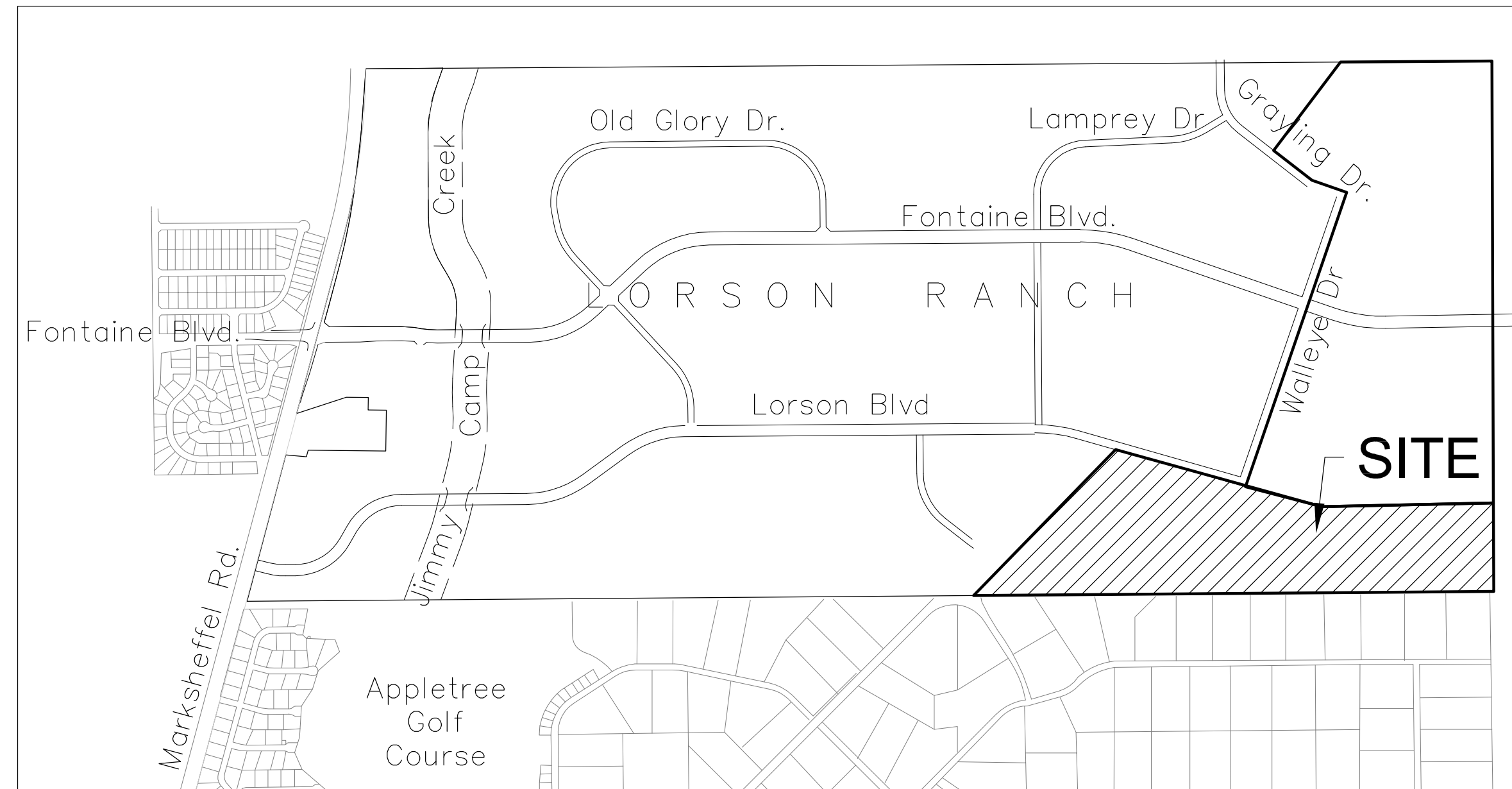


# CONSTRUCTION PLANS FOR HILLSIDE AT LORSON RANCH FILING NO. 1 STREET & STORM SEWER CONSTRUCTION PLANS



Know what's below.  
Call before you dig.

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



SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
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C5.1-C5.4	SIGNING AND STRIPING PLAN
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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:

DEC 1, 2022  
DATE

BY

TITLE: MANAGER

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

VICINITY 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.

KEY MAP  
NO SCALE

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

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

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

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

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

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

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

### BASIS OF BEARING

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

### BENCHMARK

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

### TRAFFIC CONTROL NOTE

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

### 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-S --- PROPOSED WATERMAIN
- SS-8 --- EXISTING SANITARY SEWER
- SS-8 --- PROPOSED SANITARY SEWER
- SS-24 --- EXISTING 24" SANITARY SEWER
- G --- EXISTING GASMAIN
- E --- EXISTING UNDERGROUND ELECTRIC
- OHE --- EXISTING OVERHEAD ELECTRIC
- TV --- EXISTING CABLE TV
- T --- EXISTING PHONE OR FIBER OPTIC
- EXISTING STORM DRAIN
- PROPOSED STORM SEWER
- ○ EXISTING MANHOLES
- ○ PROPOSED SANITARY AND STORM MANHOLES
- ○ EXISTING AND PROPOSED WATERMAIN VALVES
- ○ EXISTING AND PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE
- PROPOSED STORM SEWER INLET

### 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

JOSHUA PALMER, P.E., COUNTY ENGINEER/ECM ADMINISTRATOR      DATE

### ENGINEER'S APPROVAL

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMANCE 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

SF-23-001  
**SF 22-00x**

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

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

DATE:  
DEC 1, 2022  
PROJECT NO.  
100.065  
SHEET NUMBER  
**C1.1**  
TOTAL SHEETS: 47

**CONSTRUCTION NOTES**

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

- 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.
- 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).
- 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:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - CDOT M & S STANDARDS
- 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH **PLANNING AND COMMUNITY DEVELOPMENT (PCD)** - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY **PCD**.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY **PCD** PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORKS DEPARTMENT AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PUBLIC WORKS DEPARTMENT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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.

Update all highlighted items in notes to Department of Public Works or DPW

**STORM SEWER NOTES:**

- CONTRACTOR SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUJ JOINT GASKET FOR ALL RCP STORM SEWER JOINTS

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

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_  
PREPARED FOR: **LORSON, LLC**  
212 N. WASHBACH AVE., SUITE 301  
COLORADO SPRINGS, CO 80903  
PROJECT: **HILLSIDE AT LORSON RANCH**  
LORSON BLVD - WALLEYE DR  
COLORADO SPRINGS, COLORADO  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

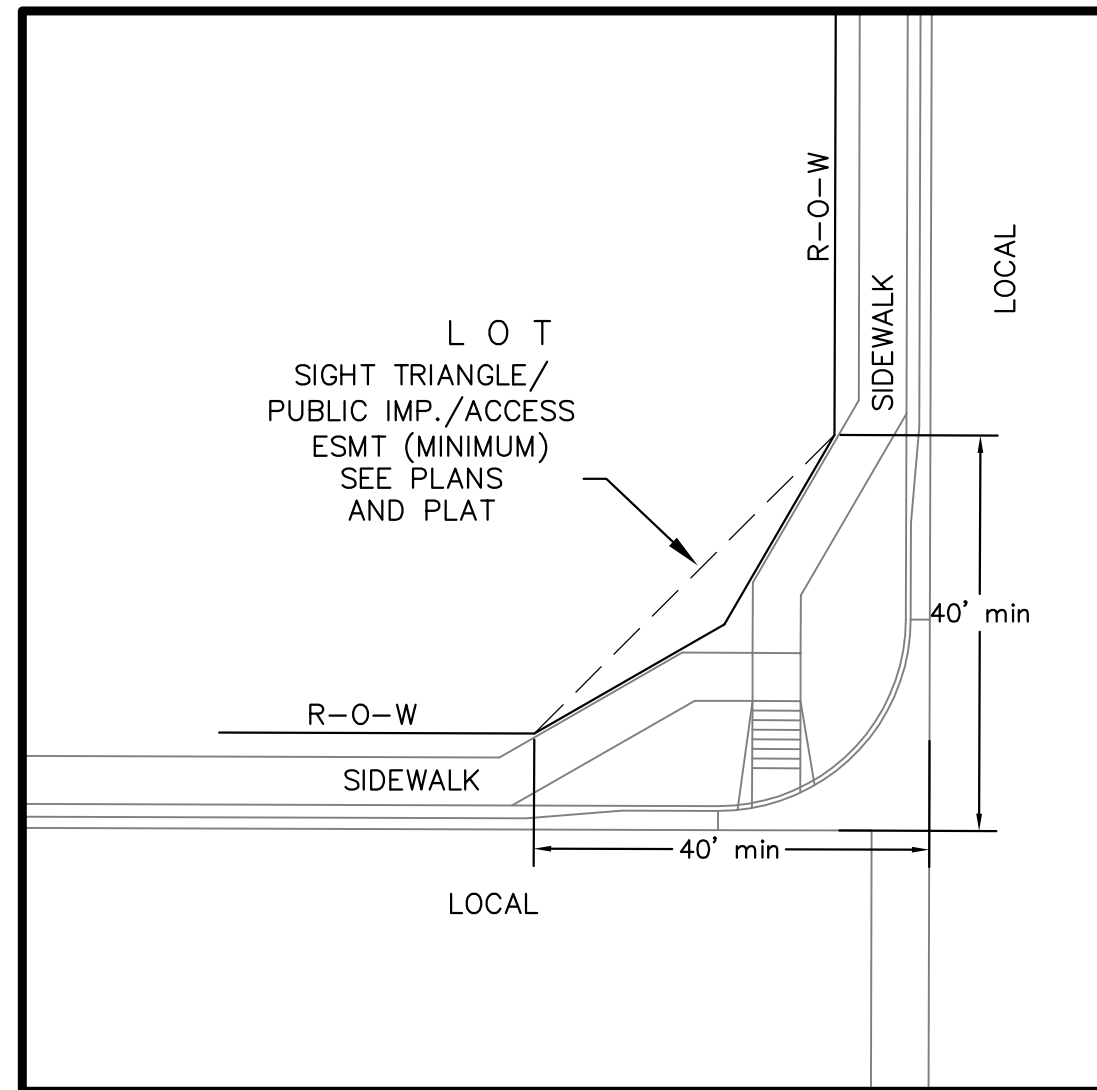
**HILLSIDE AT LORSON RANCH  
STREET / STORM SEWER  
NOTES**

DATE:  
DEC 1, 2022

PROJECT NO.  
100.065

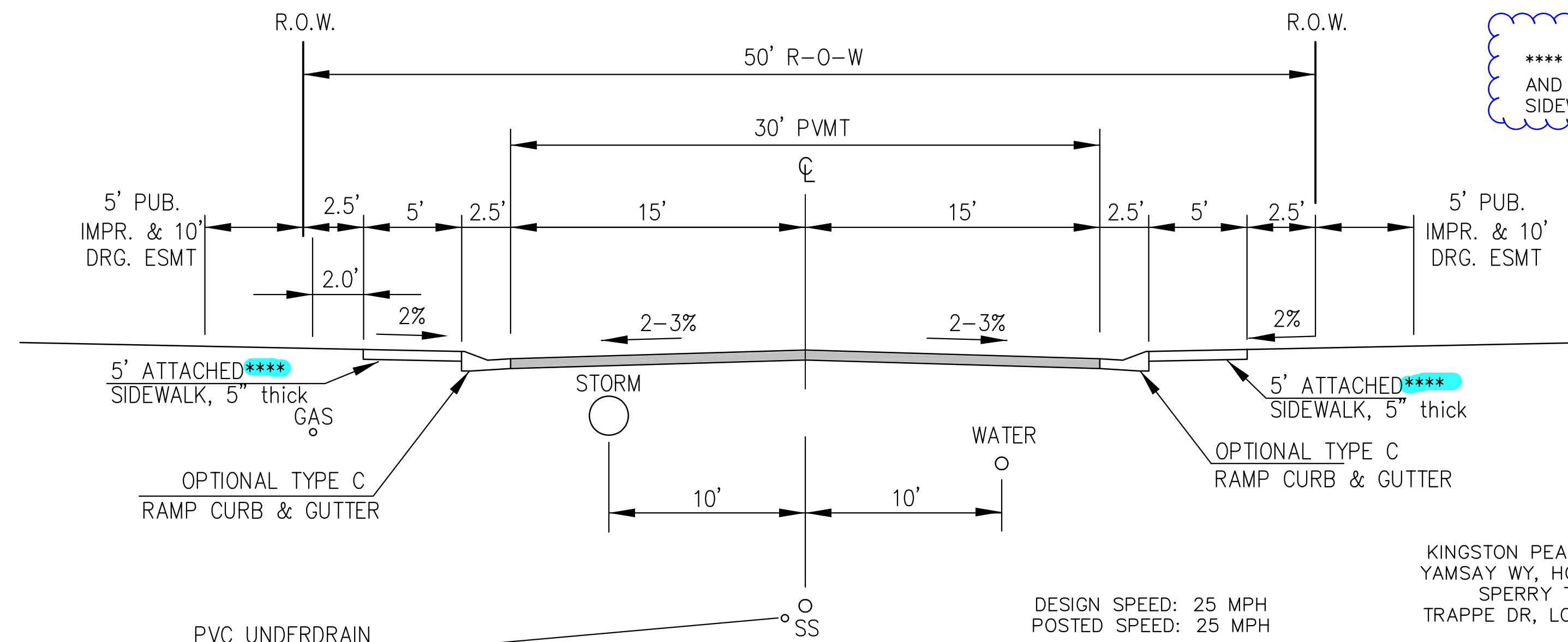
SHEET NUMBER  
C1.2

TOTAL SHEETS: 47



**LOCAL ROADWAY SIGHT TRIANGLE  
PUBLIC IMPROVEMENT ESMT.**  
NOT TO SCALE

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



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

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

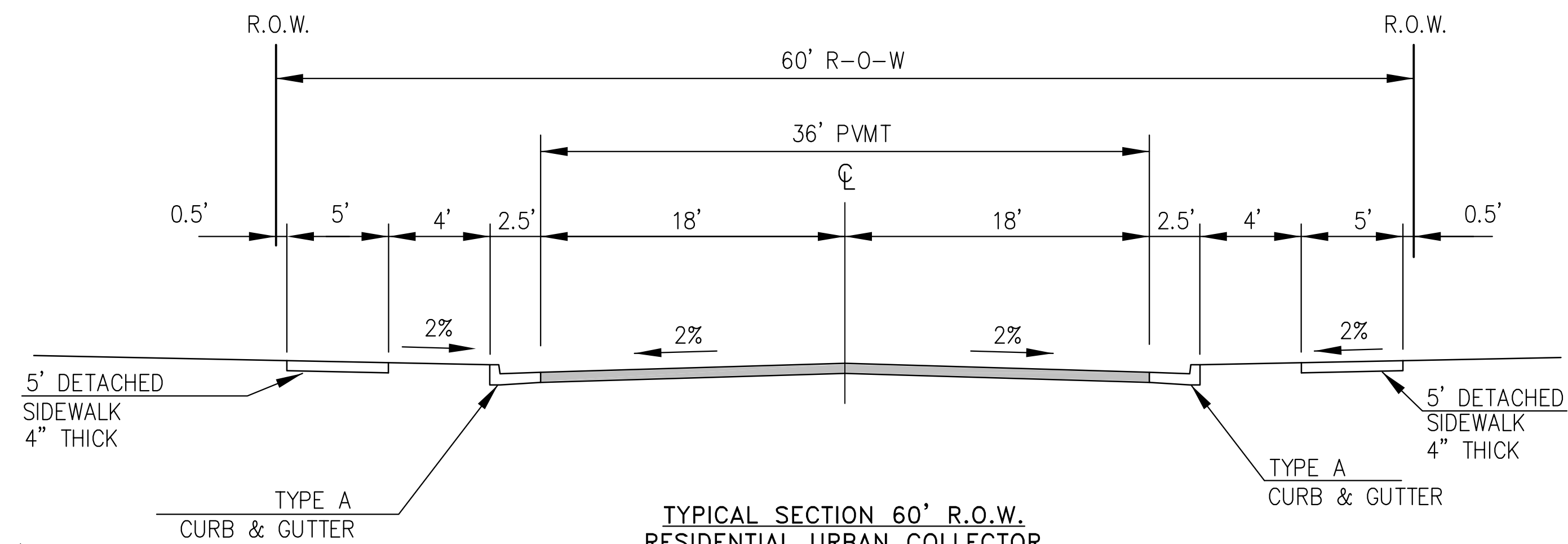
DESIGN SPEED: 25 MPH  
POSTED SPEED: 25 MPH

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.

\*\*\*\* SIDEWALK NOT CONSTRUCTED ON BOTH SIDES OF WAHLUKE ST  
AND SAWTOOTH RIDGE WAY. SEE PLAN/PROFILE SHEETS FOR  
SIDEWALK LAYOUT.

Delete  
Sidewalk along these roads may be 4" except at driveways

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



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

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

TRAPPE DR

DESIGN SPEED: 40 MPH  
POSTED SPEED: 35 MPH

TYPICAL SECTIONS

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

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

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

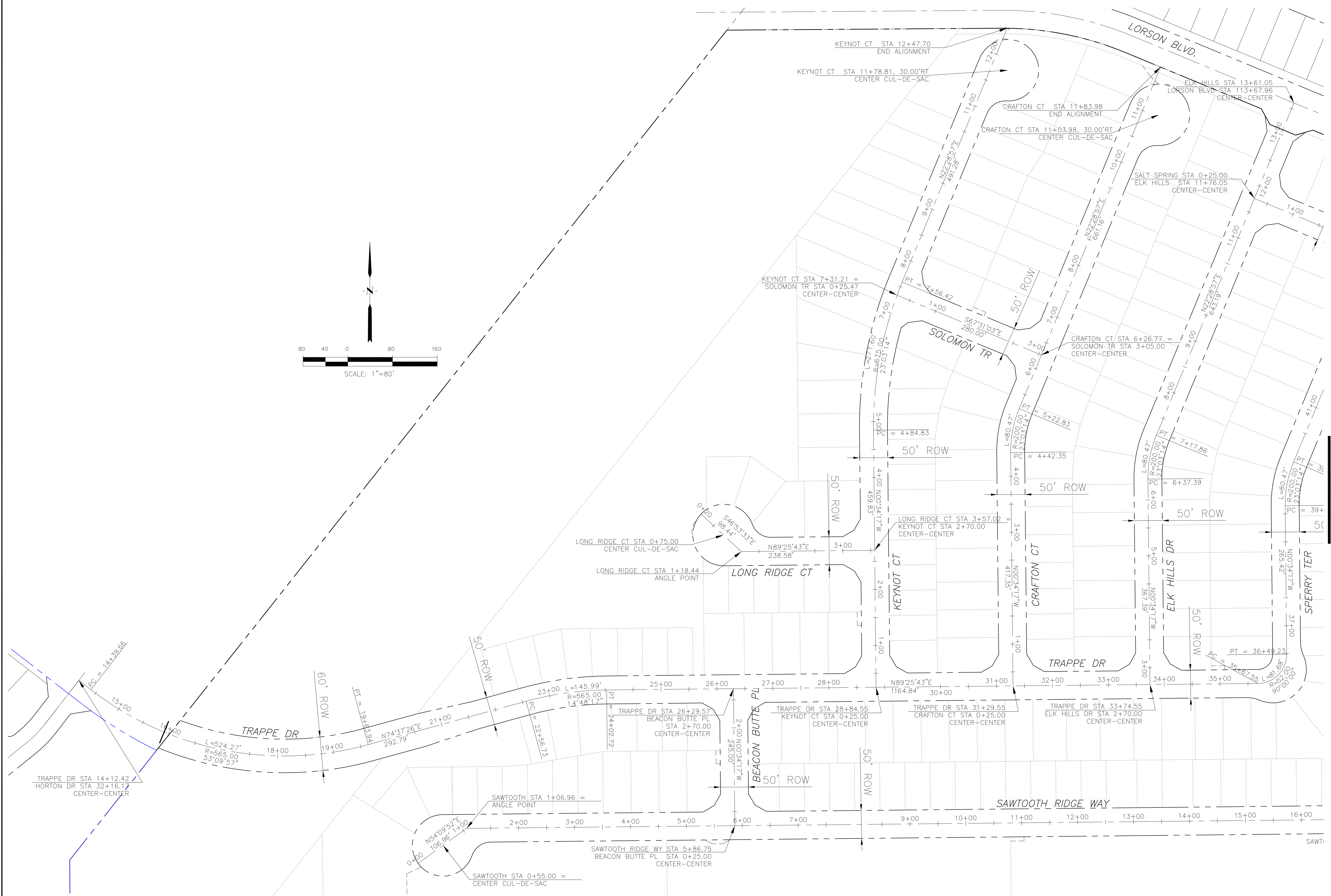
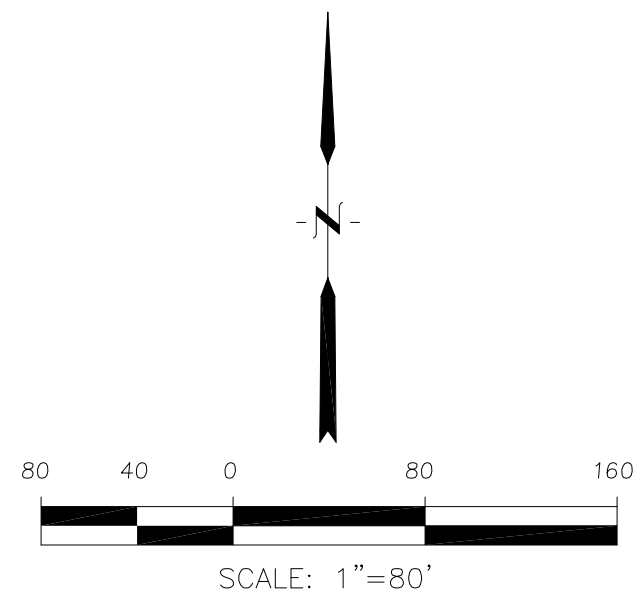
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NO. \_\_\_\_\_  
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

DATE:  
DEC 1, 2022

PROJECT NO.  
100.065

SHEET NUMBER  
C1.3

TOTAL SHEETS: 47



SEE SHEET C2.2

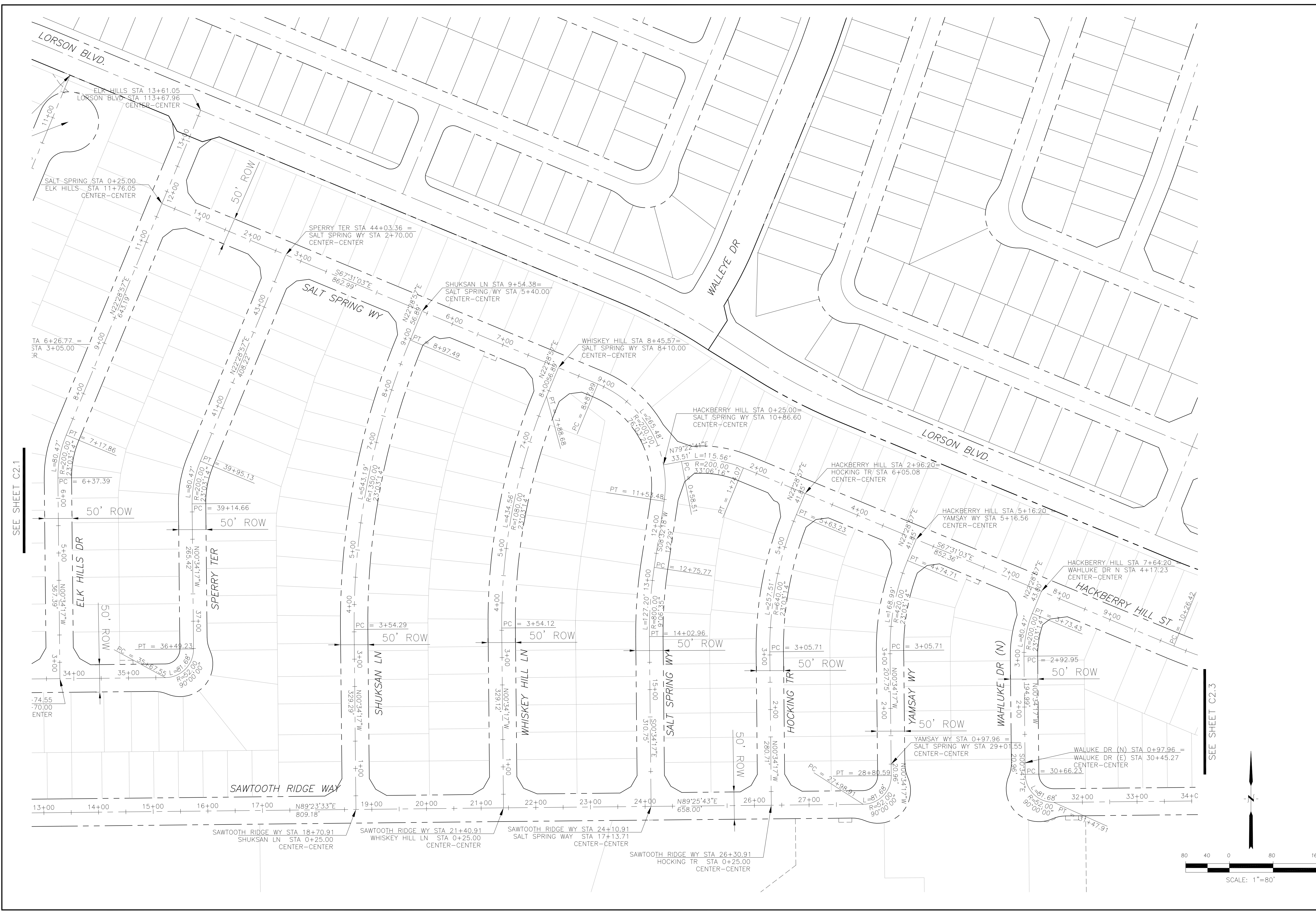
**CORE**  
**ENGINEERING GROUP**  
 15004 1ST AVENUE S,  
 BLDG 719 570 1100  
 PHOENIX, AZ 85006  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceg1.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_  
 PROJECT: HILLSIDE AT LORSON RANCH  
 LORSON RANCH MULTIFAMILY DR  
 COLORADO SPRINGS, COLORADO  
 PREPARED FOR: LORSON, LLC  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 (719) 635-3200  
 CONTACT: JEFF MARK

DRAWN: RLS  
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 CHECKED: RLS

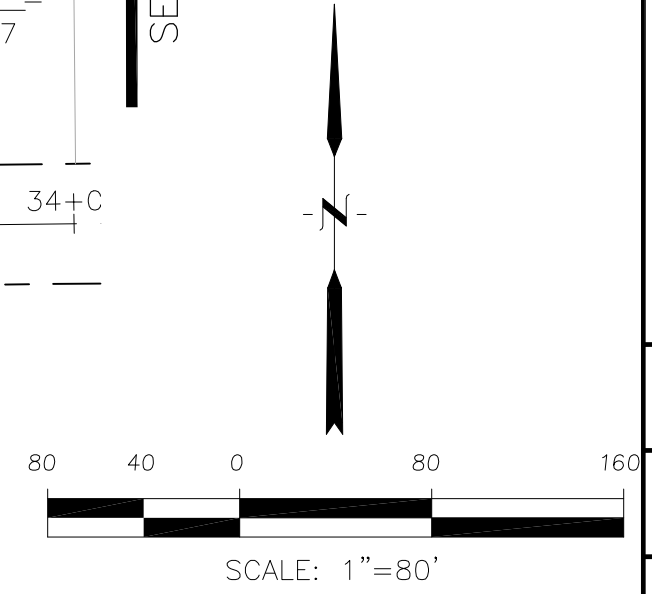
HILLSIDE  
 AT LORSON RANCH  
 HORIZONTAL CONTROL PLAN

DATE: DEC 1, 2022  
 PROJECT NO. 100.065  
 SHEET NUMBER C2.1  
 TOTAL SHEETS: 47

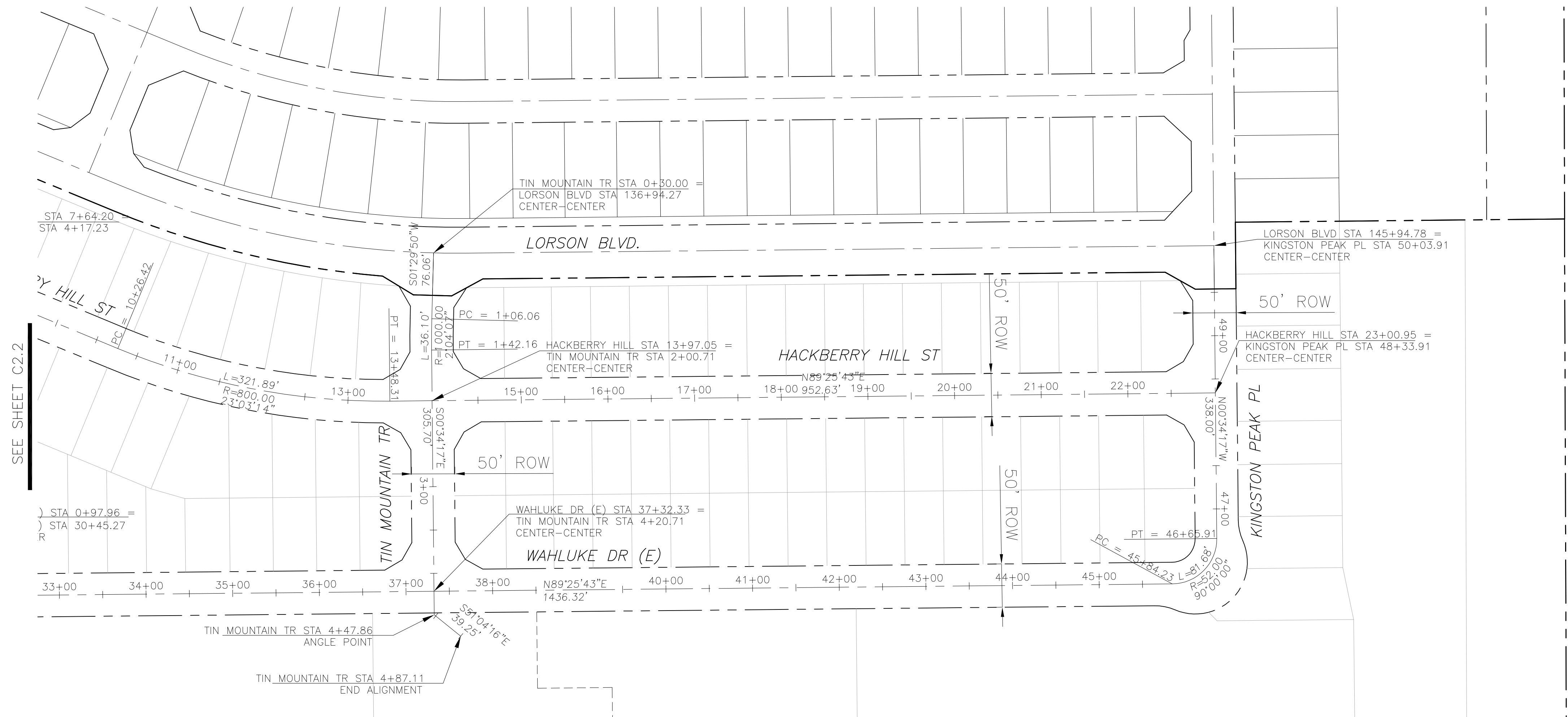


SEE SHEET C2.1

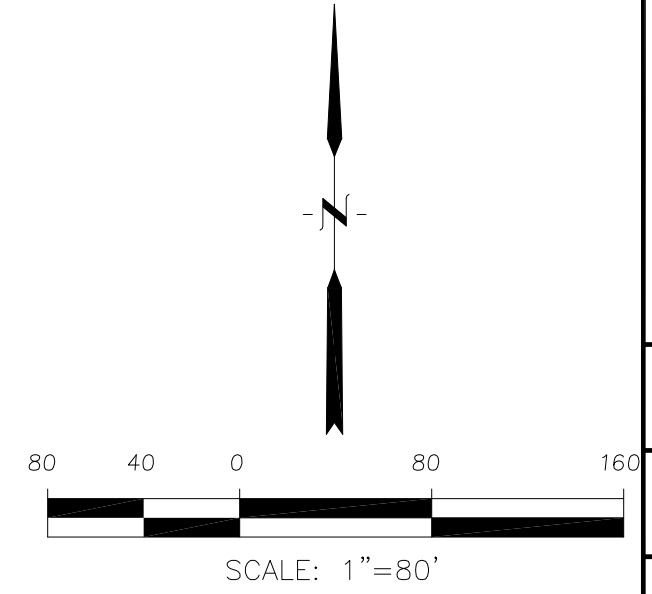
SEE SHEET C2.3



<b>CORE</b>	
<b>ENGINEERING GROUP</b>	
15004 1ST AVENUE S, DENVER, CO 80202 PHONE: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	
PROJECT: <b>HILLSIDE</b> <b>AT LORSON RANCH</b> <small>LORSON BLVD, WALLEYE DR,          COLORADO SPRINGS, COLORADO</small>	PREPARED FOR: <b>LORSON, LLC</b> <small>212 N. WAHSATCH AVE, SUITE 301          COLORADO SPRINGS, COLORADO 80903          (719) 635-3200          CONTACT: JEFF MARK</small>
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	DATE: _____ DESCRIPTION: _____ NO: _____
<b>HILLSIDE</b> <b>AT LORSON RANCH</b> <b>HORIZONTAL CONTROL PLAN</b>	
DATE: DEC 1, 2022	
PROJECT NO. 100.065	
SHEET NUMBER <b>C2.2</b>	
TOTAL SHEETS: 47	



SEE SHEET C2.2



**CORE**  
**ENGINEERING GROUP**  
 15004 1ST AVENUE S,  
 BIRCH CREEK, CO 80150  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceg1.com

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**HILLSIDE**  
**AT LORSON RANCH**  
**HORIZONTAL CONTROL PLAN**

DATE:  
 DEC 1, 2022  
 PROJECT NO.  
 100.065  
 SHEET NUMBER  
**C2.3**  
 TOTAL SHEETS: 47

**Signing and Striping Notes:**

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

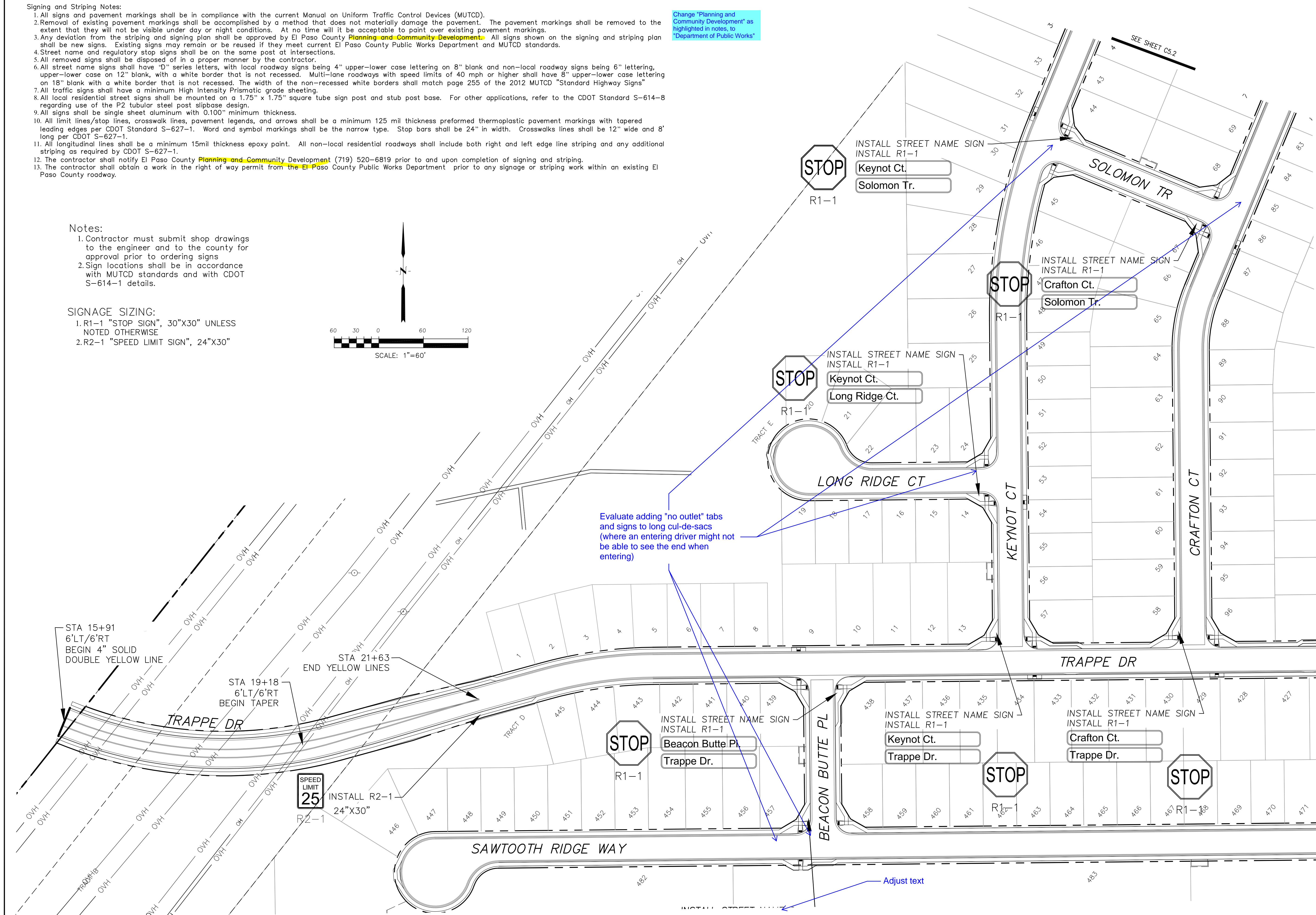
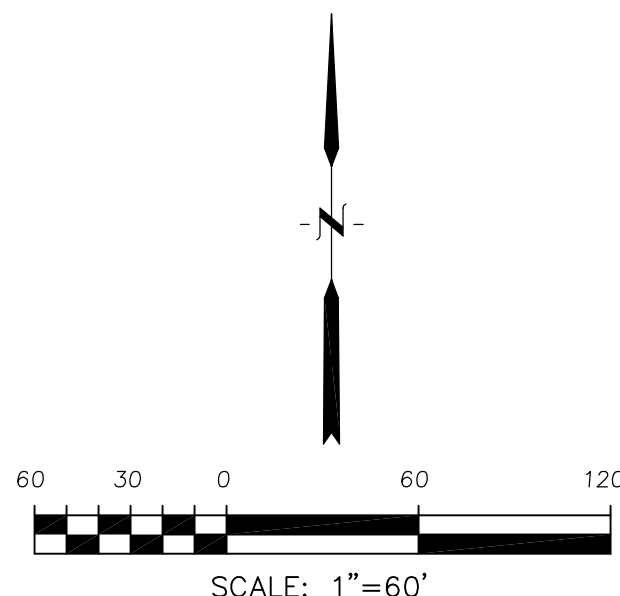
Change "Planning and Community Development" as highlighted in notes, to "Department of Public Works"

**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, SUITE 35506  
 P.O. BOX 1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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 RANCH, 10000 W. GATE RD.  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

DATE:  
 DEC 1, 2022

PROJECT NO.  
 100.065

SHEET NUMBER  
 C5.1

TOTAL SHEETS: 47

Signing and Striping Notes:

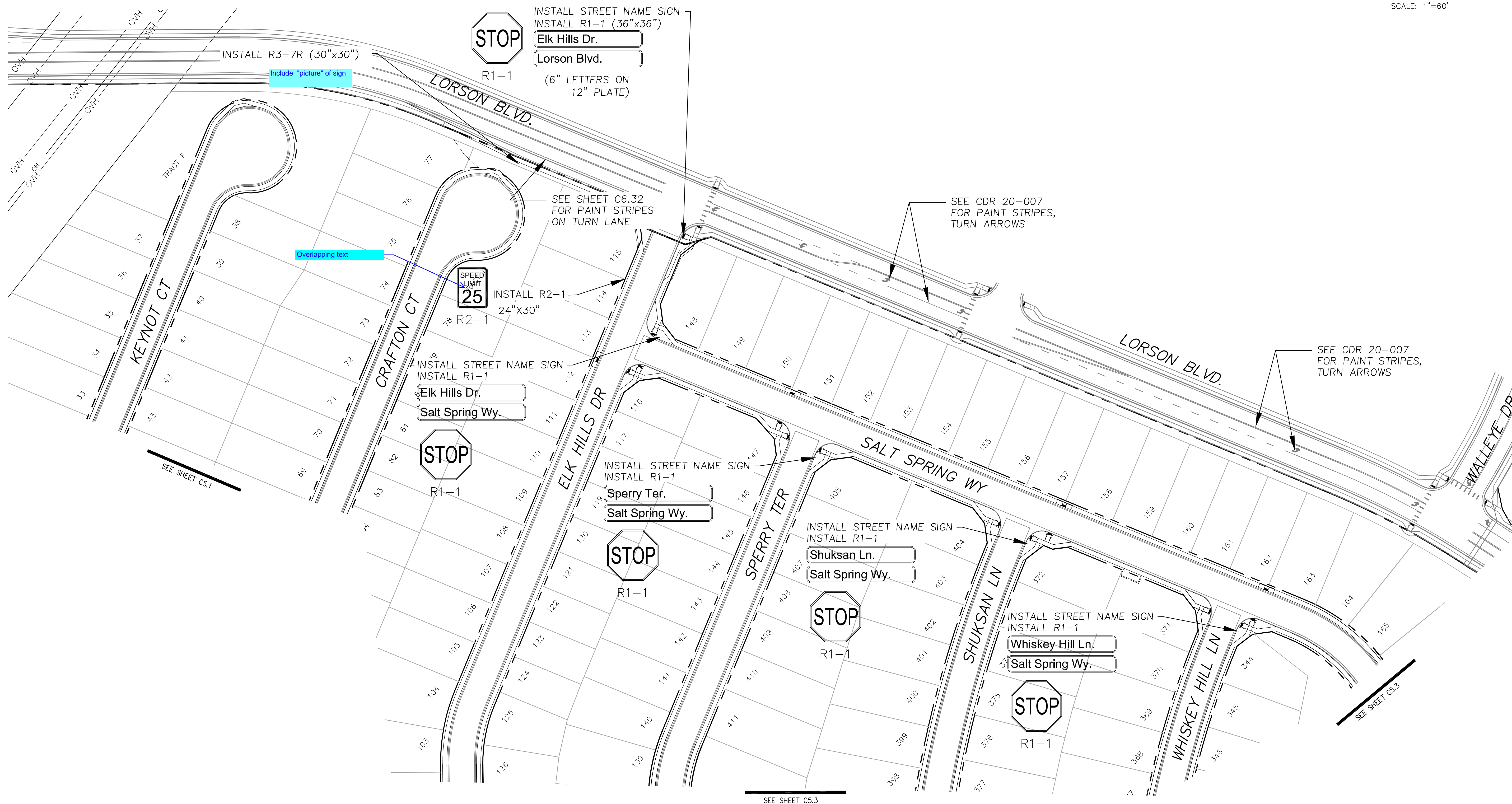
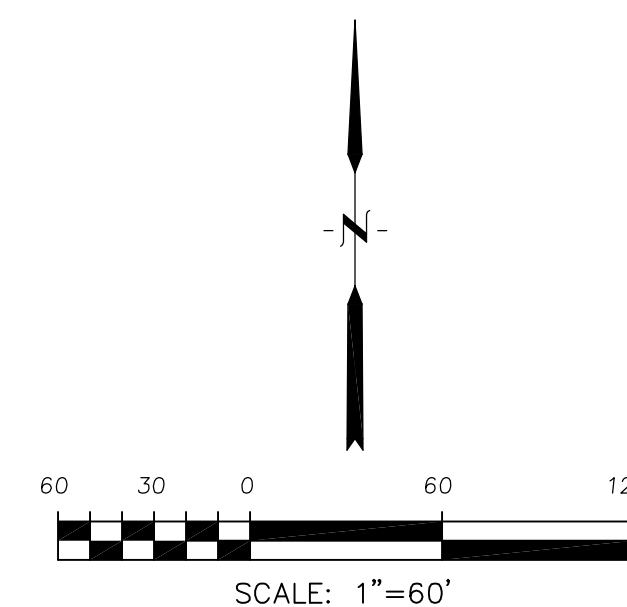
- All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
- Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that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

Notes:

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

SIGNAGE SIZING:

- R1-1 "STOP SIGN", 30"x30" UNLESS NOTED OTHERWISE
- R2-1 "SPEED LIMIT SIGN", 24"x30"



DATE	DESCRIPTION	NO.	PREPARED FOR:	<b>CORE ENGINEERING GROUP</b> 15004 1ST AVE. SUITE 35506 P.O. BOX 570 1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com
			PROJECT:	HILLSIDE AT LORSON RANCH LORSON BLVD. & WALLEYE DR. COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

DATE:  
DEC 1, 2022

PROJECT NO.  
100.065

SHEET NUMBER  
C5.2

TOTAL SHEETS: 47



Signing and Striping Notes:

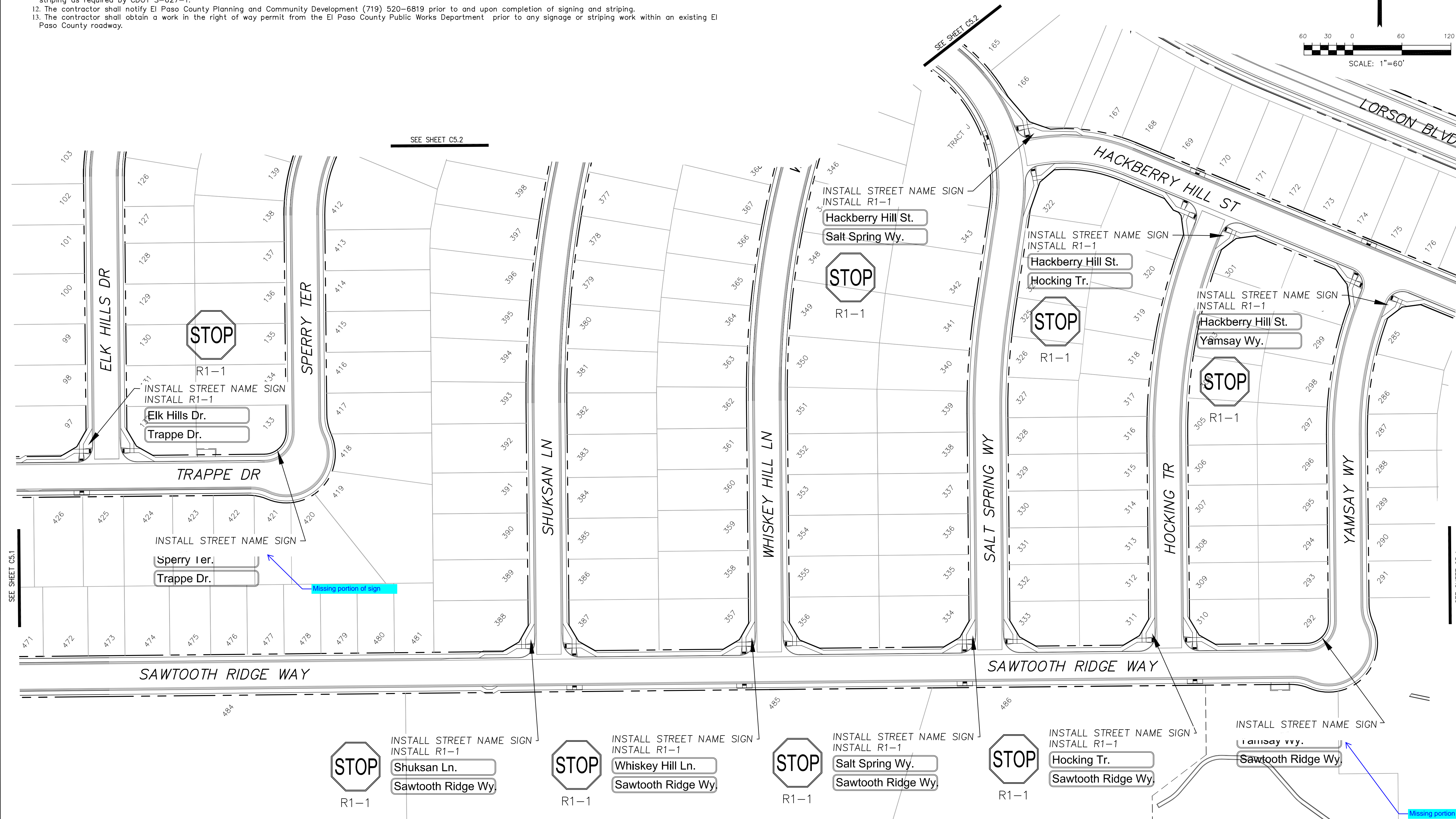
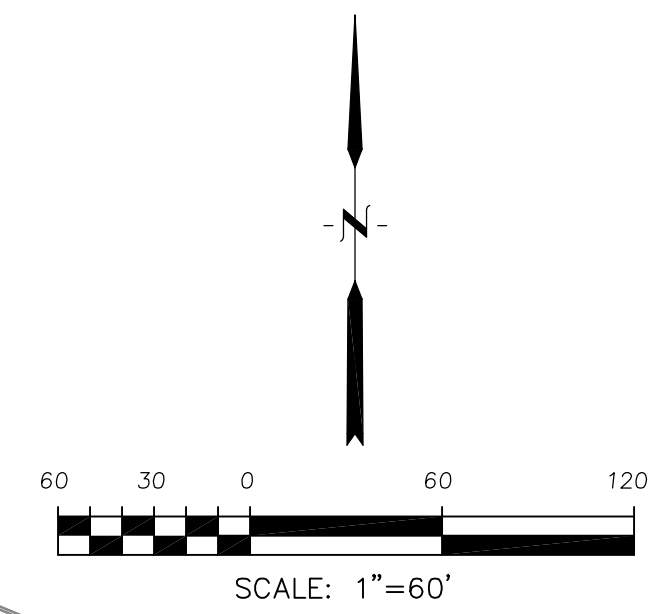
- All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
- Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that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

Notes:

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

SIGNAGE SIZING:

- R1-1 "STOP SIGN", 30"x30" UNLESS NOTED OTHERWISE
- R2-1 "SPEED LIMIT SIGN", 24"x30"



<b>CORE ENGINEERING GROUP</b>	
15004 1ST AVENUE, SUITE 3500 P.O. BOX 1100 COLORADO SPRINGS, COLORADO 80903 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com	
DATE:	
DESCRIPTION:	
NO.:	
PROJECT:	HILLSIDE AT LORSON RANCH
PREPARED FOR:	LORSON, LLC 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903
DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS
<b>SIGNING AND STRIPING PLAN</b> <b>HILLSIDE AT</b> <b>LORSON RANCH FIL NO. 1</b>	
DATE:	DEC 1, 2022
PROJECT NO.:	100.065
SHEET NUMBER:	C5.3
TOTAL SHEETS:	47

Signing and Striping Notes:

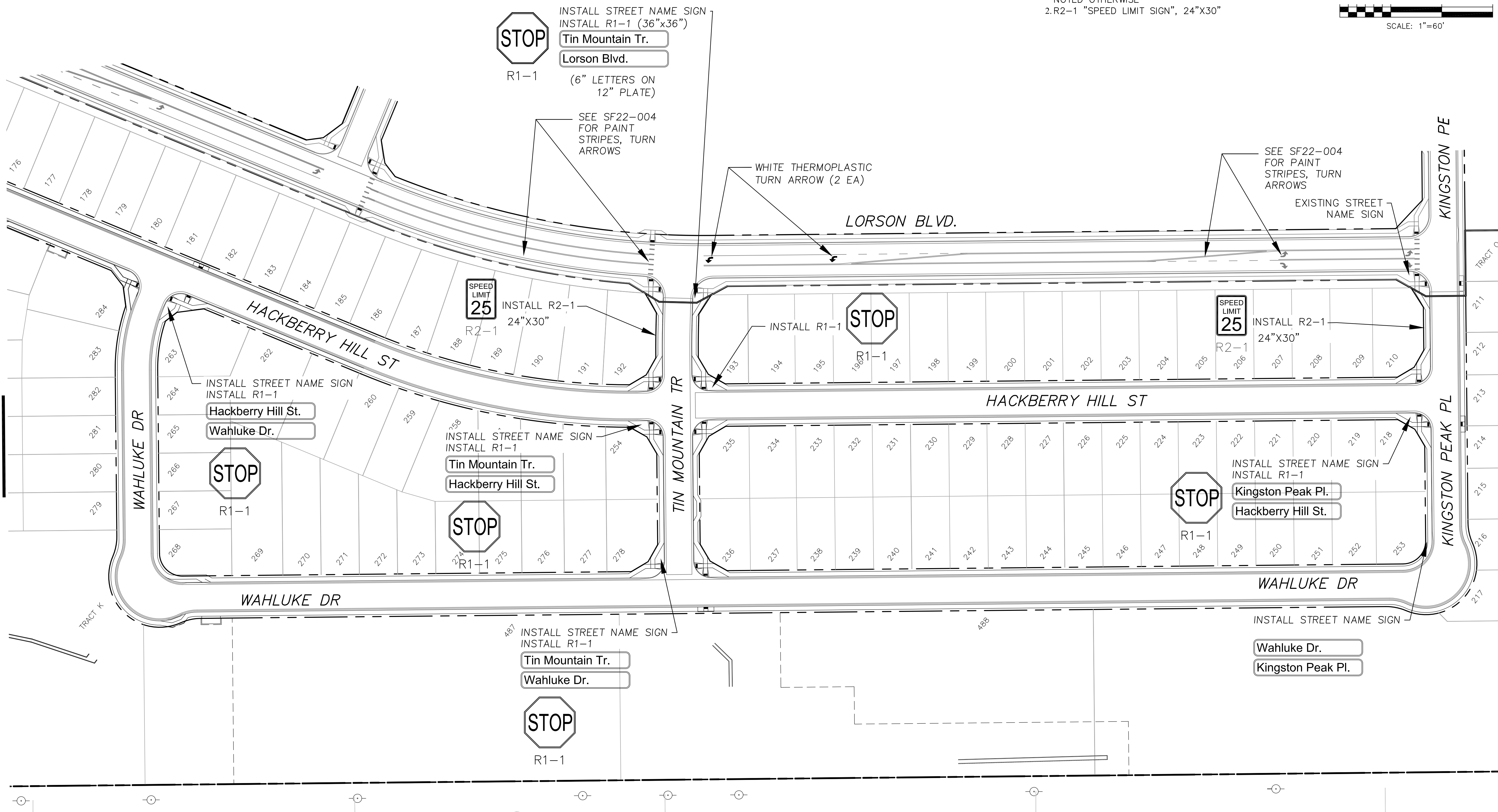
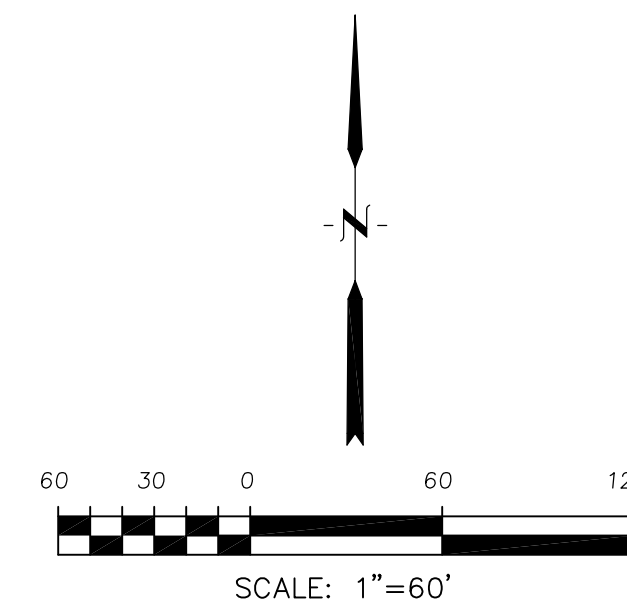
- All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
- Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that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

Notes:

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

SIGNAGE SIZING:

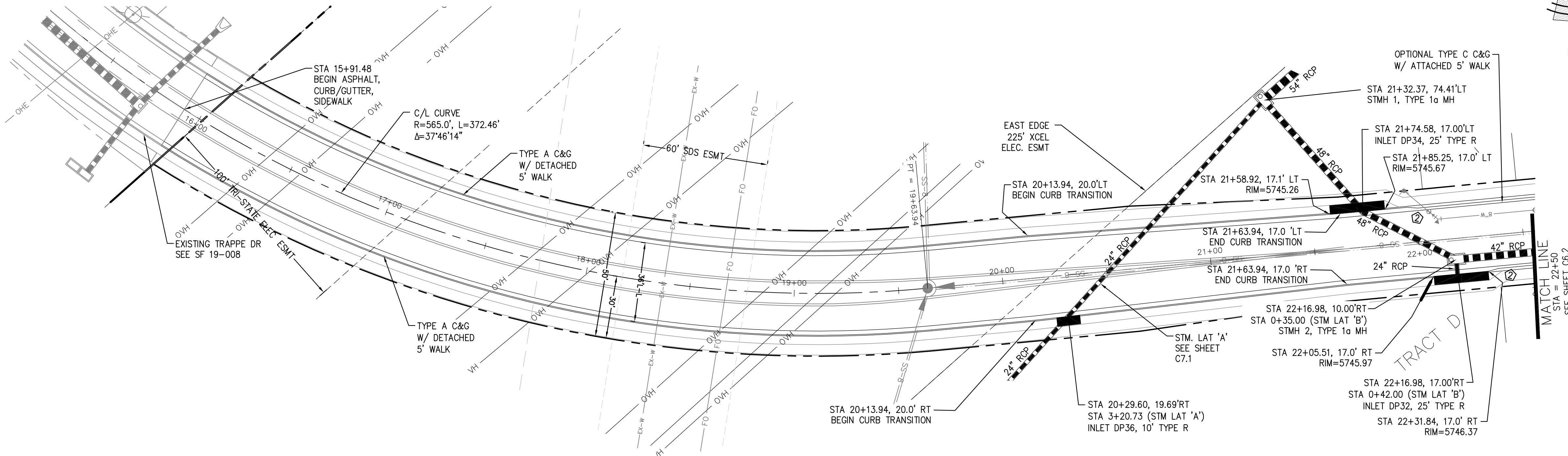
- R1-1 "STOP SIGN", 30"x30" UNLESS NOTED OTHERWISE
- R2-1 "SPEED LIMIT SIGN", 24"x30"



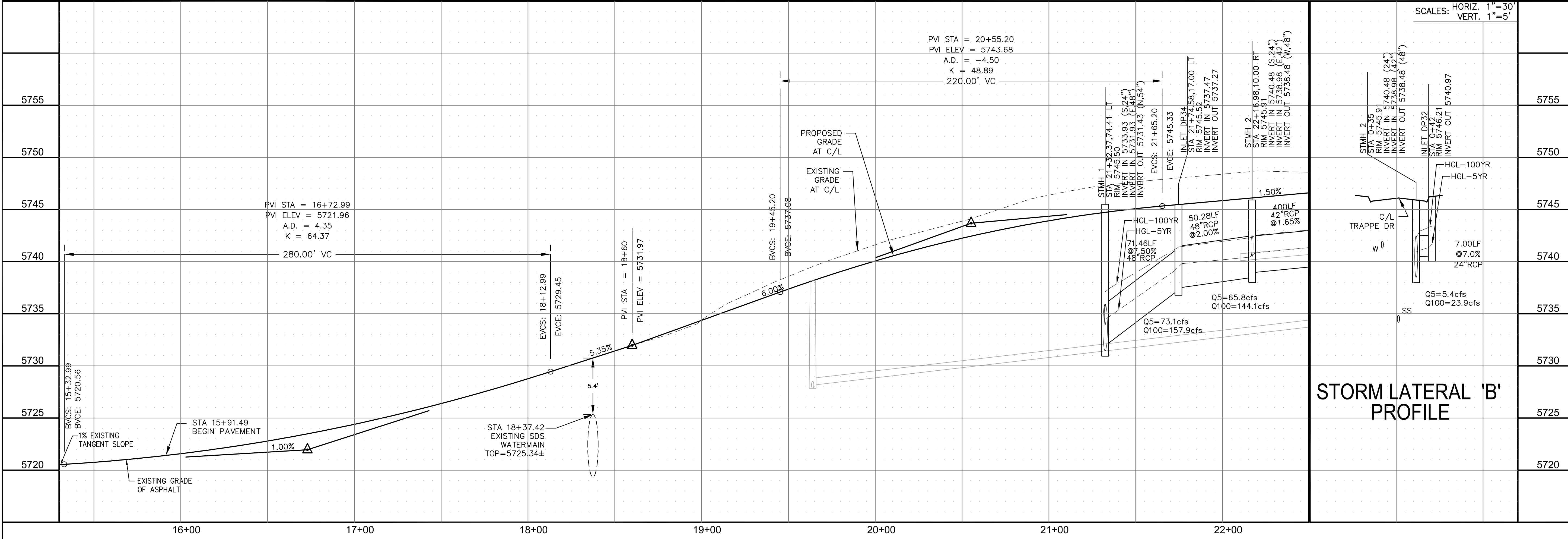
<b>CORE</b> ENGINEERING GROUP	15004 1ST AVENUE, SUITE 300 DENVER, CO 80202 PHONE: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@egi.com
	DATE: _____
DESCRIPTION: _____	NO. _____
PREPARED FOR: <b>LORSON, LLC</b> 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	PROJECT: <b>HILLSIDE AT LORSON RANCH</b> LORSON RANCH, WAHLUKE DR COLORADO SPRINGS, COLORADO
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
SIGNING AND STRIPING PLAN HILLSIDE AT LORSON RANCH FIL NO. 1	
DATE: DEC 1, 2022	
PROJECT NO. 100.065	
SHEET NUMBER C5.4	
TOTAL SHEETS: 47	

- 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



STORM LATERAL 'B' PROFILE

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 500  
 P.O. BOX 970  
 COLORADO SPRINGS, CO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_  
 DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

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

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

DATE:  
 DEC 1, 2022

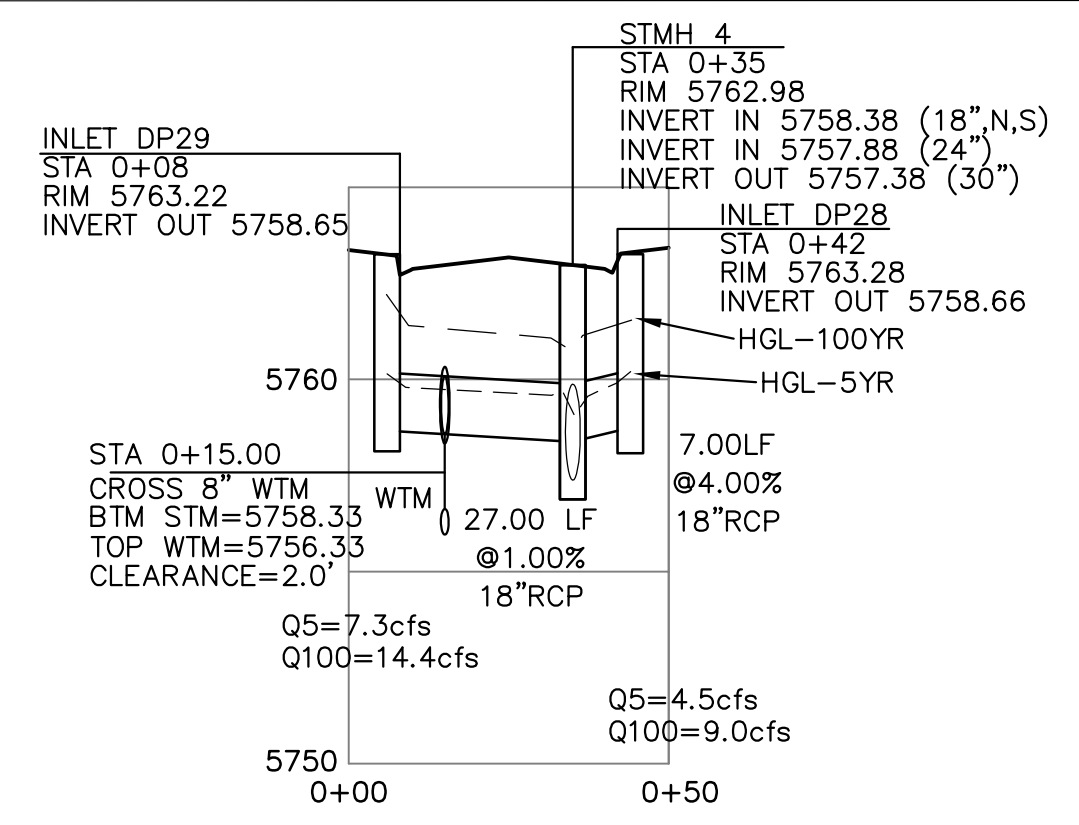
PROJECT NO.  
 100.065

SHEET NUMBER  
 C6.1

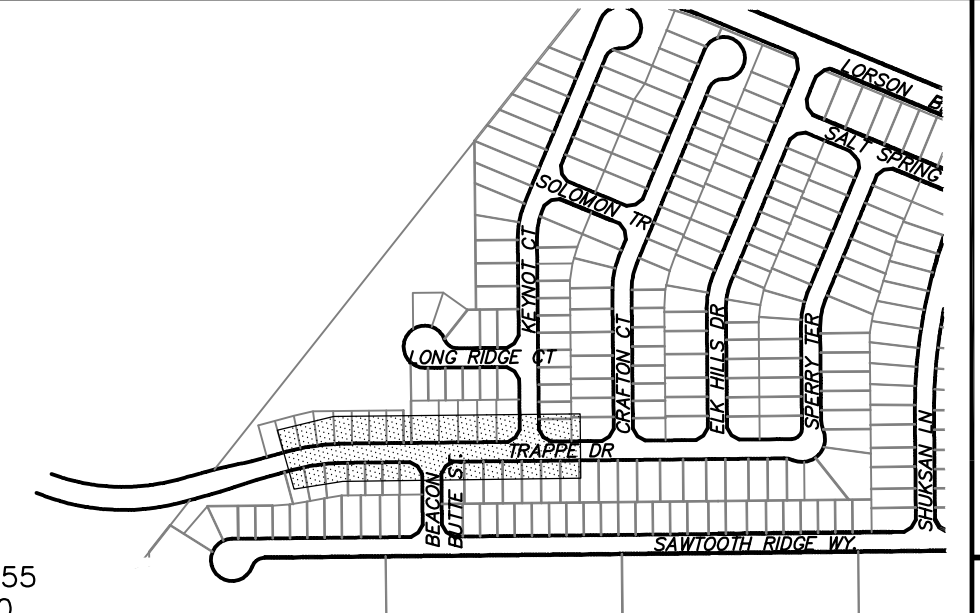
TOTAL SHEETS: 47

- 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.

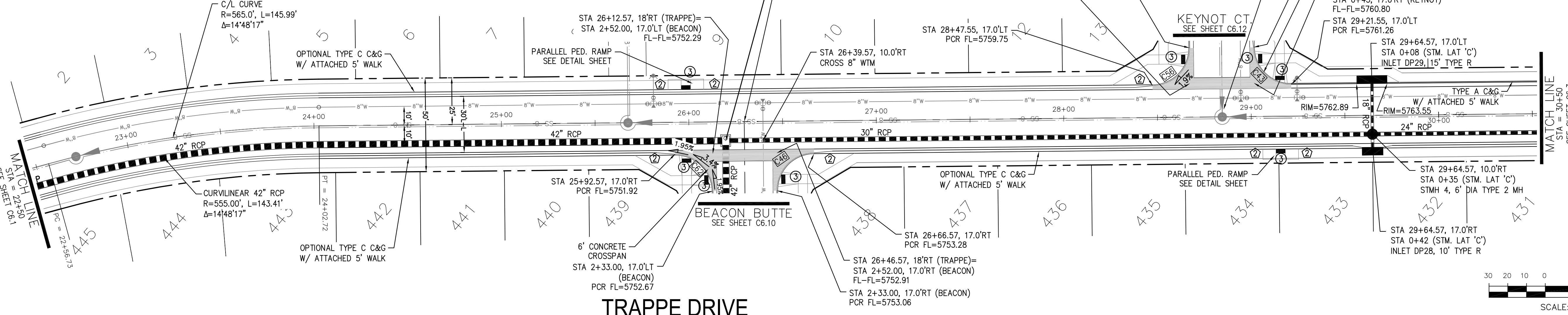
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



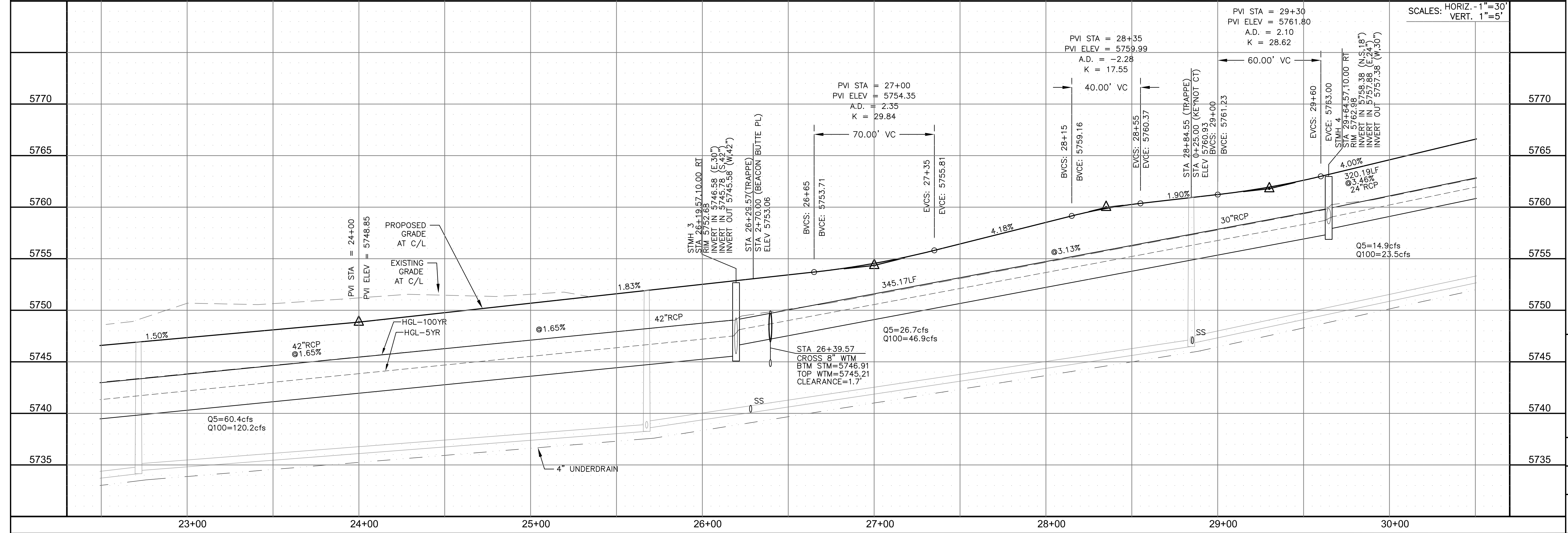
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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C46	31.42'	20.00	90°00'00"
C56	31.42'	20.00	90°00'00"
C62	31.42'	20.00	90°00'00"



**STORM LATERAL 'C' PROFILE**



**TRAPPE DRIVE**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 5506  
 P.O. BOX 5701100  
 COLORADO SPRINGS, CO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

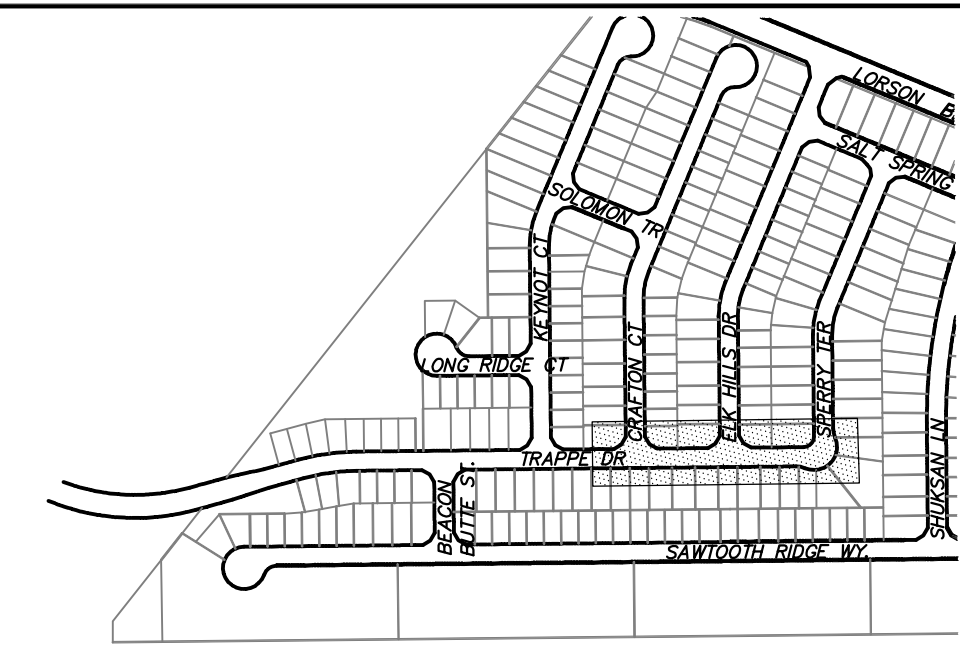
**STREET / STORM**  
**TRAPPE DRIVE**  
**STA 22+50 TO 30+50**

DATE: DEC 1, 2022  
 PROJECT NO: 100.065  
 SHEET NUMBER: C6.2  
 TOTAL SHEETS: 47

- 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
C10	22.02'	48.83	25°50'31"
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"
C59	31.42'	20.00	90°00'00"
C60	31.42'	20.00	90°00'00"



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 500  
 P.O. BOX 970  
 COLORADO SPRINGS, CO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_

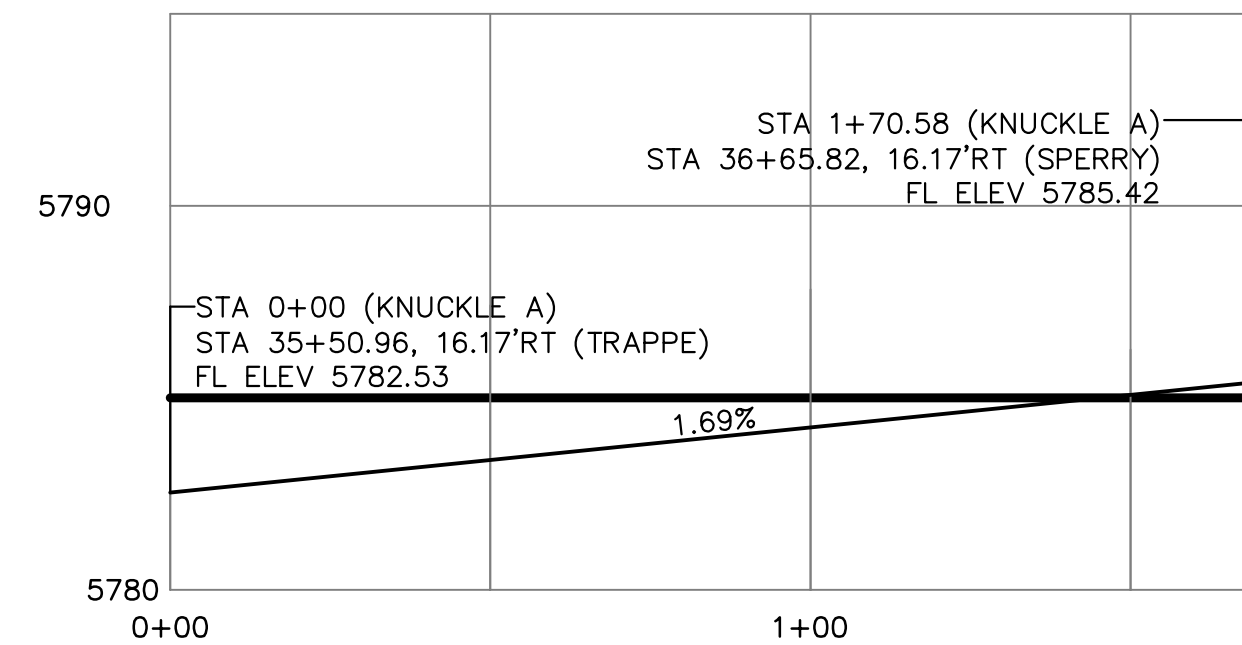
DESCRIPTION: \_\_\_\_\_

NO. \_\_\_\_\_

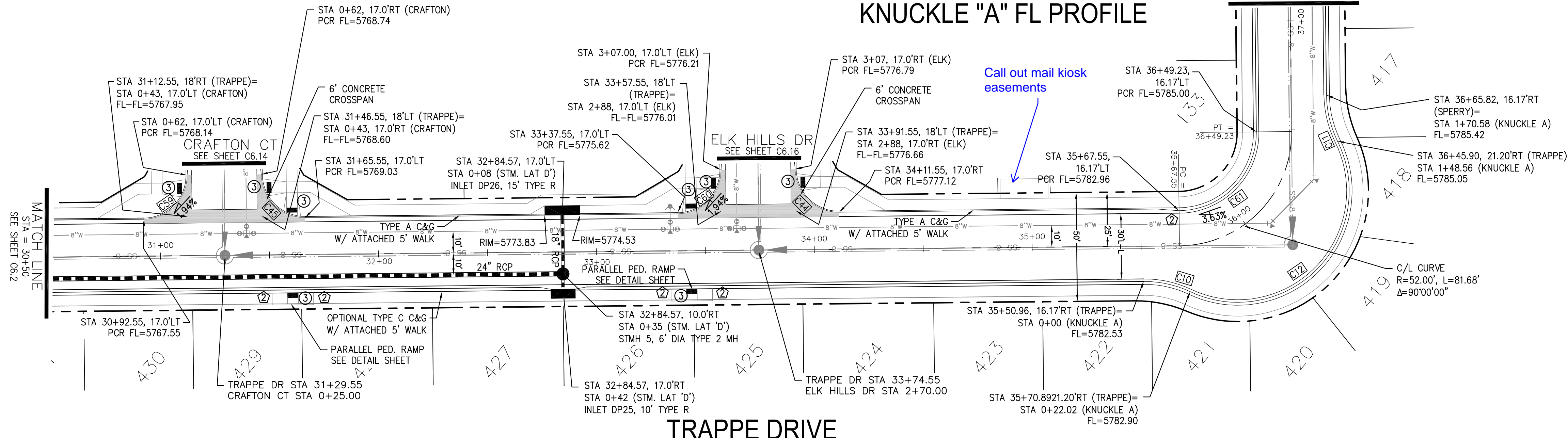
DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

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

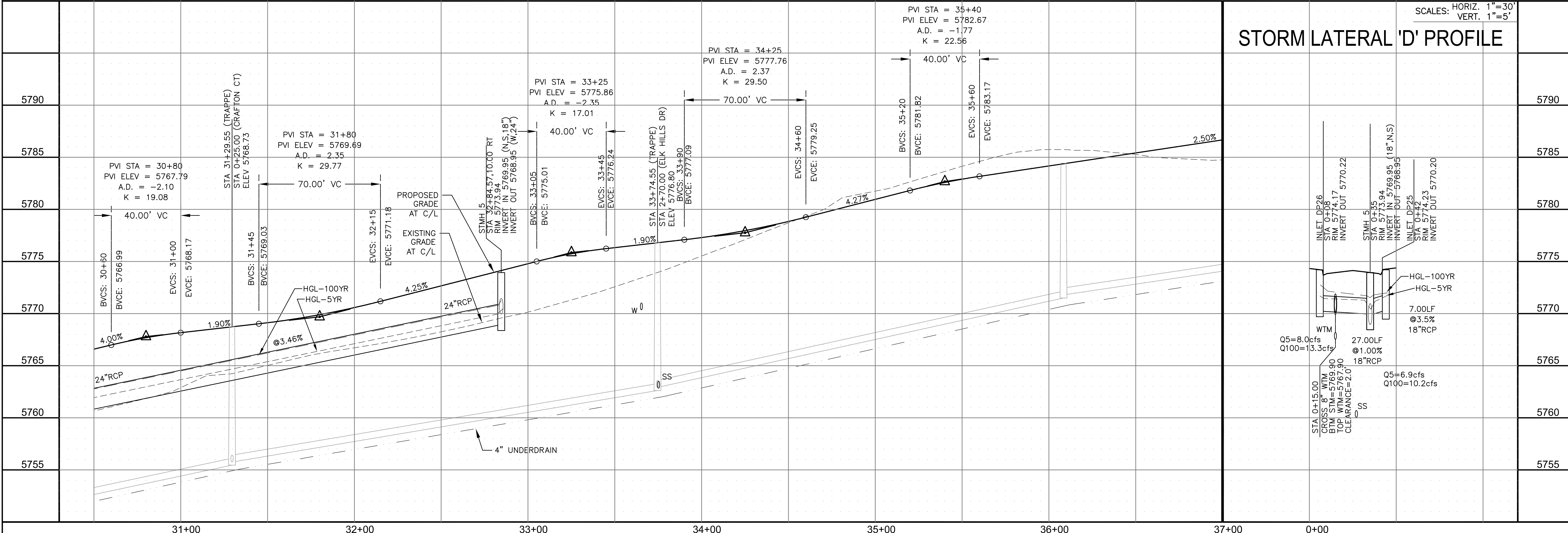


**KNUCKLE "A" FL PROFILE**



**TRAPPE DRIVE**

**STORM LATERAL 'D' PROFILE**



DATE: DEC 1, 2022

PROJECT NO. 100.065

SHEET NUMBER C6.3

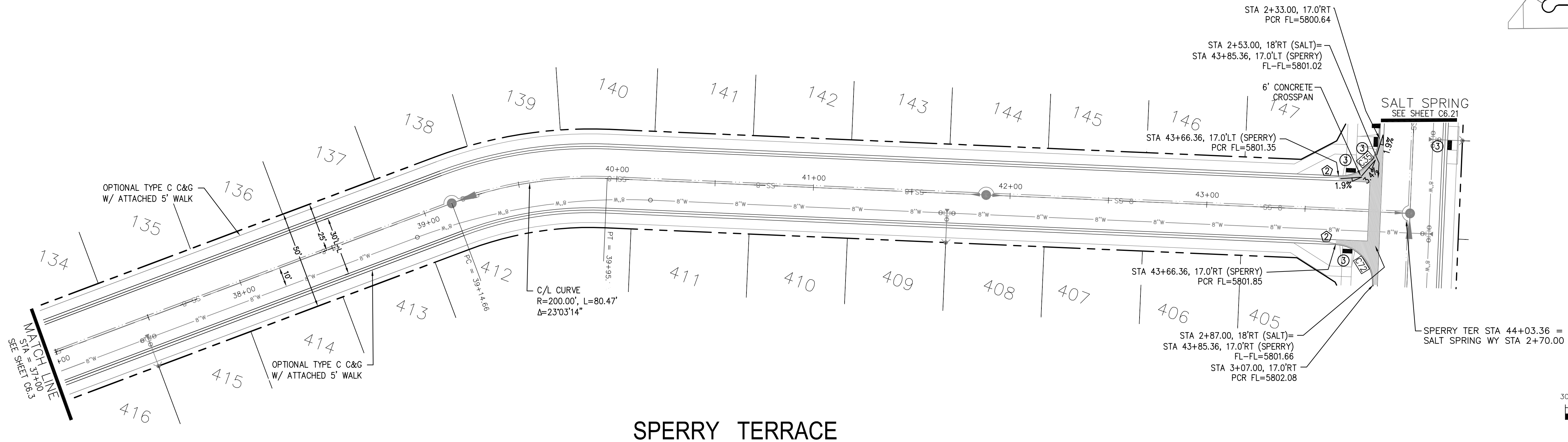
TOTAL SHEETS: 47

**NOTES**

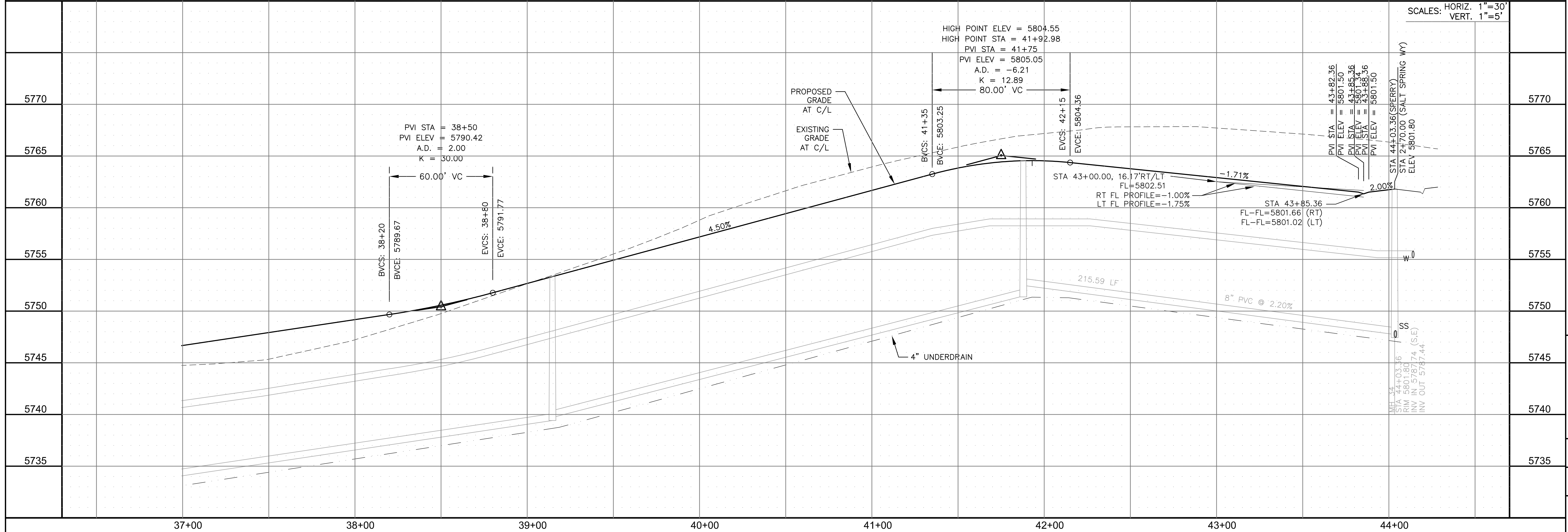
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 700, SUITE 55506  
 BIRMGHAM, AL 35206  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

DATE:  
 DEC 1, 2022

PROJECT NO.  
 100.065

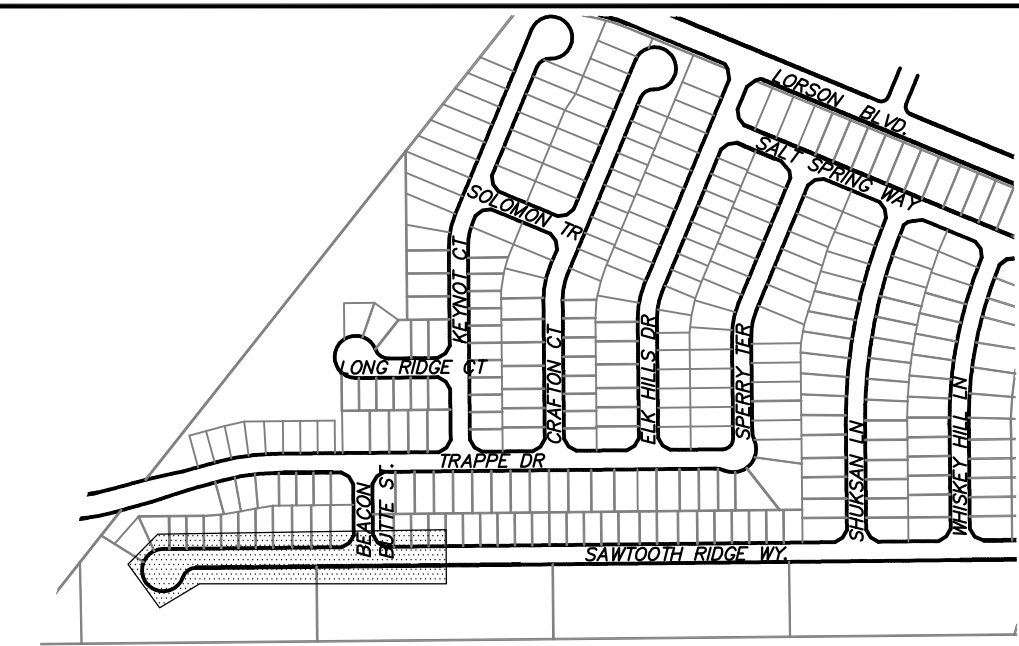
SHEET NUMBER  
 C6.4

TOTAL SHEETS: 47

- 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.

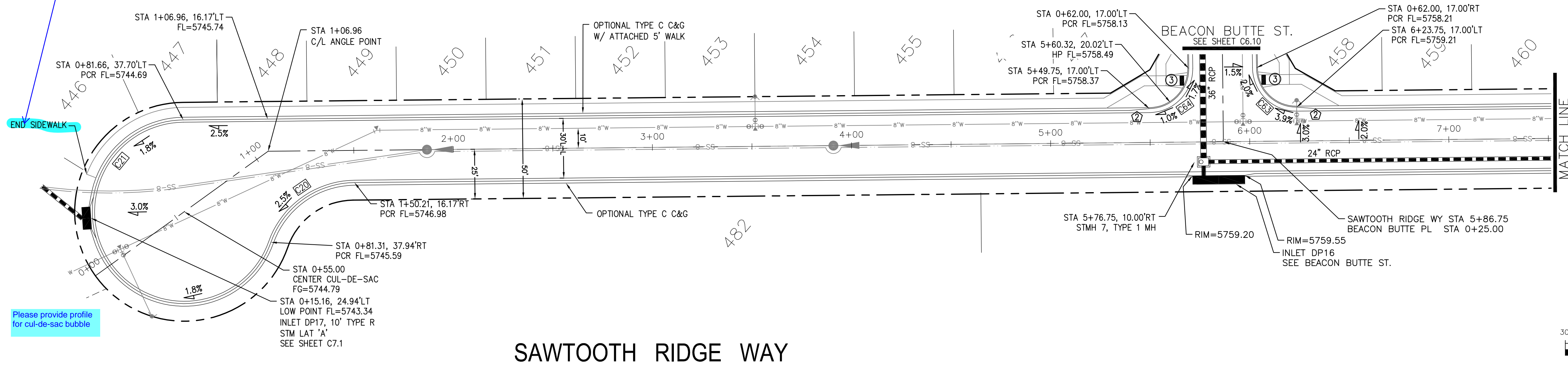
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

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"

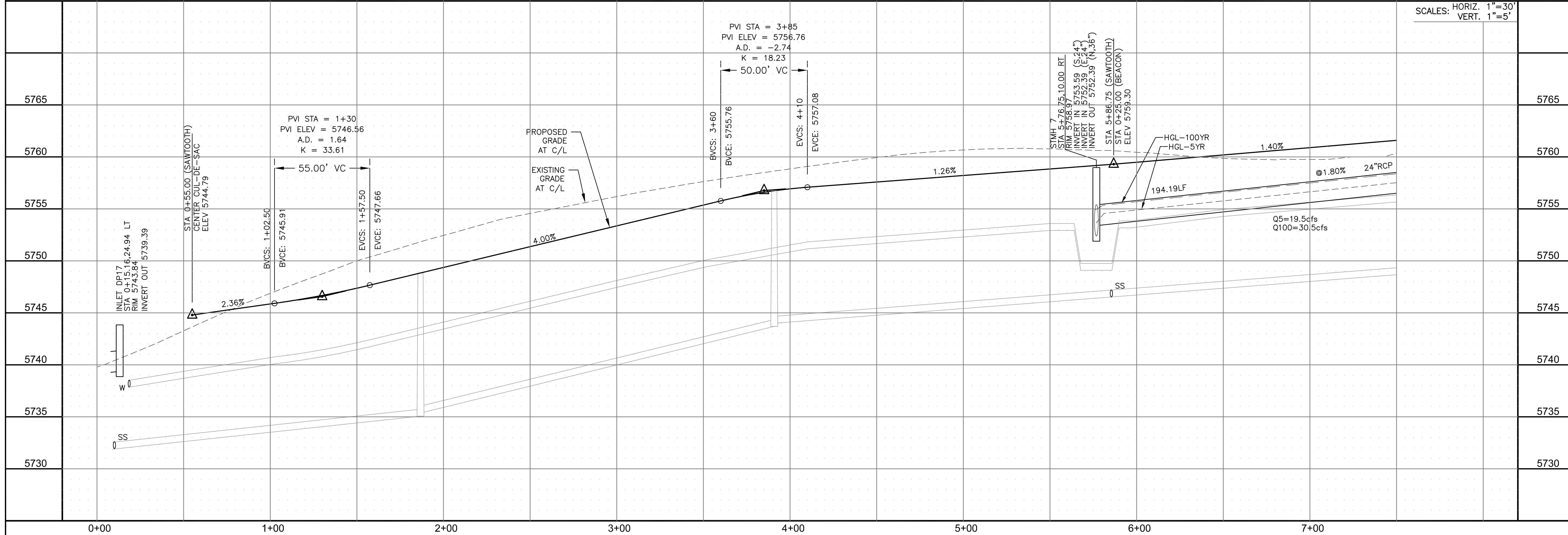
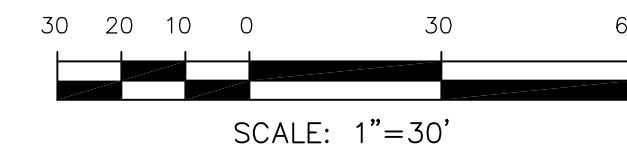


Deviation was not approved

Please provide profile for cul-de-sac bubble



SAWTOOTH RIDGE WAY



**CORE**  
**ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOODS, CO 80906  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@eg1.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 PREPARED FOR:  
**LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

PROJECT:  
**HILLSIDE AT LORSON RANCH**  
 LORSON BLVD - WALLEYE DR  
 COLORADO SPRINGS, COLORADO  
 (719) 635-3200  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

DATE:  
 DEC 1, 2022

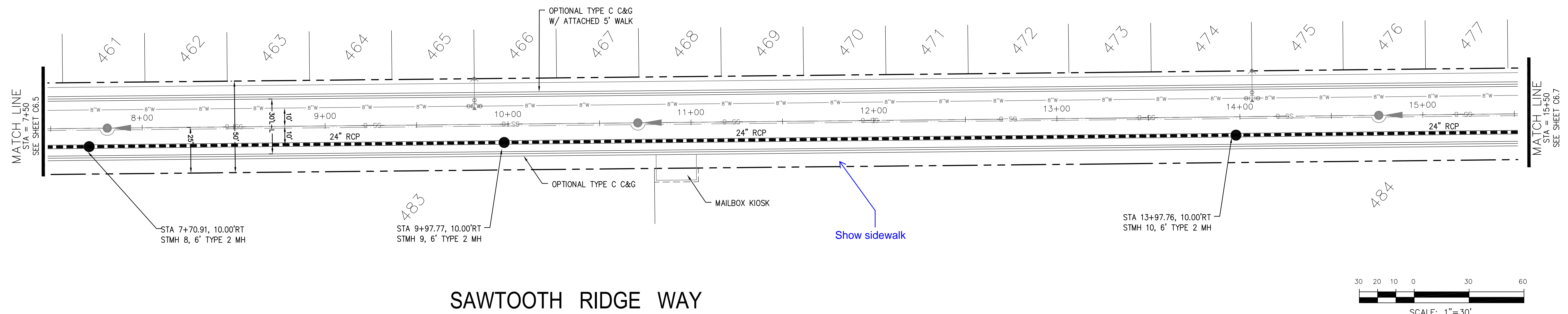
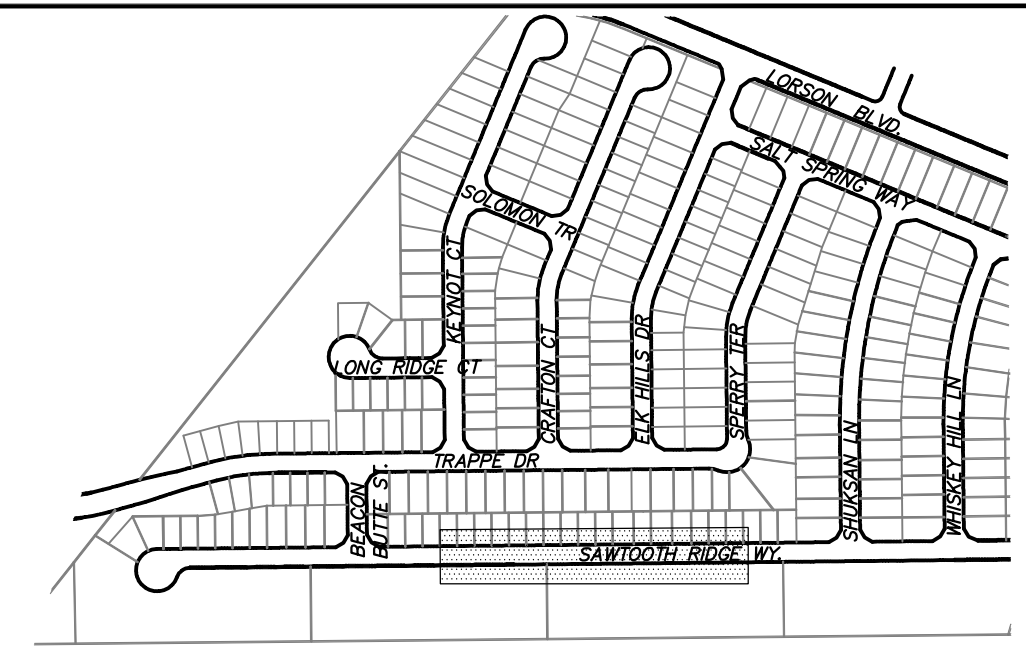
PROJECT NO.  
 100.065

SHEET NUMBER  
 C6.5

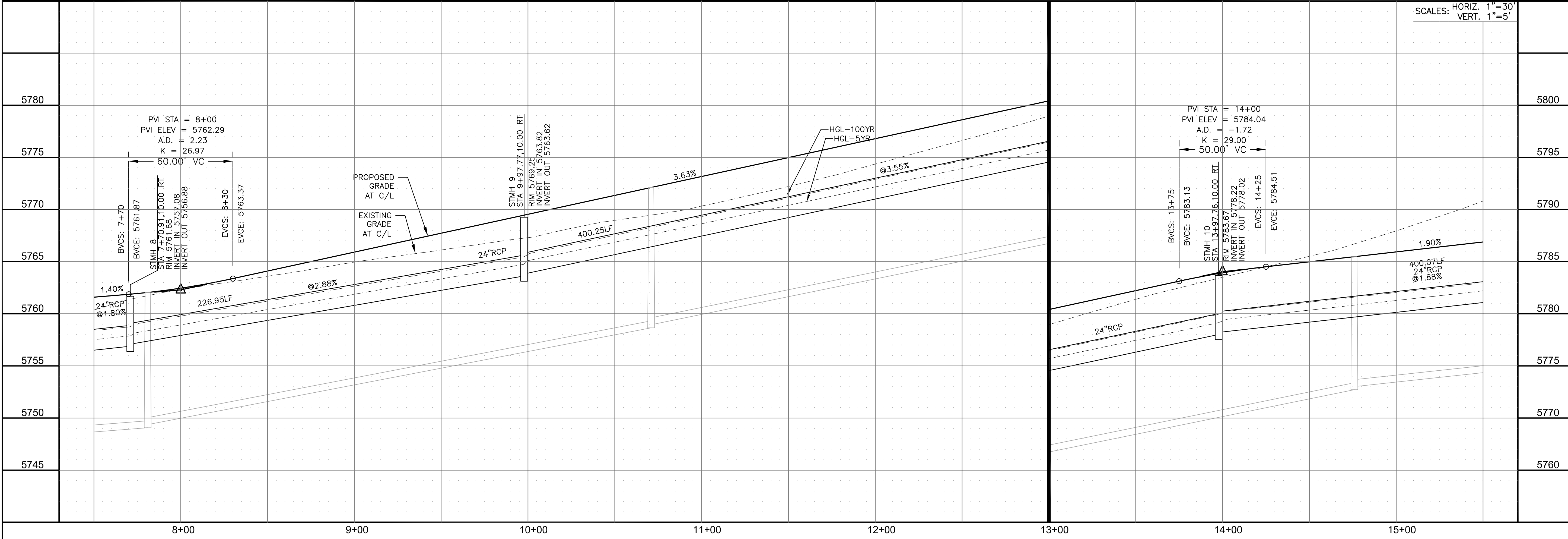
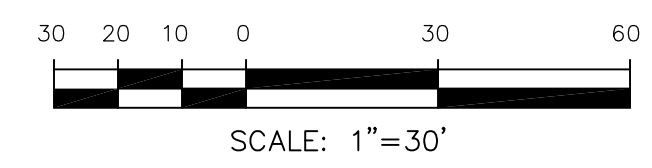
TOTAL SHEETS: 47

- 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



SAWTOOTH RIDGE WAY



**CORE**  
**ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOOD, CO 80903  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceg1.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_  
 PREPARED FOR:  
**LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

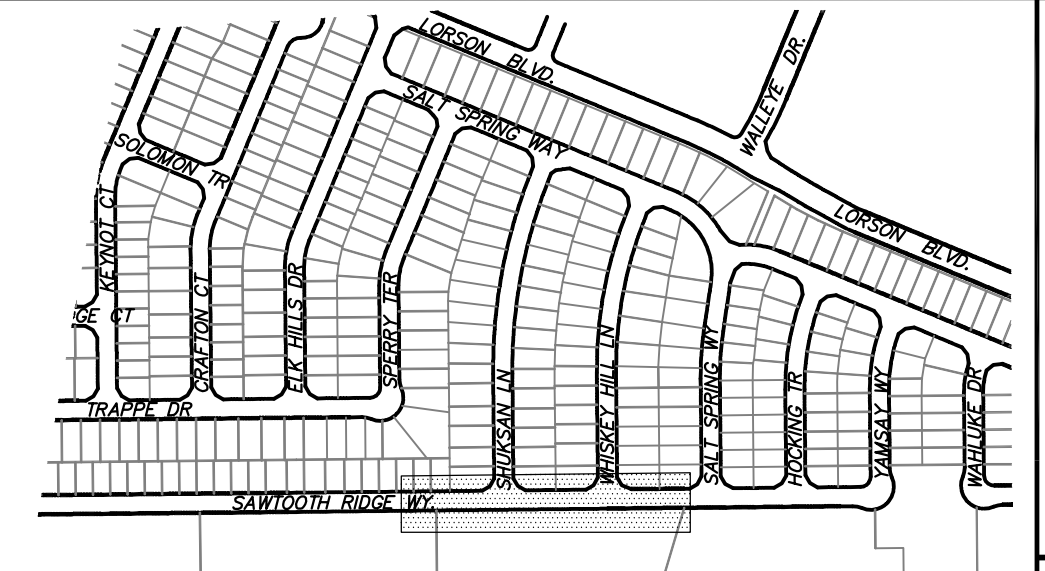
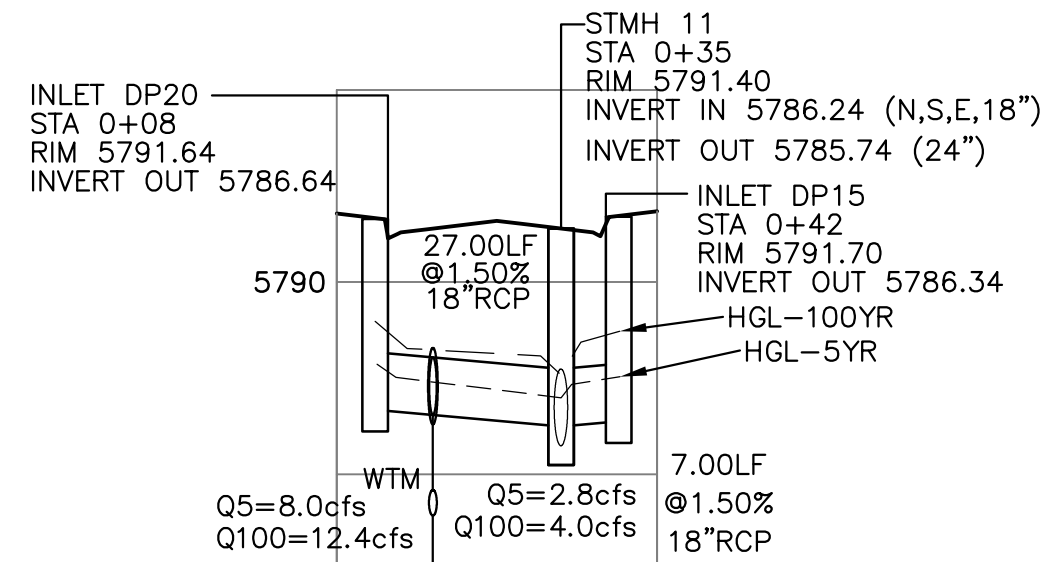
DATE:  
 DEC 1, 2022  
 PROJECT NO.  
 100.065  
 SHEET NUMBER  
 C6.6  
 TOTAL SHEETS: 47



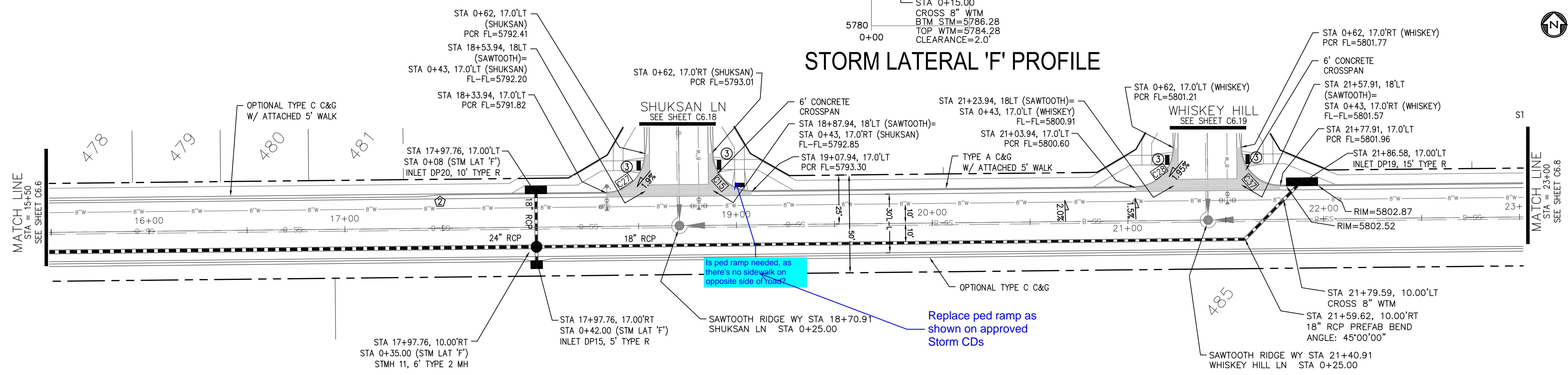
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

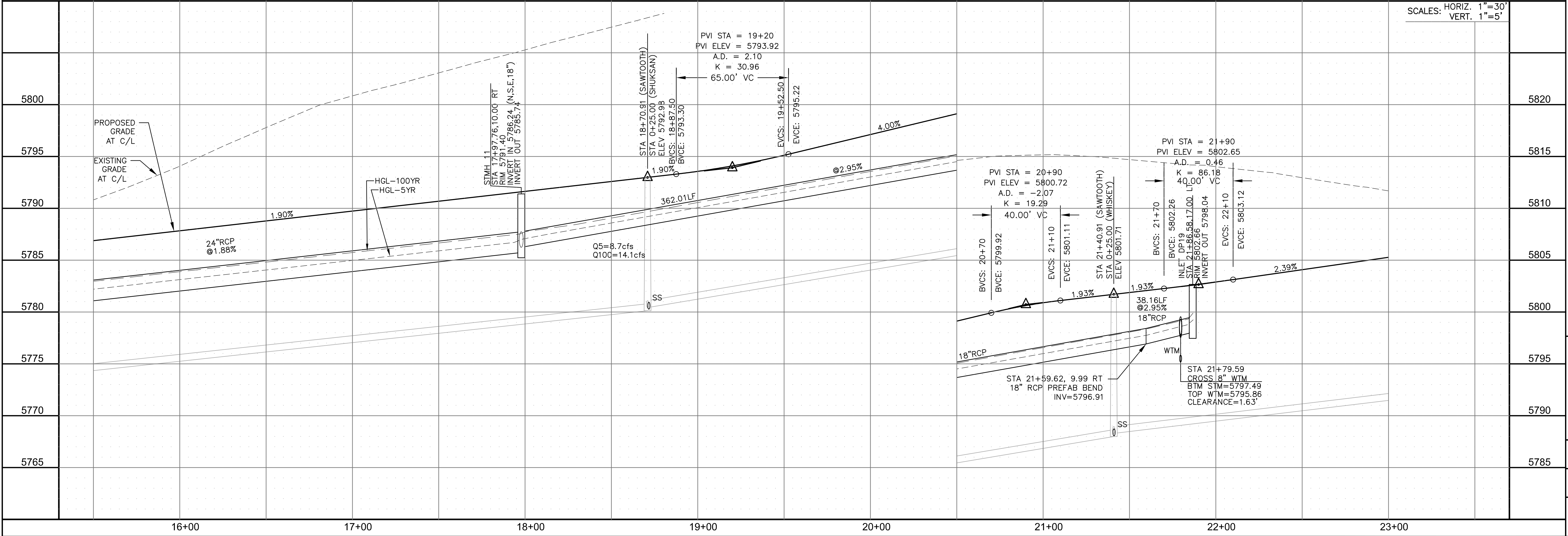
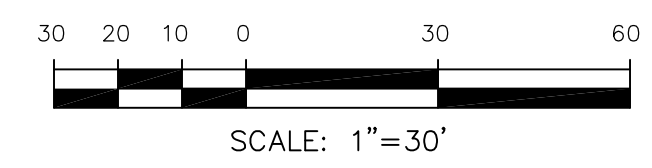
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C15	31.43'	20.00	90°02'11"
C27	31.40'	20.00	89°57'49"
C28	31.40'	20.00	89°57'49"
C37	31.42'	20.00	90°00'00"



**STORM LATERAL 'F' PROFILE**



**SAWTOOTH RIDGE WAY**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 790  
 PLAZA 5506  
 BLDG 790, SUITE 1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

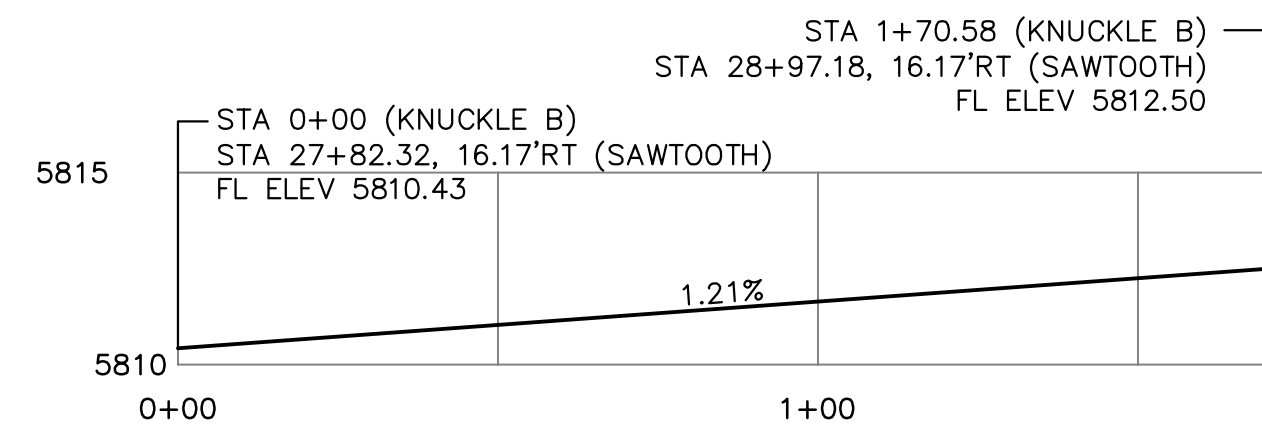
DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**STREET / STORM**  
**SAWTOOTH RIDGE WAY**  
**STA 15+50 TO 23+00**

DATE:  
 DEC 1, 2022  
 PROJECT NO.  
 100.065  
 SHEET NUMBER  
 C6.7  
 TOTAL SHEETS: 47

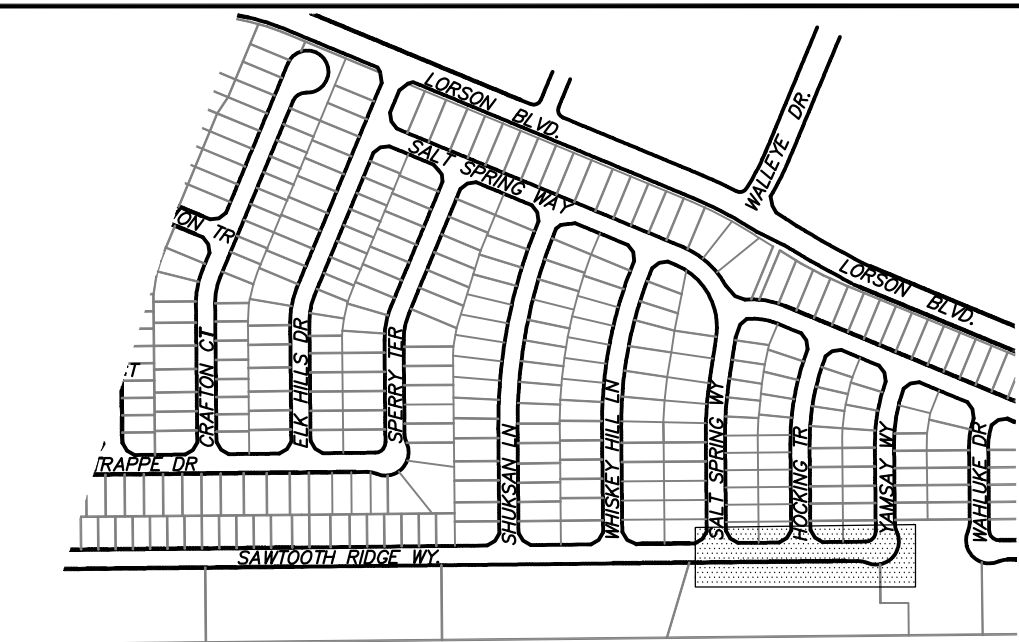
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

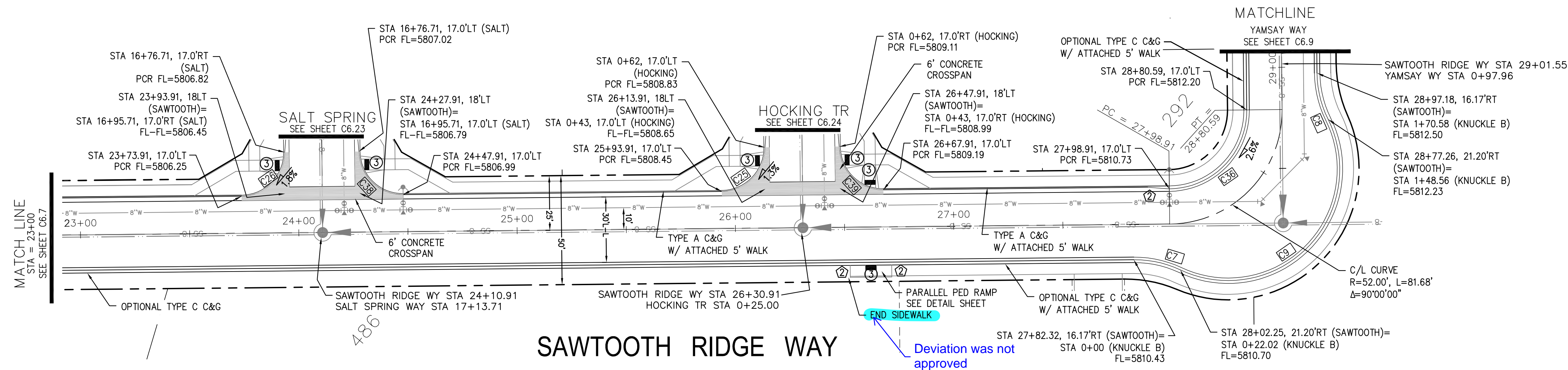


KNUCKLE "B" FL PROFILE

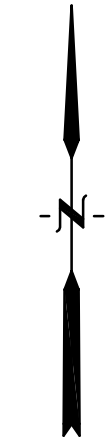
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	22.02'	48.83	25°50'31"
C8	22.02'	48.83	25°50'31"
C9	126.54'	51.17	141°41'02"
C25	31.42'	20.00	90°00'00"
C26	31.42'	20.00	90°00'00"
C36	56.28'	35.83	90°00'00"
C38	31.42'	20.00	90°00'00"
C39	31.42'	20.00	90°00'00"



KEY MAP



SAWTOOTH RIDGE WAY



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOOD, CO 80906  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_

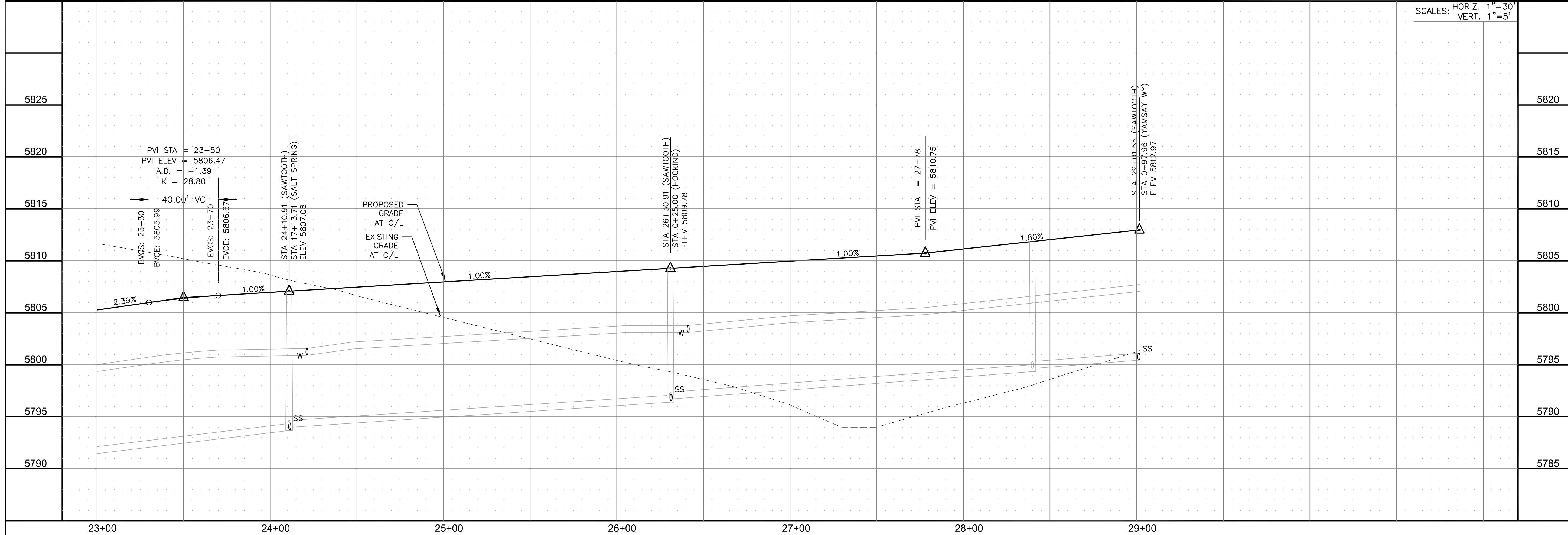
DESCRIPTION: \_\_\_\_\_

NO: \_\_\_\_\_

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

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



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

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

DATE:  
 DEC 1, 2022

PROJECT NO.  
 100.065

SHEET NUMBER  
 C6.8

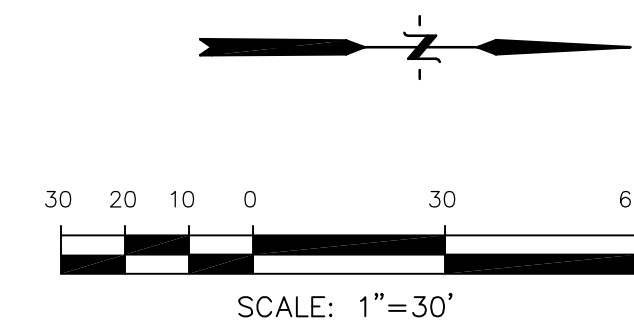
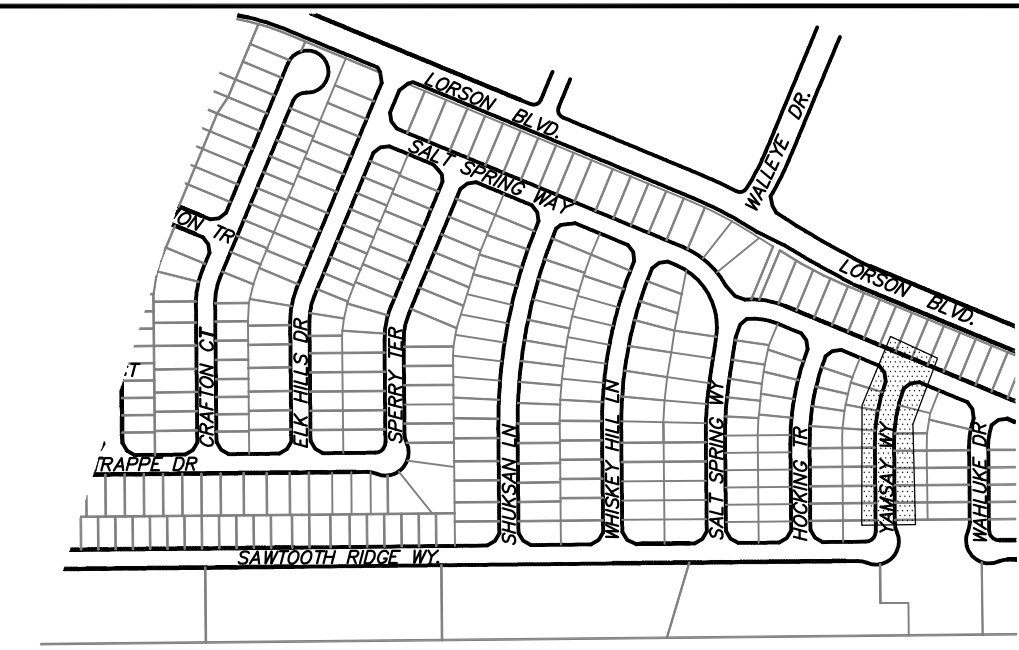
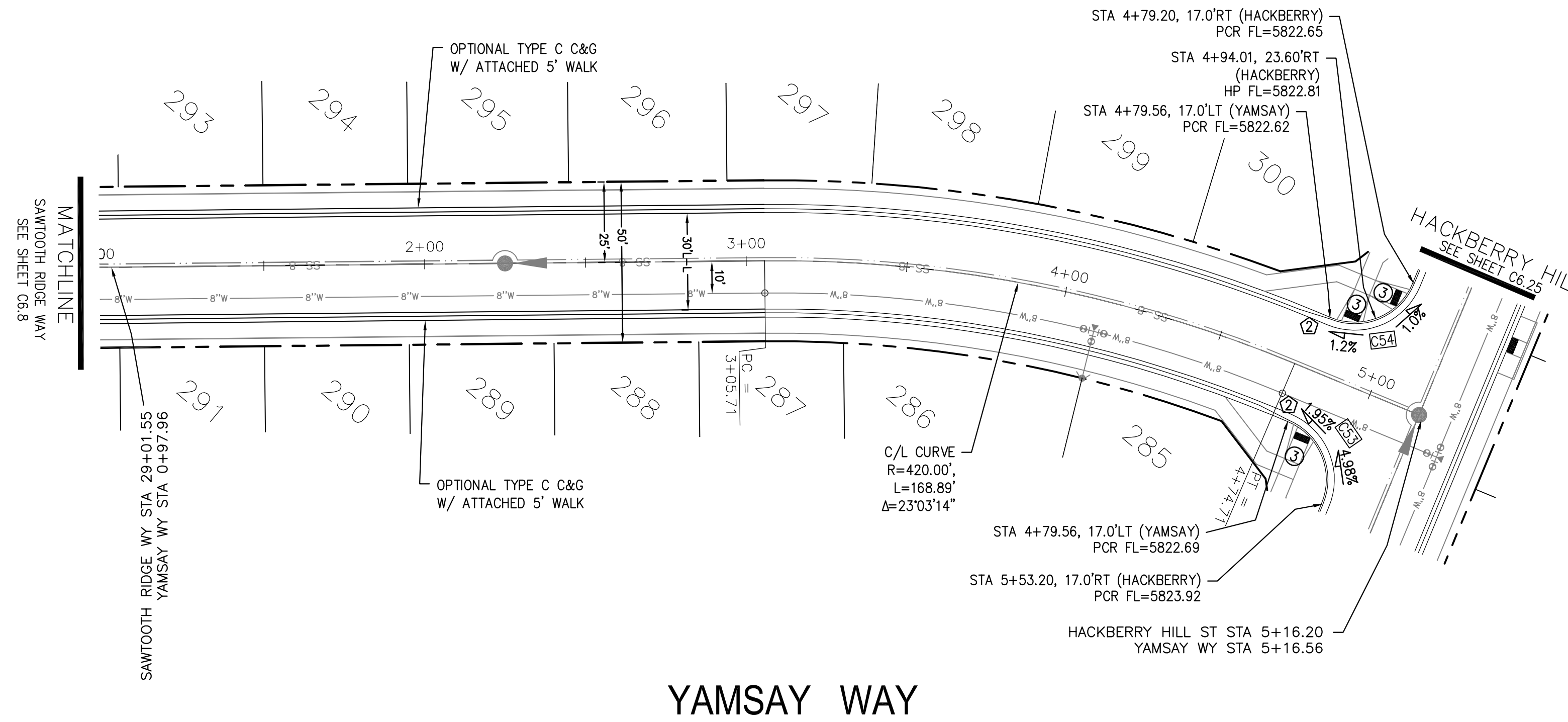
TOTAL SHEETS: 47

**NOTES**

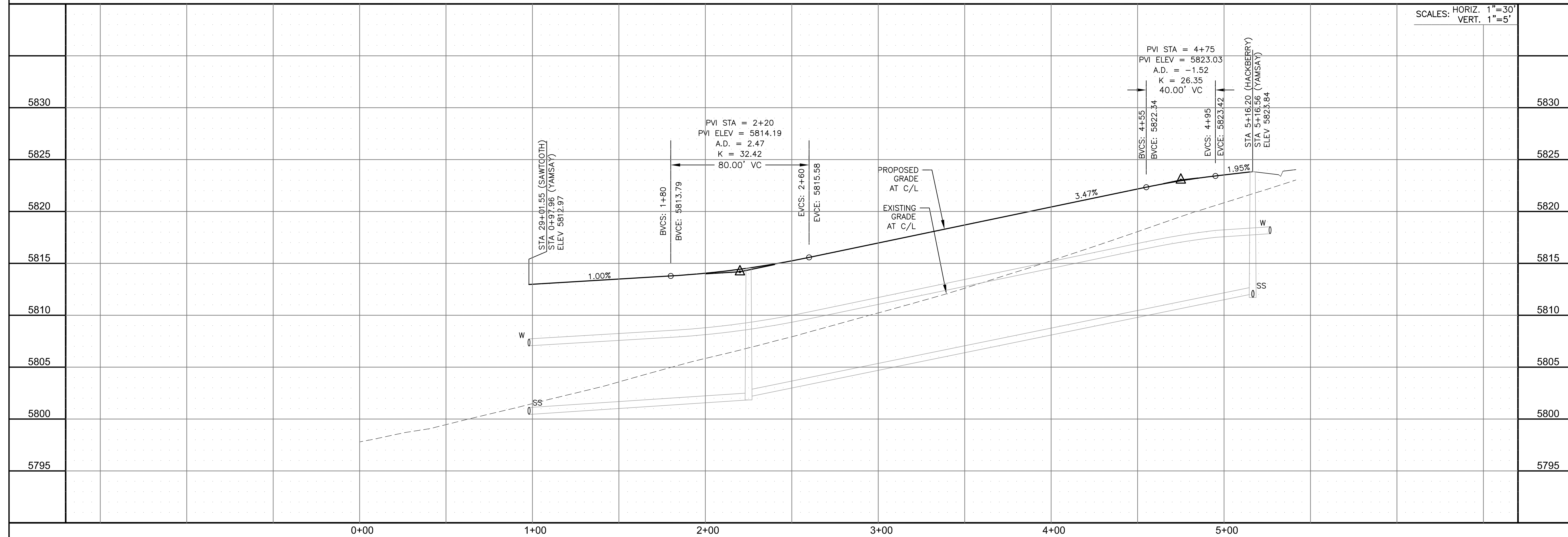
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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"



**YAMSAY WAY**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG. 55506  
 BIRMINGHAM, AL 35206  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceg1.com

DATE: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

NO. \_\_\_\_\_

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

PROJECT: **HILLSIDE AT LORSON RANCH**  
 LORSON BLVD - WALLEYE DR  
 COLORADO SPRINGS, COLORADO  
 (719) 635-3200  
 CONTACT: JEFF MARK

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

DATE: DEC 1, 2022

PROJECT NO. 100.065

SHEET NUMBER C6.9

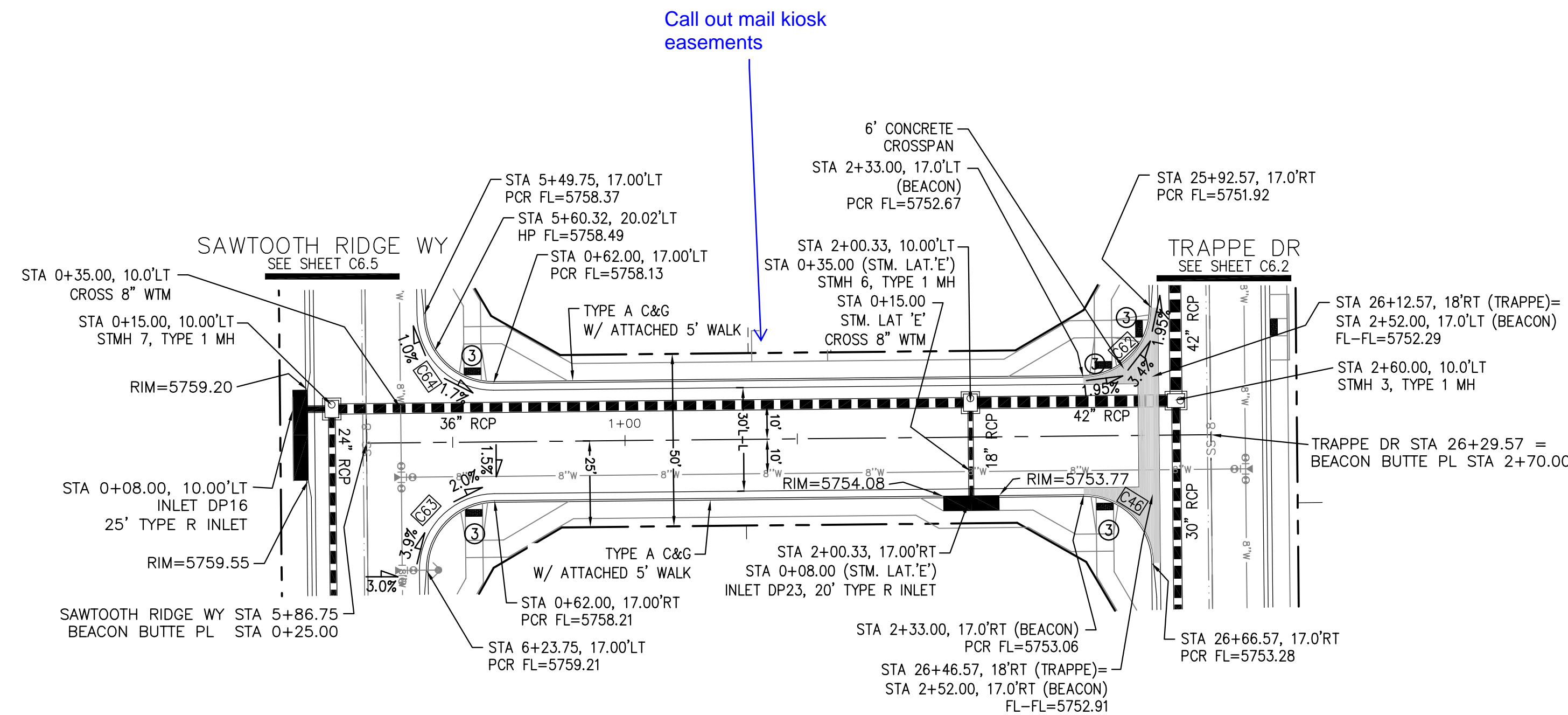
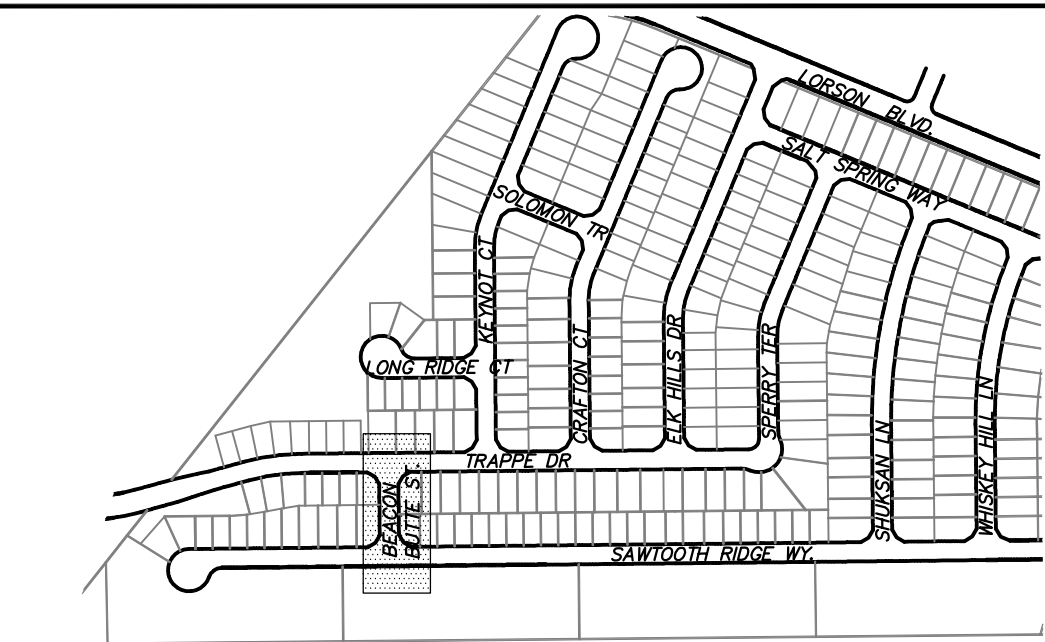
TOTAL SHEETS: 47

**NOTES**

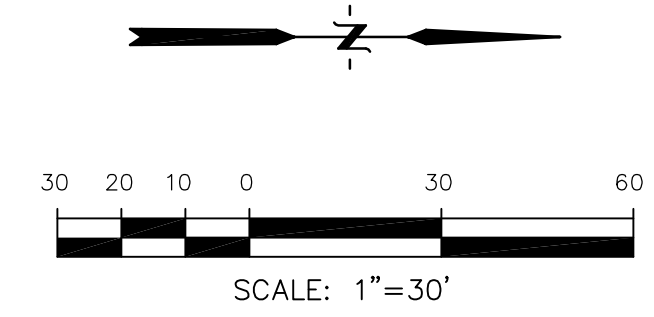
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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"

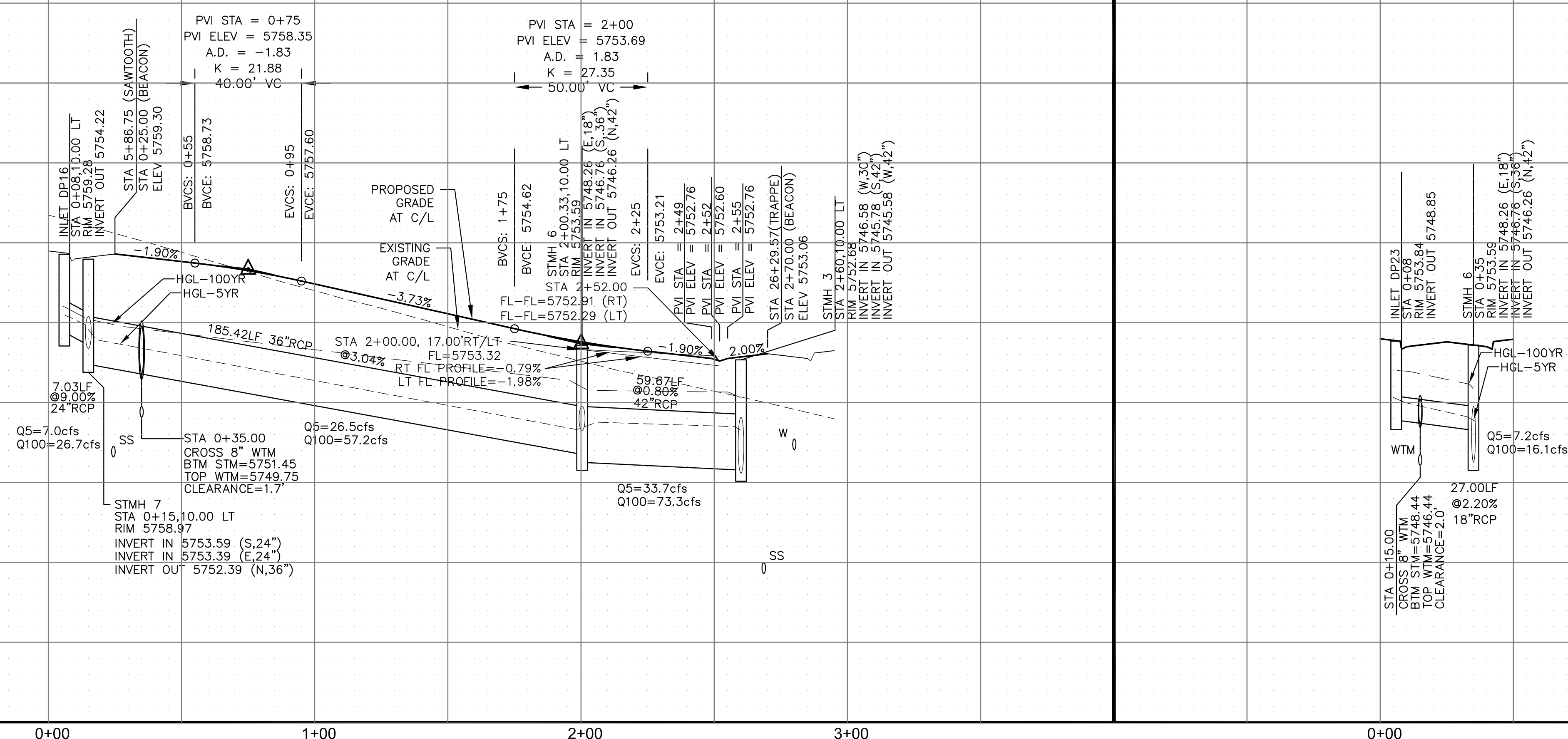


**BEACON BUTTE PL**



**STORM LATERAL 'E' PROFILE**

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



**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
SUITE 5506  
DENVER, CO 80232  
PHONE: 720.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
PREPARED FOR: **LORSON, LLC**  
212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK  
PROJECT: **HILLSIDE AT LORSON RANCH**  
LORSON BLVD - WALLEYE DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

DATE:  
DEC 1, 2022

PROJECT NO.  
100.065

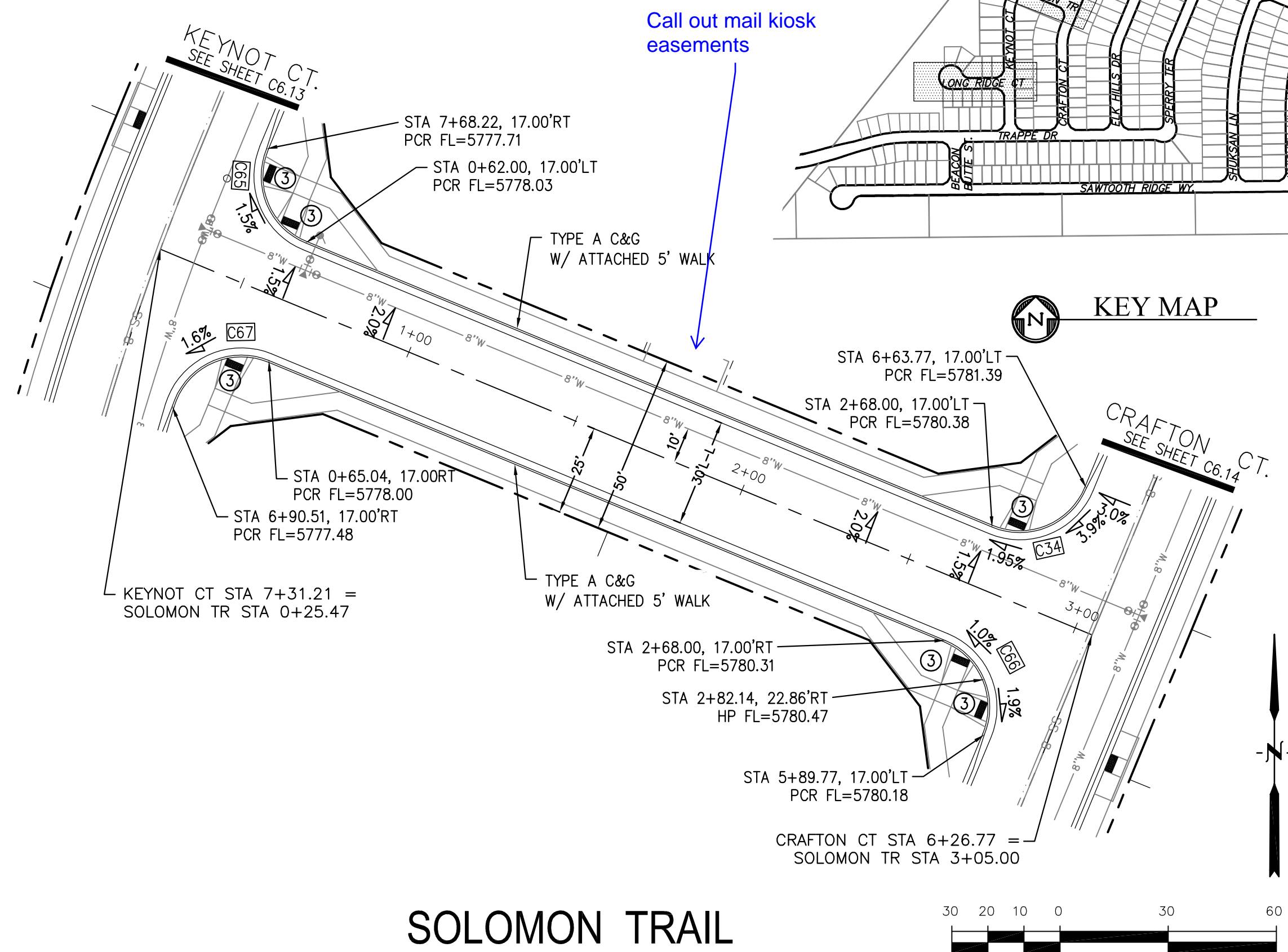
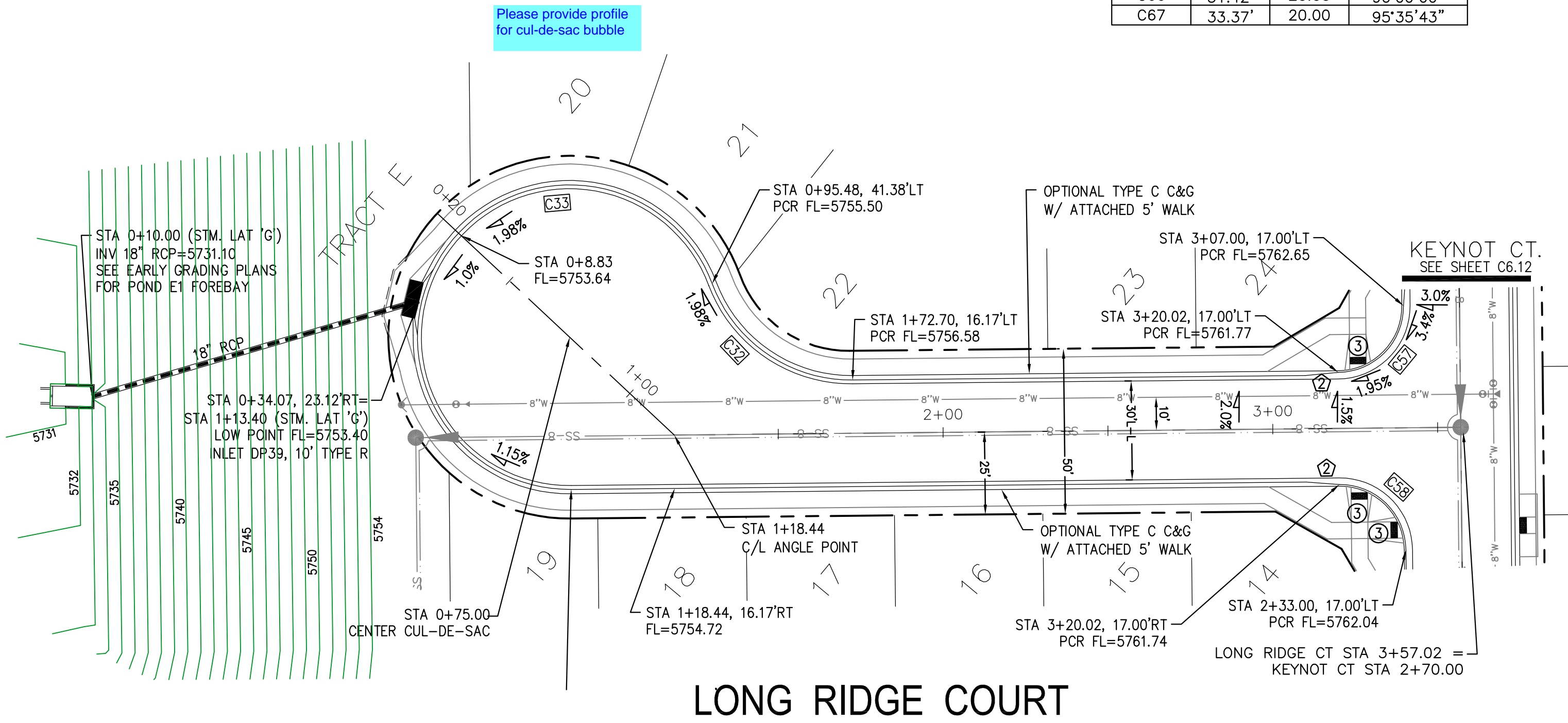
SHEET NUMBER  
C6.10

TOTAL SHEETS: 47

- 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	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"



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

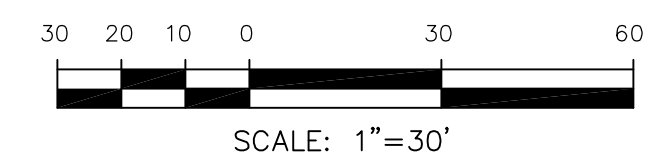
DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_

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

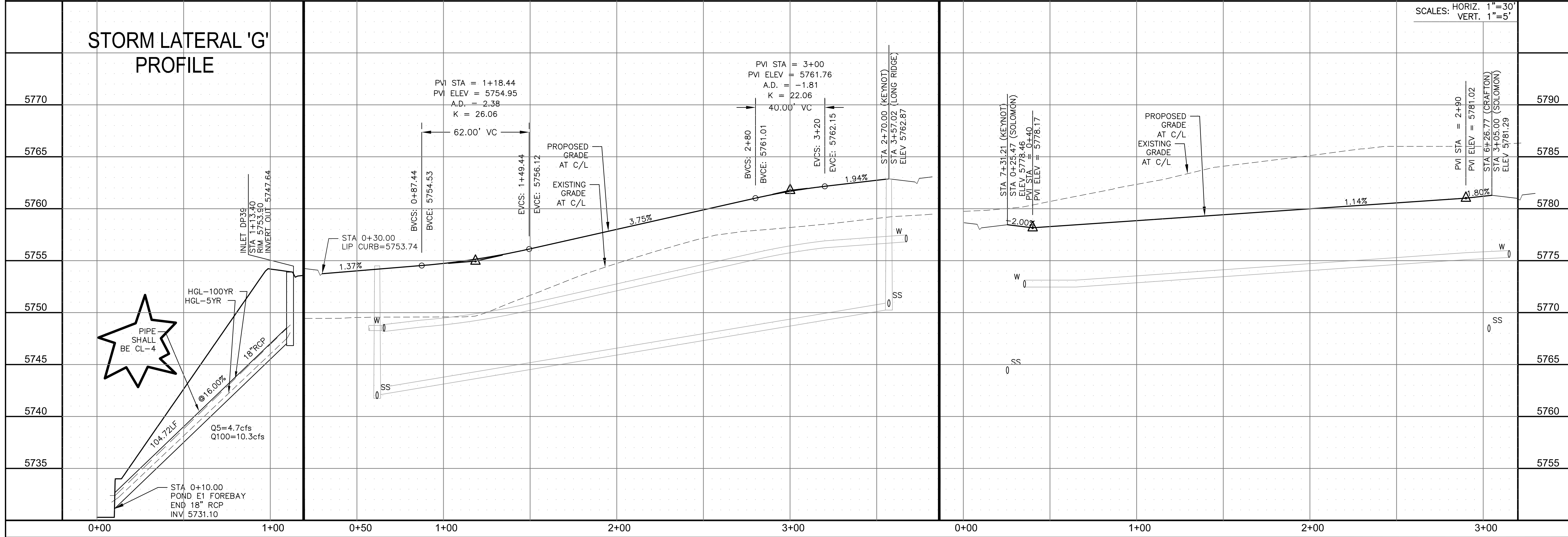
DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

LONG RIDGE COURT

SOLOMON TRAIL



STORM LATERAL 'G'  
 PROFILE



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

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

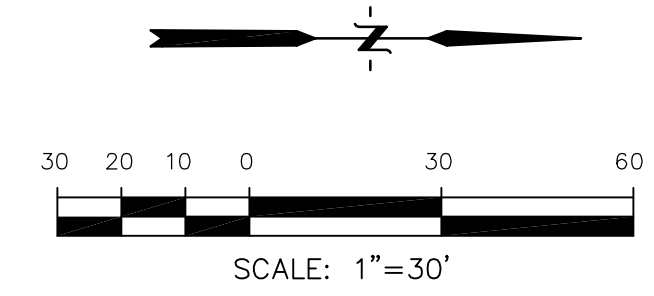
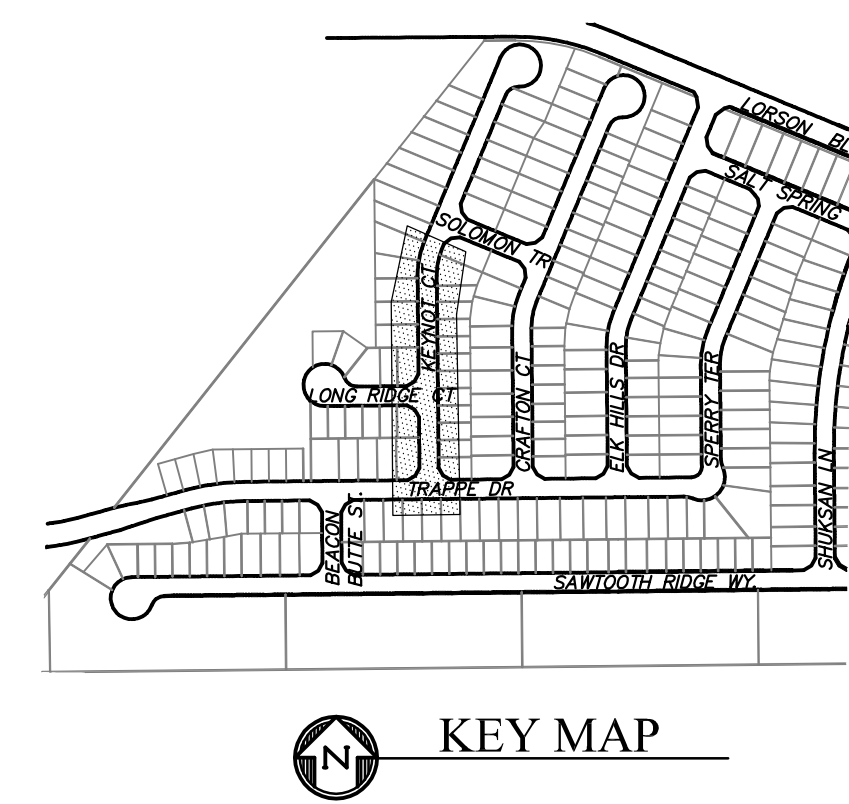
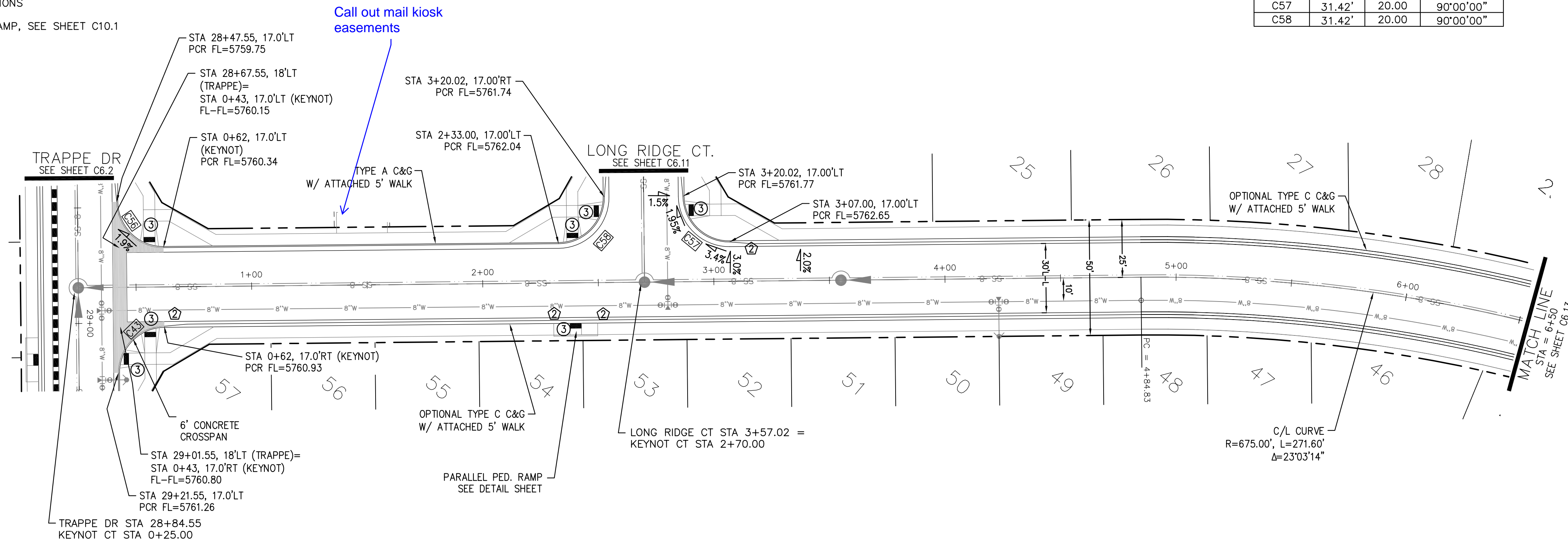
DATE:  
 DEC 1, 2022  
 PROJECT NO.  
 100.065  
 SHEET NUMBER  
 C6.11  
 TOTAL SHEETS: 47

**NOTES**

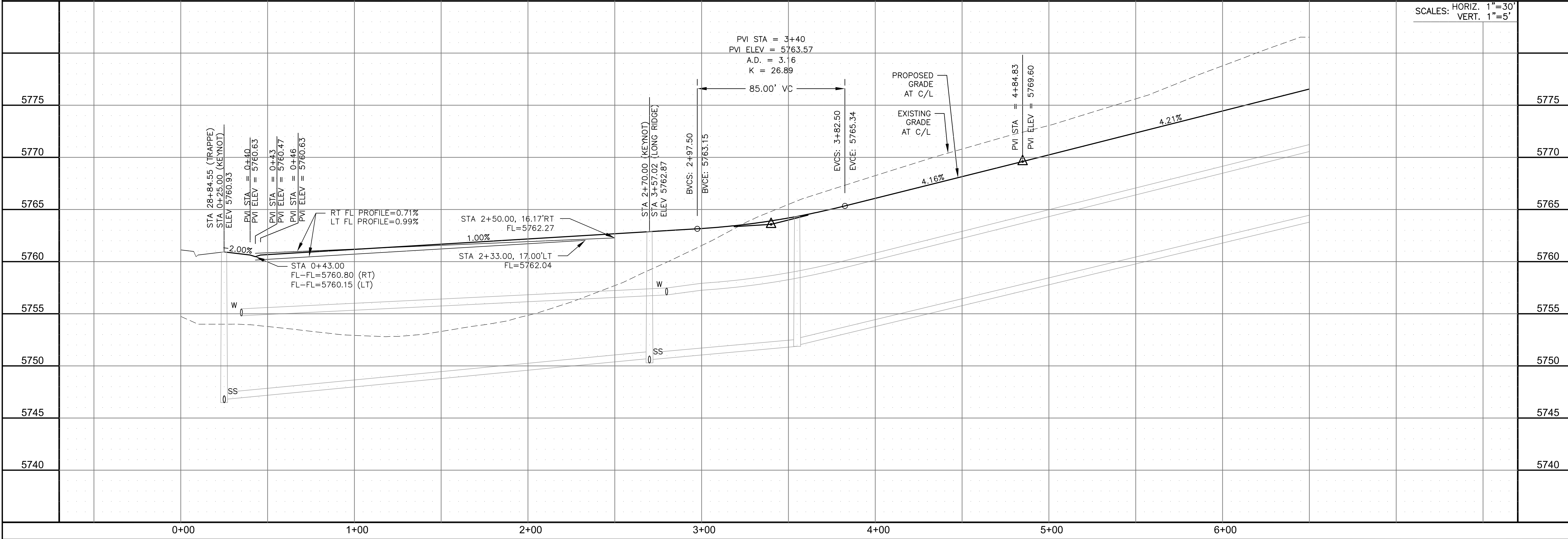
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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"



**KEYNOT COURT**



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

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

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

DATE:  
DEC 1, 2022

PROJECT NO.  
100.065

SHEET NUMBER  
6.12

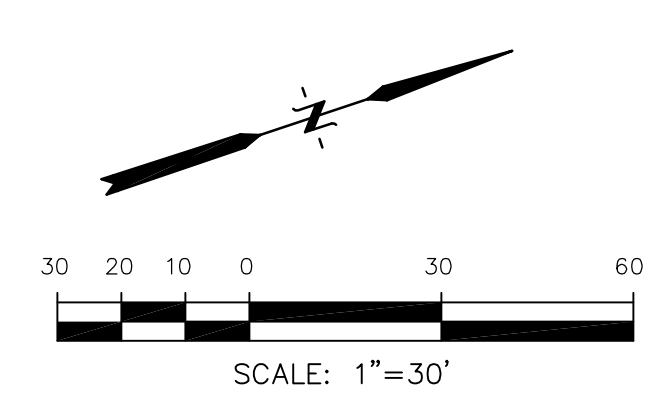
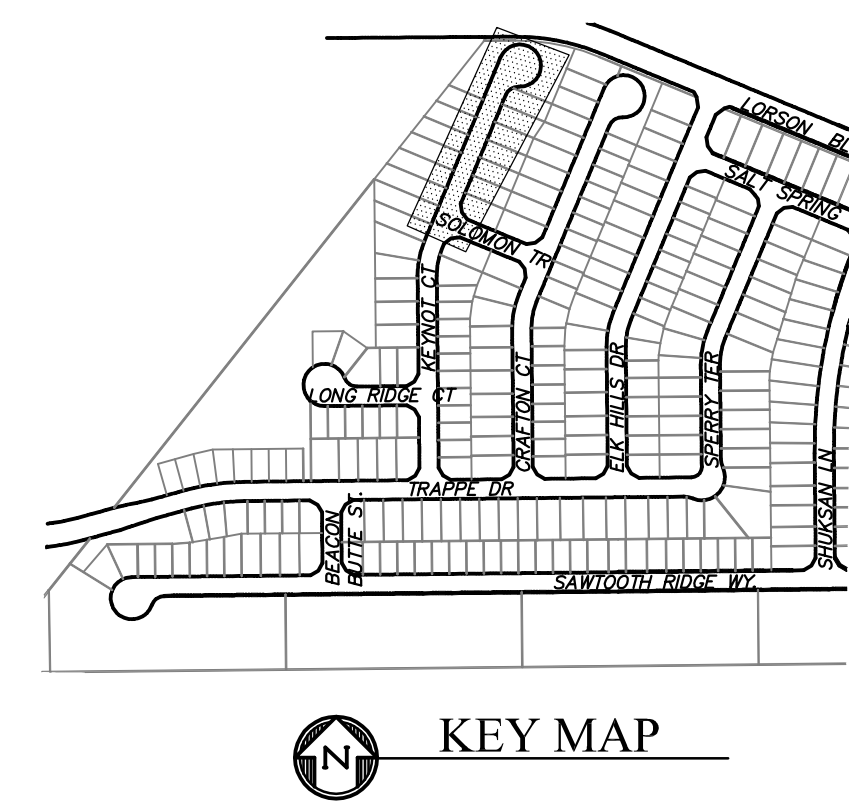
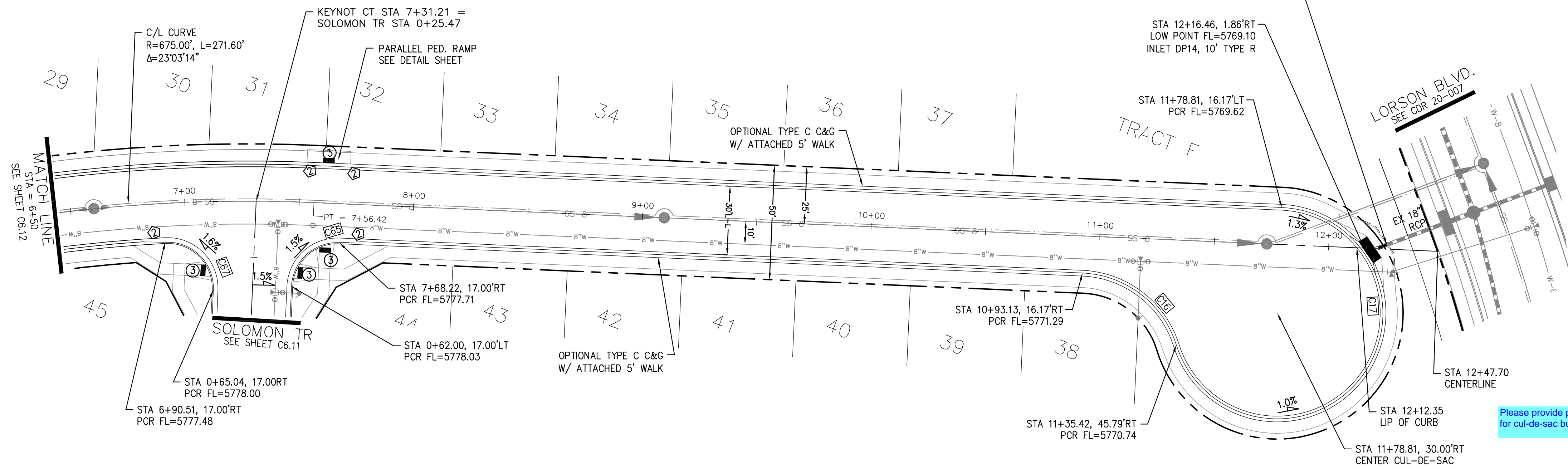
TOTAL SHEETS: 47

**NOTES**

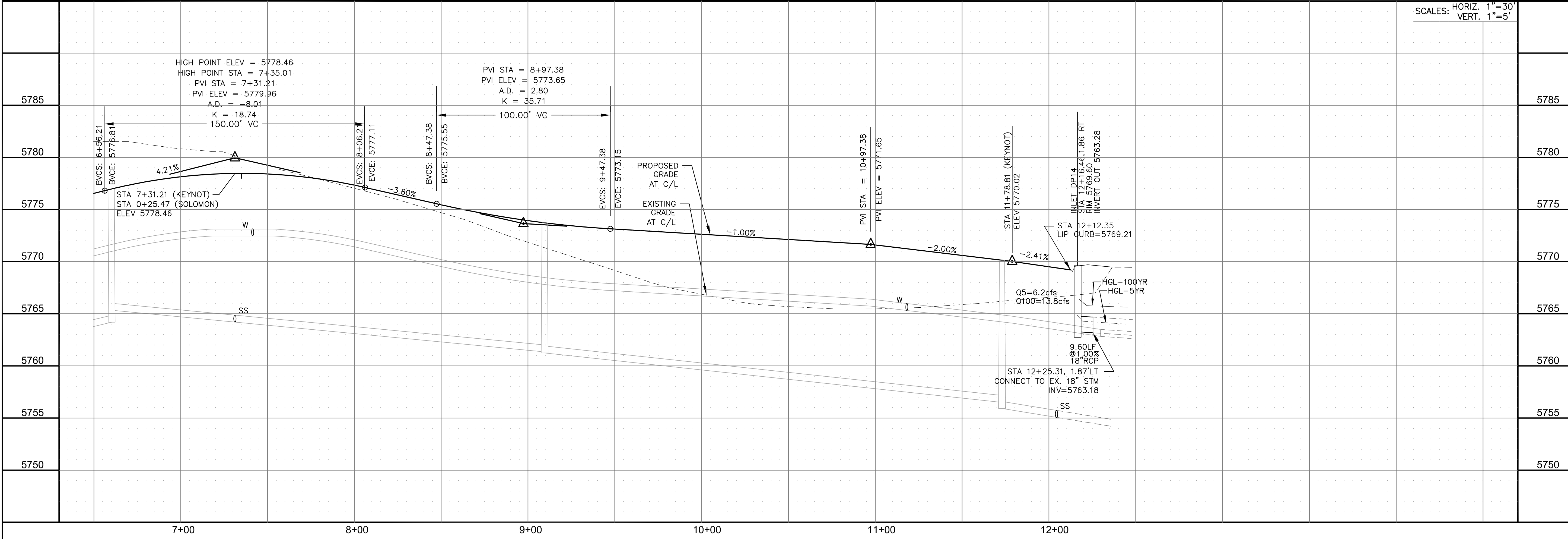
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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"



**KEYNOT COURT**



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

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

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_

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

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

DATE:  
DEC 1, 2022

PROJECT NO.  
100.065

SHEET NUMBER  
6.13

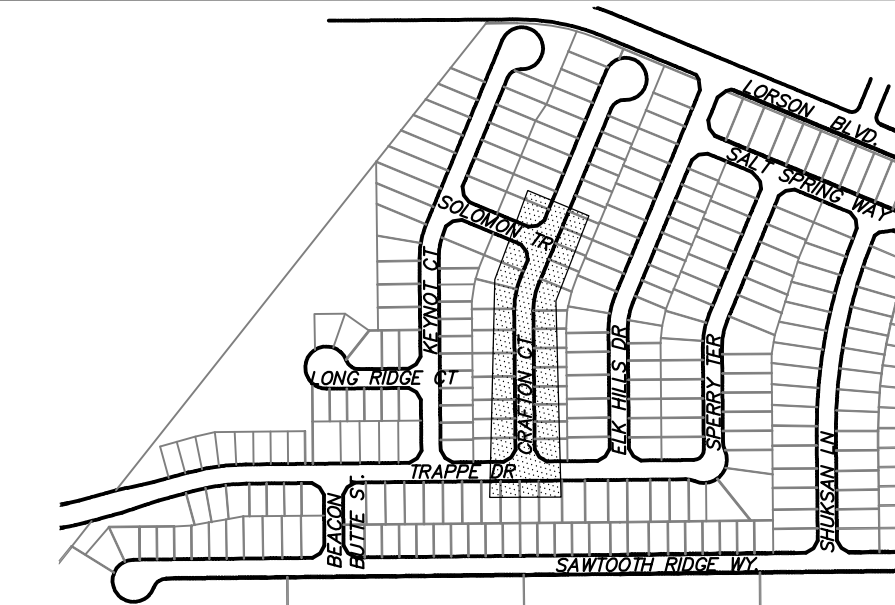
TOTAL SHEETS: 47

**NOTES**

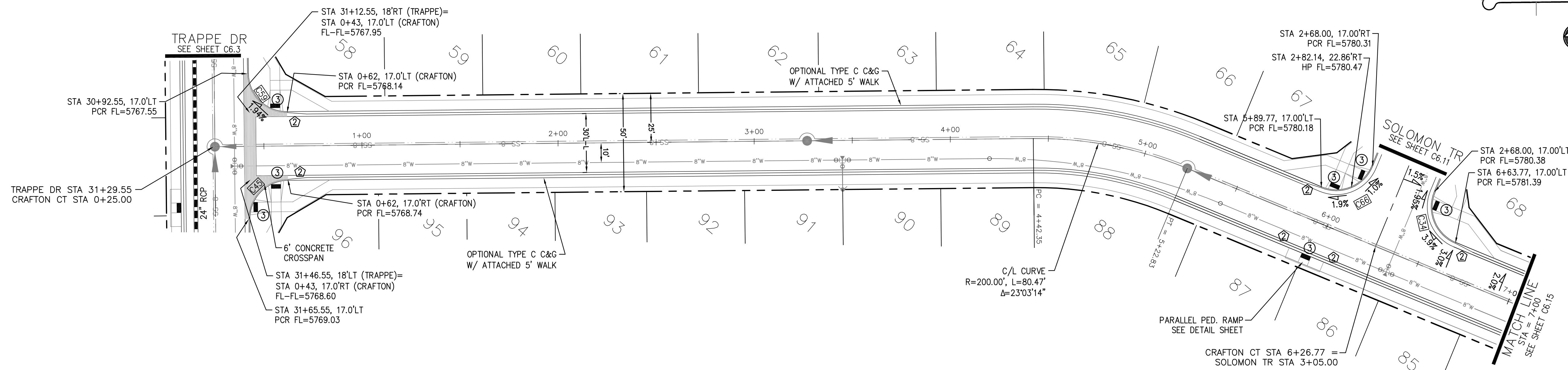
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

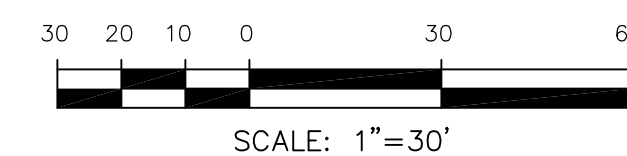
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C34	31.42'	20.00	90°00'00"
C45	31.42'	20.00	90°00'00"
C59	31.42'	20.00	90°00'00"
C66	31.42'	20.00	90°00'00"



KEY MAP



**CRAFTON COURT**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRMGHAM, AL 35206  
 PH: 205.979.5700  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

---

DATE: \_\_\_\_\_

---

DESCRIPTION: \_\_\_\_\_

---

NO. \_\_\_\_\_

---

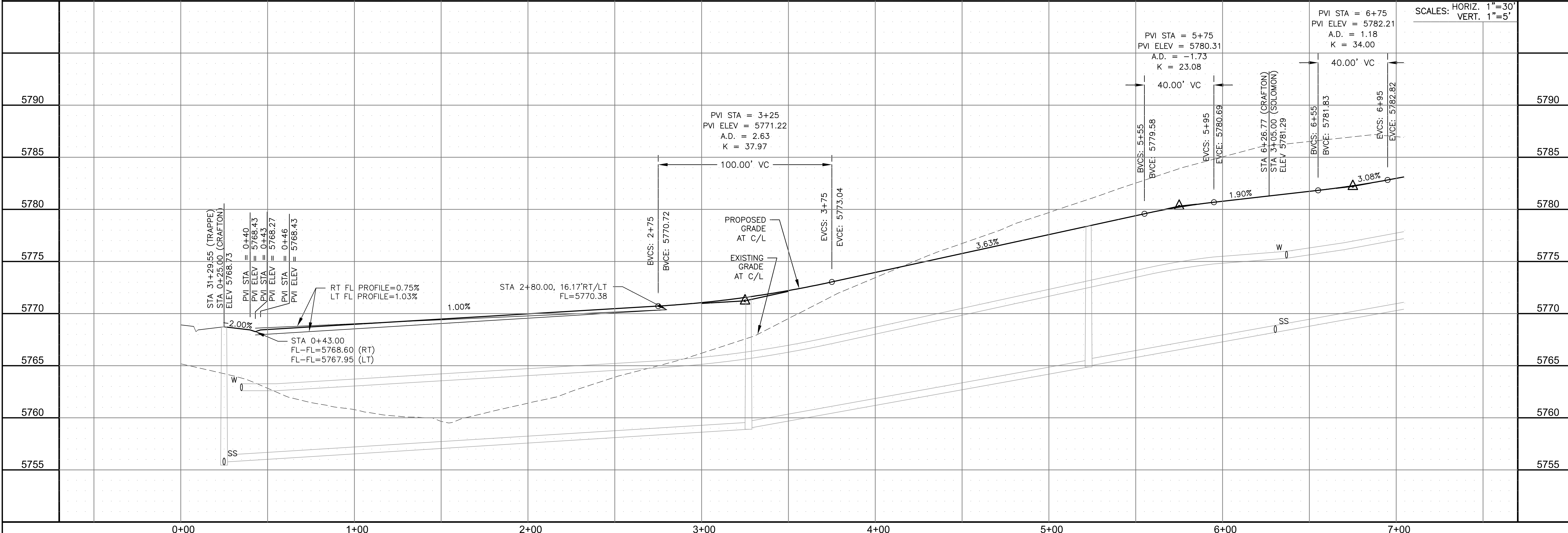
PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

---

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

---

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS



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

---

DATE: DEC 1, 2022

---

PROJECT NO. 100.065

---

SHEET NUMBER C6.14

---

TOTAL SHEETS: 47



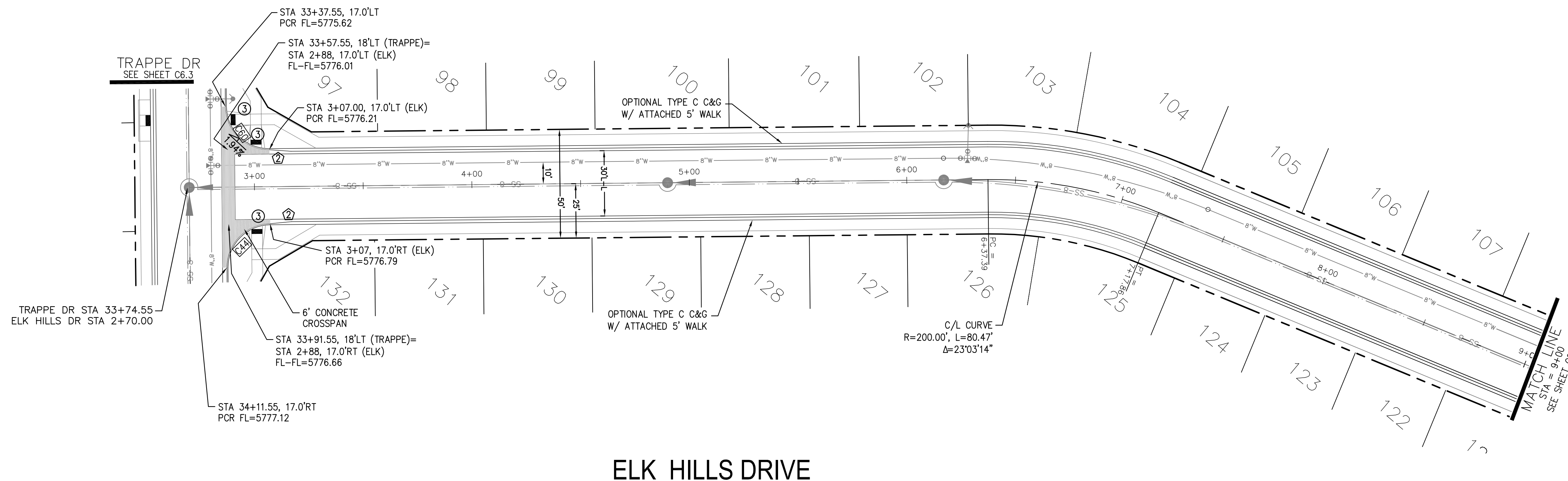


**NOTES**

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.

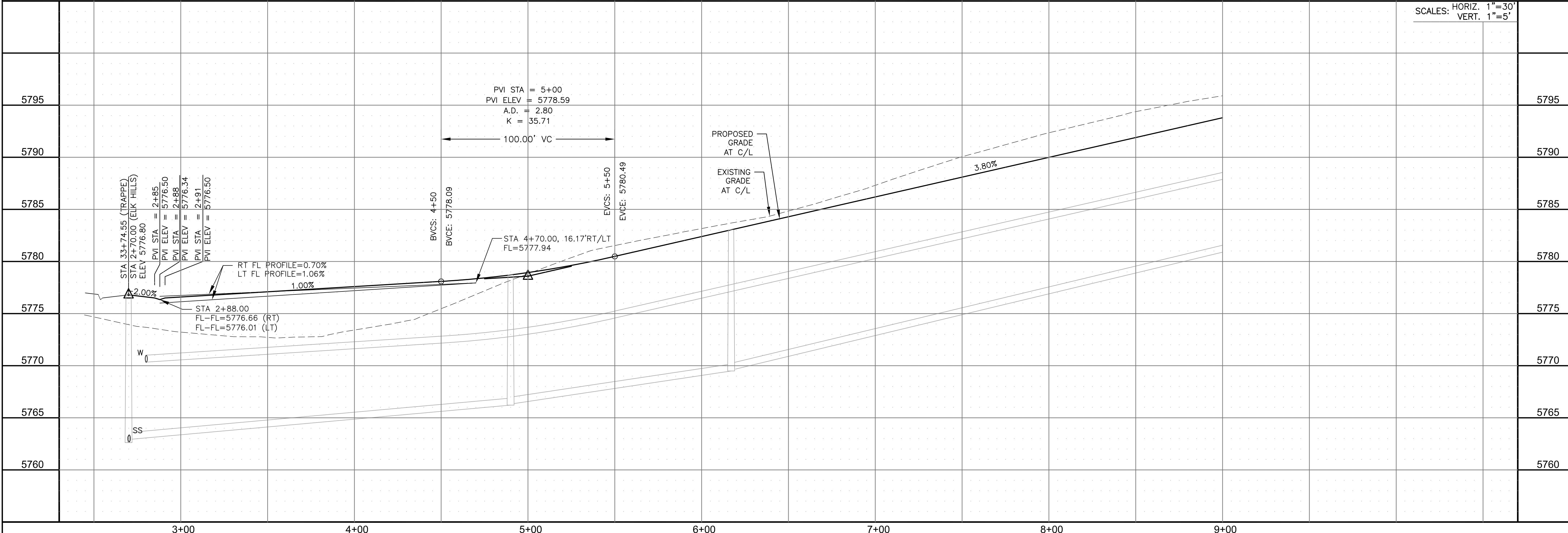
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

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**

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



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

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

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

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

DATE:  
DEC 1, 2022

PROJECT NO.  
100.065

SHEET NUMBER  
C6.16

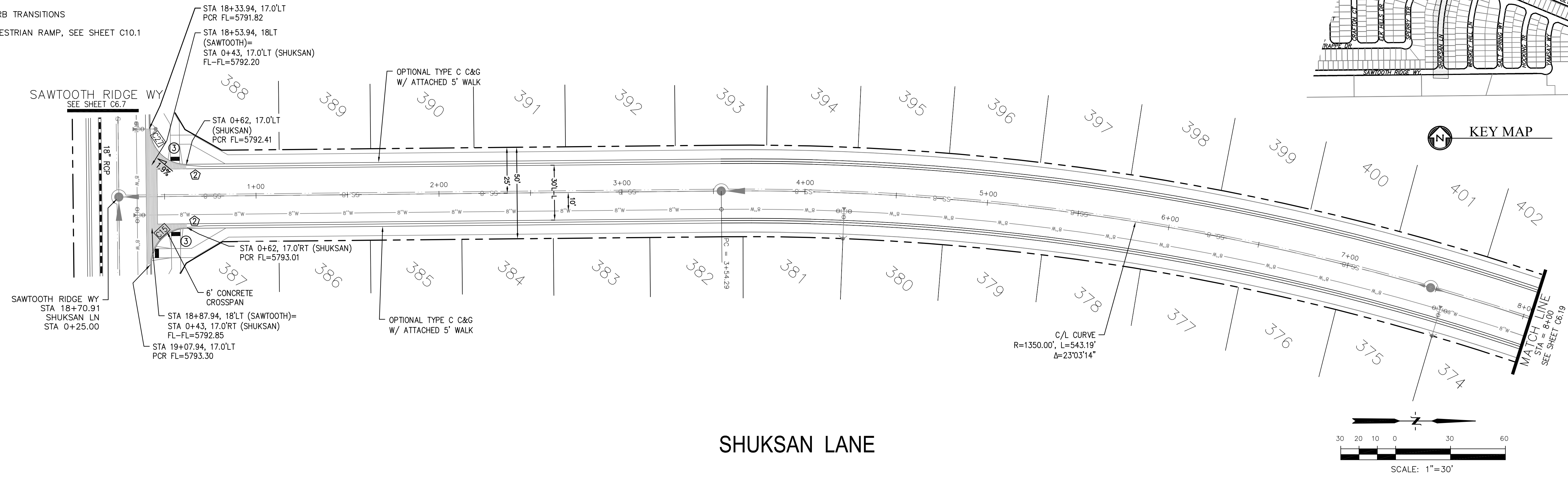
TOTAL SHEETS: 47



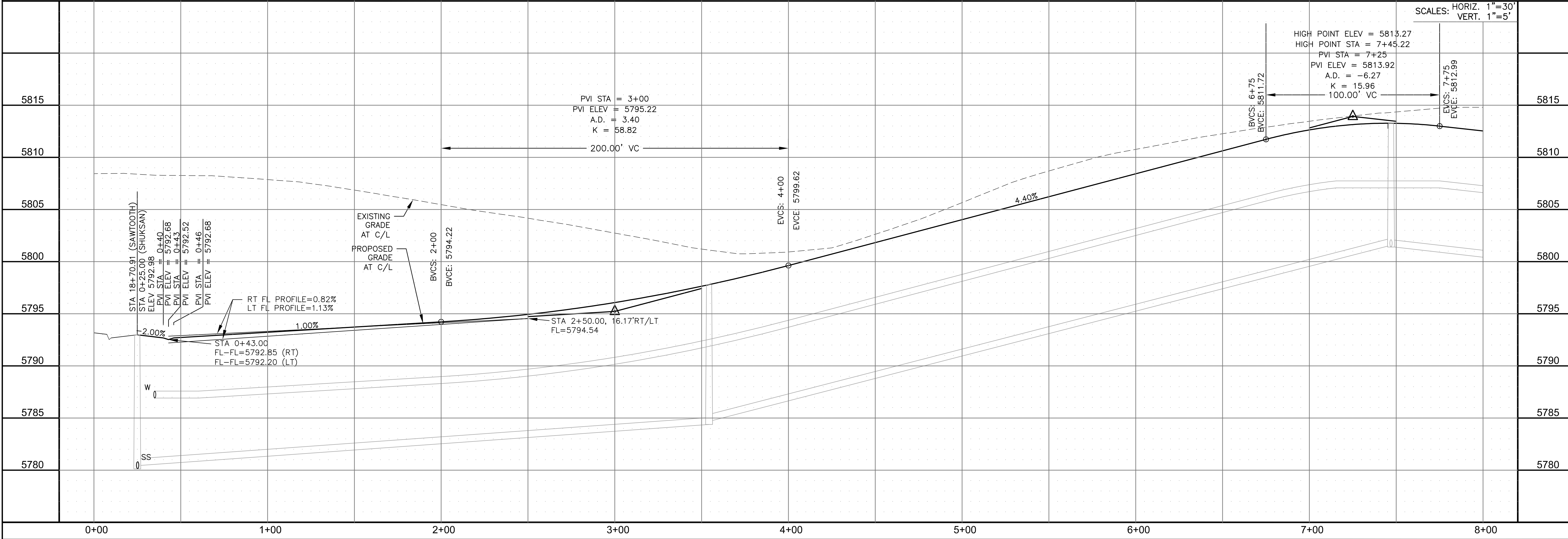
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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"



SHUKSAN LANE



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

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_

PREPARED FOR:  
**LORSON, 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  
SHUKSAN LANE  
STA 0+25 TO 8+00

DATE:  
DEC 1, 2022

PROJECT NO.  
100.065

SHEET NUMBER  
C6.18

TOTAL SHEETS: 47

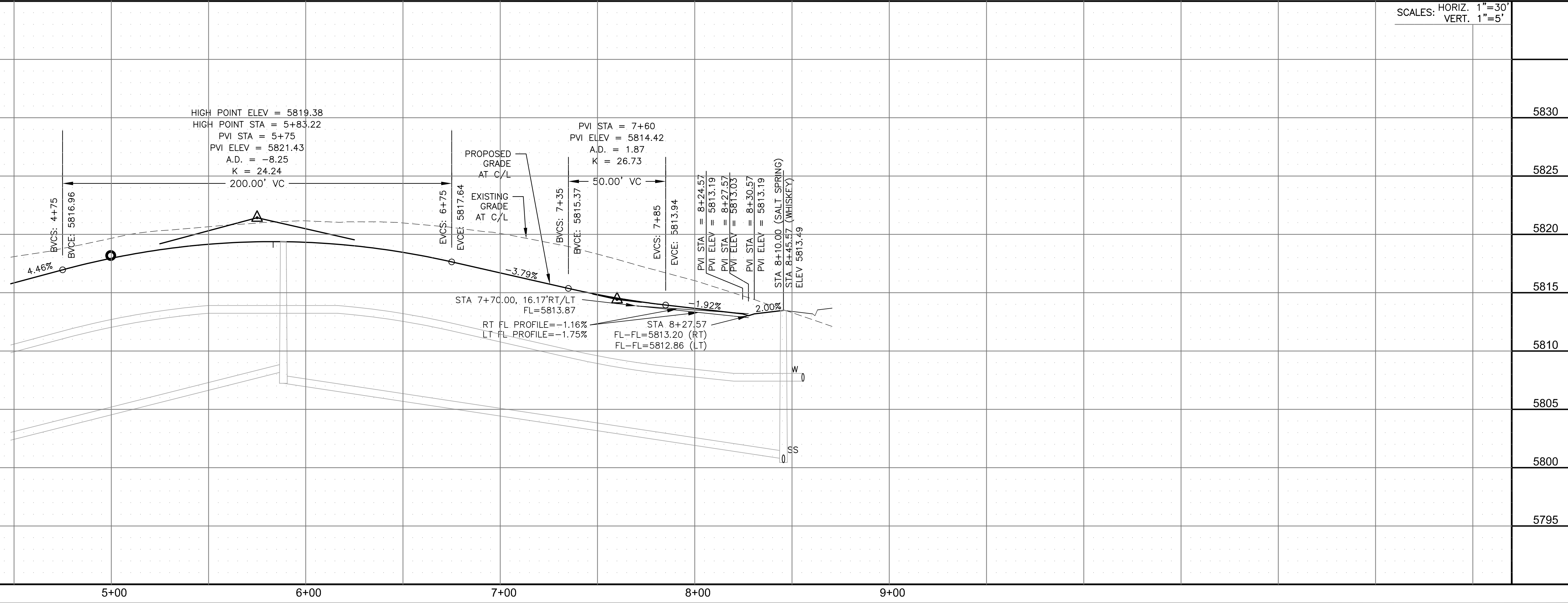


**NOTES**

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"



**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
SUITE 5506  
DENVER, CO 80232  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

NO. \_\_\_\_\_

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

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

SCALE: 1"=30'

VERT. 1"=5'

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

DATE:  
DEC 1, 2022

PROJECT NO.  
100.065

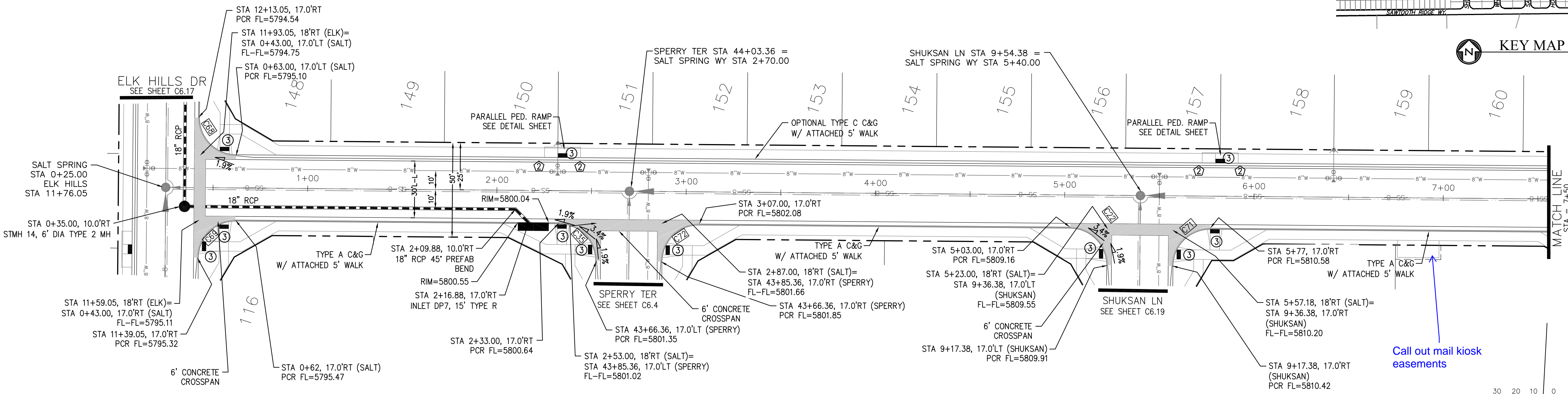
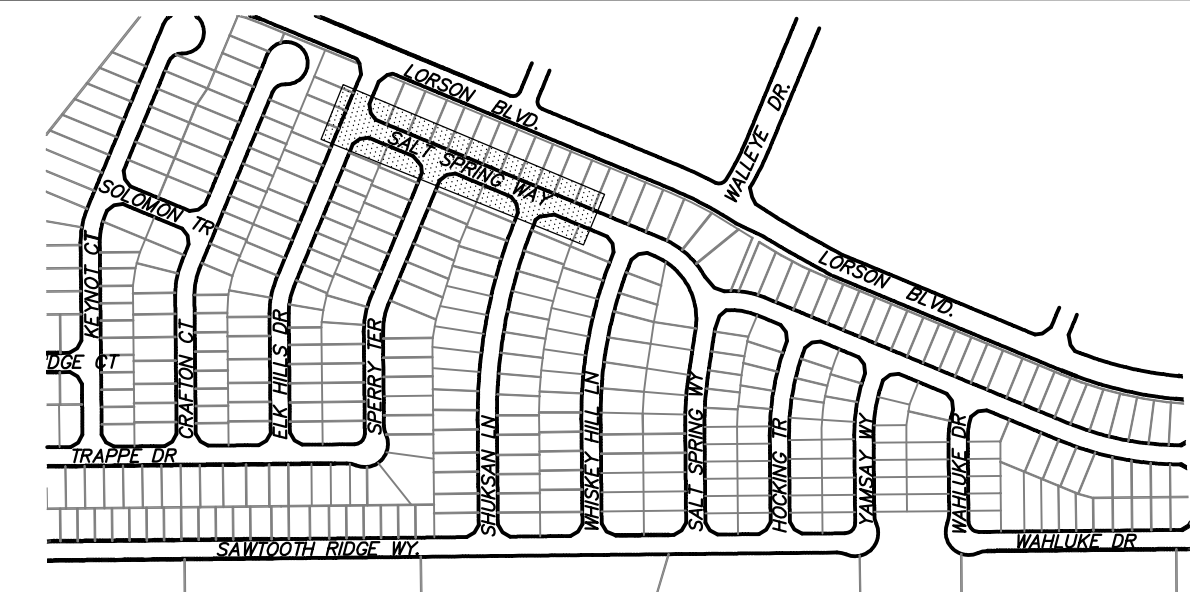
SHEET NUMBER  
C6.20

TOTAL SHEETS: 47

- 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.

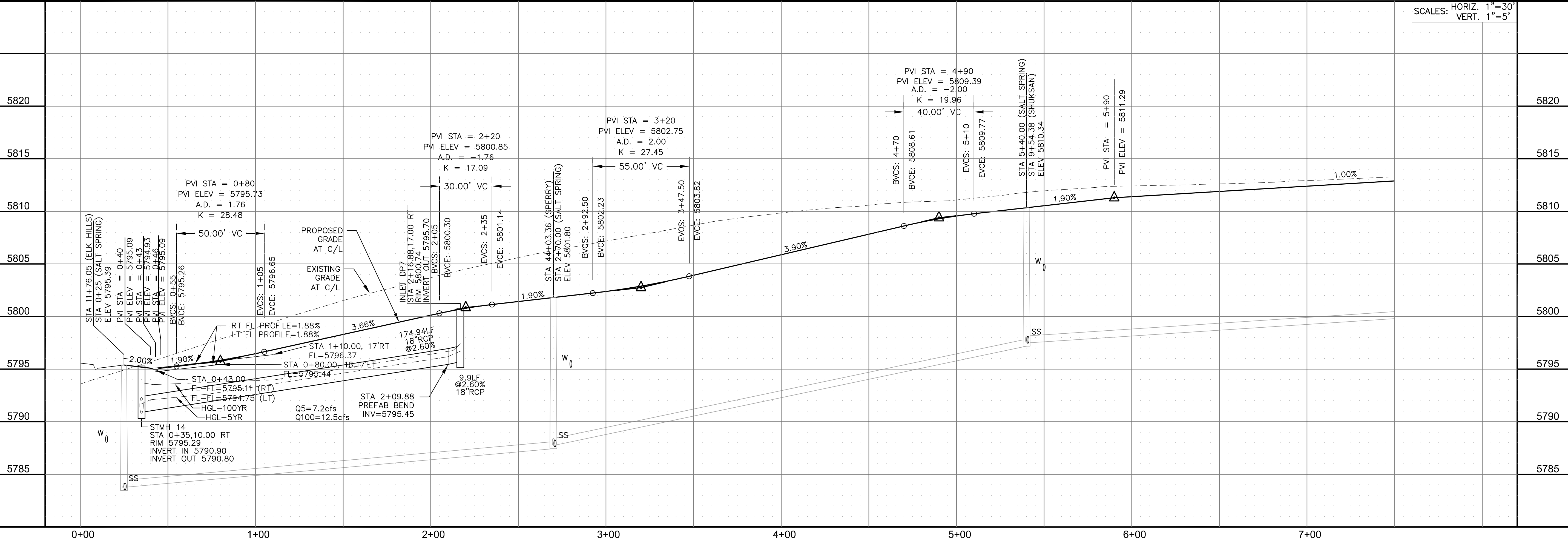
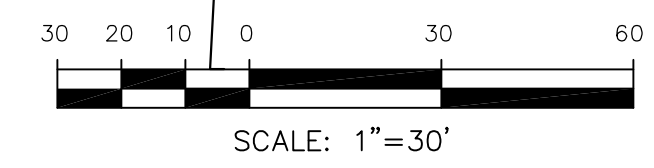
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

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"



**SALT SPRING WAY**

Call out mail kiosk easements



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

**CORE**  
ENGINEERING GROUP  
15004 1ST AVENUE S.  
BURNING WOODS, CO 80906  
PHONE: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_  
PROJECT: HILLSIDE AT LORSON RANCH  
LORSON BLVD - WALLEYE DR  
COLORADO SPRINGS, COLORADO 80903  
PREPARED FOR: LORSON, LLC  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

DATE:  
DEC 1, 2022

PROJECT NO.  
100.065

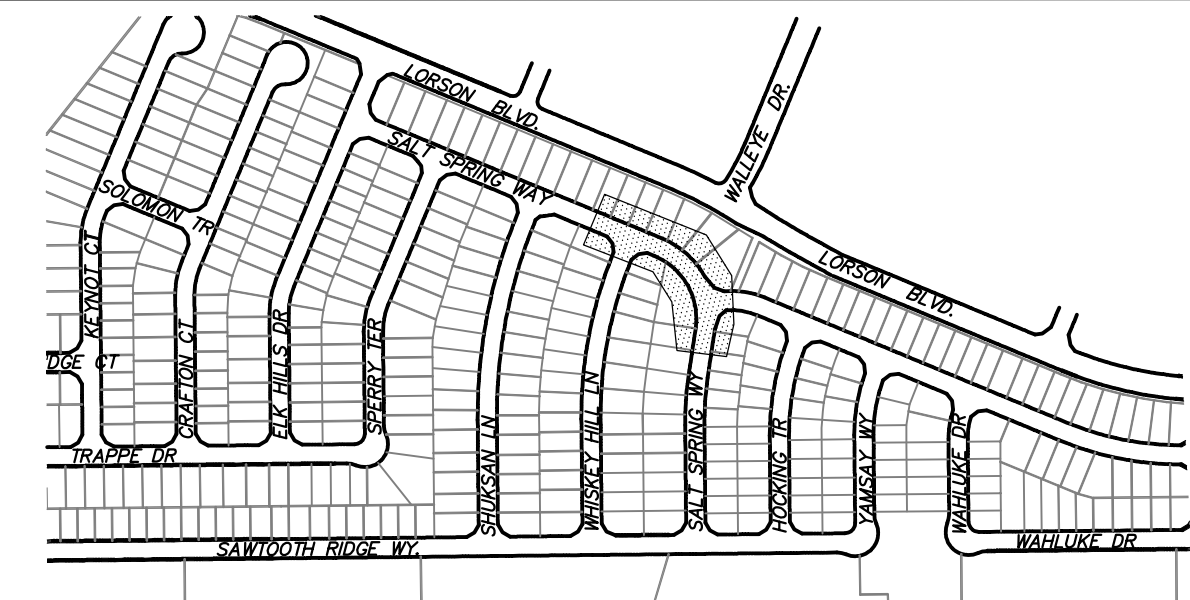
SHEET NUMBER  
C6.21

TOTAL SHEETS: 47

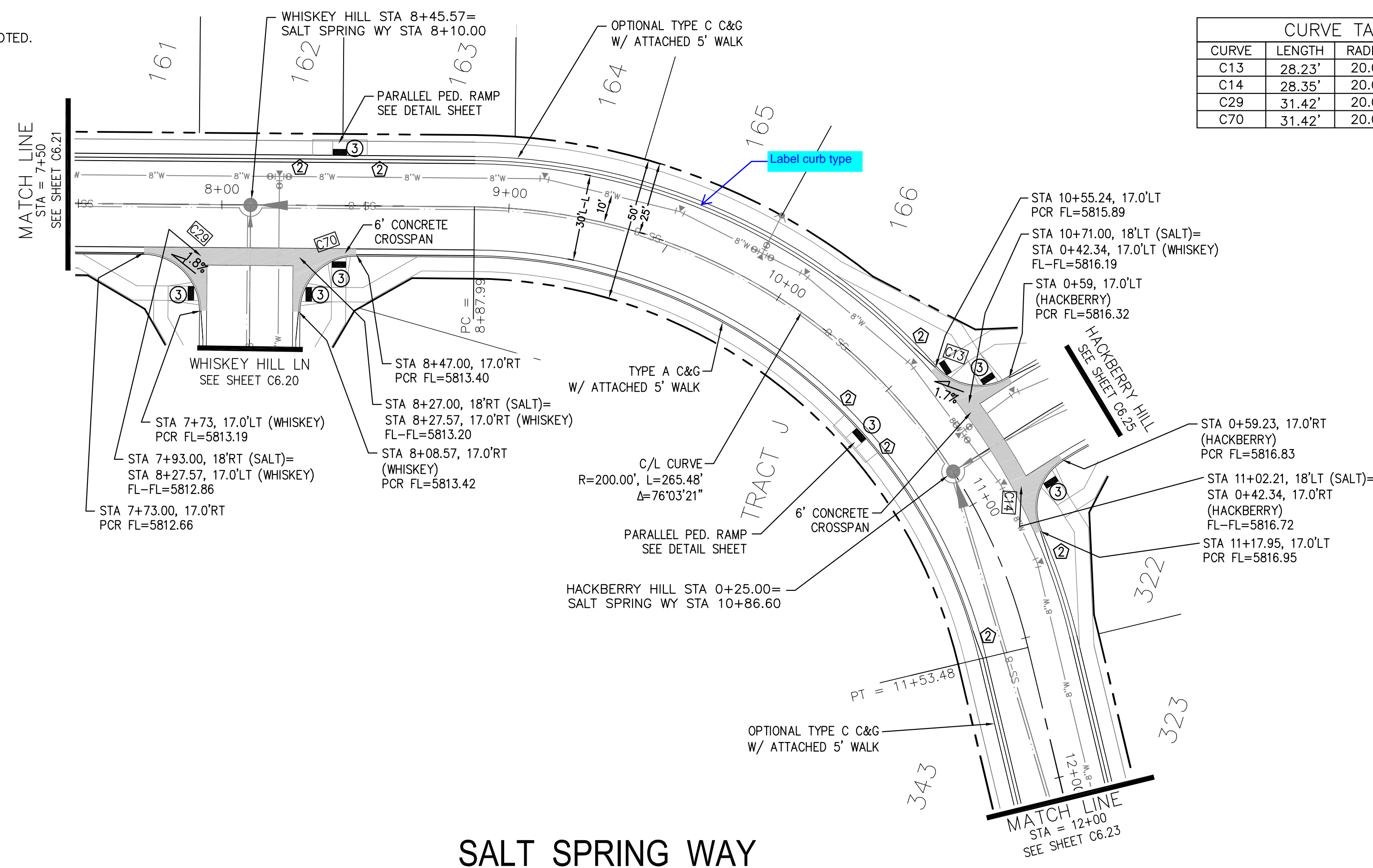
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

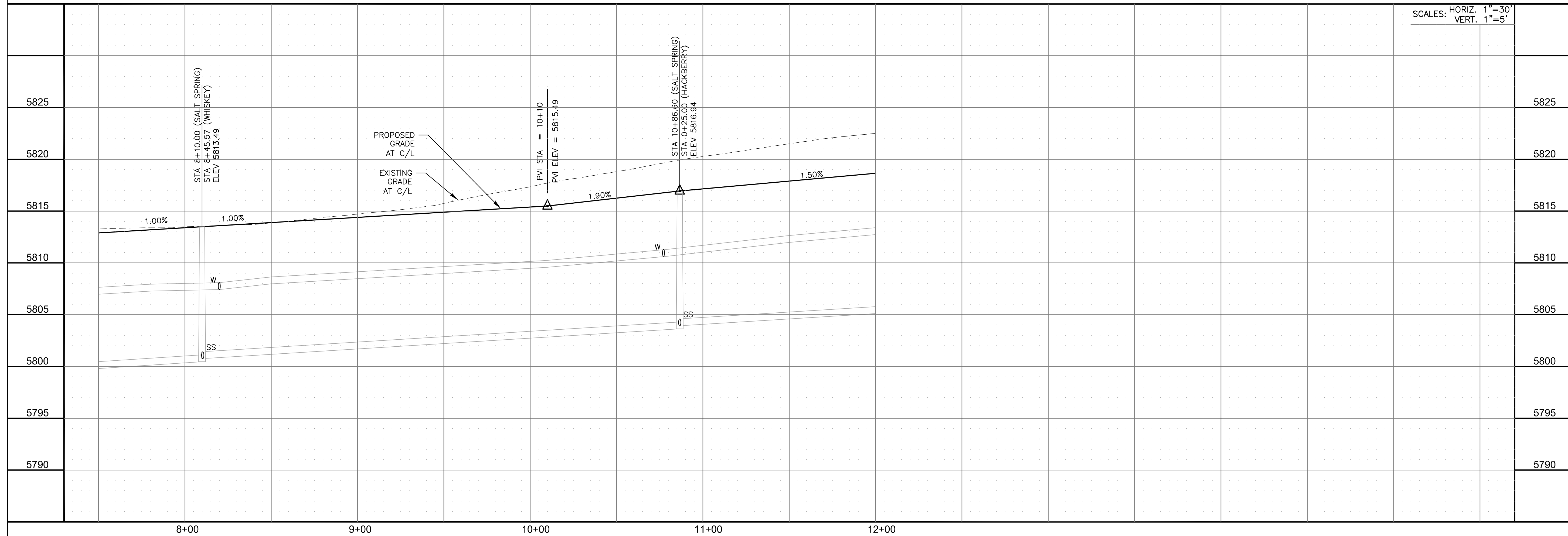
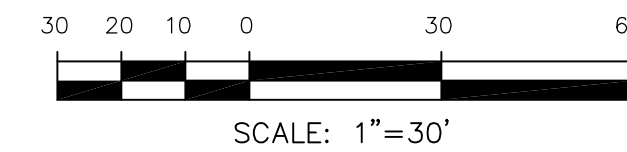
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C13	28.23'	20.00	80°52'38"
C14	28.35'	20.00	81°13'24"
C29	31.42'	20.00	90°00'00"
C70	31.42'	20.00	90°00'00"



KEY MAP



SALT SPRING WAY



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

**CORE**  
ENGINEERING GROUP  
15004 1ST AVENUE S.  
BURNING WOOD, CO 80906  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

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

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

DATE:  
DEC 1, 2022

PROJECT NO.  
100.065

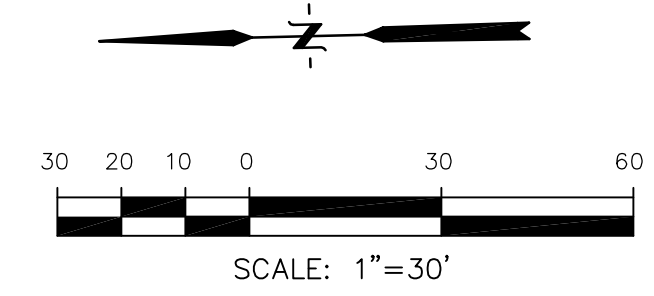
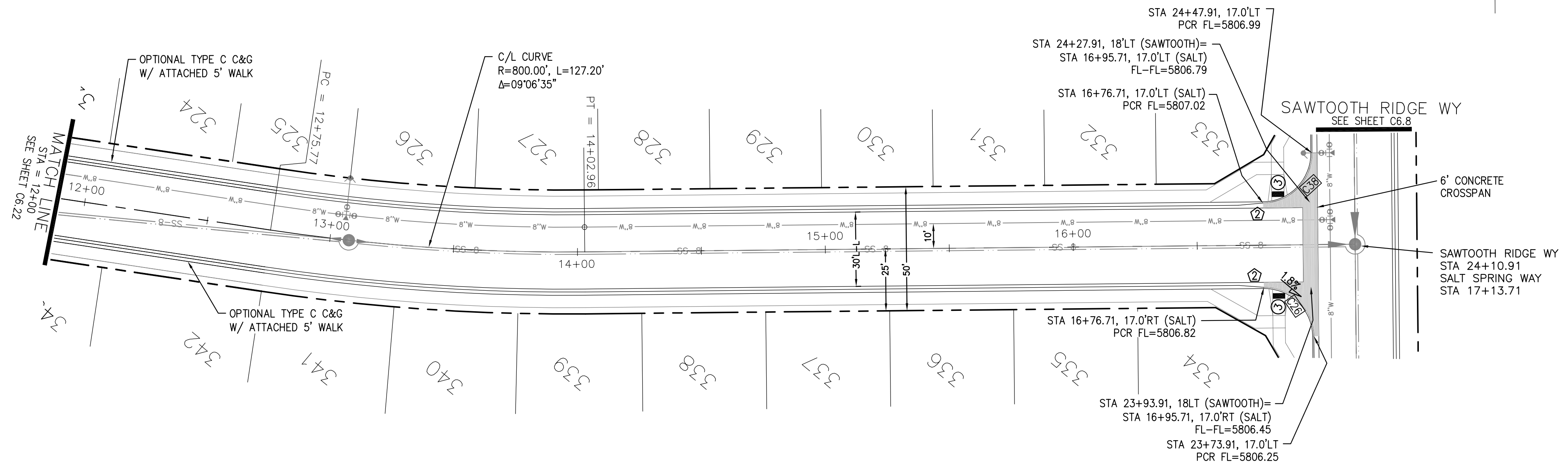
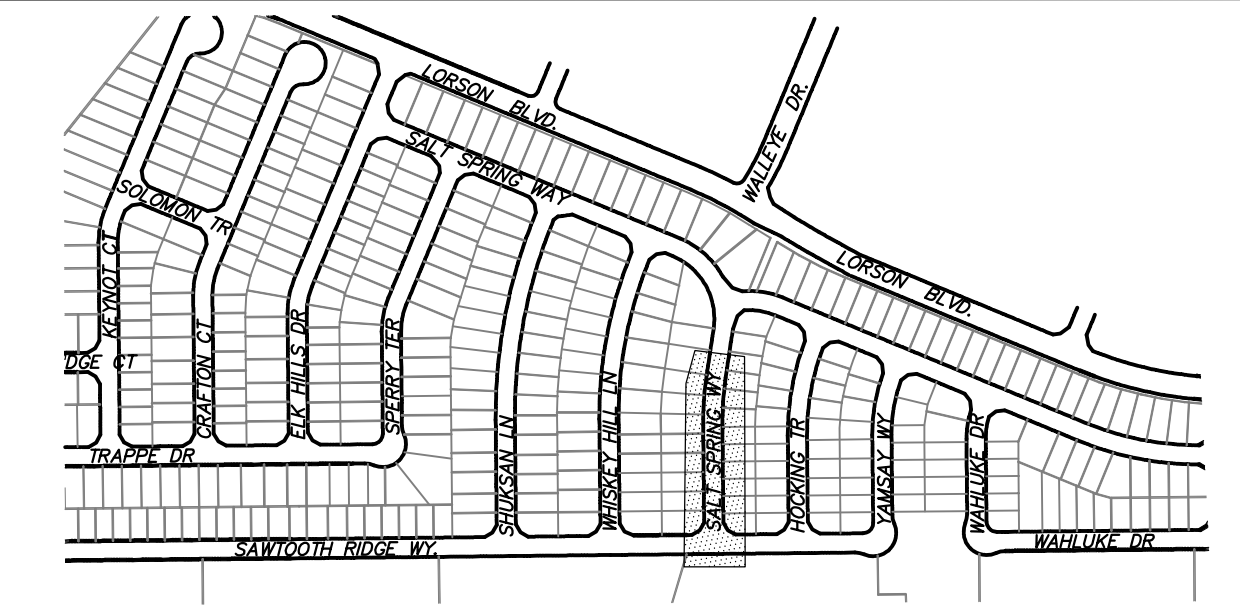
SHEET NUMBER  
C6.22

TOTAL SHEETS: 47

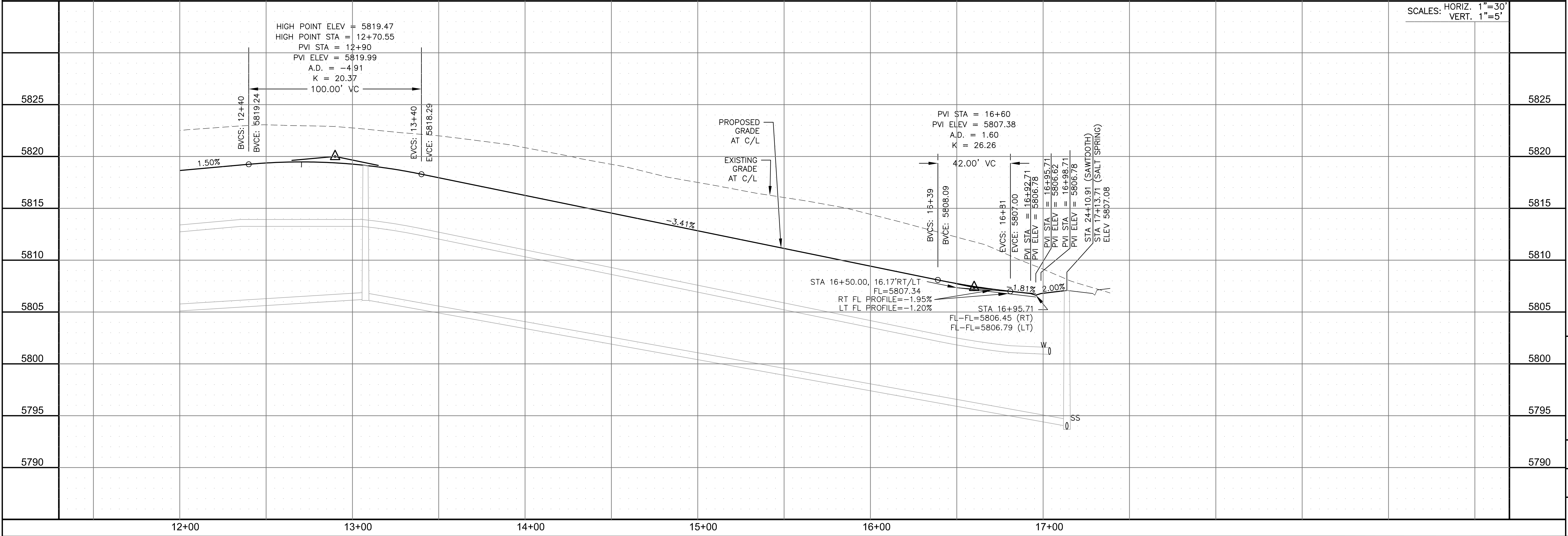


- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



SALT SPRING WAY



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

**CORE**  
ENGINEERING GROUP  
15004 1ST AVENUE S.  
SUITE 5506  
DENVER, CO 80232  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@egi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
PROJECT: HILLSIDE AT LORSON RANCH  
LORSON BLVD - WALLEYE DR  
COLORADO SPRINGS, COLORADO  
PREPARED FOR: LORSON, LLC  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@egi.com

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

DATE:  
DEC 1, 2022

PROJECT NO.  
100.065

SHEET NUMBER  
C6.23

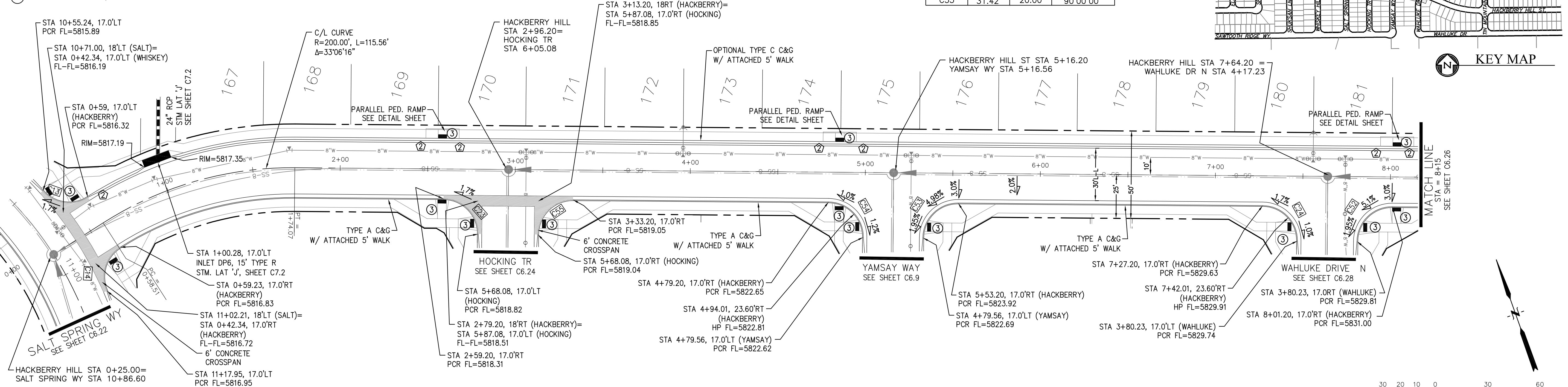
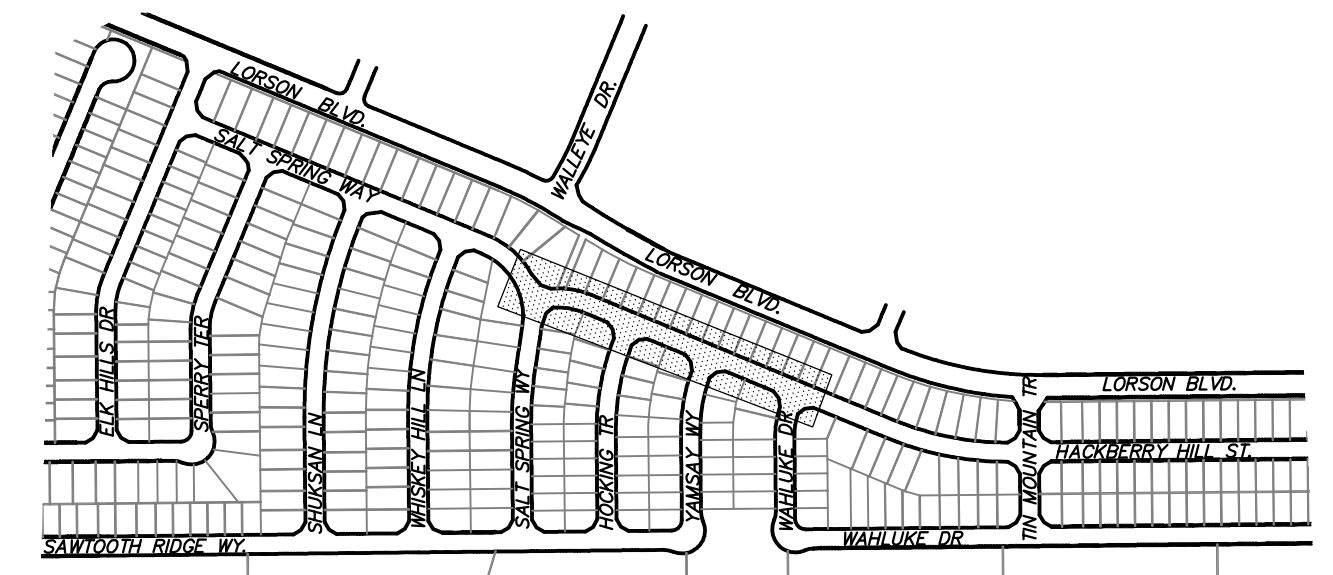
TOTAL SHEETS: 47



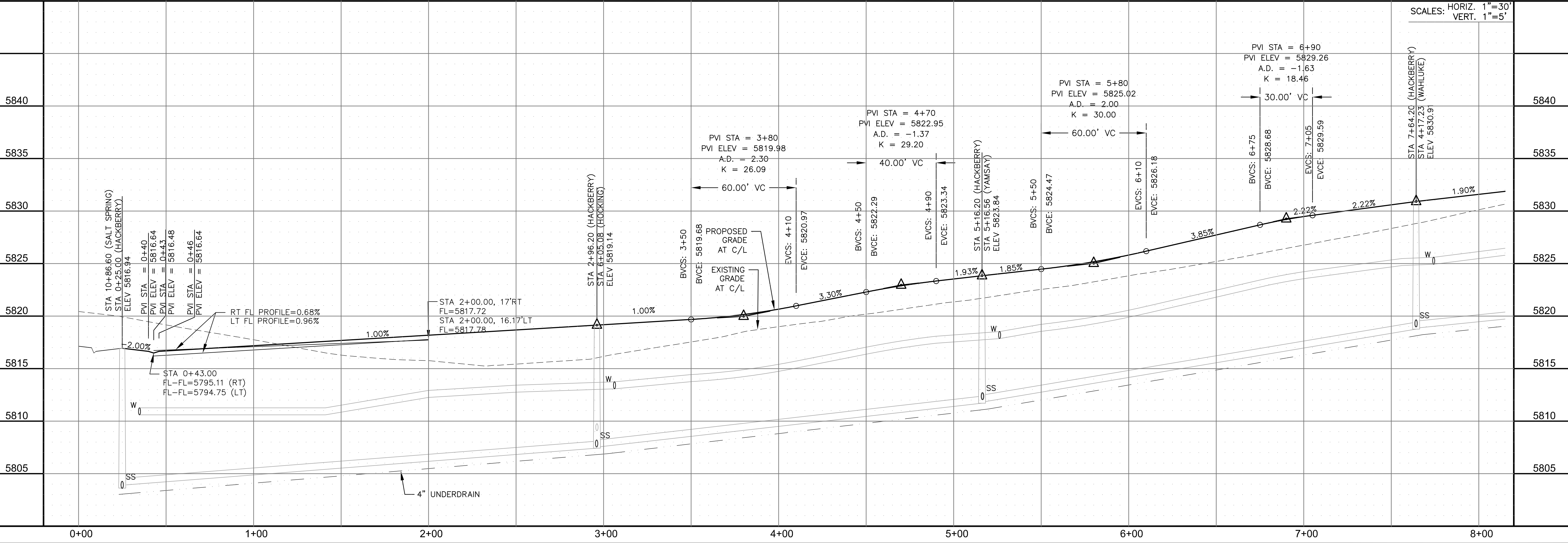
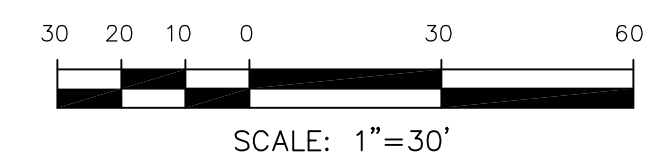
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE	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 <td 90°00'00"	
C55	31.42'	20.00	90°00'00"



HACKBERRY HILL STREET



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 55506  
 PLM 79 570 1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_  
 DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

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

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

DATE:  
 DEC 1, 2022

PROJECT NO.  
 100.065

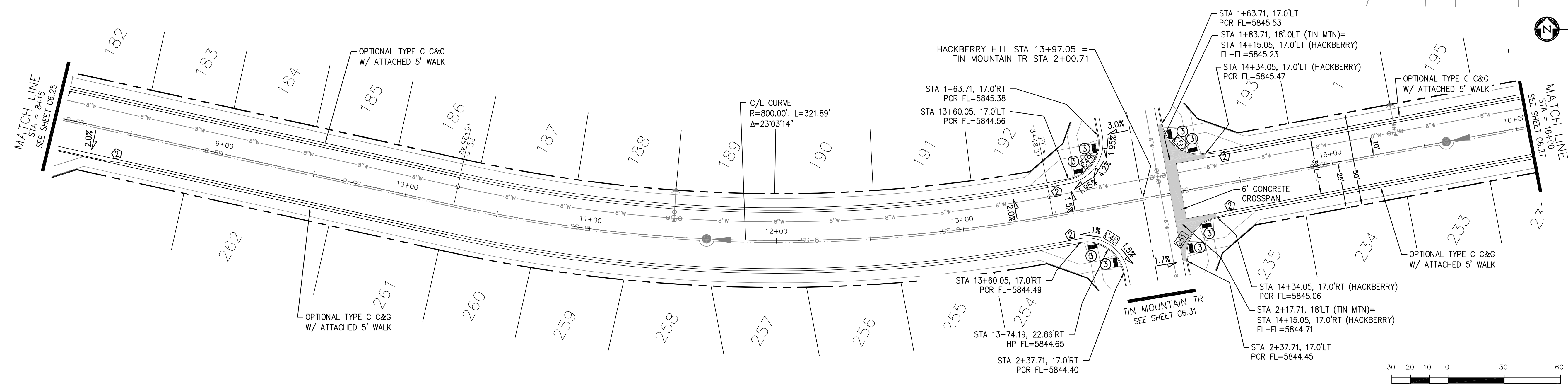
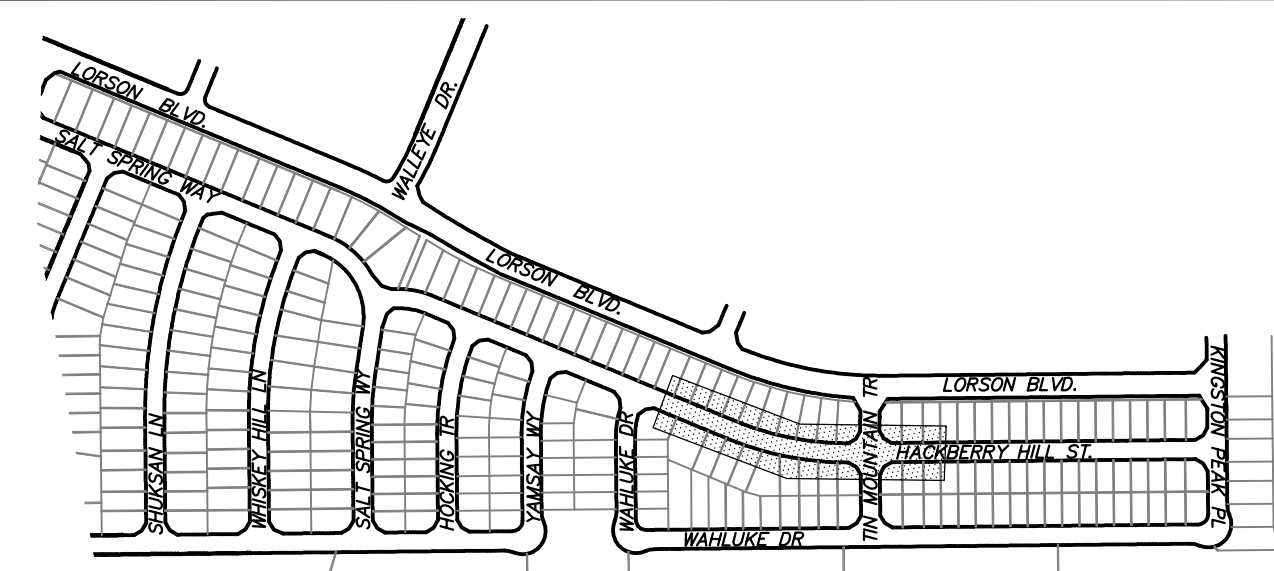
SHEET NUMBER  
 C6.25

TOTAL SHEETS: 47

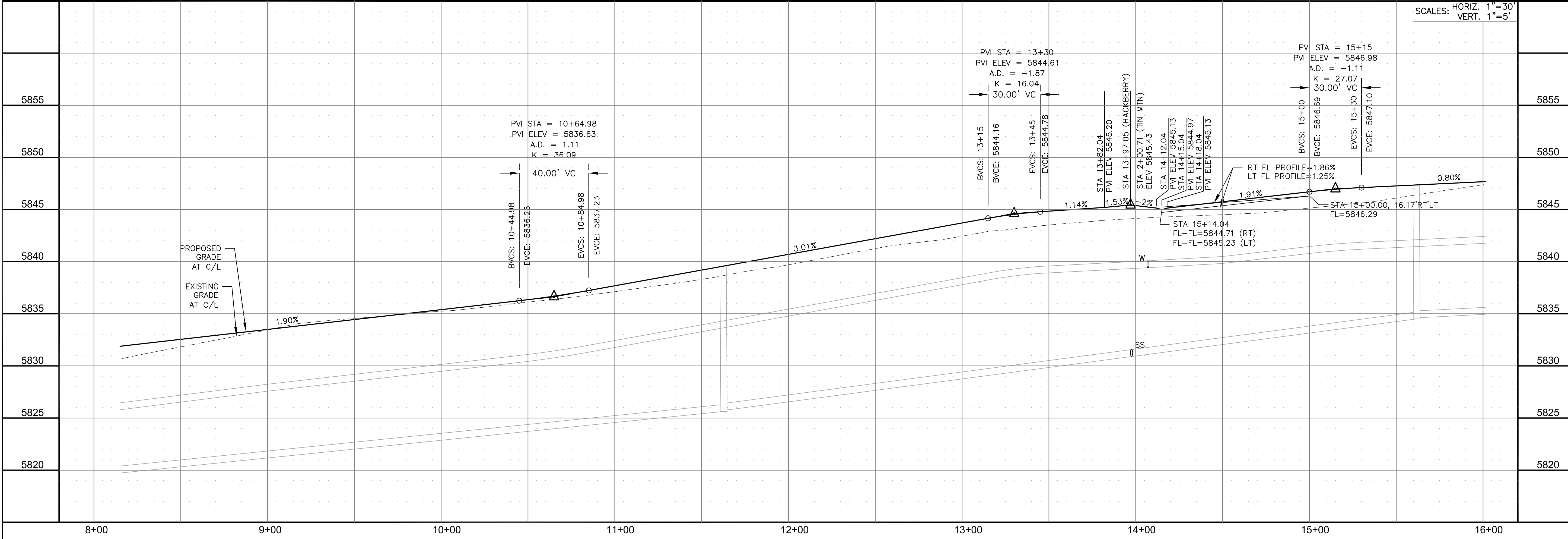
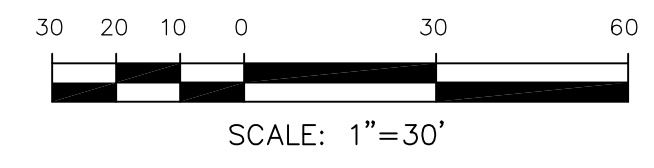
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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.  
DENVER, CO 80202  
PHONE: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

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

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

DATE:  
DEC 1, 2022

PROJECT NO.  
100.065

SHEET NUMBER  
C6.26

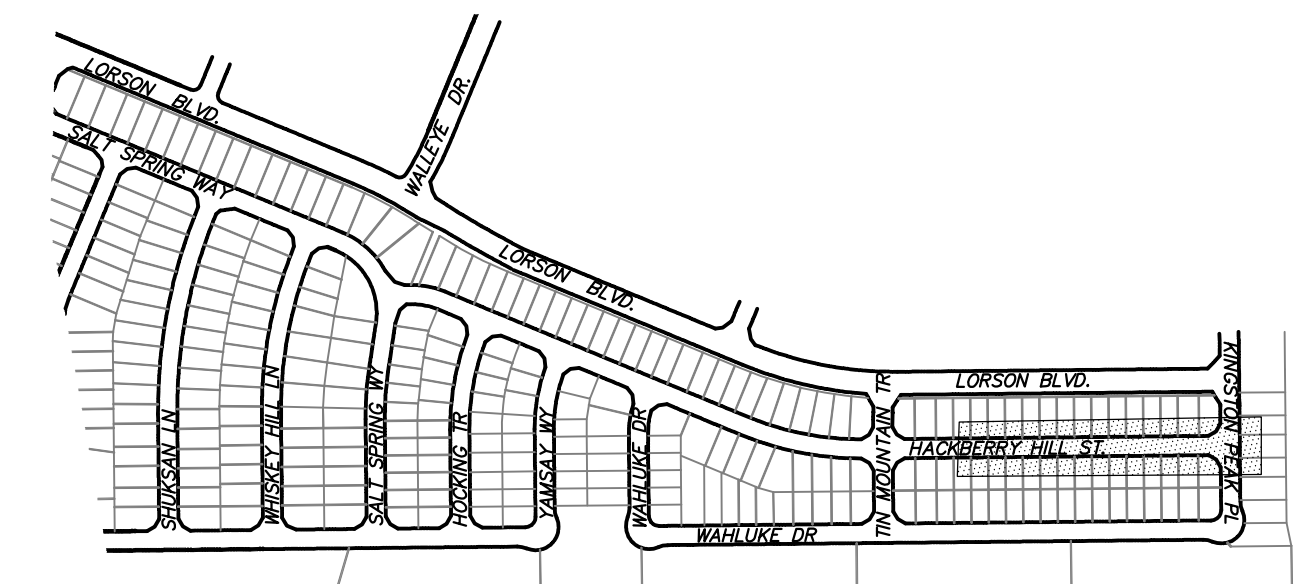
TOTAL SHEETS: 47

**NOTES**

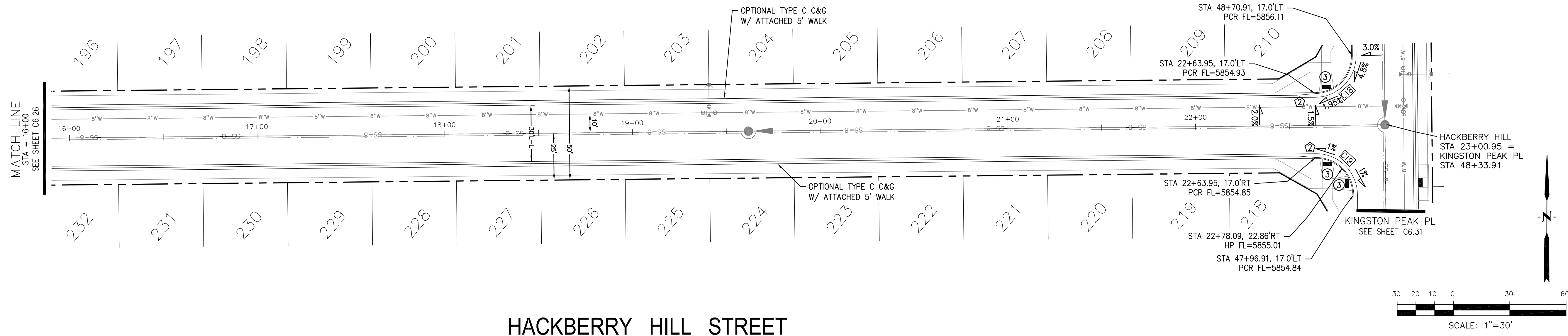
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

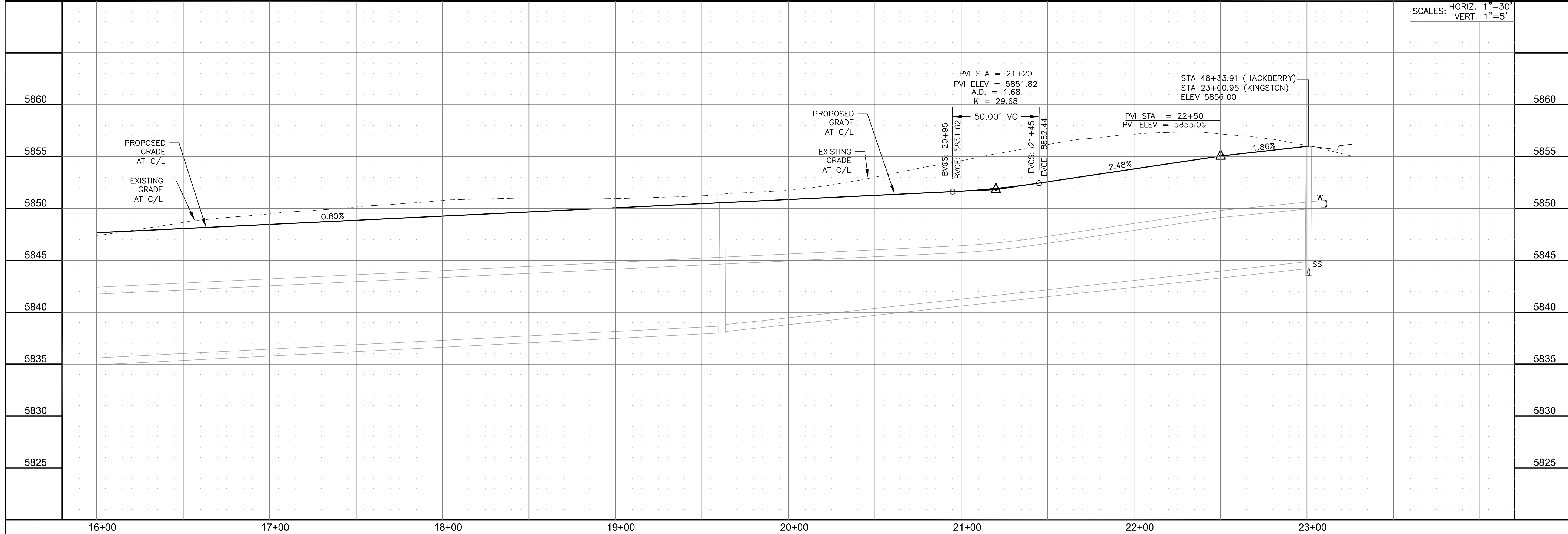
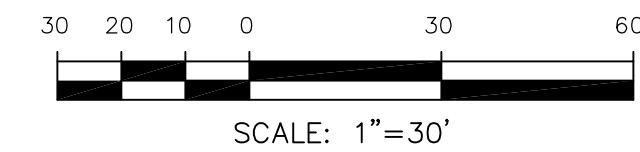
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C18	31.42'	20.00	90°00'00"
C19	31.42'	20.00	90°00'00"



KEY MAP



**HACKBERRY HILL STREET**



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

**CORE**  
ENGINEERING GROUP  
15004 1ST AVENUE S.  
BURNING WOOD, CO 80906  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@egi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
PROJECT: HILLSIDE AT LORSON RANCH  
LORSON BLVD - WALLEYE DR  
COLORADO SPRINGS, COLORADO 80903  
PREPARED FOR: LORSON, LLC  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

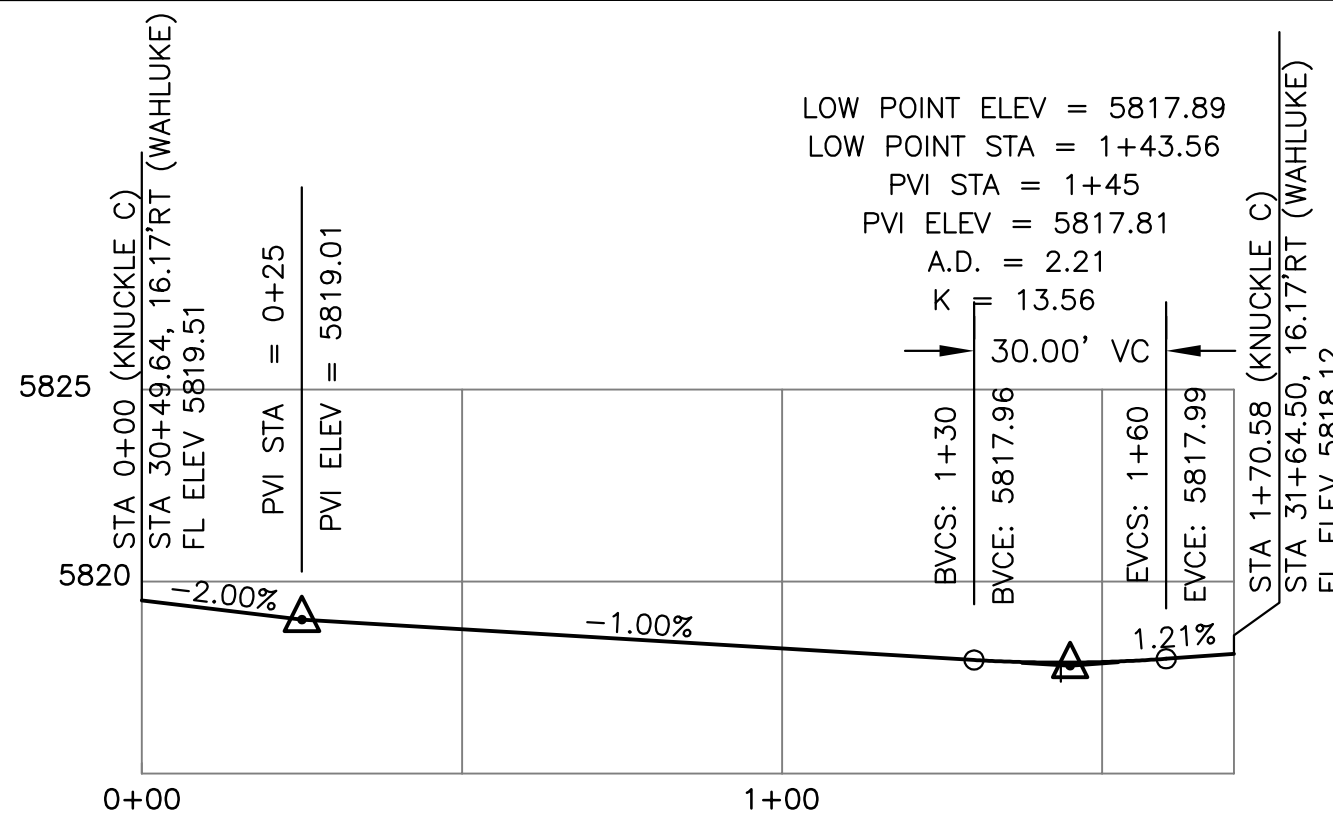
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

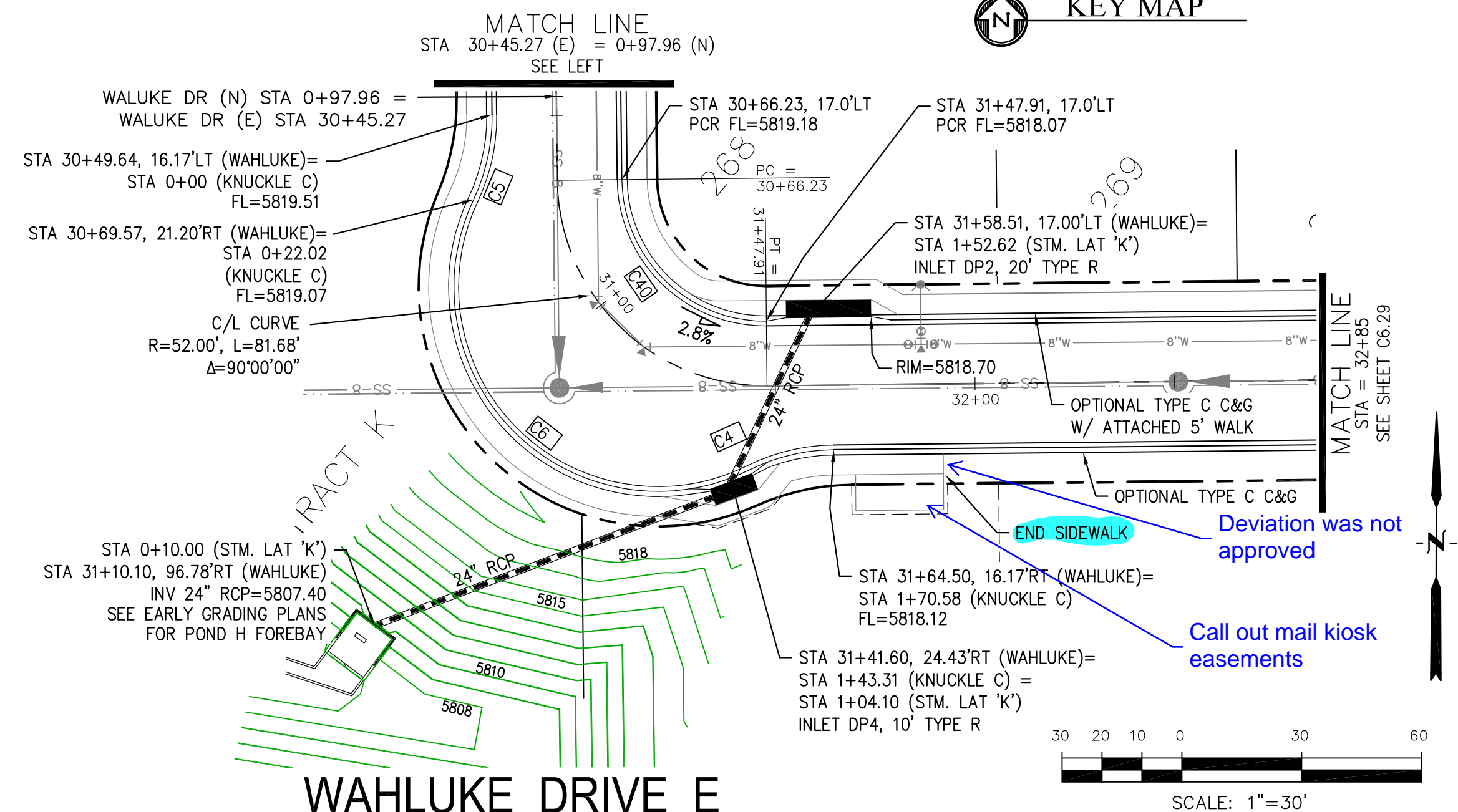
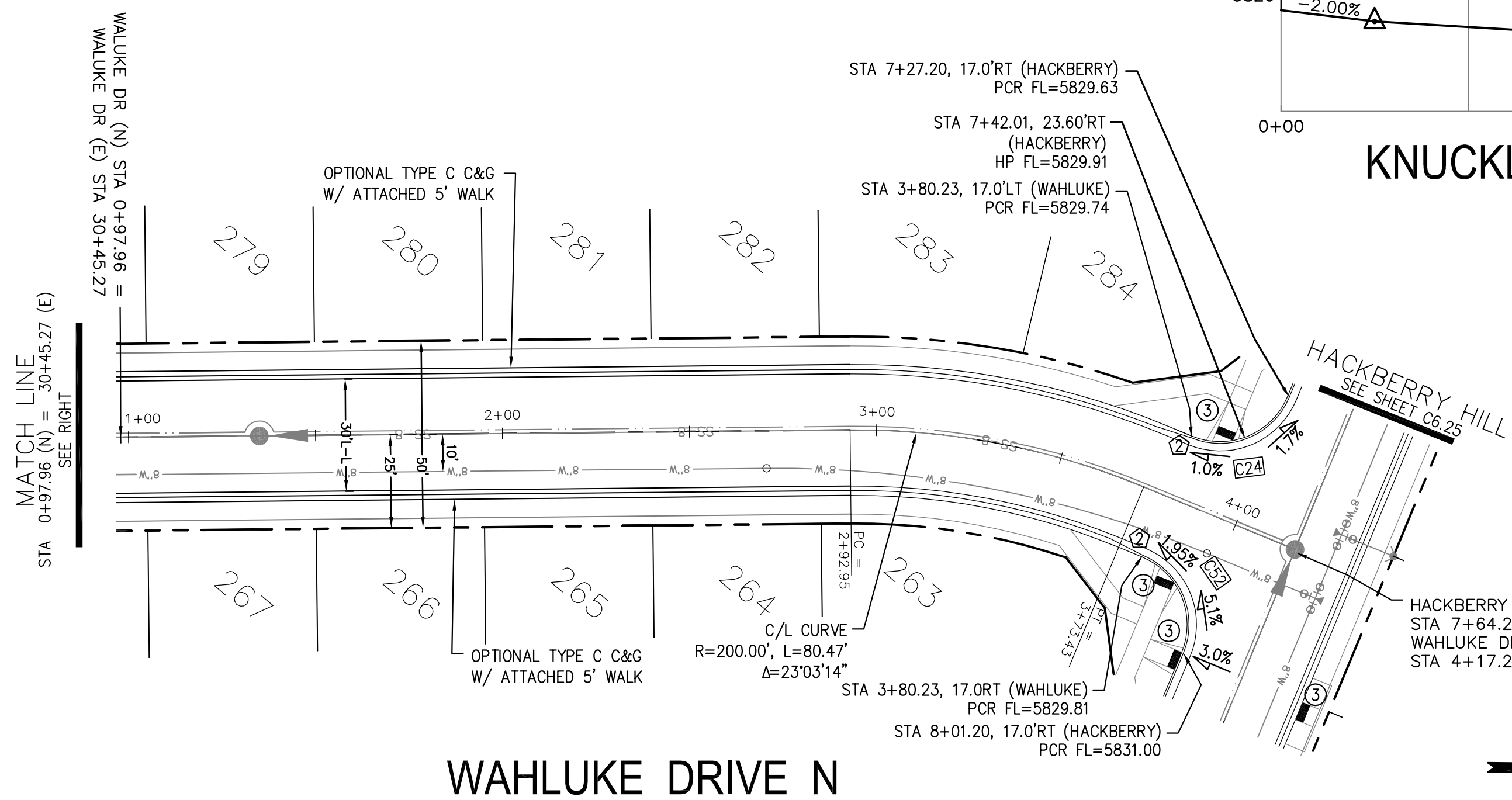
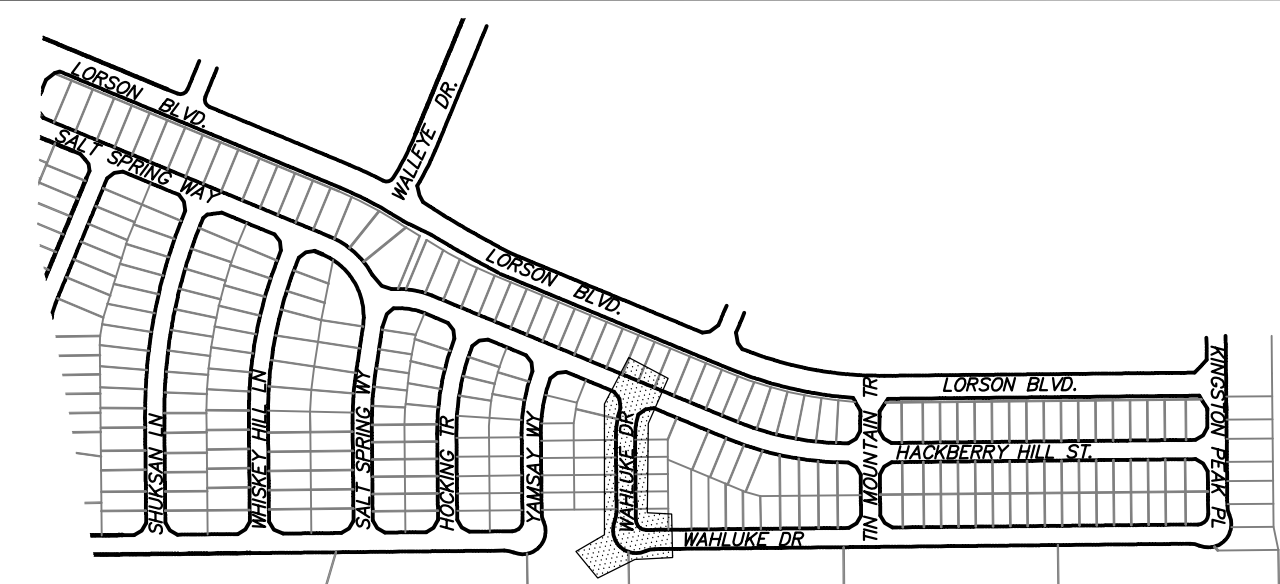
DATE:  
DEC 1, 2022  
PROJECT NO.  
100.065  
SHEET NUMBER  
C6.27  
TOTAL SHEETS: 47

- 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



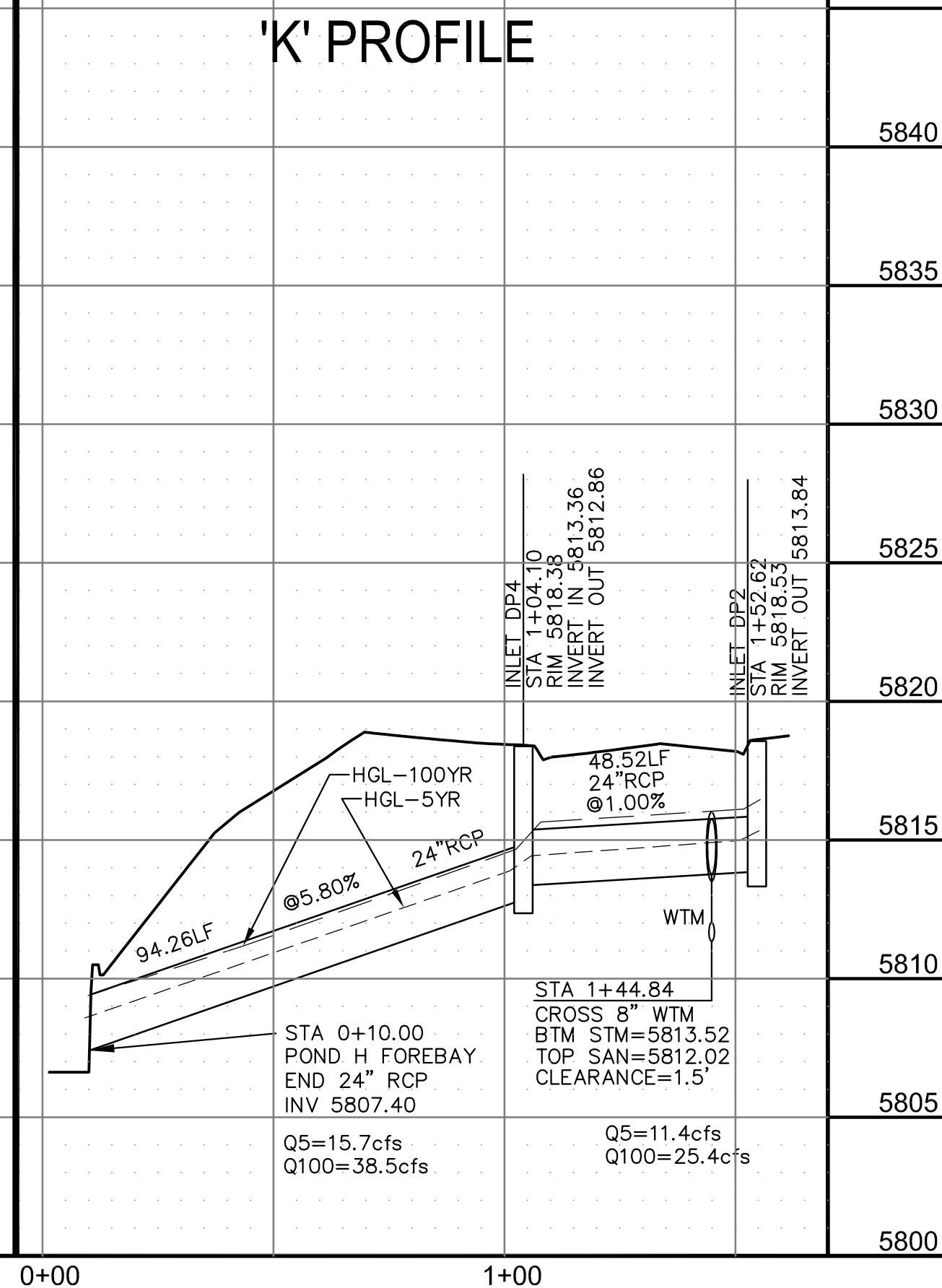
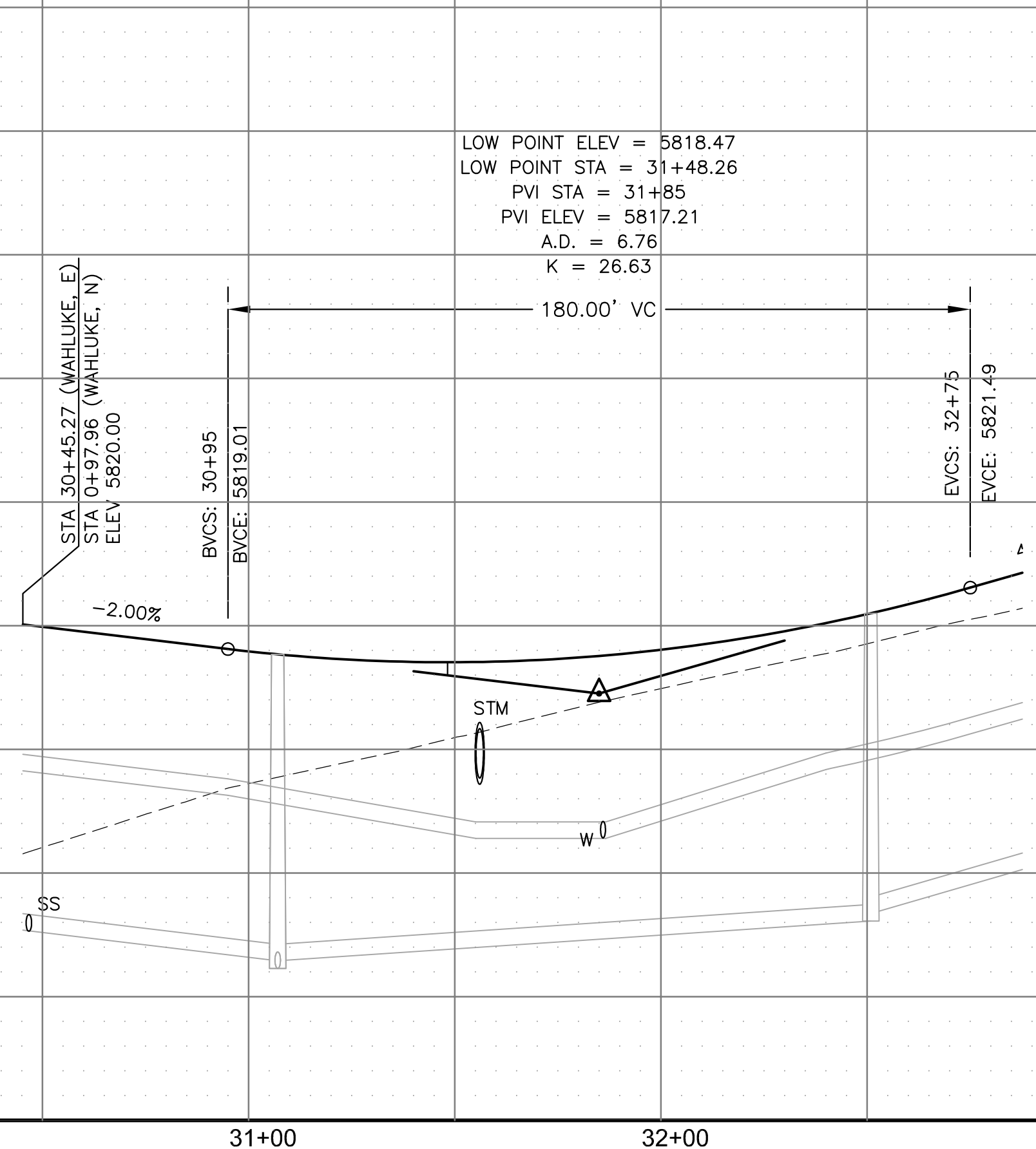
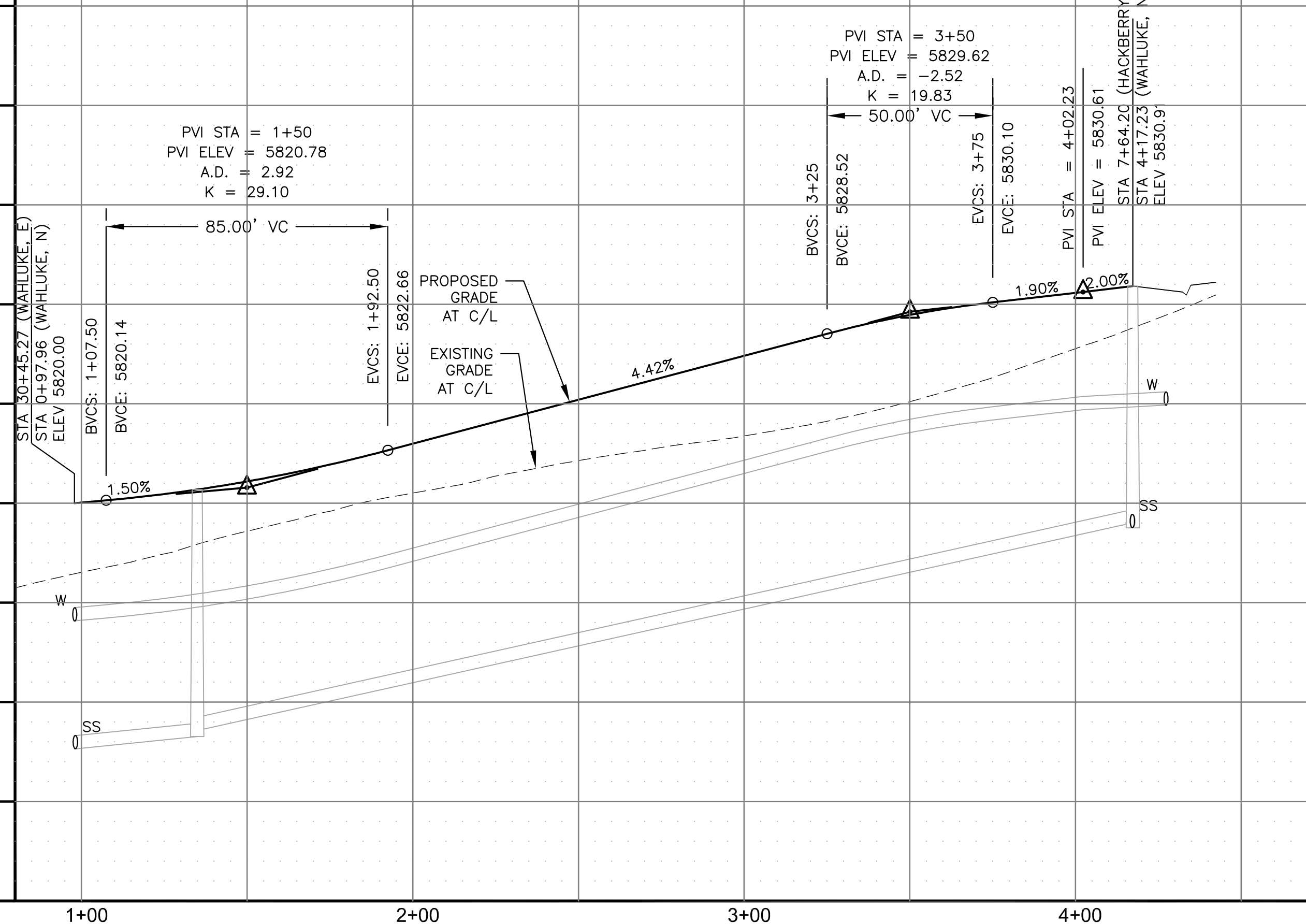
CURVE	LENGTH	RADIUS	DELTA
C4	22.02'	48.83	25°50'31"
C5	22.02'	48.83	25°50'31"
C6	126.54'	51.17	141°41'02"
C24	31.42'	20.00	90°00'00"
C40	56.28'	35.83	90°00'00"
C52	31.42'	20.00	90°00'00"



**WAHLUKE DRIVE N PROFILE**

**WAHLUKE DRIVE E PROFILE**

**STORM LATERAL 'K' PROFILE**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 55506  
 BLDG 719 S701100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

PROJECT: **HILLSIDE AT LORSON RANCH**  
 LORSON BLVD - WAHLUKE DR  
 COLORADO SPRINGS, COLORADO

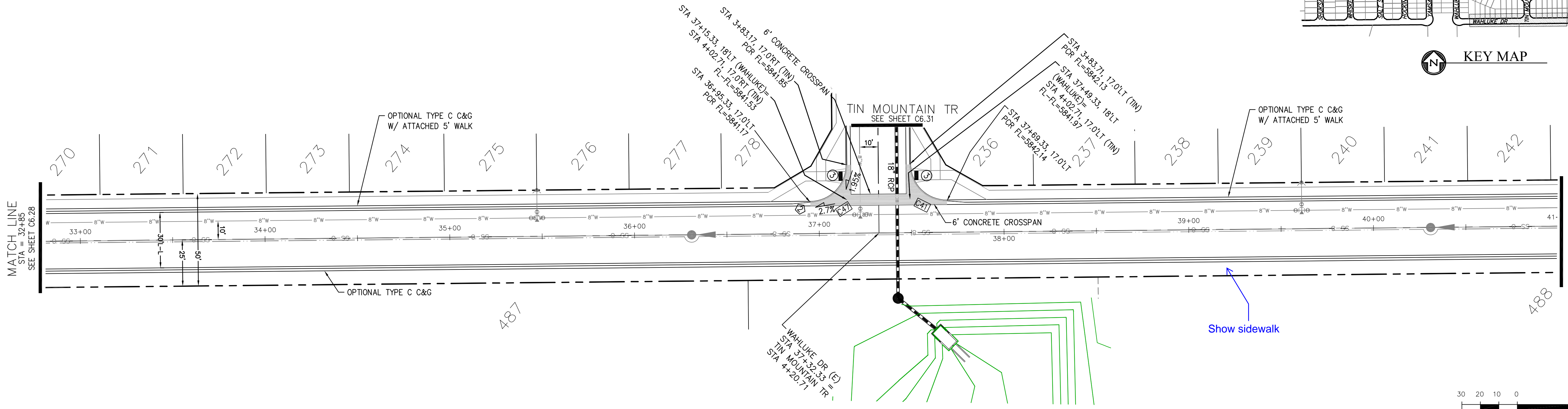
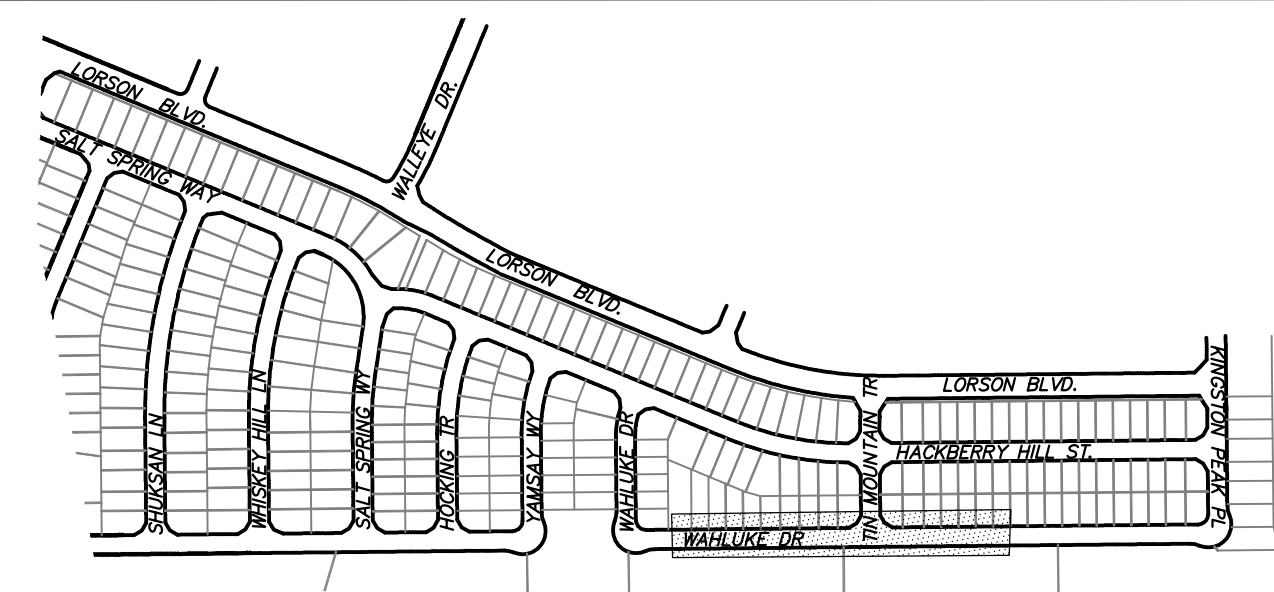
STREET / STORM  
**WAHLUKE DR N WAHLUKE DR E**  
**STA 0+97 TO 4+17 STA 30+45 TO 32+85**

DATE: DEC 1, 2022  
 PROJECT NO: 100.065  
 SHEET NUMBER: C6.28  
 TOTAL SHEETS: 47

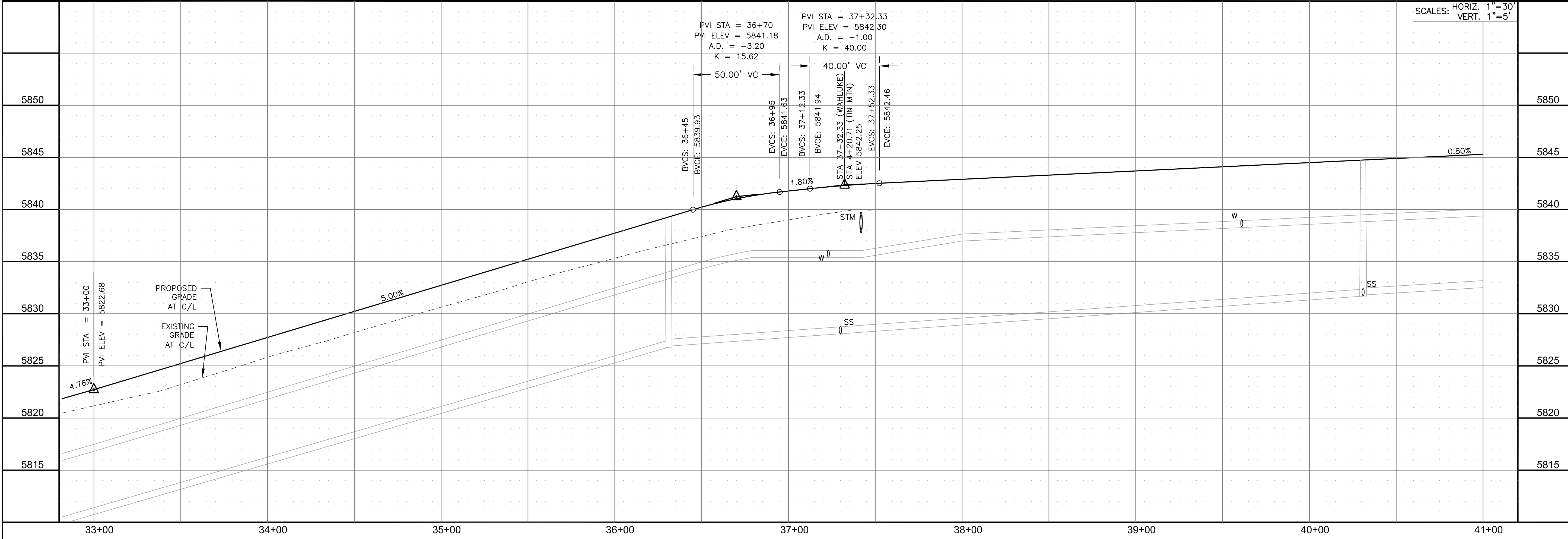
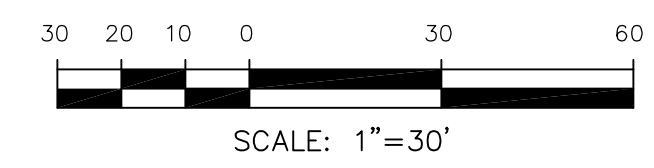
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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"



**WAHLUKE DRIVE E**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 500  
 PMB 719 570 1100  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

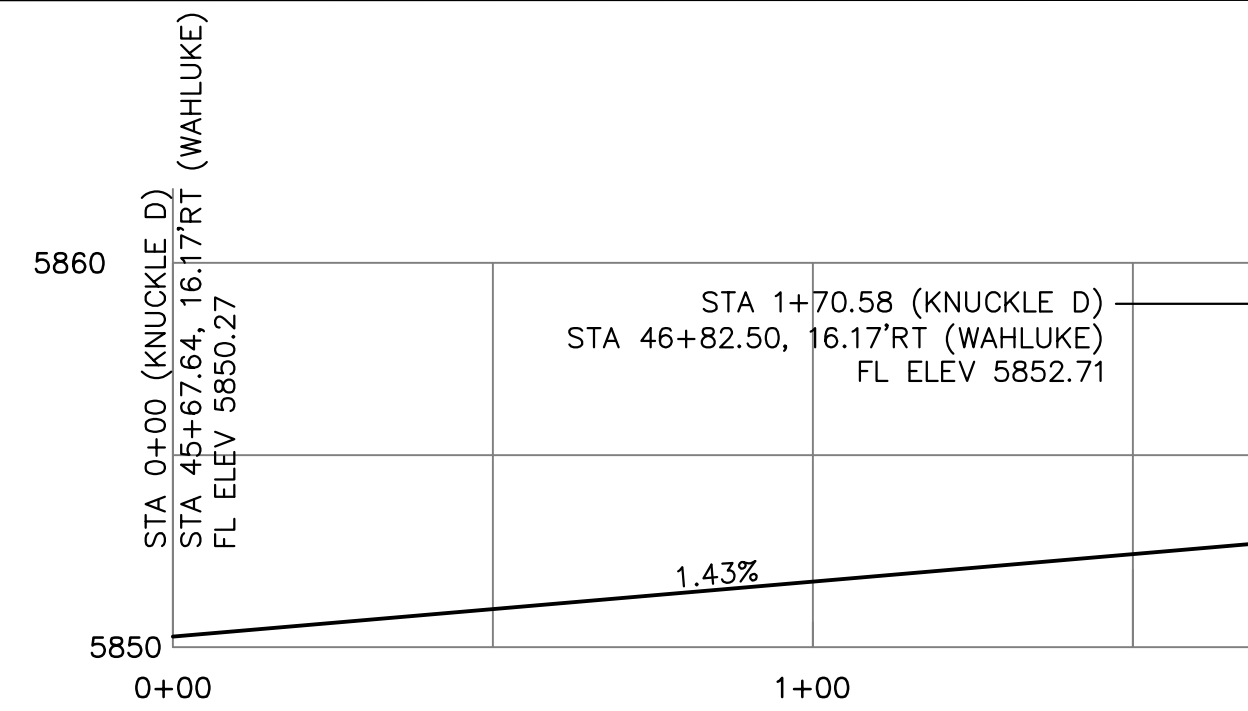
**STREET / STORM**  
**WAHLUKE DR E**  
**STA 32+85 TO 41+00**

DATE:  
 DEC 1, 2022  
 PROJECT NO.  
 100.065  
 SHEET NUMBER  
 C6.29  
 TOTAL SHEETS: 47

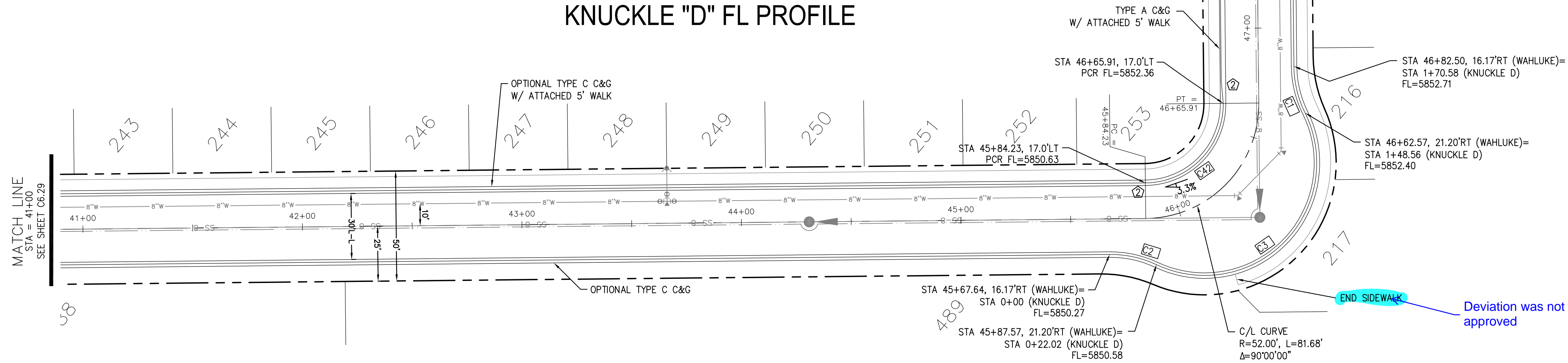
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

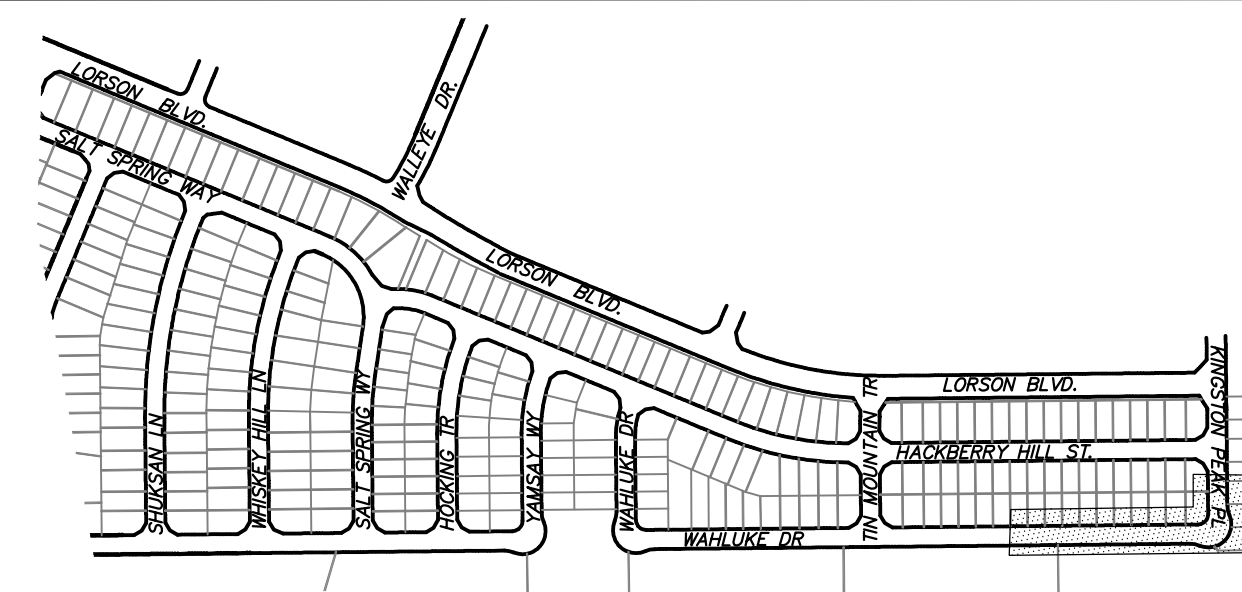
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	22.02'	48.83	25°50'31"
C2	22.02'	48.83	25°50'31"
C3	126.54'	51.17	141°41'02"
C42	56.28'	35.83	90°00'00"



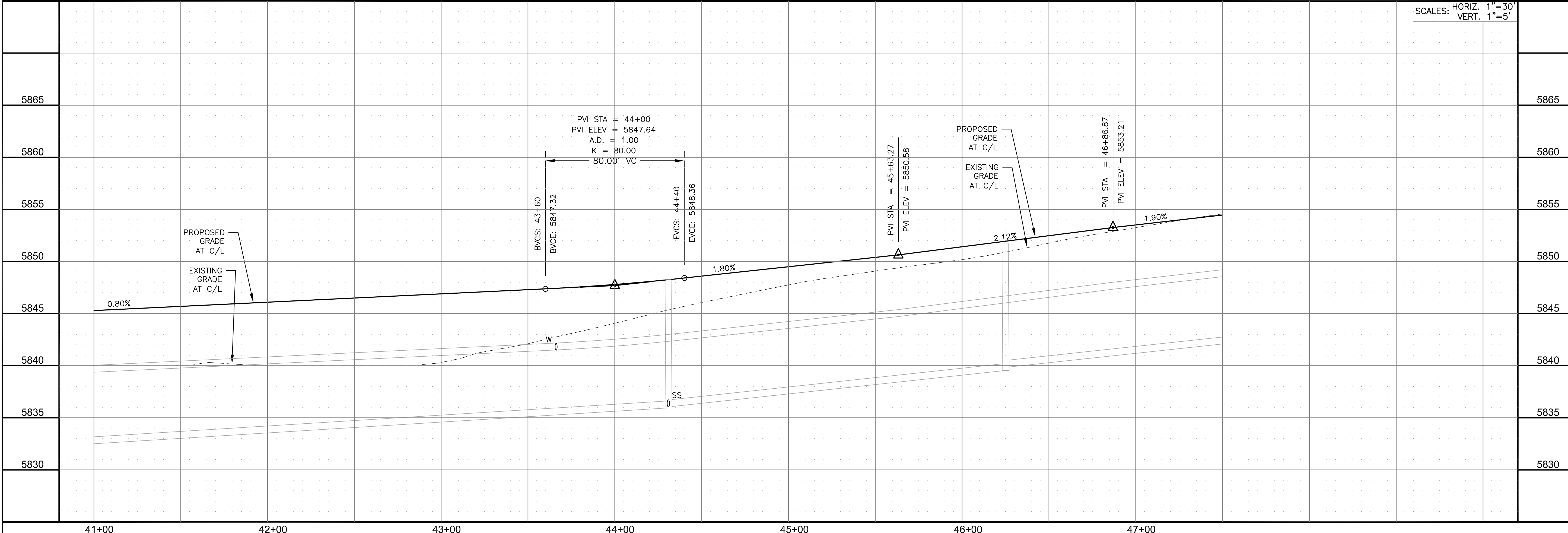
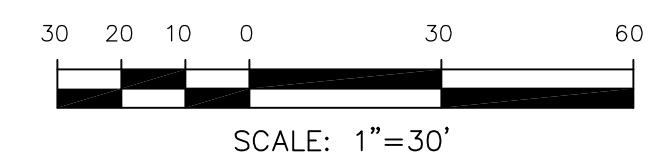
KNUCKLE "D" FL PROFILE



WAHLUKE DRIVE E & KINGSTON PEAK PLACE



KEY MAP



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

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

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

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

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

DATE:  
DEC 1, 2022

PROJECT NO.  
100.065

SHEET NUMBER  
C6.30

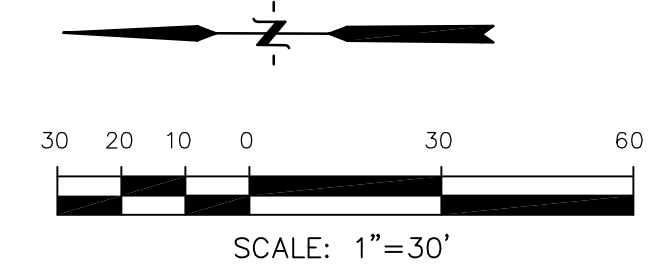
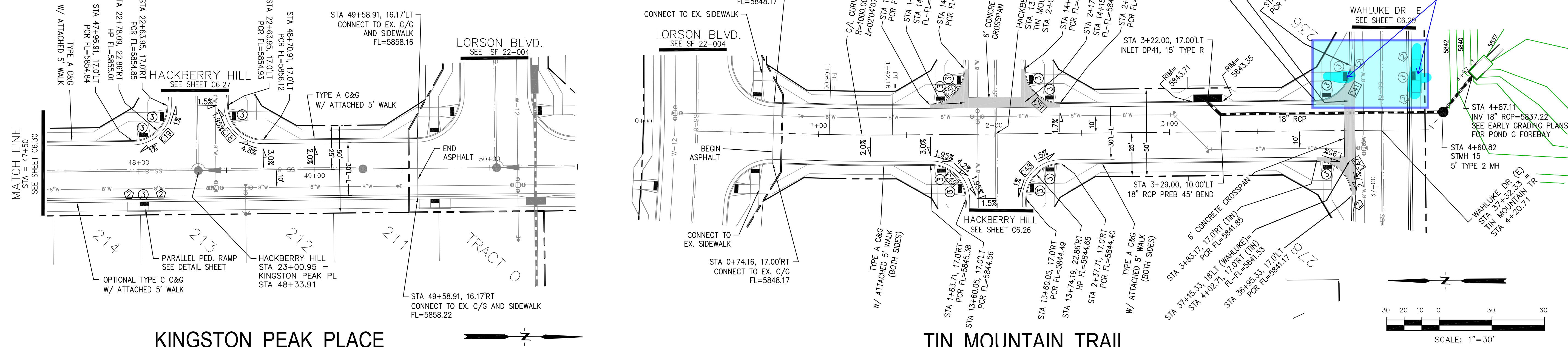
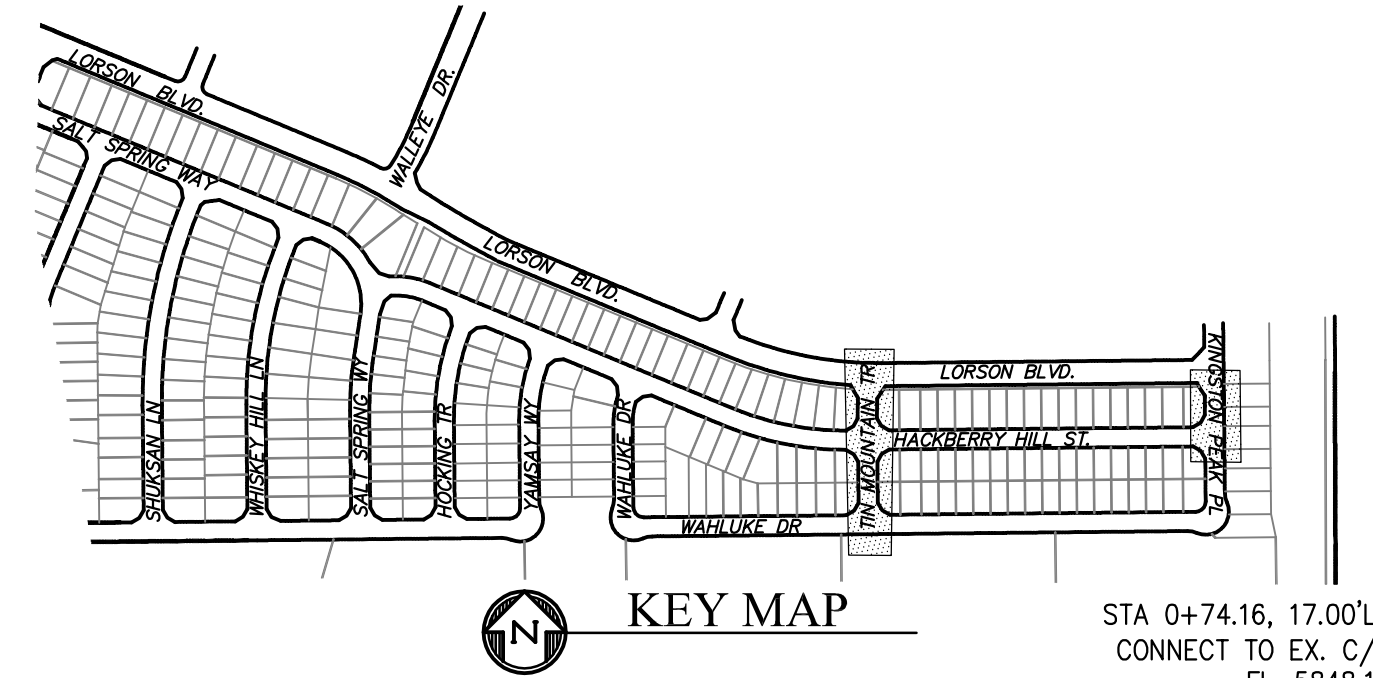
TOTAL SHEETS: 47



- 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"



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 700  
 PLAZA 100  
 DENVER, CO 80202  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

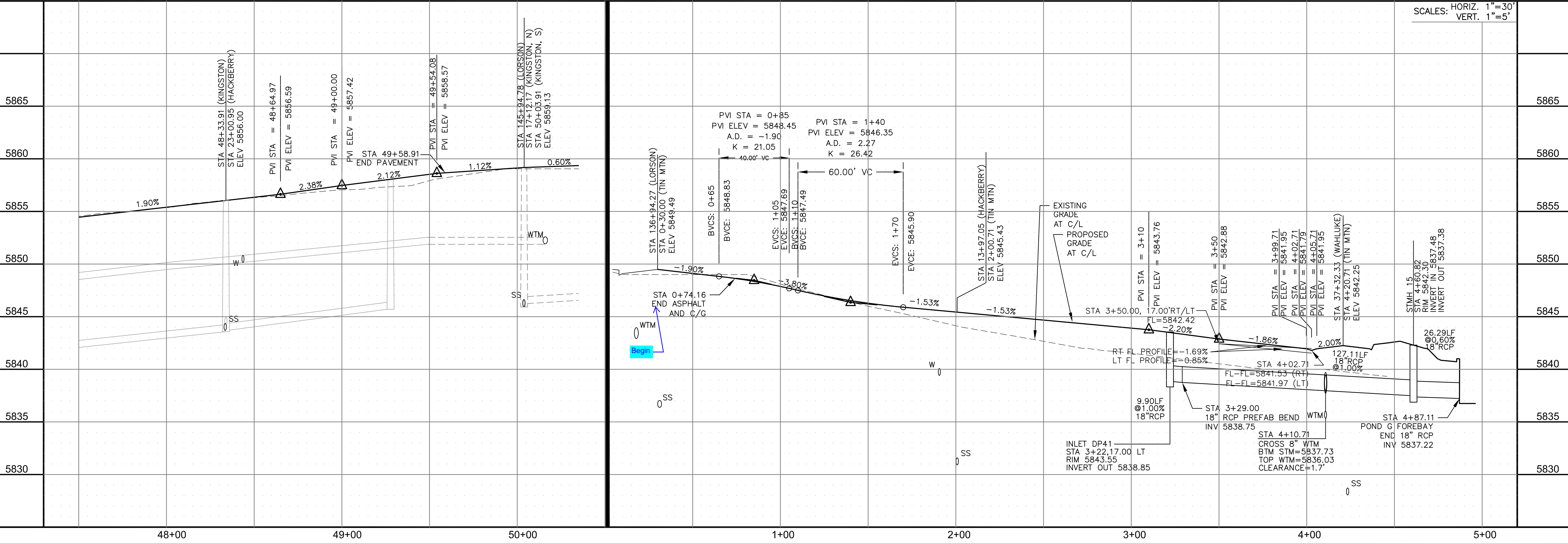
**PREPARED FOR:**  
**LORSON, LLC**  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 (719) 635-3200  
 CONTACT: JEFF MARK

**PROJECT:**  
**HILLSIDE AT LORSON RANCH**  
 LORSON BLVD - WAHLEVE DR  
 COLORADO SPRINGS, COLORADO

**DATE:**

**DESCRIPTION:**

**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:**  
 DEC 1, 2022

**PROJECT NO.**  
 100.065

**SHEET NUMBER**  
 C6.31

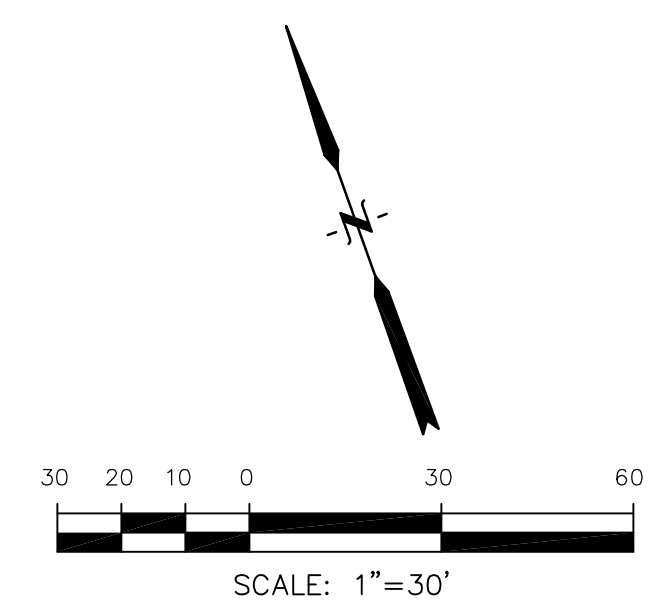
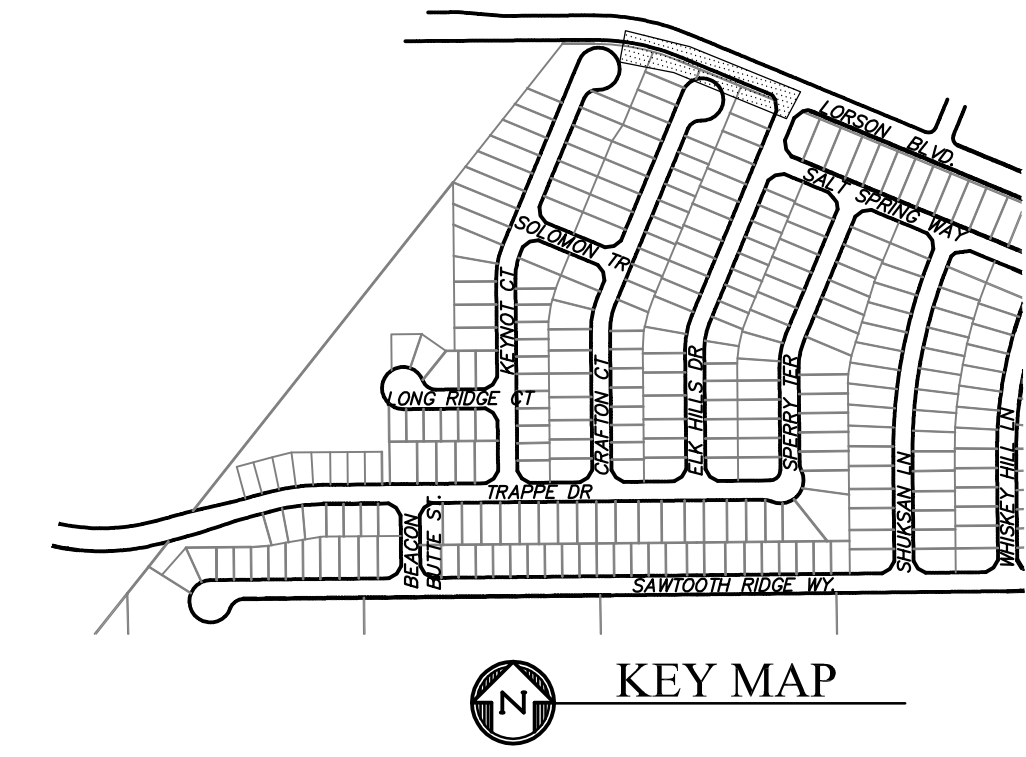
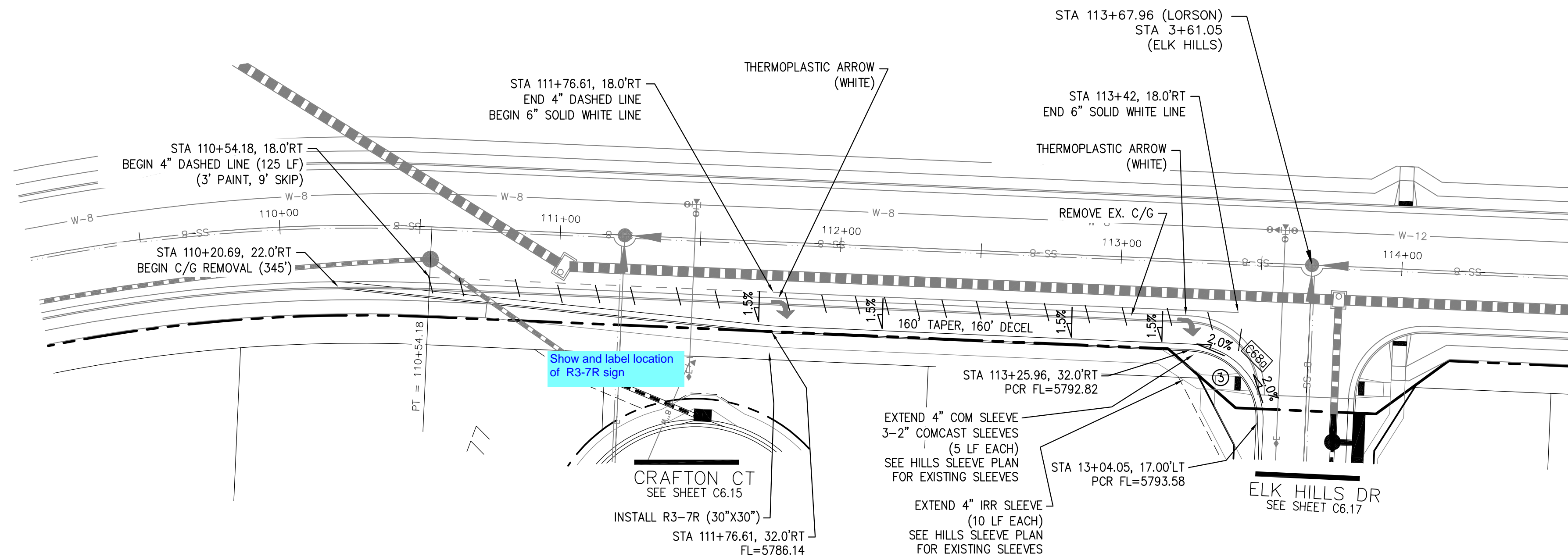
**TOTAL SHEETS:** 47

**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"



**LORSON BLVD. RIGHT TURN LANE**

NO.	DESCRIPTION	DATE
5815		
5810		5755
5805		5750
5800		5745
5795		5740
5790		5735
5785		5730
5780		5725
5775		5720

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

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

DATE: \_\_\_\_\_  
NO. \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

DATE:  
DEC 1, 2022

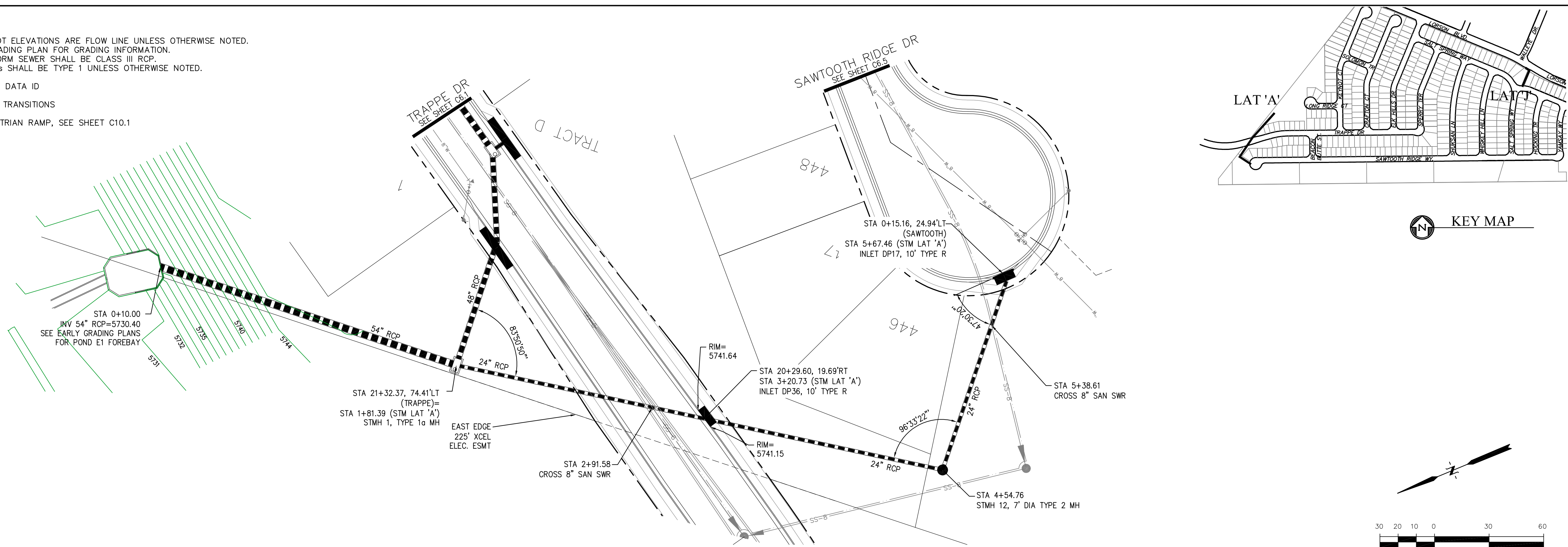
PROJECT NO.  
100.065

SHEET NUMBER  
C6.32

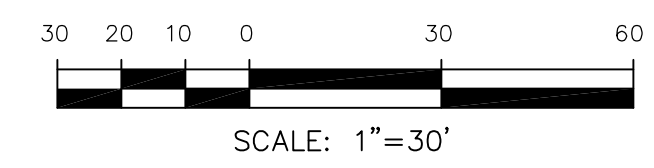
TOTAL SHEETS: 47

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

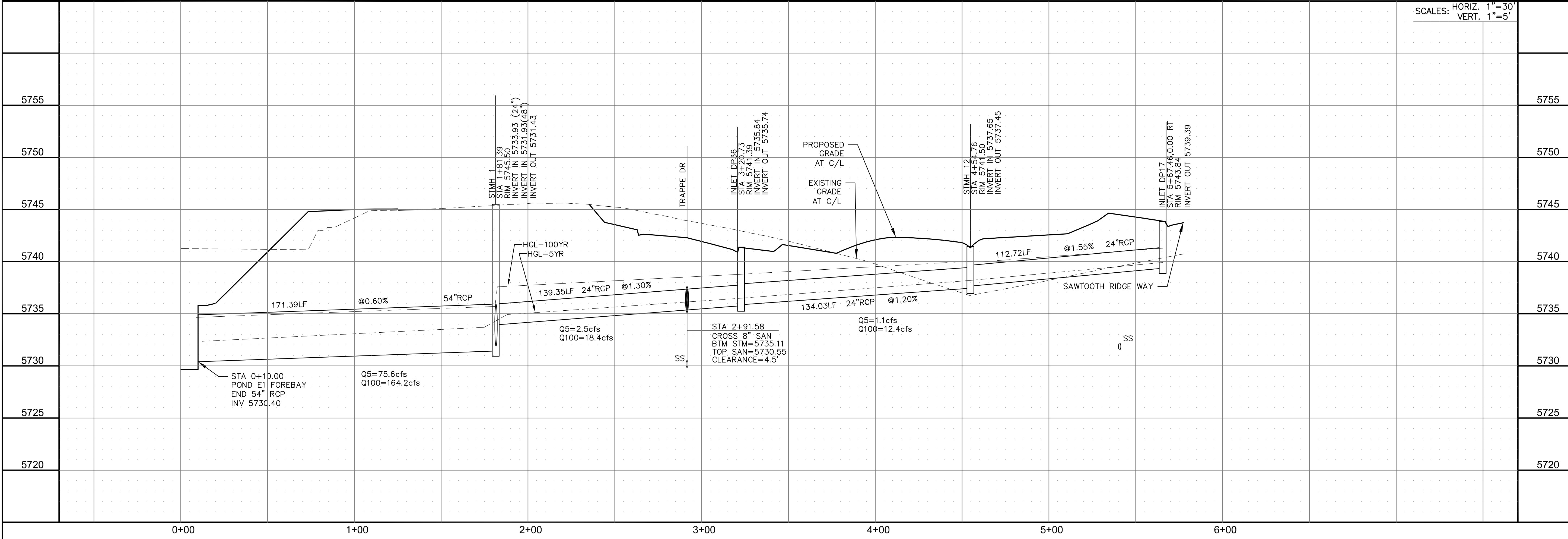
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



STORM LATERAL 'A'



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



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

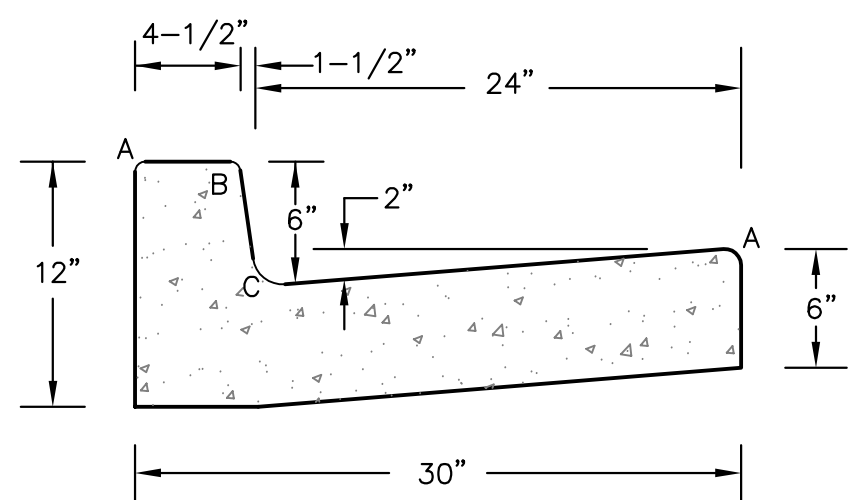
DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
PROJECT: **HILLSIDE AT LORSON RANCH**  
LORSON BLVD - WALLEYE DR  
COLORADO SPRINGS, COLORADO  
PREPARED FOR: **LORSON, LLC**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

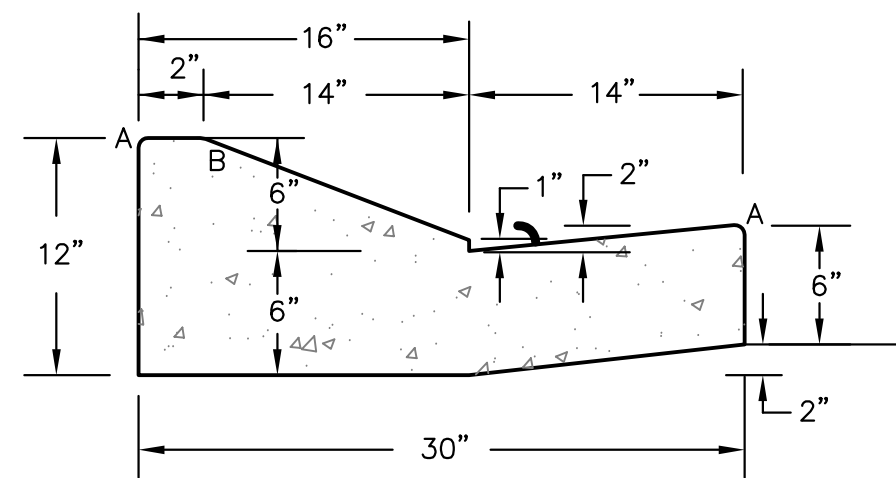
DATE:  
DEC 1, 2022  
PROJECT NO.  
100.065  
SHEET NUMBER  
C7.1  
TOTAL SHEETS: 47





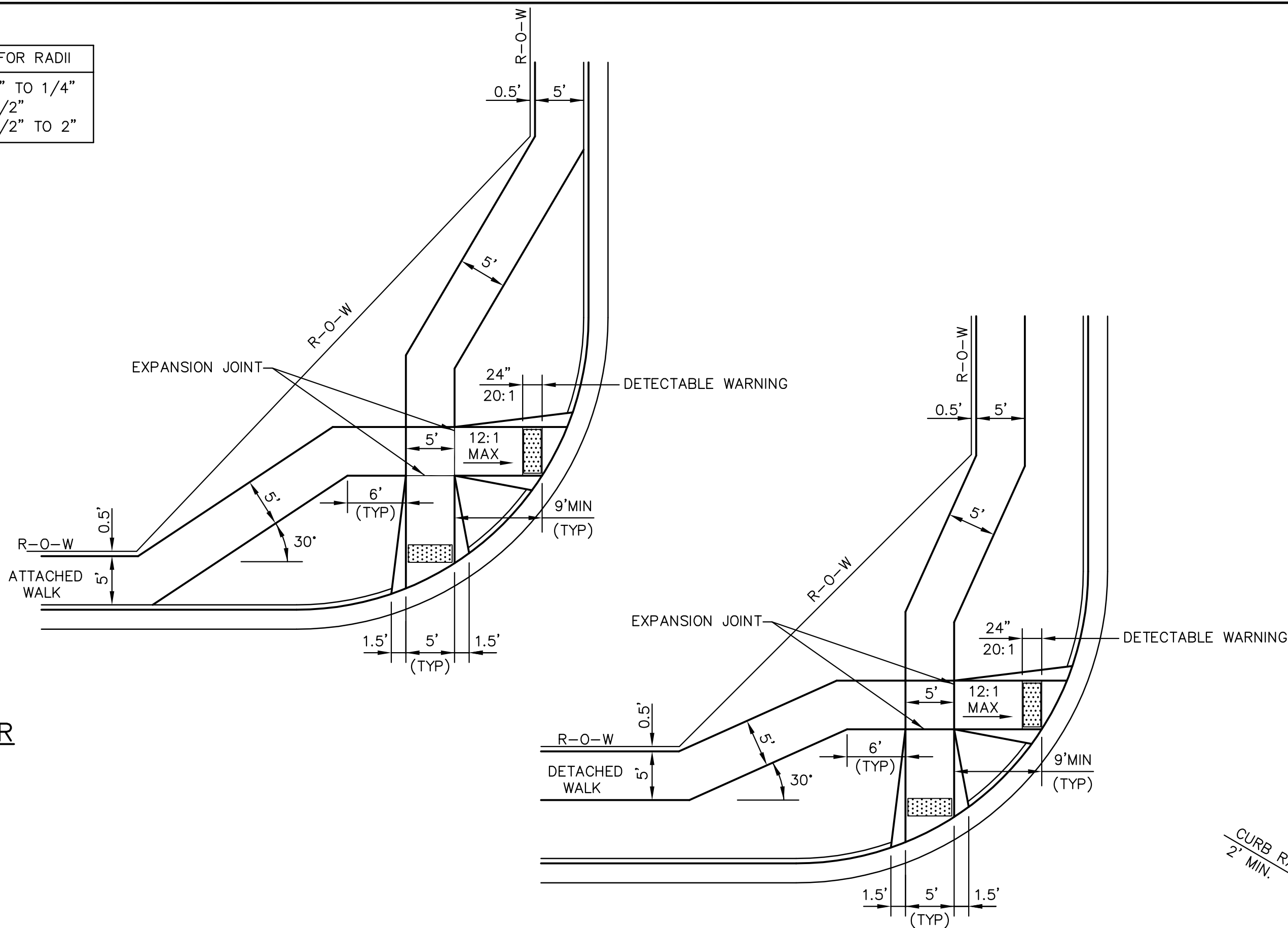
LENGTH FOR RADII	
A	= 1/8" TO 1/4"
B	= 1-1/2"
C	= 1-1/2" TO 2"

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

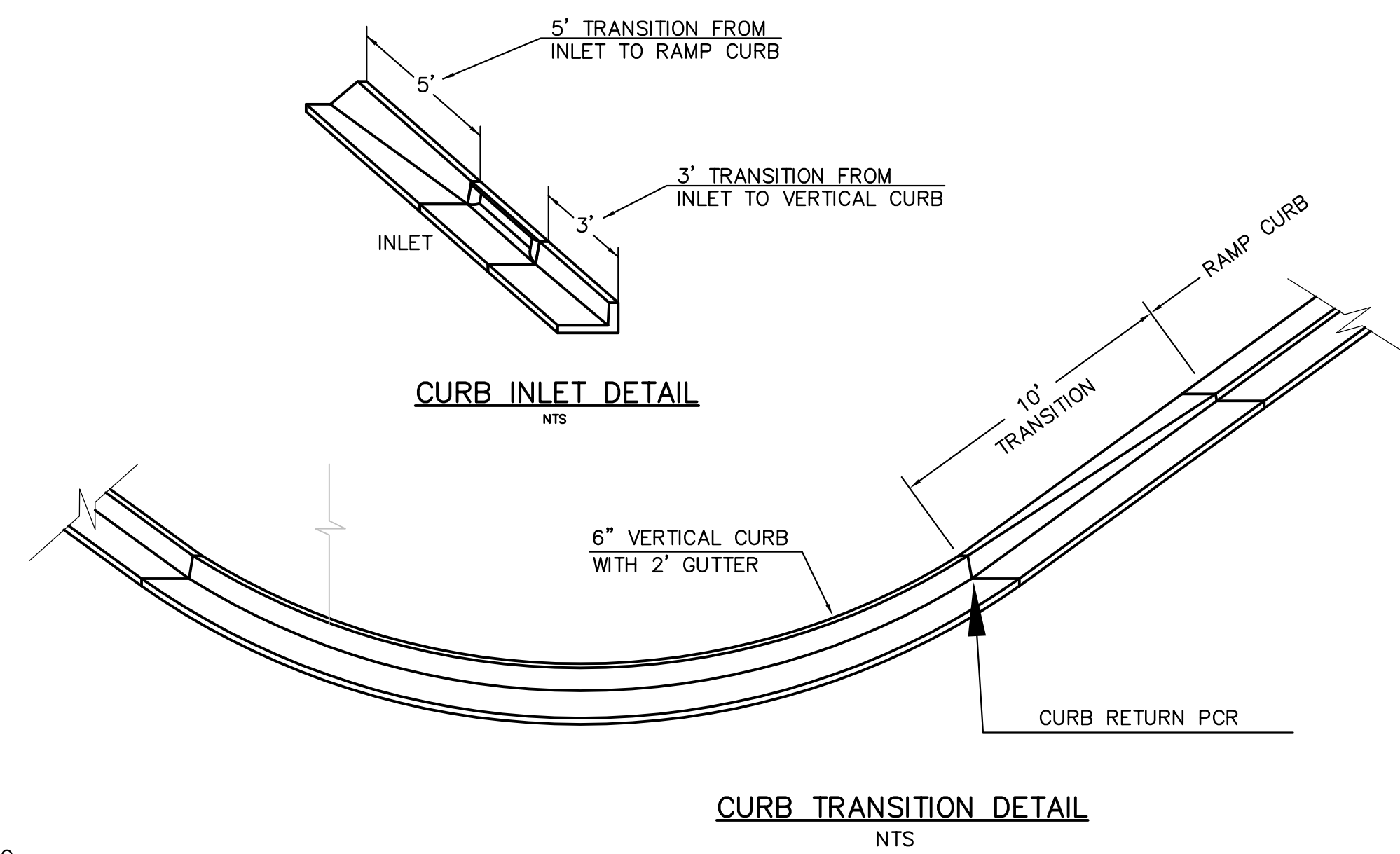


**TYPE 'C'**  
**OPTIONAL TYPE C RAMP CURB AND GUTTER**  
SCALE 1" = 1'

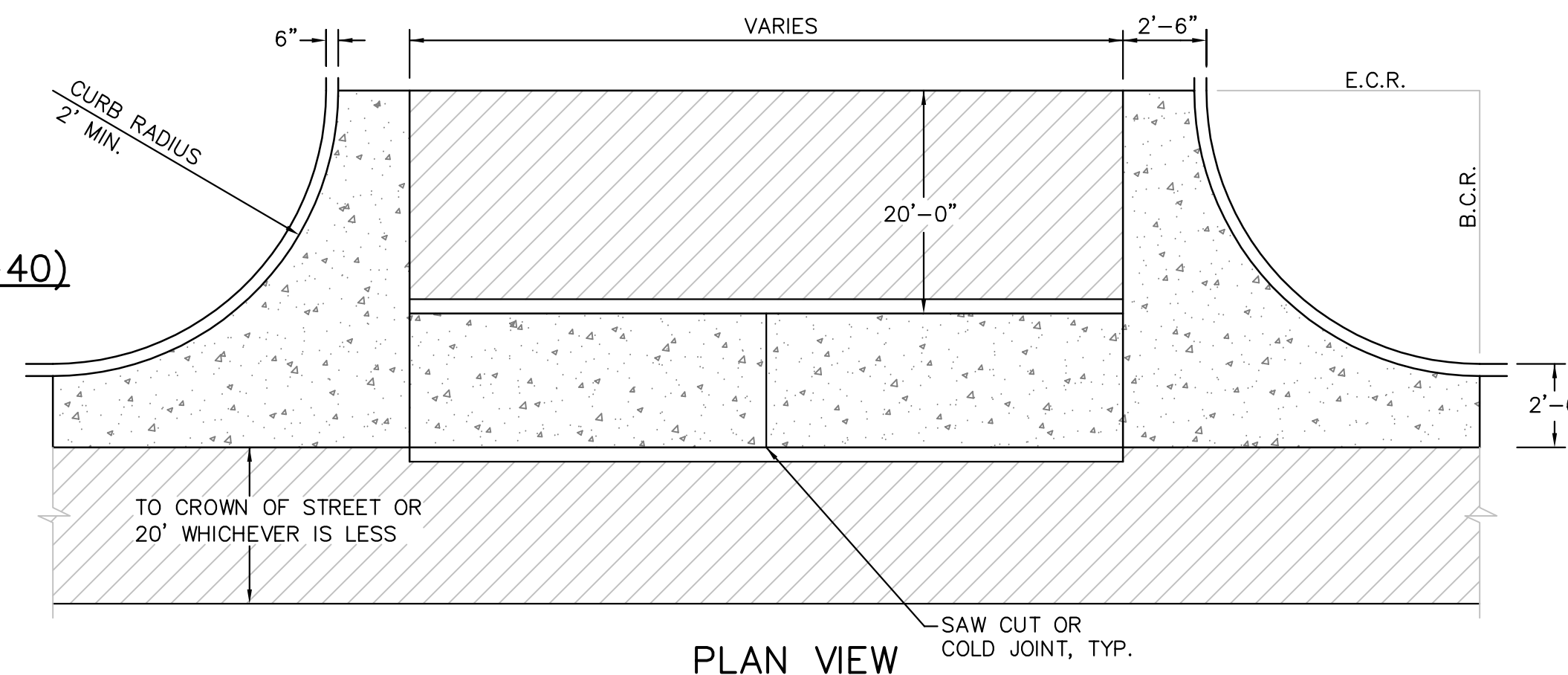
**CURB DETAILS (ECM SD 2-20)**



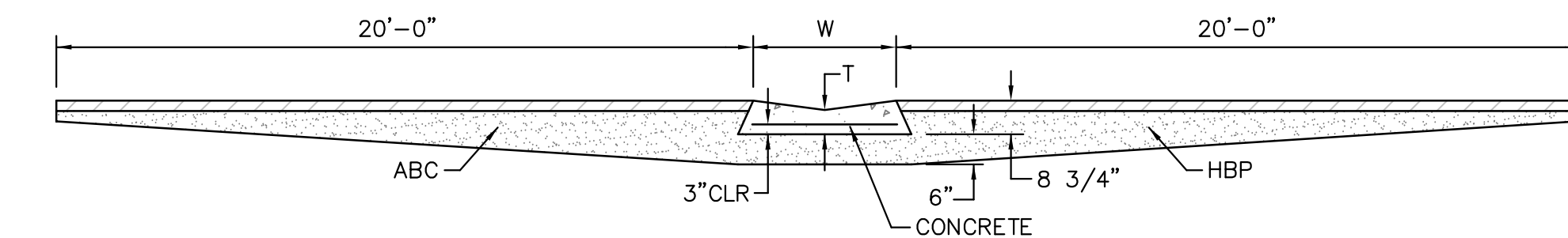
**PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD 2-40)**  
NO SCALE



**CURB TRANSITION DETAIL**  
NTS



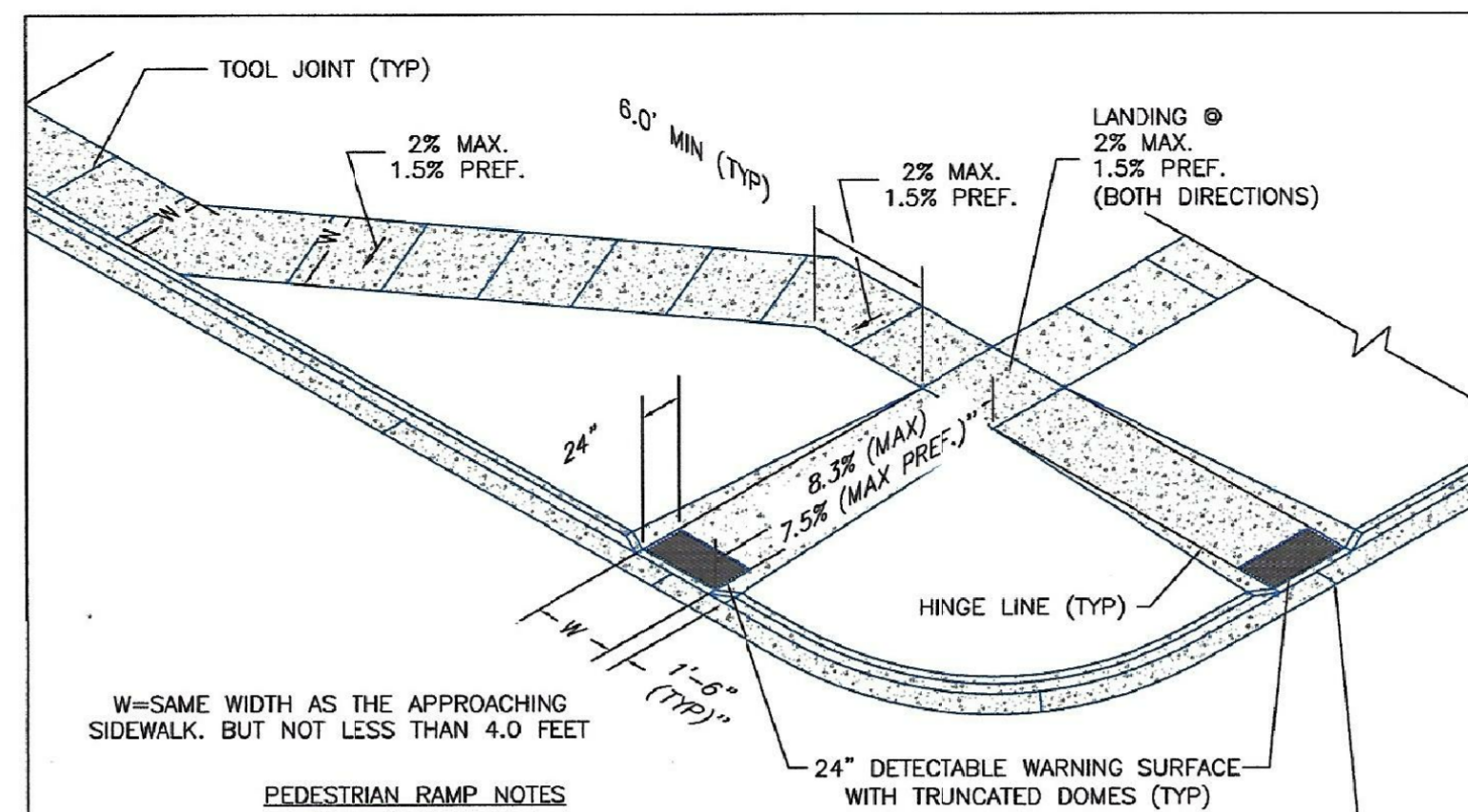
**PLAN VIEW**



**SECTION A - A**

**TYPICAL CROSSSPAN 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.



W=SAME WIDTH AS THE APPROACHING SIDEWALK, BUT NOT LESS THAN 4.0 FEET

**PEDESTRIAN RAMP NOTES**

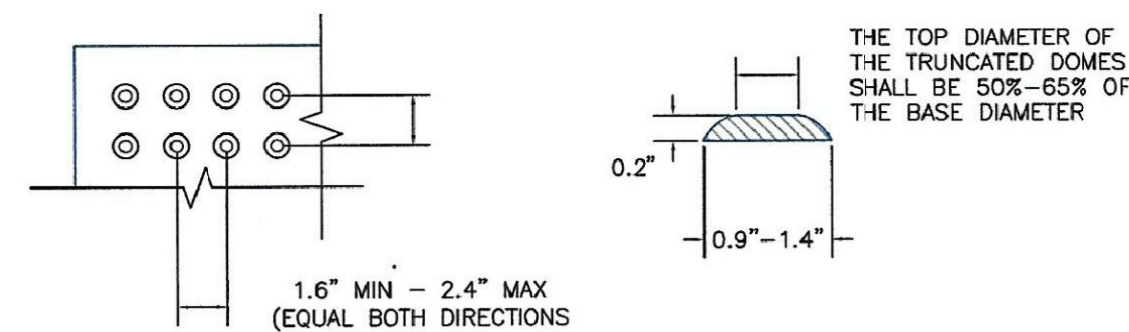
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK,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

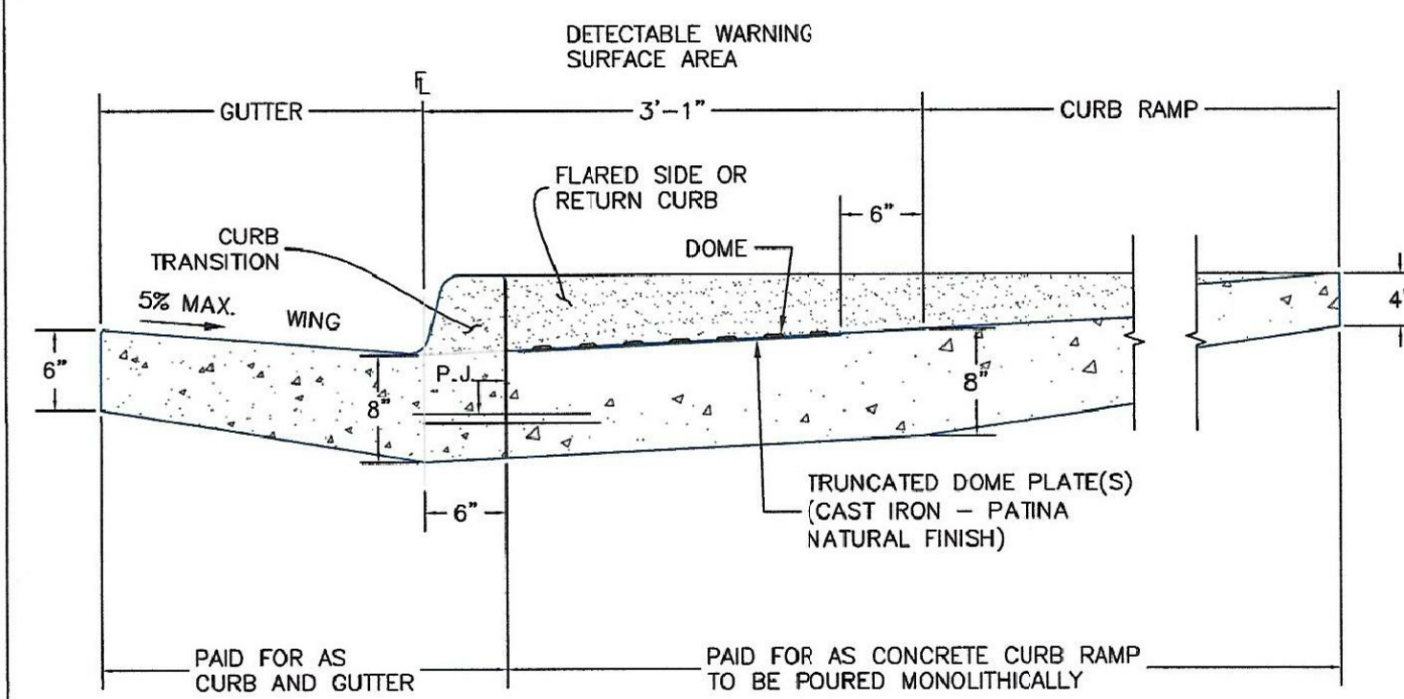
LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

**TRUNCATED DOME DETAILS**



**DOMES SPACING**

**ELEVATION VIEW**



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

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

PAID FOR AS CURB AND GUTTER      PAID FOR AS CONCRETE CURB RAMP TO BE POURED MONOLITHICALLY

DATE APPROVED: 6/23/20 Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	REVISION DATE: 6/23/20 FILE NAME: SD_2-41	DEPARTMENT OF PUBLIC WORKS
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DATE APPROVED: 6/23/20 Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	REVISION DATE: 6/23/20 FILE NAME: SD_2-42	DEPARTMENT OF PUBLIC WORKS
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BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: rich@cegi.com

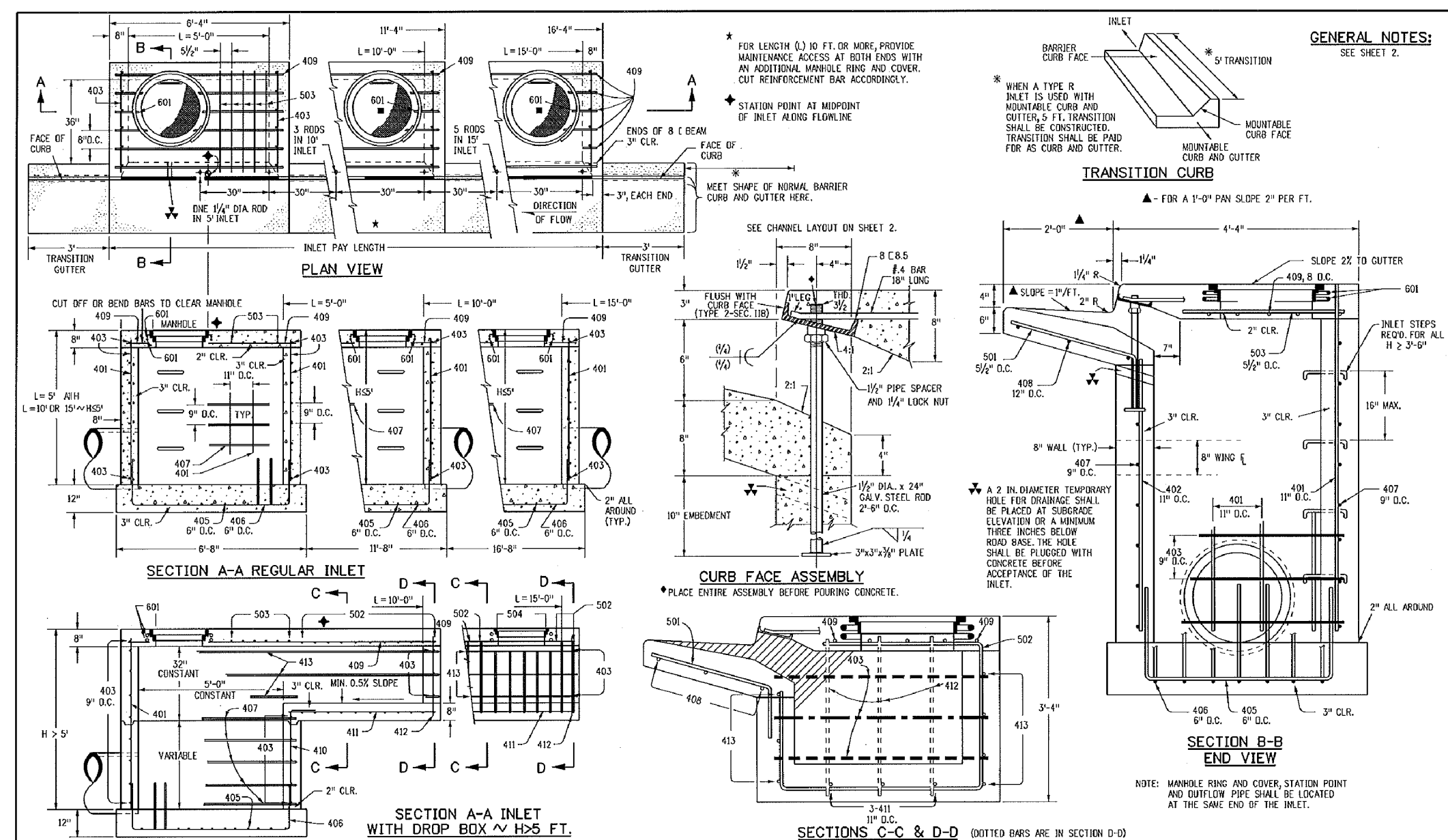
PREPARED FOR:  
**LORSON, LLC**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-9200  
CONTACT: JEFF MARK

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

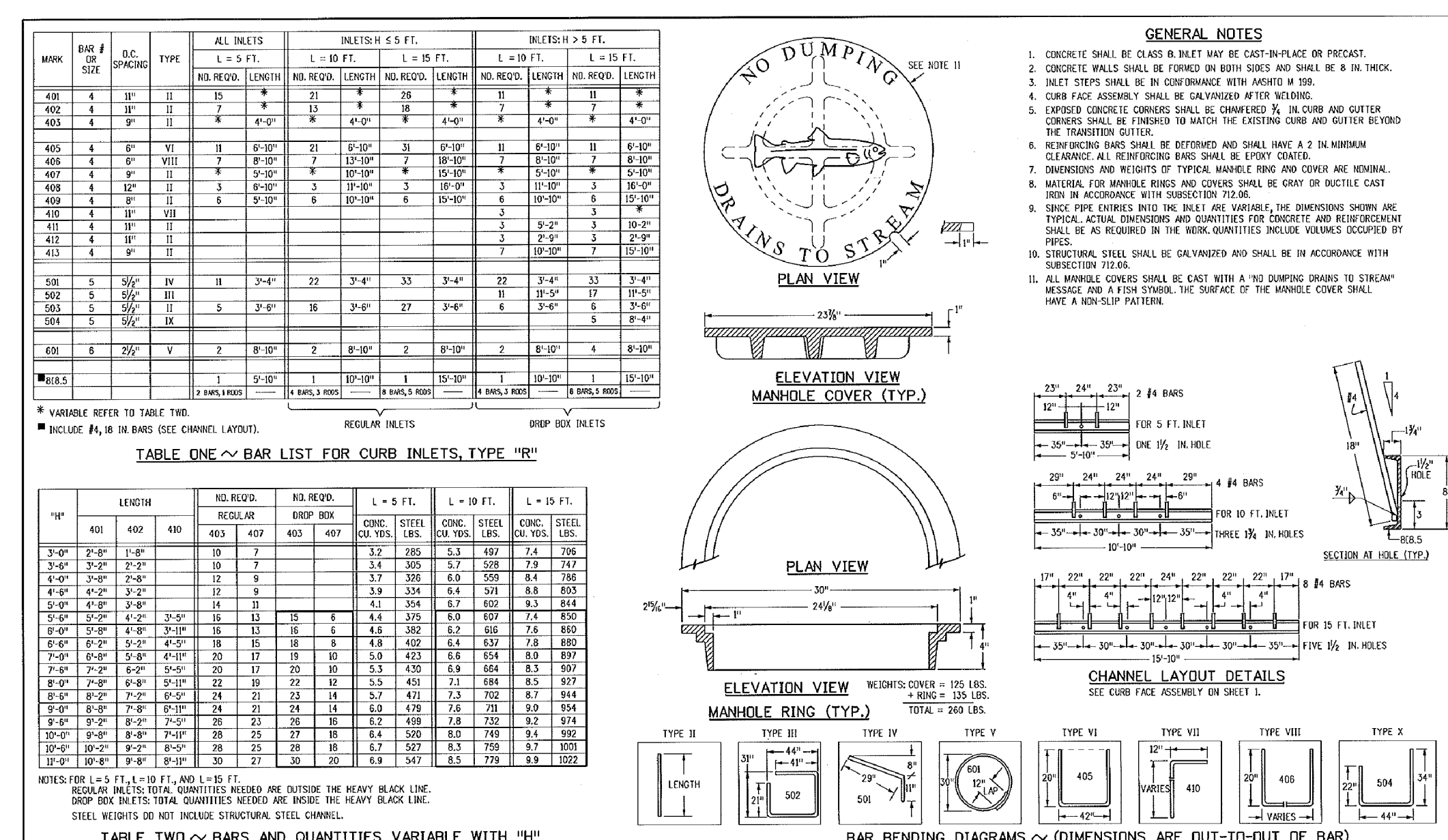
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**ROADWAY DETAIL SHEET**

DATE: DEC 1, 2022
PROJECT NO. 100.065
SHEET NUMBER C10.1
TOTAL SHEETS: 47



<b>Computer File Information</b>		<b>Sheet Revisions</b>		<b>Colorado Department of Transportation</b>		<b>CURB INLET TYPE R</b>		<b>STANDARD PLAN NO.</b>	
Creation Date: 07/04/12	Initials: DD	Date:	Comments:	4201 East Arkansas Avenue					
Last Modification Date: 07/04/12	Initials: LTA			Denver, Colorado 80272					
Full Path Name: coloraddbld1\info\subarea\design\group\	CECD			Phone: (303) 757-9820					
Drawing File Name: 0541020202.dgn	CECD			Project Development Branch	DD/LTA	Issued By: Project Development Branch July 4, 2012			
CD User: MicroStation V8	Scale: Not to Scale	Units: English	CECD						



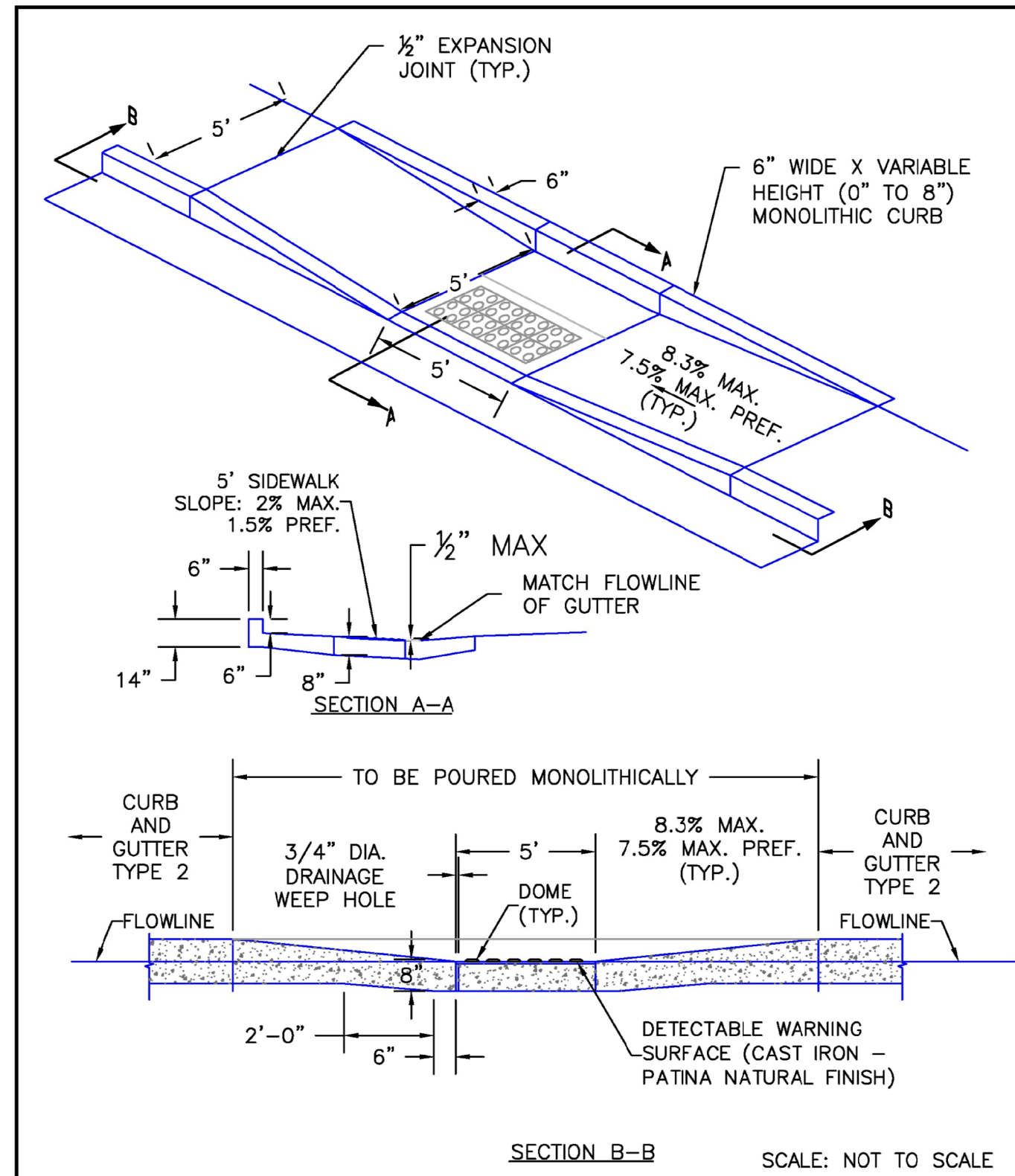
**CORE ENGINEERING GROUP**  
 1500 S. 116th Avenue, Suite 35506  
 Aurora, CO 80014  
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 CONTACT: RICHARD L. SCHINDLER, P.E.  
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 CONTACT: JEFF MARK

**HILLSIDE AT LORSON RANCH**  
 LORSON RANCH  
 COLORADO SPRINGS, COLORADO

PREPARED FOR: LORSON, LLC

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS



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

**CORE**  
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 BURNSVILLE, MN 55306  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 PREPARED FOR:  
**LORSON, LLC**  
 212 N. WAHSATCH AVE, SUITE 301  
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 PROJECT:  
**HILLSIDE**  
**AT LORSON RANCH**  
 LORSON BLVD - WALLEYE DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**ROADWAY DETAIL SHEET**

DATE:  
DEC 1, 2022

PROJECT NO.  
100.065

SHEET NUMBER  
C10.3

TOTAL SHEETS: 47