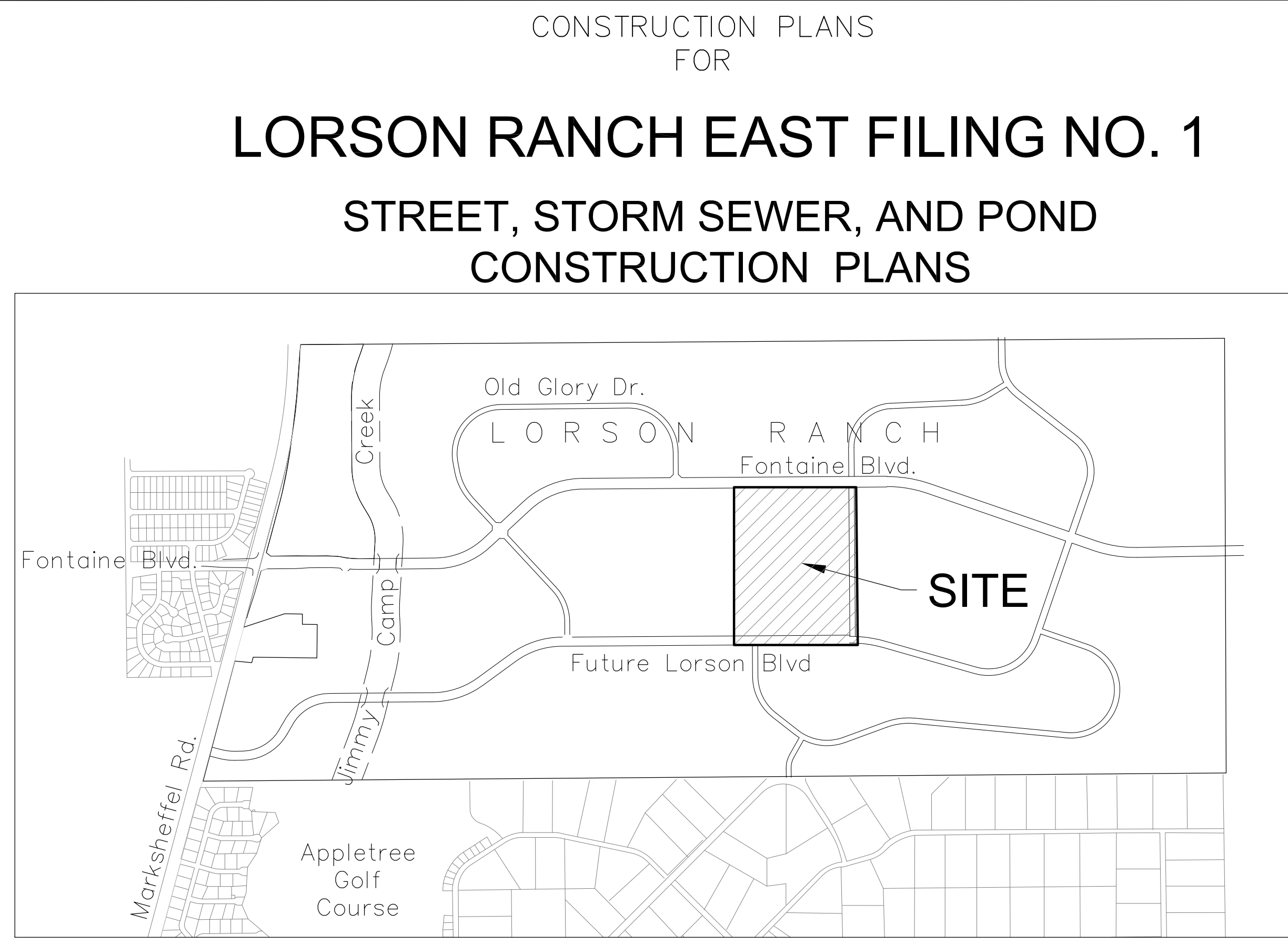


KEY MAP
NO SCALE



VICINITY MAP
NO SCALE

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

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
C1.1	COVER SHEET
C1.2	NOTES
C1.3	TYPICAL SECTIONS
C2.1	STREET HORIZONTAL CONTROL
C5.1-C5.3	SIGNING/STRIPING PLANS
C6.1-C6.20	STREET/STORM PLAN AND PROFILES
C6.20-C6.24	PLAN AND PROFILE - LORSON BOULEVARD
C6.25-C6.27	PLAN AND PROFILE - LAMPREY DRIVE & SKUNA DR
C7.1	PLAN AND PROFILE - STORM LATERALS
C9.1-C9.6	DETENTION POND DETAILS
C10.1-C10.3	DETAILS

DEVELOPER'S STATEMENT

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

BUSINESS NAME LORSON, LLC

BY _____ DATE _____

TITLE _____

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

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.

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. CONSTRUCTION DOCUMENTS WILL BE VALID FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER.

JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR DATE

ENGINEER'S APPROVAL

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

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

- 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
7060 ALLEGRE ST.
FOUNTAIN, CO 80817
719-393-6639
- SECURITY FIRE PROTECTION DISTRICT**
400 SECURITY BOULEVARD
SECURITY, CO 80911
719-392-7121
- EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT**
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
719-520-6300

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

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

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

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

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

- LEGEND**
- SUBDIVISION BOUNDARY
 - EXISTING AND PROPOSED RIGHT OF WAY
 - EXISTING AND PROPOSED LOT LINES
 - EXISTING AND PROPOSED EASEMENTS
 - STREET CENTERLINE
 - PROPOSED CURB AND GUTTER
 - EX-W --- EXISTING WATERMAIN
 - W-W --- PROPOSED WATERMAIN
 - SS-8 --- EXISTING SANITARY SEWER
 - SS-8 --- PROPOSED SANITARY SEWER
 - SS-24 --- EXISTING 24" SANITARY SEWER
 - G --- EXISTING GASMAIN
 - E --- EXISTING UNDERGROUND ELECTRIC
 - OHE --- EXISTING OVERHEAD ELECTRIC
 - TV --- EXISTING CABLE TV
 - T --- EXISTING PHONE OR FIBER OPTIC
 - EXISTING STORM DRAIN
 - PROPOSED STORM SEWER
 - --- EXISTING MANHOLES
 - --- PROPOSED SANITARY AND STORM MANHOLES
 - --- EXISTING AND PROPOSED WATERMAIN VALVES
 - --- EXISTING AND PROPOSED FIRE HYDRANT
 - EXISTING UTILITY POLE
 - PROPOSED STORM SEWER INLET

Replace with: "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 2 years the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Director's discretion."

SF 18-0XX

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

DATE: _____

DESCRIPTION: _____

NO: _____

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

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

DATE:
MARCH 1, 2018

PROJECT NO.
100.042

SHEET NUMBER
C0.1

TOTAL SHEETS: 44

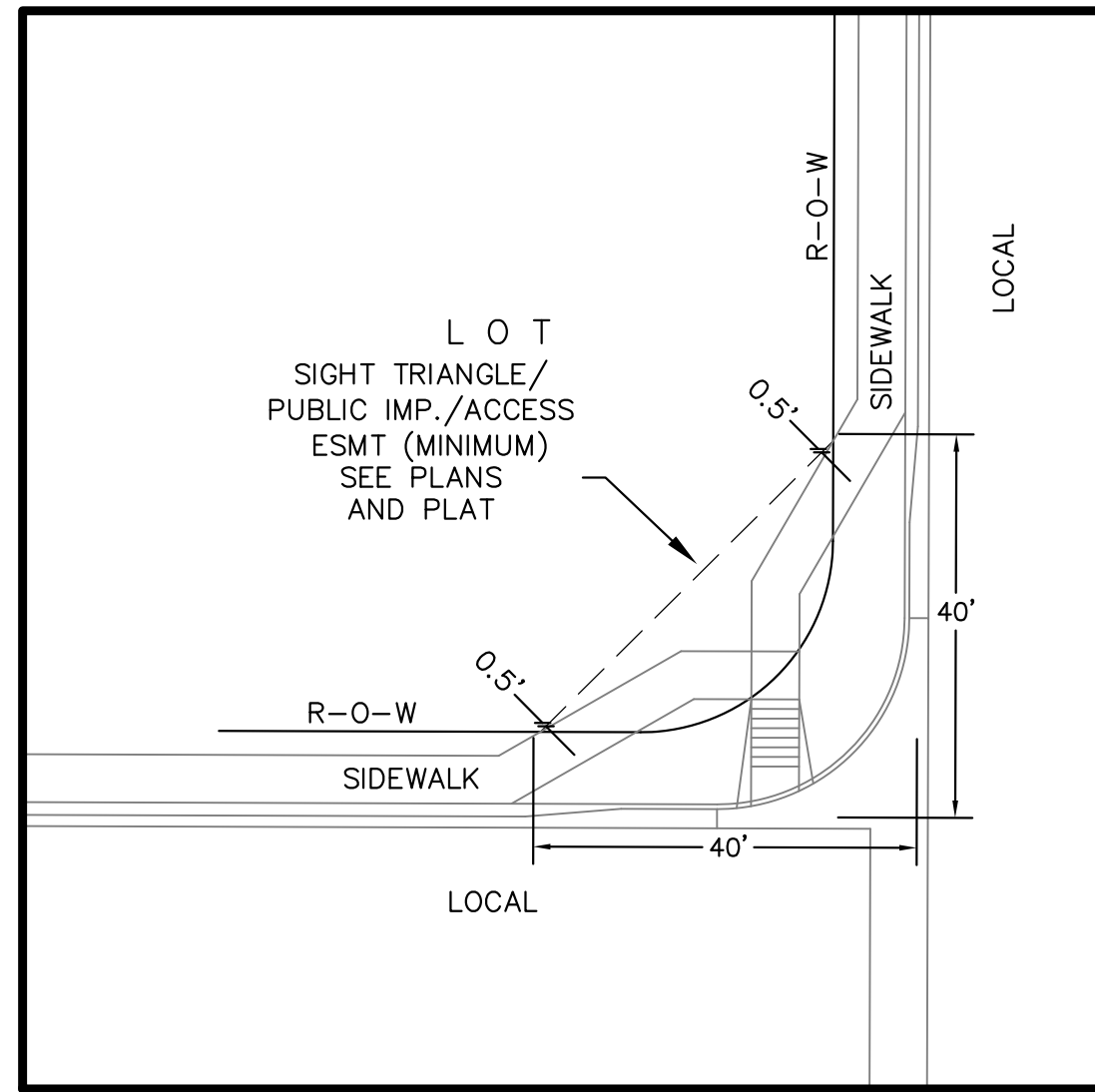
CONSTRUCTION NOTES

1. ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
2. 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.
3. 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
4. THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
5. 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.
6. PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED 988 FRONT-END LOADER OR SIMILAR HEAVY RUBBER TIED VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER-EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) AT 0 TO +4.0% OF OPTIMUM MOISTURE CONTENT FOR A-6 AND A-7-6 SOILS ENCOUNTERED. OTHER SUBGRADE TYPES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED (18 INCHES FOR A-7-6 SOILS BELOW FULL-DEPTH ASPHALT CONCRETE) AND COMPACTED AS OUTLINED ABOVE PRIOR TO PAVING OPERATIONS. SUBGRADE FILL SHALL BE PLACED IN SIX-INCH LIFTS AND UNIFORMLY COMPACTED, MEETING THE REQUIREMENTS AS PREVIOUSLY DESCRIBED.
7. SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
8. FILL SHALL BE PLACED IN 8-INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
9. 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.
10. 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:

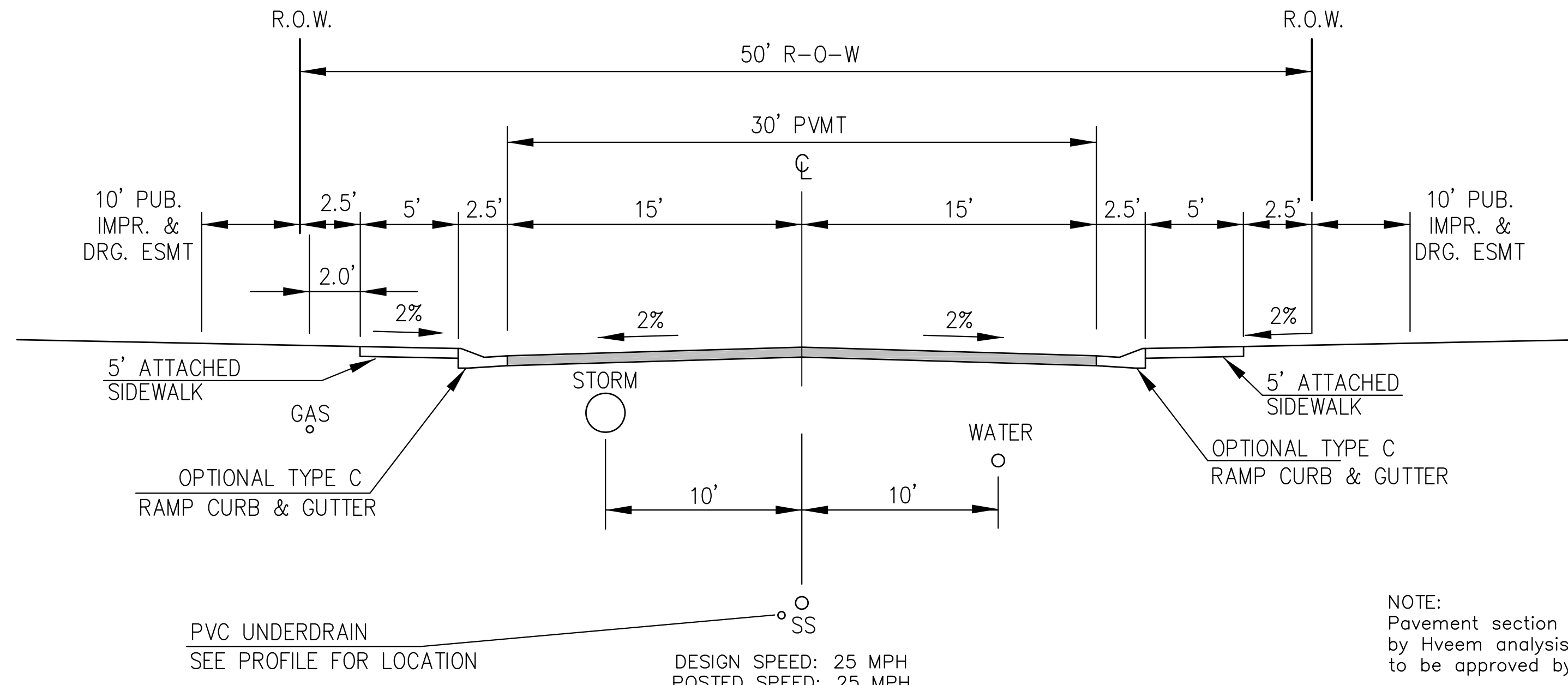
1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION 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).
3. 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:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - d. CDOT M & S STANDARDS
4. 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.
5. 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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.
8. 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.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. 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.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORKS DEPARTMENT AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PUBLIC WORKS DEPARTMENT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. 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: Rich@cegi.com
DATE	DESCRIPTION	
NO.		
DRAWN: RLS DESIGNED: RLS CHECKED: RLS		
<p>LORSON RANCH EAST FILING NO. 1</p> <p>STREET/STORM</p> <p>NOTES</p>		
PREPARED FOR: LORSON, LLC 212 N. WASHATCH AVE., SUITE 301 COLORADO SPRINGS, CO 80903 CONTACT: JEFF MARK		
PROJECT: LORSON RANCH EAST FILING NO. 1 FONTAINE BLVD.-OLD GLORY DR COLORADO SPRINGS, COLORADO		
DATE: MARCH 1, 2018		
PROJECT NO. 100.042		
SHEET NUMBER C1.2		
TOTAL SHEETS: 44		



**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



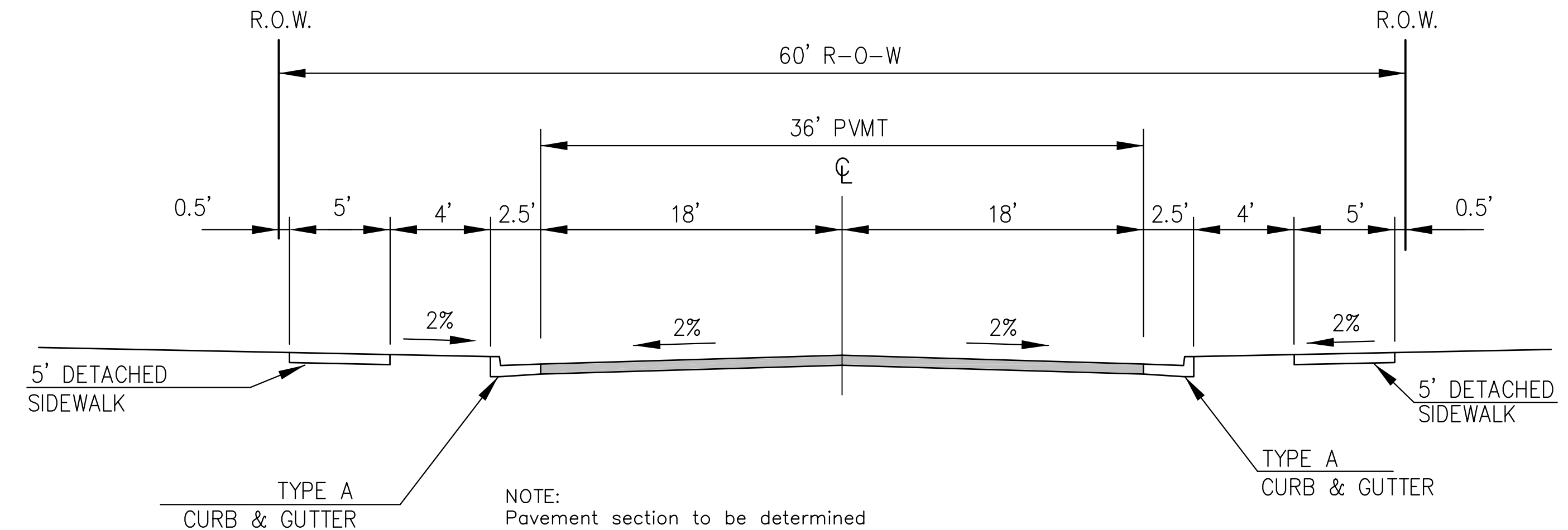
**TYPICAL SECTION 50' R.O.W.
RESIDENTIAL URBAN LOCAL**
NOT TO SCALE

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

PVC UNDERDRAIN
SEE PROFILE FOR LOCATION

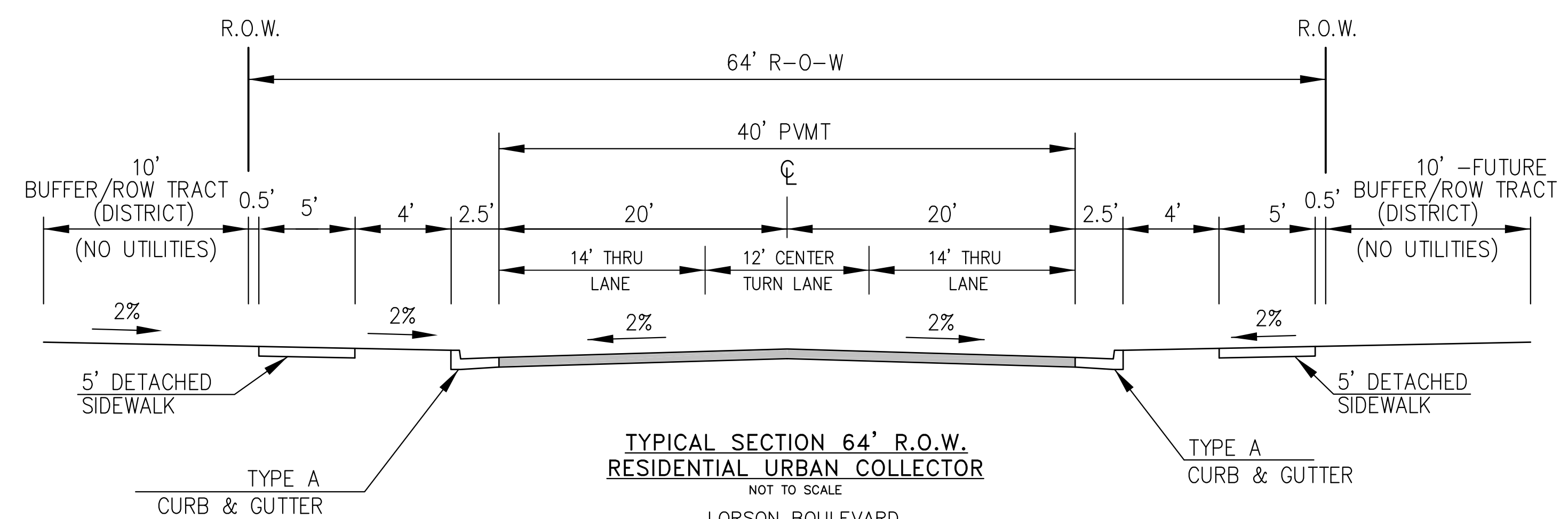


**TYPICAL SECTION 60' R.O.W.
RESIDENTIAL URBAN COLLECTOR**
NOT TO SCALE

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

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

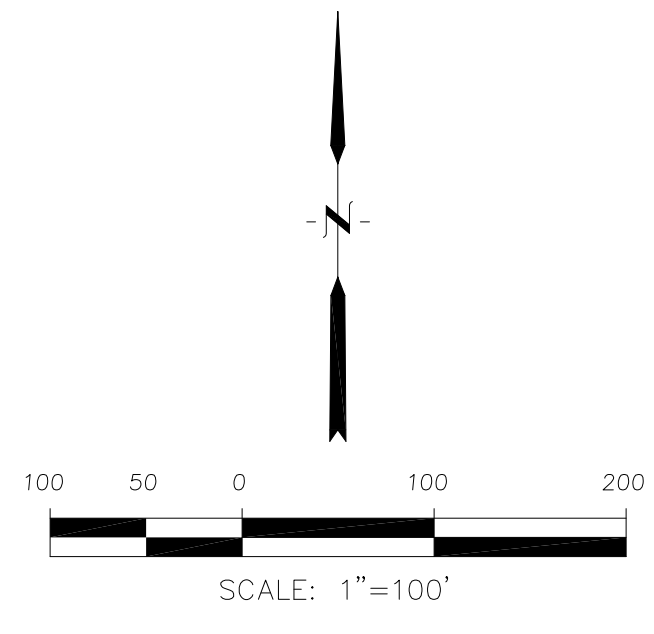
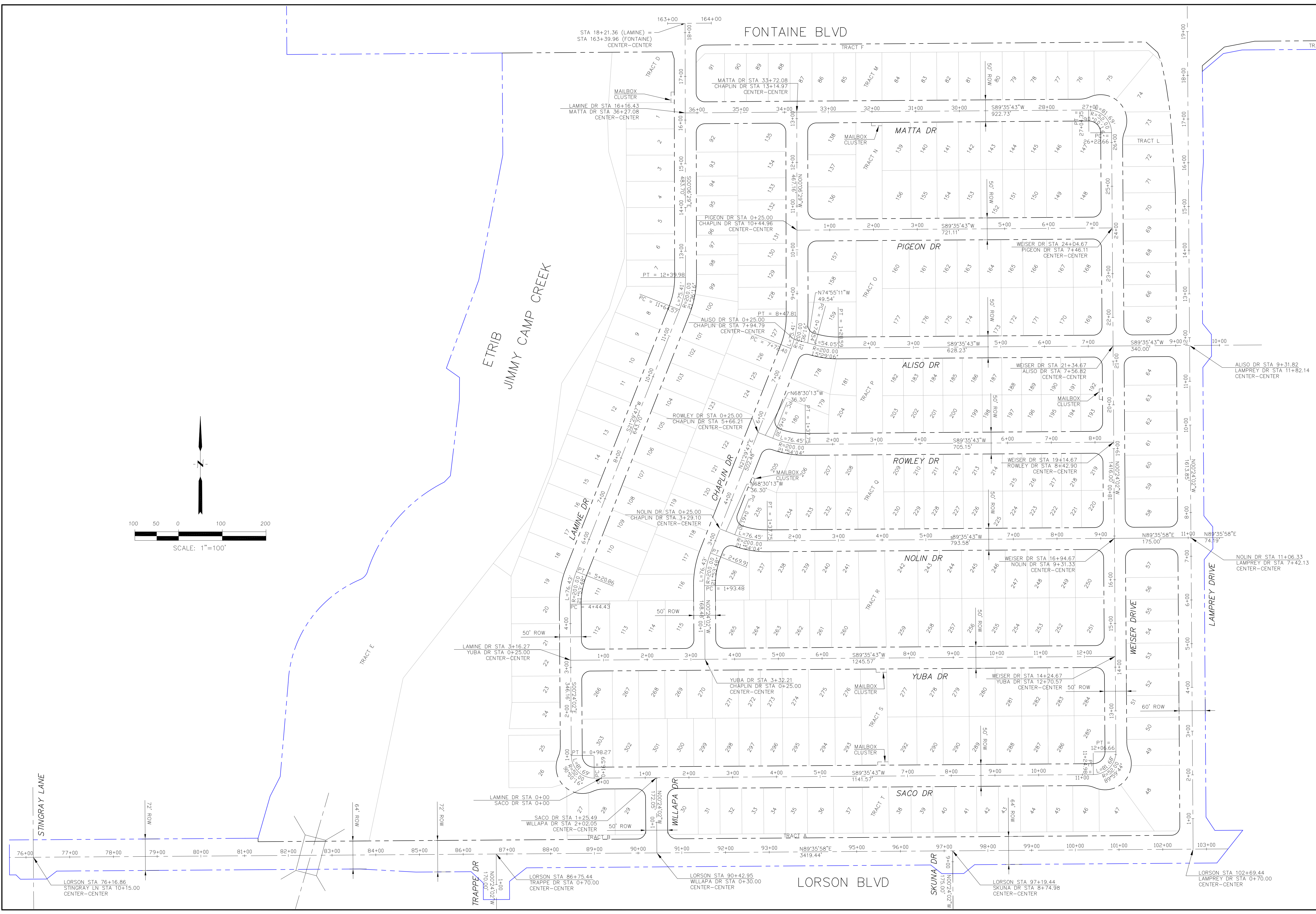
DATE
DESCRIPTION
NO.

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

TYPICAL SECTIONS

DATE:
MARCH 1, 2018
PROJECT NO.
100.042
SHEET NUMBER
C1.3
TOTAL SHEETS: 44



CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 719 S701100
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

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

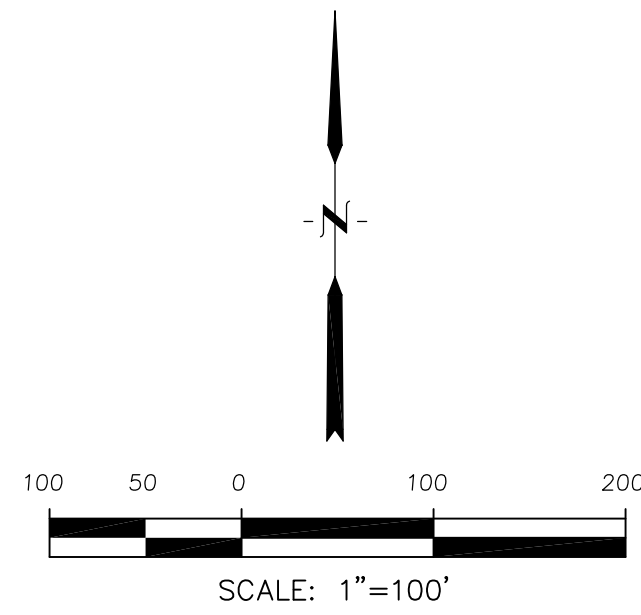
DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

LORSON RANCH EAST FILING NO. 1
HORIZONTAL CONTROL PLAN

DATE:
 MARCH 1, 2018
 PROJECT NO.
 100.042
 SHEET NUMBER
C2.1
 TOTAL SHEETS: 44

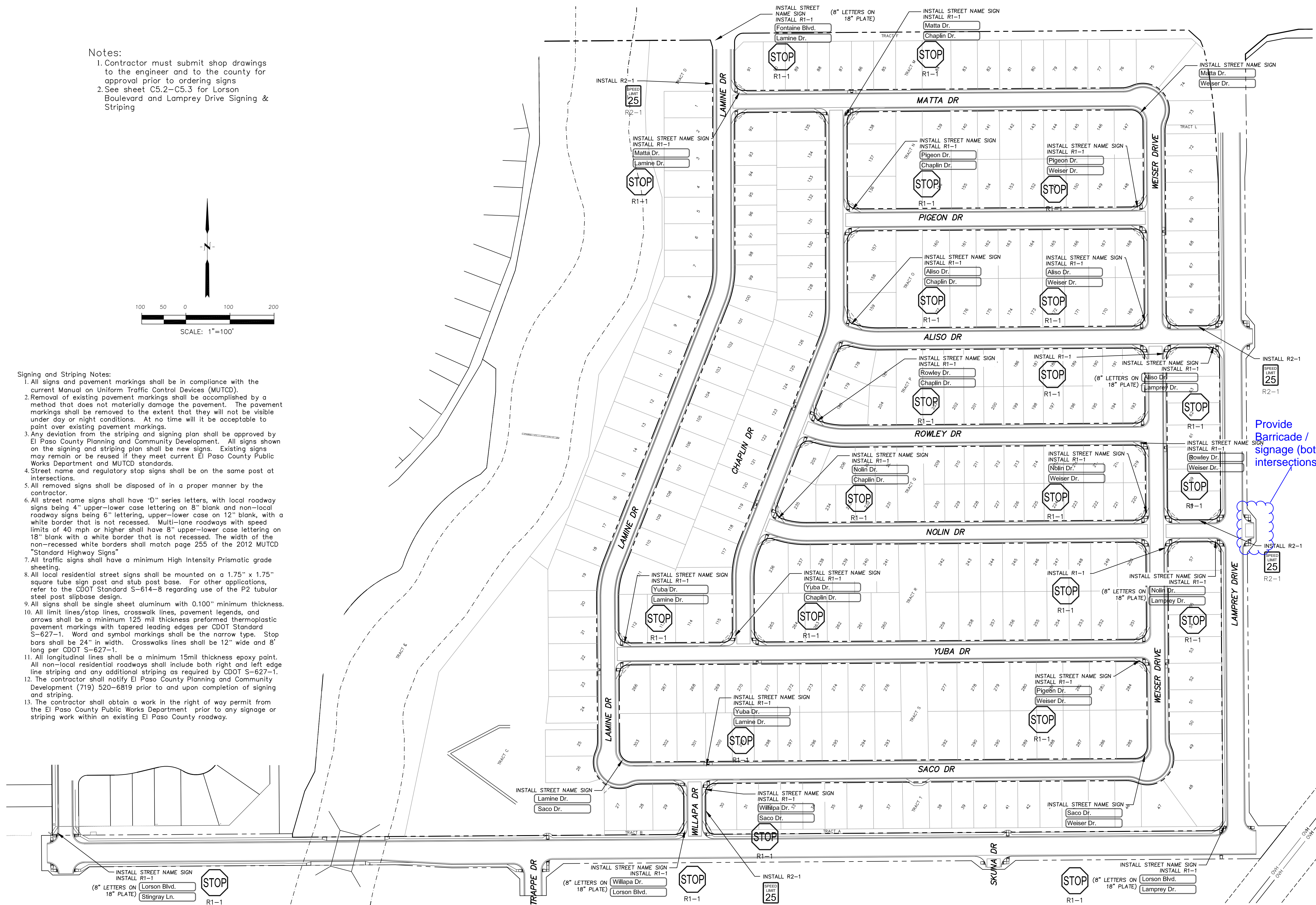
Notes:

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

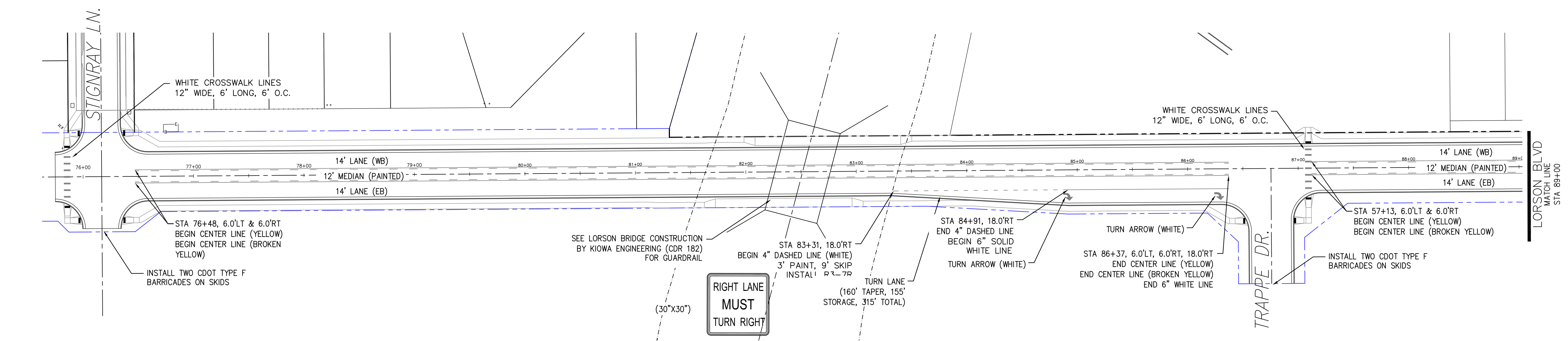


Signing and Striping Notes:

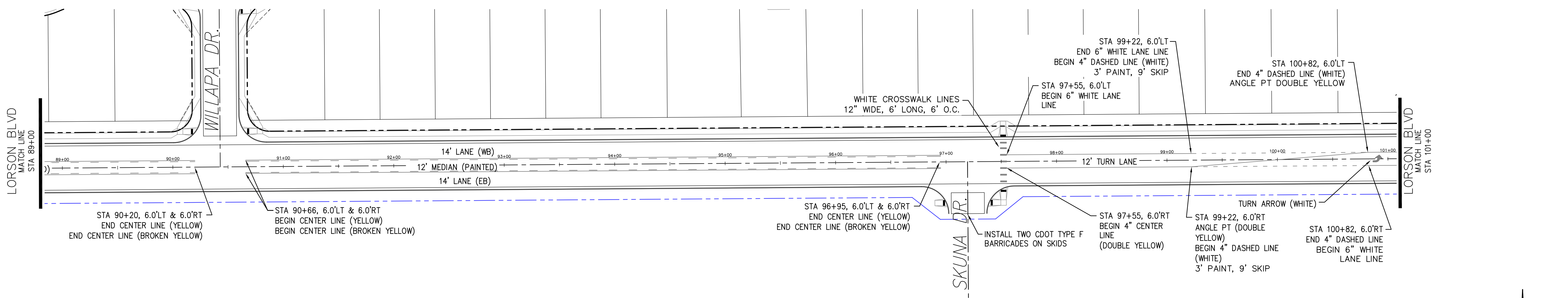
- All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
- Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that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



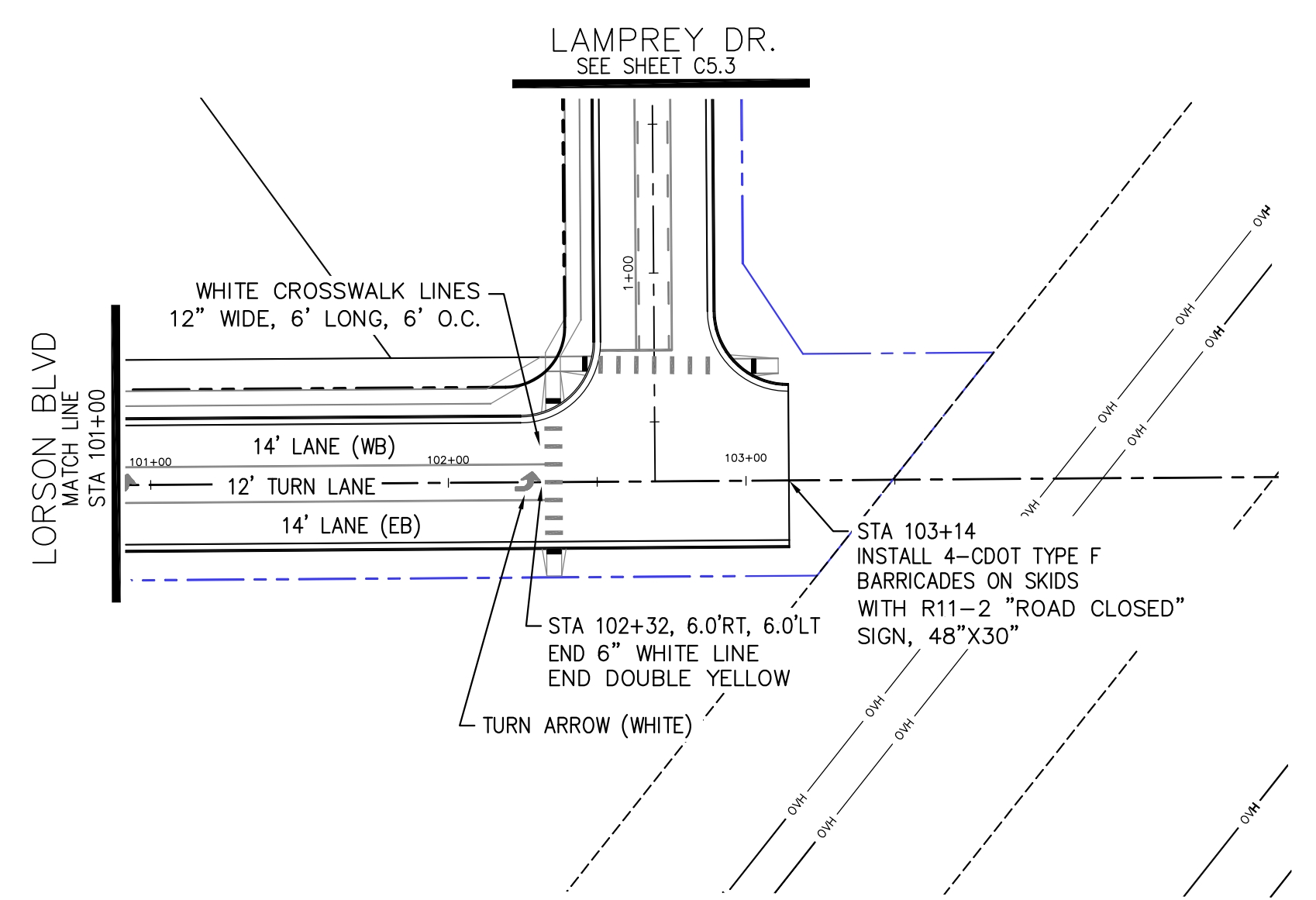
CORE ENGINEERING GROUP	DATE	MARCH 1, 2018
	DESCRIPTION	SIGNING AND STRIPING PLAN
PROJECT NO.	100.042	
PROJECT:	LORSON RANCH EAST	
PREPARED FOR:	LORSON, LLC	
	212 N. WAHSATCH AVE, SUITE 301	
	COLORADO SPRINGS, COLORADO 80903	
	CONTACT: RICHARD L. SCHINDLER, P.E.	
	EMAIL: Rich@cegi.com	
	CONTACT: JEFF MARK	
	FILE NO. 1	
	FONTS: BLD.-OLD GLORY DR	
	COLORADO SPRINGS, COLORADO	
DRAWN:	RLS	
DESIGNED:	RLS	
CHECKED:	RLS	
SIGNING AND STRIPING PLAN		
LORSON RANCH EAST FILING NO. 1		
DATE:	MARCH 1, 2018	
PROJECT NO.	100.042	
SHEET NUMBER	C5.1	
TOTAL SHEETS:	44	



LORSON BOULEVARD

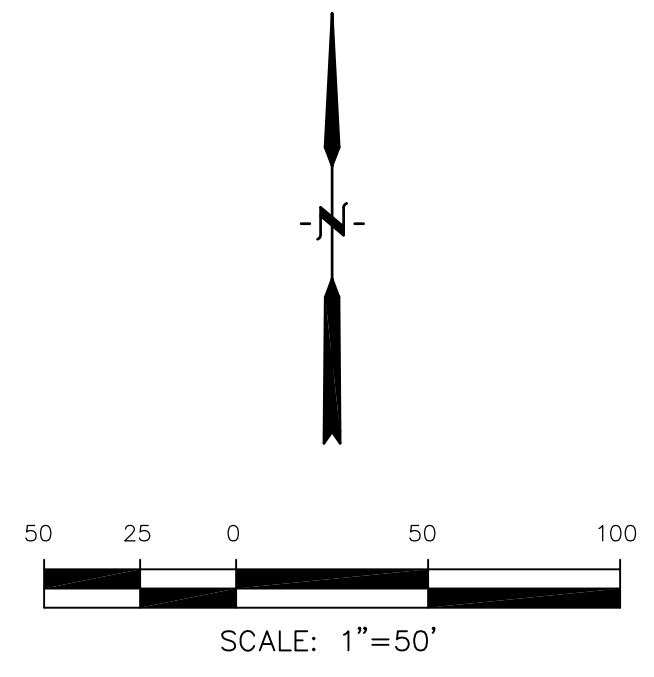


LORSON BOULEVARD



LORSON BOULEVARD

Adjust striping to show turn lanes, double yellow median striping.



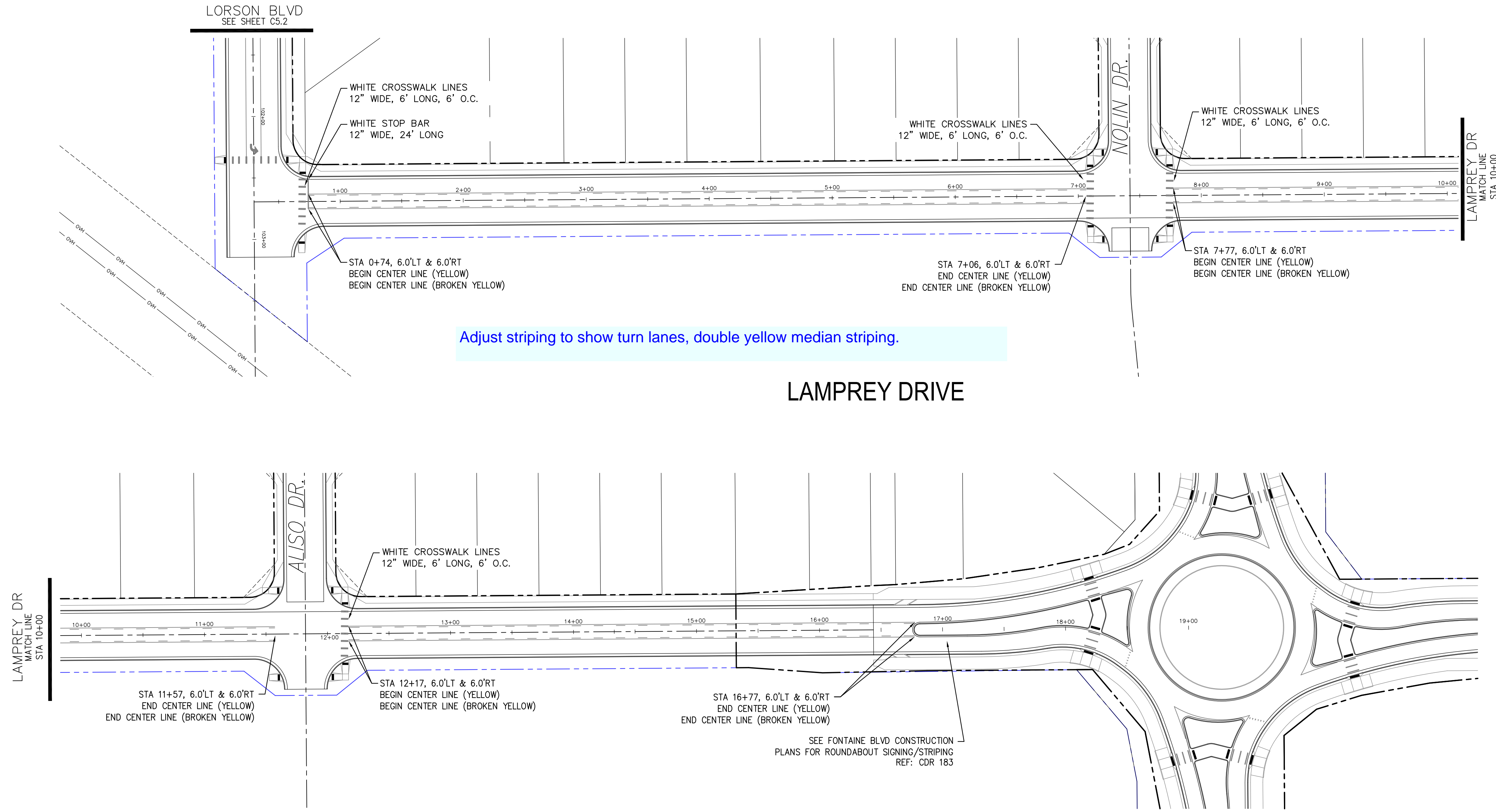
CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100 SUITE 5506
 DENVER, CO 80202
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

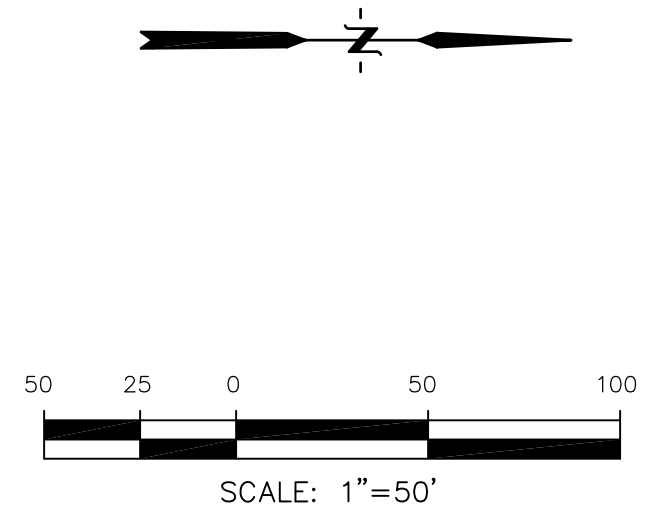
LORSON RANCH EAST FILING NO. 1
SIGNING/STRIPING PLAN
LORSON BOULEVARD

DATE:
 MARCH 1, 2018
 PROJECT NO.
 100.042
 SHEET NUMBER
 C5.2
 TOTAL SHEETS: 44



Adjust striping to show turn lanes, double yellow median striping.

LAMPREY DRIVE



CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRCH CREEK, CO 80150
 PHONE: 303.759.5700
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

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

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

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

DATE:
 MARCH 1, 2018

PROJECT NO.
 100.042

SHEET NUMBER
 C5.3

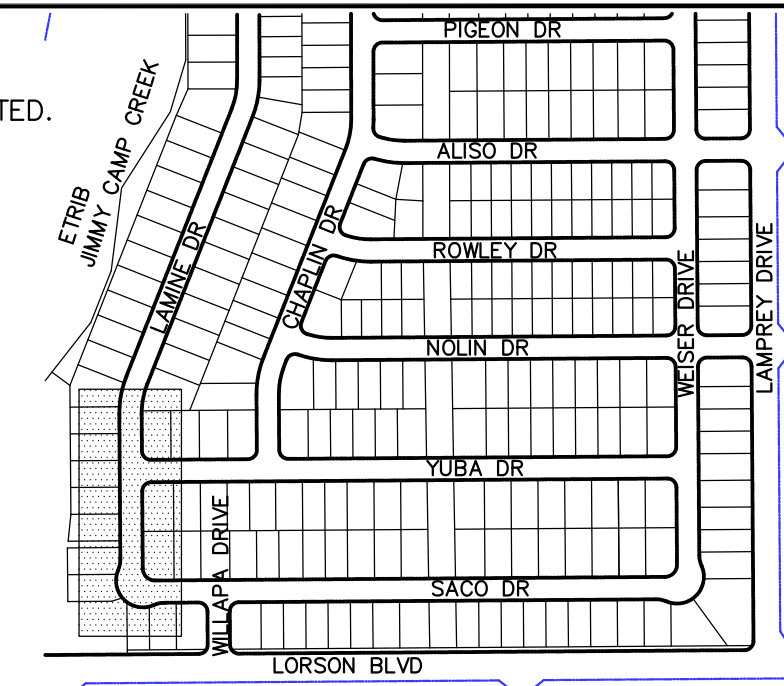
TOTAL SHEETS: 44

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"

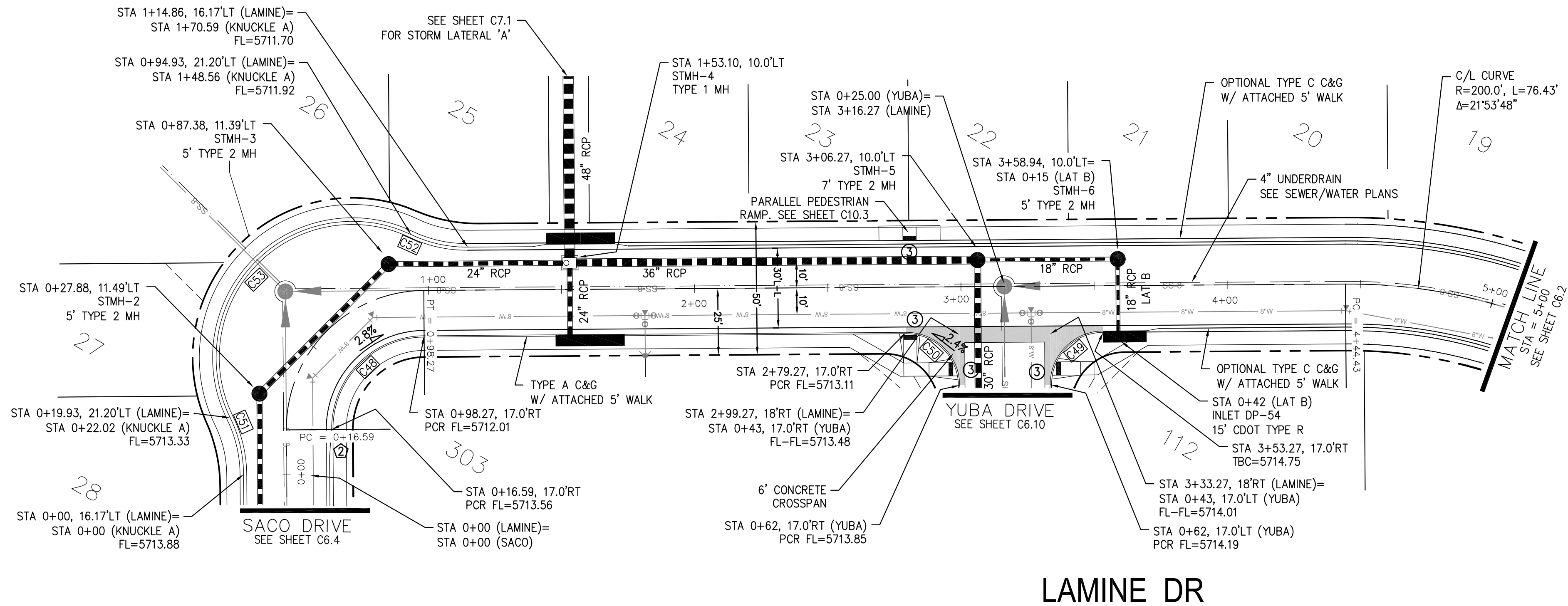
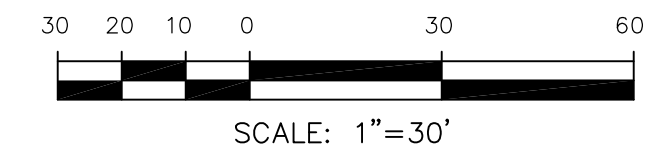
NOTES

- 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.

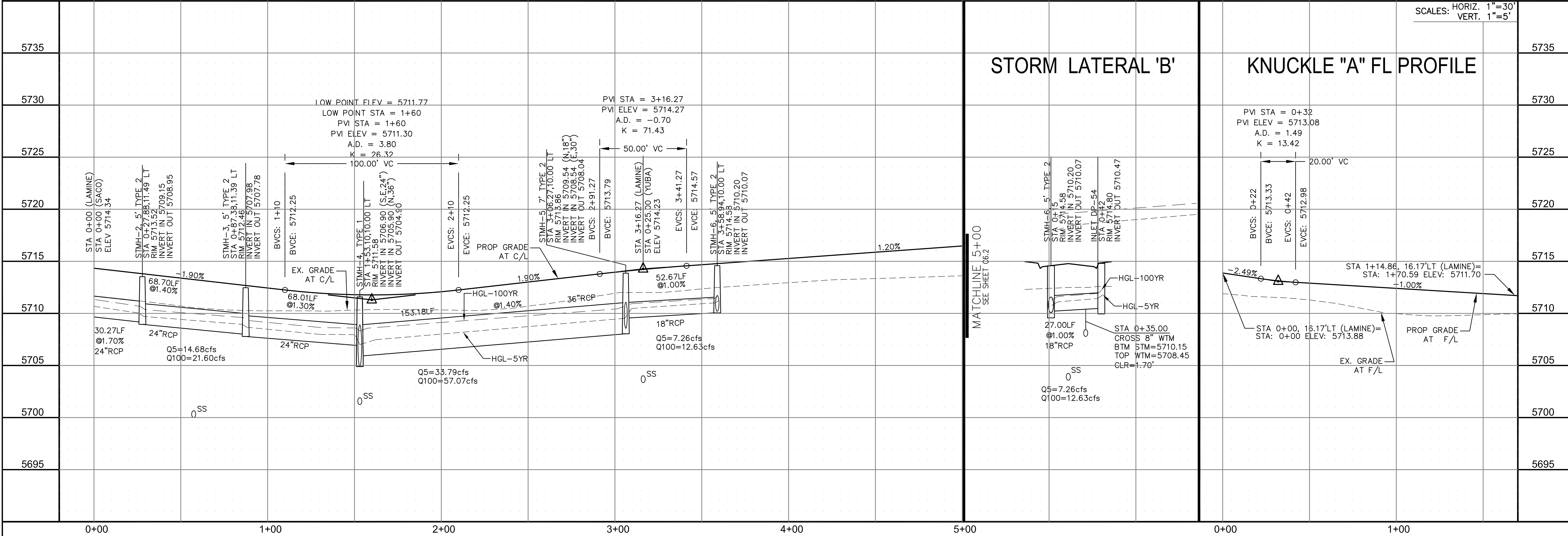
- ① CURVE DATA ID
- ② PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE POINTS



KEY MAP



LAMINE DR



STORM LATERAL 'B'

KNUCKLE "A" FL PROFILE

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

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

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80232
PHONE: 720.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.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

DATE: **MARCH 1, 2018**

PROJECT NO. **100.042**

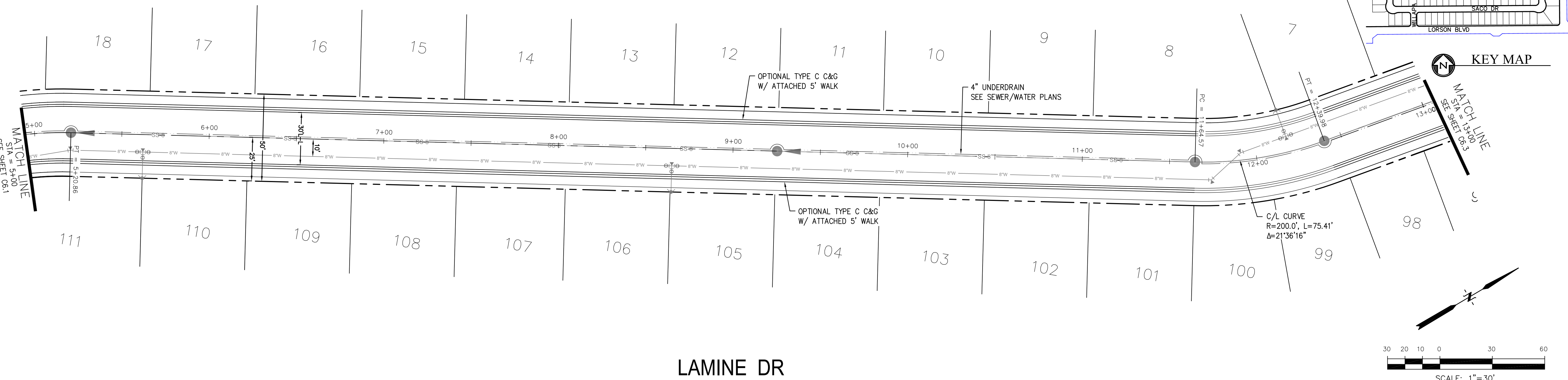
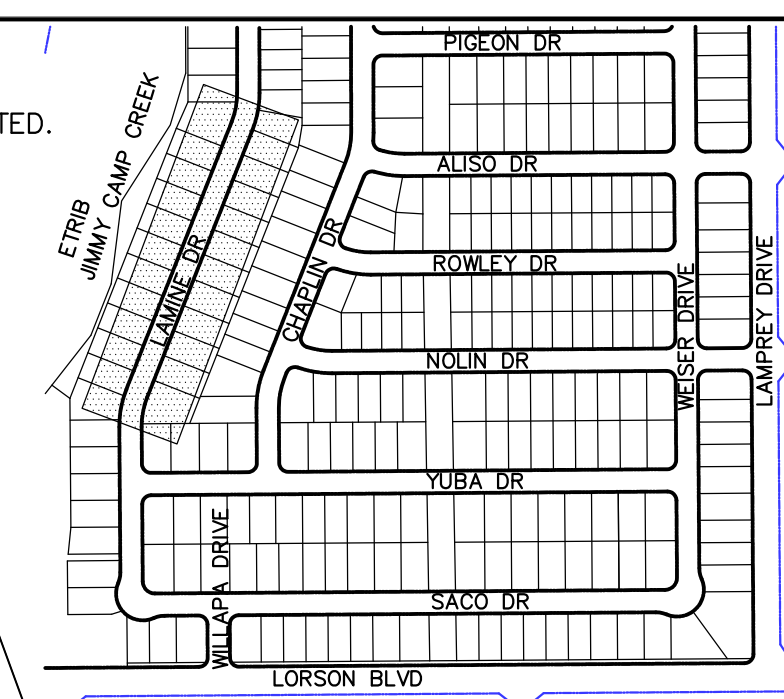
SHEET NUMBER **C6.1**

TOTAL SHEETS: 44

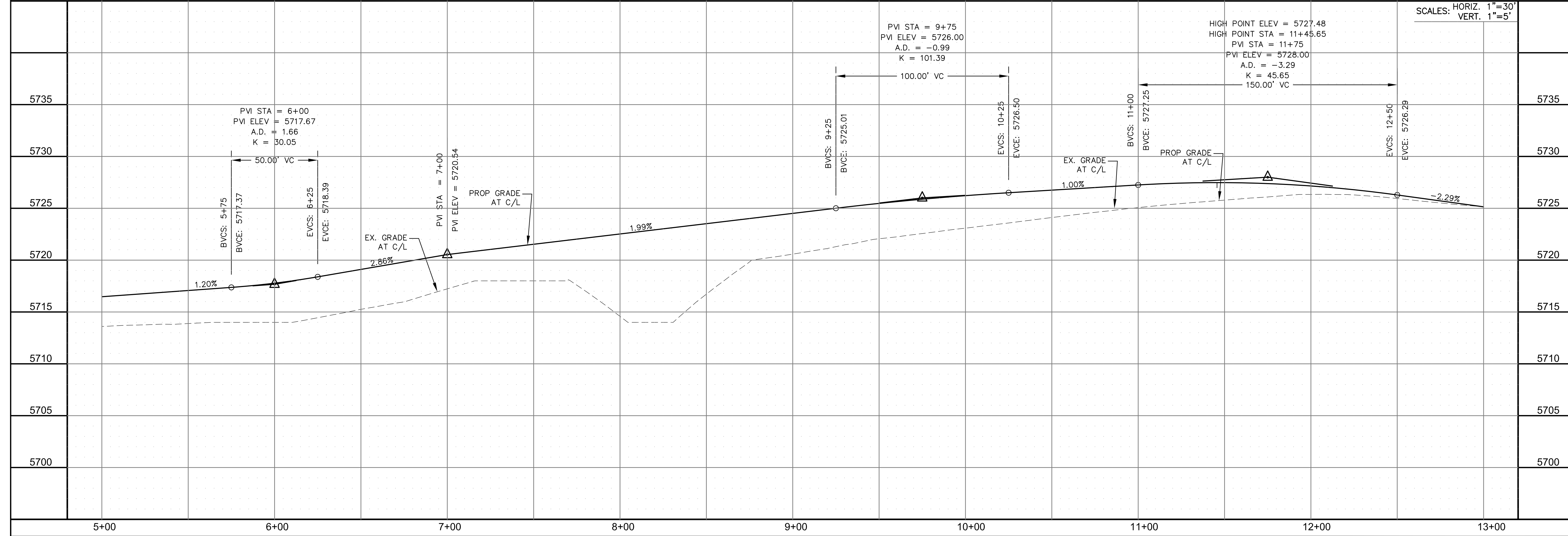
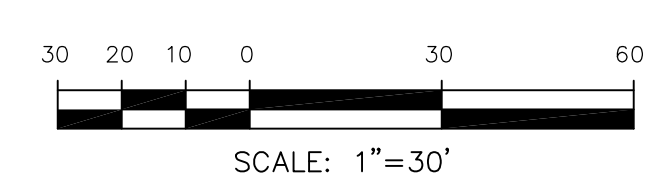
NOTES

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 PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE POINTS



LAMINE DR



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100, SUITE 55506
 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
 (719) 635-3200
 CONTACT: JEFF MARK

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

DATE: **MARCH 1, 2018**

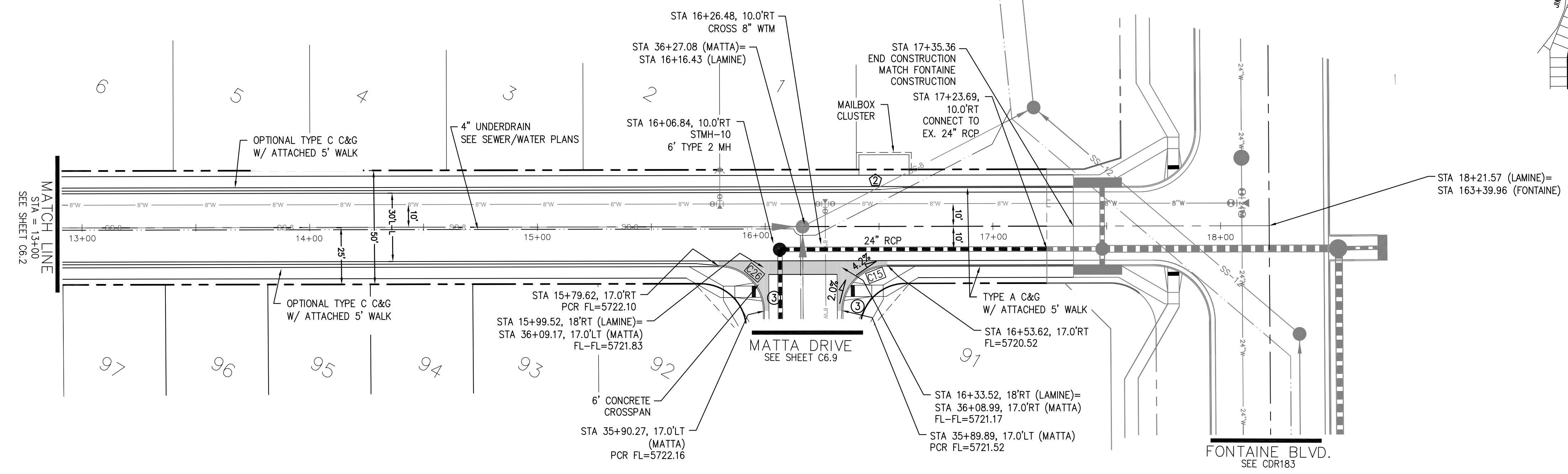
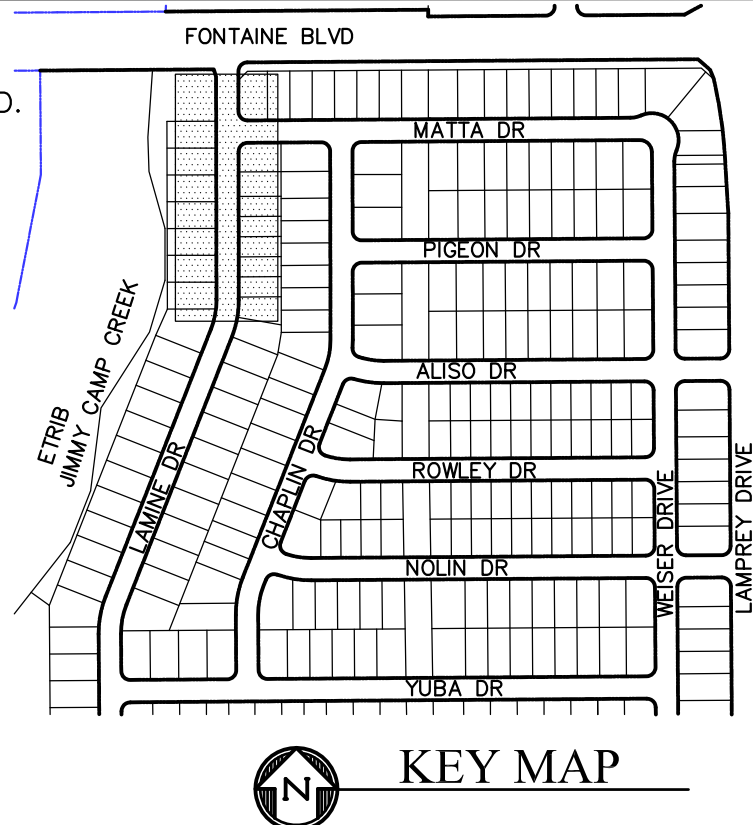
PROJECT NO. **100.042**

SHEET NUMBER **C6.2**

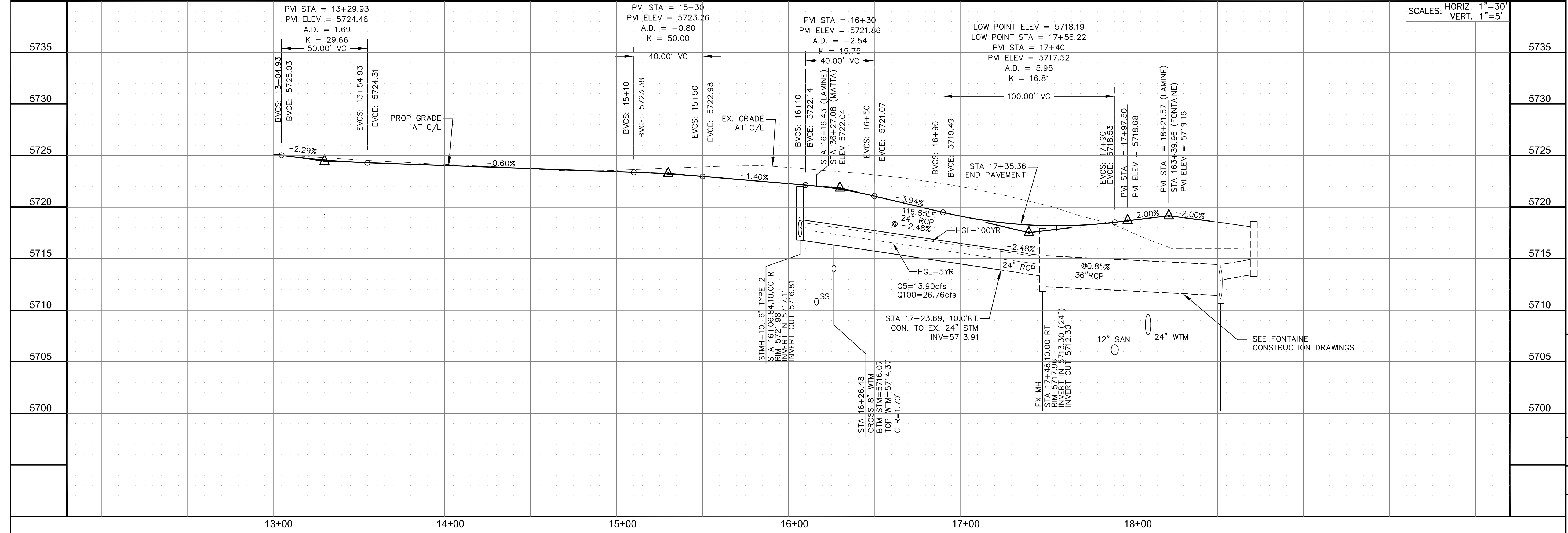
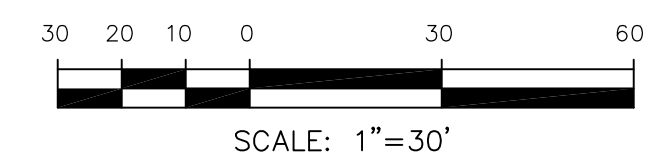
TOTAL SHEETS: 44

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C15	31.52'	20.00	90°17'48"
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 PEDESTRIAN RAMP, SEE SHEET C10.1
 ③ CURB/GUTTER FLOW LINE POINTS



LAMINE DR



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

DATE: _____
 NO. _____
 DESCRIPTION: _____
 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
 (719) 635-3200
 CONTACT: JEFF MARK

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

DATE: **MARCH 1, 2018**
 PROJECT NO. **100.042**
 SHEET NUMBER **C6.3**
 TOTAL SHEETS: 44

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

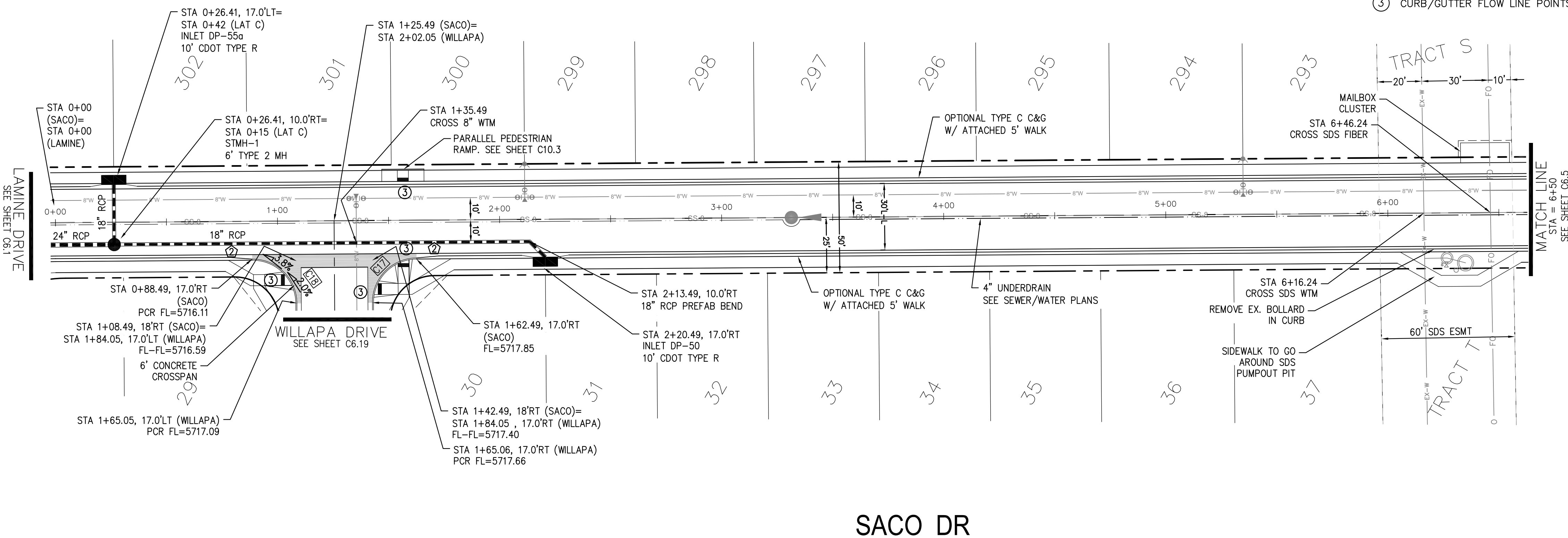
NOTES

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.

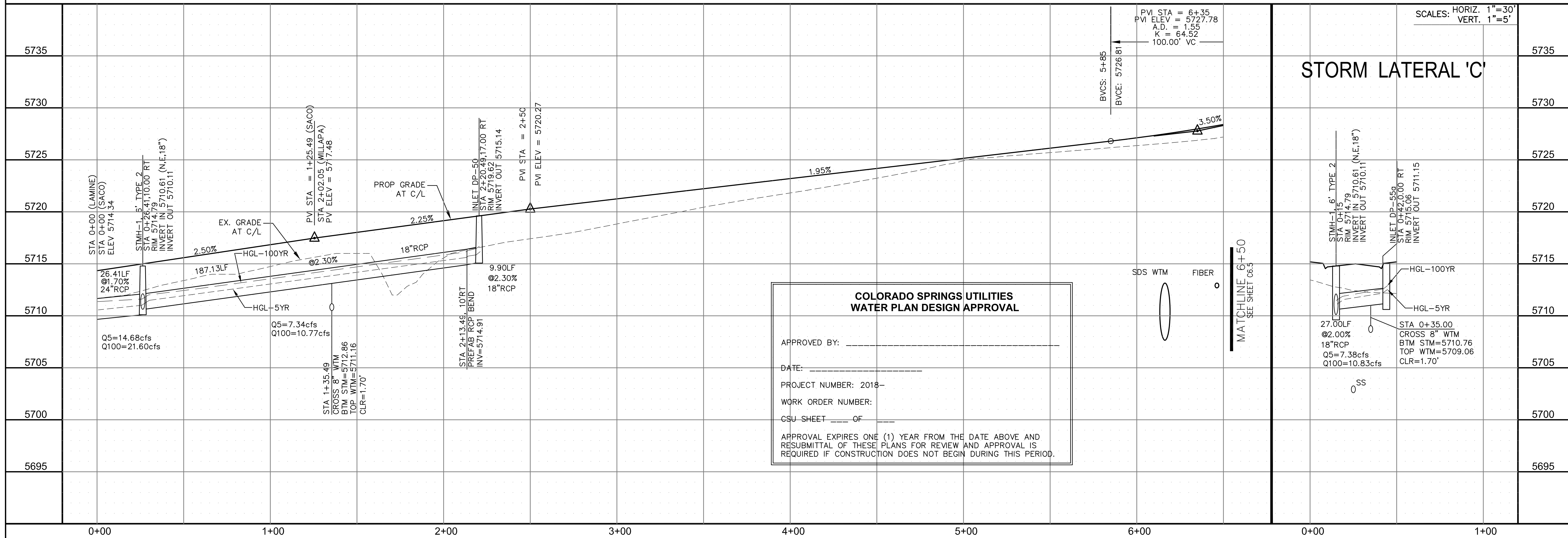
- ① CURVE DATA ID
- ② PEDESTRIAN RAMP, SEE SHEET C10.3
- ③ CURB/GUTTER FLOW LINE POINTS



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.

**CORE
ENGINEERING GROUP**

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

DATE: _____

DESCRIPTION: _____

NO. _____

PREPARED FOR:
**LORSON RANCH EAST
FILING NO. 1**

PROJECT:
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

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

DATE:
MARCH 1, 2018

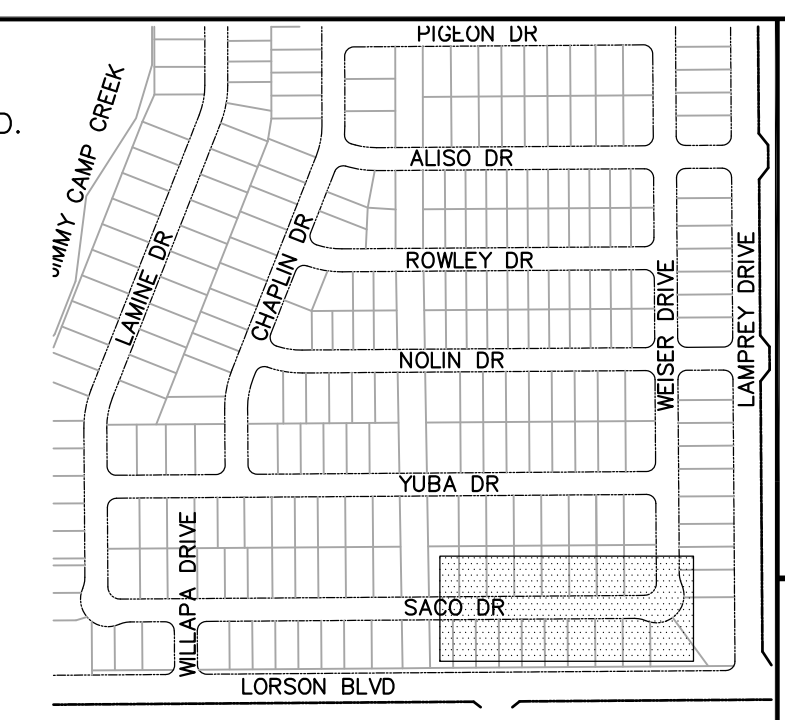
PROJECT NO.
100.042

SHEET NUMBER
C6.4

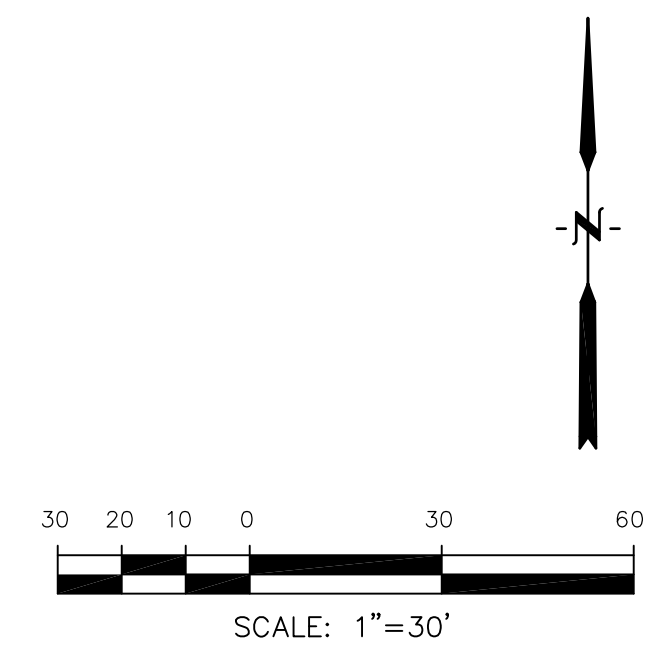
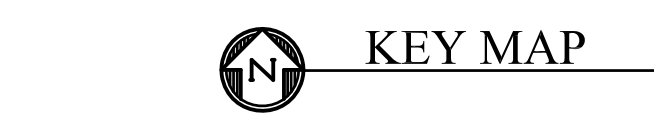
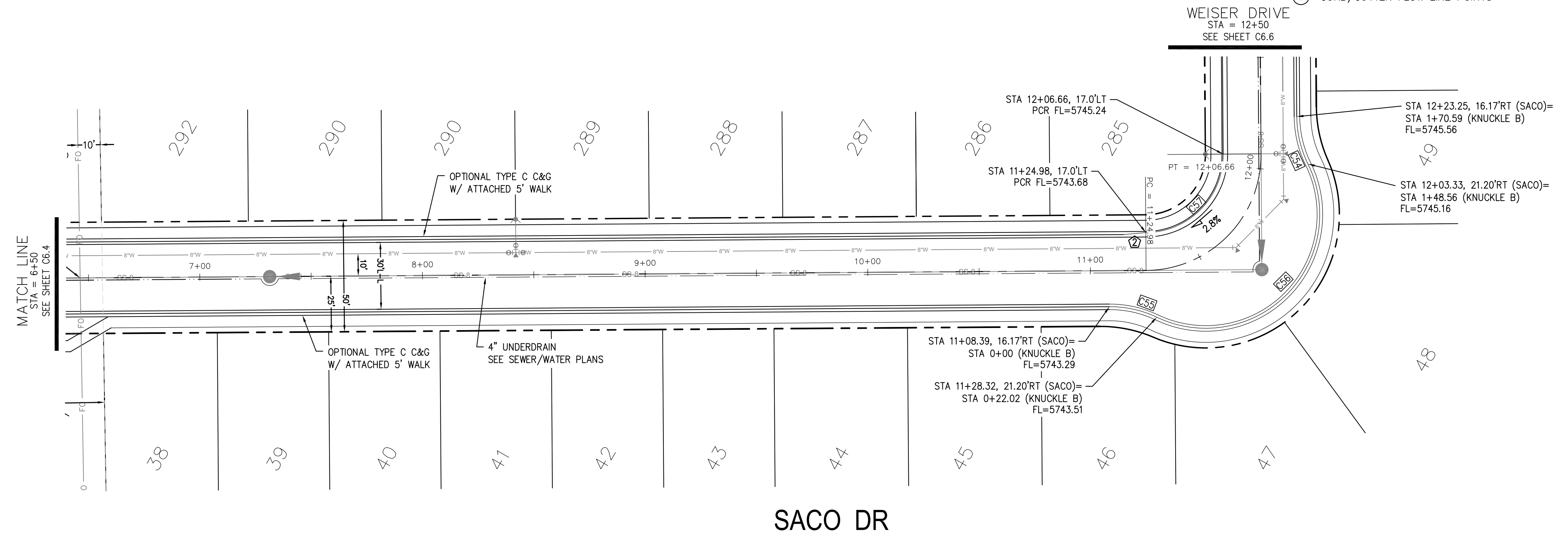
TOTAL SHEETS: 44

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 PEDESTRIAN RAMP, SEE SHEET C10.1
 ③ CURB/GUTTER FLOW LINE POINTS



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

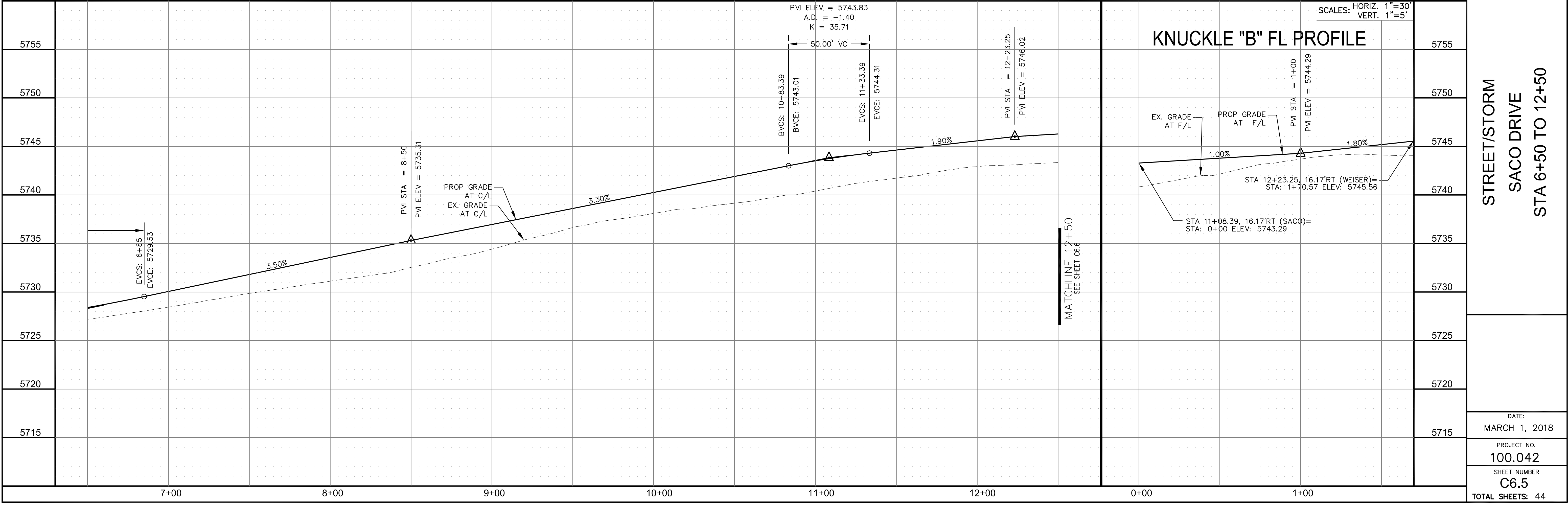


DATE: _____
 DESCRIPTION: _____
 NO: _____

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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

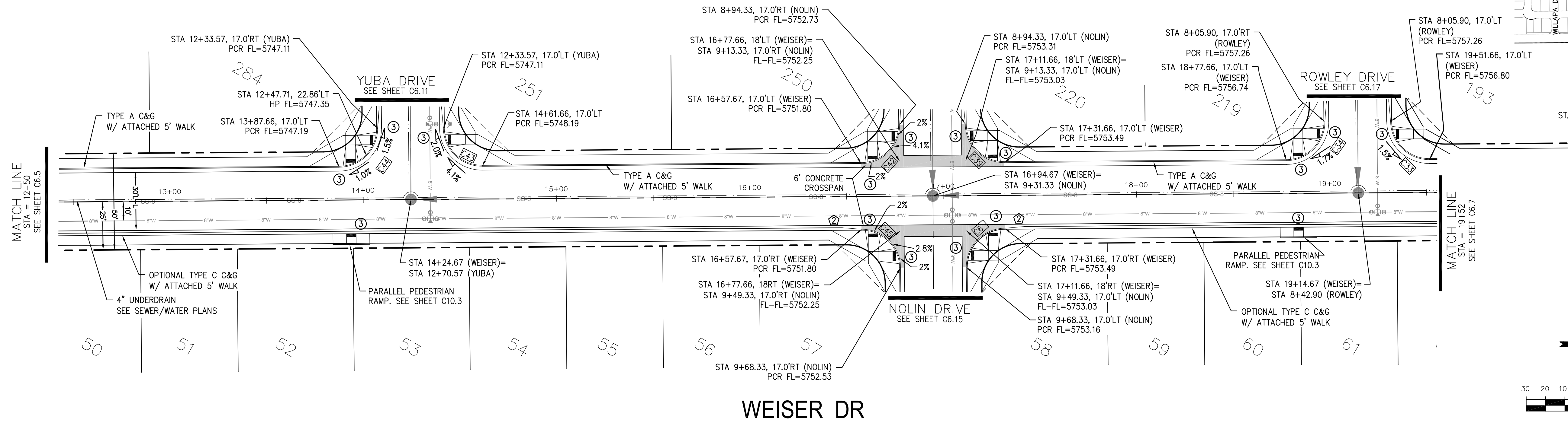
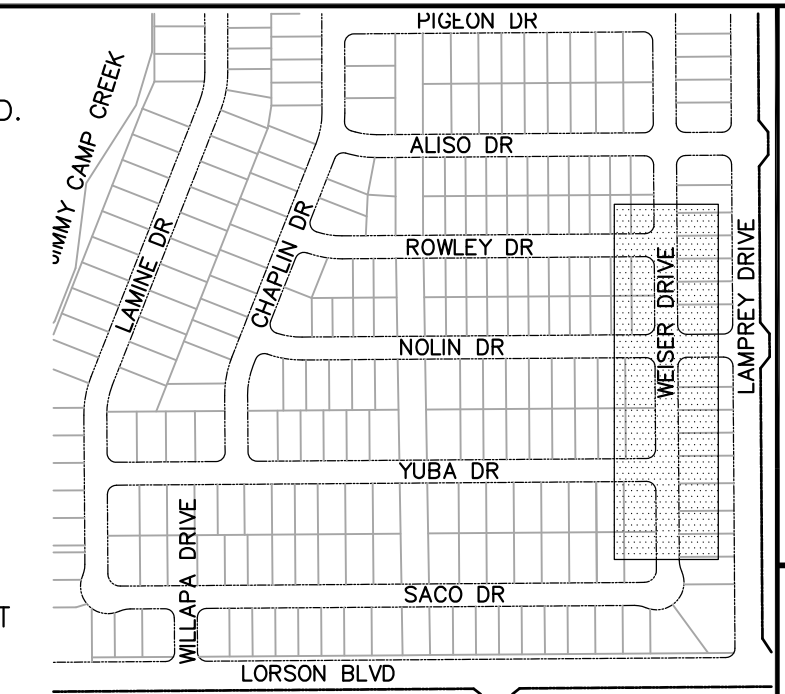


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C6	31.42'	20.00	90°00'00"
C33	31.41'	20.00	89°59'44"
C34	31.42'	20.00	90°00'16"
C39	31.41'	20.00	89°59'44"
C42	31.42'	20.00	90°00'16"
C43	31.41'	20.00	89°59'44"
C44	31.42'	20.00	90°00'16"
C45	31.42'	20.00	90°00'00"

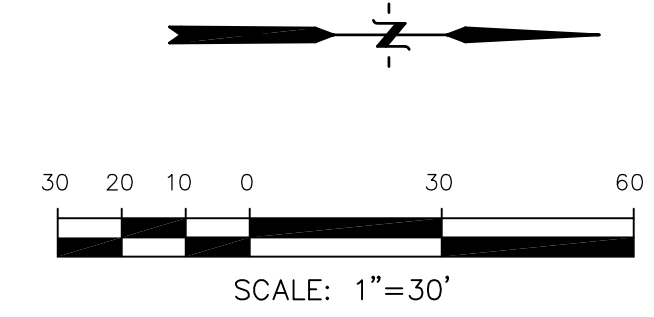
NOTES

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

- ① CURVE DATA ID
- ② PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE POINTS



KEY MAP



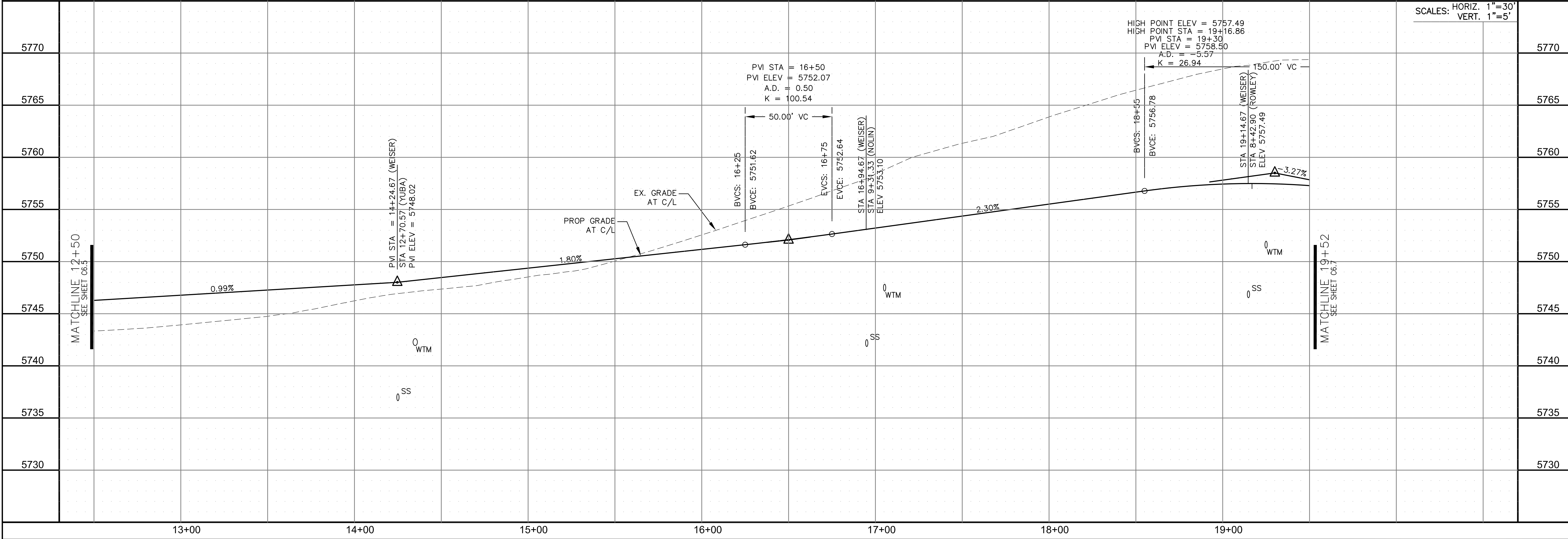
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 700
 DENVER, CO 80202
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO: _____

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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



DATE: MARCH 1, 2018

PROJECT NO. 100.042

SHEET NUMBER C6.6

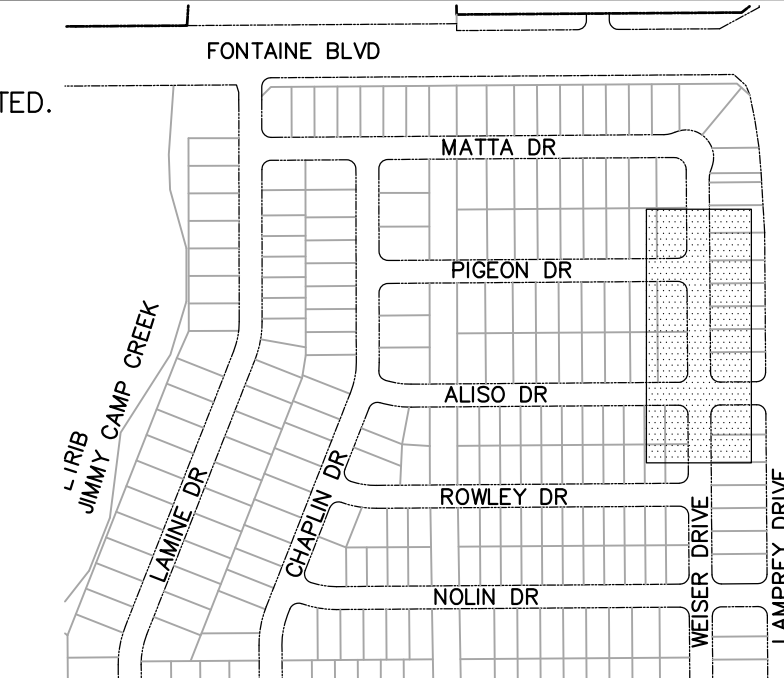
TOTAL SHEETS: 44

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 PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE POINTS



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRCH CREEK, CO 80150
 PHONE: 303.779.5700
 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 BLVD.-OLD GLORY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

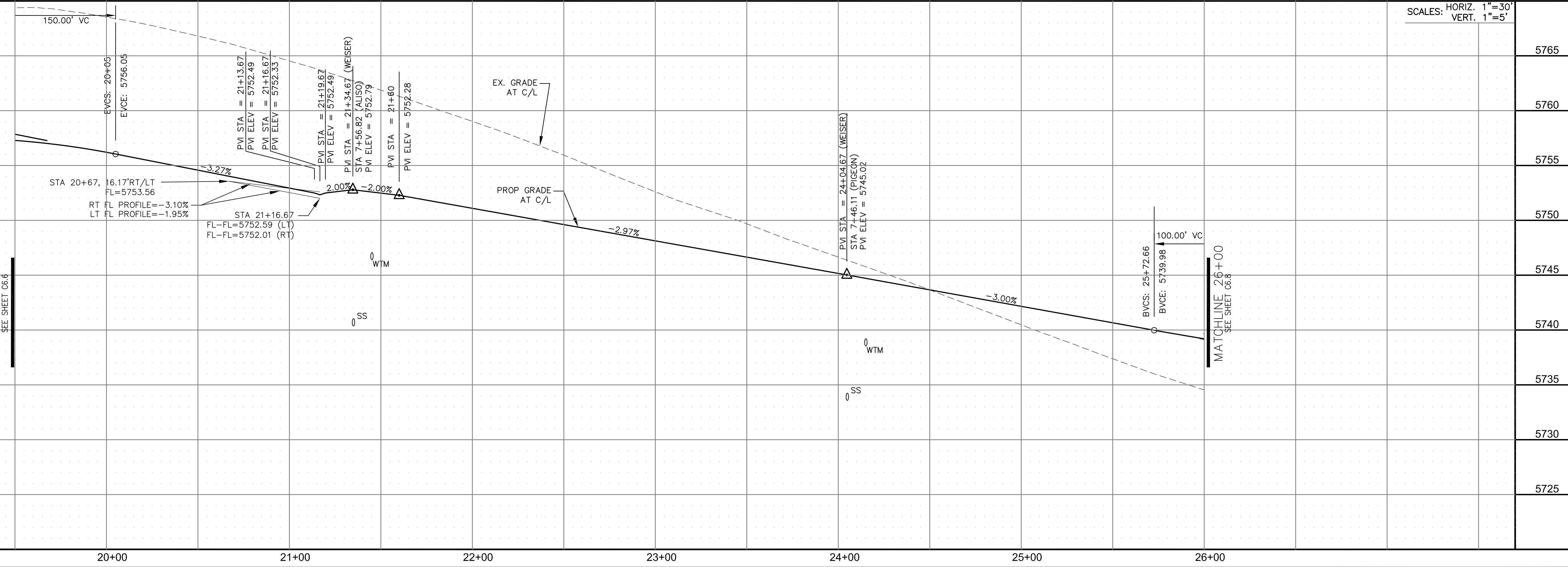
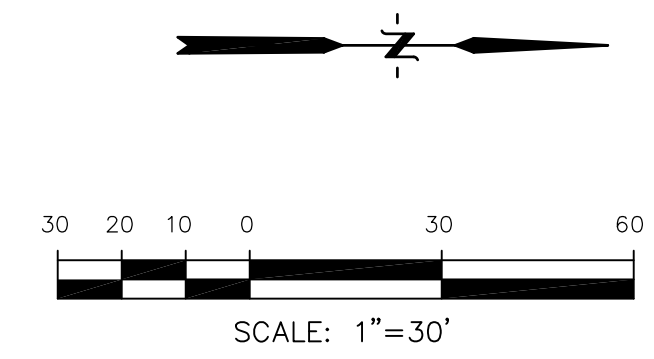
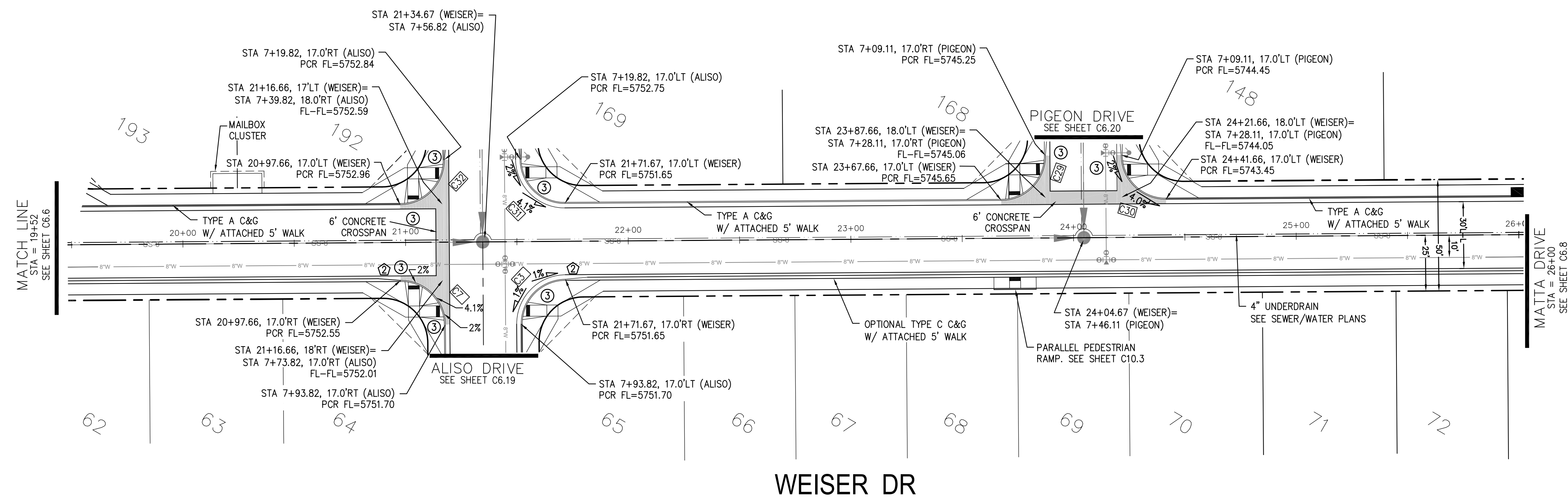
STREET/STORM
WEISER DRIVE
STA 19+52 TO 26+00

DATE:
 MARCH 1, 2018

PROJECT NO.
 100.042

SHEET NUMBER
 C6.7

TOTAL SHEETS: 44



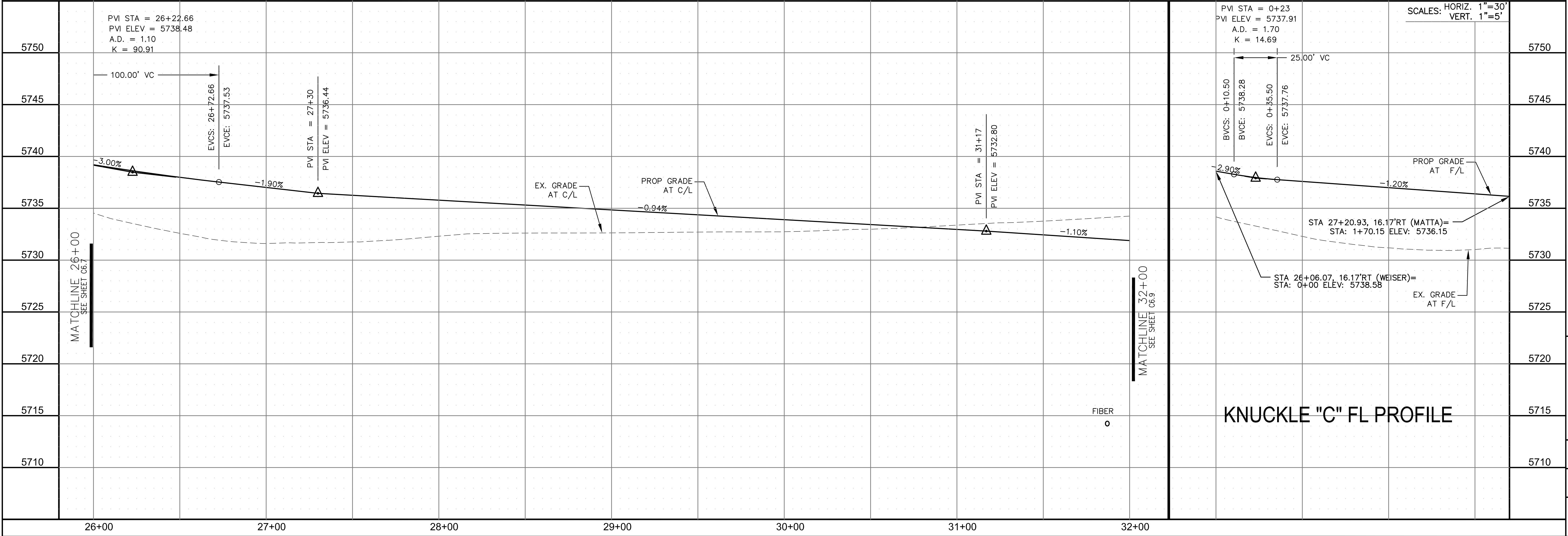
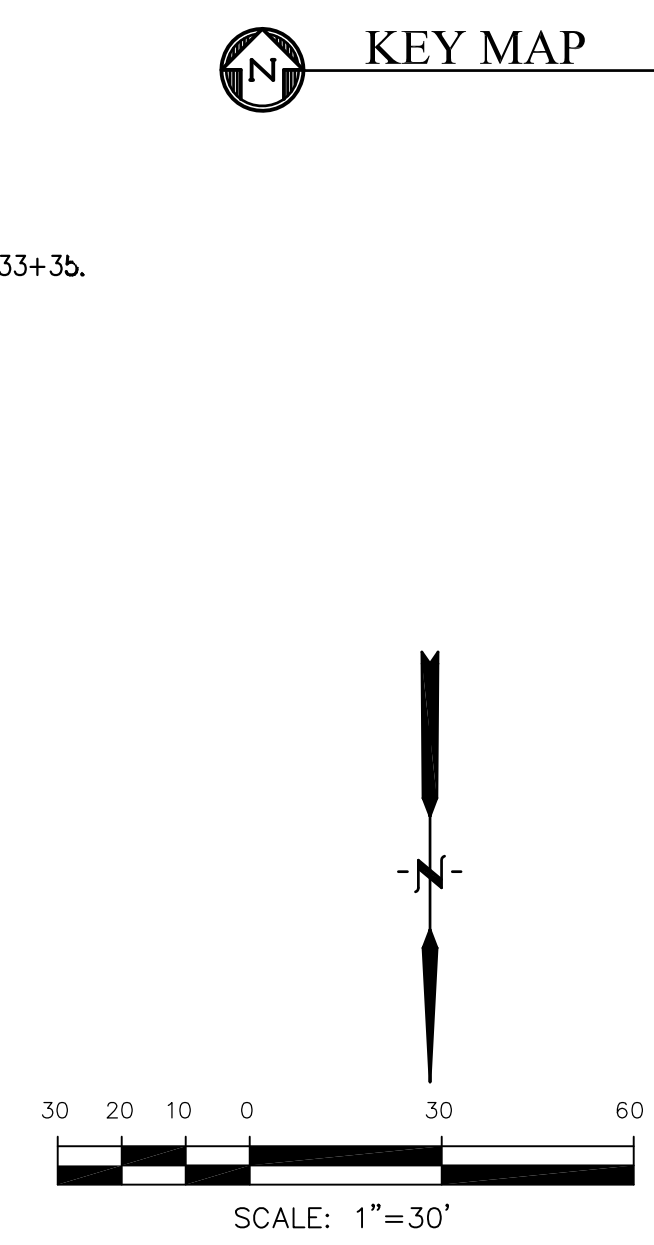
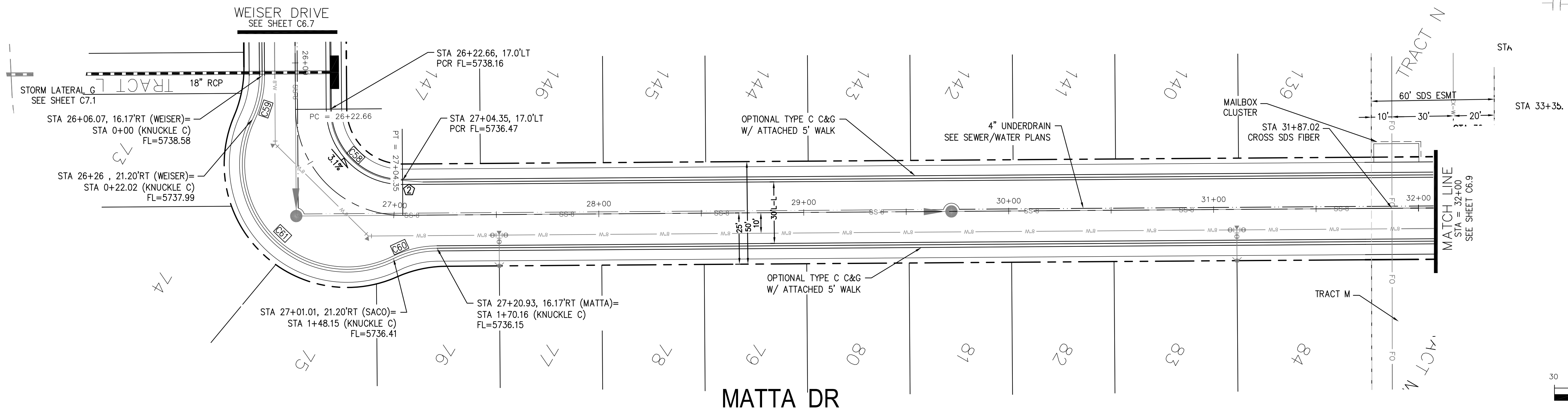
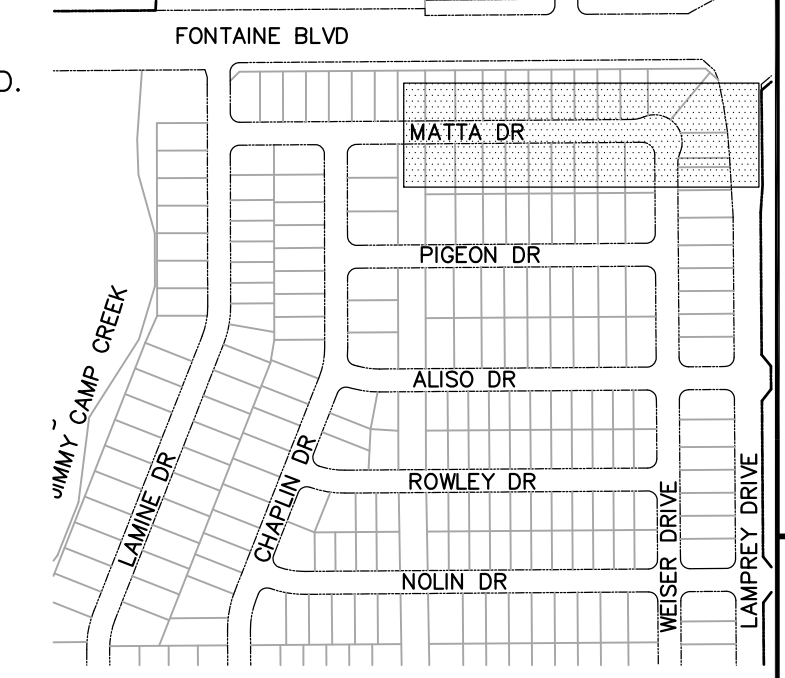
SCALES: HORIZ. 1"=30'
 VERT. 1"=5'

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

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 PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE POINTS



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PH: 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
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
FONTAINE BLVD. - OLD GLORY DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

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

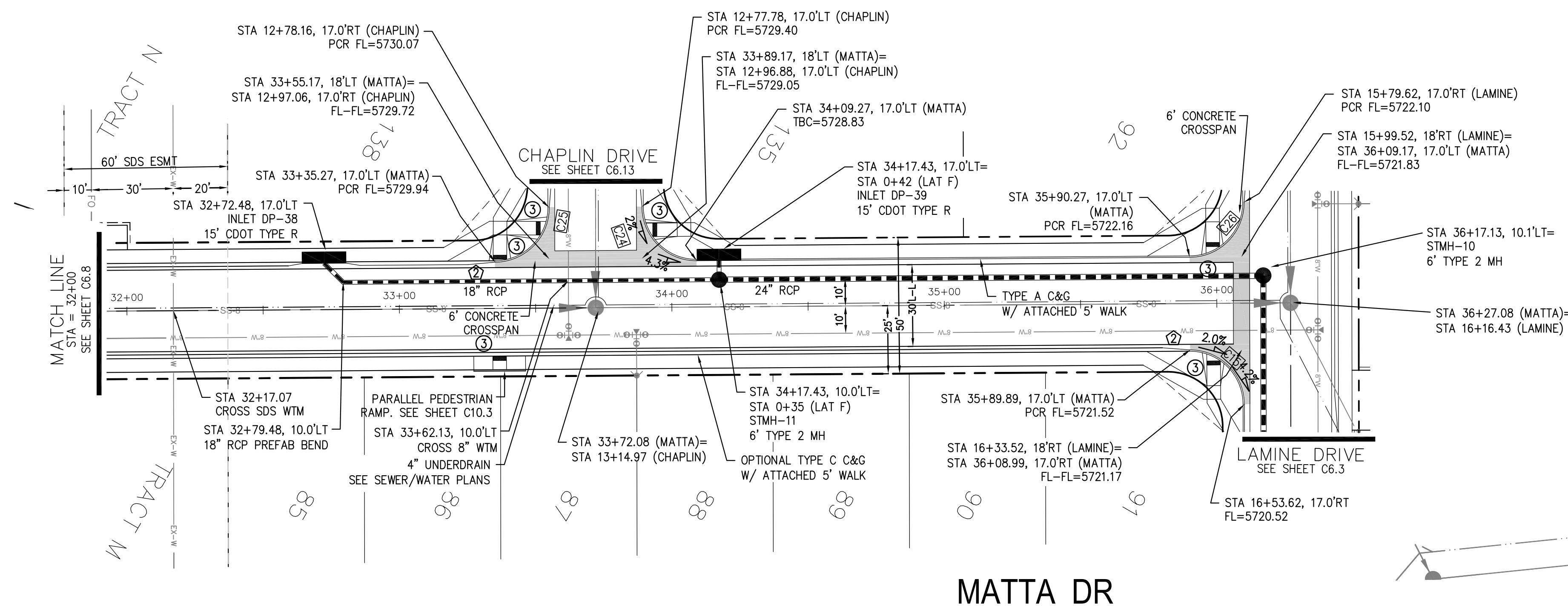
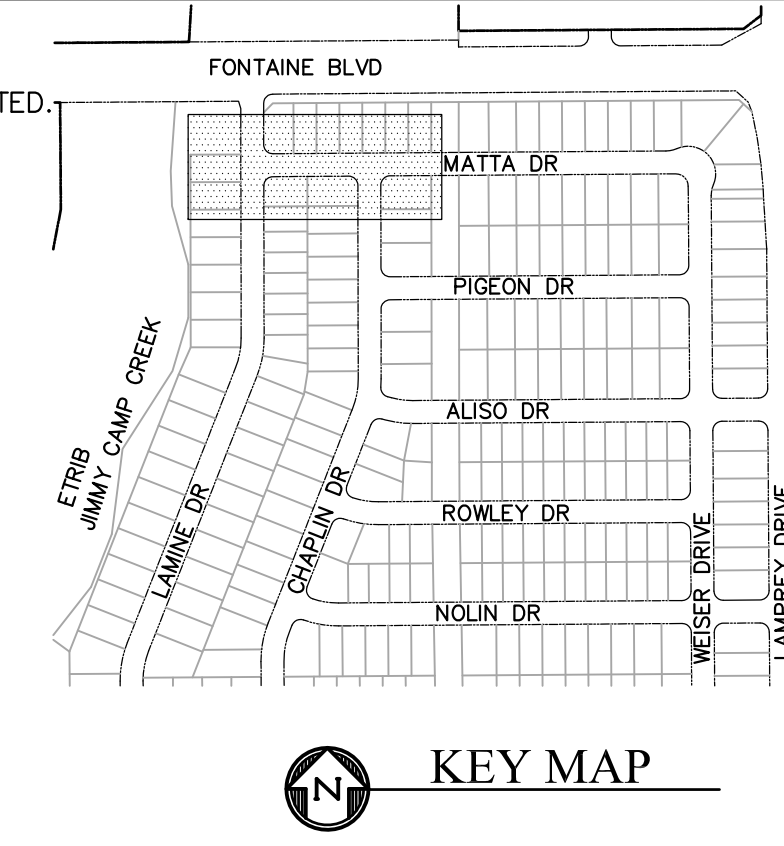
DATE: MARCH 1, 2018
PROJECT NO. 100.042
SHEET NUMBER C6.8
TOTAL SHEETS: 44

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 PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE POINTS



**COLORADO SPRINGS UTILITIES
WATER PLAN DESIGN APPROVAL**

APPROVED BY: _____

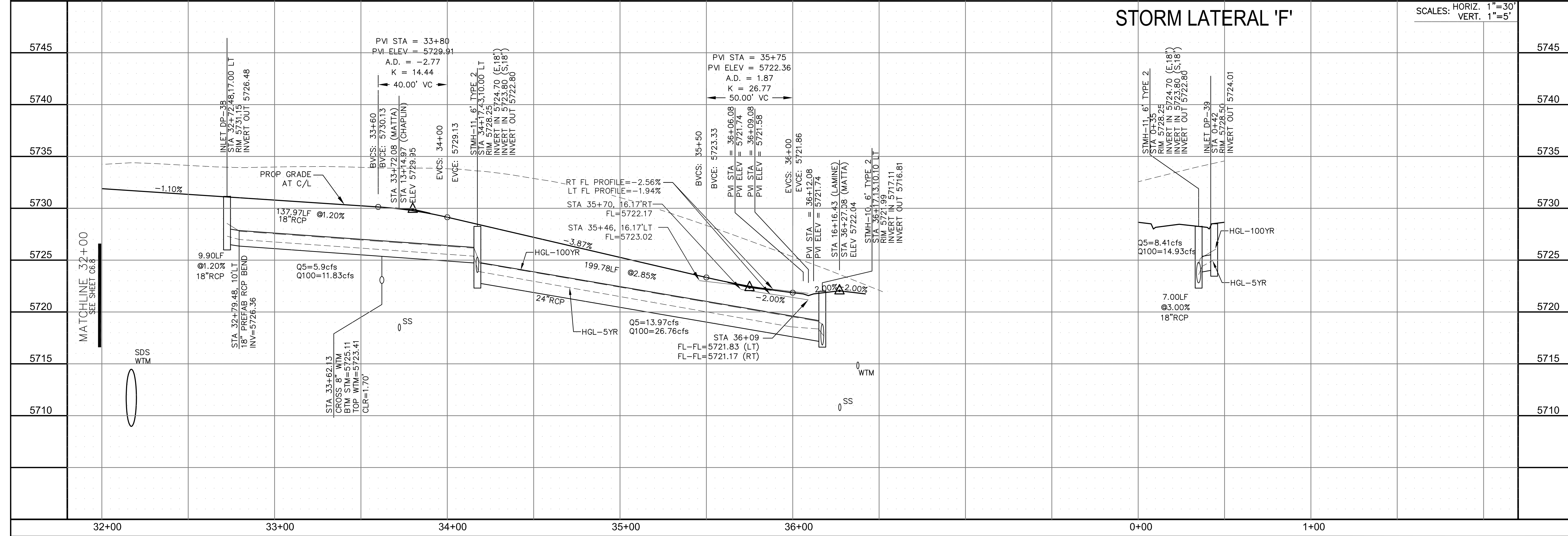
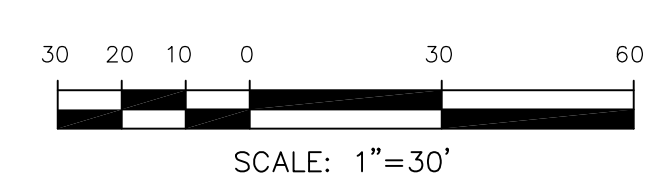
DATE: _____

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 BLVD.-OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

DATE: MARCH 1, 2018

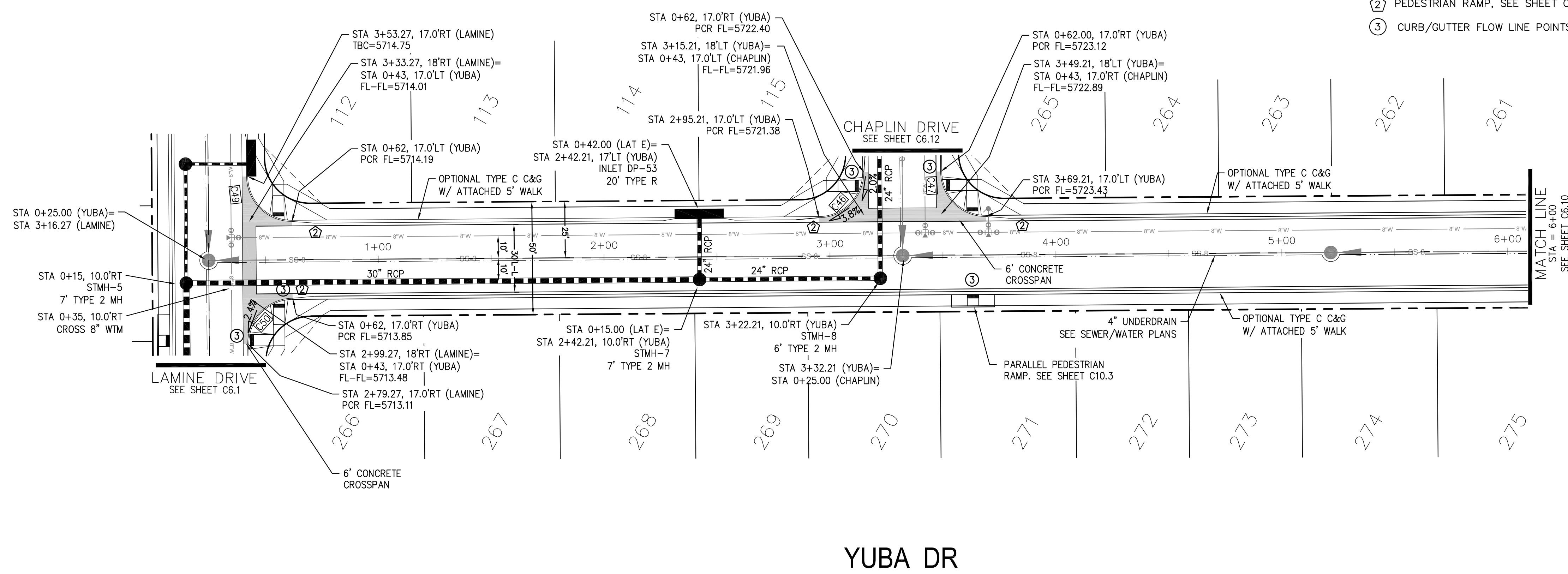
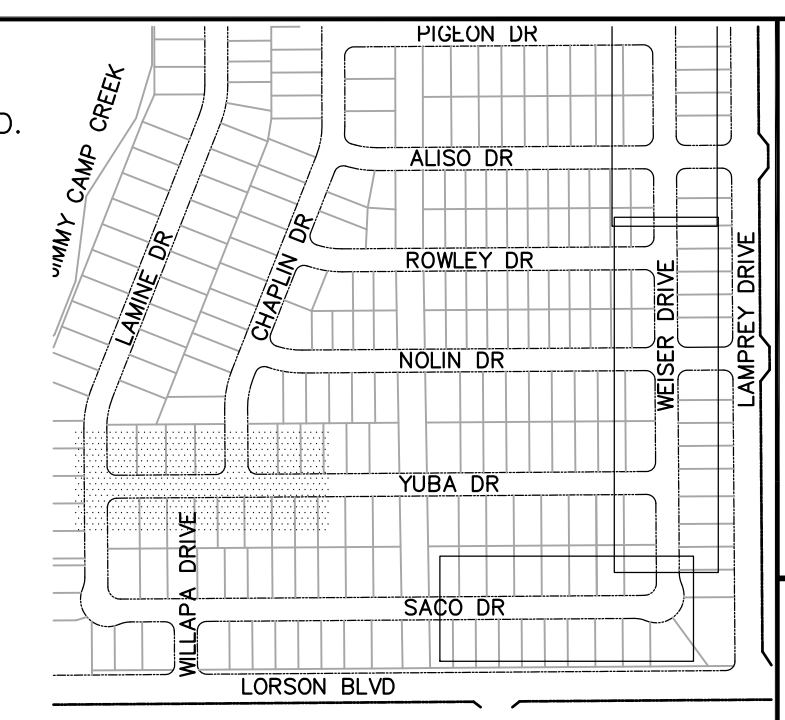
PROJECT NO. 100.042

SHEET NUMBER C6.9

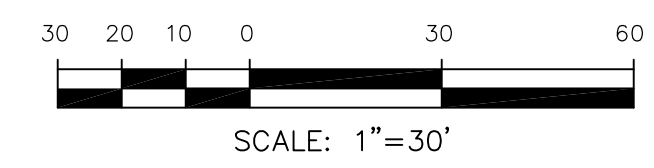
TOTAL SHEETS: 44

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**
- 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 PEDESTRIAN RAMP, SEE SHEET C10.1
 ③ CURB/GUTTER FLOW LINE POINTS



YUBA DR

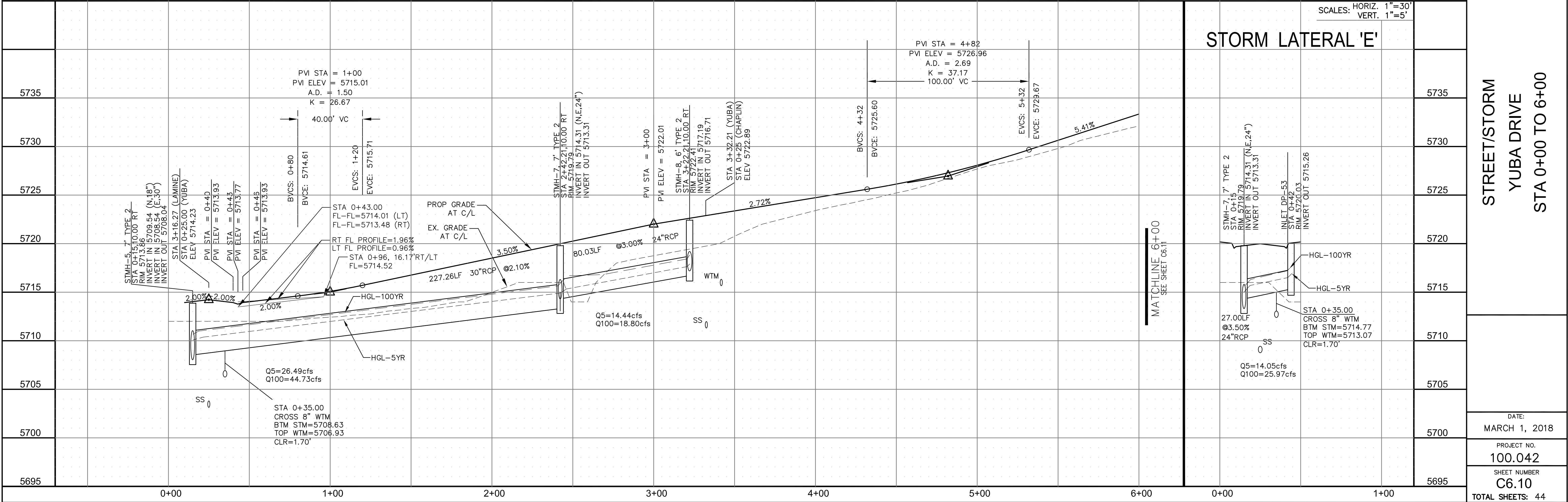


CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 795701100
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

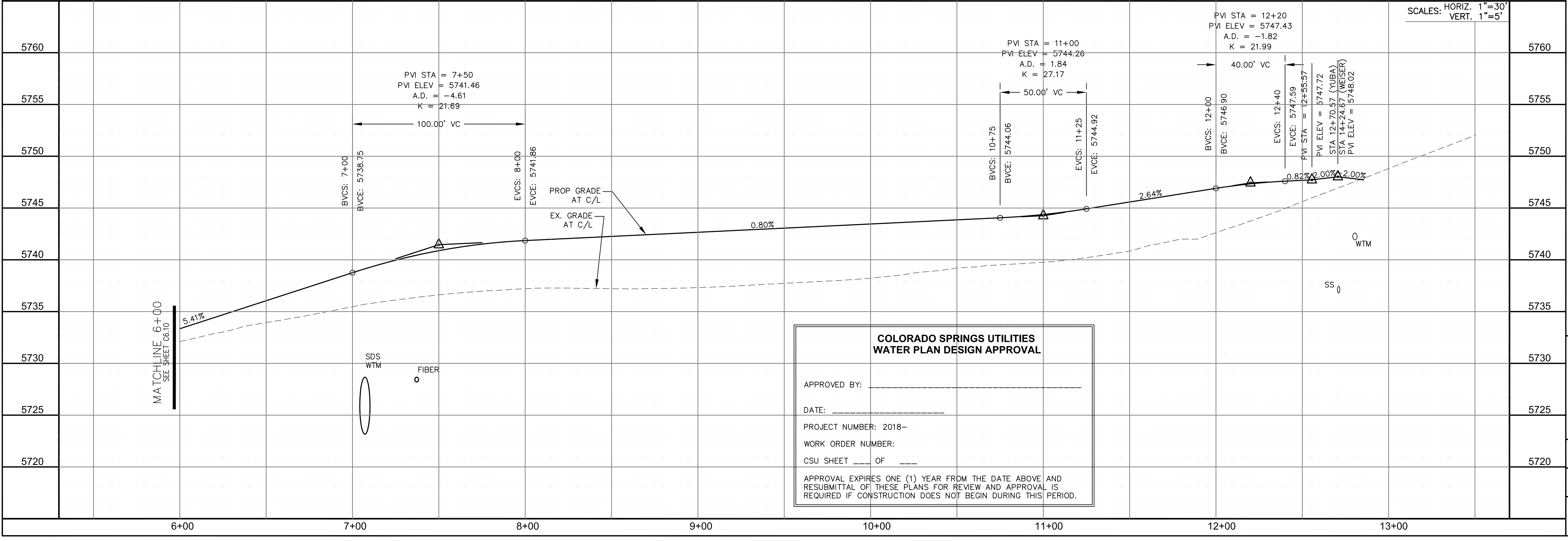
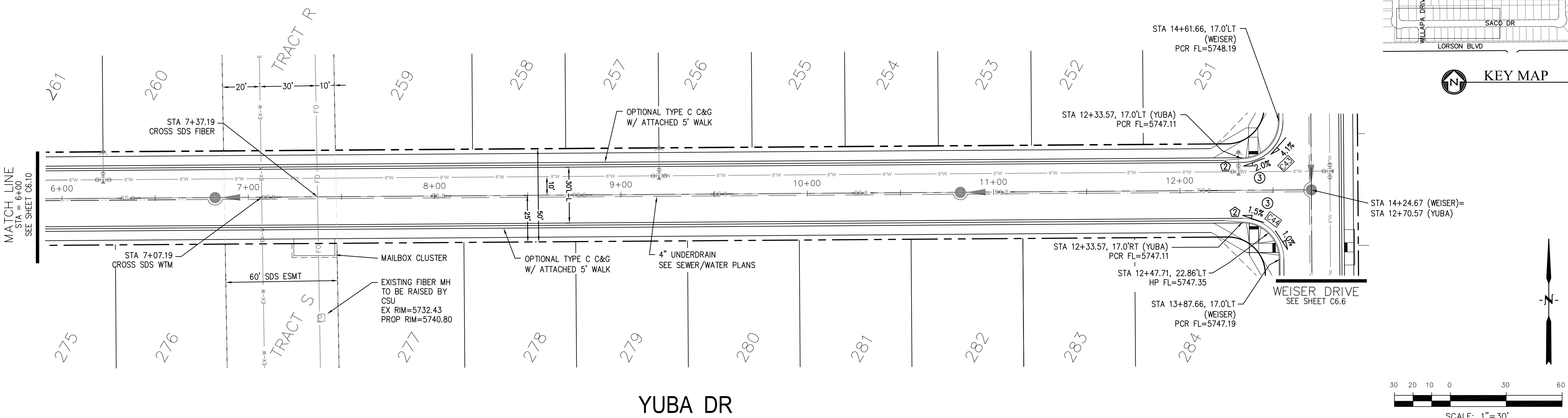
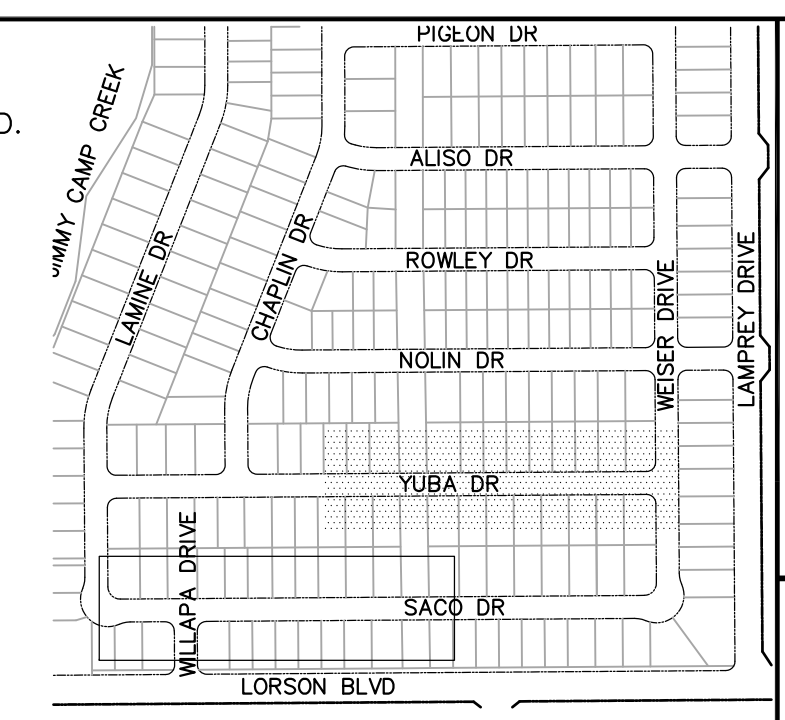
PROJECT:
LORSON RANCH EAST
FILING NO. 1
 FONTAINE BLVD.-OLD GLORY DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS



CURVE TABLE			
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 PEDESTRIAN RAMP, SEE SHEET C10.1
 ③ CURB/GUTTER FLOW LINE POINTS



**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.
 BLDG 700, SUITE 5506
 BIRMGHAM, AL 35206
 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

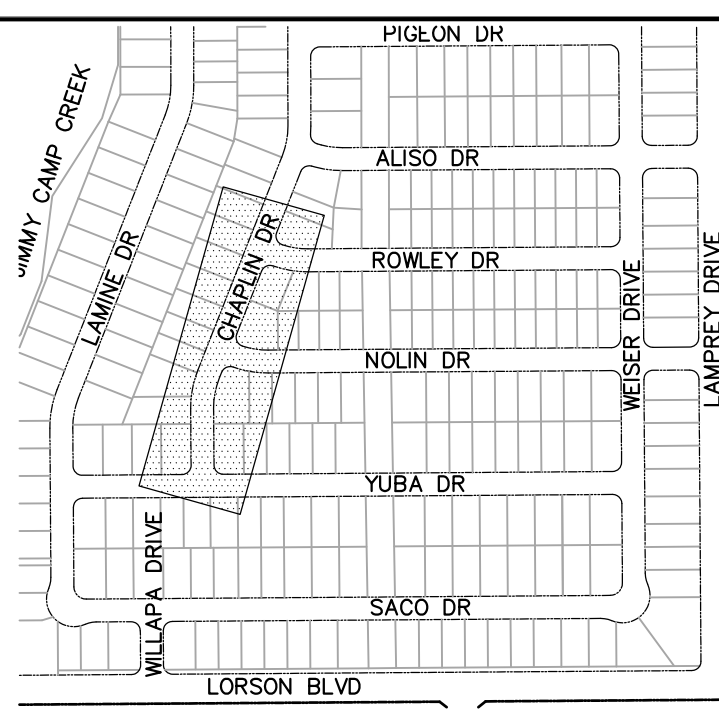
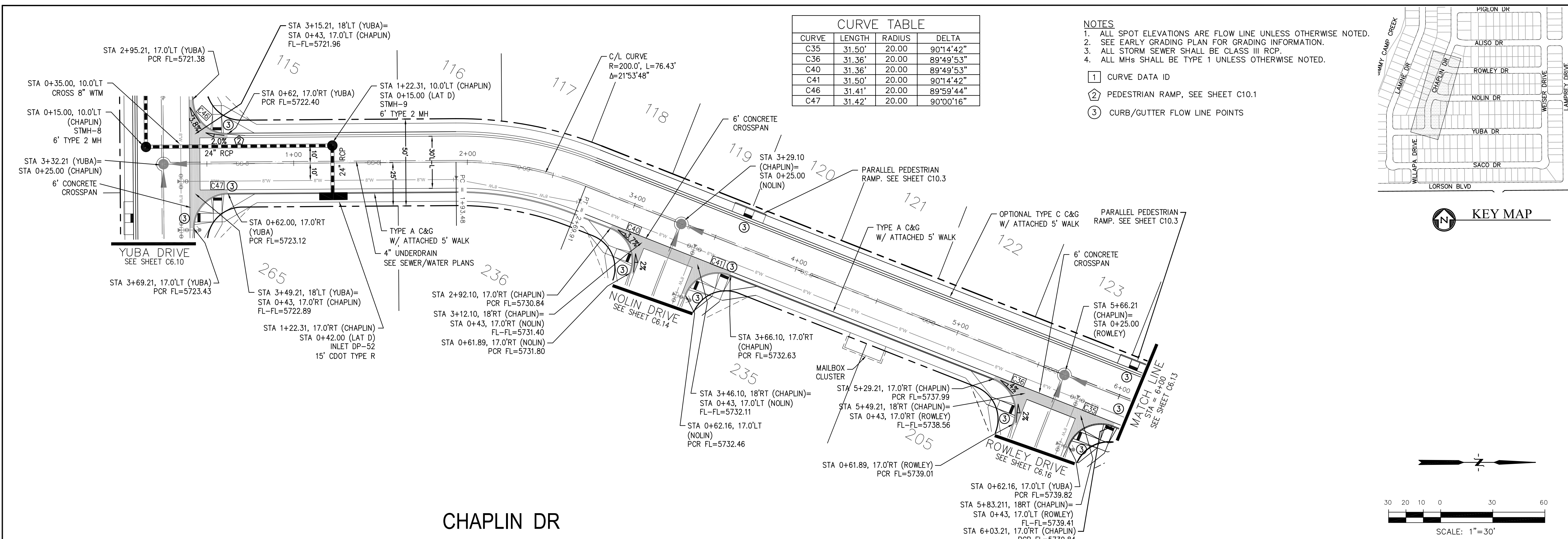
PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

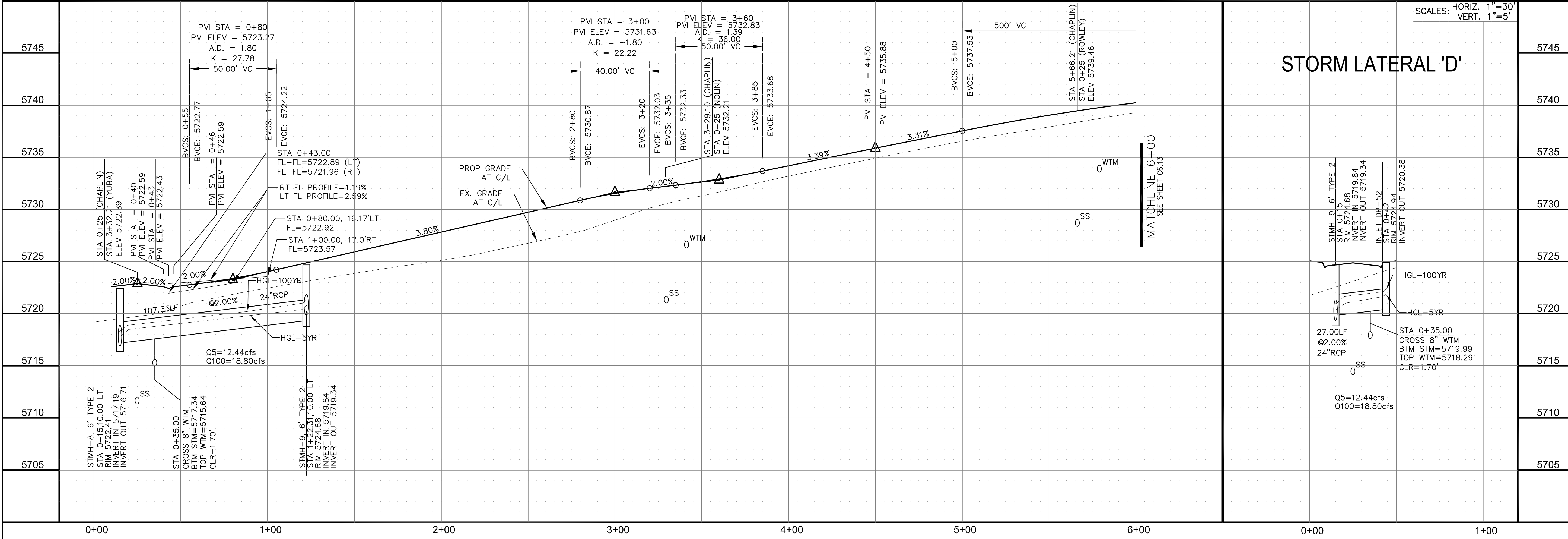
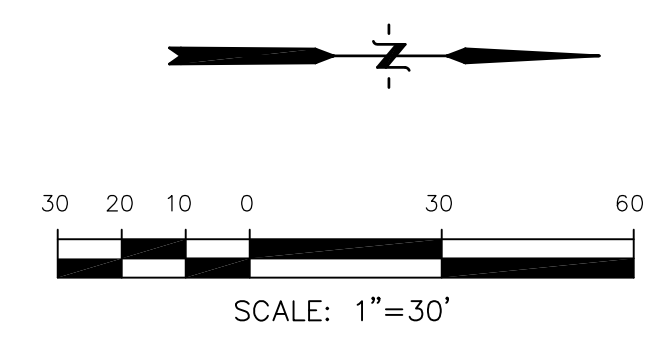
STREET/STORM
YUBA DRIVE
STA 6+00 TO 12+70

DATE: MARCH 1, 2018

PROJECT NO. 100.042
 SHEET NUMBER C6.11
 TOTAL SHEETS: 44



CHAPLIN DR



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
FONTAINE BLVD.-OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

DATE:
MARCH 1, 2018

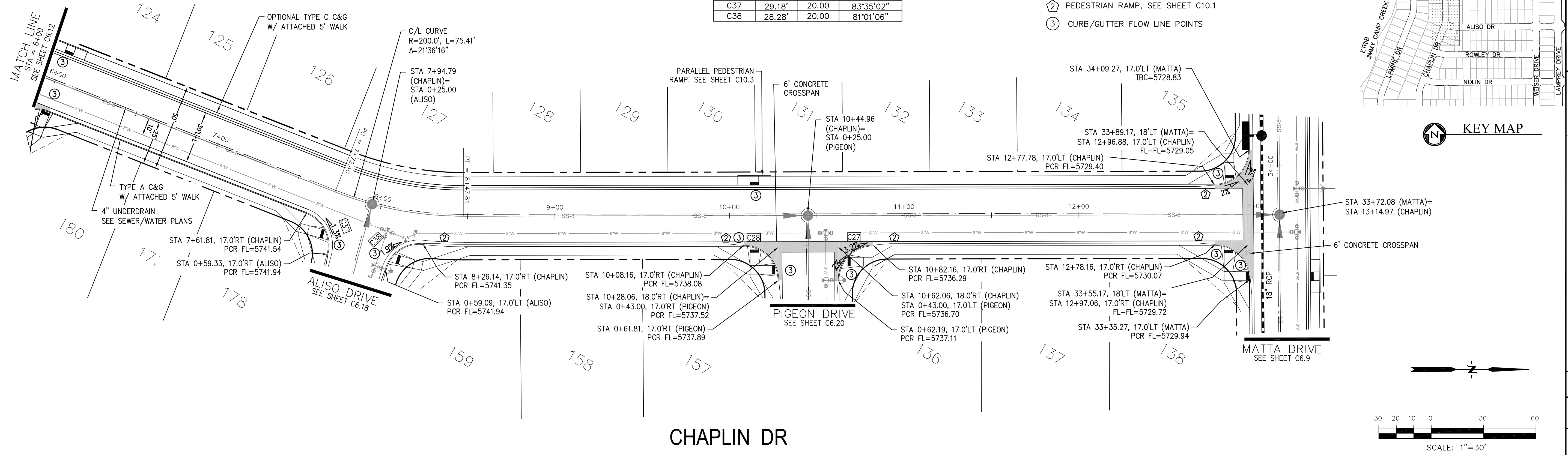
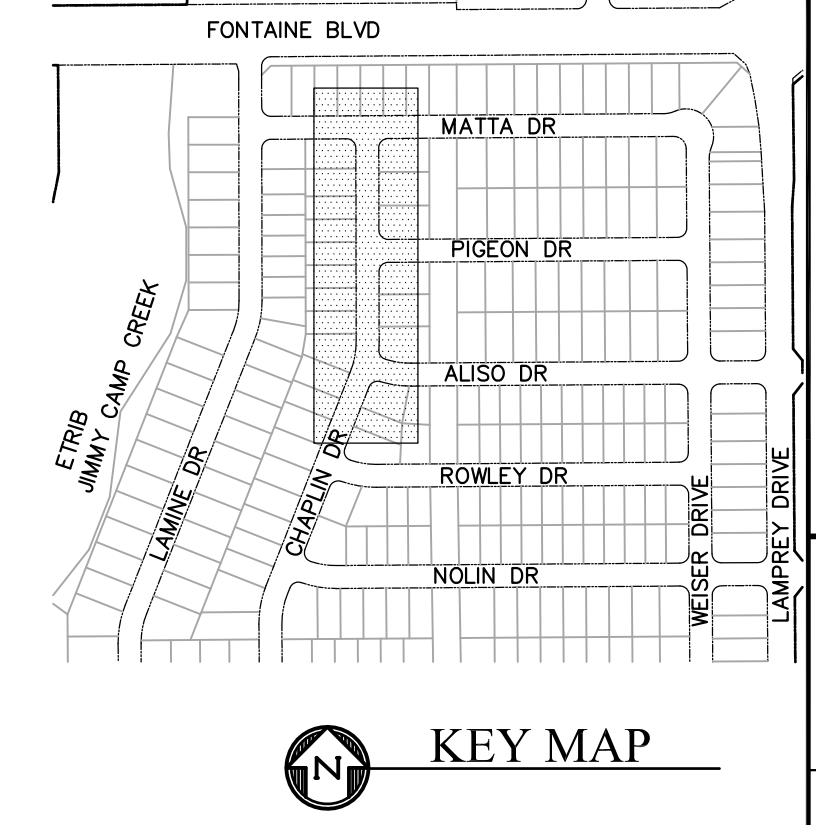
PROJECT NO.
100.042

SHEET NUMBER
C6.12

TOTAL SHEETS: 44

CURVE TABLE			
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 PEDESTRIAN RAMP, SEE SHEET C10.1
 ③ CURB/GUTTER FLOW LINE POINTS



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

DATE: _____

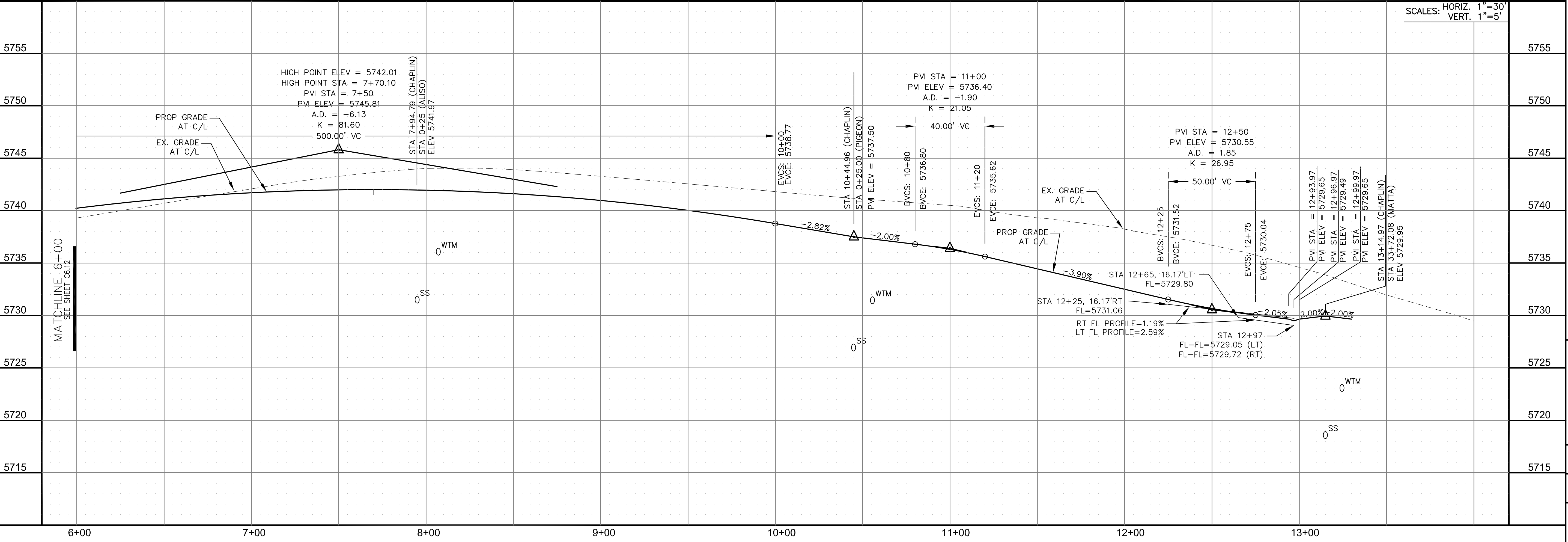
DESCRIPTION: _____

NO. _____

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

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



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

DATE: MARCH 1, 2018

PROJECT NO. 100.042

SHEET NUMBER C6.13

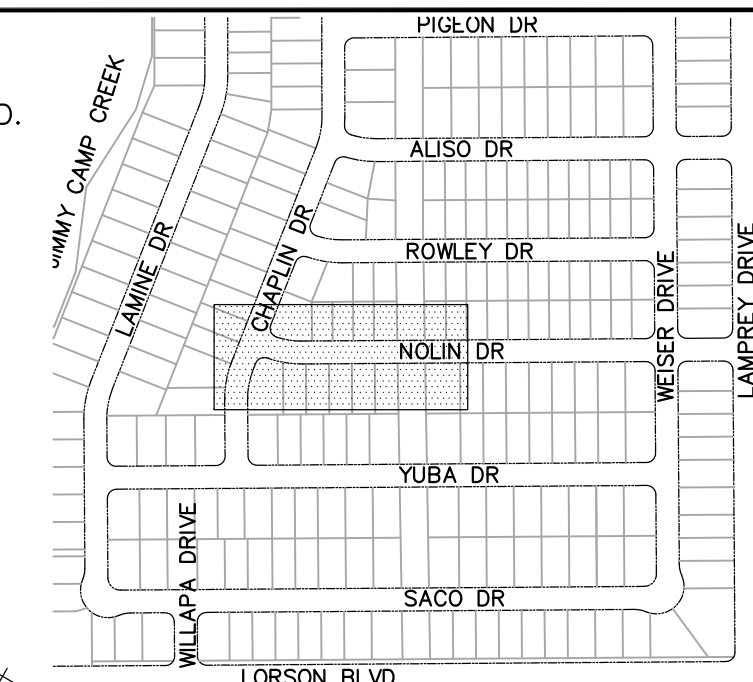
TOTAL SHEETS: 44

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

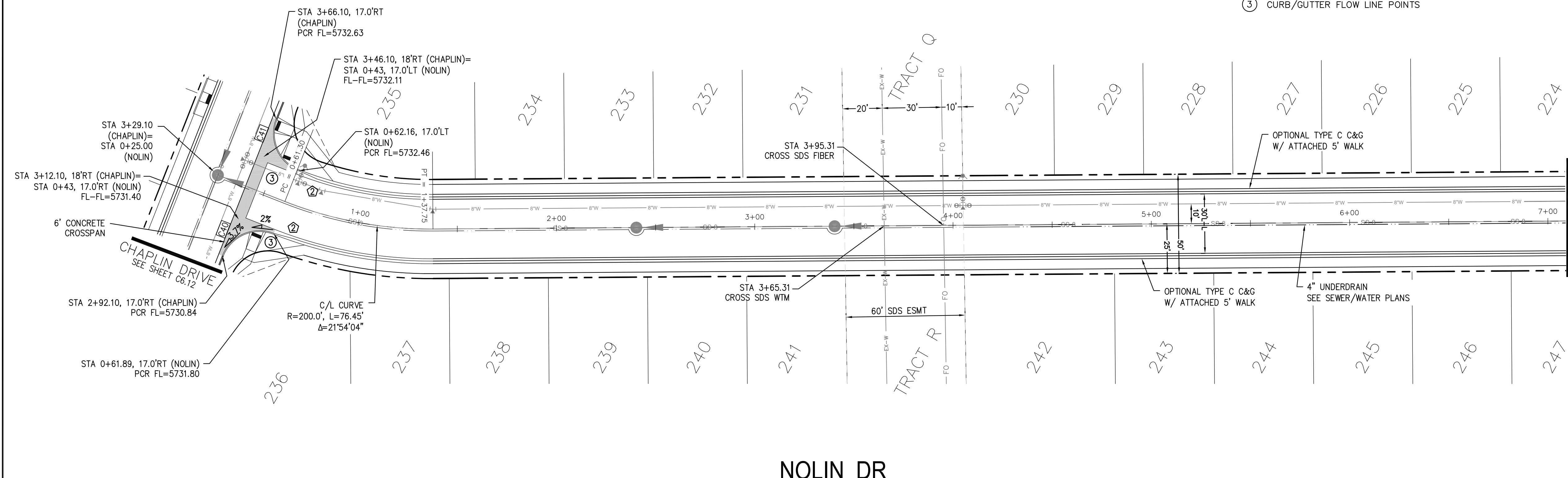
NOTES

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.

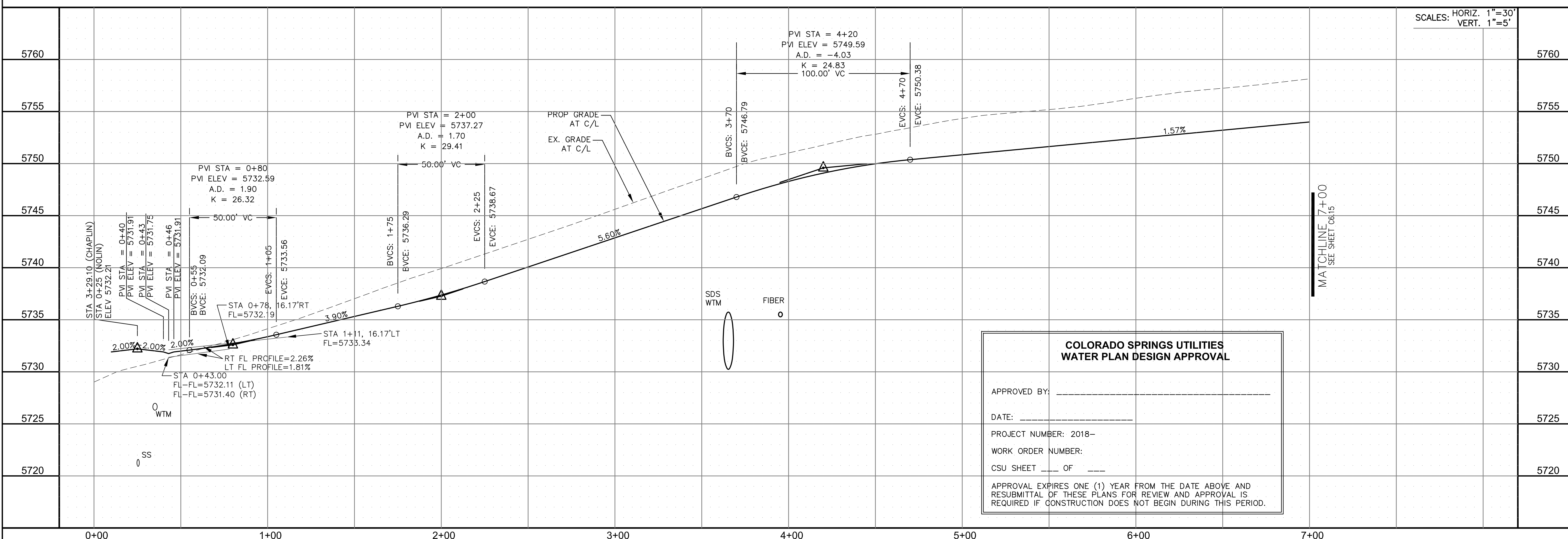
- ① CURVE DATA ID
- ② PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE POINTS



KEY MAP



NOLIN DR



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

**COLORADO SPRINGS UTILITIES
WATER PLAN DESIGN APPROVAL**

APPROVED BY: _____

DATE: _____

PROJECT NUMBER: 2018-____

WORK ORDER NUMBER: _____

CSU SHEET ____ OF ____

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

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
NOLIN DRIVE
STA 0+00 TO 7+00

DATE:
MARCH 1, 2018

PROJECT NO.
100.042

SHEET NUMBER
C6.14

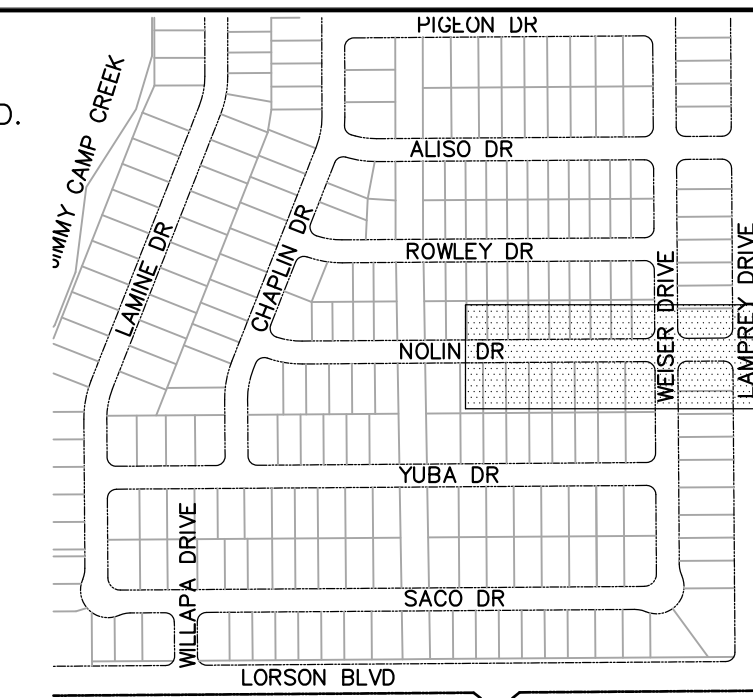
TOTAL SHEETS: 44

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"

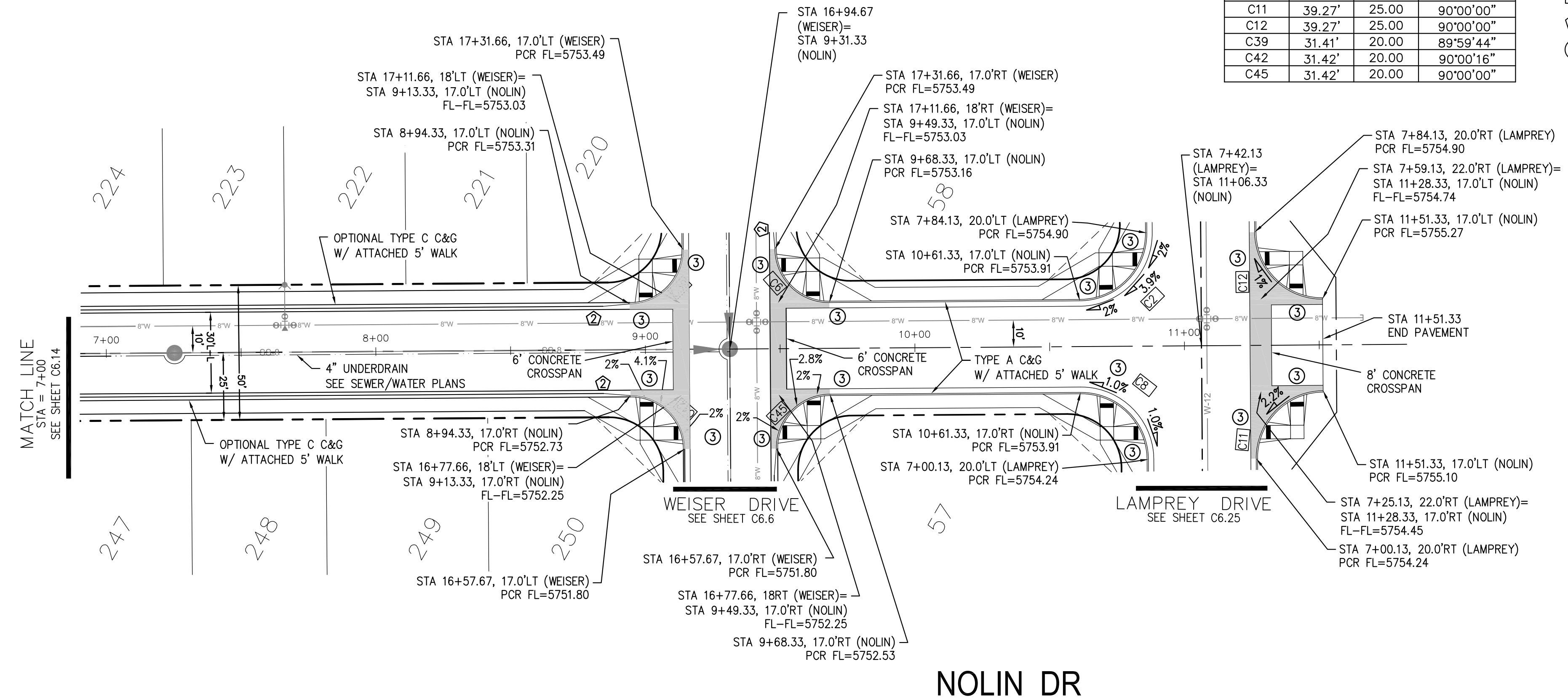
NOTES

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.

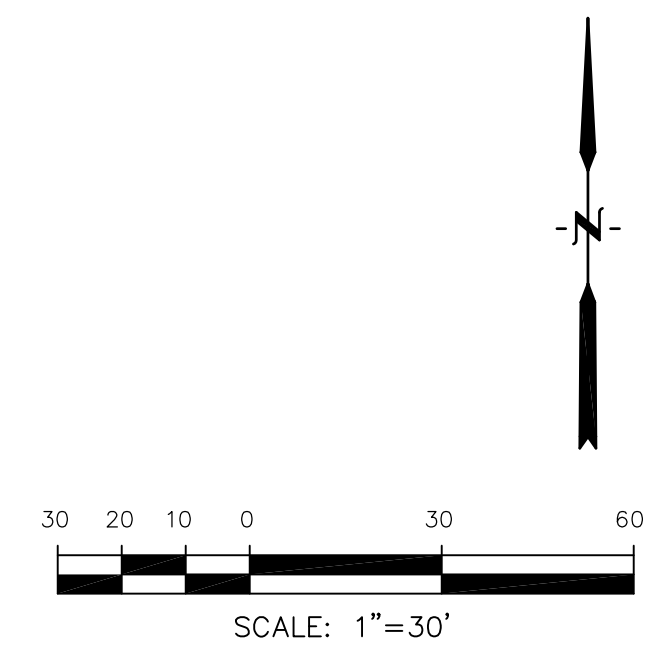
- ① CURVE DATA ID
- ② PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE POINTS



KEY MAP



NOLIN DR



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

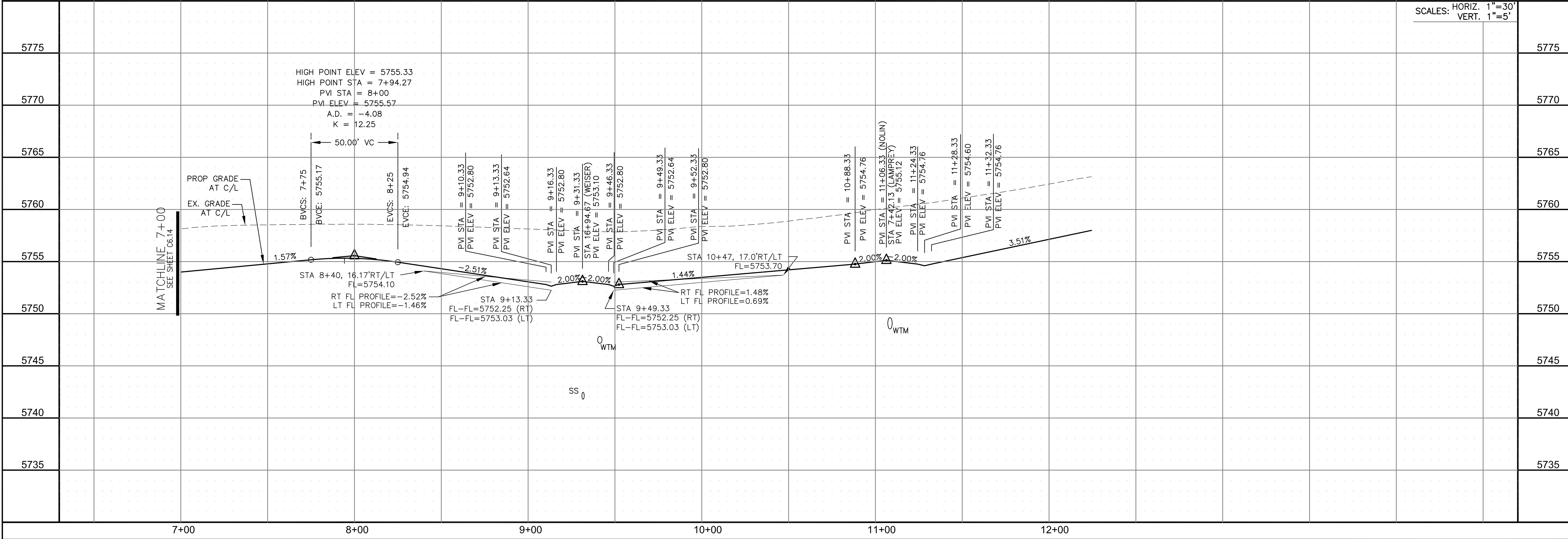
DATE: _____

DESCRIPTION: _____

NO: _____

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



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

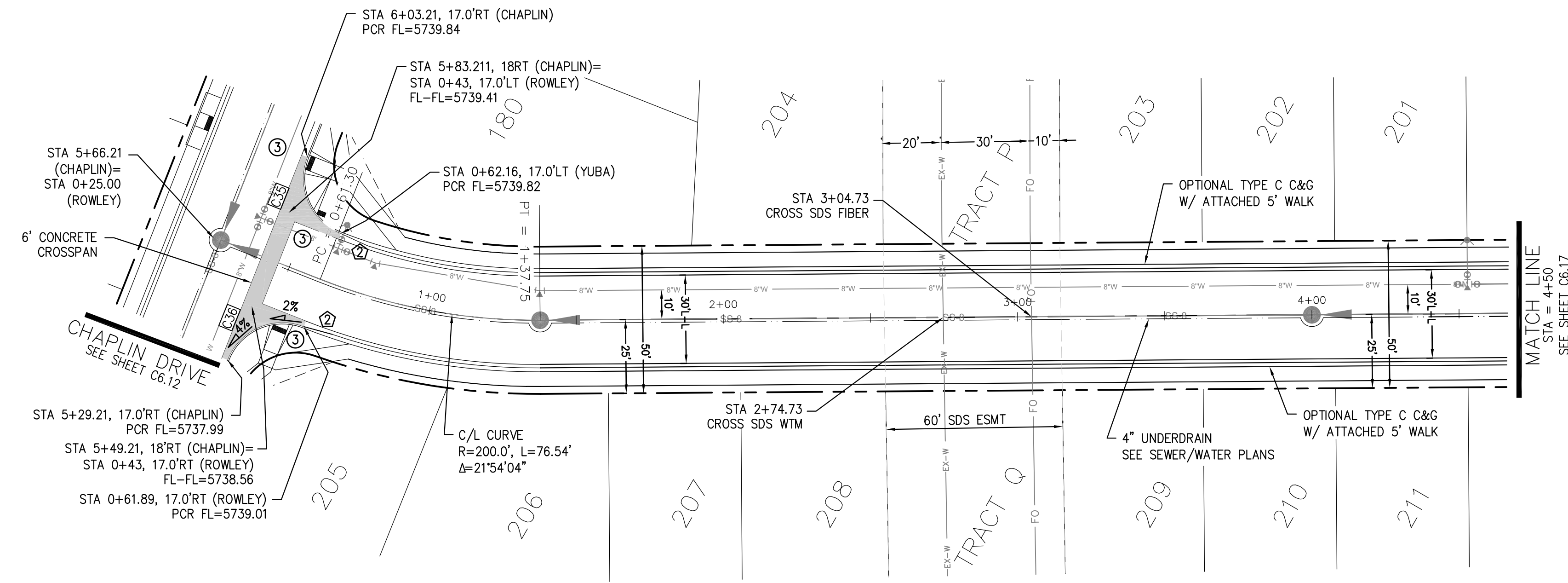
DATE: MARCH 1, 2018

PROJECT NO. 100.042

SHEET NUMBER C6.15

TOTAL SHEETS: 44

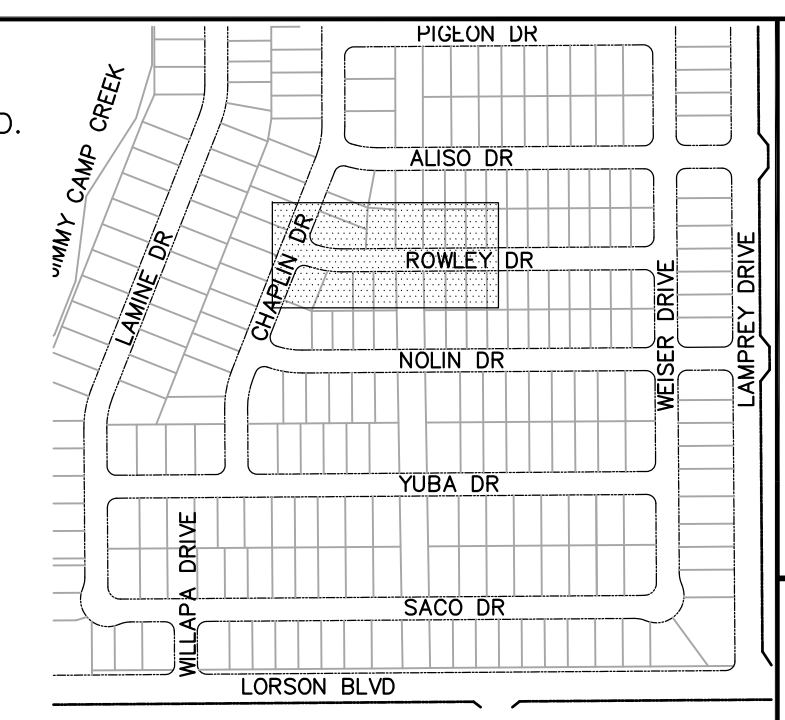
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C35	31.50'	20.00	90°14'42"
C36	31.36'	20.00	89°49'53"



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 PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE POINTS



**COLORADO SPRINGS UTILITIES
WATER PLAN DESIGN APPROVAL**

APPROVED BY: _____

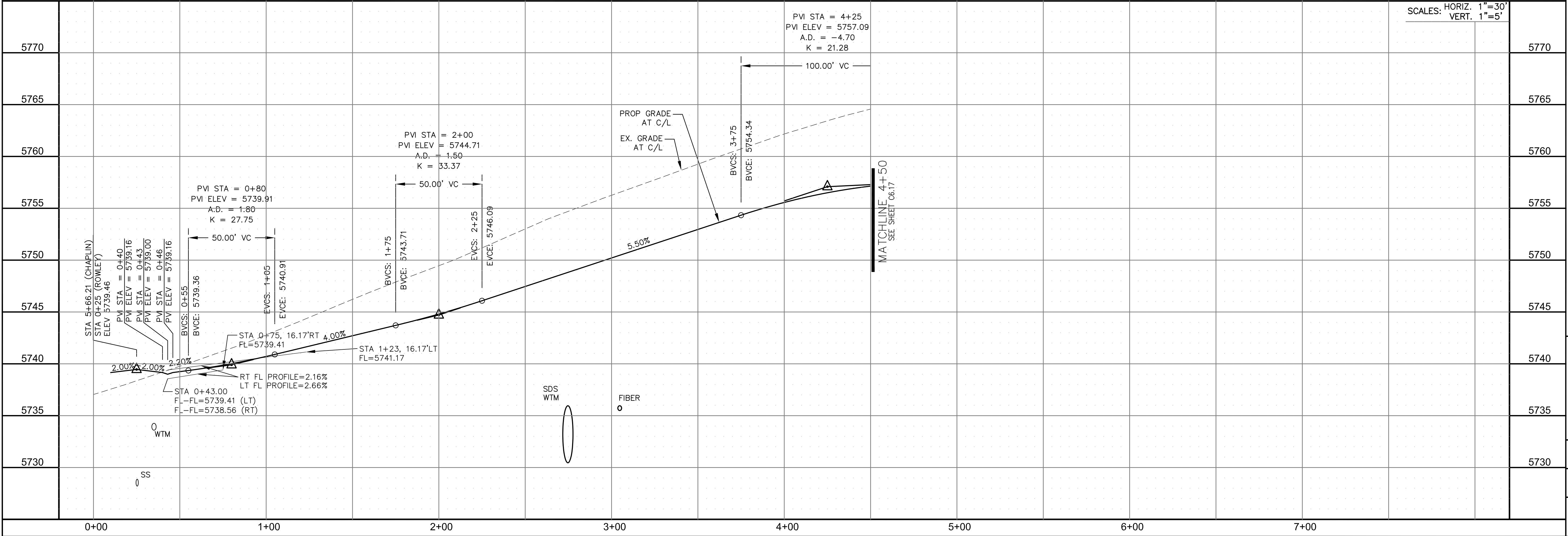
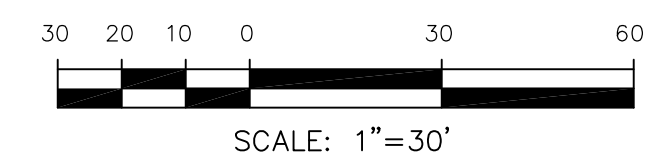
DATE: _____

PROJECT NUMBER: 2018--

WORK ORDER NUMBER: _____

CSU SHEET ____ OF ____

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



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 727.570.1100
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 BLVD.-OLD GLORY DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

PROJECT:
LORSON RANCH EAST
FILING NO. 1
STREET/STORM
ROWLEY DRIVE
STA 0+00 TO 4+50

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

DATE:
MARCH 1, 2018

PROJECT NO.
100.042

SHEET NUMBER
C6.16

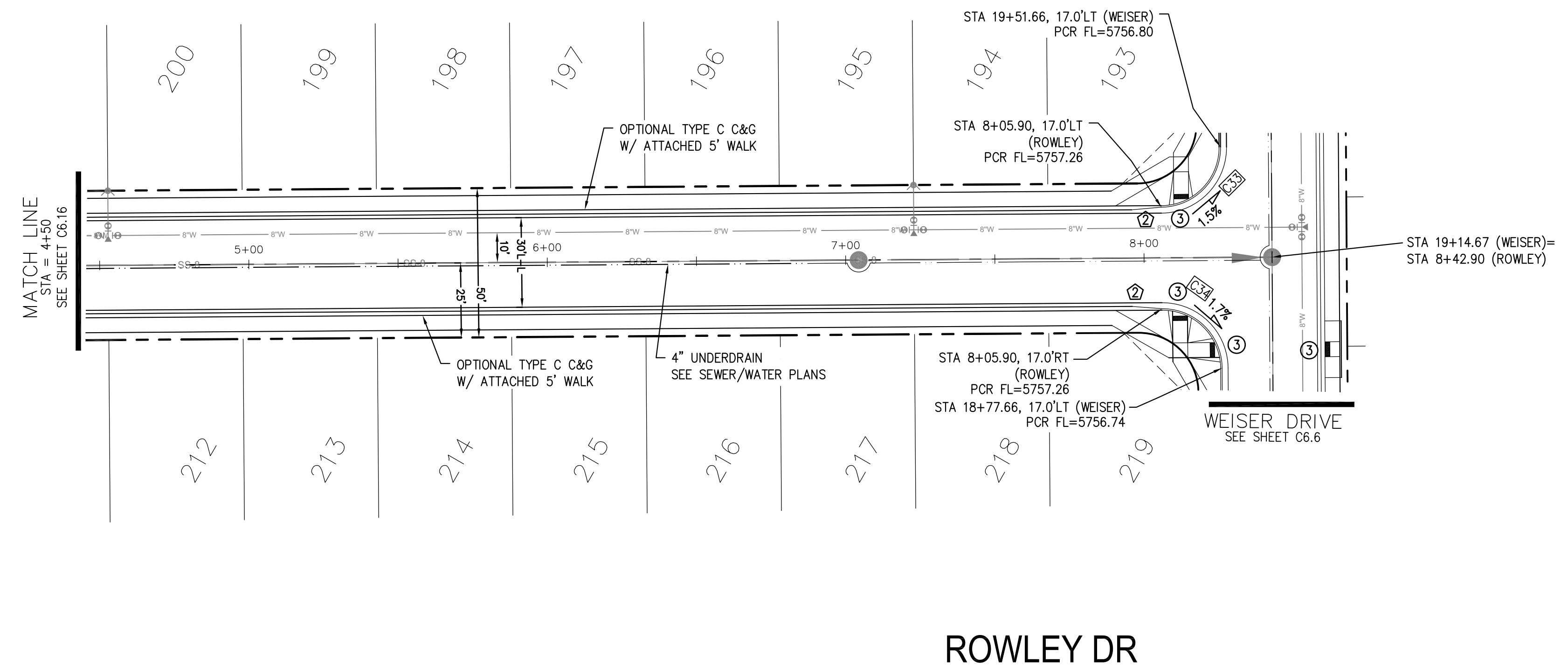
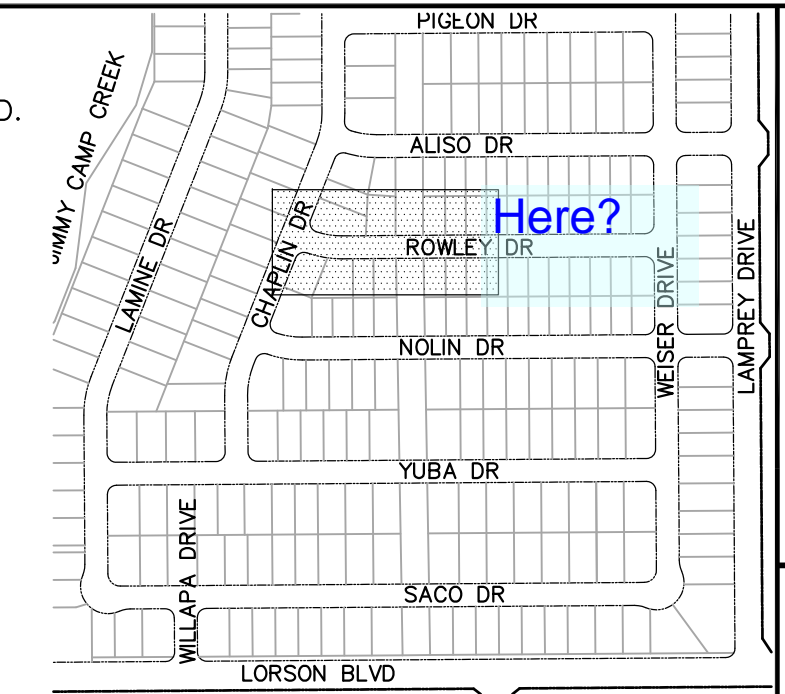
TOTAL SHEETS: 44

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 PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE POINTS



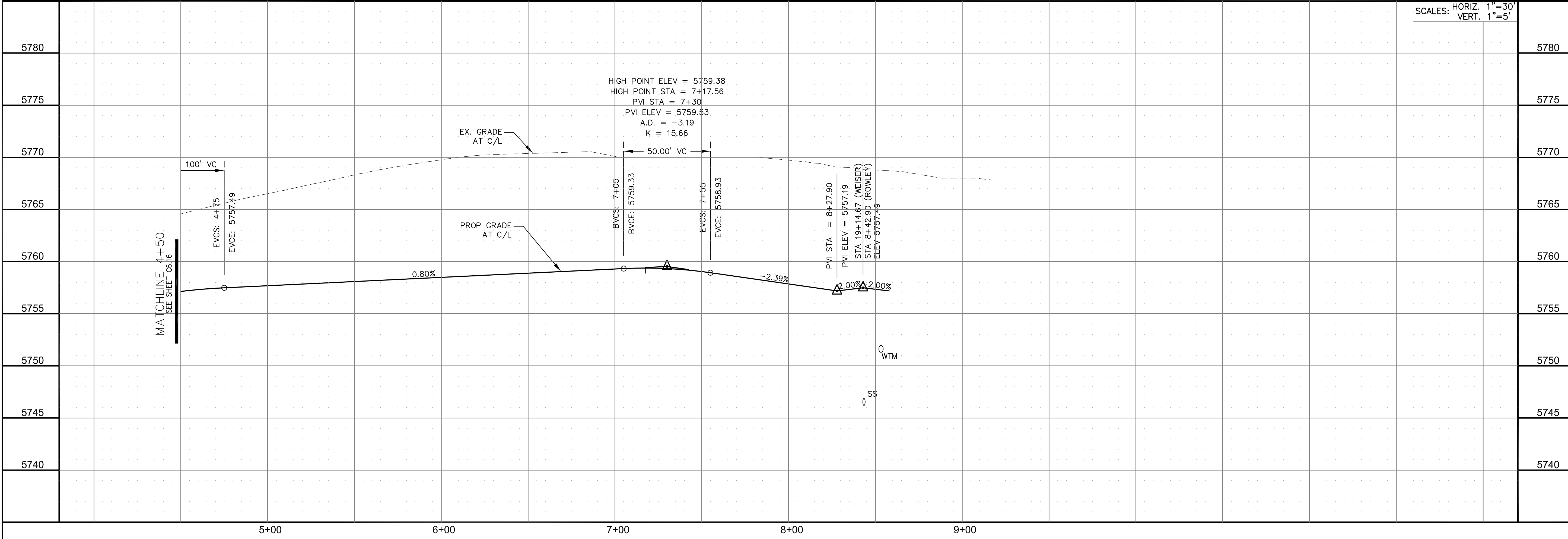
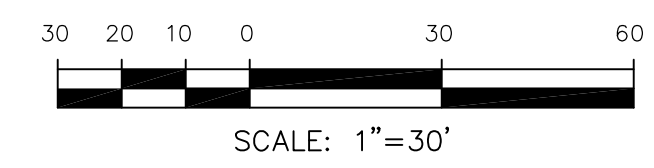
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 DENVER, CO 80202
 PHONE: 720.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____

PREPARED FOR:
LORSON, 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:
 MARCH 1, 2018

PROJECT NO.
 100.042

SHEET NUMBER
 C6.17

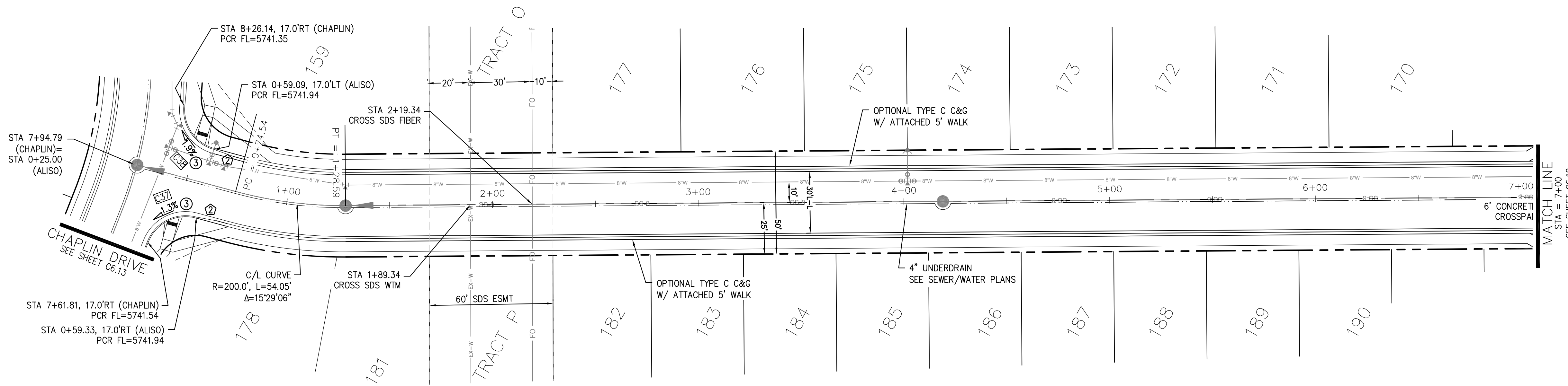
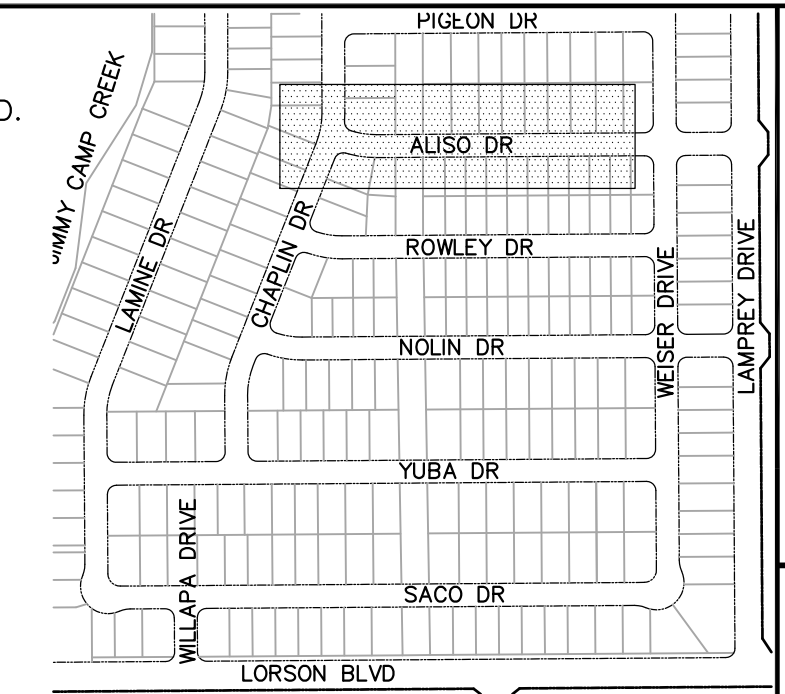
TOTAL SHEETS: 44

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 PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE POINTS



ALISO DR

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: _____

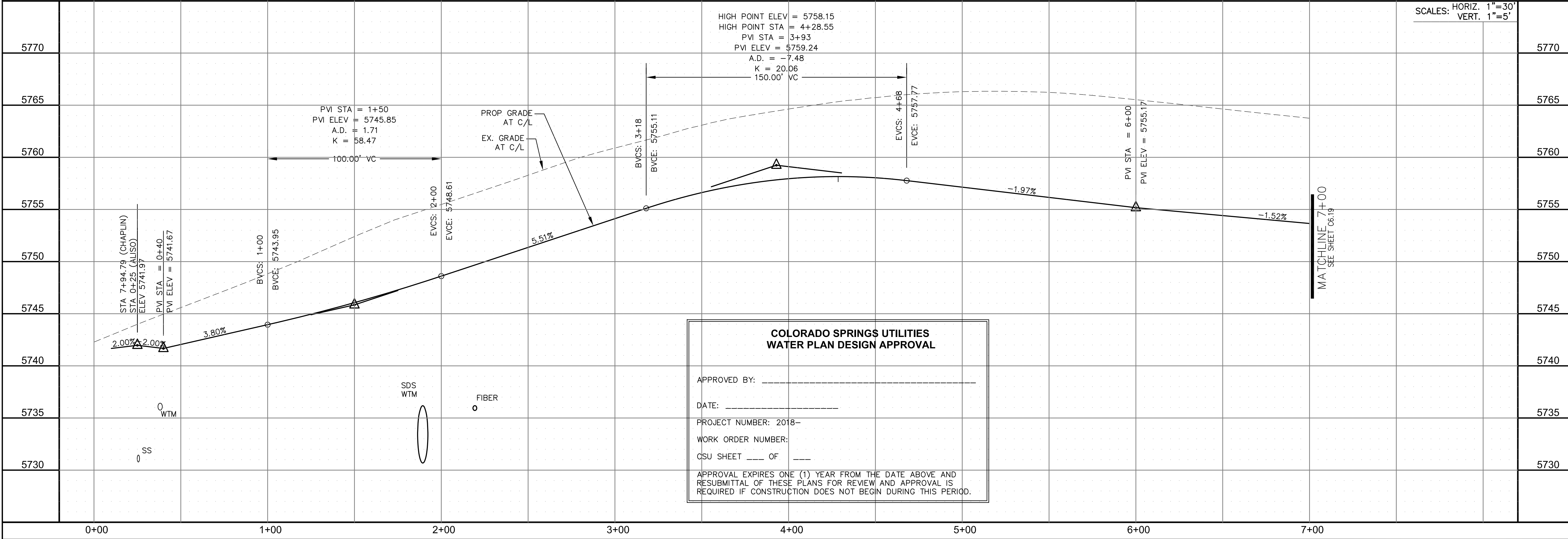
DESCRIPTION: _____

NO. _____

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
 (719) 635-3200
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



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

DATE: MARCH 1, 2018

PROJECT NO. 100.042

SHEET NUMBER C6.18

TOTAL SHEETS: 44

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**
- 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 PEDESTRIAN RAMP, SEE SHEET C10.1
 ③ CURB/GUTTER FLOW LINE POINTS



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 79570.1100
 COLORADO SPRINGS, CO 80903
 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
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

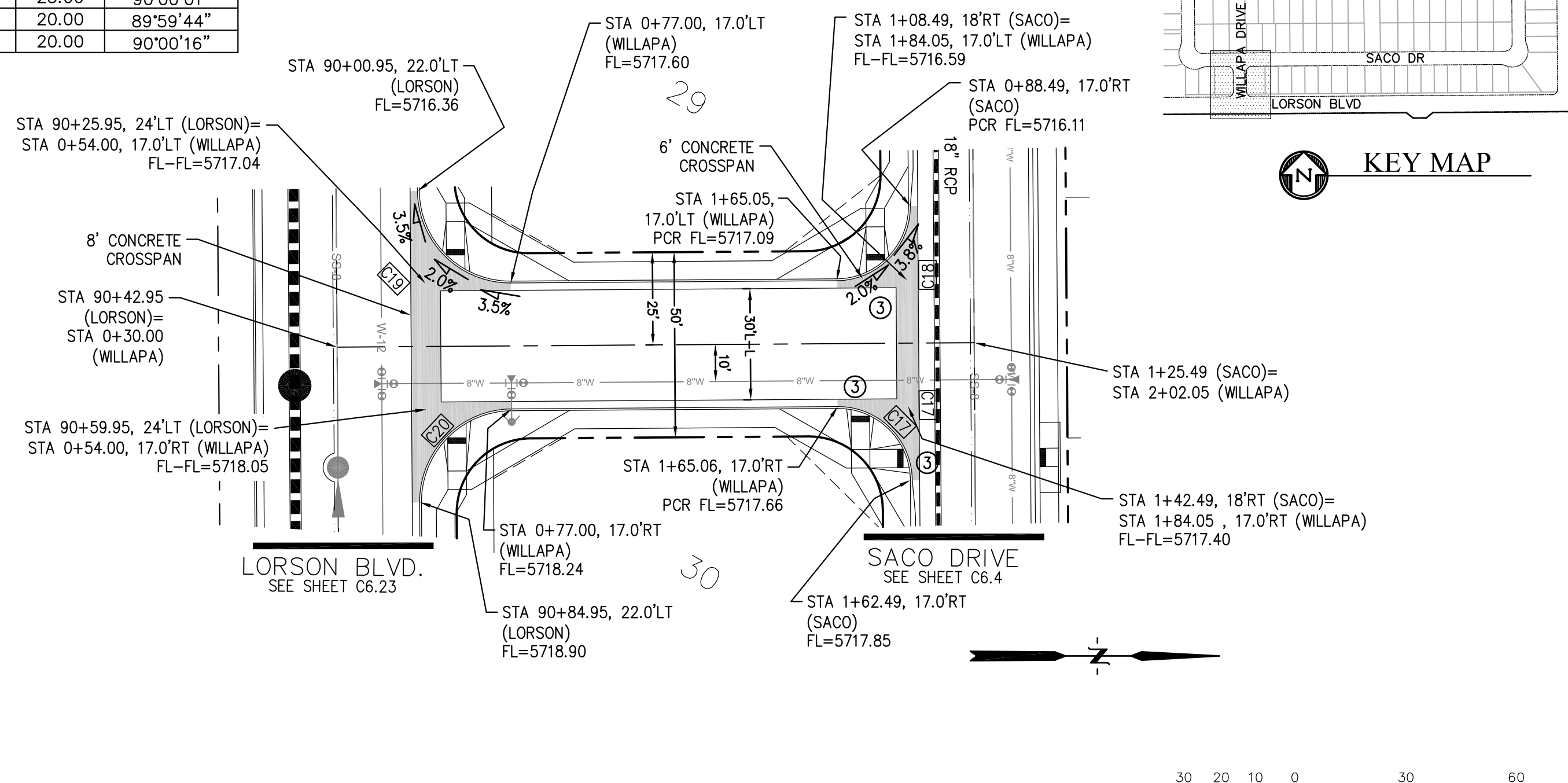
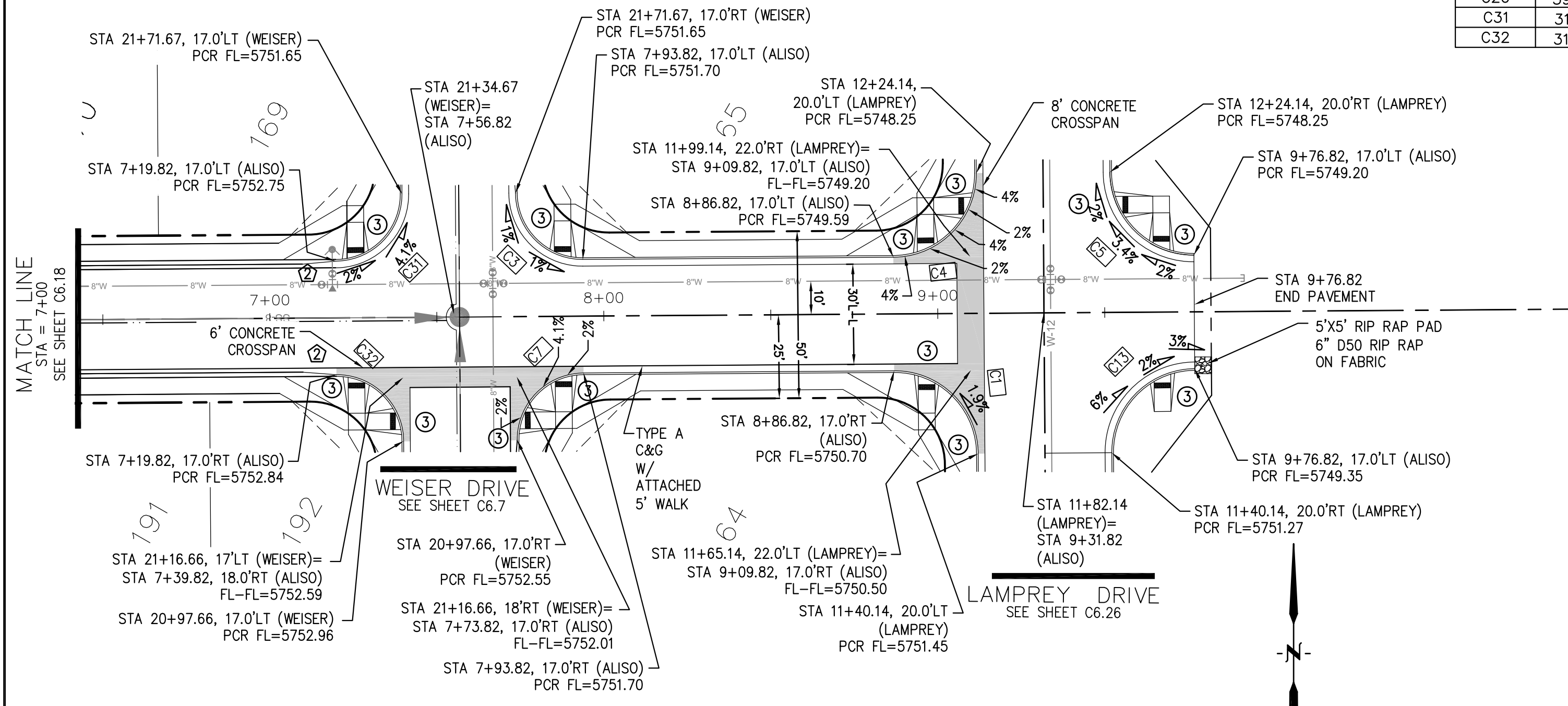
STREET/STORM
ALISO DRIVE (STA 7+00 TO 9+92)
AND WILLAPA DRIVE

DATE:
 MARCH 1, 2018

PROJECT NO.
 100.042

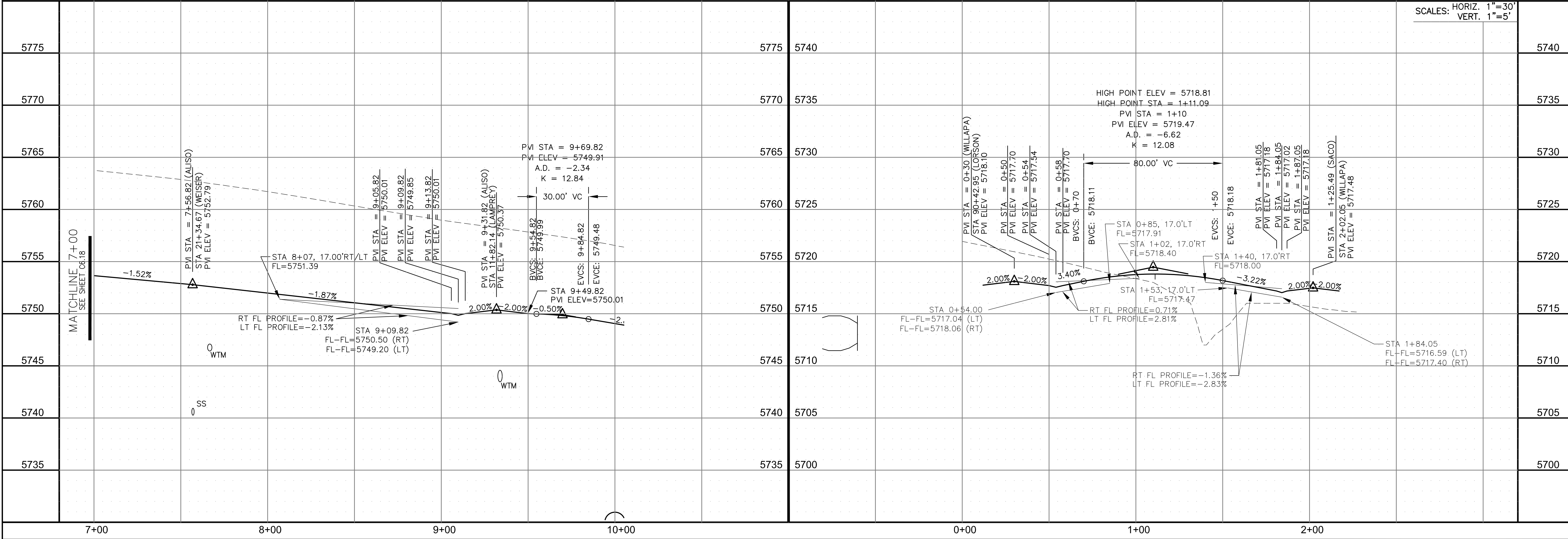
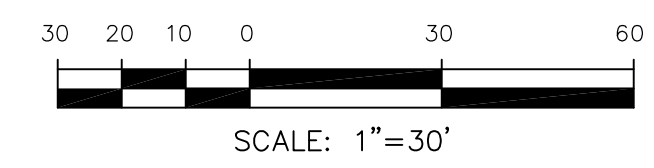
SHEET NUMBER
 C6.19

TOTAL SHEETS: 44



ALISO DR

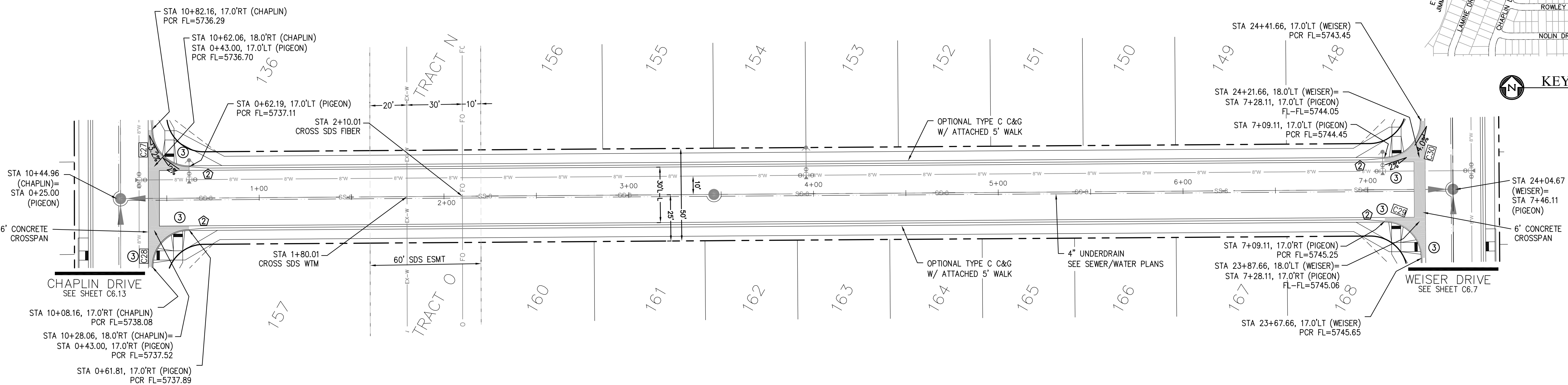
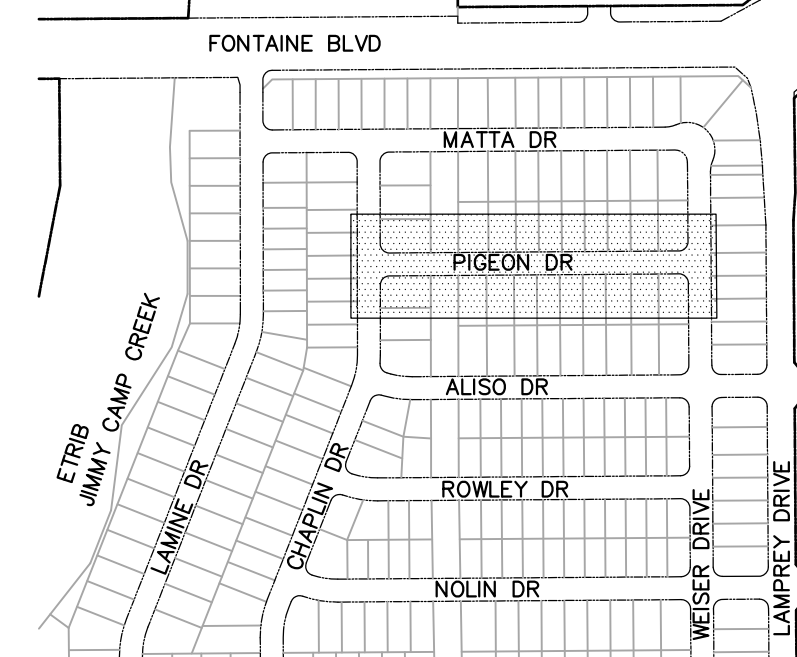
WILLAPA DR



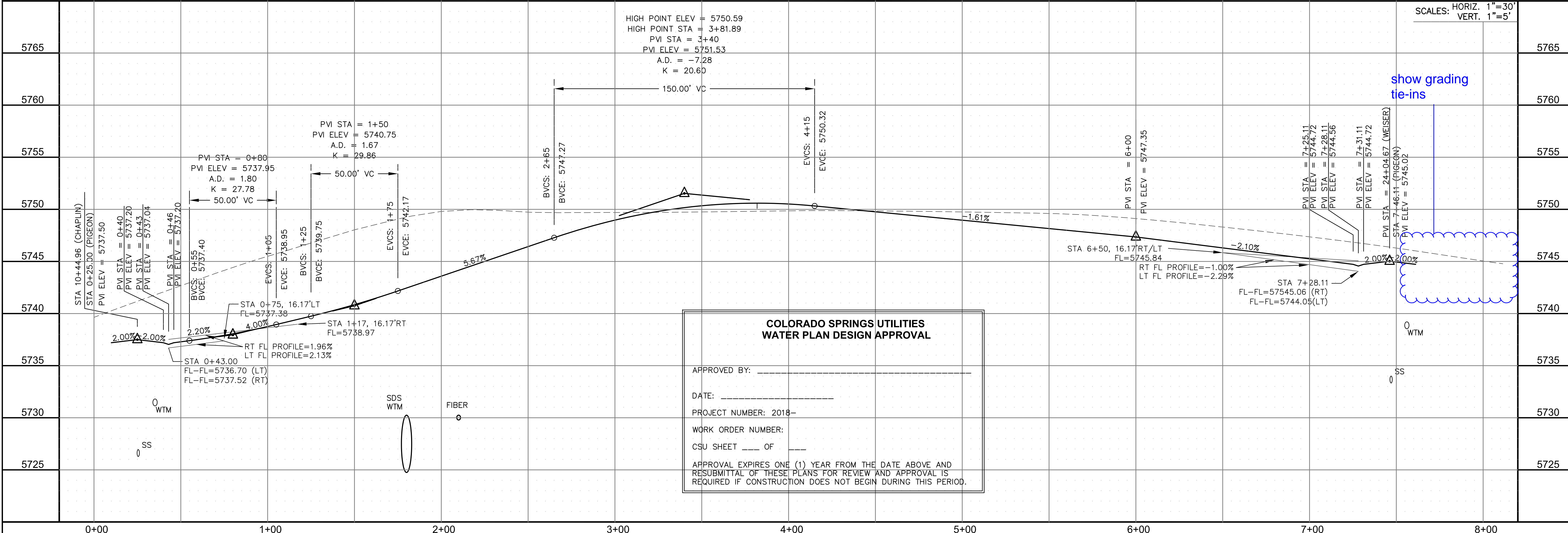
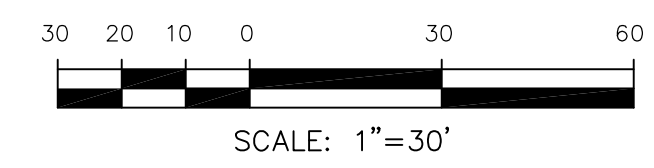
SCALES: HORIZ. 1"=30'
 VERT. 1"=5'

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 PEDESTRIAN RAMP, SEE SHEET C10.1
 ③ CURB/GUTTER FLOW LINE POINTS



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.

CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 500
 PMB 719 570 1100
 COLORADO SPRINGS, COLORADO 80903
 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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

DATE:
 MARCH 1, 2018

PROJECT NO.
 100.042

SHEET NUMBER
 C6.20

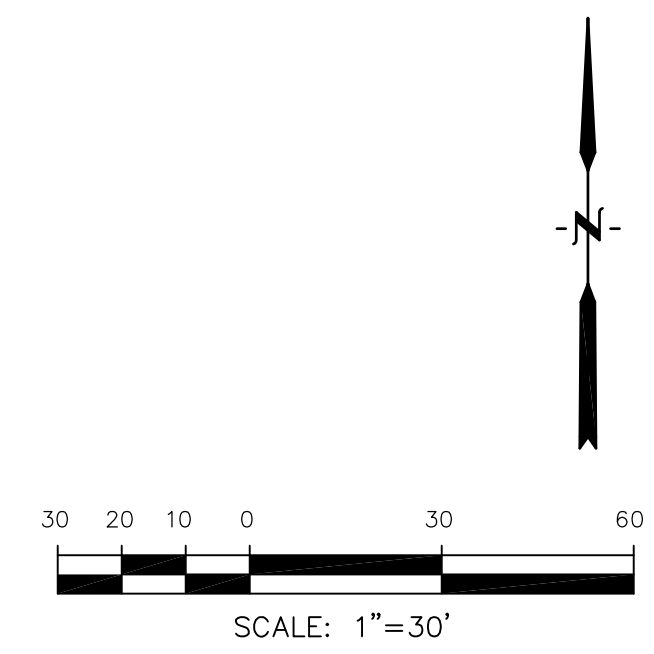
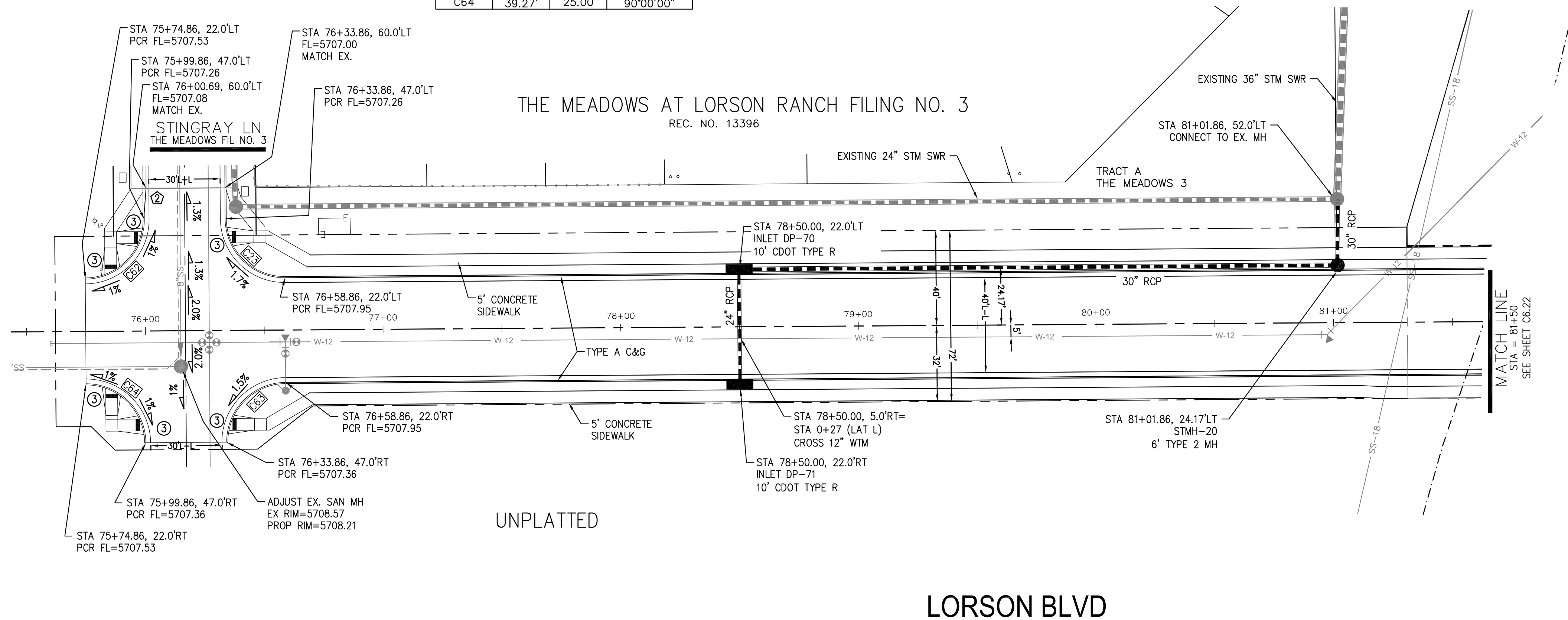
TOTAL SHEETS: 44

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

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 PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE POINTS



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: _____

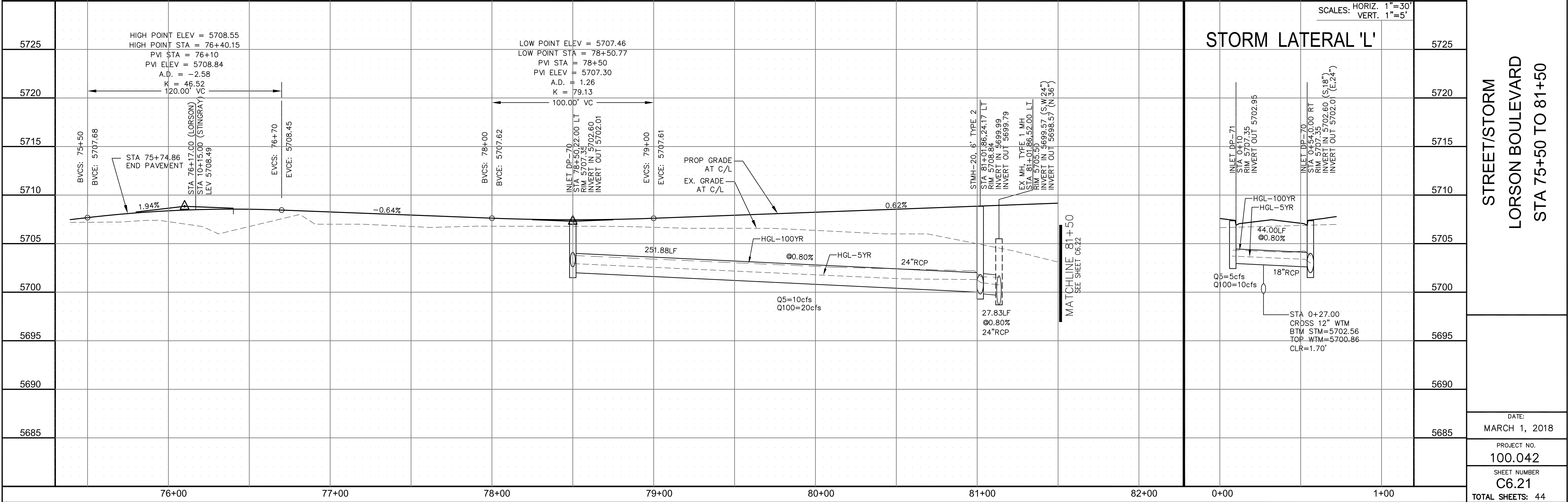
DESCRIPTION: _____

NO: _____

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
(719) 635-3200
CONTACT: JEFF MARK

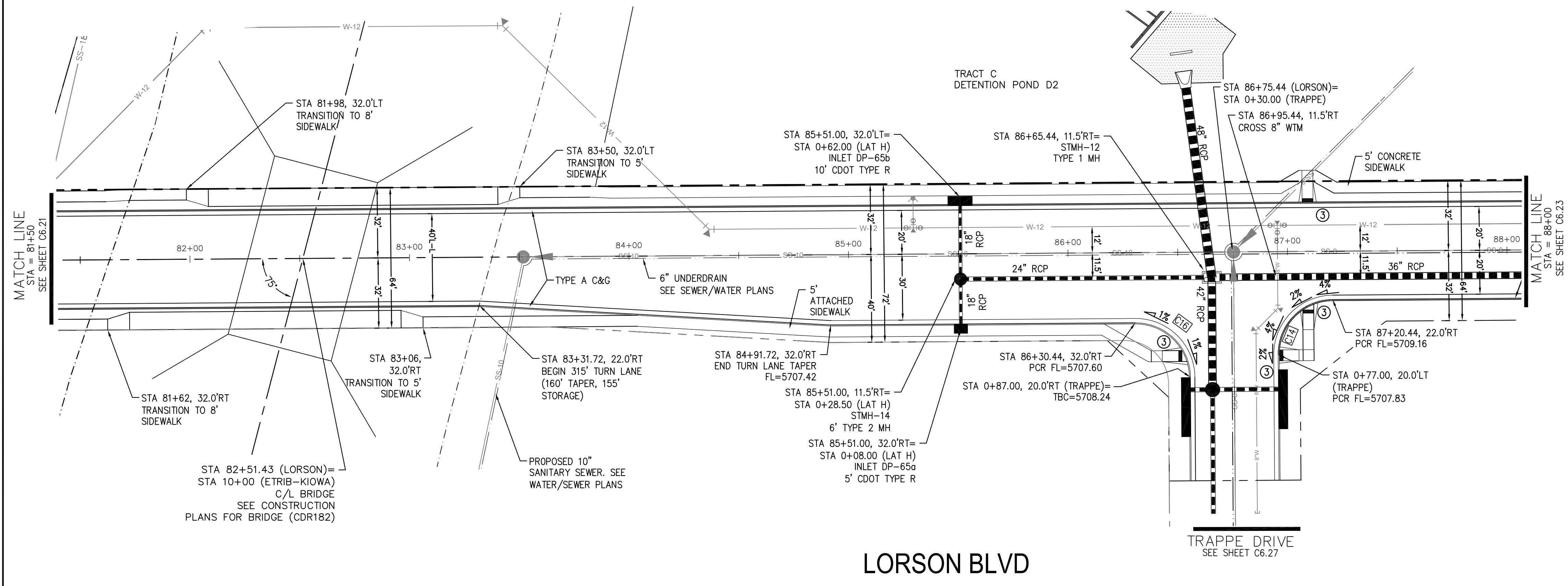
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS



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

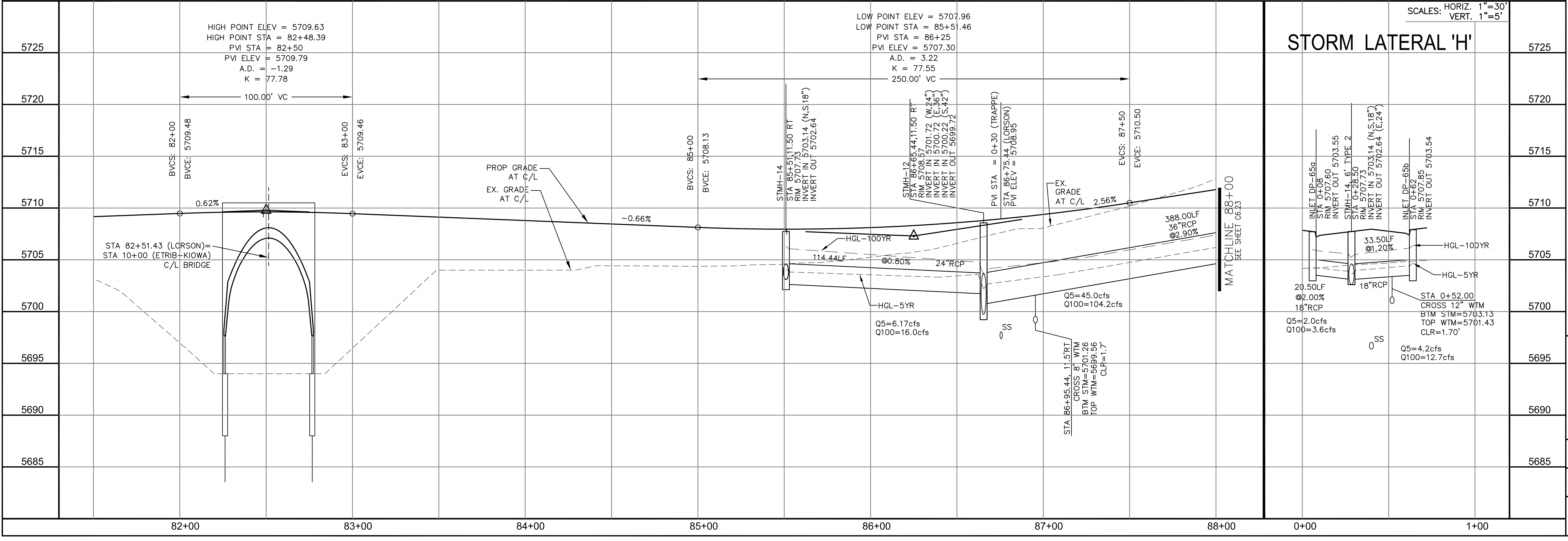
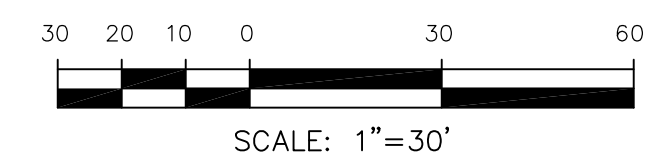
- NOTES**
- ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 - SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 - ALL STORM SEWER SHALL BE CLASS III RCP.
 - ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- CURVE DATA ID
- PEDESTRIAN RAMP, SEE SHEET C10.1
- CURB/GUTTER FLOW LINE POINTS

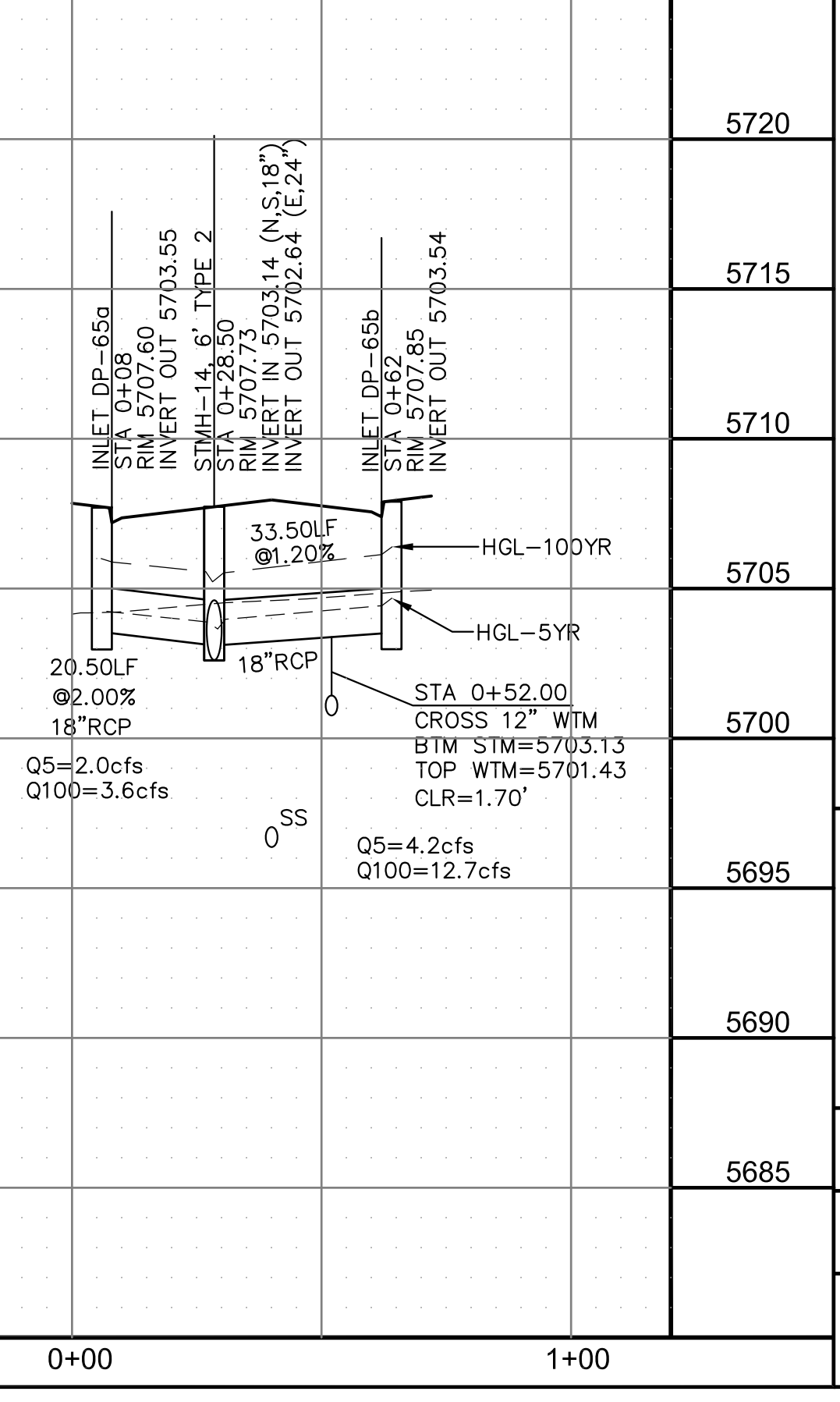


LORSON BLVD

TRAPPE DRIVE
SEE SHEET C6.27



STORM LATERAL 'H'



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

DATE: _____
DESCRIPTION: _____
NO. _____
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.
CONTACT: JEFF MARK

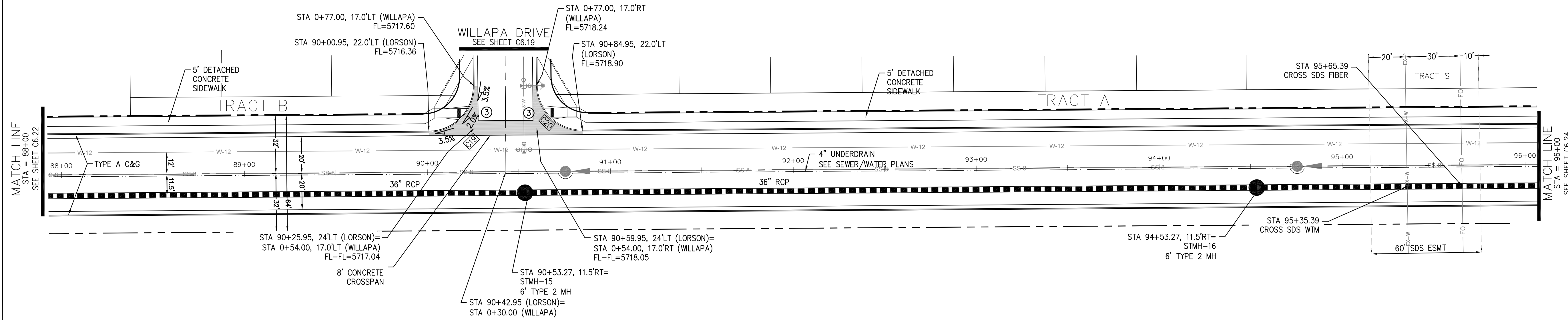
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

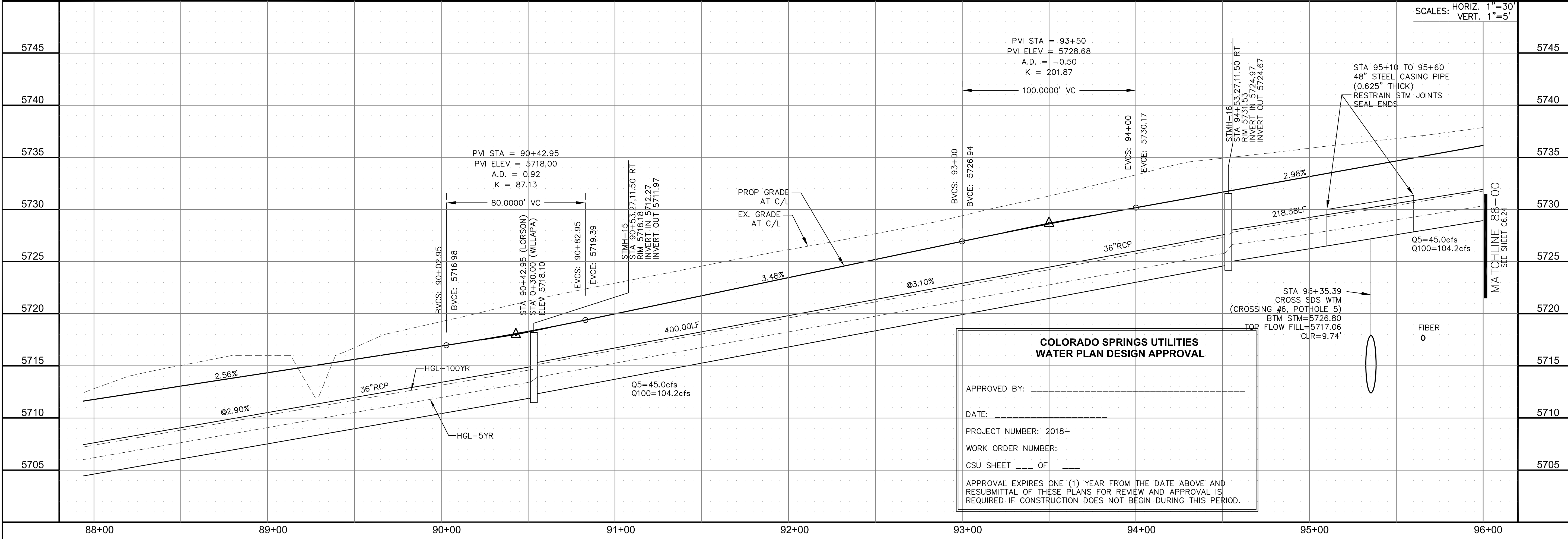
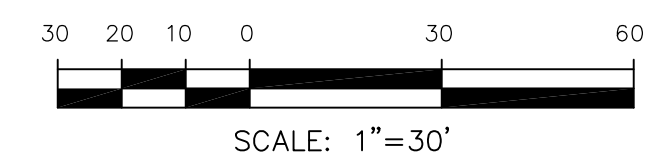
DATE:
MARCH 1, 2018
PROJECT NO.
100.042
SHEET NUMBER
C6.22
TOTAL SHEETS: 44

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 PEDESTRIAN RAMP, SEE SHEET C10.1
 ③ CURB/GUTTER FLOW LINE POINTS



LORSON BLVD



**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.
 BLDG. #100
 DENVER, CO 80202
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

NO. _____ DATE _____
 DESCRIPTION _____

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:
MARCH 1, 2018

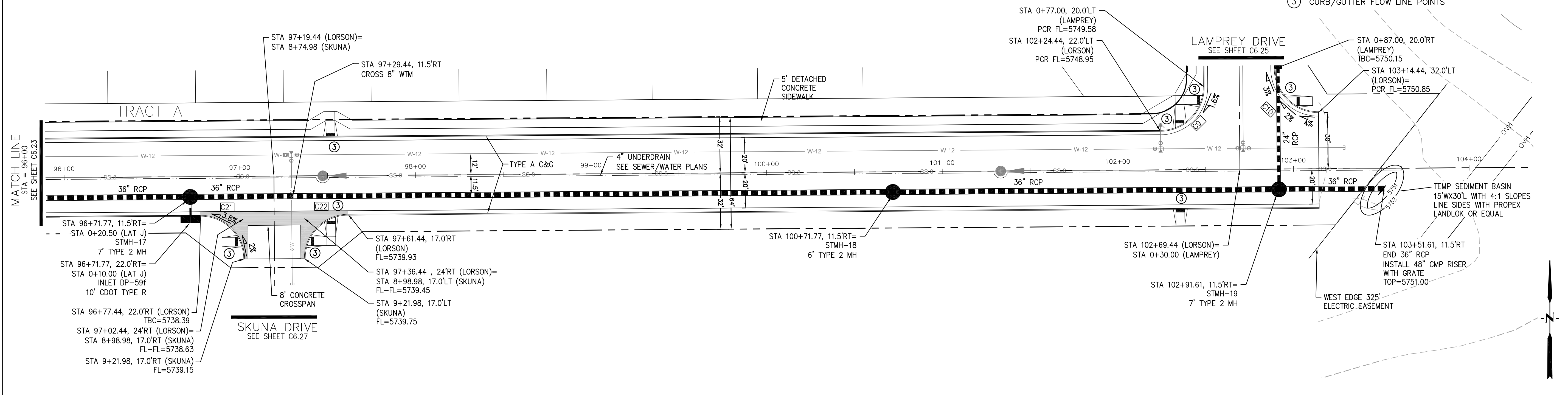
PROJECT NO.
100.042

SHEET NUMBER
C6.23

TOTAL SHEETS: 44

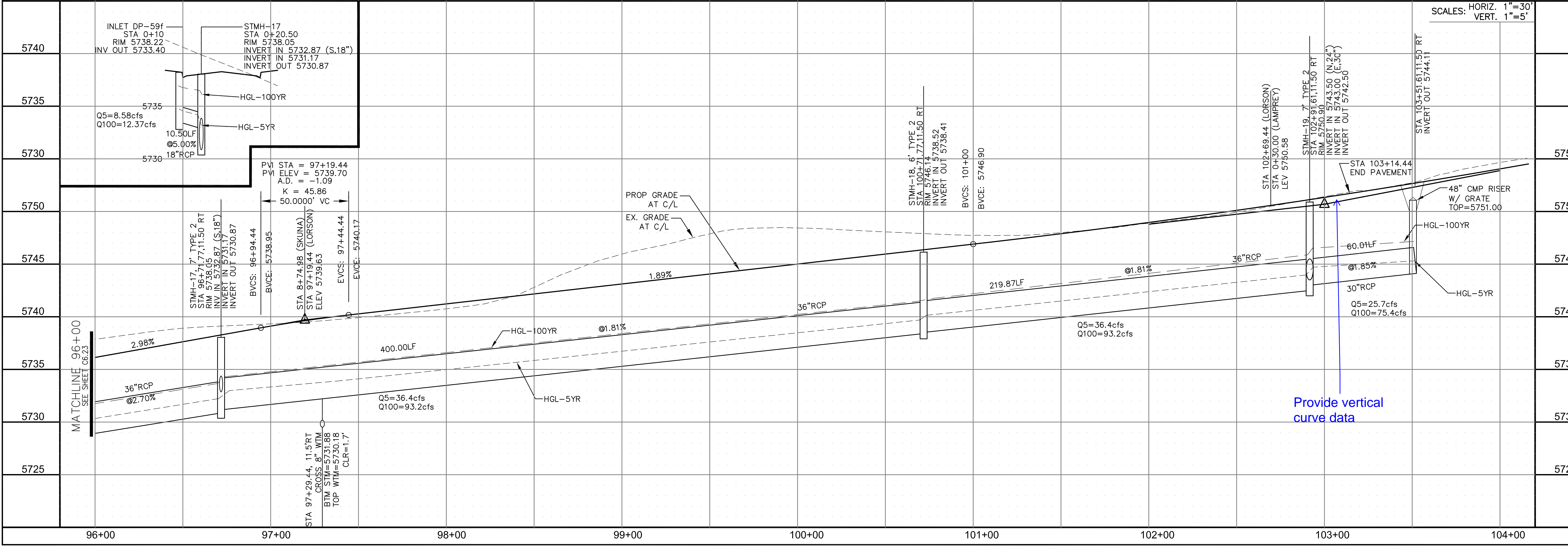
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C21	39.27'	25.00	90°00'01"
C22	39.27'	25.00	89°59'59"

- 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 PEDESTRIAN RAMP, SEE SHEET C10.1
 ③ CURB/GUTTER FLOW LINE POINTS



STORM LATERAL "J" PROFILE

LORSON BLVD



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 795701100
 COLORADO SPRINGS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

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

DATE: MARCH 1, 2018

PROJECT NO.: 100.042

SHEET NUMBER: C6.24

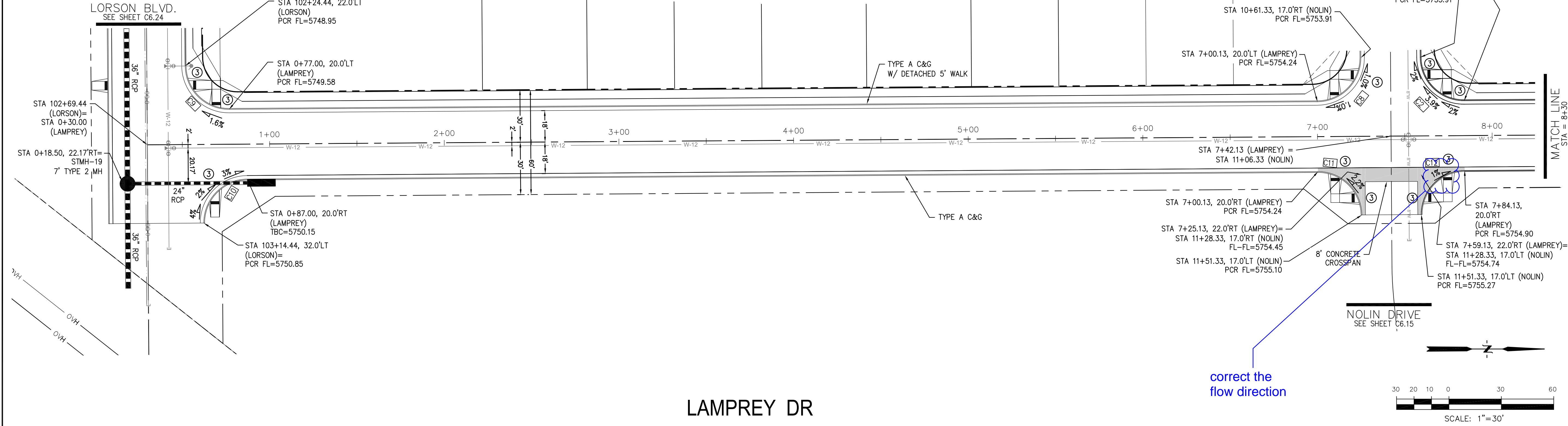
TOTAL SHEETS: 44

STREET/STORM
LORSON BOULEVARD
STA 96+00 TO 103+61

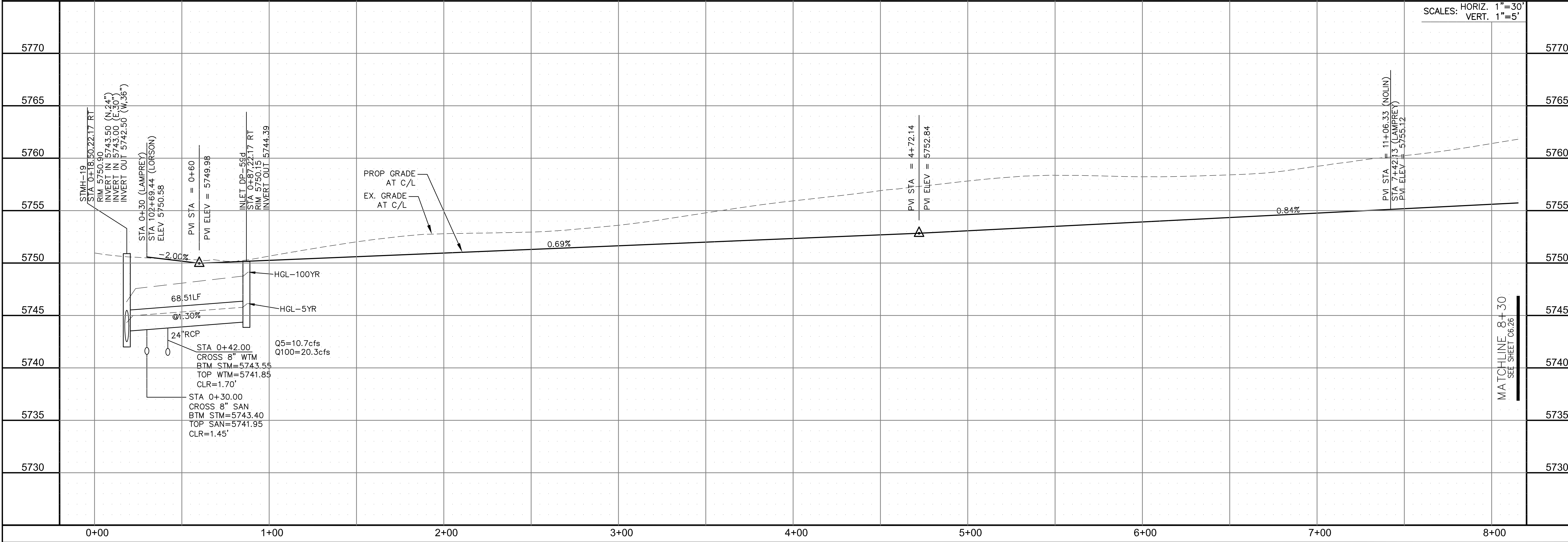
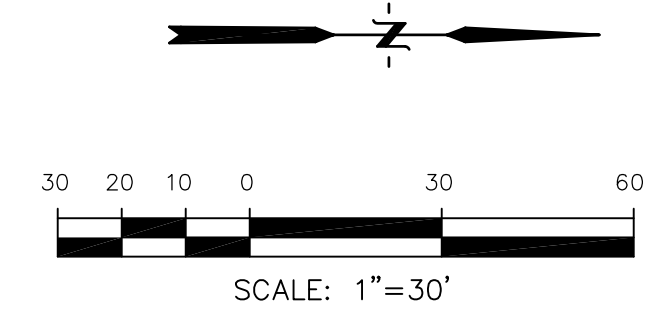
CURVE	LENGTH	RADIUS	DELTA
C2	39.27'	25.00	90°00'00"
C8	39.27'	25.00	90°00'00"
C9	39.27'	25.00	89°59'59"
C10	39.27'	25.00	90°00'01"
C11	39.27'	25.00	90°00'00"
C12	39.27'	25.00	90°00'00"

- 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 PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE POINTS



correct the flow direction



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

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

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

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

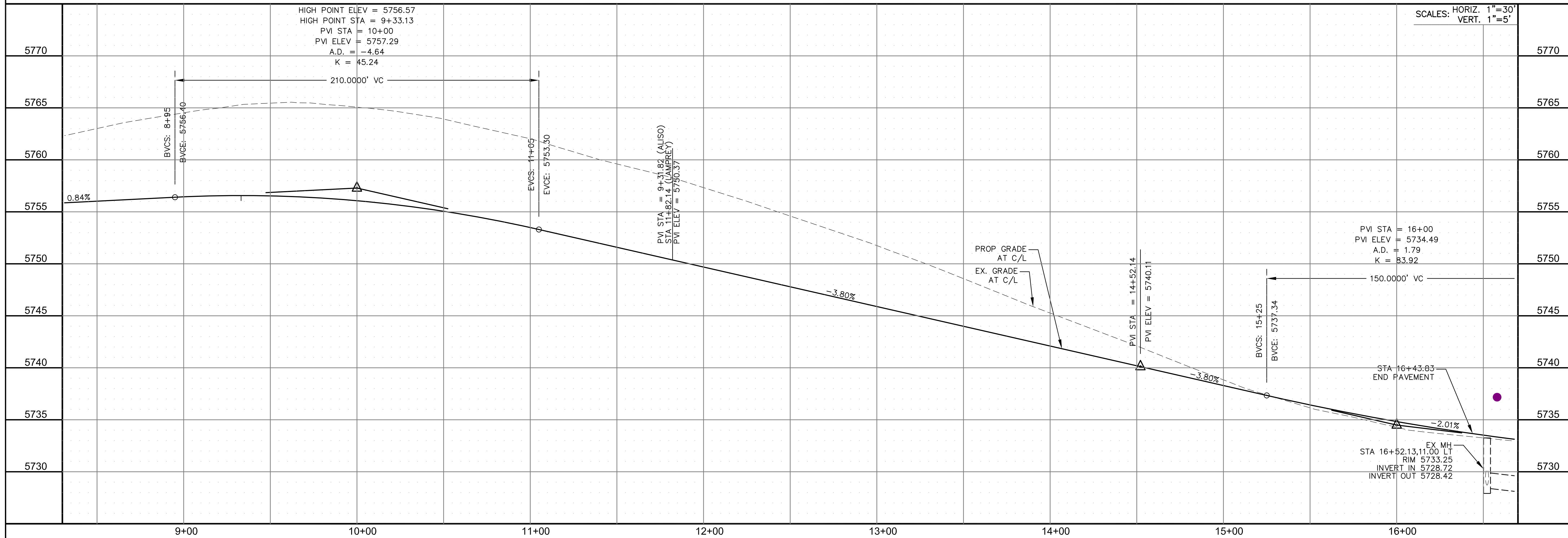
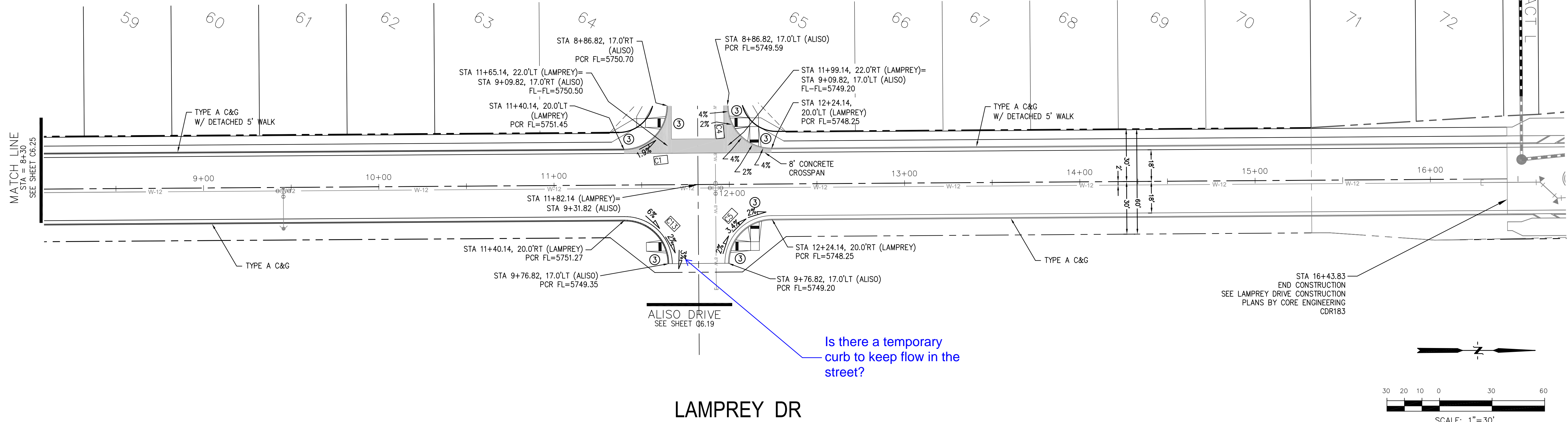
DATE: MARCH 1, 2018
 PROJECT NO. 100.042
 SHEET NUMBER C6.25
 TOTAL SHEETS: 44

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 PEDESTRIAN RAMP, SEE SHEET C10.1
- ③ CURB/GUTTER FLOW LINE POINTS



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BIRMGHAM, AL 35206
PHONE: 205.970.1100
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
FONTAINE BLDG. - OLD GLORY DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

PROJECT: LORSON RANCH EAST

DATE: MARCH 1, 2018

PROJECT NO. 100.042

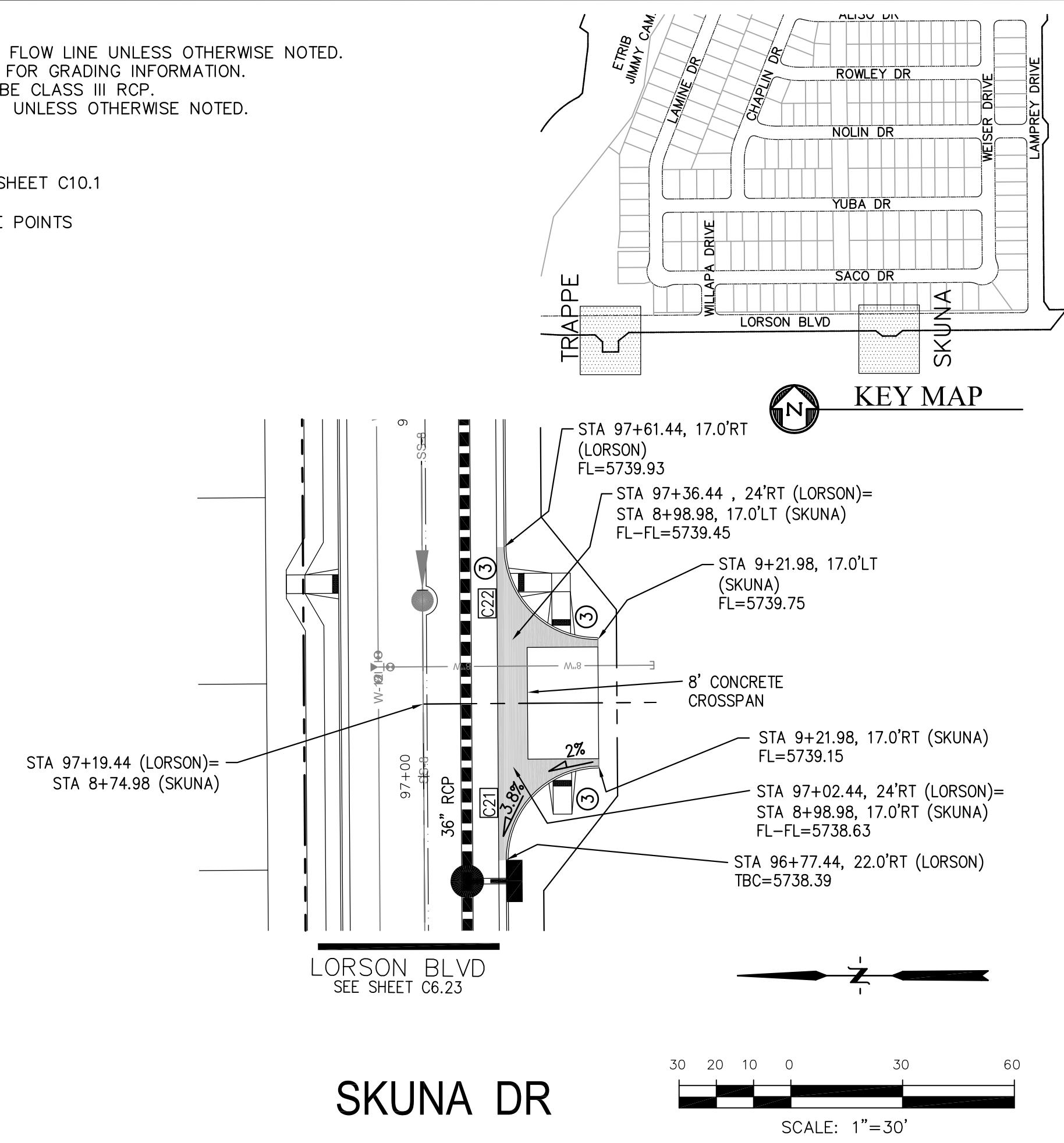
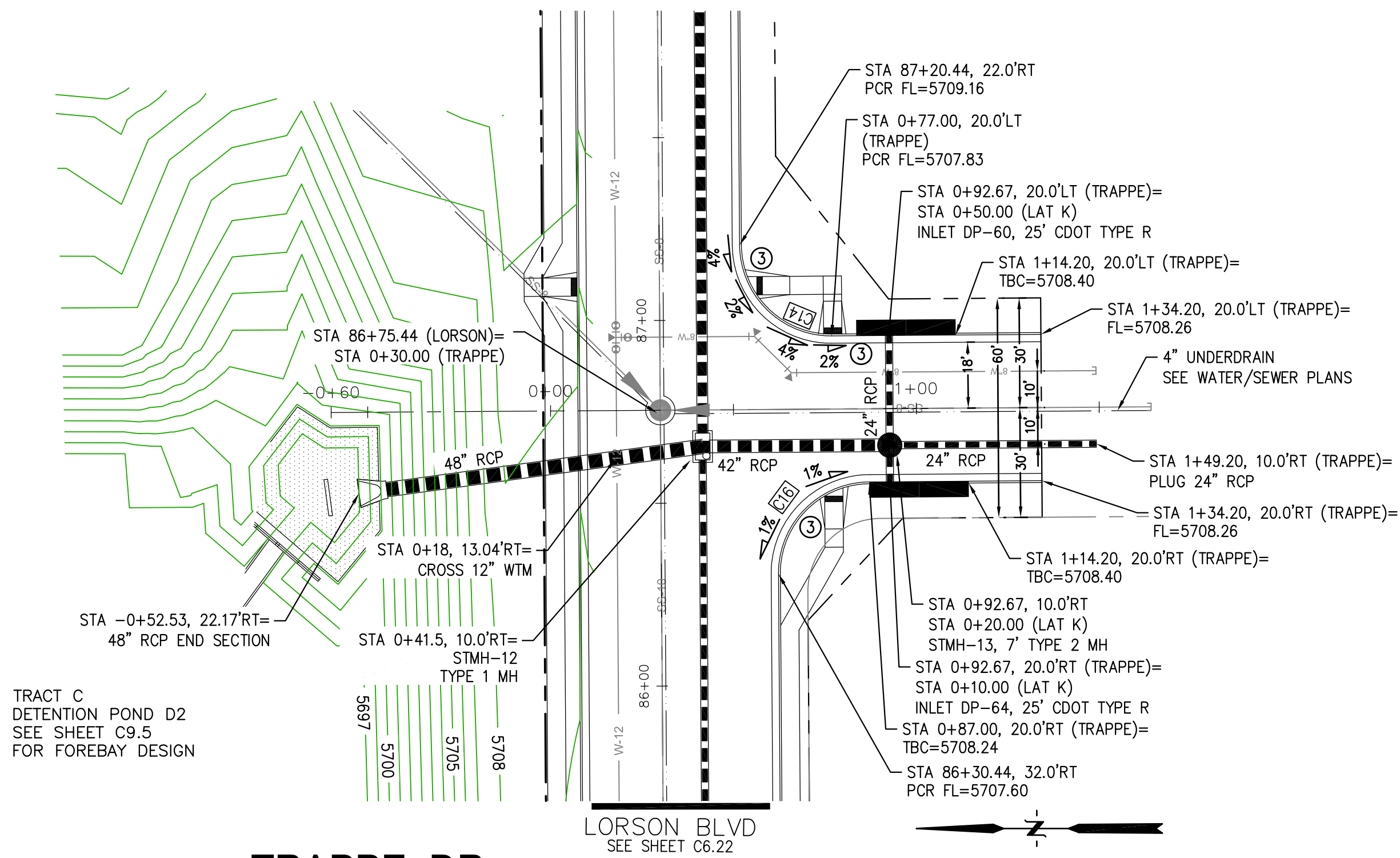
SHEET NUMBER C6.26

TOTAL SHEETS: 44

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

CURVE TABLE			
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**
- 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 PEDESTRIAN RAMP, SEE SHEET C10.1
 ③ CURB/GUTTER FLOW LINE POINTS



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100
 BOULDER, CO 80506
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

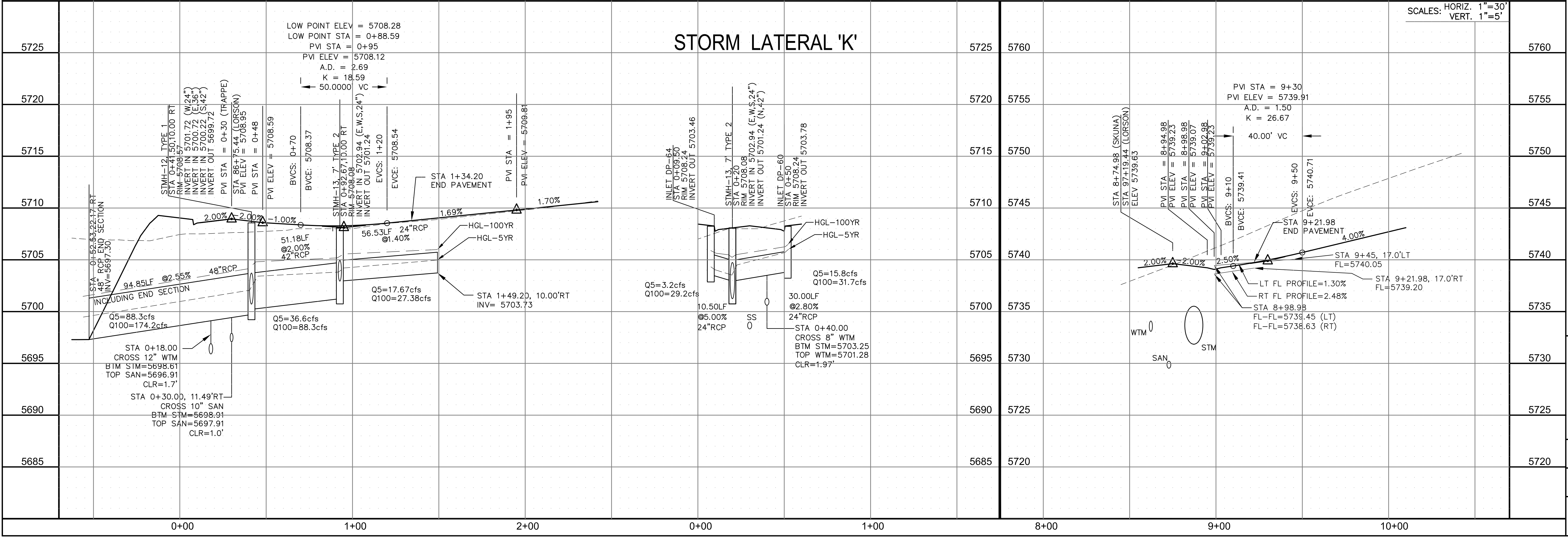
DATE: _____

DESCRIPTION: _____

NO: _____

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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



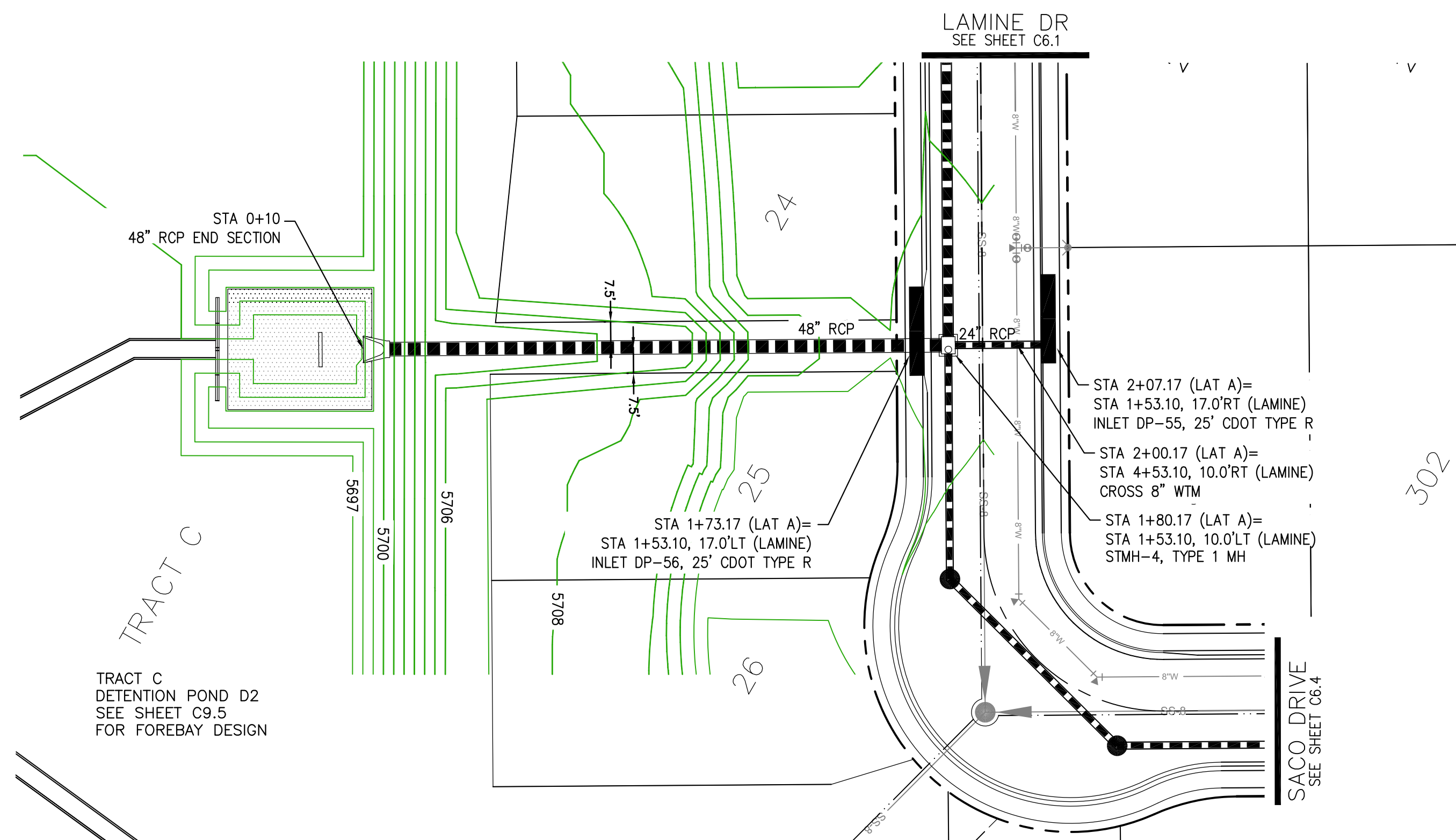
STREET/STORM
 TRAPPE DRIVE
 AND SKUNA DRIVE

DATE:
 MARCH 1, 2018

PROJECT NO.
 100.042

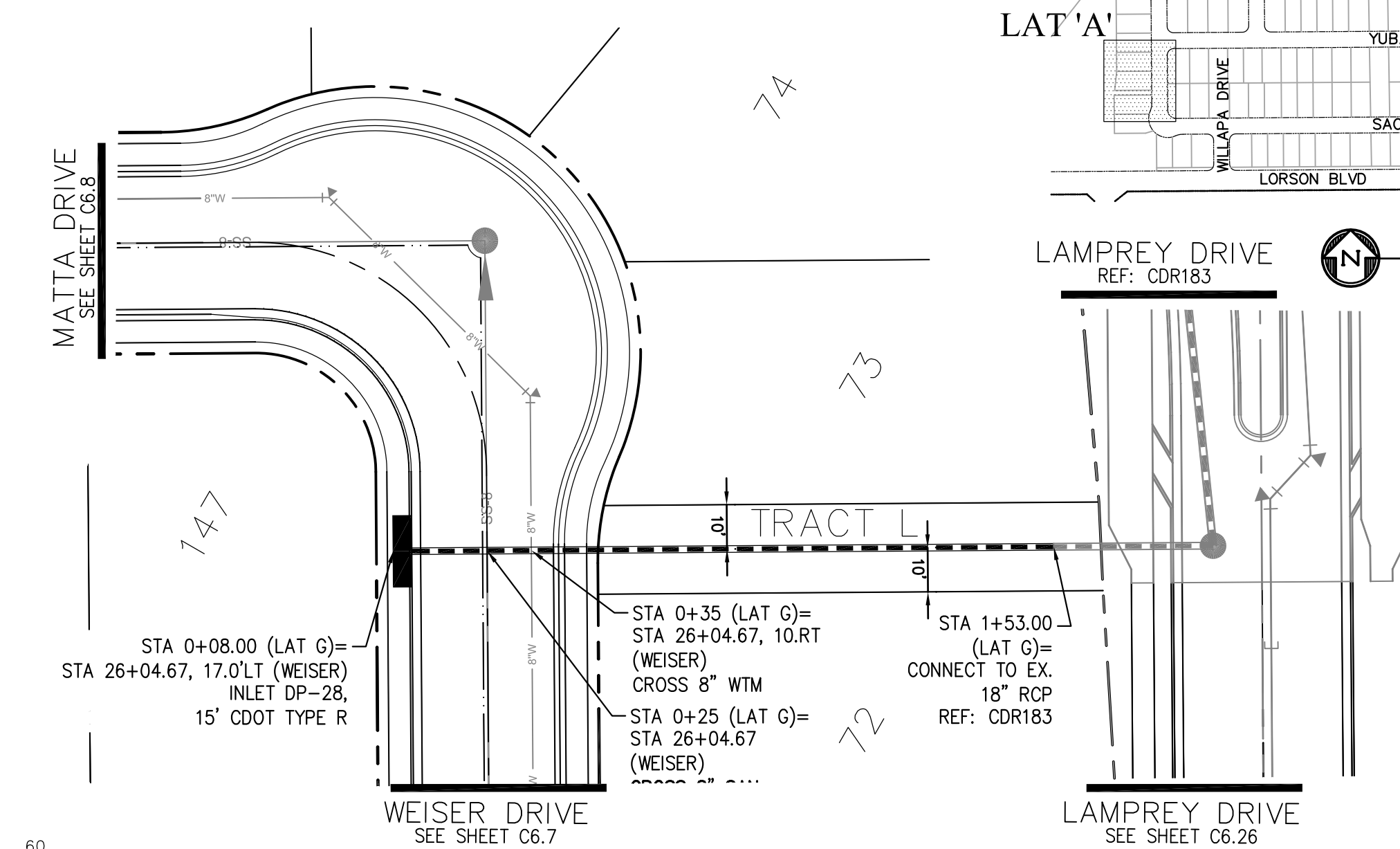
SHEET NUMBER
 C6.27

TOTAL SHEETS: 44

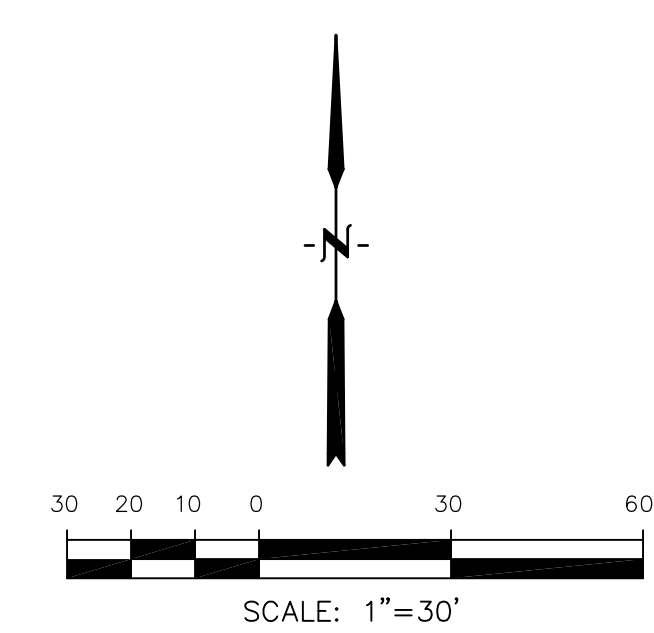
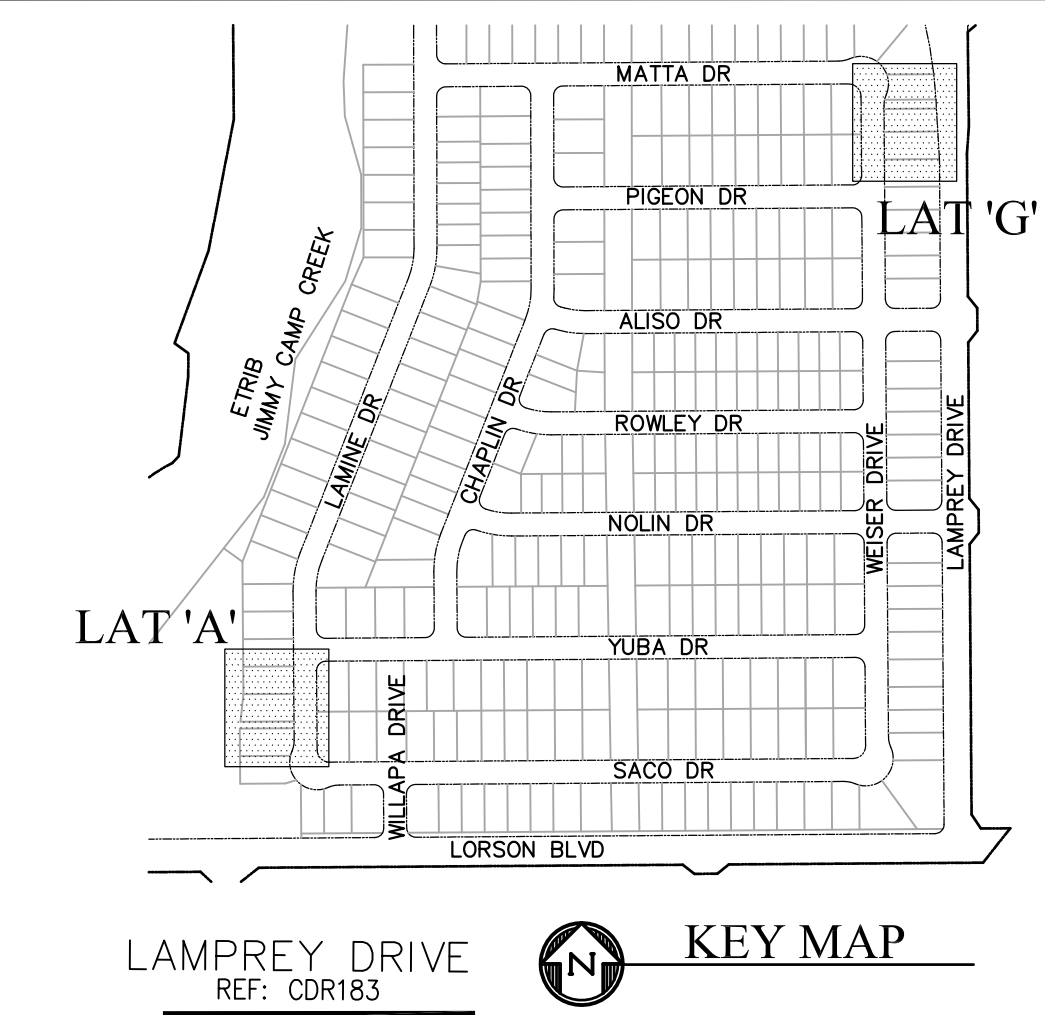


STORM LATERAL 'A'

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



STORM LATERAL 'G'



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100
 DENVER, CO 80202
 PHONE: 303.750.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____

DESCRIPTION: _____

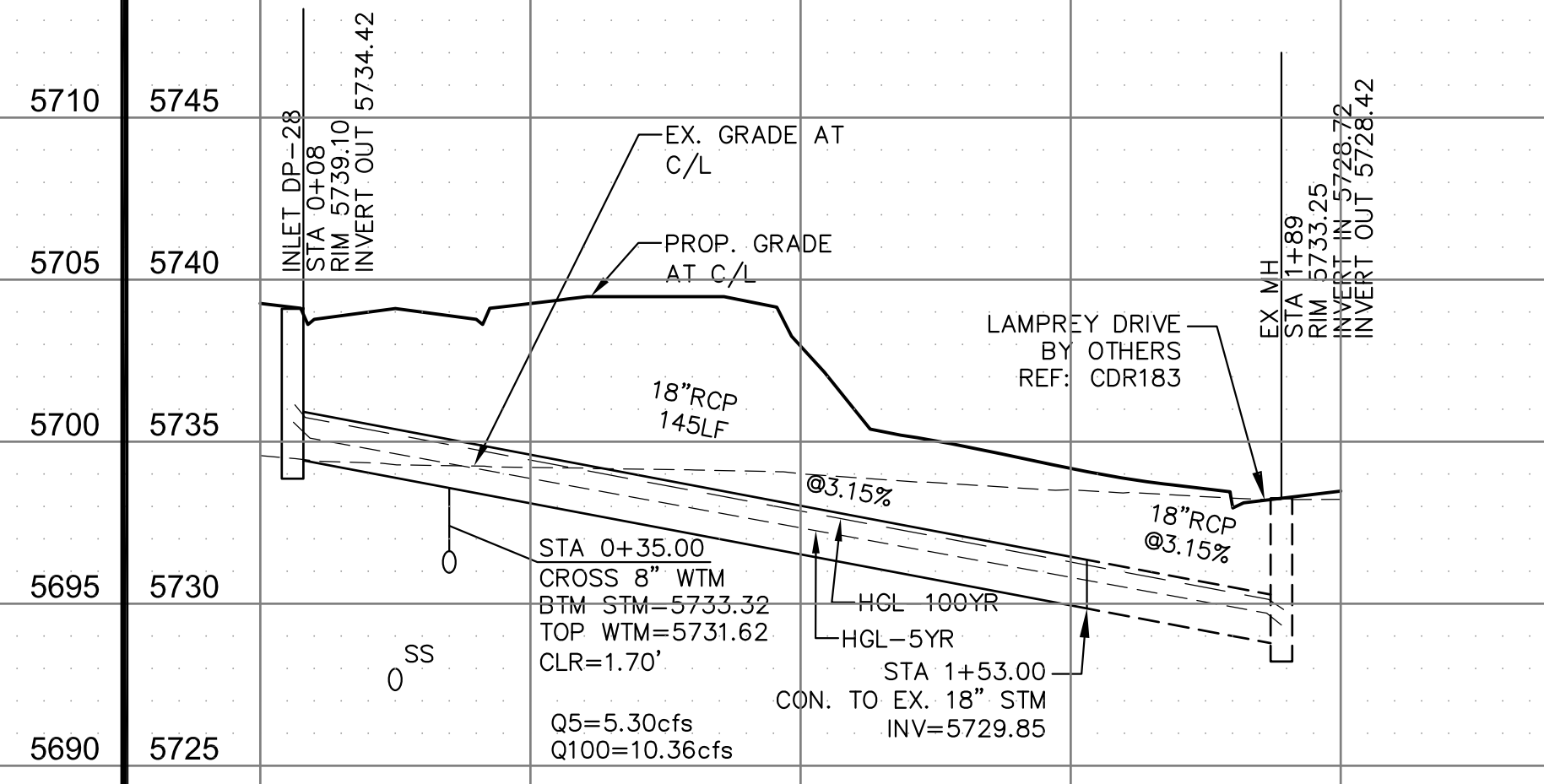
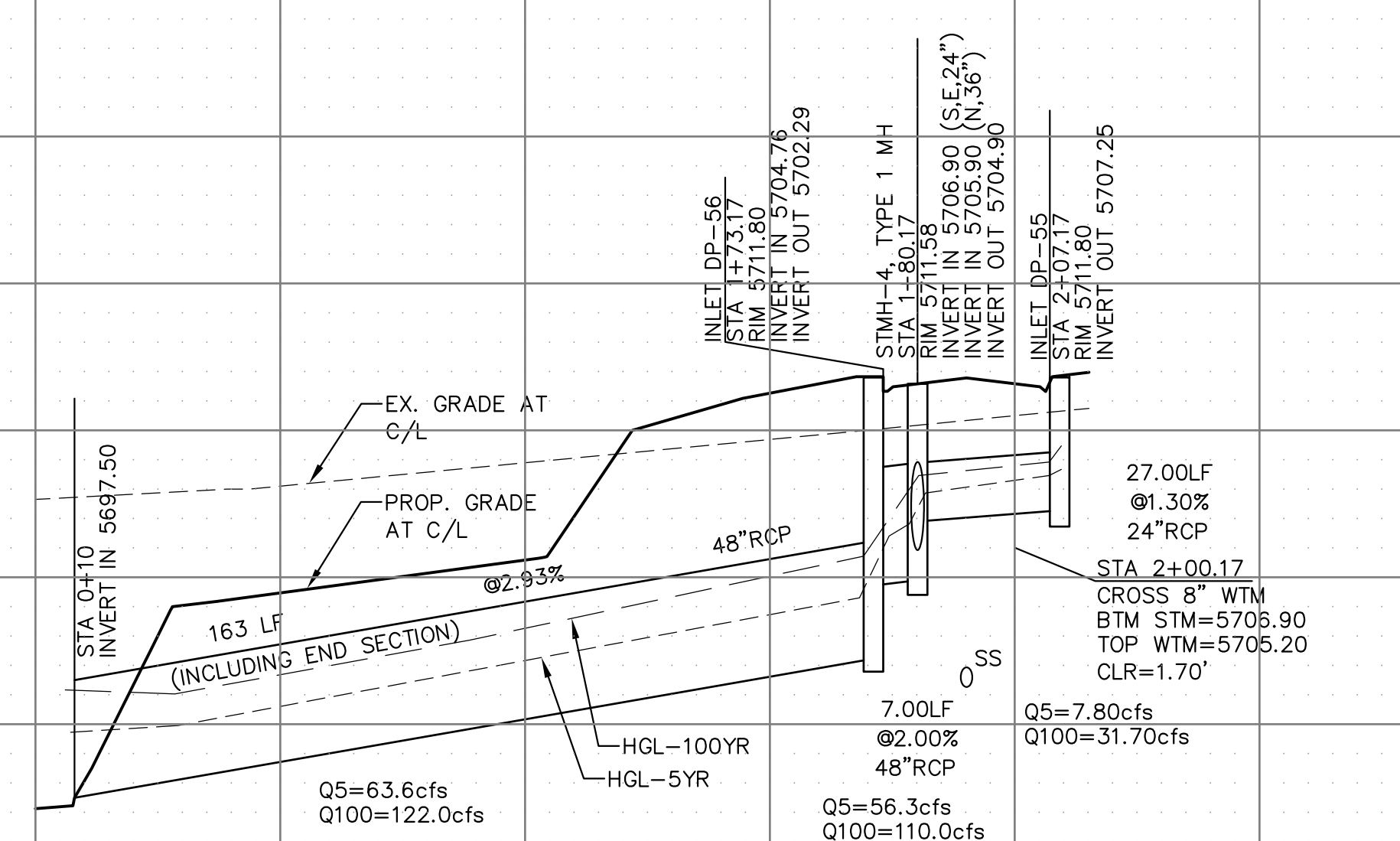
NO: _____

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

PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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



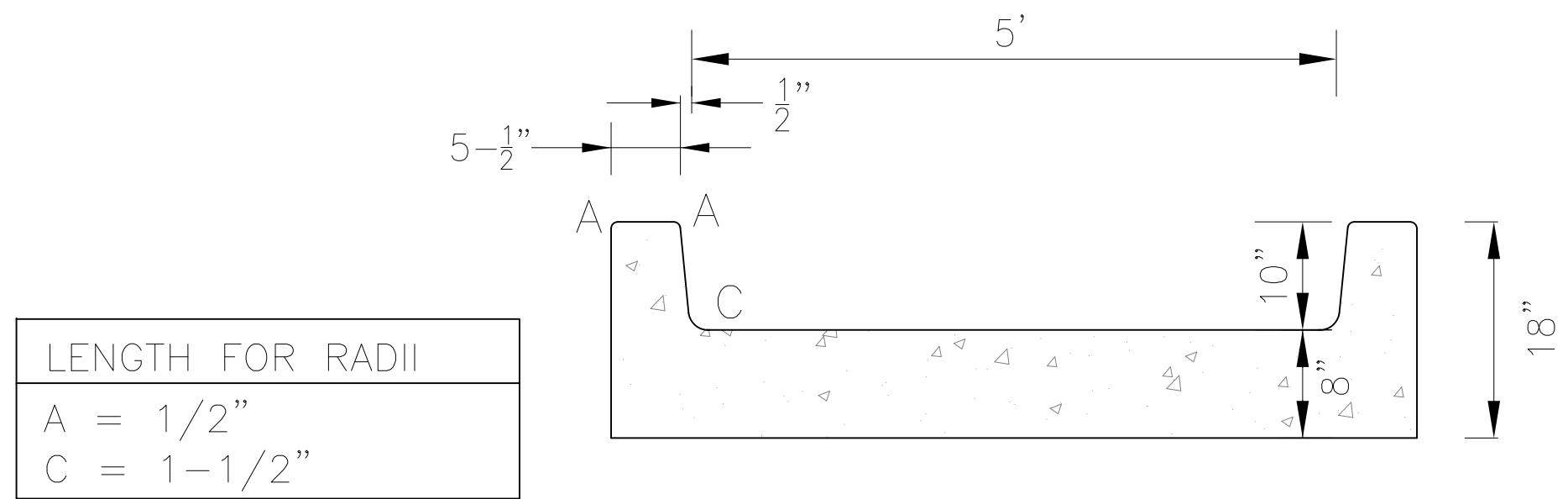
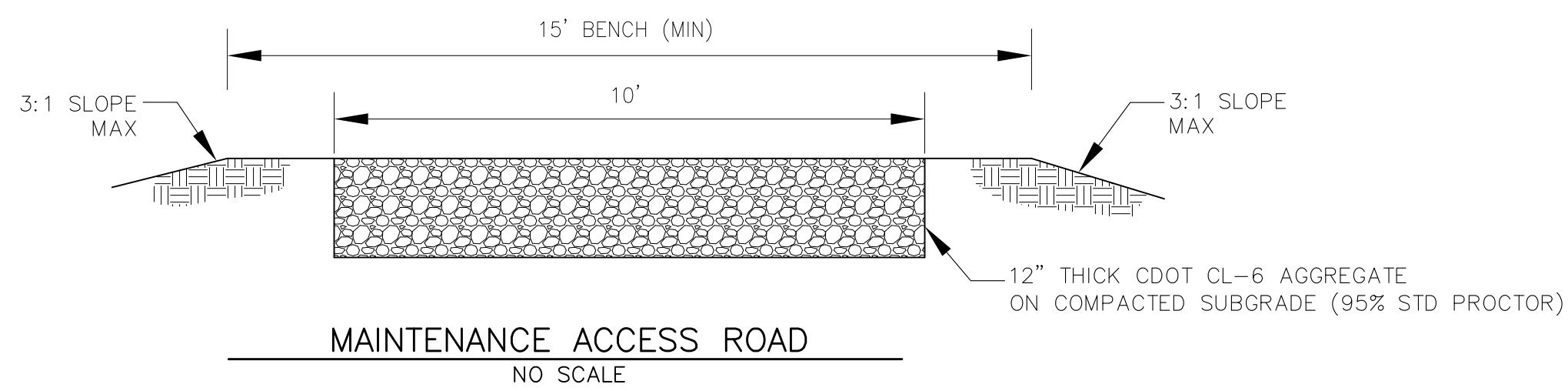
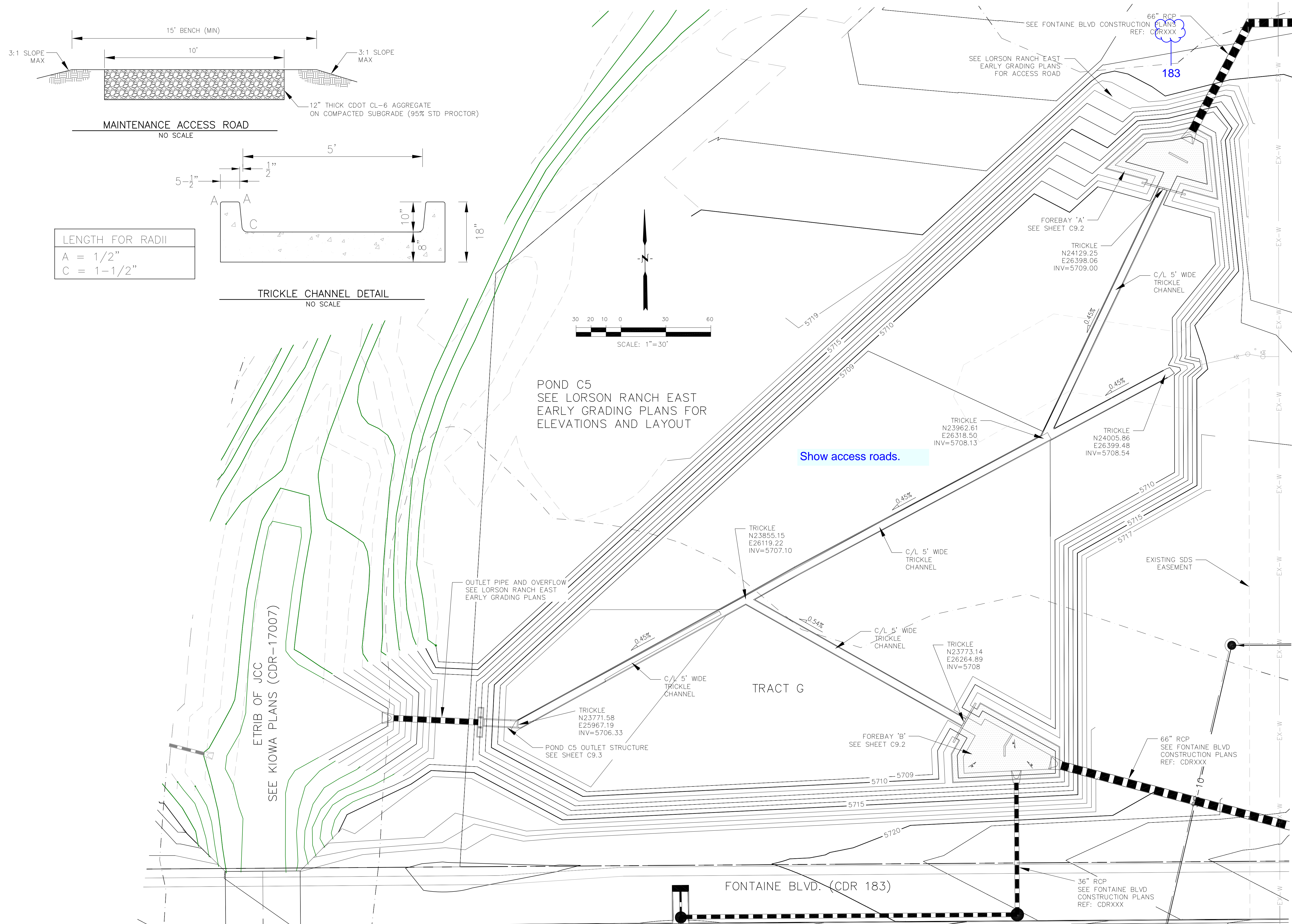
STREET/STORM
 STORM SEWER LATERALS

DATE: MARCH 1, 2018

PROJECT NO. 100.042

SHEET NUMBER C7.1

TOTAL SHEETS: 44



POND C5
SEE LORSON RANCH EAST
EARLY GRADING PLANS FOR
ELEVATIONS AND LAYOUT

Show access roads.

ETRIB OF JCC
SEE KIOWA PLANS (CDR-17007)

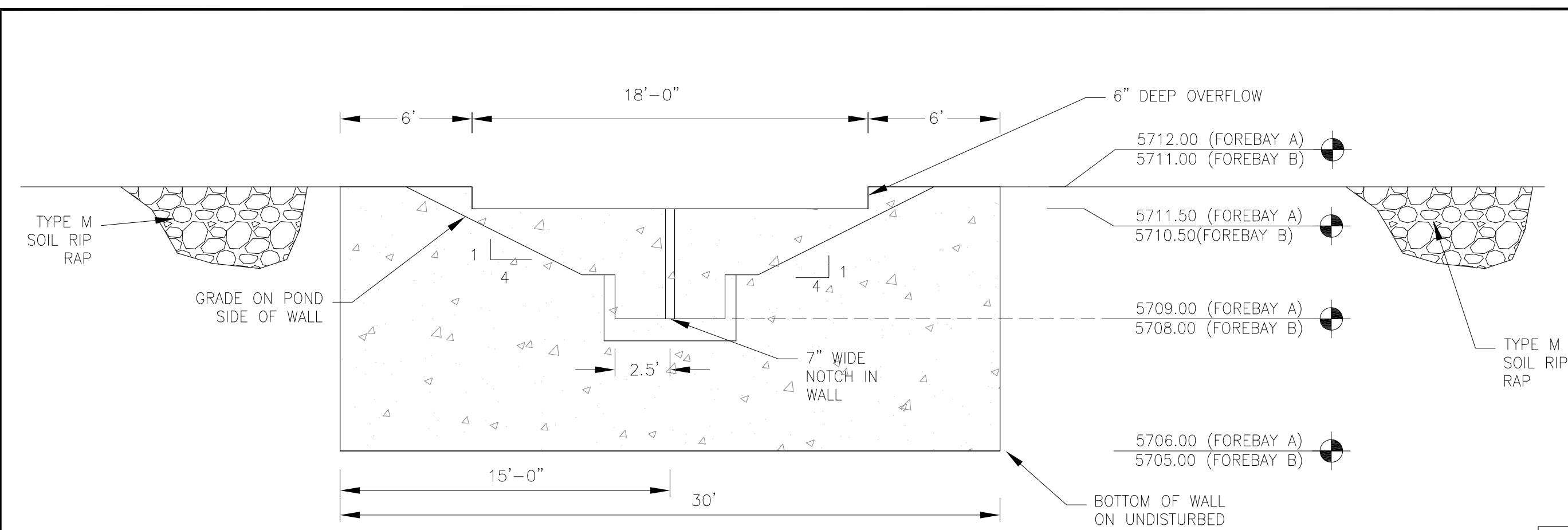
OUTLET PIPE AND OVERFLOW
SEE LORSON RANCH EAST
EARLY GRADING PLANS

POND C5 OUTLET STRUCTURE
SEE SHEET C9.3

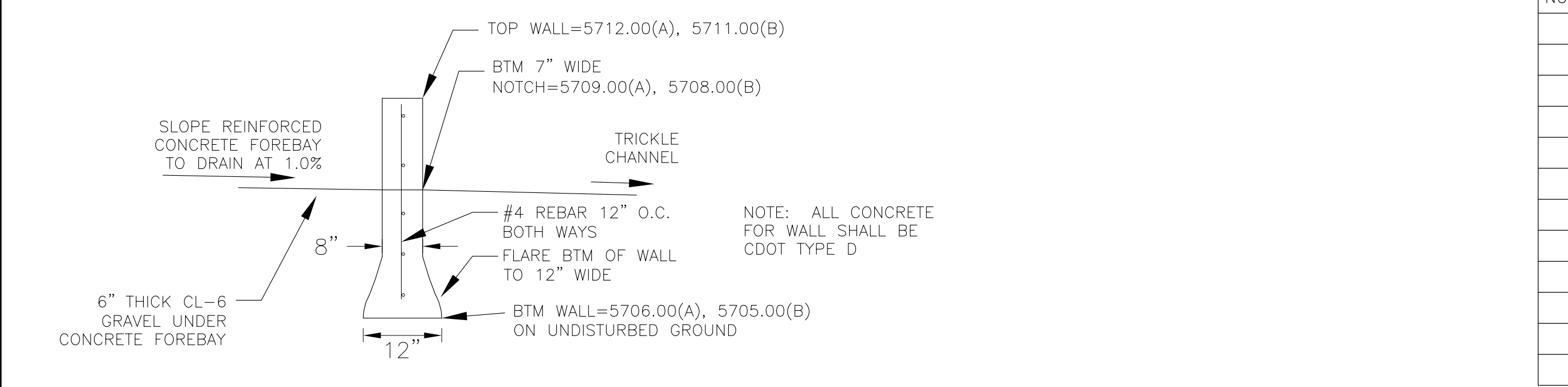
TRACT G

FONTAINE BLVD. (CDR 183)

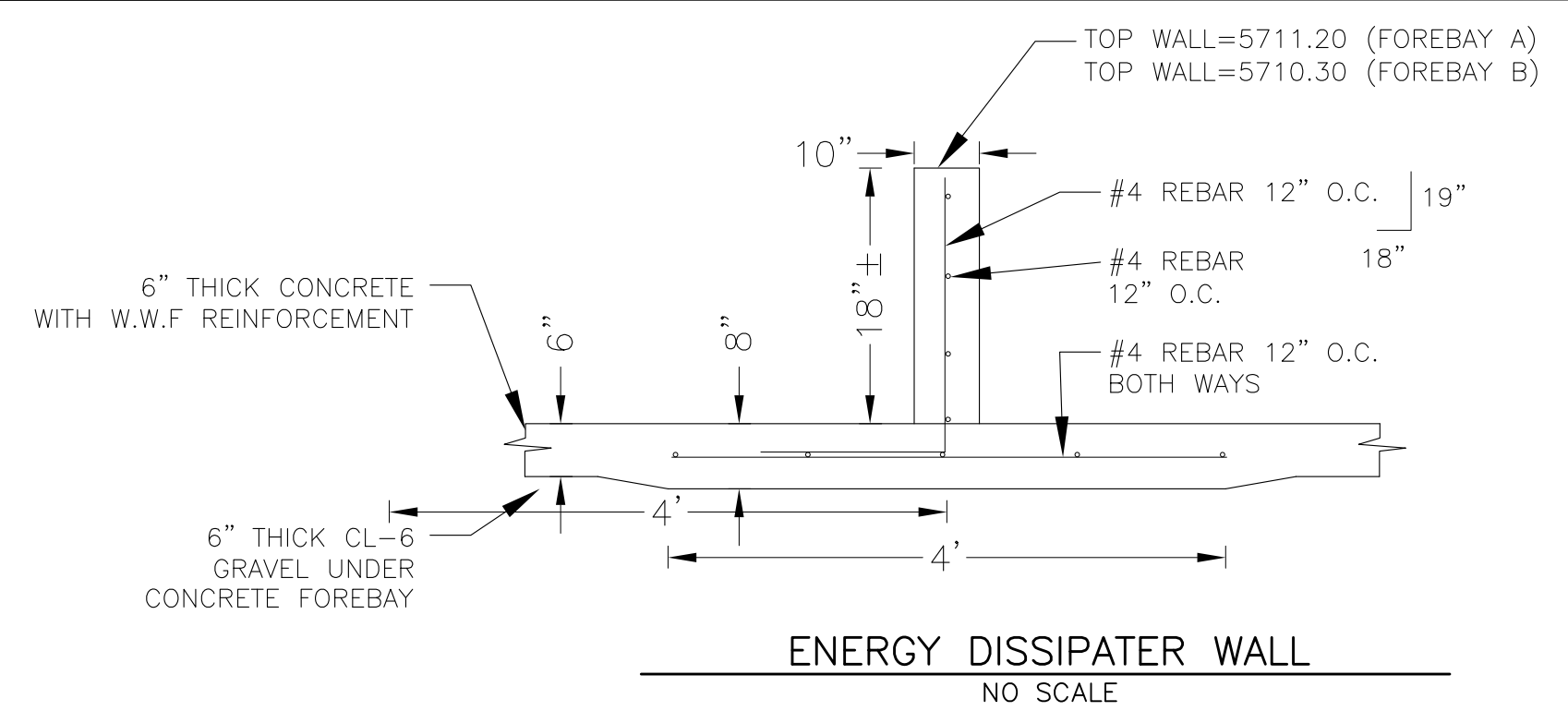
<p>CORE ENGINEERING GROUP 15004 1ST AVENUE, S. DENVER, CO 80202 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com</p>	DATE
	DESCRIPTION
	NO.
	PREPARED FOR: <p>LORSON RANCH EAST FILING NO. 1</p>
<p>PROJECT:</p> <p>LORSON, LLC 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 FONTAINE BLVD. - OLD GLORY DR COLORADO SPRINGS, COLORADO CONTACT: JEFF MARK</p>	<p>DRAWN: RLS DESIGNED: RLS CHECKED: RLS</p>
<p>POND C5 TRICKLE CHANNEL LAYOUT AND DETAILS</p>	
DATE: MARCH 1, 2018	
PROJECT NO. 100.042	
SHEET NUMBER C9.1	
TOTAL SHEETS: 44	



WALL SECTION A-A
1"=10'



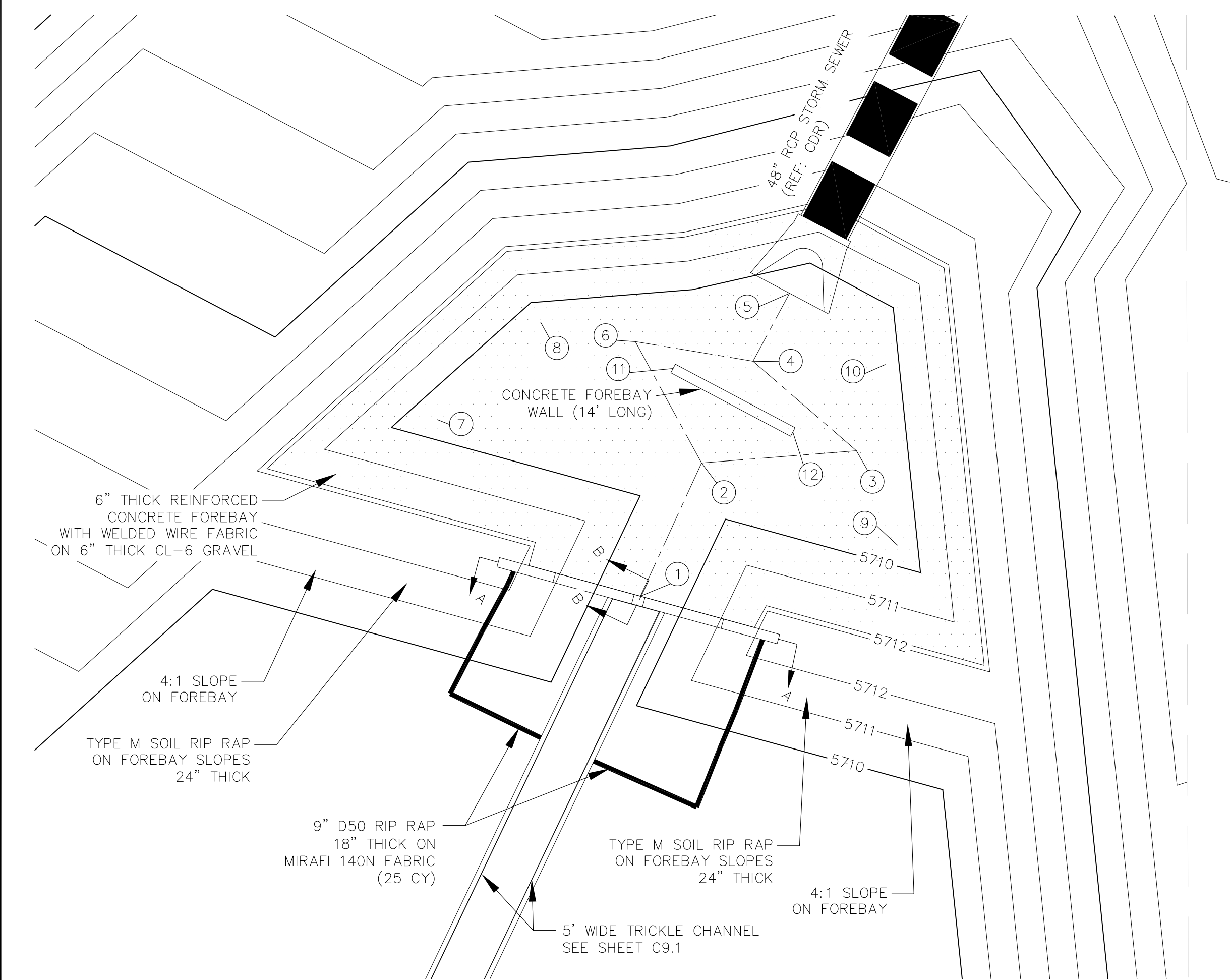
WALL SECTION B-B
NO SCALE



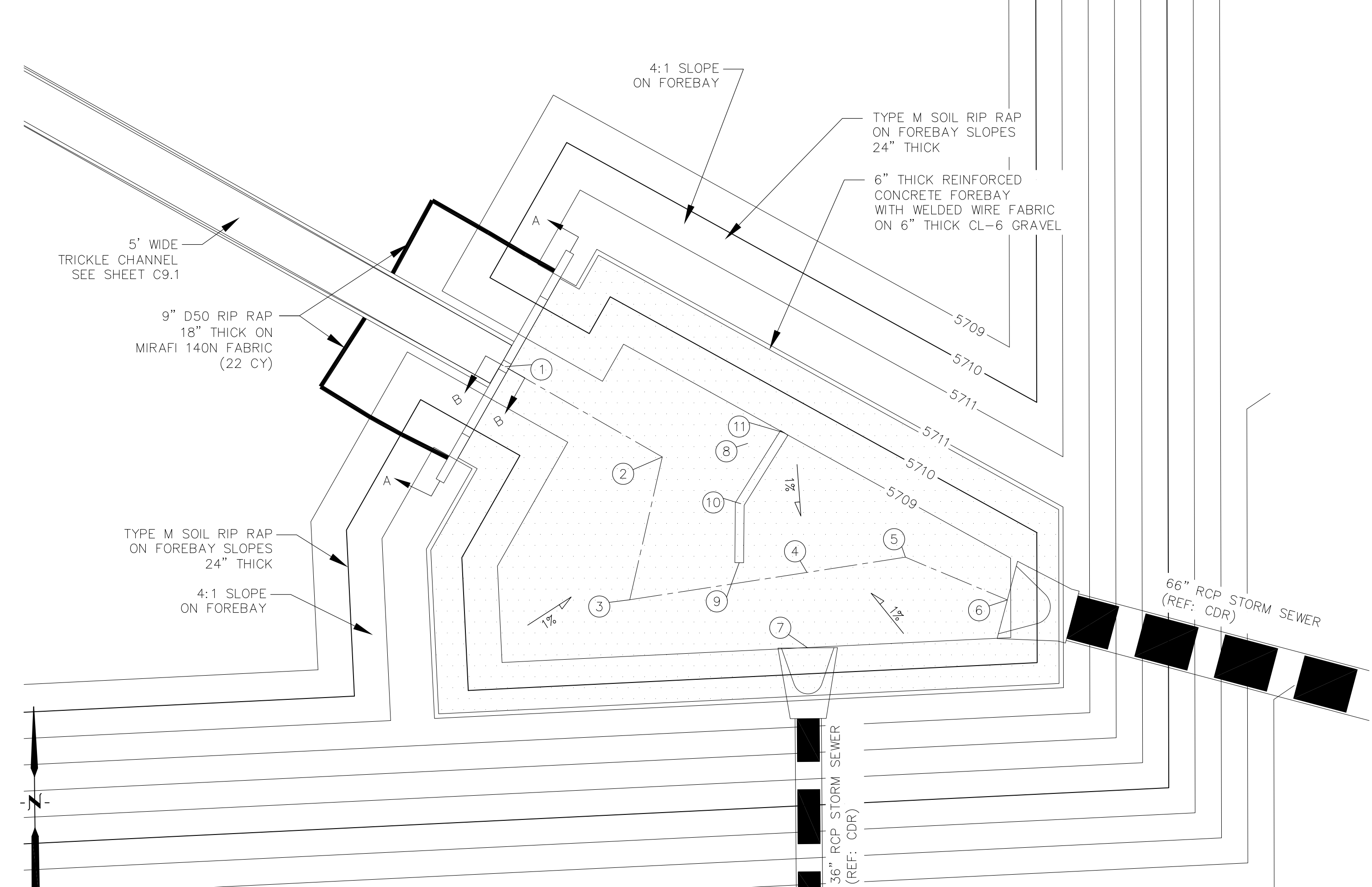
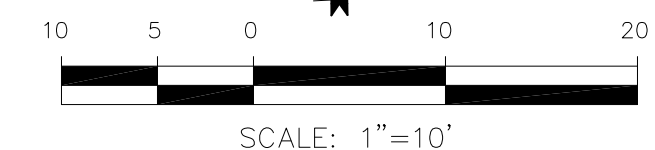
NOTE: ALL CONCRETE FOR WALL SHALL BE CDOT TYPE D

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'

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

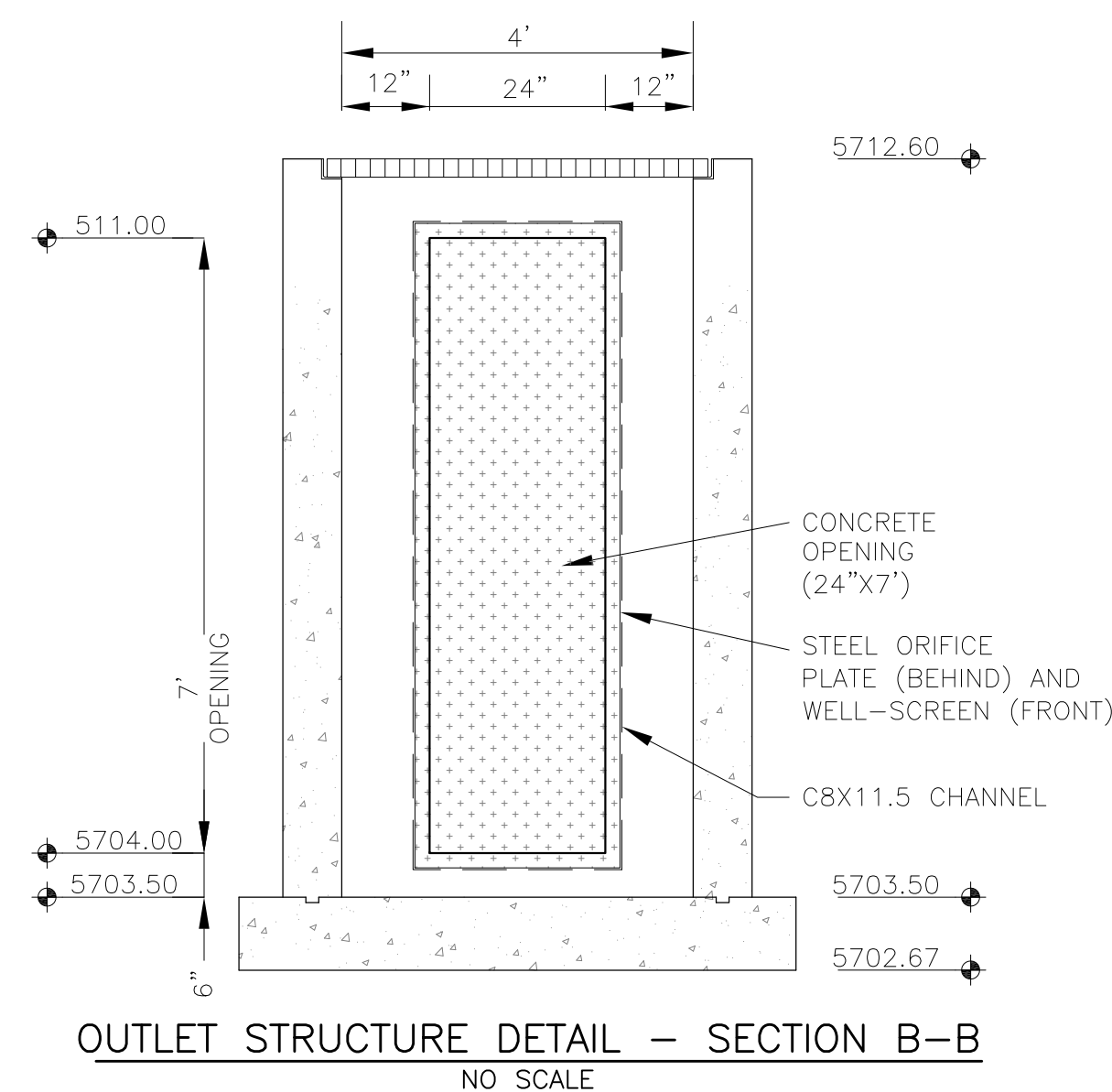
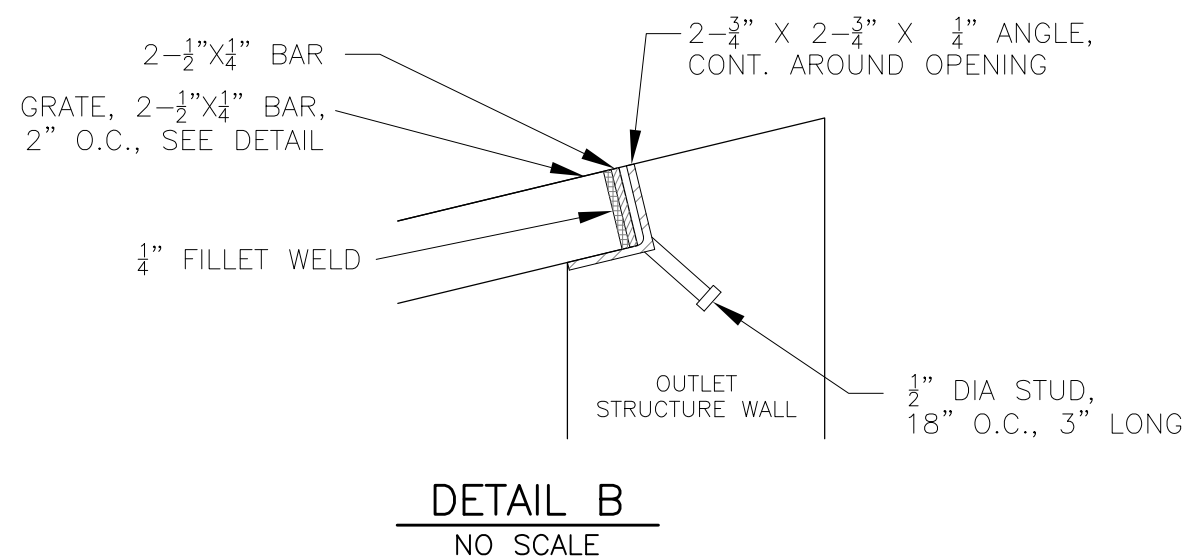
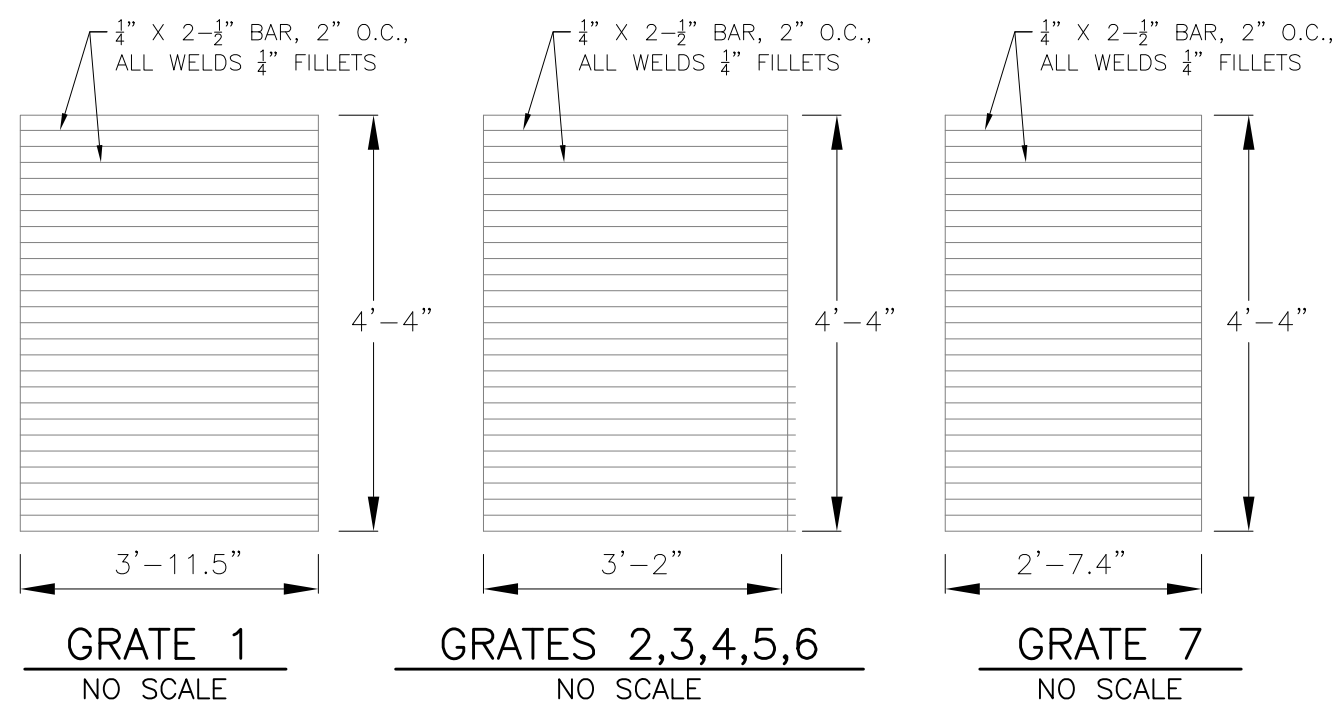
DATE: _____
DESCRIPTION: _____
NO: _____
PROJECT: **LORSON RANCH EAST**
FILED NO. 1
PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
FONTAINE BLDG.-OLD GLORY DR
COLORADO SPRINGS, COLORADO
(719) 635-3200
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

DATE: MARCH 1, 2018
PROJECT NO. 100.042
SHEET NUMBER **C9.2**
TOTAL SHEETS: 44

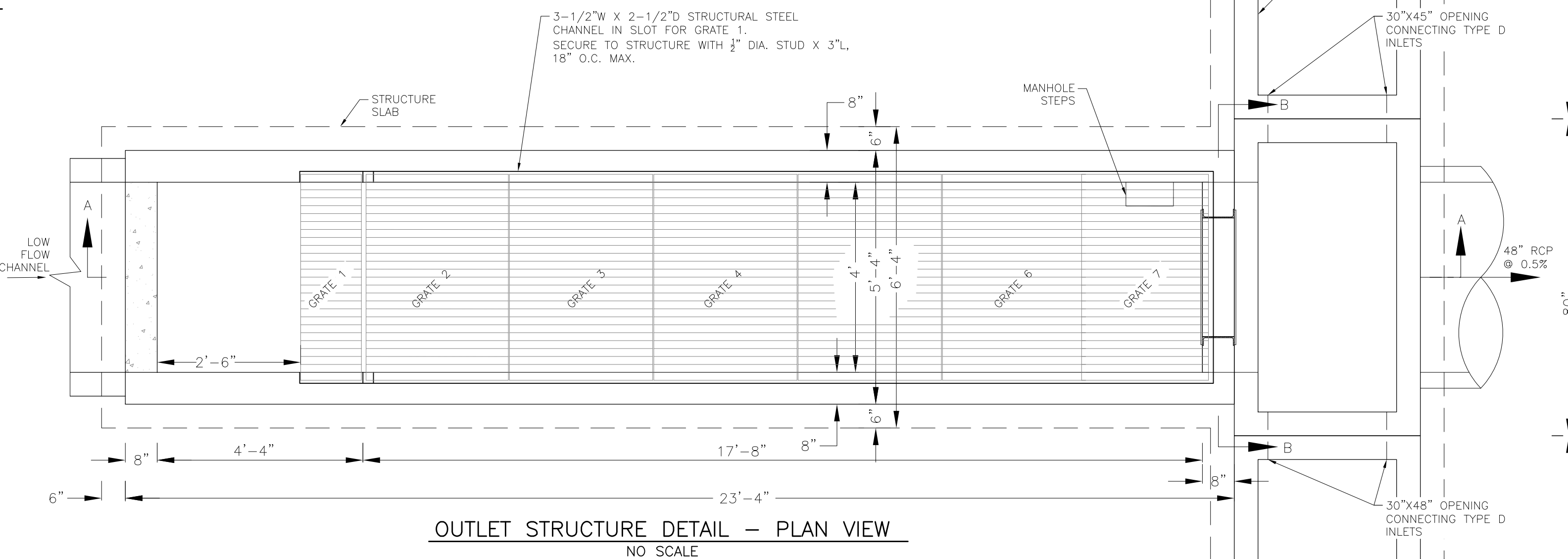
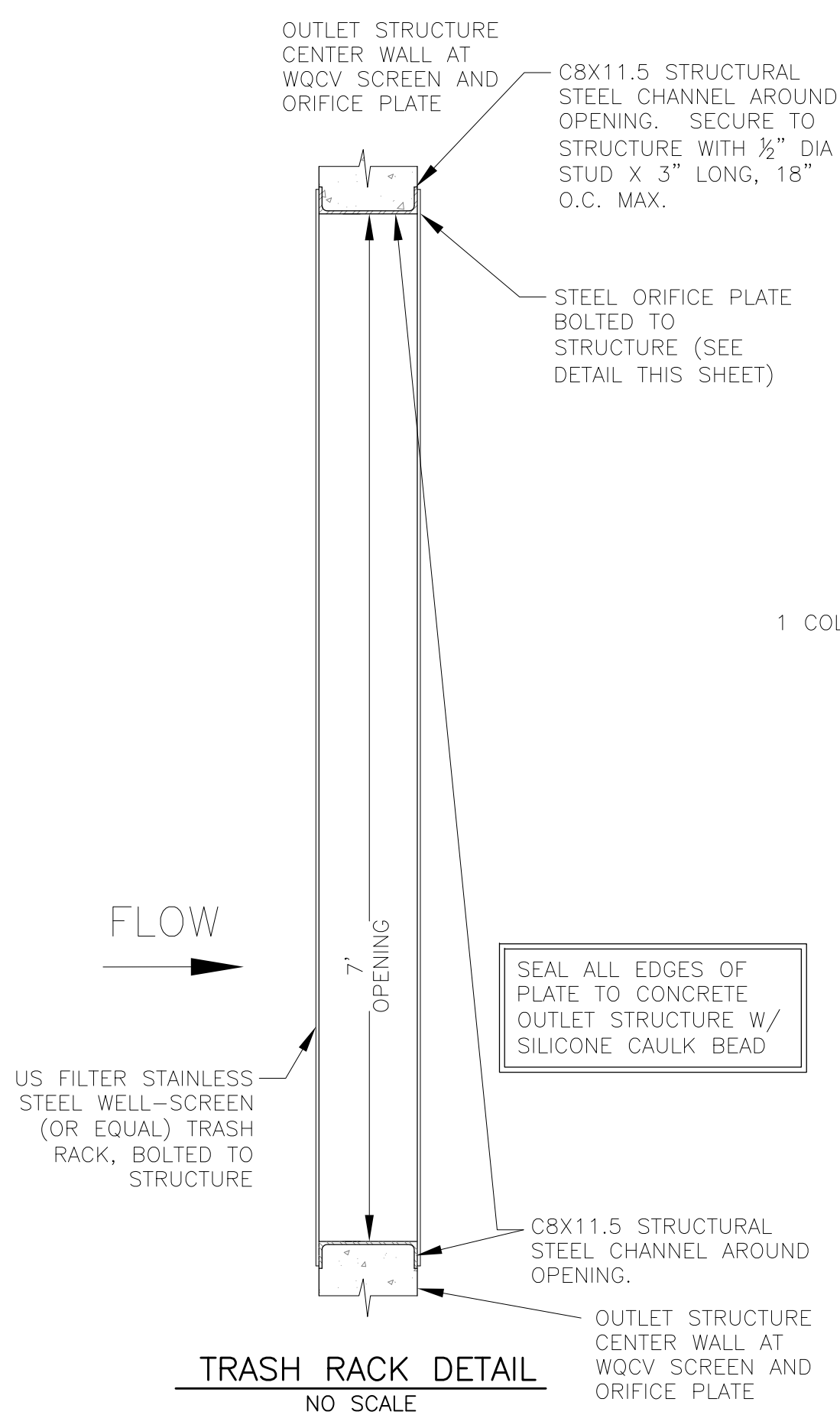
NOTE:
AFTER CONCRETE STRUCTURE HAS BEEN POURED
ALL GRATE DIMENSIONS SHALL BE FIELD VERIFIED
PRIOR TO GRATE CONSTRUCTION



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

Show bolting pattern

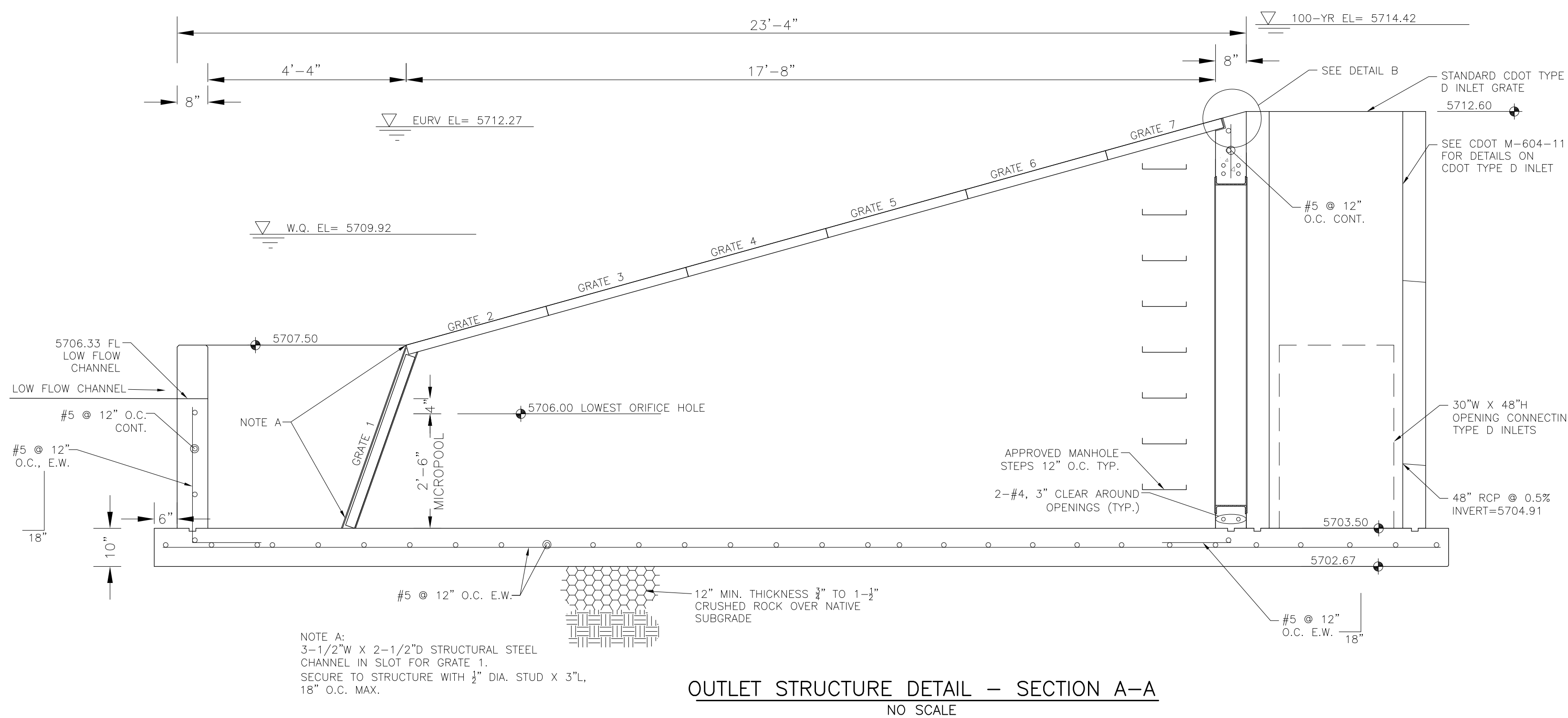


OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

- 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@cegi.com

DATE: _____
DESCRIPTION: _____
NO: _____

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

PROJECT:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

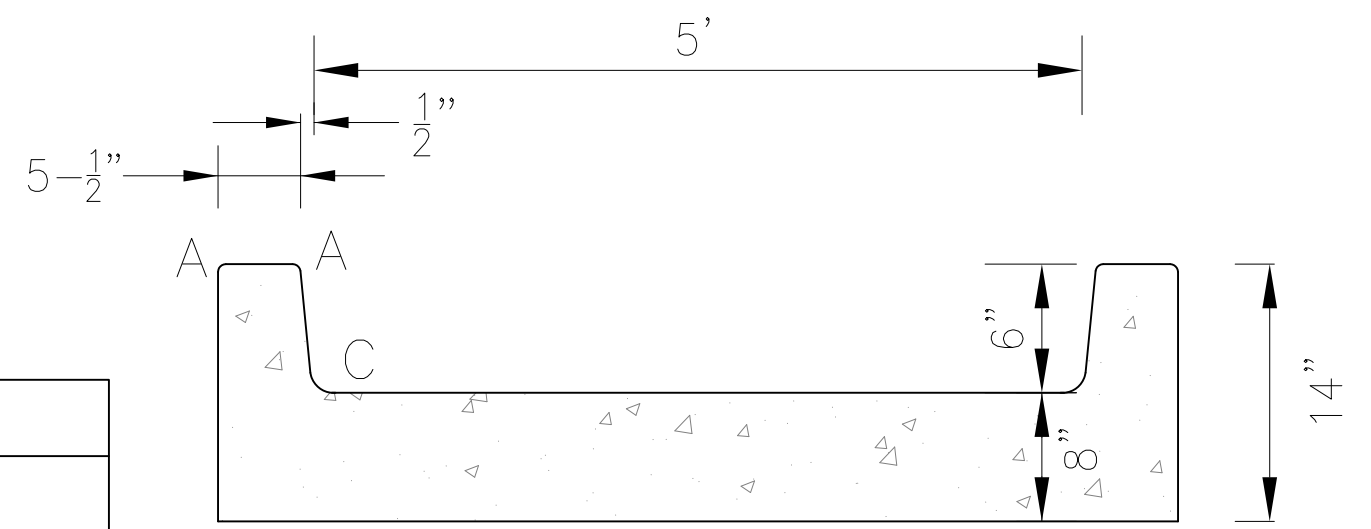
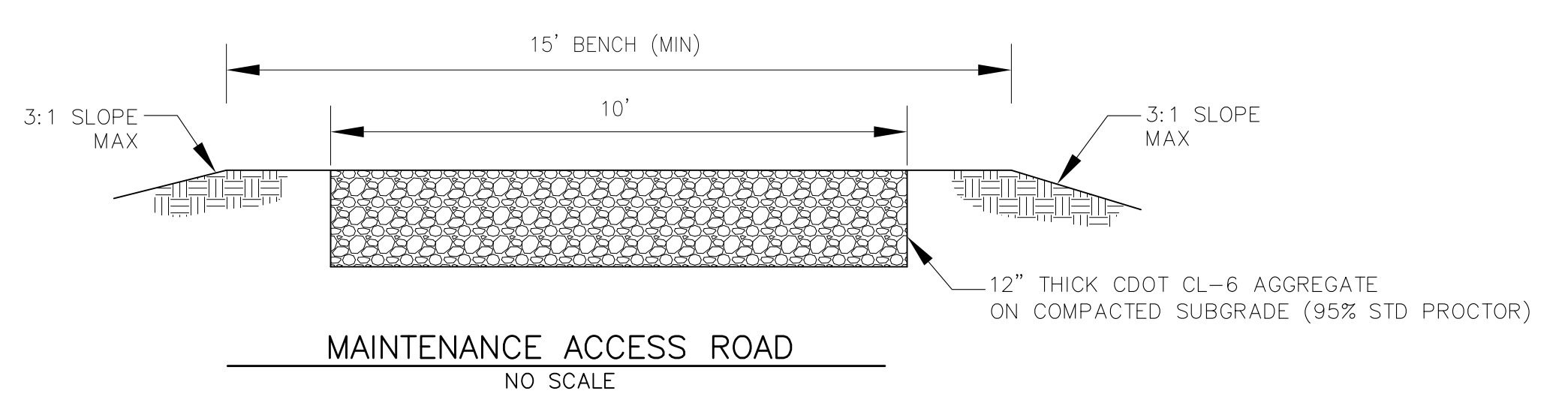
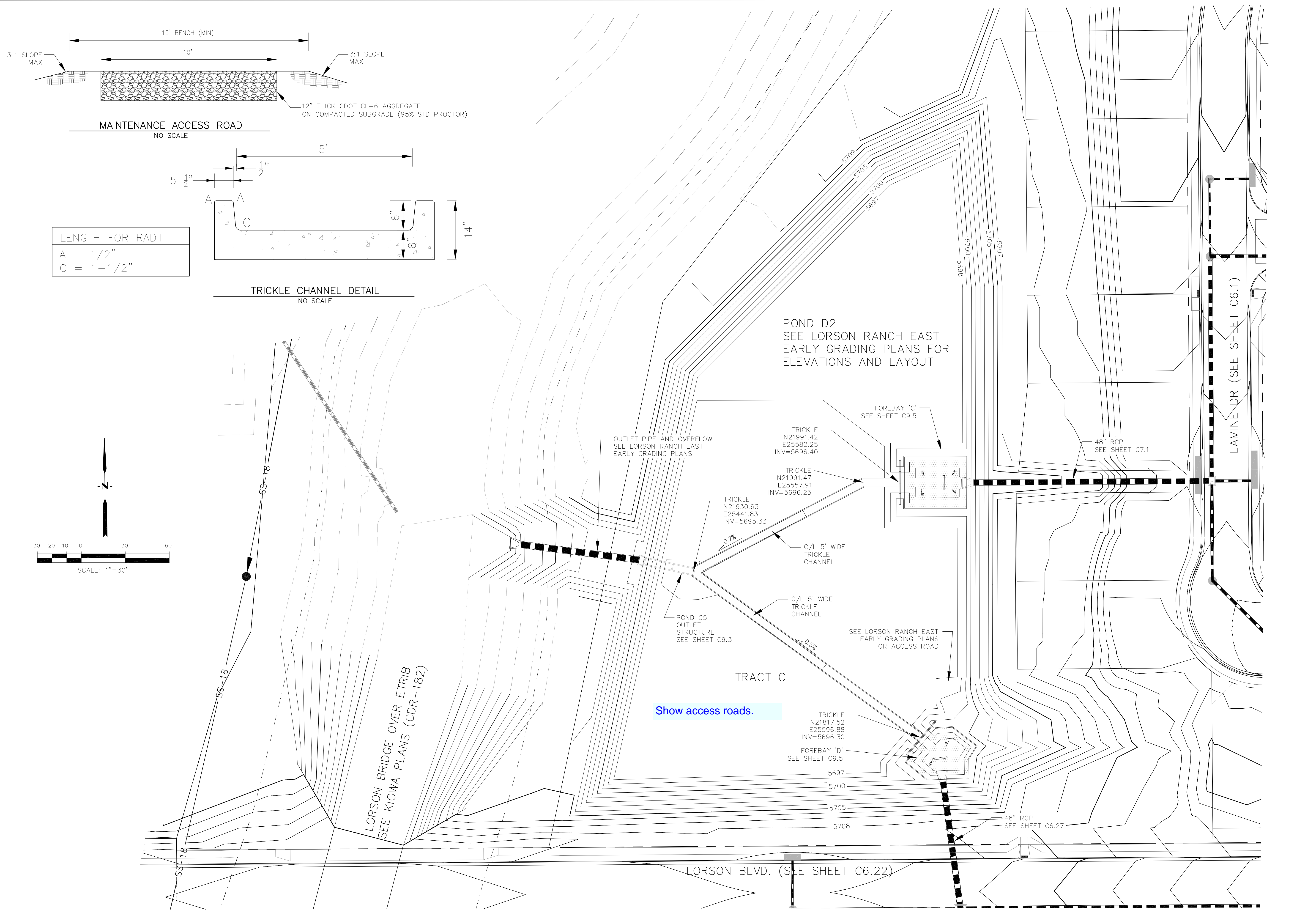
LORSON RANCH EAST FILING NO. 1
FULL SPECTRUM POND C5
OUTLET STRUCTURE

DATE:
MARCH 1, 2018

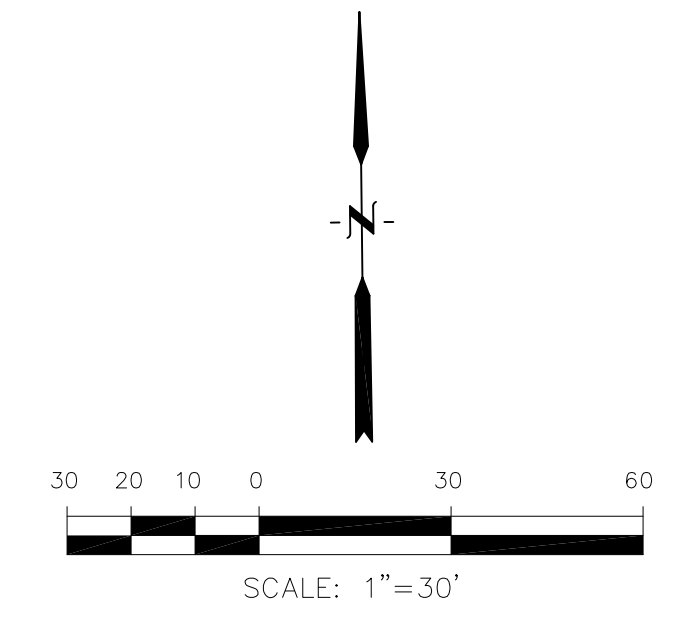
PROJECT NO.
100.042

SHEET NUMBER
C9.3

TOTAL SHEETS: 44



LENGTH FOR RADII	
A	= 1/2"
C	= 1-1/2"



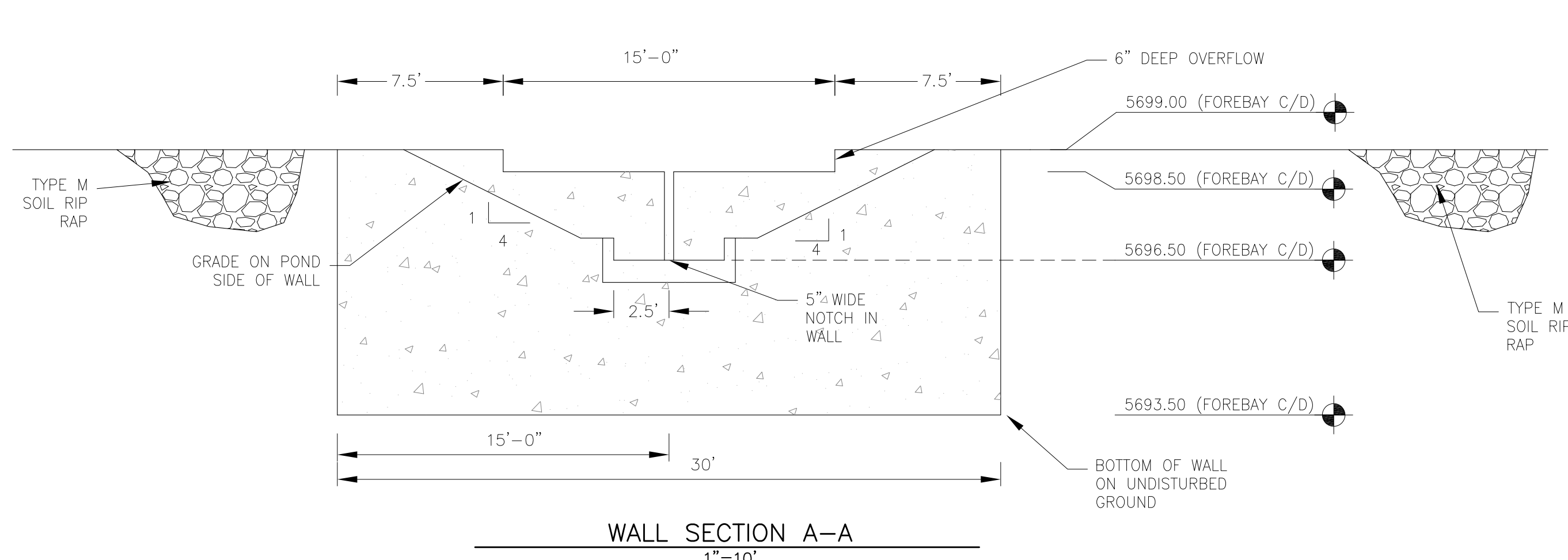
CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE: _____
DESCRIPTION: _____
NO: _____
PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
FONTAINE BLDG.-OLD GLORY DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

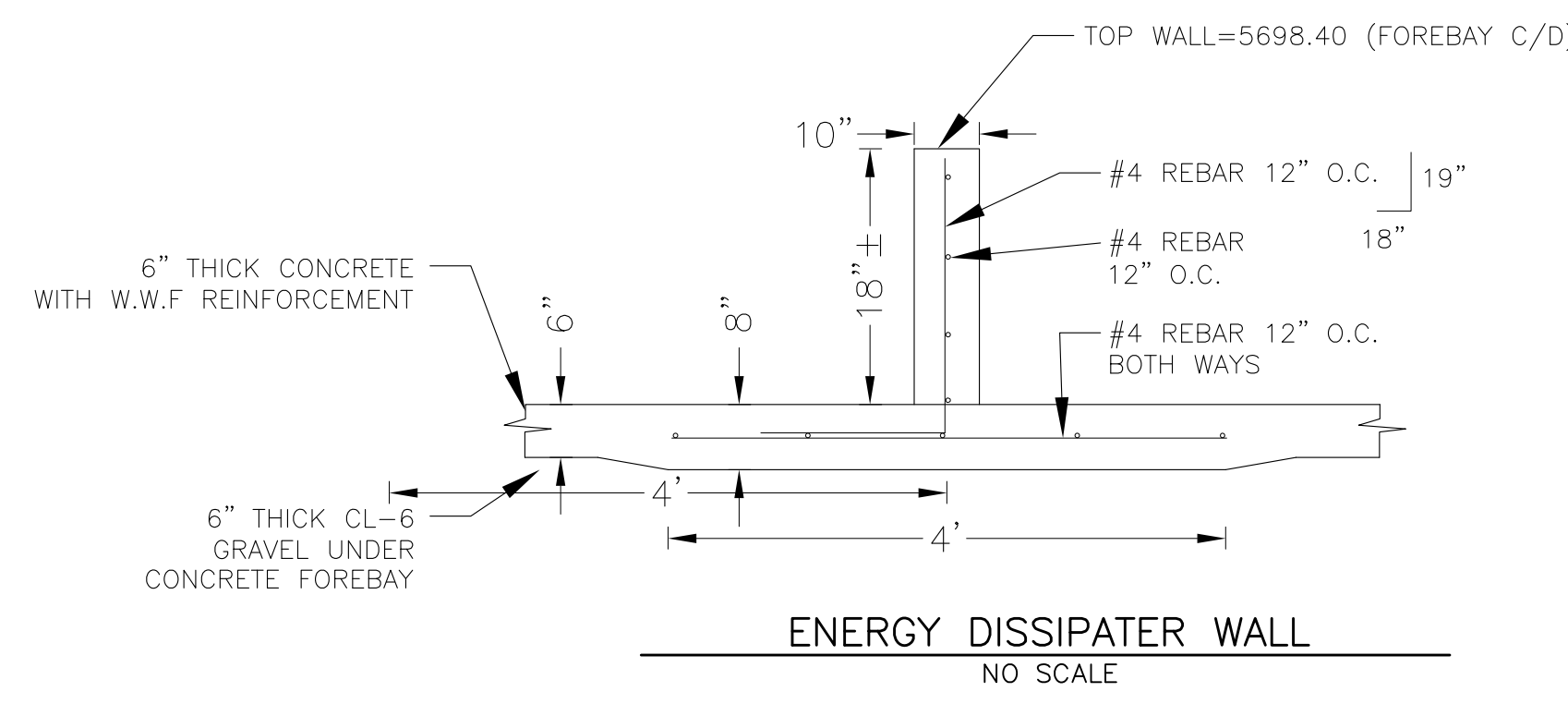
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

POND D2
TRICKLE CHANNEL
LAYOUT AND DETAILS

DATE:
MARCH 1, 2018
PROJECT NO.
100.042
SHEET NUMBER
C9.4
TOTAL SHEETS: 44

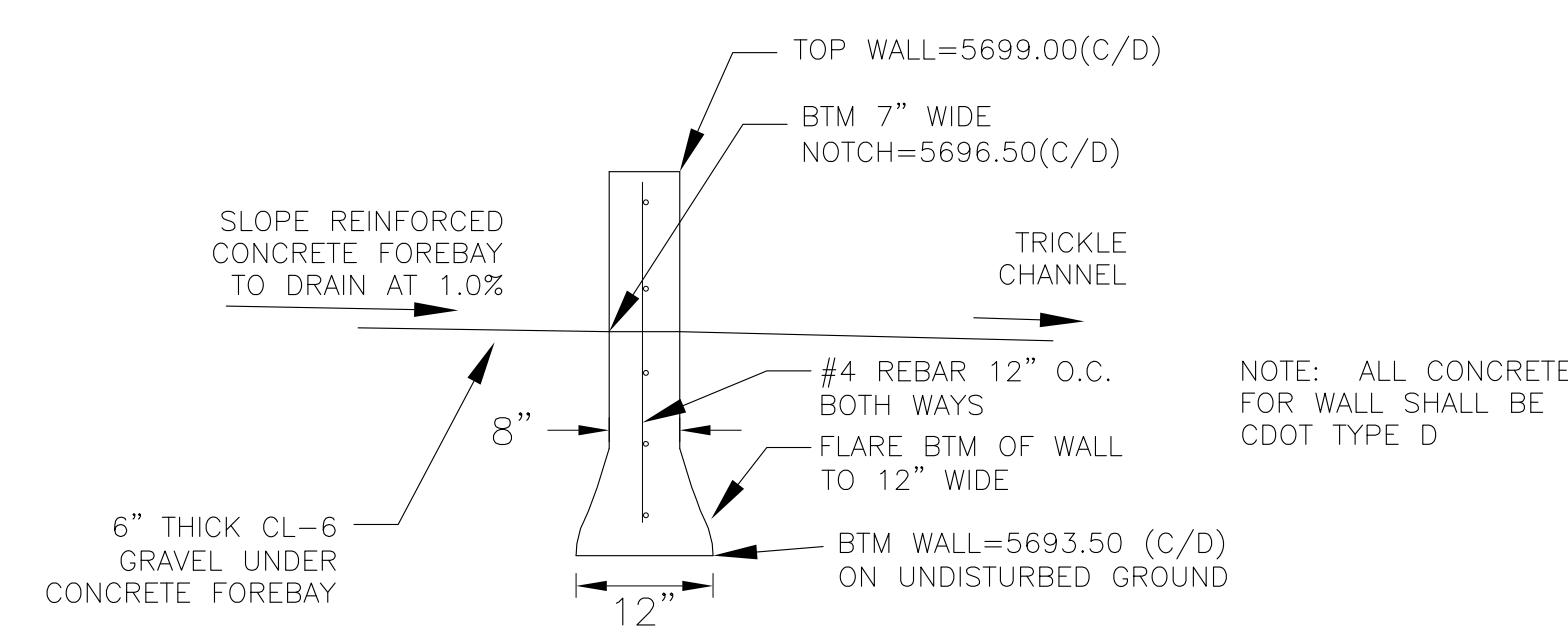


WALL SECTION A-A
1"=10'



ENERGY DISSIPATER WALL
NO SCALE

NOTE: ALL CONCRETE FOR WALL SHALL BE CDOT TYPE D

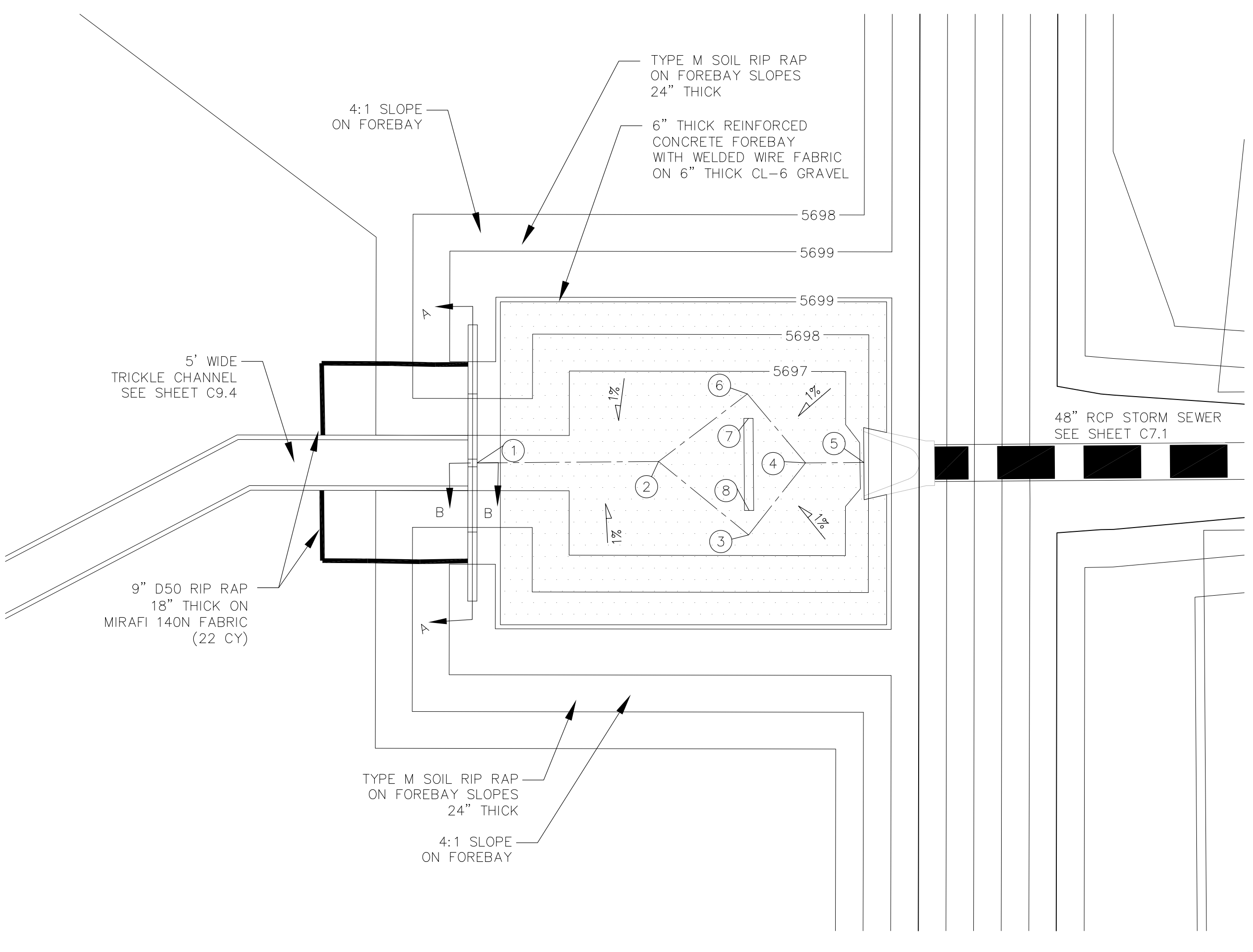


WALL SECTION B-B
NO SCALE

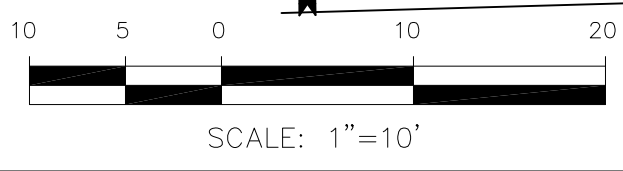
NOTE: ALL CONCRETE FOR WALL SHALL BE CDOT TYPE D

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

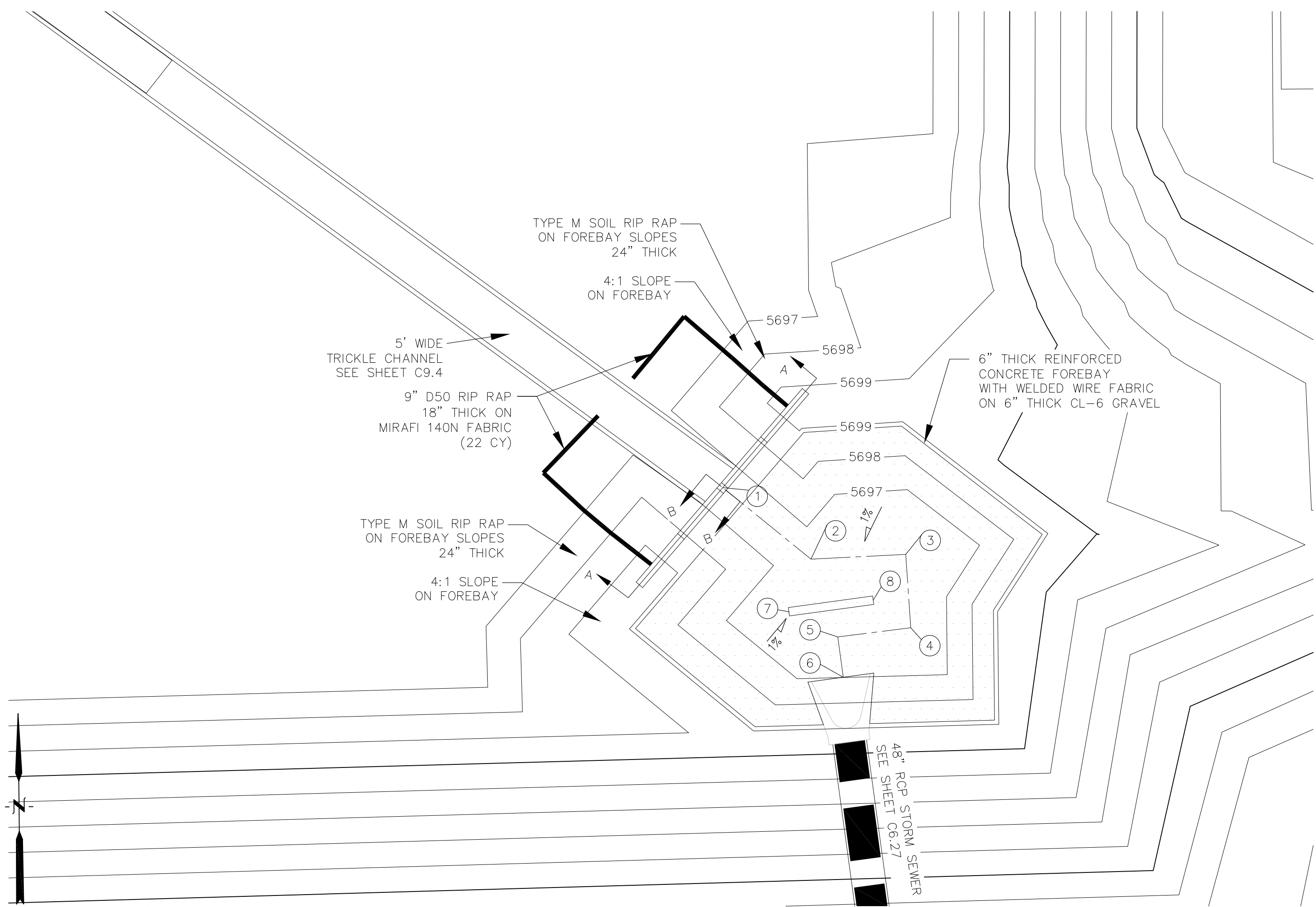
POINT TABLE (FOREBAY D)				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	21816.93	25597.69	5696.50	FOREBAY BOTTOM
2	21808.83	25607.67	5696.60	FOREBAY BOTTOM
3	21809.40	25618.82	5696.70	FOREBAY BOTTOM
4	21800.77	25619.40	5696.80	FOREBAY BOTTOM
5	21799.69	25610.82	5696.90	FOREBAY BOTTOM
6	21794.95	25611.47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



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



SCALE: 1"=10'



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

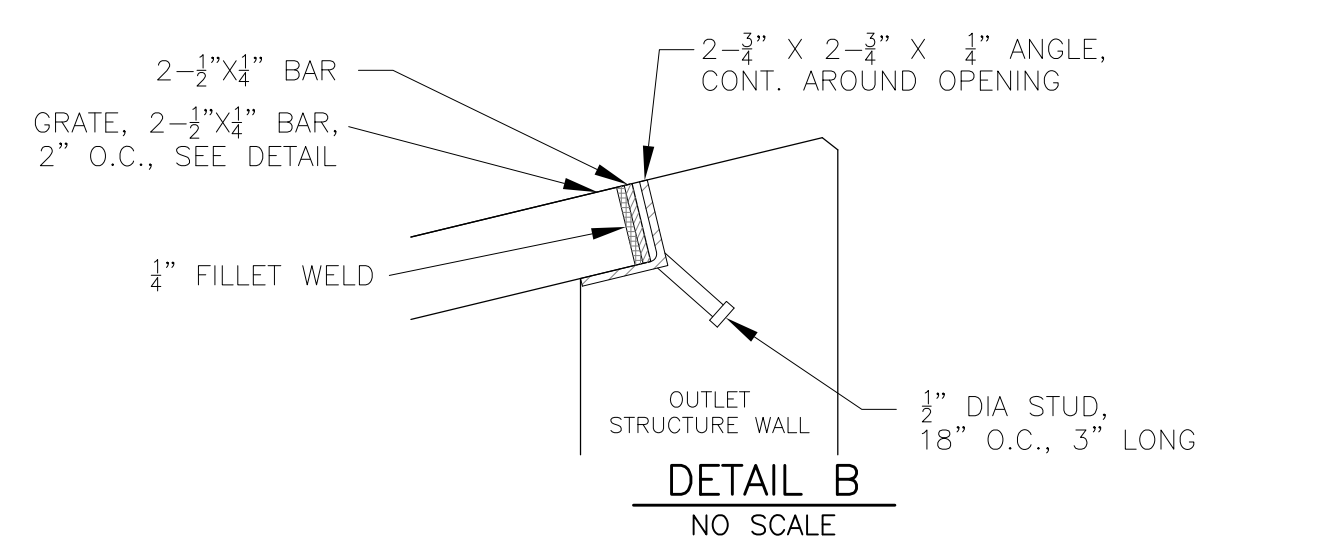
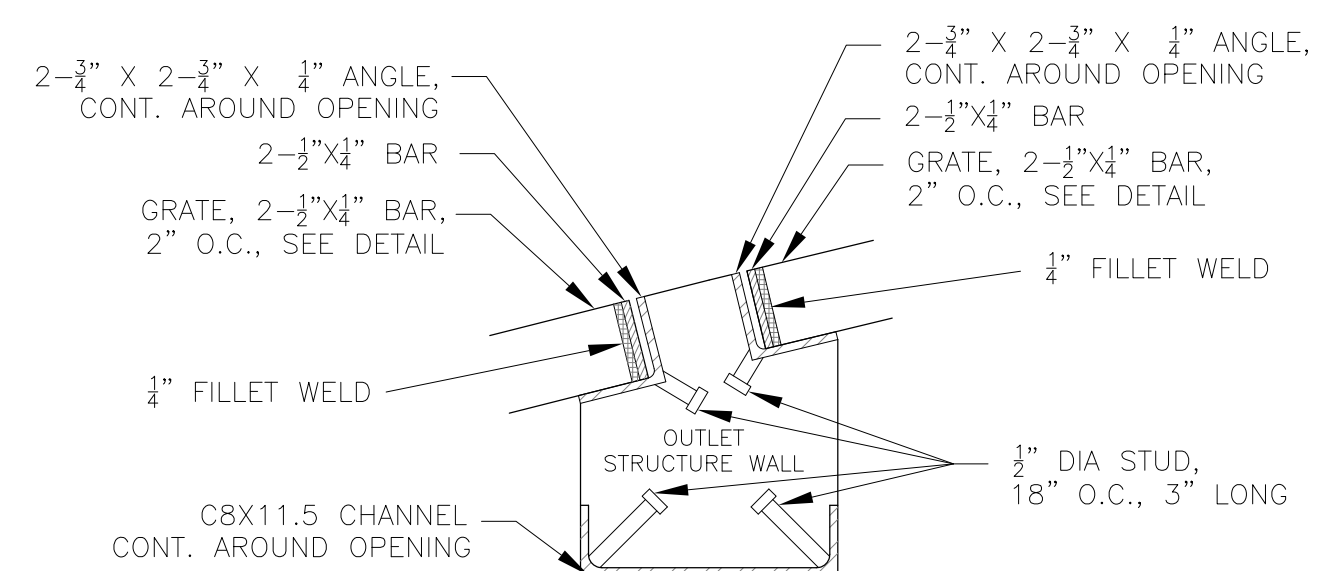
CORE ENGINEERING GROUP
15004 1ST AVENUE, S.
DENVER, CO 80202
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

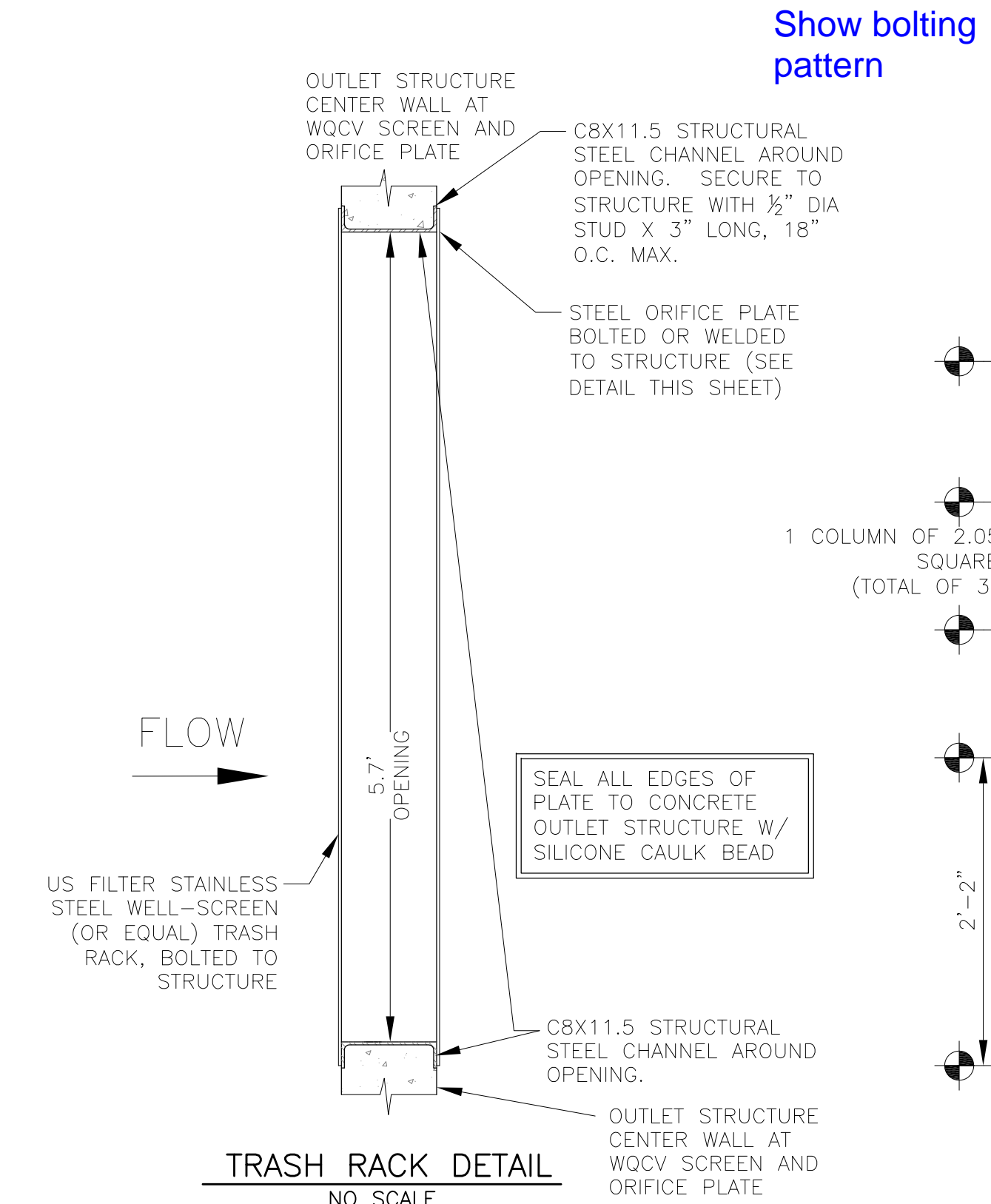
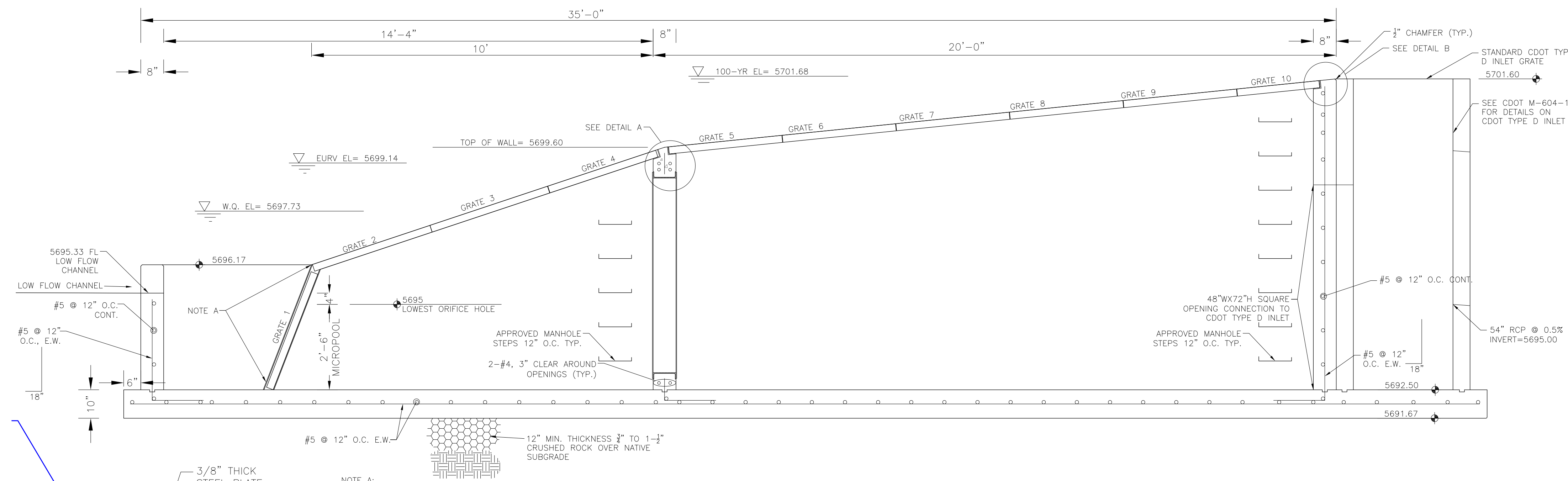
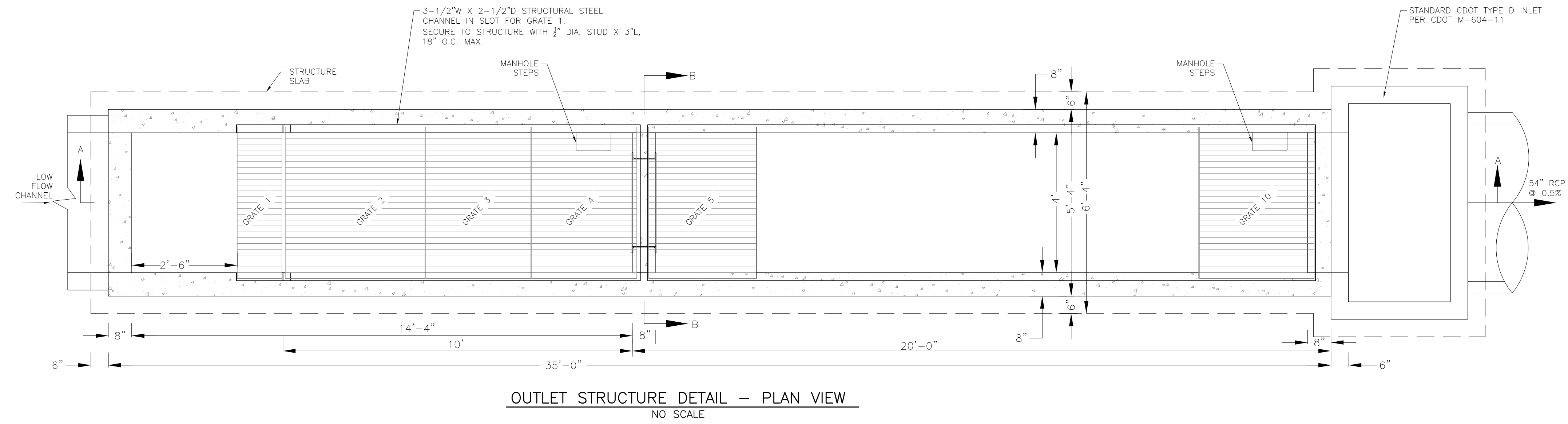
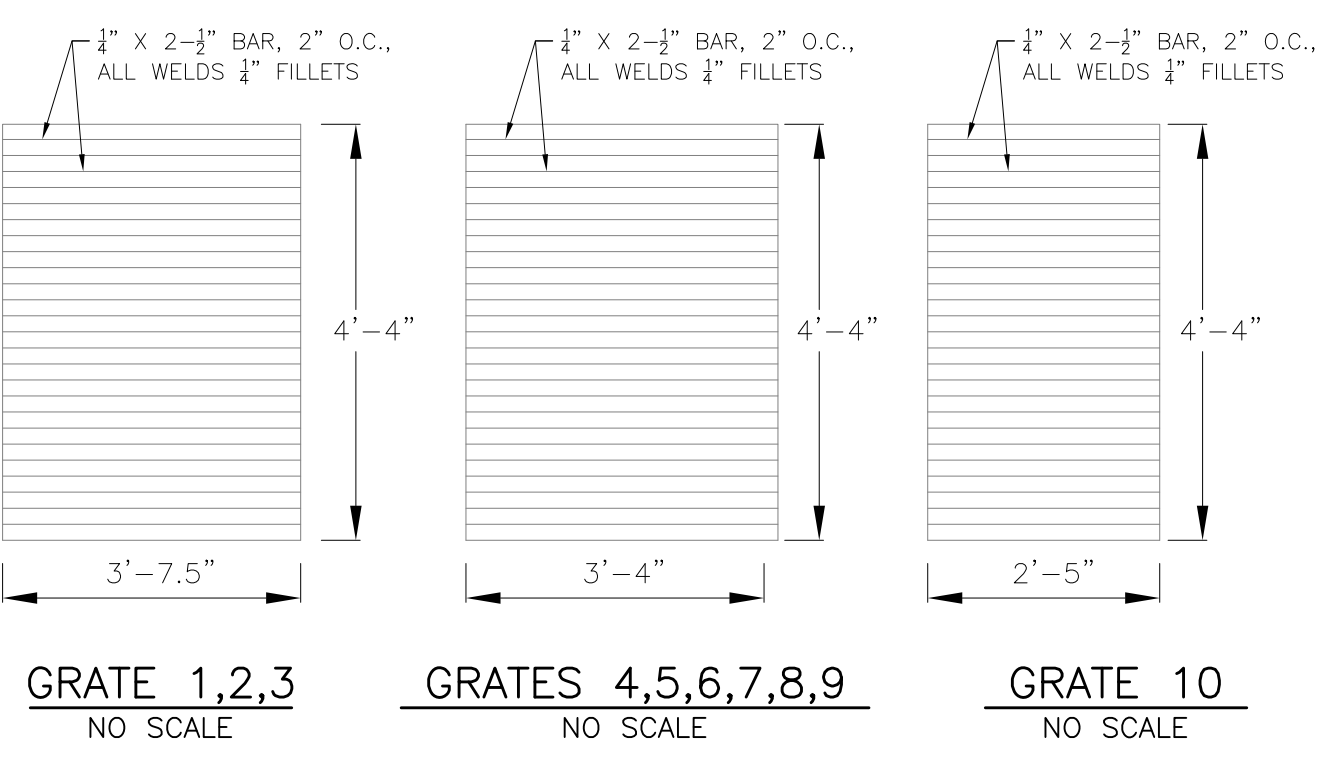
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

DATE: MARCH 1, 2018
PROJECT NO. 100.042
SHEET NUMBER C9.5
TOTAL SHEETS: 44

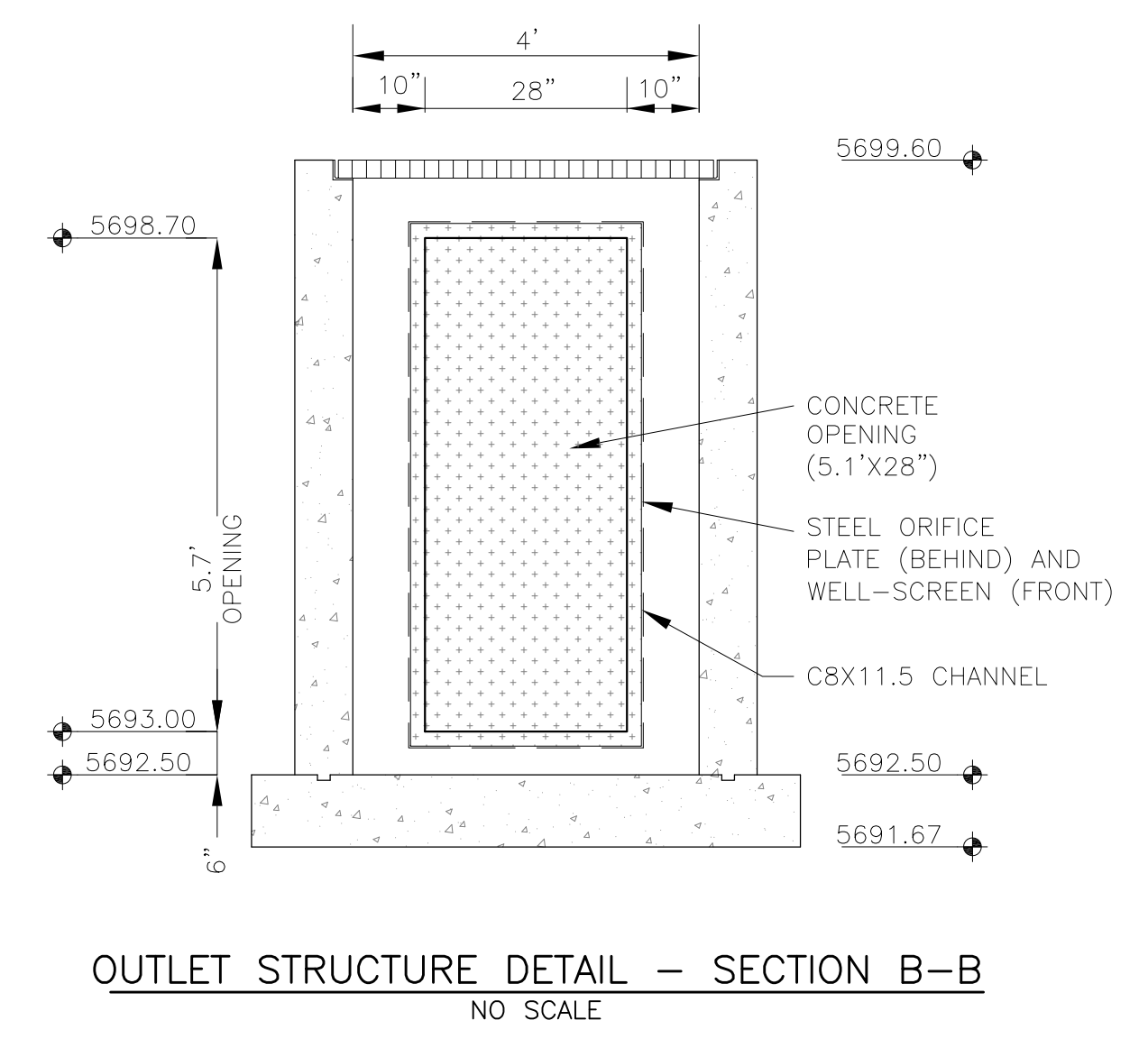


NOTE: AFTER CONCRETE STRUCTURE HAS BEEN POURED ALL GRATE DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO GRATE CONSTRUCTION



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



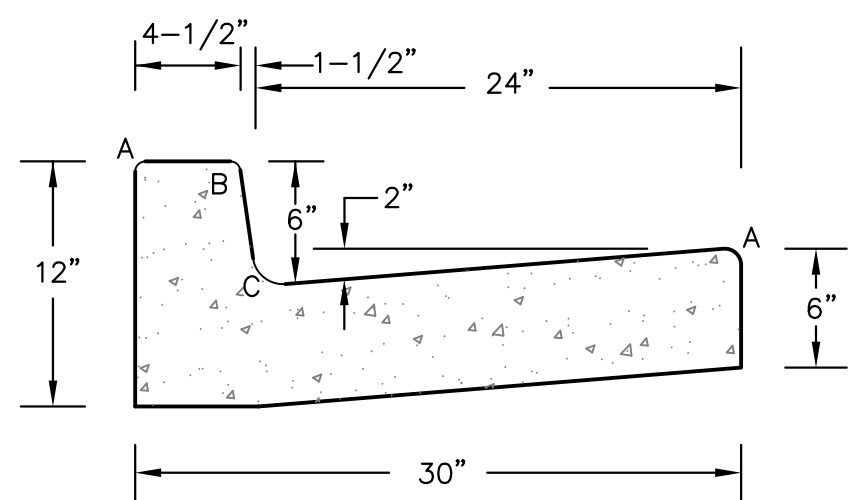
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 719 570 1100
 PHO: 719 570 1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceng1.com

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

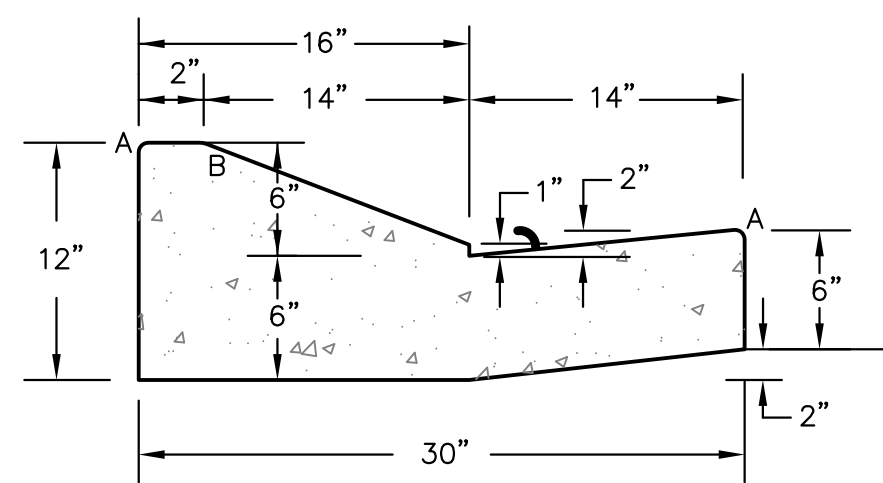
DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

DATE: MARCH 1, 2018
 PROJECT NO: 100.042
 SHEET NUMBER: **C9.6**
 TOTAL SHEETS: 44



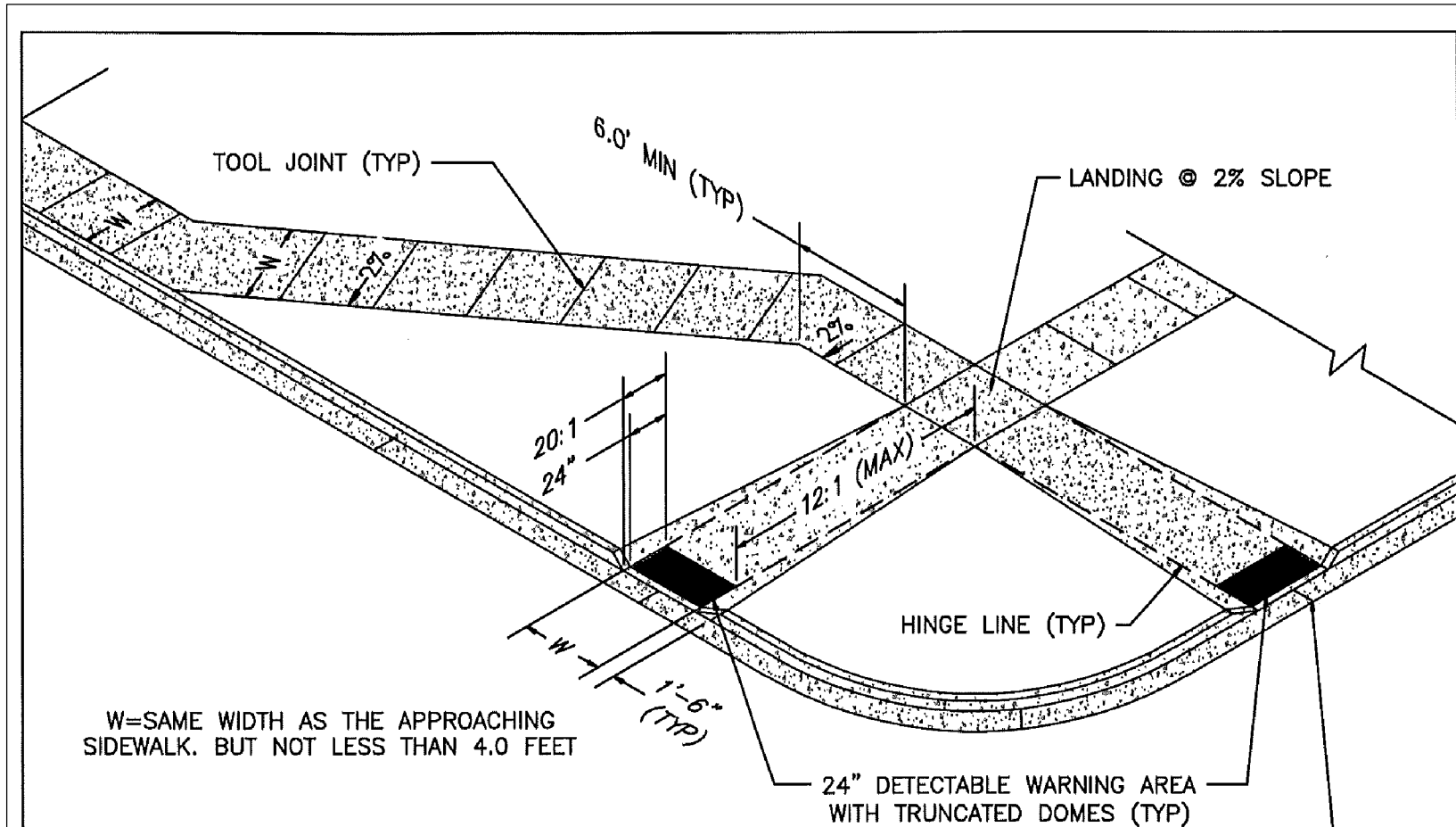
TYPE 'A'
VERTICAL CURB AND GUTTER
SCALE 1" = 1'-0"



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

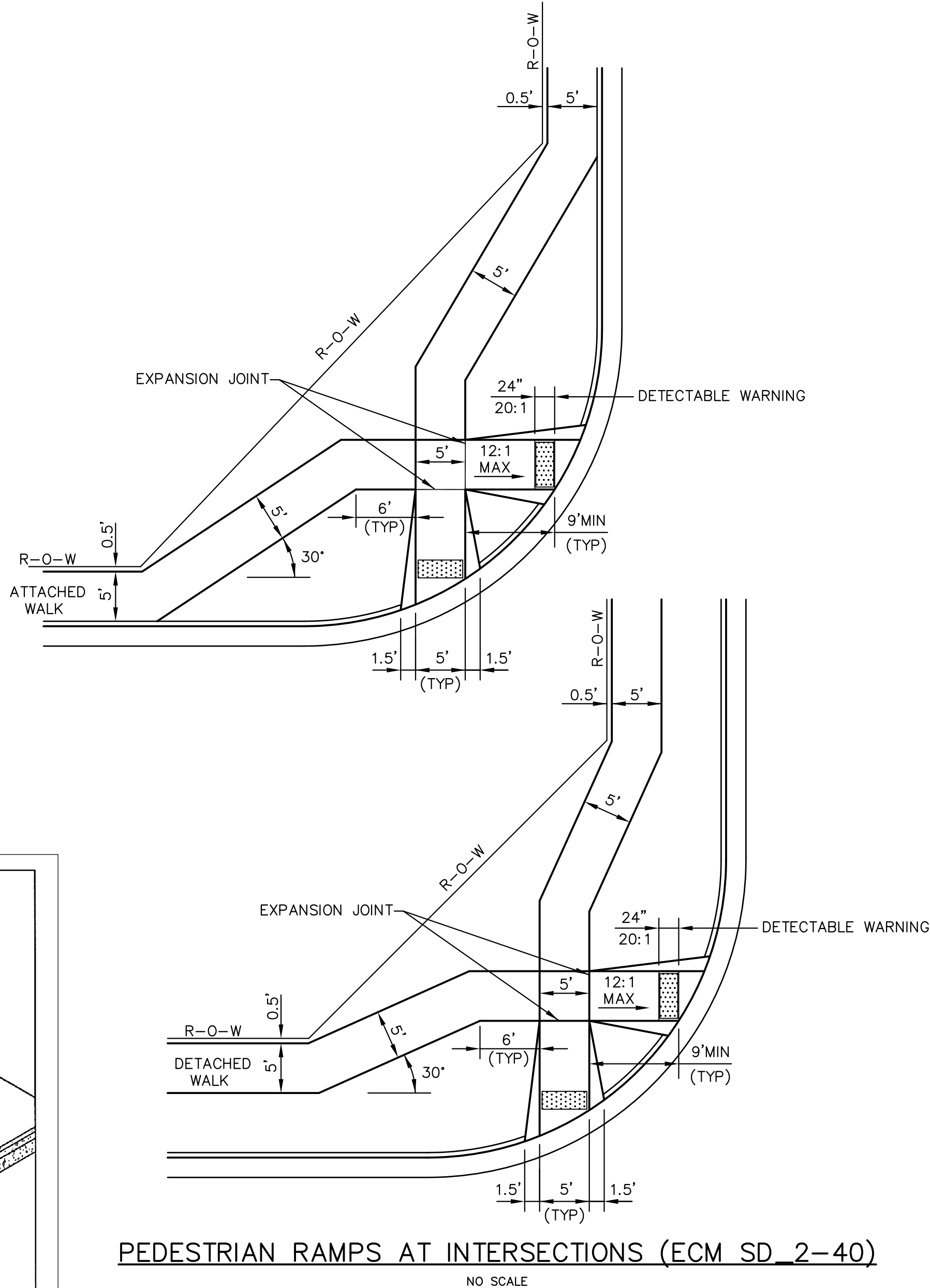
LENGTH FOR RADII	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

CURB DETAILS (ECM SD 2-20)

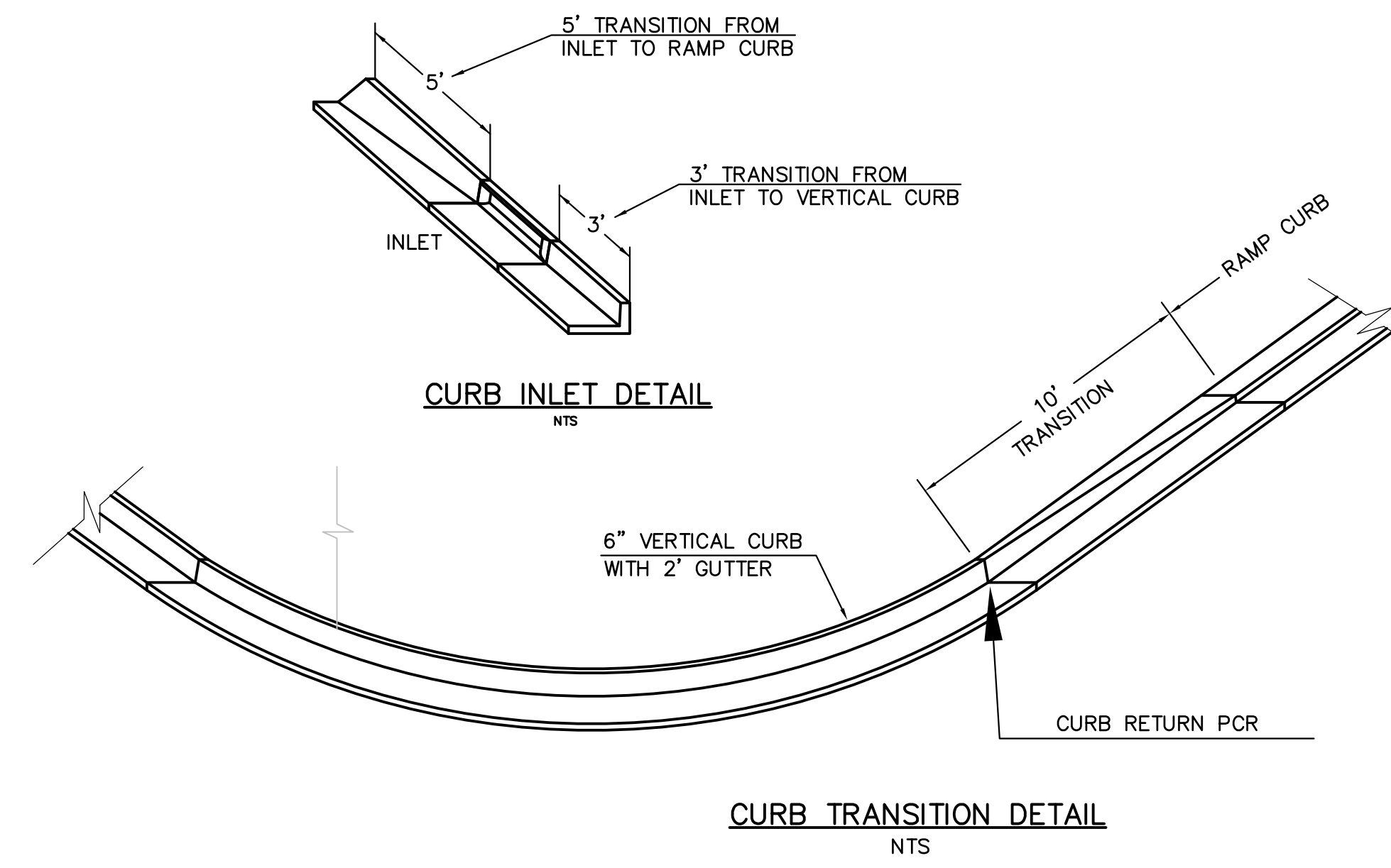


- PEDESTRIAN RAMP NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
 - CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
 - PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, 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.

- 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.

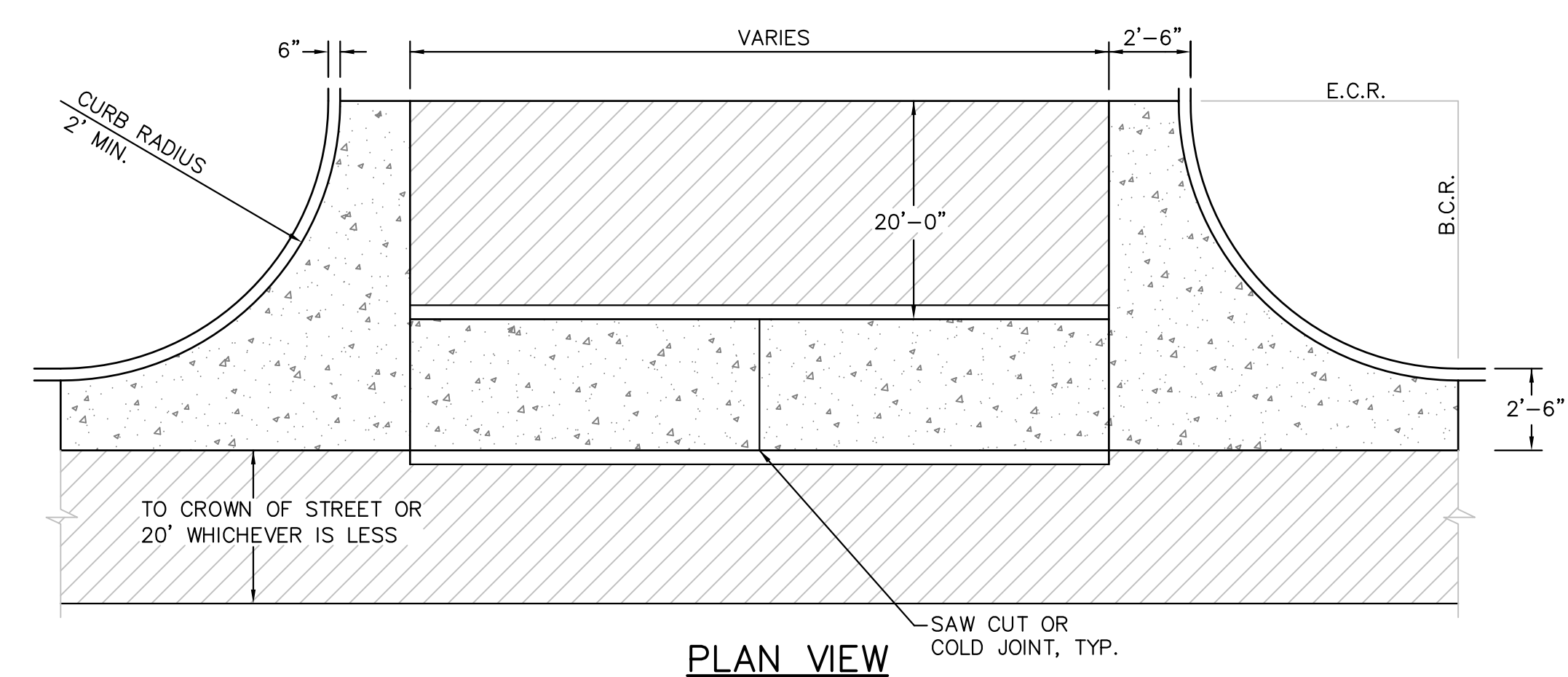


PEDESTRIAN RAMPERS AT INTERSECTIONS (ECM SD 2-40)
NO SCALE

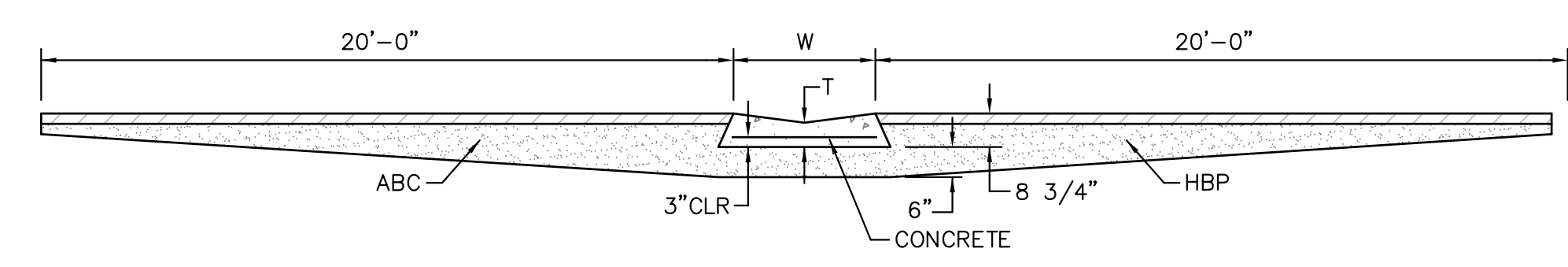


CURB INLET DETAIL
NTS

CURB TRANSITION DETAIL
NTS

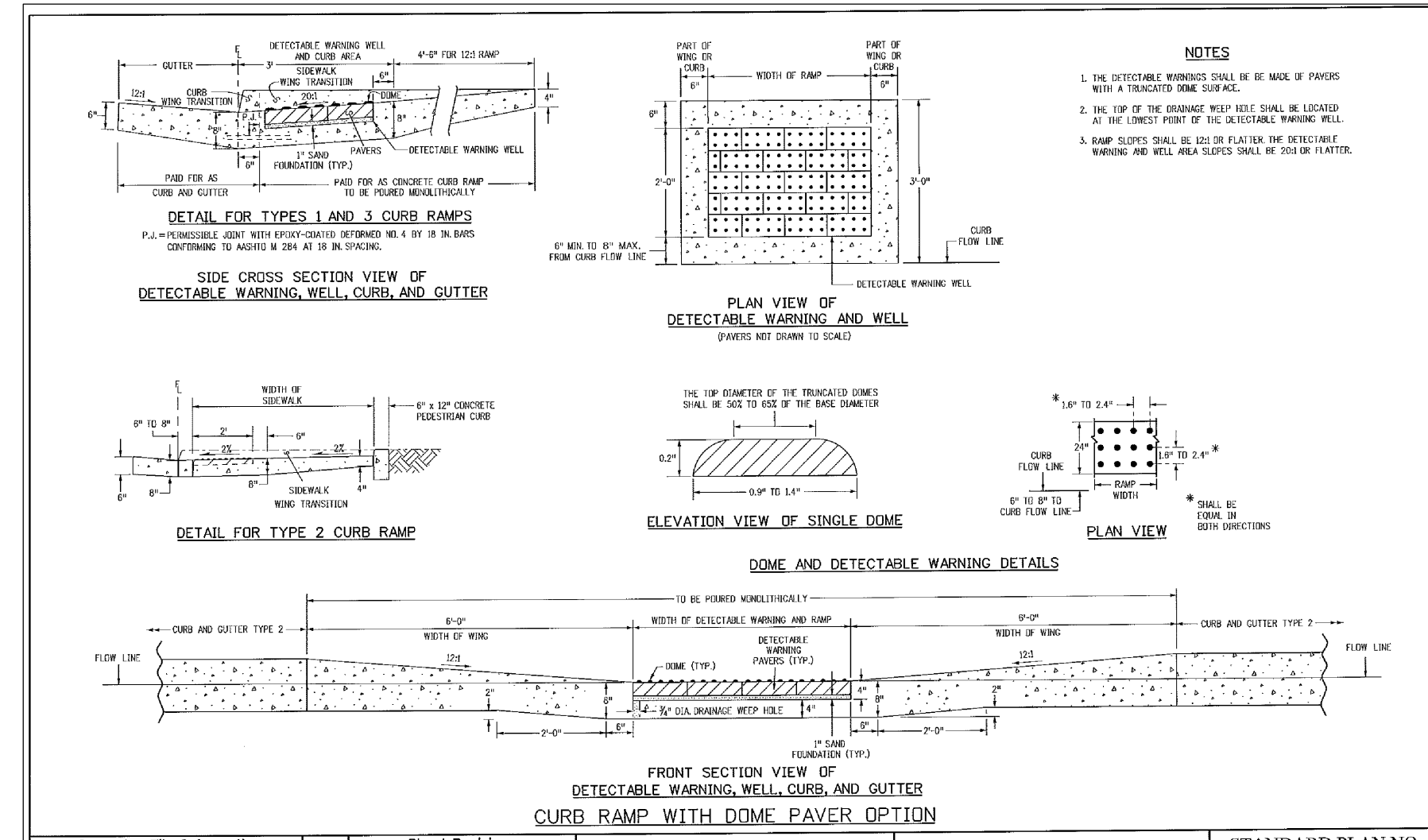


PLAN VIEW



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

- NOTES**
- W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, 10' FOR ARTERIAL ROADS.
 - T = SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8" PCC, OR 9" FOR COLLECTORS MINIMUM WITH 6x6 - 4.4 WWF OR #4 @ 18"E.W.
 - 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
 - DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.



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

DATE APPROVED: 7/9/09 André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 1/18/11 FILE NAME: SD_2-41	<p>Pedestrian Intersection Ramp Standard Drawing</p>
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Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
C:\projects\100.042\100.042.dwg Local Modification Code: 07/20/09 Date: 07/20/09 User: JLD Project Development Branch	0101 0102 0103 0104 0105 0106 0107 0108 0109 0110 0111 0112 0113 0114 0115 0116 0117 0118 0119 0120 0121 0122 0123 0124 0125 0126 0127 0128 0129 0130 0131 0132 0133 0134 0135 0136 0137 0138 0139 0140 0141 0142 0143 0144 0145 0146 0147 0148 0149 0150 0151 0152 0153 0154 0155 0156 0157 0158 0159 0160 0161 0162 0163 0164 0165 0166 0167 0168 0169 0170 0171 0172 0173 0174 0175 0176 0177 0178 0179 0180 0181 0182 0183 0184 0185 0186 0187 0188 0189 0190 0191 0192 0193 0194 0195 0196 0197 0198 0199 0200	Project Development Branch DD/LTA Issued By: Project Development Branch on July 4, 2009	CURB RAMPERS M-608-1 Sheet No. 6 of 6

<p>CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 56306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@cegi.com</p>	DATE	MARCH 1, 2018
	DESCRIPTION	ROADWAY DETAIL SHEET
<p>PREPARED FOR: LORSON RANCH EAST FILING NO. 1 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-5200 CONTACT: JEFF MARK</p>	NO.	
<p>CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 56306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@cegi.com</p>	DRAWN:	RLS
	DESIGNED:	RLS
	CHECKED:	RLS
	DATE:	MARCH 1, 2018
	PROJECT NO.:	100.042
	SHEET NUMBER:	C10.1
	TOTAL SHEETS:	44

GENERAL NOTES:
 1. FOR LENGTH (L) 10 FT. OR MORE, PROVIDE MAINTENANCE ACCESS AT BOTH ENDS WITH AN ACCESSIBLE WALKWAY AND COVER. PROVIDE MAINTENANCE ACCESS AT EACH END.
 2. STATION POINT AT MIDPOINT OF INLET MANHOLE.
 3. MEET SHAPE OF NORMAL BARBERS CURB AND GUTTER HERE.
 4. SEE CHANNEL LAYOUT ON SHEET 2.
 5. WHEN A TYPE R INLET IS USED WITH VARIABLE CURB AND GUTTER, THE TRANSITION SHALL BE CONSTRUCTED TO MATCH THE EXISTING CURB AND GUTTER FOR 25 CURB AND GUTTER.
 6. MINIMUM CURB AND GUTTER.
 7. FOR A 1'-0" FINISH SLOPE 1" PER FT.

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

MARK	BAR SIZE	D.C. SPACING	TYPE	ALL INLETS L = 5 FT.	NO. REQ'D	NO. REQ'D	L = 10 FT.	NO. REQ'D	L = 15 FT.	NO. REQ'D	L = 20 FT.	NO. REQ'D
400	4	12"	II	11	11	22	11	11	22	11	11	11
401	4	12"	II	7	7	13	7	13	7	7	7	7
402	4	12"	II	8	8	15	8	15	8	8	8	8
403	4	12"	II	8	8	15	8	15	8	8	8	8

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

LENGTH	NO. REQ'D	NO. REQ'D	L = 5 FT.	NO. REQ'D	L = 10 FT.	NO. REQ'D
18"	401	402	403	CONC. STEEL	CONC. STEEL	CONC. STEEL
18"	10	10	10	3.2	3.3	4.0
2'-0"	2'-0"	2'-0"	2'-0"	3.4	3.6	4.3

GENERAL NOTES:
 1. CONCRETE SHALL BE CAST IN PLACE OR PRECAST.
 2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN THICK.
 3. INLET STEPS SHALL BE IN CONFORMANCE WITH SECTION 10.02.
 4. CURB FACE ASSEMBLY SHALL BE CAST AFTER REINFORCING.
 5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4" IN CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
 6. REINFORCING BARS SHALL BE EMBEDDED AND SHALL HAVE A 2 IN MINIMUM CLEARANCE ALL REINFORCING BARS SHALL BE EPOXY COATED.
 7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NORMAL.
 8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
 9. SINCE PIPE DIMENSIONS VARY, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK QUANTITIES INCLUDE WEIGHTS OCCUPYING BY PIPES.
 10. STRUCTURE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
 11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

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

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

TABLE THREE ~ CHANNEL LAYOUT DETAILS

TABLE FOUR ~ BAR BENDING DIAGRAMS ~ (DIMENSIONS ARE OUT-TO-OUT OF BAR)

CORE ENGINEERING GROUP
 15004 15TH AVENUE S.E.
 PLANO, CO 80650
 PHONE: 727.9770.1100
 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 BLVD. - OLD GLORY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

CURB INLET TYPE R
 STANDARD PLAN NO. M-604-12
 Sheet No. 1 of 2

LORSON RANCH EAST FILING NO. 1
STORM SEWER DETAILS

DATE: MARCH 1, 2018

PROJECT NO. 100.042

SHEET NUMBER C10.2

TOTAL SHEETS: 44

PIPE ID
 48" AND SMALLER
 54"
 60" AND LARGER

BW
 6'-4"
 6'-10"
 OD + 16"

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

SCALE: NOT TO SCALE

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

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

SCALE: NOT TO SCALE

11/10/04
 Storm Sewer Manhole Detail Type II Standard Drawing
 André P. Brackin
 DEPARTMENT OF TRANSPORTATION

SECTION A-A (APPROX 175 LBS)

SECTION B-B (APPROX 144 LBS)

TYPE 'I' INLET ALTERNATIVE LABELING

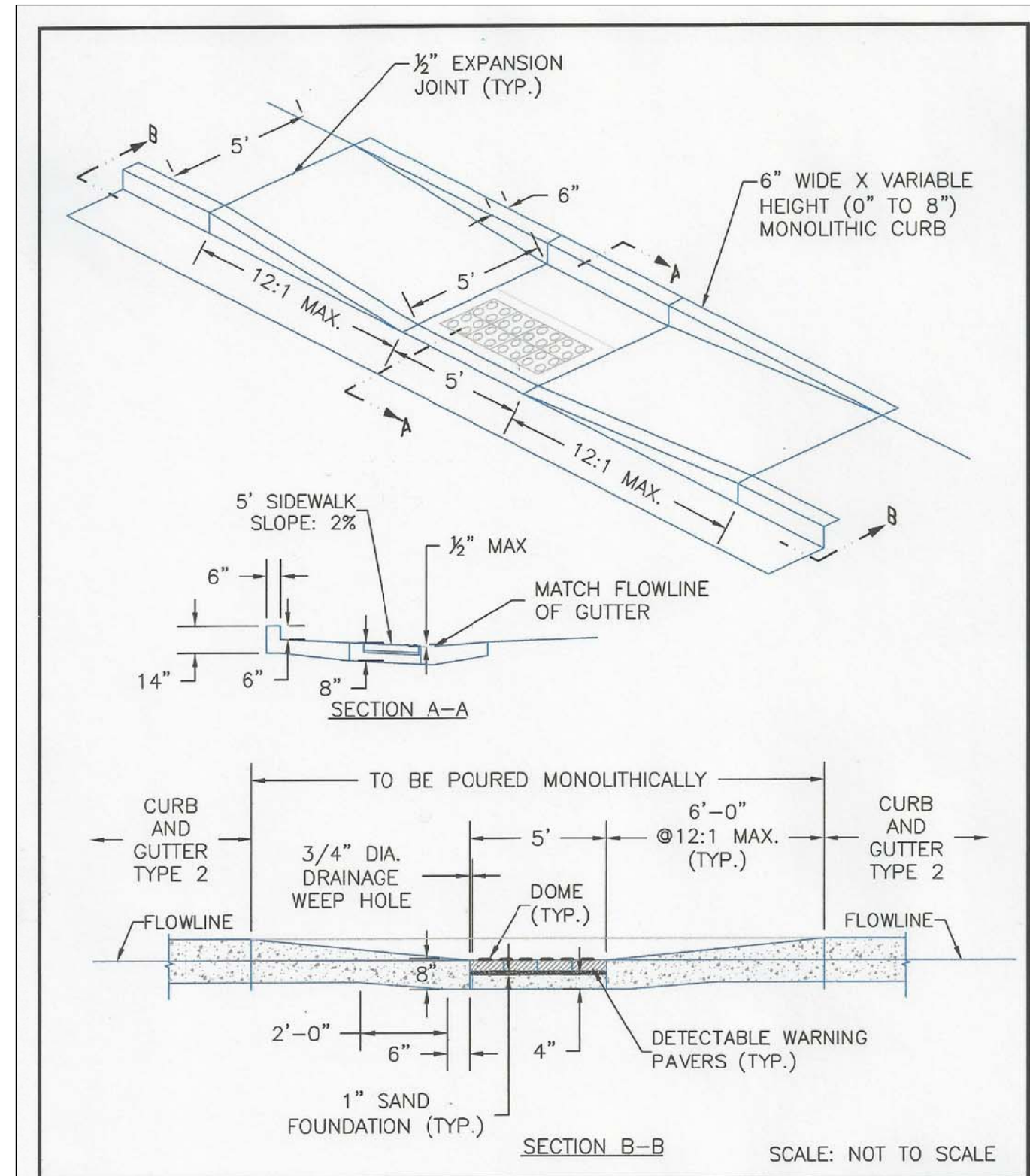
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9/16/10
 Storm Sewer Manhole Details Standard Drawing
 André P. Brackin
 DEPARTMENT OF TRANSPORTATION

DATE: _____

DESCRIPTION: _____

NO: _____



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

delete?

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
 (719) 635-5200
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

LORSON RANCH EAST FILING NO. 1
ROADWAY DETAIL SHEET
OUTLET STRUCTURE

DATE:
MARCH 1, 2018

PROJECT NO.
100.042

SHEET NUMBER
C10.3

TOTAL SHEETS: 44

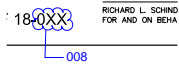
Markup Summary

dsdrice (18)



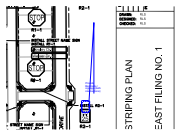
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Replace with: "In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Director's discretion."



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008



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Provide Barricade / signage (both intersections)

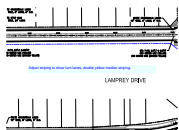


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Adjust striping to show turn lanes, double yellow median striping.

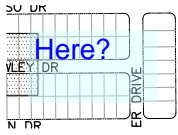


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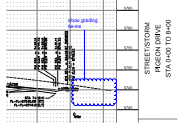
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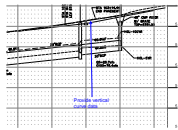
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Here?



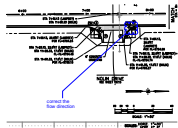
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show grading tie-ins



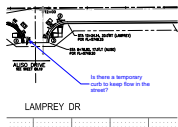
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Provide vertical curve data



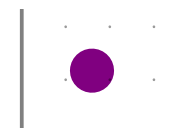
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correct the flow direction



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Is there a temporary curb to keep flow in the street?

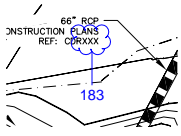


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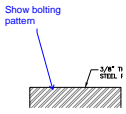
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Show access roads.



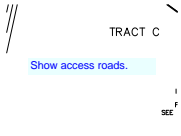
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183



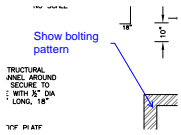
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Show bolting pattern



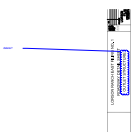
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Show access roads.



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Show bolting pattern



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delete?