

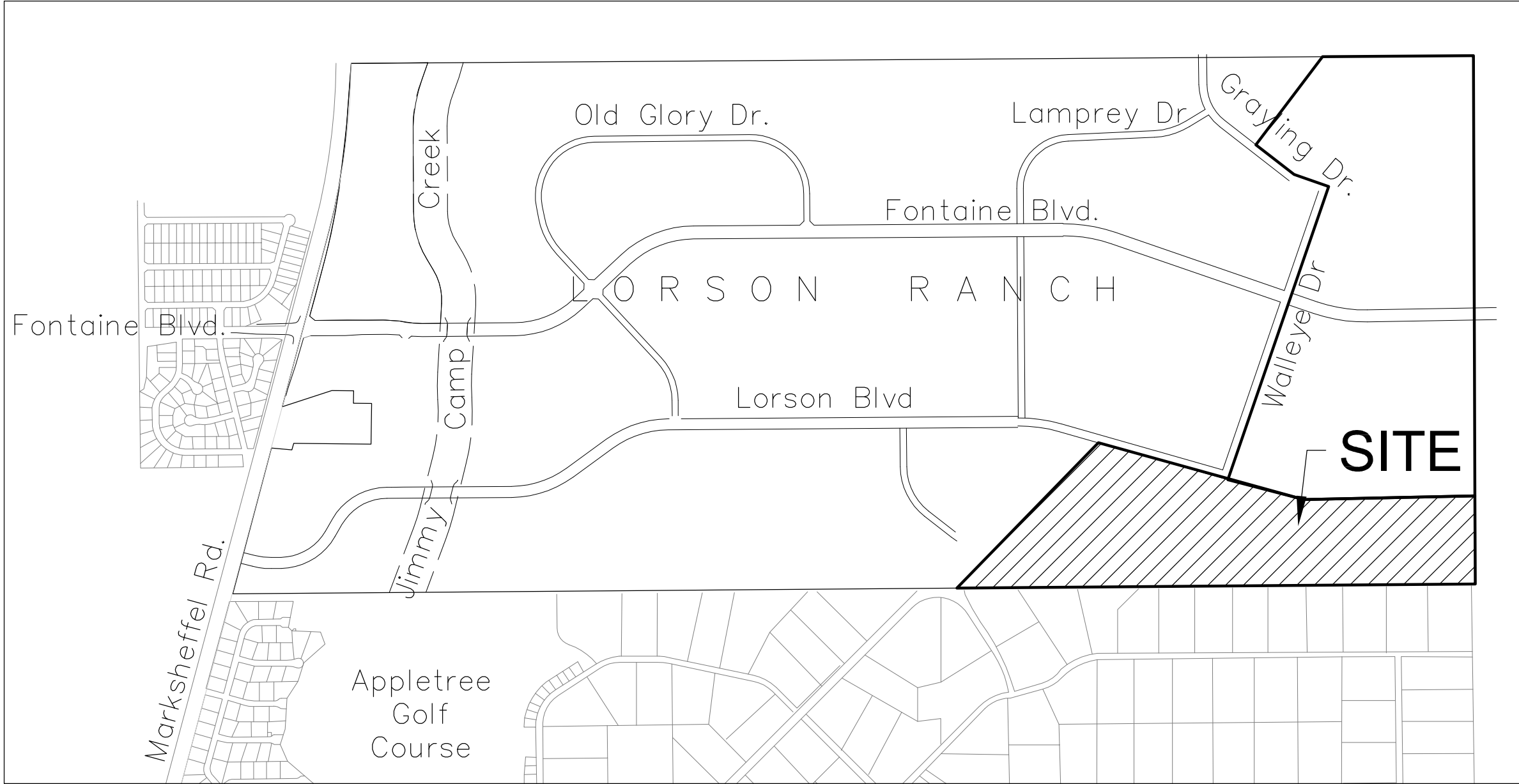
CONSTRUCTION PLANS
FOR
HILLSIDE AT LORSON RANCH FILING NO. 1
STORM SEWER CONSTRUCTION PLANS



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

STREET CONSTRUCTION FOR INFORMATION ONLY!!!!



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.

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
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C1.3	TYPICAL SECTIONS
C2.1-C2.3	STREET HORIZONTAL CONTROL
C6.1-C6.31	STREET - STORM PLAN AND PROFILES - SOUTH HALF
C7.1-C7.2	PLAN AND PROFILE - STORM LATERALS
C10.1-C10.3	DETAILS

DEVELOPER'S STATEMENT
THE UNDERSIGNED OWNER/DEVELOPER HAS READ AND WILL COMPLY WITH ALL THE REQUIREMENTS SPECIFIED IN THESE CONSTRUCTION PLANS AND THE ACCOMPANYING DRAINAGE REPORT.

BUSINESS NAME: _____
BY Lorson, LLC _____ DATE AUG 11, 2022
TITLE: MANAGER
ADDRESS 212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, CO 80903



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
 - EXISTING WATERMAIN
 - PROPOSED WATERMAIN
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING 24" SANITARY SEWER
 - EXISTING GASMAIN
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING CABLE TV
 - EXISTING PHONE OR FIBER OPTIC
 - EXISTING STORM DRAIN
 - PROPOSED STORM SEWER
 - EXISTING MANHOLES
 - PROPOSED SANITARY AND STORM MANHOLES
 - EXISTING AND PROPOSED WATERMAIN VALVES
 - EXISTING AND PROPOSED FIRE HYDRANT
 - EXISTING UTILITY POLE
 - PROPOSED STORM SEWER INLET

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

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

JOSHUA PALMER, P.E., COUNTY ENGINEER/ECM ADMINISTRATOR
CONDITIONS: FOR STORM SEWER CONSTRUCTION ONLY

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

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

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: 763-270-1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE

NO.

DESCRIPTION

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

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

DATE:
AUG 11, 2022

PROJECT NO.
100.065

SHEET NUMBER
C1.1

TOTAL SHEETS: 42

PUD/SP 22-001

CONSTRUCTION NOTES

1. ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM DREXEL, BARRELL & CO., JULY, 2005. SUPPLEMENTAL SURVEY DATA WAS OBTAINED FOR MARKSHEFFEL ROAD FROM M&S CIVIL GROUP IN NOVEMBER, 2016. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
3. DEPTH OF MOISTURE–DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
BASE OF ALL CUTS AND FILLS – 12 INCHES,
FULL DEPTH OF ALL EMBANKMENTS
4. THE CONTRACTOR IS RESPONSIBLE FOR THE RE–ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
5. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
6. PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF–ROLLED WITH A LOADED 988 FRONT–END LOADER OR SIMILAR HEAVY RUBBER Tired VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER–EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (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.
7. SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
8. FILL SHALL BE PLACED IN 8–INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:

– HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.

– SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.

– TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.

– MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.

– TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.

– CONCRETE WASH AREAS.

– INLET PROTECTION.

THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
10. FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR LORSON RANCH.

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:

a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)

b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2

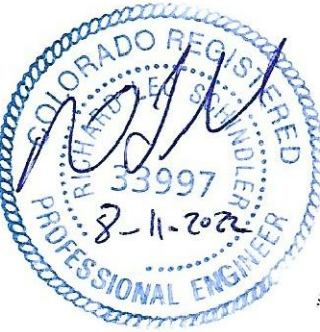
c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER–THE–FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE–CONSTRUCTION MEETING WITH PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS–ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORKS DEPARTMENT AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PUBLIC WORKS DEPARTMENT, INCLUDING WORK WITHIN THE RIGHT–OF–WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF–SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

STORM SEWER NOTES:

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

HILLSIDE AT LORSON RANCH
STREET / STORM SEWER
NOTES



DATE:
AUG 11, 2022

PROJECT NO.
100.065

SHEET NUMBER
C1.2

TOTAL SHEETS: 42

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

PREPARED FOR:
LORSON, LLC
212 N. WALSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903

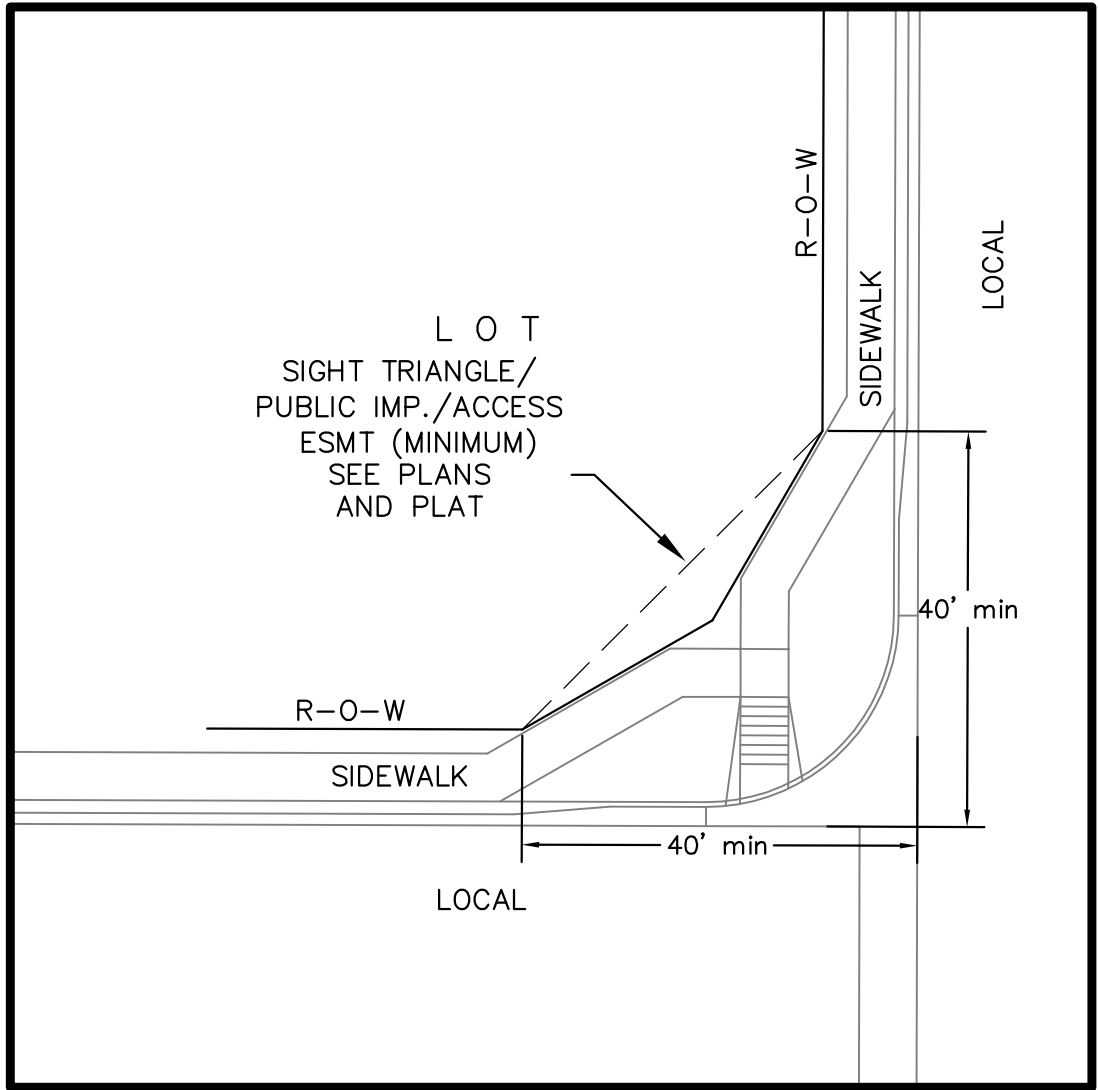
CONTACT: JEFF MARK

DATE

CORE

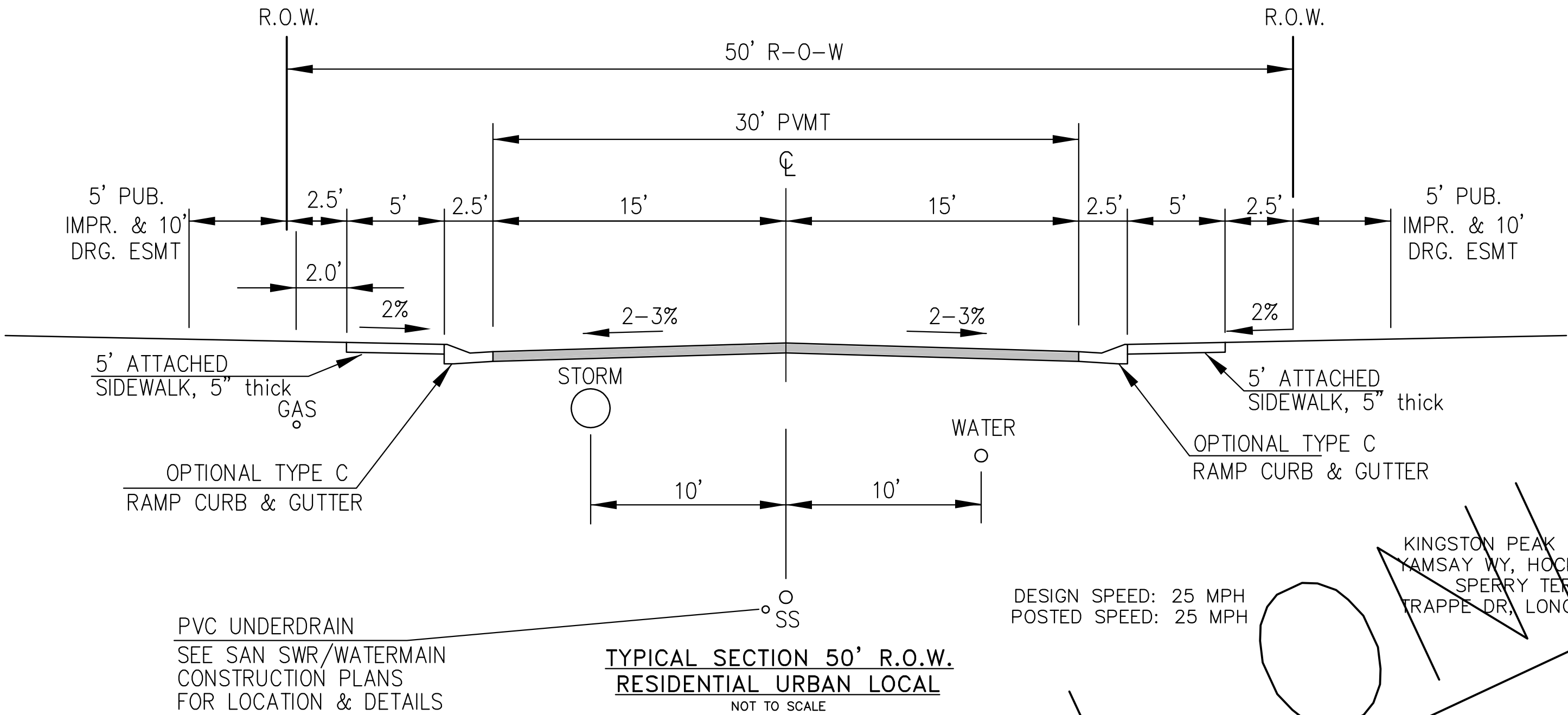
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS



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



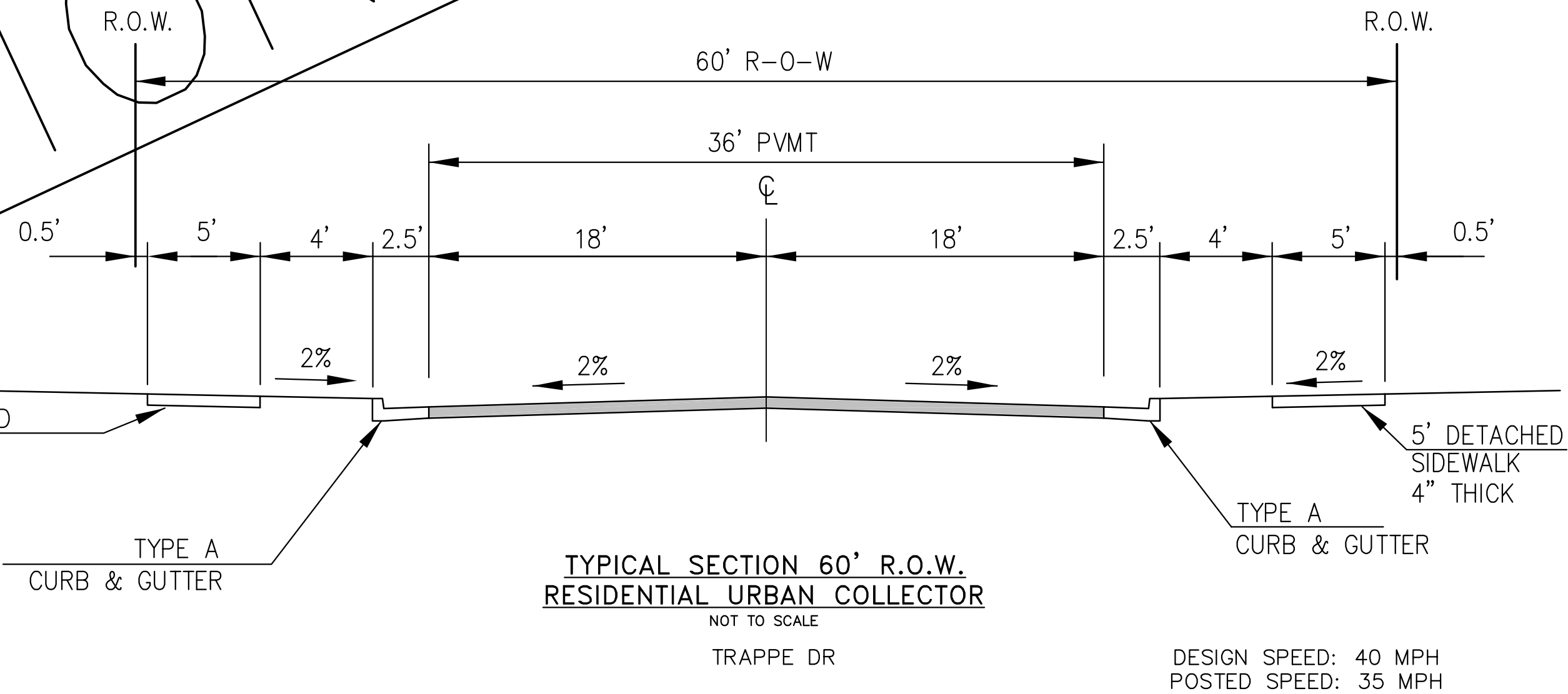
TYPICAL SECTION 50' R.O.W.
RESIDENTIAL URBAN LOCAL
NOT TO SCALE

DESIGN SPEED: 25 MPH
POSTED SPEED: 25 MPH

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

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.

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



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

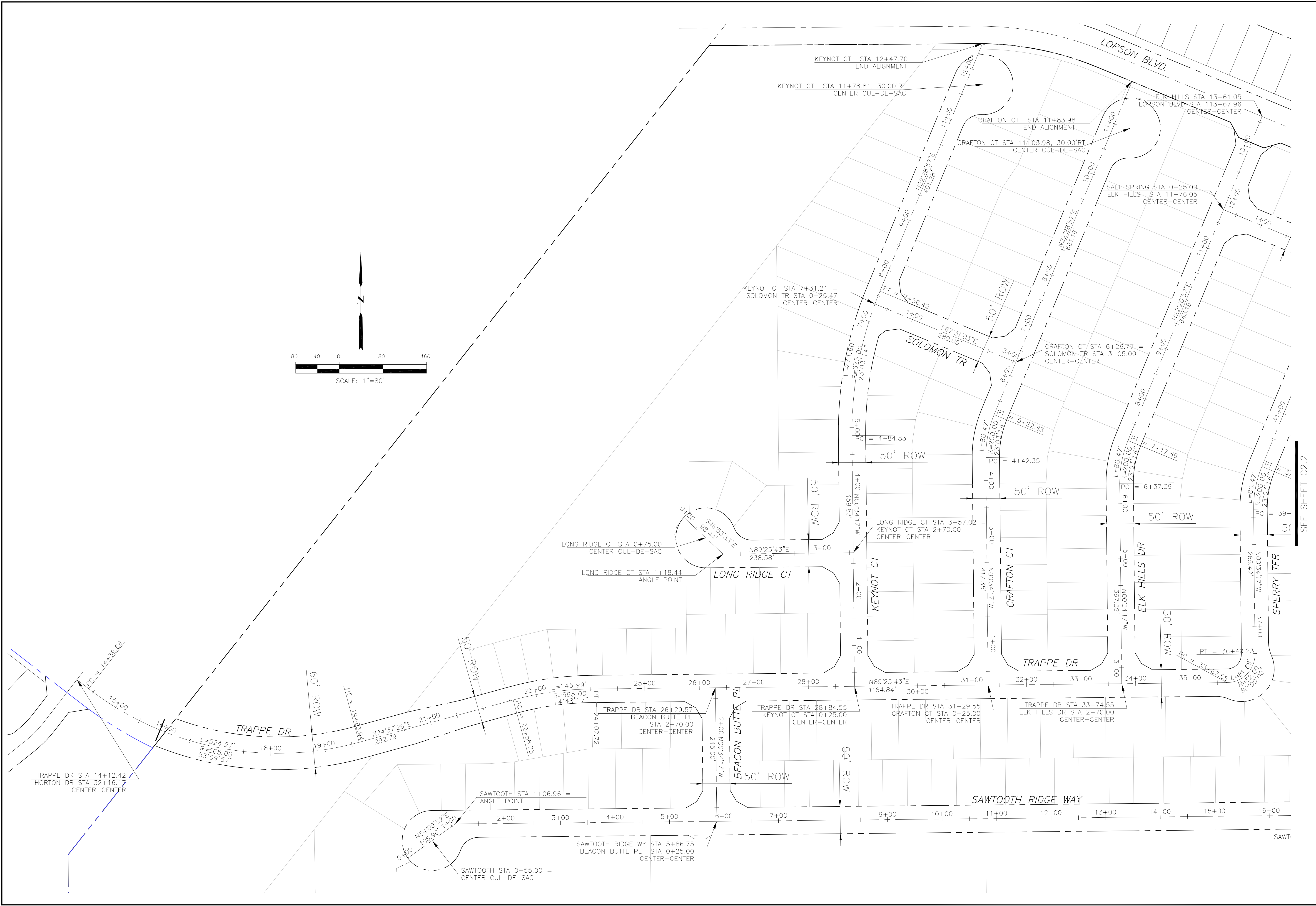
TRAPPE DR

DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH

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

FOR INFORMATION ONLY

CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 763.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@ceg.com	
DATE	
DESCRIPTION	
NO.	
PROJECT:	PREPARED FOR: LORSON, LLC 212 N. WAHATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	HILLSIDE AT LORSON RANCH LORSON BLVD - WALLEYE DR COLORADO SPRINGS, COLORADO
TYPICAL SECTIONS	
DATE: AUG 11, 2022	
PROJECT NO. 100.065	
SHEET NUMBER C1.3	
TOTAL SHEETS: 42	



CORE
ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD
P.O. BOX 1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

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

HILLSIDE
AT LORSON RANCH
HORIZONTAL CONTROL PLAN

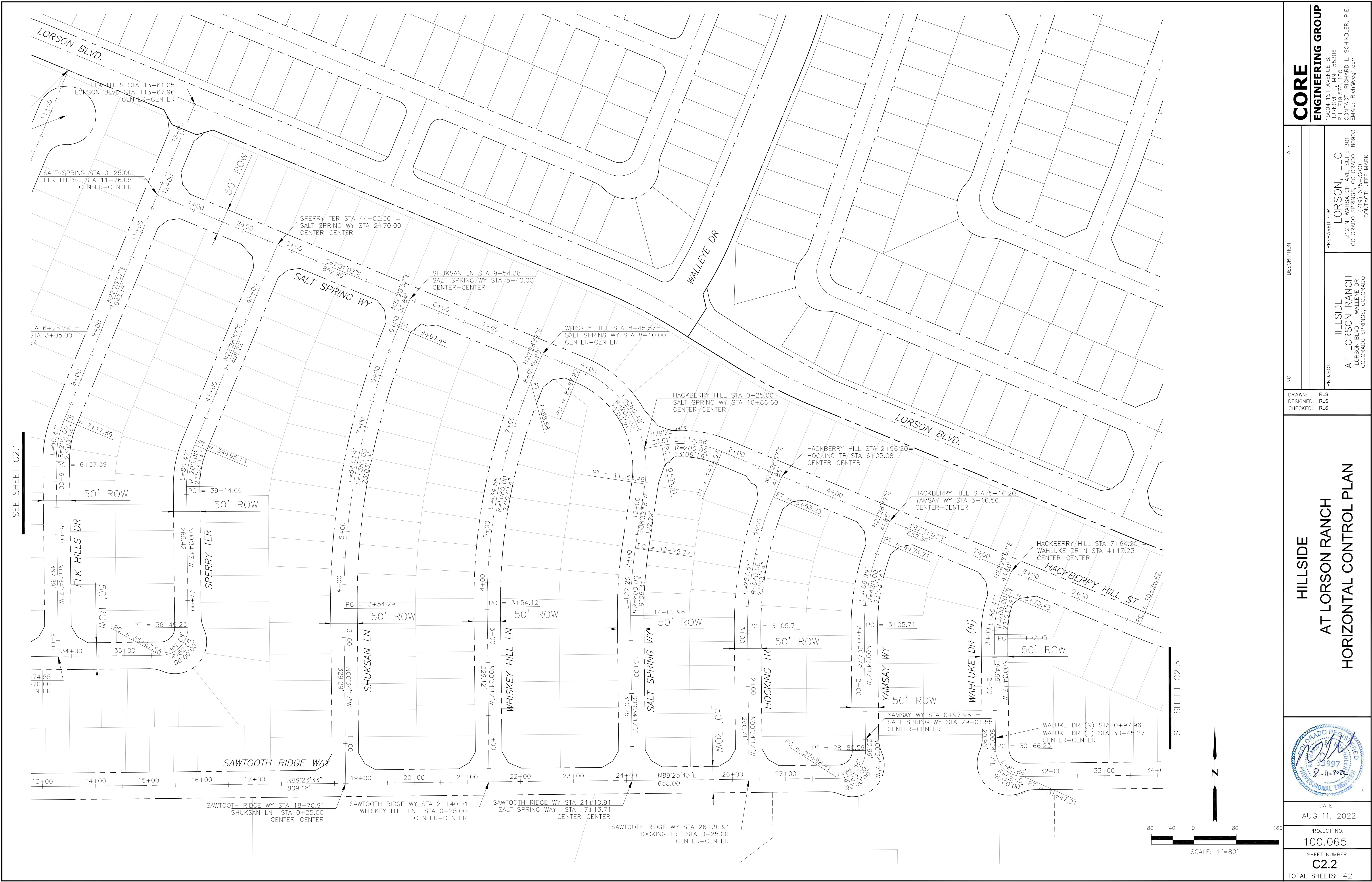
DATE:
AUG 11, 2022

PROJECT NO.
100.065

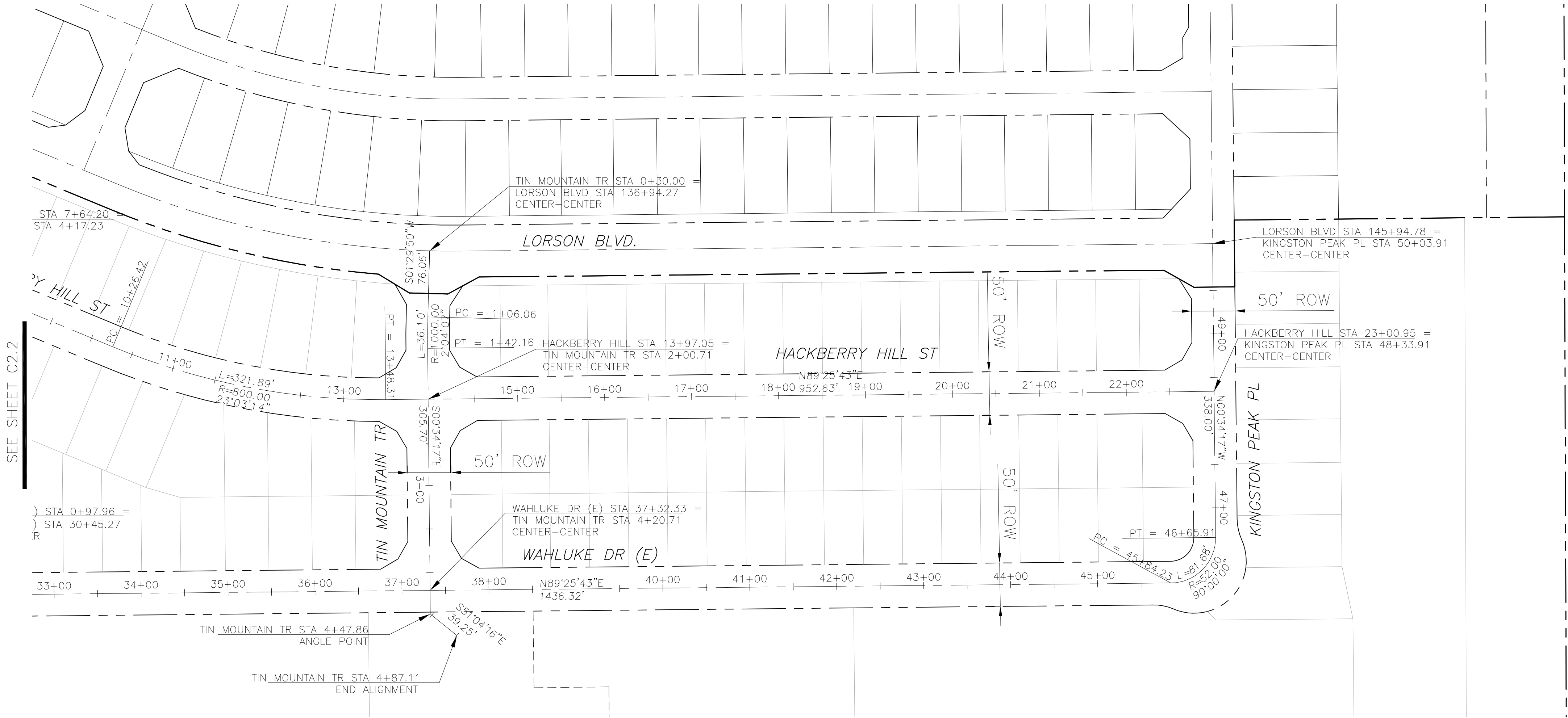
SHEET NUMBER
C2.1

TOTAL SHEETS: 42

COLORADO REGISTERED
PROFESSIONAL ENGINEER
33997
8-11-2022



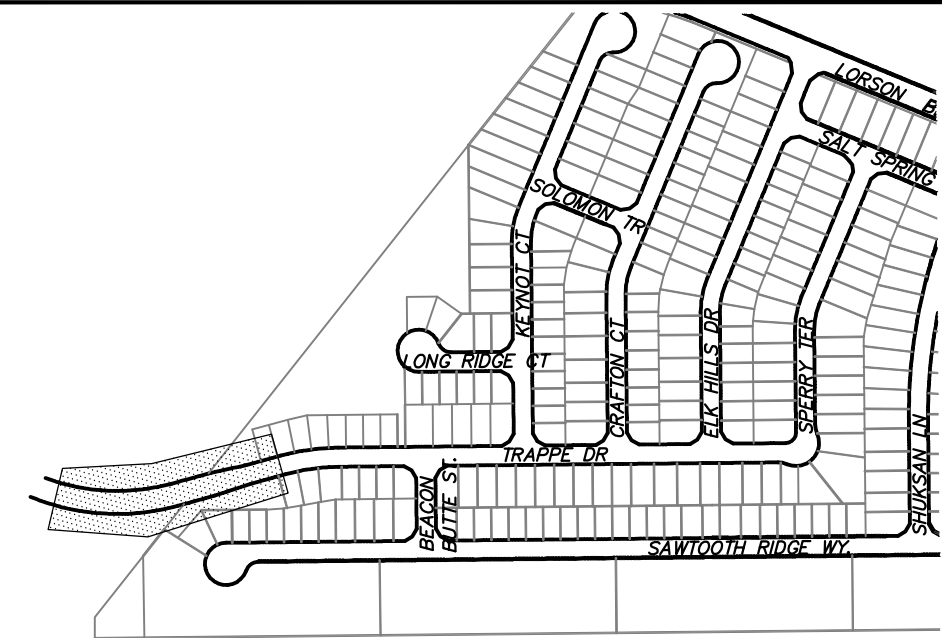
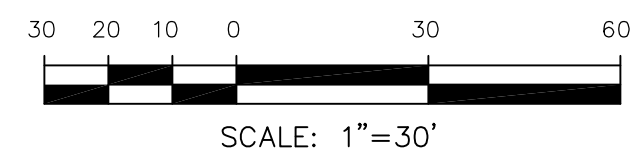
CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNING WOOD, MO 63006 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg.com	
DATE	
DESCRIPTION	
NO.	
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
PROJECT: HILLSIDE AT LORSON RANCH LORSON BLVD, WALLEYE DR COLORADO SPRINGS, COLORADO 80903	
PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK	
DATE: AUG 11, 2022	
PROJECT NO. 100.065	
SHEET NUMBER C2.2	
TOTAL SHEETS: 42	



CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNING WOOD, WY 83506 PHONE: 307.274.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com		DATE
DESCRIPTION		NO.
PROJECT:		PROJECT NO.
DRAWN: RLS DESIGNED: RLS CHECKED: RLS		DATE
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
HILLSIDE AT LORSON RANCH HORIZONTAL CONTROL PLAN		
DATE: AUG 11, 2022		
PROJECT NO. 100.065		
SHEET NUMBER C2.3		
TOTAL SHEETS: 42		

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

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

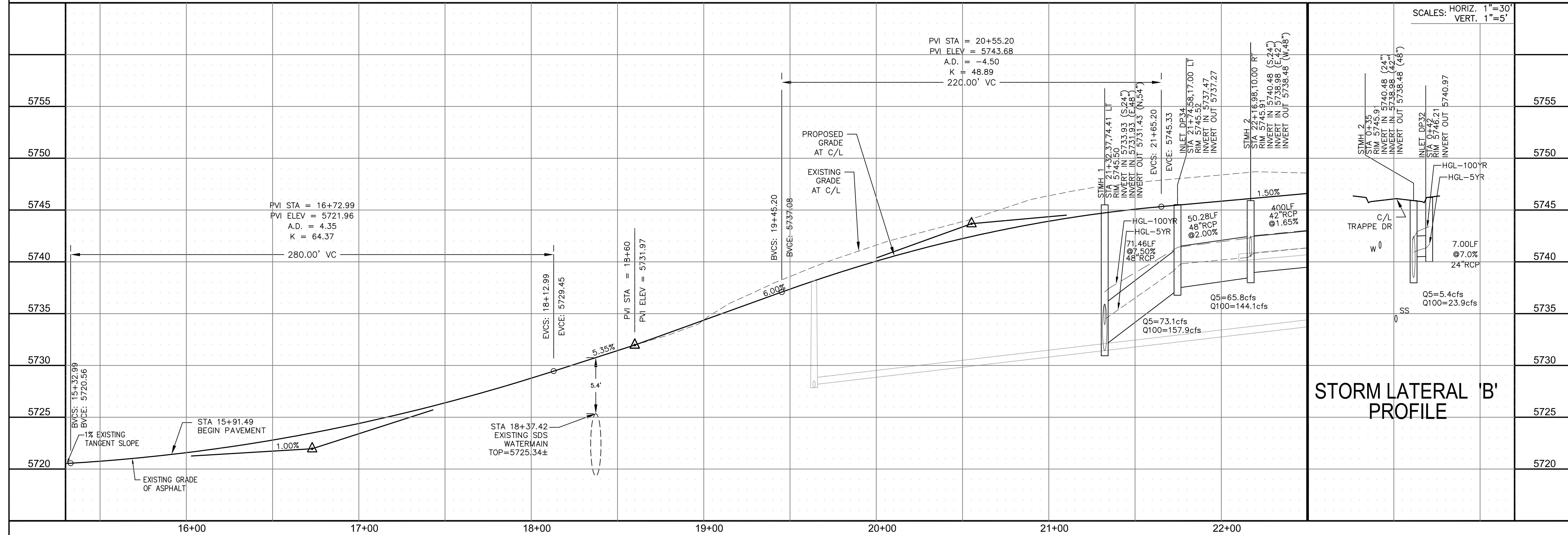


KEY MAP



0 30
SCALE: 1"=30'

TRAPPE DRIVE



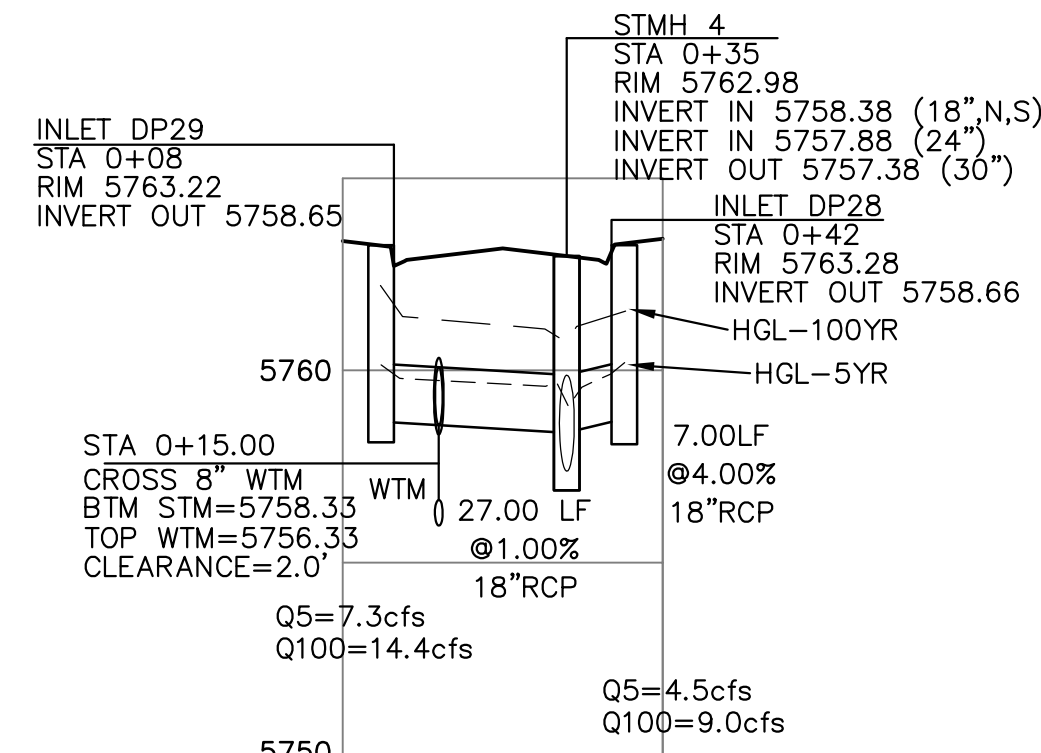
STREET / STORM
TRAPPE DRIVE
STA 15+91 TO 22+



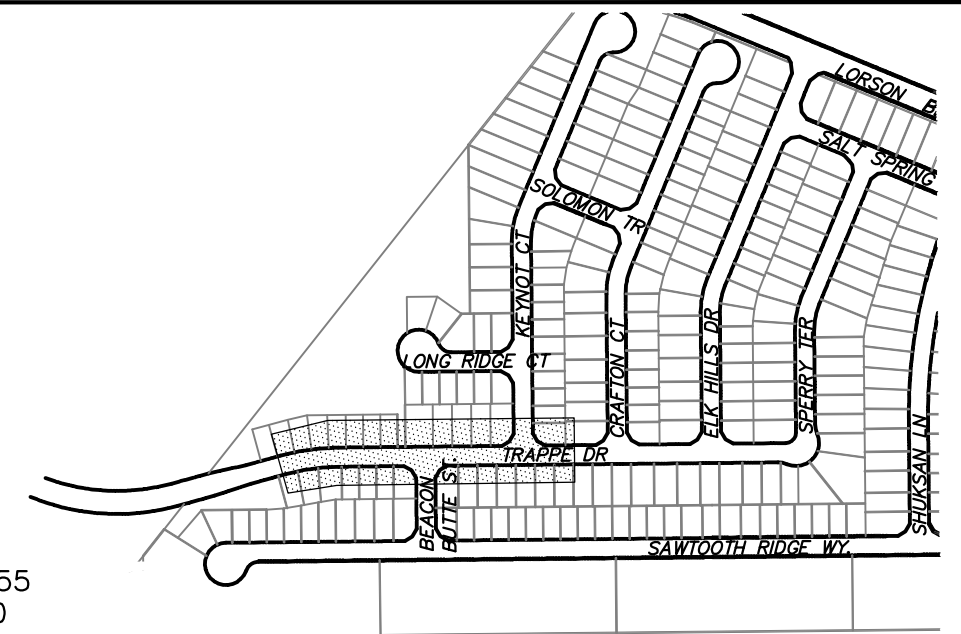
DATE:	AUG 11, 2022
PROJECT NO.	100.065
SHEET NUMBER	C6.1
TOTAL SHEETS: 42	

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

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

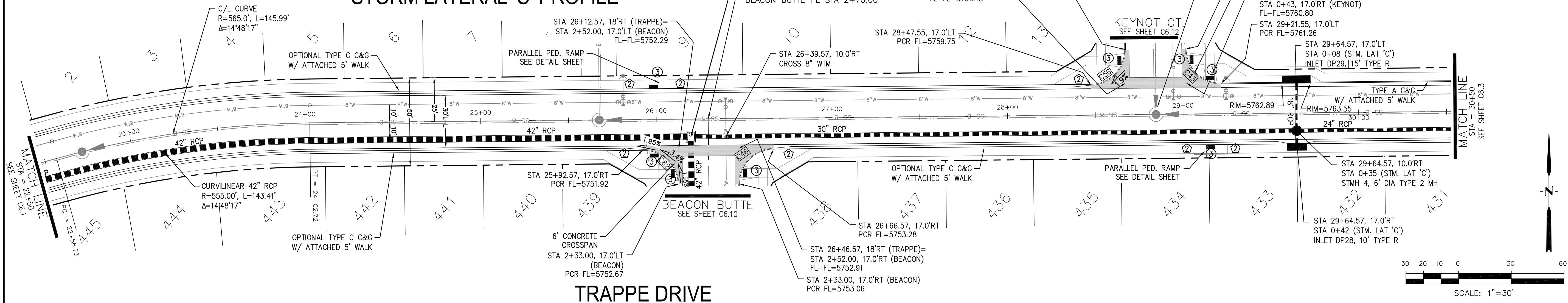


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C43	31.42'	20.00	90°00'00"
C46	31.42'	20.00	90°00'00"
C56	31.42'	20.00	90°00'00"
C62	31.42'	20.00	90°00'00"

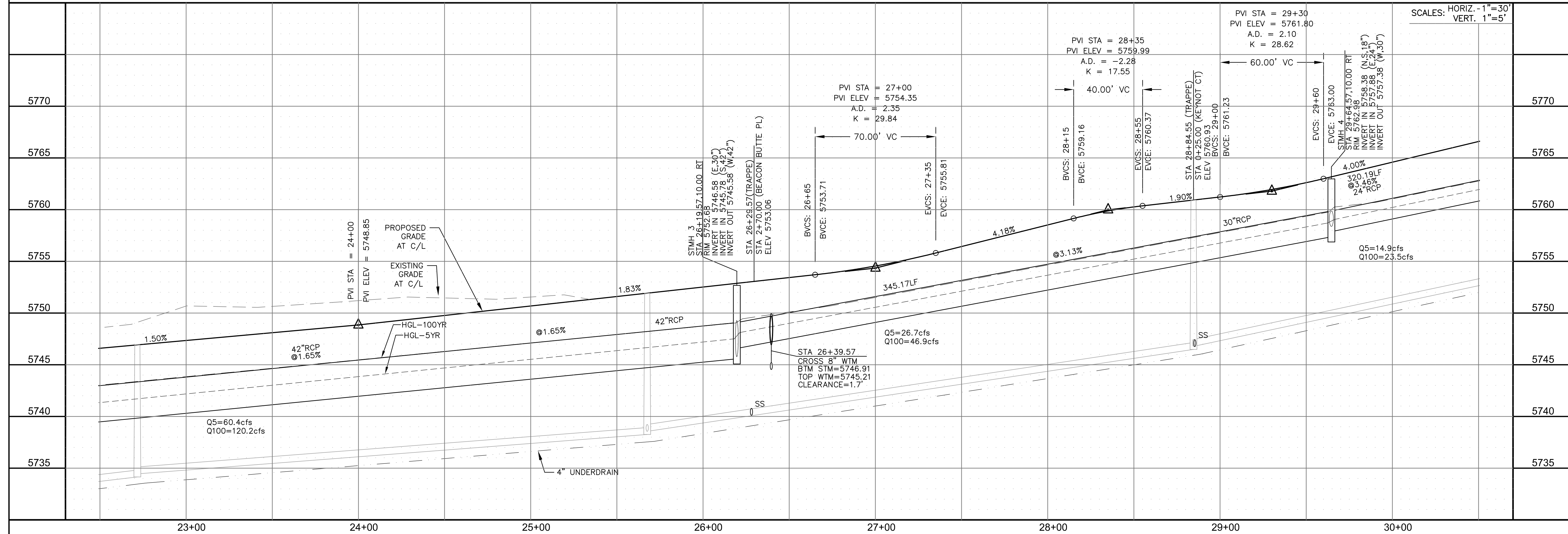


CORE ENGINEERING GROUP

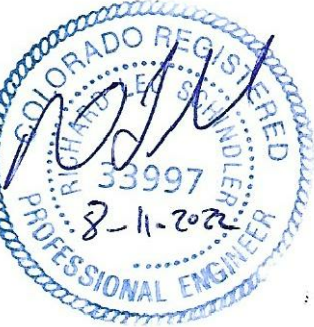
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com



TRAPPE DRIVE



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



DATE:
AUG 11, 2022

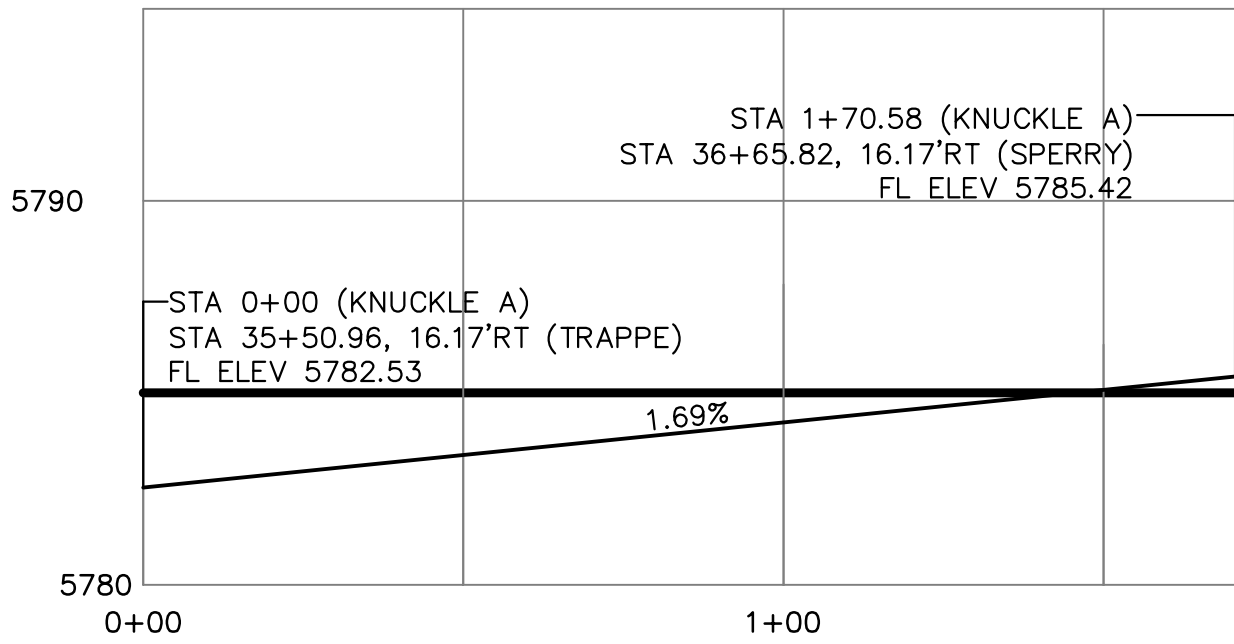
PROJECT NO.
100.065

SHEET NUMBER
C6.2

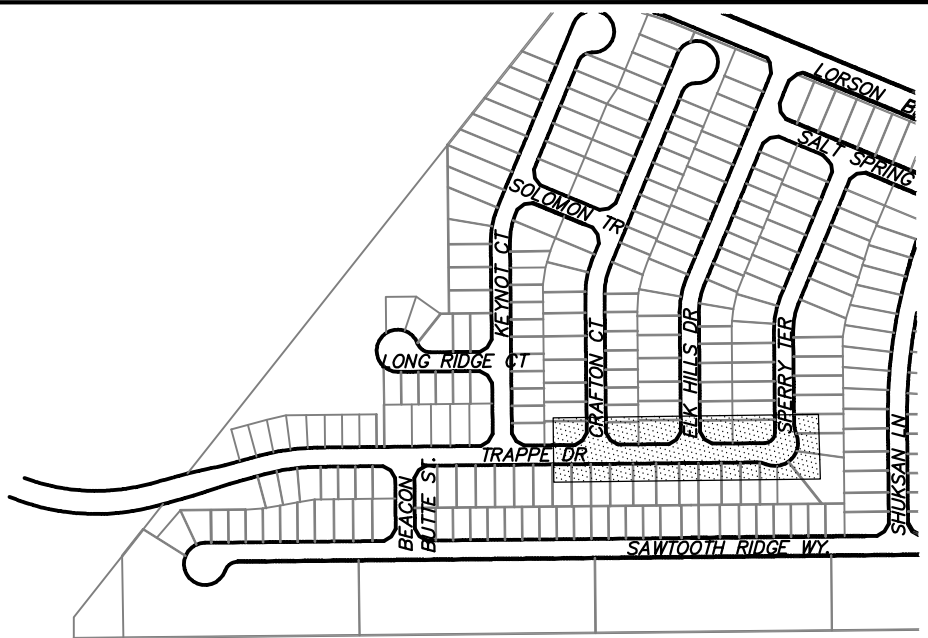
TOTAL SHEETS: 42

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

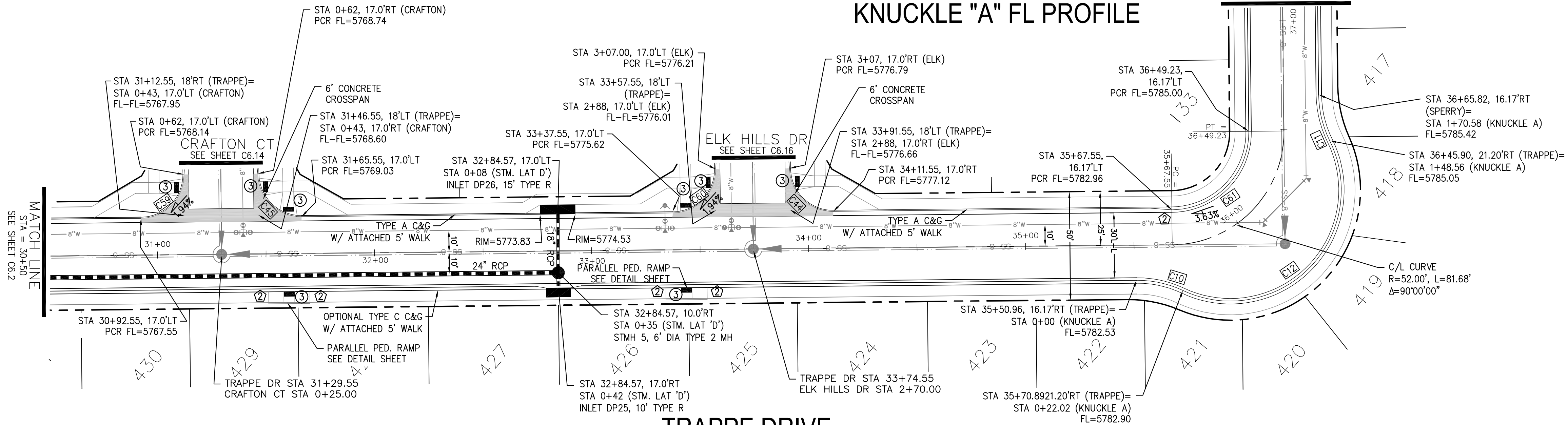
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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"

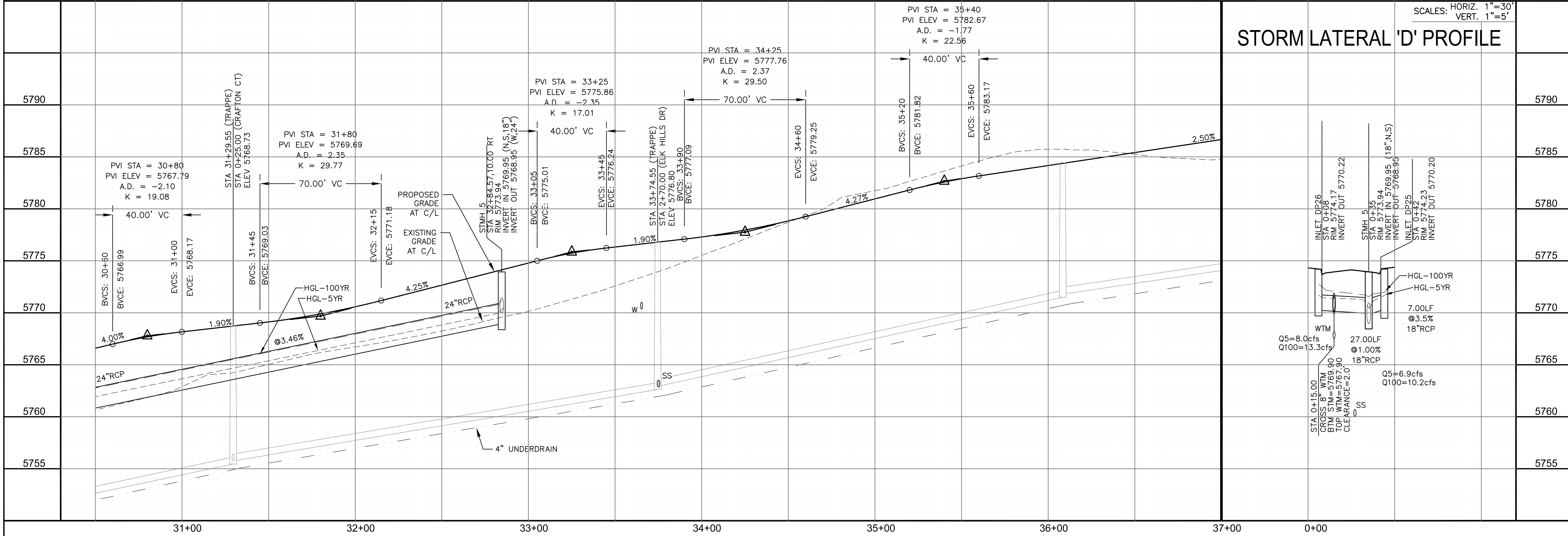


KNUCKLE "A" FL PROFILE



TRAPPE DRIVE

STORM LATERAL 'D' PROFILE



CORE
ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

DATE

DESCRIPTION

PREPARED FOR:
LORSON, LLC
212 N. WAHSAATCH 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 30+50 TO 37+00



DATE:
AUG 11, 2022

PROJECT NO.
100.065

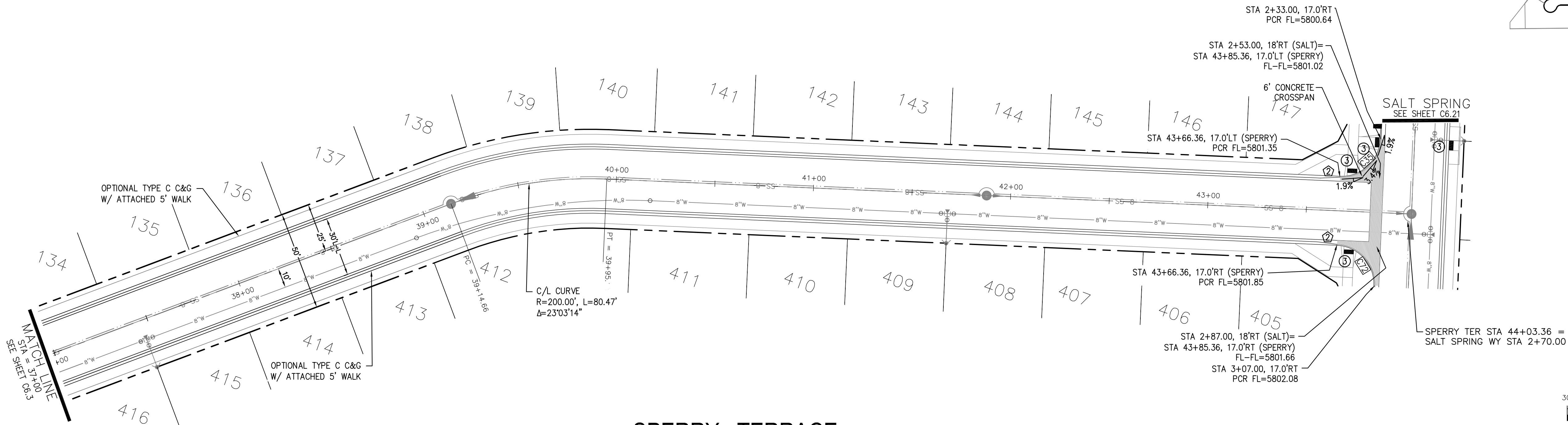
SHEET NUMBER
C6.3

TOTAL SHEETS: 42

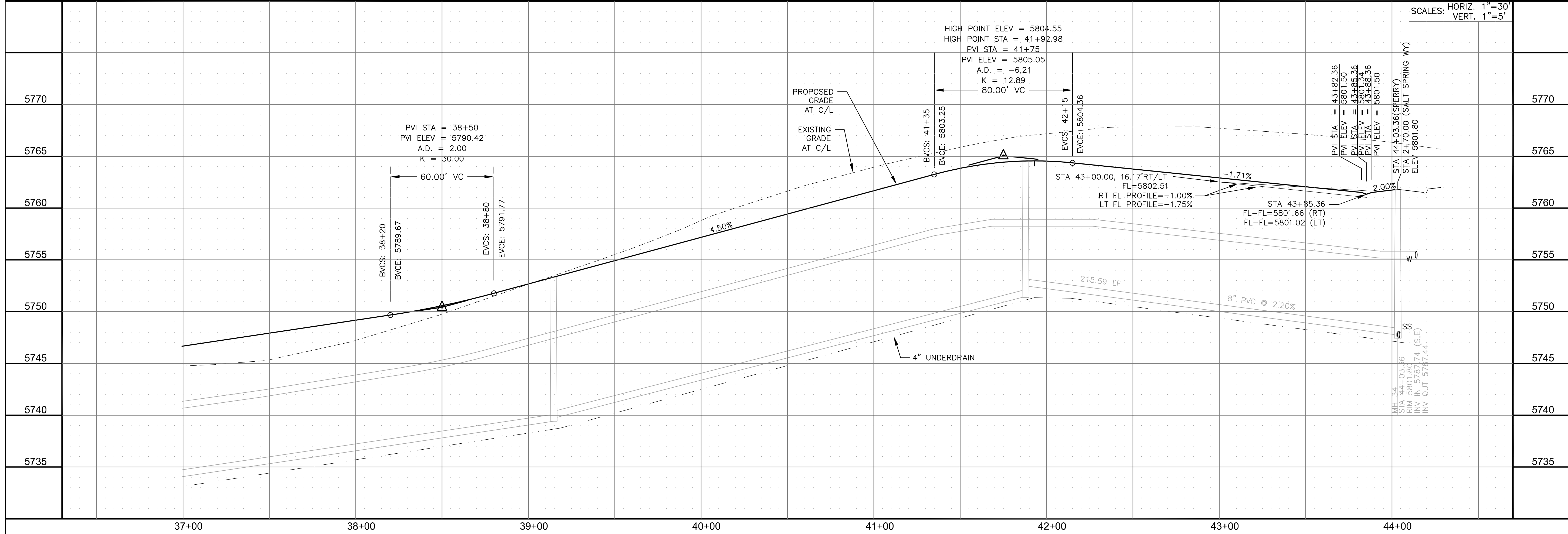
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

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.
BURNING WOOD, UT 84306
PHONE: 801.466.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.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

SPERRY TERRACE

STA 37+00 TO 44+04

DATE:
AUG 11, 2022

PROJECT NO.
100.065

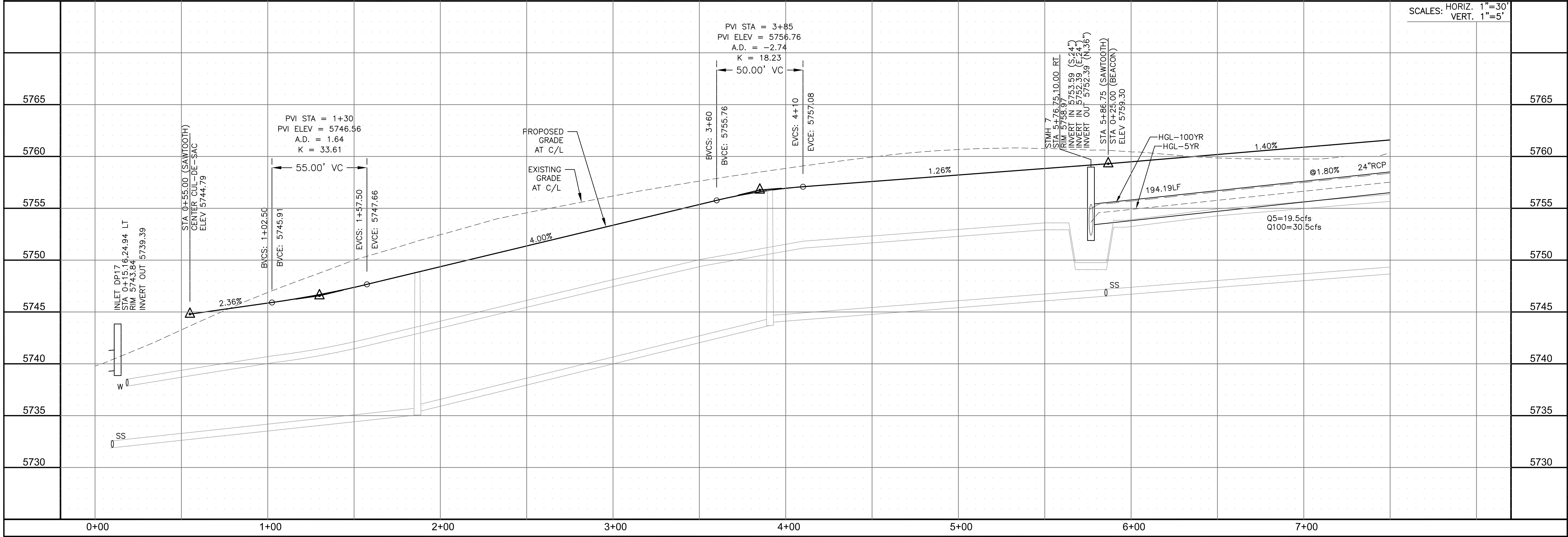
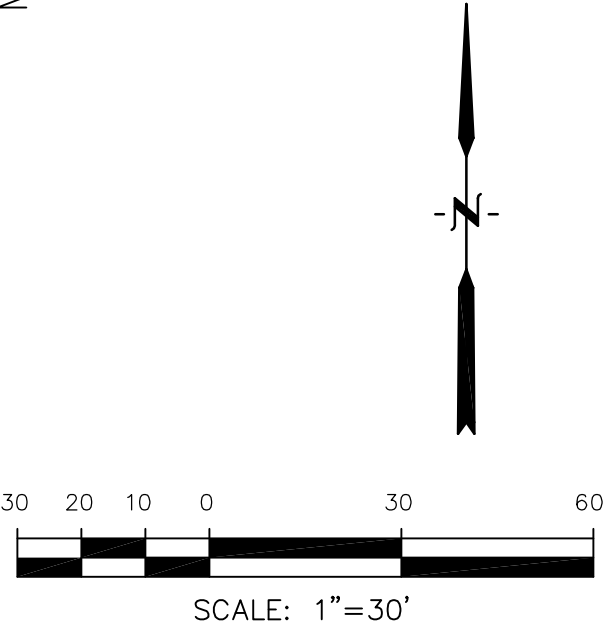
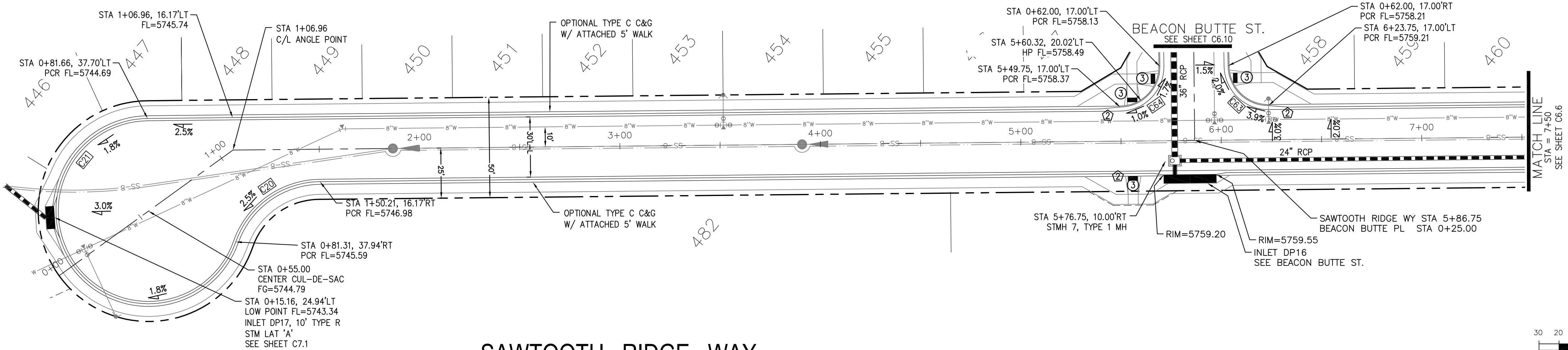
SHEET NUMBER
C6.4

TOTAL SHEETS: 42

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

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C20	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"



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

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

SCALE: 1"=30'

SCALE: 1"=5'

STREET / STORM

SAWTOOTH RIDGE WAY

STA 0+00 TO 7+50

PROFESSIONAL ENGINEER

8-11-2022

DATE:
AUG 11, 2022

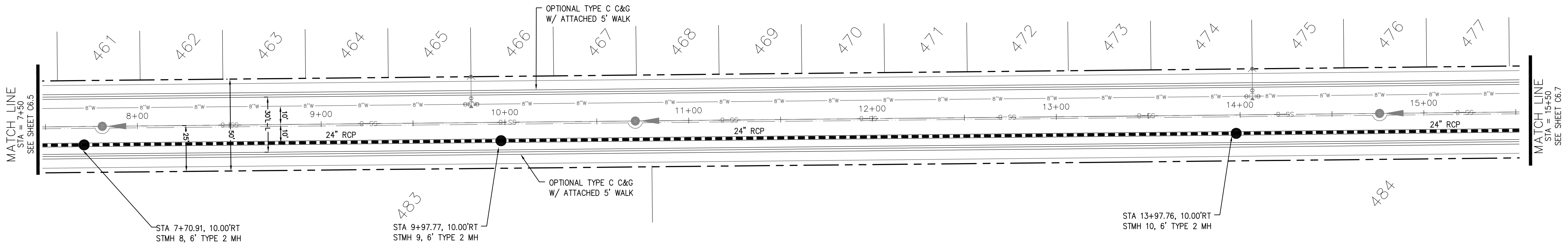
PROJECT NO.
100.065

SHEET NUMBER
C6.5

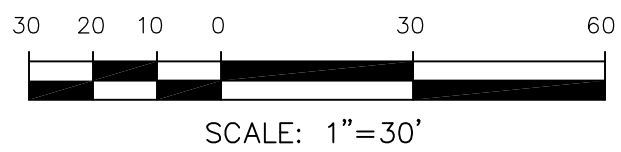
TOTAL SHEETS: 42

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

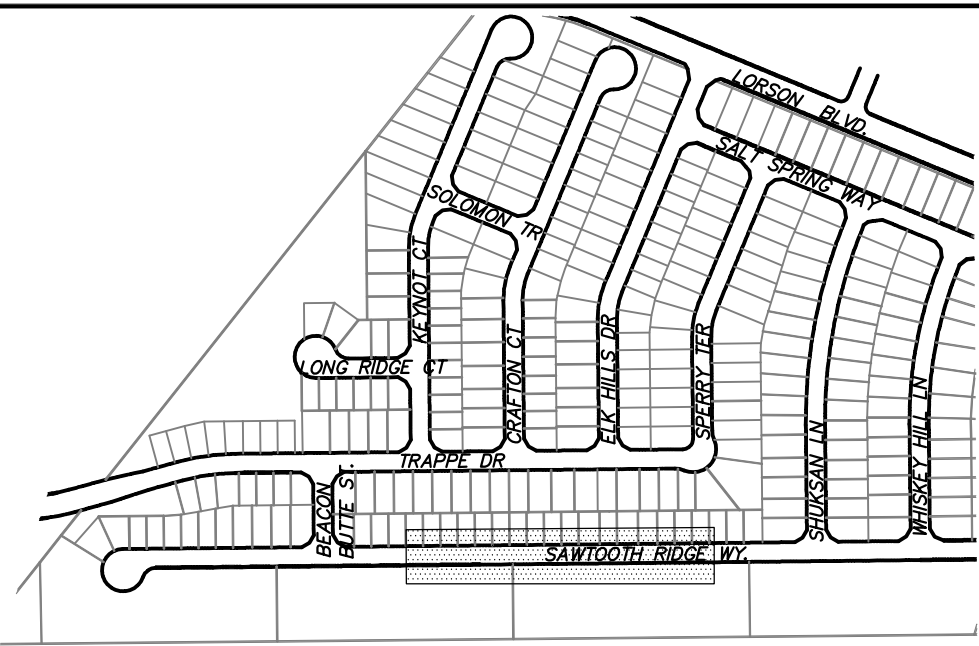
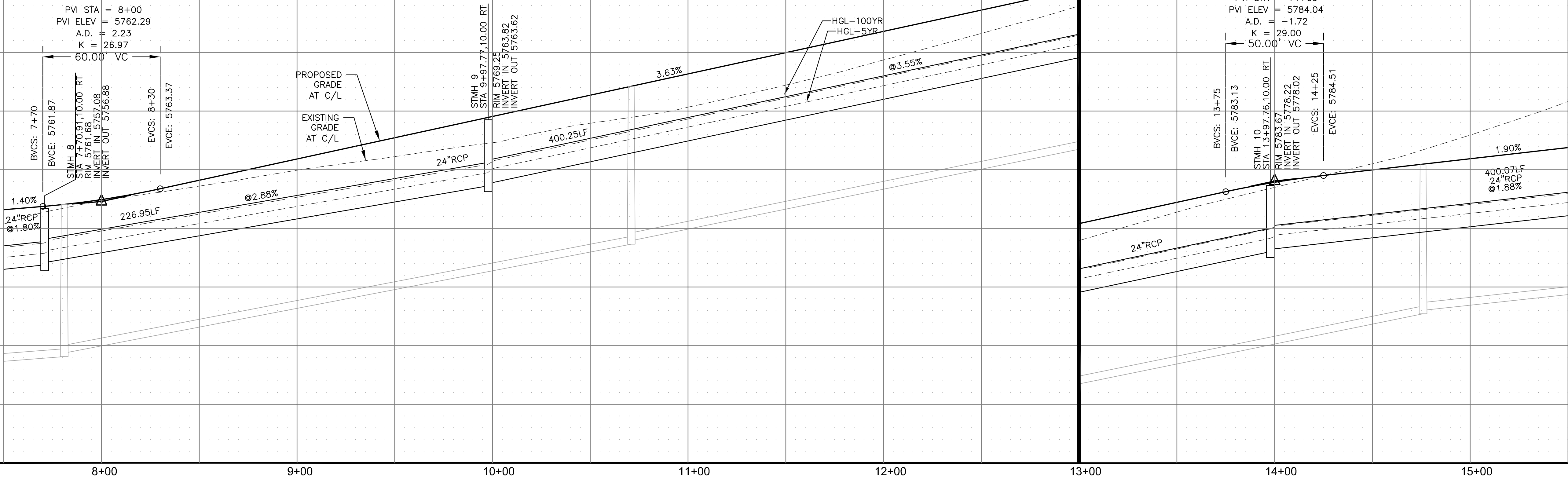
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



SAWTOOTH RIDGE WAY



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



CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNESVILLE, MO 65506
PHONE: 636-937-1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.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
SAWTOOTH RIDGE WAY
STA 7+50 TO 15+50



DATE:
AUG 11, 2022

PROJECT NO.
100.065

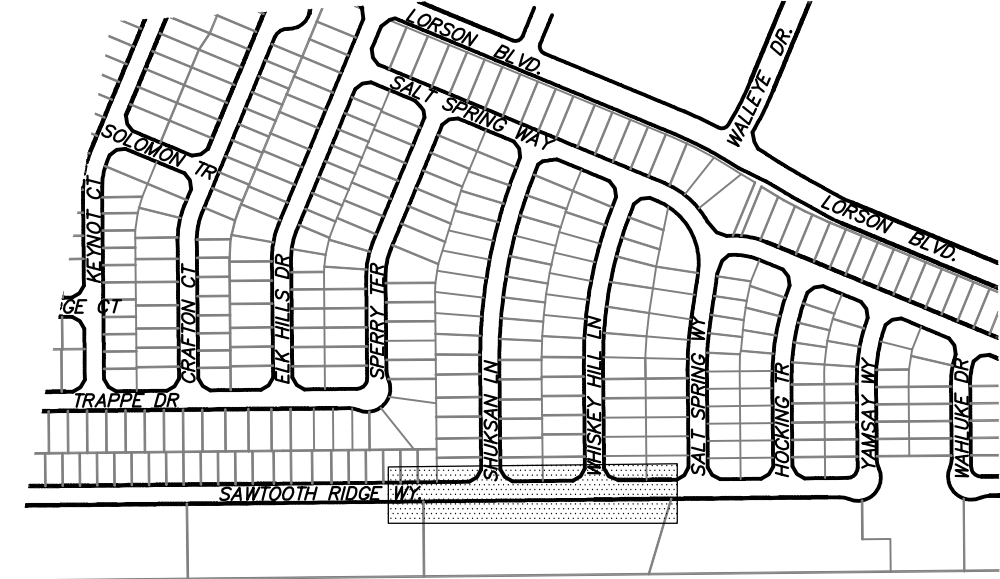
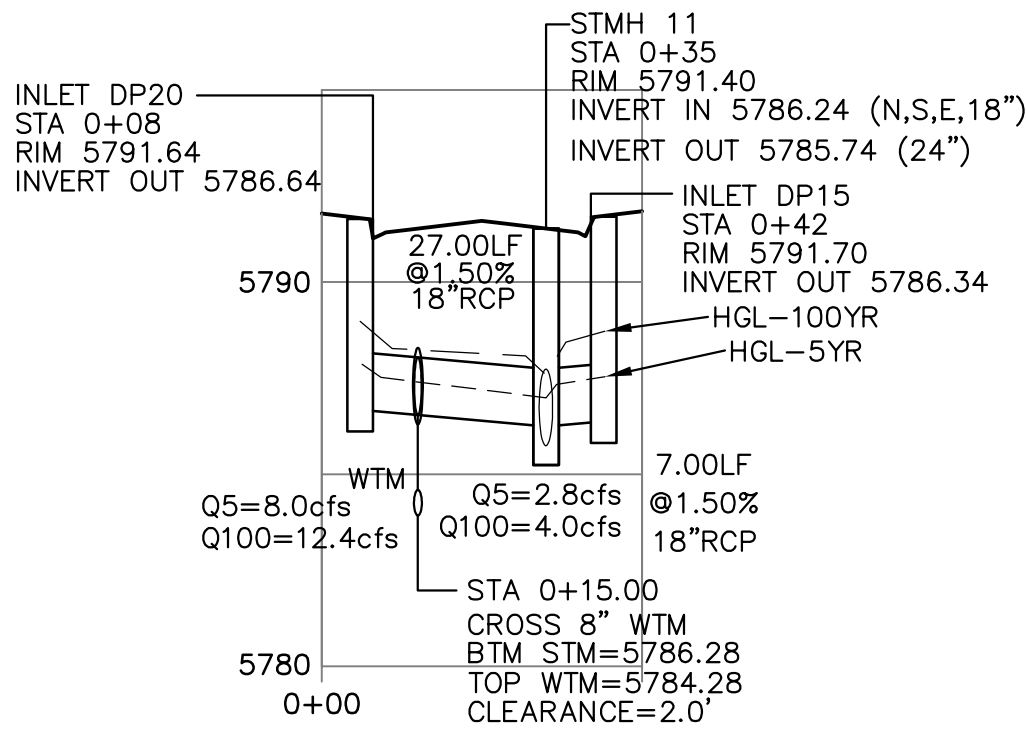
SHEET NUMBER
C6.6

TOTAL SHEETS: 42

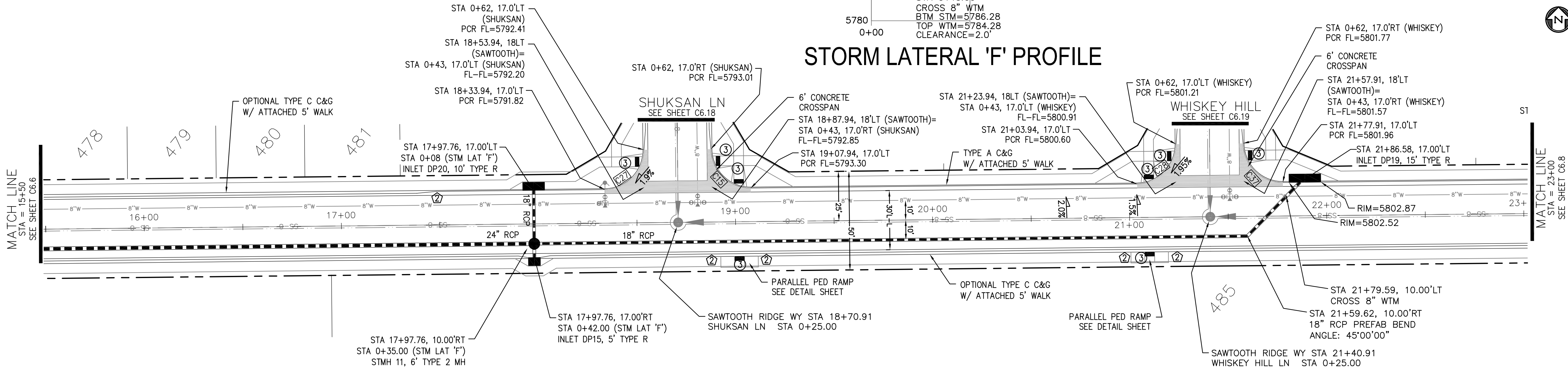
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

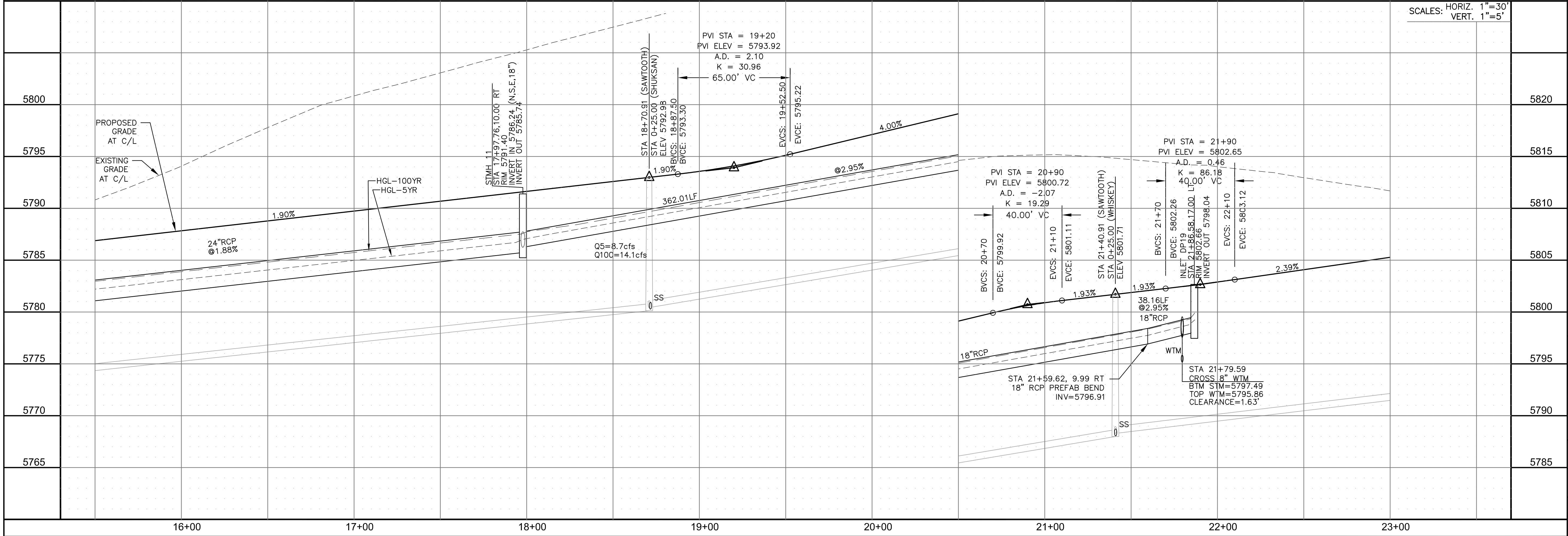
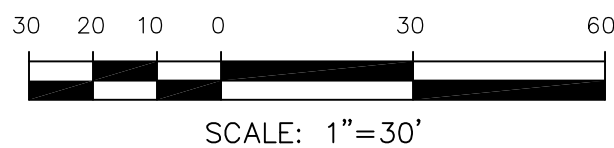
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C15	31.43'	20.00	90°02'11"
C27	31.40'	20.00	89°57'49"
C28	31.40'	20.00	89°57'49"
C37	31.42'	20.00	90°00'00"



STORM LATERAL 'F' PROFILE



SAWTOOTH RIDGE WAY



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.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

SCALE: 1"=30'
VERT. 1"=5'

STREET / STORM

SAWTOOTH RIDGE WAY

STA 15+50 TO 23+00

DATE:
AUG 11, 2022

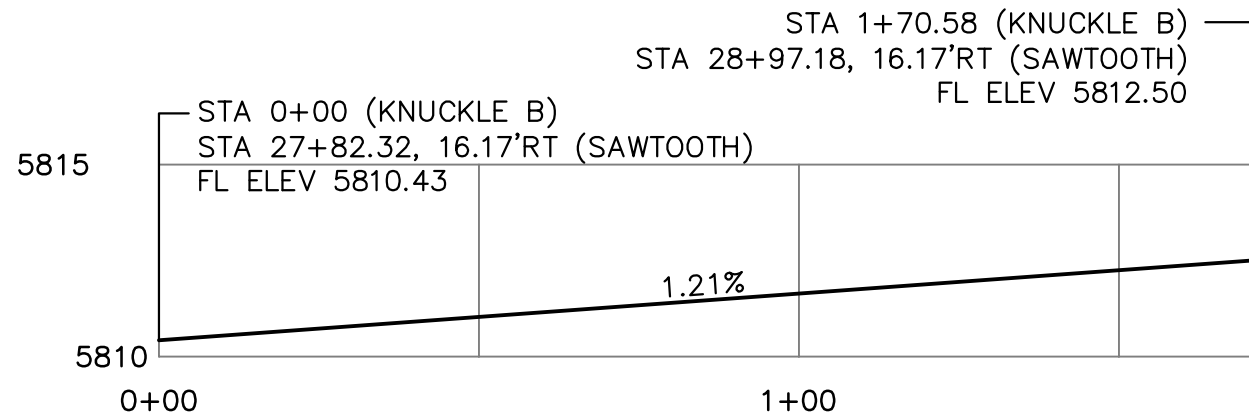
PROJECT NO.
100.065

SHEET NUMBER
C6.7

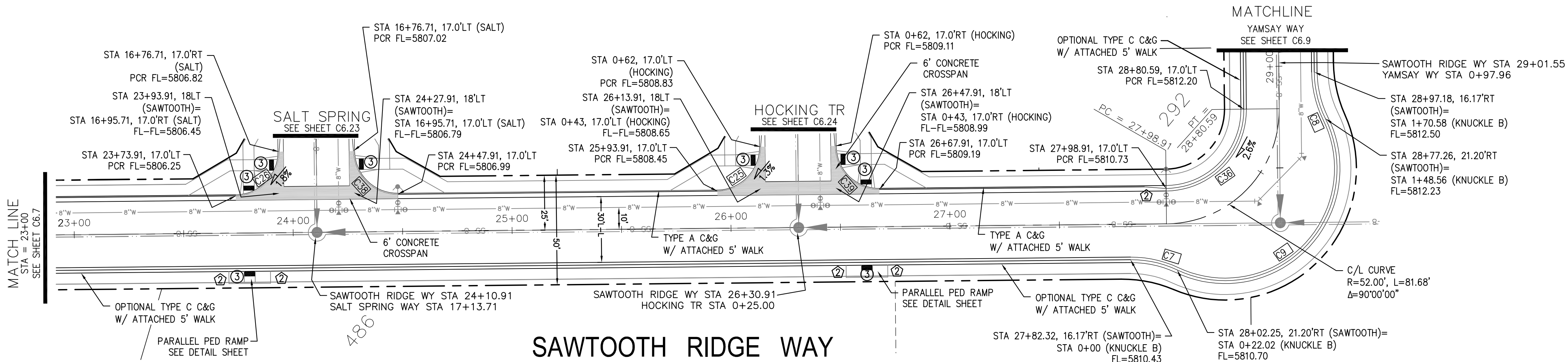
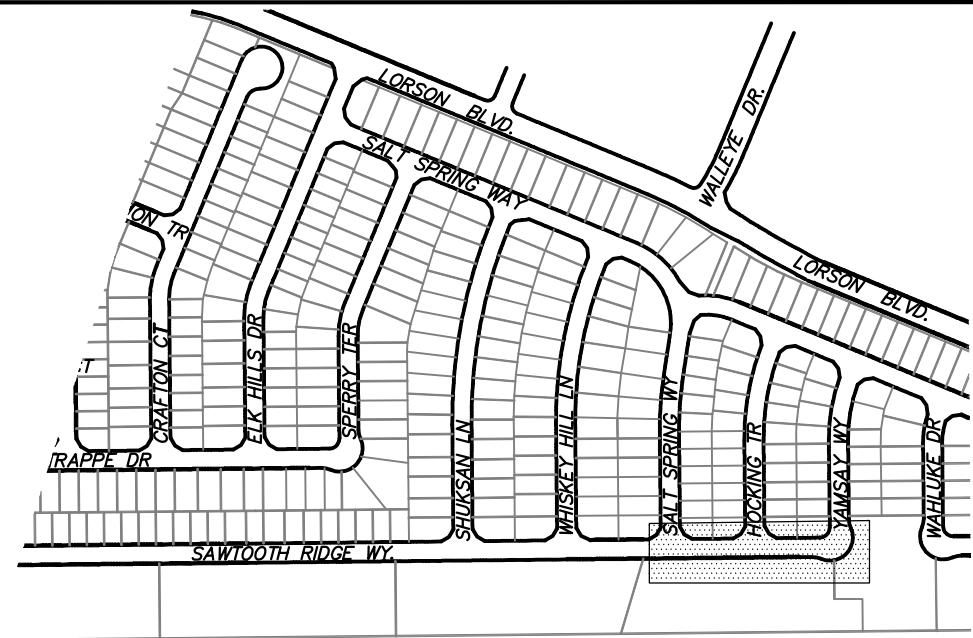
TOTAL SHEETS: 42

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

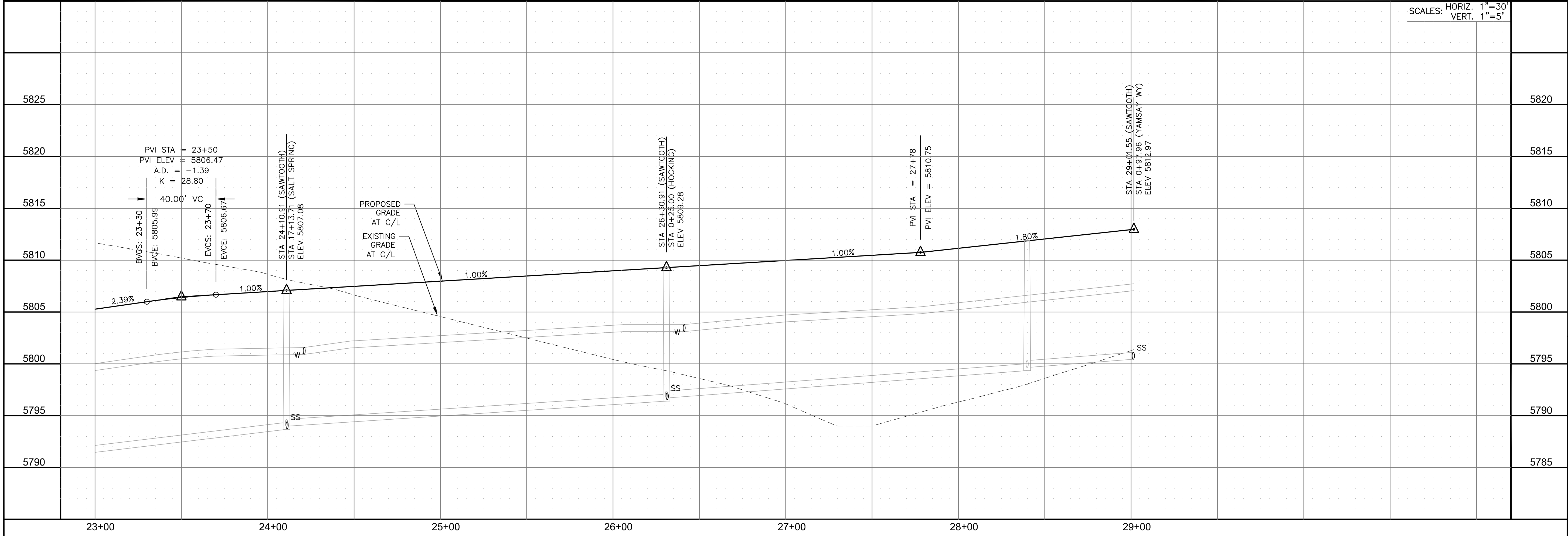
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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"



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



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, UT 84304
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.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

DATE:

AUG 11, 2022

PROJECT NO.

100.065

SHEET NUMBER

C6.8

TOTAL SHEETS: 42

STREET / STORM

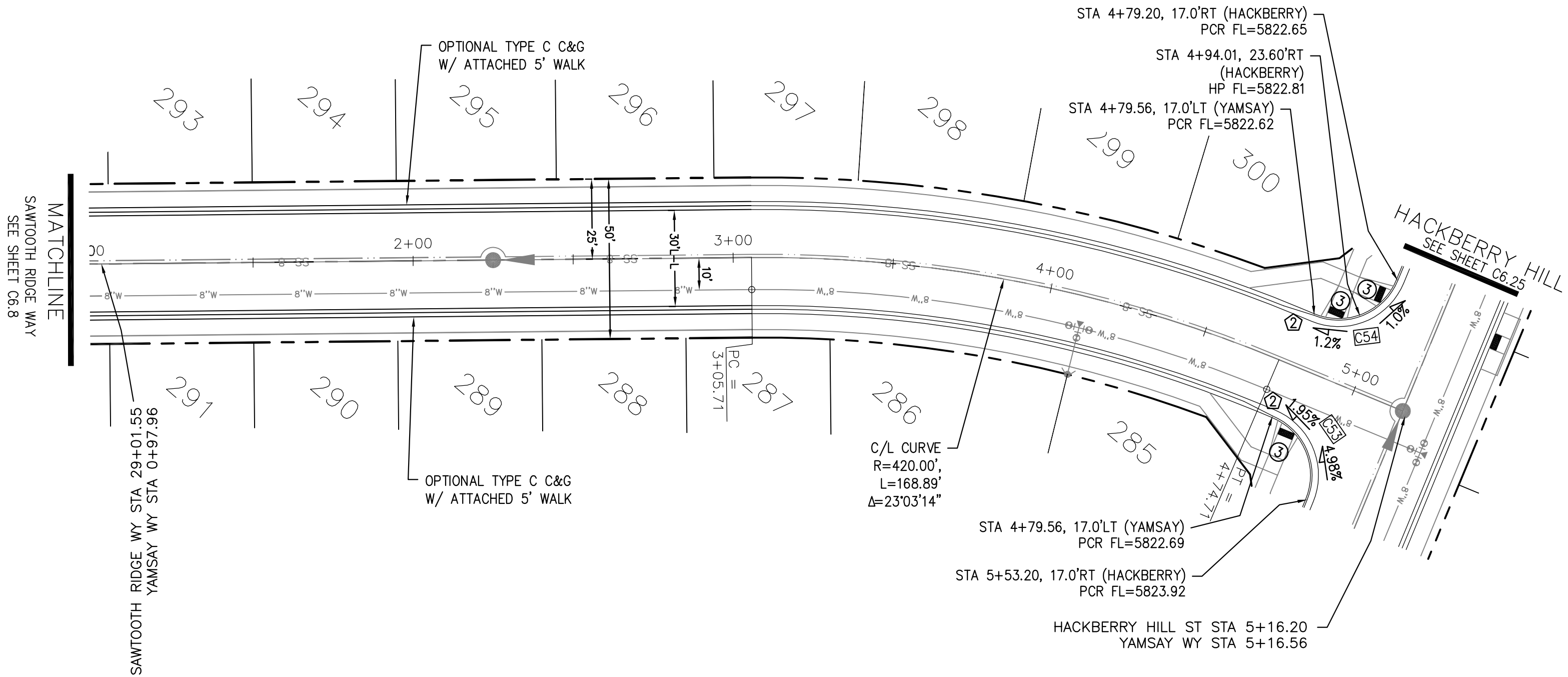
SAWTOOTH RIDGE WAY

STA 23+00 TO 29+01

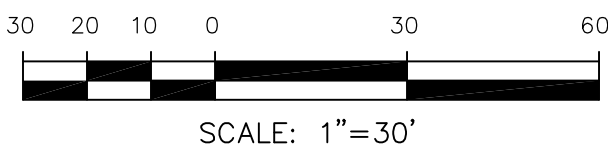
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

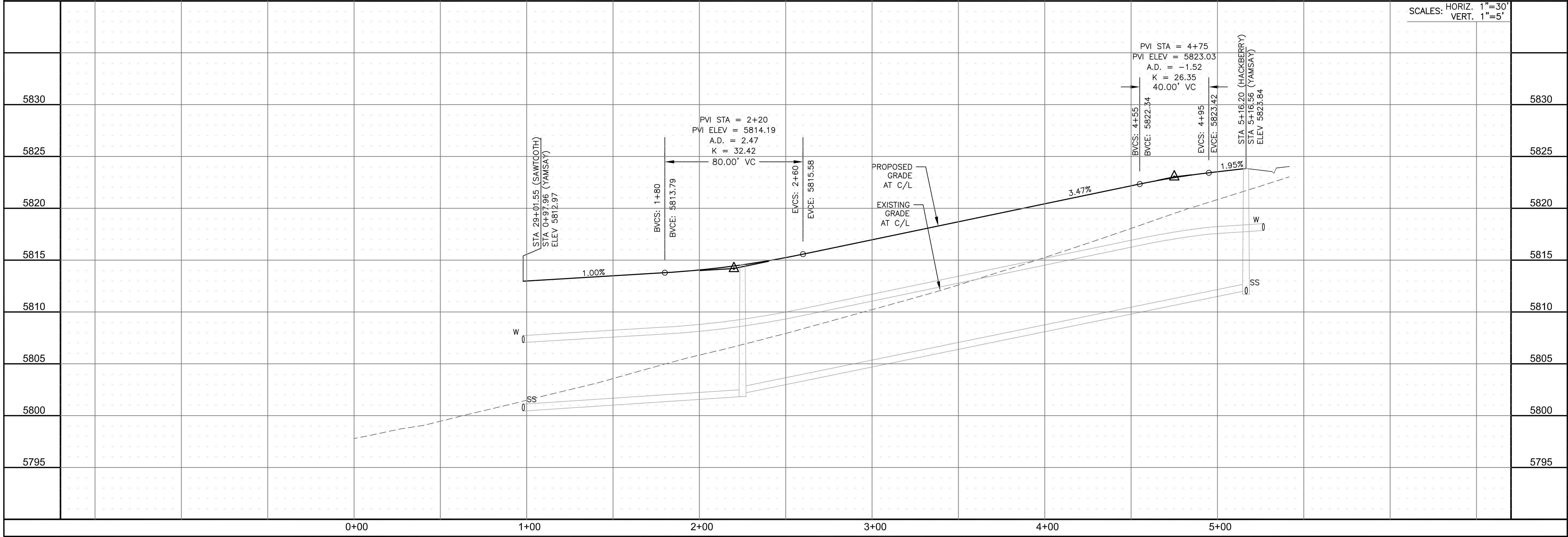
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C53	31.42'	20.00	90°00'00"
C54	31.42'	20.00	90°00'00"



YAMSAY WAY



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



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



DATE:
AUG 11, 2022

PROJECT NO.
100.065

SHEET NUMBER
C6.9

TOTAL SHEETS: 42

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

DATE
DESCRIPTION
NO.

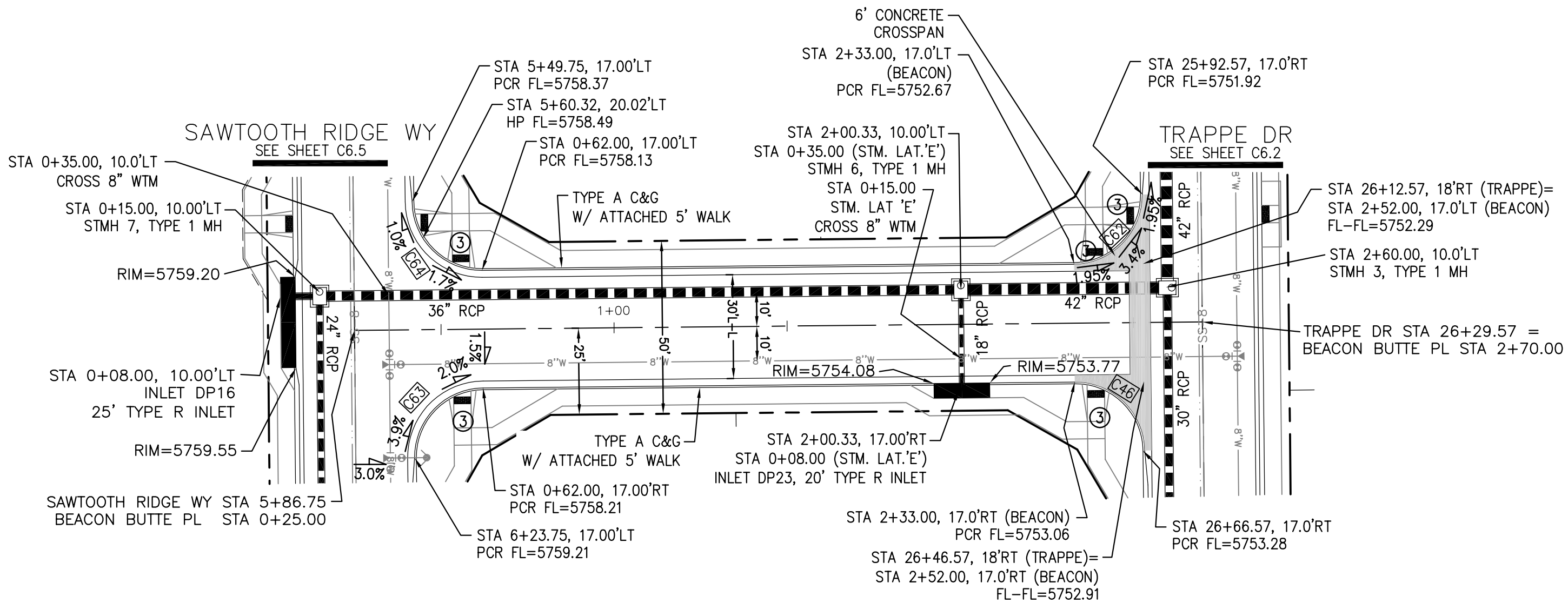
PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

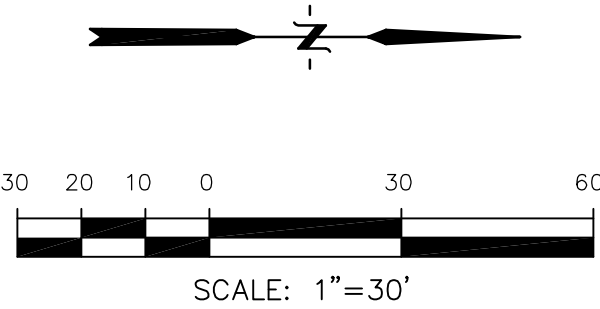
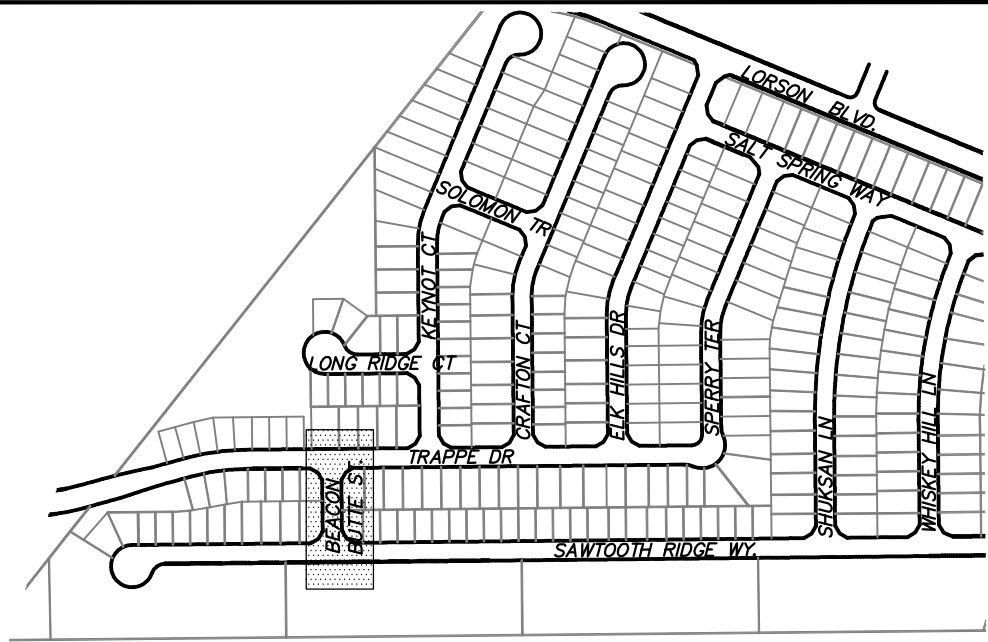
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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"

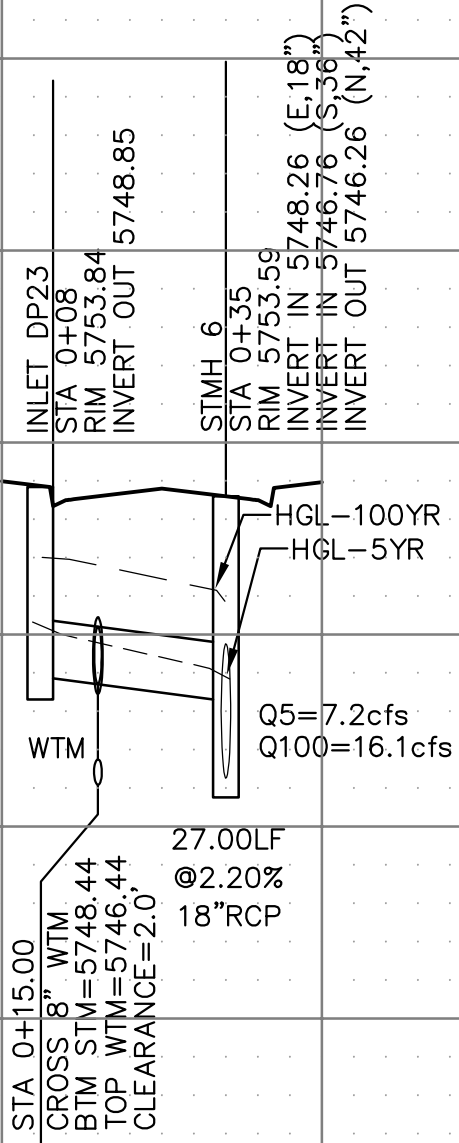
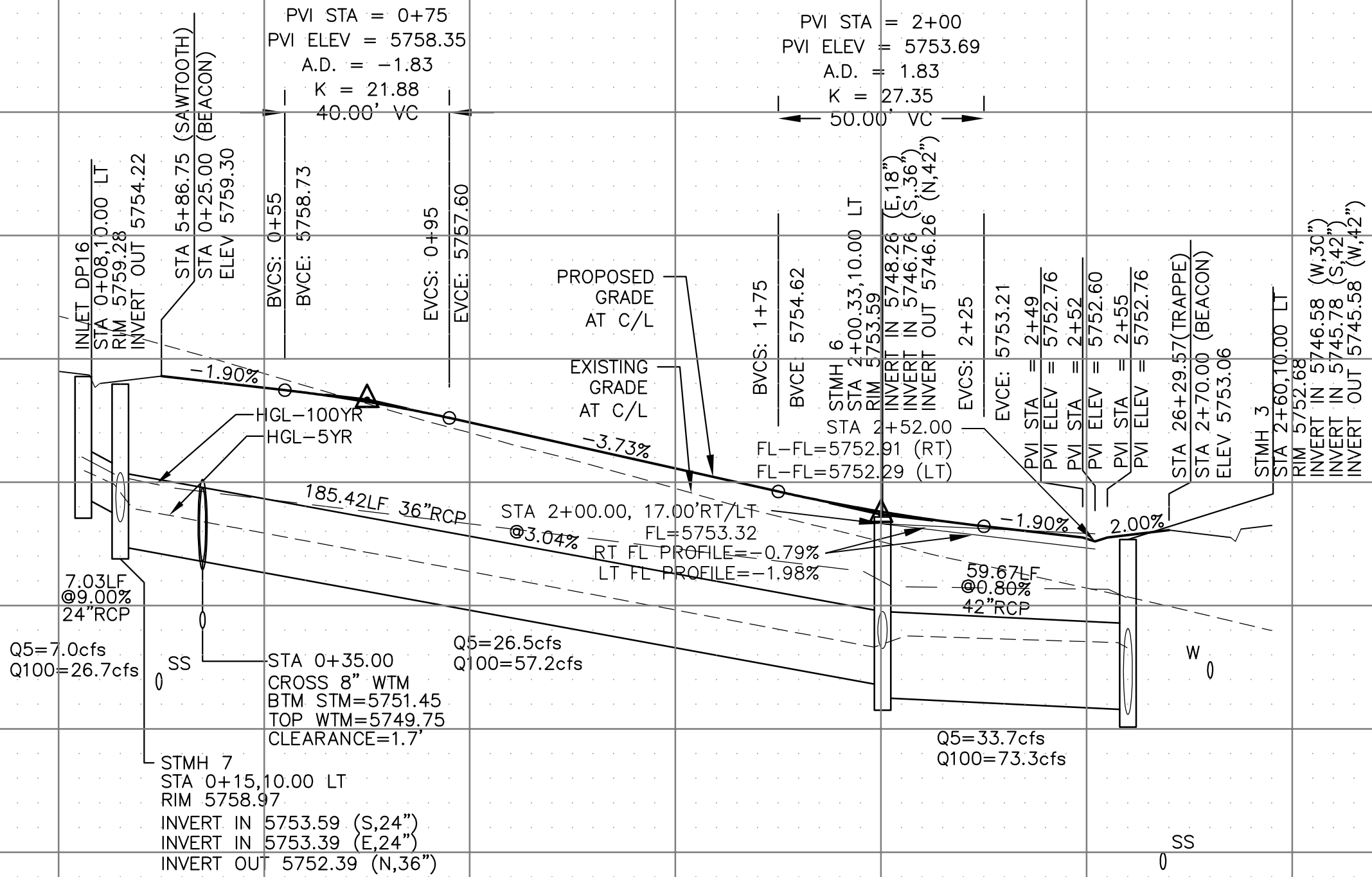


BEACON BUTTE PL



STORM LATERAL 'E' PROFILE

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



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



DATE:
AUG 11, 2022

PROJECT NO.
100.065

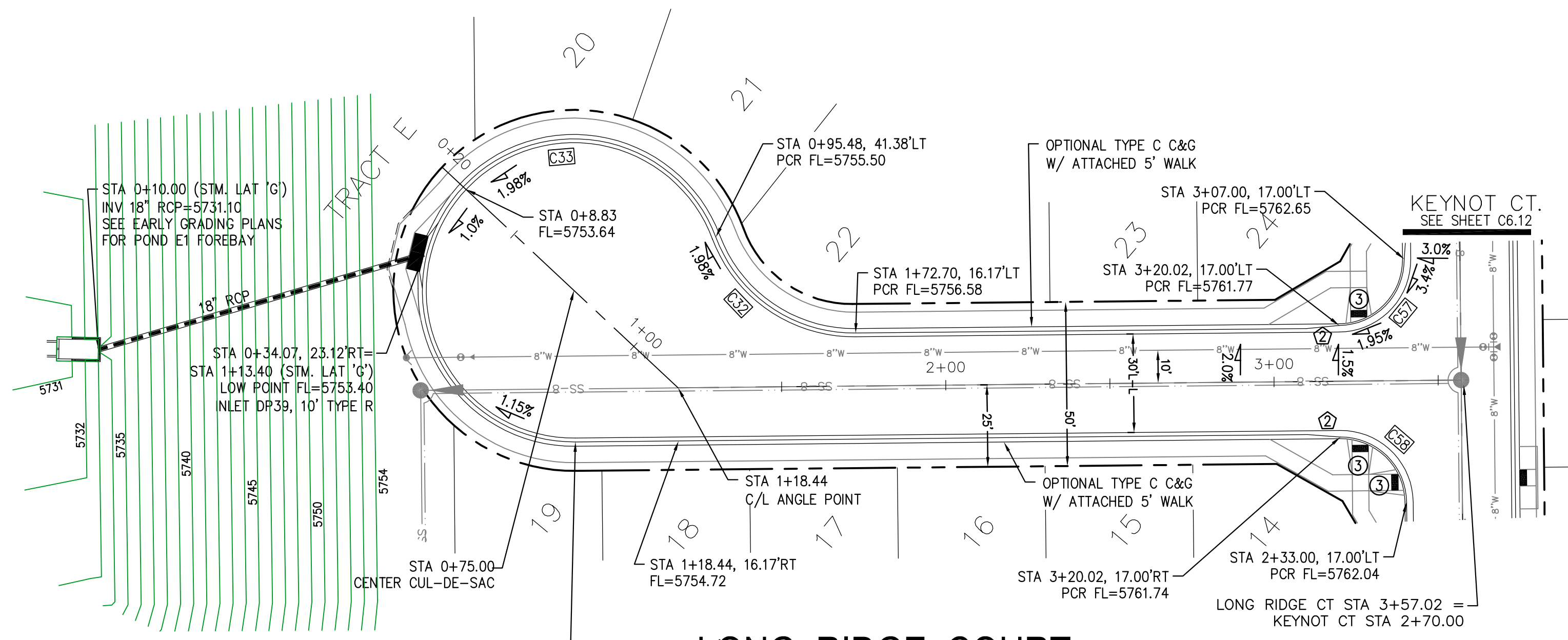
SHEET NUMBER
C6.10

TOTAL SHEETS: 42

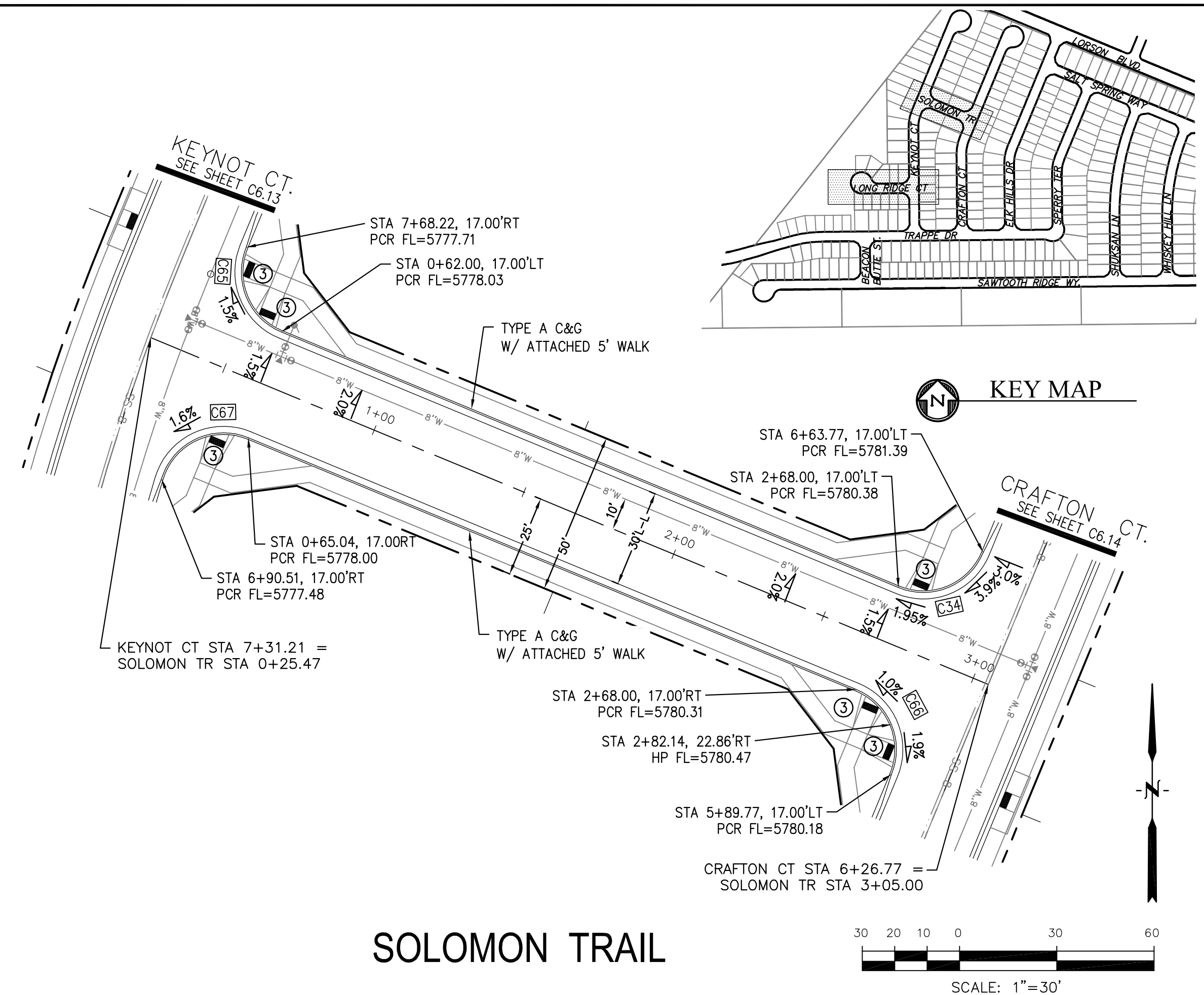
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

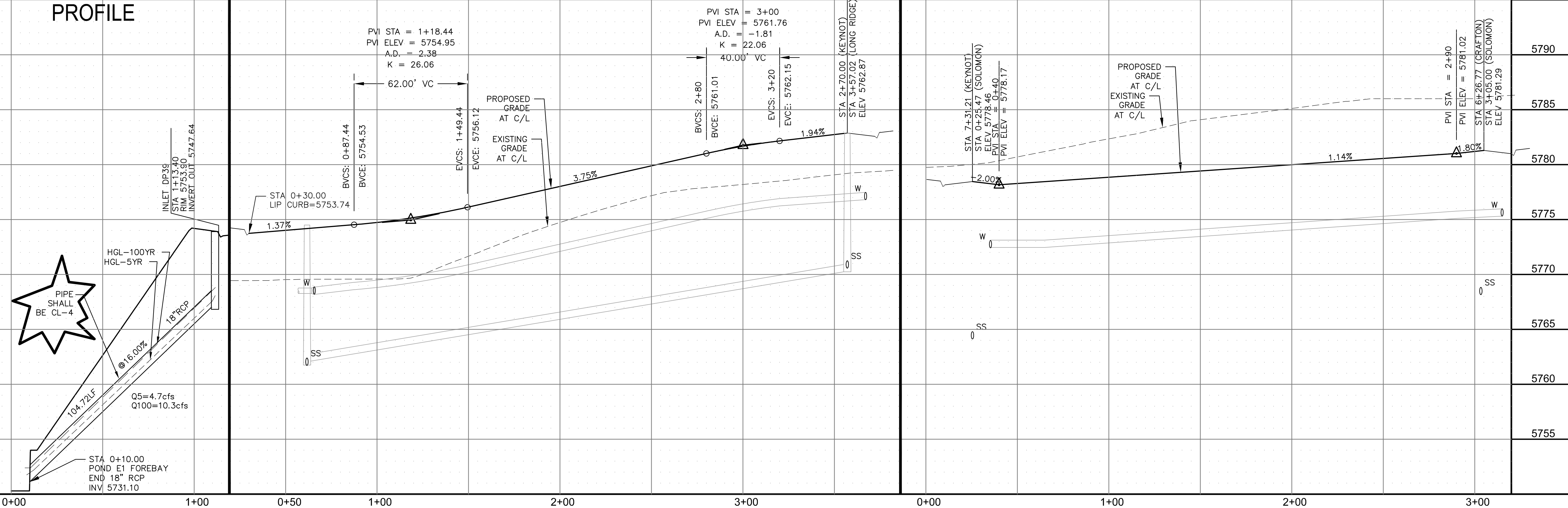
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C32	54.98'	45.00	70°00'29"
C33	201.46'	46.17	250°00'29"
C34	31.42'	20.00	90°00'00"
C57	31.42'	20.00	90°00'00"
C58	31.42'	20.00	90°00'00"
C65	31.42'	20.00	90°00'00"
C66	31.42'	20.00	90°00'00"
C67	33.37'	20.00	95°35'43"



LONG RIDGE COURT

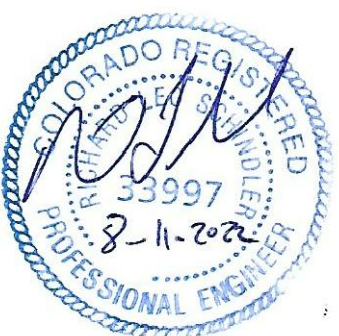


SOLOMON TRAIL



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

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



DATE:
AUG 11, 2022

PROJECT NO.
100.065

SHEET NUMBER
C6.11

TOTAL SHEETS: 42

CORE ENGINEERING GROUP

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

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

Source: Author's calculations.

T: **SIDE AT LORSON RANCH**
LORSON BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

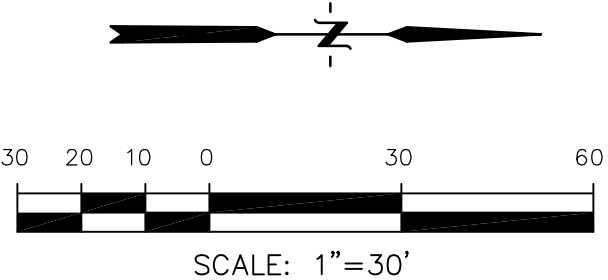
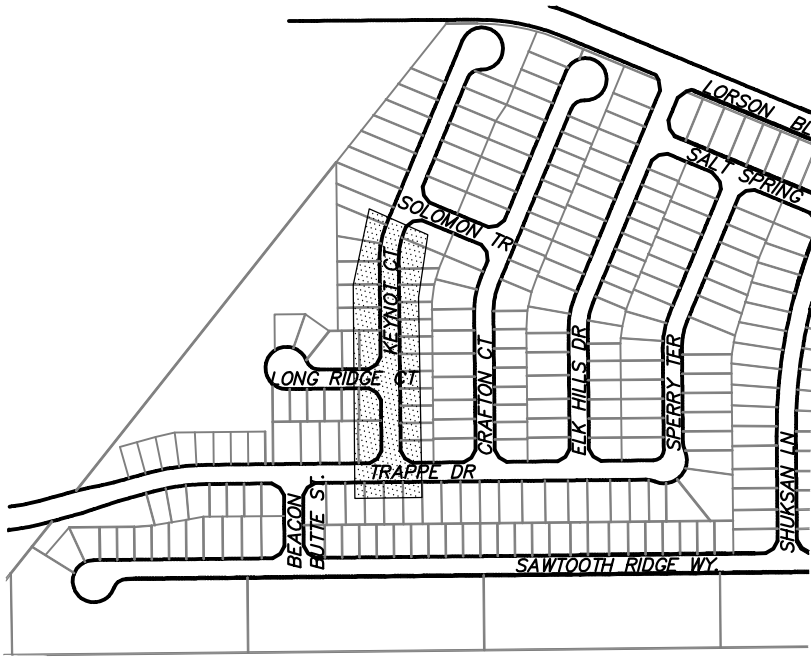
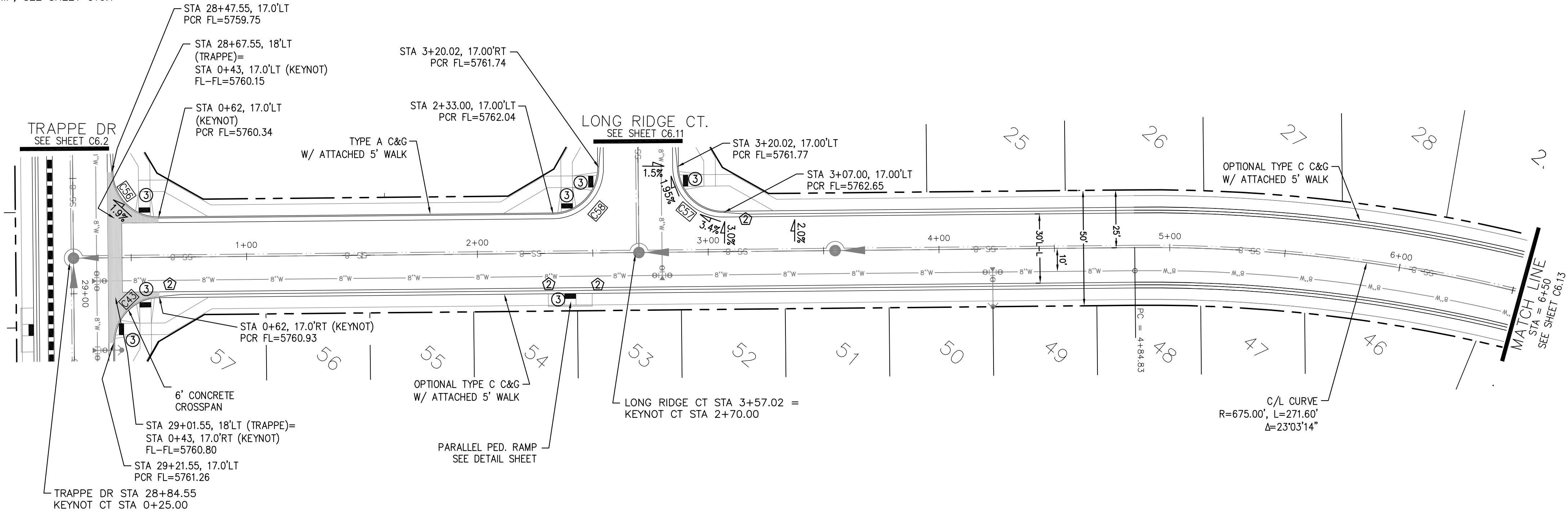
DRAWN: RI
DESIGNED: RI
CHECKED: RI

_S
 _S
 _S

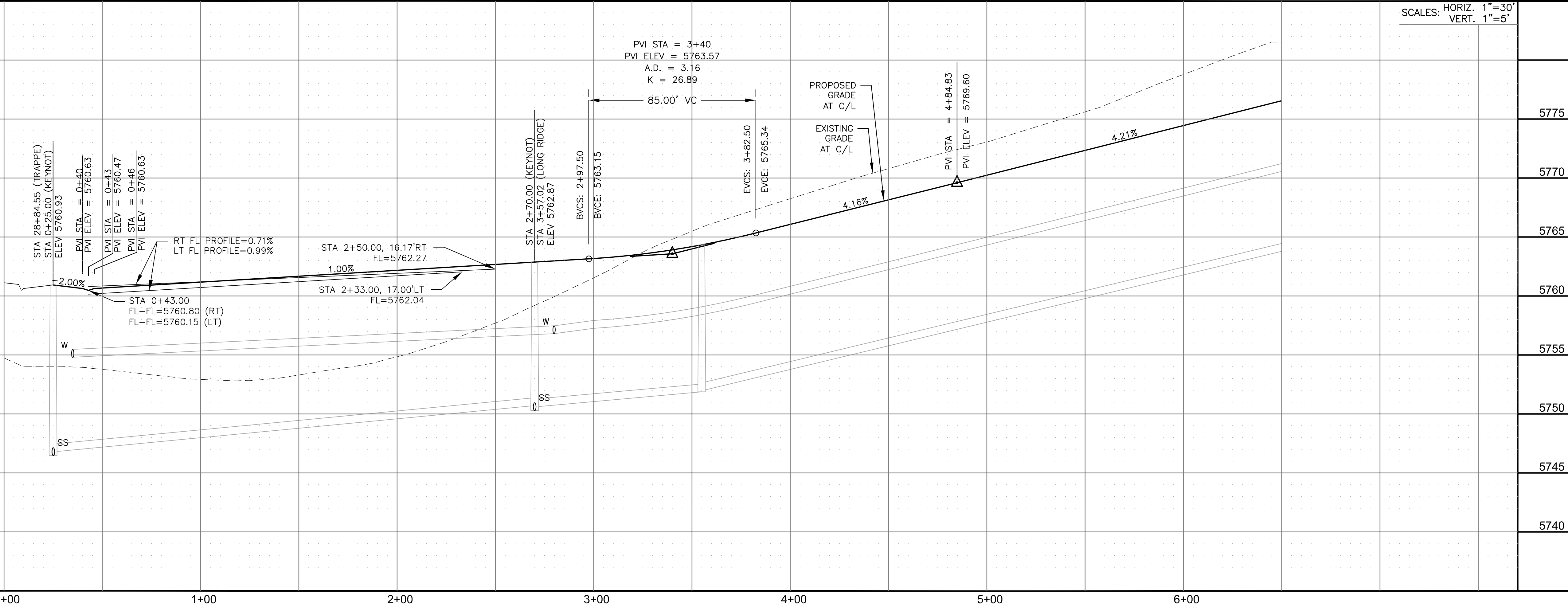
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.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
KEYNOT COURT
STA 0+00 TO 6+50



DATE:
AUG 11, 2022

PROJECT NO.
100.065

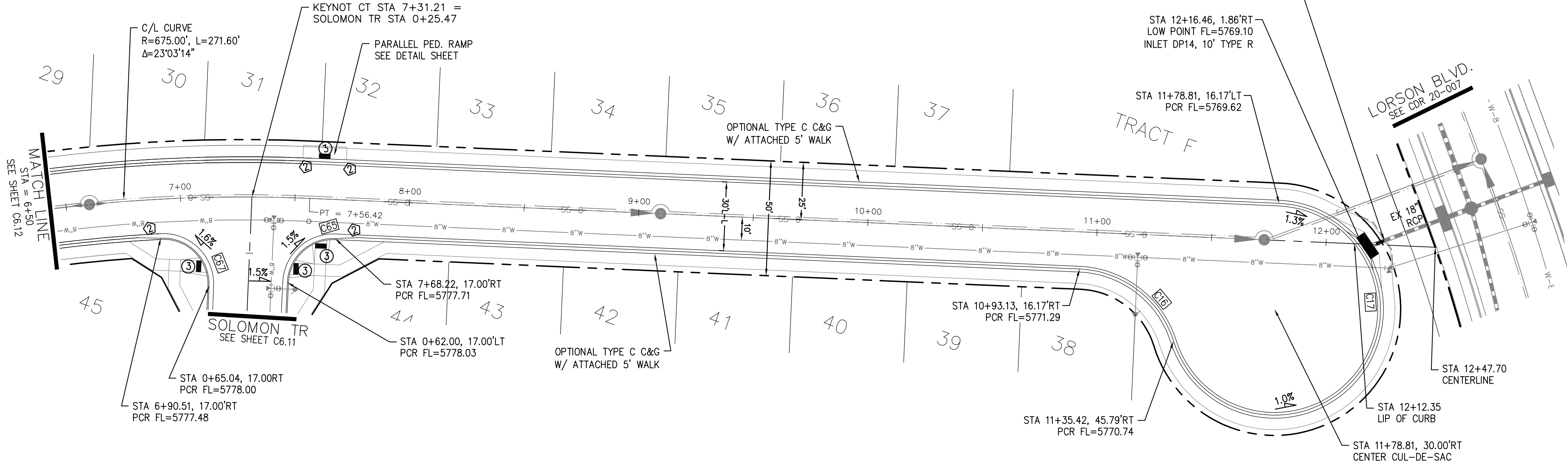
SHEET NUMBER
6.12

TOTAL SHEETS: 42

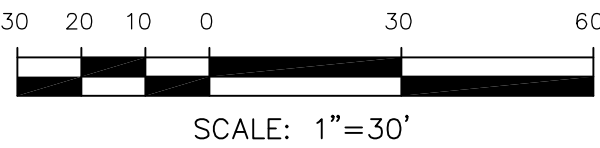
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

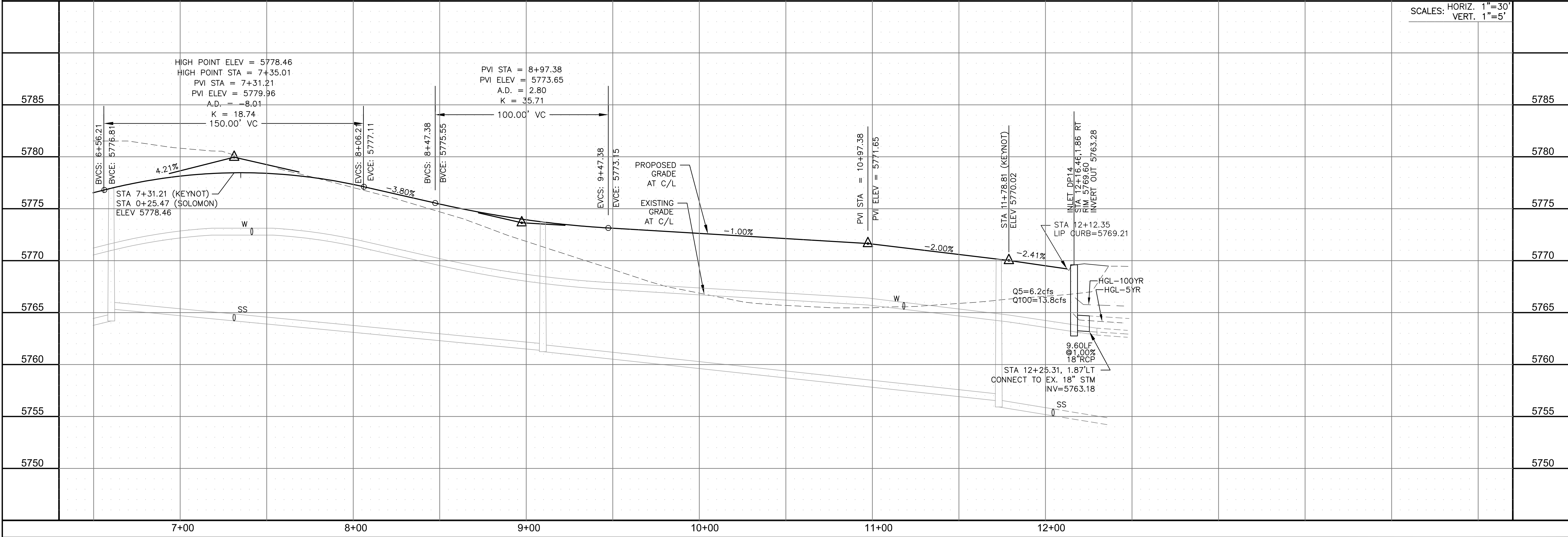
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C16	54.98'	45.00	70°00'29"
C17	201.46'	46.17	250°00'29"
C65	31.42'	20.00	90°00'00"
C67	33.37'	20.00	95°35'43"



KEYNOT COURT



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



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PROJECT FOR:

HILLSIDE AT LORSON RANCH

LORSON BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

PROJECT NO.

100.065

SHEET NUMBER

6.13

TOTAL SHEETS: 42

STREET / STORM

KEYNOT COURT

STA 6+50 TO 12+47

PROFESSIONAL ENGINEER

8-11-2022

DATE:

AUG 11, 2022

PROJECT NO.

100.065

SHEET NUMBER

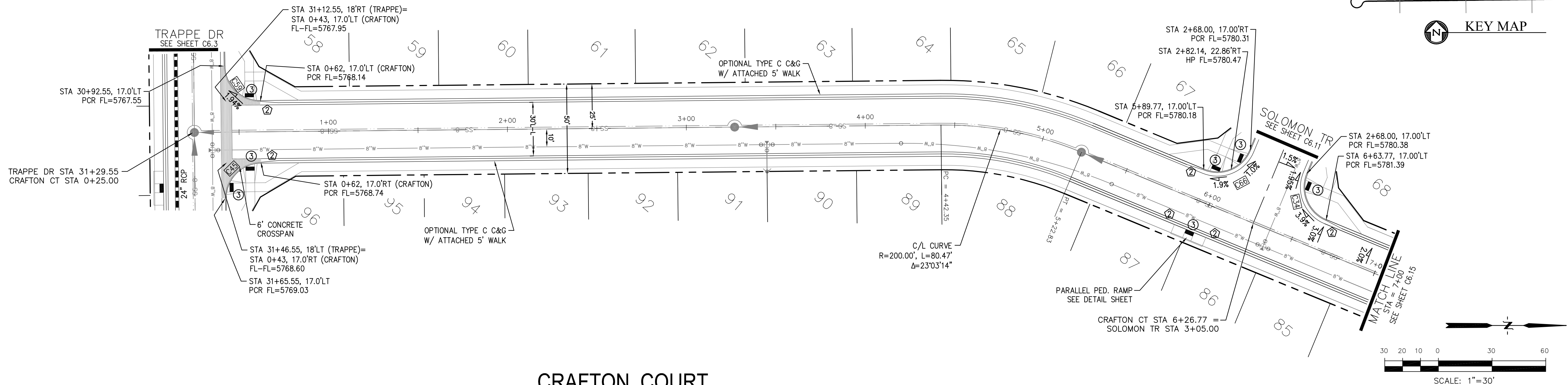
6.13

TOTAL SHEETS: 42

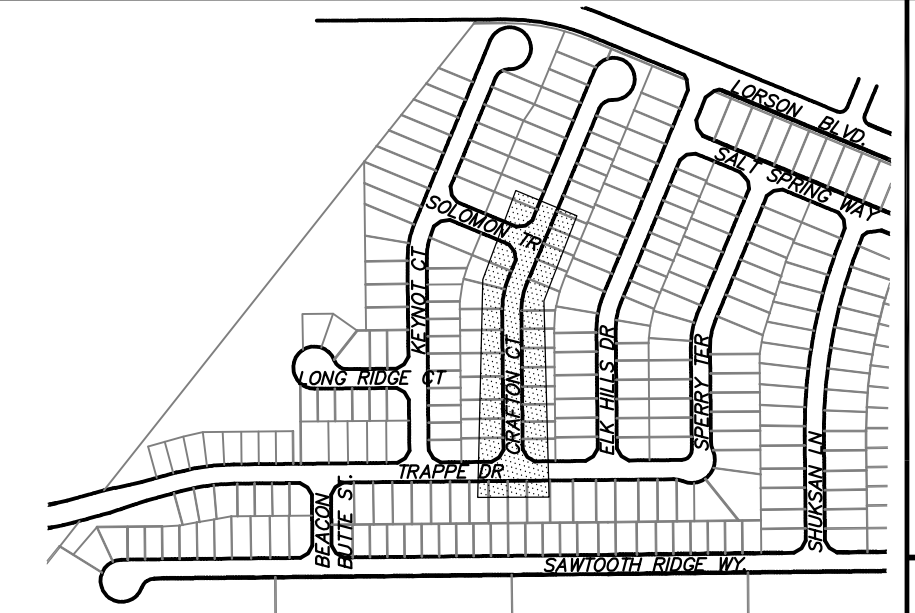
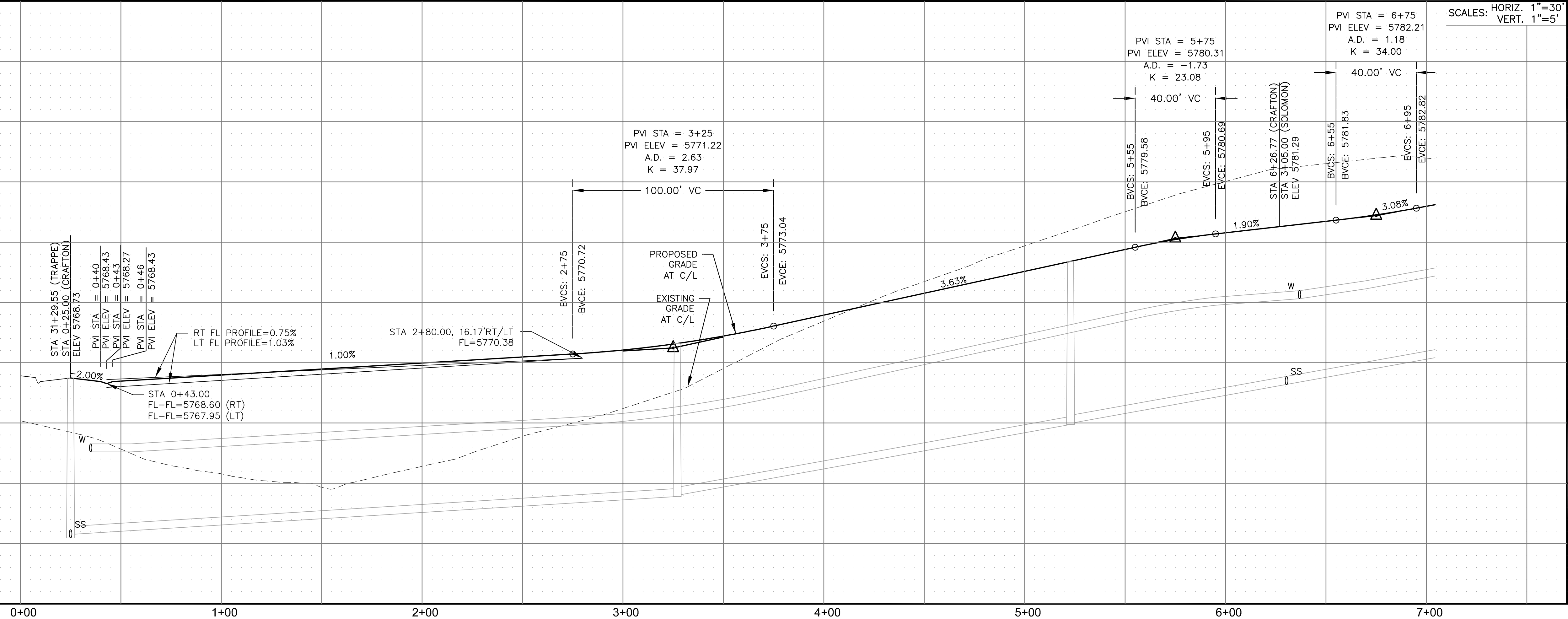
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
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3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

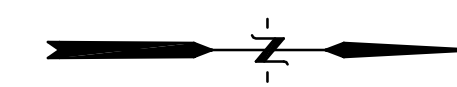
CURVE	LENGTH	RADIUS	DELTA
C34	31.42'	20.00	90°00'00"
C45	31.42'	20.00	90°00'00"
C59	31.42'	20.00	90°00'00"
C66	31.42'	20.00	90°00'00"



CRAFTON COURT



KEY MAP



SCALE: 1"=30'

CORE
ENGINEERING GROUP
15004 1ST AVENUE S

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

DATE _____

DESCRIPTION

No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

1: **SIDE AT LORSON RANCH**
LORSON BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

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



DATE:
AUG 11, 2022

PROJECT NO.
100.065

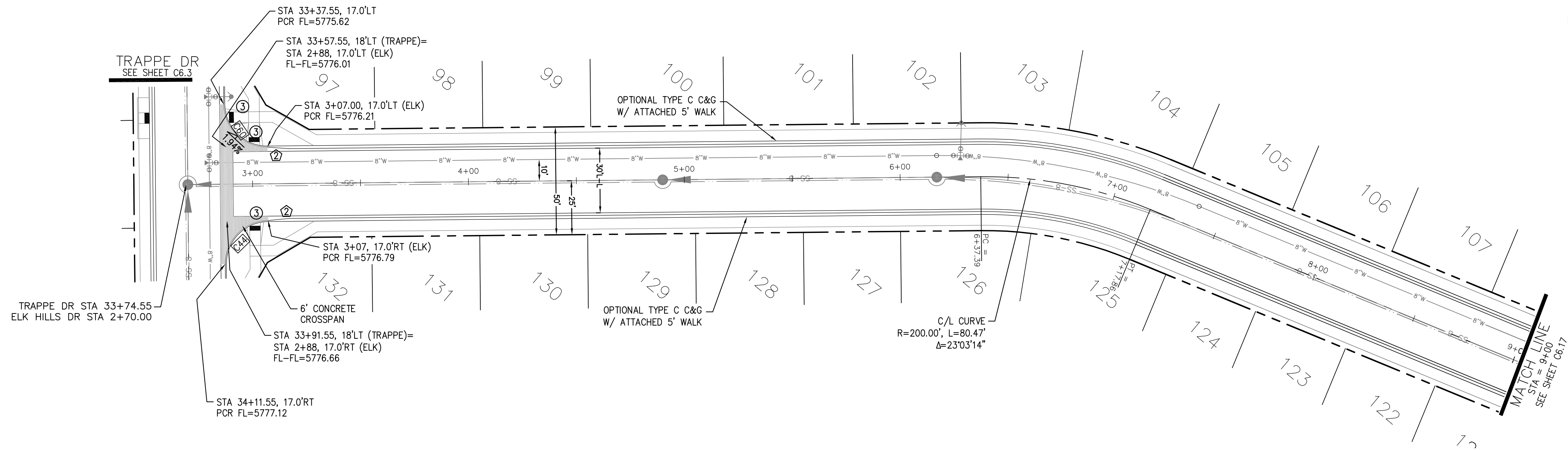
SHEET NUMBER
C6.14

TOTAL SHEETS: 42

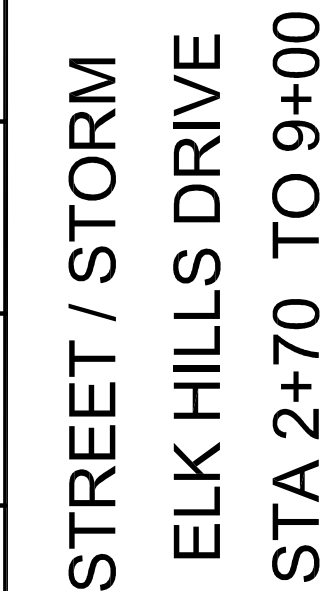
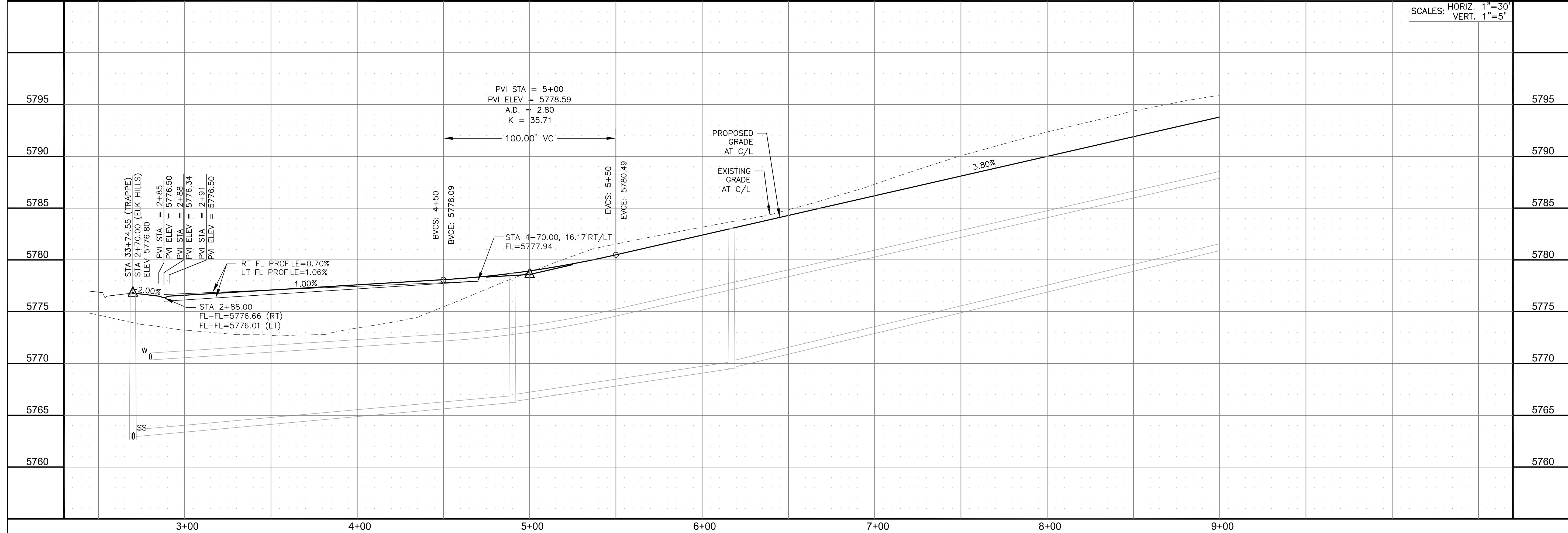
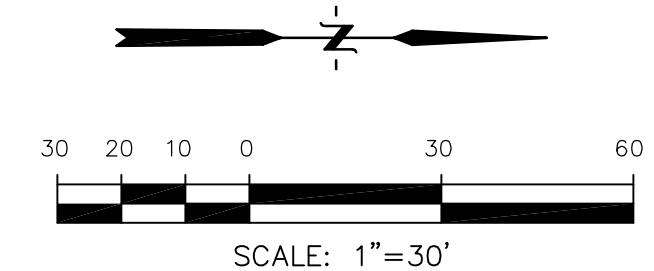
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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



DATE:
AUG 11, 2022

PROJECT NO.
100.065

SHEET NUMBER
C6.16

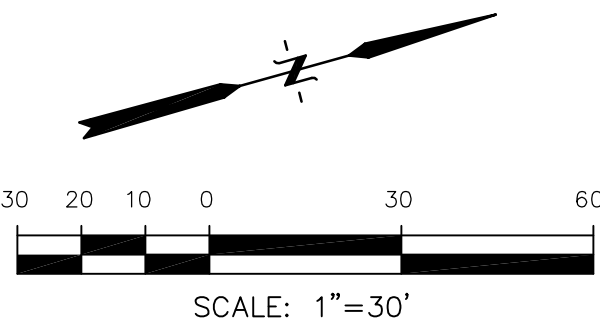
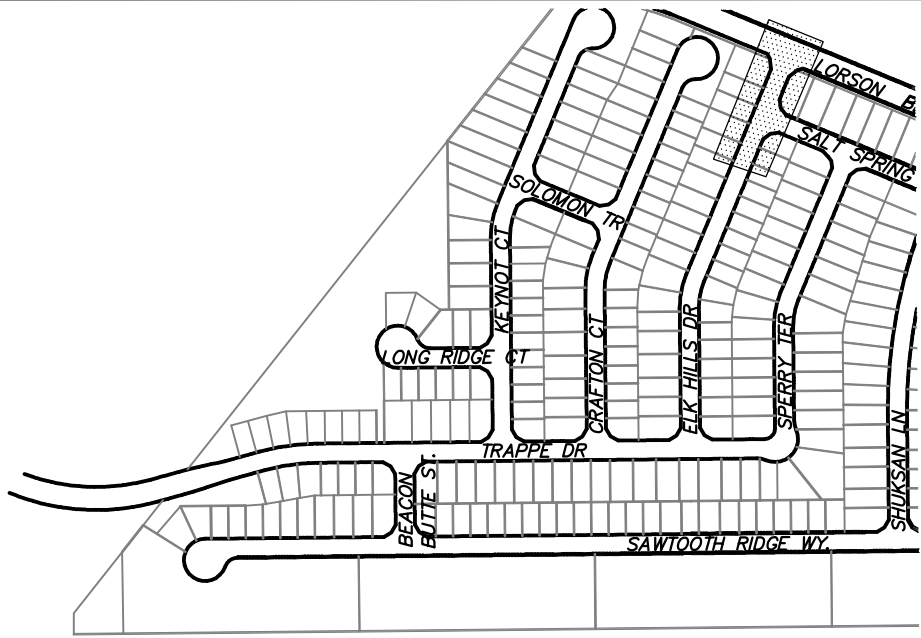
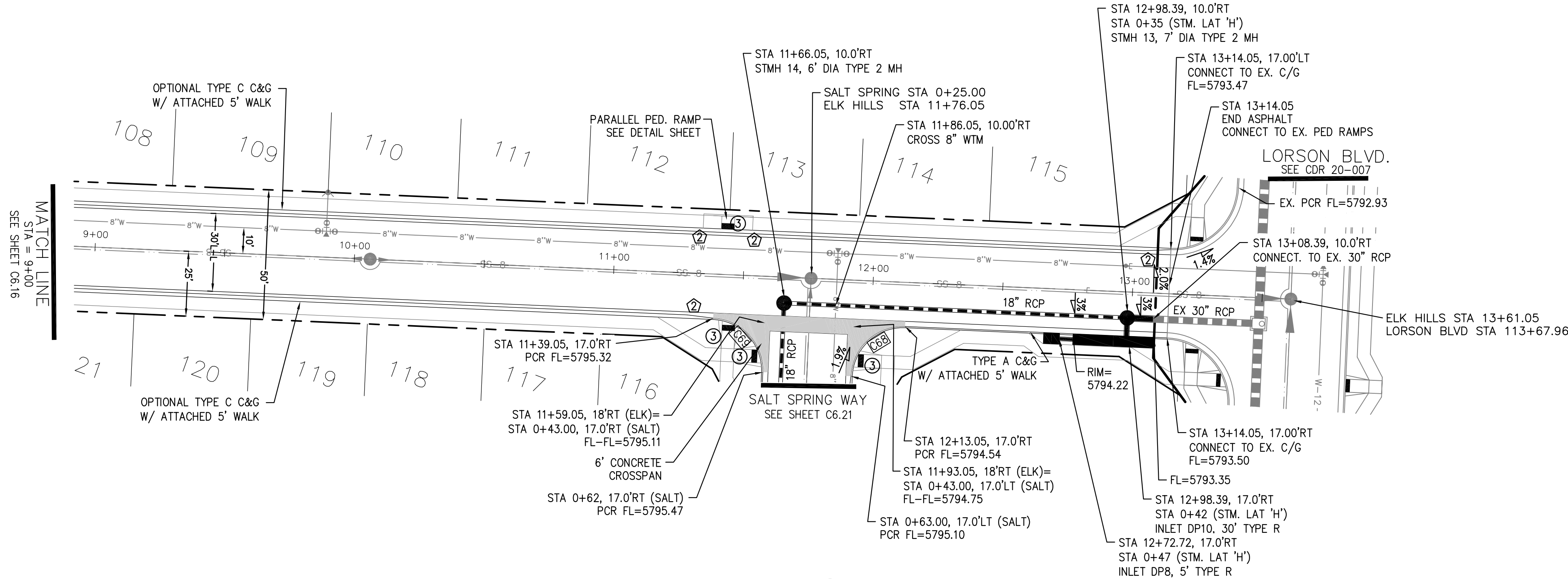
TOTAL SHEETS: 42

NOTES

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

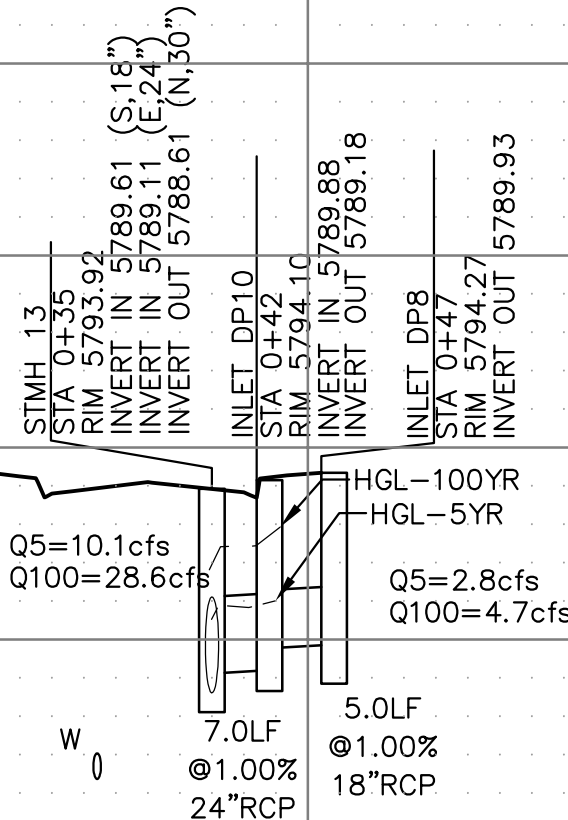
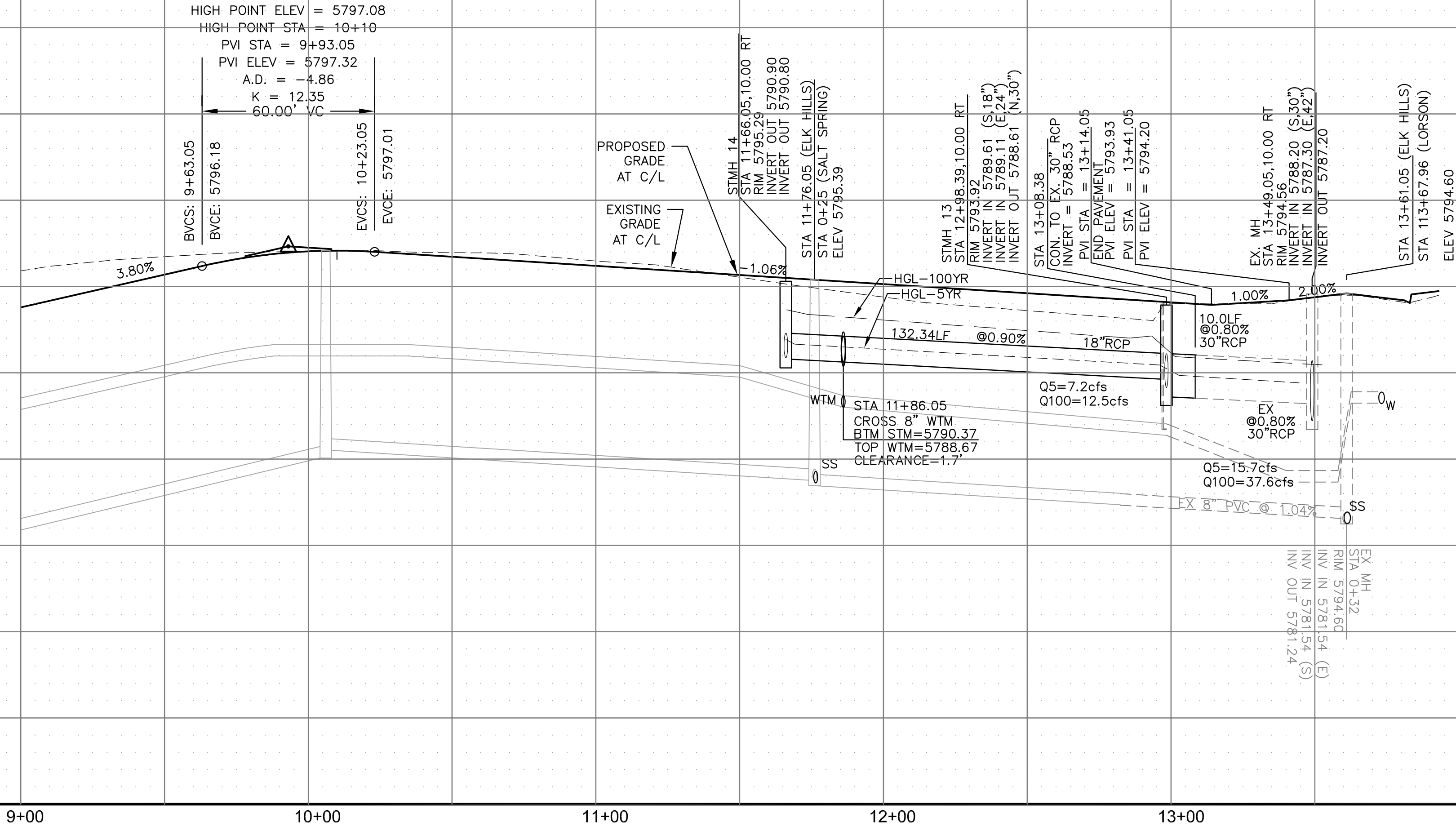
- 1 CURVE DATA ID
2 CURB TRANSITIONS
3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE	LENGTH	RADIUS	DELTA
C68	31.42'	20.00	90°00'00"
C69	31.42'	20.00	90°00'00"

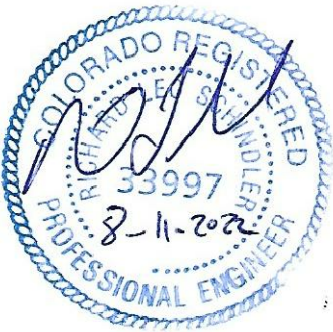


ELK HILLS DRIVE

STORM LATERAL 'H' PROFILE



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



DATE:
AUG 11, 2022

PROJECT NO.
100.065

SHEET NUMBER
C6.17

TOTAL SHEETS: 42

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSTED, CO 80016
PHONE: 303.553.5506
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE
DESCRIPTION
NO.
PROJECT:
HILLSIDE AT LORSON RANCH
LORSON BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

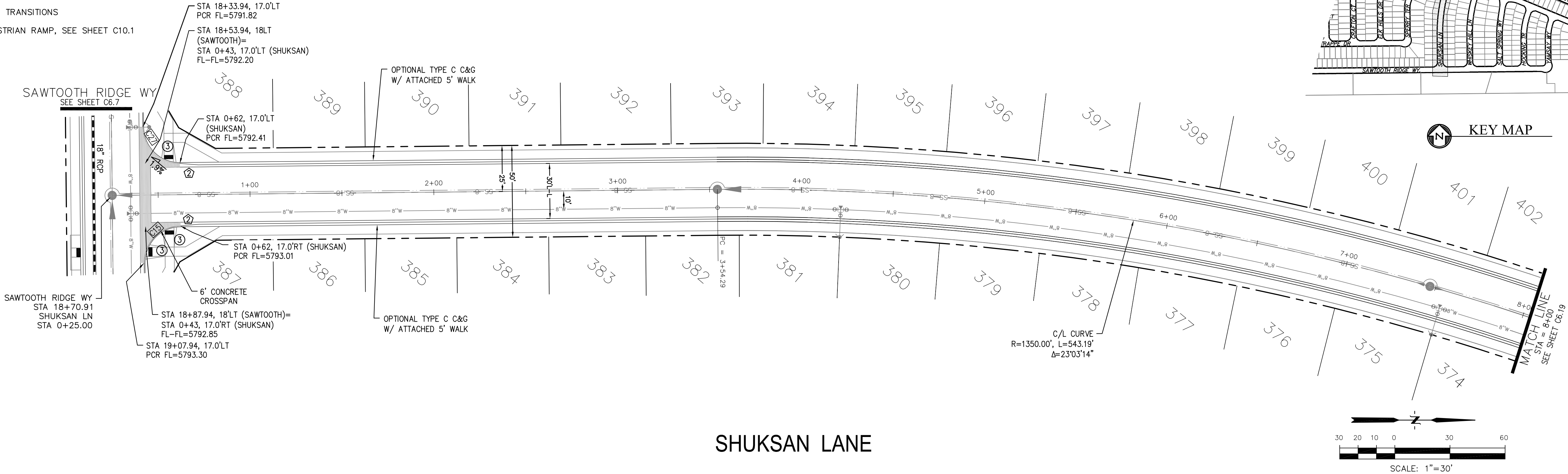
PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

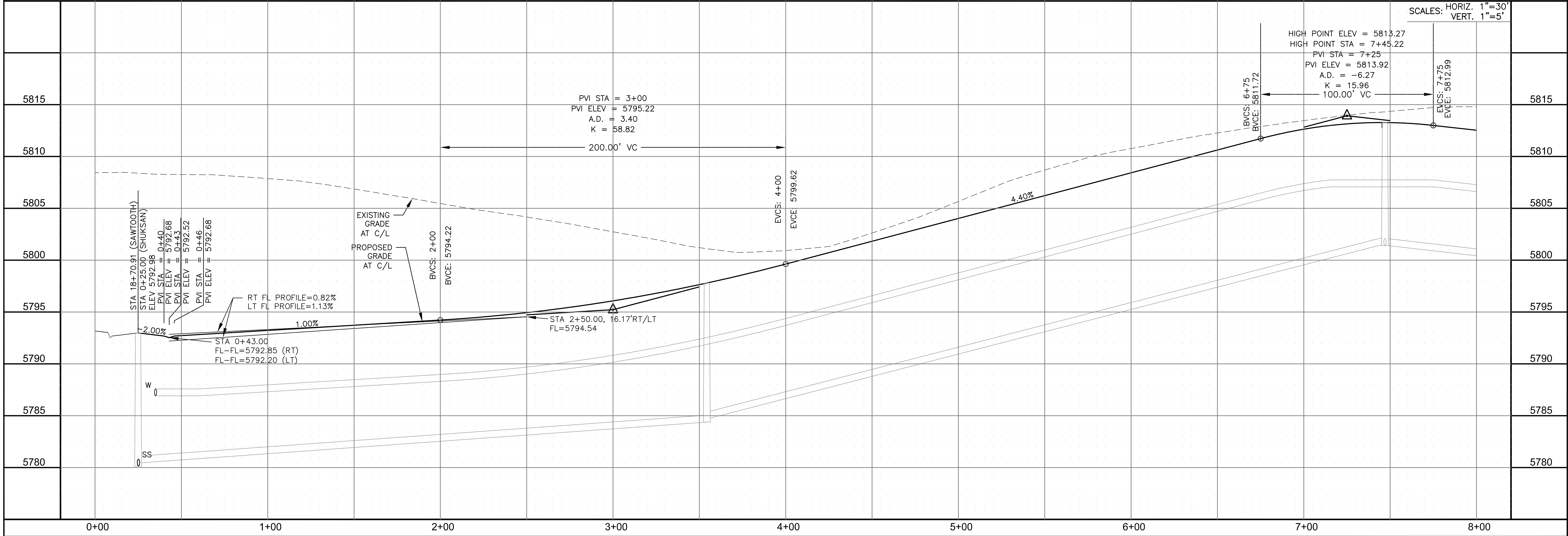
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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.
BURNING WOOD, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.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

SCALE: 1"=30'

SCALE: 1"=5'

STREET / STORM

SHUKSAN LANE

STA 0+25 TO 8+00

COLORADO REGISTERED PROFESSIONAL ENGINEER
8-11-2022

DATE:
AUG 11, 2022

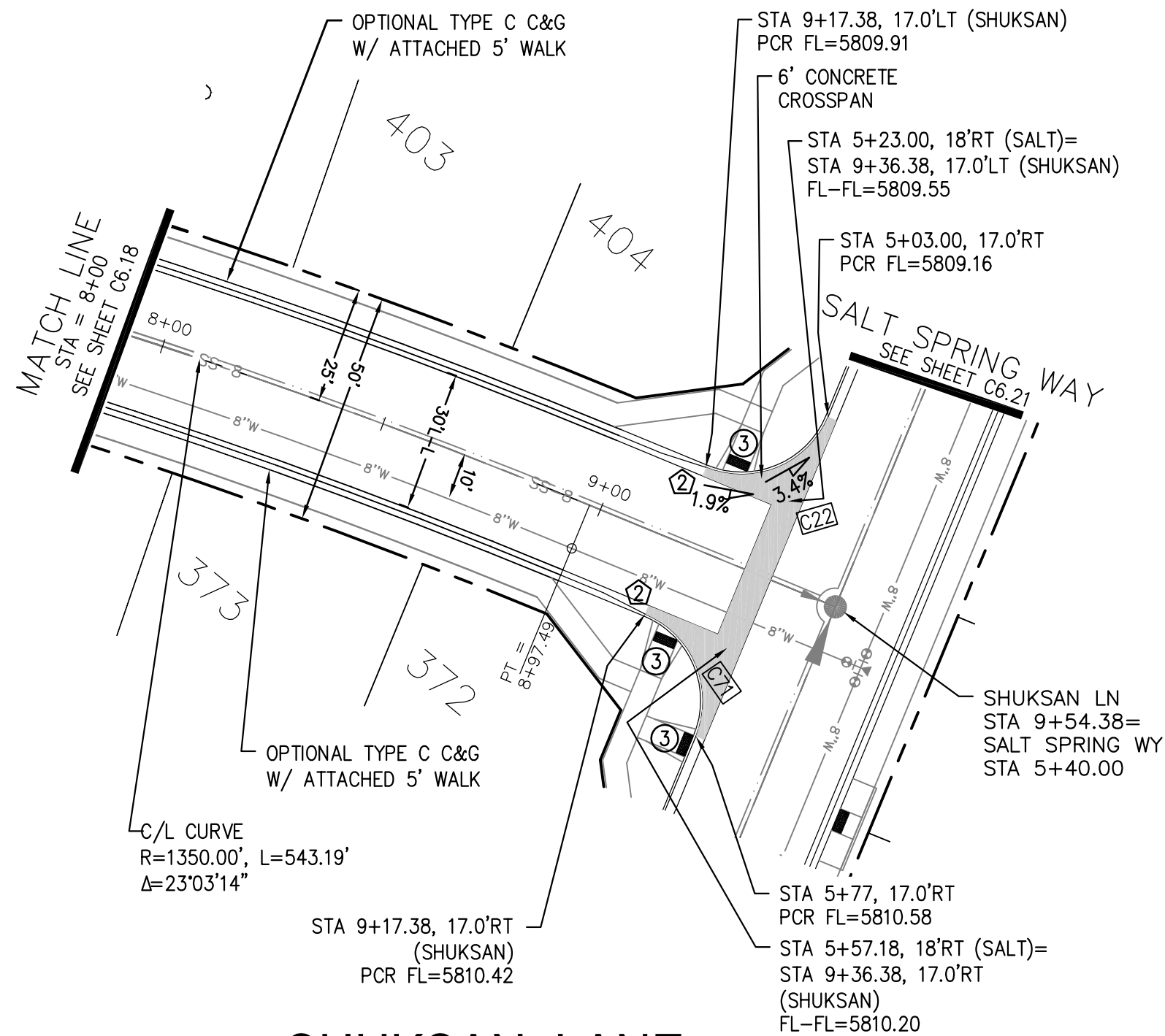
PROJECT NO.
100.065

SHEET NUMBER
C6.18

TOTAL SHEETS: 42

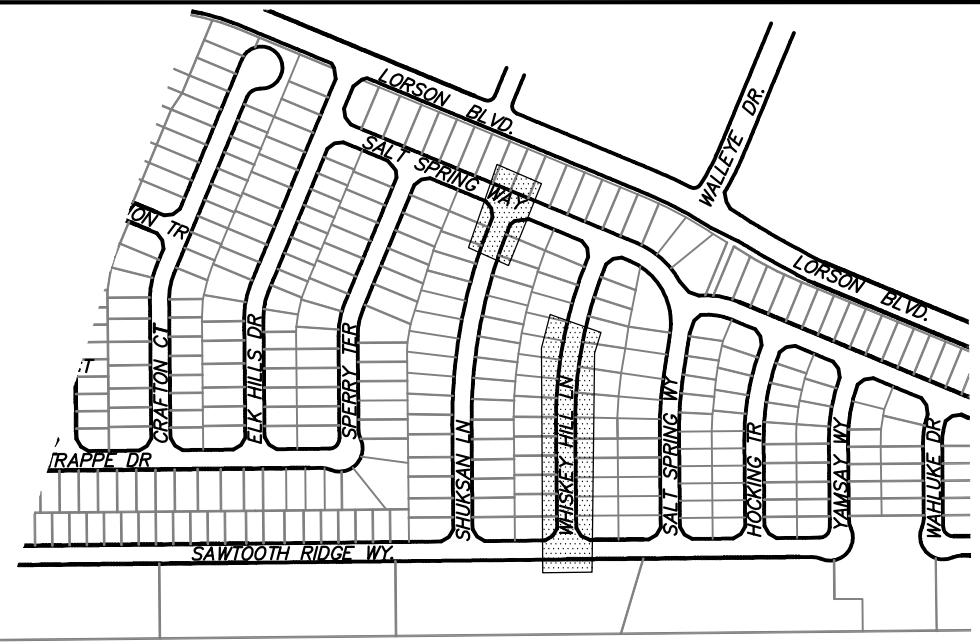
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



SHUKSAN LANE

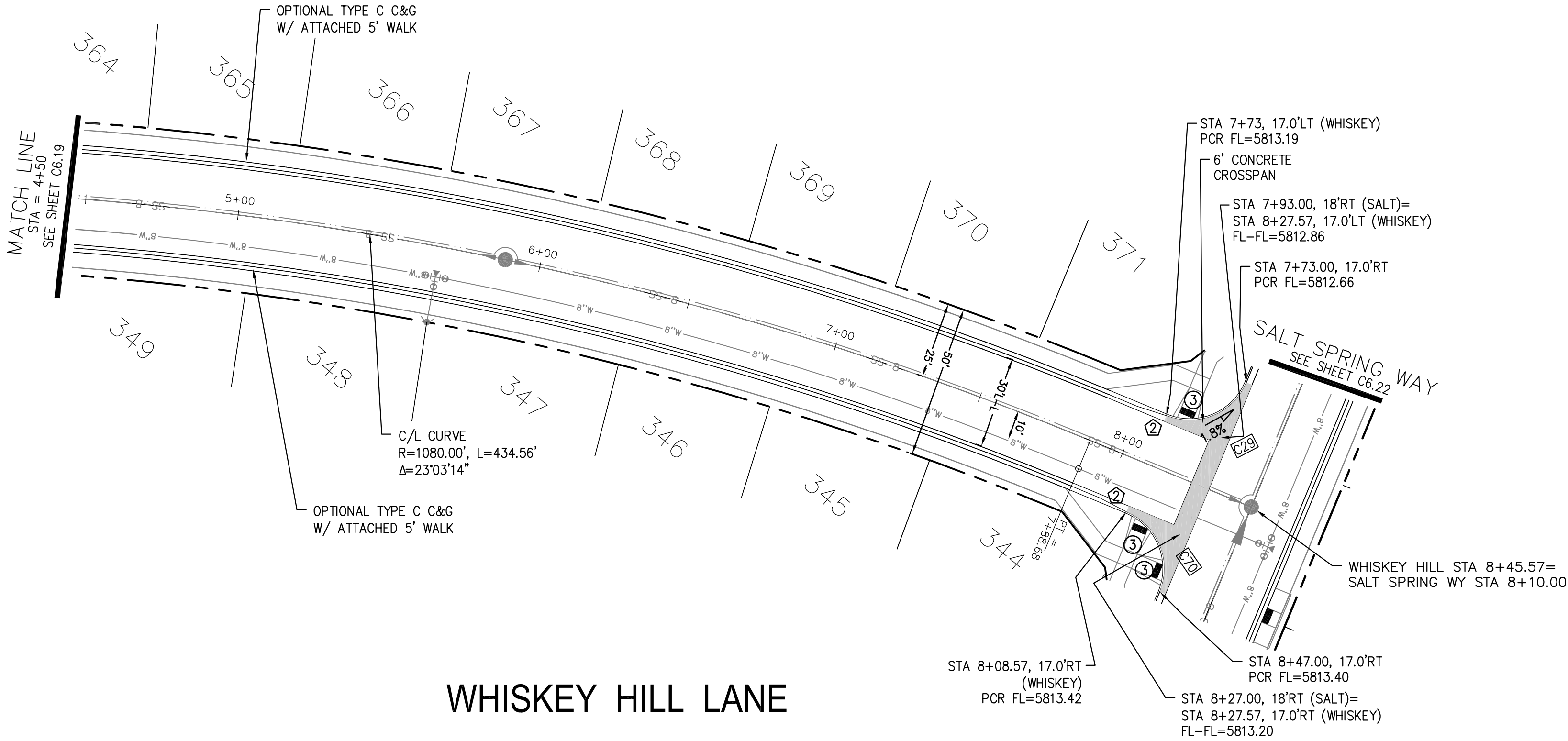
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C22	31.42'	20.00	90°00'00"
C28	31.40'	20.00	89°57'49"
C37	31.42'	20.00	90°00'00"
C71	31.42'	20.00	90°00'00"



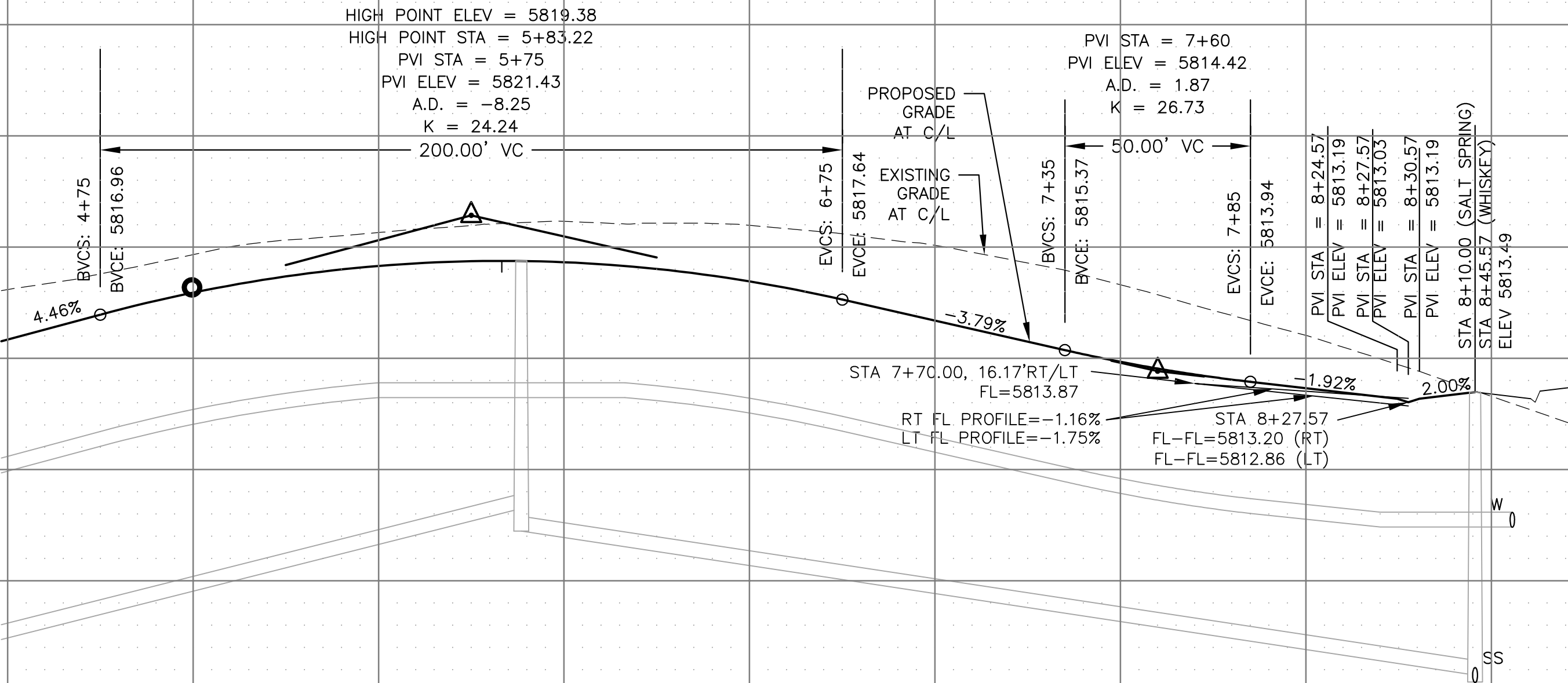
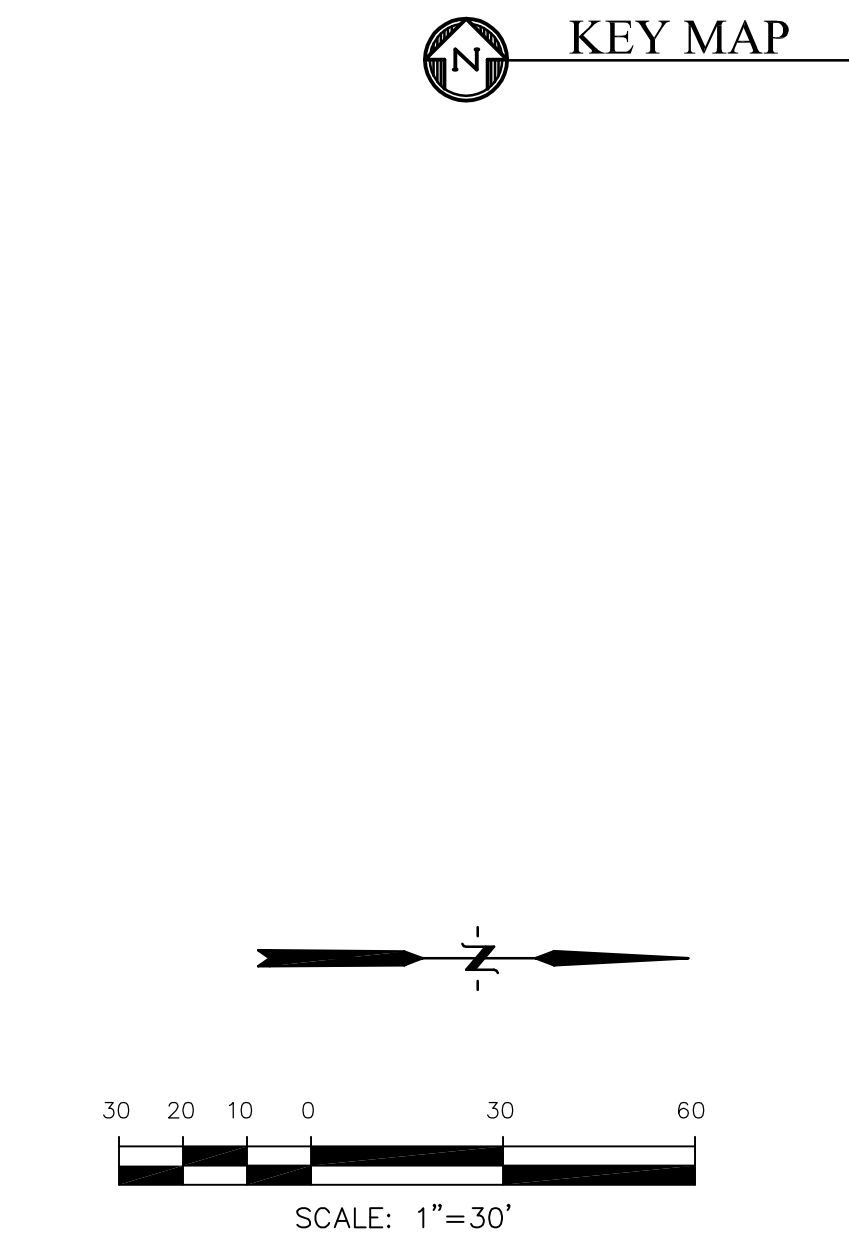
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
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 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

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

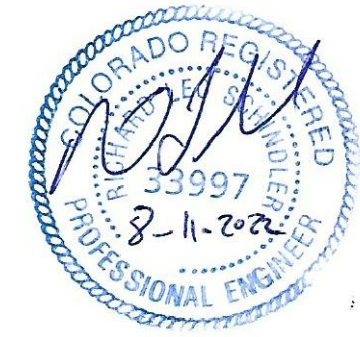


WHISKEY HILL LANE



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

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



DATE:
AUG 11, 2022

PROJECT NO.
100.065

SHEET NUMBER
C6.20

TOTAL SHEETS: 42

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

DATE
DESCRIPTION
NO.

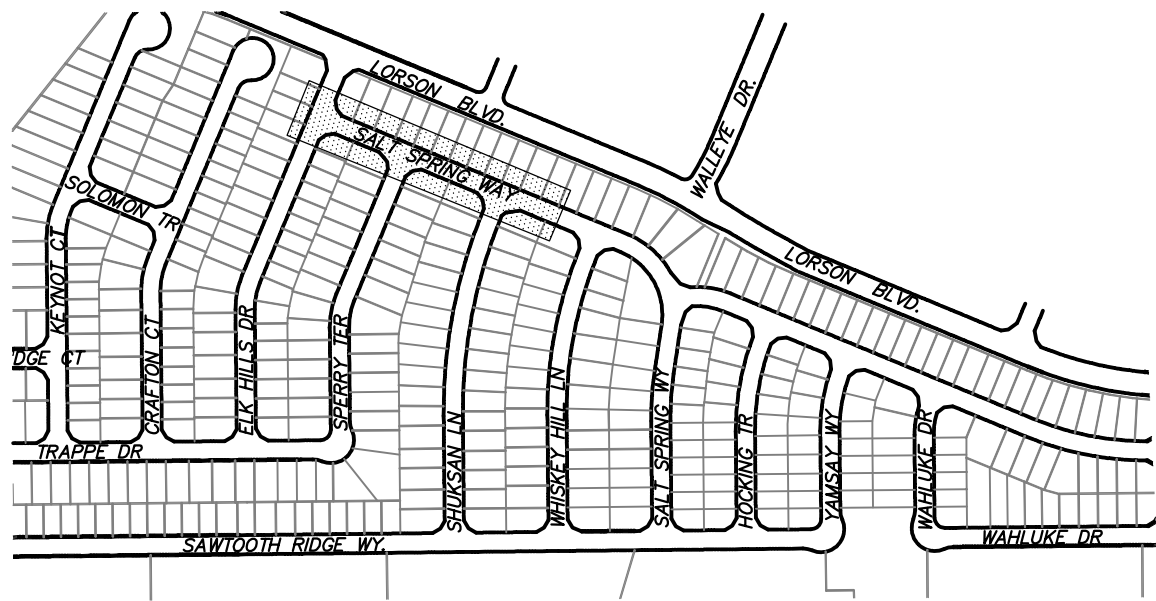
PREPARED FOR:
LORSON, LLC
212 N. WAHSAATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

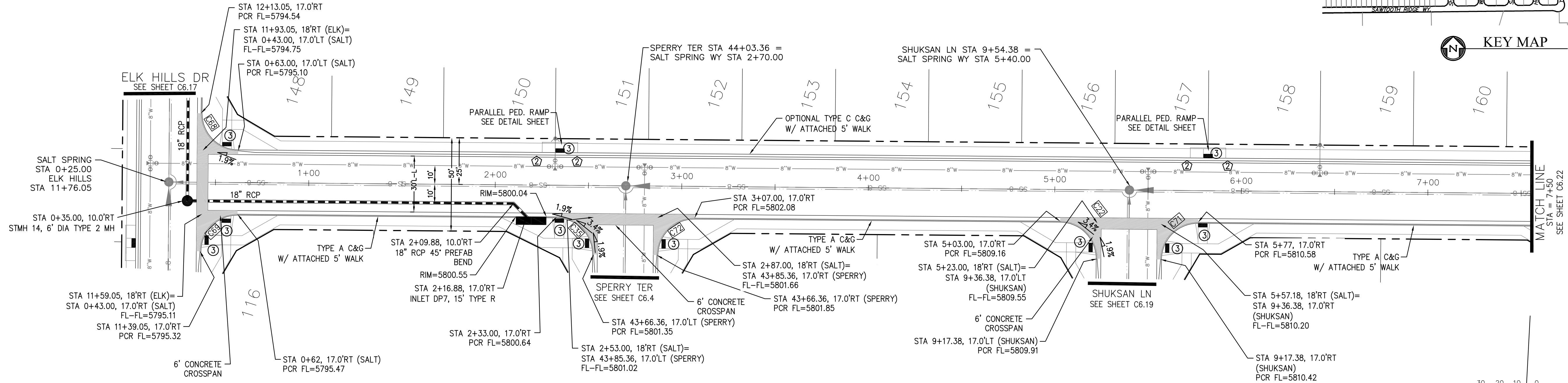
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

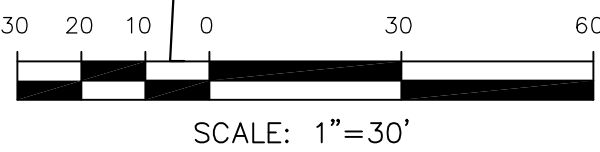
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C22	31.42'	20.00	90°00'00"
C35	31.42'	20.00	90°00'00"
C68	31.42'	20.00	90°00'00"
C69	31.42'	20.00	90°00'00"
C71	31.42'	20.00	90°00'00"
C72	31.42'	20.00	90°00'00"



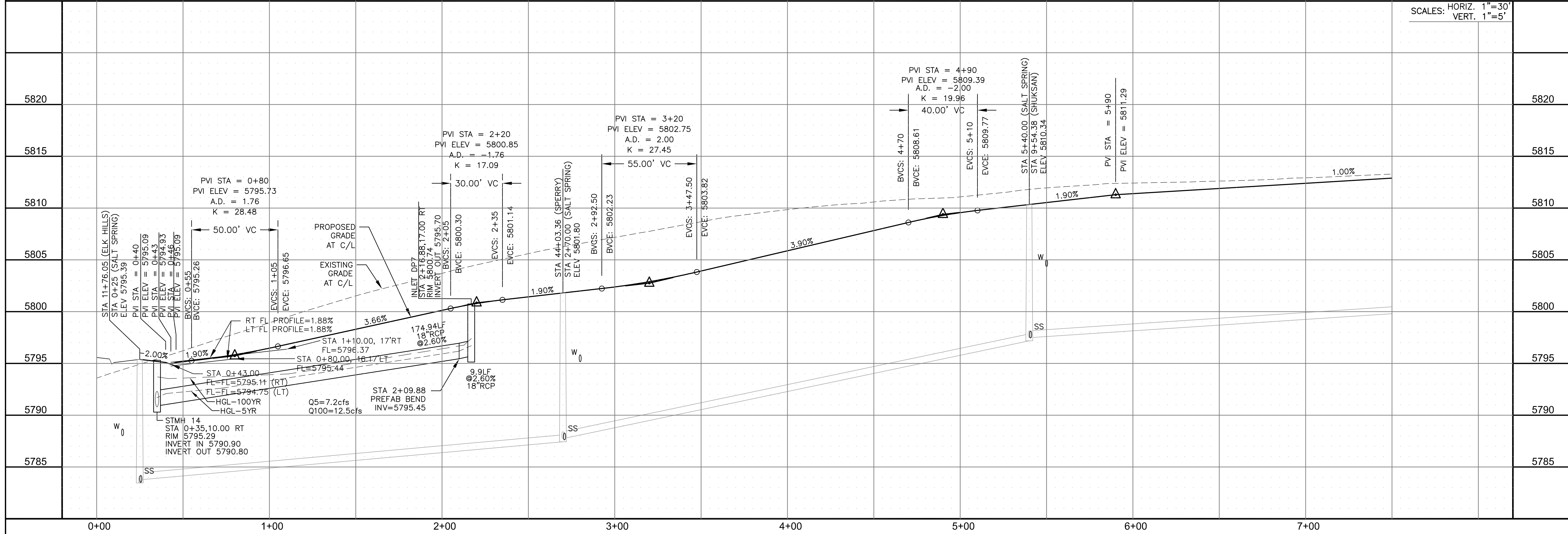
KEY MAP



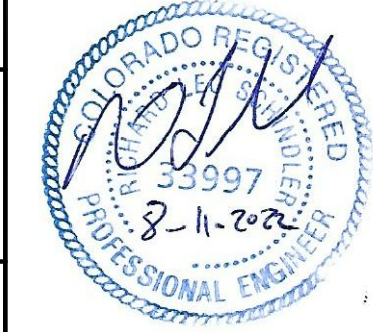
SALT SPRING WAY



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



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



DATE:
AUG 11, 2022

PROJECT NO.
100.065

SHEET NUMBER
C6.21

TOTAL SHEETS: 42

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOOD, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cog1.com

DATE
DESCRIPTION
NO.

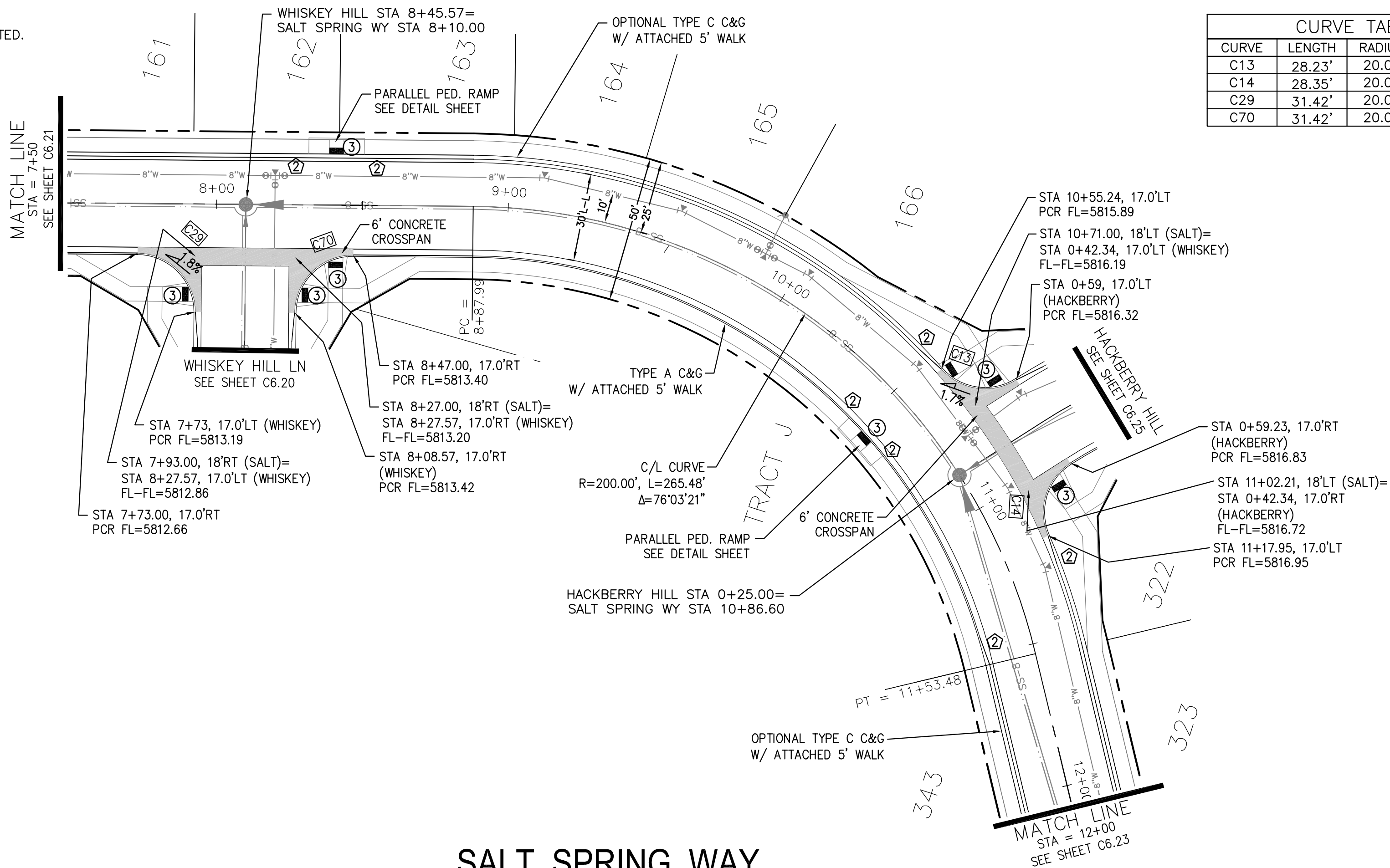
PREPARED FOR:
LORSON, LLC
212 N. WAHSAATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

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

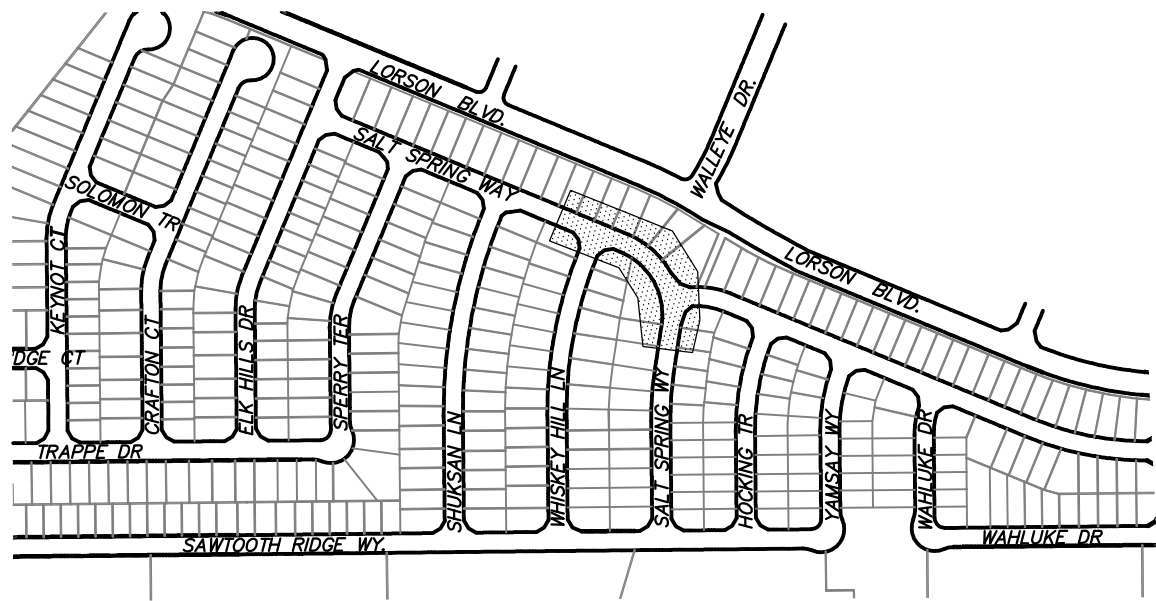
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

- 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.

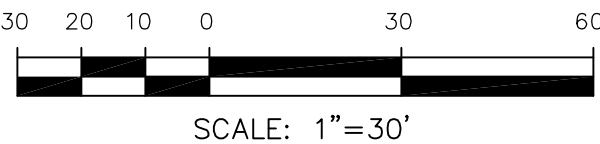
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



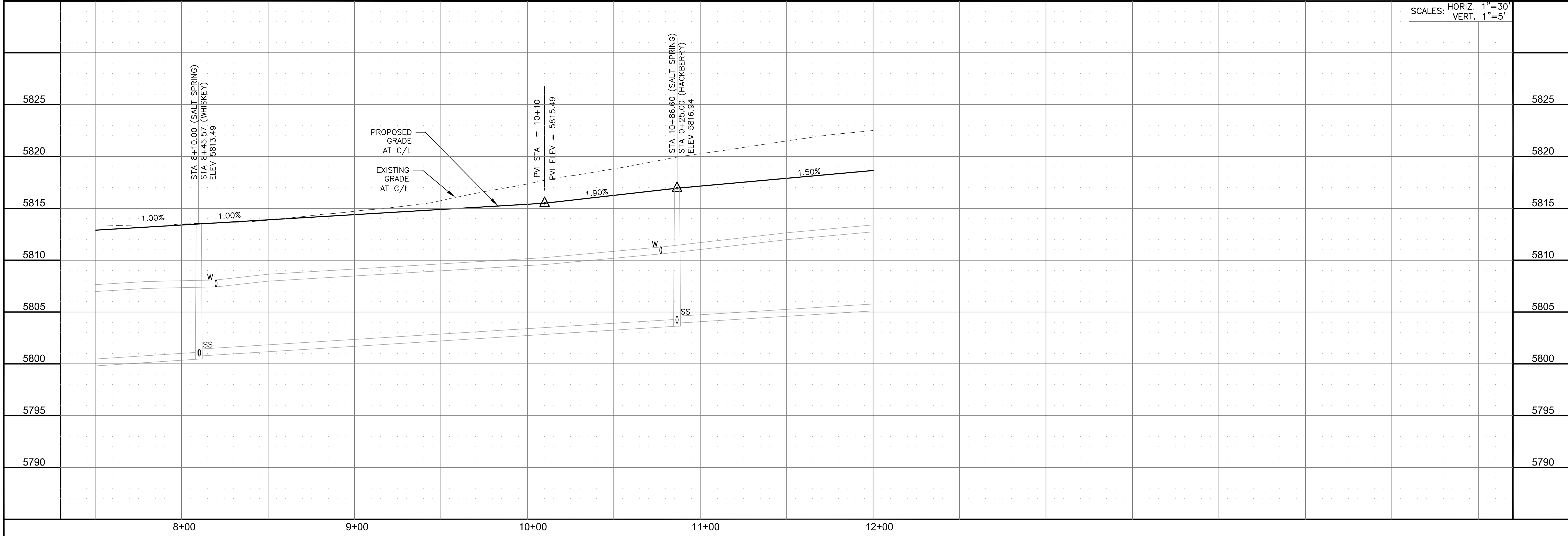
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C13	28.23'	20.00	80°52'38"
C14	28.35'	20.00	81°13'24"
C29	31.42'	20.00	90°00'00"
C70	31.42'	20.00	90°00'00"



KEY MAP



SALT SPRING WAY



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

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



DATE:
AUG 11, 2022

PROJECT NO.
100.065

SHEET NUMBER
C6.22

TOTAL SHEETS: 42

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

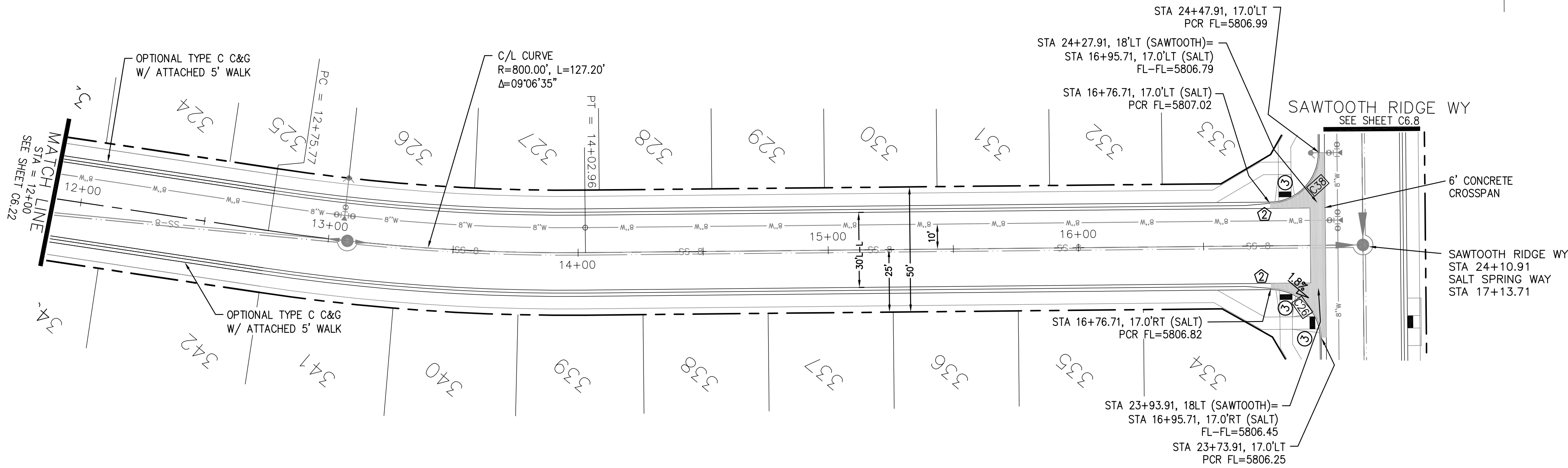
DATE
DESCRIPTION
NO.
PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

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

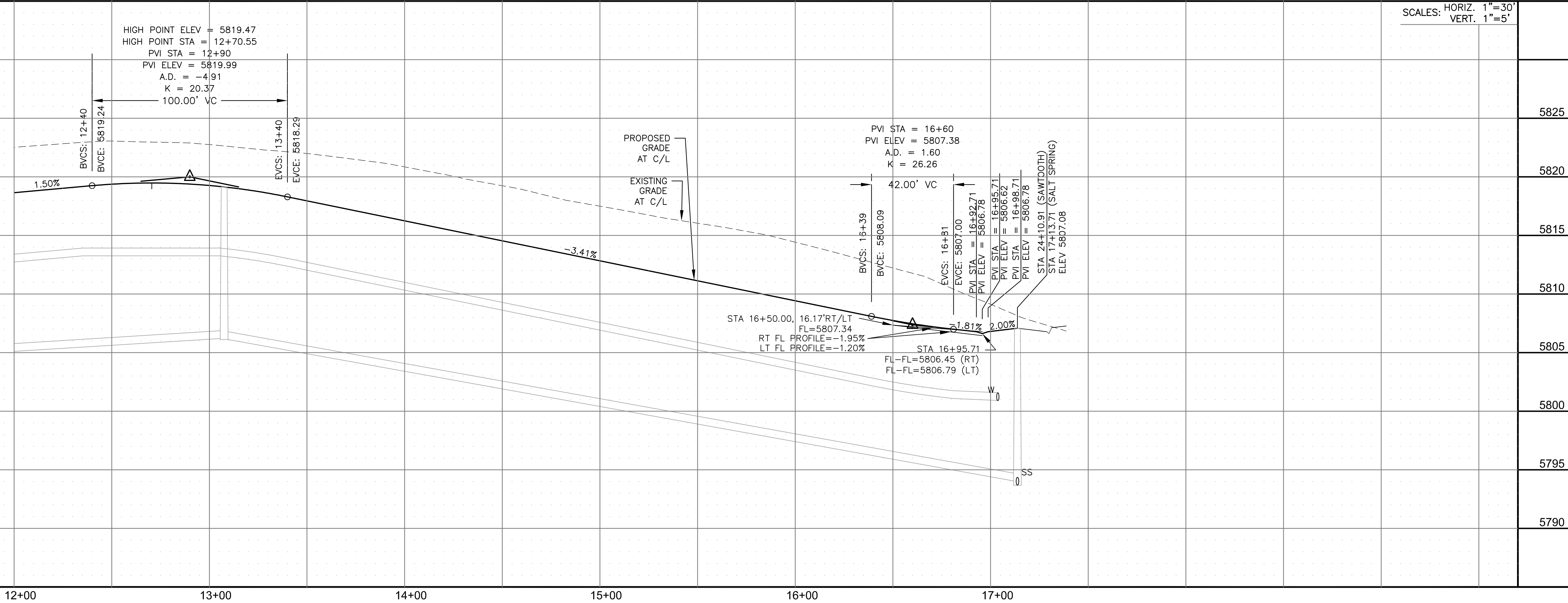
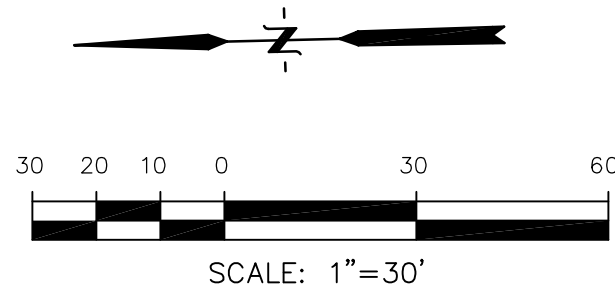
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

- 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



CORE

ENGINEERING GROUP

15004 1ST AVENUE S,
BURNING WOOD, UT 84306
PHONE: 801.488.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@eg1.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 12+00 TO 17+13

DATE:
AUG 11, 2022

PROJECT NO.
100.065

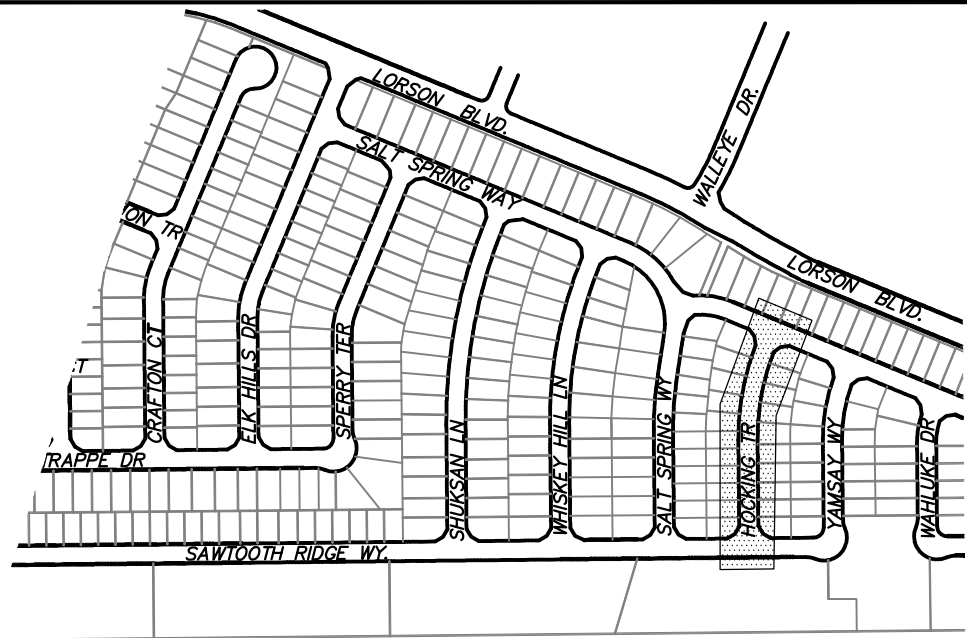
SHEET NUMBER
C6.23

TOTAL SHEETS: 42

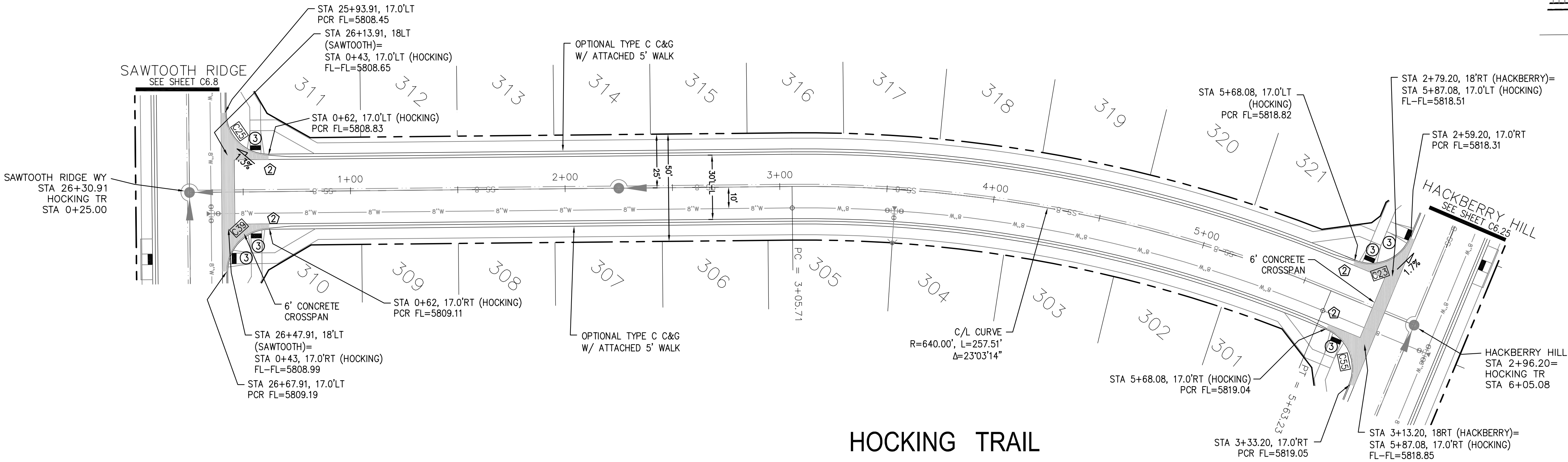
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

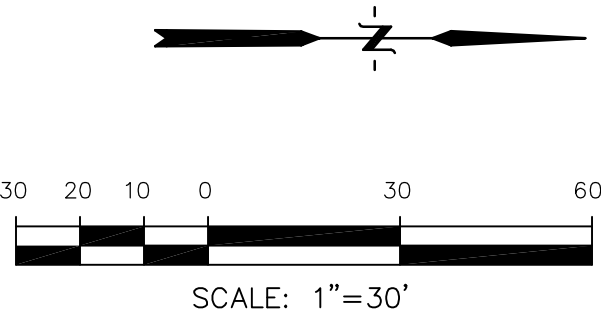
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C23	31.42'	20.00	90°00'00"
C25	31.42'	20.00	90°00'00"
C39	31.42'	20.00	90°00'00"
C55	31.42'	20.00	90°00'00"



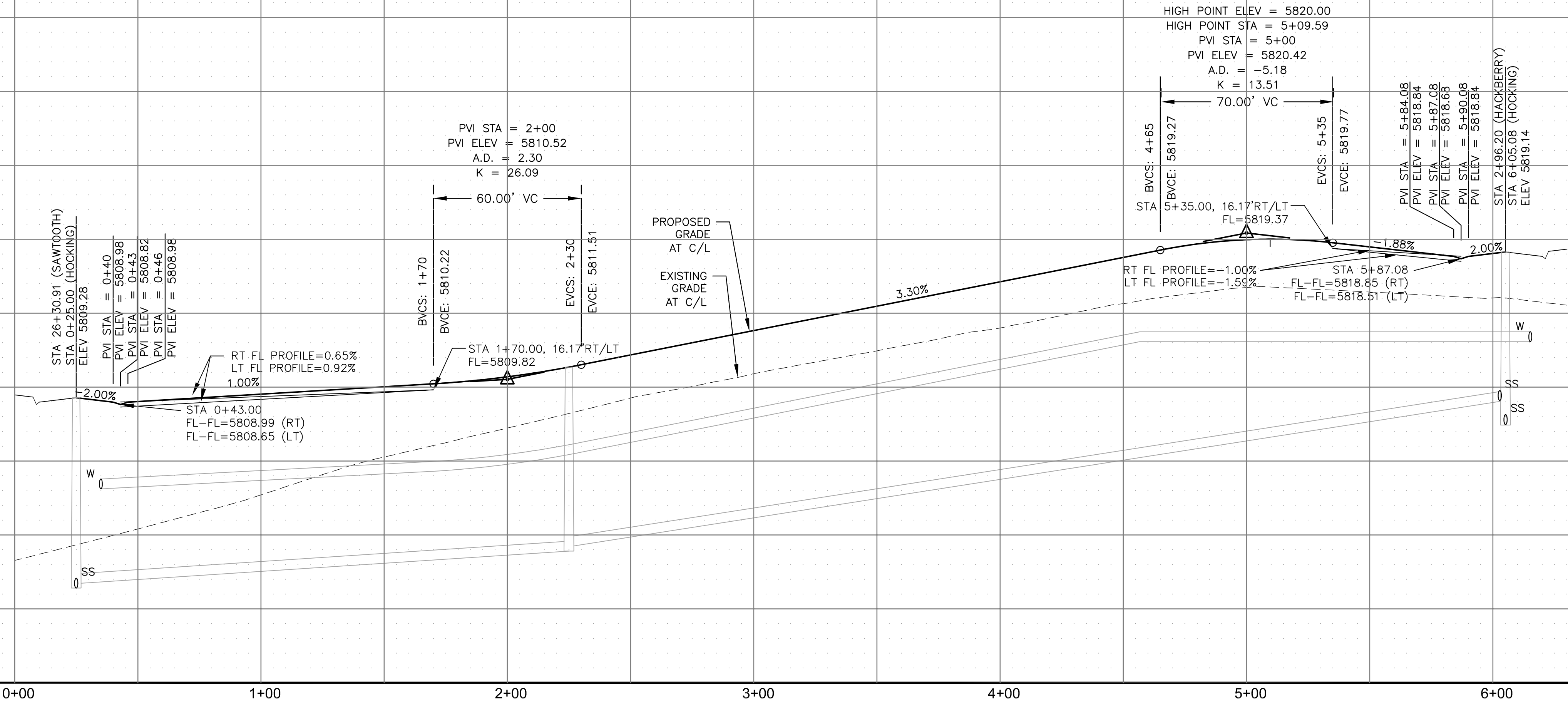
KEY MAP



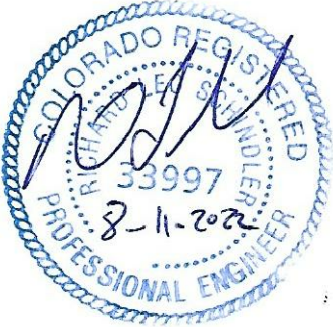
HOCKING TRAIL



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



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



DATE:
AUG 11, 2022

PROJECT NO.
100.065

SHEET NUMBER
C6.24

TOTAL SHEETS: 42

CORE
ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PROJECT NO.
100.065

SHEET NUMBER
C6.24

TOTAL SHEETS: 42

PREPARED FOR:
LORSON, LLC

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

CONTACT: JEFF MARK

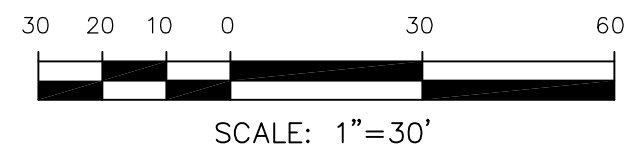
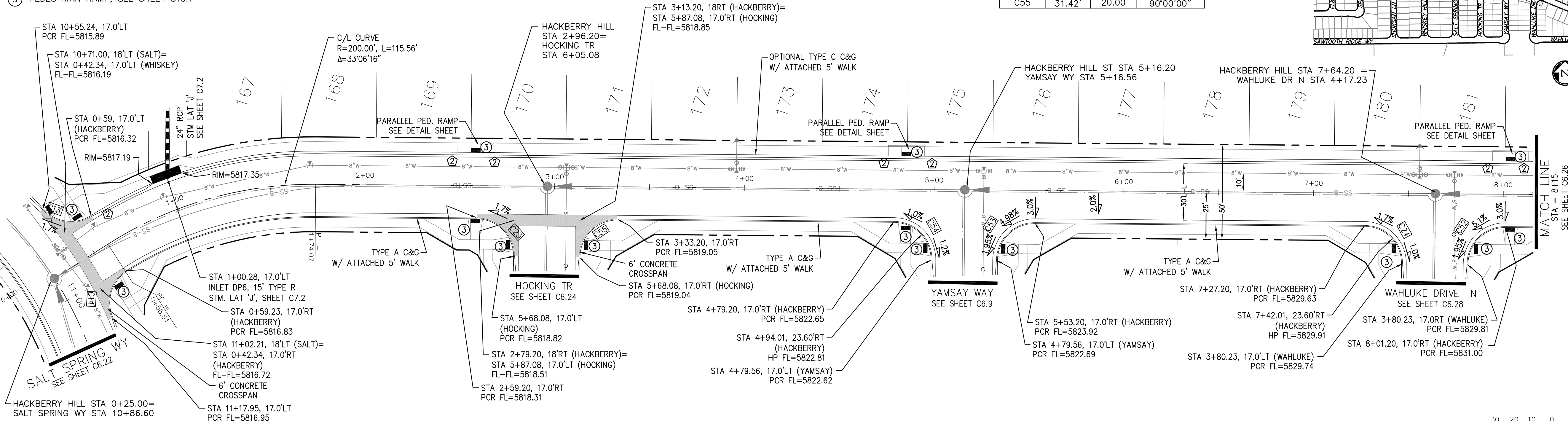
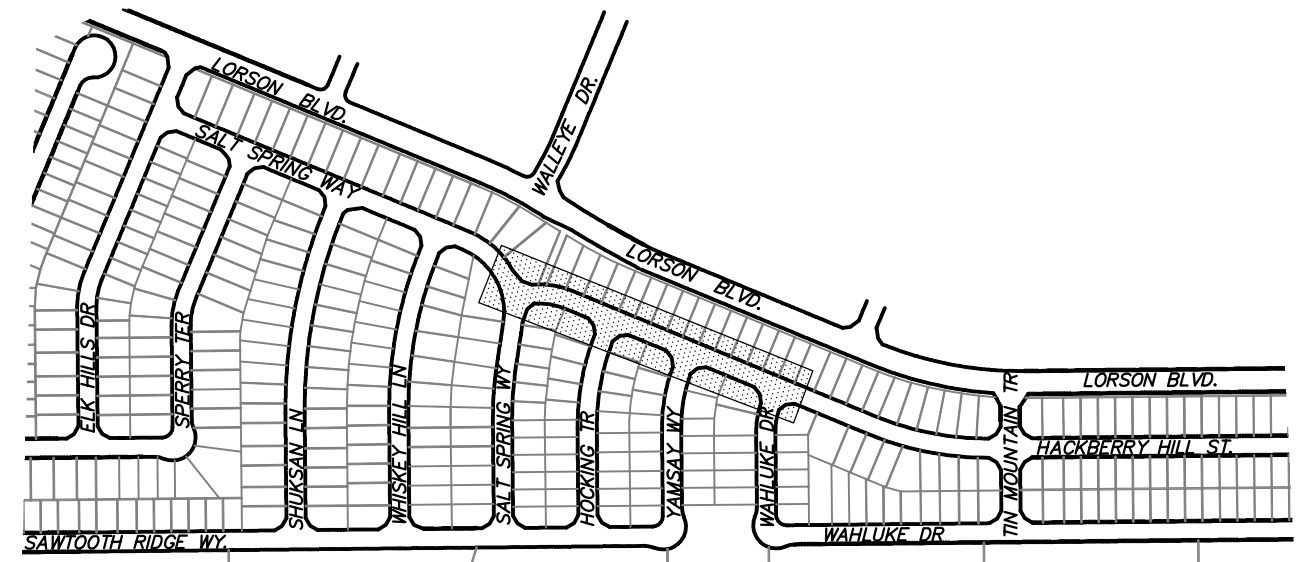
PROJECT:
HILLSIDE AT LORSON RANCH

LORSON BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

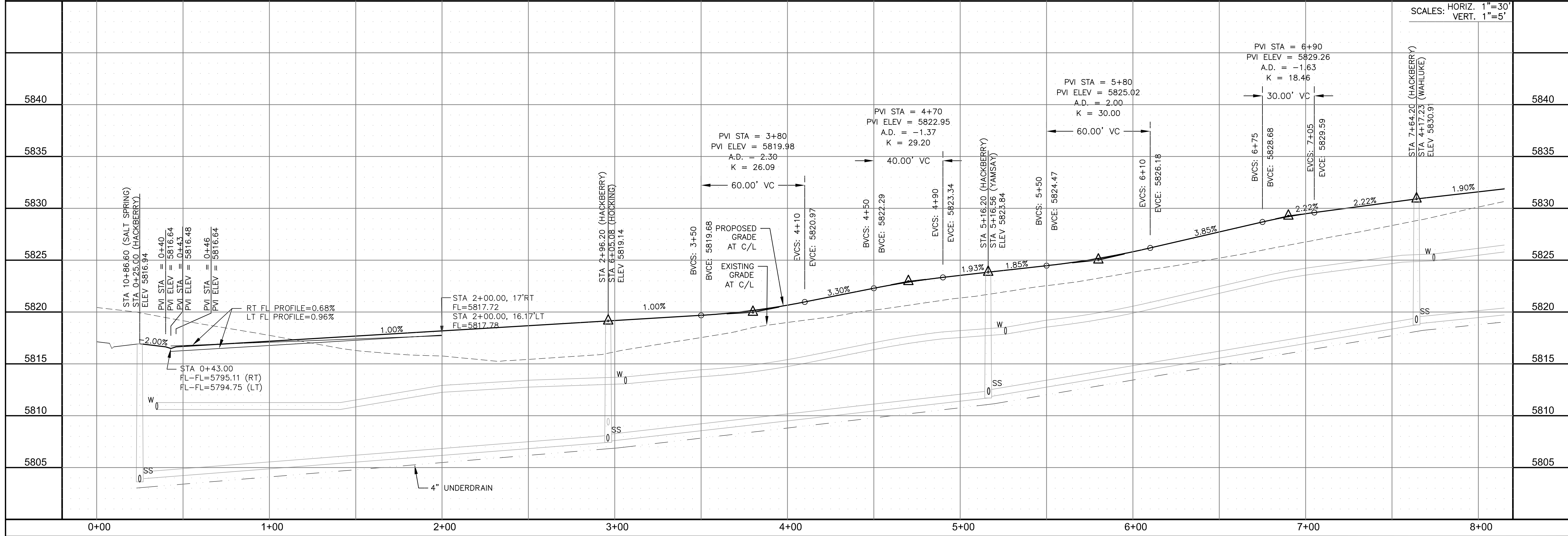
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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	90°00'00"
C55	31.42'	20.00	90°00'00"



HACKBERRY HILL STREET



CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNESVILLE, MO 65306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.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
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

DATE:
AUG 11, 2022

PROJECT NO.
100.065

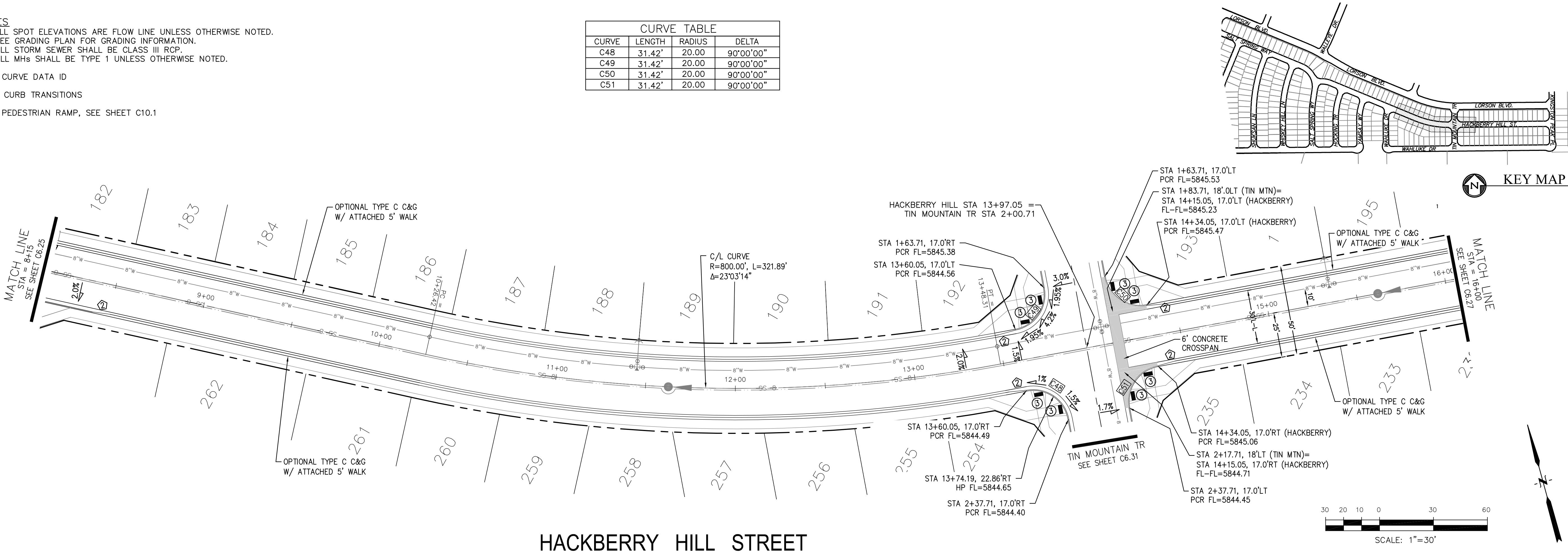
SHEET NUMBER
C6.25

TOTAL SHEETS: 42

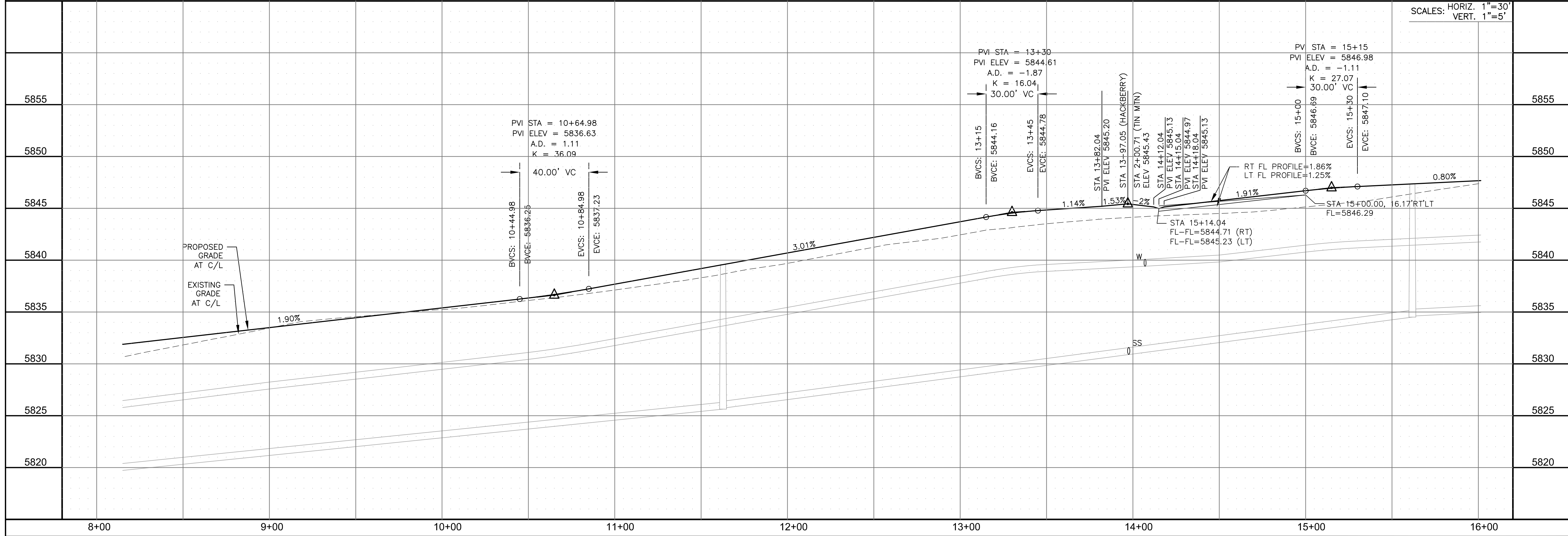
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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.
BURNING WOOD, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.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:
AUG 11, 2022

PROJECT NO.
100.065

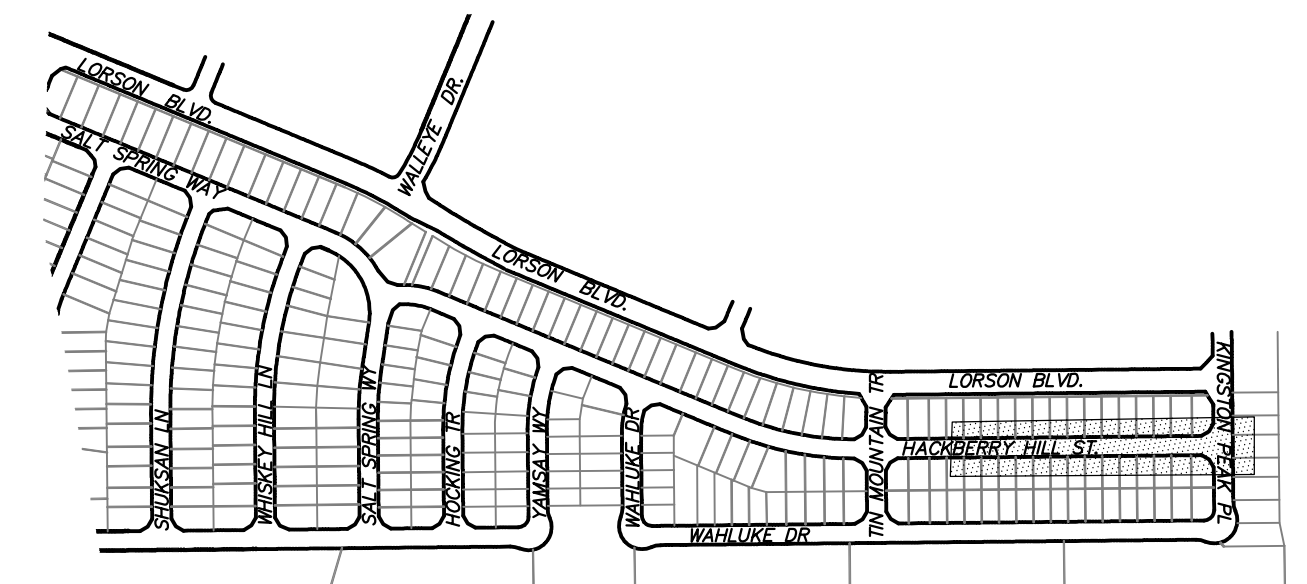
SHEET NUMBER
C6.26

TOTAL SHEETS: 42

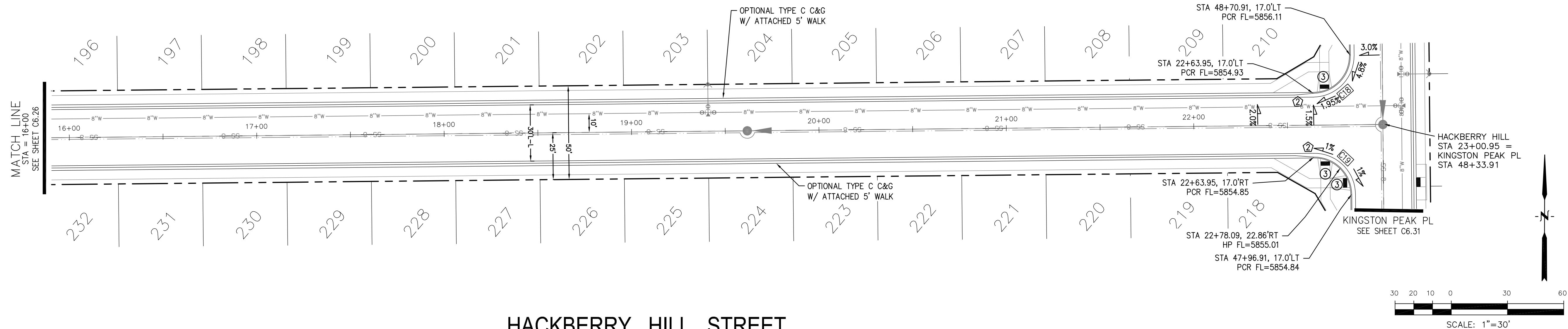
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

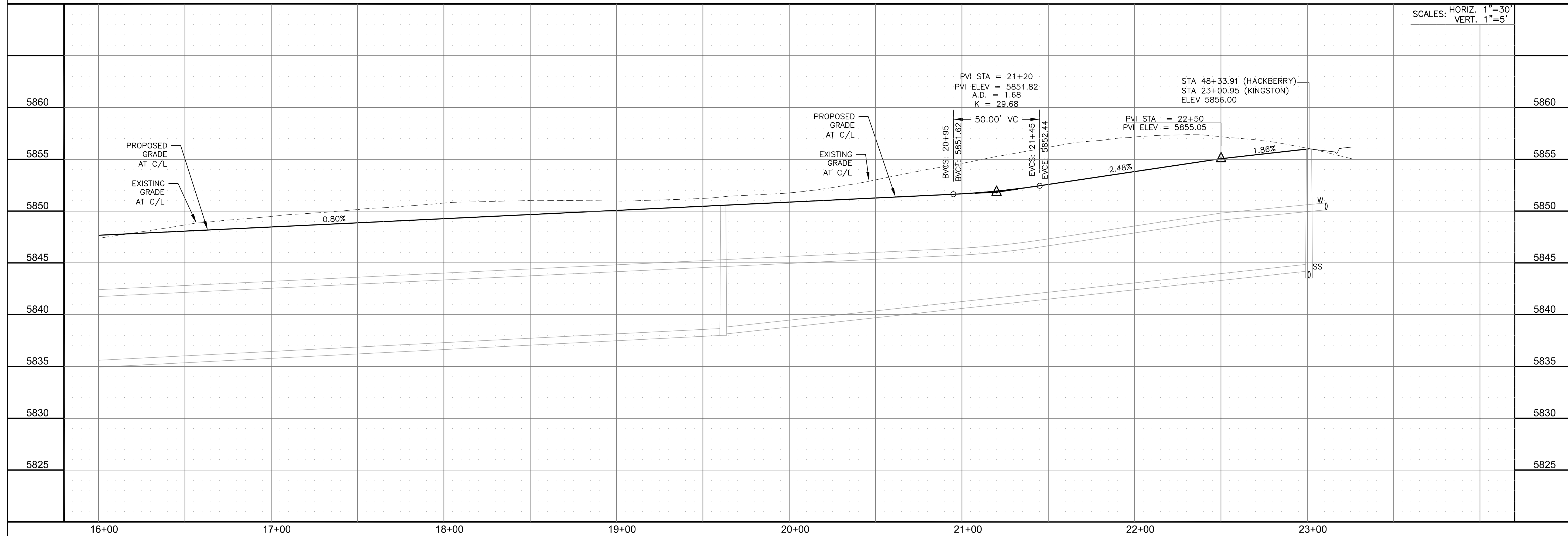
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C18	31.42'	20.00	90°00'00"
C19	31.42'	20.00	90°00'00"



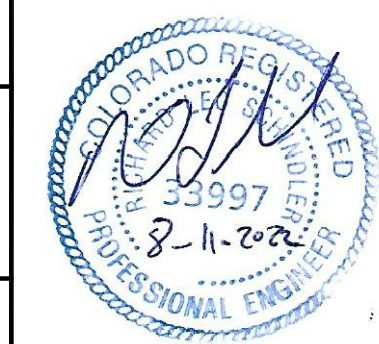
 KEY MAP



HACKBERRY HILL STREET



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



DATE:
AUG 11, 2022

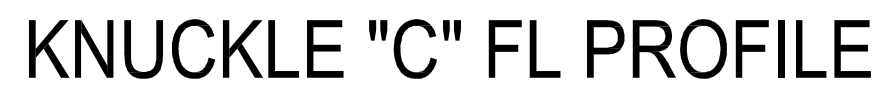
PROJECT NO.	100.065
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SHEET NUMBER
C6.27

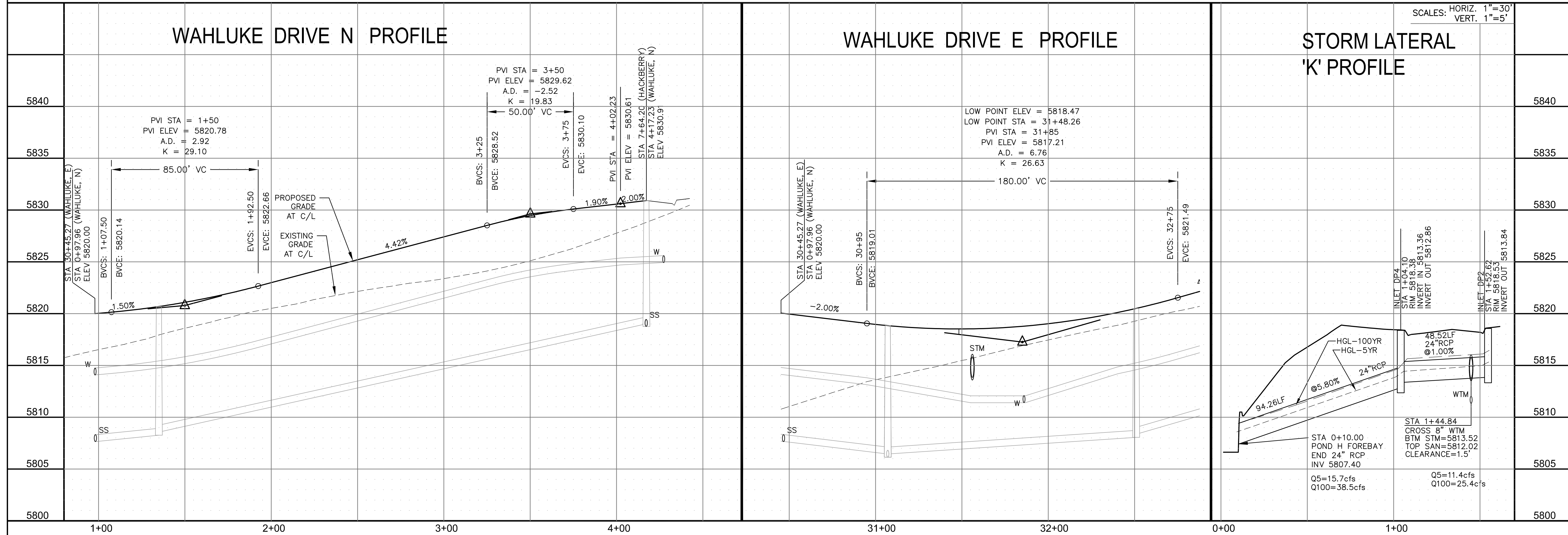
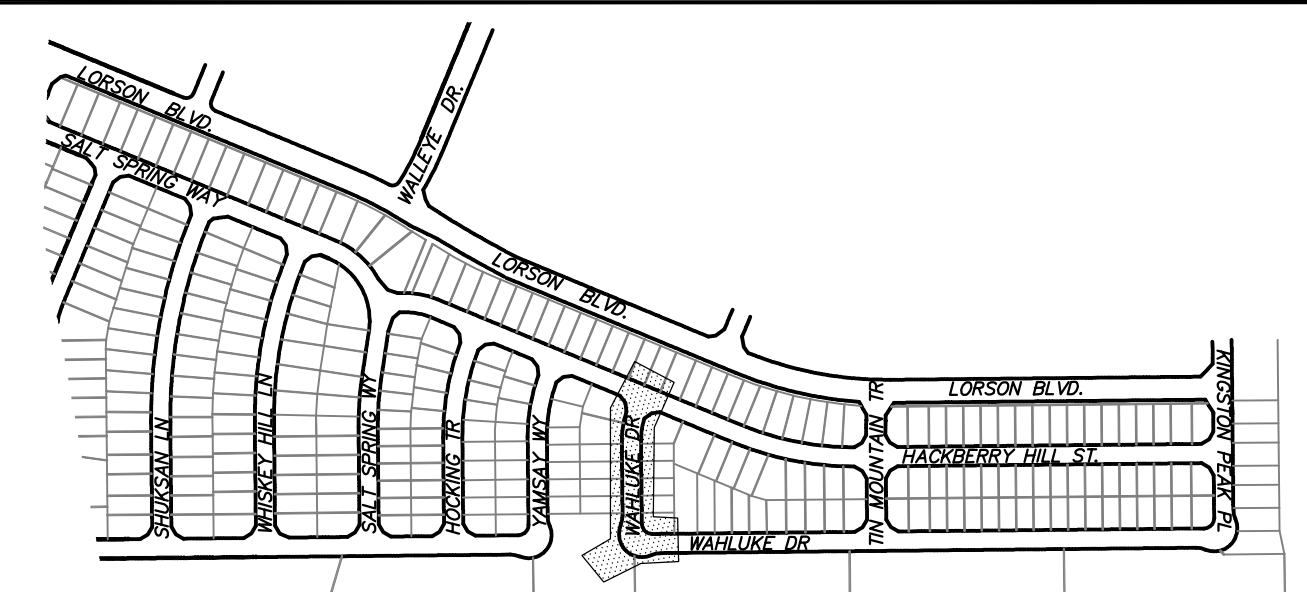
TOTAL SHEETS: 42

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

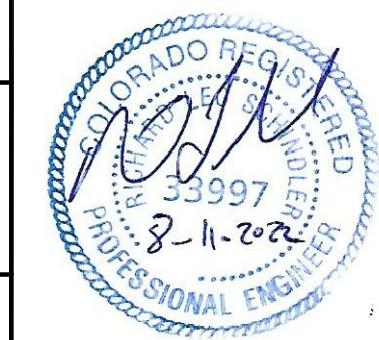


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C4	22.02'	48.83	25°50'31"
C5	22.02'	48.83	25°50'31"
C6	126.54'	51.17	141°41'02"
C24	31.42'	20.00	90°00'00"
C40	56.28'	35.83	90°00'00"
C52	31.42'	20.00	90°00'00"



STREET / STORM

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



DATE:
AUG 11, 2022

PROJECT NO.	100.065
-------------	---------

SHEET NUMBER
C6.28

TOTAL SHEETS: 42

CORE ENGINEERING GROUP

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

[illegible]

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

NO.	DESCRIP

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

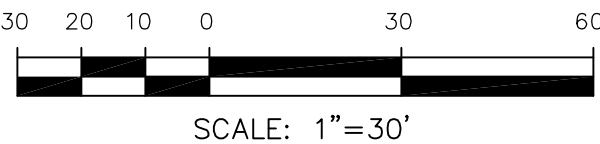
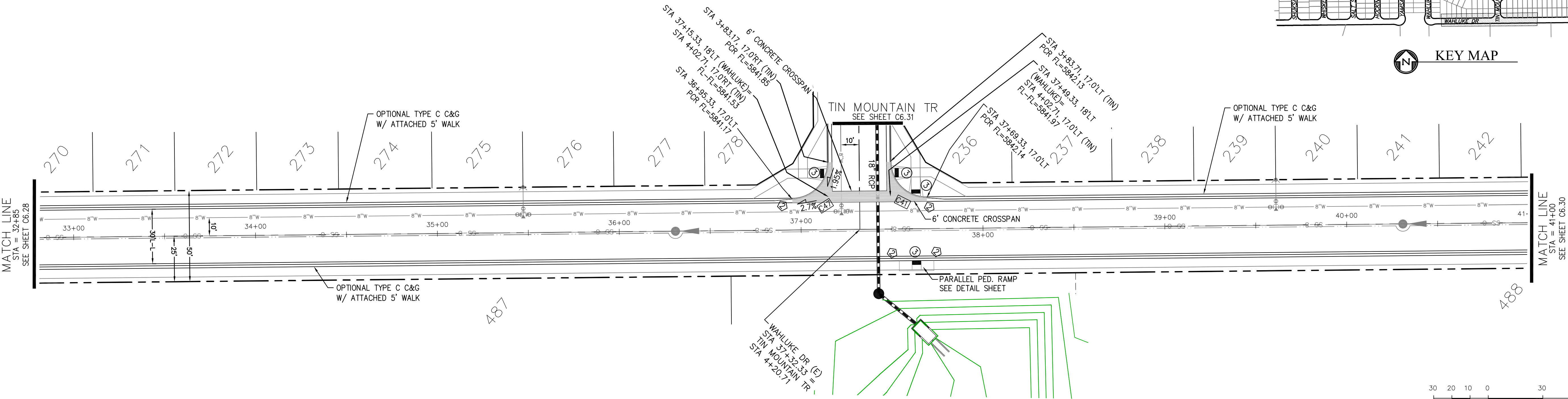
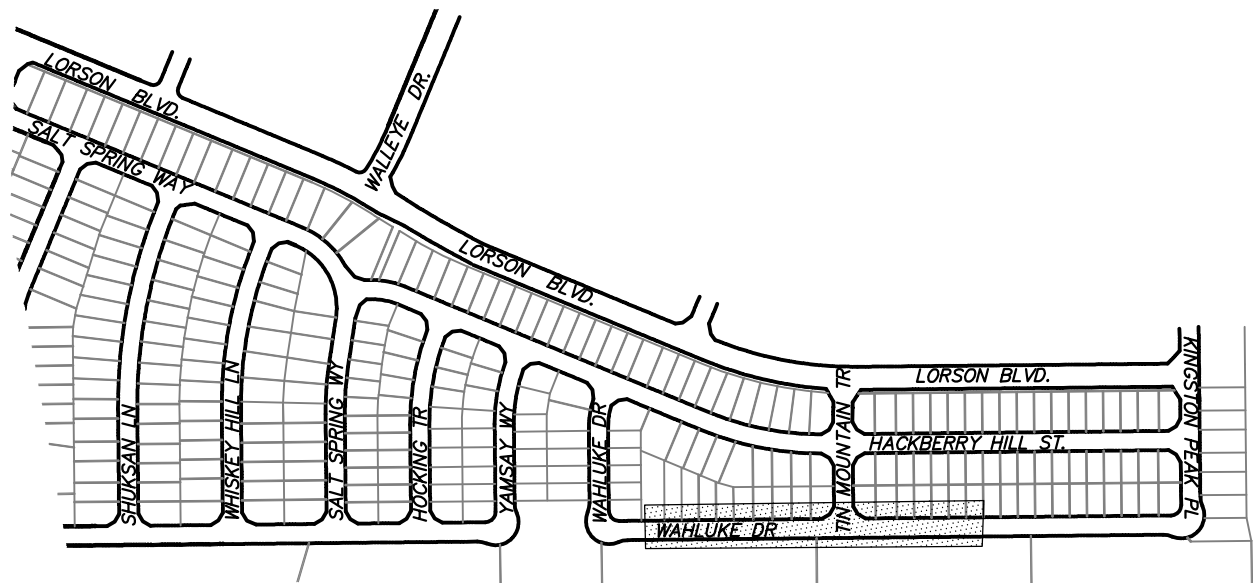
DRAWN: R
DESIGNED: R
CHECKED: R

LS
LS
LS

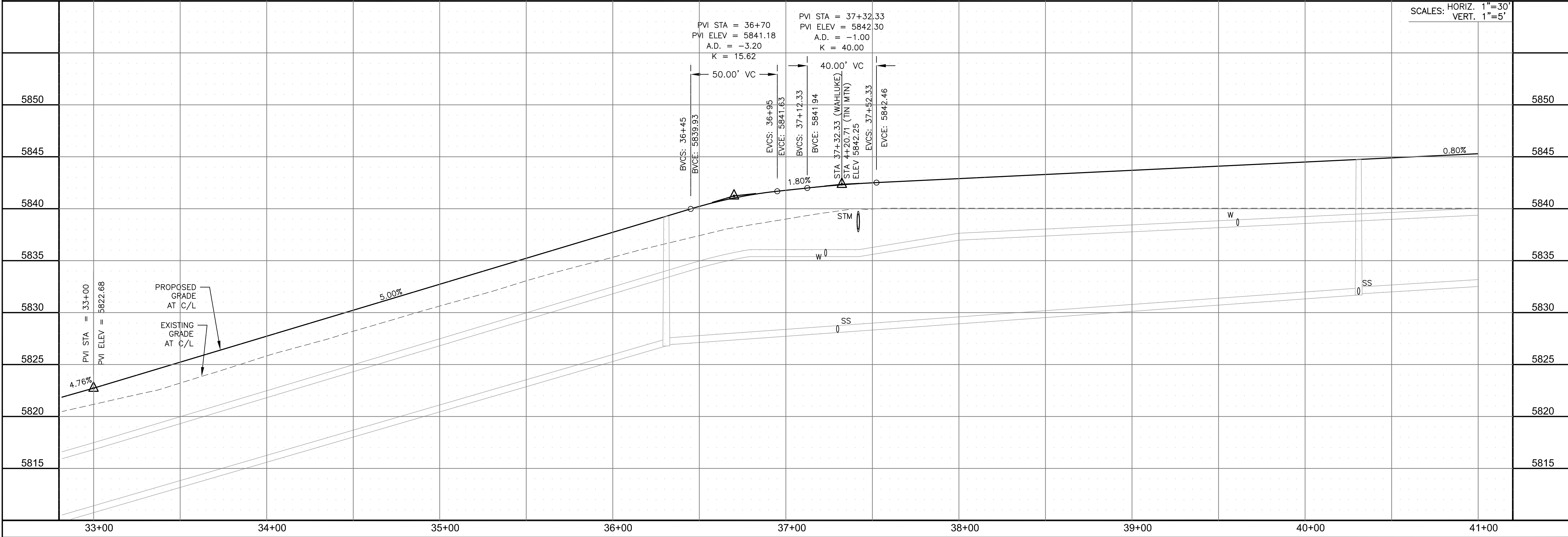
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE	LENGTH	RADIUS	DELTA
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.
BURNING WOOD, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE: _____

DESCRIPTION: _____

NO: _____

PROJECT: **HILLSIDE AT LORSON RANCH**
LORSON BLVD - WAHLUKE DR
COLORADO SPRINGS, COLORADO 80903

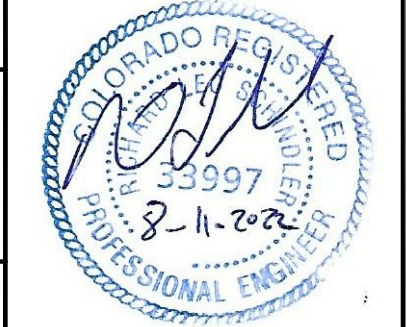
PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM

WAHLUKE DR E

STA 32+85 TO 41+00



DATE:
AUG 11, 2022

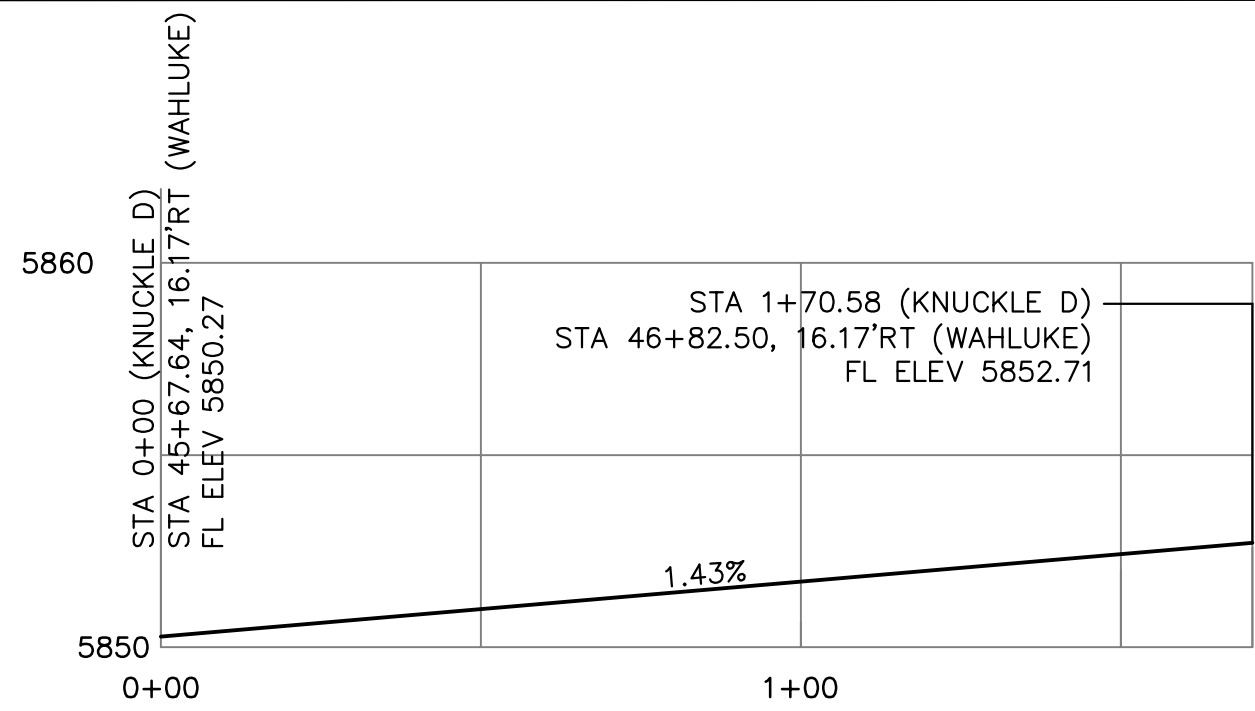
PROJECT NO.
100.065

SHEET NUMBER
C6.29

TOTAL SHEETS: 42

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

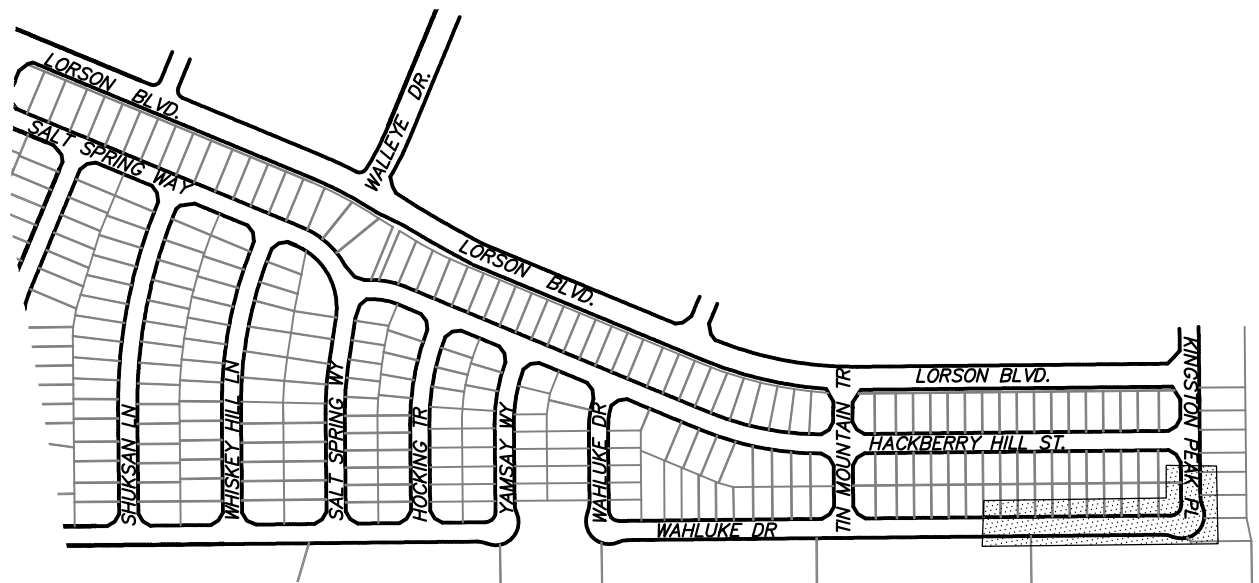
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



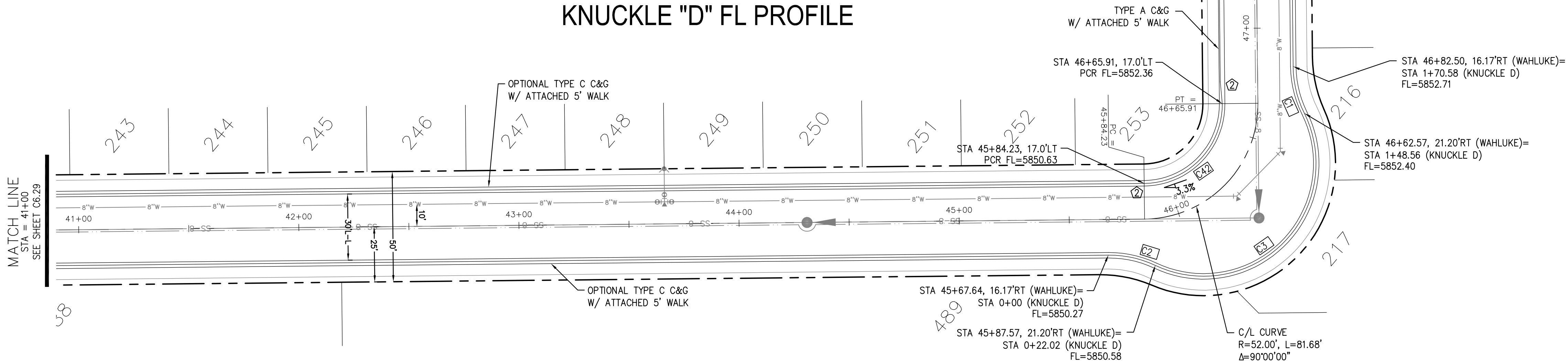
KNUCKLE "D" FL PROFILE

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

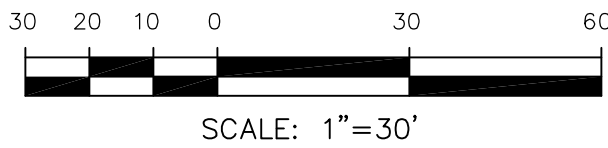
MATCH LINE
STA = 47+50
SEE SHEET C6.31



KEY MAP



WAHLUKE DRIVE E & KINGSTON PEAK PLACE



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

PROPOSED
GRADE
AT C/L

EXISTING
GRADE
AT C/L

PVI STA = 44+00
PVI ELEV = 5847.64
A.D. = 1.00
K = 80.00

80.00' VC

BVCS: 43+60
BVCE: 5847.32

EVCS: 44+40
EVCE: 5848.36

PVI STA = 45+63.27
PVI ELEV = 5850.58

PROPOSED
GRADE
AT C/L

EXISTING
GRADE
AT C/L

PVI STA = 46+86.87
PVI ELEV = 5853.21

CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNESVILLE, CO 81615
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

DATE

DESCRIPTION

NO.

PROJECT: HILLSIDE AT LORSON RANCH
LORSON BLVD - WAHLEYE DR
COLORADO SPRINGS, COLORADO 80903

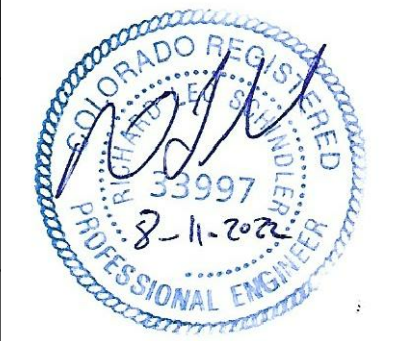
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM

WAHLUKE DR E & KINGSTON PEAK PL

STA 41+00 TO 47+50



DATE:
AUG 11, 2022

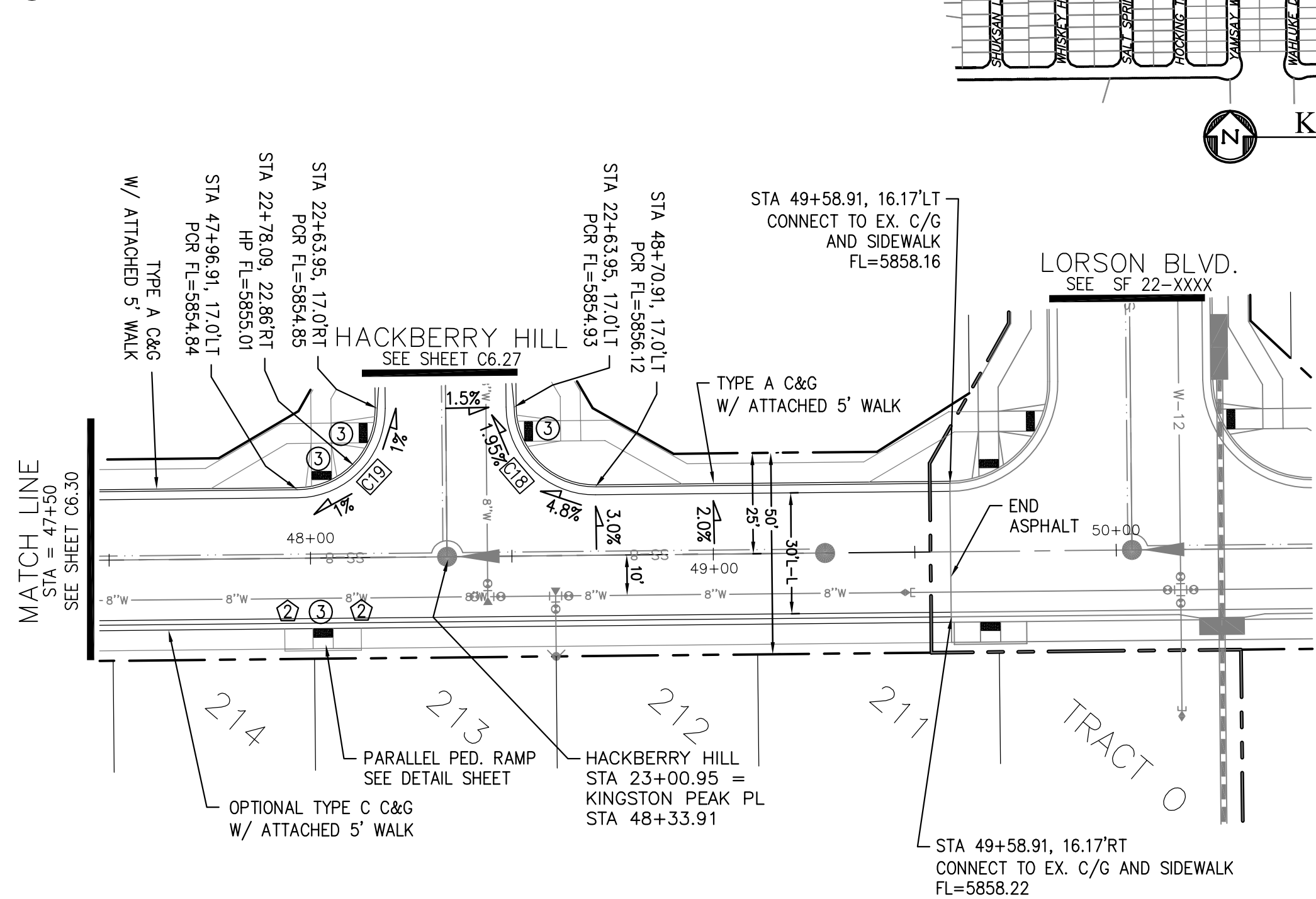
PROJECT NO.
100.065

SHEET NUMBER
C6.30

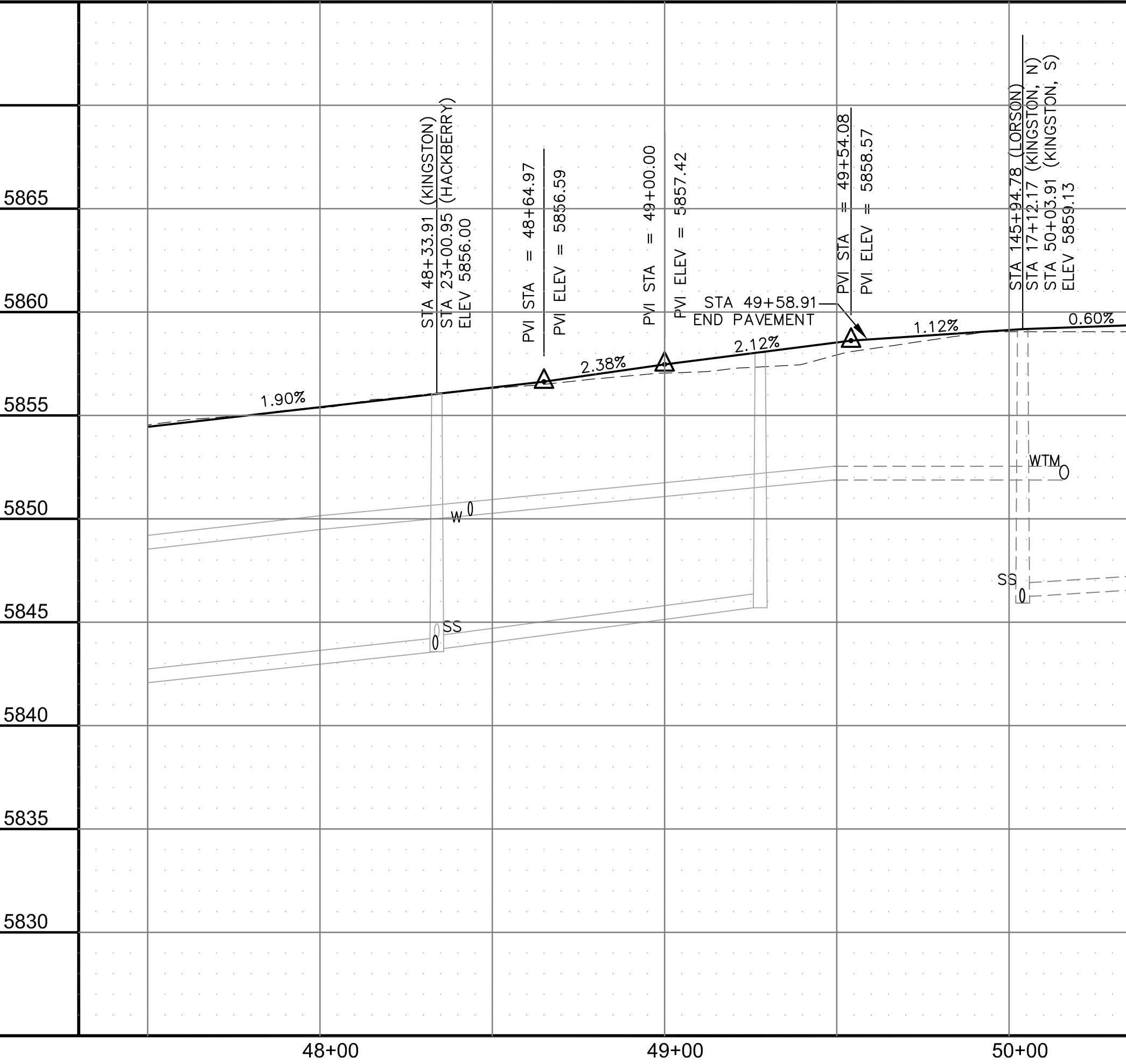
TOTAL SHEETS: 42

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

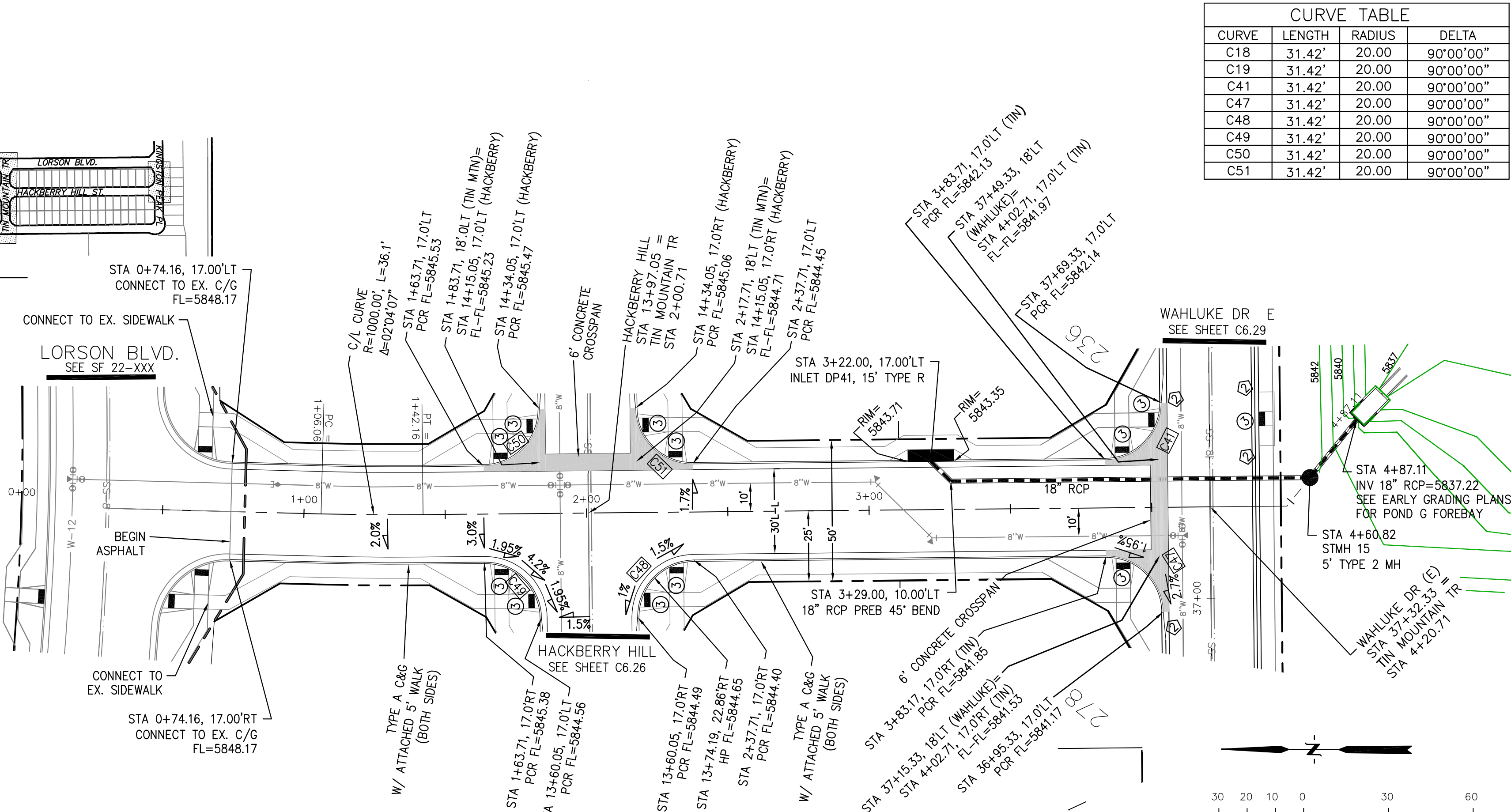
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



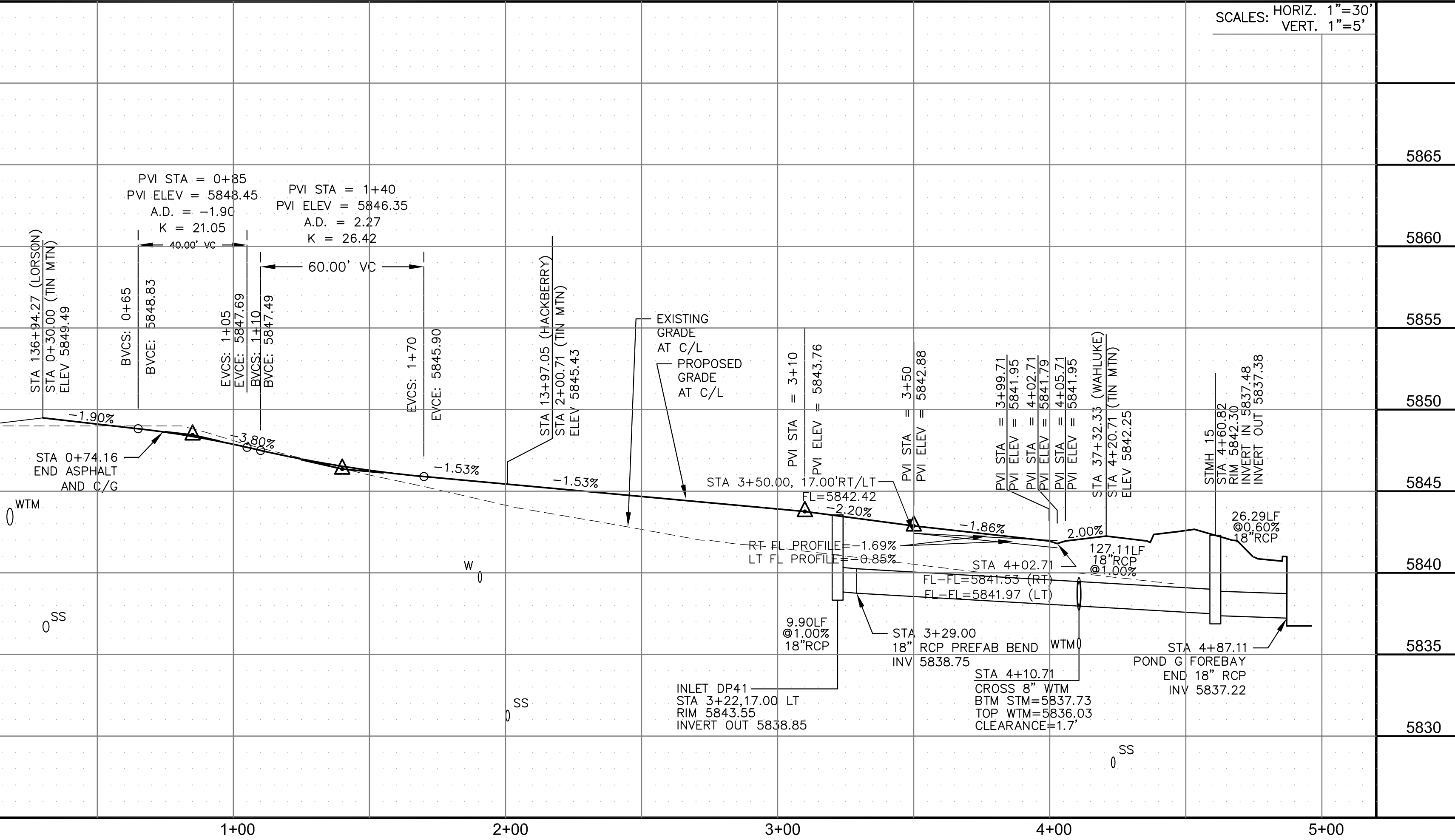
KINGSTON PEAK PLACE



48+00 49+00 50+00 1+00 2+00 3+00 4+00 5+00



TIN MOUNTAIN TRAIL



48+00 49+00 50+00 1+00 2+00 3+00 4+00 5+00

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.
BURNING WOOD, MO 63306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@seg-inc.com

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PROJECT: HILLSIDE AT LORSON RANCH
LORSON BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@seg-inc.com

STREET / STORM

KINGSTON PEAK PL & TIN MOUNTAIN TR

STA 47+50 TO 50+04 STA 0+30 TO 4+87

DATE: AUG 11, 2022

PROJECT NO. 100.065

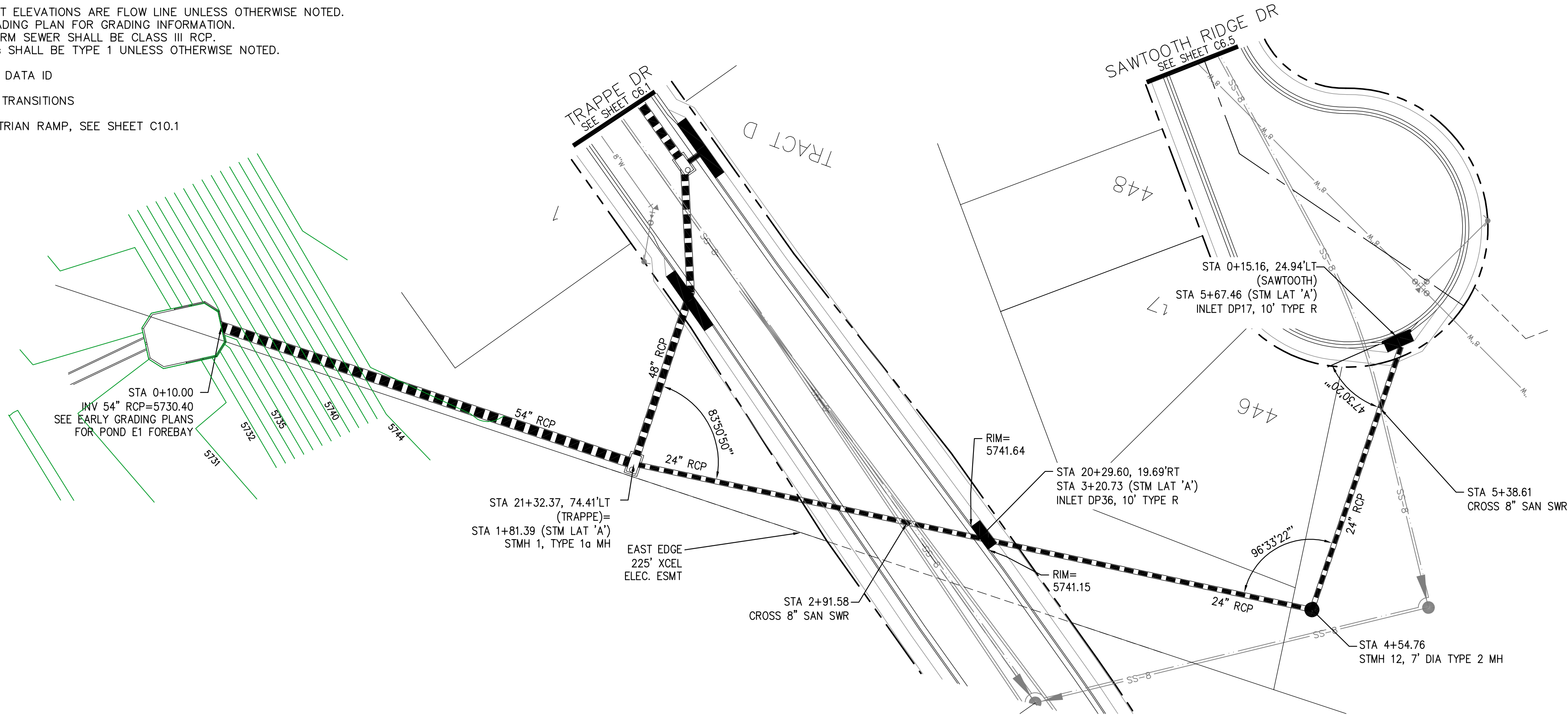
SHEET NUMBER C6.31

TOTAL SHEETS: 42

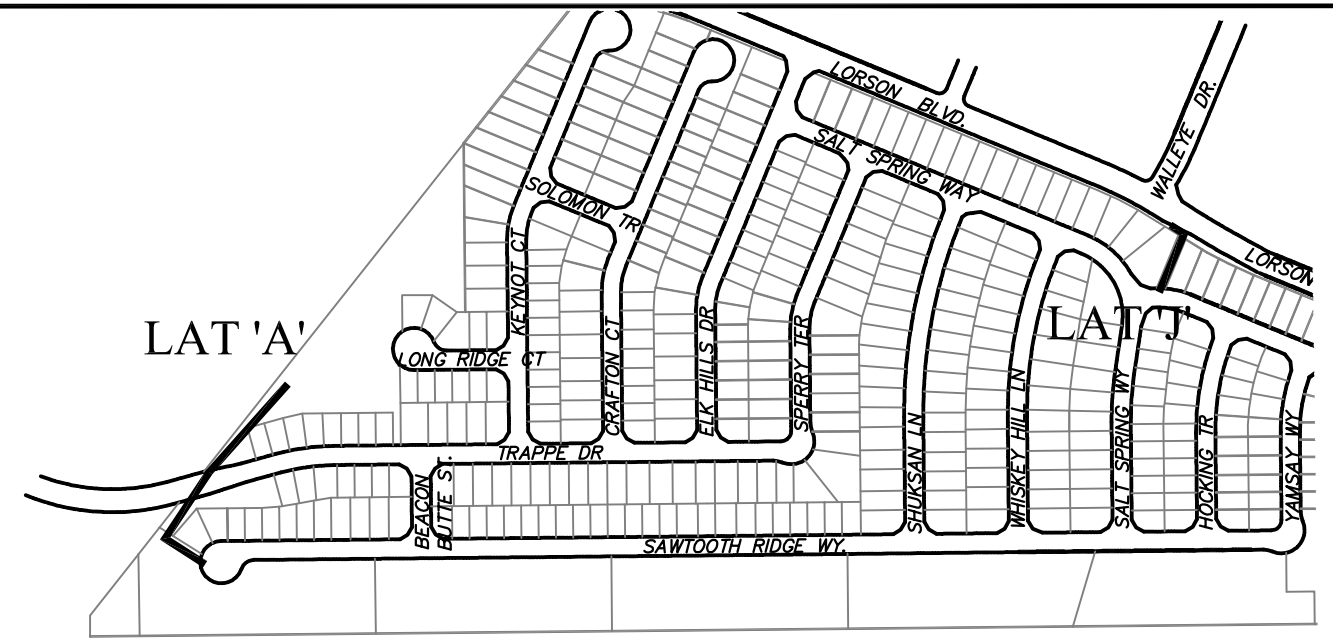


- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

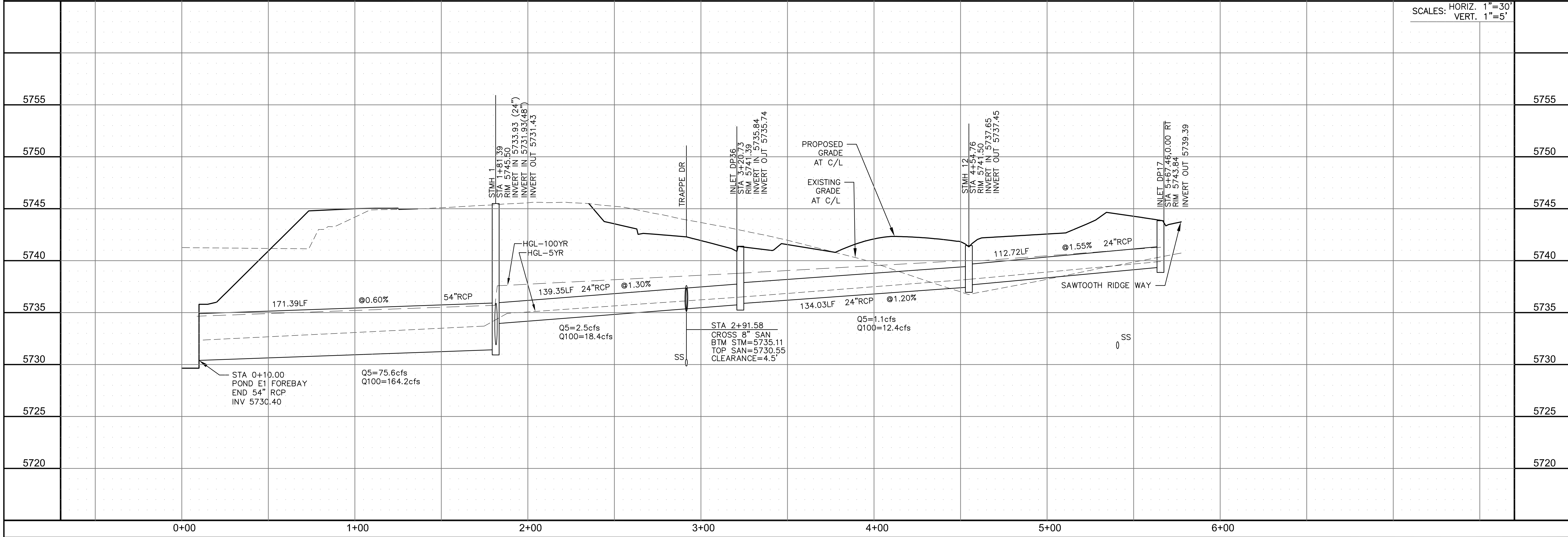
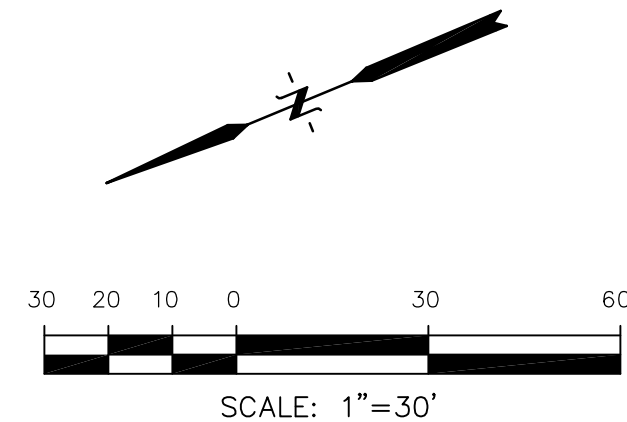
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



STORM LATERAL 'A'



KEY MAP



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



DATE:
AUG 11, 2022

PROJECT NO.
100.065

SHEET NUMBER
C7.1

TOTAL SHEETS: 42

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

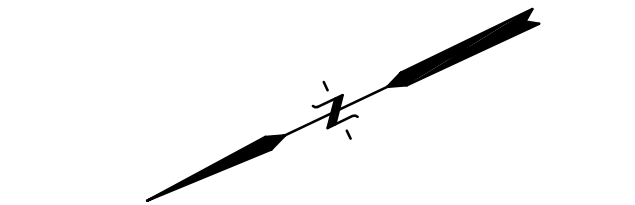
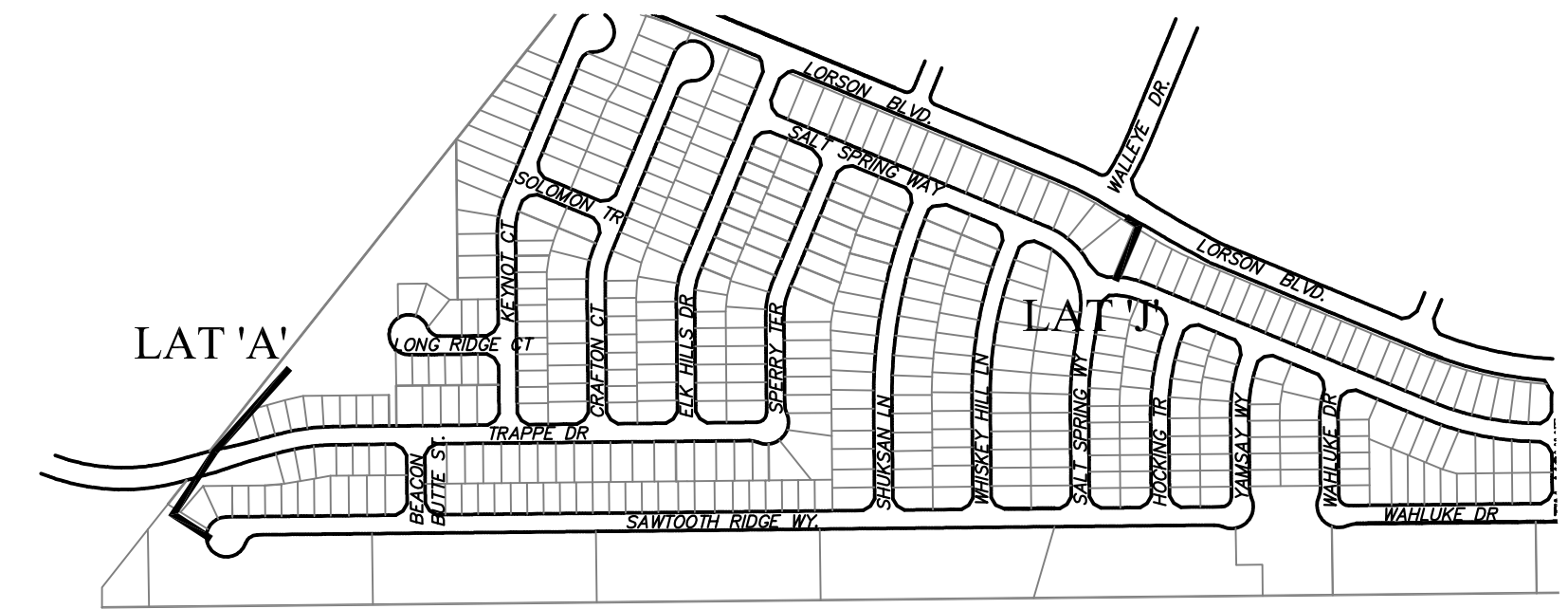
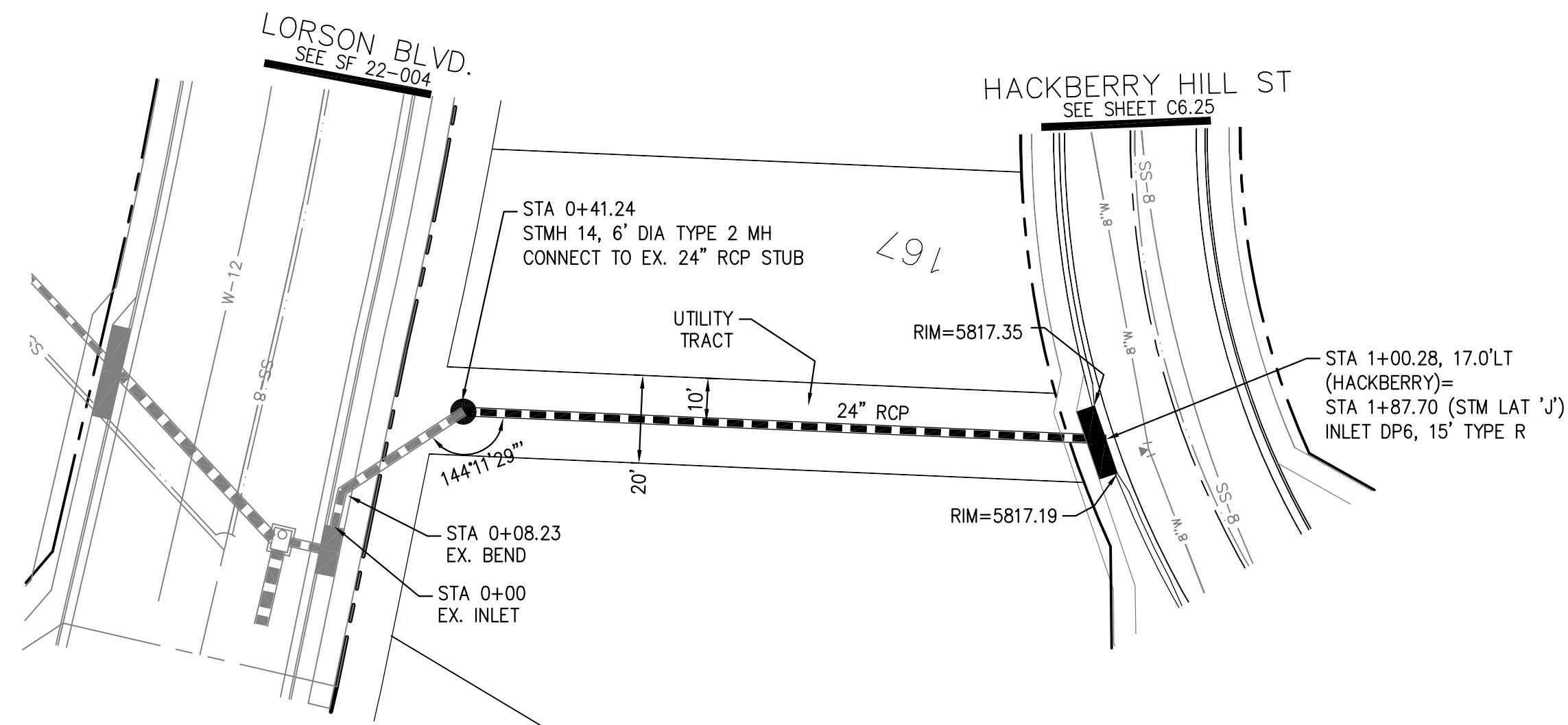
PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

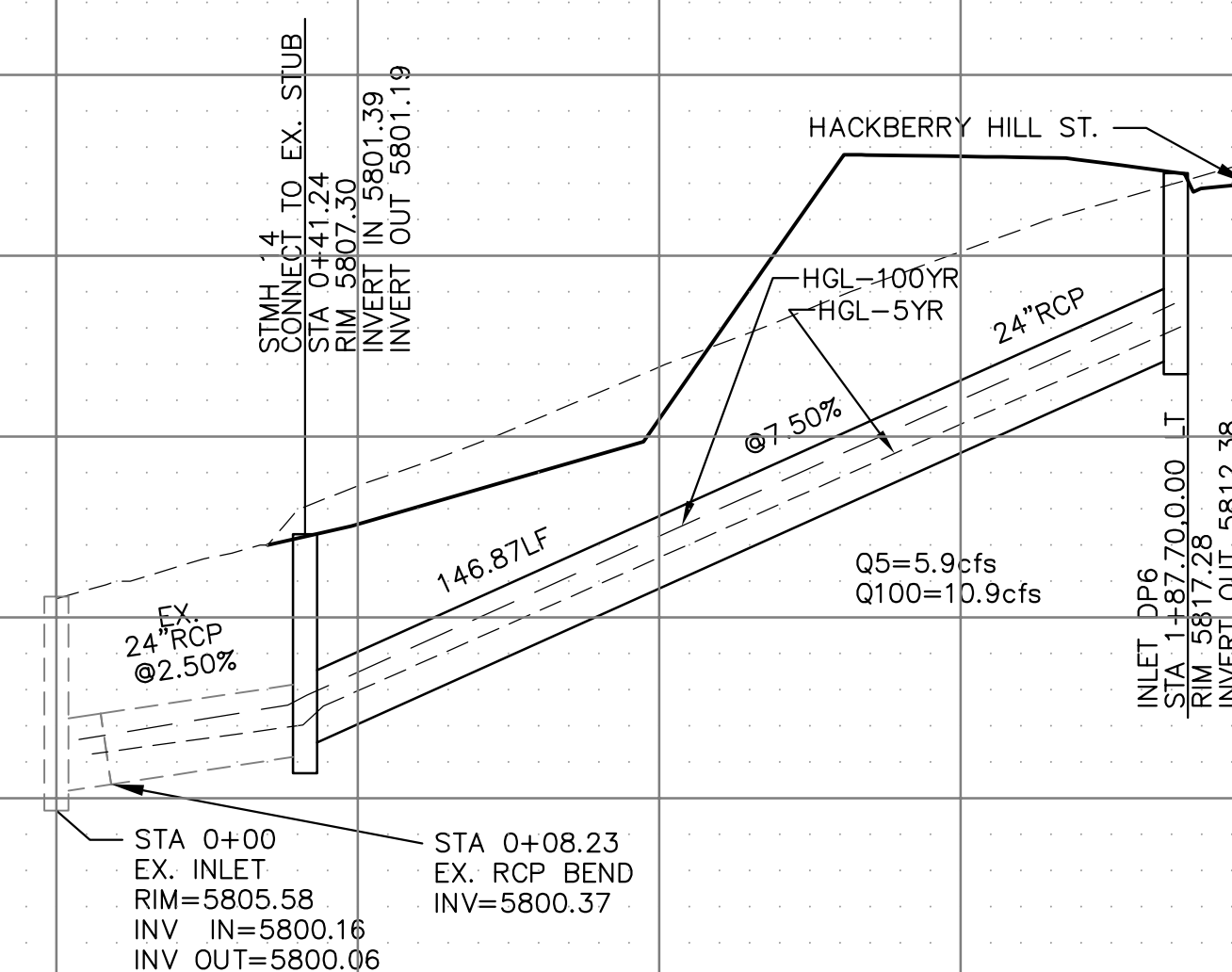
- 1 CURVE DATA ID
2 CURB TRANSITIONS
3 PEDESTRIAN RAMP, SEE SHEET C10.1



30 20 10 0 30 60

SCALE: 1"=30'

STORM LATERAL 'J'



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

[illegible]

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



DATE:
AUG 11, 2022

PROJECT NO.
100.065

SHEET NUMBER
C7.2

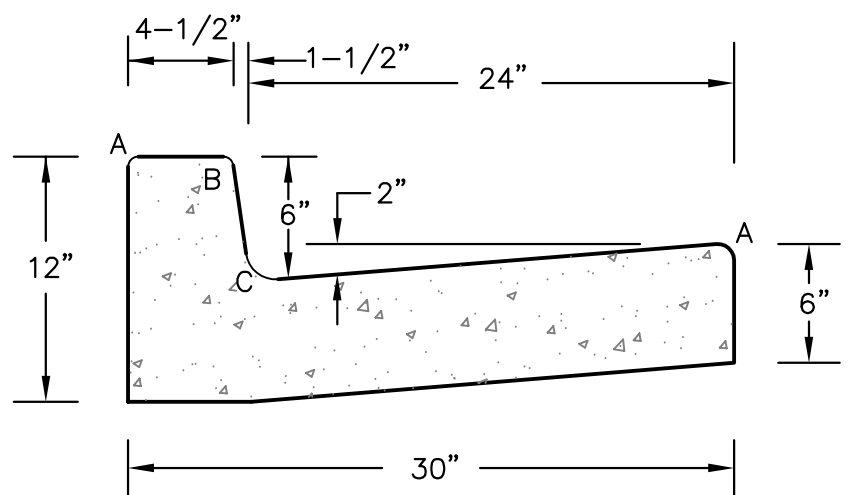
TOTAL SHEETS: 42

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cag1.com

IN	DATE
PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 575-1200	

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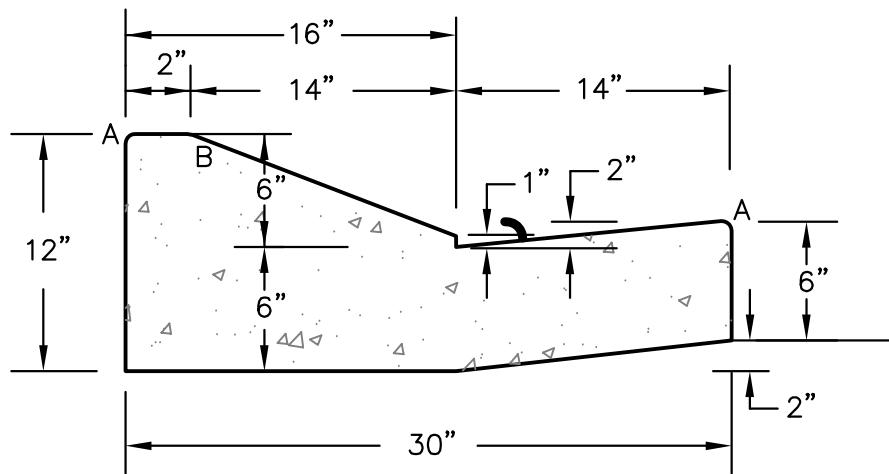
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DESIGNED: RLS
CHECKED: RLS



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

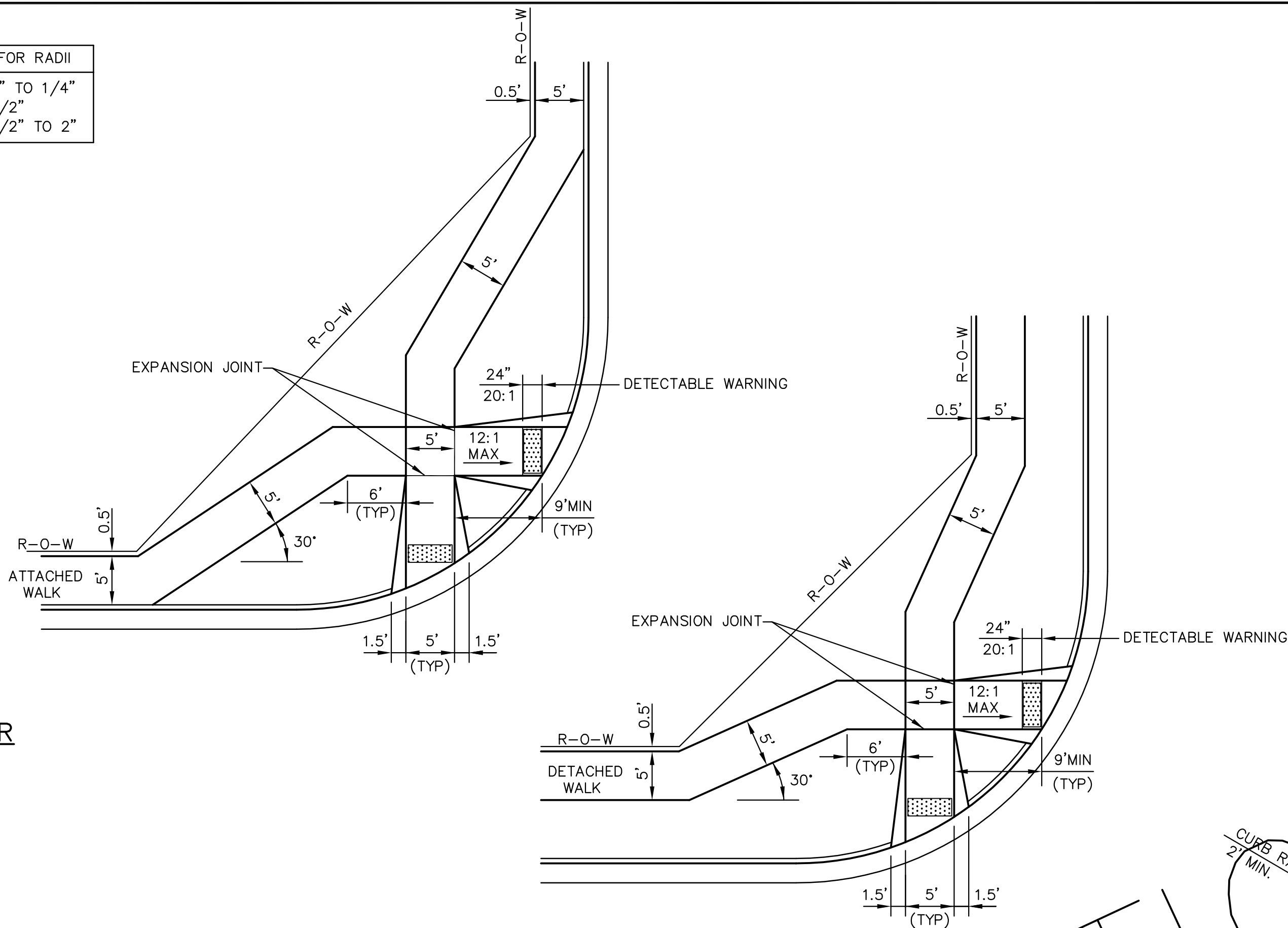
SCALE 1" = 1'-0"



TYPE 'C'
OPTIONAL TYPE C RAMP CURB AND GUTTER

SCALE 1" = 1'

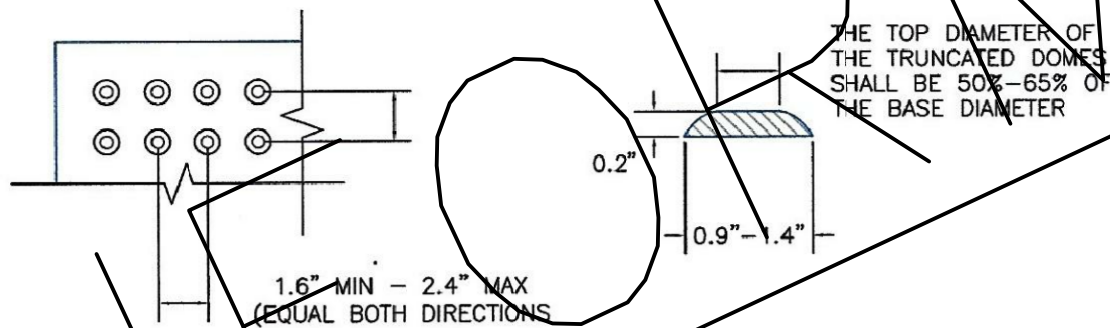
CURB DETAILS (ECM SD_2-20)



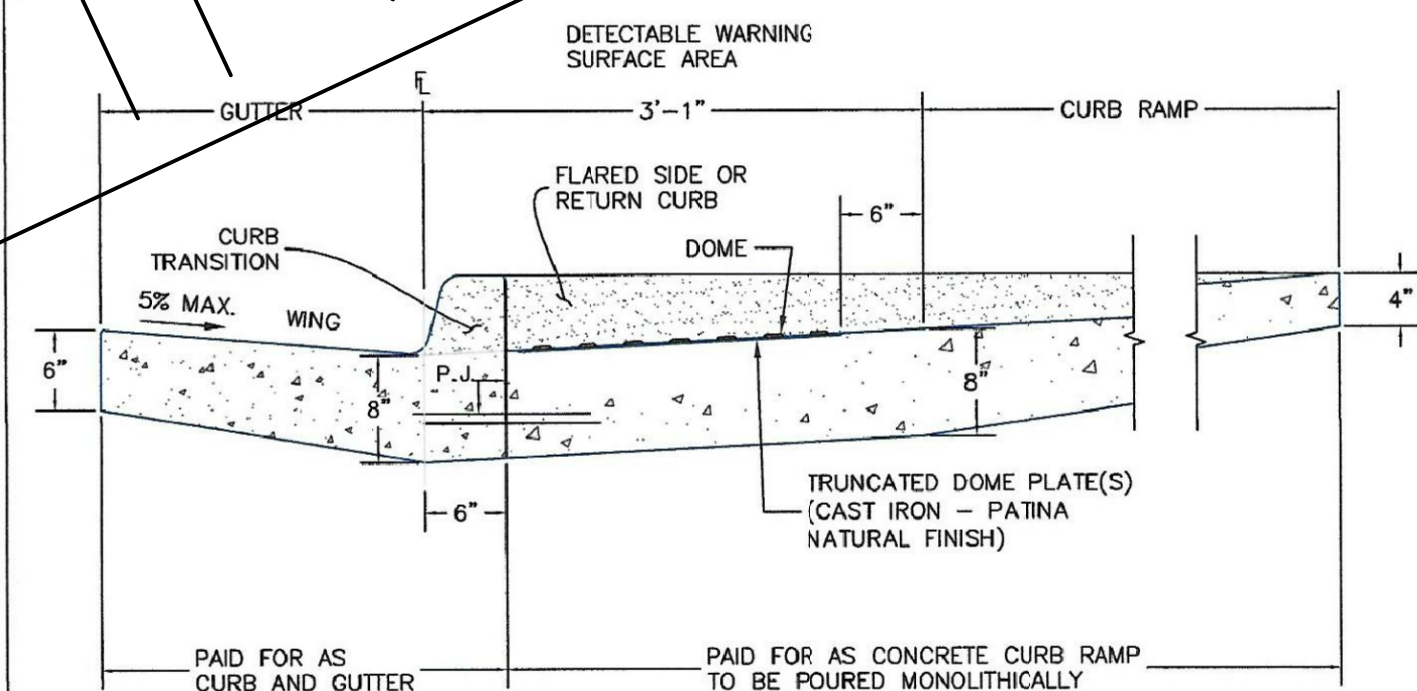
PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD_2-40)

NO SCALE

TRUNCATED DOME DETAILS

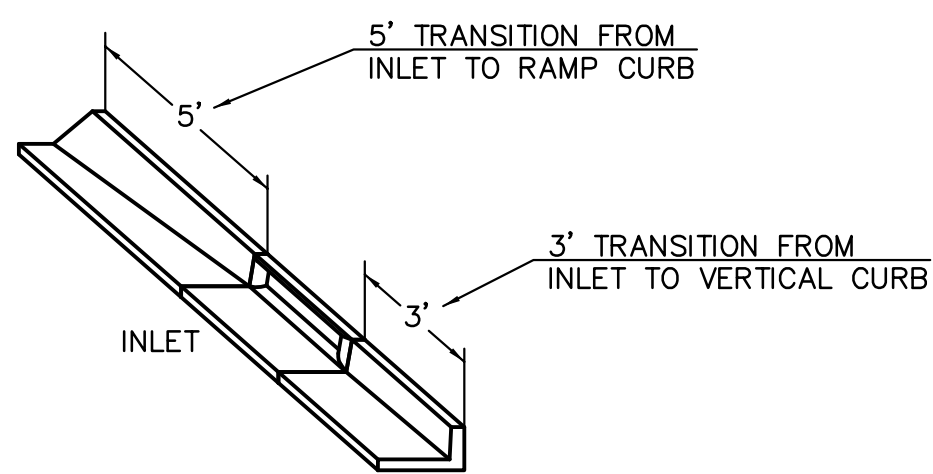


DOMES



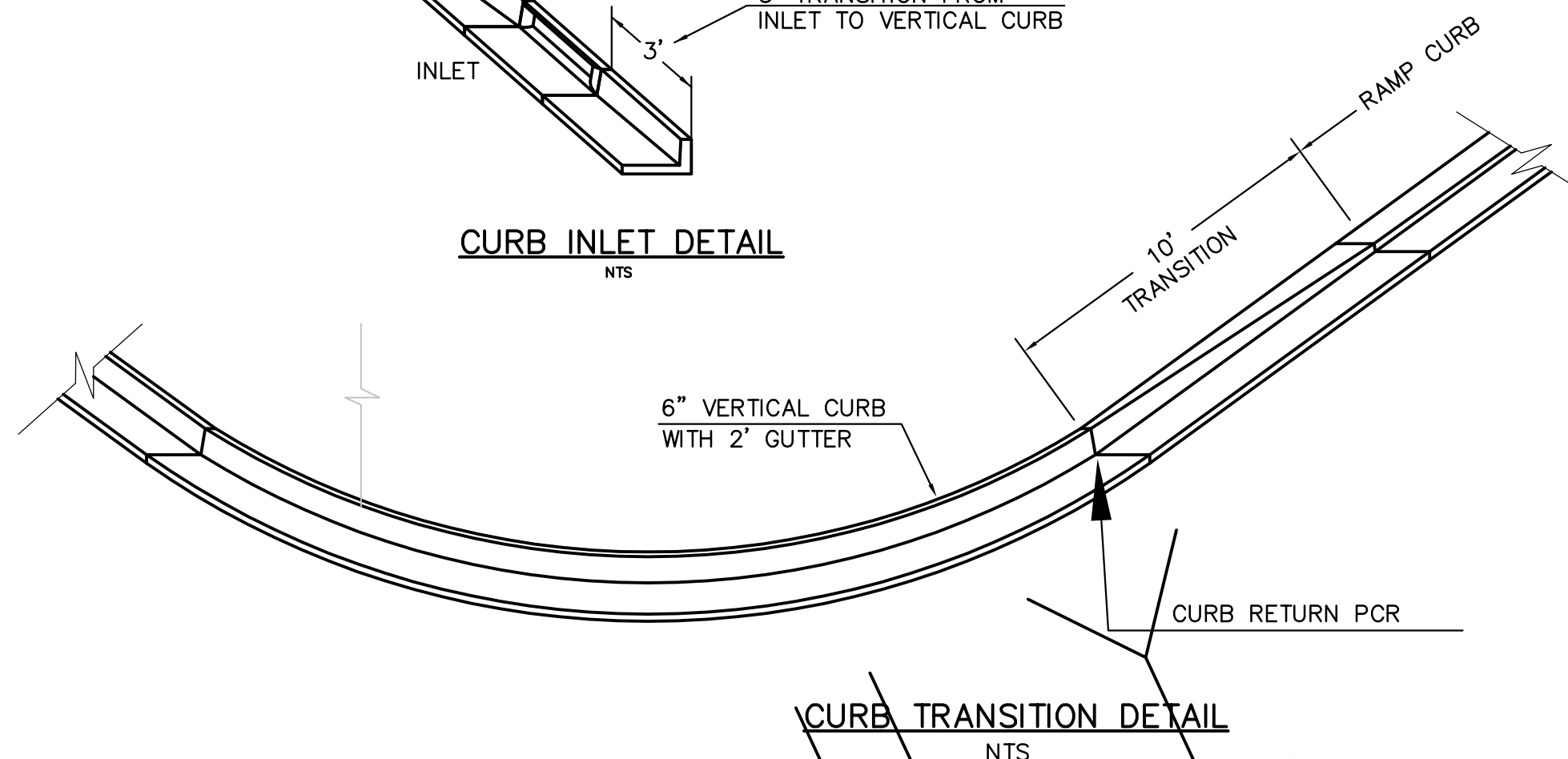
P.J.= PERMISSIBLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS
CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

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



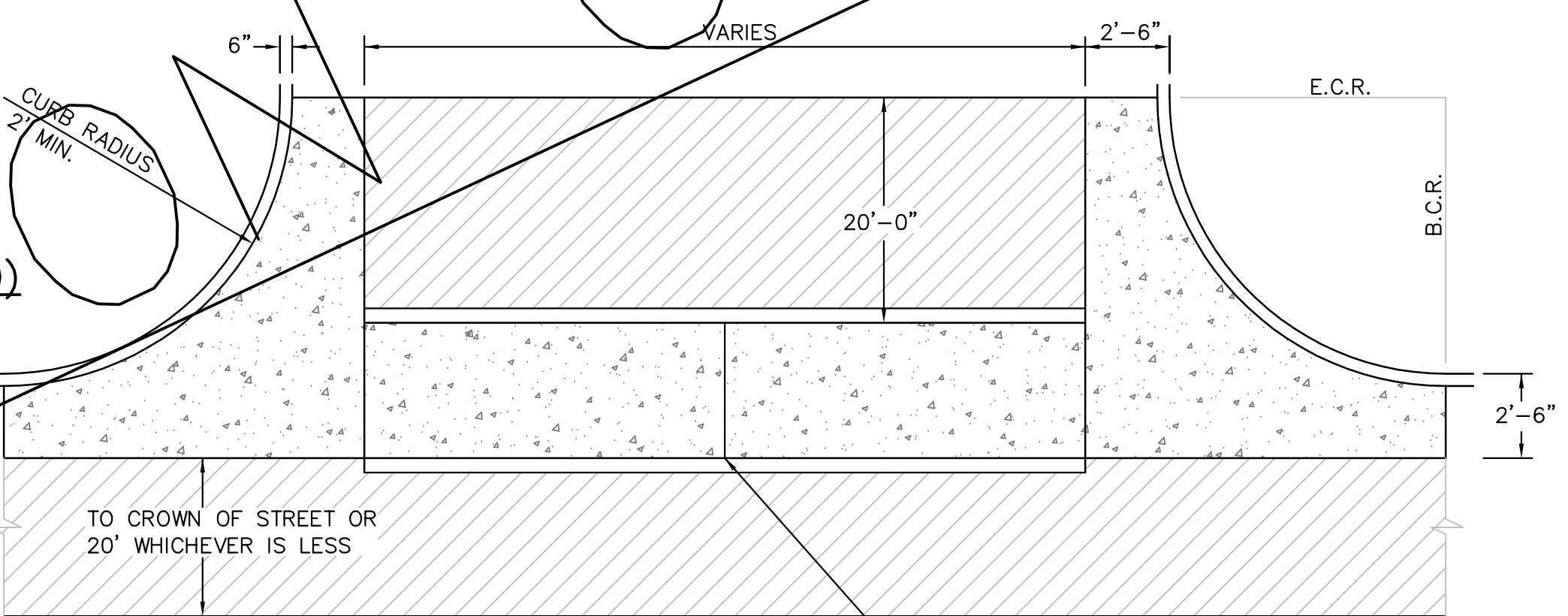
CURB INLET DETAIL

NTS



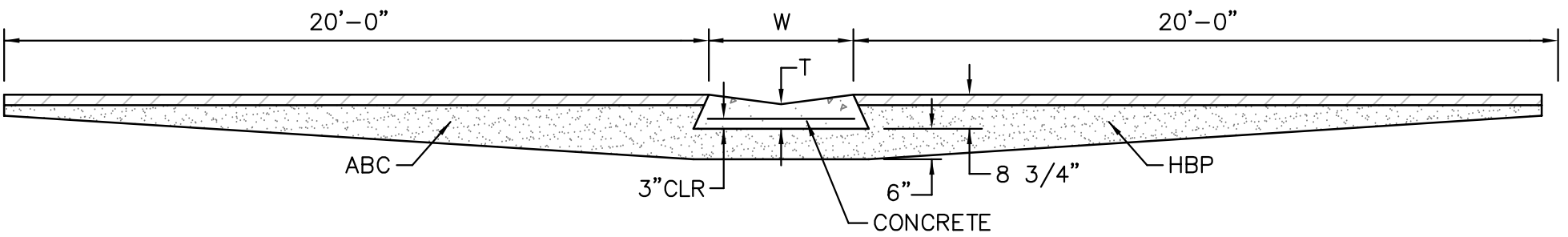
CURB TRANSITION DETAIL

NTS



PLAN VIEW

SAW CUT OR COLD JOINT, TYP.



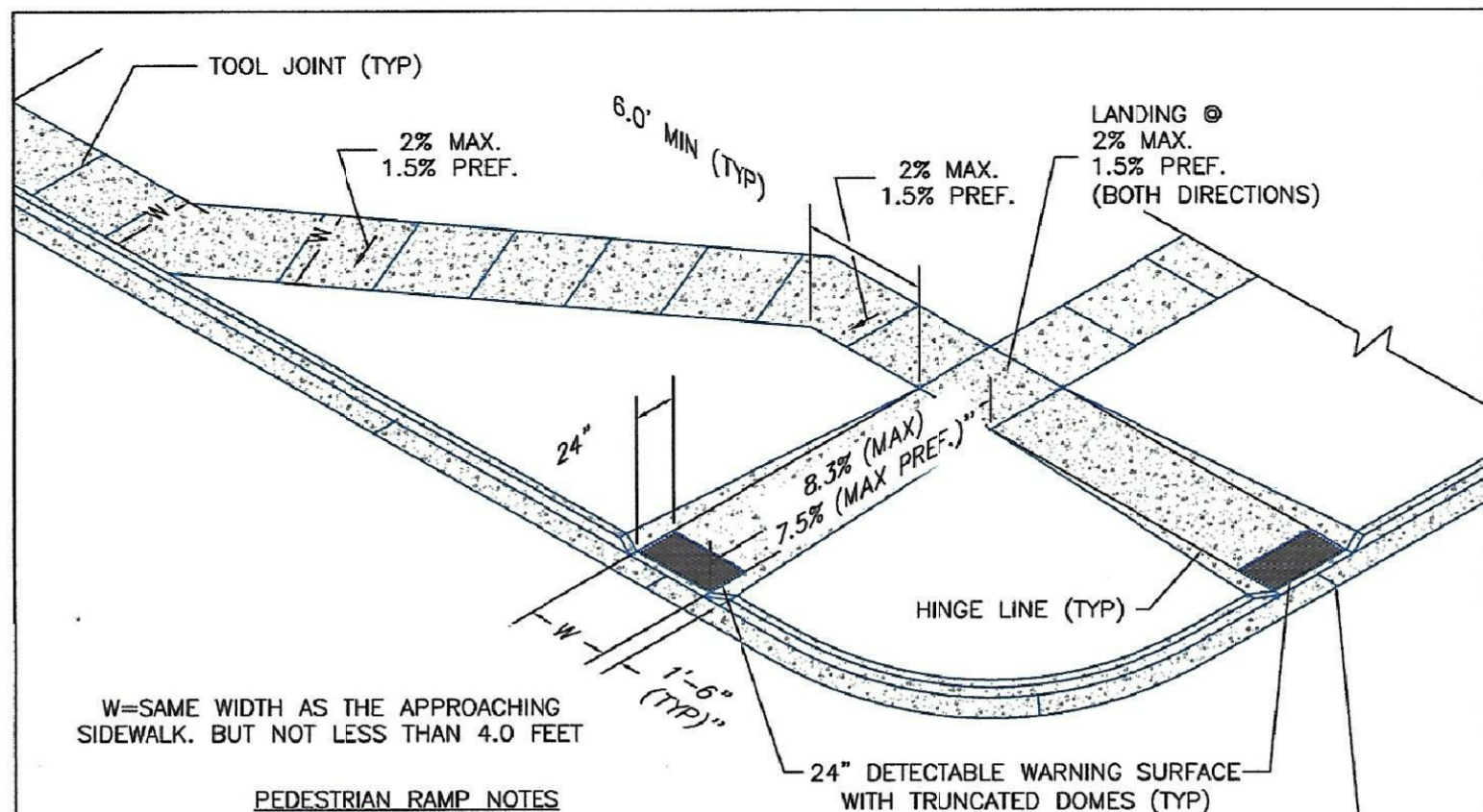
SECTION A - A

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.



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%.

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

GENERAL NOTES

1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR TRAVEL 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 PLANNED PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

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

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

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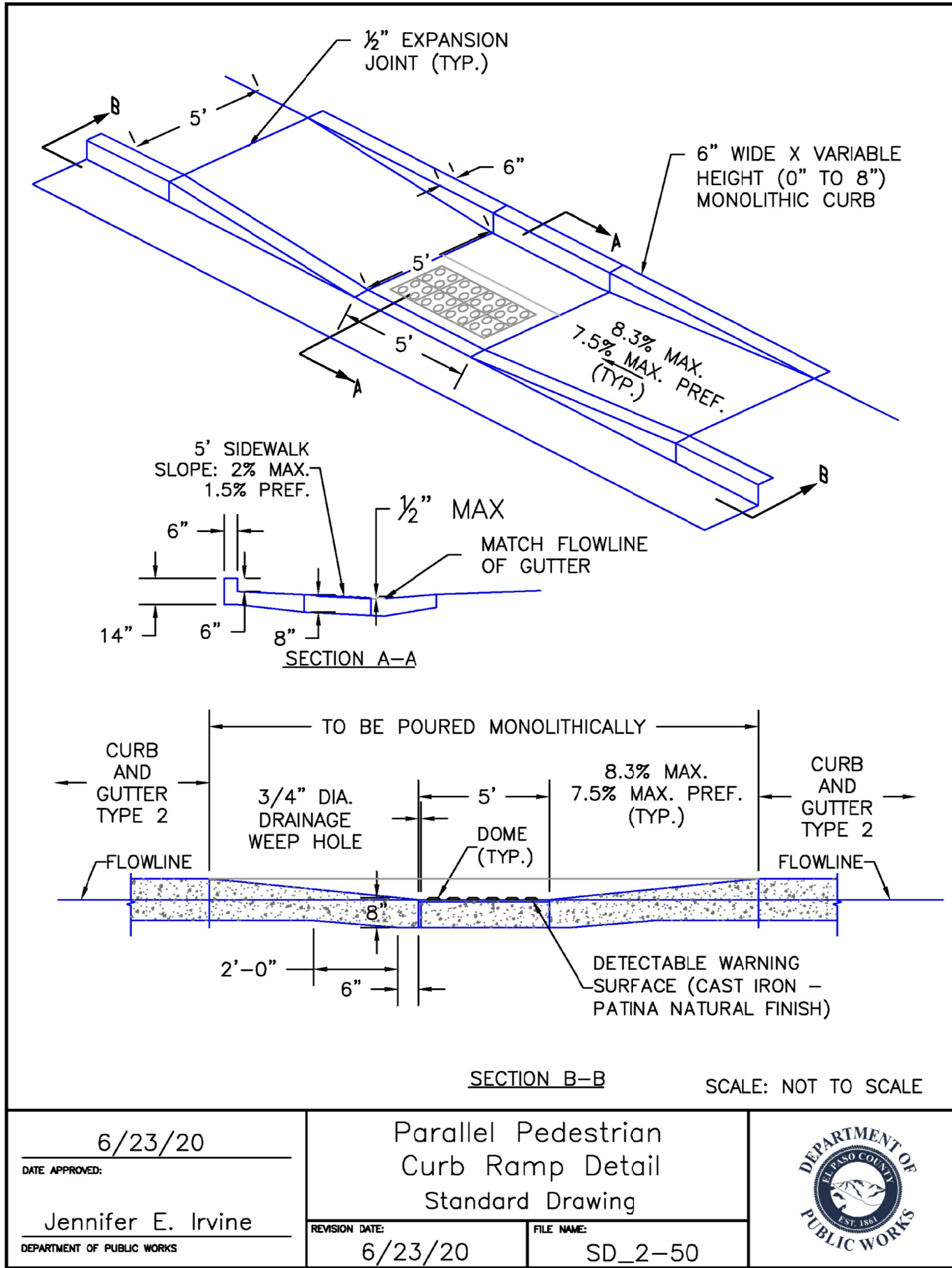
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DESCRIPTION: _____
NO. _____
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DESIGNED: RLS
CHECKED: RLS

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

ROADWAY DETAIL SHEET

DATE:	AUG 11, 2022
PROJECT NO.	100.065
SHEET NUMBER	C10.1
TOTAL SHEETS:	42



FOR INFORMATION ONLY

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	
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	NO.	
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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	
	ROADWAY DETAIL SHEET	
	DATE: AUG 11, 2022	
	PROJECT NO. 100.065	
	SHEET NUMBER C10.3	
	TOTAL SHEETS: 42	