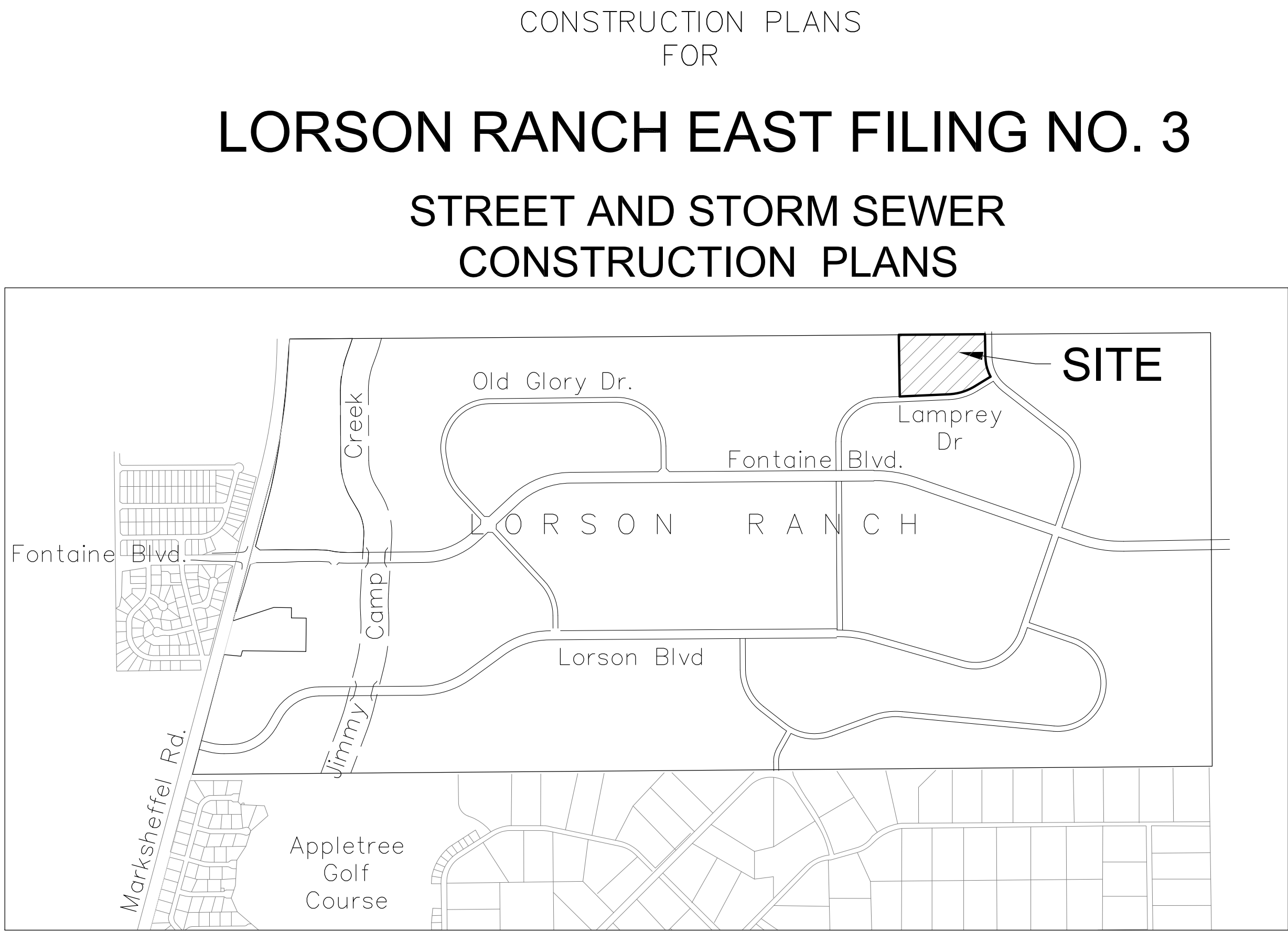


KEY MAP  
NO SCALE



VICINITY MAP  
NO SCALE

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

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

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

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

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

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

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

**BASIS OF BEARING**  
BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEING SOUTH 89°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.

CONSTRUCTION PLANS  
FOR

LORSON RANCH EAST FILING NO. 3

STREET AND STORM SEWER  
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	SIGNING/STRIPING PLANS
C6.1-C6.6	STREET/STORM PLAN AND PROFILES
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

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.

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

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

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

JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR  
CONDITIONS: \_\_\_\_\_ 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

CORE ENGINEERING GROUP

15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 763-279-1100  
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. 3**  
LAMPREY DR - YAMHILL DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

LORSON RANCH EAST FIL. NO. 3

STREET / STORM SEWER  
CONSTRUCTION PLANS

DATE:  
JANUARY 15, 2018

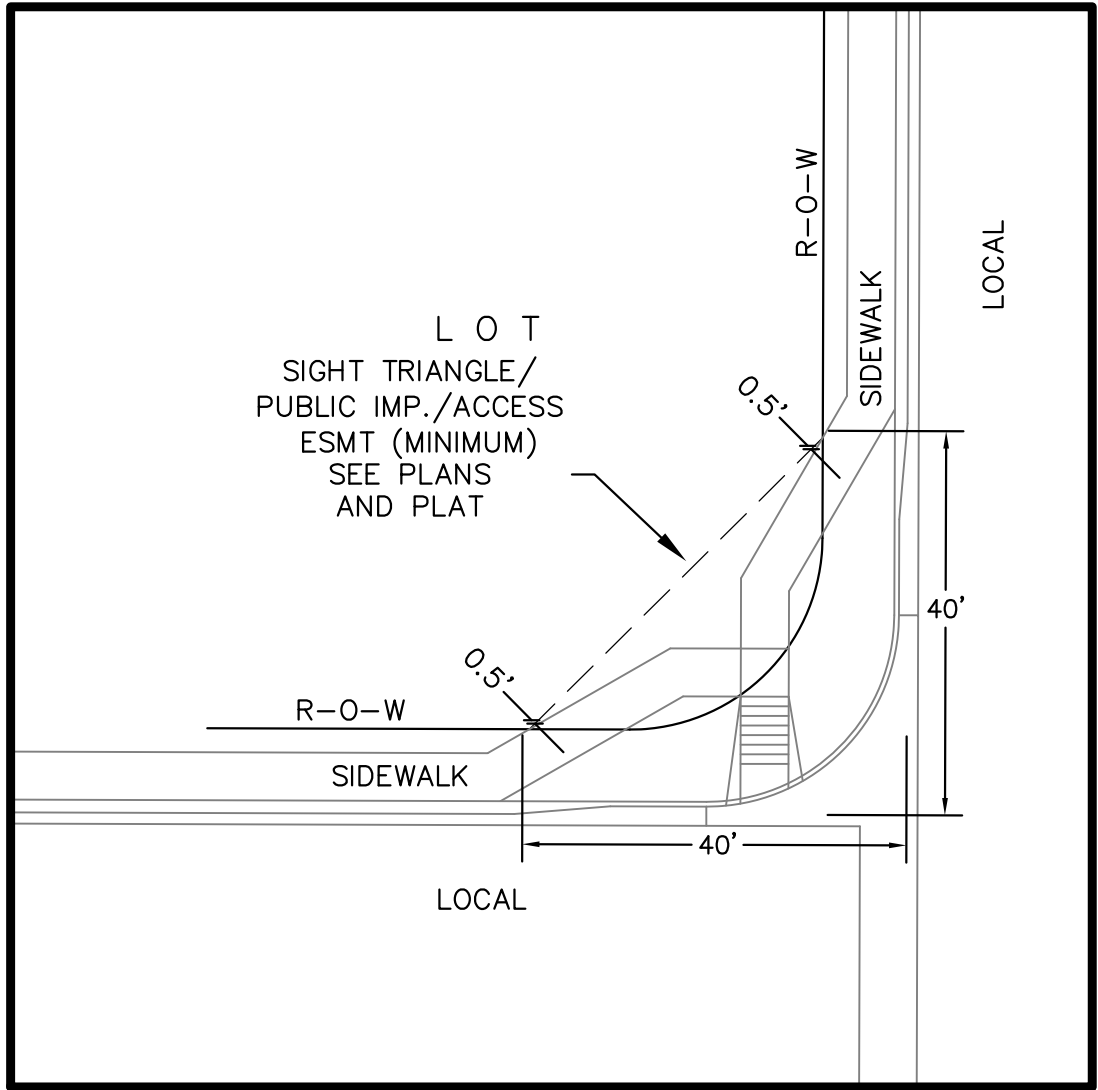
PROJECT NO.  
100.049

SHEET NUMBER  
C0.1

TOTAL SHEETS: 14

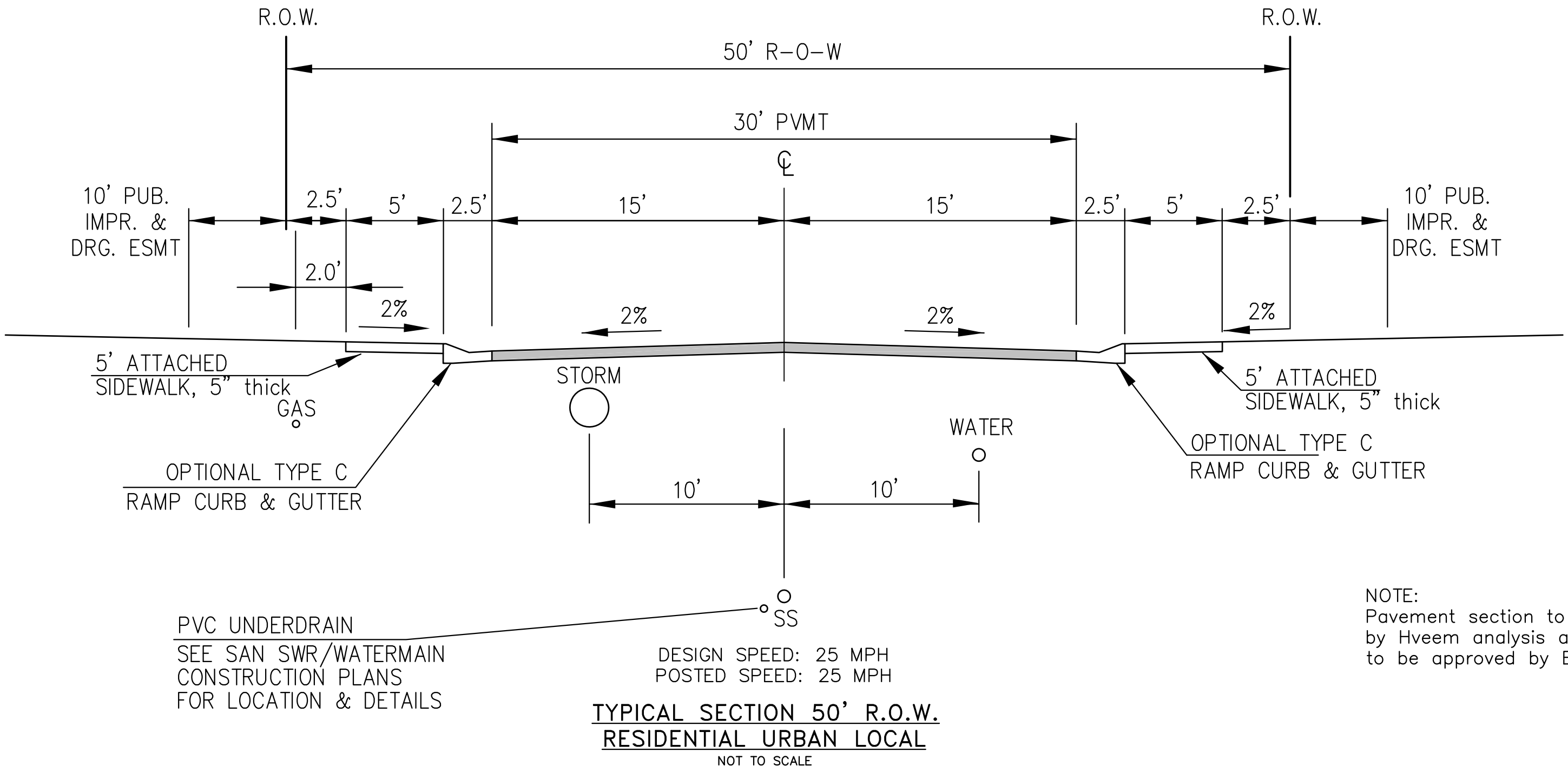
SF-19-0XX

<div>CONSTRUCTION NOTES</div> <div><div><div>1. ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.</div><div>2. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM DREXEL, BARRELL &amp; CO., JULY, 2005. SUPPLEMENTAL SURVEY DATA WAS OBTAINED FOR MARKSHEFFEL ROAD FROM M&amp;S CIVIL GROUP IN NOVEMBER, 2016. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.</div><div>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</div><div>4. THE CONTRACTOR IS RESPONSIBLE FOR THE RE–ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.</div><div>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.</div><div>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 (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.</div><div>7. SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.</div><div>8. FILL SHALL BE PLACED IN 8–INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.</div><div>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:<div><div>– HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.</div><div>– SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.</div><div>– TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.</div><div>– MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.</div><div>– TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.</div><div>– CONCRETE WASH AREAS.</div><div>– INLET PROTECTION.</div></div>THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.</div><div>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.</div></div></div> <div><div>EL PASO COUNTY STANDARD CONSTRUCTION NOTES:</div><div><div>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.</div><div>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).</div><div>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:<div><div>a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)</div><div>b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2</div><div>c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION</div><div>d. CDOT M &amp; S STANDARDS</div></div></div><div>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.</div><div>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.</div><div>6. CONTRACTOR SHALL SCHEDULE A PRE–CONSTRUCTION MEETING WITH PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.</div><div>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.</div><div>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.</div><div>9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.</div><div>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.</div><div>11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.</div><div>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.</div><div>13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORKS DEPARTMENT AND MUTCD CRITERIA.</div><div>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.</div><div>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.</div></div></div> <div><div>STORM SEWER NOTES:</div><div><div>1. CONTRACTOR SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUI JOINT GASKET FOR ALL RCP STORM SEWER JOINTS</div></div></div>		<div><div>CORE</div><div>ENGINEERING GROUP</div><div>15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com</div></div> <table><tr><td>DATE</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>DESCRIPTION</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>NO.</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="2">PROJECT:</td><td colspan="2">PREPARED FOR:</td><td colspan="2">CONTACT:</td></tr><tr><td colspan="2">LORSON RANCH EAST FILING NO. 3</td><td colspan="2">LORSON, LLC</td><td colspan="2">LORSON, LLC</td></tr><tr><td colspan="2">LAMPREY DR – YAMHILL DR</td><td colspan="2">212 N. WASHATCH AVE, SUITE 301</td><td colspan="2">212 N. WASHATCH AVE, SUITE 301</td></tr><tr><td colspan="2">COLORADO SPRINGS, COLORADO 80903</td><td colspan="2">COLORADO SPRINGS, COLORADO 80903</td><td colspan="2">COLORADO SPRINGS, COLORADO 80903</td></tr><tr><td colspan="2">CONTACT: JEFF MARK</td><td colspan="2"></td><td colspan="2"></td></tr></table> <div><div>DRAWN: RLS</div><div>DESIGNED: RLS</div><div>CHECKED: RLS</div></div> <div>LORSON RANCH EAST FILING NO. 3 STREET / STORM SEWER NOTES</div> <div></div> <div>DATE: JANUARY 15, 2018</div> <div>PROJECT NO. 100.049</div> <div>SHEET NUMBER C1.2</div> <div>TOTAL SHEETS: 14</div>	DATE						DESCRIPTION						NO.						PROJECT:		PREPARED FOR:		CONTACT:		LORSON RANCH EAST FILING NO. 3		LORSON, LLC		LORSON, LLC		LAMPREY DR – YAMHILL DR		212 N. WASHATCH AVE, SUITE 301		212 N. WASHATCH AVE, SUITE 301		COLORADO SPRINGS, COLORADO 80903		COLORADO SPRINGS, COLORADO 80903		COLORADO SPRINGS, COLORADO 80903		CONTACT: JEFF MARK					
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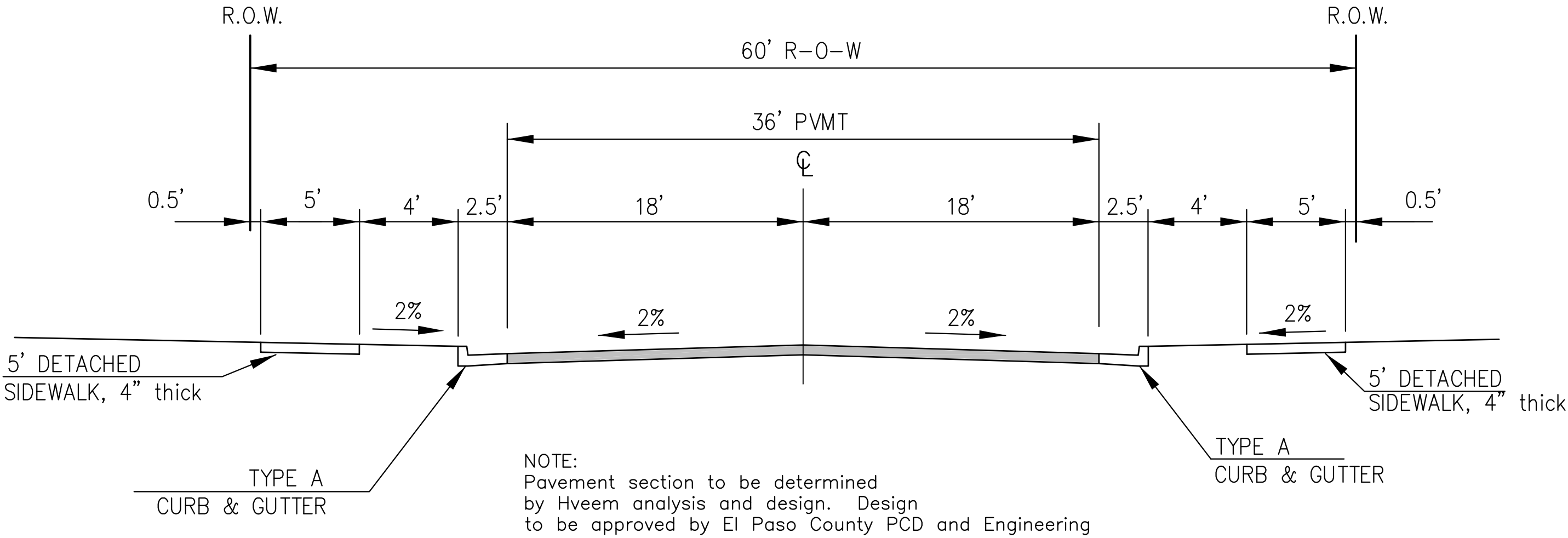
LOCAL ROADWAY SIGHT TRIANGLE  
PUBLIC IMPROVEMENT ESMT.  
NOT TO SCALE

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



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

MUMFORD DRIVE, NAPA DRIVE, HALIFAX DRIVE, YAMHILL DRIVE



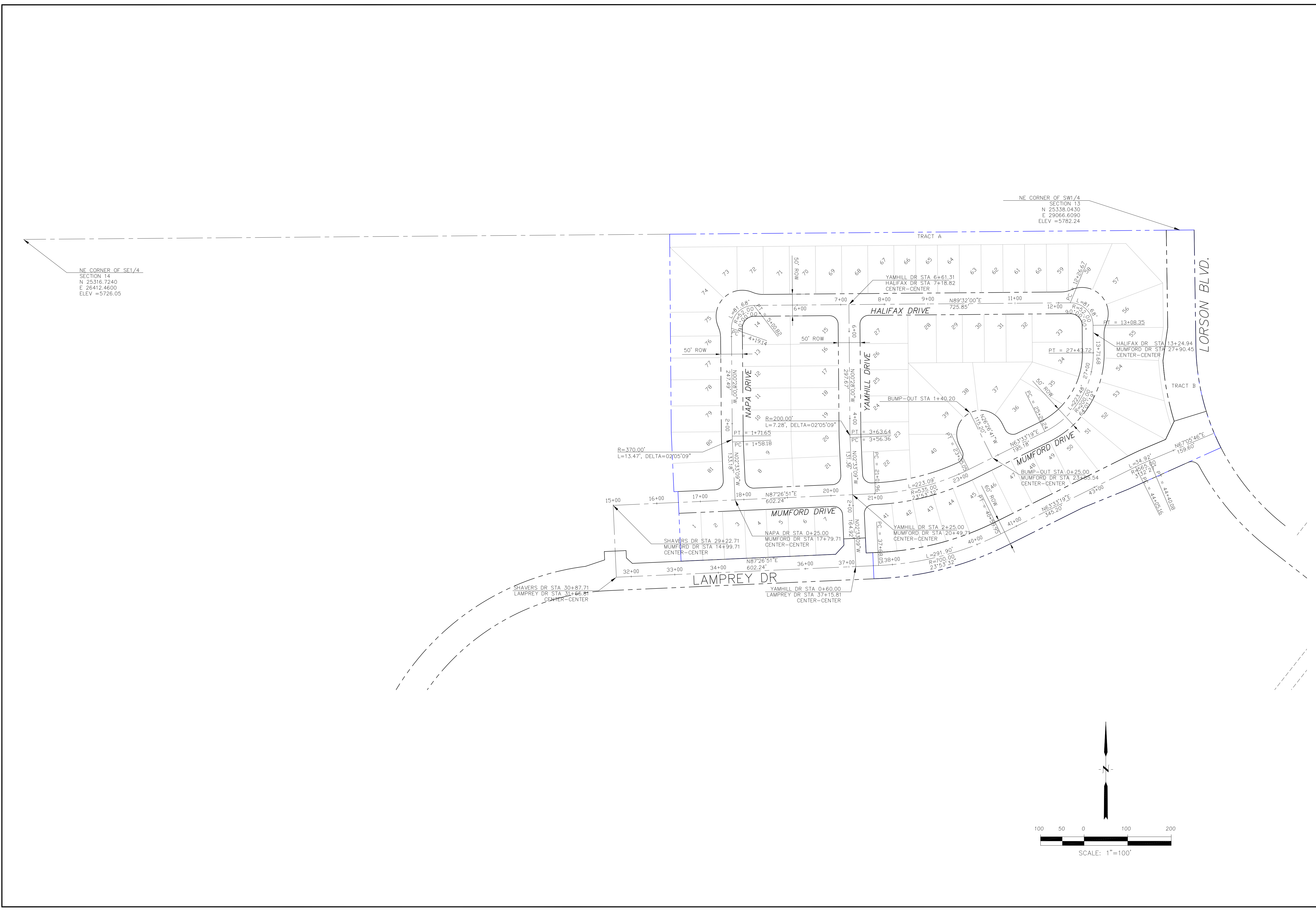
TYPICAL SECTION 60' R.O.W.  
RESIDENTIAL URBAN COLLECTOR  
NOT TO SCALE

LAMPREY DRIVE

DESIGN SPEED: 40MPH

TYPICAL SECTIONS

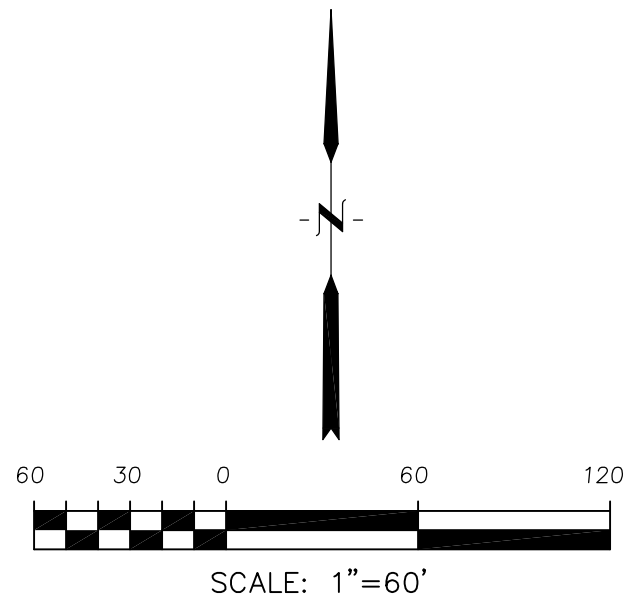
CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@ceg.com	DATE	
	DESCRIPTION	
	NO.	
	DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
PROJECT: LORSON RANCH EAST FILING NO. 3 LAMPREY DR - YAMHILL DR COLORADO SPRINGS, COLORADO	PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK	
DATE: JANUARY 15, 2018		
PROJECT NO. 100.049		
SHEET NUMBER C1.3		
TOTAL SHEETS: 14		



<div>CORE ENGINEERING GROUP 15004 1ST AVENUE S, BURNESVILLE, MO 65506 PHONE: 660.440.0000 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com</div>		DATE
NO.		DESCRIPTION
PROJECT: LORSON RANCH EAST FILING NO. 3 LAMPREY DR - YAMHILL 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		
LORSON RANCH EAST FILING NO. 3 HORIZONTAL CONTROL PLAN		
DATE: JANUARY 15, 2018		
PROJECT NO. 100.049		
SHEET NUMBER C2.1		
TOTAL SHEETS: 14		

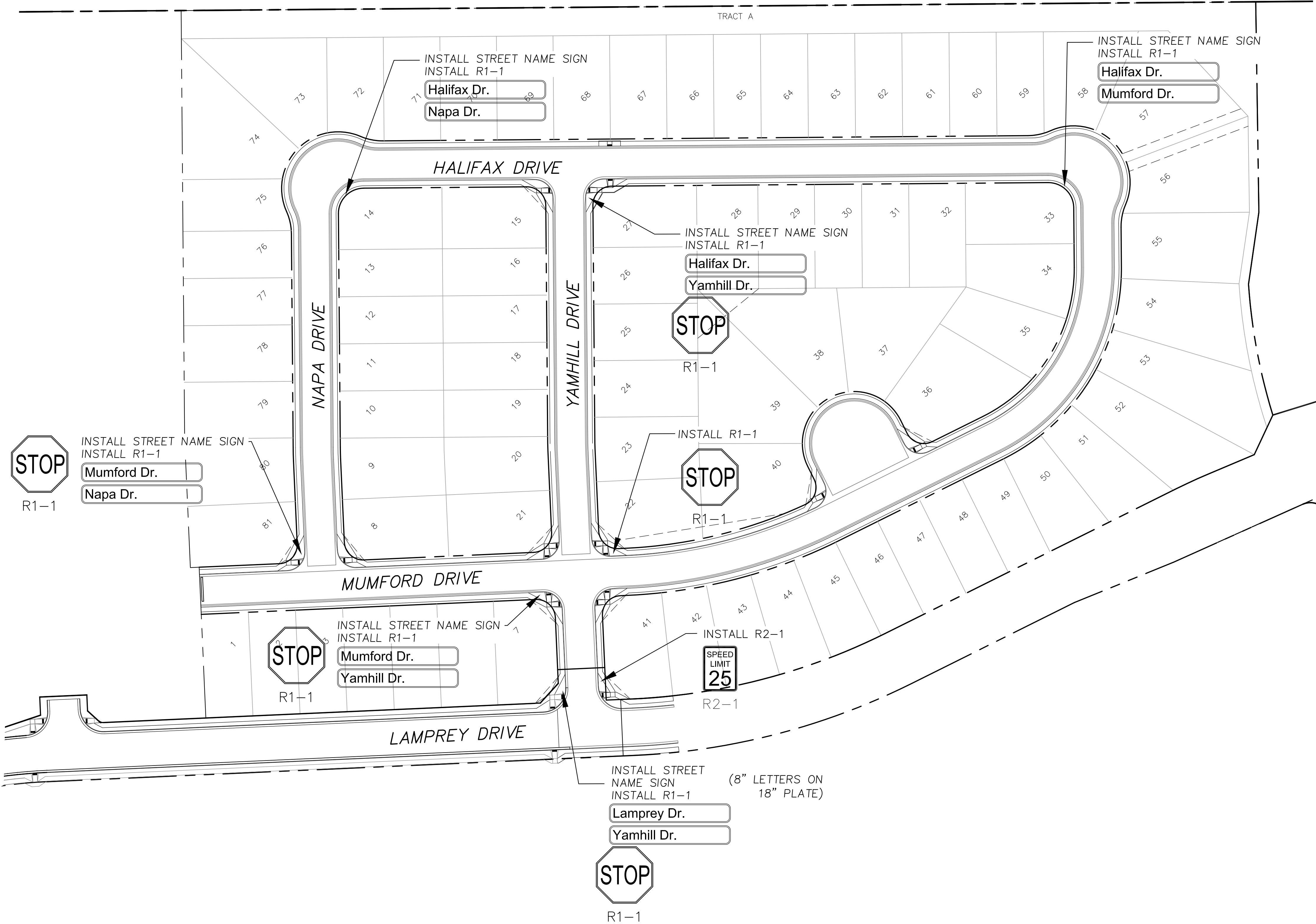


Notes:  
1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs



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.

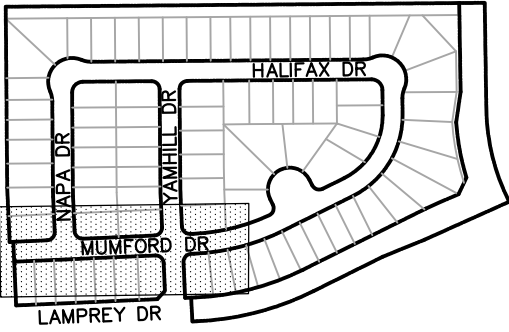


<b>CORE</b> <b>ENGINEERING GROUP</b> 15004 1ST AVENUE S. DENVER, CO 80202 PHONE: 720.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg.com	DATE	
	DESCRIPTION	
	NO.	
	PROJECT NO.	
PREPARED FOR: <b>LORSON, LLC</b> 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	PROJECT NO.	100.049
PROJECT: <b>LORSON RANCH EAST</b> <b>FILING NO. 3</b> LAMPREY DR. - YAMHILL DR. COLORADO SPRINGS, COLORADO	PROJECT NO.	100.049
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	PROJECT NO.	100.049
SIGNING AND STRIPING PLAN		SHEET NUMBER <b>C5.1</b>
LORSON RANCH EAST FILING NO. 3		TOTAL SHEETS: 14

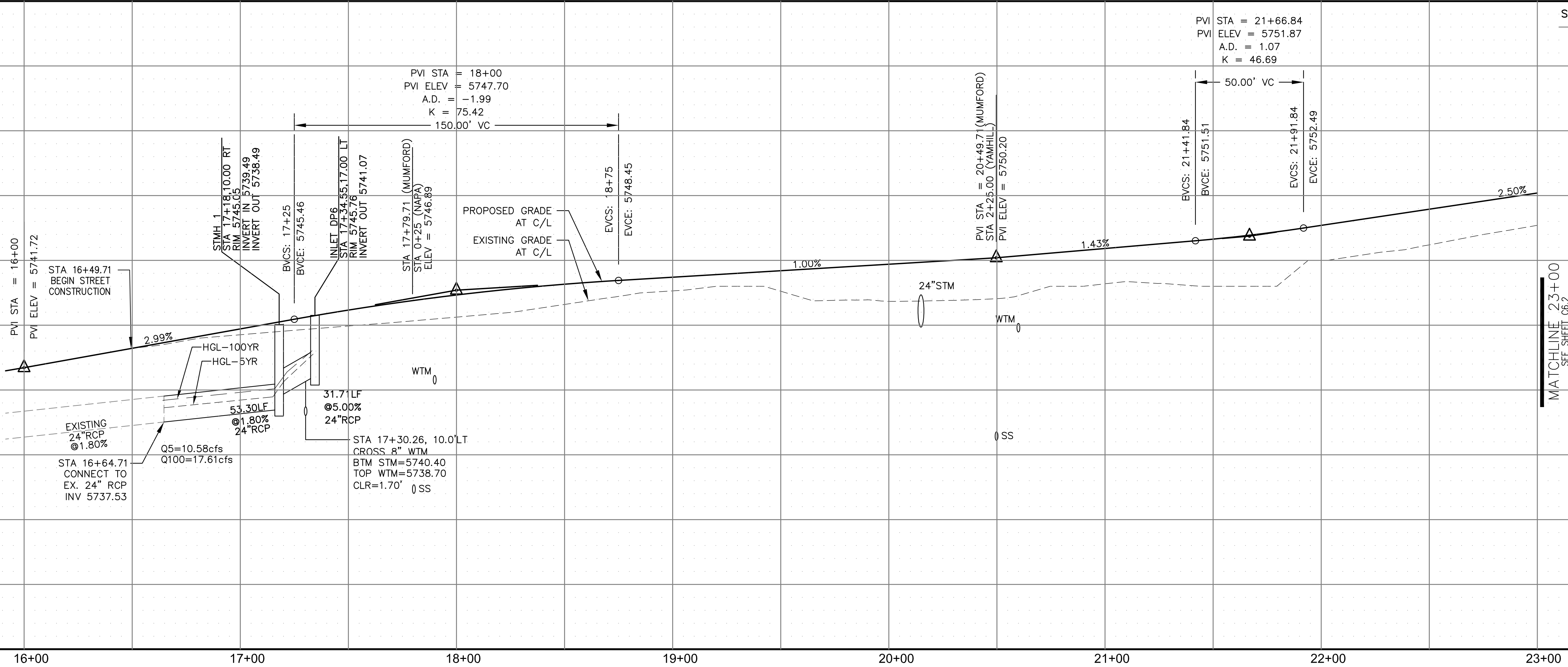
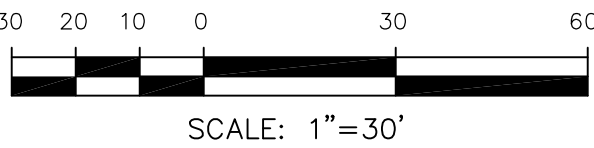
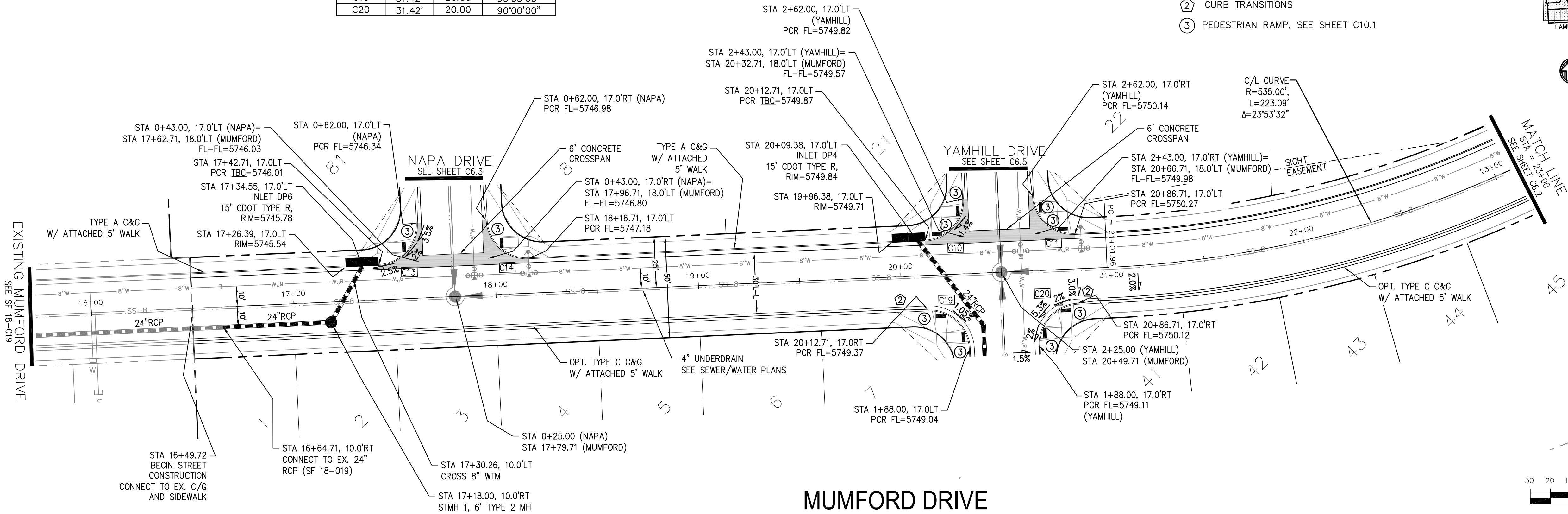
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C10	31.42'	20.00	90°00'00"
C11	31.42'	20.00	90°00'00"
C13	31.42'	20.00	90°00'00"
C14	31.42'	20.00	90°00'00"
C19	31.42'	20.00	90°00'00"
C20	31.42'	20.00	90°00'00"

- 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



KEY MAP



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.  
BURNING WOOD, MO 63306  
PHONE: 636.261.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

DATE

DESCRIPTION

NO.

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

PROJECT FOR:  
LORSON RANCH EAST  
FILING NO. 3  
212 N. WAHSATCH AVE. SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

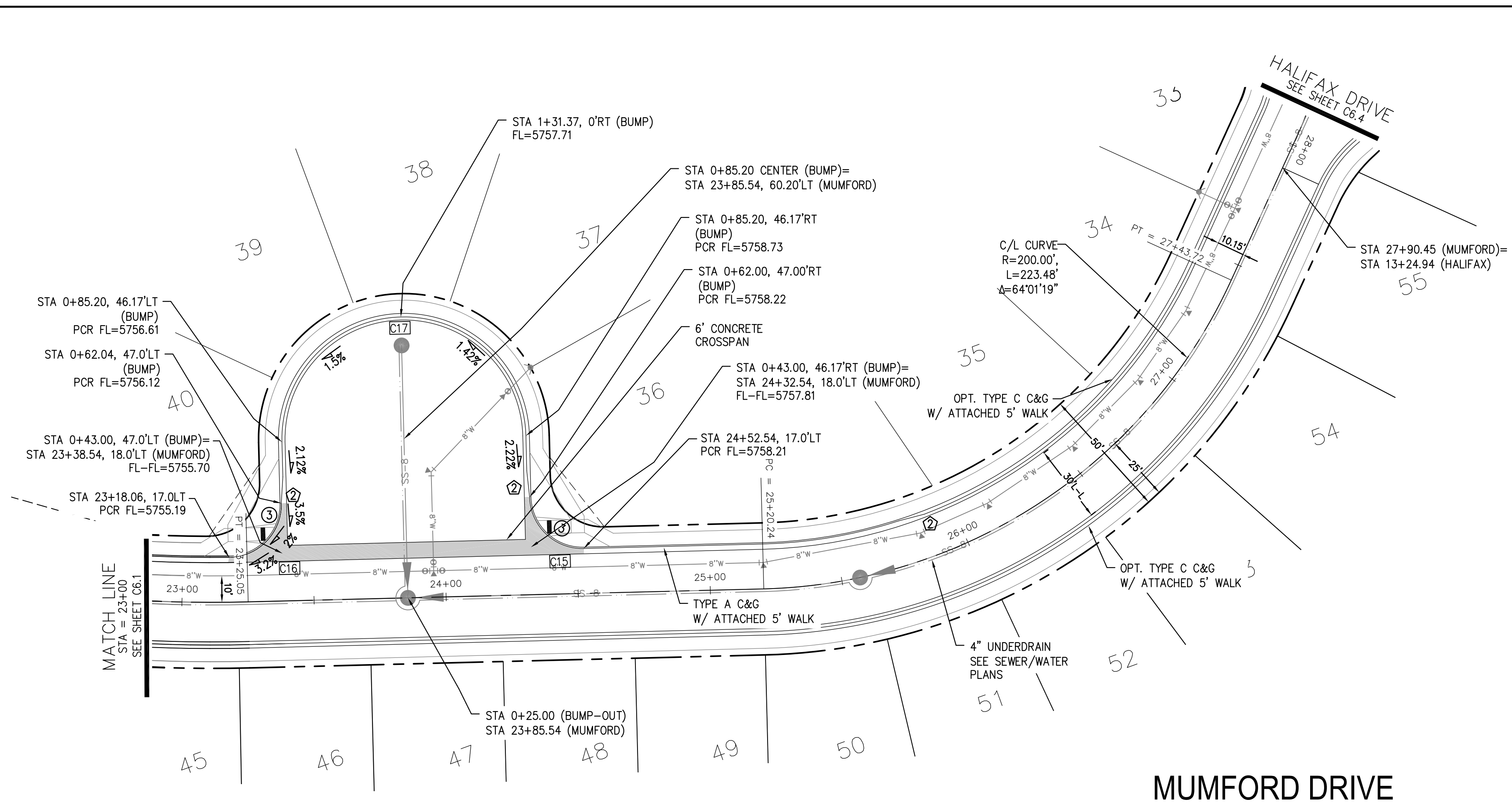
STREET/STORM  
MUMFORD DRIVE  
STA 16+49 TO 23+00

DATE:  
JANUARY 15, 2018

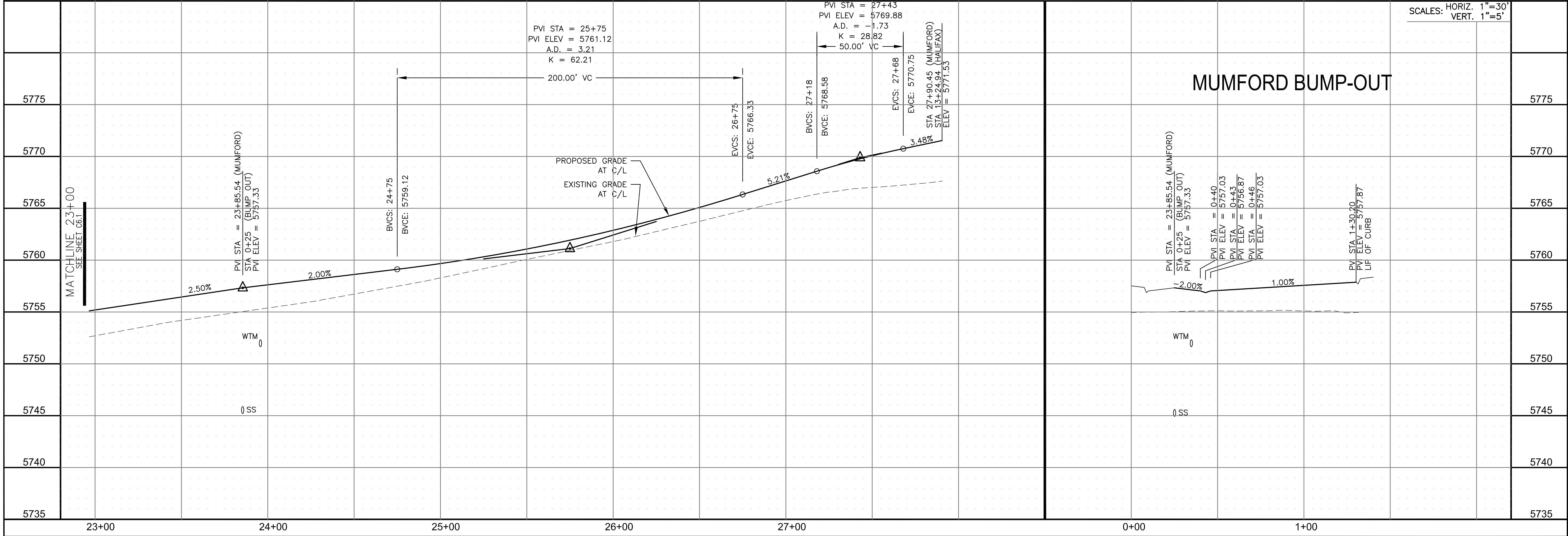
PROJECT NO.  
100.049

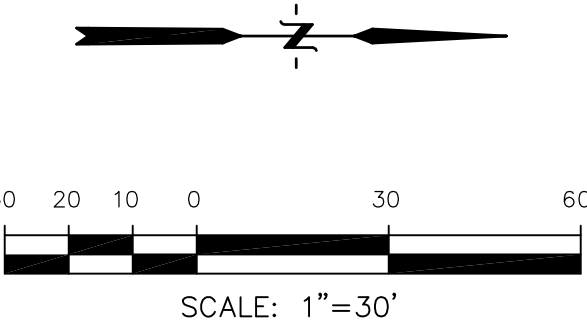
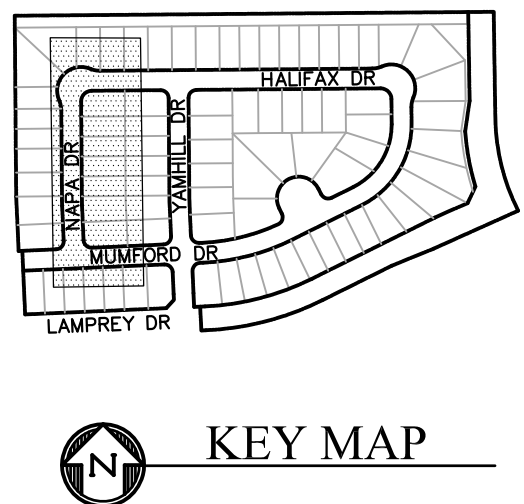
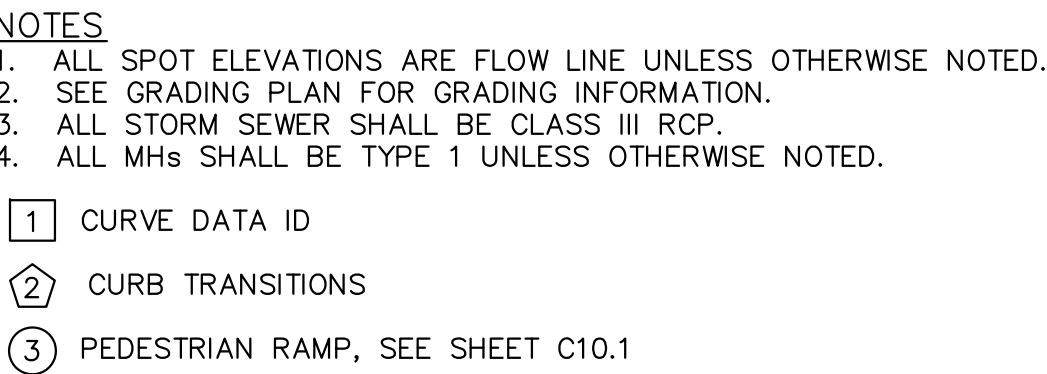
SHEET NUMBER  
C6.1

TOTAL SHEETS: 14



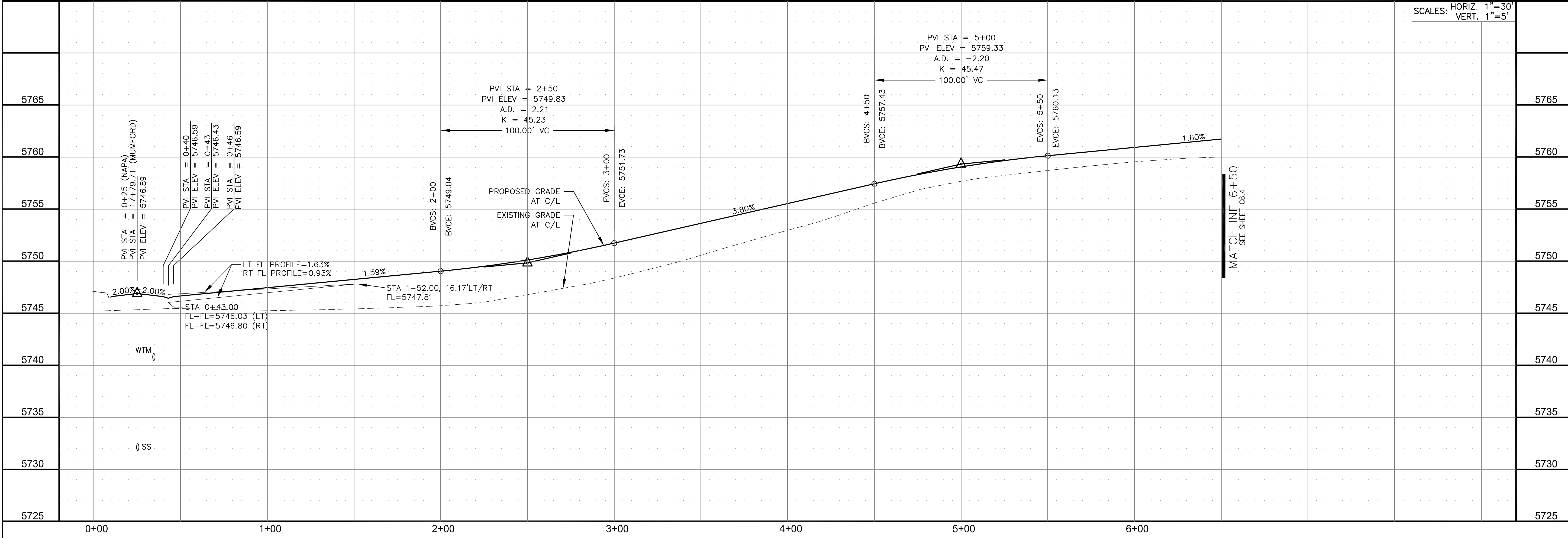
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1





CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	22.02'	48.83	25°50'31"
C8	22.02'	48.83	25°50'31"
C9	126.54'	51.17	141°41'02"
C12	56.28'	35.83	90°00'00"
C13	31.42'	20.00	90°00'00"
C14	31.42'	20.00	90°00'00"

## NAPA DRIVE & HALIFAX DRIVE



<div>STREET/STORM</div> <div>NAPA DRIVE &amp; HALIFAX DRIVE</div> <div>STA 0+25 TO 6+50</div>		DATE: JANUARY 15, 2018	
		PROJECT NO. 100.049	
		SHEET NUMBER C6.3	
		TOTAL SHEETS: 14	
<div>NO.</div> <div>DESCRIPTION</div> <div>DATE</div>		DRAWN: RLS	
		DESIGNED: RLS	
		CHECKED: RLS	
		PROJECT:	
		PREPARED FOR:	
LORSON RANCH EAST FILING NO. 3 LAMPREY DR – YAMHILL OR COLORADO SPRINGS, COLORADO		LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	
<div>CORE</div> <div>ENGINEERING GROUP</div>		15004 1ST AVENUE S. DENVER, COLORADO 80506 PHONE: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@eg1.com	

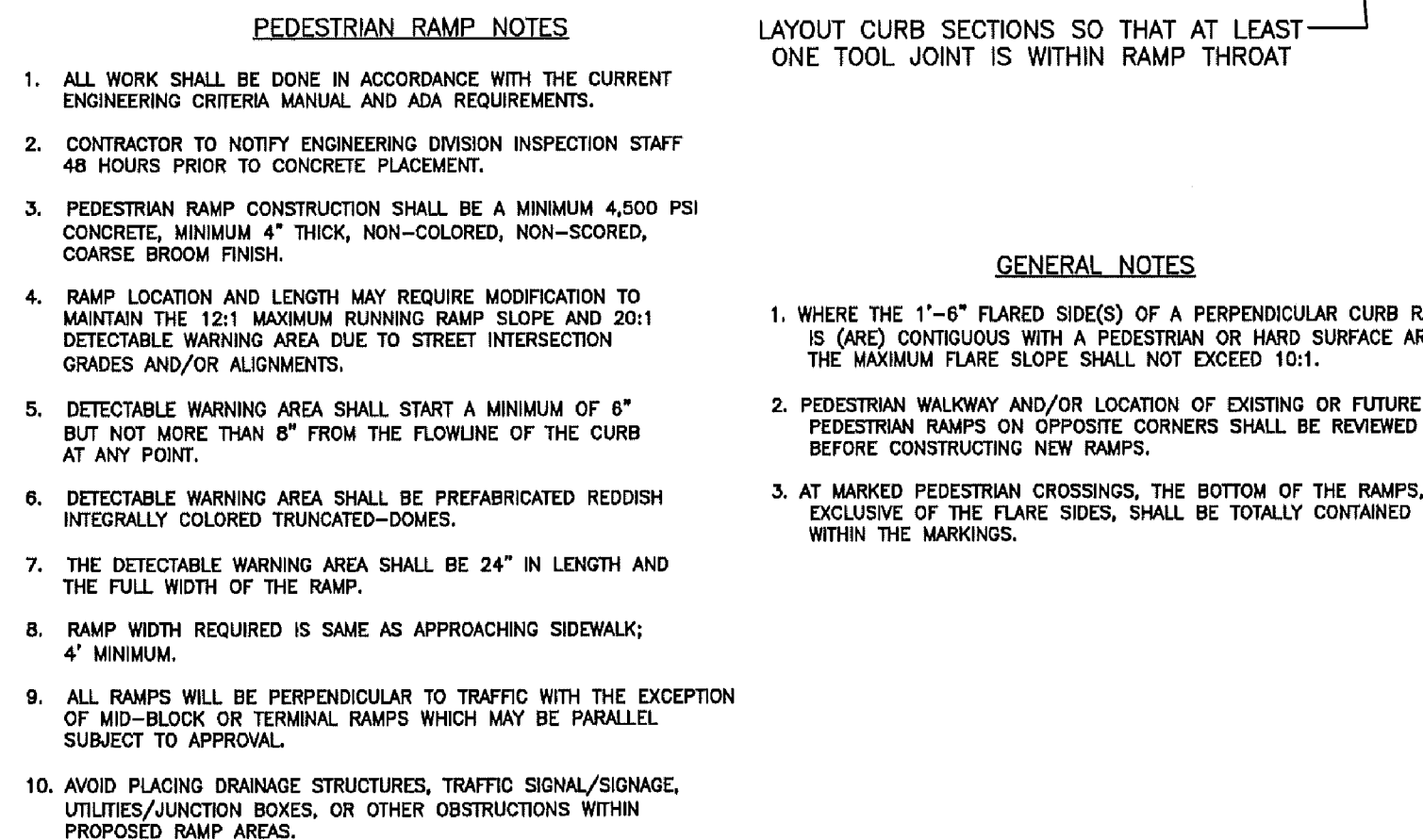
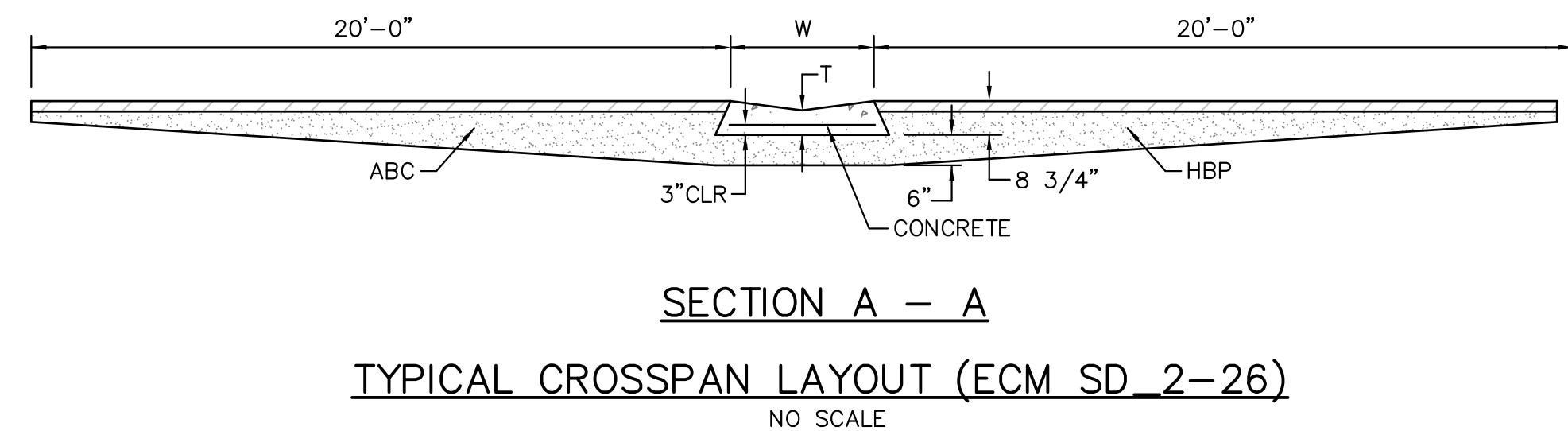
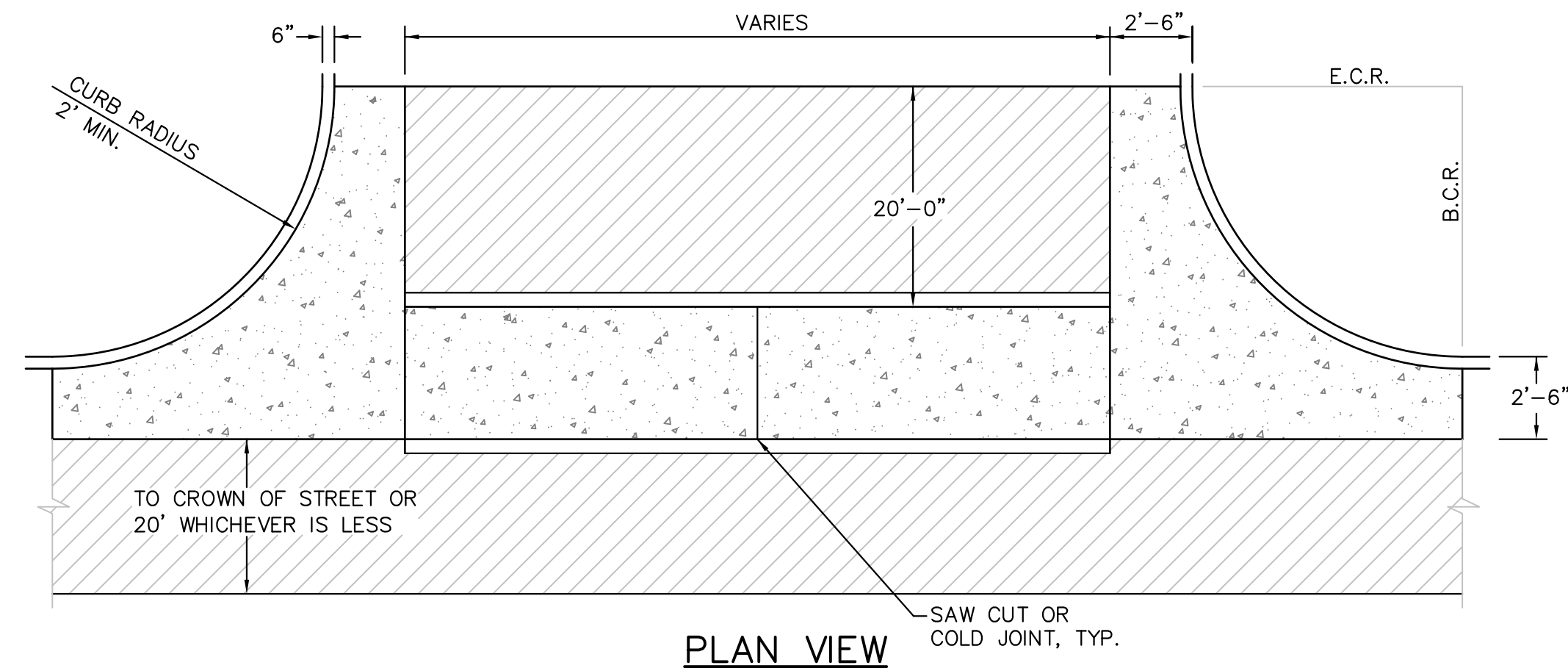
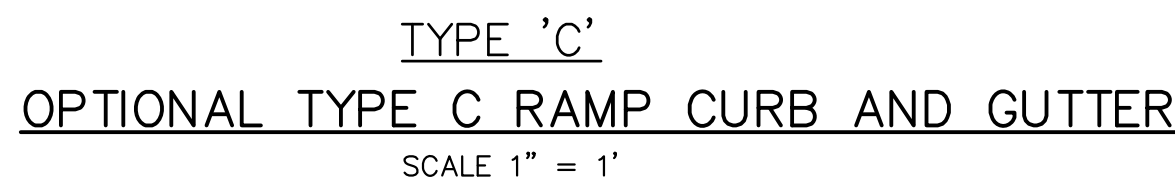
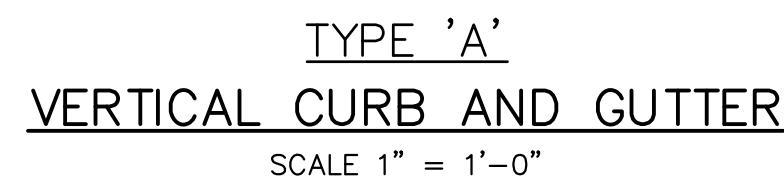












Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB RAMPS		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: GD	Date:	Comments:	 4201 East Arkansas Avenue Denver, Colorado 80237 Phone: (303) 757-9065 Fax: (303) 757-9820			M-608-1		
First Modification Date: 07/24/12	Initials: LTA								
URL: <a href="http://www.colorado.gov/infocenter/default.asp">http://www.colorado.gov/infocenter/default.asp</a>									
Drawing File Name: C0803009.Dgn									
CDLay: Lay/Strt/Trk_Scale: 1/4"=1'-0" Scale: 1/4"=1'-0"									
		Project Development Branch		DD/LTA	Issued By: Project Development Branch on July 4, 2012		Sheet No. 6 of 6		

ROADWAY DETAIL SHEET	DATE: JANUARY 15, 2018	PROJECT NO. 100.049	SHEET NUMBER C10.1	TOTAL SHEETS: 14	DRAWN: RLS	PROJECT: LORSON RANCH EAST FILING NO. 3 LAMPREY DR - YAMHILL DR COLORADO SPRINGS, COLORADO	PREPARED FOR: LORSON, LLC 212 N. WAHATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	NO.	DESCRIPTION	DATE	<div><div>CORE</div><div>ENGINEERING GROUP</div><div>15004 1ST AVENUE S. BURNSVILLE, MN 55306 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com</div></div>
					DESIGNED: RLS						
					CHECKED: RLS						







