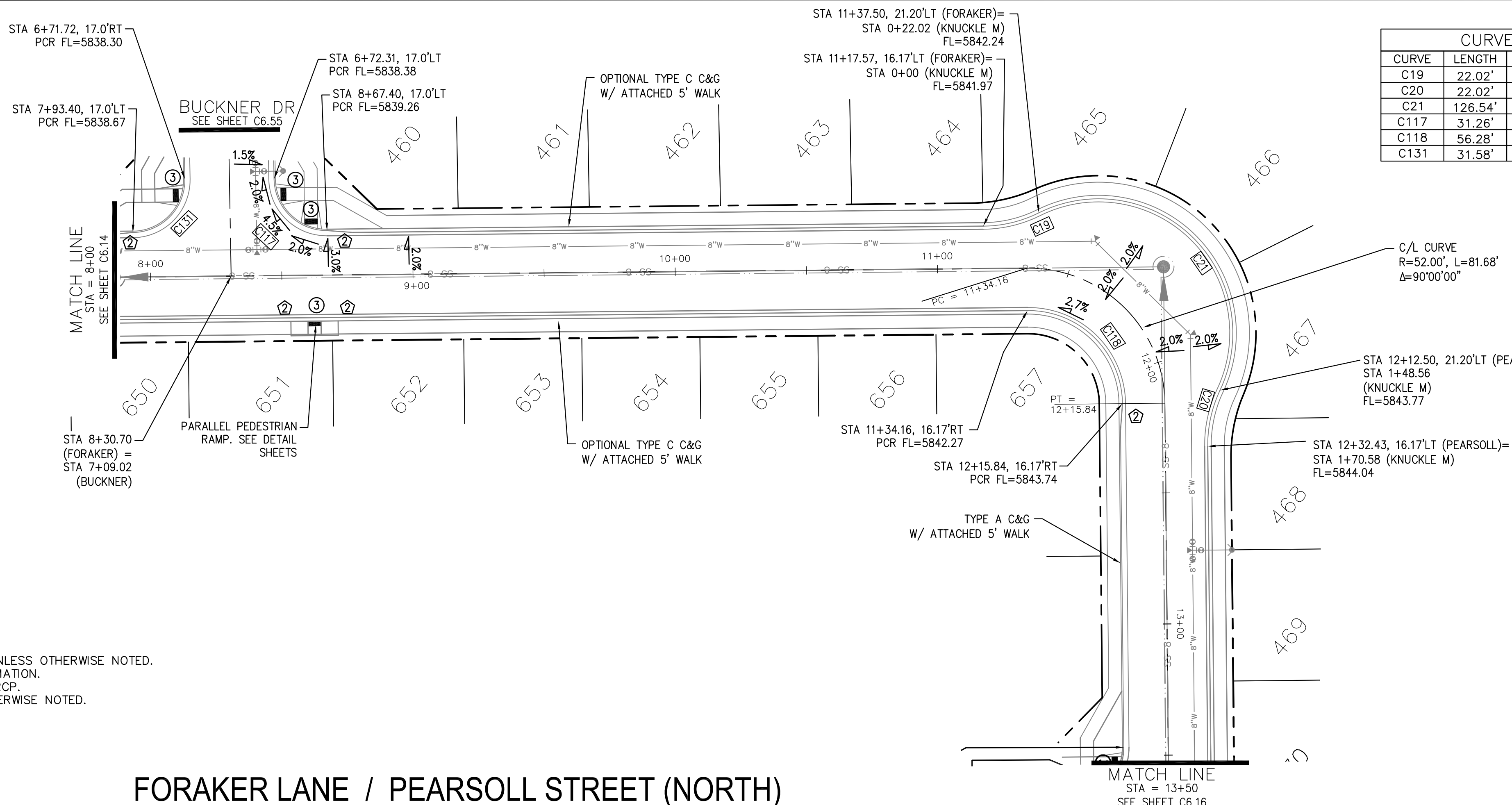
DATE: NOV, 2021

PROJECT NO. 100.066

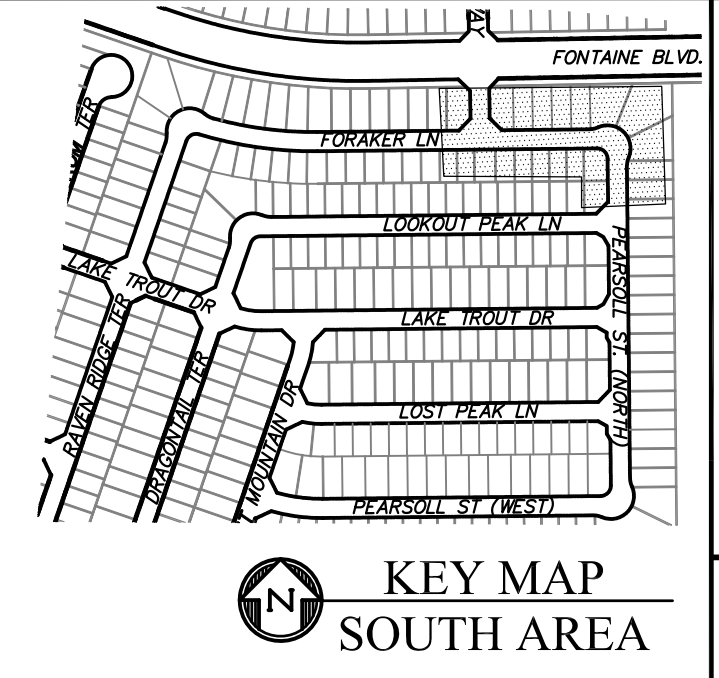
SHEET NUMBER C6.14

TOTAL SHEETS: 49





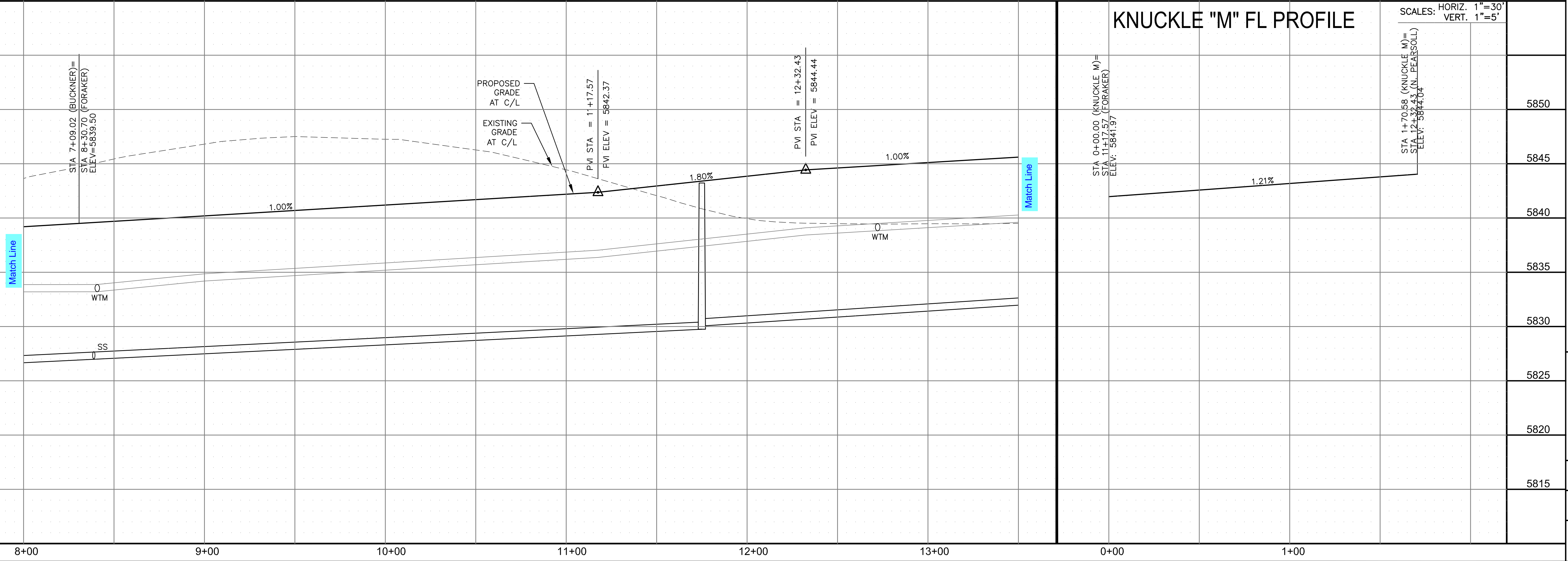
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C19	22.02'	48.83	25°50'31"
C20	22.02'	48.83	25°50'31"
C21	126.54'	51.17	141°41'02"
C117	31.26'	20.00	89°32'37"
C118	56.28'	35.83	90°00'00"
C131	31.58'	20.00	90°27'23"



- NOTES**
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.
  4. 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**

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  
(719) 635-3200  
CONTACT: JEFF MARK

PROJECT:  
**THE RIDGE AT LORSON RANCH FL. NO. 1**  
FOUNDING BUILDING WALLS DR  
COLORADO SPRINGS, COLORADO

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

DATE:  
NOV, 2021

PROJECT NO.  
100.066

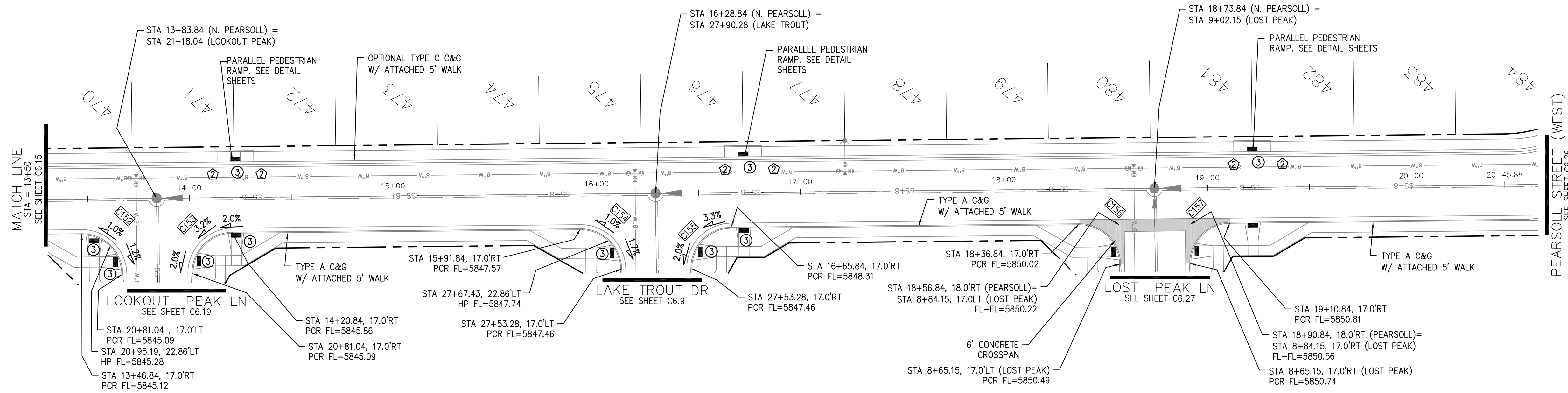
SHEET NUMBER  
C6.15

TOTAL SHEETS: 49

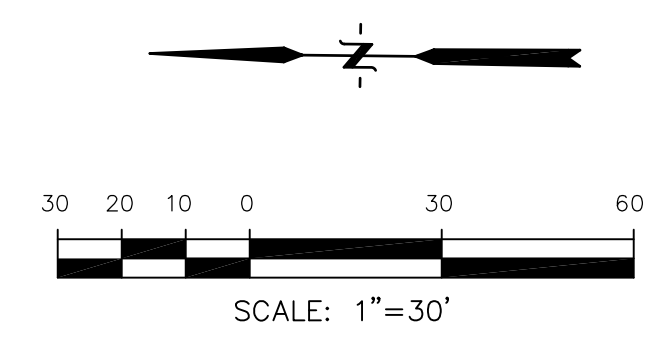
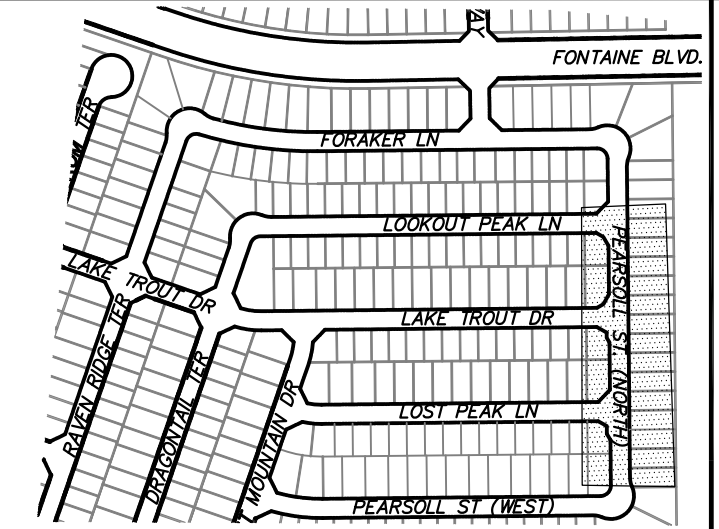


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



**PEARSOLL STREET (NORTH)**



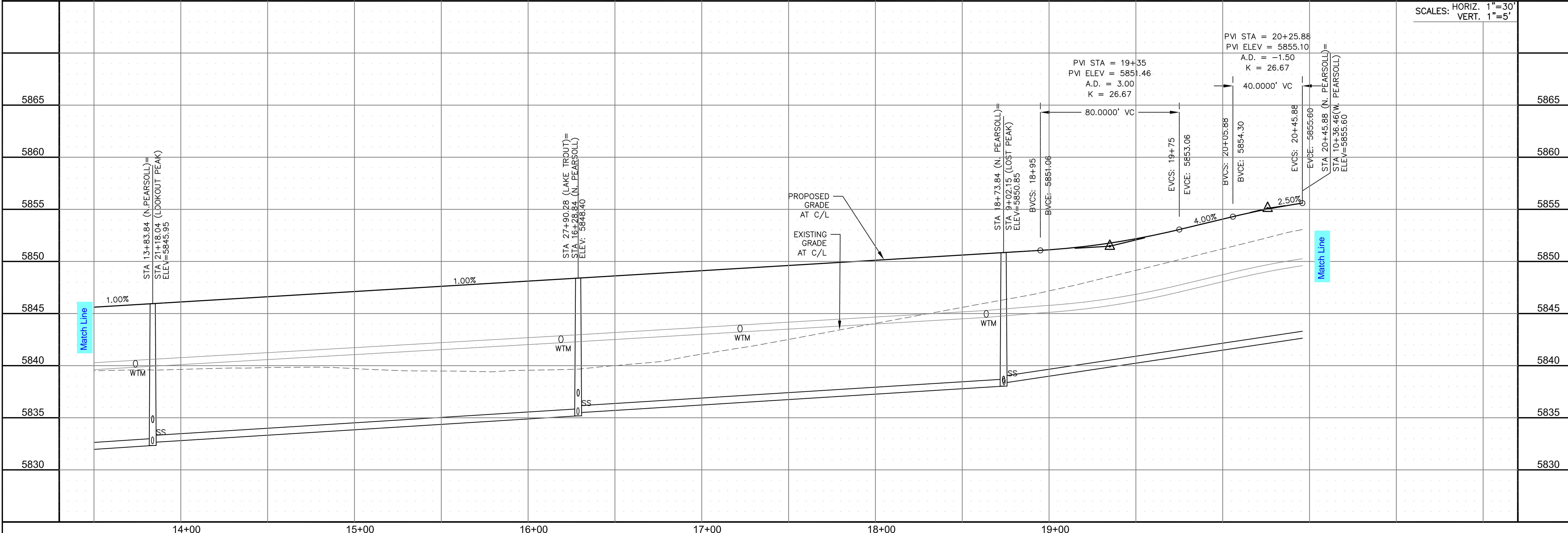
**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRMGHAM, AL 35206  
 PH: 205.870.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

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

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS



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

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

DATE:  
 NOV, 2021

PROJECT NO.  
 100.066

SHEET NUMBER  
 C6.16

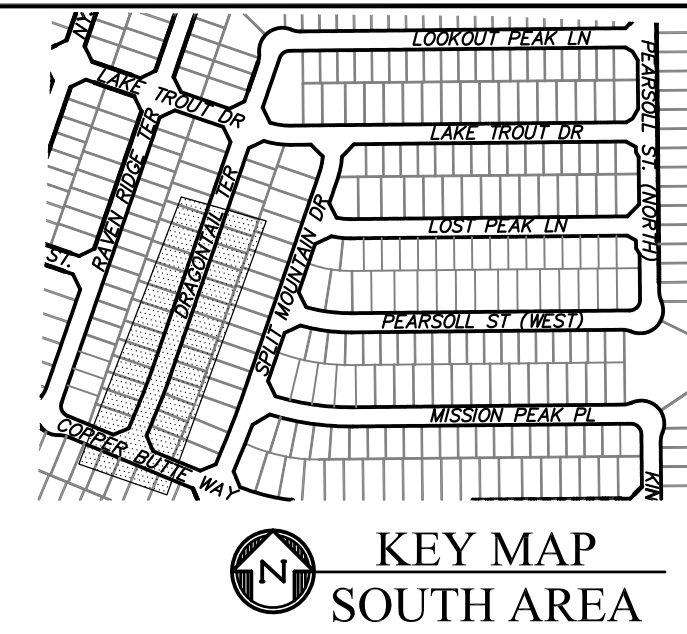
TOTAL SHEETS: 49



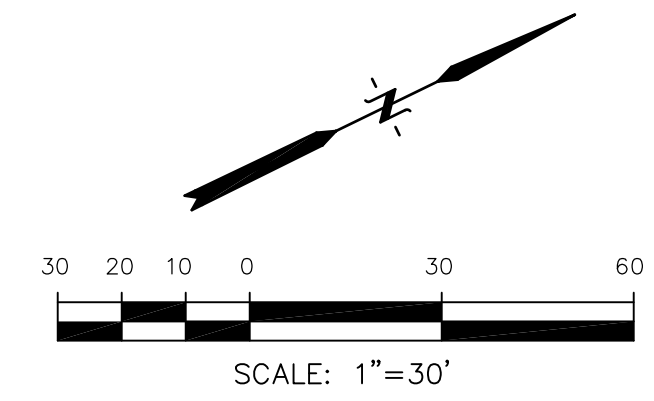
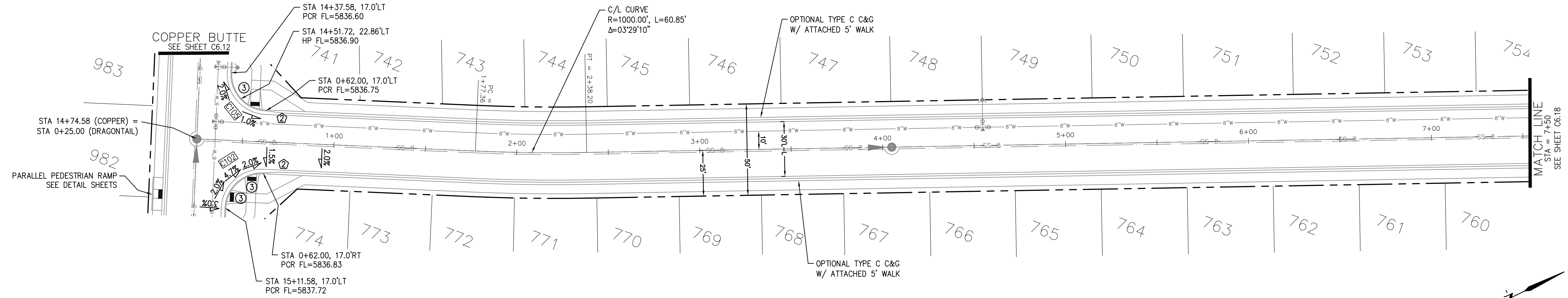
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

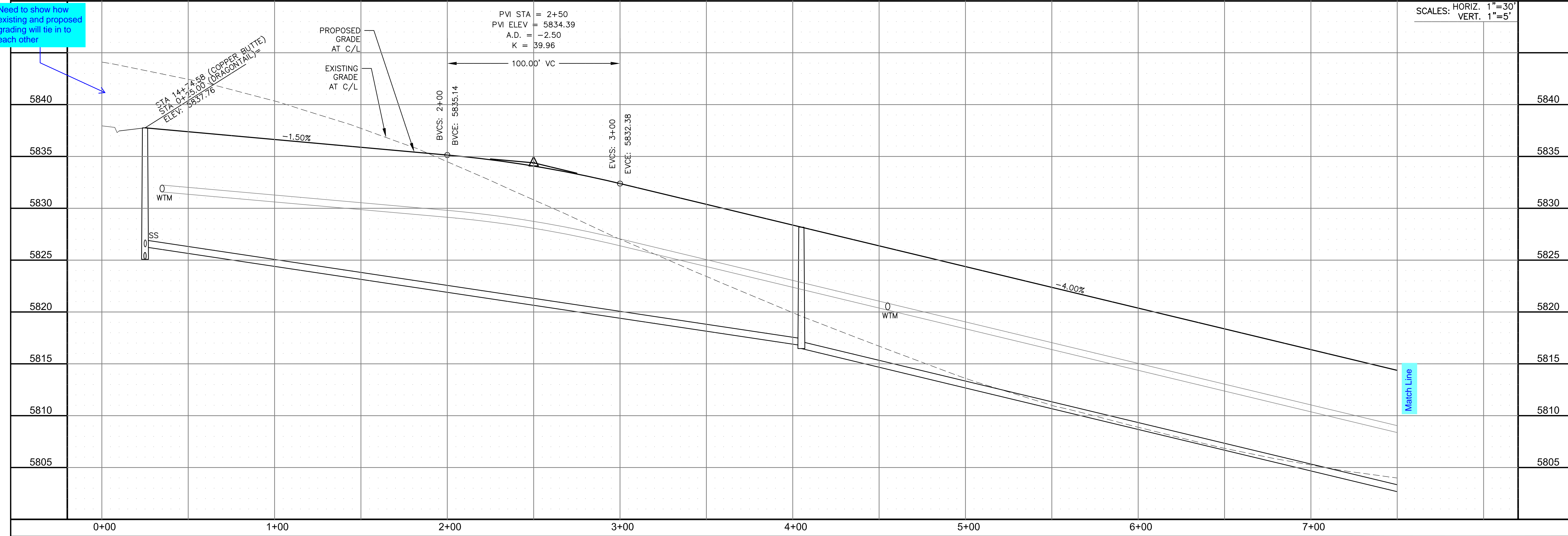
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C102	31.42'	20.00	90°00'00"
C105	31.42'	20.00	90°00'00"



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRDAIR AVENUE  
 BIRDAIR AVENUE  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com



Need to show how existing and proposed grading will tie in to each other



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

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

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

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

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

DATE: NOV, 2021

PROJECT NO. 100.066

SHEET NUMBER C6.17

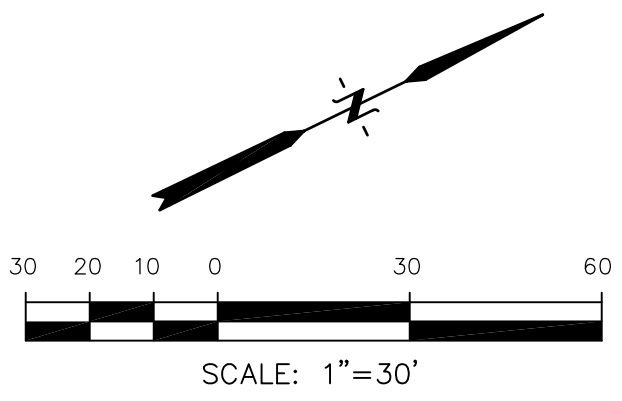
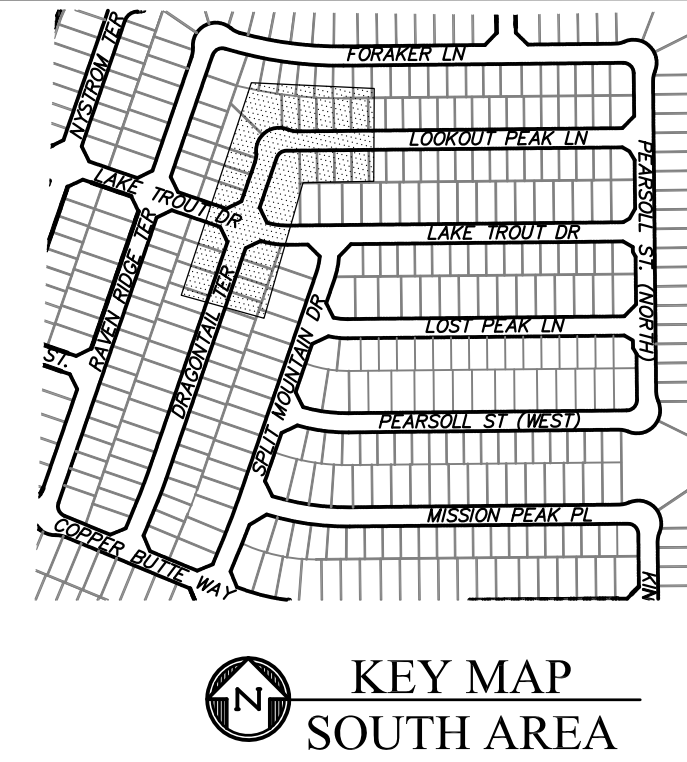
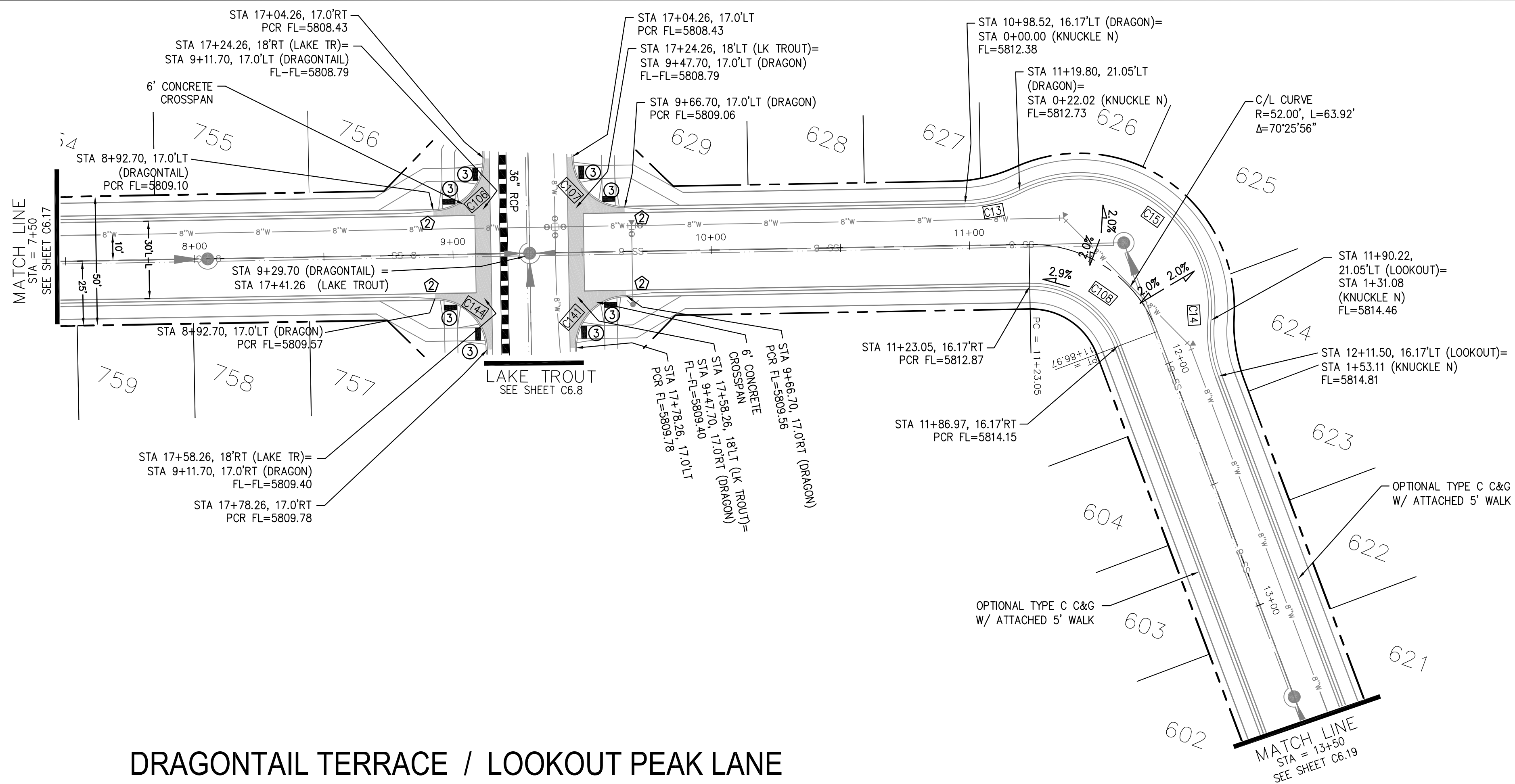
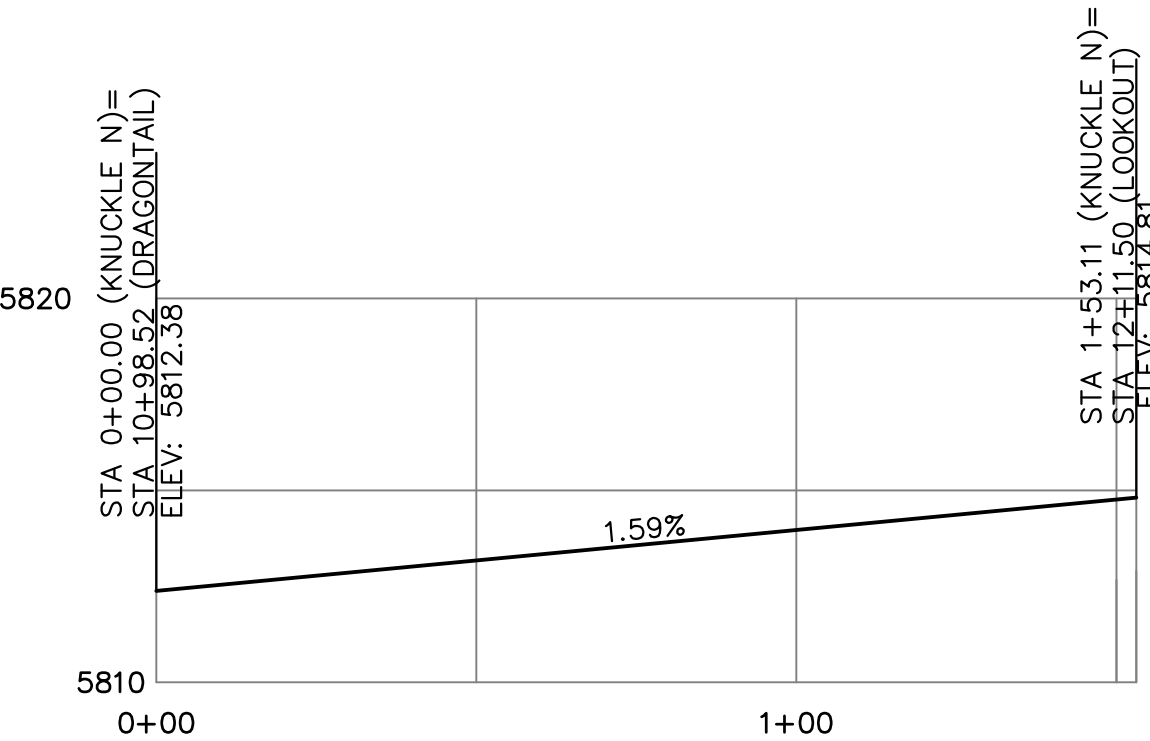
TOTAL SHEETS: 49



- 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.
  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"



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRCH CREEK, CO 80150  
 PHONE: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

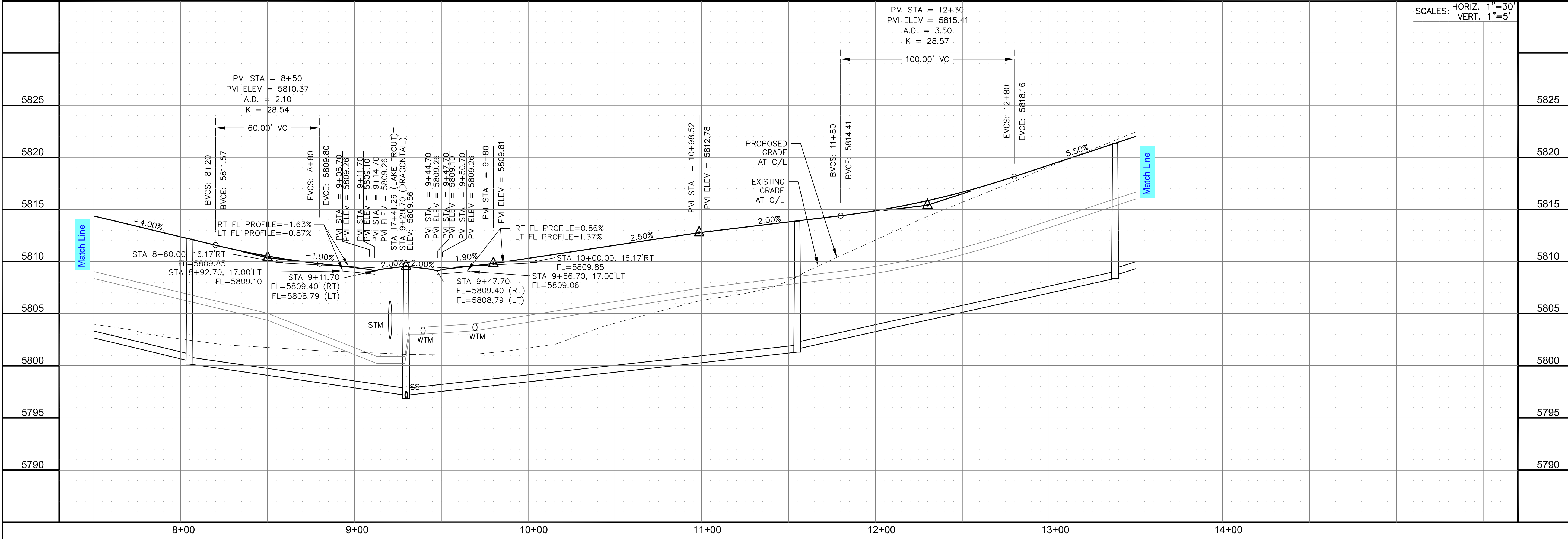
DESCRIPTION: \_\_\_\_\_

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**  
 5015 W. 50th AVE., WALKER DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS



STREET / STORM - SOUTH AREA  
 DRAGONTAIL TER / LOOKOUT PEAK LN  
 STA 7+50 TO 13+50

DATE:  
 NOV, 2021

PROJECT NO.  
 100.066

SHEET NUMBER  
 C6.18

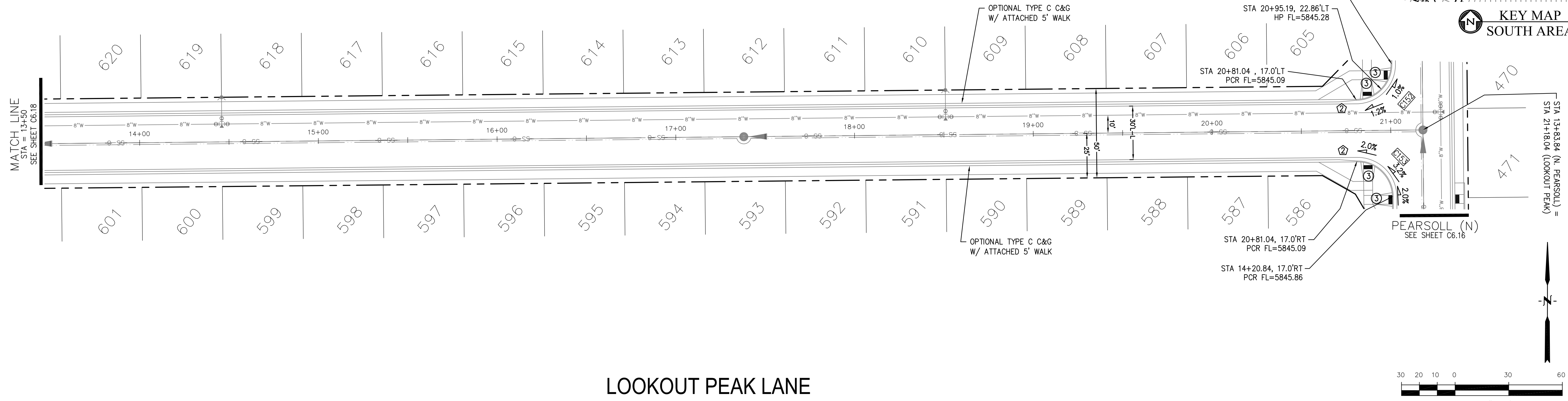
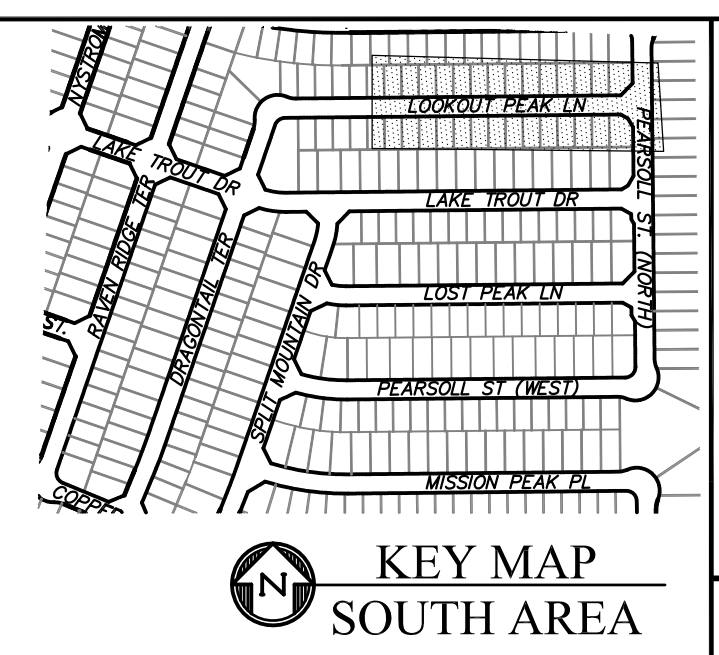
TOTAL SHEETS: 49



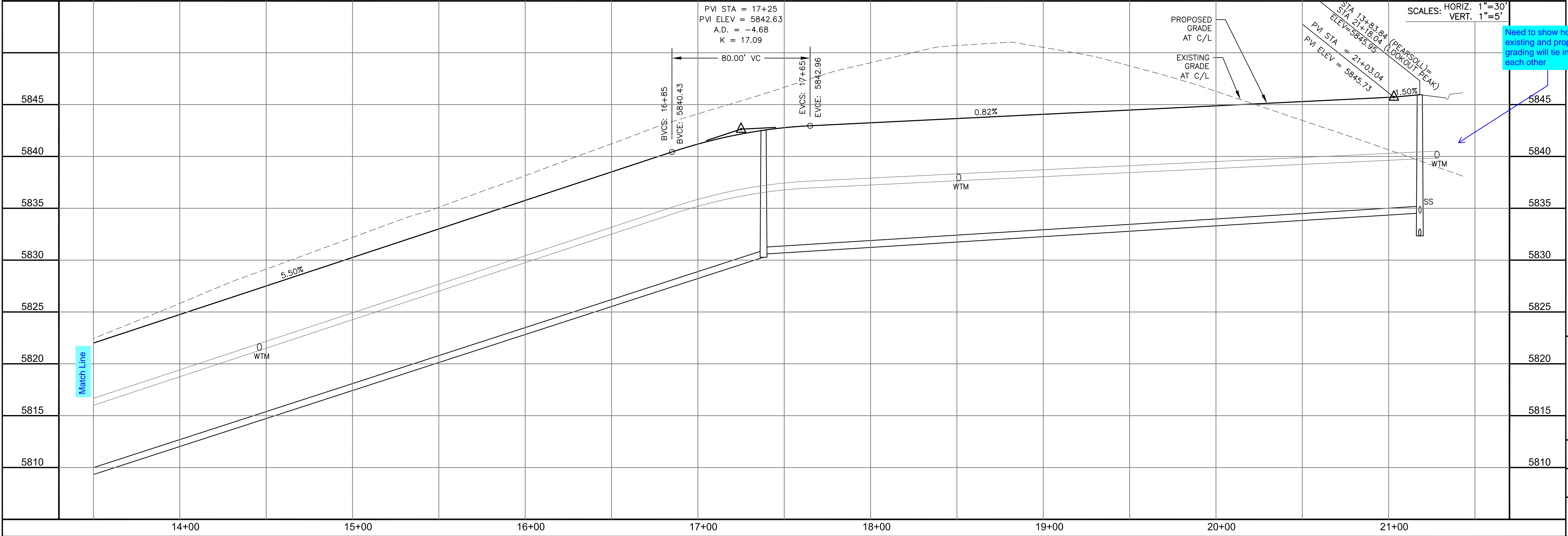
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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@ceg1.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**  
 6010 W. 55th WALK DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

DATE:  
 NOV, 2021

PROJECT NO.  
 100.066

SHEET NUMBER  
 C6.19

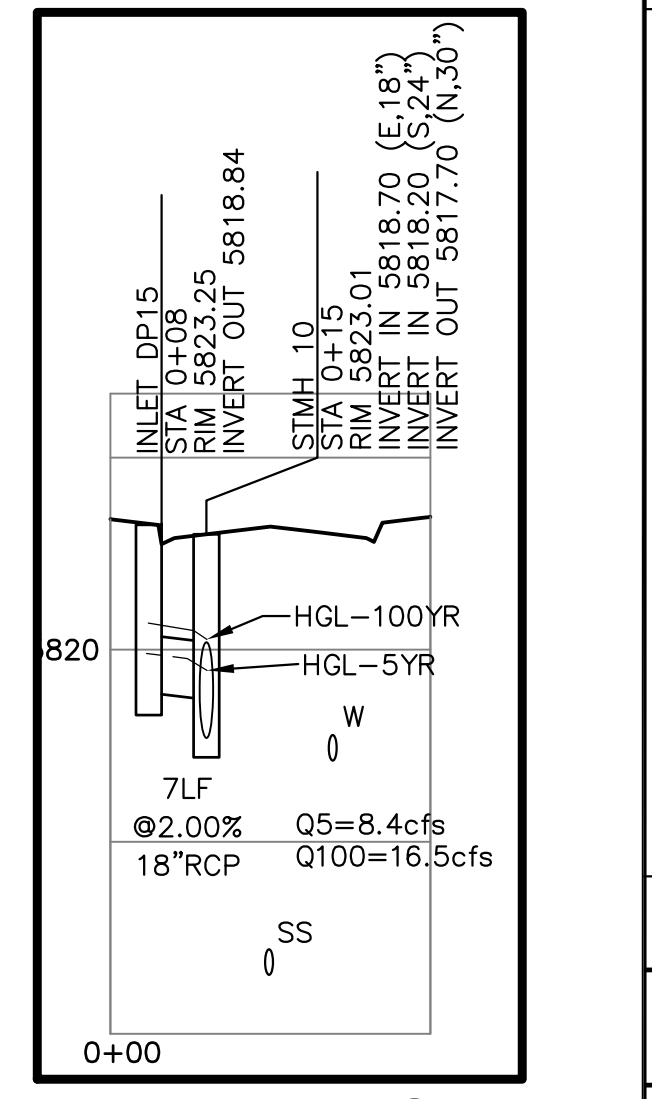
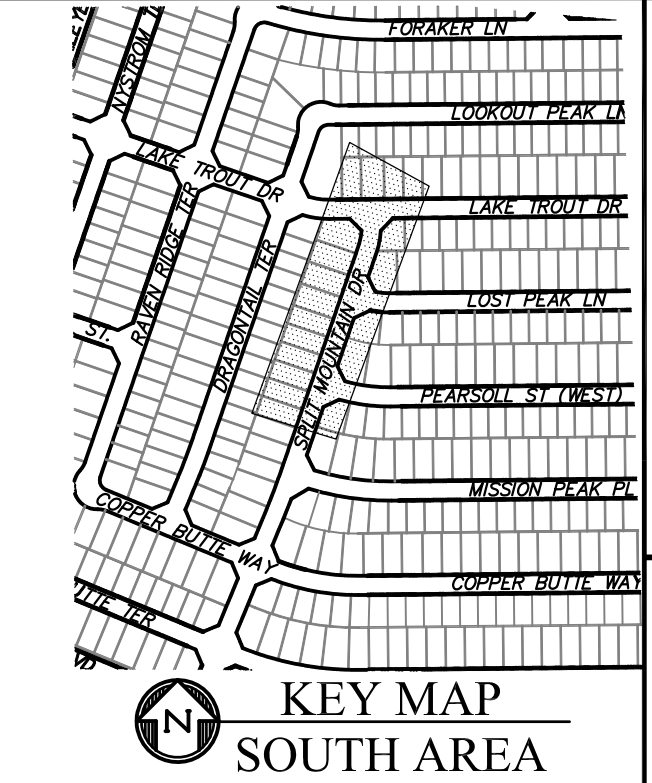
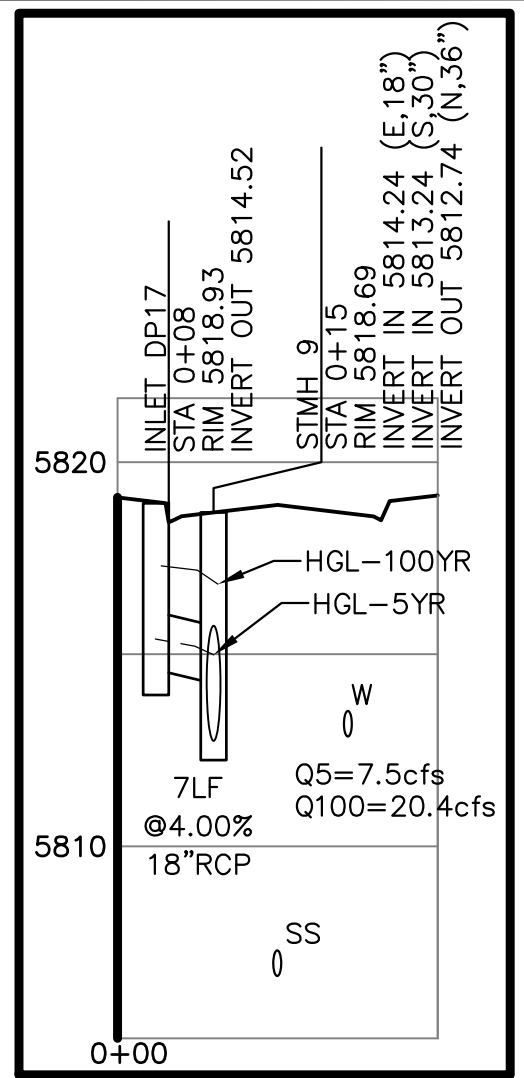
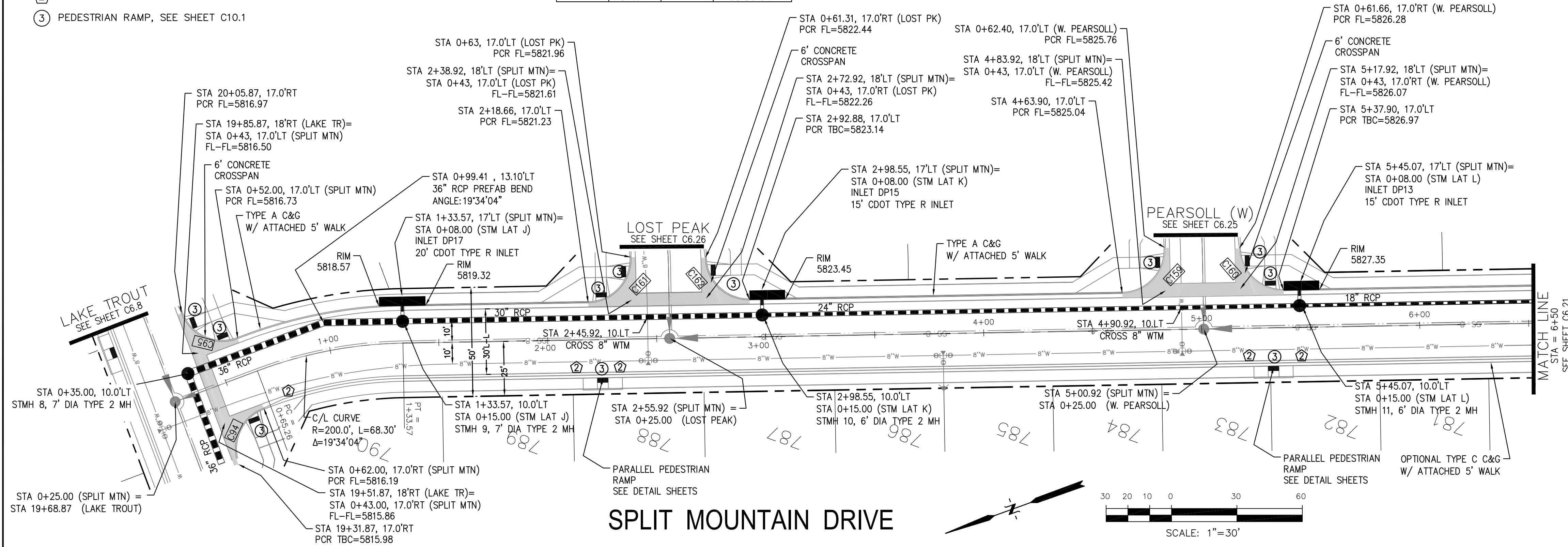
TOTAL SHEETS: 49



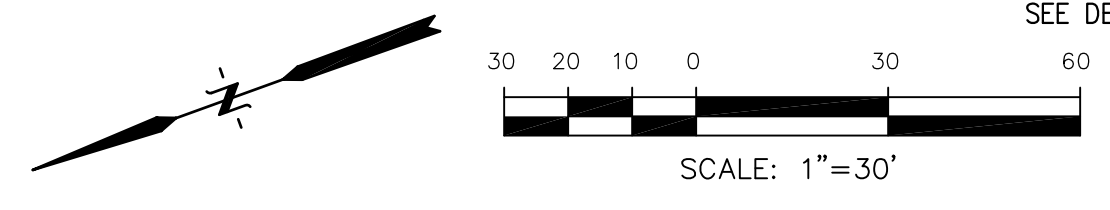
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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"
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



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

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

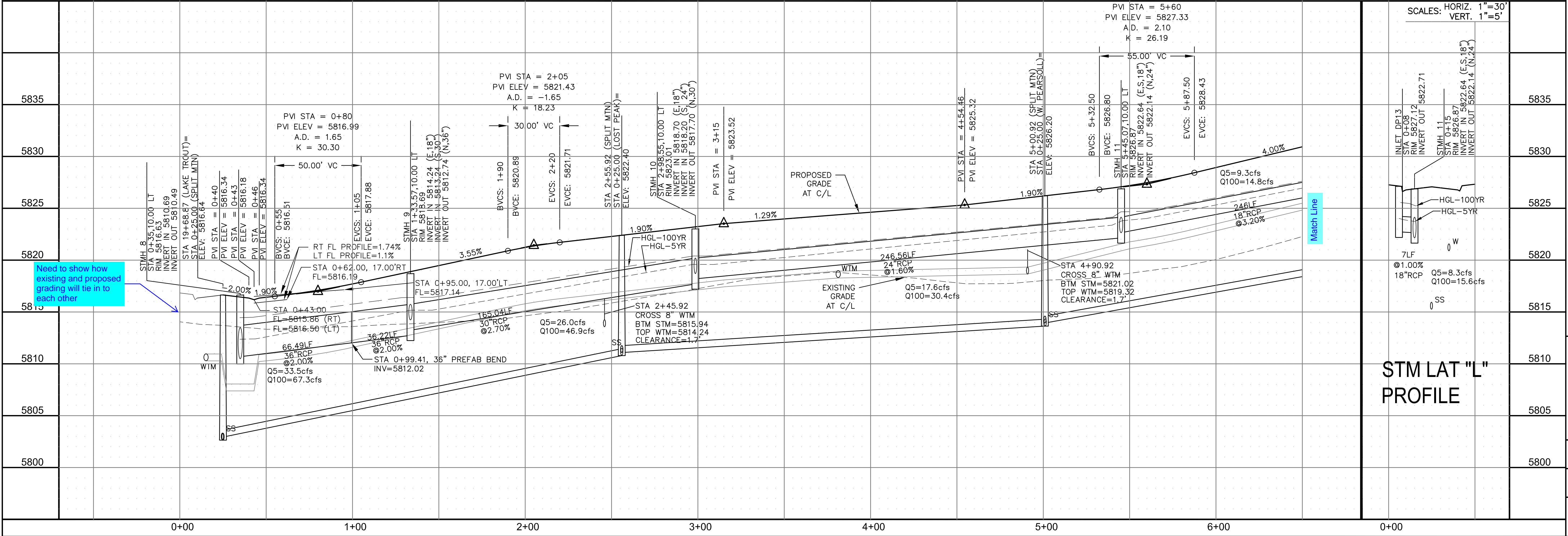
DESCRIPTION: \_\_\_\_\_

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**  
 10000 S. WALLEY DR  
 COLORADO SPRINGS, COLORADO



Need to show how existing and proposed grading will tie in to each other

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

DATE: NOV, 2021

PROJECT NO. 100.066

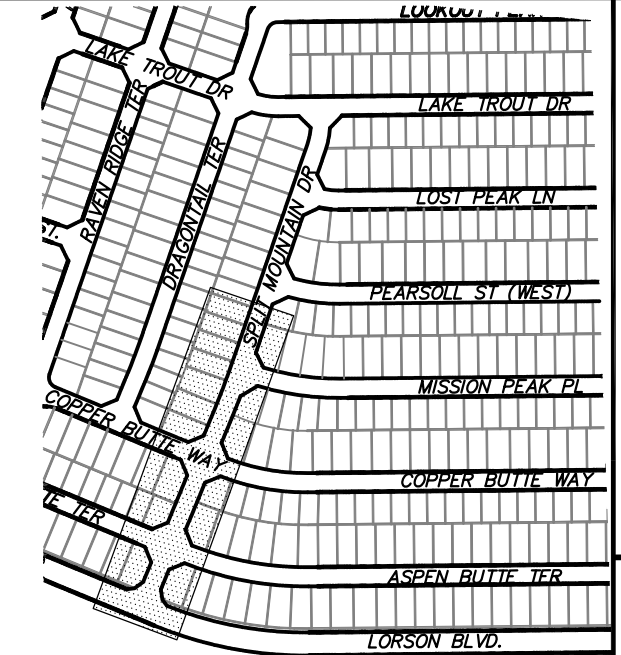
SHEET NUMBER C6.20

TOTAL SHEETS: 49



- 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.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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 700, SUITE 55506  
 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  
 CONTACT: JEFF MARK

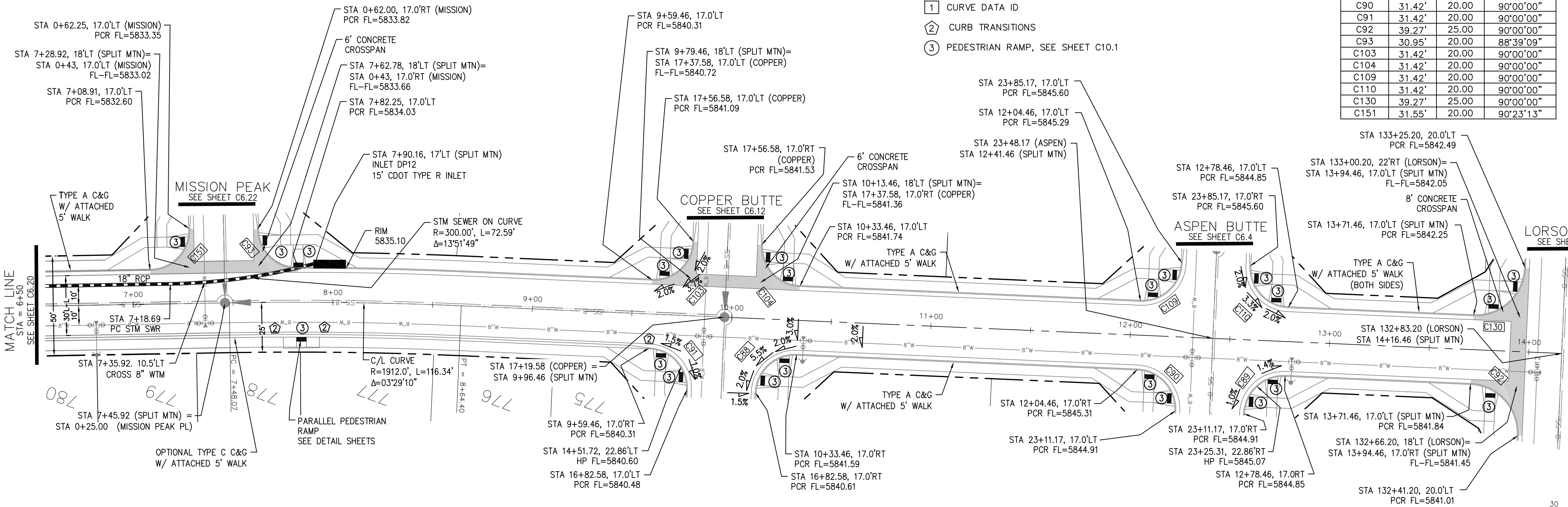
PROJECT:  
**THE RIDGE AT LORSON**  
 RANCH FL. NO. 1  
 10000 S. WALKER DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

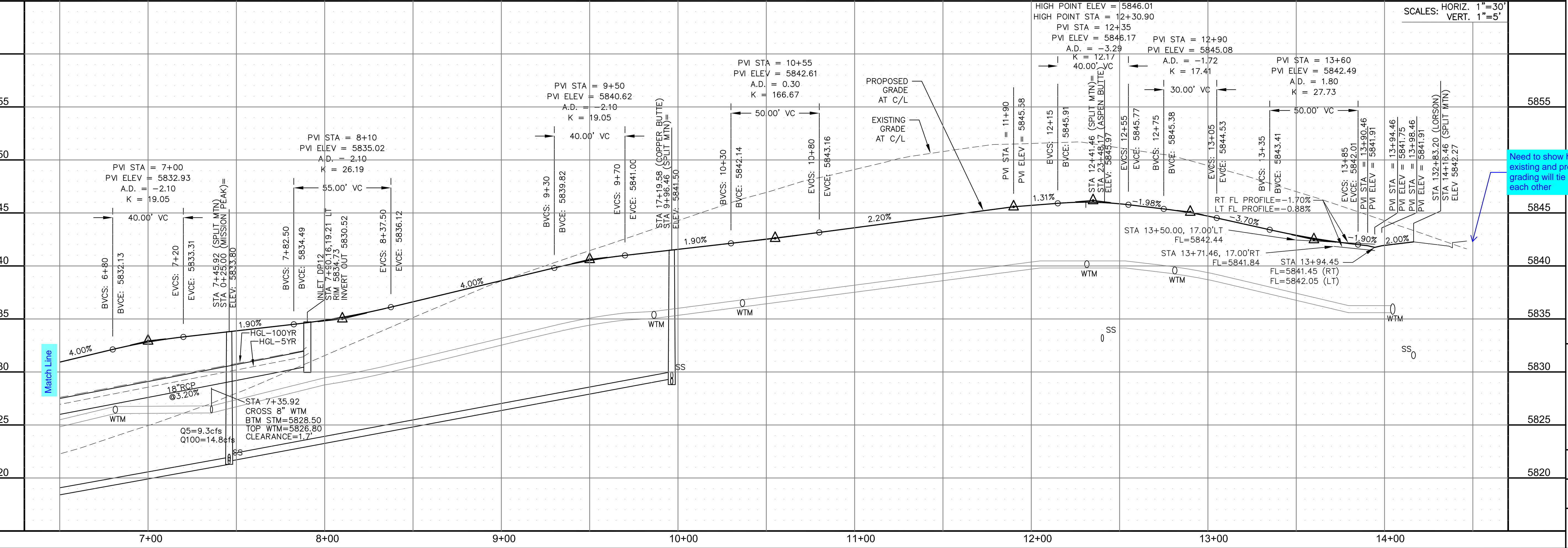
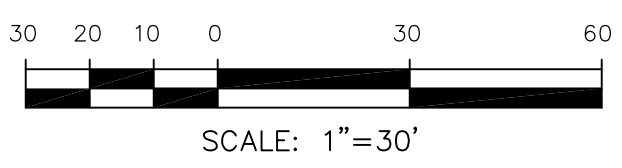
STREET / ST - SOUTH AREA  
**SPLIT MOUNTAIN DRIVE**  
 STA 6+50 TO 14+16

DATE:  
 NOV, 2021  
 PROJECT NO.  
 100.066  
 SHEET NUMBER  
 C6.21  
 TOTAL SHEETS: 49

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



**SPLIT MOUNTAIN DRIVE**



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

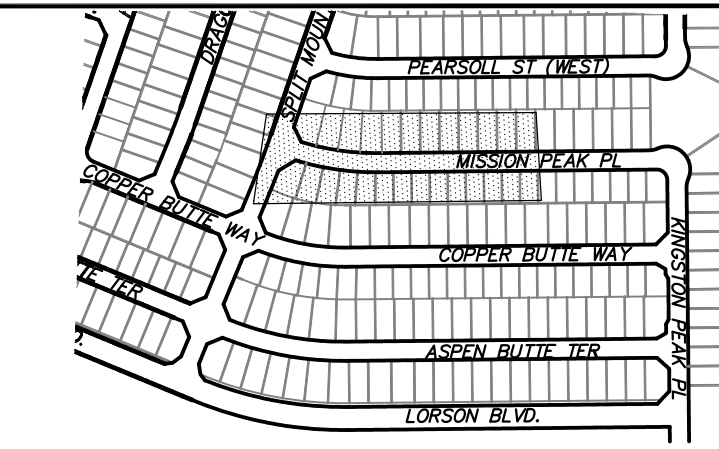
Need to show how existing and proposed grading will tie in to each other



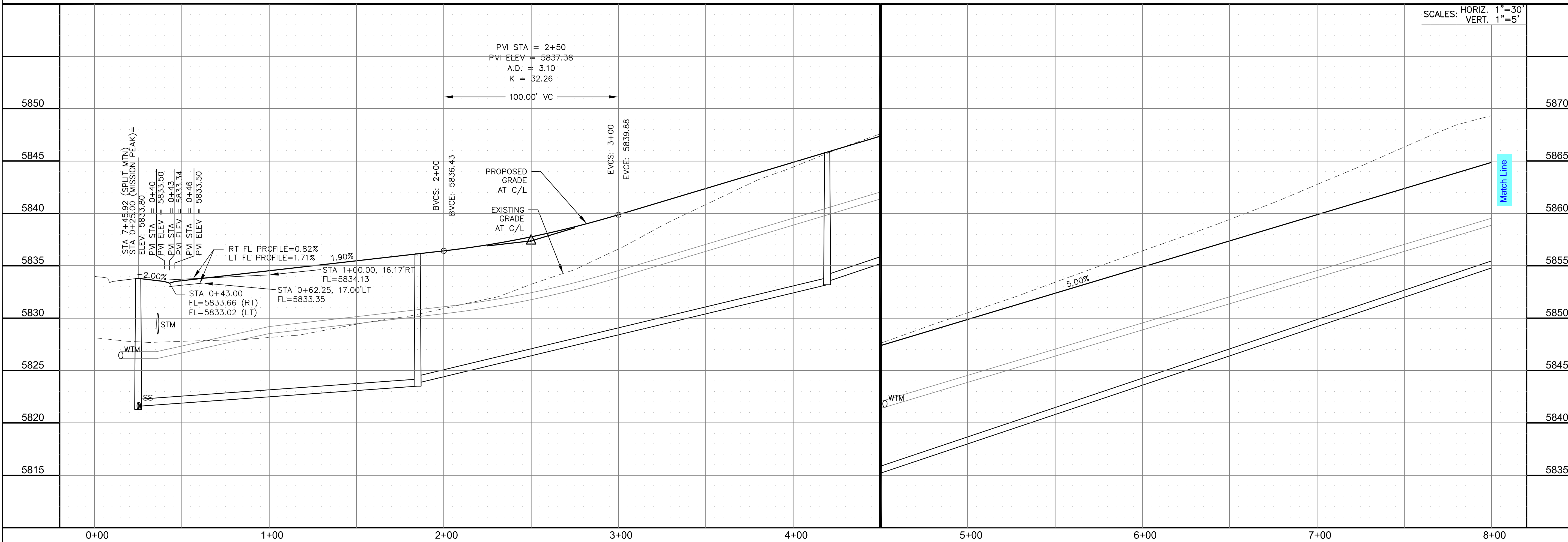
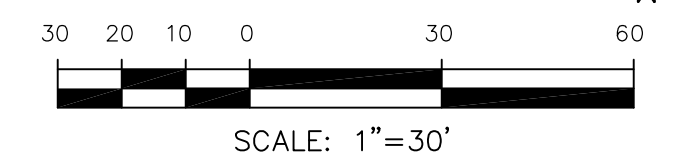
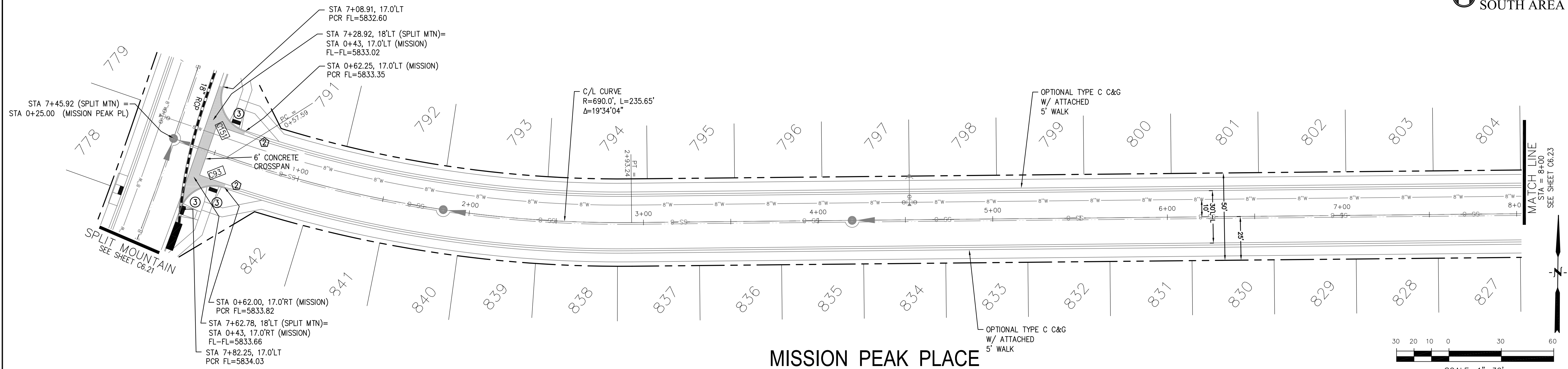
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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.  
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  
(719) 635-3200  
CONTACT: JEFF MARK

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

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

DATE:  
NOV, 2021

PROJECT NO.  
100.066

SHEET NUMBER  
C6.22

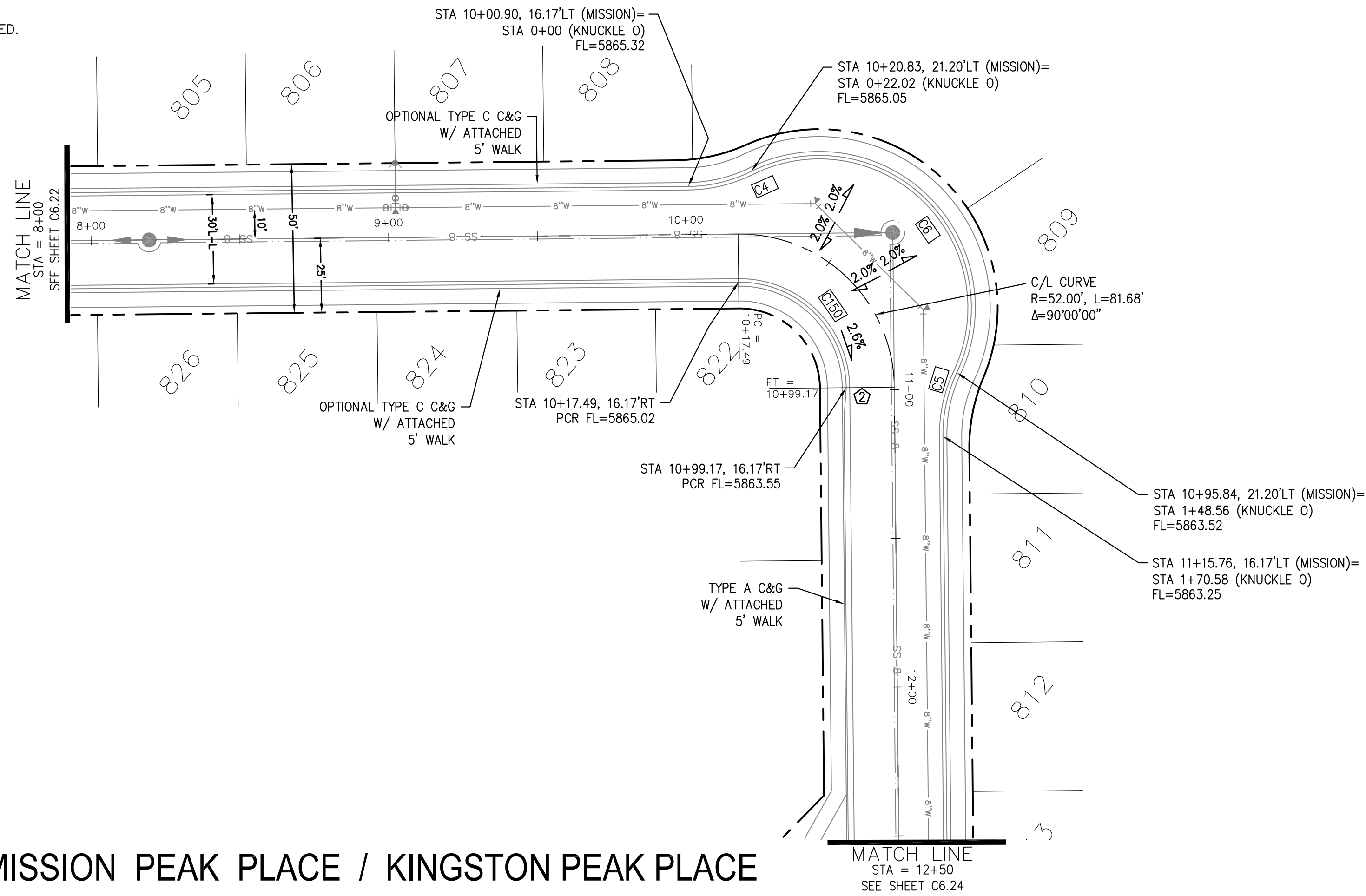
TOTAL SHEETS: 49



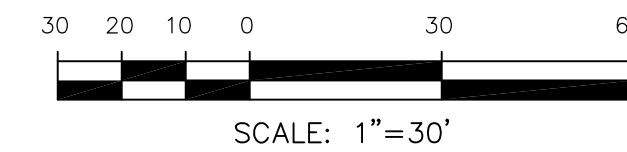
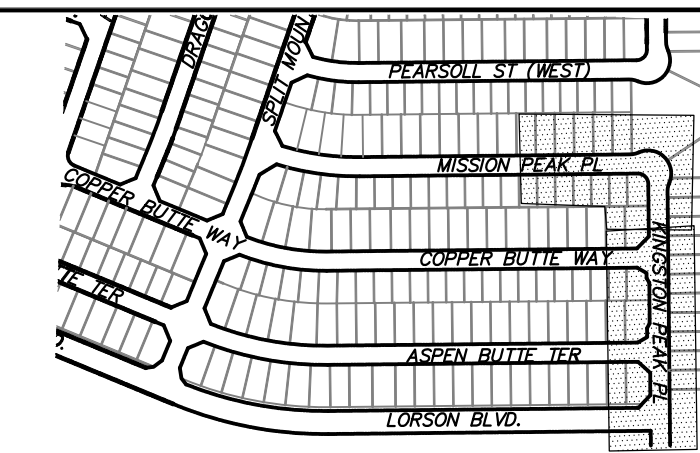
**NOTES**

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.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



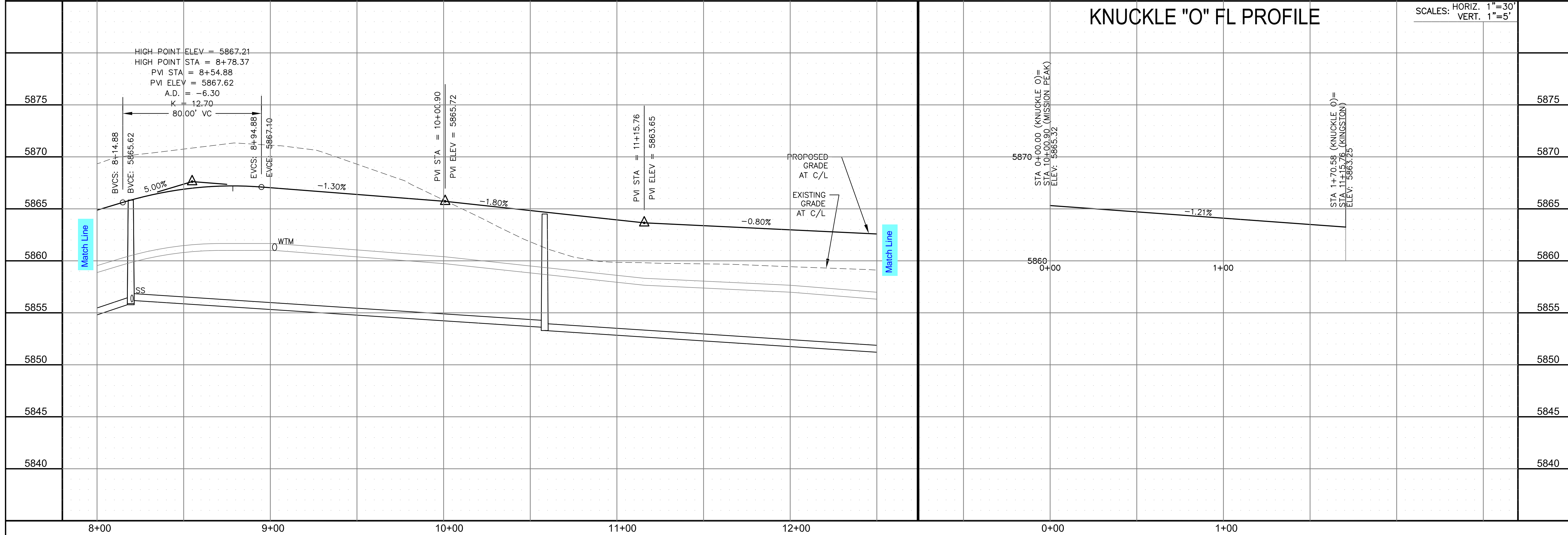
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C4	22.02'	48.83	25°50'31"
C5	22.02'	48.83	25°50'31"
C6	126.54'	51.17	141°41'02"
C150	56.28'	35.83	90°00'00"



**MISSION PEAK PLACE / KINGSTON PEAK PLACE**

**KNUCKLE "O" FL PROFILE**

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



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRCH CREEK, CO 80150  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK  
 PROJECT: **THE RIDGE AT LORSON RANCH FIL. NO. 1**  
 6000 S. WALLEY DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

DATE: NOV, 2021  
 PROJECT NO. 100.066  
 SHEET NUMBER C6.23  
 TOTAL SHEETS: 49

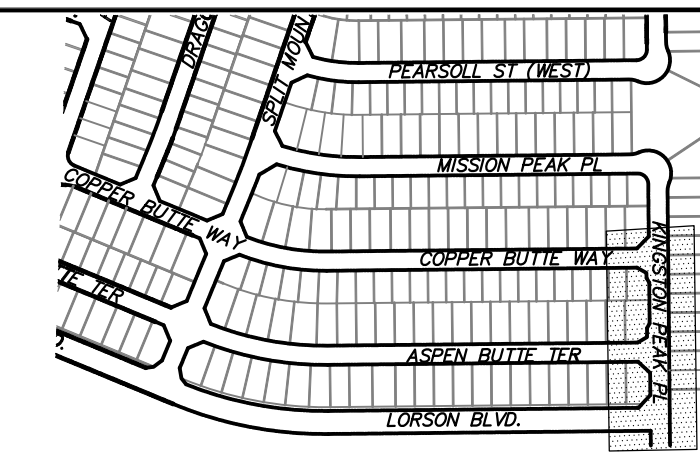


**NOTES**

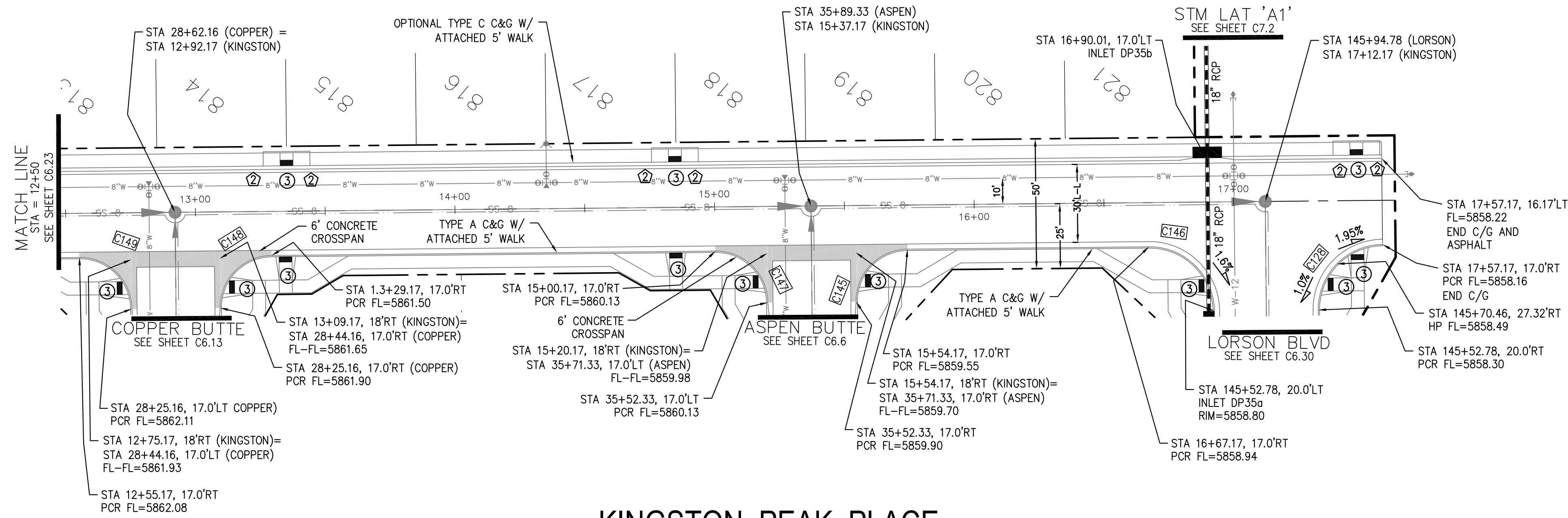
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

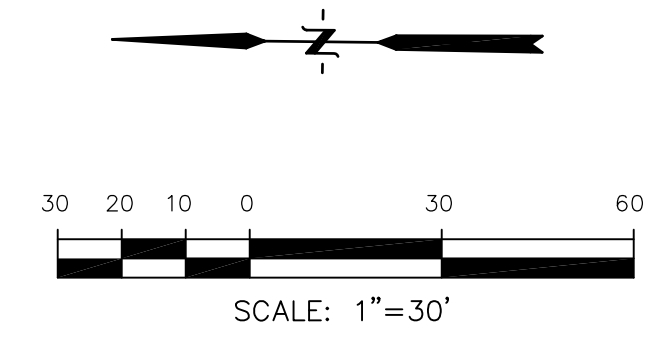
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C128	39.27'	25.00	90°00'00"
C145	31.42'	20.00	90°00'00"
C146	39.27'	25.00	90°00'00"
C147	31.42'	20.00	90°00'00"
C148	31.42'	20.00	90°00'00"
C149	31.42'	20.00	90°00'00"



KEY MAP  
SOUTH AREA



**KINGSTON PEAK PLACE**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 790701100  
 RICHMOND, CO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

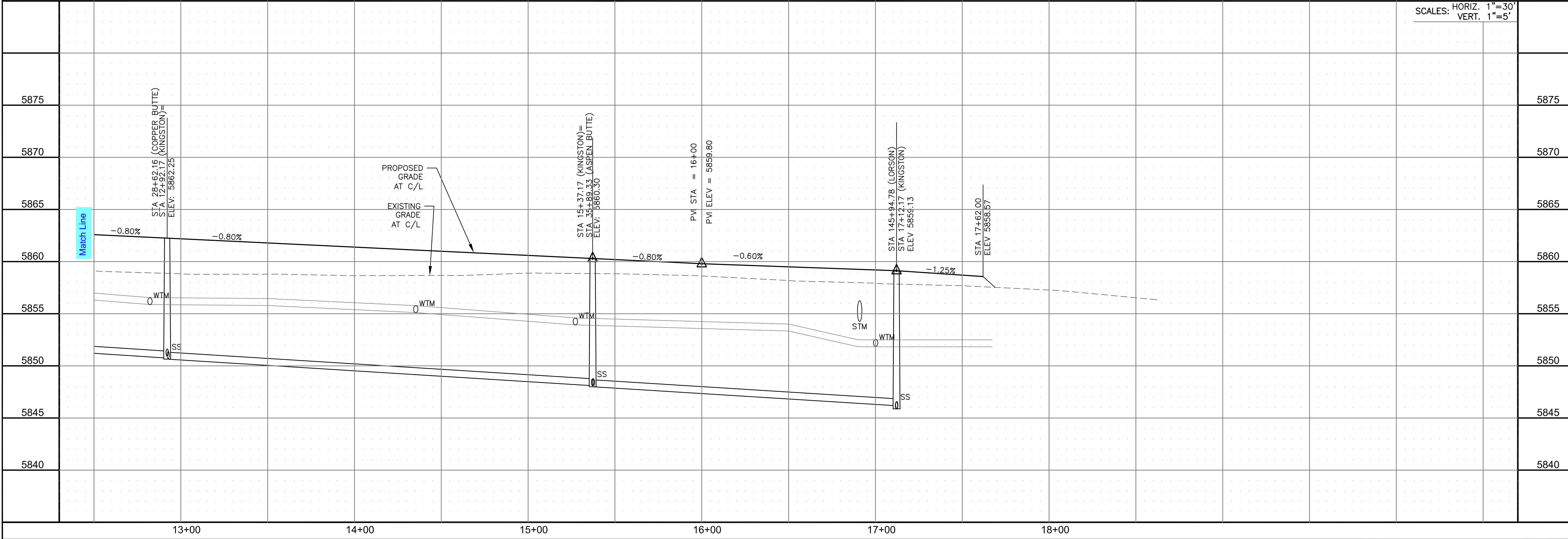
DESCRIPTION: \_\_\_\_\_

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

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

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS



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

DATE: NOV, 2021

PROJECT NO. 100.066

SHEET NUMBER C6.24

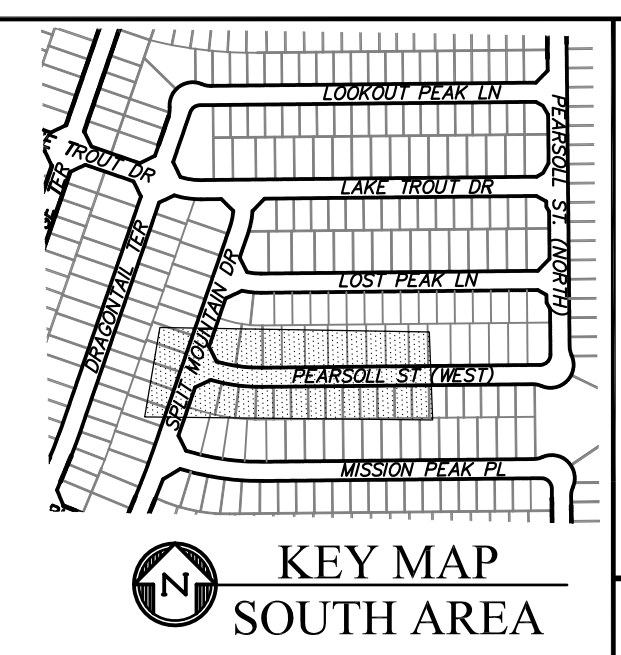
TOTAL SHEETS: 49



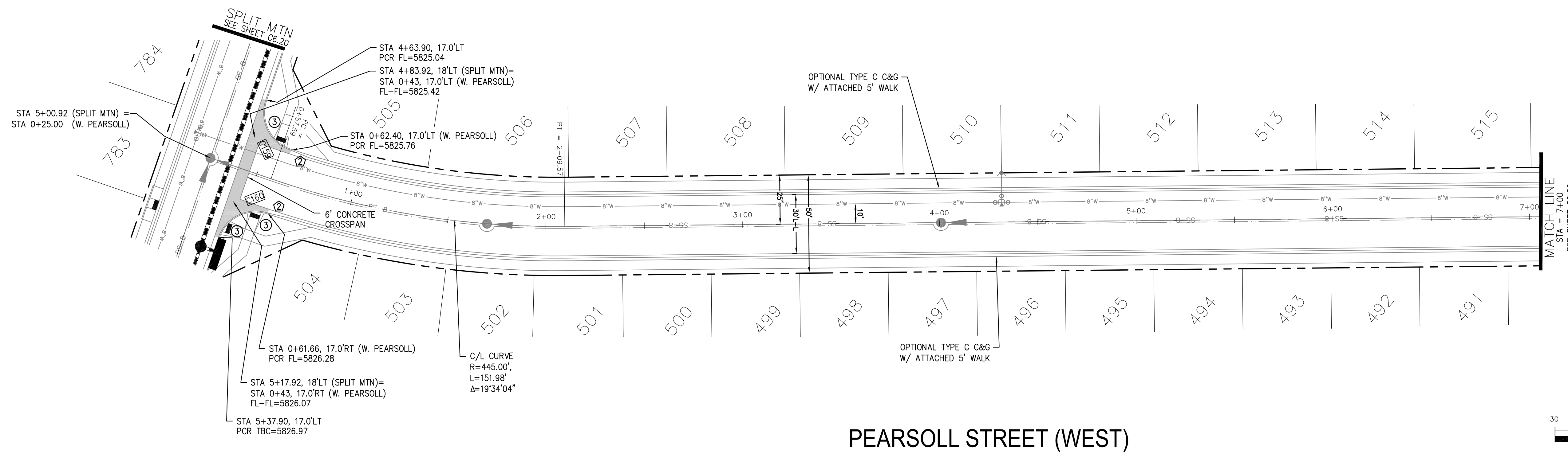
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

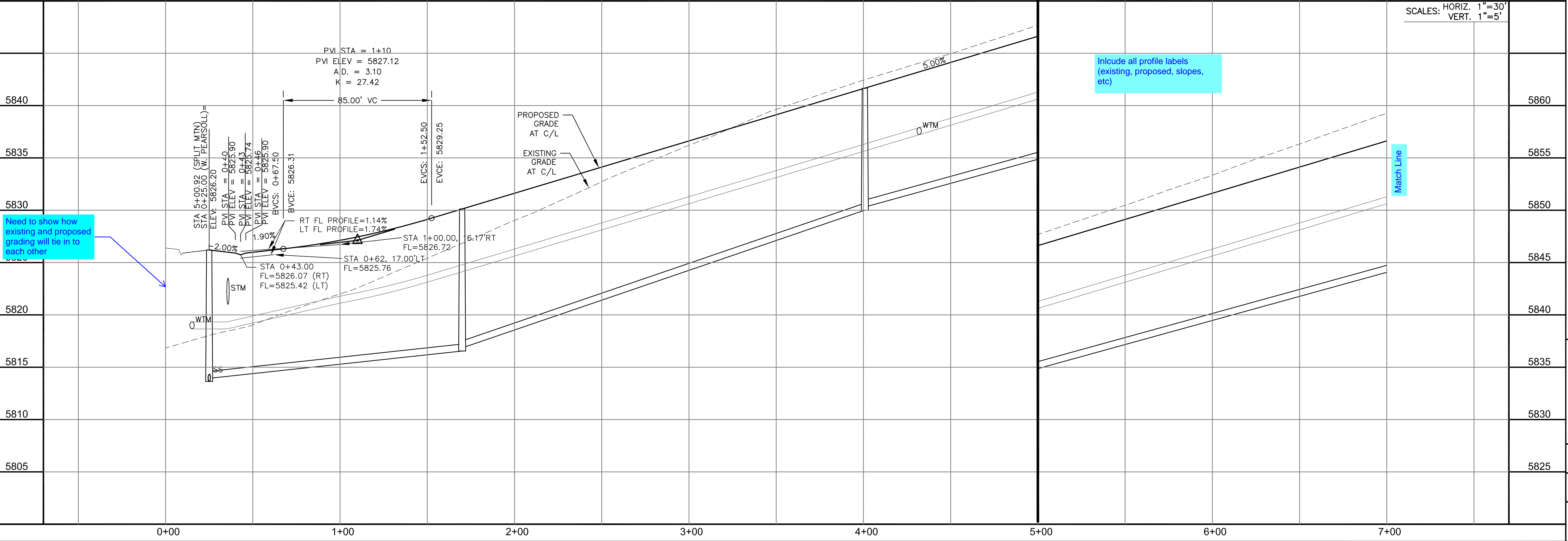
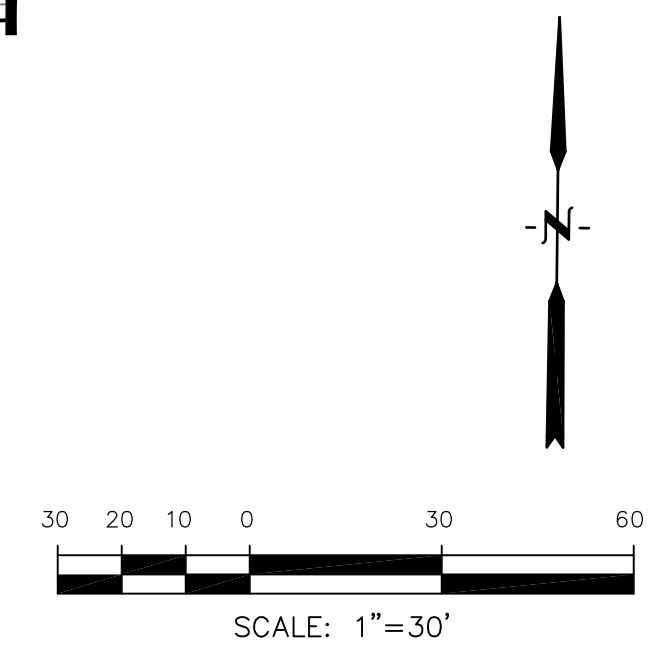
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C159	31.63'	20.00	90°37'10"
C160	31.23'	20.00	89°28'33"



**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)**



Need to show how existing and proposed grading will tie in to each other

Include all profile labels (existing, proposed, slopes, etc)

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

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

DATE: NOV, 2021  
 PROJECT NO. 100.066  
 SHEET NUMBER C6.25  
 TOTAL SHEETS: 49

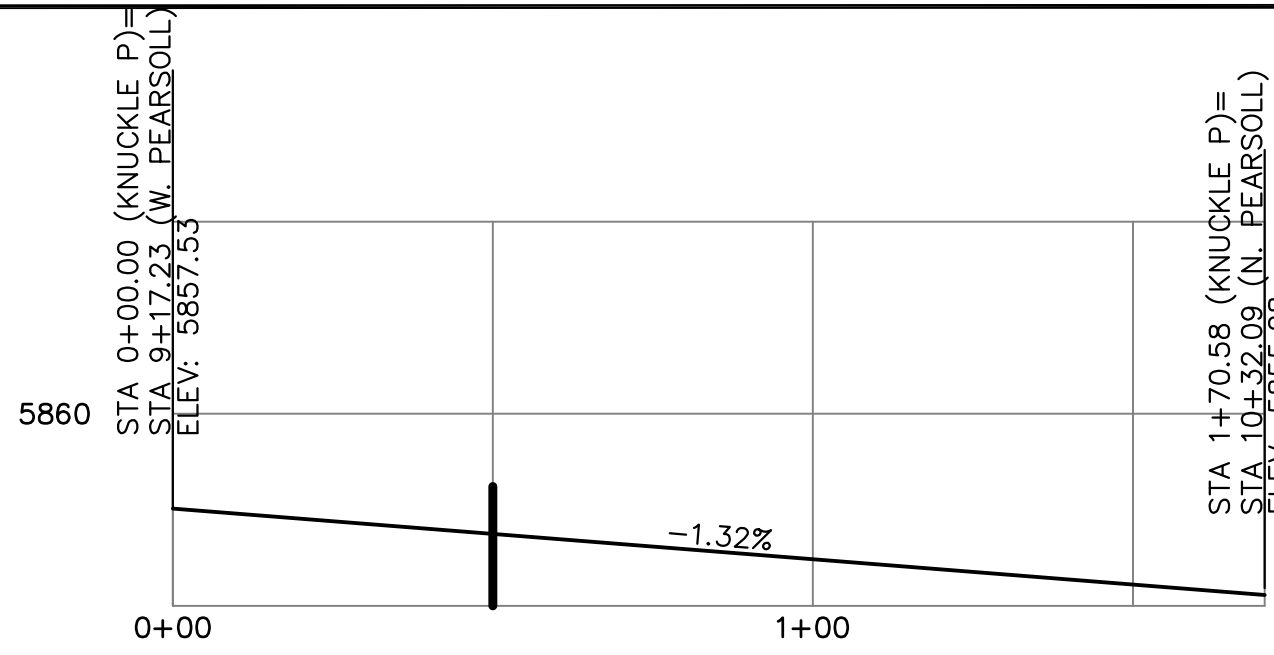


**NOTES**

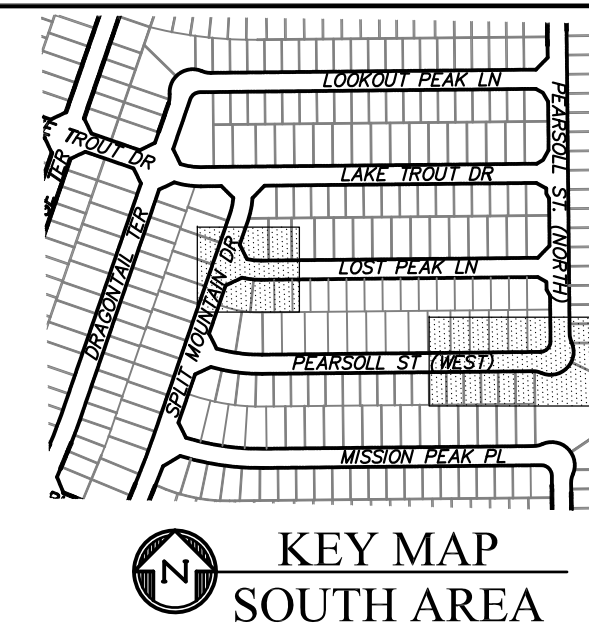
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

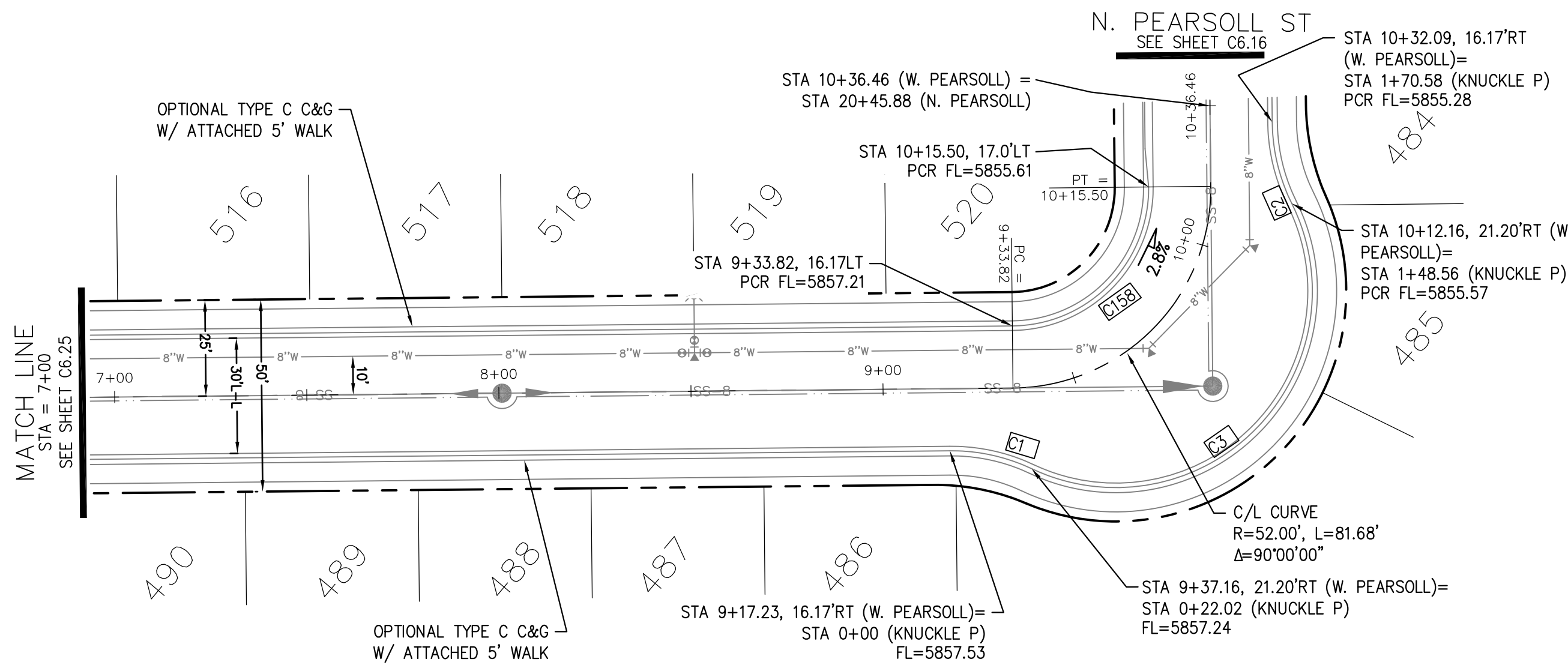
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	22.02'	48.83	25°50'31"
C2	22.02'	48.83	25°50'31"
C3	126.54'	51.17	141°41'02"
C158	56.28'	35.83	90°00'00"
C161	31.96'	20.00	91°33'02"
C162	31.04'	20.00	88°56'01"



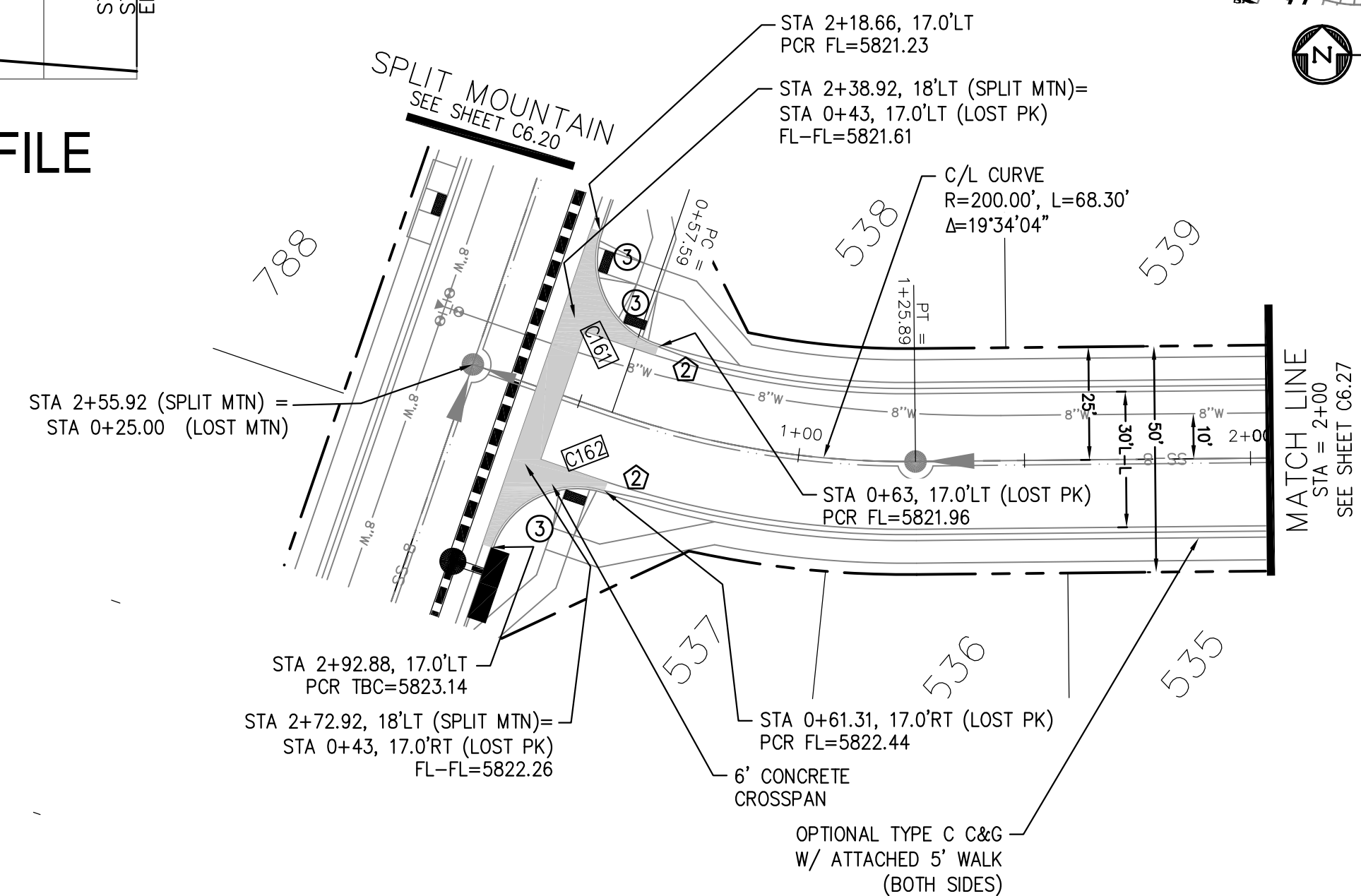
**KNUCKLE "P" FL PROFILE**



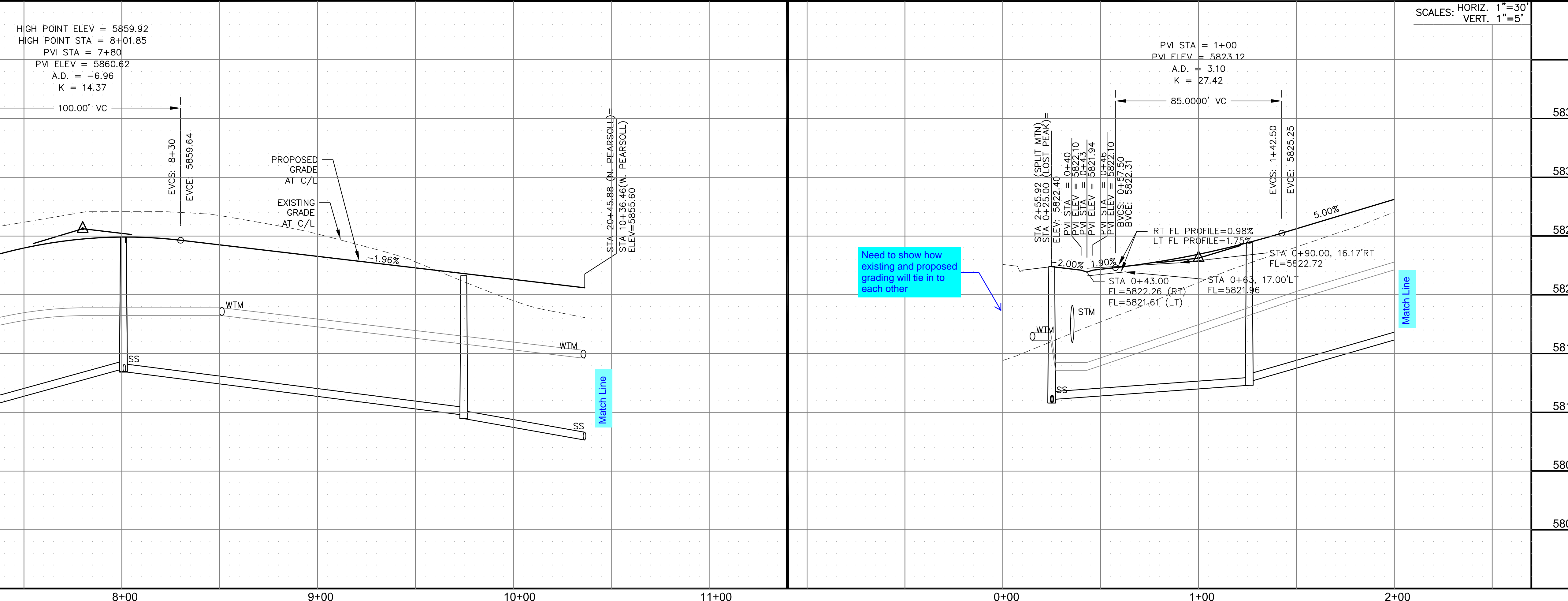
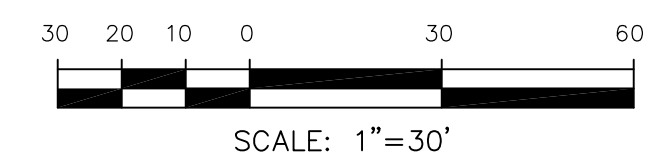
**KEY MAP SOUTH AREA**



**PEARSON STREET (WEST)**



**LOST PEAK LANE**



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

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

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

DATE: NOV, 2021  
PROJECT NO. 100.066  
SHEET NUMBER C6.26  
TOTAL SHEETS: 49

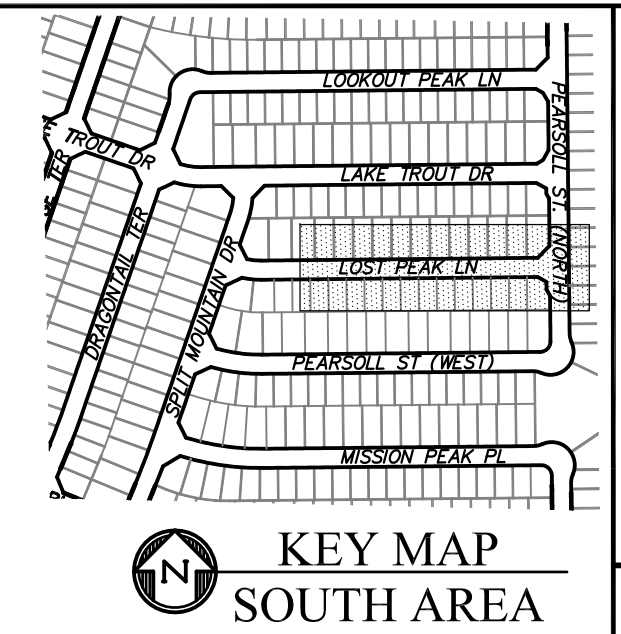


**NOTES**

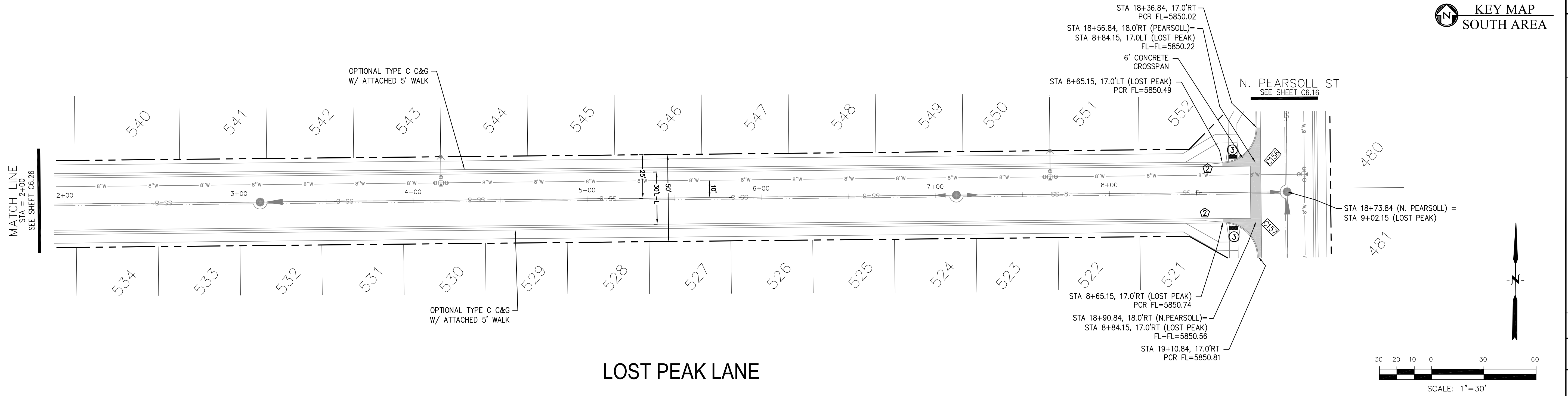
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
C156	31.42'	20.00	90°00'00"
C157	31.42'	20.00	90°00'00"



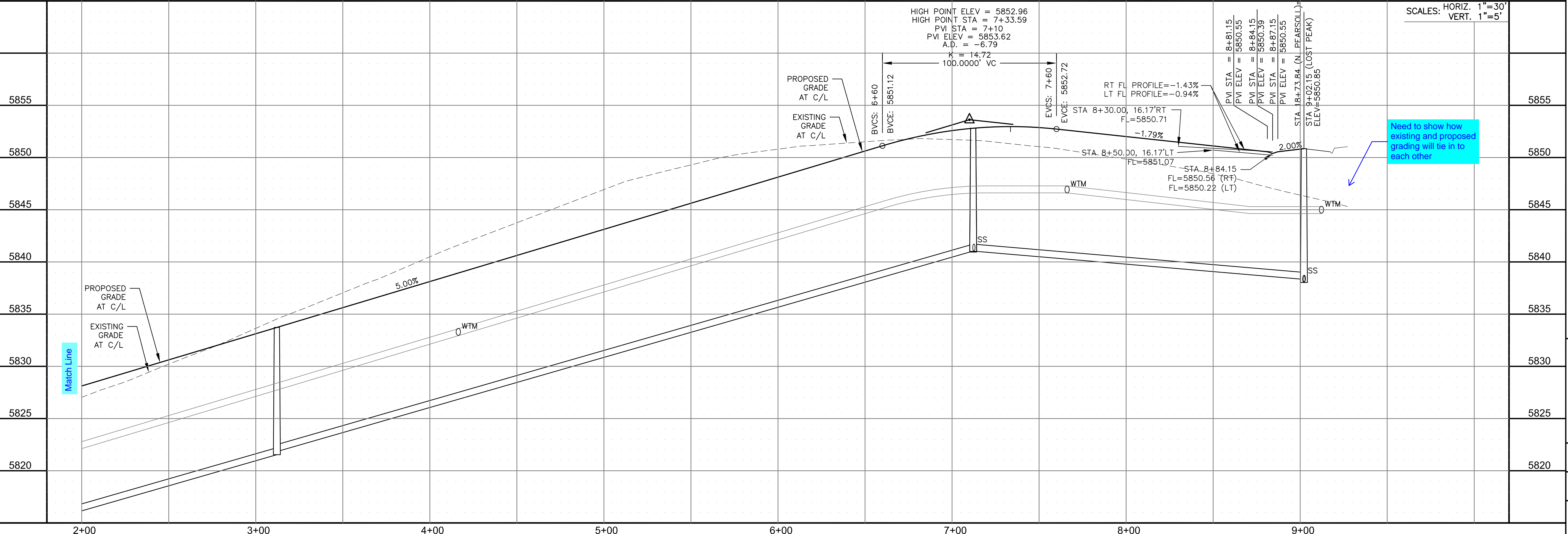
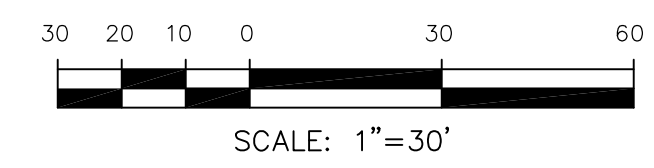
**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRMGHAM, AL 35206  
 PH: 205 970 1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceg1.com



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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**LOST PEAK LANE**



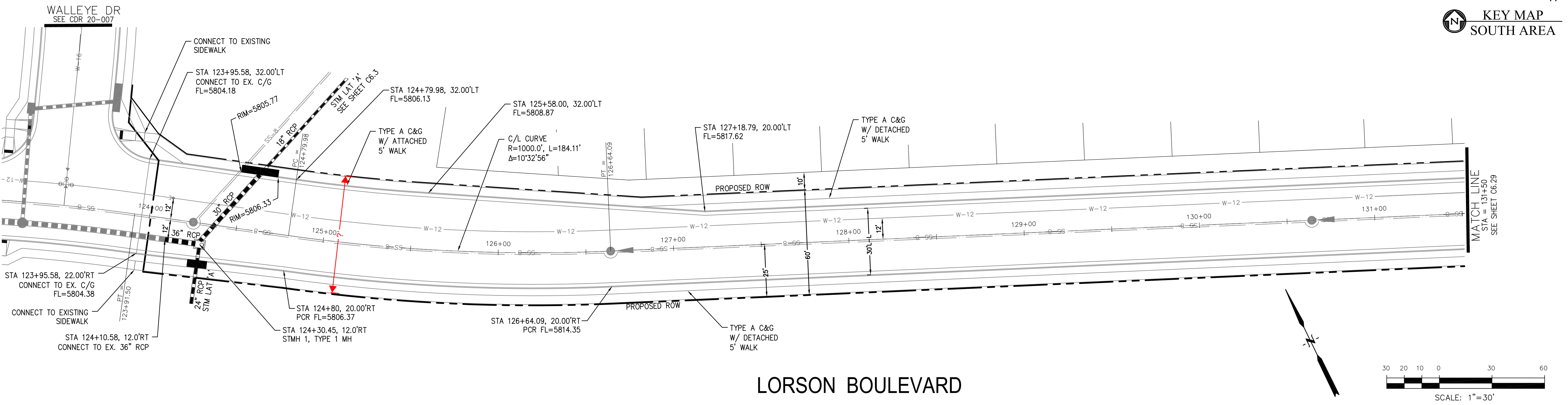
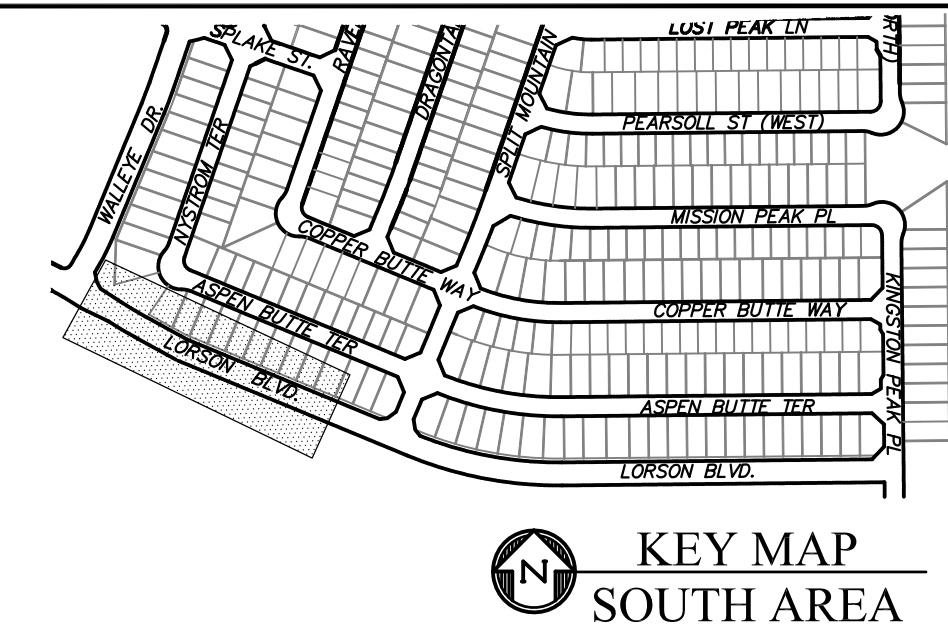
**STREET / STORM - SOUTH AREA**  
**LOST PEAK LANE**  
**STA 2+00 TO 9+02**

DATE: NOV, 2021  
 PROJECT NO. 100.066  
 SHEET NUMBER C6.27  
 TOTAL SHEETS: 49

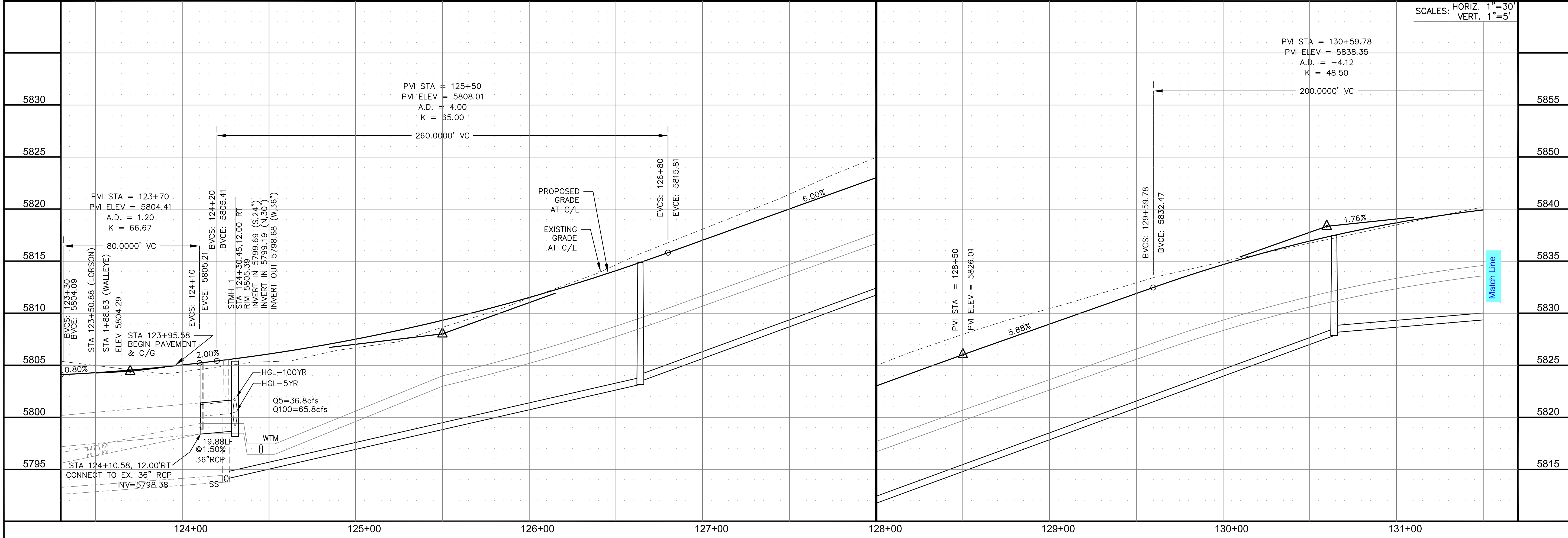
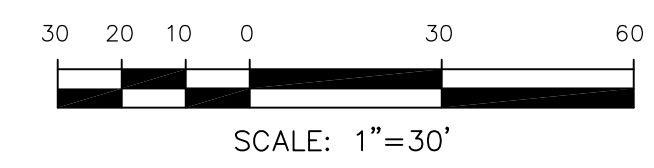


- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



LORSON BOULEVARD



**CORE**  
**ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRDAIR, CO. 80906  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

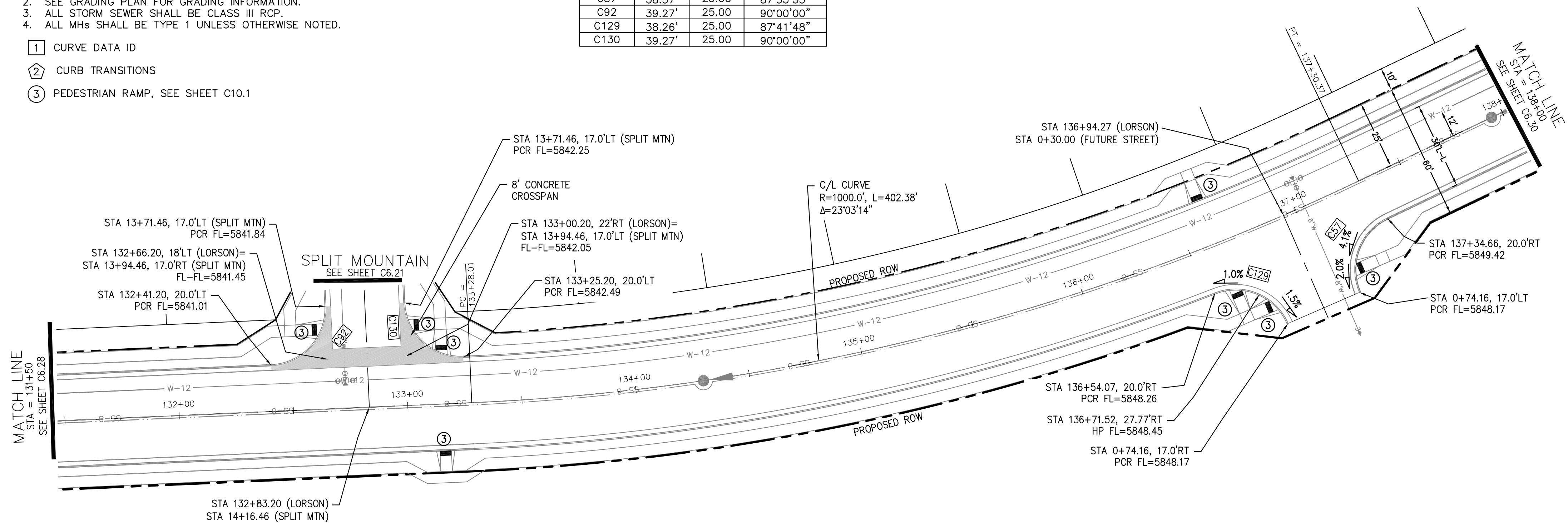
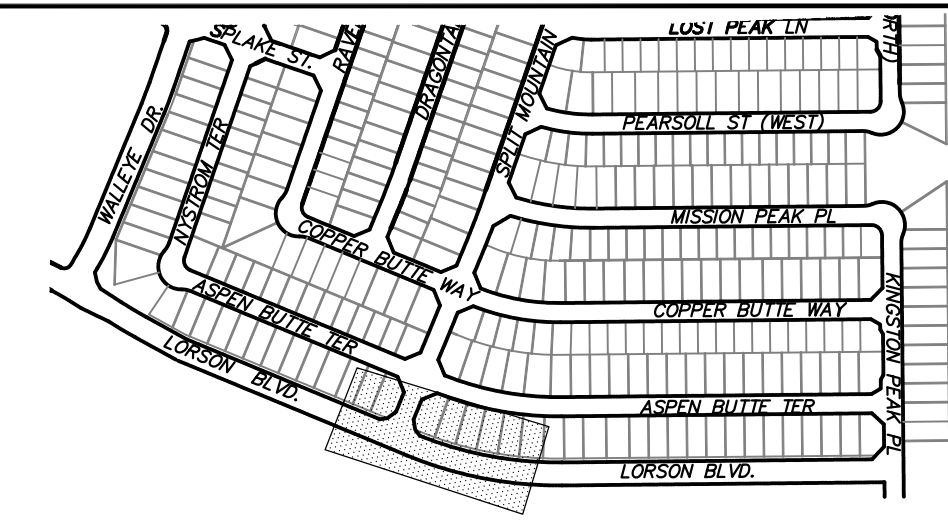
DATE:  
 NOV, 2021  
 PROJECT NO.  
 100.066  
 SHEET NUMBER  
 C6.28  
 TOTAL SHEETS: 49



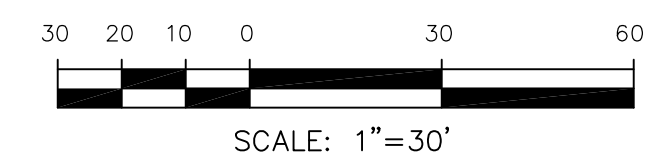
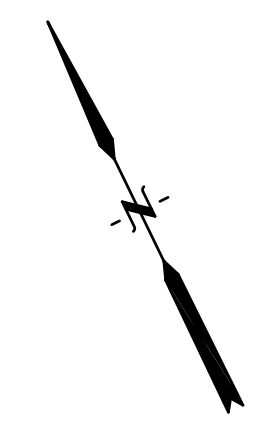
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

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



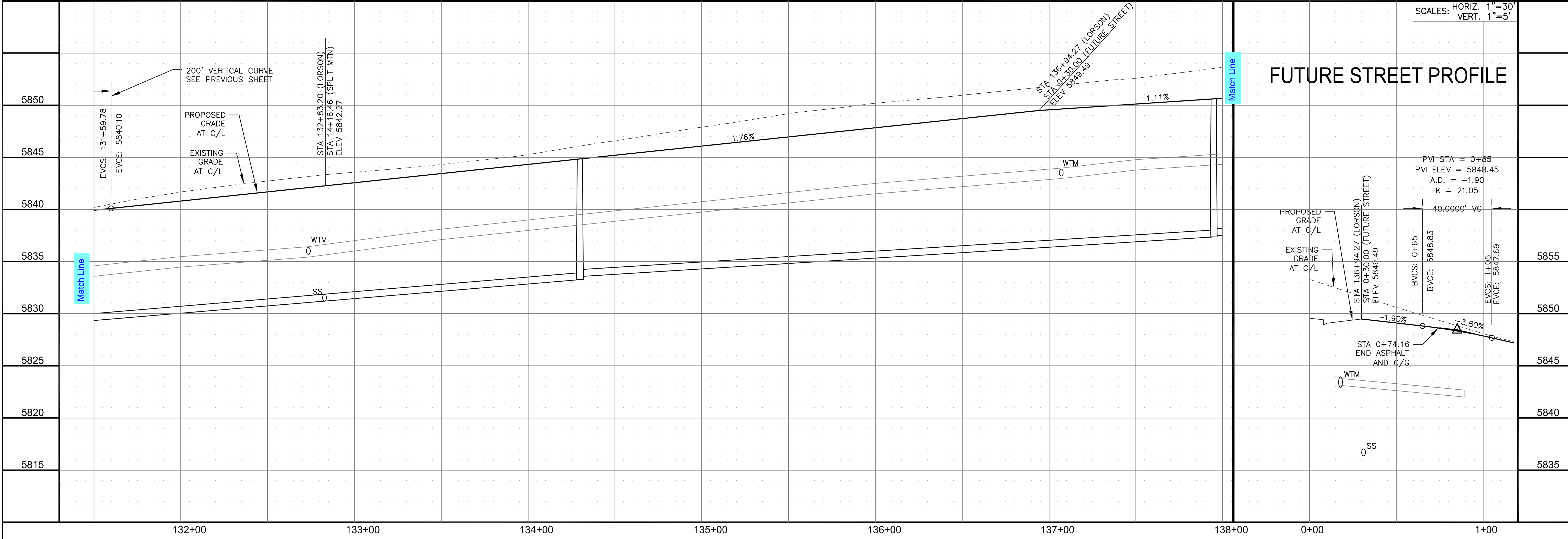
LORSON BOULEVARD



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S, 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**  
 10000 S. WALLEY DR. COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS



FUTURE STREET PROFILE

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

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

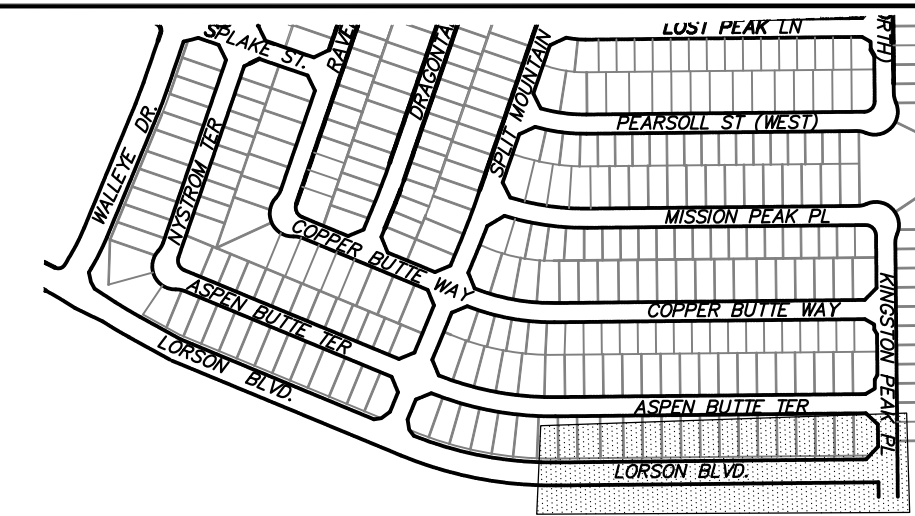
DATE: NOV, 2021  
 PROJECT NO. 100.066  
 SHEET NUMBER C6.29  
 TOTAL SHEETS: 49



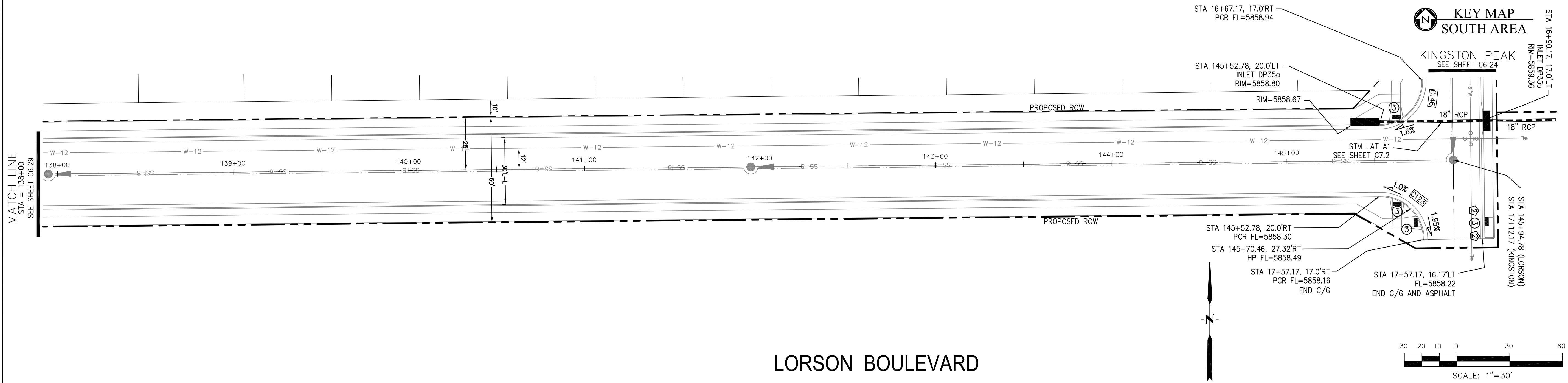
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

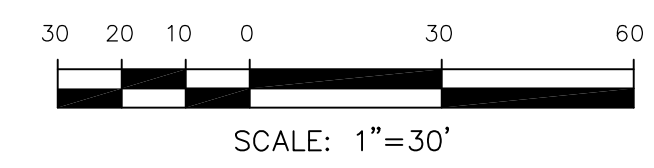
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C128	39.27'	25.00	90°00'00"
C146	39.27'	25.00	90°00'00"



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 79 STG 1100  
 DENVER, CO 80202  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com



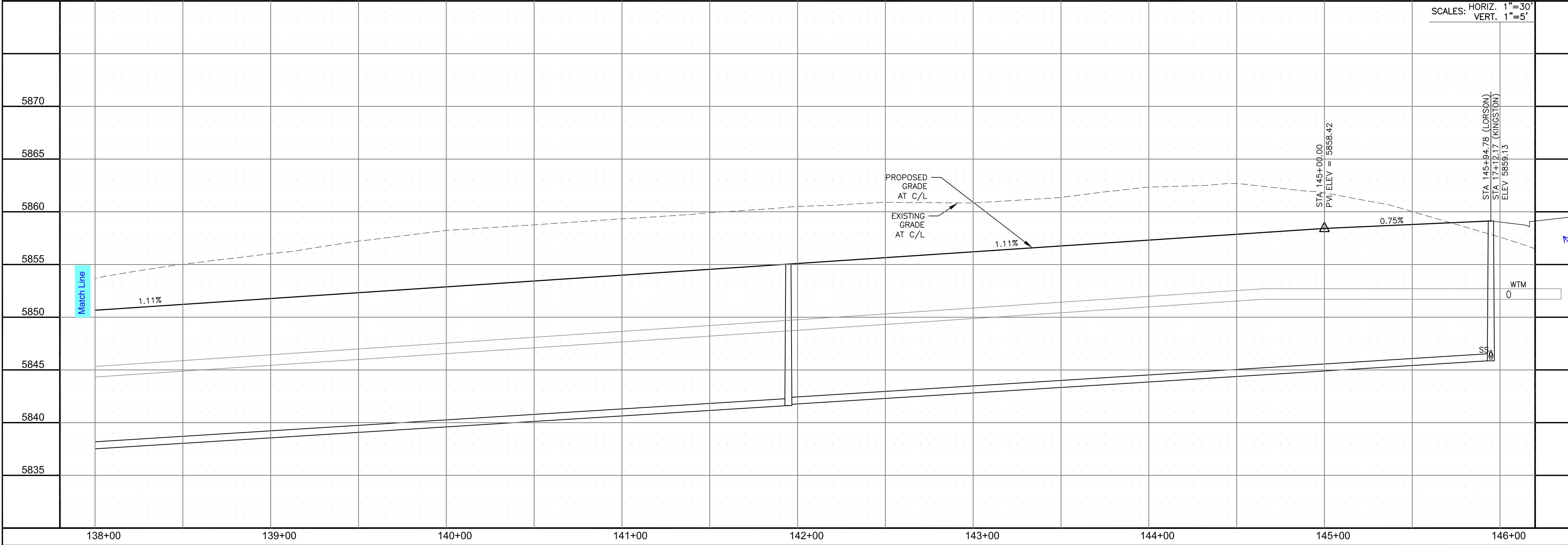
LORSON BOULEVARD



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**  
 10000 S. WALLEY DR  
 COLORADO SPRINGS, COLORADO



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

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

Need to show how existing and proposed grading will tie in to each other

DATE:  
 NOV, 2021  
 PROJECT NO.  
 100.066  
 SHEET NUMBER  
 C6.30  
 TOTAL SHEETS: 49



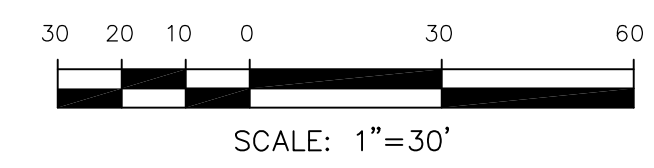
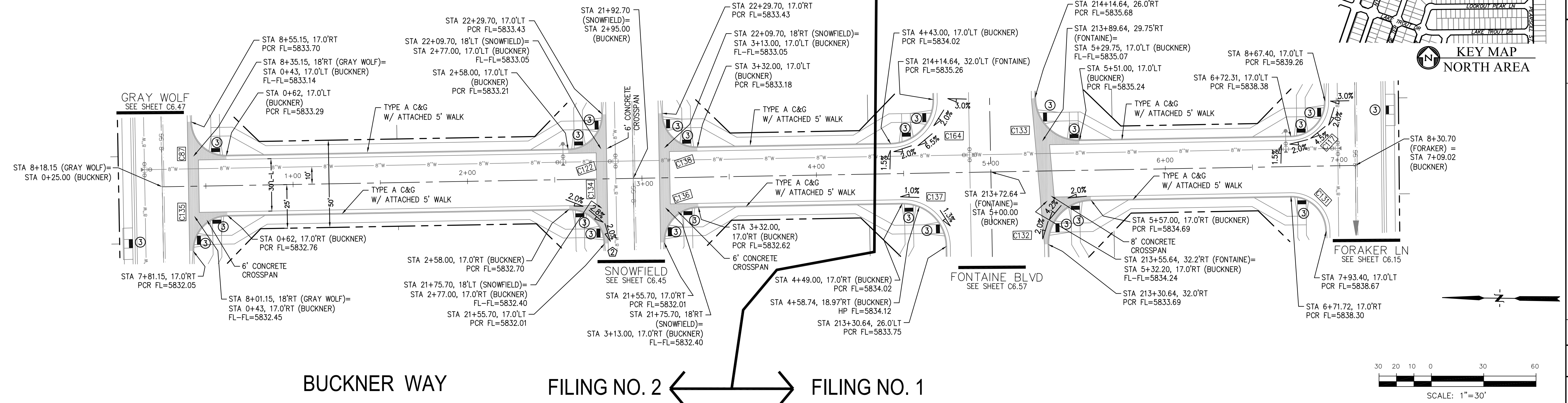
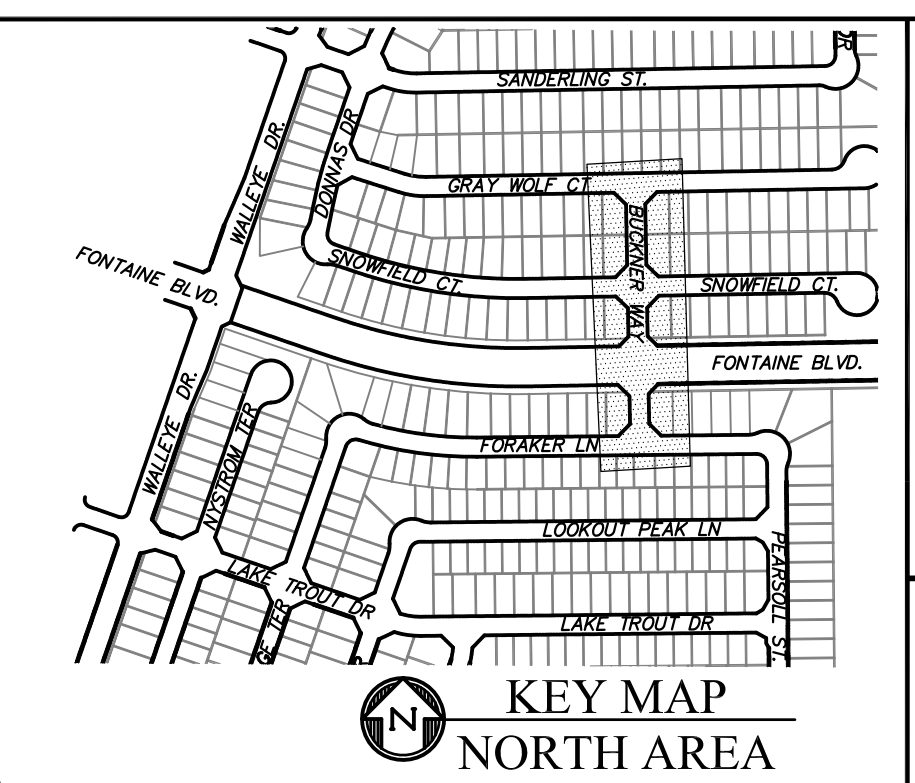
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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"
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"

Missing C117, C122 in table

FILING NO. 2 ← → FILING NO. 1



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOOD, CO 80906  
 PH: 719.576.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceg1.com

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

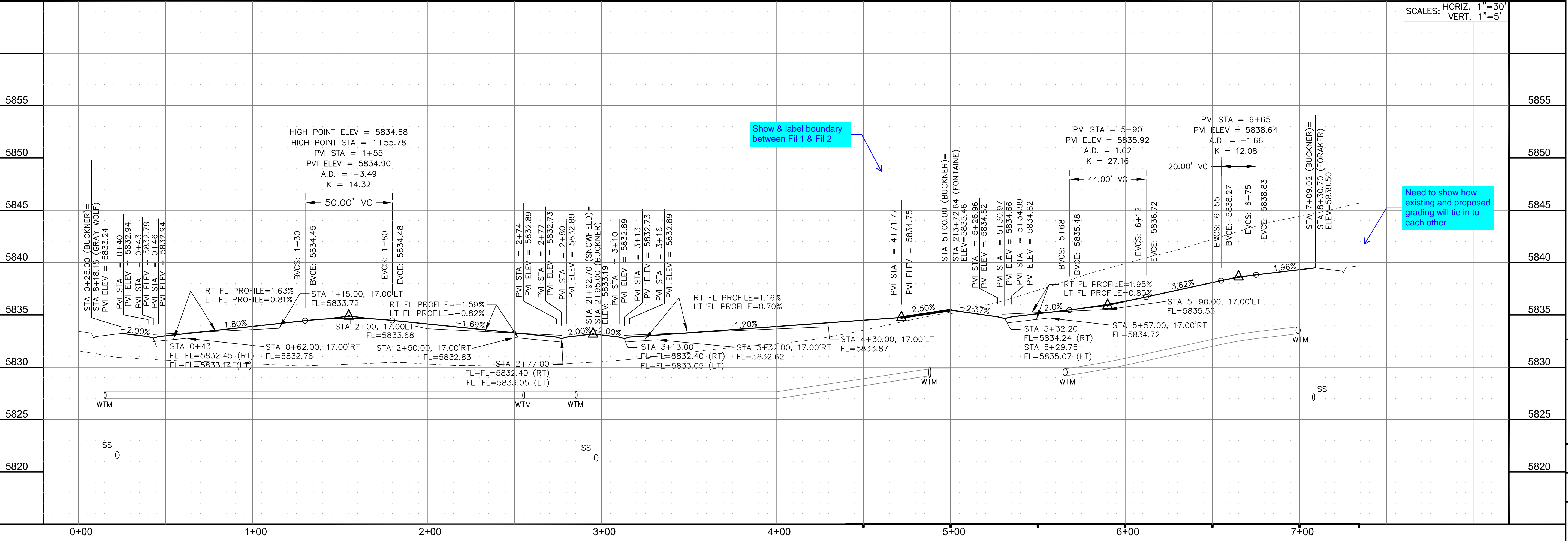
DESCRIPTION: \_\_\_\_\_

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

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



STREET / STORM - NORTH AREA

BUCKNER WAY

STA 0+00 TO 7+09

DATE: NOV, 2021

PROJECT NO. 100.066

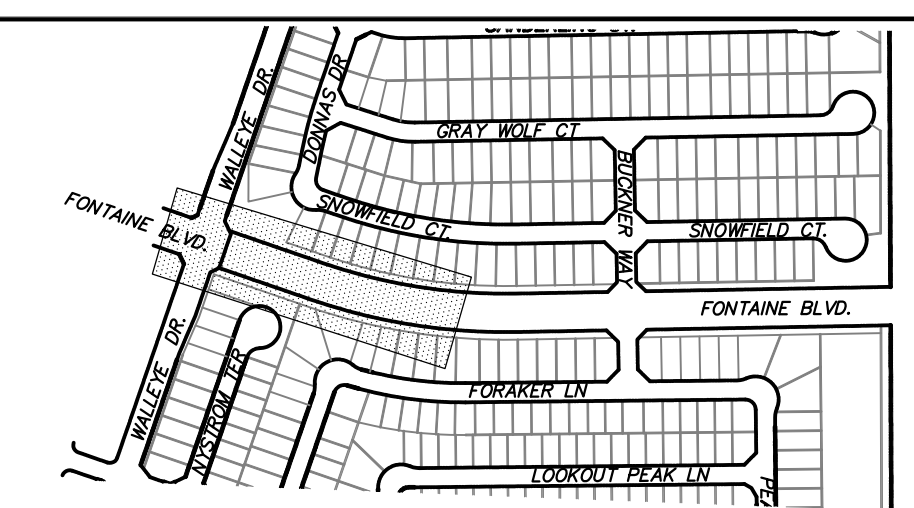
SHEET NUMBER C6.55

TOTAL SHEETS: 49

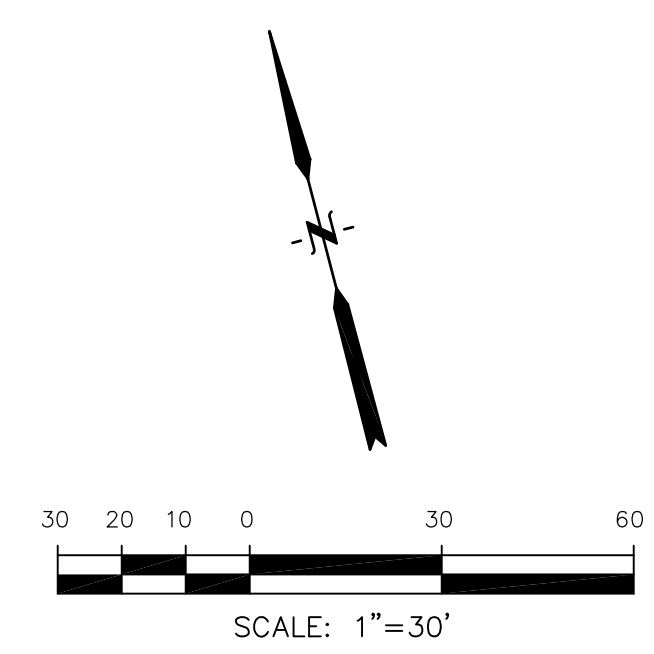
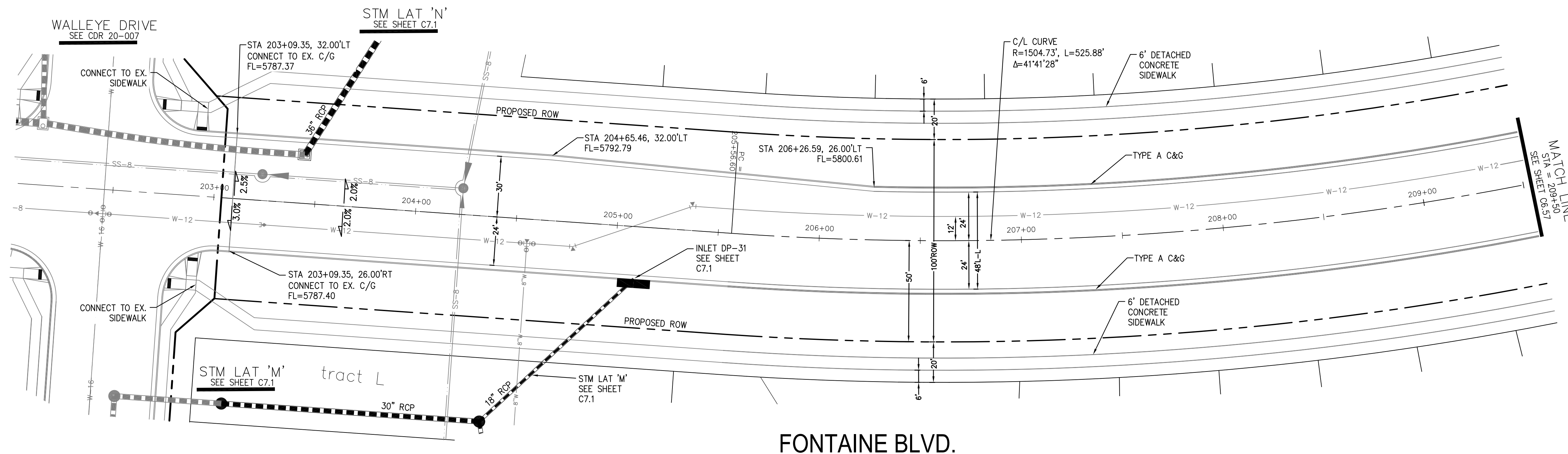


- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



KEY MAP  
NORTH AREA



**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 727.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

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

PROJECT: THE RIDGE AT LORSON RANCH FL. NO. 1  
FOUNTAIN 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



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

DATE: NOV, 2021

PROJECT NO. 100.066

SHEET NUMBER C6.56

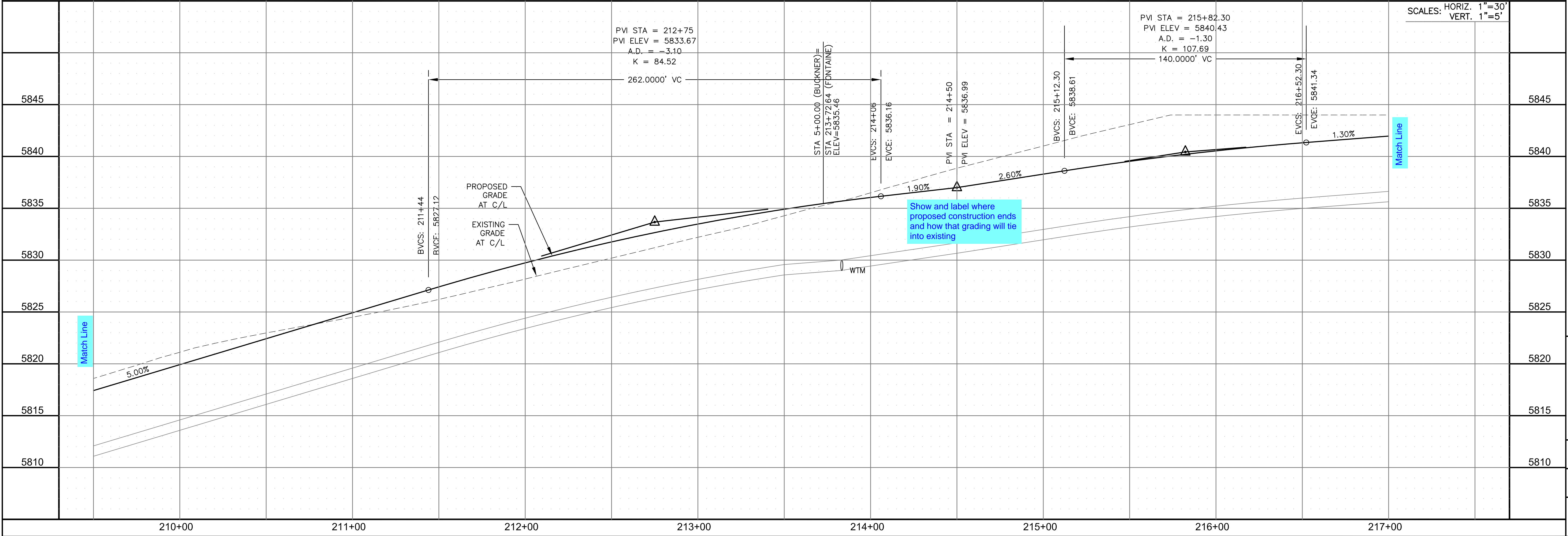
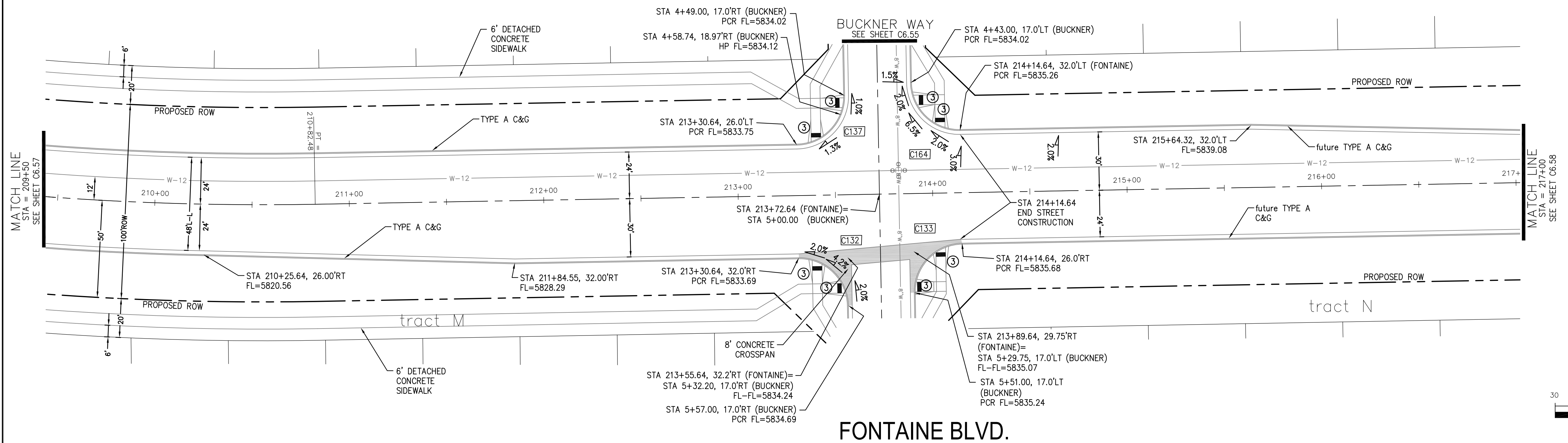
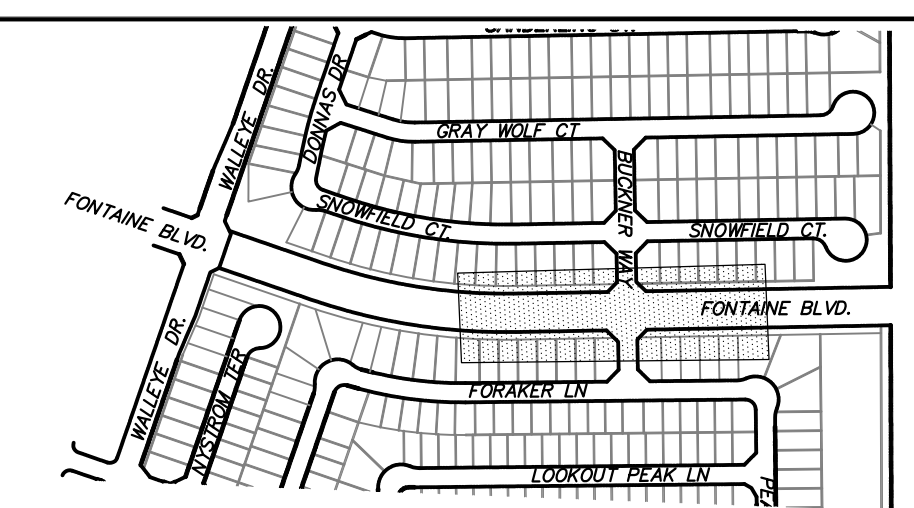
TOTAL SHEETS: 49



- 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.
  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"



Show and label where proposed construction ends and how that grading will tie into existing

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 700, 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**  
 FONTAINE BLVD. WALLEY DR. COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

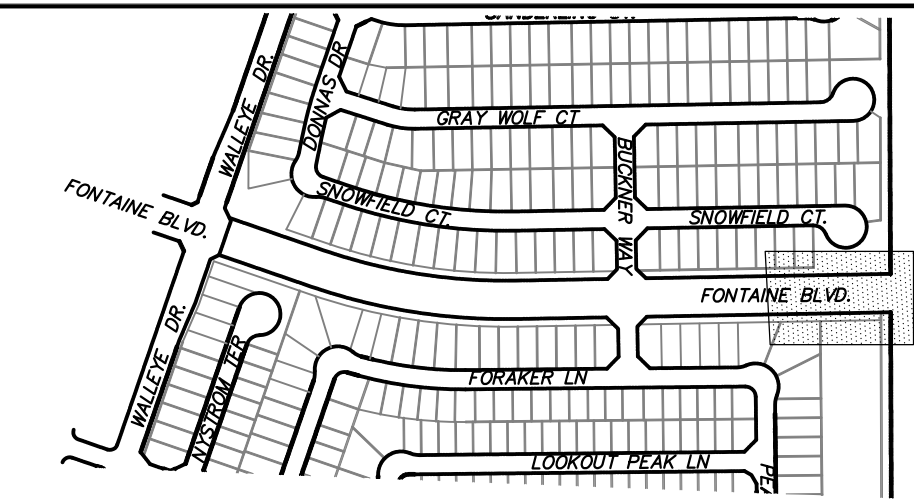
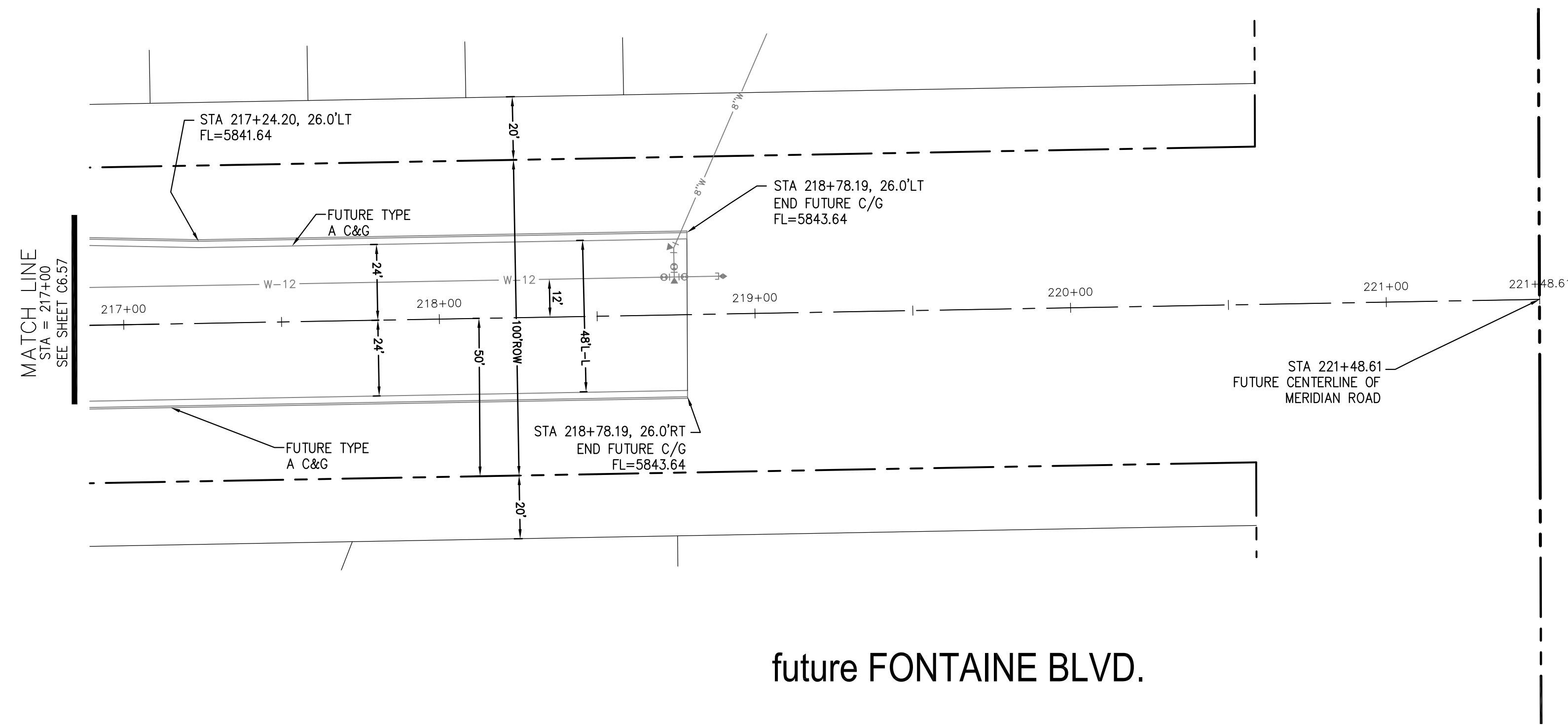
DATE: NOV, 2021  
 PROJECT NO. 100.066  
 SHEET NUMBER C6.57  
 TOTAL SHEETS: 49



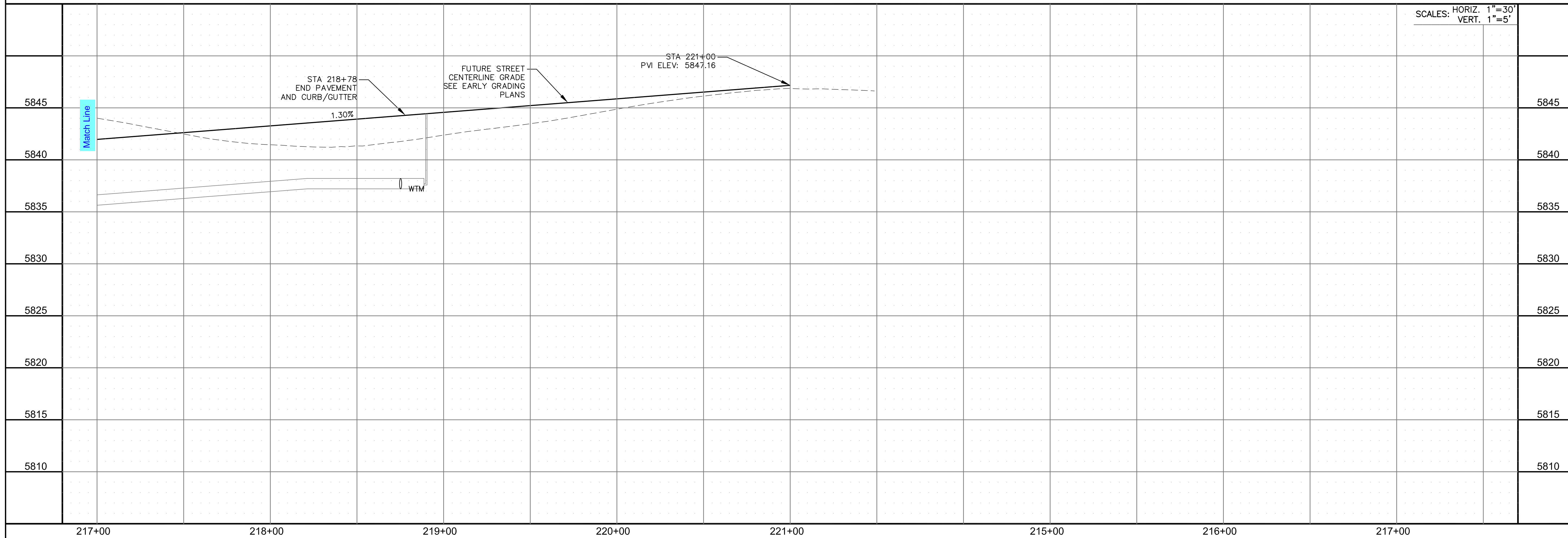
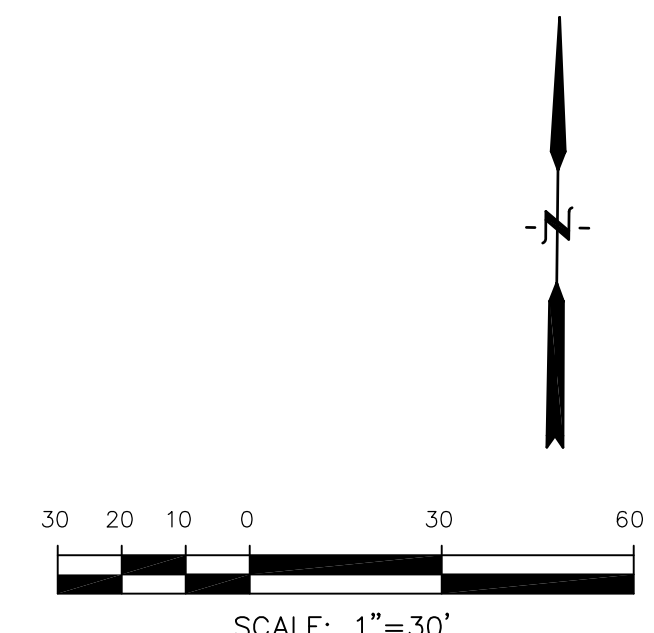
**NOTES**

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.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



KEY MAP  
NORTH AREA



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

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

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

DATE:  
NOV, 2021

PROJECT NO.  
100.066

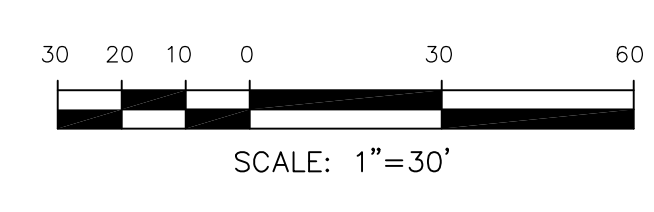
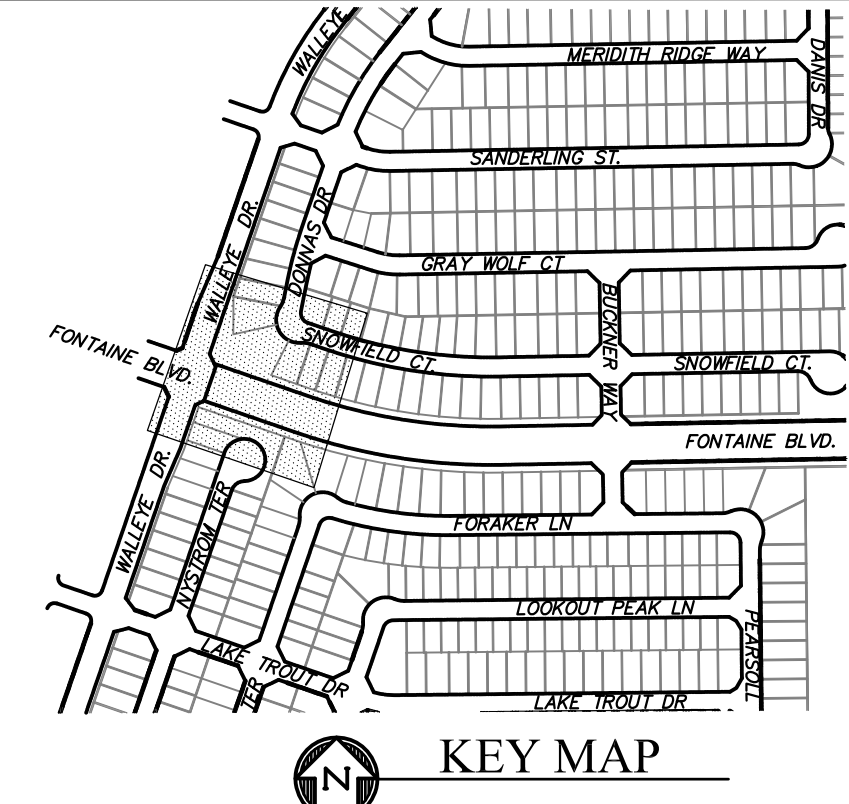
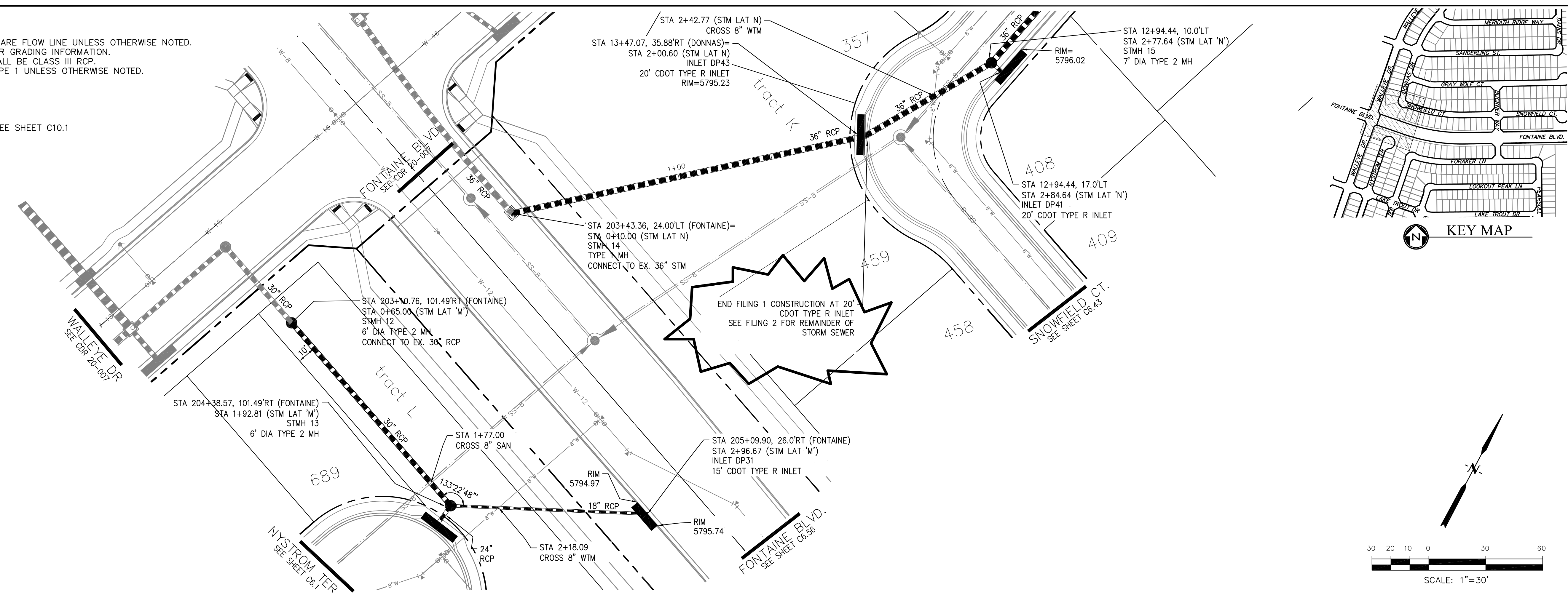
SHEET NUMBER  
C6.58

TOTAL SHEETS: 49



- 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.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

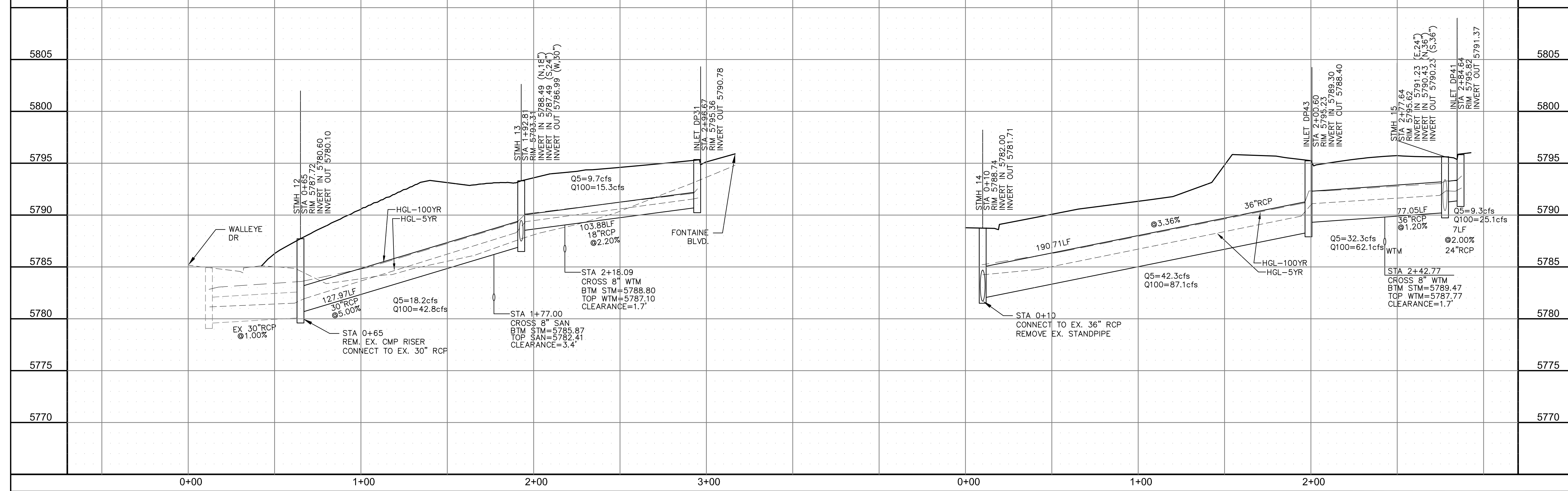
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



**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: 303.757.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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

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

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

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

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**STREET / STORM STM LATERAL 'M' & 'N'**

DATE: NOV, 2021

PROJECT NO. 100.066

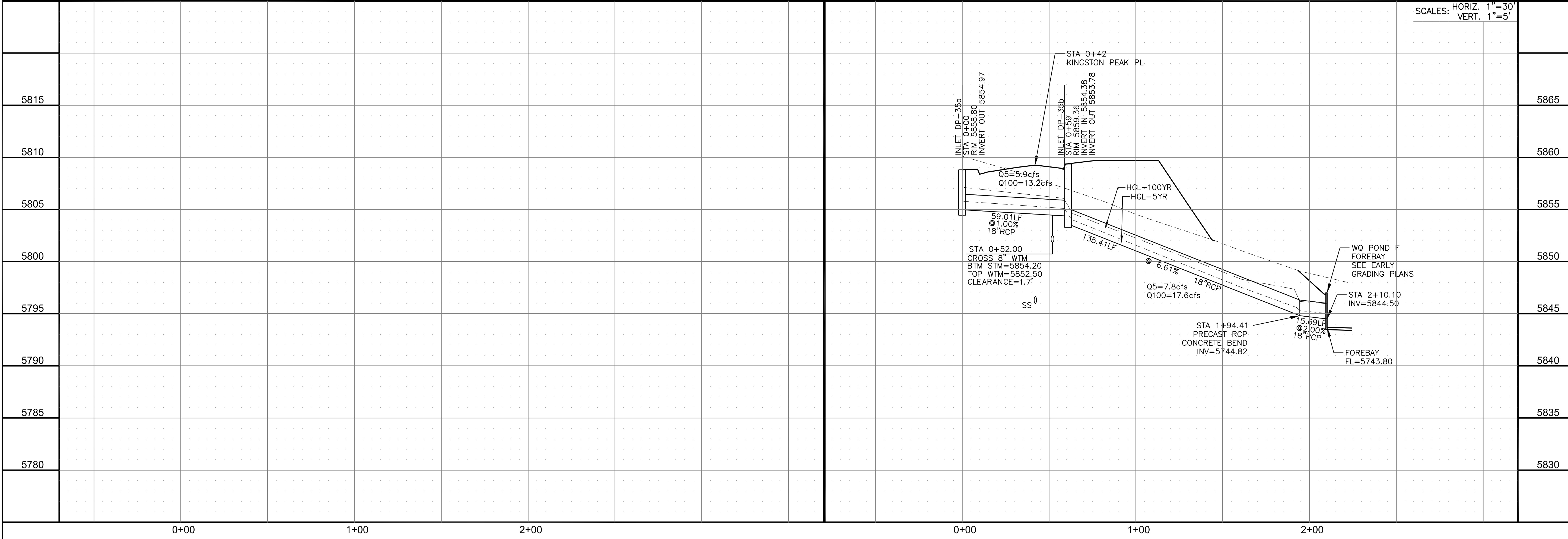
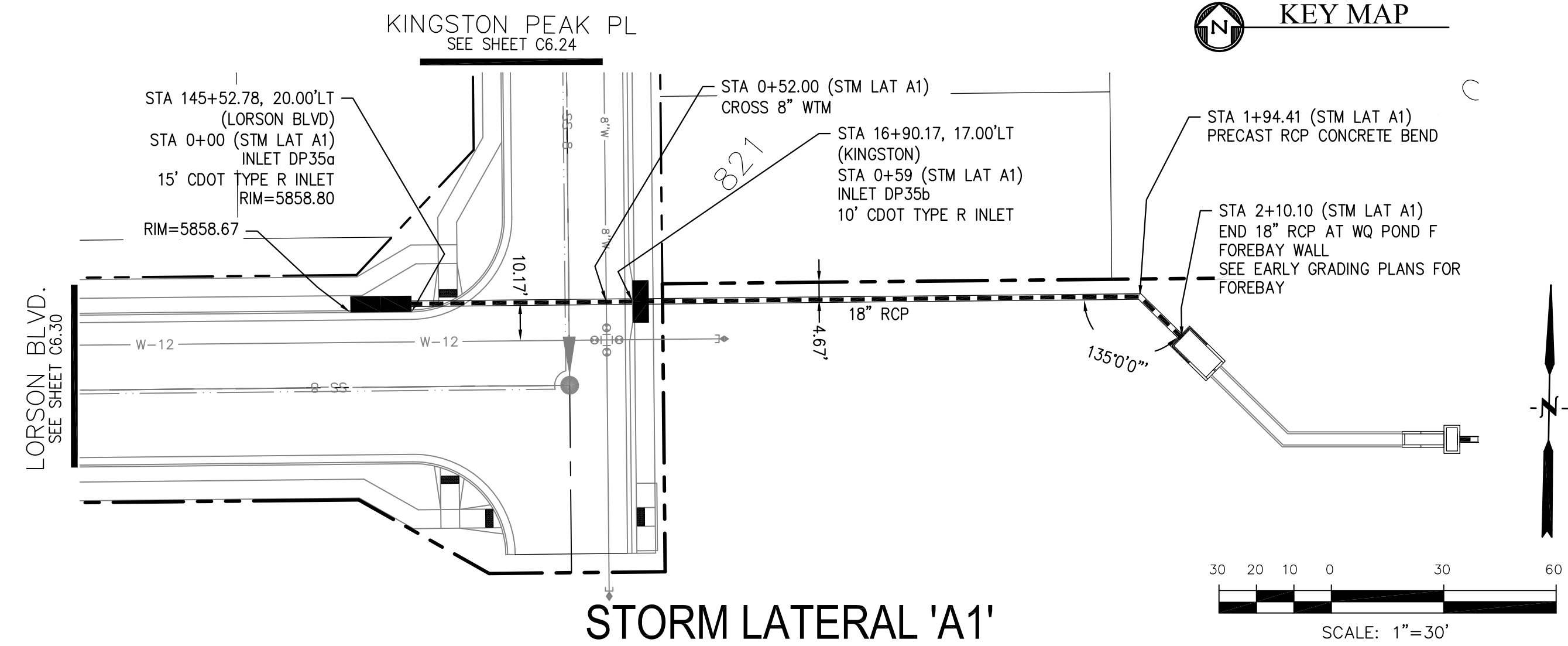
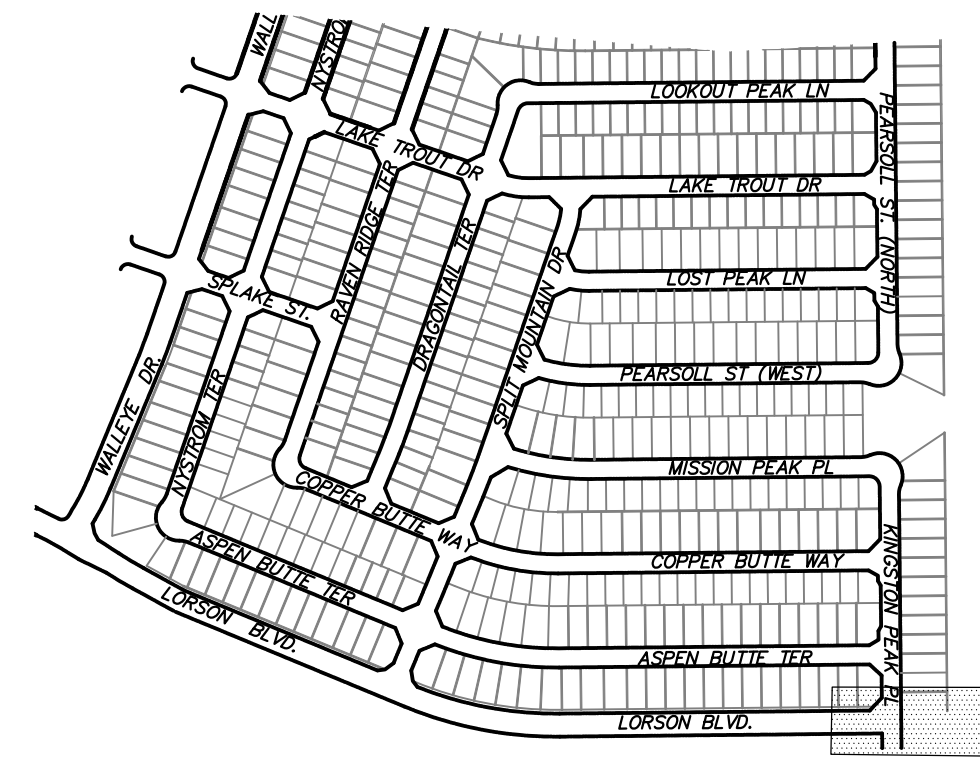
SHEET NUMBER C7.1

TOTAL SHEETS: 49



- 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.
  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 700, SUITE 55506  
 BOULDER, CO 80501  
 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**  
 10700 W. WALLEY DR.  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

STREET / STORM  
 STM LATERAL 'A1'

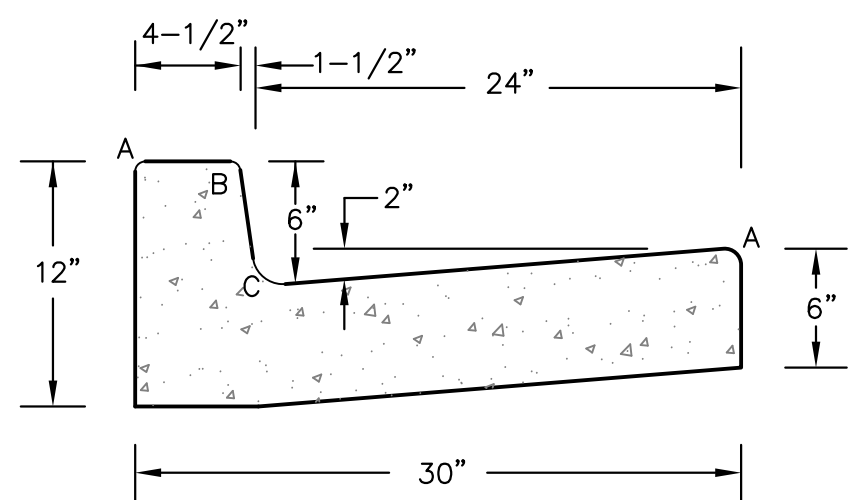
DATE:  
 NOV, 2021

PROJECT NO.  
 100.066

SHEET NUMBER  
 C7.2

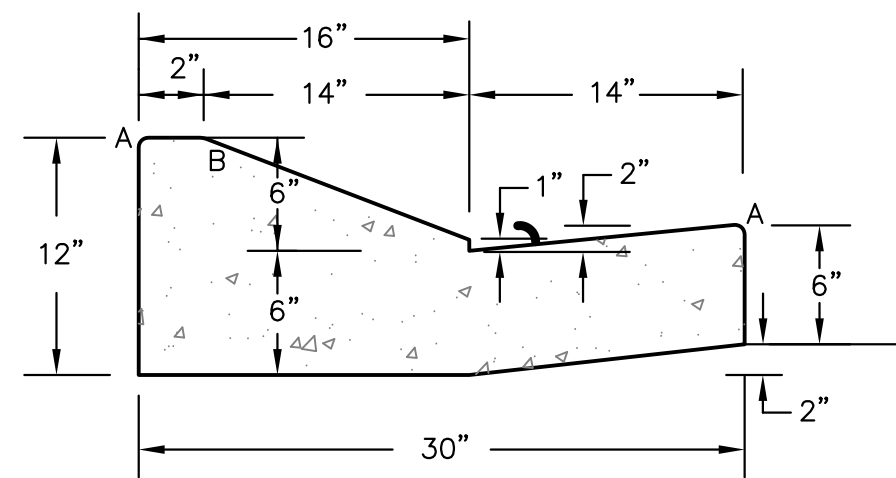
TOTAL SHEETS: 49





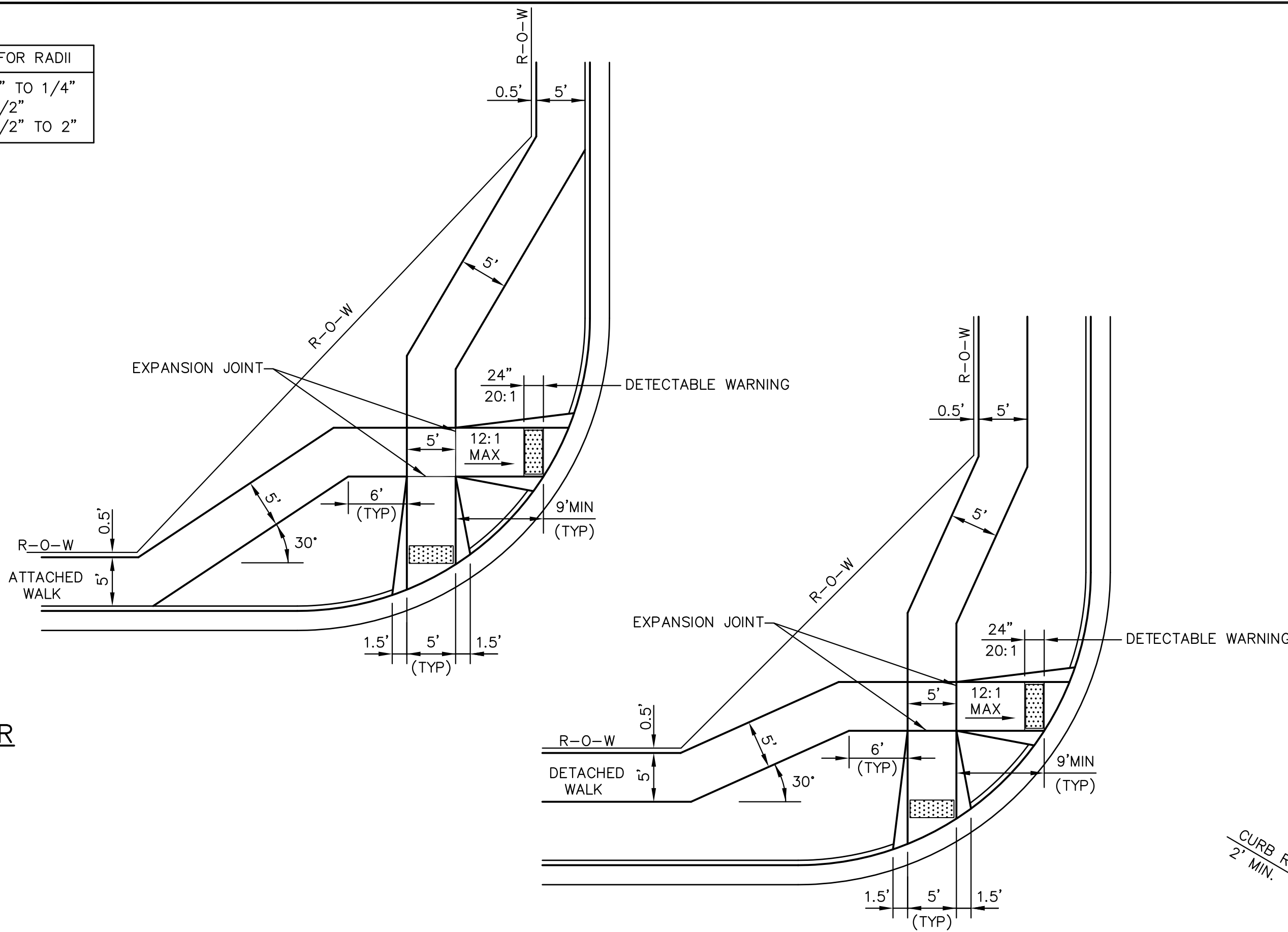
LENGTH FOR RADII	
A	= 1/8" TO 1/4"
B	= 1-1/2"
C	= 1-1/2" TO 2"

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

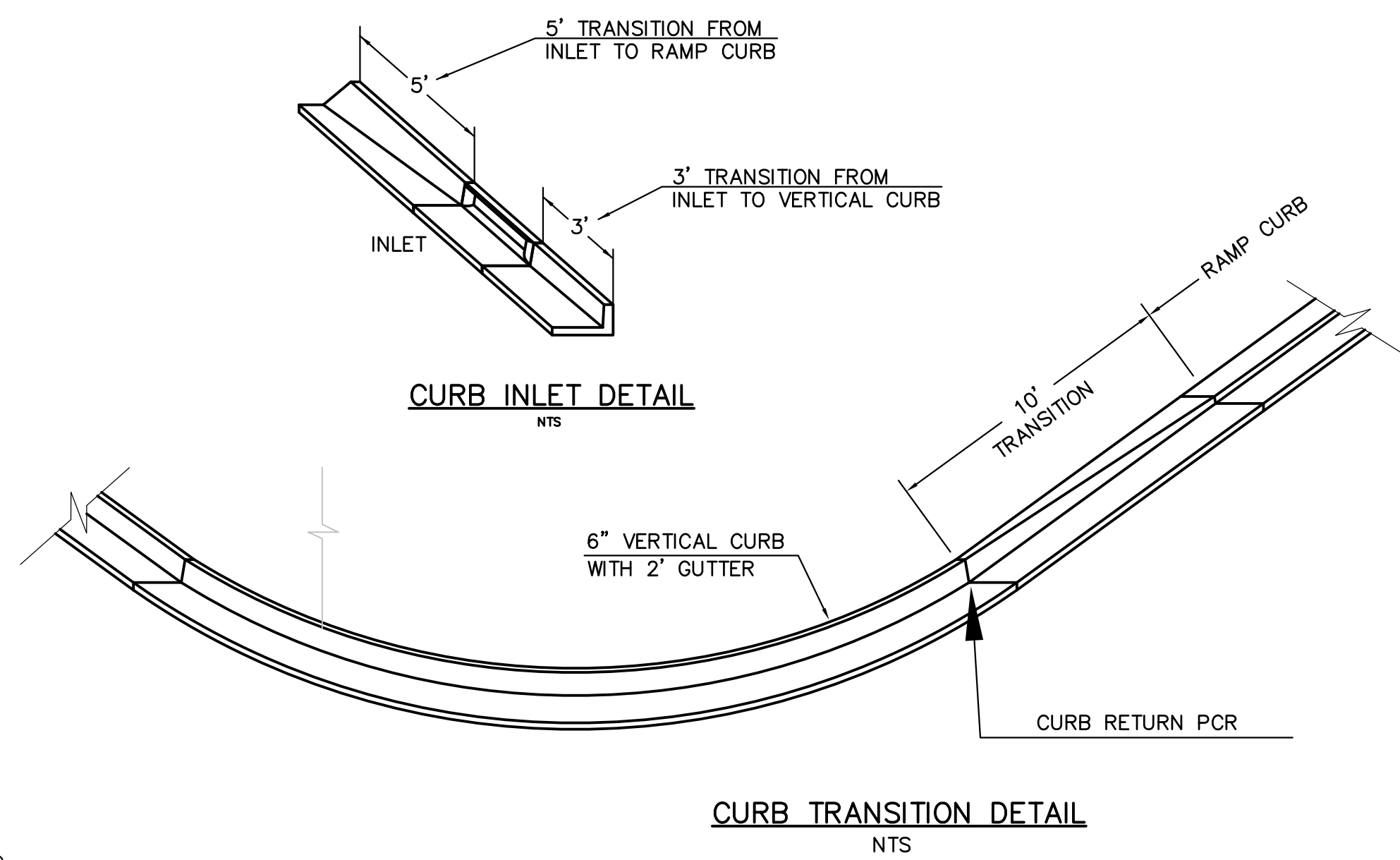


**TYPE 'C'**  
**OPTIONAL TYPE C RAMP CURB AND GUTTER**  
SCALE 1" = 1'

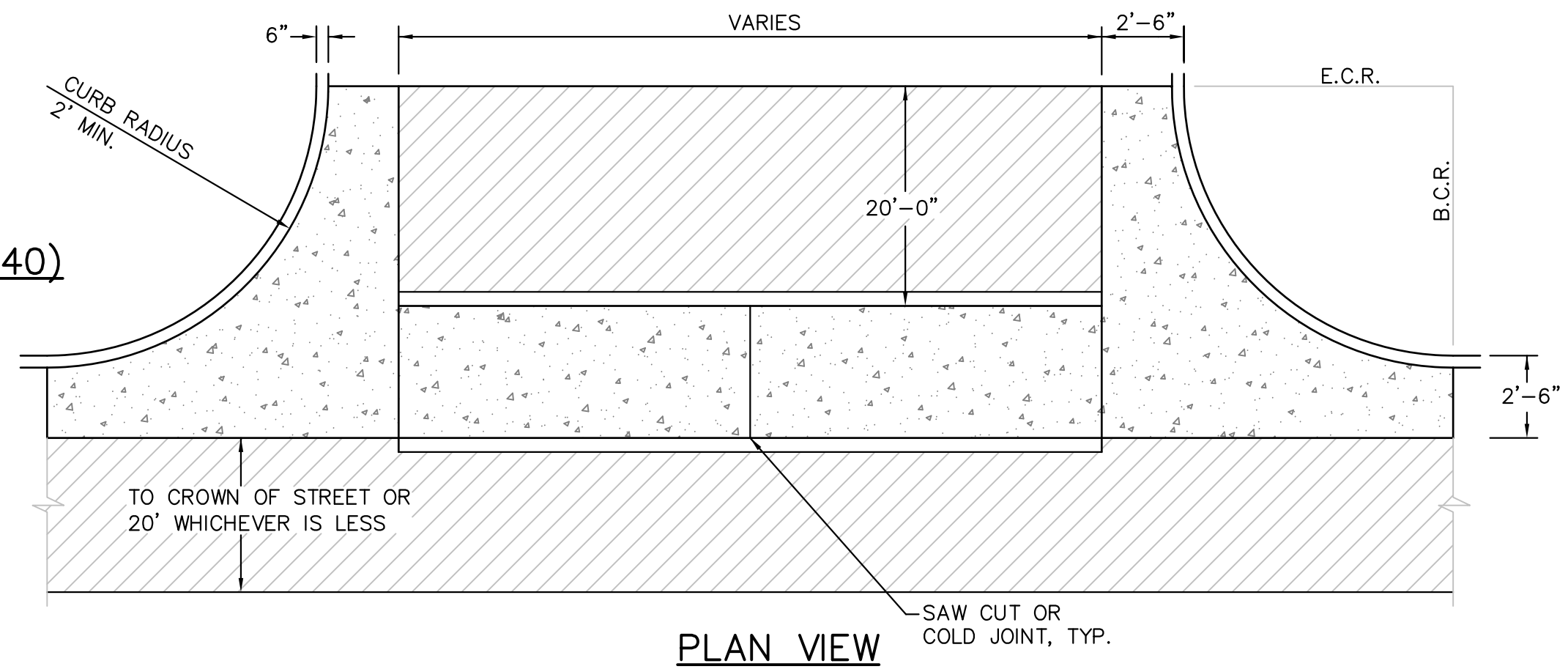
**CURB DETAILS (ECM SD 2-20)**



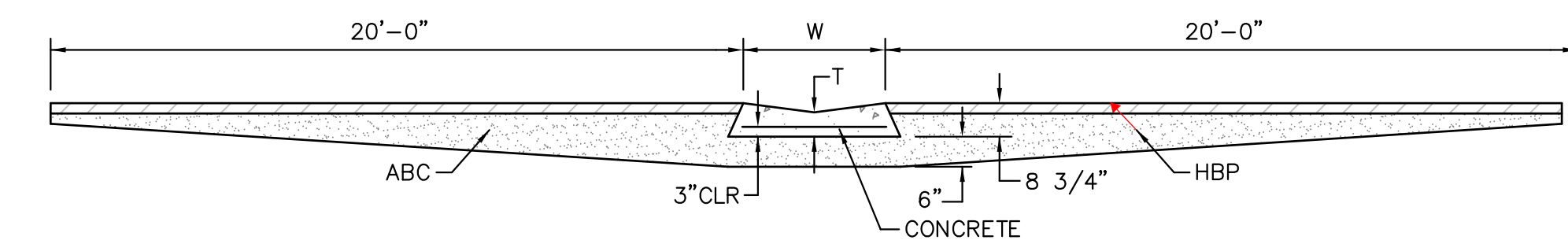
**PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD 2-40)**  
NO SCALE



**CURB TRANSITION DETAIL**  
NTS



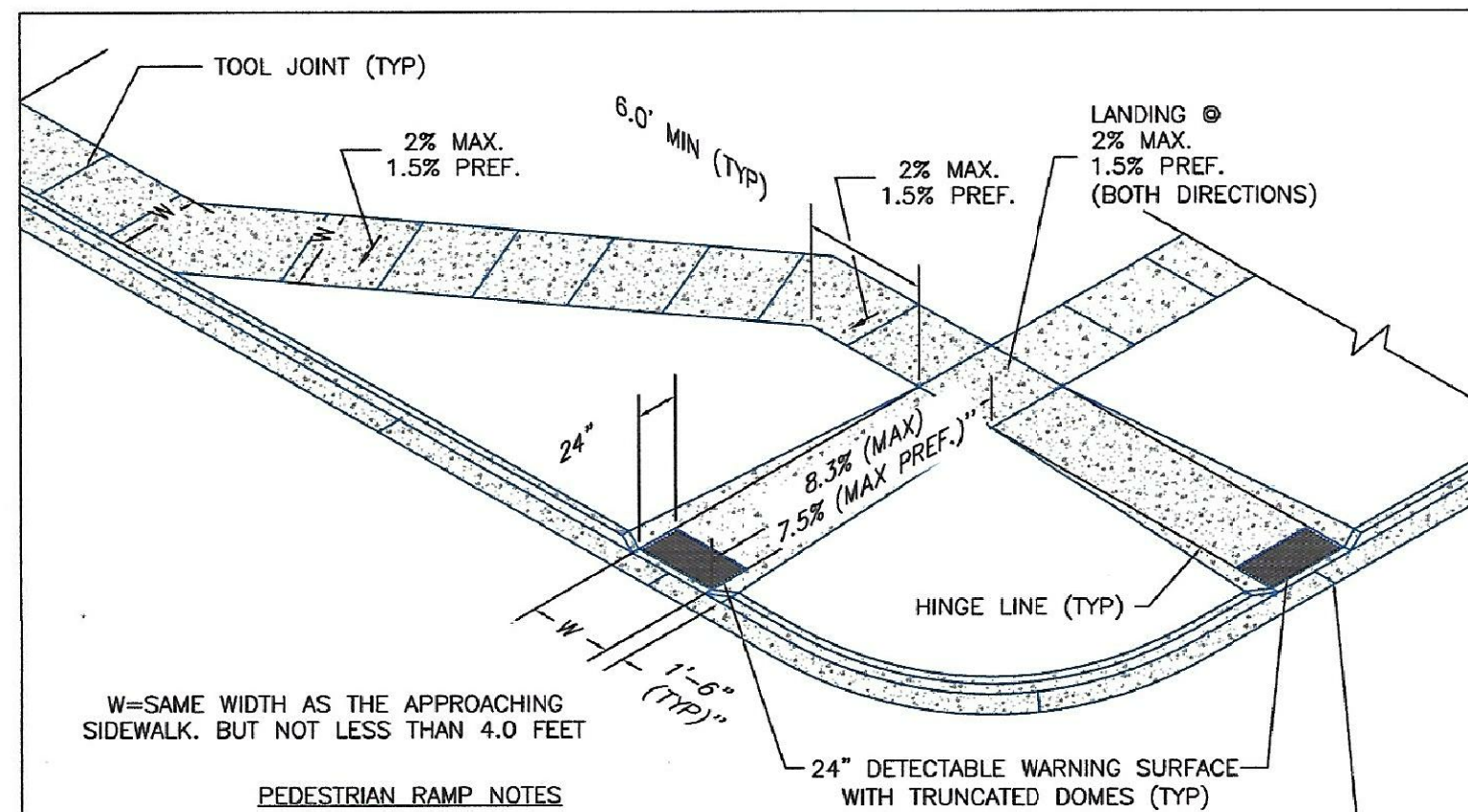
**PLAN VIEW**



**SECTION A - A**

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

- NOTES
1. W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, 10' FOR ARTERIAL ROADS.
  2. T = SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8" PCC, OR 9" FOR COLLECTORS MINIMUM WITH 6x6 - 4.4 WWF OR #4 @ 18"E.W.
  3. [Hatched pattern] = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
  4. 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**

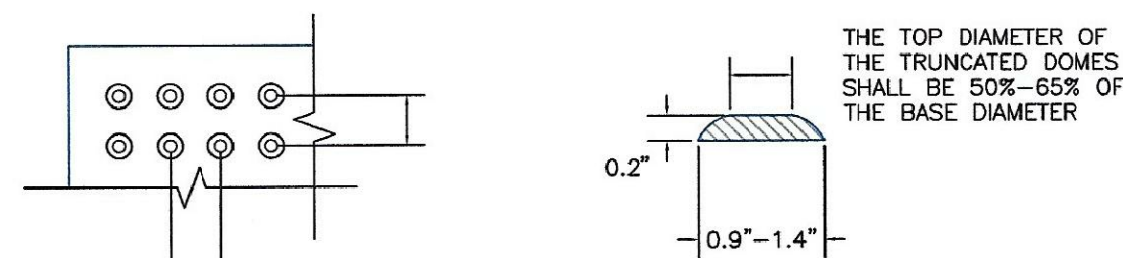
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD 2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4" MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

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

**GENERAL NOTES**

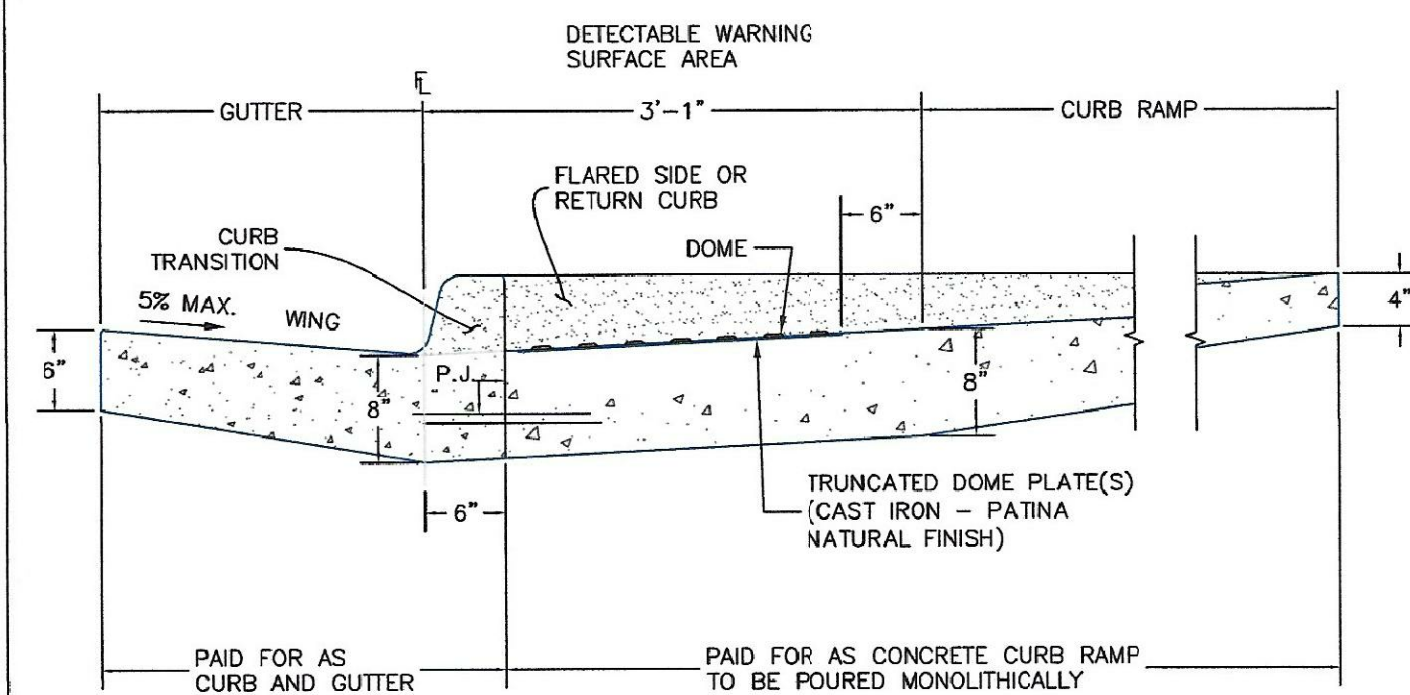
1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS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

**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
---	--	----------------------------

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

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

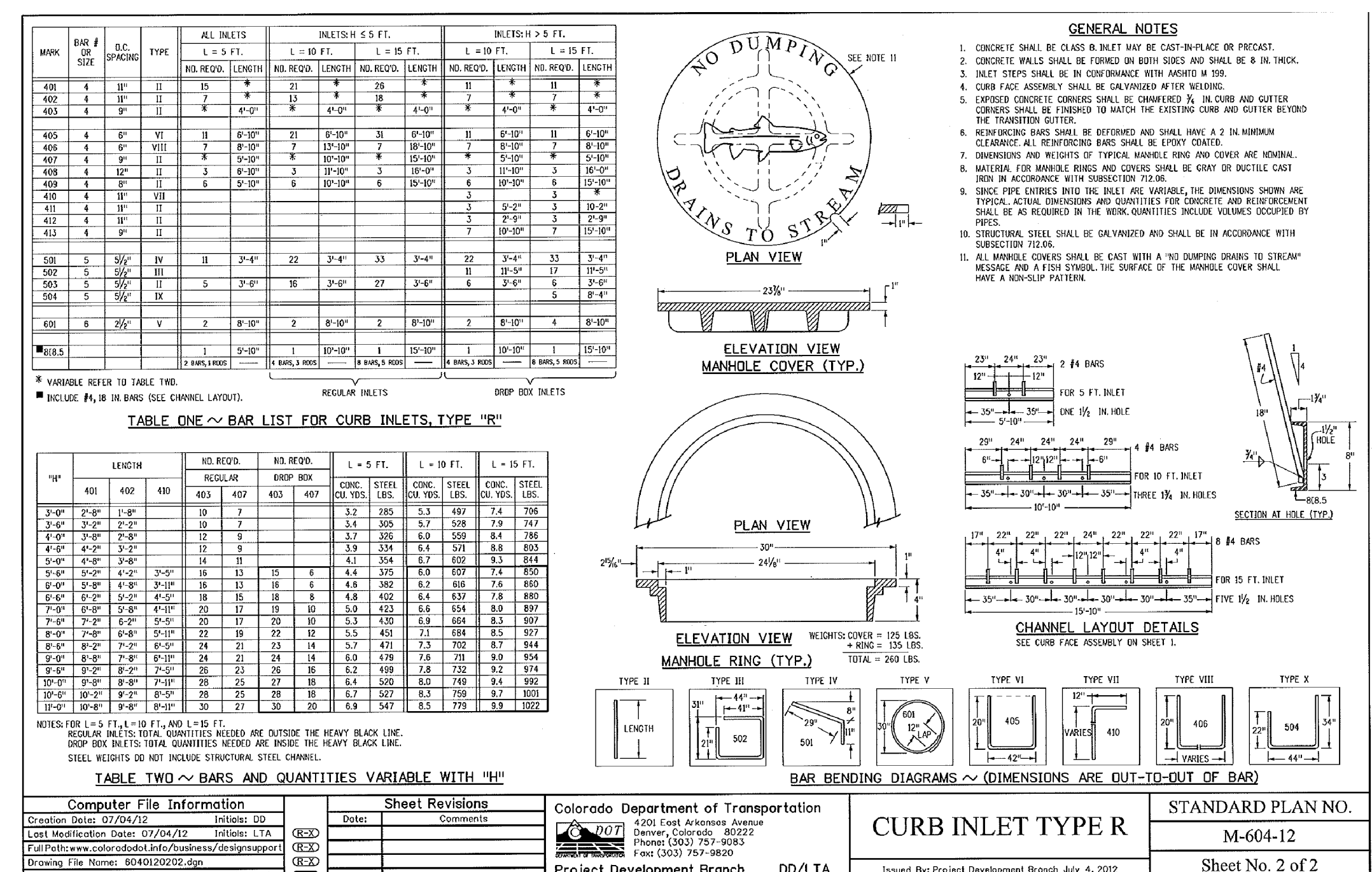
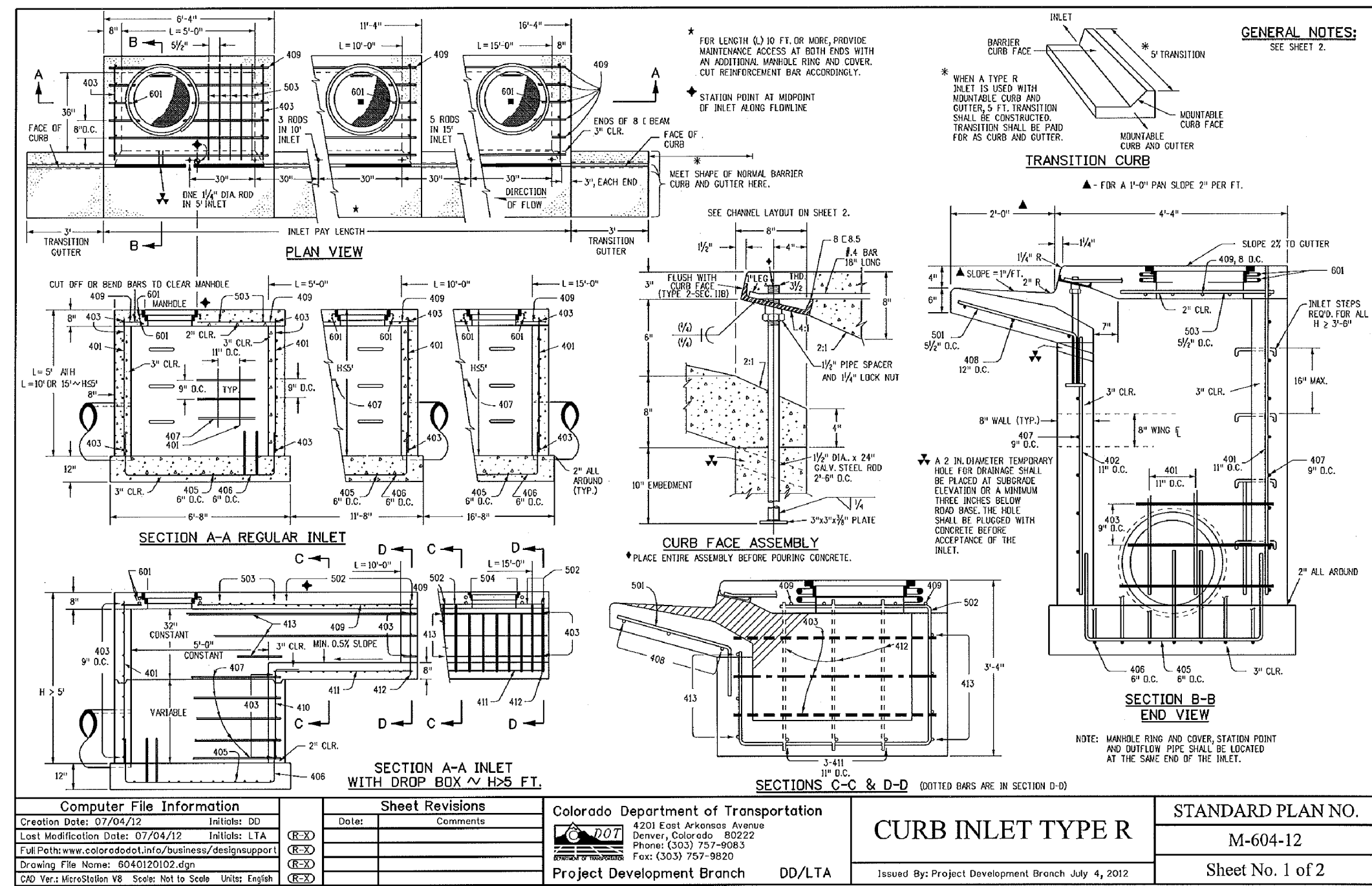
PREPARED FOR:  
**LORSON, LLC**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-5200  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**ROADWAY DETAIL SHEET**

DATE:  
NOV, 2021  
PROJECT NO.  
100.066  
SHEET NUMBER  
C10.1  
TOTAL SHEETS: 49





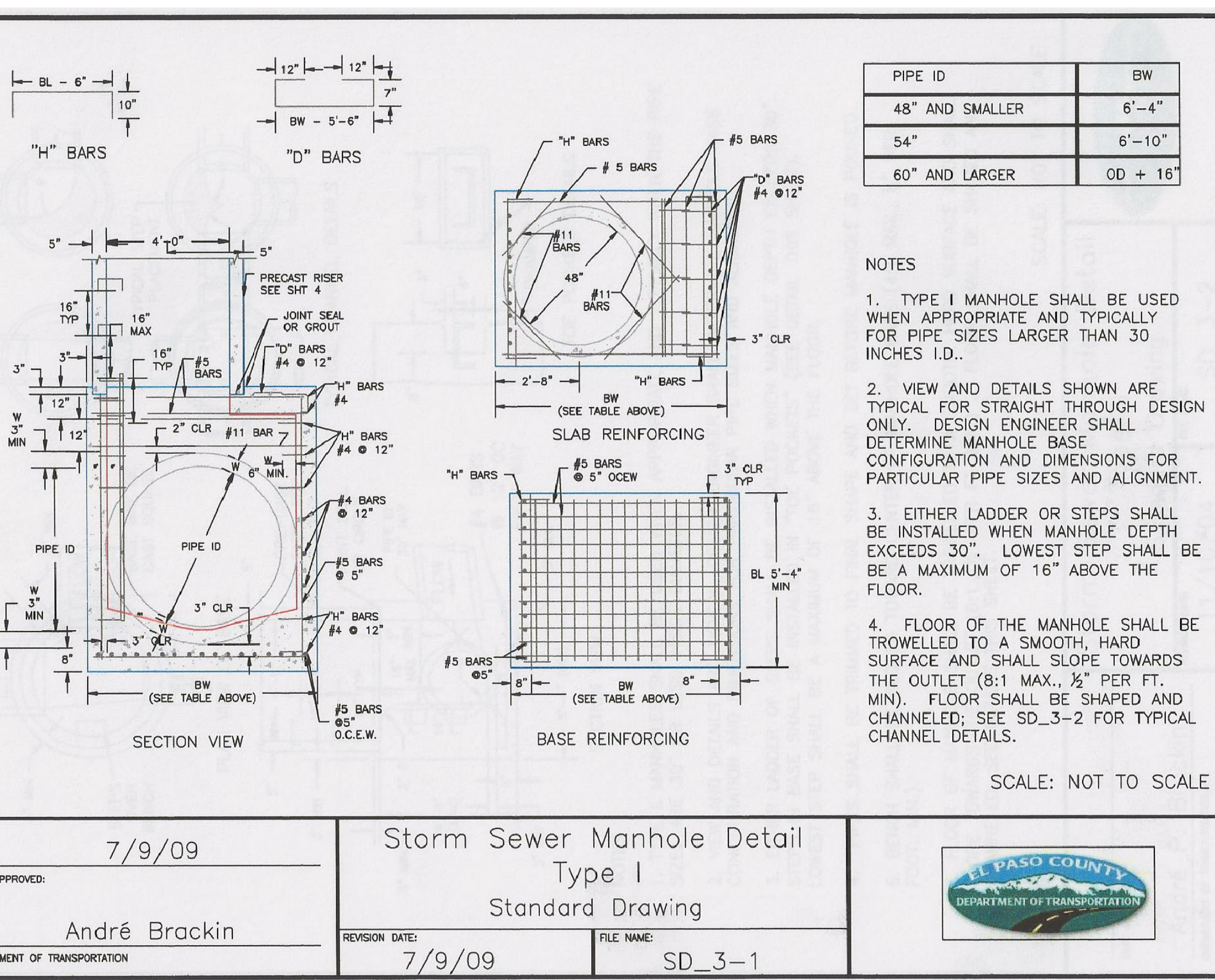
**CORE ENGINEERING GROUP**  
 15004 15TH AVE. S.E.  
 PLANO, CO 80650  
 PHONE: 727-1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

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

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

PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE. SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT: **THE RIDGE AT LORSON RANCH**  
 PLANNING AND CONSTRUCTION OF WALKWAY AND TRAIL  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK



DATE APPROVED: 7/9/09

APPROVED: André Brackin

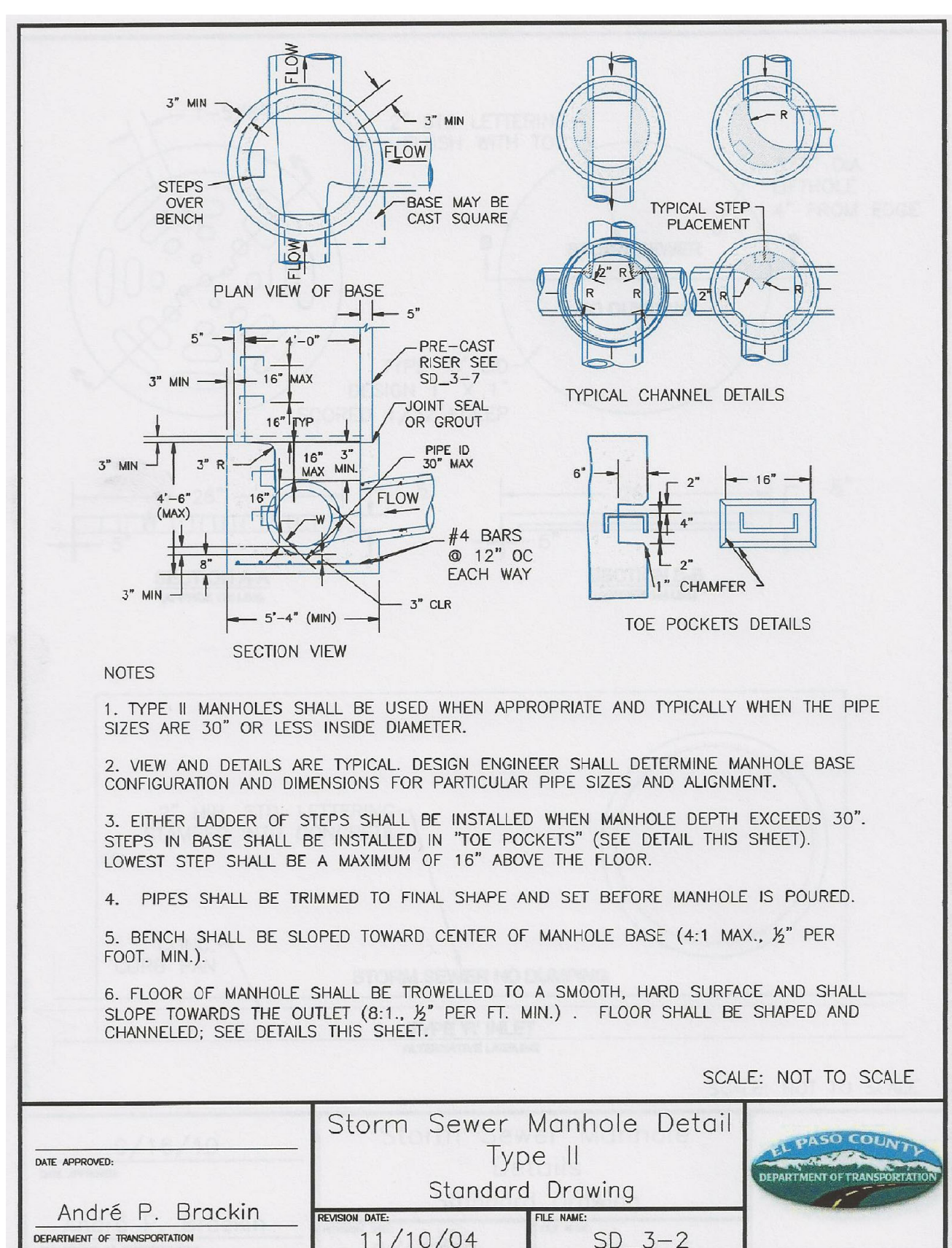
DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Detail Type I Standard Drawing

REVISION DATE: 7/9/09

FILE NAME: SD\_3-1

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



DATE APPROVED: 11/10/04

APPROVED: André P. Brackin

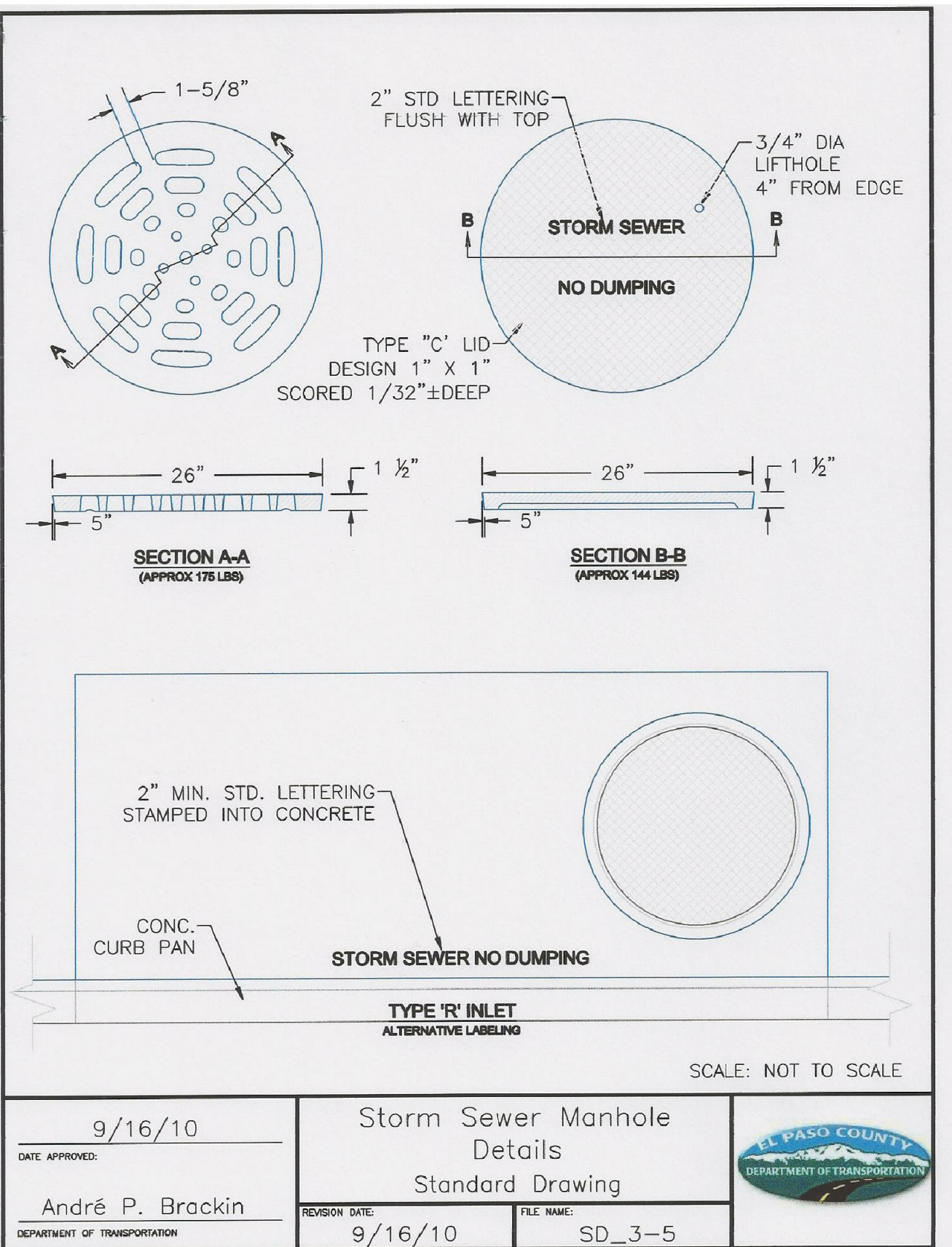
DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Detail Type II Standard Drawing

REVISION DATE: 11/10/04

FILE NAME: SD\_3-2

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



DATE APPROVED: 9/16/10

APPROVED: André P. Brackin

DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Details Standard Drawing

REVISION DATE: 9/16/10

FILE NAME: SD\_3-5

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

STORM SEWER DETAILS

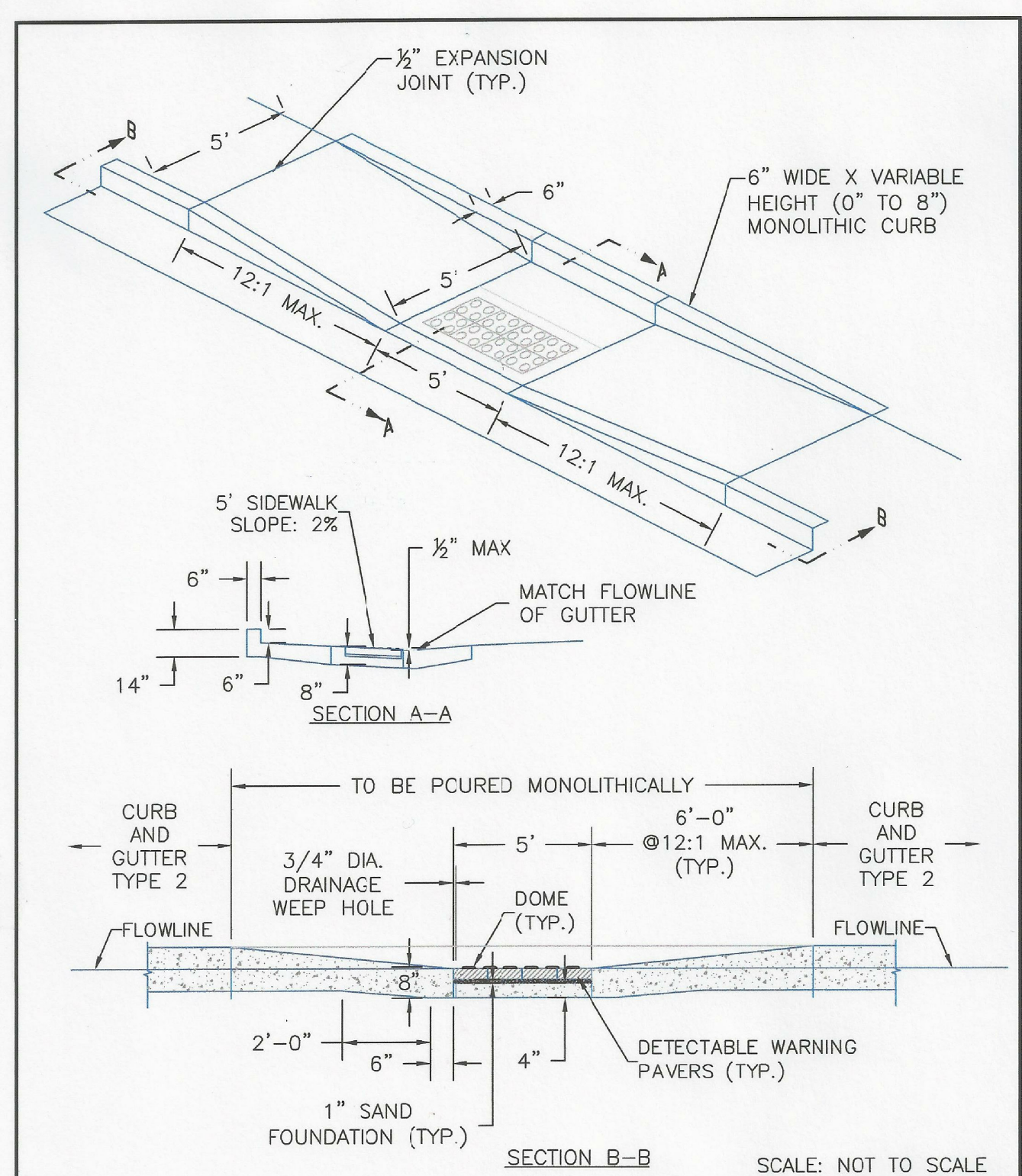
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PROJECT NO. 100.066

SHEET NUMBER C10.2

TOTAL SHEETS: 49





Update with new parallel ped ramp detail dated 6/23/20

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

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

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 PREPARED FOR:  
**LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 (719) 635-5200  
 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:  
NOV, 2021

PROJECT NO.  
100.066

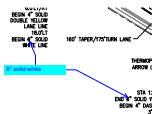
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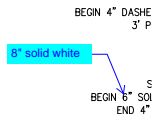






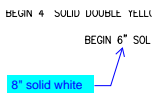
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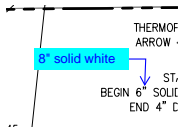
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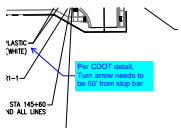
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Show stop bar



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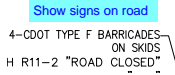
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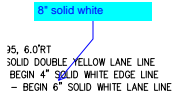
Per CDOT detail, Turn arrow needs to be 50' from stop bar





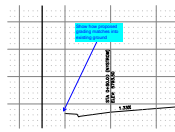
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Show signs on road



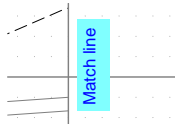
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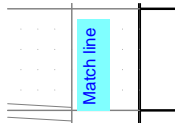
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Show how proposed grading matches into existing ground



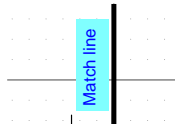
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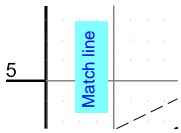
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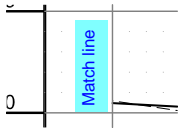
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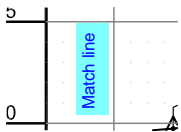
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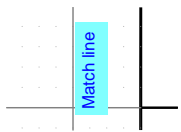
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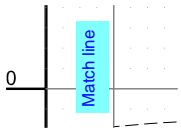
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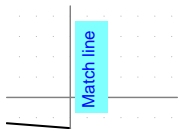
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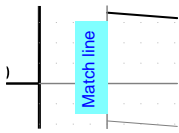
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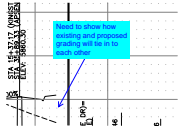
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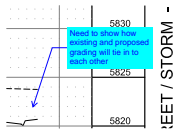
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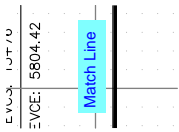
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Need to show how existing and proposed grading will tie in to each other



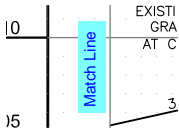
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Need to show how existing and proposed grading will tie in to each other



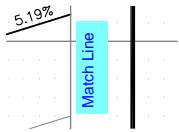
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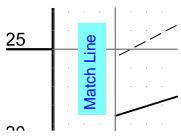
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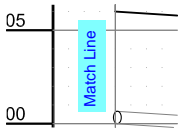
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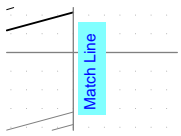
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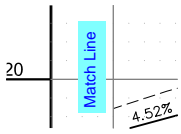
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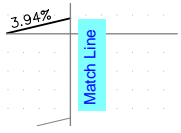
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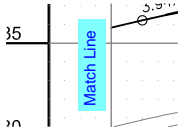
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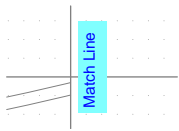
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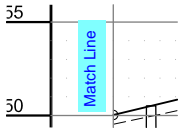
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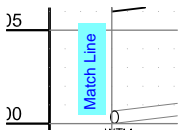
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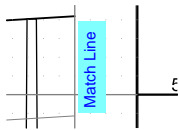
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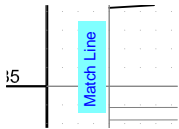
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**Date:** 2/17/2022 4:17:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Match Line



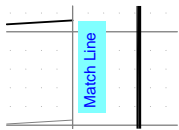
**Subject:** Text Box  
**Page Label:** 26  
**Author:** CDurham  
**Date:** 2/17/2022 4:17:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Match Line



**Subject:** Text Box  
**Page Label:** 27  
**Author:** CDurham  
**Date:** 2/17/2022 4:18:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

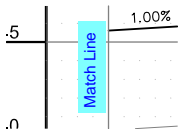
Match Line



**Subject:** Text Box  
**Page Label:** 27  
**Author:** CDurham  
**Date:** 2/17/2022 4:18:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

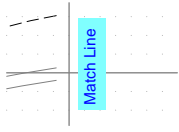
Match Line





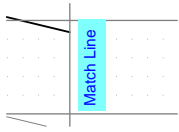
**Subject:** Text Box  
**Page Label:** 28  
**Author:** CDurham  
**Date:** 2/17/2022 4:18:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Match Line



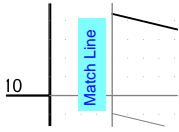
**Subject:** Text Box  
**Page Label:** 28  
**Author:** CDurham  
**Date:** 2/17/2022 4:18:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Match Line



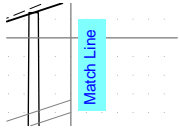
**Subject:** Text Box  
**Page Label:** 29  
**Author:** CDurham  
**Date:** 2/17/2022 4:18:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Match Line



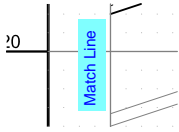
**Subject:** Text Box  
**Page Label:** 30  
**Author:** CDurham  
**Date:** 2/17/2022 4:18:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Match Line



**Subject:** Text Box  
**Page Label:** 30  
**Author:** CDurham  
**Date:** 2/17/2022 4:19:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

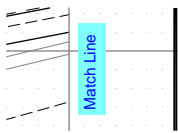
Match Line



**Subject:** Text Box  
**Page Label:** 31  
**Author:** CDurham  
**Date:** 2/17/2022 4:26:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

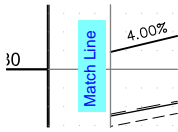
Match Line





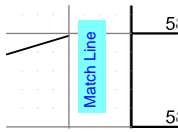
**Subject:** Text Box  
**Page Label:** 32  
**Author:** CDurham  
**Date:** 2/17/2022 4:26:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Match Line



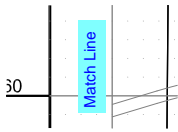
**Subject:** Text Box  
**Page Label:** 33  
**Author:** CDurham  
**Date:** 2/17/2022 4:27:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Match Line



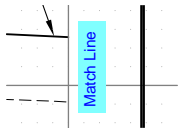
**Subject:** Text Box  
**Page Label:** 34  
**Author:** CDurham  
**Date:** 2/17/2022 4:27:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Match Line



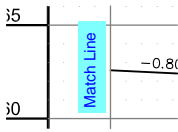
**Subject:** Text Box  
**Page Label:** 35  
**Author:** CDurham  
**Date:** 2/17/2022 4:27:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Match Line



**Subject:** Text Box  
**Page Label:** 35  
**Author:** CDurham  
**Date:** 2/17/2022 4:27:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

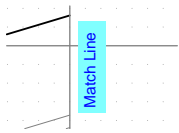
Match Line



**Subject:** Text Box  
**Page Label:** 36  
**Author:** CDurham  
**Date:** 2/17/2022 4:27:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

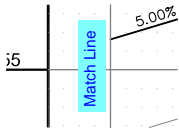
Match Line





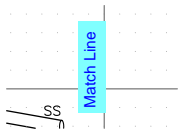
**Subject:** Text Box  
**Page Label:** 37  
**Author:** CDurham  
**Date:** 2/17/2022 4:28:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Match Line



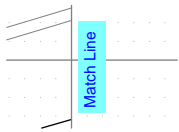
**Subject:** Text Box  
**Page Label:** 38  
**Author:** CDurham  
**Date:** 2/17/2022 4:28:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Match Line



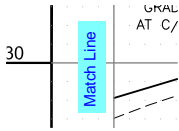
**Subject:** Text Box  
**Page Label:** 38  
**Author:** CDurham  
**Date:** 2/17/2022 4:28:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Match Line



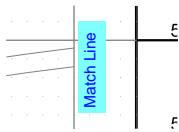
**Subject:** Text Box  
**Page Label:** 38  
**Author:** CDurham  
**Date:** 2/17/2022 4:36:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Match Line



**Subject:** Text Box  
**Page Label:** 39  
**Author:** CDurham  
**Date:** 2/17/2022 4:36:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

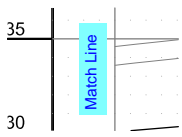
Match Line



**Subject:** Text Box  
**Page Label:** 40  
**Author:** CDurham  
**Date:** 2/17/2022 4:36:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

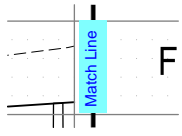
Match Line





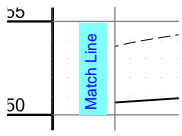
**Subject:** Text Box  
**Page Label:** 41  
**Author:** CDurham  
**Date:** 2/17/2022 4:36:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Match Line



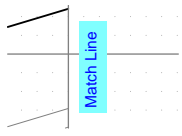
**Subject:** Text Box  
**Page Label:** 41  
**Author:** CDurham  
**Date:** 2/17/2022 4:36:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Match Line



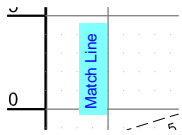
**Subject:** Text Box  
**Page Label:** 42  
**Author:** CDurham  
**Date:** 2/17/2022 4:36:52 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Match Line



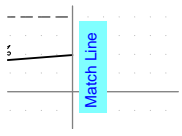
**Subject:** Text Box  
**Page Label:** 44  
**Author:** CDurham  
**Date:** 2/17/2022 4:37:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Match Line



**Subject:** Text Box  
**Page Label:** 45  
**Author:** CDurham  
**Date:** 2/17/2022 4:37:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

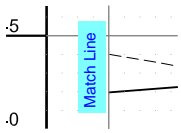
Match Line



**Subject:** Text Box  
**Page Label:** 45  
**Author:** CDurham  
**Date:** 2/17/2022 4:37:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

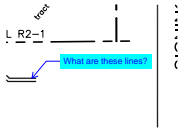
Match Line





**Subject:** Text Box  
**Page Label:** 46  
**Author:** CDurham  
**Date:** 2/17/2022 4:37:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Match Line



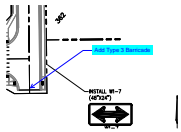
**Subject:** Callout  
**Page Label:** 7  
**Author:** CDurham  
**Date:** 2/17/2022 4:39:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

What are these lines?



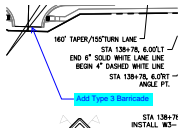
**Subject:** Text Box  
**Page Label:** 11  
**Author:** CDurham  
**Date:** 2/17/2022 4:41:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide details for pavement markings or reference CDOT standard striping detail sheet (S-627-1)



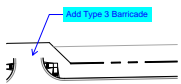
**Subject:** Callout  
**Page Label:** 11  
**Author:** CDurham  
**Date:** 2/17/2022 4:44:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add Type 3 Barricade



**Subject:** Callout  
**Page Label:** 11  
**Author:** CDurham  
**Date:** 2/17/2022 4:44:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

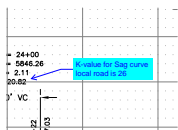
Add Type 3 Barricade



**Subject:** Callout  
**Page Label:** 10  
**Author:** CDurham  
**Date:** 2/17/2022 4:45:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

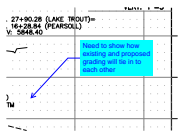
Add Type 3 Barricade





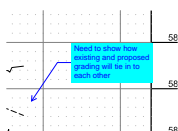
**Subject:** Callout  
**Page Label:** 16  
**Author:** CDurham  
**Date:** 2/17/2022 5:01:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

K-value for Sag curve local road is 26



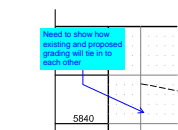
**Subject:** Callout  
**Page Label:** 21  
**Author:** CDurham  
**Date:** 2/17/2022 5:03:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Need to show how existing and proposed grading will tie in to each other



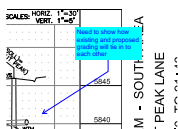
**Subject:** Callout  
**Page Label:** 25  
**Author:** CDurham  
**Date:** 2/17/2022 5:04:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Need to show how existing and proposed grading will tie in to each other



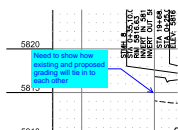
**Subject:** Callout  
**Page Label:** 29  
**Author:** CDurham  
**Date:** 2/17/2022 5:05:38 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Need to show how existing and proposed grading will tie in to each other



**Subject:** Callout  
**Page Label:** 31  
**Author:** CDurham  
**Date:** 2/17/2022 5:06:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

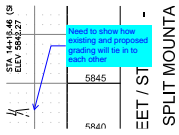
Need to show how existing and proposed grading will tie in to each other



**Subject:** Callout  
**Page Label:** 32  
**Author:** CDurham  
**Date:** 2/17/2022 5:06:38 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

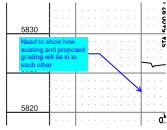
Need to show how existing and proposed grading will tie in to each other





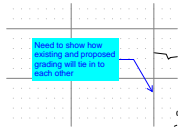
**Subject:** Callout  
**Page Label:** 33  
**Author:** CDurham  
**Date:** 2/17/2022 5:06:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Need to show how existing and proposed grading will tie in to each other



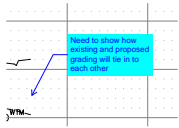
**Subject:** Callout  
**Page Label:** 37  
**Author:** CDurham  
**Date:** 2/17/2022 5:08:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Need to show how existing and proposed grading will tie in to each other



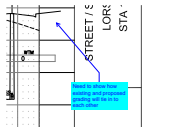
**Subject:** Callout  
**Page Label:** 38  
**Author:** CDurham  
**Date:** 2/17/2022 5:08:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Need to show how existing and proposed grading will tie in to each other



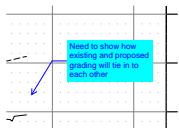
**Subject:** Callout  
**Page Label:** 39  
**Author:** CDurham  
**Date:** 2/17/2022 5:08:45 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Need to show how existing and proposed grading will tie in to each other



**Subject:** Callout  
**Page Label:** 42  
**Author:** CDurham  
**Date:** 2/17/2022 5:10:13 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

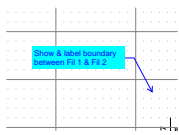
Need to show how existing and proposed grading will tie in to each other



**Subject:** Callout  
**Page Label:** 43  
**Author:** CDurham  
**Date:** 2/17/2022 5:10:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

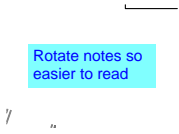
Need to show how existing and proposed grading will tie in to each other





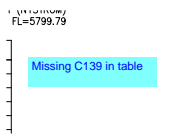
**Subject:** Callout  
**Page Label:** 43  
**Author:** CDurham  
**Date:** 2/17/2022 5:12:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show & label boundary between Fil 1 & Fil 2



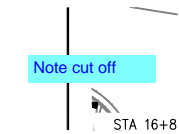
**Subject:** Text Box  
**Page Label:** 18  
**Author:** CDurham  
**Date:** 2/22/2022 7:51:37 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Rotate notes so easier to read



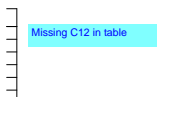
**Subject:** Text Box  
**Page Label:** 19  
**Author:** CDurham  
**Date:** 2/22/2022 7:54:36 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Missing C139 in table



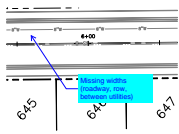
**Subject:** Text Box  
**Page Label:** 19  
**Author:** CDurham  
**Date:** 2/22/2022 7:55:25 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Note cut off



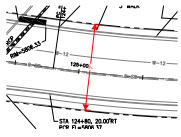
**Subject:** Text Box  
**Page Label:** 23  
**Author:** CDurham  
**Date:** 2/22/2022 8:00:22 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Missing C12 in table



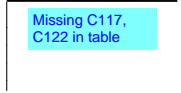
**Subject:** Callout  
**Page Label:** 26  
**Author:** CDurham  
**Date:** 2/22/2022 8:03:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Missing widths (roadway, row, between utilities)



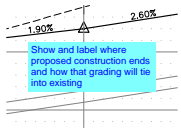
**Subject:** Dimension  
**Page Label:** 40  
**Author:** CDurham  
**Date:** 2/22/2022 8:34:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

?



**Subject:** Text Box  
**Page Label:** 43  
**Author:** CDurham  
**Date:** 2/22/2022 8:38:44 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Missing C117, C122 in table



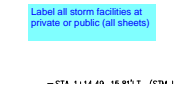
**Subject:** Text Box  
**Page Label:** 45  
**Author:** CDurham  
**Date:** 2/22/2022 8:40:42 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show and label where proposed construction ends and how that grading will tie into existing



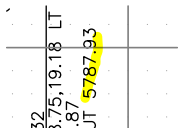
**Subject:** Callout  
**Page Label:** 13  
**Author:** CDurham  
**Date:** 2/22/2022 8:53:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label storm pipe



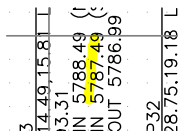
**Subject:** Text Box  
**Page Label:** 13  
**Author:** CDurham  
**Date:** 2/22/2022 8:54:19 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label all storm facilities at private or public (all sheets)

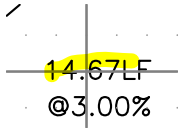


**Subject:** Highlight  
**Page Label:** 13  
**Author:** CDurham  
**Date:** 2/22/2022 8:55:34 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

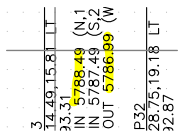




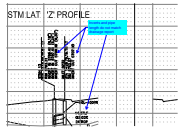
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**Page Label:** 13  
**Author:** CDurham  
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**Status:**  
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**Layer:**  
**Space:**



**Subject:** Highlight  
**Page Label:** 13  
**Author:** CDurham  
**Date:** 2/22/2022 8:56:51 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

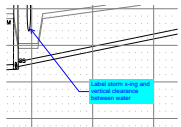


**Subject:** Highlight  
**Page Label:** 13  
**Author:** CDurham  
**Date:** 2/22/2022 8:57:30 AM  
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**Layer:**  
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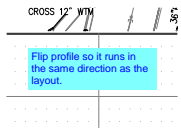
**Subject:** Callout  
**Page Label:** 13  
**Author:** CDurham  
**Date:** 2/22/2022 8:57:57 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Inverts and pipe length do not match drainage report



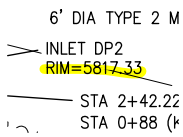
**Subject:** Callout  
**Page Label:** 14  
**Author:** CDurham  
**Date:** 2/22/2022 8:58:53 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label storm x-ing and vertical clearance between water

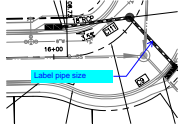


**Subject:** Text Box  
**Page Label:** 15  
**Author:** CDurham  
**Date:** 2/22/2022 9:05:14 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

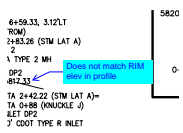
Flip profile so it runs in the same direction as the layout.



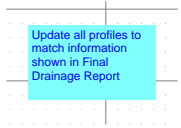
**Subject:** Highlight  
**Page Label:** 15  
**Author:** CDurham  
**Date:** 2/22/2022 9:06:19 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



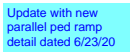
**Subject:** Callout  
**Page Label:** 15  
**Author:** CDurham  
**Date:** 2/22/2022 9:08:48 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:** Label pipe size



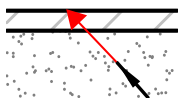
**Subject:** Callout  
**Page Label:** 15  
**Author:** CDurham  
**Date:** 2/22/2022 9:09:23 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:** Does not match RIM elev in profile



**Subject:** Text Box  
**Page Label:** 15  
**Author:** CDurham  
**Date:** 2/22/2022 9:13:06 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:** Update all profiles to match information shown in Final Drainage Report

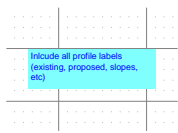


**Subject:** Text Box  
**Page Label:** 51  
**Author:** CDurham  
**Date:** 2/22/2022 9:17:48 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:** Update with new parallel ped ramp detail dated 6/23/20



**Subject:** Arrow  
**Page Label:** 49  
**Author:** CDurham  
**Date:** 2/22/2022 9:21:43 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**





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**Subject:** Text Box  
**Page Label:** 37  
**Author:** CDurham  
**Date:** 2/22/2022 9:26:02 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include all profile labels (existing, proposed, slopes, etc)