

CONSTRUCTION PLANS FOR

# LORSON RANCH EAST FILING NO. 1

## STREET, STORM SEWER, AND POND CONSTRUCTION PLANS



Know what's below.  
Call before you dig.

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

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**DEVELOPER'S STATEMENT**

THE UNDERSIGNED OWNER/DEVELOPER HAS READ AND WILL COMPLY WITH ALL THE REQUIREMENTS SPECIFIED IN THESE CONSTRUCTION PLANS AND THE ACCOMPANYING DRAINAGE REPORT.

BUSINESS NAME LORSON, LLC  
 BY [Signature] DATE 6/6/18  
 TITLE Authorized Signing Agent  
 ADDRESS 212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, CO 80903

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

APPROVED BY: [Signature]  
 DATE: 26 June 2018  
 PROJECT NUMBER: 2018-W052  
 WORK ORDER NUMBER: 3278612  
 CSU SHEET 1 OF 10

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

**CONSTRUCTION APPROVAL**

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

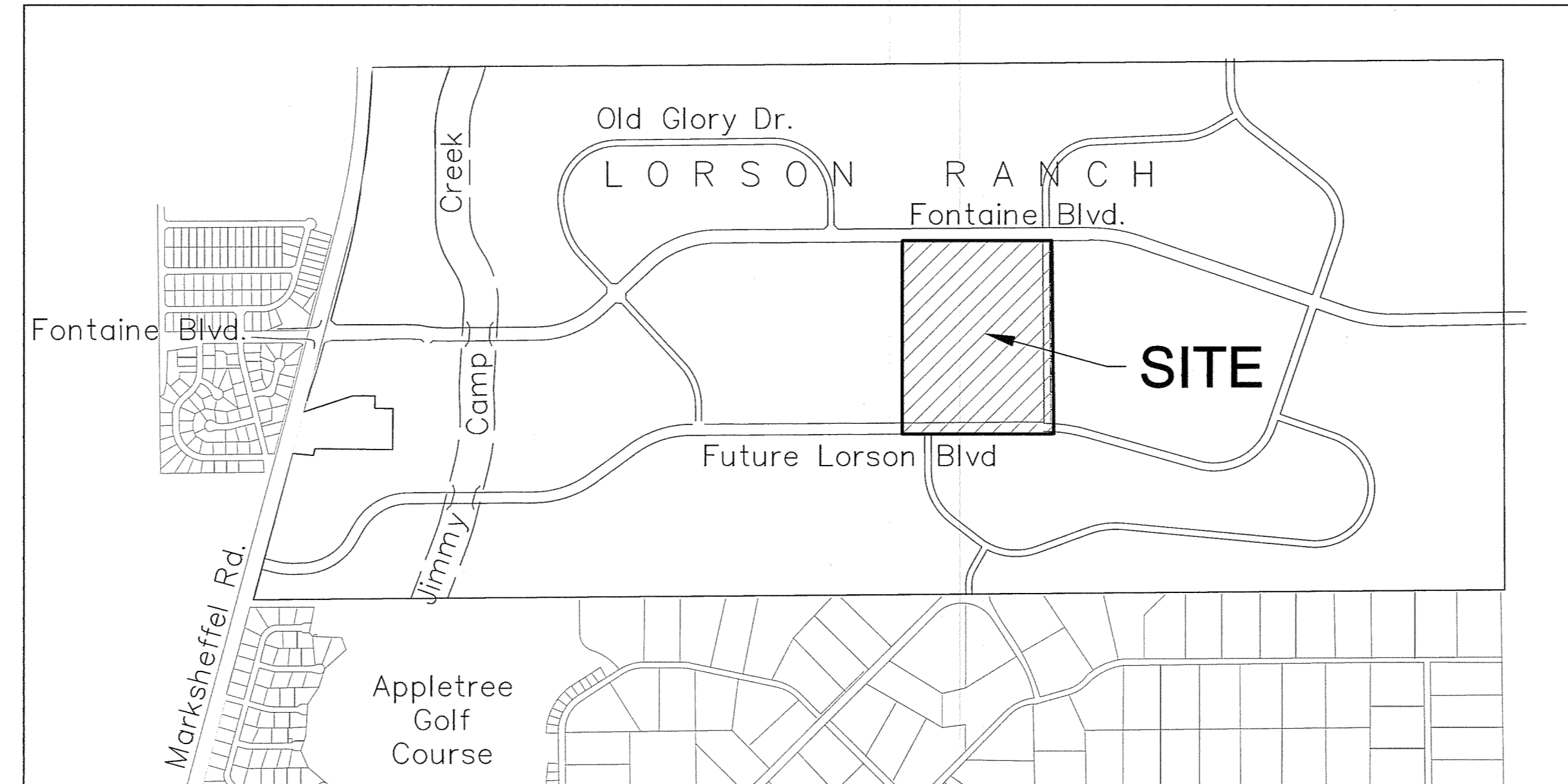
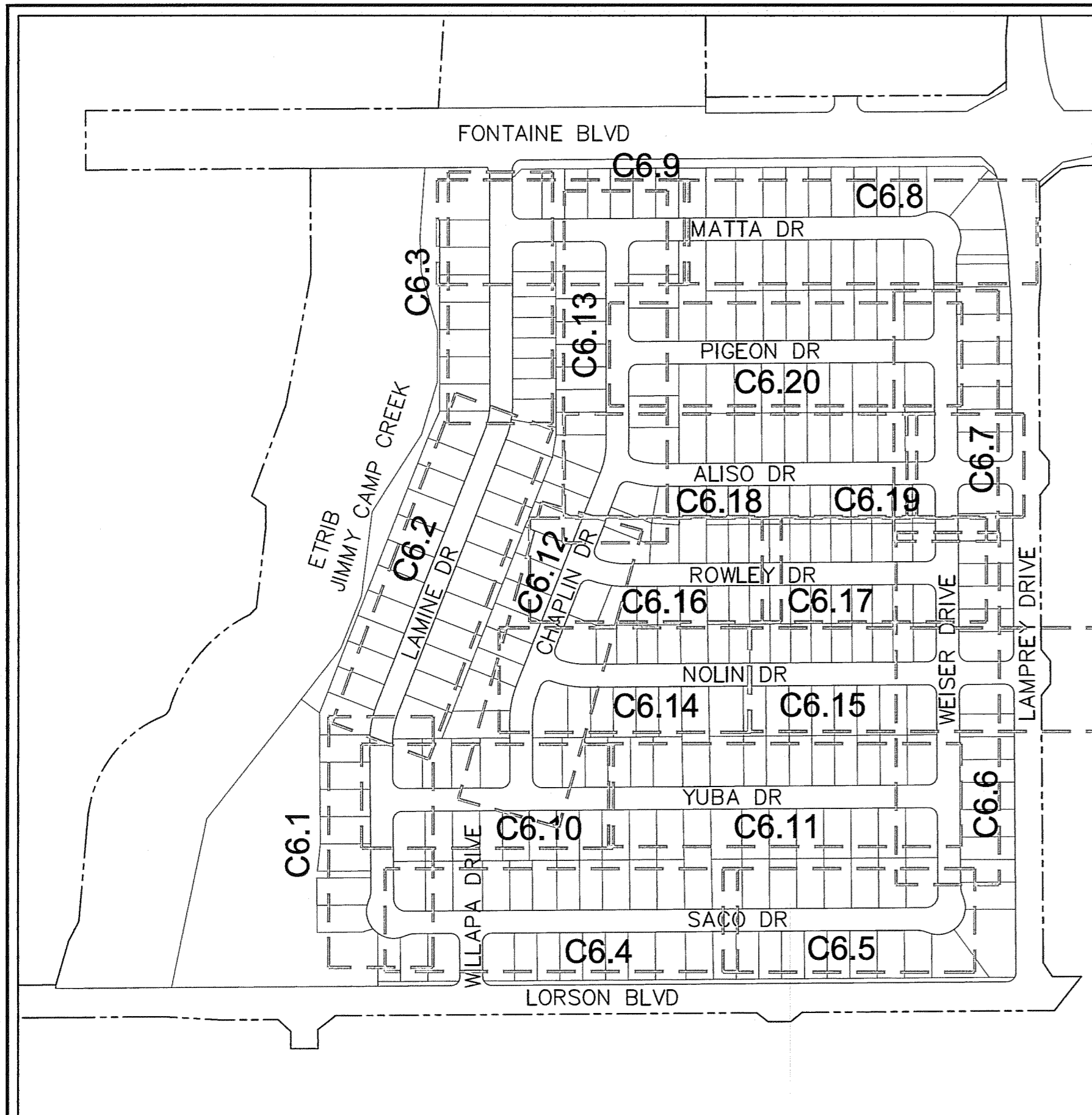
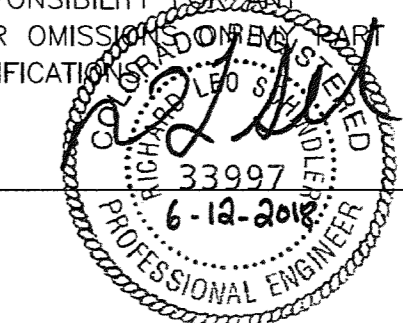
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUALS VOLUME 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED. IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE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

JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR  
 CONDITIONS: Approved DATE 07/24/2018 4:21:14 PM

**ENGINEER'S APPROVAL**

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

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



**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

PREPARED FOR:  
**LORSON, LLC**  
 15004 1ST AVENUE, SUITE 301  
 COLORADO SPRINGS, CO 80903  
 719-635-3200  
 CONTACT: JEFF MARK

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

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

**GAS**  
 BLACK HILLS ENERGY  
 7080 ALLEGRE ST.  
 FOUNTAIN, CO 80817  
 719-393-6639

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

**BASIS OF BEARING**

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

**BENCHMARK**

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

**TRAFFIC CONTROL NOTE**

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

**LEGEND**

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

**AS-BUILT DRAWINGS**  
**APRIL 20, 2019**

SF 18-008

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55306  
 PH: 763-291-1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: JUNE 12, 2018  
 PROJECT NO. 100.042  
 SHEET NUMBER C0.1  
 TOTAL SHEETS: 45

PROJECT: LORSON RANCH EAST FILING NO. 1  
 PREPARED FOR: LORSON, LLC  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

DATE: 07/24/2018 4:21:14 PM  
 PROJECT NO. 100.042  
 SHEET NUMBER C0.1  
 TOTAL SHEETS: 45

**CONSTRUCTION NOTES**

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

**EL PASO COUNTY STANDARD CONSTRUCTION NOTES:**

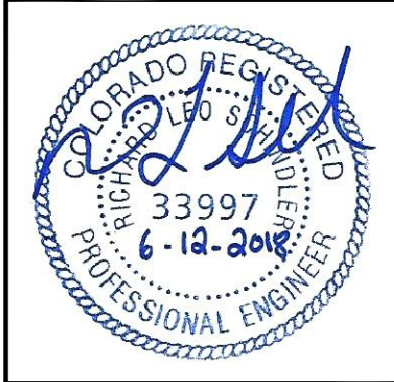
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION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

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

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WASHATCH AVE., SUITE 301  
 COLORADO SPRINGS, CO 80903  
**LORSON RANCH EAST FILING NO. 1**  
 FONTAINE BLVD.-OLD GLORY DR  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**LORSON RANCH EAST FILING NO. 1  
 STREET/STORM  
 NOTES**



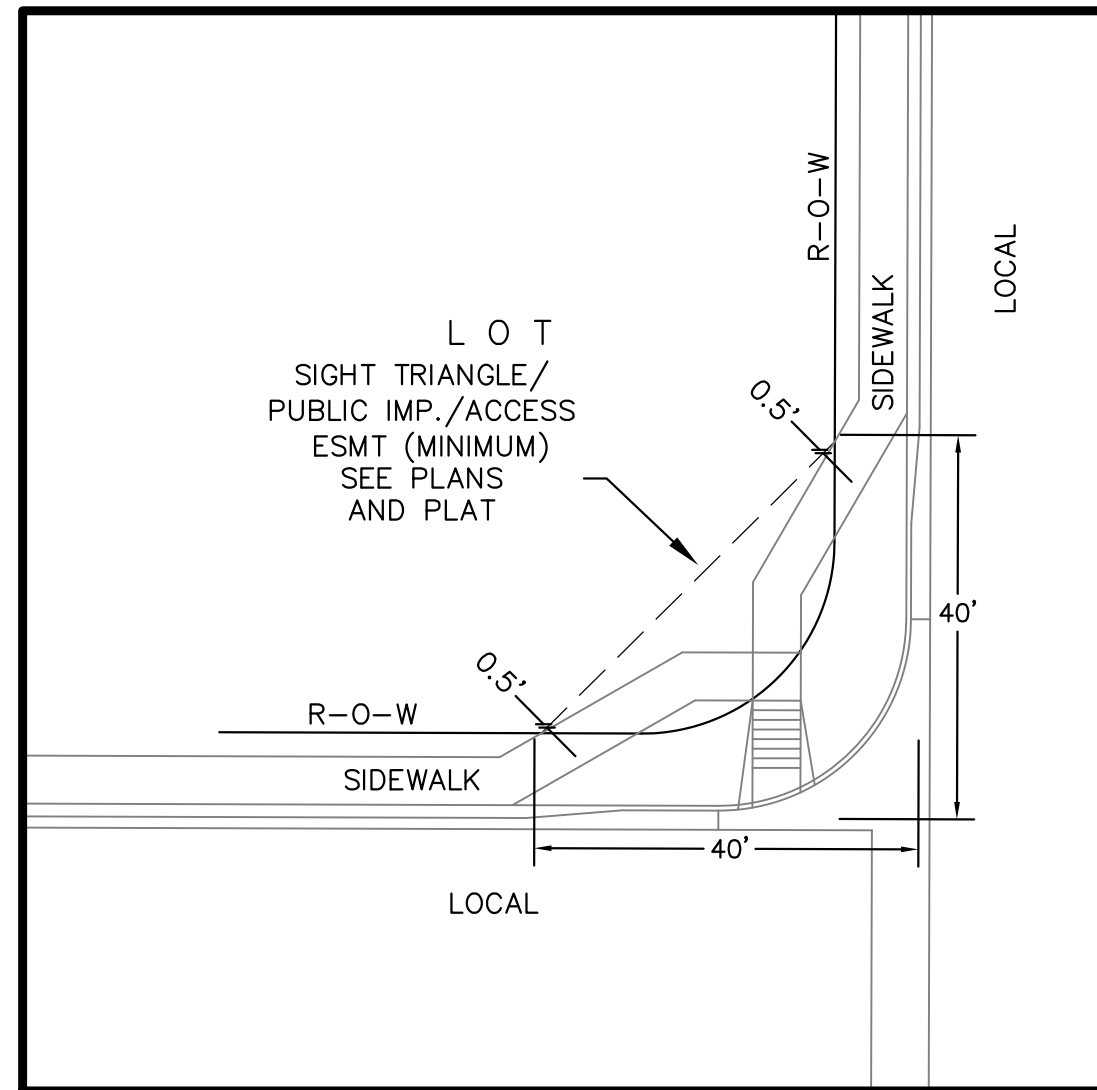
DATE:  
 JUNE 12, 2018

PROJECT NO.  
 100.042

SHEET NUMBER  
 C1.2

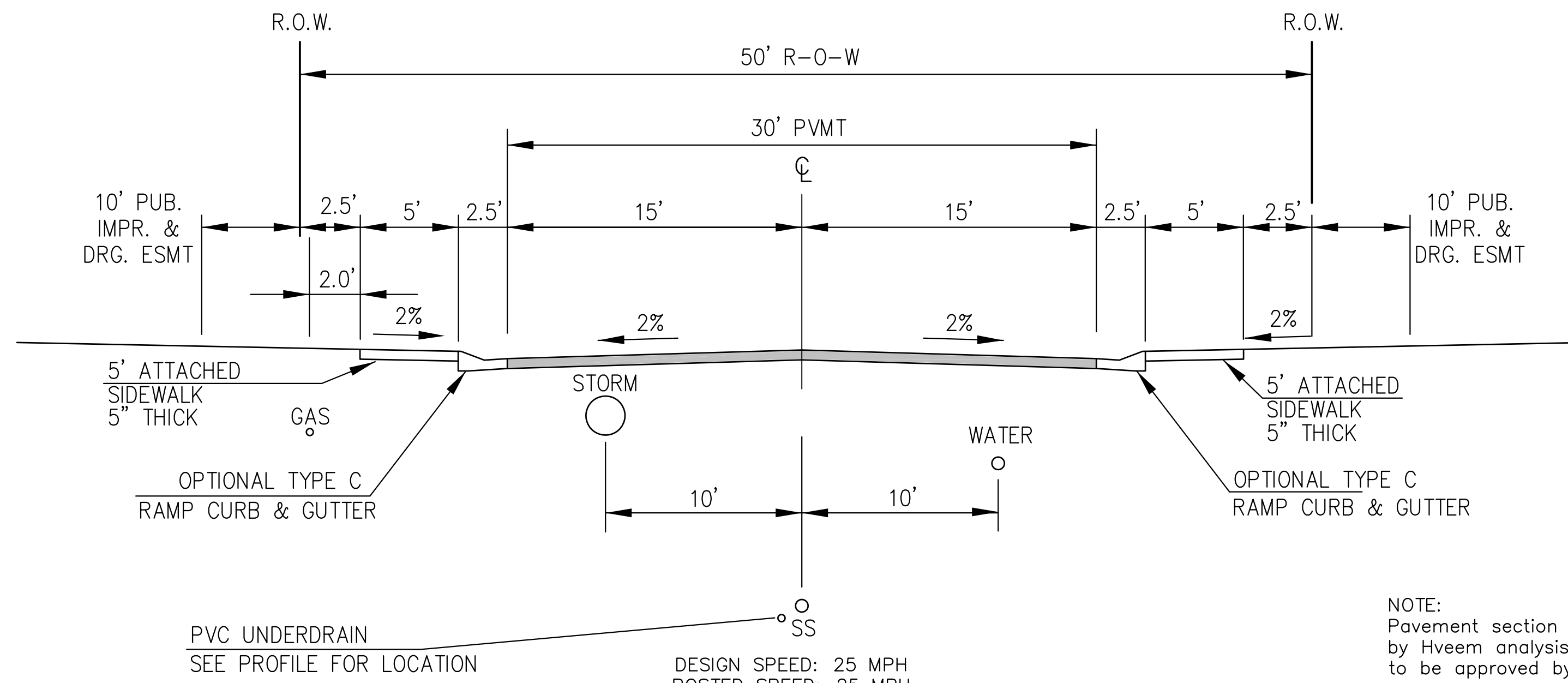
TOTAL SHEETS: 45

**AS-BUILT DRAWINGS  
 APRIL 20, 2019**



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

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

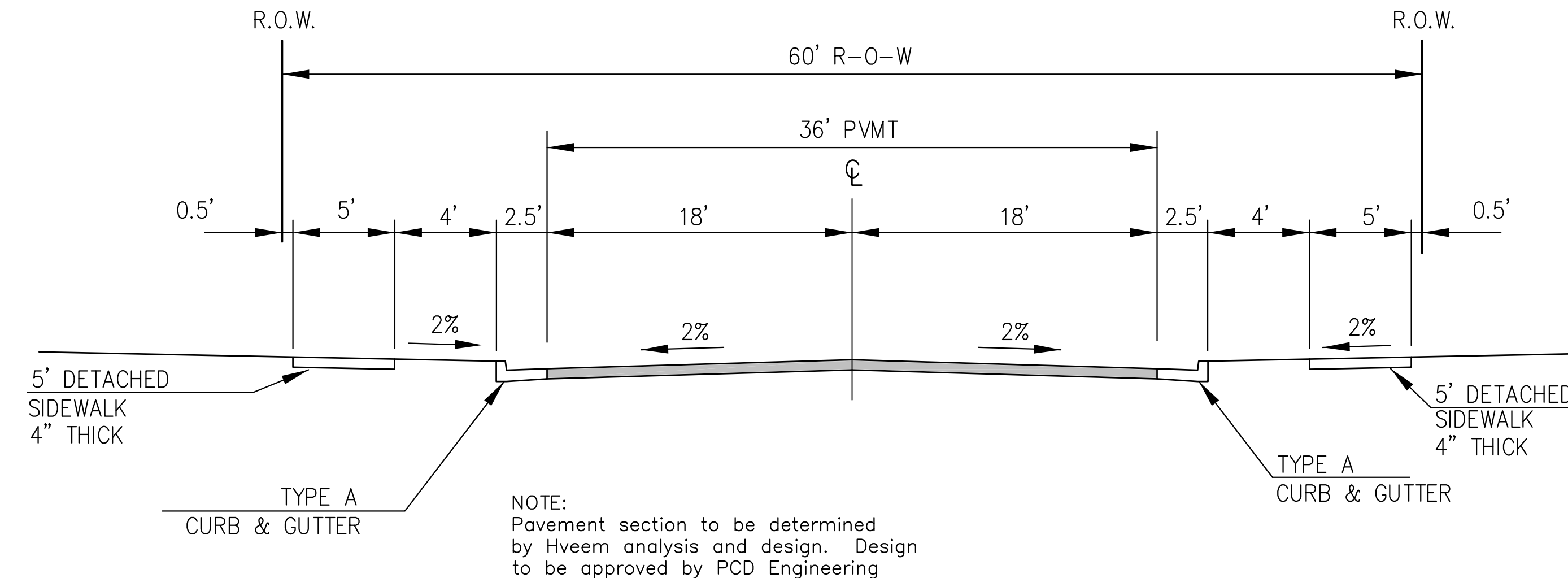


**TYPICAL SECTION 50' R.O.W.  
RESIDENTIAL URBAN LOCAL**  
NOT TO SCALE

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

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

DESIGN SPEED: 25 MPH  
POSTED SPEED: 25 MPH

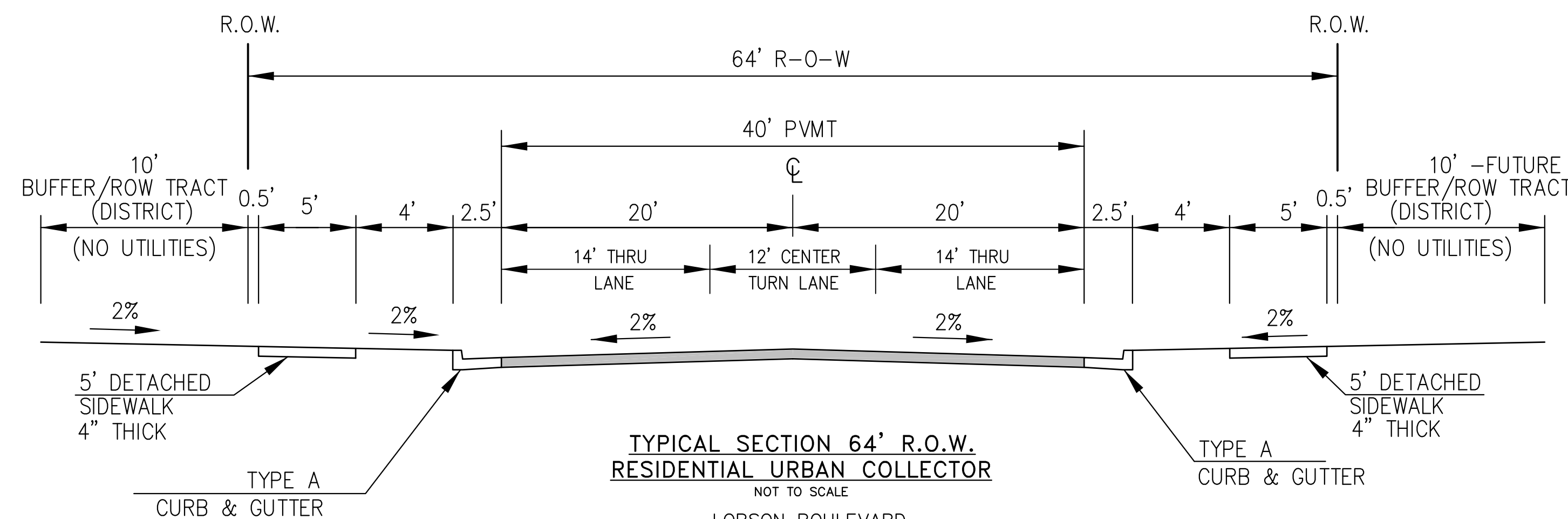


**TYPICAL SECTION 60' R.O.W.  
RESIDENTIAL URBAN COLLECTOR**  
NOT TO SCALE

LAMPREY DRIVE  
TRAPPE DRIVE

DESIGN SPEED: 40 MPH  
POSTED SPEED: 35 MPH

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



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

LORSON BOULEVARD  
(STINGRAY LN TO LAMPREY DR)

DESIGN SPEED: 40 MPH  
POSTED SPEED: 35 MPH

**AS-BUILT DRAWINGS  
APRIL 20, 2019**

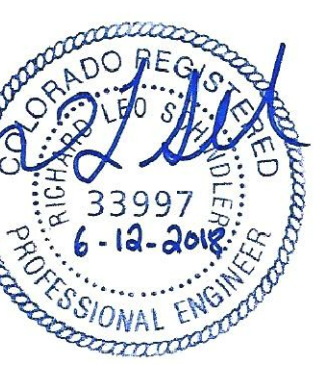
**CORE  
ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

TYPICAL SECTIONS

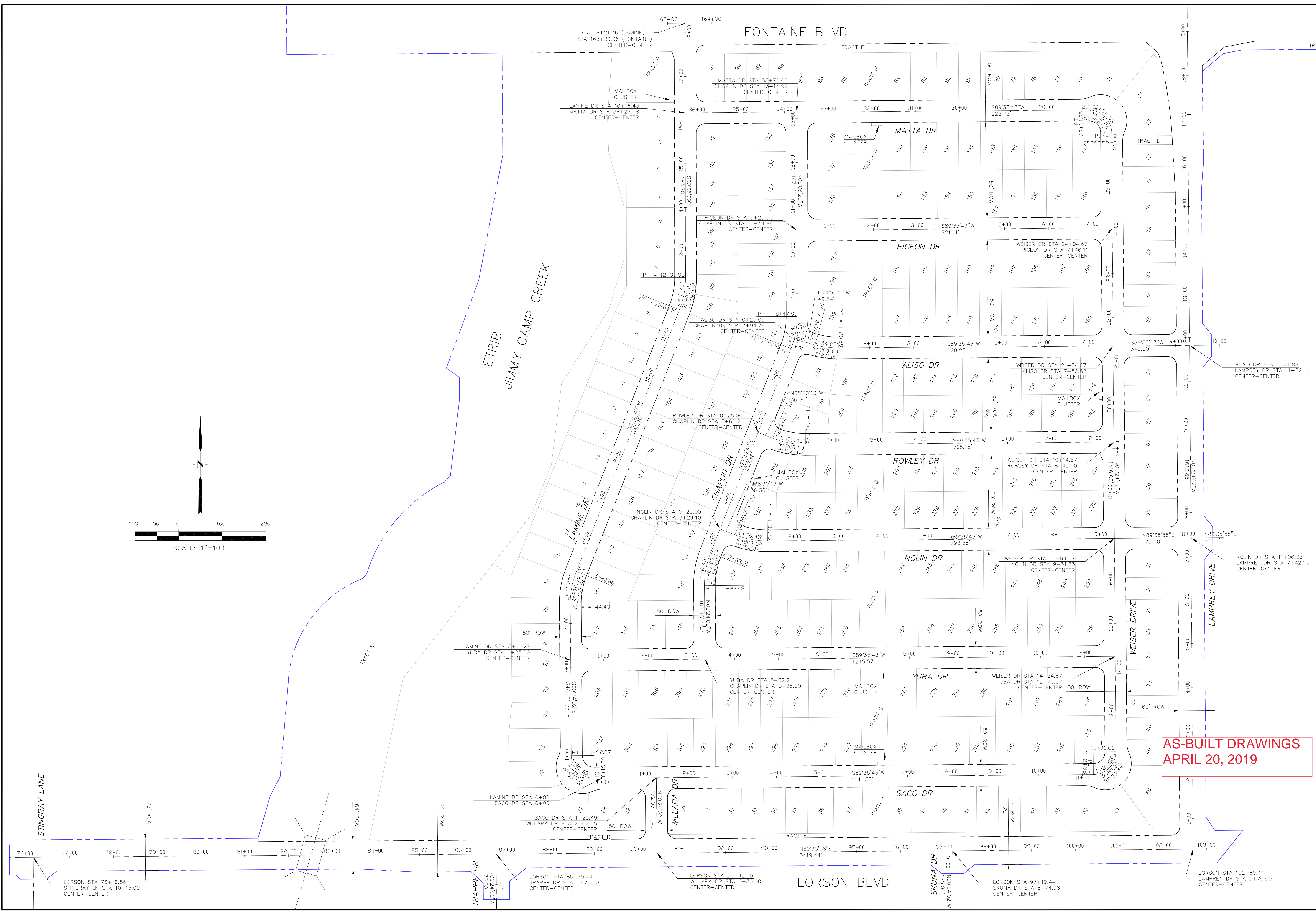
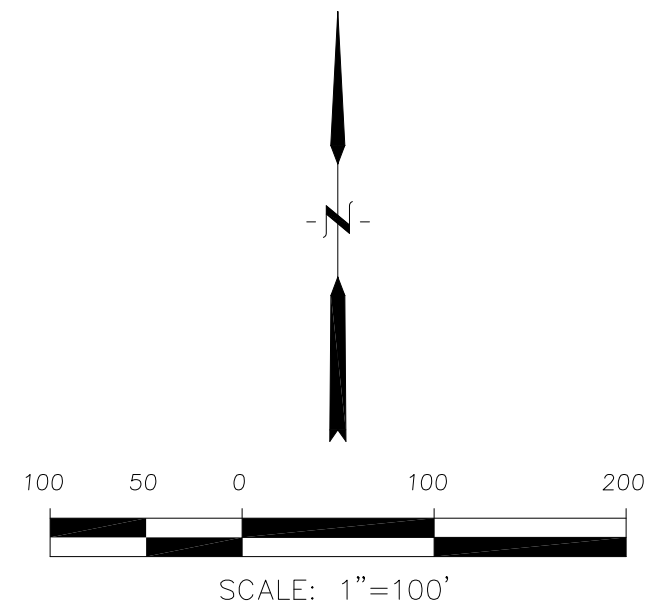


DATE:  
JUNE 12, 2018

PROJECT NO.  
100.042

SHEET NUMBER  
C1.3

TOTAL SHEETS: 45



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 1950  
 PUEBLO, CO 81001  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

PROJECT FOR:  
**LORSON RANCH EAST**  
 FILING NO. 1  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

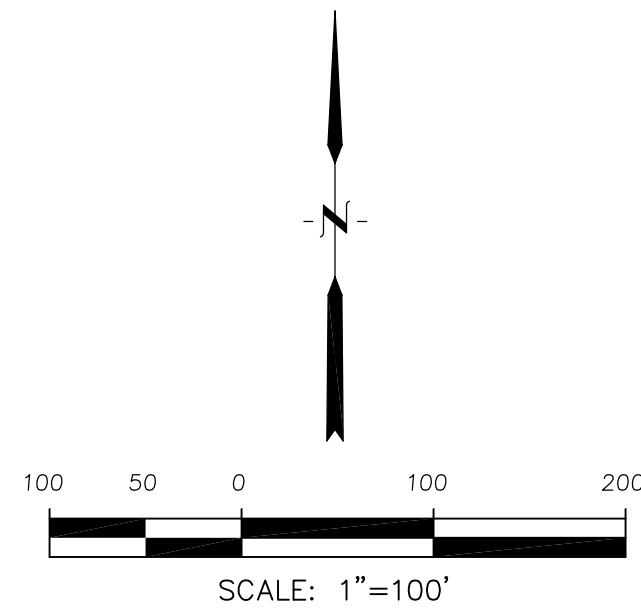
**LORSON RANCH EAST FILING NO. 1**  
**HORIZONTAL CONTROL PLAN**



DATE:  
 JUNE 12, 2018  
 PROJECT NO.  
 100.042  
 SHEET NUMBER  
**C2.1**  
 TOTAL SHEETS: 45

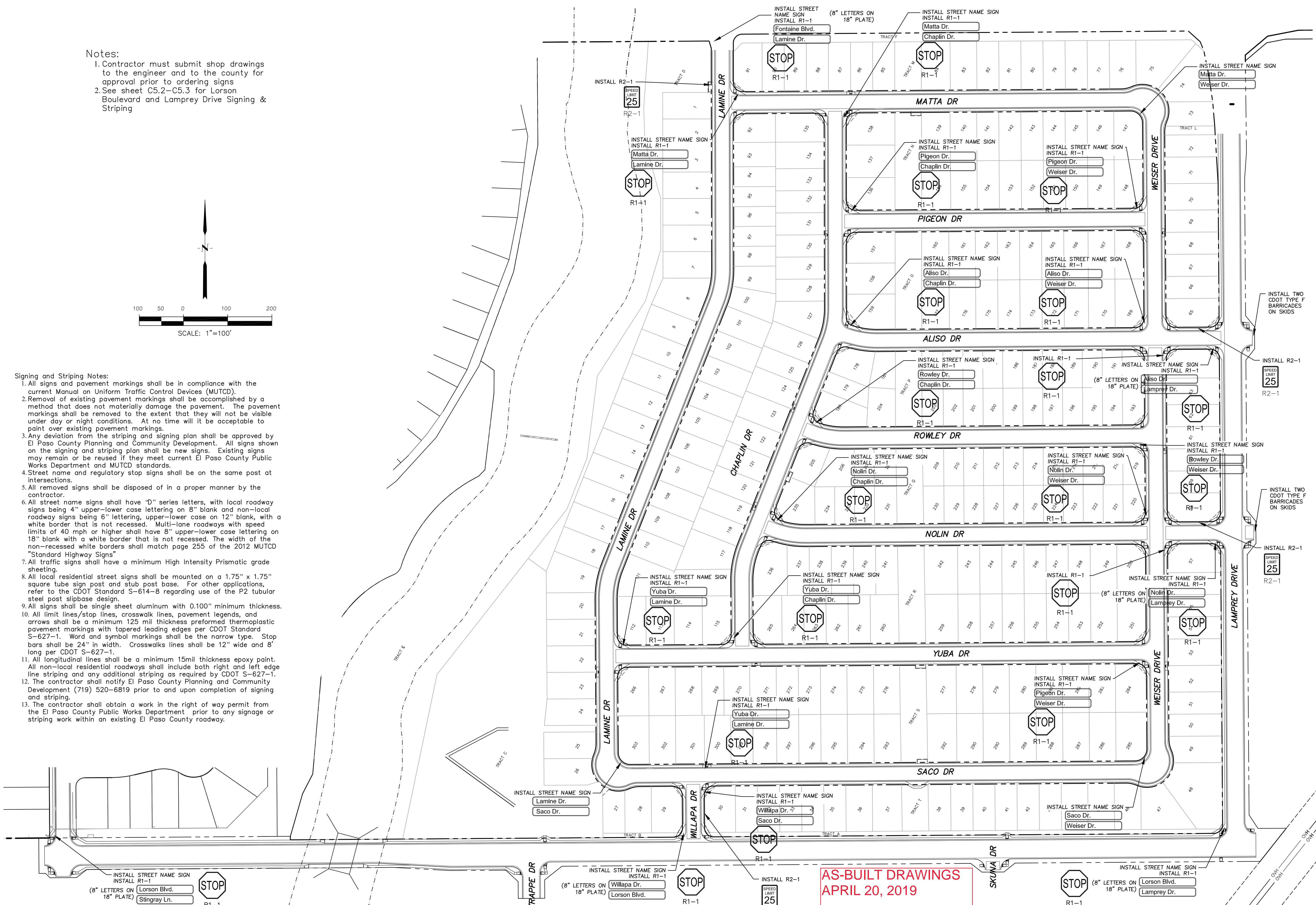
**Notes:**

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



**Signing and Striping Notes:**

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



**AS-BUILT DRAWINGS  
APRIL 20, 2019**

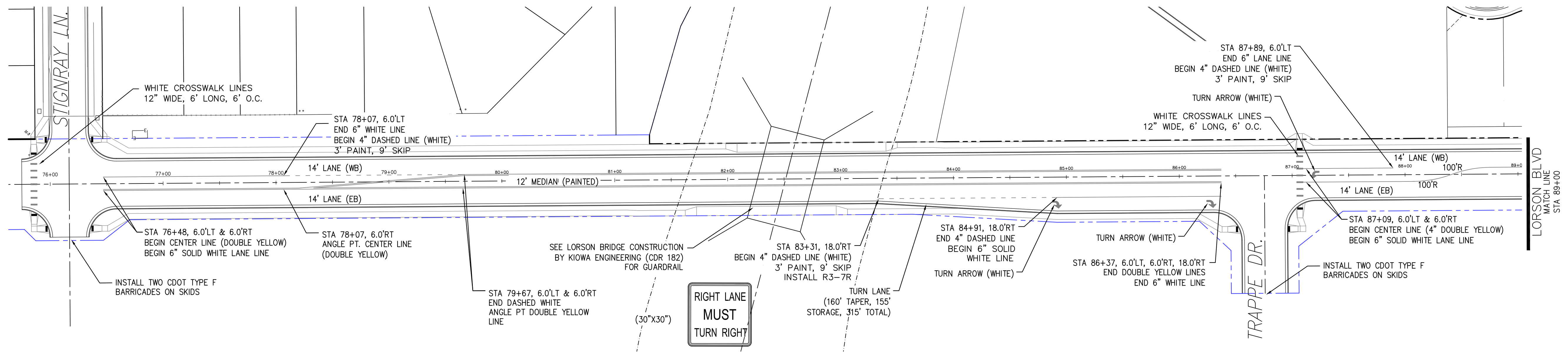
**CORE  
ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_  
PREPARED FOR:  
**LORSON RANCH EAST  
FILING NO. 1**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK  
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

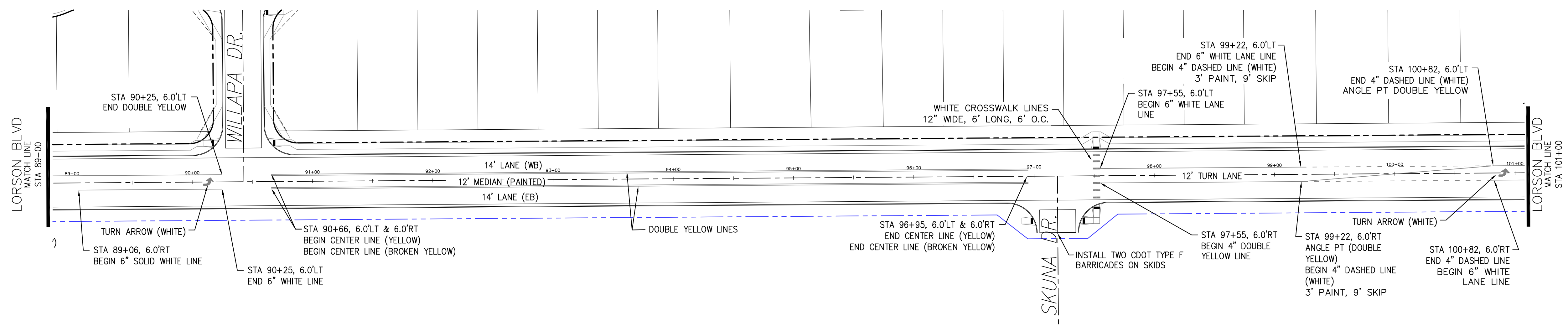
**SIGNING AND STRIPING PLAN**  
**LORSON RANCH EAST FILING NO. 1**



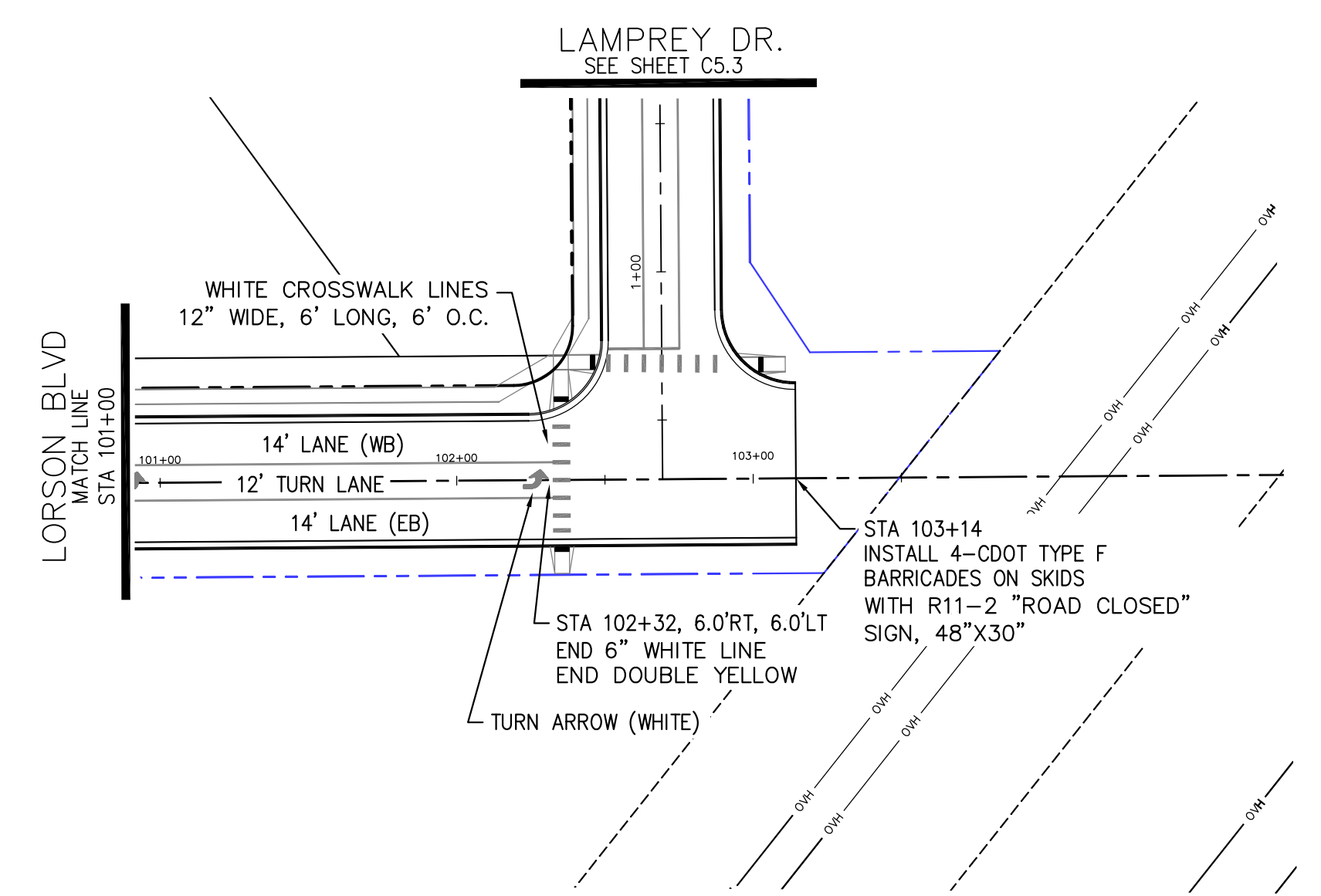
DATE:  
JUNE 12, 2018  
PROJECT NO.  
100.042  
SHEET NUMBER  
C5.1  
TOTAL SHEETS: 45



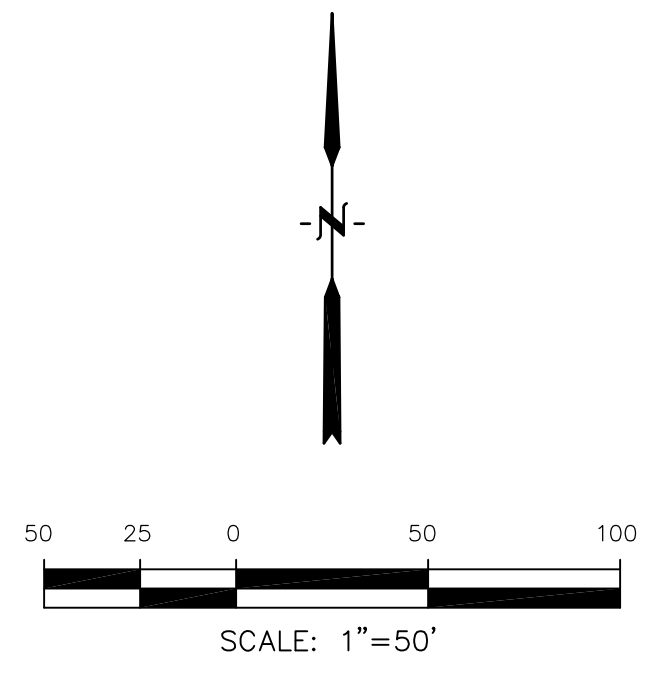
LORSON BOULEVARD



LORSON BOULEVARD



LORSON BOULEVARD



AS-BUILT DRAWINGS  
APRIL 20, 2019

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

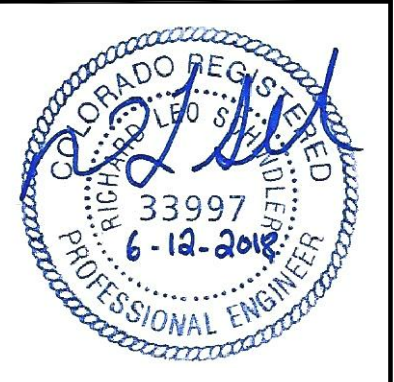
DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_  
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**LORSON RANCH EAST FILING NO. 1**  
**SIGNING/STRIPING PLAN**  
**LORSON BOULEVARD**

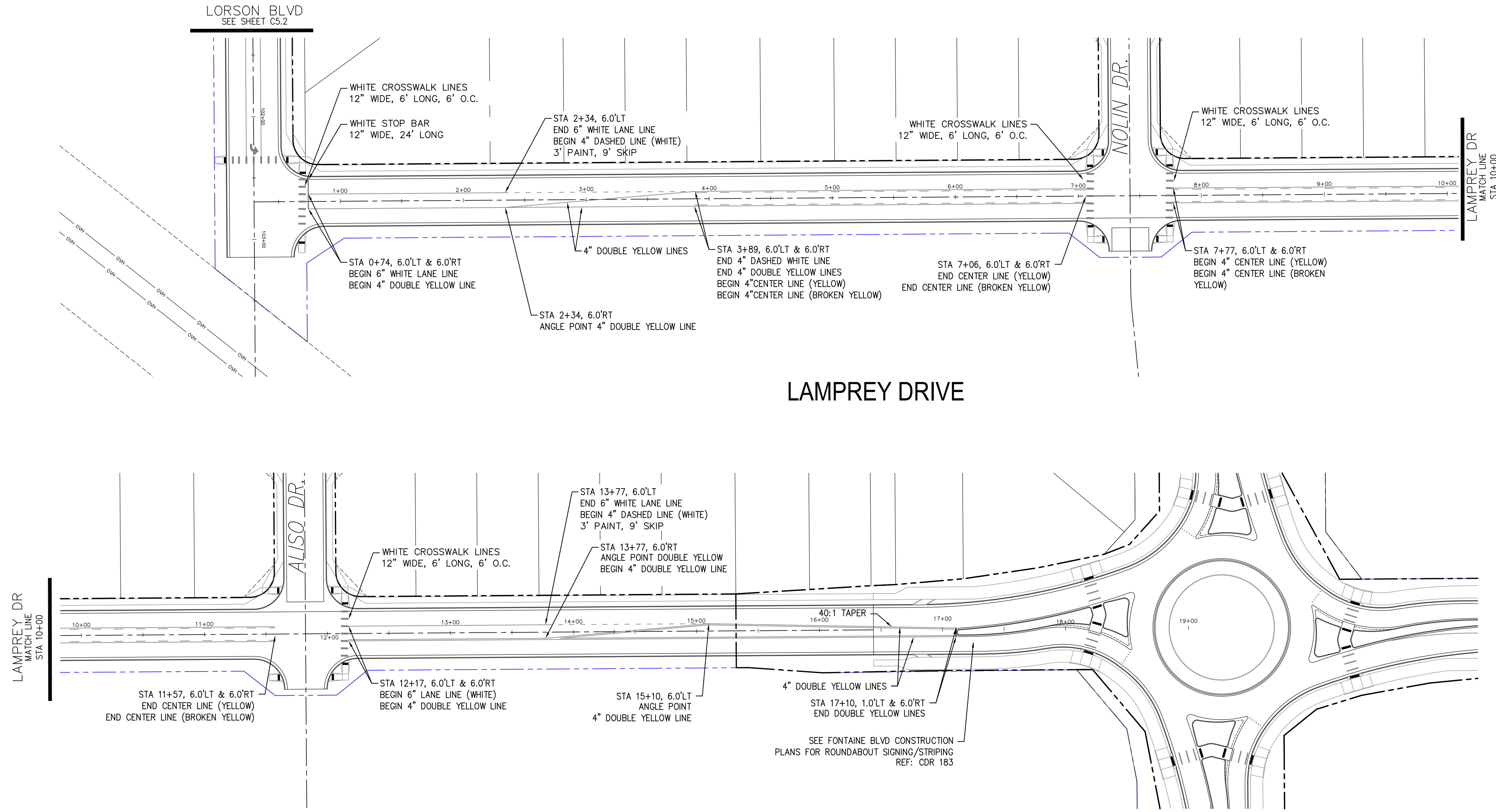


DATE:  
JUNE 12, 2018

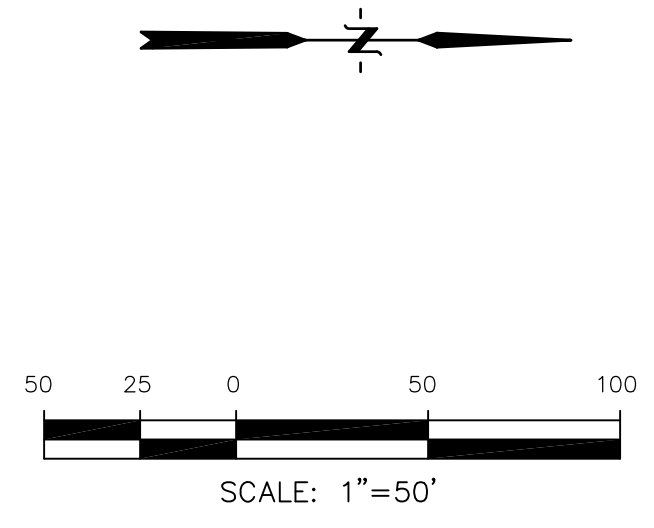
PROJECT NO.  
100.042

SHEET NUMBER  
C5.2

TOTAL SHEETS: 45



LAMPREY DRIVE



AS-BUILT DRAWINGS  
APRIL 20, 2019

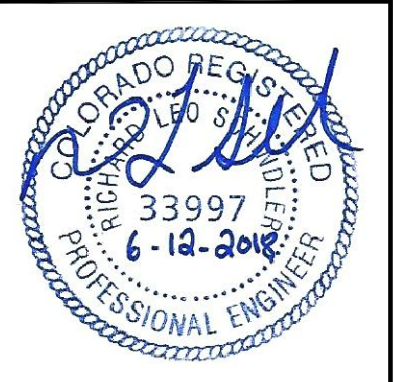
**CORE**  
ENGINEERING GROUP  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 727.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
PROJECT FOR: **LORSON RANCH EAST**  
212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
FILING NO. 1  
FONTAINE BLVD.-OLD GLORY DR  
COLORADO SPRINGS, COLORADO  
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

LORSON RANCH EAST FILING NO. 1  
SIGNING/STRIPING PLAN  
LAMPREY DRIVE



DATE: JUNE 12, 2018

PROJECT NO. 100.042

SHEET NUMBER C5.3

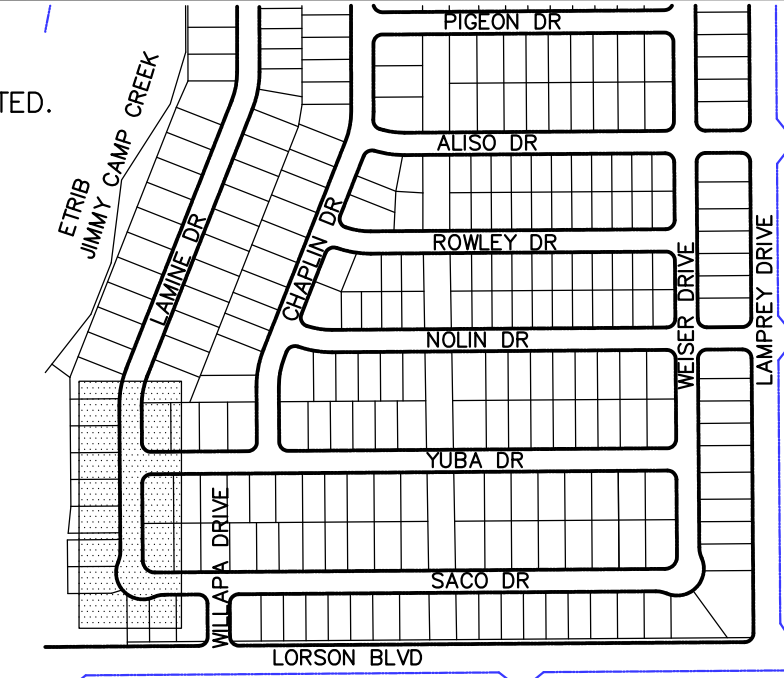
TOTAL SHEETS: 45

| CURVE TABLE |         |        |            |
|-------------|---------|--------|------------|
| CURVE       | LENGTH  | RADIUS | DELTA      |
| C48         | 54.98'  | 35.00  | 90°00'16"  |
| C49         | 31.42'  | 20.00  | 90°00'16"  |
| C50         | 31.41'  | 20.00  | 89°59'44"  |
| C51         | 22.02'  | 48.83  | 25°50'31"  |
| C52         | 22.02'  | 48.83  | 25°50'31"  |
| C53         | 126.54' | 51.17  | 141°41'18" |

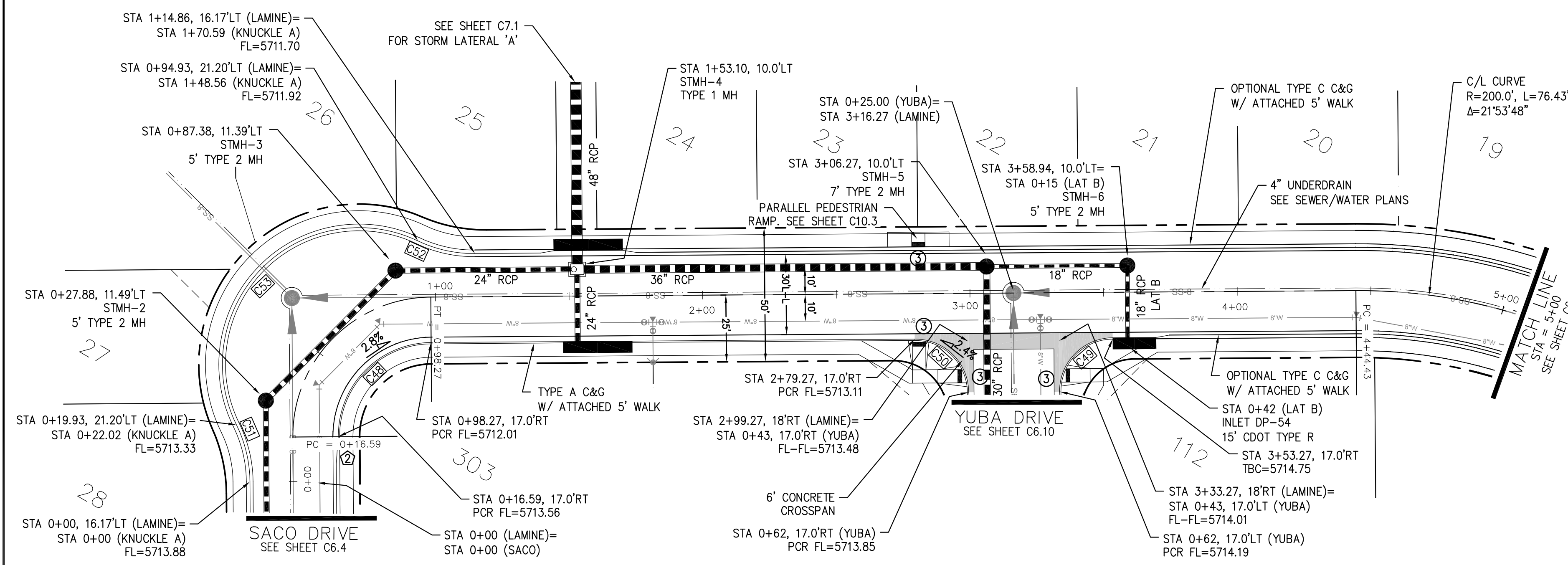
**NOTES**

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

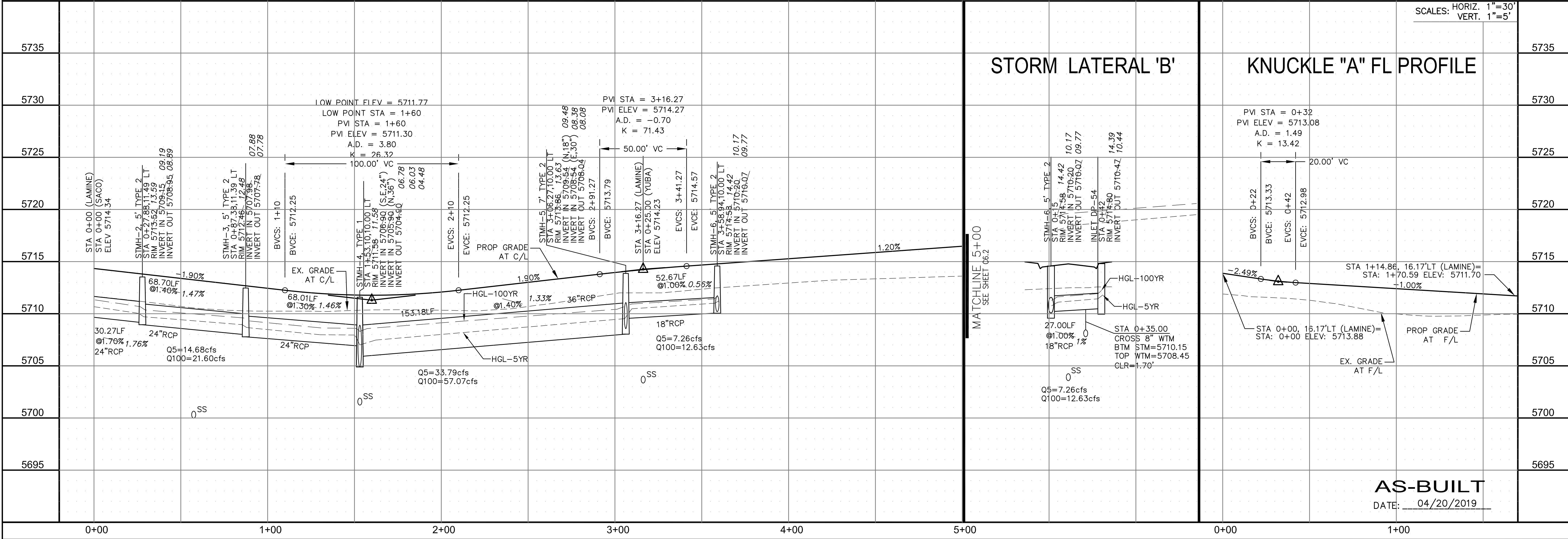
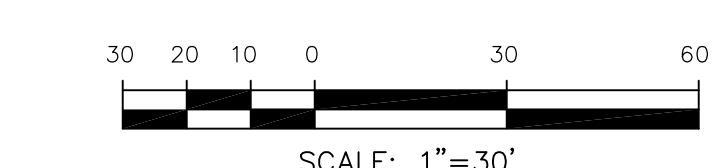
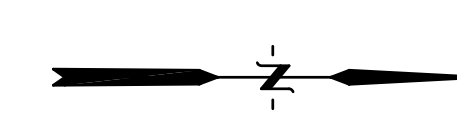
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



**KEY MAP**



**LAMINE DR**



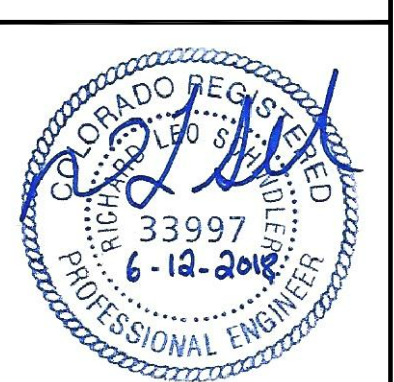
**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 100, SUITE 5506  
 BIRMGHAM, AL 35206  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceg1.com

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

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**STREET/STORM**  
**LAMINE DRIVE**  
**STA 0+00 TO 5+00**



DATE:  
 JUNE 12, 2018

PROJECT NO.  
 100.042

SHEET NUMBER  
 C6.1

TOTAL SHEETS: 45

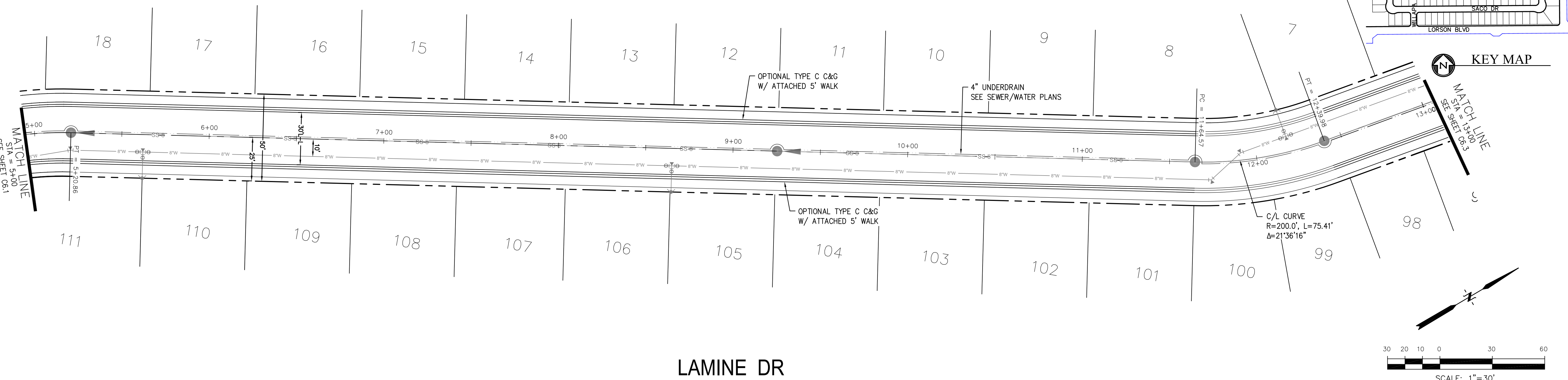
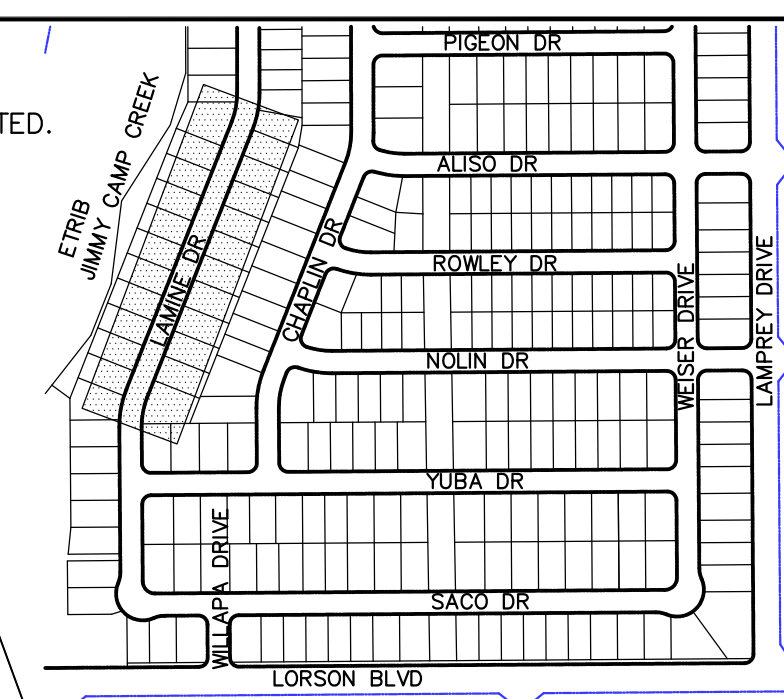
**AS-BUILT**  
 DATE: 04/20/2019



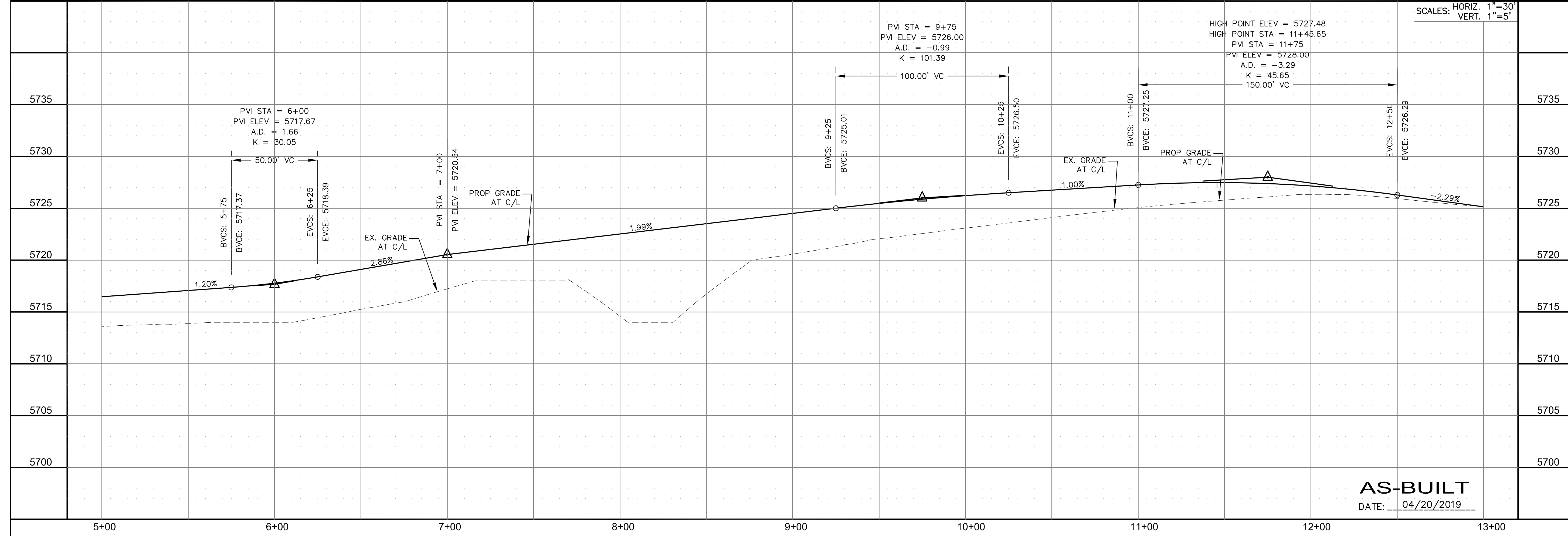
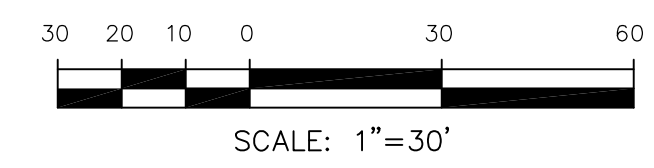
**NOTES**

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

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



**LAMINE DR**



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

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

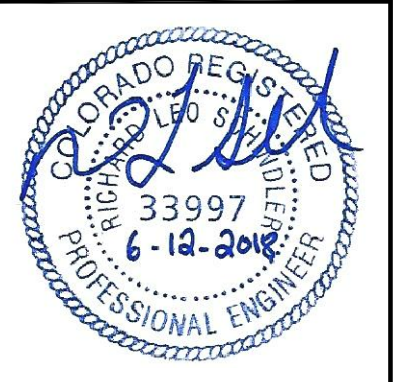
DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_

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

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**STREET/STORM**  
**LAMINE DRIVE**  
**STATION 5+00 TO 13+00**



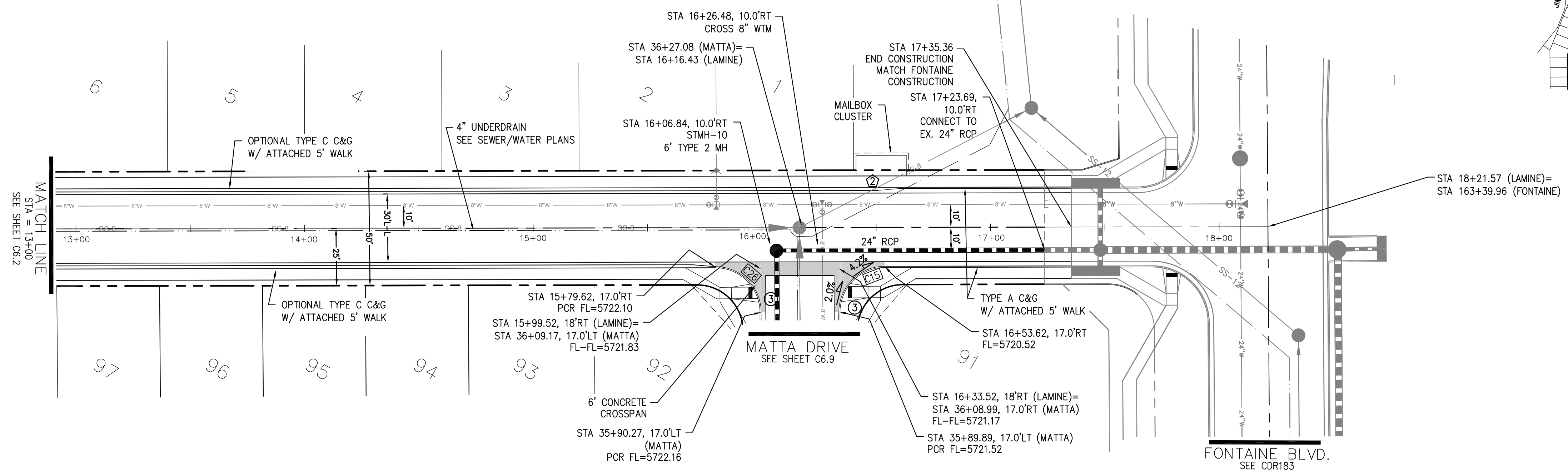
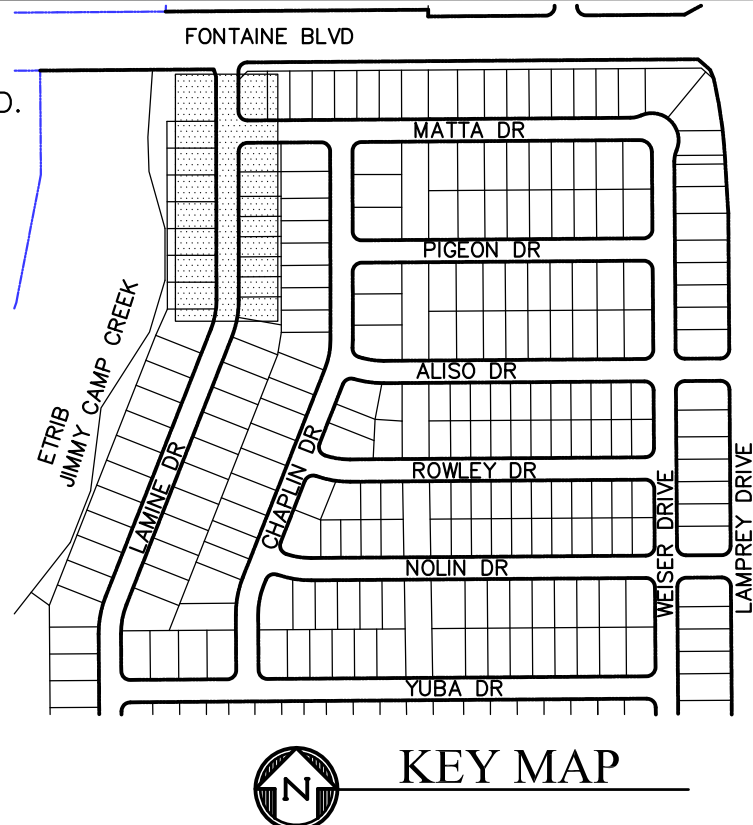
DATE:  
JUNE 12, 2018

**AS-BUILT**  
DATE: 04/20/2019

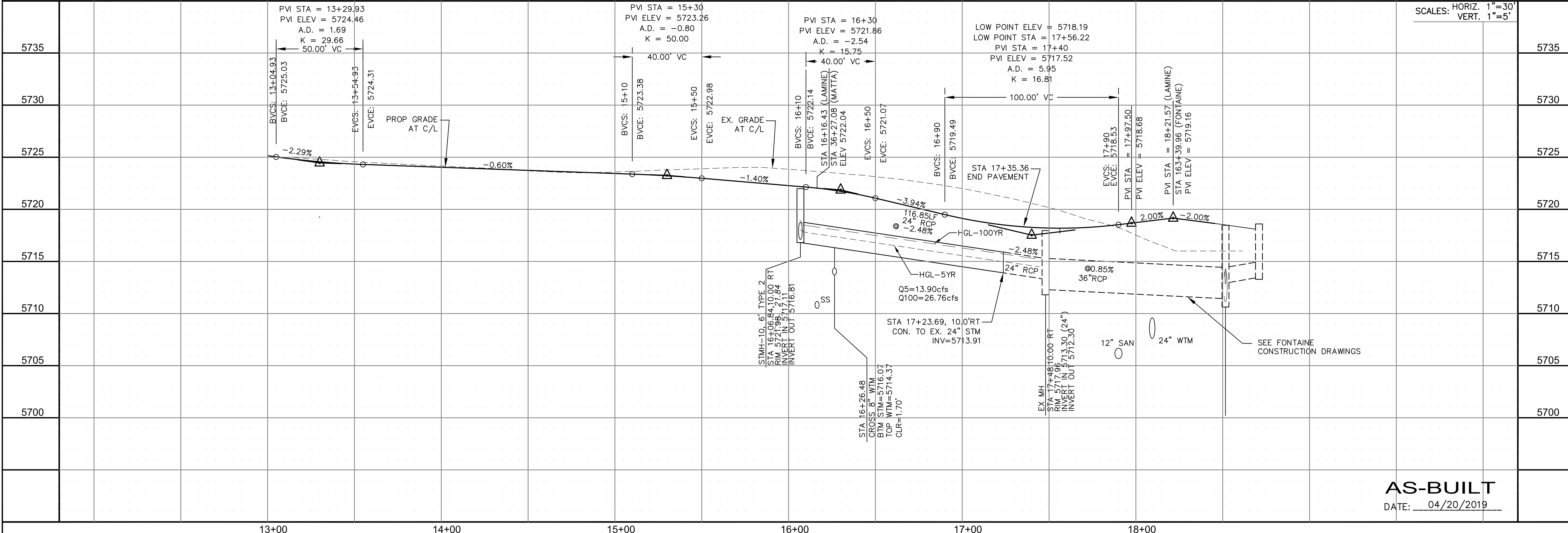
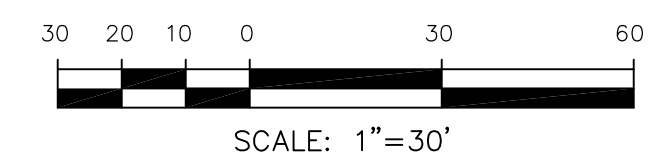
PROJECT NO.  
**100.042**  
SHEET NUMBER  
**C6.2**  
TOTAL SHEETS: 45

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

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



**LAMINE DR**



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

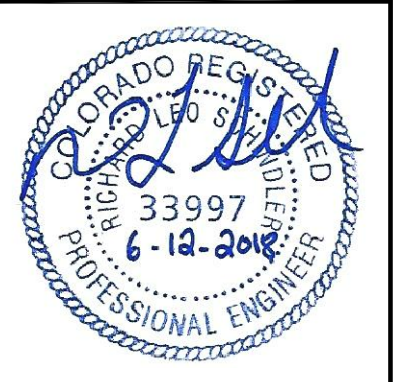
**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 790 570 1100  
 COLORADO SPRINGS, CO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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



DATE:  
 JUNE 12, 2018

PROJECT NO.  
 100.042

SHEET NUMBER  
 C6.3

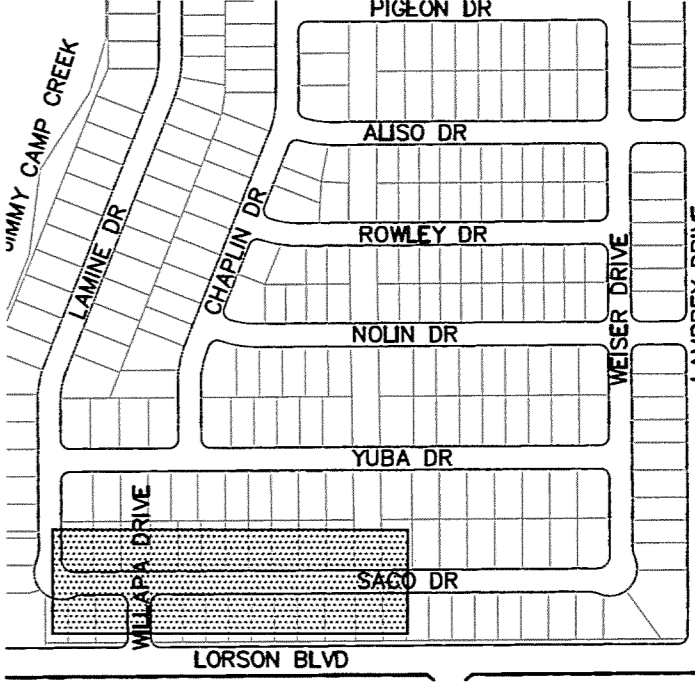
TOTAL SHEETS: 45

**AS-BUILT**  
 DATE: 04/20/2019



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

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



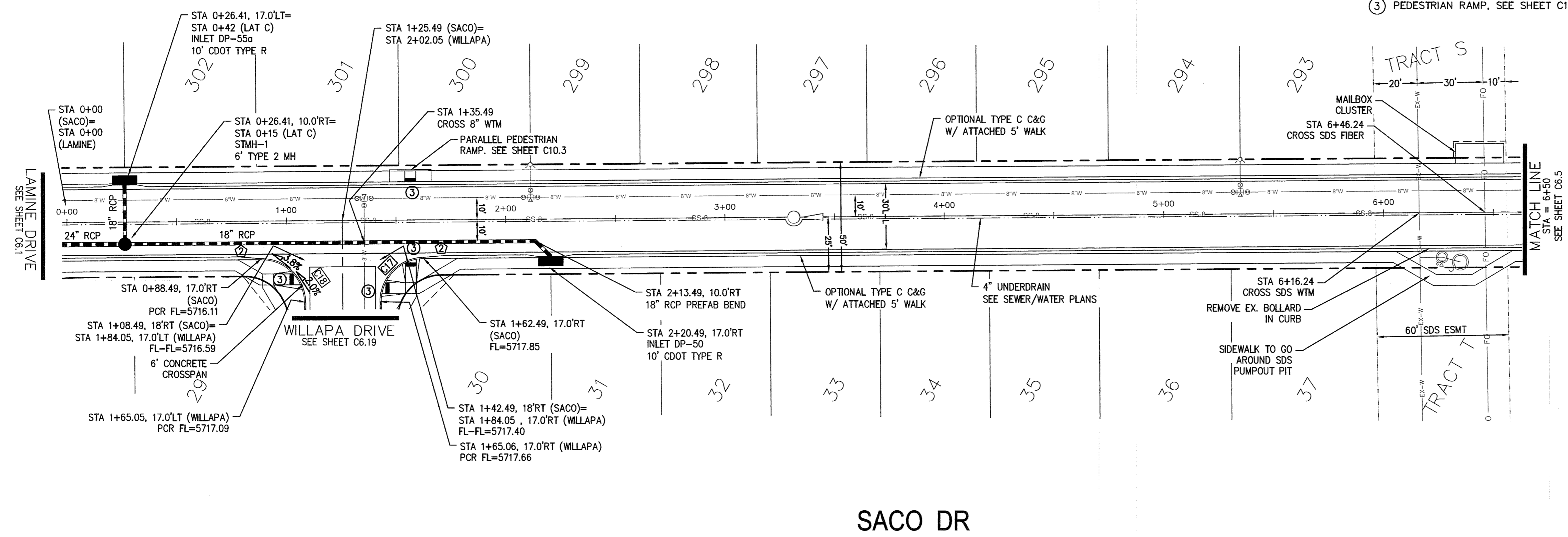
**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55306  
 PH: 763.790.1100  
 FAX: 763.790.1101  
 EMAIL: Rich@cegi.com

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

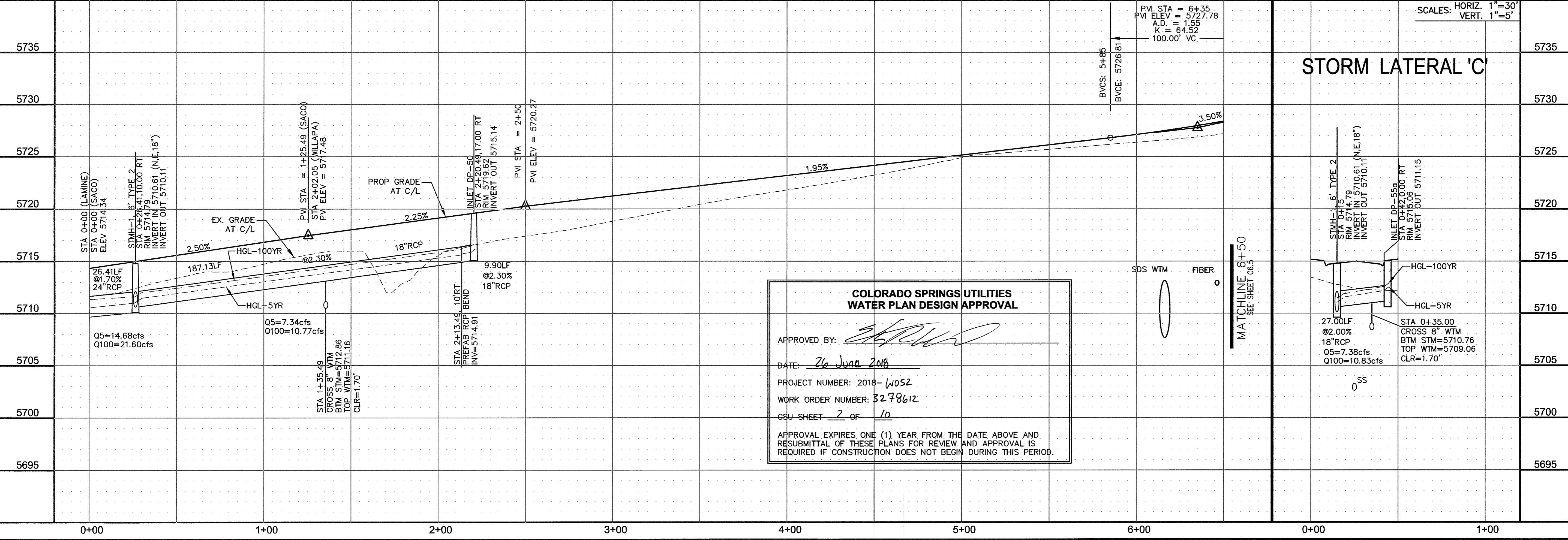
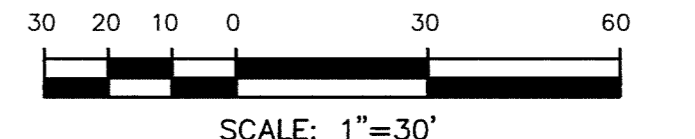
PROJECT FOR:  
**LORSON RANCH EAST**  
 FILING NO. 1  
 FONTAINE BLVD.—OLD GLORY DR  
 COLORADO SPRINGS, COLORADO

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS



**SACO DR**



**COLORADO SPRINGS UTILITIES  
 WATER PLAN DESIGN APPROVAL**

APPROVED BY: *[Signature]*

DATE: 26 June 2018

PROJECT NUMBER: 2018-1052

WORK ORDER NUMBER: 3278612

CSU SHEET 2 OF 10

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

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

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

DATE:  
 JUNE 12, 2018

PROJECT NO.  
 100.042

SHEET NUMBER  
 C6.4

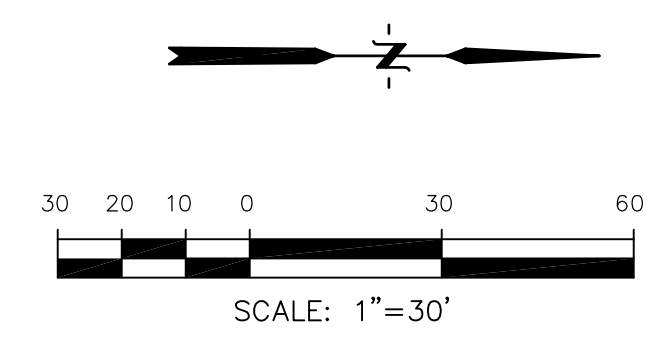
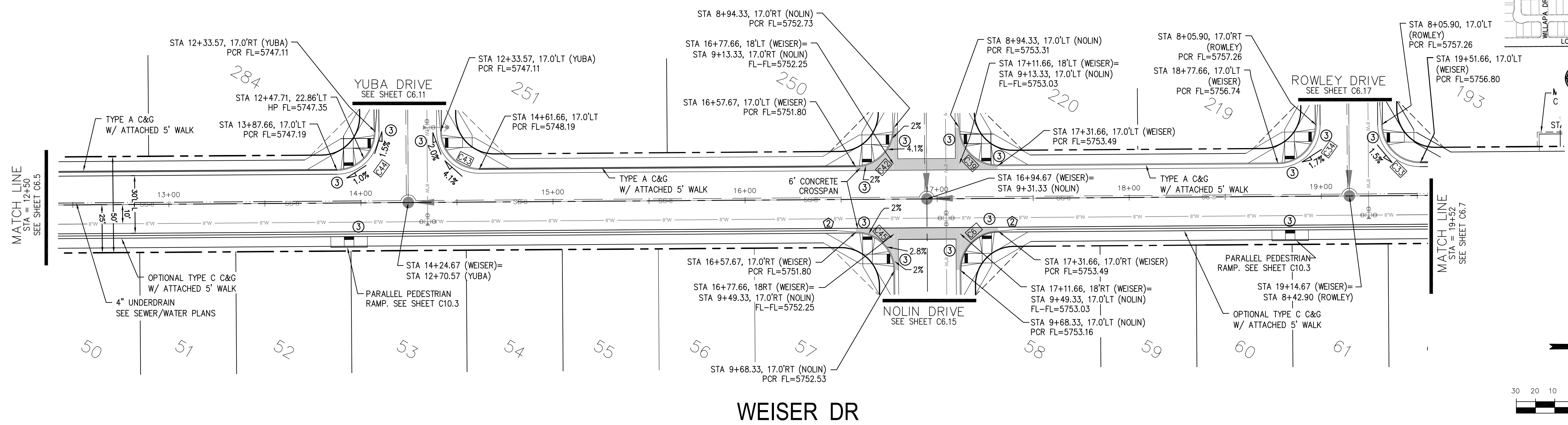
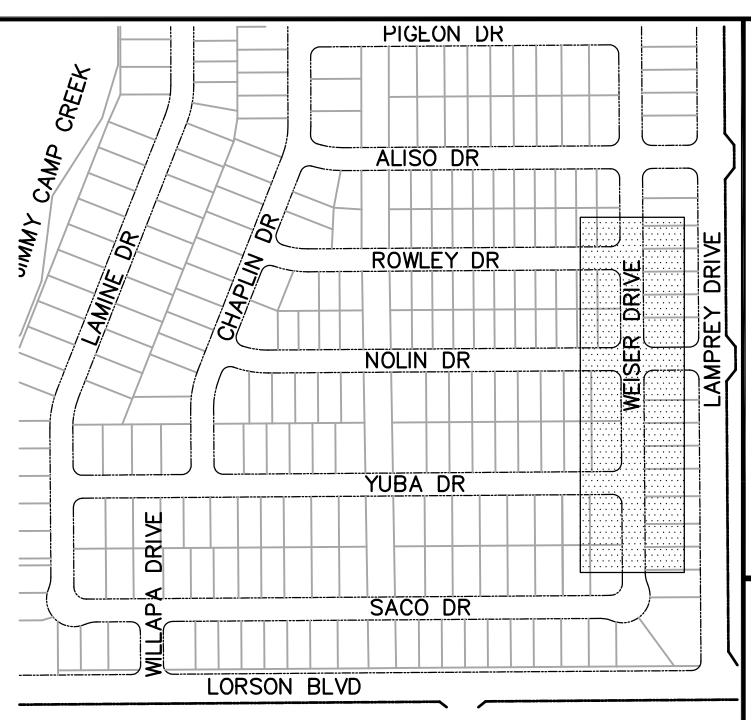
TOTAL SHEETS: 45





| CURVE TABLE |        |        |           |
|-------------|--------|--------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA     |
| C6          | 31.42' | 20.00  | 90°00'00" |
| C33         | 31.41' | 20.00  | 89°59'44" |
| C34         | 31.42' | 20.00  | 90°00'16" |
| C39         | 31.41' | 20.00  | 89°59'44" |
| C42         | 31.42' | 20.00  | 90°00'16" |
| C43         | 31.41' | 20.00  | 89°59'44" |
| C44         | 31.42' | 20.00  | 90°00'16" |
| C45         | 31.42' | 20.00  | 90°00'00" |

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



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 790 570 1100  
 COLORADO SPRINGS, CO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

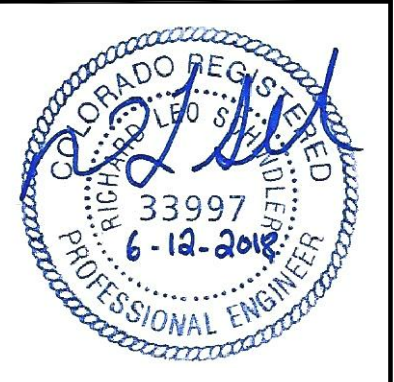
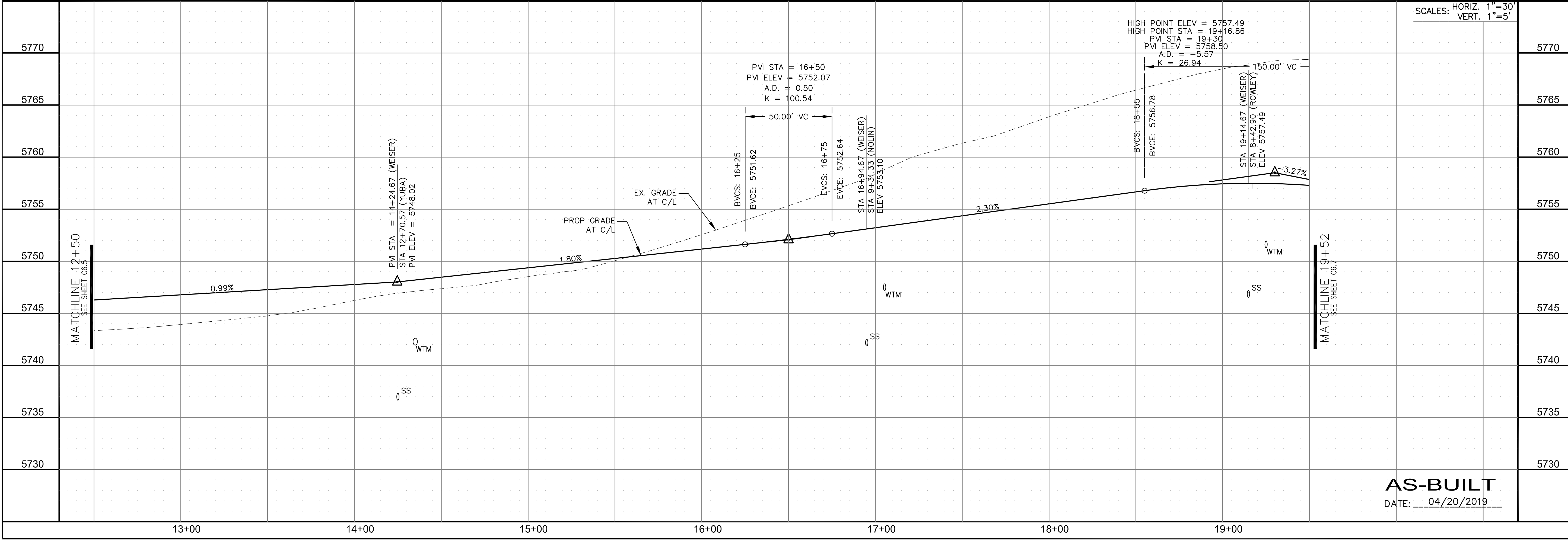
DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_  
 DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

STREET/STORM  
**WEISER DRIVE**  
 STA 12+50 TO 19+52

AS-BUILT  
 DATE: 04/20/2019

PROJECT NO.  
**100.042**  
 SHEET NUMBER  
**C6.6**  
 TOTAL SHEETS: 45



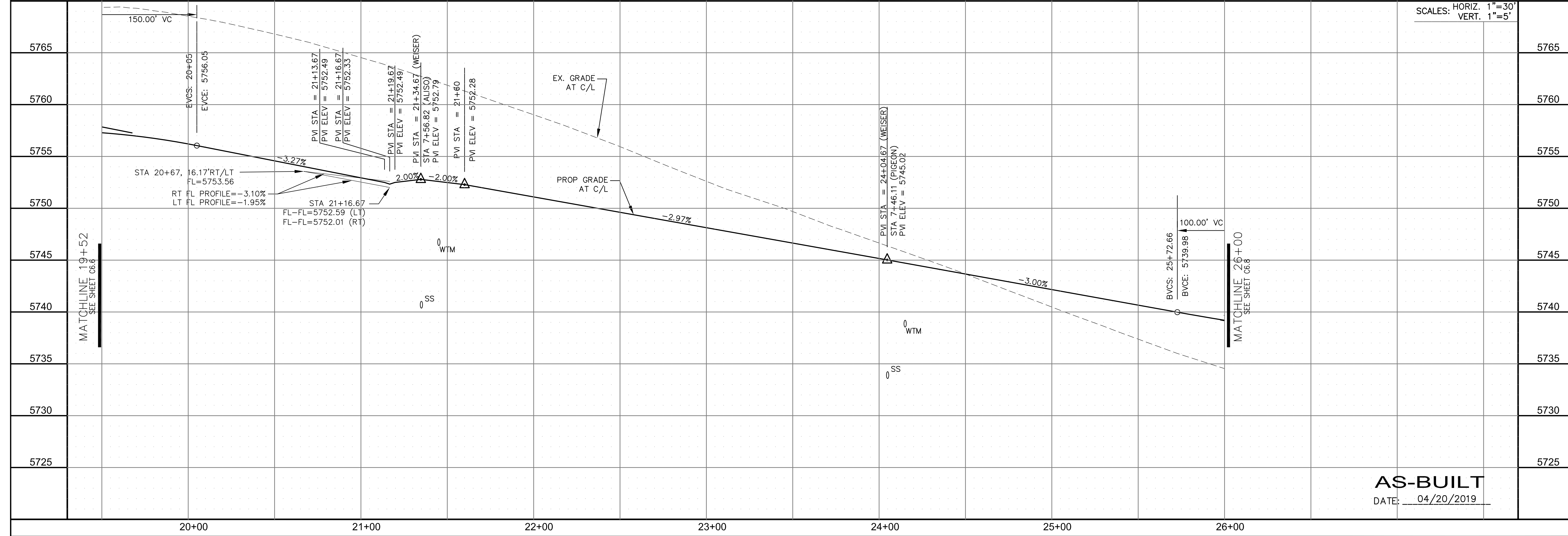
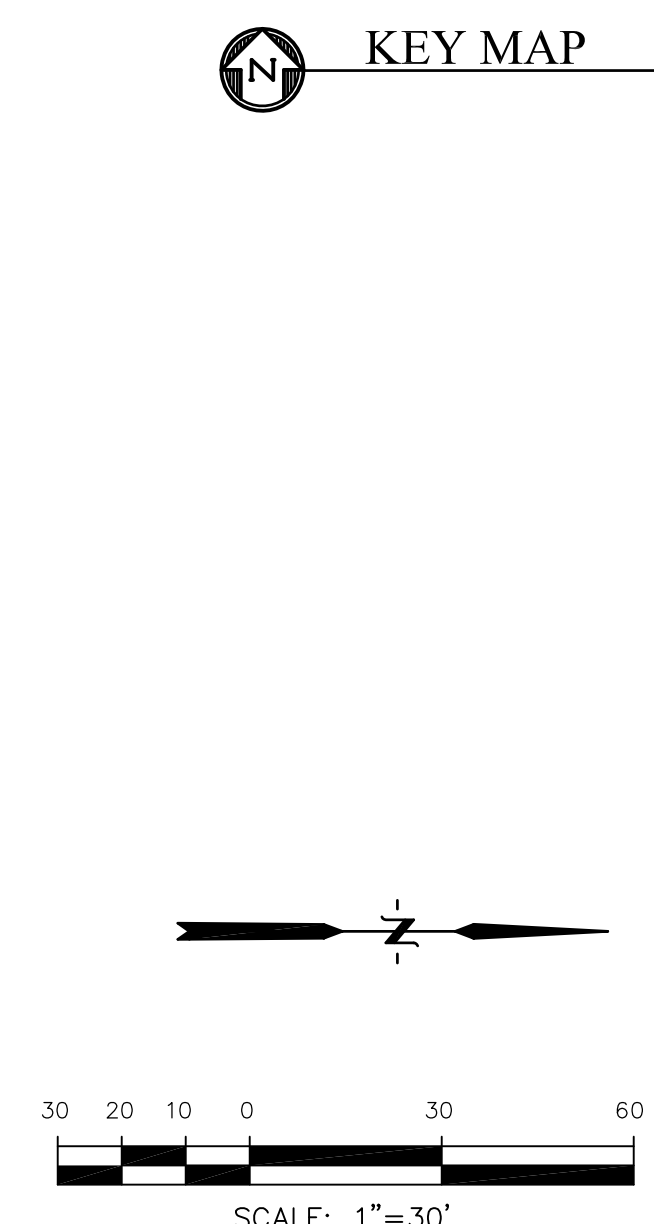
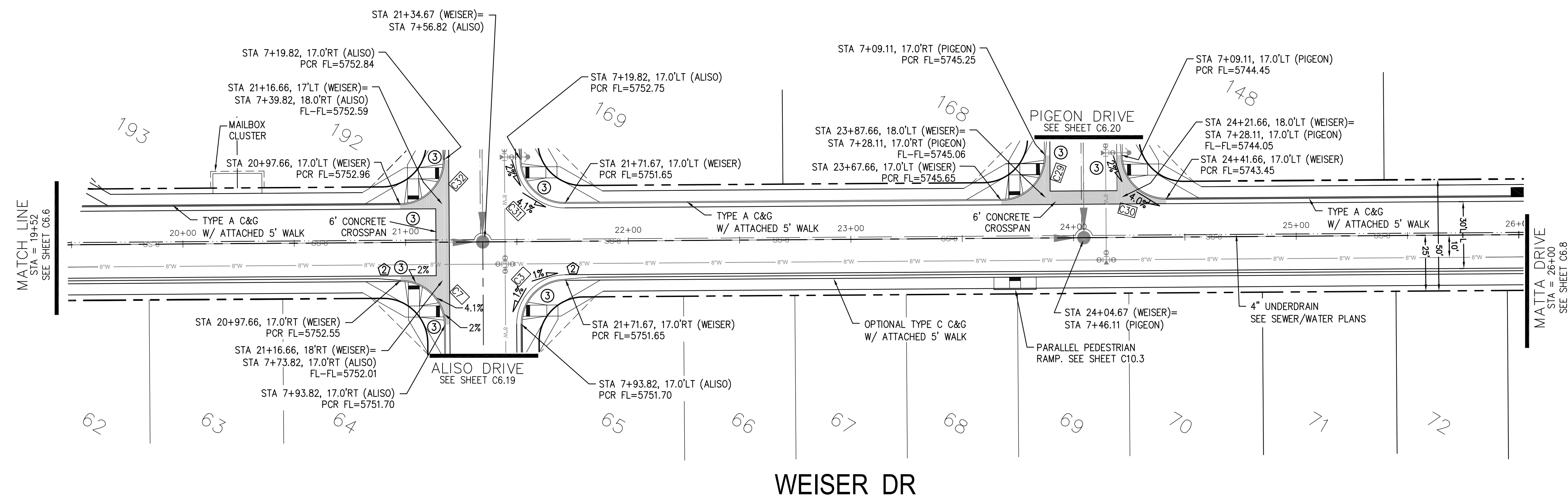
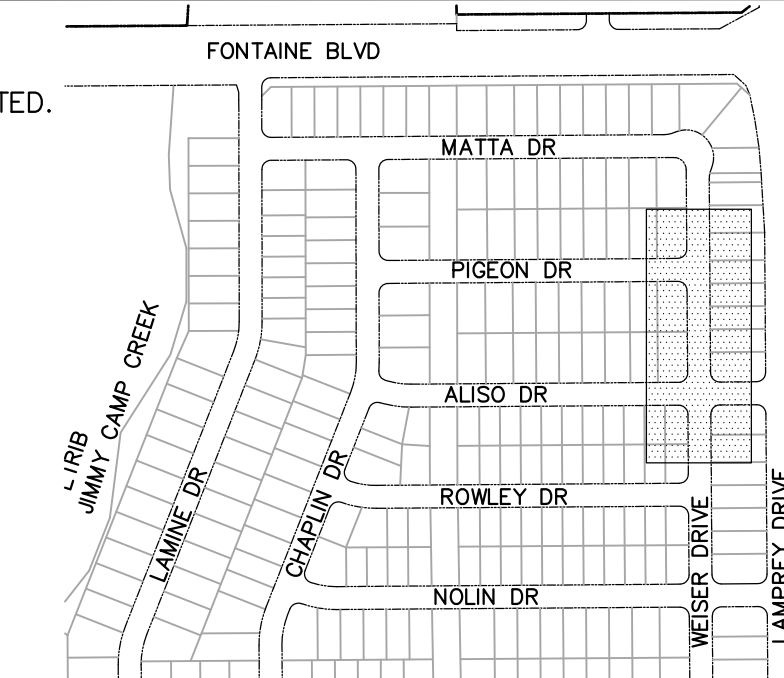
DATE:  
 JUNE 12, 2018

| CURVE TABLE |        |        |           |
|-------------|--------|--------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA     |
| C3          | 31.42' | 20.00  | 90°00'16" |
| C7          | 31.41' | 20.00  | 89°59'44" |
| C29         | 31.42' | 20.00  | 90°00'16" |
| C30         | 31.41' | 20.00  | 89°59'44" |
| C31         | 31.41' | 20.00  | 89°59'44" |
| C32         | 31.42' | 20.00  | 90°00'16" |

**NOTES**

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

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



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRCH CREEK, CO 80150  
 PHONE: 719.576.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

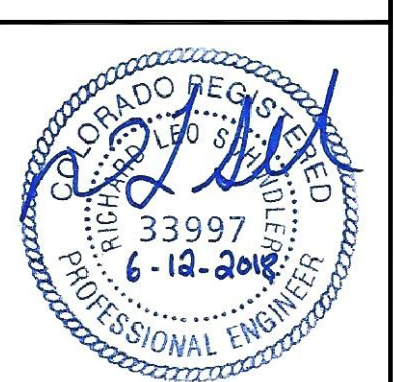
DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

**STREET/STORM**  
**WEISER DRIVE**  
**STA 19+52 TO 26+00**

DATE: JUNE 12, 2018

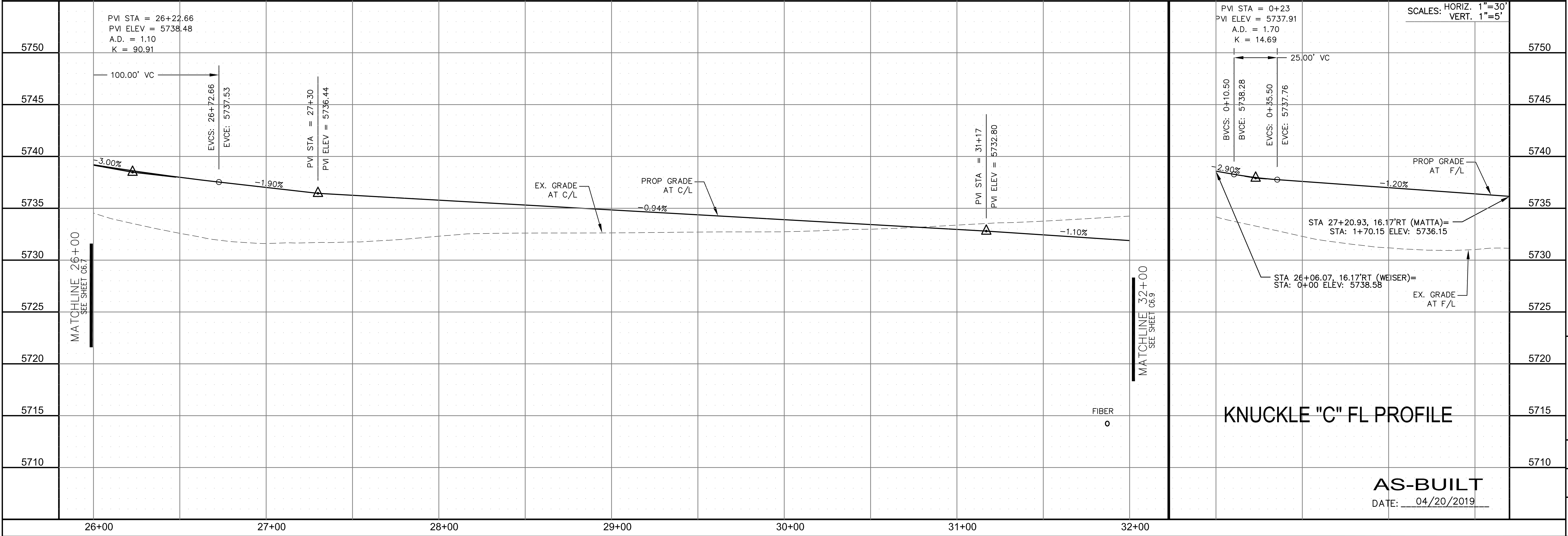
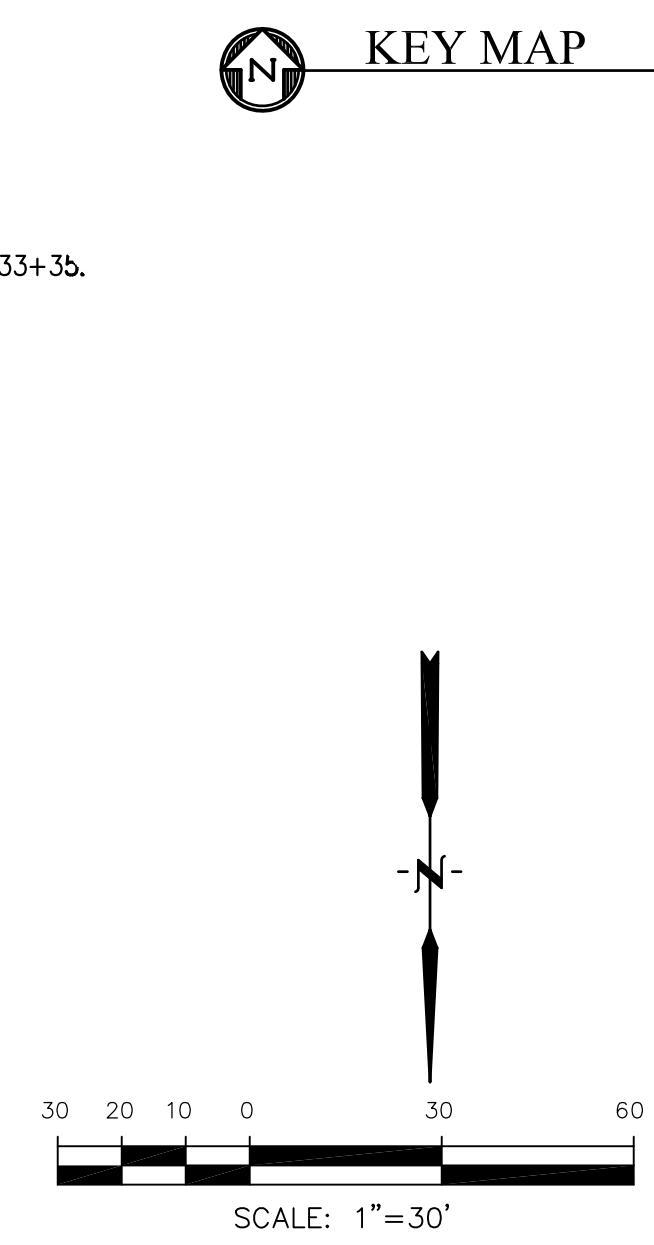
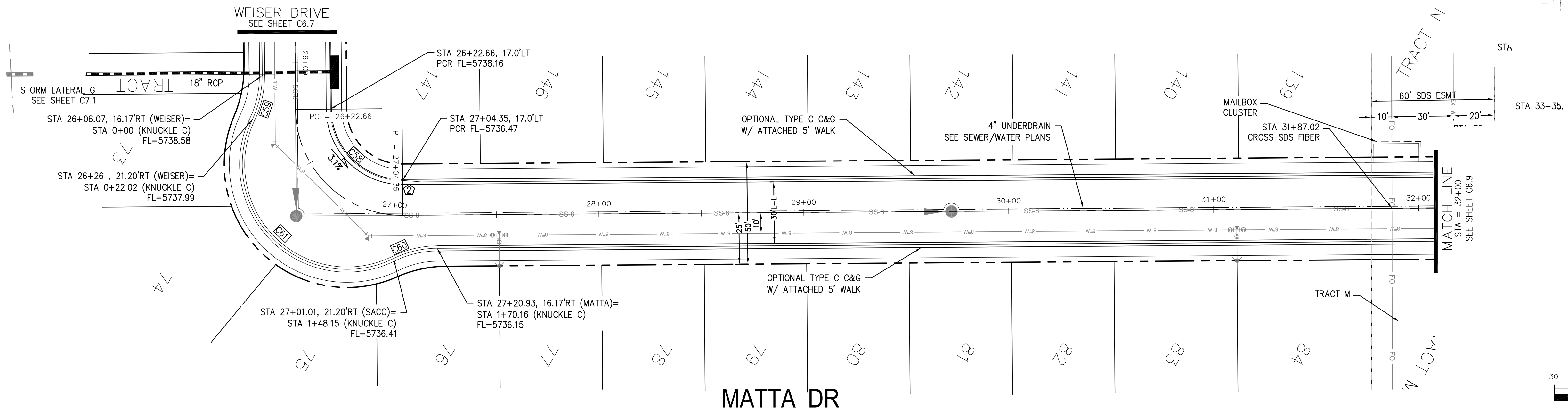
PROJECT NO. 100.042  
 SHEET NUMBER C6.7  
 TOTAL SHEETS: 45



**AS-BUILT**  
 DATE: 04/20/2019

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

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



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

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

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

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

**STREET/STORM**  
**MATTA DRIVE**  
**STA 26+00 TO 32+00**

PROFESSIONAL ENGINEER  
 33997  
 6-12-2019

DATE: JUNE 12, 2018

PROJECT NO. 100.042  
 SHEET NUMBER C6.8  
 TOTAL SHEETS: 45

**AS-BUILT**  
 DATE: 04/20/2019

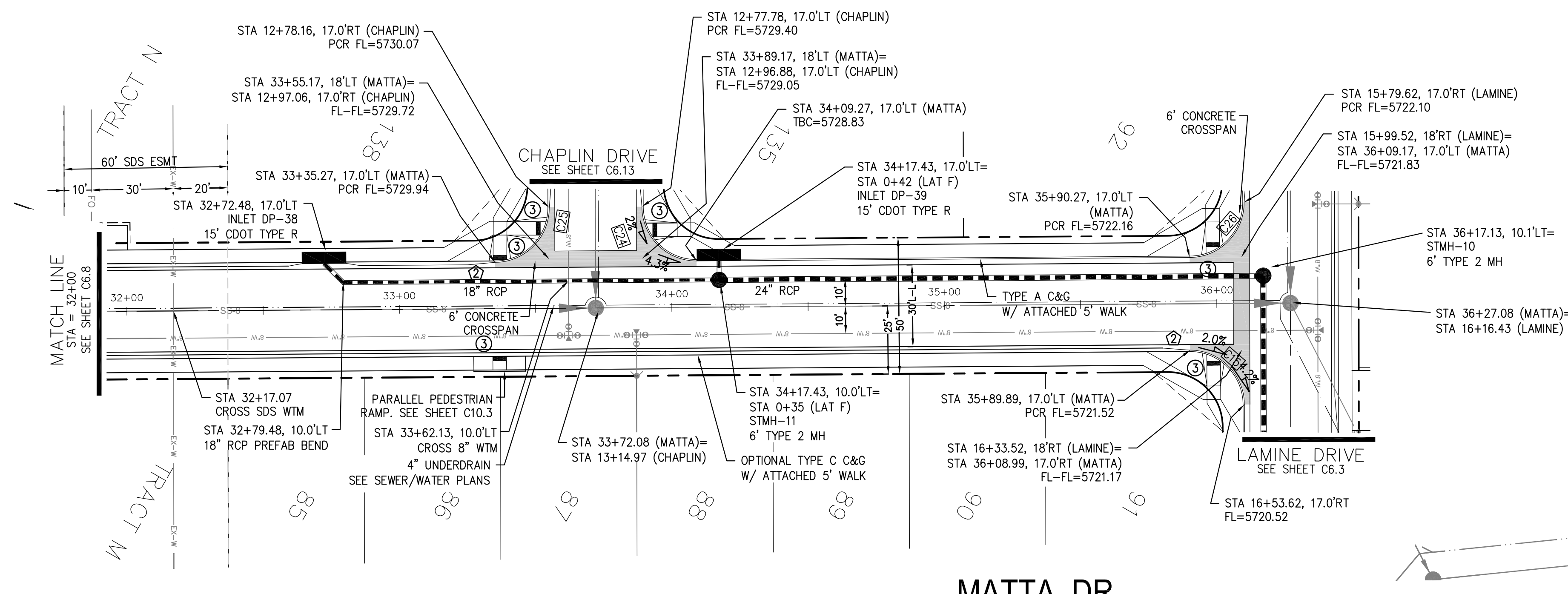
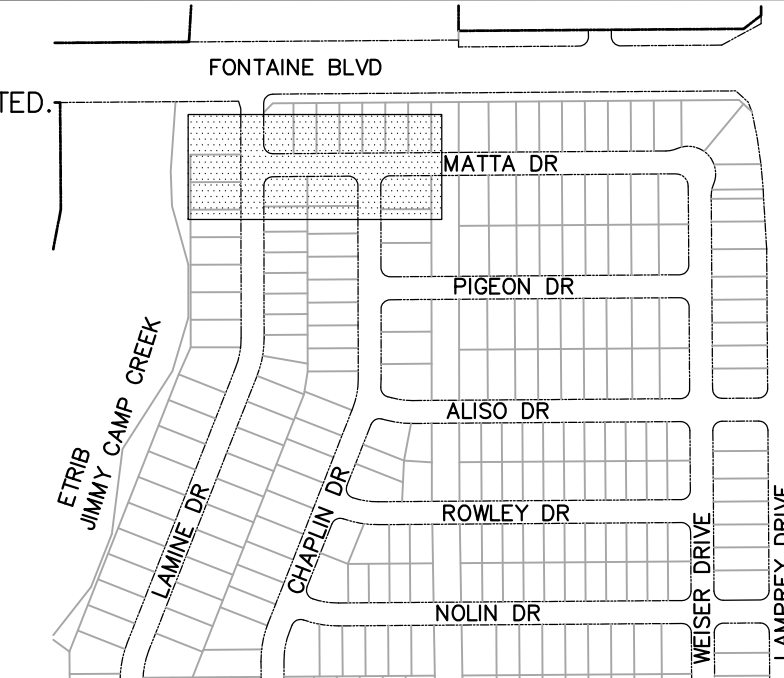


| CURVE | LENGTH | RADIUS | DELTA     |
|-------|--------|--------|-----------|
| C15   | 31.52' | 20.00  | 90°17'48" |
| C24   | 31.52' | 20.00  | 90°17'48" |
| C25   | 31.31' | 20.00  | 89°42'12" |
| C26   | 31.31' | 20.00  | 89°42'12" |

**NOTES**

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

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



**COLORADO SPRINGS UTILITIES  
WATER PLAN DESIGN APPROVAL**

APPROVED BY: \_\_\_\_\_

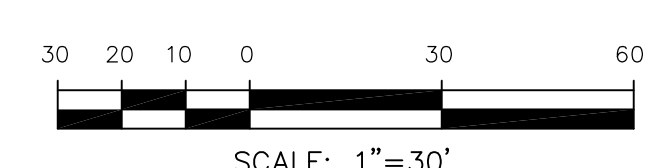
DATE: \_\_\_\_\_

PROJECT NUMBER: 2018-\_\_\_\_\_

WORK ORDER NUMBER: \_\_\_\_\_

CSU SHEET \_\_\_\_\_ OF \_\_\_\_\_

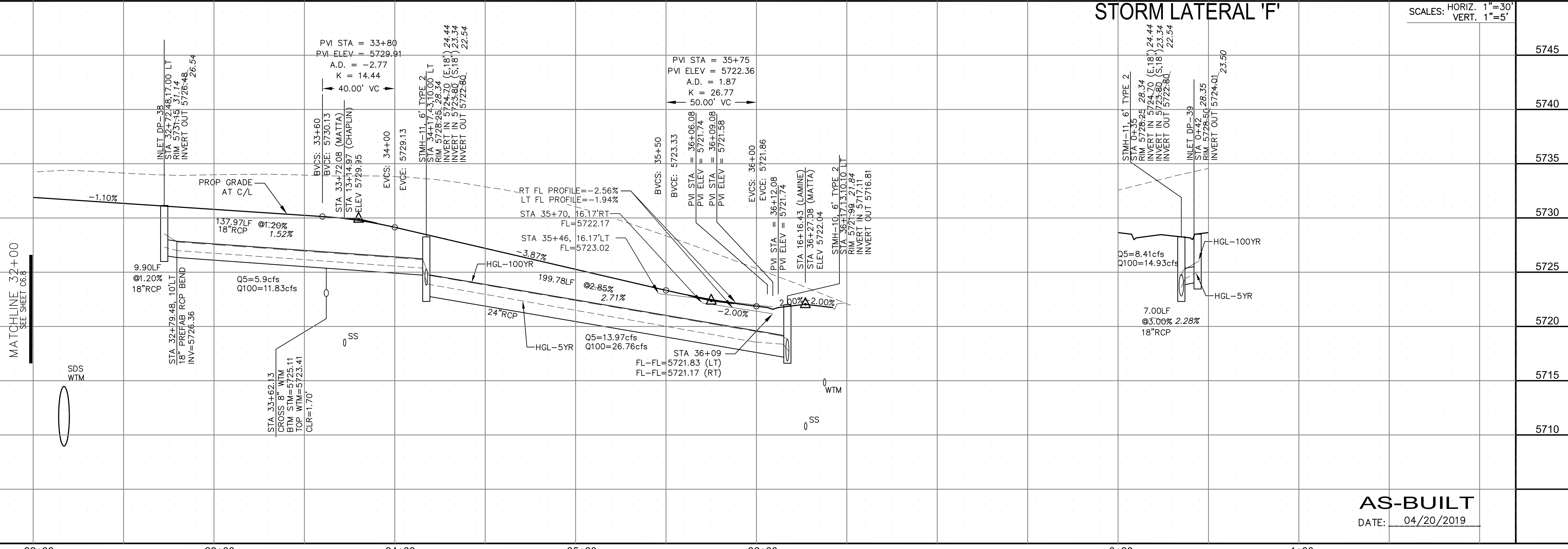
APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.



**MATTA DR**

**STORM LATERAL 'F'**

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



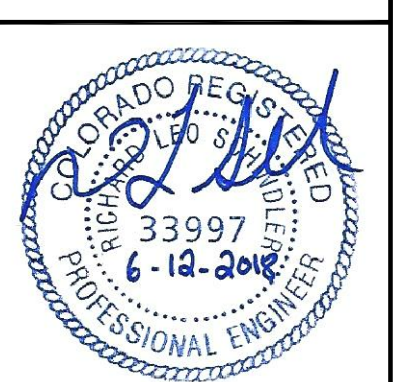
**CORE  
ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 303.757.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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



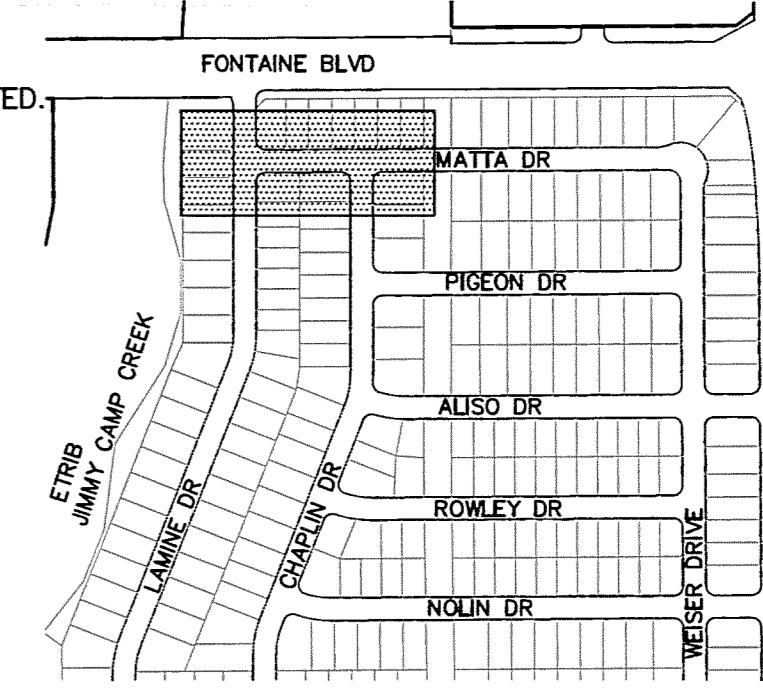
DATE:  
JUNE 12, 2018

**AS-BUILT**  
DATE: 04/20/2019

PROJECT NO.  
**100.042**  
SHEET NUMBER  
**C6.9**  
TOTAL SHEETS: 45

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

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



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55306  
 PH: 763.270.1100  
 FAX: 763.270.1101  
 EMAIL: rich@cegi.com

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

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

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

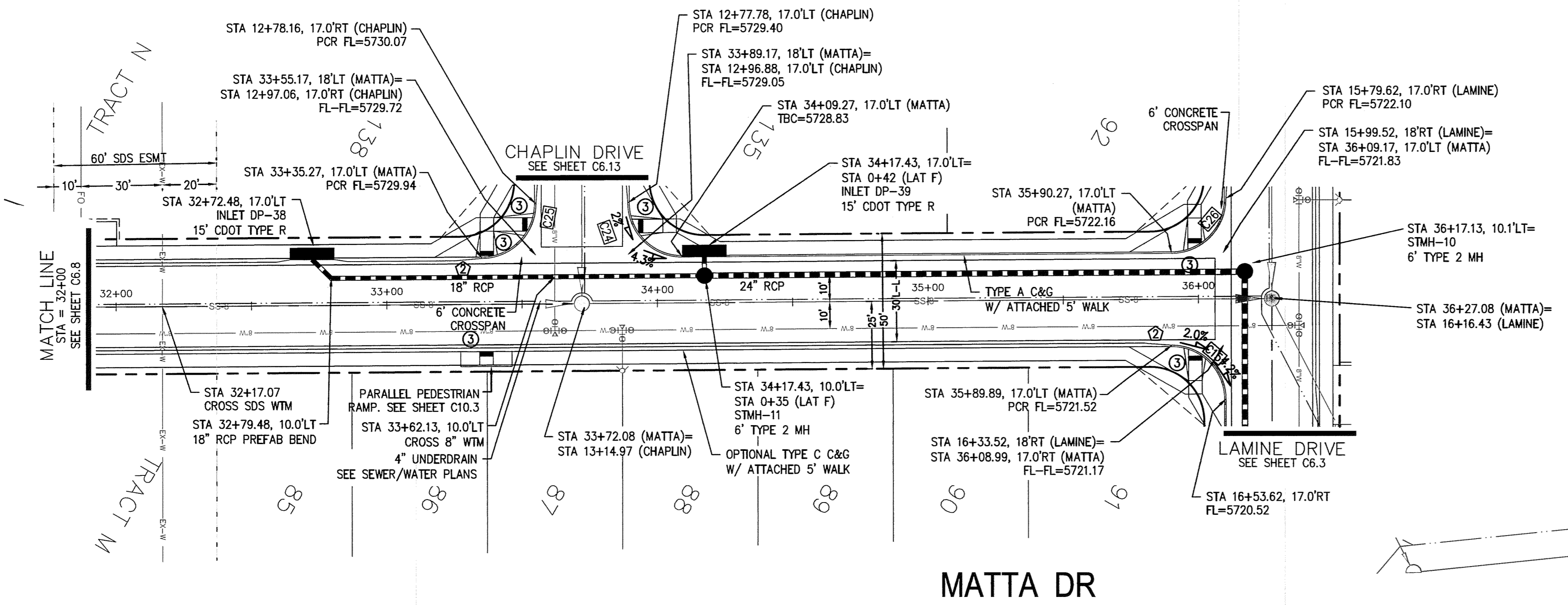
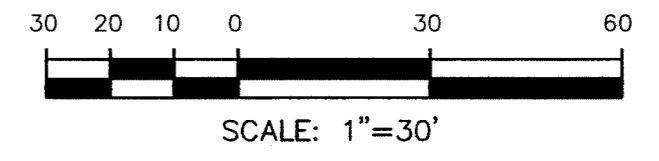
**COLORADO SPRINGS UTILITIES  
 WATER PLAN DESIGN APPROVAL**

APPROVED BY: *[Signature]*

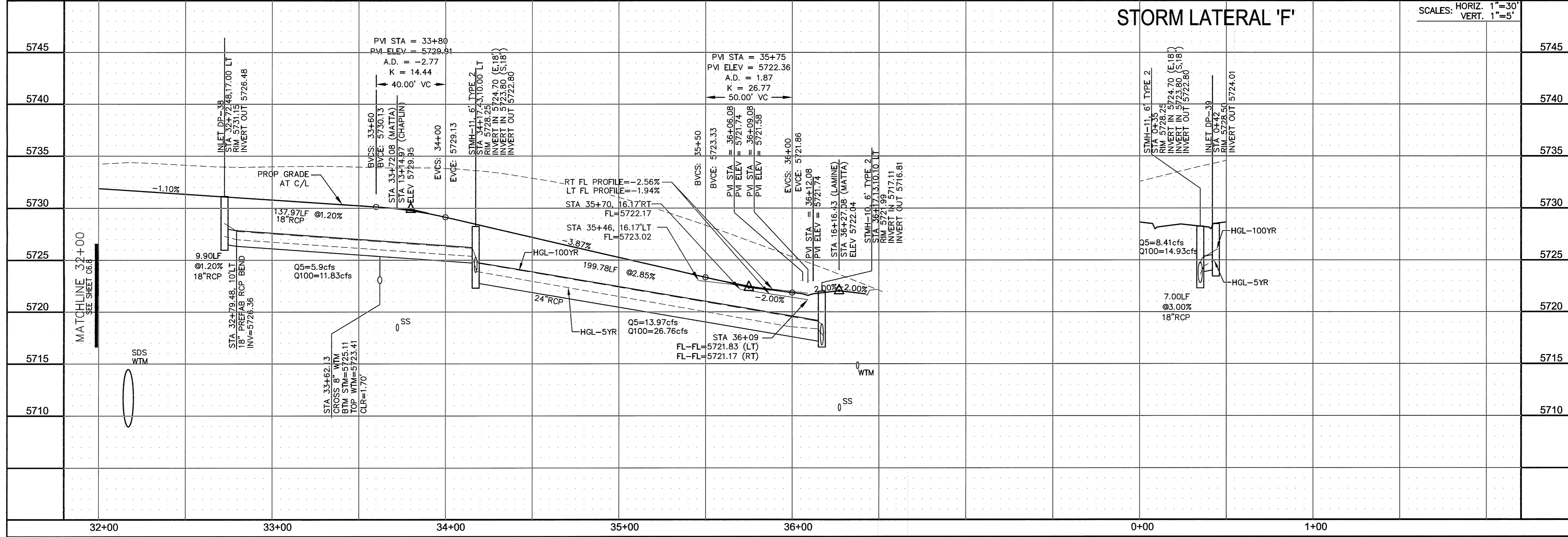
DATE: 26 June 2018

PROJECT NUMBER: 2018-W052  
 WORK ORDER NUMBER: 3298612  
 CSU SHEET 3 OF 10

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



**MATTA DR**



**STORM LATERAL 'F'**

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

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

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

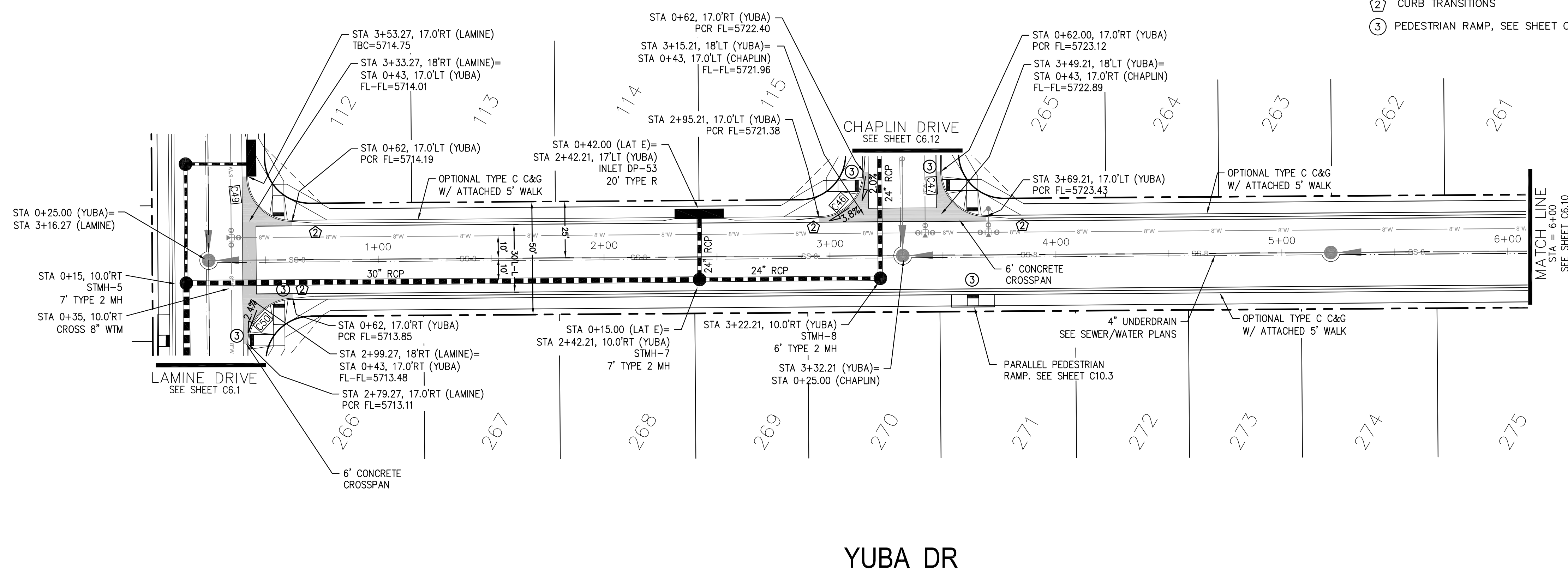
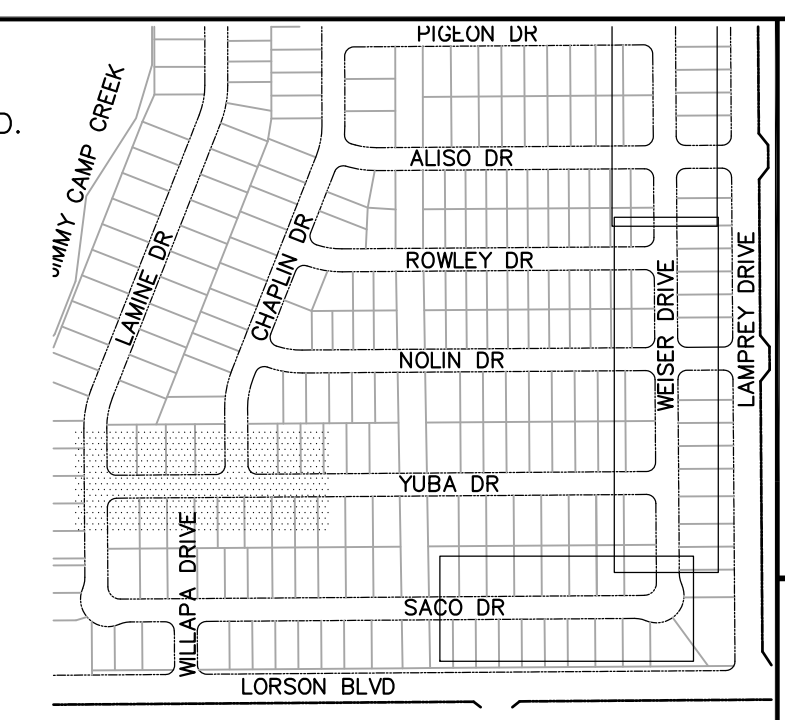
PROFESSIONAL ENGINEER  
 33997  
 6-12-2018

| CURVE | LENGTH | RADIUS | DELTA     |
|-------|--------|--------|-----------|
| C46   | 31.41' | 20.00  | 89°59'44" |
| C47   | 31.42' | 20.00  | 90°00'16" |
| C49   | 31.42' | 20.00  | 90°00'16" |
| C50   | 31.41' | 20.00  | 89°59'44" |

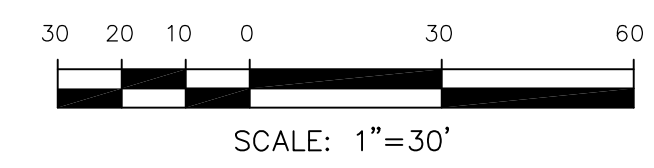
**NOTES**

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

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



**YUBA DR**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S, SUITE 300  
 BLDG 79, FLD 1100  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

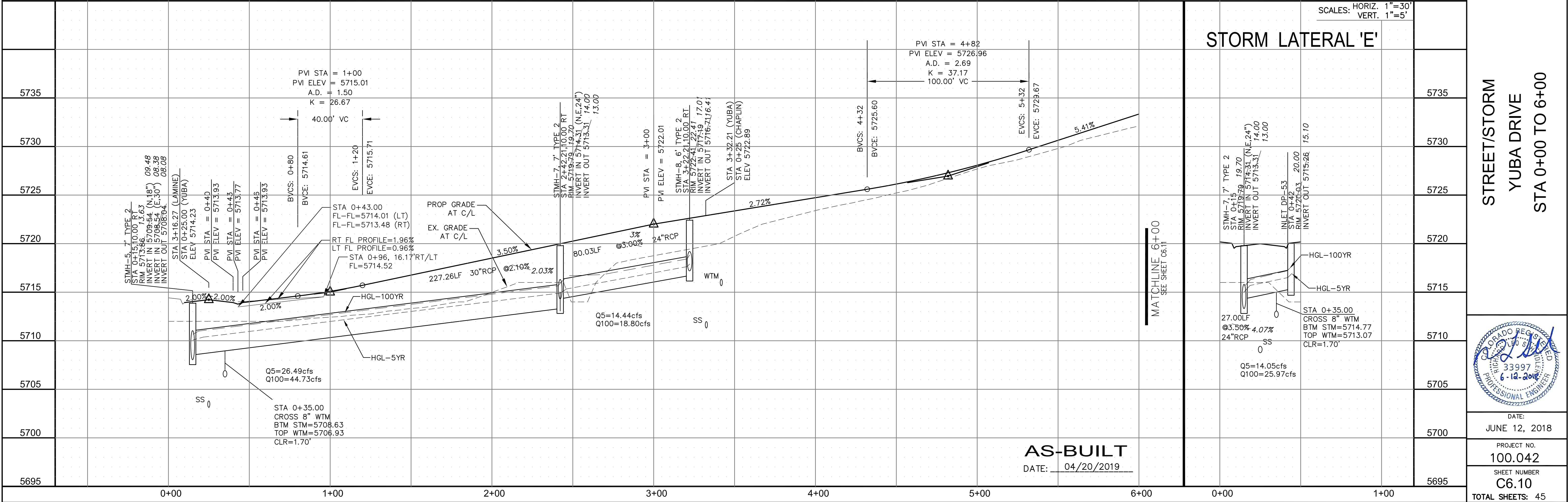
DESCRIPTION: \_\_\_\_\_

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

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

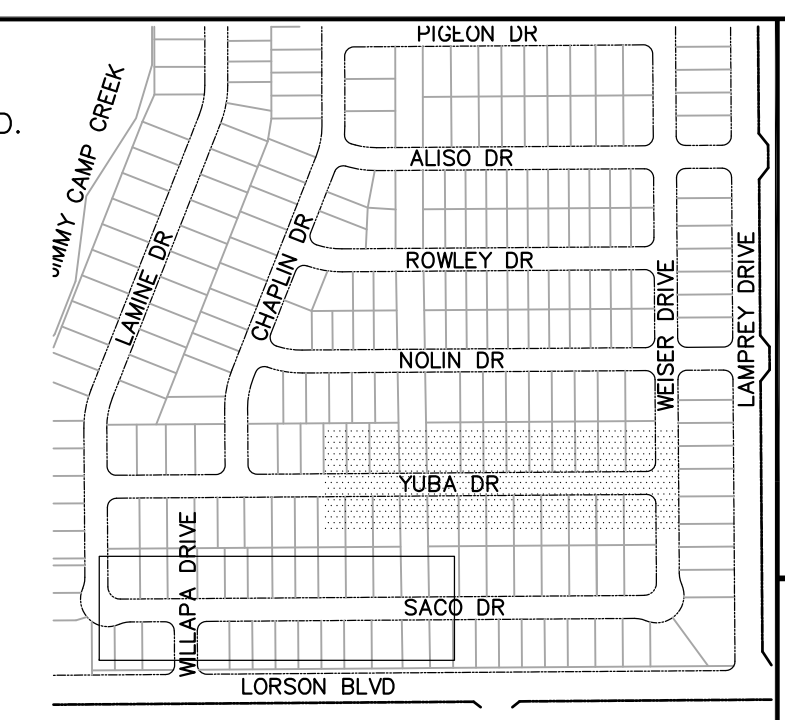
PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS



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

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



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 100, SUITE 5506  
 BIRDAVIA, CO 80101  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

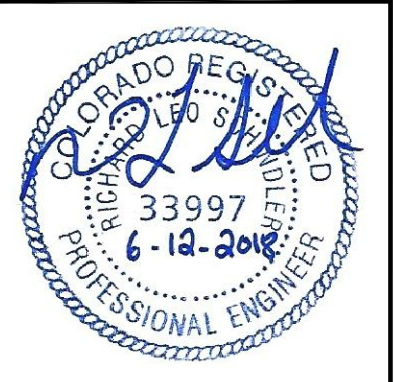
DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_

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

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

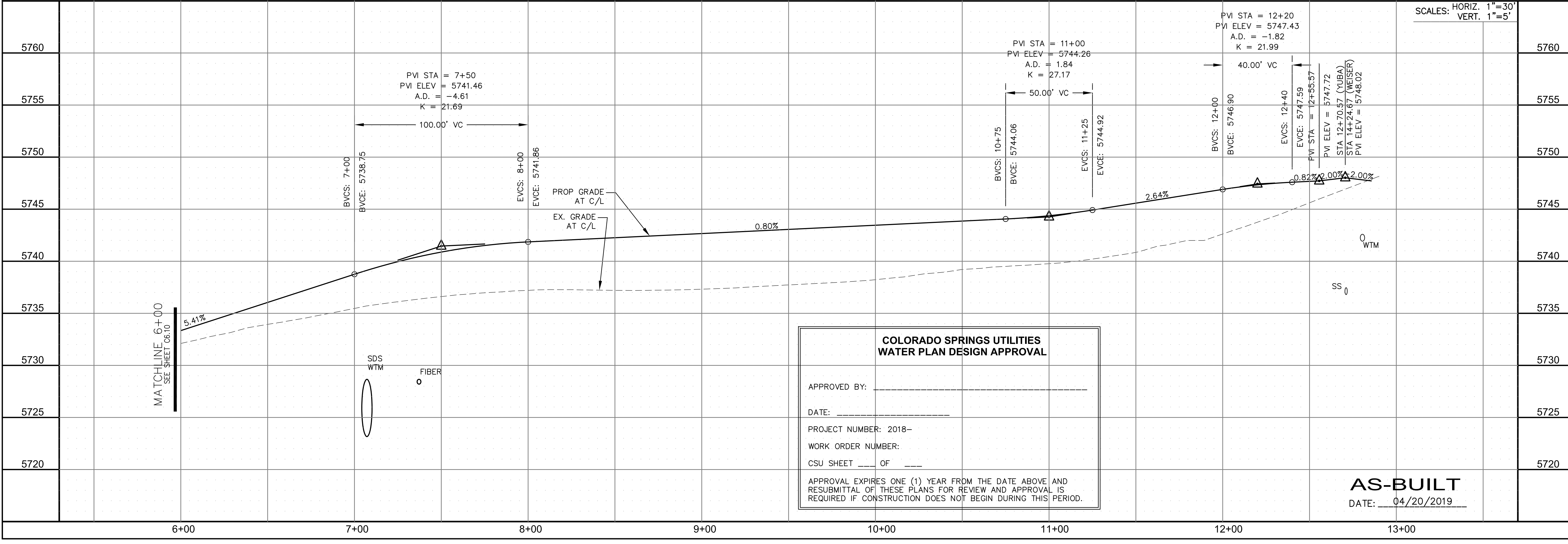
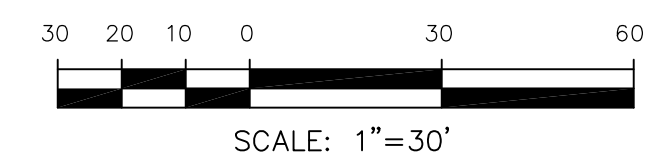
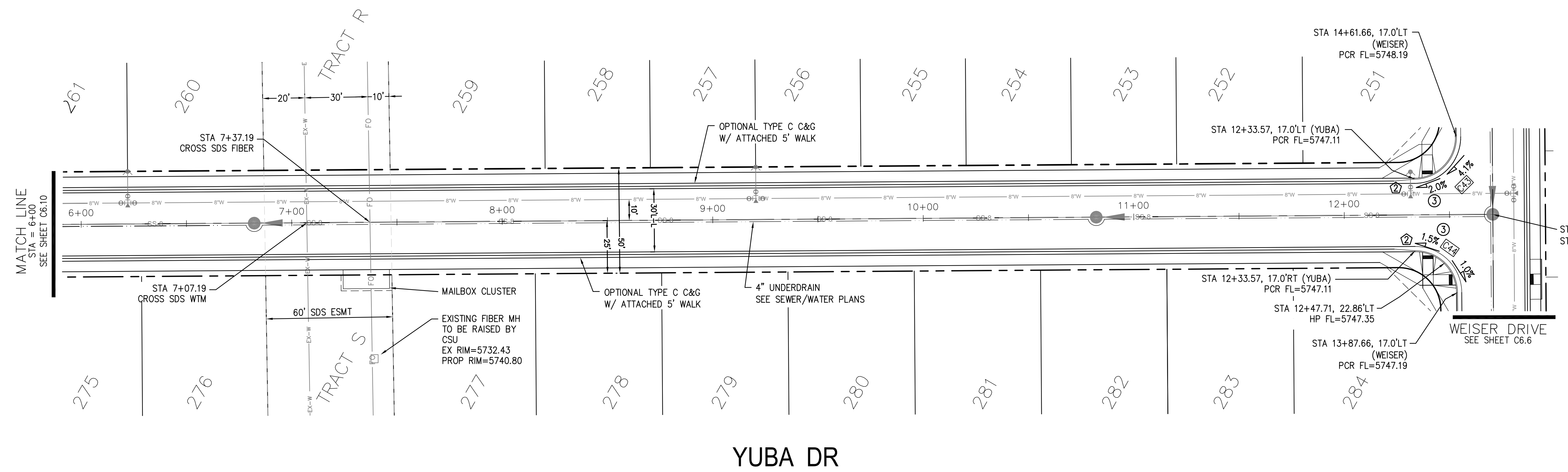
DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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



DATE:  
 JUNE 12, 2018

PROJECT NO.  
**100.042**  
 SHEET NUMBER  
**C6.11**  
 TOTAL SHEETS: 45



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

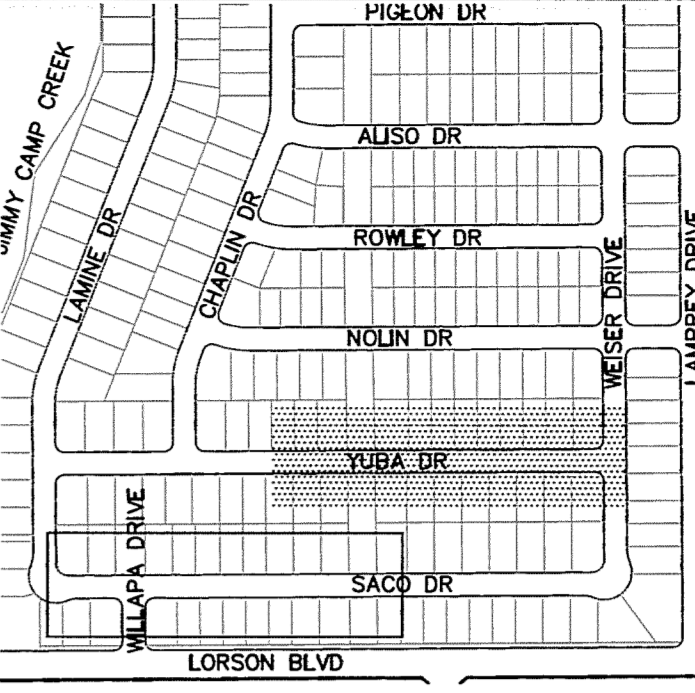
APPROVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PROJECT NUMBER: 2018-\_\_\_\_\_  
 WORK ORDER NUMBER: \_\_\_\_\_  
 CSU SHEET \_\_\_\_ OF \_\_\_\_

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

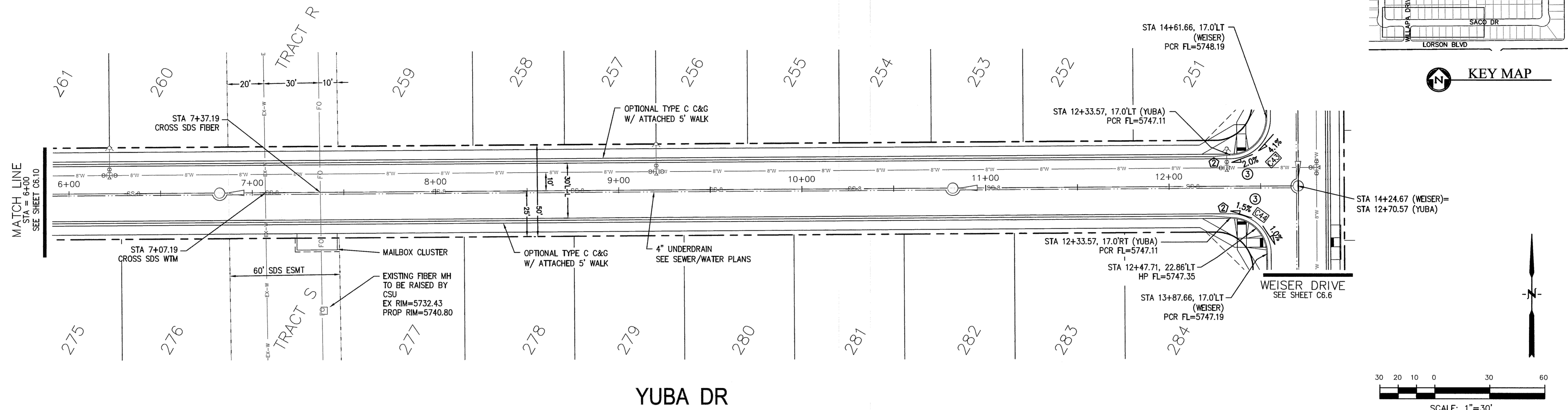
**AS-BUILT**  
 DATE: 04/20/2019

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

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

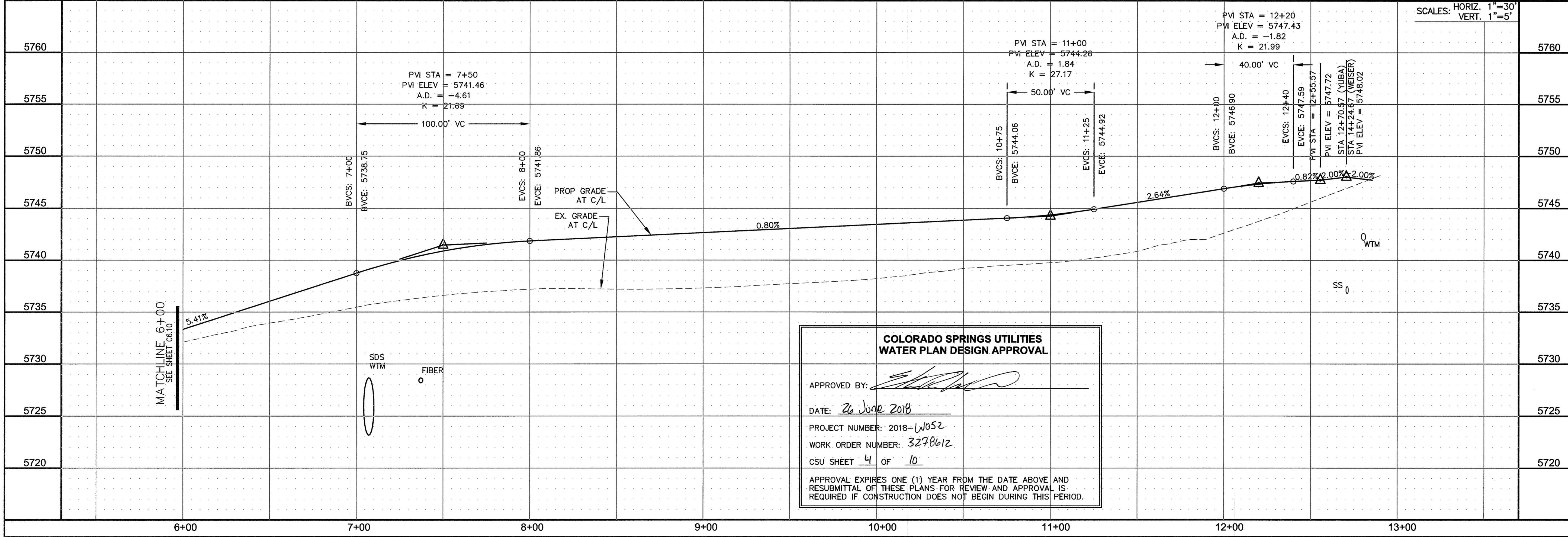
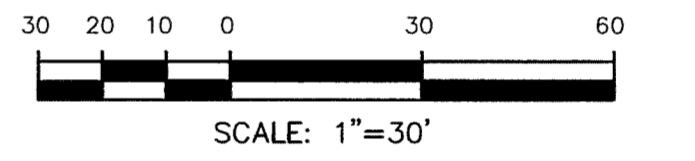


**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55306  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceng1.com



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

PROJECT: LORSON RANCH EAST FILING NO. 1  
 PREPARED FOR: LORSON, LLC  
 212 N. WASHATCH AVE. SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 FONTAINE BLVD.-OLD GLOVE DR  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK



**COLORADO SPRINGS UTILITIES WATER PLAN DESIGN APPROVAL**

APPROVED BY: *[Signature]*  
 DATE: 26 June 2018  
 PROJECT NUMBER: 2018-W052  
 WORK ORDER NUMBER: 3298612  
 CSU SHEET 4 OF 10

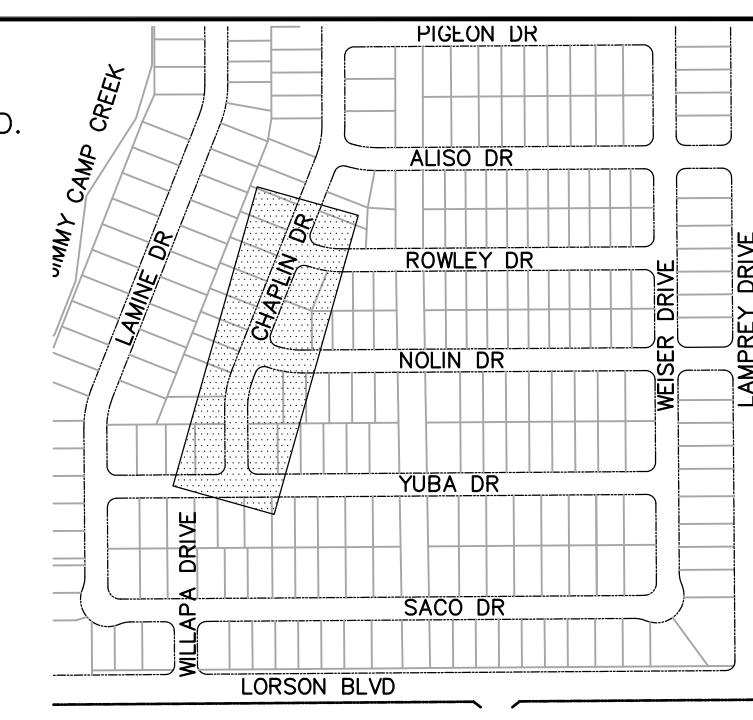
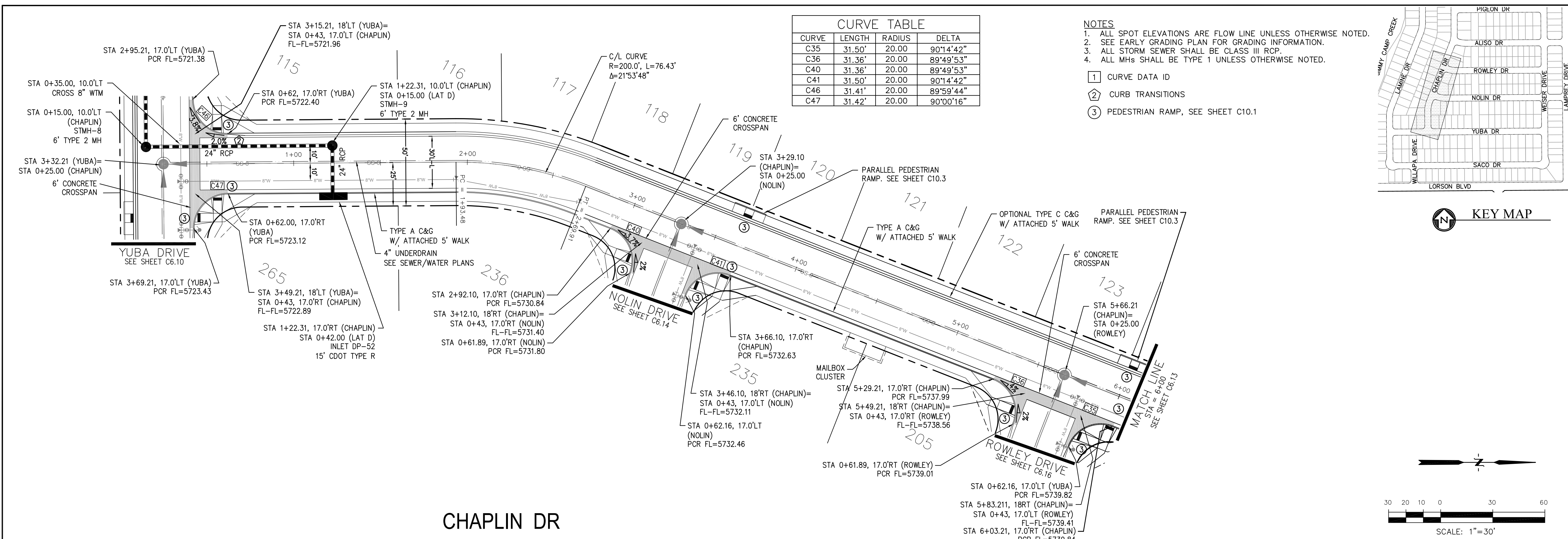
APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

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

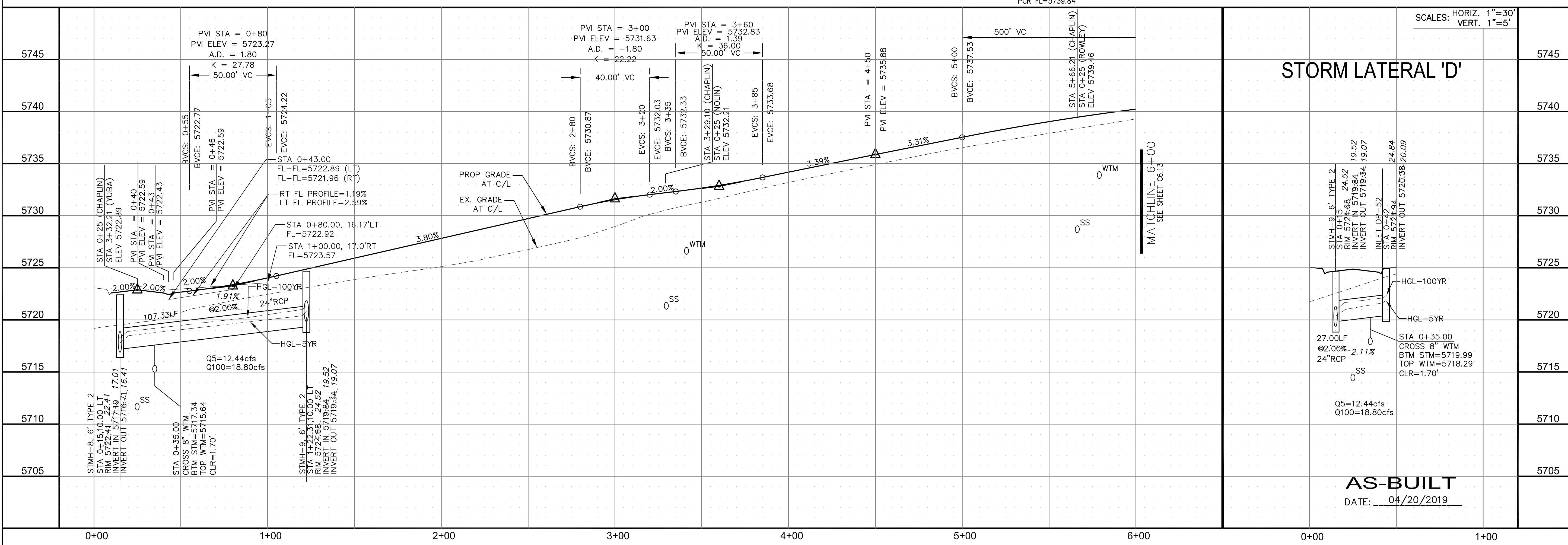
SCALE: HORIZ. 1"=30'  
 VERT. 1"=5'

DATE: JUNE 12, 2018  
 PROJECT NO. 100.042  
 SHEET NUMBER C6.11  
 TOTAL SHEETS: 45





**CHAPLIN DR**



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


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

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

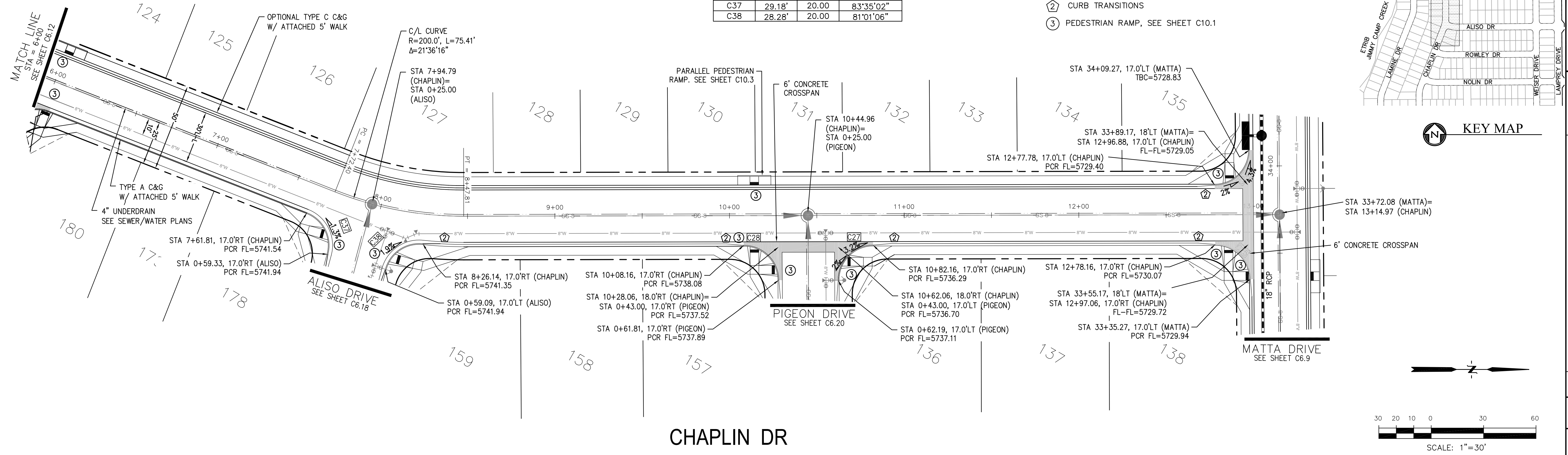
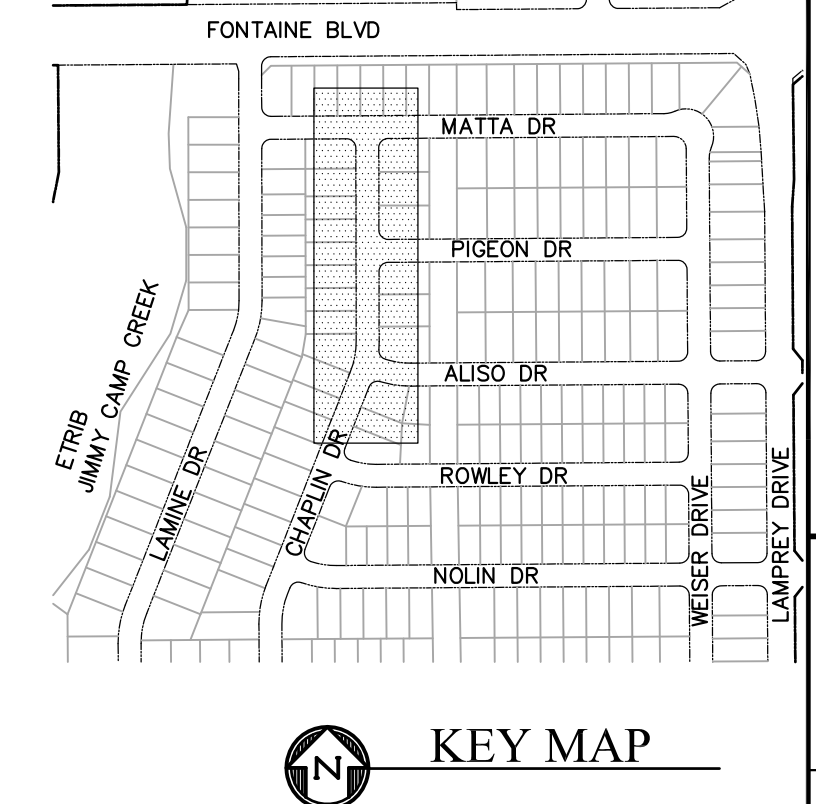
DATE:  
 JUNE 12, 2018

PROJECT NO.  
**100.042**  
 SHEET NUMBER  
**C6.12**  
 TOTAL SHEETS: 45

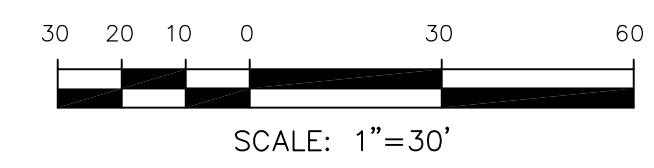


| CURVE | LENGTH | RADIUS | DELTA     |
|-------|--------|--------|-----------|
| C24   | 31.52' | 20.00  | 90°17'48" |
| C25   | 31.31' | 20.00  | 89°42'12" |
| C27   | 31.52' | 20.00  | 90°17'48" |
| C28   | 31.31' | 20.00  | 89°42'12" |
| C37   | 29.18' | 20.00  | 83°35'02" |
| C38   | 28.28' | 20.00  | 81°01'06" |

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



**CHAPLIN DR**



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

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

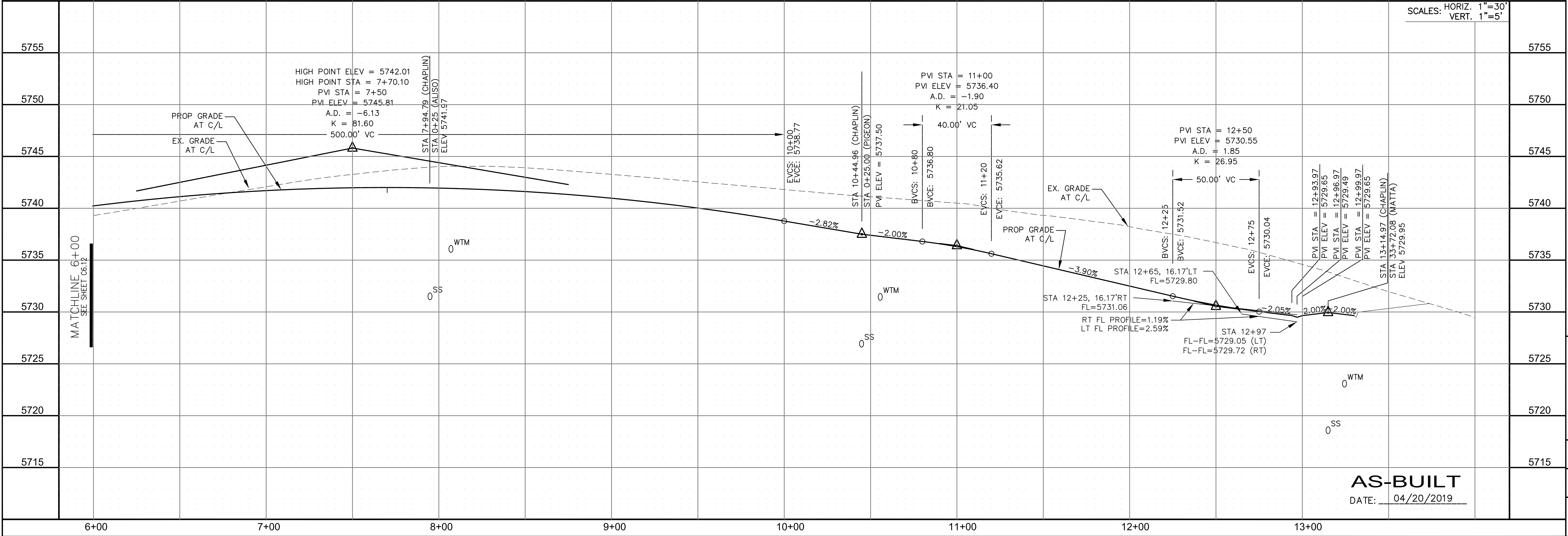
DESCRIPTION: \_\_\_\_\_

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

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



**STREET/STORM**  
**CHAPLIN DRIVE**  
**STA 6+00 TO 13+15**

DATE: JUNE 12, 2018

PROJECT NO. 100.042

SHEET NUMBER C6.13

TOTAL SHEETS: 45

**AS-BUILT**  
 DATE: 04/20/2019

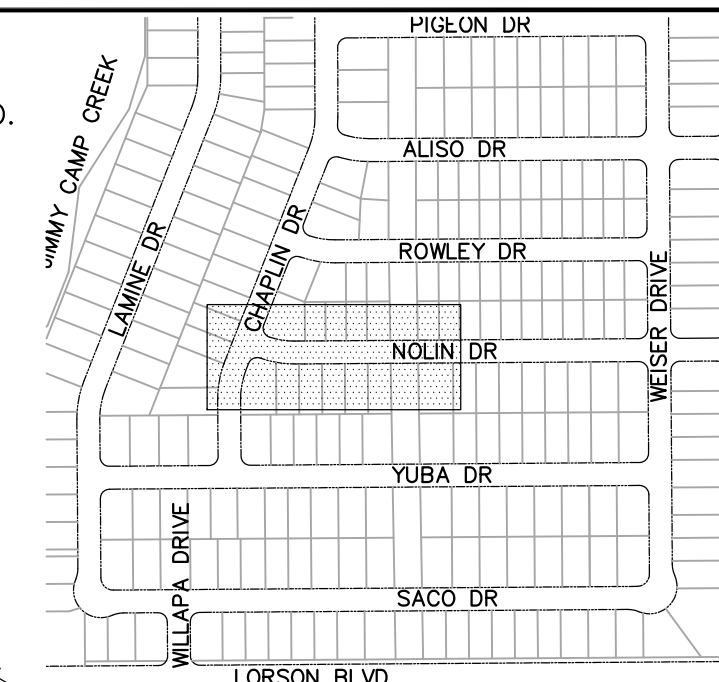


| CURVE TABLE |        |        |           |
|-------------|--------|--------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA     |
| C40         | 31.36' | 20.00  | 89°49'53" |
| C41         | 31.50' | 20.00  | 90°14'42" |

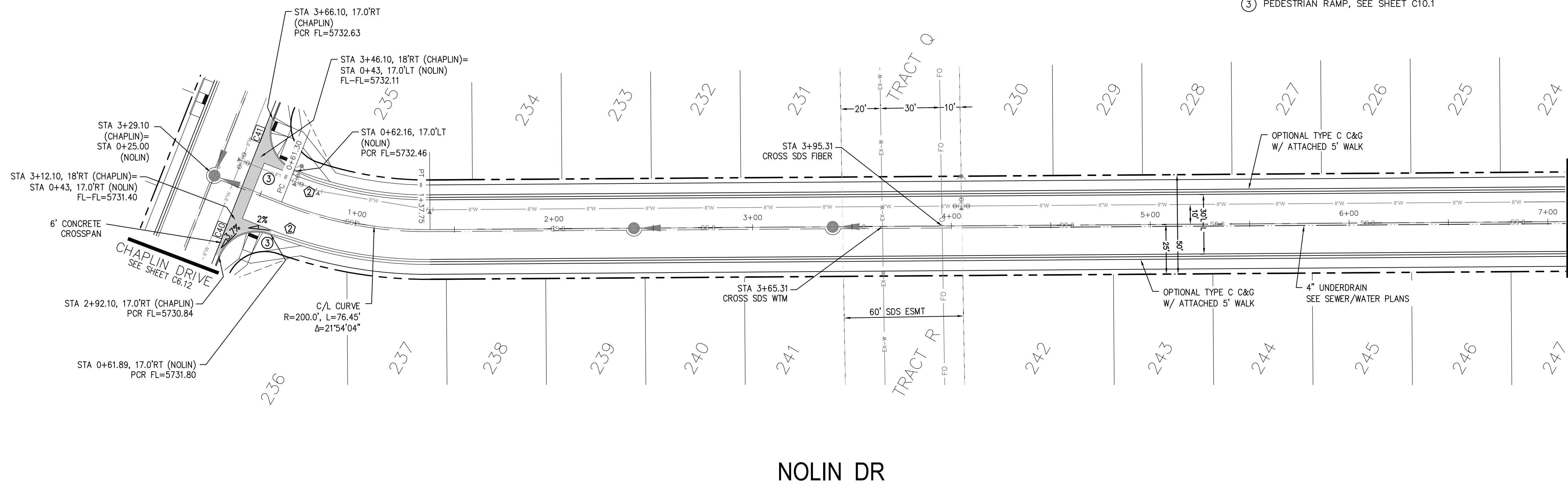
**NOTES**

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

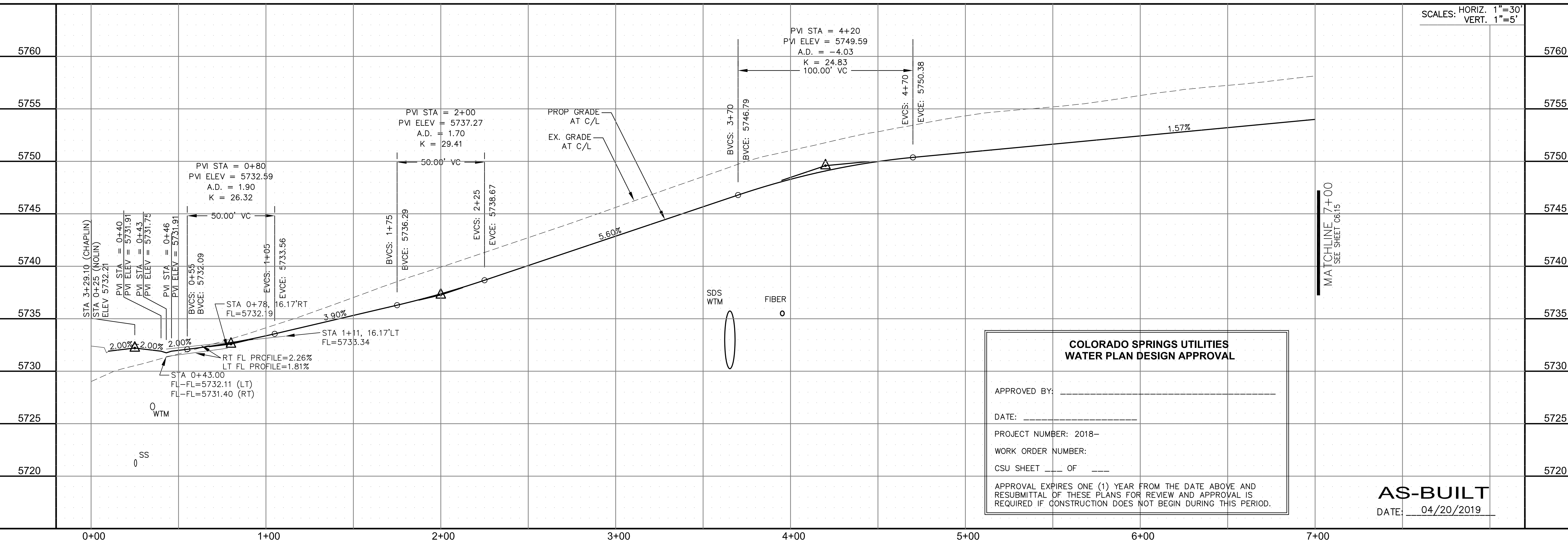
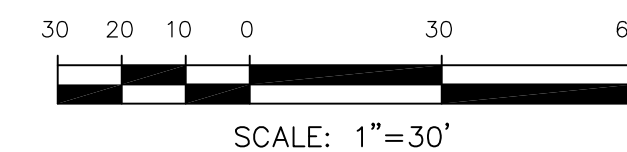
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



**KEY MAP**



**NOLIN DR**



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

**COLORADO SPRINGS UTILITIES  
WATER PLAN DESIGN APPROVAL**

APPROVED BY: \_\_\_\_\_

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

PROJECT NUMBER: 2018-\_\_\_\_

WORK ORDER NUMBER: \_\_\_\_\_

CSU SHEET \_\_\_\_ OF \_\_\_\_

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

**AS-BUILT**  
DATE: 04/20/2019

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 727-570-1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

---

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

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

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

---

PREPARED FOR: **LORSON RANCH EAST**  
212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
FONTAINE BLDG.-OLD GLORY DR  
COLORADO SPRINGS, COLORADO  
CONTACT: JEFF MARK

---

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

---

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

---

PROFESSIONAL ENGINEER  
33997  
6-12-2018

---

DATE: JUNE 12, 2018

---

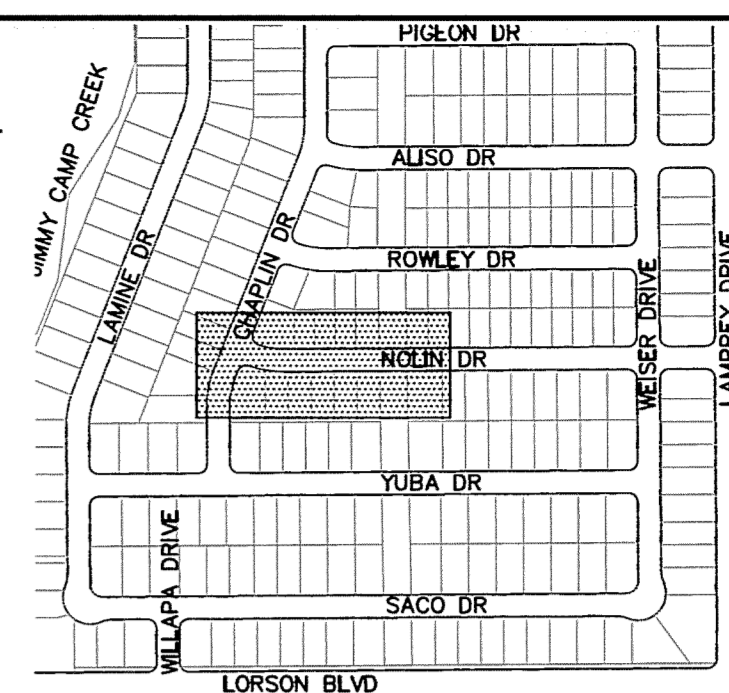
PROJECT NO. 100.042  
SHEET NUMBER C6.14  
TOTAL SHEETS: 45



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

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

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



KEY MAP

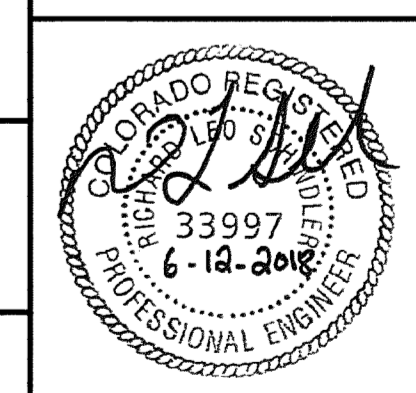
**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55306  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

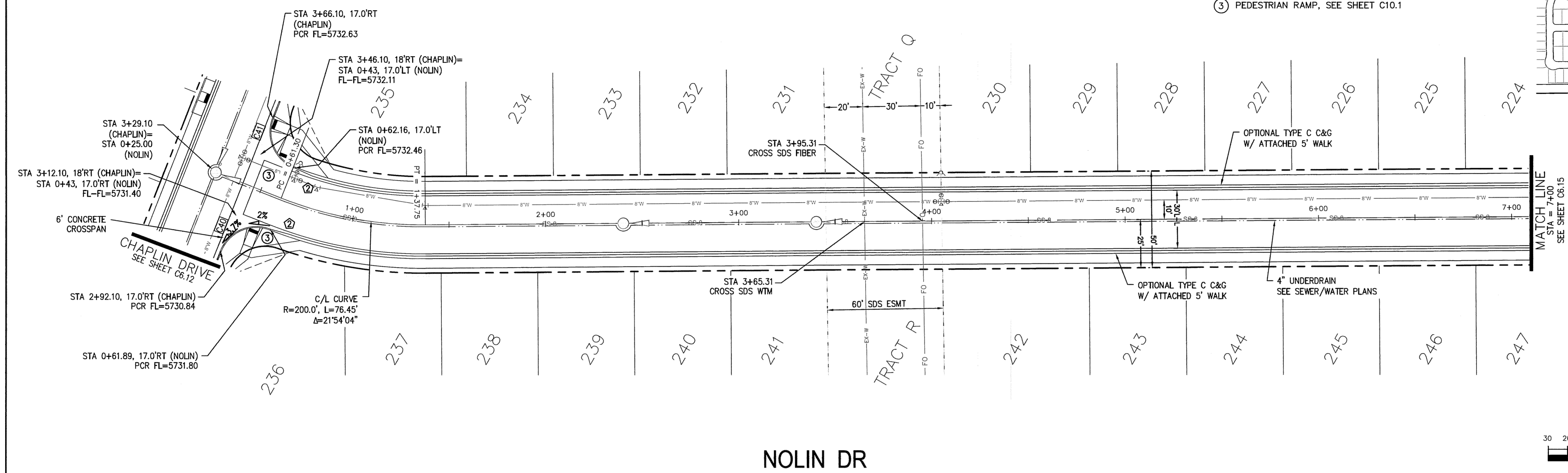
PROJECT:  
**LORSON RANCH EAST**  
 FILING NO. 1  
 FONTAINE BLVD.-OLD GLORY DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

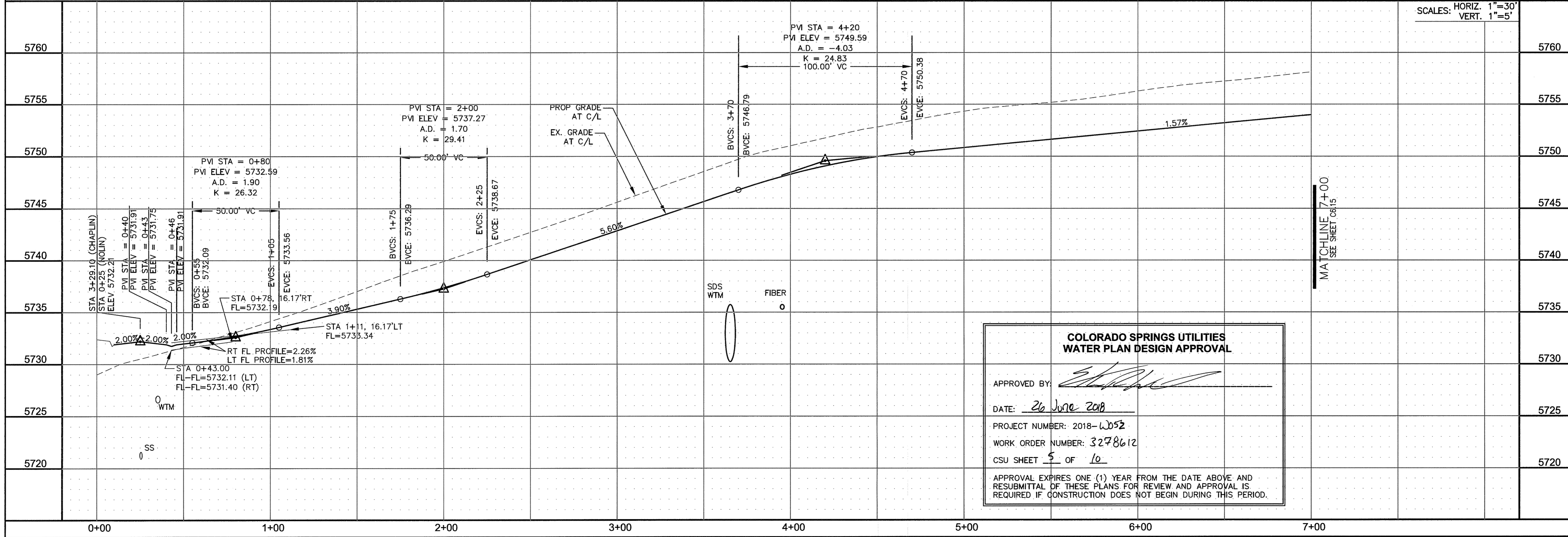
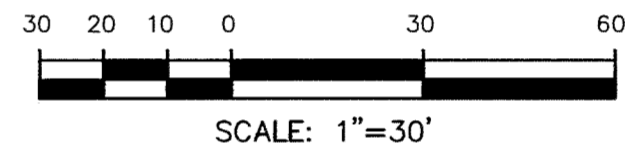
STREET/STORM  
**NOLIN DRIVE**  
 STA 0+00 TO 7+00



DATE:  
 JUNE 12, 2018  
 PROJECT NO.  
**100.042**  
 SHEET NUMBER  
**C6.14**  
 TOTAL SHEETS: 45



NOLIN DR



**COLORADO SPRINGS UTILITIES WATER PLAN DESIGN APPROVAL**

APPROVED BY: *[Signature]*

DATE: 26 June 2018

PROJECT NUMBER: 2018-2052

WORK ORDER NUMBER: 3278612

CSU SHEET 5 OF 10

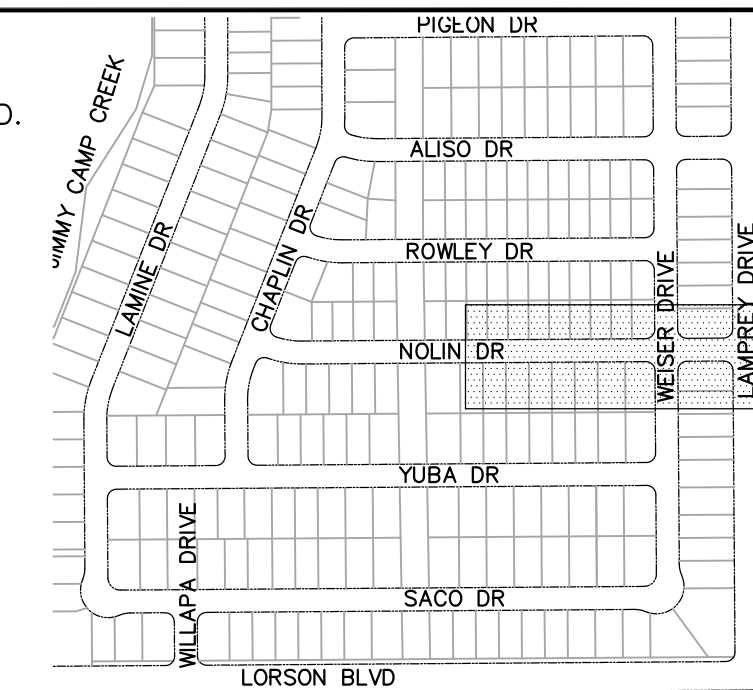
APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

| CURVE TABLE |        |        |           |
|-------------|--------|--------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA     |
| C2          | 39.27' | 25.00  | 90°00'00" |
| C6          | 31.42' | 20.00  | 90°00'00" |
| C8          | 39.27' | 25.00  | 90°00'00" |
| C11         | 39.27' | 25.00  | 90°00'00" |
| C12         | 39.27' | 25.00  | 90°00'00" |
| C39         | 31.41' | 20.00  | 89°59'44" |
| C42         | 31.42' | 20.00  | 90°00'16" |
| C45         | 31.42' | 20.00  | 90°00'00" |

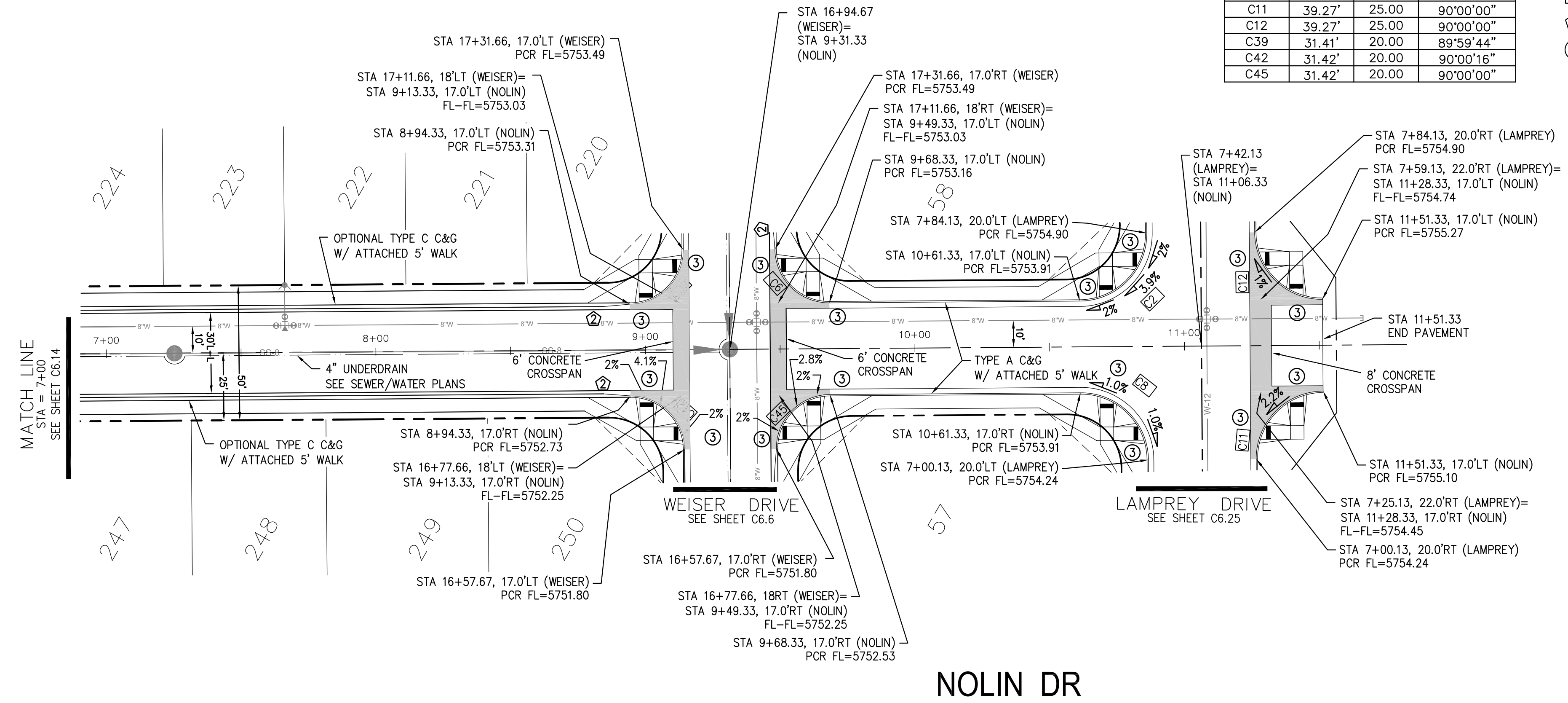
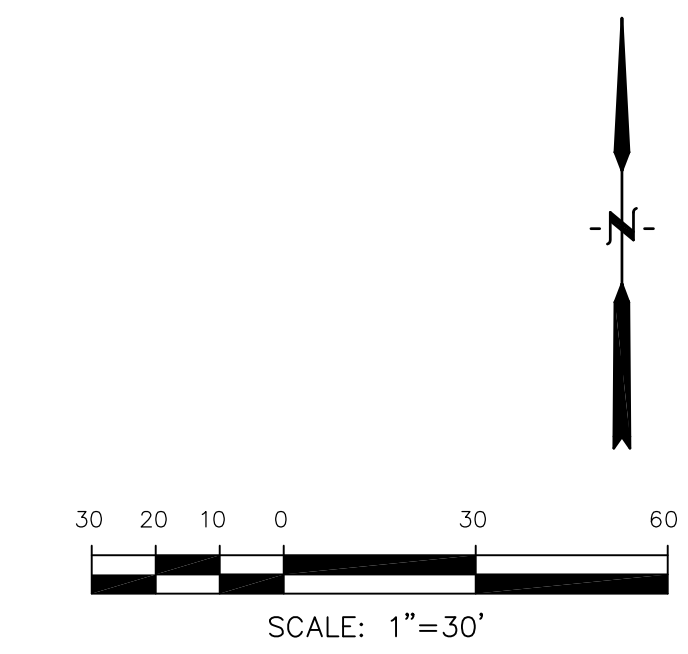
**NOTES**

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

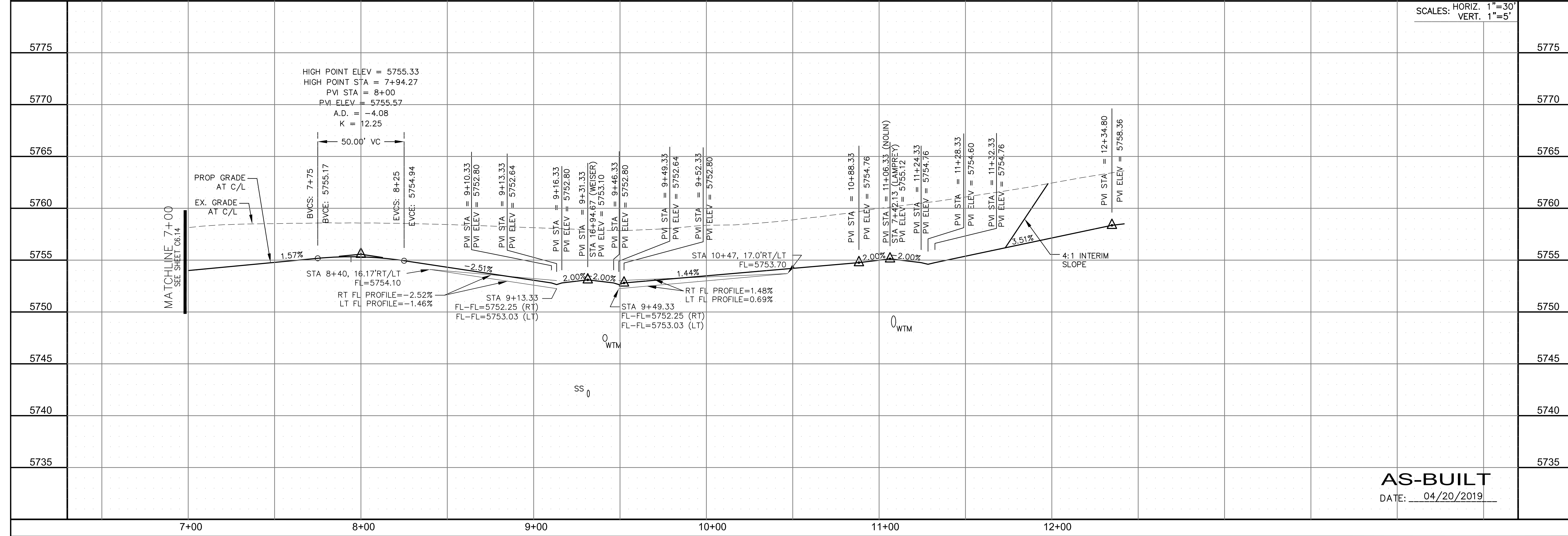
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



**KEY MAP**



**NOLIN DR**



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

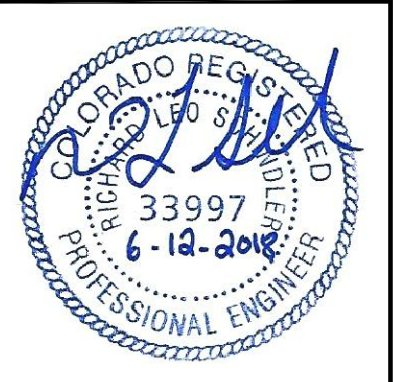
**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 720.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**STREET/STORM**  
**NOLIN DRIVE**  
**STA 7+00 TO 11+70**

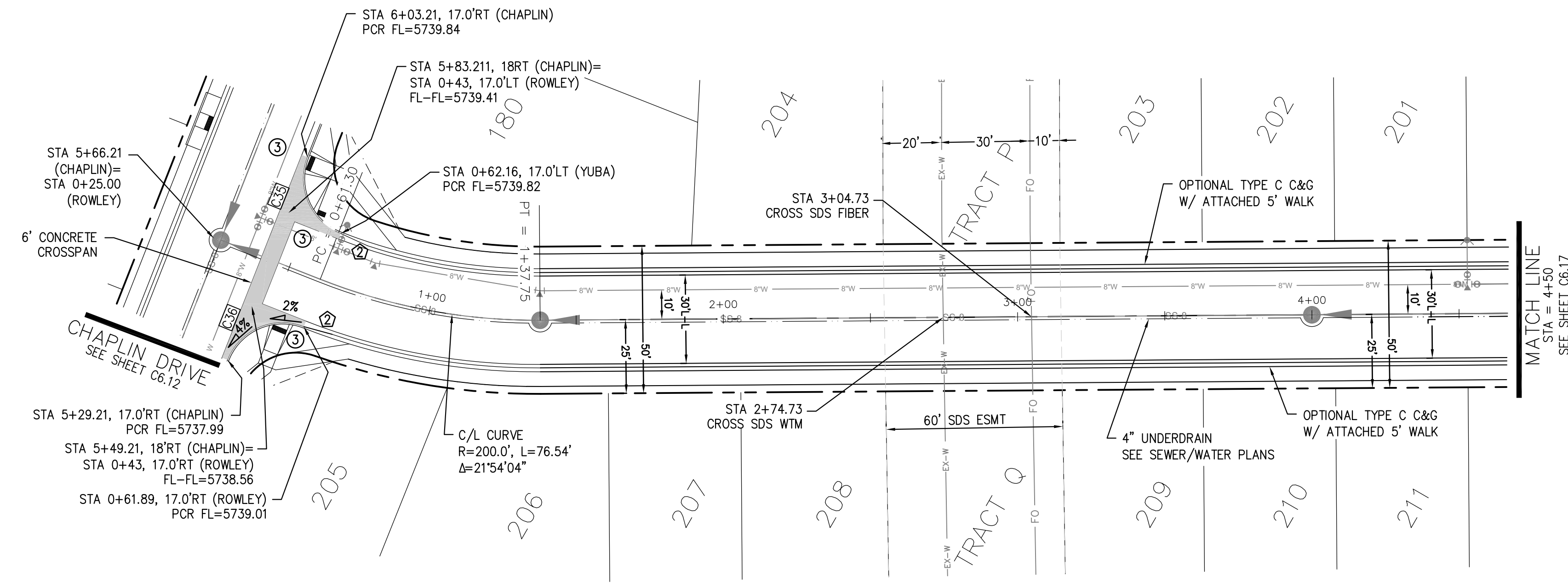


DATE:  
JUNE 12, 2018

**AS-BUILT**  
DATE: 04/20/2019

PROJECT NO.  
**100.042**  
SHEET NUMBER  
**C6.15**  
TOTAL SHEETS: 45

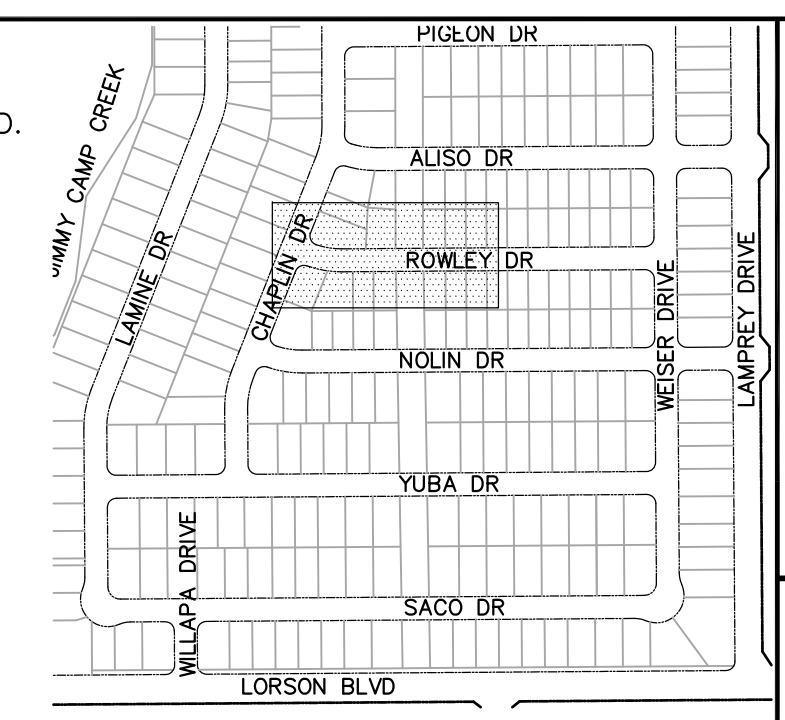
| CURVE TABLE |        |        |           |
|-------------|--------|--------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA     |
| C35         | 31.50' | 20.00  | 90°14'42" |
| C36         | 31.36' | 20.00  | 89°49'53" |



**ROWLEY DR**

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

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



**COLORADO SPRINGS UTILITIES  
WATER PLAN DESIGN APPROVAL**

APPROVED BY: \_\_\_\_\_

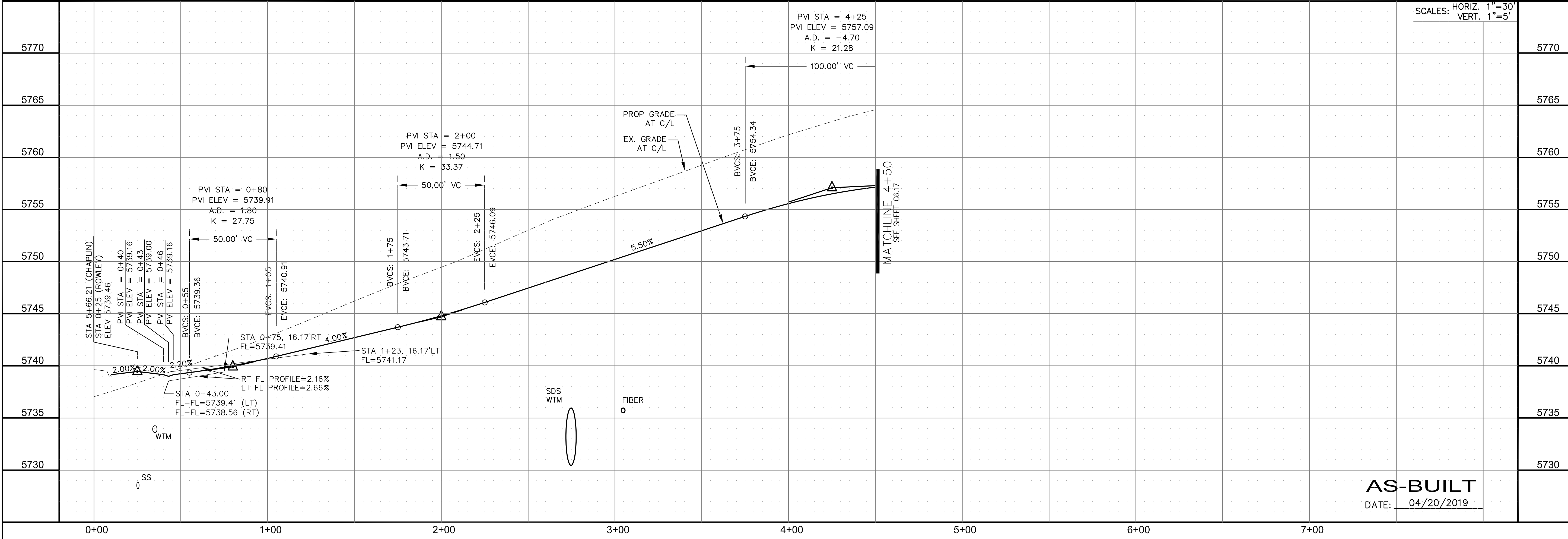
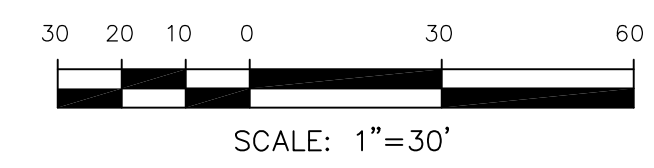
DATE: \_\_\_\_\_

PROJECT NUMBER: 2018-\_\_\_\_\_

WORK ORDER NUMBER: \_\_\_\_\_

CSU SHEET \_\_\_\_ OF \_\_\_\_

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



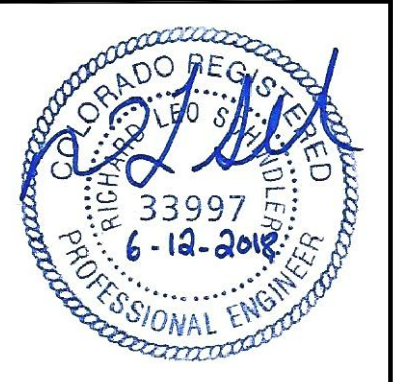
**CORE  
ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 727.970.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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

PREPARED FOR:  
**LORSON RANCH EAST**  
FILING NO. 1  
212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
FONTAINE BLVD.-OLD GLORY DR  
COLORADO SPRINGS, COLORADO  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**STREET/STORM  
ROWLEY DRIVE  
STA 0+00 TO 4+50**



DATE:  
JUNE 12, 2018

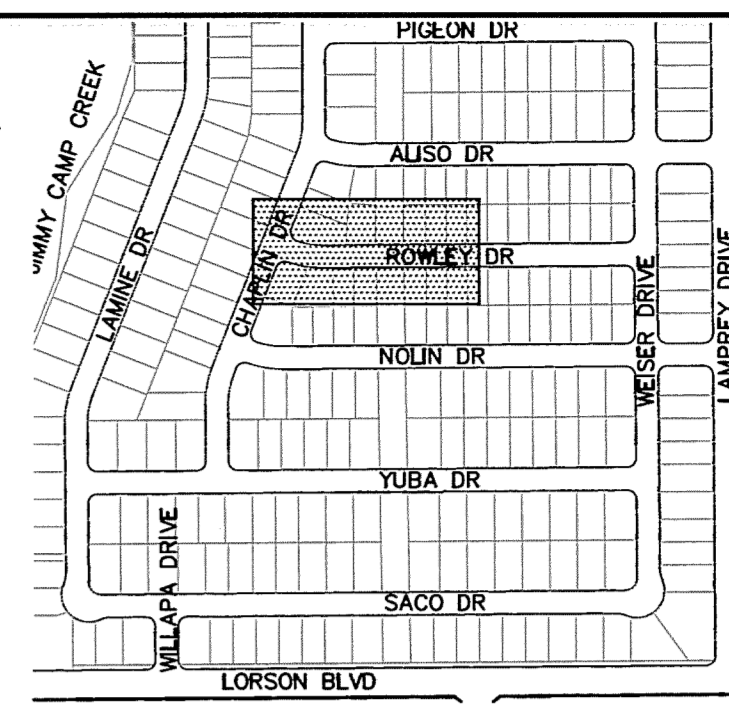
**AS-BUILT**  
DATE: 04/20/2019

PROJECT NO.  
**100.042**  
SHEET NUMBER  
**C6.16**  
TOTAL SHEETS: 45

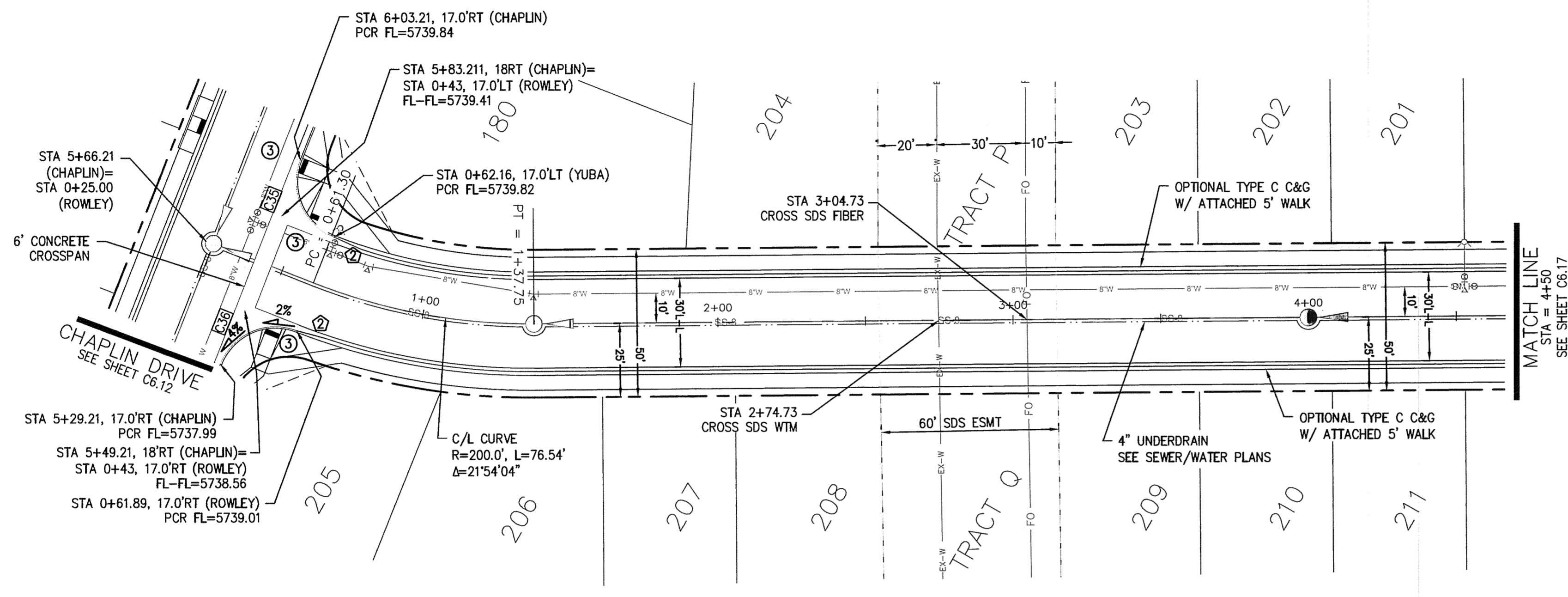
| CURVE | LENGTH | RADIUS | DELTA     |
|-------|--------|--------|-----------|
| C35   | 31.50' | 20.00  | 90°14'42" |
| C36   | 31.36' | 20.00  | 89°49'53" |

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

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



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



**COLORADO SPRINGS UTILITIES WATER PLAN DESIGN APPROVAL**

APPROVED BY: *[Signature]*

DATE: 26 June 2018

PROJECT NUMBER: 2018-1052

WORK ORDER NUMBER: 3278612

CSU SHEET 6 OF 10

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

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

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

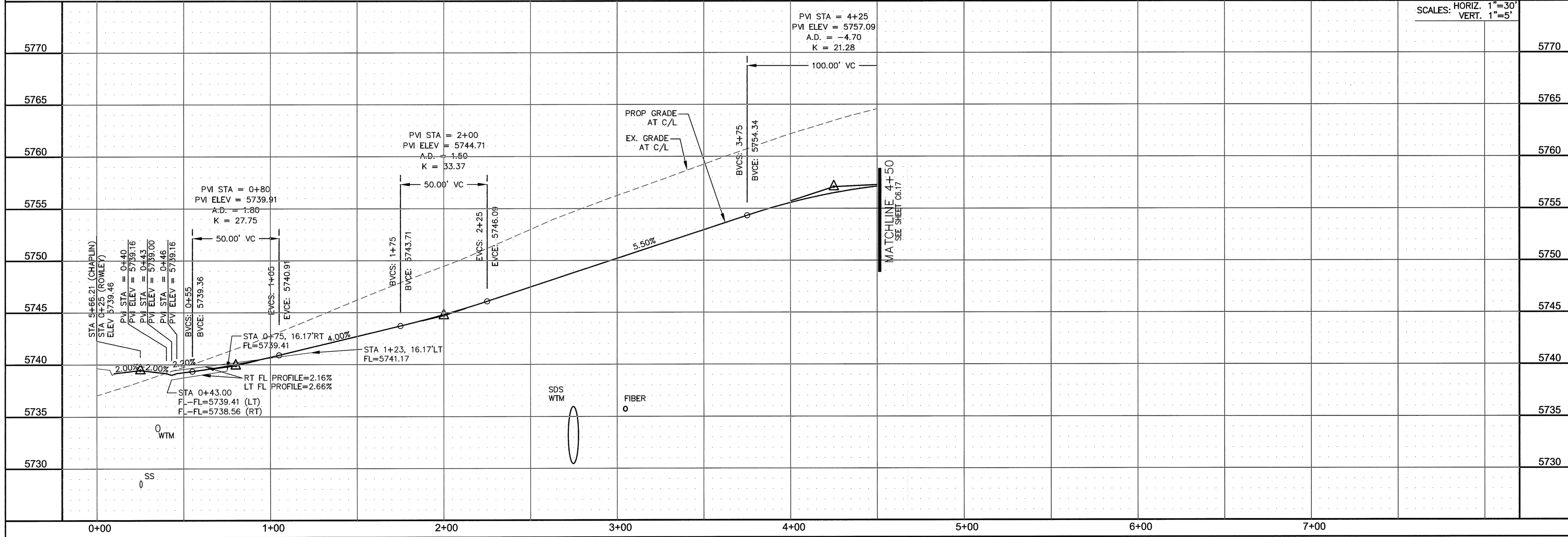
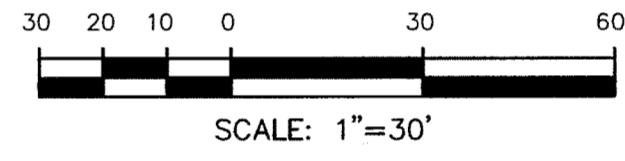
NO. \_\_\_\_\_

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

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**ROWLEY DR**



**STREET/STORM ROWLEY DRIVE STA 0+00 TO 4+50**



DATE: JUNE 12, 2018

PROJECT NO. 100.042

SHEET NUMBER C6.16

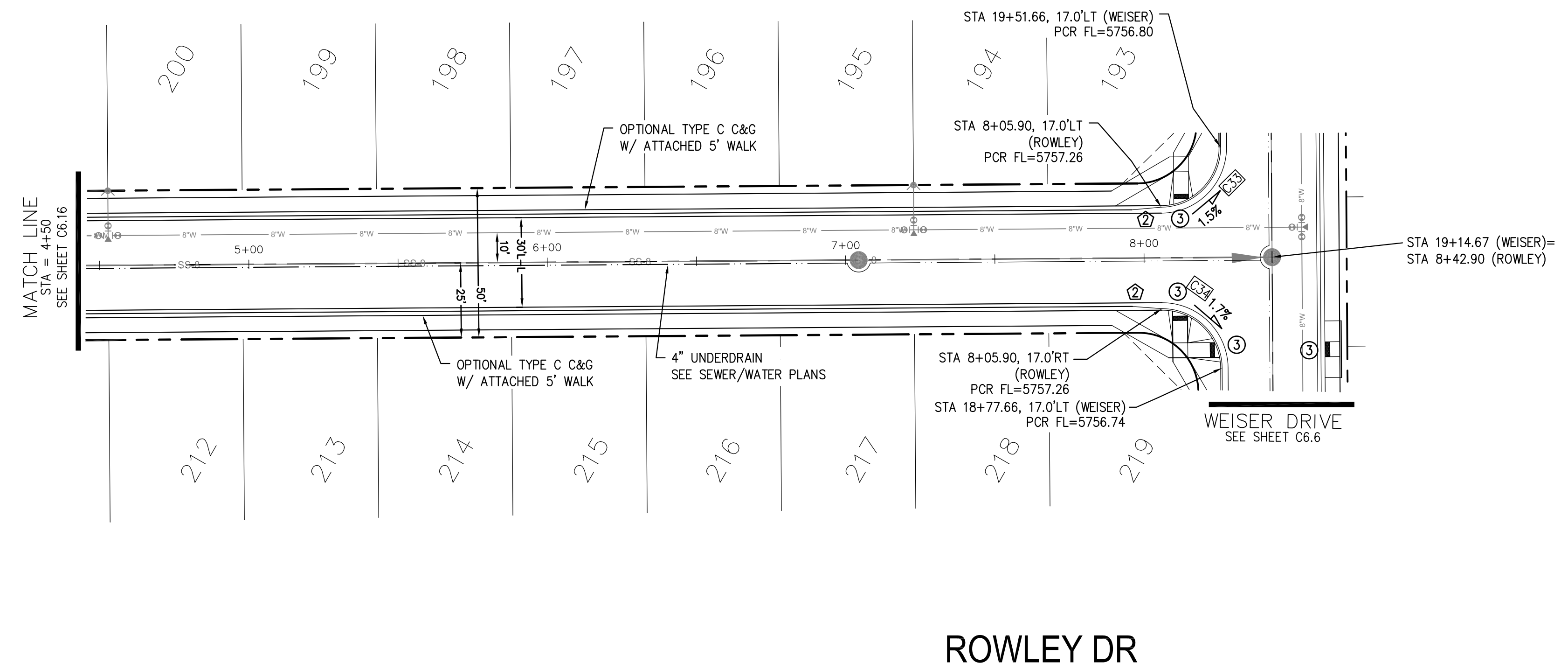
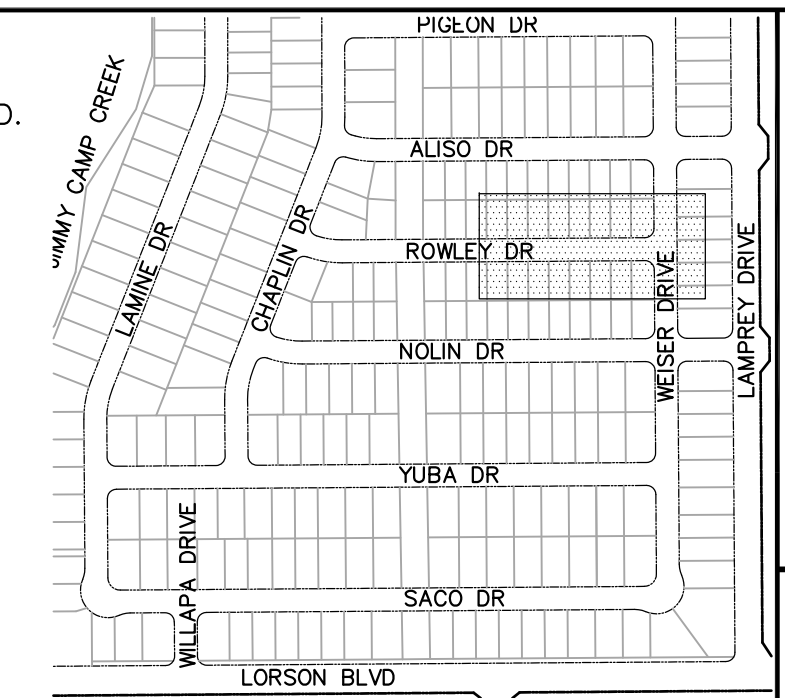
TOTAL SHEETS: 45

| CURVE TABLE |        |        |           |
|-------------|--------|--------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA     |
| C33         | 31.41' | 20.00  | 89°59'44" |
| C34         | 31.42' | 20.00  | 90°00'16" |

**NOTES**

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

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



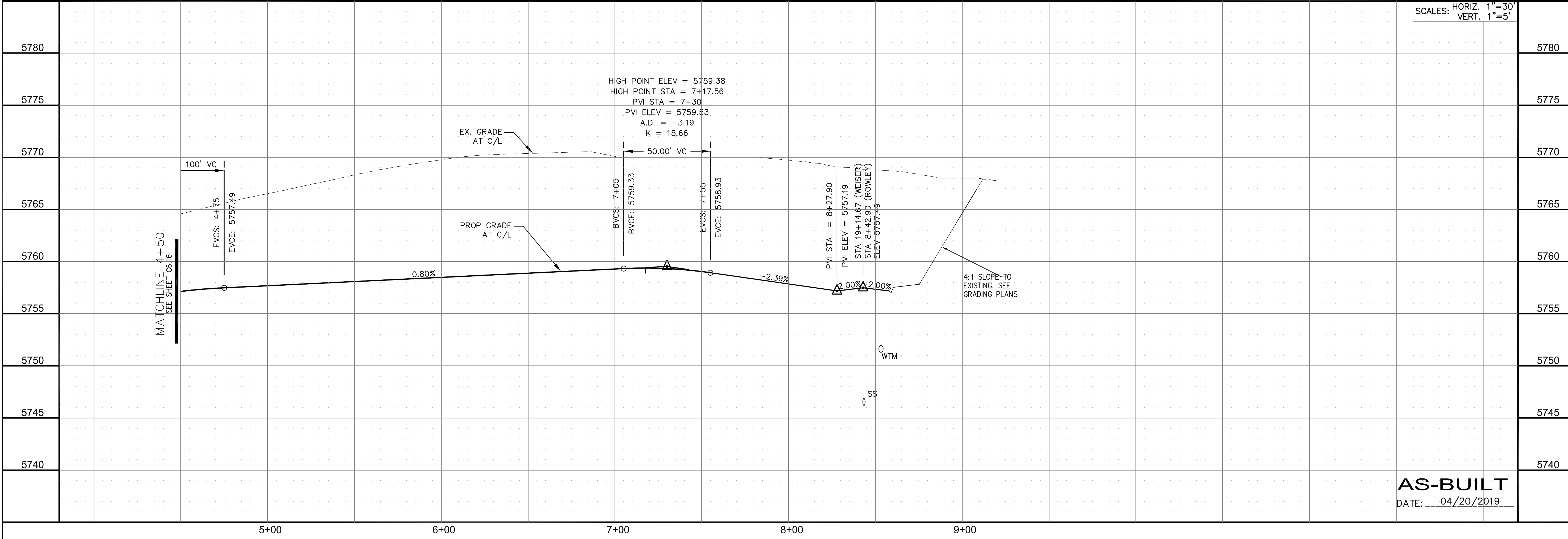
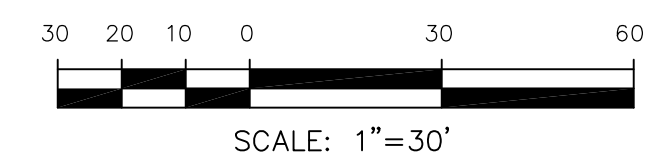
**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 200, SUITE 5506  
 DENVER, CO 80231  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

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

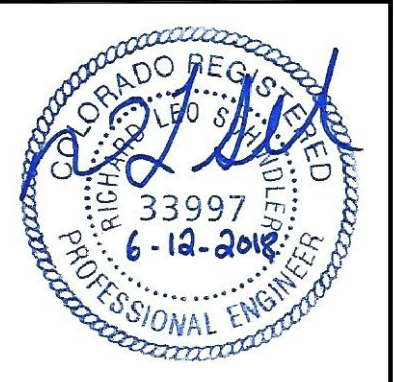
PROJECT:  
**LORSON RANCH EAST**  
**FILING NO. 1**  
 FONTAINE BLVD.-OLD GLORY DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS



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

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



DATE:  
 JUNE 12, 2018

**AS-BUILT**  
 DATE: 04/20/2019

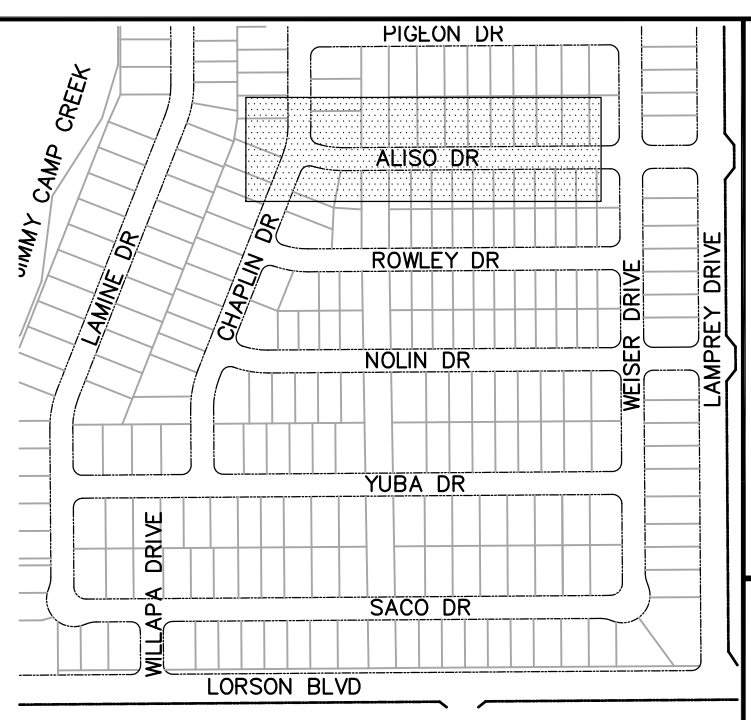
PROJECT NO.  
 100.042

SHEET NUMBER  
 C6.17

TOTAL SHEETS: 45

| CURVE | LENGTH | RADIUS | DELTA     |
|-------|--------|--------|-----------|
| C37   | 29.18' | 20.00  | 83°35'02" |
| C38   | 28.28' | 20.00  | 81°01'06" |

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



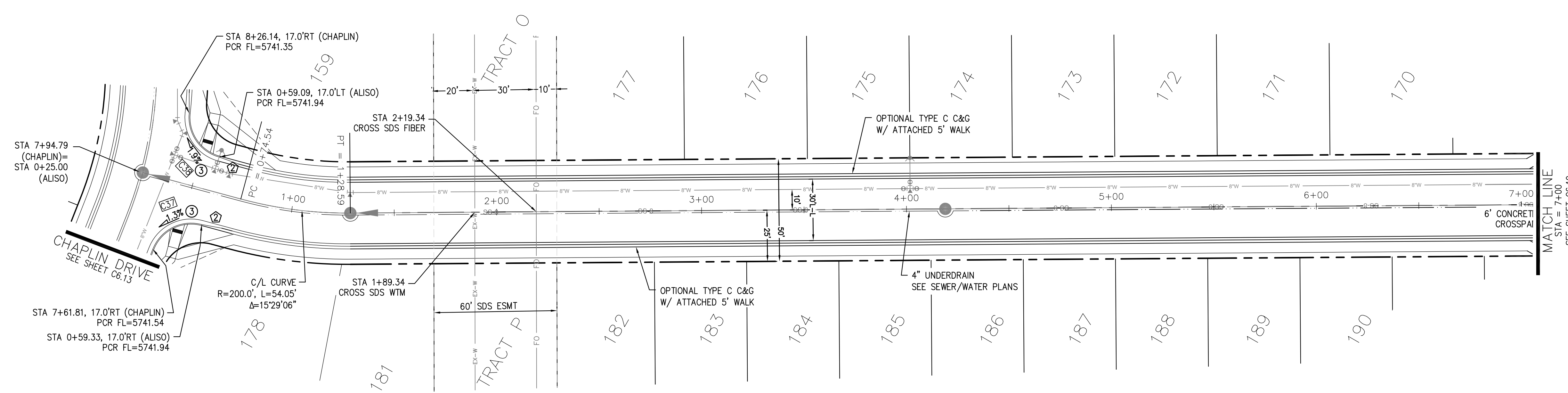
**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 500  
 DENVER, CO 80231  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

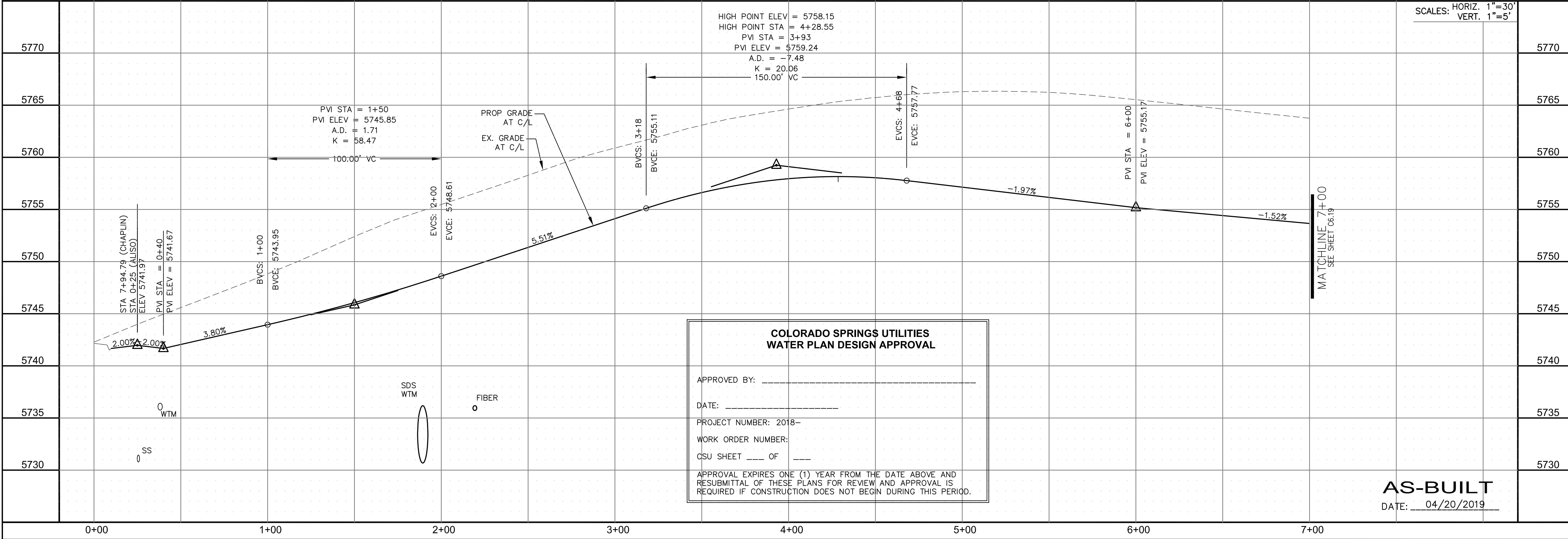
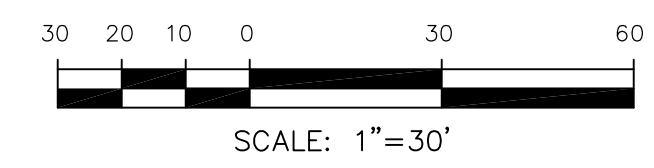
PROJECT: **LORSON RANCH EAST**  
**FILING NO. 1**  
 FONTAINE BLVD.-OLD GLORY DR  
 COLORADO SPRINGS, COLORADO

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS



**ALISO DR**



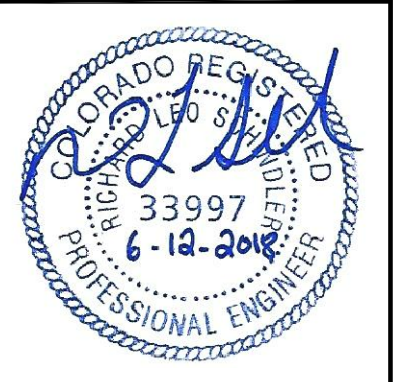
**COLORADO SPRINGS UTILITIES  
 WATER PLAN DESIGN APPROVAL**

APPROVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PROJECT NUMBER: 2018-\_\_\_\_\_  
 WORK ORDER NUMBER: \_\_\_\_\_  
 CSU SHEET \_\_\_\_ OF \_\_\_\_

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

**AS-BUILT**  
 DATE: 04/20/2019

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



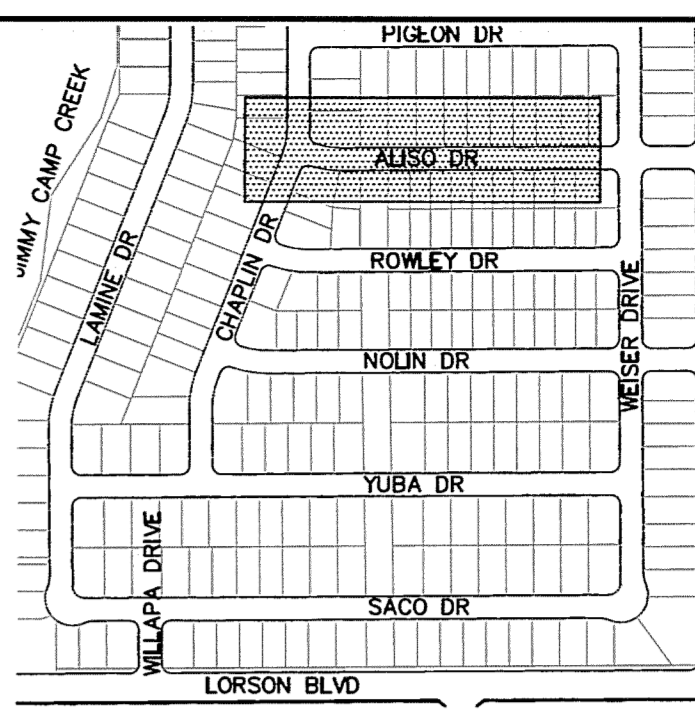
DATE: JUNE 12, 2018

PROJECT NO. 100.042  
 SHEET NUMBER C6.18  
 TOTAL SHEETS: 45

| CURVE TABLE |        |        |           |
|-------------|--------|--------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA     |
| C37         | 29.18' | 20.00  | 83°35'02" |
| C38         | 28.28' | 20.00  | 81°01'06" |

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

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



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

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

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

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

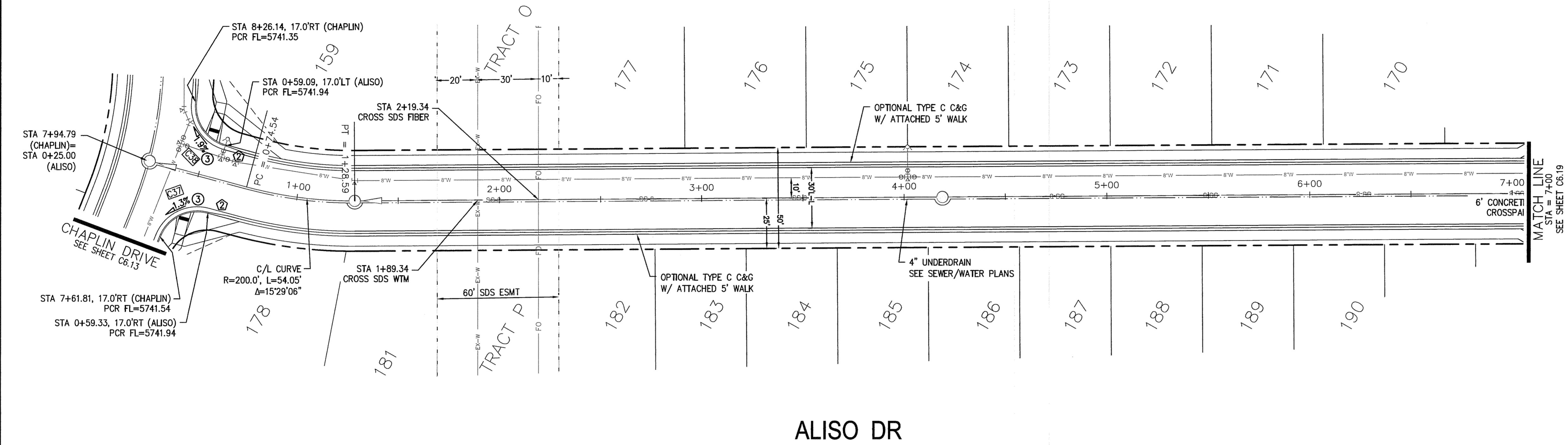
DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

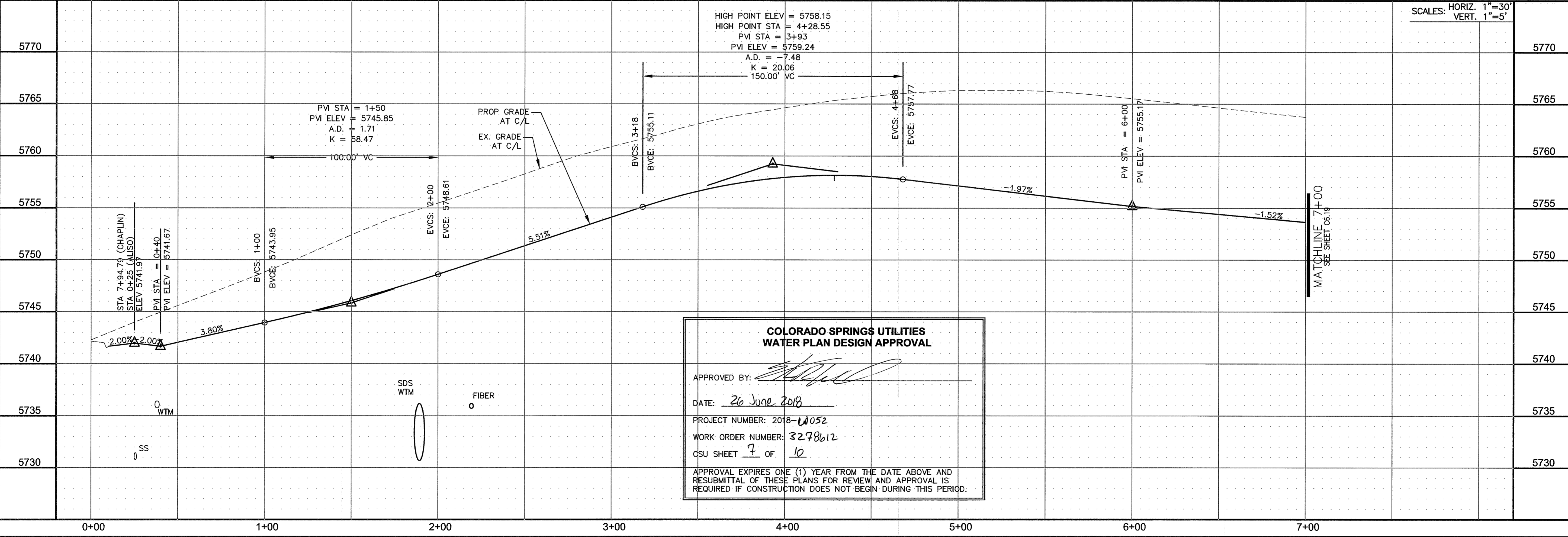
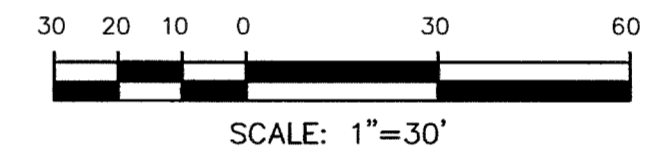


DATE:  
 JUNE 12, 2018

PROJECT NO.  
**100.042**  
 SHEET NUMBER  
**C6.18**  
 TOTAL SHEETS: 45



**ALISO DR**



**COLORADO SPRINGS UTILITIES  
 WATER PLAN DESIGN APPROVAL**

APPROVED BY: *[Signature]*

DATE: 26 June 2018

PROJECT NUMBER: 2018-1052

WORK ORDER NUMBER: 3278612

CSU SHEET 7 OF 10

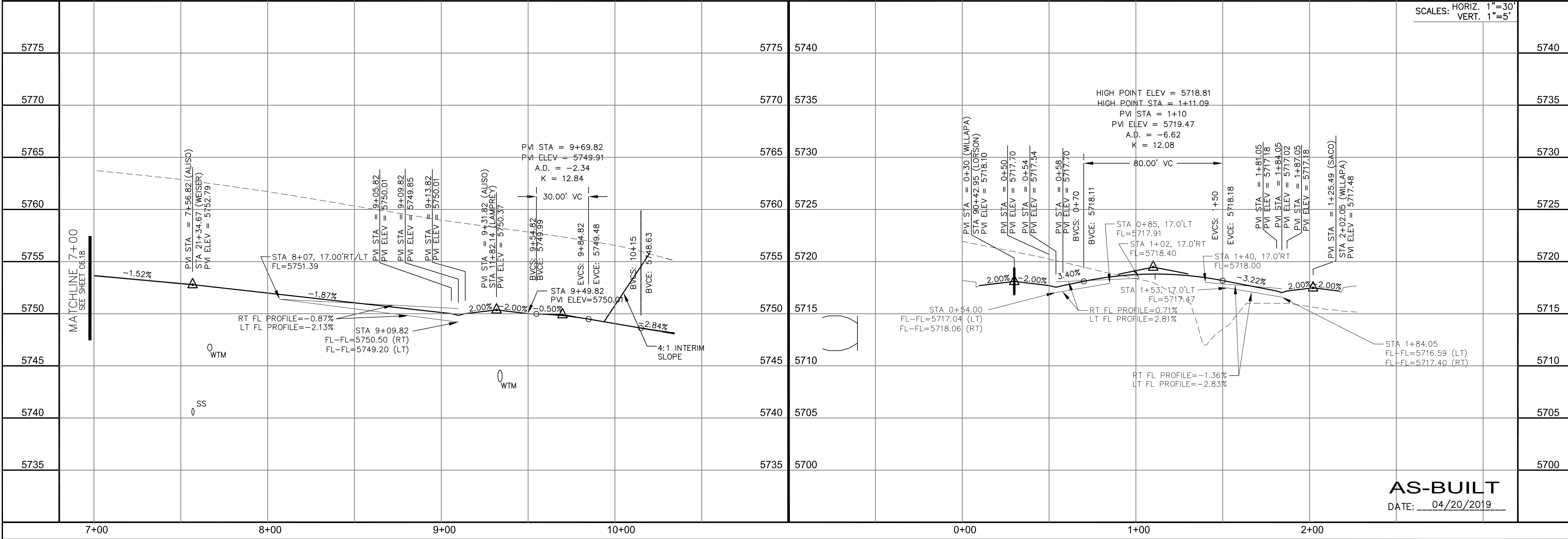
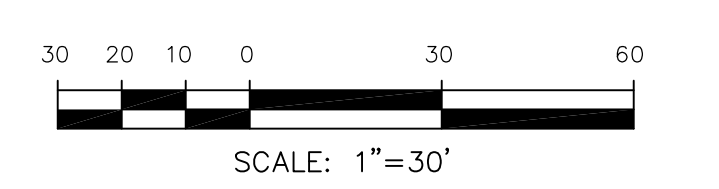
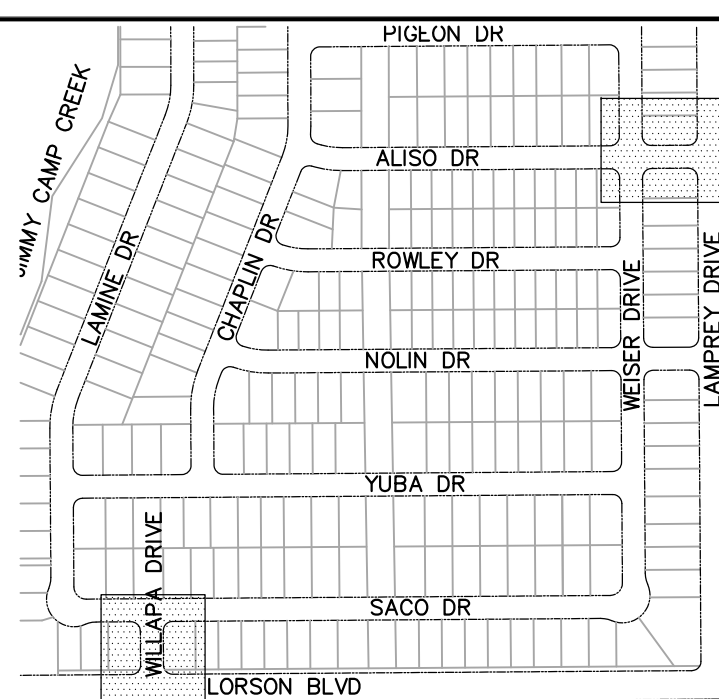
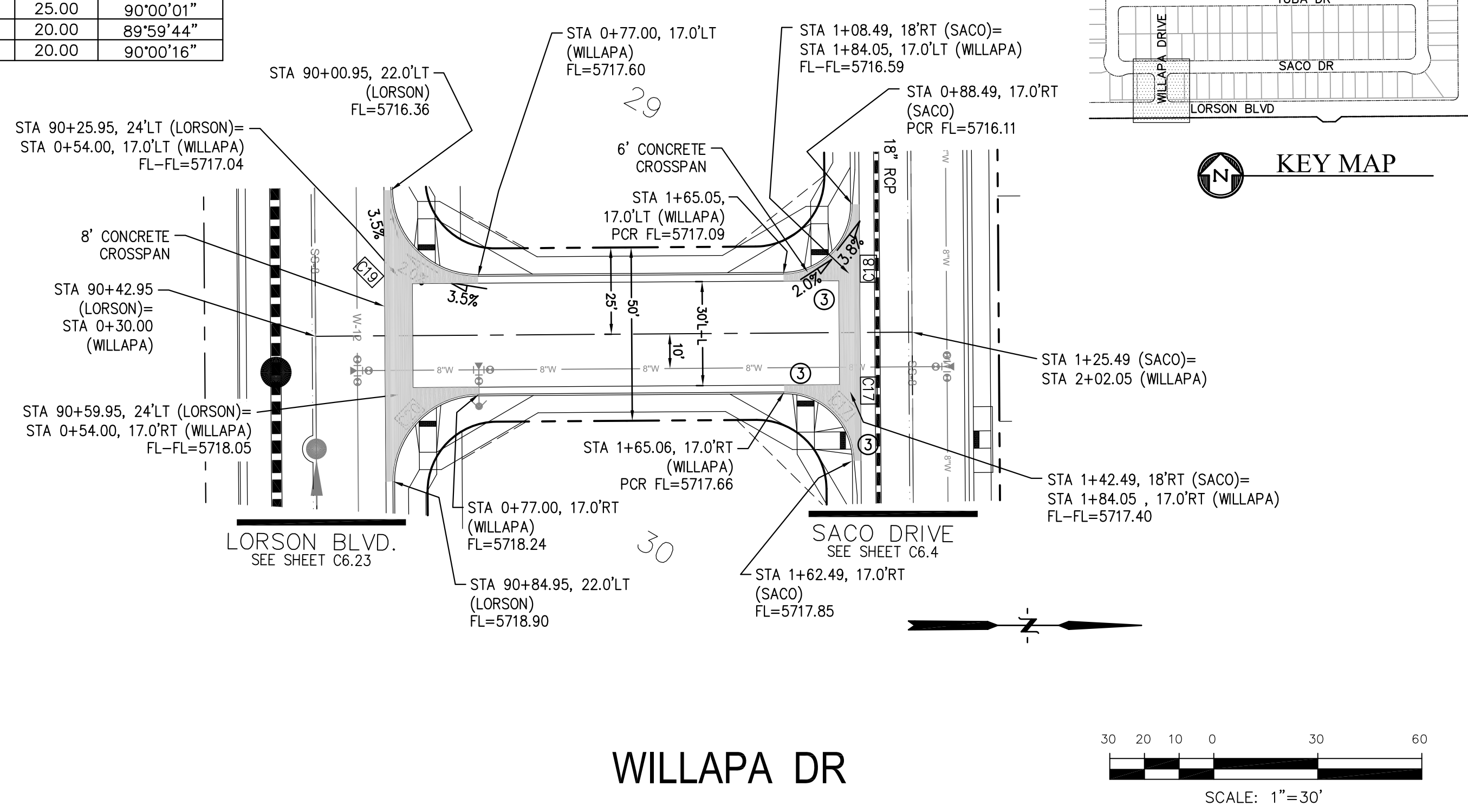
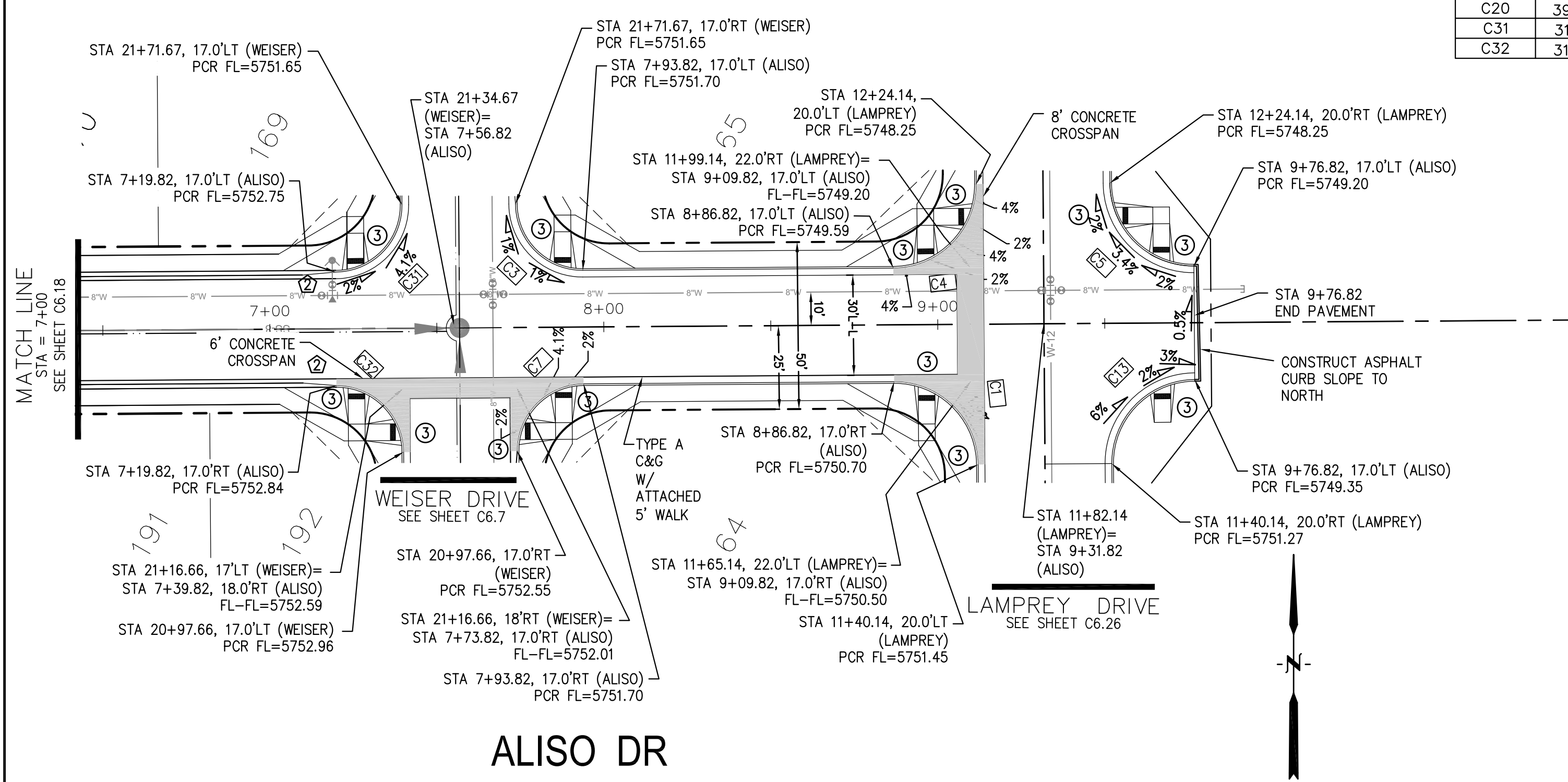
APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

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

**NOTES**

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

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



**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: \_\_\_\_\_  
 DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

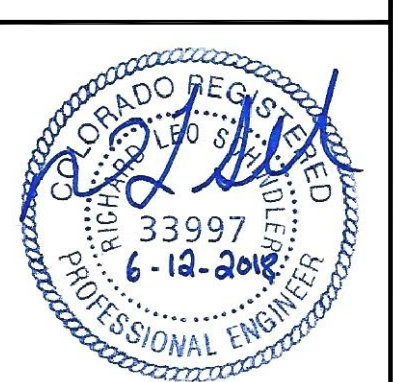
PROJECT FOR:  
**LORSON, LLC**  
 212 N. WAHSATCH AVE. SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK  
 (719) 635-3200

STREET/STORM  
**ALISO DRIVE (STA 7+00 TO 9+92)  
 AND WILLAPA DRIVE**

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

DATE: JUNE 12, 2018

PROJECT NO. 100.042  
 SHEET NUMBER C6.19  
 TOTAL SHEETS: 45



**AS-BUILT**  
 DATE: 04/20/2019

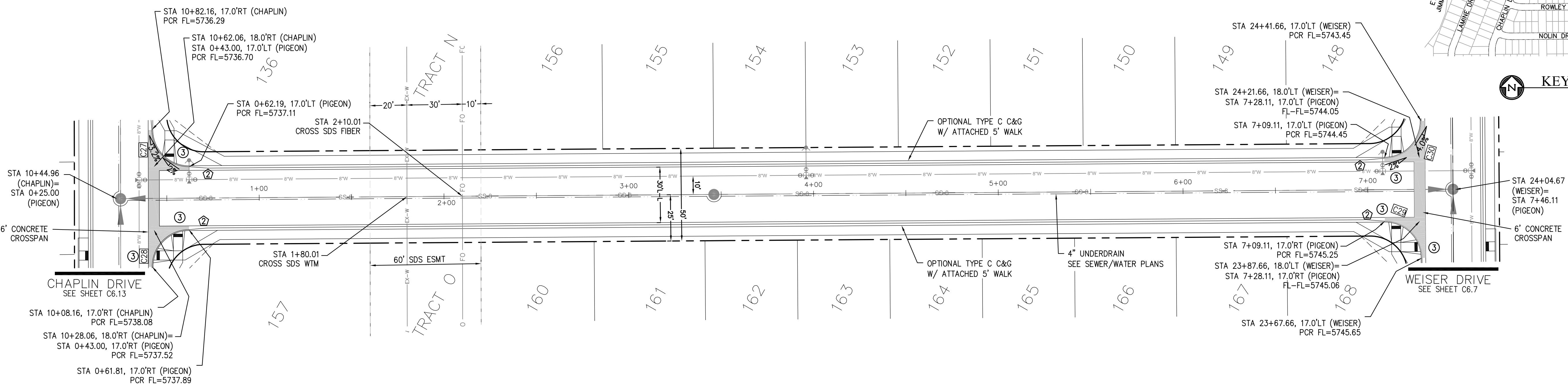
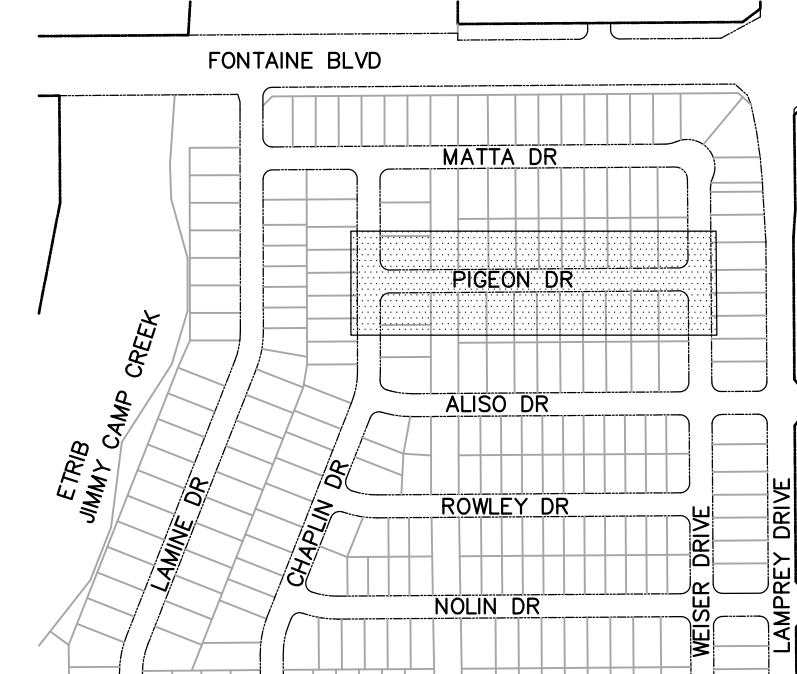


| CURVE | LENGTH | RADIUS | DELTA     |
|-------|--------|--------|-----------|
| C27   | 31.52' | 20.00  | 90°17'48" |
| C28   | 31.31' | 20.00  | 89°42'12" |
| C29   | 31.42' | 20.00  | 90°00'16" |
| C30   | 31.41' | 20.00  | 89°59'44" |

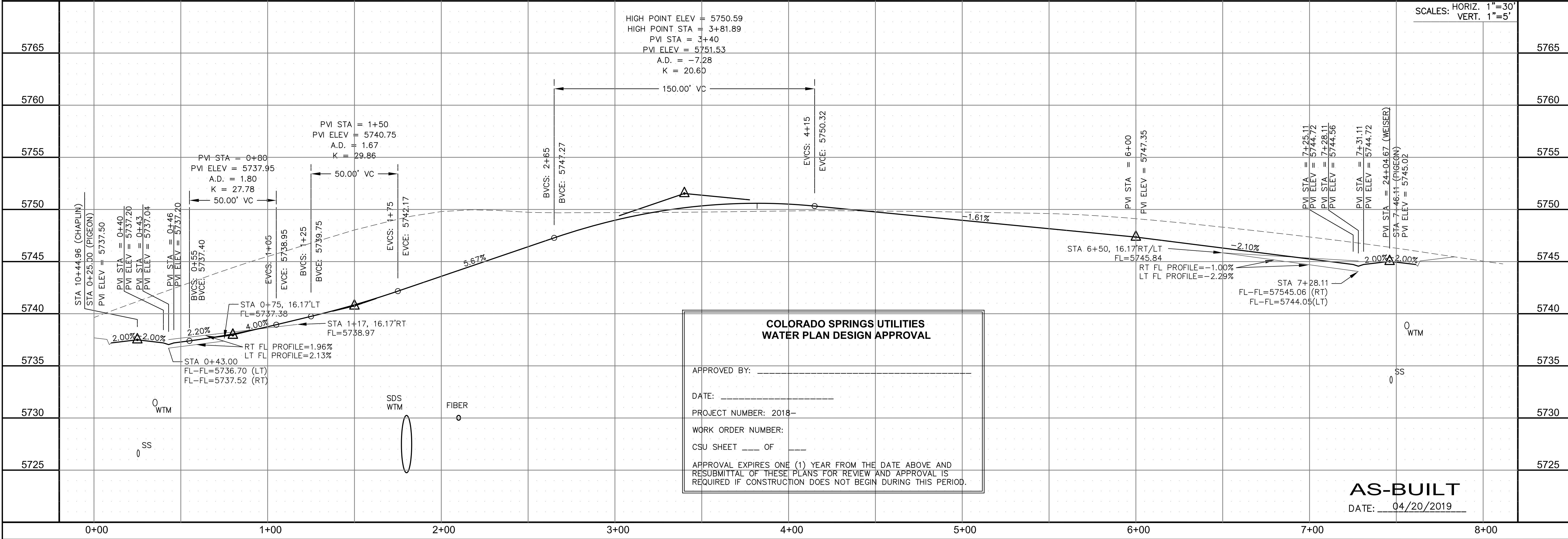
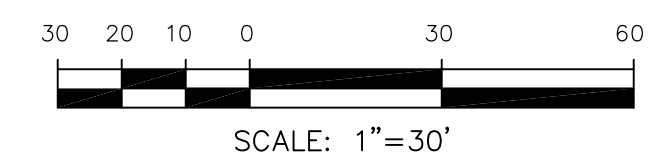
**NOTES**

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

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



**PIGEON DR**



**COLORADO SPRINGS UTILITIES  
WATER PLAN DESIGN APPROVAL**

APPROVED BY: \_\_\_\_\_

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

PROJECT NUMBER: 2018-\_\_\_\_\_

WORK ORDER NUMBER: \_\_\_\_\_

CSU SHEET \_\_\_\_ OF \_\_\_\_

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

**AS-BUILT**  
DATE: 04/20/2019

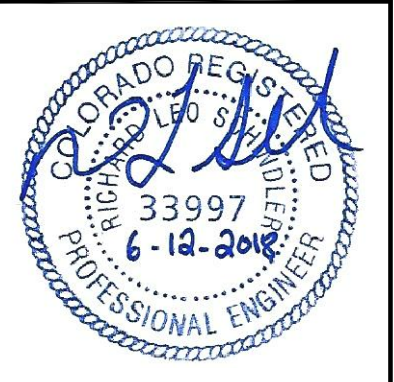
**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 303.750.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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

PREPARED FOR:  
**LORSON RANCH EAST**  
FILING NO. 1  
212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
FONTAINE BLVD.-OLD GLORY DR  
COLORADO SPRINGS, COLORADO  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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



DATE: JUNE 12, 2018

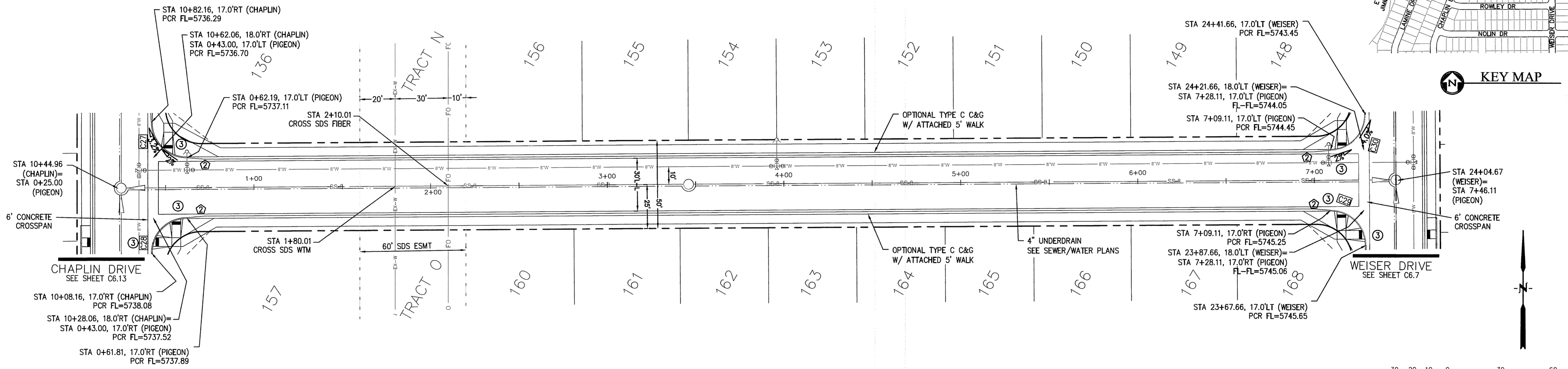
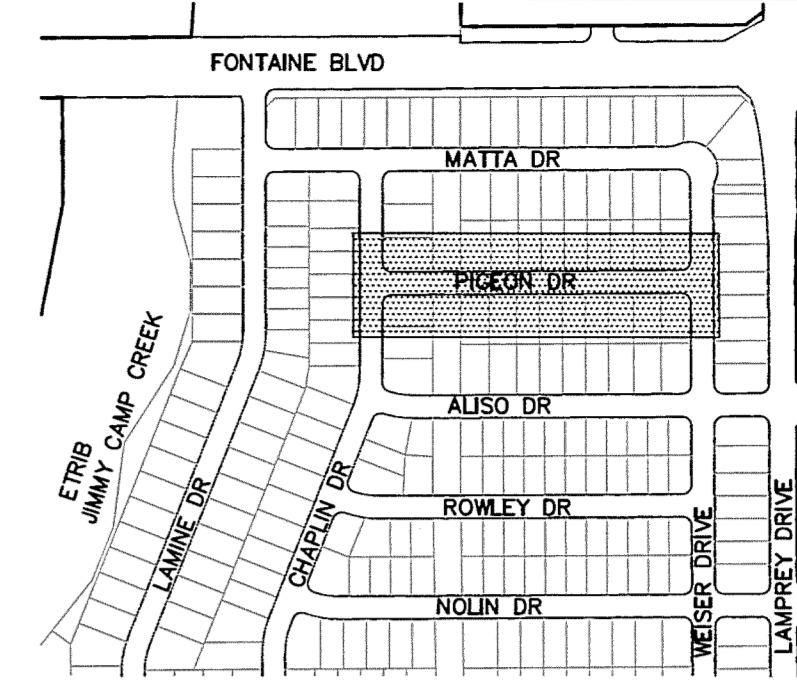
PROJECT NO. 100.042

SHEET NUMBER C6.20

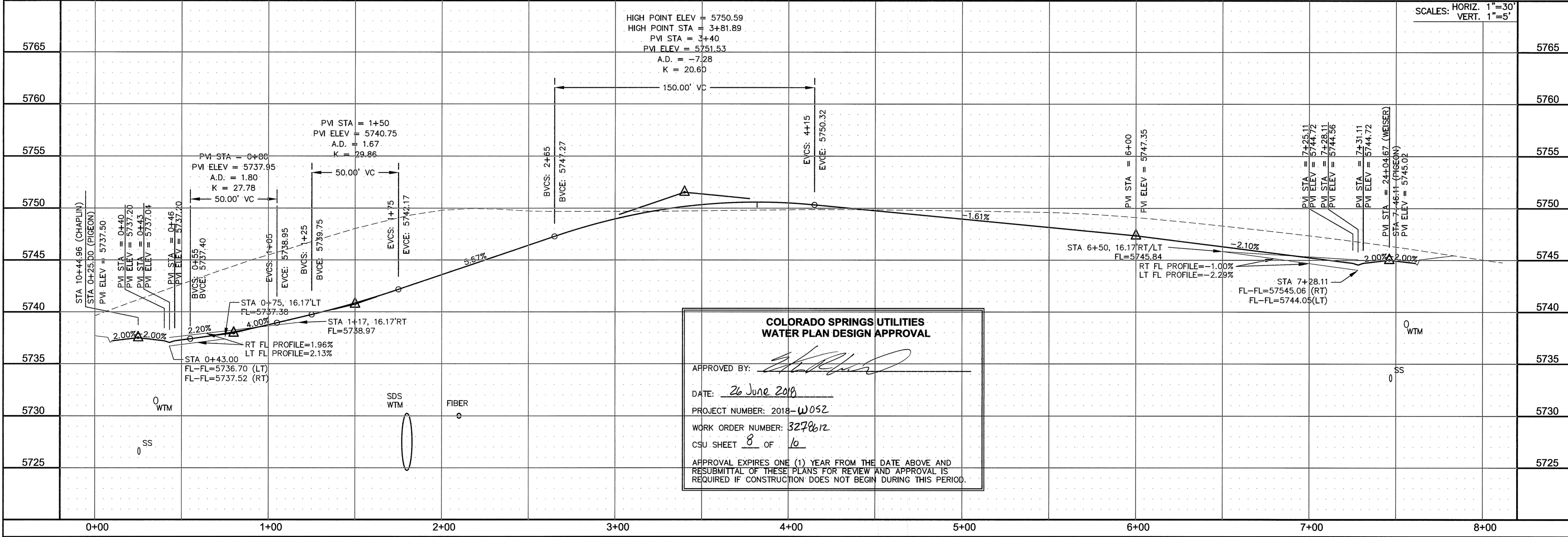
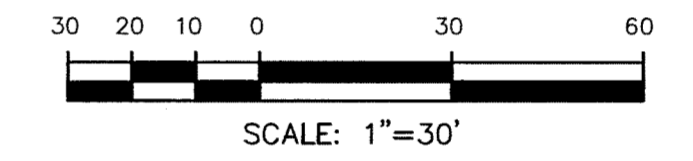
TOTAL SHEETS: 45

| CURVE | LENGTH | RADIUS | DELTA     |
|-------|--------|--------|-----------|
| C27   | 31.52' | 20.00' | 90°17'48" |
| C28   | 31.31' | 20.00' | 89°42'12" |
| C29   | 31.42' | 20.00' | 90°00'16" |
| C30   | 31.41' | 20.00' | 89°59'44" |

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



**PIGEON DR**



**COLORADO SPRINGS UTILITIES  
 WATER PLAN DESIGN APPROVAL**

APPROVED BY: *[Signature]*

DATE: 26 June 2018

PROJECT NUMBER: 2018-W052

WORK ORDER NUMBER: 3278612

CSU SHEET 8 OF 16

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

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

PREPARED FOR:  
**LORSON RANCH EAST**  
 FILING NO. 1  
 FONTAINE BLVD AND C6.7 DR  
 COLORADO SPRINGS, COLORADO  
 CONTACT: SEF MARK

PROJECT: LORSON RANCH EAST  
 FILING NO. 1  
 FONTAINE BLVD AND C6.7 DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

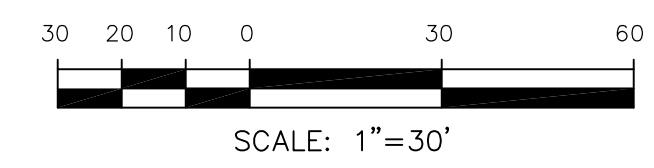
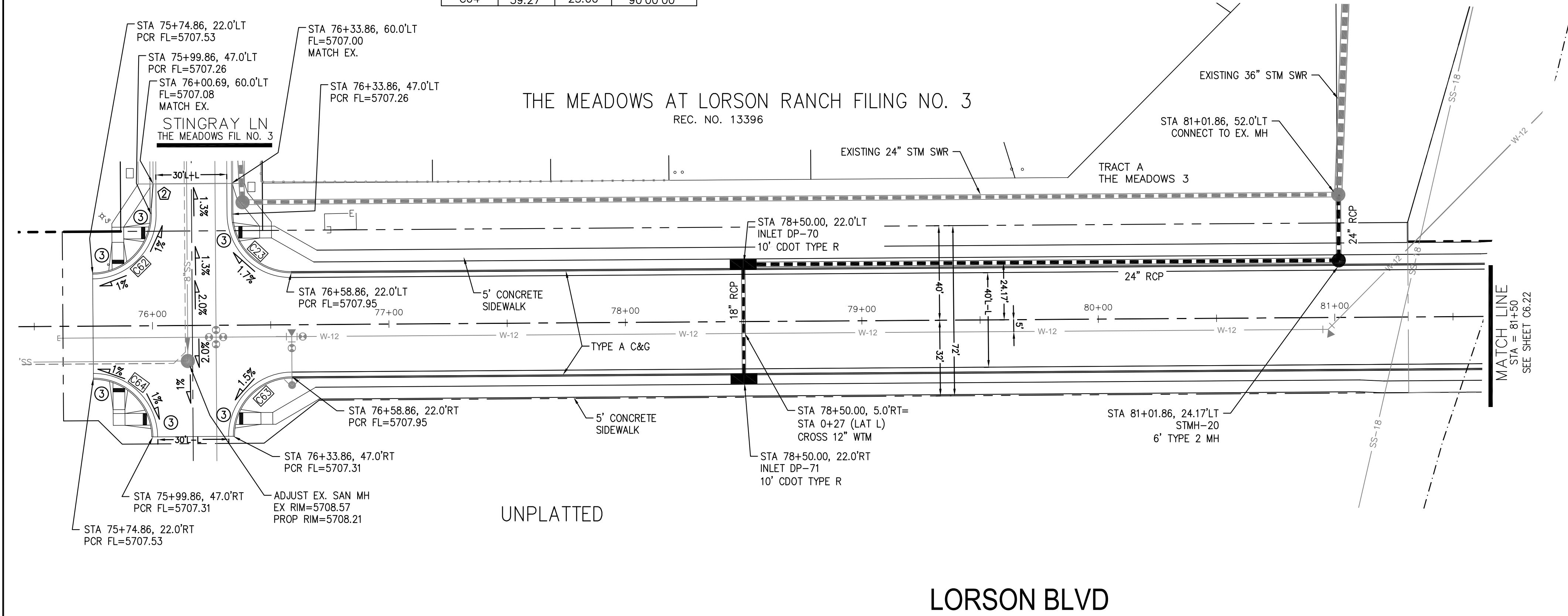
**STREET/STORM  
 PIGEON DRIVE  
 STA 0+00 TO 8+00**



DATE: JUNE 12, 2018  
 PROJECT NO. 100.042  
 SHEET NUMBER C6.20  
 TOTAL SHEETS: 45

| CURVE TABLE |        |        |           |
|-------------|--------|--------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA     |
| C23         | 39.27' | 25.00  | 90°00'01" |
| C62         | 39.27' | 25.00  | 89°59'59" |
| C63         | 39.27' | 25.00  | 90°00'00" |
| C64         | 39.27' | 25.00  | 90°00'00" |

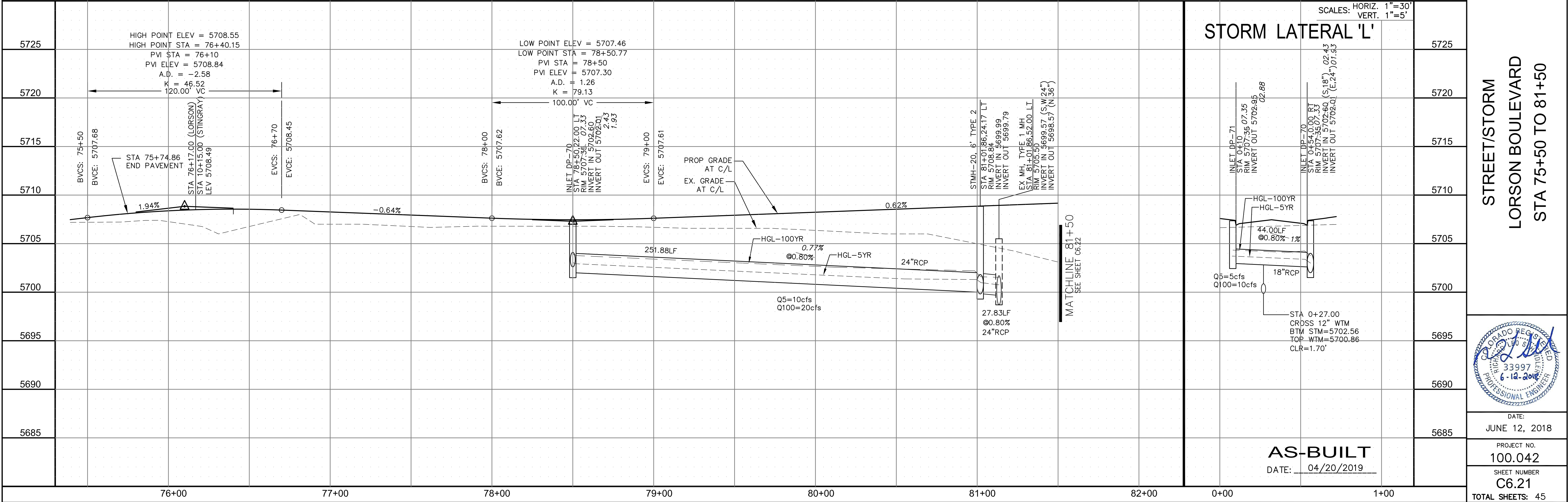
- NOTES
- ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  - SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
  - ALL STORM SEWER SHALL BE CLASS III RCP.
  - ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- ① CURVE DATA ID  
 ② CURB TRANSITIONS  
 ③ PEDESTRIAN RAMP, SEE SHEET C10.1



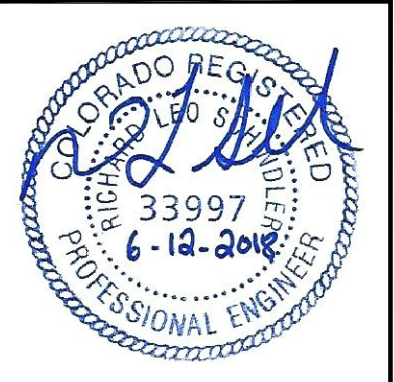
**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 700, SUITE 5506  
 PARKWAY BLVD, W-1100  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

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



STREET/STORM  
 LORSON BOULEVARD  
 STA 75+50 TO 81+50



DATE: JUNE 12, 2018

PROJECT NO. 100.042

SHEET NUMBER C6.21

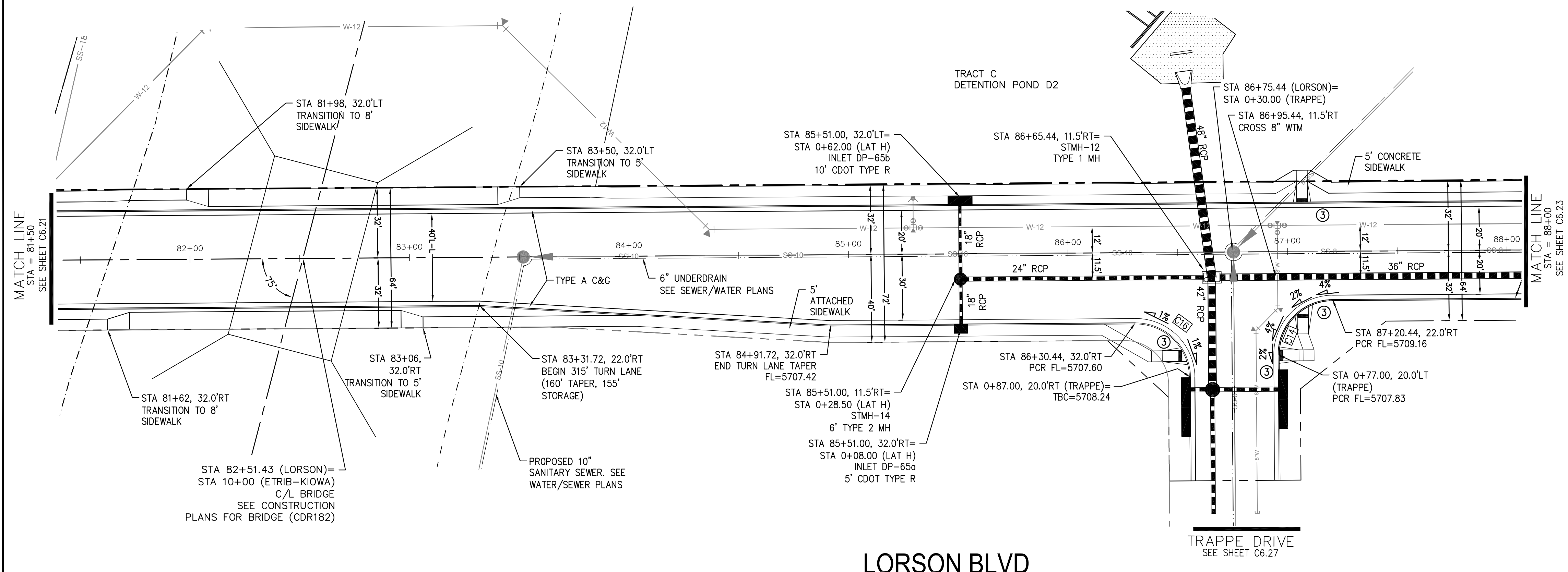
TOTAL SHEETS: 45

AS-BUILT  
 DATE: 04/20/2019

| CURVE | LENGTH | RADIUS | DELTA     |
|-------|--------|--------|-----------|
| C14   | 39.27' | 25.00  | 90°00'00" |
| C16   | 39.27' | 25.00  | 90°00'00" |

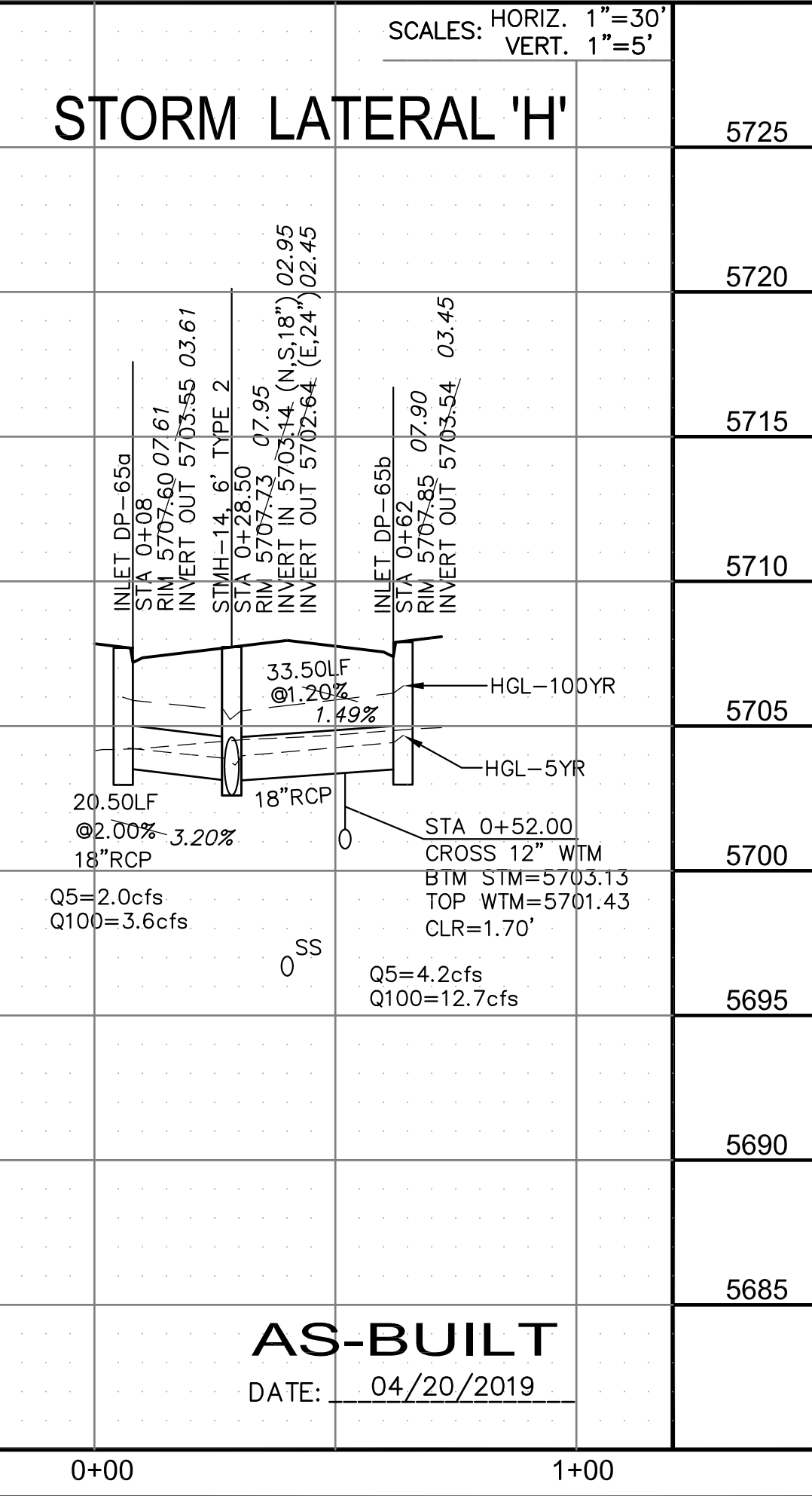
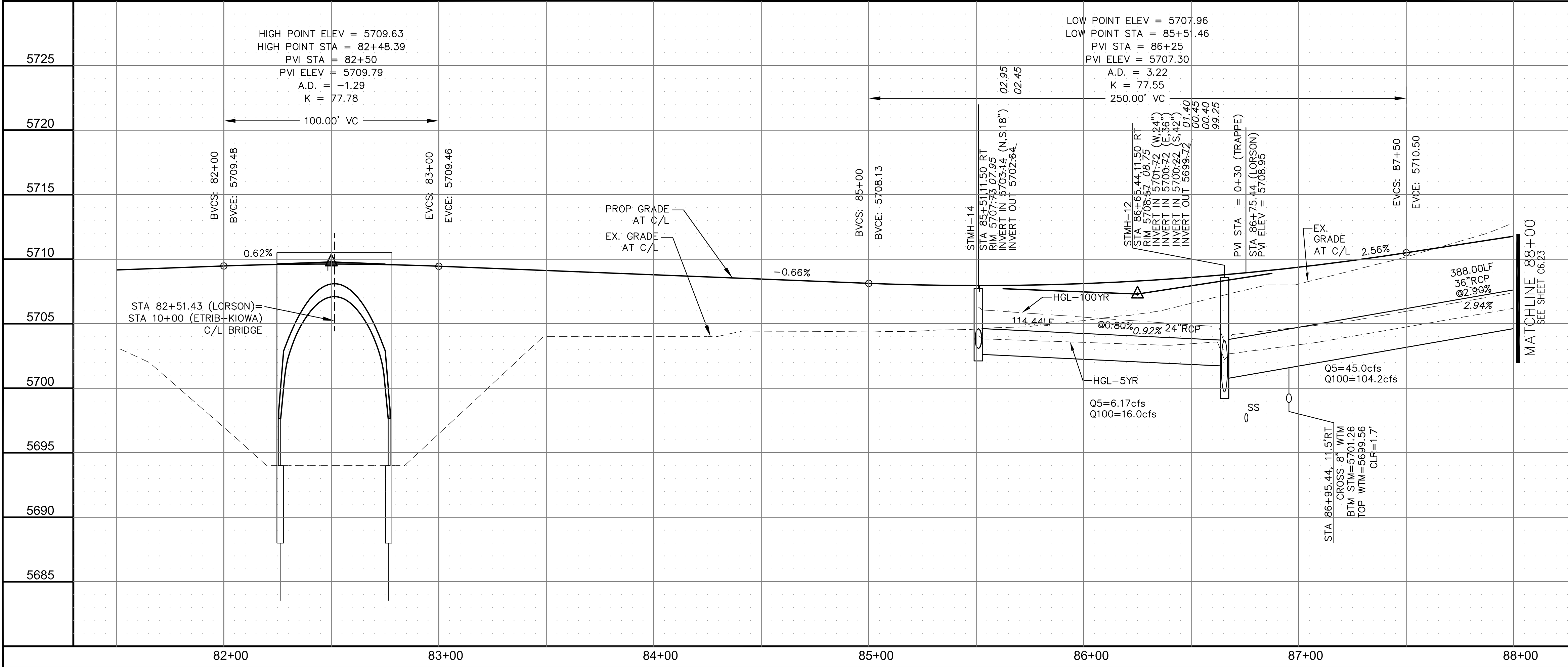
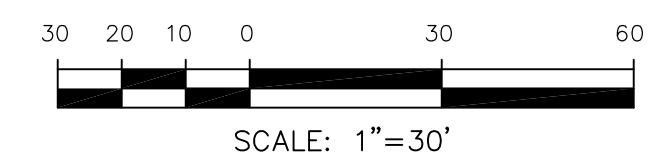
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



LORSON BLVD

TRAPPE DRIVE  
SEE SHEET C6.27



STORM LATERAL 'H'

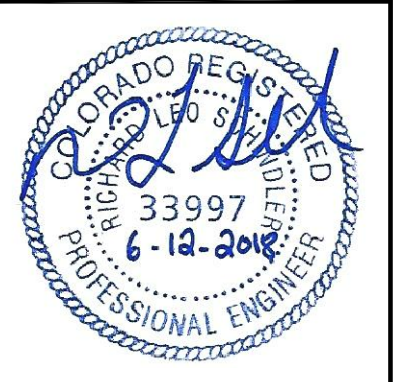
AS-BUILT  
DATE: 04/20/2019

**CORE**  
ENGINEERING GROUP  
15004 1ST AVENUE S.  
SUITE 301  
DENVER, CO 80202  
PHONE: 303.757.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_  
PROJECT: LORSON RANCH EAST  
FILING NO. 1  
FONTAINE BLVD.-OLD GLORY DR  
COLORADO SPRINGS, COLORADO  
PREPARED FOR: LORSON, LLC  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STREET/STORM  
LORSON BOULEVARD  
STA 81+50 TO 88+00



DATE:  
JUNE 12, 2018

PROJECT NO.  
100.042

SHEET NUMBER  
C6.22

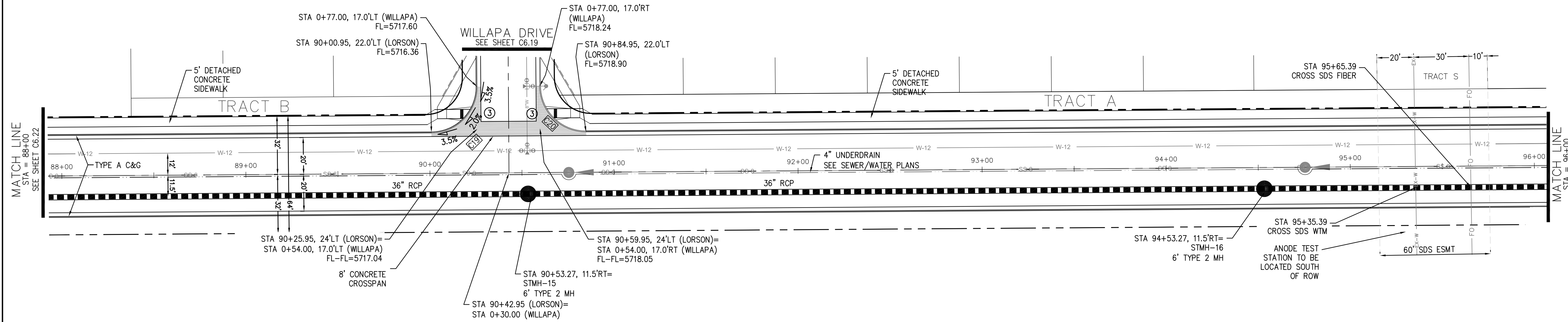
TOTAL SHEETS: 45

| CURVE TABLE |        |        |           |
|-------------|--------|--------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA     |
| C19         | 39.27' | 25.00  | 89°59'59" |
| C20         | 39.27' | 25.00  | 90°00'01" |

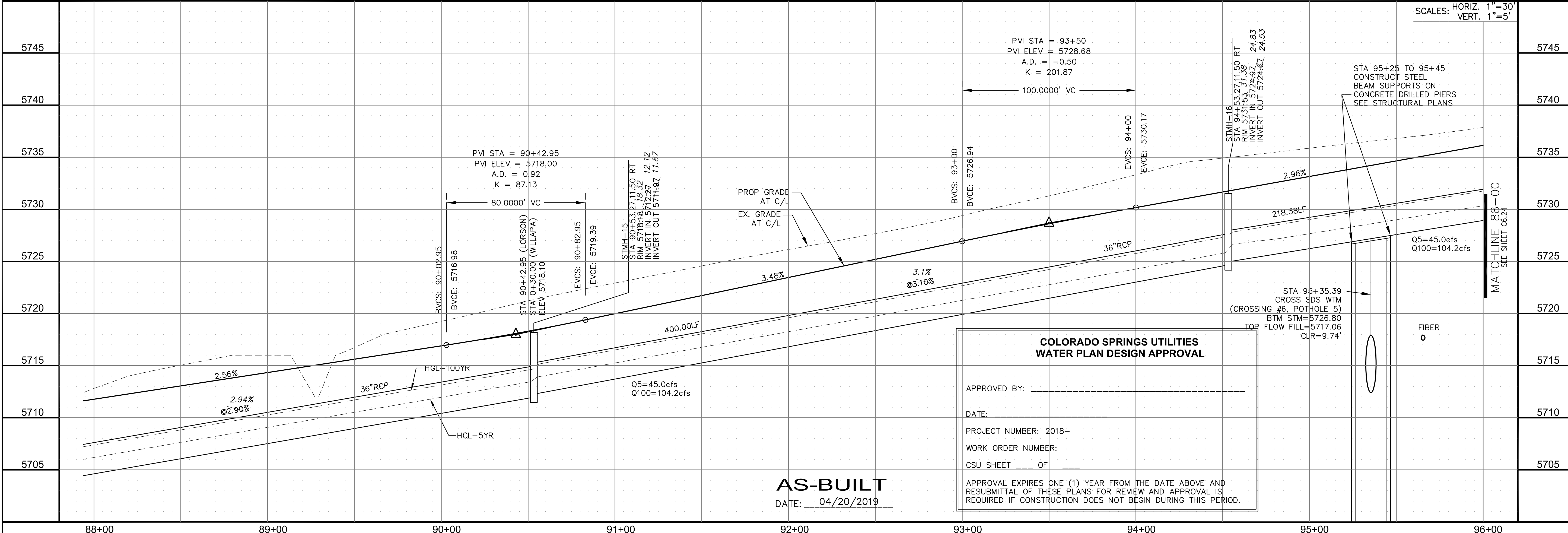
**NOTES**

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

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



**LORSON BLVD**



**AS-BUILT**  
DATE: 04/20/2019

**COLORADO SPRINGS UTILITIES  
WATER PLAN DESIGN APPROVAL**

APPROVED BY: \_\_\_\_\_

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

PROJECT NUMBER: 2018-\_\_\_\_\_

WORK ORDER NUMBER: \_\_\_\_\_

CSU SHEET \_\_\_\_\_ OF \_\_\_\_\_

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

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 303.757.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

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

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

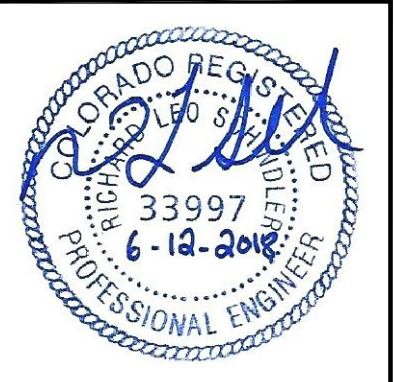
NO: \_\_\_\_\_

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

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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



DATE: JUNE 12, 2018

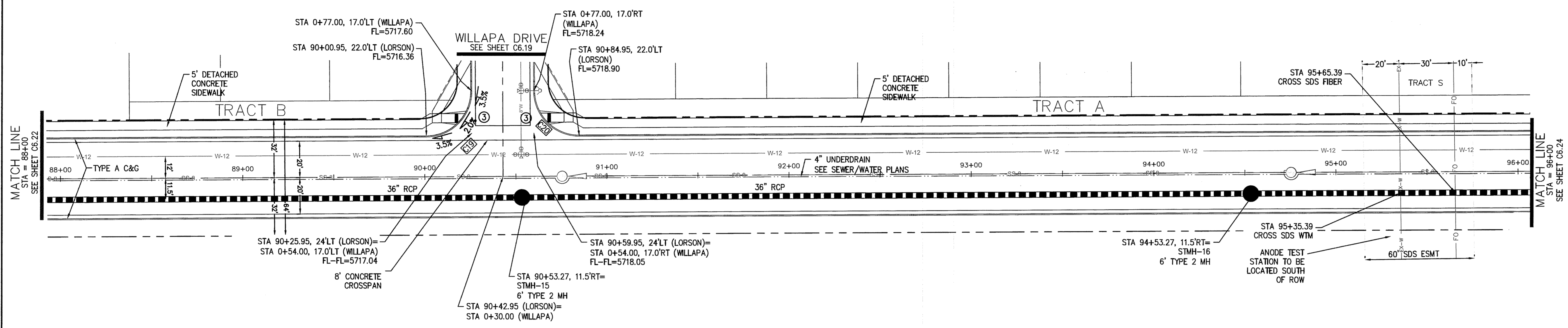
PROJECT NO. 100.042

SHEET NUMBER C6.23

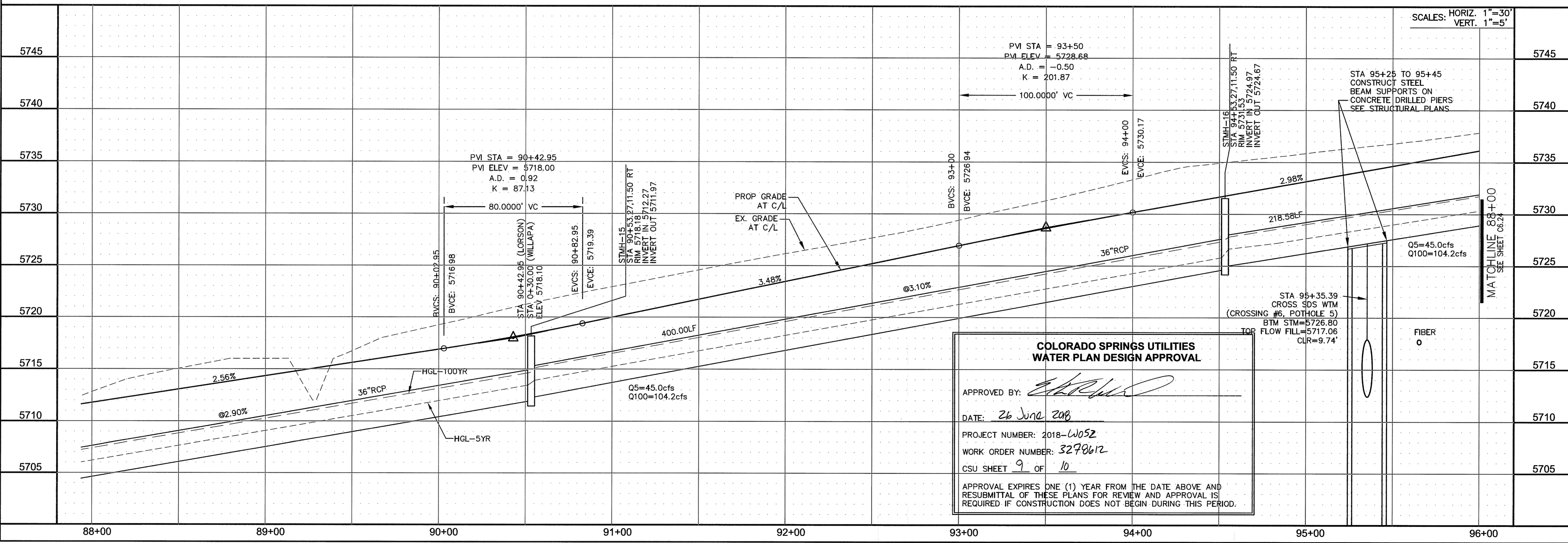
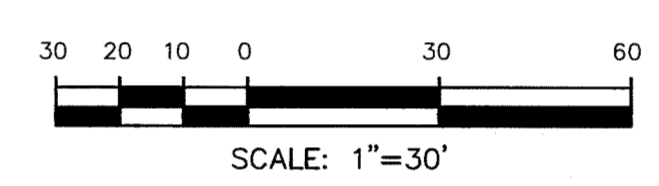
TOTAL SHEETS: 45

| CURVE TABLE |        |        |           |
|-------------|--------|--------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA     |
| C19         | 39.27' | 25.00' | 89°59'59" |
| C20         | 39.27' | 25.00' | 90°00'01" |

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



LORSON BLVD



**CORE ENGINEERING GROUP**  
 1500 WEST AVENUE  
 BURNSVILLE, MN 55306  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: rich@cegi.com

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

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

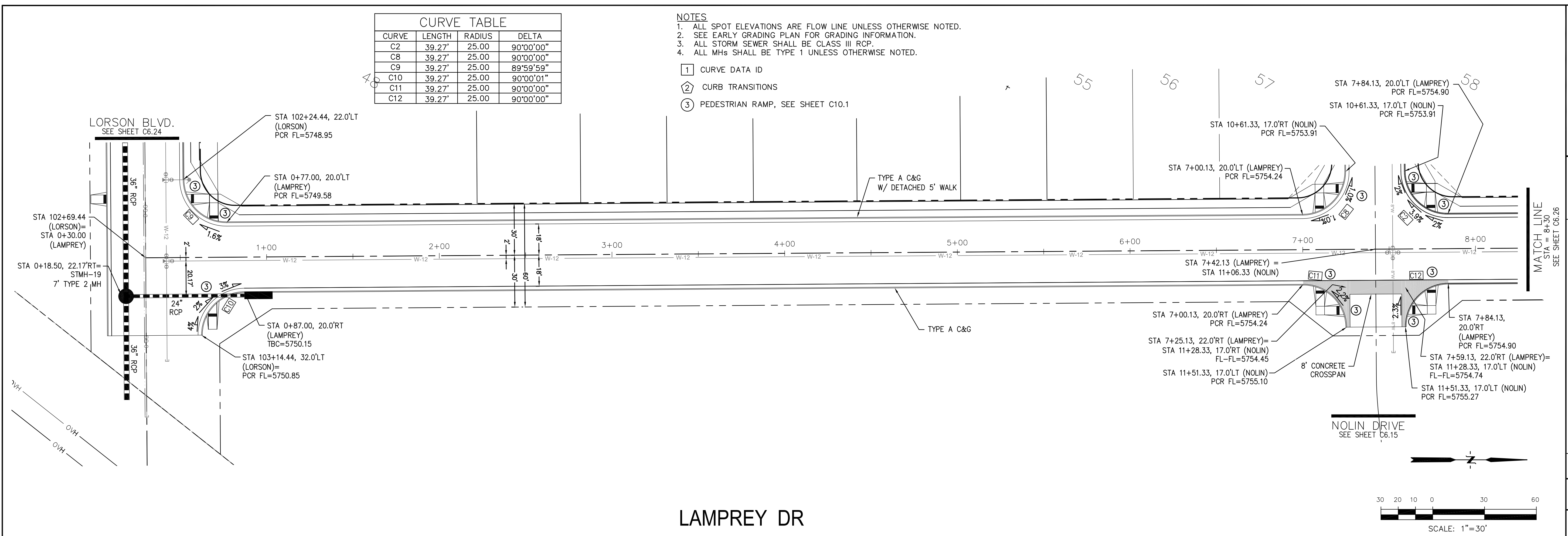
**STREET/STORM**  
**LORSON BOULEVARD**  
**STA 88+00 TO 96+00**

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



| CURVE TABLE |        |        |           |
|-------------|--------|--------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA     |
| C2          | 39.27' | 25.00  | 90°00'00" |
| C8          | 39.27' | 25.00  | 90°00'00" |
| C9          | 39.27' | 25.00  | 89°59'59" |
| C10         | 39.27' | 25.00  | 90°00'01" |
| C11         | 39.27' | 25.00  | 90°00'00" |
| C12         | 39.27' | 25.00  | 90°00'00" |

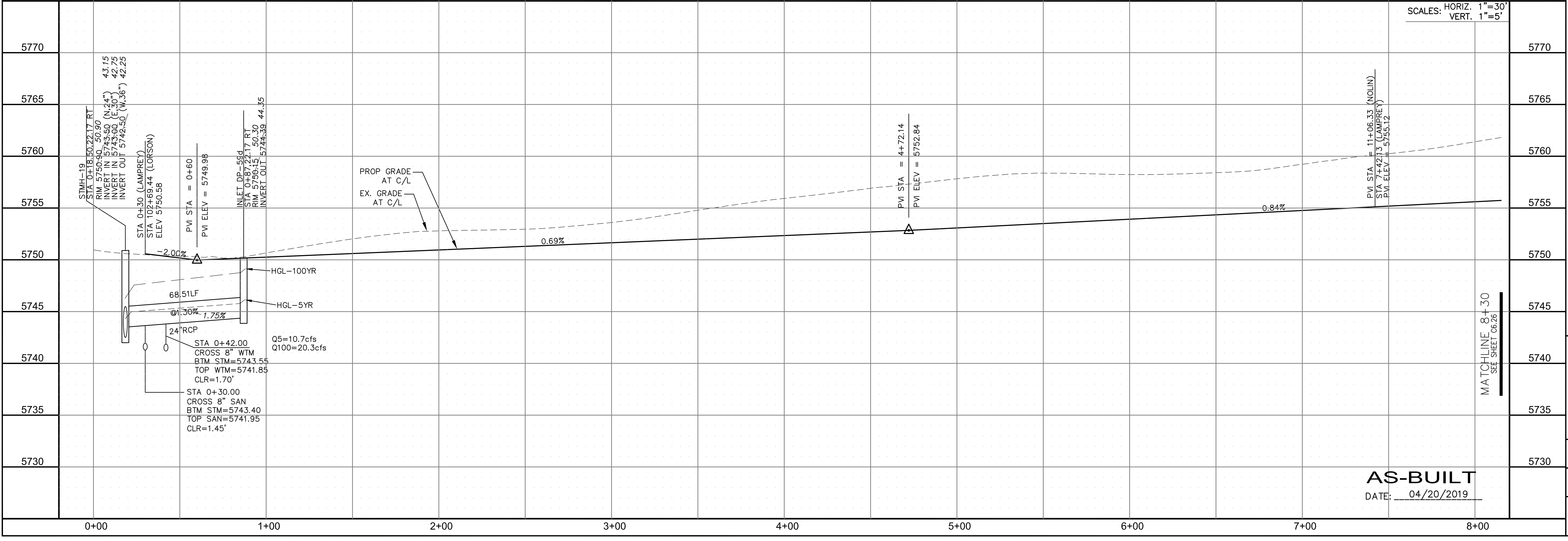
- NOTES**
- ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  - SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
  - ALL STORM SEWER SHALL BE CLASS III RCP.
  - ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- ① CURVE DATA ID  
 ② CURB TRANSITIONS  
 ③ PEDESTRIAN RAMP, SEE SHEET C10.1



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

PREPARED FOR:  
**LORSON RANCH EAST**  
 FILING NO. 1  
 212 N. WAHSATCH AVE. SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 FONTAINE BLDG.-OLD GLORY DR  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

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



STREET/STORM  
 LAMPREY DRIVE  
 STA 0+00 TO 8+30

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

MATCHLINE 8+30  
 SEE SHEET C6.26

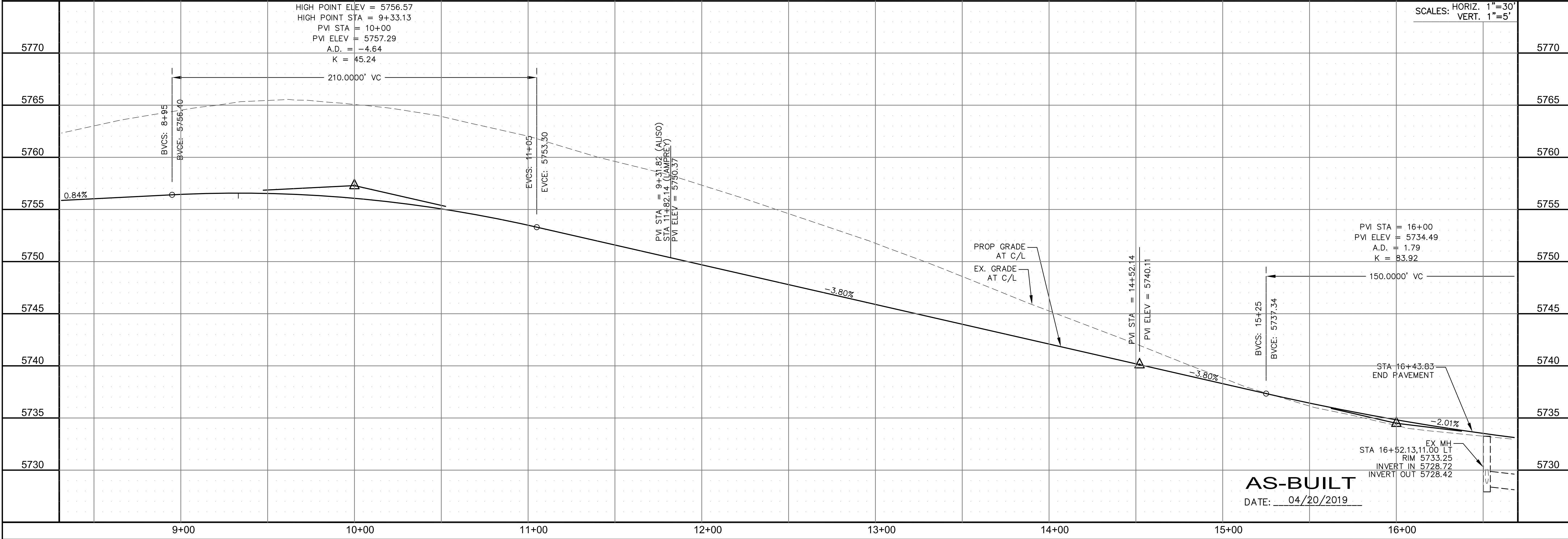
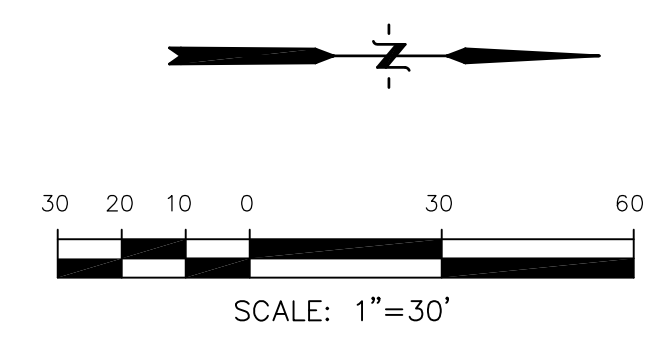
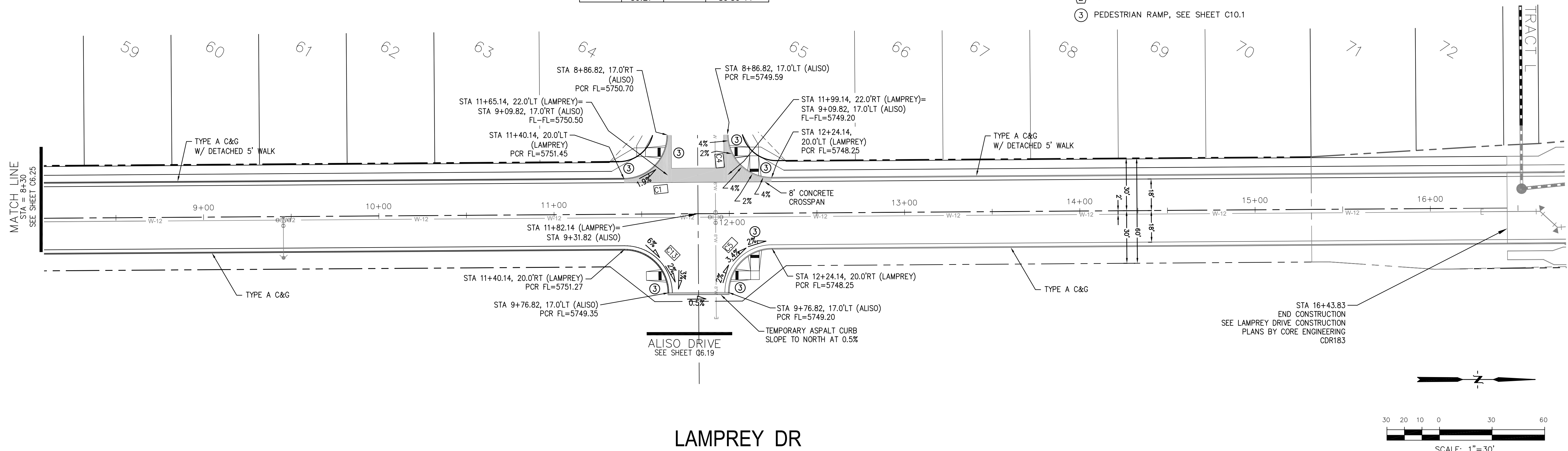
AS-BUILT  
 DATE: 04/20/2019

DATE: JUNE 12, 2018  
 PROJECT NO. 100.042  
 SHEET NUMBER C6.25  
 TOTAL SHEETS: 45



| CURVE TABLE |        |        |           |
|-------------|--------|--------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA     |
| C1          | 39.27' | 25.00  | 90°00'16" |
| C4          | 39.27' | 25.00  | 89°59'44" |
| C5          | 39.27' | 25.00  | 90°00'16" |
| C13         | 39.27' | 25.00  | 89°59'44" |

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



**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

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

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

**STREET/STORM LAMPREY DRIVE STA 8+30 TO 16+50**

COLORADO REGISTERED PROFESSIONAL ENGINEER  
33997  
6-12-2018

DATE: JUNE 12, 2018

PROJECT NO. 100.042

SHEET NUMBER C6.26

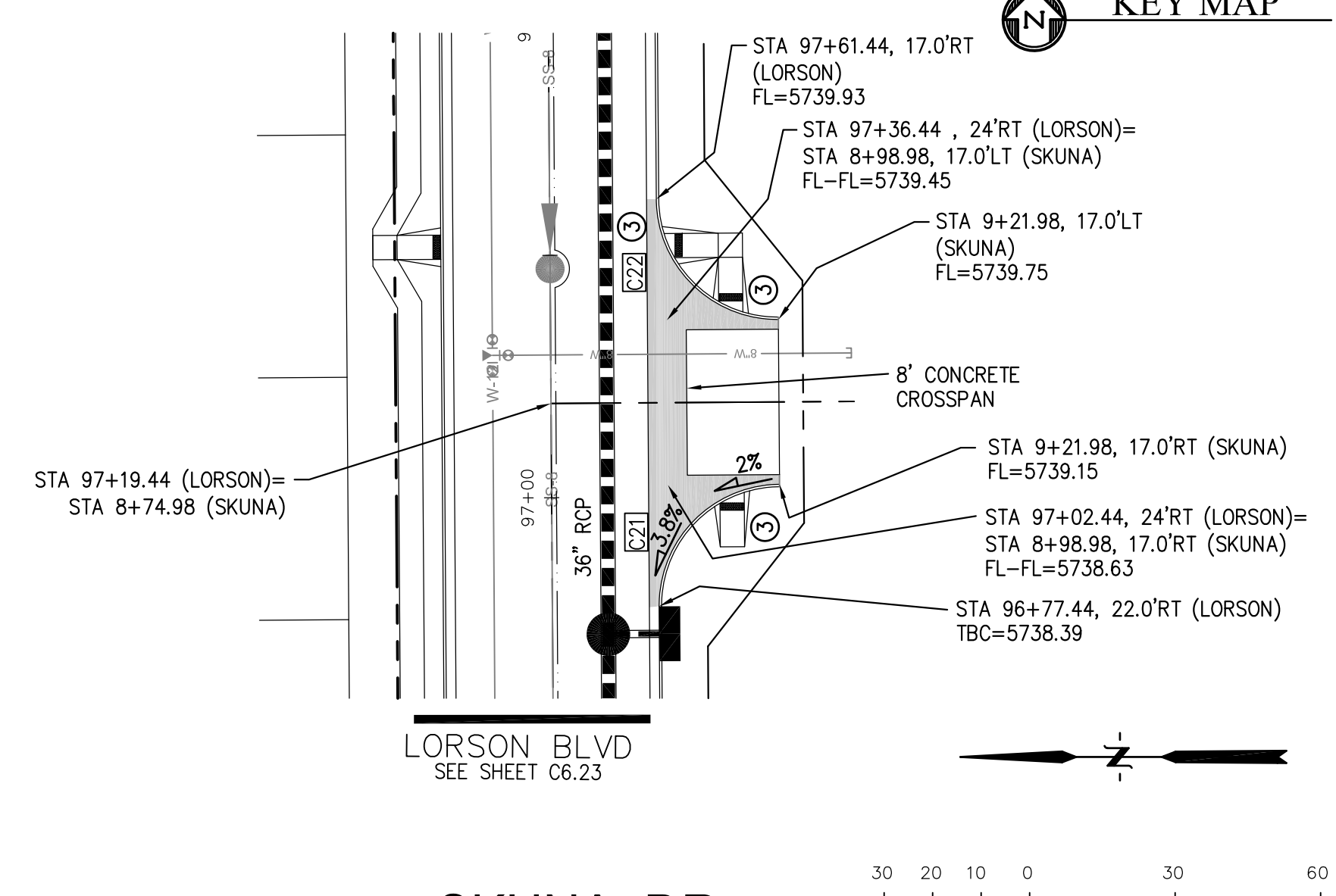
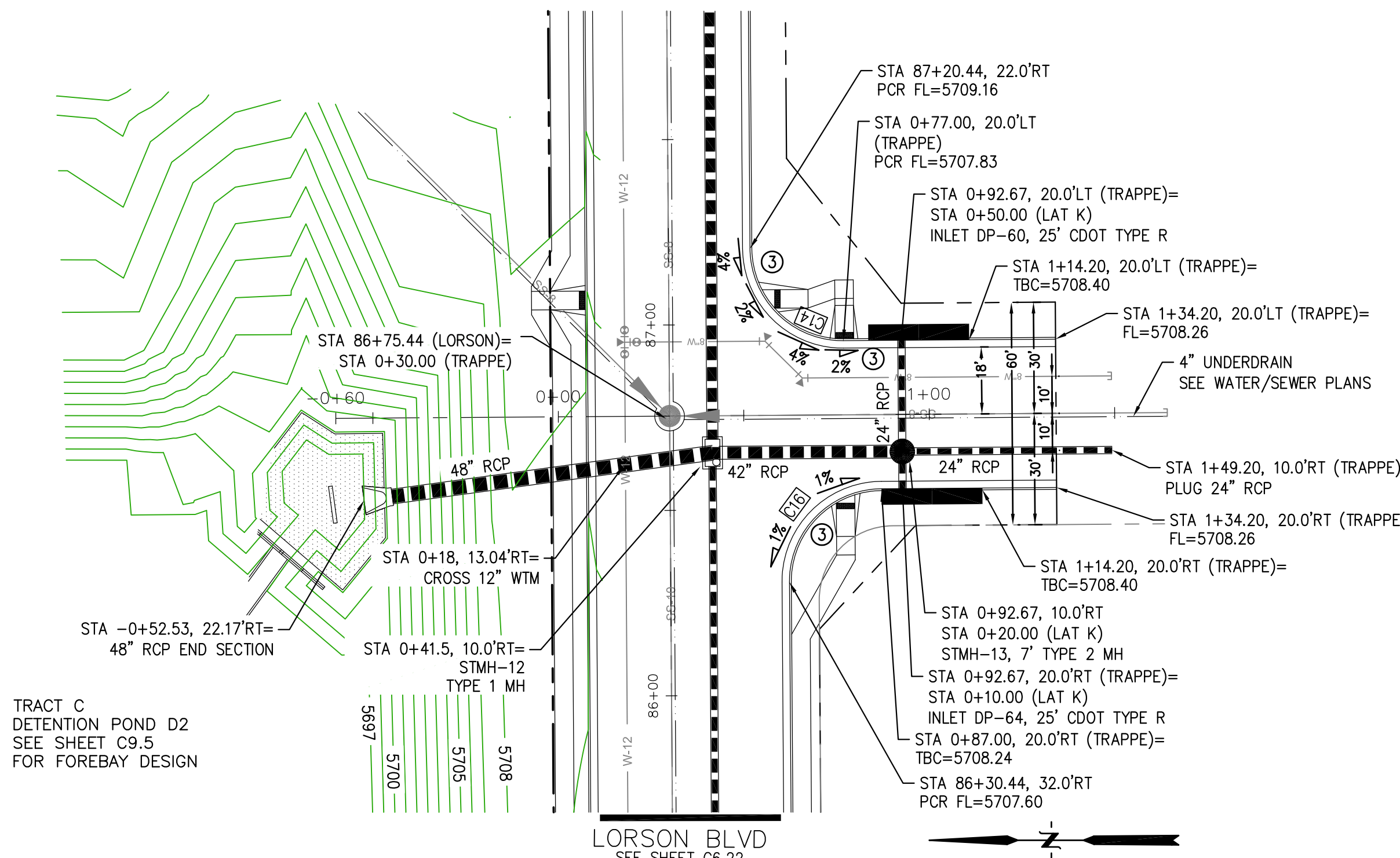
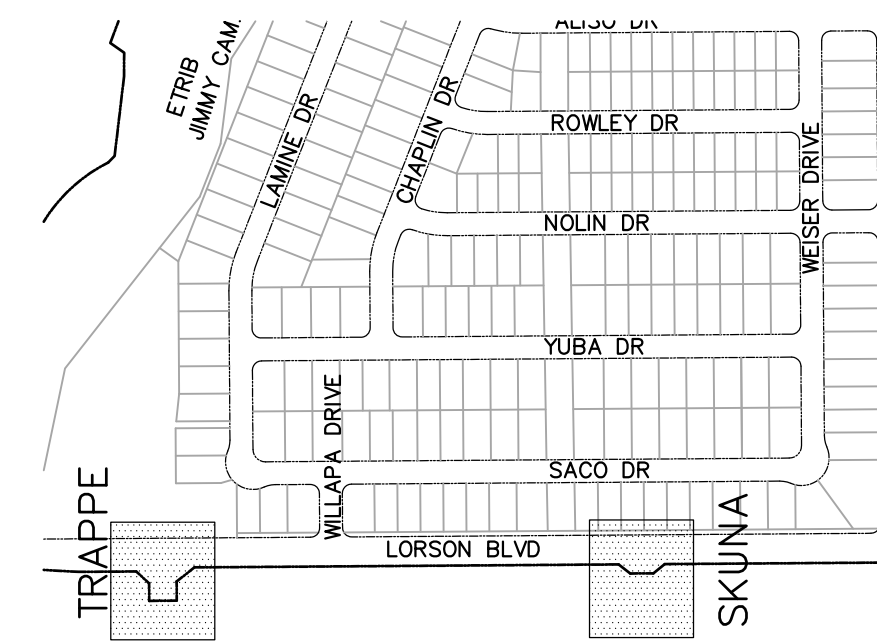
TOTAL SHEETS: 45

| CURVE | LENGTH | RADIUS | DELTA     |
|-------|--------|--------|-----------|
| C14   | 39.27' | 25.00  | 90°00'00" |
| C16   | 39.27' | 25.00  | 90°00'00" |
| C21   | 39.27' | 25.00  | 90°00'01" |
| C22   | 39.27' | 25.00  | 89°59'59" |

**NOTES**

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

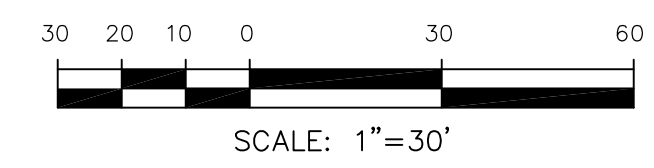
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



TRACT C  
DETENTION POND D2  
SEE SHEET C9.5  
FOR FOREBAY DESIGN

**TRAPPE DR**

**SKUNA DR**



**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNING WOODS, CO 80506  
PHONE: 303.799.5700  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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

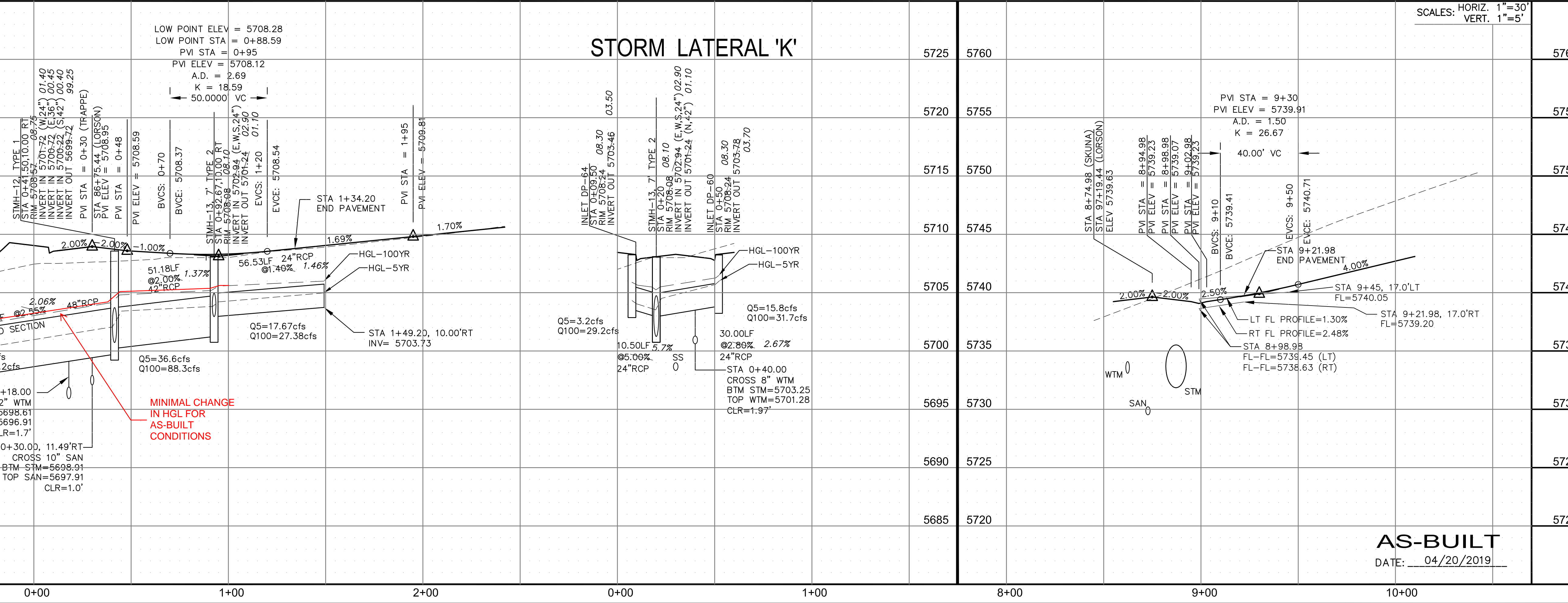
DESCRIPTION: \_\_\_\_\_

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

PROJECT: **LORSON RANCH EAST FILING NO. 1**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
FONTAINE BLVD.-OLD GLORY DR  
COLORADO SPRINGS, COLORADO  
CONTACT: JEFF MARK

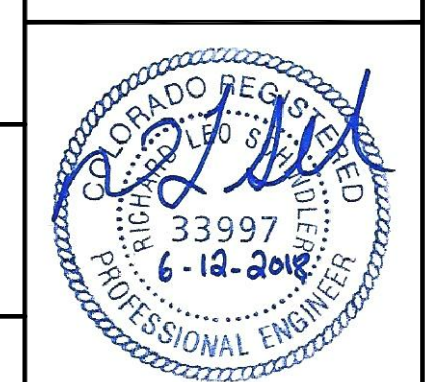
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**STORM LATERAL 'K'**



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

**STREET/STORM TRAPPE DRIVE AND SKUNA DRIVE**



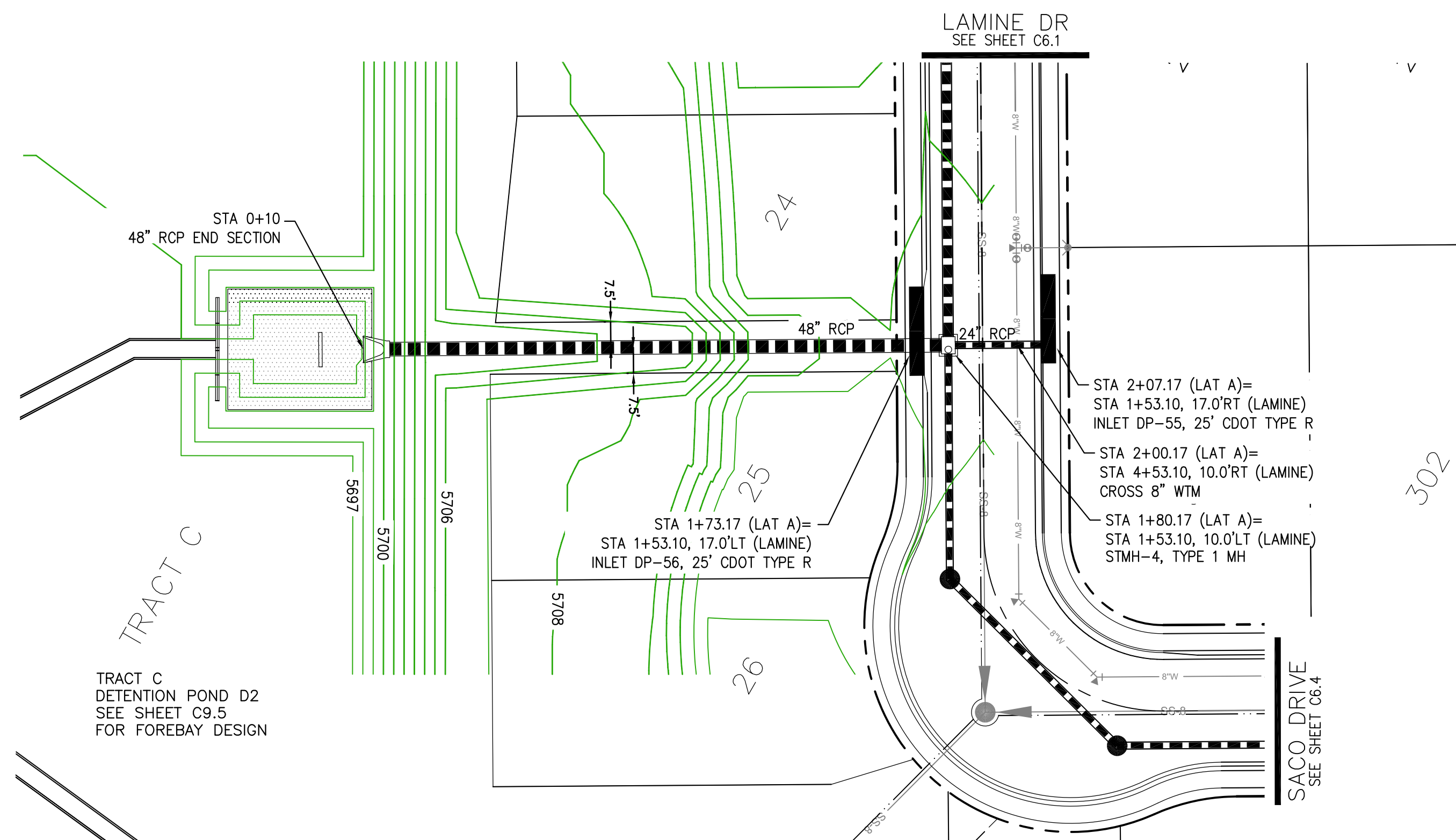
DATE: JUNE 12, 2018

PROJECT NO. 100.042

SHEET NUMBER C6.27

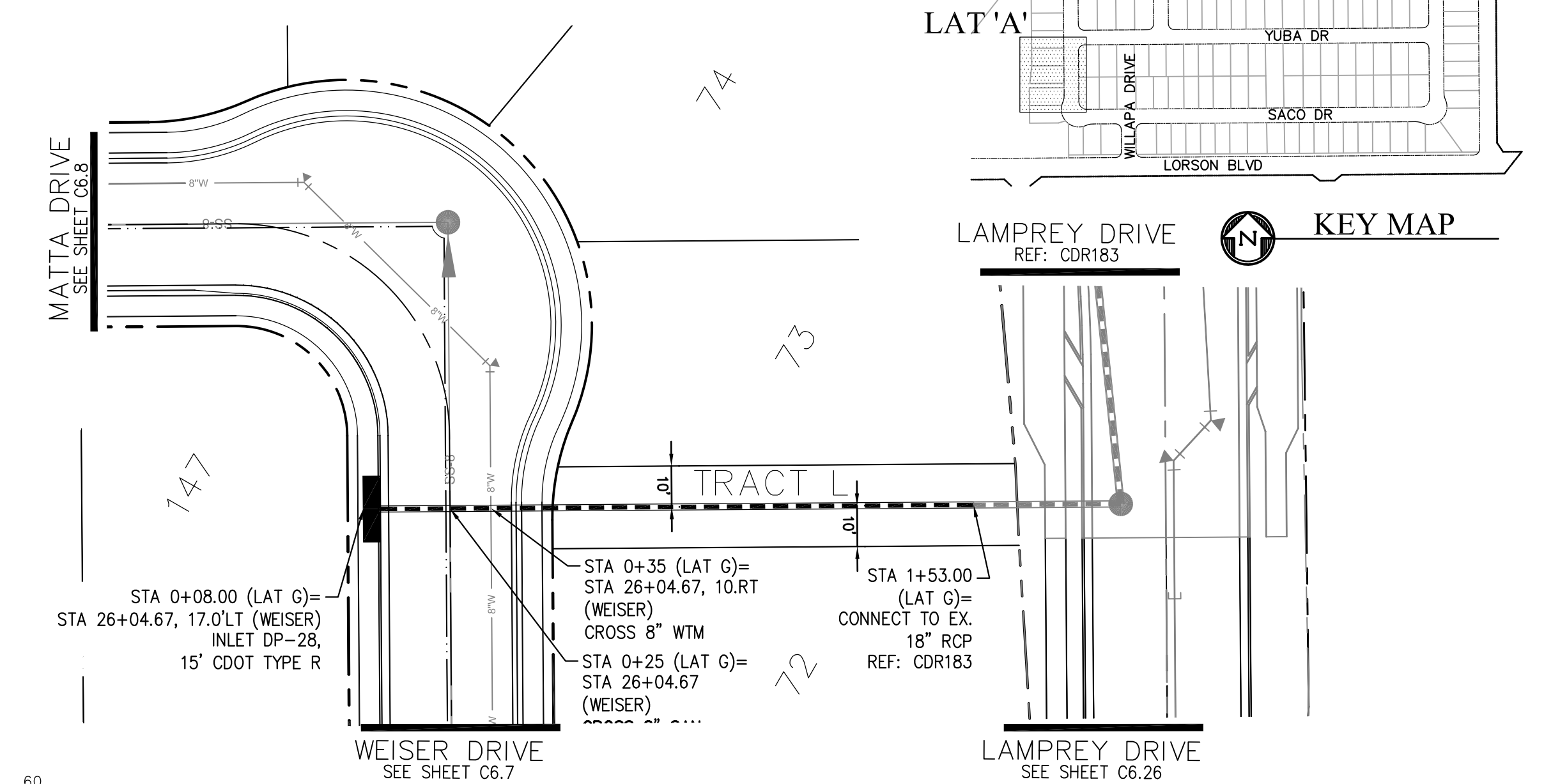
TOTAL SHEETS: 45

**AS-BUILT**  
DATE: 04/20/2019

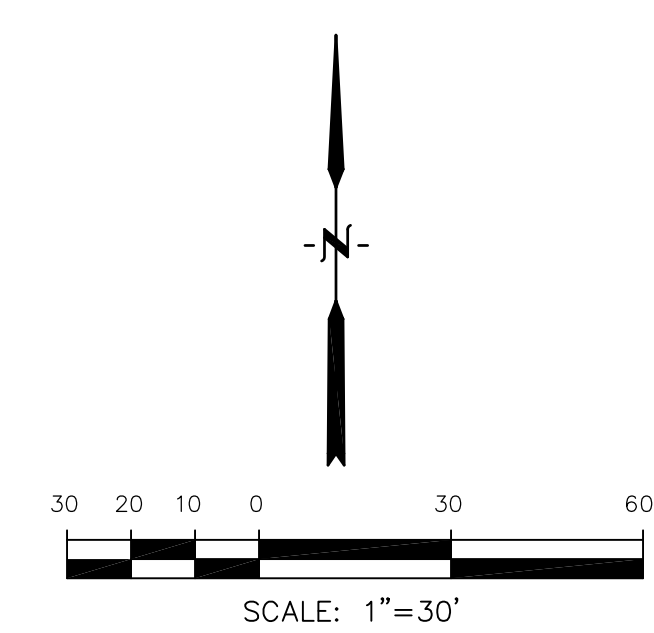
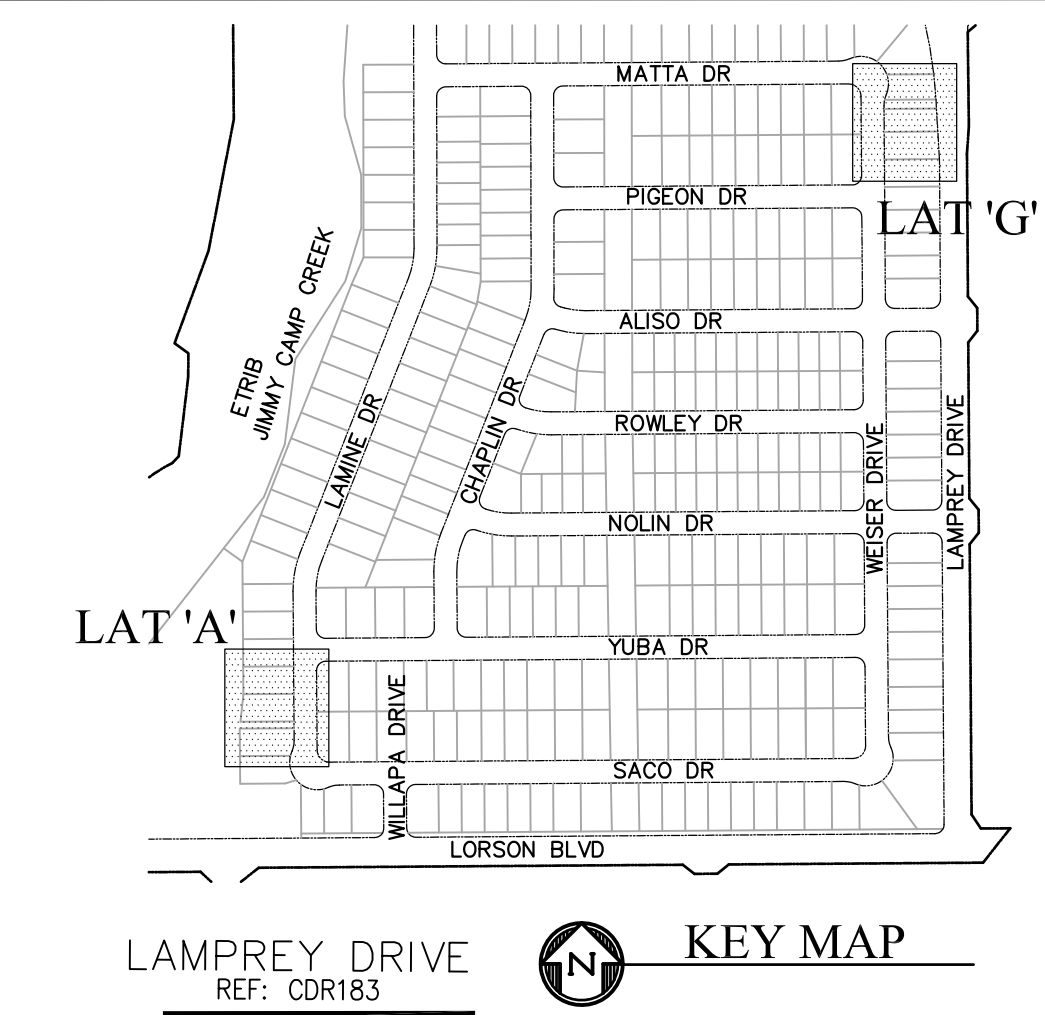


STORM LATERAL 'A'

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



STORM LATERAL 'G'



TRACT C  
DETENTION POND D2  
SEE SHEET C9.5  
FOR FOREBAY DESIGN

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

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

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

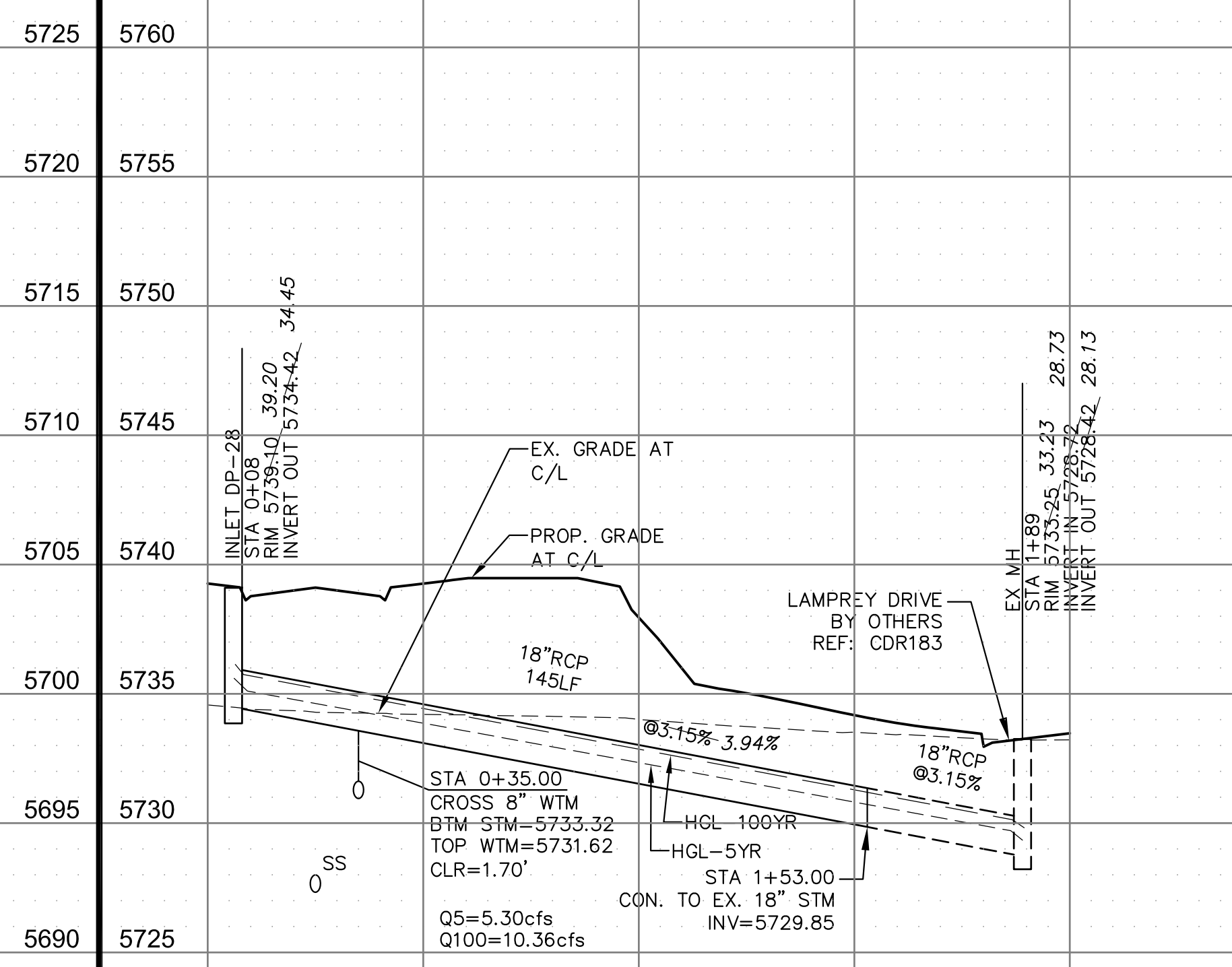
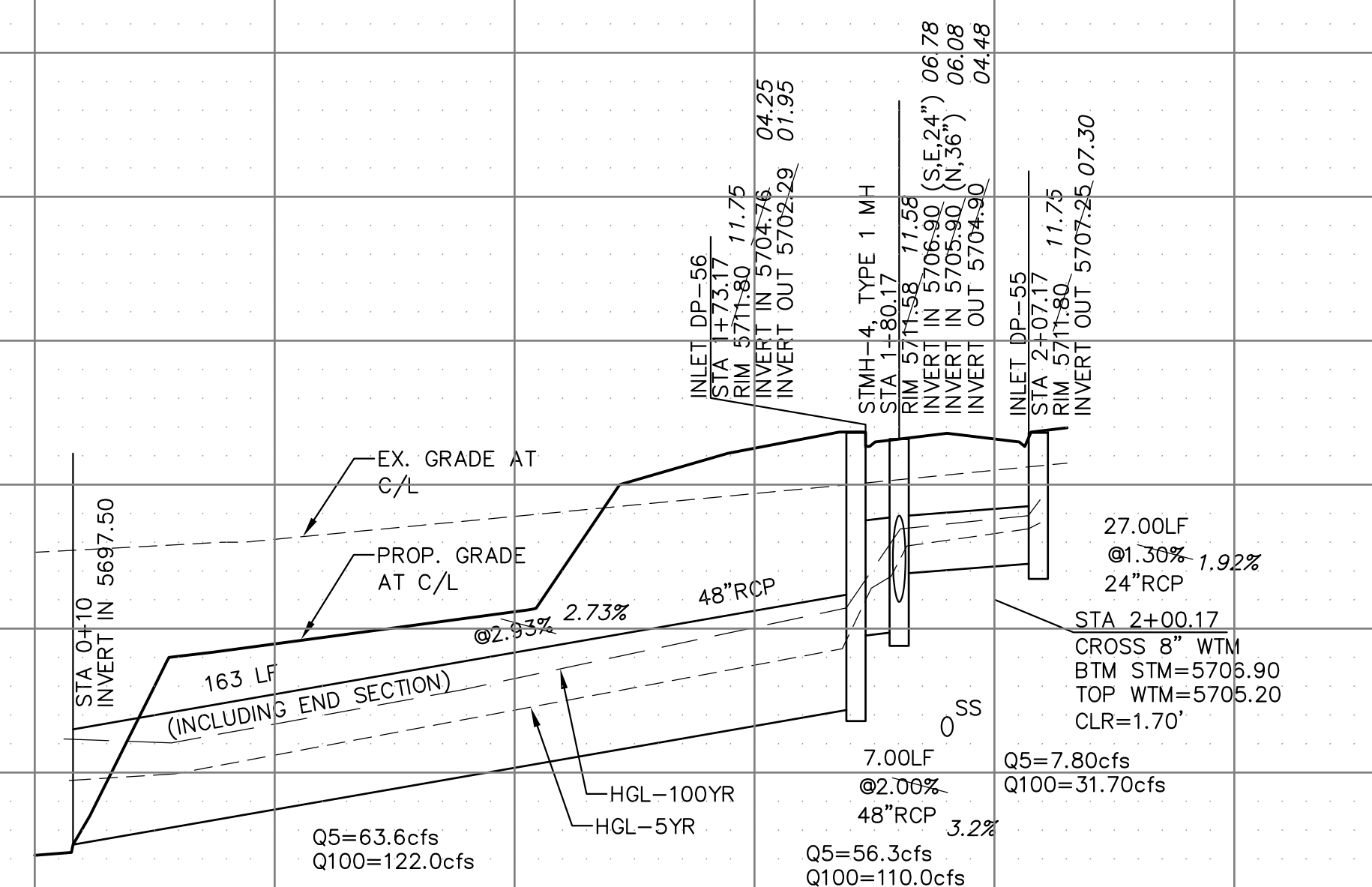
NO. \_\_\_\_\_

PROJECT: **LORSON RANCH EAST**  
FILING NO. 1  
212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
FONTAINE BLDG.-OLD GLORY 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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

|      |  | SCALES: HORIZ. 1"=30'<br>VERT. 1"=5' |      |
|------|--|--------------------------------------|------|
| 5725 |  | 5725                                 | 5760 |
| 5720 |  | 5720                                 | 5755 |
| 5715 |  | 5715                                 | 5750 |
| 5710 |  | 5710                                 | 5745 |
| 5705 |  | 5705                                 | 5740 |
| 5700 |  | 5700                                 | 5735 |
| 5695 |  | 5695                                 | 5730 |
| 5690 |  | 5690                                 | 5725 |
| 5685 |  | 5685                                 | 5720 |



**AS-BUILT**  
DATE: 04/20/2019

STREET/STORM  
STORM SEWER LATERALS

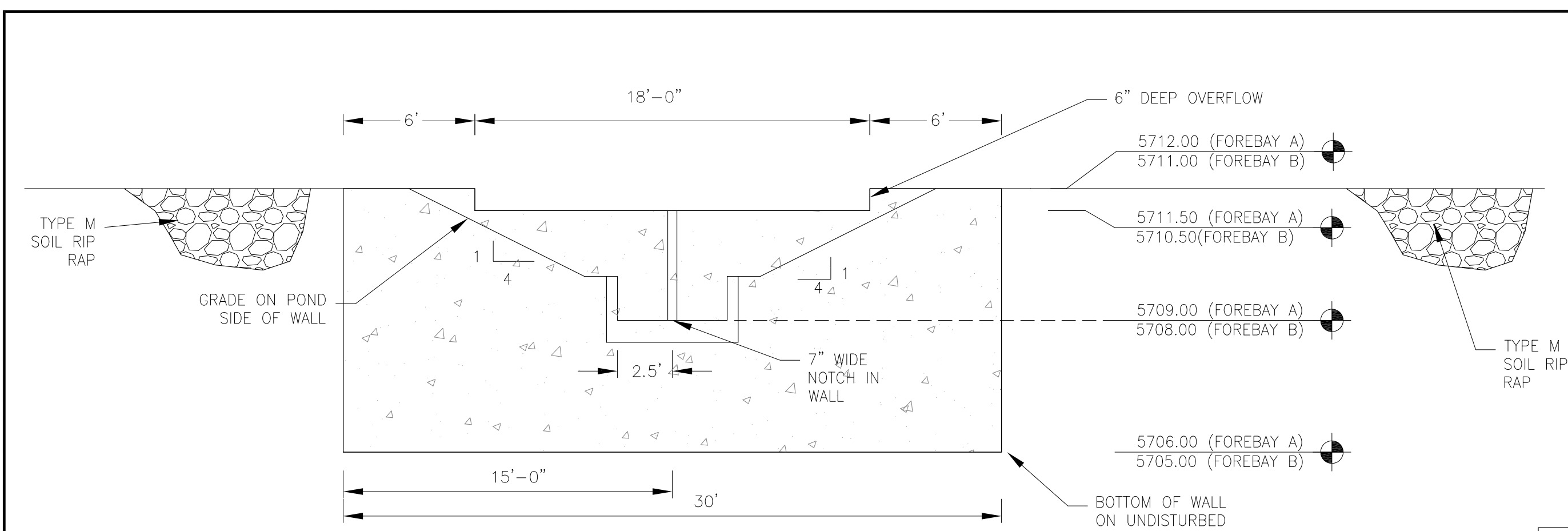
DATE: JUNE 12, 2018

PROJECT NO. 100.042

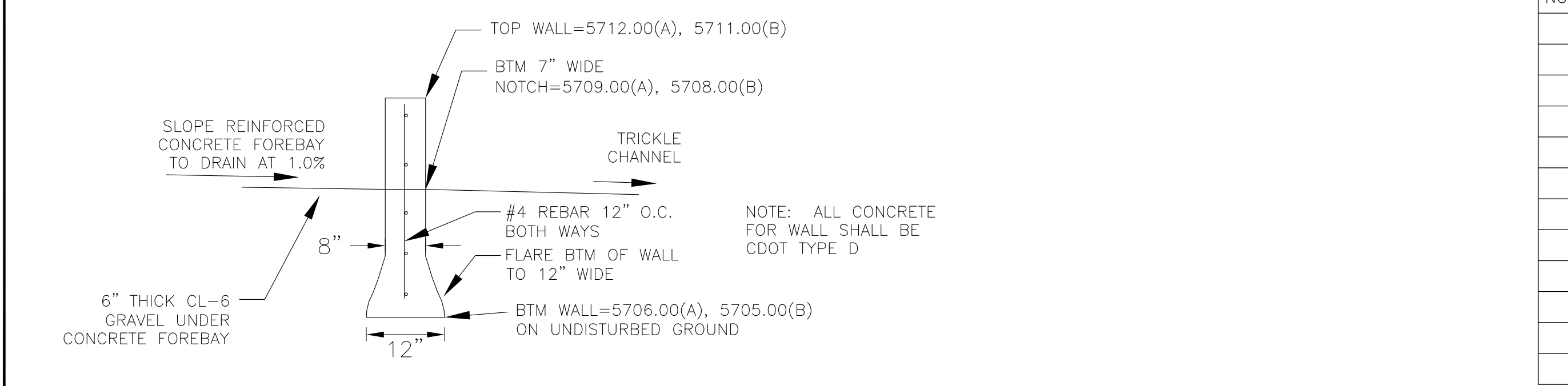
SHEET NUMBER C7.1

TOTAL SHEETS: 45

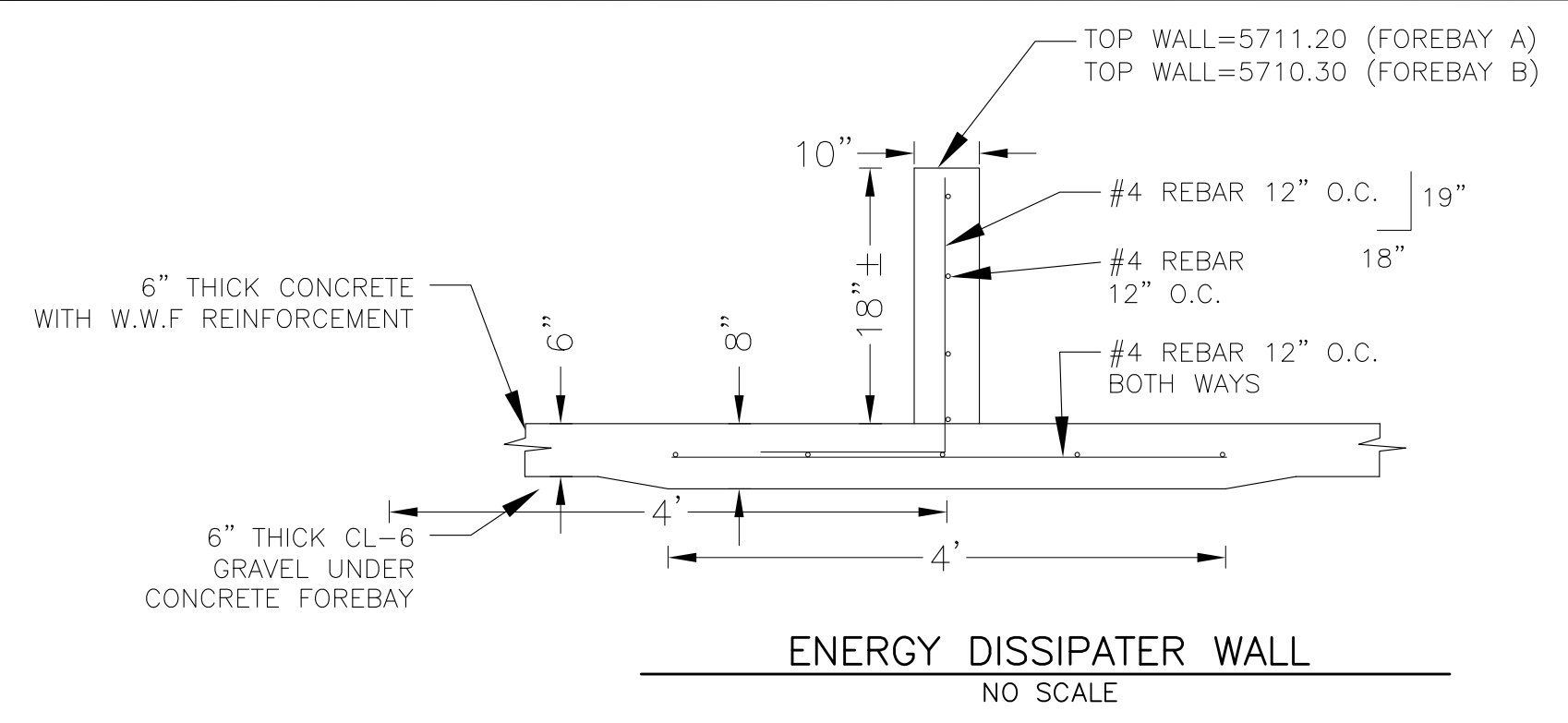




WALL SECTION A-A  
1"=10'



WALL SECTION B-B  
NO SCALE



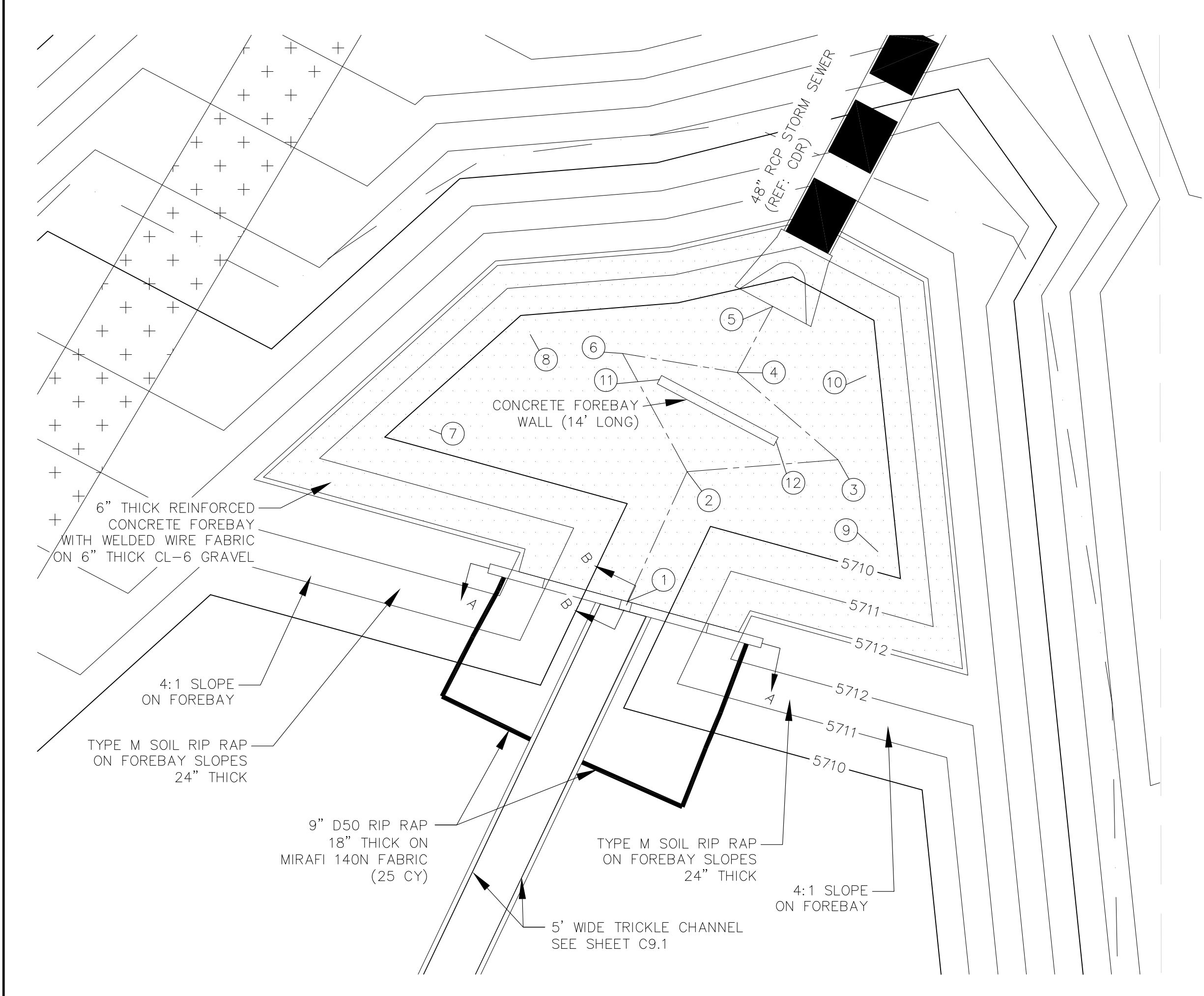
NOTE: ALL CONCRETE FOR WALL SHALL BE CDOT TYPE D

POINT TABLE (FOREBAY A)

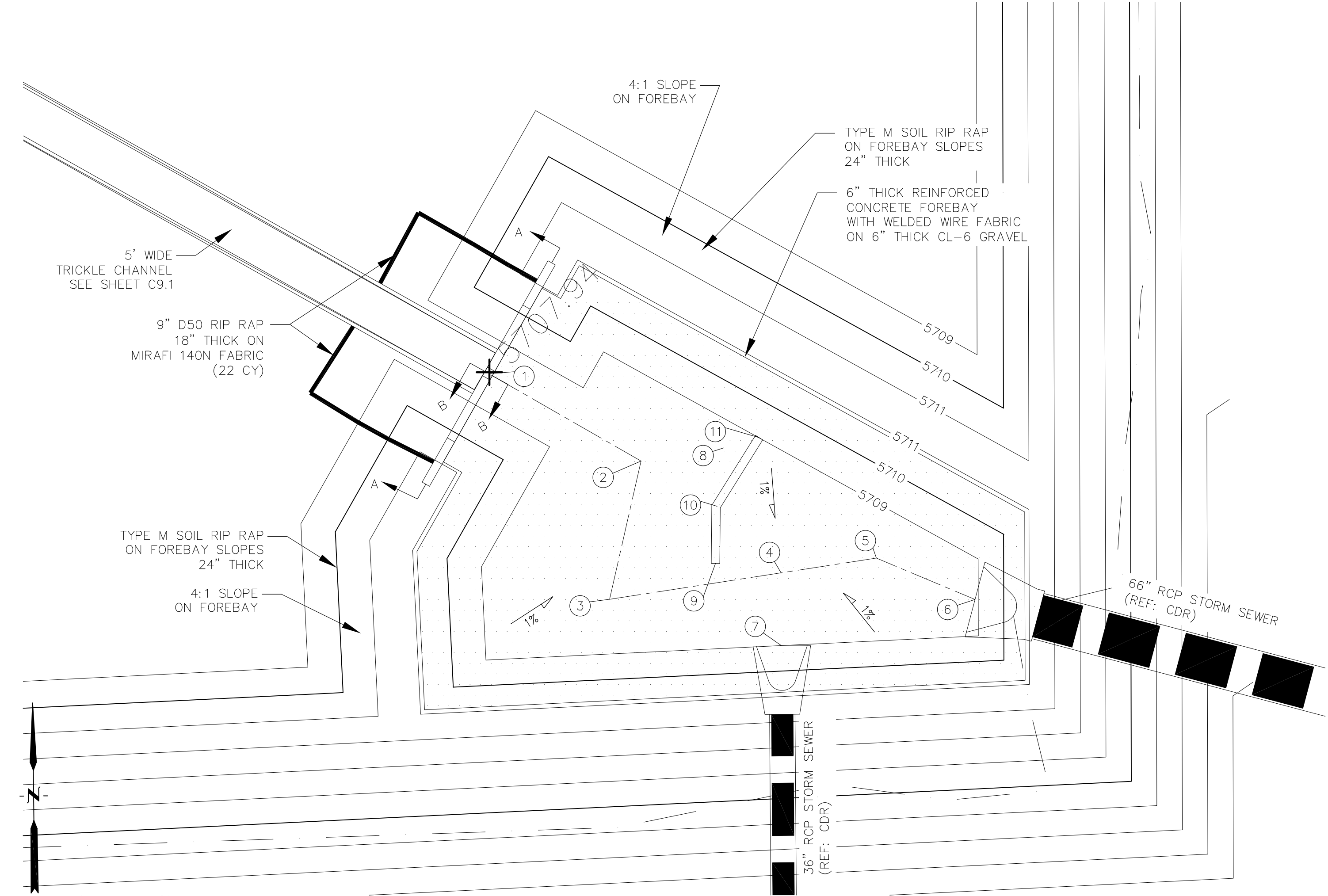
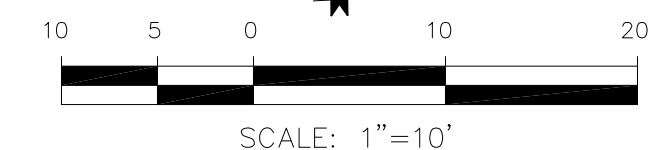
| NUMBER | NORTHING | EASTING  | ELEVATION | NOTES                  |
|--------|----------|----------|-----------|------------------------|
| 1      | 24130.17 | 26398.49 | 5709.10   | FOREBAY BOTTOM         |
| 2      | 24143.93 | 26404.81 | 5709.25   | FOREBAY BOTTOM         |
| 3      | 24145.19 |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

POINT TABLE (FOREBAY B)

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



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



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

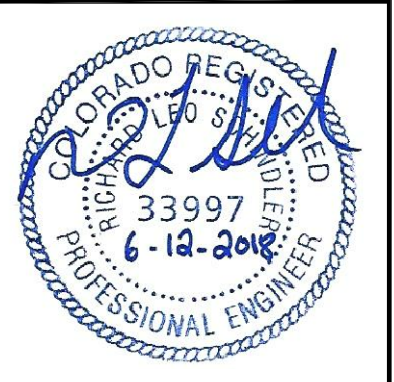
AS-BUILT  
DATE: 07/19/2022

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

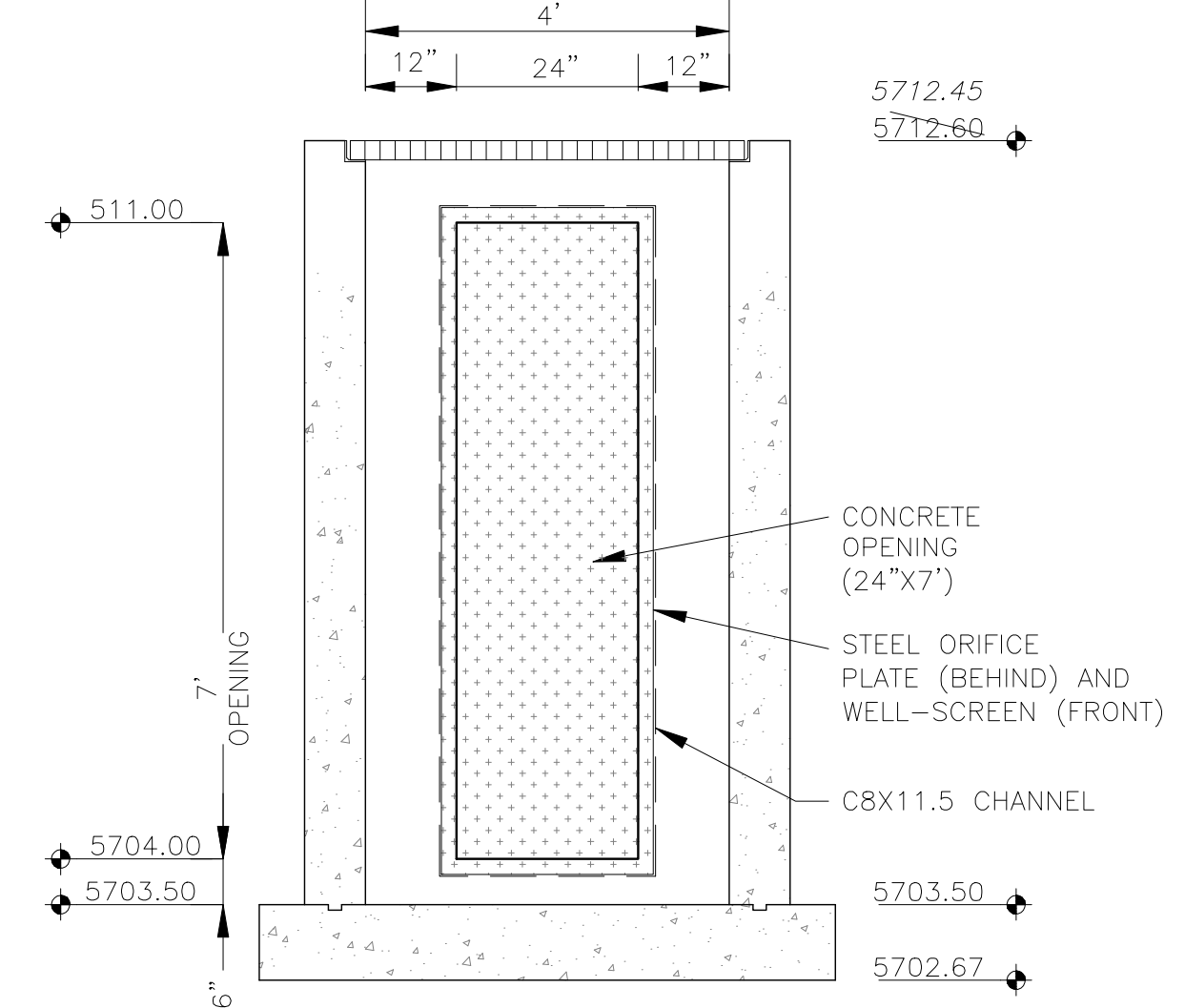
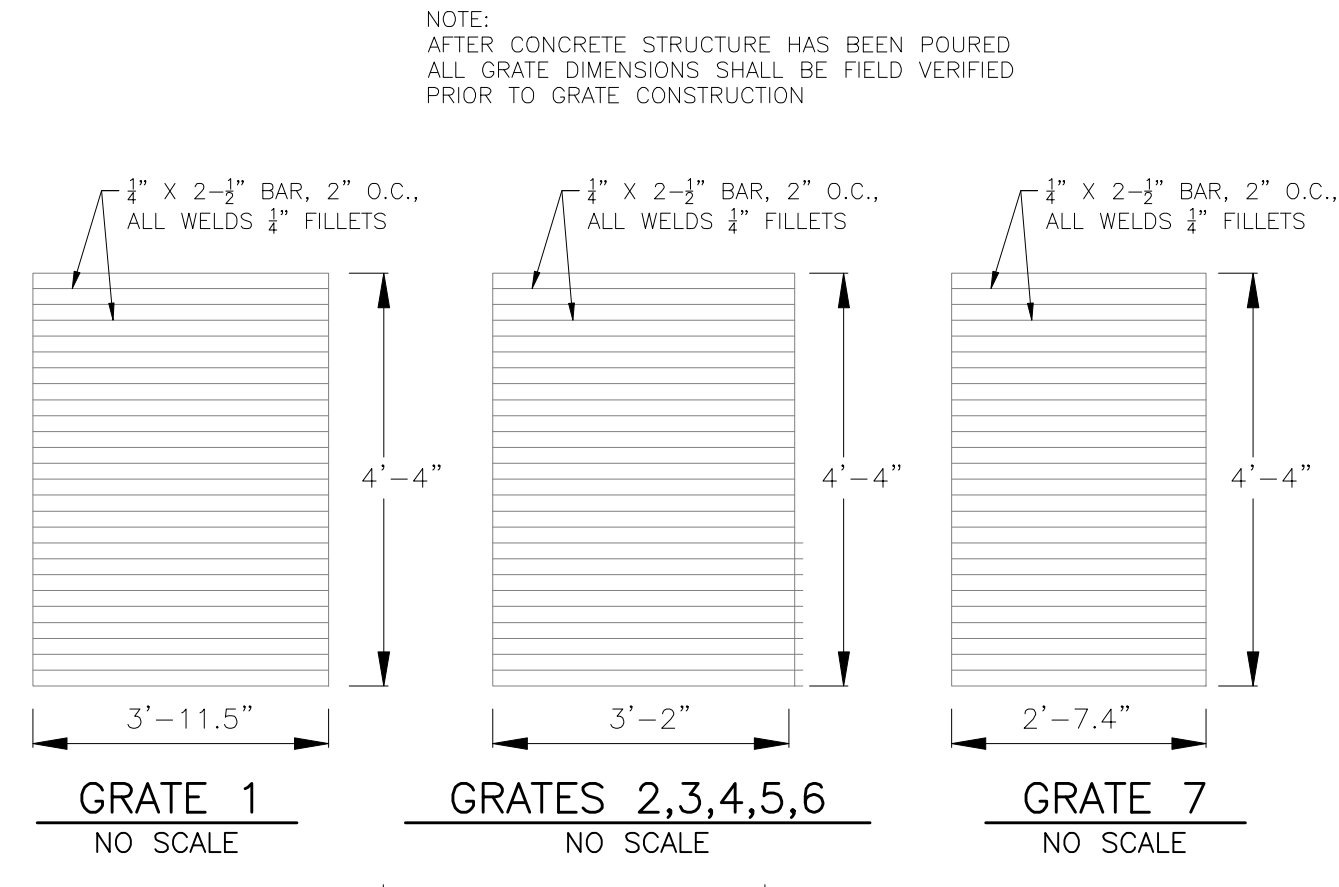
DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_  
PROJECT: **LORSON RANCH EAST**  
FILING NO. 1  
PREPARED FOR: **LORSON, LLC**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK  
FONTAINE BLDG.-OLD GLORY DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

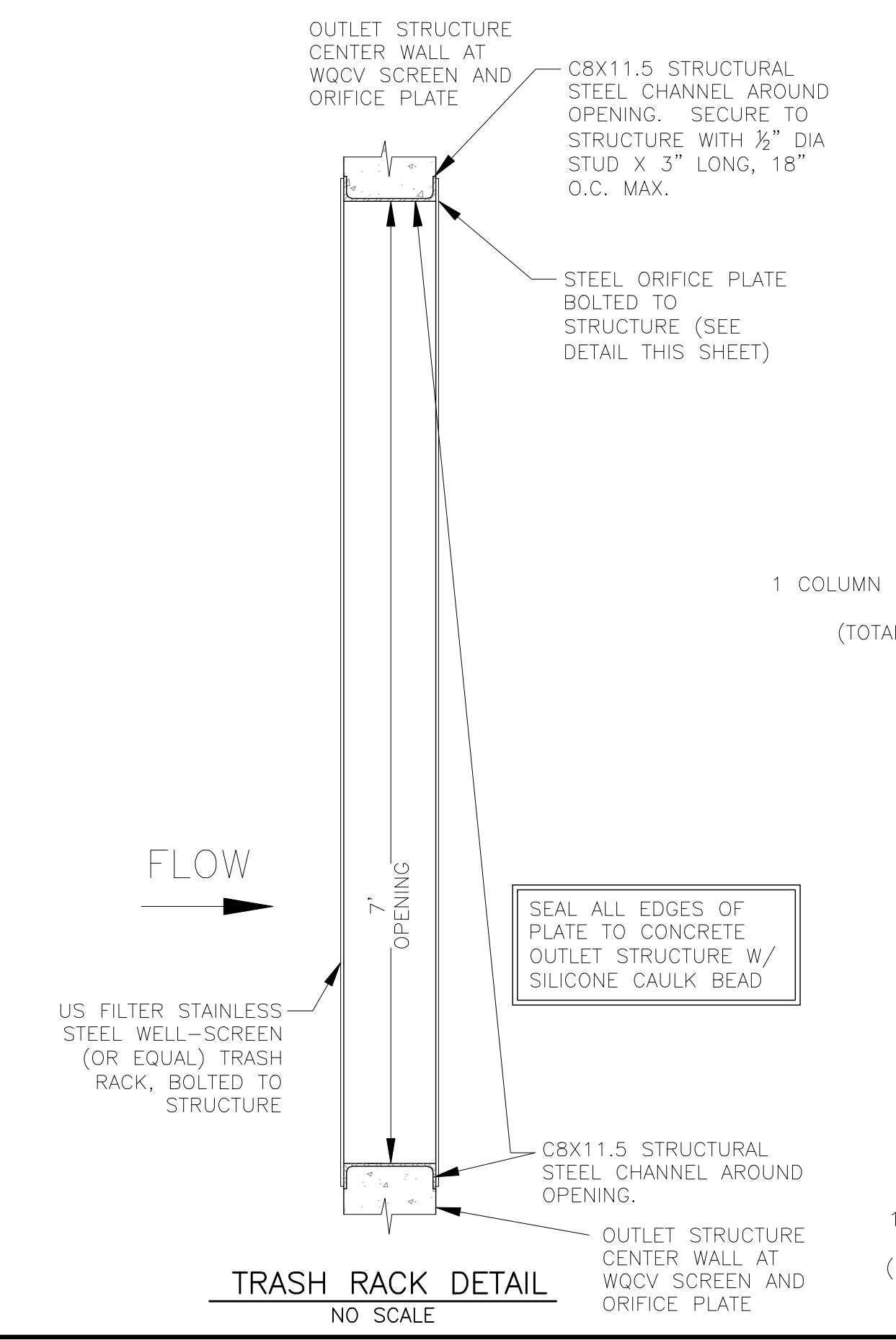
**POND C5**  
**FOREBAY 'A' AND 'B'**  
**LAYOUT AND DETAILS**



DATE: JUNE 12, 2018  
PROJECT NO. 100.042  
SHEET NUMBER **C9.2**  
TOTAL SHEETS: 45

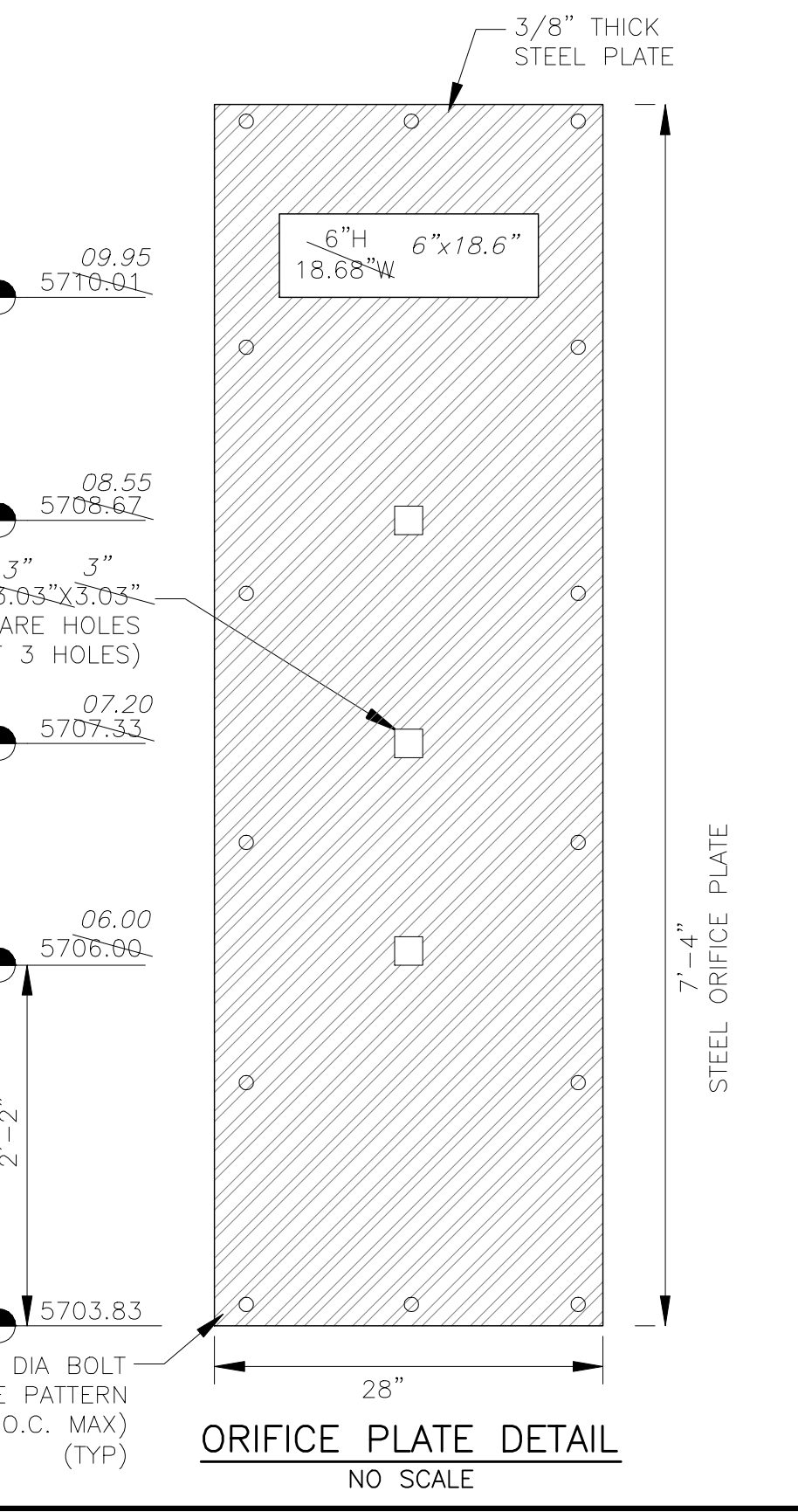


**OUTLET STRUCTURE DETAIL - SECTION B-B**  
NO SCALE

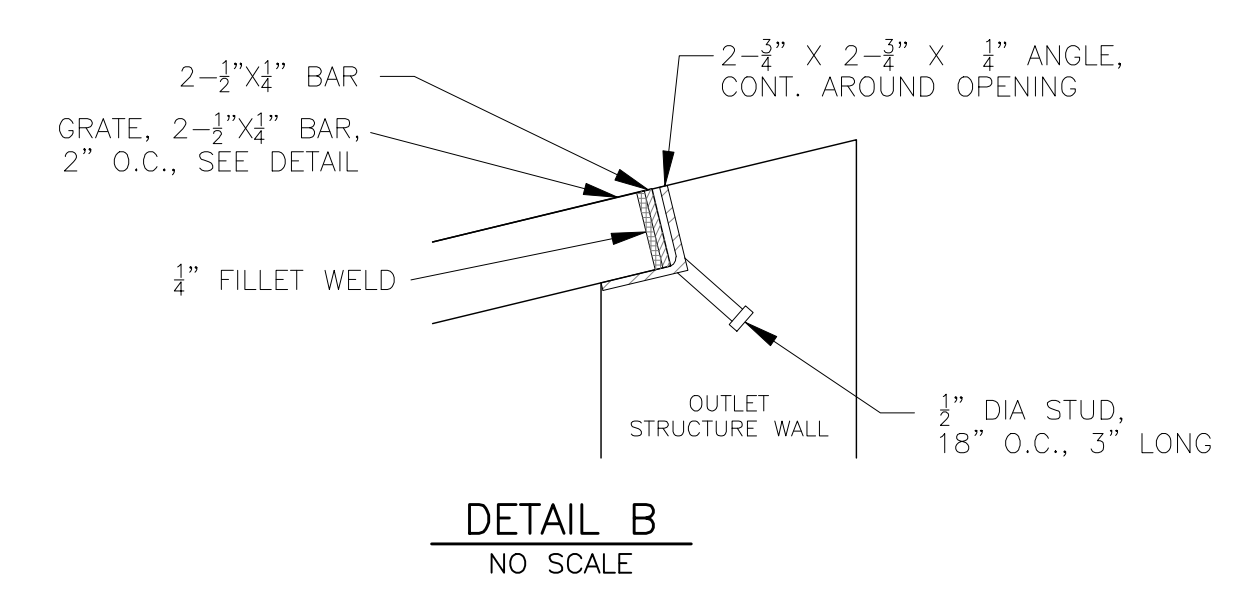


**TRASH RACK DETAIL**  
NO SCALE

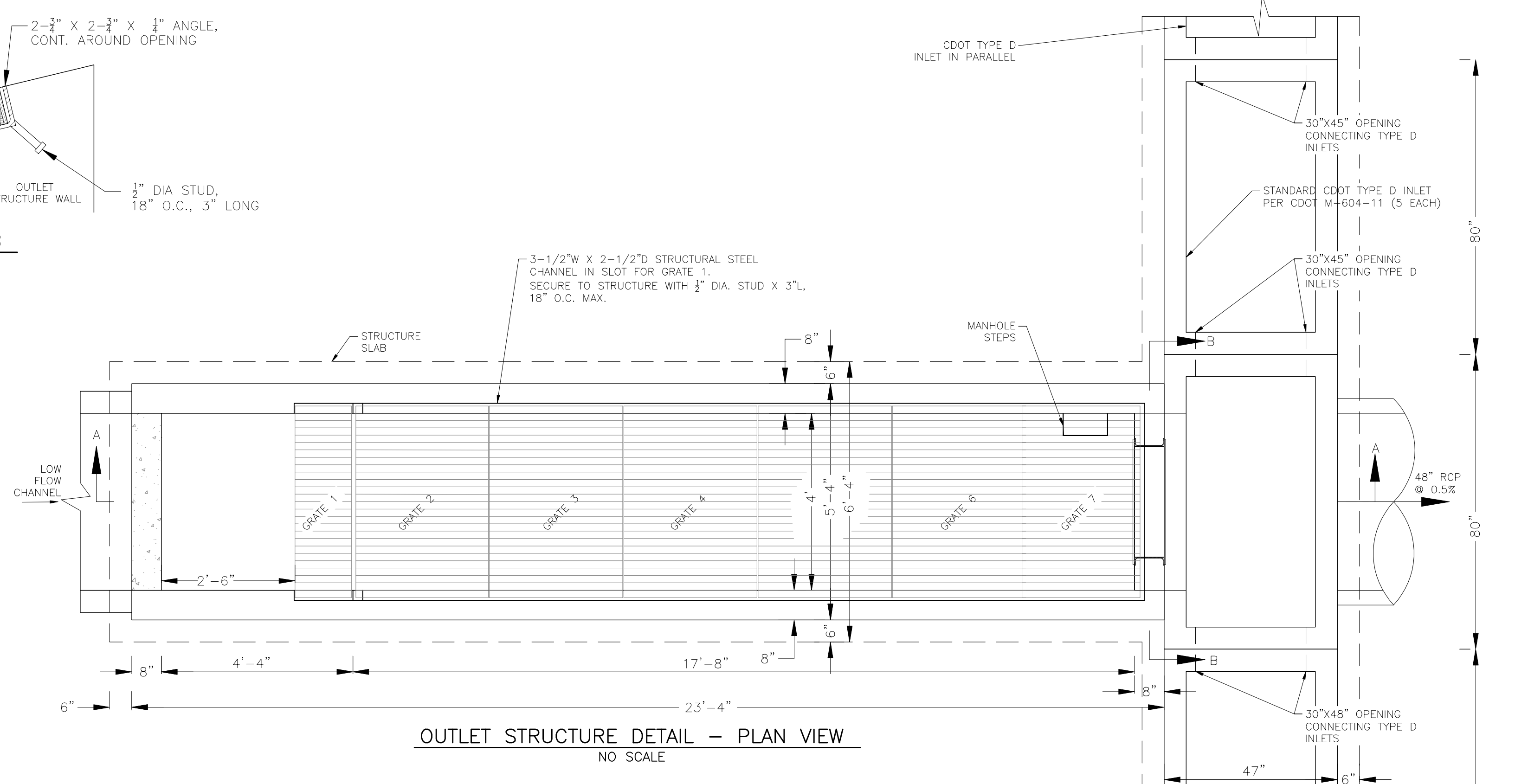
- WQCV WELL-SCREEN NOTES:**
- Well-Screen shall be stainless steel and attached by stainless steel bolts along edge of the mounting frame.
  - WQCV Well Screen
    - Type of Screen: Stainless steel #93 Vee Wire (Johnson Vee Wire (tm) Stainless Steel Screen or equivalent with 60% open area)
    - Screen slot opening dimension: 0.139" (Screen #93 Vee Wire Slot Opening)
    - Type and Size of Support Rod: TE 0.074"X0.50"
    - Spacing of Support Rod (O.C.): 1.0 Inch
    - Total Screen Thickness: 0.655"
    - Carbon Steel Holding Frame Type: 3/4" x 1.0" angle



**ORIFICE PLATE DETAIL**  
NO SCALE

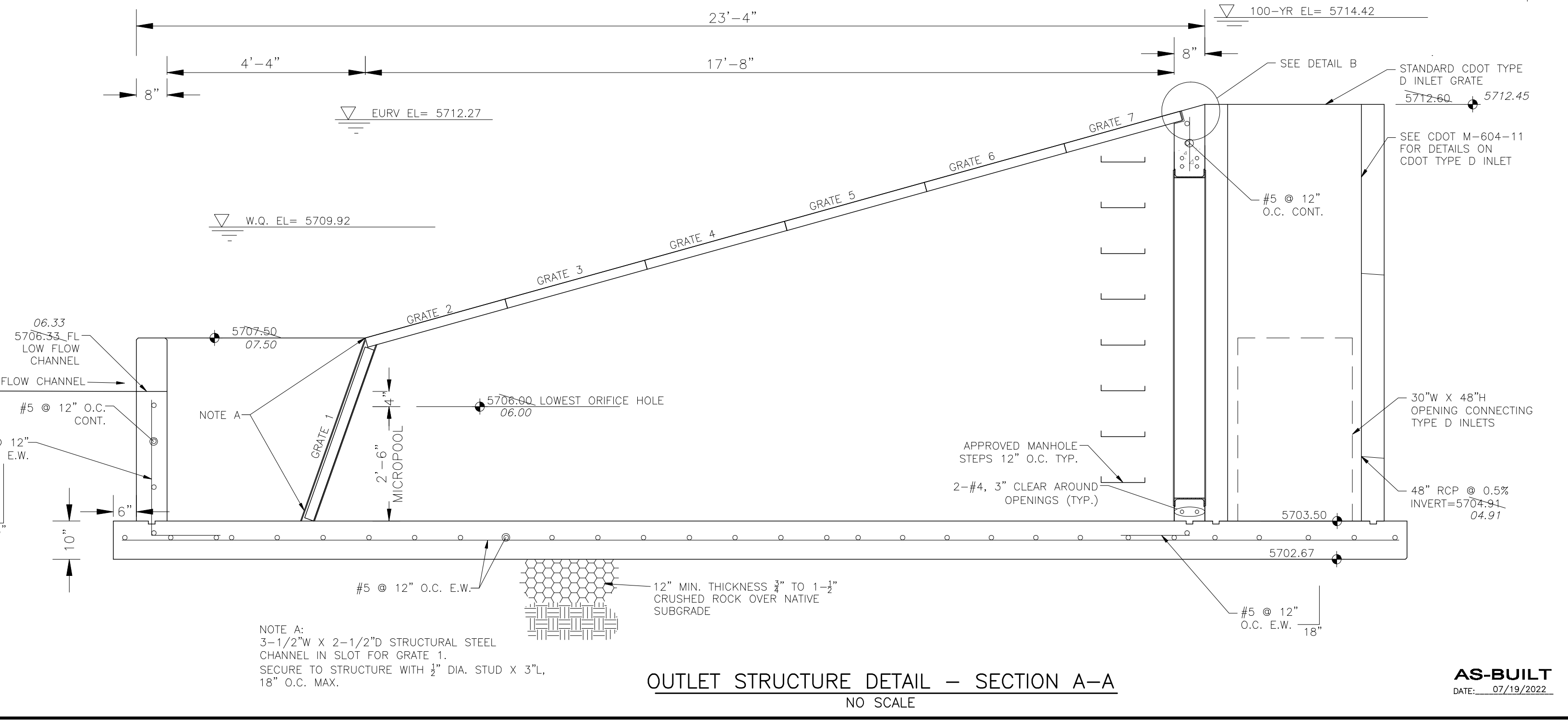


**DETAIL B**  
NO SCALE



**OUTLET STRUCTURE DETAIL - PLAN VIEW**  
NO SCALE

- OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:**
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
  - GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE FOR THE MINIMUM LAP SPLICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE A TWO-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE, UNLESS OTHERWISE NOTED.
- | BAR SIZE           | #4    | #5    | #6    |
|--------------------|-------|-------|-------|
| MIN. SPLICE LENGTH | 1'-3" | 1'-7" | 2'-0" |
- CONCRETE FOR THE OUTLET STRUCTURE AND FOREBAY SHALL BE CDOT CLASS D CONCRETE.
  - CONCRETE FOR DRAIN CHANNELS SHALL BE CDOT CLASS B CONCRETE.
  - EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK, SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE AND THE JOINT SHALL BE SEALED, REFER TO DETAILS.
  - ALL EXPOSED CONCRETE CORNERS SHALL HAVE A 3/8" CHAMFER UNLESS OTHERWISE NOTED.
  - SUBGRADE TO BE 12" THICK CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM M698 UNDER STRUCTURE.
  - REFER TO SHEET C9.2 FOR PRESEDIMENTATION/FOREBAY DESIGN.
  - ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING CONSTRUCTION OF OUTLET STRUCTURE TO SCHEDULE OBSERVATION VISITS FOR STRUCTURES.



**OUTLET STRUCTURE DETAIL - SECTION A-A**  
NO SCALE

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
19157 O.T. ROAD  
CANTON, MN 55008  
TEL: 612-891-1000  
FAX: 612-891-1001  
EMAIL: Rich@cegi.com

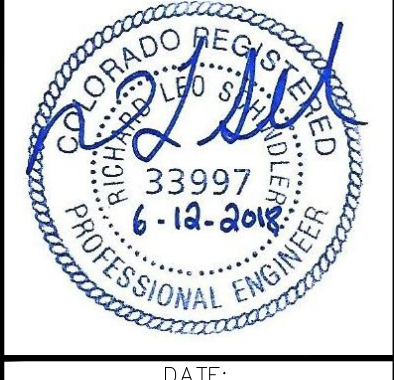
DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_

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

DRAWN: **BBB**  
DESIGNED: **BBB**  
CHECKED: **BBB**

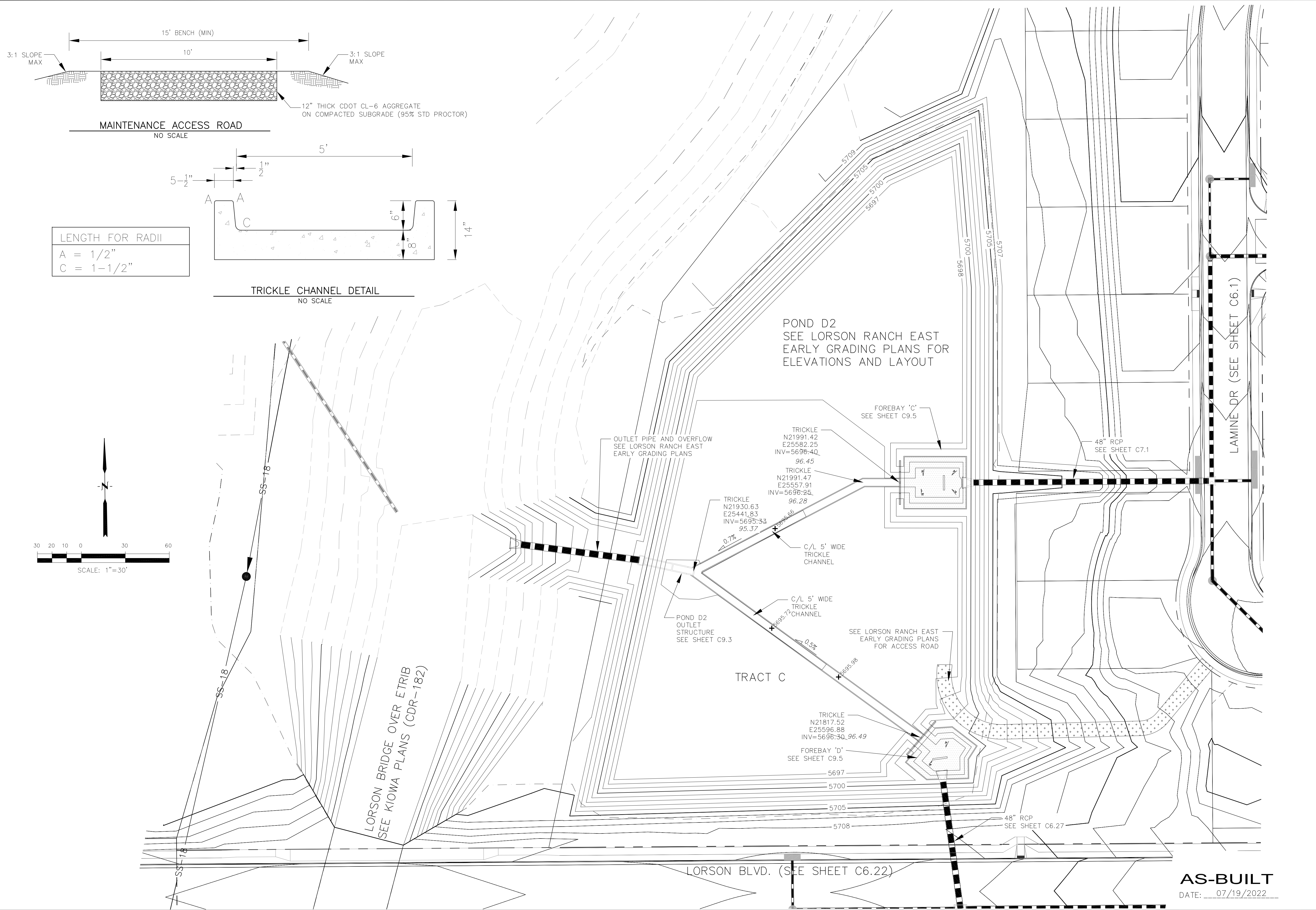
PROJECT: **LORSON RANCH EAST**  
**FILING NO. 1**  
FONTAINE BLVD.-OLD GLORY DR  
COLORADO SPRINGS, COLORADO

**LORSON RANCH EAST FILING NO. 1**  
**FULL SPECTRUM POND C5**  
**OUTLET STRUCTURE**



DATE: **JUNE 12, 2018**  
PROJECT NO. **100.042**  
SHEET NUMBER **C9.3**  
TOTAL SHEETS: 45

**AS-BUILT**  
DATE: 07/19/2022



**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

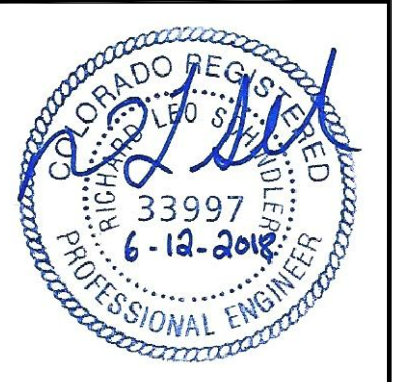
DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_

PREPARED FOR:  
**LORSON, LLC**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
FONTAINE BLDG.-OLD GLORY DR  
COLORADO SPRINGS, COLORADO  
CONTACT: JEFF MARK

PROJECT:  
**LORSON RANCH EAST**  
FILING NO. 1

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**POND D2**  
**TRICKLE CHANNEL**  
**LAYOUT AND DETAILS**



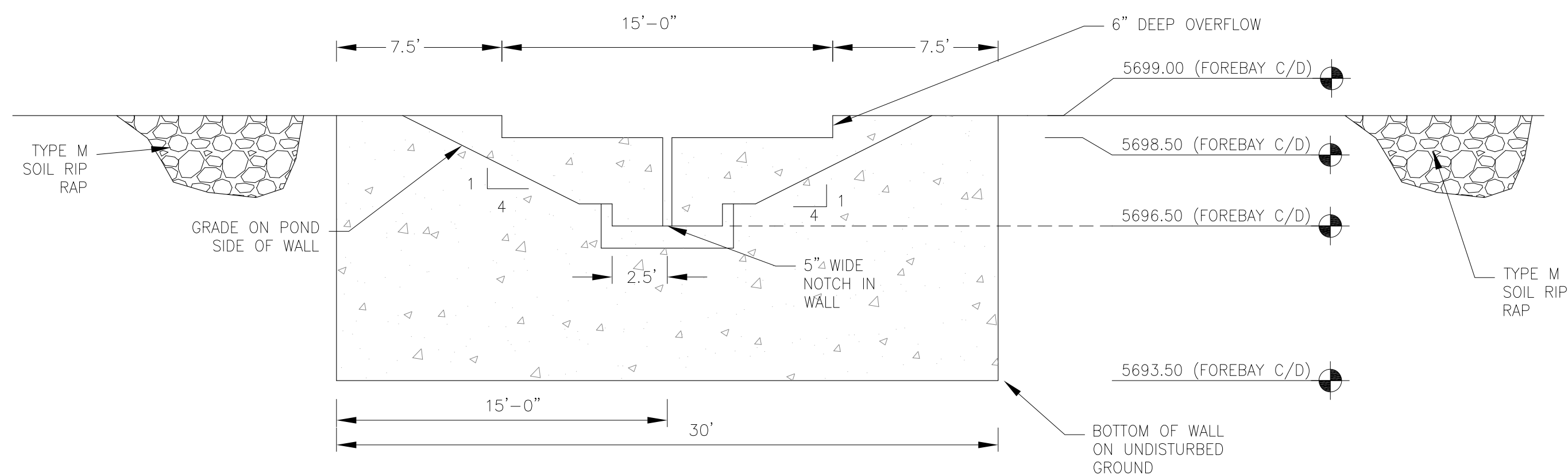
DATE:  
JUNE 12, 2018

PROJECT NO.  
100.042

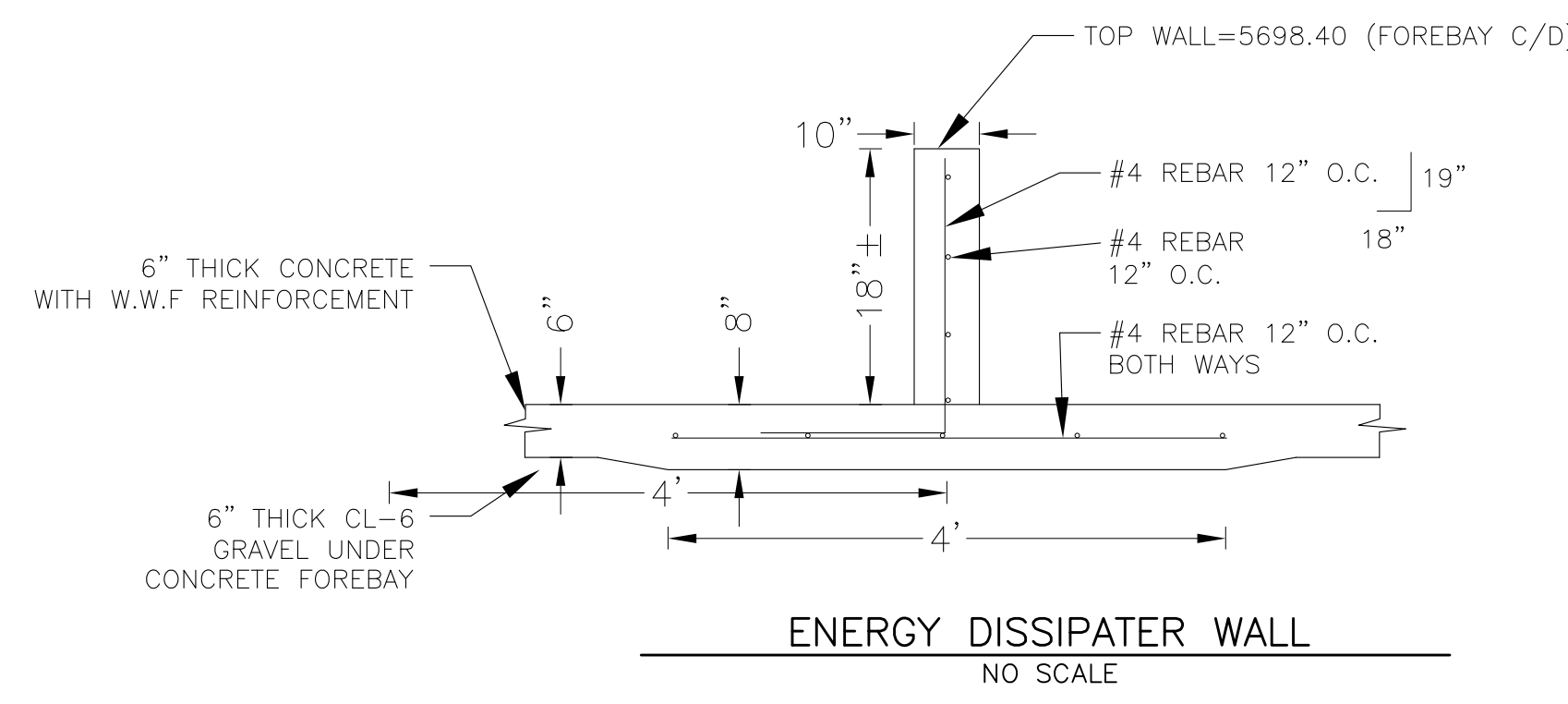
SHEET NUMBER  
**C9.4**

TOTAL SHEETS: 45

**AS-BUILT**  
DATE: 07/19/2022

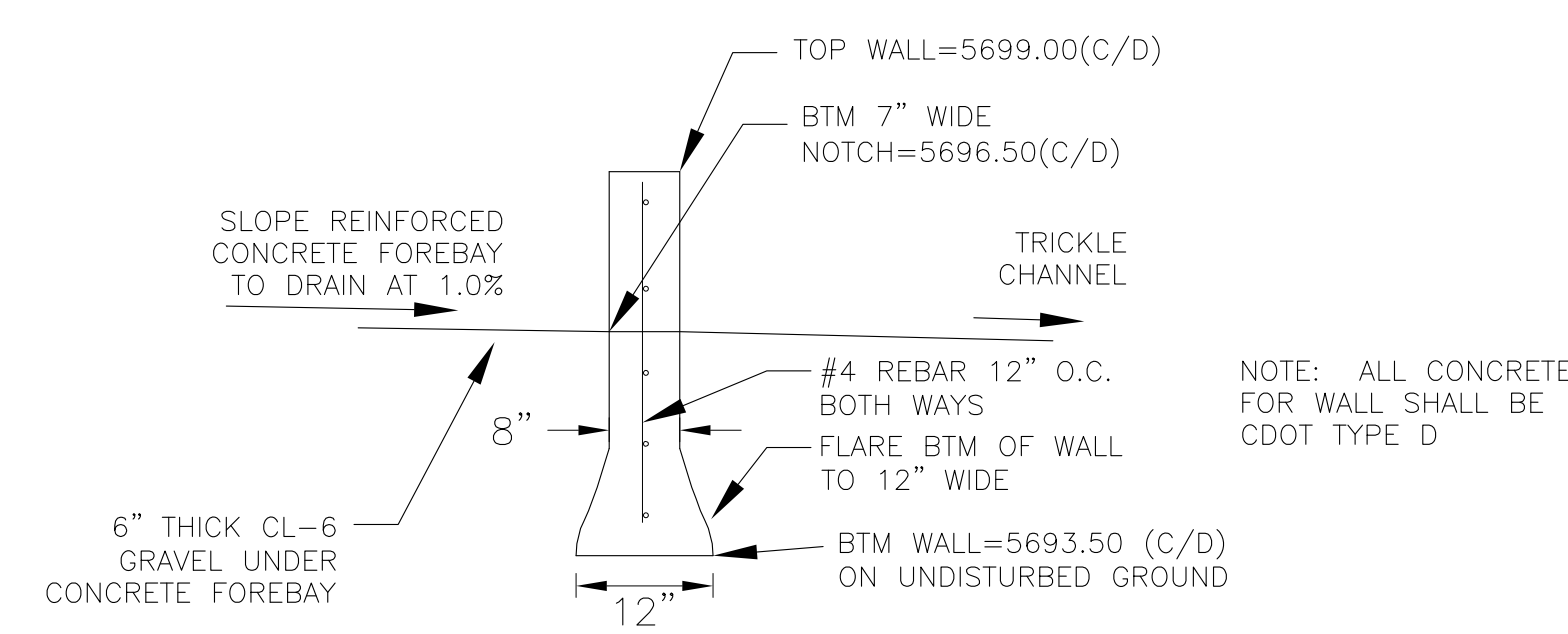


WALL SECTION A-A  
1"=10'



ENERGY DISSIPATER WALL  
NO SCALE

NOTE: ALL CONCRETE FOR WALL SHALL BE CDOT TYPE D

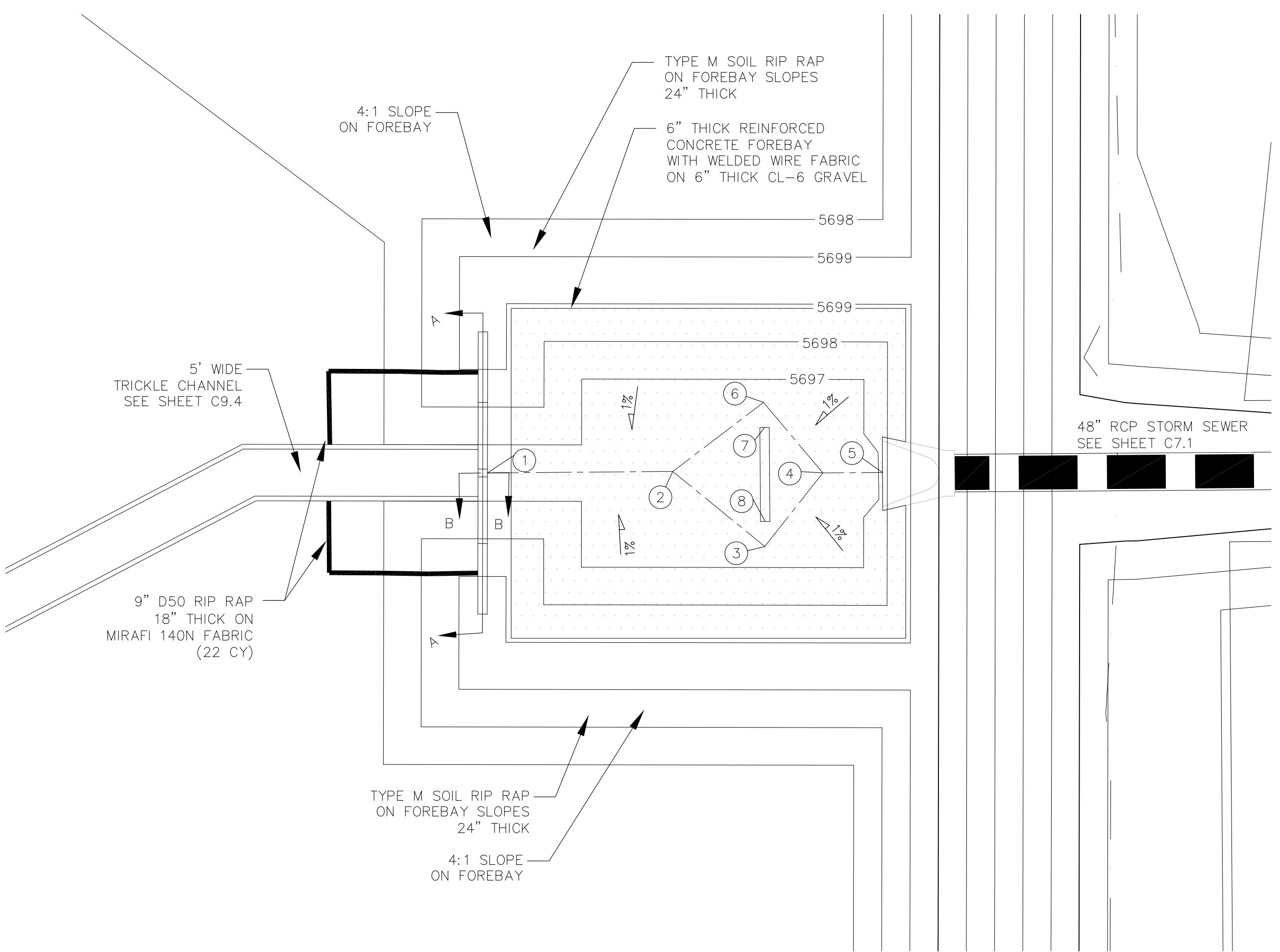


WALL SECTION B-B  
NO SCALE

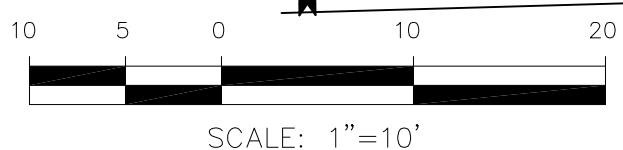
NOTE: ALL CONCRETE FOR WALL SHALL BE CDOT TYPE D

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

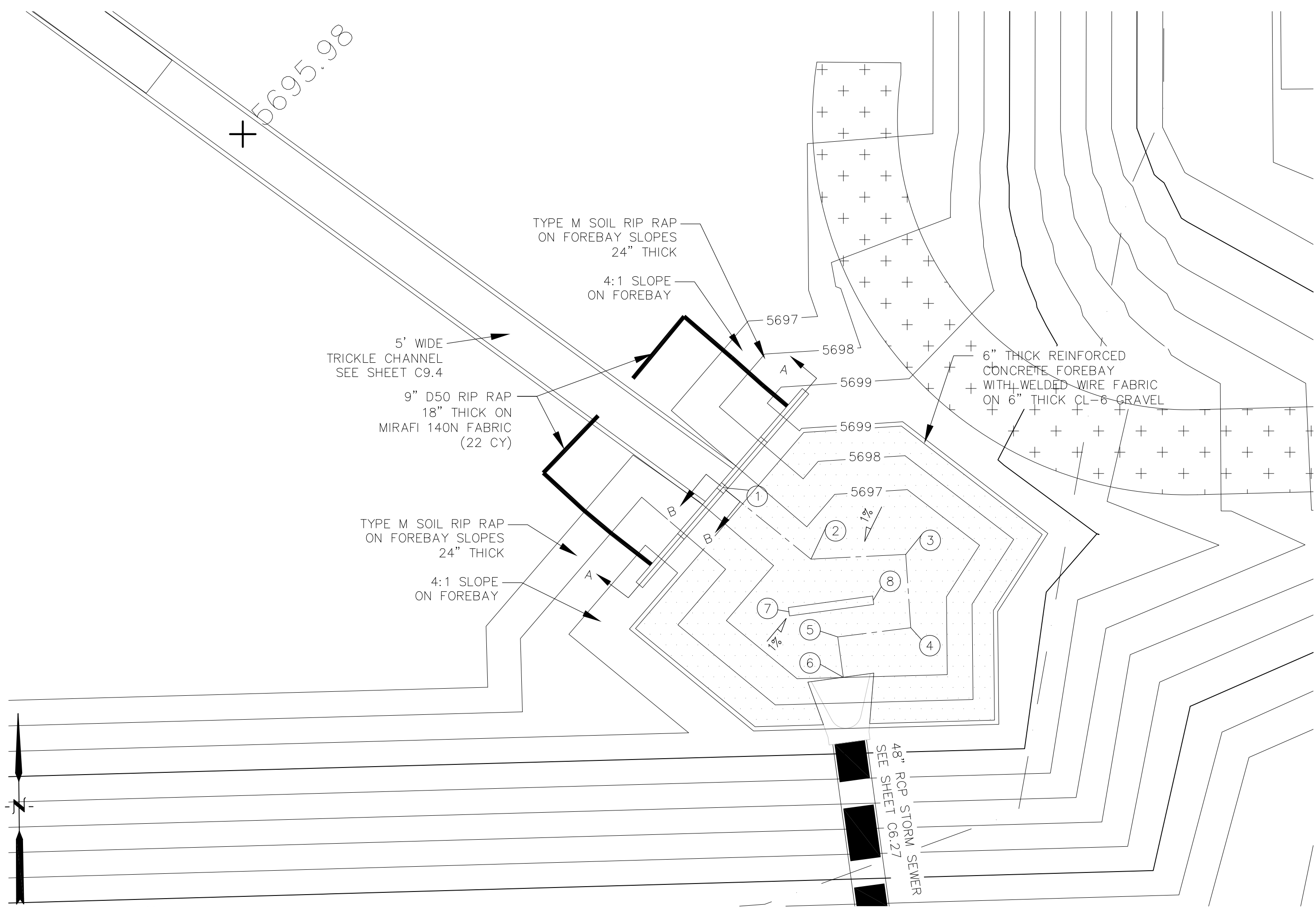
| POINT TABLE (FOREBAY D) |          |          |           |                        |
|-------------------------|----------|----------|-----------|------------------------|
| NUMBER                  | NORTHING | EASTING  | ELEVATION | NOTES                  |
| 1                       | 21816.93 | 25597.69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



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



SCALE: 1"=10'



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

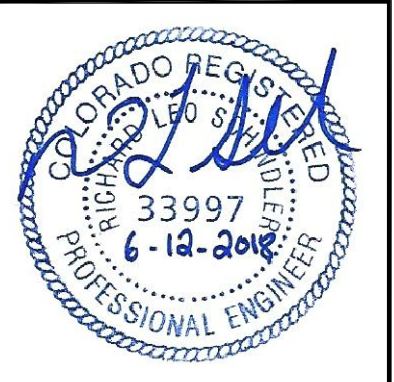
AS-BUILT  
DATE: 07/19/2022

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

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_  
PREPARED FOR: **LORSON, LLC**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK  
PROJECT: **LORSON RANCH EAST**  
FILING NO. 1  
FONTAINE BLVD. - OLD GLORY DR  
COLORADO SPRINGS, COLORADO

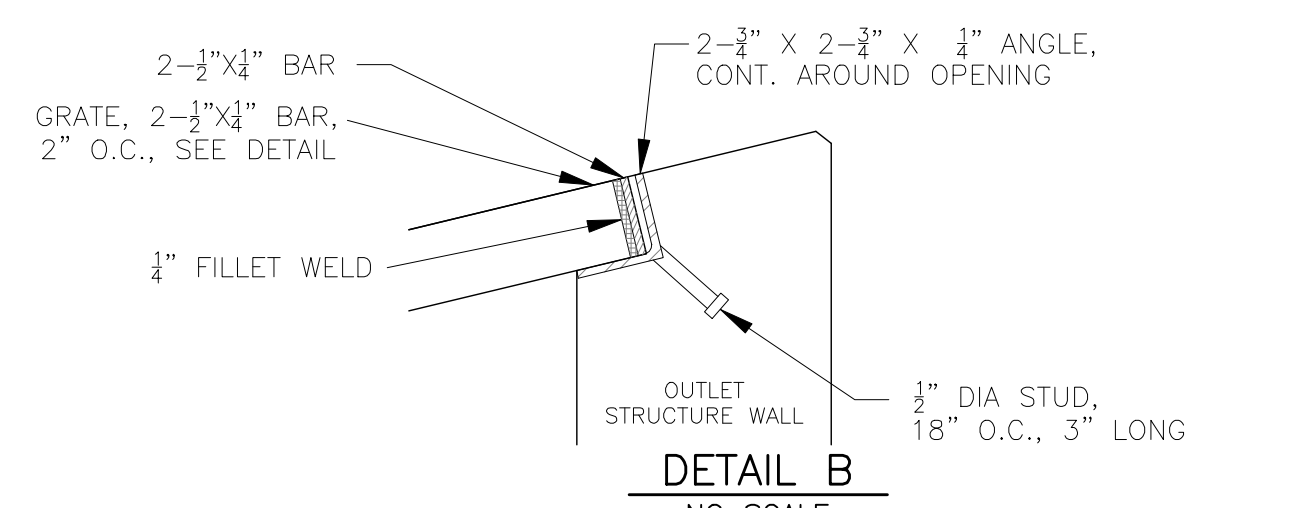
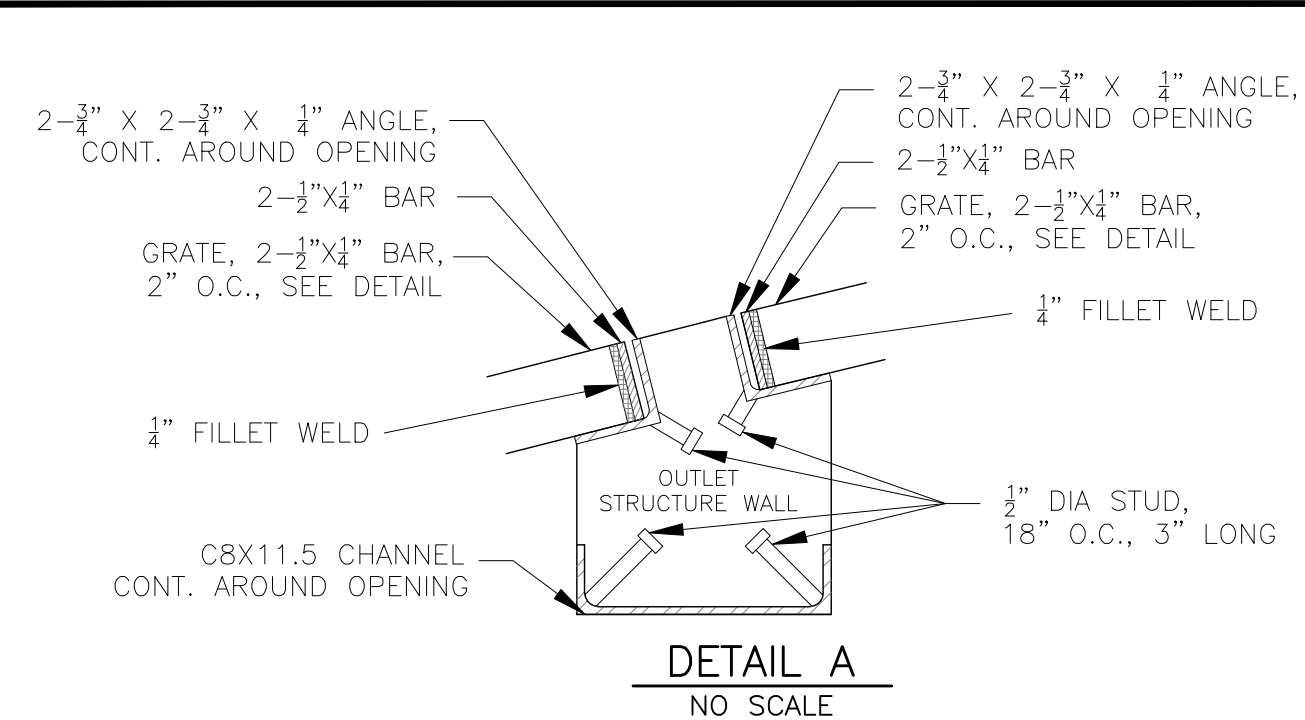
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

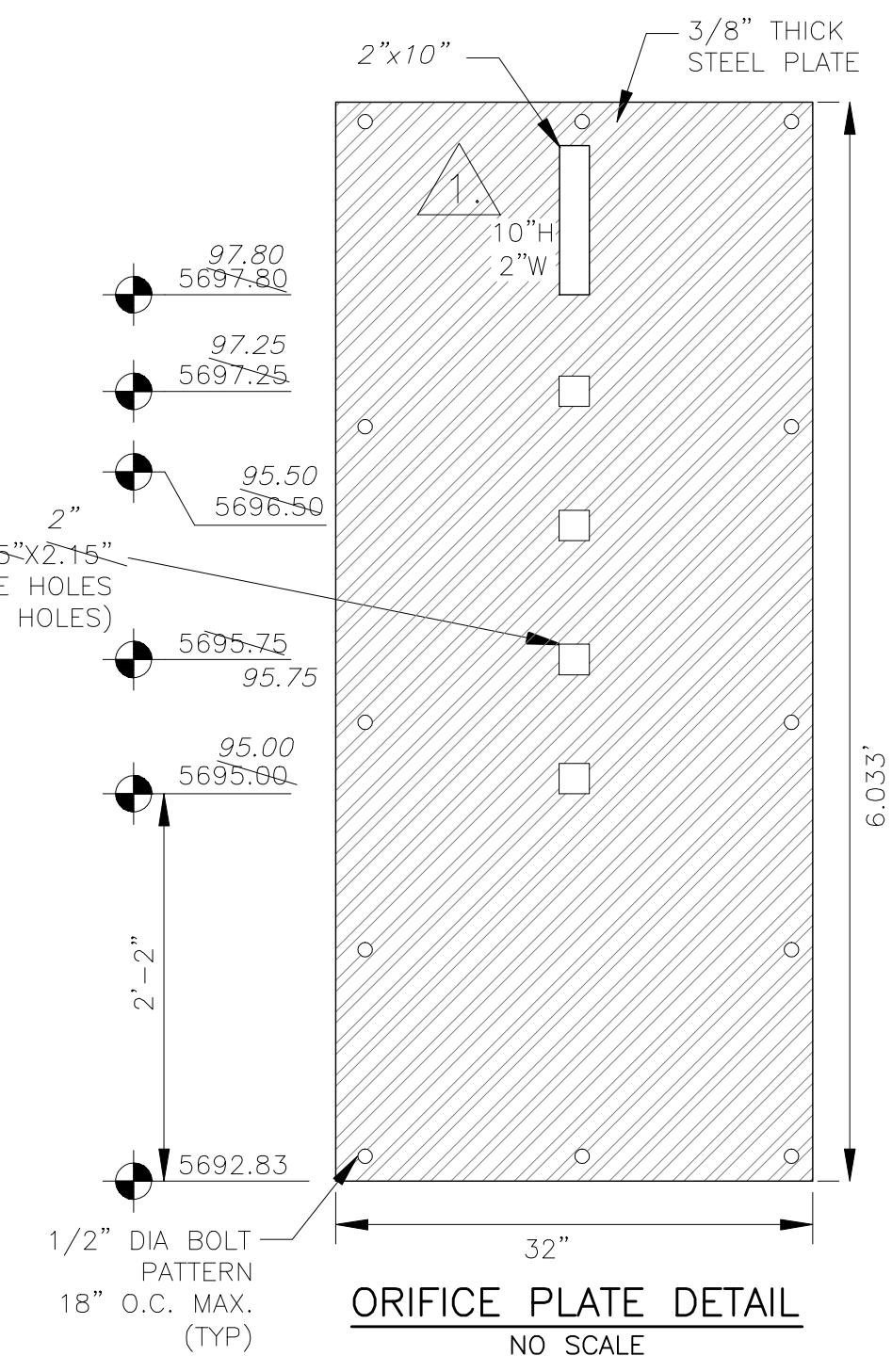
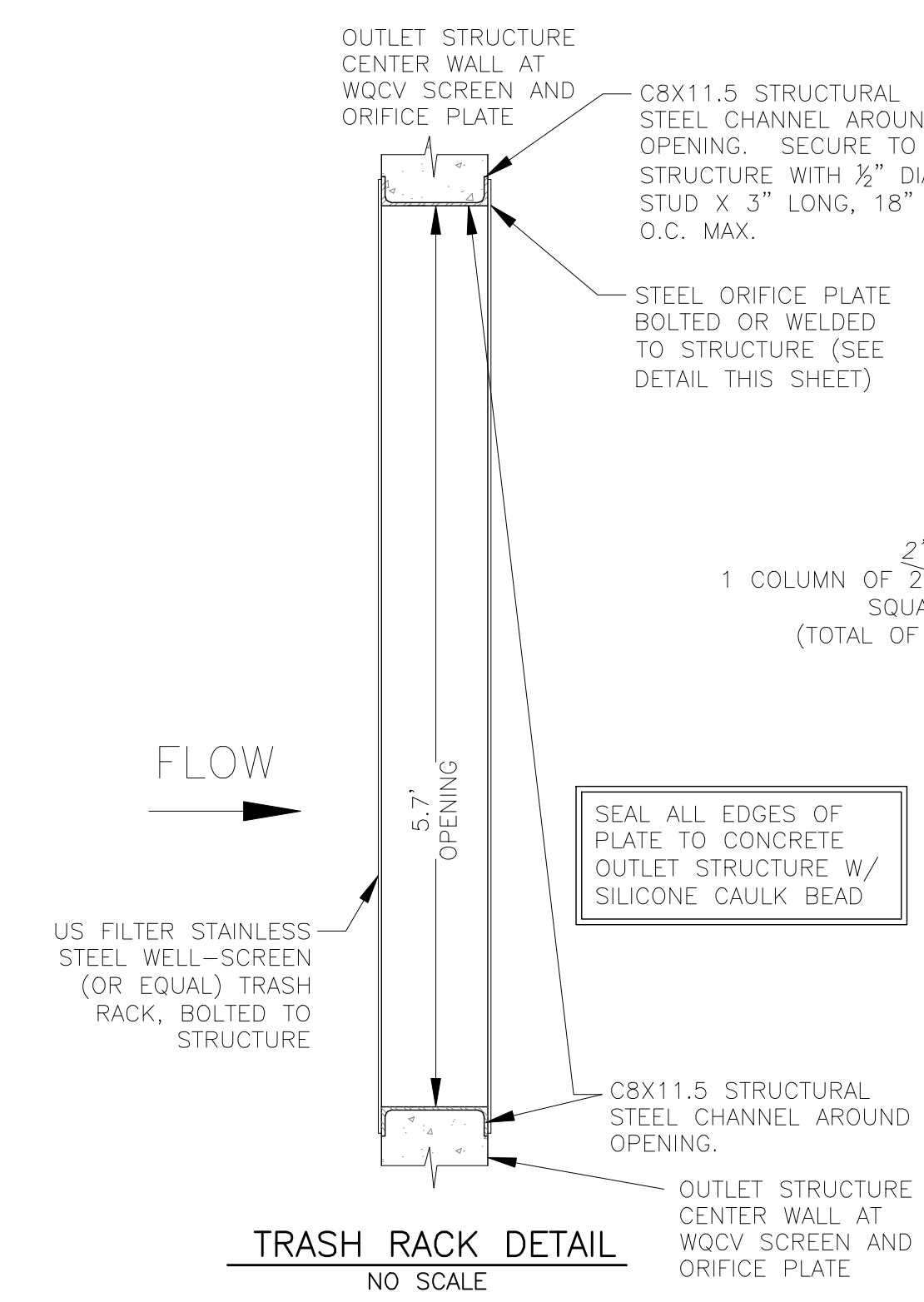
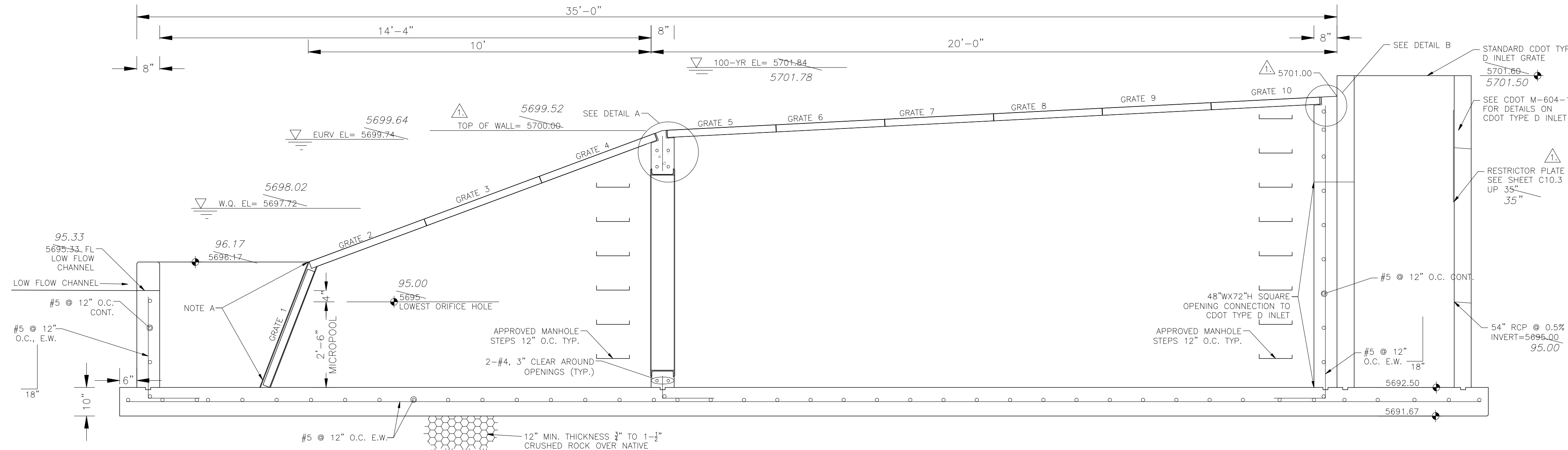
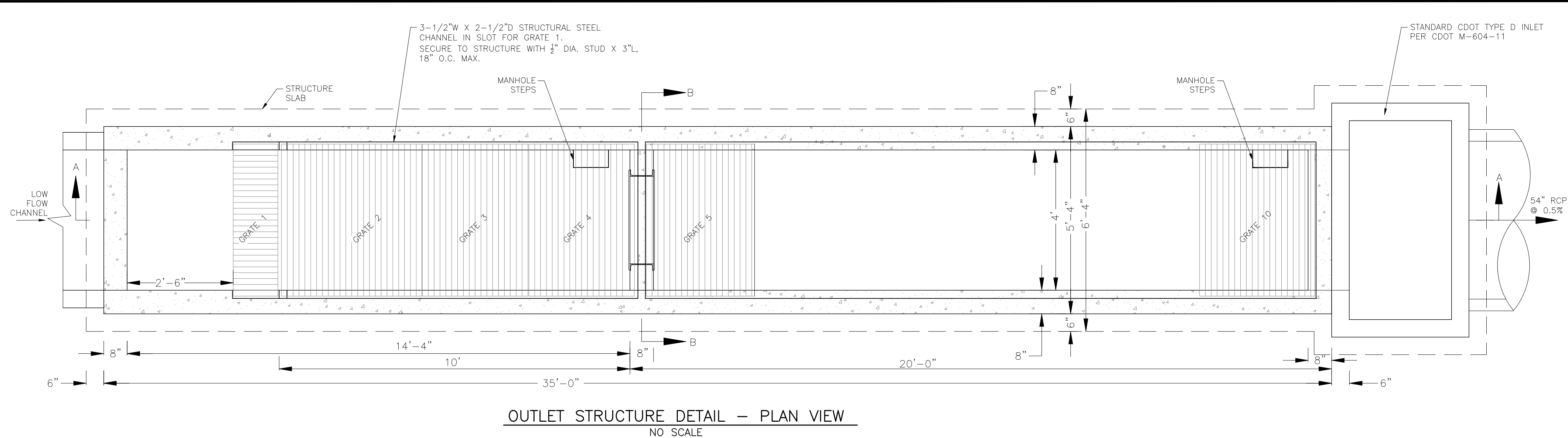
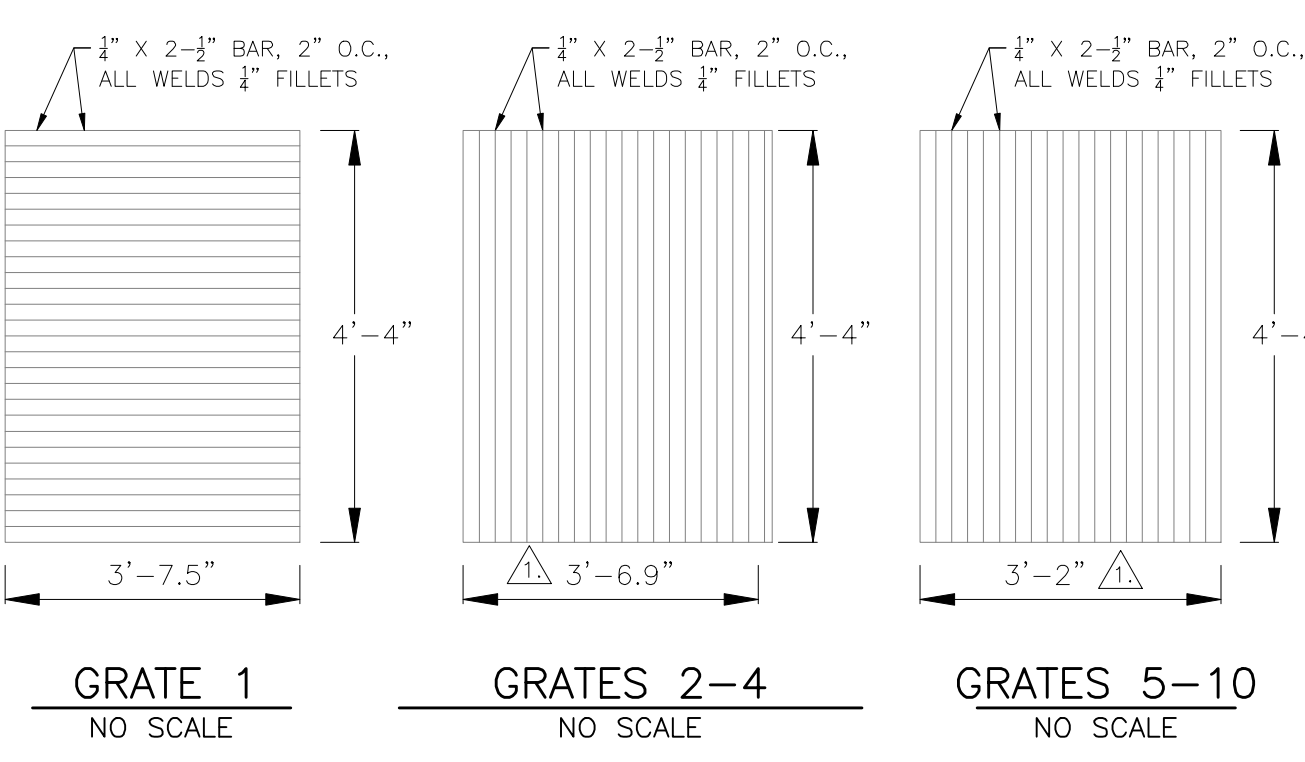


DATE: JUNE 12, 2018  
PROJECT NO: 100.042  
SHEET NUMBER: **C9.5**  
TOTAL SHEETS: 45





NOTE:  
AFTER CONCRETE STRUCTURE HAS BEEN POURED  
ALL GRATE DIMENSIONS SHALL BE FIELD VERIFIED  
PRIOR TO GRATE CONSTRUCTION

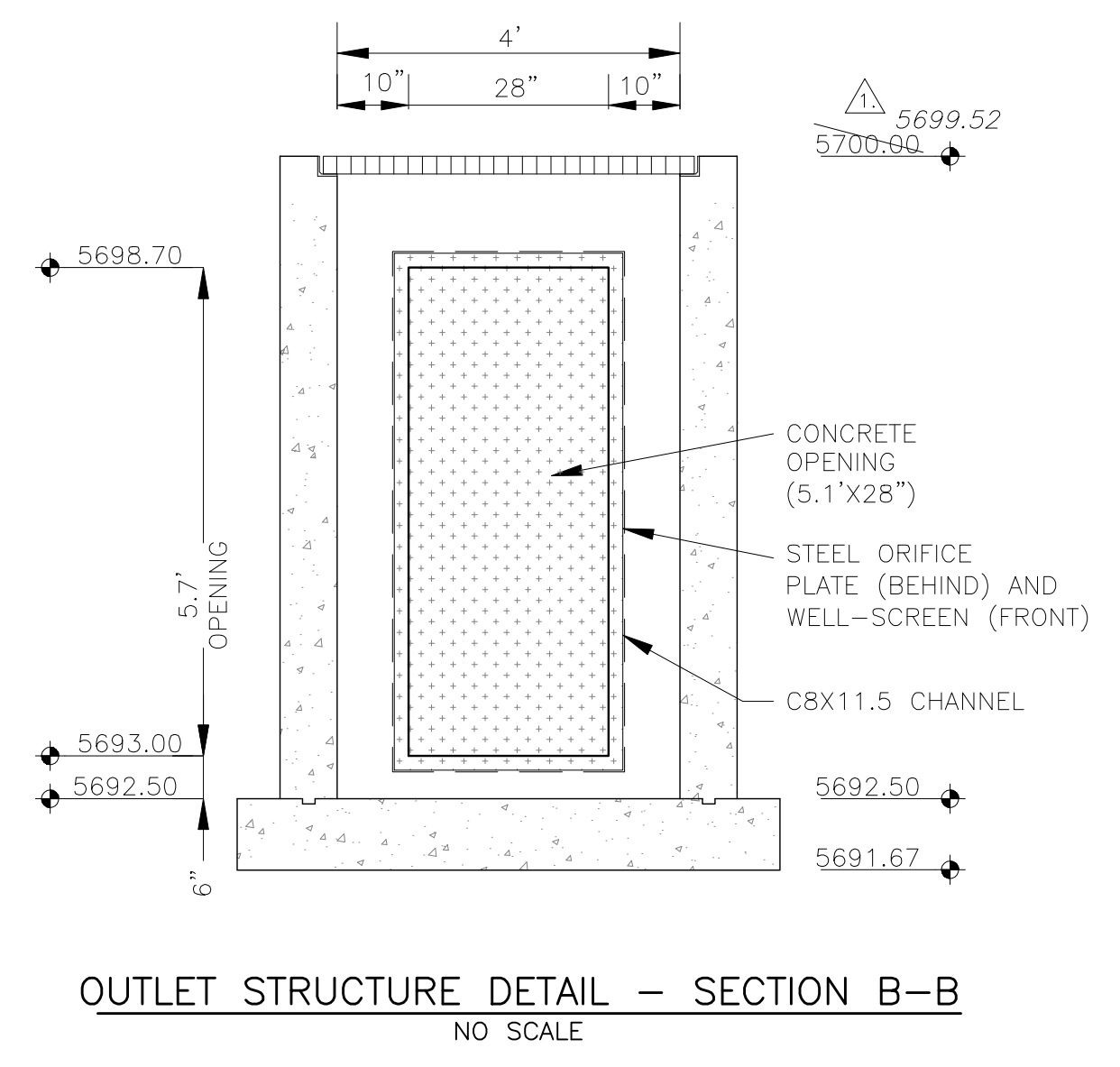


NOTE A:  
3-1/2\"/>

OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
- GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE FOR THE MINIMUM LAP SPLICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE A TWO-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE, UNLESS OTHERWISE NOTED.
- CONCRETE FOR THE OUTLET STRUCTURE AND FOREBAY SHALL BE CDOT CLASS D CONCRETE.
- CONCRETE FOR DRAIN CHANNELS SHALL BE CDOT CLASS B CONCRETE
- EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK. SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE AND THE JOINT SHALL BE SEALED, REFER TO DETAILS.
- ALL EXPOSED CONCRETE CORNERS SHALL HAVE A 3/8" CHAMFER UNLESS OTHERWISE NOTED.
- SUBGRADE TO BE 12" THICK CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM M698 UNDER STRUCTURE.
- REFER TO SHEET C9.5 FOR PRESEDIMENTATION/FOREBAY DESIGN.
- ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING CONSTRUCTION OF OUTLET STRUCTURE TO SCHEDULE OBSERVATION VISITS FOR STRUCTURES.
- SEE SHEET C9.3 FOR WELL-SCREEN DESIGN NOTES

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



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

DATE: 7-2-2018  
DESCRIPTION: MODIFY OUTLET, CHANGE GRATE SIZES

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

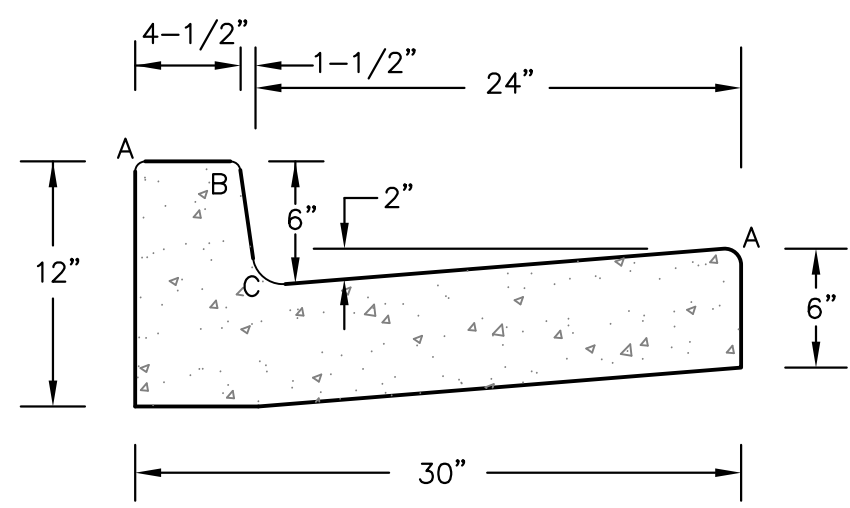
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**LORSON RANCH EAST FILING NO. 1**  
**FULL SPECTRUM POND D2**  
**OUTLET STRUCTURE**

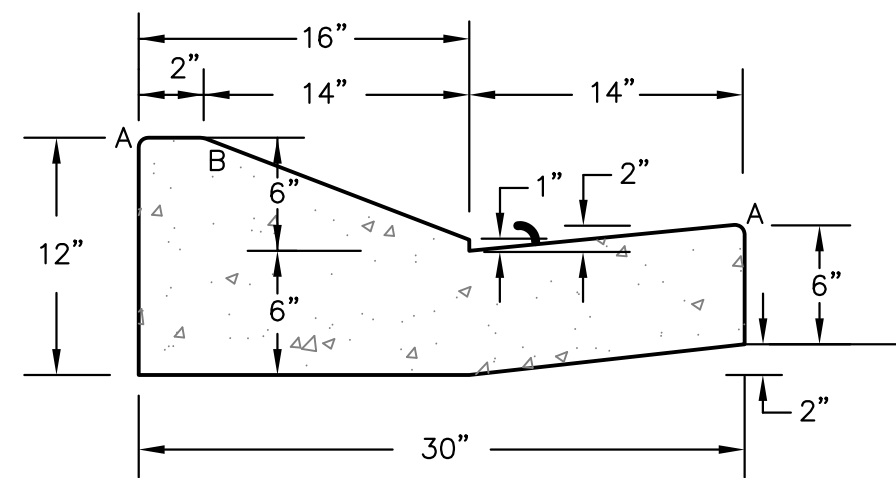


DATE: JUNE 12, 2018  
PROJECT NO: 100.042  
SHEET NUMBER: **C9.6**  
TOTAL SHEETS: 45

**AS-BUILT**  
DATE: 07/19/2022



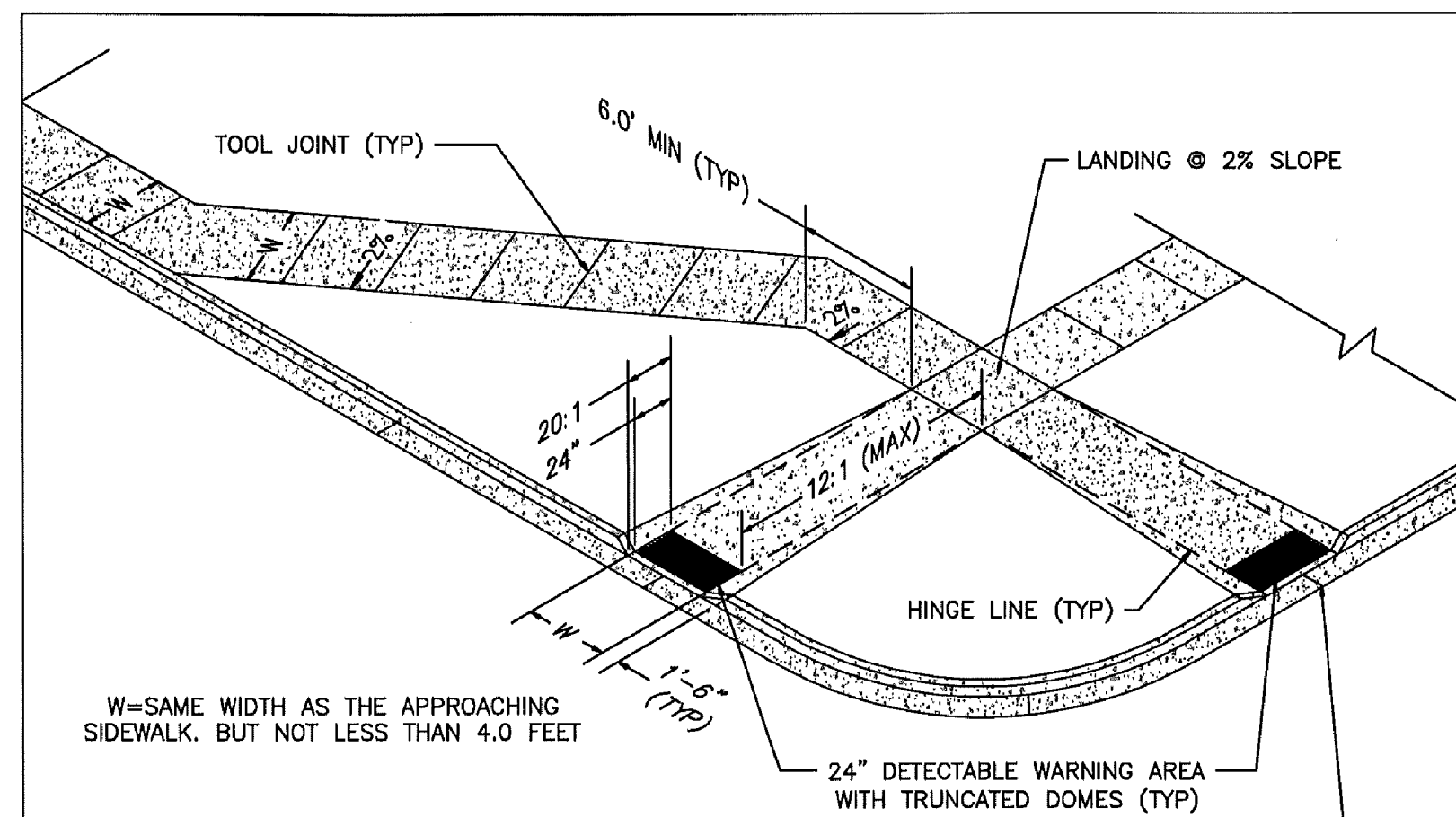
**TYPE 'A'**  
**VERTICAL CURB AND GUTTER**  
SCALE 1" = 1'-0"



**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)**



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

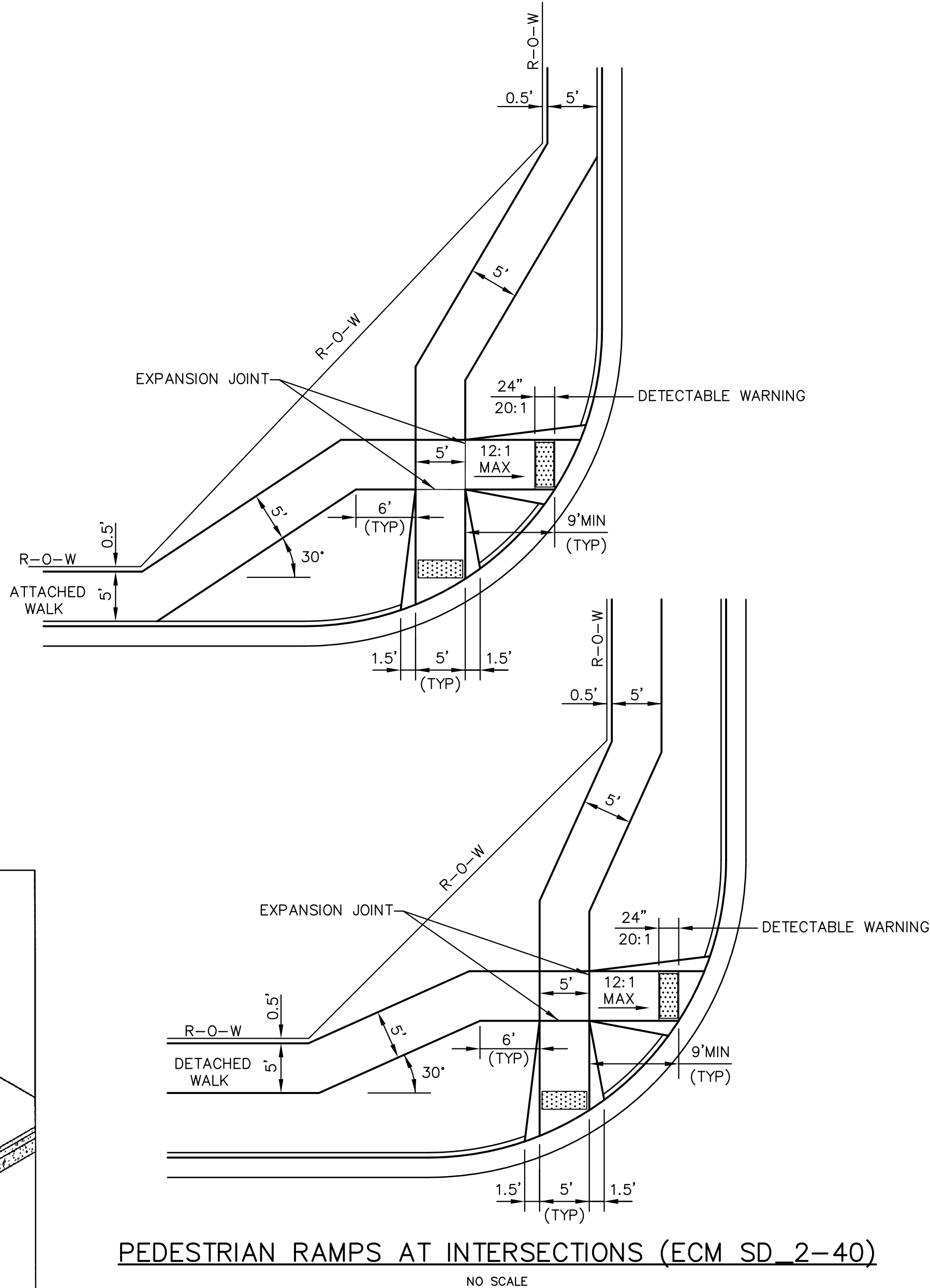
**PEDESTRIAN RAMP NOTES**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN 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 REFABRICATED 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.

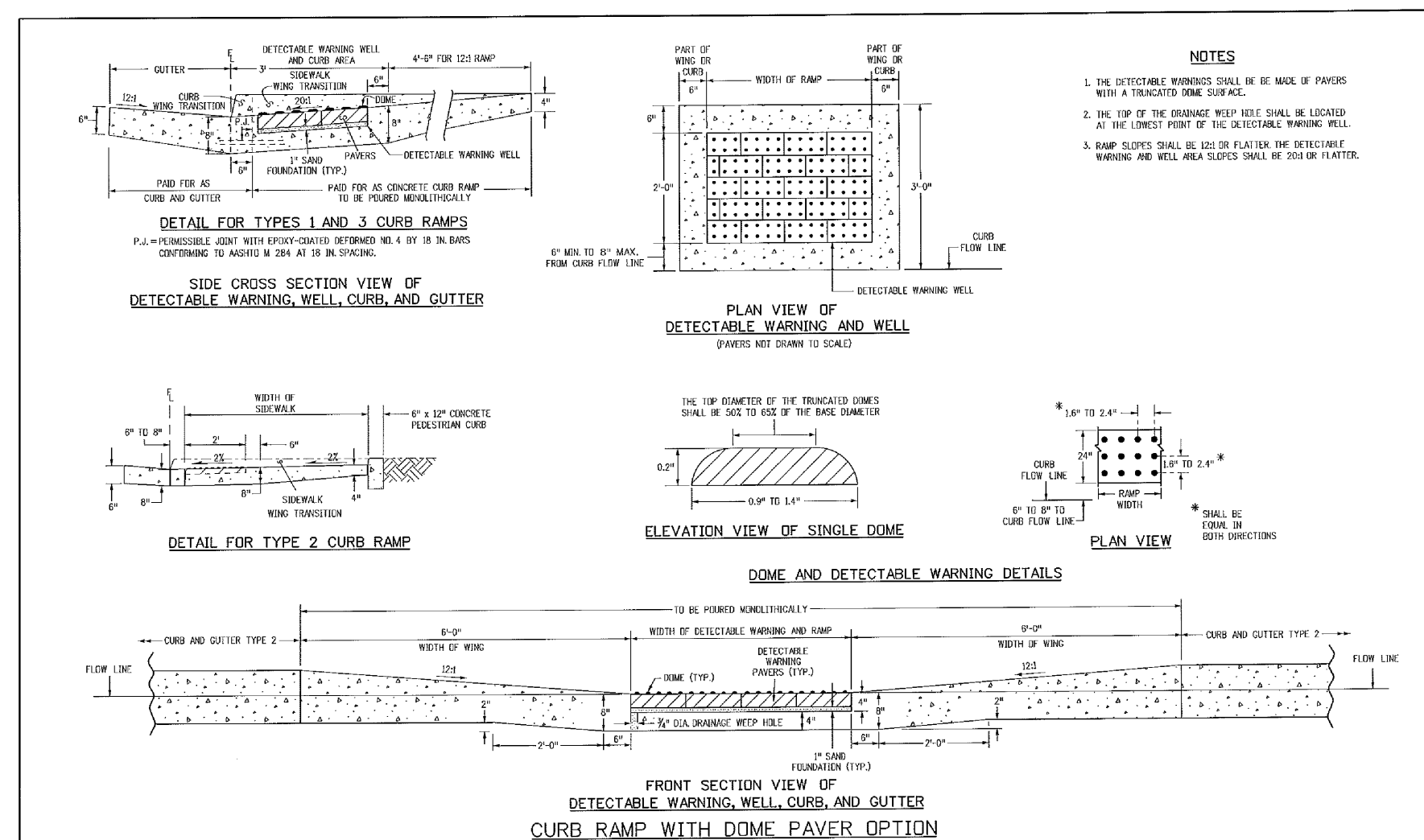
LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

**GENERAL NOTES**

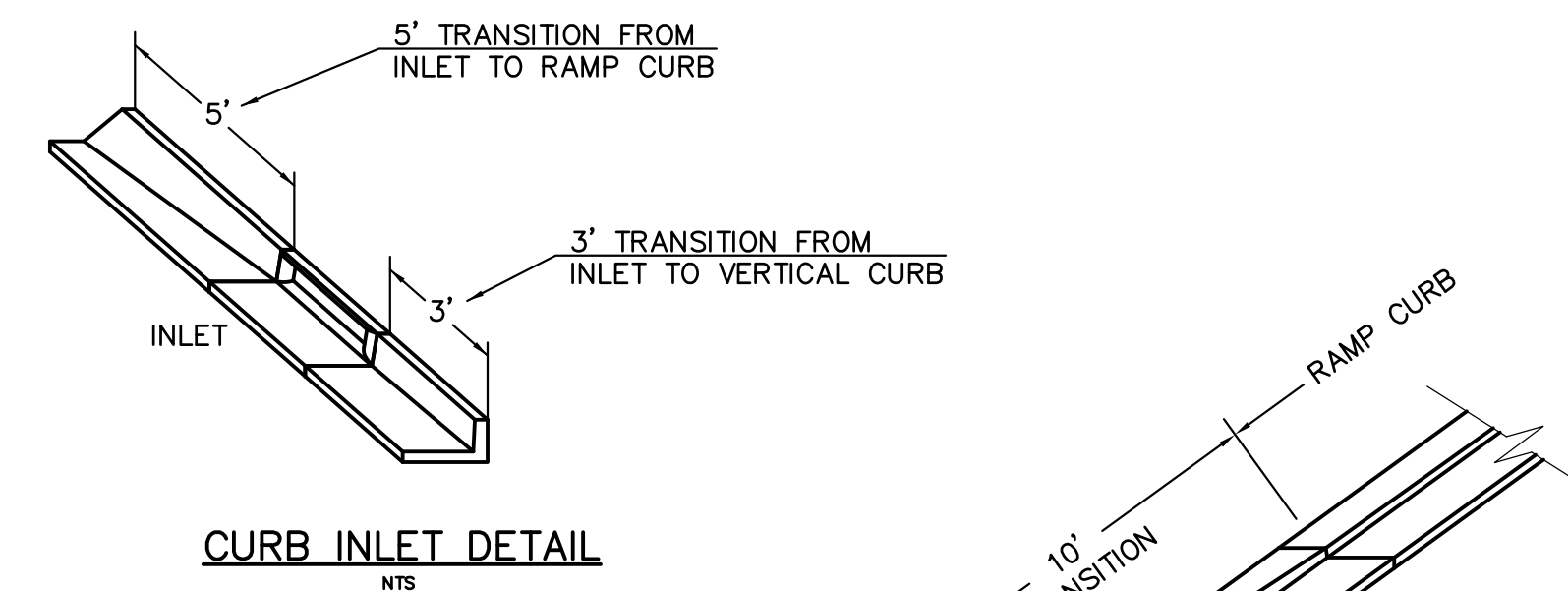
- WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
- PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPERS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING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



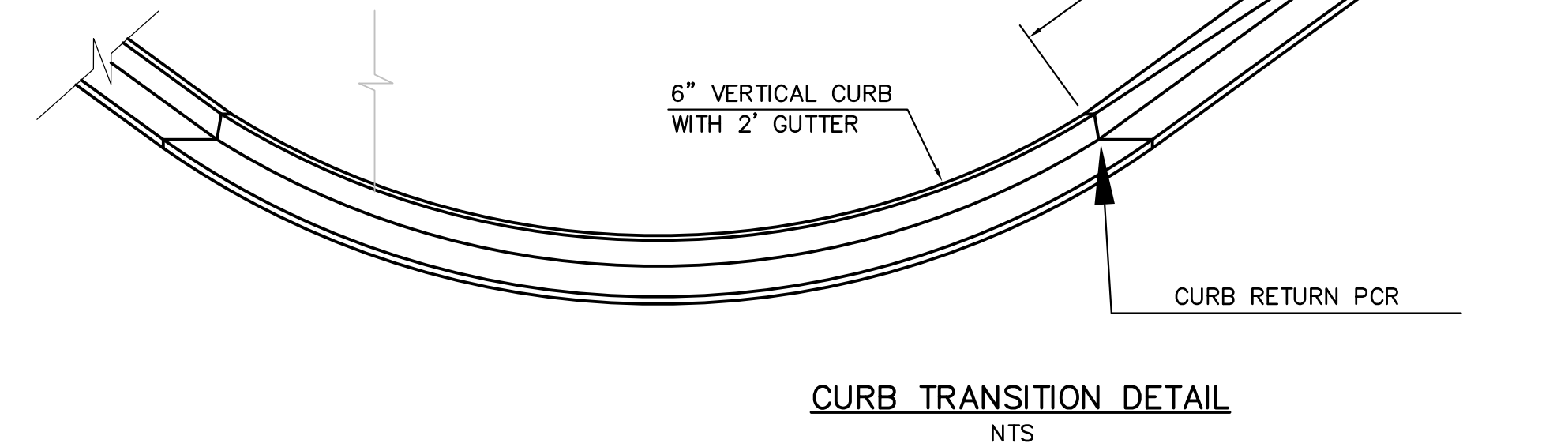
**PEDESTRIAN RAMPERS AT INTERSECTIONS (ECM SD 2-40)**  
NO SCALE



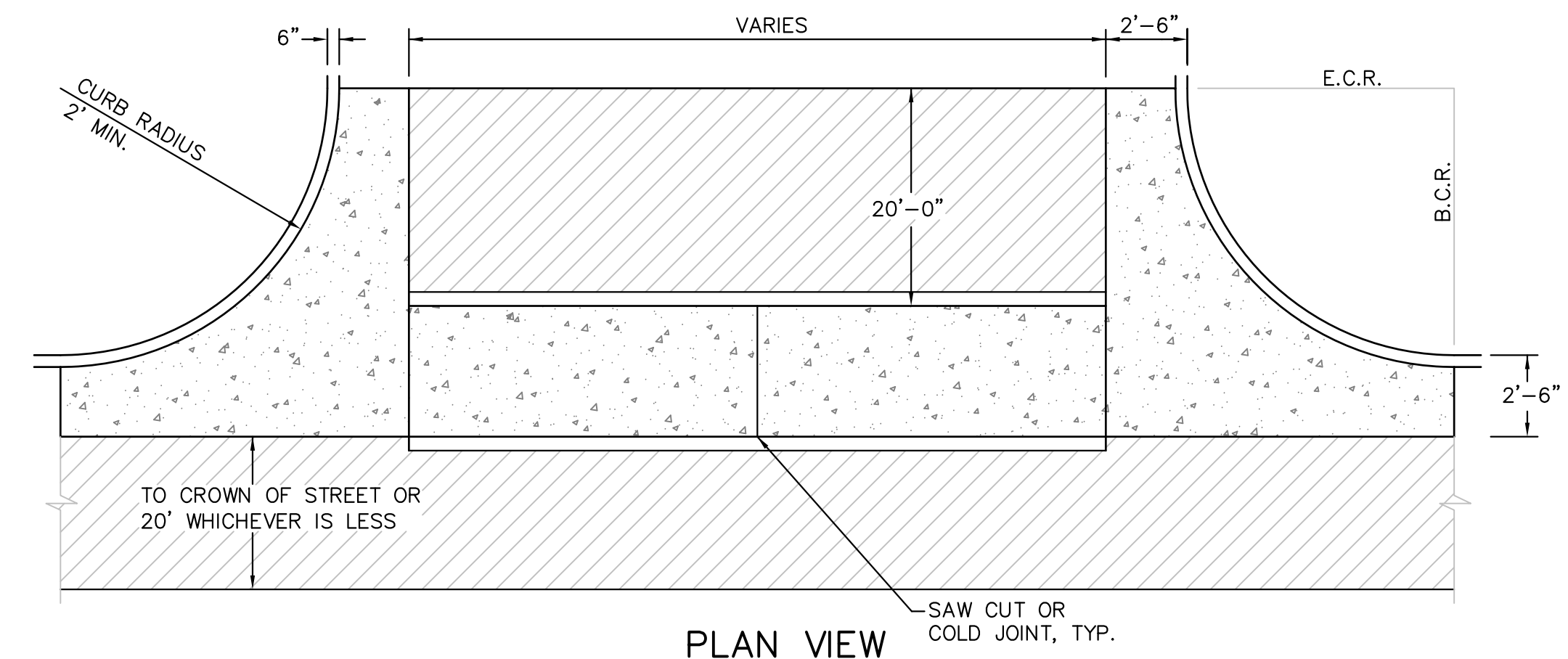
**TRUNCATED DOME DETAILS (ECM SD 2-42)**  
NO SCALE



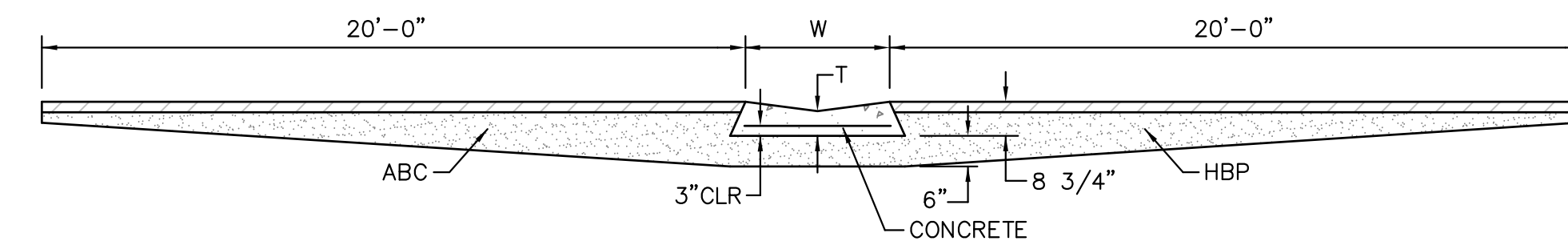
**CURB INLET DETAIL**  
NTS



**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.

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

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

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

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**ROADWAY DETAIL SHEET**

DATE: JUNE 12, 2018  
PROJECT NO. 100.042  
SHEET NUMBER C10.1  
TOTAL SHEETS: 45

33997  
6-12-2018  
PROFESSIONAL ENGINEER

**AS-BUILT DRAWINGS**  
**APRIL 20, 2019**

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

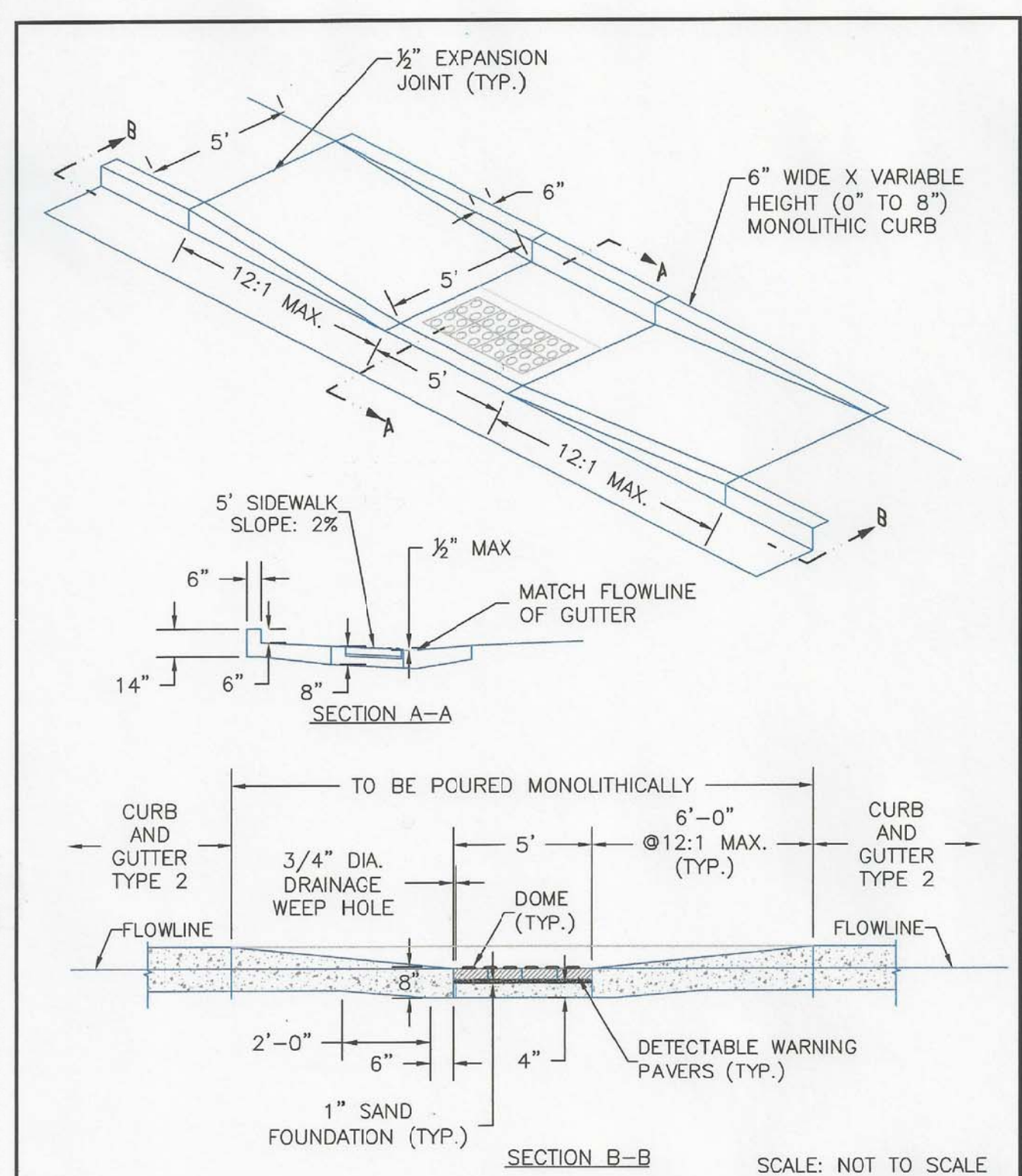
Pedestrian Intersection Ramp  
Standard Drawing

REVISION DATE: 1/18/11  
FILE NAME: SD\_2-41

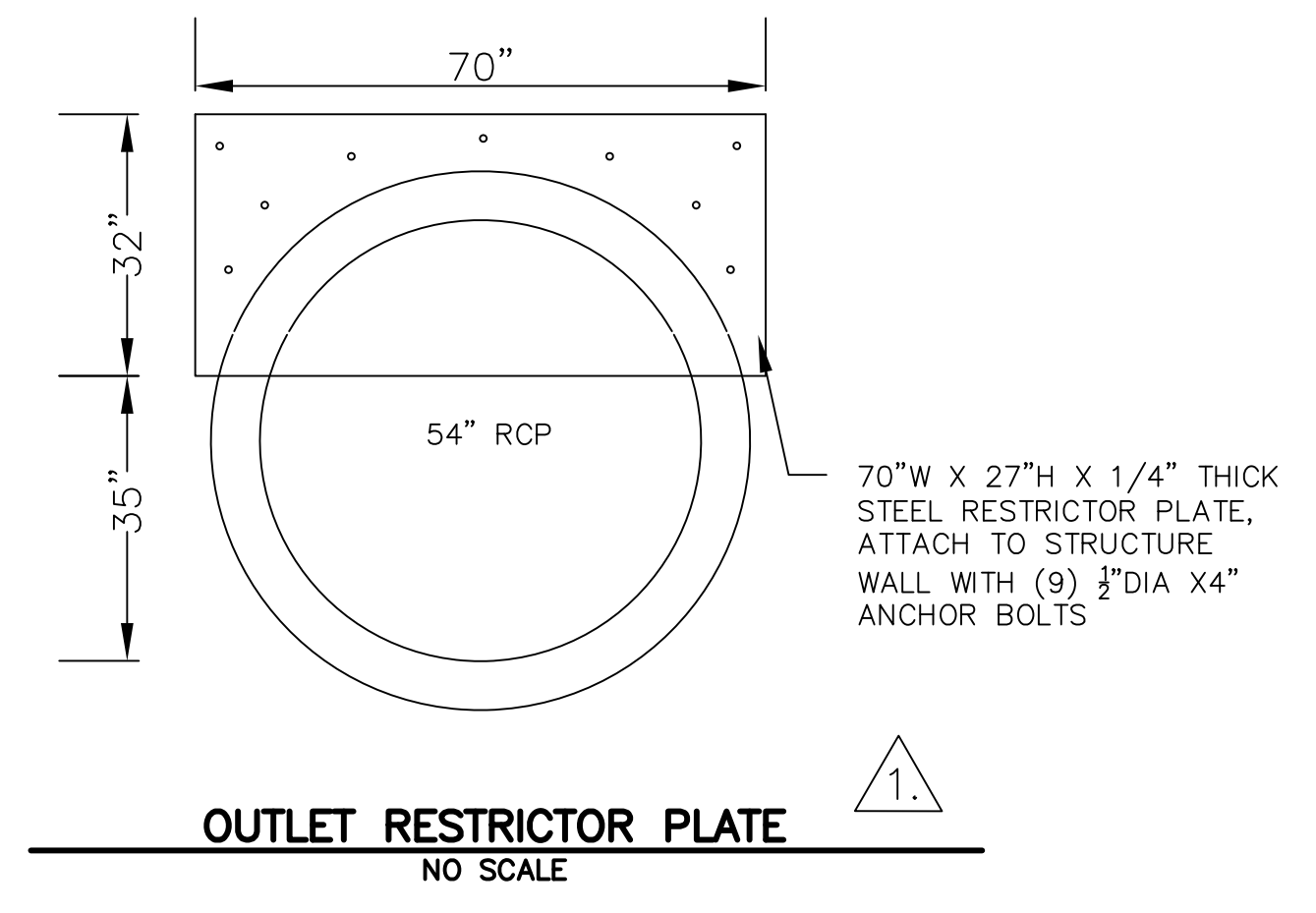
EL PASO COUNTY  
DEPARTMENT OF TRANSPORTATION

| Computer File Information   | Sheet Revisions                        | Colorado Department of Transportation | STANDARD PLAN NO.           |
|---|--|---------------------------------------|-----------------------------|
| C:\projects\SD_2-42\Drawings\SD_2-42.dwg<br>User: andrew.brackin<br>Date: 7/9/09<br>Title: Pedestrian Intersection Ramp<br>Project: SD_2-41 | 01: Initial Design<br>02: Construction | Project Development Branch<br>DD/LTA  | M-608-1<br>Sheet No. 6 of 6 |





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



AS-BUILT DRAWINGS  
APRIL 20, 2019

|  |   |   |
|--|---|---|
| <b>CORE</b>  | <b>ENGINEERING GROUP</b>                    | 15004 1ST AVENUE S.<br>BURNSVILLE, MN 55306<br>PH: 719.570.1100<br>CONTACT: RICHARD L. SCHINDLER, P.E.<br>EMAIL: rich@cegi.com                    |
| DATE<br>7-2-2018                                       | DESCRIPTION<br>ADD RESTRICTOR PLATE DETAIL  | PREPARED FOR:<br><b>LORSON, LLC</b><br>212 N. WAHSATCH AVE, SUITE 301<br>COLORADO SPRINGS, COLORADO 80903<br>(719) 635-5200<br>CONTACT: JEFF MARK |
| NO.<br>1.  | DRAWN: RLS<br>DESIGNED: RLS<br>CHECKED: RLS | PROJECT:<br><b>LORSON RANCH EAST</b><br>FILING NO. 1<br>FONTAINE BLVD. - OLD GLORY DR<br>COLORADO SPRINGS, COLORADO                               |
| LORSON RANCH EAST FILING NO. 1<br>ROADWAY DETAIL SHEET |   |   |
|  |   |   |
| DATE:<br>JUNE 12, 2018                                 |   |   |
| PROJECT NO.<br>100.042                                 |   |   |
| SHEET NUMBER<br>C10.3                                  |   |   |
| TOTAL SHEETS: 45                                       |   |   |

