

KEY MAP
NO SCALE

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

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

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

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

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

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

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

BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEING SOUTH 89°1'52" 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

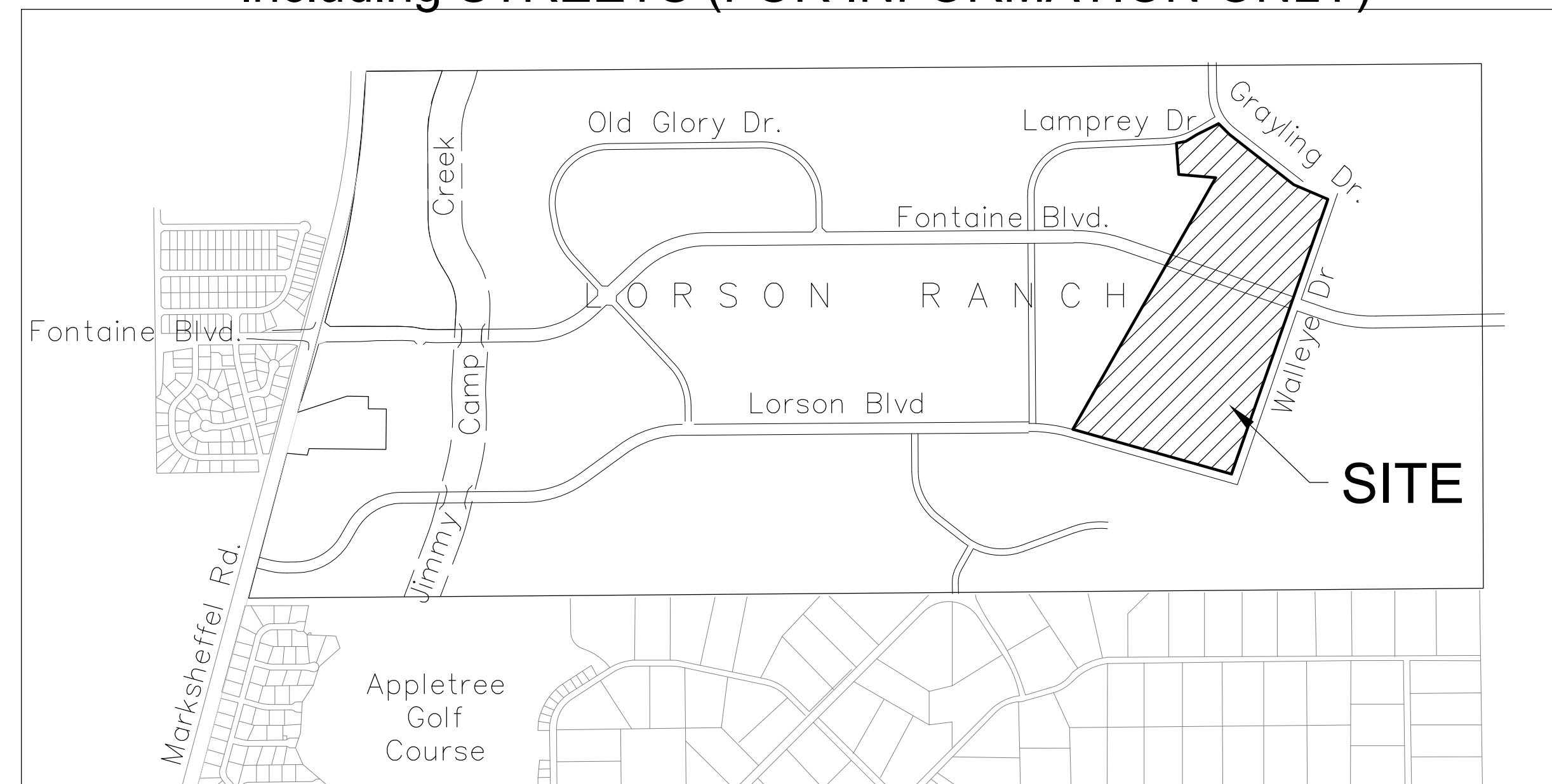
FIMS MONUMENT F204 LOCATED AT THE NORTHWEST CORNER OF FONTAINE BLVD AND COTTONWOOD GROVE DR. ELEVATION 5724.072 (N.G.V.D. 29)

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.

CONSTRUCTION PLANS FOR

THE HILLS AT LORSON RANCH FILING NO. 1
STORM SEWER
CONSTRUCTION PLANS
including **STREETS (FOR INFORMATION ONLY)**



VICINITY MAP
NO SCALE

PREPARED FOR:
LORSON, LLC
15004 1ST AVENUE S.
COLORADO SPRINGS, CO 80903
719-635-3200
CONTACT: JEFF MARK

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

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING AND PROPOSED RIGHT OF WAY
- EXISTING AND PROPOSED LOT LINES
- EXISTING AND PROPOSED EASEMENTS
- STREET CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING 24" SANITARY SEWER
- EXISTING GASMAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING CABLE TV
- 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

PUDSP-20-003
EGP 20-005



Know what's below.
Call before you dig.

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

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
C1.1	COVER SHEET
C1.2	NOTES
C1.3	TYPICAL SECTIONS
C2.1-C2.3	STREET HORIZONTAL CONTROL (FOR INFORMATION ONLY)
C5.1-C5.4	SIGNING/STRIPING PLANS (FOR INFORMATION ONLY)
C6.1-C6.6	STORM PLAN AND PROFILES - AREA 'B'
C6.6-C6.12	STORM PLAN AND PROFILES - AREA 'C'
C6.13-C6.27	STORM PLAN AND PROFILES - AREA 'E/G'
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 Lorson, LLC
BY JEFF MARK DATE NOVEMBER 12, 2020

TITLE MANAGER

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

CONSTRUCTION APPROVAL

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

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

JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR
CONDITIONS: PLAN APPROVAL FOR STORM SEWER ONLY

ENGINEER'S APPROVAL

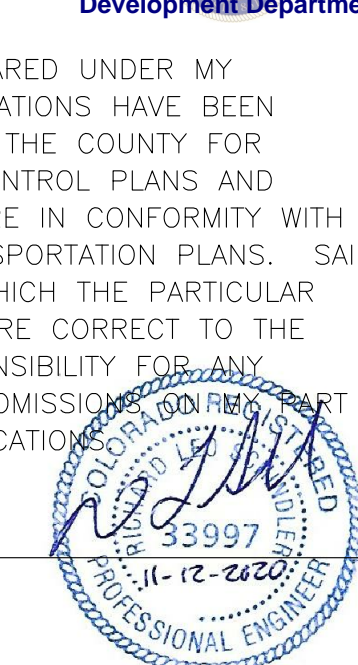
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS 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 THAT MAY OCCUR IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

APPROVED
Engineering Department

12/03/2020 2:53:01 PM
jsnjrkam

EPC Planning & Community Development Department

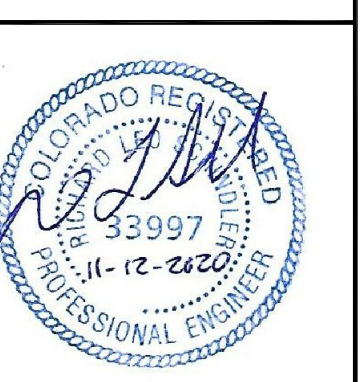


CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: 719-570-1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

THE HILLS AT LORSON RANCH FIL NO. 1
STORM SEWER
CONSTRUCTION PLANS



DATE: **NOV 12, 2020**
PROJECT NO: **100.062**
SHEET NUMBER: **C0.1**
TOTAL SHEETS: 42

CONSTRUCTION NOTES

- ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
- EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM DREXEL, BARRELL & CO., JULY, 2005. SUPPLEMENTAL SURVEY DATA WAS OBTAINED FOR MARKSHEFFEL ROAD FROM M&S CIVIL GROUP IN NOVEMBER, 2016. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
- DEPTH OF MOISTURE-DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
BASE OF ALL CUTS AND FILLS - 12 INCHES,
FULL DEPTH OF ALL EMBANKMENTS
- THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
- THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
- PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED 988 FRONT-END LOADER OR SIMILAR HEAVY RUBBER Tired VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER-EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) AT 0 TO +4.0% OF OPTIMUM MOISTURE CONTENT FOR A-6 AND A-7-6 SOILS ENCOUNTERED. OTHER SUBGRADE TYPES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED (18 INCHES FOR A-7-6 SOILS BELOW FULL-DEPTH ASPHALT CONCRETE) AND COMPACTED AS OUTLINED ABOVE PRIOR TO PAVING OPERATIONS. SUBGRADE FILL SHALL BE PLACED IN SIX-INCH LIFTS AND UNIFORMLY COMPACTED, MEETING THE REQUIREMENTS AS PREVIOUSLY DESCRIBED.
- SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
- FILL SHALL BE PLACED IN 8-INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:
 - HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.
 - TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.
 - CONCRETE WASH AREAS.
 - INLET PROTECTION.
 THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
- FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR LORSON RANCH.

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

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

STORM SEWER NOTES:

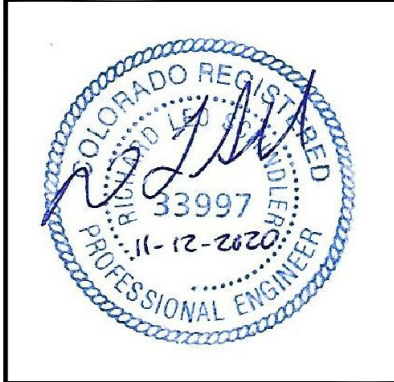
- CONTRACTOR SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUIL JOINT GASKET FOR ALL RCP STORM SEWER JOINTS

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. WASHATCH AVE., SUITE 301
 COLORADO SPRINGS, CO 80903
 PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**
 FONTAINE BLVD - WALLEYE DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

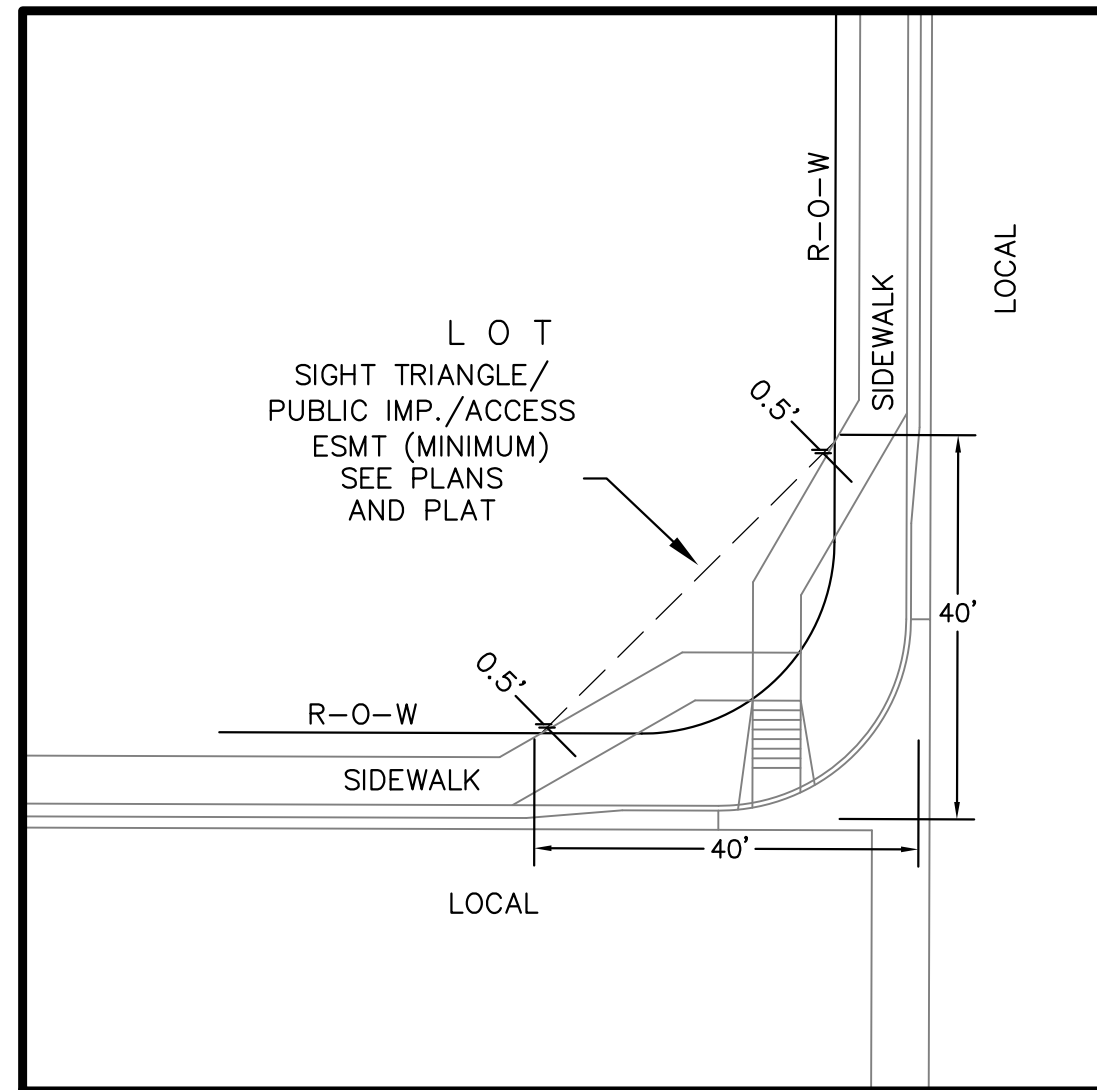


DATE:
 NOV 12, 2020

PROJECT NO.
 100.062

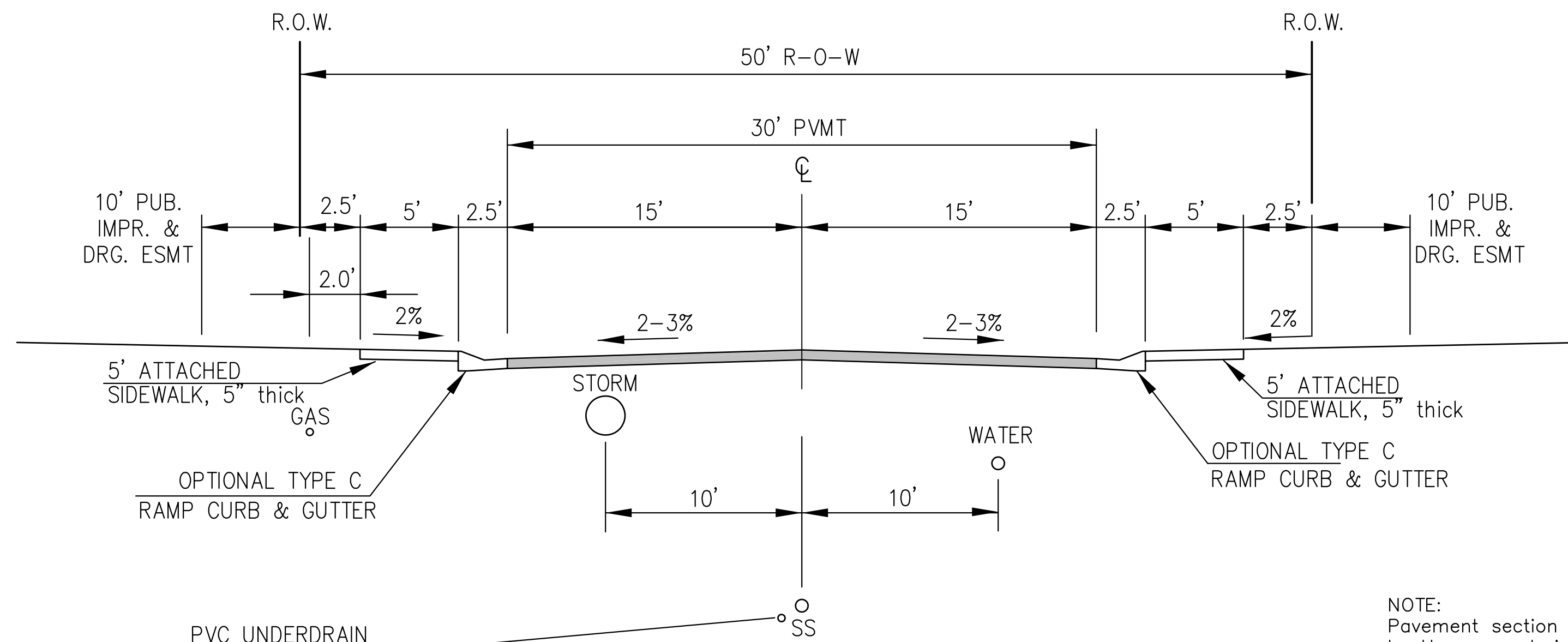
SHEET NUMBER
 C1.2

TOTAL SHEETS: 42



**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



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

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

MURRELET DR, BUFFLEHEAD LN, HOUSEFINCH LN, BOBOLINK TR,
ANHINGA CT, YELLOWTHROAT TER, WIGEON WAY, SANDERLING ST,
WHISTLING DUCK WAY, PIPING PLOVER PL, BIG BIRD DR,
GODWIT LN, SCRUB JAY TR, PALAFOXIA PL, RUSHPINK ST,
LAKE TROUT DR, SHADBUSH LN, KITFOX CT, ROUNDTAIL WAY,
SPLAKE ST, SAUGEYE ST, PIKEMINNOW PL, BROOKTROUT TR,
WIPER WAY

NOTE:
Pavement section to be determined
by Hveem analysis and design. Design
to be approved by El Paso County PCD 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. WASHACH AVE., SUITE 301
COLORADO SPRINGS, CO 80903
CONTACT: JEFF MARK

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

TYPICAL SECTIONS

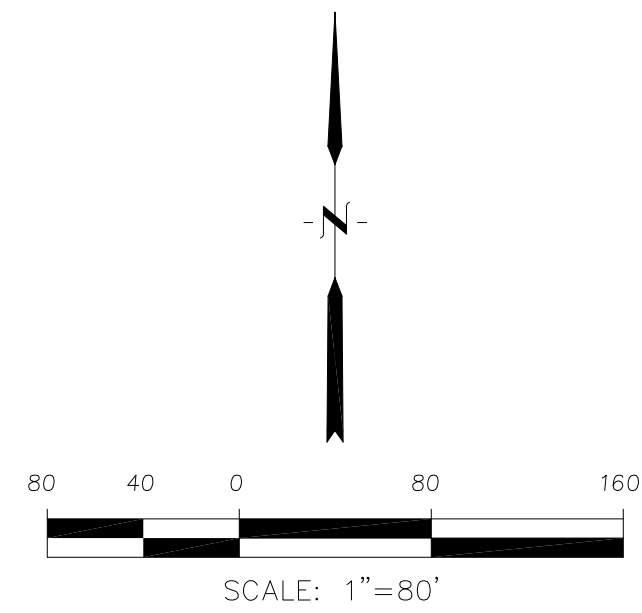
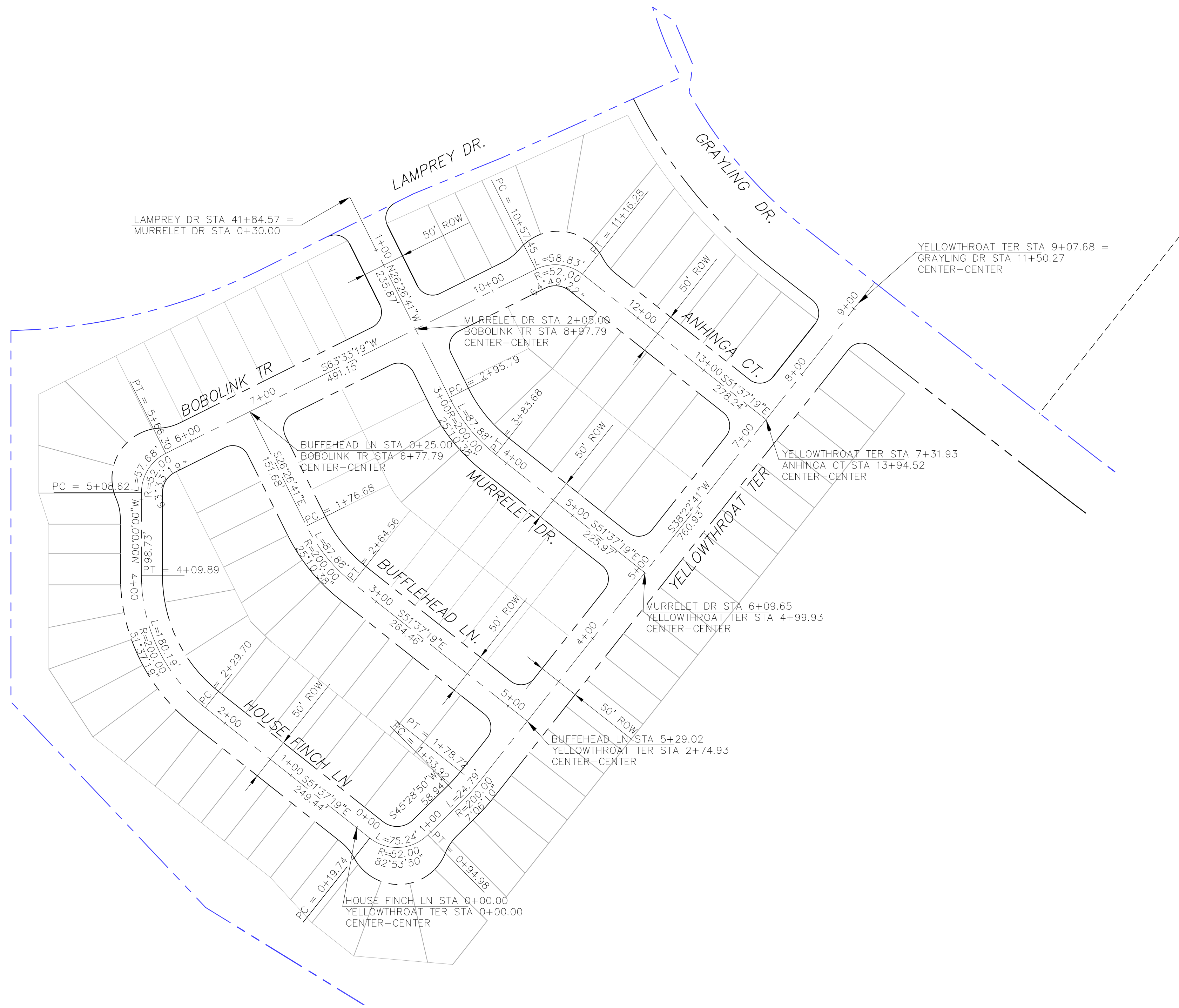


DATE:
NOV 12, 2020

PROJECT NO.
100.062

SHEET NUMBER
C1.3

TOTAL SHEETS: 42

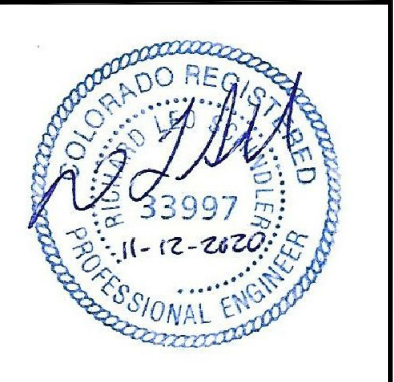


CORE ENGINEERING GROUP
 15004 1ST AVENUE S,
 BIRCHMOUNT, CO 80506
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO: _____
 PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1
 FOR NAME: WALLECH 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

**THE HILLS AT LORSON RANCH FIL. NO. 1
 AREA 'B'
 HORIZONTAL CONTROL PLAN**

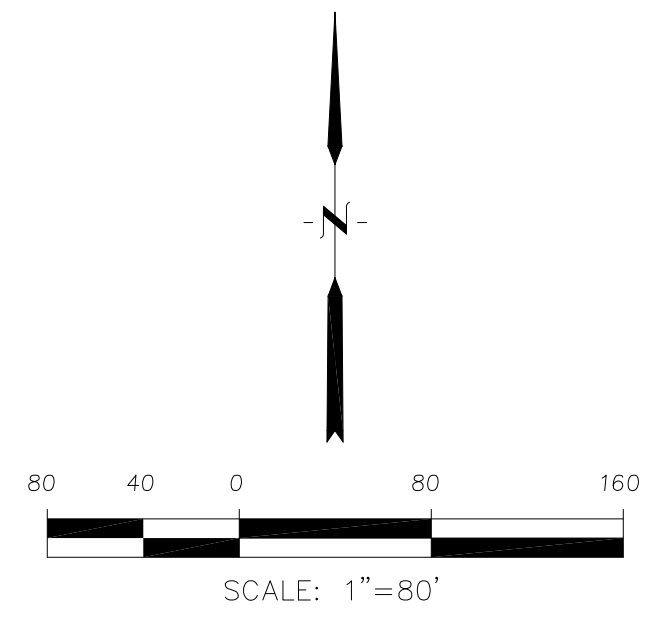
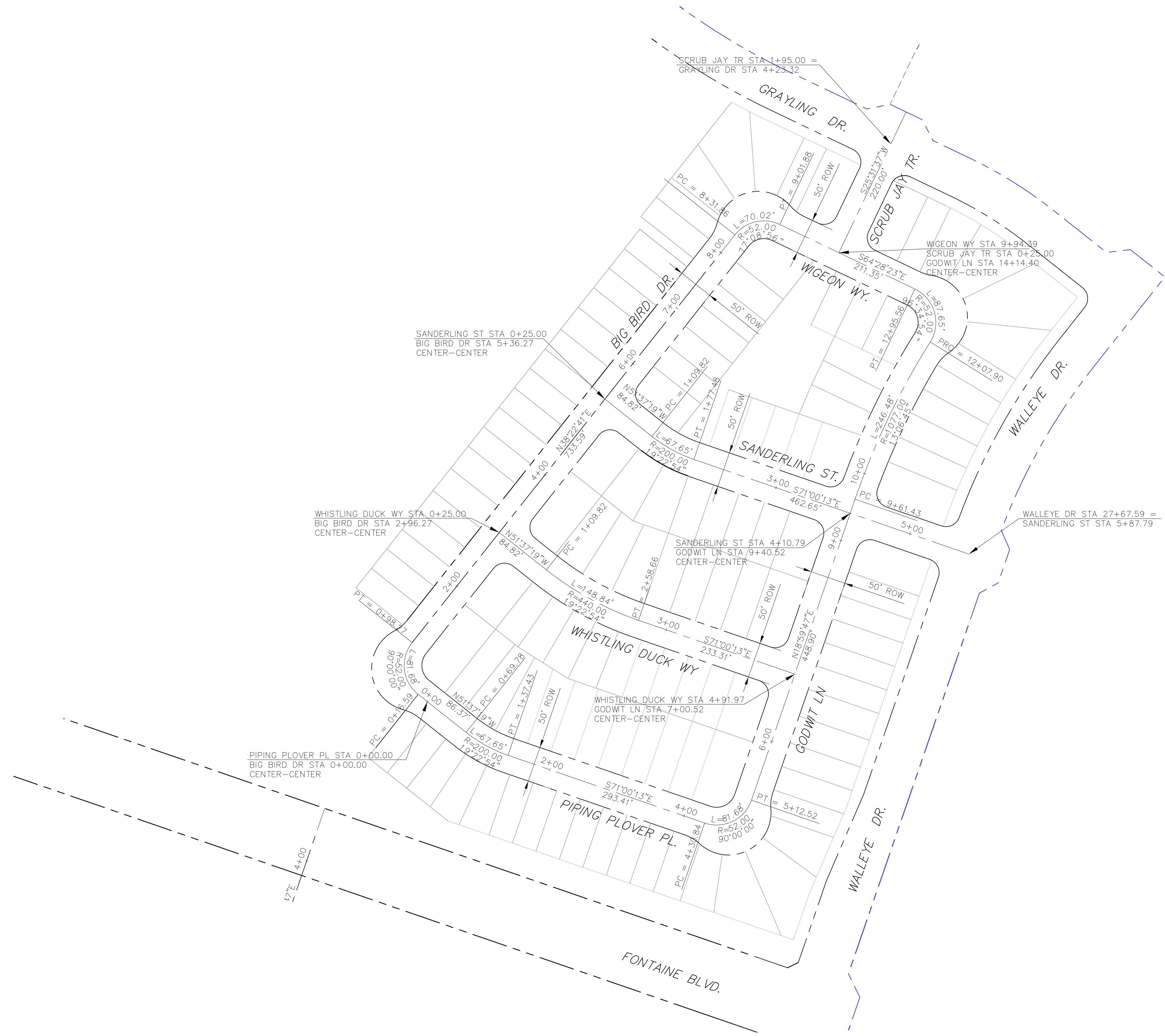


DATE: NOV 12, 2020

PROJECT NO. 100.062

SHEET NUMBER C2.1

TOTAL SHEETS: 42



EPC 12/3/2020

CORE
ENGINEERING GROUP
15004 1ST AVENUE S,
DENVER, CO 80202
PHONE: 303.750.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO. _____ DATE _____
DESCRIPTION _____
PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1
FOR ANNE BL, WALLEYE DR
COLORADO SPRINGS, COLORADO
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

THE HILLS AT LORSON RANCH FIL. NO. 1
AREA 'C'
HORIZONTAL CONTROL PLAN

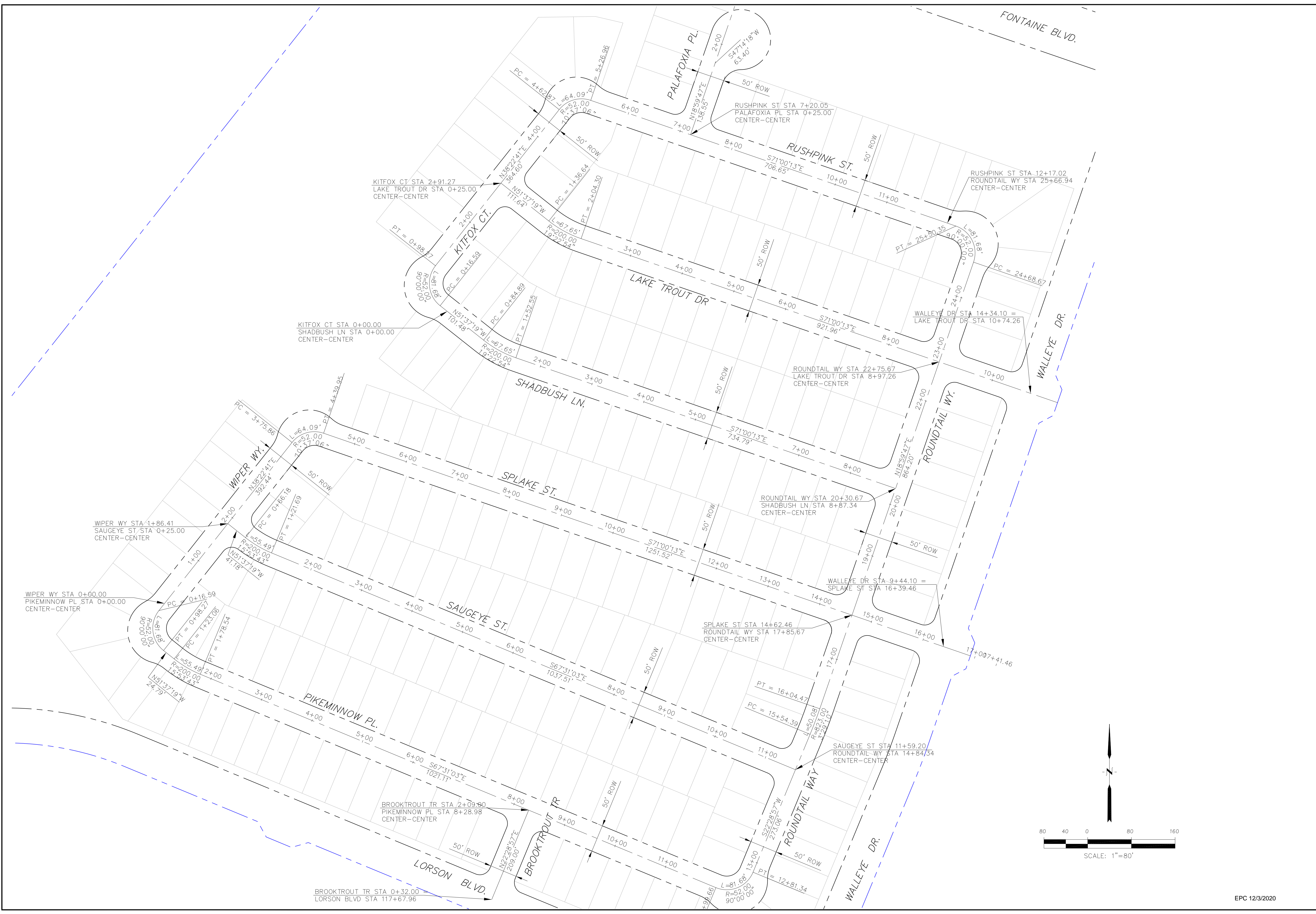


DATE:
NOV 12, 2020

PROJECT NO.
100.062

SHEET NUMBER
C2.2

TOTAL SHEETS: 42



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

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

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

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

THE HILLS AT LORSON RANCH FIL. NO. 1
AREA 'E' & 'G'
HORIZONTAL CONTROL PLAN



DATE:
 NOV 12, 2020

PROJECT NO.
 100.062

SHEET NUMBER
C2.3

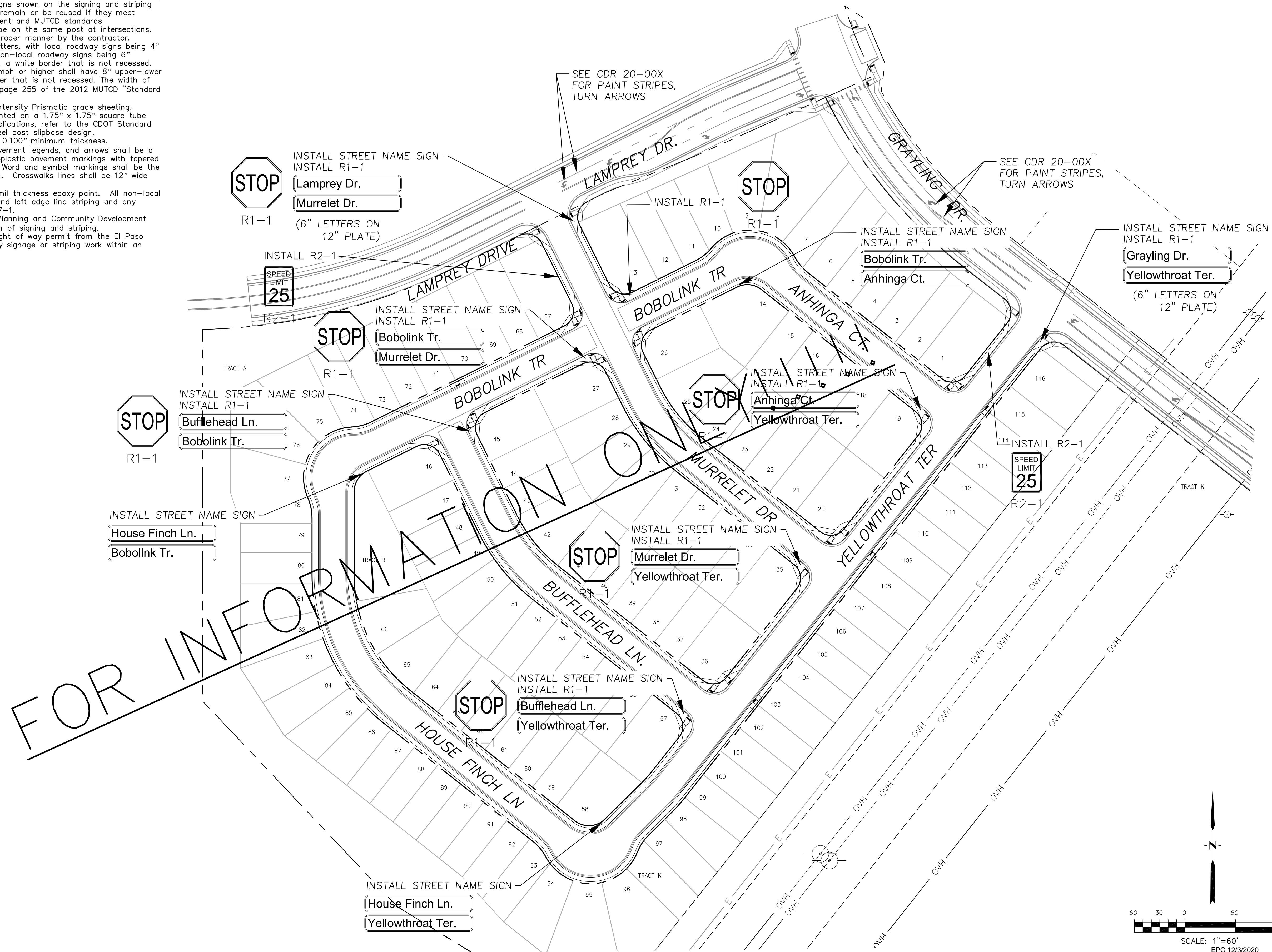
TOTAL SHEETS: 42

Signing and Striping Notes:

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

Notes:

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



CORE ENGINEERING GROUP
 15004 151ST AVENUE, SUITE 3506
 PARKER, CO 80138
 PHONE: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

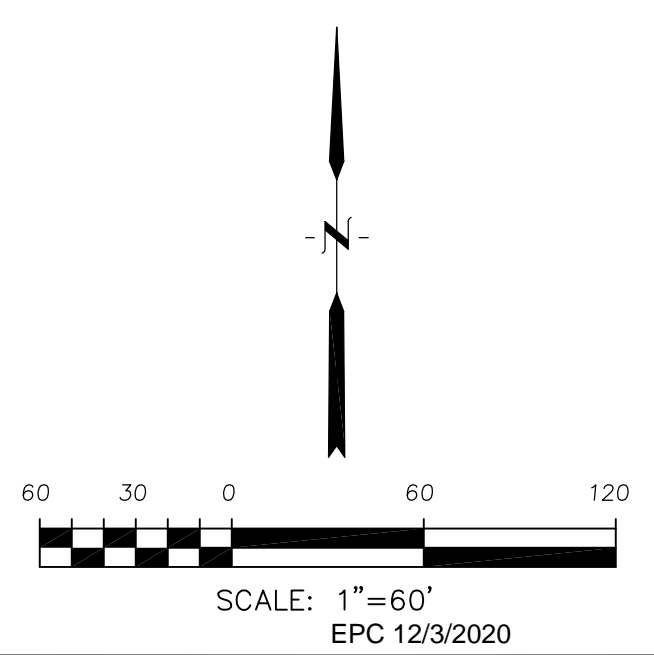
DATE: _____
 DESCRIPTION: _____
 NO: _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**
 RANGE 65S, T12N, R65W, CO. 10
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

SIGNING AND STRIPING PLAN
AREA 'B'
THE HILLS AT LORSON RANCH FILING NO. 1



DATE: **NOV 12, 2020**
 PROJECT NO: **100.062**
 SHEET NUMBER: **C5.1**
 TOTAL SHEETS: **42**

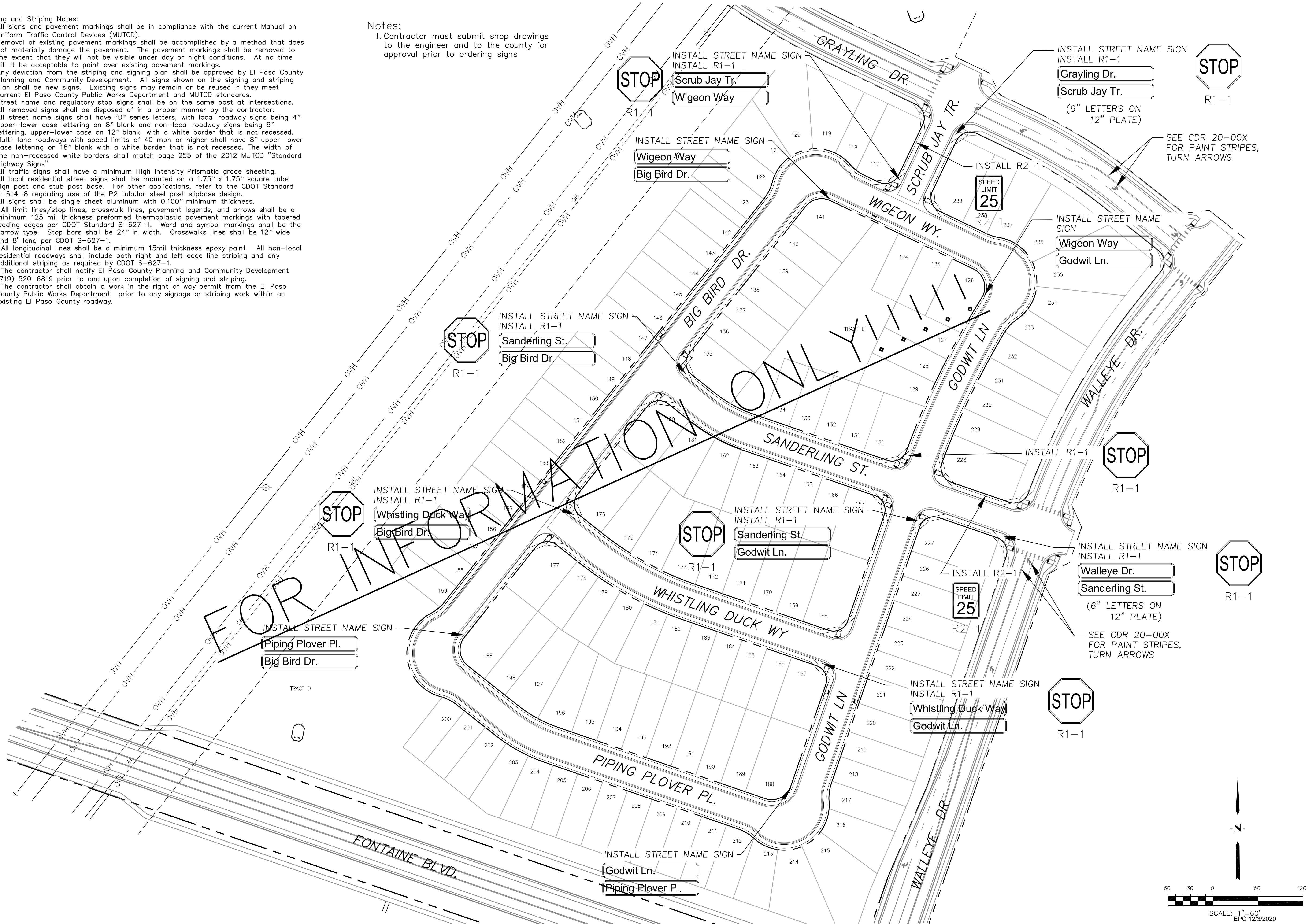


Signing and Striping Notes:

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

Notes:

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



CORE ENGINEERING GROUP
 15004 151ST AVENUE, SUITE 35306
 P.O. BOX 17100
 COLORADO SPRINGS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____

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

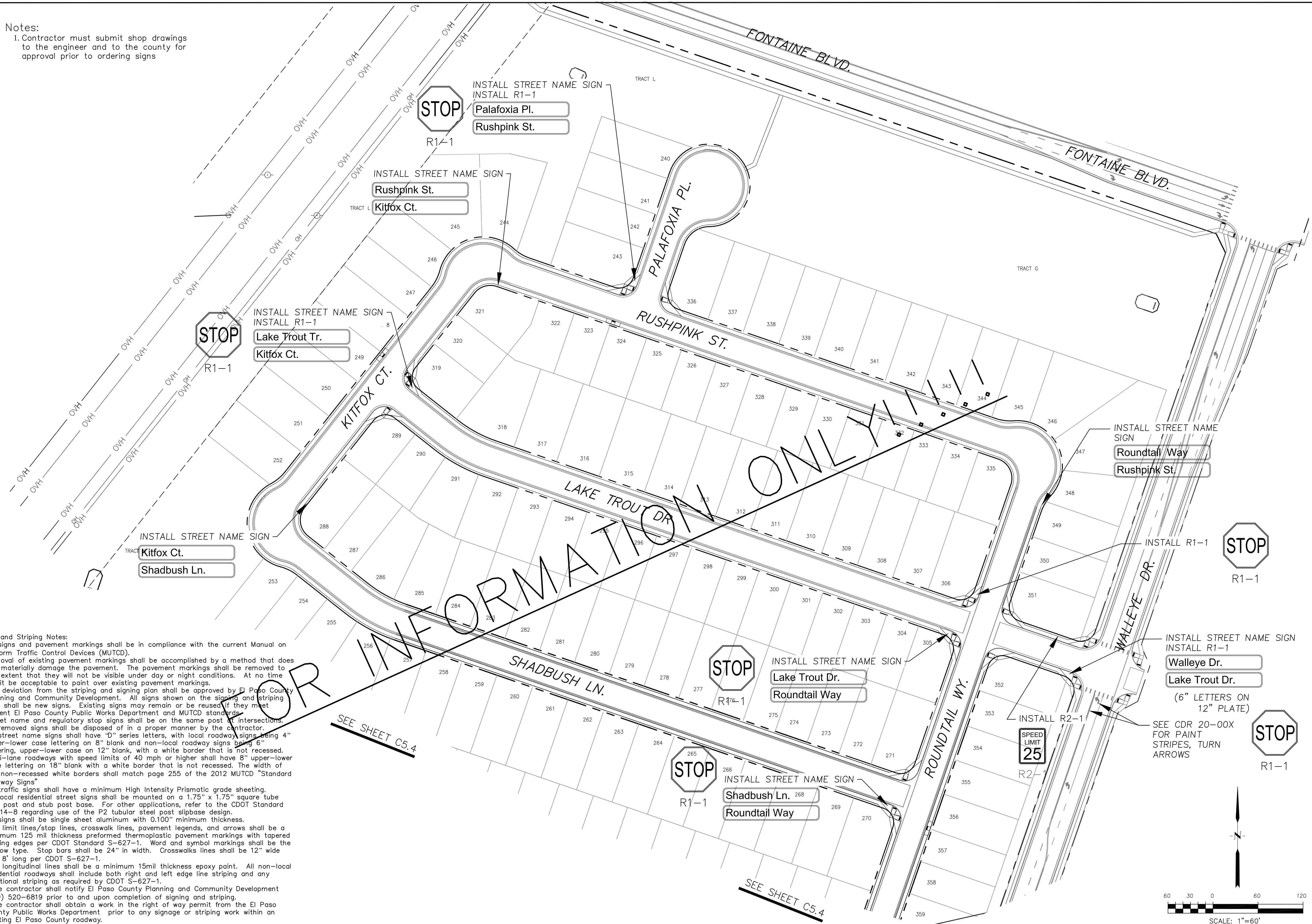
DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

SIGNING AND STRIPING PLAN
 AREA 'C'
THE HILLS AT LORSON RANCH FIL NO. 1



DATE:
 NOV 12, 2020
 PROJECT NO.
 100.062
 SHEET NUMBER
 C5.2
 TOTAL SHEETS: 42

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



- 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.

CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 PARKER, CO 80138
 PHONE: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@eg1.com

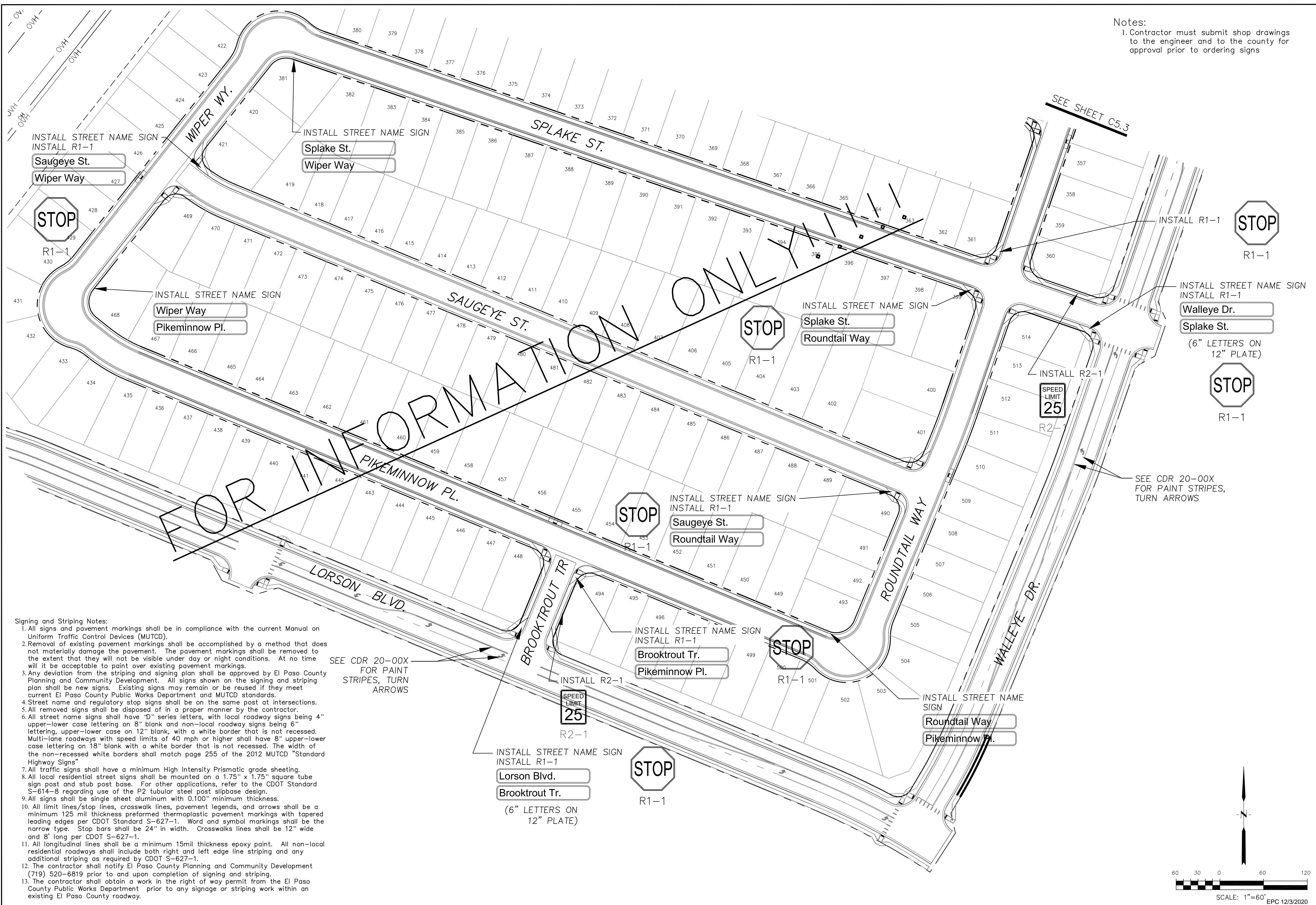
DATE: _____
 DESCRIPTION: _____
 NO. _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**
 RANCH BLVD. N. W. 1/4, R. 1
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

SIGNING AND STRIPING PLAN
AREA 'E/G'
THE HILLS AT LORSON RANCH FILING NO. 1



DATE: NOV 12, 2020
 PROJECT NO: 100.062
 SHEET NUMBER: C5.3
 TOTAL SHEETS: 42

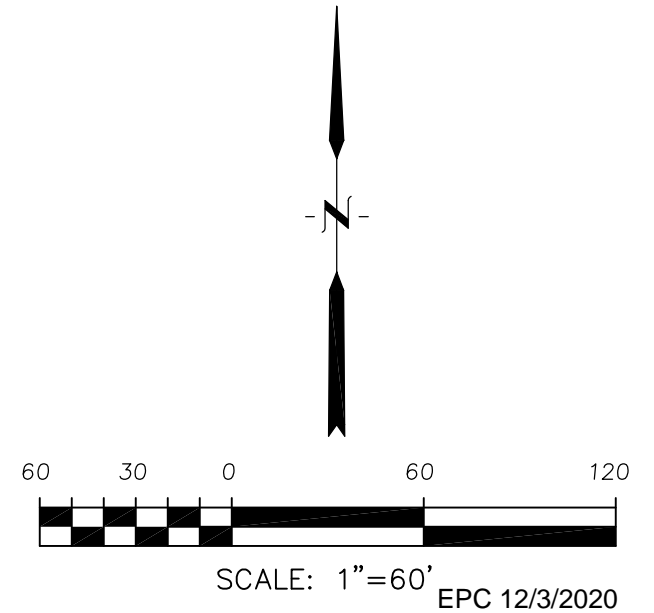


Notes:
 1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs

- 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.

SEE CDR 20-00X FOR PAINT STRIPES, TURN ARROWS

SEE CDR 20-00X FOR PAINT STRIPES, TURN ARROWS



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 P.O. BOX 719 570,1100
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

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

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
 RANCH BLVD. N. W. 1/4, SEC. 10R
 COLORADO SPRINGS, COLORADO

DATE: _____

SIGNING AND STRIPING PLAN
AREA 'E/G'
THE HILLS AT LORSON RANCH FILING NO. 1



DATE:
 NOV 12, 2020

PROJECT NO.
 100.062

SHEET NUMBER
 C5.4

TOTAL SHEETS: 42

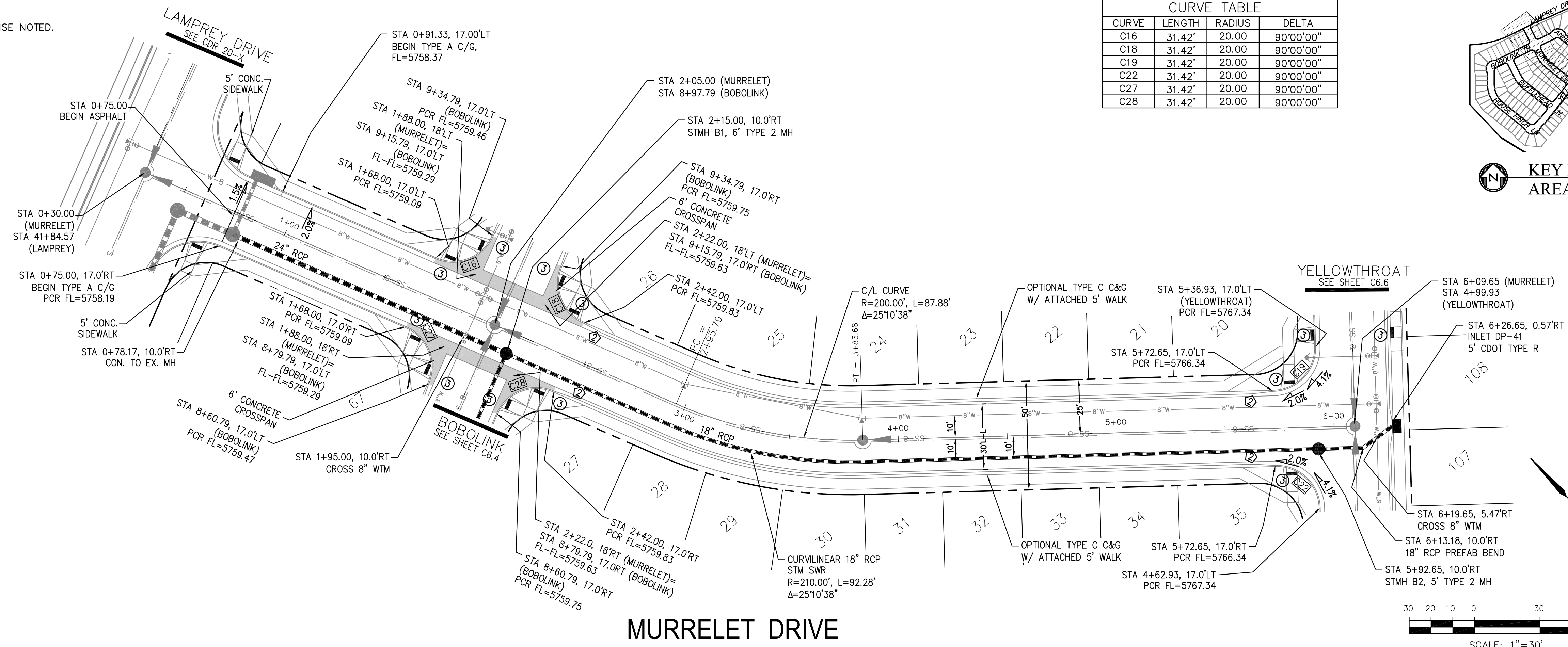
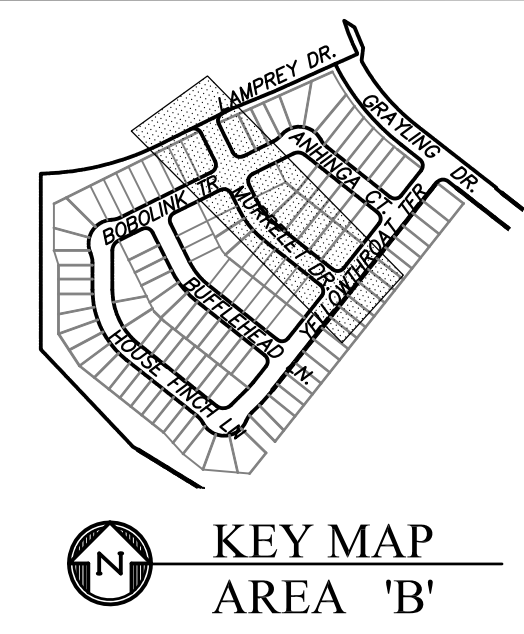
NOTES

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.

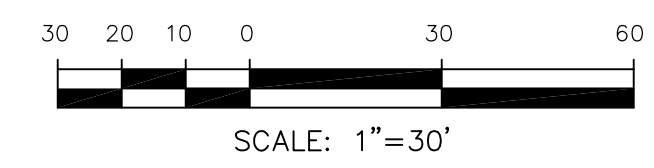
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

FOR STORM SEWER APPROVAL ONLY !!!!!

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C16	31.42'	20.00	90°00'00"
C18	31.42'	20.00	90°00'00"
C19	31.42'	20.00	90°00'00"
C22	31.42'	20.00	90°00'00"
C27	31.42'	20.00	90°00'00"
C28	31.42'	20.00	90°00'00"



MURRELET DRIVE



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: _____

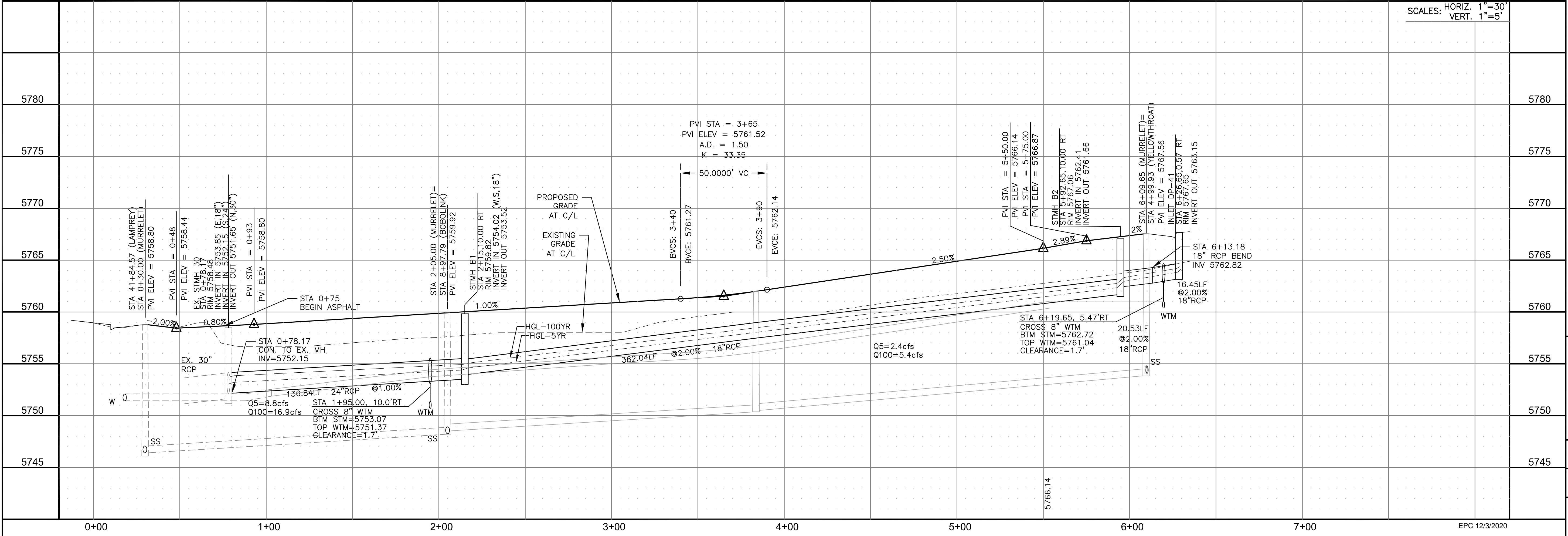
DESCRIPTION: _____

NO. _____

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

PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



STORM - AREA 'B'
 MURRELET DR
 STA 0+00 TO 6+34

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

DATE: NOV 12, 2020

PROJECT NO. 100.062

SHEET NUMBER C6.1

TOTAL SHEETS: 42

EPC 12/3/2020

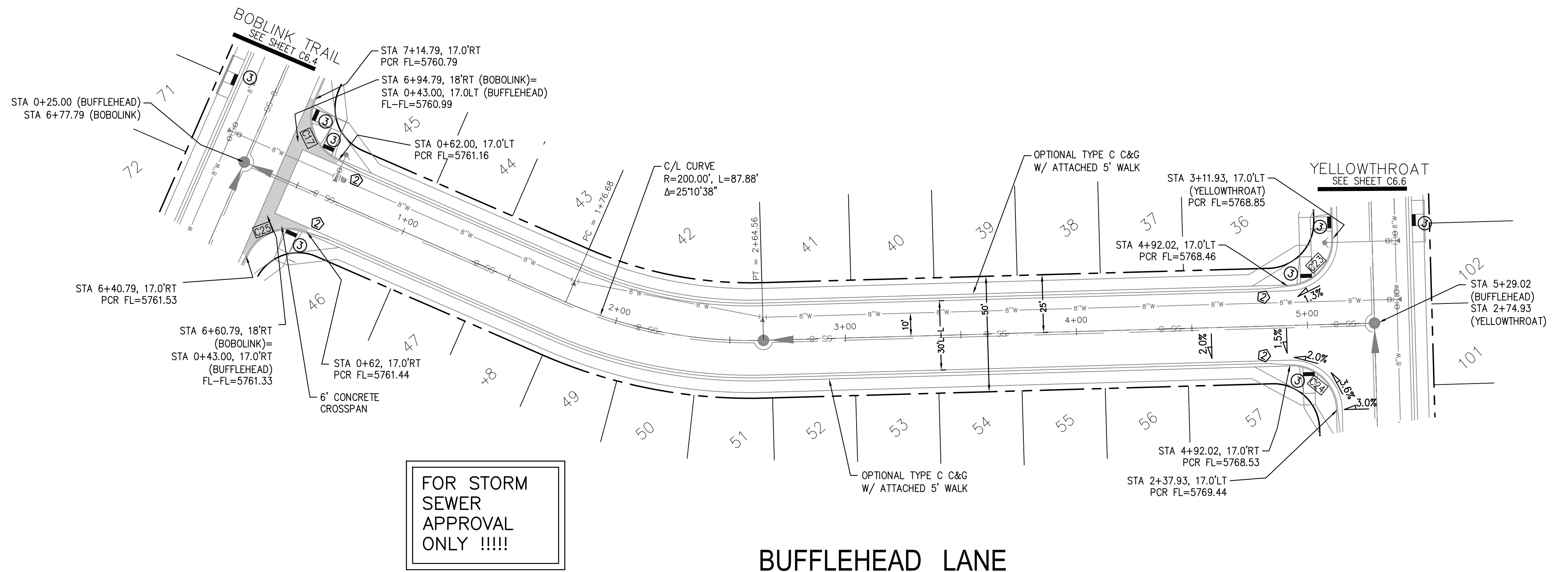
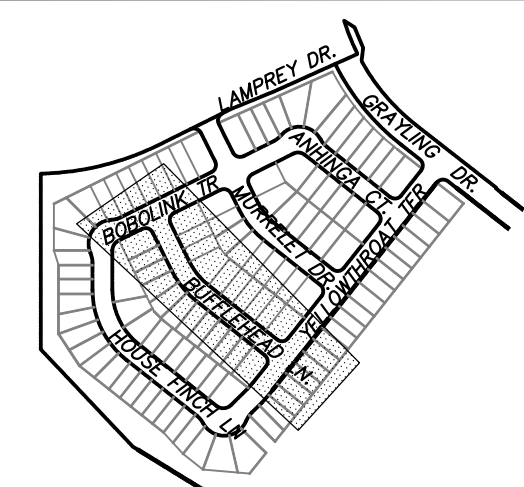


NOTES

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.

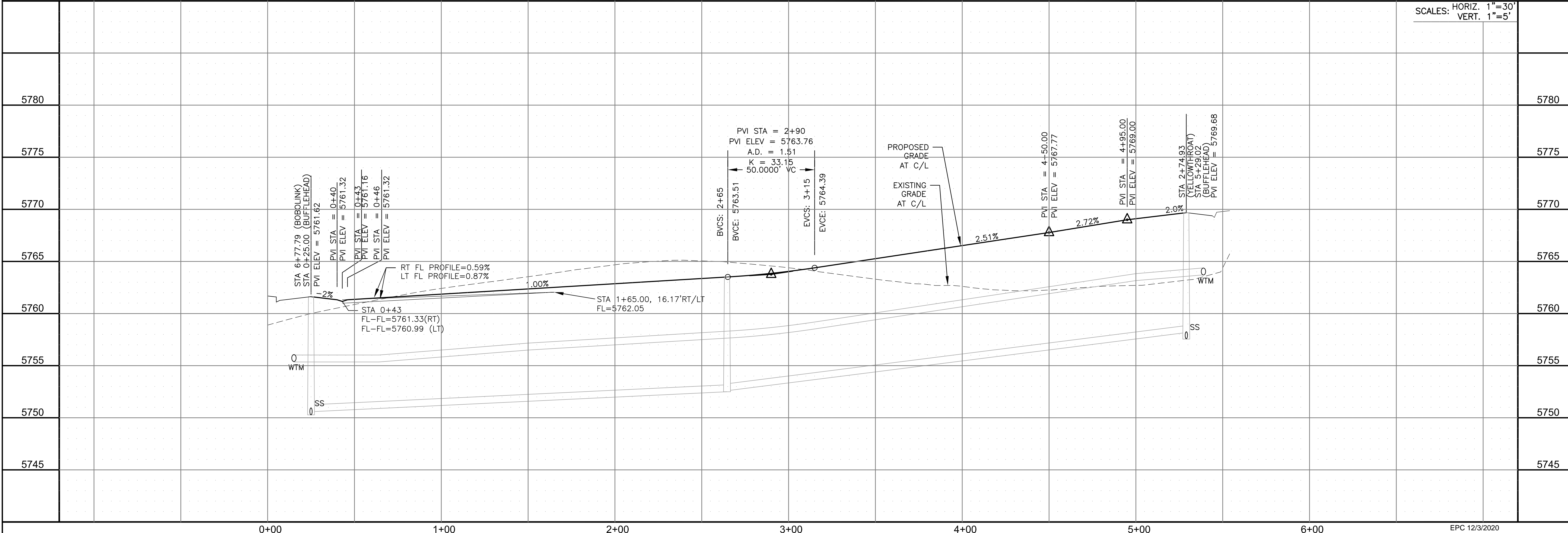
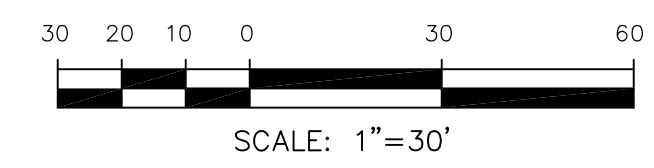
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C17	31.42'	20.00	90°00'00"
C23	31.42'	20.00	90°00'00"
C24	31.42'	20.00	90°00'00"
C25	31.42'	20.00	90°00'00"



FOR STORM SEWER APPROVAL ONLY !!!!!

BUFFLEHEAD LANE



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

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

DATE: _____
DESCRIPTION: _____
NO. _____
PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**
FOR ANNE BLUMBAUM, 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

STORM - AREA 'B'
BUFFLEHEAD LANE
STA 0+00 TO 5+54



DATE: NOV 12, 2020

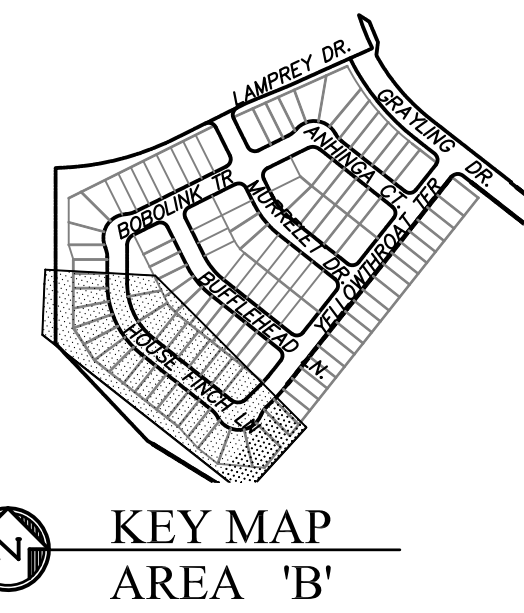
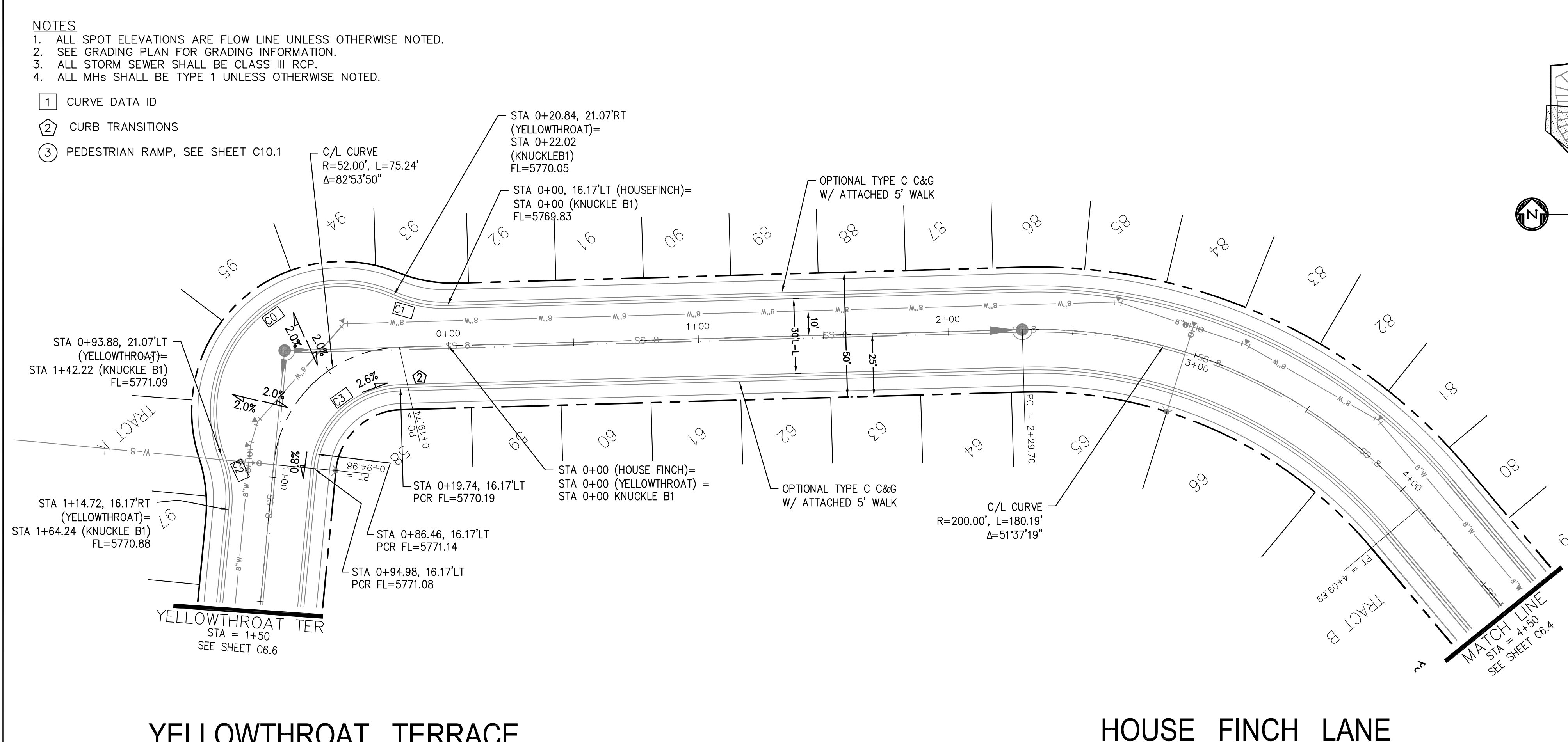
PROJECT NO. 100.062

SHEET NUMBER C6.2

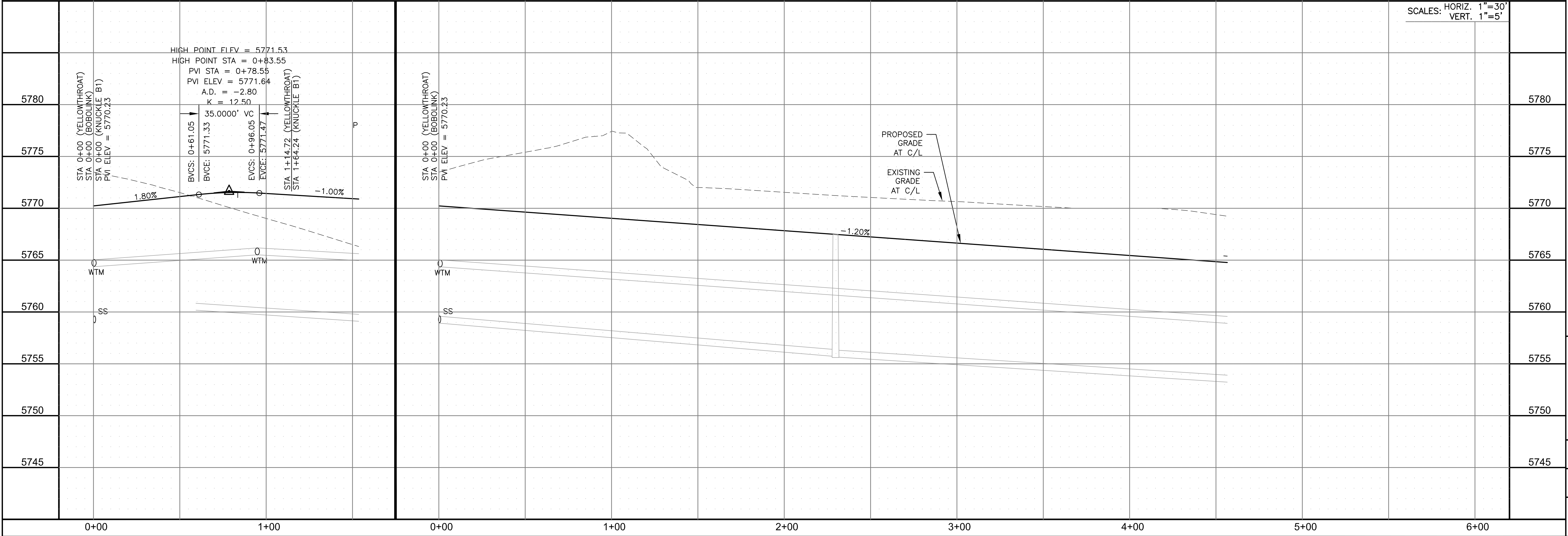
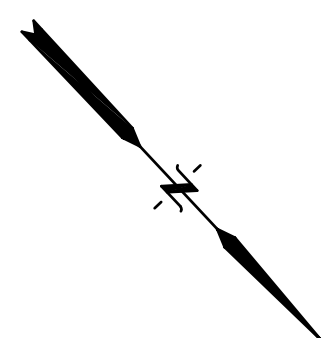
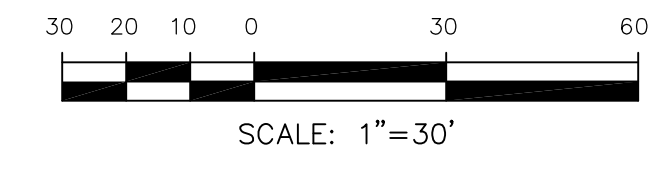
TOTAL SHEETS: 42

- 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



FOR STORM SEWER APPROVAL ONLY !!!!!



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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

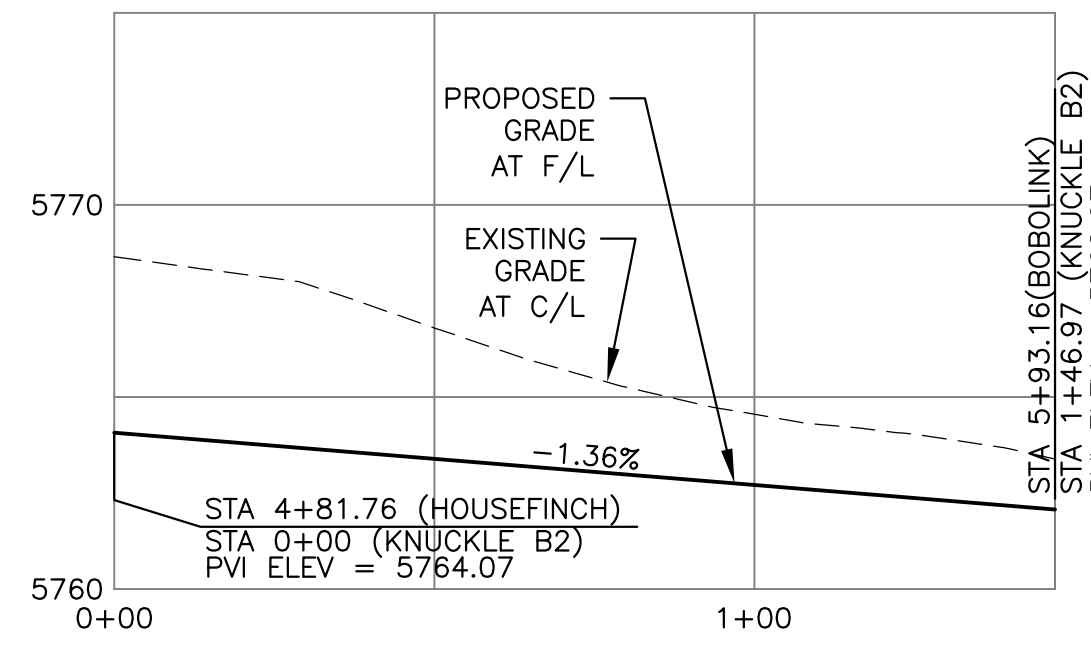
STORM - AREA 'B'
YELLOWTHROAT TER & HOUSE FINCH LN
STA 0+00 TO 4+50



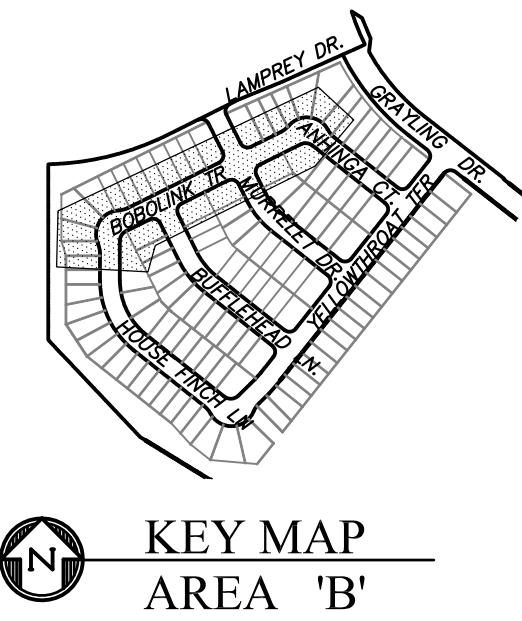
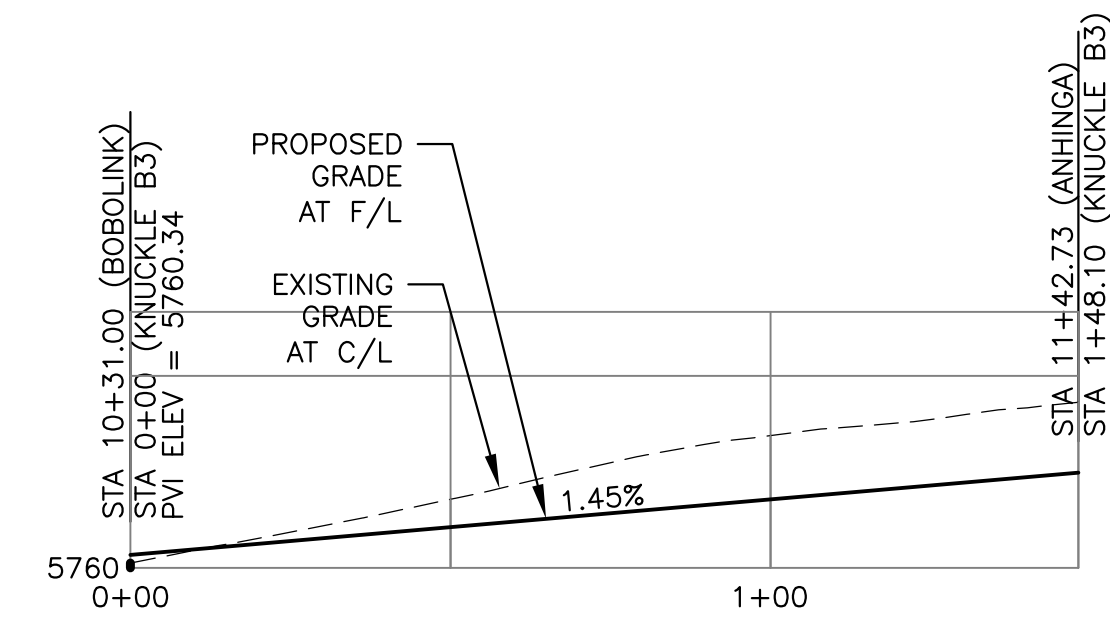
DATE: NOV 12, 2020
 PROJECT NO. 100.062
 SHEET NUMBER C6.3
 TOTAL SHEETS: 42

- 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

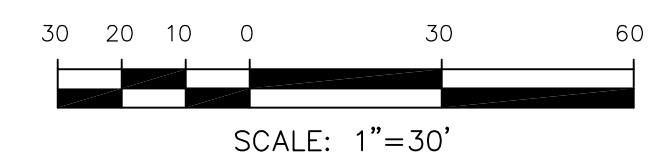
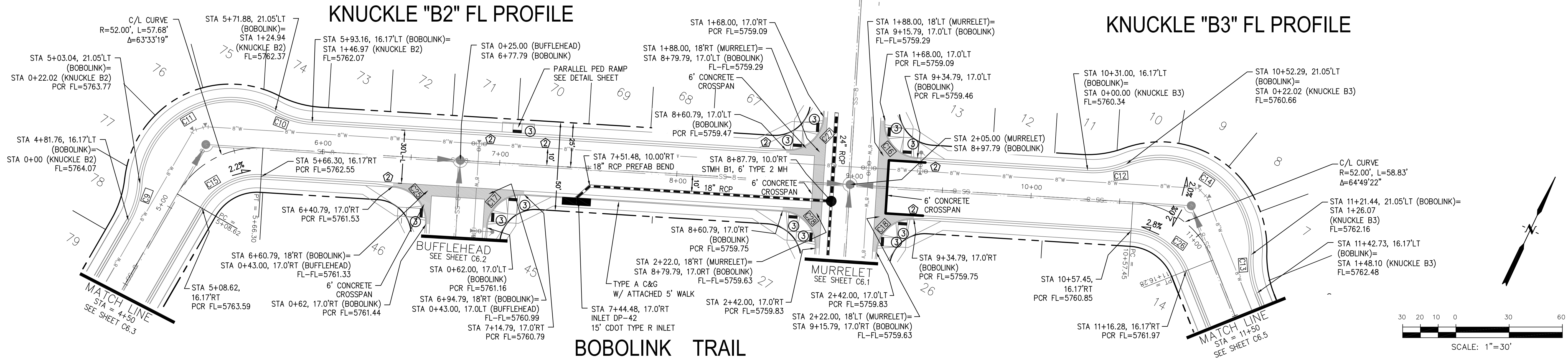


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	22.02'	48.83	25°50'31"
C10	22.02'	48.83	25°50'31"
C11	102.92'	51.17	115°14'20"
C12	22.02'	48.83	25°50'31"
C13	22.02'	48.83	25°50'31"
C14	104.05'	51.17	116°30'24"
C15	39.74'	35.83	63°33'19"
C16	31.42'	20.00	90°00'00"
C17	31.42'	20.00	90°00'00"
C18	31.42'	20.00	90°00'00"
C25	31.42'	20.00	90°00'00"
C26	40.54'	35.83	64°49'22"
C27	31.42'	20.00	90°00'00"
C28	31.42'	20.00	90°00'00"



KNUCKLE "B2" FL PROFILE

KNUCKLE "B3" FL PROFILE



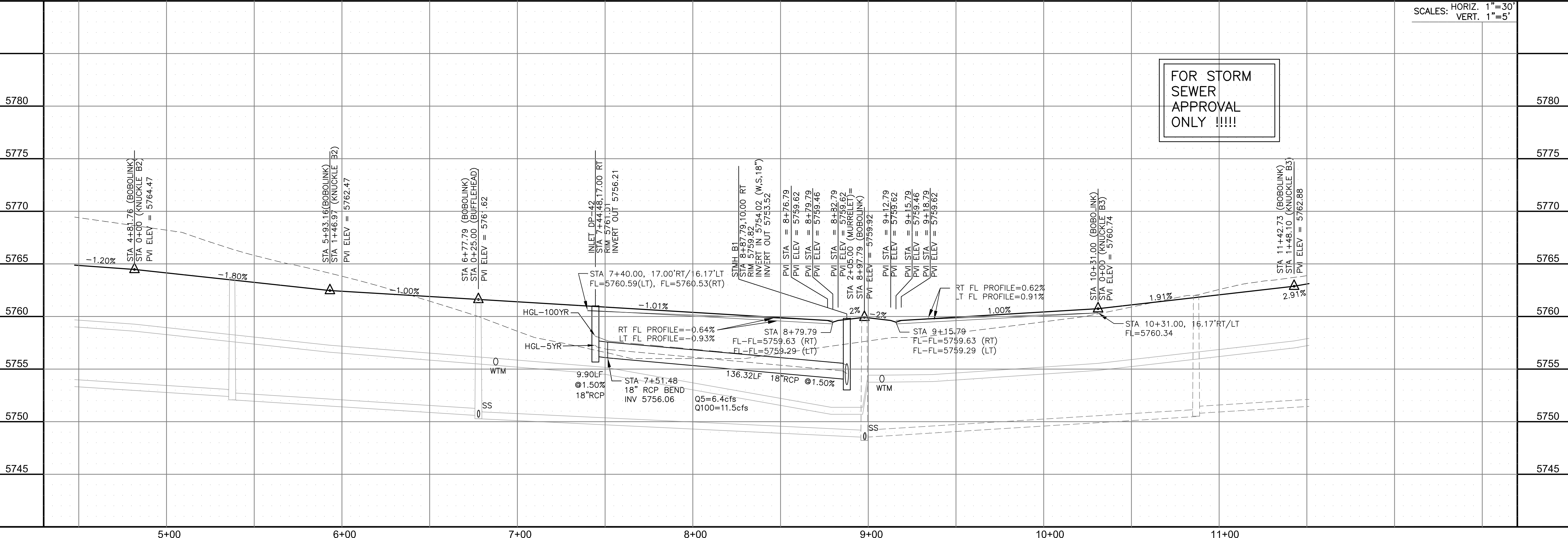
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRMGHAM, AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

THE HILLS AT LORSON RANCH FILING NO. 1
 FONTAINE BLVD WALLELE DR
 COLORADO SPRINGS, COLORADO
 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

DATE: _____
 DESCRIPTION: _____
 NO: _____

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



STORM - AREA 'B'
BOBOLINK TRAIL
STA 4+50 TO 11+50

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

DATE: NOV 12, 2020

PROJECT NO. 100.062

SHEET NUMBER C6.4

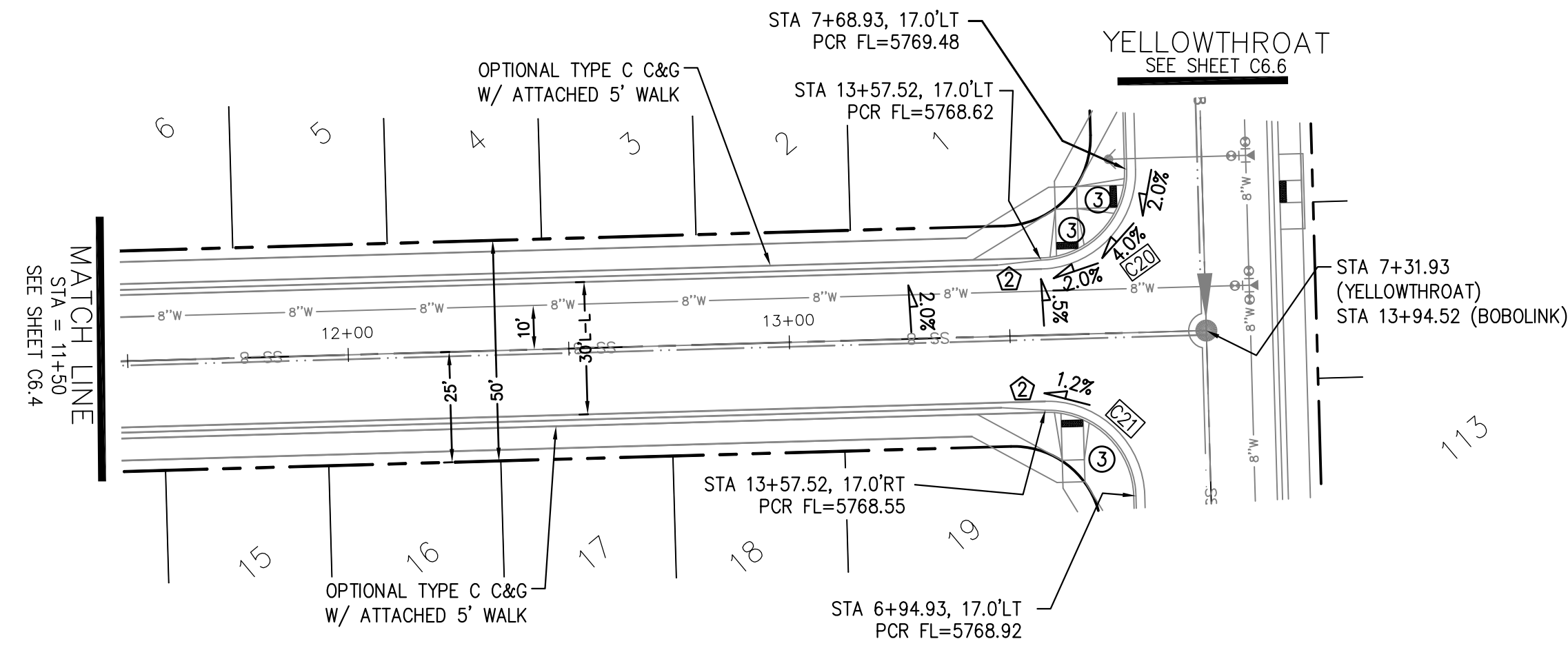
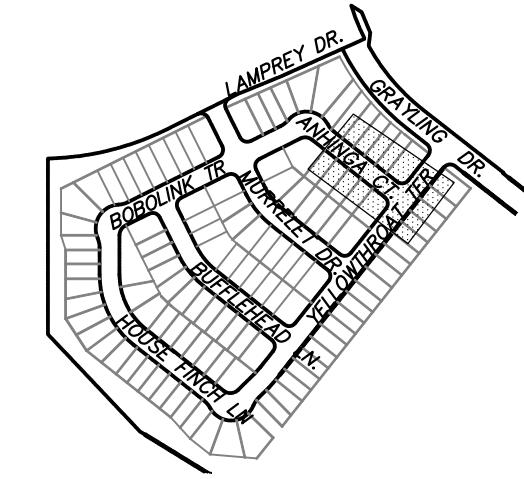
TOTAL SHEETS: 42

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.

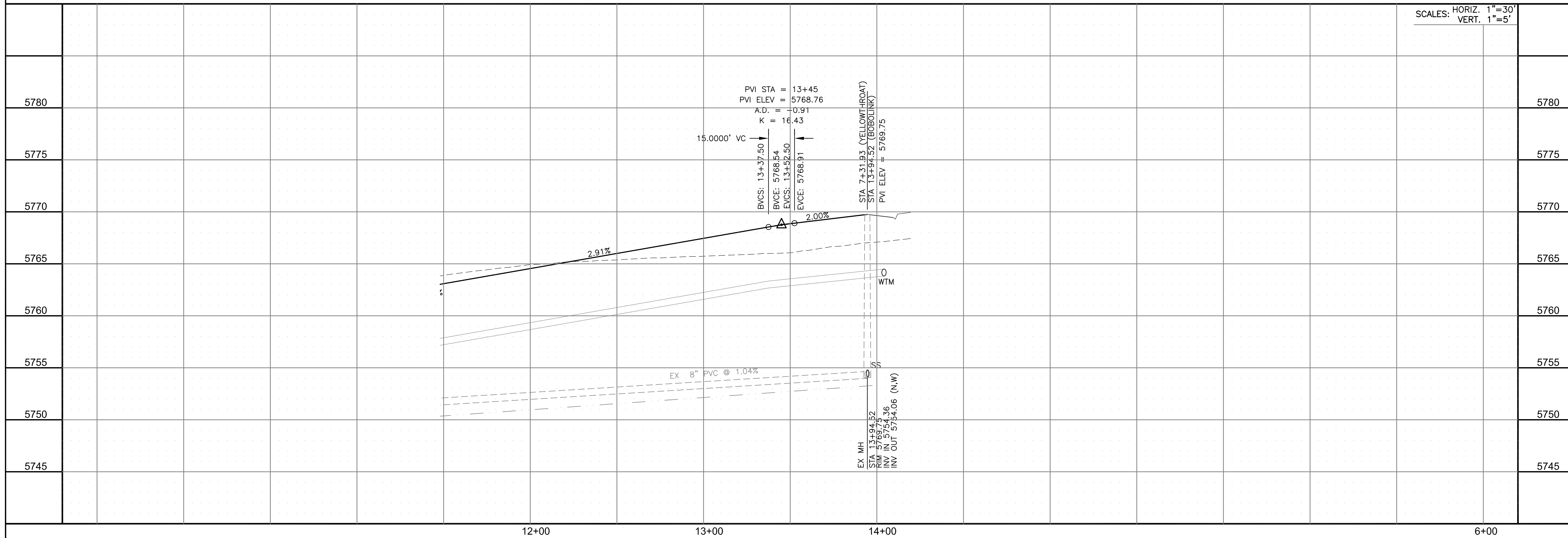
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE	LENGTH	RADIUS	DELTA
C20	31.42'	20.00	90°00'00"
C21	31.42'	20.00	90°00'00"



FOR STORM
SEWER
APPROVAL
ONLY !!!!!

ANHINGA CT



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

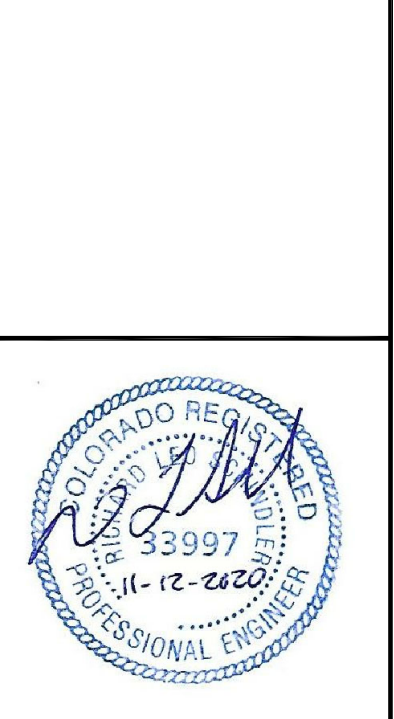
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOODS, CO 80906
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1
FOR ANNE BLUMBERG VALLEY DR
COLORADO SPRINGS, COLORADO

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

STORM - AREA 'B'
ANHINGA CT.
STA 11+50 TO 13+94



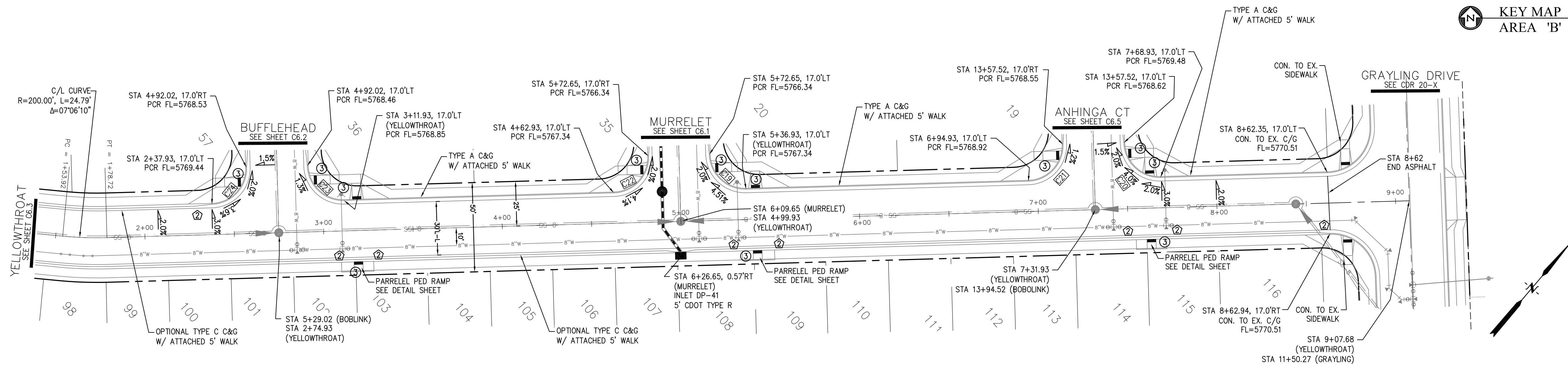
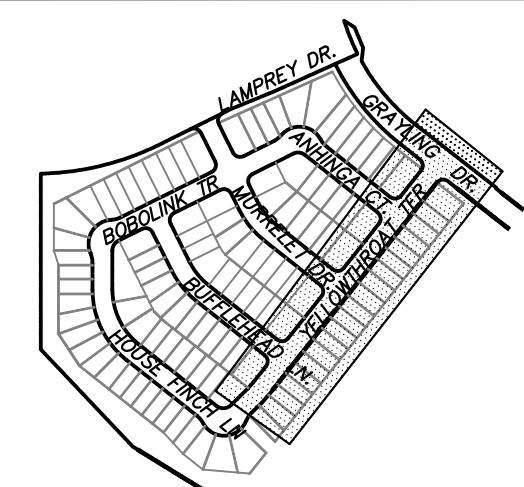
DATE: NOV 12, 2020
PROJECT NO. 100.062
SHEET NUMBER C6.5
TOTAL SHEETS: 42

NOTES

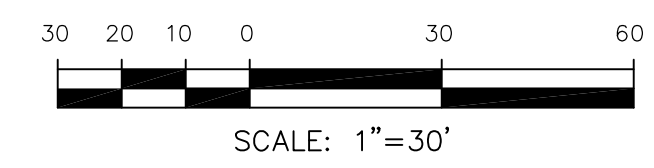
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C19	31.42'	20.00	90°00'00"
C20	31.42'	20.00	90°00'00"
C21	31.42'	20.00	90°00'00"
C22	31.42'	20.00	90°00'00"
C23	31.42'	20.00	90°00'00"
C24	31.42'	20.00	90°00'00"



YELLOWTHROAT TERRACE



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOODS, CO 80903
 PH: 719.576.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____

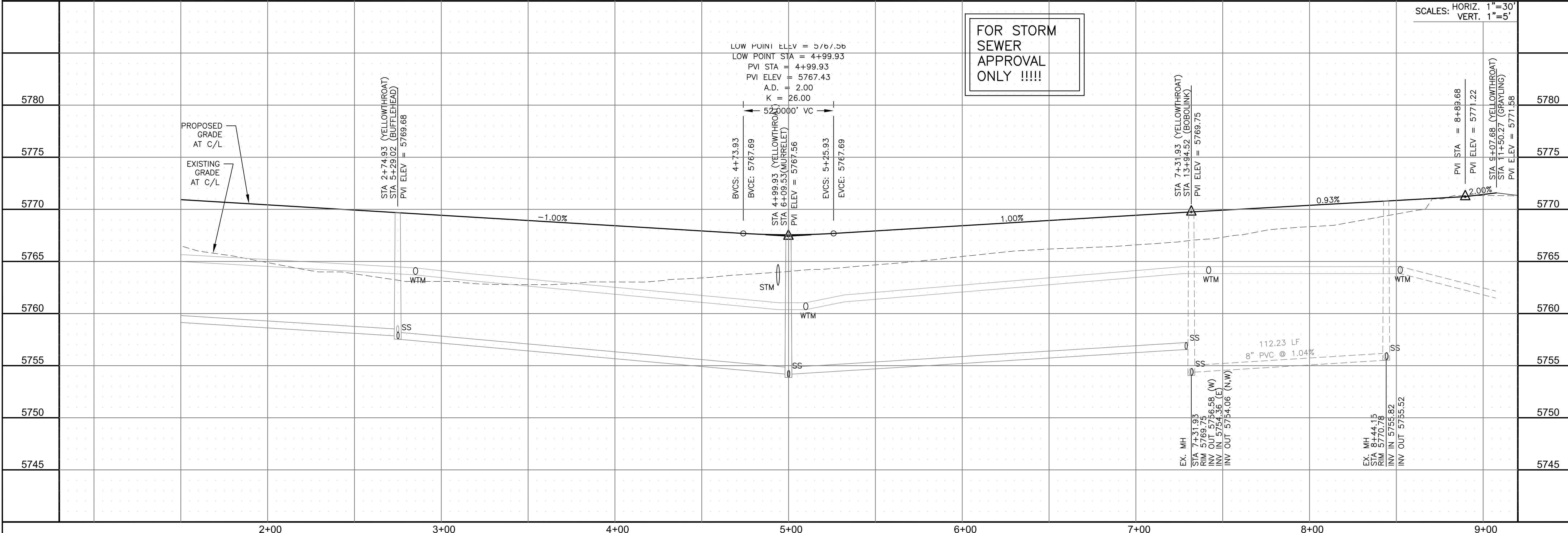
DESCRIPTION: _____

NO. _____

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

PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**
 FONTAINE BLVD. VALLEJO DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



STORM - AREA 'B'
YELLOWTHROAT TERRACE
STA 1+50 TO 9+07

DATE: NOV 12, 2020

PROJECT NO. 100.062

SHEET NUMBER C6.6

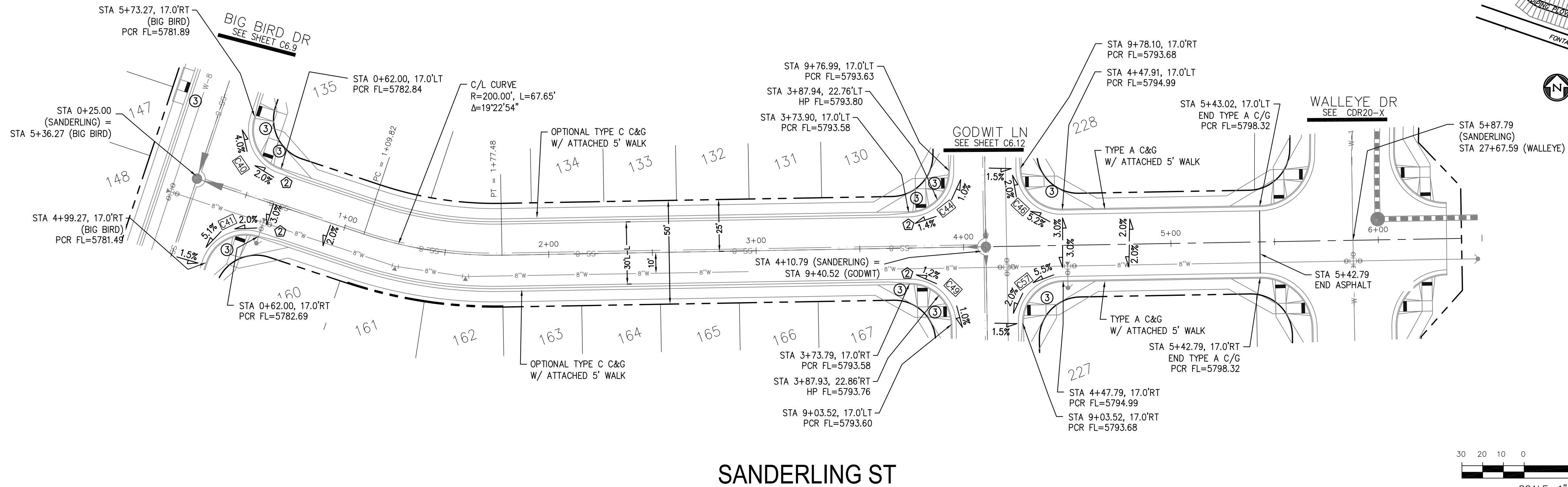
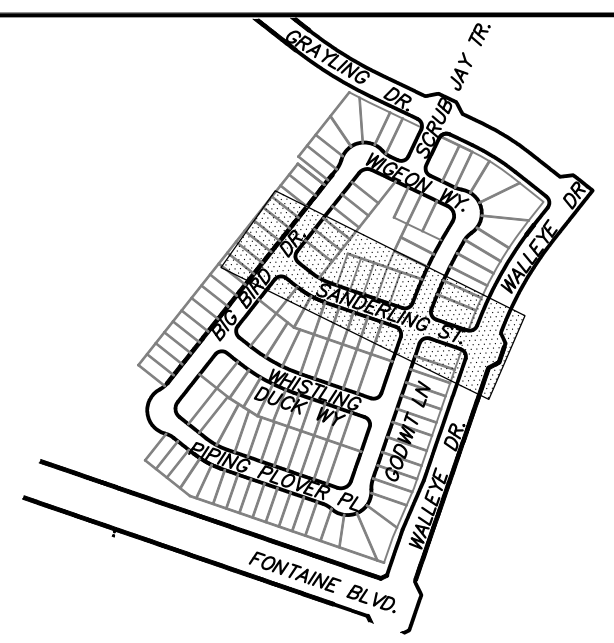
TOTAL SHEETS: 42

PROFESSIONAL ENGINEER
 RICHARD L. SCHINDLER, P.E.
 33997
 2022-21-11

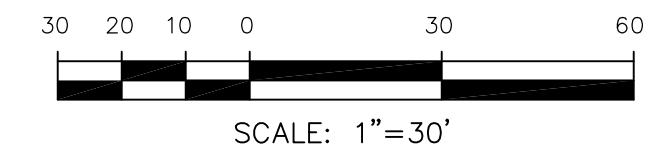
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

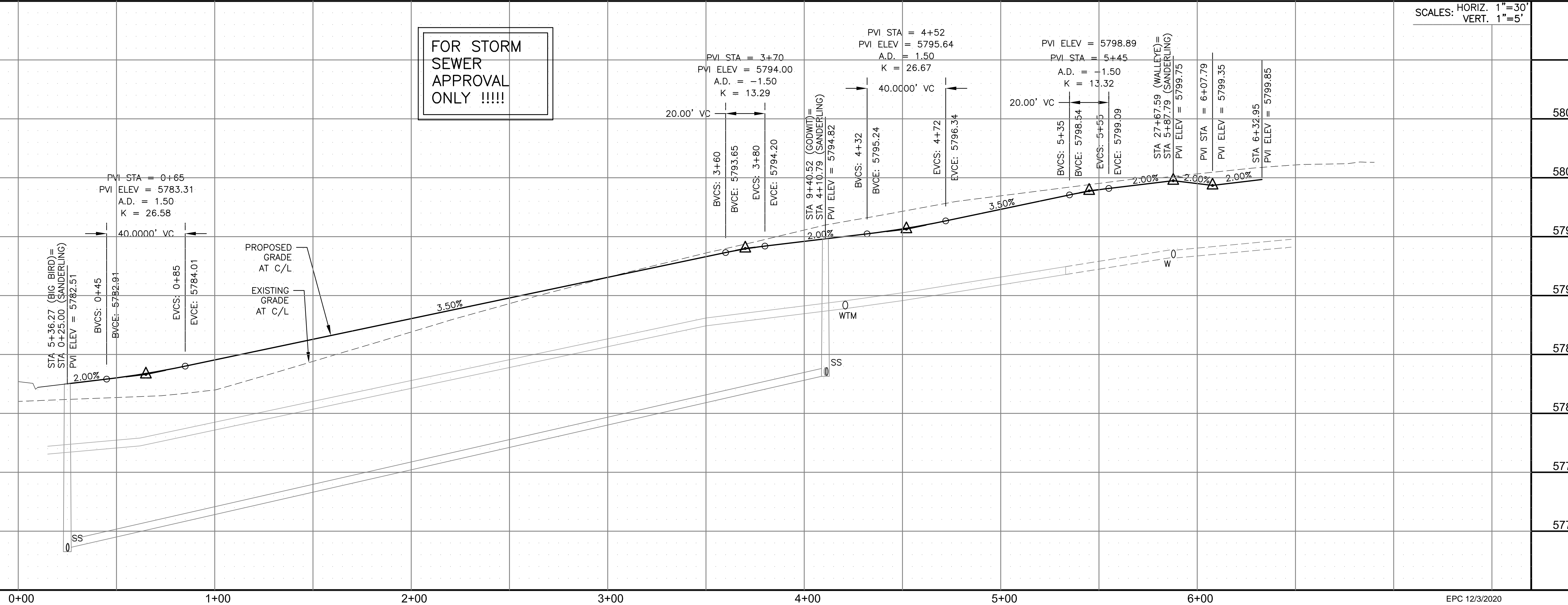
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C40	31.42'	20.00	90°00'00"
C41	31.42'	20.00	90°00'00"
C44	31.13'	20.00	89°10'20"
C46	31.73'	20.00	90°53'13"
C49	31.42'	20.00	90°00'00"
C57	31.42'	20.00	90°00'00"



SANDERLING ST



FOR STORM SEWER APPROVAL ONLY !!!!!



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

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BIRCH CREEK, CO 80150
PHONE: 303.556.1100
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 HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD WALLEYE DR
COLORADO SPRINGS, COLORADO

STORM - AREA 'C'
SANDERLING ST
STA 0+00 TO 6+00



DATE:
NOV 12, 2020

PROJECT NO.
100.062

SHEET NUMBER
C6.7

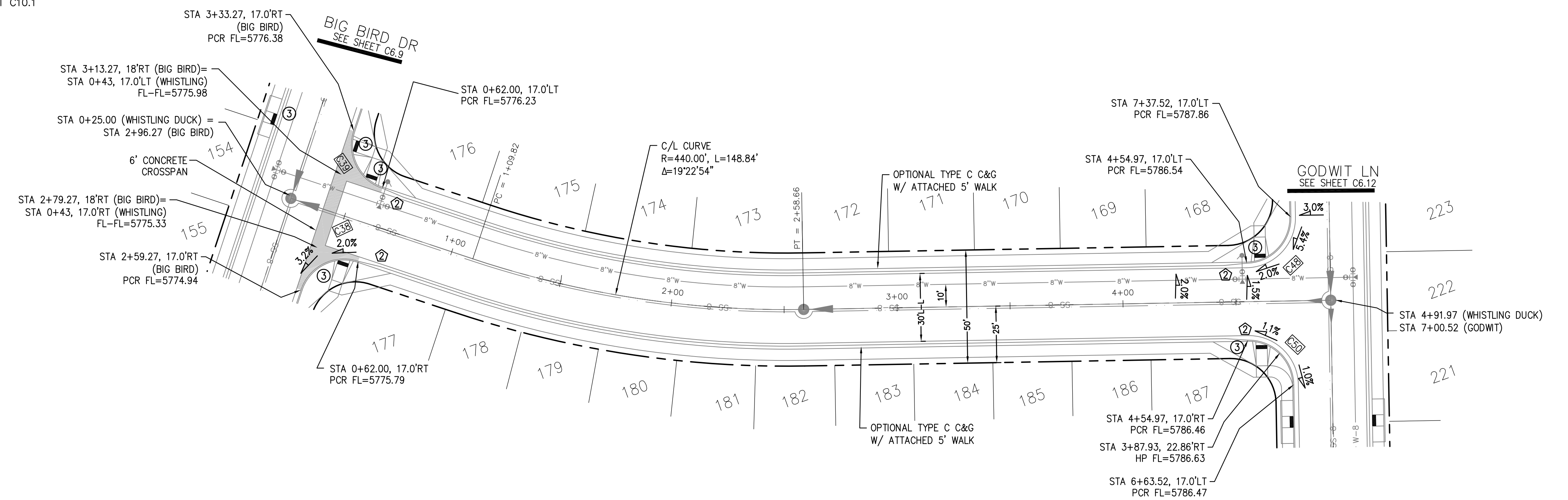
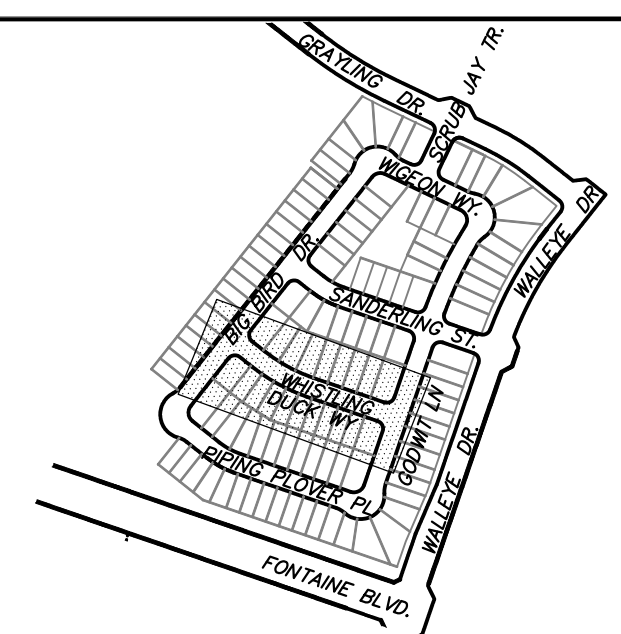
TOTAL SHEETS: 42

NOTES

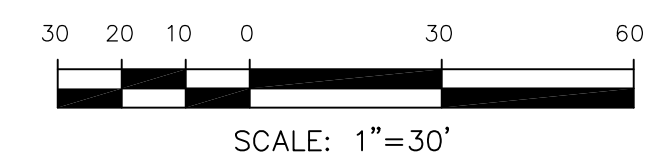
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C38	31.42'	20.00	90°00'00"
C39	31.42'	20.00	90°00'00"
C48	31.42'	20.00	90°00'00"
C50	31.42'	20.00	90°00'00"



WHISTLING DUCK WAY



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRCH CREEK, CO 80150
 PHONE: 303.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____

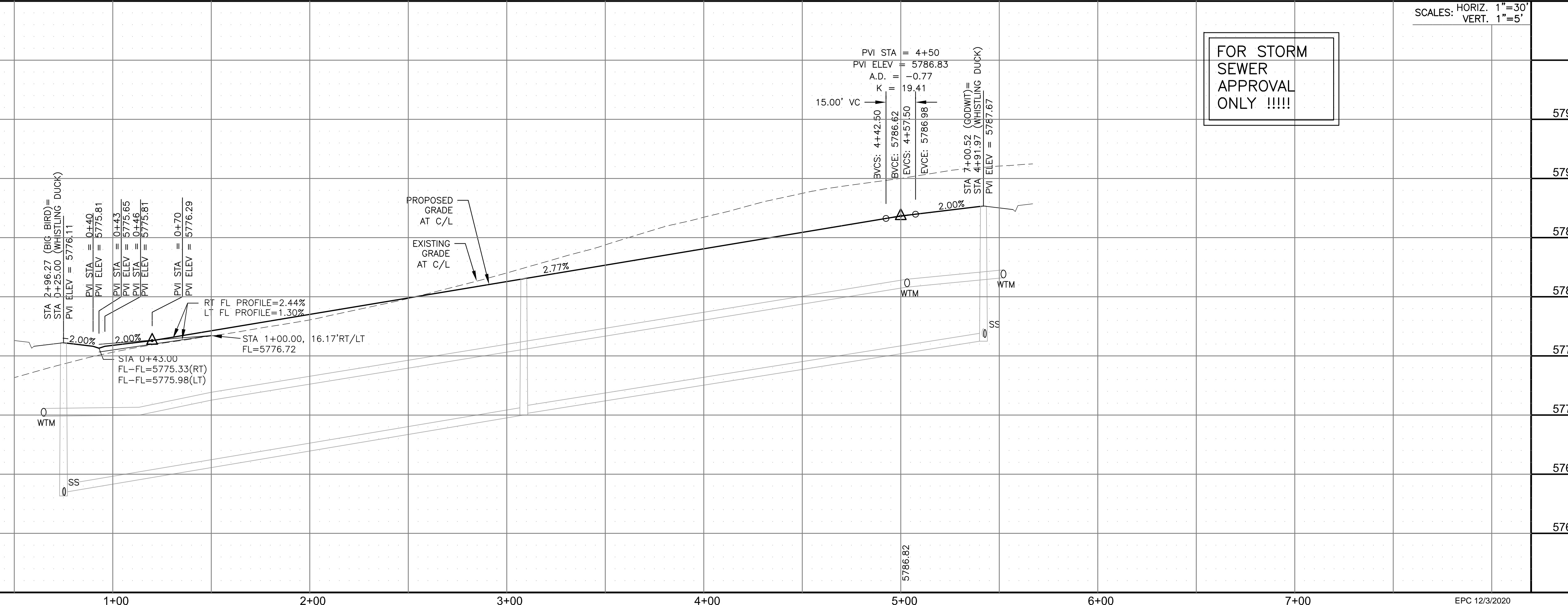
DESCRIPTION: _____

NO. _____

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

PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**
 FONTAINE BLVD VALLEY DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



STORM - AREA 'C'
 WHISTLING DUCK WAY
 STA 0+00 TO 4+91

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

DATE: NOV 12, 2020

PROJECT NO. 100.062

SHEET NUMBER C6.8

TOTAL SHEETS: 42

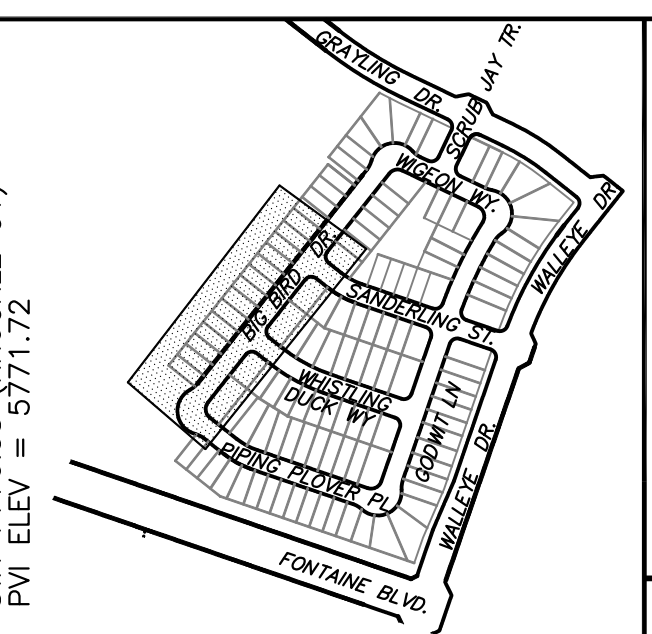
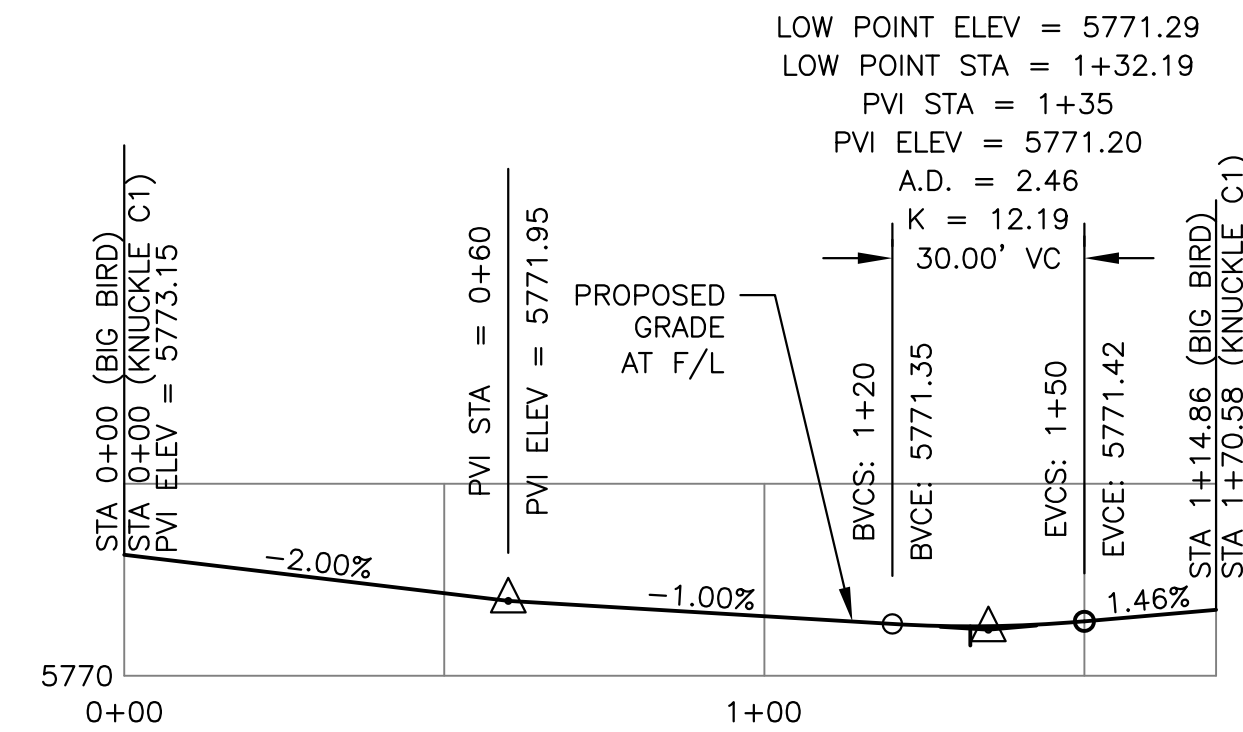
EPC 12/3/2020



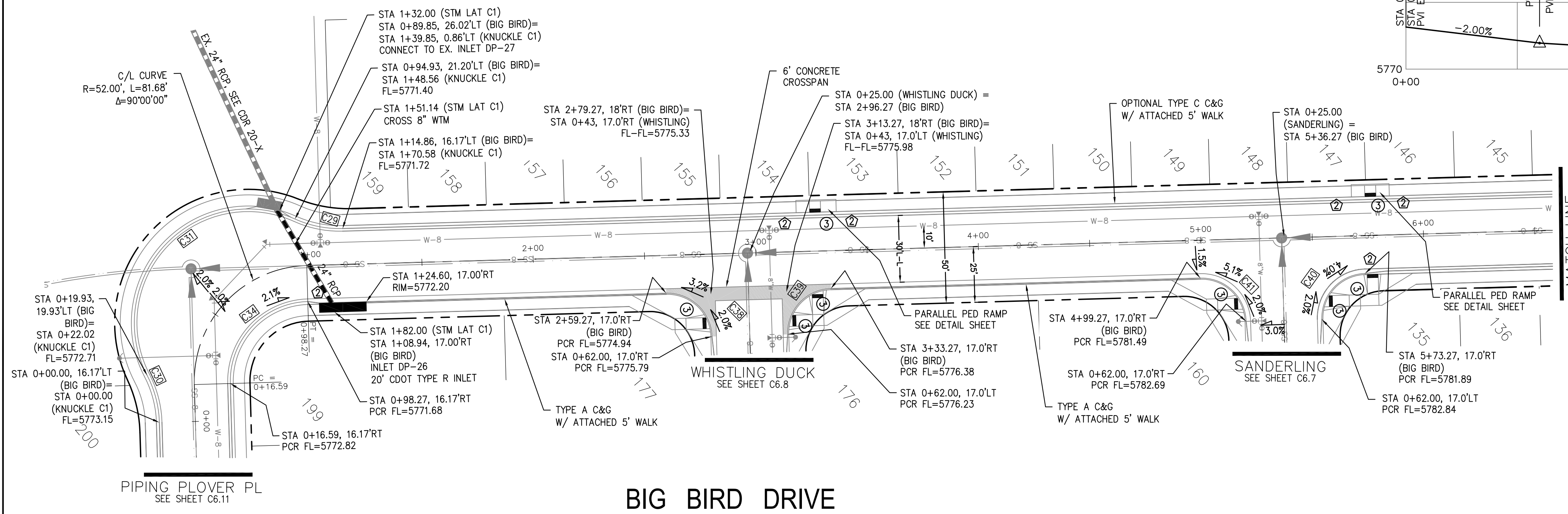
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

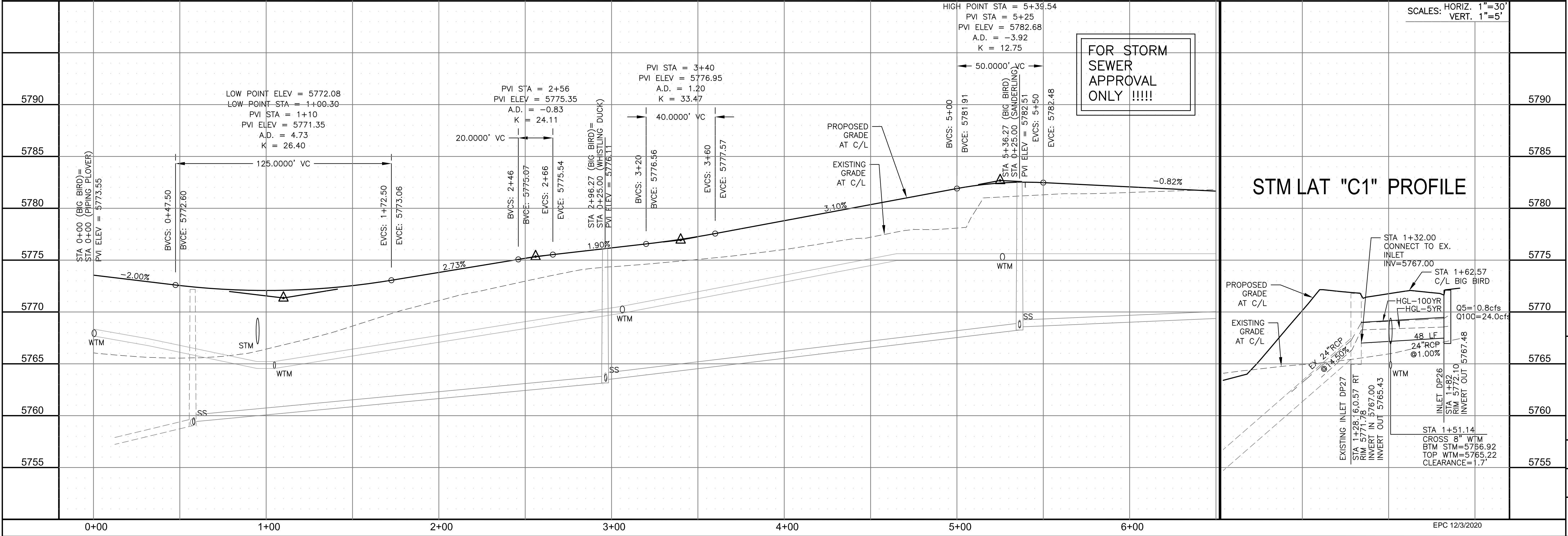
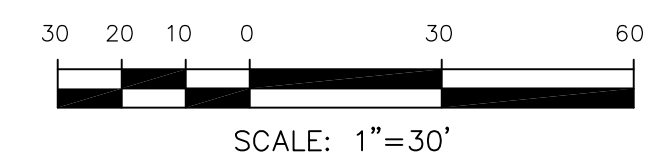
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C29	22.02'	48.83	25°50'31"
C30	22.02'	48.83	25°50'31"
C31	126.54'	51.17	141°41'02"
C34	56.28'	35.83	90°00'00"
C38	31.42'	20.00	90°00'00"
C39	31.42'	20.00	90°00'00"
C40	31.42'	20.00	90°00'00"
C41	31.42'	20.00	90°00'00"



KNUCKLE "C1" FL PROFILE



BIG BIRD DRIVE



STM LAT "C1" 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: NOV 12, 2020

PROJECT NO. 100.062

SHEET NUMBER C6.9

TOTAL SHEETS: 42

PROFESSOR ENGINEER
RICHARD L. SCHINDLER, P.E.
NOV 12 2020
33997

DATE: NOV 12, 2020

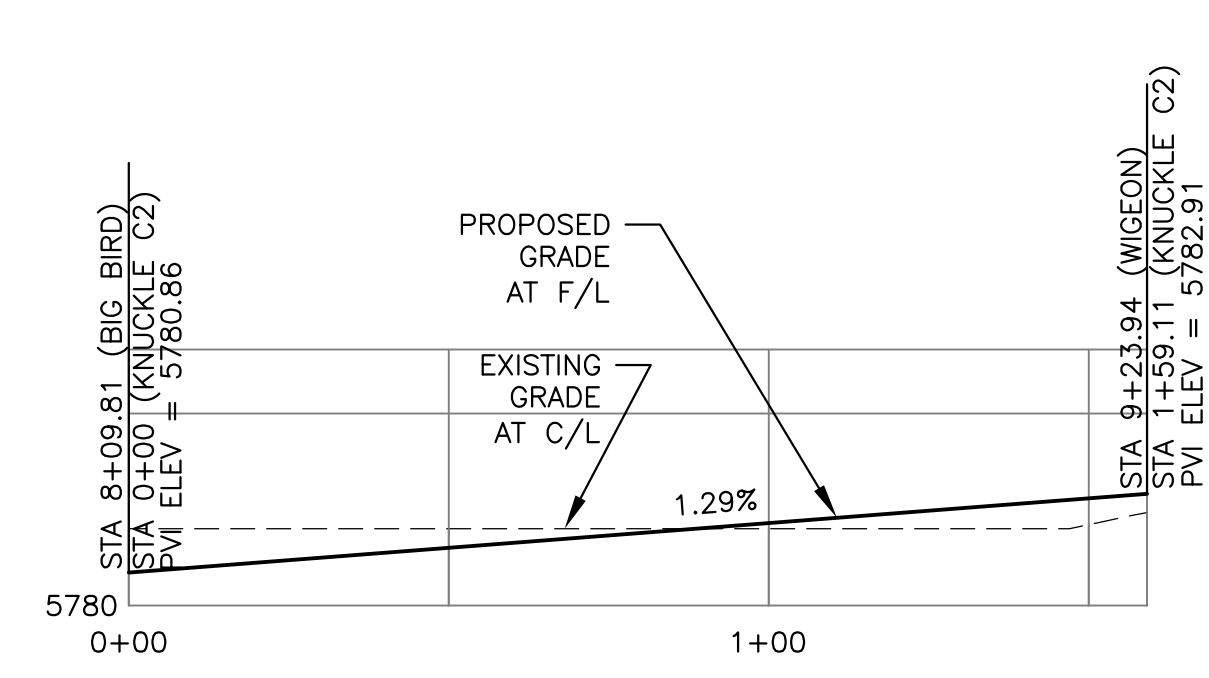
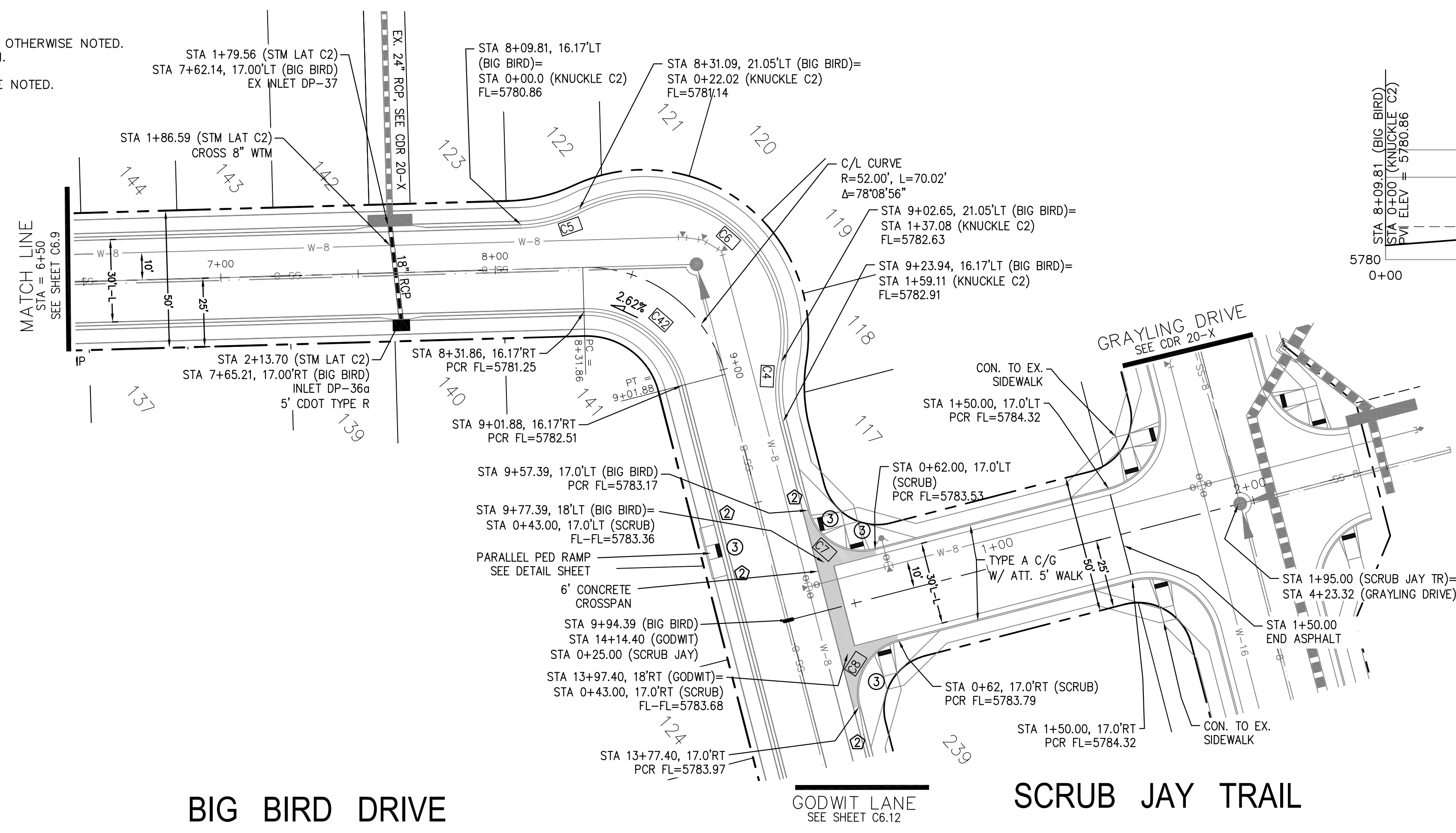
PROJECT NO. 100.062

SHEET NUMBER C6.9

TOTAL SHEETS: 42

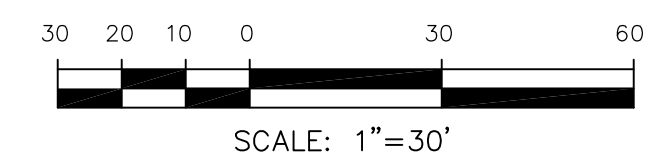
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



KNUCKLE "C2" FL PROFILE

CURVE	LENGTH	RADIUS	DELTA
C4	22.02'	48.83	25°50'31"
C5	22.02'	48.83	25°50'31"
C6	115.06'	51.17	128°49'58"
C7	31.42'	20.00	90°00'00"
C8	31.42'	20.00	90°00'00"
C42	48.25'	35.83	77°08'56"



BIG BIRD DRIVE

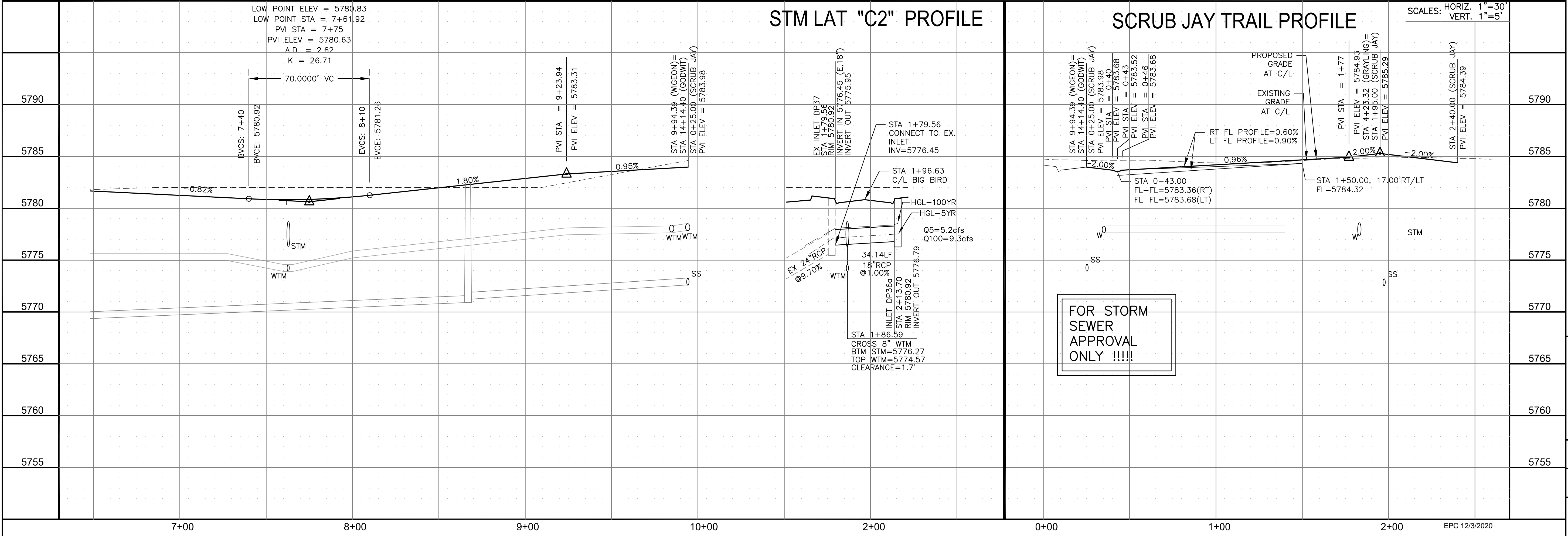
GODWIT LANE
SEE SHEET C6.12

SCRUB JAY TRAIL

STM LAT "C2" PROFILE

SCRUB JAY TRAIL PROFILE

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



FOR STORM SEWER APPROVAL ONLY !!!!!

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

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

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

PROJECT:
THE HILLS AT LORSON
RANCH FILING NO. 1
FONTAINE BLVD. & WALLEY DR
COLORADO SPRINGS, COLORADO

STORM - AREA 'C'
BIG BIRD DR & SCRUB JAY TR
STA 6+50 TO 9+94



DATE:
NOV 12, 2020

PROJECT NO.
100.062

SHEET NUMBER
C6.10

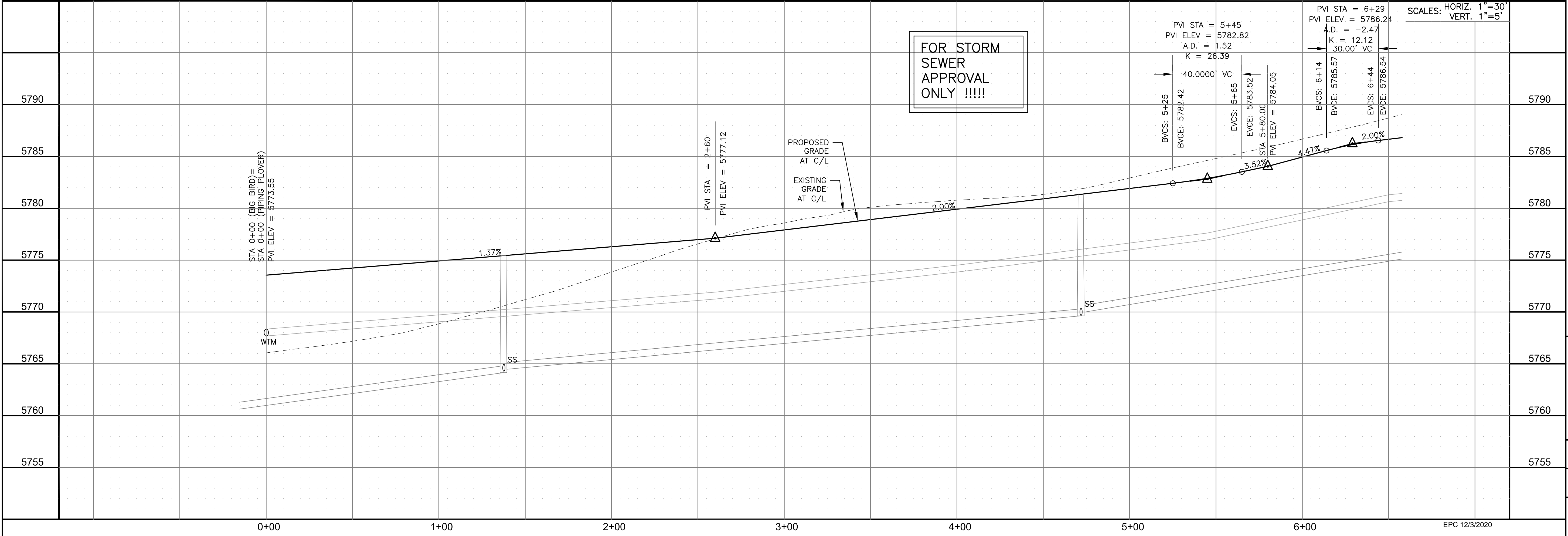
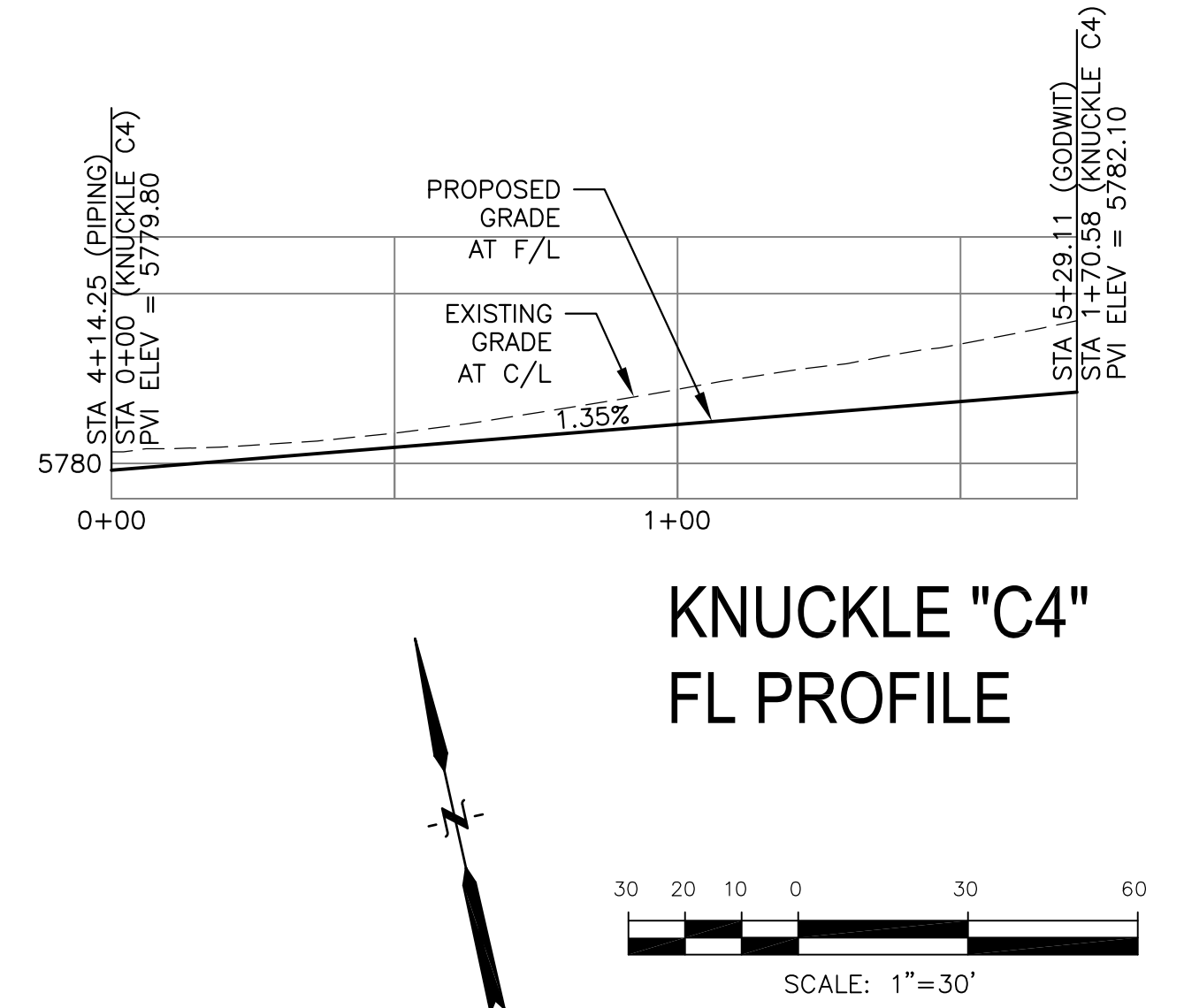
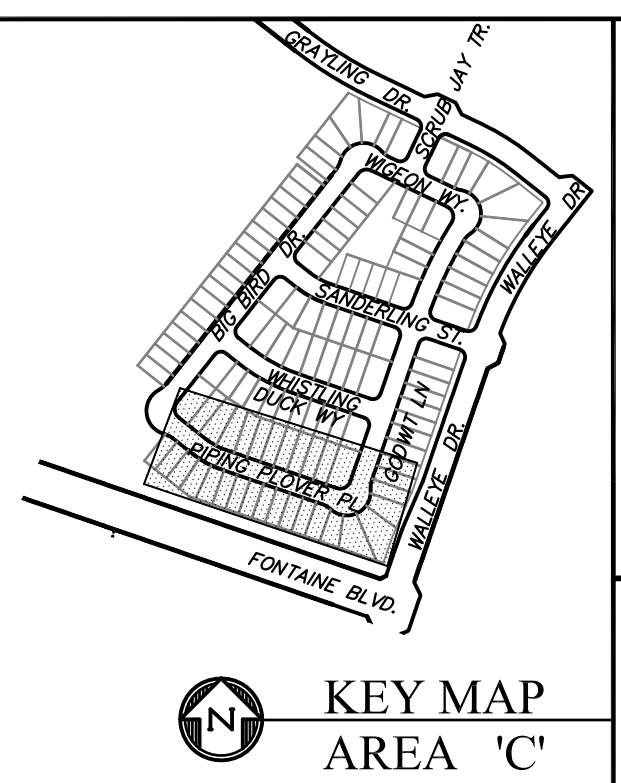
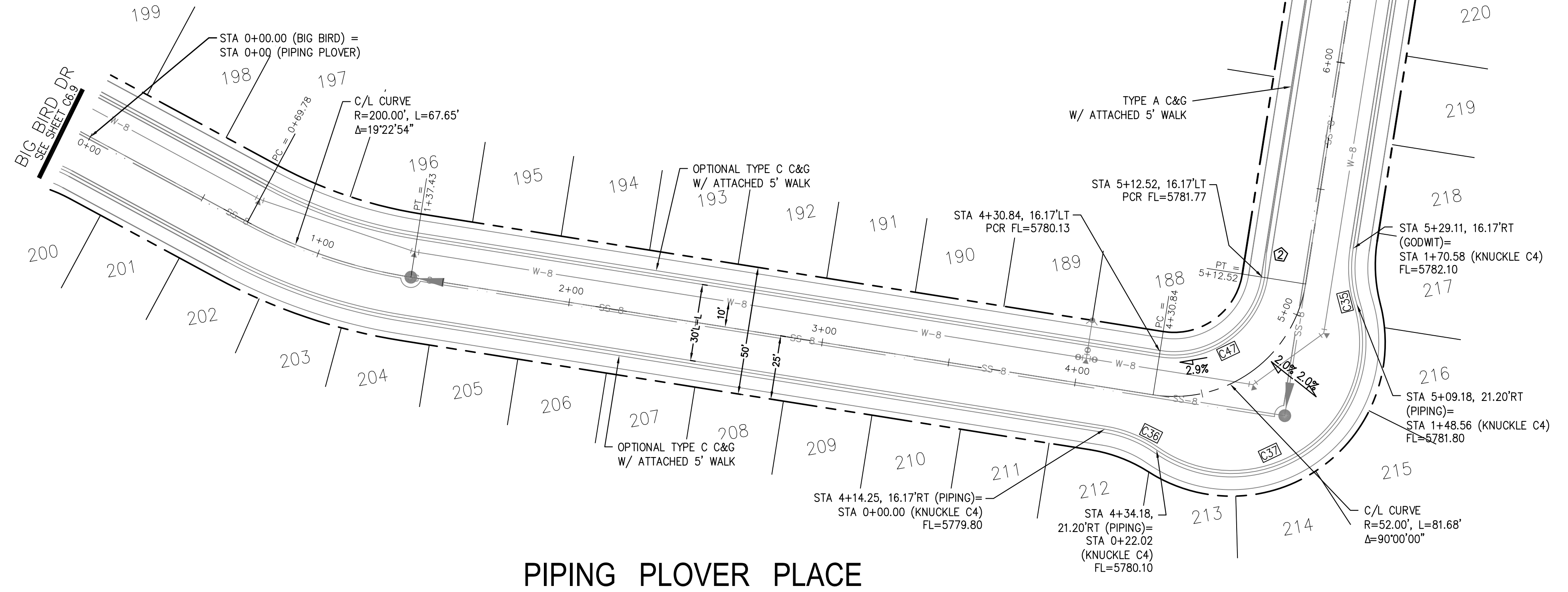
TOTAL SHEETS: 42

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
C35	22.02'	48.83	25°50'31"
C36	22.02'	48.83	25°50'31"
C37	126.54'	51.17	141°41'02"
C47	56.28'	35.83	90°00'00"



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOODS, CO 80906
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____

DESCRIPTION: _____

NO. _____

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 FONTAINE BLVD. VALLEJO DR
 COLORADO SPRINGS, COLORADO
 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@ceg1.com

STORM - AREA 'C'
PIPING PLOVER PL & GODWIT LN
STA 0+00 TO 6+50

DATE: NOV 12, 2020

PROJECT NO. 100.062

SHEET NUMBER C6.11

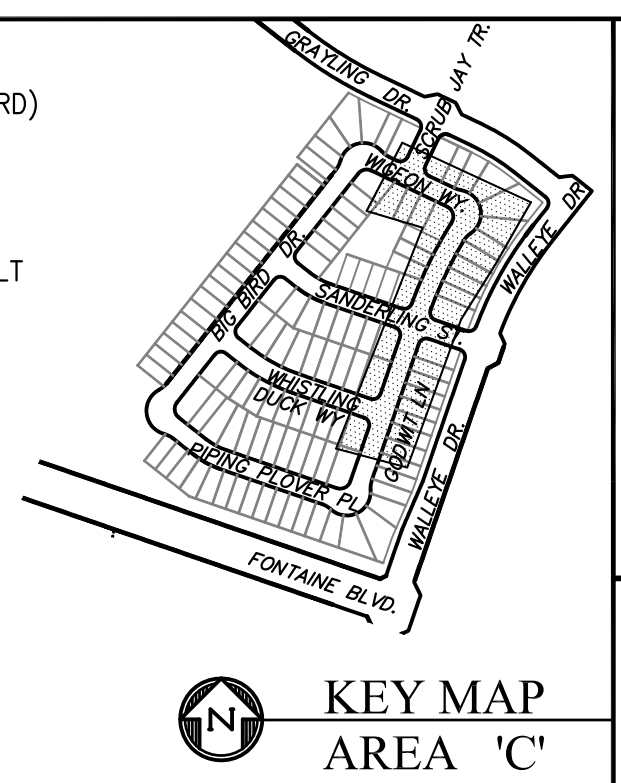
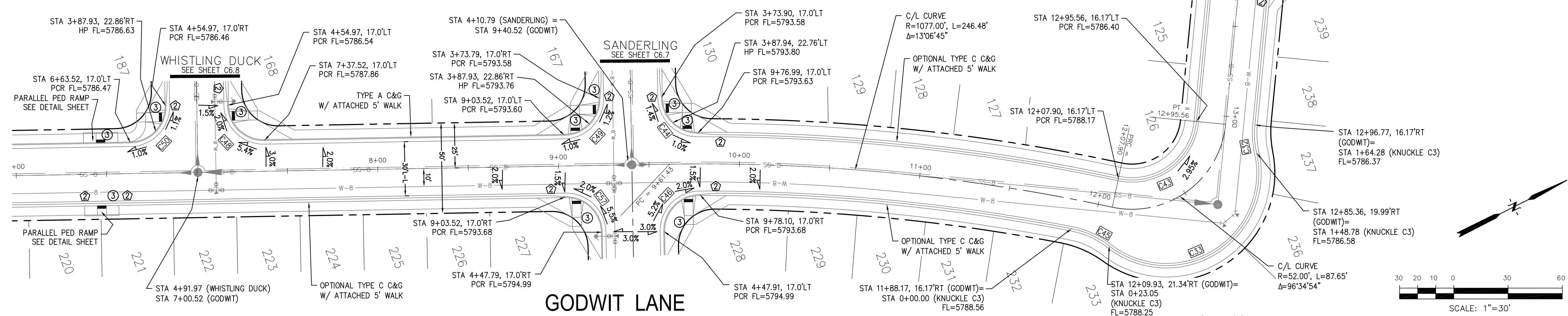
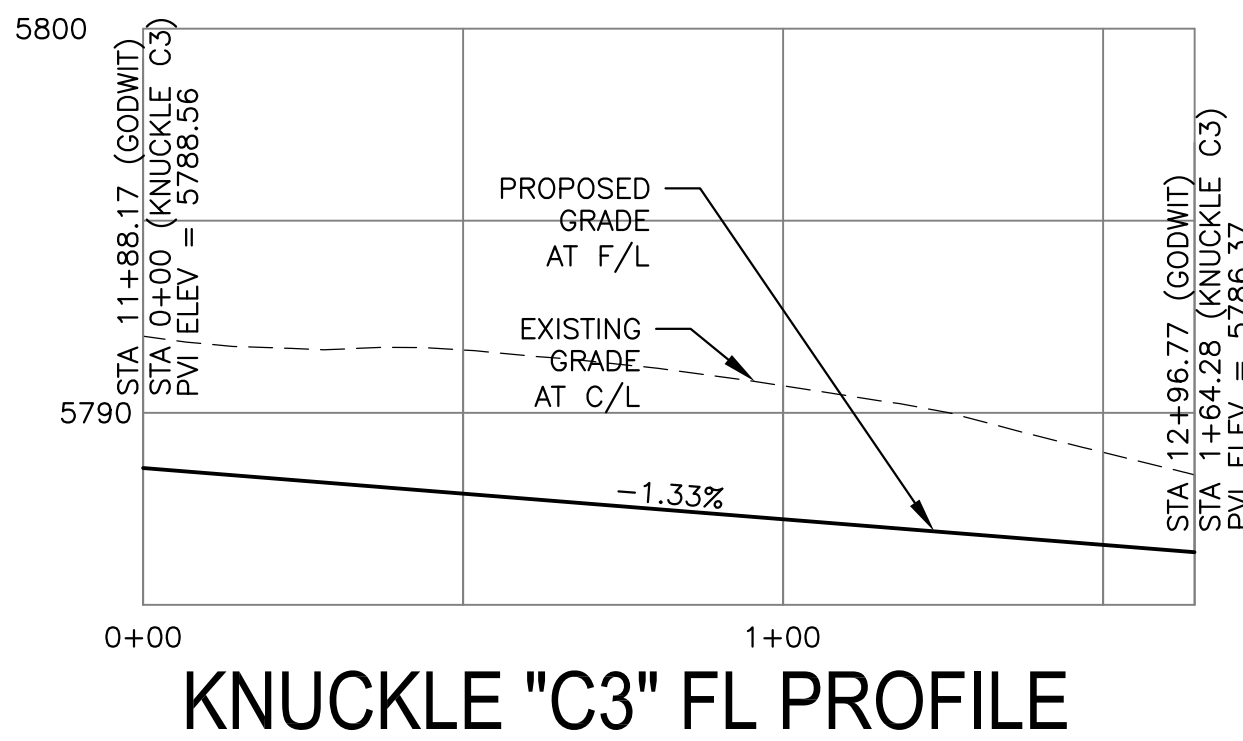
TOTAL SHEETS: 42



- 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
C7	31.42'	20.00	90°00'00"
C8	31.42'	20.00	90°00'00"
C32	15.51'	48.83	18°11'42"
C33	125.73'	51.17	140°46'35"
C43	60.40'	35.83	96°34'54"
C44	31.13'	20.00	89°10'20"
C45	23.05'	48.83	27°02'59"
C46	31.73'	20.00	90°53'13"
C48	31.42'	20.00	90°00'00"
C49	31.42'	20.00	90°00'00"
C50	31.42'	20.00	90°00'00"
C57	31.42'	20.00	90°00'00"

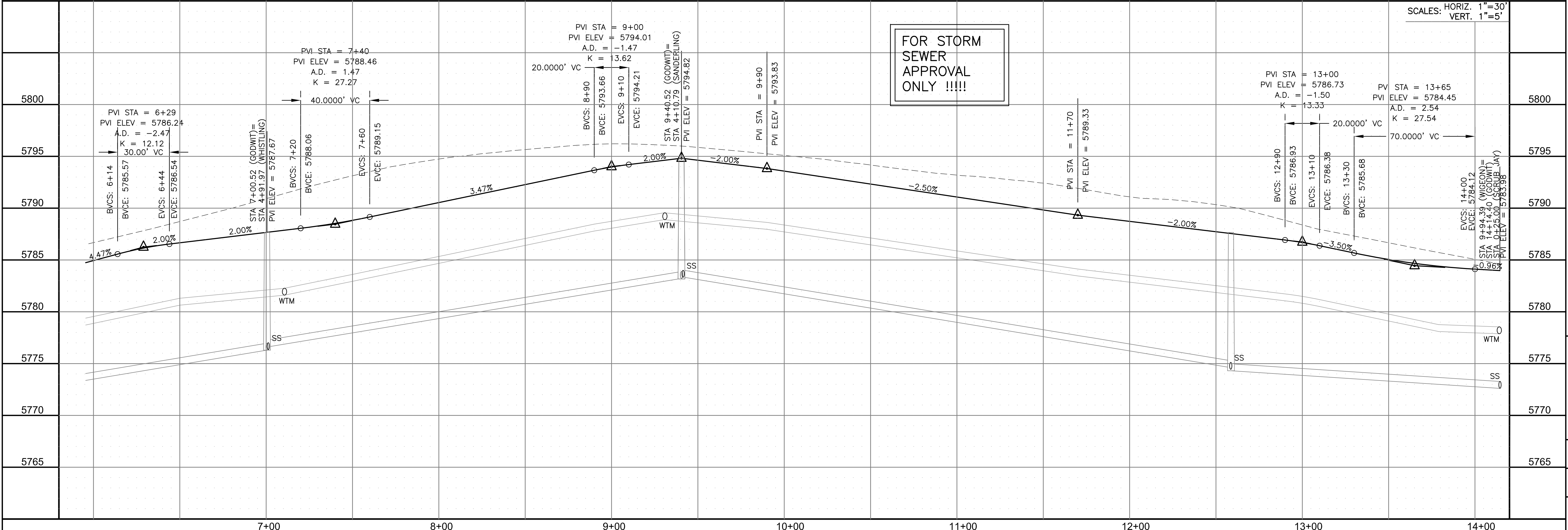


CORE ENGINEERING GROUP
 15004 1ST AVENUE S, SUITE 301
 BIRMGHAM, AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

DATE: _____
 DESCRIPTION: _____
 NO: _____

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



STORM - AREA 'C'
GODWIT LANE
STA 6+50 TO 14+14

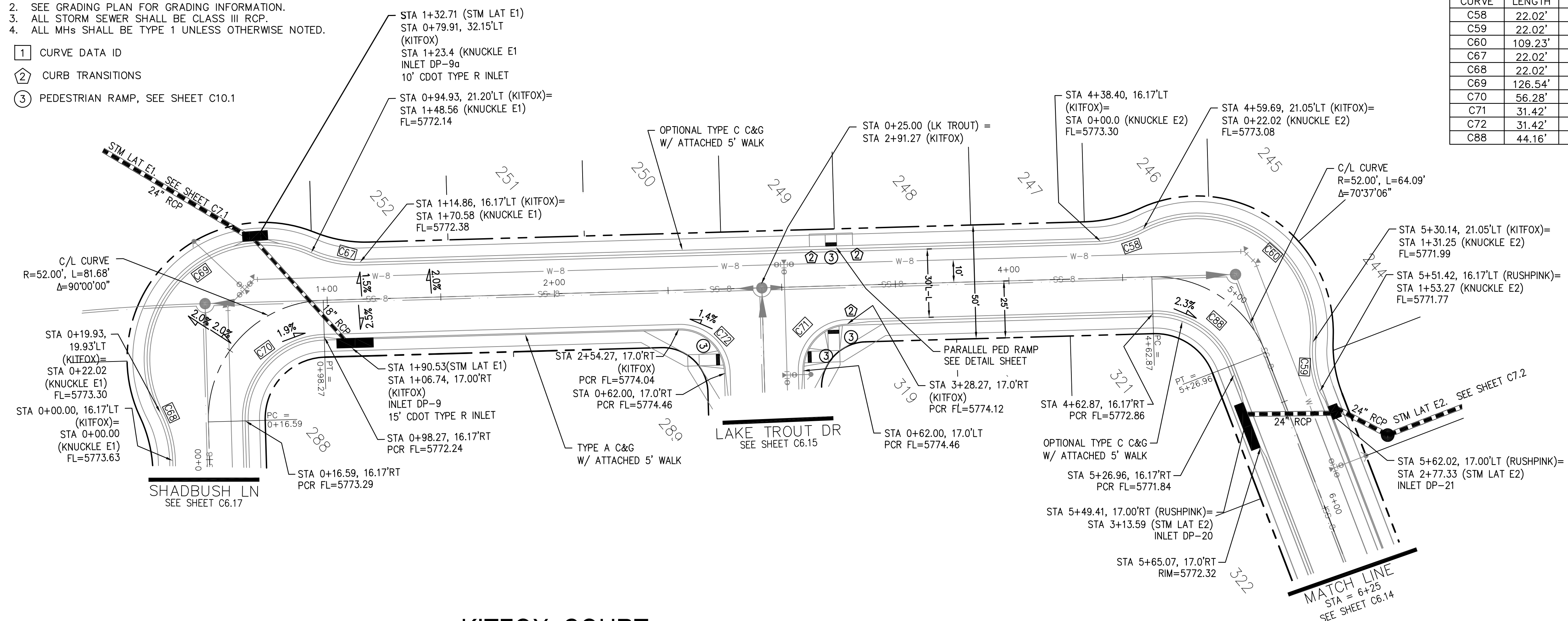
SCALE: HORIZ. 1"=30'
 VERT. 1"=5'

DATE: NOV 12, 2020
 PROJECT NO. 100.062
 SHEET NUMBER C6.12
 TOTAL SHEETS: 42

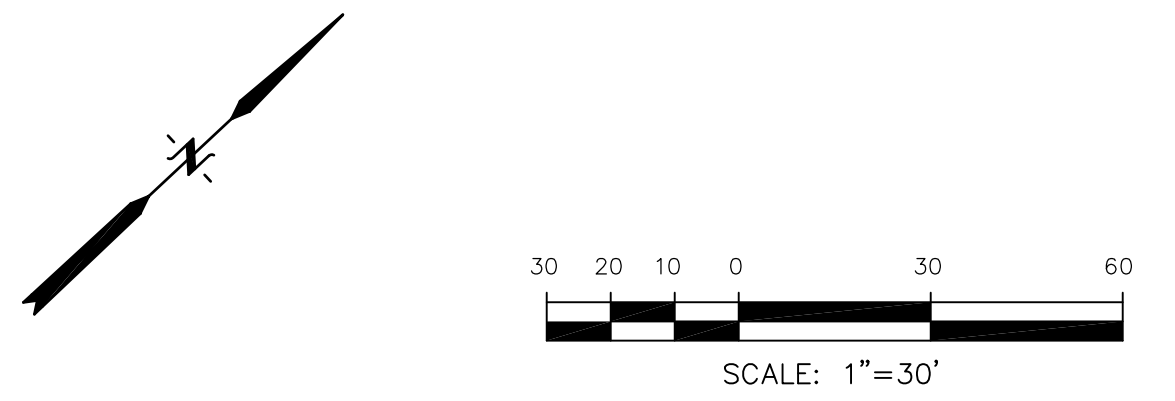
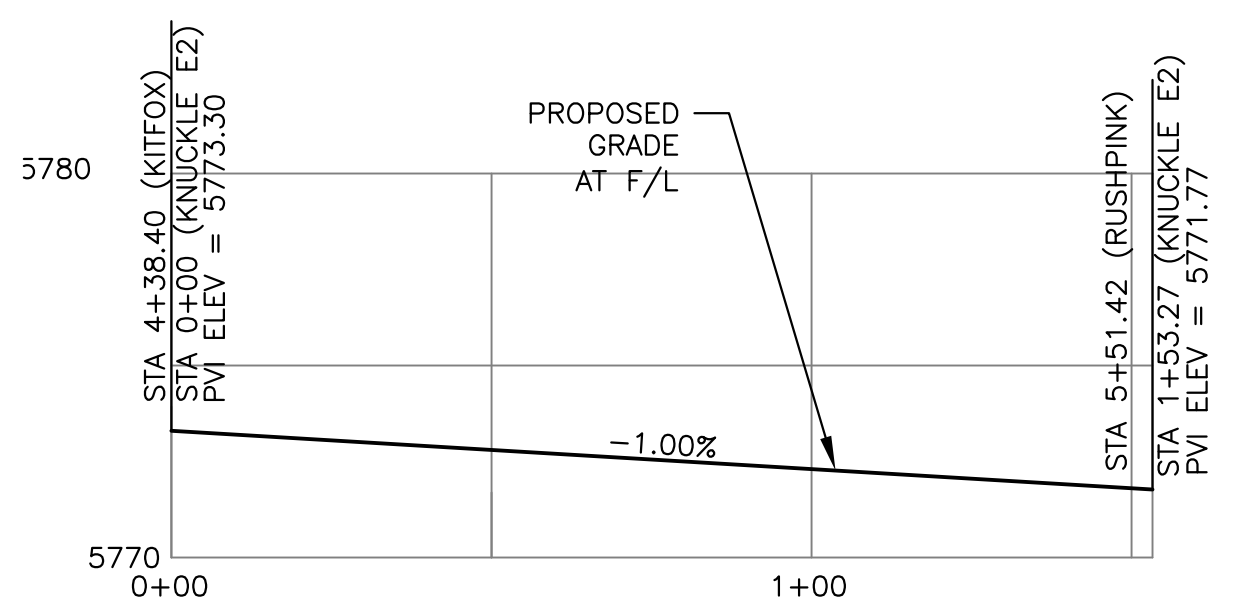
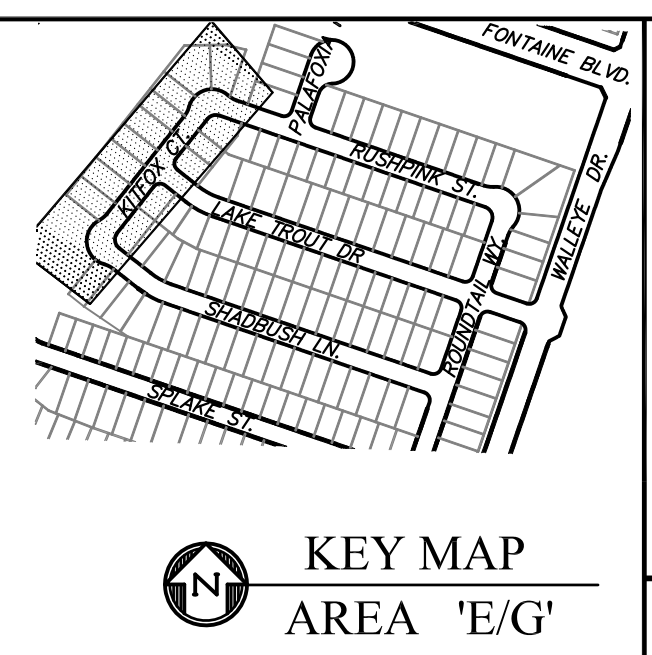


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

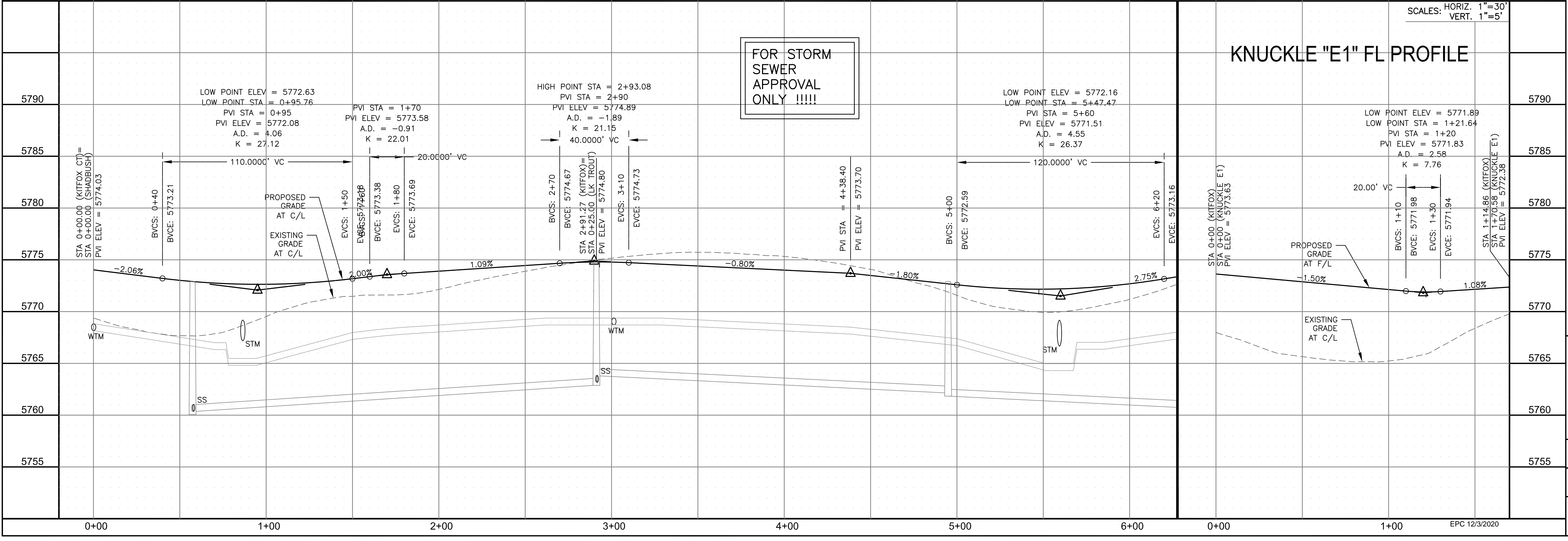


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C58	22.02'	48.83	25°50'31"
C59	22.02'	48.83	25°50'31"
C60	109.23'	51.17	122°18'08"
C67	22.02'	48.83	25°50'31"
C68	22.02'	48.83	25°50'31"
C69	126.54'	51.17	141°41'02"
C70	56.28'	35.83	90°00'00"
C71	31.42'	20.00	90°00'00"
C72	31.42'	20.00	90°00'00"
C88	44.16'	35.83	70°37'06"



KITFOX COURT

KNUCKLE "E1" FL PROFILE



FOR STORM SEWER APPROVAL ONLY !!!!!

CORE ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, CO 80903
PHONE: 303.576.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DATE: _____

DESCRIPTION: _____

NO. _____

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

PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**
FONTAINE BLVD, LAKEWOOD, CO
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER, P.E.
NO. 33997
EXPIRES 12-31-2022

DATE: NOV 12, 2020

PROJECT NO. 100.062

SHEET NUMBER C6.13

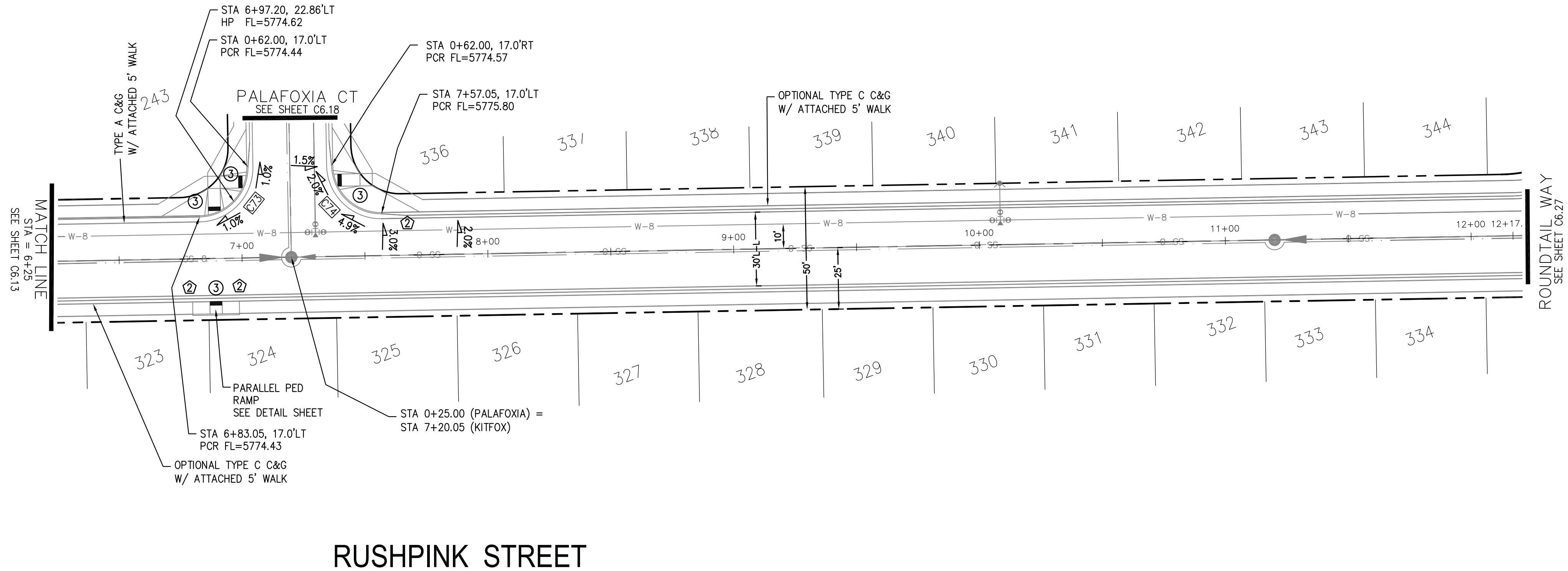
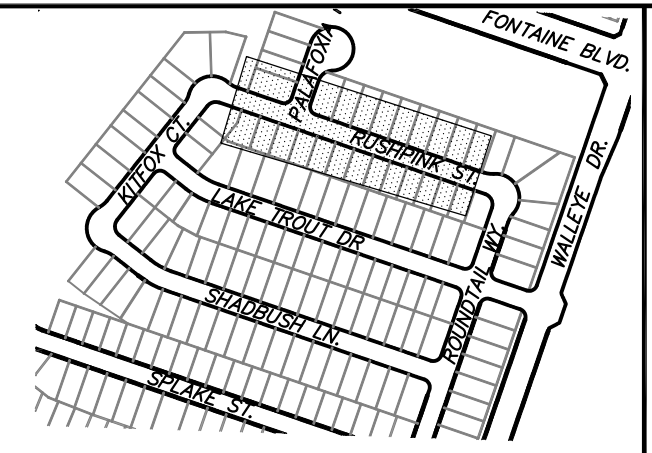
TOTAL SHEETS: 42

NOTES

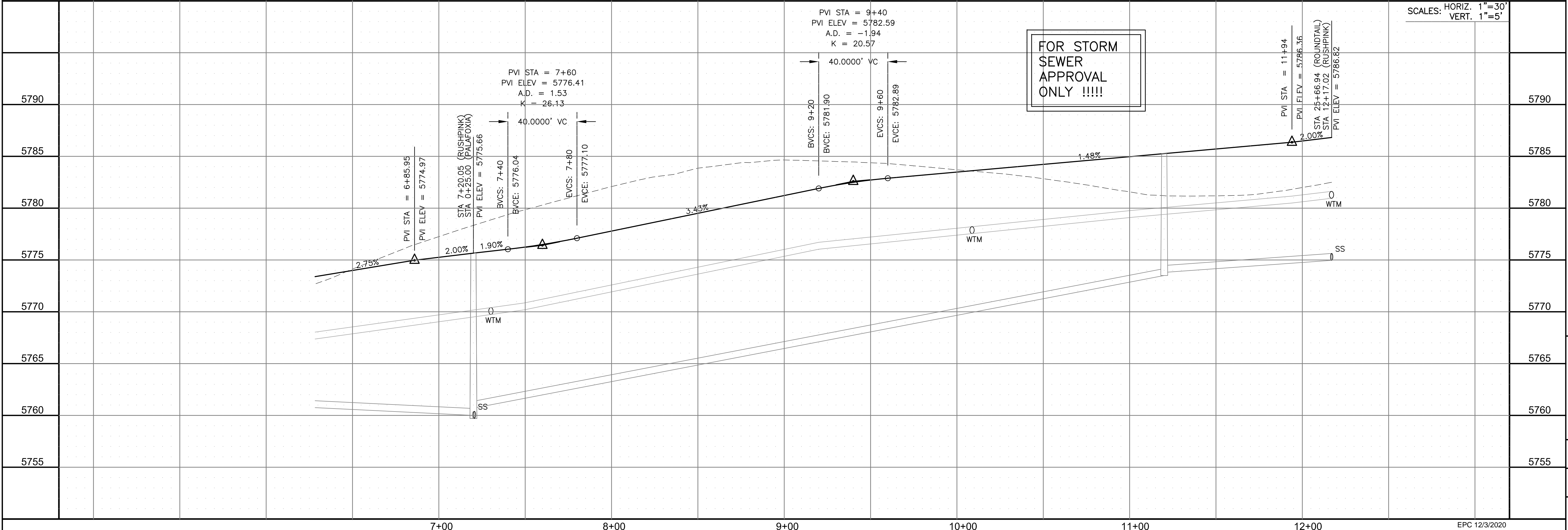
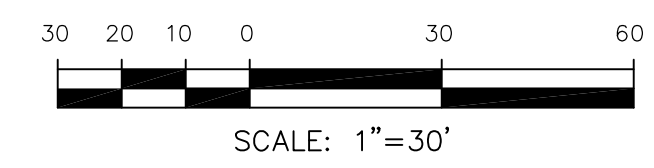
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C73	31.42'	20.00	90°00'00"
C74	31.42'	20.00	90°00'00"



RUSHPINK STREET



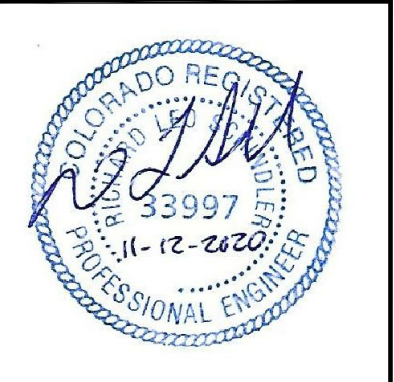
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOOD, CO 80903
 PH: 719.576.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**
 FONTAINE BLVD. WALLECH DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

SCALE: 1"=30'

STORM - AREA 'E/G'
RUSHPINK STREET
STA 6+25 TO 12+17



DATE: NOV 12, 2020

PROJECT NO. 100.062

SHEET NUMBER C6.14

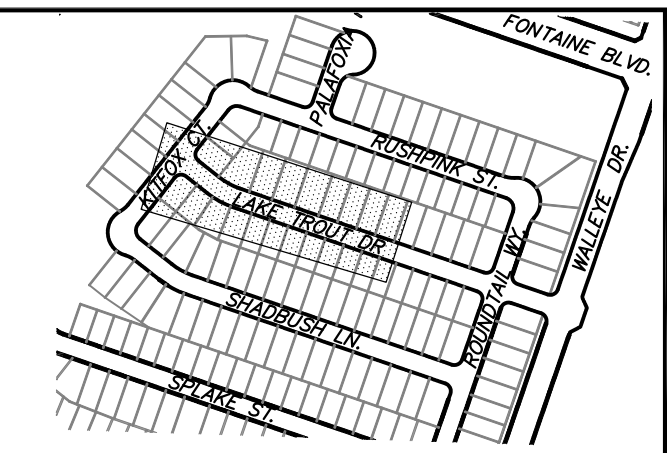
TOTAL SHEETS: 42

NOTES

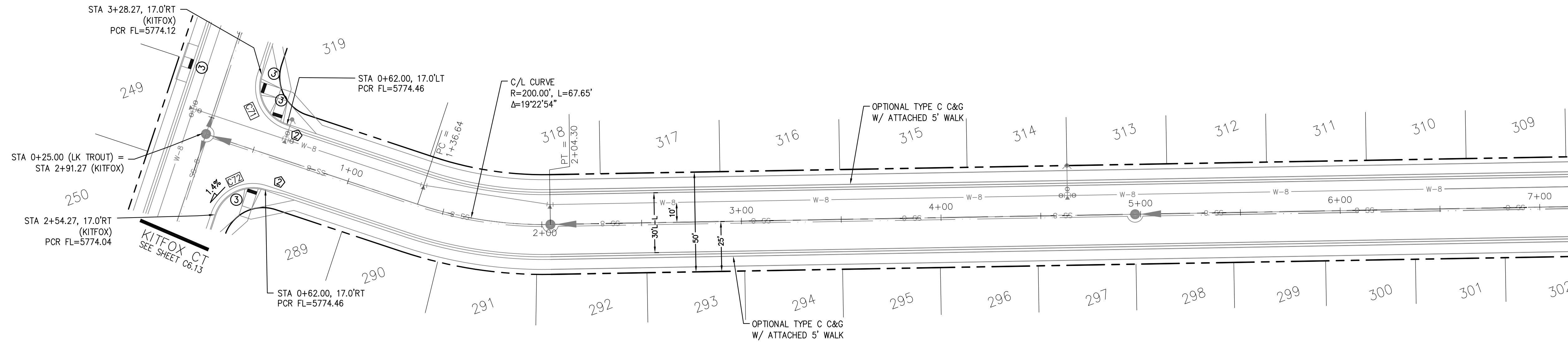
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

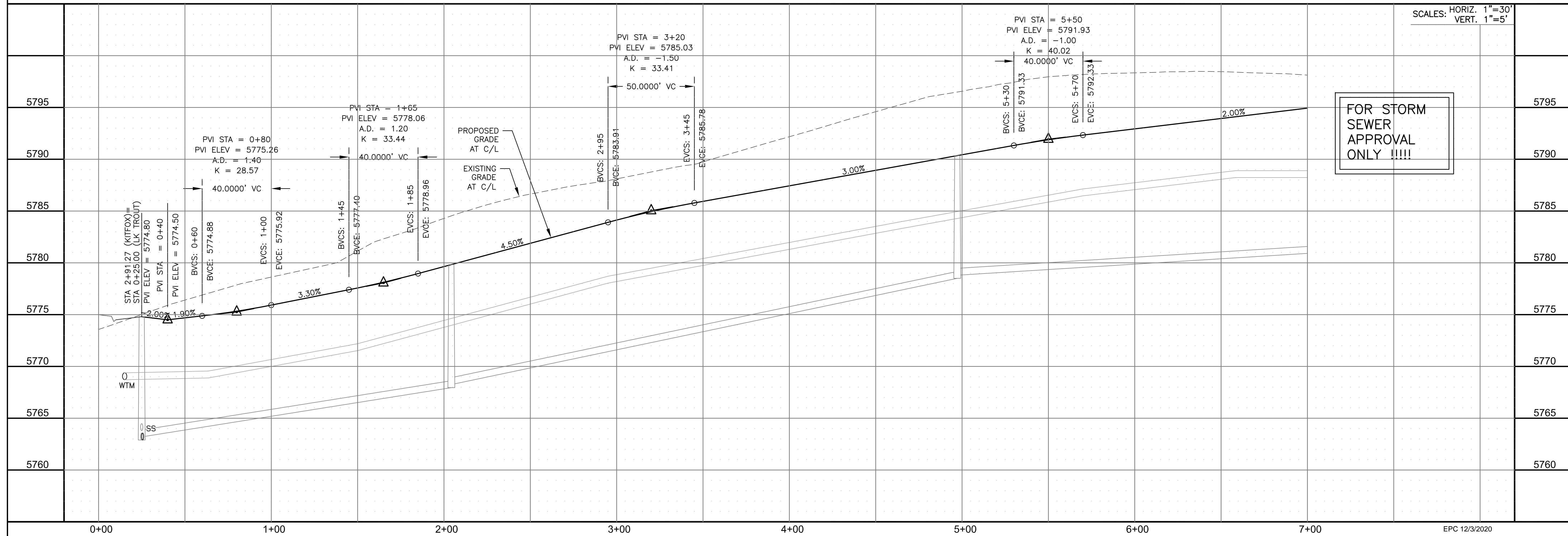
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C71	31.42'	20.00	90°00'00"
C72	31.42'	20.00	90°00'00"



KEY MAP
AREA 'E/G'



LAKE TROUT DR



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80232
PHONE: 303.757.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

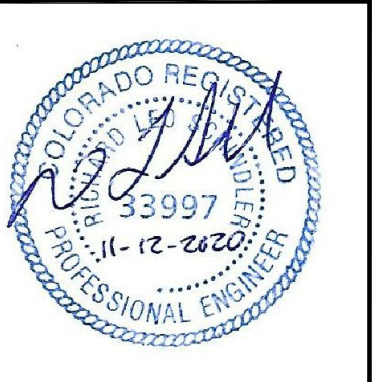
DATE: _____
DESCRIPTION: _____
NO. _____
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FOUNTAIN BLVD, LAKE TROUT DR
COLORADO SPRINGS, COLORADO

SCALE: 1"=30'

STORM - AREA 'E/G'
LAKE TROUT DR
STA 0+00 TO 7+00



DATE:
NOV 12, 2020

PROJECT NO.
100.062

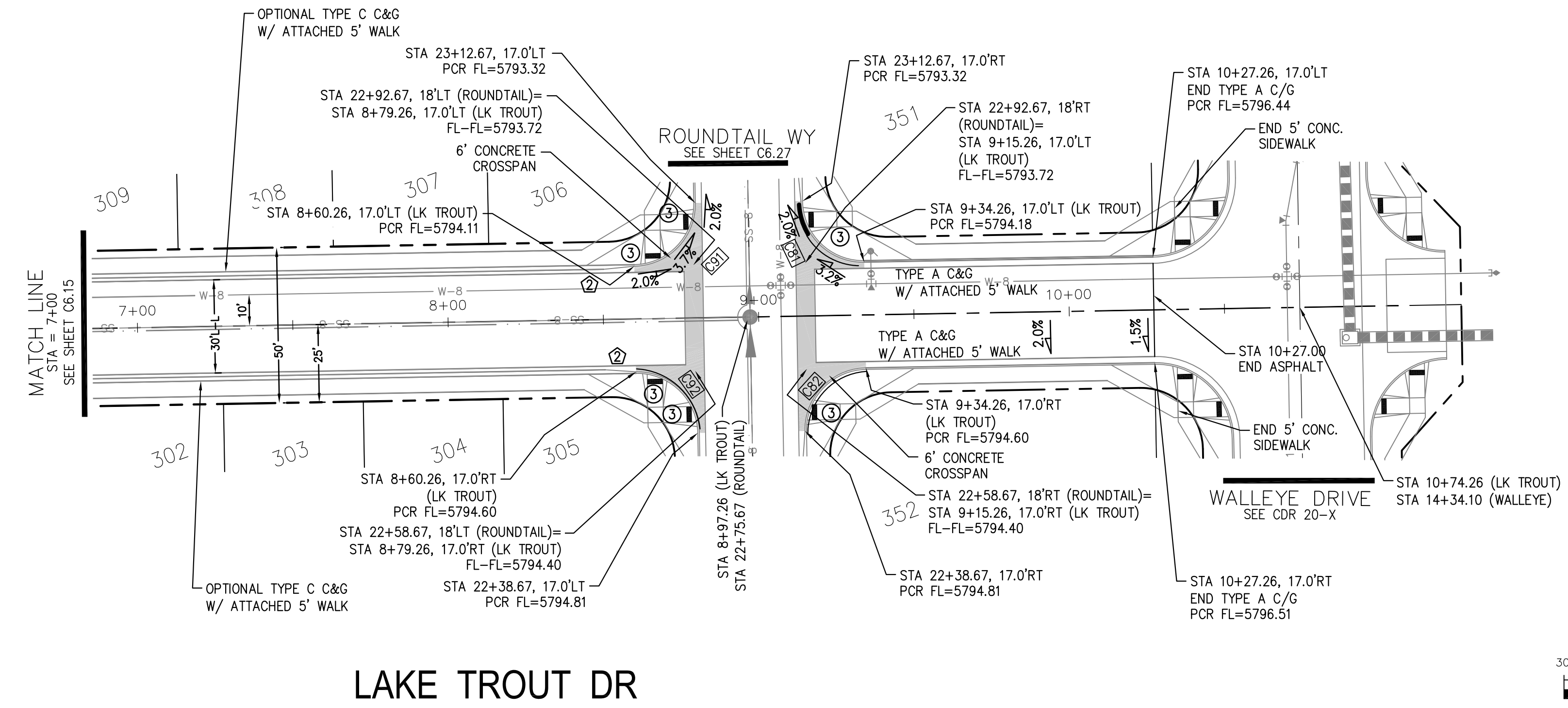
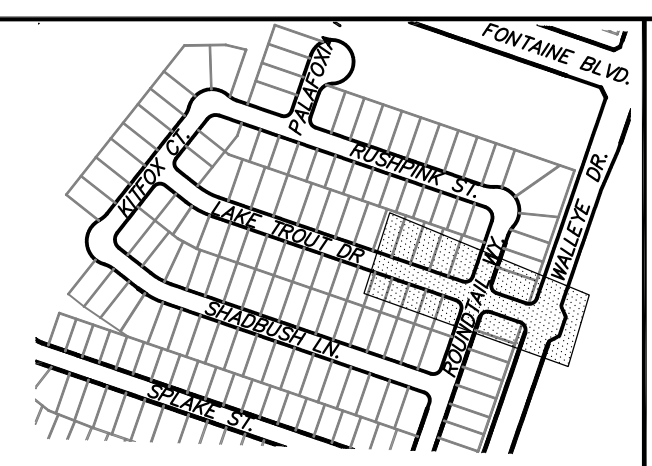
SHEET NUMBER
C6.15

TOTAL SHEETS: 42

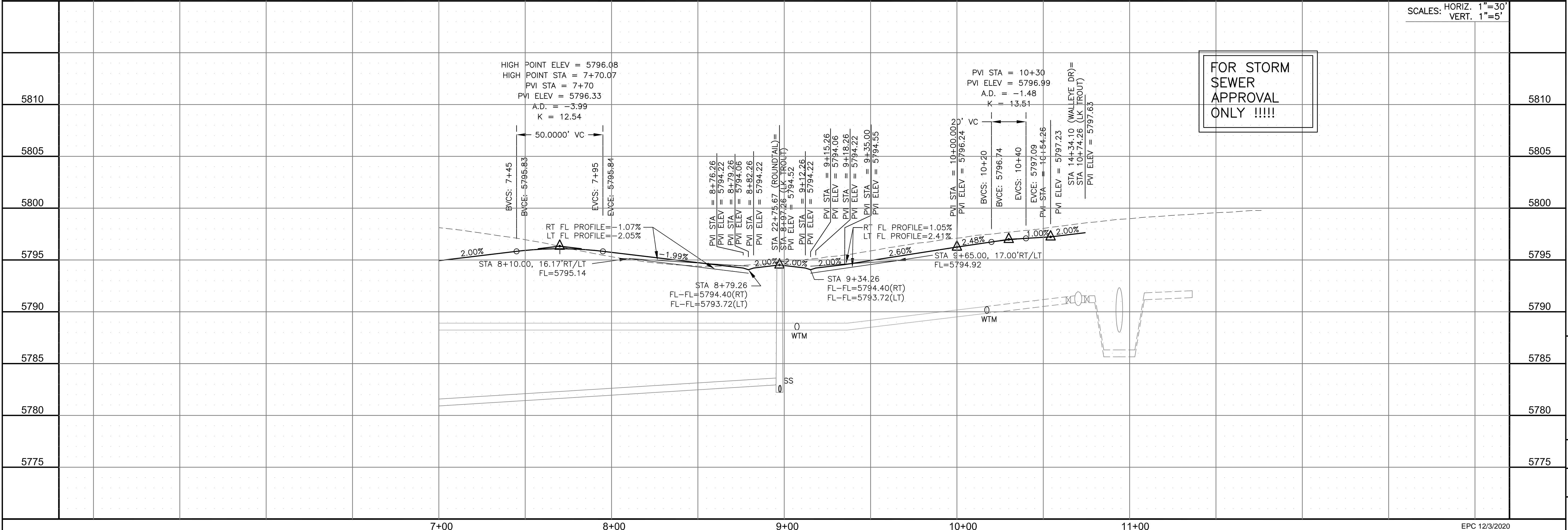
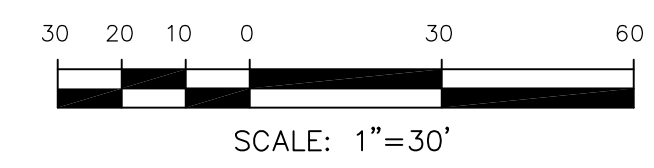
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C81	31.42'	20.00	90°00'00"
C82	31.42'	20.00	90°00'00"
C91	31.42'	20.00	90°00'00"
C92	31.42'	20.00	90°00'00"



LAKE TROUT DR



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

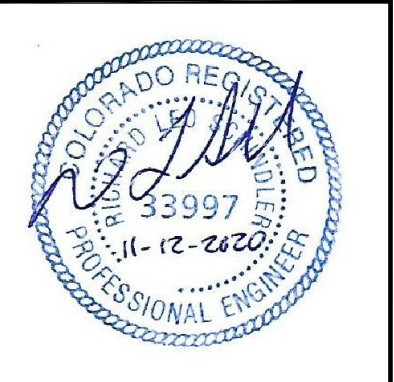
DATE: _____
 DESCRIPTION: _____
 NO: _____
 DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

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

SCALE: 1"=30'

STORM - AREA 'E/G'
 LAKE TROUT DR
 STA 7+00 TO 10+27



DATE:
 NOV 12, 2020

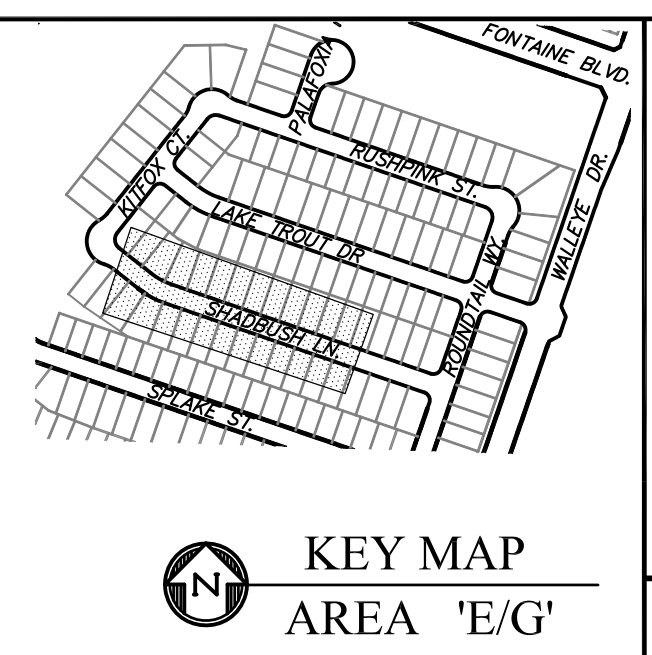
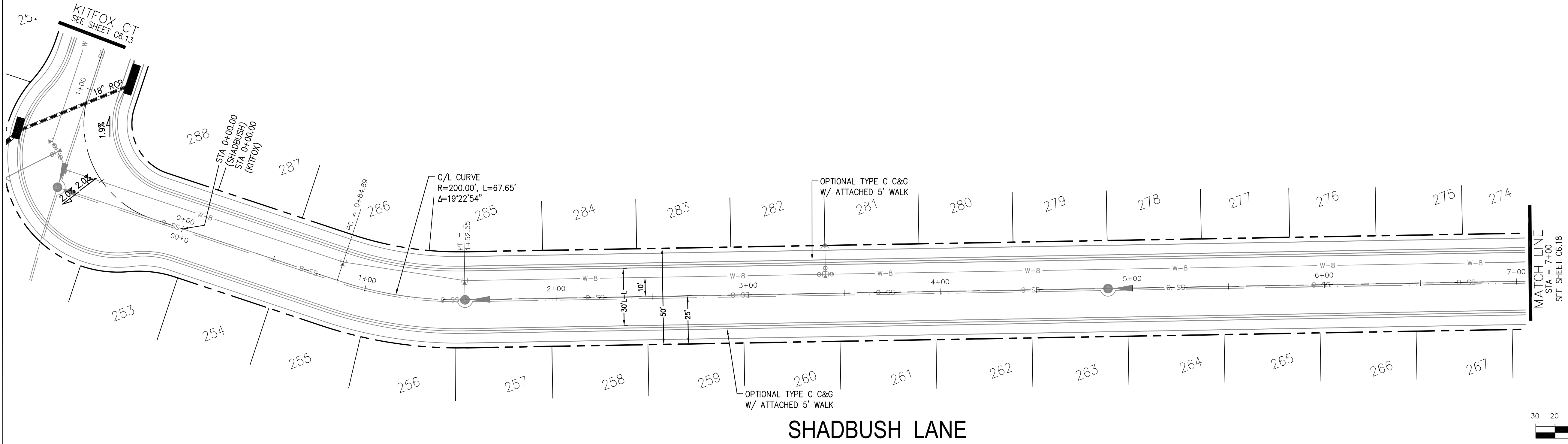
PROJECT NO.
 100.062

SHEET NUMBER
 C6.16

TOTAL SHEETS: 42

- 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



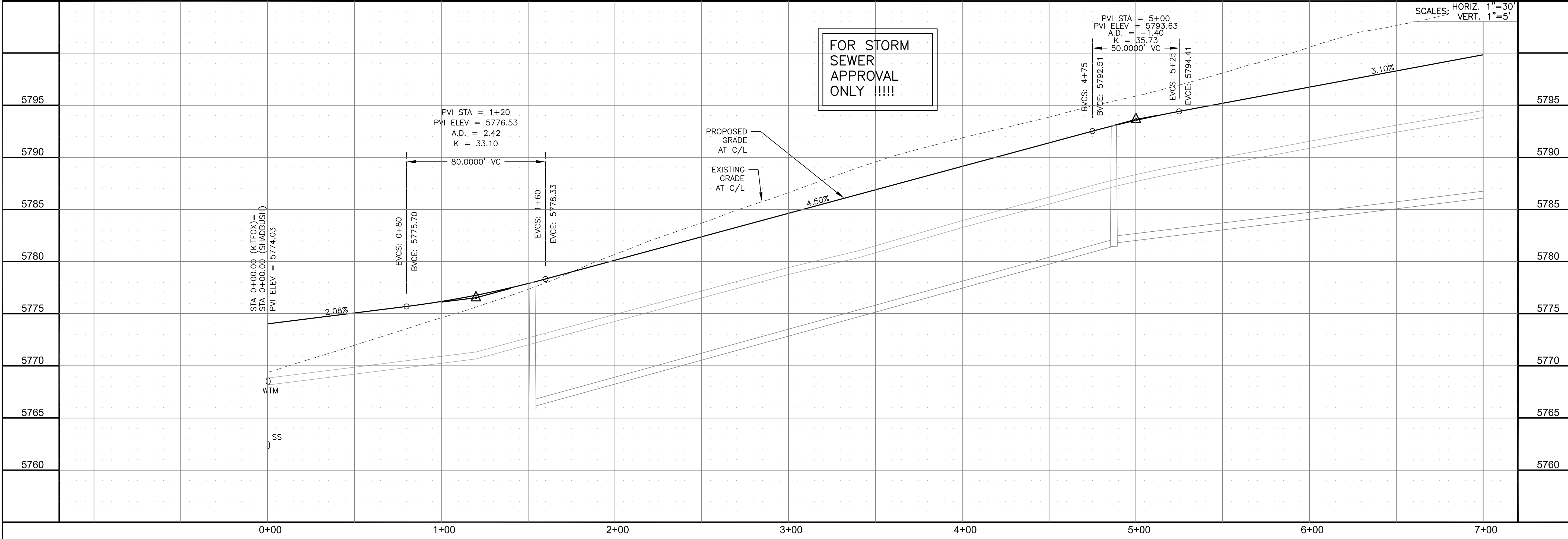
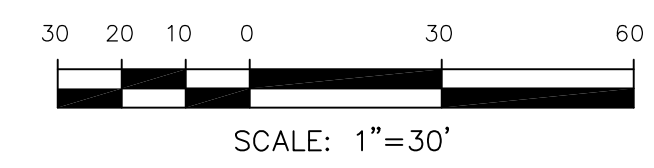
CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOODS, CO 80906
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

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

PROJECT:
THE HILLS AT LORSON
RANCH FILING NO. 1
FOUNTAIN BLVD. WALLELDOR
COLORADO SPRINGS, COLORADO

SHADBUSH LANE



STORM - AREA 'E/G'
SHADBUSH LANE
STA 0+00 TO 7+00



DATE:
NOV 12, 2020

PROJECT NO.
100.062

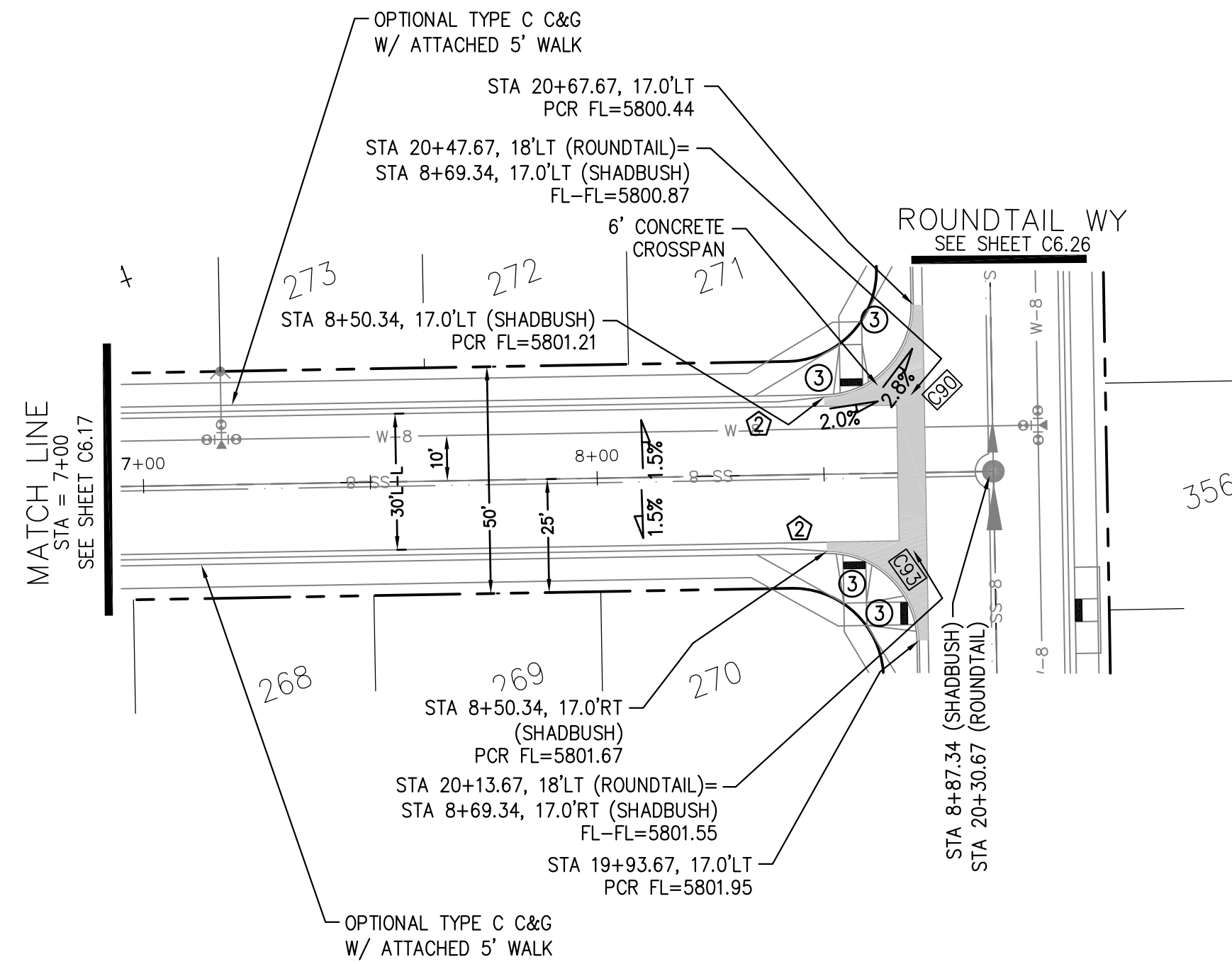
SHEET NUMBER
C6.17

TOTAL SHEETS: 42

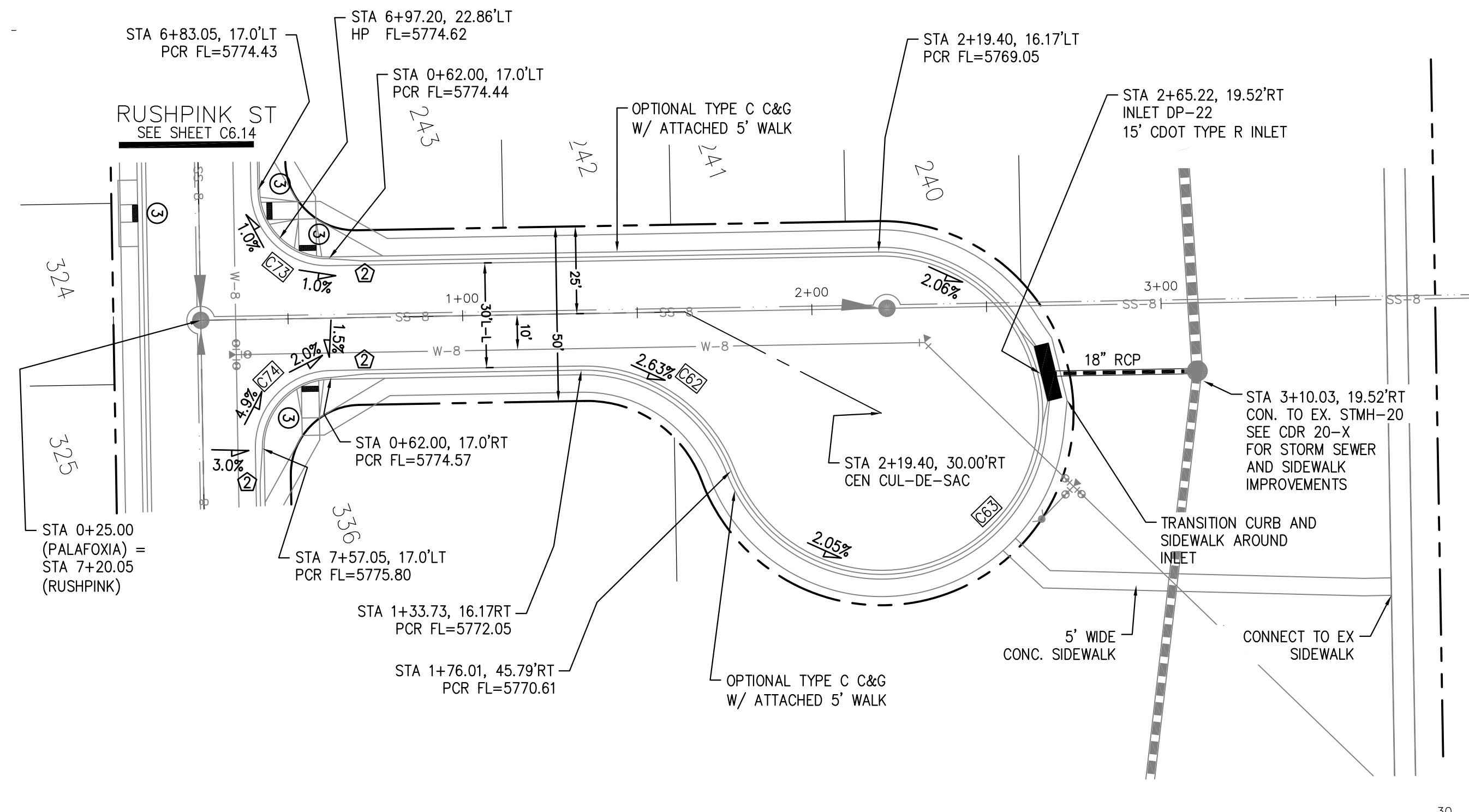
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

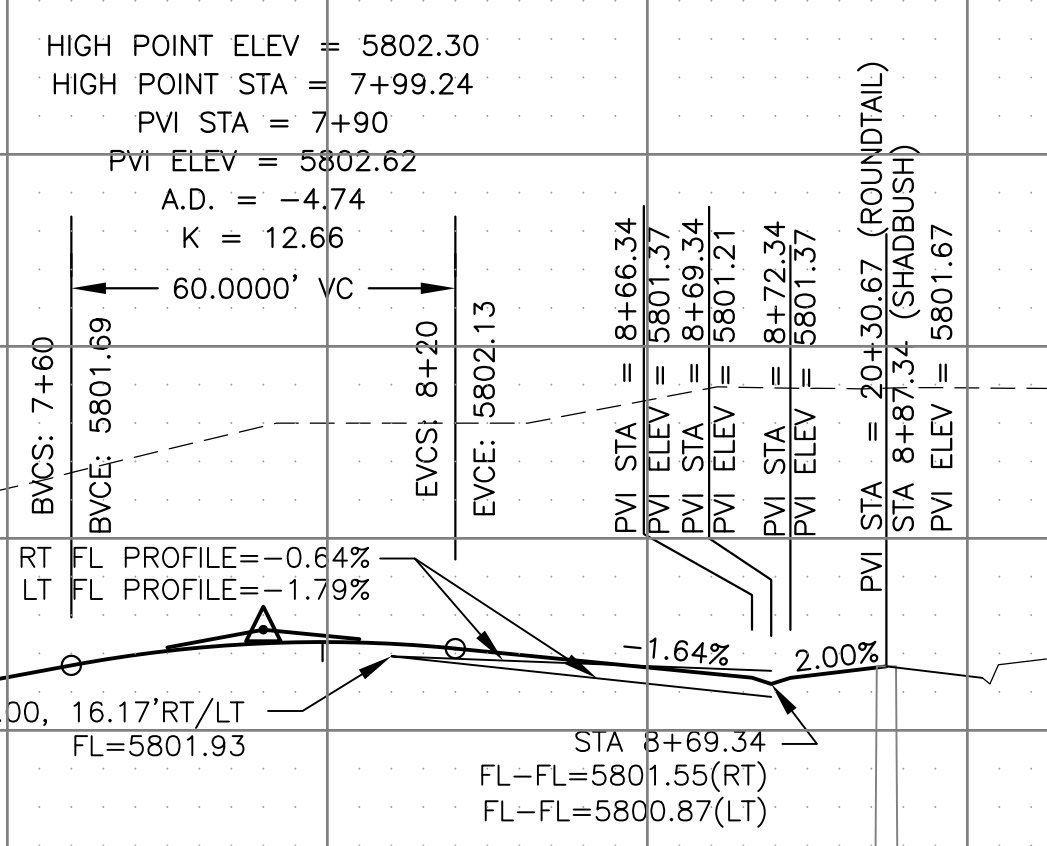
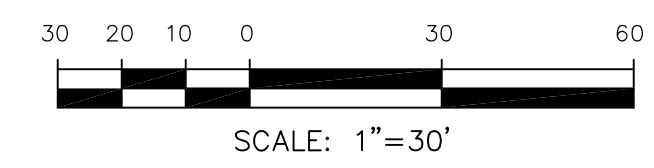
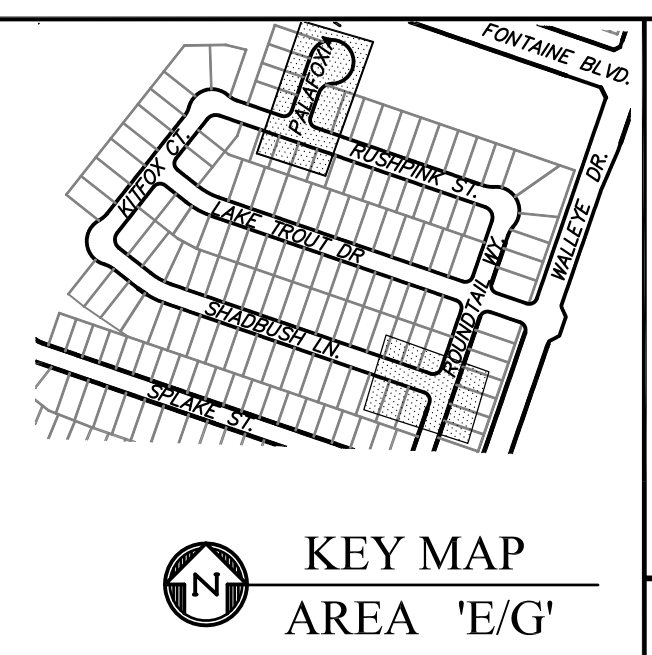
CURVE	LENGTH	RADIUS	DELTA
C62	54.98'	45.00	70°00'29"
C63	201.46'	46.17	250°00'29"
C73	31.42'	20.00	90°00'00"
C74	31.42'	20.00	90°00'00"
C90	31.42'	20.00	90°00'00"
C93	31.42'	20.00	90°00'00"



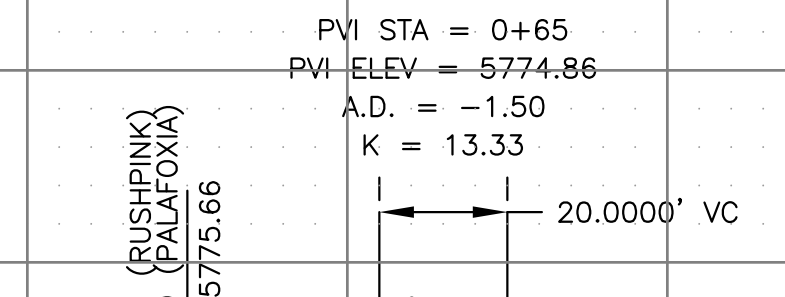
SHADBUSH LANE



PALAFOXIA PLACE



FOR STORM SEWER APPROVAL ONLY !!!!!



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

STATION	ELEVATION	STATION	ELEVATION	STATION	ELEVATION	STATION	ELEVATION
5810	5810	5810	5785	5810	5785	5810	5785
5805	5805	5805	5780	5805	5780	5805	5780
5800	5800	5800	5775	5800	5775	5800	5775
5795	5795	5795	5770	5795	5770	5795	5770
5790	5790	5790	5765	5790	5765	5790	5765
5785	5785	5785	5760	5785	5760	5785	5760
5780	5780	5780	5755	5780	5755	5780	5755
5775	5775	5775	5750	5775	5750	5775	5750

CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 798 570 1100
 COLORADO SPRINGS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE. SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**
 FOUNTAIN BLVD. PALAFOXIA PL. DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STORM - AREA 'E/G'
 SHADBUSH LN & PALAFOXIA PL
 STA 7+00 TO 10+27

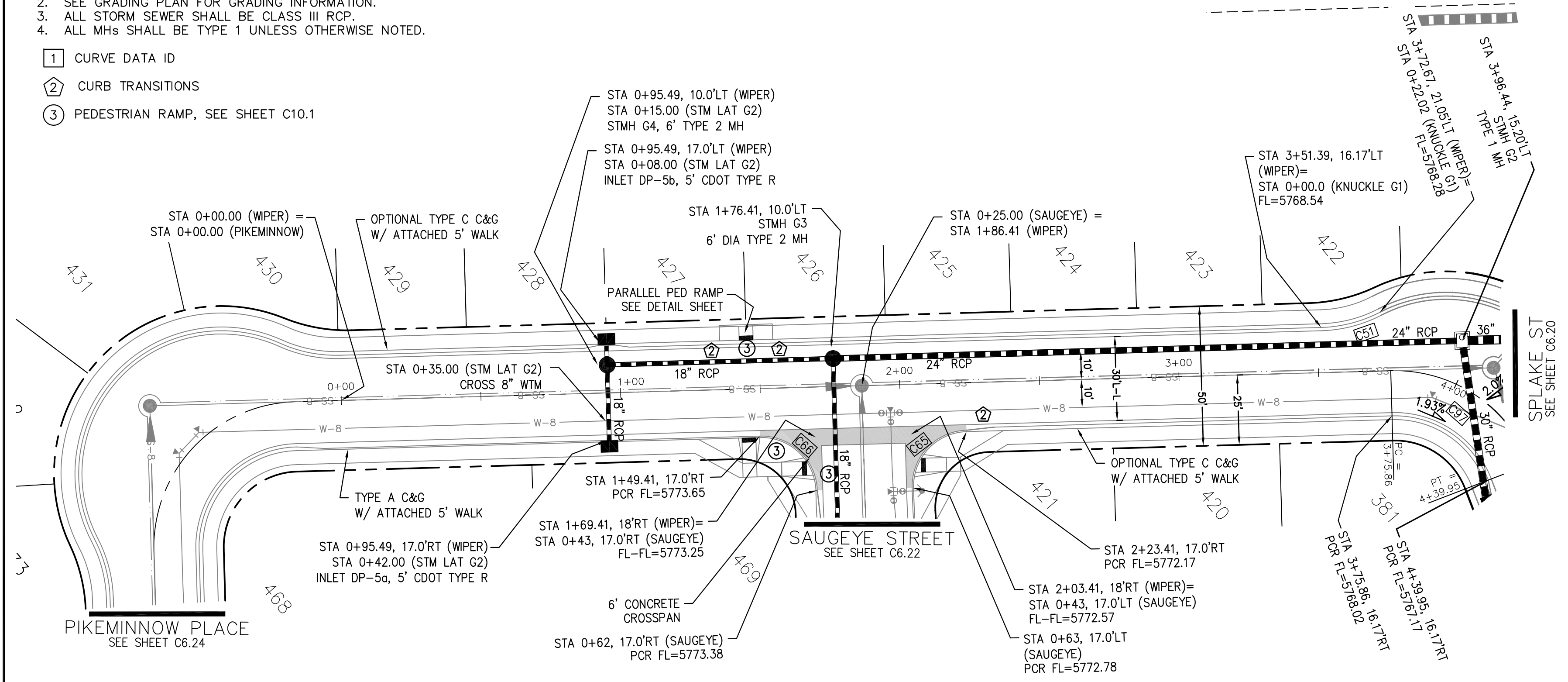


DATE: NOV 12, 2020

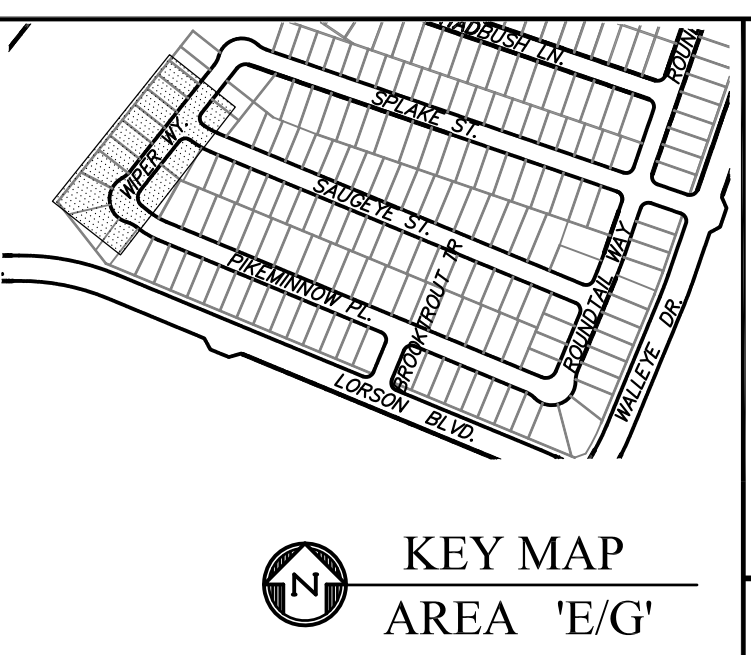
PROJECT NO. 100.062
 SHEET NUMBER C6.18
 TOTAL SHEETS: 42

- 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

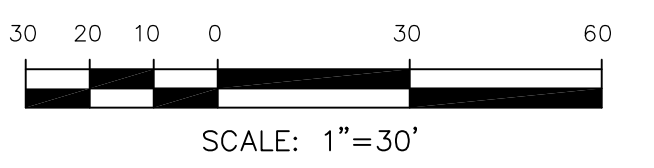


CURVE	LENGTH	RADIUS	DELTA
C51	22.02'	48.83	25°50'31"
C65	31.42'	20.00	90°00'00"
C66	31.42'	20.00	90°00'00"
C97	44.16'	35.83	70°37'06"



KEY MAP
AREA 'E/G'

WIPER WAY



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOODS, CO 80906
PHONE: 719.576.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DATE: _____

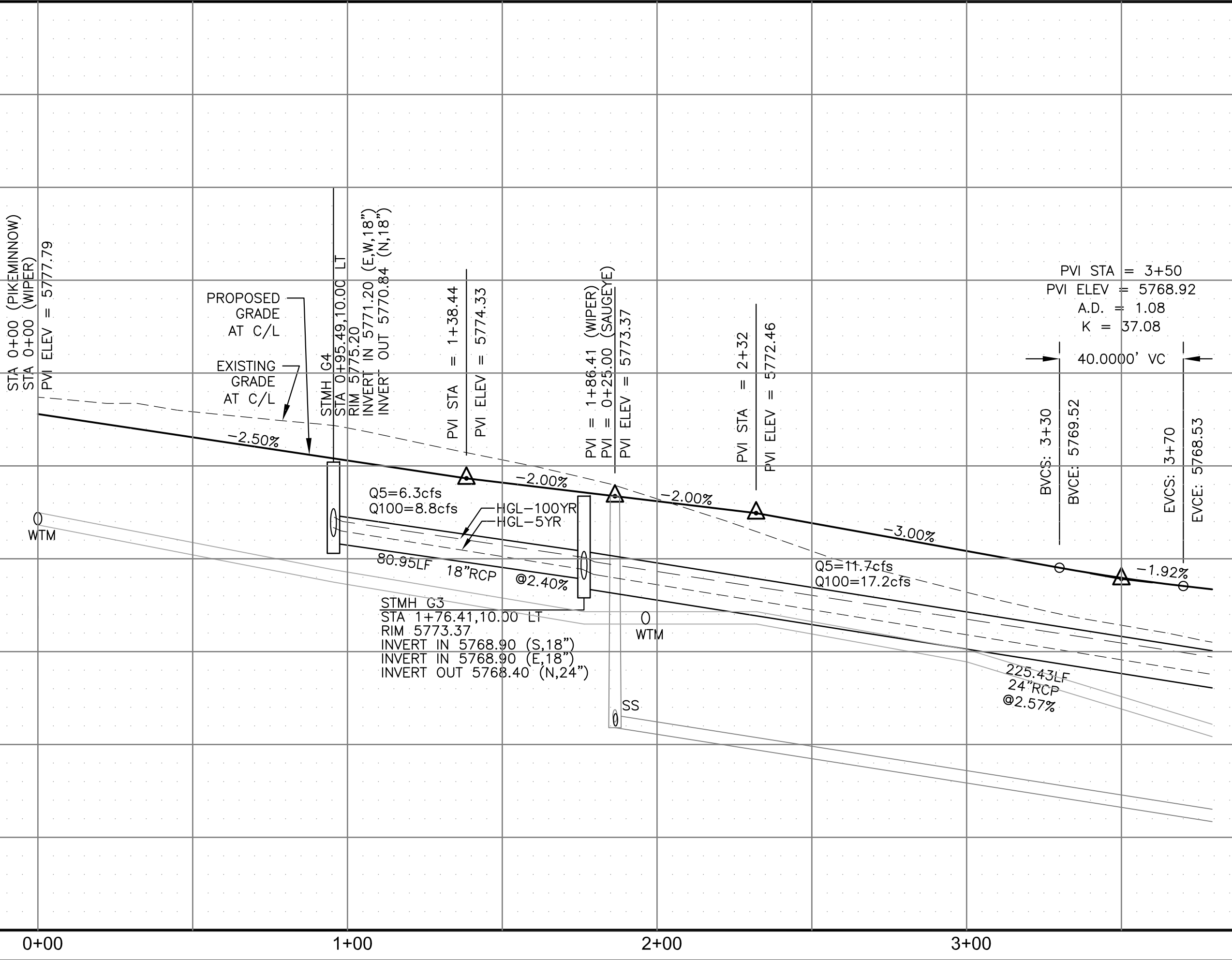
DESCRIPTION: _____

NO. _____

PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**
FONTAINE BLVD WALLELDOR
COLORADO SPRINGS, COLORADO

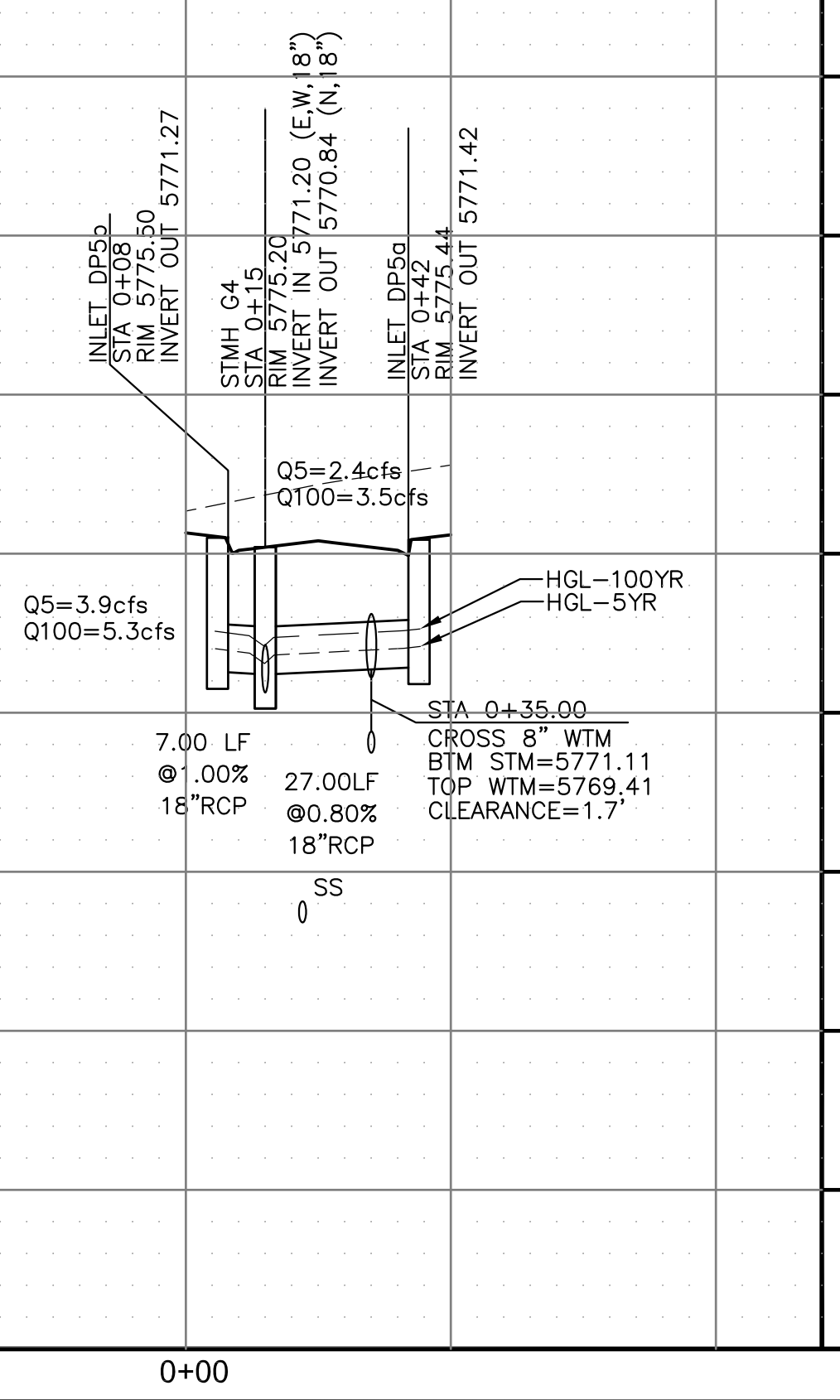
PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS



FOR STORM SEWER APPROVAL ONLY !!!!!

STM LAT 'G2' PROFILE



STORM - AREA 'E/G'
WIPER WAY
STA 0+00 TO 3+90



DATE: NOV 12, 2020

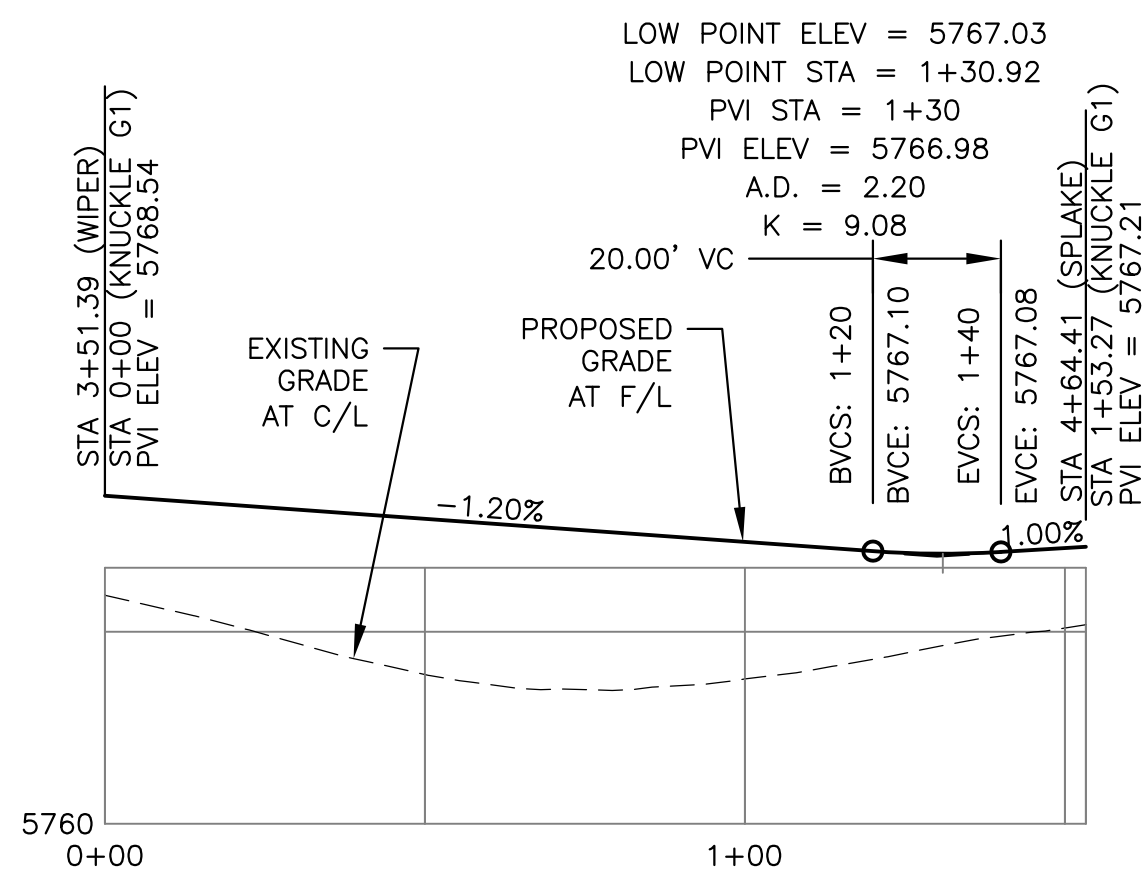
PROJECT NO. 100.062

SHEET NUMBER C6.19

TOTAL SHEETS: 42

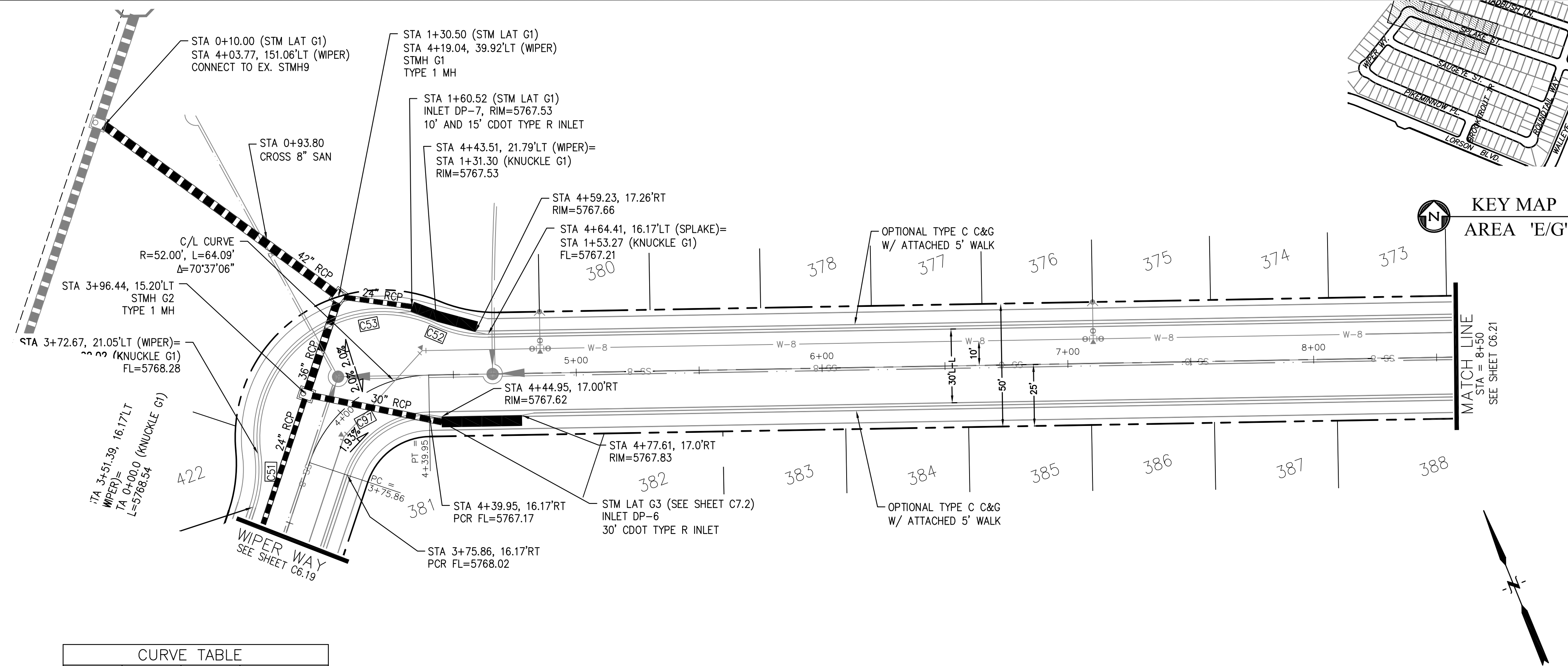
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

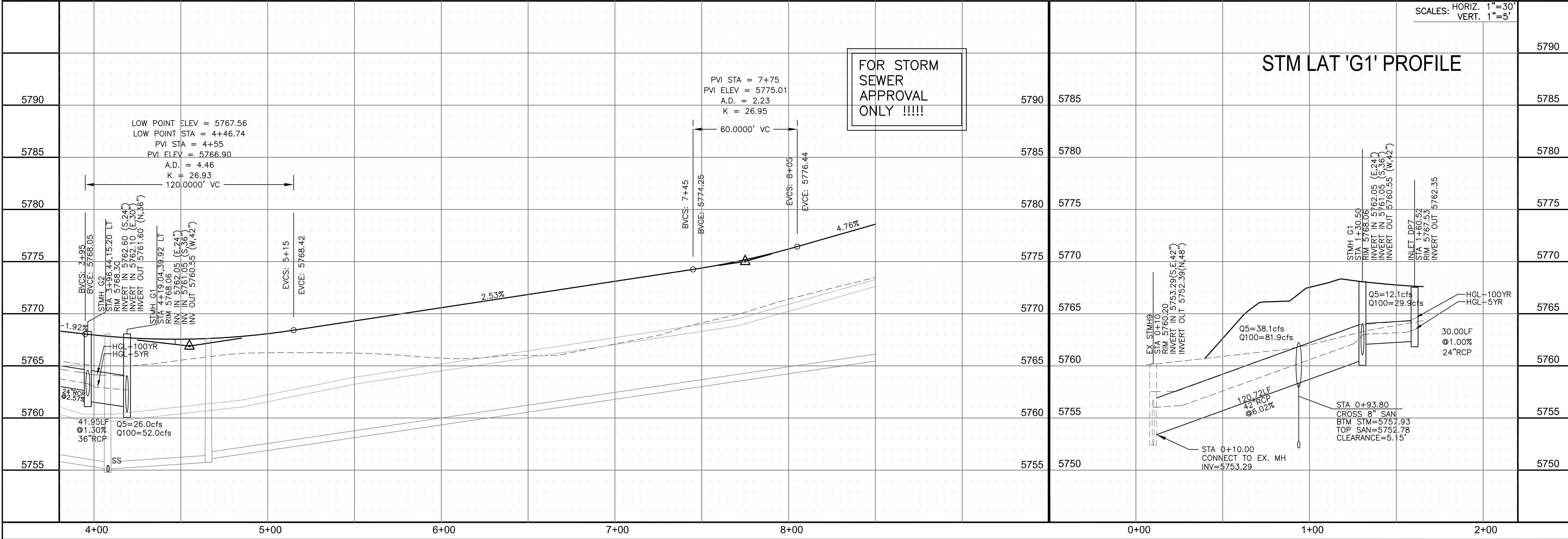
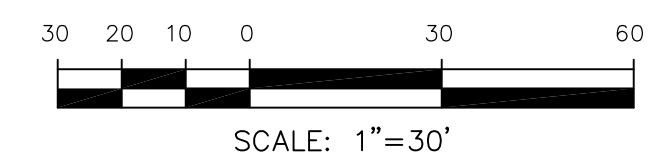


KNUCKLE "G1" FL PROFILE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C51	22.02'	48.83	25°50'31"
C52	22.02'	48.83	25°50'31"
C53	109.23'	51.17	122°18'08"
C97	44.16'	35.83	70°37'06"



WIPER WAY - SPLAKE ST



STM LAT 'G1' PROFILE

CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOOD, CO 80903
 PHONE: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____

DESCRIPTION: _____

NO. _____

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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STORM - AREA 'E/G'
WIPER WAY - SPLAKE STREET
STA 3+90 TO 8+50

DATE: NOV 12, 2020

PROJECT NO. 100.062

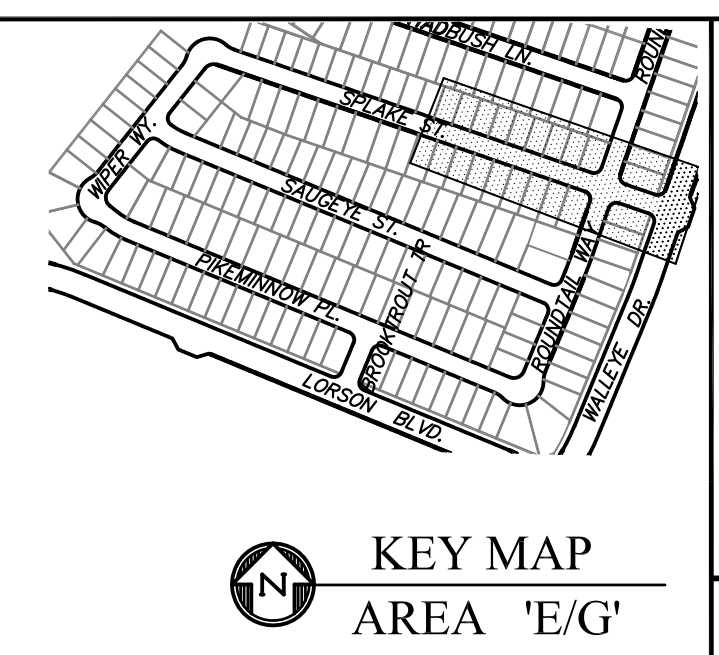
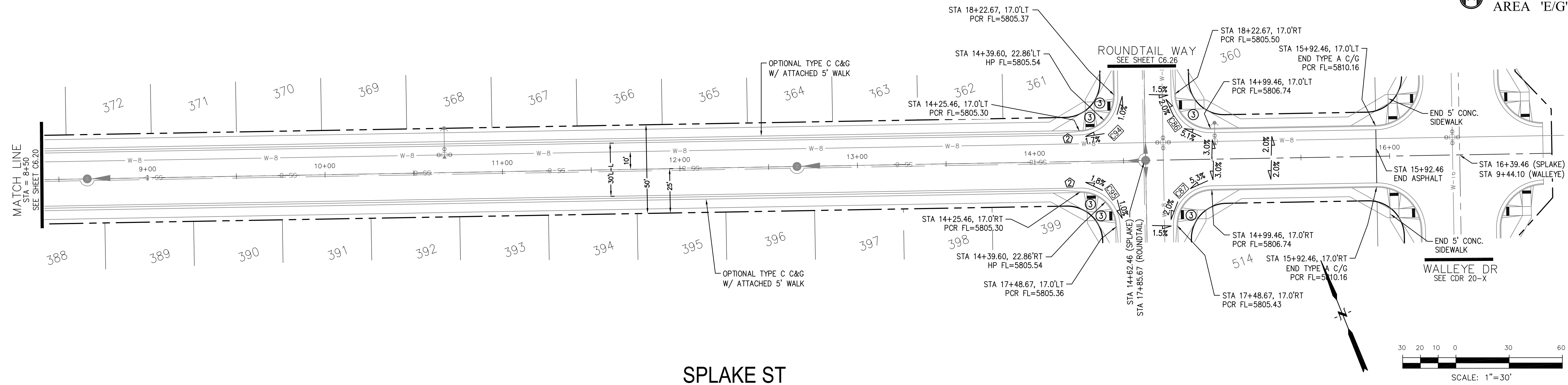
SHEET NUMBER C6.20

TOTAL SHEETS: 42

- 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
C86	31.42'	20.00	90°00'00"
C87	31.42'	20.00	90°00'00"
C94	31.42'	20.00	90°00'00"
C95	31.42'	20.00	90°00'00"

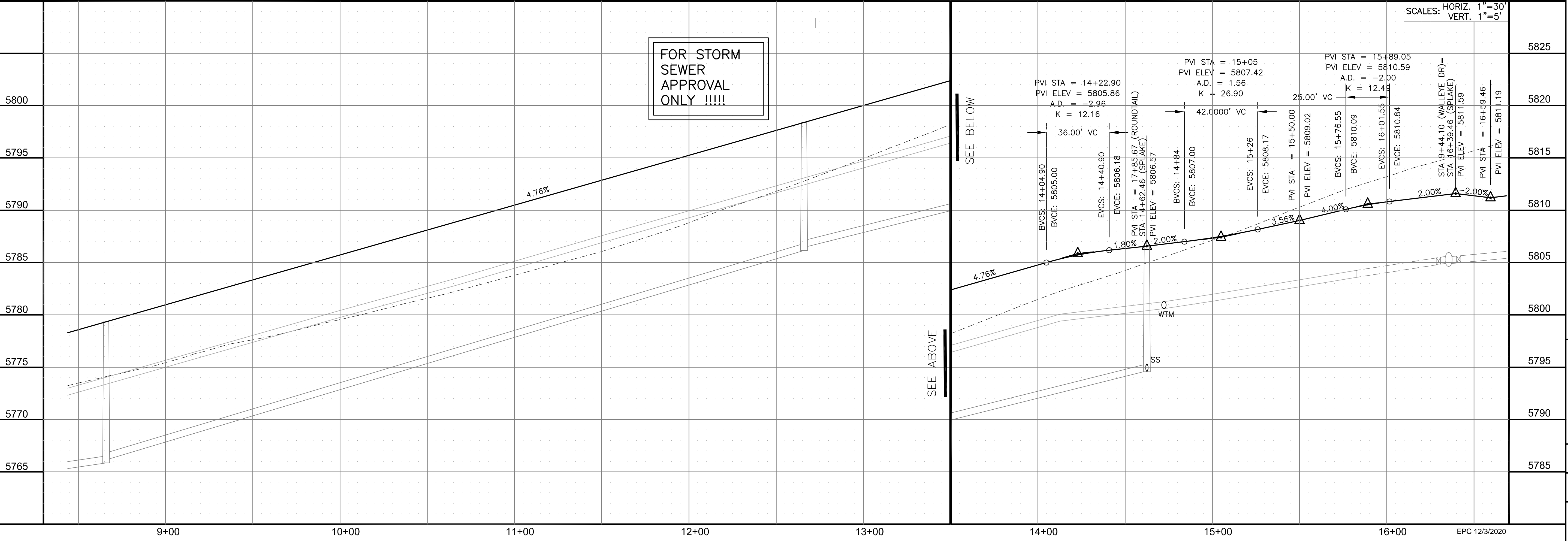


CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOOD, CO 80903
 PHONE: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

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

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



STORM - AREA 'E/G'
 SPLAKE STREET
 STA 8+50 TO 15+92

DATE: NOV 12, 2020

PROJECT NO. 100.062

SHEET NUMBER C6.21

TOTAL SHEETS: 42

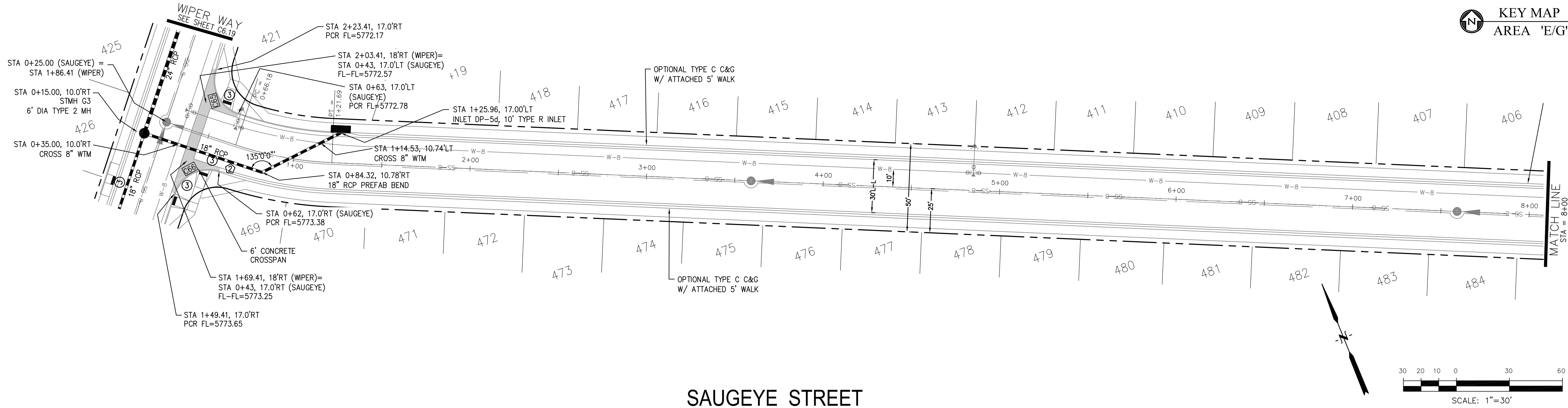
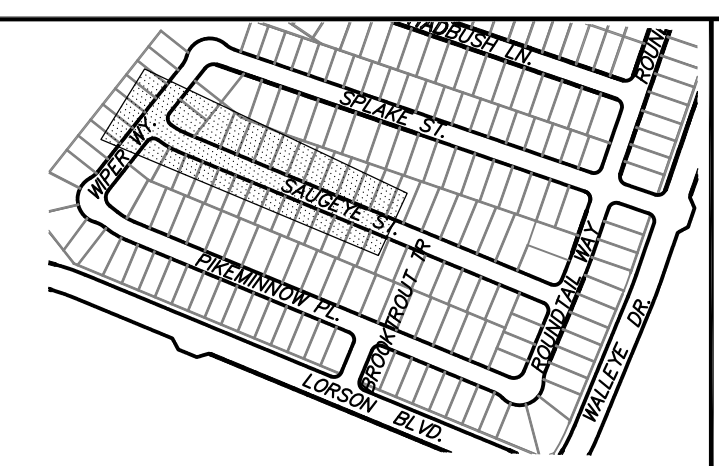
EPC 12/3/2020



- 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
C65	31.42'	20.00	90°00'00"
C66	31.42'	20.00	90°00'00"



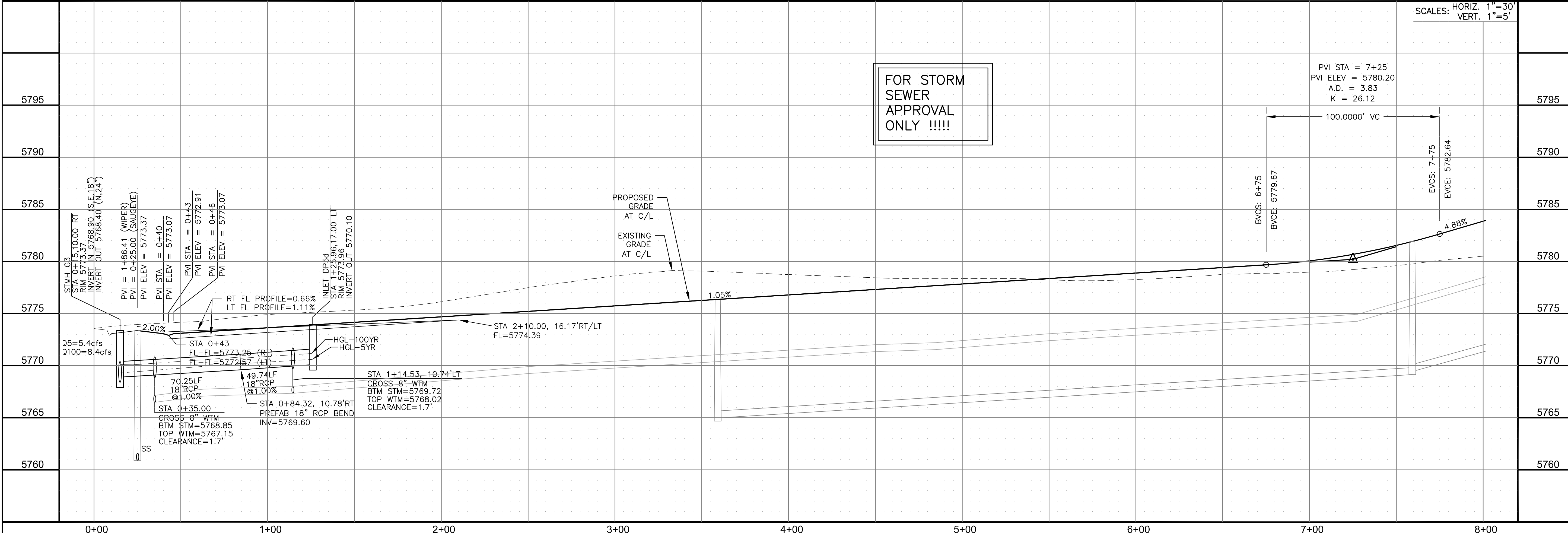
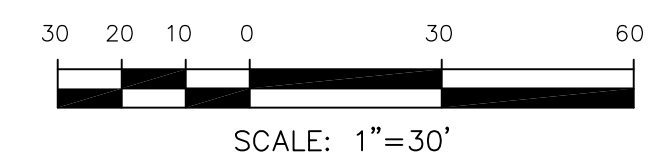
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRMGHAM, AL 35206
 PH: 205 970 1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____
 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 HILLS AT LORSON RANCH FILING NO. 1
 FONTAINE BLVD. WALLEE DR
 COLORADO SPRINGS, COLORADO

SAUGEYE STREET



STORM - AREA 'E/G'
SAUGEYE STREET
STA 0+00 TO 8+00



DATE:
 NOV 12, 2020

PROJECT NO.
 100.062

SHEET NUMBER
 C6.22

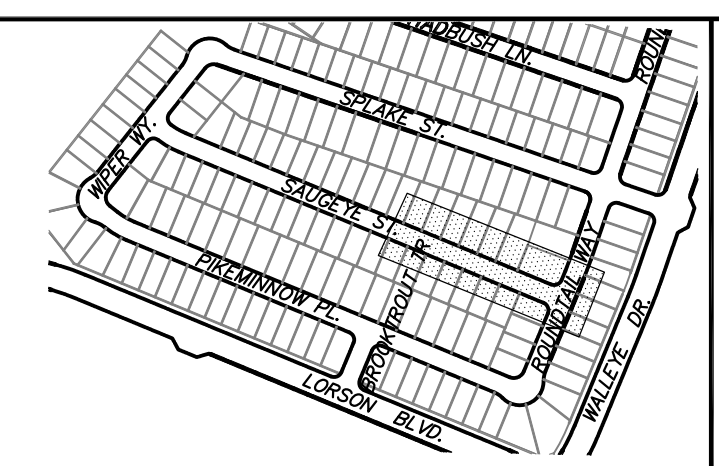
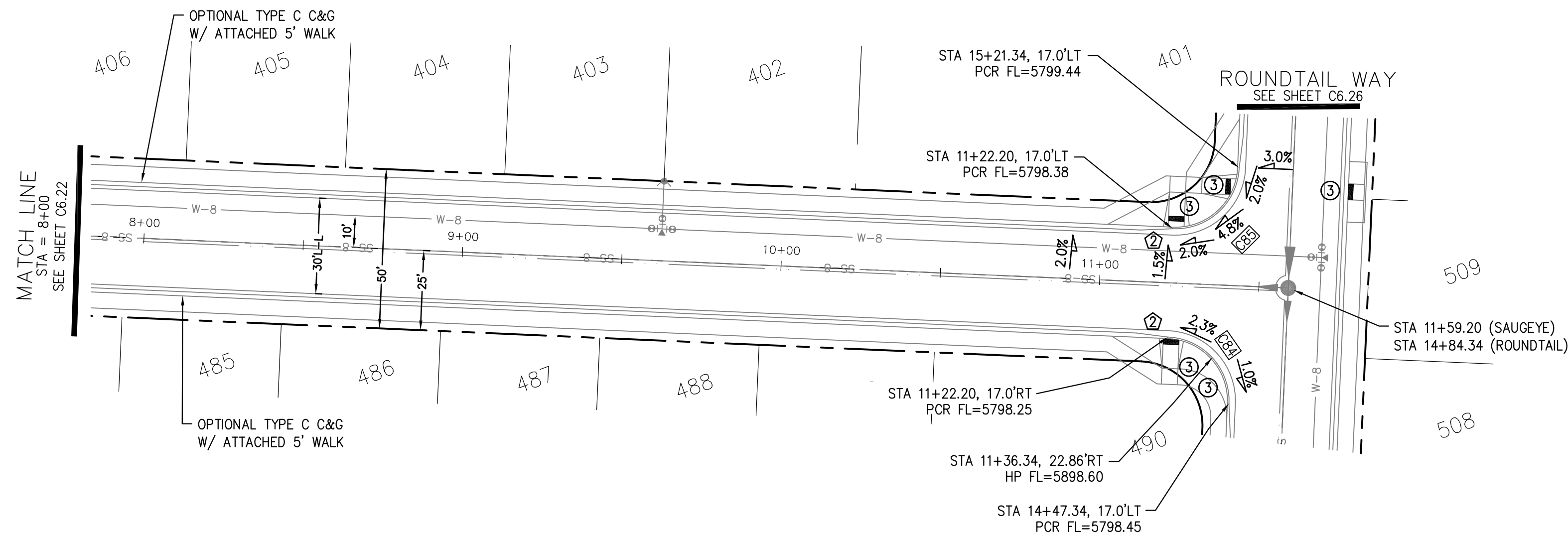
TOTAL SHEETS: 42

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.

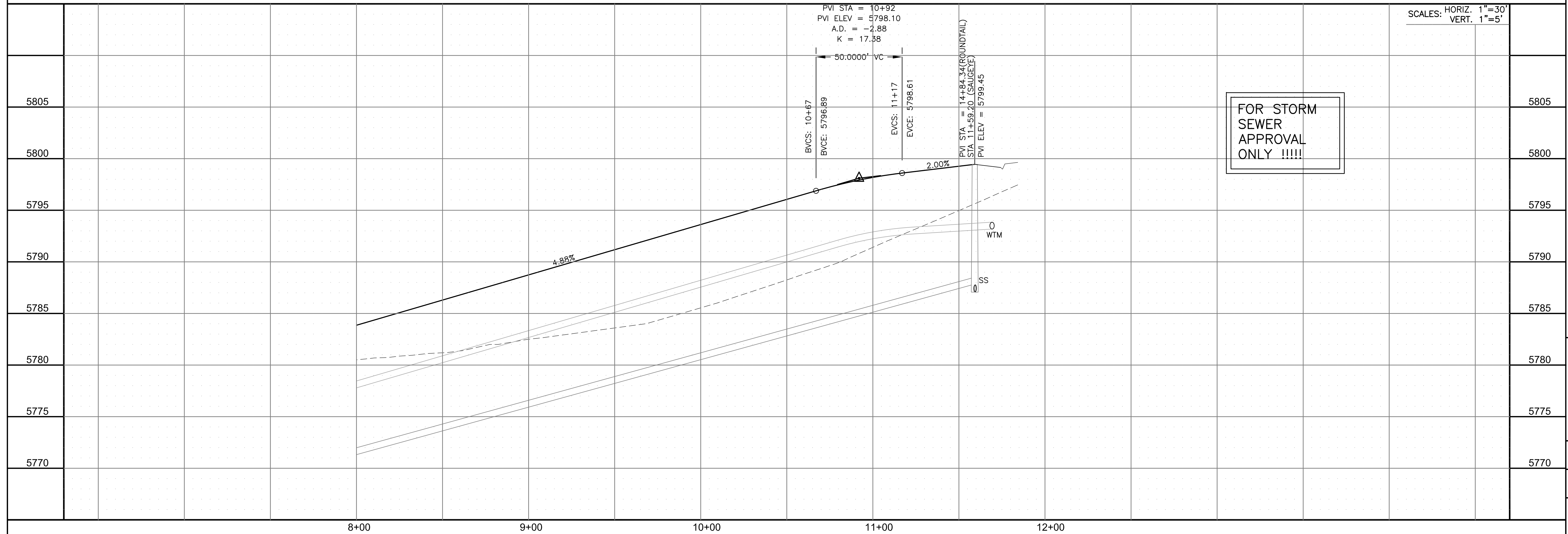
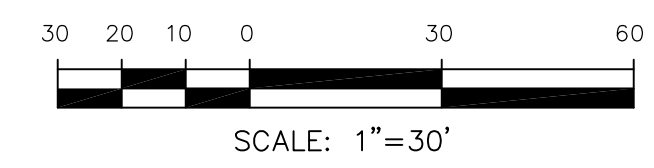
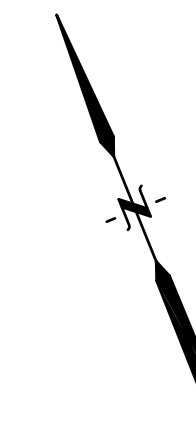
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C84	31.42'	20.00	90°00'00"
C85	31.42'	20.00	90°00'00"



KEY MAP
AREA 'E/G'

SAUGEYE STREET



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 79 570 1100
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO. _____

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
 FONTAINE BLVD. WALLEE DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STORM - AREA 'E/G'
SAUGEYE STREET
STA 8+00 TO 11+59



DATE:
 NOV 12, 2020

PROJECT NO.
 100.062

SHEET NUMBER
 C6.23

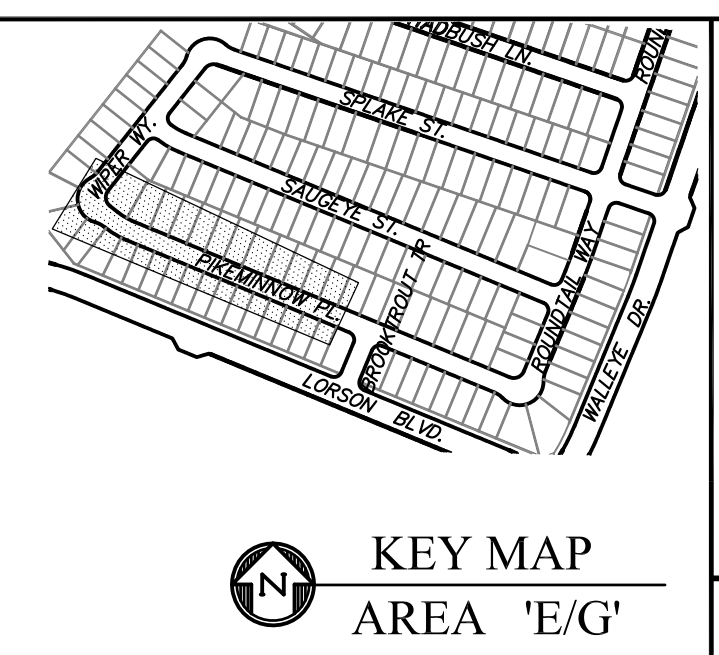
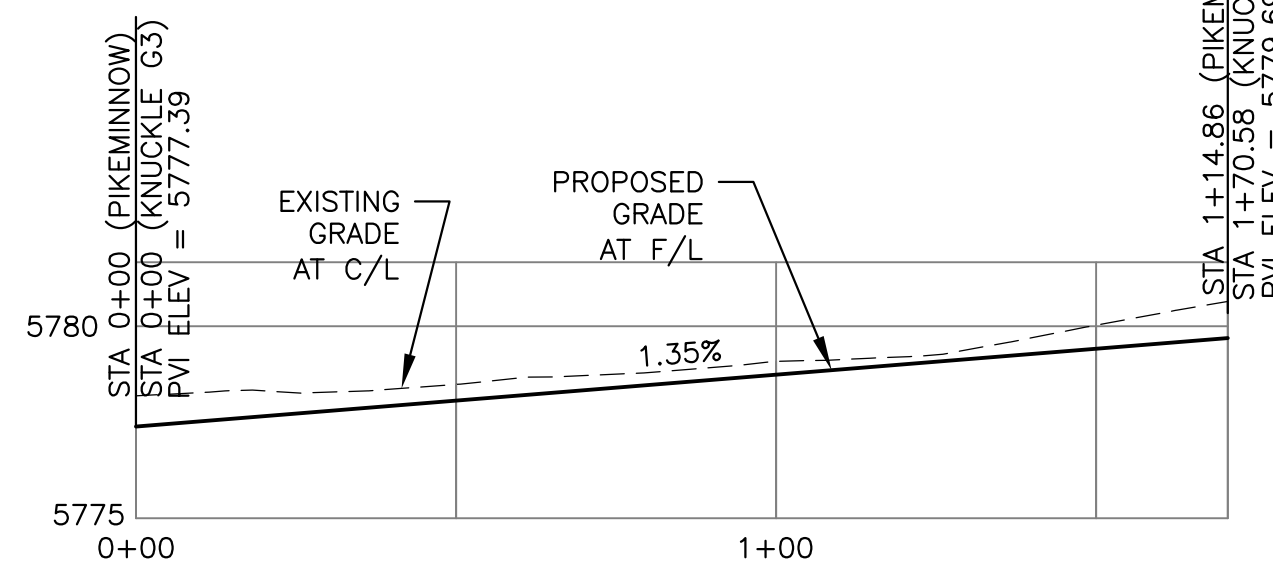
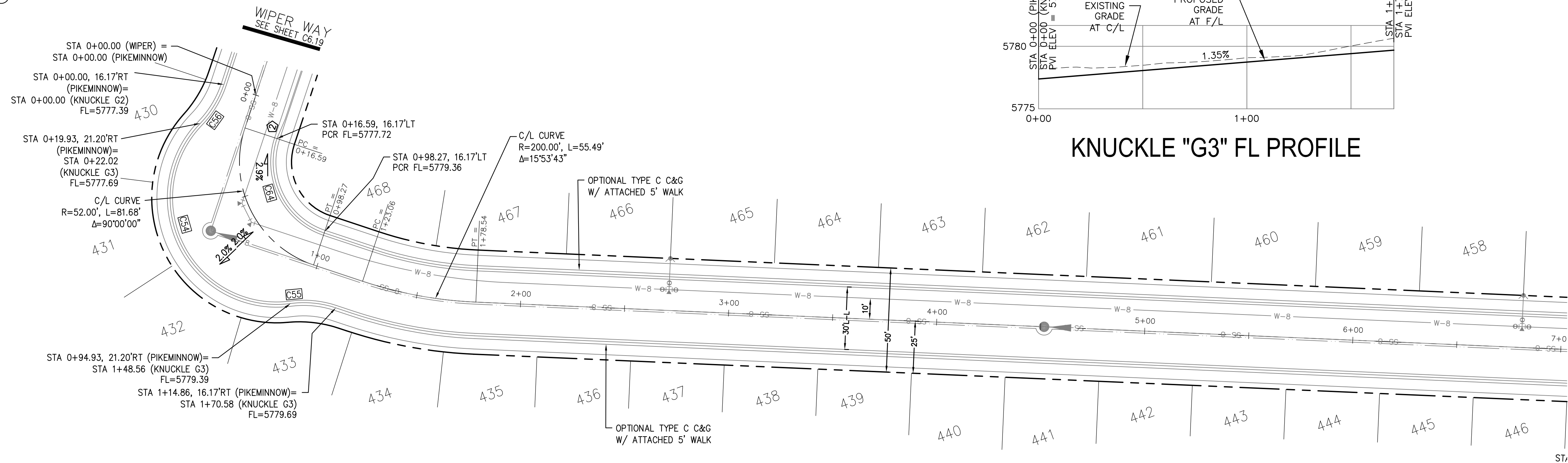
TOTAL SHEETS: 42

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.

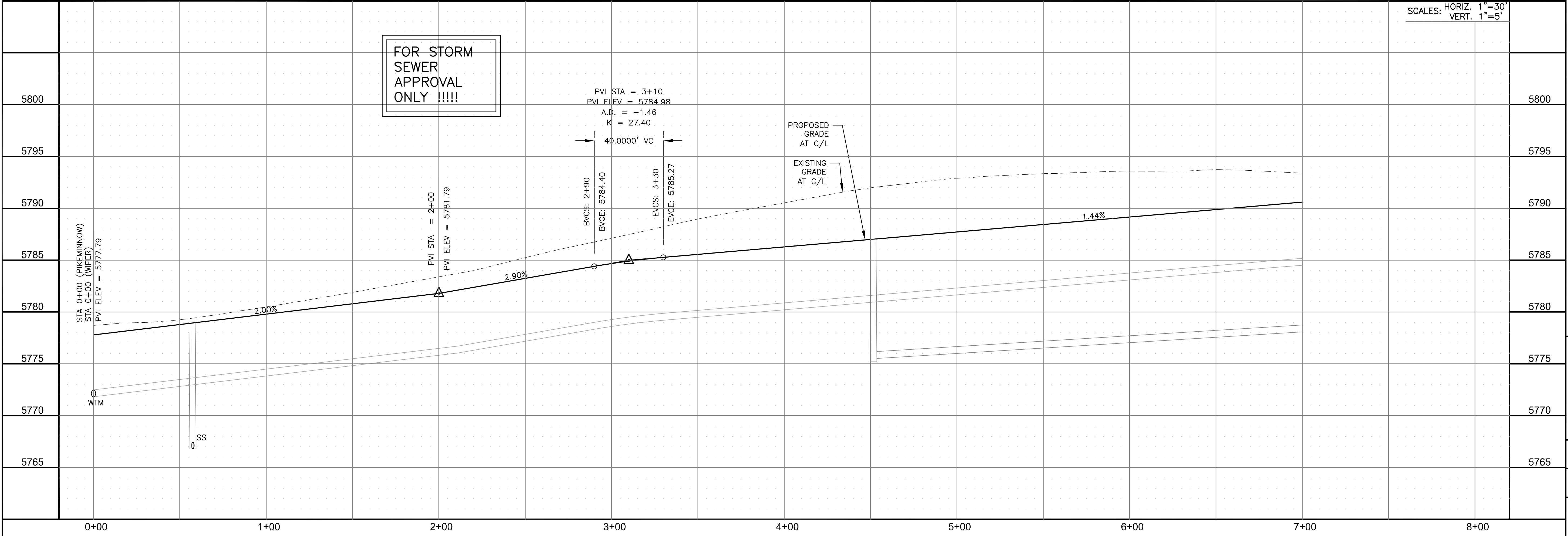
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C54	126.54'	51.17	141°41'02"
C55	22.02'	48.83	25°50'31"
C56	22.02'	48.83	25°50'31"
C64	56.28'	35.83	90°00'00"



PIKEMINNOW PLACE

FOR STORM SEWER APPROVAL ONLY !!!!!

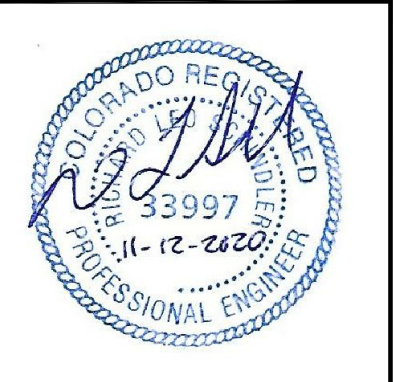


CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRCHMOUNT, CO 80506
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO. _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**
 FONTAINE BLVD WALLEE DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

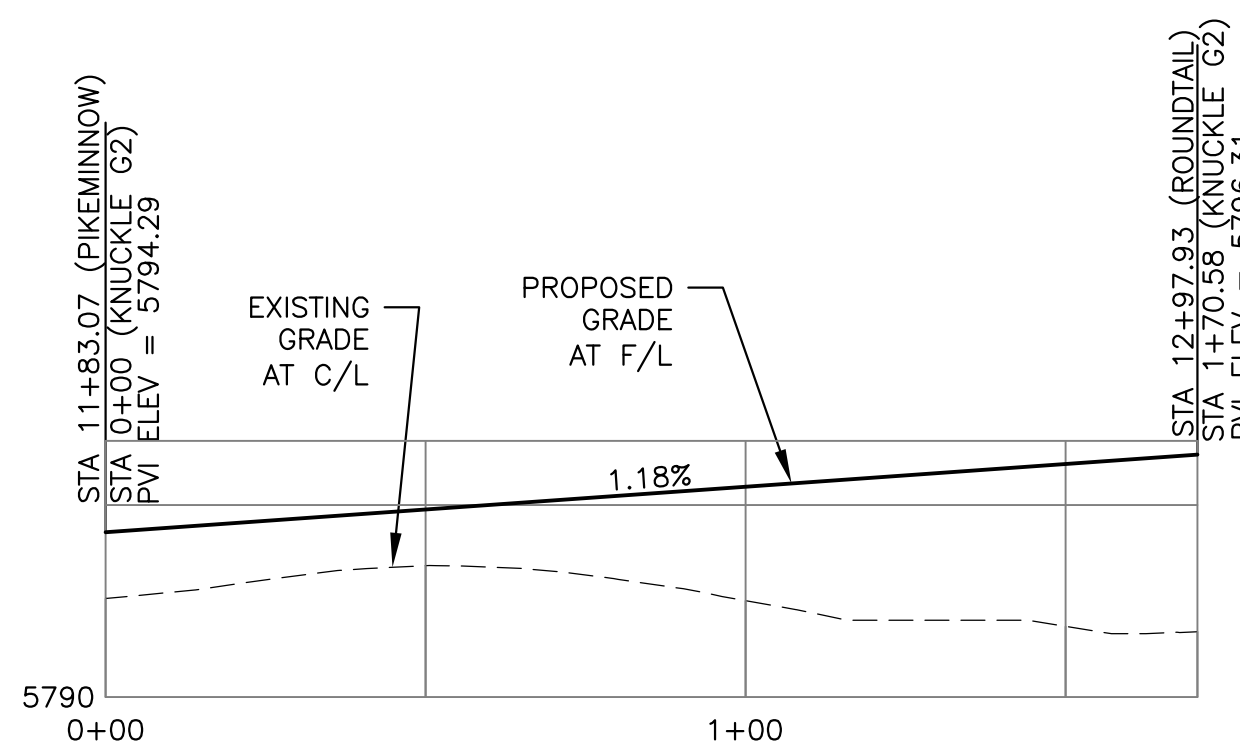
STORM - AREA 'E/G'
PIKEMINNOW PLACE
STA 0+00 TO 7+00



DATE: NOV 12, 2020
 PROJECT NO. 100.062
 SHEET NUMBER C6.24
 TOTAL SHEETS: 42

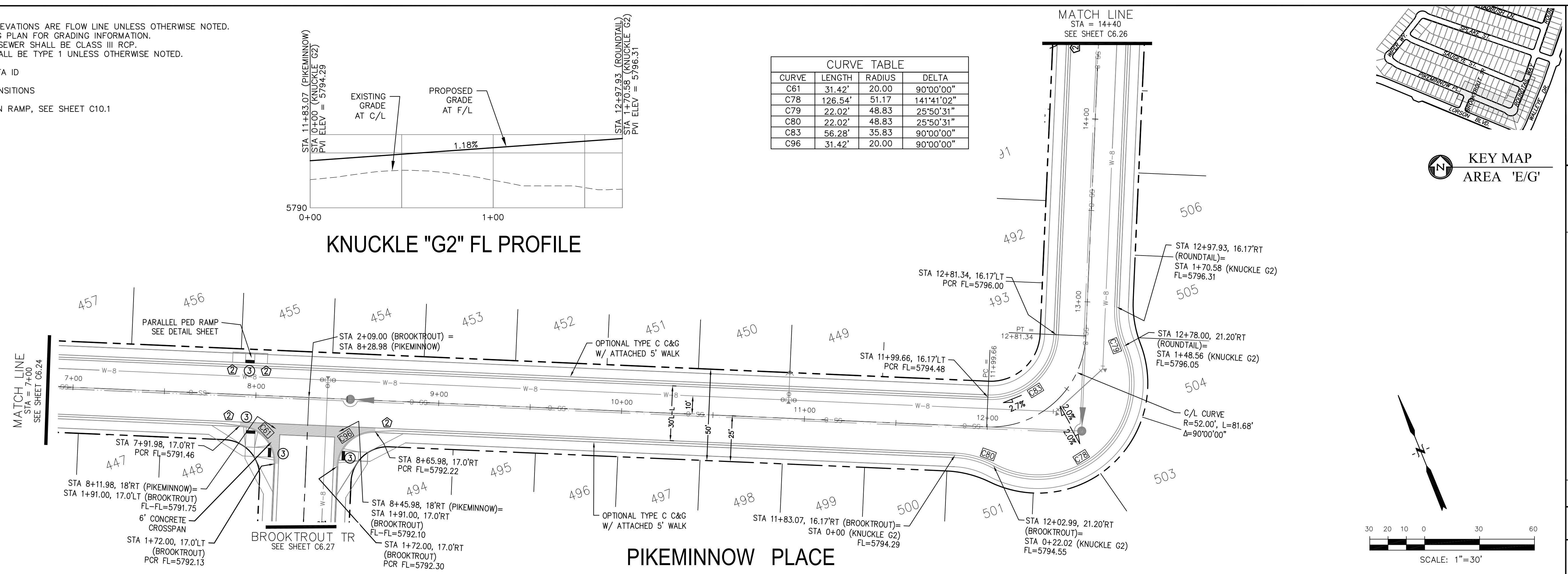
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

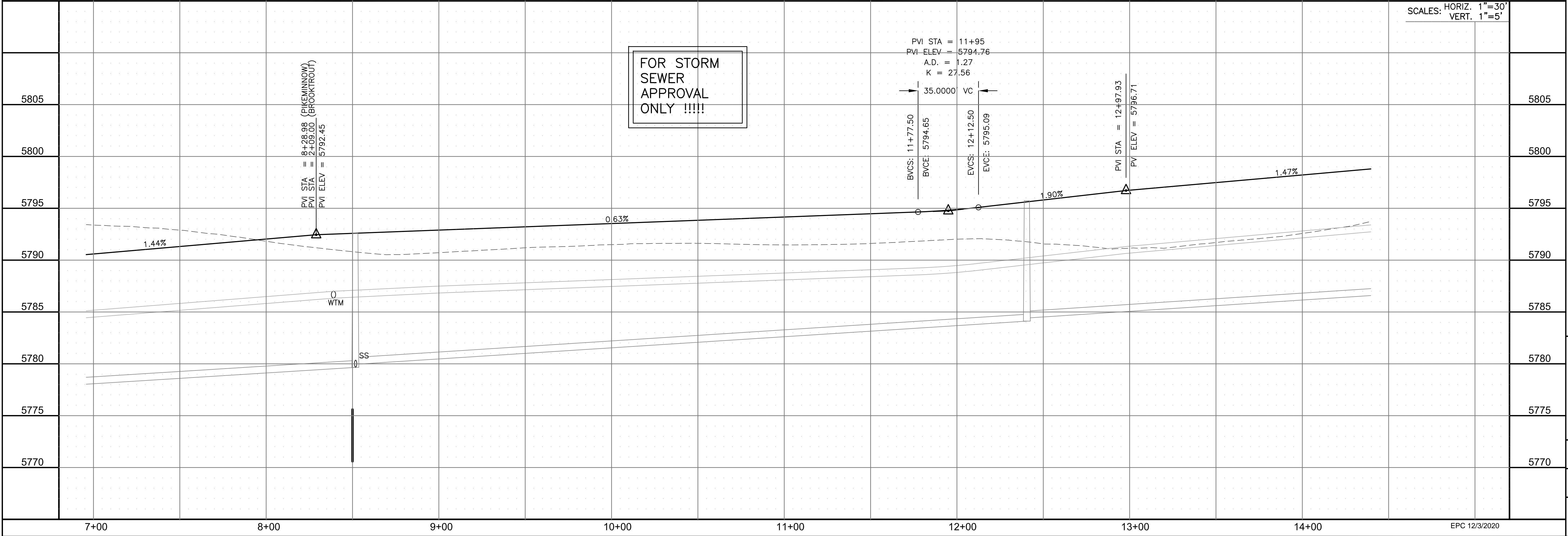


KNUCKLE "G2" FL PROFILE

CURVE	LENGTH	RADIUS	DELTA
C61	31.42'	20.00	90°00'00"
C78	126.54'	51.17	141°41'02"
C79	22.02'	48.83	25°50'31"
C80	22.02'	48.83	25°50'31"
C83	56.28'	35.83	90°00'00"
C96	31.42'	20.00	90°00'00"



PIKEMINNOW PLACE



FOR STORM SEWER APPROVAL ONLY!!!!

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. _____
PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1
FOR ANNE BLUMBAUM, 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

STORM - AREA 'E/G'
PIKEMINNOW PLACE
STA 7+00 TO 14+40



DATE: NOV 12, 2020

PROJECT NO. 100.062

SHEET NUMBER C6.25

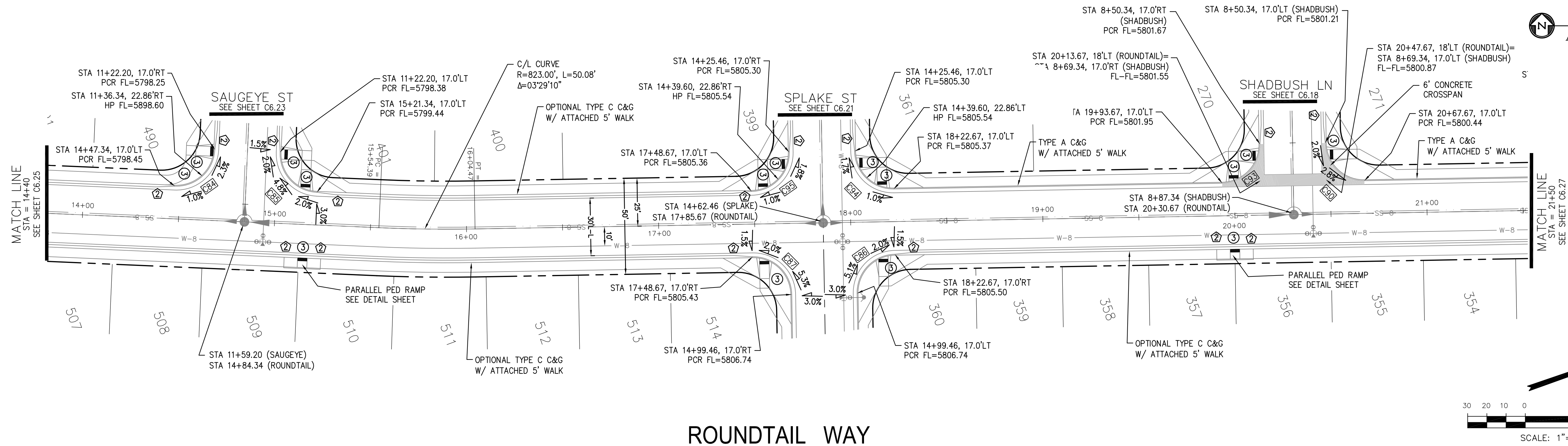
TOTAL SHEETS: 42

NOTES

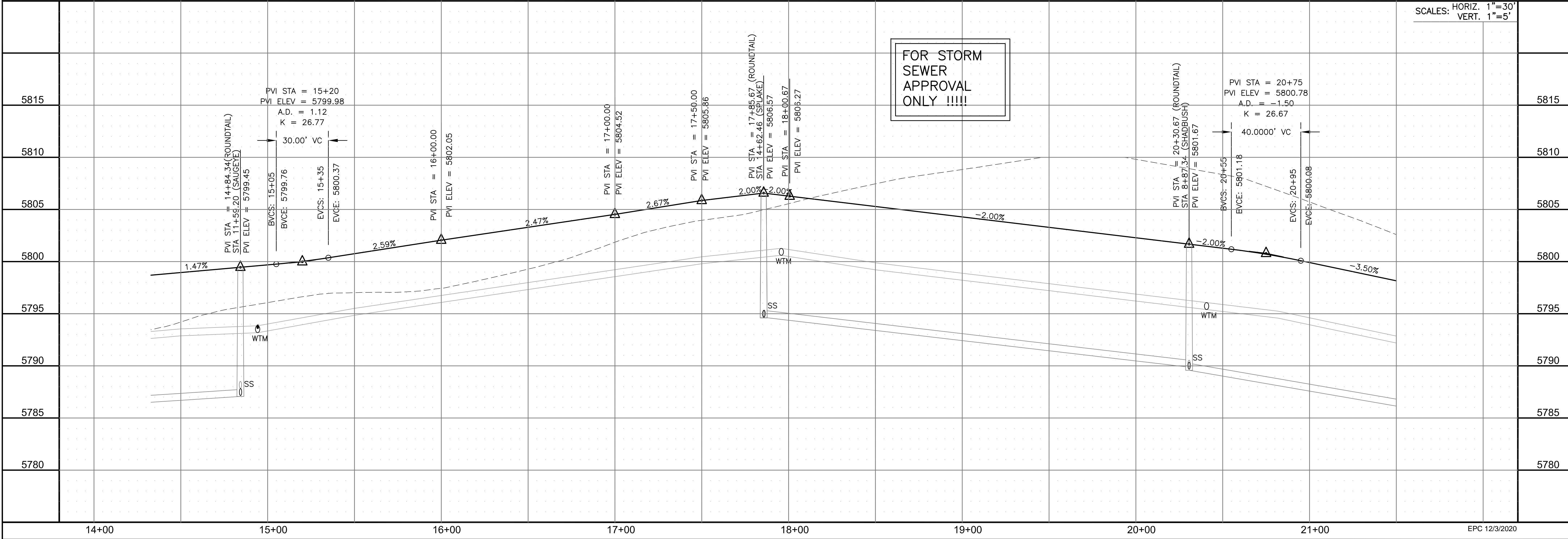
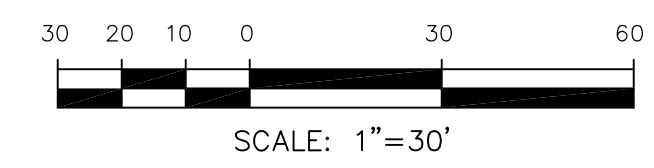
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C84	31.42'	20.00	90°00'00"
C85	31.42'	20.00	90°00'00"
C86	31.42'	20.00	90°00'00"
C87	31.42'	20.00	90°00'00"
C90	31.42'	20.00	90°00'00"
C93	31.42'	20.00	90°00'00"
C94	31.42'	20.00	90°00'00"
C95	31.42'	20.00	90°00'00"



ROUNDTAIL WAY



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

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

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
 FONTAINE BLVD. VALLEY DR
 COLORADO SPRINGS, COLORADO

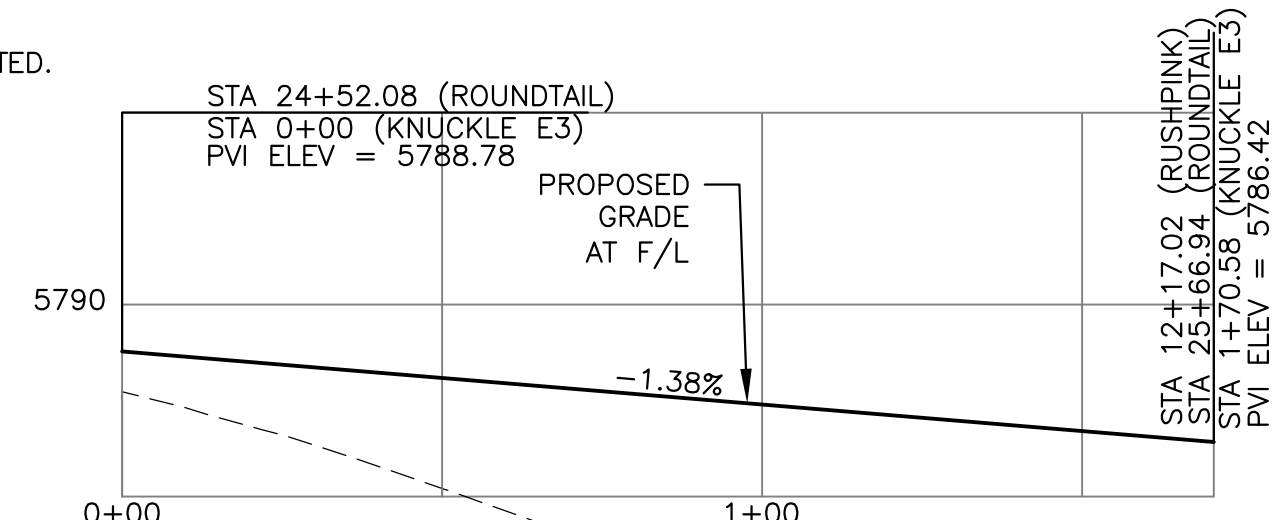
STORM - AREA 'E/G'
ROUNDTAIL WAY
STA 14+40 TO 21+50

DATE:
 NOV 12, 2020
 PROJECT NO.
 100.062
 SHEET NUMBER
 C6.26
 TOTAL SHEETS: 42



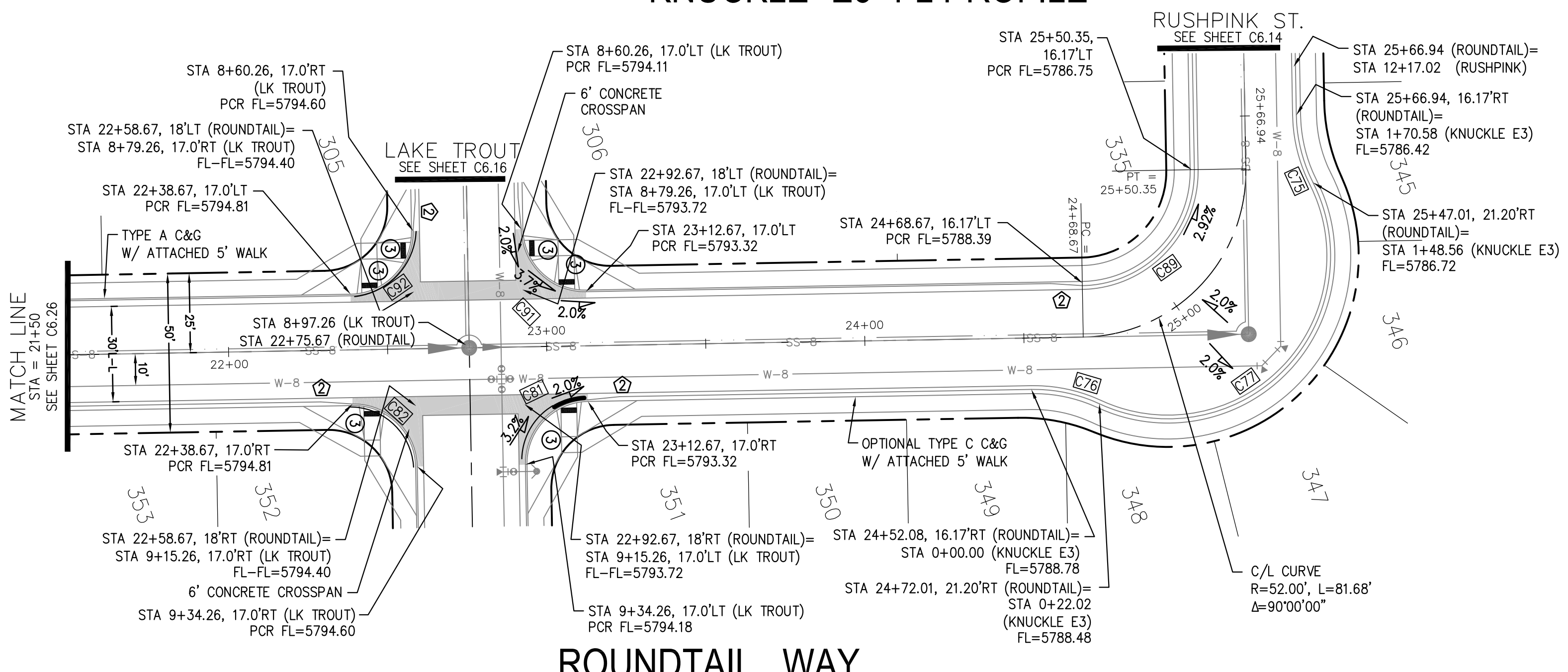
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

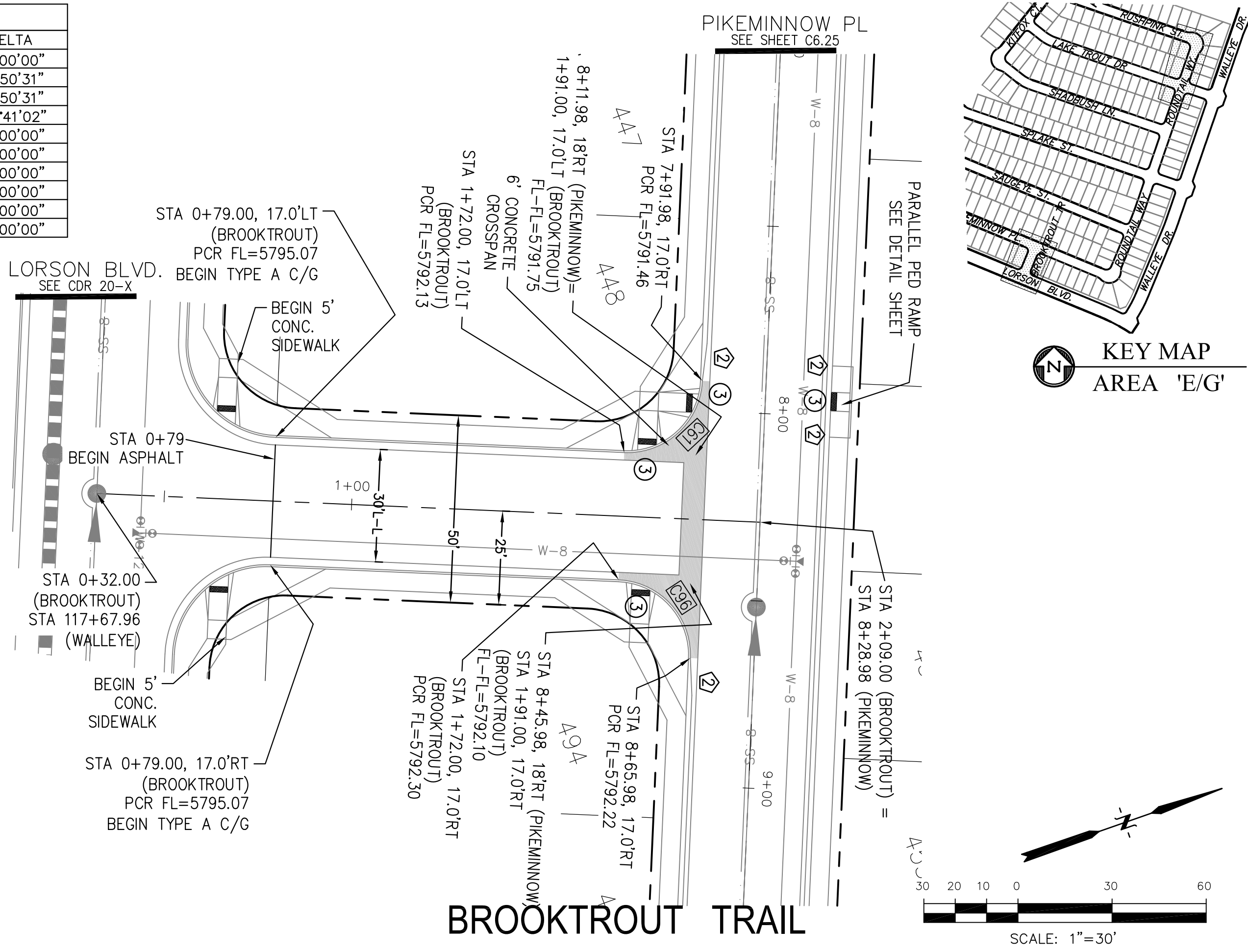


KNUCKLE "E3" FL PROFILE

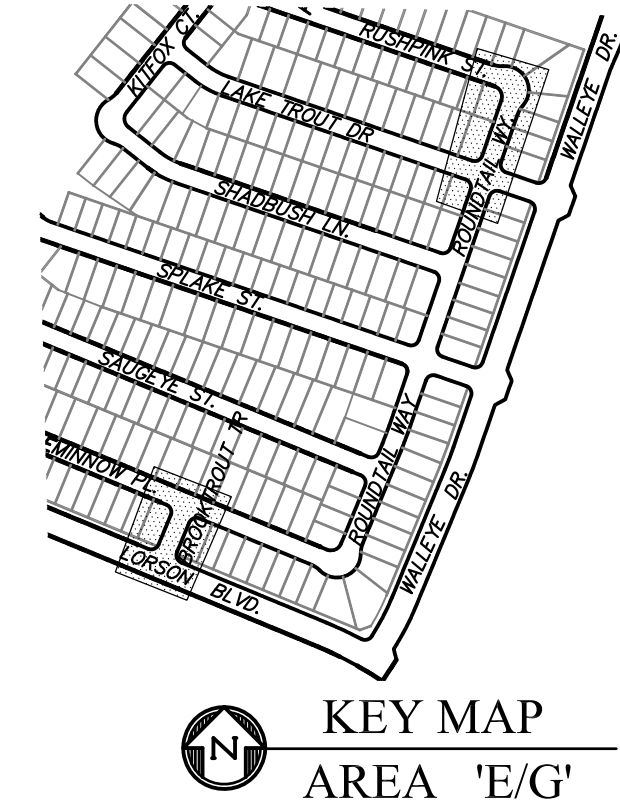
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C61	31.42'	20.00	90°00'00"
C75	22.02'	48.83	25°50'31"
C76	22.02'	48.83	25°50'31"
C77	126.54'	51.17	141°41'02"
C81	31.42'	20.00	90°00'00"
C82	31.42'	20.00	90°00'00"
C89	56.28'	35.83	90°00'00"
C91	31.42'	20.00	90°00'00"
C92	31.42'	20.00	90°00'00"
C96	31.42'	20.00	90°00'00"



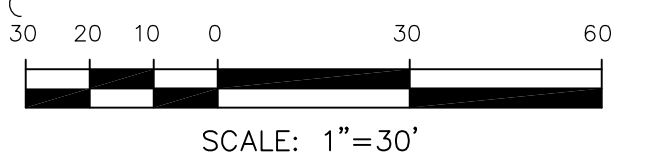
ROUNDTAIL WAY



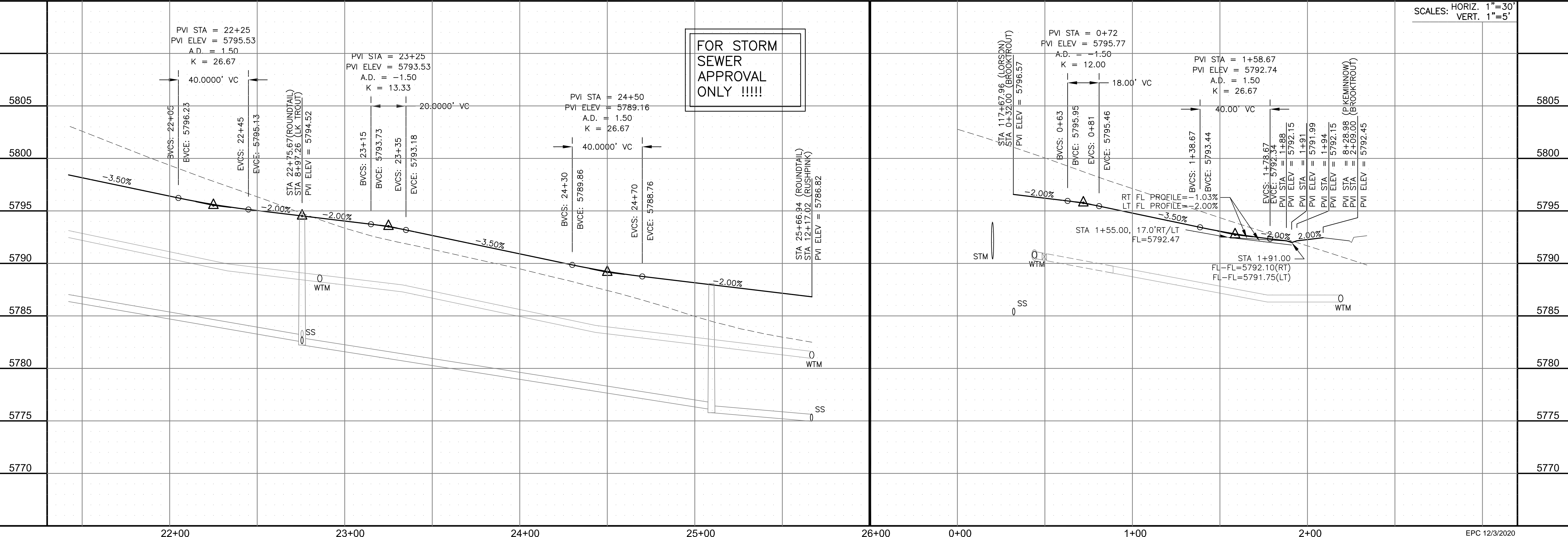
BROOKTROUT TRAIL



KEY MAP AREA 'E/G'



FOR STORM SEWER APPROVAL ONLY !!!!!



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

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOODS, CO 80906
PHONE: 719.576.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DATE: _____
DESCRIPTION: _____
NO. _____

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STORM - AREA 'E/G'
ROUNDTAIL WAY & BROOKTROUT TRAIL
STA 21+50 TO 25+66

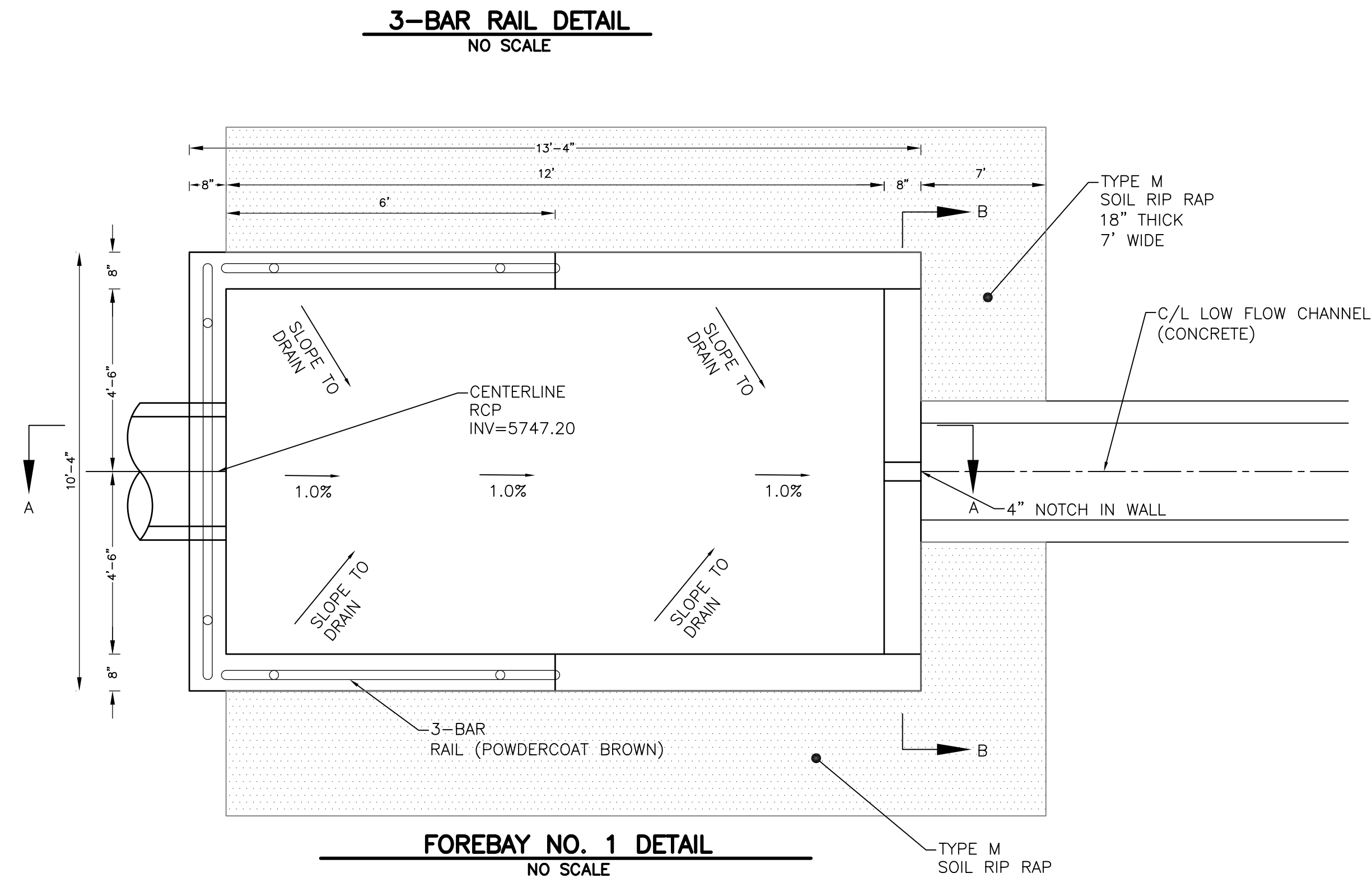
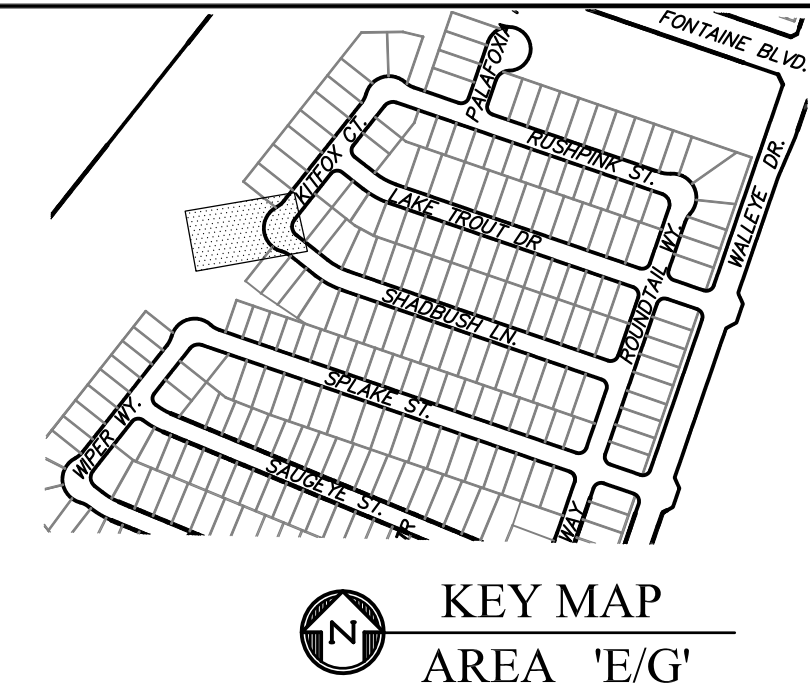
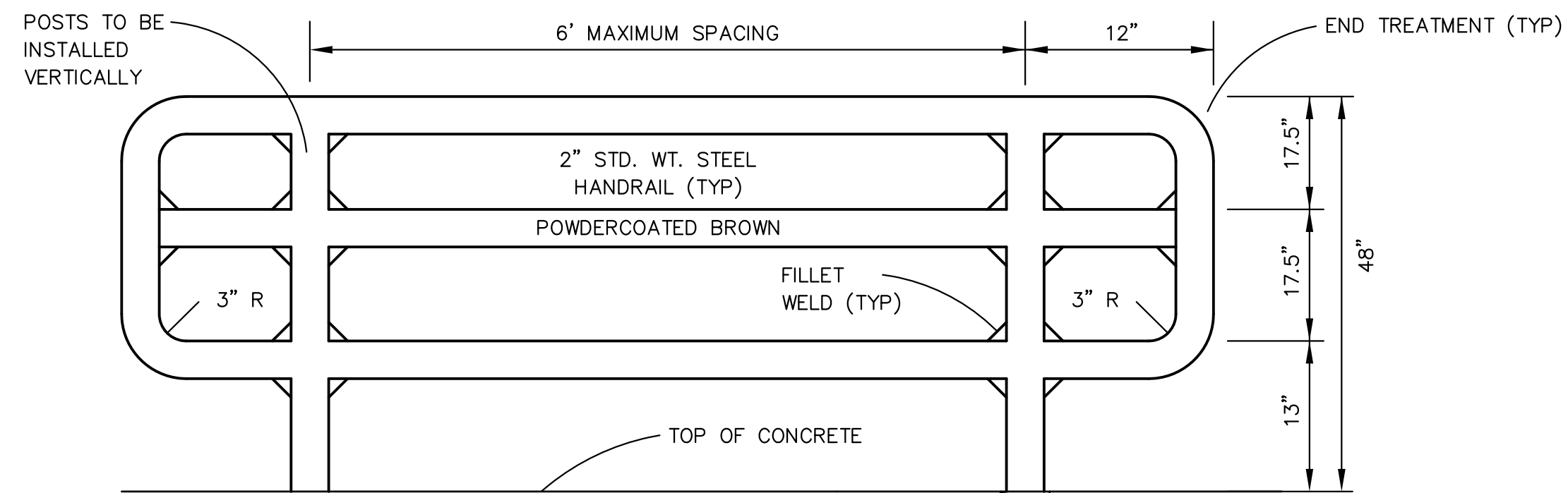
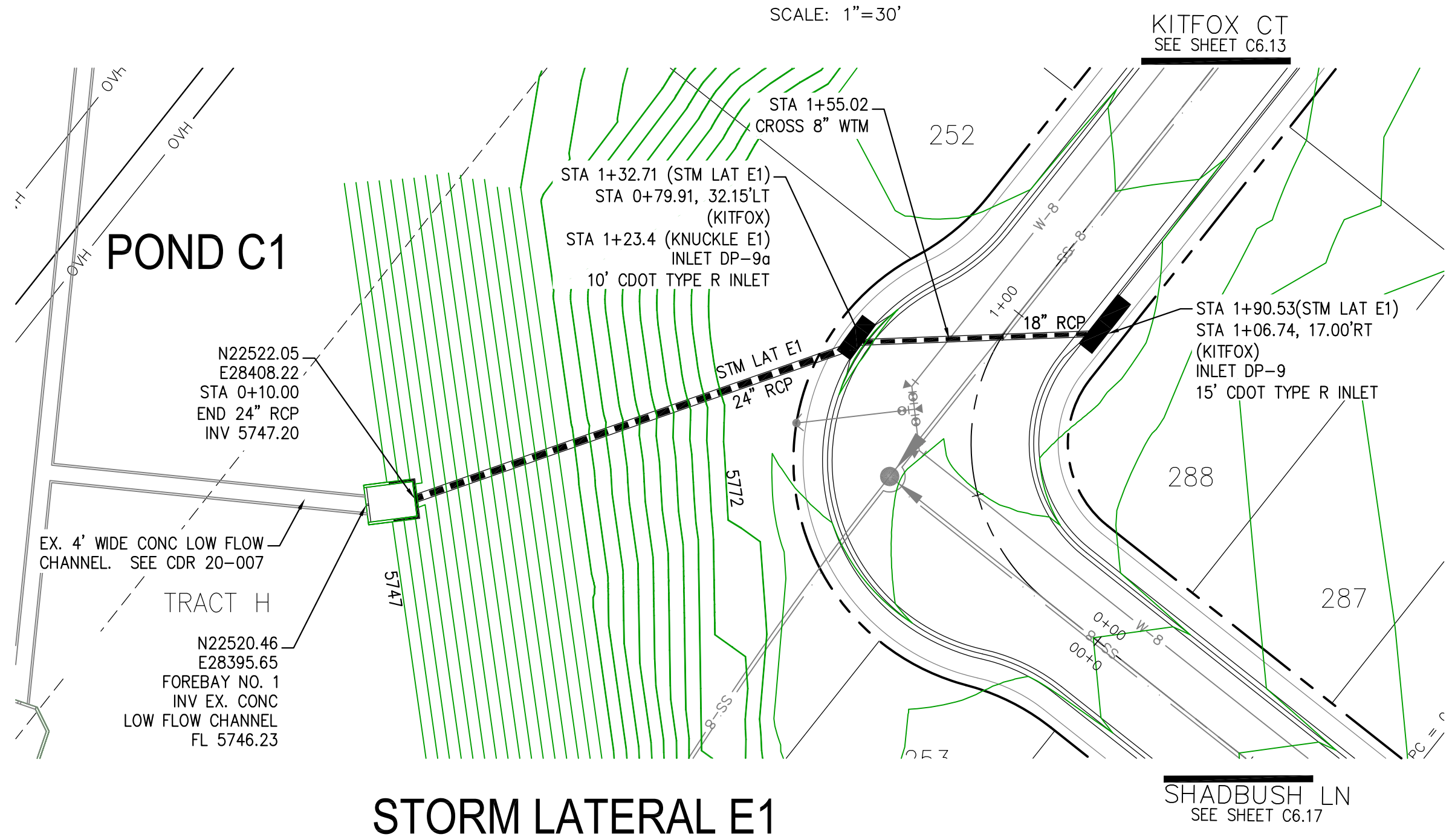
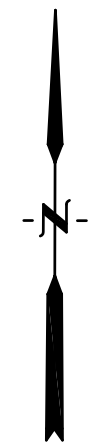
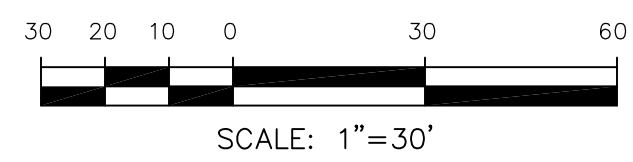


DATE:
NOV 12, 2020

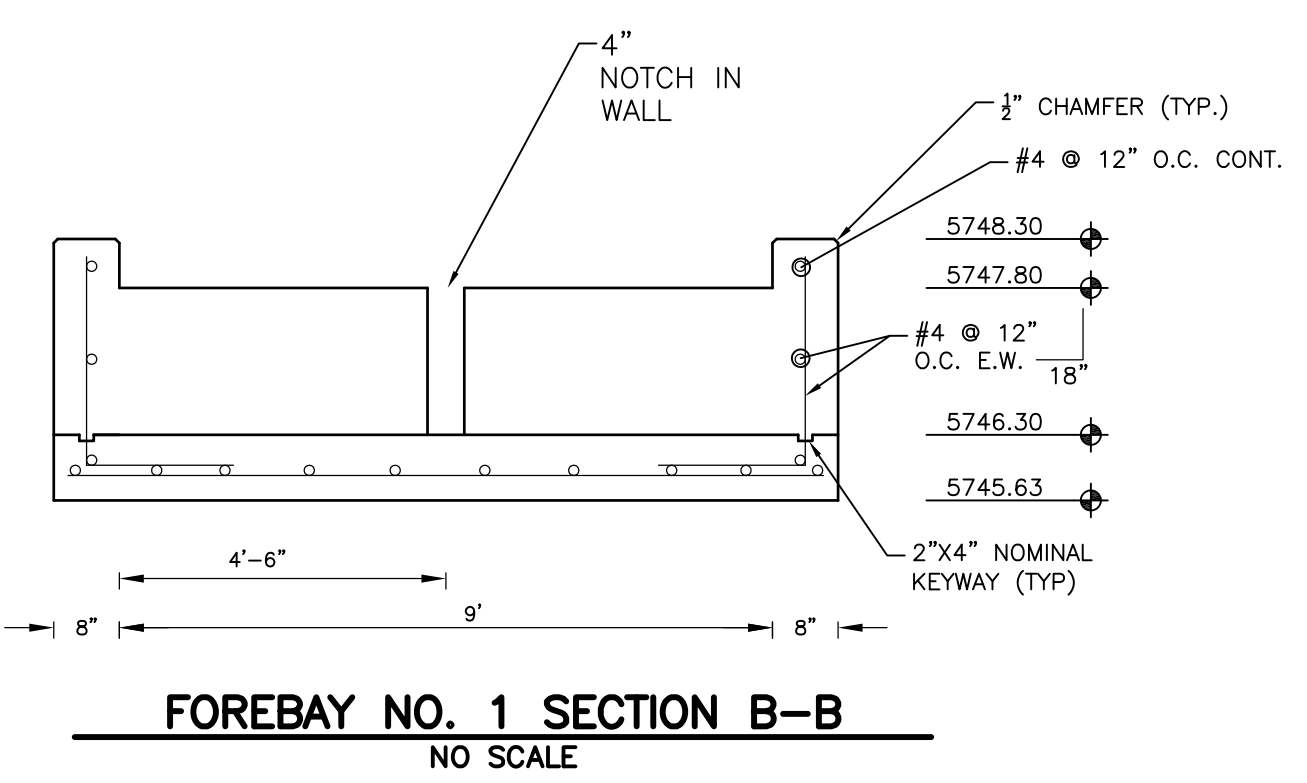
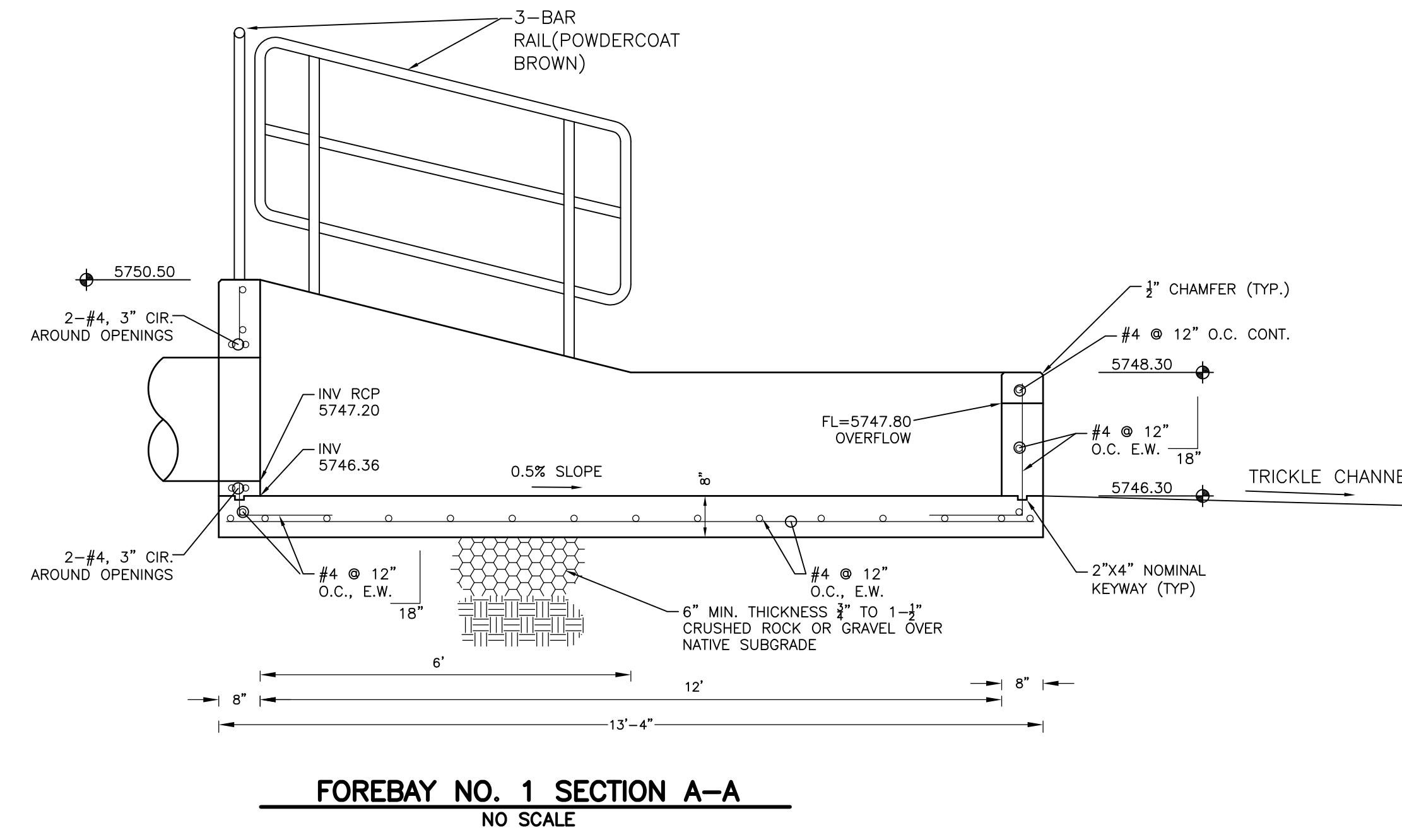
PROJECT NO.
100.062
SHEET NUMBER
C6.27
TOTAL SHEETS: 42

- 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



Station	Proposed Grade at C/L	Existing Grade at C/L	Notes
5775			
5770			
5765			
5760			
5755			
5750			
5745			
5740			



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOOD, CO 80906
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____

DESCRIPTION: _____

NO. _____

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

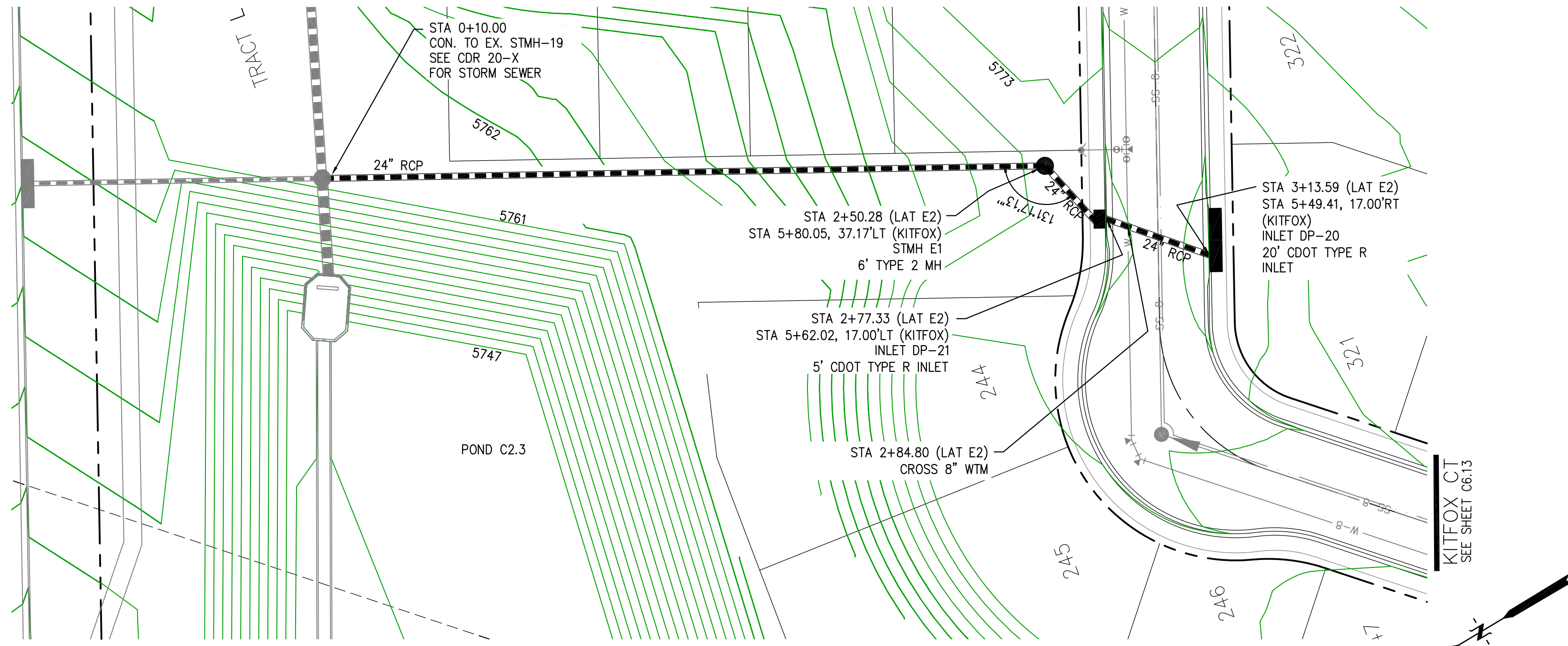
STORM SEWER LATERAL - AREA 'E / G'
 STORM LATERAL E1
 STA 0+00 TO 1+90

DATE: NOV 12, 2020
 PROJECT NO: 100.062
 SHEET NUMBER: C7.1
 TOTAL SHEETS: 42

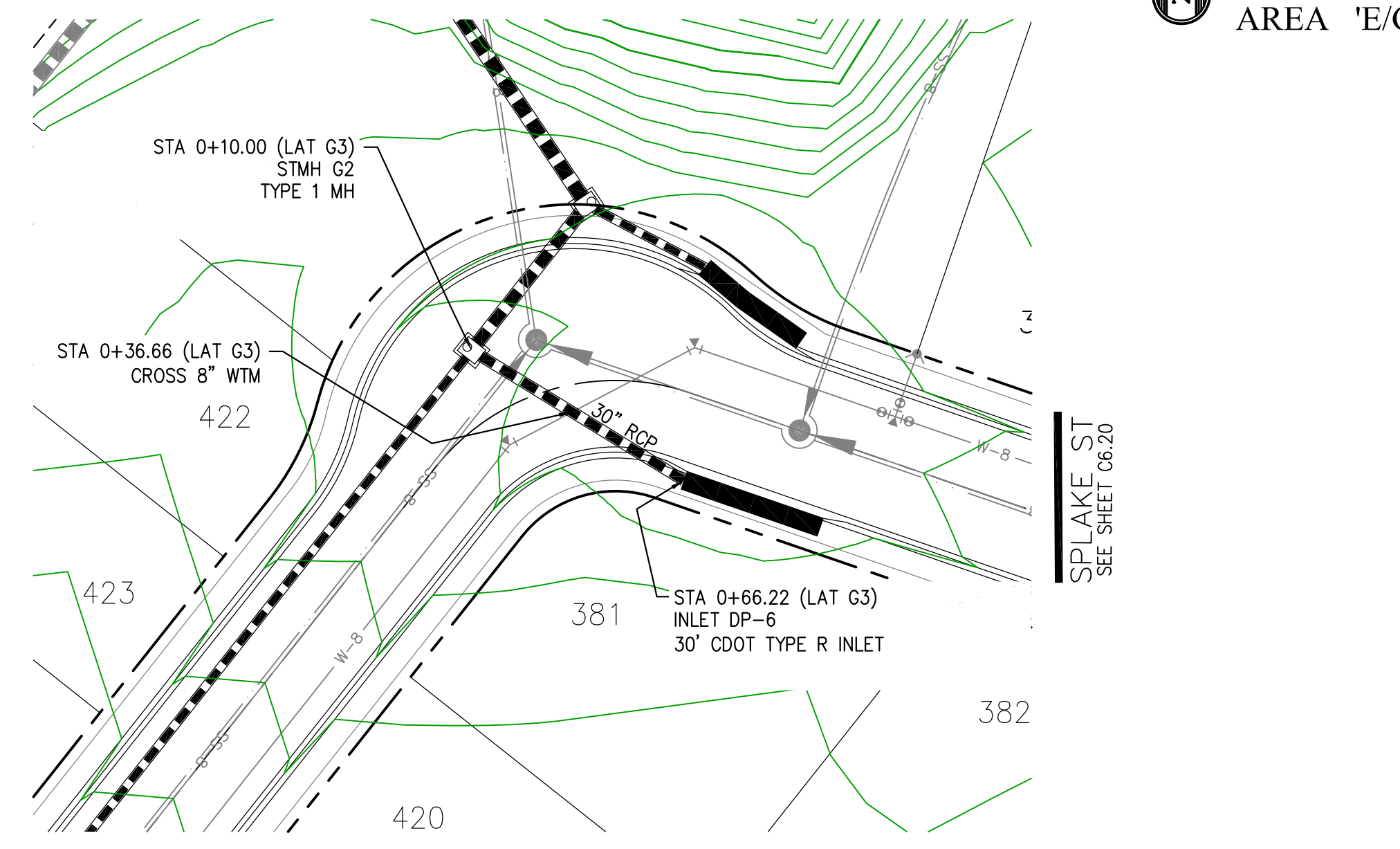
EPC 12/3/2020

- 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.

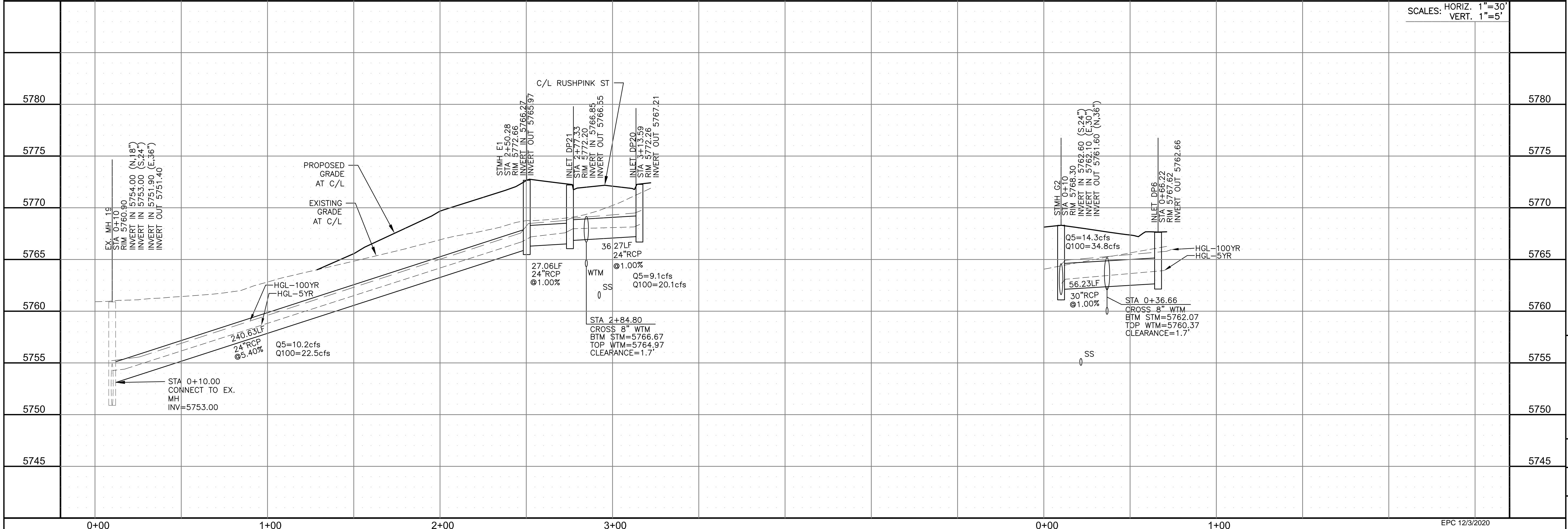
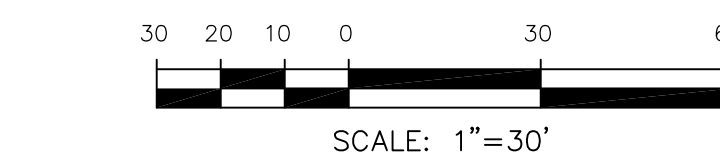
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



STORM LATERAL E2

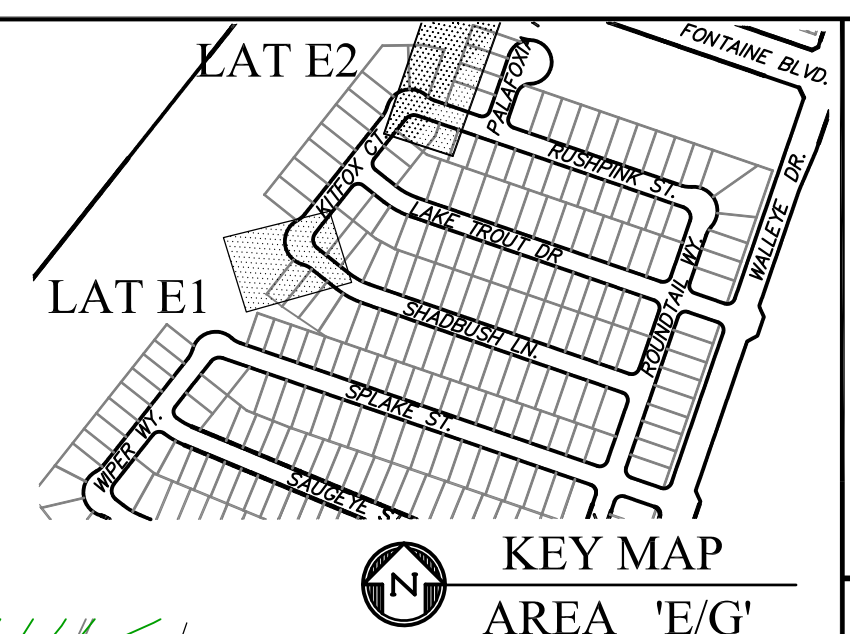


STORM LATERAL G3



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

EPC 12/3/2020



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOODS, CO 80906
PHONE: 719.576.1100
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 HILLS AT LORSON RANCH FILING NO. 1
FOUNTAIN BLVD. WALLEY DR
COLORADO SPRINGS, COLORADO

STORM SEWER LATERAL - AREA 'E / G'
STORM LATERAL E2 and G3
STA 7+00 TO 10+27

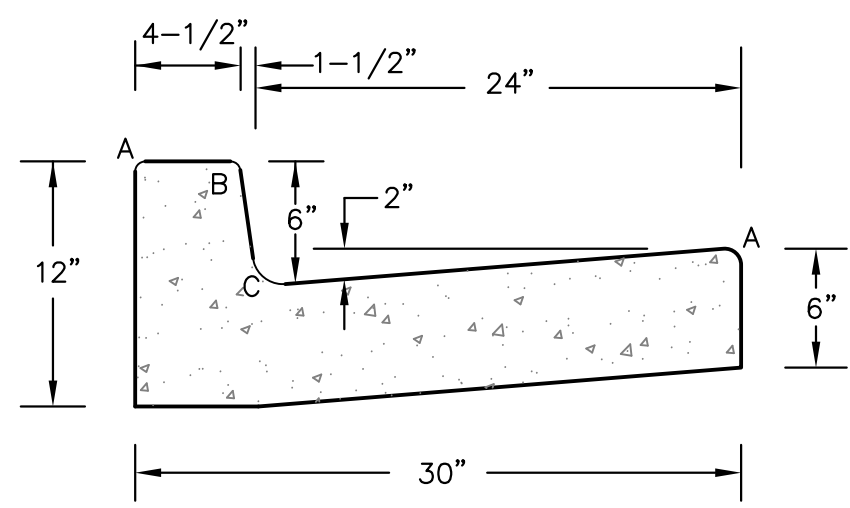


DATE:
NOV 12, 2020

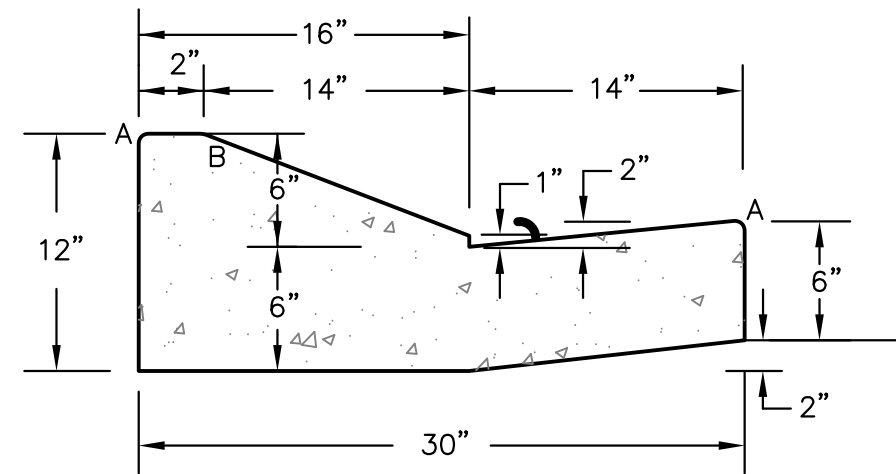
PROJECT NO.
100.062

SHEET NUMBER
C7.2

TOTAL SHEETS: 42



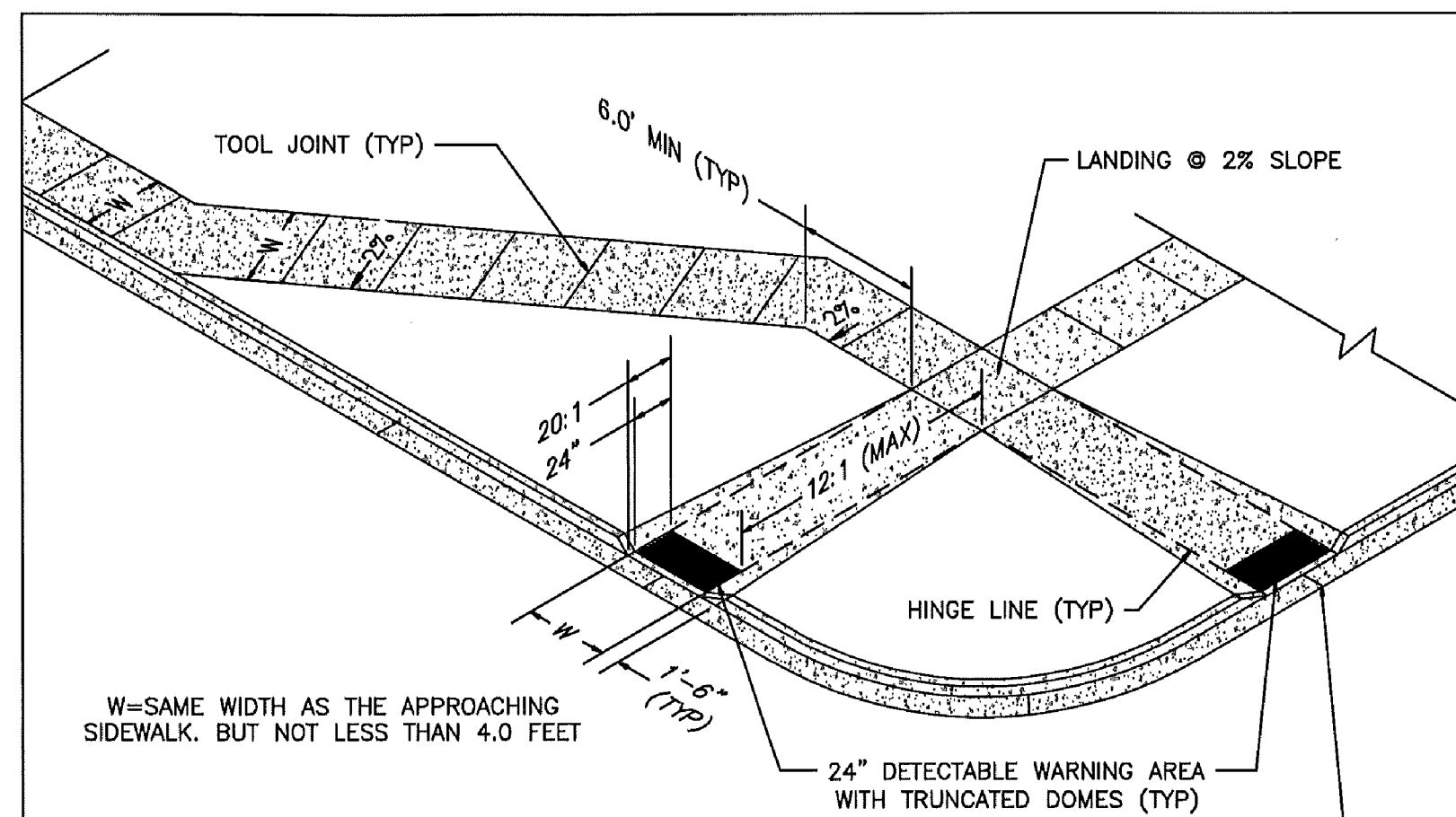
TYPE 'A'
VERTICAL CURB AND GUTTER
 SCALE 1" = 1'-0"



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

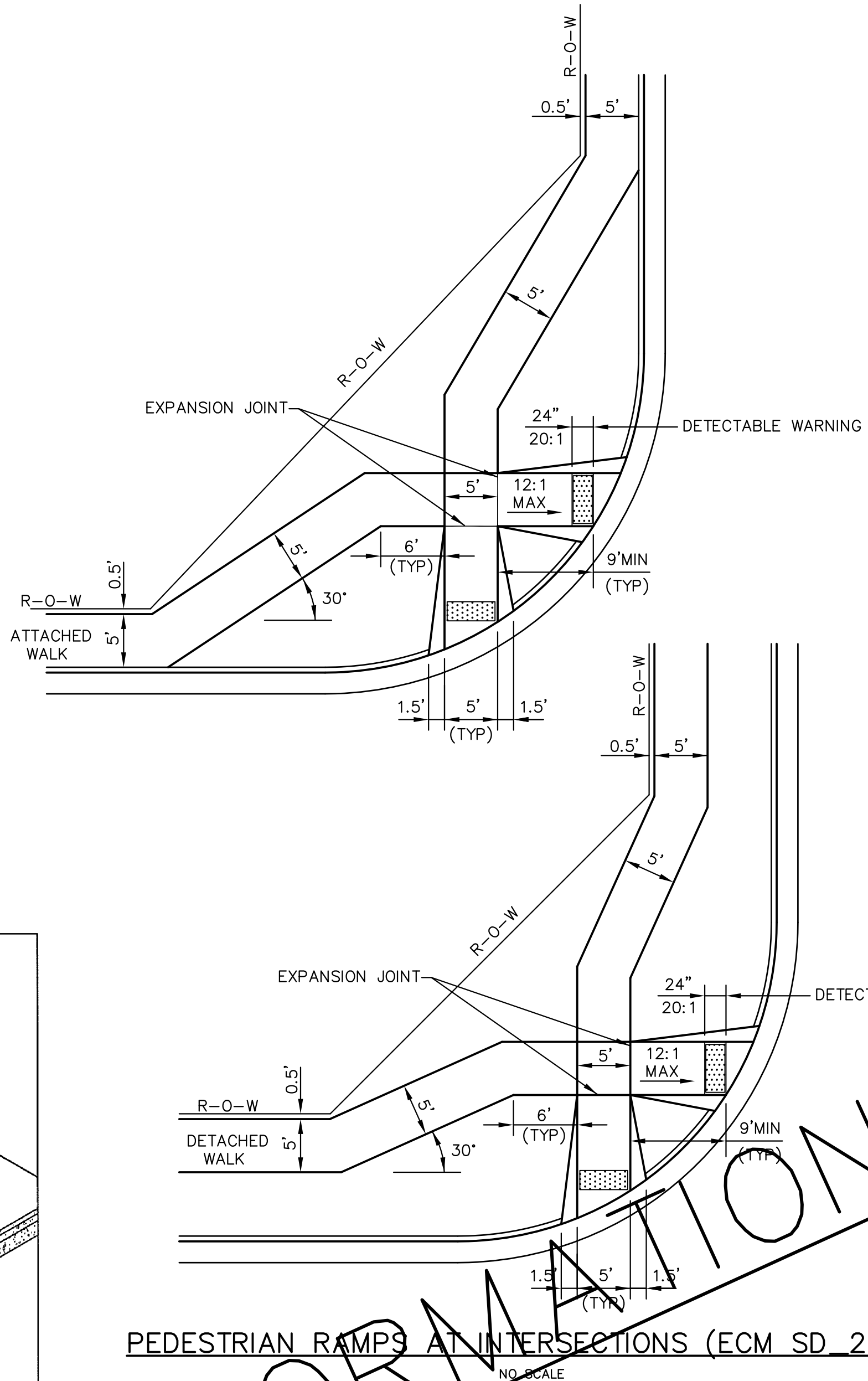
LENGTH FOR RADII	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

CURB DETAILS (ECM SD 2-20)

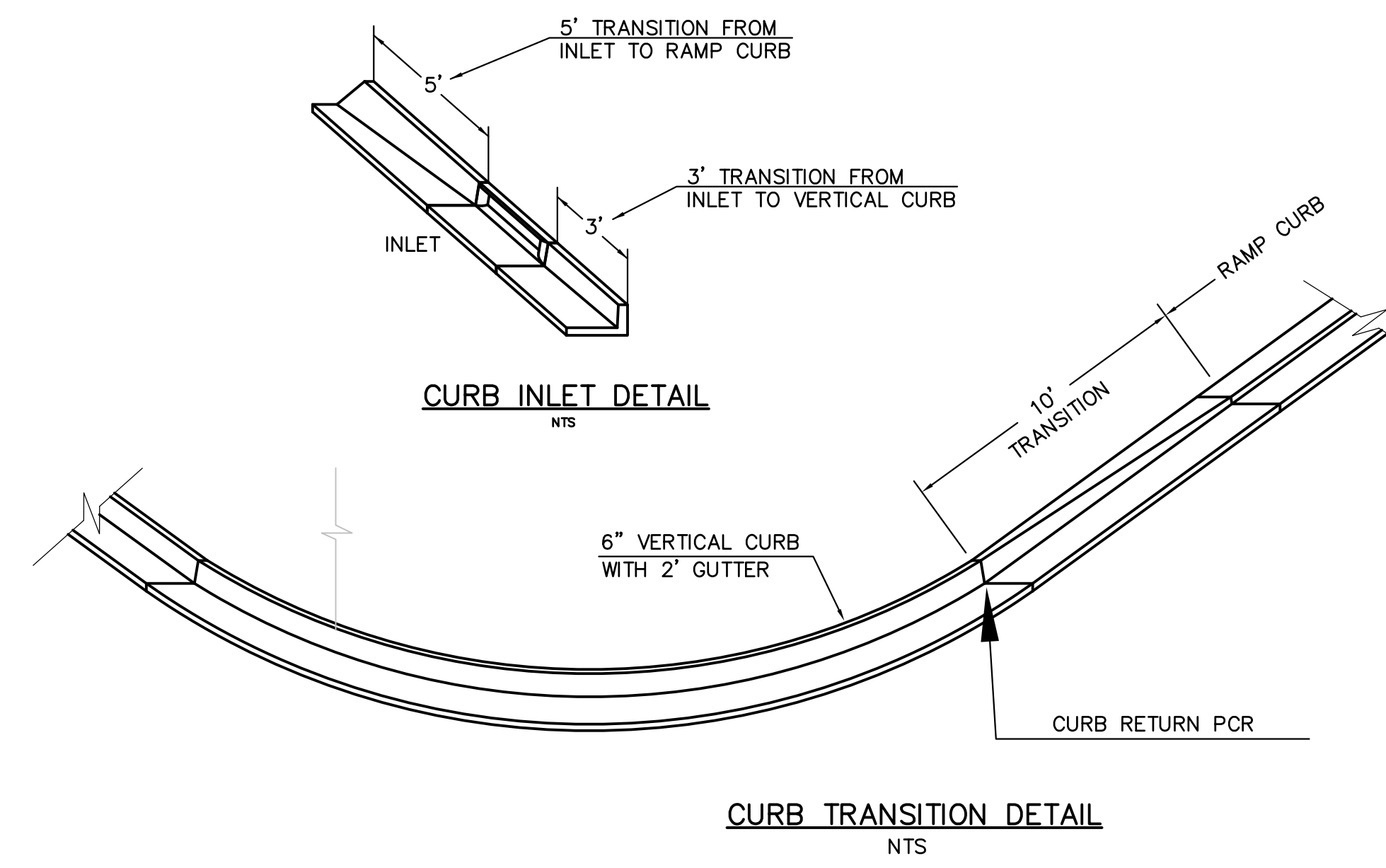


- PEDESTRIAN RAMP NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
 - CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
 - PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE,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

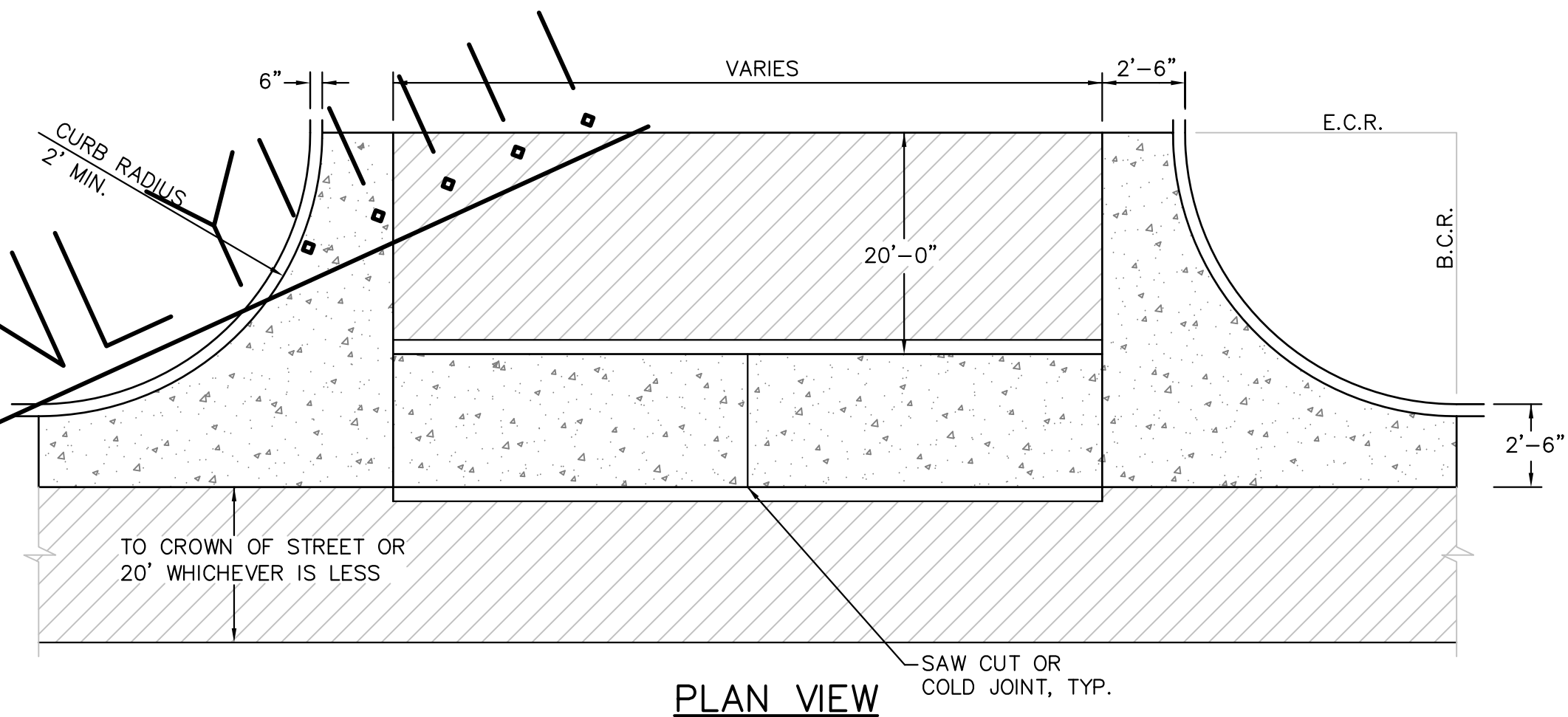
- GENERAL NOTES**
- WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HURD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
 - PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPERS ON OPPOSITE CORNERS SHALL BE REVIEWED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



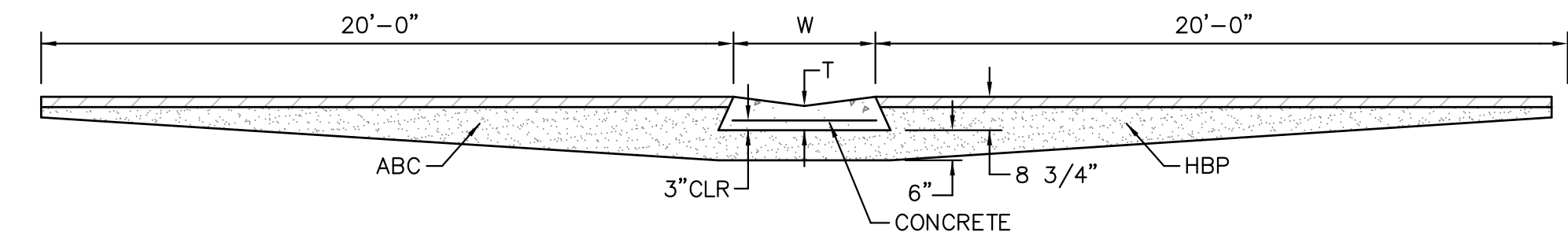
PEDESTRIAN RAMPERS AT INTERSECTIONS (ECM SD 2-40)
 NO SCALE



CURB TRANSITION DETAIL
 NTS

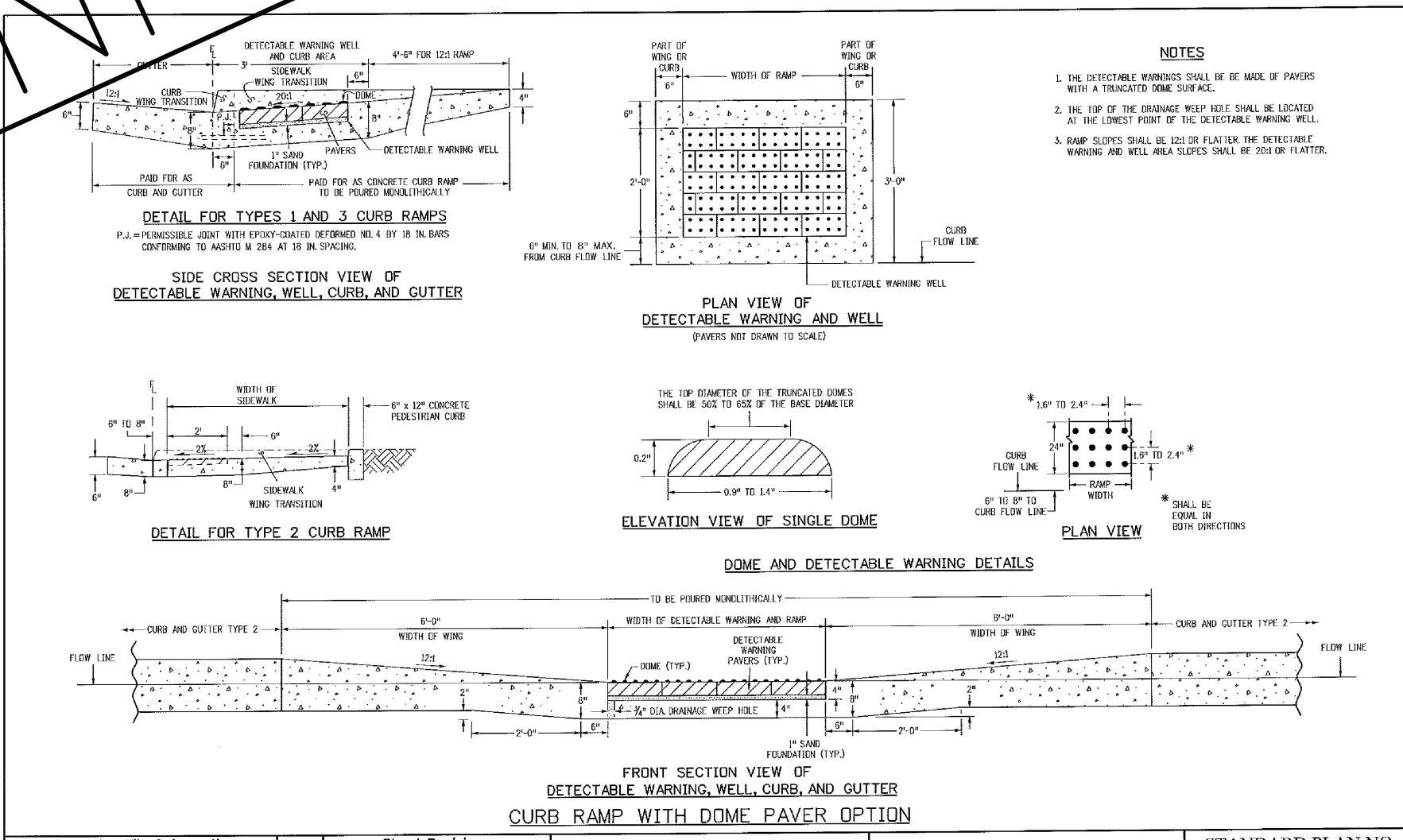


PLAN VIEW



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

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



TRUNCATED DOME DETAILS (ECM SD 2-42)
 NO SCALE

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

Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
C:\projects\12-20-20\100.062\100.062.dwg User: andrep Date: 11/12/2020 10:00:00 AM Project: 100.062	01 11/12/2020 andrep 02 11/12/2020 andrep	Project Development Branch DD/LTA	M-608-1 Sheet No. 6 of 6

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: NOV 12, 2020

DESCRIPTION: ROADWAY DETAIL SHEET

NO.:

PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1
 212 N. WAHSATCH AVE. SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-5200
 CONTACT: JEFF MARK

PREPARED FOR: LORSON, LLC

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

DATE: NOV 12, 2020

PROJECT NO. 100.062

SHEET NUMBER C10.1

TOTAL SHEETS: 42

GENERAL NOTES:

- FOR LENGTH (L) 10 FT. OR MORE, PROVIDE MAINTENANCE ACCESS AT BOTH ENDS WITH AN OCCASIONAL MANHOLE RING AND COVER. CUT REINFORCEMENT BAR ACCORDINGLY.
- STATION POINT AT MIDPOINT OF INLET MANHOLE RING.
- MEET SHAPE OF NORMAL BARRIER CURB AND GUTTER HERE.
- SEE CHANNEL LAYOUT ON SHEET 2.
- FOR ALL 2" IN. SLIGHTER TERMINATE HERE FOR CHANGING SHAPE OR FOR END OF CHANNEL. ELEVATION OF A CHANNEL THREE INCHES BELOW ROAD BASE; THE INLET SHALL BE FINISHED WITH CONCRETE TO ACCEPTANCE OF THE INLET.
- PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE.
- NOTE: MANHOLE RING AND COVER, SEATON POINT AND OUTLET PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

MARK	BAR #	C.C. SPACING	TYPE	INLET RING					INLET STEPS																																												
				L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 20 FT.	L = 25 FT.	L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 20 FT.	L = 25 FT.																																								
400	4	18"	II	2	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32	34	36	38	40	42	44	46	48	50	52	54	56	58	60	62	64	66	68	70	72	74	76	78	80	82	84	86	88	90	92	94	96	98	100

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

MARK	C.C. SPACING	TYPE	INLET RING					INLET STEPS																																													
			L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 20 FT.	L = 25 FT.	L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 20 FT.	L = 25 FT.																																									
400	4	18"	II	2	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32	34	36	38	40	42	44	46	48	50	52	54	56	58	60	62	64	66	68	70	72	74	76	78	80	82	84	86	88	90	92	94	96	98	100

GENERAL NOTES:

- CONCRETE SHALL BE CAST IN PLACE OR CAST-IN-PLACE ON PRECAST.
- CONCRETE WALLS SHALL BE FINISHED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
- INLET STEPS SHALL BE IN CONFORMANCE WITH MASTA 1098.
- CURB FACE ASSEMBLY SHALL BE CAST-IN-PLACE AND FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
- REINFORCING BARS SHALL BE ESTIMATED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE ALL REINFORCING BARS SHALL BE EPOXY COATED.
- MANHOLE AND WEIGHS IS TYPICAL MANHOLE RING AND COVER ARE NORMAL.
- MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.08.
- PIPE WEIGHTS SHALL BE SHOWN IN THE DRAWING. THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK QUANTITIES INCLUDE WEIGHTS OCCURRED BY PIPES.
- STRUCTURE STEEL SHALL BE GALVANNEZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
- ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING" STREAM MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

MARK	BAR #	C.C. SPACING	TYPE	INLET RING					INLET STEPS																																												
				L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 20 FT.	L = 25 FT.	L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 20 FT.	L = 25 FT.																																								
400	4	18"	II	2	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32	34	36	38	40	42	44	46	48	50	52	54	56	58	60	62	64	66	68	70	72	74	76	78	80	82	84	86	88	90	92	94	96	98	100

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

MARK	C.C. SPACING	TYPE	INLET RING					INLET STEPS																																													
			L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 20 FT.	L = 25 FT.	L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 20 FT.	L = 25 FT.																																									
400	4	18"	II	2	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32	34	36	38	40	42	44	46	48	50	52	54	56	58	60	62	64	66	68	70	72	74	76	78	80	82	84	86	88	90	92	94	96	98	100

PIPE ID

48" AND SMALLER	6'-4"
54"	6'-10"
60" AND LARGER	OD + 16"

NOTES:

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

SCALE: NOT TO SCALE

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

REVISION DATE: 7/9/09 FILE NAME: SD_3-1

NOTES:

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

SCALE: NOT TO SCALE

Storm Sewer Manhole Detail Type II Standard Drawing
 André P. Brackin
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 11/10/04 FILE NAME: SD_3-2

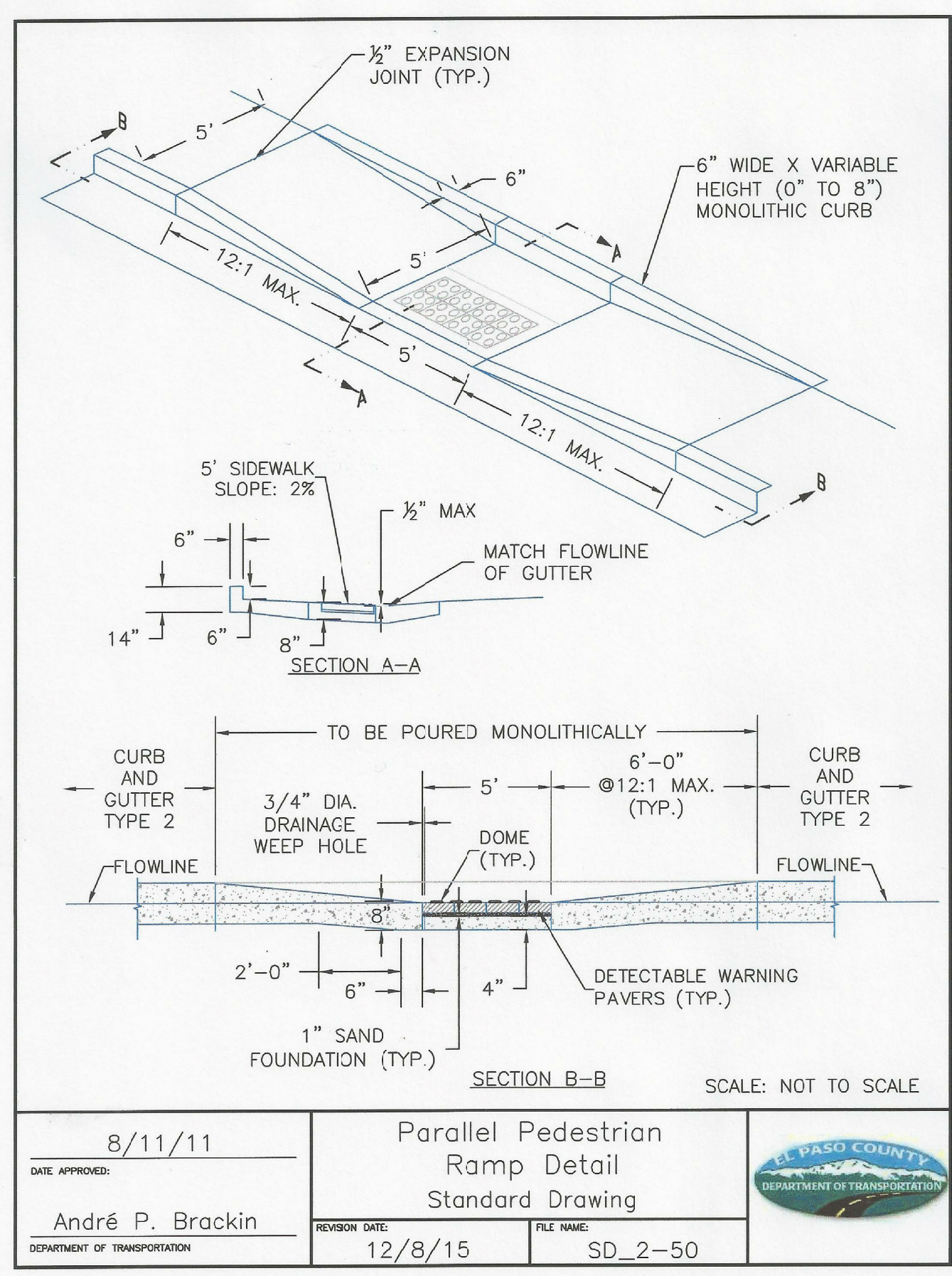
SECTION A-A (APPROX 175 LBS)

SECTION B-B (APPROX 144 LBS)

SCALE: NOT TO SCALE

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

REVISION DATE: 9/16/10 FILE NAME: SD_3-5



FOR INFORMATION ONLY!!!!!!

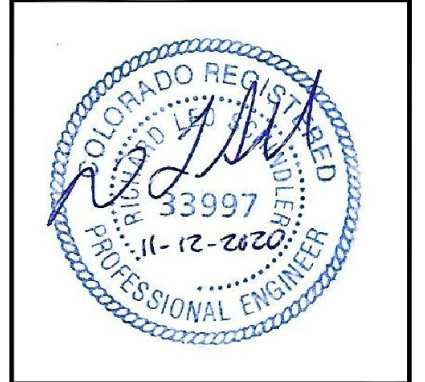
DATE APPROVED: 8/11/11	Parallel Pedestrian Ramp Detail Standard Drawing		
APPROVED: André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-50	

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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



DATE:
 NOV 12, 2020

PROJECT NO.
 100.062

SHEET NUMBER
 C10.3

TOTAL SHEETS: 42