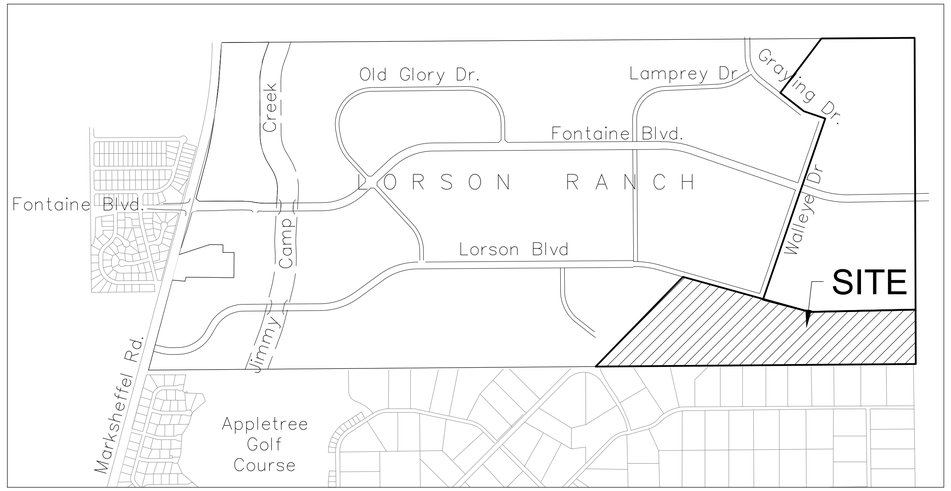
CONSTRUCTION PLANS
FOR

HILLSIDE AT LORSON RANCH FILING NO. 1

STREET & STORM SEWER CONSTRUCTION PLANS

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

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



VICINITY MAP
NO SCALE

KEY MAP
NO SCALE

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.

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 AND STRIPING PLAN
C6.1-C6.32	STREET - STORM PLAN AND PROFILES
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:

BY Lorson, LLC JUNE 27, 2023
DATE

TITLE: MANAGER

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

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

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

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

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

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

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

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

BASIS OF BEARING
BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEING SOUTH 8941'52" WEST. THE EAST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 3-1/2" ALUMINUM CAP MONUMENT AND THE WEST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 2-1/2" ALUMINUM CAP MONUMENT

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

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

LEGEND

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

SF 23-001

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

Notation:
El Paso County does not own and is not responsible for the underdrains or groundwater discharge systems shown on these plans and assumes no liability for water rights administration by approving these plans

Approved
By: Gilbert LaForce, P.E.
Engineering Manager
Date: 08/29/2023 10:52:06 AM
El Paso County Department of Public Works

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

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

6-27-2023

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
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HILLSIDE
AT LORSON RANCH
LORSON BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

DATE: JUNE 27, 2023
PROJECT NO. 100.065
SHEET NUMBER C1.1
TOTAL SHEETS: 47

EPC 8/29/2023

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 DEPARTMENT OF PUBLIC WORKS (DPW) – 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 DPW.*

10. *CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DPW PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.*

11. *ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.*

12. *SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.*

13. *SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORKS DEPARTMENT AND MUTCD CRITERIA.*

14. *CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PUBLIC WORKS DEPARTMENT, INCLUDING WORK WITHIN THE RIGHT–OF–WAY AND SPECIAL TRANSPORT PERMITS.*

15. *THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF–SITE DISTURBANCE, GRADING, OR CONSTRUCTION.*

STORM SEWER NOTES:

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

CORE ENGINEERING GROUP
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BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
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NO.	DESCRIPTION	DATE

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(719) 635–3200
CONTACT: JEFF MARK

PROJECT:
HILLSIDE
AT LORSON RANCH
LORSON BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

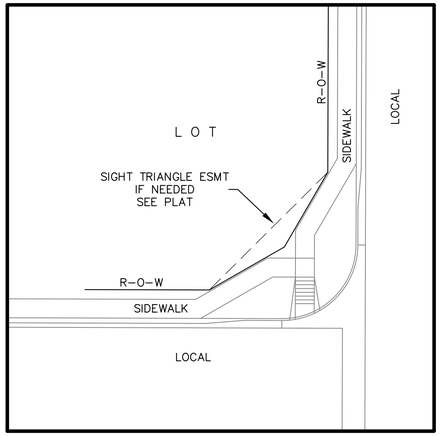
HILLSIDE AT LORSON RANCH
STREET / STORM SEWER
NOTES

DATE:
JUNE 27, 2023

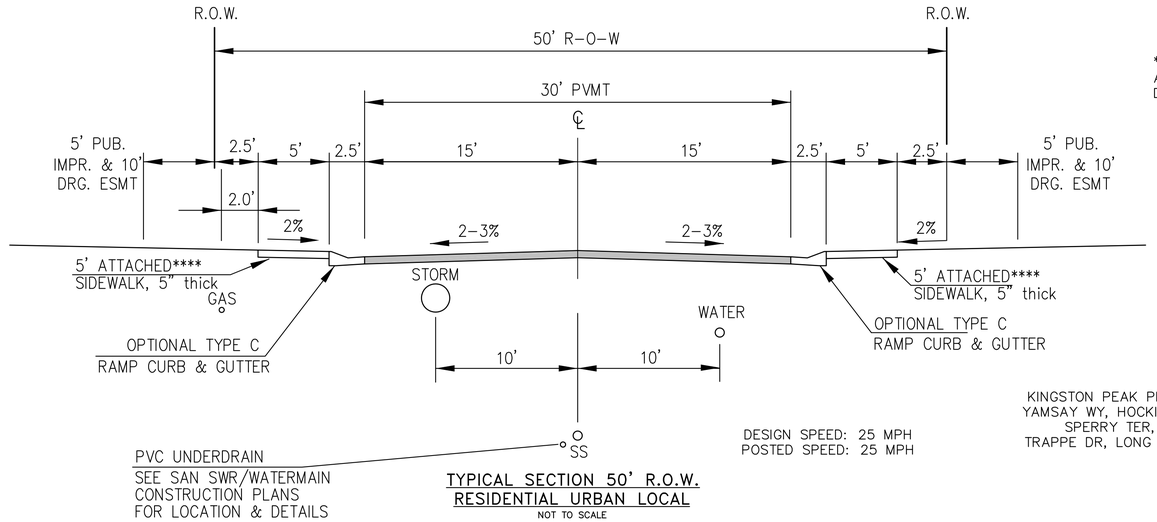
PROJECT NO.
100.065

SHEET NUMBER
C1.2

TOTAL SHEETS: 47



LOCAL ROADWAY SIGHT TRIANGLE
NOT TO SCALE



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

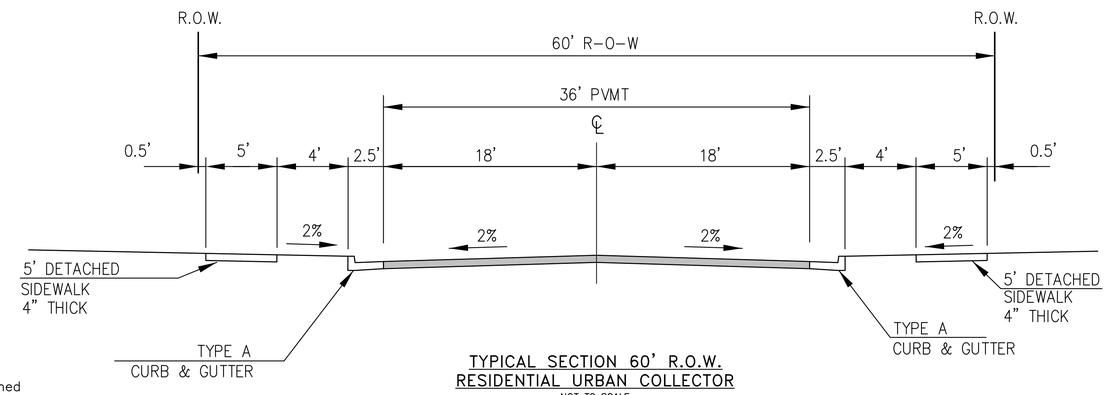
**** SIDEWALK CONSTRUCTED ON THE SOUTH SIDE OF WAHLUKE ST AND SAWTOOTH RIDGE WAY CAN BE 4" THICK EXCEPT WHERE DRIVEWAYS WILL BE CONSTRUCTED.

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

DESIGN SPEED: 25 MPH
POSTED SPEED: 25 MPH

KINGSTON PEAK PL, WAHLUKE DR, HACKBERRY HILL ST, TIN MOUNTAIN TR, YAMSAY WY, HOCKING TR, SALT SPRING WY, WHISKEY HILL LN, SHUKSAN LN SPERRY TER, SAWTOOTH RIDGE WY, ELK HILLS DR, CRAFTON CT, TRAPPE DR, LONG RIDGE CT, KEYNOT CT, BEACON BUTTE PL, SOLOMON TR.

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



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

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

TRAPPE DR

DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH

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DESIGNED: RLS
CHECKED: RLS

TYPICAL SECTIONS

DATE:
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100.065

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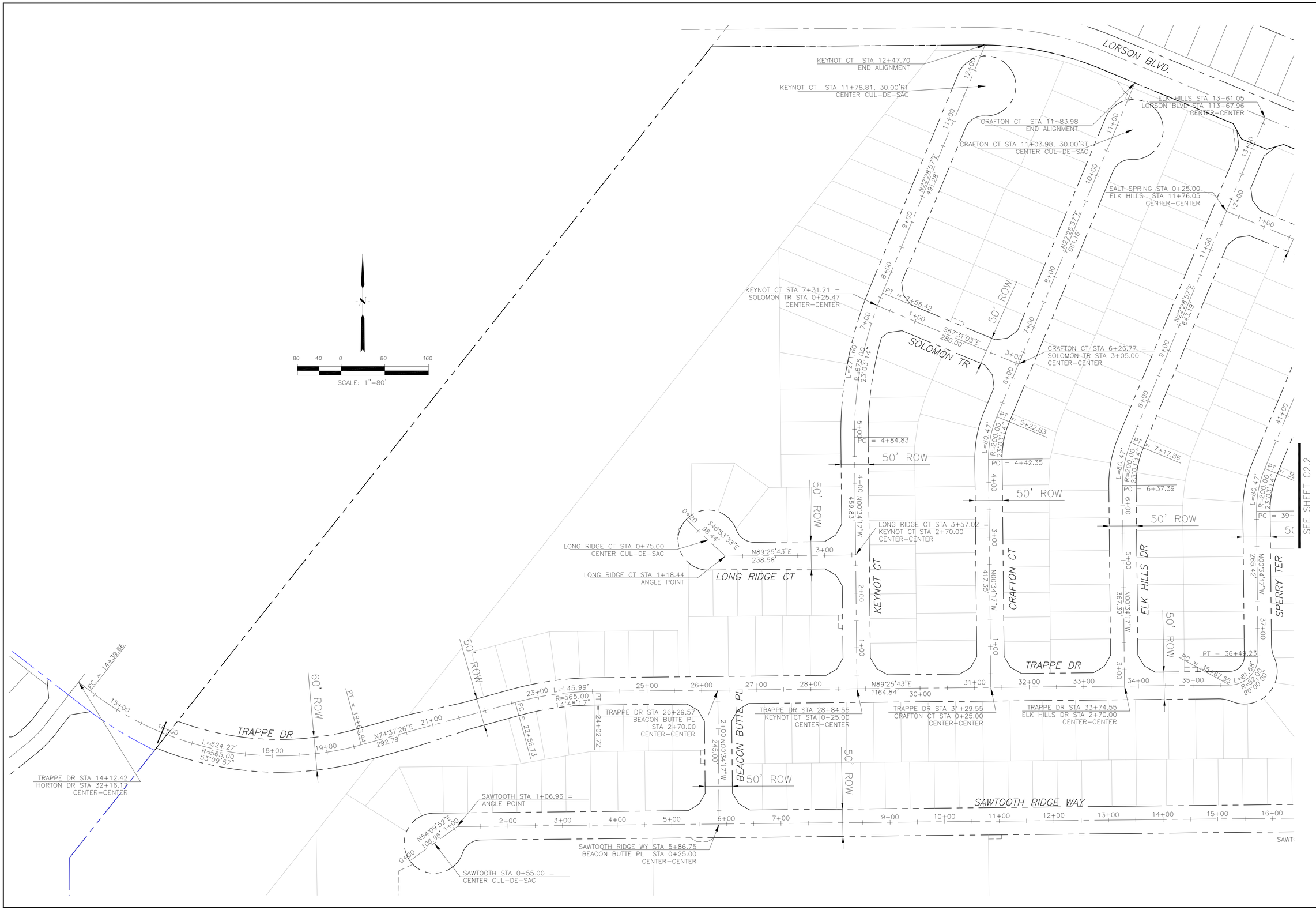
C1.3

TOTAL SHEETS: 47

EPC 8/29/2023



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HILLSIDE
AT LORSON RANCH
HORIZONTAL CONTROL PLAN

COLORADO REGISTERED PROFESSIONAL ENGINEER
29997
6-27-2023

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C2.1
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HILLSIDE
AT LORSON RANCH
HORIZONTAL CONTROL PLAN

COLORADO REGISTERED PROFESSIONAL ENGINEER
23997
6-27-2023

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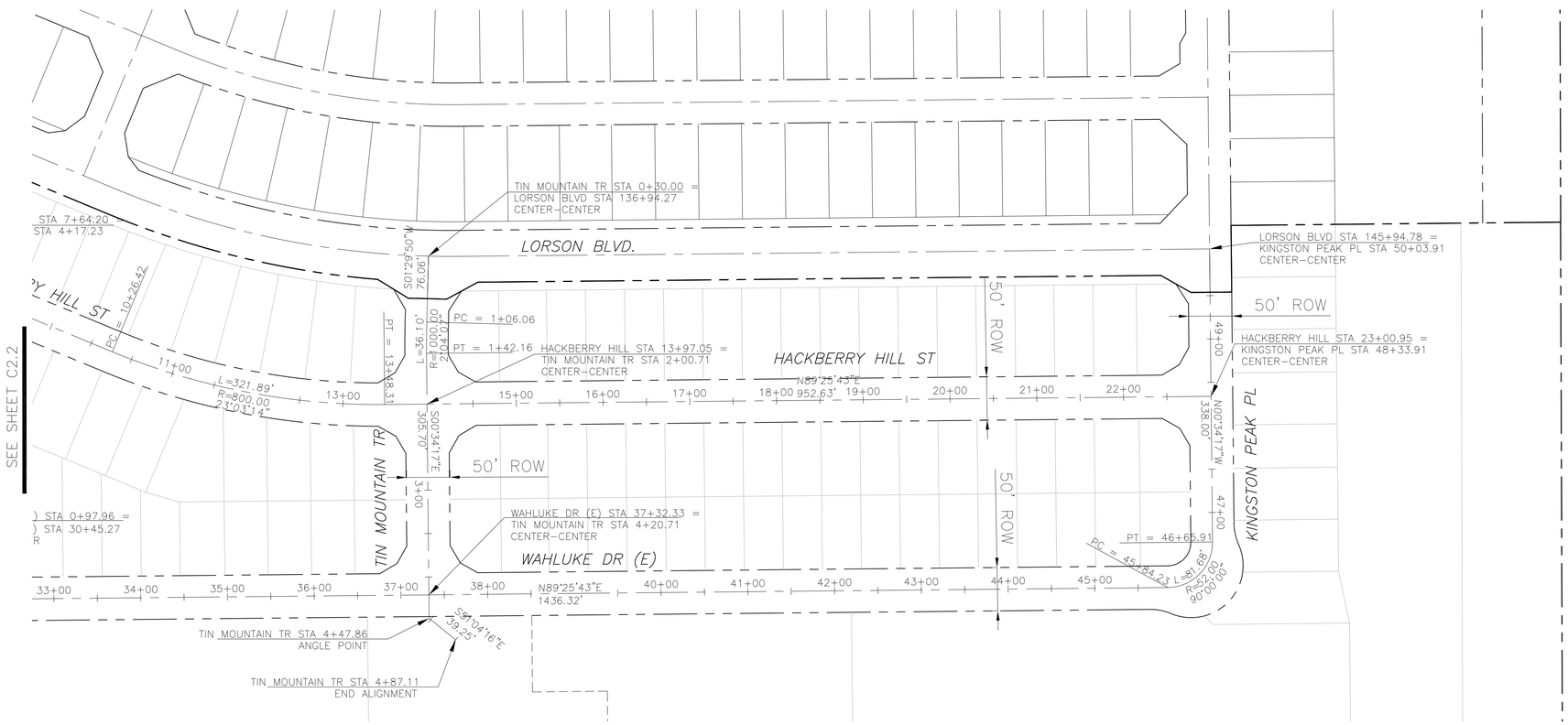

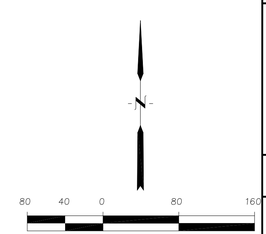

SCALE: 1"=80'

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HILLSIDE AT LORSON RANCH HORIZONTAL CONTROL PLAN

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TOTAL SHEETS: 47

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Signing and Striping Notes:

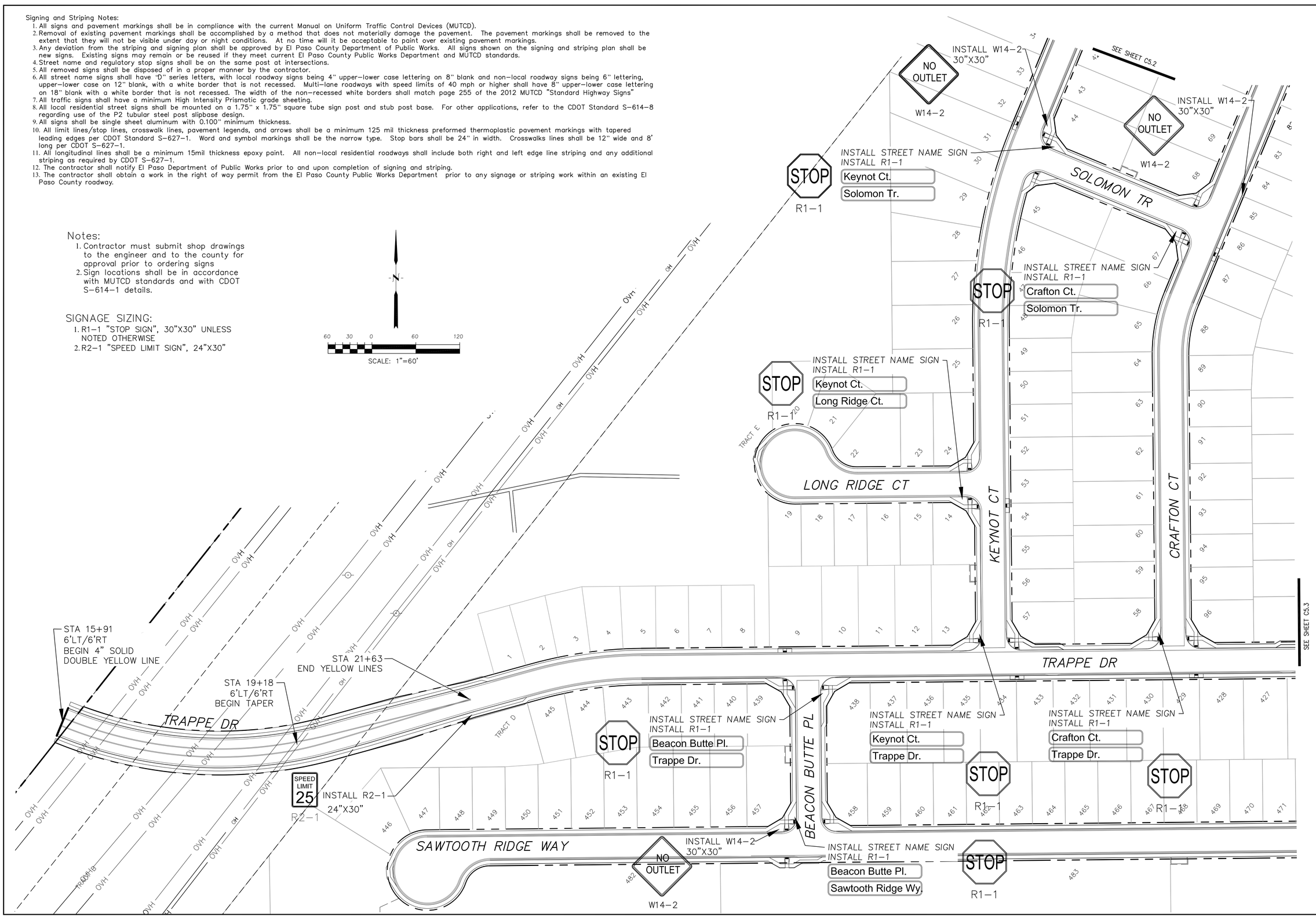
1. All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
2. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
3. Any deviation from the striping and signing plan shall be approved by El Paso County Department of Public Works. 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 Department of Public Works prior to and upon completion of signing and striping.
13. The contractor shall obtain a work in the right of way permit from the El Paso County Public Works Department prior to any signage or striping work within an existing El Paso County roadway.

Notes:

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

SIGNAGE SIZING:

1. R1-1 "STOP SIGN", 30"X30" UNLESS NOTED OTHERWISE
2. R2-1 "SPEED LIMIT SIGN", 24"X30"



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:
HILLSIDE
AT LORSON RANCH
LORSON BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
25997
6-27-2023

DATE: JUNE 27, 2023
PROJECT NO. 100.065
SHEET NUMBER C5.1
TOTAL SHEETS: 47

EPC 8/29/2023

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 Department of Public Works. 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.
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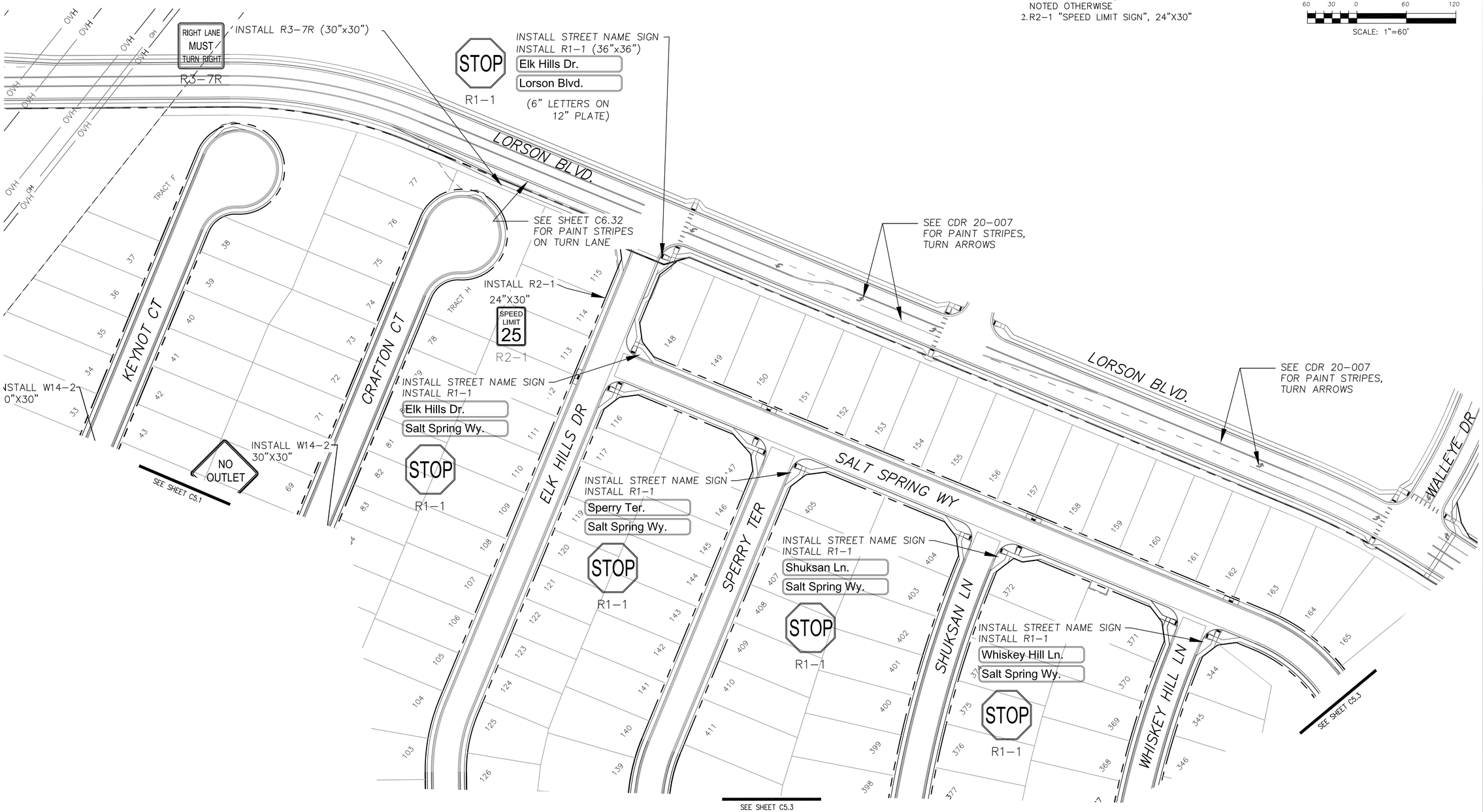
Notes:

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

SIGNAGE SIZING:

1. R1-1 "STOP SIGN", 30"X30" UNLESS NOTED OTHERWISE
2. R2-1 "SPEED LIMIT SIGN", 24"X30"



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

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

PROJECT:
HILLSIDE
AT LORSON RANCH
LORSON BLVD. – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

COLORADO REGISTERED PROFESSIONAL ENGINEER 32997 6-27-2023

DATE: JUNE 27, 2023

PROJECT NO. 100.065

SHEET NUMBER C5.2

TOTAL SHEETS: 47

EPC 8/29/2023

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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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.
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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.
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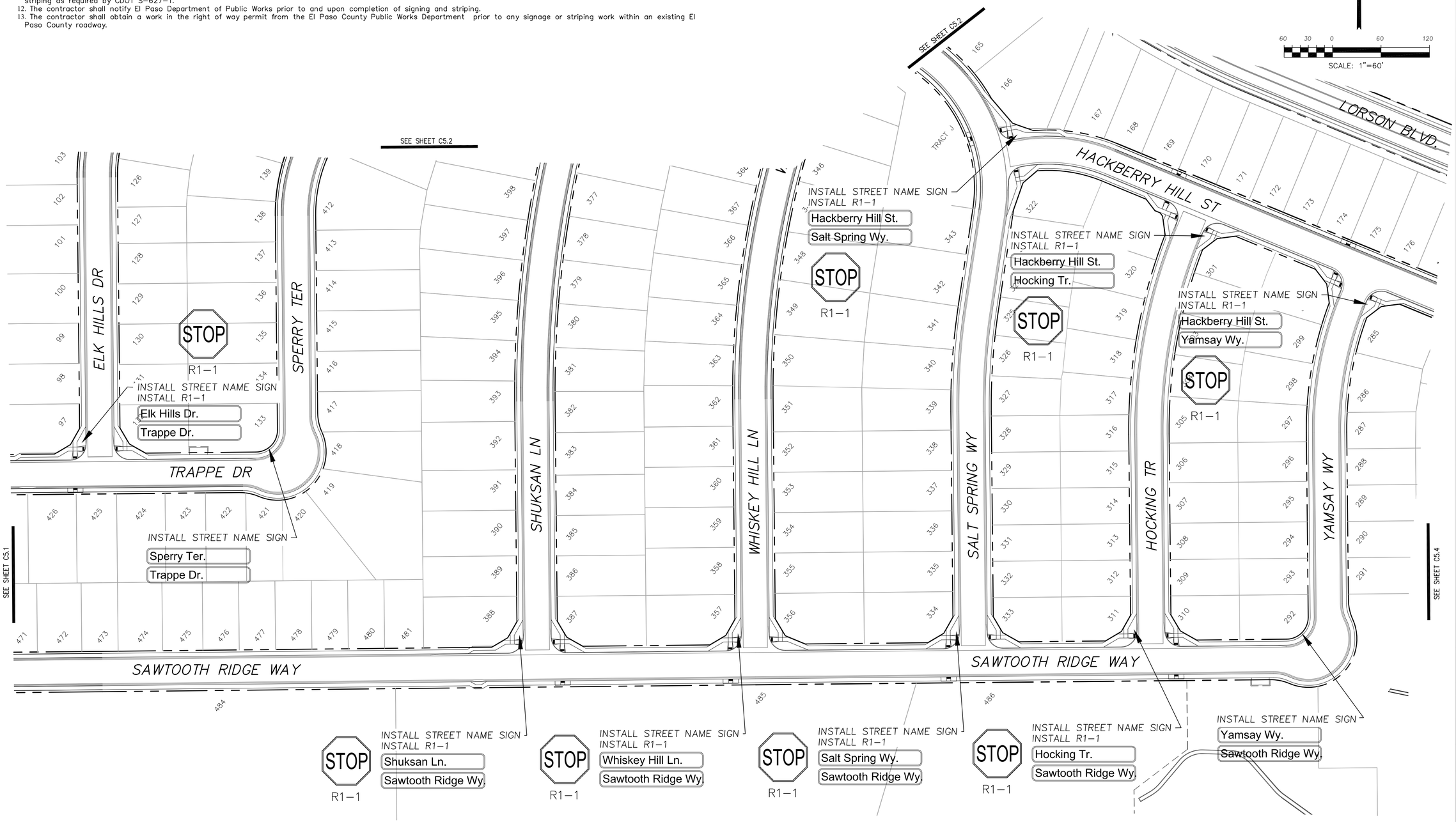
13. The contractor shall obtain a work in the right of way permit from the El Paso County Public Works Department prior to any signage or striping work within an existing El Paso County roadway.

Notes:

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

SIGNAGE SIZING:

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



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

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

PROJECT:
HILLSIDE
AT LORSON RANCH
LORSON BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

COLORADO REGISTERED PROFESSIONAL ENGINEER 25997 6-27-2023

DATE: JUNE 27, 2023
PROJECT NO. 100.065
SHEET NUMBER C5.3
TOTAL SHEETS: 47

EPC 8/29/2023

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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Notes:

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

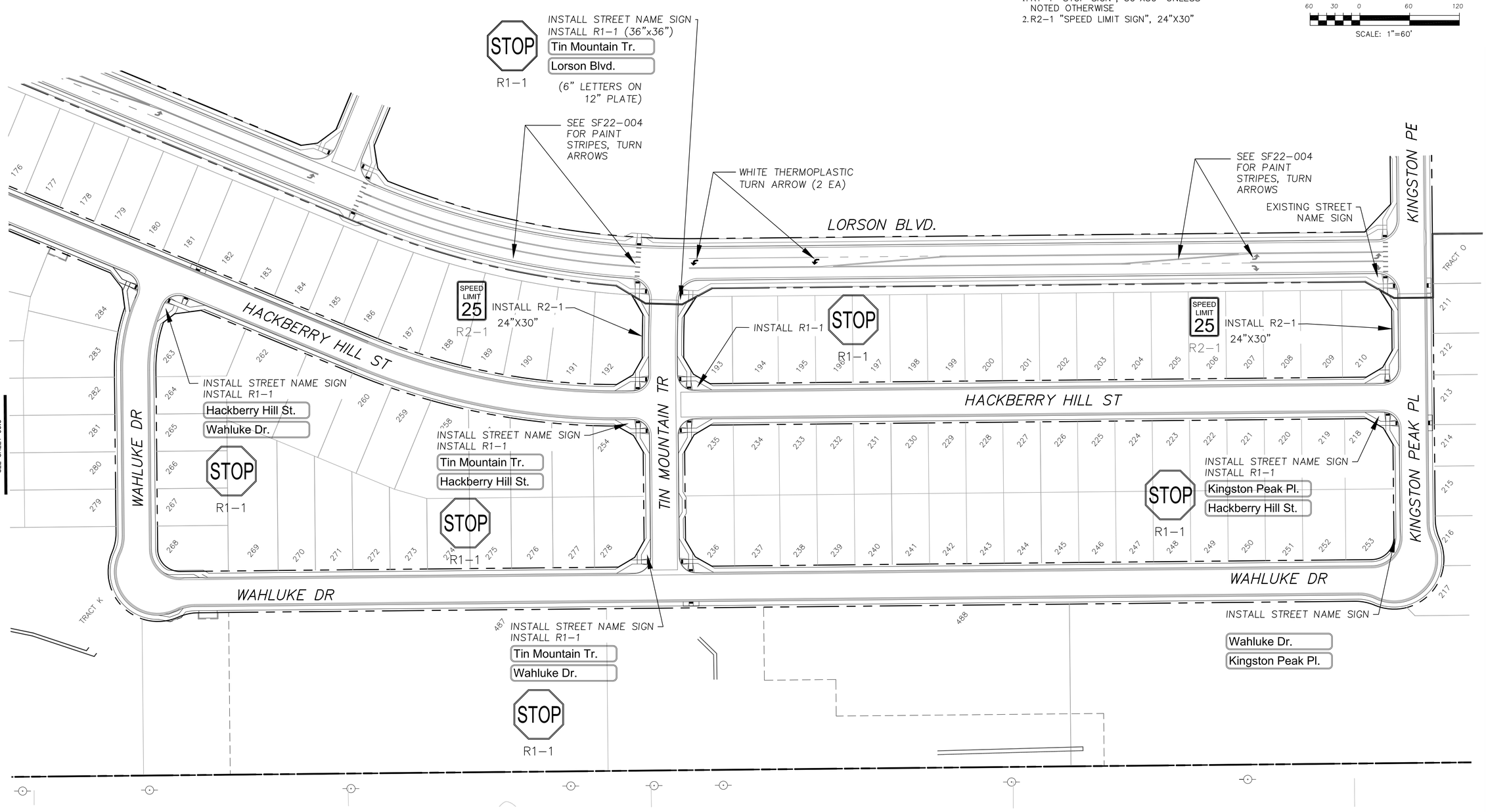
SIGNAGE SIZING:

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

N

60 30 0 60 120

SCALE: 1"=60'



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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:
HILLSIDE
AT LORSON RANCH
LORSON BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

COLORADO REGISTERED PROFESSIONAL ENGINEER 32997 6-27-2023

DATE: JUNE 27, 2023

PROJECT NO. 100.065

SHEET NUMBER C5.4

TOTAL SHEETS: 47

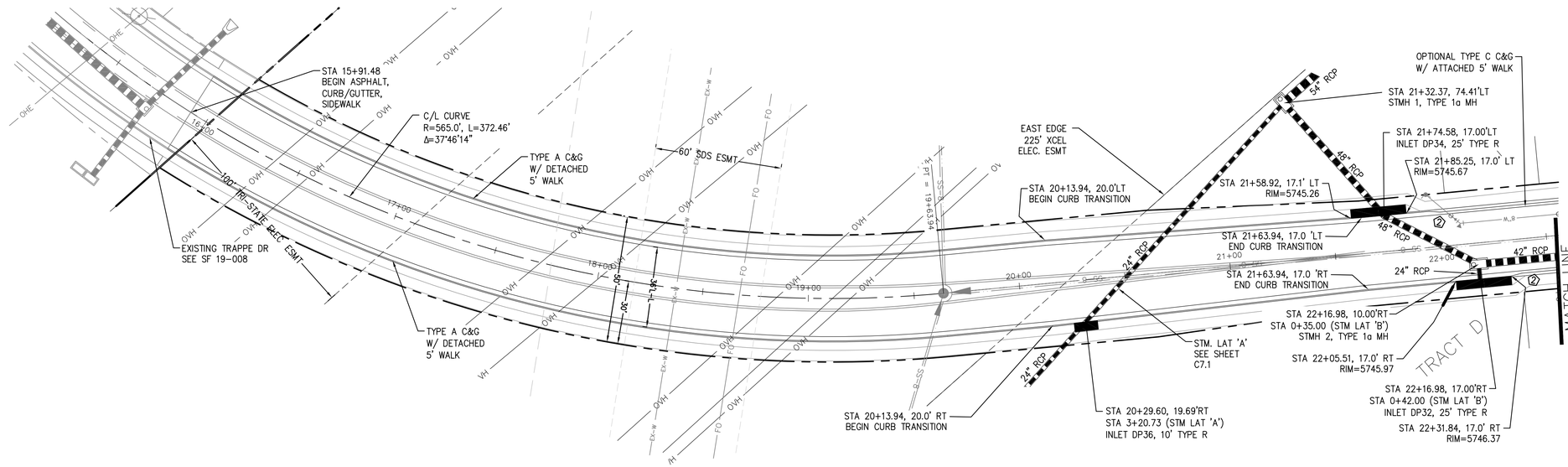
EPC 8/29/2023

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.

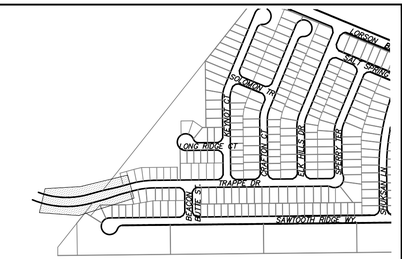
1 CURVE DATA ID

2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

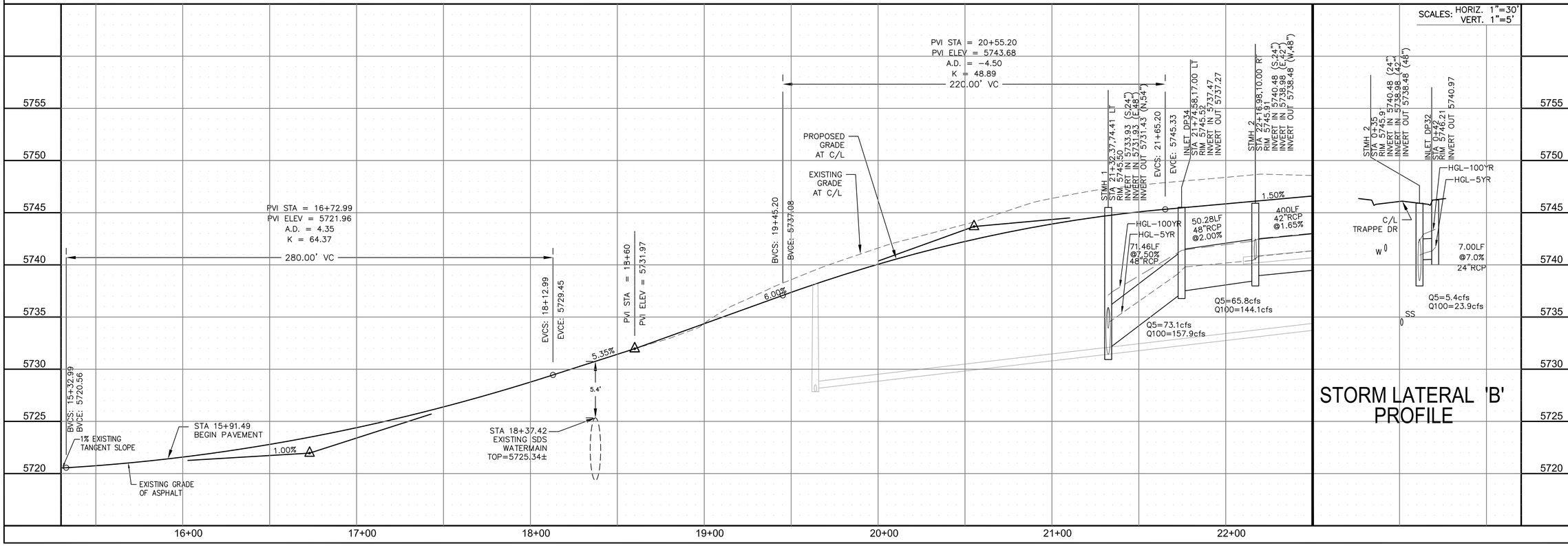


TRAPPE DRIVE



KEY MAP

SCALE: 1"=30'



STORM LATERAL 'B' PROFILE

STREET / STORM
TRAPPE DRIVE
STA 15+91 TO 22+50

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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. VALLEY DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

COLORADO REGISTERED RICHARD L. SCHINDLER 35397 PROFESSIONAL ENGINEER 6-27-2023

DATE: JUNE 27, 2023

PROJECT NO. 100.065

SHEET NUMBER C6.1

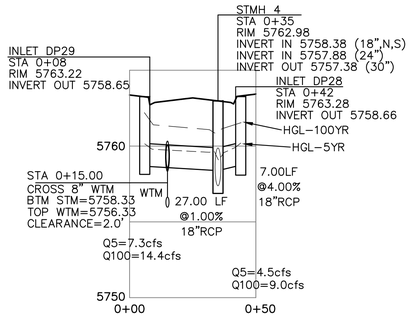
TOTAL SHEETS: 47

EPC 8/29/2023

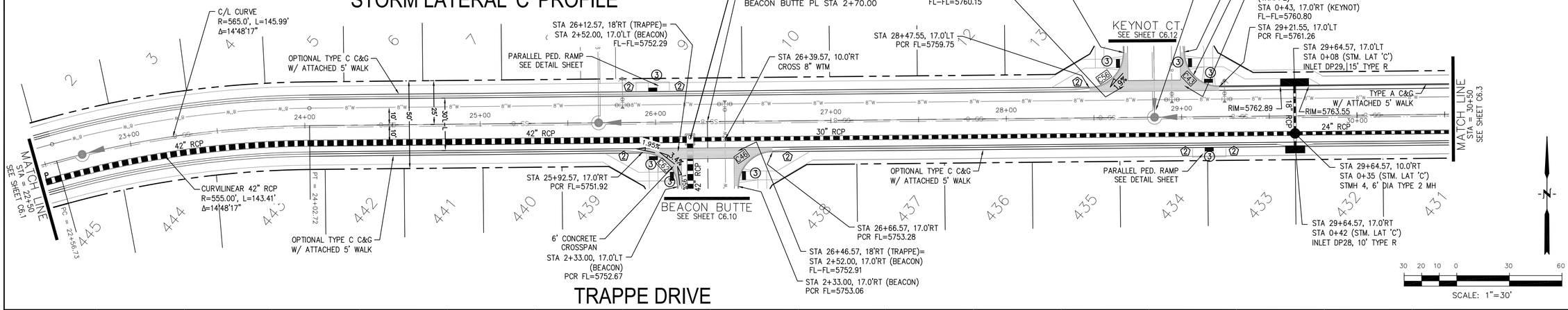
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

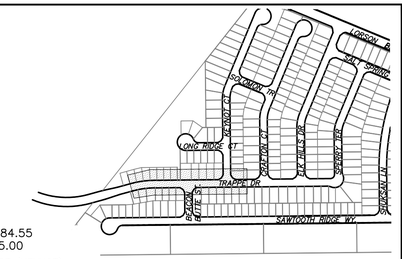
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C43	31.42'	20.00	90°00'00"
C46	31.42'	20.00	90°00'00"
C56	31.42'	20.00	90°00'00"
C62	31.42'	20.00	90°00'00"



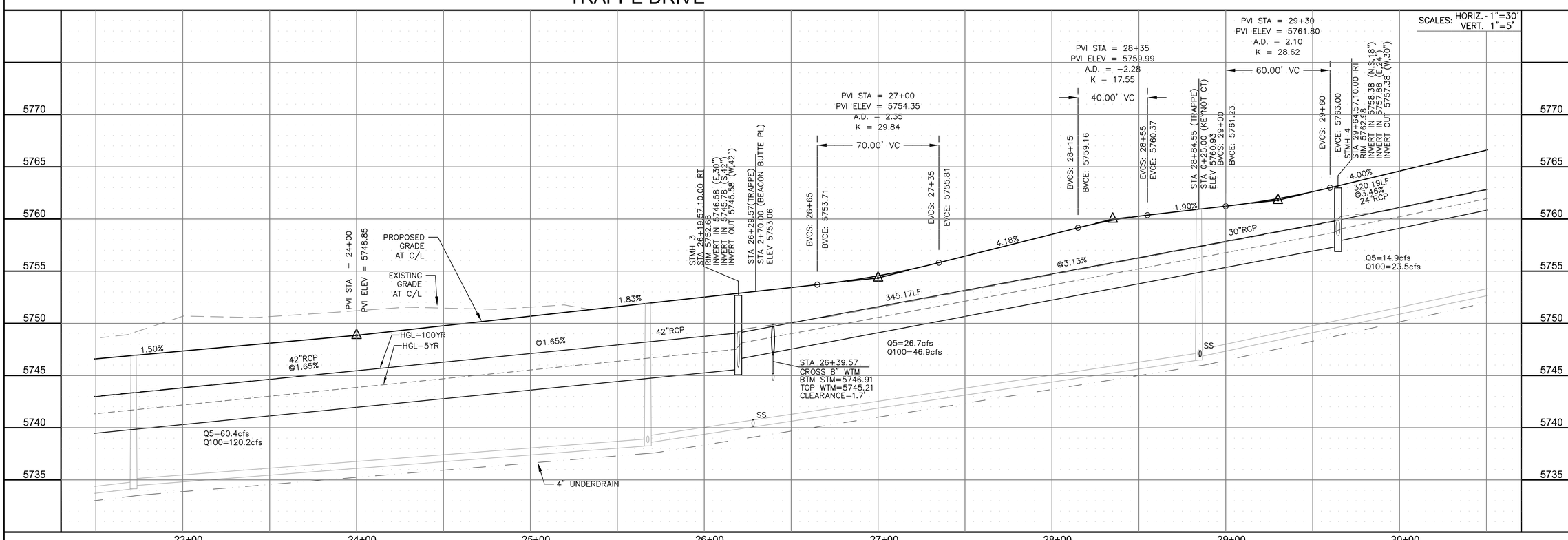
STORM LATERAL 'C' PROFILE



TRAPPE DRIVE



KEY MAP



CORE ENGINEERING GROUP
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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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & VALLEY DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
TRAPPE DRIVE
STA 22+50 TO 30+50

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

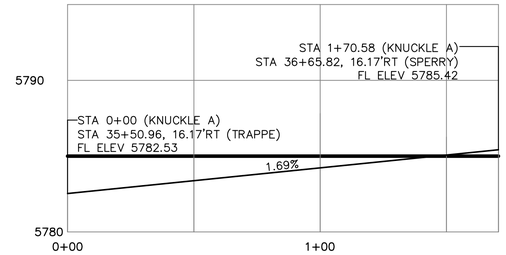
SHEET NUMBER
C6.2

TOTAL SHEETS: 47

EPC 8/29/2023

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 "A" FL PROFILE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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C11	22.02'	48.83	25°50'31"
C12	126.54'	51.17	141°41'02"
C44	31.42'	20.00	90°00'00"
C45	31.42'	20.00	90°00'00"
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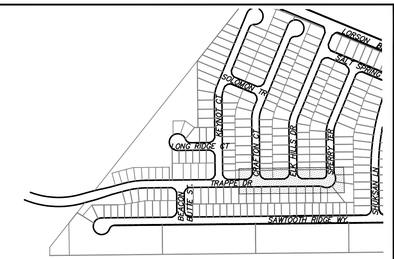
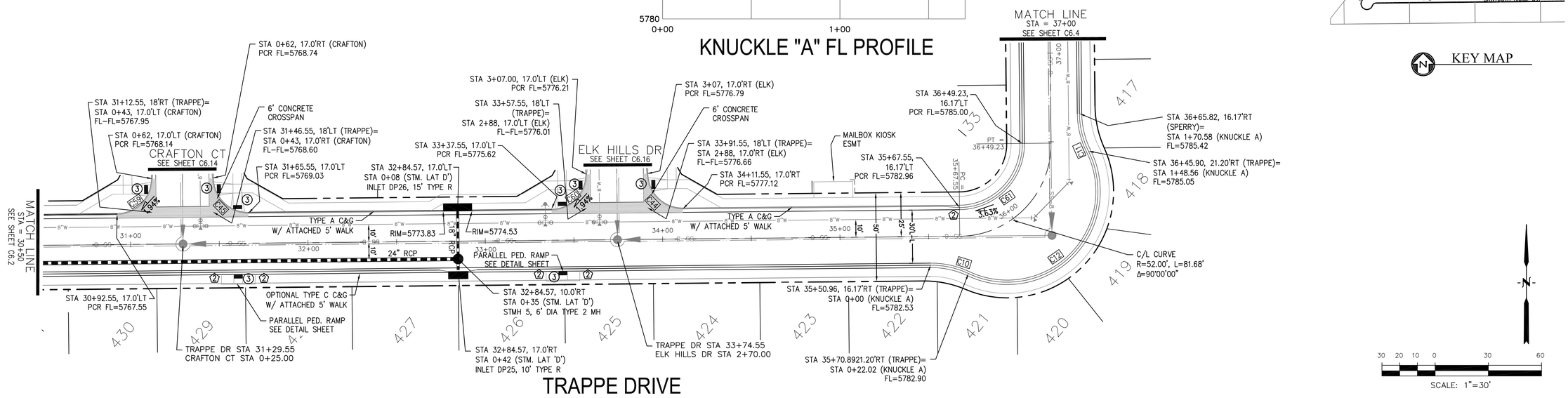
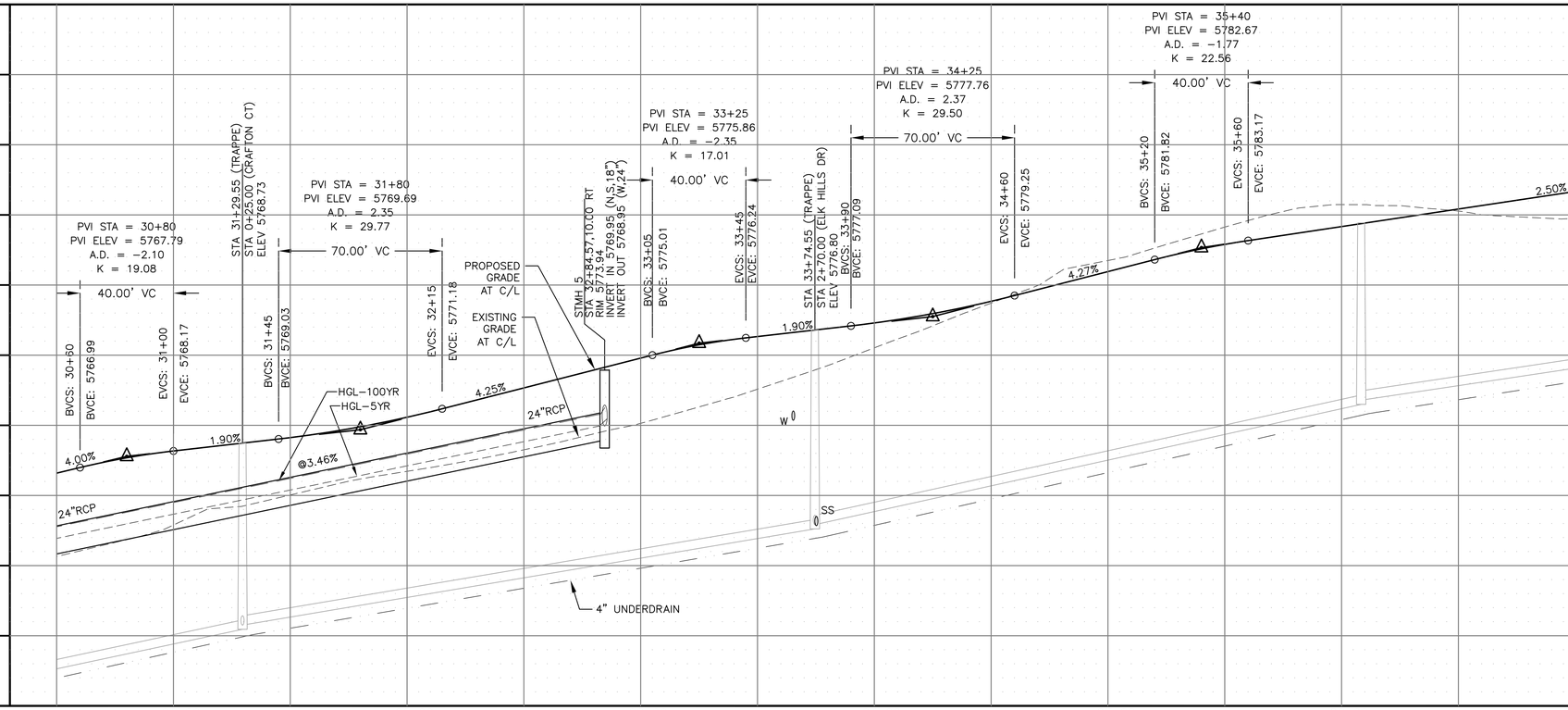
C60	31.42'	20.00	90°00'00"



KEY MAP

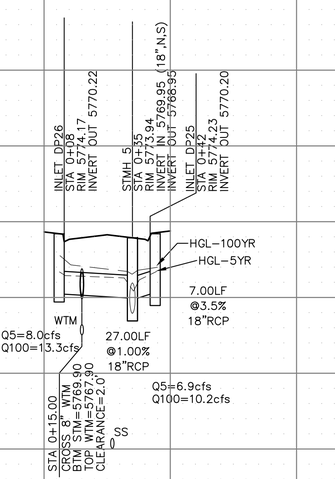


TRAPPE DRIVE



STORM LATERAL 'D' PROFILE

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



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NO.	DESCRIPTION	DATE

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

PROJECT:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & VALLEY DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
TRAPPE DRIVE
STA 30+50 TO 37+00

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C6.3

TOTAL SHEETS: 47

EPC 8/29/2023

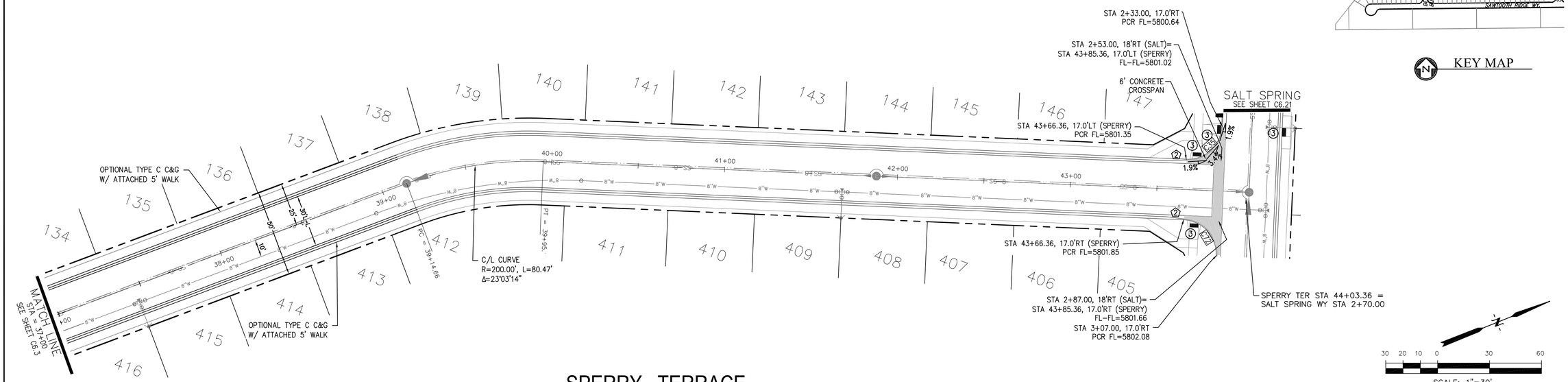
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

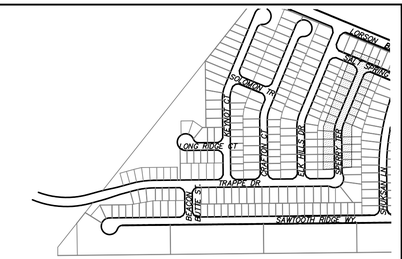
1 CURVE DATA ID

2 CURB TRANSITIONS

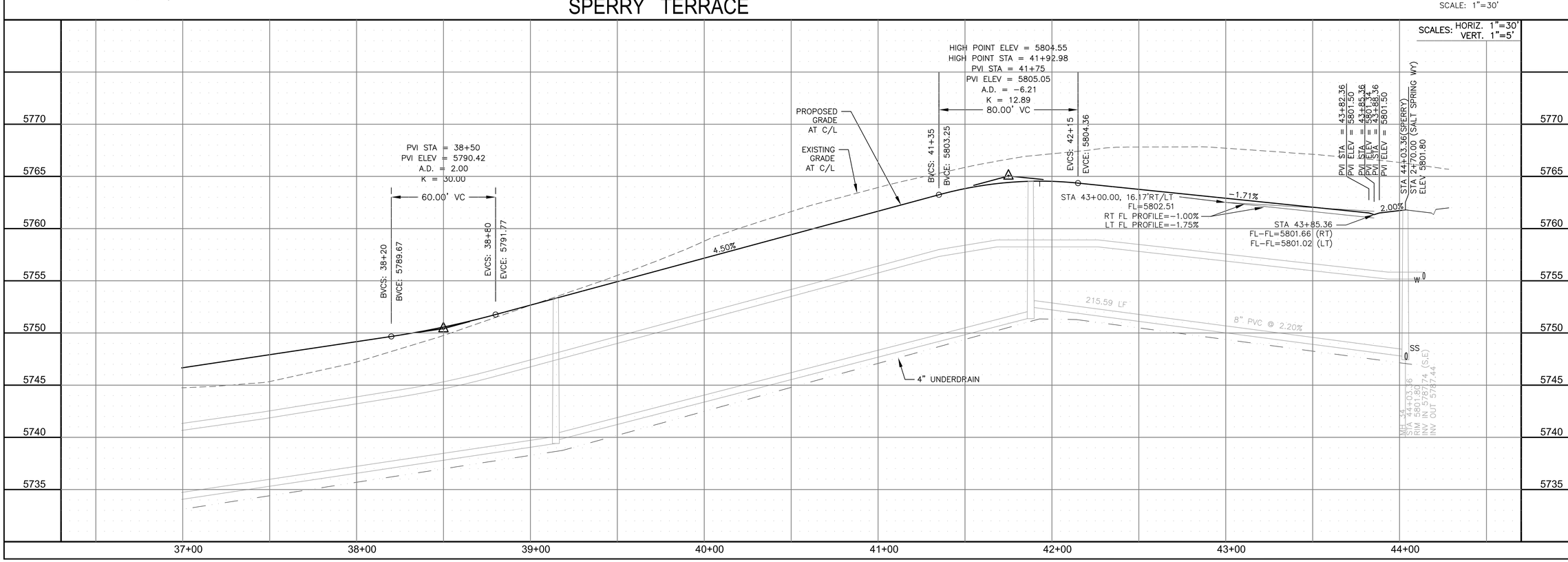
3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C35	31.42'	20.00	90°00'00"
C72	31.42'	20.00	90°00'00"





SPERRY TERRACE



STREET / STORM
SPERRY TERRACE
STA 37+00 TO 44+04

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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. VALLEY DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 32997
6-27-2023

DATE: JUNE 27, 2023

PROJECT NO. 100.065

SHEET NUMBER C6.4

TOTAL SHEETS: 47

EPC 8/29/2023

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.

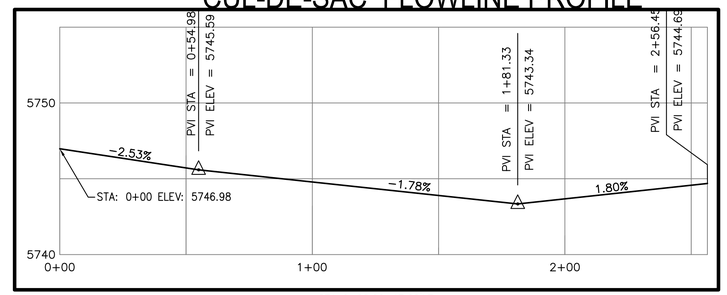
1 CURVE DATA ID

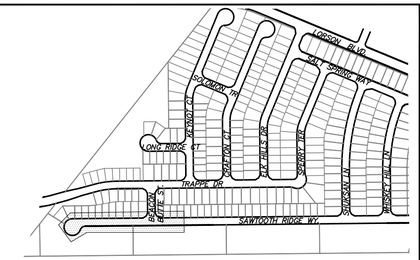
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

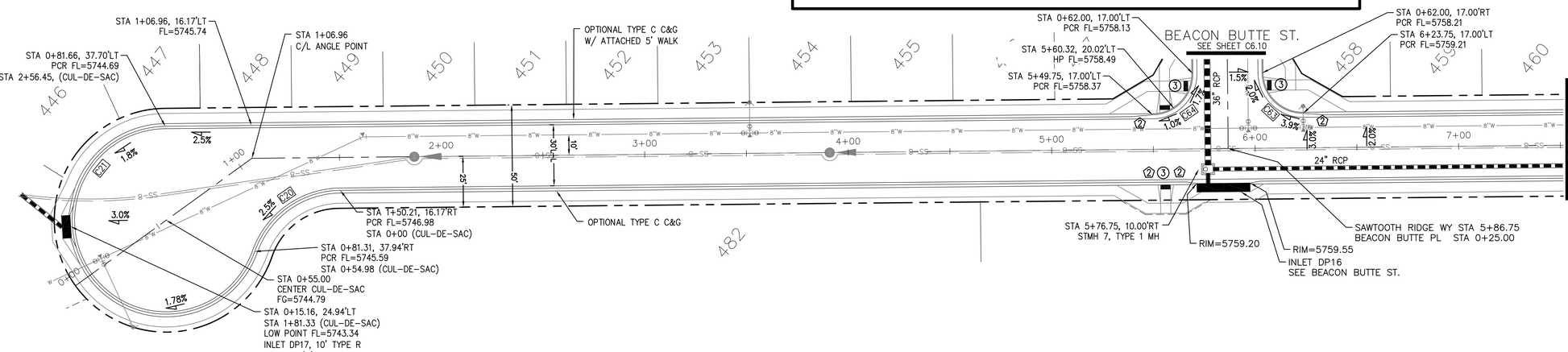
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C20	54.98'	45.00	70°00'29"
C21	201.46'	46.17	250°00'29"
C63	31.42'	20.00	90°00'00"
C64	31.42'	20.00	90°00'00"

CUL-DE-SAC FLOWLINE PROFILE

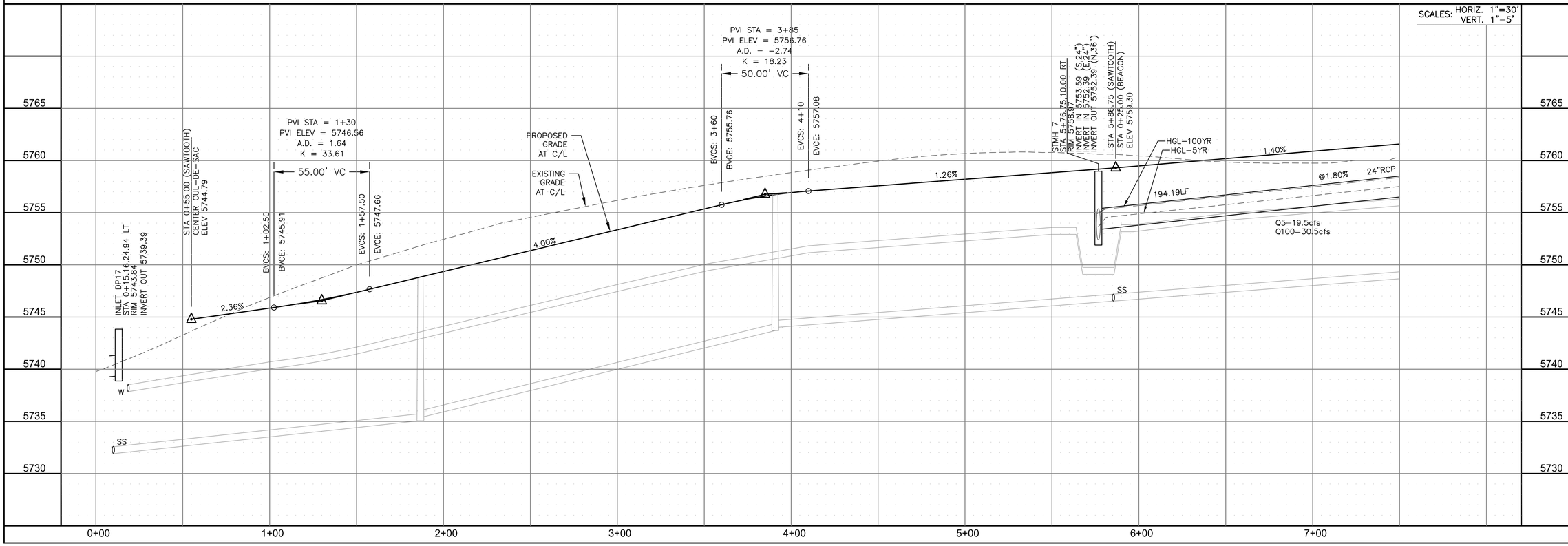




KEY MAP



SCALE: 1"=30'



SAWTOOTH RIDGE WAY

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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & VALLEY DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
SAWTOOTH RIDGE WAY
STA 0+00 TO 7+50

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 35297
6-27-2023

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C6.5

TOTAL SHEETS: 47

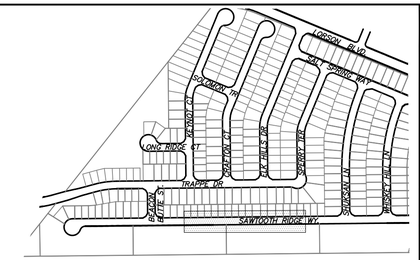
EPC 8/29/2023

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

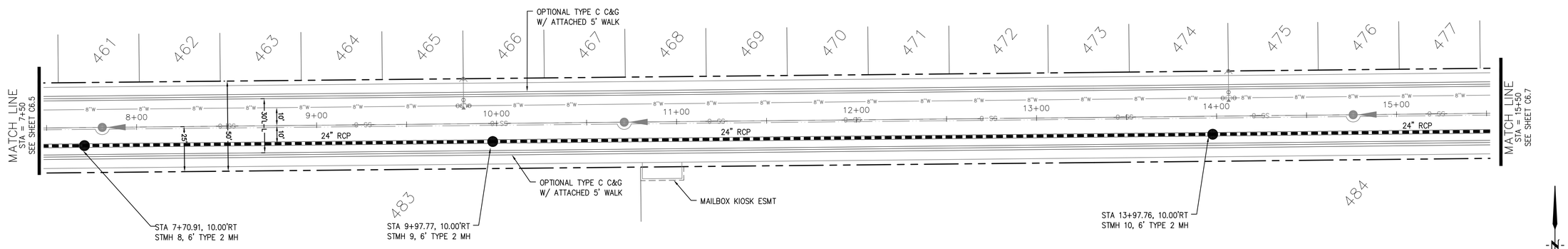
1 CURVE DATA ID

2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1



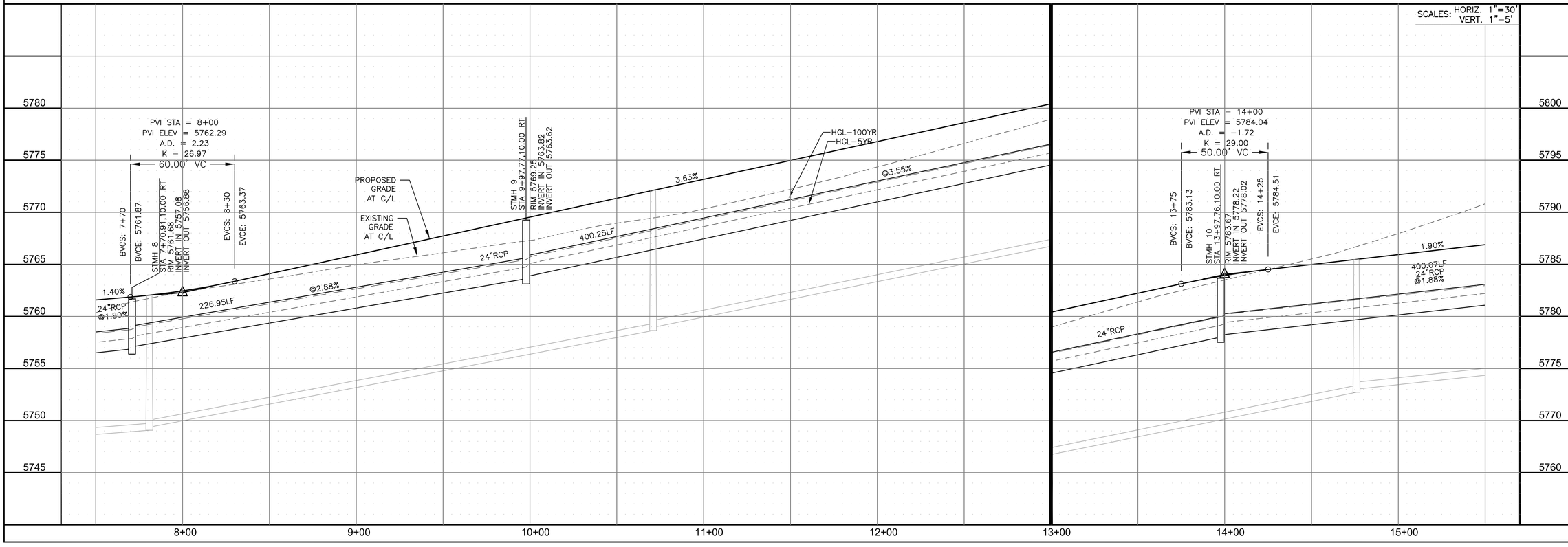
KEY MAP



SAWTOOTH RIDGE WAY

SCALE: 1"=30'

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



CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: 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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. WALKER DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
SAWTOOTH RIDGE WAY
STA 7+50 TO 15+50

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C6.6

TOTAL SHEETS: 47

EPC 8/29/2023

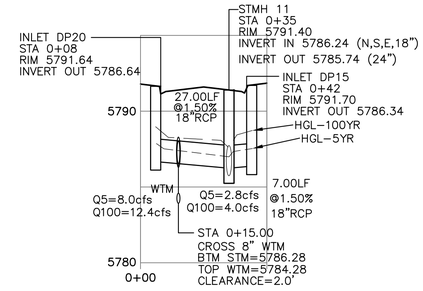
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

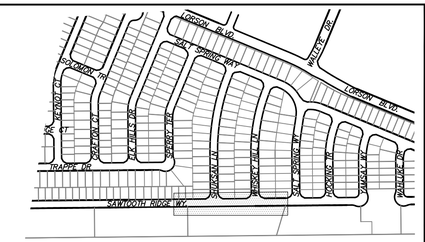
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

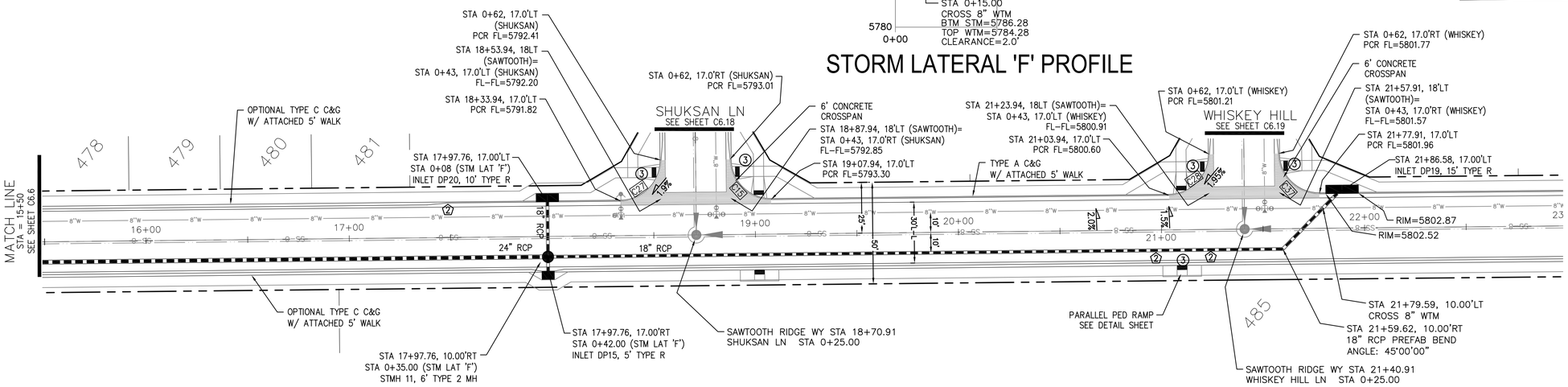
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C15	31.43'	20.00	90°02'11"
C27	31.40'	20.00	89°57'49"
C28	31.40'	20.00	89°57'49"
C37	31.42'	20.00	90°00'00"



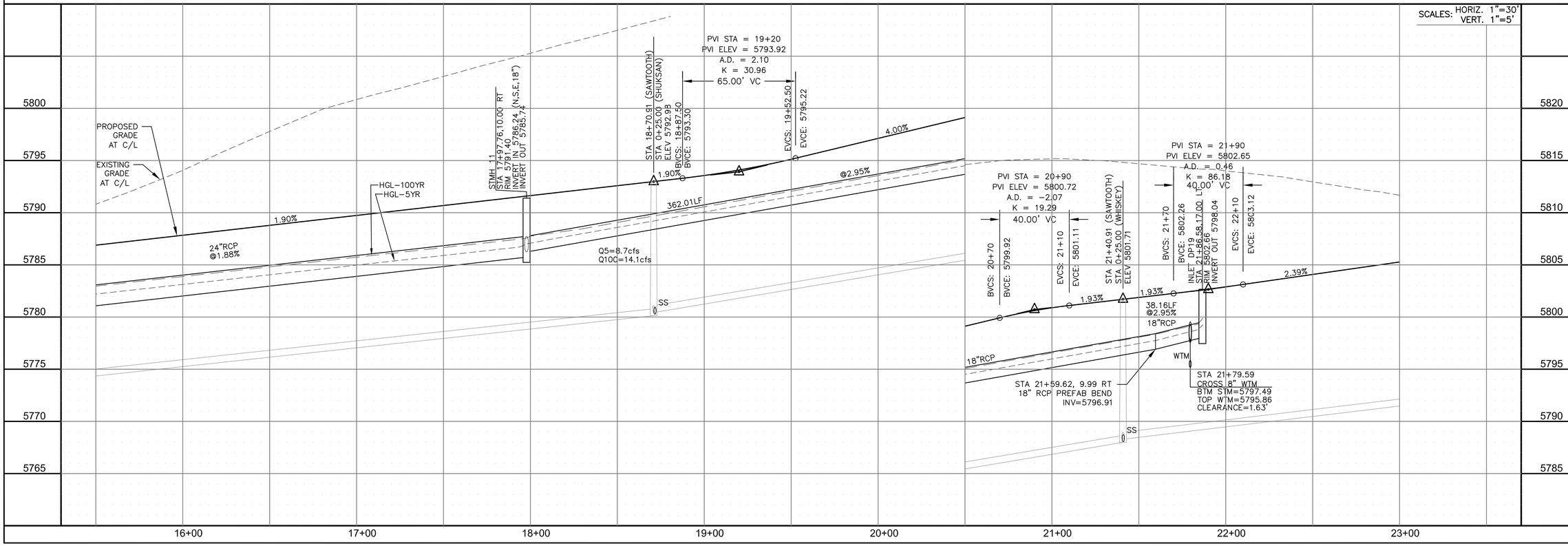
STORM LATERAL 'F' PROFILE



KEY MAP



SAWTOOTH RIDGE WAY



STREET / STORM
SAWTOOTH RIDGE WAY
STA 15+50 TO 23+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

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

PROJECT:
HILLSIDE AT LORSON RANCH
LORSON BLVD. / WALTE DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 35997
6-27-2023

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C6.7

TOTAL SHEETS: 47

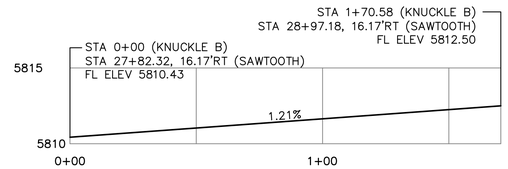
EPC 8/29/2023

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

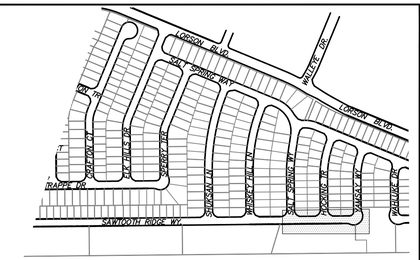
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

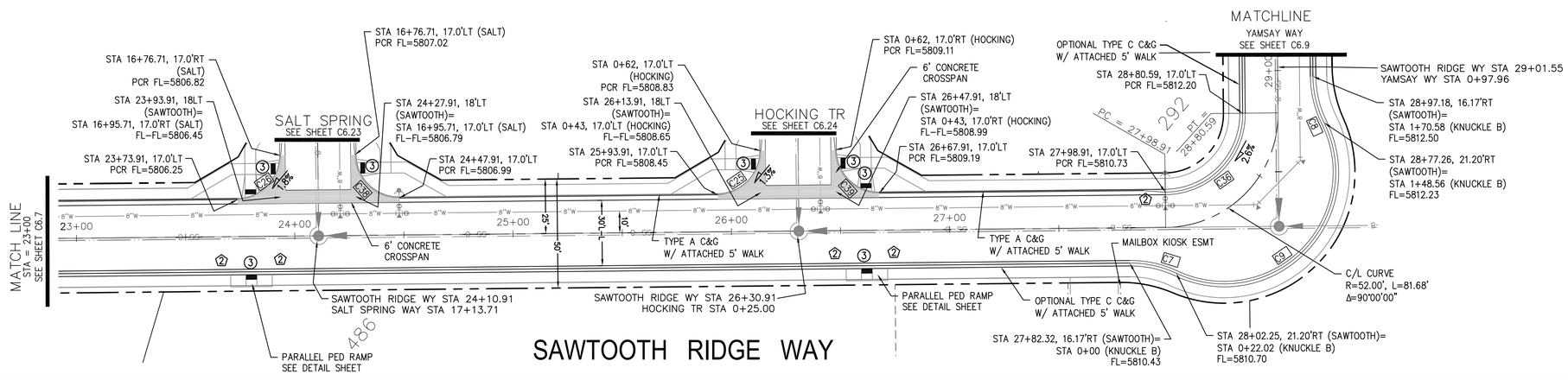


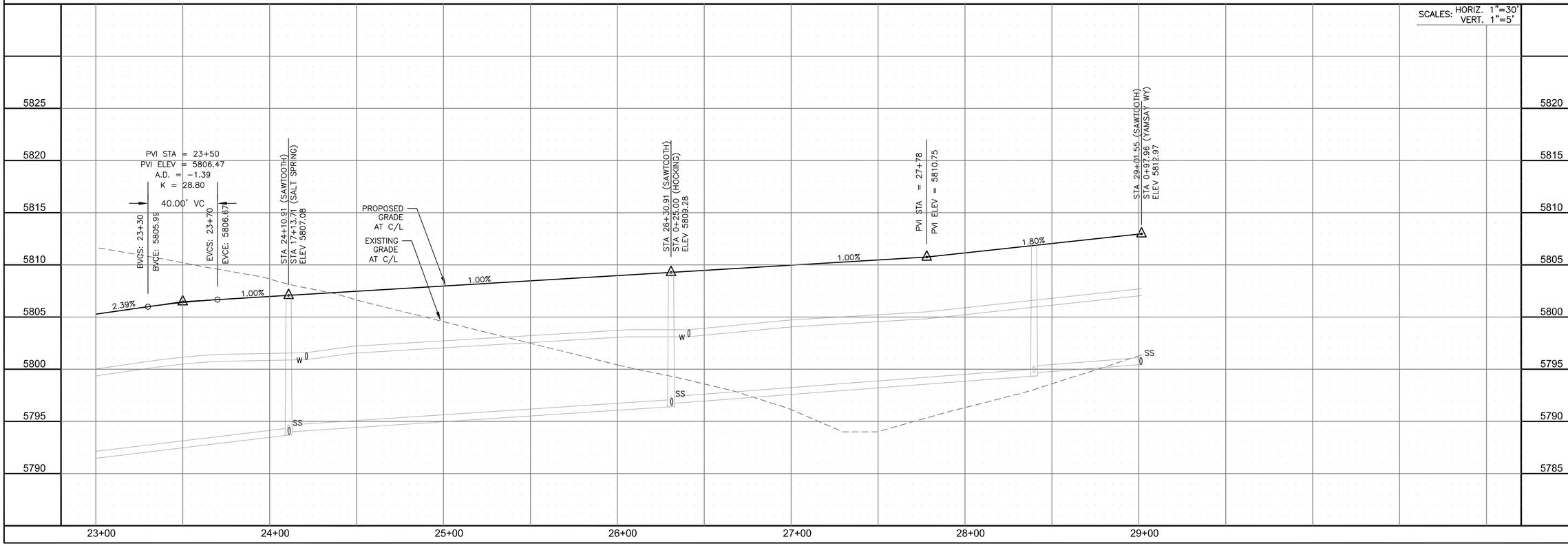
KNUCKLE "B" FL PROFILE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	22.02'	48.83	25°50'31"
C8	22.02'	48.83	25°50'31"
C9	126.54'	51.17	141°41'02"
C25	31.42'	20.00	90°00'00"
C26	31.42'	20.00	90°00'00"
C36	56.28'	35.83	90°00'00"
C38	31.42'	20.00	90°00'00"
C39	31.42'	20.00	90°00'00"



KEY MAP





STREET / STORM
SAWTOOTH RIDGE WAY
STA 23+00 TO 29+01

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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & WALTE DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 35297
6-27-2023

DATE: JUNE 27, 2023

PROJECT NO. 100.065

SHEET NUMBER C6.8

TOTAL SHEETS: 47

EPC 8/29/2023

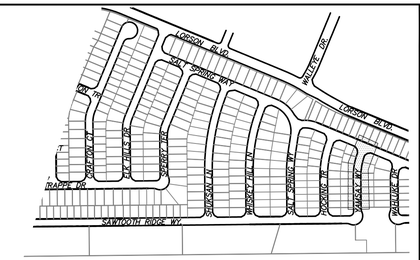
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

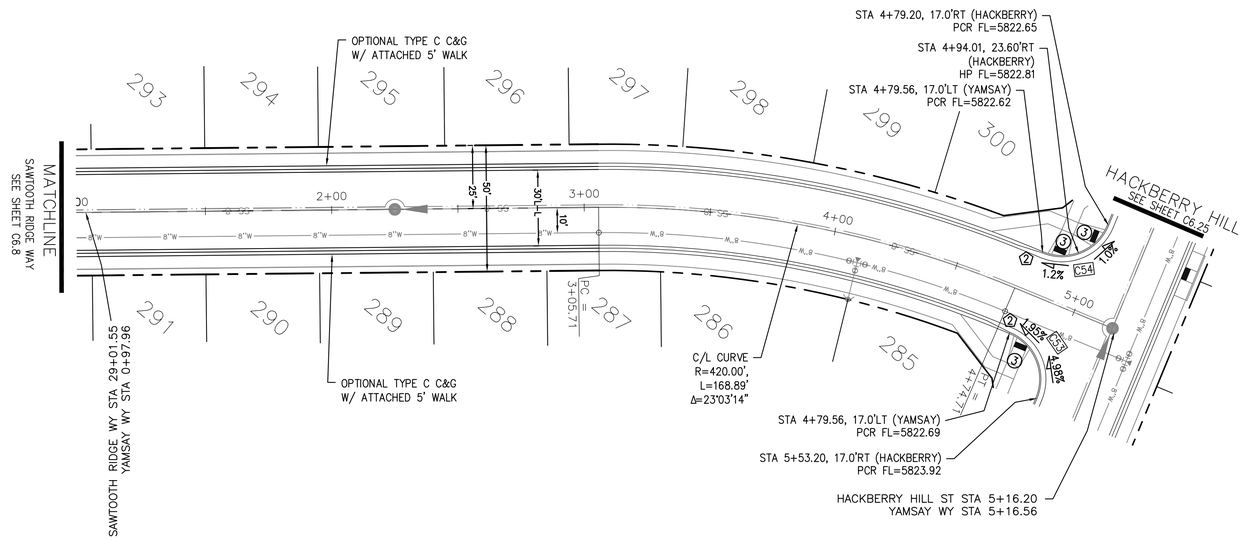
2 CURB TRANSITIONS

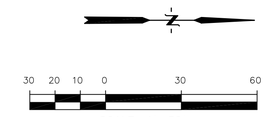
3 PEDESTRIAN RAMP, SEE SHEET C10.1

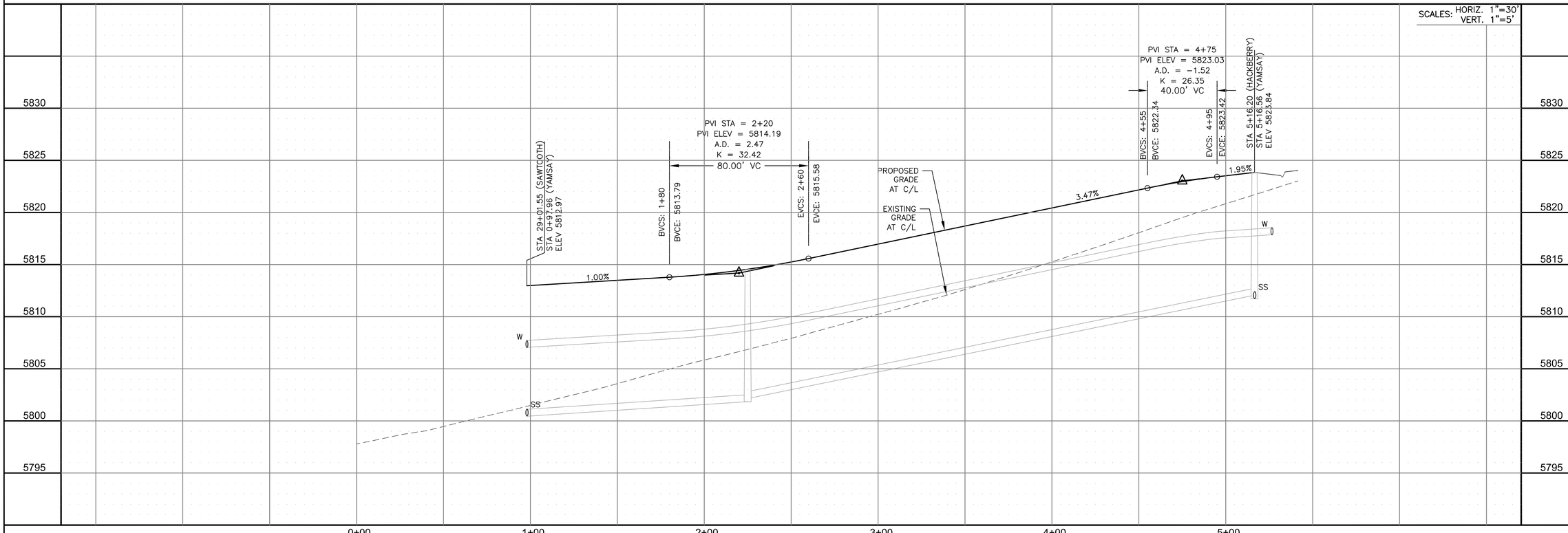
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C53	31.42'	20.00	90°00'00"
C54	31.42'	20.00	90°00'00"



KEY MAP







STREET / STORM
YAMSAY WAY
STA 0+97 TO 5+16.56

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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & WALTER DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 35297
6-27-2023

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C6.9

TOTAL SHEETS: 47

EPC 8/29/2023

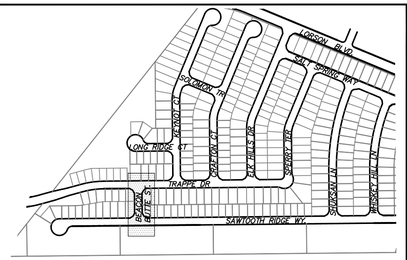
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

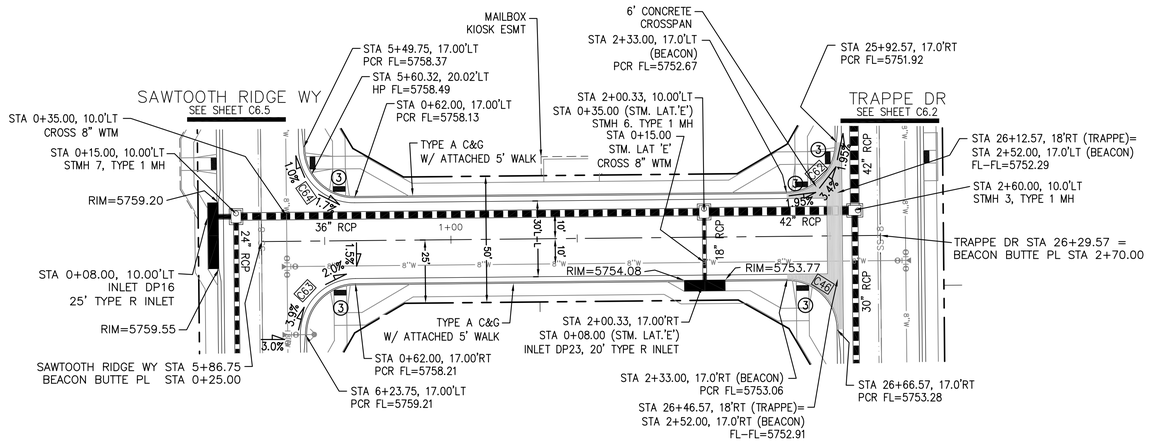
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C46	31.42'	20.00	90°00'00"
C62	31.42'	20.00	90°00'00"
C63	31.42'	20.00	90°00'00"
C64	31.42'	20.00	90°00'00"



KEY MAP



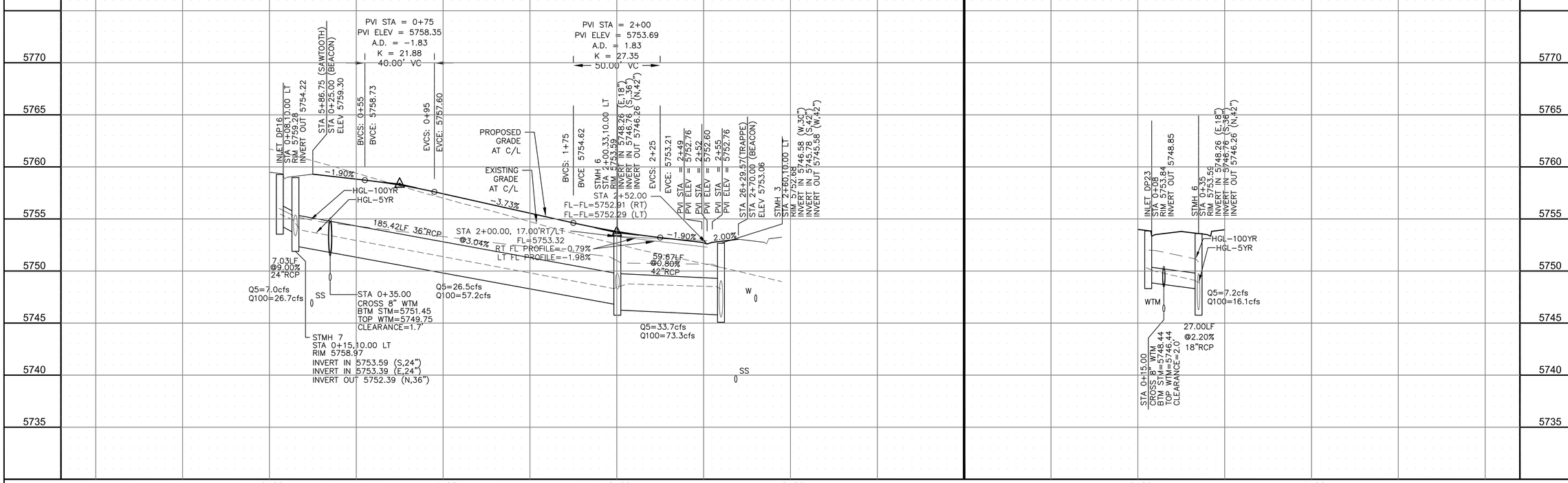
BEACON BUTTE PL

30 20 10 0 30 60

SCALE: 1"=30'

STORM LATERAL 'E' PROFILE

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



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. VALLEY DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
BEACON BUTTE PLACE
STA 0+00 TO 2+80

COLORADO REGISTERED PROFESSIONAL ENGINEER 35297 6-27-2023

DATE: JUNE 27, 2023

PROJECT NO. 100.065

SHEET NUMBER C6.10

TOTAL SHEETS: 47

EPC 8/29/2023

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.

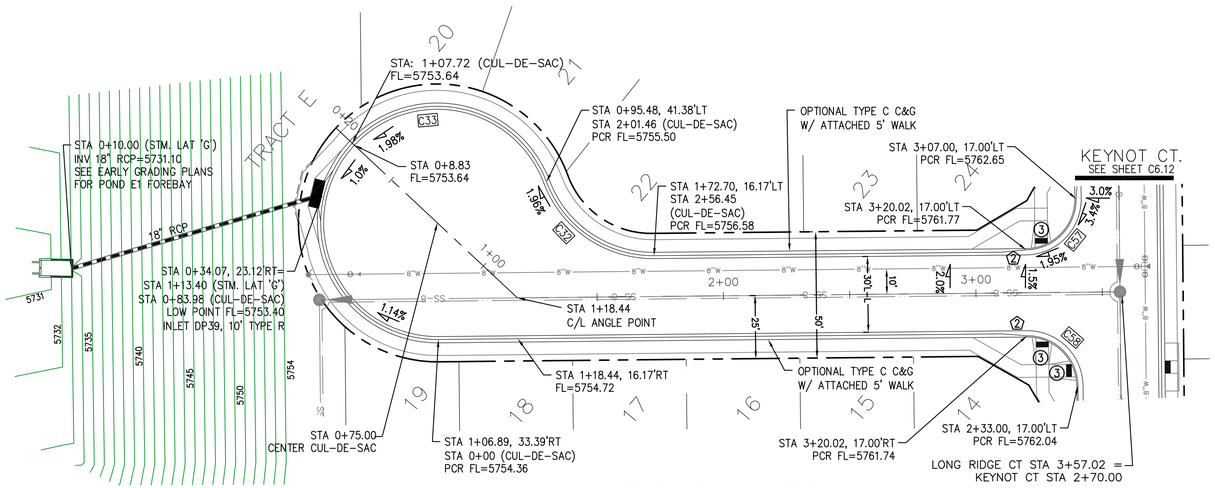
(1) CURVE DATA ID

(2) CURB TRANSITIONS

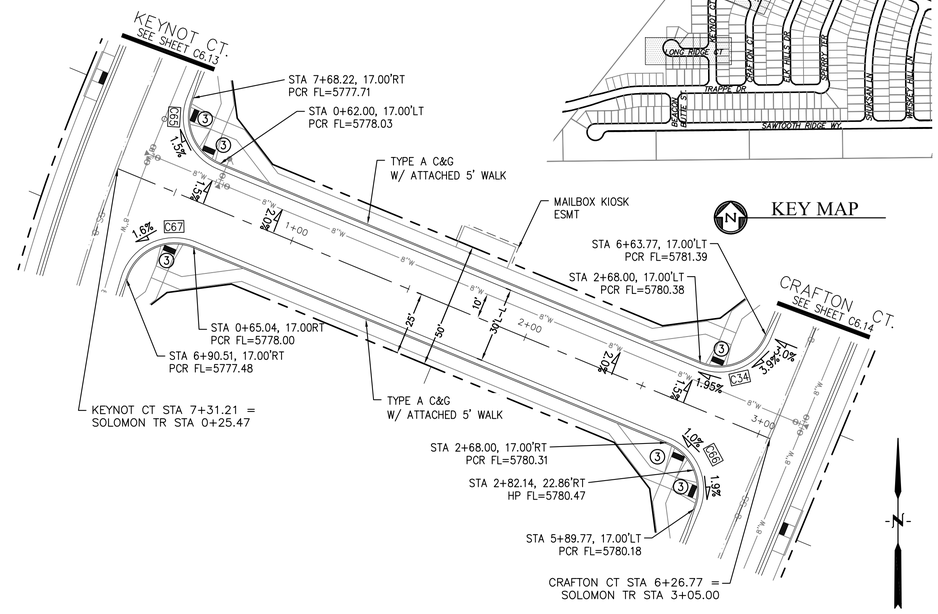
(3) PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE

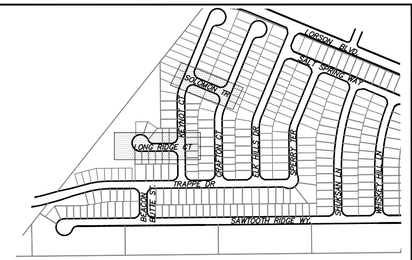
CURVE	LENGTH	RADIUS	DELTA
C32	54.98'	45.00	70°00'29"
C33	201.46'	46.17	250°00'29"
C34	31.42'	20.00	90°00'00"
C57	31.42'	20.00	90°00'00"
C58	31.42'	20.00	90°00'00"
C65	31.42'	20.00	90°00'00"
C66	31.42'	20.00	90°00'00"
C67	33.37'	20.00	95°35'43"



LONG RIDGE COURT

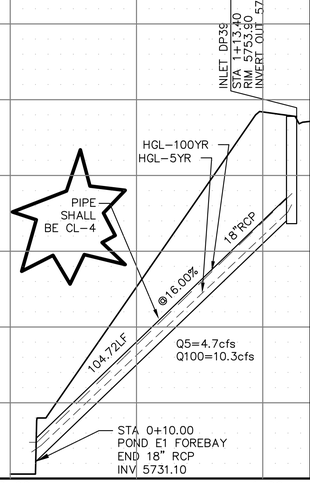


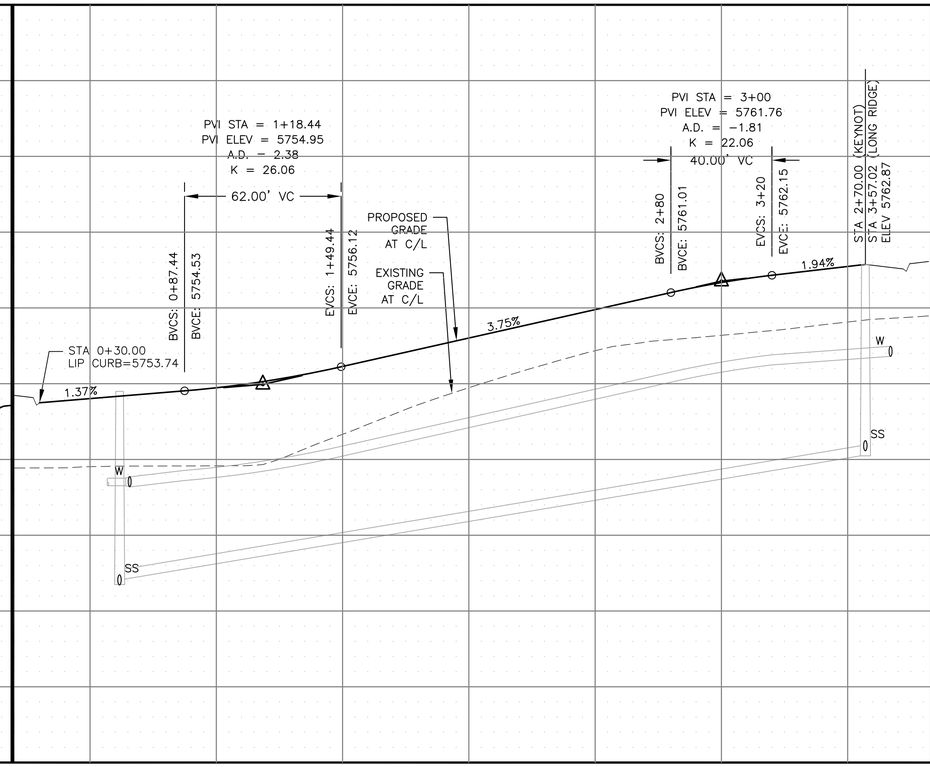
SOLOMON TRAIL

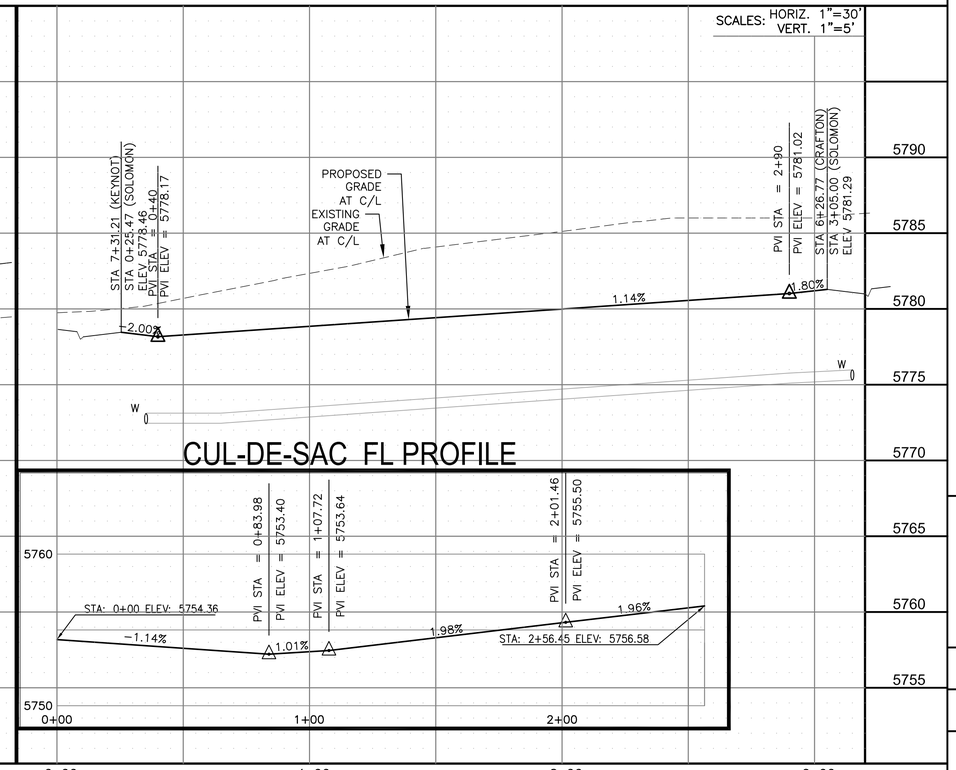


SCALE: 1"=30'

STORM LATERAL 'G' PROFILE







CUL-DE-SAC FL PROFILE

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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & VALLEY DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
LONG RIDGE CT & SOLOMON TR
STA 0+00 TO 3+50

DATE: JUNE 27, 2023

PROJECT NO. 100.065

SHEET NUMBER C6.11

TOTAL SHEETS: 47

EPC 8/29/2023

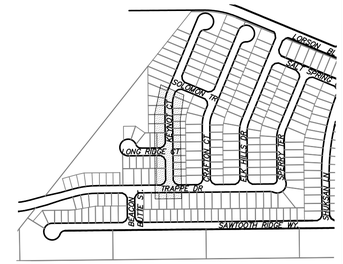
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

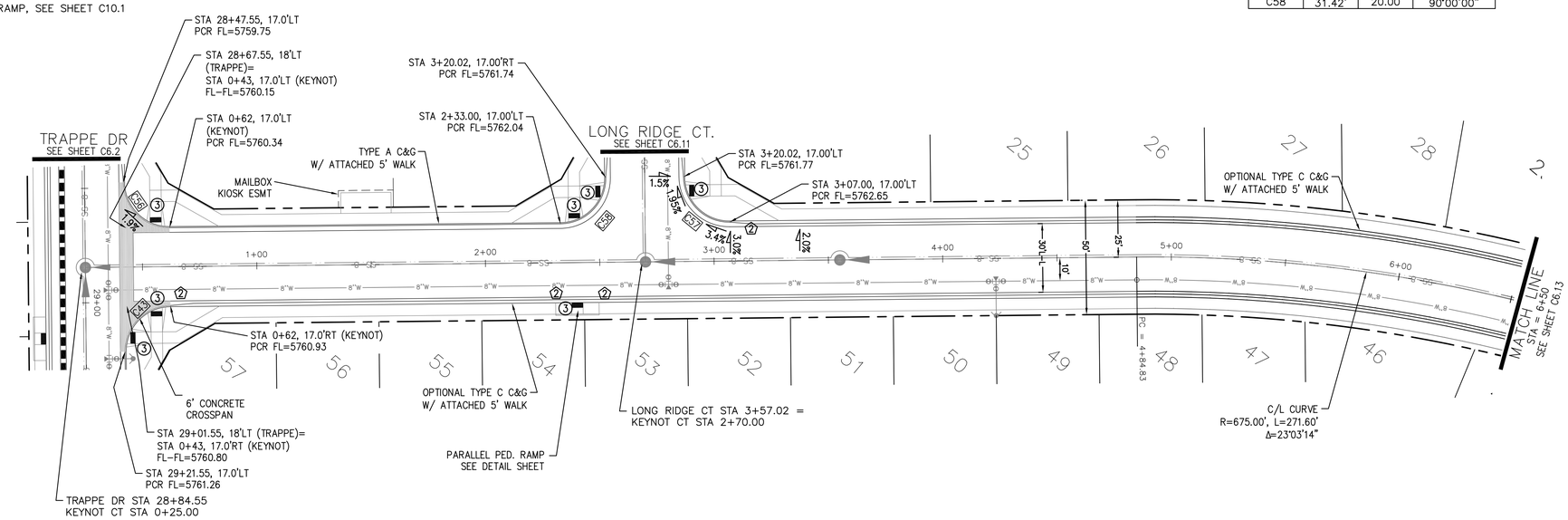
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

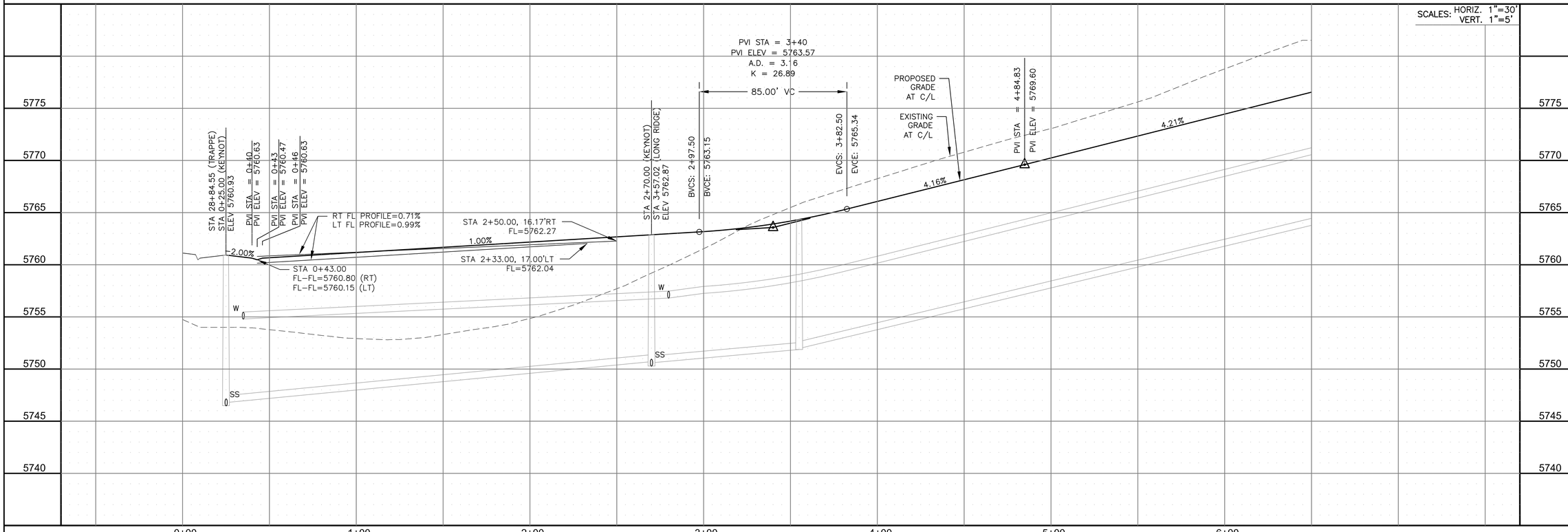
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C43	31.42'	20.00	90°00'00"
C56	31.42'	20.00	90°00'00"
C57	31.42'	20.00	90°00'00"
C58	31.42'	20.00	90°00'00"



KEY MAP



KEYNOT COURT



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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. VALLEY DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
KEYNOT COURT
STA 0+00 TO 6+50

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 35397
6-27-2023

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
6.12
TOTAL SHEETS: 47

EPC 8/29/2023

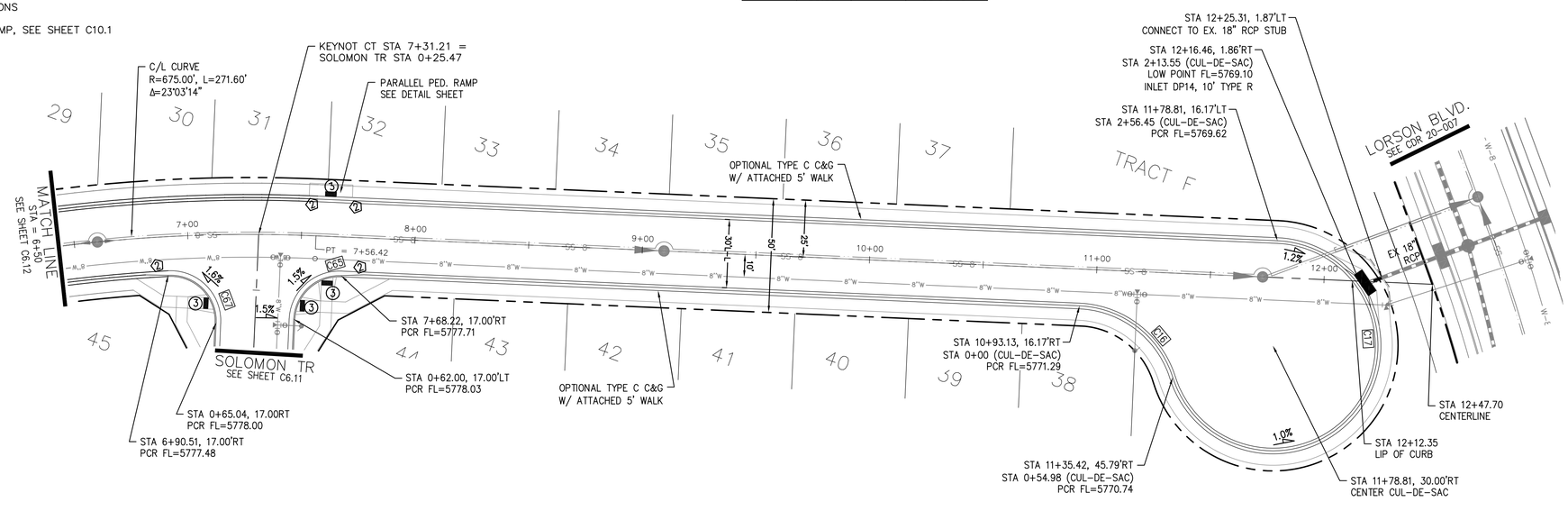
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

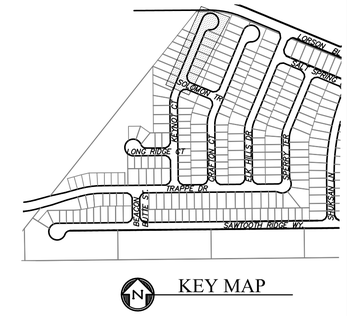
1 CURVE DATA ID

2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

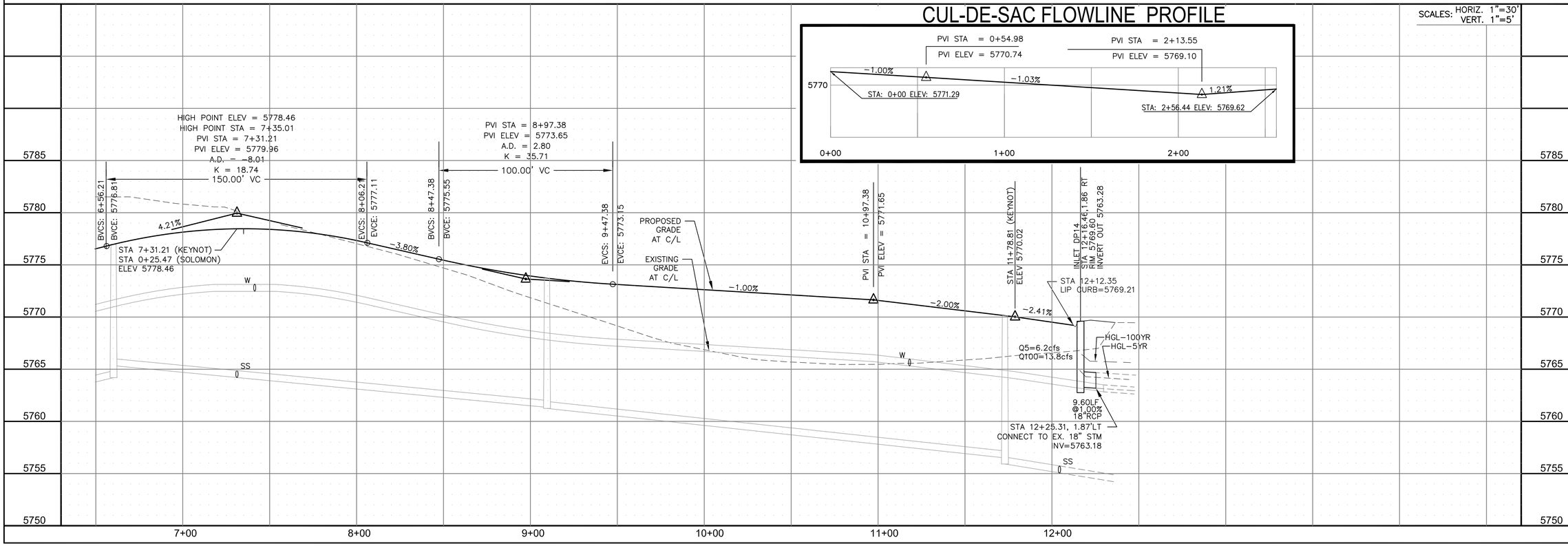
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C16	54.98'	45.00	70°00'29"
C17	201.46'	46.17	250°00'29"
C65	31.42'	20.00	90°00'00"
C67	33.37'	20.00	95°35'43"





SCALE: 1"=30'

KEYNOT COURT



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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & VALLEY DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
KEYNOT COURT
STA 6+50 TO 12+47

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 35297
6-27-2023

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
6.13

TOTAL SHEETS: 47

EPC 8/29/2023

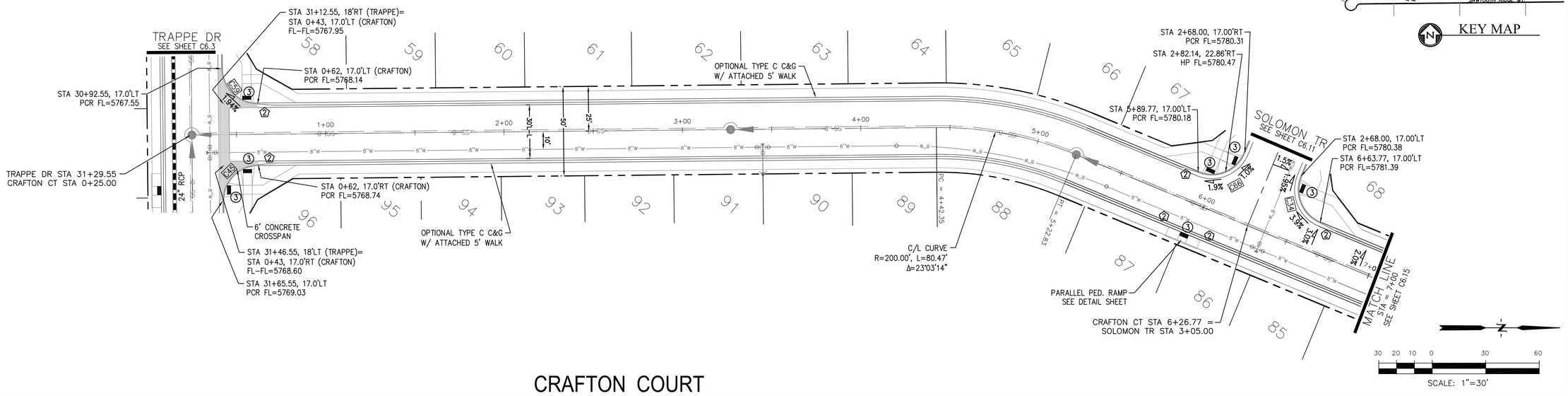
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

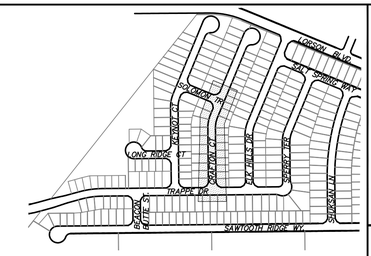
1 CURVE DATA ID

2 CURB TRANSITIONS

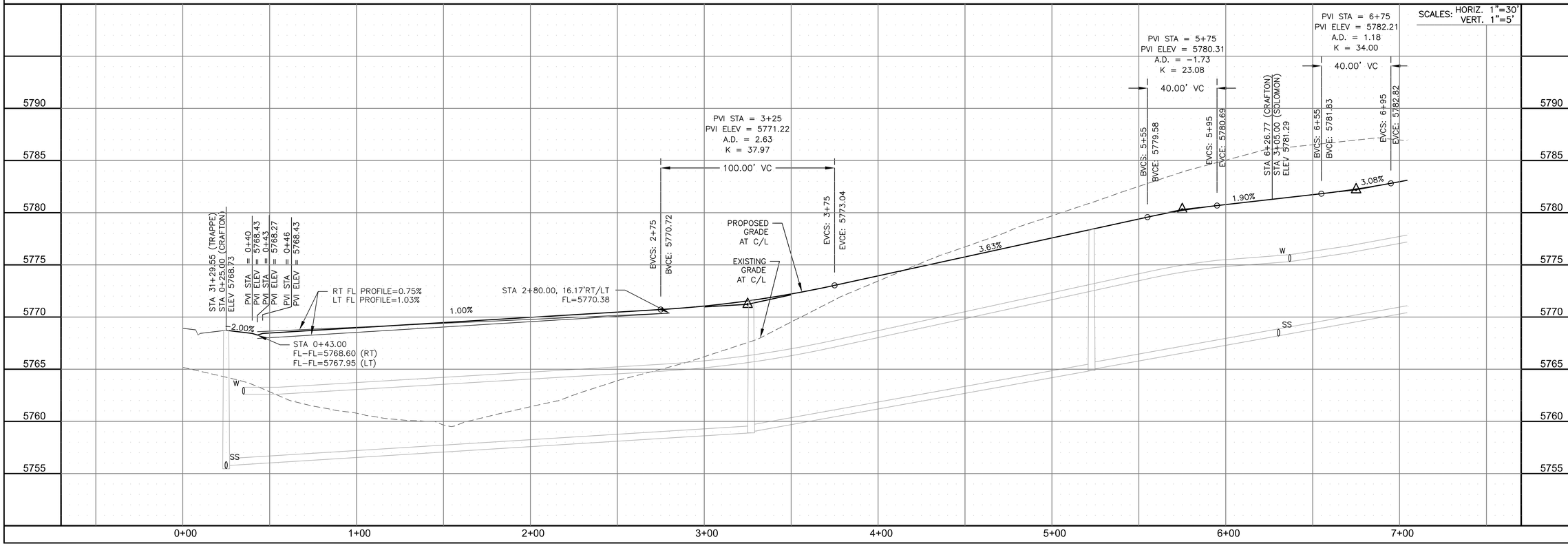
3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C34	31.42'	20.00	90°00'00"
C45	31.42'	20.00	90°00'00"
C59	31.42'	20.00	90°00'00"
C66	31.42'	20.00	90°00'00"





CRAFTON COURT



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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & VALLEY DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
CRAFTON COURT
STA 0+25 TO 7+00

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 35297
6-27-2023

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C6.14

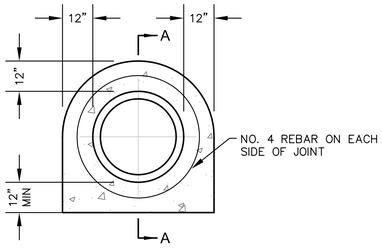
TOTAL SHEETS: 47

EPC 8/29/2023

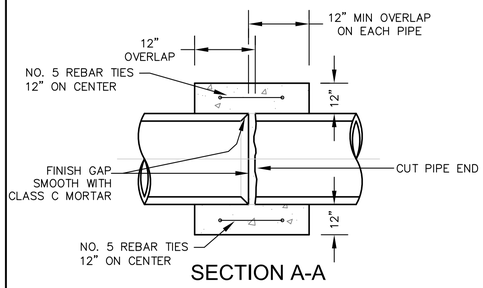
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C30	54.98'	45.00	70°00'29"
C31	201.46'	46.17	250°00'29"



ELEVATION

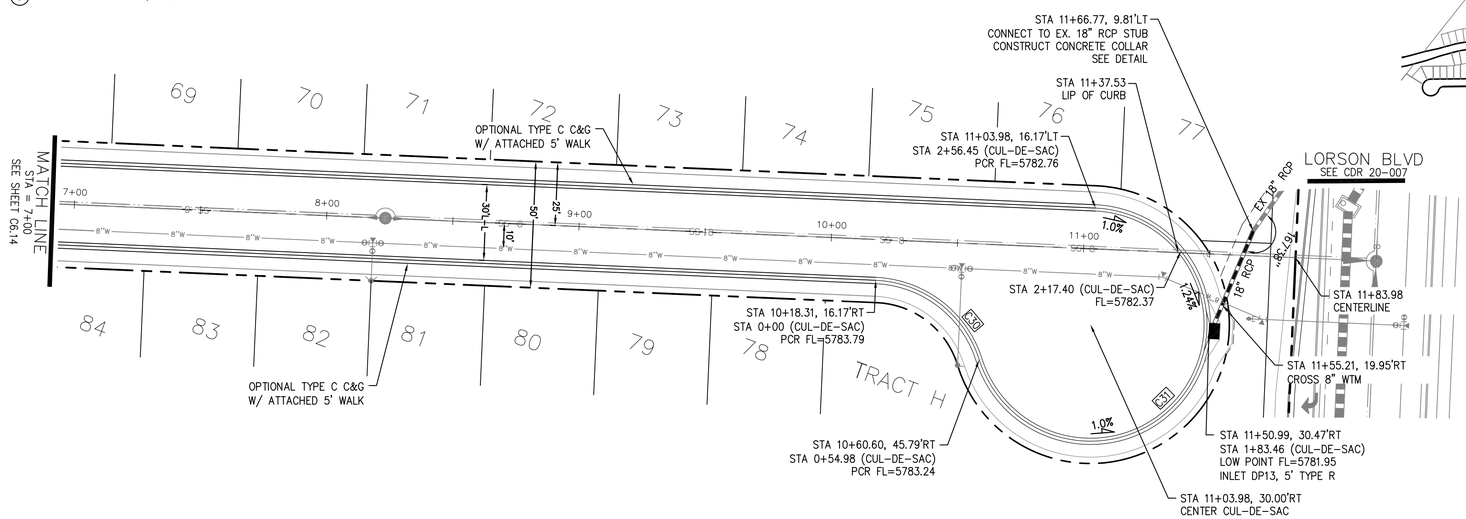


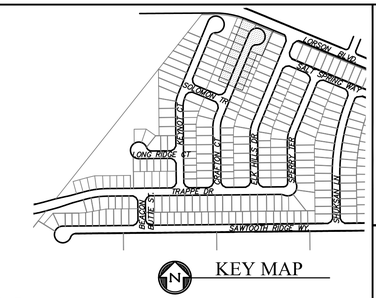
SECTION A-A

CONCRETE PIPE COLLAR

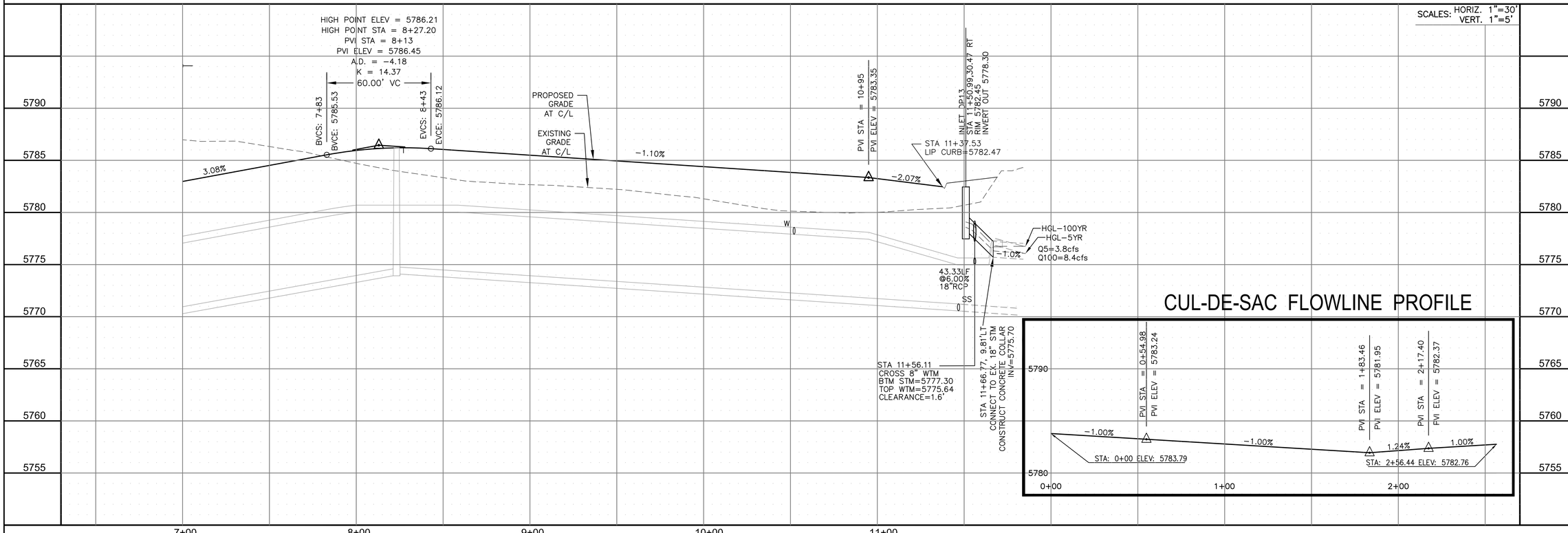
NO SCALE

NOTES:
1. PIPE COLLAR DOES NOT HAVE TO BE FINISHED IF COVERED.





CRAFTON COURT



CUL-DE-SAC FLOWLINE PROFILE

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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & VALLEY DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
CRAFTON COURT
STA 7+00 TO 11+84

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 35397
6-27-2023

DATE: JUNE 27, 2023
PROJECT NO. 100.065
SHEET NUMBER C6.15
TOTAL SHEETS: 47

EPC 8/29/2023

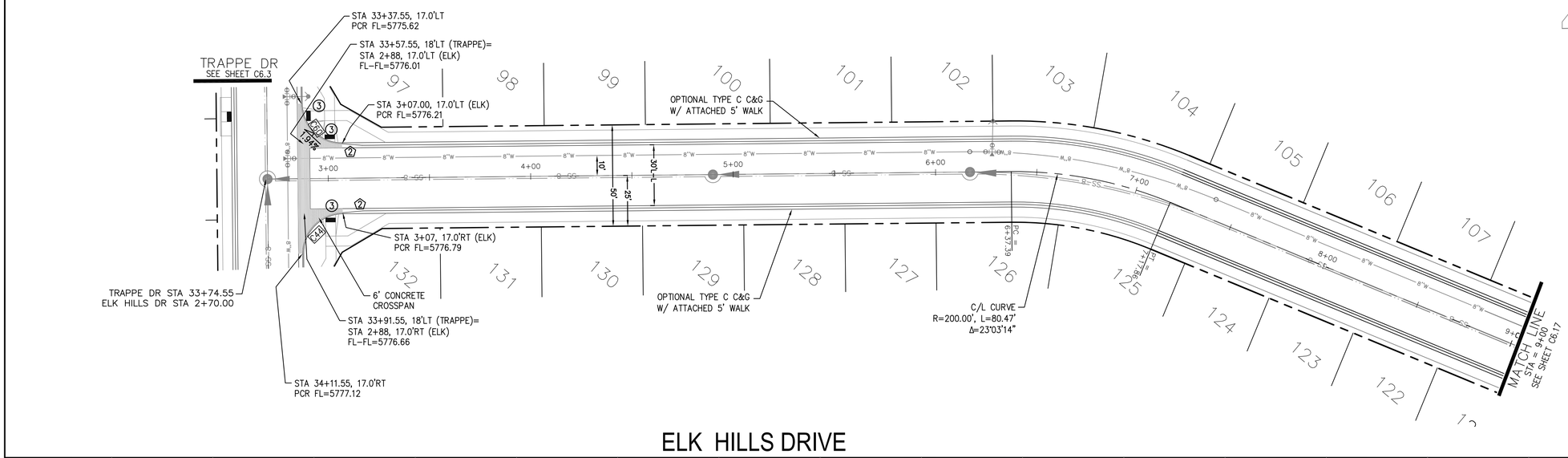
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

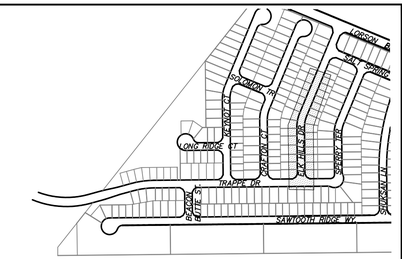
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C44	31.42'	20.00	90°00'00"
C60	31.42'	20.00	90°00'00"



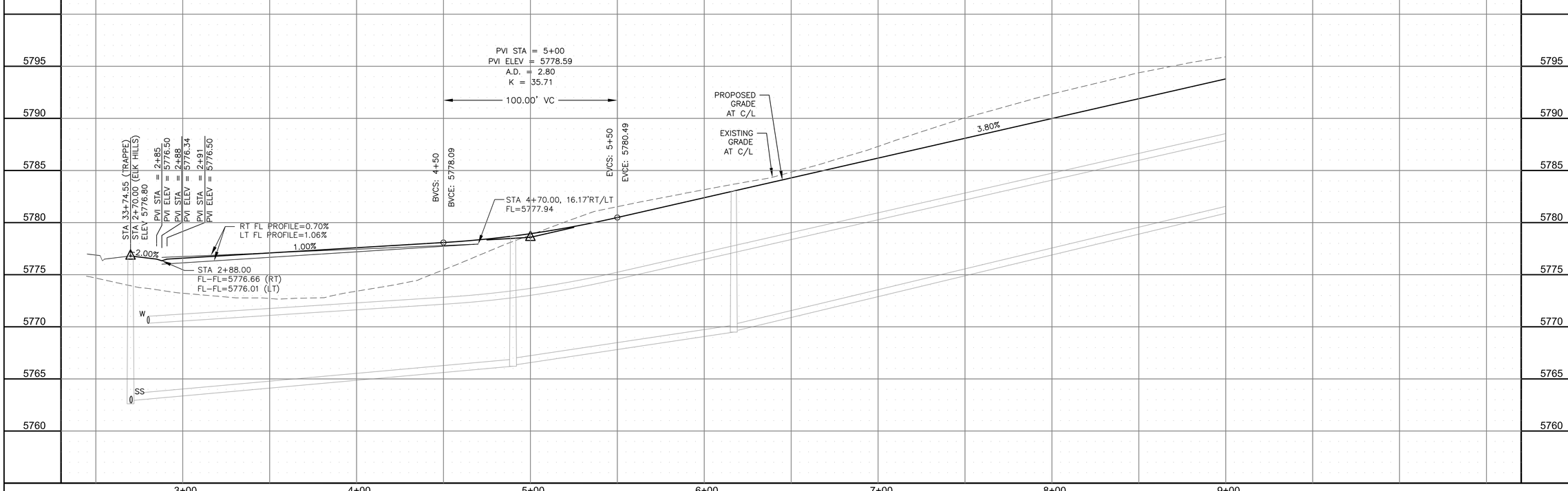
ELK HILLS DRIVE



KEY MAP

SCALE: 1"=30'

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



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: 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:
HILLSIDE AT LORSON RANCH
LORSON BLVD & ELK HILLS DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
ELK HILLS DRIVE
STA 2+70 TO 9+00

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 35397
6-27-2023

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C6.16

TOTAL SHEETS: 47

EPC 8/29/2023

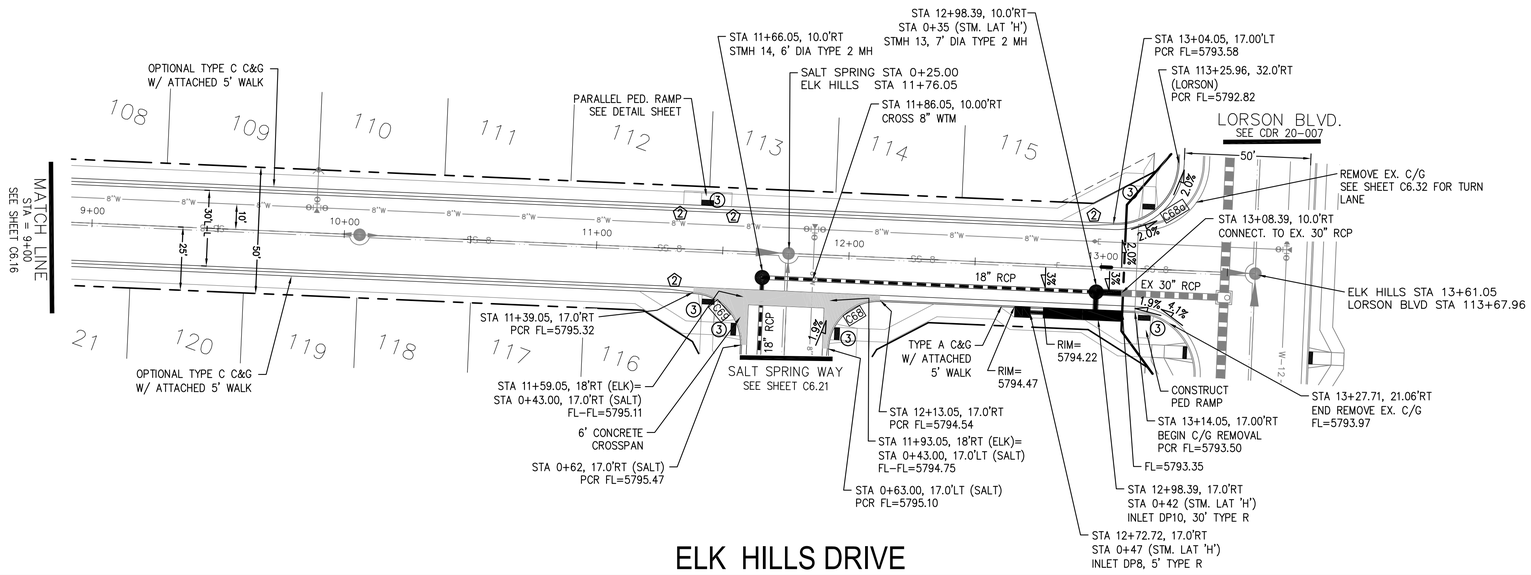
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

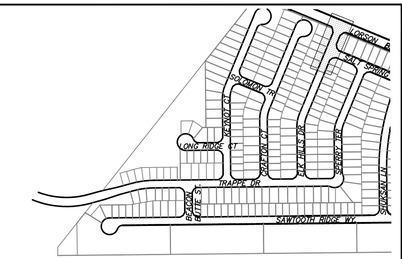
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

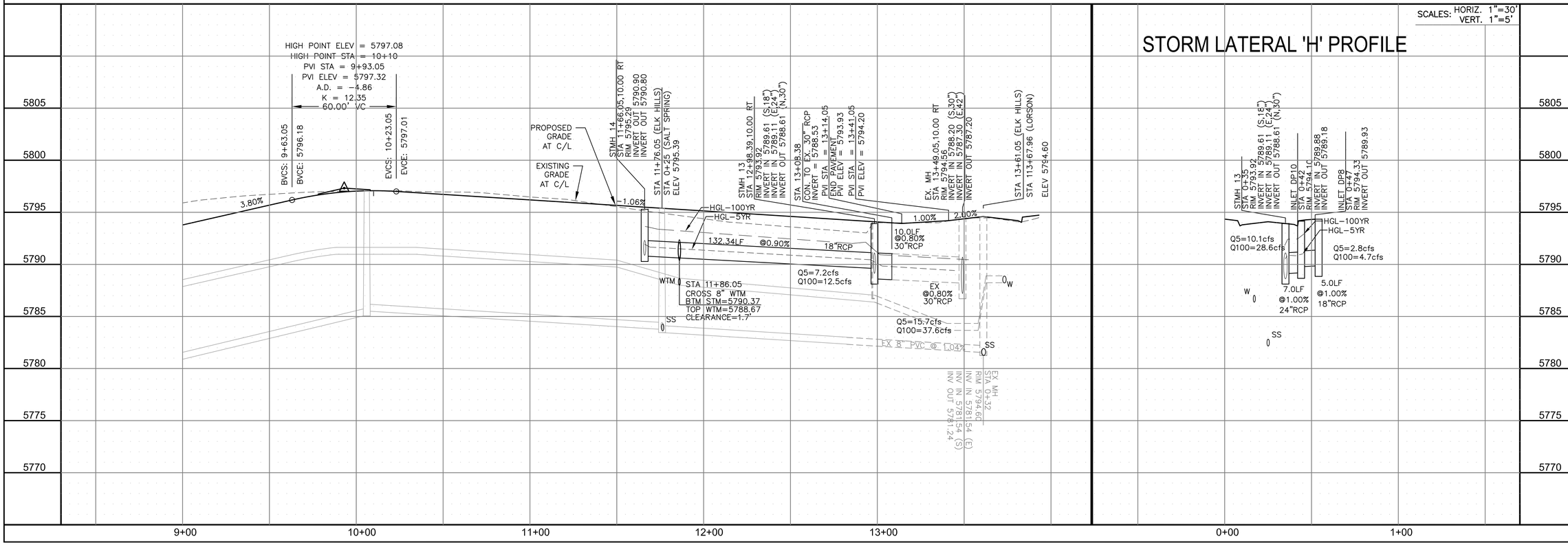
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C68	31.42'	20.00	90°00'00"
C68a	39.27'	25.00	90°00'00"
C69	31.42'	20.00	90°00'00"



ELK HILLS DRIVE



KEY MAP



STORM LATERAL 'H' PROFILE

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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. VALLEY DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
ELK HILLS DRIVE
STA 9+00 TO 13+61

COLORADO REGISTERED RICHARD L. SCHINDLER 35297 PROFESSIONAL ENGINEER 6-27-2023

DATE: JUNE 27, 2023

PROJECT NO. 100.065

SHEET NUMBER C6.17

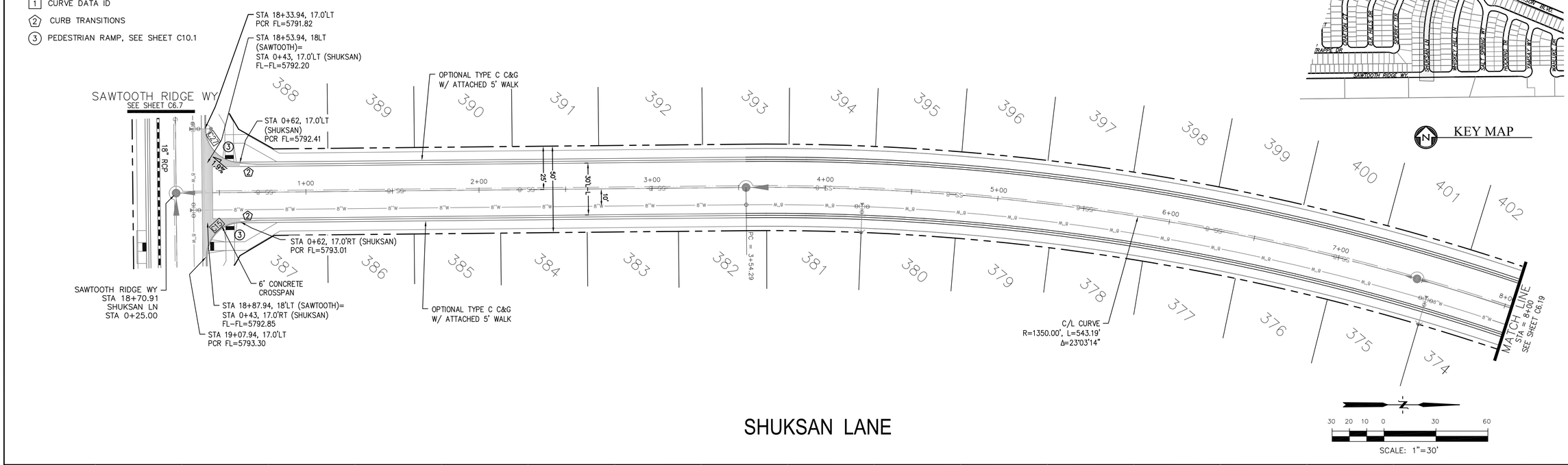
TOTAL SHEETS: 47

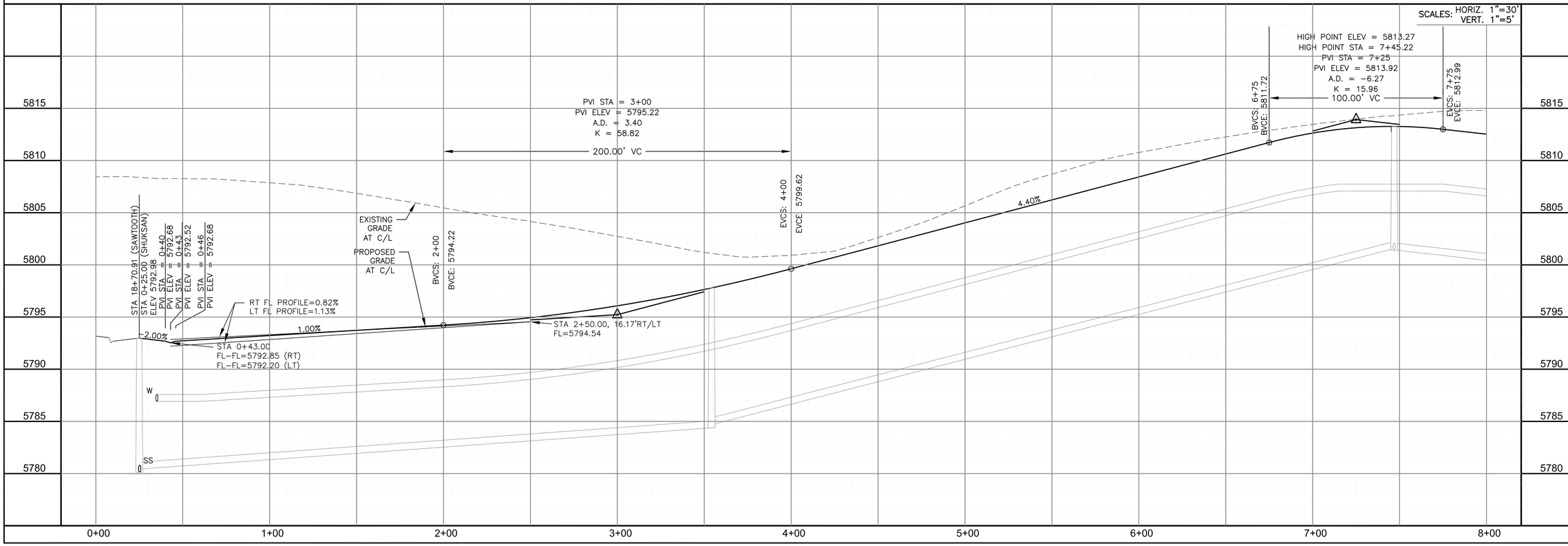
EPC 8/29/2023

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
C15	31.43'	20.00	90°02'11"
C27	31.40'	20.00	89°57'49"





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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & VALLEY DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
SHUKSAN LANE
STA 0+25 TO 8+00

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C6.18

TOTAL SHEETS: 47

EPC 8/29/2023

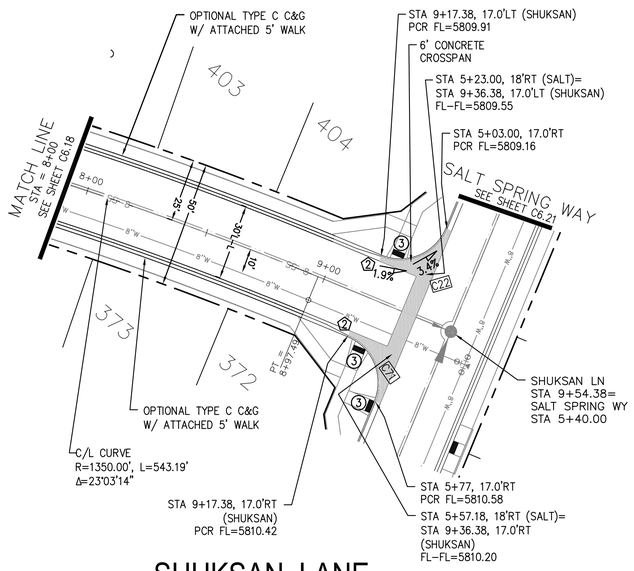
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

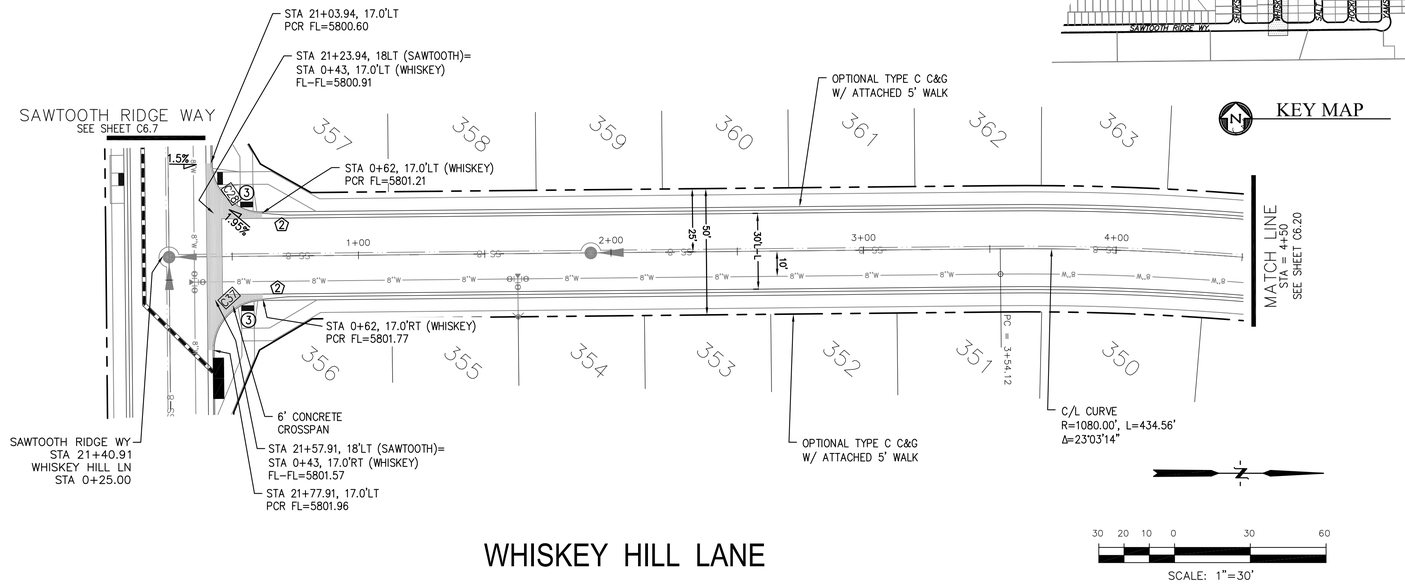
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

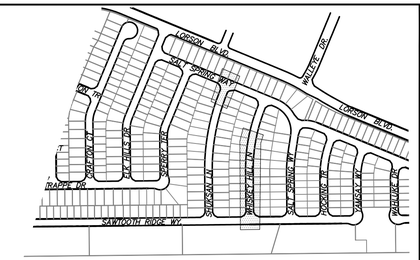
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C22	31.42'	20.00	90°00'00"
C28	31.40'	20.00	89°57'49"
C37	31.42'	20.00	90°00'00"
C71	31.42'	20.00	90°00'00"



SHUKSAN LANE



WHISKEY HILL LANE

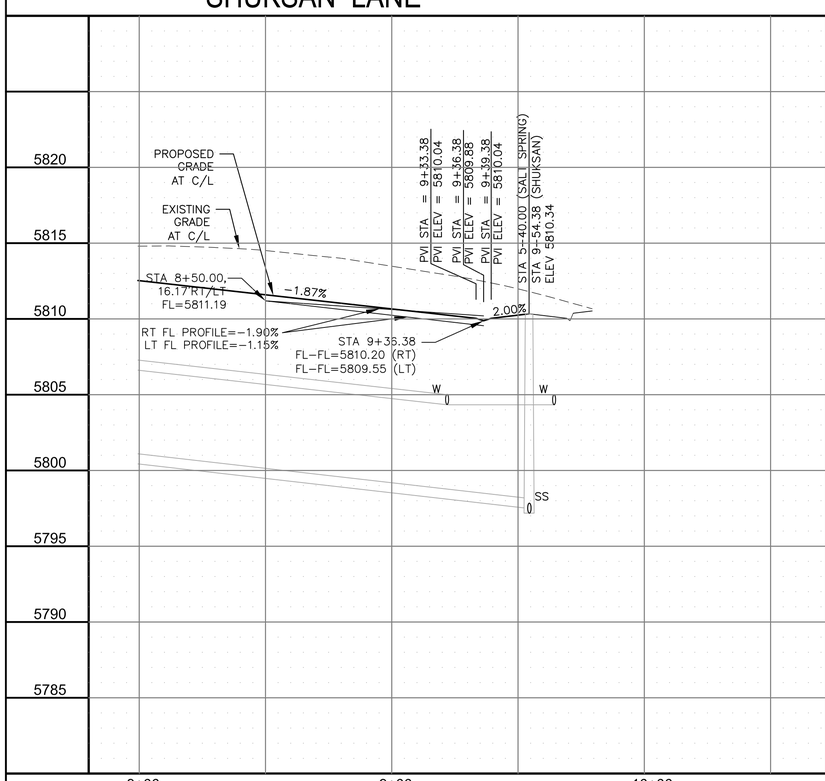


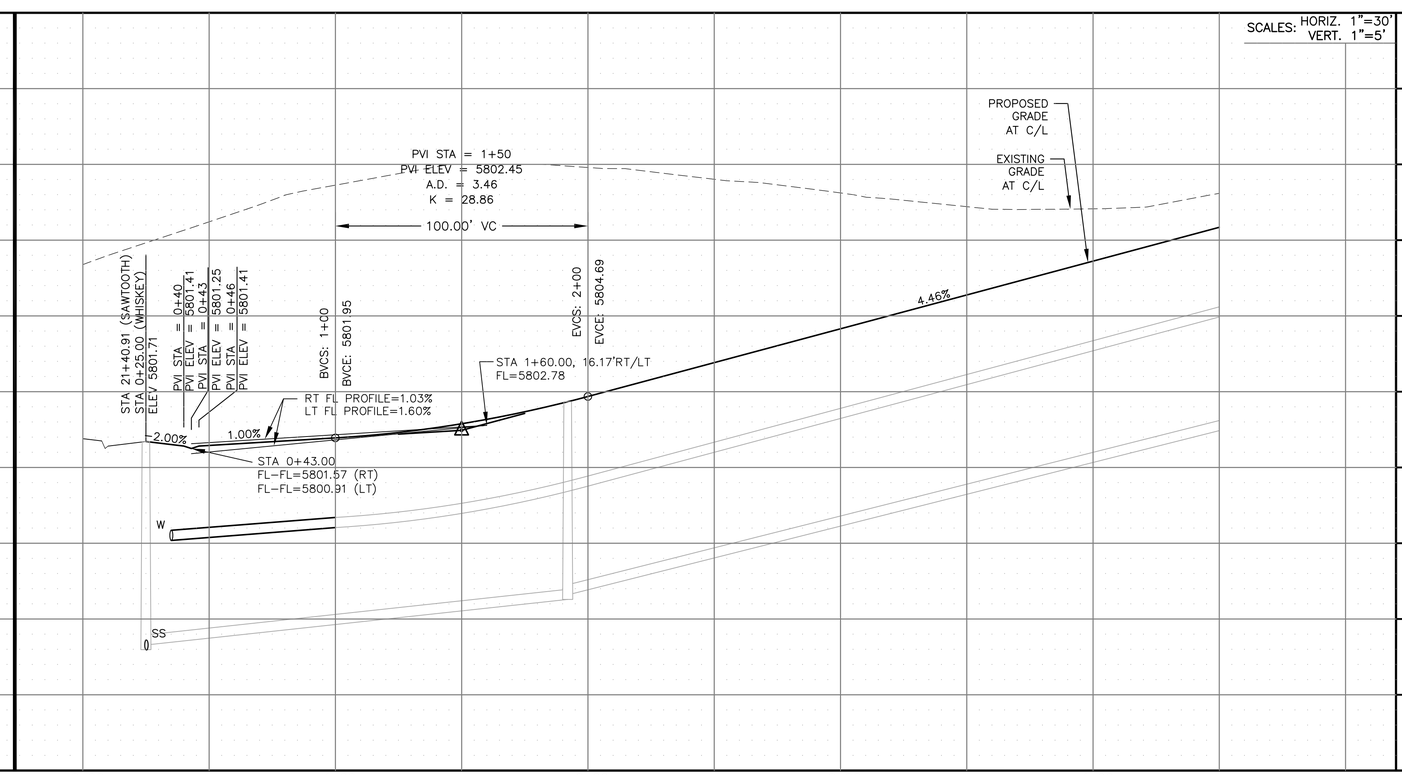
KEY MAP

30 20 10 0 30 60

SCALE: 1"=30'

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





CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: 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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & WALTER DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
SHUKSAN LANE & WHISKEY HILL LN
STA 8+00 TO 9+54 0+25 TO 4+50

COLORADO REGISTERED PROFESSIONAL ENGINEER 32997 6-27-2023

DATE: JUNE 27, 2023

PROJECT NO. 100.065

SHEET NUMBER C6.19

TOTAL SHEETS: 47

EPC 8/29/2023

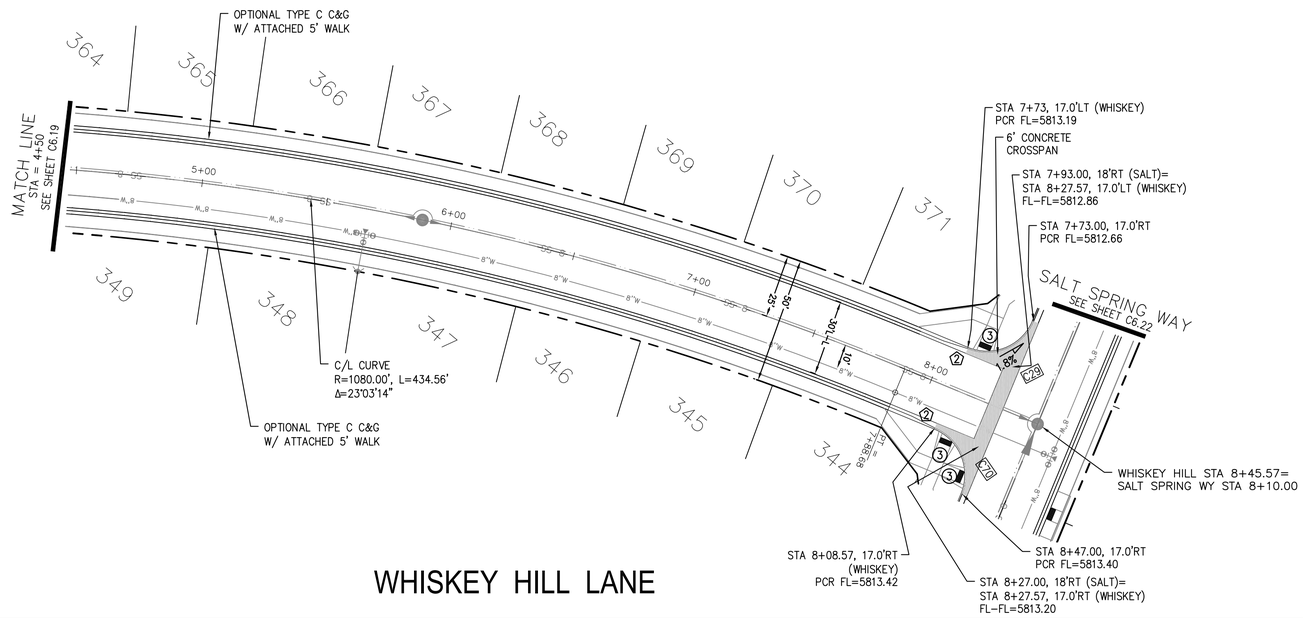
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

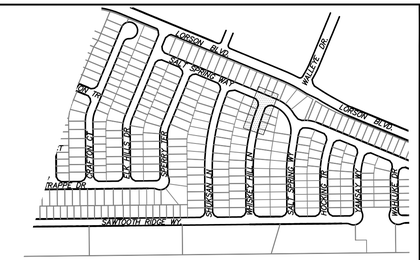
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C29	31.42'	20.00	90°00'00"
C70	31.42'	20.00	90°00'00"



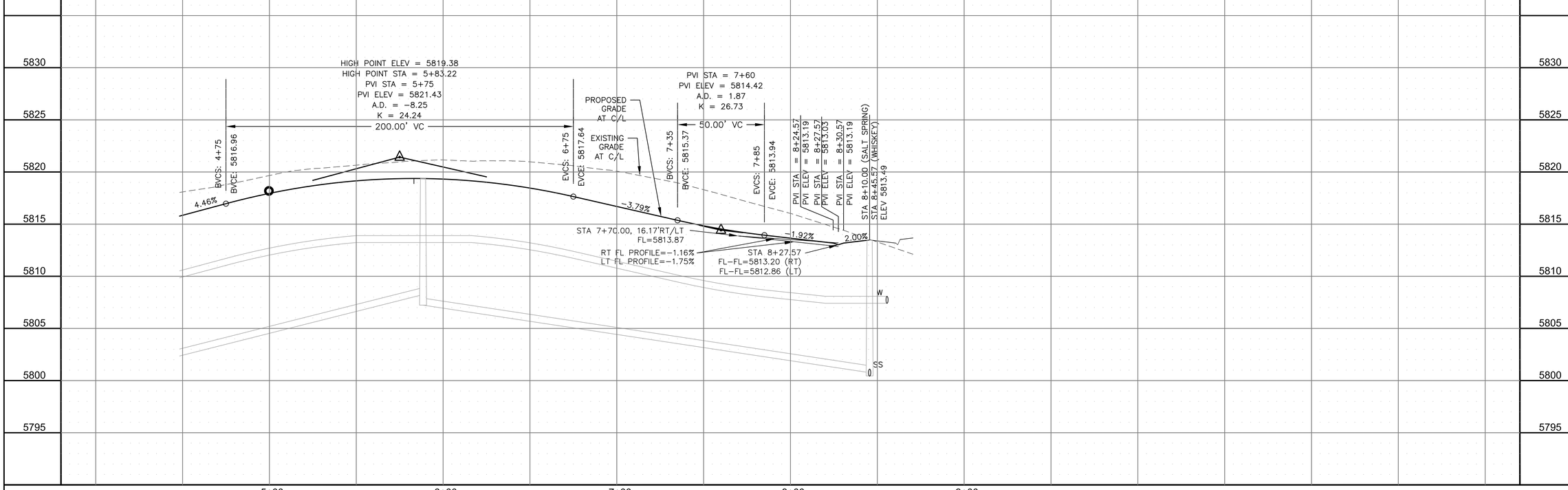
WHISKEY HILL LANE



KEY MAP

SCALE: 1"=30'

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



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: 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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & WALTER DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
WHISKEY HILL LANE
STA 4+50 TO 8+45

COLORADO REGISTERED PROFESSIONAL ENGINEER 35297 6-27-2023

DATE: JUNE 27, 2023

PROJECT NO. 100.065

SHEET NUMBER C6.20

TOTAL SHEETS: 47

EPC 8/29/2023

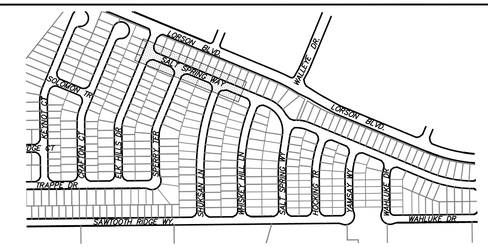
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

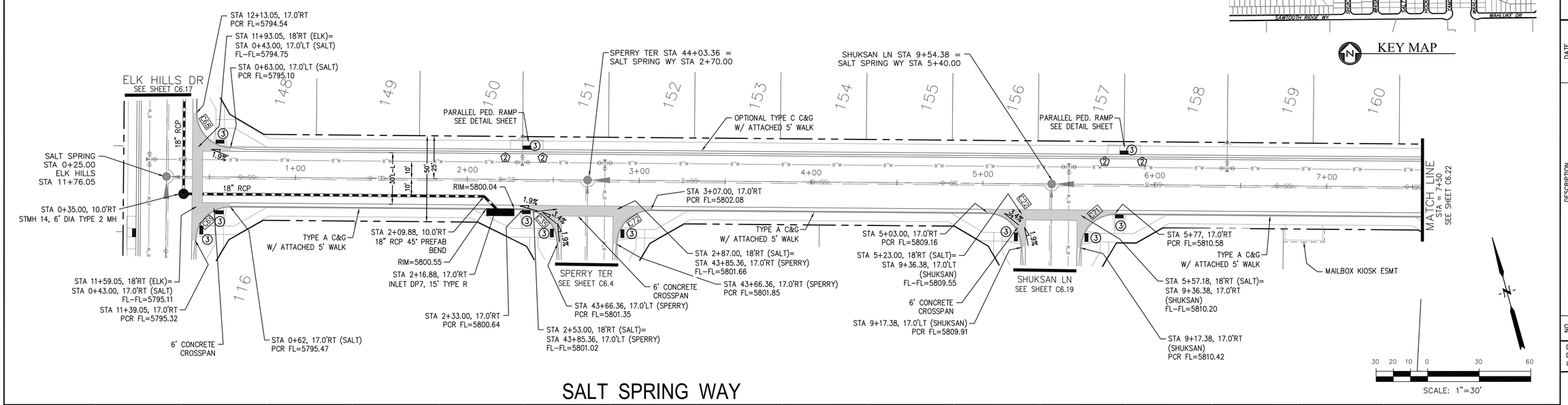
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

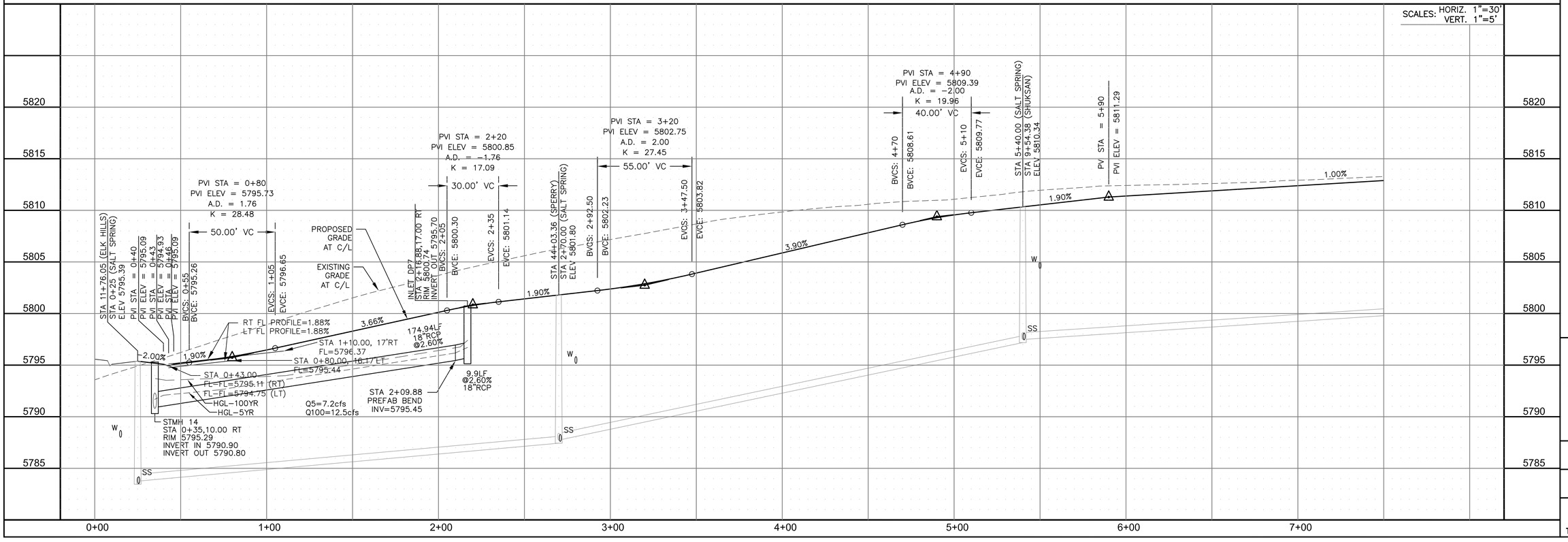
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C22	31.42'	20.00	90°00'00"
C35	31.42'	20.00	90°00'00"
C68	31.42'	20.00	90°00'00"
C69	31.42'	20.00	90°00'00"
C71	31.42'	20.00	90°00'00"
C72	31.42'	20.00	90°00'00"



KEY MAP



SALT SPRING WAY



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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & WALTER DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
SALT SPRING WAY
STA 0+25 TO 7+50

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 35297
6-27-2023

DATE: JUNE 27, 2023

PROJECT NO. 100.065

SHEET NUMBER C6.21

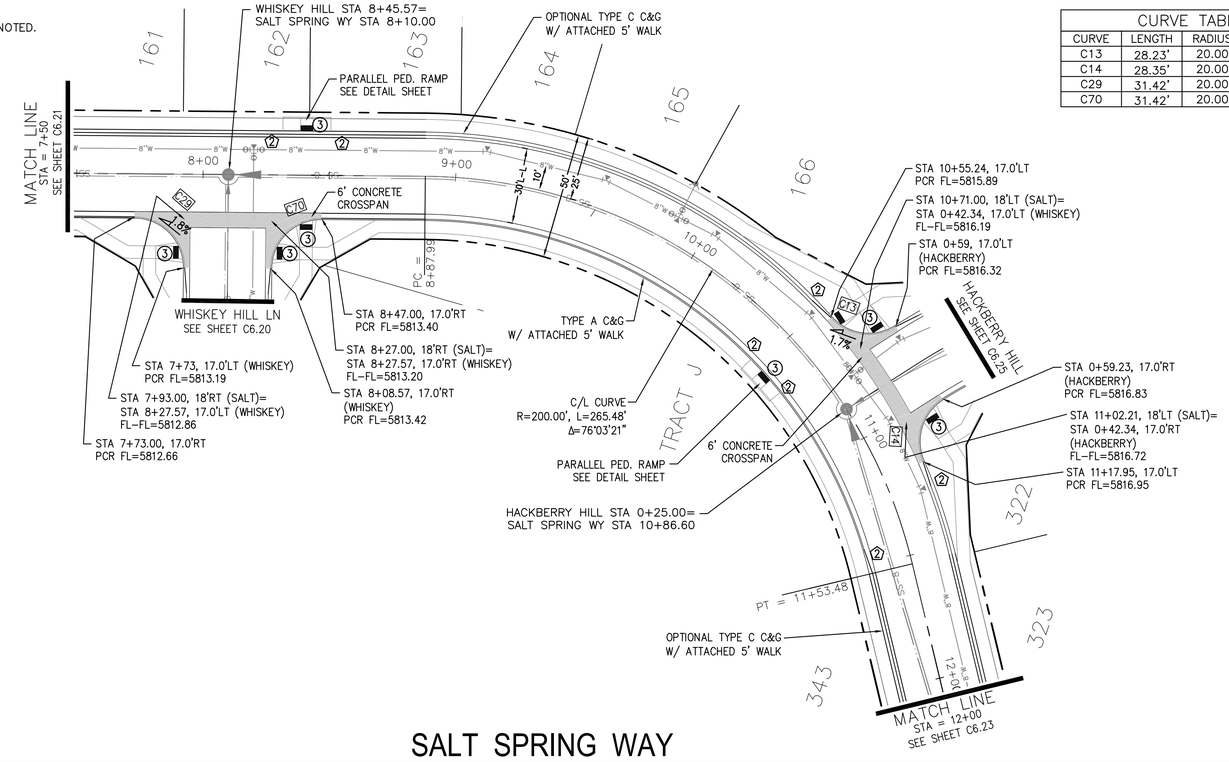
TOTAL SHEETS: 47

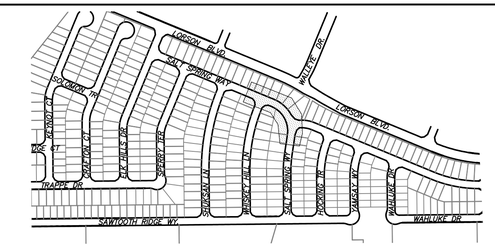
EPC 8/29/2023

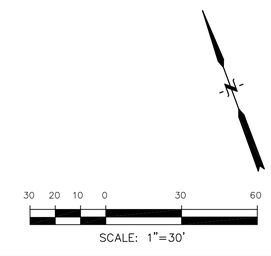
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

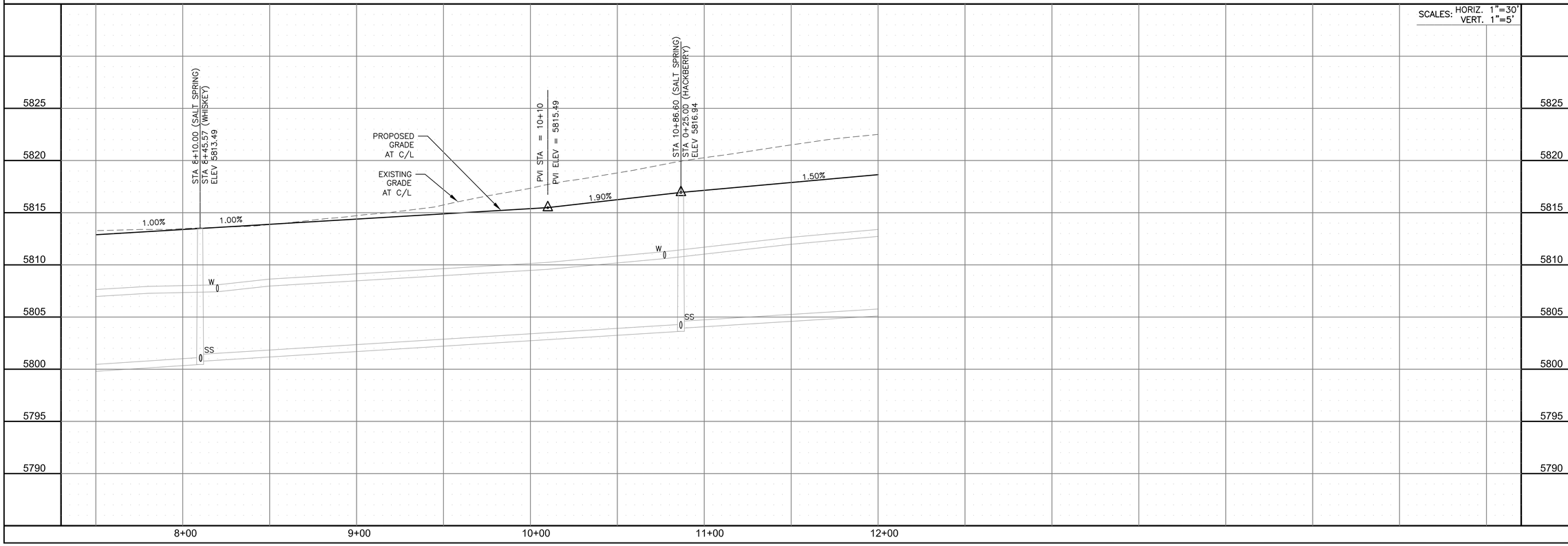
1 CURVE DATA ID
2 CURB TRANSITIONS
3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C13	28.23'	20.00	80°52'38"
C14	28.35'	20.00	81°13'24"
C29	31.42'	20.00	90°00'00"
C70	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

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

PROJECT:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & WALTE DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
SALT SPRING WAY
STA 7+50 TO 12+00

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 35397
6-27-2023

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C6.22

TOTAL SHEETS: 47

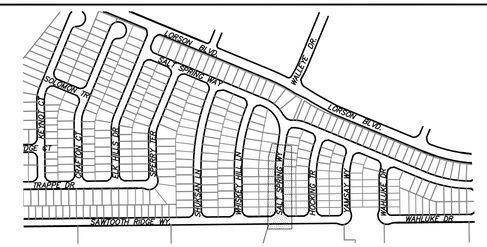
EPC 8/29/2023

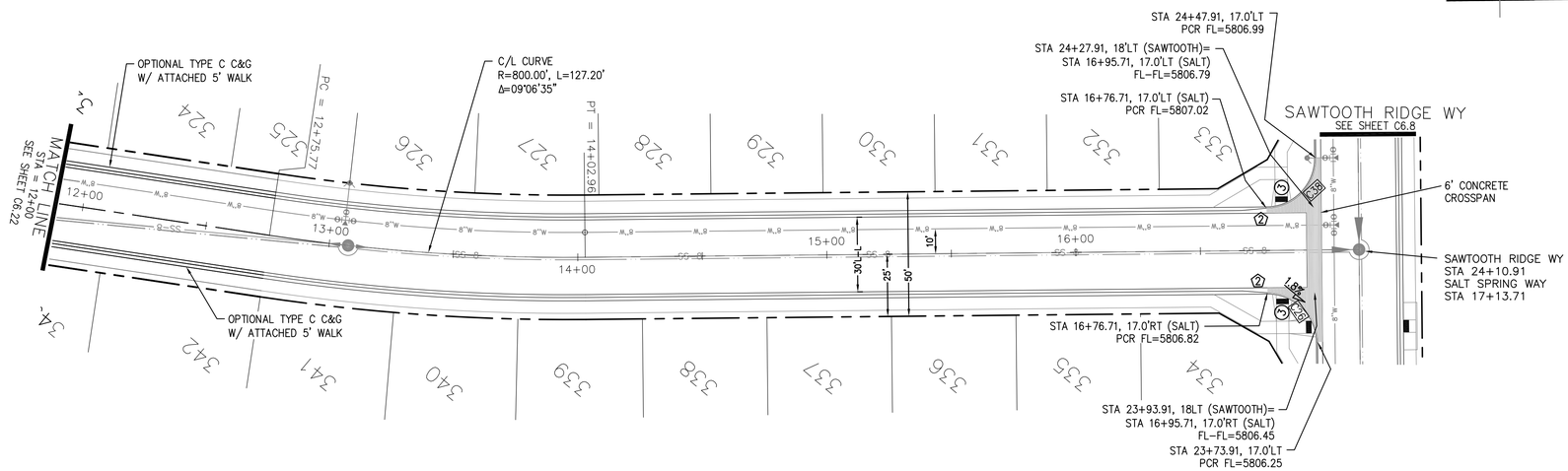
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

2 CURB TRANSITIONS

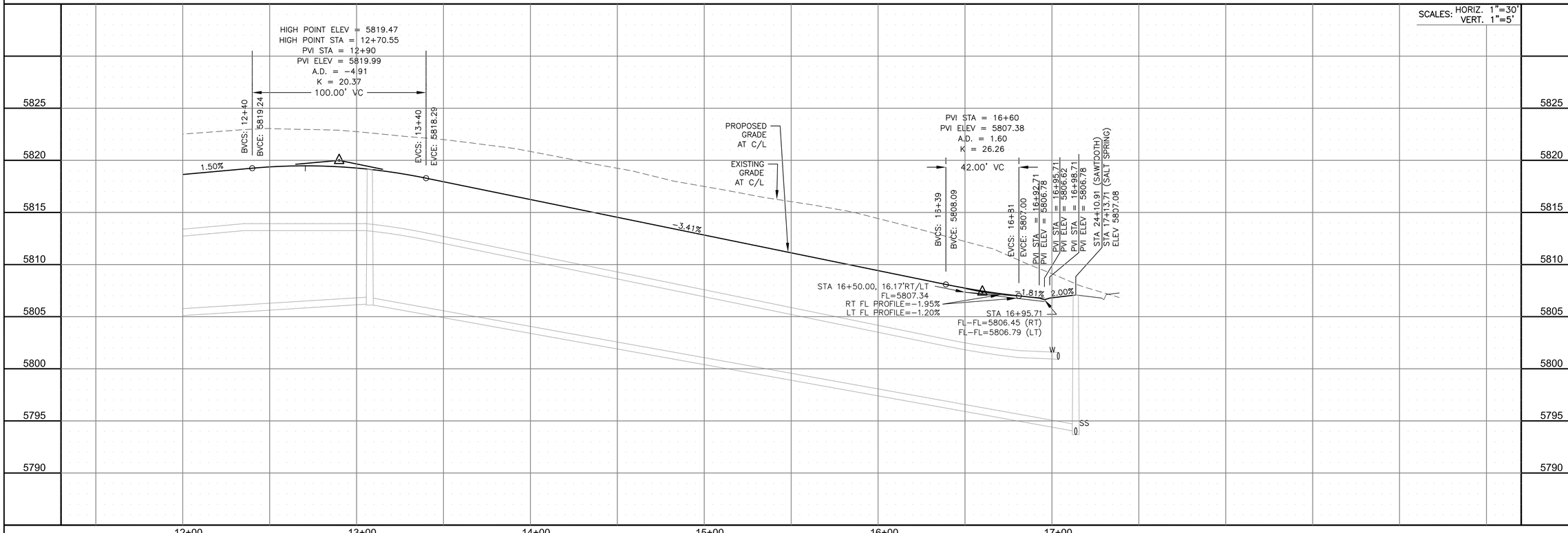
3 PEDESTRIAN RAMP, SEE SHEET C10.1





SALT SPRING WAY

SCALE: 1"=30'



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & WALTE DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
SALT SPRING WAY
STA 12+00 TO 17+13

DATE: JUNE 27, 2023

PROJECT NO. 100.065

SHEET NUMBER C6.23

TOTAL SHEETS: 47

EPC 8/29/2023

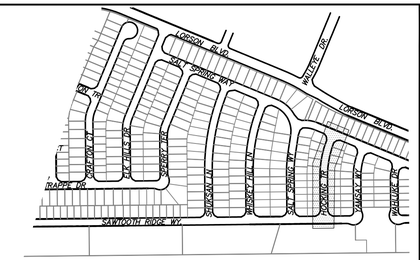
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

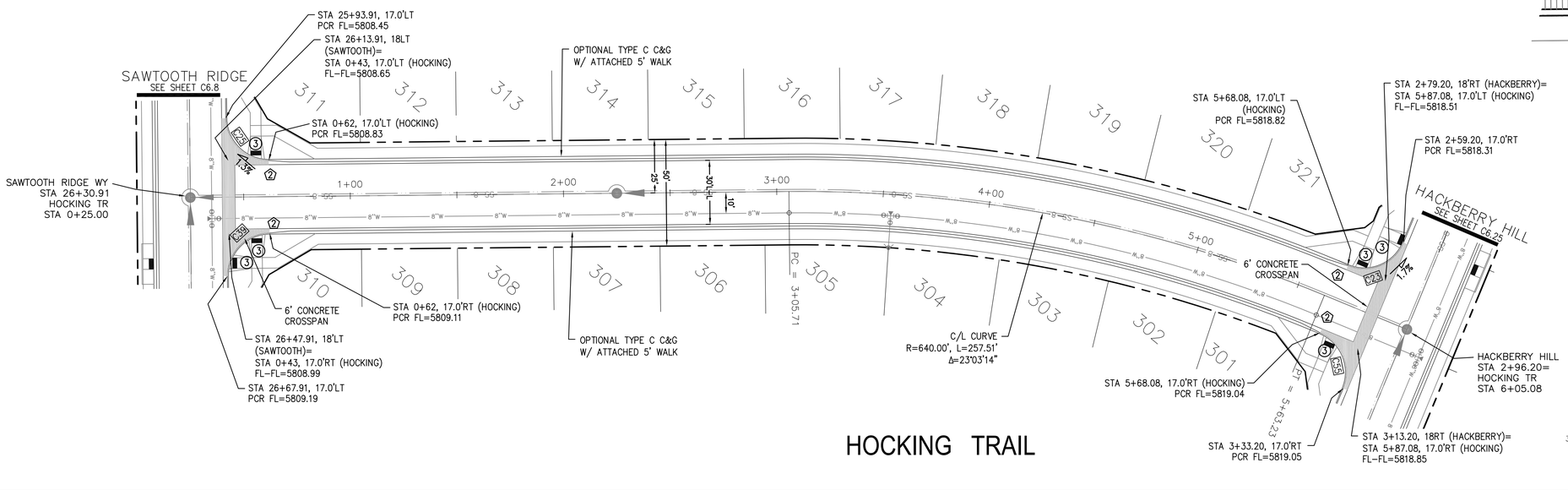
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C23	31.42'	20.00	90°00'00"
C25	31.42'	20.00	90°00'00"
C39	31.42'	20.00	90°00'00"
C55	31.42'	20.00	90°00'00"

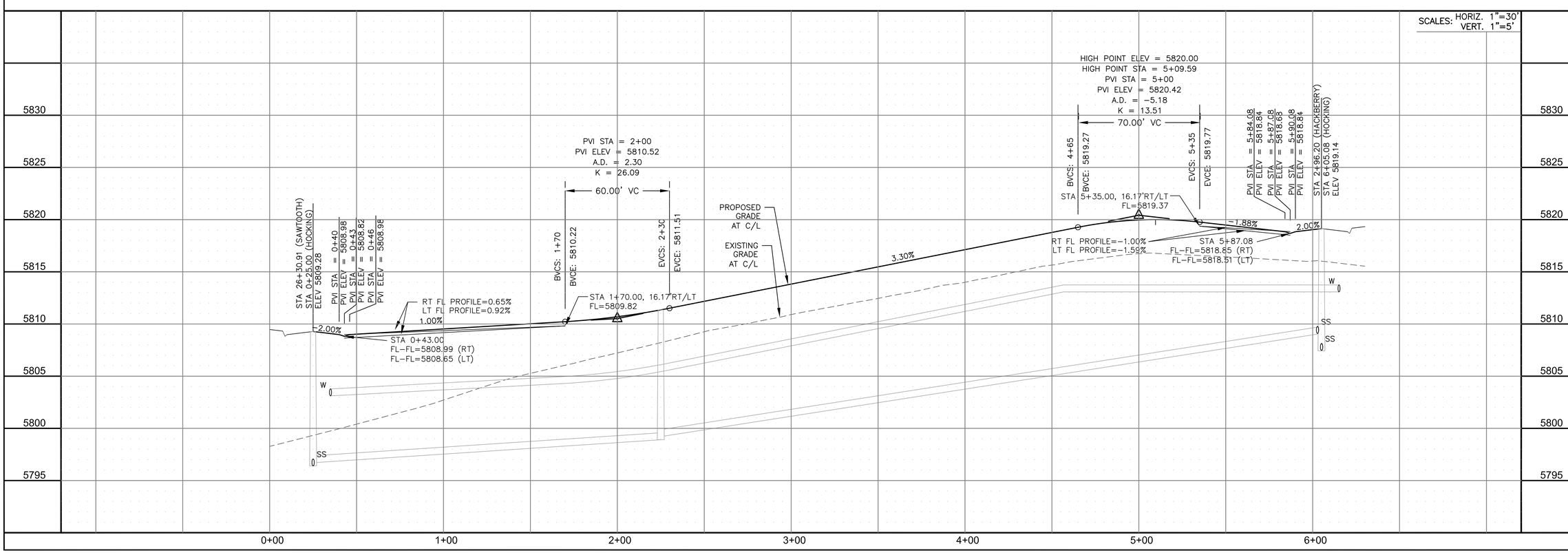


KEY MAP



HOCKING TRAIL

SCALE: 1"=30'



CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & WALTER DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
HOCKING TRAIL
STA 0+25 TO 6+05

COLORADO REGISTERED
RICHARD L. SCHINDLER
No. 35997
6-27-2023
PROFESSIONAL ENGINEER

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C6.24

TOTAL SHEETS: 47

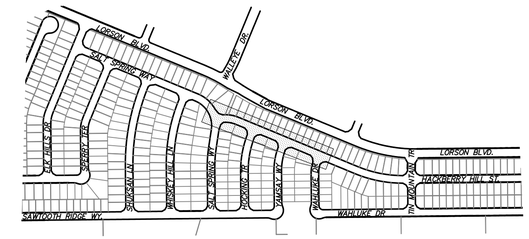
EPC 8/29/2023

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.

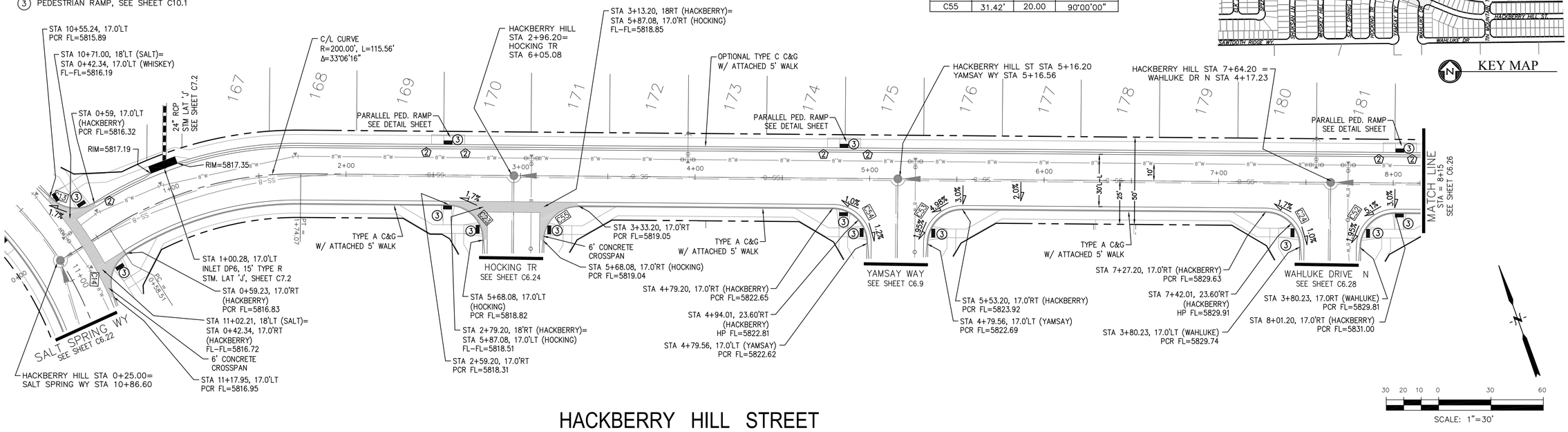
1 CURVE DATA ID
2 CURB TRANSITIONS
3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE

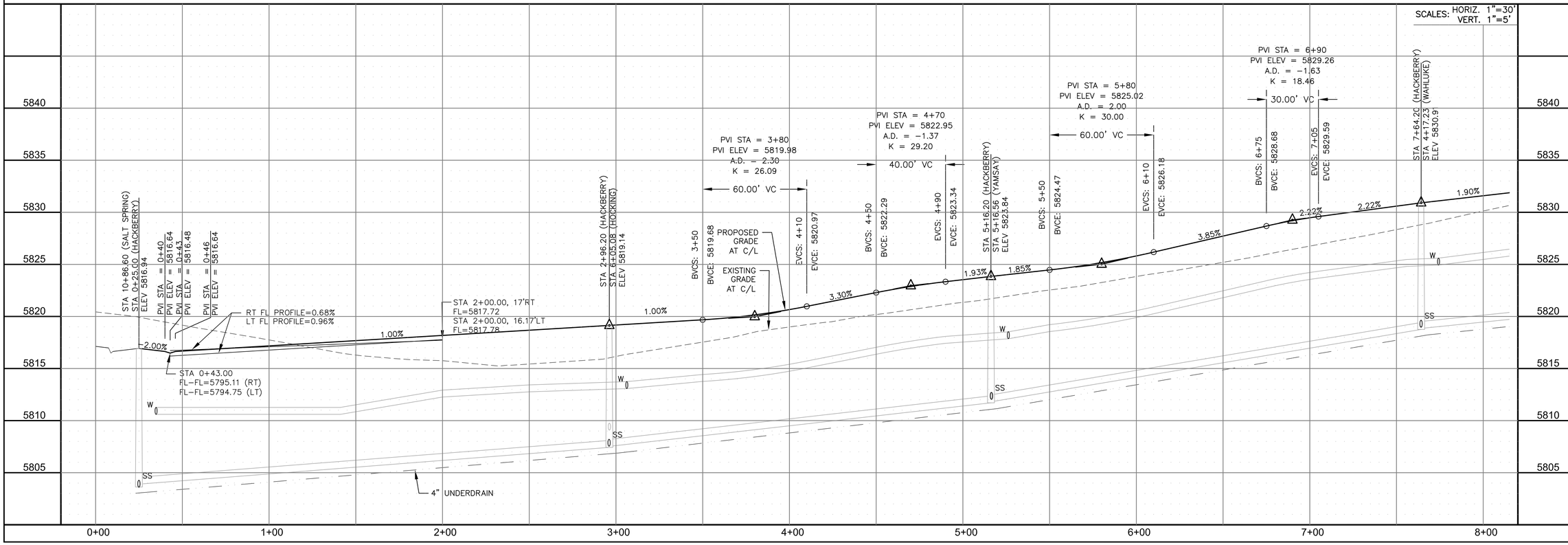
CURVE	LENGTH	RADIUS	DELTA
C13	28.23'	20.00	80°52'38"
C14	28.35'	20.00	81°13'24"
C23	31.42'	20.00	90°00'00"
C24	31.42'	20.00	90°00'00"
C52	31.42'	20.00	90°00'00"
C53	31.42'	20.00	90°00'00"
C54	31.42'	20.00	90°00'00"
C55	31.42'	20.00	90°00'00"



KEY MAP



HACKBERRY HILL STREET



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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & WALLUKE DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
HACKBERRY HILL STREET
STA 0+25 TO 8+15

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C6.25

TOTAL SHEETS: 47

EPC 8/29/2023

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.

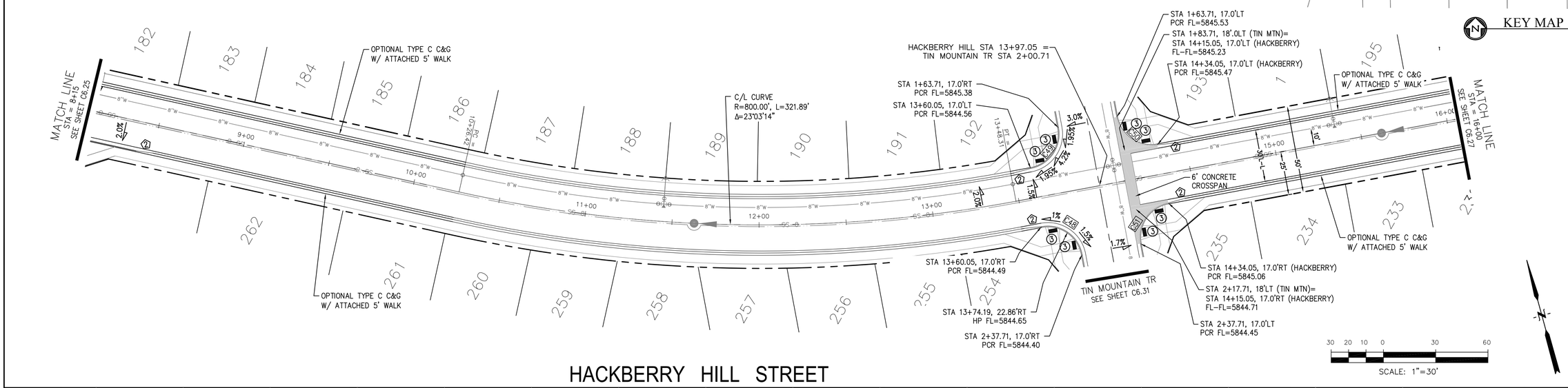
1 CURVE DATA ID

2 CURB TRANSITIONS

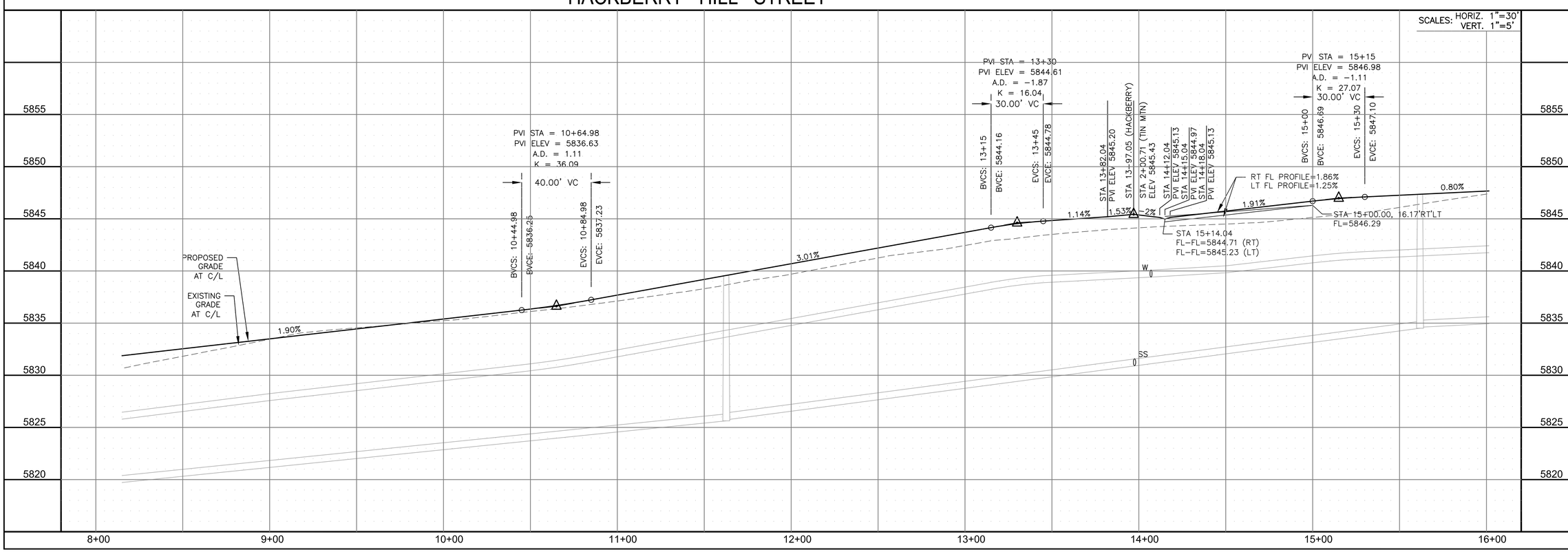
3 PEDESTRIAN RAMP, SEE SHEET C10.1

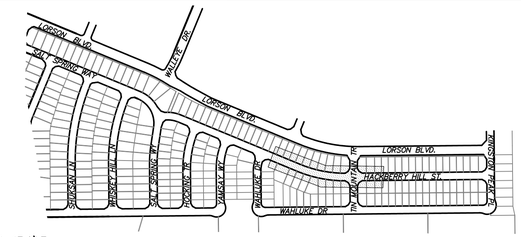
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C48	31.42'	20.00	90°00'00"
C49	31.42'	20.00	90°00'00"
C50	31.42'	20.00	90°00'00"
C51	31.42'	20.00	90°00'00"



HACKBERRY HILL STREET





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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & WALUKE DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
HACKBERRY HILL STREET
STA 8+15 TO 16+00

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 35397
6-27-2023

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C6.26

TOTAL SHEETS: 47

EPC 8/29/2023

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.

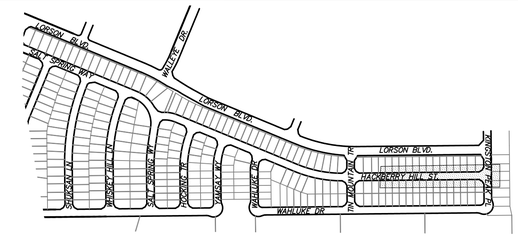
(1) CURVE DATA ID

(2) CURB TRANSITIONS

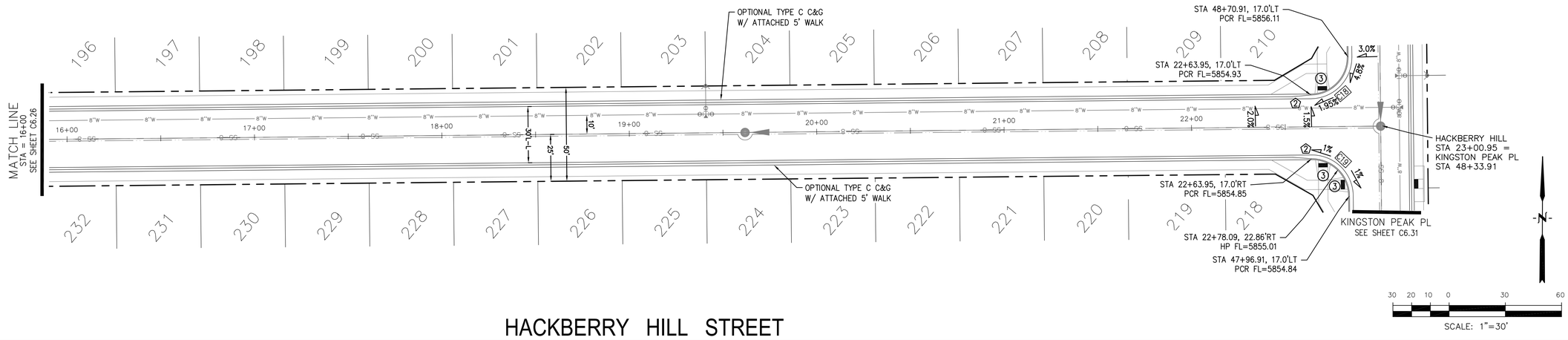
(3) PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE

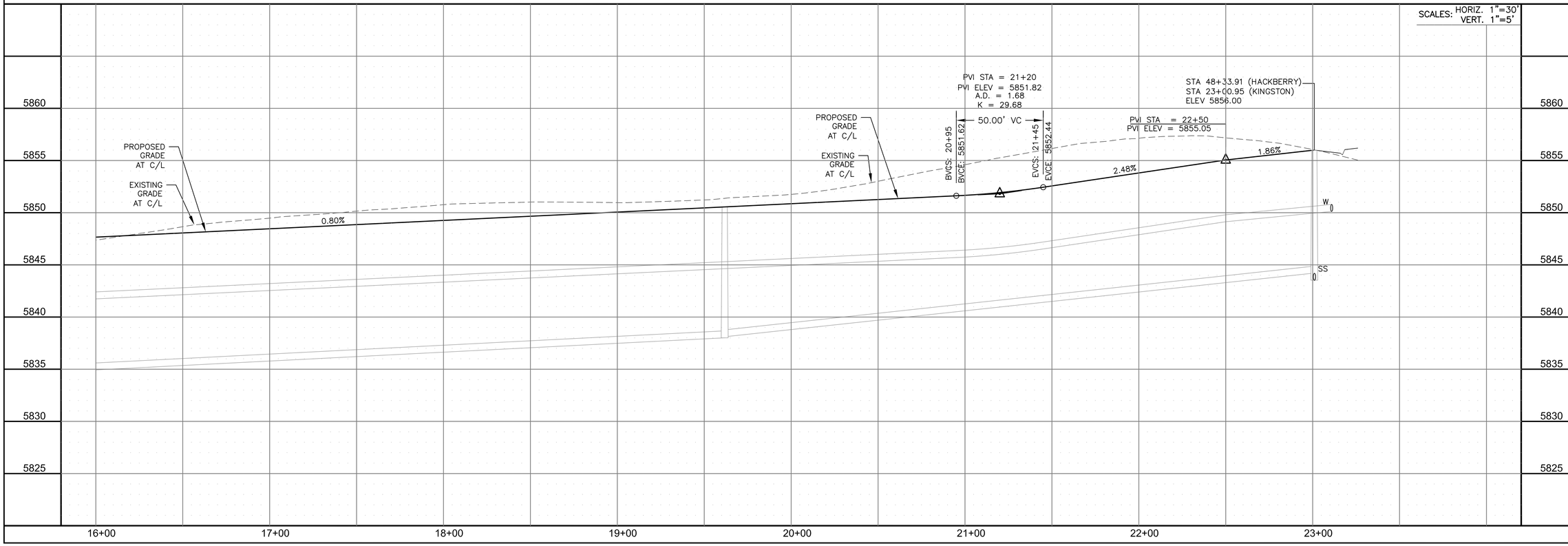
CURVE	LENGTH	RADIUS	DELTA
C18	31.42'	20.00	90°00'00"
C19	31.42'	20.00	90°00'00"



KEY MAP



HACKBERRY HILL STREET



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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & WALLUKE DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
HACKBERRY HILL STREET
STA 16+00 TO 23+00

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 35397
6-27-2023

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C6.27

TOTAL SHEETS: 47

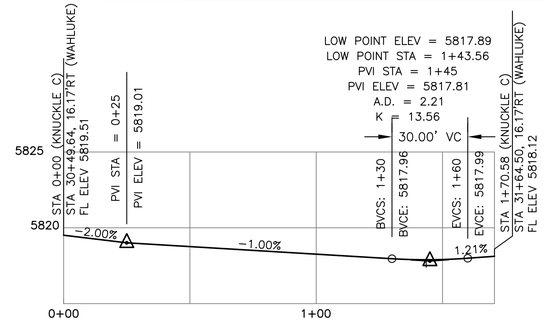
EPC 8/29/2023

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

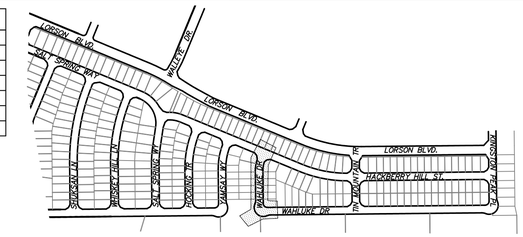
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

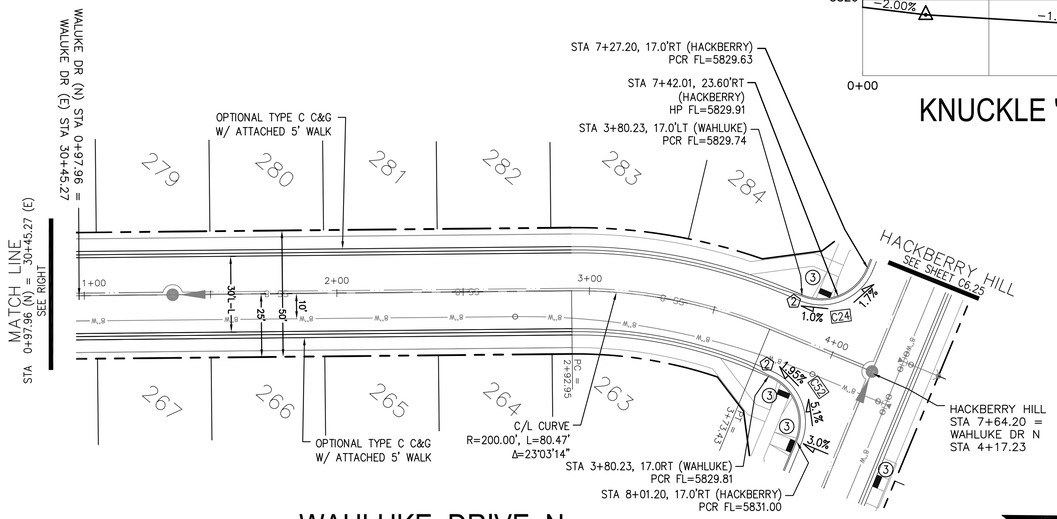


KNUCKLE "C" FL PROFILE

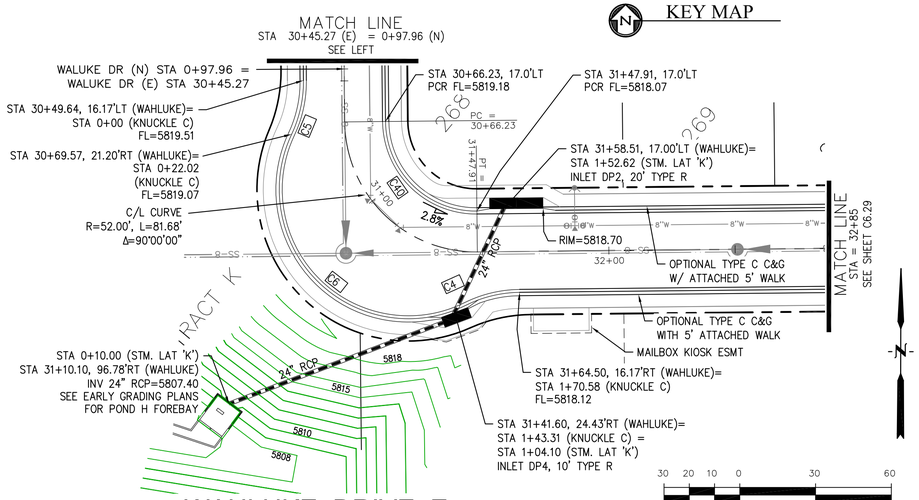
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C4	22.02'	48.83	25°50'31"
C5	22.02'	48.83	25°50'31"
C6	126.54'	51.17	141°41'02"
C24	31.42'	20.00	90°00'00"
C40	56.28'	35.83	90°00'00"
C52	31.42'	20.00	90°00'00"



KEY MAP

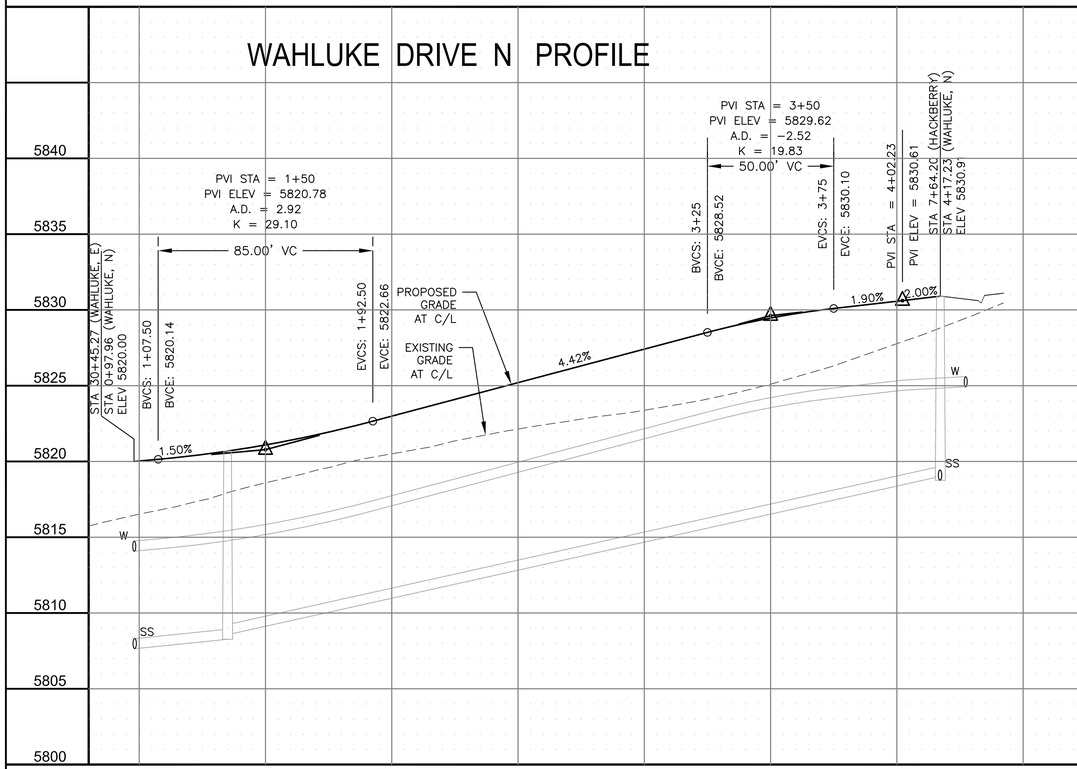


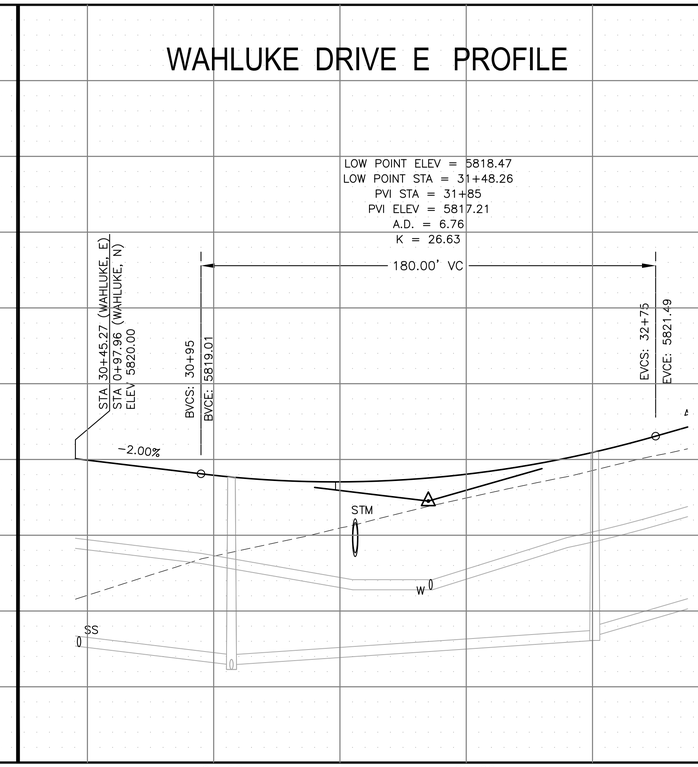
WAHLUKE DRIVE N

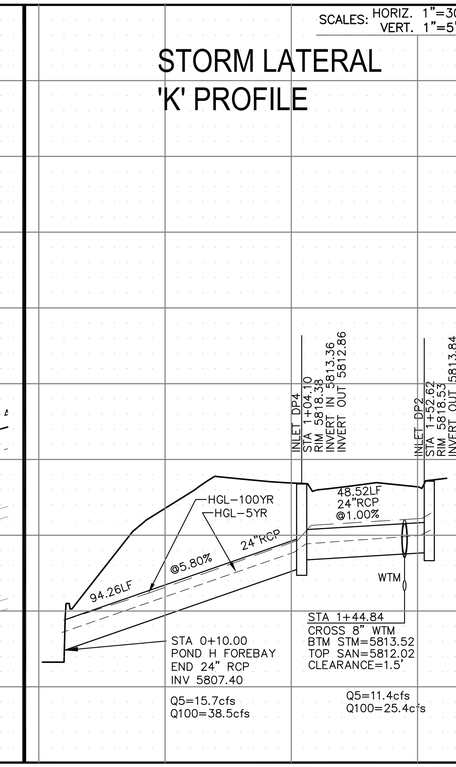


WAHLUKE DRIVE E

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







CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & WALUKE DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
WAHLUKE DR N STA 0+97 TO 4+17
WAHLUKE DR E STA 30+45 TO 32+85

DATE: JUNE 27, 2023

PROJECT NO. 100.065

SHEET NUMBER C6.28

TOTAL SHEETS: 47

EPC 8/29/2023

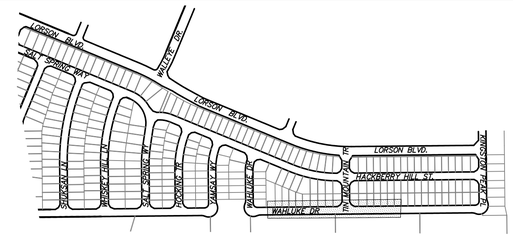
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

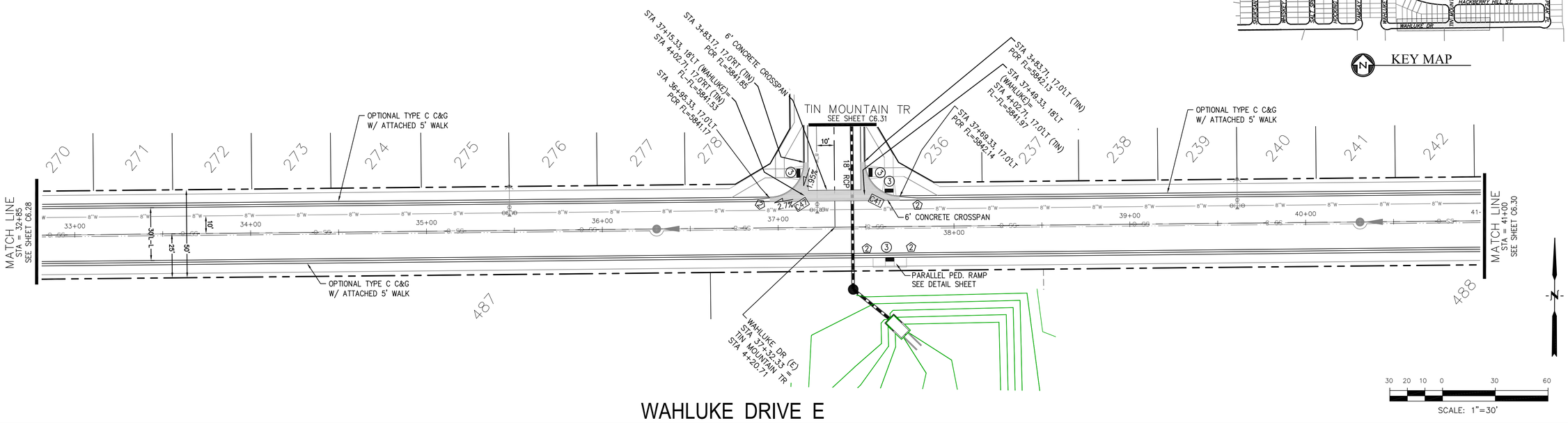
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

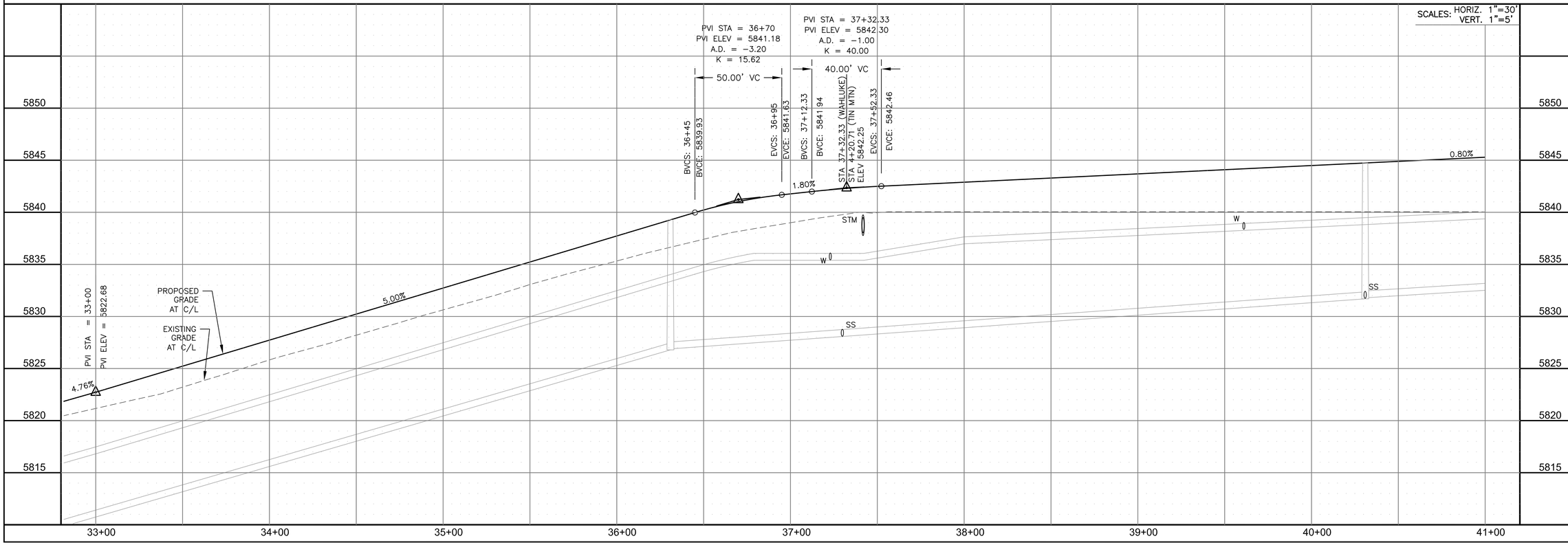
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C41	31.42'	20.00	90°00'00"
C47	31.42'	20.00	90°00'00"



KEY MAP



WAHLUKE DRIVE E



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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. / WALTER DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
WAHLUKE DR E
STA 32+85 TO 41+00

DATE: JUNE 27, 2023

PROJECT NO. 100.065

SHEET NUMBER C6.29

TOTAL SHEETS: 47

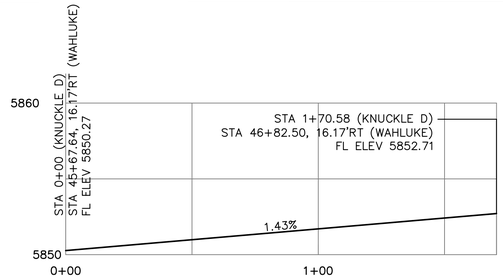
EPC 8/29/2023

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

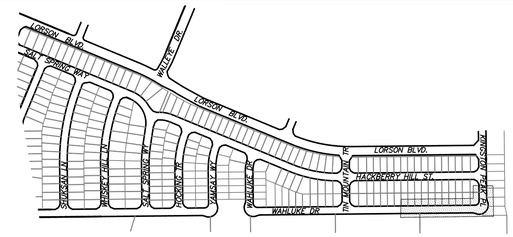
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

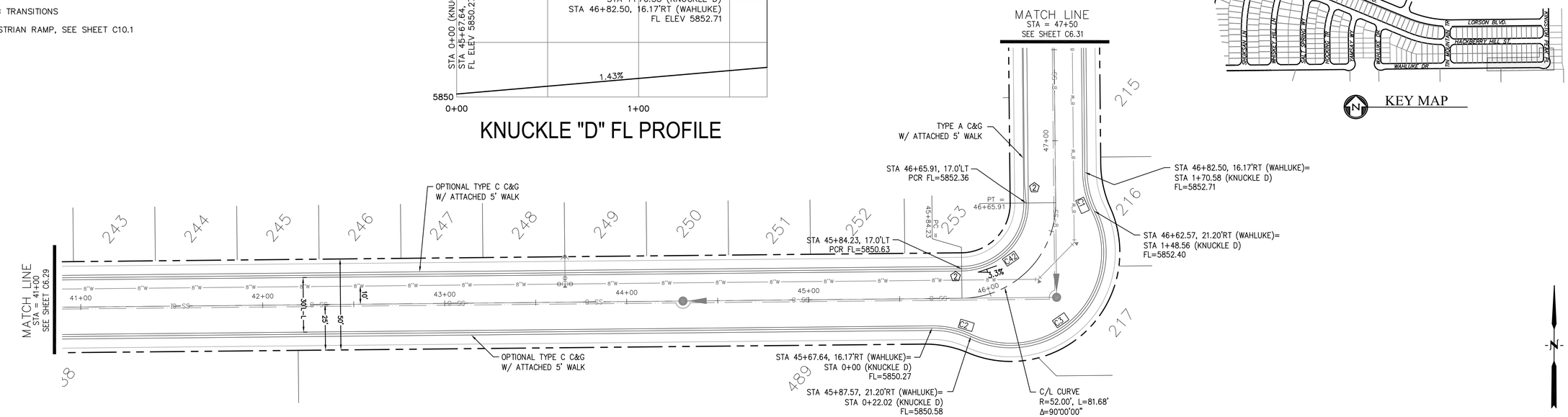


KNUCKLE "D" FL PROFILE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	22.02'	48.83	25°50'31"
C2	22.02'	48.83	25°50'31"
C3	126.54'	51.17	141°41'02"
C42	56.28'	35.83	90°00'00"



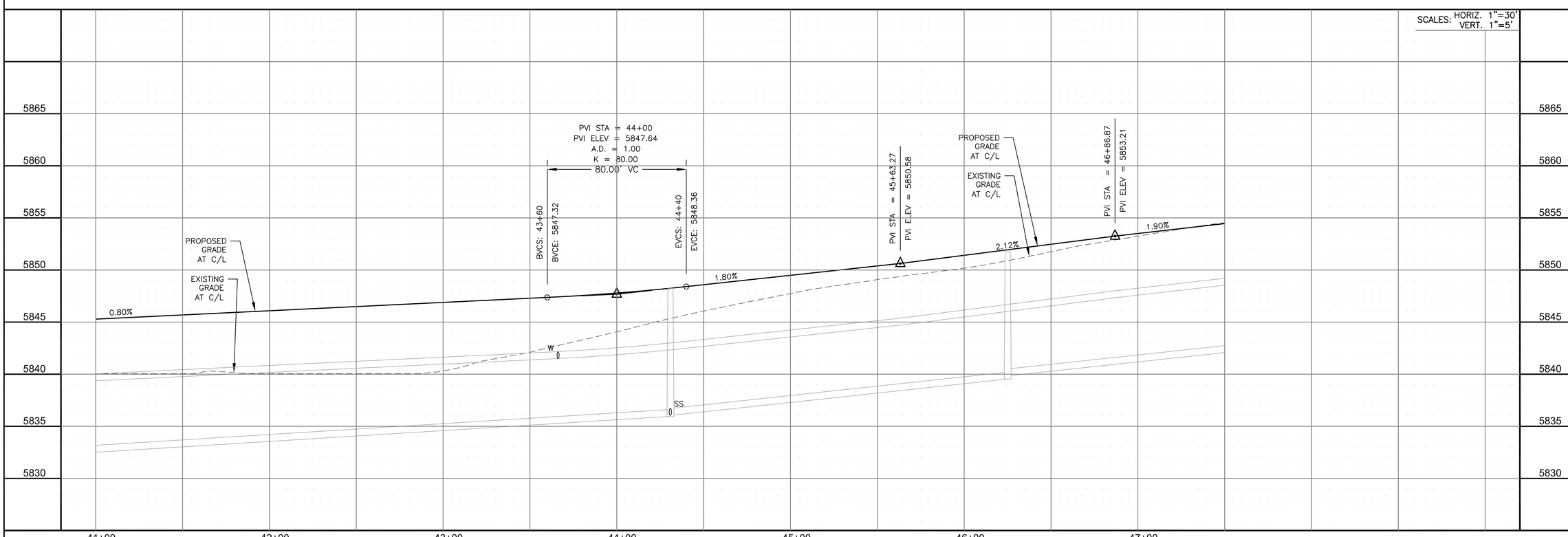
KEY MAP



WAHLUKE DRIVE E & KINGSTON PEAK PLACE

SCALE: 1"=30'

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



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: 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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & WALLEYE DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
WAHLUKE DR E & KINGSTON PEAK PL
STA 41+00 TO 47+50

COLORADO REGISTERED PROFESSIONAL ENGINEER 32997 6-27-2023

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C6.30

TOTAL SHEETS: 47

EPC 8/29/2023

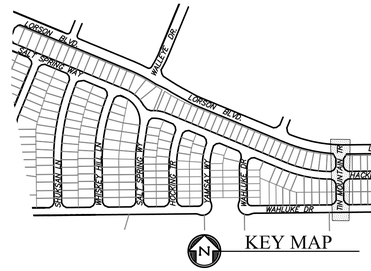
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

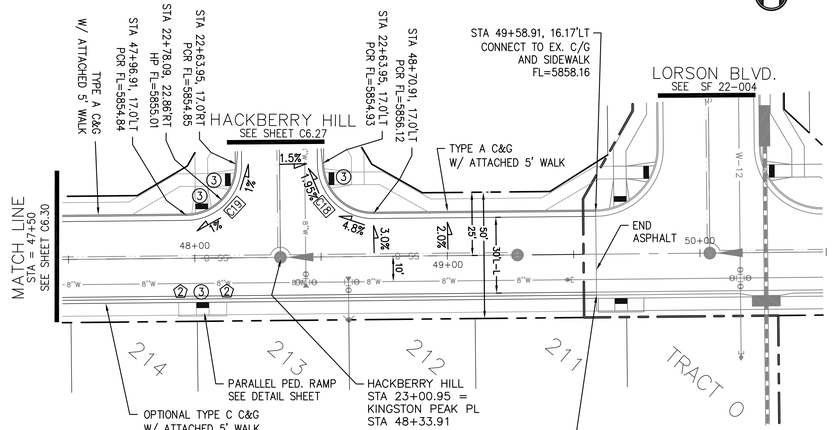
(1) CURVE DATA ID

(2) CURB TRANSITIONS

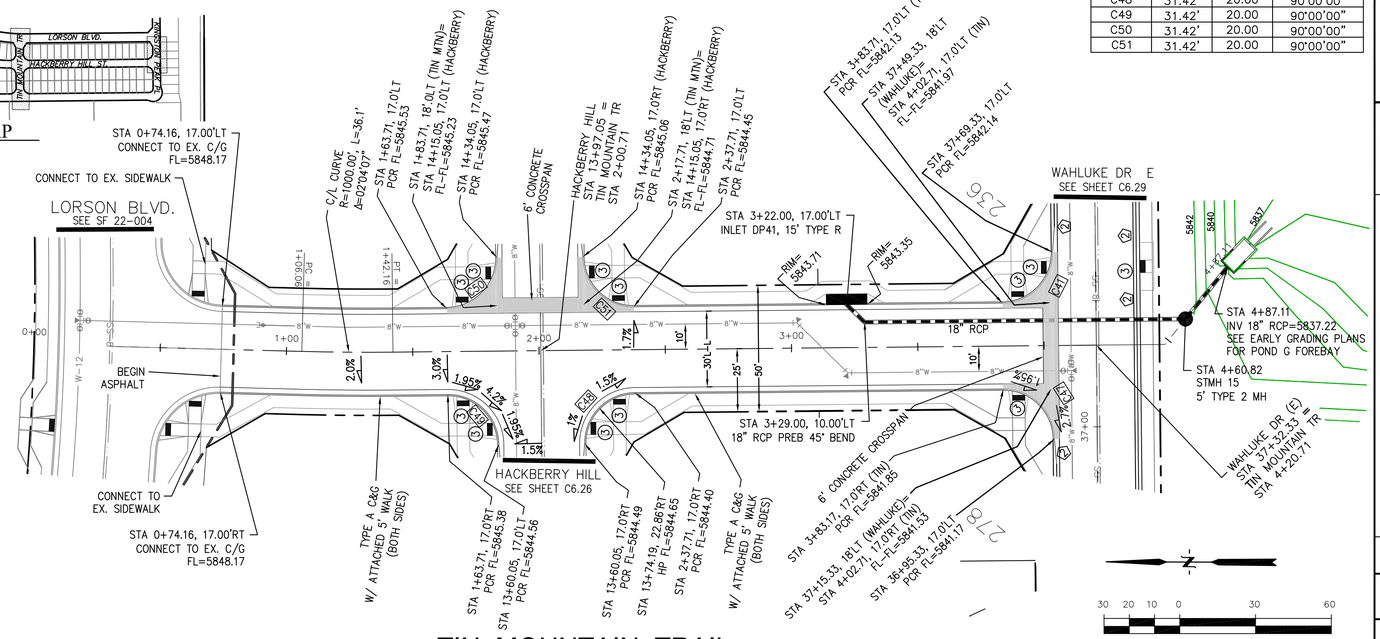
(3) PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C18	31.42'	20.00	90°00'00"
C19	31.42'	20.00	90°00'00"
C41	31.42'	20.00	90°00'00"
C47	31.42'	20.00	90°00'00"
C48	31.42'	20.00	90°00'00"
C49	31.42'	20.00	90°00'00"
C50	31.42'	20.00	90°00'00"
C51	31.42'	20.00	90°00'00"



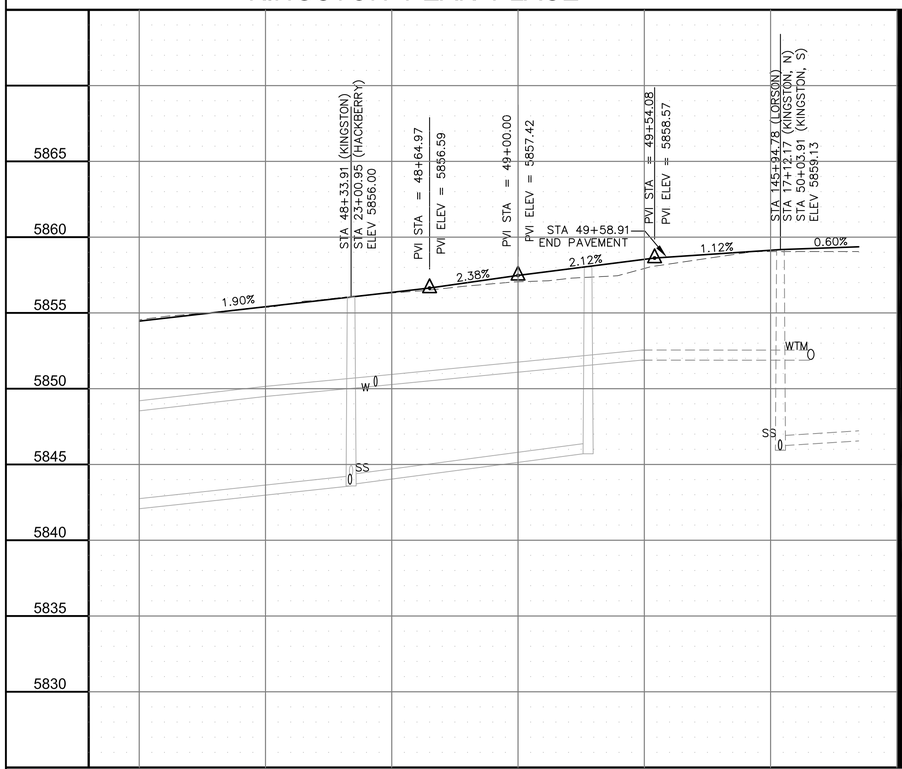


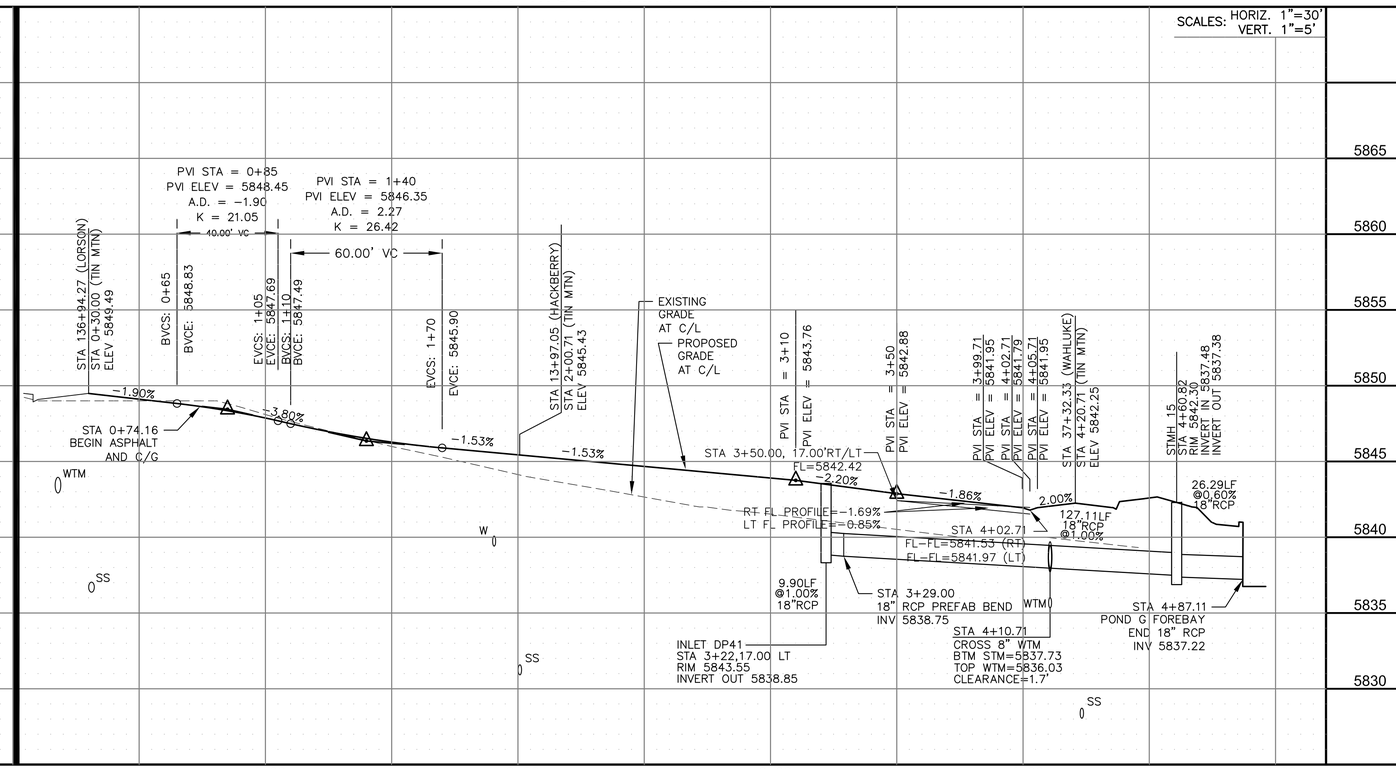
KINGSTON PEAK PLACE



TIN MOUNTAIN TRAIL

SCALE: 1"=30'





CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & WALLUE DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
KINGSTON PEAK PL & TIN MOUNTAIN TR
STA 47+50 TO 50+04 STA 0+30 TO 4+87

DATE: JUNE 27, 2023

PROJECT NO. 100.065

SHEET NUMBER C6.31

TOTAL SHEETS: 47

EPC 8/29/2023

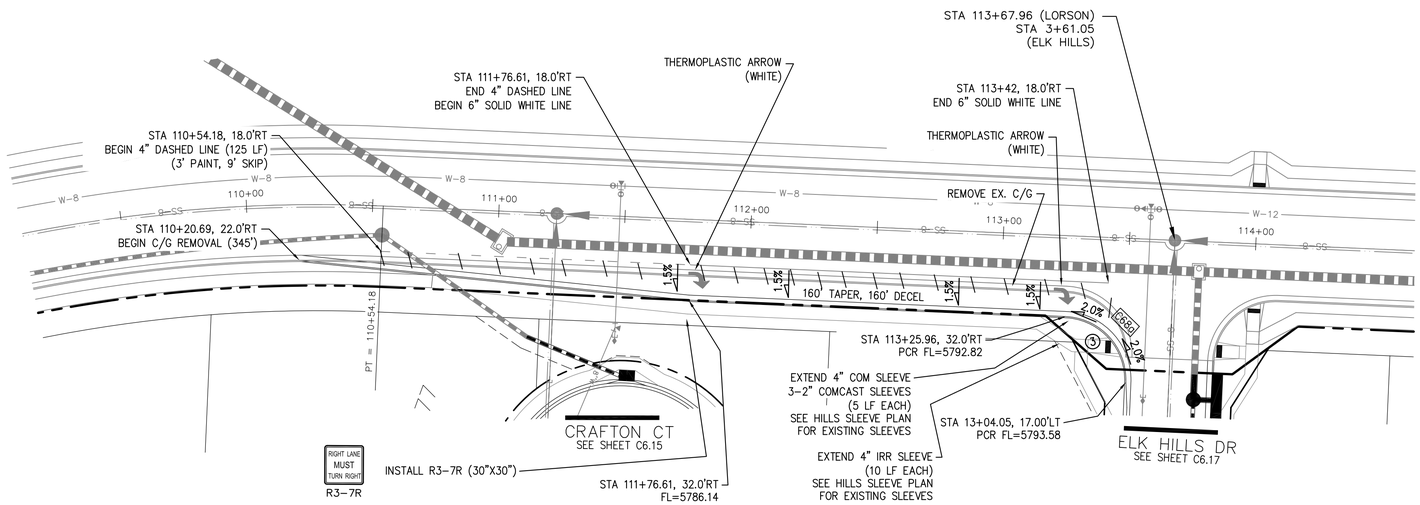
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

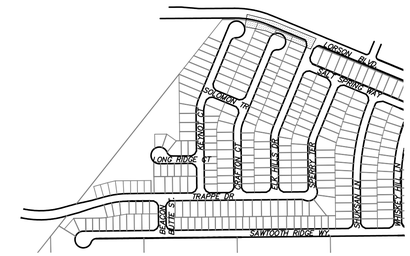
1 CURVE DATA ID

2 CURB TRANSITIONS

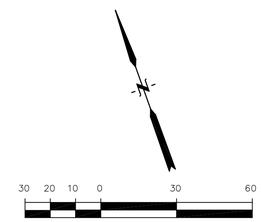
3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C68a	39.27'	25.00	90°00'00"





KEY MAP



LORSON BLVD. RIGHT TURN LANE

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

5815 5810 5805 5800 5795 5790 5785 5780 5775

5755 5750 5745 5740 5735 5730 5725 5720

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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & VALLEY DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
LORSON BLVD RIGHT TURN LANE
STA 15+91 TO 22+50

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 35297
6-27-2023

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C6.32

TOTAL SHEETS: 47

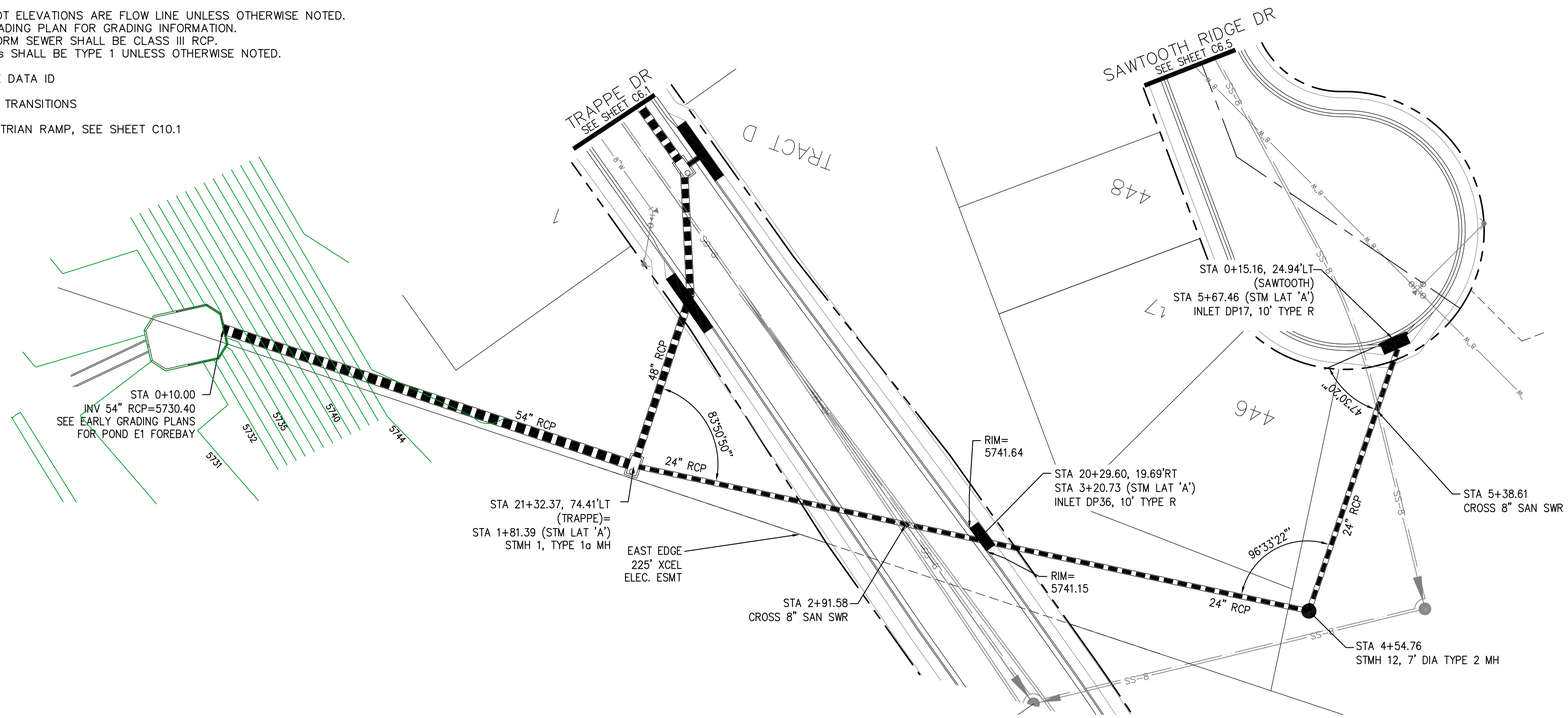
EPC 8/29/2023

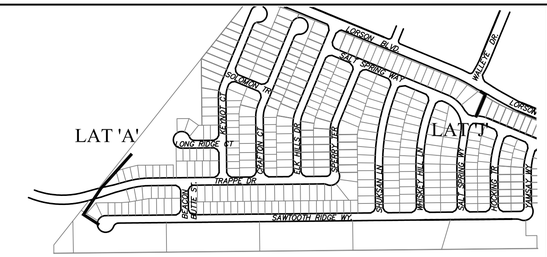
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

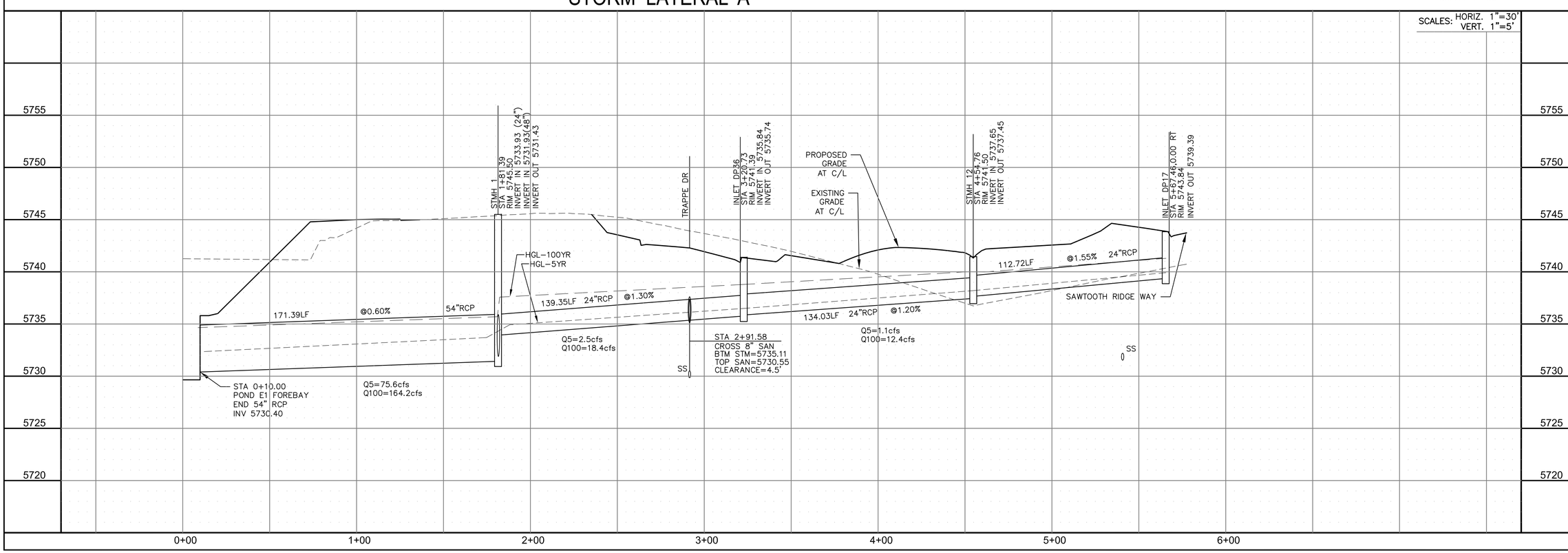




KEY MAP

SCALE: 1"=30'

STORM LATERAL 'A'



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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & WALTER DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
STORM LATERAL 'A'
STA 0+10 TO 5+67

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 35297
6-27-2023

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C7.1

TOTAL SHEETS: 47

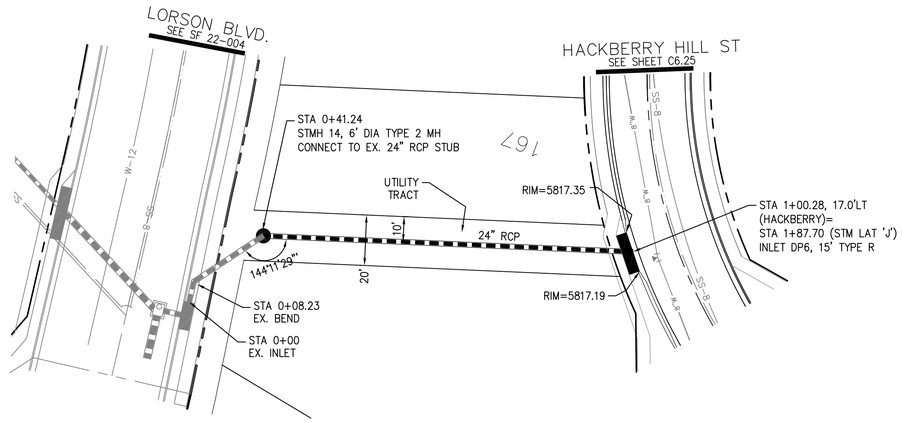
EPC 8/29/2023

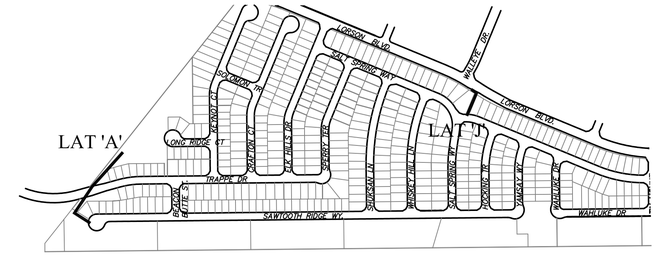
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1



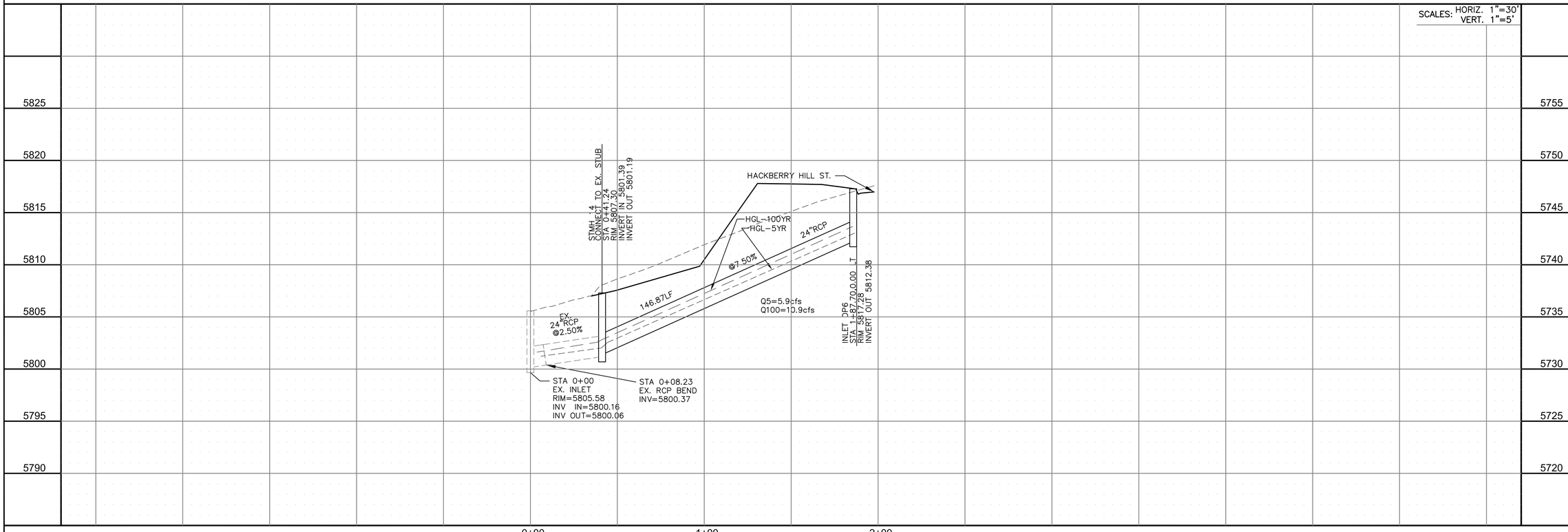


KEY MAP

SCALE: 1"=30'

STORM LATERAL 'J'

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



CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@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:
HILLSIDE AT LORSON RANCH
LORSON BLVD. & WALTE DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM
STORM LATERAL 'A'
STA 0+00 TO 1+87

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 35297
6-27-2023

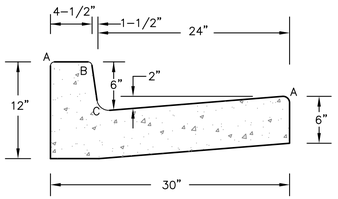
DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C7.2

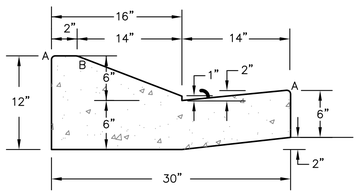
TOTAL SHEETS: 47

EPC 8/29/2023



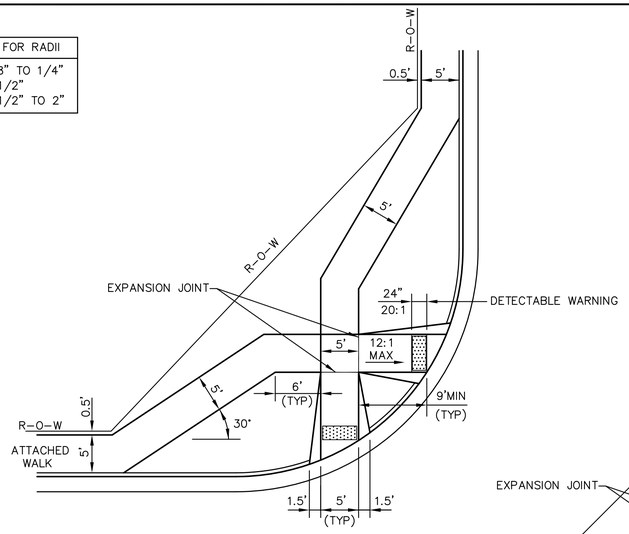
TYPE 'A'
VERTICAL CURB AND GUTTER
SCALE 1" = 1'-0"

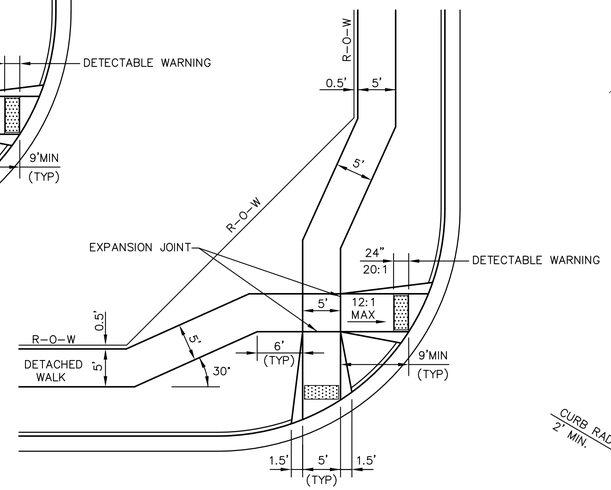
LENGTH FOR RADII
A = 1/8" TO 1/4"
B = 1-1/2"
C = 1-1/2" TO 2"



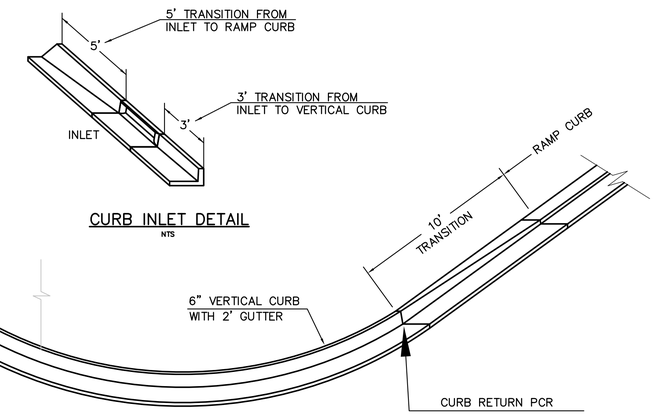
TYPE 'C'
OPTIONAL TYPE C RAMP CURB AND GUTTER
SCALE 1" = 1'

CURB DETAILS (ECM SD_2-20)



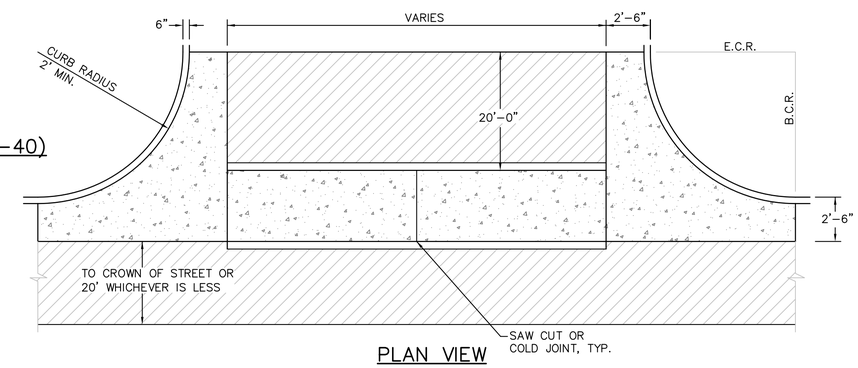


PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD_2-40)
NO SCALE

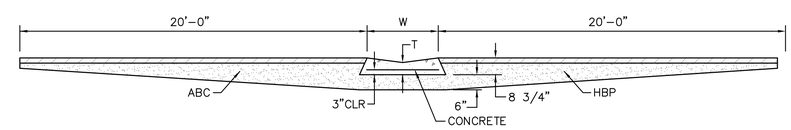


CURB INLET DETAIL
NTS

CURB TRANSITION DETAIL
NTS



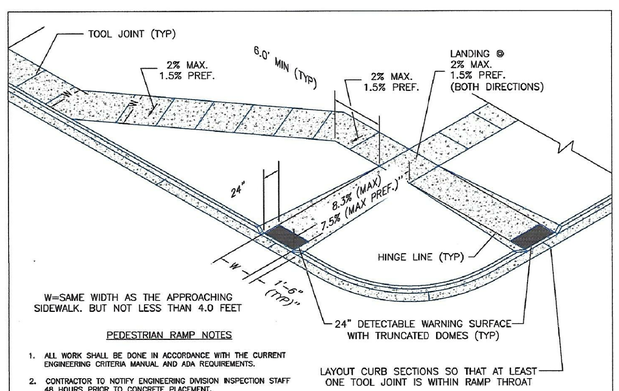
PLAN VIEW



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%.

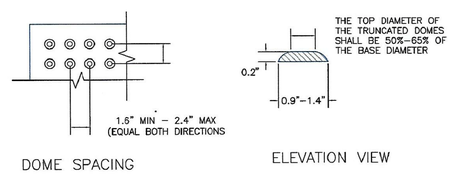
GENERAL NOTES

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

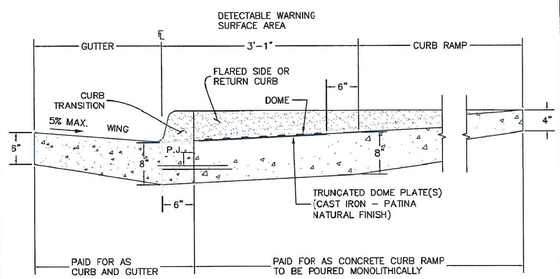
DEPARTMENT OF PUBLIC WORKS

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

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 763.210.1150
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EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
HILLSIDE
AT LORSON RANCH
LORSON BLVD. WALPETE DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

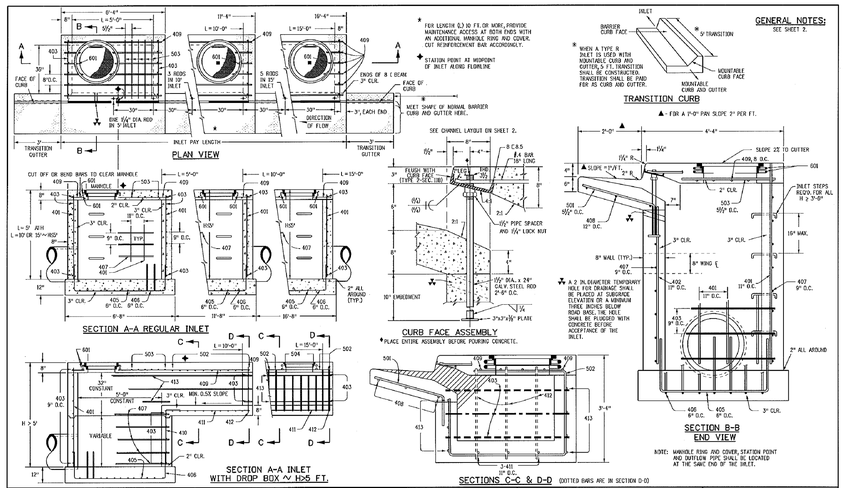
ROADWAY DETAIL SHEET

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C10.1
TOTAL SHEETS: 47

EPC 8/29/2023



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

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

Issued By: Project Development Branch July 4, 2012

Sheet No. 1 of 2

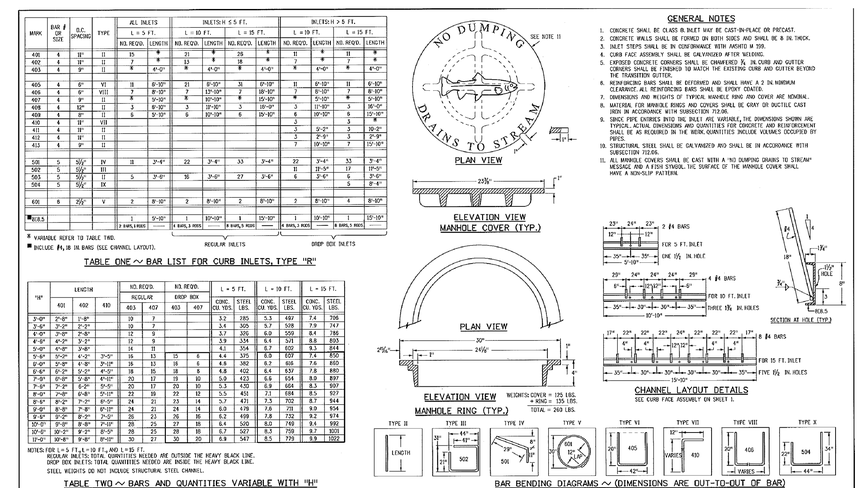


TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

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

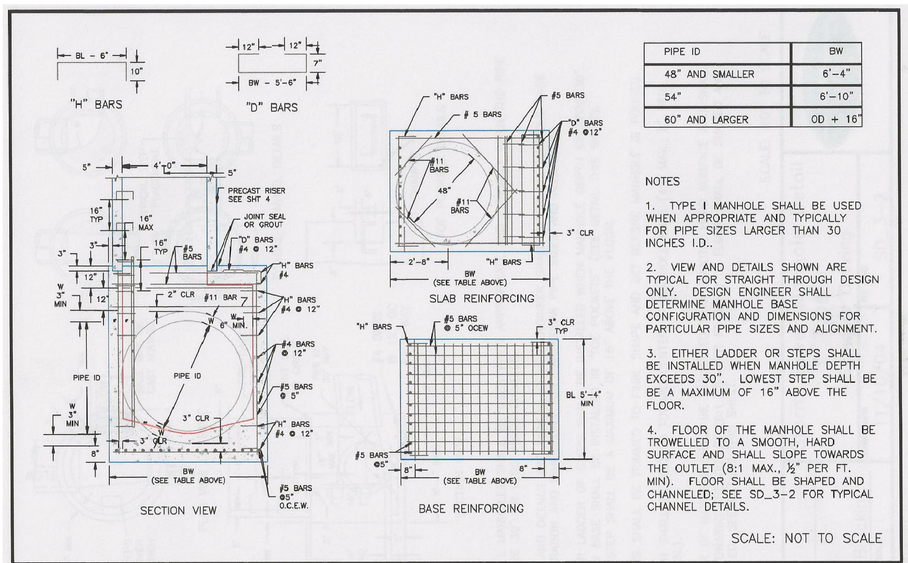
Colorado Department of Transportation
4201 East Arkansas Avenue
Denver, Colorado 80222
Phones (303) 757-9083
Fax: (303) 757-9820
Project Development Branch DD/LTA

CURB INLET TYPE R

STANDARD PLAN NO.
M-604-12

Issued By: Project Development Branch July 4, 2012

Sheet No. 2 of 2



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.

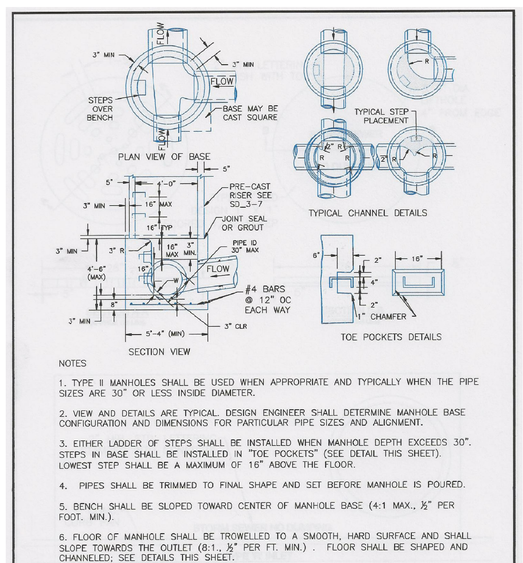
SCALE: NOT TO SCALE

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.

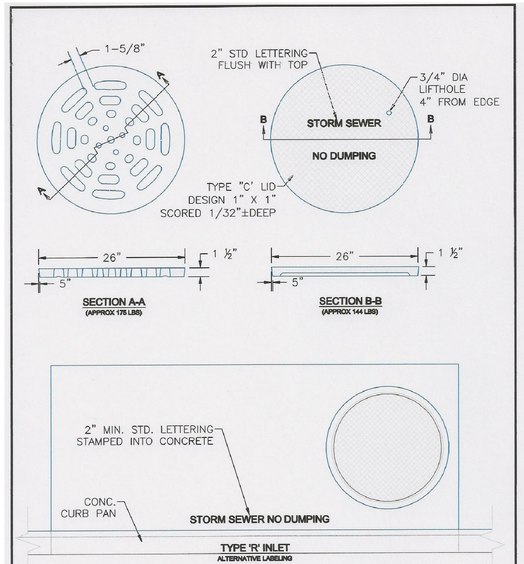
SCALE: NOT TO SCALE

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

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
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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:
HILLSIDE
AT LORSON RANCH
LORSON BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STORM SEWER DETAILS

COLORADO REGISTERED RICHARD L. SCHINDLER No. 32397 6-27-2023 PROFESSIONAL ENGINEER

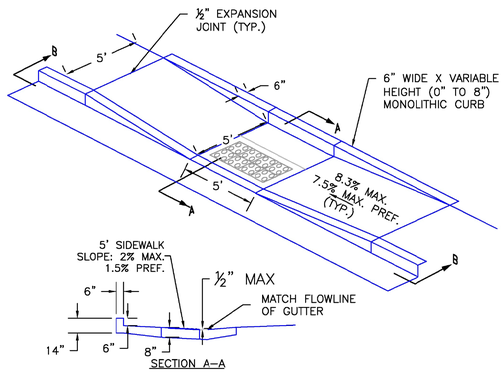
DATE: JUNE 27, 2023

PROJECT NO. 100.065

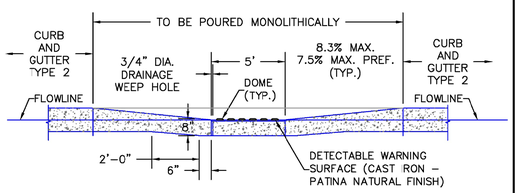
SHEET NUMBER C10.2

TOTAL SHEETS: 47

EPC 8/29/2023



SECTION A–A



SECTION B–B

SCALE: NOT TO SCALE

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Parallel Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2–50	DEPARTMENT OF PUBLIC WORKS

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 763.170.1100
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:
HILLSIDE
AT LORSON RANCH
LORSON BLVD. WALFIE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

ROADWAY DETAIL SHEET

COLORADO REGISTERED PROFESSIONAL ENGINEER
32997
6-27-2023

DATE:
JUNE 27, 2023

PROJECT NO.
100.065

SHEET NUMBER
C10.3

TOTAL SHEETS: 47

EPC 8/29/2023