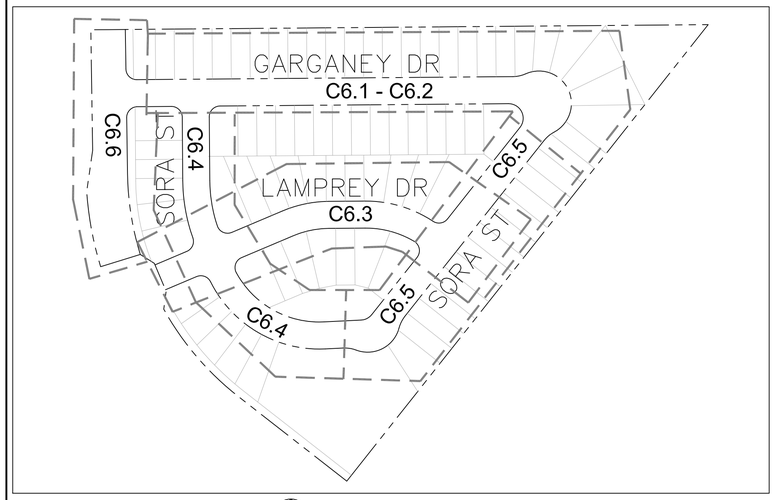


KEY MAP
NO SCALE

CONSTRUCTION PLANS
FOR

SKYLINE AT LORSON RANCH FILING NO. 1

STORM SEWER
CONSTRUCTION PLANS
including STREETS (FOR INFORMATION ONLY)

VICINITY MAP
NO SCALE

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

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

PREPARED FOR:
LORSON, LLC
N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, CO 80903
719–635–3200
CONTACT: JEFF MARK

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

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

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

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

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

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

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

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

BASIS OF BEARING

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

BENCHMARK

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

TRAFFIC CONTROL NOTE

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

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING AND PROPOSED RIGHT OF WAY
- EXISTING AND PROPOSED LOT LINES
- EXISTING AND PROPOSED EASEMENTS
- STREET CENTERLINE
- PROPOSED CURB AND GUTTER
- EX–W — EXISTING WATERMAIN
- W–8 — 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

C/G	CURB AND GUTTER
C/L	CENTERLINE
CTY	COUNTY
EX	EXISTING
FL	FLOW LINE
OPT.	OPTIONAL
PCR	POINT OF CURVATURE
PROP	PROPOSED
RT/LT	RIGHT/LEFT
REM	REMOVE
STA	STATION
TBC	TOP BACK OF CURB

PUDSP-21-002

CONSTRUCTION APPROVAL

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

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

_____

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

ENGINEER'S APPROVAL

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

_____

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

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

NO. | DESCRIPTION | DATE

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

PROJECT:
SKYLINE AT LORSON RANCH FIL. NO. 1
GRAYLING DR – LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

SKYLINE AT LORSON RANCH FIL. NO. 1
STORM SEWER
CONSTRUCTION PLANS

DATE:
MAY 20, 2021

PROJECT NO.
100.063

SHEET NUMBER
C0.1
TOTAL SHEETS: 18

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 TIRED VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER–EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTMM 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.*

STORM SEWER NOTES:

1. *CONTRACTOR SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUL JOINT GASKET FOR ALL RCP STORM SEWER JOINTS*

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO. | DESCRIPTION | DATE

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

PROJECT:
SKYLINE AT LORSON RANCH FIL. NO. 1
GRAYLING DR – LAMPREY DR
COLORADO SPRINGS, COLORADO

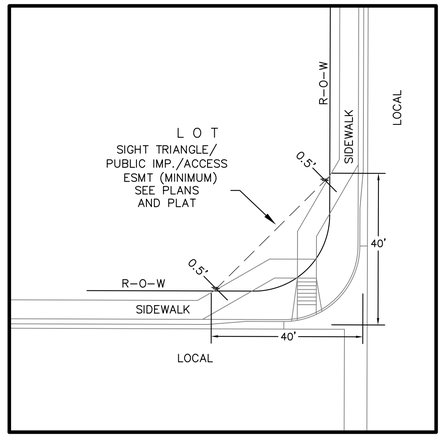
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

CREEKSIDE SOUTH AT LORSON RANCH
STREET / STORM SEWER
NOTES

DATE:
MAY 20, 2021

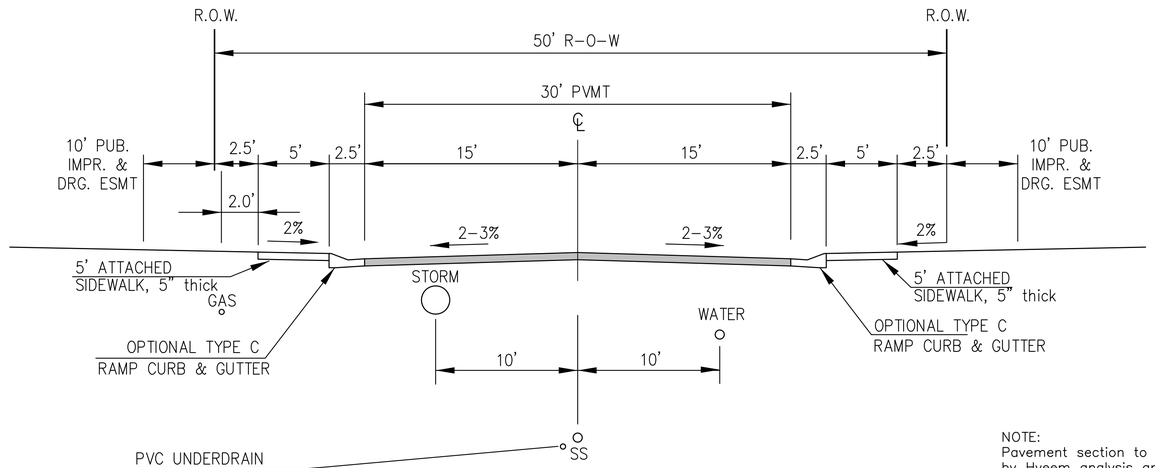
PROJECT NO.
100.063

SHEET NUMBER
C1.2
TOTAL SHEETS: 18



LOCAL ROADWAY SIGHT TRIANGLE
PUBLIC IMPROVEMENT ESMT.
NOT TO SCALE

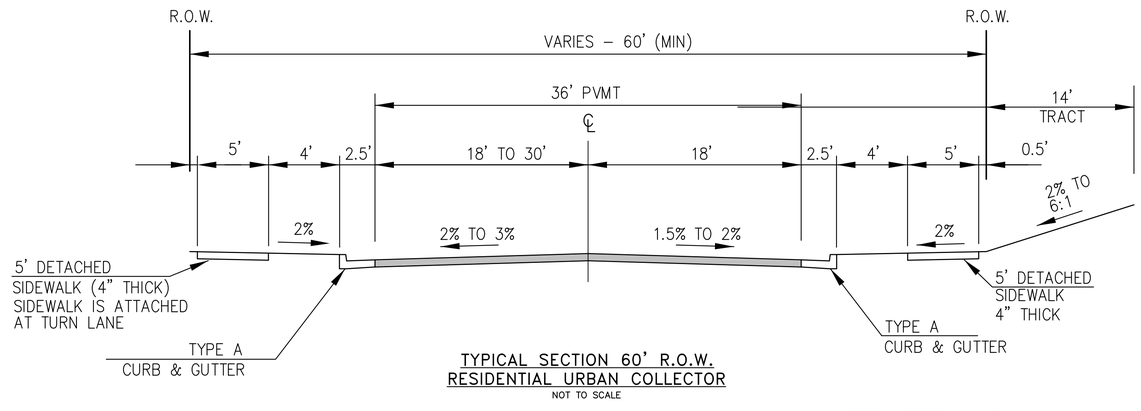
NOTE:
ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE SIDEWALK ENCROACHES INTO THE PRIVATE LOTS. SEE CONSTRUCTION DRAWINGS AND THE FINAL PLAT. SEE CONSTRUCTION DRAWINGS AND PLAT FOR SIGHT TRIANGLES



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

GARGANEY DR, LAMPREY DR, SORA STREET

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



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

GRAYLING 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

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212 N. WAHSATCH AVE, SUITE 301
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(719) 635-3200
CONTACT: JEFF MARK

PROJECT:
SKYLINE AT LORSON RANCH FIL. NO. 1
GRAYLING DR – LAMPREY DR
COLORADO SPRINGS, COLORADO

NO.	DESCRIPTION	DATE

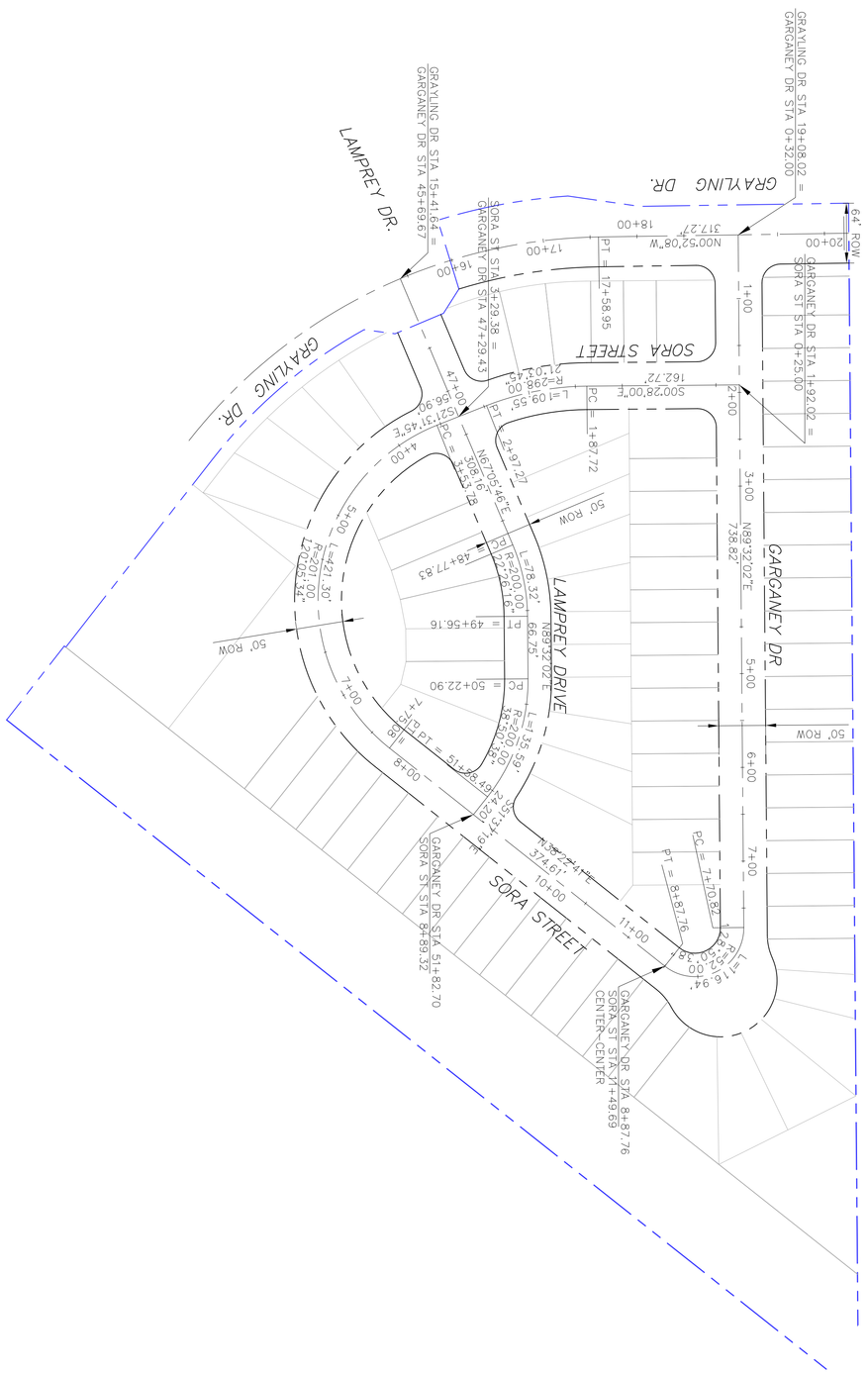
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

TYPICAL SECTIONS

DATE:
MAY 20, 2021

PROJECT NO.
100.063

SHEET NUMBER
C1.3
TOTAL SHEETS: 18



TOTAL SHEETS: 18	SHEET NUMBER: C2.1	PROJECT NO: 100.063	DATE: MAY 20, 2021

SKYLINE AT LORSON RANCH FIL. NO. 1

HORIZONTAL CONTROL PLAN

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

NO.	DESCRIPTION	DATE

PROJECT:
SKYLINE AT LORSON RANCH FIL. NO. 1
GRAYLING DR – LAMPREY DR
COLORADO SPRINGS, COLORADO

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
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Signing and Striping Notes:

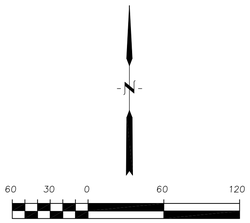
1. All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
2. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that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

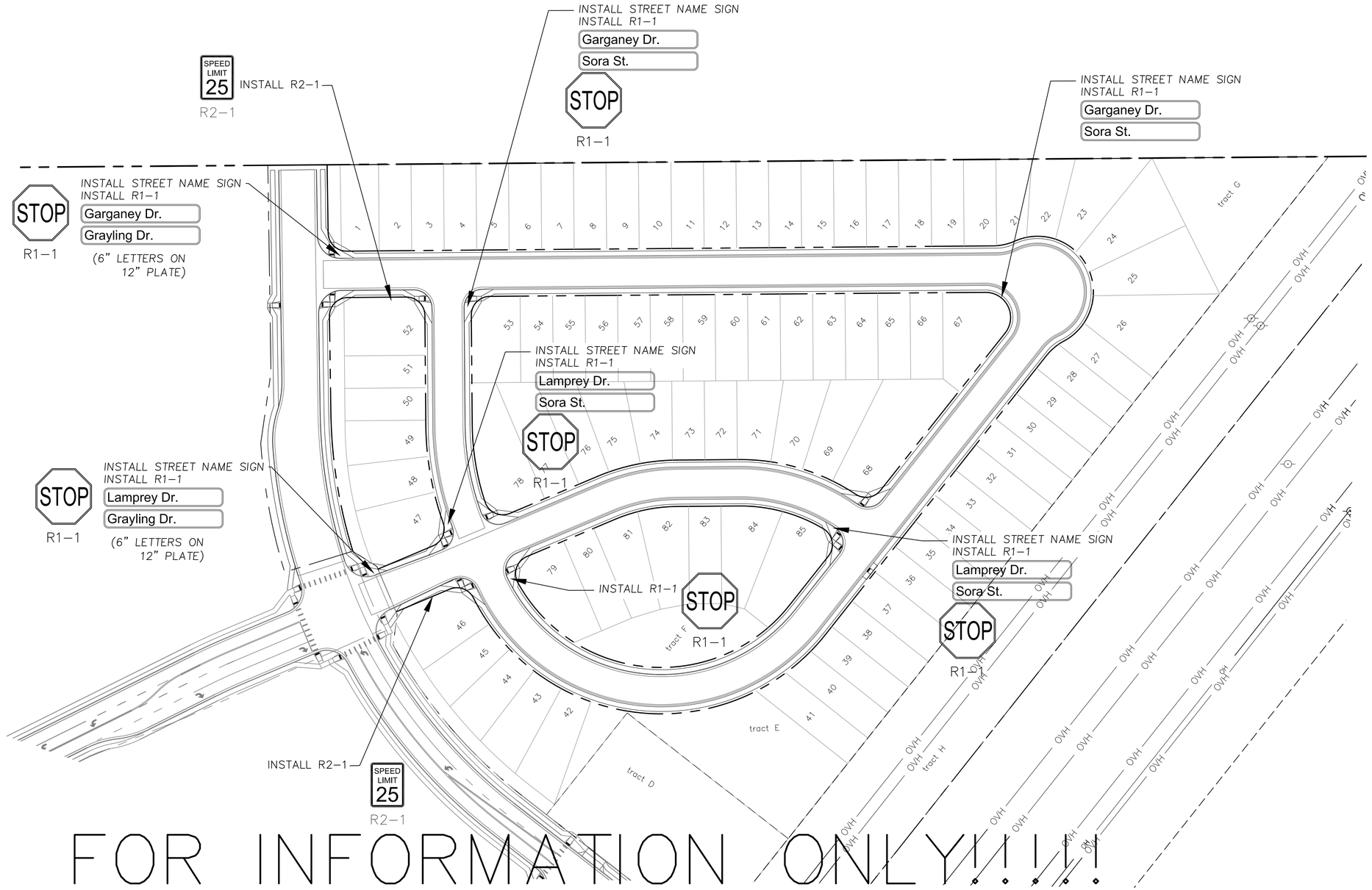
Notes:

1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs
2. Sign locations shall be in accordance with MUTCD standards and with CDOT S–614–1 details.

SIGNAGE SIZING:

1. R1–1 "STOP SIGN", 30"X30"
2. R2–1 "SPEED LIMIT SIGN", 24"X30"





FOR INFORMATION ONLY!!!!!

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PROJECT:
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GRAYLING DR – LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

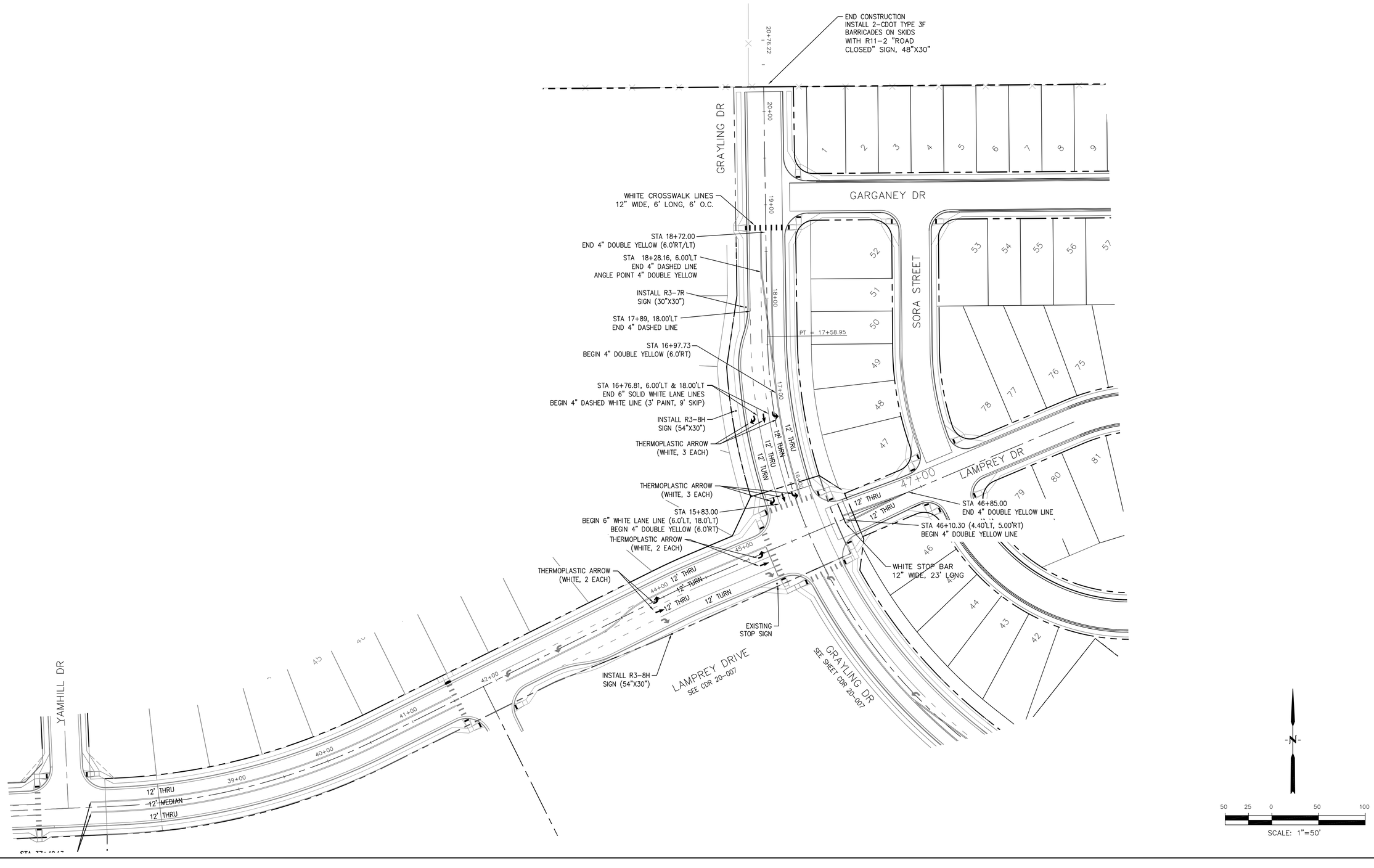
SIGNING AND STRIPING PLAN
SKYLINE AT
LORSON RANCH FIL NO. 1

DATE:
MAY 20, 2021

PROJECT NO.
100.063

SHEET NUMBER
C5.1
TOTAL SHEETS: 18

FOR INFORMATION ONLY!!!!!



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

NO.	DESCRIPTION	DATE
1.	ADD WARNING SIGNS PER COUNTY COMMENTS	4/20/2018

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

PROJECT:
SKYLINE AT LORSON RANCH FIL. NO. 1
GRAYLING DR - LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

GRAYLING DR & LAMPREY DR SIGNING & STRIPING PLAN

DATE:
MAY 20, 2021

PROJECT NO.
100.063

SHEET NUMBER
C5.2

TOTAL SHEETS: 18

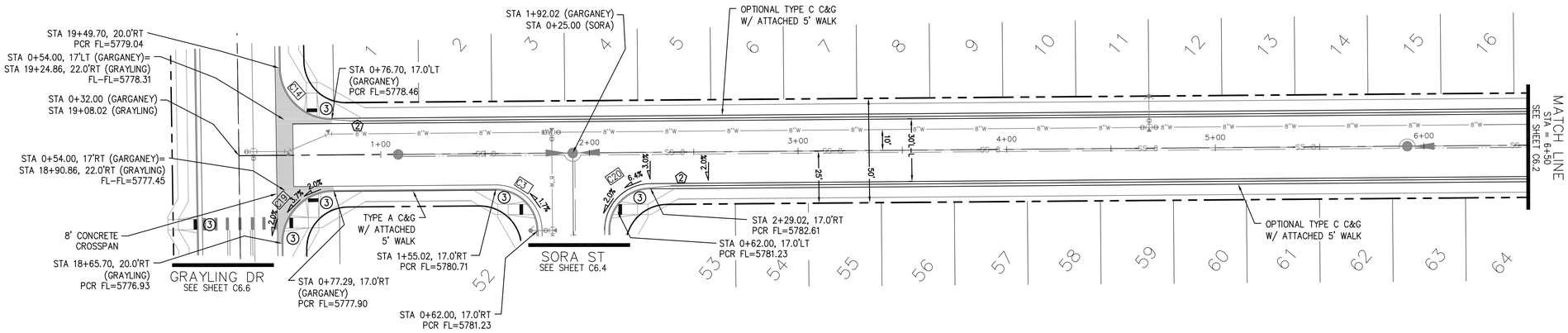
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

[1] CURVE DATA ID

[2] CURB TRANSITIONS

[3] PEDESTRIAN RAMP, SEE SHEET C10.1

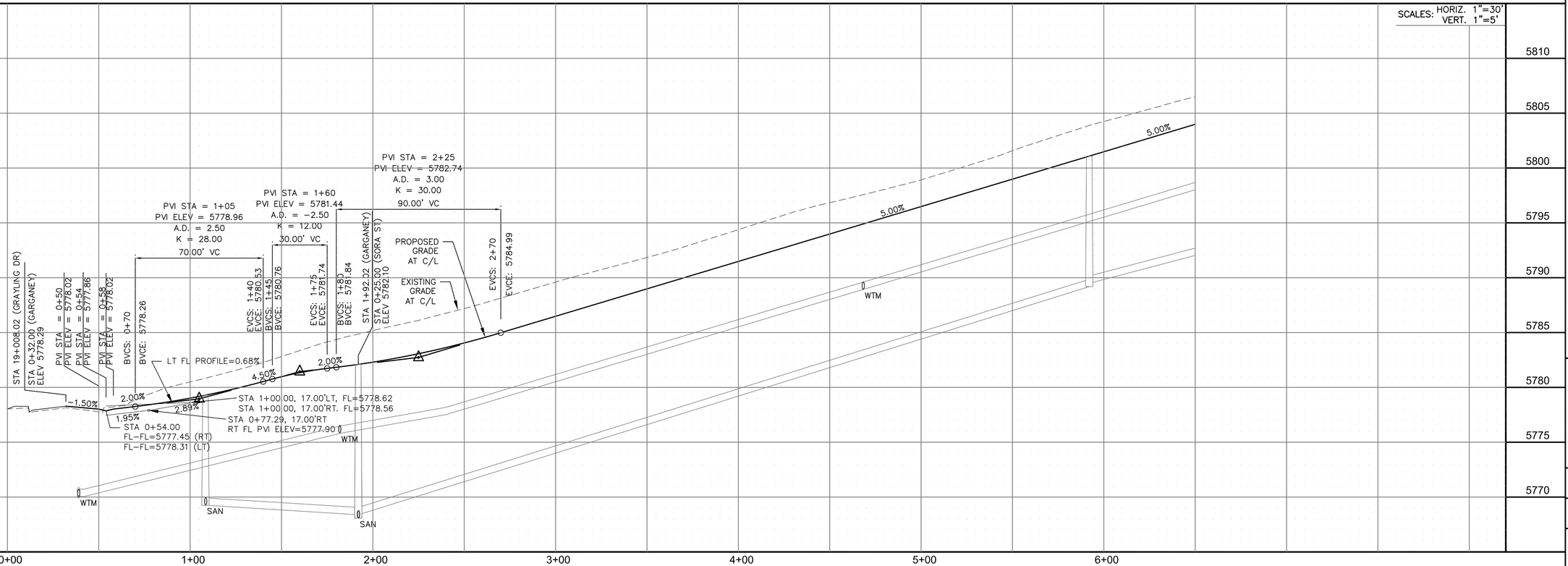
FL CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	31.42'	20.00	89°59'57"
C14	39.09'	25.00	89°35'56"
C19	39.44'	25.00	90°24'04"
C20	31.42'	20.00	90°00'03"



GARGANEY DRIVE

SCALE: 1"=30'

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



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

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

PROJECT:
SKYLINE AT LORSON RANCH
GRAYLING DR & LAMPREY DR
COLORADO SPRINGS, COLORADO

NO.	DESCRIPTION	DATE

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STORM
GARGANEY DRIVE
STA 0+00 TO 6+50

DATE:
MAY 20, 2021

PROJECT NO.
100.063

SHEET NUMBER
C6.1

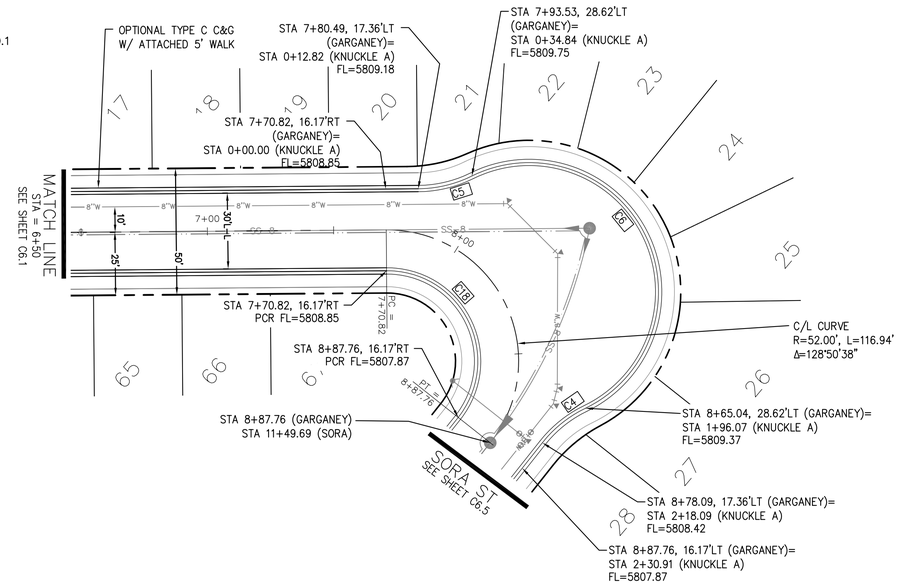
TOTAL SHEETS: 18

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

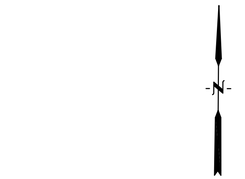
(1) CURVE DATA ID

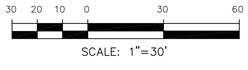
(2) CURB TRANSITIONS

(3) PEDESTRIAN RAMP, SEE SHEET C10.1

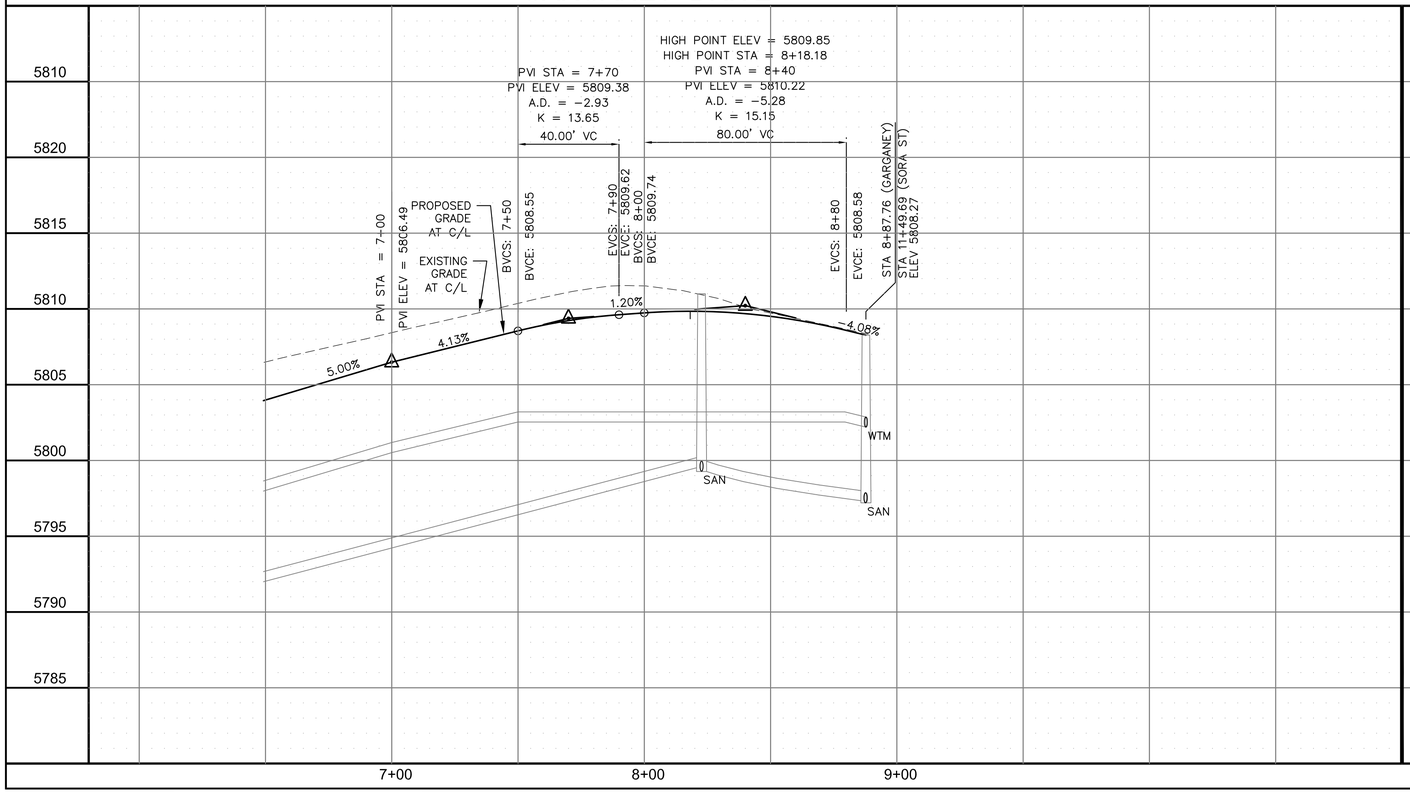


FL CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C4	22.02'	48.83	25°50'31"
C5	22.02'	48.83	25°50'31"
C6	161.23'	51.17	180°31'40"
C18	80.57'	35.83	128°50'38"

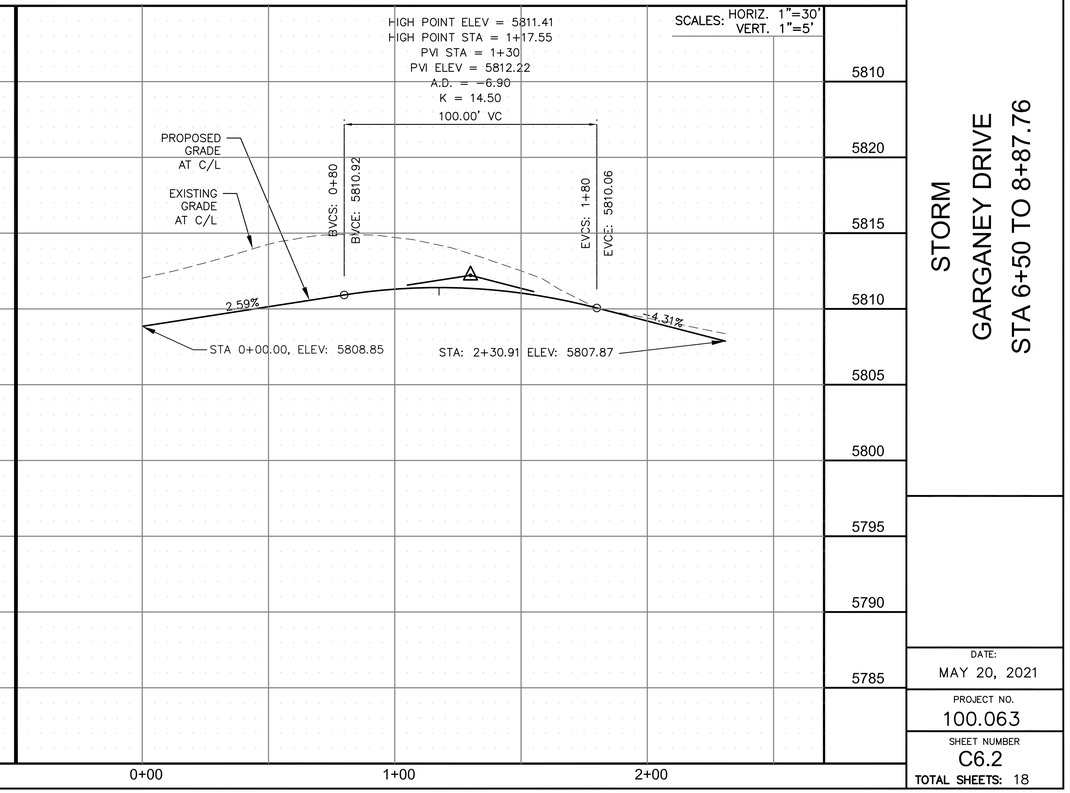




GARGANEY DRIVE



KNUCKLE "A" FL PROFILE



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rlsch@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:
SKYLINE AT LORSON RANCH
GRATEWAY DR & LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STORM
GARGANEY DRIVE
STA 6+50 TO 8+87.76

DATE: MAY 20, 2021
PROJECT NO. 100.063
SHEET NUMBER C6.2
TOTAL SHEETS: 18

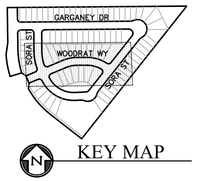
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

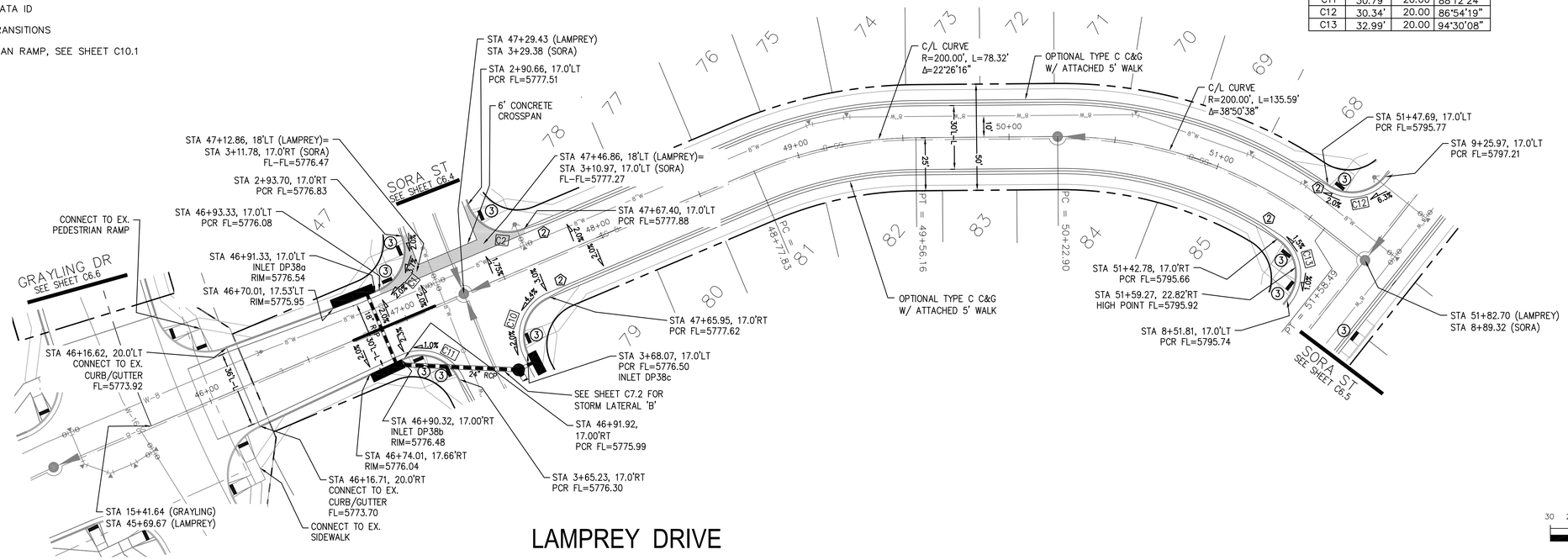
[1] CURVE DATA ID

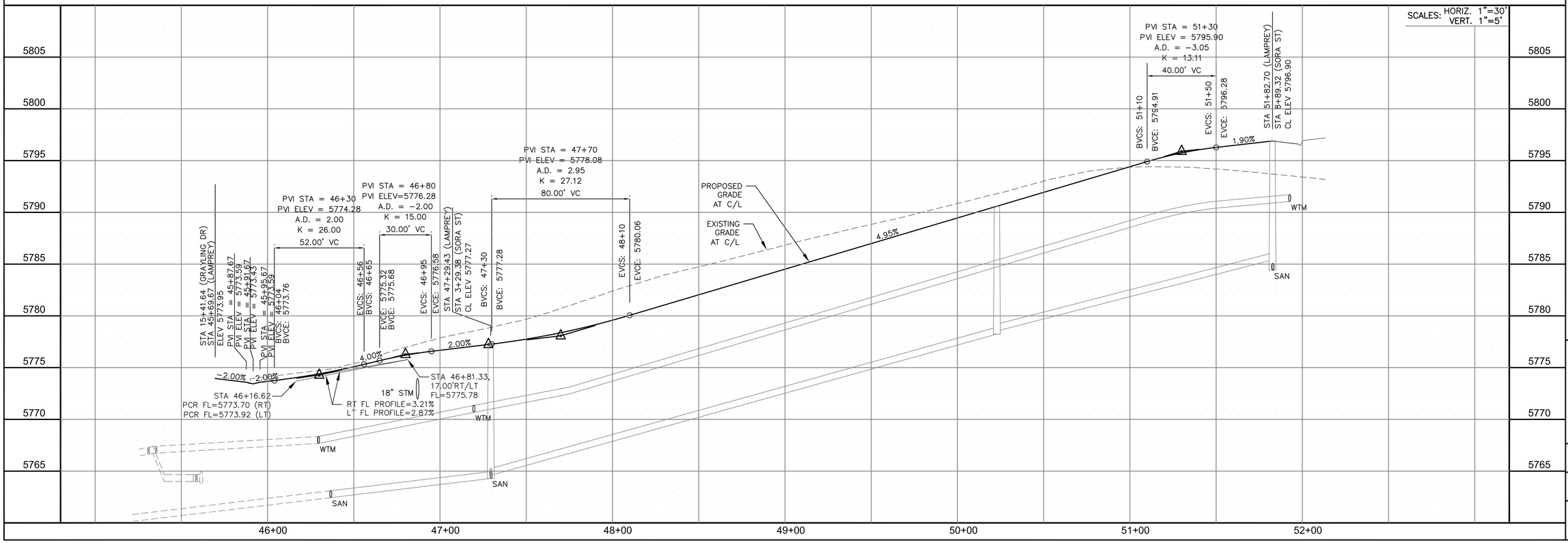
[2] CURB TRANSITIONS

[3] PEDESTRIAN RAMP, SEE SHEET C10.1

FL CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	30.70'	20.00	87°56'18"
C2	32.34'	20.00	92°38'48"
C10	32.33'	20.00	92°36'29"
C11	30.79'	20.00	88°12'24"
C12	30.34'	20.00	86°54'19"
C13	32.99'	20.00	94°30'08"







LAMPREY DRIVE

SCALE: 1"=30'

STORM
LAMPREY DRIVE
STA 46+16 TO 51+83

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

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

PROJECT:
SKYLINE AT LORSON RANCH
GRAYLING DR & LAMPREY DR
COLORADO SPRINGS, COLORADO

NO.	DESCRIPTION	DATE

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

DATE: MAY 20, 2021
PROJECT NO. 100.063
SHEET NUMBER C6.3
TOTAL SHEETS: 18

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

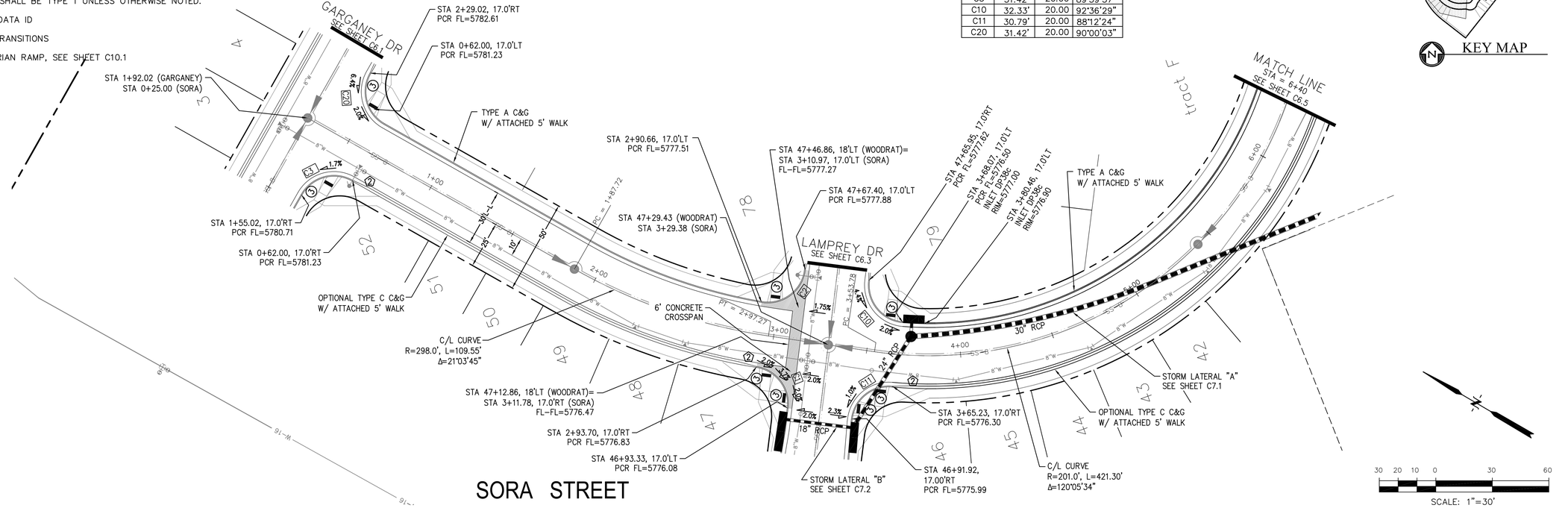
(1) CURVE DATA ID

(2) CURB TRANSITIONS

(3) PEDESTRIAN RAMP, SEE SHEET C10.1

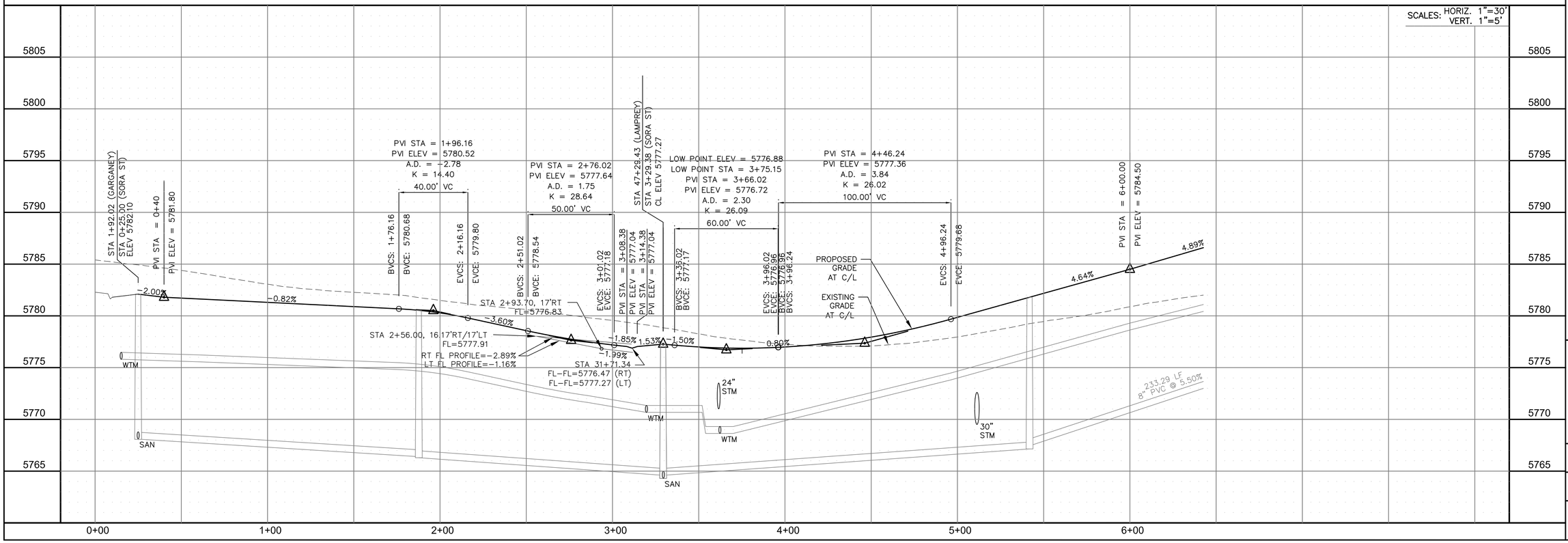
FL CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	30.70'	20.00	87°56'18"
C2	32.34'	20.00	92°38'48"
C3	31.42'	20.00	89°59'57"
C10	32.33'	20.00	92°36'29"
C11	30.79'	20.00	88°12'24"
C20	31.42'	20.00	90°00'03"

KEY MAP



SORA STREET

30 20 10 0 30 60
SCALE: 1"=30'



STORM
SORA STREET
STA 0+25 TO 6+40

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

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

PROJECT:
SKYLINE AT LORSON RANCH
GRAYLING DR & LAMPREY DR
COLORADO SPRINGS, COLORADO

NO.	DESCRIPTION	DATE

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

DATE:
MAY 20, 2021

PROJECT NO.
100.063

SHEET NUMBER
C6.4

TOTAL SHEETS: 18

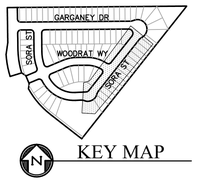
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

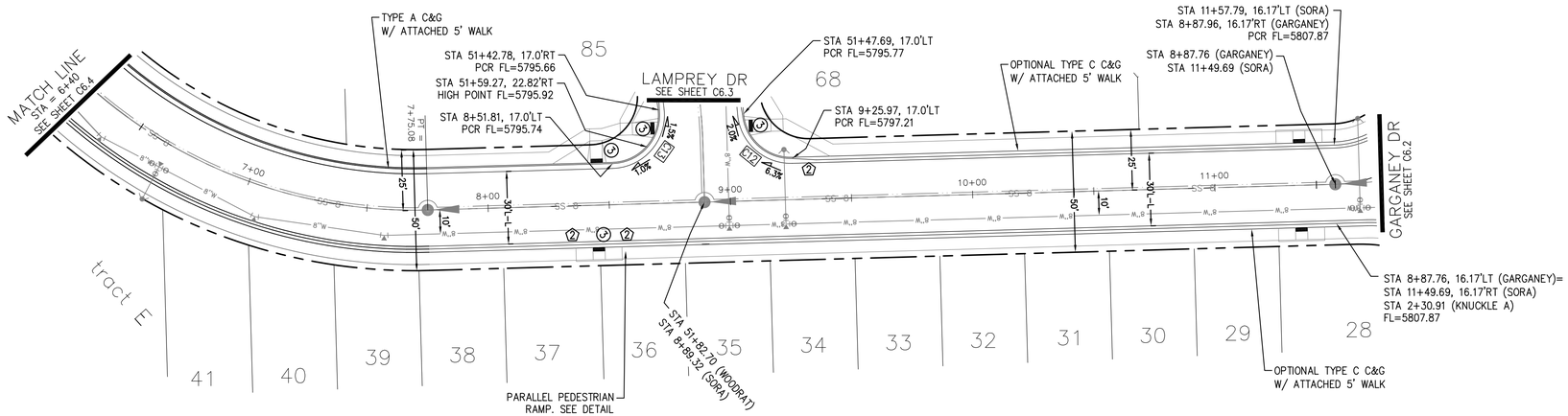
[1] CURVE DATA ID

(2) CURB TRANSITIONS

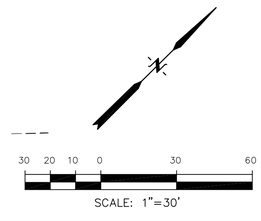
(3) PEDESTRIAN RAMP, SEE SHEET C10.1

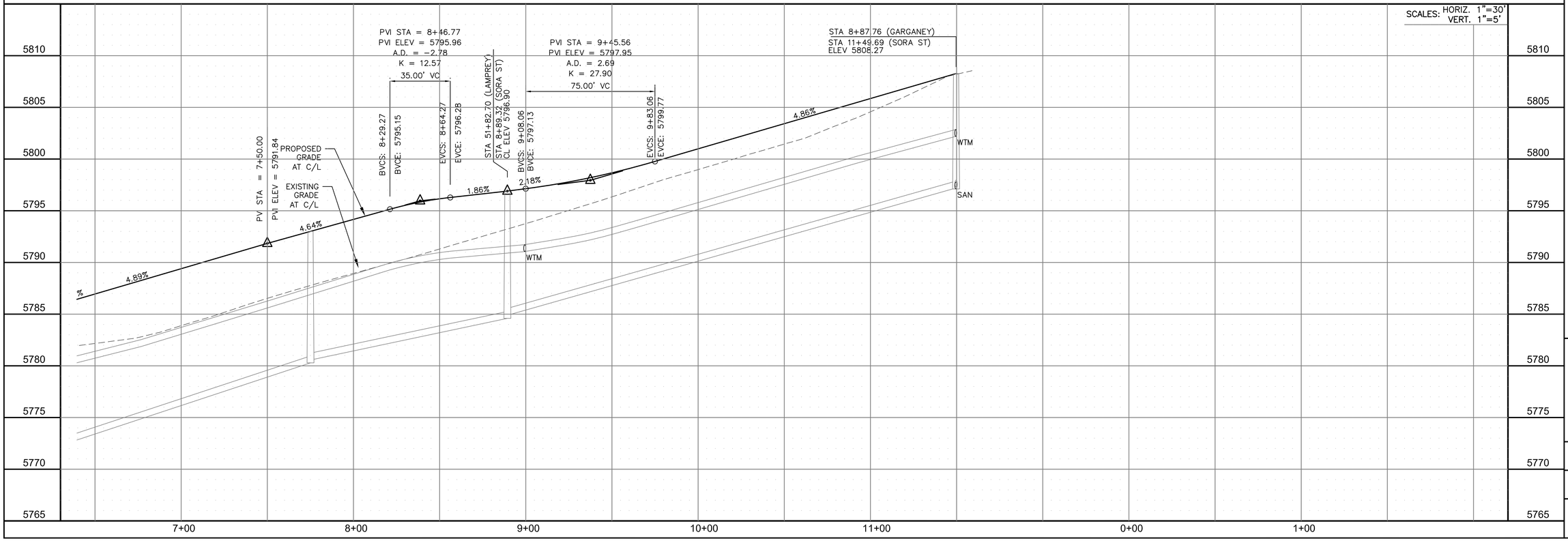
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C12	30.34'	20.00	86°54'19"
C13	32.99'	20.00	94°30'08"





SORA STREET





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

NO.	DESCRIPTION	DATE

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

PROJECT:
SKYLINE AT LORSON RANCH
(PARALLEL OF LAMPREY DR)
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STORM
SORA STREET
STA 6+40 TO 11+57.79

DATE:
MAY 20, 2021

PROJECT NO.
100.063

SHEET NUMBER
C6.5

TOTAL SHEETS: 18

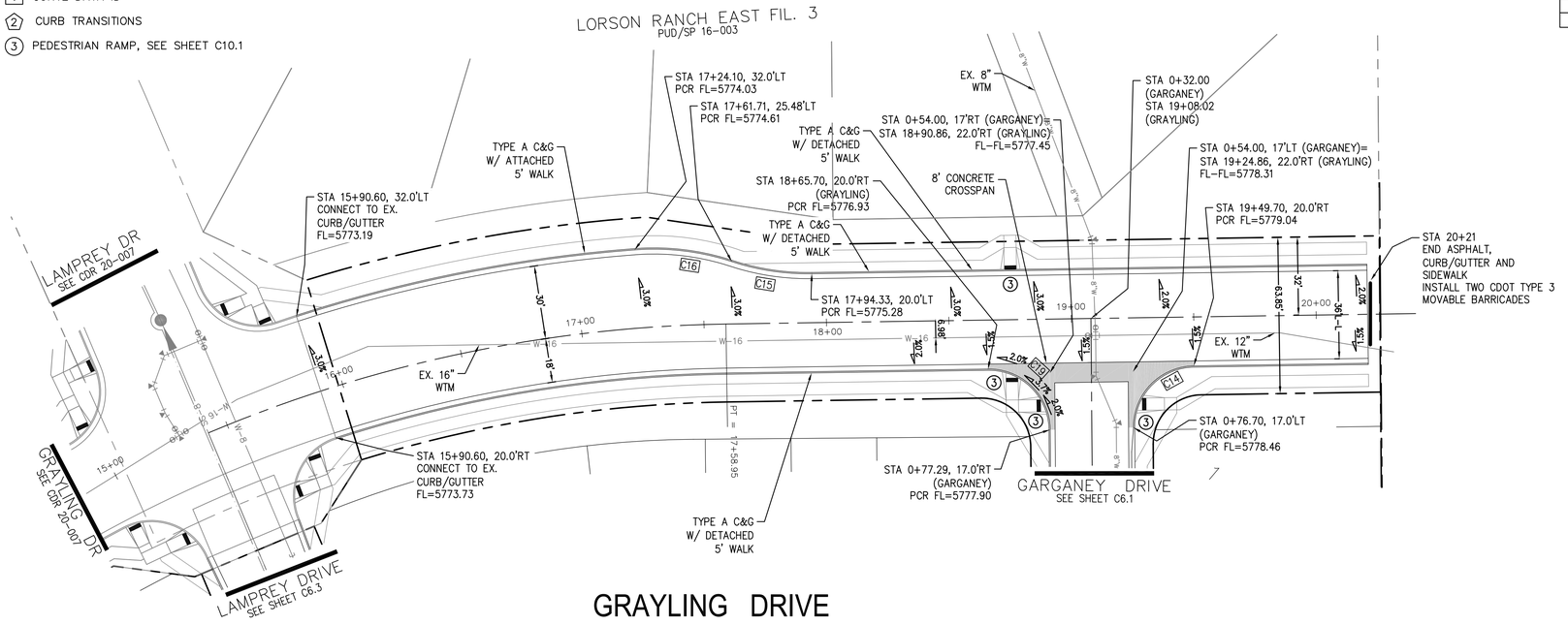
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

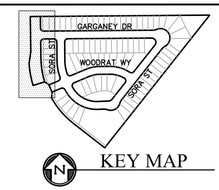
(1) CURVE DATA ID

(2) CURB TRANSITIONS

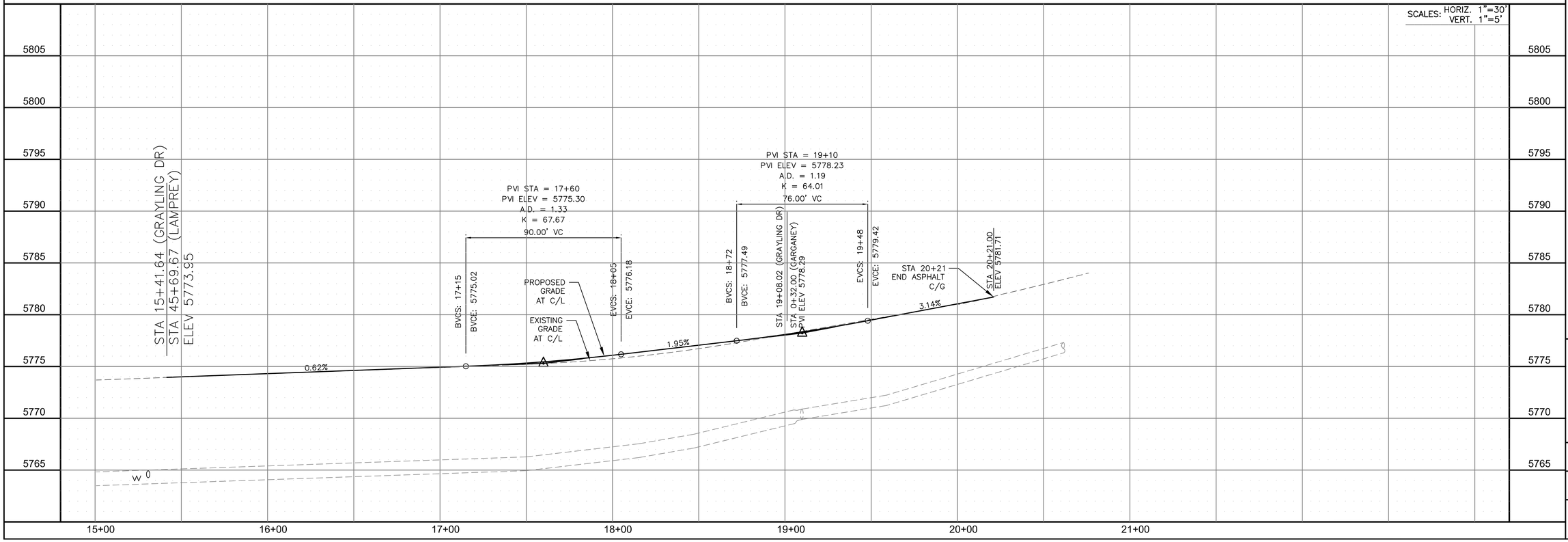
(3) PEDESTRIAN RAMP, SEE SHEET C10.1

FL CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C14	39.09'	25.00	89°35'56"
C15	33.23'	100.00	19°02'21"
C16	40.19'	102.00	22°34'23"
C19	39.44'	25.00	90°24'04"





SCALE: 1"=30'



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

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

PROJECT:
SKYLINE AT LORSON RANCH
GRAYLING DR & LAMPREY DR
COLORADO SPRINGS, COLORADO

NO.	DESCRIPTION	DATE

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STORM
GRAYLING DRIVE
STA 15+41 TO 20+21

DATE:
MAY 20, 2021

PROJECT NO.
100.063

SHEET NUMBER
C6.6

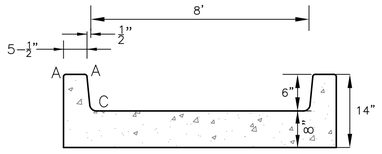
TOTAL SHEETS: 18

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

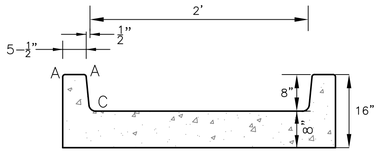
[1] CURVE DATA ID

[2] CURB TRANSITIONS

[3] PEDESTRIAN RAMP, SEE SHEET C10.1

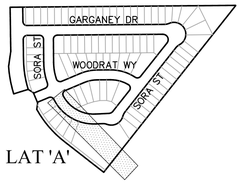


8' WIDE CONCRETE LOW FLOW CHANNEL DETAIL
NO SCALE

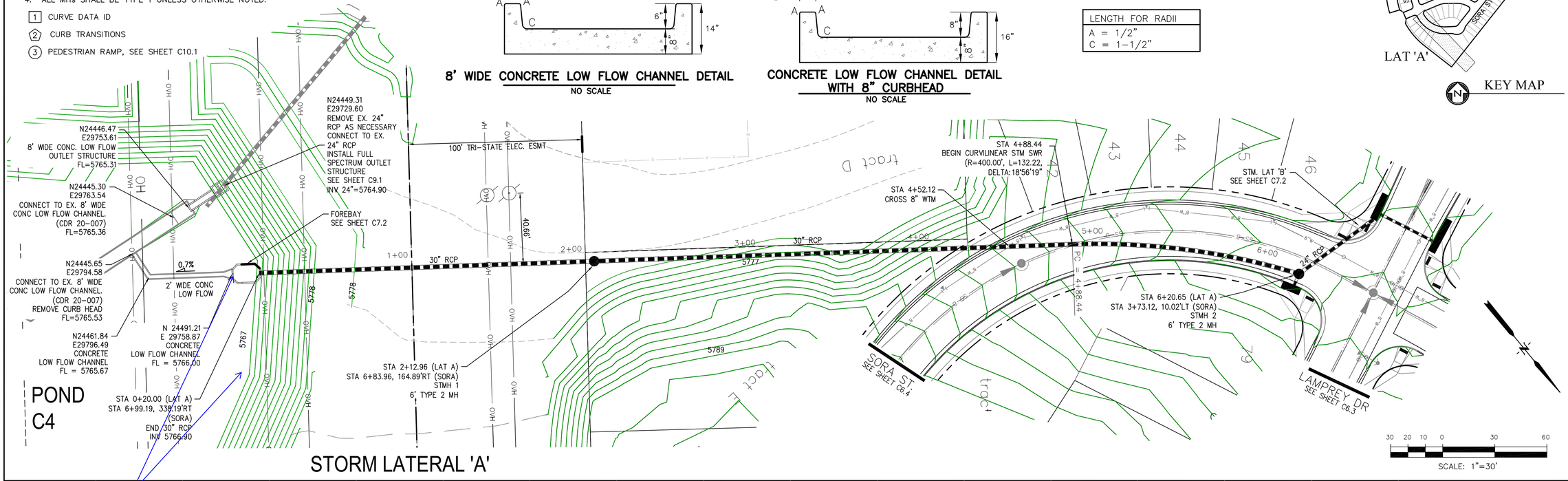


CONCRETE LOW FLOW CHANNEL DETAIL WITH 8" CURBHEAD
NO SCALE

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



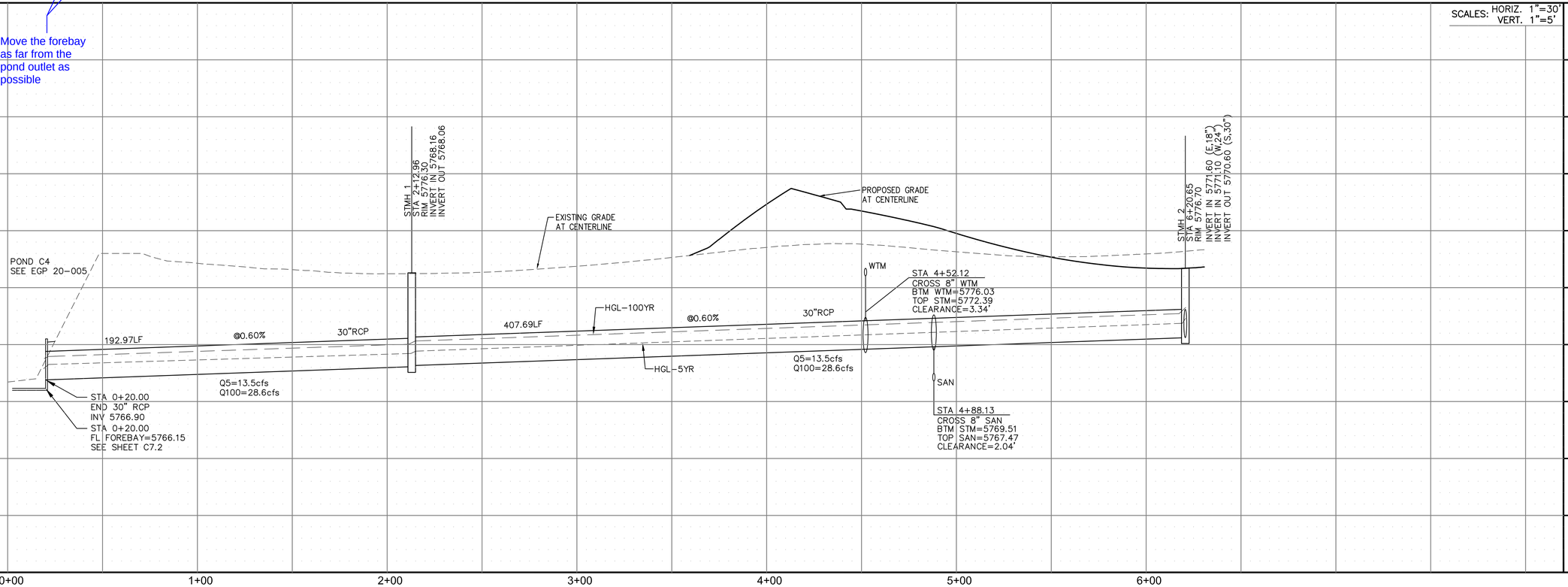
KEY MAP



STORM LATERAL 'A'

Move the forebay as far from the pond outlet as possible

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



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

NO.	DESCRIPTION	DATE

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

PROJECT:
SKYLINE AT LORSON RANCH
LAMPREY DR & LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STORM SEWER LATERAL
STORM LATERAL 'A'
AND POND C4 IMPROVEMENTS

DATE:
MAY 20, 2021

PROJECT NO.
100.063

SHEET NUMBER
C7.1

TOTAL SHEETS: 18

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

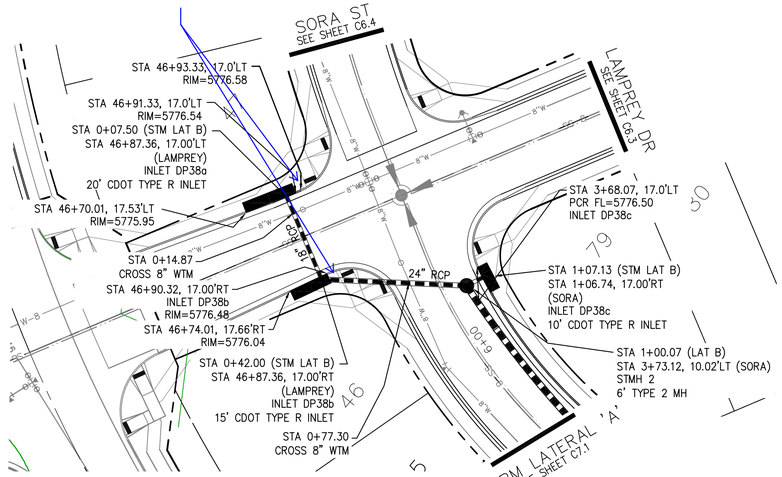
[1] CURVE DATA ID

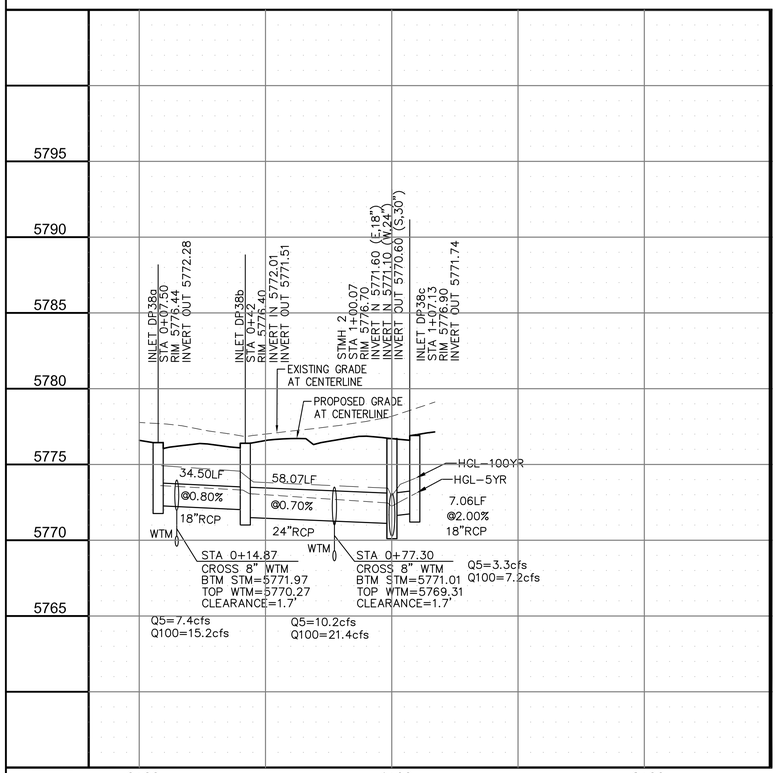
[2] CURB TRANSITIONS

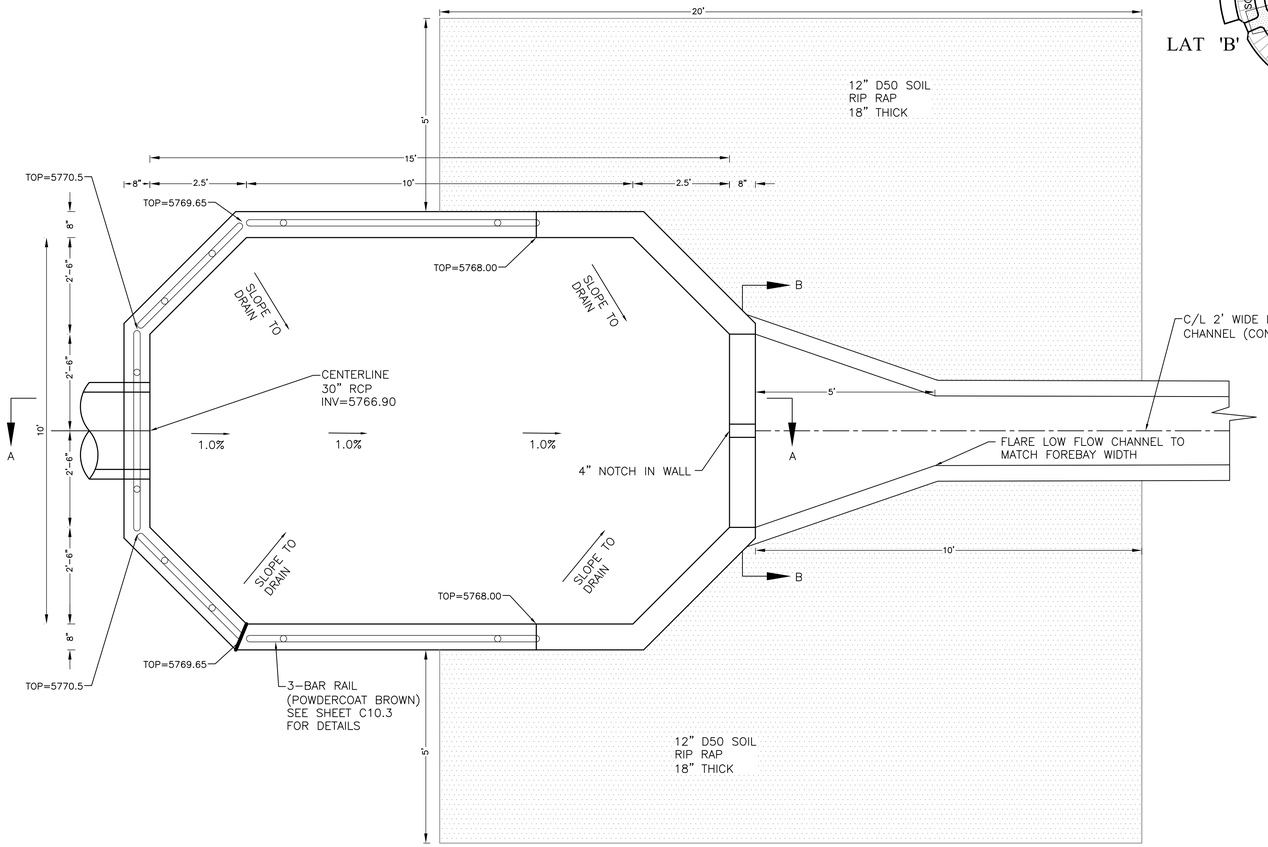
[3] PEDESTRIAN RAMP, SEE SHEET C10.1

Verify that the inlets aren't too close to the ped ramps with depresssions...

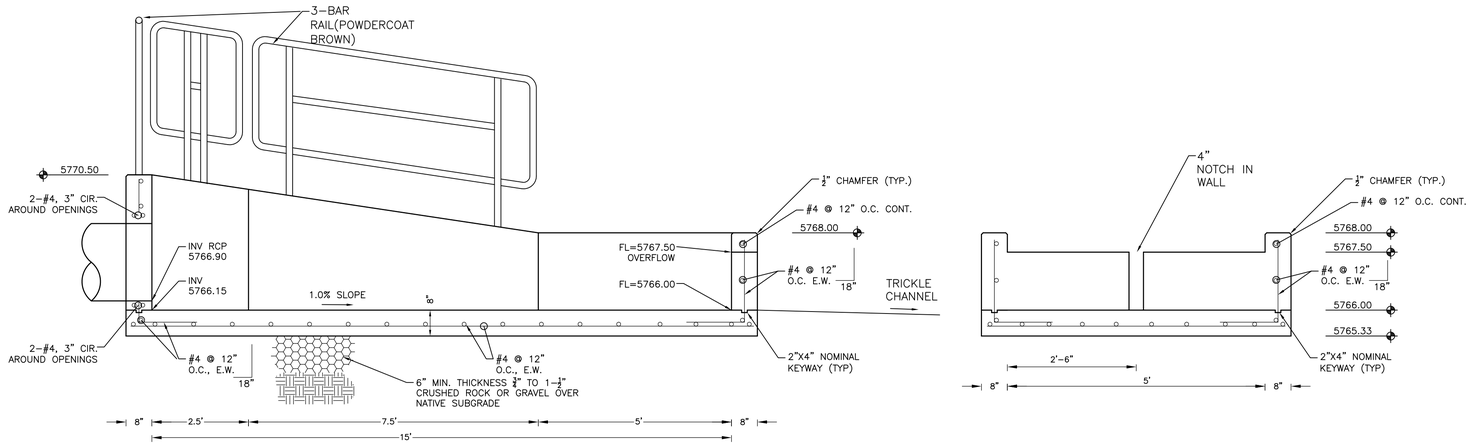
SCALE: 1"=30'





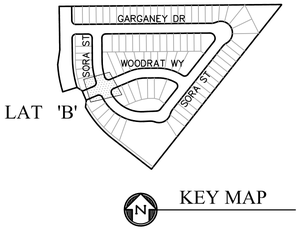


FOREBAY DETAIL
NO SCALE



FOREBAY SECTION A-A
NO SCALE

FOREBAY SECTION B-B
NO SCALE



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

NO.	DESCRIPTION	DATE

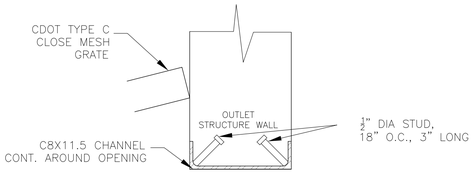
PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

PROJECT:
SKYLINE AT LORSON RANCH
GRATWICK DR & LAMPREY DR
COLORADO SPRINGS, COLORADO

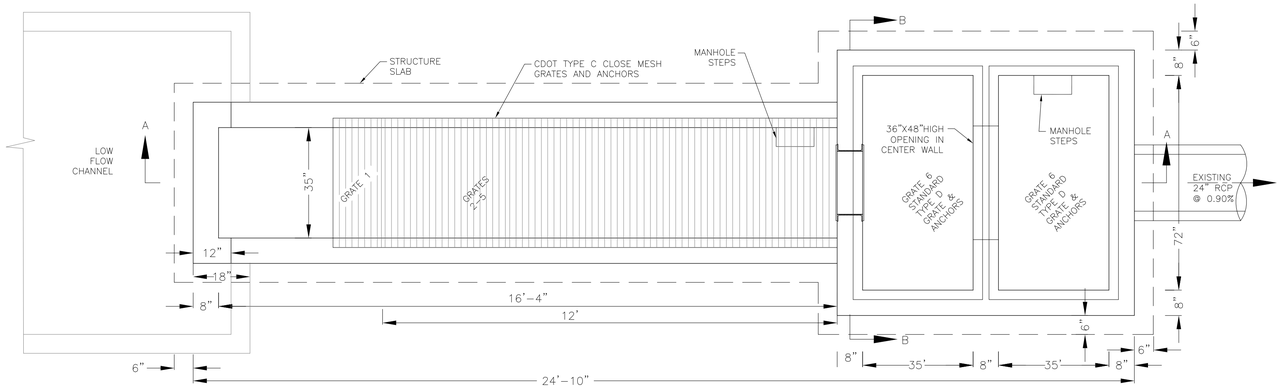
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STORM SEWER LATERAL STORM LATERAL 'B' AND POND C4 FOREBAY

DATE: MAY 20, 2021
PROJECT NO. 100.063
SHEET NUMBER C7.2
TOTAL SHEETS: 18

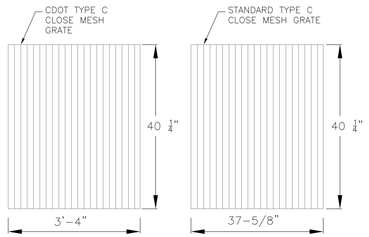


DETAIL A
NO SCALE



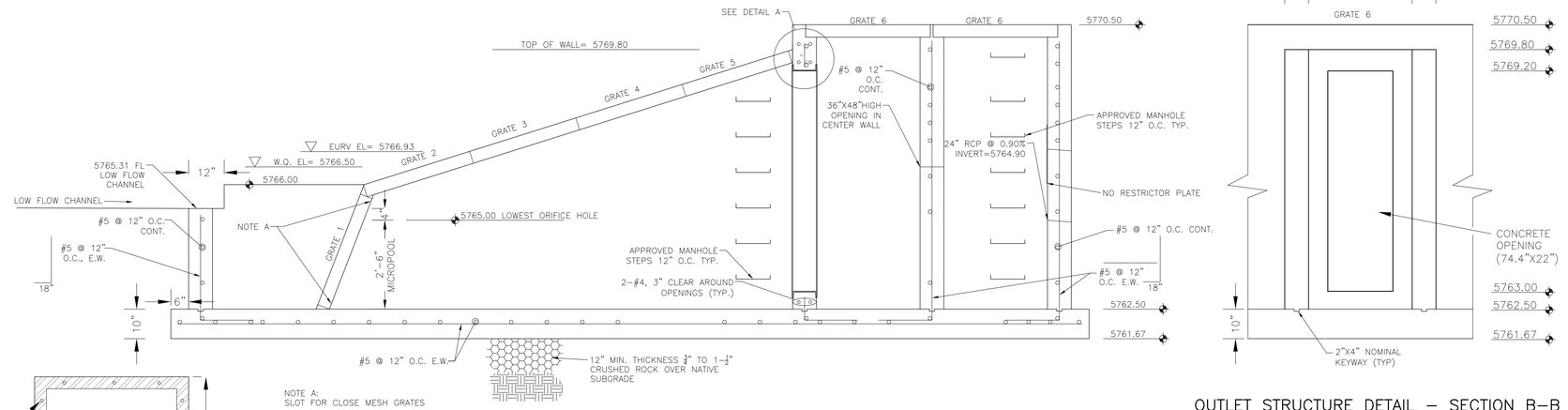
OUTLET STRUCTURE DETAIL – PLAN VIEW
NO SCALE

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



GRATE 1
NO SCALE

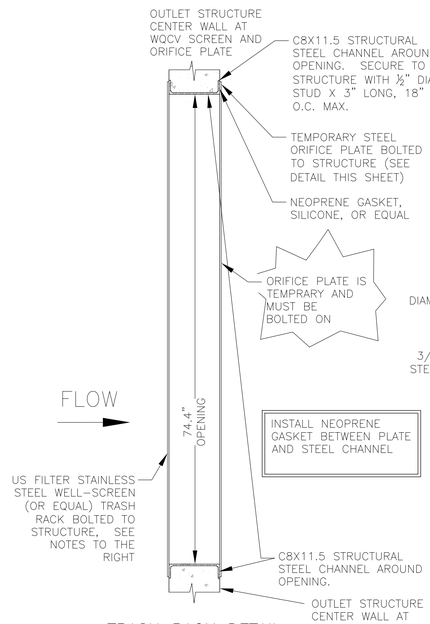
GRATES 2,3,4,5
NO SCALE



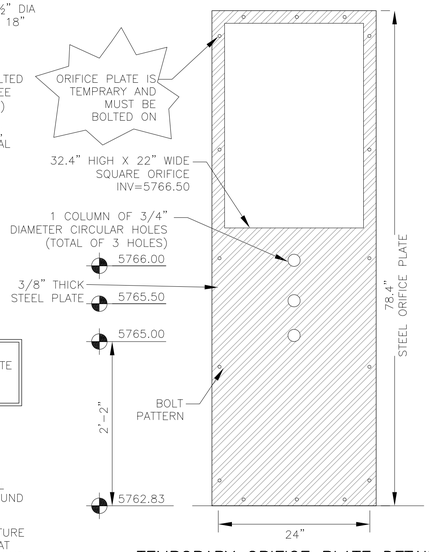
NOTE A:
SLOT FOR CLOSE MESH GRATES

OUTLET STRUCTURE DETAIL – SECTION A–A
NO SCALE

OUTLET STRUCTURE DETAIL – SECTION B–B
NO SCALE



TRASH RACK DETAIL
NO SCALE



TEMPORARY ORIFICE PLATE DETAIL
NO SCALE

OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
2. 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.

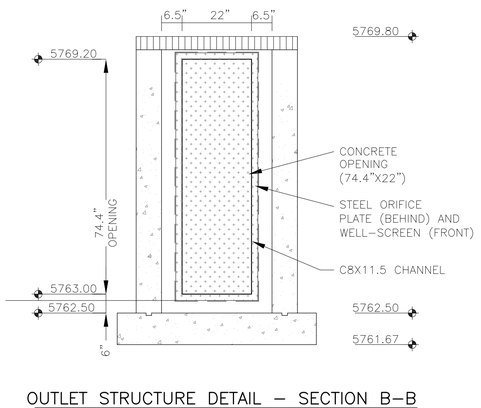
BAR SIZE	#4	#5	#6
MIN. SPLICE LENGTH	1'–3"	1'–7"	2'–0"

3. CONCRETE FOR THE OUTLET STRUCTURE AND FOREBAY SHALL BE CDOT CLASS D CONCRETE.
4. CONCRETE FOR DRAIN CHANNELS SHALL BE CDOT CLASS B CONCRETE
5. EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M–213. EXPANSION JOINT MATERIAL SHALL BE ½" THICK, SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE AND THE JOINT SHALL BE SEALED, REFER TO DETAILS.
6. ALL EXPOSED CONCRETE CORNERS SHALL HAVE A ¾" CHAMFER UNLESS OTHERWISE NOTED.
7. SUBGRADE TO BE 12" THICK CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM M698 UNDER STRUCTURE.
8. REFER TO POND DETAILS FOR PRESEDIMENTATION/FOREBAY DESIGN.
9. ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING CONSTRUCITON OF OUTLET STRUCTURE TO SCHEDULE OBSERVATION VISITS FOR STRUCTURES.

WQCV WELL–SCREEN NOTES:

1. Well–Screen shall be stainless steel and attached by stainless steel bolts along edge of the mounting frame.

2. WQCV Well Screen
- Type of Screen: Stainless steel #93 Vee Wire (Johnson Vee Wire (tm) Stainless Steel Screen or equivalent with 60% open area)
- Screen slot opening dimension: 0.139" (Screen #93 Vee Wire Slot Opening)
- Type and Size of Support Rod: TE 0.074"X0.50"
- Spacing of Support Rod (O.C.): 1.0 Inch
- Total Screen Thickness: 0.655"
- Carbon Steel Holding Frame Type: 3/4" x 1.0" angle



OUTLET STRUCTURE DETAIL – SECTION B–B
NO SCALE

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rlschindler@ceg1.com

NO.	DESCRIPTION	DATE

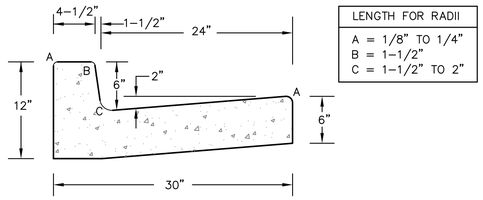
PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

PROJECT:
SKYLINE AT LORSON RANCH FIL. NO. 1
GRAYLING DR – LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

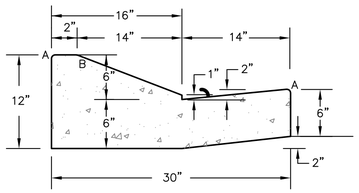
POND C4
FULL SPECTRUM OUTLET STRUCTURE DETAILS WITH INTERIM WQ PLATE

DATE: MAY 20, 2021
PROJECT NO. 100.063
SHEET NUMBER C9.1
TOTAL SHEETS: 18



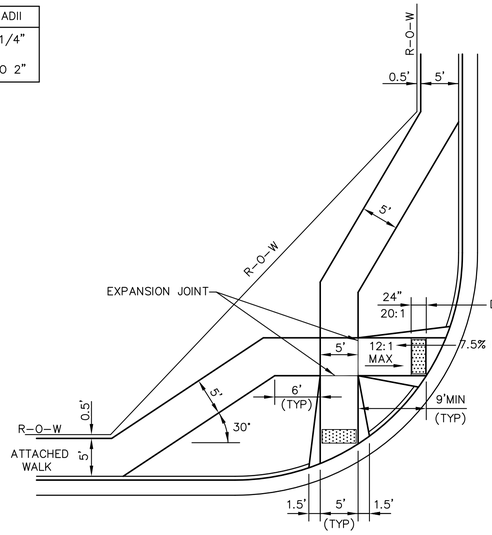
LENGTH FOR RADII
A = 1/8" TO 1/4"
B = 1-1/2"
C = 1-1/2" TO 2"

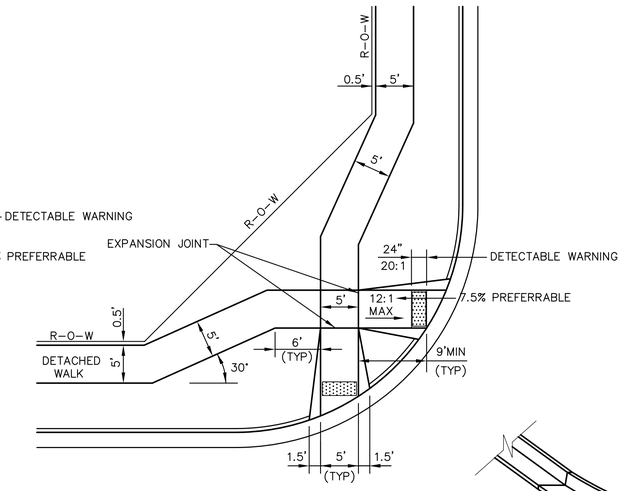
TYPE 'A'
VERTICAL CURB AND GUTTER
SCALE 1" = 1'-0"



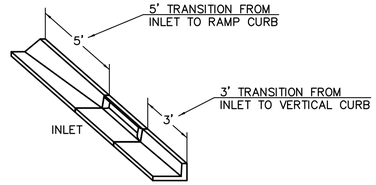
TYPE 'C'
OPTIONAL TYPE C RAMP CURB AND GUTTER
SCALE 1" = 1'

CURB DETAILS (ECM SD_2-20)

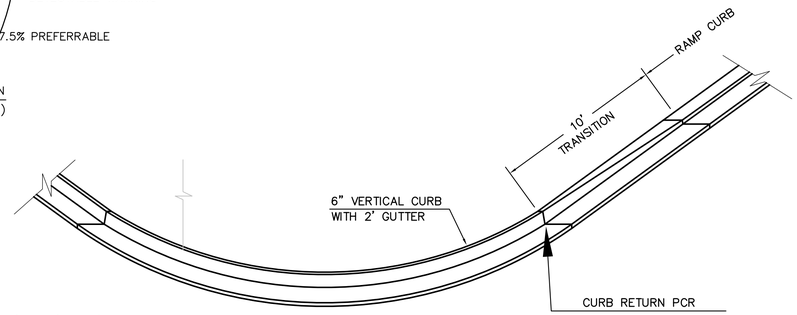




PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD_2-40)
NO SCALE

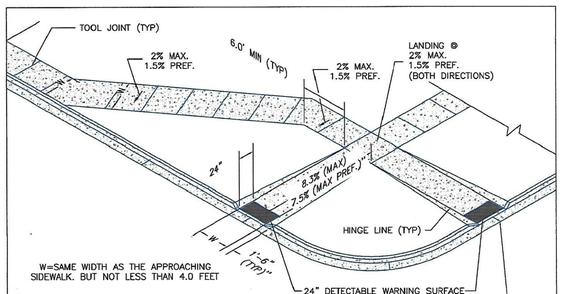


CURB INLET DETAIL
NTS



CURB TRANSITION DETAIL
NTS

FOR INFORMATION ONLY!!!!!



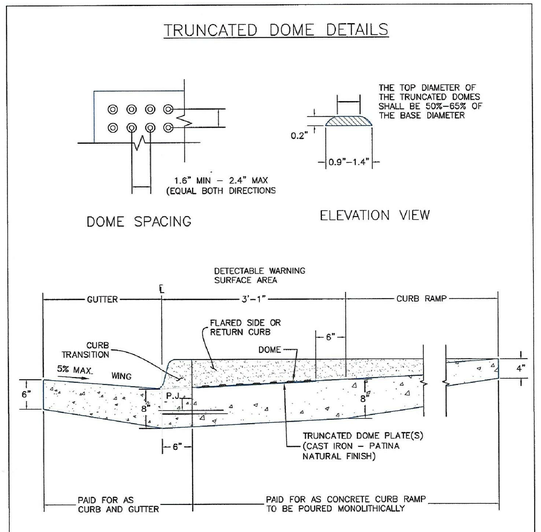
PEDESTRIAN RAMP NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

GENERAL NOTES

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

6/23/20	Pedestrian Curb Ramp Detail	
DATE APPROVED:	Standard Drawing	
Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-41
DEPARTMENT OF PUBLIC WORKS		

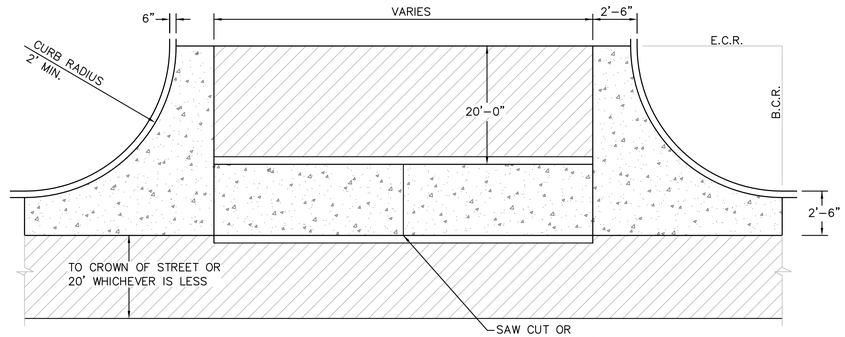


P.J.= PERMISSABLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

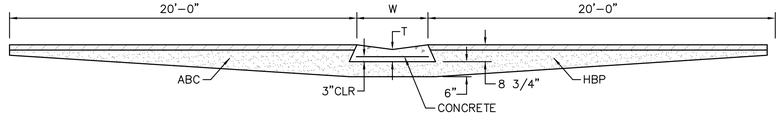
SIDE CROSS SECTION VIEW OF
DETECTABLE WARNING SURFACE, CURB AND GUTTER

6/23/20	Detectable Warning Surface Details	
DATE APPROVED:	Standard Drawing	
Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-42
DEPARTMENT OF PUBLIC WORKS		

TRUNCATED DOME DETAILS (ECM SD_2-42)
NO SCALE



PLAN VIEW



SECTION A - A

TYPICAL CROSSPAN LAYOUT (ECM SD_2-26)
NO SCALE

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

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CONTACT: RICHARD L. SCHINDLER, P.E.
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NO.	DESCRIPTION	DATE

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

PROJECT:
SKYLINE AT LORSON RANCH FIL. NO. 1
ORTALING DR / LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

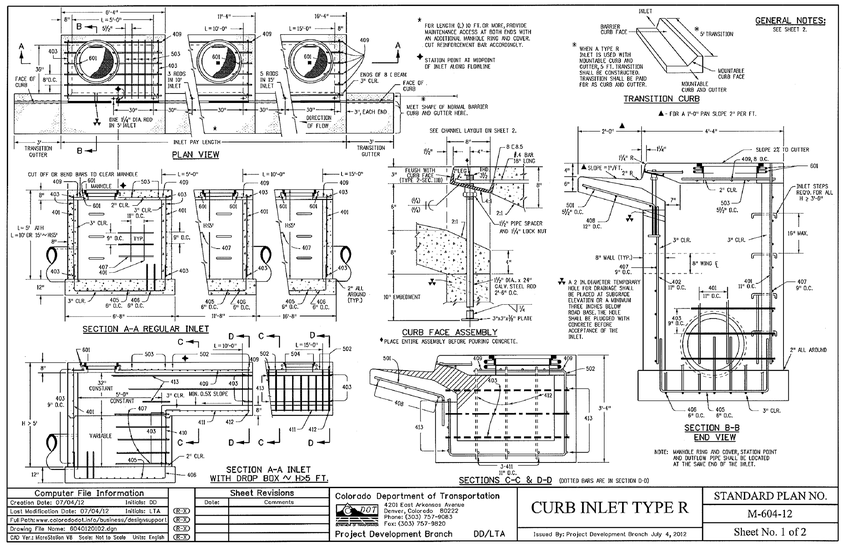
ROADWAY DETAIL SHEET

DATE:
MAY 20, 2021

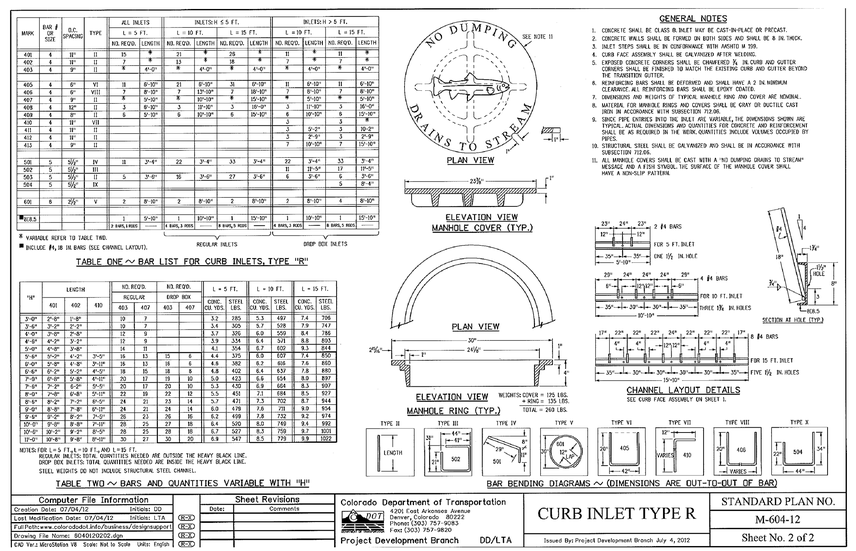
PROJECT NO.
100.063

SHEET NUMBER
C10.1

TOTAL SHEETS: 18



Computer File Information		Sheet Revisions		Colorado Department of Transportation	CURB INLET TYPE R	STANDARD PLAN NO.
Creation Date: 07/04/12	Initials: SD	Date:	Comments:	4201 East Arkansas Avenue, Denver, Colorado 80222		M-604-12
Last Modification Date: 07/04/12	Initials: LTA			Phone: (303) 757-9083 Fax: (303) 757-9820		
File Path: www.coloradodot.info/business/designsupport				Project Development Branch DD/LTA	Issued By: Project Development Branch July 4, 2012	Sheet No. 1 of 2
Drawing File Name: 8040120202.dgn						
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English						



MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	ALL INLETS L = 5 FT. LENGTH	INLETS H ≤ 5 FT. L = 10 FT. NO. REQ'D.	INLETS H ≤ 5 FT. L = 10 FT. LENGTH	L = 15 FT. NO. REQ'D.	L = 15 FT. LENGTH	INLETS H > 5 FT. L = 10 FT. NO. REQ'D.	INLETS H > 5 FT. L = 10 FT. LENGTH	L = 15 FT. NO. REQ'D.	L = 15 FT. LENGTH
400	4	18"	II	1	5'	*	*	21	*	26	*	11	*
402	4	18"	II	7	*	*	*	13	*	18	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VII	18	8'-10"	21	8'-10"	31	8'-10"	11	8'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	9	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	8'-10"	3	13'-10"	3	18'-9"	3	11'-10"	5	16'-10"
409	4	18"	II	5	5'-10"	9	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	18"	VIII							3	5'	3	5'
411	4	18"	II							3	5'-2"	3	10'-2"
412	4	18"	II							3	5'-5"	3	5'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	18	2'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	3'-5"	17	13'-5"
503	5	5½"	II	5	3'-9"	16	3'-9"	27	3'-6"	6	3'-6"	6	3'-5"
504	5	5½"	IX									5	8'-4"
606	6	7½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
#10.5				1 (1 BARS, 1 RISER)	5'-10"	1 (1 BARS, 3 RISERS)	10'-10"	1 (1 BARS, 5 RISERS)	15'-10"	1 (1 BARS, 2 RISERS)	10'-10"	1 (1 BARS, 3 RISERS)	15'-10"
				REGULAR INLETS						DROP BOX INLETS			

* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #6 IN (8 BARS (SEE CHANNEL LAYOUT).

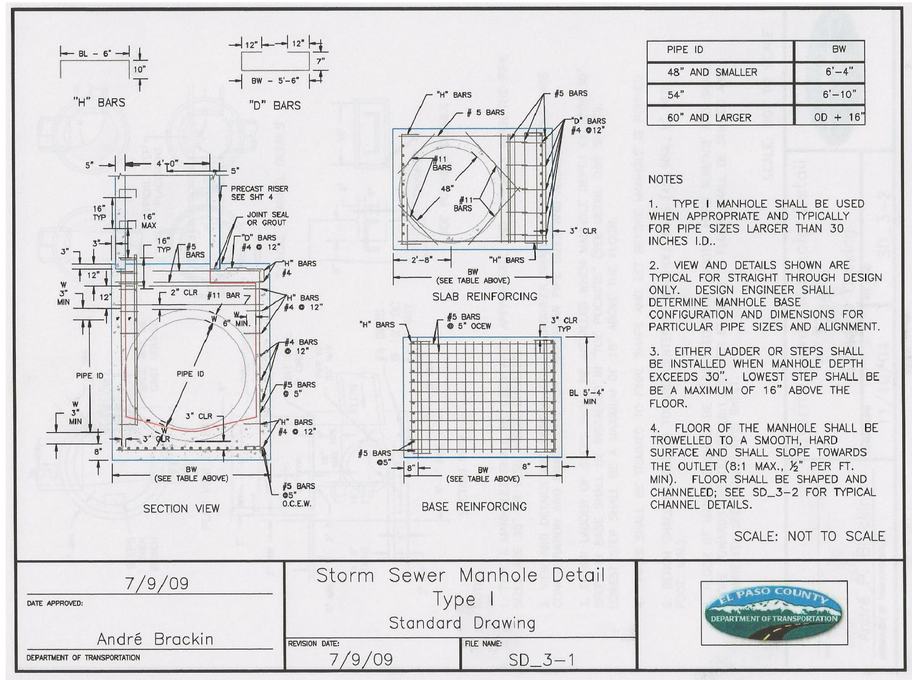
TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

"H"	LENGTH 401	402	410	NO. REQ'D. REGULAR 403	407	NO. REQ'D. DROP BOX 403	407	L = 5 FT. CONC. (CU. YDS.)	STEEL LBS.	L = 10 FT. CONC. (CU. YDS.)	STEEL LBS.	L = 15 FT. CONC. (CU. YDS.)	STEEL LBS.
3'-0"	2'-0"	1'-8"		19	7			3.2	285	5.3	497	7.4	706
3'-6"	2'-3"	2'-1"		19	7			3.4	305	5.7	508	7.9	747
4'-0"	2'-6"	2'-5"		12	9			3.7	335	6.0	550	8.4	786
4'-6"	2'-9"	2'-9"		12	9			3.9	334	6.4	571	8.8	805
5'-0"	3'-0"	3'-0"		14	11			4.1	354	6.7	610	8.3	847
5'-6"	3'-2"	4'-0"	3'-5"	15	13	15	6	4.4	395	6.9	609	7.4	850
6'-0"	3'-5"	4'-3"	3'-8"	15	13	15	6	4.6	382	6.2	668	7.6	860
6'-6"	3'-7"	5'-0"	4'-0"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	3'-10"	5'-3"	4'-3"	20	17	19	10	5.0	422	6.6	654	8.0	897
7'-5"	3'-7"	5'-8"	5'-5"	20	17	20	10	5.3	450	6.9	664	8.3	907
8'-0"	3'-8"	6'-0"	5'-10"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-5"	3'-2"	7'-2"	6'-5"	21	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	3'-8"	7'-8"	6'-10"	24	21	24	14	6.0	478	7.6	721	9.0	954
9'-5"	3'-2"	8'-2"	7'-5"	25	23	25	16	6.2	498	7.8	732	9.2	974
10'-0"	3'-5"	8'-8"	7'-10"	28	25	27	18	6.4	500	8.0	749	9.4	992
10'-5"	3'-0"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	8.7	1003
11'-0"	3'-8"	9'-8"	8'-10"	30	27	30	20	6.9	547	8.5	779	8.9	1022

NOTES: FOR L = 5 FT, L = 10 FT, AND L = 15 FT.
CONC. (CU. YDS.) = CONCRETE QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

Computer File Information		Sheet Revisions		Colorado Department of Transportation	CURB INLET TYPE R	STANDARD PLAN NO.
Creation Date: 07/04/12	Initials: SD	Date:	Comments:	4201 East Arkansas Avenue, Denver, Colorado 80222		M-604-12
Last Modification Date: 07/04/12	Initials: LTA			Phone: (303) 757-9083 Fax: (303) 757-9820		
File Path: www.coloradodot.info/business/designsupport				Project Development Branch DD/LTA	Issued By: Project Development Branch July 4, 2012	Sheet No. 2 of 2
Drawing File Name: 8040120202.dgn						
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English						



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

NOTES

1. TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D..

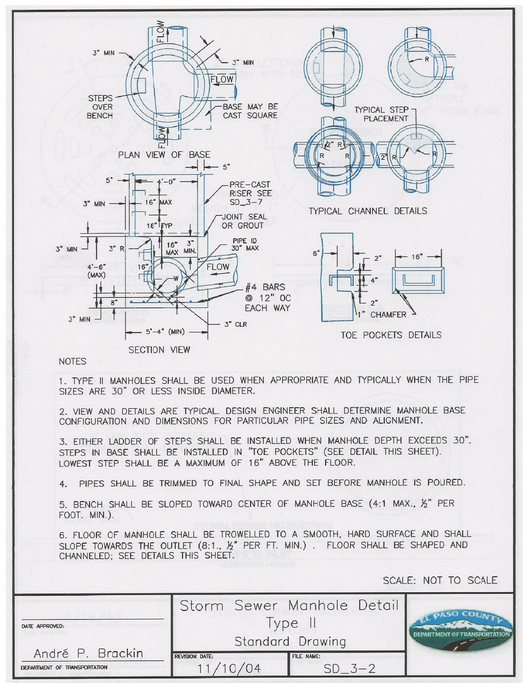
2. VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.

3. EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE 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., ½" PER FT. MIN). FLOOR SHALL BE SHAPED AND CHANNELED; SEE SD_3-2 FOR TYPICAL CHANNEL DETAILS.

SCALE: NOT TO SCALE

7/9/09 DATE APPROVED: André Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Detail Type I Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
	REVISION DATE: 7/9/09 FILE NAME: SD_3-1	



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 OF 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.

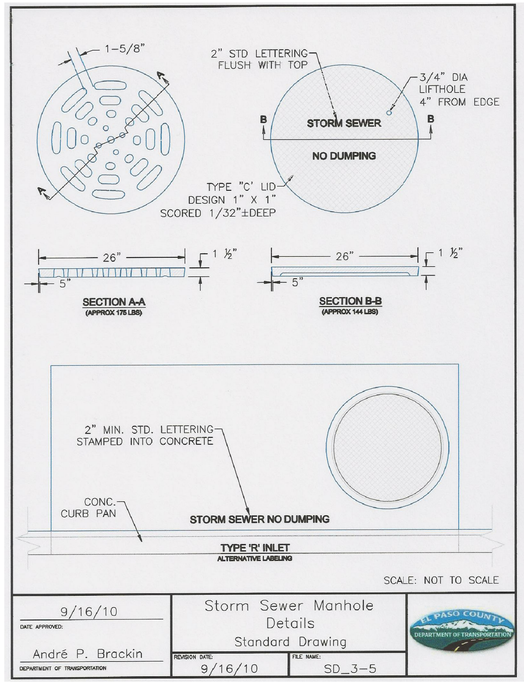
4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.

5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., ½" PER FOOT. MIN.).

6. FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1., ½" PER FT. MIN.) . FLOOR SHALL BE SHAPED AND CHANNELED; SEE DETAILS THIS SHEET.

SCALE: NOT TO SCALE

DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Detail Type II Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
	REVISION DATE: 11/10/04 FILE NAME: SD_3-2	



SCALE: NOT TO SCALE

9/16/10 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Details Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
	REVISION DATE: 9/16/10 FILE NAME: SD_3-5	

NO.	DESCRIPTION	DATE

PROJECT: SKYLINE AT LORSON RANCH FIL. NO. 1 GRAYLING DR – LAMPREY DR COLORADO SPRINGS, COLORADO

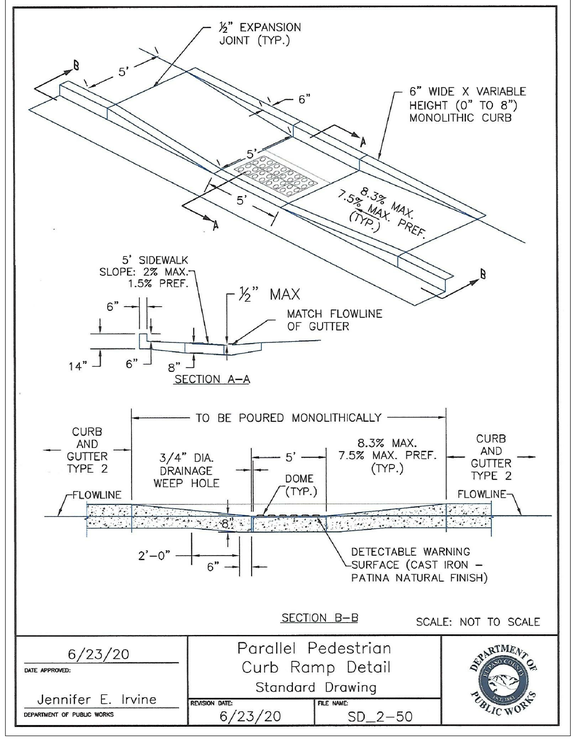
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

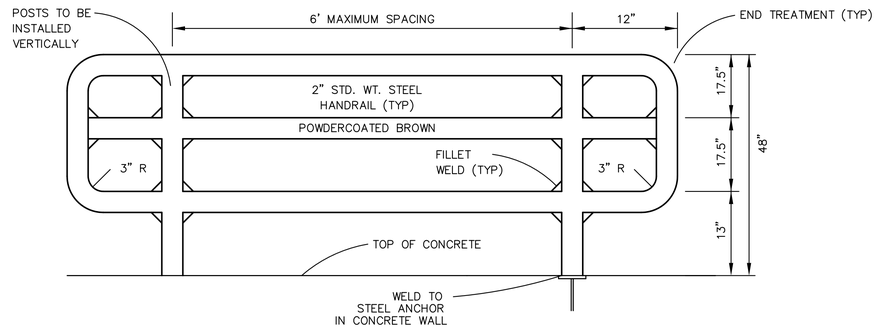
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rlschindler@cegi.com

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

SKYLINE AT LORSON RANCH FIL. NO. 1
STORM SEWER DETAILS

DATE: MAY 20, 2021
PROJECT NO. 100.063
SHEET NUMBER C10.2
TOTAL SHEETS: 18





3–BAR RAIL DETAIL
NO SCALE

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
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PH: 763.170.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
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NO. | DESCRIPTION | DATE

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PROJECT:
SKYLINE AT LORSON RANCH FIL. NO. 1
GRAYLING DR / LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

SKYLINE AT
LORSON RANCH FIL. NO. 1
ROADWAY DETAIL SHEET

DATE:
MAY 20, 2021

PROJECT NO.
100.063

SHEET NUMBER
C10.3
TOTAL SHEETS: 18