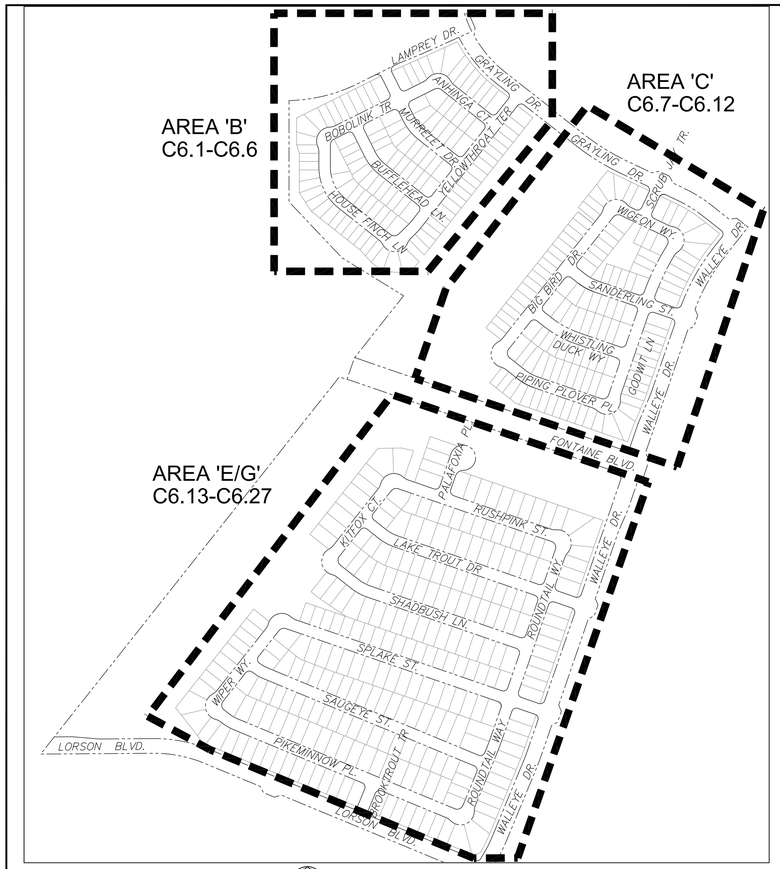
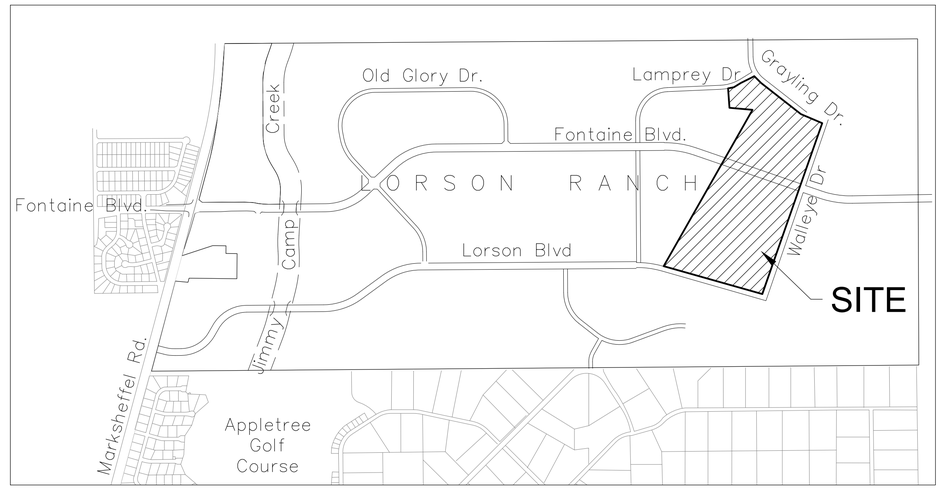
CONSTRUCTION PLANS
FOR

THE HILLS AT LORSON RANCH FILING NO. 1

STREET - STORM SEWER
CONSTRUCTION PLANS



KEY MAP
NO SCALE



VICINITY MAP
NO SCALE

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

Know what's **below.**
Call before you dig.

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
C1.1	COVER SHEET
C1.2	NOTES
C1.3	TYPICAL SECTIONS
C2.1–C2.3	STREET HORIZONTAL CONTROL
C5.1–C5.4	SIGNING/STRIPING PLANS
C5.5	OFFSITE SIGNING/STRIPING PLANS – FONTAINE BLVD.
C6.1–C6.6	STREET – STORM PLAN AND PROFILES – AREA 'B'
C6.6–C6.12	STREET – STORM PLAN AND PROFILES – AREA 'C'
C6.13–C6.27	STREET – STORM PLAN AND PROFILES – AREA 'E/G'
C7.1–C7.2	PLAN AND PROFILE – STORM LATERALS
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 JEFF MARK DATE JUNE 7, 2021
TITLE MANAGER
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

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

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 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

APPROVED
Engineering Department
08/24/2021 12:57:29 PM
dsdnjkamp
EPC Planning & Community Development Department

JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR
CONDITIONS:

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 I MAY HAVE PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

COLORADO REGISTERED RICHARD L. SCHINDLER 33997 6-7-2021 PROFESSIONAL ENGINEER

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

SF-21-010

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:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

THE HILLS AT LORSON RANCH FIL NO. 1
STREET & STORM SEWER
CONSTRUCTION PLANS

DATE: JUNE 7, 2021
PROJECT NO. 100.062
SHEET NUMBER C0.1
TOTAL SHEETS: 42

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*

EPC 8/24/2021

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:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD – WALLETE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

CREEKSIDE AT LORSON RANCH FIL NO. 1
STREET / STORM SEWER NOTES

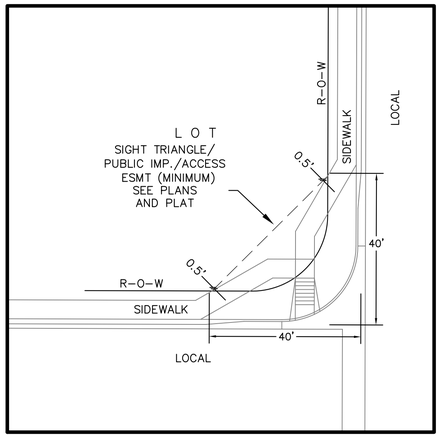
COLORADO REGISTERED PROFESSIONAL ENGINEER 33997 6-7-2021

DATE: JUNE 7, 2021

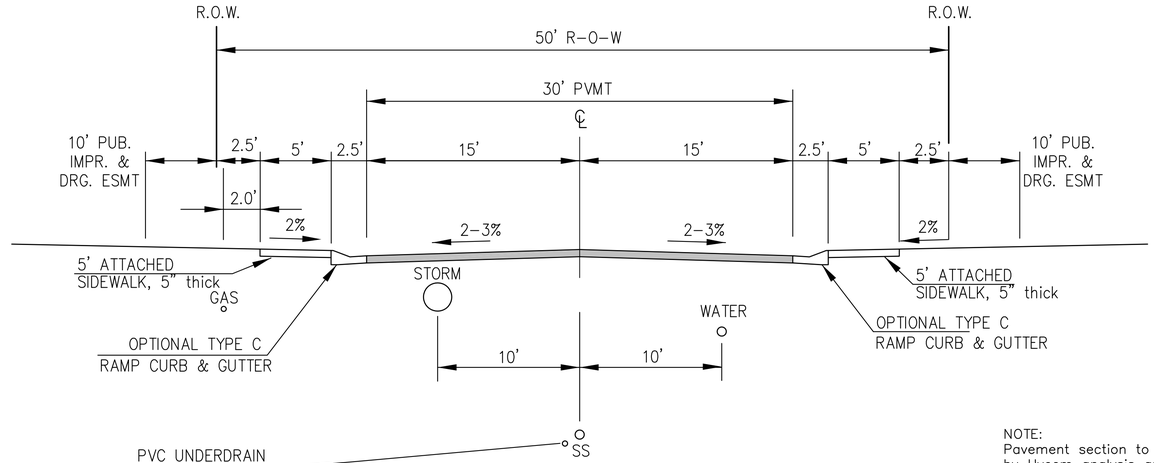
PROJECT NO. 100.062

SHEET NUMBER C1.2

TOTAL SHEETS: 42



LOCAL ROADWAY SIGHT TRIANGLE
PUBLIC IMPROVEMENT ESMT.
NOT TO SCALE



PVC UNDERDRAIN
SEE SAN SWR/WATERMAIN
CONSTRUCTION PLANS
FOR LOCATION & DETAILS

DESIGN SPEED: 25 MPH
POSTED SPEED: 25 MPH

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

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

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

MURRELET DR, BUFFLEHEAD LN, HOUSEFINCH LN, BOBOLINK TR,
ANHINGA CT, YELLOWTHROAT TER, WIGEON WAY, SANDERLING ST,
WHISTLING DUCK WAY, PIPING PLOVER PL, BIG BIRD DR,
GODWIT LN, SCRUB JAY TR, PALAFOXIA PL, RUSHPINK ST,
LAKE TROUT DR, SHADBUSH LN, KITFOX CT, ROUNDTAIL WAY,
SPLAKE ST, SAUGEYE ST, PIKEMINNOW PL, BROOKTROUT TR,
WIPER WAY

EPC 8/24/2021

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PROJECT:
THE HILLS AT LORSON
RANCH FILING NO. 1
FONTAINE BLVD. – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

TYPICAL SECTIONS

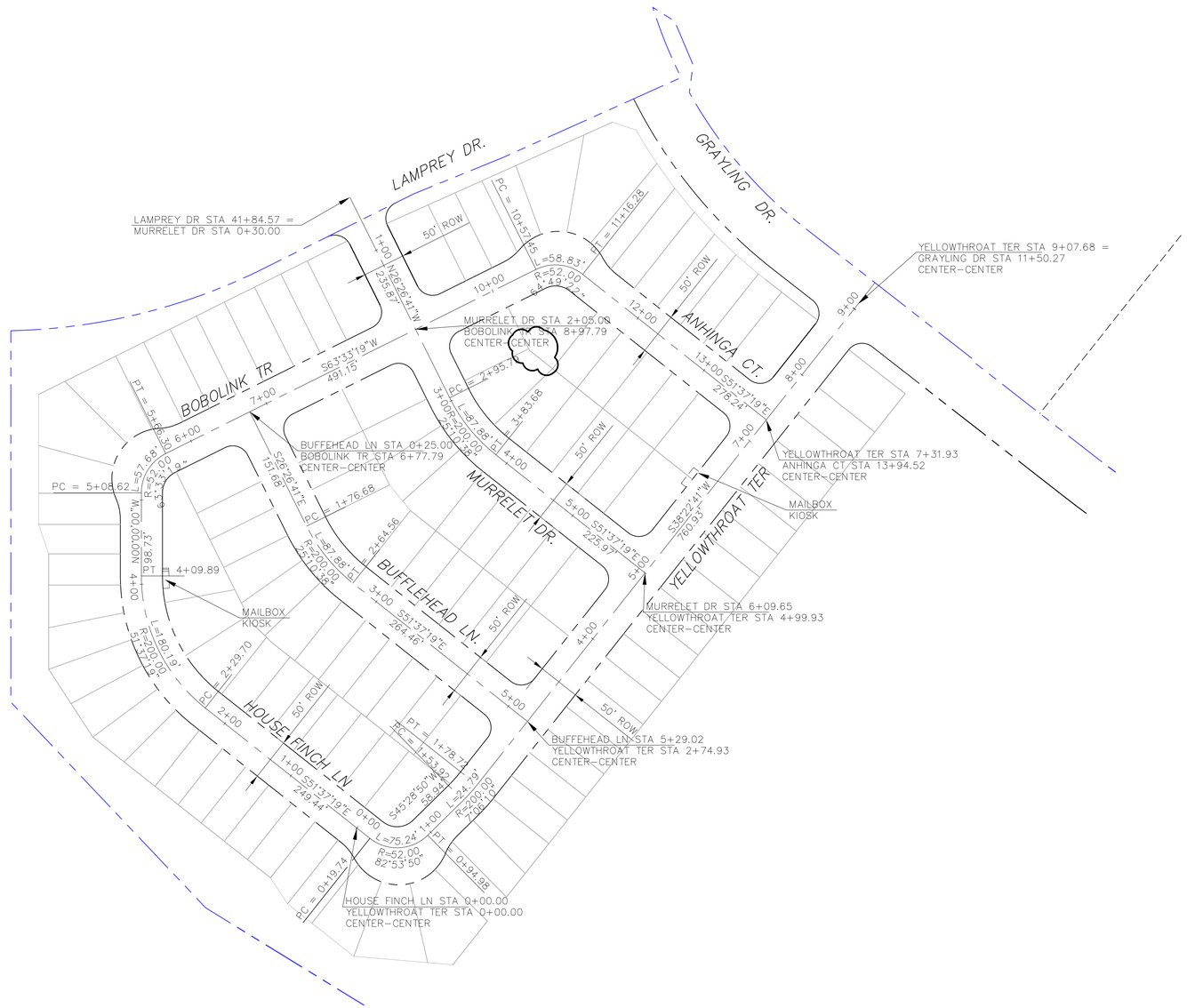
COLORADO REGISTERED
RICHARD L. SCHINDLER
33997
6-7-2021
PROFESSIONAL ENGINEER

DATE:
JUNE 7, 2021

PROJECT NO.
100.062

SHEET NUMBER
C1.3

TOTAL SHEETS: 42



EPC 8/24/2021

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FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

THE HILLS AT LORSON RANCH FIL. NO. 1
AREA 'B'
HORIZONTAL CONTROL PLAN

COLORADO REGISTERED PROFESSIONAL ENGINEER
33997
6-7-2021

DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C2.1
TOTAL SHEETS: 42

EPC 8/24/2021

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
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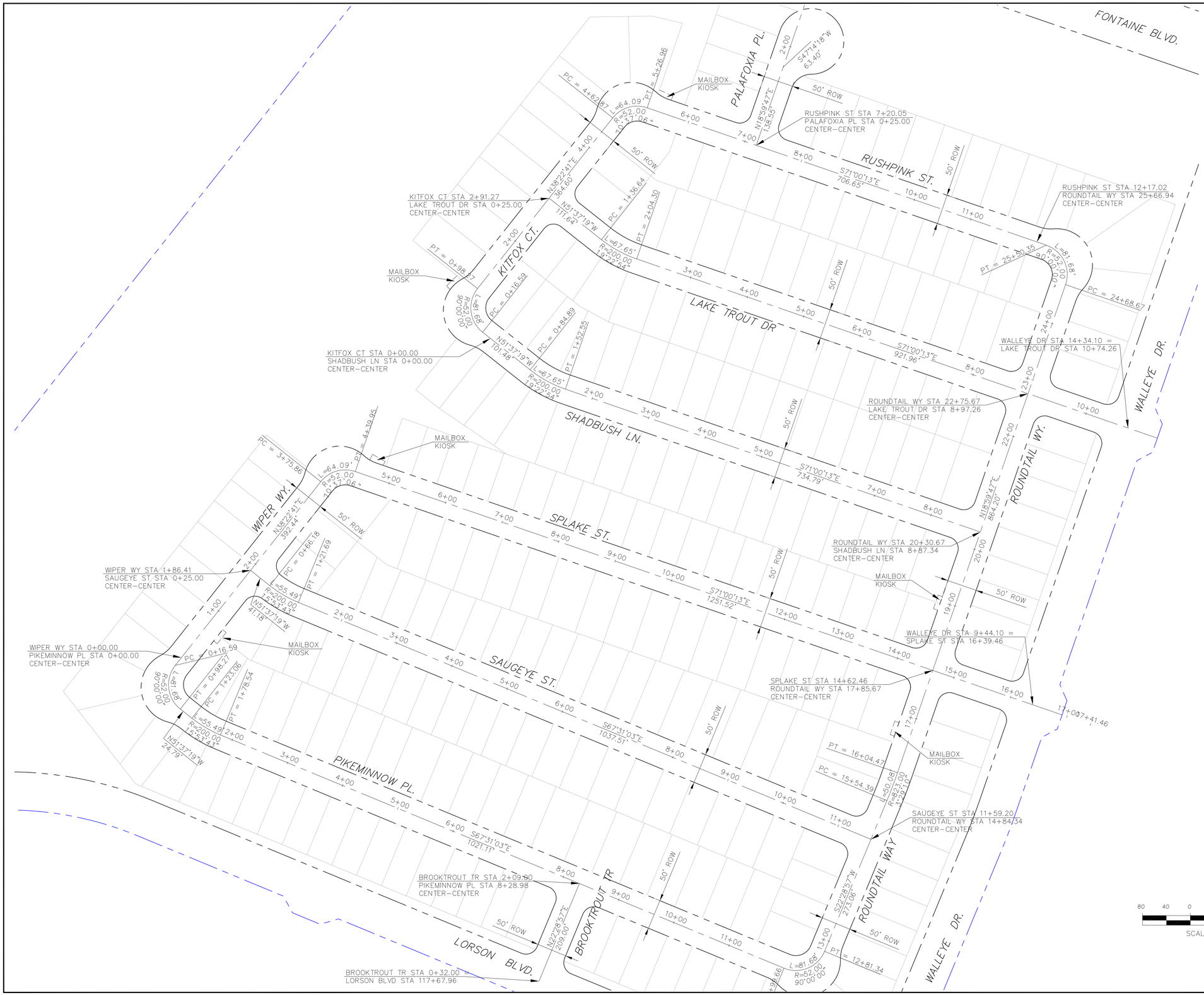
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

THE HILLS AT LORSON RANCH FIL. NO. 1
AREA 'C'
HORIZONTAL CONTROL PLAN

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
33997
6-7-2021

DATE: JUNE 7, 2021
PROJECT NO. 100.062
SHEET NUMBER C2.2
TOTAL SHEETS: 42



EPC 8/24/2021

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COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

THE HILLS AT LORSON RANCH FIL. NO. 1
AREA 'E' & 'G'
HORIZONTAL CONTROL PLAN

COLORADO REGISTERED PROFESSIONAL ENGINEER
33997
6-7-2021

DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C2.3

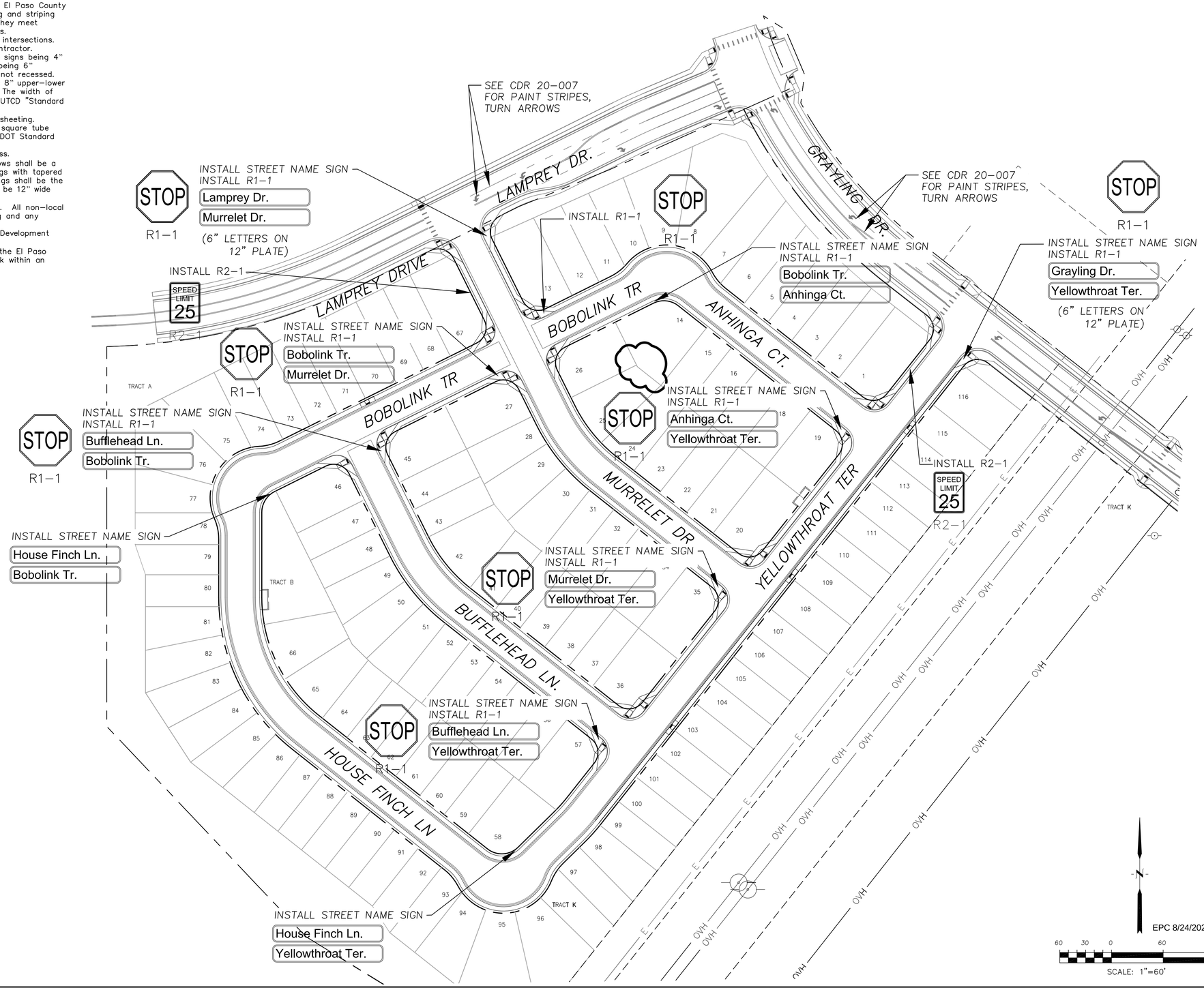
TOTAL SHEETS: 42

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



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:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

SIGNING AND STRIPING PLAN
AREA 'B'
THE HILLS AT LORSON RANCH FIL NO. 1

COLORADO REGISTERED PROFESSIONAL ENGINEER 32997 6-7-2021

DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C5.1

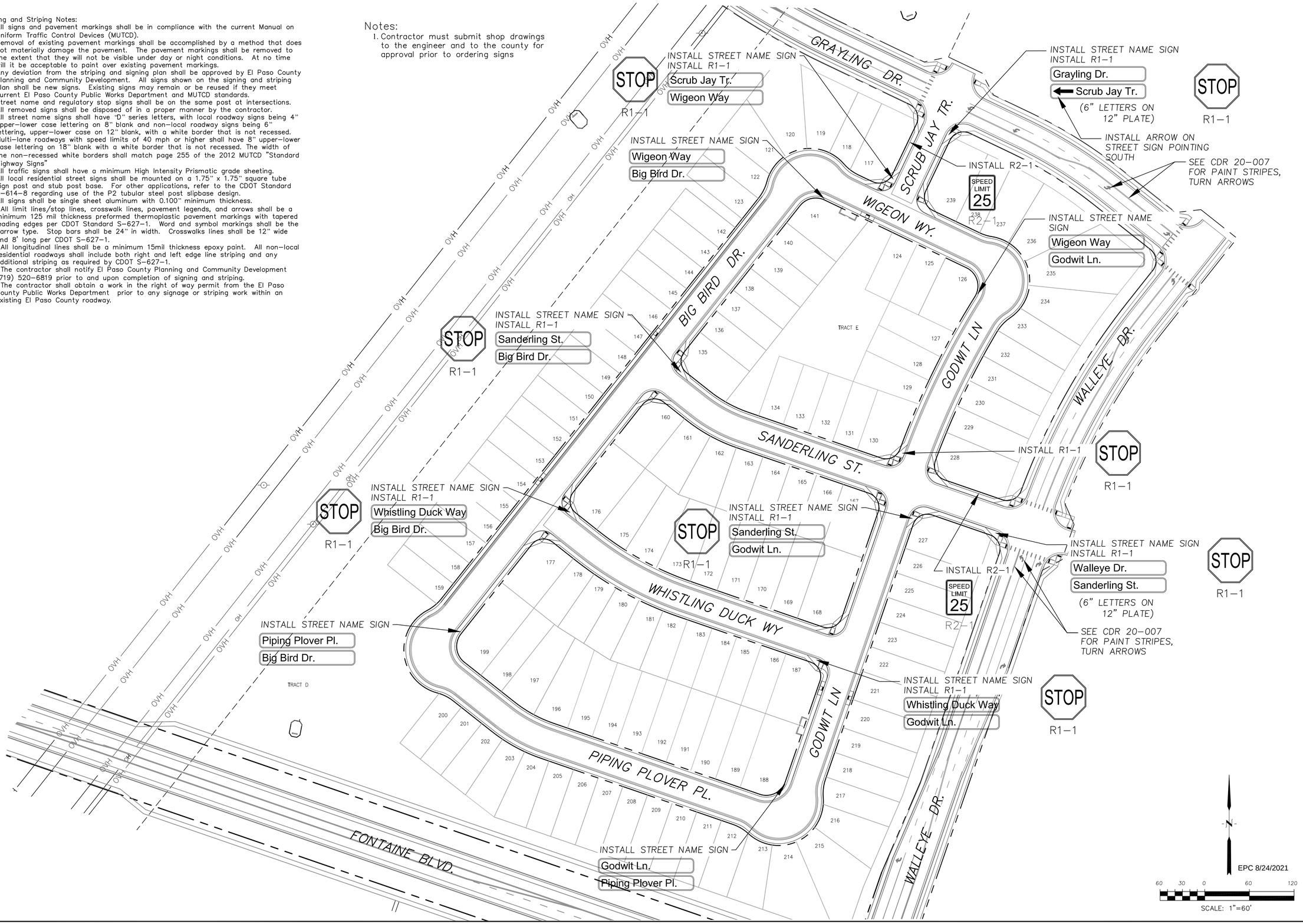
TOTAL SHEETS: 42

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



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:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

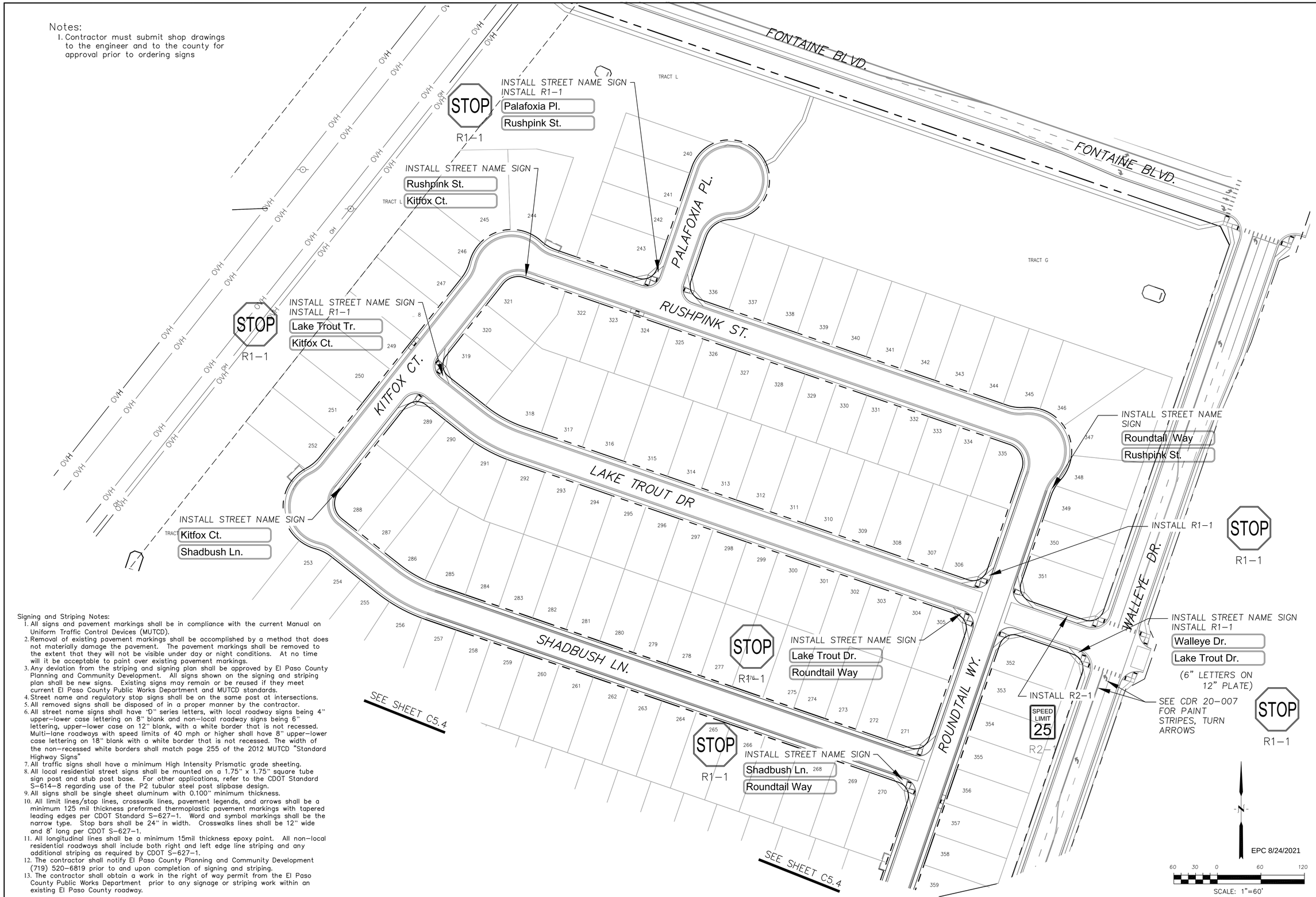
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

SIGNING AND STRIPING PLAN
AREA 'C'
THE HILLS AT LORSON RANCH FIL NO. 1

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
33997
6-7-2021

DATE: JUNE 7, 2021
PROJECT NO. 100.062
SHEET NUMBER C5.2
TOTAL SHEETS: 42

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.

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:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

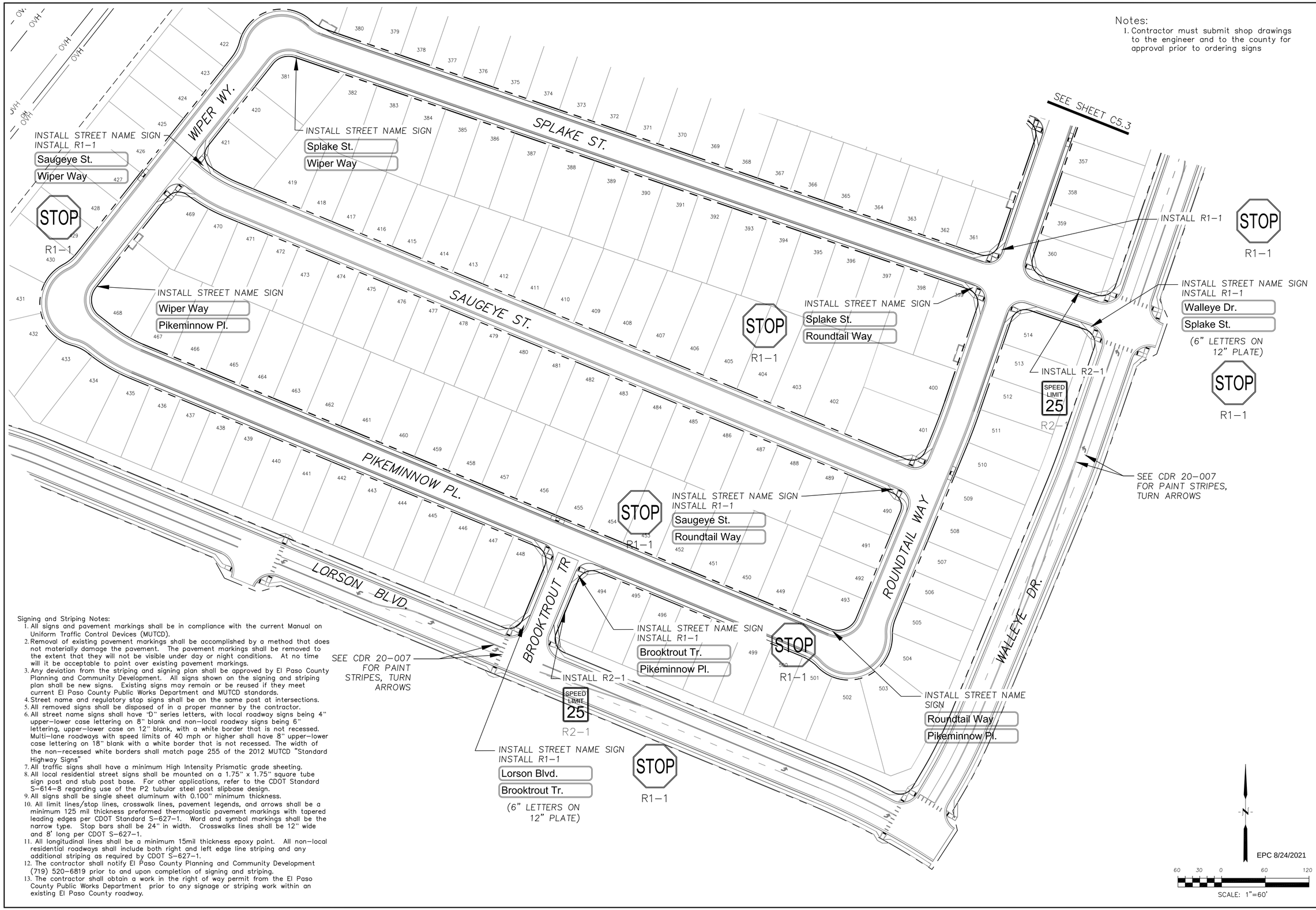
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

SIGNING AND STRIPING PLAN
AREA 'E/G'
THE HILLS AT LORSON RANCH FIL NO. 1

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
33997
6-7-2021

DATE: JUNE 7, 2021
PROJECT NO. 100.062
SHEET NUMBER C5.3
TOTAL SHEETS: 42

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.
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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.
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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.

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:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

SIGNING AND STRIPING PLAN
AREA 'E/G'
THE HILLS AT LORSON RANCH FIL NO. 1

COLORADO REGISTERED PROFESSIONAL ENGINEER 33997 6-7-2021

DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C5.4

TOTAL SHEETS: 42

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.
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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.
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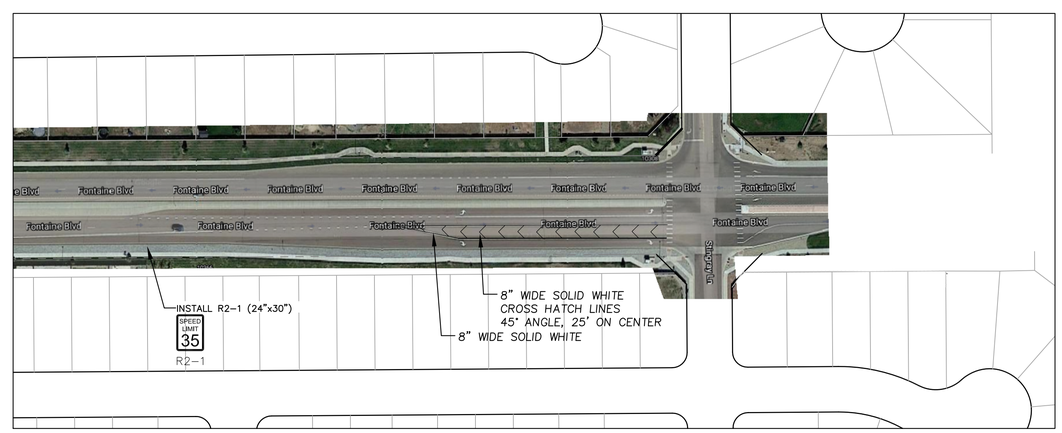
11. All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
12. The contractor shall notify El Paso County Planning and Community Development (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.



EPC 8/24/2021

SCALE: 1"=100'

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:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

OFFSITE SIGNING AND STRIPING PLAN
FONTAINE BOULEVARD
THE HILLS AT LORSON RANCH FIL NO. 1

COLORADO REGISTERED PROFESSIONAL ENGINEER 33997 6-7-2021

DATE: JUNE 7, 2021

PROJECT NO. 100.062

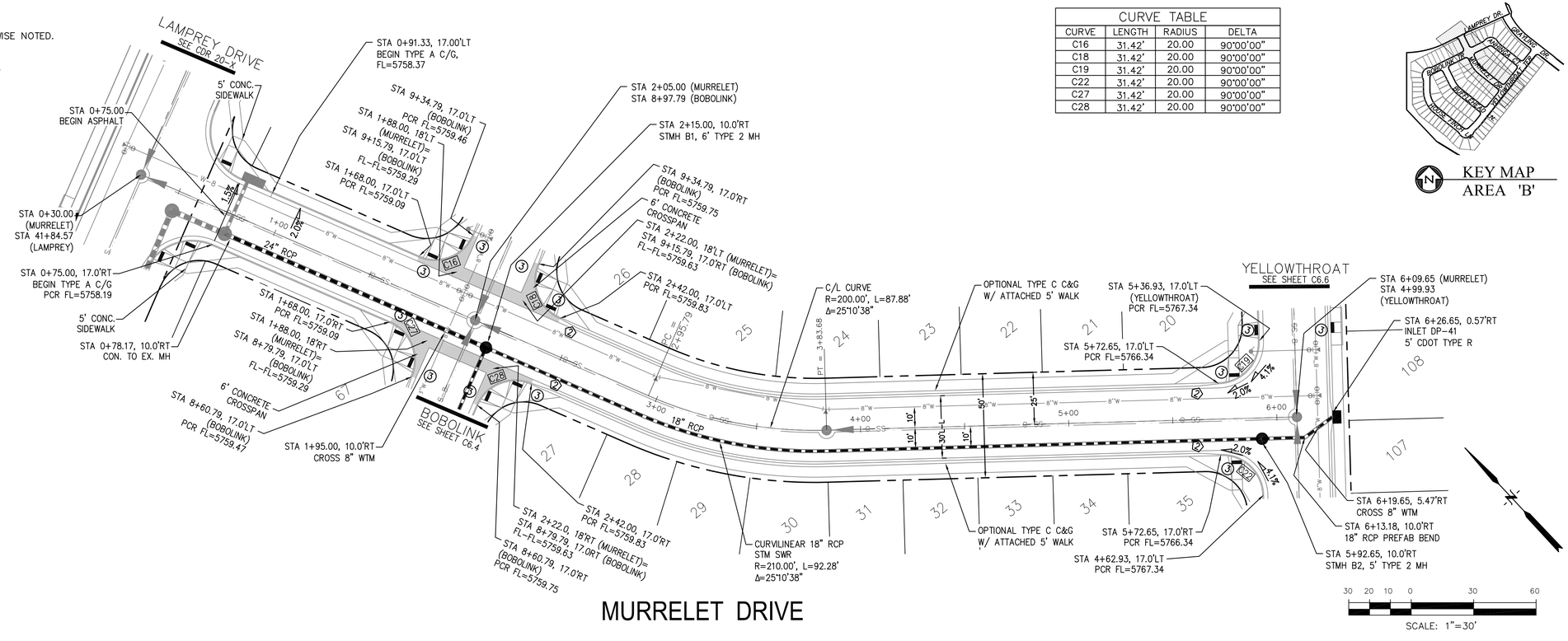
SHEET NUMBER C5.5

TOTAL SHEETS: 42

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.

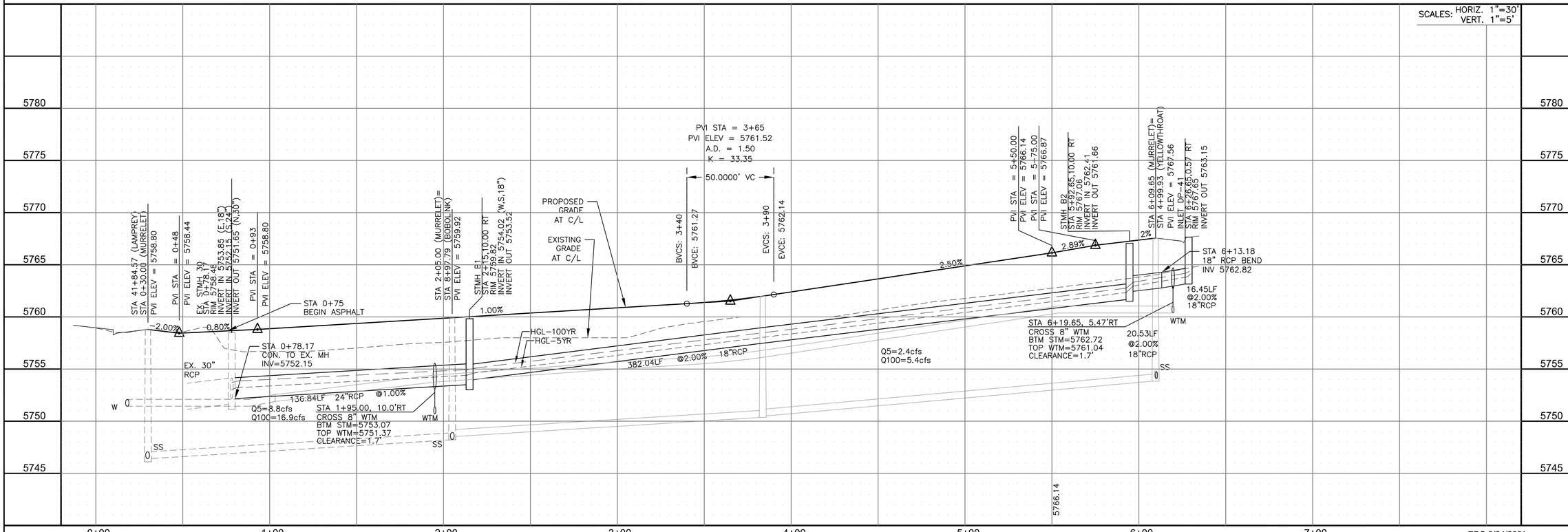
1 CURVE DATA ID
2 CURB TRANSITIONS
3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C16	31.42'	20.00	90°00'00"
C18	31.42'	20.00	90°00'00"
C19	31.42'	20.00	90°00'00"
C22	31.42'	20.00	90°00'00"
C27	31.42'	20.00	90°00'00"
C28	31.42'	20.00	90°00'00"



MURRELET DRIVE

KEY MAP
AREA 'B'



STREET / STORM - AREA 'B'
MURRELET DR
STA 0+00 TO 6+34

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:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

COLORADO REGISTERED PROFESSIONAL ENGINEER 23997 6-7-2021

DATE: JUNE 7, 2021
PROJECT NO. 100.062
SHEET NUMBER C6.1
TOTAL SHEETS: 42

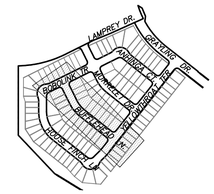
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

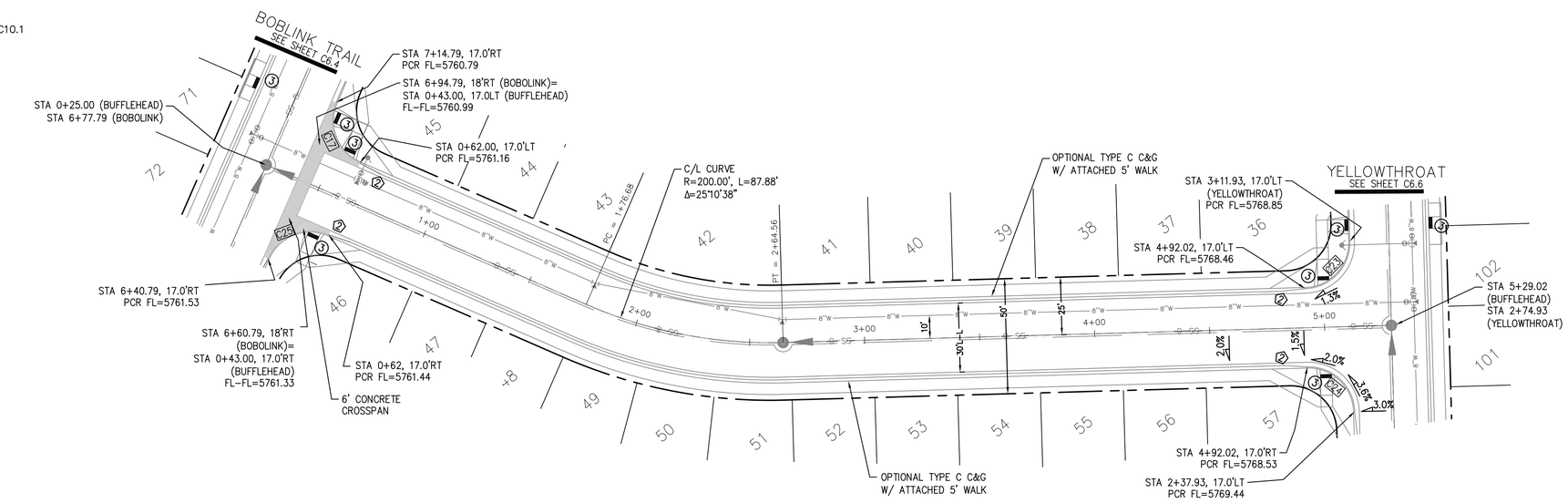
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C17	31.42'	20.00	90°00'00"
C23	31.42'	20.00	90°00'00"
C24	31.42'	20.00	90°00'00"
C25	31.42'	20.00	90°00'00"

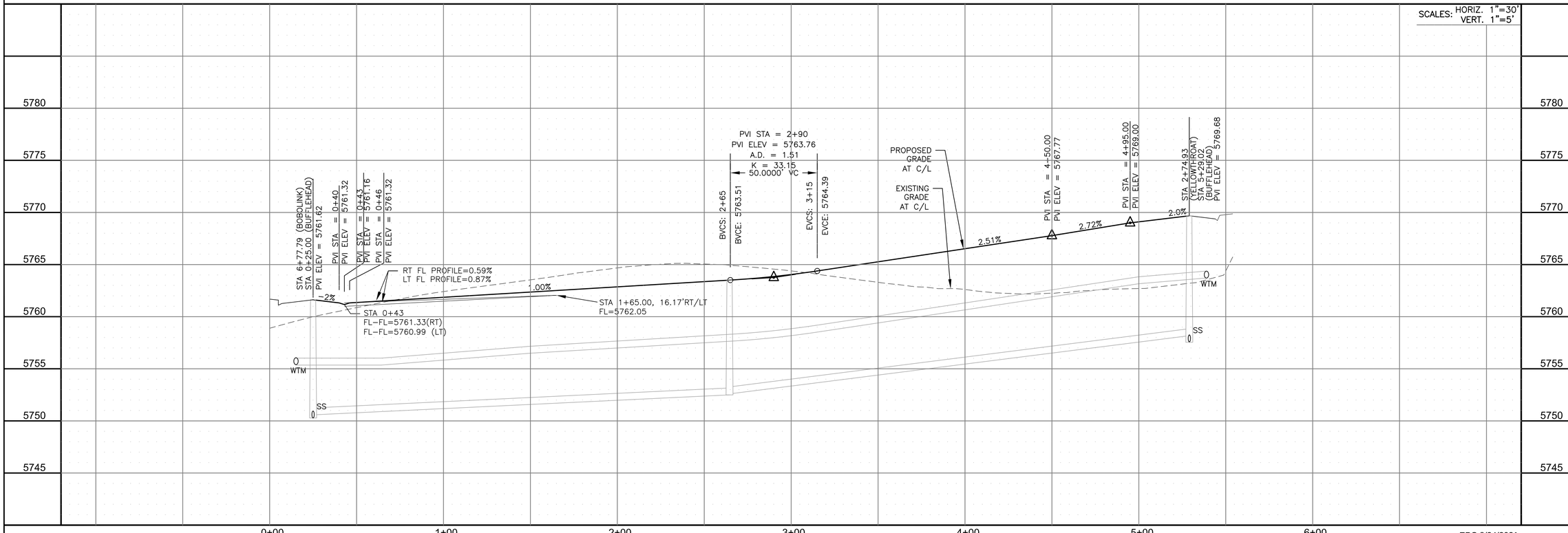


KEY MAP
AREA 'B'



BUFFLEHEAD LANE

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



EPC 8/24/2021

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:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA 'B'
BUFFLEHEAD LANE
STA 0+00 TO 5+54

COLORADO REGISTERED PROFESSIONAL ENGINEER
23997
6-7-2021

DATE:
JUNE 7, 2021

PROJECT NO.
100.062

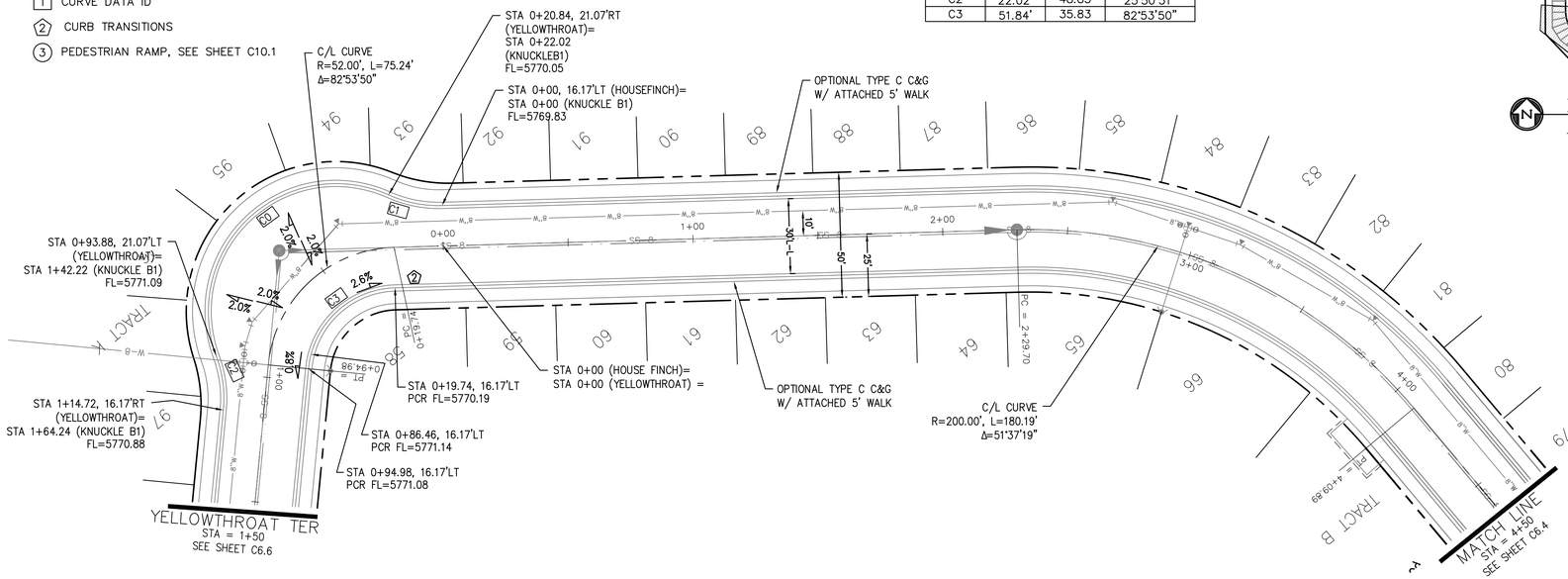
SHEET NUMBER
C6.2

TOTAL SHEETS: 42

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.

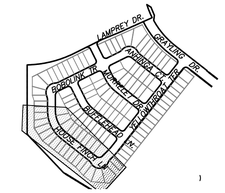
1 CURVE DATA ID
2 CURB TRANSITIONS
3 PEDESTRIAN RAMP, SEE SHEET C10.1

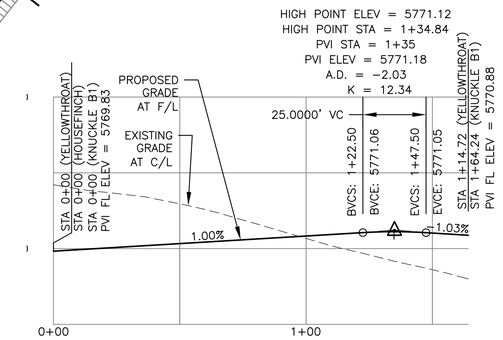
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C0	120.19'	51.17	134°34'52"
C1	22.02'	48.83	25°50'31"
C2	22.02'	48.83	25°50'31"
C3	51.84'	35.83	82°53'50"



YELLOWTHROAT TERRACE

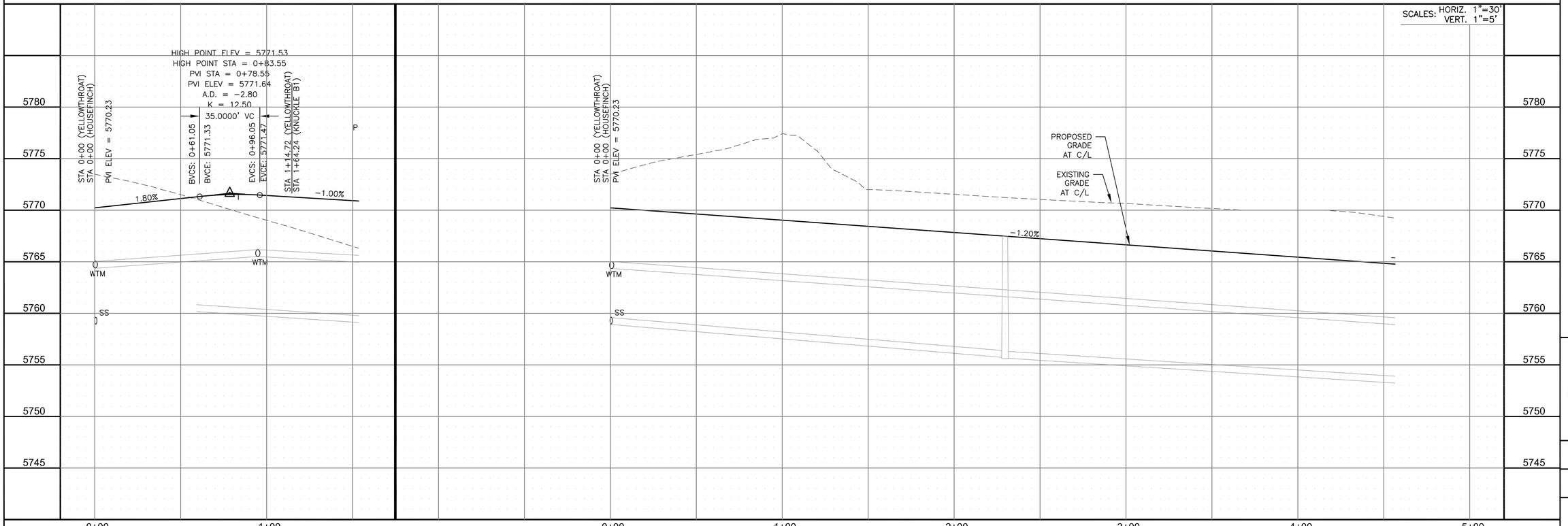
HOUSE FINCH LANE





KNUCKLE B1 FLOWLINE PROFILE

SCALE: 1"=30'



EPC 8/24/2021

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
CONTACT: JEFF MARK

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

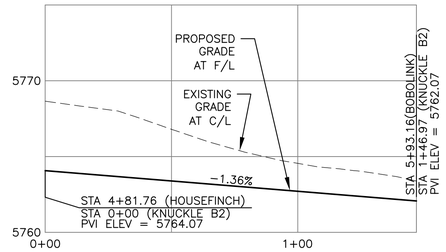
STREET / STORM - AREA 'B'
YELLOWTHROAT TER & HOUSE FINCH LN
STA 0+00 TO 4+50

COLORADO REGISTERED PROFESSIONAL ENGINEER
23997
6-7-2021

DATE: JUNE 7, 2021
PROJECT NO. 100.062
SHEET NUMBER C6.3
TOTAL SHEETS: 42

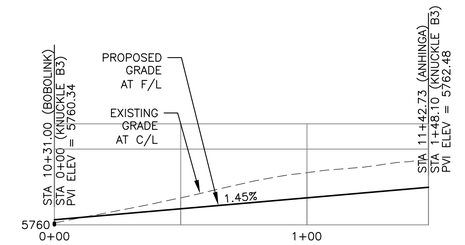
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

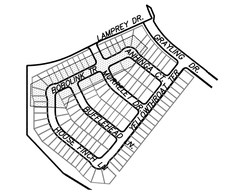


KNUCKLE "B2" FL PROFILE

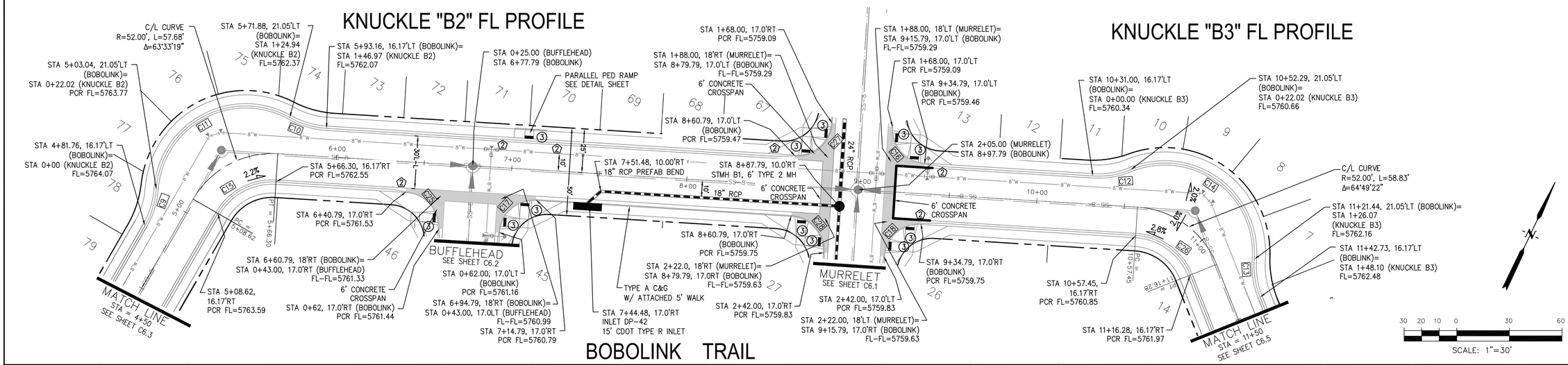
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	22.02'	48.83	25°50'31"
C10	22.02'	48.83	25°50'31"
C11	102.92'	51.17	115°14'20"
C12	22.02'	48.83	25°50'31"
C13	22.02'	48.83	25°50'31"
C14	104.05'	51.17	116°30'24"
C15	39.74'	35.83	63°33'19"
C16	31.42'	20.00	90°00'00"
C17	31.42'	20.00	90°00'00"
C18	31.42'	20.00	90°00'00"
C25	31.42'	20.00	90°00'00"
C26	40.54'	35.83	64°49'22"
C27	31.42'	20.00	90°00'00"
C28	31.42'	20.00	90°00'00"

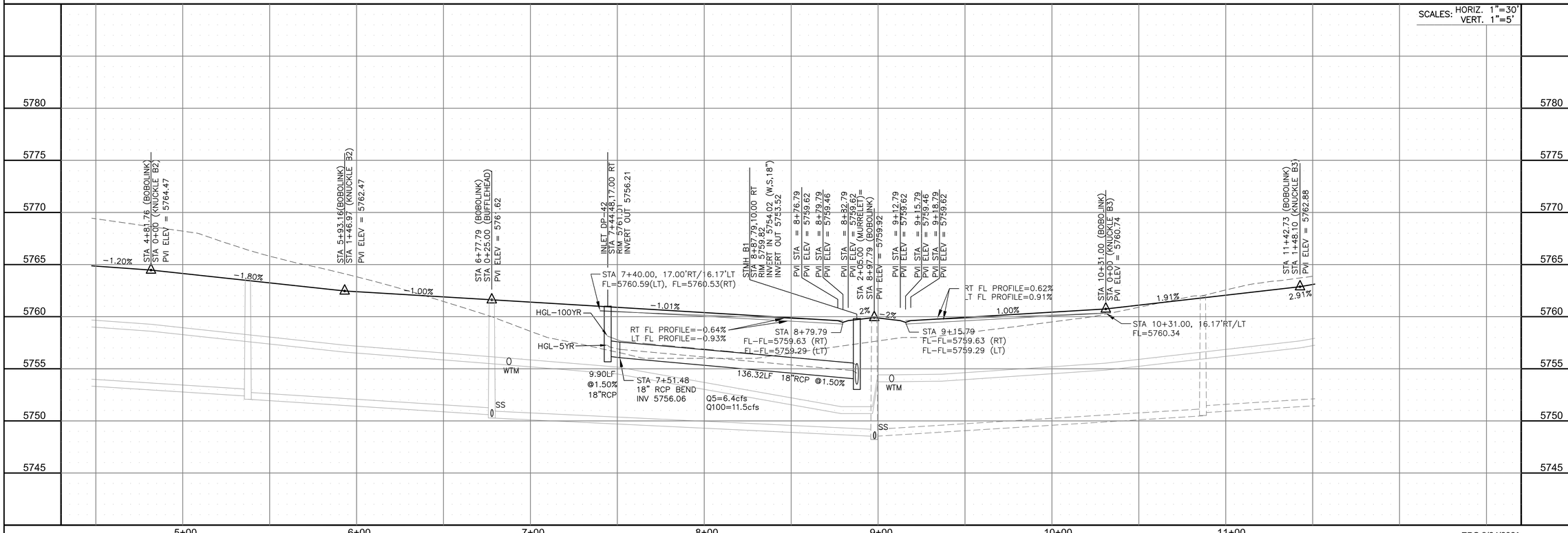


KNUCKLE "B3" FL PROFILE



KEY MAP
AREA 'B'





EPC 8/24/2021

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:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA 'B'
BOBOLINK TRAIL
STA 4+50 TO 11+50

COLORADO REGISTERED PROFESSIONAL ENGINEER
23997
6-7-2021

DATE: JUNE 7, 2021
PROJECT NO. 100.062
SHEET NUMBER C6.4
TOTAL SHEETS: 42

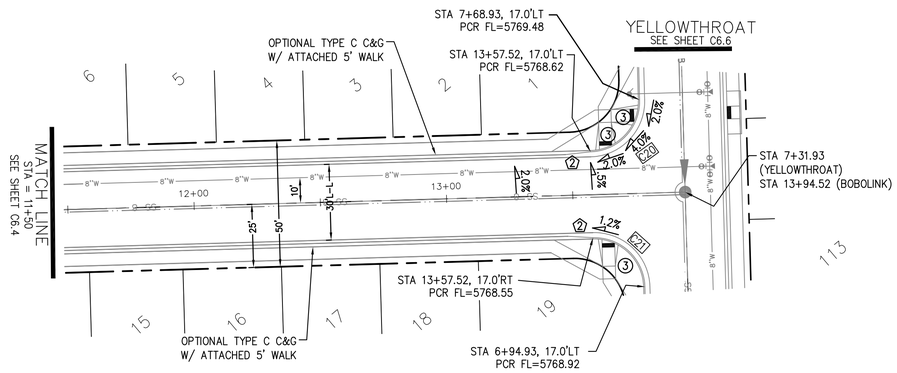
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

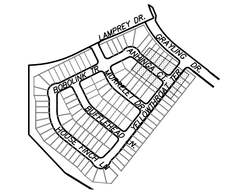
1 CURVE DATA ID

2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C20	31.42'	20.00	90°00'00"
C21	31.42'	20.00	90°00'00"



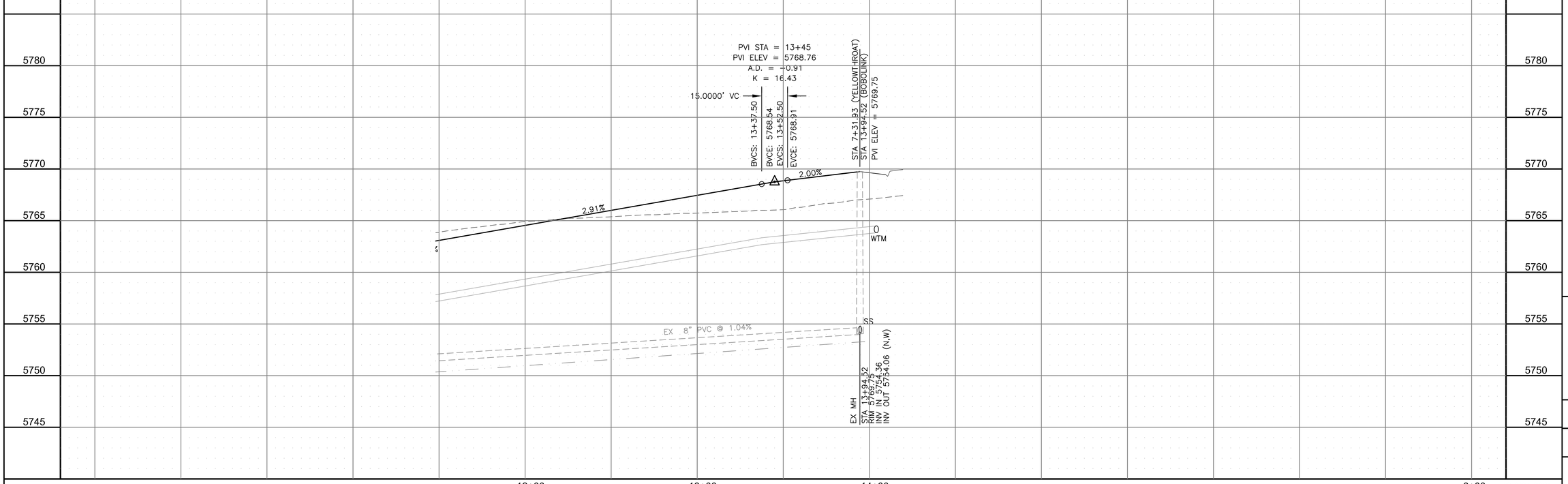


KEY MAP
AREA 'B'

SCALE: 1"=30'

ANHINGA CT

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



EPC 8/24/2021

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:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA 'B'
ANHINGA CT.
STA 11+50 TO 13+94

COLORADO REGISTERED PROFESSIONAL ENGINEER
23997
6-7-2021

DATE:
JUNE 7, 2021

PROJECT NO.
100.062

SHEET NUMBER
C6.5

TOTAL SHEETS: 42

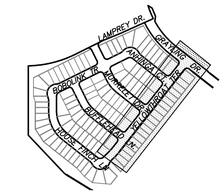
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

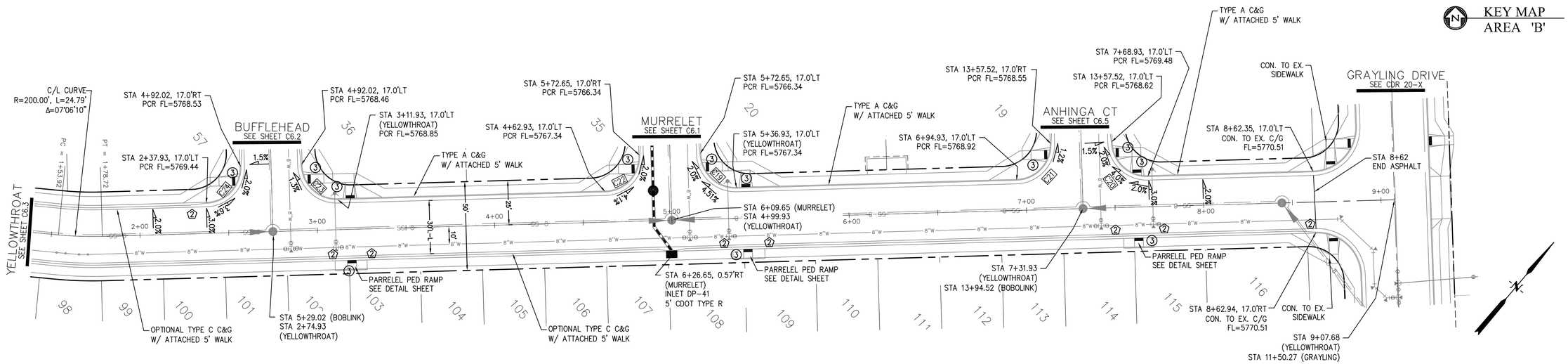
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

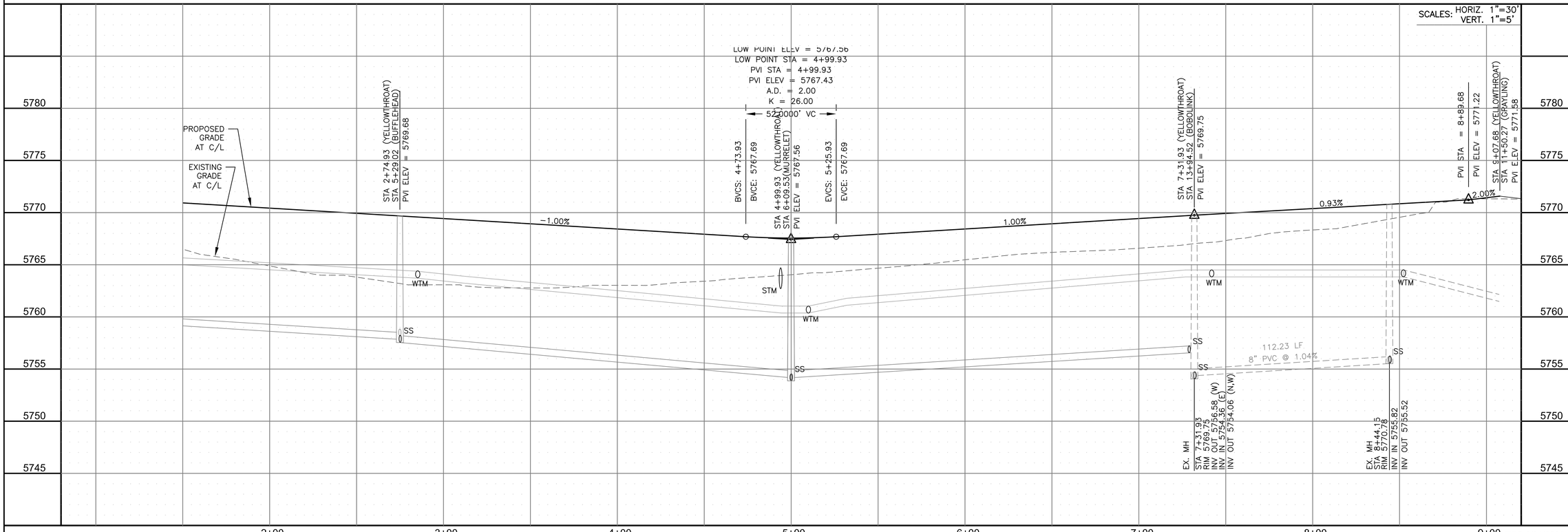
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C19	31.42'	20.00	90°00'00"
C20	31.42'	20.00	90°00'00"
C21	31.42'	20.00	90°00'00"
C22	31.42'	20.00	90°00'00"
C23	31.42'	20.00	90°00'00"
C24	31.42'	20.00	90°00'00"



KEY MAP
AREA 'B'



YELLOWTHROAT TERRACE



EPC 8/24/2021

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:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA 'B'
YELLOWTHROAT TERRACE
STA 1+50 TO 9+07

COLORADO REGISTERED PROFESSIONAL ENGINEER
23997
6-7-2021

DATE:
JUNE 7, 2021

PROJECT NO.
100.062

SHEET NUMBER
C6.6

TOTAL SHEETS: 42

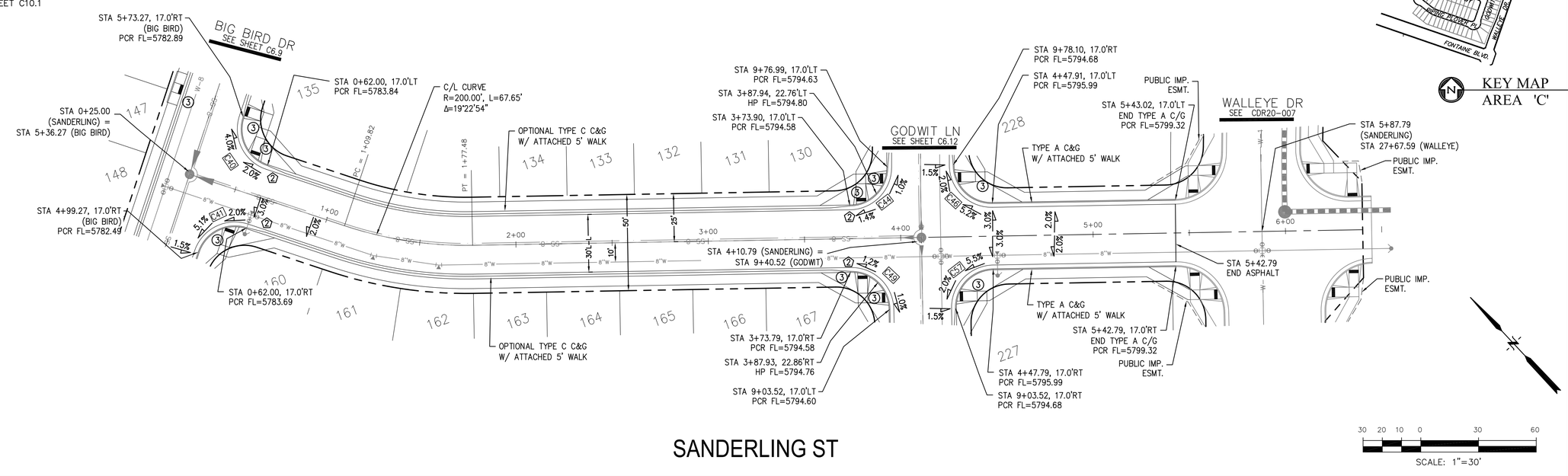
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

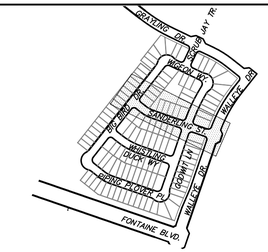
1 CURVE DATA ID

2 CURB TRANSITIONS

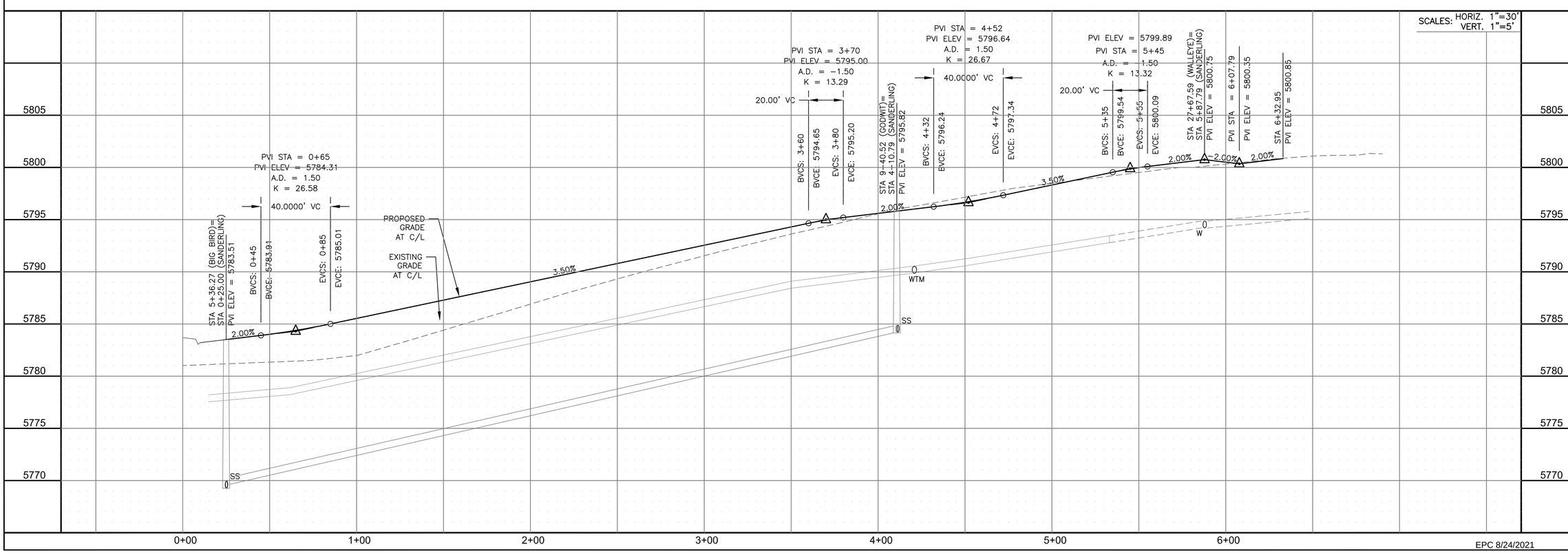
3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C40	31.42'	20.00	90°00'00"
C41	31.42'	20.00	90°00'00"
C44	31.13'	20.00	89°10'20"
C46	31.73'	20.00	90°53'13"
C49	31.42'	20.00	90°00'00"
C57	31.42'	20.00	90°00'00"





KEY MAP
AREA 'C'



EPC 8/24/2021

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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA 'C'
SANDERLING ST
STA 0+00 TO 6+00

COLORADO REGISTERED PROFESSIONAL ENGINEER
23997
6-7-2021

DATE:
JUNE 7, 2021

PROJECT NO.
100.062

SHEET NUMBER
C6.7

TOTAL SHEETS: 42

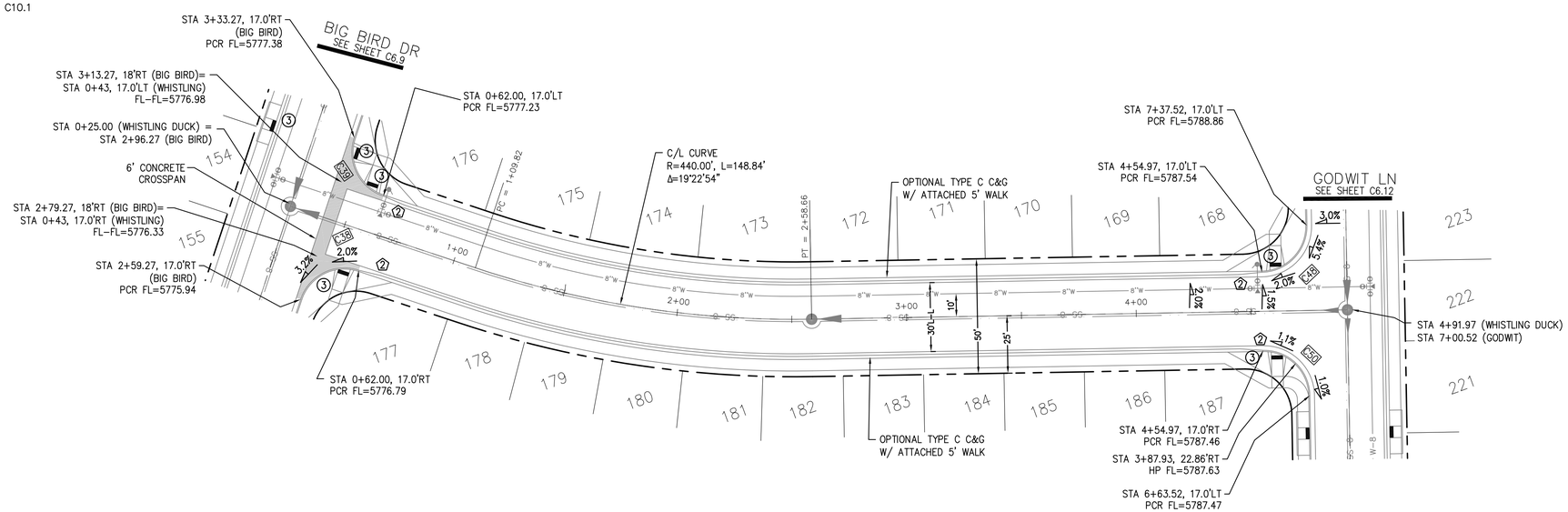
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

2 CURB TRANSITIONS

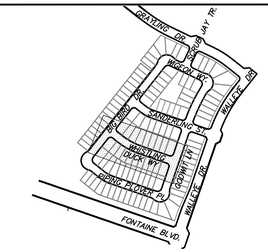
3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C38	31.42'	20.00	90°00'00"
C39	31.42'	20.00	90°00'00"
C48	31.42'	20.00	90°00'00"
C50	31.42'	20.00	90°00'00"



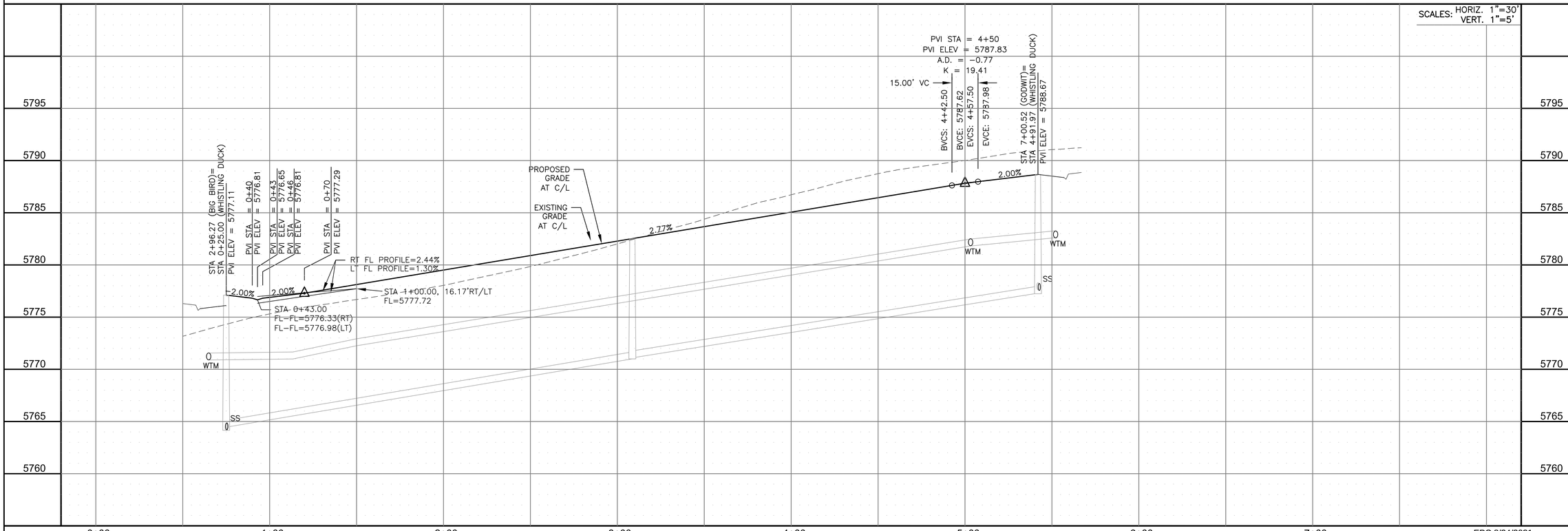
WHISTLING DUCK WAY

SCALE: 1"=30'



KEY MAP
AREA 'C'

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



STREET / STORM - AREA 'C'
WHISTLING DUCK WAY
STA 0+00 TO 4+91

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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD - WALLEE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

COLORADO REGISTERED PROFESSIONAL ENGINEER 23997 6-7-2021

DATE: JUNE 7, 2021

PROJECT NO. 100.062

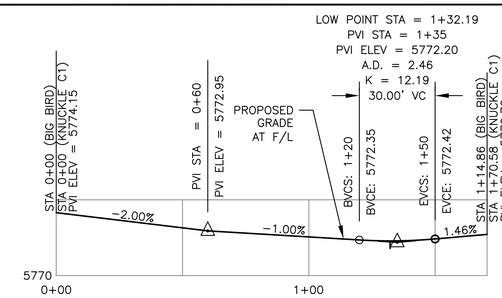
SHEET NUMBER C6.8

TOTAL SHEETS: 42

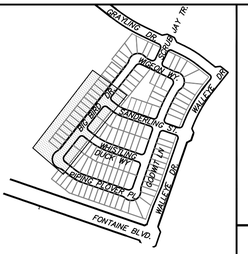
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

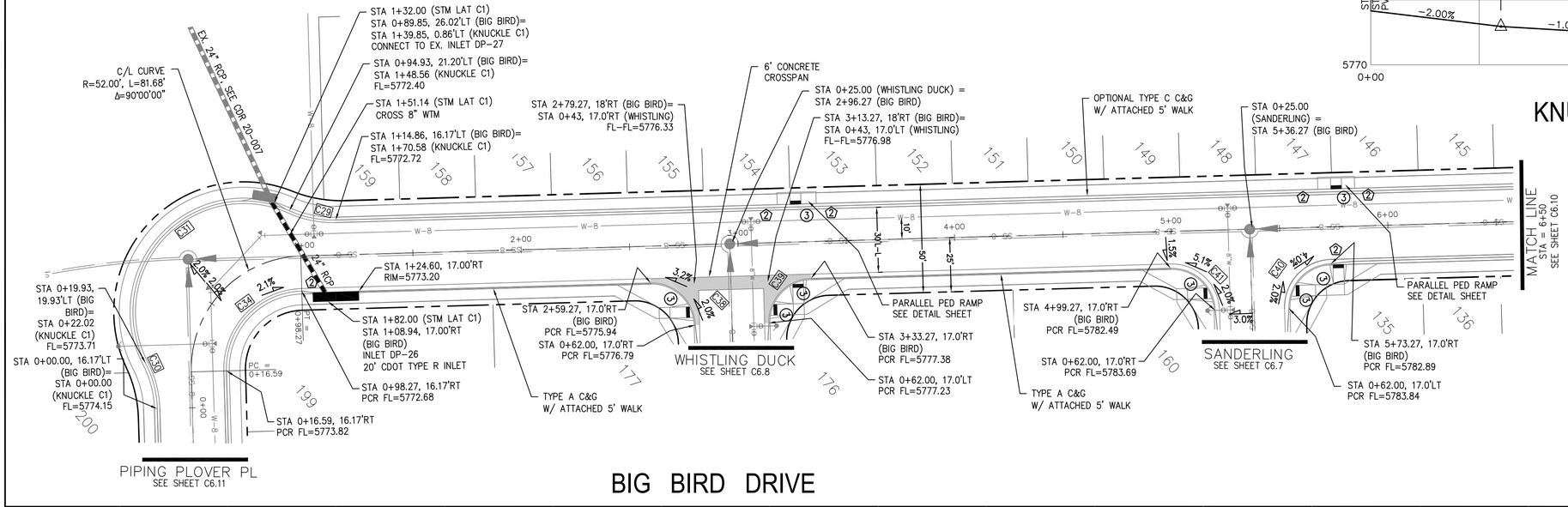
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C29	22.02'	48.83	25°50'31"
C30	22.02'	48.83	25°50'31"
C31	126.54'	51.17	141°41'02"
C34	56.28'	35.83	90°00'00"
C38	31.42'	20.00	90°00'00"
C39	31.42'	20.00	90°00'00"
C40	31.42'	20.00	90°00'00"
C41	31.42'	20.00	90°00'00"



KNUCKLE "C1" FL PROFILE

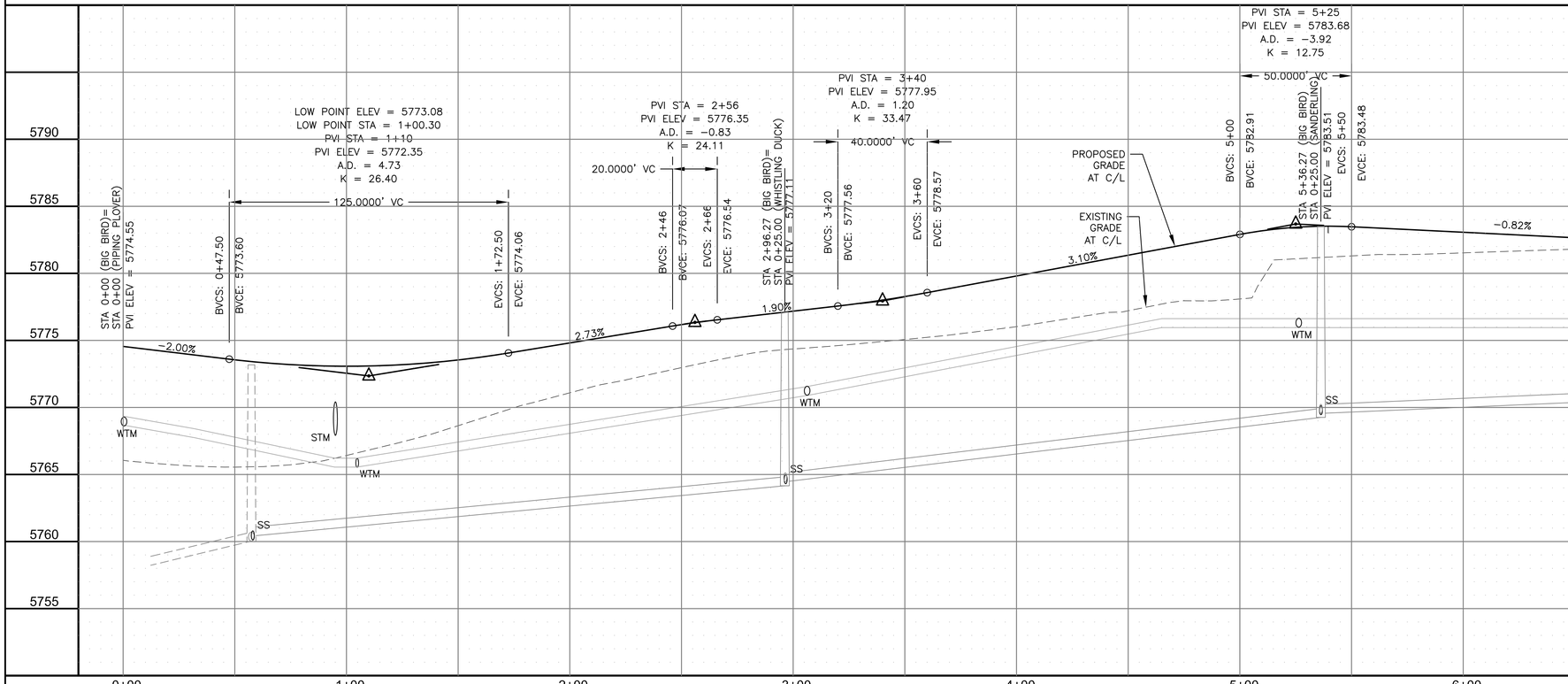


KEY MAP
AREA 'C'

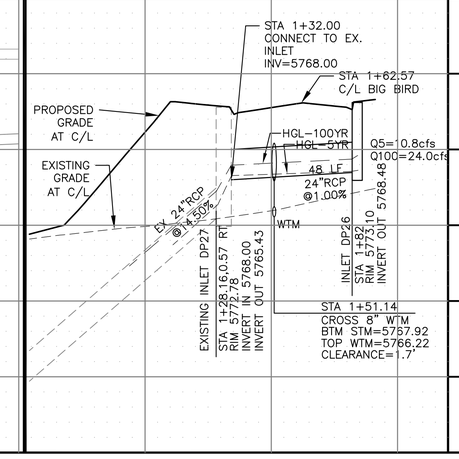


BIG BIRD DRIVE

SCALE: 1"=30'



STM LAT "C1" PROFILE



EPC 8/24/2021

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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

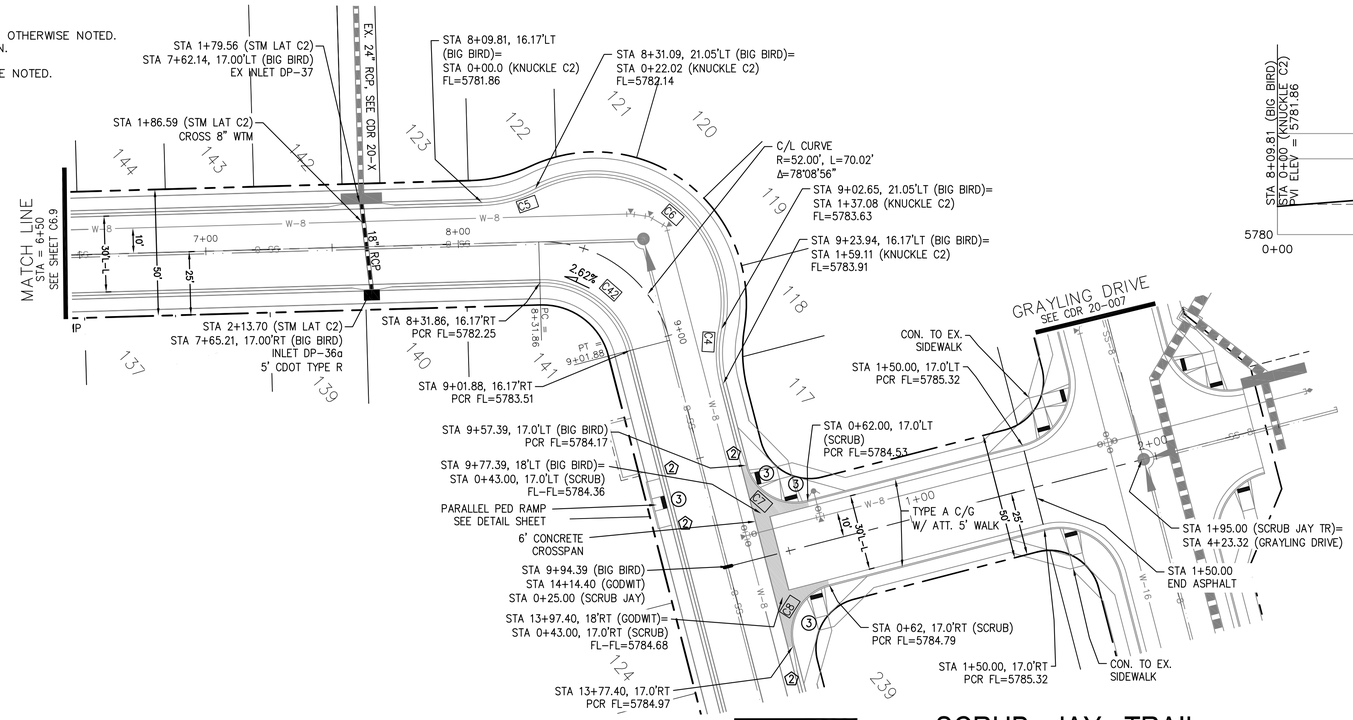
STREET / STORM - AREA 'C'
BIG BIRD DRIVE
STA 0+00 TO 6+50

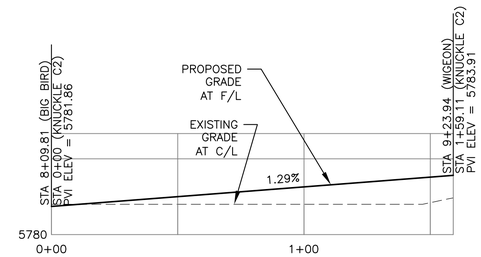
COLORADO REGISTERED PROFESSIONAL ENGINEER
23997
6-7-2021

DATE: JUNE 7, 2021
PROJECT NO. 100.062
SHEET NUMBER C6.9
TOTAL SHEETS: 42

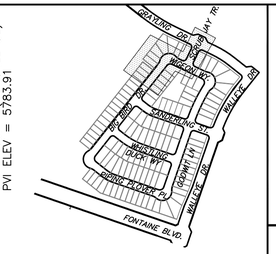
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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





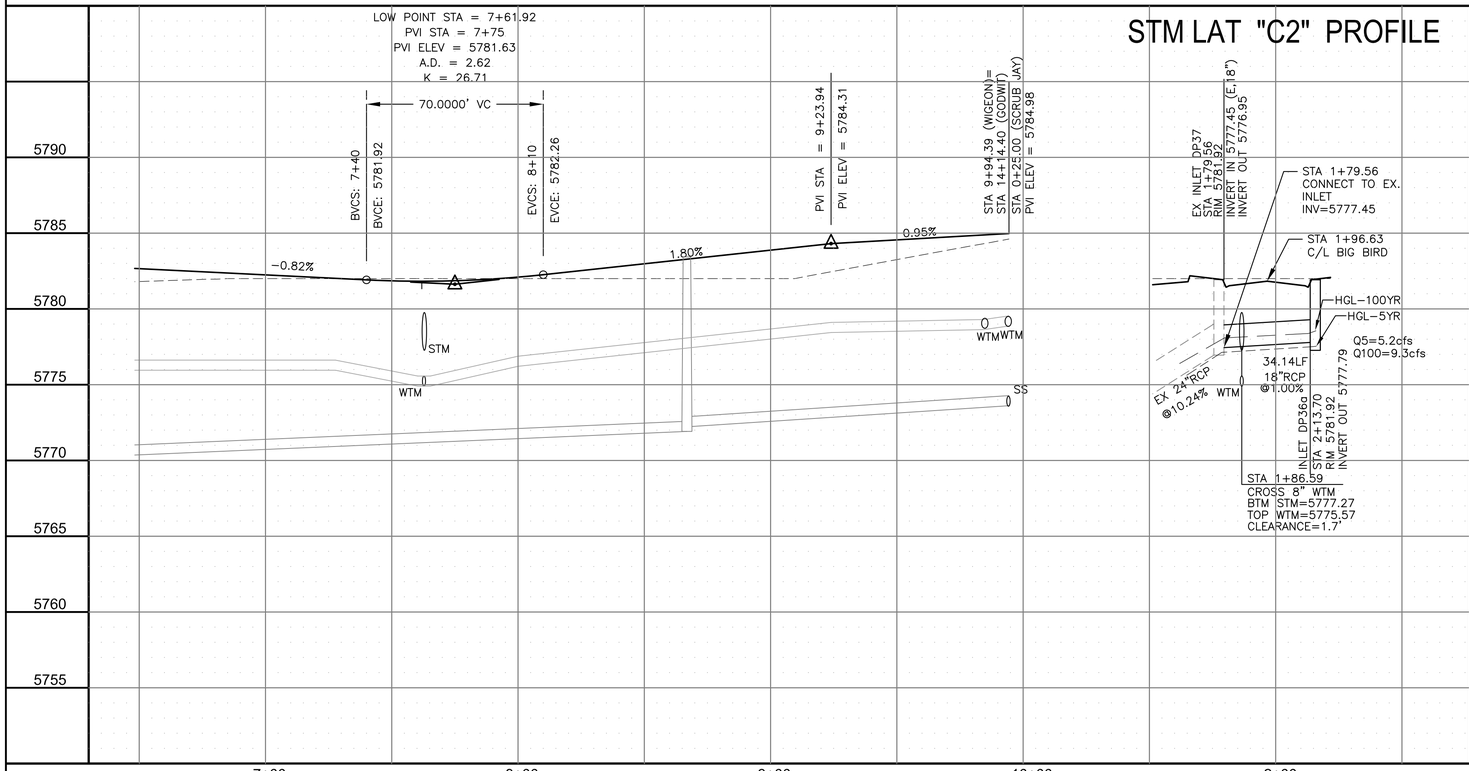
KNUCKLE "C2" FL PROFILE

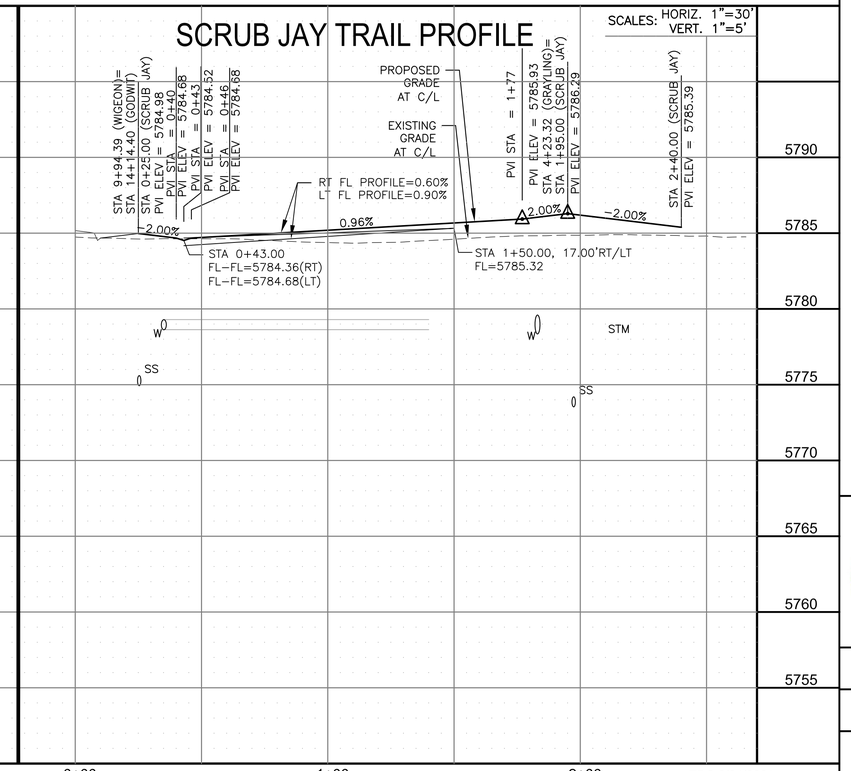


KEY MAP
AREA 'C'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C4	22.02'	48.83	25°50'31"
C5	22.02'	48.83	25°50'31"
C6	115.06'	51.17	128°49'58"
C7	31.42'	20.00	90°00'00"
C8	31.42'	20.00	90°00'00"
C42	48.25'	35.83	77°08'56"

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





EPC 8/24/2021

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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD - WALLE'E DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA 'C'
BIG BIRD DR & SCRUB JAY TR
STA 6+50 TO 9+94

COLORADO REGISTERED PROFESSIONAL ENGINEER
23997
6-7-2021

DATE:
JUNE 7, 2021

PROJECT NO.
100.062

SHEET NUMBER
C6.10

TOTAL SHEETS: 42

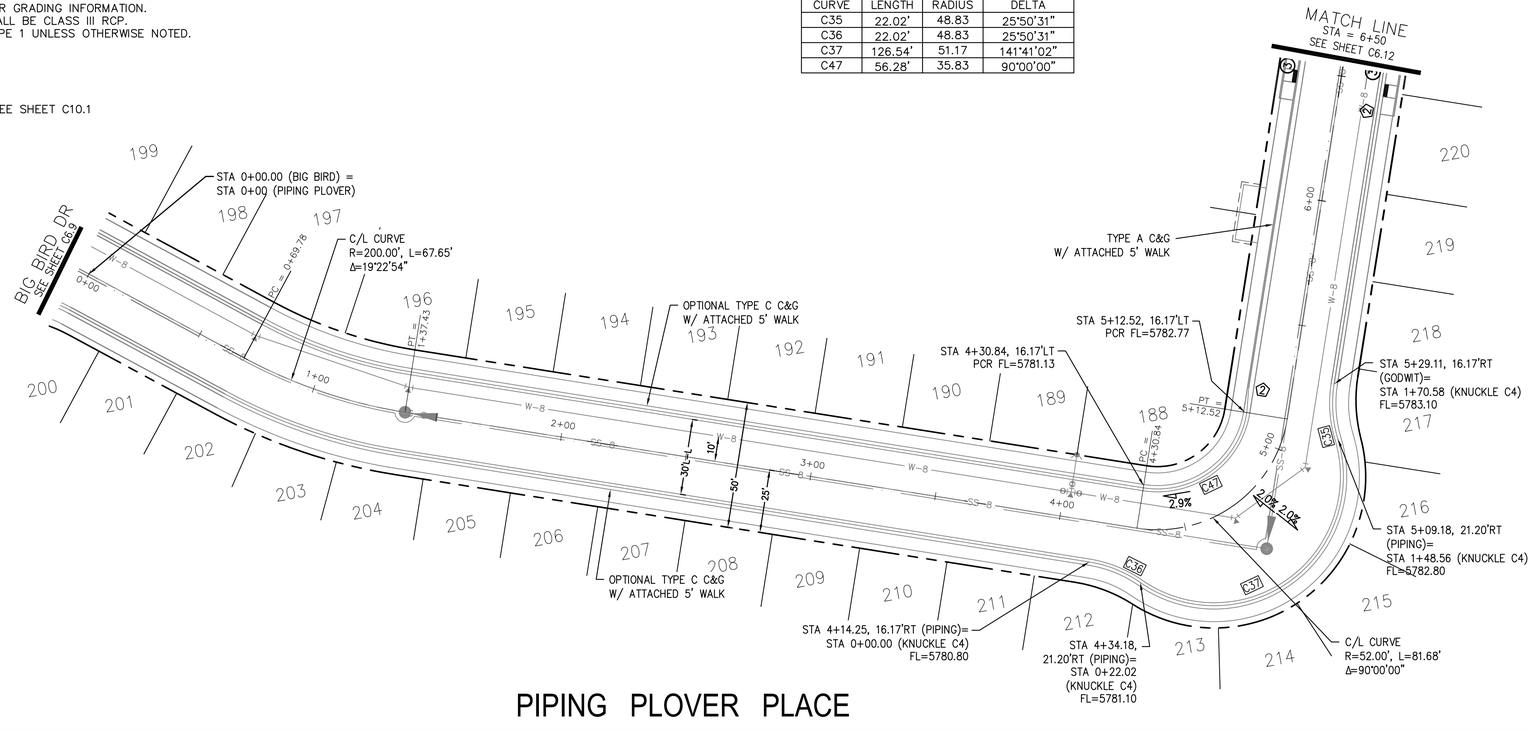
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

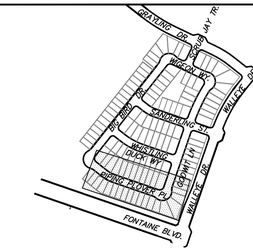
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

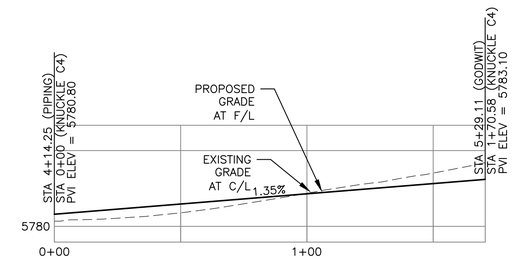
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C35	22.02'	48.83	25°50'31"
C36	22.02'	48.83	25°50'31"
C37	126.54'	51.17	141°41'02"
C47	56.28'	35.83	90°00'00"



PIPING PLOVER PLACE

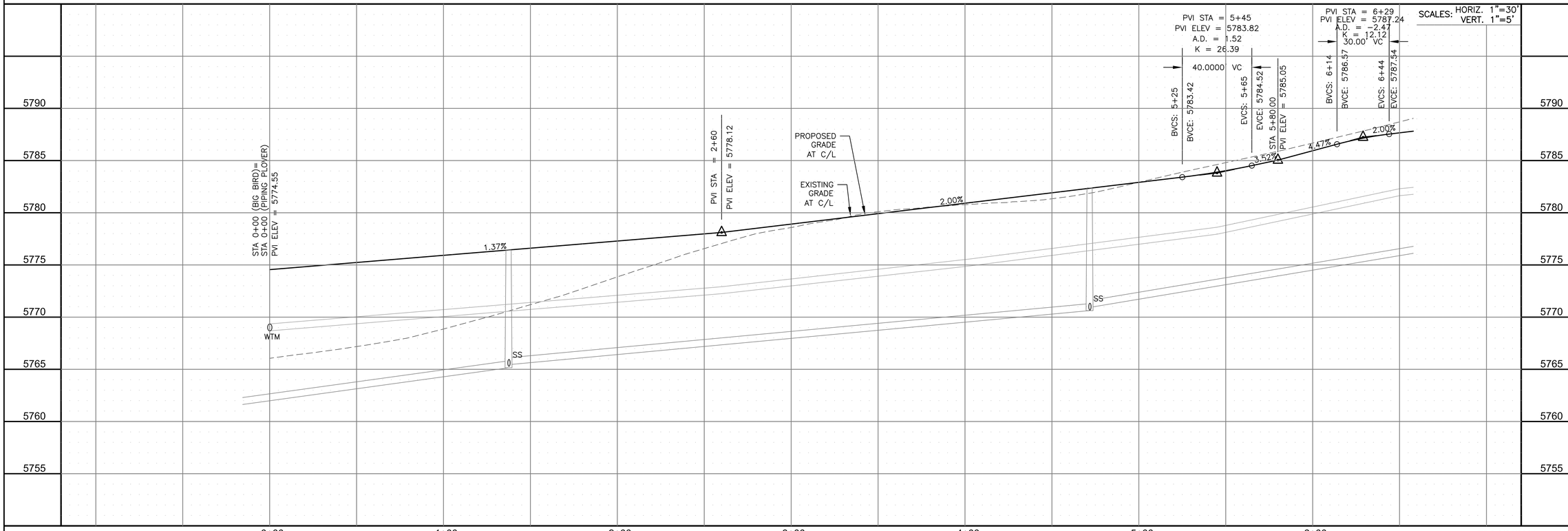


KEY MAP
AREA 'C'



KNUCKLE "C4"
FL PROFILE

SCALE: 1"=30'



EPC 8/24/2021

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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD – WALLE'E DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA 'C'
PIPING PLOVER PL & GODWIT LN
STA 0+00 TO 6+50

COLORADO REGISTERED PROFESSIONAL ENGINEER
23997
6-7-2021

DATE:
JUNE 7, 2021

PROJECT NO.
100.062

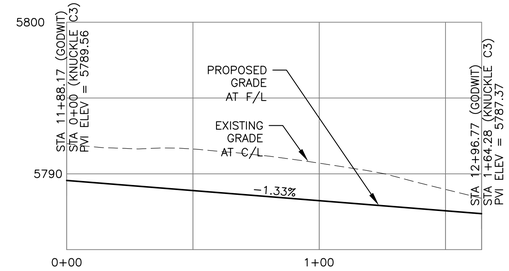
SHEET NUMBER
C6.11

TOTAL SHEETS: 42

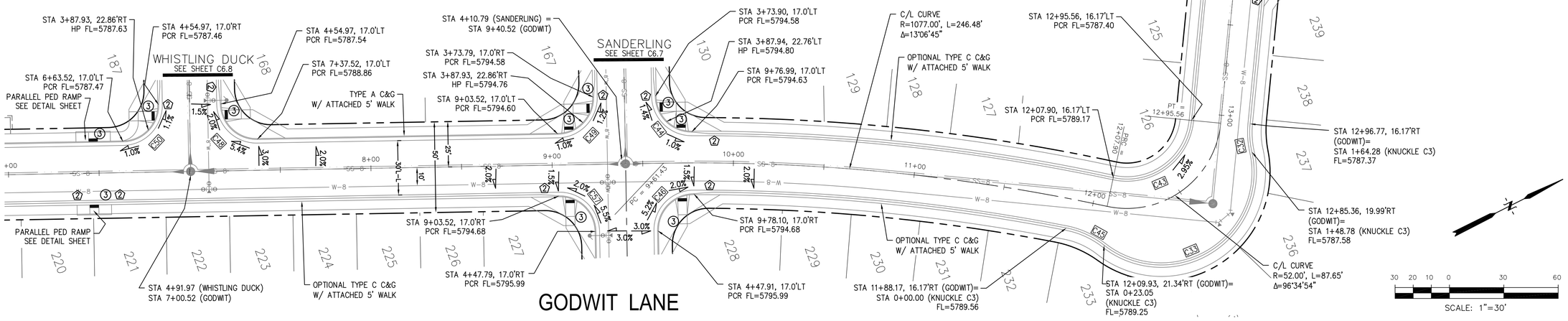
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

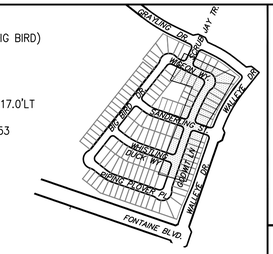
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	31.42'	20.00	90°00'00"
C8	31.42'	20.00	90°00'00"
C32	15.51'	48.83	18°11'42"
C33	125.73'	51.17	140°46'35"
C43	60.40'	35.83	96°34'54"
C44	31.13'	20.00	89°10'20"
C45	23.05'	48.83	27°02'59"
C46	31.73'	20.00	90°53'13"
C48	31.42'	20.00	90°00'00"
C49	31.42'	20.00	90°00'00"
C50	31.42'	20.00	90°00'00"
C57	31.42'	20.00	90°00'00"



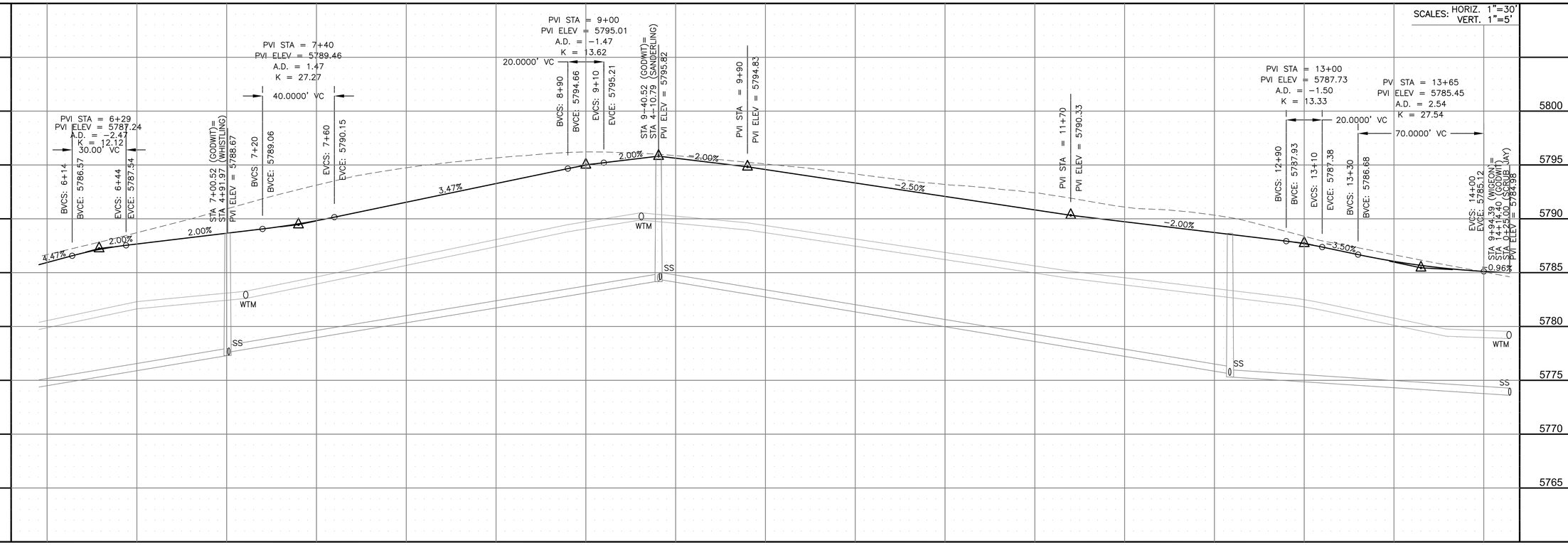
KNUCKLE "C3" FL PROFILE



GODWIT LANE



KEY MAP AREA 'C'



EPC 8/24/2021

STREET / STORM - AREA 'C'
GODWIT LANE
STA 6+50 TO 14+14

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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

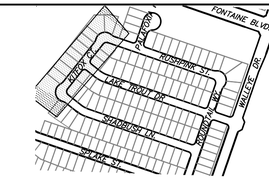
COLORADO REGISTERED PROFESSIONAL ENGINEER 23997 6-7-2021

DATE: JUNE 7, 2021
PROJECT NO. 100.062
SHEET NUMBER C6.12
TOTAL SHEETS: 42

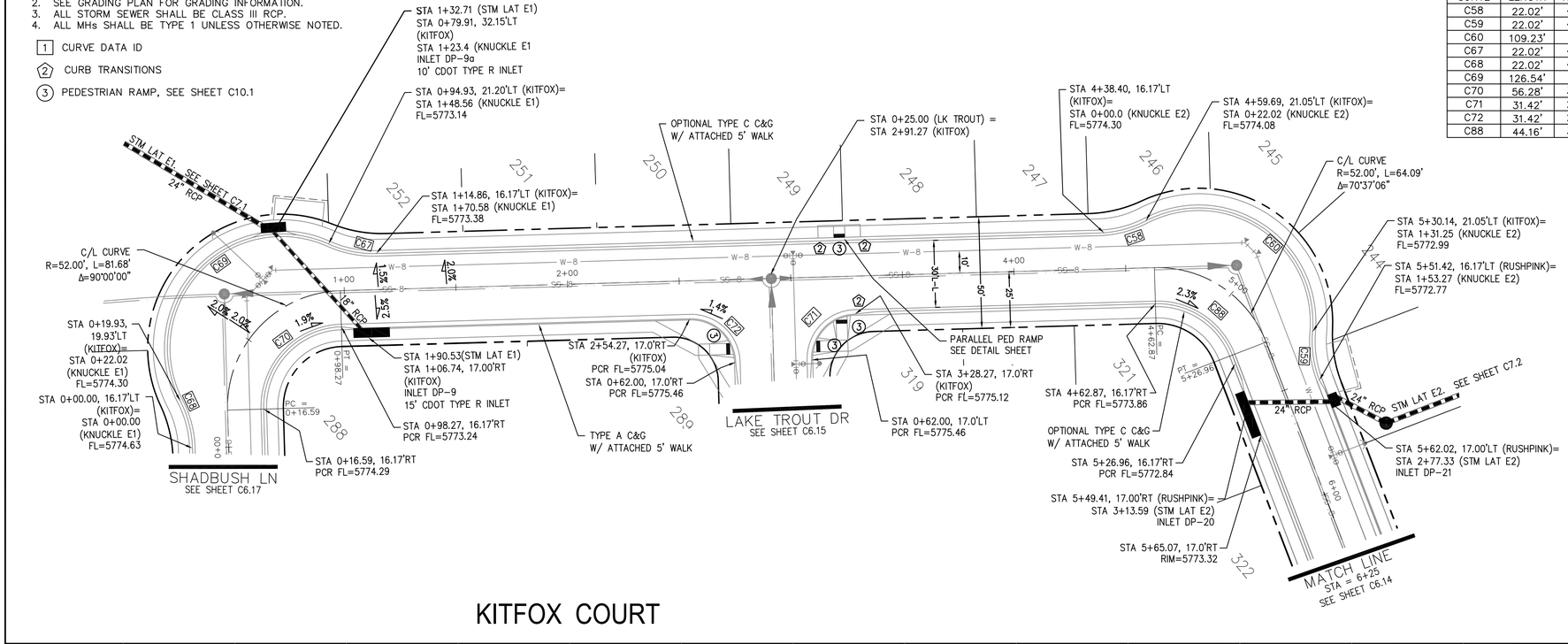
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

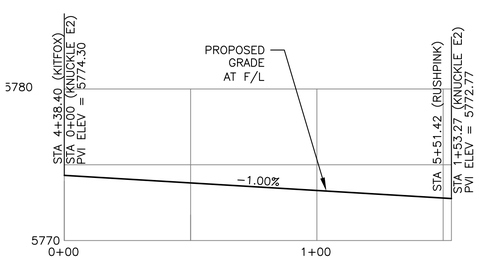
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C58	22.02'	48.83	25°50'31"
C59	22.02'	48.83	25°50'31"
C60	109.23'	51.17	122°18'08"
C67	22.02'	48.83	25°50'31"
C68	22.02'	48.83	25°50'31"
C69	126.54'	51.17	141°41'02"
C70	56.28'	35.83	90°00'00"
C71	31.42'	20.00	90°00'00"
C72	31.42'	20.00	90°00'00"
C88	44.16'	35.83	70°37'06"



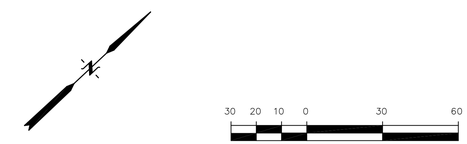
KEY MAP
AREA 'E/G'

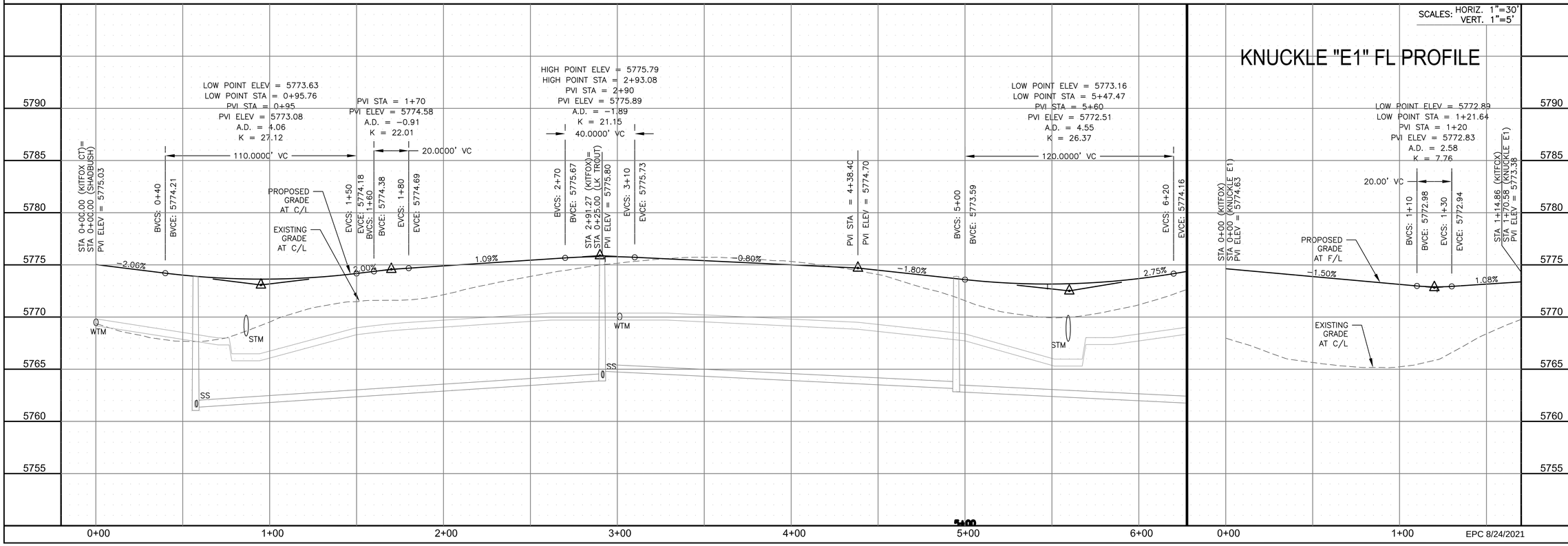


KITFOX COURT



KNUCKLE "E2" FL PROFILE





EPC 8/24/2021

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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA ' E / G '
KITFOX CT
STA 0+00 TO 6+25

COLORADO REGISTERED PROFESSIONAL ENGINEER
23997
6-7-2021

DATE: JUNE 7, 2021
PROJECT NO. 100.062
SHEET NUMBER C6.13
TOTAL SHEETS: 42

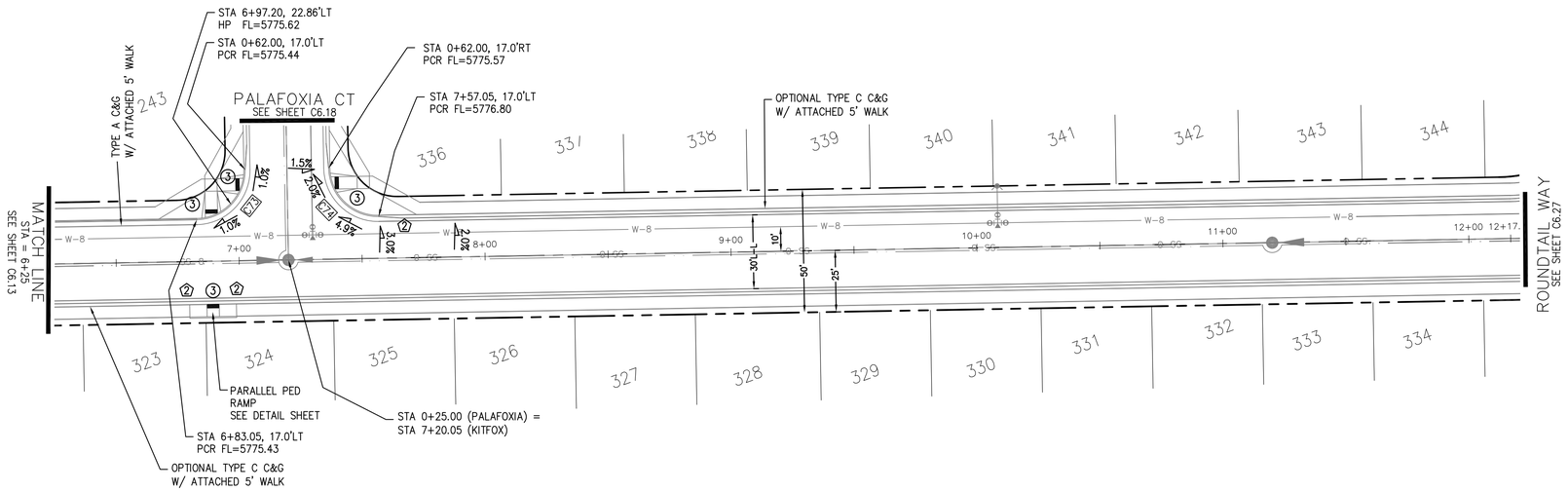
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

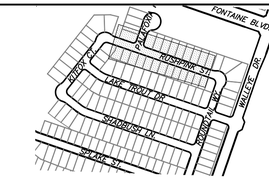
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C73	31.42'	20.00	90°00'00"
C74	31.42'	20.00	90°00'00"

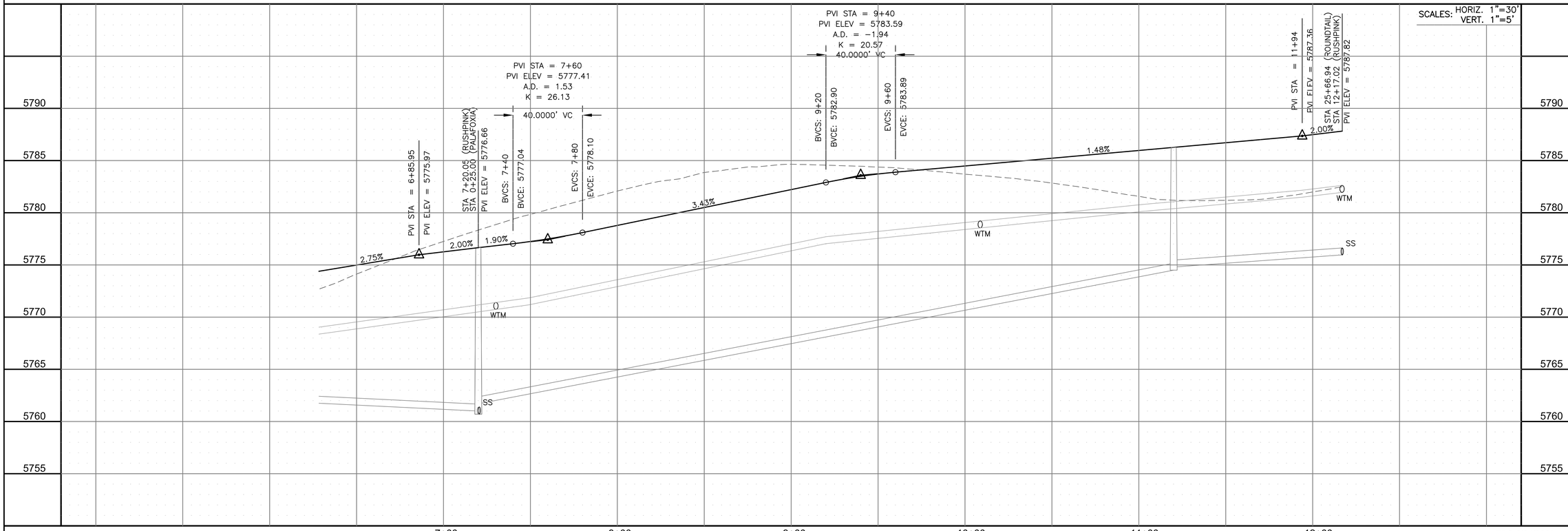


RUSHPINK STREET



KEY MAP
AREA 'E/G'

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



EPC 8/24/2021

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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD – WALLE'E DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA ' E / G '
RUSHPINK STREET
STA 6+25 TO 12+17

COLORADO REGISTERED PROFESSIONAL ENGINEER
23997
6-7-2021

DATE:
JUNE 7, 2021

PROJECT NO.
100.062

SHEET NUMBER
C6.14

TOTAL SHEETS: 42

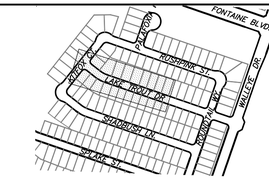
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

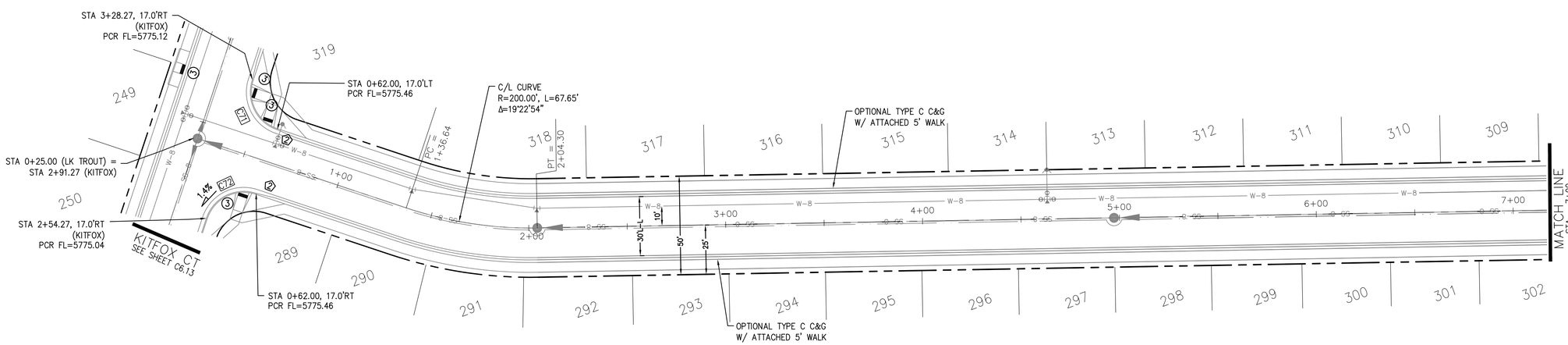
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C71	31.42'	20.00	90°00'00"
C72	31.42'	20.00	90°00'00"

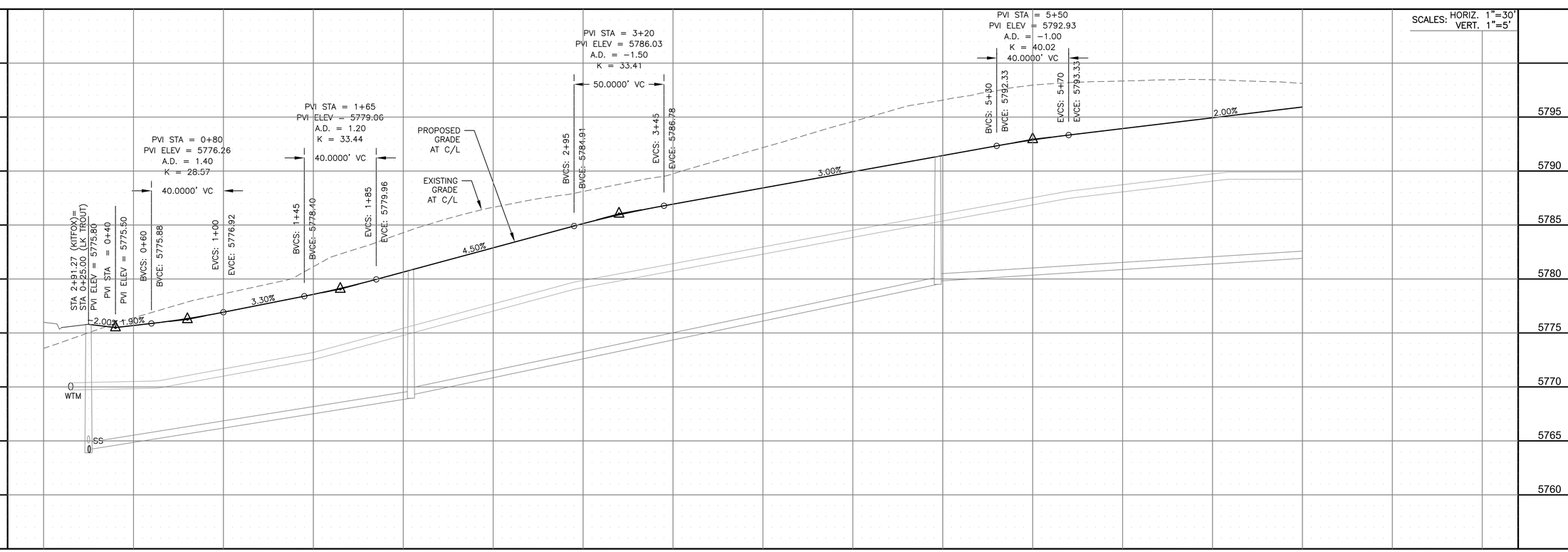


KEY MAP
AREA 'E/G'



LAKE TROUT DR

SCALE: 1"=30'



EPC 8/24/2021

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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD – WALLE'E DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA ' E / G '
LAKE TROUT DR
STA 0+00 TO 7+00

COLORADO REGISTERED PROFESSIONAL ENGINEER 23997 6-7-2021

DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C6.15

TOTAL SHEETS: 42

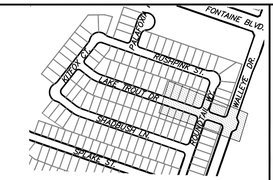
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

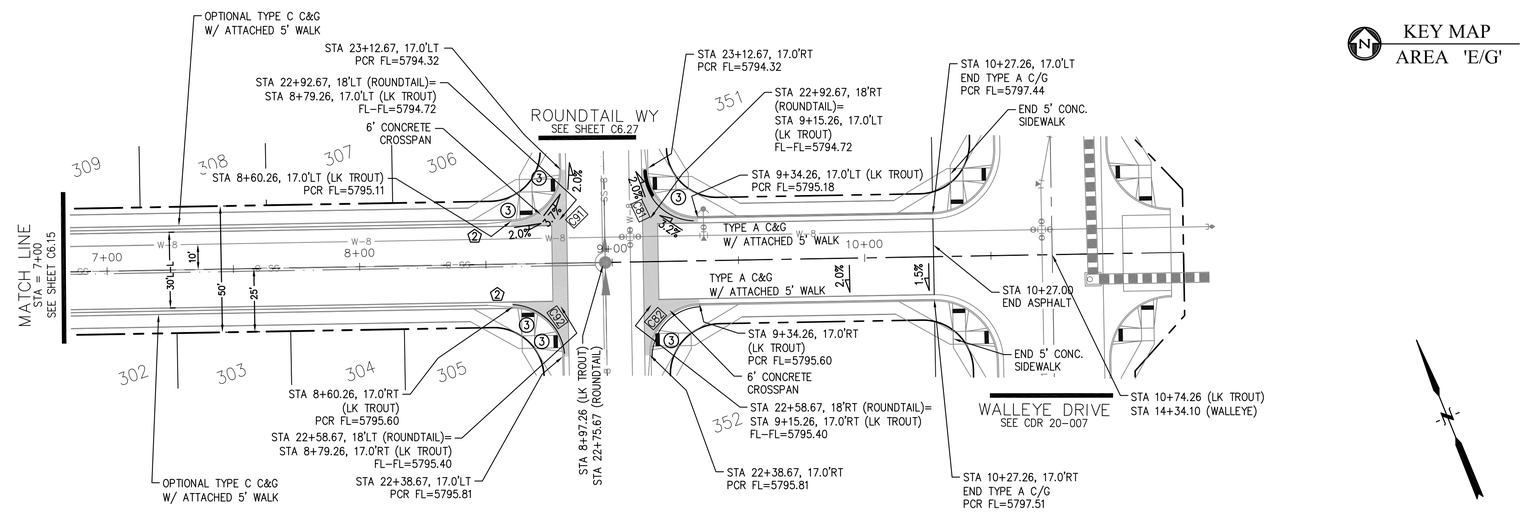
2 CURB TRANSITIONS

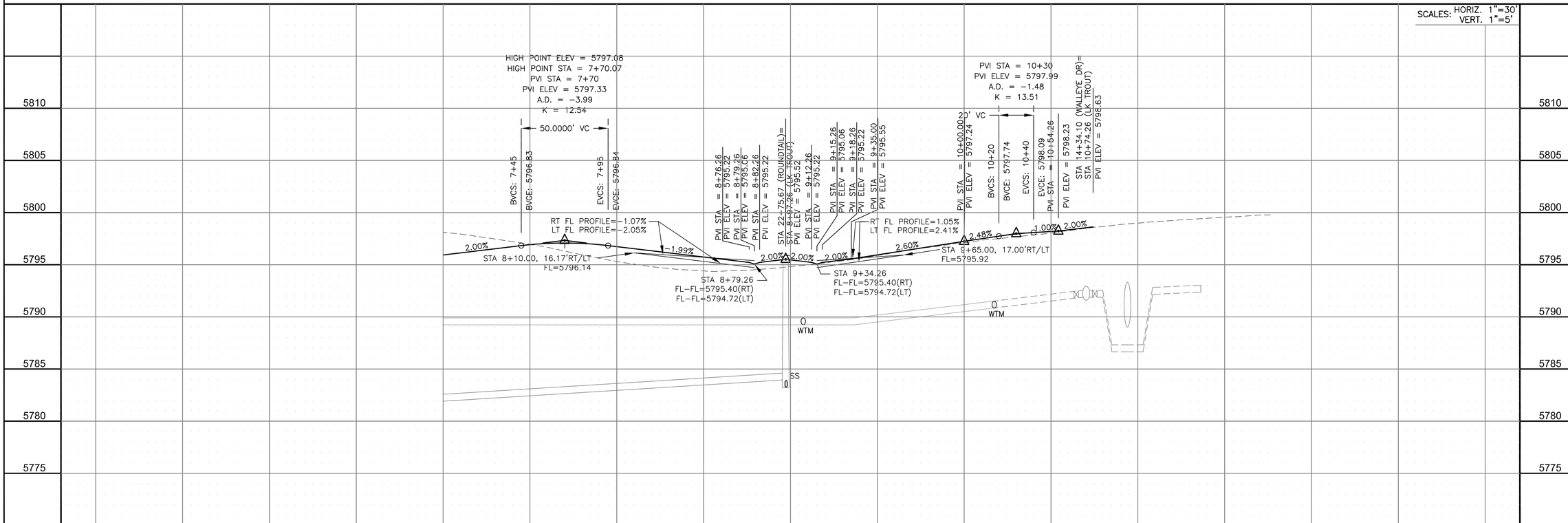
3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C81	31.42'	20.00	90°00'00"
C82	31.42'	20.00	90°00'00"
C91	31.42'	20.00	90°00'00"
C92	31.42'	20.00	90°00'00"



KEY MAP
AREA 'E/G'





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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA ' E / G '
LAKE TROUT DR
STA 7+00 TO 10+27

COLORADO REGISTERED PROFESSIONAL ENGINEER 23997 6-7-2021

DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C6.16

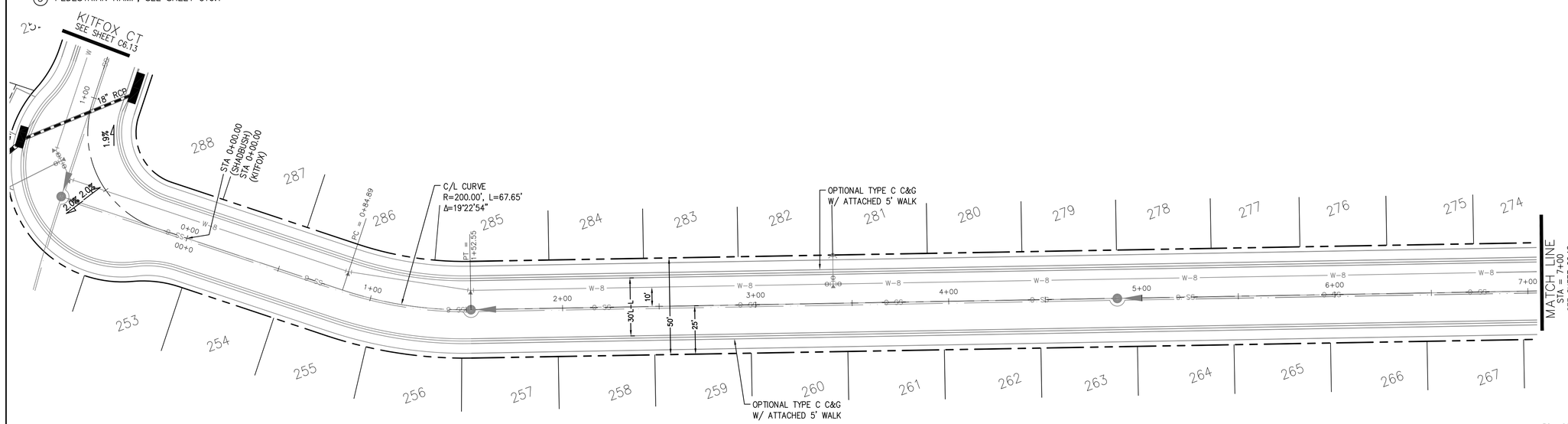
TOTAL SHEETS: 42

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.

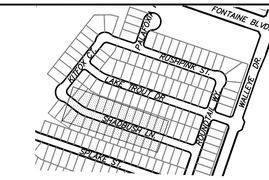
1 CURVE DATA ID

2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

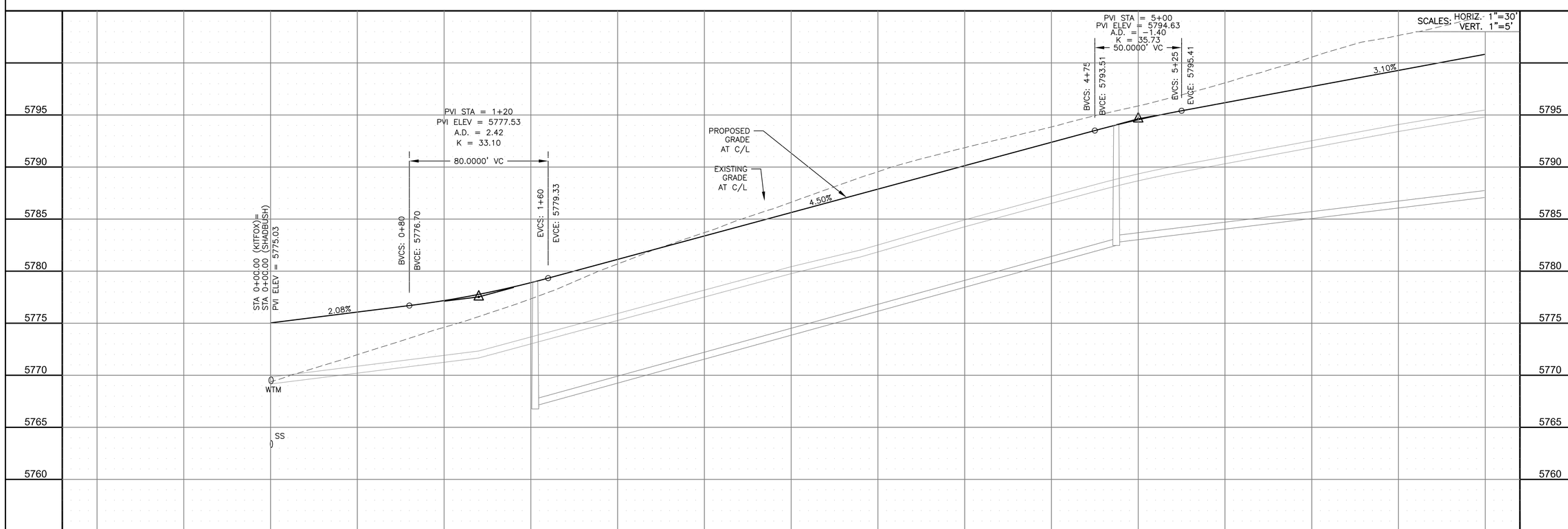


SHADBUSH LANE



KEY MAP
AREA 'E/G'

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



EPC 8/24/2021

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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA ' E / G '
SHADBUSH LANE
STA 0+00 TO 7+00

COLORADO REGISTERED PROFESSIONAL ENGINEER
23997
6-7-2021

DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C6.17

TOTAL SHEETS: 42

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.

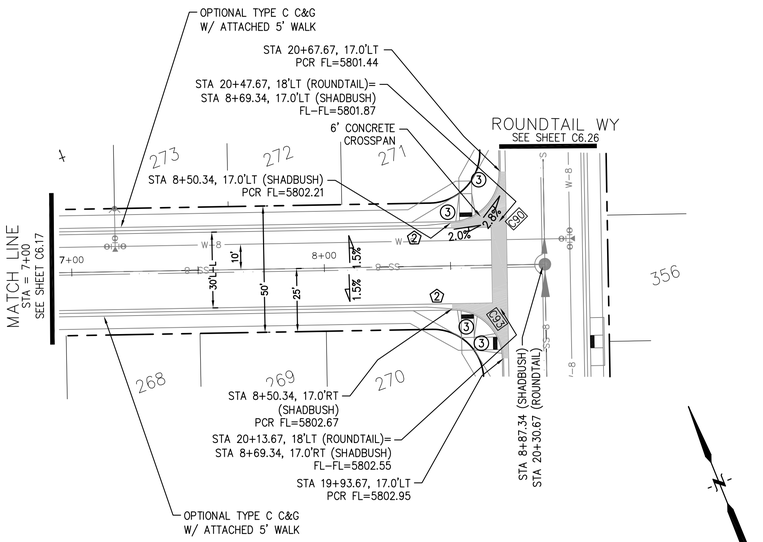
1 CURVE DATA ID

2 CURB TRANSITIONS

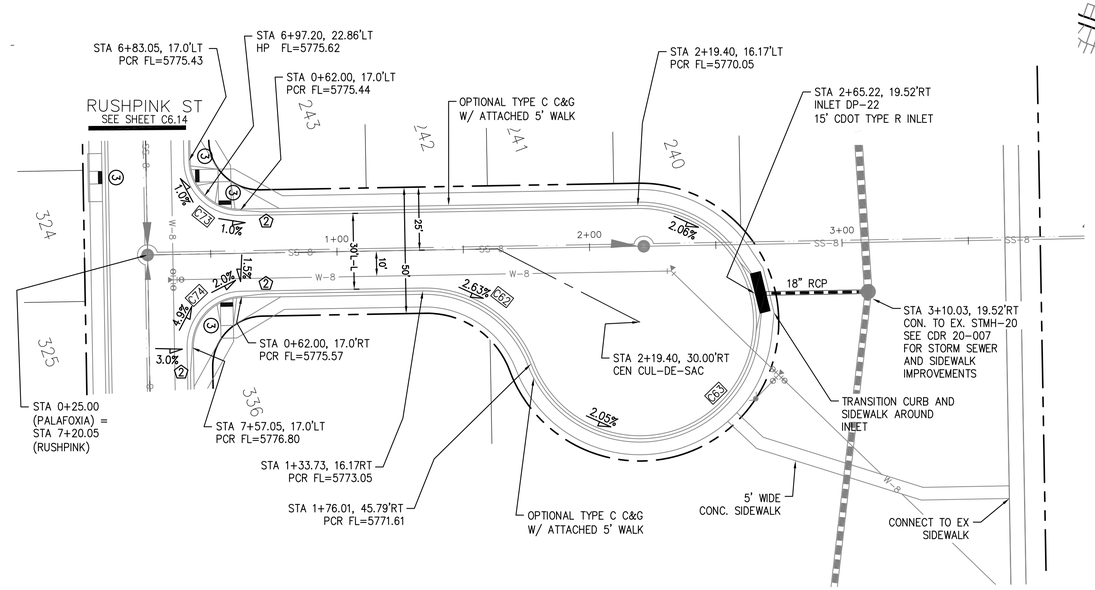
3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE

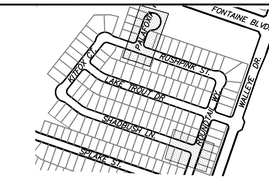
CURVE	LENGTH	RADIUS	DELTA
C62	54.98'	45.00	70°00'29"
C63	201.46'	46.17	250°00'29"
C73	31.42'	20.00	90°00'00"
C74	31.42'	20.00	90°00'00"
C90	31.42'	20.00	90°00'00"
C93	31.42'	20.00	90°00'00"



SHADBUSH LANE

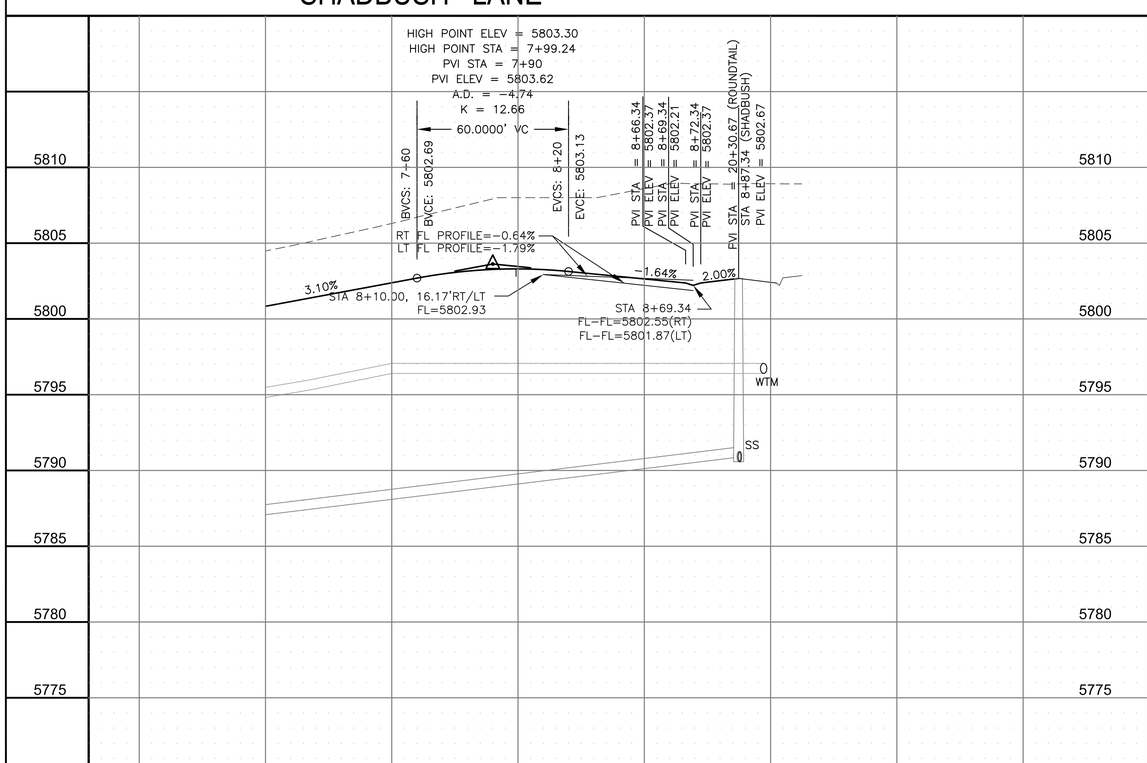


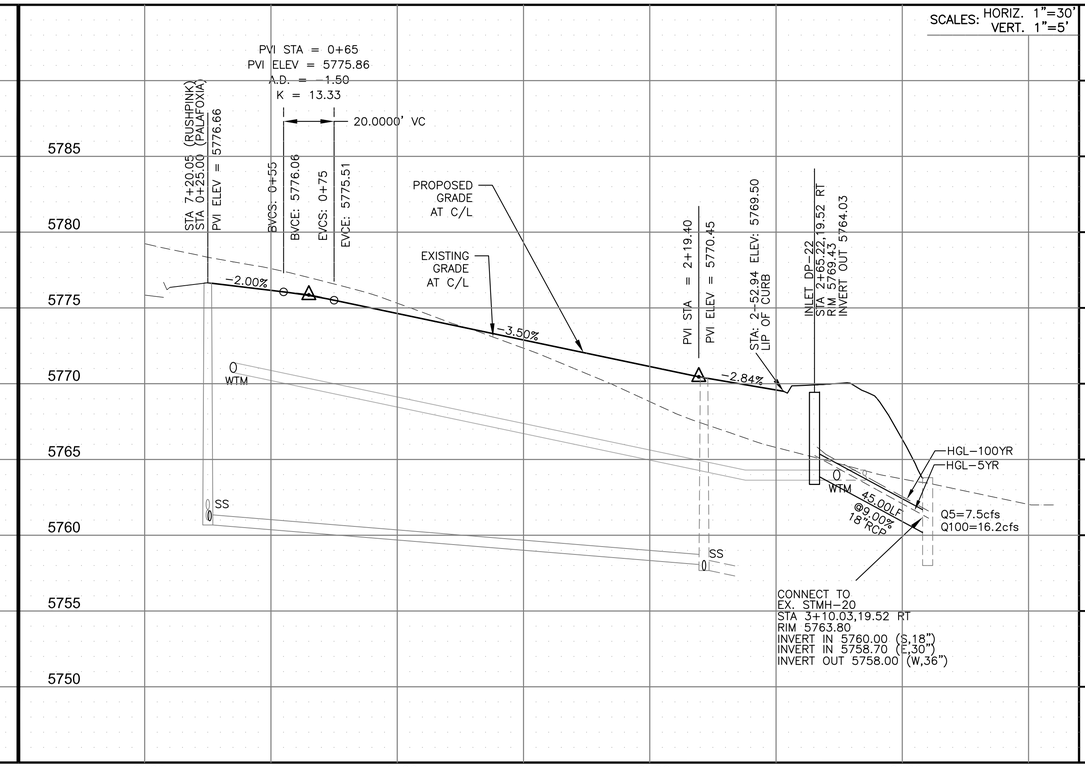
PALAFOXIA PLACE



KEY MAP
AREA 'E/G'

SCALE: 1"=30'





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

EPC 8/24/2021

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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD - WALLE'E DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA 'E / G'
SHADBUSH LN & PALAFOXIA PL
STA 7+00 TO 10+27

COLORADO REGISTERED PROFESSIONAL ENGINEER 23997 6-7-2021

DATE: JUNE 7, 2021

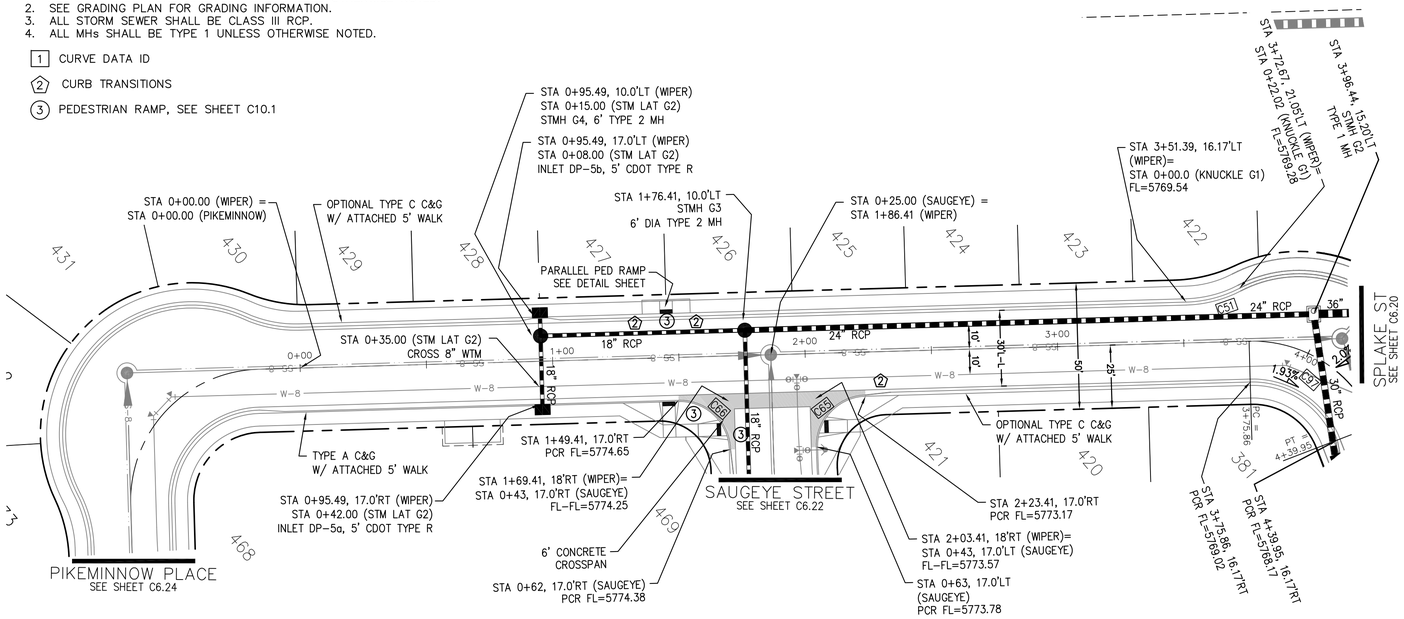
PROJECT NO. 100.062

SHEET NUMBER C6.18

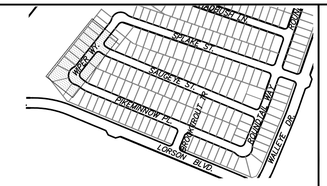
TOTAL SHEETS: 42

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.

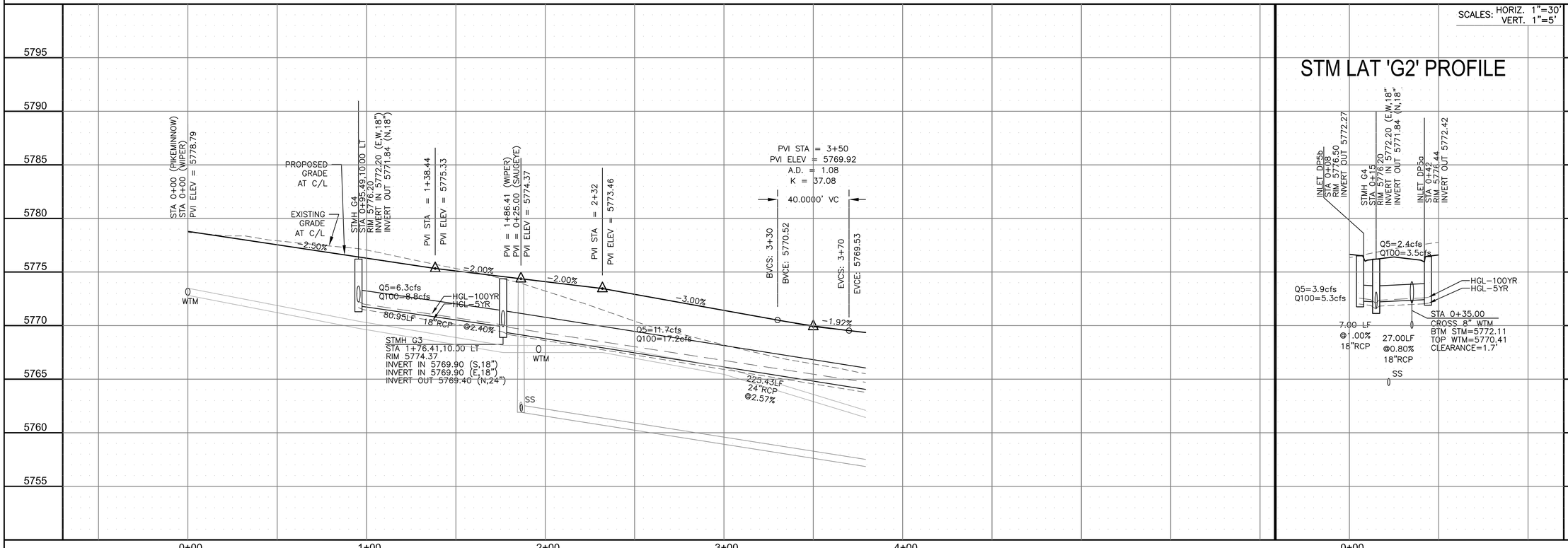
1 CURVE DATA ID
2 CURB TRANSITIONS
3 PEDESTRIAN RAMP, SEE SHEET C10.1



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C51	22.02'	48.83	25°50'31"
C65	31.42'	20.00	90°00'00"
C66	31.42'	20.00	90°00'00"
C97	44.16'	35.83	70°37'06"



SCALE: 1"=30'



EPC 8/24/2021

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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA ' E / G '
WIPER WAY
STA 0+00 TO 3+90

COLORADO REGISTERED PROFESSIONAL ENGINEER
23997
6-7-2021

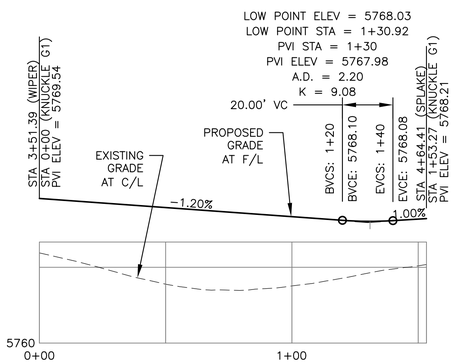
DATE: JUNE 7, 2021
PROJECT NO. 100.062
SHEET NUMBER C6.19
TOTAL SHEETS: 42

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.

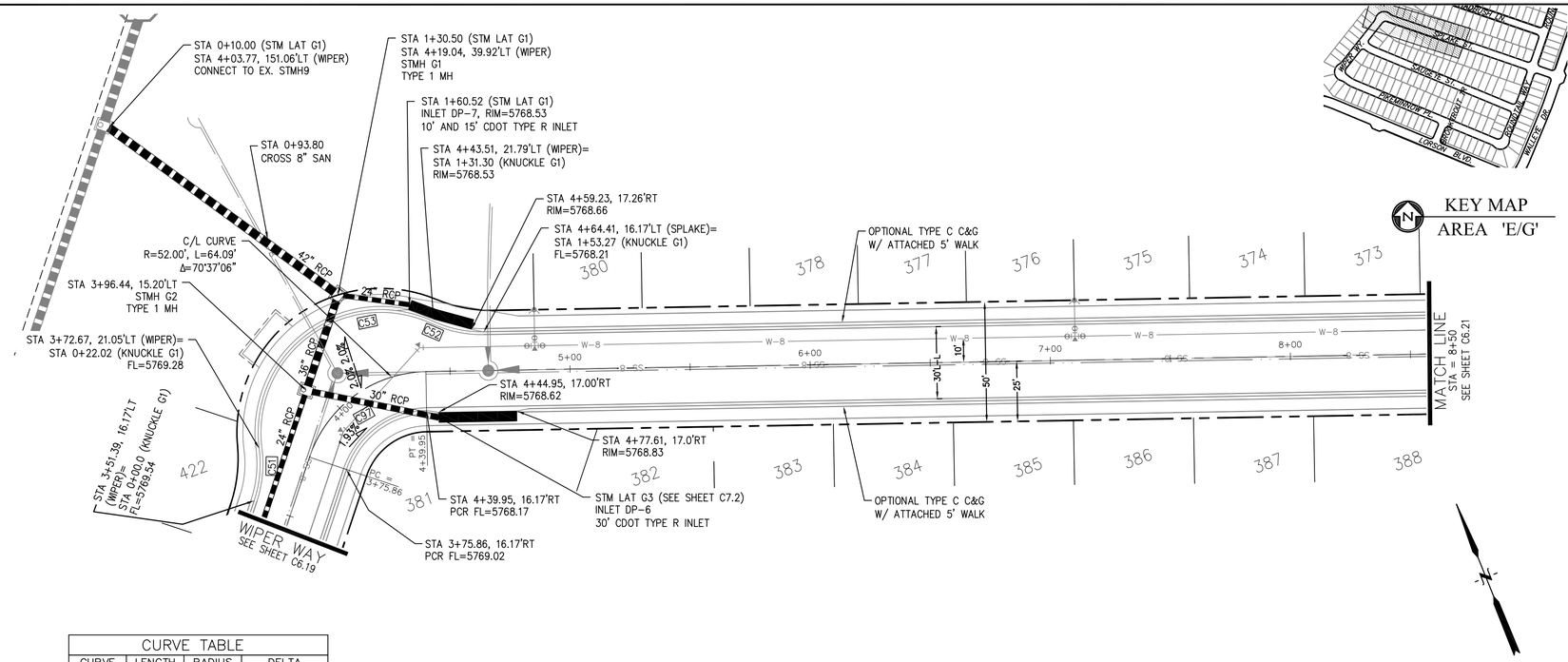
1 CURVE DATA ID

2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1



KNUCKLE "G1" FL PROFILE



KEY MAP
AREA 'E/G'

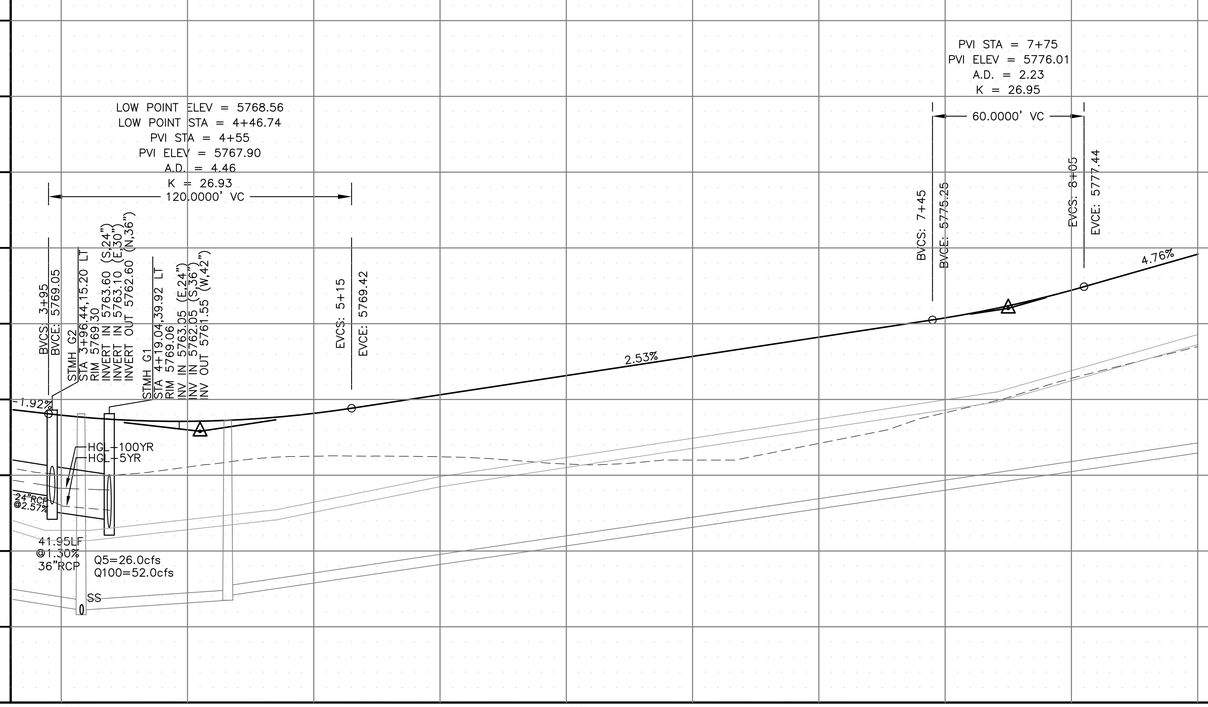
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C51	22.02'	48.83	25°50'31"
C52	22.02'	48.83	25°50'31"
C53	109.23'	51.17	122°18'08"
C97	44.16'	35.83	70°37'06"

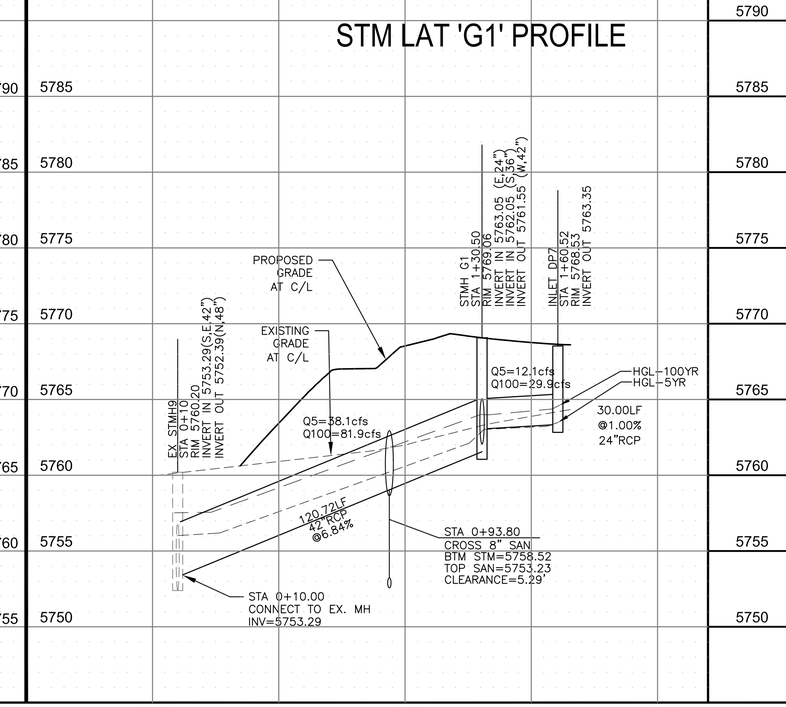
WIPER WAY - SPLAKE ST

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

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

STM LAT 'G1' PROFILE





EPC 8/24/2021

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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA ' E / G '
WIPER WAY - SPLAKE STREET
STA 3+90 TO 8+50

COLORADO REGISTERED PROFESSIONAL ENGINEER
23997
6-7-2021

DATE:
JUNE 7, 2021

PROJECT NO.
100.062

SHEET NUMBER
C6.20

TOTAL SHEETS: 42

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.

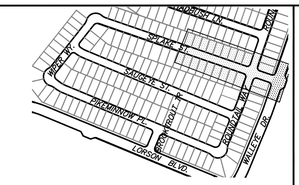
1 CURVE DATA ID

2 CURB TRANSITIONS

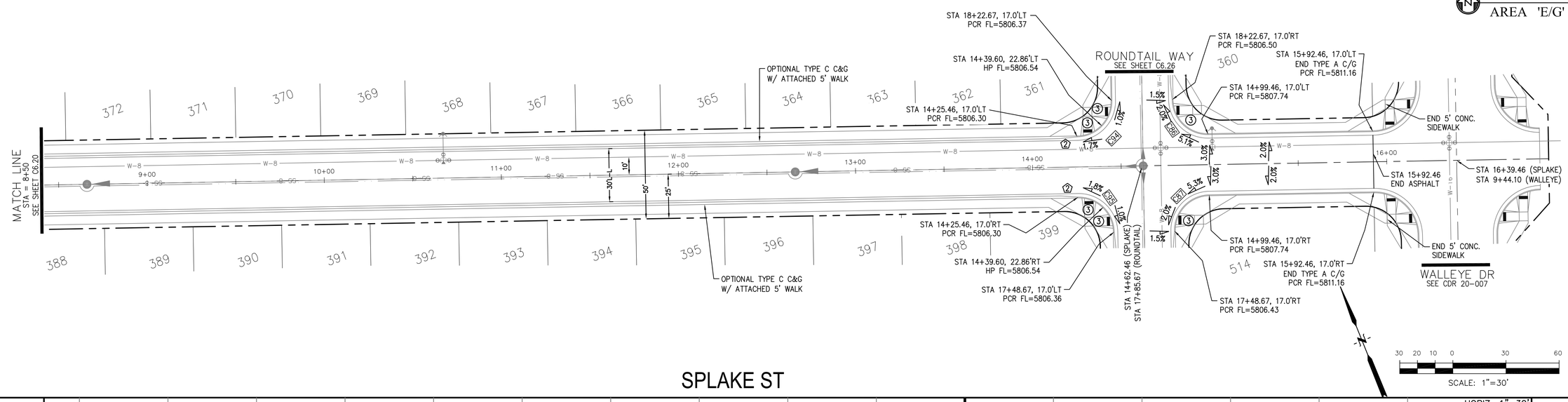
3 PEDESTRIAN RAMP, SEE SHEET C10.1

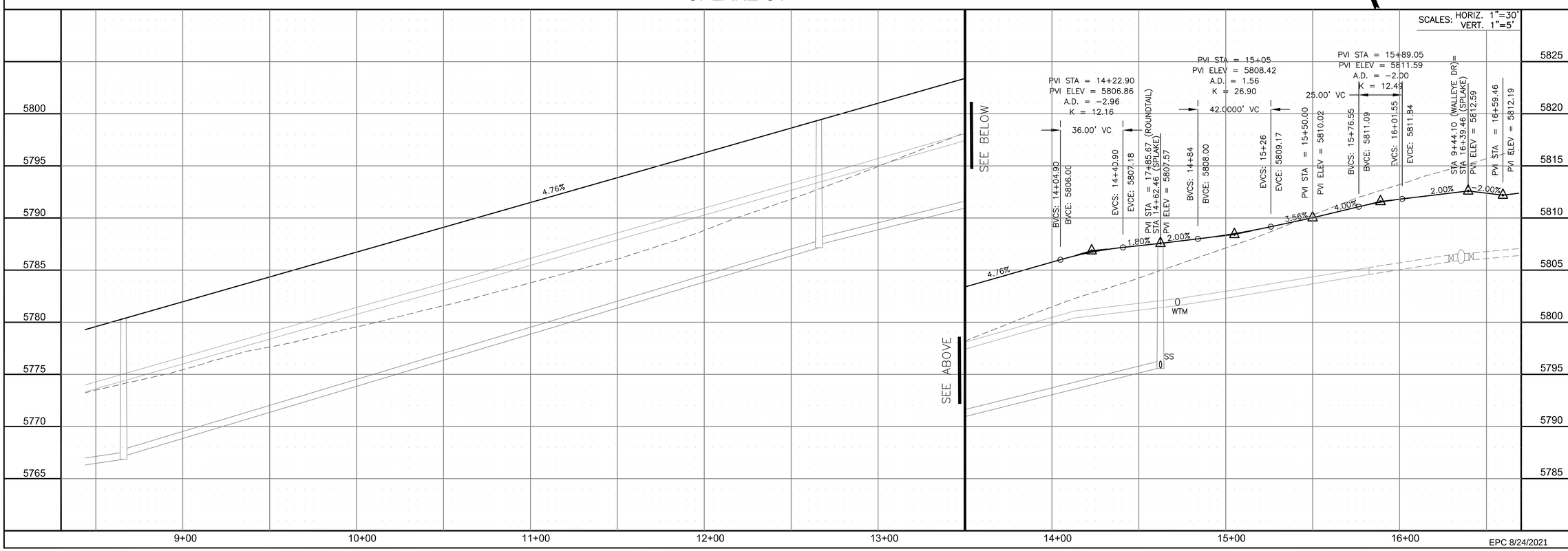
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C86	31.42'	20.00	90°00'00"
C87	31.42'	20.00	90°00'00"
C94	31.42'	20.00	90°00'00"
C95	31.42'	20.00	90°00'00"



KEY MAP
AREA 'E/G'





SPLAKE ST

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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA ' E / G '
SPLAKE STREET
STA 8+50 TO 15+92

COLORADO REGISTERED PROFESSIONAL ENGINEER 33997 6-7-2021

DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C6.21

TOTAL SHEETS: 42

EPC 8/24/2021

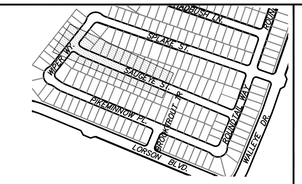
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

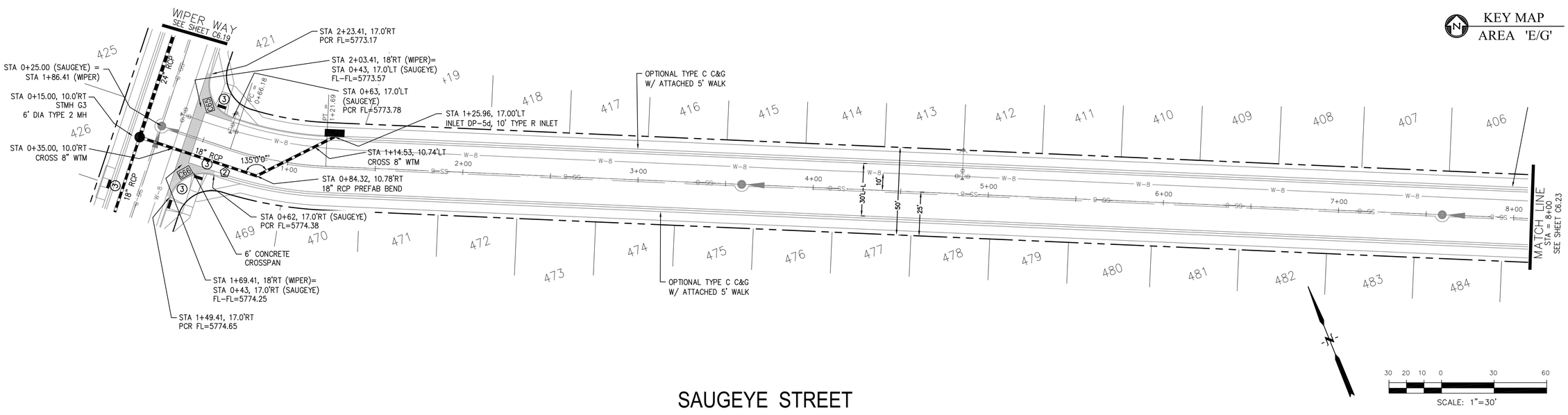
2 CURB TRANSITIONS

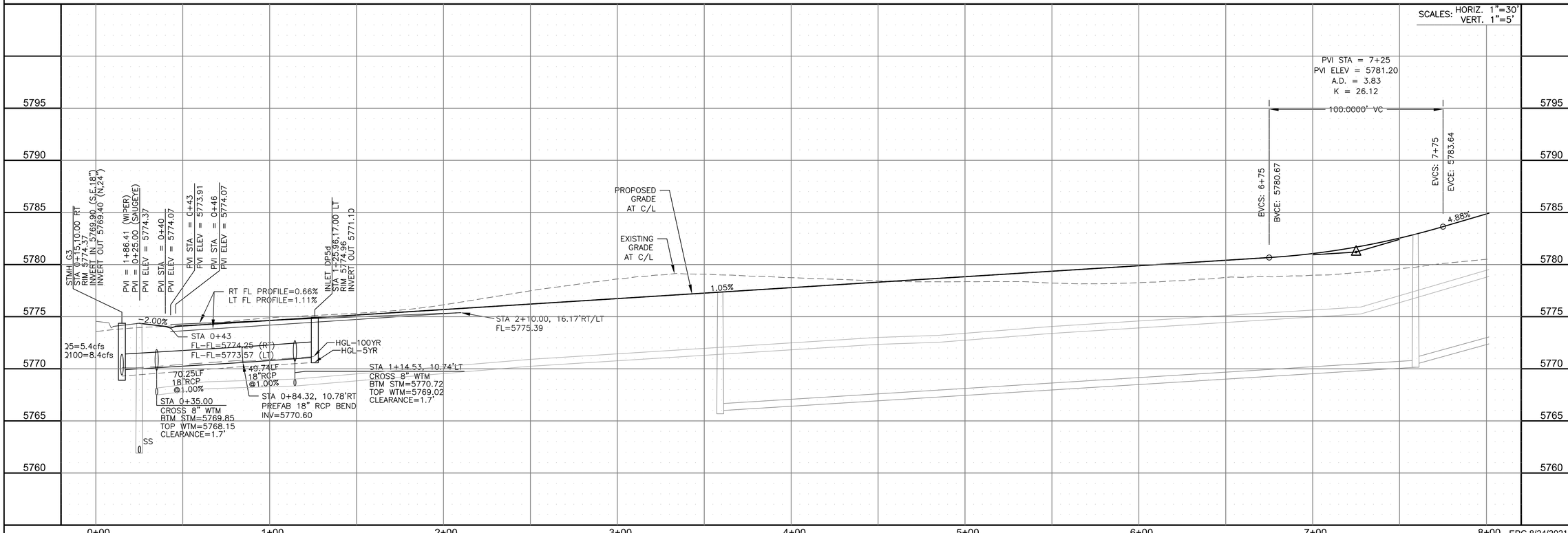
3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C65	31.42'	20.00	90°00'00"
C66	31.42'	20.00	90°00'00"



KEY MAP
AREA 'E/G'





EPC 8/24/2021

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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA ' E / G '
SAUGEYE STREET
STA 0+00 TO 8+00

COLORADO REGISTERED PROFESSIONAL ENGINEER
23997
6-7-2021

DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C6.22

TOTAL SHEETS: 42

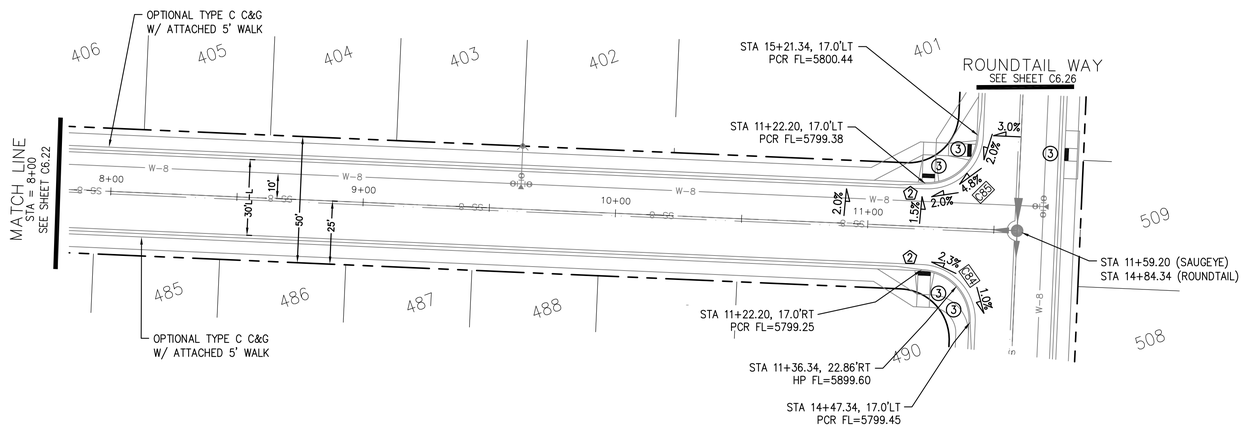
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

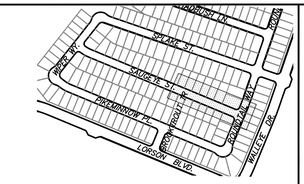
1 CURVE DATA ID

2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C84	31.42'	20.00	90°00'00"
C85	31.42'	20.00	90°00'00"

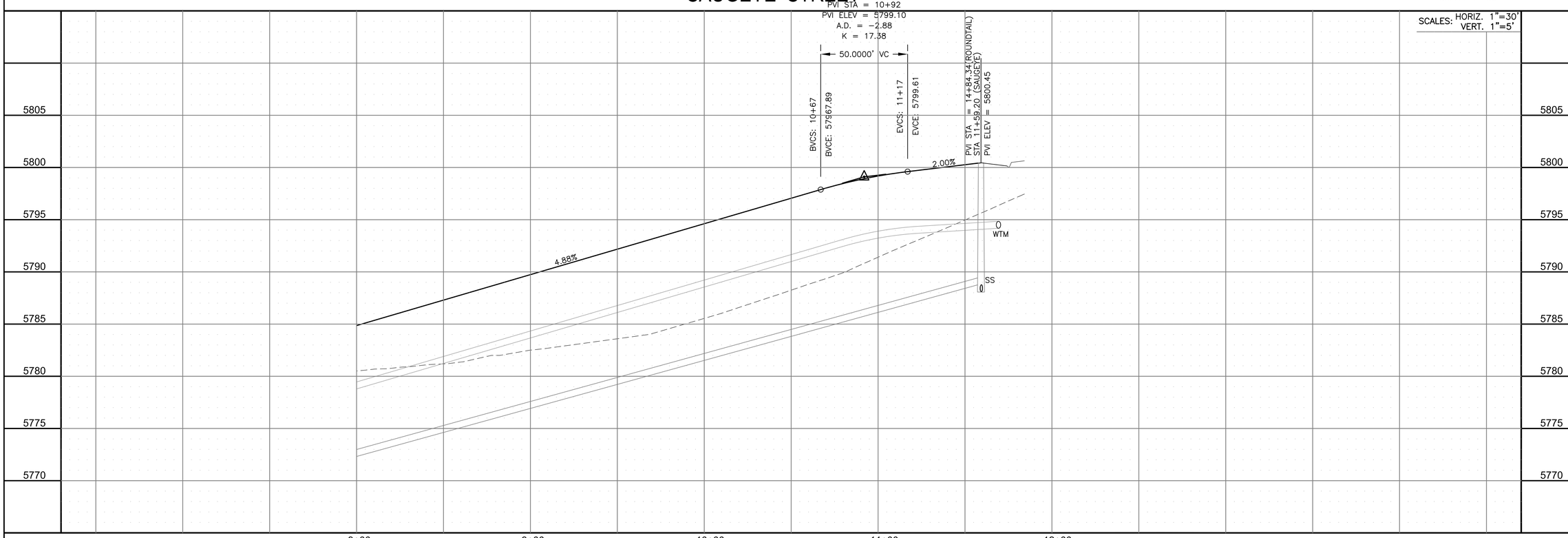




KEY MAP
AREA 'E/G'

SCALE: 1"=30'

SAUGEYE STREET



EPC 8/24/2021

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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA ' E / G '
SAUGEYE STREET
STA 8+00 TO 11+59

COLORADO REGISTERED PROFESSIONAL ENGINEER
23997
6-7-2021

DATE:
JUNE 7, 2021

PROJECT NO.
100.062

SHEET NUMBER
C6.23

TOTAL SHEETS: 42

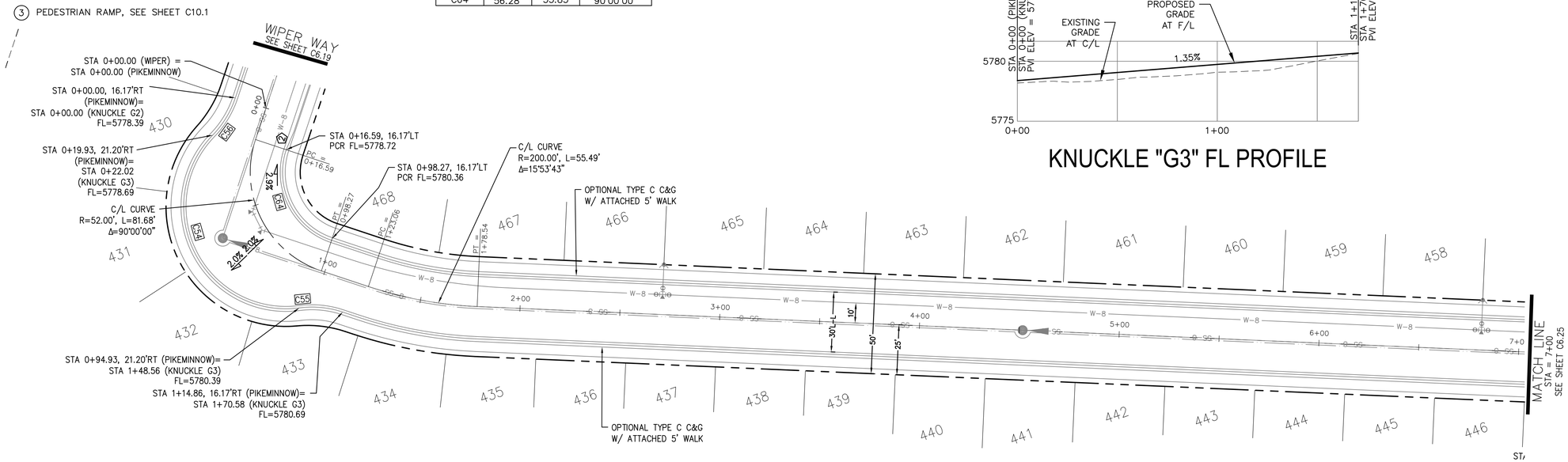
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

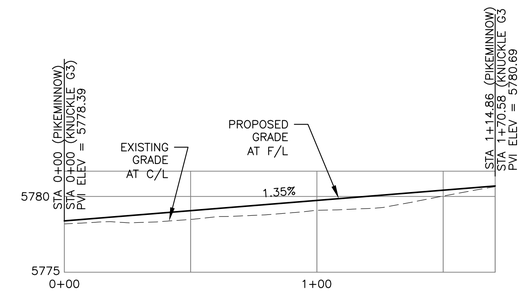
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

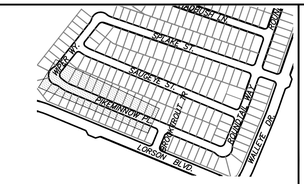
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C54	126.54'	51.17	141°41'02"
C55	22.02'	48.83	25°50'31"
C56	22.02'	48.83	25°50'31"
C64	56.28'	35.83	90°00'00"



PIKEMINNOW PLACE

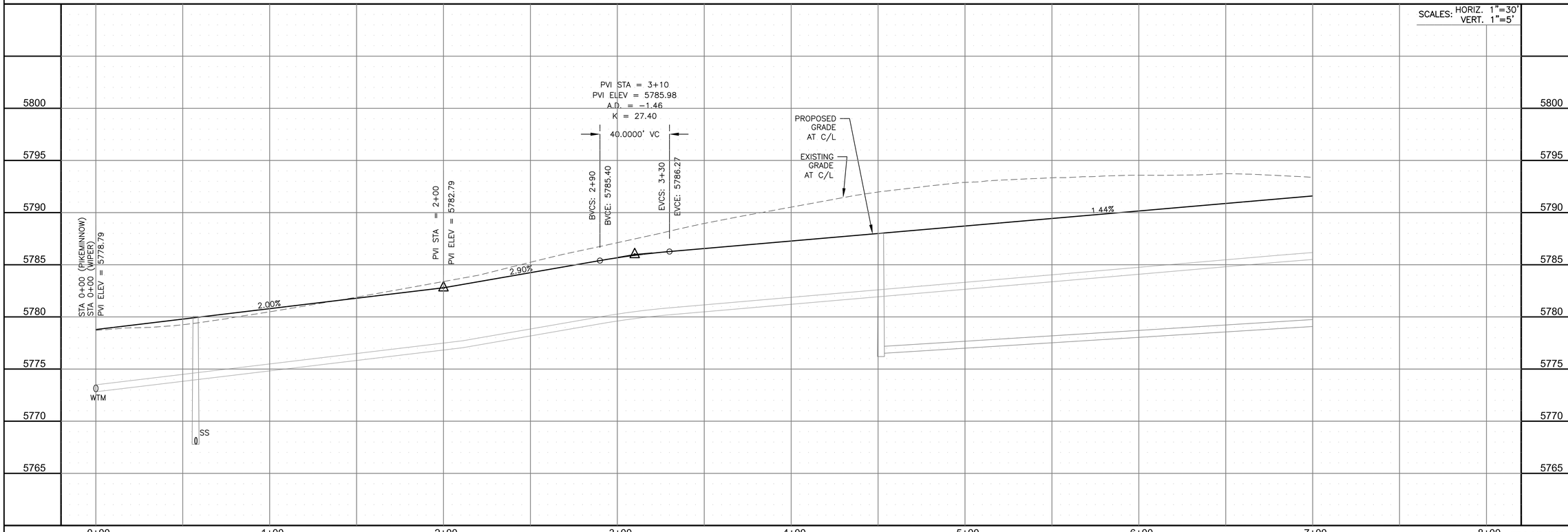


KNUCKLE "G3" FL PROFILE



KEY MAP
AREA 'E/G'

SCALE: 1"=30'



EPC 8/24/2021

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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD – WALLE'E DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA ' E / G '
PIKEMINNOW PLACE
STA 0+00 TO 7+00

COLORADO REGISTERED PROFESSIONAL ENGINEER
23997
6-7-2021

DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C6.24

TOTAL SHEETS: 42

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.

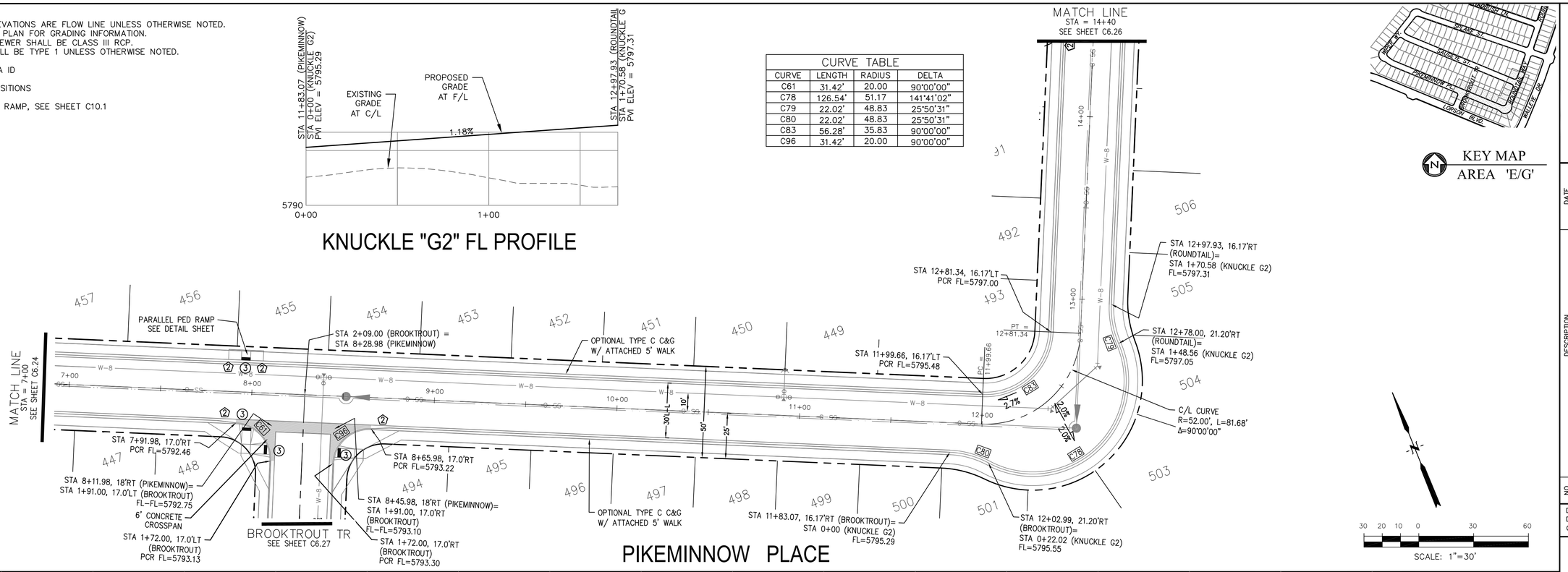
1 CURVE DATA ID

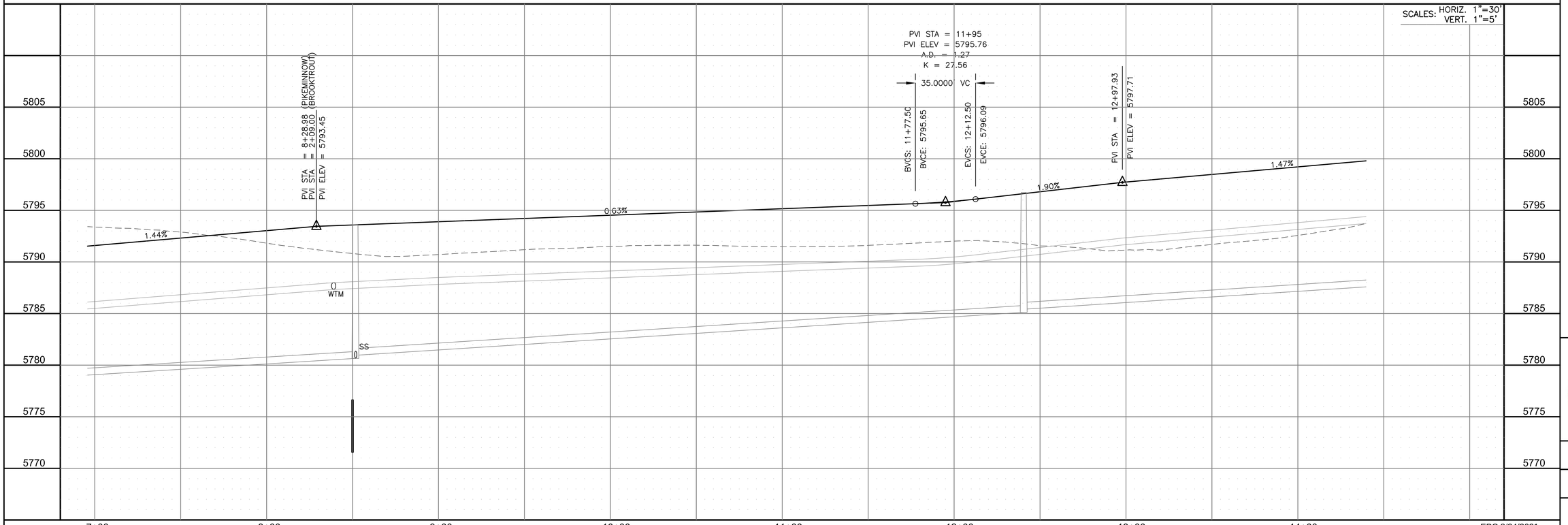
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

KNUCKLE "G2" FL PROFILE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C61	31.42'	20.00	90°00'00"
C78	126.54'	51.17	141°41'02"
C79	22.02'	48.83	25°50'31"
C80	22.02'	48.83	25°50'31"
C83	56.28'	35.83	90°00'00"
C96	31.42'	20.00	90°00'00"





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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA ' E / G '
PIKEMINNOW PLACE
STA 7+00 TO 14+40

COLORADO REGISTERED PROFESSIONAL ENGINEER 23997 6-7-2021

DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C6.25

TOTAL SHEETS: 42

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

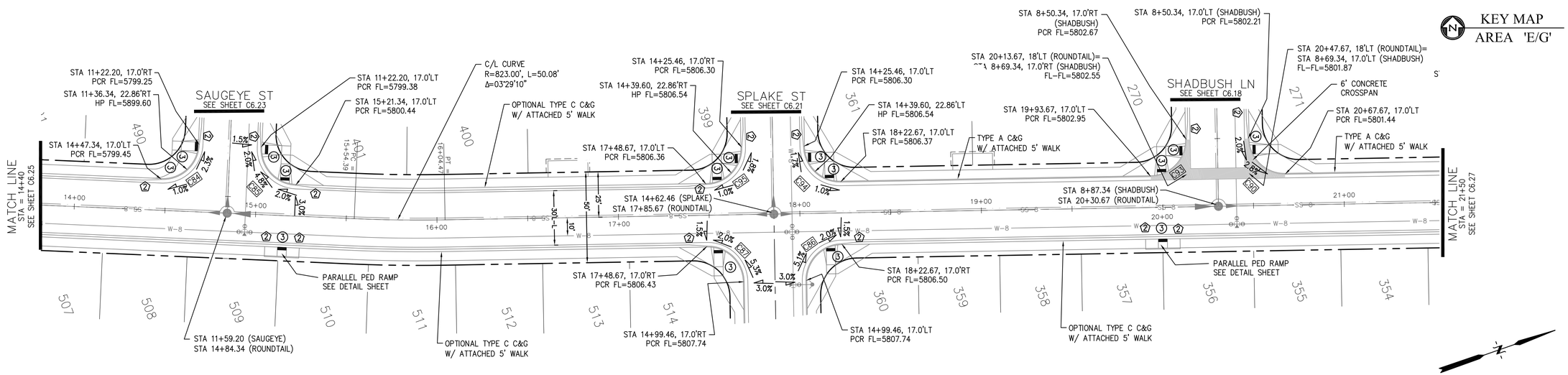
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

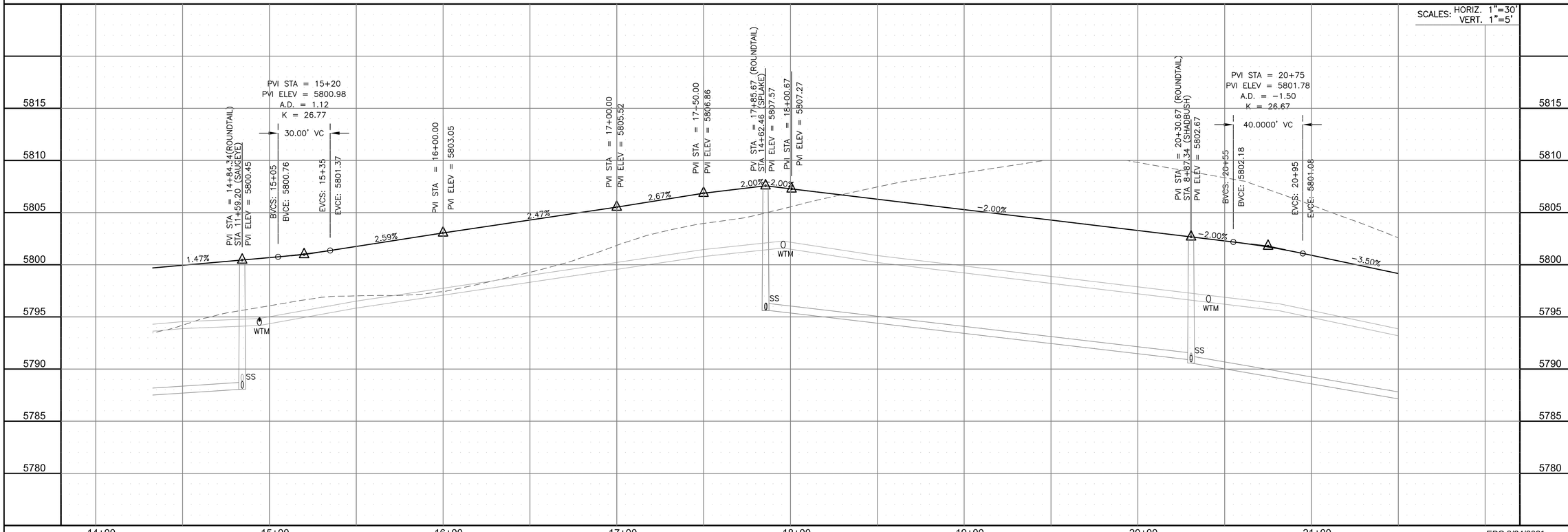
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C84	31.42'	20.00	90°00'00"
C85	31.42'	20.00	90°00'00"
C86	31.42'	20.00	90°00'00"
C87	31.42'	20.00	90°00'00"
C90	31.42'	20.00	90°00'00"
C93	31.42'	20.00	90°00'00"
C94	31.42'	20.00	90°00'00"
C95	31.42'	20.00	90°00'00"

KEY MAP
AREA 'E/G'



ROUNDTAIL WAY



CORE ENGINEERING GROUP
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CONTACT: RICHARD L. SCHINDLER, P.E.
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NO.	DESCRIPTION	DATE
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA ' E / G '
ROUNDTAIL WAY
STA 14+40 TO 21+50

COLORADO REGISTERED PROFESSIONAL ENGINEER
23997
6-7-2021

DATE:
JUNE 7, 2021

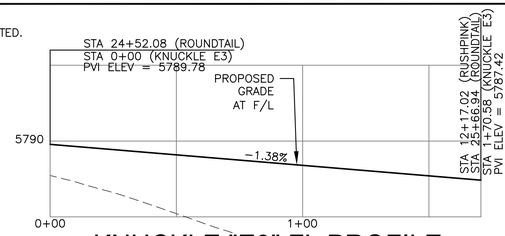
PROJECT NO.
100.062

SHEET NUMBER
C6.26

TOTAL SHEETS: 42

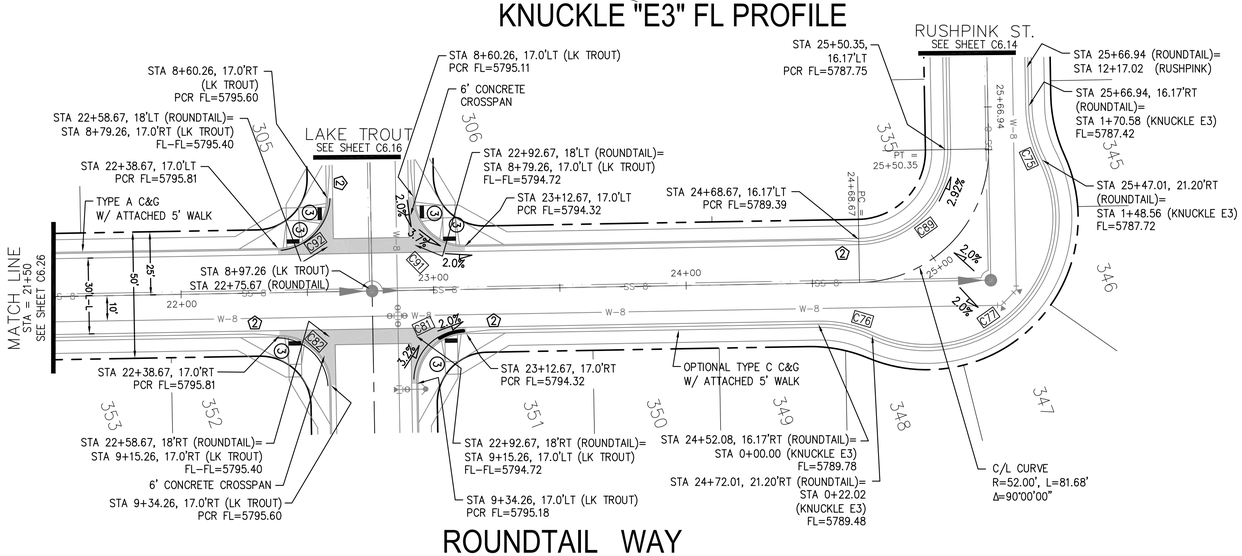
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

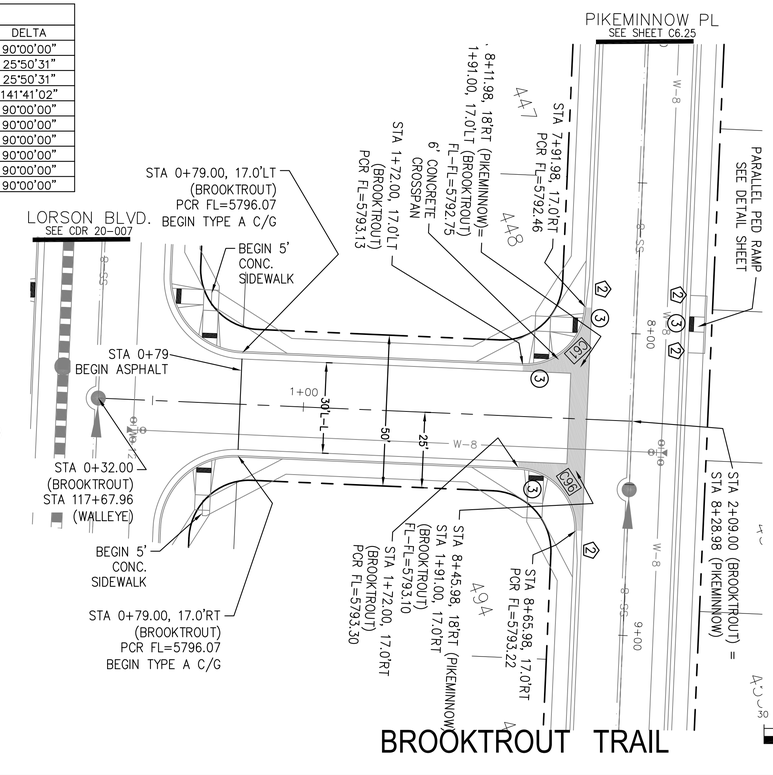


KNUCKLE "E3" FL PROFILE

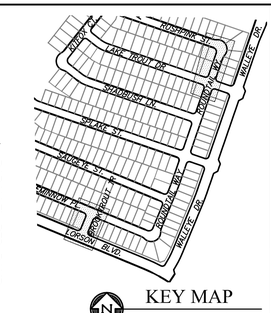
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C61	31.42'	20.00	90°00'00"
C75	22.02'	48.83	25°50'31"
C76	22.02'	48.83	25°50'31"
C77	126.54'	51.17	141°41'02"
C81	31.42'	20.00	90°00'00"
C82	31.42'	20.00	90°00'00"
C89	56.28'	35.83	90°00'00"
C91	31.42'	20.00	90°00'00"
C92	31.42'	20.00	90°00'00"
C96	31.42'	20.00	90°00'00"

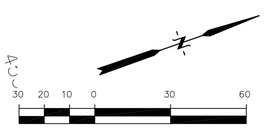


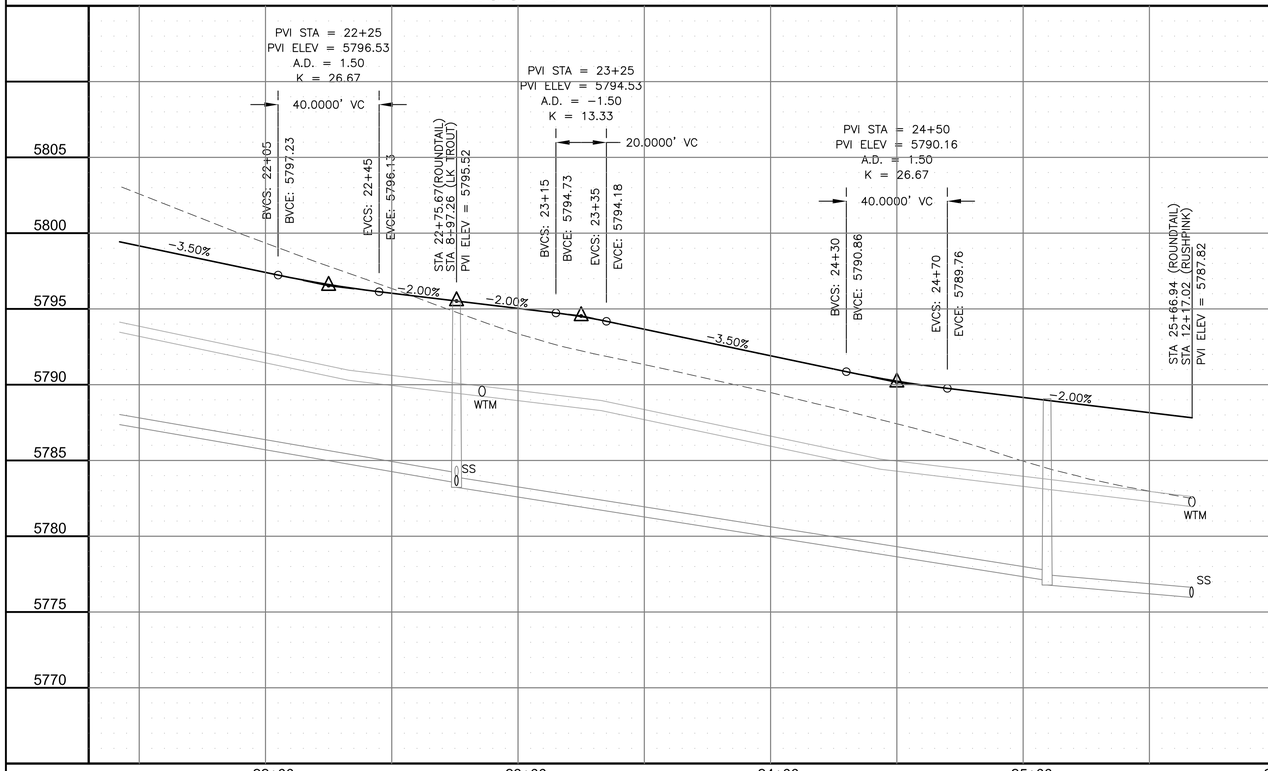
ROUNDTAIL WAY

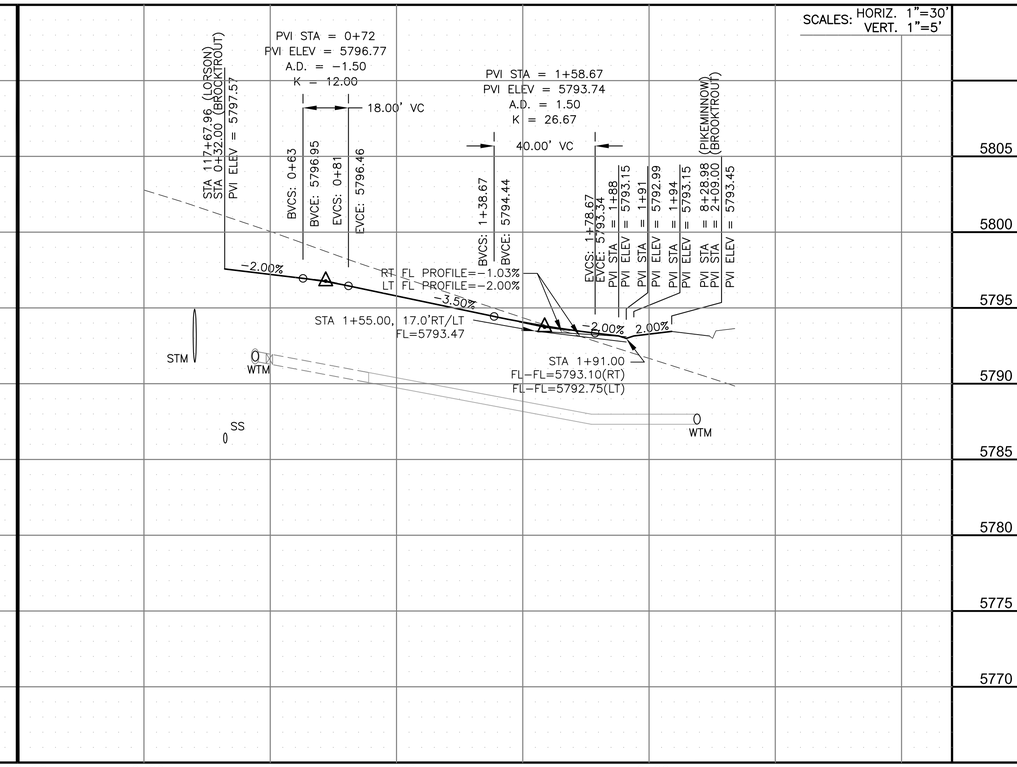


BROOKTROUT TRAIL









EPC 8/24/2021

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
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CONTACT: RICHARD L. SCHINDLER, P.E.
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NO.	DESCRIPTION	DATE
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD. – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - AREA 'E / G'
ROUNDTAIL WAY & BROOKTROUT TRAIL
STA 21+50 TO 25+66

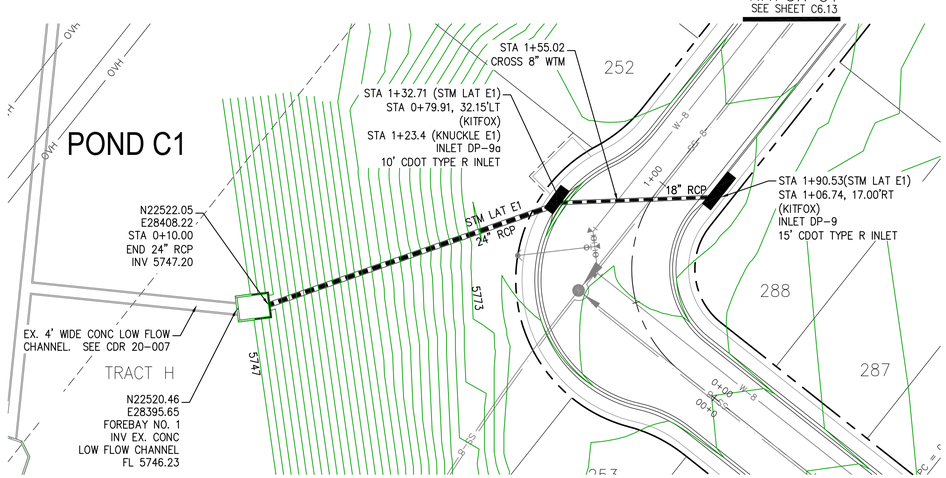
COLORADO REGISTERED PROFESSIONAL ENGINEER 23997 6-7-2021

DATE: JUNE 7, 2021
PROJECT NO. 100.062
SHEET NUMBER C6.27
TOTAL SHEETS: 42

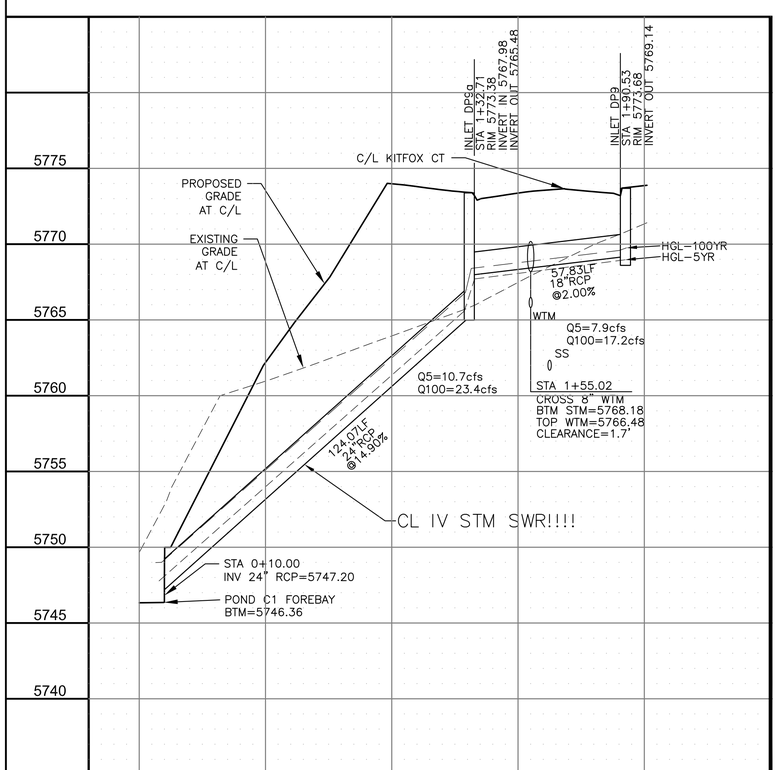
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

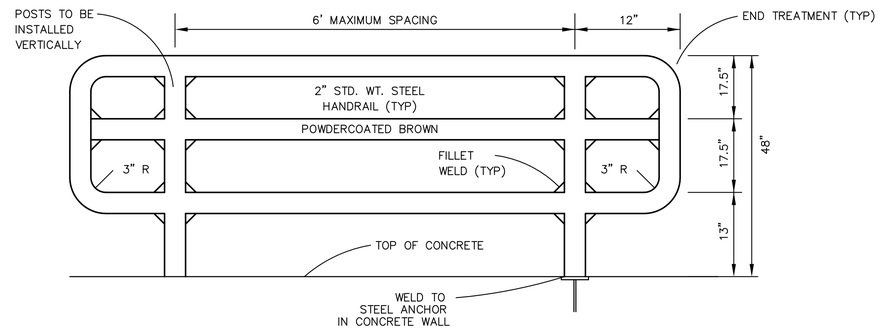
1 CURVE DATA ID
2 CURB TRANSITIONS
3 PEDESTRIAN RAMP, SEE SHEET C10.1

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

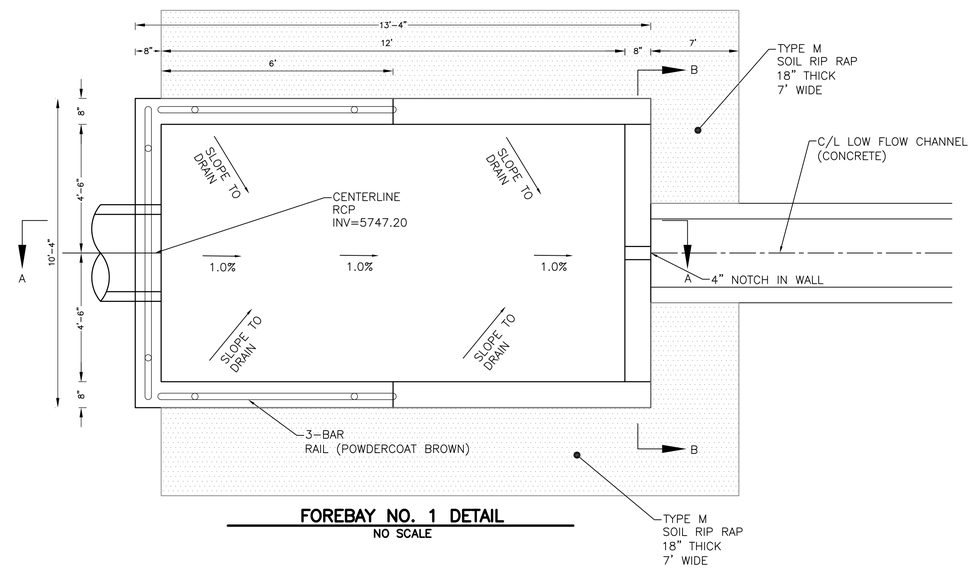


STORM LATERAL E1

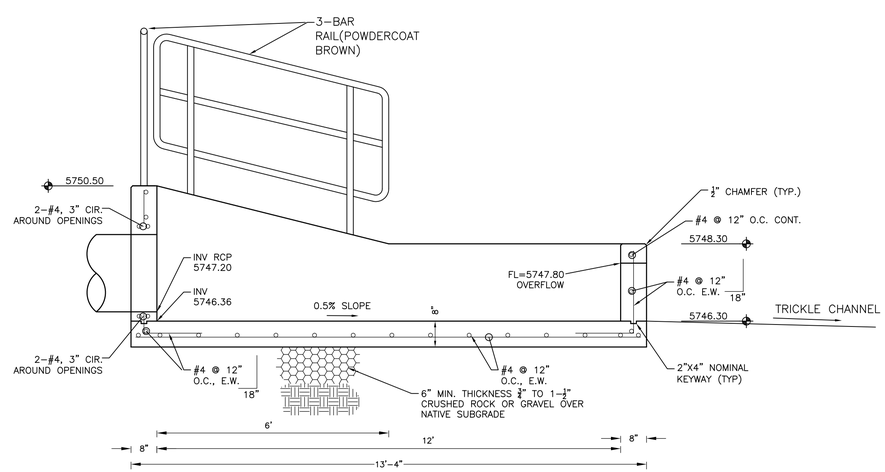




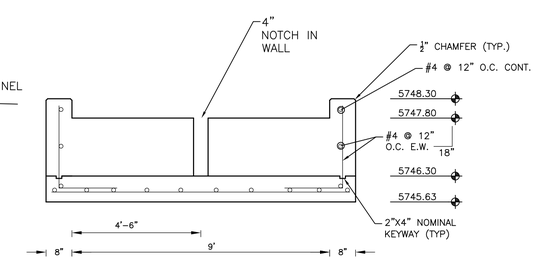
3-BAR RAIL DETAIL
NO SCALE



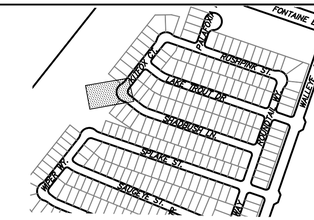
FOREBAY NO. 1 DETAIL
NO SCALE



FOREBAY NO. 1 SECTION A-A
NO SCALE



FOREBAY NO. 1 SECTION B-B
NO SCALE



KEY MAP
AREA 'E/G'

EPC 8/24/2021

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
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STORM SEWER LATERAL - AREA 'E/G'
STORM LATERAL E1
STA 0+00 TO 1+90

COLORADO REGISTERED PROFESSIONAL ENGINEER 32997 6-7-2021

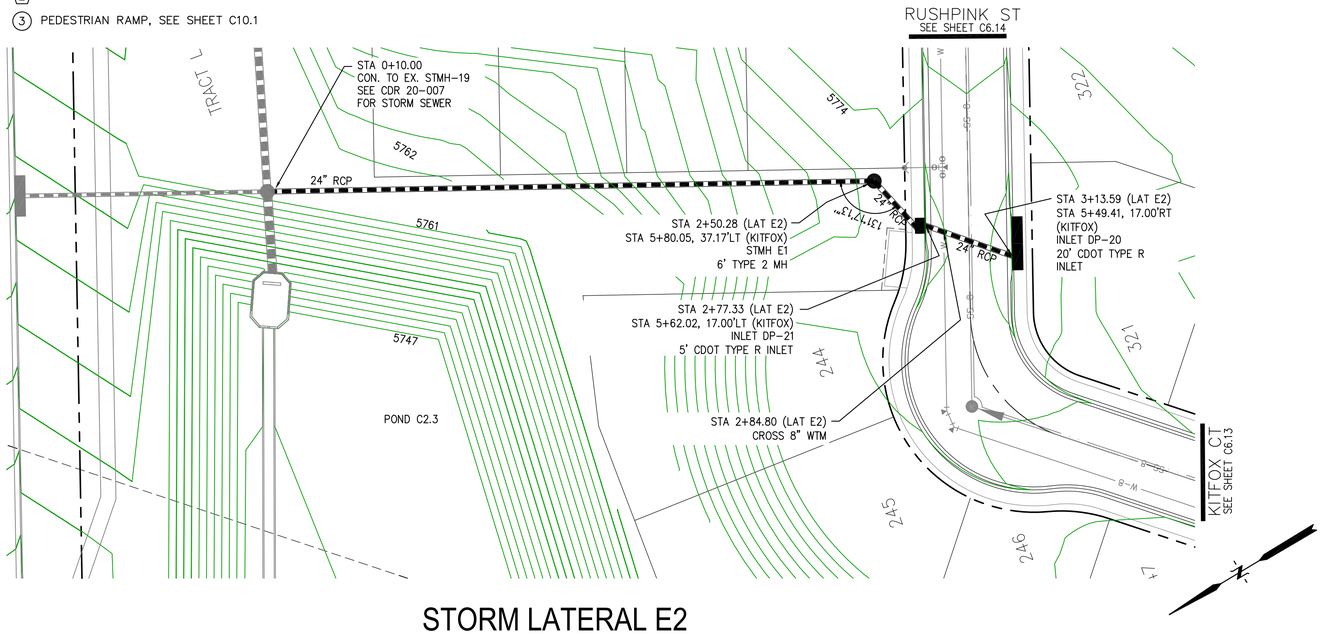
DATE: JUNE 7, 2021
PROJECT NO. 100.062
SHEET NUMBER C7.1
TOTAL SHEETS: 42

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.

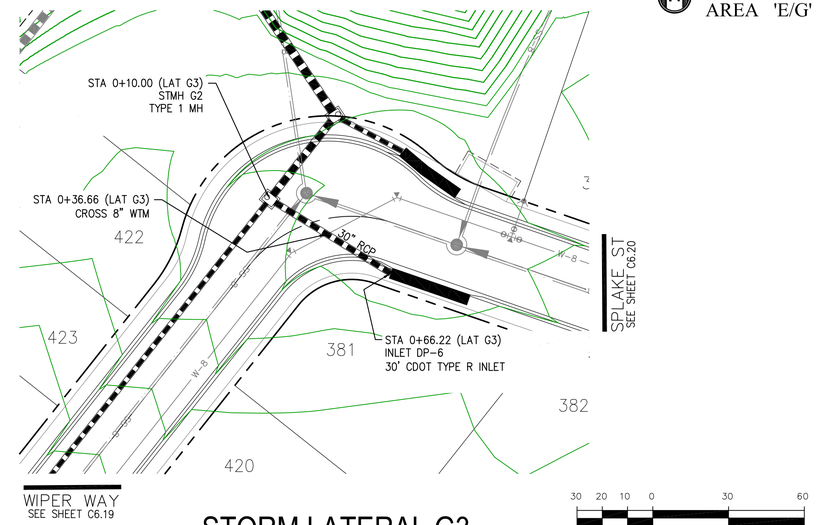
1 CURVE DATA ID

2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

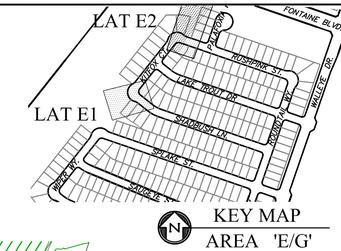


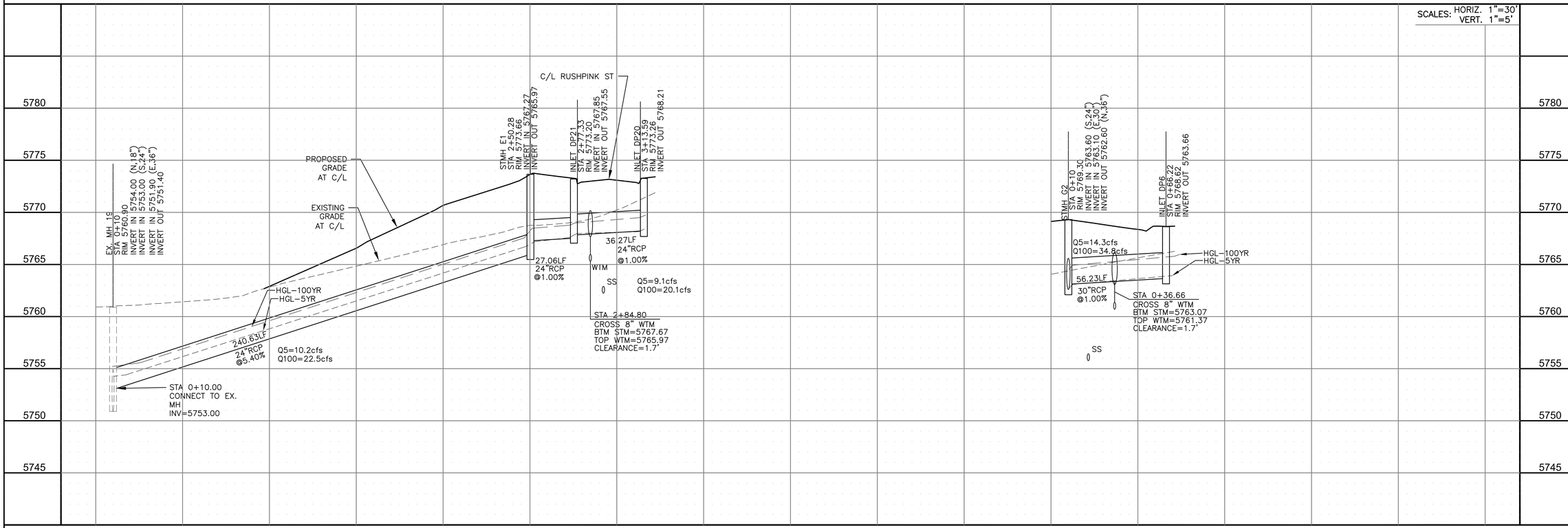
STORM LATERAL E2



STORM LATERAL G3

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





EPC 8/24/2021

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PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
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NO.	DESCRIPTION	DATE
1.	RAISE SITE BY 1' EAST OF POWERLINES	JAN 14, 2021

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

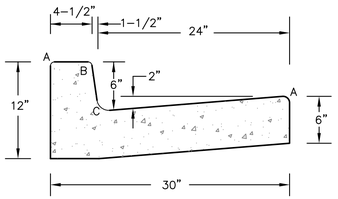
PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD - WALLE'E DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STORM SEWER LATERAL - AREA ' E / G '
STORM LATERAL E2 and G3
STA 7+00 TO 10+27

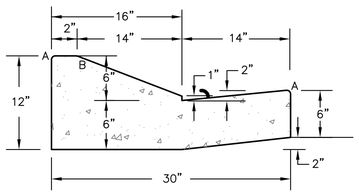
COLORADO REGISTERED PROFESSIONAL ENGINEER 23997 6-7-2021

DATE: JUNE 7, 2021
PROJECT NO. 100.062
SHEET NUMBER C7.2
TOTAL SHEETS: 42



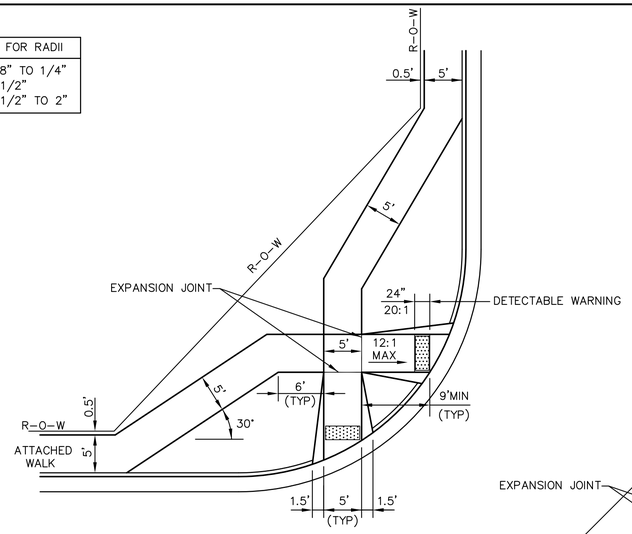
TYPE 'A'
VERTICAL CURB AND GUTTER
SCALE 1" = 1'-0"

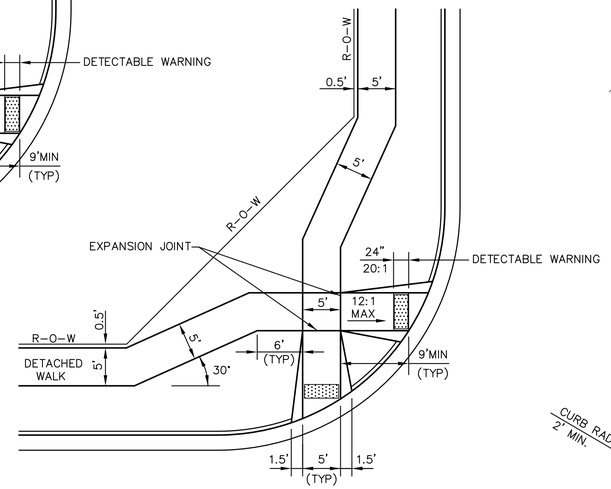
LENGTH FOR RADII
A = 1/8" TO 1/4"
B = 1-1/2"
C = 1-1/2" TO 2"



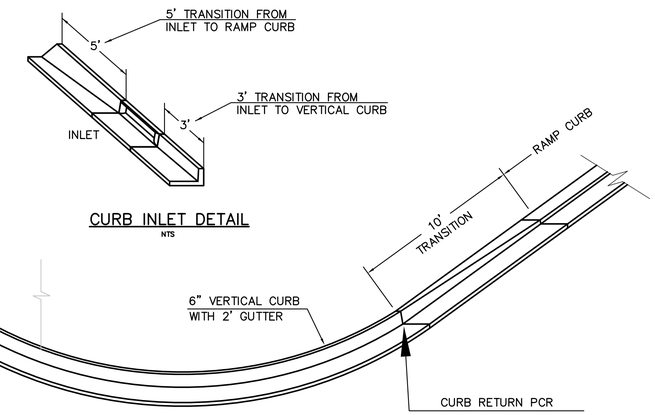
TYPE 'C'
OPTIONAL TYPE C RAMP CURB AND GUTTER
SCALE 1" = 1'

CURB DETAILS (ECM SD_2-20)



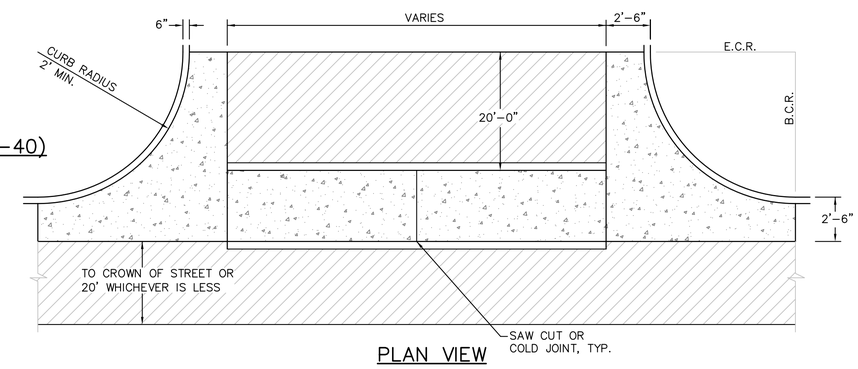


PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD_2-40)
NO SCALE

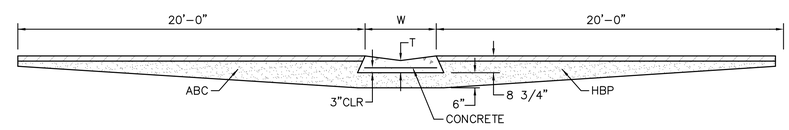


CURB INLET DETAIL
NTS

CURB TRANSITION DETAIL
NTS



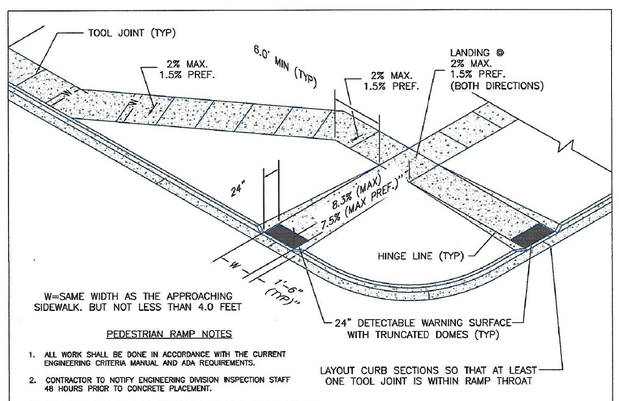
PLAN VIEW



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.



PEDESTRIAN RAMP NOTES

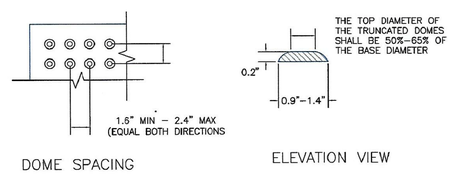
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK,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

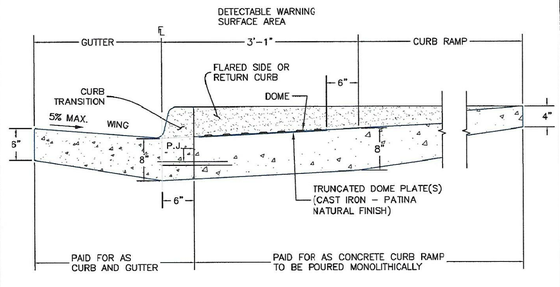
6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-41	DEPARTMENT OF PUBLIC WORKS

TRUNCATED DOME DETAILS



DOME SPACING

ELEVATION VIEW



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

EPC 8/24/2021

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NO.	DESCRIPTION	DATE

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COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

PROJECT:
THE HILLS AT LORSON RANCH FILING NO. 1
FONTAINE BLVD. & VALLEY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

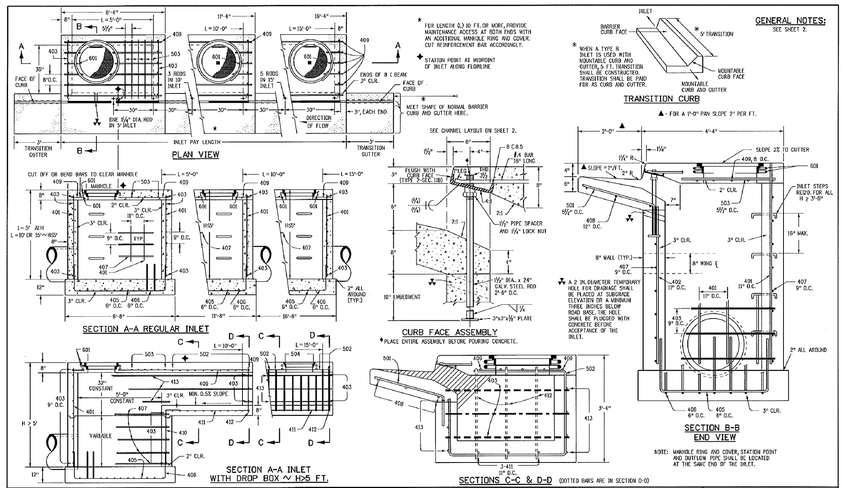
ROADWAY DETAIL SHEET

COLORADO REGISTERED PROFESSIONAL ENGINEER 33997 6-7-2021

DATE:
JUNE 7, 2021

PROJECT NO.
100.062

SHEET NUMBER
C10.1
TOTAL SHEETS: 42



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Last Modification Date: 07/04/12	Initials: LTA
Full Path: www.coloradodot.info/business/designsupport	
Drawing File Name: 804012002.dgn	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	

Sheet Revisions	
Date:	Comments

Colorado Department of Transportation
4201 East Arkansas Avenue
Denver, Colorado 80222
Phone: (303) 757-9083
Fax: (303) 757-9820
Project Development Branch DD/LTA

CURB INLET TYPE R

STANDARD PLAN NO. M-604-12

Sheet No. 1 of 2

Issued By: Project Development Branch July 4, 2012

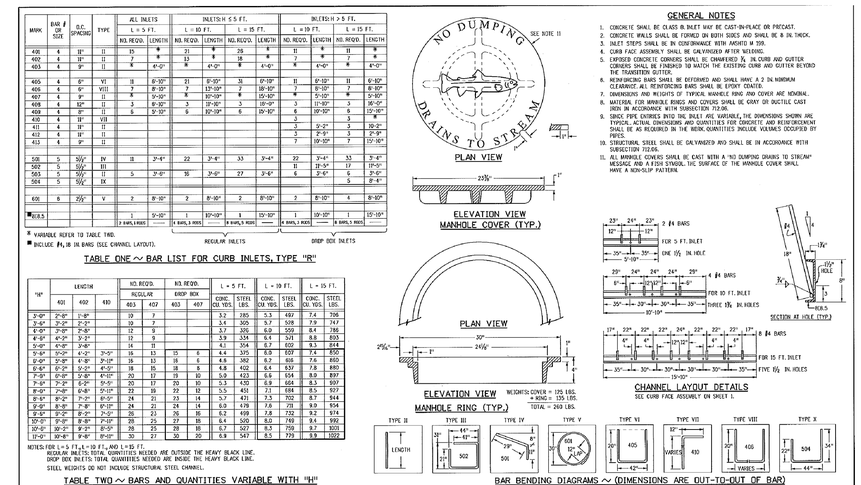

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

Computer File Information	
Creation Date: 07/04/12	Initials: DD
Last Modification Date: 07/04/12	Initials: LTA
Full Path: www.coloradodot.info/business/designsupport	
Drawing File Name: 804012002.dgn	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	

Sheet Revisions	
Date:	Comments

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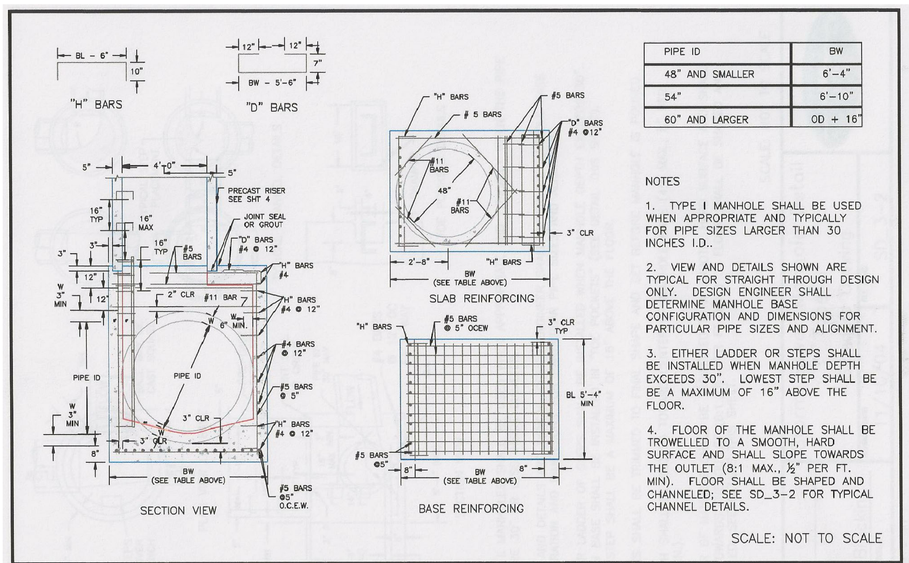
Project Development Branch DD/LTA

CURB INLET TYPE R

STANDARD PLAN NO. M-604-12

Sheet No. 2 of 2

Issued By: Project Development Branch July 4, 2012



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 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.

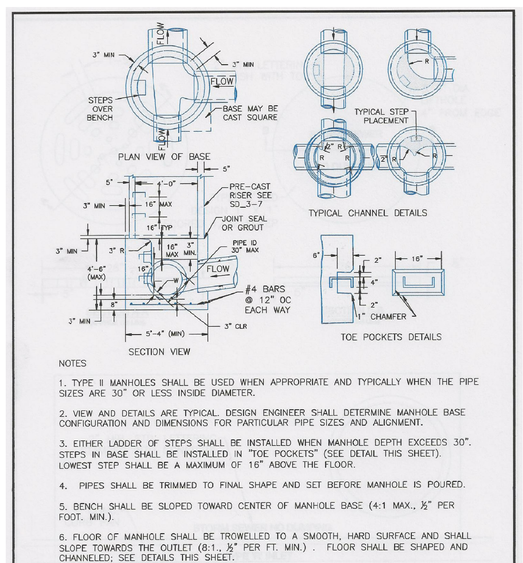
SCALE: NOT TO SCALE

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

Storm Sewer Manhole Detail
Type I
Standard Drawing

REVISION DATE: 7/9/09
FILE NAME: SD_3-1

EL PASO COUNTY 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 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.

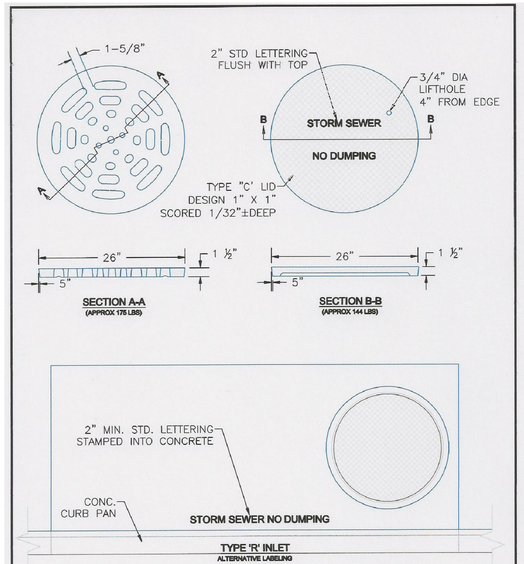
SCALE: NOT TO SCALE

DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Detail
Type II
Standard Drawing

REVISION DATE: 11/10/04
FILE NAME: SD_3-2

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



SCALE: NOT TO SCALE

9/16/10
DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Details
Standard Drawing

REVISION DATE: 9/16/10
FILE NAME: SD_3-5

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

EPC 8/24/2021

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PROJECT:
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FONTAINE BLVD. – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STORM SEWER DETAILS

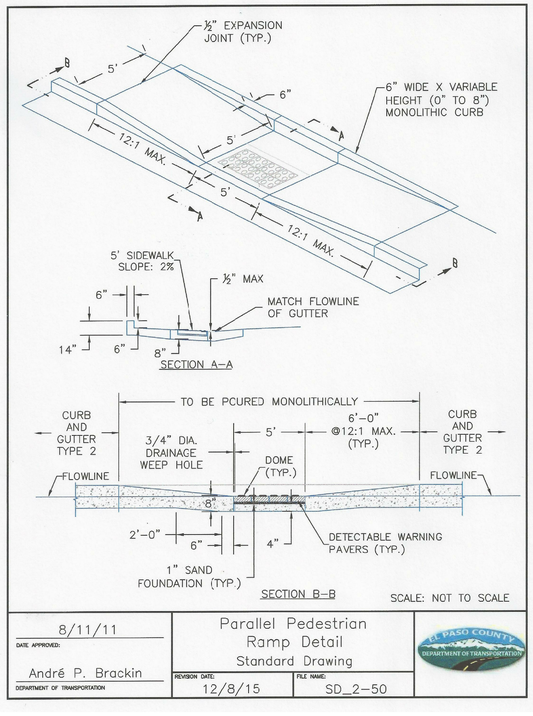
COLORADO REGISTERED PROFESSIONAL ENGINEER 23997 6-7-2021

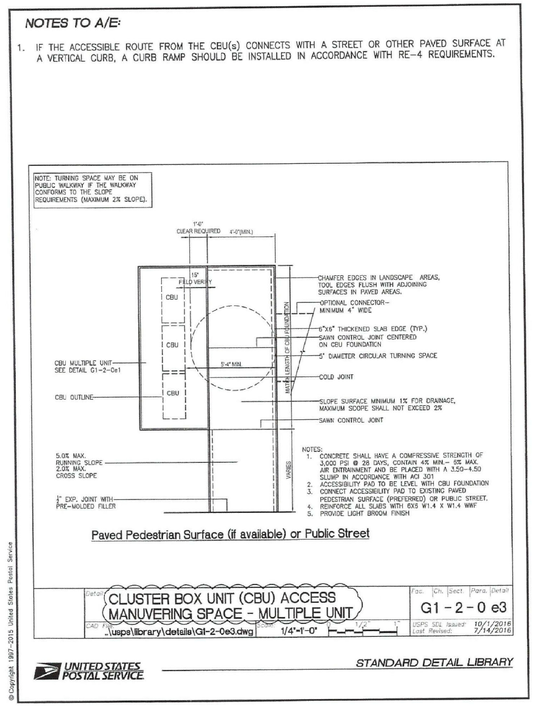
DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C10.2

TOTAL SHEETS: 42





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FONTAINE BLVD & VALLEY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

ROADWAY DETAIL SHEET

COLORADO REGISTERED 33997 PROFESSIONAL ENGINEER
6-7-2021

DATE:
JUNE 7, 2021

PROJECT NO.
100.062

SHEET NUMBER
C10.3

TOTAL SHEETS: 42

EPC 8/24/2021