

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.

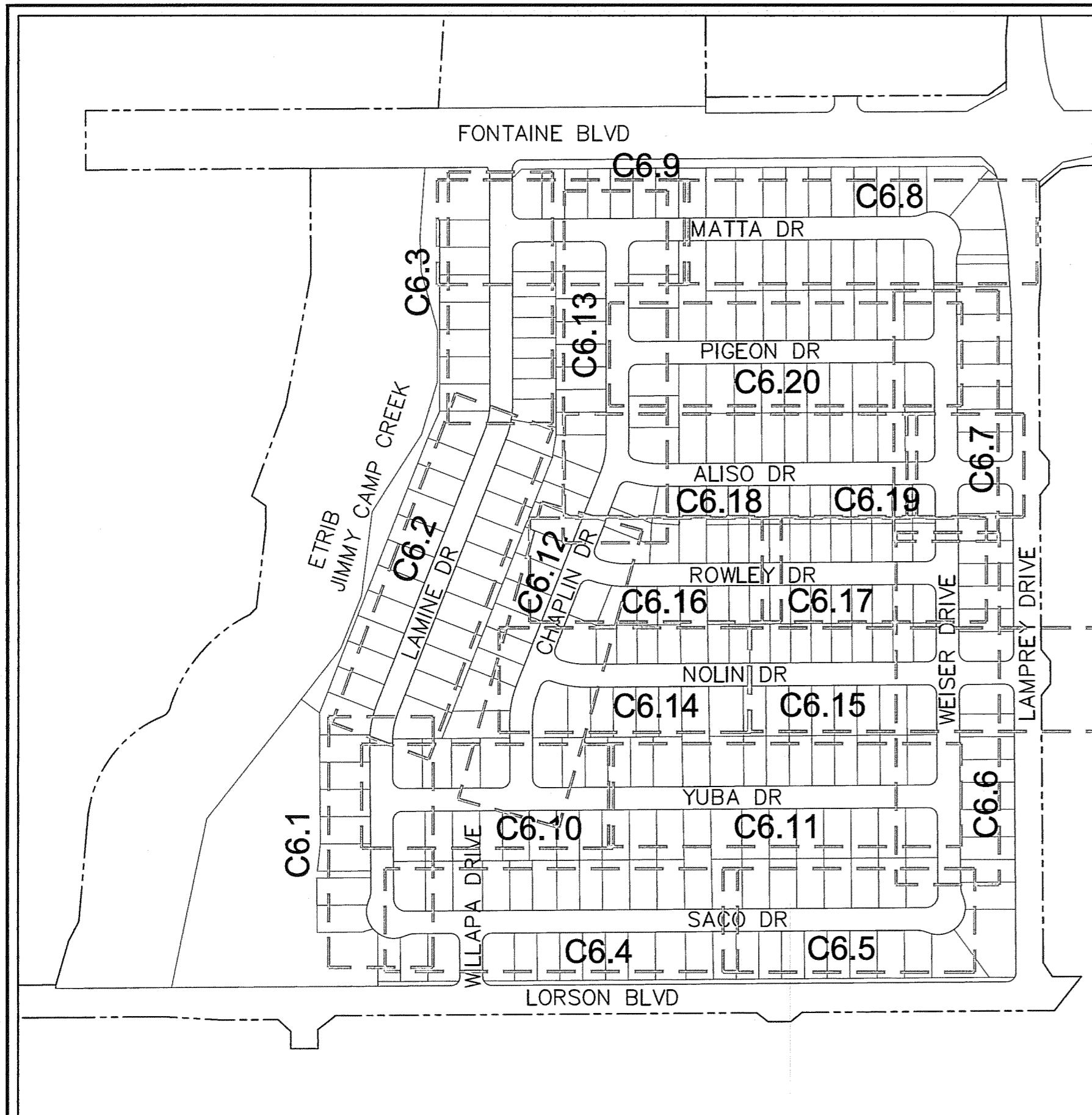
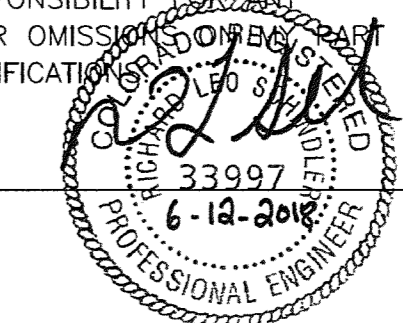
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUALS VOLUME 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED. IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE 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
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

- 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

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.

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

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.

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

SF 18-008

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

DATE: _____
DESCRIPTION: _____
NO: _____

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: RICH@CEGI.COM

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

**LORSON RANCH EAST FIL. NO. 1
STREET/STORM SEWER
CONSTRUCTION PLANS**

DATE: JUNE 12, 2018
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 Tired VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER-EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) AT 0 TO +4.0% OF OPTIMUM MOISTURE CONTENT FOR A-6 AND A-7-6 SOILS ENCOUNTERED. OTHER SUBGRADE TYPES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED (18 INCHES FOR A-7-6 SOILS BELOW FULL-DEPTH ASPHALT CONCRETE) AND COMPACTED AS OUTLINED ABOVE PRIOR TO PAVING OPERATIONS. SUBGRADE FILL SHALL BE PLACED IN SIX-INCH LIFTS AND UNIFORMLY COMPACTED, MEETING THE REQUIREMENTS AS PREVIOUSLY DESCRIBED.
- SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
- FILL SHALL BE PLACED IN 8-INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:
 - HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.
 - TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.
 - CONCRETE WASH AREAS.
 - INLET PROTECTION.
 THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
- FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR LORSON RANCH.

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

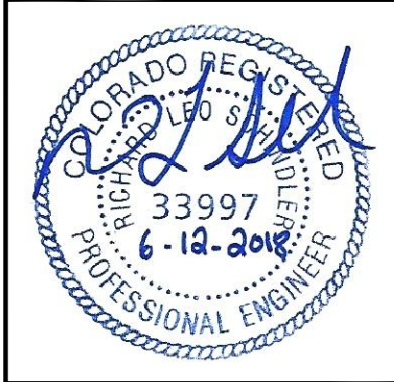
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION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

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
 PROJECT: 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**



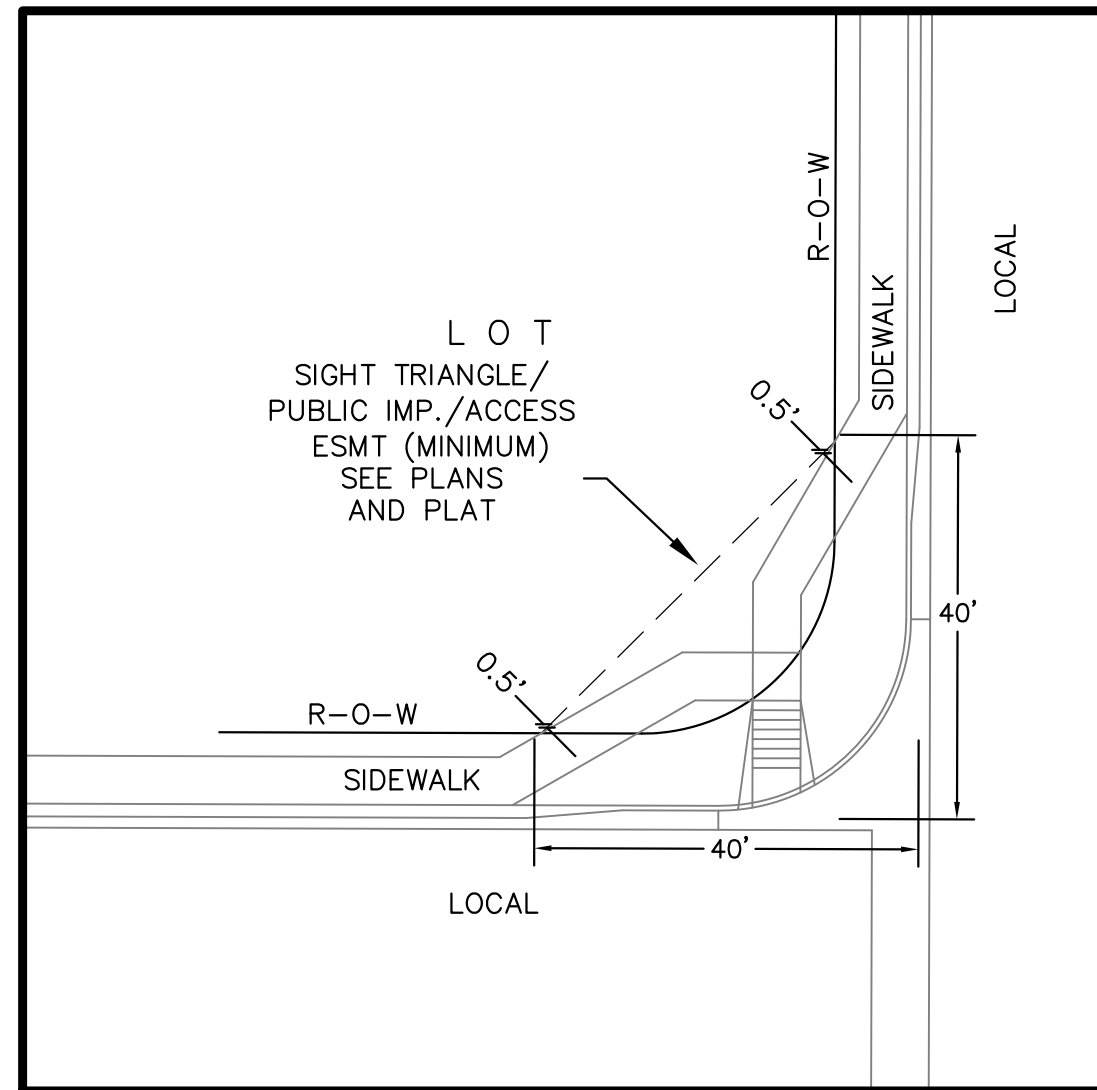
DATE: JUNE 12, 2018

PROJECT NO. 100.042

SHEET NUMBER C1.2

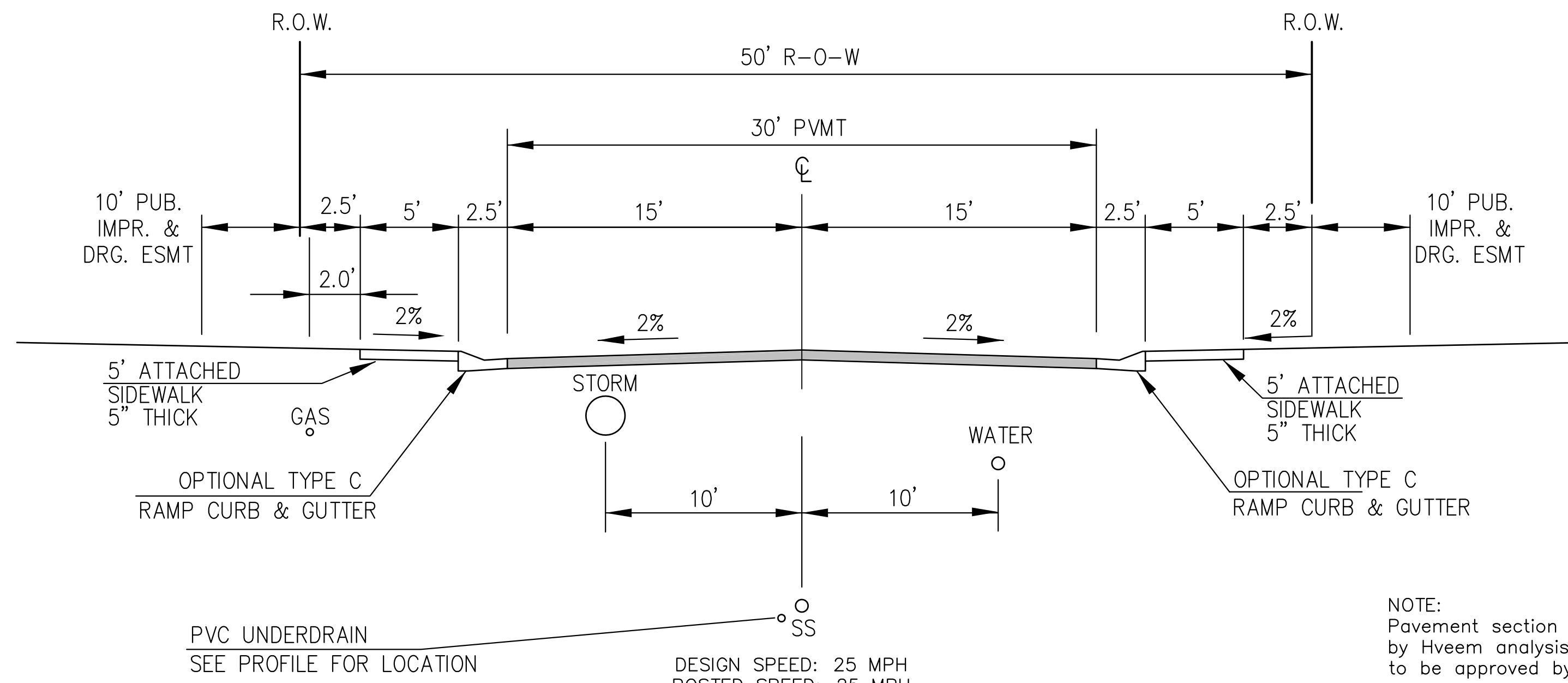
TOTAL SHEETS: 45

**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

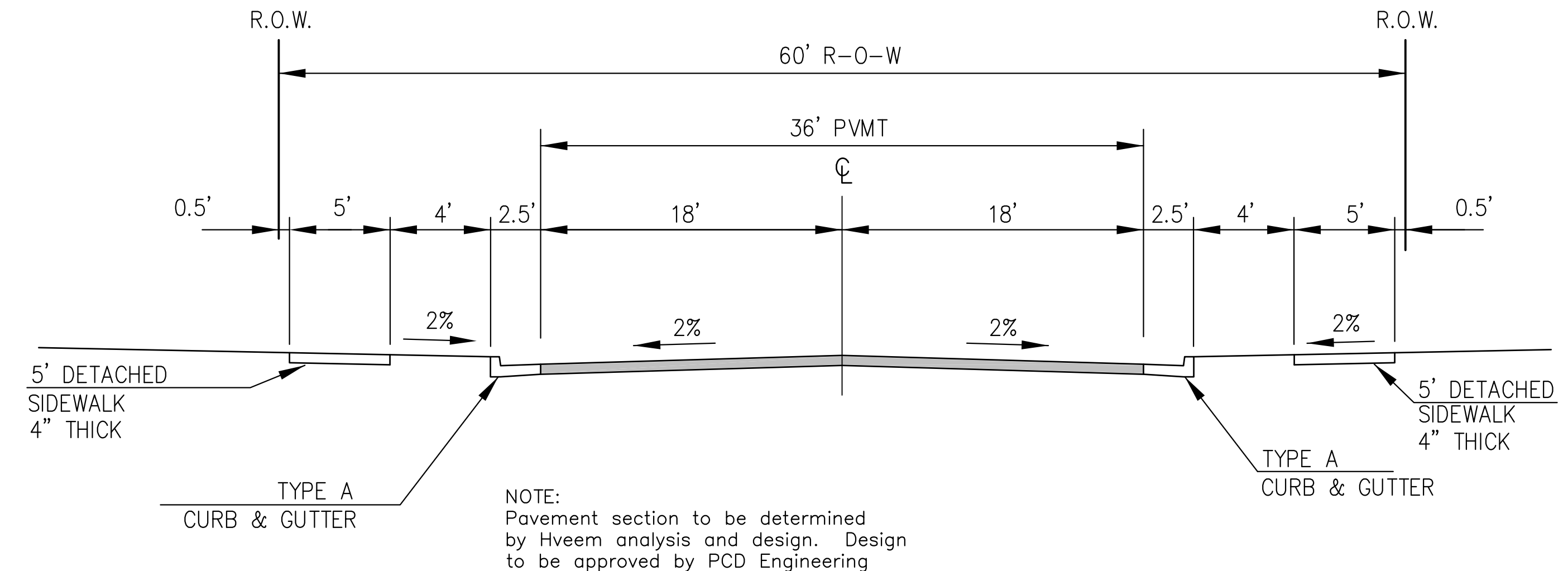


**TYPICAL SECTION 50' R.O.W.
RESIDENTIAL URBAN LOCAL**
NOT TO SCALE

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

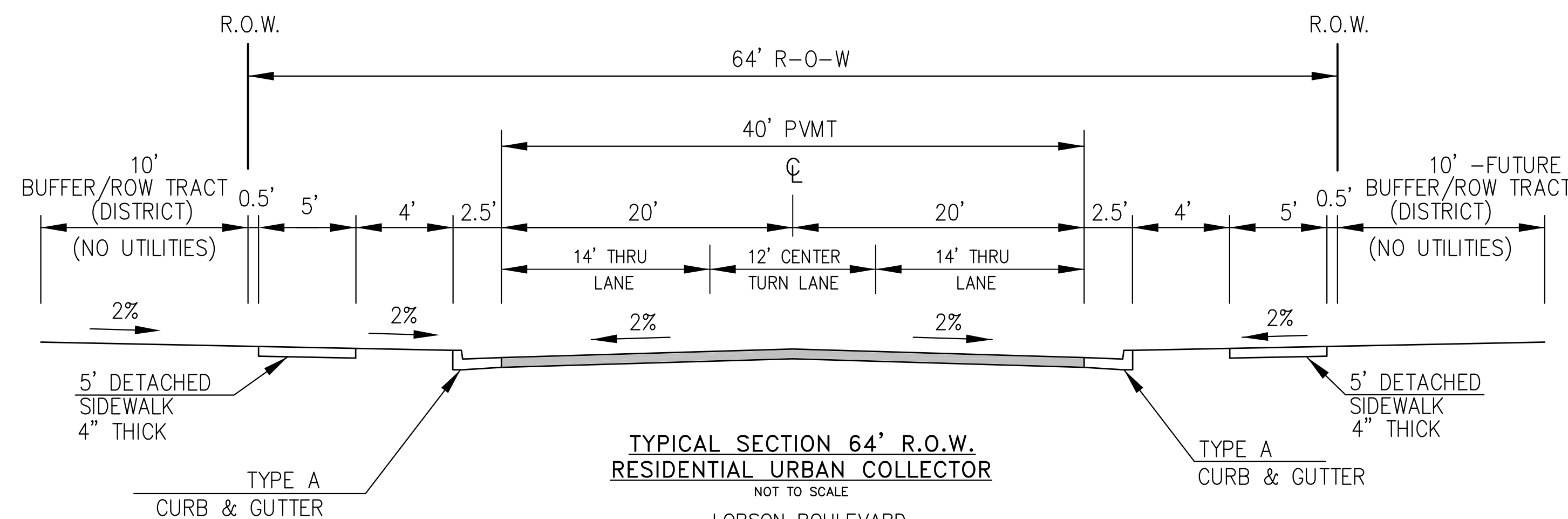


**TYPICAL SECTION 60' R.O.W.
RESIDENTIAL URBAN COLLECTOR**
NOT TO SCALE

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**

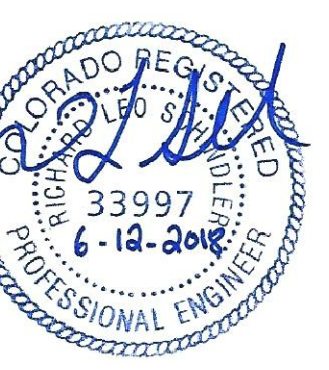
**CORE
ENGINEERING GROUP**
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

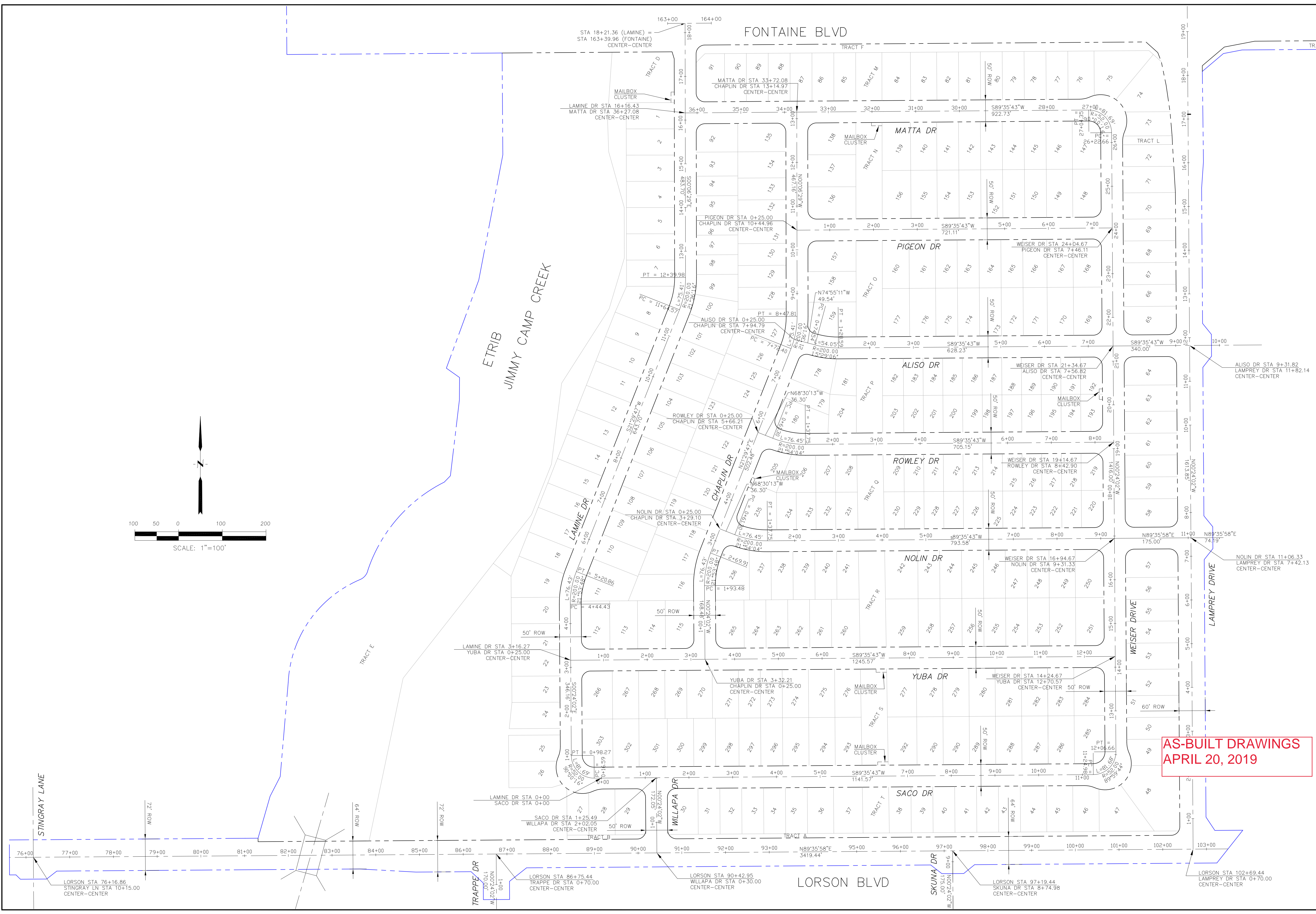
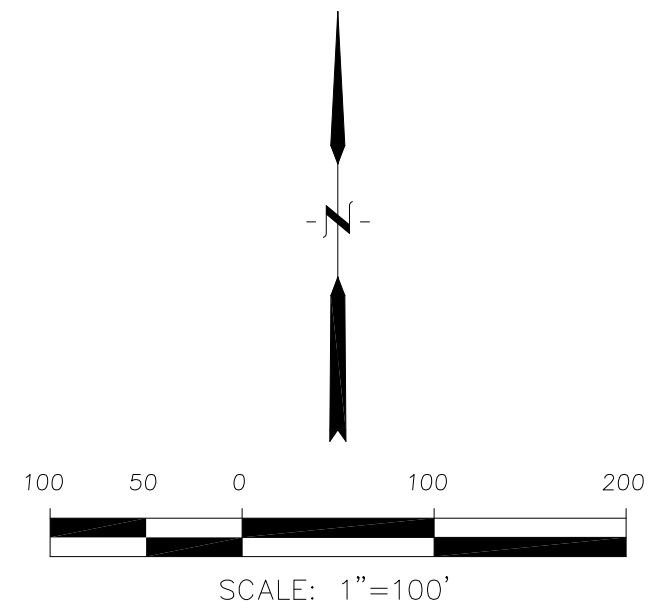


DATE:
JUNE 12, 2018

PROJECT NO.
100.042

SHEET NUMBER
C1.3

TOTAL SHEETS: 45



AS-BUILT DRAWINGS
APRIL 20, 2019

CORE
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15004 1ST AVENUE S.
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CONTACT: RICHARD L. SCHINDLER, P.E.
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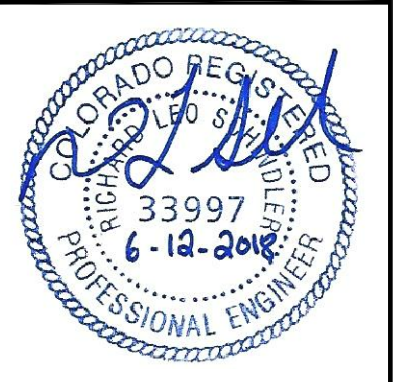
NO. _____ DATE _____
DESCRIPTION _____

PROJECT FOR:
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.
PHONE: 303.750.1100
EMAIL: Rich@cegi.com

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

LORSON RANCH EAST FILING NO. 1
HORIZONTAL CONTROL PLAN



DATE:
JUNE 12, 2018

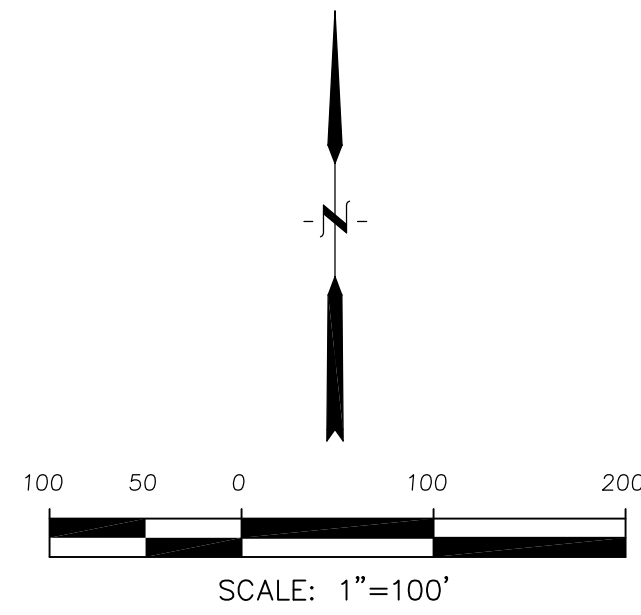
PROJECT NO.
100.042

SHEET NUMBER
C2.1

TOTAL SHEETS: 45

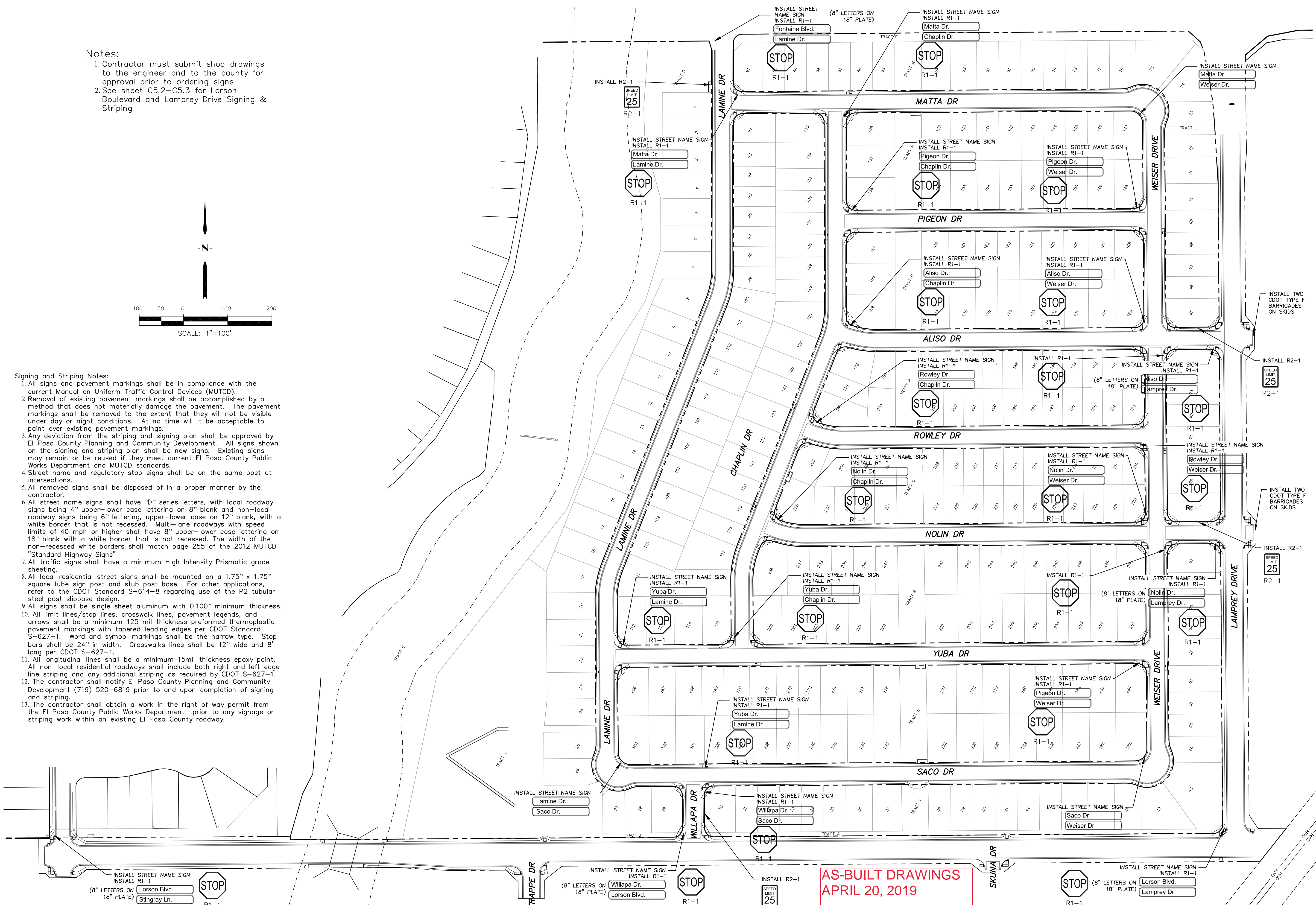
Notes:

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. Crosswalks lines shall be 12" wide and 8' long per CDOT S-627-1.
11. All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
12. The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
13. The contractor shall obtain a work in the right of way permit from the El Paso County Public Works Department prior to any signage or striping work within an existing El Paso County roadway.



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

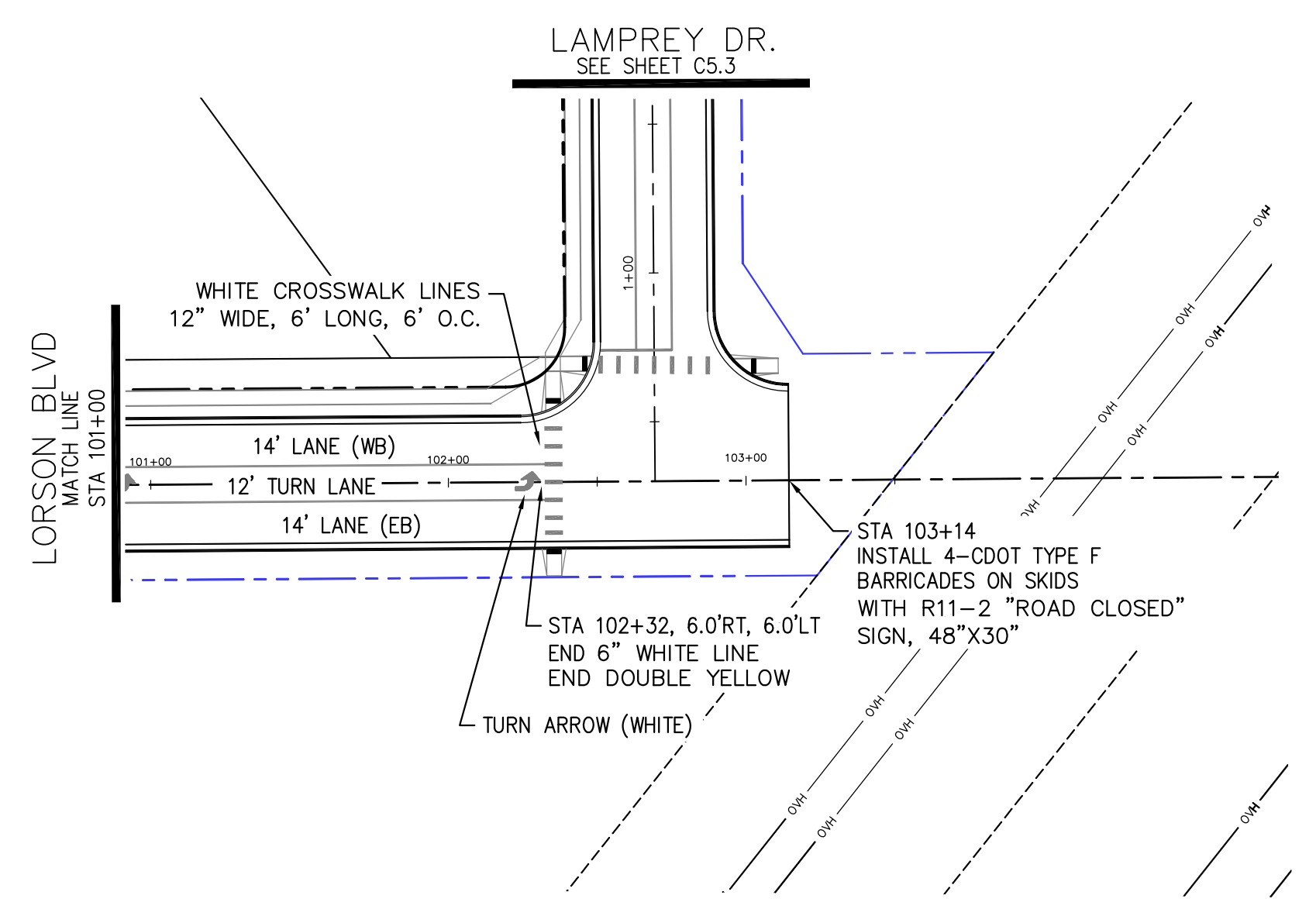
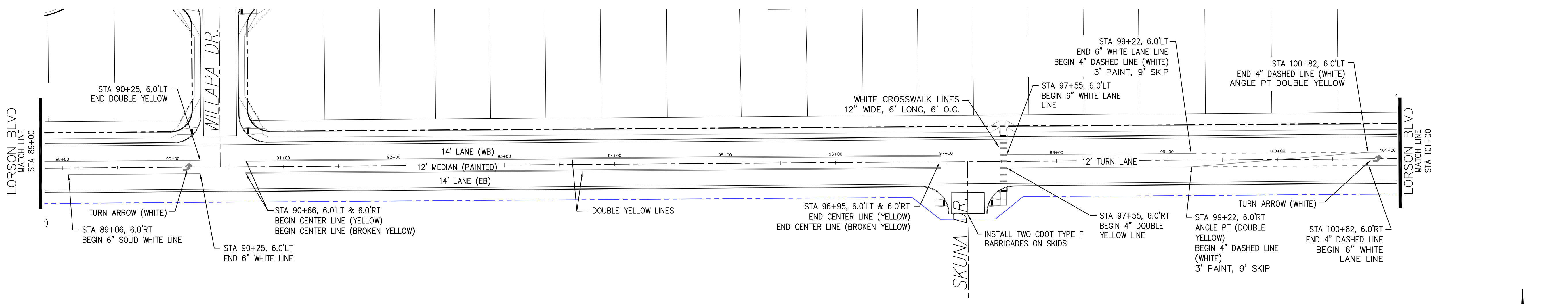
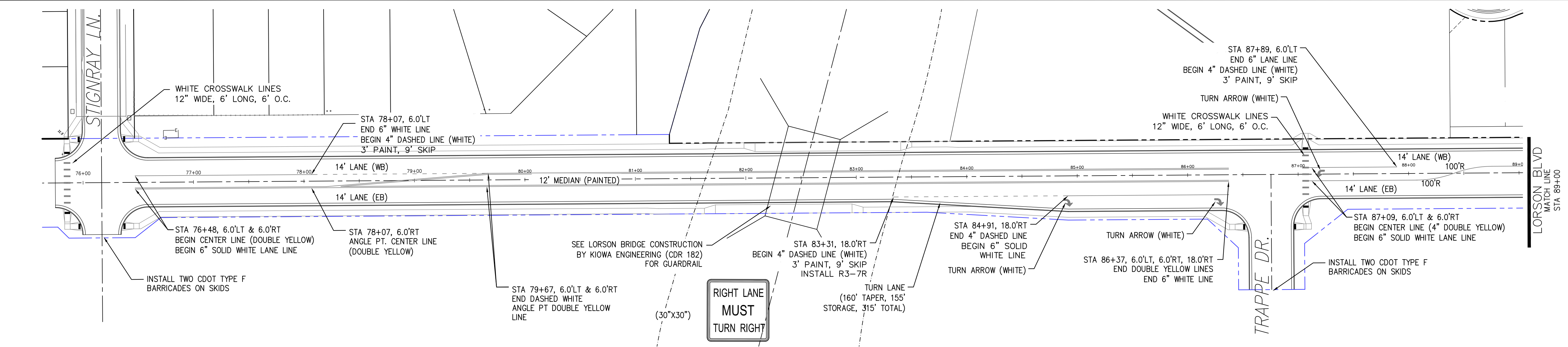
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

PROJECT: **LORSON RANCH EAST FILING NO. 1**
PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
(719) 635-3200
EMAIL: Rich@cegi.com
CONTACT: JEFF MARK
COLORADO SPRINGS, COLORADO



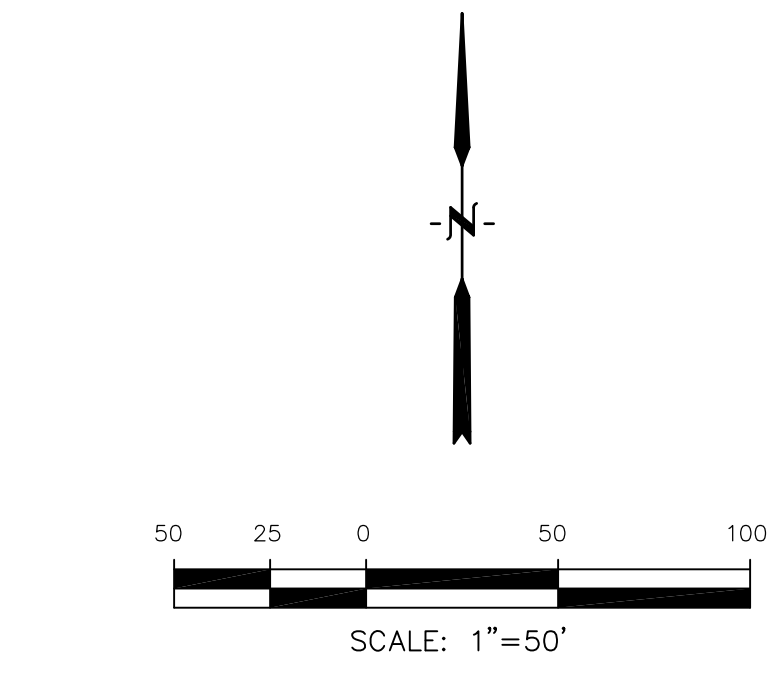
DATE: **JUNE 12, 2018**
PROJECT NO: **100.042**
SHEET NUMBER: **C5.1**
TOTAL SHEETS: **45**



LORSON BOULEVARD

LORSON BOULEVARD

LORSON BOULEVARD



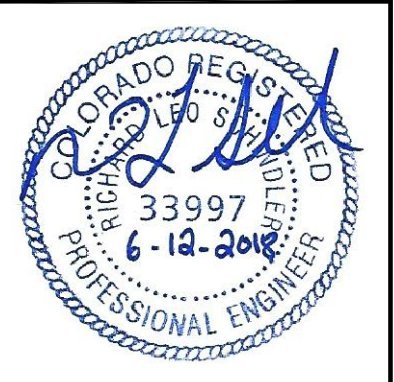
AS-BUILT DRAWINGS
APRIL 20, 2019

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

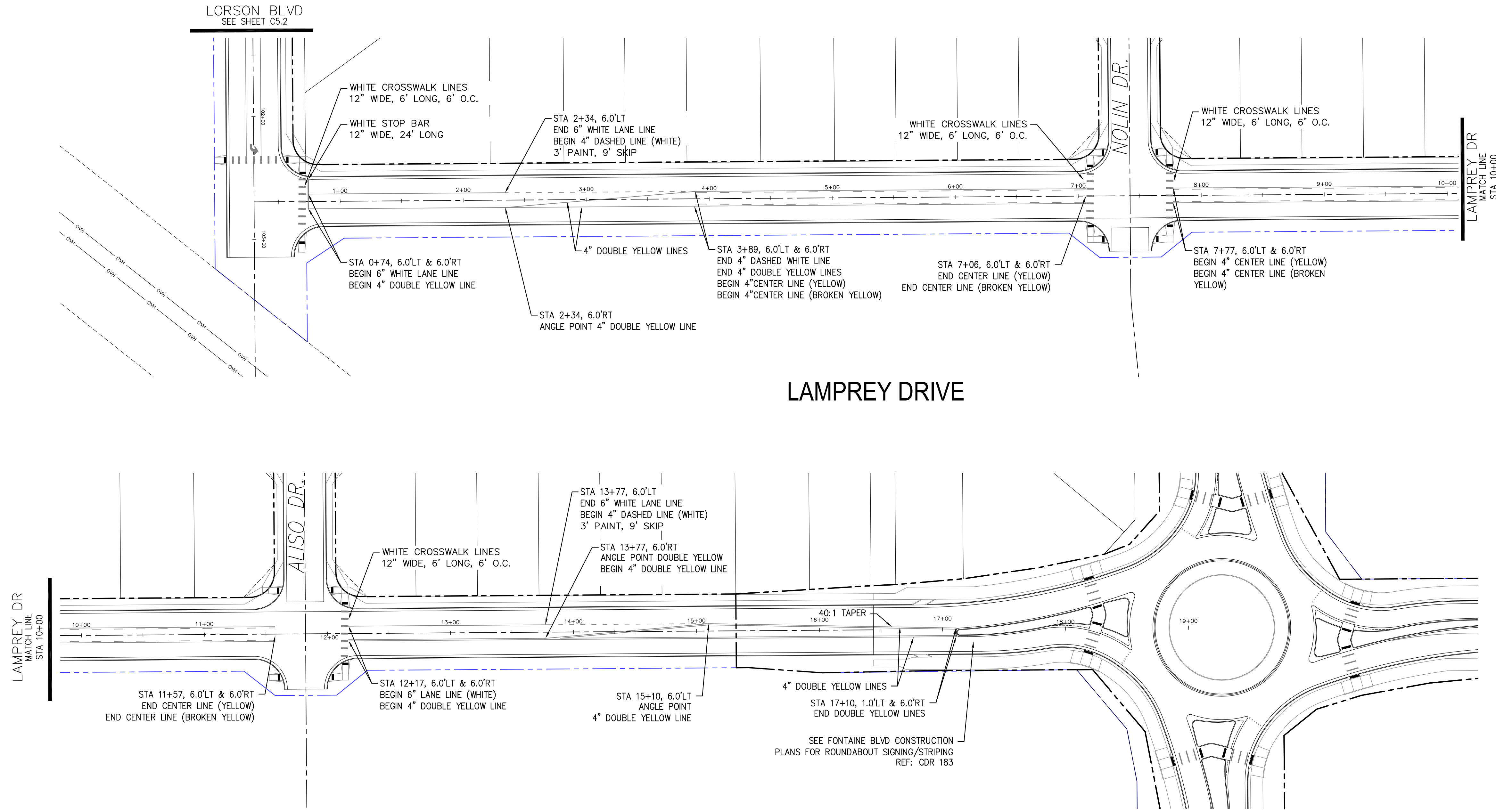
DATE: _____
DESCRIPTION: _____
NO: _____
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS
PROJECT: LORSON RANCH EAST FILING NO. 1
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
FONTAINE BLVD.-OLD GLORY DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

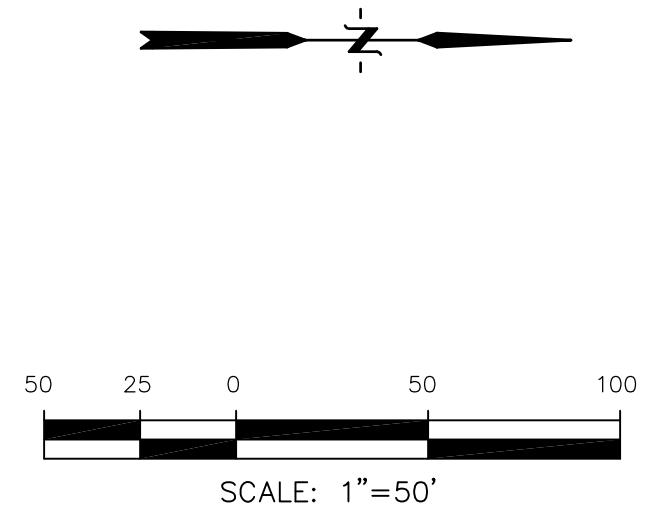
LORSON RANCH EAST FILING NO. 1
SIGNING/STRIPING PLAN
LORSON BOULEVARD



DATE: JUNE 12, 2018
PROJECT NO. 100.042
SHEET NUMBER C5.2
TOTAL SHEETS: 45



LAMPREY DRIVE



AS-BUILT DRAWINGS
APRIL 20, 2019

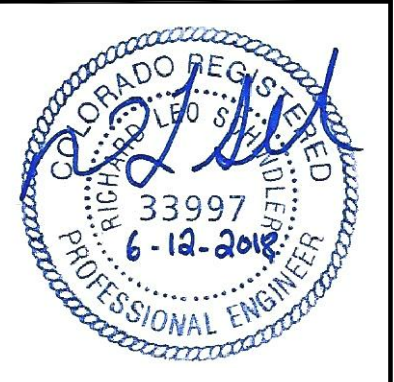
CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 727.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

PROJECT: **LORSON RANCH EAST**
FILING NO. 1
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

DATE: _____

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



DATE: JUNE 12, 2018

PROJECT NO. 100.042

SHEET NUMBER C5.3

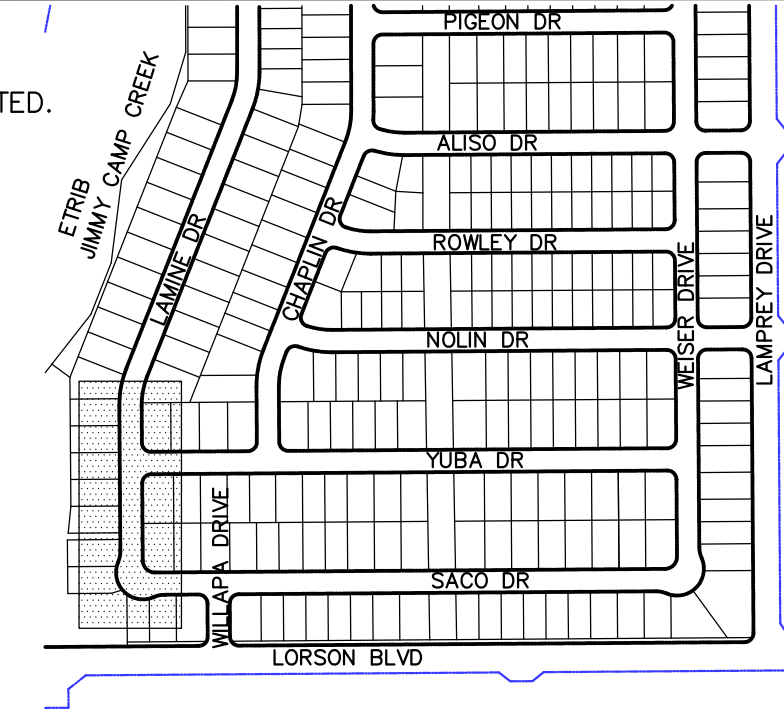
TOTAL SHEETS: 45

CURVE	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"

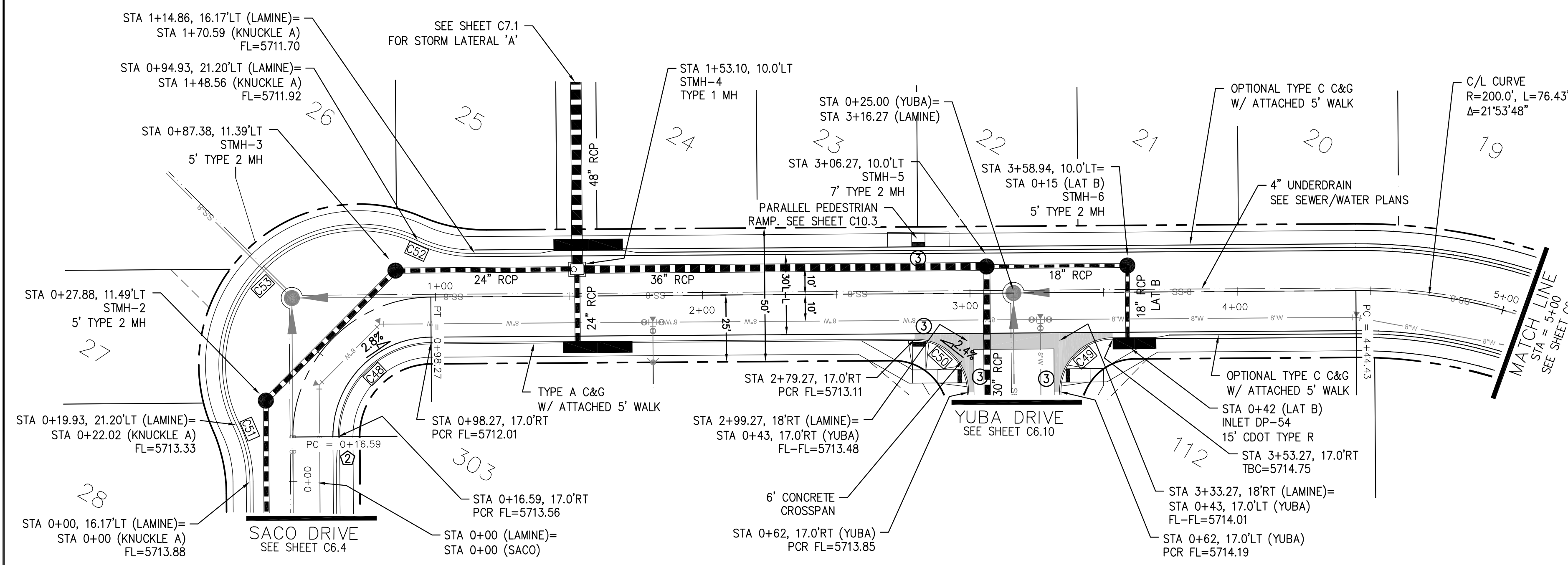
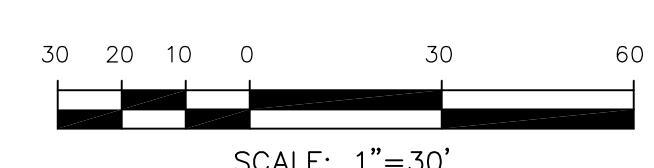
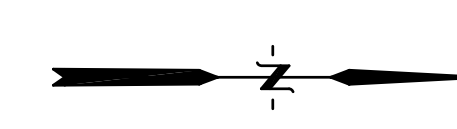
NOTES

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.

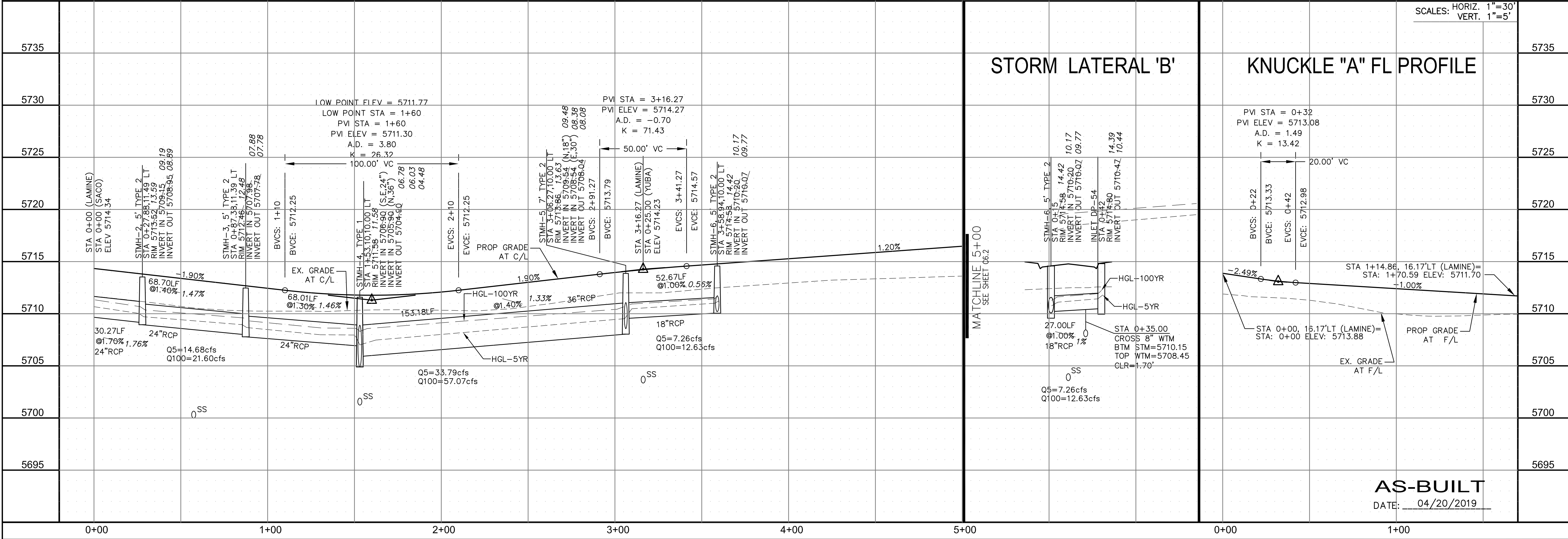
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



KEY MAP



LAMINE DR



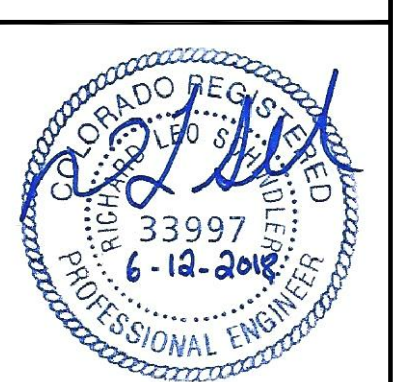
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 700, SUITE 55506
 BIRMGHAM, AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

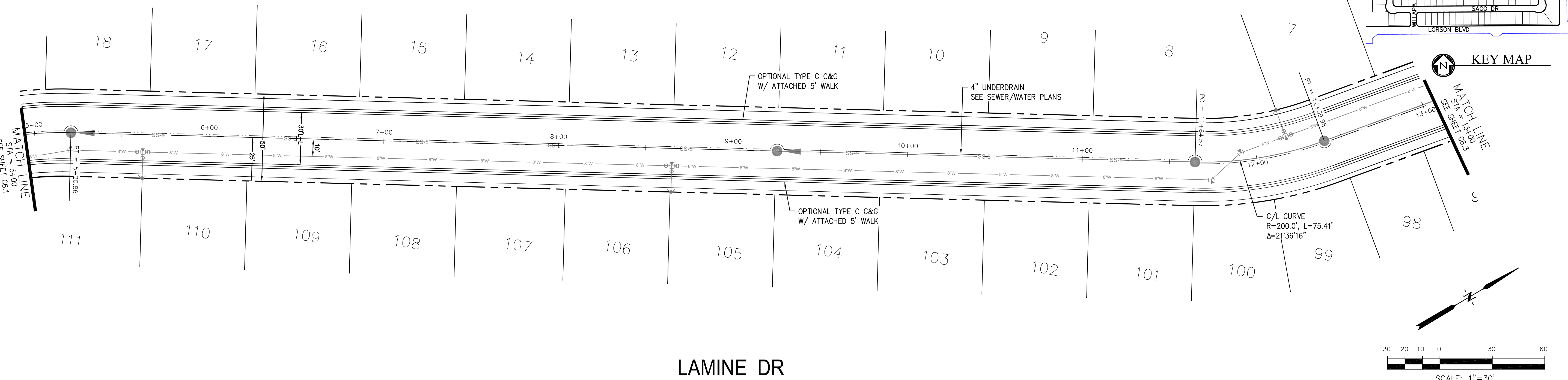
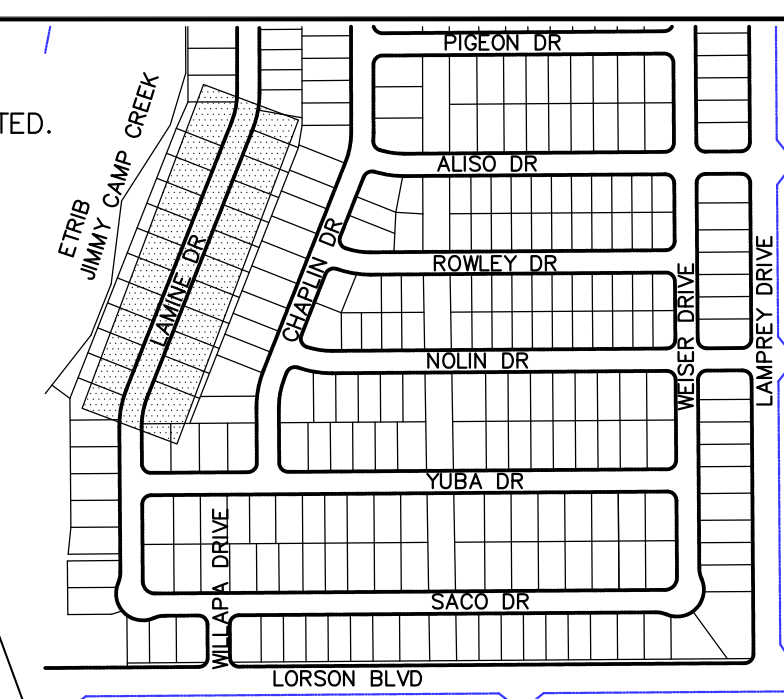
TOTAL SHEETS: 45

AS-BUILT
 DATE: 04/20/2019

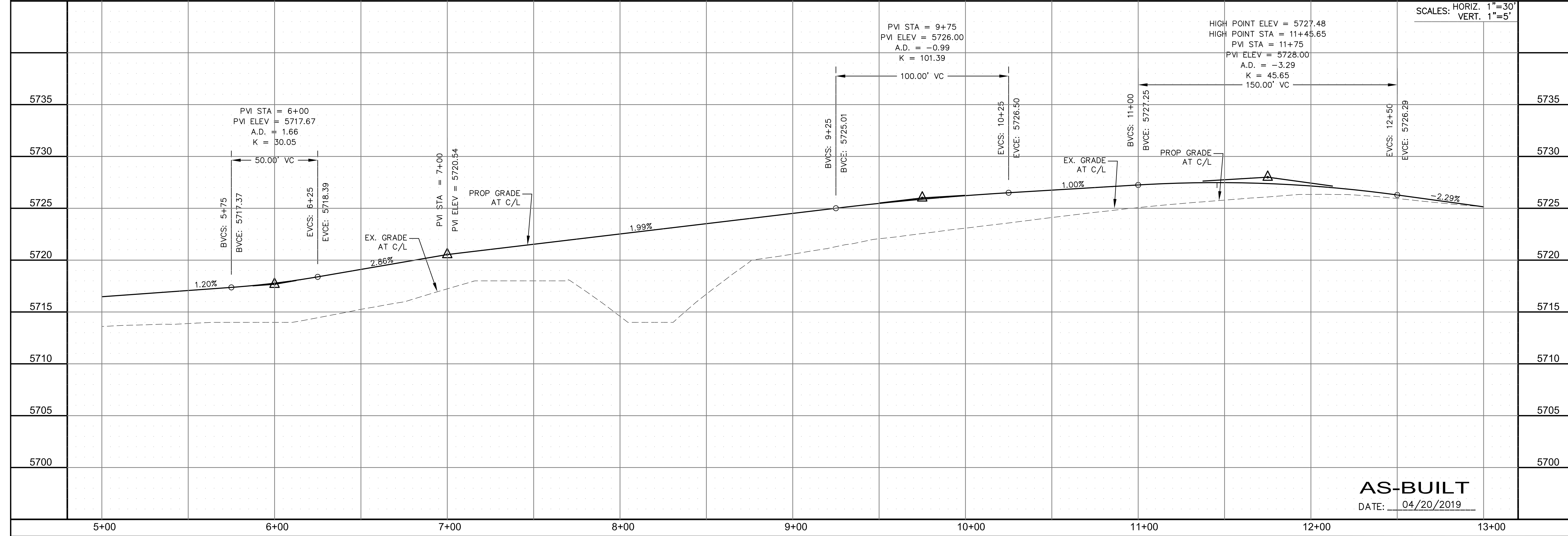
NOTES

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'

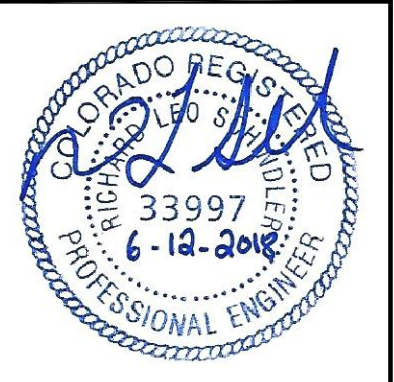
CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 720.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

PREPARED FOR:
LORSON 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

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

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



DATE:
JUNE 12, 2018

AS-BUILT
DATE: 04/20/2019

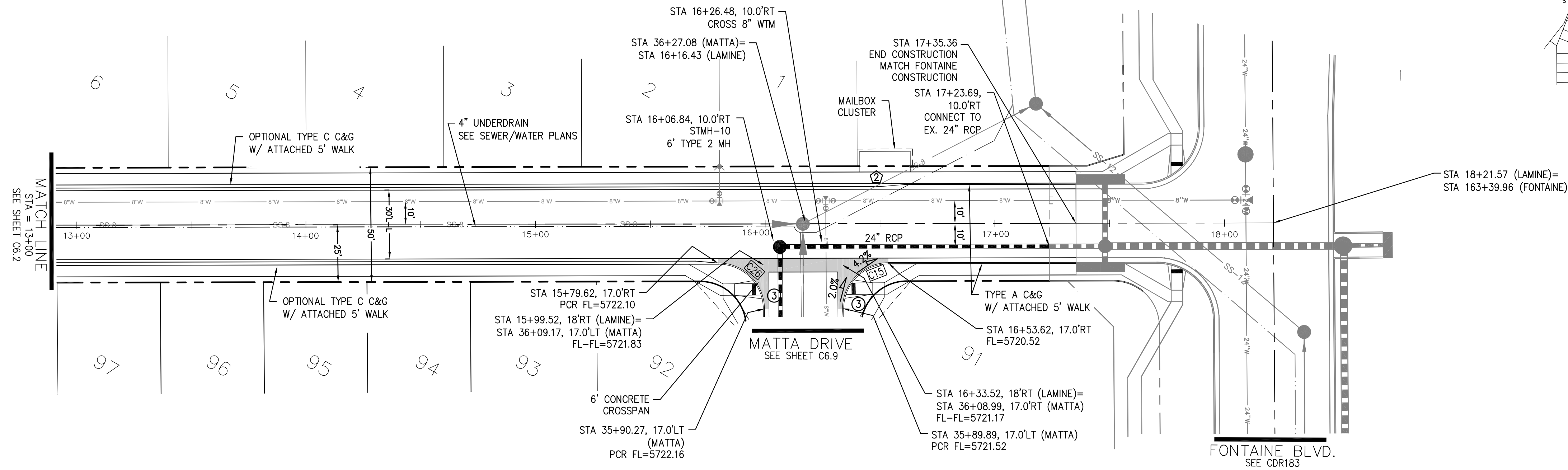
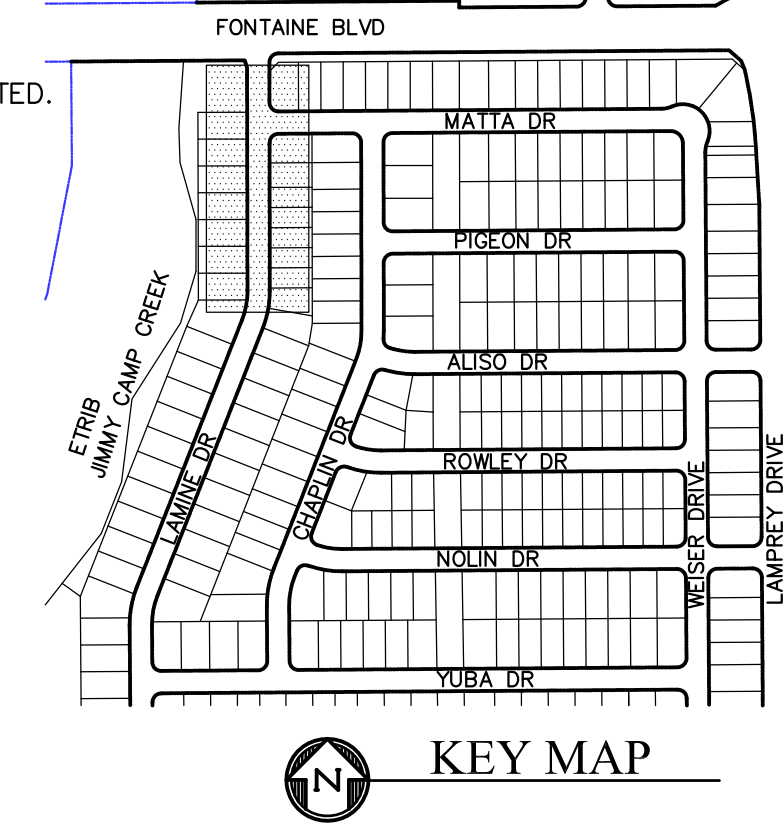
PROJECT NO.
100.042
SHEET NUMBER
C6.2
TOTAL SHEETS: 45

CURVE TABLE			
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C26	31.31'	20.00	89°42'12"

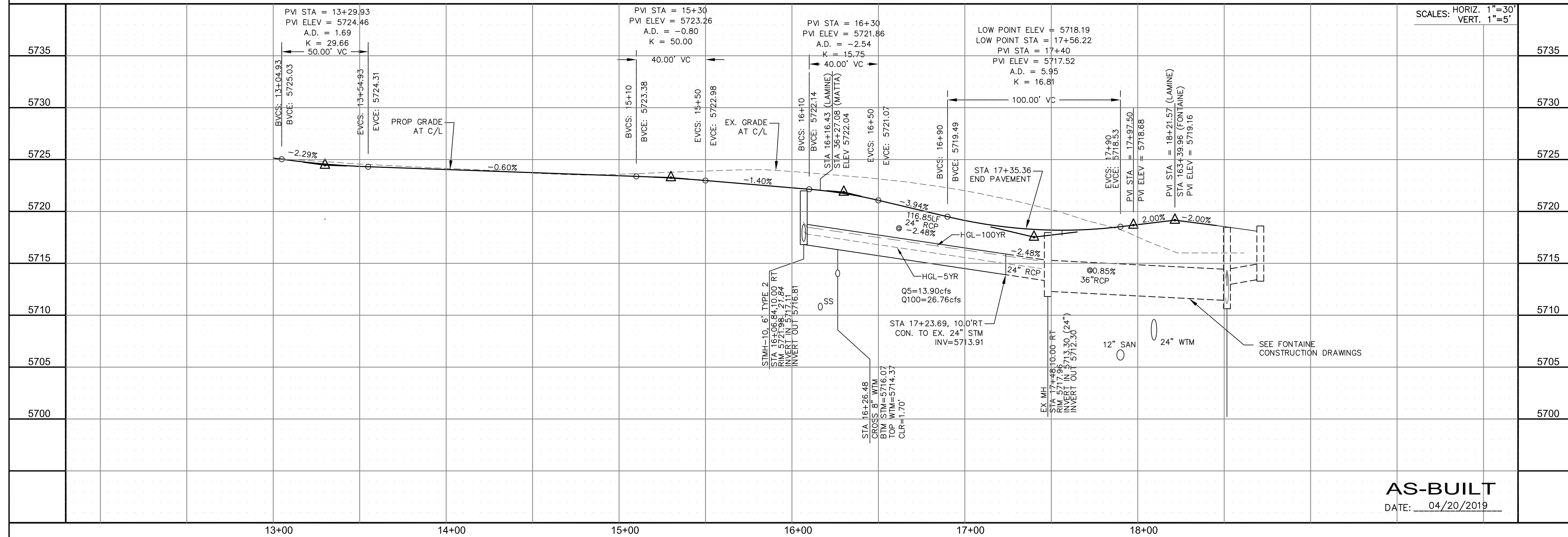
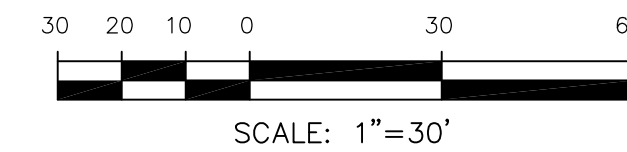
NOTES

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



LAMINE DR



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

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

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

AS-BUILT
DATE: 04/20/2019

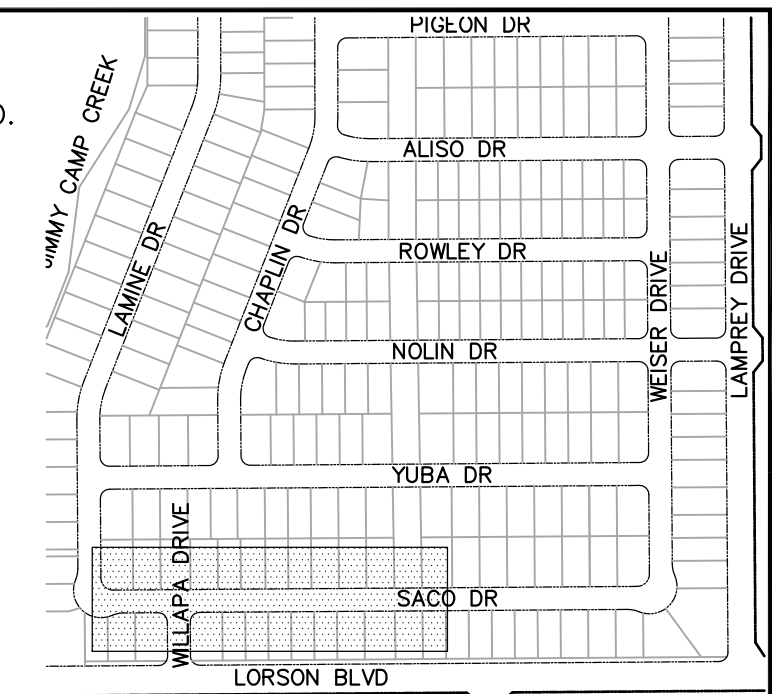
DATE: JUNE 12, 2018
PROJECT NO. 100.042
SHEET NUMBER C6.3
TOTAL SHEETS: 45

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

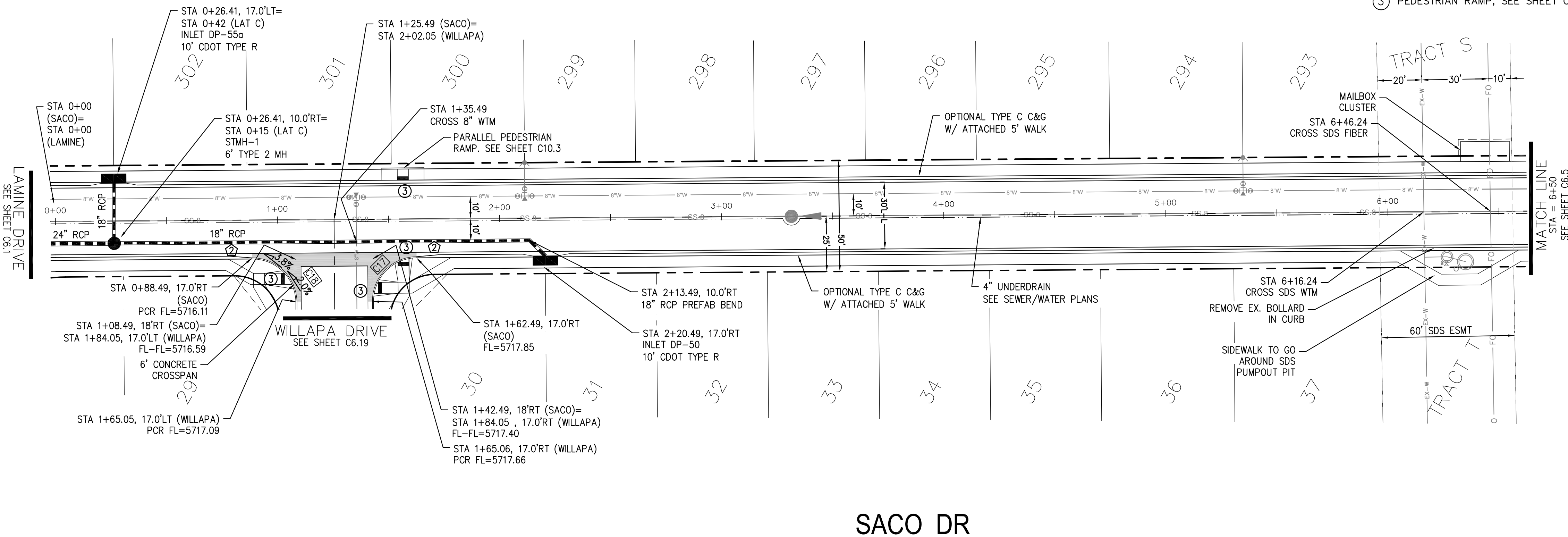
NOTES

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.

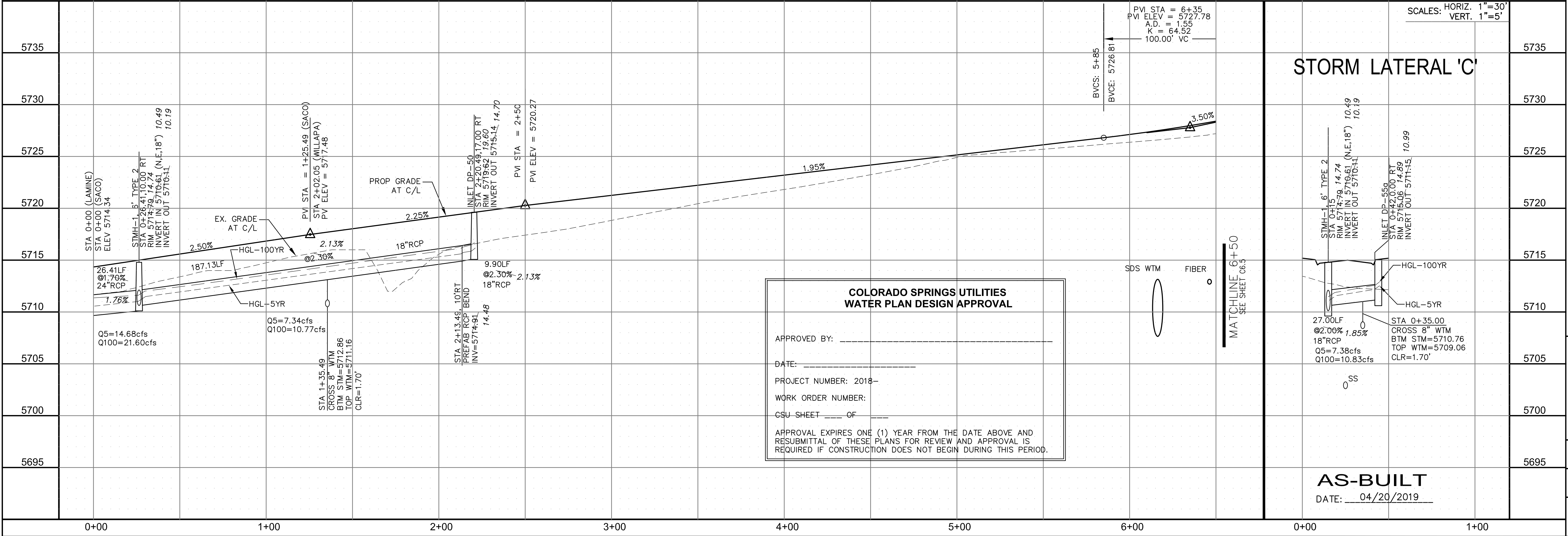
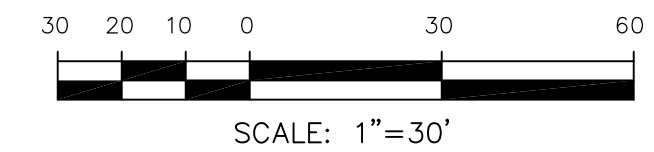
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



KEY MAP



SACO 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.

STORM LATERAL 'C'

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

DATE: _____

DESCRIPTION: _____

NO. _____

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

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

DATE: JUNE 12, 2018

PROJECT NO. 100.042

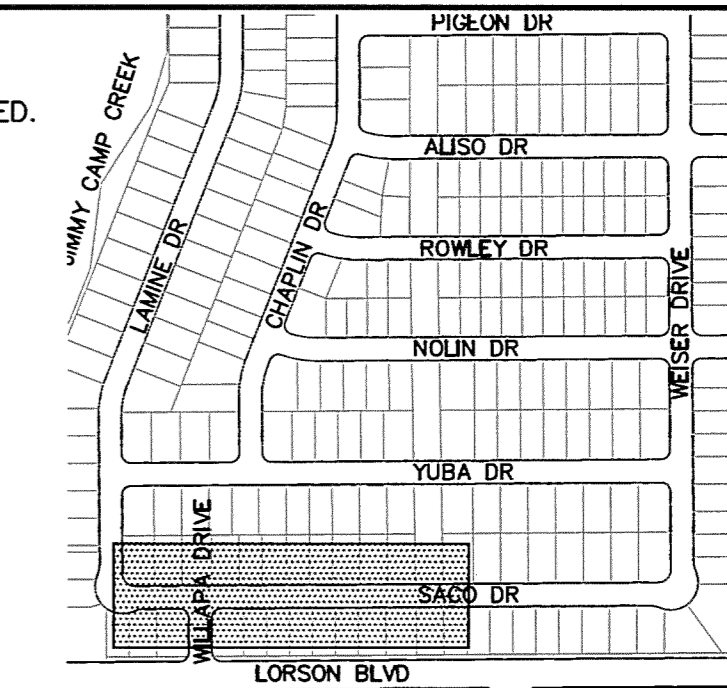
SHEET NUMBER C6.4

TOTAL SHEETS: 45

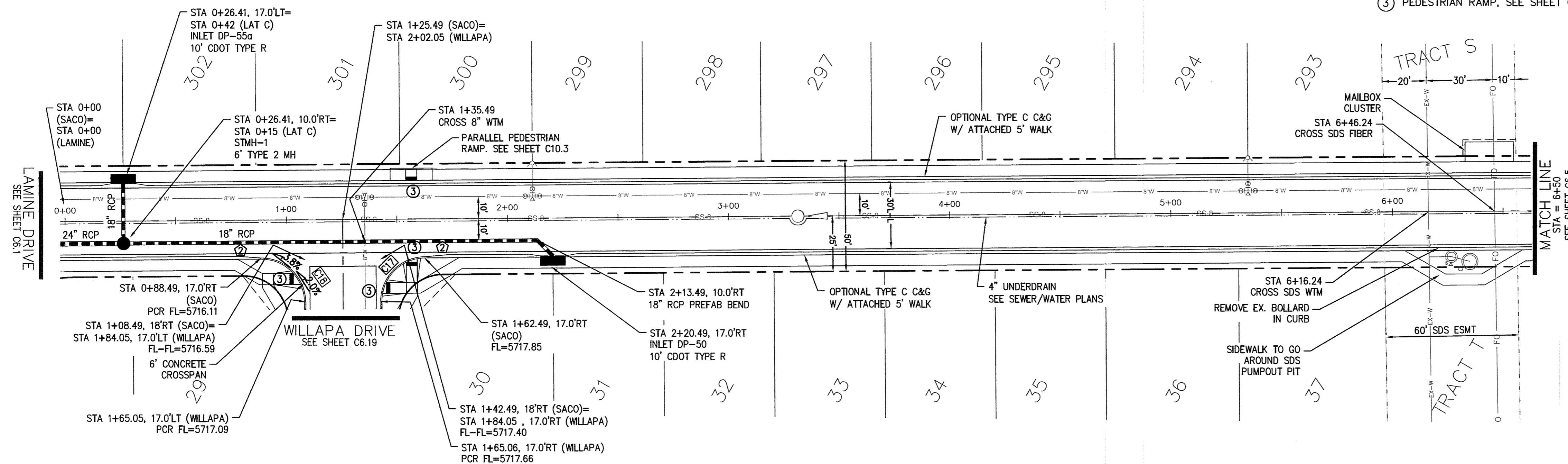
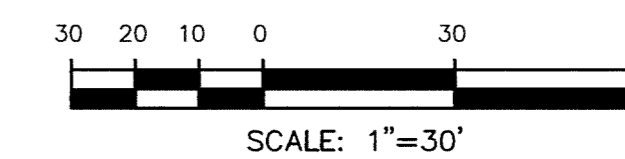
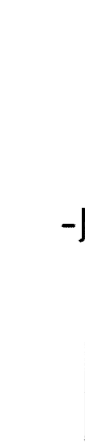
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C17	31.41'	20.00	89°59'44"
C18	31.42'	20.00	90°00'16"

- 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.

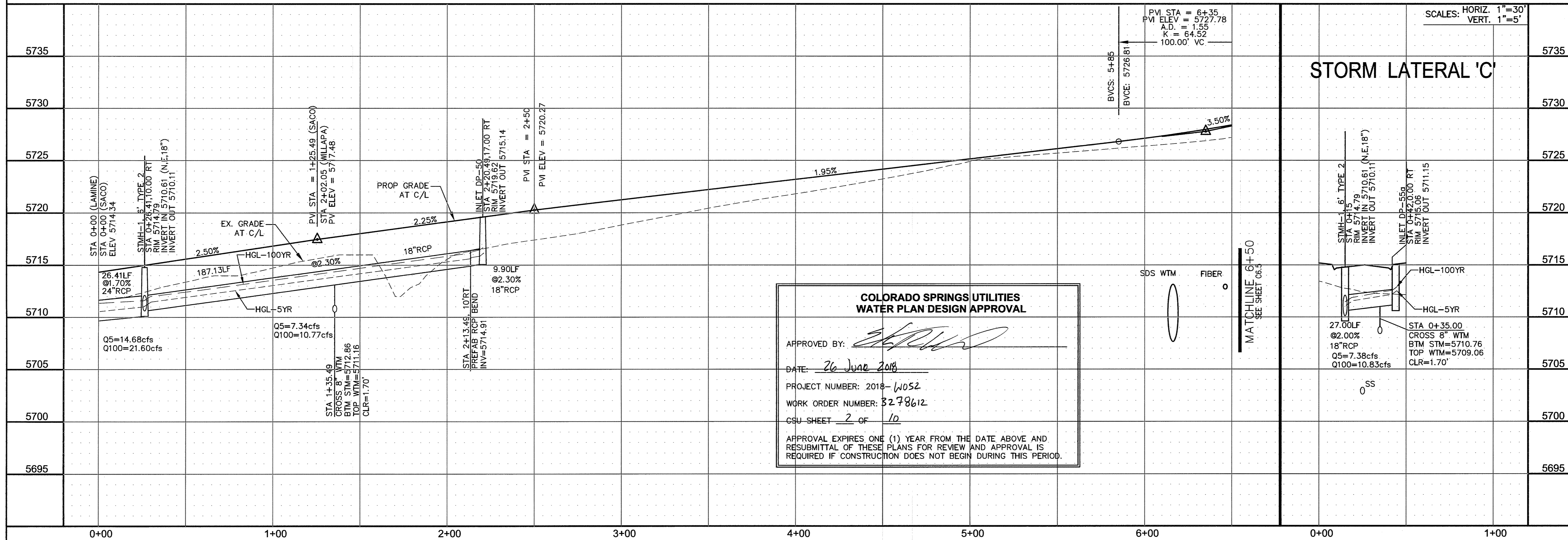
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



KEY MAP



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.

CORE ENGINEERING GROUP

15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 763.790.1100
WWW.CORE-ENG.COM
EMAIL: Rich@coreg.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. WALKER AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

SCALE: 1"=30'

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

DATE: JUNE 12, 2018

PROJECT NO. 100.042

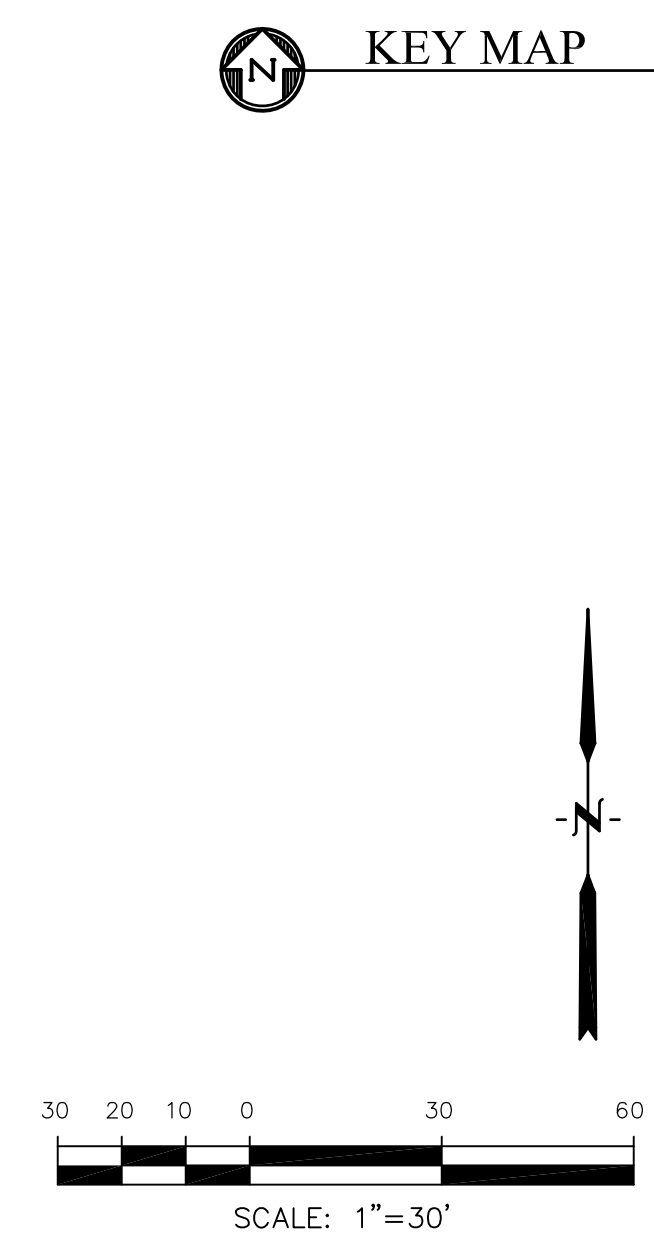
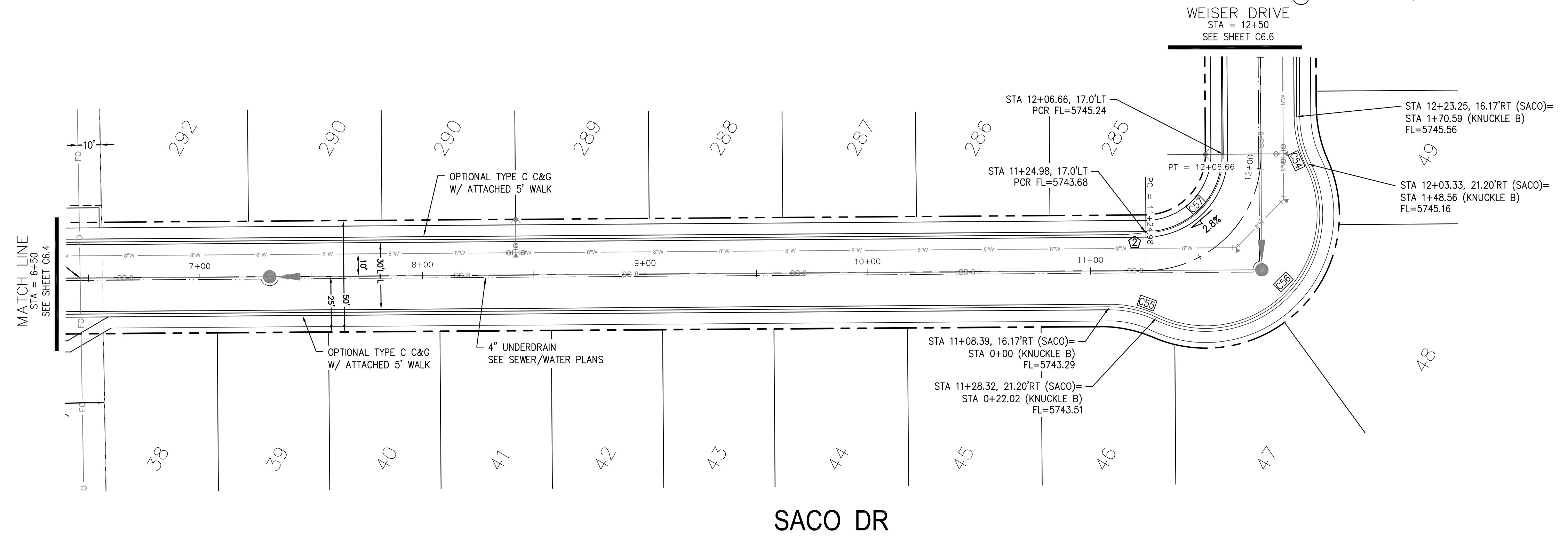
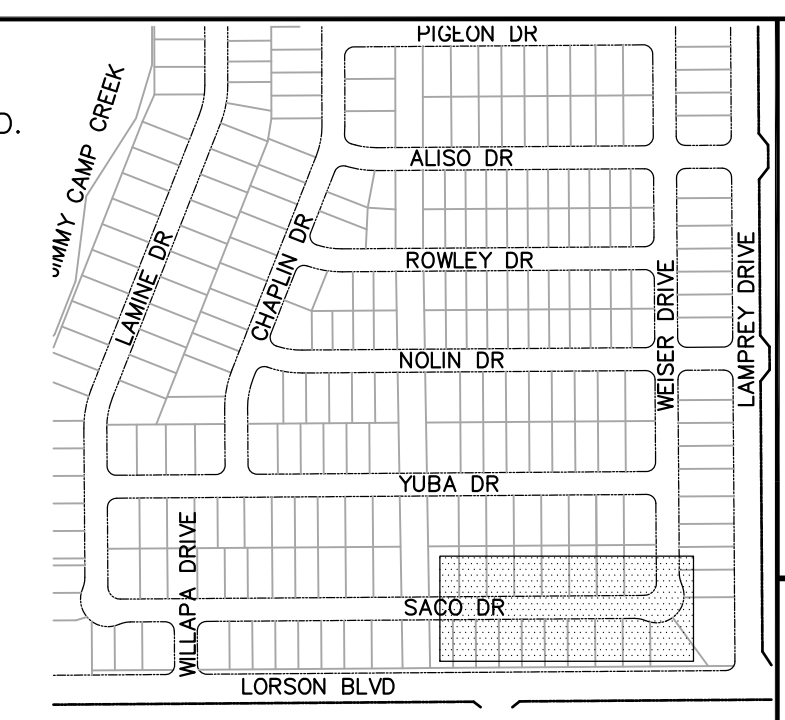
SHEET NUMBER C6.4

TOTAL SHEETS: 45



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C54	22.02'	48.83	25°50'31"
C55	22.02'	48.83	25°50'31"
C56	126.53'	51.17	141°40'46"
C57	54.98'	35.00	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



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100, SUITE 300
 BIRCH CREEK, CO 80150
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

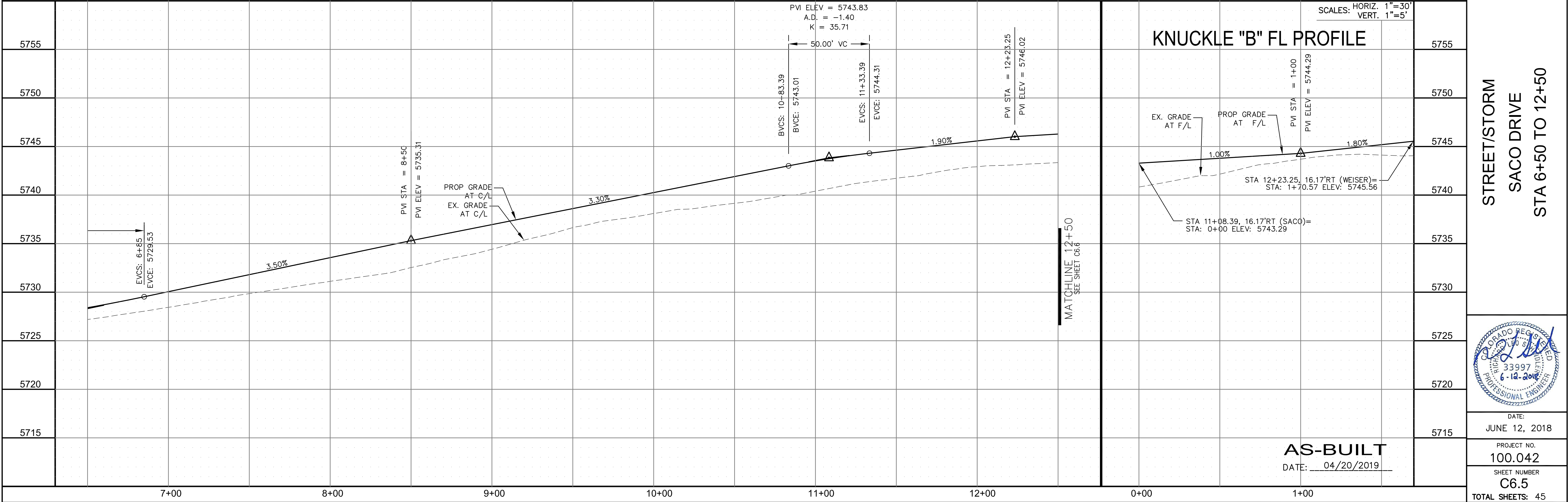
DATE: _____

DESCRIPTION: _____

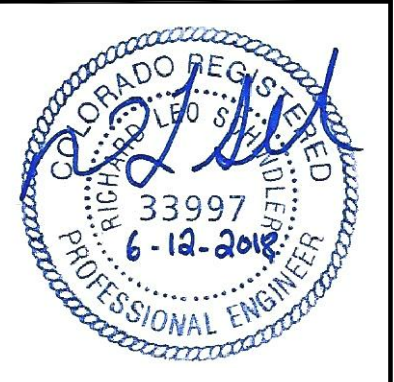
NO. _____

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



STREET/STORM
 SACO DRIVE
 STA 6+50 TO 12+50



DATE:
 JUNE 12, 2018

PROJECT NO.
 100.042

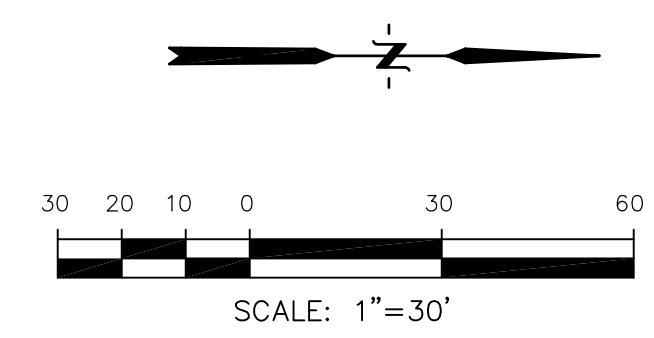
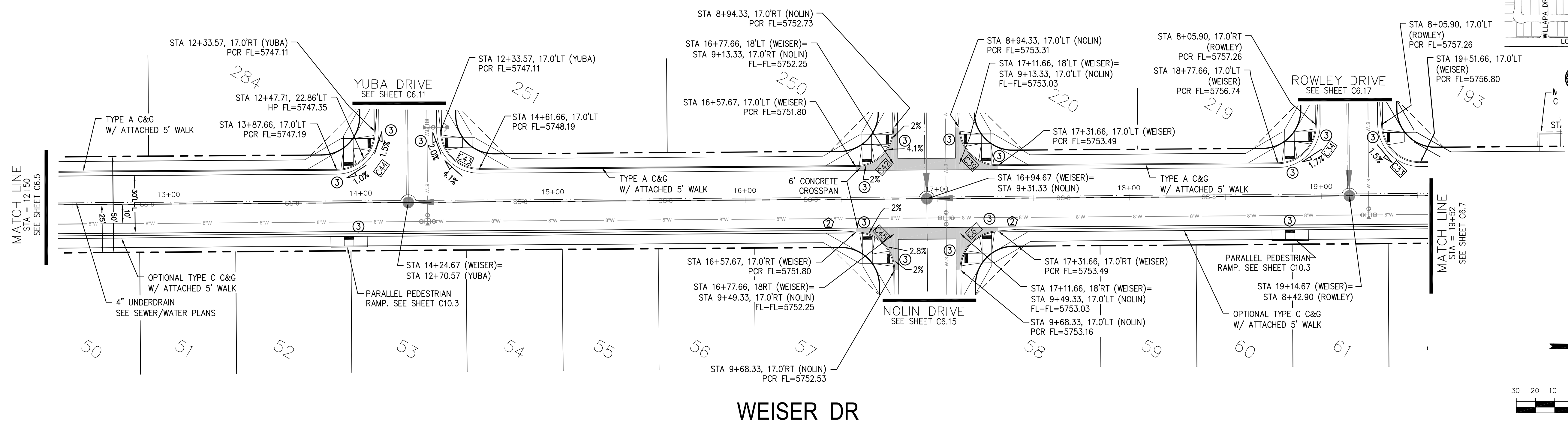
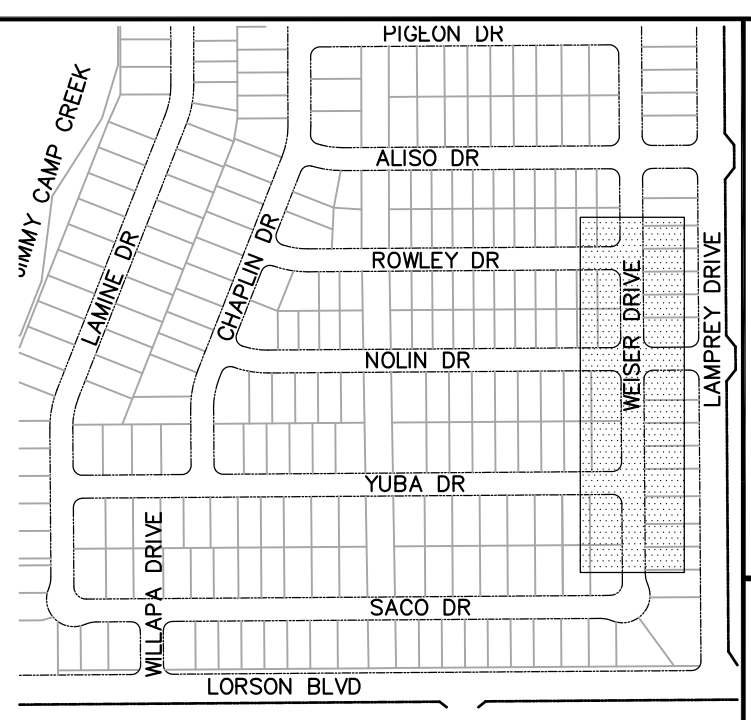
SHEET NUMBER
 C6.5

TOTAL SHEETS: 45

AS-BUILT
 DATE: 04/20/2019

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



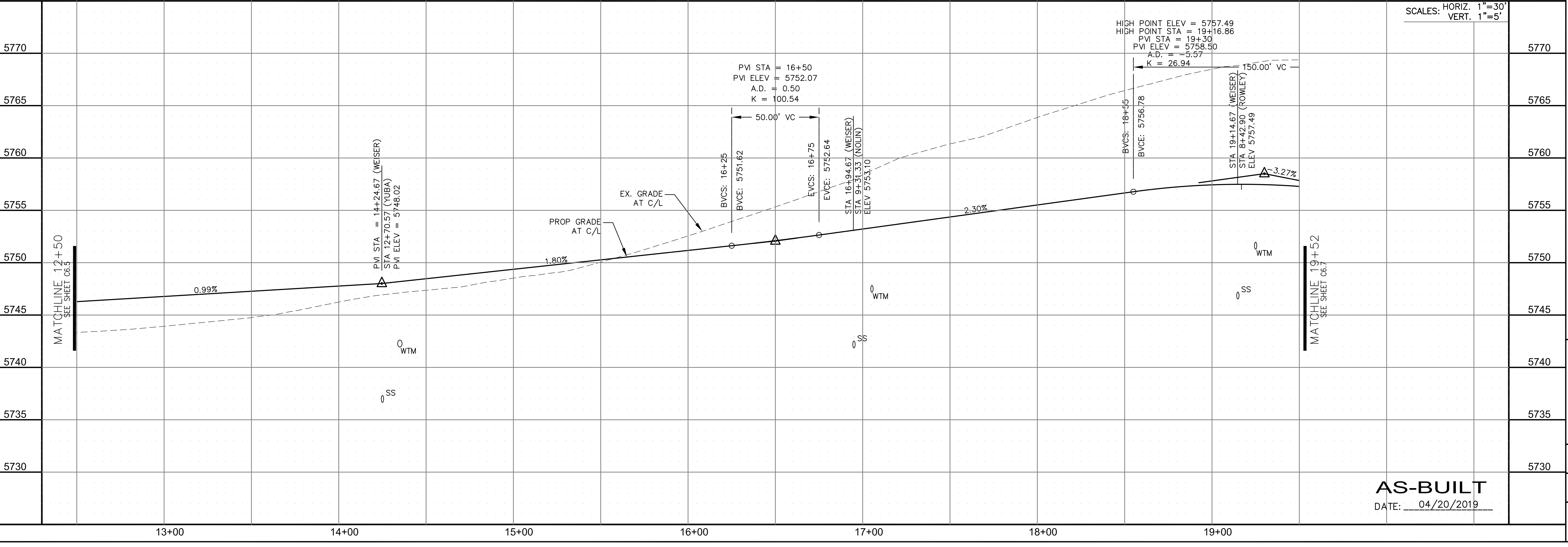
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 200, SUITE 5506
 BIRMGHAM, AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

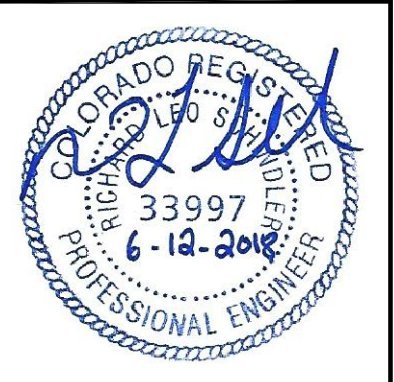
PROJECT: **LORSON RANCH EAST**
 FILING NO. 1
 FONTAINE BLVD.-OLD GLORY DR
 COLORADO SPRINGS, COLORADO

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

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



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



DATE: JUNE 12, 2018
 PROJECT NO. 100.042
 SHEET NUMBER C6.6
 TOTAL SHEETS: 45

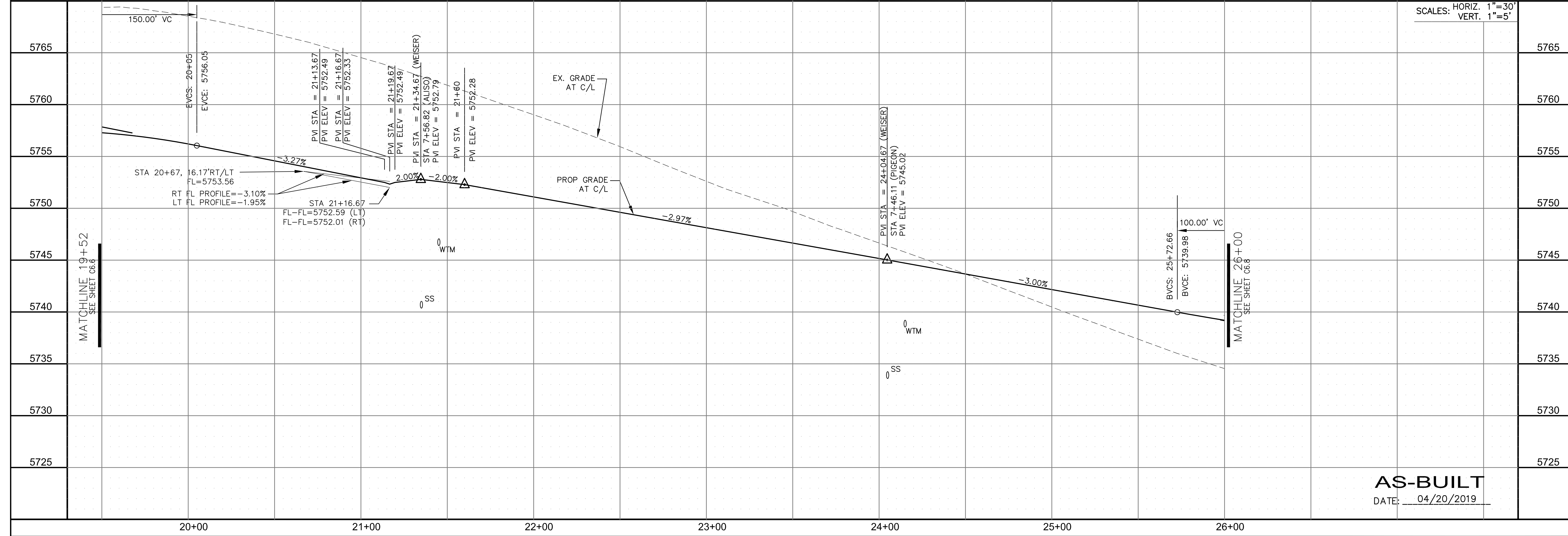
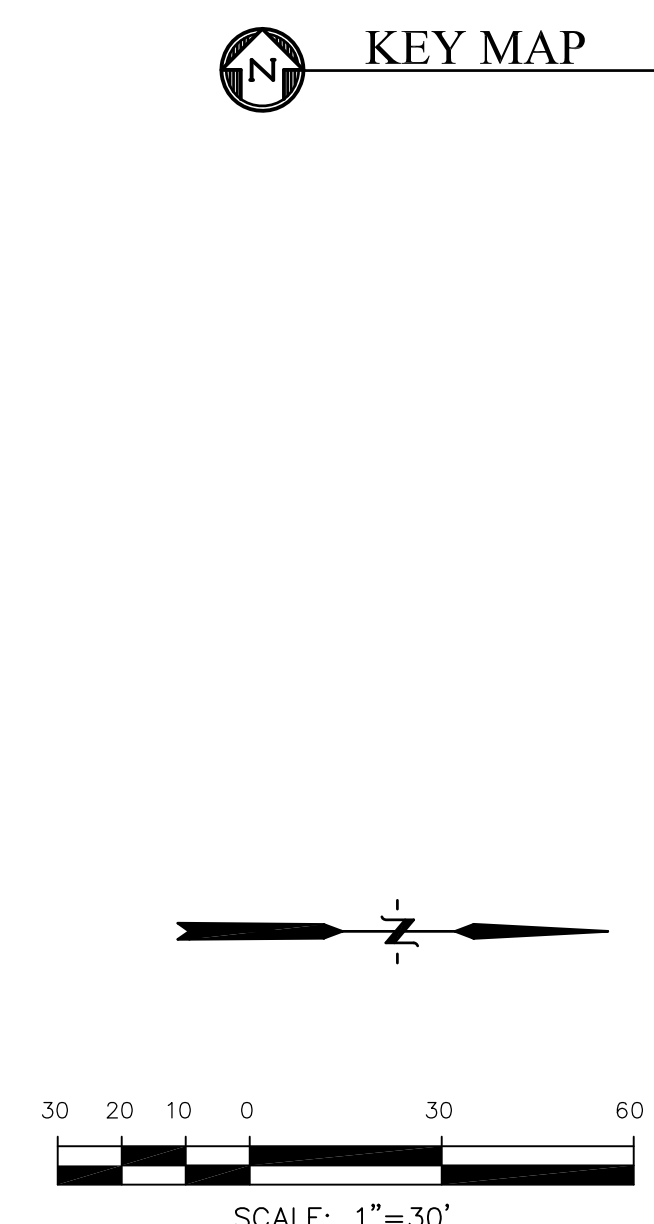
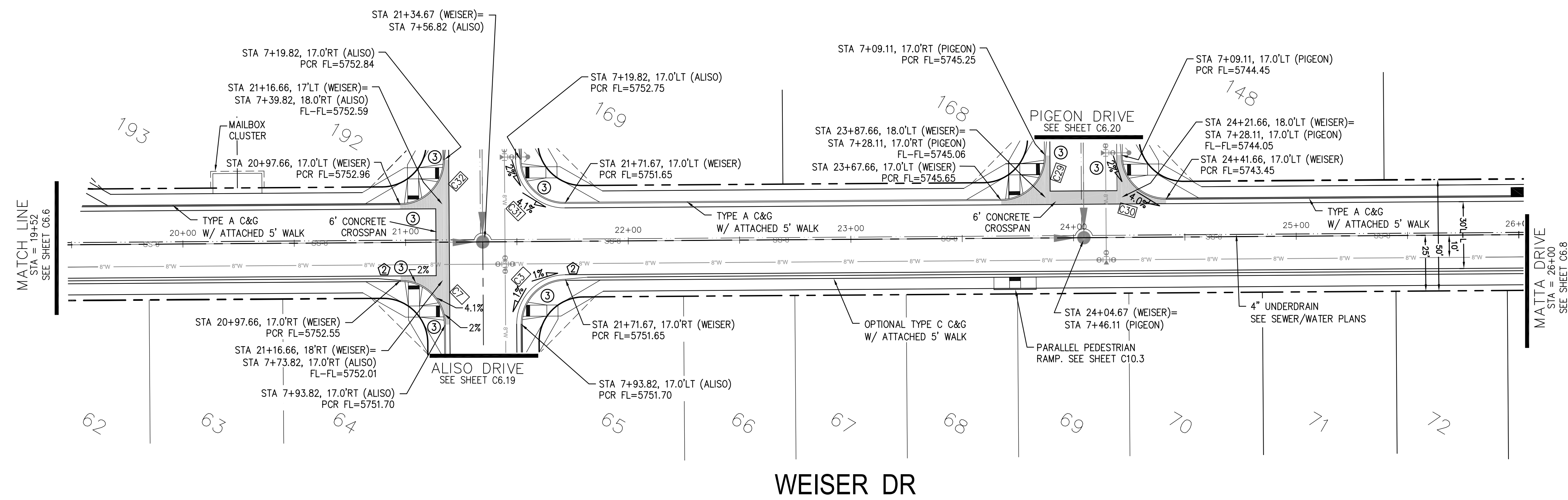
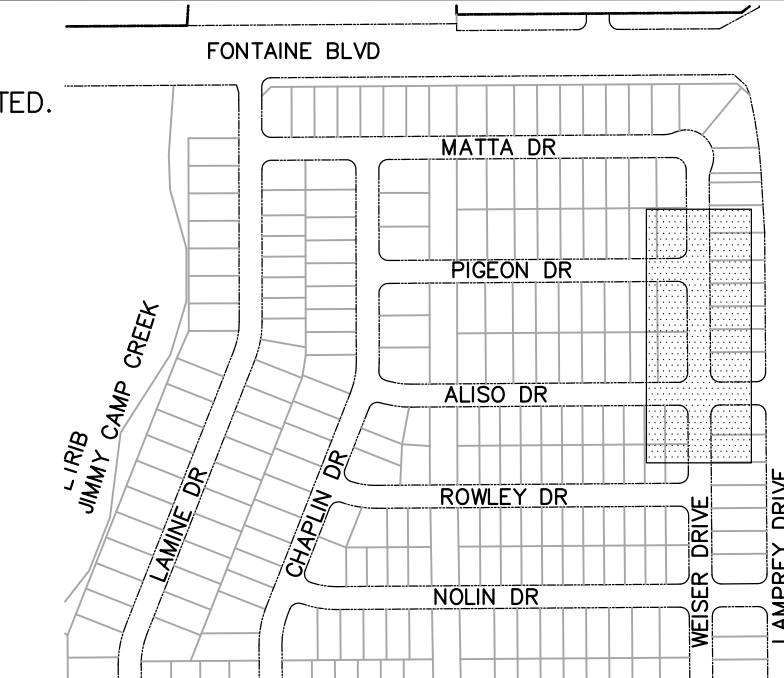
AS-BUILT
 DATE: 04/20/2019

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



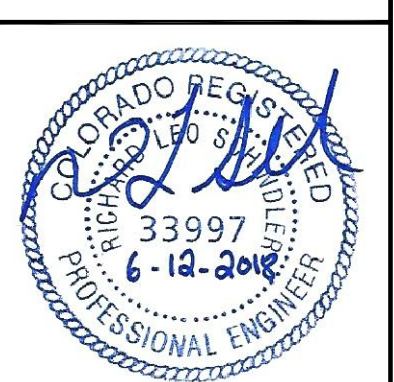
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRCH CREEK, CO 80150
 PHONE: 719.576.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

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

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



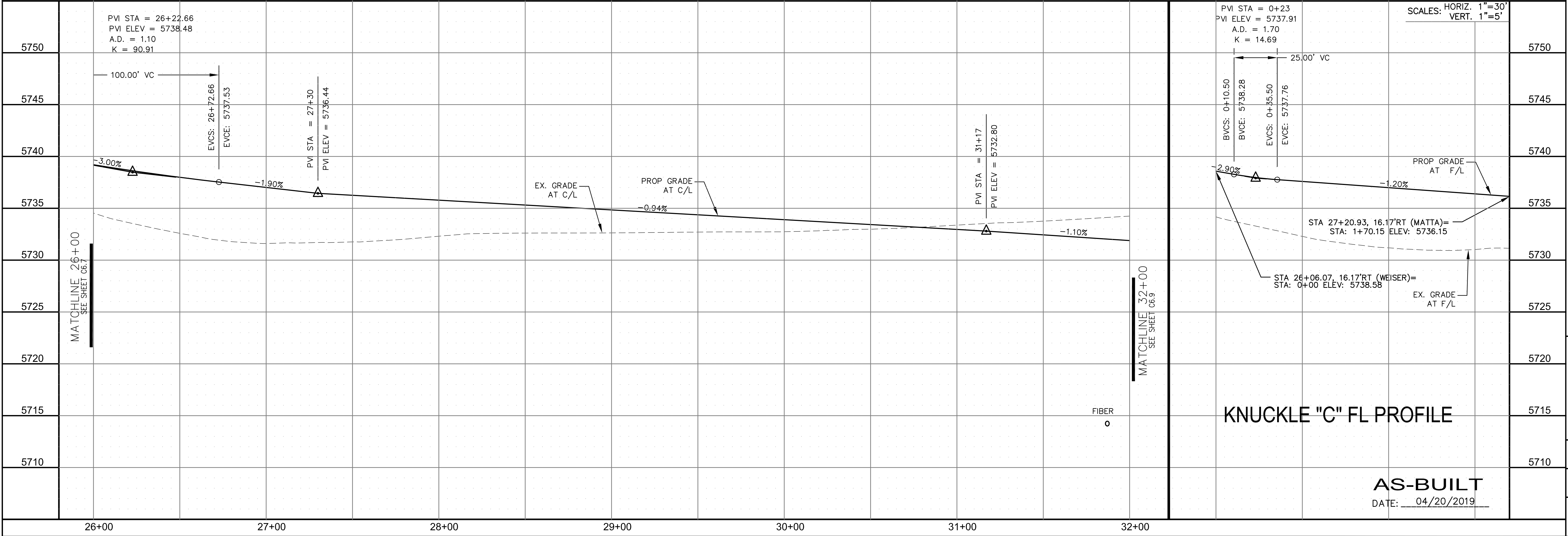
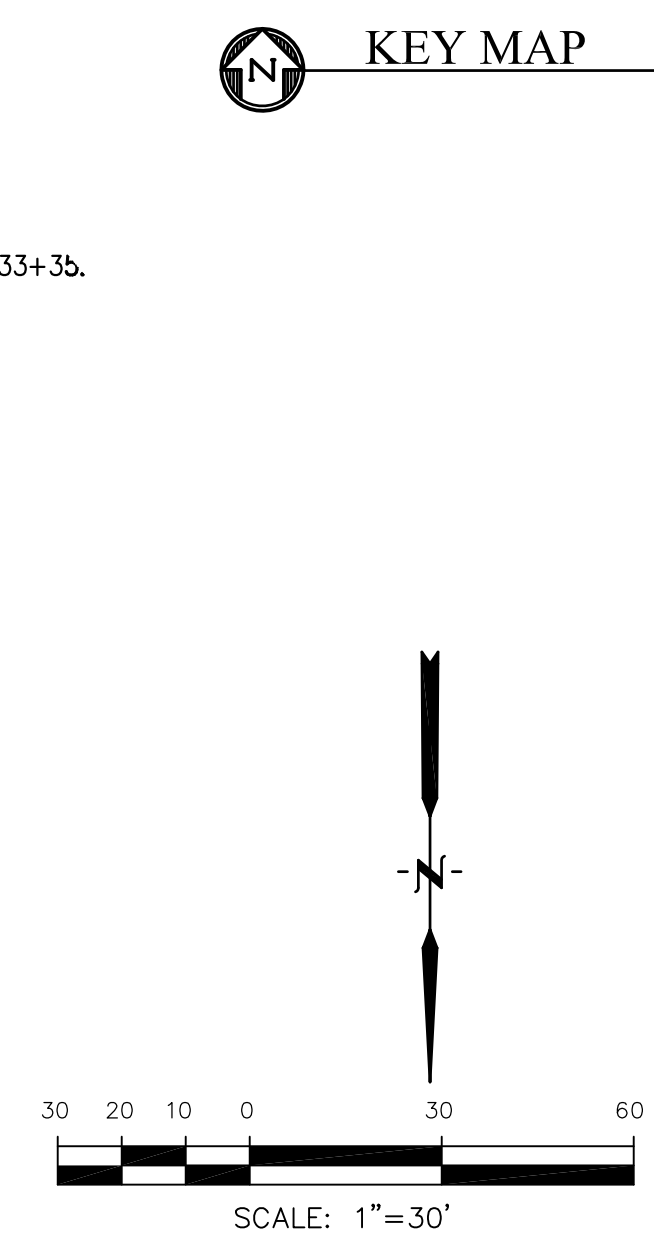
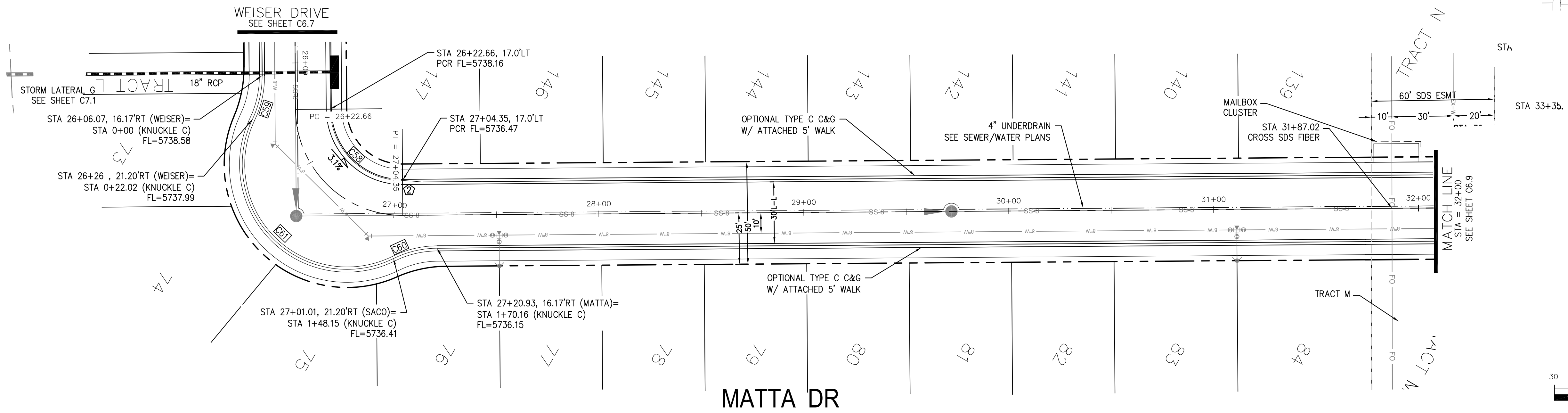
DATE:
 JUNE 12, 2018

AS-BUILT
 DATE: 04/20/2019

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

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



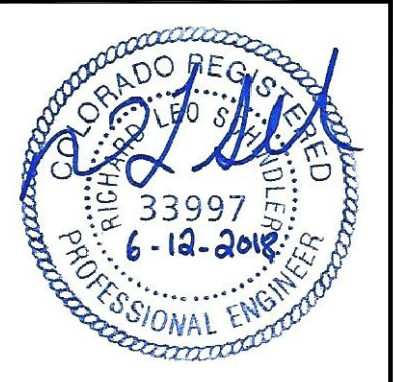
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRCH CREEK, CO 80150
 PHONE: 303.759.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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
MATTA DRIVE
STA 26+00 TO 32+00



DATE:
 JUNE 12, 2018

PROJECT NO.
 100.042

SHEET NUMBER
 C6.8

TOTAL SHEETS: 45

KNUCKLE "C" FL PROFILE

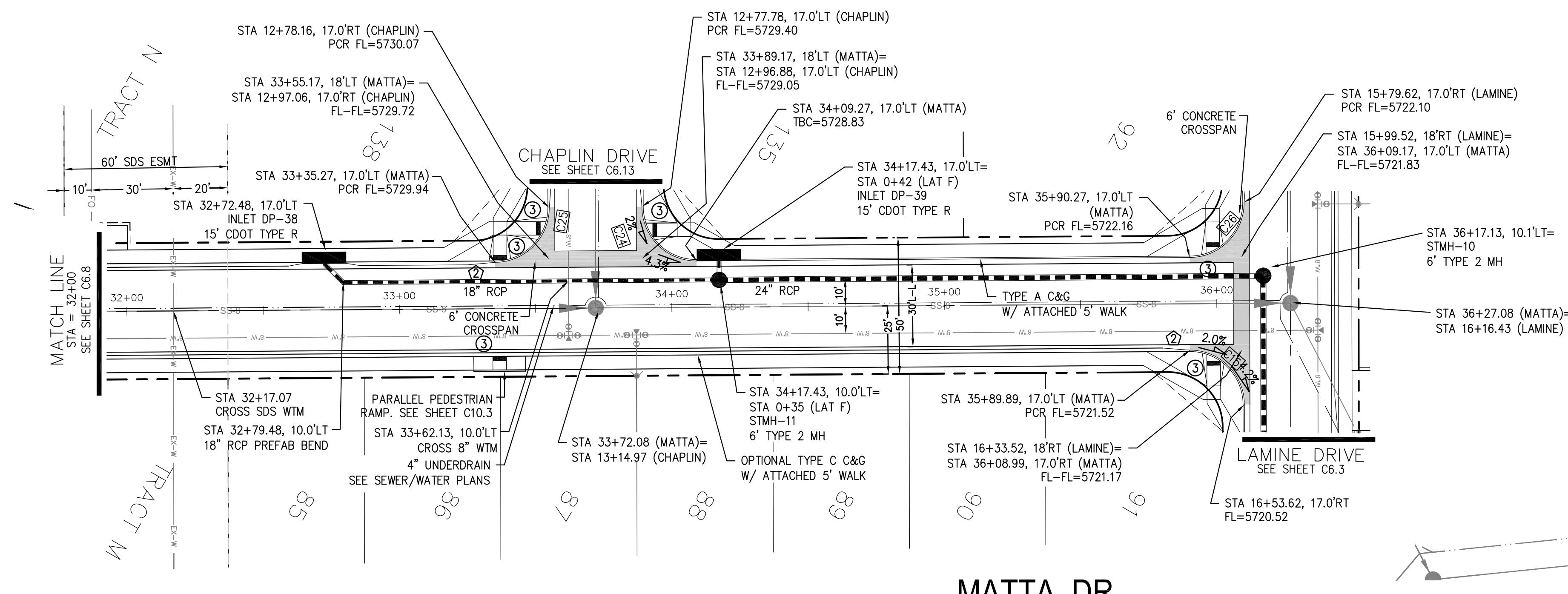
AS-BUILT
 DATE: 04/20/2019

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: _____

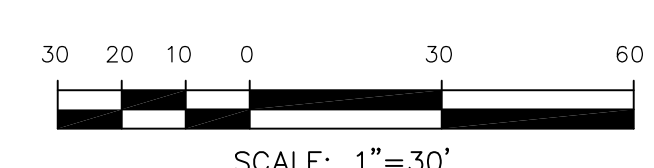
DATE: _____

PROJECT NUMBER: 2018-_____

WORK ORDER NUMBER: _____

CSU SHEET _____ OF _____

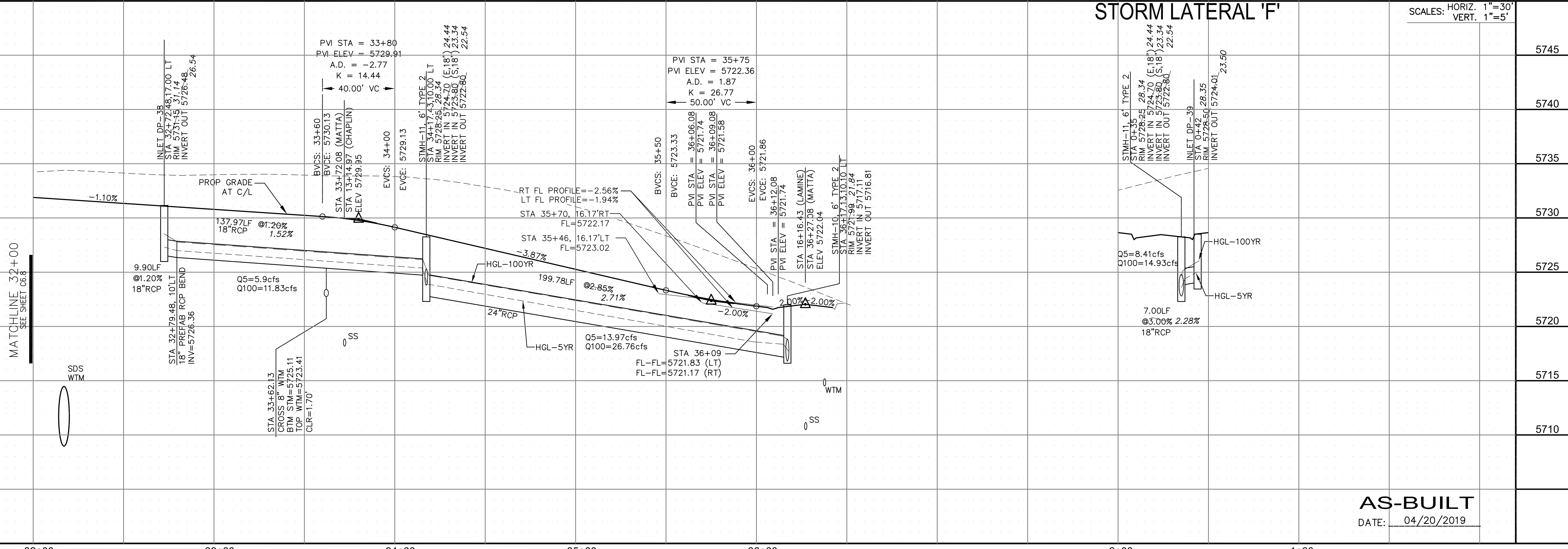
APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.



MATTA DR

STORM LATERAL 'F'

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



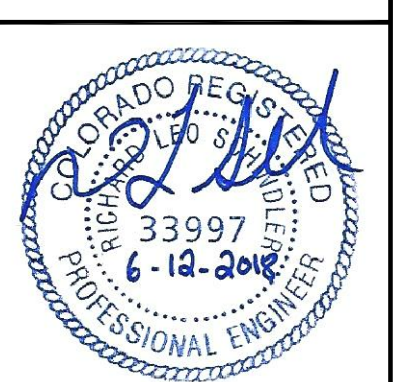
**CORE
ENGINEERING GROUP**
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 303.750.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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**



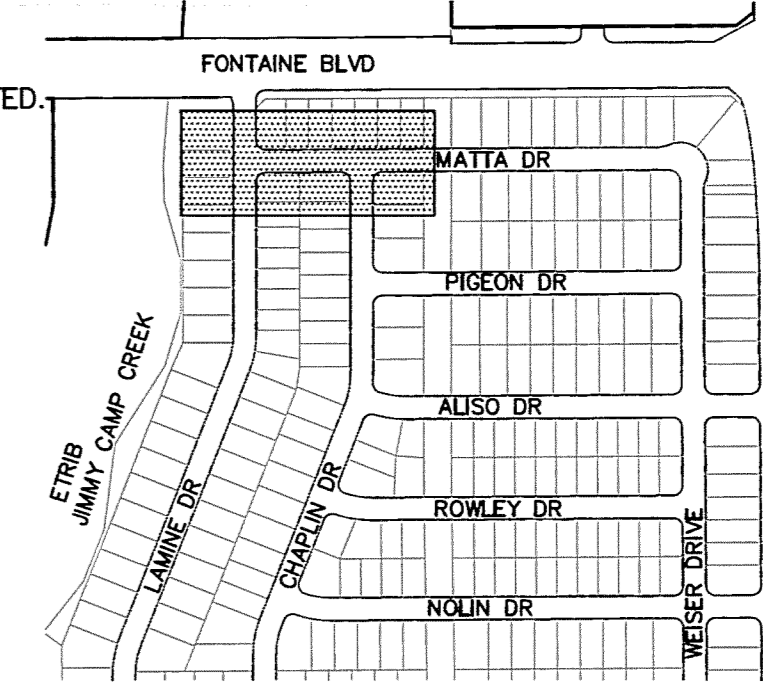
DATE:
JUNE 12, 2018

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**
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: 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]*

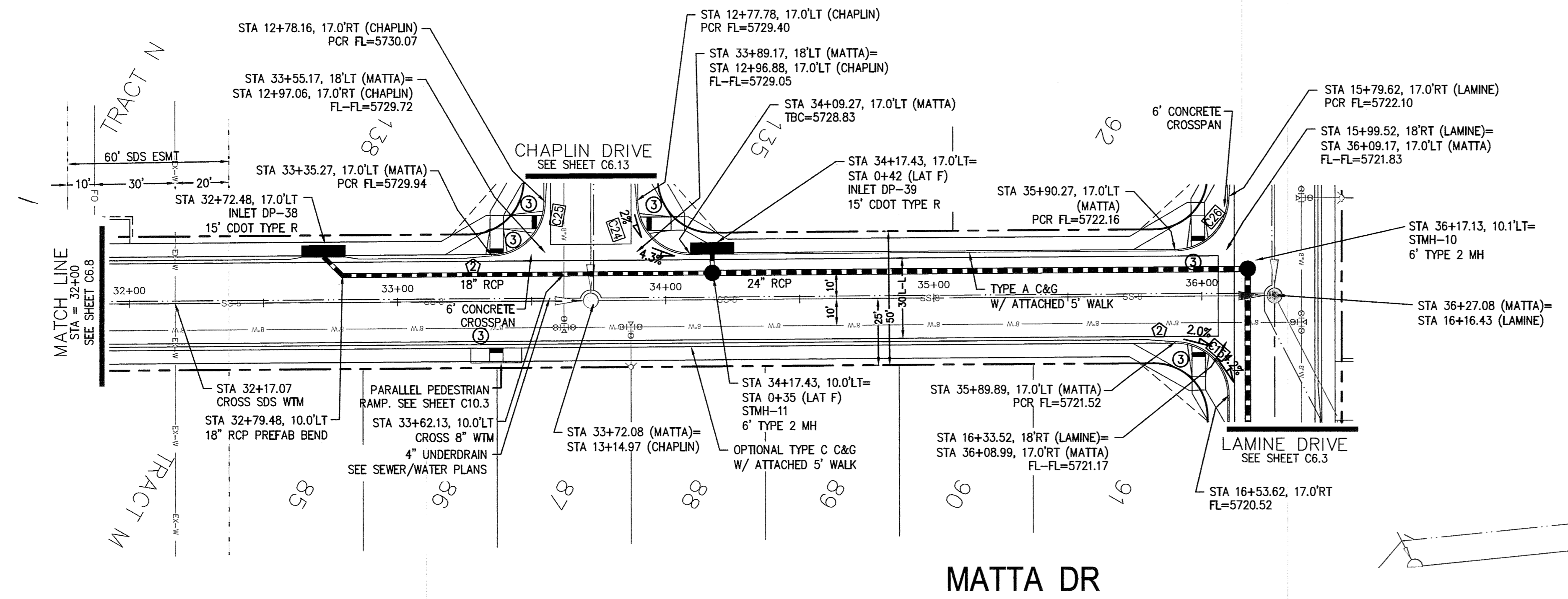
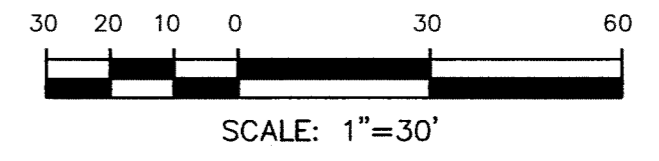
DATE: 26 June 2018

PROJECT NUMBER: 2018-W052

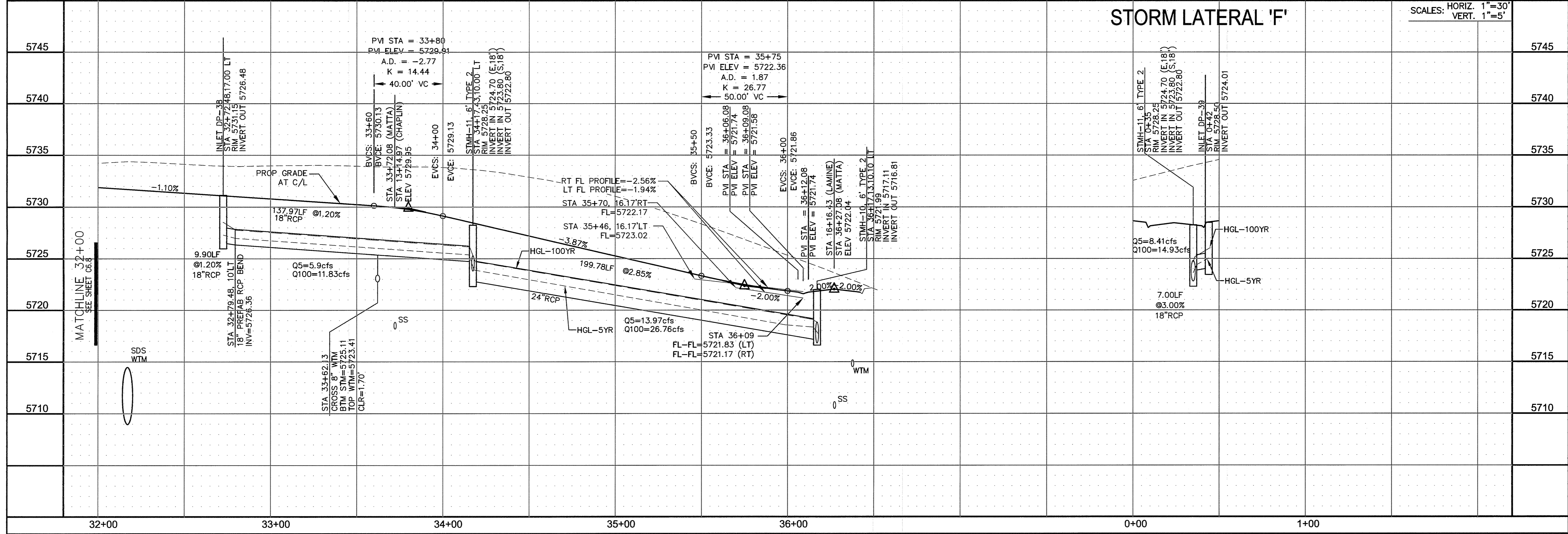
WORK ORDER NUMBER: 3298612

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

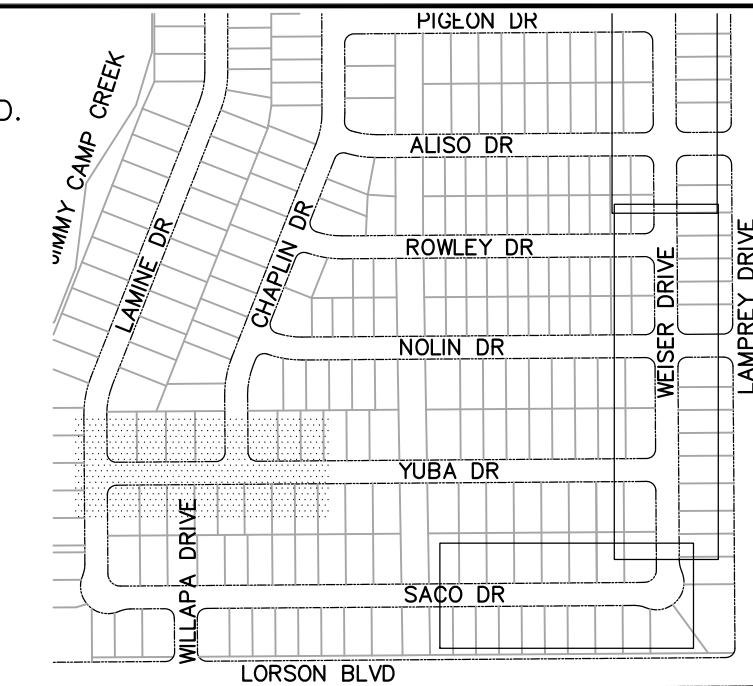
TOTAL SHEETS: 45

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"

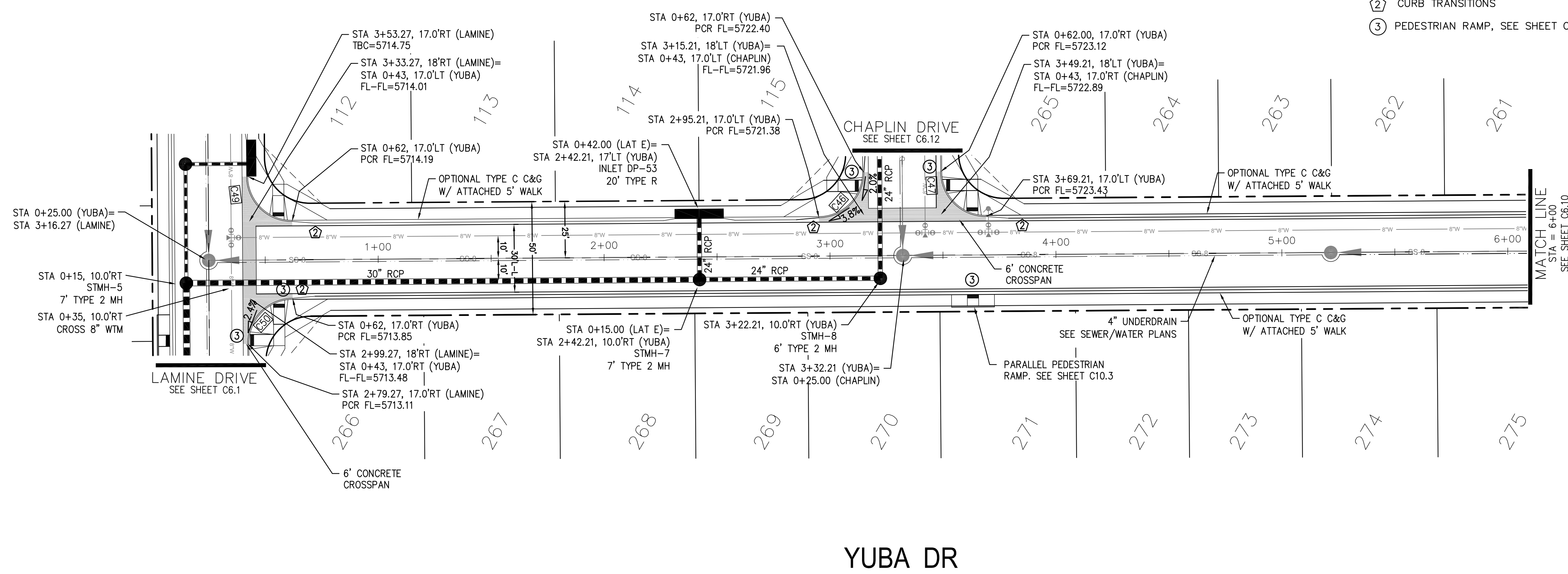
NOTES

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.

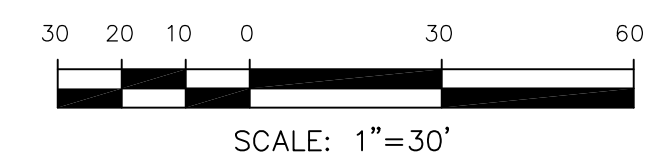
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



KEY MAP



YUBA DR

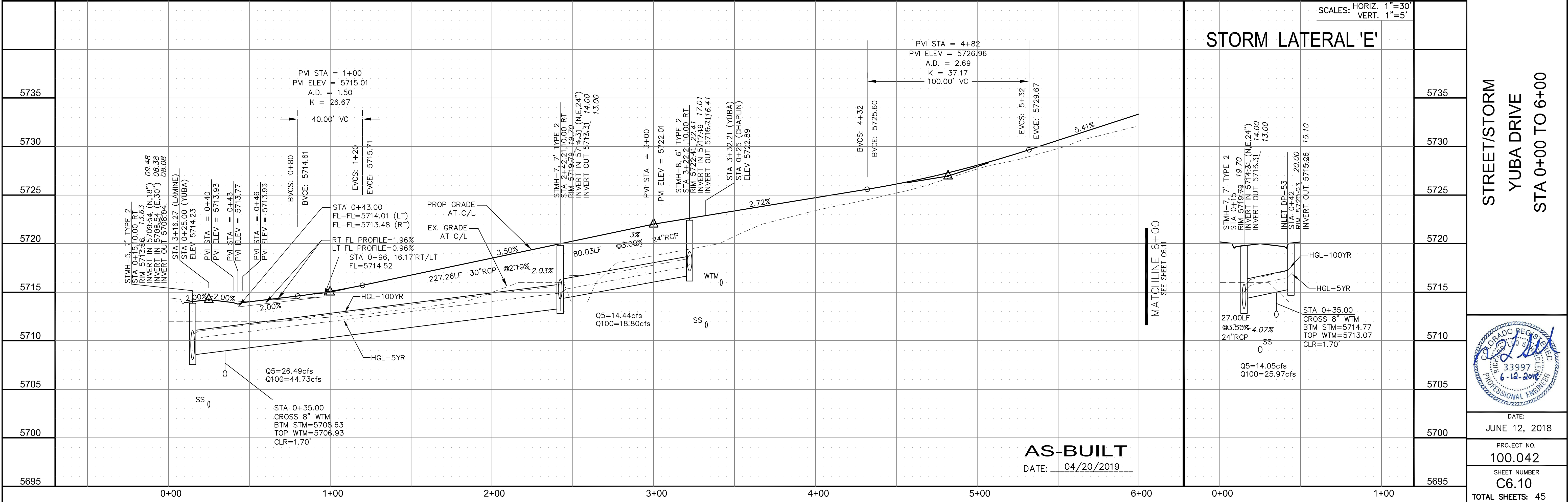


CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 790 570 1100
 COLORADO SPRINGS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

PREPARED FOR:
LORSON, 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

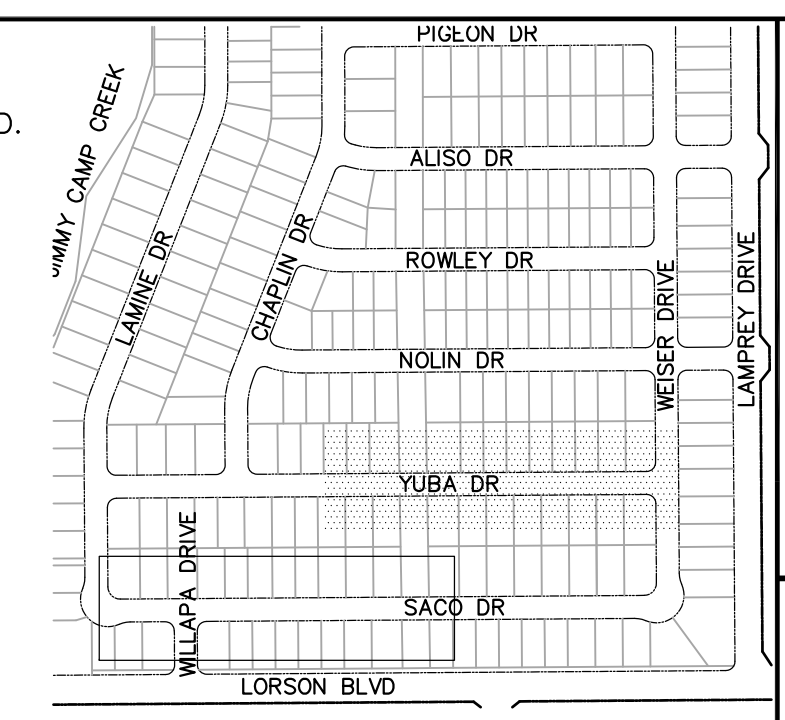


STREET/STORM
YUBA DRIVE
STA 0+00 TO 6+00

PROFESSIONAL ENGINEER
 RICHARD L. SCHINDLER, P.E.
 33997
 6-12-2018

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
 BIRDAIR, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

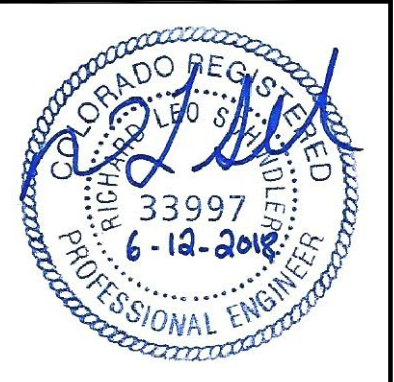
DATE: _____
 DESCRIPTION: _____
 NO: _____

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

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

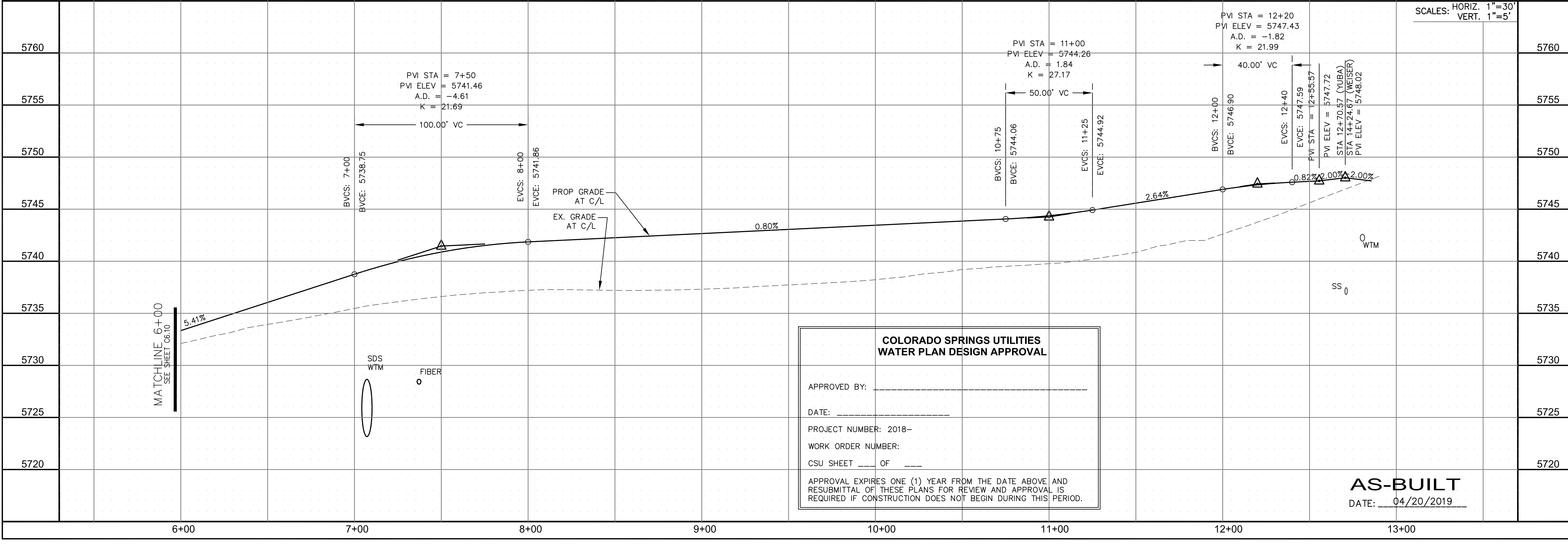
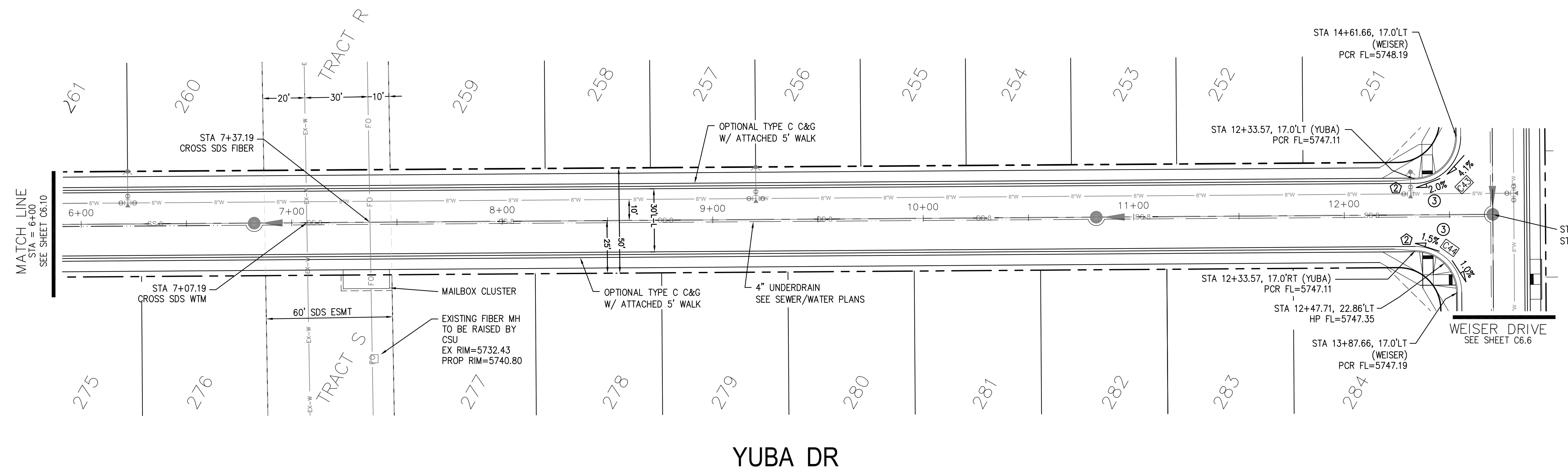
DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

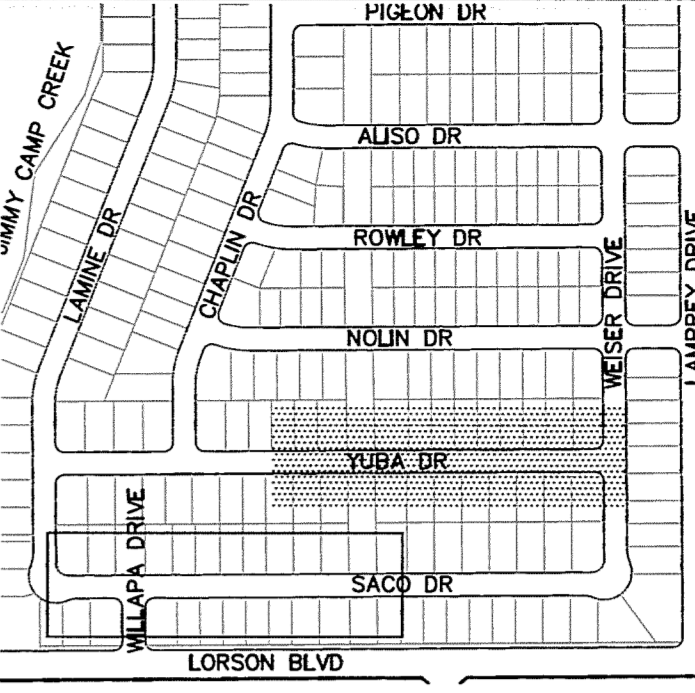
APPROVED BY: _____
 DATE: _____
 PROJECT NUMBER: 2018-_____
 WORK ORDER NUMBER: _____
 CSU SHEET ____ OF ____

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.

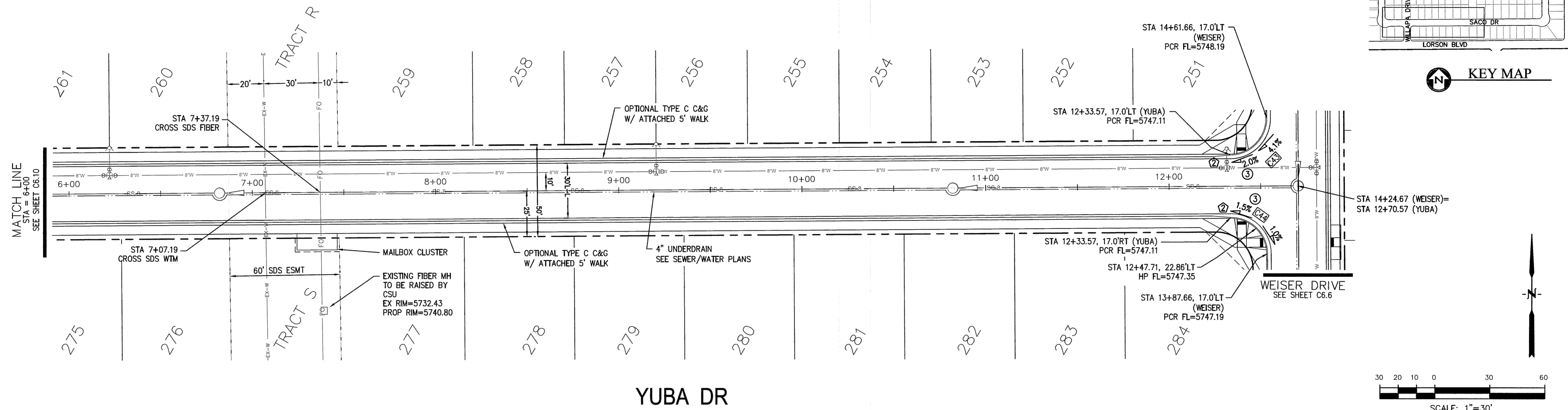
AS-BUILT
 DATE: 04/20/2019

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



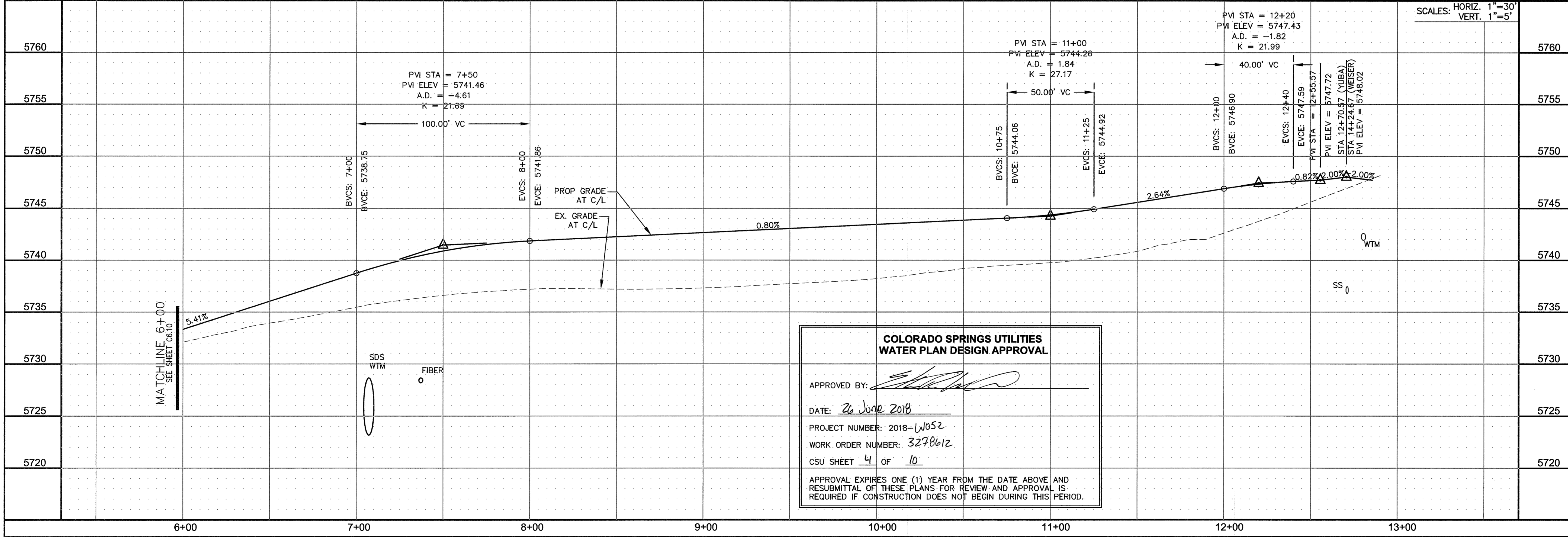
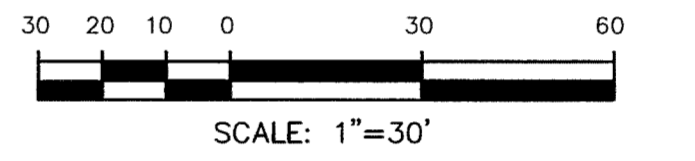
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNSVILLE, MN 55306
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceng1.com



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

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

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



**COLORADO SPRINGS UTILITIES
 WATER PLAN DESIGN APPROVAL**

APPROVED BY:

DATE: 26 June 2018

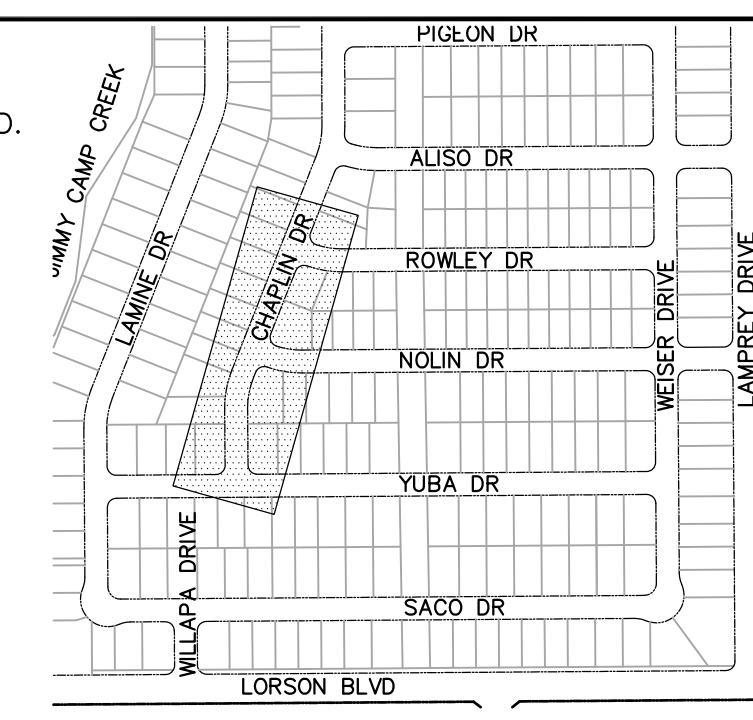
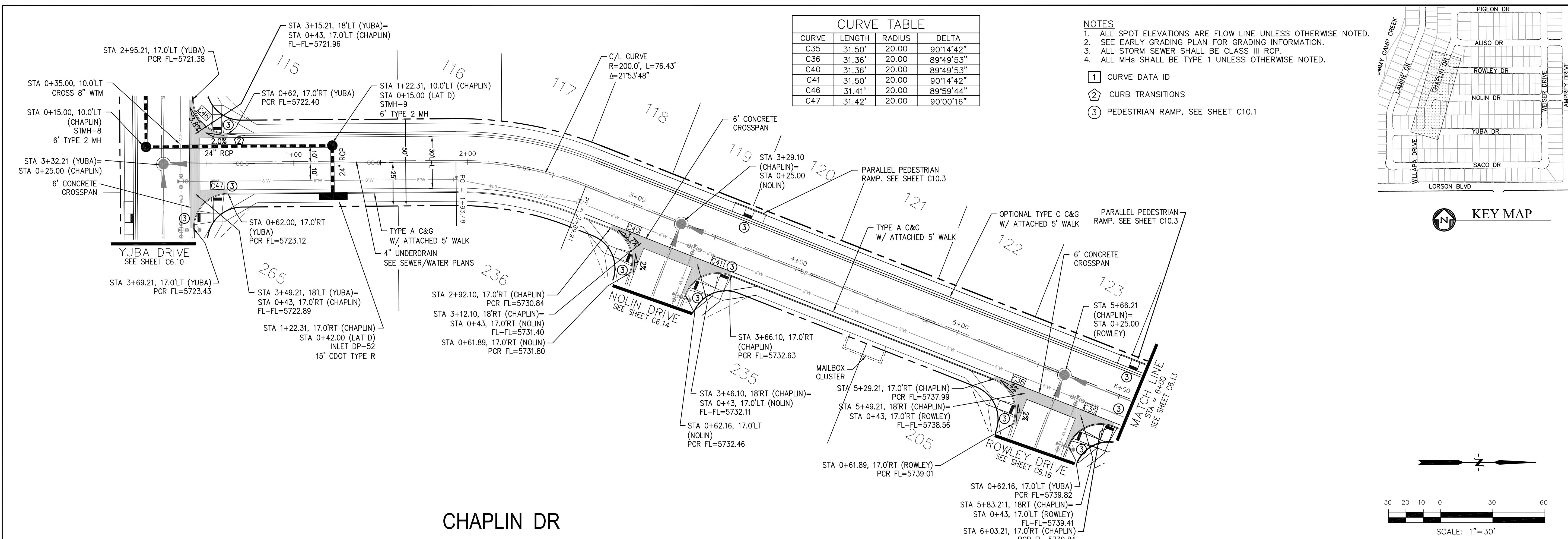
PROJECT NUMBER: 2018-W052
 WORK ORDER NUMBER: 3298612
 CSU SHEET 4 OF 10

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.

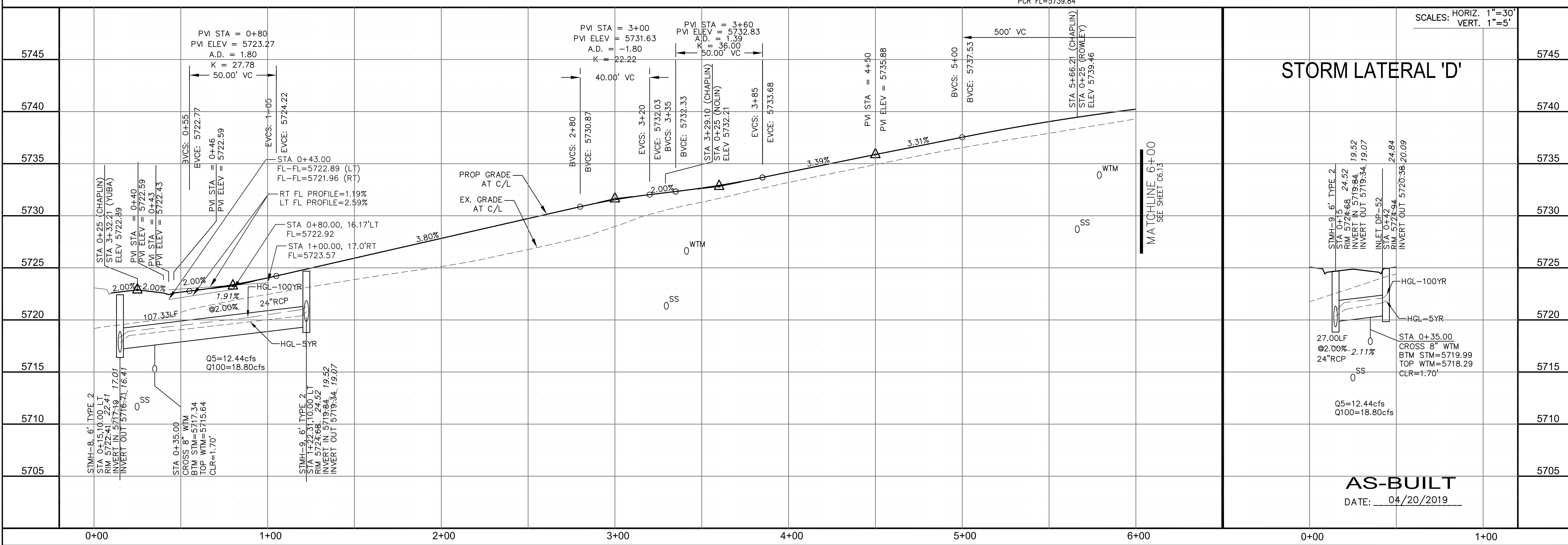
STREET/STORM
 YUBA DRIVE
 STA 6+00 TO 12+70

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





CHAPLIN DR



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

DATE: _____
 NO. _____
 DESCRIPTION: _____

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

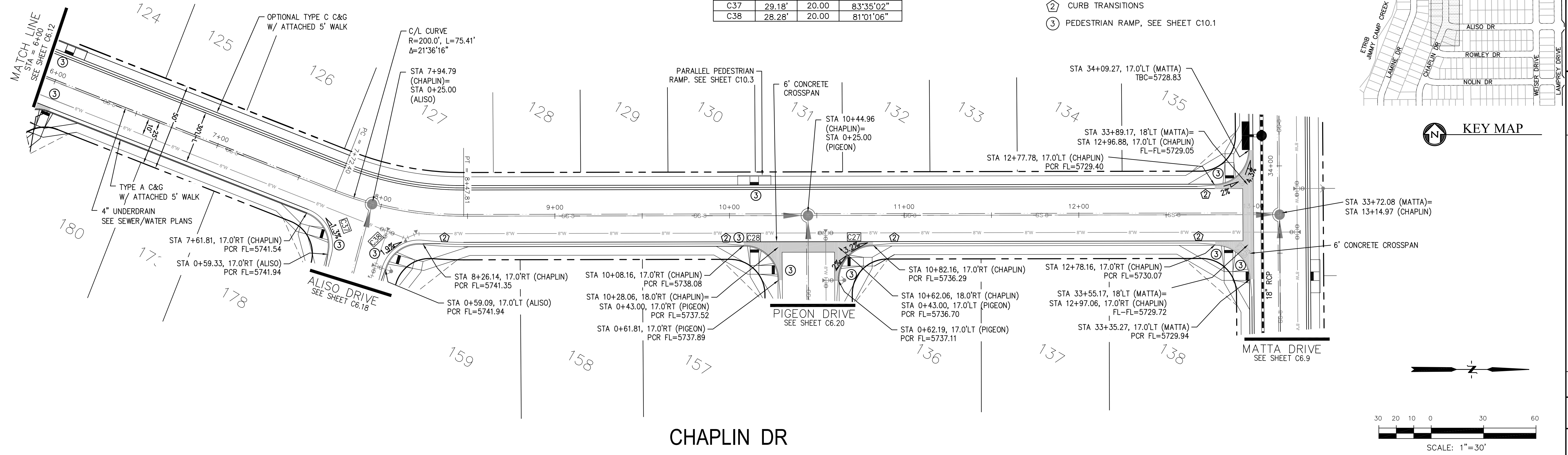
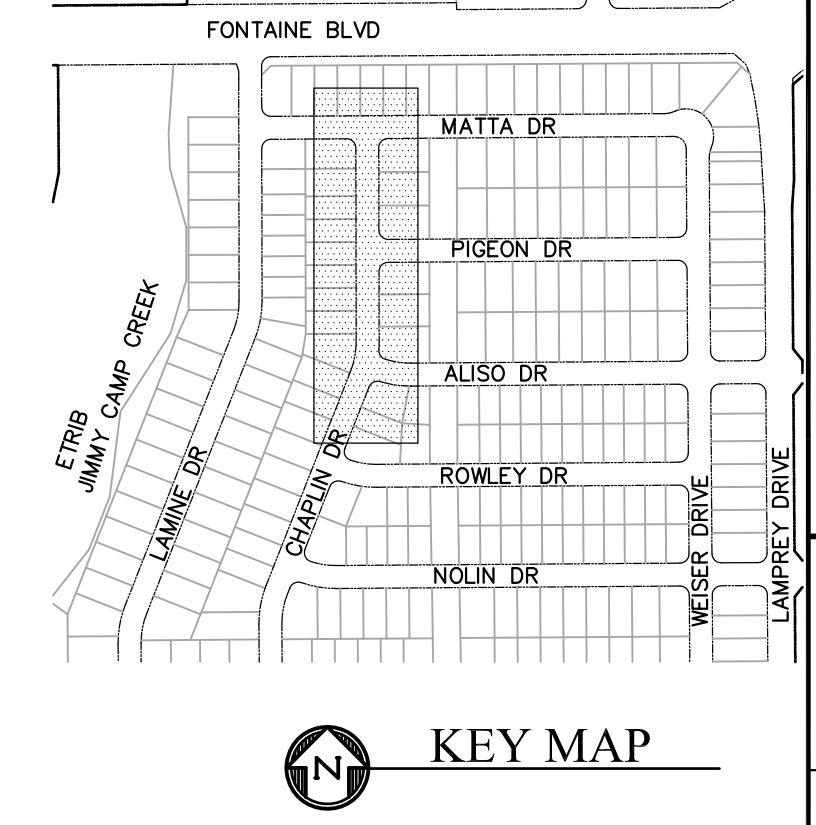
STREET/STORM CHAPLIN DRIVE STA 0+00 TO 6+00

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

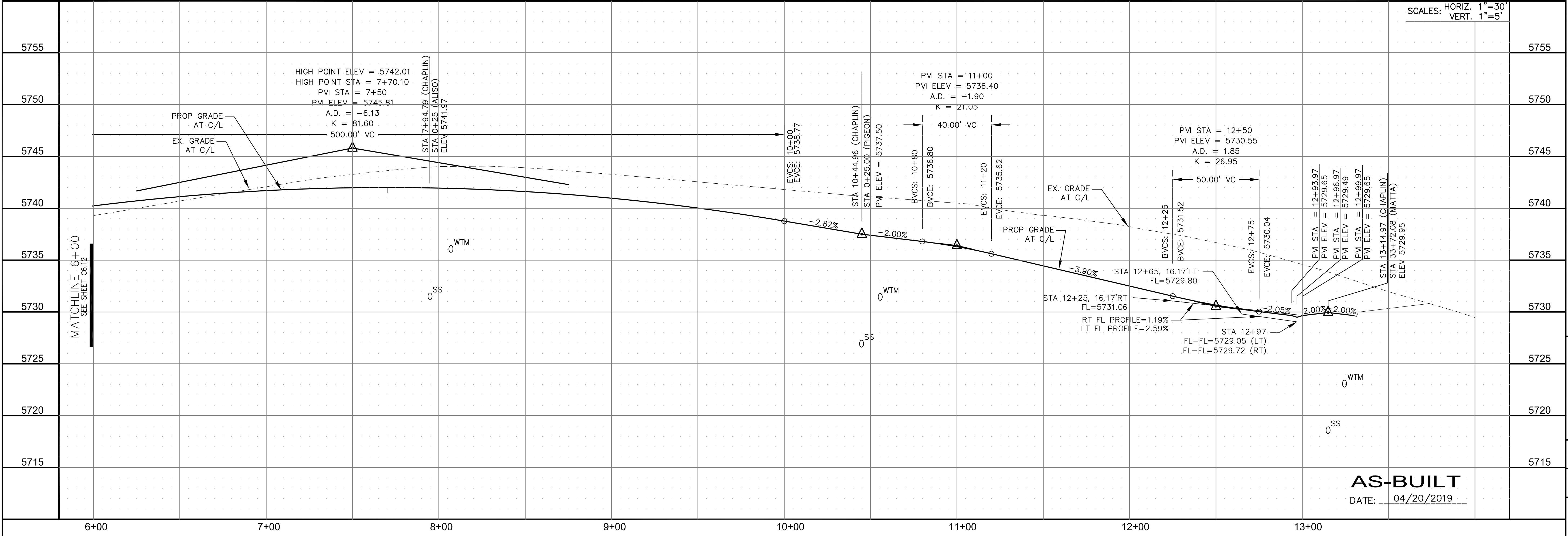
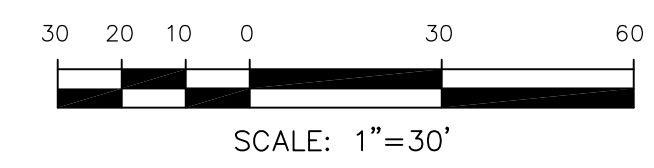
AS-BUILT
 DATE: 04/20/2019

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.
 BLDG 100 SUITE 300
 BIRMGHAM AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

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

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

AS-BUILT
 DATE: 04/20/2019

DATE: JUNE 12, 2018

PROJECT NO. 100.042

SHEET NUMBER C6.13

TOTAL SHEETS: 45

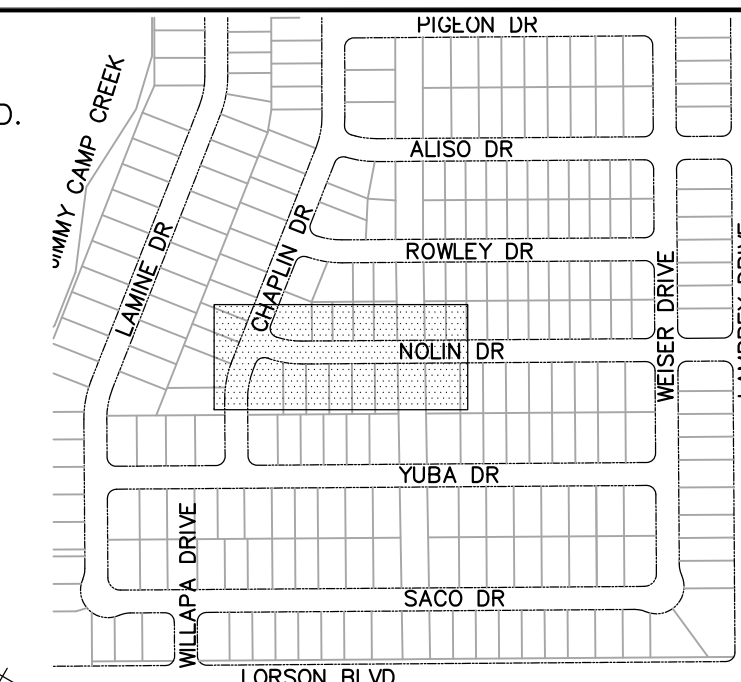


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C40	31.36'	20.00	89°49'53"
C41	31.50'	20.00	90°14'42"

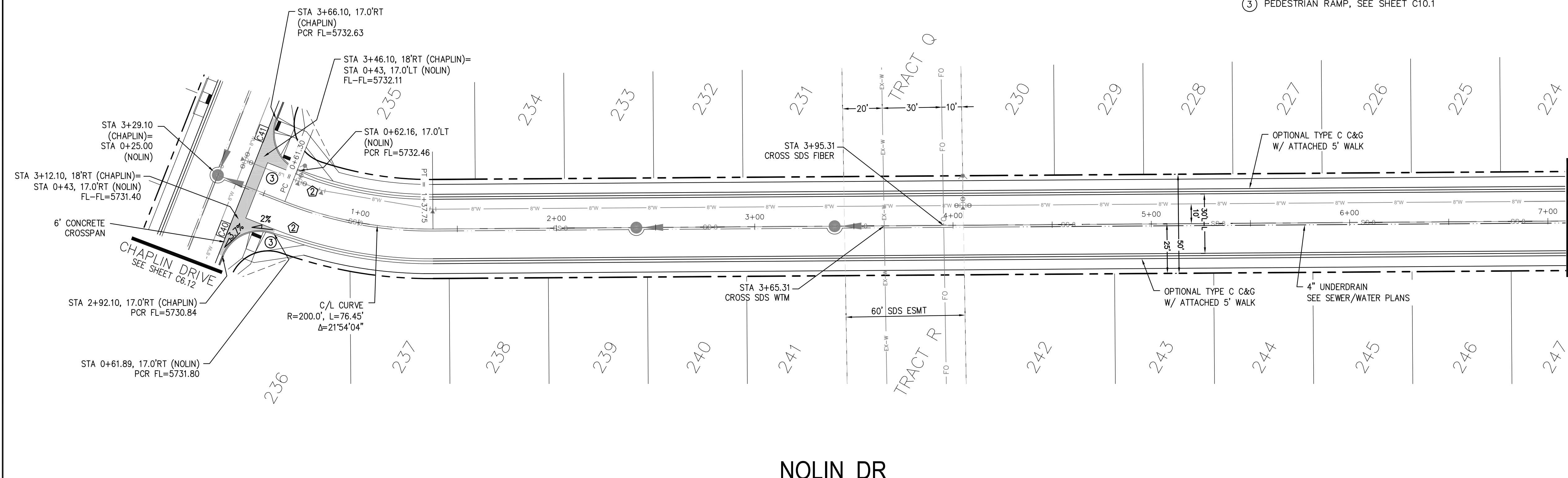
NOTES

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.

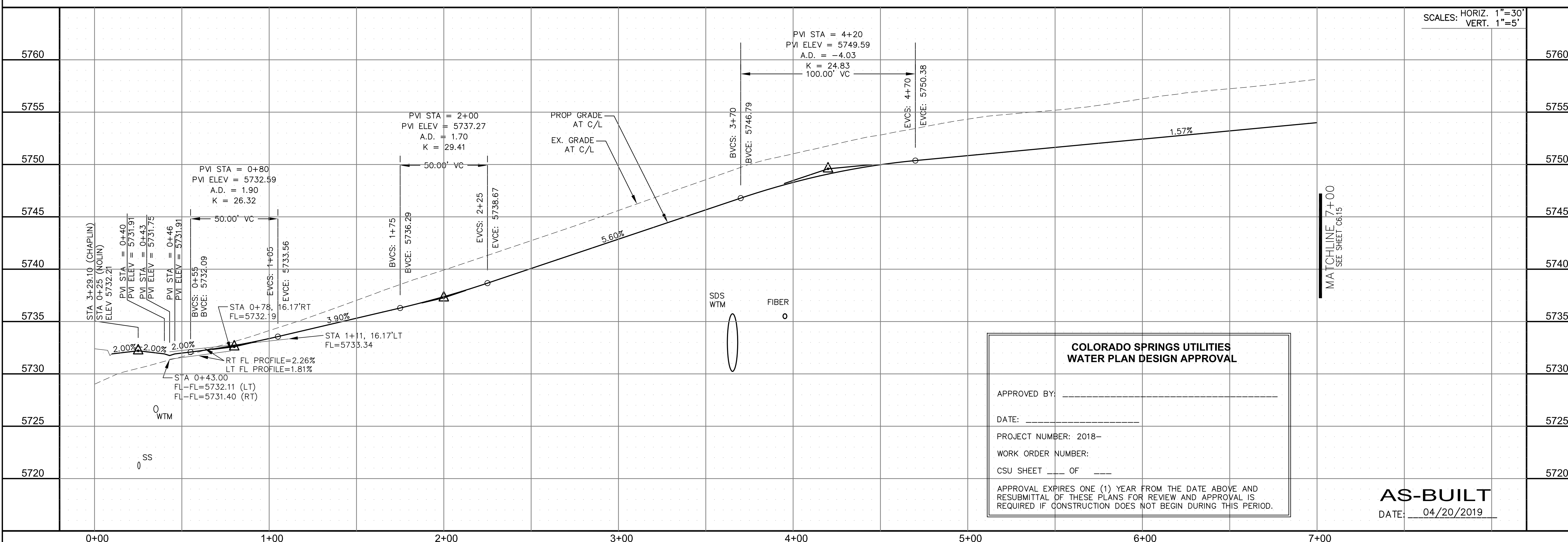
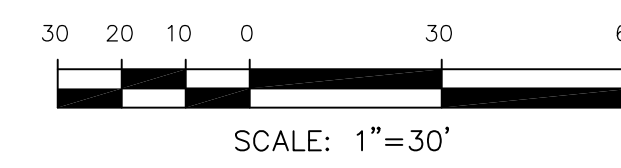
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



KEY MAP



NOLIN DR



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

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

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: 720.570.1100
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

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

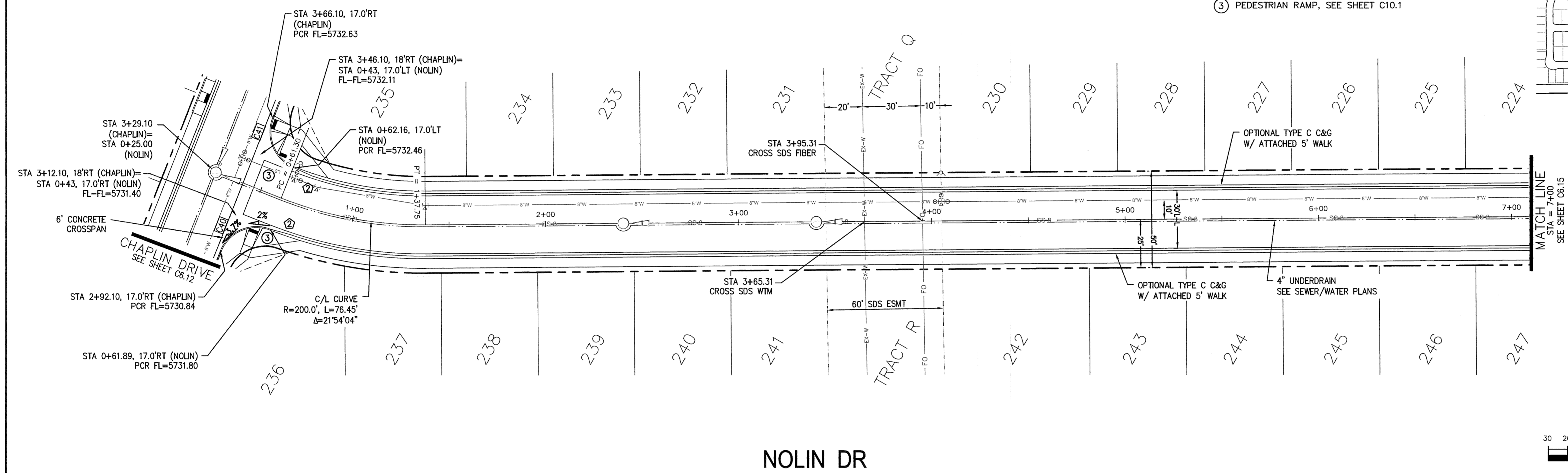
DATE: JUNE 12, 2018

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

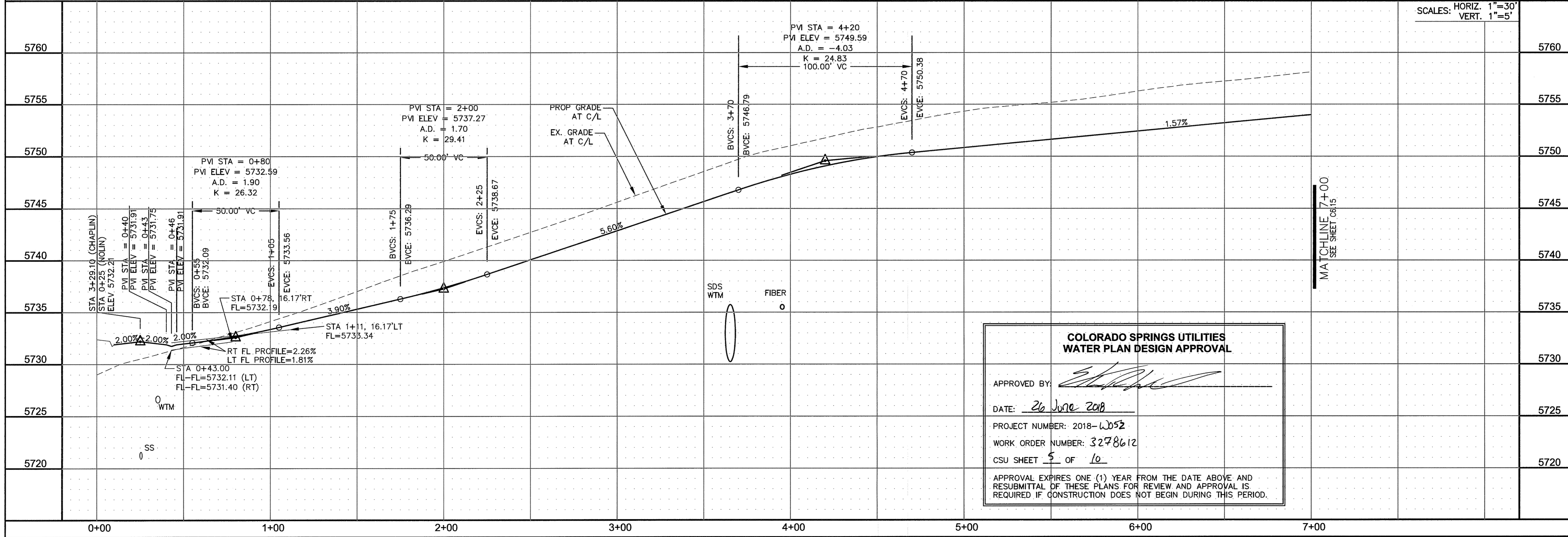
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C40	31.36'	20.00	89°49'53"
C41	31.50'	20.00	90°14'42"

- 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



NOLIN DR



**COLORADO SPRINGS UTILITIES
WATER PLAN DESIGN APPROVAL**

APPROVED BY:

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.

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

DATE: _____

DESCRIPTION: _____

NO. _____

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

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

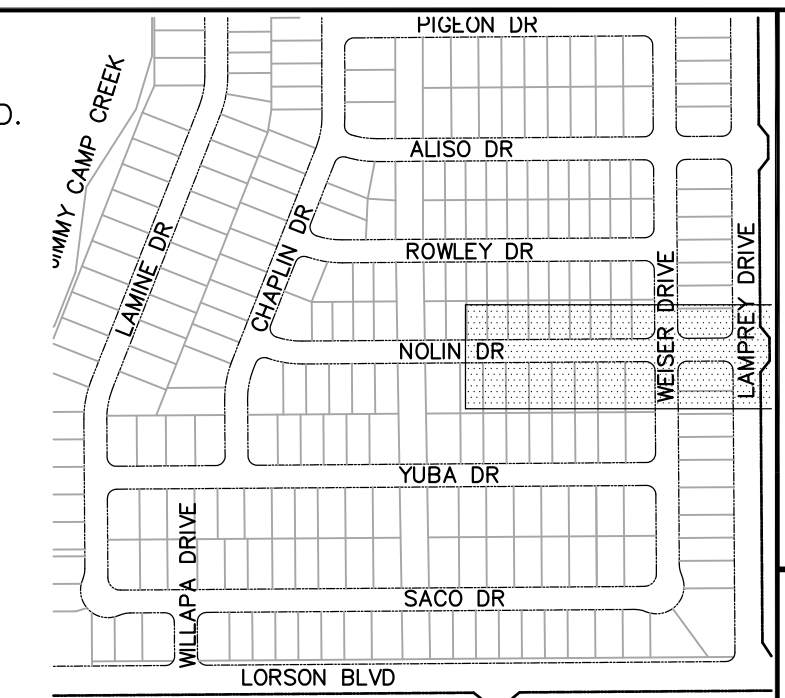
TOTAL SHEETS: 45

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"

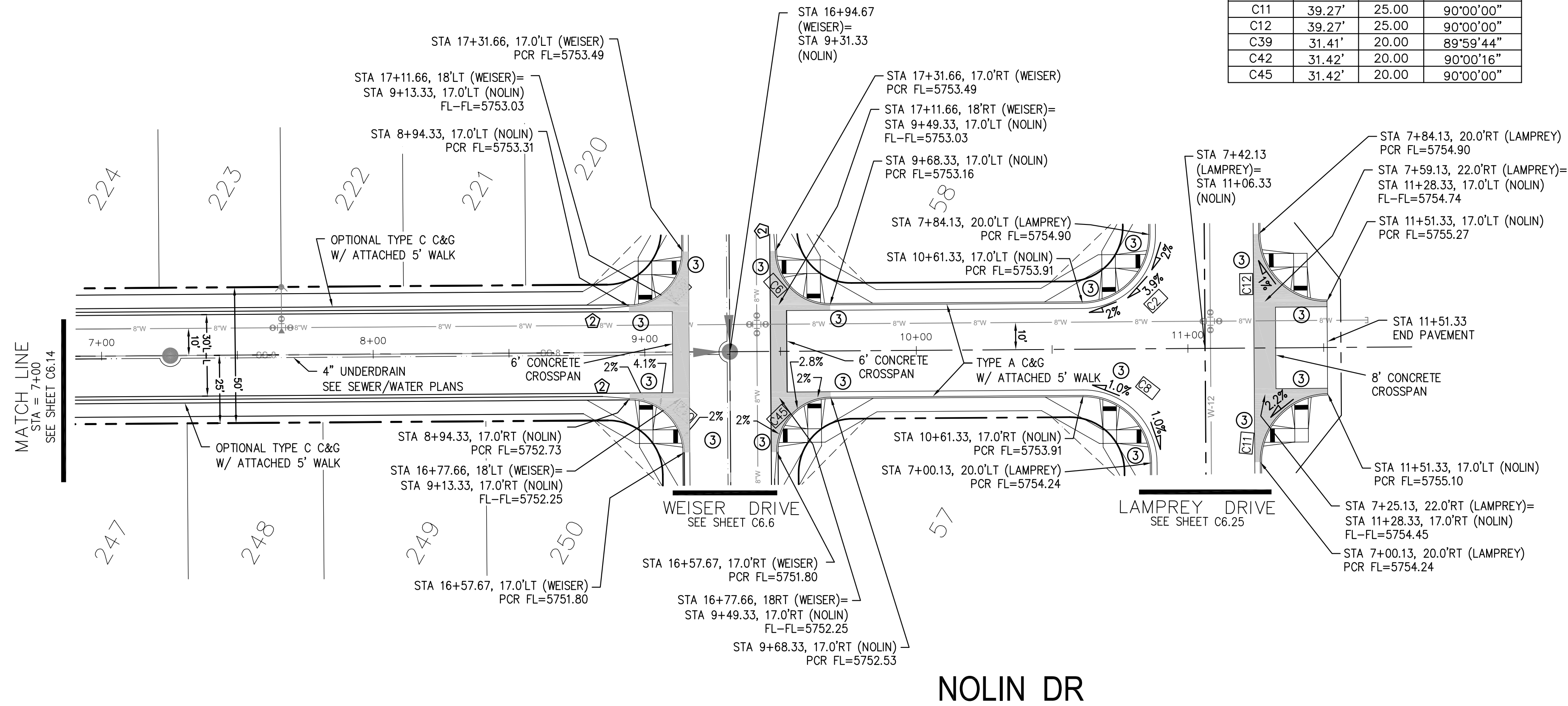
NOTES

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.

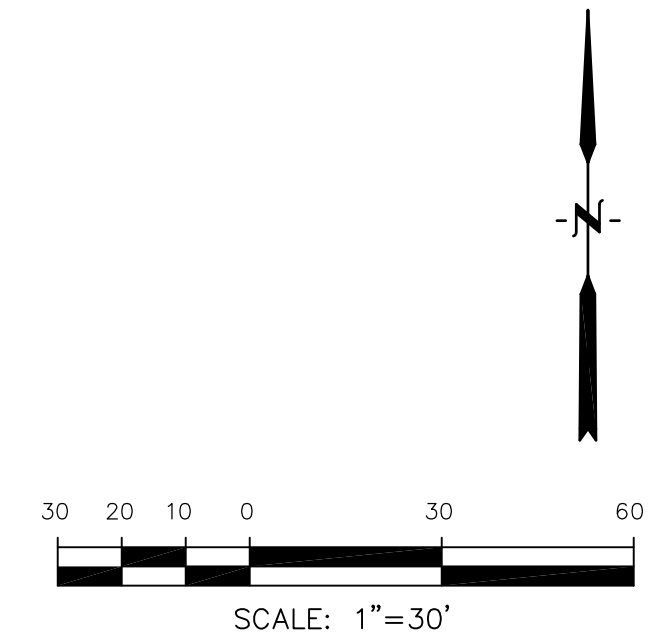
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



KEY MAP



NOLIN DR



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 500
 P.O. BOX 5701100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

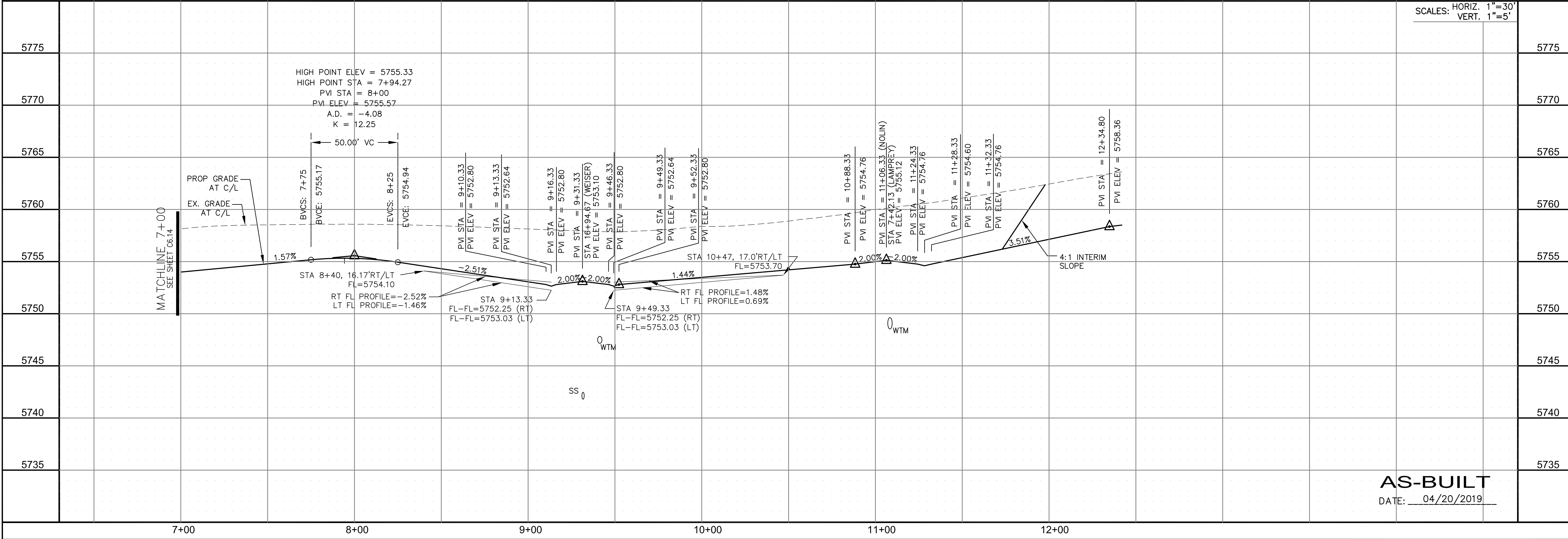
DATE: _____

DESCRIPTION: _____

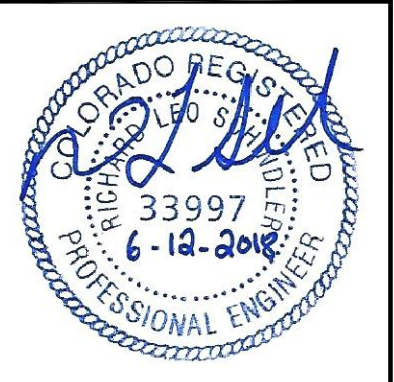
NO: _____

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



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

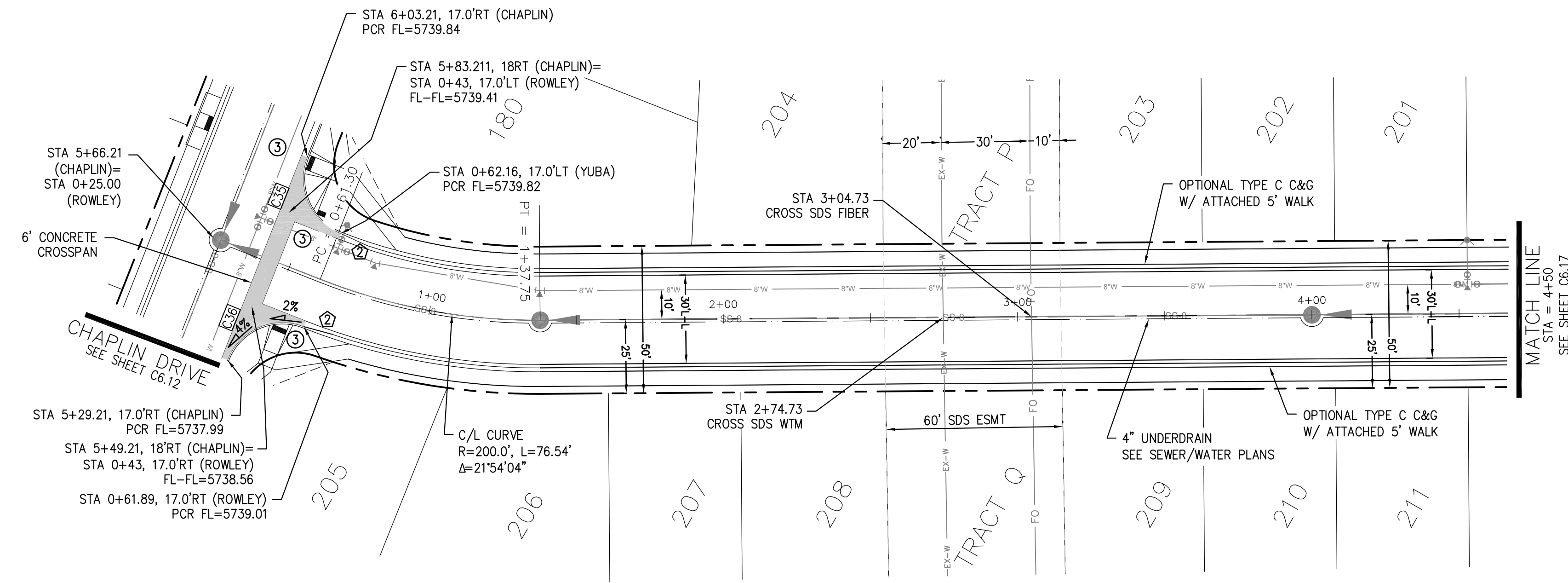


DATE: JUNE 12, 2018

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

AS-BUILT
 DATE: 04/20/2019

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

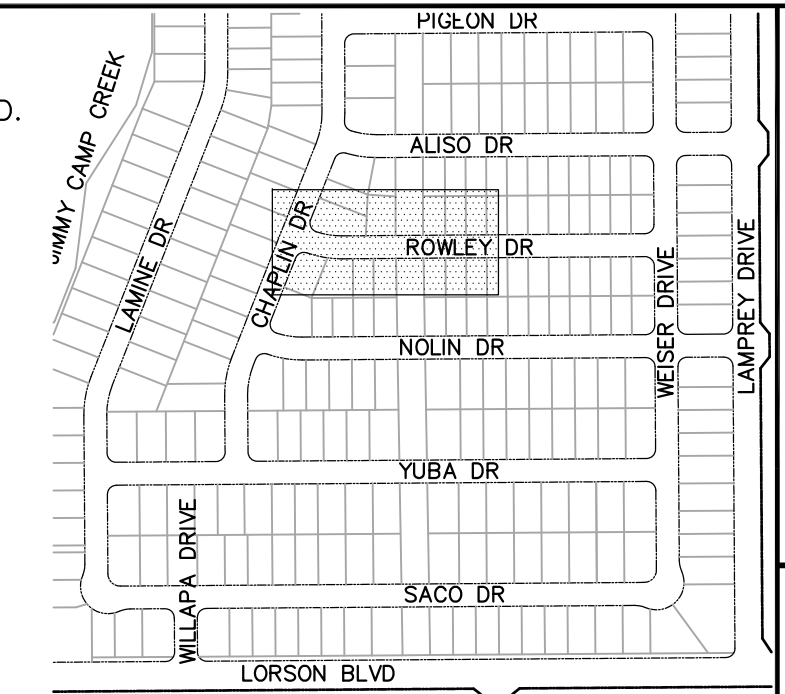


ROWLEY DR

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: _____

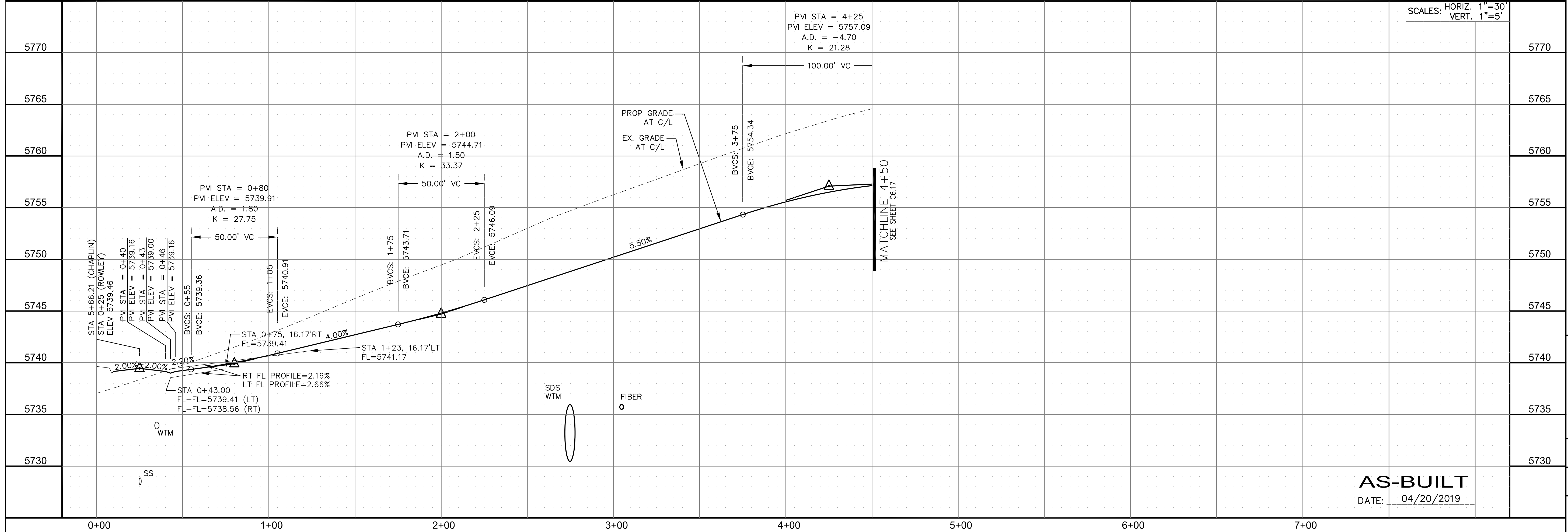
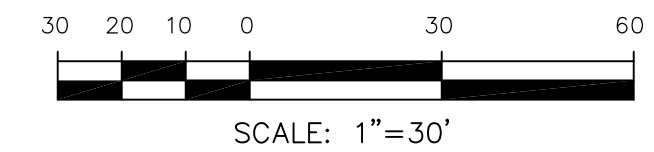
DATE: _____

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: 303.750.1100
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
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
ROWLEY DRIVE
STA 0+00 TO 4+50**

RICHARD L. SCHINDLER
 33997
 6-12-2018
 PROFESSIONAL ENGINEER

DATE: JUNE 12, 2018

PROJECT NO. 100.042

SHEET NUMBER C6.16

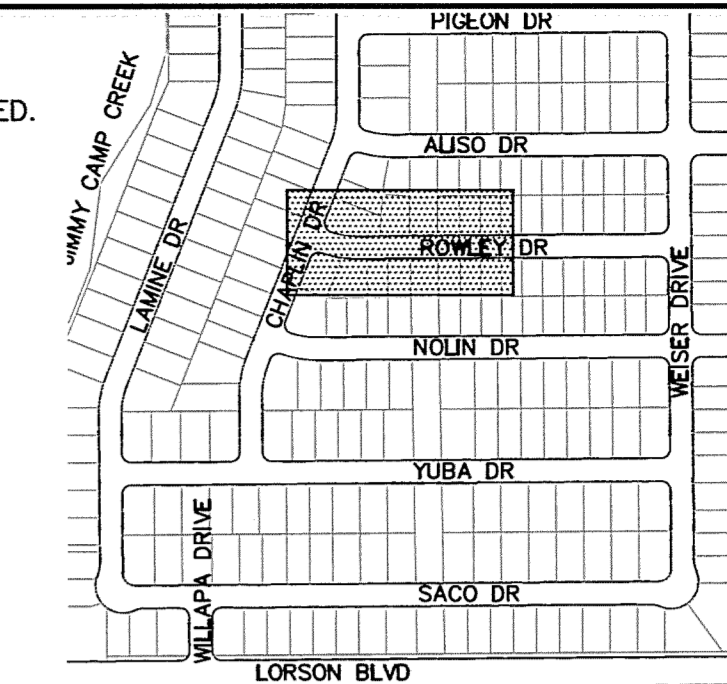
TOTAL SHEETS: 45

AS-BUILT
DATE: 04/20/2019

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



KEY MAP

CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNSVILLE, MN 55306
 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. WAHATCH AVE. SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

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

COLORADO SPRINGS UTILITIES WATER PLAN DESIGN APPROVAL

APPROVED BY:

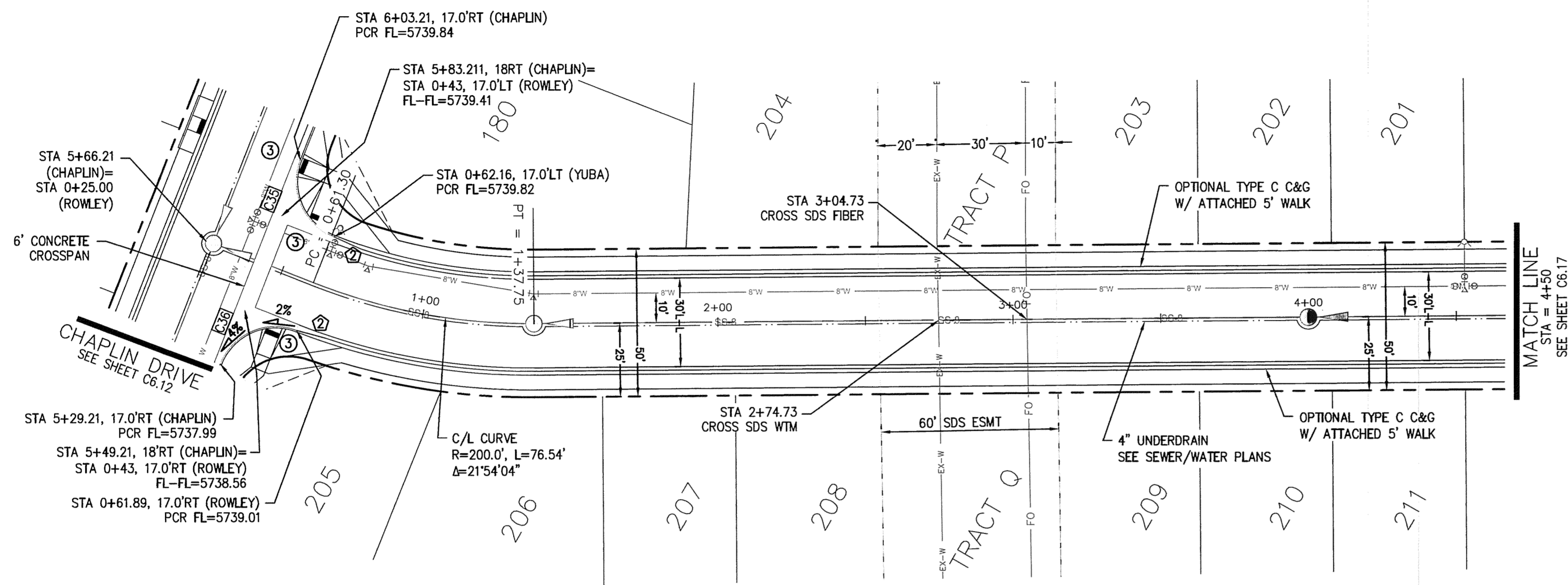
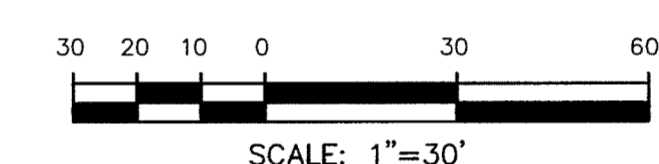
DATE: 26 June 2018

PROJECT NUMBER: 2018-W052

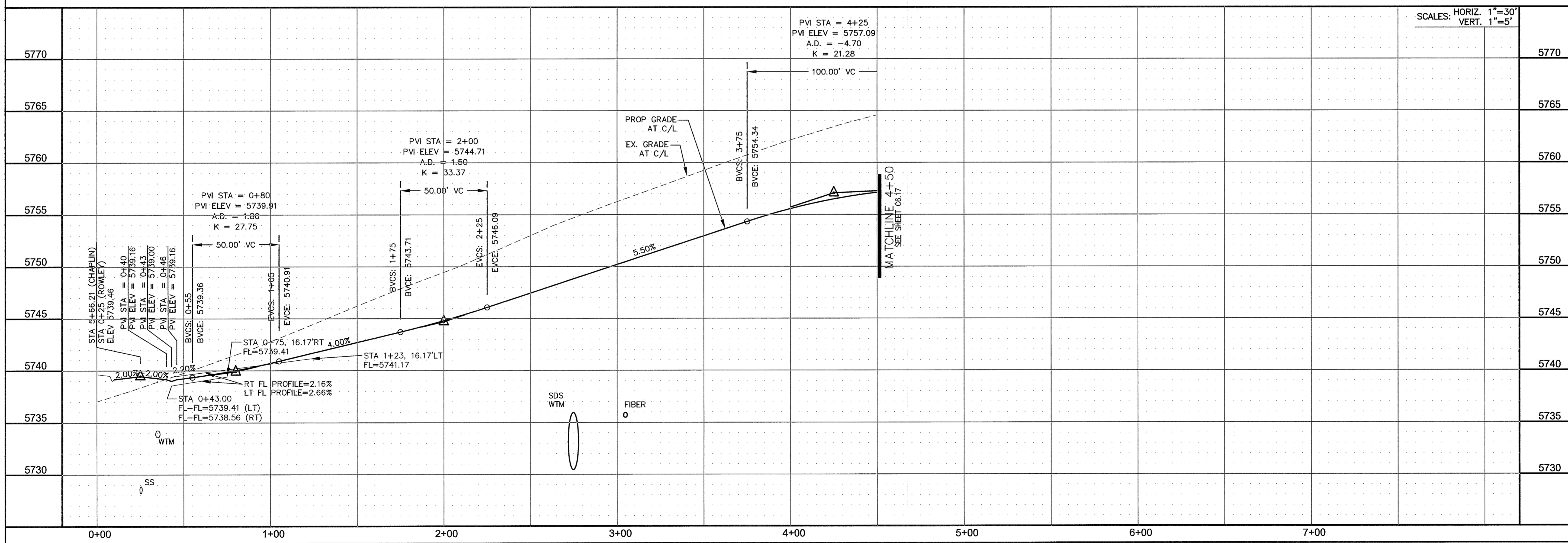
WORK ORDER NUMBER: 3278612

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.



ROWLEY DR



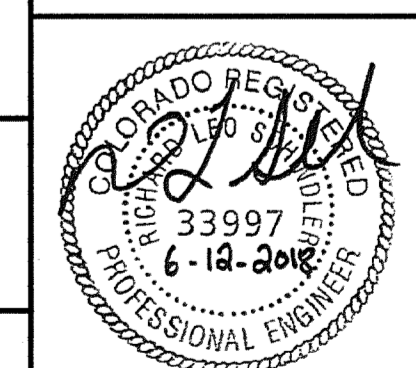
STREET/STORM
ROWLEY DRIVE
 STA 0+00 TO 4+50

DATE: JUNE 12, 2018

PROJECT NO. 100.042

SHEET NUMBER C6.16

TOTAL SHEETS: 45

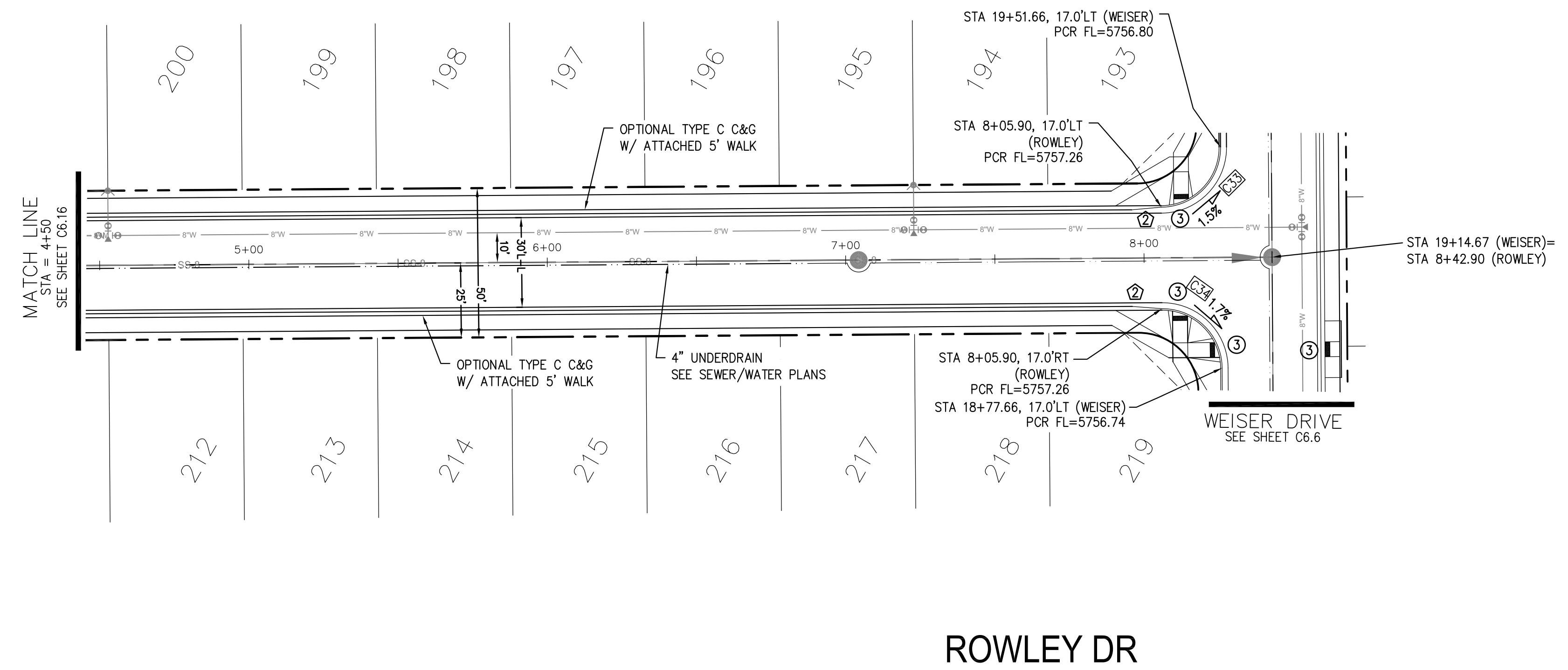
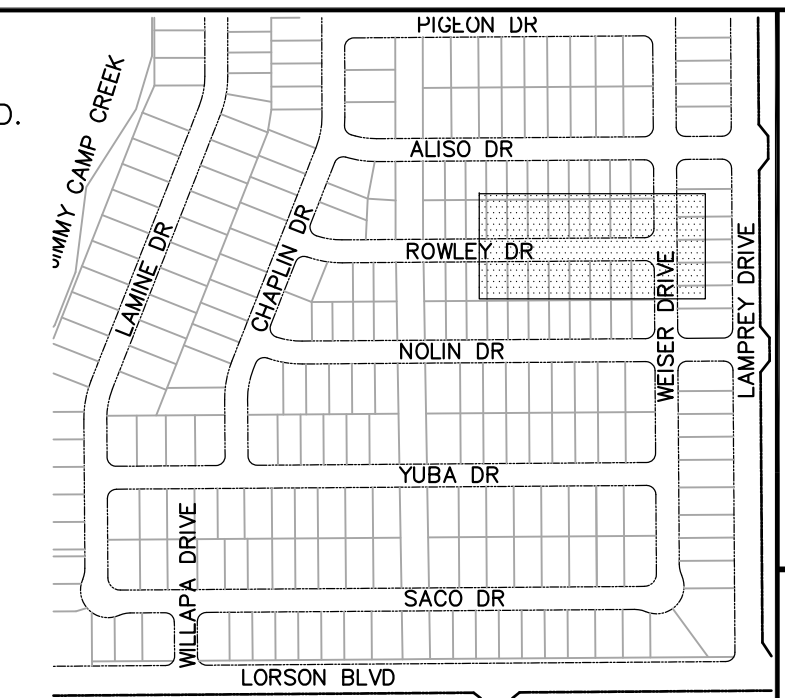


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C33	31.41'	20.00	89°59'44"
C34	31.42'	20.00	90°00'16"

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



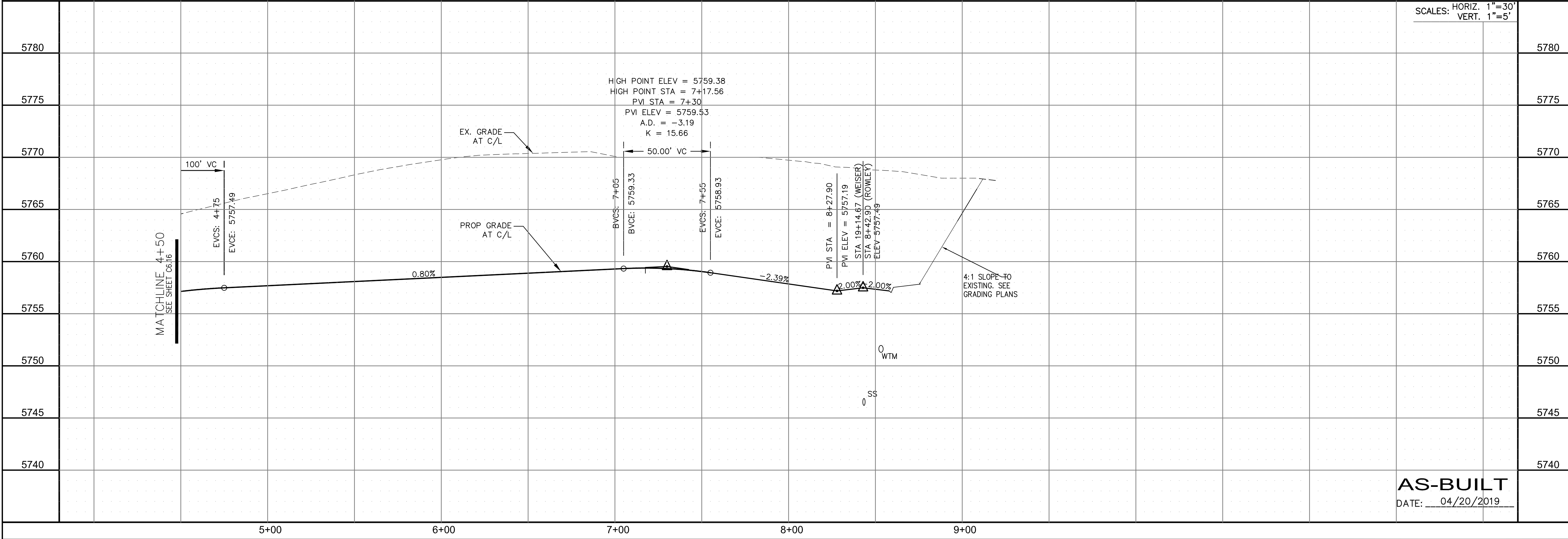
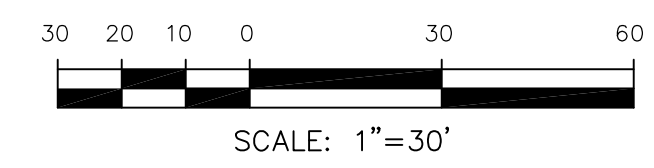
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 DENVER, CO 80232
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____

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

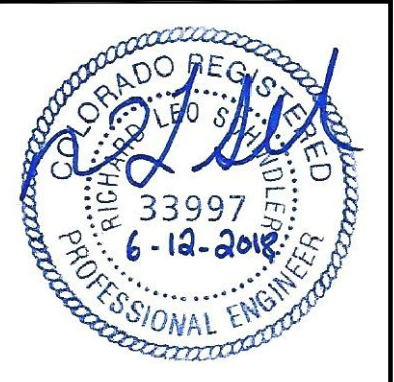
PROJECT:
LORSON RANCH EAST
FILING NO. 1
 FONTAINE BLVD.-OLD GLORY DR
 COLORADO SPRINGS, COLORADO

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

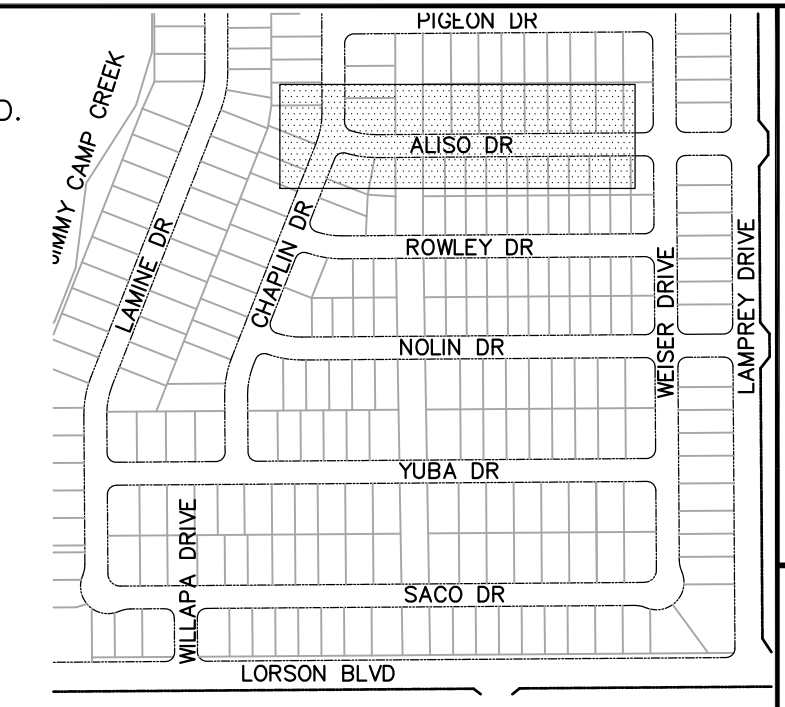
TOTAL SHEETS: 45

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

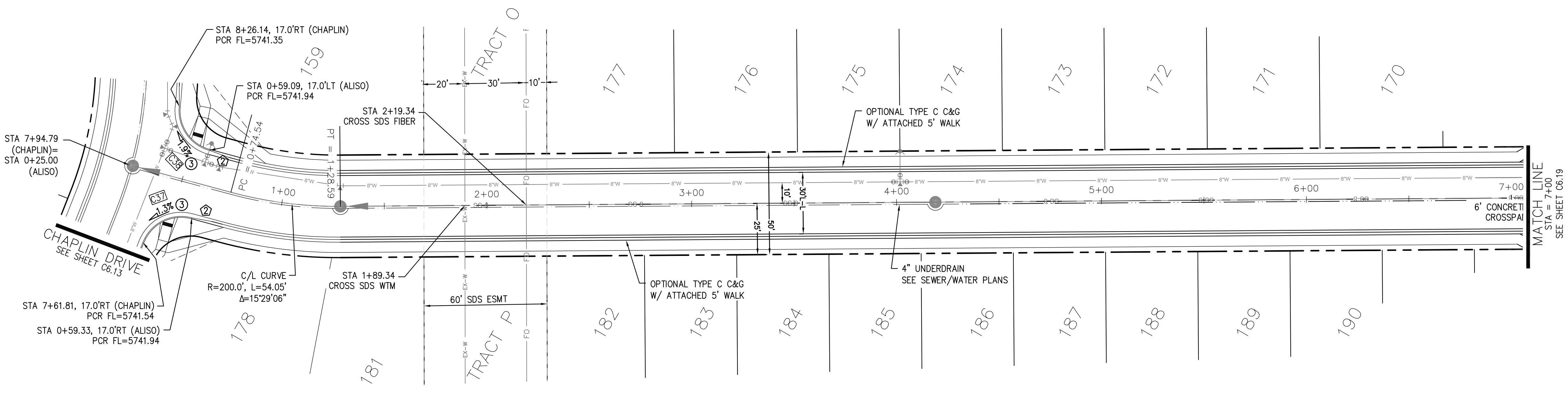
NOTES

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.

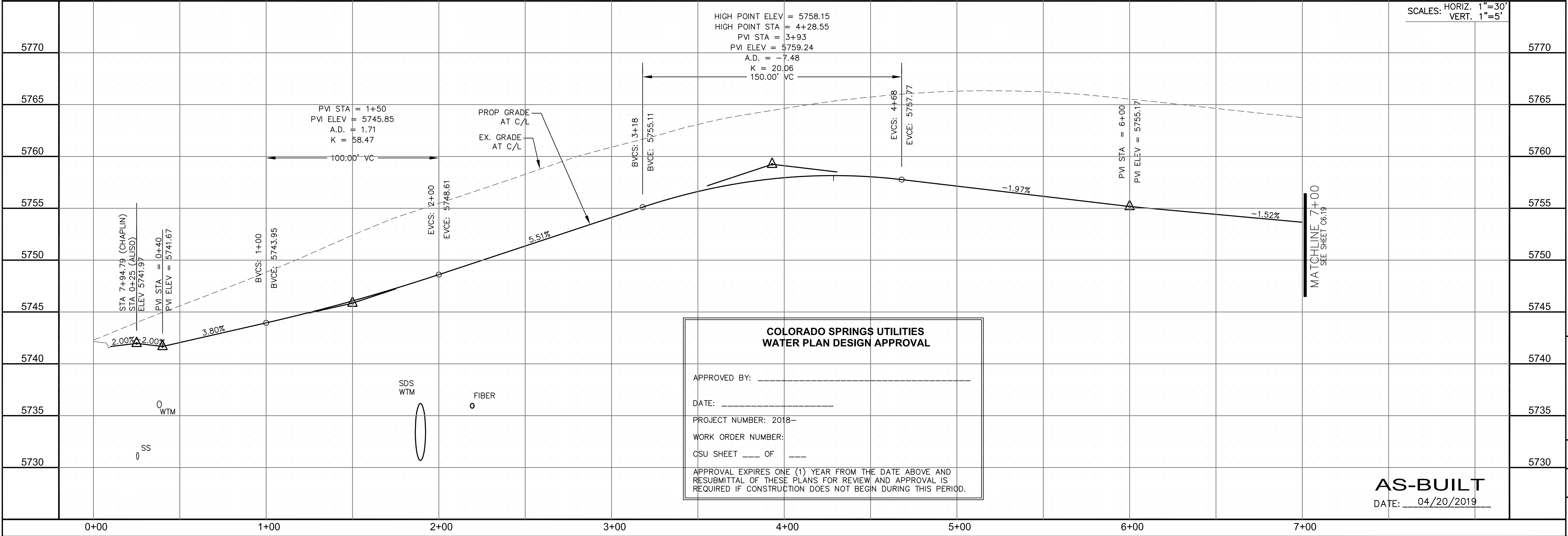
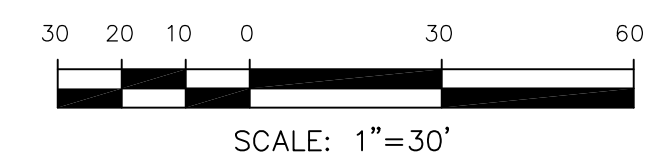
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



KEY MAP



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

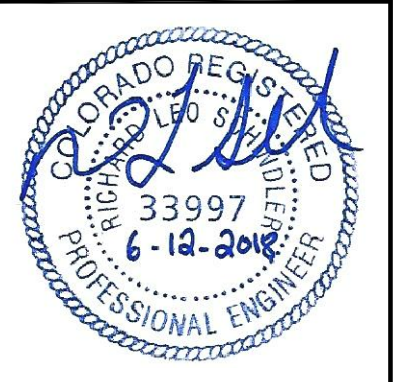
**CORE
ENGINEERING GROUP**
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 720.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DATE: _____
DESCRIPTION: _____
NO. _____
PROJECT: **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: JEFF MARK

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

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 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

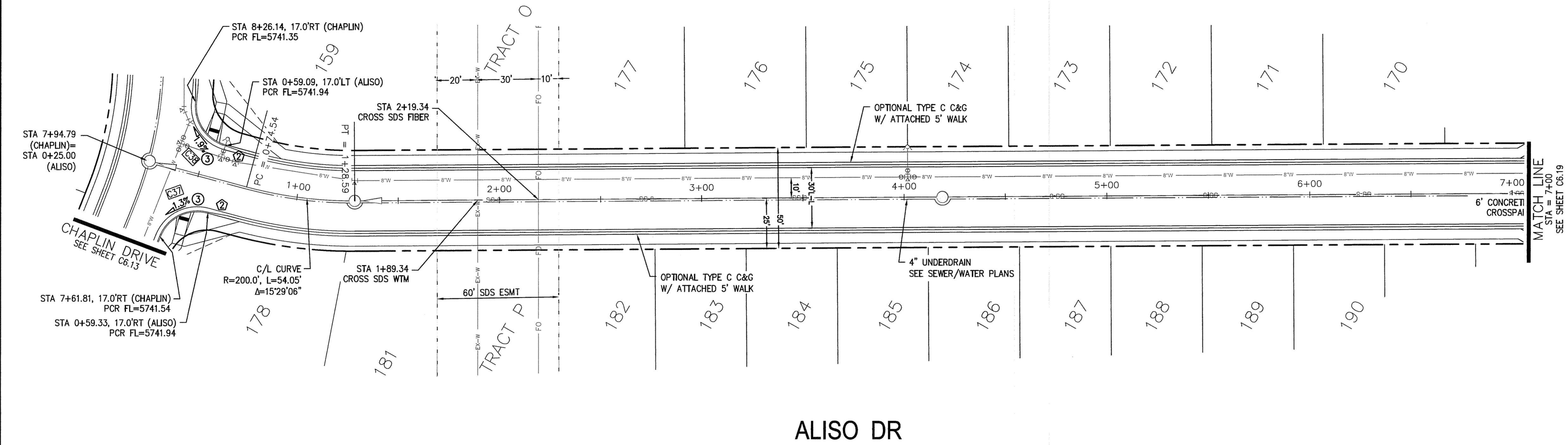
STREET/STORM
ALISO DRIVE
 STA 0+00 TO 7+00



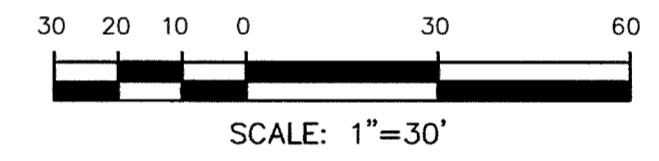
DATE:
 JUNE 12, 2018

PROJECT NO.
100.042
 SHEET NUMBER
C6.18

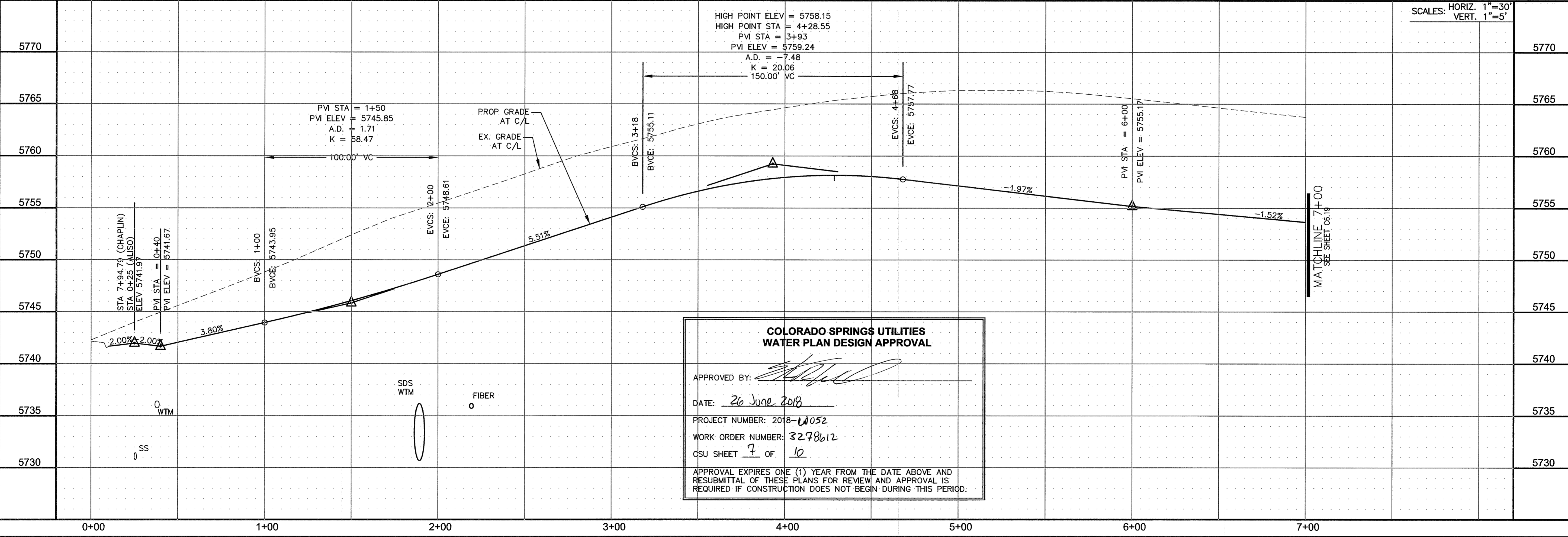
TOTAL SHEETS: 45



ALISO DR



SCALE: 1"=30'



**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

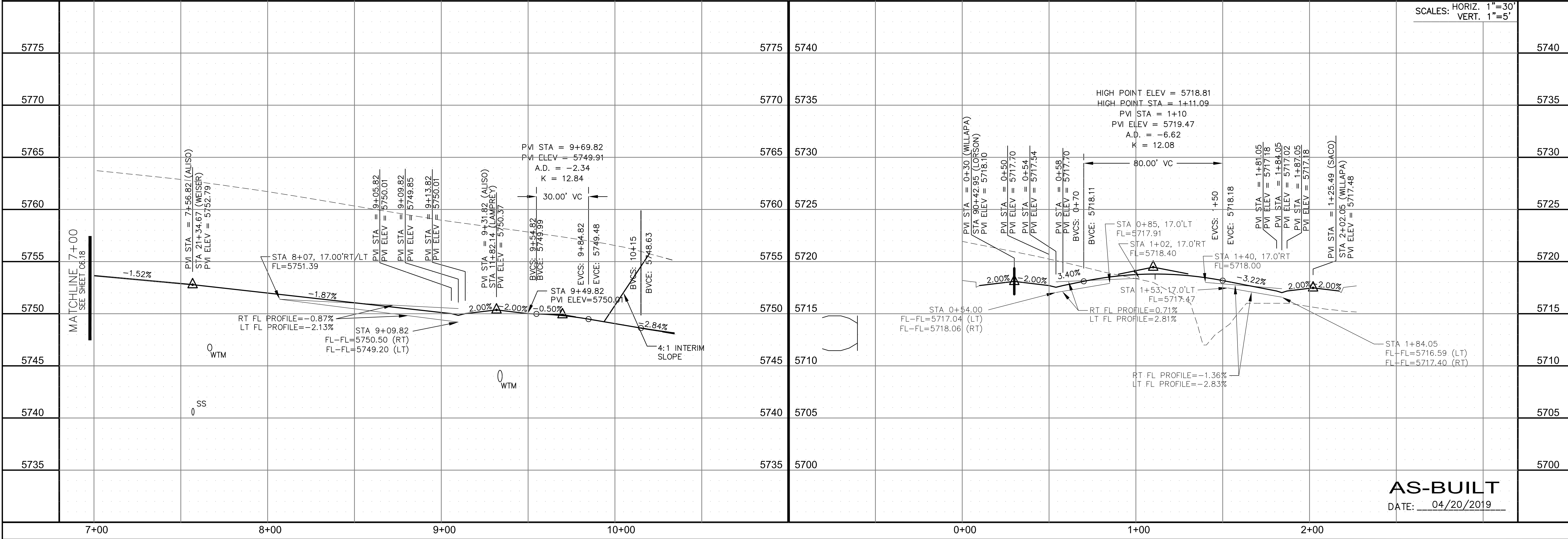
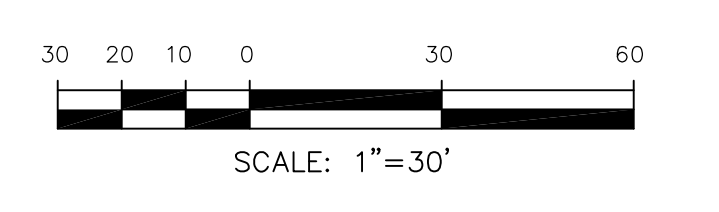
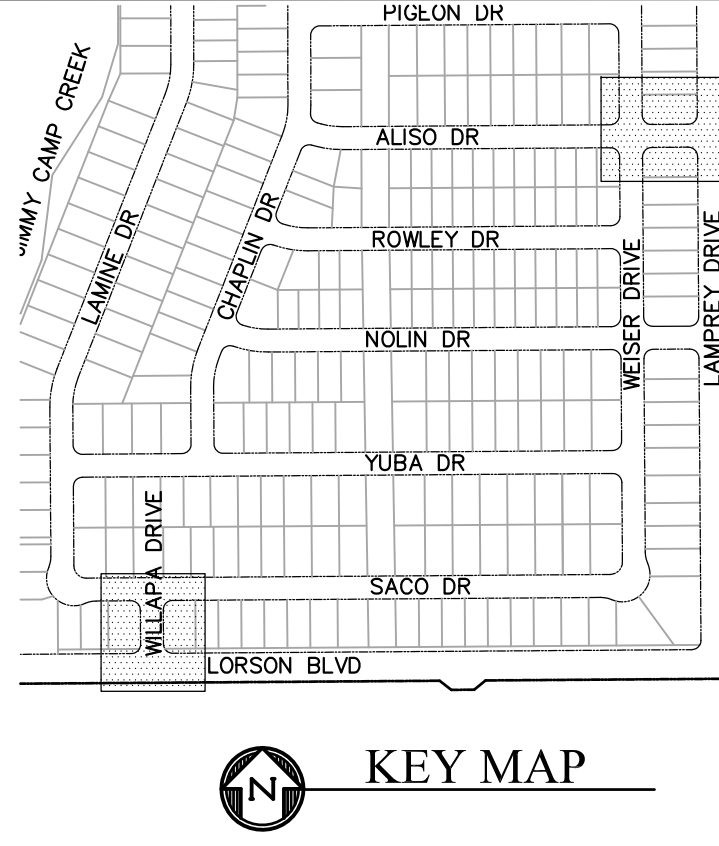
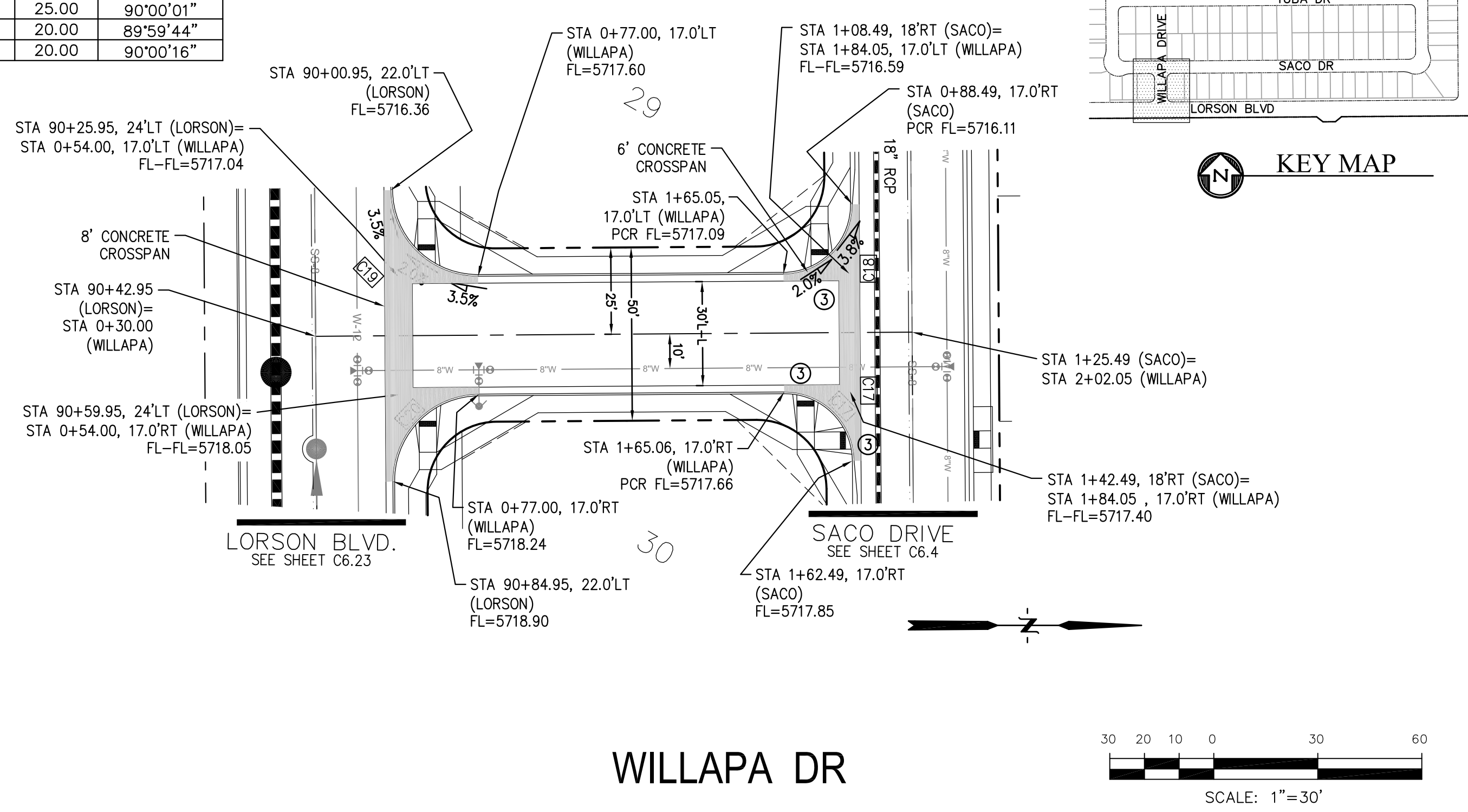
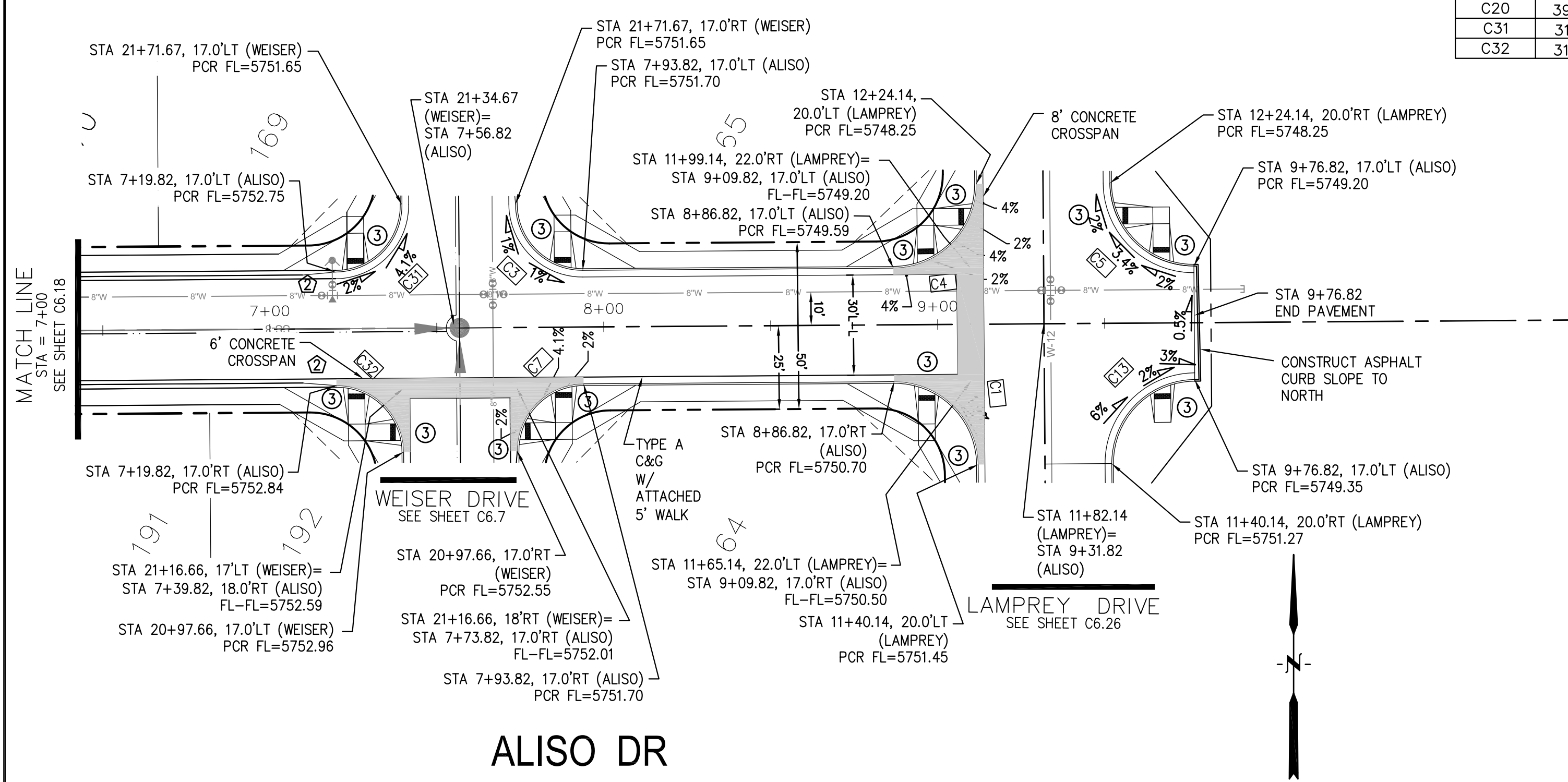
APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

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



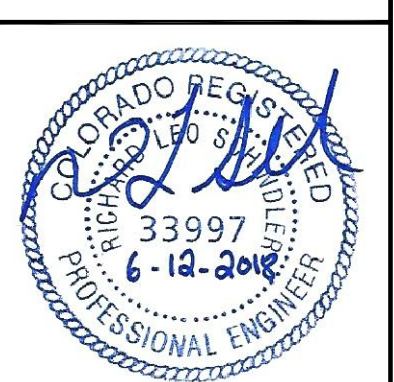
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 798 570 1100
 COLORADO SPRINGS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

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

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

DATE: JUNE 12, 2018
 PROJECT NO. 100.042
 SHEET NUMBER C6.19
 TOTAL SHEETS: 45



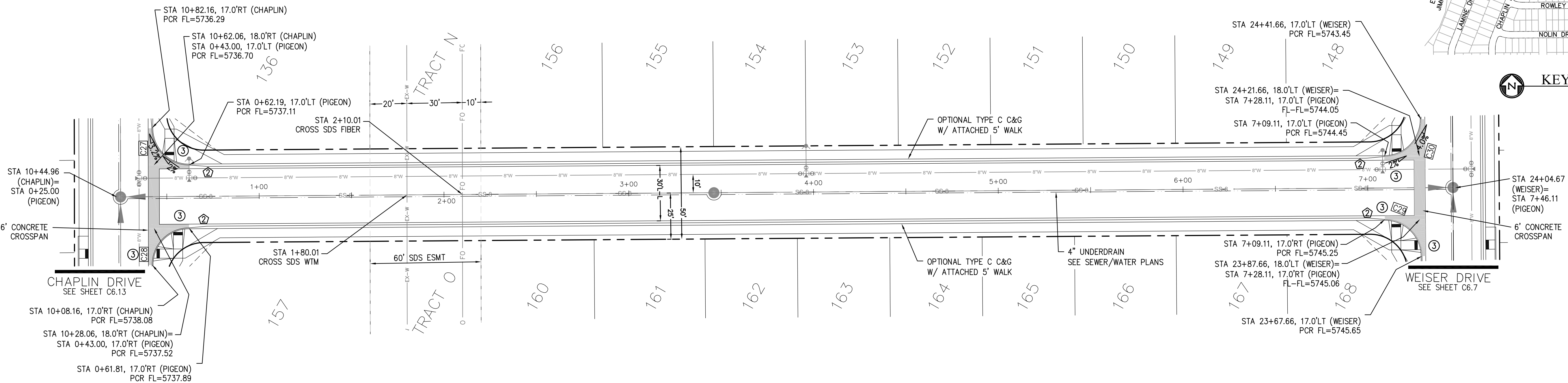
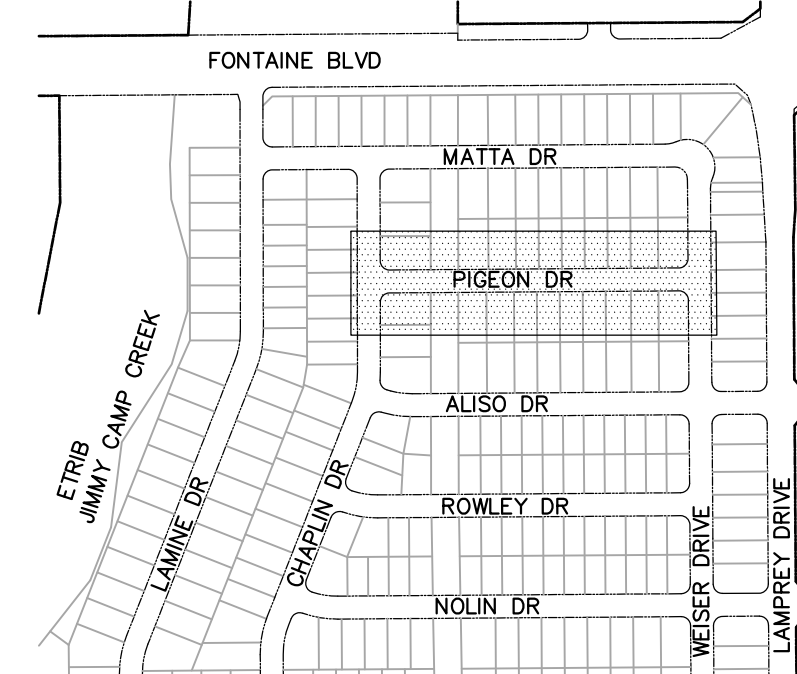
AS-BUILT
 DATE: 04/20/2019

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"

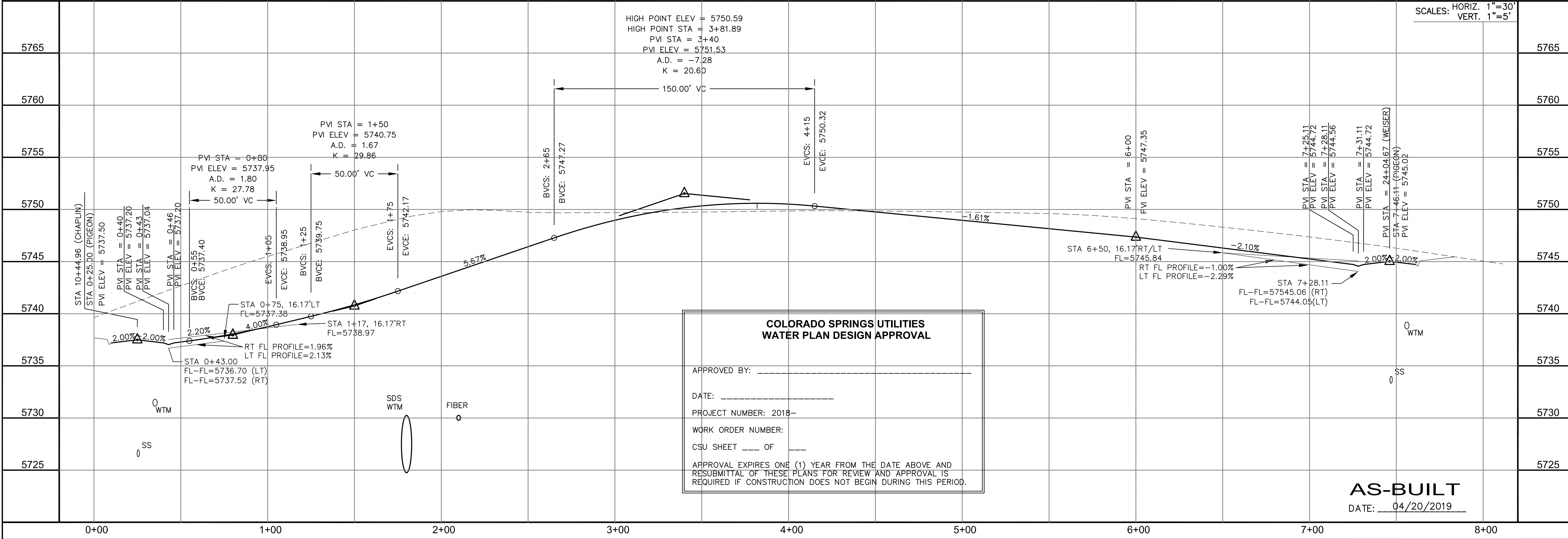
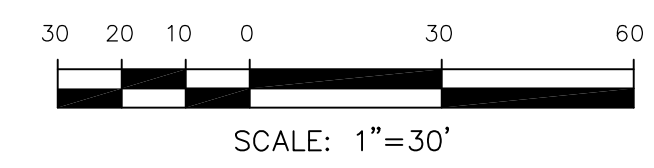
NOTES

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

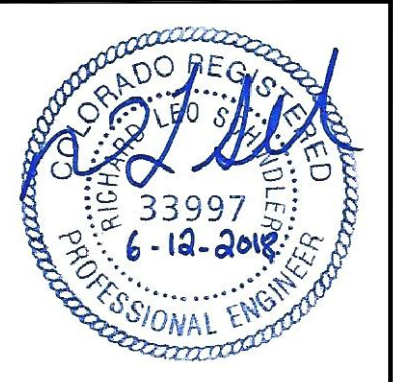
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 303.750.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

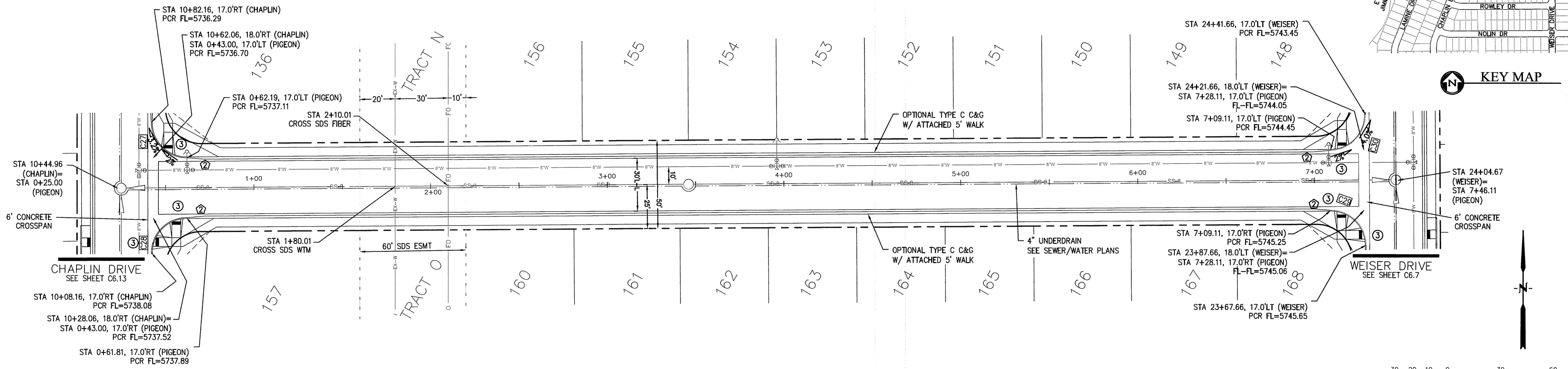
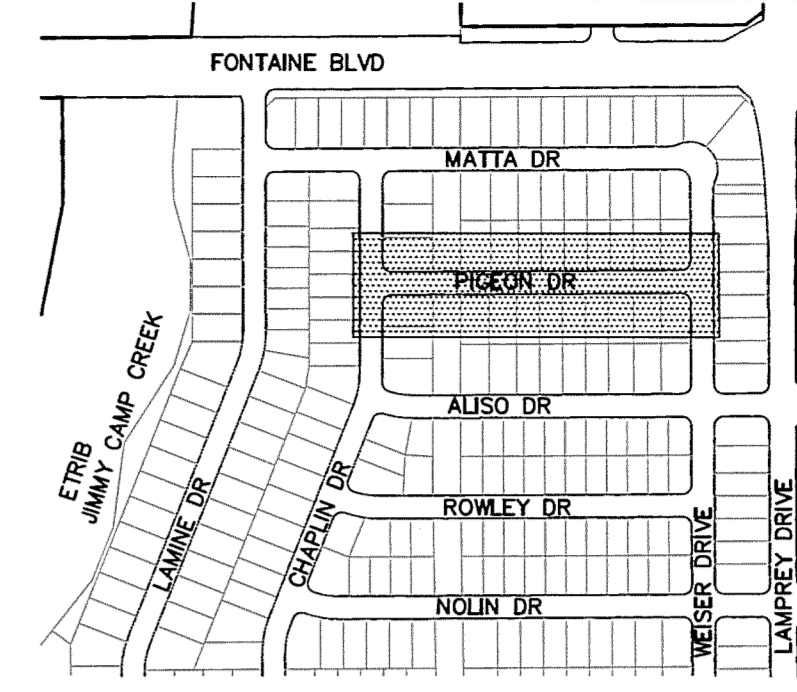
PROJECT NO.
100.042

SHEET NUMBER
C6.20

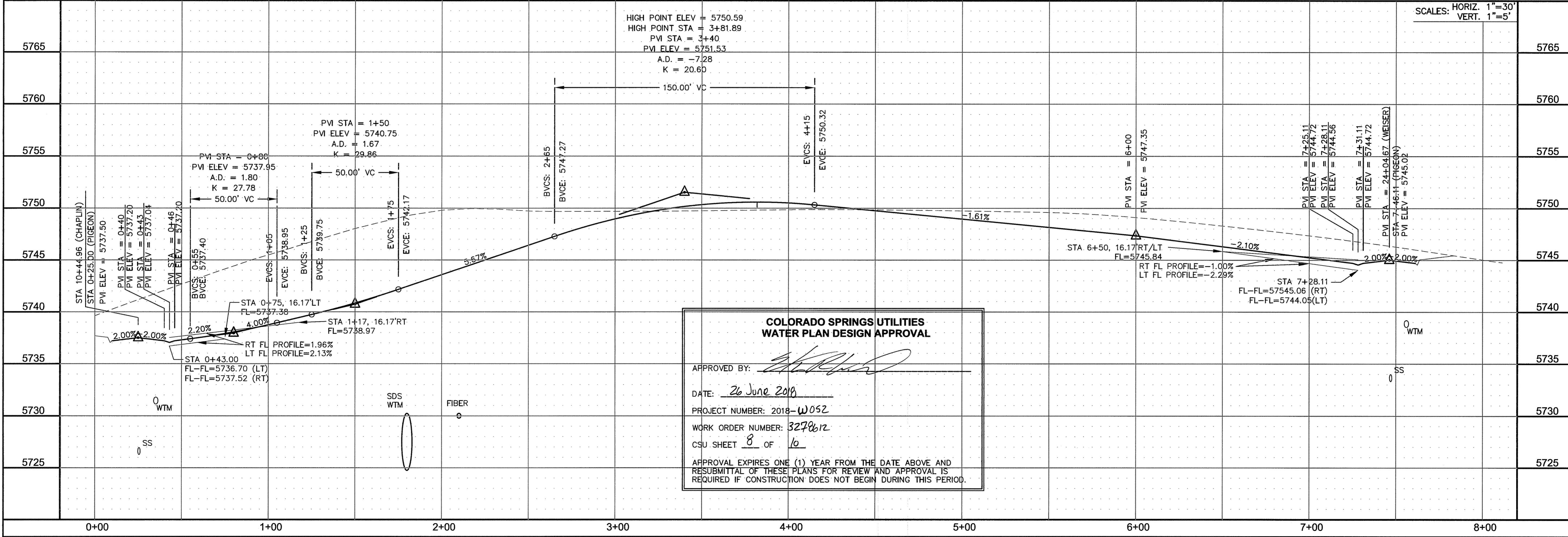
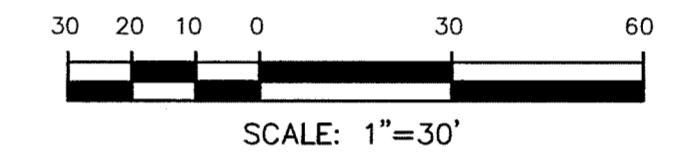
TOTAL SHEETS: 45

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 80802
 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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

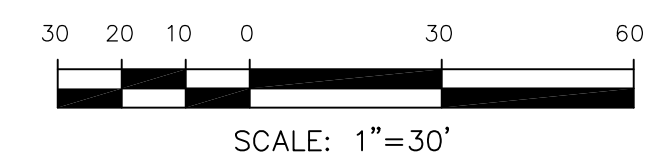
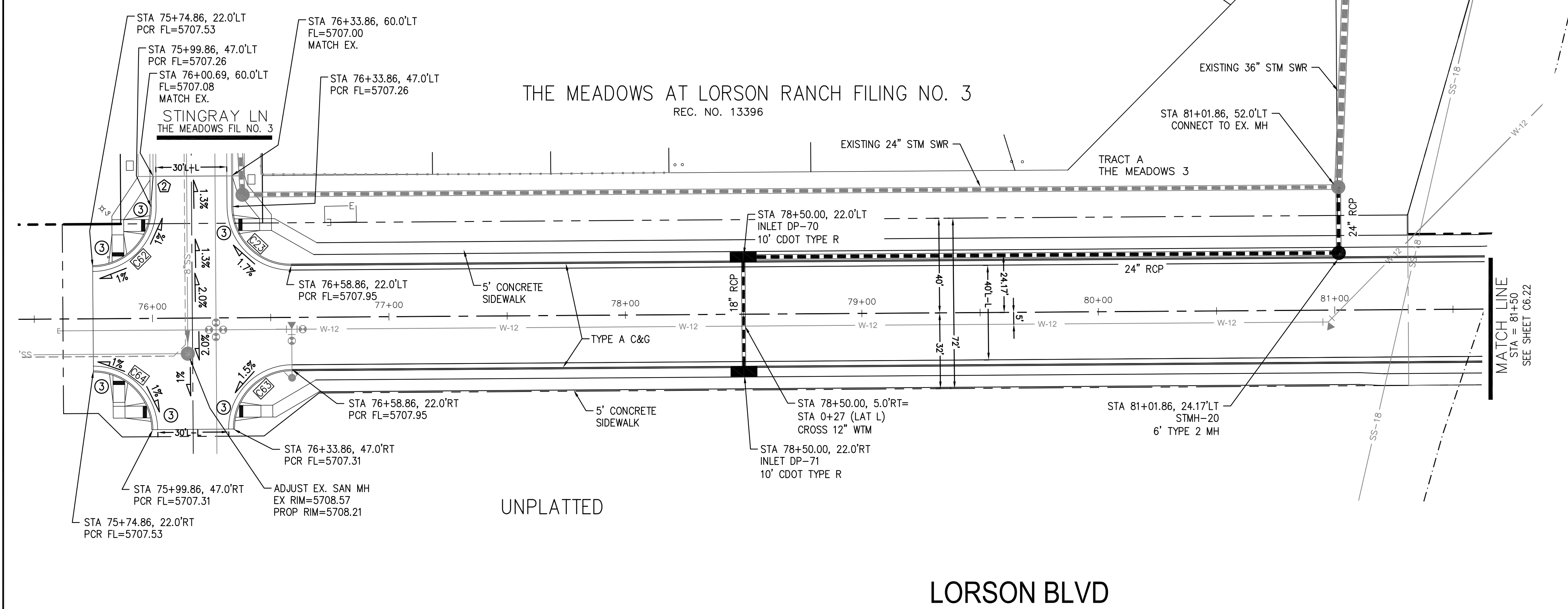
**STREET/STORM
 PIGEON DRIVE
 STA 0+00 TO 8+00**



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

CURVE	LENGTH	RADIUS	DELTA
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



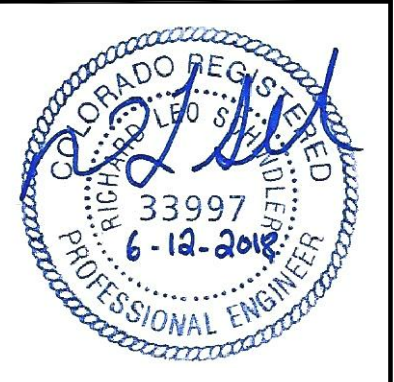
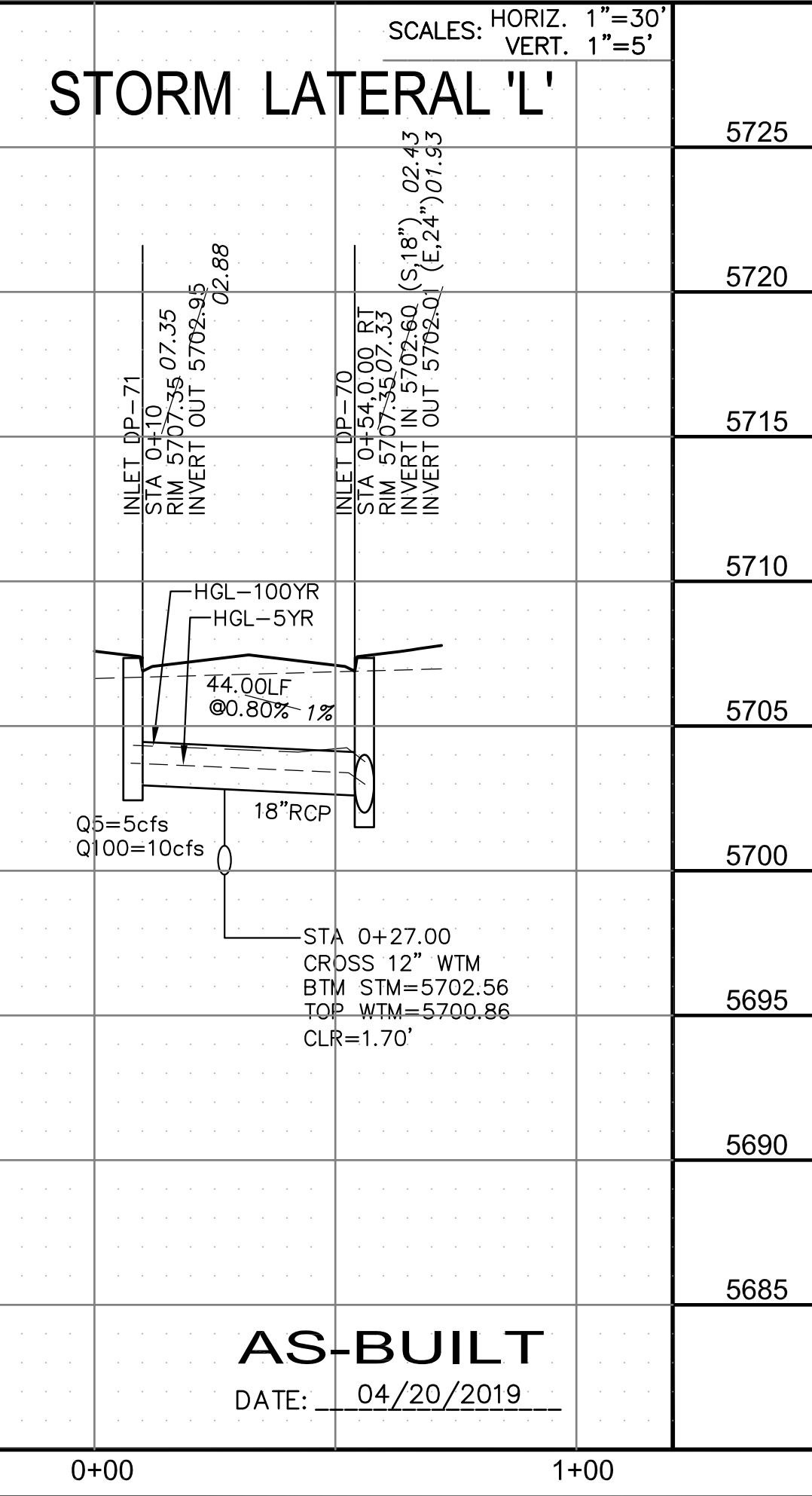
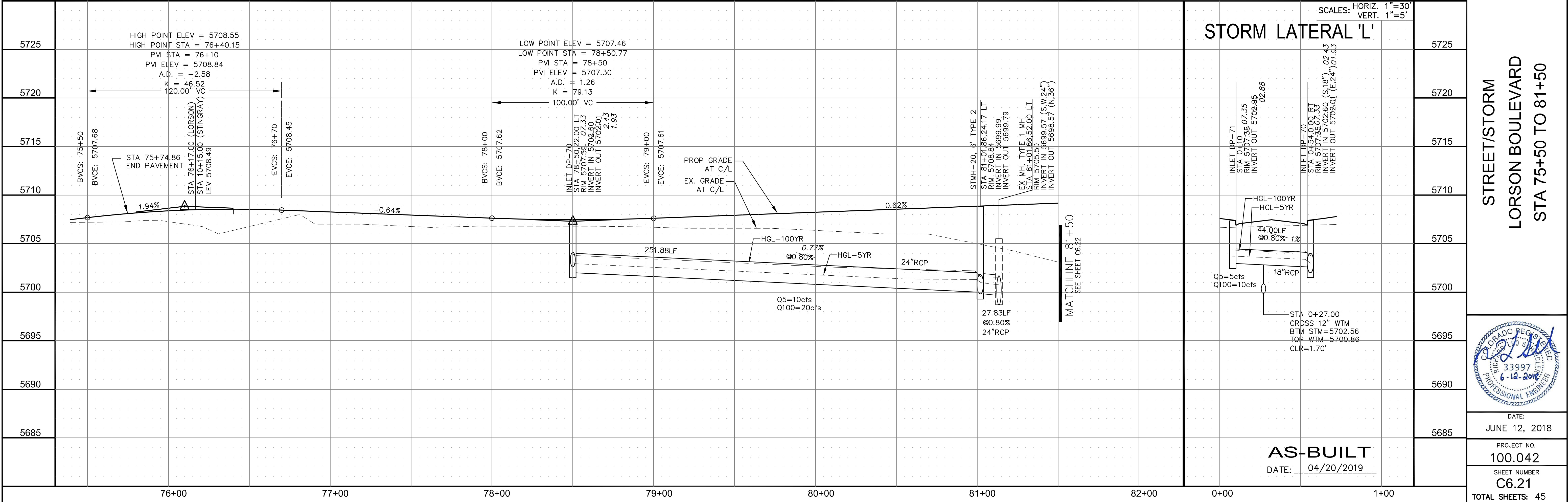
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100
 P.O. BOX 79
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

NO.	DESCRIPTION	DATE

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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



DATE: JUNE 12, 2018

PROJECT NO. 100.042

SHEET NUMBER C6.21

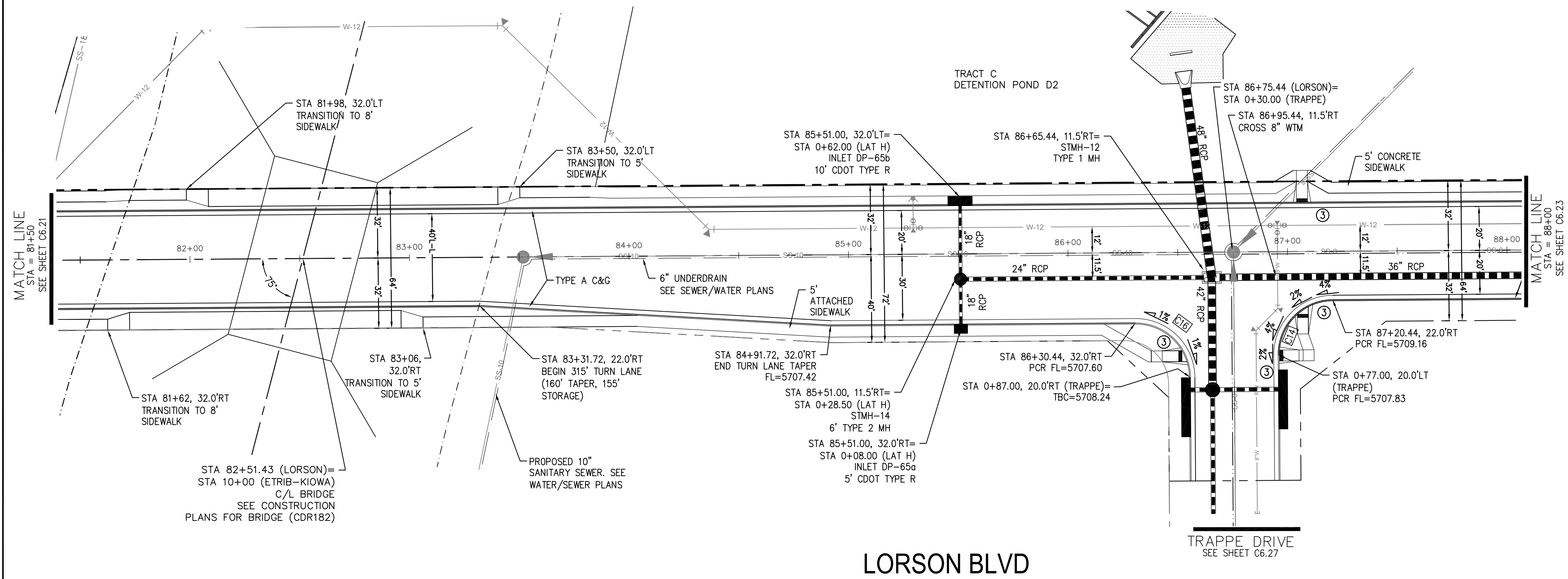
TOTAL SHEETS: 45

AS-BUILT
 DATE: 04/20/2019

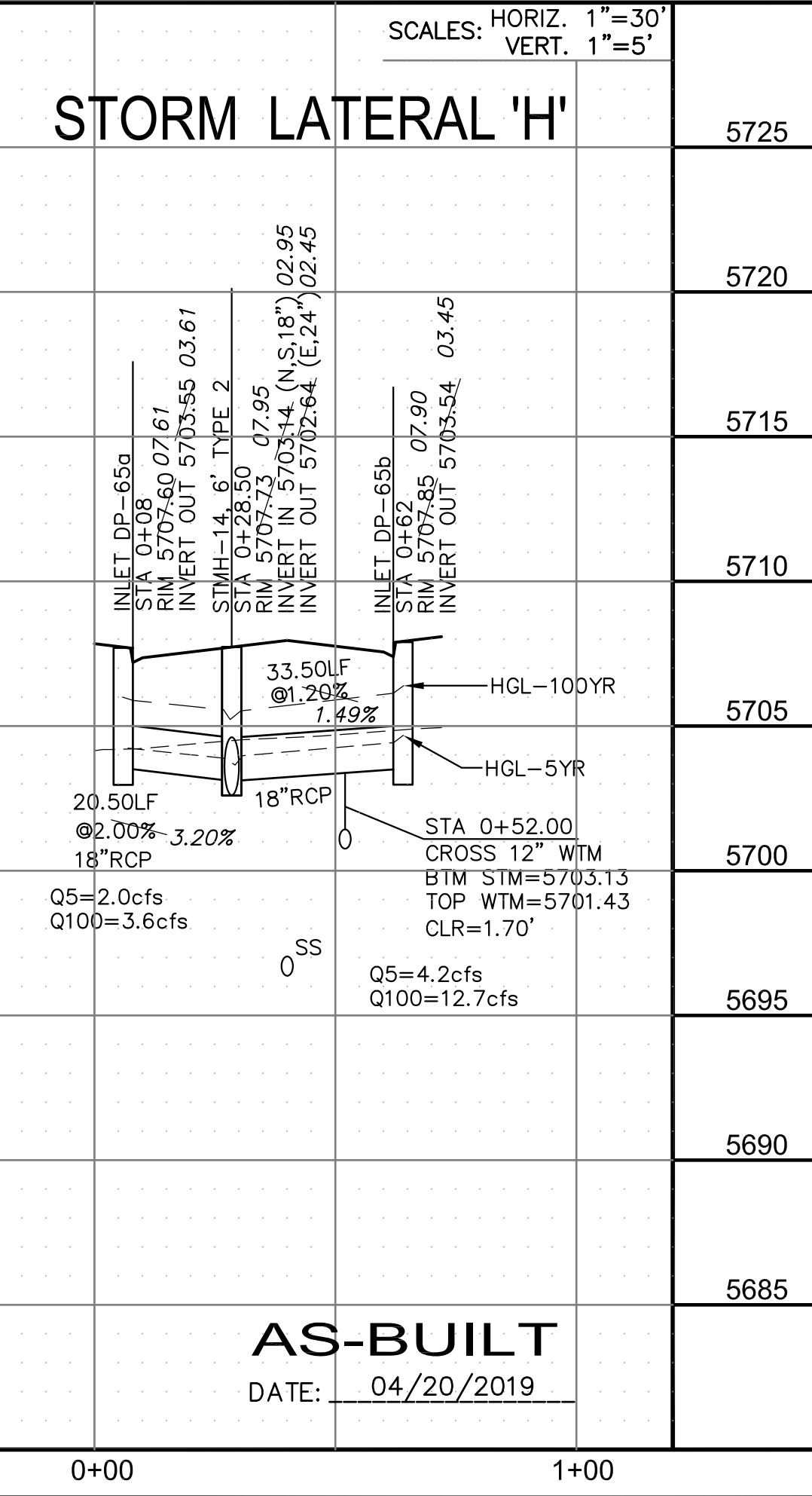
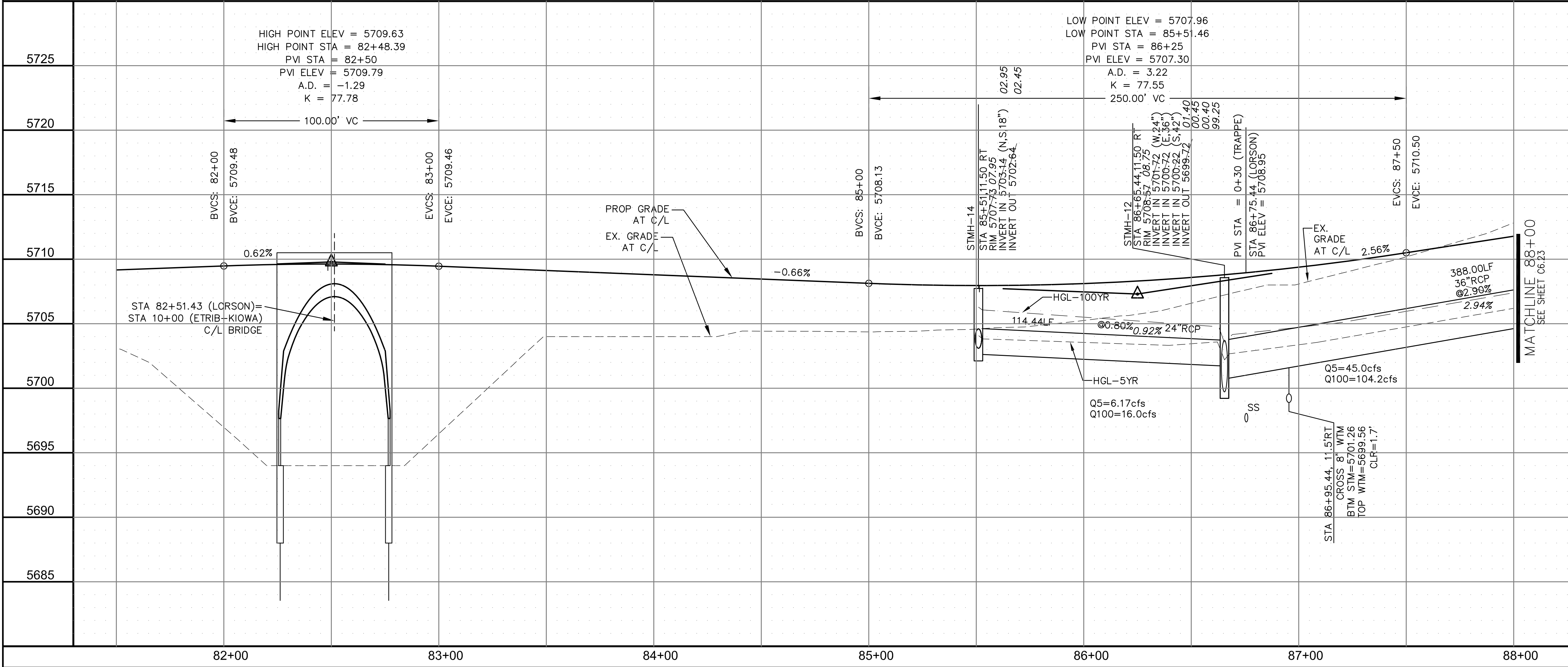
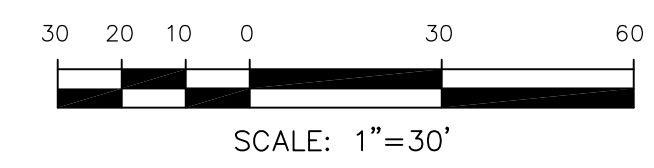
CURVE	LENGTH	RADIUS	DELTA
C14	39.27'	25.00	90°00'00"
C16	39.27'	25.00	90°00'00"

- 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



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 SUITE 301
 BLDG 79 ST. 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
LORSON BOULEVARD
STA 81+50 TO 88+00

DATE: JUNE 12, 2018
 PROJECT NO: 100.042
 SHEET NUMBER: C6.22
 TOTAL SHEETS: 45

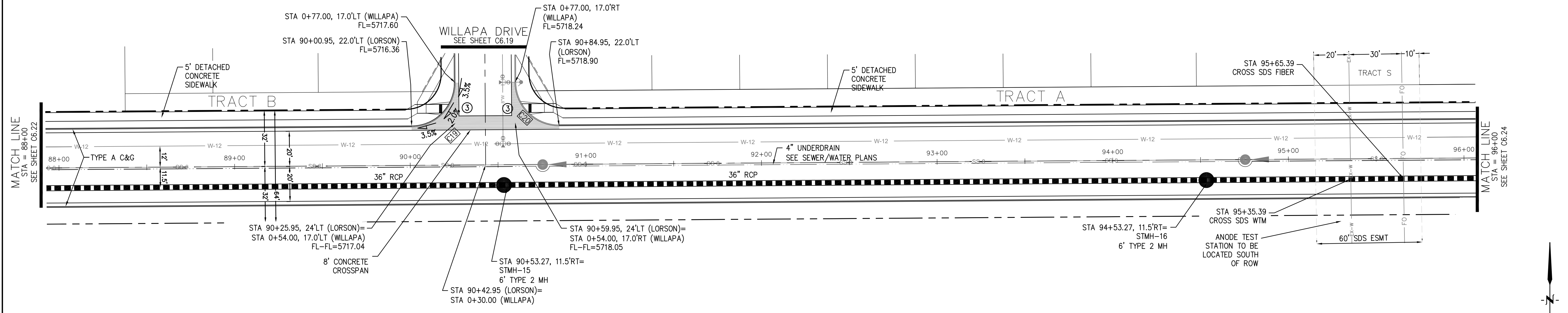


AS-BUILT
 DATE: 04/20/2019

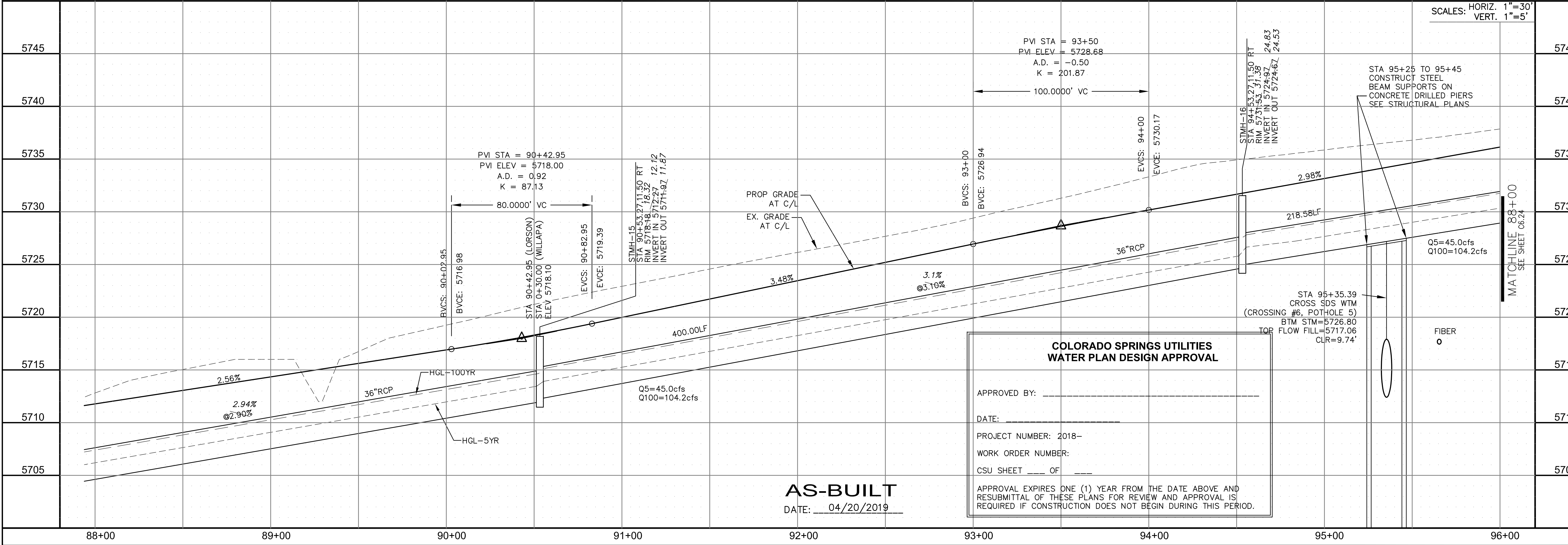
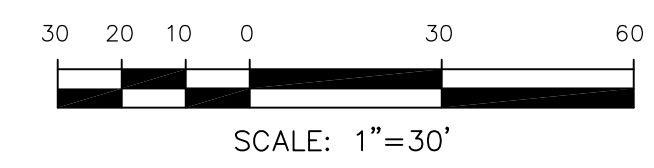
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C19	39.27'	25.00'	89°59'59"
C20	39.27'	25.00'	90°00'01"

- 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



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: 303.750.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

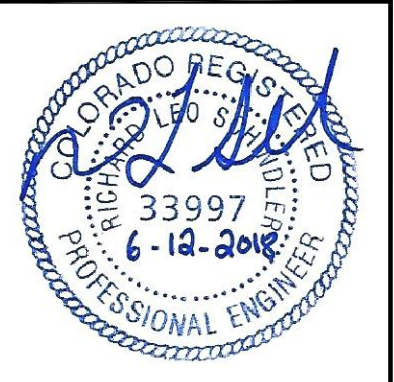
DATE: _____
DESCRIPTION: _____
NO. _____

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 BLDG.-OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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



DATE:
JUNE 12, 2018

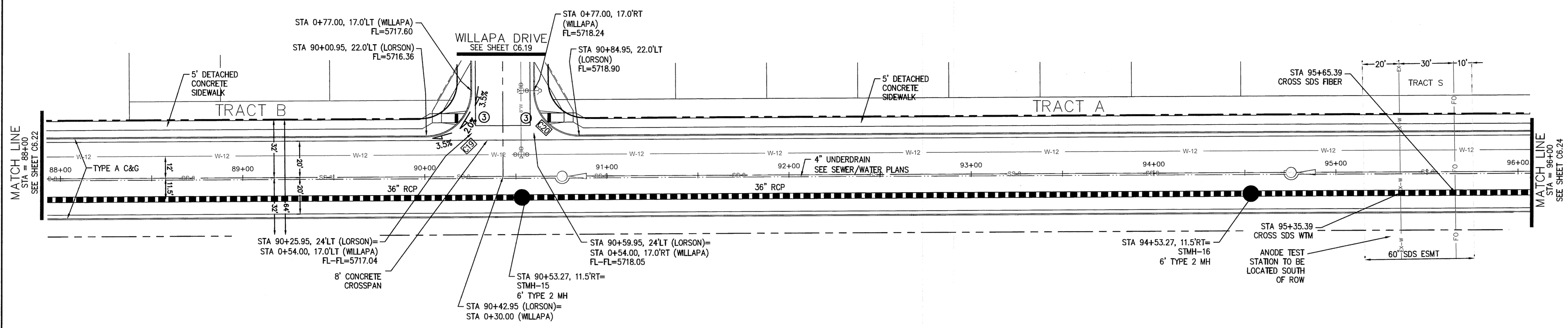
PROJECT NO.
100.042

SHEET NUMBER
C6.23

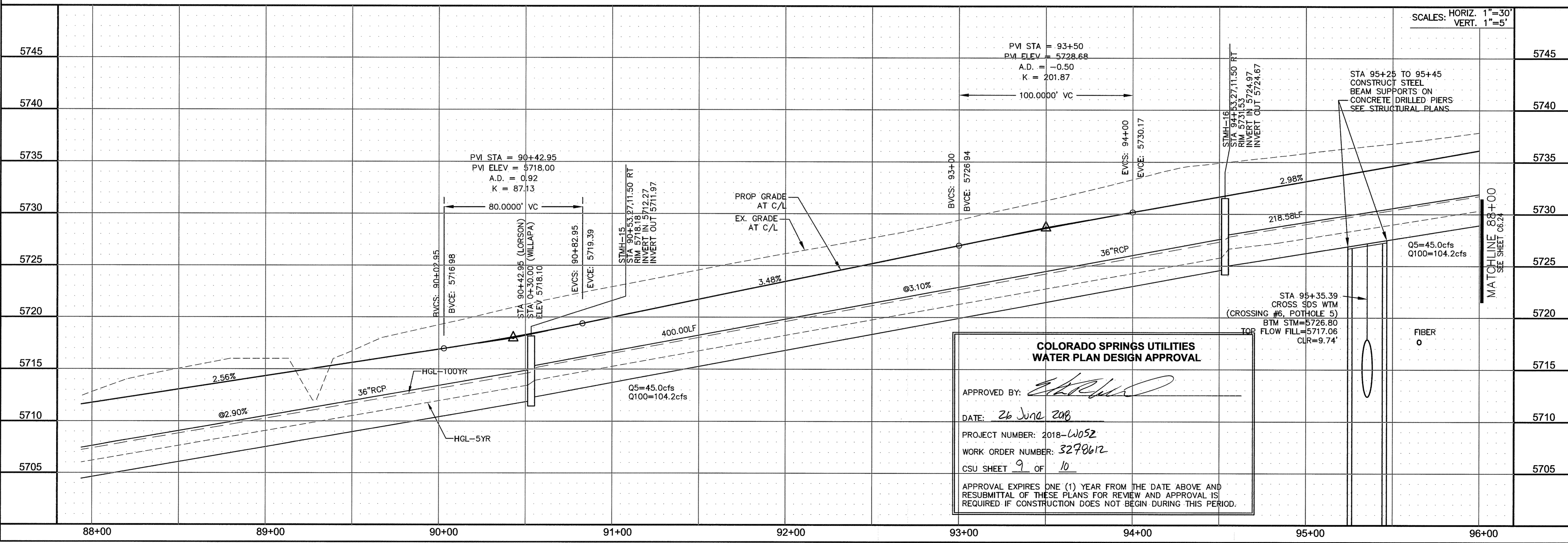
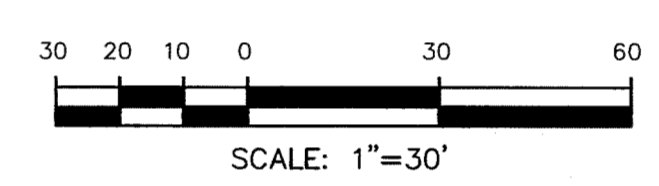
TOTAL SHEETS: 45

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

- NOTES**
- 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



LORSON BLVD



**COLORADO SPRINGS UTILITIES
 WATER PLAN DESIGN APPROVAL**

APPROVED BY: *[Signature]*

DATE: 26 June 2018

PROJECT NUMBER: 2018-W052

WORK ORDER NUMBER: 3278612

CSU SHEET 9 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.

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

DATE: _____

DESCRIPTION: _____

NO. _____

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET/STORM

LORSON BOULEVARD

STA 88+00 TO 96+00

DATE: _____

PROJECT NO. **100.042**

SHEET NUMBER **C6.23**

TOTAL SHEETS: 45

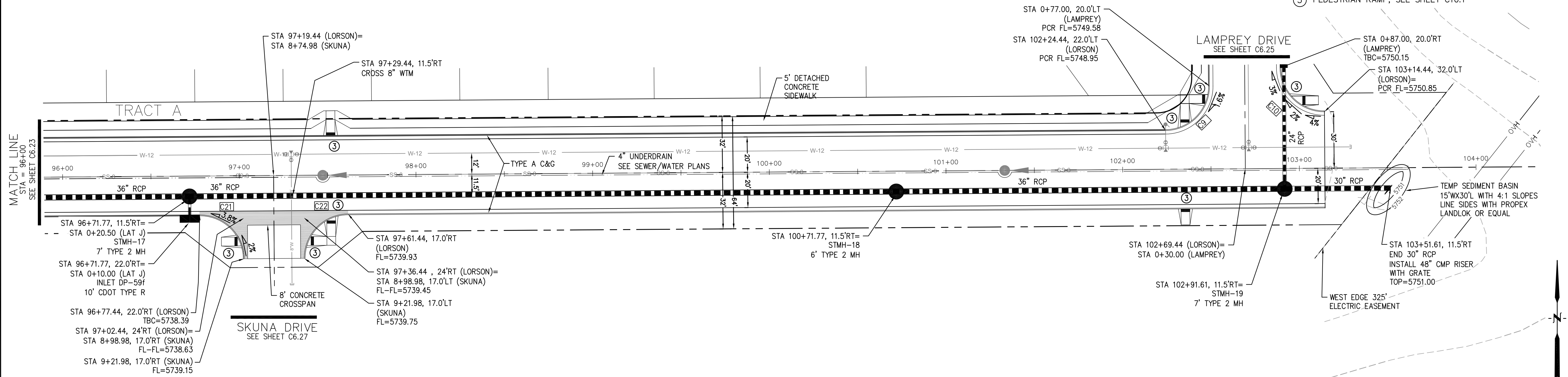


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C21	39.27'	25.00	90°00'01"
C22	39.27'	25.00	89°59'59"

NOTES

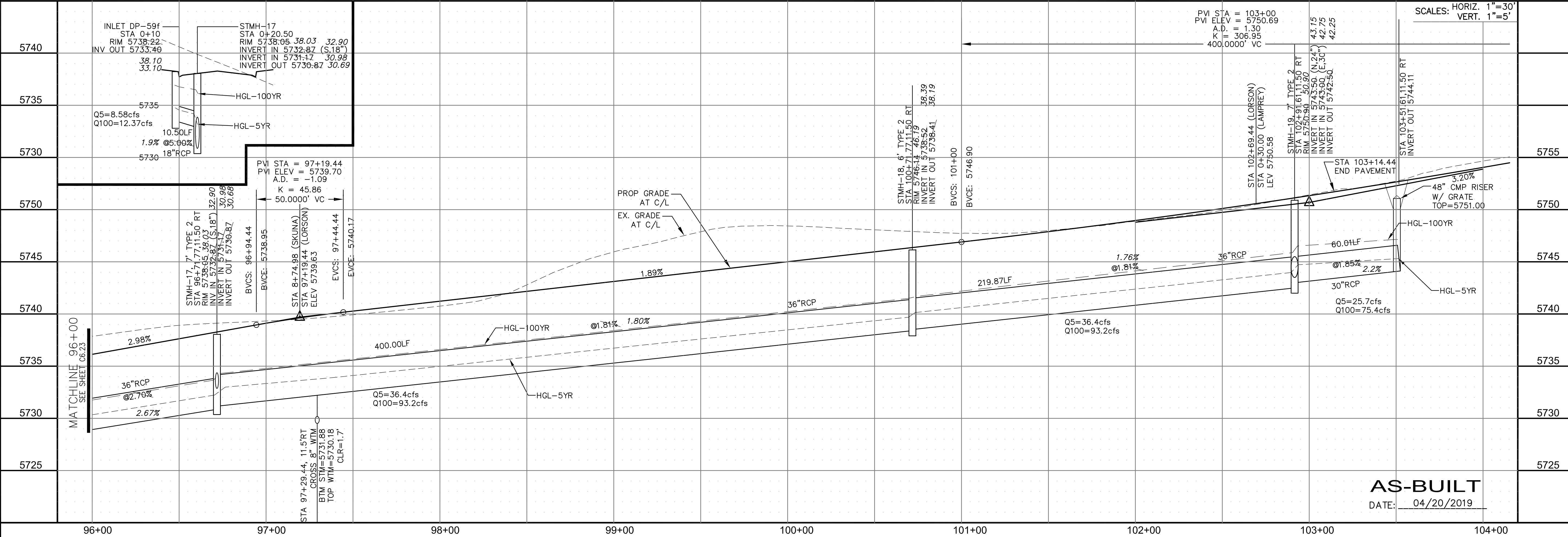
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



STORM LATERAL "J" PROFILE

LORSON BLVD



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 799 5701100
 COLORADO SPRINGS, CO 80903
 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 96+00 TO 103+61

DATE: JUNE 12, 2018

PROJECT NO. 100.042

SHEET NUMBER C6.24

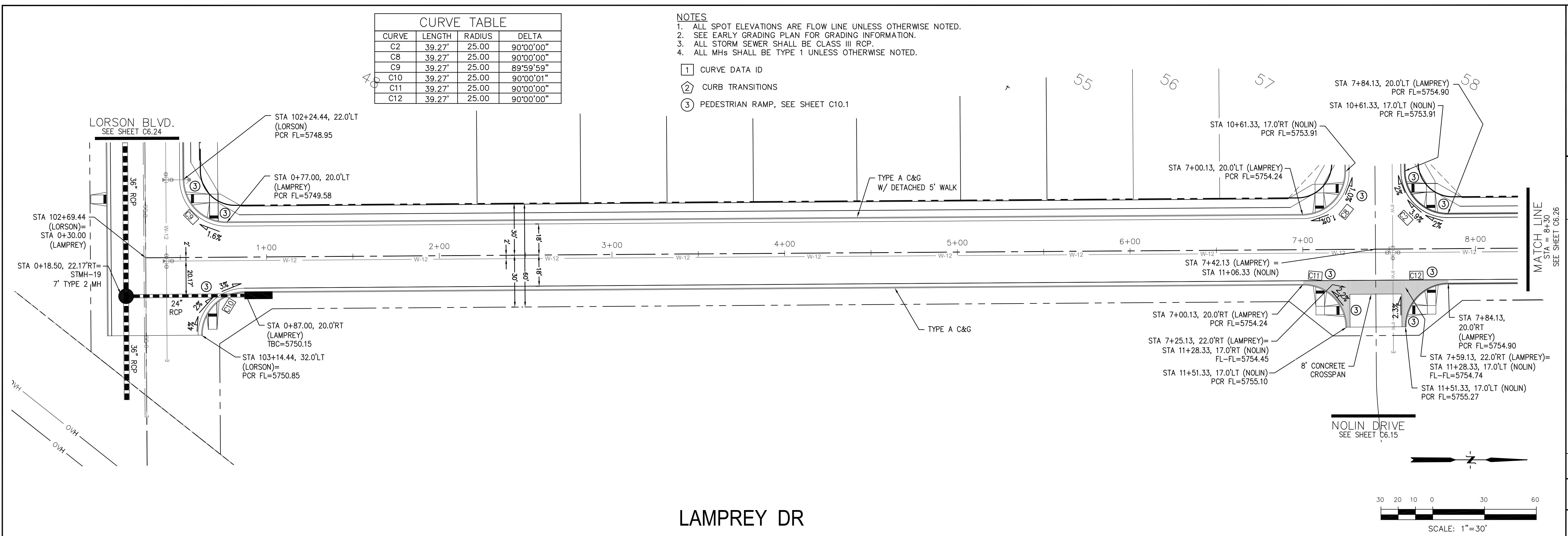
TOTAL SHEETS: 45

AS-BUILT
 DATE: 04/20/2019

PROFESSIONAL ENGINEER
 33997
 6-12-2018

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



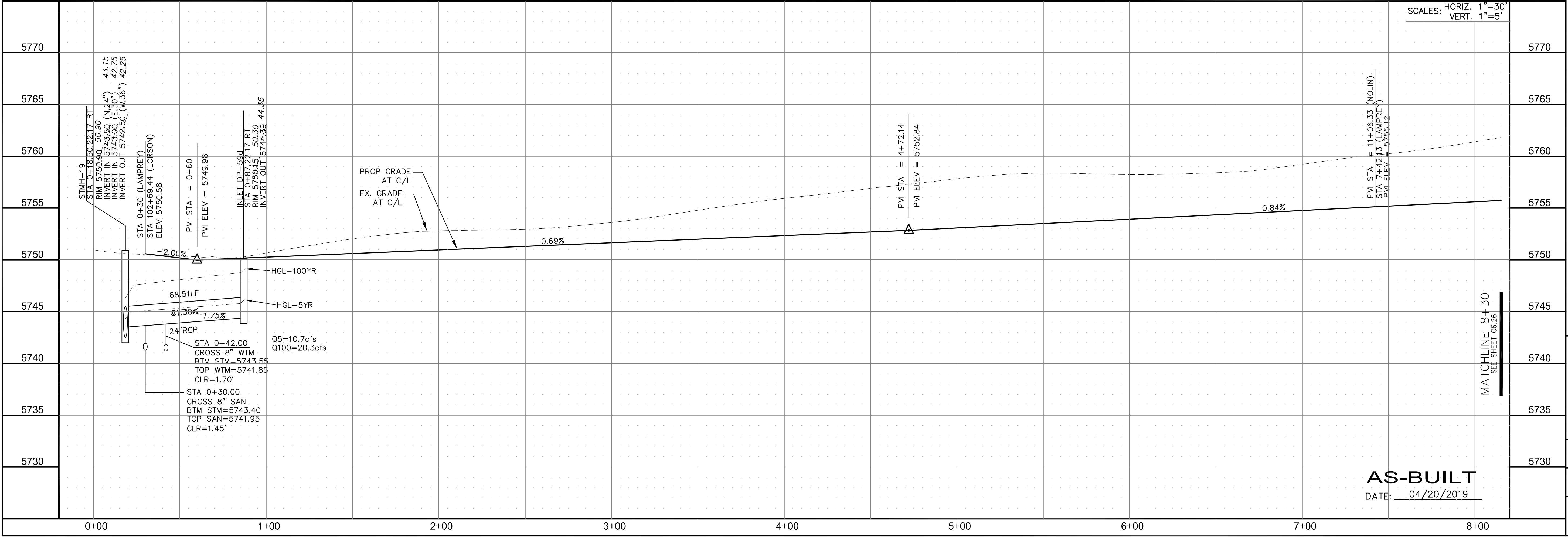
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100
 PMB 79570
 COLORADO SPRINGS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

PROJECT NO. 100.042
 SHEET NUMBER C6.25
 TOTAL SHEETS: 45

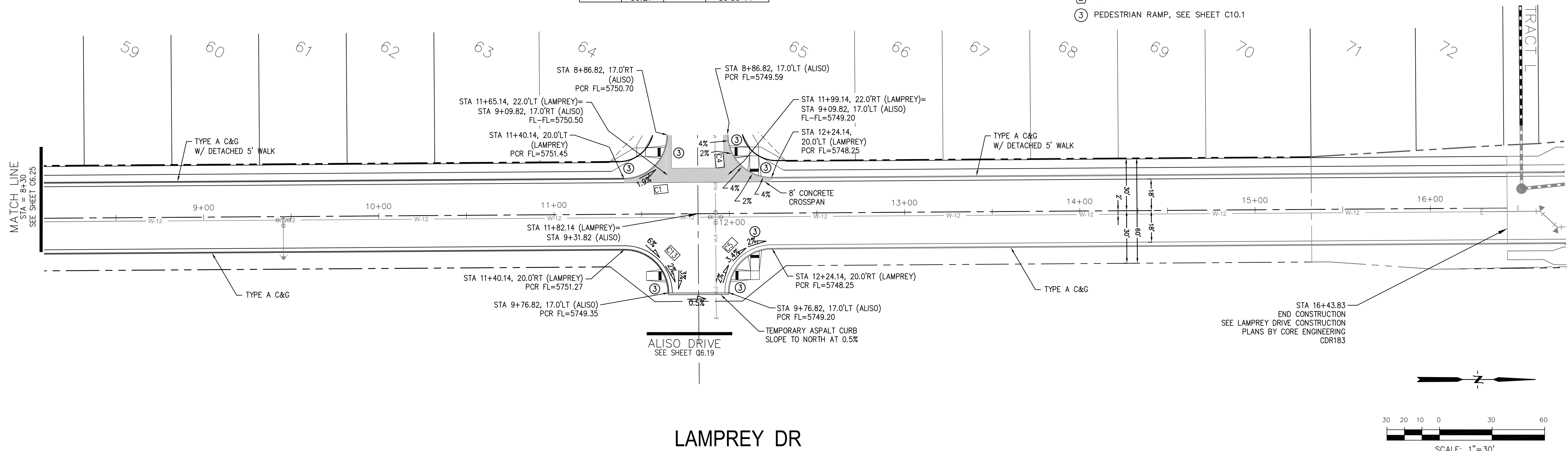
DATE: JUNE 12, 2018

PROFESSIONAL ENGINEER
 RICHARD L. SCHINDLER, P.E.
 33997
 6-12-2018

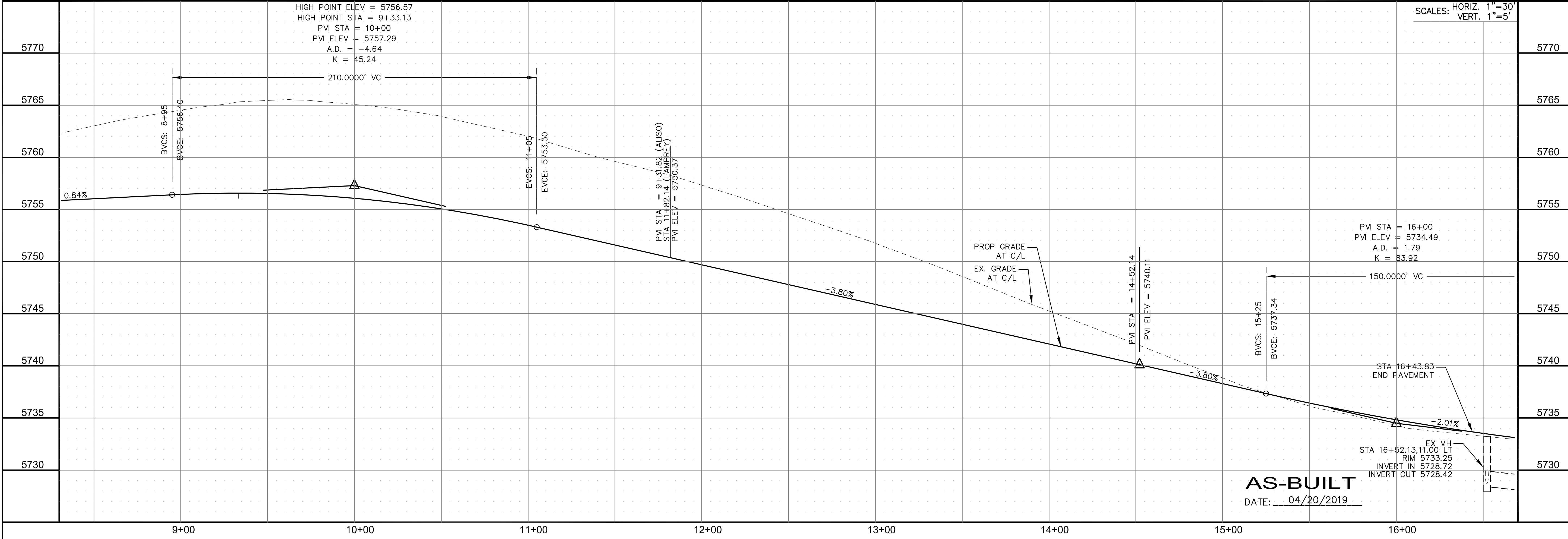


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.27'	25.00	90°00'16"
C4	39.27'	25.00	89°59'44"
C5	39.27'	25.00	90°00'16"
C13	39.27'	25.00	89°59'44"

- NOTES**
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



LAMPREY DR



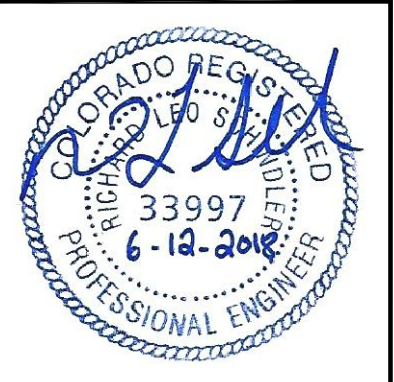
AS-BUILT
DATE: 04/20/2019

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

DATE: _____
DESCRIPTION: _____
NO: _____
PROJECT: **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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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



DATE: JUNE 12, 2018

PROJECT NO. 100.042

SHEET NUMBER C6.26

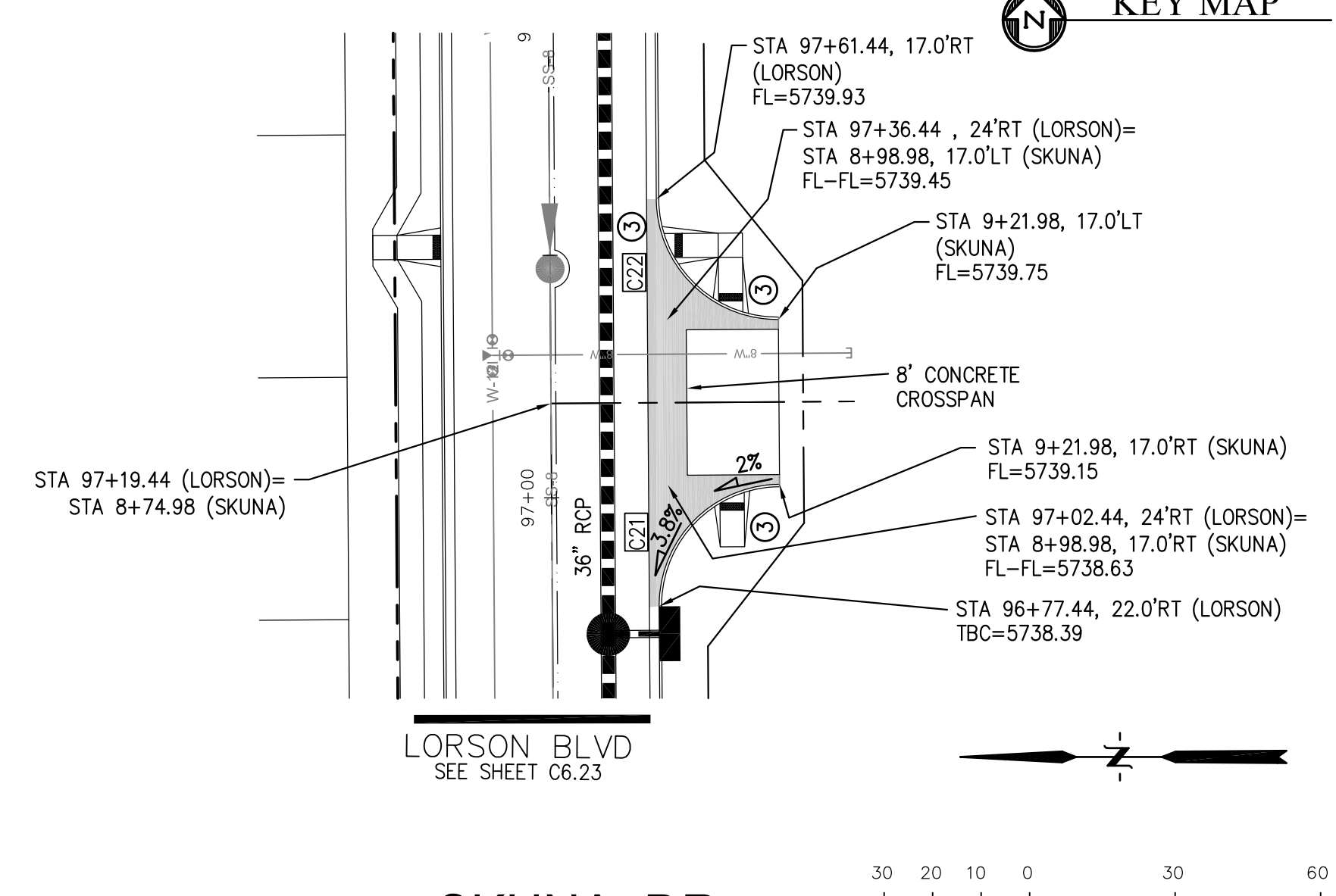
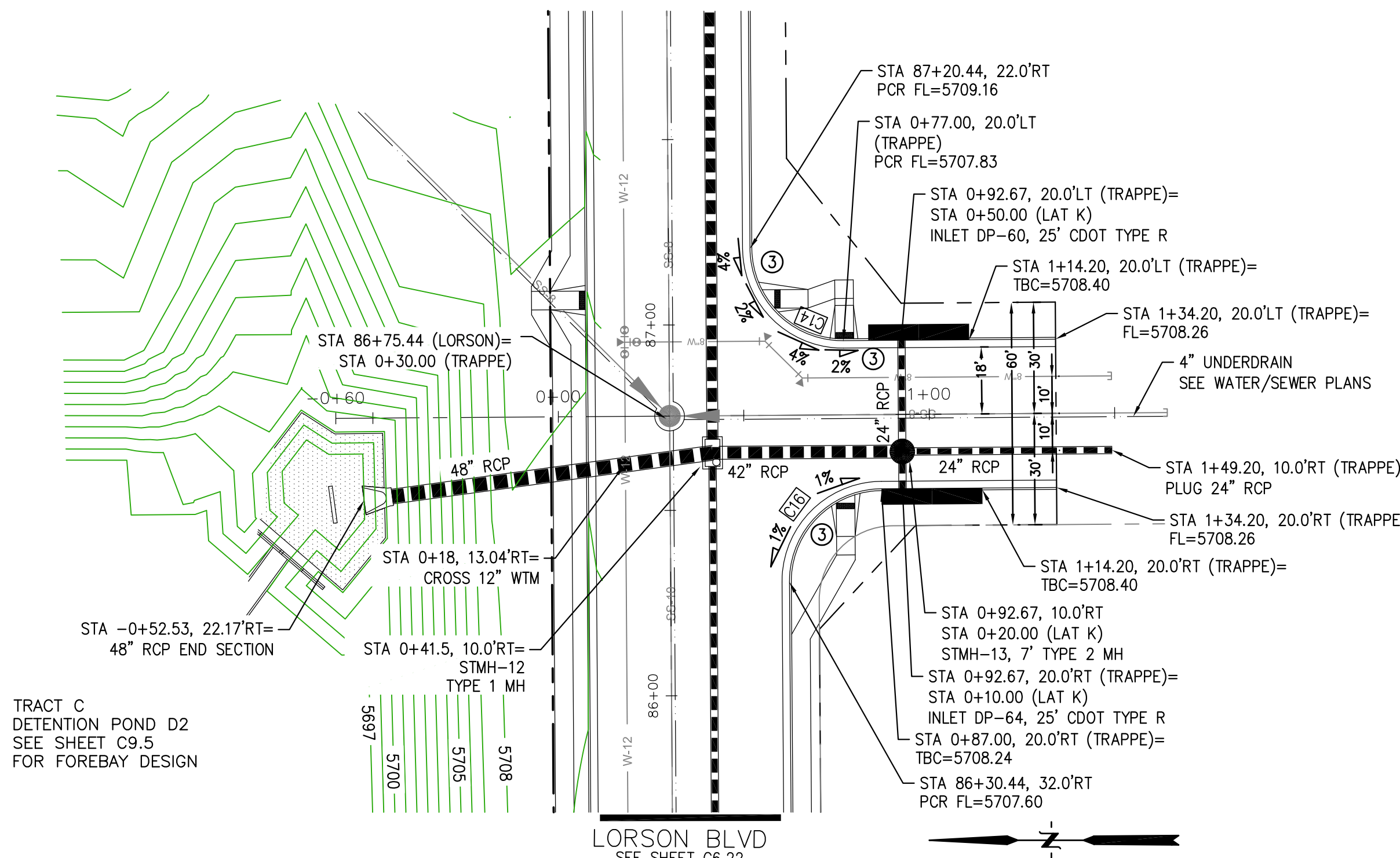
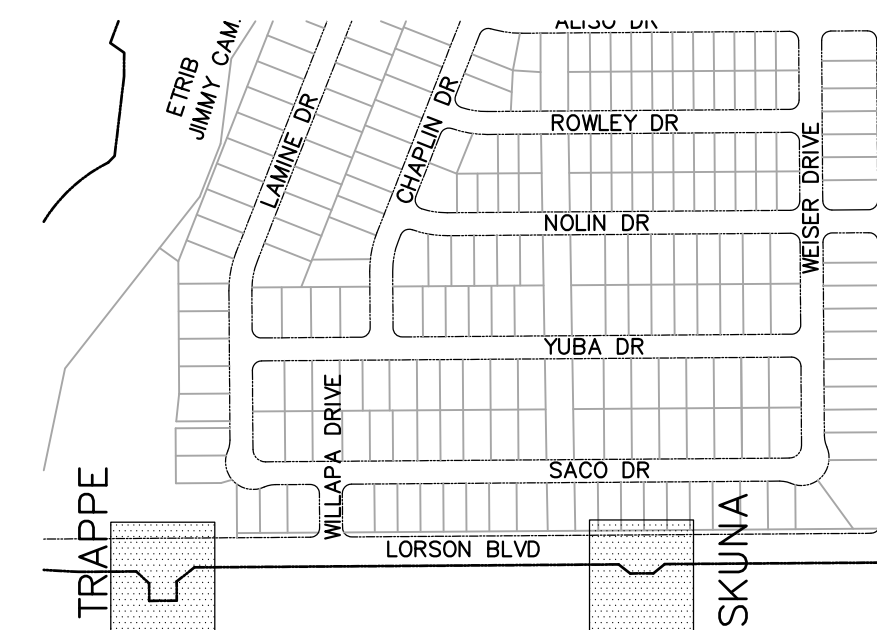
TOTAL SHEETS: 45

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

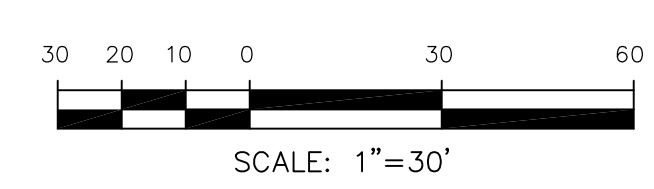
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



TRAPPE DR

SKUNA DR



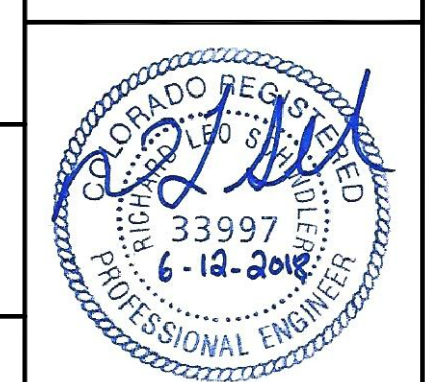
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100, SUITE 300
 BIRMGHAM, AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

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

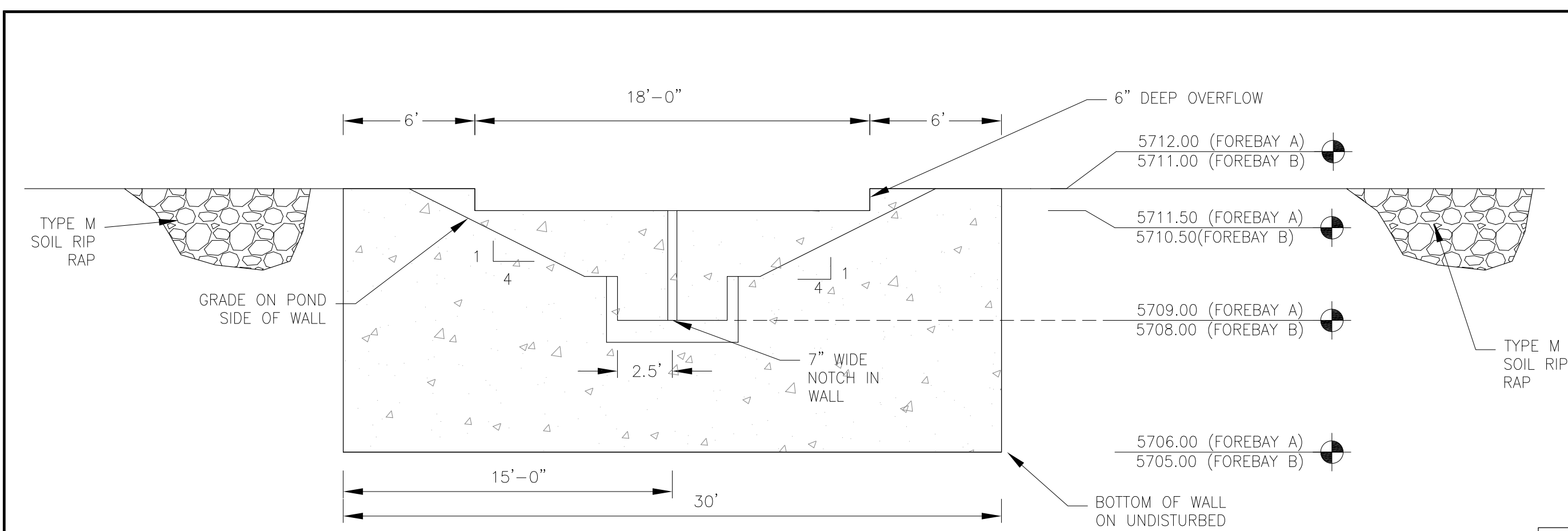
		STORM LATERAL 'K'				SCALES: HORIZ. 1"=30' VERT. 1"=5'	
5725				5725	5760		5760
5720				5720	5755		5755
5715				5715	5750		5750
5710				5710	5745		5745
5705				5705	5740		5740
5700				5700	5735		5735
5695				5695	5730		5730
5690				5690	5725		5725
5685				5685	5720		5720

STREET/STORM
TRAPPE DRIVE
AND SKUNA DRIVE

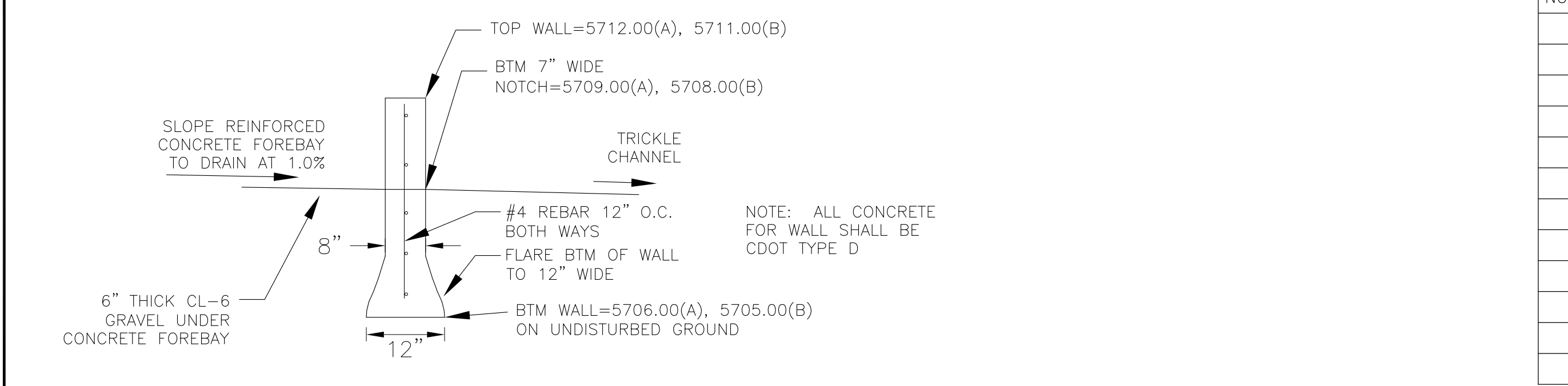


AS-BUILT
 DATE: 04/20/2019

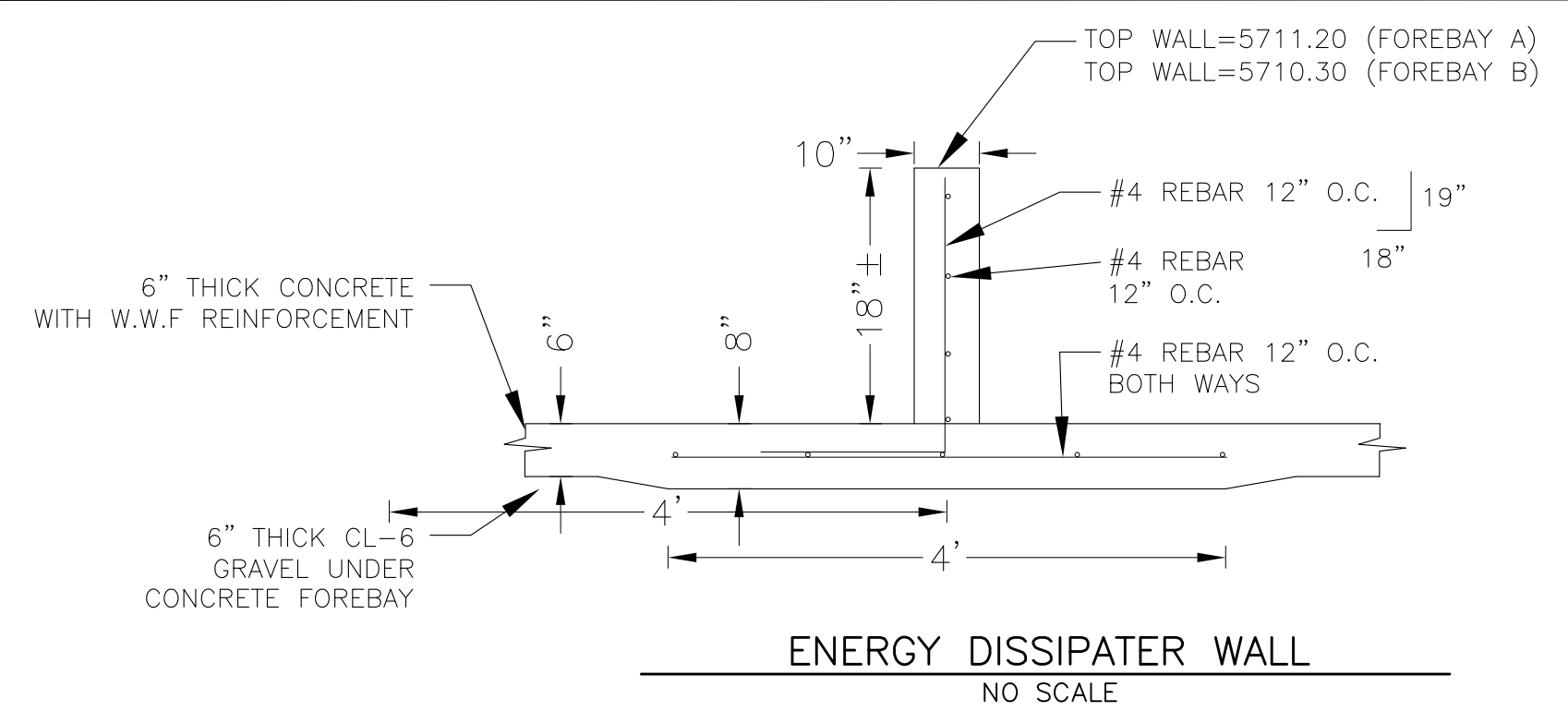
DATE: JUNE 12, 2018
 PROJECT NO. 100.042
 SHEET NUMBER C6.27
 TOTAL SHEETS: 45



WALL SECTION A-A
1"=10'



WALL SECTION B-B
NO SCALE



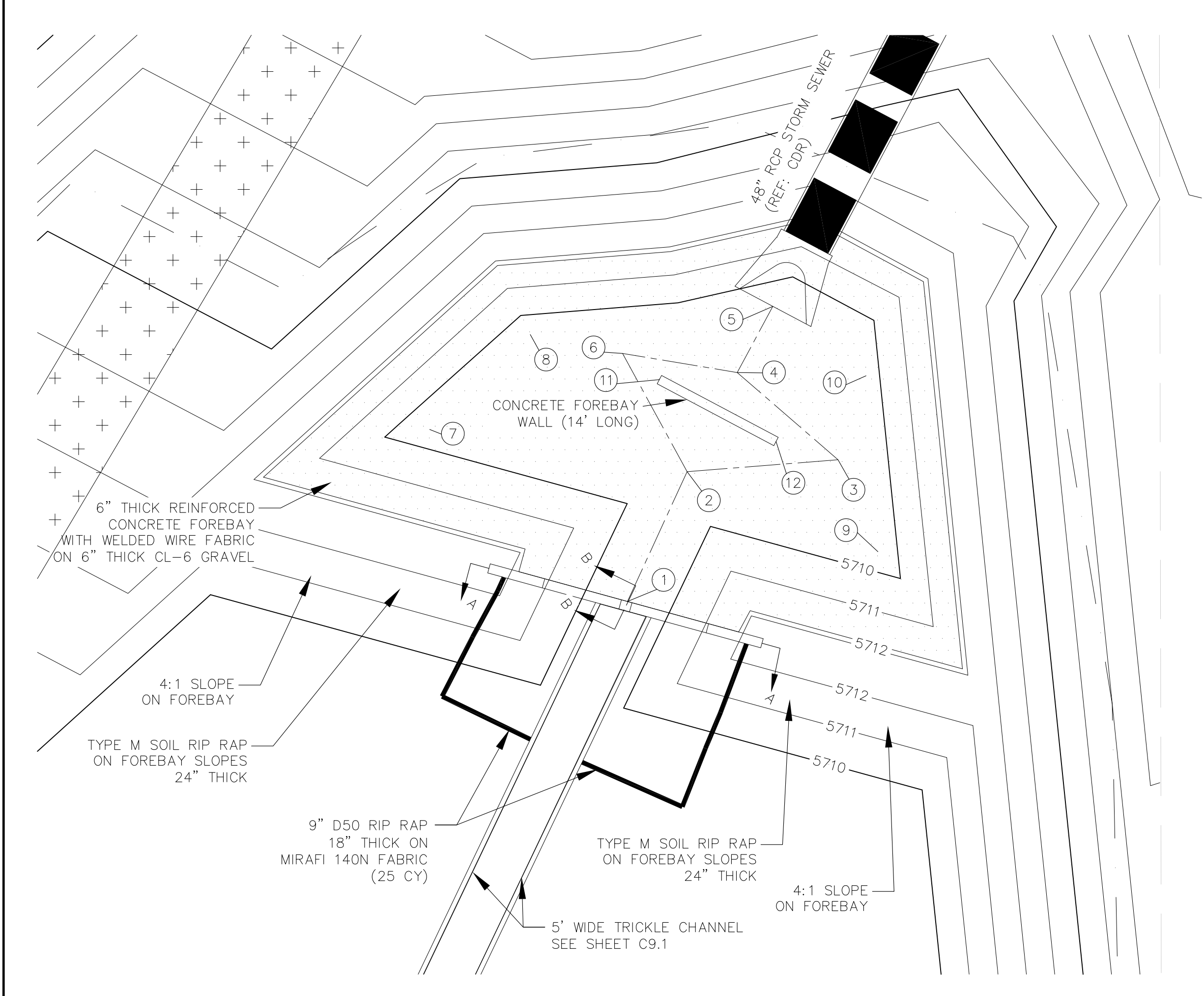
NOTE: ALL CONCRETE FOR WALL SHALL BE CDOT TYPE D

POINT TABLE (FOREBAY A)

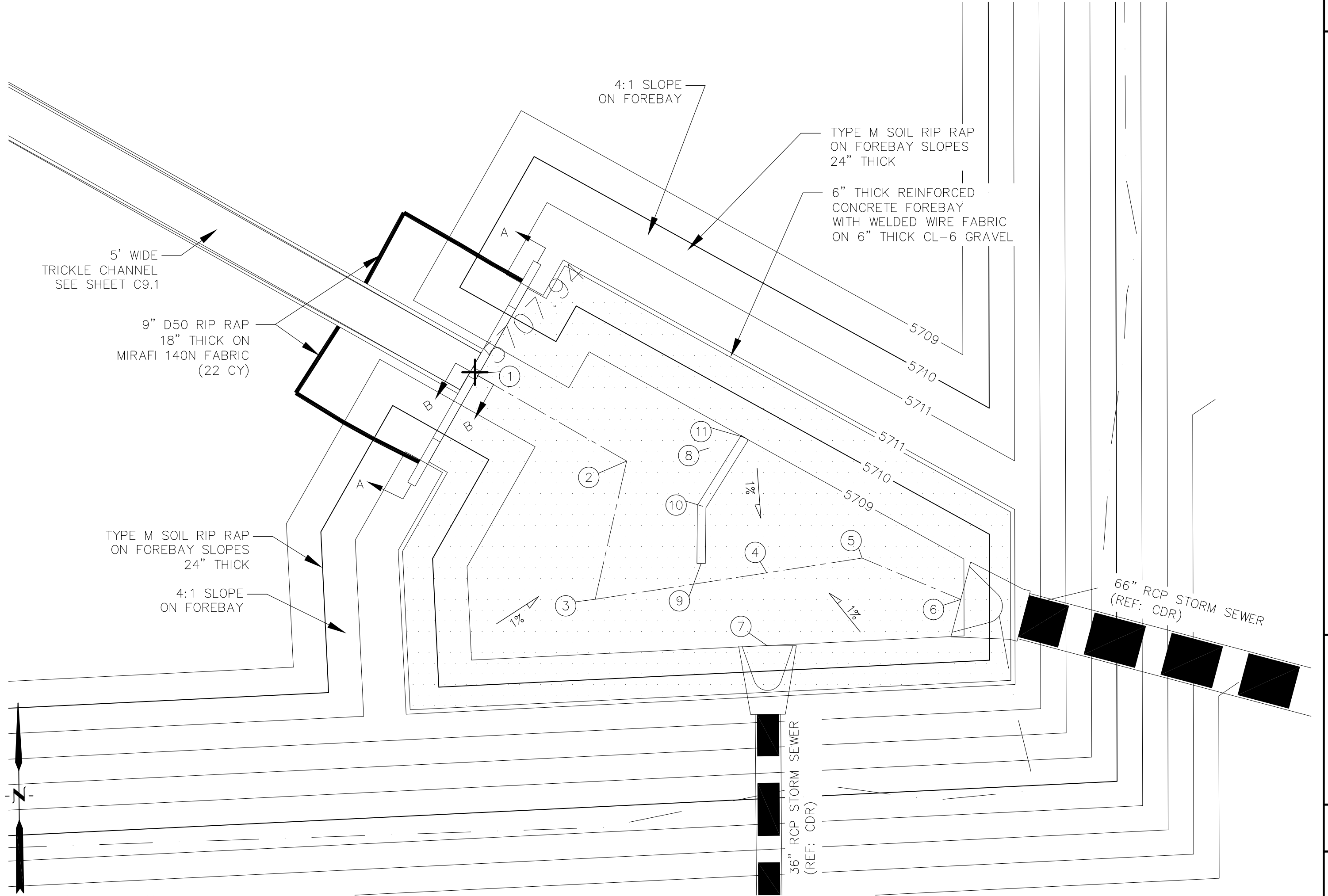
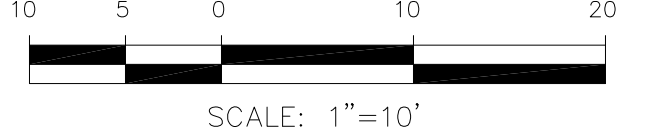
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	24130.17	26398.49	5709.10	FOREBAY BOTTOM
2	24143.93	26404.81	5709.25	FOREBAY BOTTOM
3	24145.19	26420.81	5709.41	FOREBAY BOTTOM
4	24154.44	26410.13	5709.55	FOREBAY BOTTOM
5	24161.46	26413.90	5709.70	FOREBAY BOTTOM
6	24156.46	26397.97	5709.41	FOREBAY BOTTOM
7	24148.40	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'

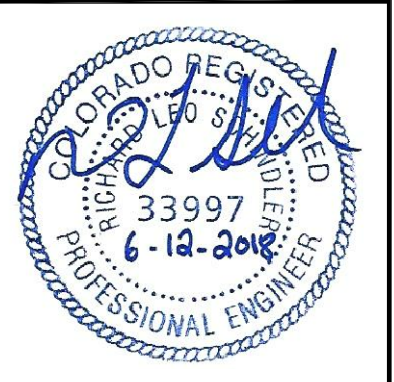
AS-BUILT
DATE: 07/19/2022

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: _____
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

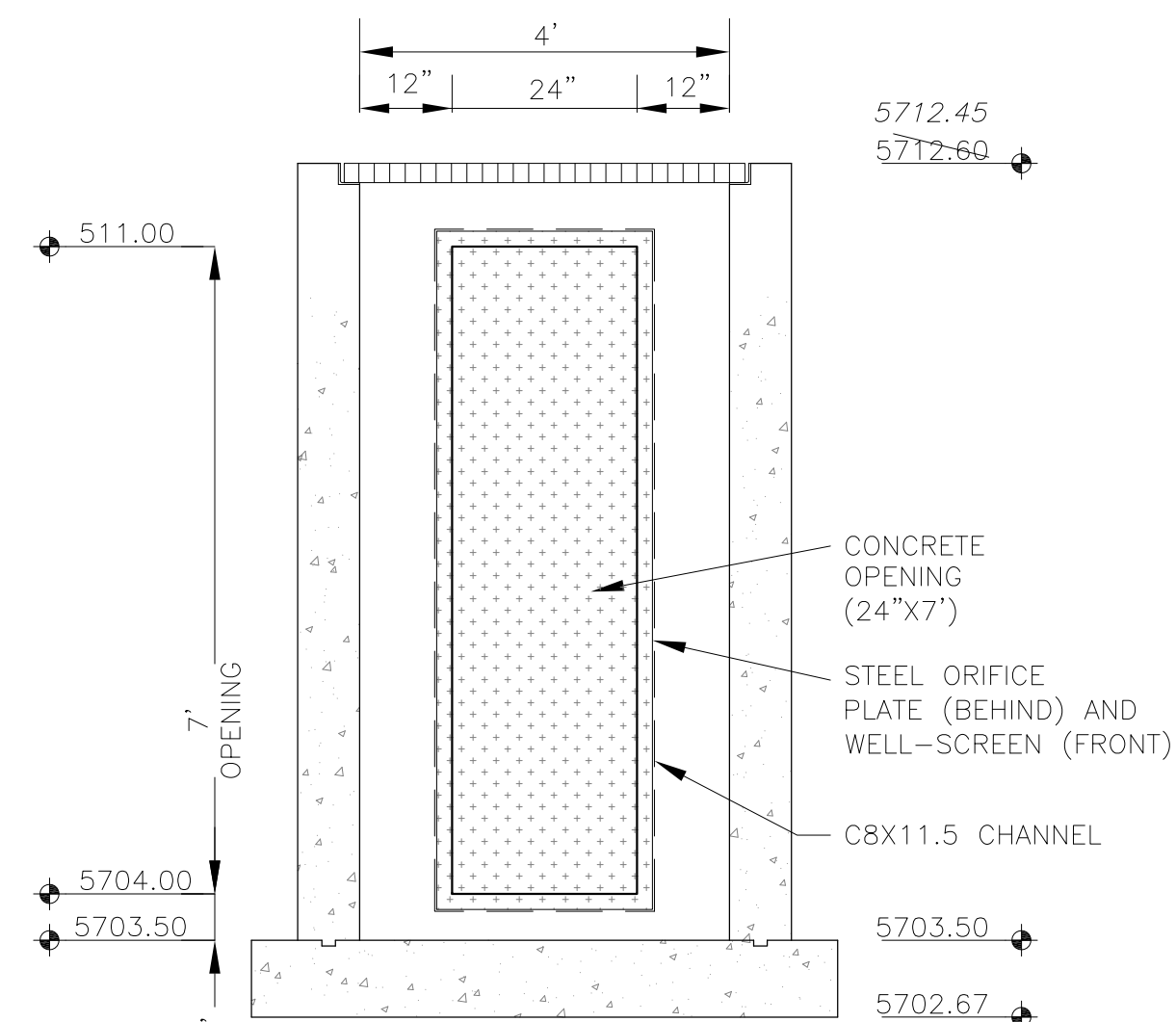
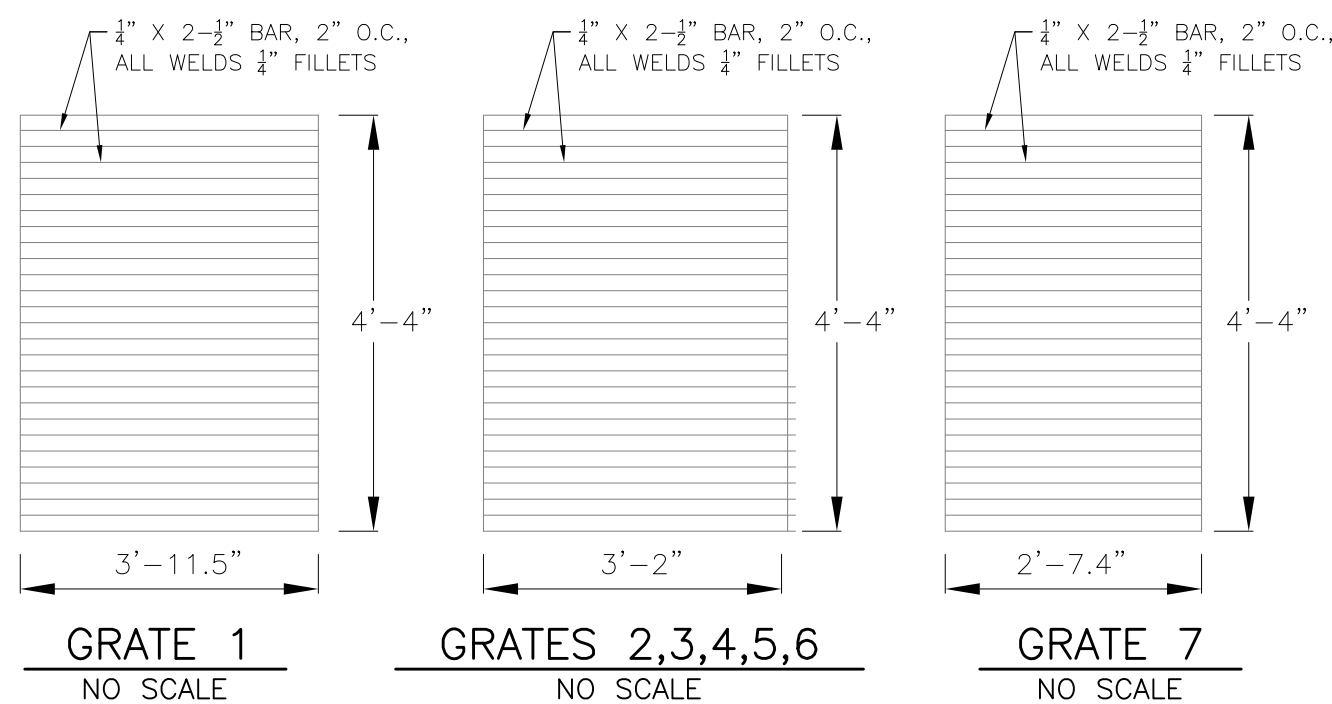
PROJECT: LORSON RANCH EAST
FILING NO. 1
FONTAINE BLVD. - OLD GLORY DR
COLORADO SPRINGS, COLORADO

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



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

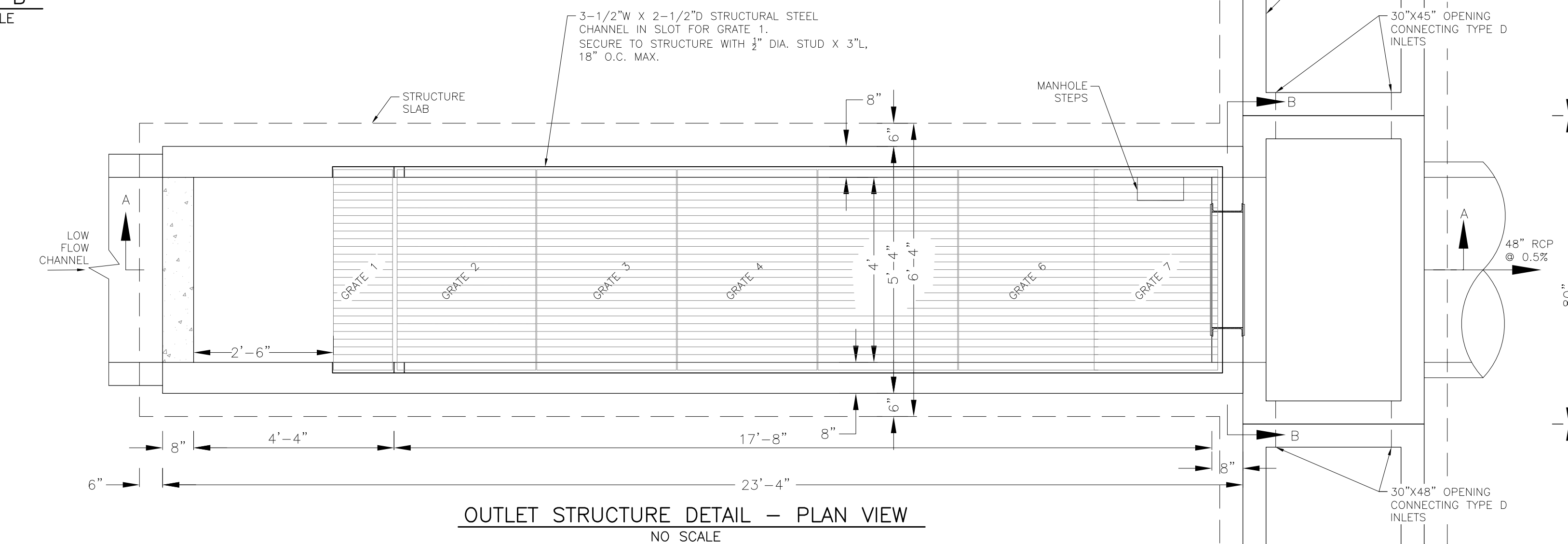
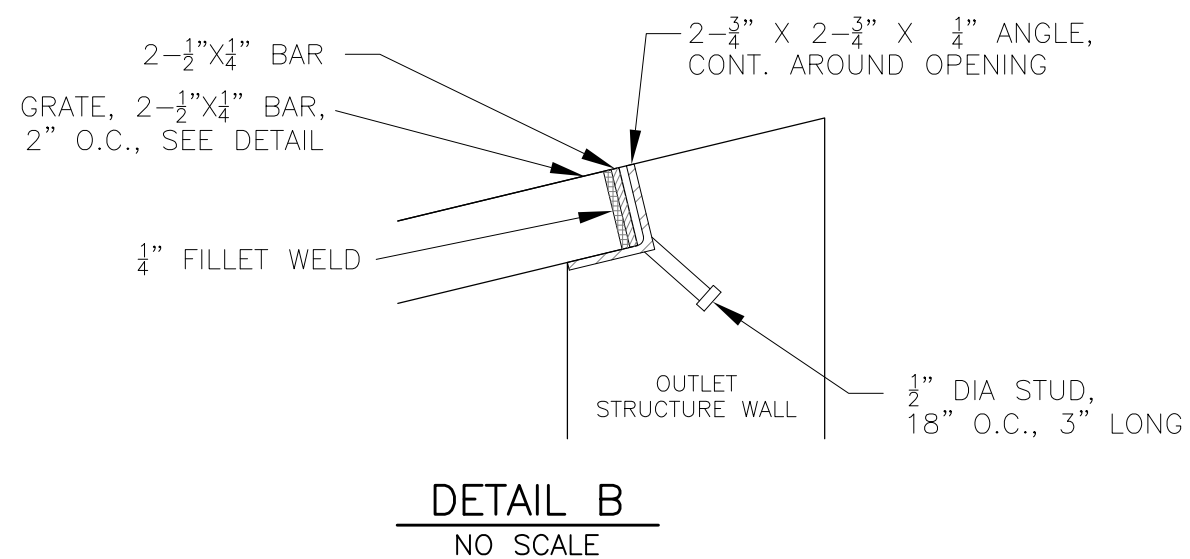
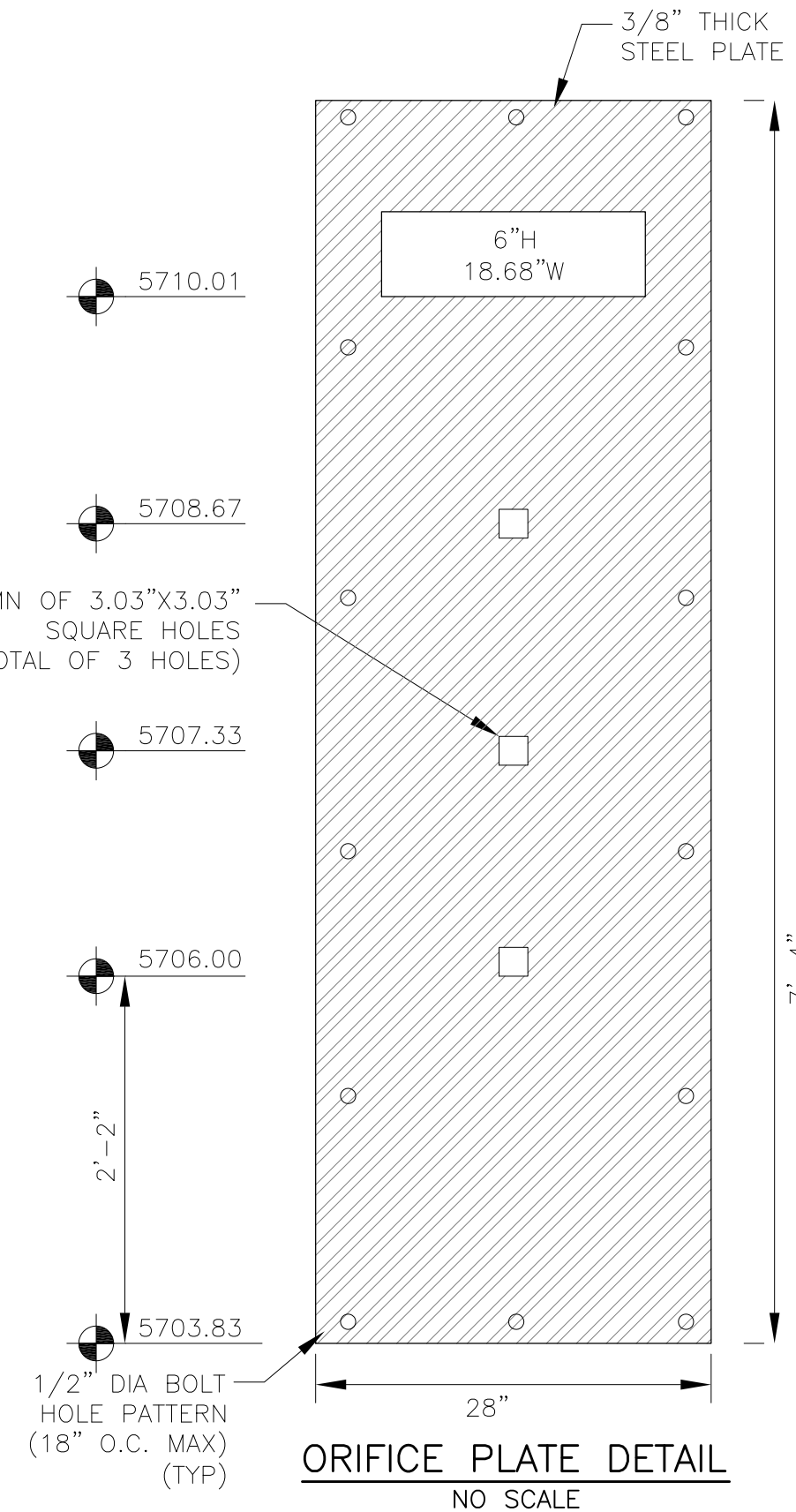
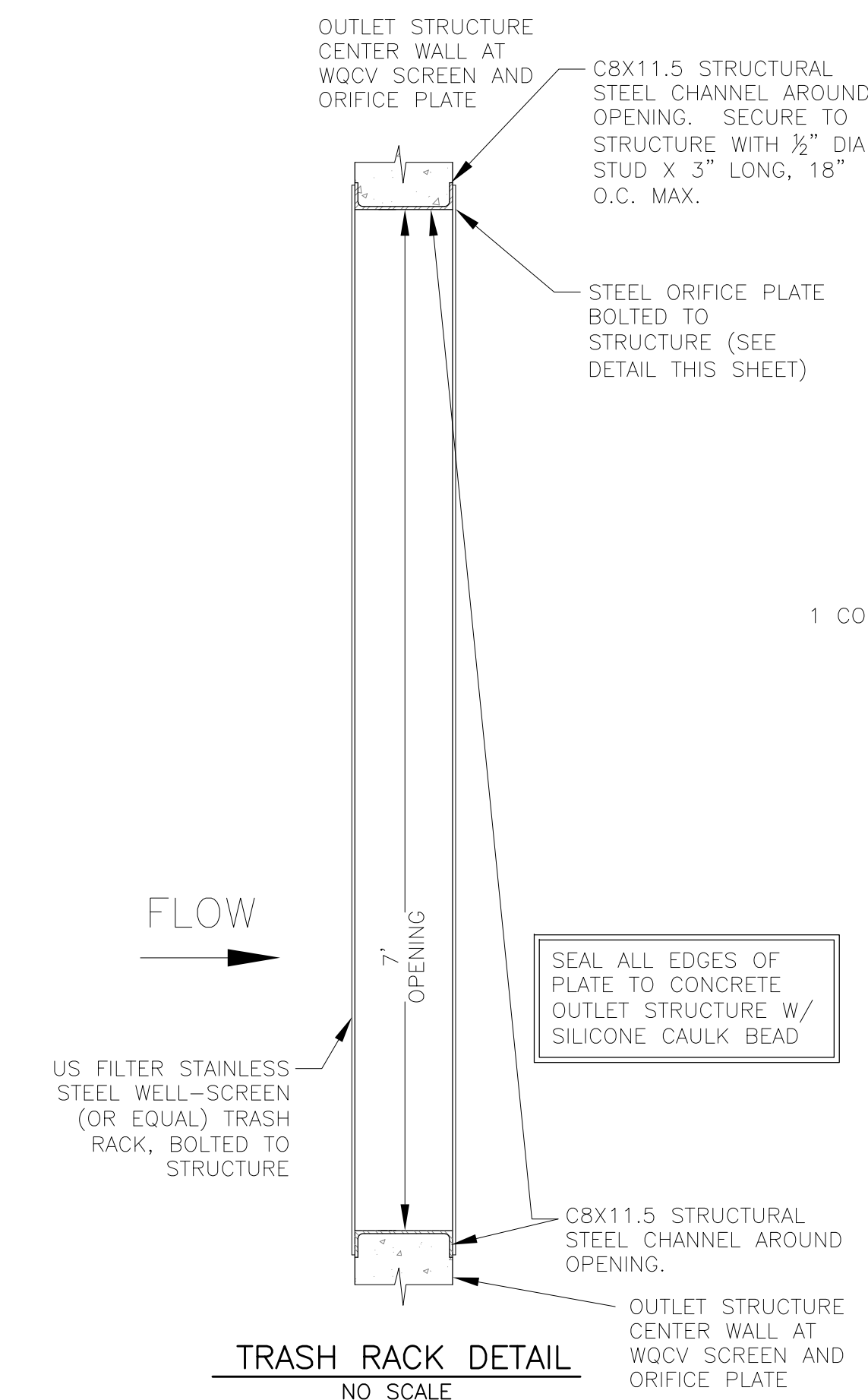
NOTE:
AFTER CONCRETE STRUCTURE HAS BEEN POURED
ALL GRATE DIMENSIONS SHALL BE FIELD VERIFIED
PRIOR TO GRATE CONSTRUCTION



WQCV WELL-SCREEN NOTES:

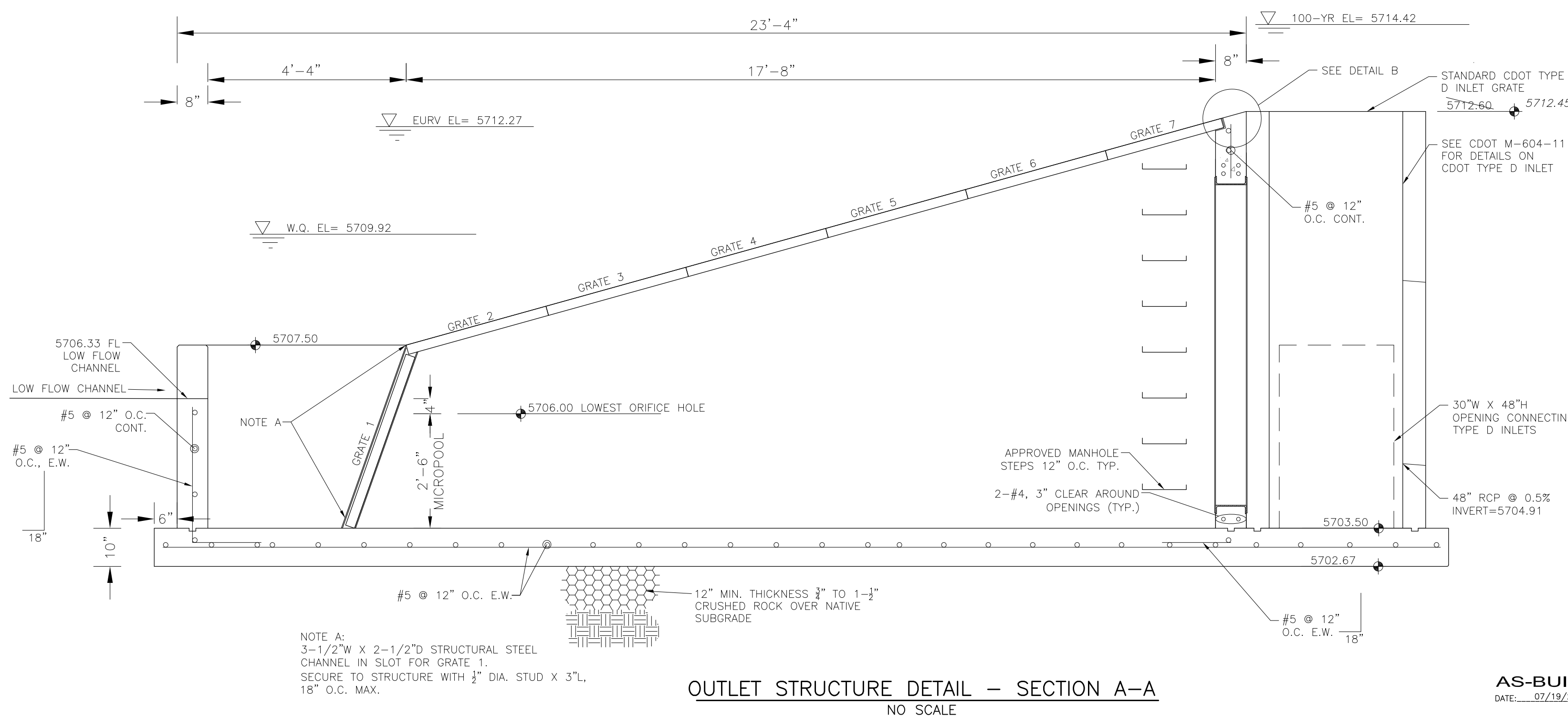
- Well-Screen shall be stainless steel and attached by stainless steel bolts along edge of the mounting frame.
- WQCV Well Screen
 - Type of Screen: Stainless steel #93 Vee Wire (Johnson Vee Wire (tm) Stainless Steel Screen or equivalent with 60% open area)
 - Screen slot opening dimension: 0.139" (Screen #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

OUTLET STRUCTURE DETAIL - SECTION B-B
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 3/4" 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.

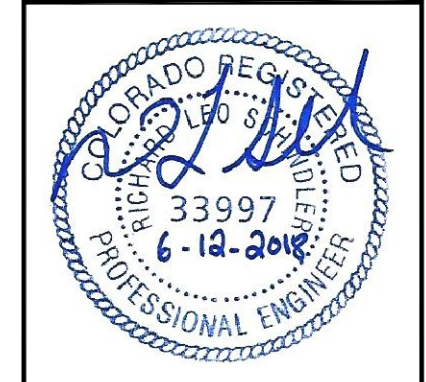


CORE ENGINEERING GROUP
15004 1ST AVENUE, S.
DENVER, CO 80202
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cge1.com

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

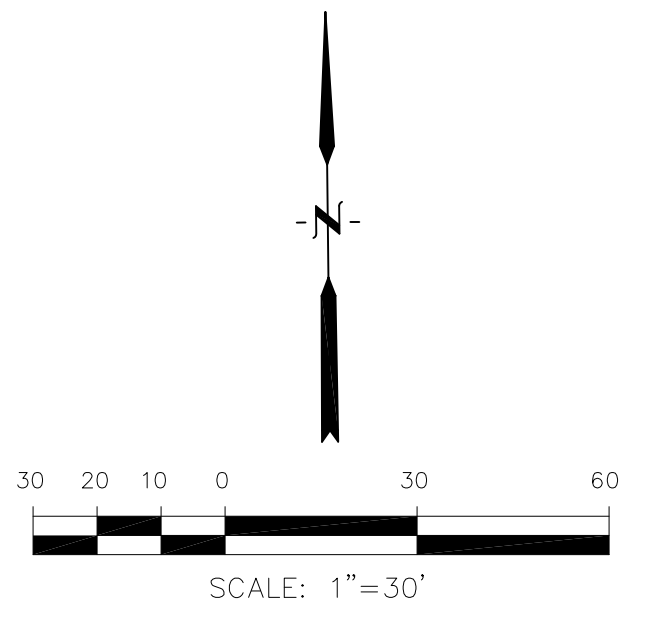
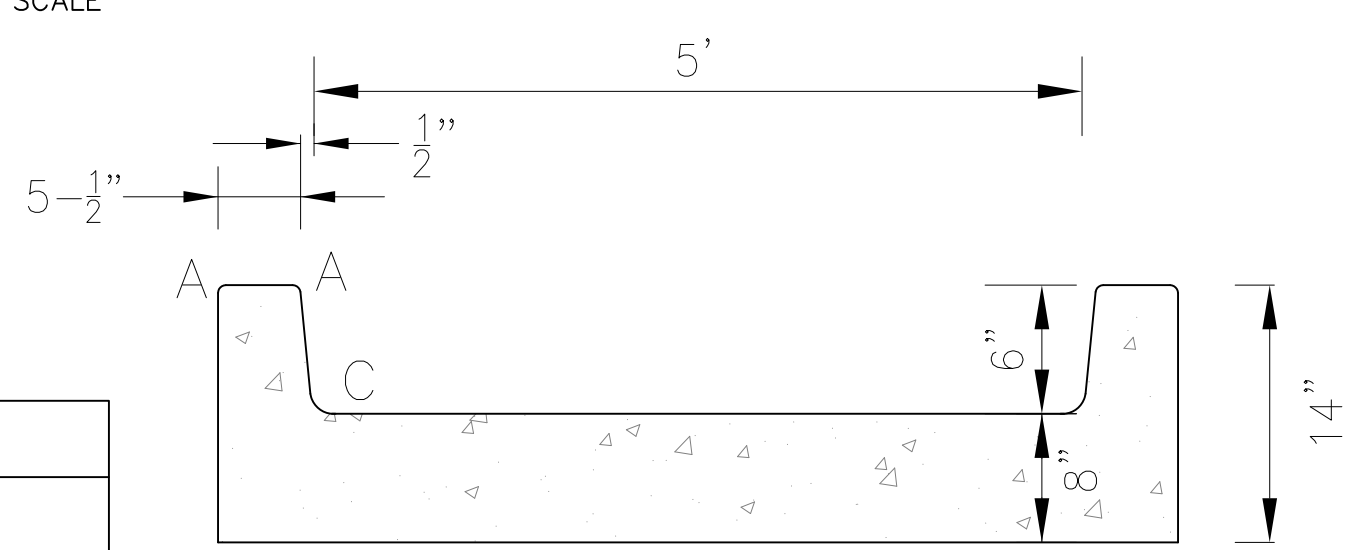
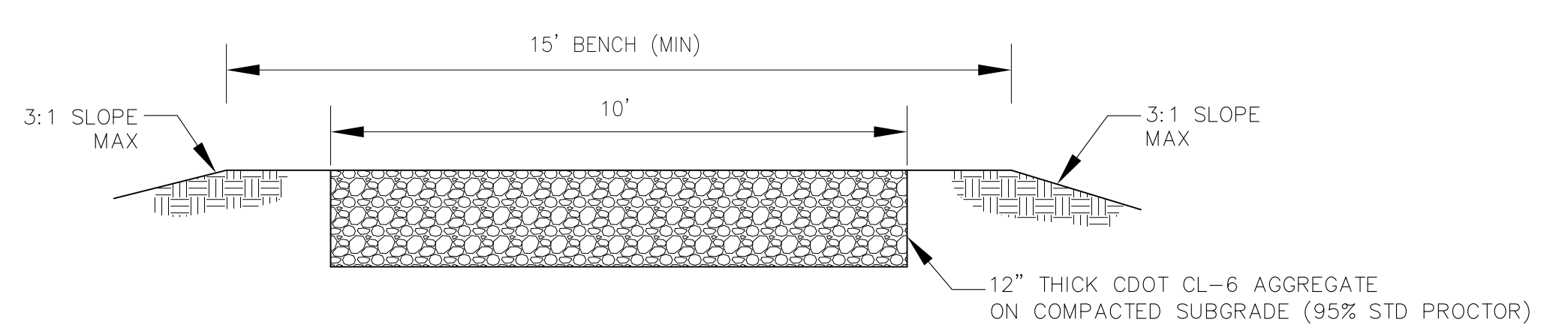
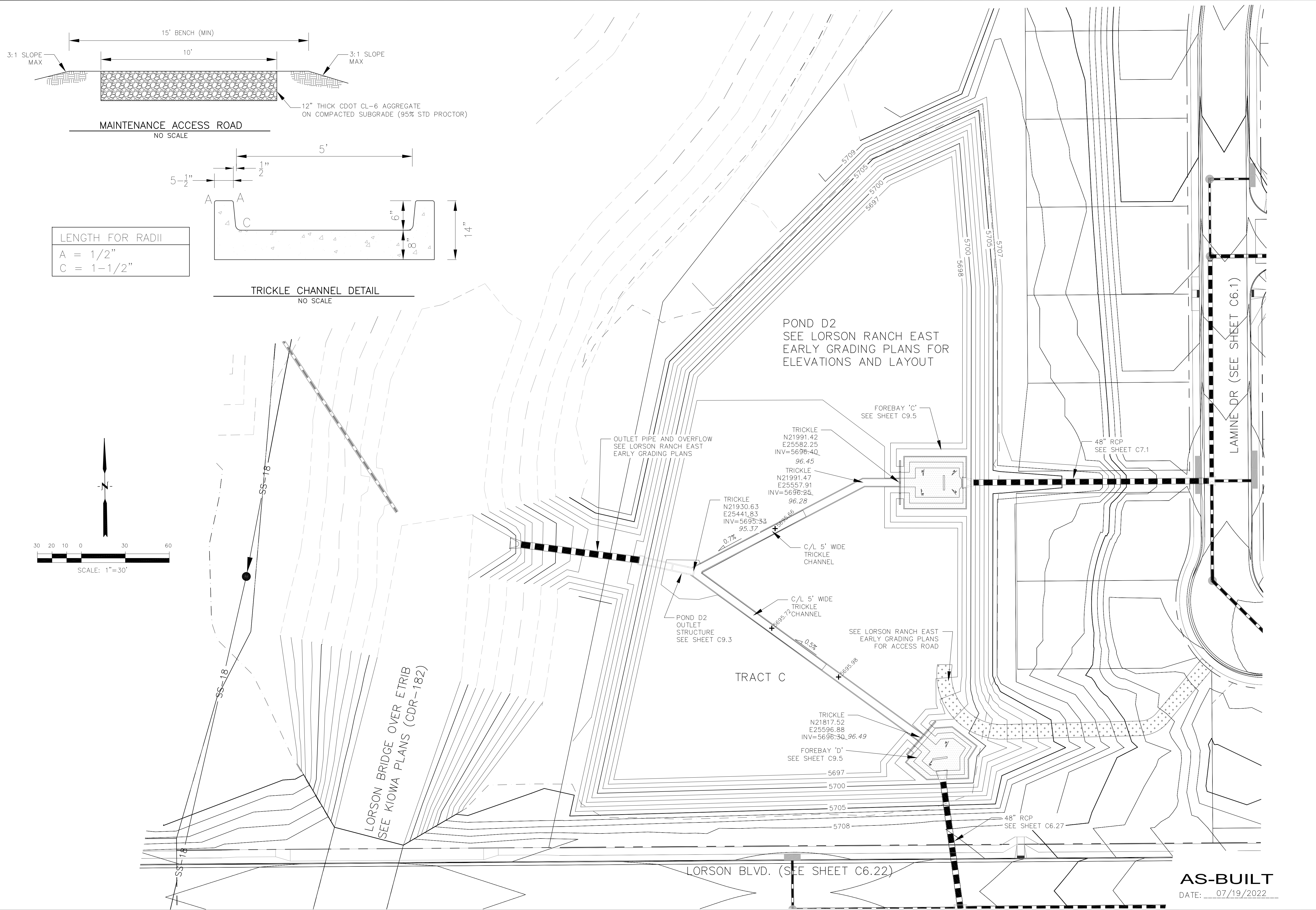
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

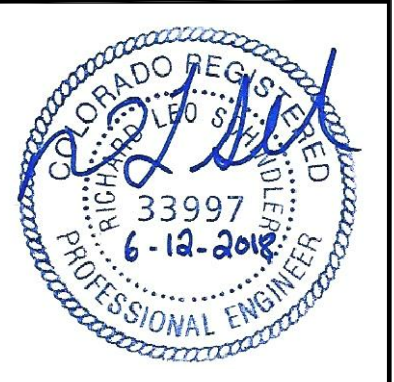


CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE: _____
DESCRIPTION: _____
NO: _____
PREPARED FOR:
LORSON 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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

POND D2
TRICKLE CHANNEL
LAYOUT AND DETAILS



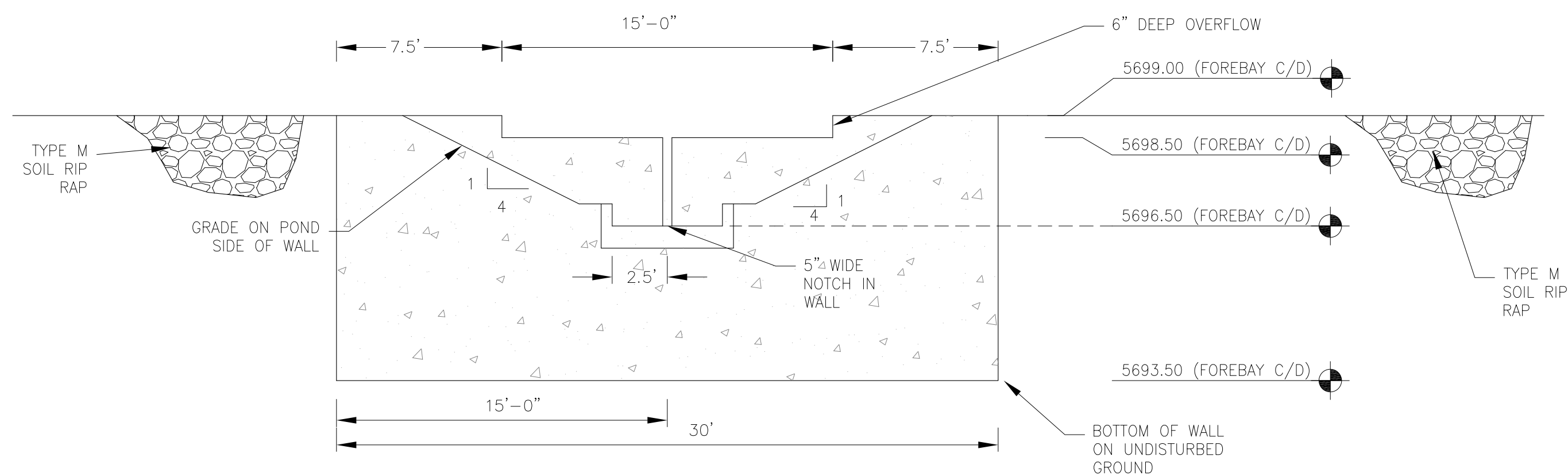
DATE:
JUNE 12, 2018

PROJECT NO.
100.042

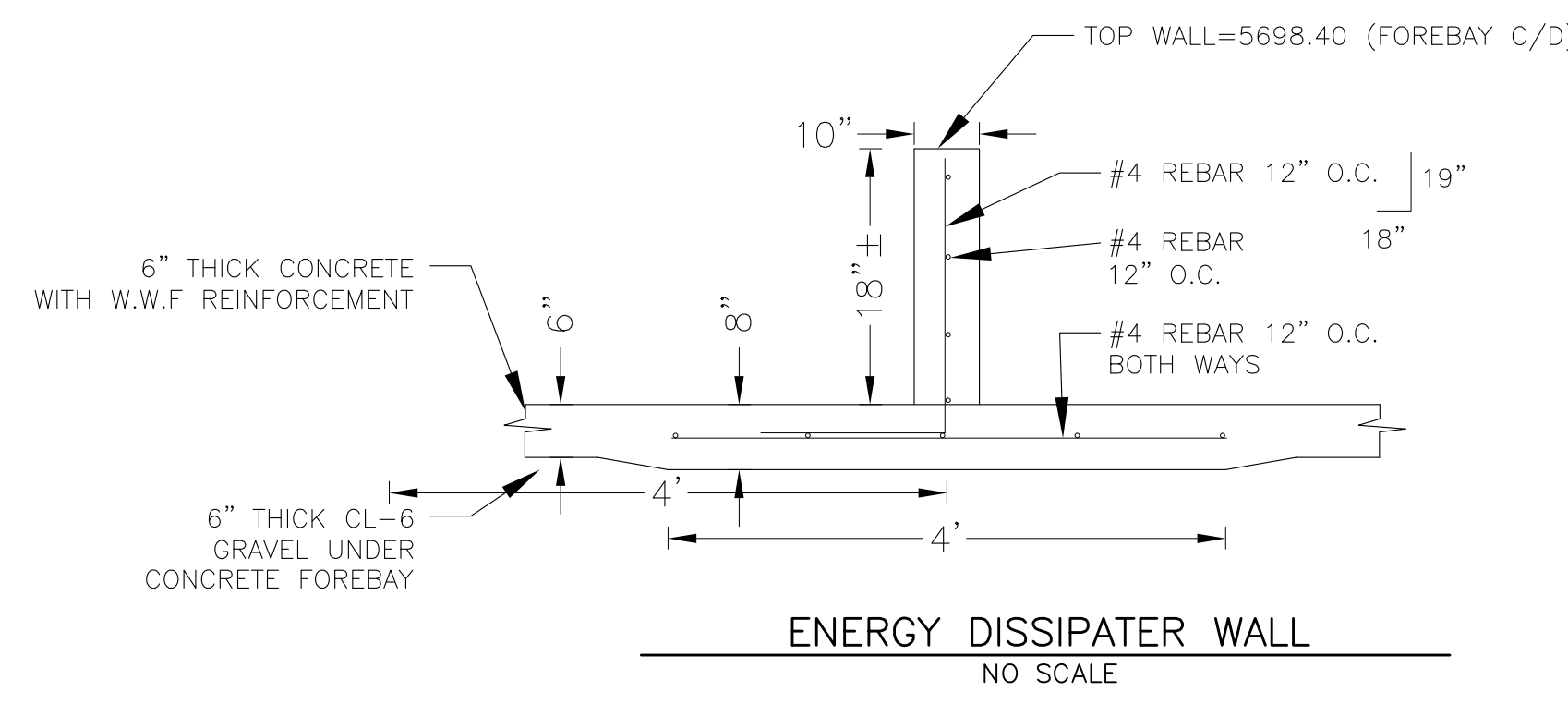
SHEET NUMBER
C9.4

TOTAL SHEETS: 45

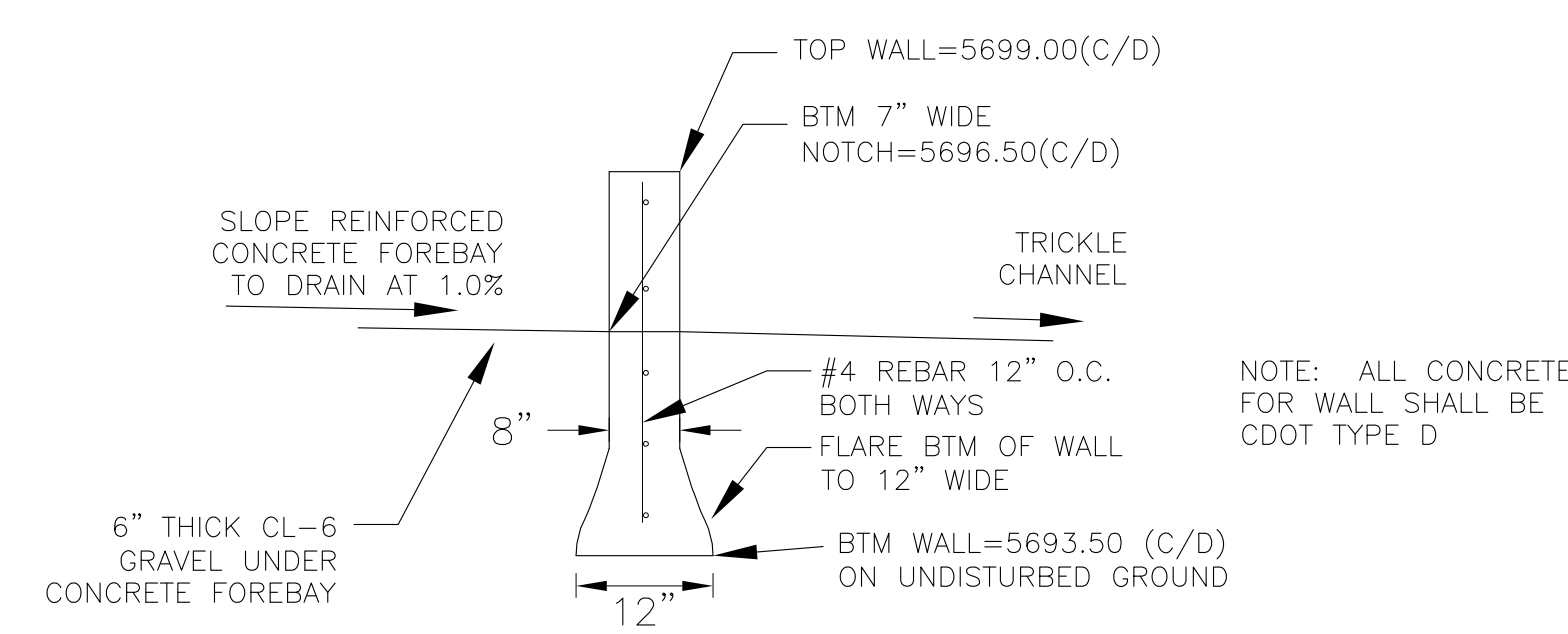
AS-BUILT
DATE: 07/19/2022



WALL SECTION A-A
1"=10'



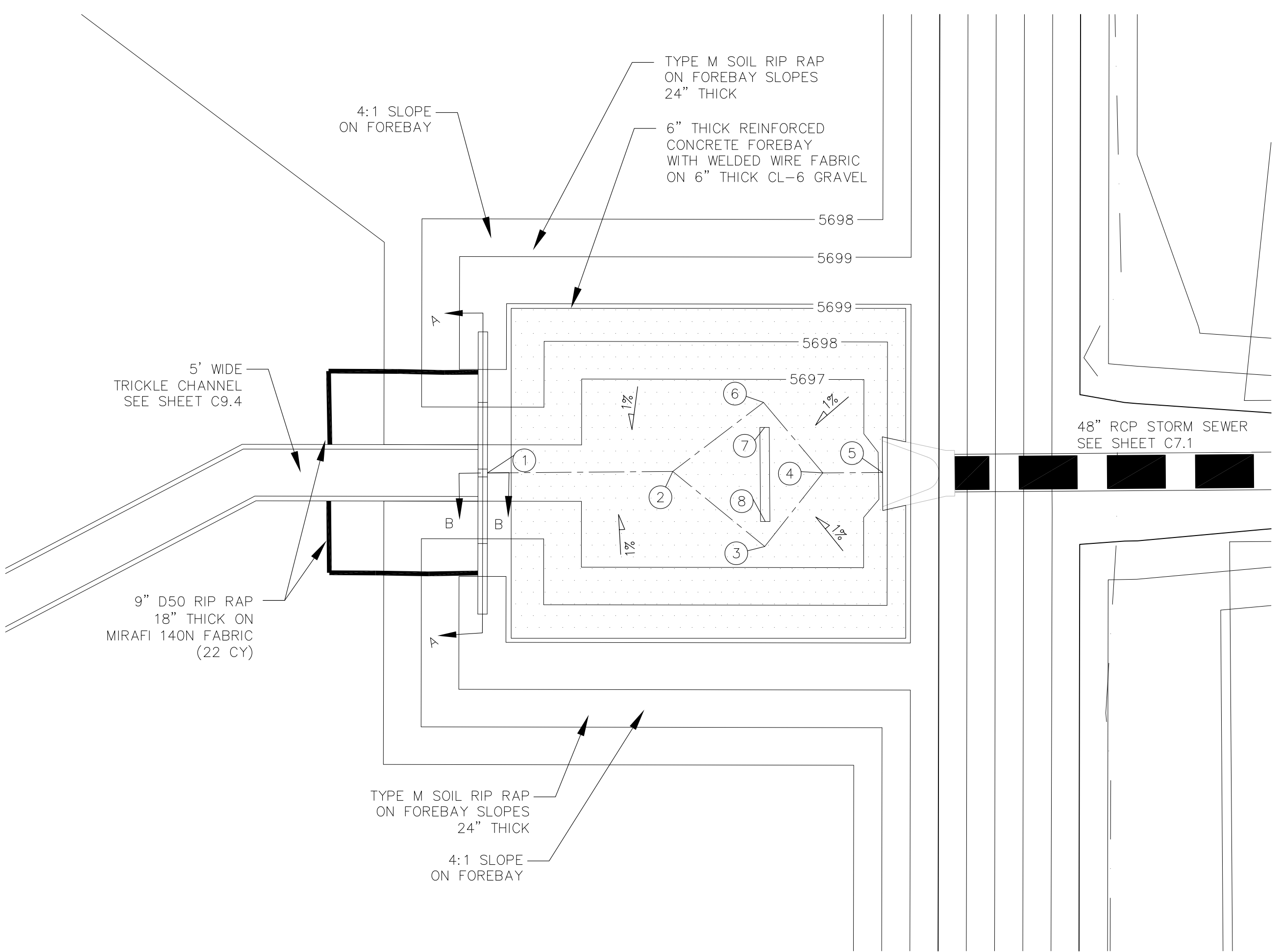
NOTE: ALL CONCRETE FOR WALL SHALL BE CDOT TYPE D



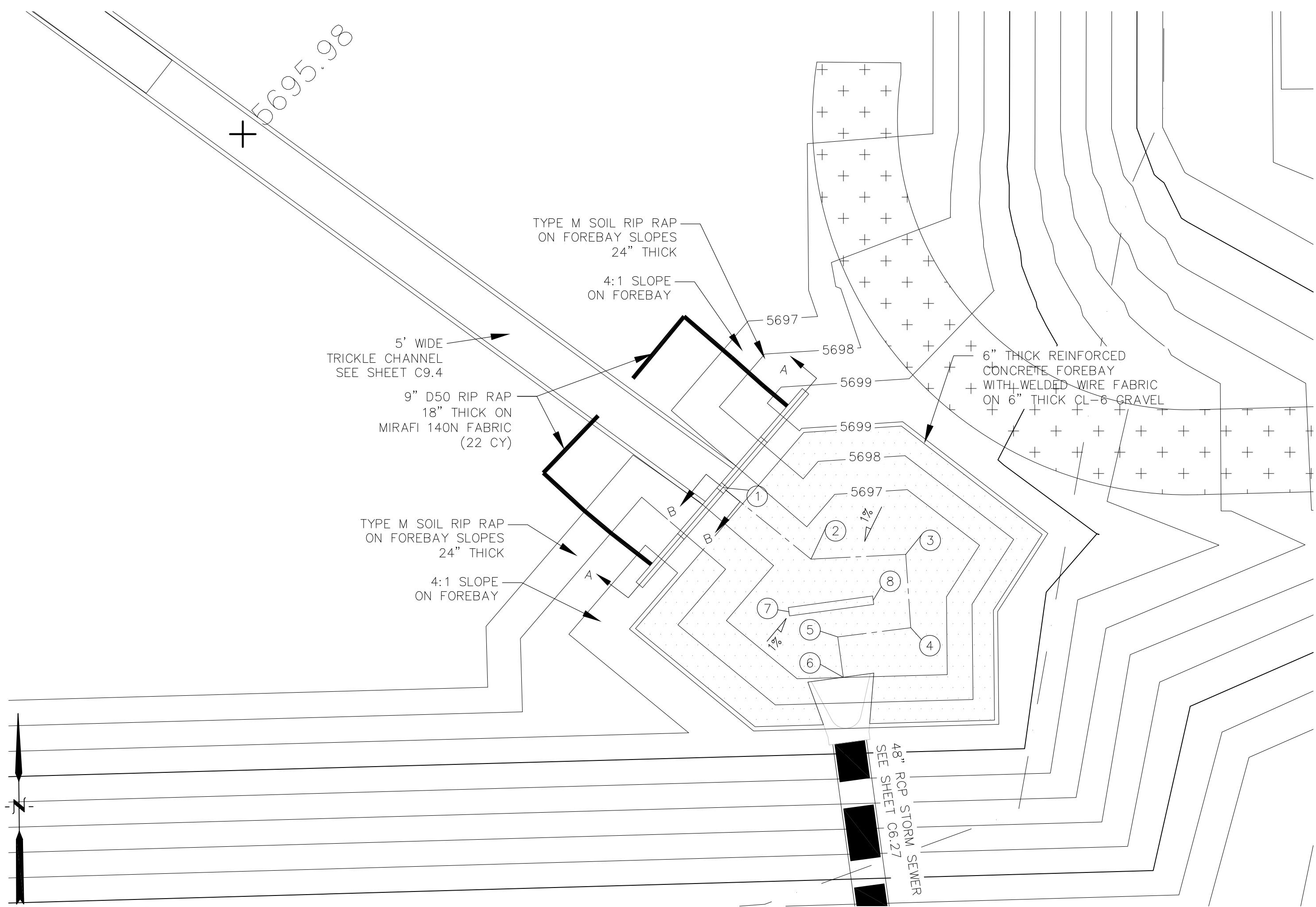
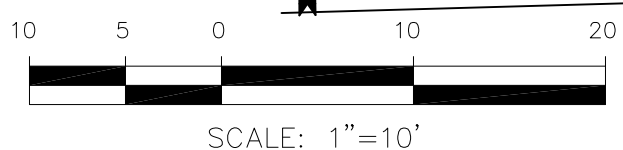
WALL SECTION B-B
NO SCALE

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'



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

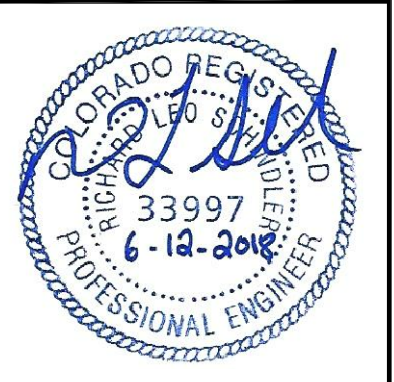
AS-BUILT
DATE: 07/19/2022

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

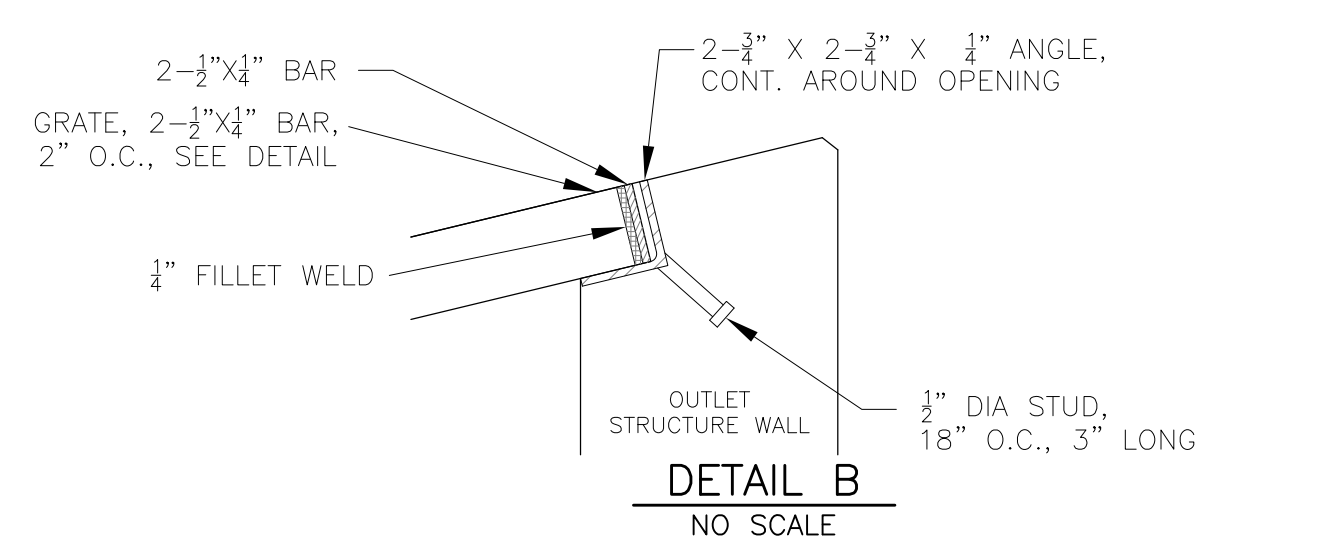
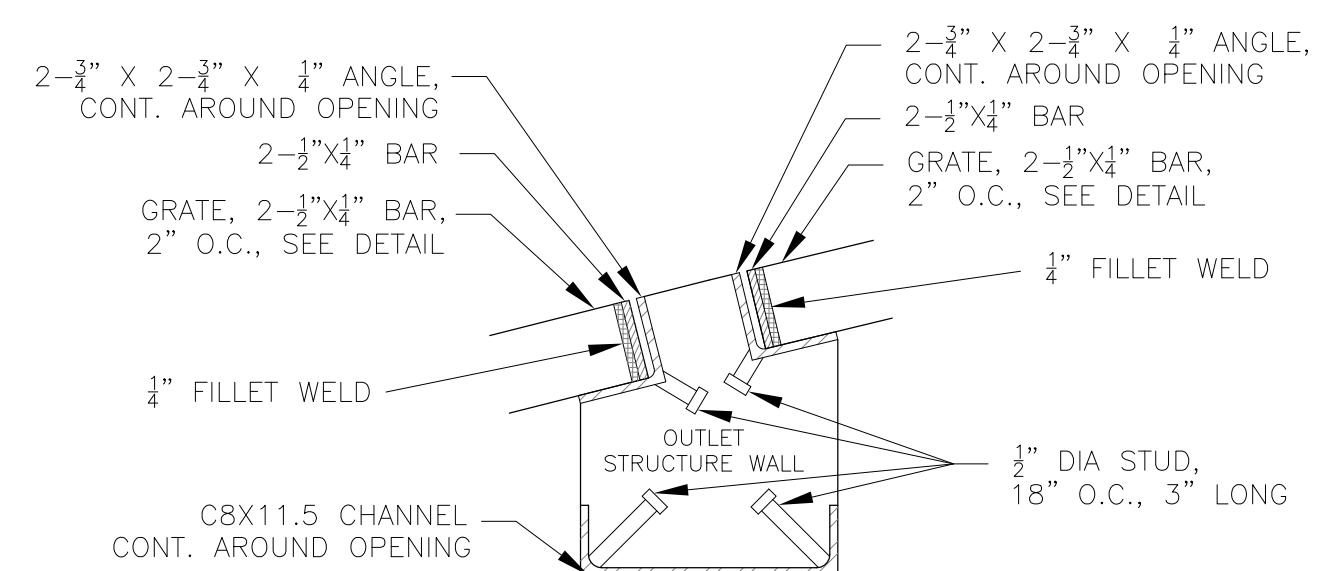
DATE: _____
DESCRIPTION: _____
NO: _____
PROJECT: LORSON RANCH EAST
FILING NO. 1
FONTAINE BLVD. - OLD GLORY DR
COLORADO SPRINGS, COLORADO
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
(719) 635-3200
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

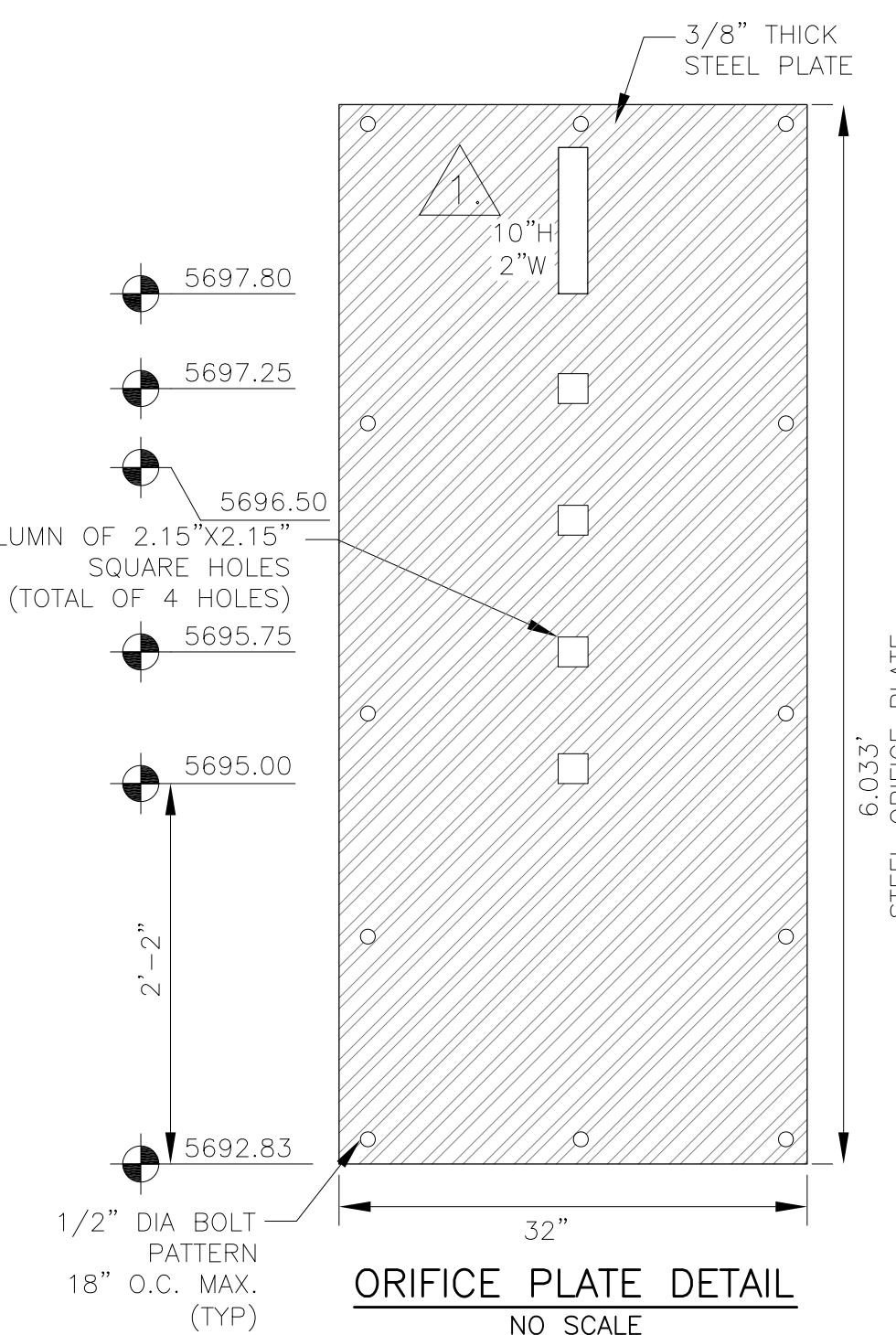
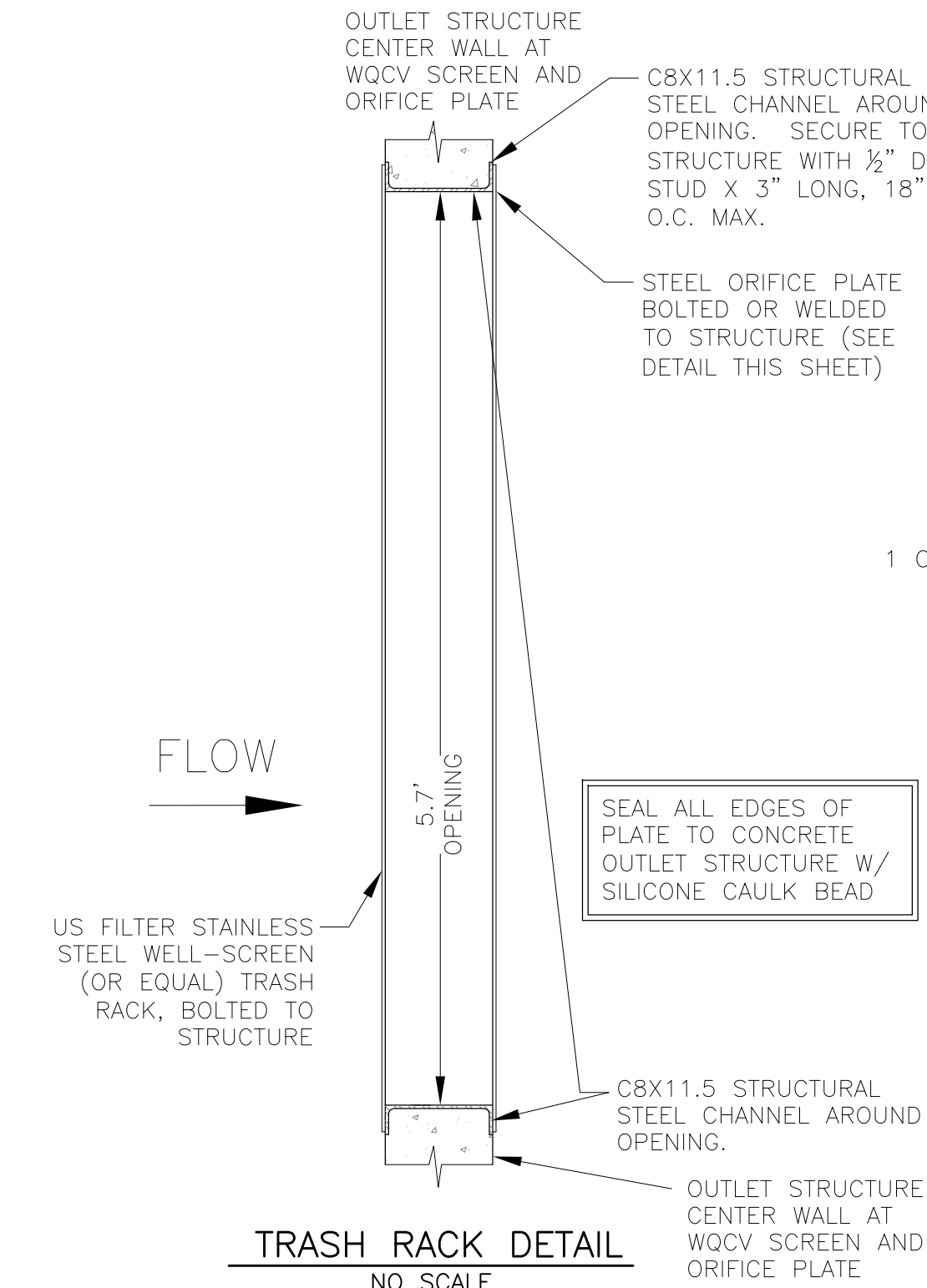
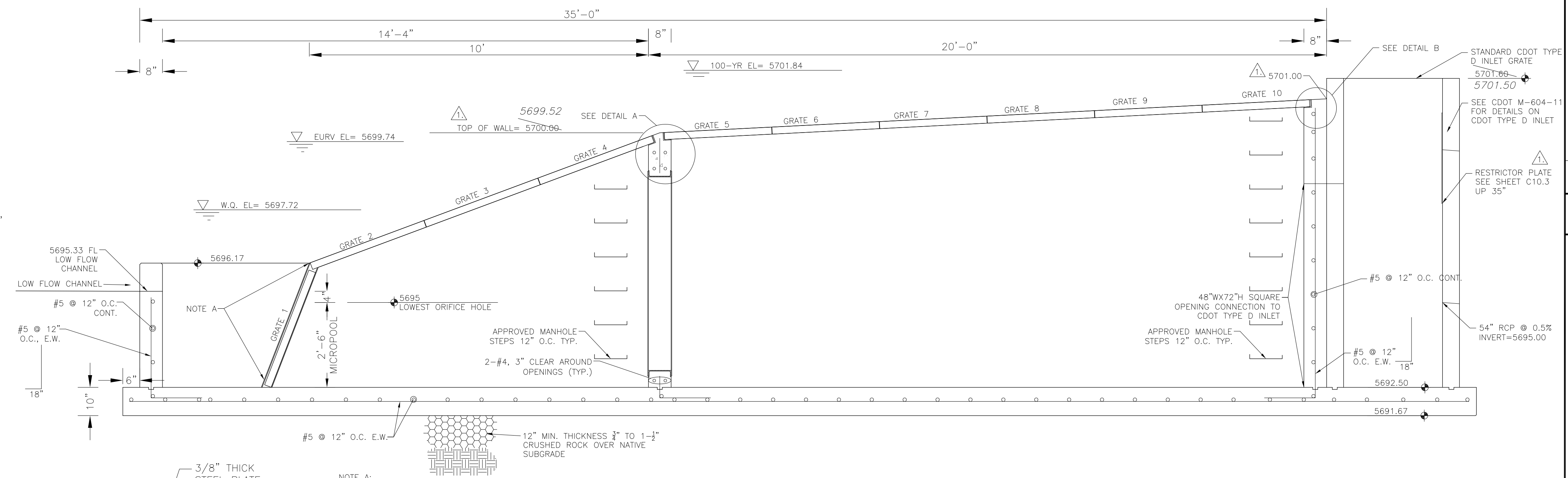
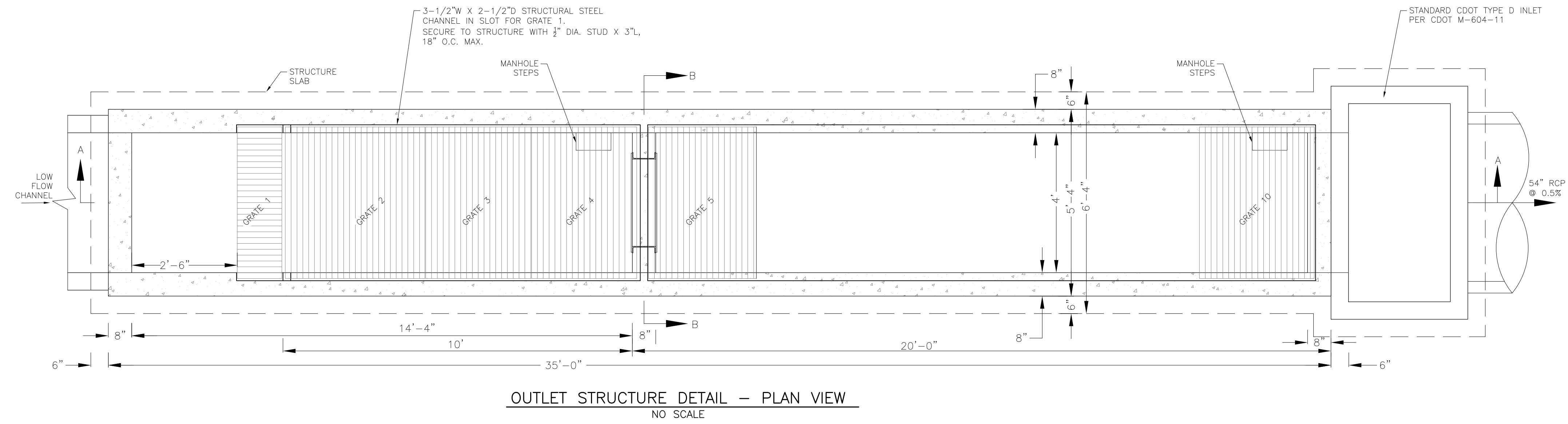
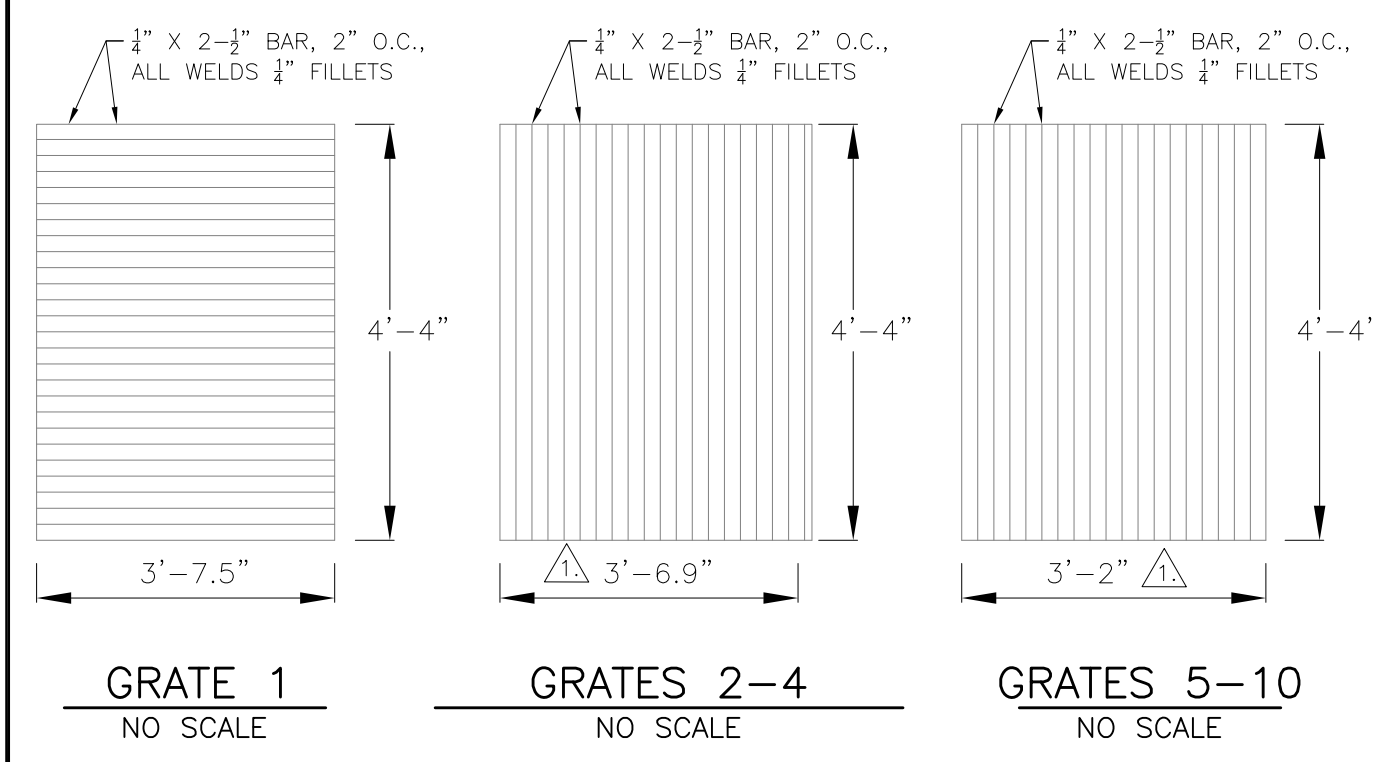
POND D2
FOREBAY 'C' AND 'D'
LAYOUT AND DETAILS



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



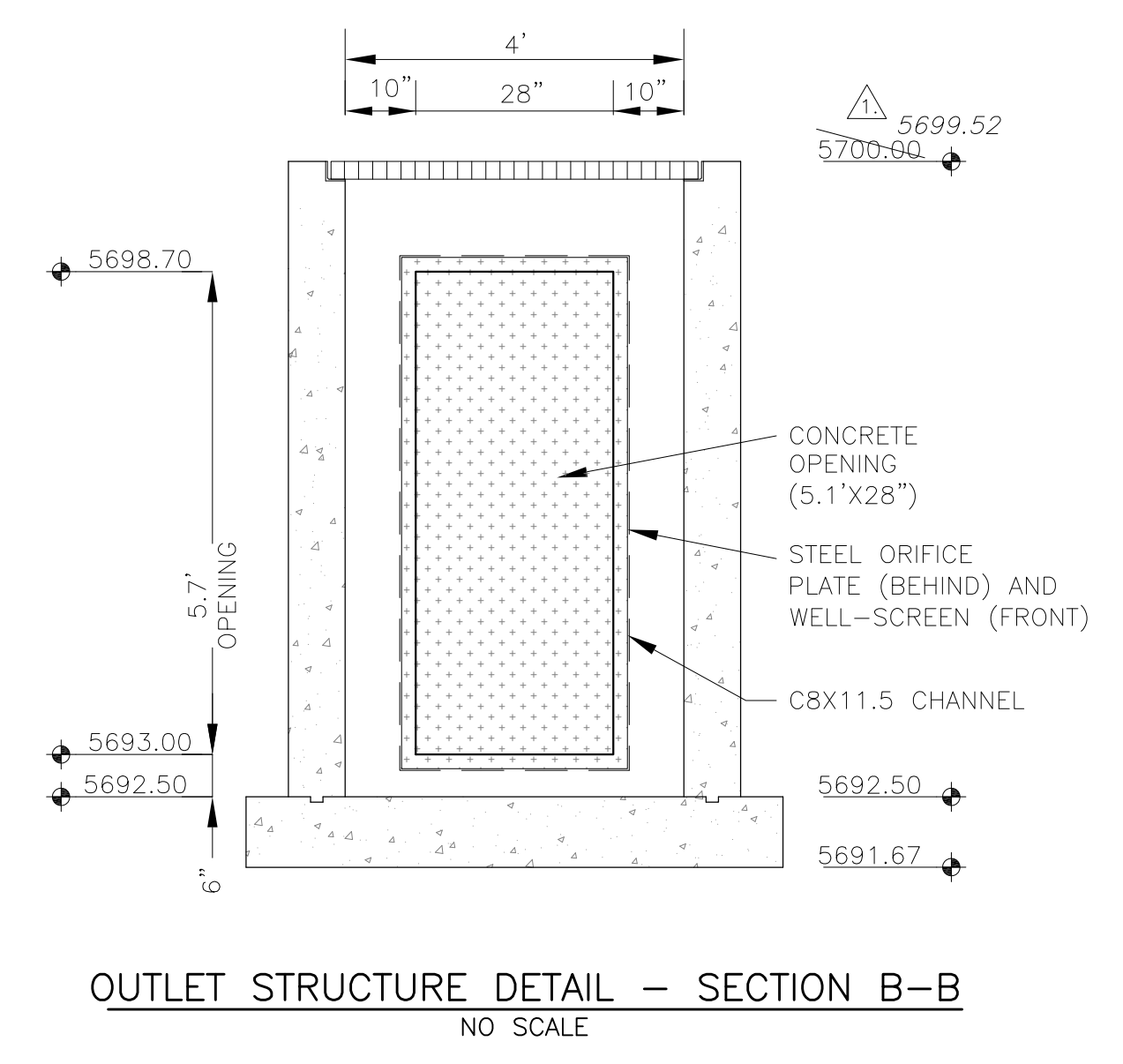
NOTE: AFTER CONCRETE STRUCTURE HAS BEEN POURED ALL GRATE DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO GRATE CONSTRUCTION



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 C9.5 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

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@cog1.com

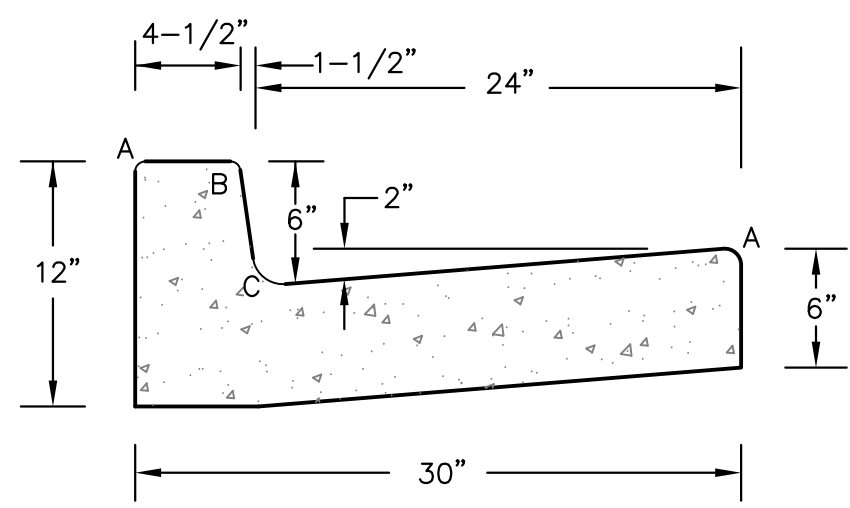
DATE: 7-2-2018
DESCRIPTION: MODIFY OUTLET CHANGE GRATE SIZES
NO. 1
PROJECT: LORSON RANCH EAST FILING NO. 1
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
FONTAINE BLDG. - OLD GLORY DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

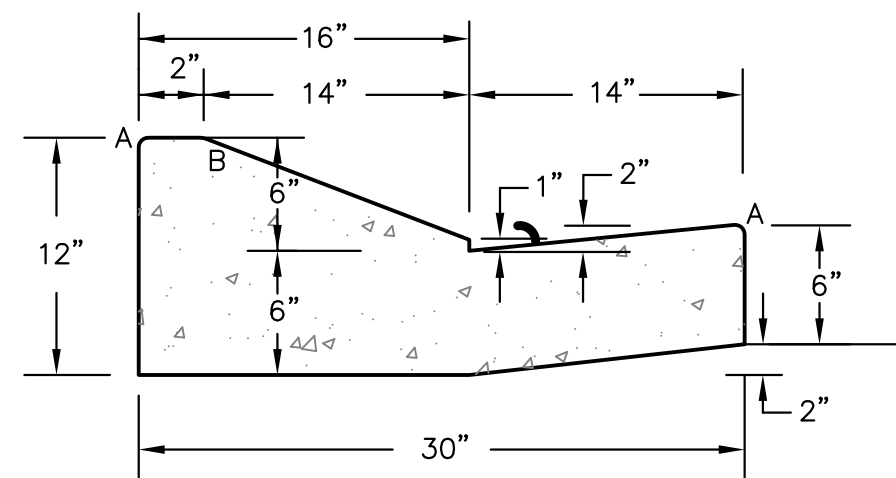
**LORSON RANCH EAST FILING NO. 1
FULL SPECTRUM POND D2
OUTLET STRUCTURE**



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



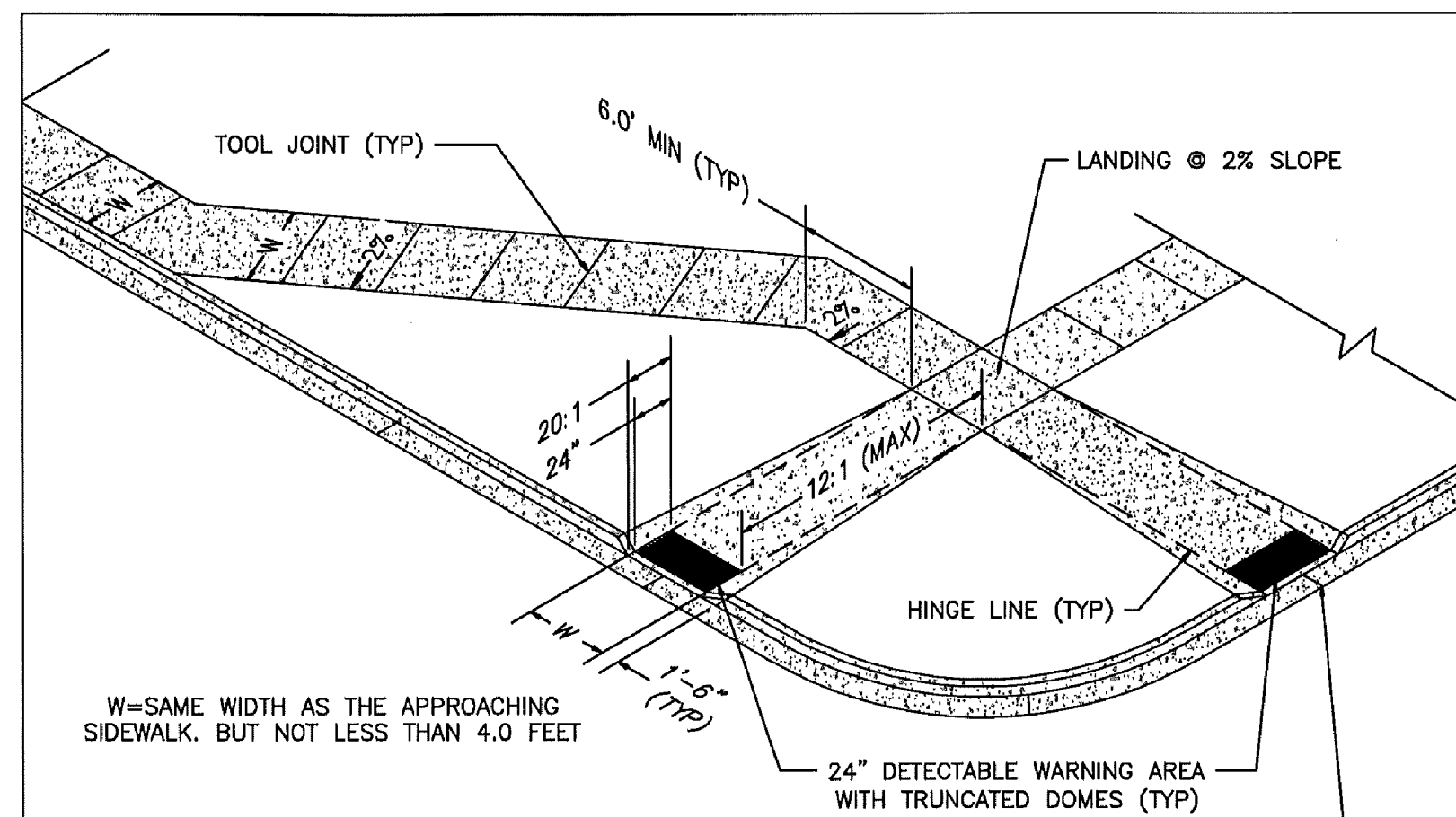
TYPE 'A'
VERTICAL CURB AND GUTTER
SCALE 1" = 1'-0"



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

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

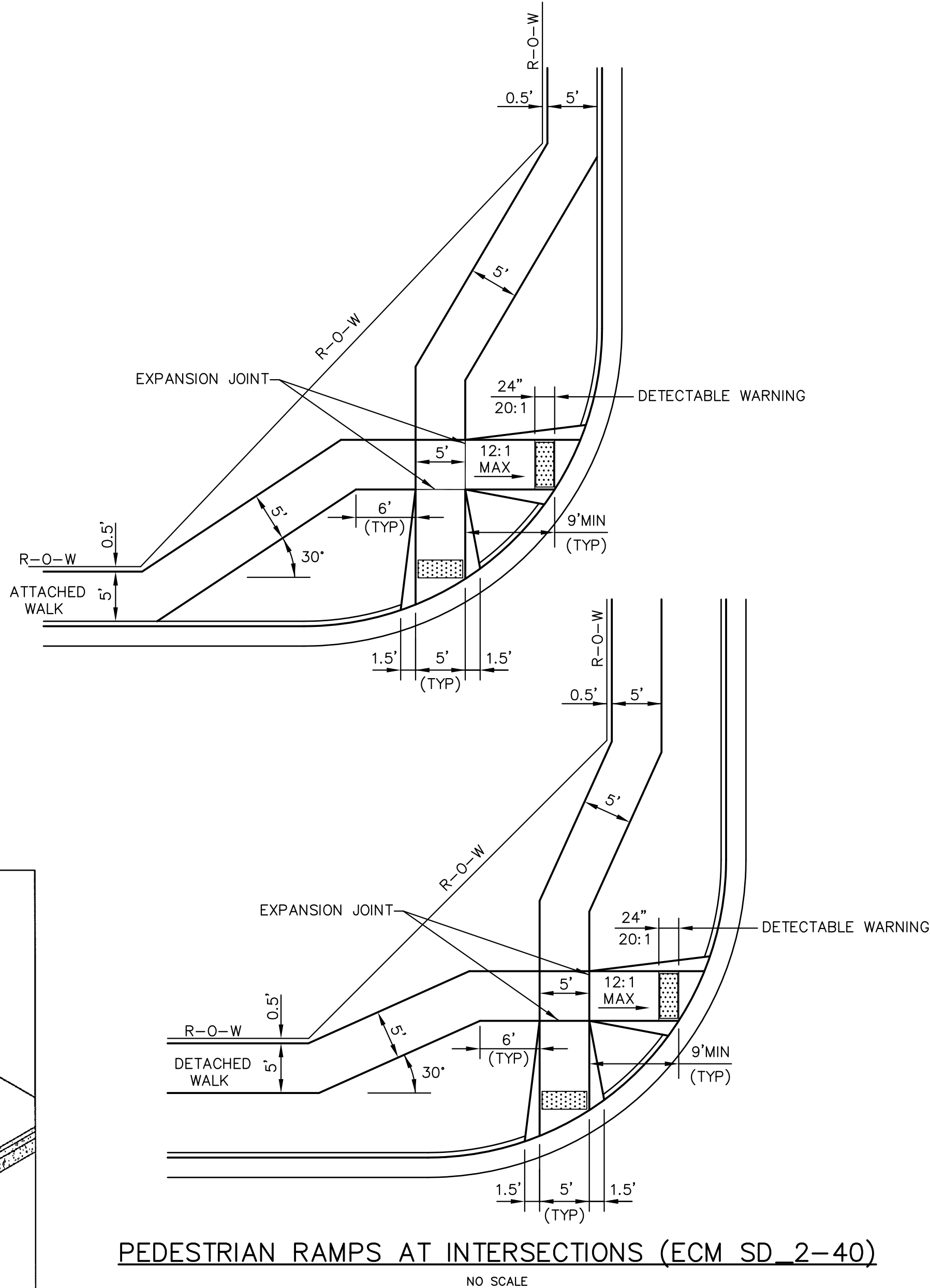
CURB DETAILS (ECM SD 2-20)



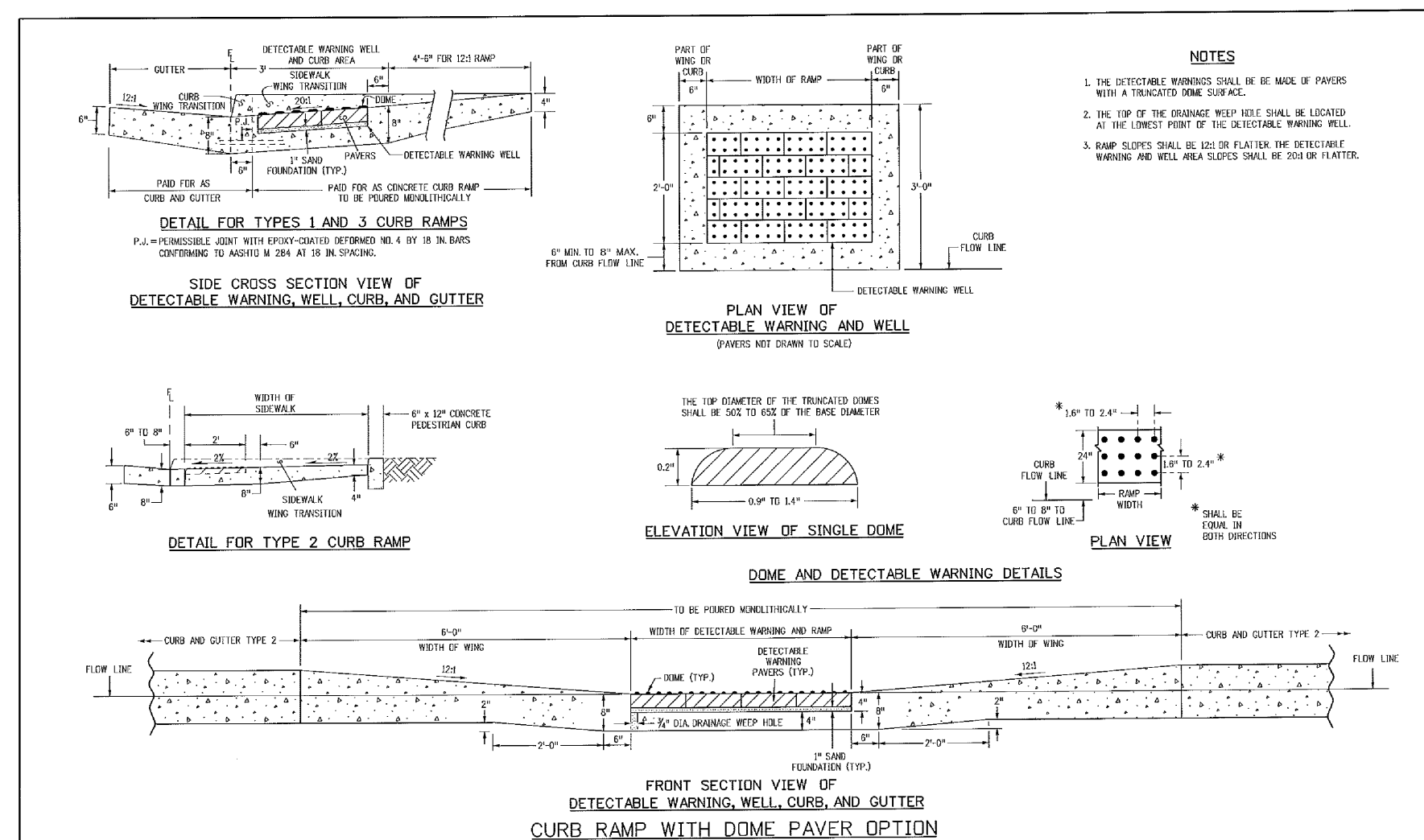
- PEDESTRIAN RAMP NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
 - CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
 - PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
 - RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS.
 - DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
 - DETECTABLE WARNING AREA SHALL BE 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

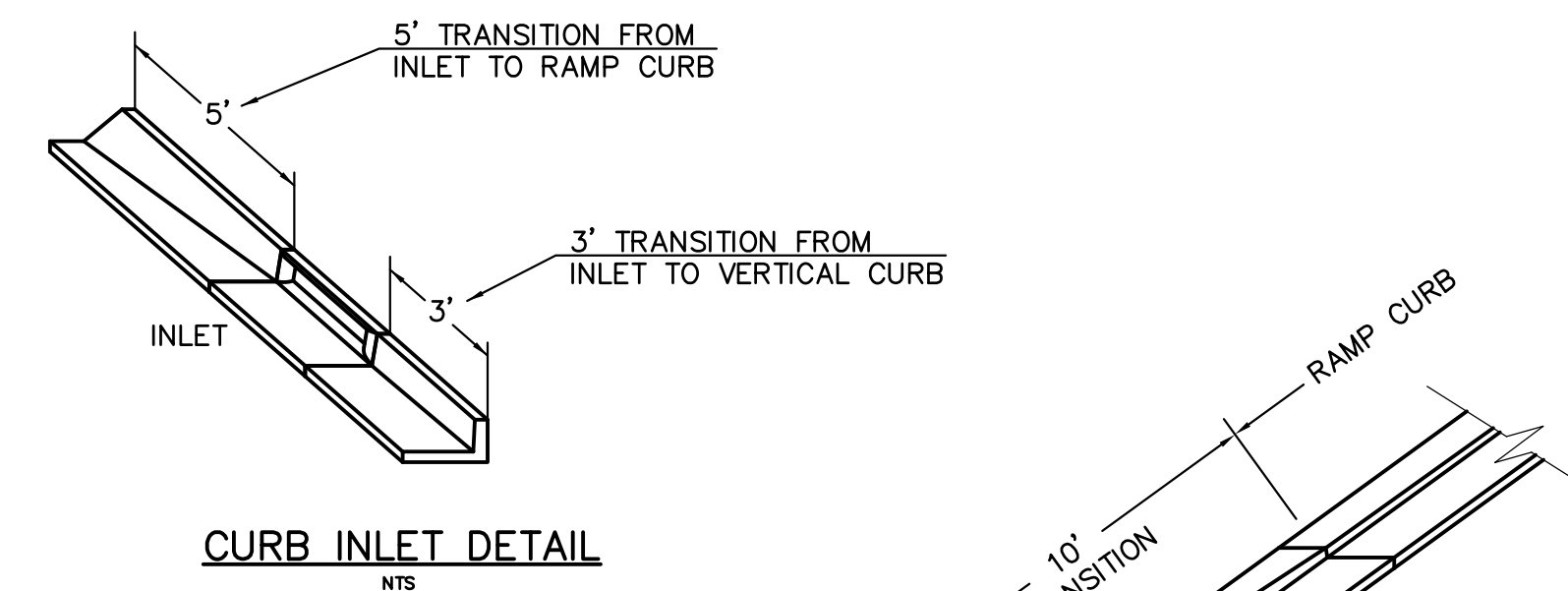
- GENERAL NOTES**
- WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
 - PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPERS ON OPPOSITE CORNERS SHALL BE REVIEWED 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.



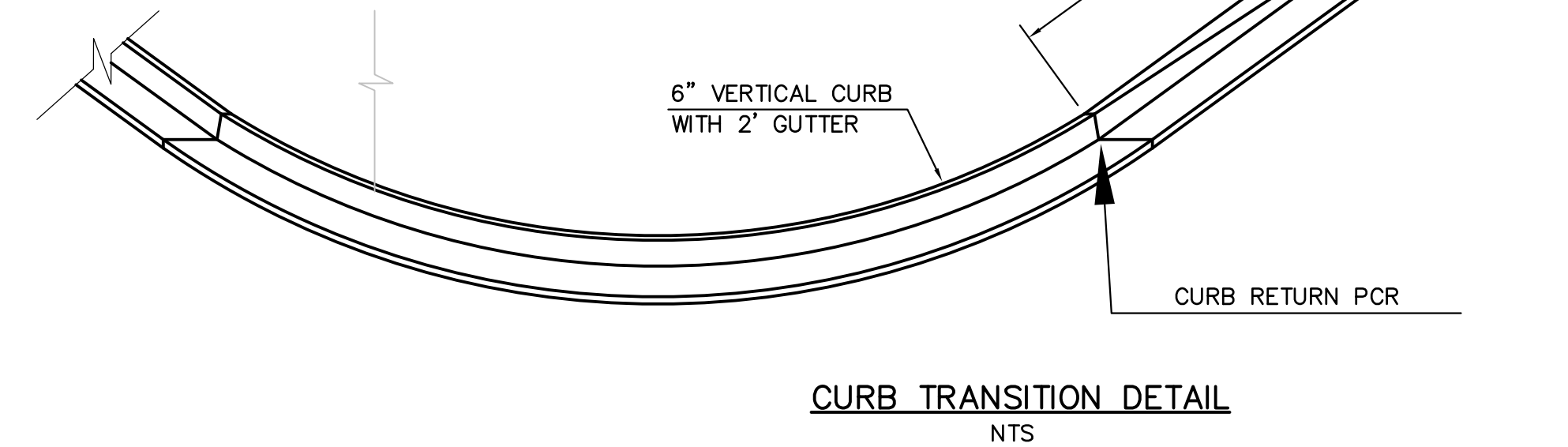
PEDESTRIAN RAMPERS AT INTERSECTIONS (ECM SD 2-40)
NO SCALE



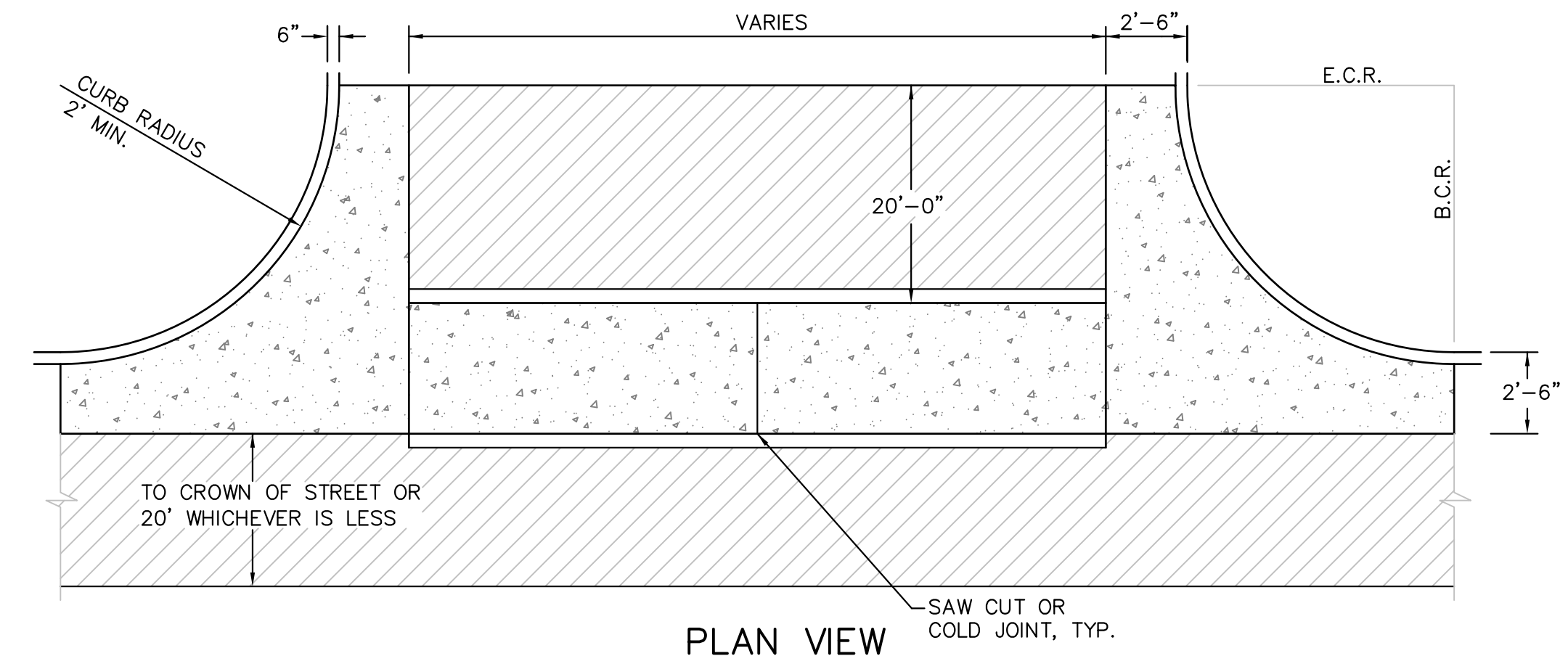
TRUNCATED DOME DETAILS (ECM SD 2-42)
NO SCALE



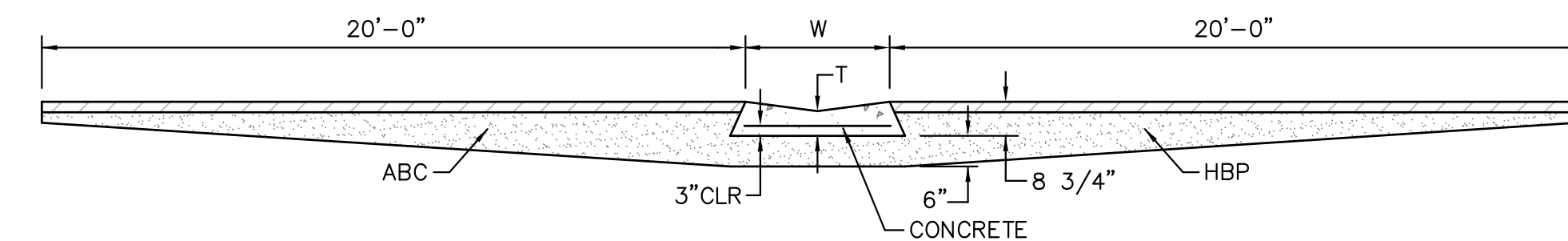
CURB INLET DETAIL
NTS



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.

AS-BUILT DRAWINGS
APRIL 20, 2019

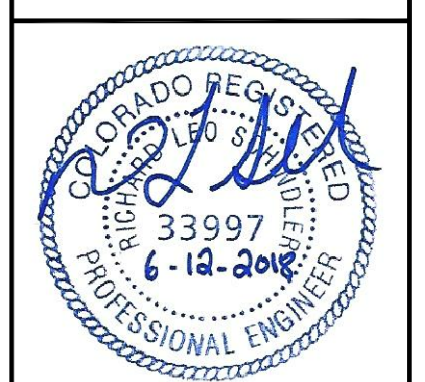
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rich@cegi.com

DATE: _____
DESCRIPTION: _____
NO. _____

PREPARED FOR:
LORSON 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

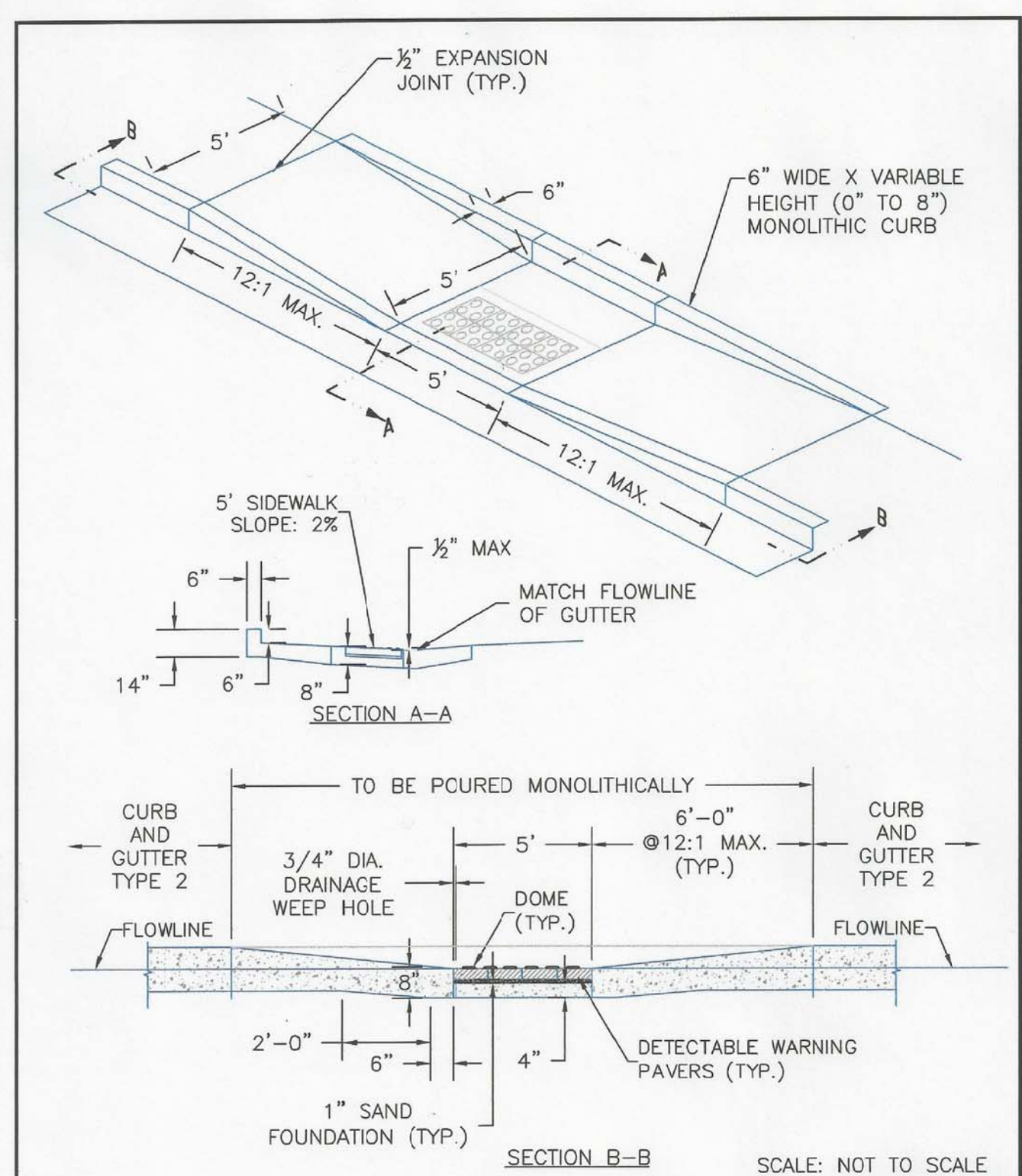
ROADWAY DETAIL SHEET



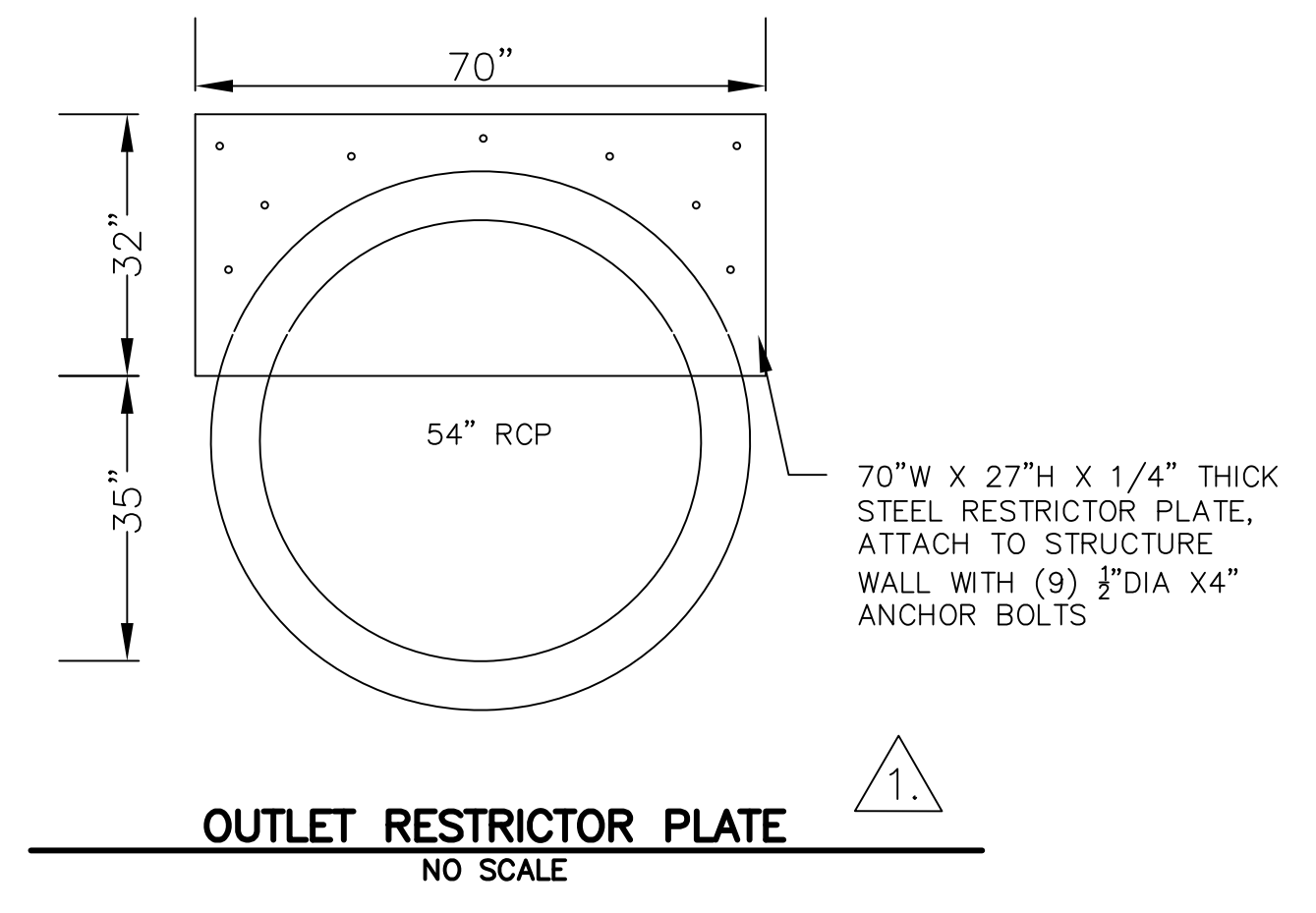
DATE:
JUNE 12, 2018
PROJECT NO.
100.042
SHEET NUMBER
C10.1
TOTAL SHEETS: 45

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

Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
C:\projects\100.042\100.042.dwg User: andreb Date: 7/9/09 Title: Pedestrian Intersection Ramp Project: 100.042	1. Initial Design 2. Final Design	Project Development Branch DD/LTA	M-608-1 Sheet No. 6 of 6



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



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 7-2-2018	DESCRIPTION ADD RESTRICTOR PLATE DETAIL	PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-5200 CONTACT: JEFF MARK
NO. 1.	DRAWN: RLS DESIGNED: RLS CHECKED: RLS	PROJECT: LORSON RANCH EAST FILING NO. 1 FONTAINE BLVD. - OLD GLORY DR COLORADO SPRINGS, COLORADO
LORSON RANCH EAST FILING NO. 1 ROADWAY DETAIL SHEET		
DATE: JUNE 12, 2018		
PROJECT NO. 100.042		
SHEET NUMBER C10.3		
TOTAL SHEETS: 45		

GENERAL STRUCTURAL NOTES

1. APPLICABLE CODES
 A. These general notes apply to all structural drawings. This project is designed in accordance with the International Building Code (IBC) 2009 Edition, and the Minimum Design Loads for Buildings and Other Structures (ASCE 7-05) and The Fikes Peak Regional Building Code (2011 Edition).
 B. All material and workmanship shall be in accordance with applicable provisions of the codes specified above.

2. CONCRETE
 A. Concrete has been designed and shall be constructed in accordance with the American Concrete Institute "Building Code Requirement Reinforced Concrete" and "Specifications for Structural Concrete for Buildings" (ACI 308 and ACI 309) latest editions. Section 13 "Inspection" of ACI 308 is deleted in its entirety, see "Field Observations" paragraph. All concrete shall be of stone aggregate, unless noted otherwise.
 B. **Concrete Slabs:**
 See specifications for any additional durability requirements.
 1) For drilled piers:
 3000 psi minimum compressive strength at age of 28 days.
 Type I/II Cement, minimum of 410 pounds per cubic yard.
 Fly ash not allowed.
 3/4" maximum aggregate size.
 6" minimum - 8" maximum slump.
 2) For footings, grade beams, and miscellaneous concrete:
 4000 psi minimum compressive strength at age of 28 days.
 Type I/II Cement, minimum of 564 pounds per cubic yard.
 3/4" maximum aggregate size.
 6% ± Entrained air.
 4" (8" with superplasticizer) maximum slump.

C. Reinforcing is to be new billet steel ASTM A615, Grade-60, except ties and bars to be welded shall be Grade-40. Provide not less than (2) #5 around all sides of all openings in concrete and extend 2'-0" past edges of openings. No splices of reinforcement are permitted except as detailed or authorized by structural engineer. Where permitted, use contact lap splices, (36) bar diameters minus. Welded Wire Fabric (W.W.F.) shall be in accordance with ASTM A182. Lap (1) full mesh minimum at splices. No welding of reinforcement permitted unless detailed.
 D. Placing of Reinforcement: Provide chairs, bolsters, additional reinforcement, and accessories necessary to support reinforcement at position shown on drawings. Support of reinforcement on form ties, wood, brick, brickbat or other unacceptable material, will not be permitted.
 E. Reinforcement shall be placed so that the following minimum concrete protection is provided, unless noted otherwise:
 1) Concrete surfaces poured against ground ... 3" Clear
 2) Formed surfaces exposed to ground or weather:
 a) Bars #5 and larger 2" Clear
 b) Bars #5 and smaller 1 1/2" Clear
 3) Slabs at center (uno.)
 4) Concrete not exposed to earth or weather 3/4"
 5) Beams, Columns, Ties, Stirrups or spirals around primary reinforcement, or primary reinforcement with no ties, stirrups or spirals 1 1/2"

F. The contractor is responsible for determining when it is safe to remove forms and/or shoring. Forms and shoring must not be removed until the walls are strong enough to carry their own weight and any anticipated superimposed loads. For foundation walls, this typically requires at least 12 hours of cumulative curing time at a temperature of 50°F or more. Concrete must be adequately covered during cold periods to maintain this surface temperature. Due to varying weather conditions, alternative curing processes, and the use of Type I/II cement, Rocky Mountain Group suggests forms remain in place a minimum of 3 days to assure the performance specification has been met. When forms are stripped there must be no excessive deflection or distortion or discoloration and no evidence of damage to the concrete. Adequate thermal protection of the concrete shall be continued after stripping for a cumulative period of 48 hours at 50°F, or more, after the initial pour. See applicable notes for specifications on when to backfill foundation walls.

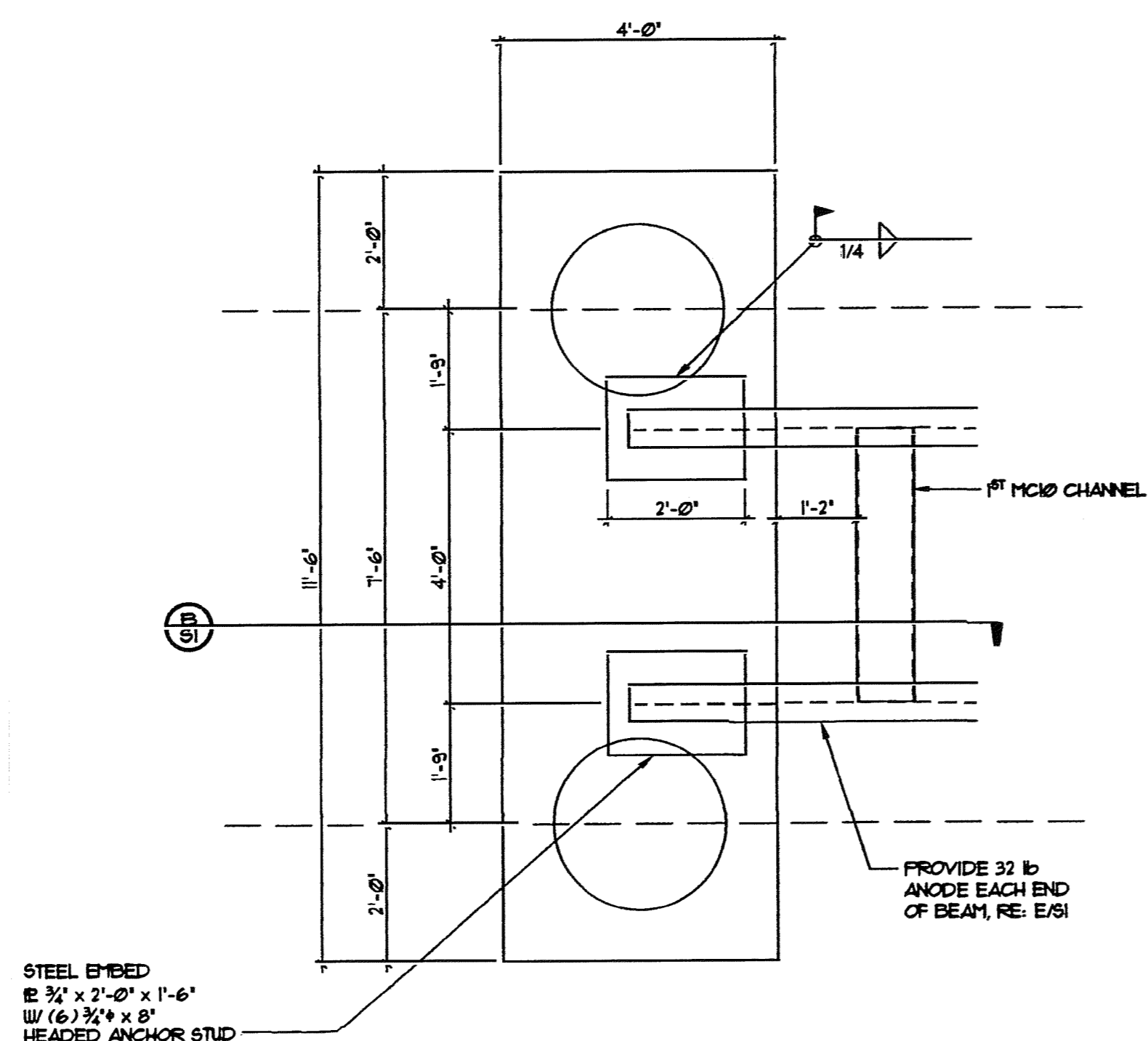
G. **Field Quality Control:**
 1) Reference standards: ACI 301 Chapters 16 and 17, latest edition.
 2) Slump tests: The general contractor shall provide necessary equipment and shall make test in conformity with ASTM C143. The contractor shall make slump tests on the first truck of each pour and as often as deemed necessary by the contractor to maintain the required slump tests when directed by the Architect or Engineer.
 3) Control tests:
 a. Control tests of concrete work shall be made on every 50 cubic yards or fraction thereof of concrete placed and, in any case, minimum of once during each day's pour.
 b. Each test shall consist of four standard 6" test cylinders cast and cured in accordance with ASTM C31 and ASTM C172.
 c. Sample concrete at point of placement.
 d. One cylinder shall be broken at end of seven days after placing, two cylinders shall be broken at end of 28 days after placing, and remaining cylinder shall be stored until its disposition is determined by Architect.
 e. In general, remaining cylinder will be broken only when previous test reports indicated unsatisfactory results.
 f. Tests on remaining cylinder shall be at expense of the contractor.
 g. Architect and/or Engineer reserves right to stop future concrete work when seven or 28 day tests indicate unsatisfactory results until, in the opinion of the Architect and/or the Engineer of Record, proper corrective measures have been taken to insure quality concrete in future work and corrections deemed necessary have been made.
 h. Tests shall be made at time control tests are taken and so stated in reports to determine slump, air content, unit weight and temperature of concrete.
 i. All tests shall be made in accordance with ASTM C138 or ASTM C231.
 4) Slab tolerance: Maintain surface flatness with maximum variation of 1/8 inch in 20 feet.

3. DRILLED PIER FOUNDATIONS
 A. The foundation design has been completed in accordance with pertinent standards, recommended design soil parameters, accepted engineering design procedures, and is based on the best information available at the time of completion. The design is intended to minimize differential movement as described in the reference Geotechnical Report. It must be recognized that foundation components will undergo movement. It shall be the responsibility of the contractor and/or present owner to inform any subsequent owners of the soil condition and advised to maintain good practices in the future with regard to surface and subsurface drainage, framing of partitions above floor slabs, and finish work above the floor slabs, etc.
 B. Foundation design is based on soil report No. 159665 prepared by RMS Engineers dated 11/17/11. The Contractor shall thoroughly review and understand all pertinent construction aspects of this report before beginning any work.
 C. The structure is to be founded on concrete grade beams bearing on drilled piers. Design of drilled piers is based on the following criteria:
 Maximum allowable bearing pressure 35,000 psf
 Maximum allowable side shear 3200 psf
 (For the portion of the pier in bedrock and at least 17'-11" below bottom of grade beam)
 Maximum penetration into bedrock 8'-0"
 Minimum total length 42'-0"
 Minimum spacing 3 PIER DIA.
 D. The maximum variation of the center of any drilled pier at its top from the required location shall not be more than 5% of its diameter, and no pier shall be out of plumb more than 1% of its overall length.
 E. A representative of the Geotechnical engineer shall provide full time observation of the drilling operation and reinforcement / concrete placement to verify that the soil type and conditions are consistent with design criteria of the soil report. If the soil properties are found to be different from the criteria, the foundation engineer shall be promptly notified so that the foundation design may be reviewed.
 F. The bottom of all piers shall be thoroughly cleaned and dewatered prior to concrete placement.
 G. Continuous horizontal bars and corner bars in grade beams supported on piers shall be spliced only where necessary for purposes of handling and bar length. Bar splices shall be placed in accordance with the following requirements:

Bar Location Splice Location Minimum Lap
 Bottom bars at support (36) bar diameters
 Top bars at mid-span (42) bar diameters
 Corner top bars at corner (42) bar diameters
 Other bars staggered (36) bar diameters

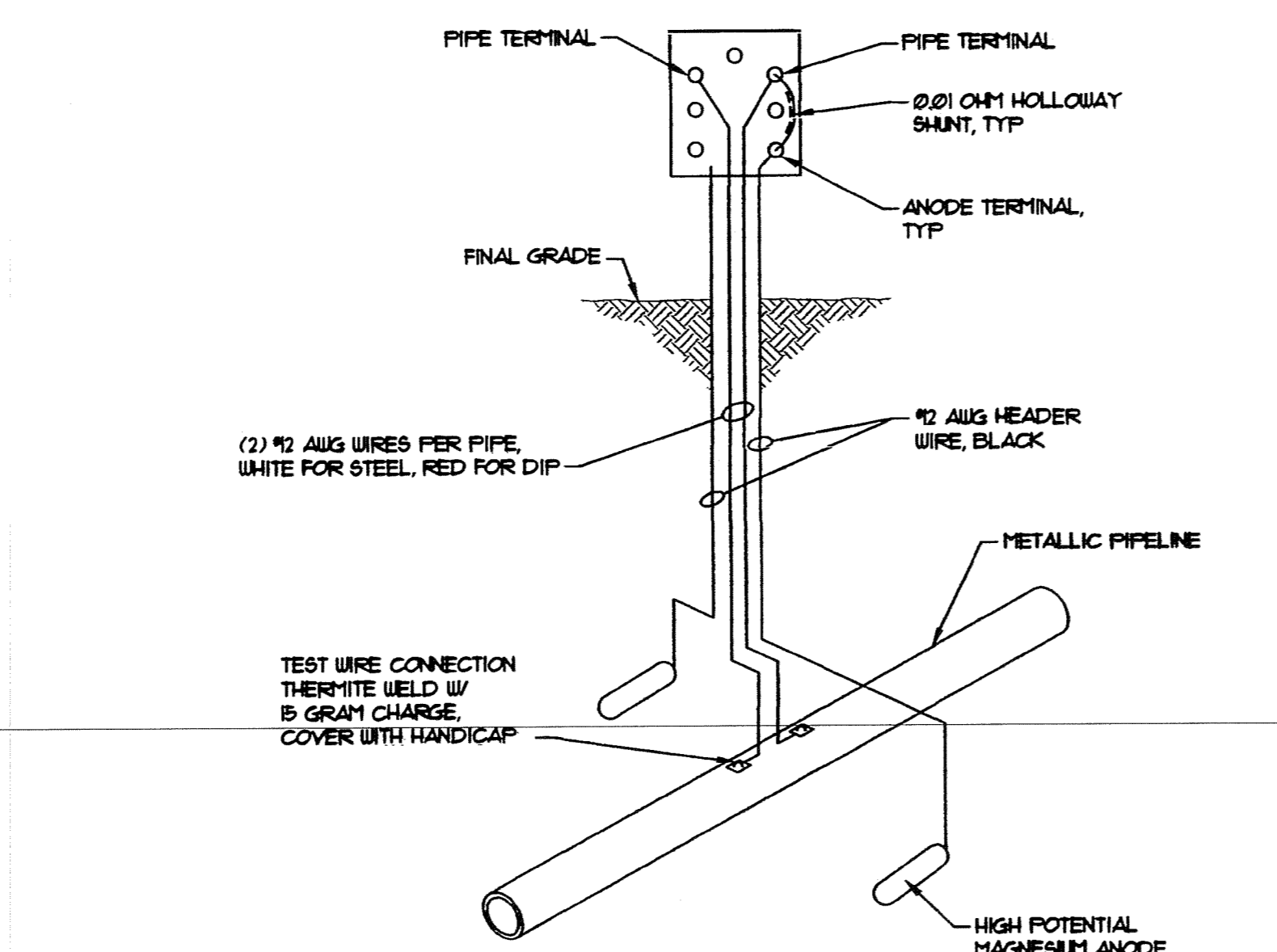
4. STRUCTURAL STEEL
 A. Structural steel, including cast in angles, plates or other sections shall be detailed and erected in accordance with the American Institute of Steel Construction (AISC) Specifications and Code of Standard Practice, latest edition.
 B. All wide flange and channel structural steel shall conform to ASTM A992. All other structural shapes and miscellaneous steel shall conform to ASTM A36 unless otherwise noted. Tube steel columns shall conform to ASTM A500, Grade-B. Pipe columns shall conform to ASTM A53.
 C. Shop connections shall be welded with E70xx electrodes and ground smooth where exposed. Field connections shall be made with bolts conforming to ASTM A325N unless otherwise noted. Field welds shall be made with E70xx electrodes. All welding shall be in accordance with AWS "Structural Welding Code", latest edition and performed by certified, licensed welder.
 D. Headed stud anchors shall conform to AWS D11 and shall be automatically end welded.

5. FIELD OBSERVATIONS
 A. The Contractor shall inform the Engineer of Record at least 24 hours prior to casting any concrete so as to allow the Engineer of Record the opportunity to review the placement of reinforcing and/or embedded items. Contact Rocky Mountain Group: (719) 548-0600.

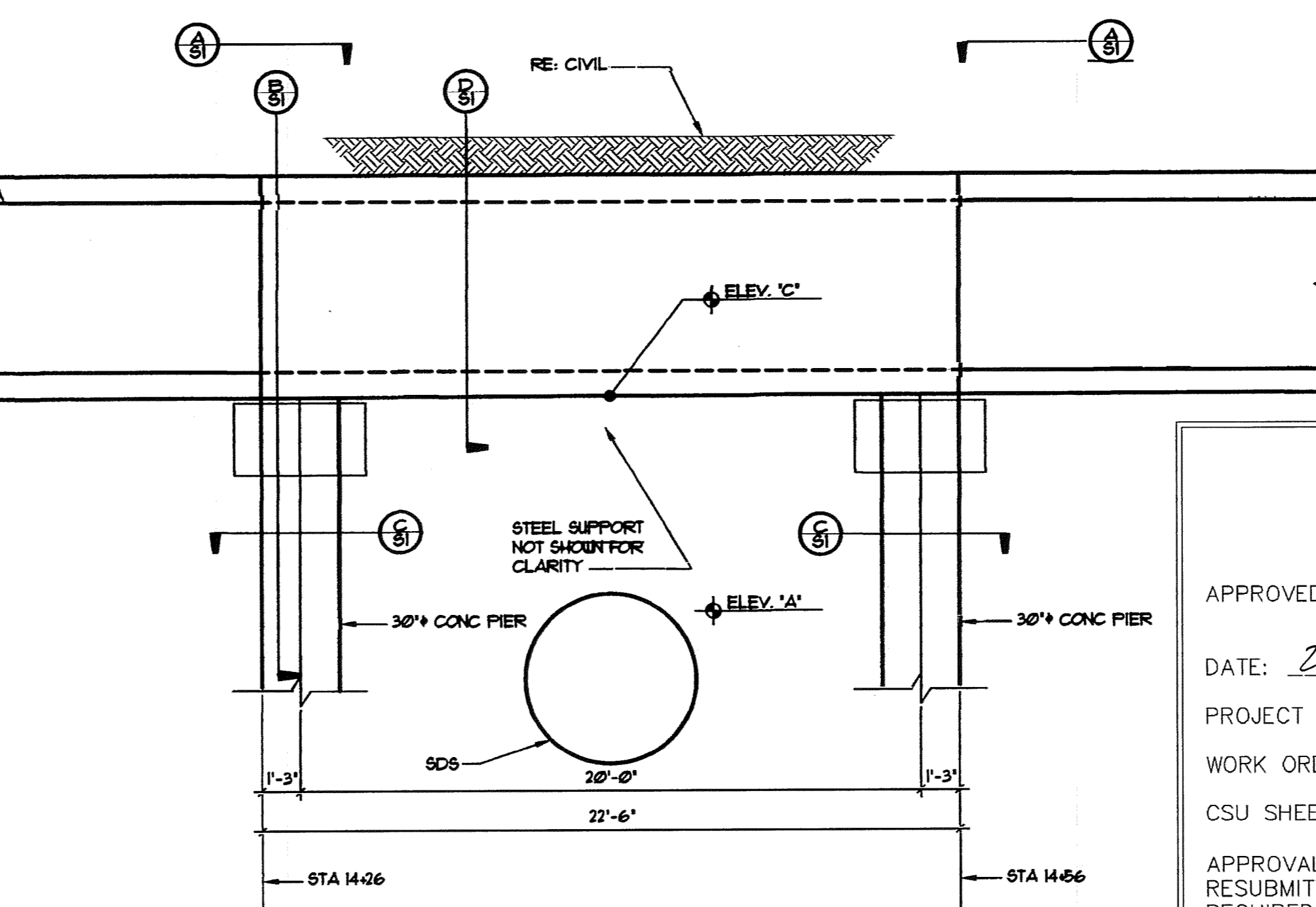


A PIER CAP PLAN
 S1 SCALE: 1/2" = 1'-0"

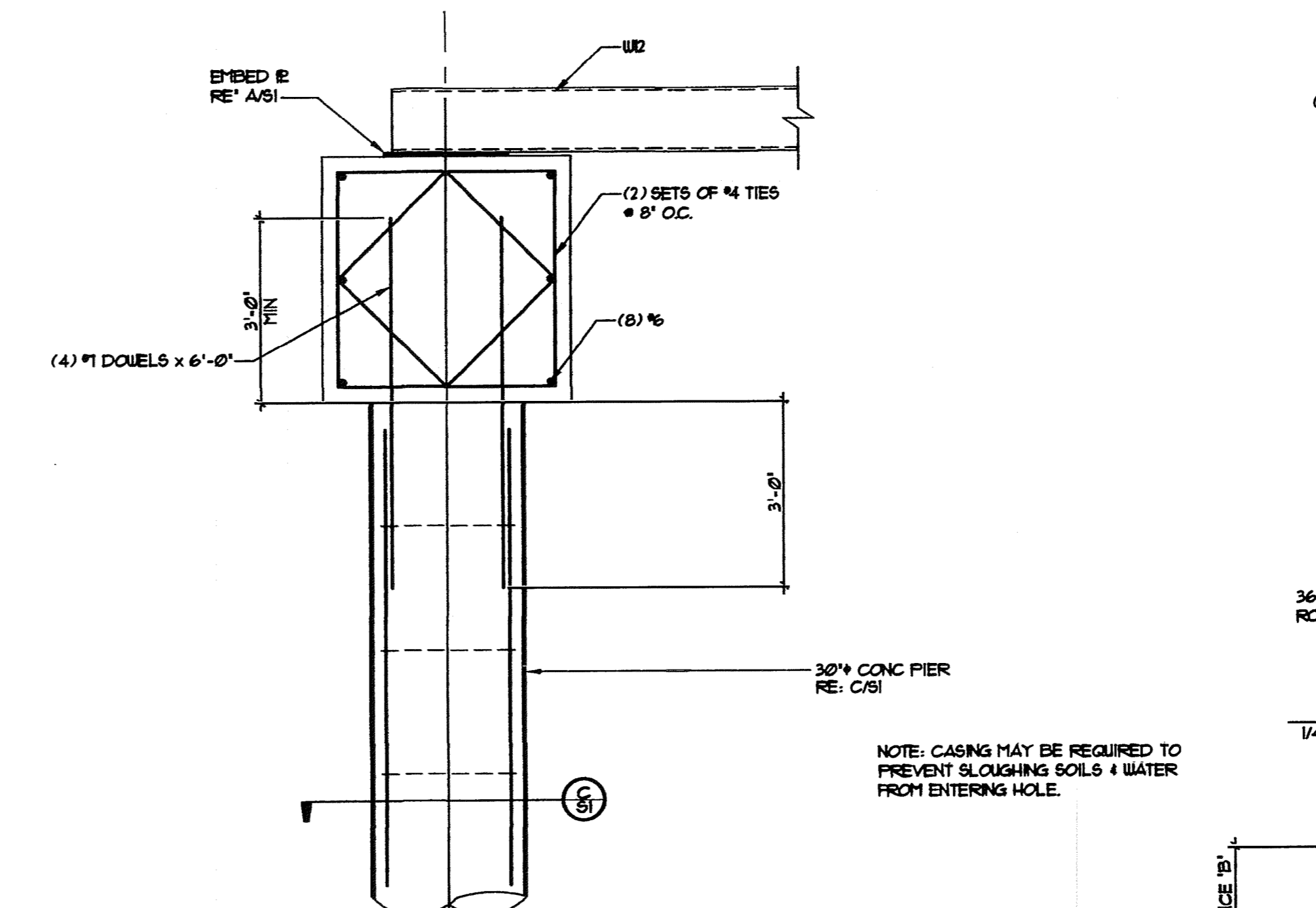
NOTES:
 1. THE CONTRACTOR SHALL COORDINATE WITH COLORADO SPRINGS UTILITIES TO WIRE TERMINAL BOARD.
 2. THERMITE WELD WIRES TO PIPE WITH A 15 GRAM CHARGE. INSTALL A COPPER SLEEVE WHEN WIRE IS #2 AUG OR SMALLER.
 3. THERMITE WELD CONNECTIONS AND ANY BARE METAL SHALL BE COVERED WITH PRIMERLESS HANDICAP OR CORROSION TAPE.
 4. CONTRACTOR TO VERIFY CONTINUITY OF ALL WIRES TO TERMINAL BOARD PRIOR TO FINAL ACCEPTANCE.



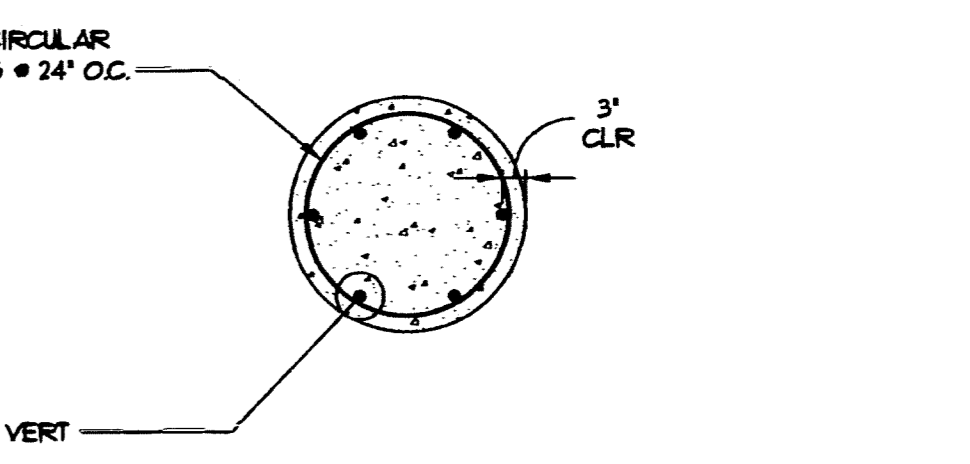
E TERMINAL BOARD WIRING DIAGRAM AT CATHODIC PROTECTION TEST STATION
 S1 SCALE: N.T.S.



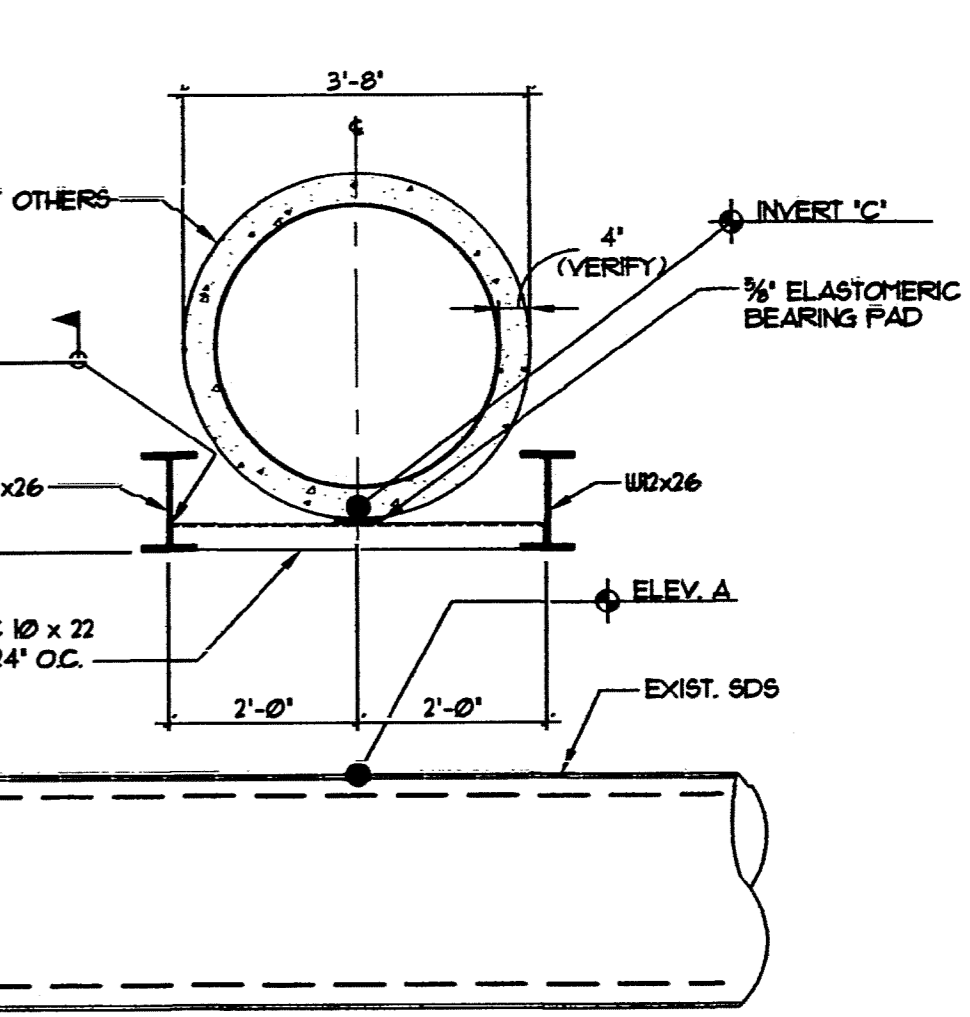
1 SDS CROSSING ELEVATION
 S1 SCALE: 1/4" = 1'-0"



B DRILLED PIER DETAIL
 S1 SCALE: 1/2" = 1'-0"



C 30" DRILLED PIER DETAIL
 S1 SCALE: 1/2" = 1'-0"



D RCP SUPPORT OVER SDS
 S1 SCALE: 1/2" = 1'-0"

DIMENSIONS	
CROSSING	NO. 6
A	5111.06
B	9.46
C	5176.80

COLORADO SPRINGS UTILITIES WATER PLAN DESIGN APPROVAL

APPROVED BY: *[Signature]*

DATE: 26 June 2018

PROJECT NUMBER: 2018-W052

WORK ORDER NUMBER: 3278612

CSU SHEET 10 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.

ROCKY MOUNTAIN GROUP
 ARCHITECTS
 ENGINEERS
 REGISTERED PROFESSIONAL ENGINEERS
 2810 AUSTIN BLVD. SUITE 200
 COLORADO SPRINGS, CO 80918
 (719) 548-0600
 WWW.ROCKYMOUNTAINENGINEERS.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER
 31528
 FOR STRUCTURAL ONLY

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.

LORSOR BL VD STREET/STORM CONSTRUCTION
 FONTAINE BLVD - LORSOR BLVD
 EL PASO COUNTY, COLORADO

LORSOR RANCH METROPOLITAN DISTRICT NO. 1

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DRILLED PIER DETAILS AT SDS CROSSING NO. 6

FOR CONSTRUCTION

ARCHIVING: NOW
 DRAWING: OK
 CHECKED: NOW
 DATE: 3-22-18

#	REVISION	DATE

JOB NO. 159665
 SHEET NO. S1

T:\Projects\2017\17-026\Fontaine B SDS crossing\159665\Structural\Drawings\From RMG\159665...
 No. 6 June 22, 2018, 4:25pm