

CONSTRUCTION PLANS
FOR
LORSON RANCH EAST FILING NO. 4
STREET AND STORM SEWER
CONSTRUCTION PLANS



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

Know what's below.
Call before you dig.

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C5.1-C5.3	SIGNING/STRIPING PLANS
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C9.1-C9.3	DETENTION POND E2 DETAILS
C10.1-C10.3	STREET/STORM DETAILS
S1	NOT USED

DEVELOPER'S STATEMENT

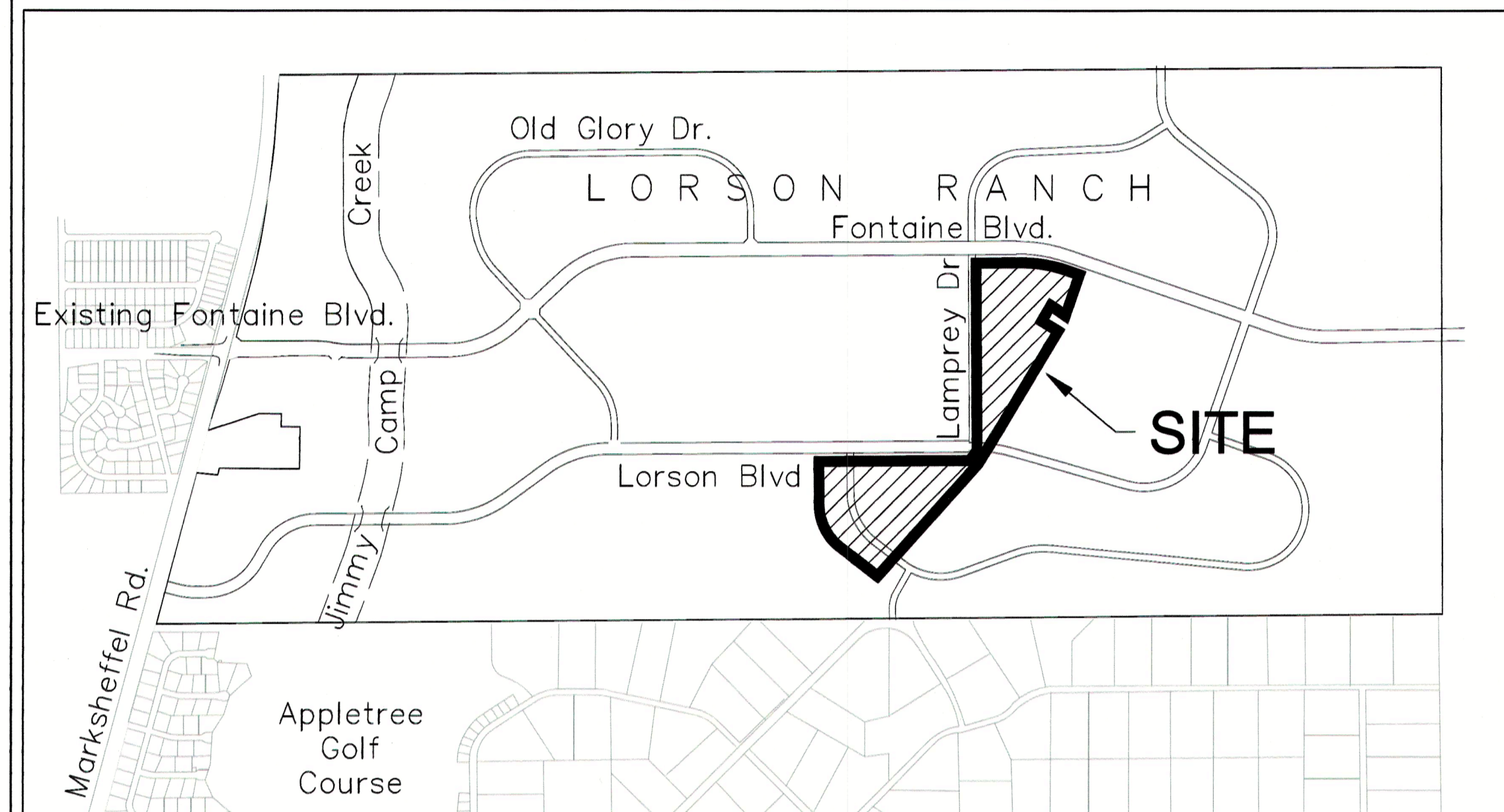
THE UNDERSIGNED OWNER/DEVELOPER HAS READ AND WILL COMPLY WITH ALL THE REQUIREMENTS SPECIFIED IN THESE CONSTRUCTION PLANS AND THE ACCOMPANYING DRAINAGE REPORT.

BUSINESS NAME LORSON, LLC

BY [Signature] DATE 6/27/19

TITLE Authorized Signing Agent

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.

**COLORADO SPRINGS UTILITIES
WATER PLAN DESIGN APPROVAL**

APPROVED BY: [Signature]
DATE: 6/26/2019
PROJECT NUMBER: 2019-W117
WORK ORDER NUMBER: 3469357
CSU SHEET 1 OF 3

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

CONSTRUCTION APPROVAL

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

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

JENNIFER IRVINE, P.E. COUNTY ENGINEER/ECM ADMINISTRATOR
CONDITIONS:

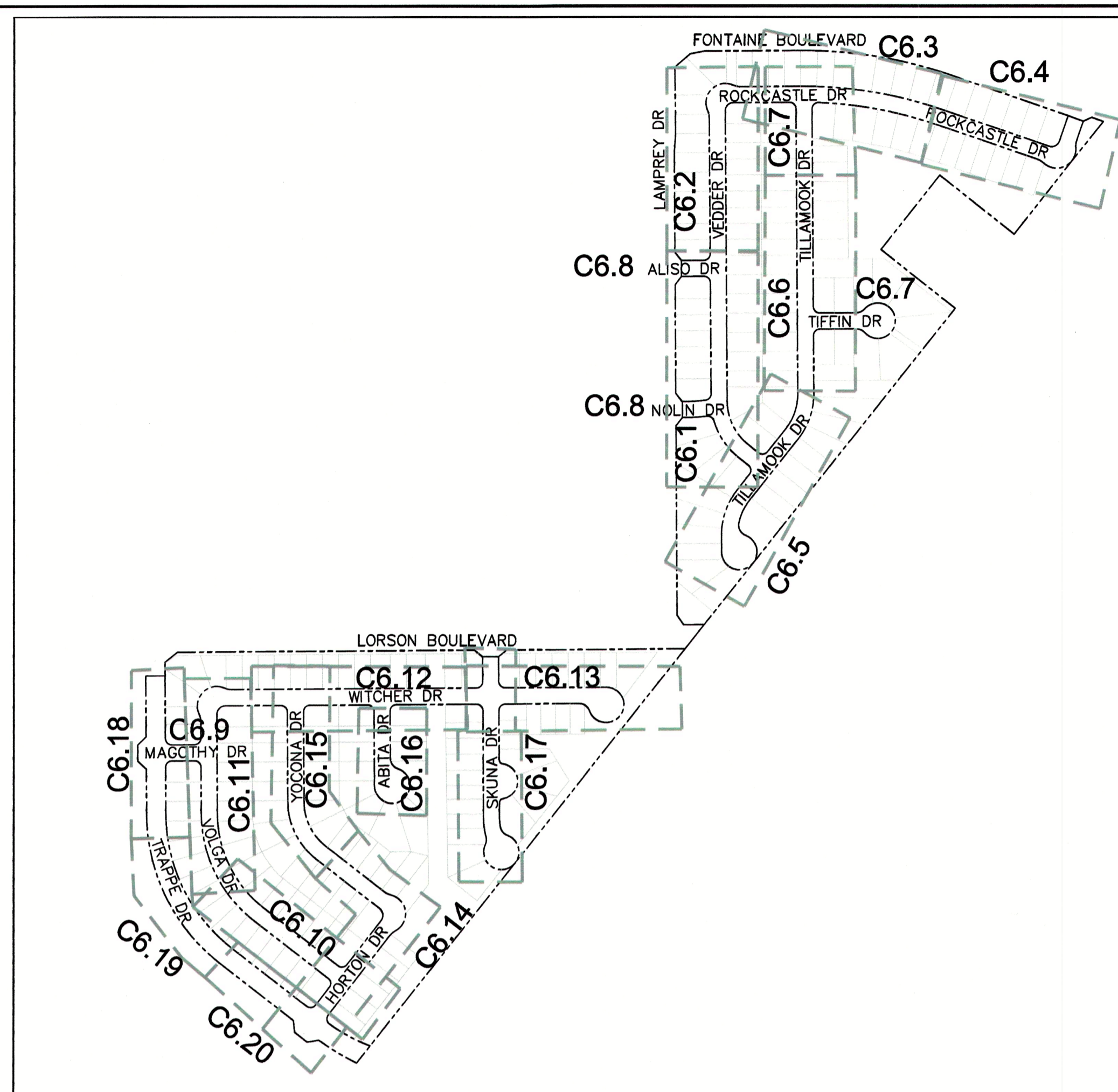
Approved
By: Elizabeth Nijkamp
Date: 09/12/2019
El Paso County Planning & Community Development

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

SF-19-008



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°15'2" 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
- P-W --- PROPOSED WATERMAIN
- S-S --- EXISTING SANITARY SEWER
- P-S --- PROPOSED SANITARY SEWER
- S-S-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

CORE ENGINEERING GROUP
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PREPARED FOR:
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212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

PROJECT:
LORSON RANCH EAST FILING NO. 4
LORSON BLVD - LAMPREY DR
COLORADO SPRINGS, COLORADO

DATE: _____
DESCRIPTION: _____
NO. _____

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

LORSON RANCH EAST FIL. NO. 4
STREET / STORM SEWER
CONSTRUCTION PLANS

DATE: JUNE 1, 2019
PROJECT NO. 100.048
SHEET NUMBER C0.1
TOTAL SHEETS: 40



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 TIED 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.

STORM SEWER NOTES:

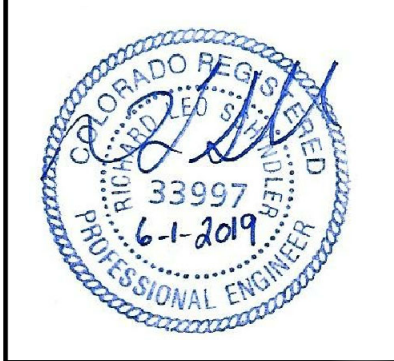
- CONTRACTOR SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUAL JOINT GASKET FOR ALL RCP STORM SEWER JOINTS

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. WASHATCH AVE., SUITE 301
COLORADO SPRINGS, CO 80903
PROJECT: LORSON RANCH EAST
FILING NO. 4
LORSON BLVD - LAMPREY DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

**LORSON RANCH EAST FILING NO. 4
STREET / STORM SEWER
NOTES**

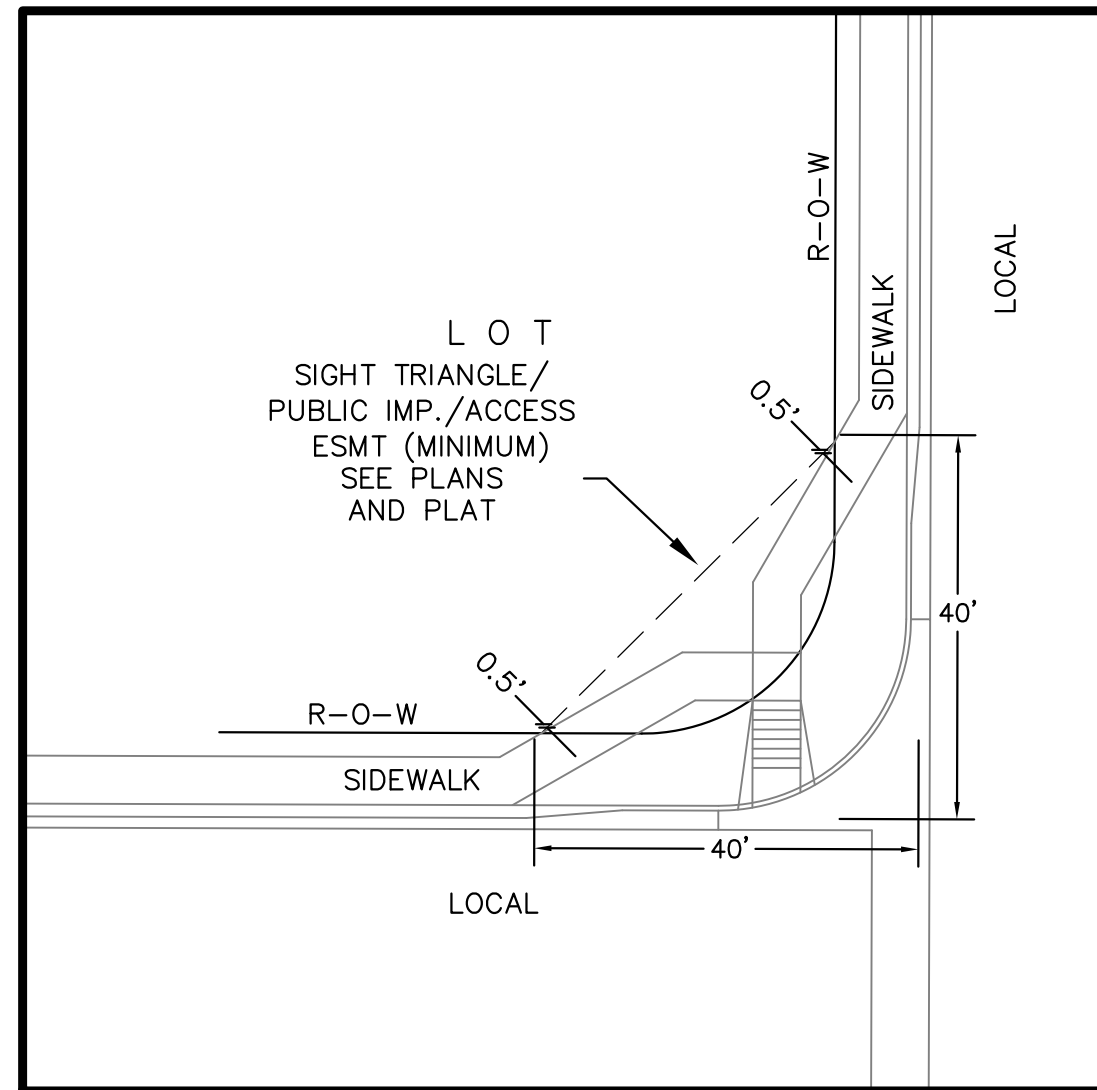


DATE: JUNE 1, 2019

PROJECT NO. 100.048

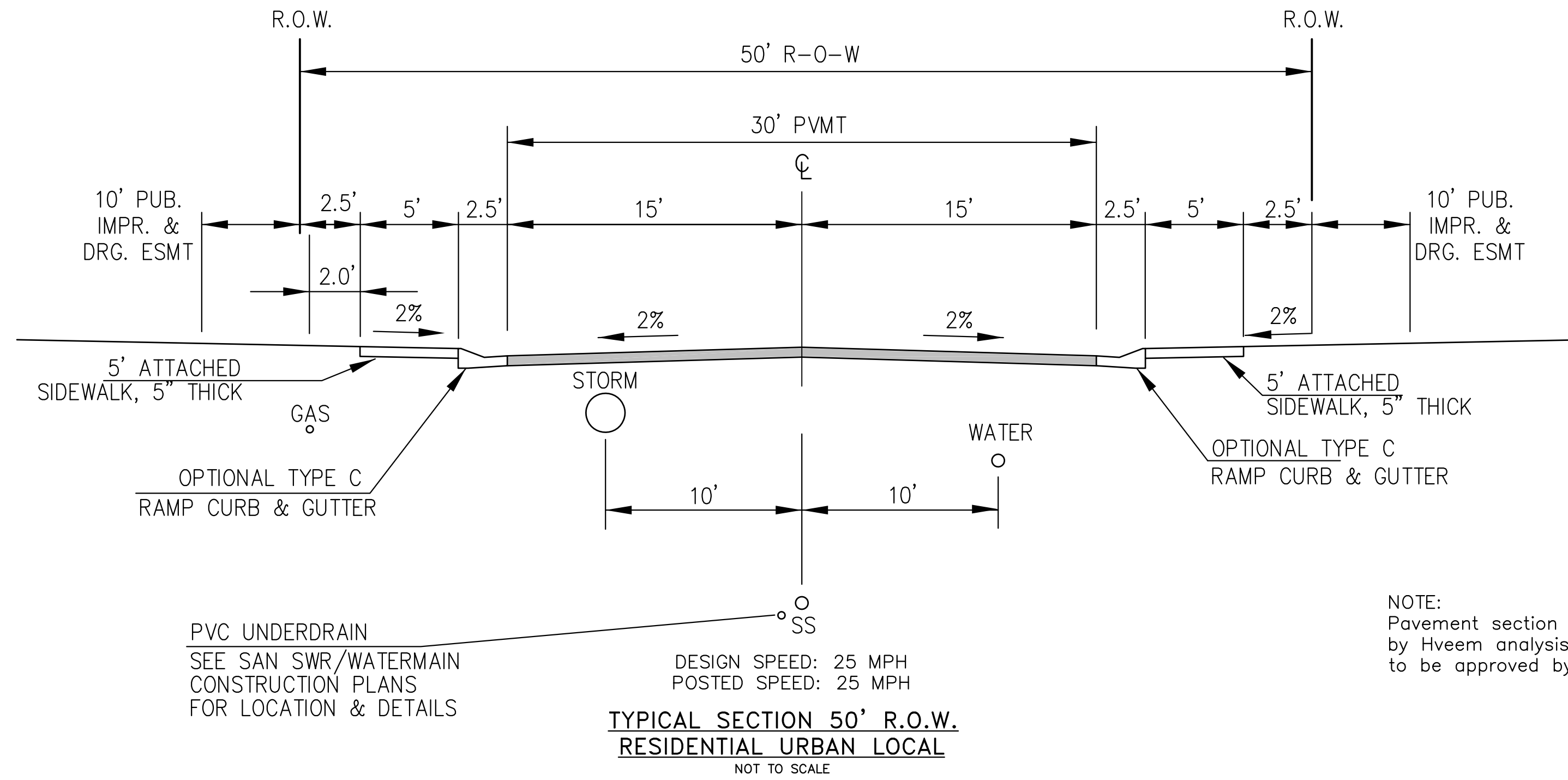
SHEET NUMBER C1.2

TOTAL SHEETS: 40



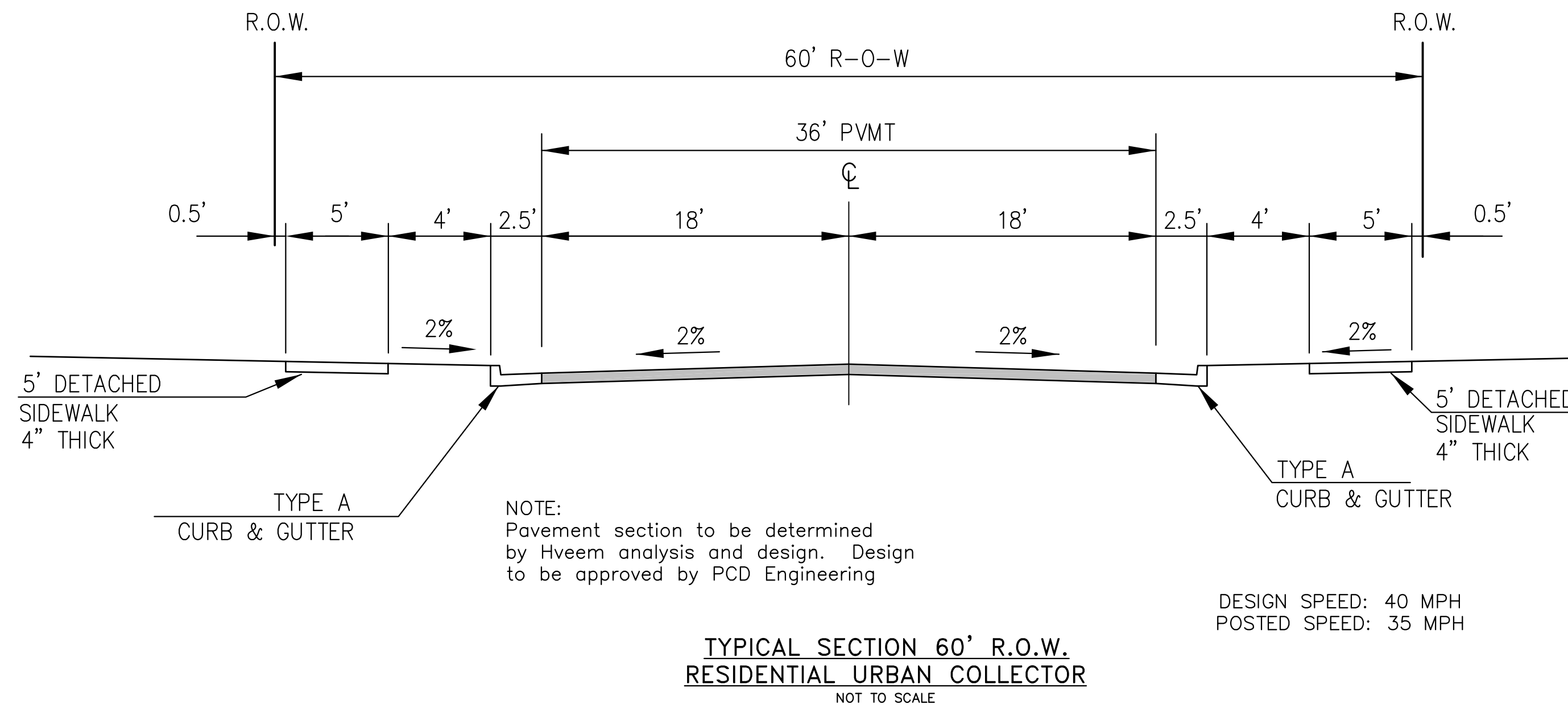
**LOCAL ROADWAY SIGHT TRIANGLE
PUBLIC IMPROVEMENT ESMT.**
NOT TO SCALE

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



VEDDER DRIVE, ROCKCASTLE DRIVE, TILLAMOOK DRIVE, TIFFIN DRIVE, NOLIN DRIVE, ALISO DRIVE,
MAGOTHY DRIVE, VOLGA DRIVE, WITCHER DRIVE, HORTON DRIVE, YOCONA DRIVE,
ABITA DRIVE, SKUNA DRIVE

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



TRAPPE DRIVE

**CORE
ENGINEERING GROUP**
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
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CONTACT: RICHARD L. SCHINDLER, P.E.
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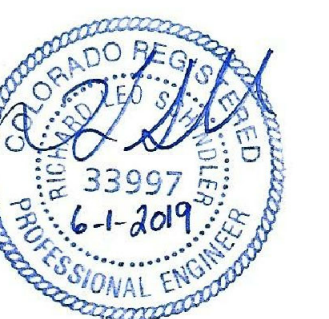
DATE
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PREPARED FOR:
LORSON, LLC
212 N. WASHACH AVE., SUITE 301
COLORADO SPRINGS, CO 80903
CONTACT: JEFF MARK

PROJECT:
**LORSON RANCH EAST
FILING NO. 4**
LORSON BLVD - LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

TYPICAL SECTIONS

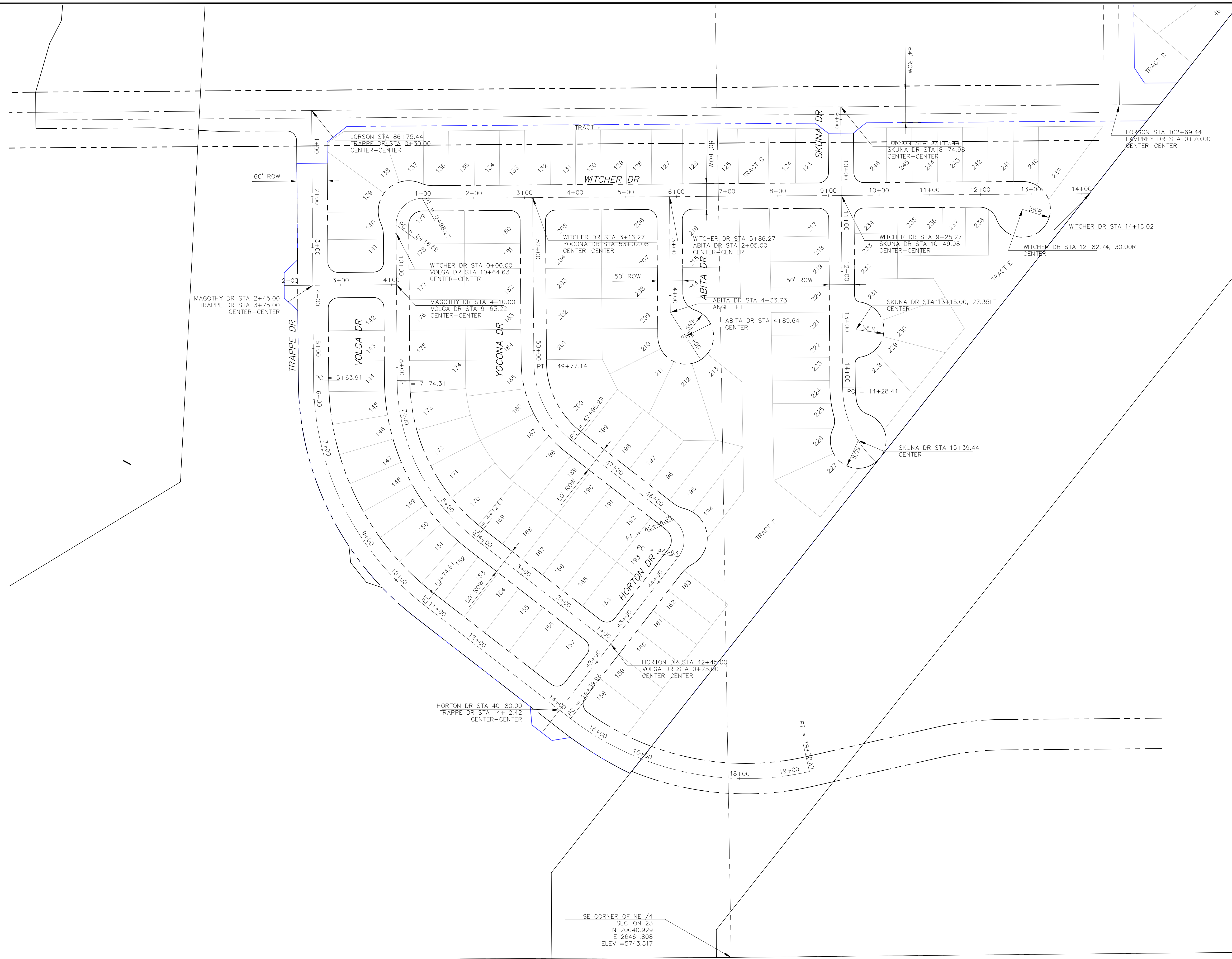
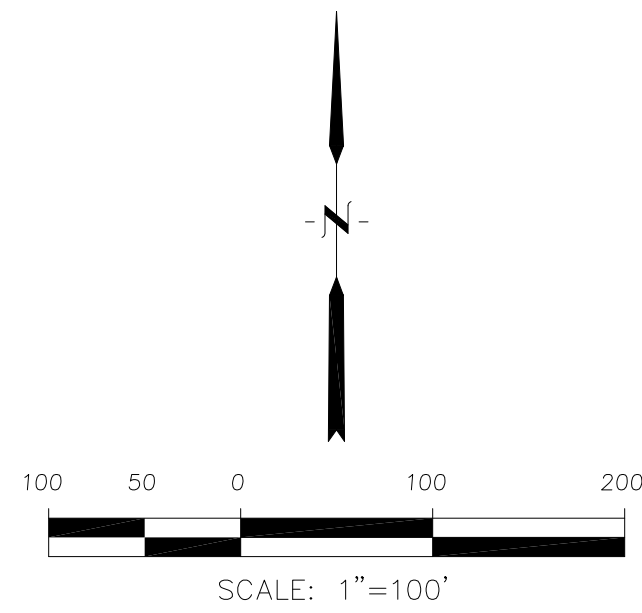


DATE:
JUNE 1, 2019

PROJECT NO.
100.048

SHEET NUMBER
C1.3

TOTAL SHEETS: 40

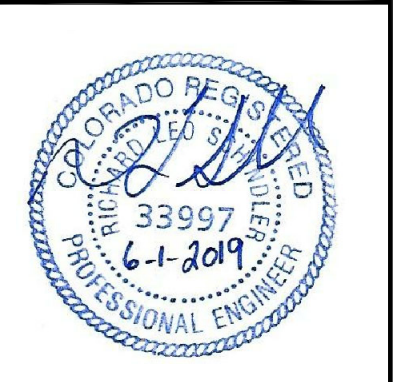


CORE
ENGINEERING GROUP
 15004 1ST AVENUE S,
 SUITE 100, BOULDER,
 COLORADO 80506
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

LORSON RANCH EAST FILING NO. 4
HORIZONTAL CONTROL PLAN



DATE:
 JUNE 1, 2019

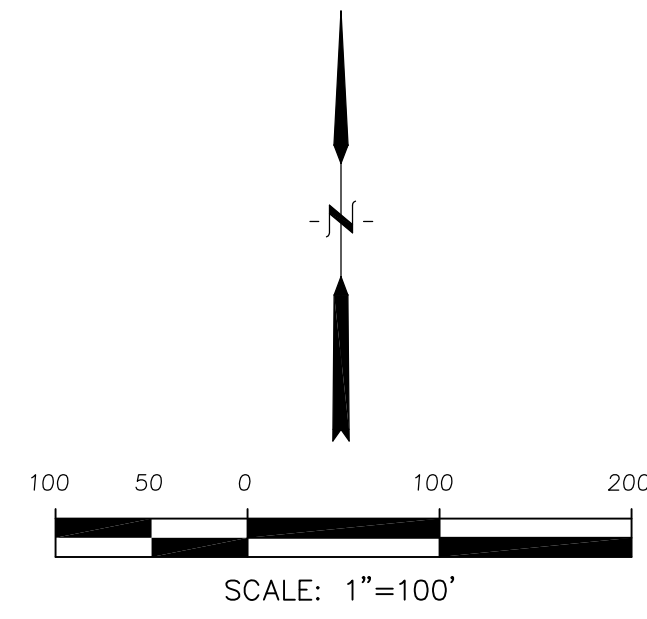
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SHEET NUMBER
C2.2

TOTAL SHEETS: 40

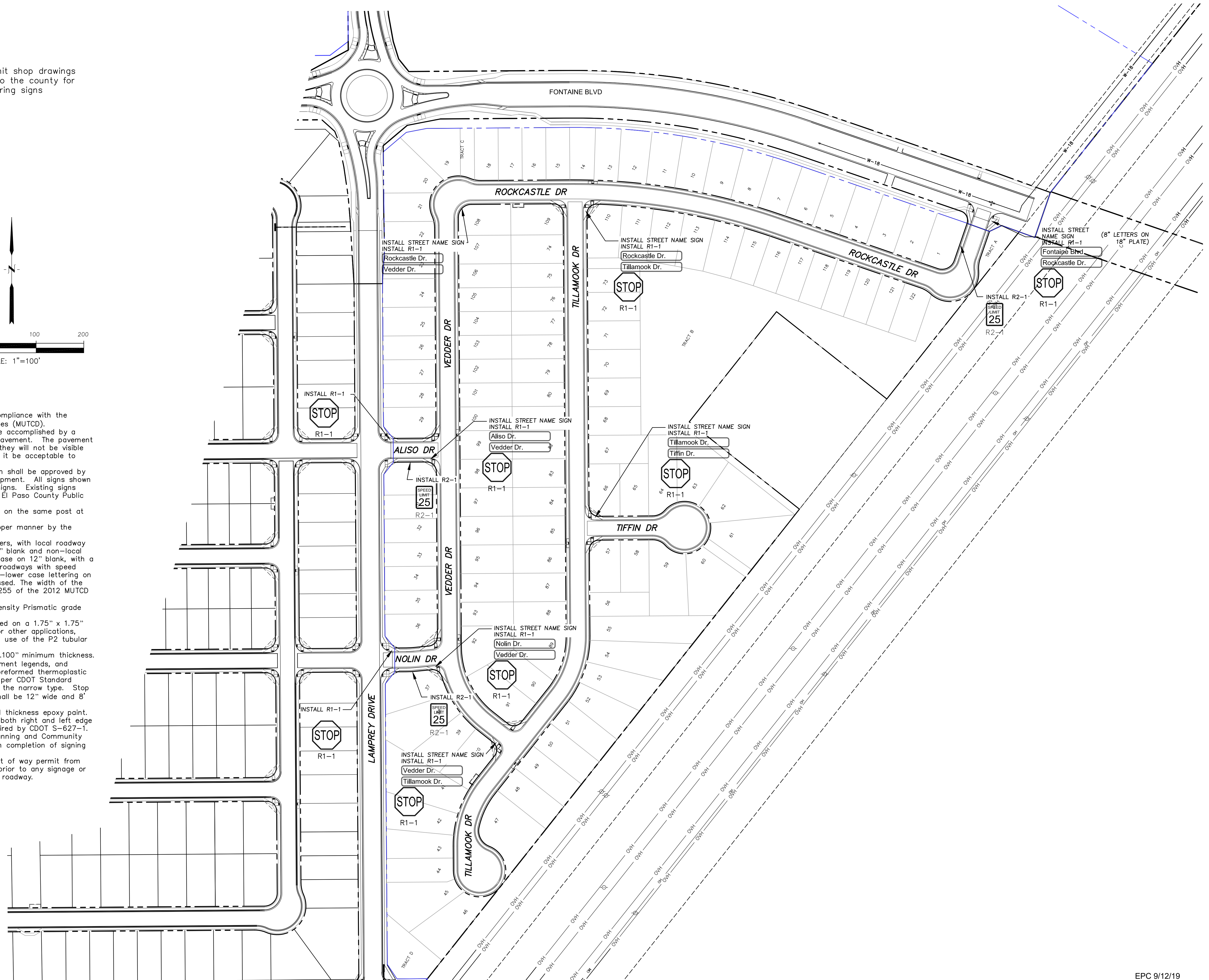
Notes:

- Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs



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.



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 BLDG 1100, SUITE 35506
 DENVER, CO 80202
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 CONTACT: JEFF MARK

DRAWN: RLS
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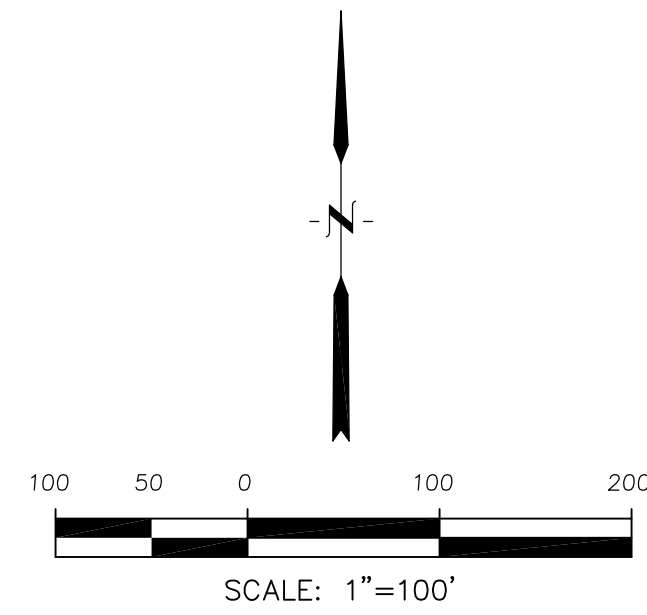
SIGNING AND STRIPING PLAN
LORSON RANCH EAST FILING NO. 4
NORTH AREA



DATE:
 JUNE 1, 2019
 PROJECT NO.
 100.048
 SHEET NUMBER
 C5.1
 TOTAL SHEETS: 40

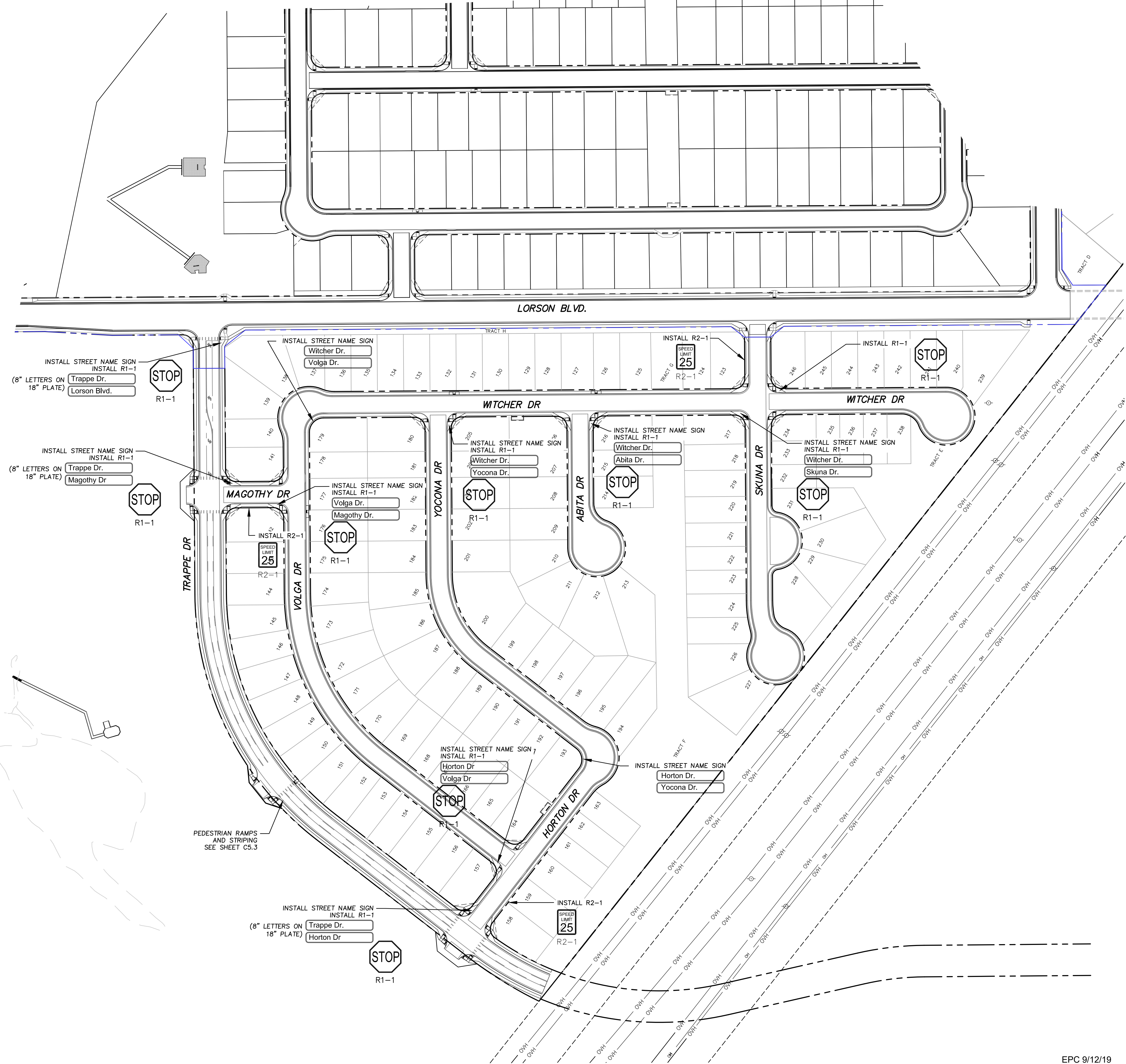
Notes:

- Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs



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.



CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 SUITE 3506
 PARK 719 570 1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO: _____
 PREPARED FOR:
LORSON RANCH EAST
FILING NO. 4
 LORSON BLVD. - LAMPREY DR.
 COLORADO SPRINGS, COLORADO
 PROJECT:
LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

SIGNING AND STRIPING PLAN
LORSON RANCH EAST FILING NO. 4
SOUTH AREA

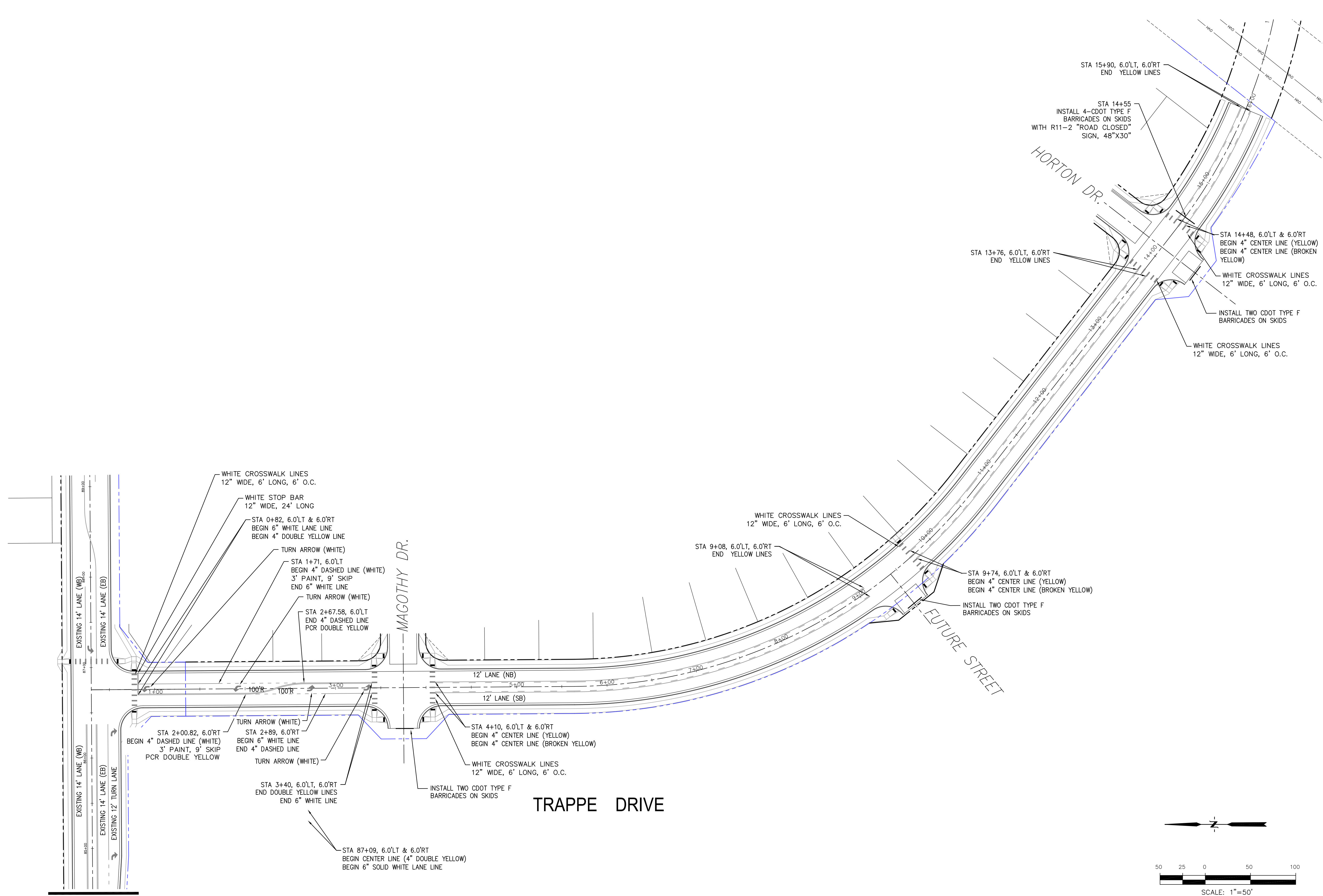


DATE:
 JUNE 1, 2019

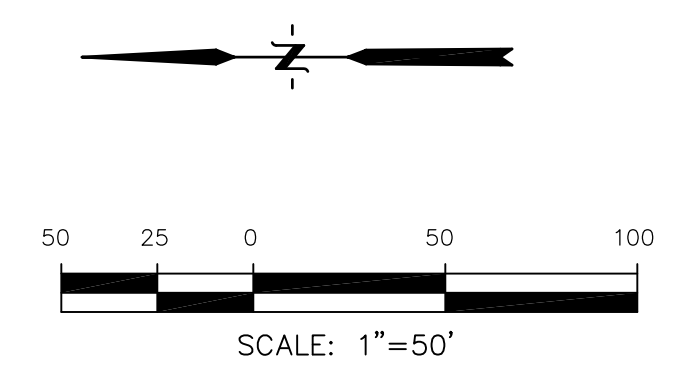
PROJECT NO.
 100.048

SHEET NUMBER
 C5.2

TOTAL SHEETS: 40



EXISTING LORSON BLVD
SEE SF 18-008



CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOOD
P.O. BOX 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:
LORSON RANCH EAST
FILING NO. 4
LORSON BLVD. - LAMPREY DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

LORSON RANCH EAST FILING NO. 4
SIGNING/STRIPING PLAN
TRAPPE DRIVE



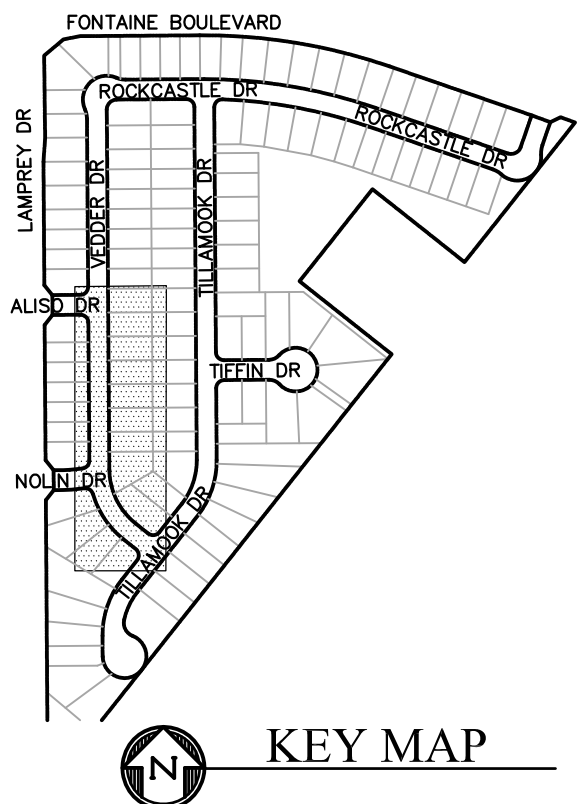
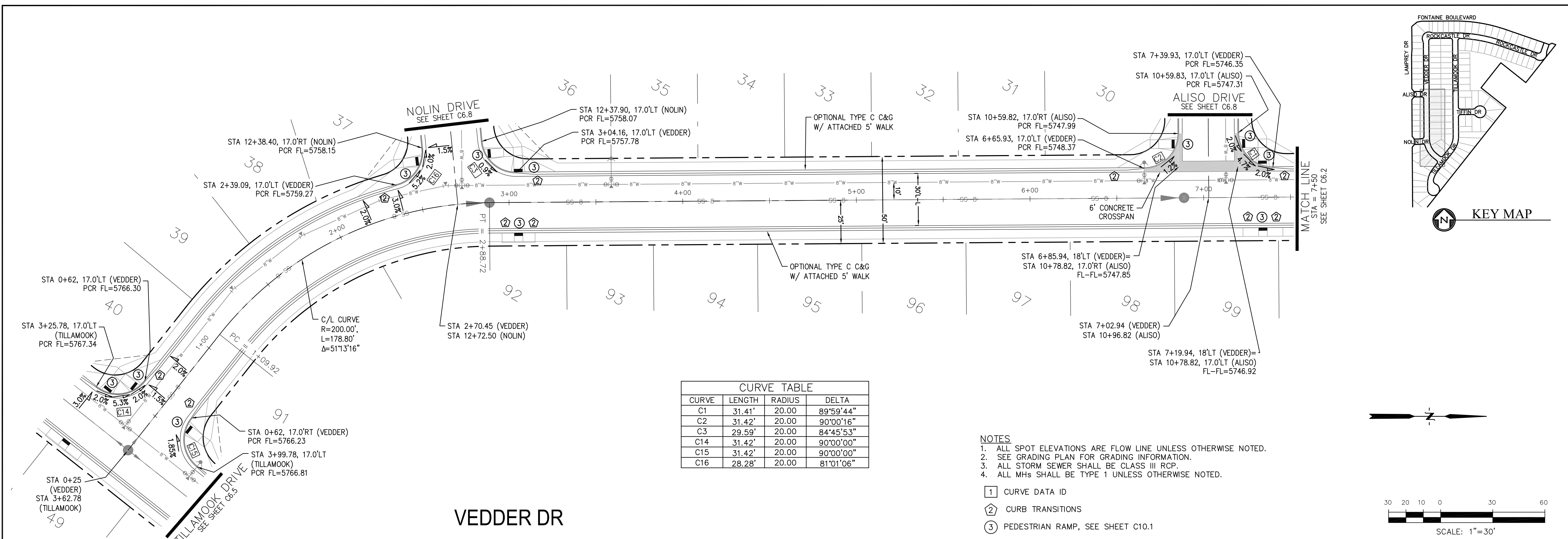
DATE:
JUNE 1, 2019

PROJECT NO.
100.048

SHEET NUMBER
C5.3

TOTAL SHEETS: 40

EPC 9/12/19

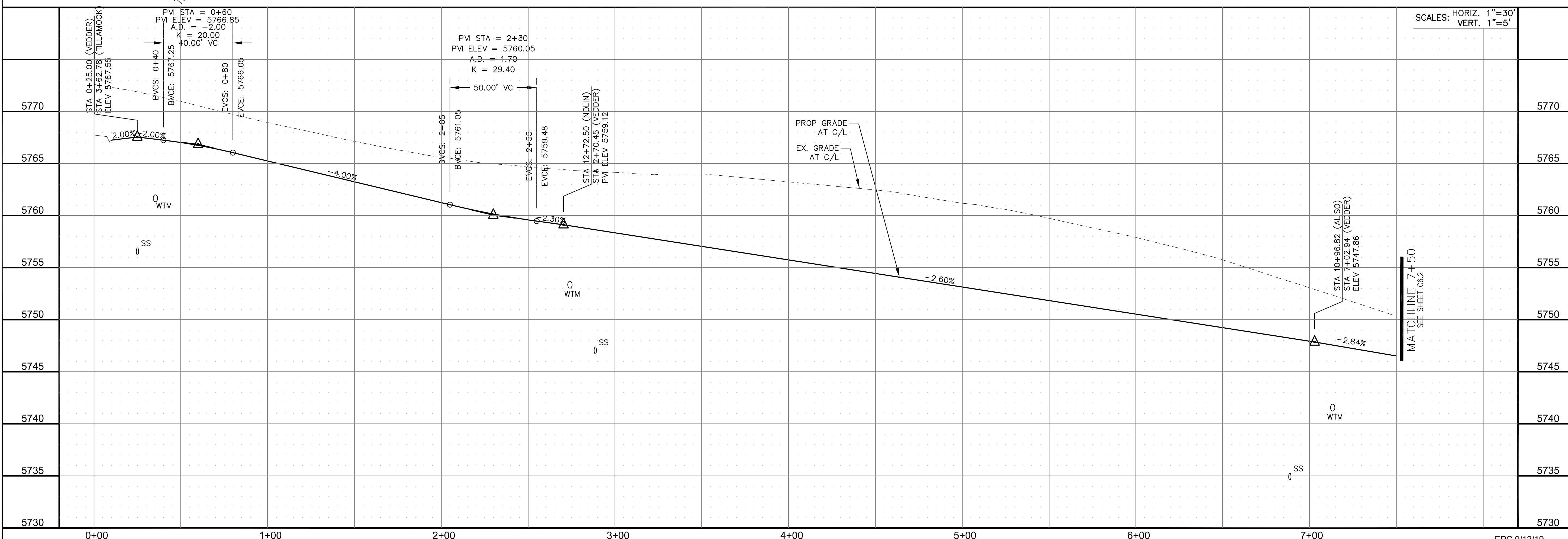
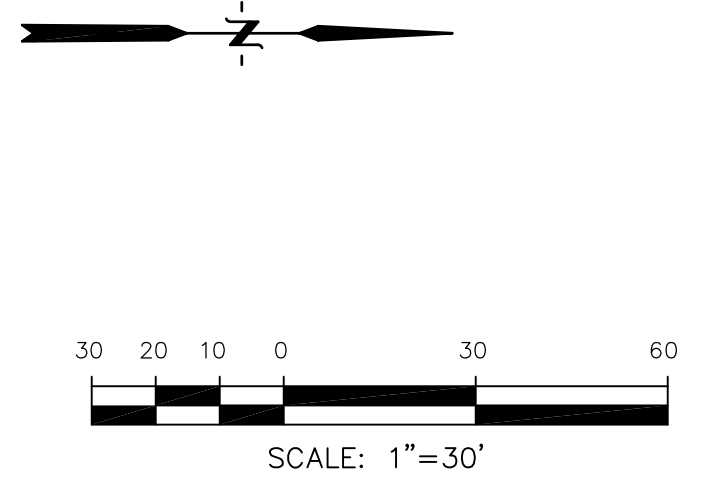


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	31.41'	20.00	89°59'44"
C2	31.42'	20.00	90°00'16"
C3	29.59'	20.00	84°45'53"
C14	31.42'	20.00	90°00'00"
C15	31.42'	20.00	90°00'00"
C16	28.28'	20.00	81°01'06"

- 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



CORE
ENGINEERING GROUP

15004 1ST AVENUE S.
SUITE 301
DENVER, CO 80202
PHONE: 727.571100
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:
LORSON RANCH EAST
FILING NO. 4
LORSON BLVD. - LAMPREY DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

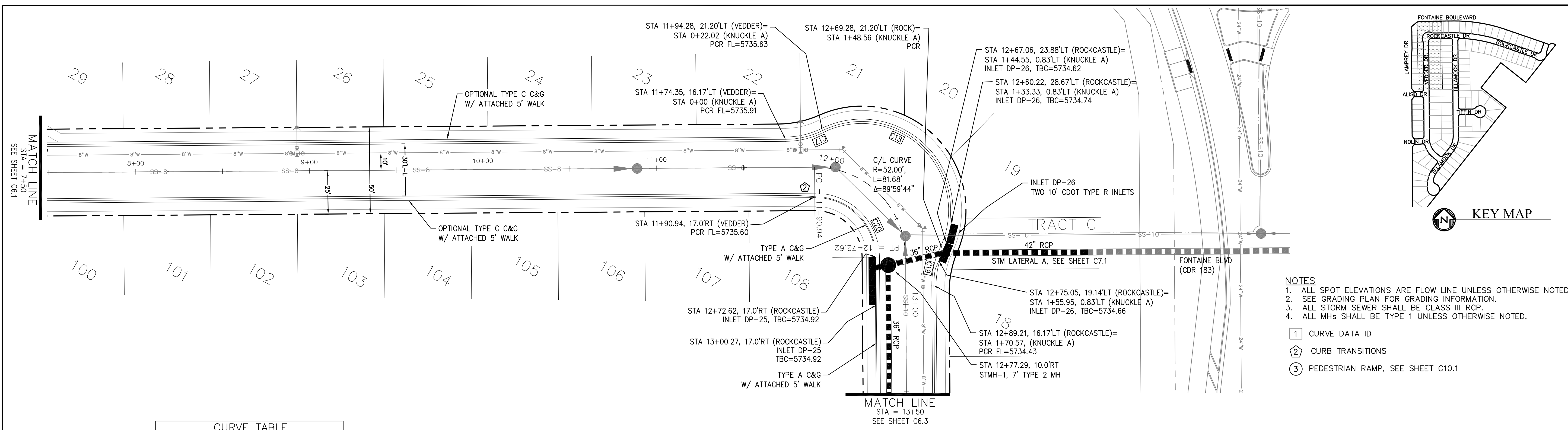
STREET/STORM
VEDDER DRIVE
STA 0+00 TO 7+50

DATE:
JUNE 1, 2019

PROJECT NO.
100.048

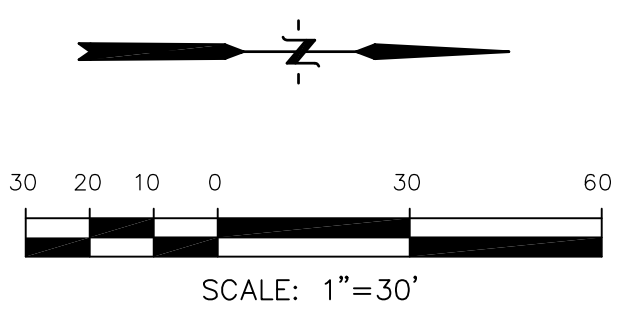
SHEET NUMBER
C6.1

TOTAL SHEETS: 40

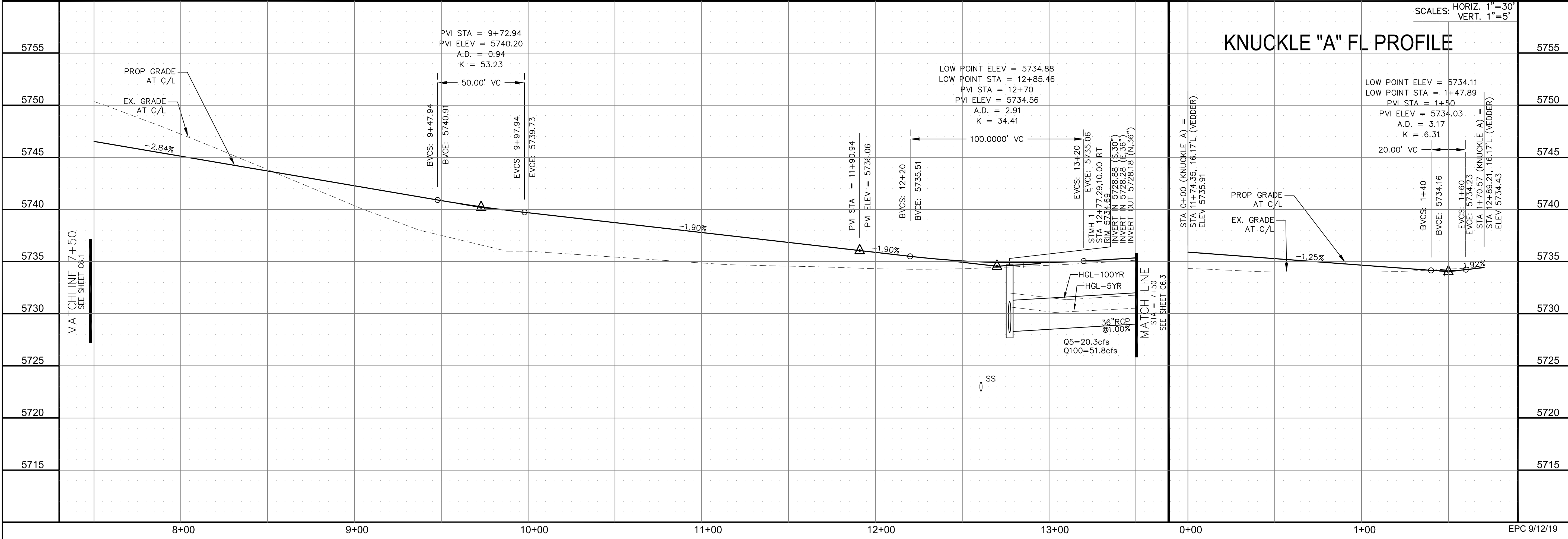


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C17	22.02'	48.83	25°50'31"
C18	126.53'	51.17	141°40'46"
C19	22.02'	48.83	25°50'31"
C20	54.98'	35.00	89°59'44"

- 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



VEDDER DR - ROCKCASTLE DR



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

DATE: _____
 DESCRIPTION: _____
 NO. _____

PROJECT: **LORSON RANCH EAST**
FILING NO. 3
 LORSON BLVD. - LAMPREY DR.
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

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
VEDDER DRIVE & ROCKCASTLE DR
STA 7+50 TO 13+50

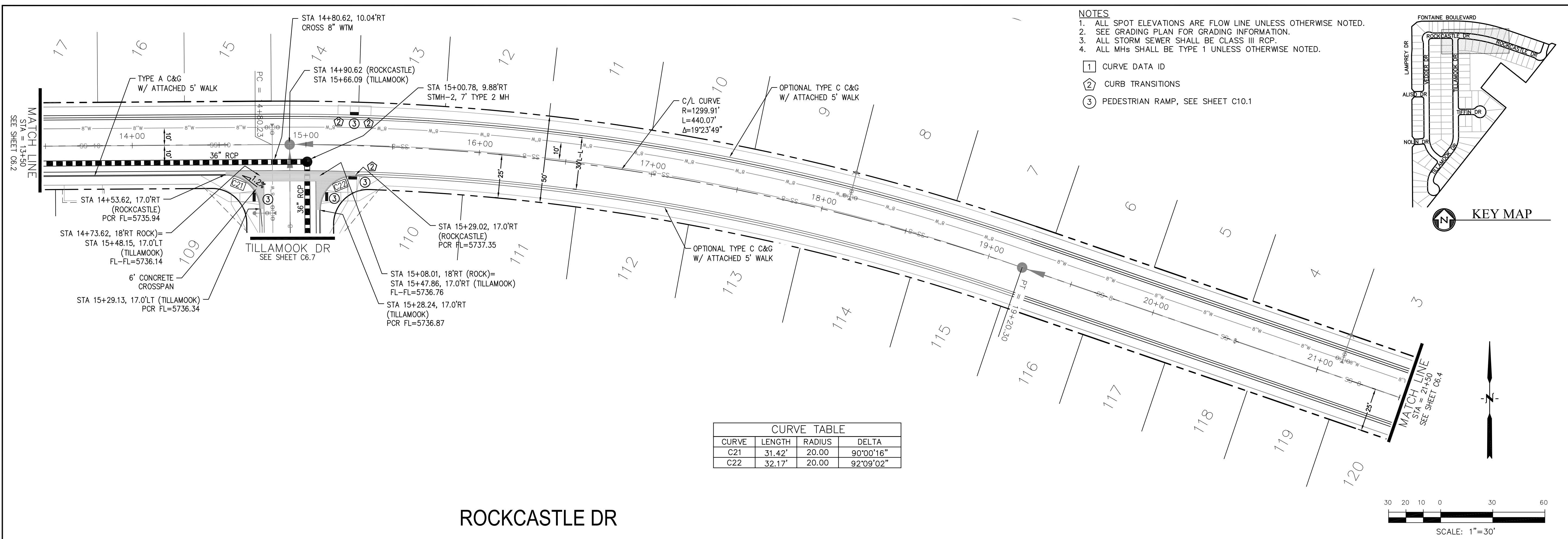
DATE: JUNE 1, 2019
 PROJECT NO. 100.048
 SHEET NUMBER C6.2
 TOTAL SHEETS: 40

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

KNUCKLE "A" FL PROFILE

PROF. ENGINEER
 RICHARD L. SCHINDLER
 NO. 33997
 6-1-2019

EPC 9/12/19



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 200, SUITE 5506
 PLATON, CO 80131
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

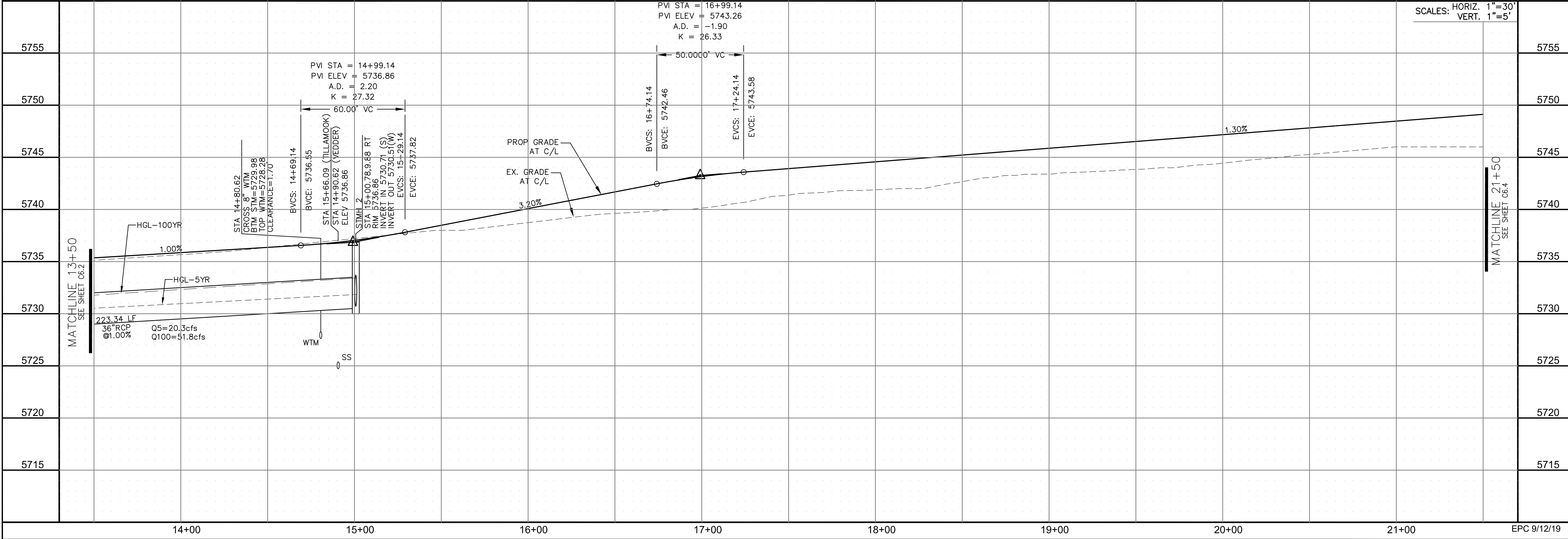
DATE: _____
 DESCRIPTION: _____
 NO. _____

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

PROJECT:
LORSON RANCH EAST
FILING NO. 4
 LORSON BLVD. - LAMPREY DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

ROCKCASTLE DR



STREET/STORM
ROCKCASTLE DR
STA 13+50 TO 21+50

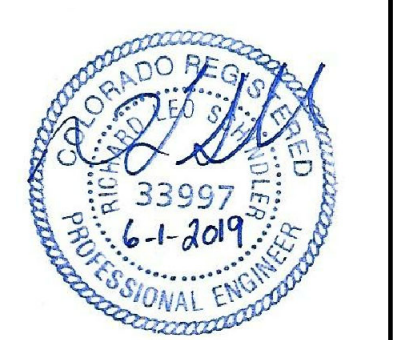
DATE: JUNE 1, 2019

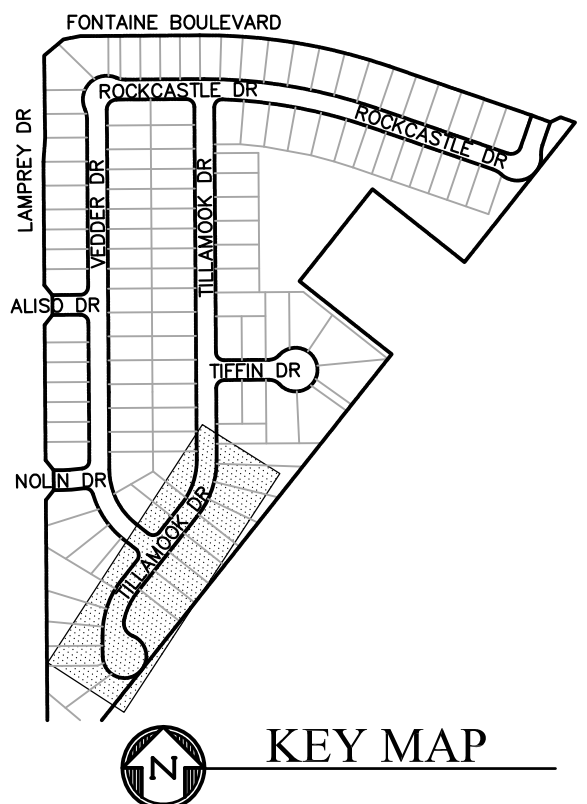
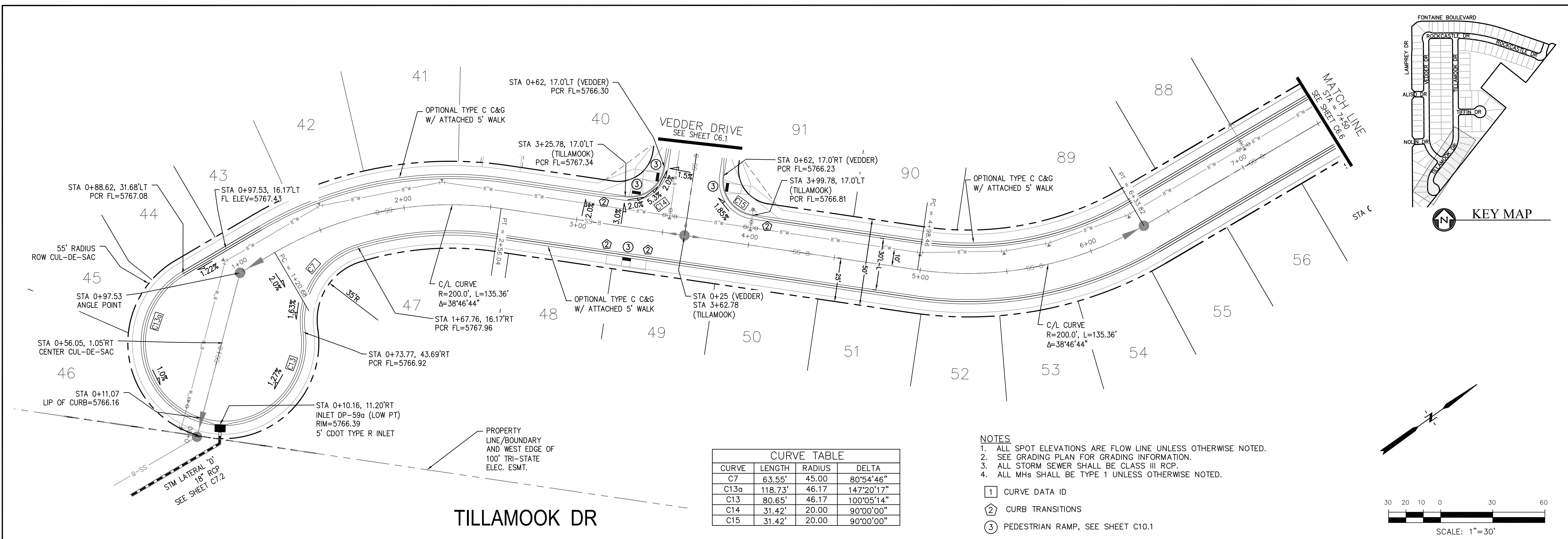
PROJECT NO. 100.048

SHEET NUMBER C6.3

TOTAL SHEETS: 40

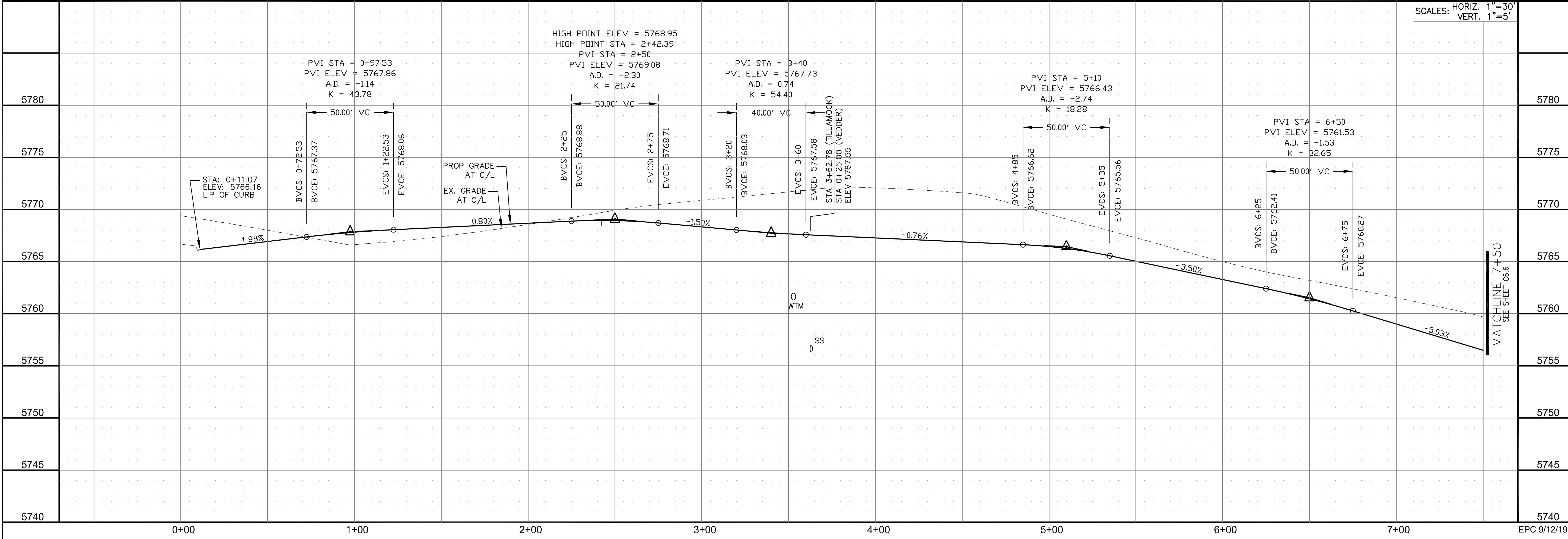
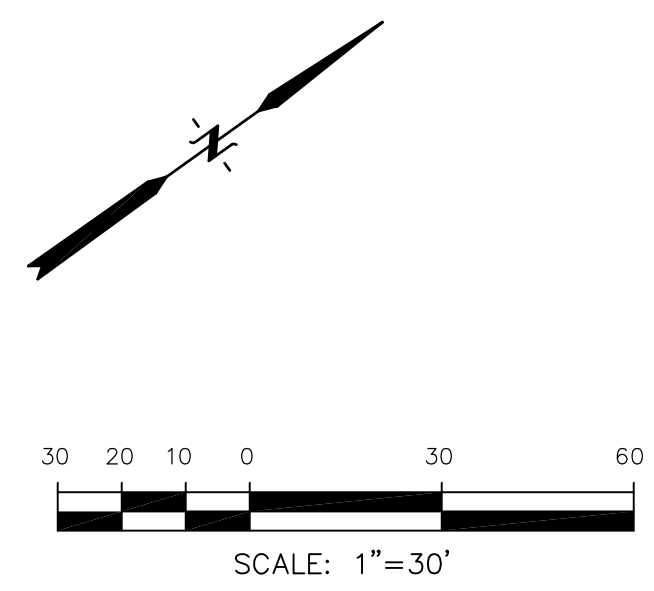
EPC 9/12/19





CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	63.55'	45.00'	80°54'46"
C13a	118.73'	46.17'	147°20'17"
C13	80.65'	46.17'	100°05'14"
C14	31.42'	20.00'	90°00'00"
C15	31.42'	20.00'	90°00'00"

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



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 200, SUITE 35506
 BIRMGHAM, AL 35202
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO: _____

PREPARED FOR:
LORSON RANCH EAST
 FILING NO. 4
 LORSON BLVD. - LAMPREY DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET/STORM
TILLAMOOK DRIVE
STA 0+00 TO 7+50

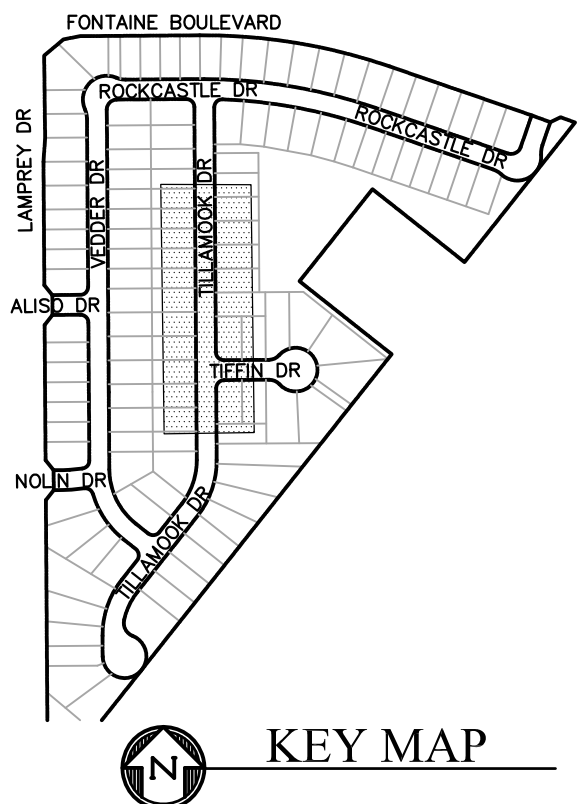
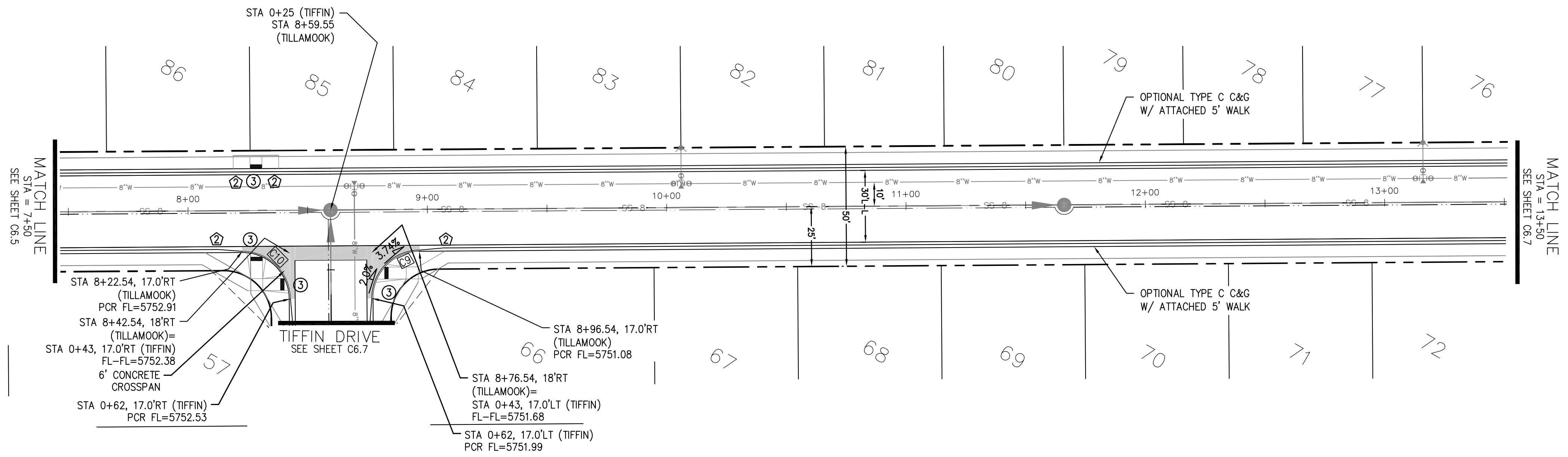


DATE:
 JUNE 1, 2019

PROJECT NO.
 100.048

SHEET NUMBER
 C6.5

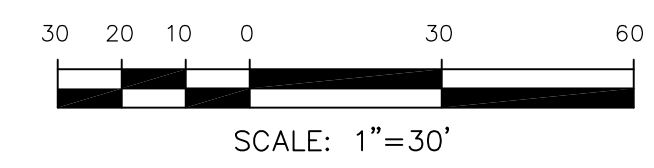
TOTAL SHEETS: 40



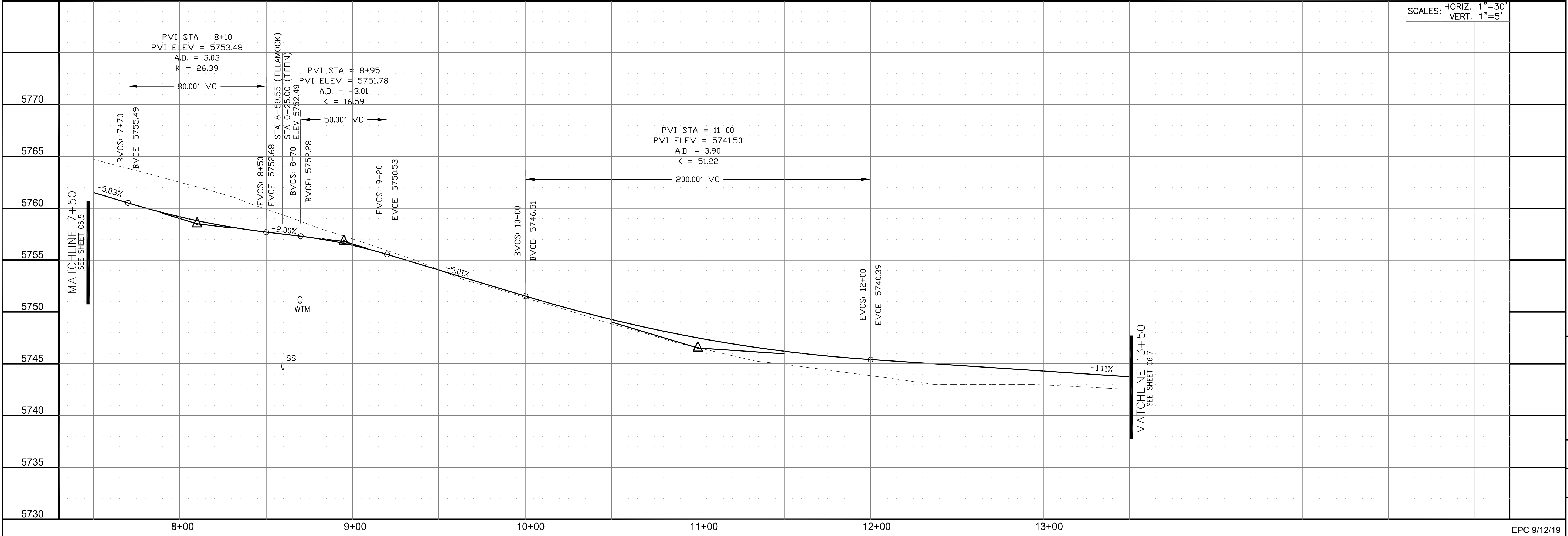
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	31.42'	20.00	89°59'58"
C10	31.42'	20.00	90°00'02"

- 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



TILLAMOOK DR



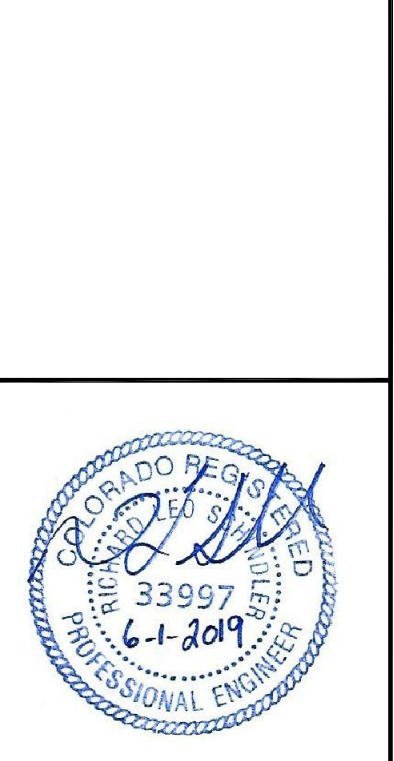
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRCH CREEK, CO 80506
 PHONE: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____

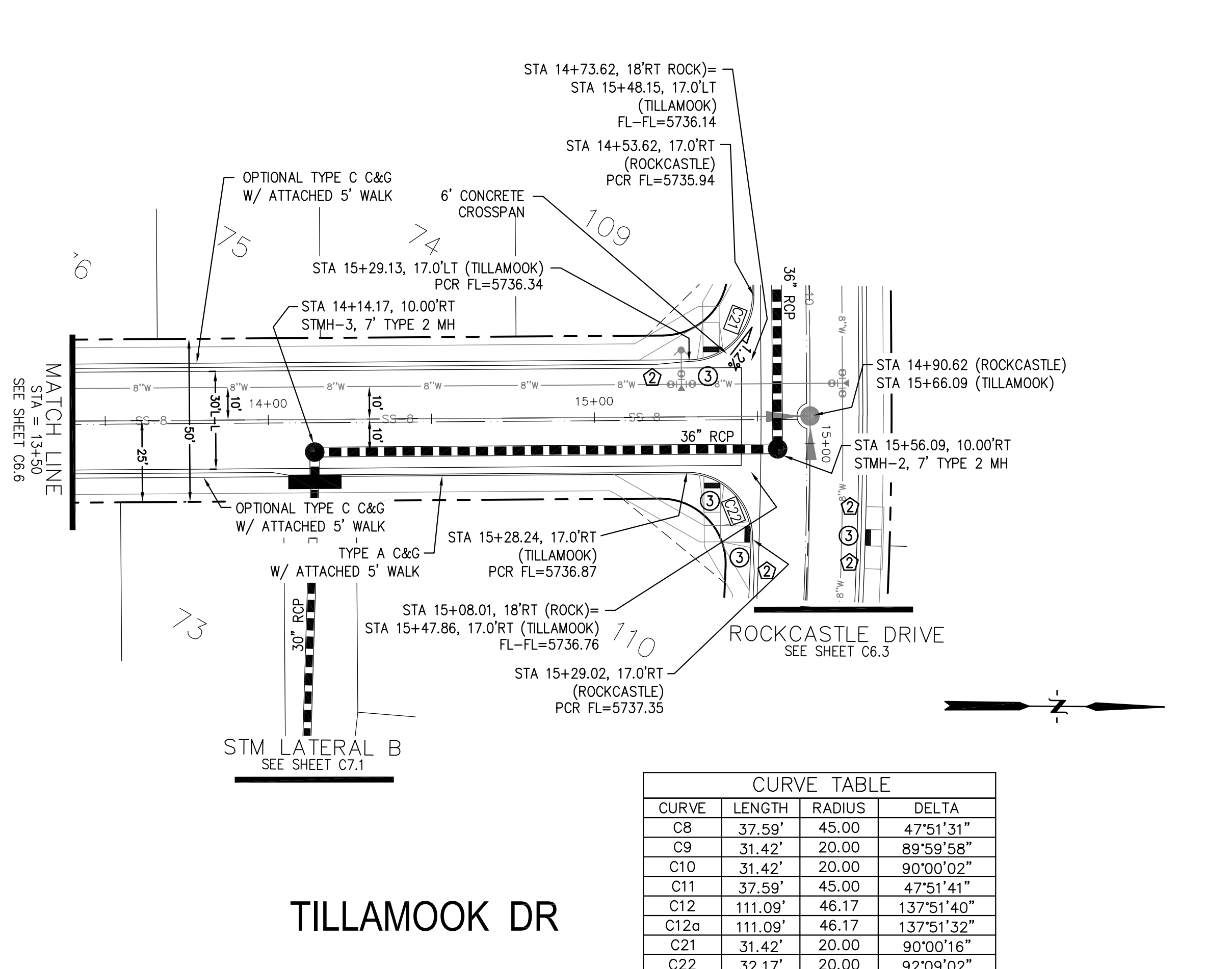
PREPARED FOR:
LORSON, LLC
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT:
LORSON RANCH EAST
FILING NO. 4
 LORSON BLVD. - LAMPREY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

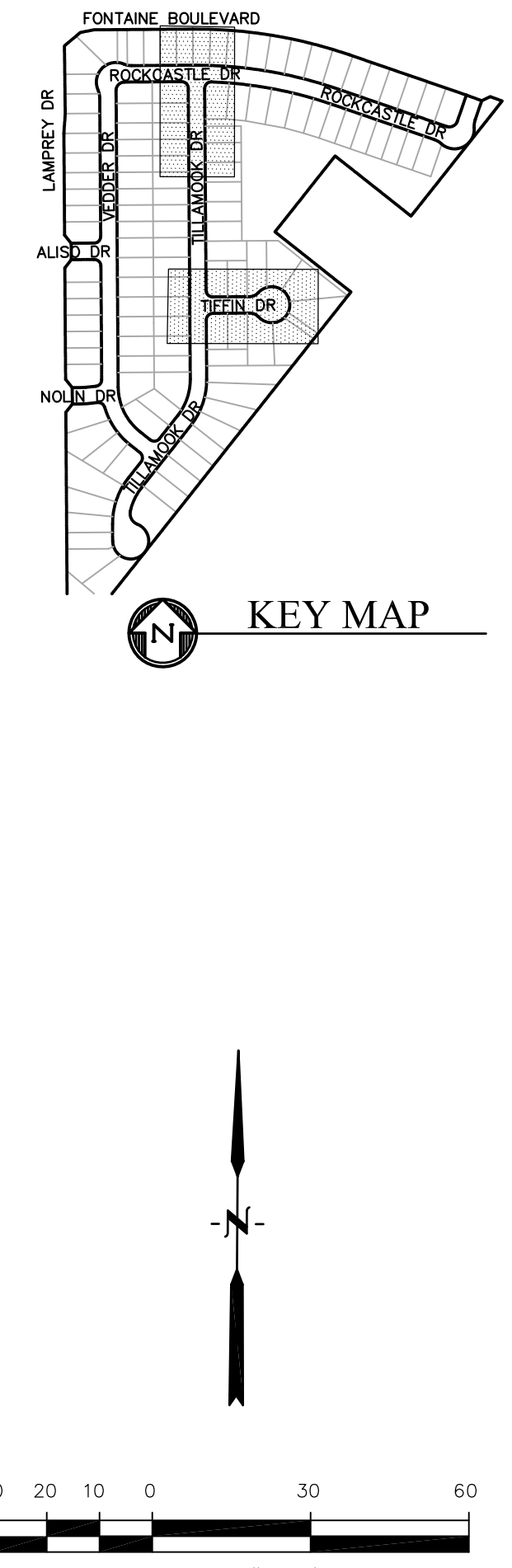
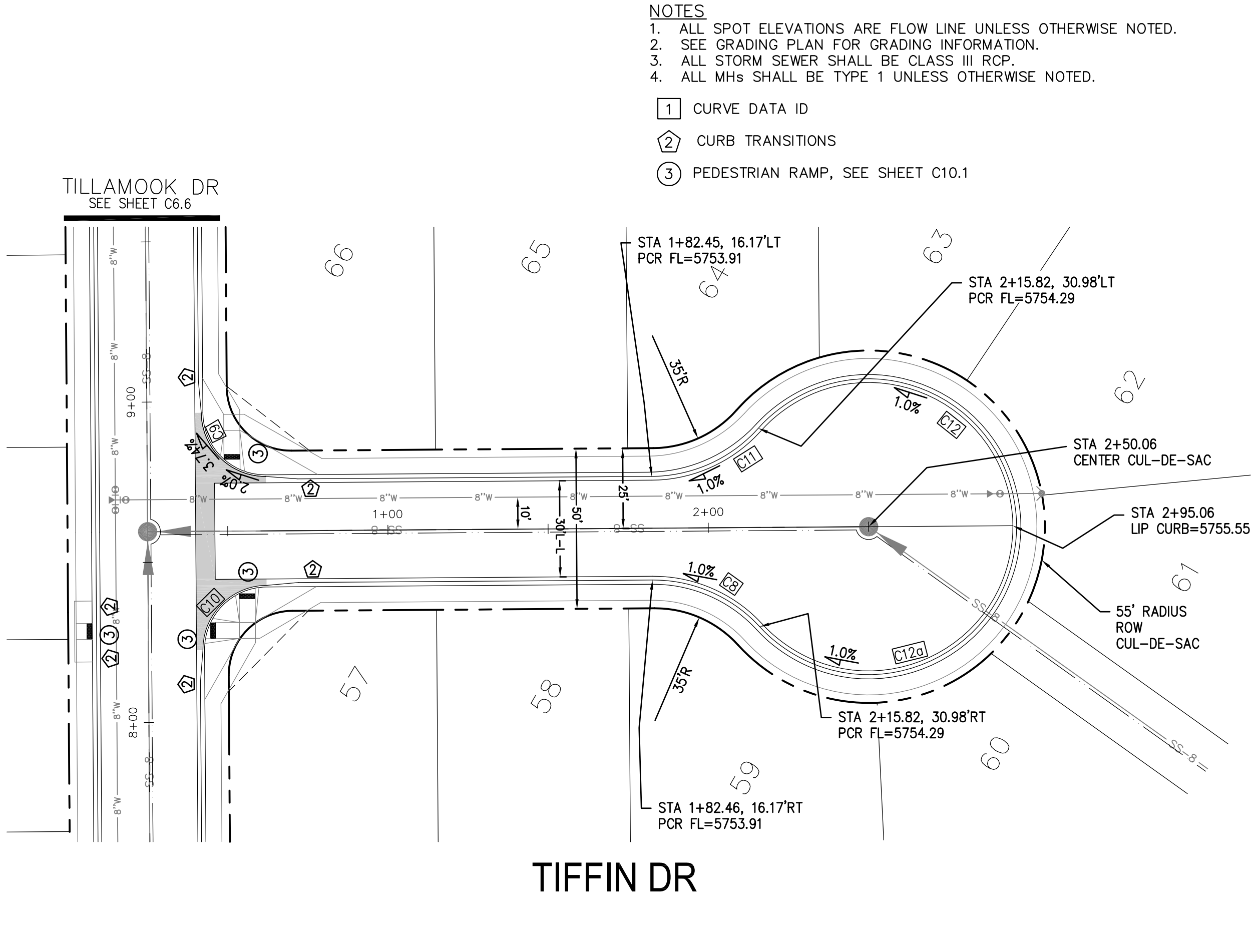
STREET/STORM
 TILLAMOOK DRIVE
 STA 7+50 TO 13+50



DATE:
 JUNE 1, 2019
 PROJECT NO.
 100.048
 SHEET NUMBER
 C6.6
 TOTAL SHEETS: 40



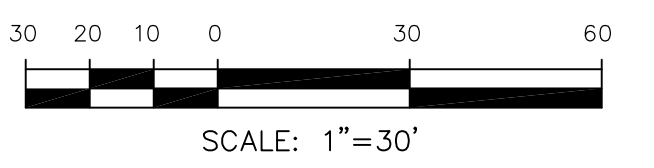
CURVE	LENGTH	RADIUS	DELTA
C8	37.59'	45.00	47°51'31"
C9	31.42'	20.00	89°59'58"
C10	31.42'	20.00	90°00'02"
C11	37.59'	45.00	47°51'41"
C12	111.09'	46.17	137°51'40"
C12a	111.09'	46.17	137°51'32"
C21	31.42'	20.00	90°00'16"
C22	32.17'	20.00	92°09'02"



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

TILLAMOOK DR

TIFFIN DR

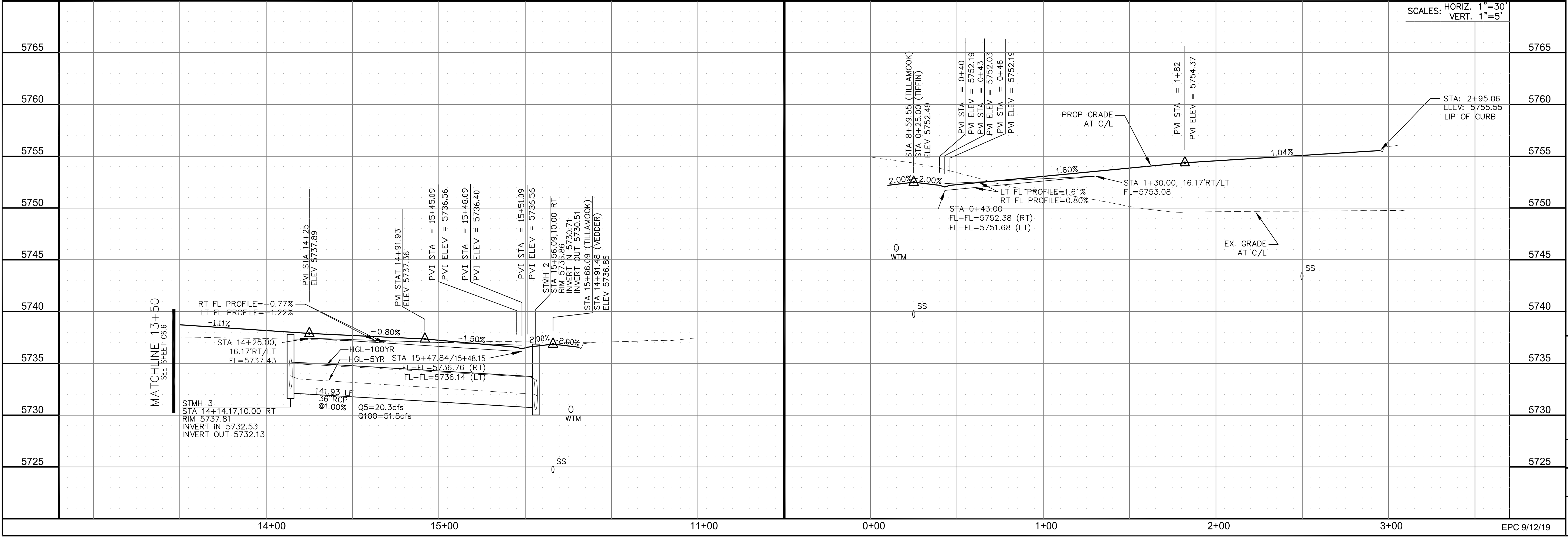


CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 200, SUITE 300
 PLATON, CO 80131
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

PROJECT: **LORSON RANCH EAST FILING NO. 4**
 LORSON BLVD. - LAMPREY DR
 COLORADO SPRINGS, COLORADO

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
 TILLAMOOK DRIVE & TIFFIN DRIVE
 STA 13+50 TO 15+66

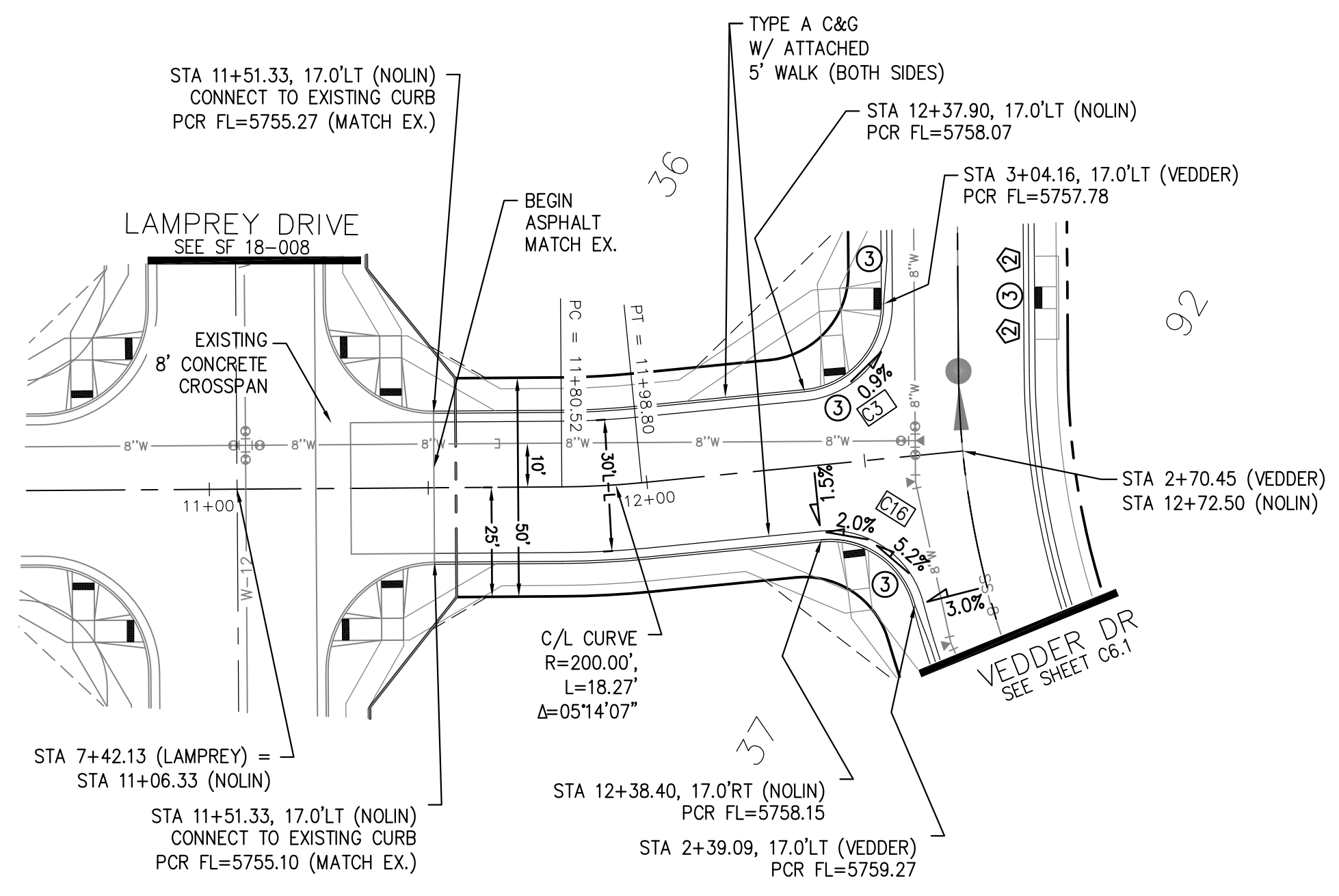
DATE: JUNE 1, 2019

PROJECT NO. 100.048

SHEET NUMBER C6.7

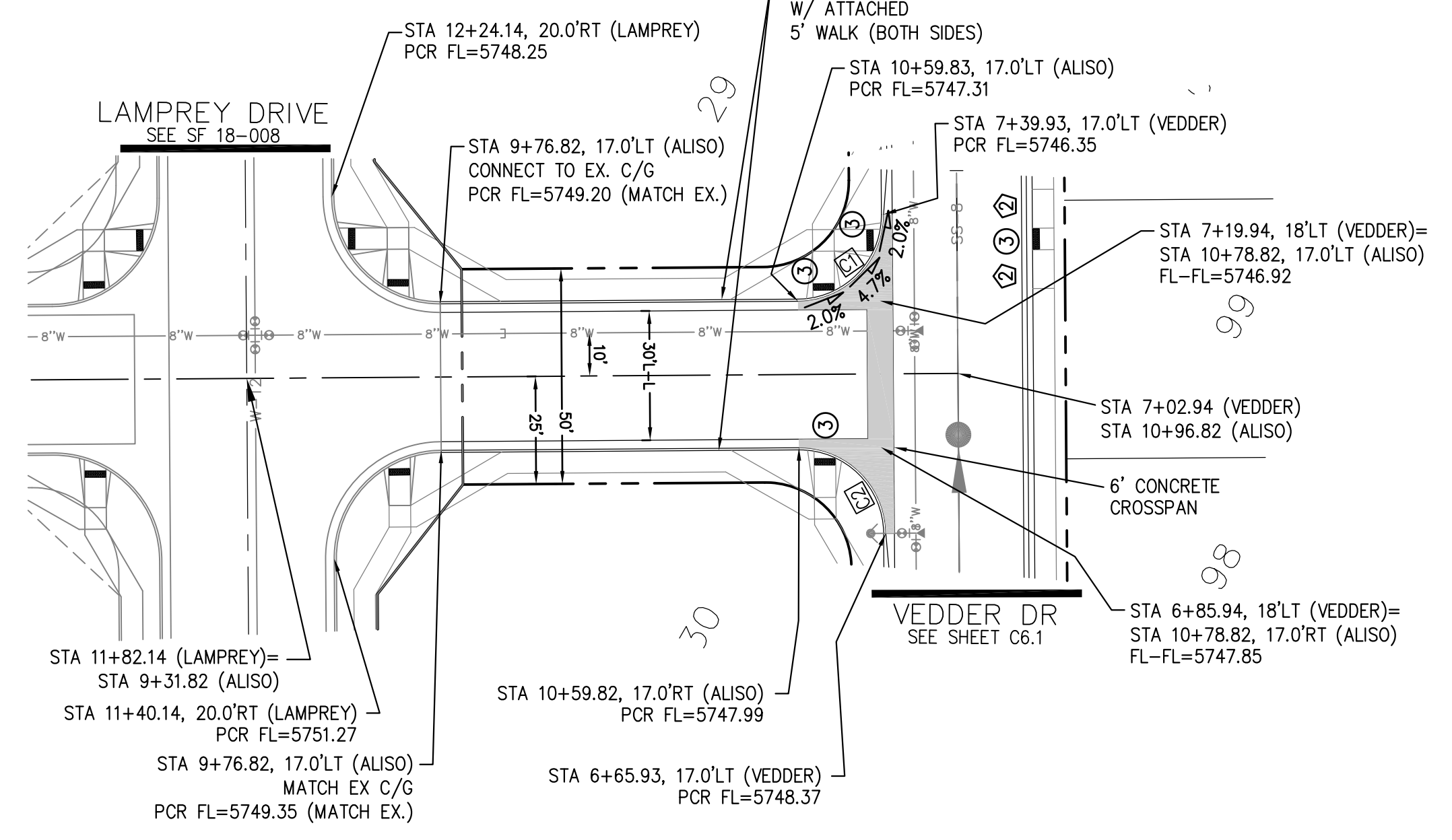
TOTAL SHEETS: 40

EPC 9/12/19



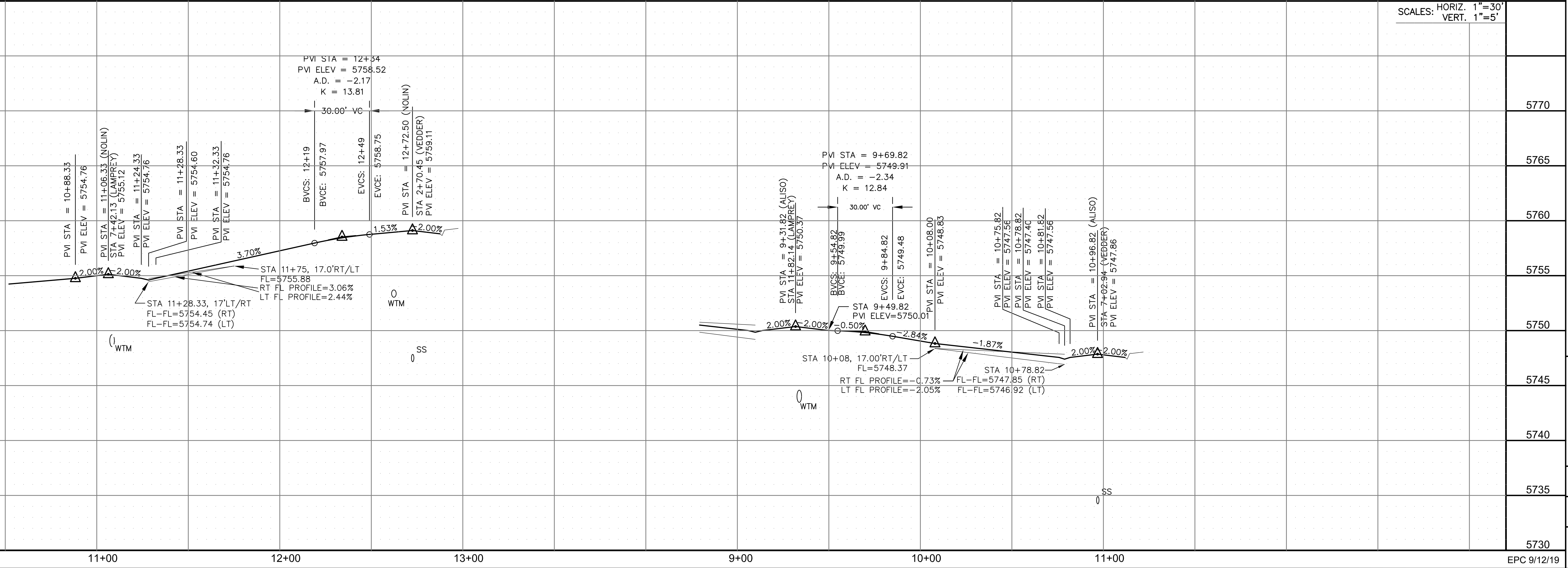
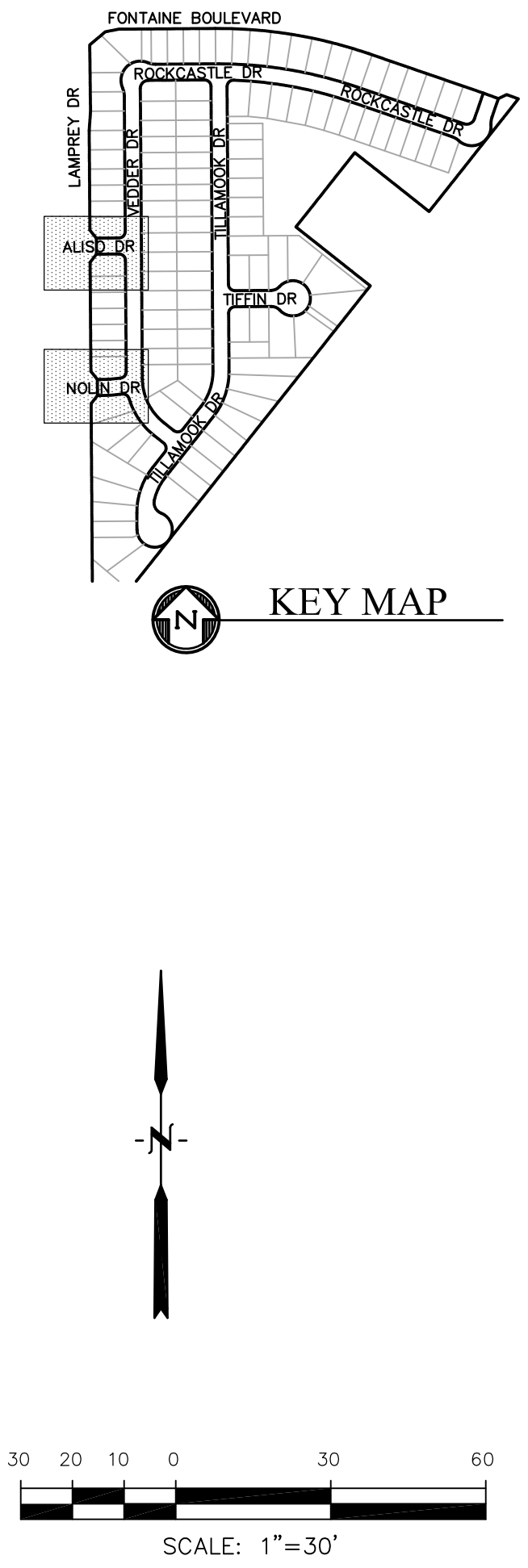
NOLIN DR

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.41'	20.00	89°59'44"
C2	31.42'	20.00	90°00'16"
C3	29.59'	20.00	84°45'53"
C16	28.28'	20.00	81°01'06"



ALISO DR

- 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



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

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 727.970.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DATE: _____
DESCRIPTION: _____
NO. _____
PROJECT: LORSON RANCH EAST
FILING NO. 4
LORSON BLVD. - LAMPREY DR
COLORADO SPRINGS, COLORADO
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK
CONTACT: (719) 635-3200

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET/STORM
NOLIN DR & ALISO DR



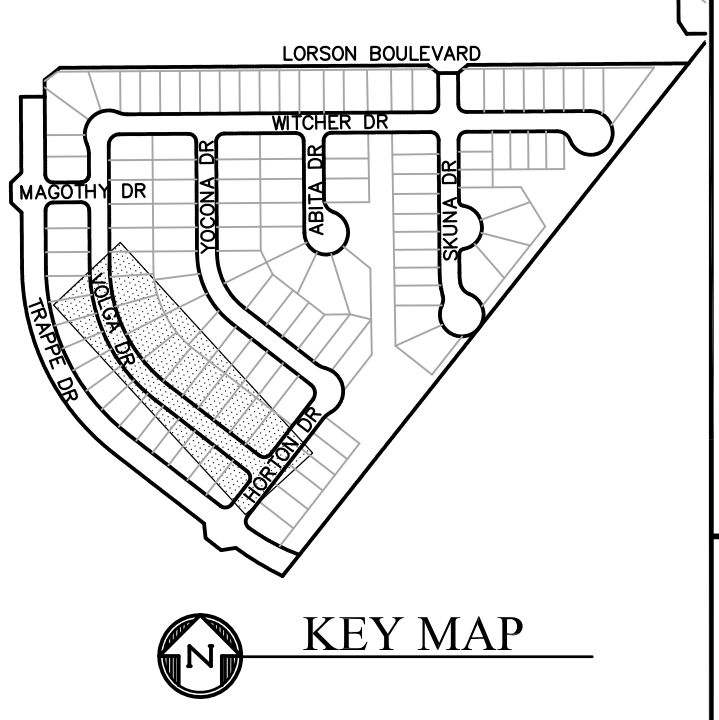
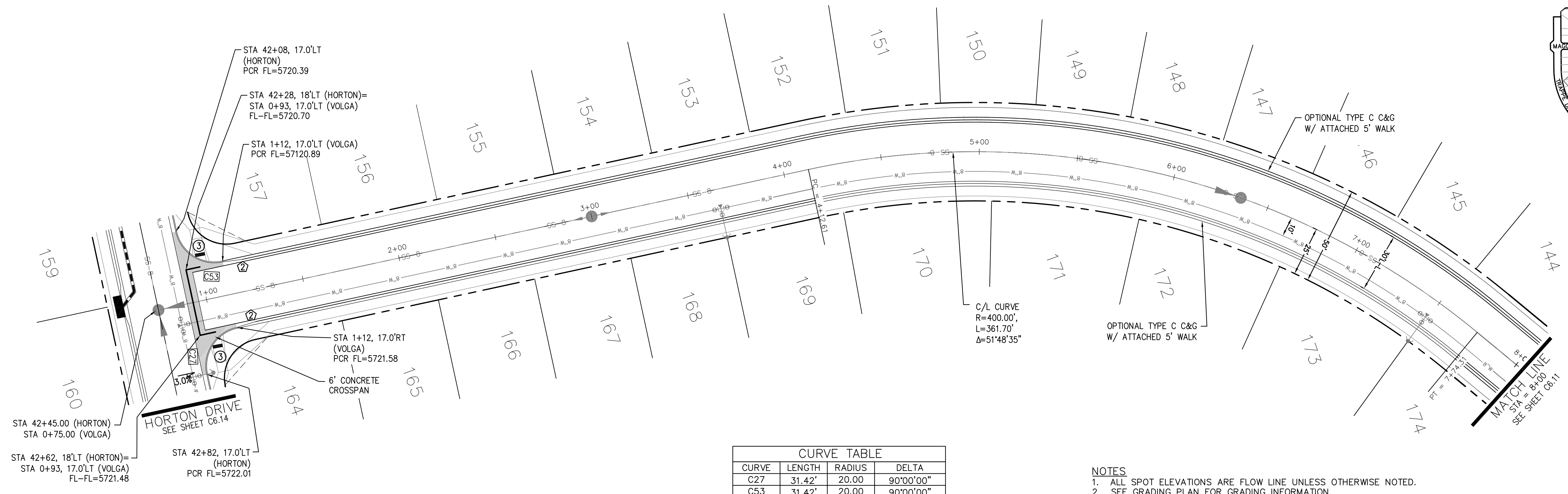
DATE:
JUNE 1, 2019

PROJECT NO.
100.048

SHEET NUMBER
C6.8

TOTAL SHEETS: 40

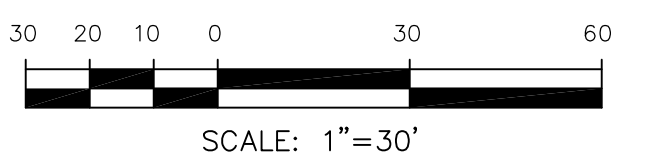
EPC 9/12/19



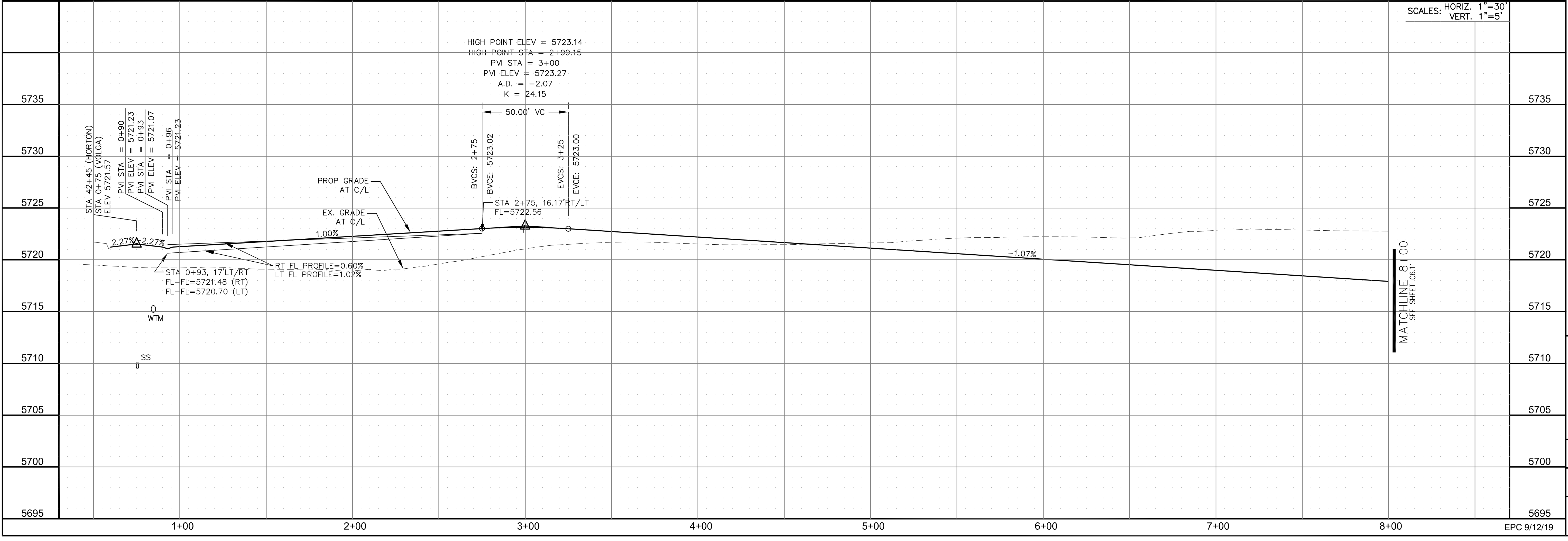
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C27	31.42'	20.00	90°00'00"
C53	31.42'	20.00	90°00'00"

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

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



VOLGA DR



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRCH CREEK, CO 80150
 PHONE: 303.479.5700
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO: _____
 DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

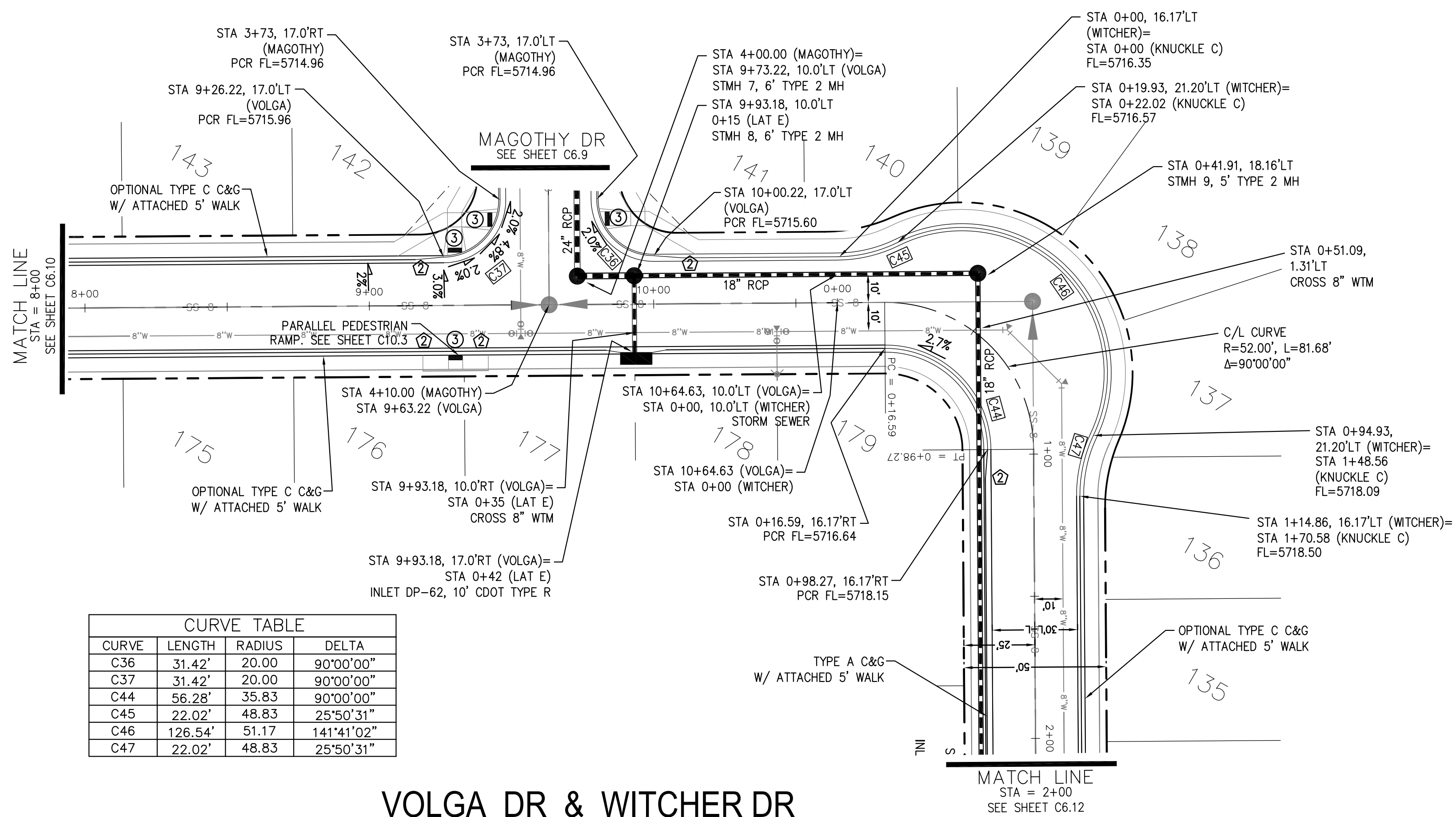
PROJECT: **LORSON RANCH EAST**
FILING NO. 4
 LORSON BLVD. - LAMPREY DR.
 COLORADO SPRINGS, COLORADO

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

STREET/STORM
VOLGA DRIVE
STA 0+00 TO 8+00

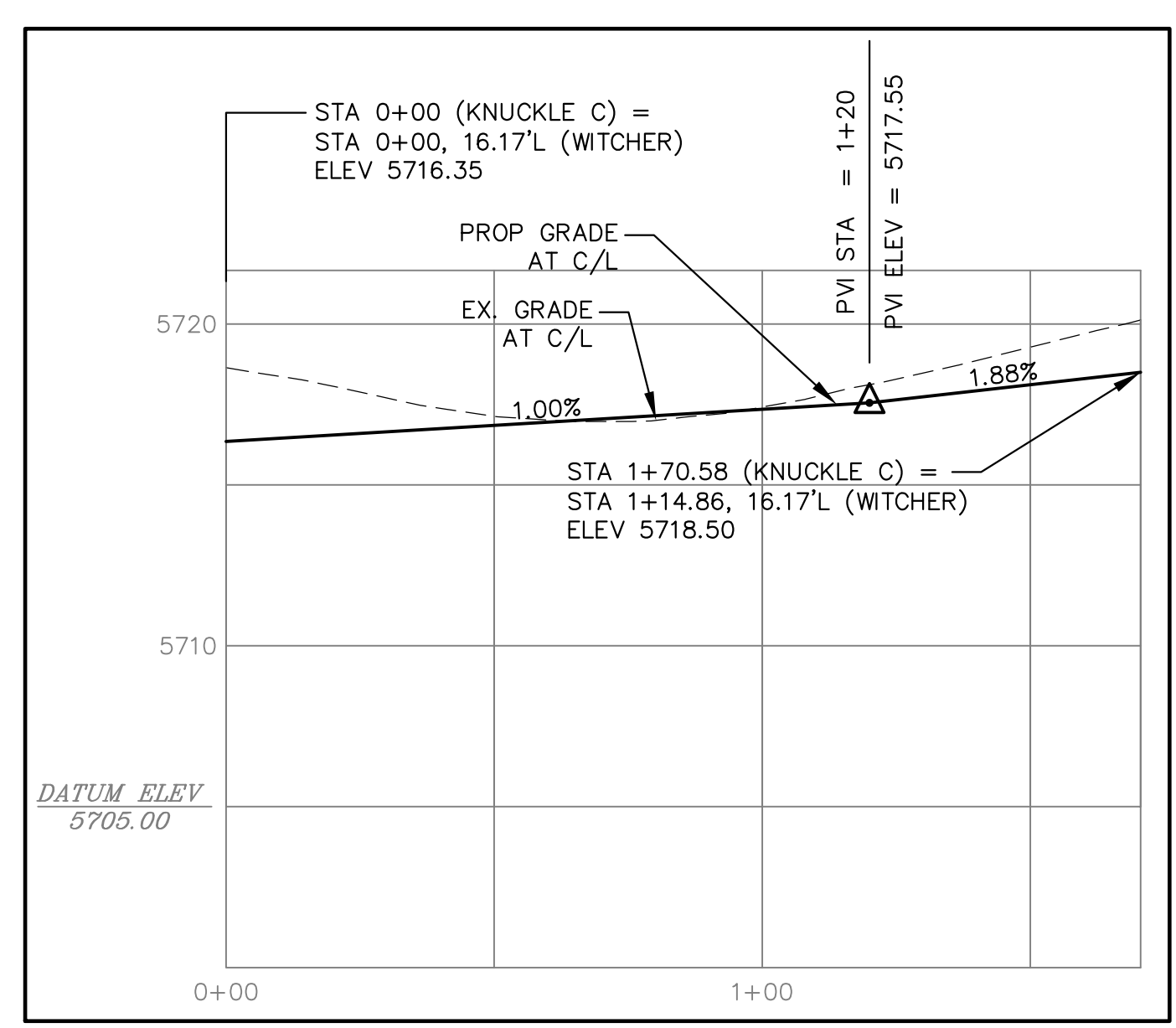


DATE: JUNE 1, 2019
 PROJECT NO. 100.048
 SHEET NUMBER C6.10
 TOTAL SHEETS: 40



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C36	31.42'	20.00	90°00'00"
C37	31.42'	20.00	90°00'00"
C44	56.28'	35.83	90°00'00"
C45	22.02'	48.83	25°50'31"
C46	126.54'	51.17	141°41'02"
C47	22.02'	48.83	25°50'31"

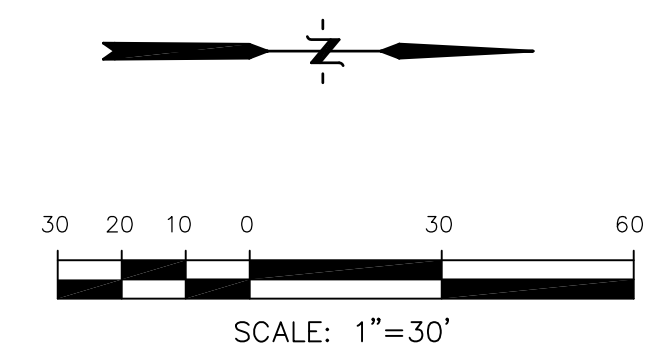
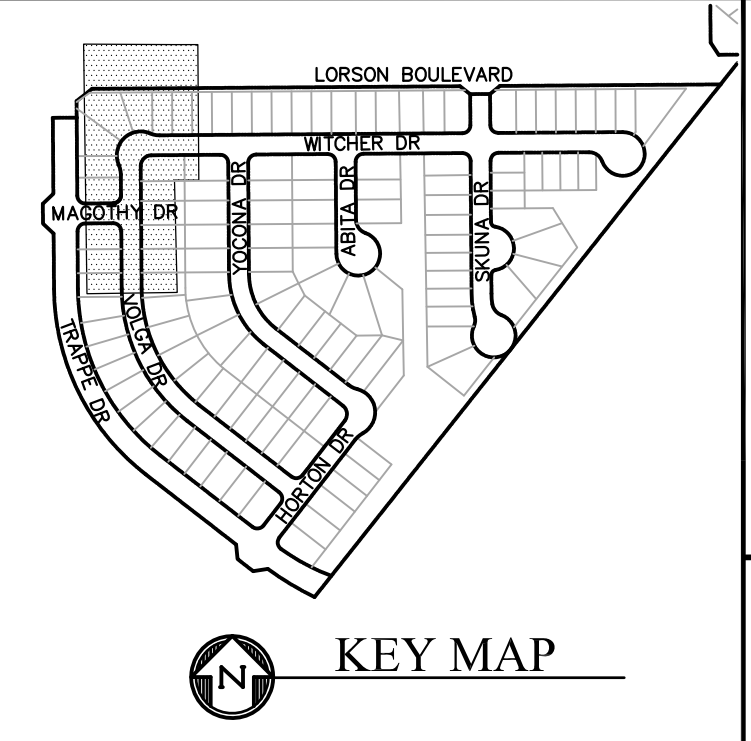
VOLGA DR & WITCHER DR



KNUCKLE 'C' PROFILE

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

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



CORE ENGINEERING GROUP

15004 1ST AVENUE S.
 BLDG 100, SUITE 300
 COLORADO SPRINGS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

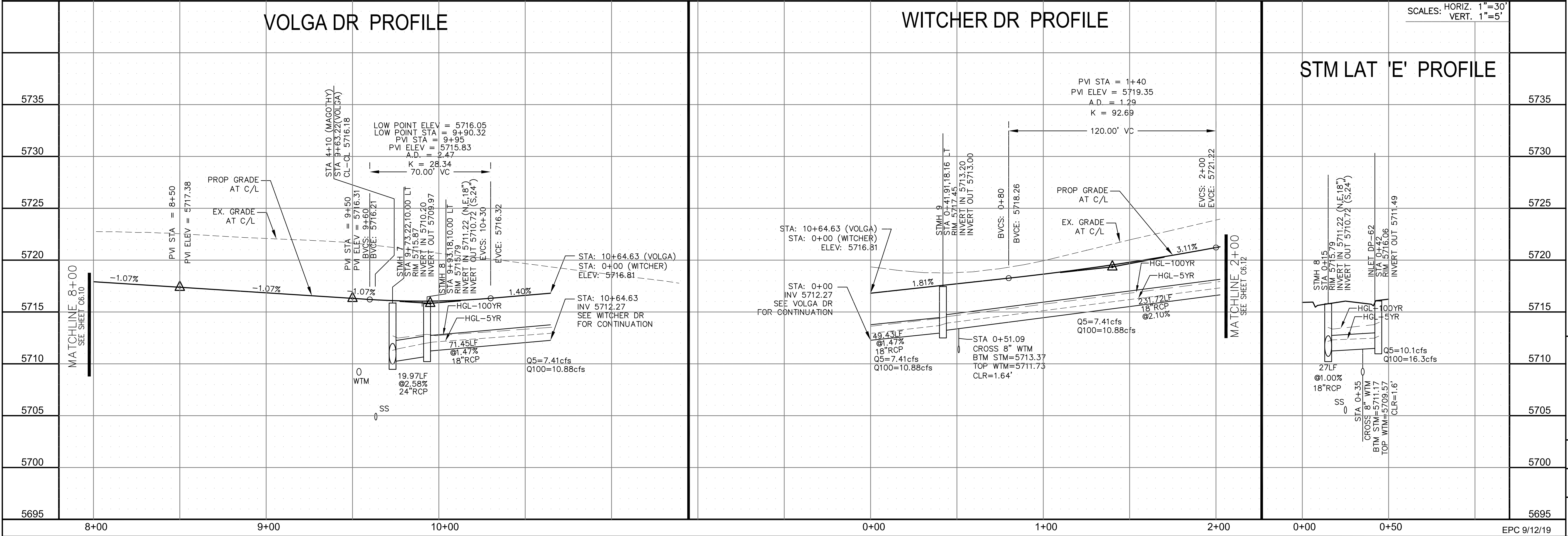
LORSON RANCH EAST FILING NO. 4

LORSON BLVD. - LAMPREY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

VOLGA DR PROFILE

WITCHER DR PROFILE

STM LAT 'E' PROFILE



STREET/STORM

VOLGA DR (STA 8+00 TO 10+64.63)

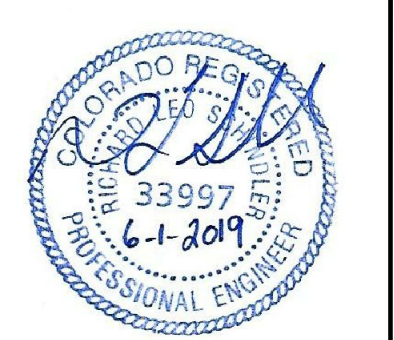
WITCHER DR (STA 0+00 TO 2+00)

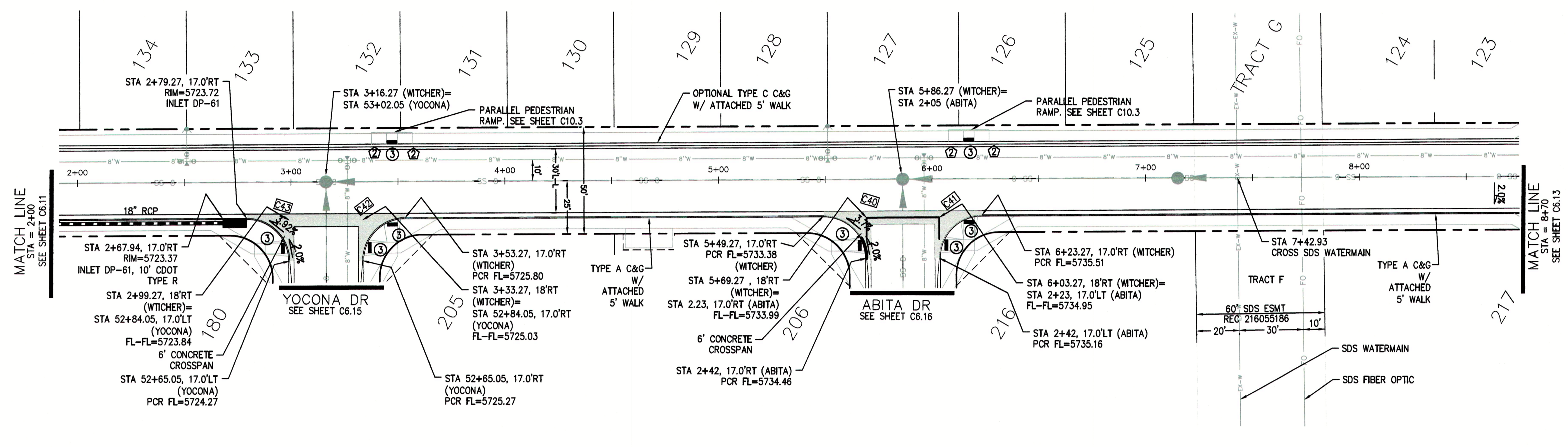
DATE: JUNE 1, 2019

PROJECT NO. 100.048

SHEET NUMBER C6.11

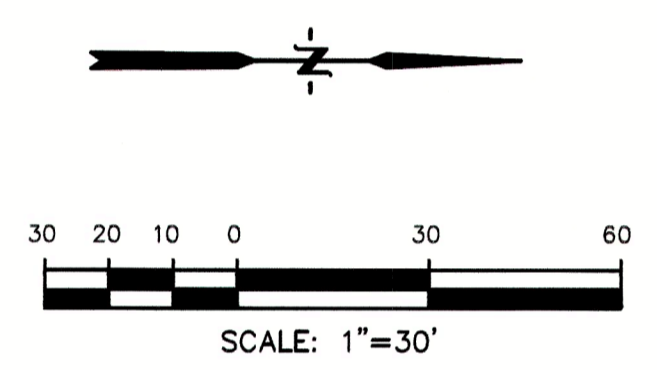
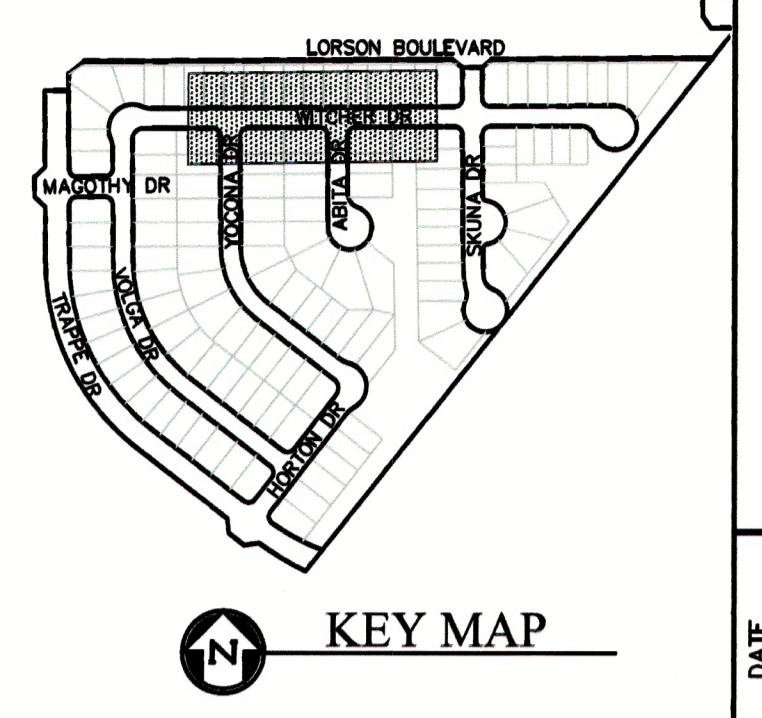
TOTAL SHEETS: 40





CURVE	LENGTH	RADIUS	DELTA
C40	31.42'	20.00'	90°00'00"
C41	31.42'	20.00'	90°00'00"
C42	31.42'	20.00'	90°00'00"
C43	31.42'	20.00'	90°00'00"

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



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

DATE: _____

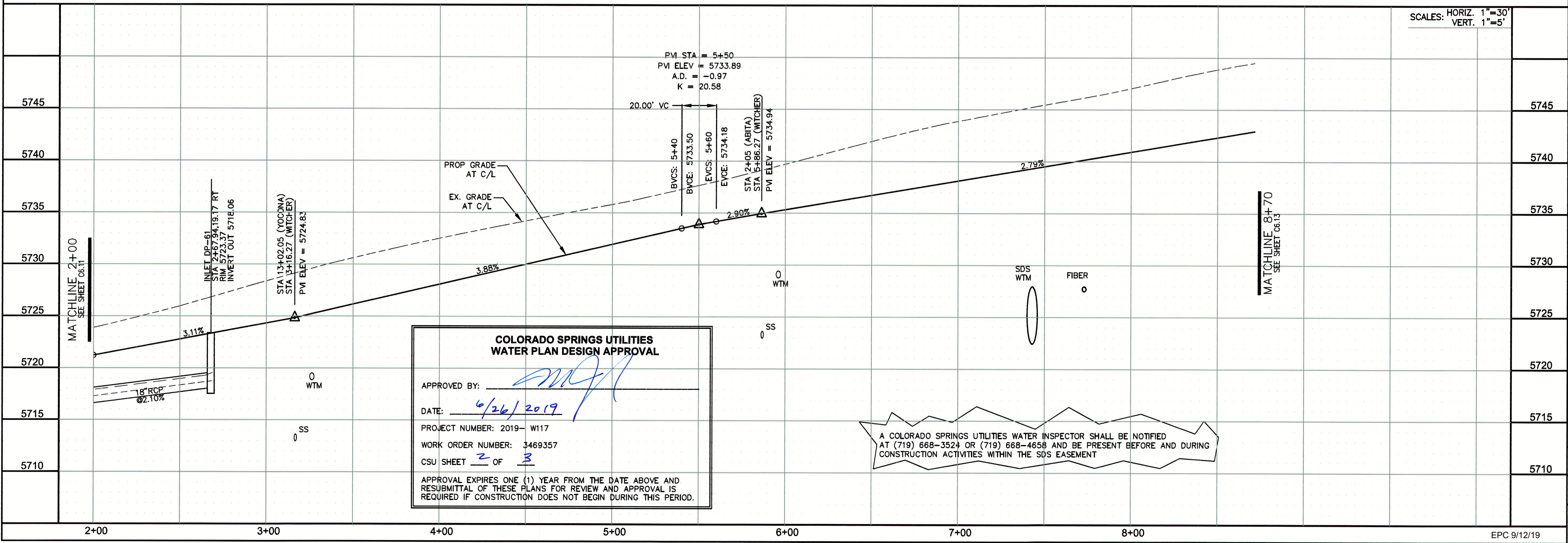
DESCRIPTION: _____

NO. _____

PROJECT: **LORSON RANCH EAST**
 212 N. SPRING CIRCLE, SUITE 300
 COLORADO SPRINGS, CO 80903
 FILING NO. 4
 LORSON BLVD. - LAMPREY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

PREPARED FOR: **LORSON, LLC**
 212 N. SPRING CIRCLE, SUITE 300
 COLORADO SPRINGS, CO 80903
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



**COLORADO SPRINGS UTILITIES
 WATER PLAN DESIGN APPROVAL**

APPROVED BY: *[Signature]*

DATE: 6/26/2019

PROJECT NUMBER: 2019- W117

WORK ORDER NUMBER: 3469357

CSU SHEET 2 OF 3

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

A COLORADO SPRINGS UTILITIES WATER INSPECTOR SHALL BE NOTIFIED AT (719) 668-3524 OR (719) 668-4656 AND BE PRESENT BEFORE AND DURING CONSTRUCTION ACTIVITIES WITHIN THE SDS EASEMENT

STREET/STORM
 WITCHER DRIVE
 STA 2+00 TO 8+70

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

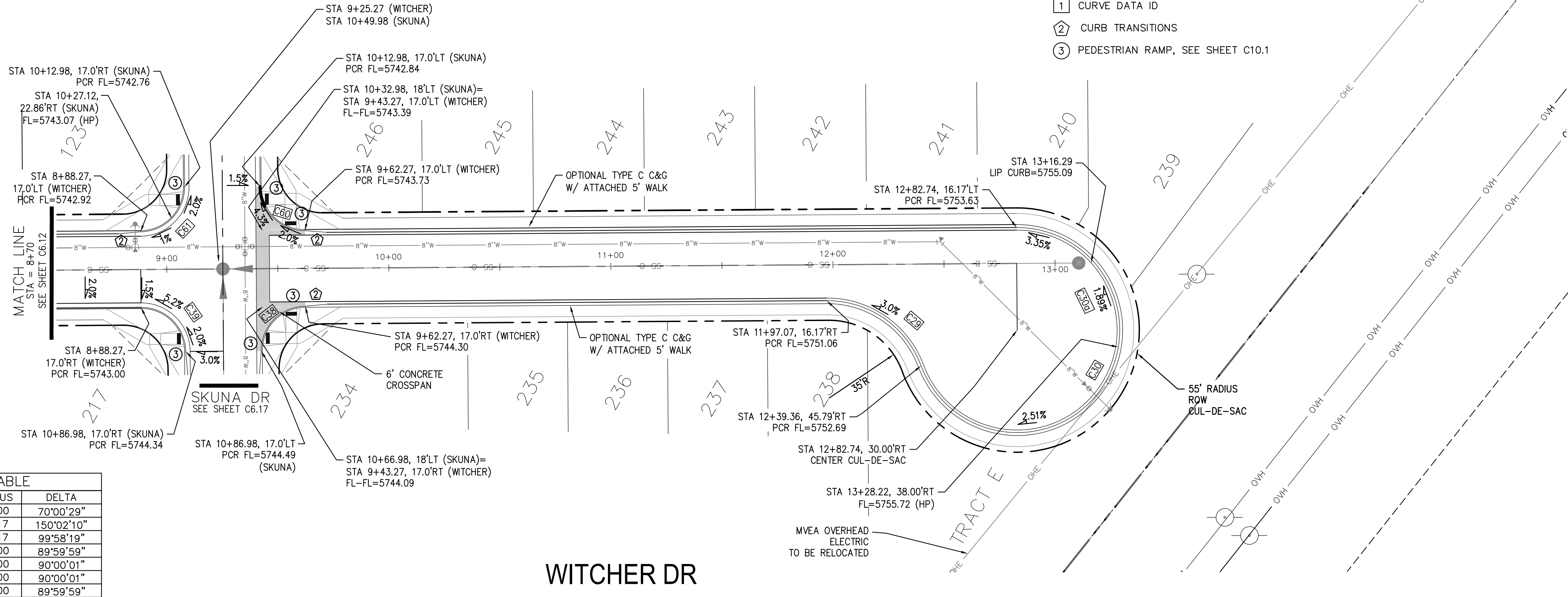
DATE: JUNE 1, 2019

PROJECT NO. 100.048

SHEET NUMBER C6.12

TOTAL SHEETS: 40

EPC 9/12/19



- 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
C29	54.98'	45.00	70°00'29"
C30	120.90'	46.17	150°02'10"
C30a	80.56'	46.17	99°58'19"
C38	31.42'	20.00	89°59'59"
C39	31.42'	20.00	90°00'01"
C60	31.42'	20.00	90°00'01"
C61	31.42'	20.00	89°59'59"

CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 1000
 BOULDER, CO 80506
 PHONE: 303.440.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____

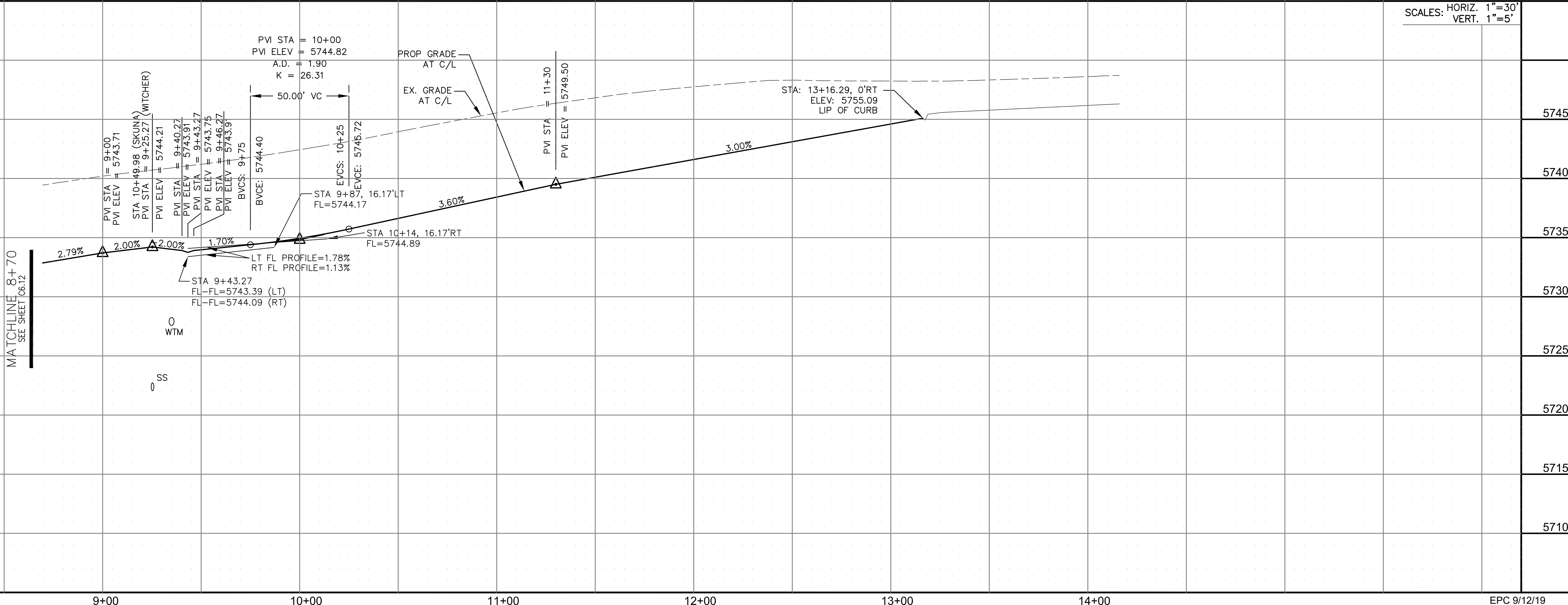
DESCRIPTION: _____

NO: _____

PROJECT: **LORSON RANCH EAST**
 LORSON BLVD. - LAMPREY 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@cegi.com

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



STREET/STORM
 WITCHER DRIVE
 STA 8+70 TO 14+00

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

DATE: JUNE 1, 2019

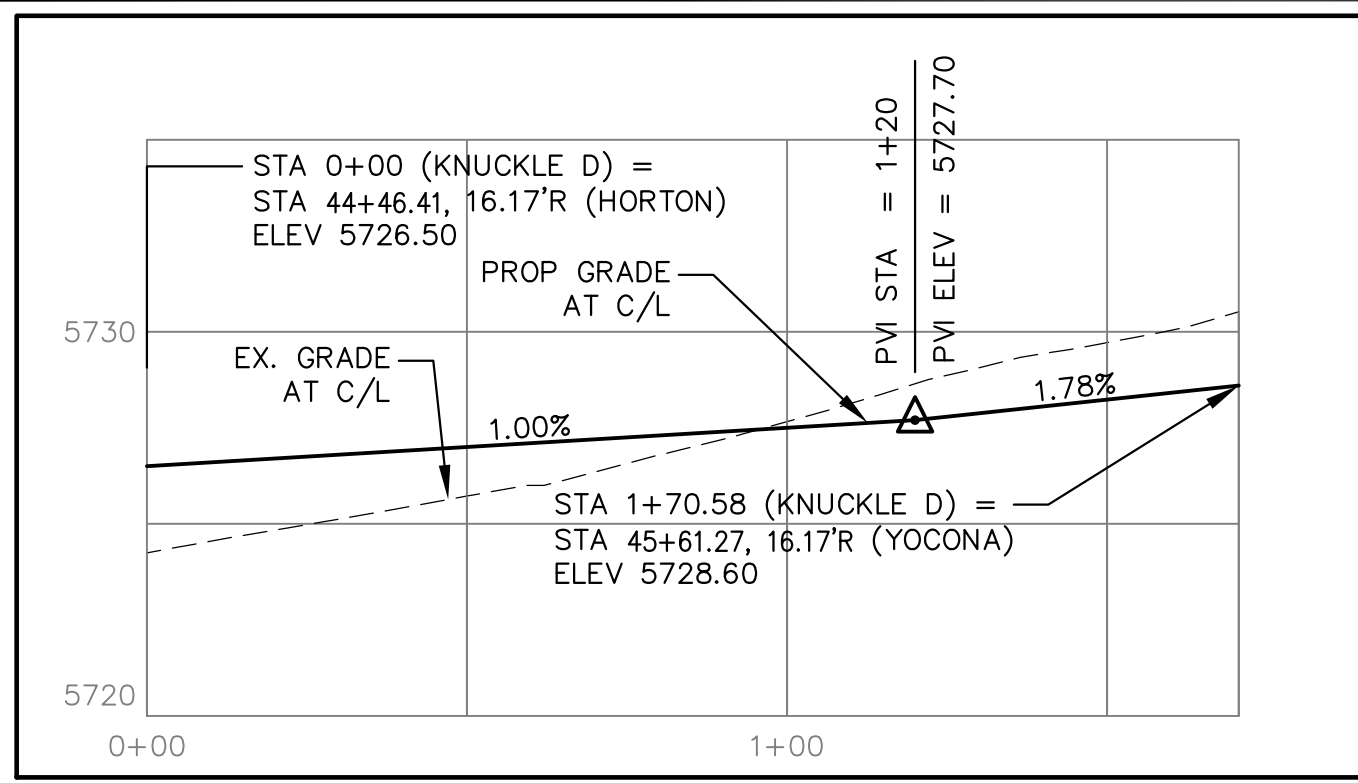
PROJECT NO. 100.048

SHEET NUMBER C6.13

TOTAL SHEETS: 40

EPC 9/12/19

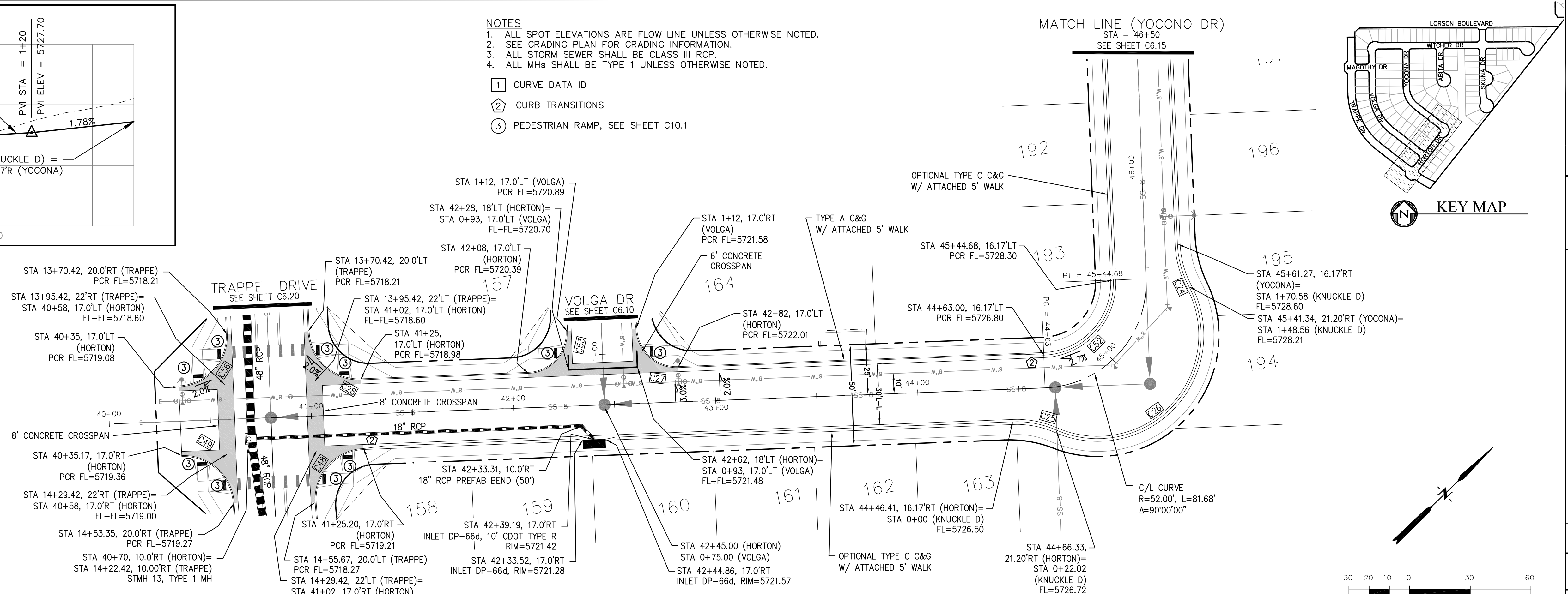




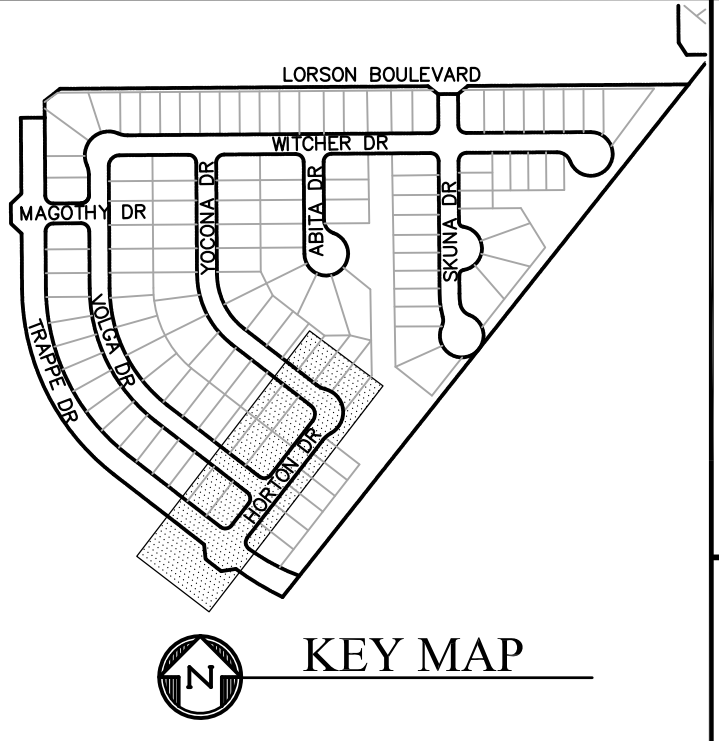
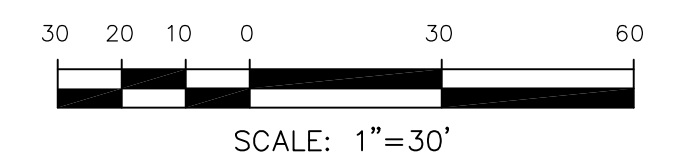
**KNUCKLE "D"
FL PROFILE**

CURVE	LENGTH	RADIUS	DELTA
C24	22.02'	48.83	25°50'31"
C25	22.02'	48.83	25°50'31"
C26	126.54'	51.17	141°41'02"
C27	31.42'	20.00	90°00'00"
C28	39.27'	25.00	90°00'00"
C48	39.96'	25.00	91°35'27"
C49	38.68'	25.00	88°38'38"
C52	56.28'	35.83	90°00'00"
C53	31.42'	20.00	90°00'00"
C56	39.27'	25.00	90°00'00"

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



HORTON DR & YOCONA DR



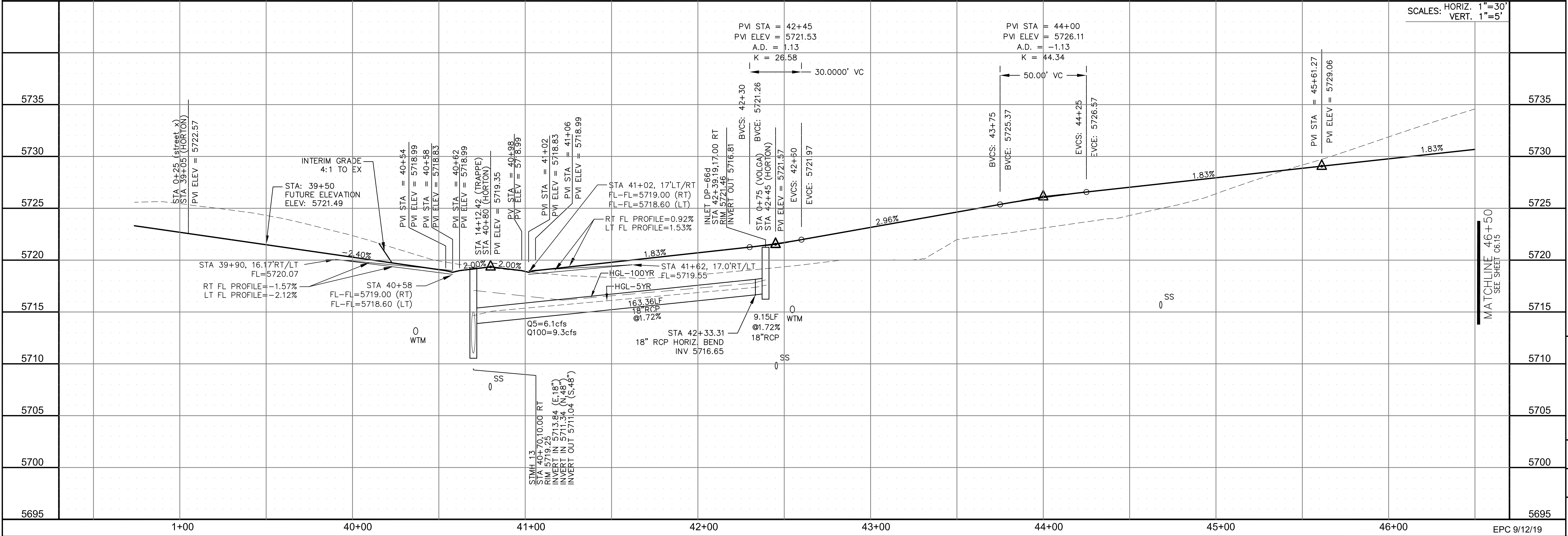
**CORE
ENGINEERING GROUP**
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 303.757.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DATE: _____
DESCRIPTION: _____
NO. _____

PROJECT: **LORSON RANCH EAST
FILING NO. 4**
LORSON BLVD. - LAMPREY DR.
COLORADO SPRINGS, COLORADO

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS



STREET/STORM
HORTON DR & YOCONA DR
STA 40+00 TO 46+50

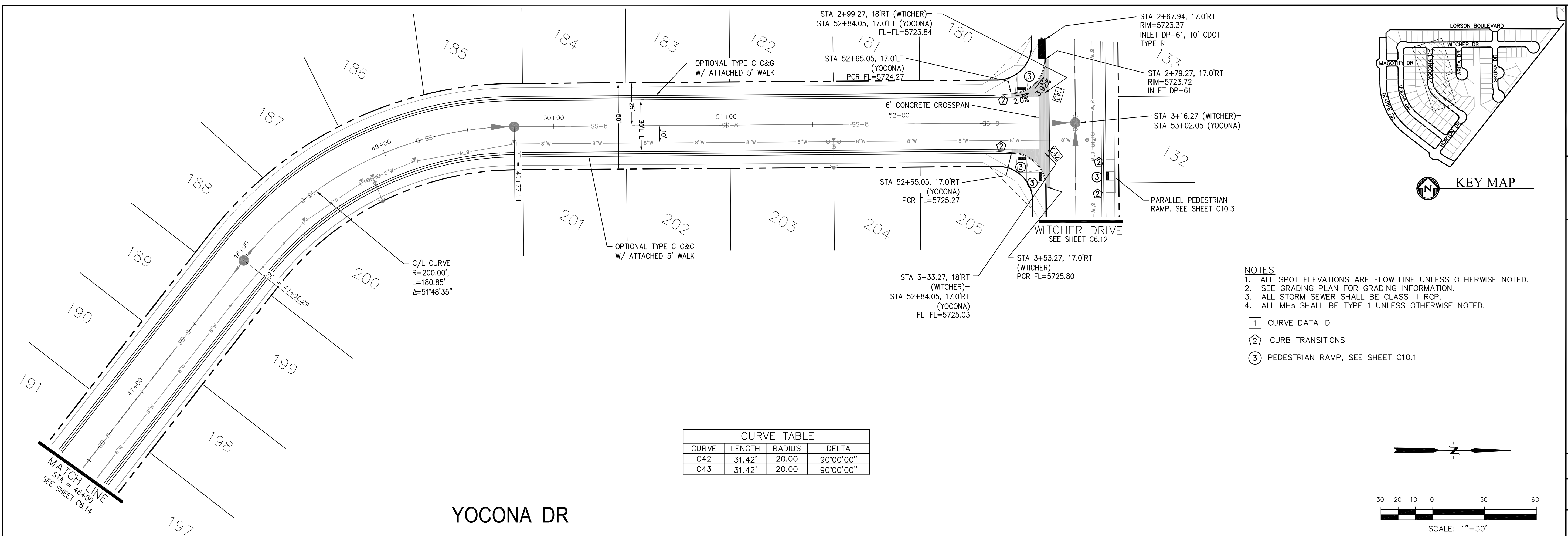
SCALES: HORIZ. 1"=30'
VERT. 1"=5'

DATE: JUNE 1, 2019

PROJECT NO. 100.048
SHEET NUMBER C6.14
TOTAL SHEETS: 40

EPC 9/12/19

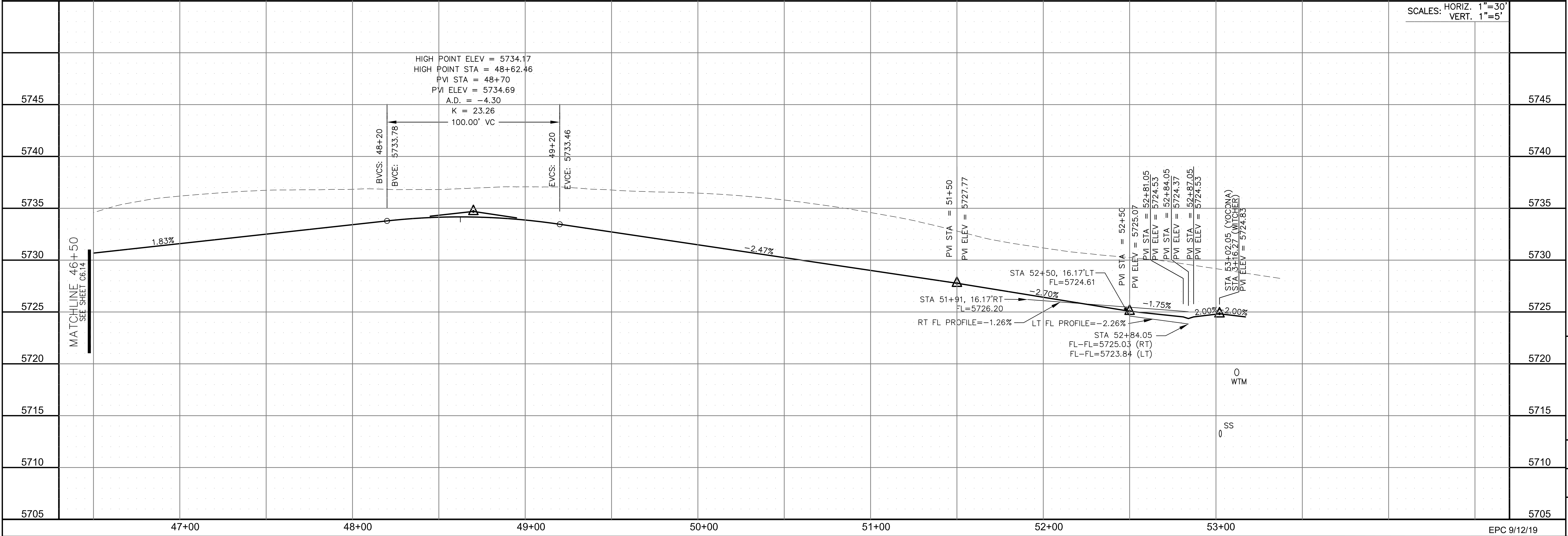
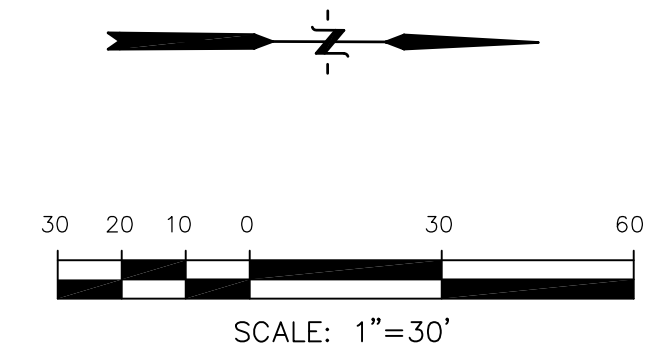




CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C42	31.42'	20.00	90°00'00"
C43	31.42'	20.00	90°00'00"

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

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



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

CORE
ENGINEERING GROUP

15004 1ST AVENUE S.
SUITE 301
DENVER, CO 80202
PHONE: 727.1100
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: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

PROJECT:
LORSON RANCH EAST
FILING NO. 4
LORSON BLVD. - LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET/STORM
YOCONA DRIVE
STA 46+50 TO 53+02

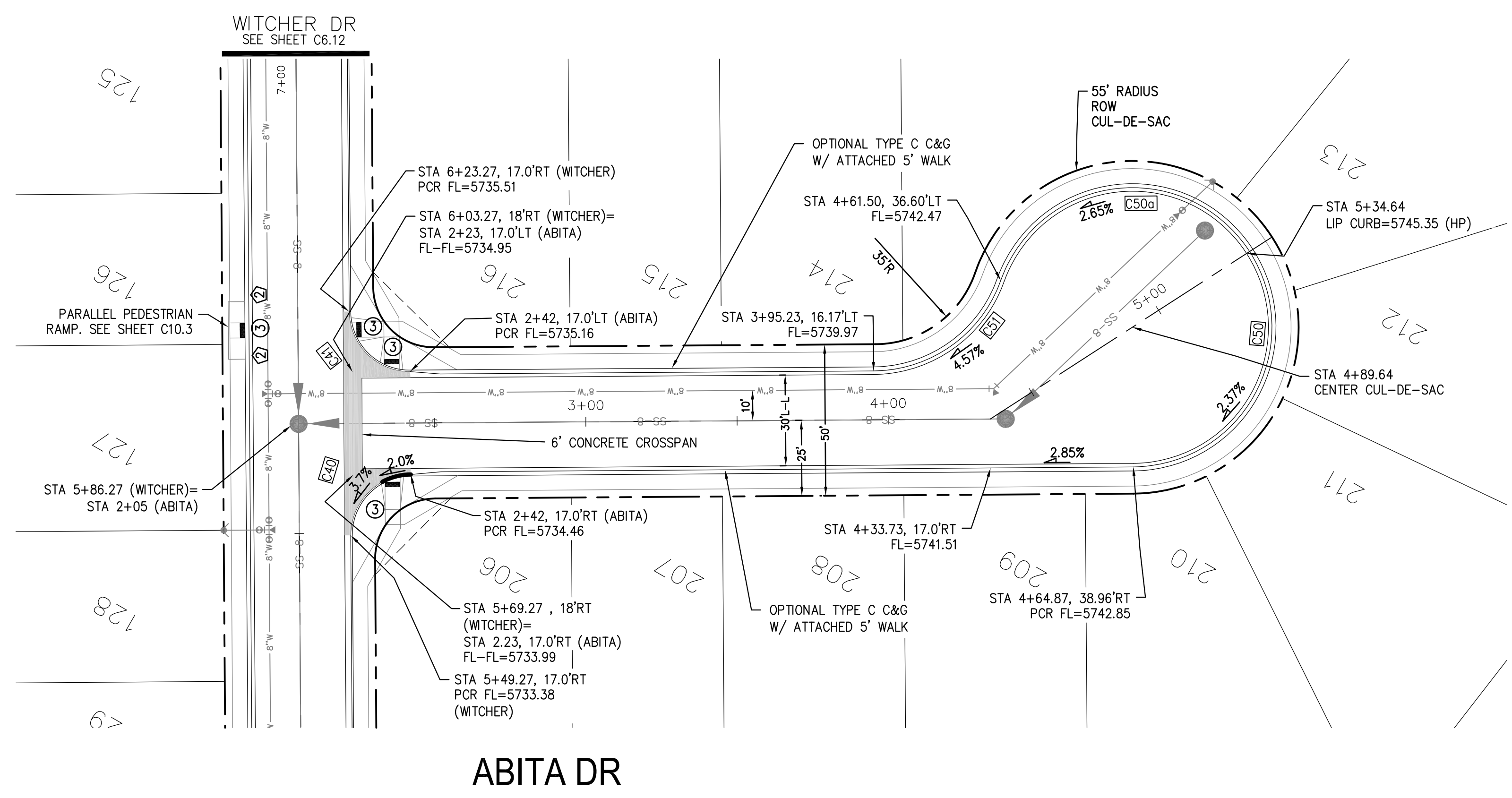
DATE:
JUNE 1, 2019

PROJECT NO.
100.048

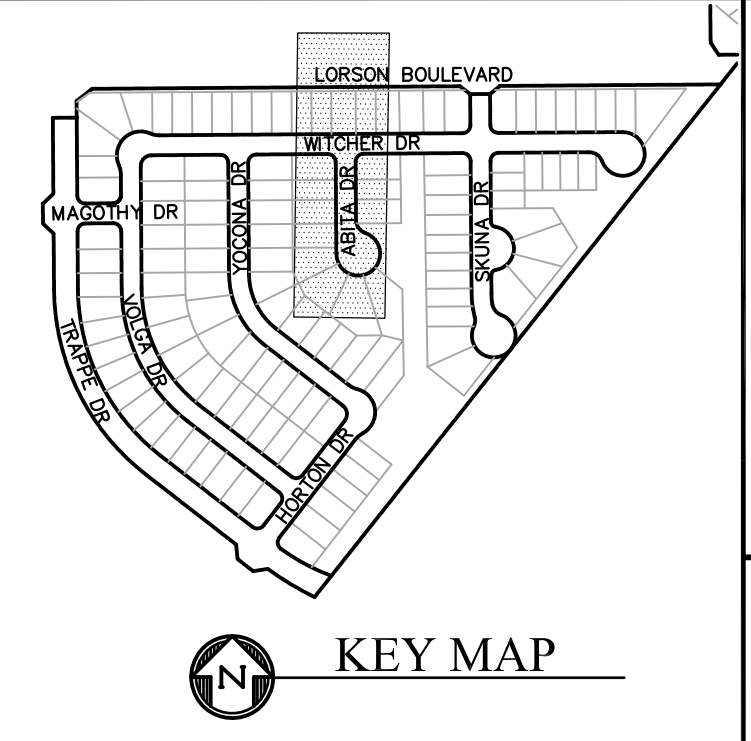
SHEET NUMBER
C6.15

TOTAL SHEETS: 40

EPC 9/12/19

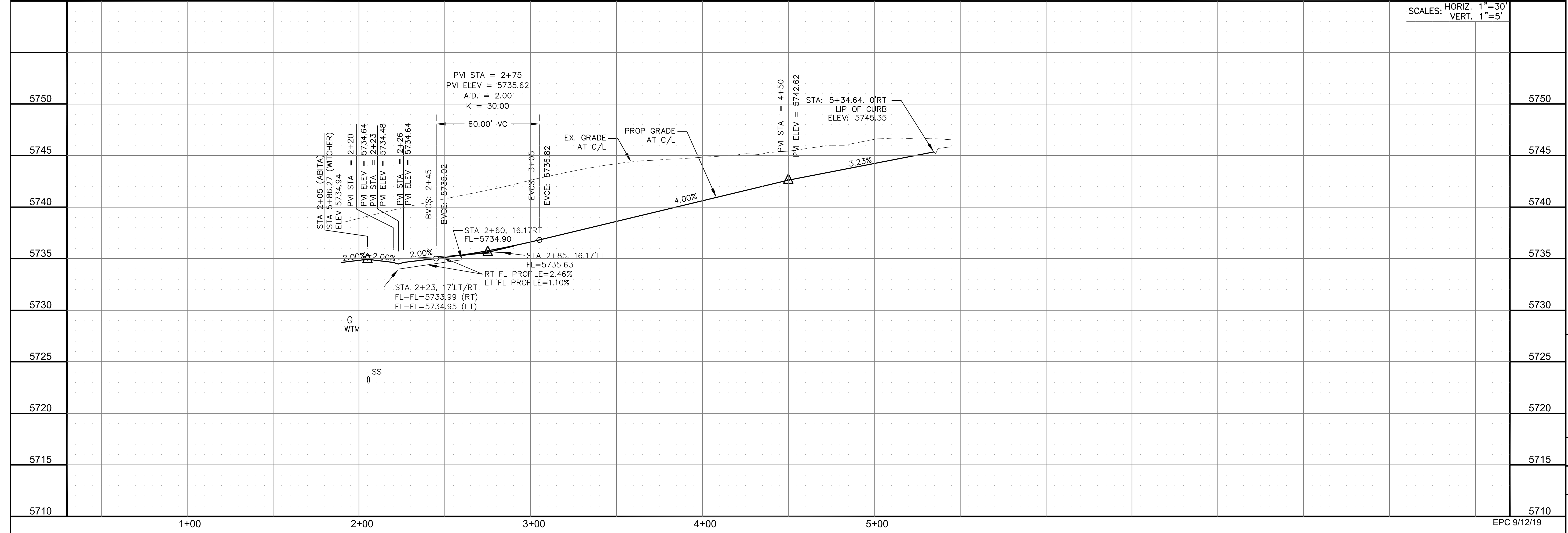
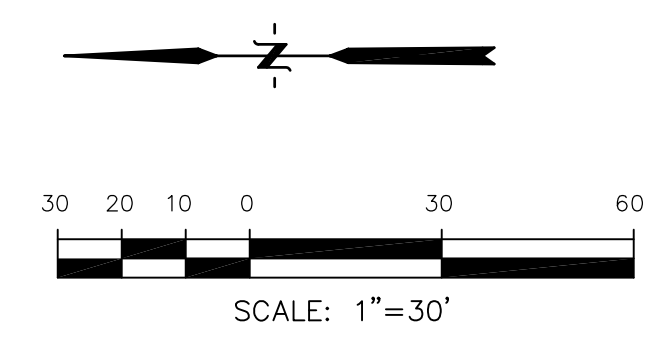


- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- ① CURVE DATA ID
 - ② CURB TRANSITIONS
 - ③ PEDESTRIAN RAMP, SEE SHEET C10.1



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C40	31.42'	20.00	90°00'00"
C41	31.42'	20.00	90°00'00"
C50	98.67'	46.17	122°27'11"
C50a	102.79'	46.17	127°33'18"
C51	54.98'	45.00	70°00'29"



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 303.750.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE: _____

DESCRIPTION: _____

NO: _____

PROJECT: **LORSON RANCH EAST**
FILING NO. 4
LORSON BLVD. - LAMPREY DR.
COLORADO SPRINGS, COLORADO

PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
(719) 635-3200
EMAIL: Rich@ceg1.com
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET/STORM
ABITA DRIVE
STA 2+00 TO 5+44

DATE: JUNE 1, 2019

PROJECT NO. 100.048

SHEET NUMBER C6.16

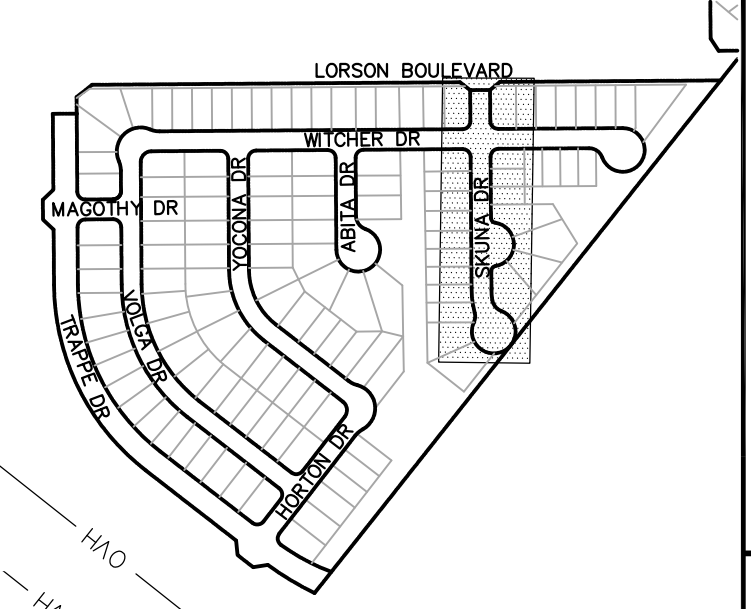
TOTAL SHEETS: 40

EPC 9/12/19

CURVE	LENGTH	RADIUS	DELTA
C31	29.52'	20.67	81°50'08"
C32	29.52'	20.67	81°50'08"
C33	49.99'	46.17	62°02'20"
C33a	81.90'	46.17	101°37'55"
C38	31.42'	20.00	89°59'59"
C39	31.42'	20.00	90°00'01"
C57	31.38'	45.00	39°57'29"
C58	47.58'	45.00	60°35'01"
C59	121.07'	46.17	150°14'22"
C59a	99.87'	46.17	123°55'53"
C60	31.42'	20.00	90°00'01"
C61	31.42'	20.00	89°59'59"

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

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



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRMGHAM, AL 35206
 PHONE: 205.978.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO: _____

PROJECT: **LORSON RANCH EAST**
FILING NO. 4
 LORSON BLVD. - LAMPREY 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
SKUNA DRIVE
STA 8+74 TO 15+88

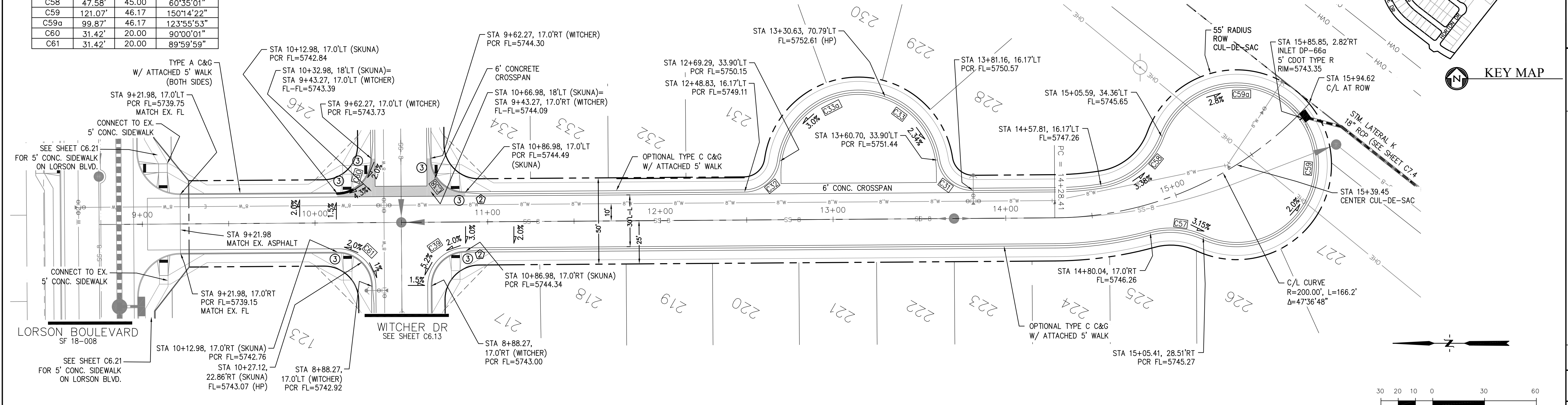


DATE: **JUNE 1, 2019**

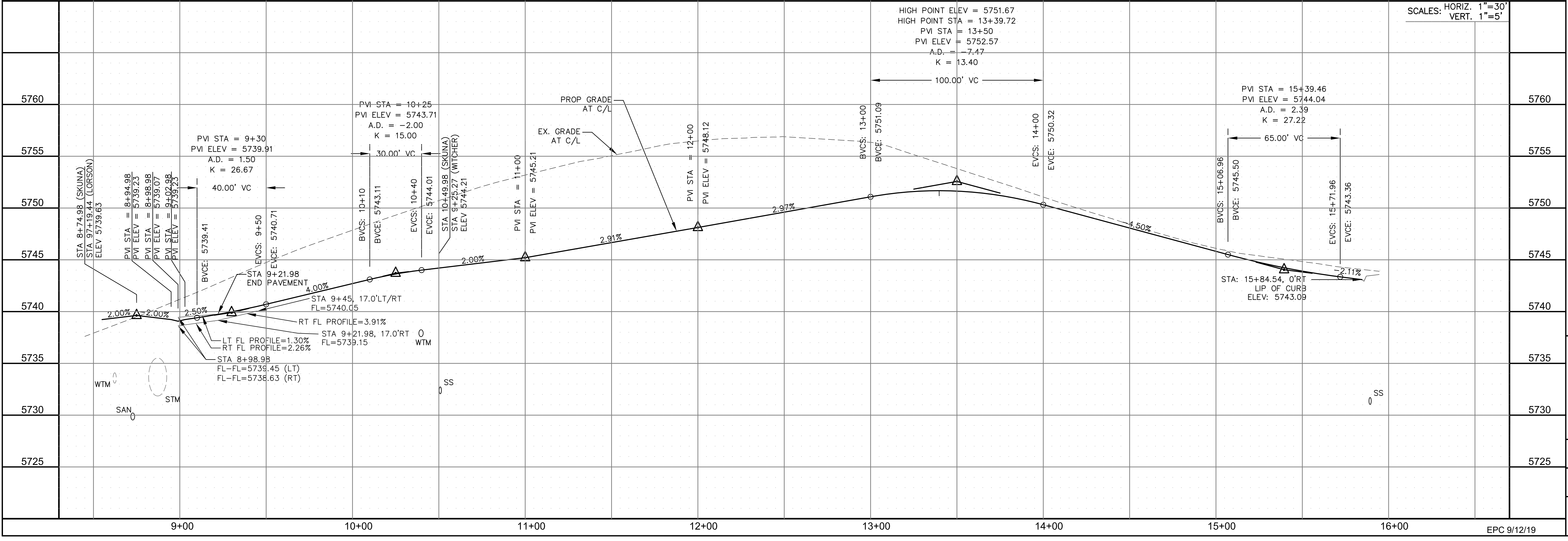
PROJECT NO. **100.048**

SHEET NUMBER **C6.17**

TOTAL SHEETS: 40



SKUNA DR

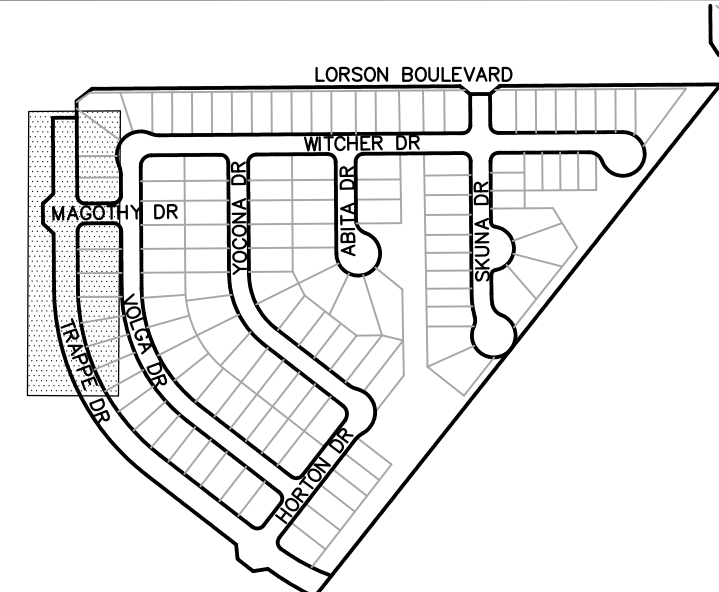


EPC 9/12/19

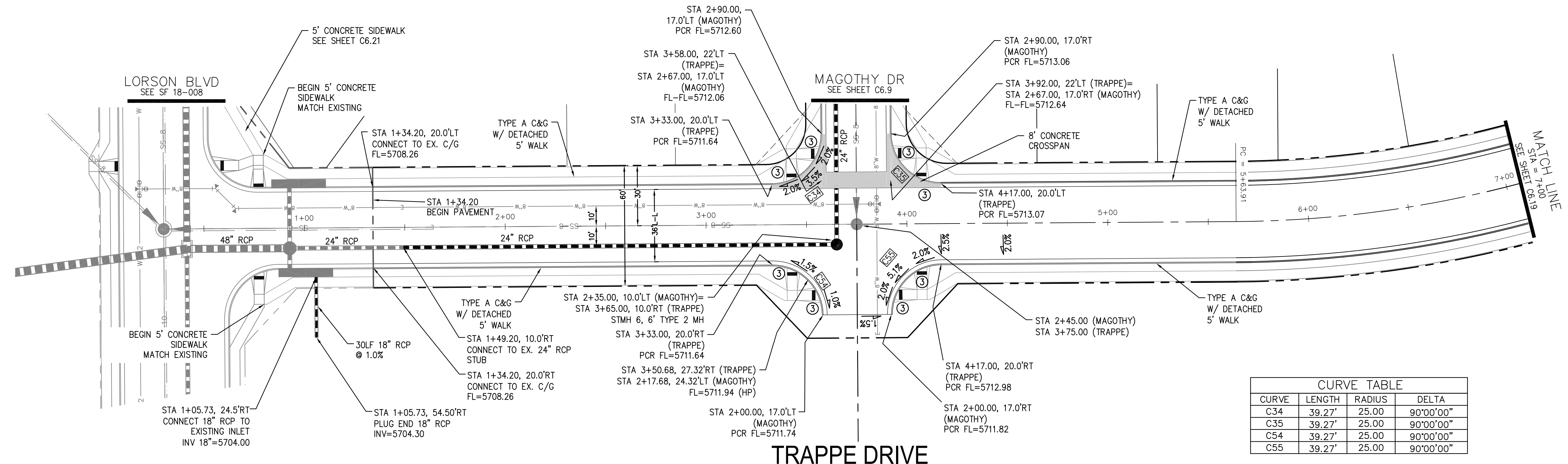
NOTES

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

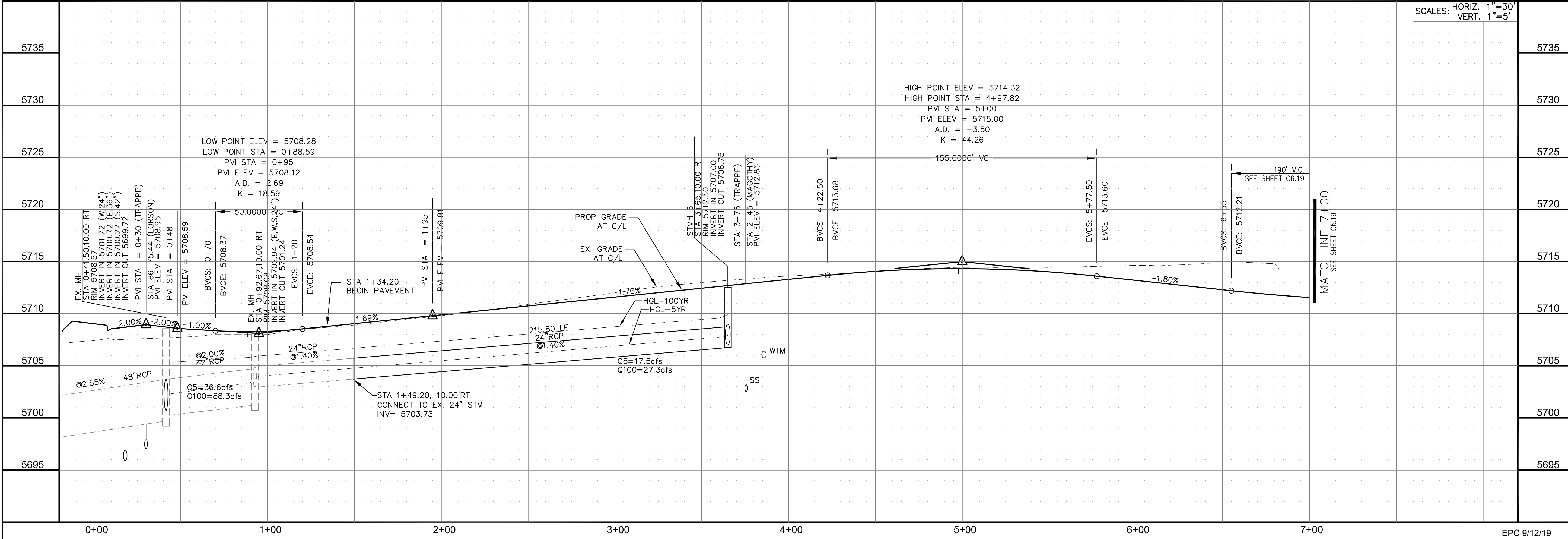
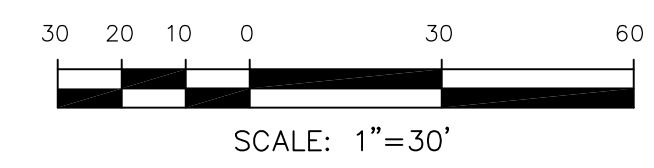
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



KEY MAP



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C34	39.27'	25.00	90°00'00"
C35	39.27'	25.00	90°00'00"
C54	39.27'	25.00	90°00'00"
C55	39.27'	25.00	90°00'00"



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 RANCH EAST**
LORSON, LLC
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
LORSON BLVD. - LAMPREY DR.
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

PROJECT: **LORSON RANCH EAST**
FILING NO. 4
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

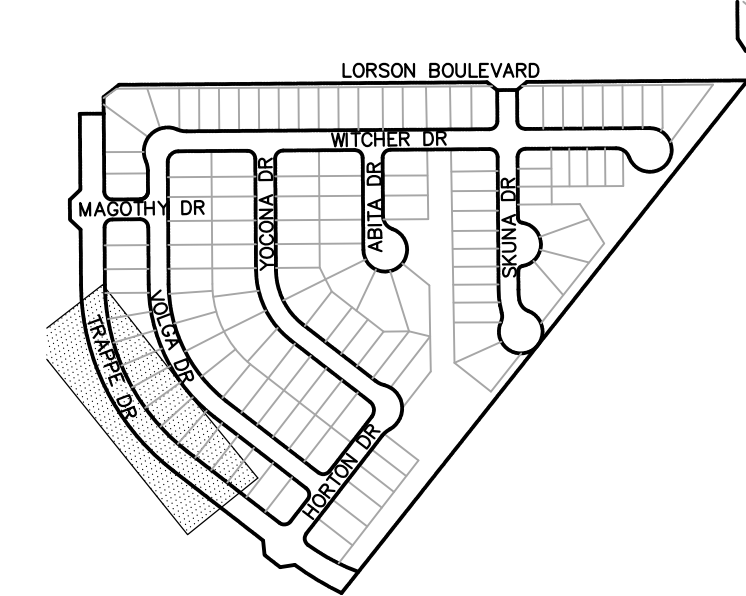
STREET/STORM
TRAPPE DRIVE
STA 0+00 TO 7+00



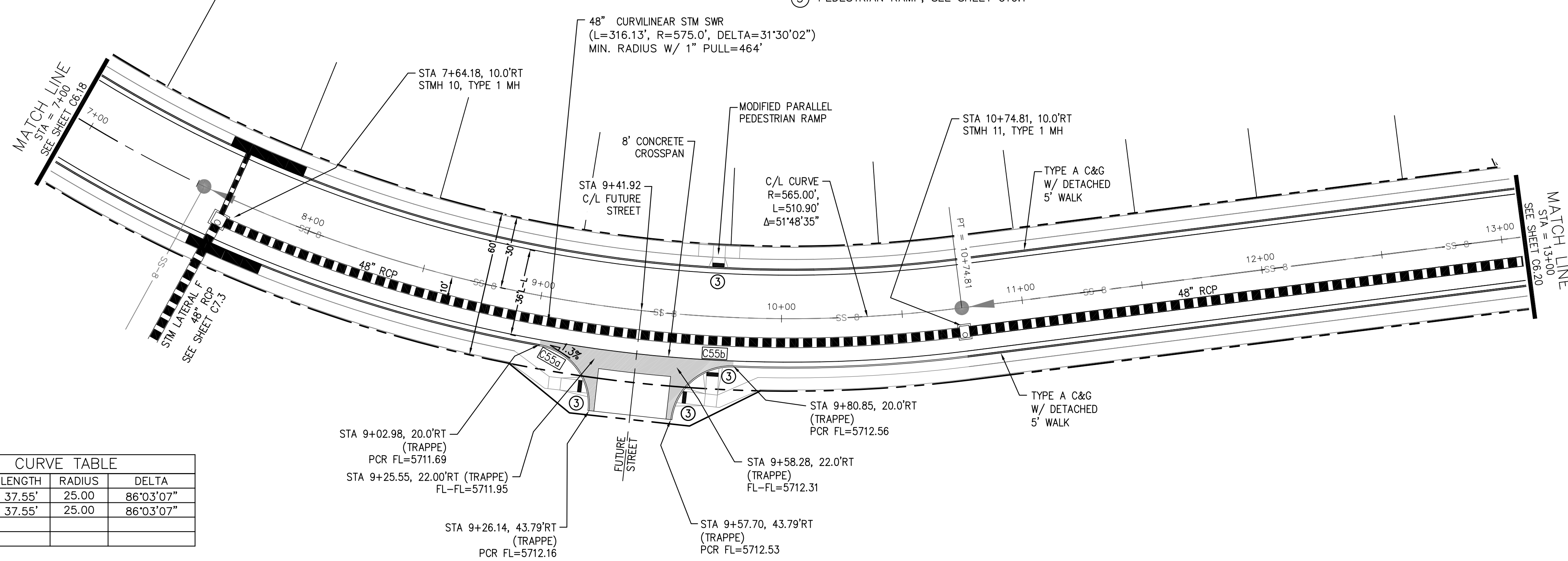
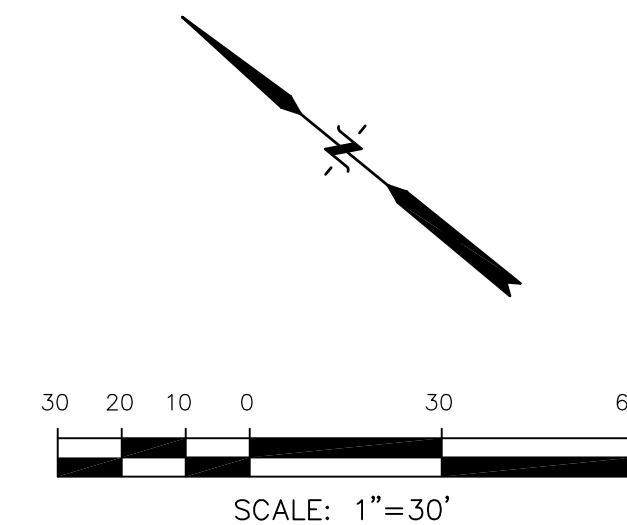
DATE: **JUNE 1, 2019**
PROJECT NO. **100.048**
SHEET NUMBER **C6.18**
TOTAL SHEETS: 40

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

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



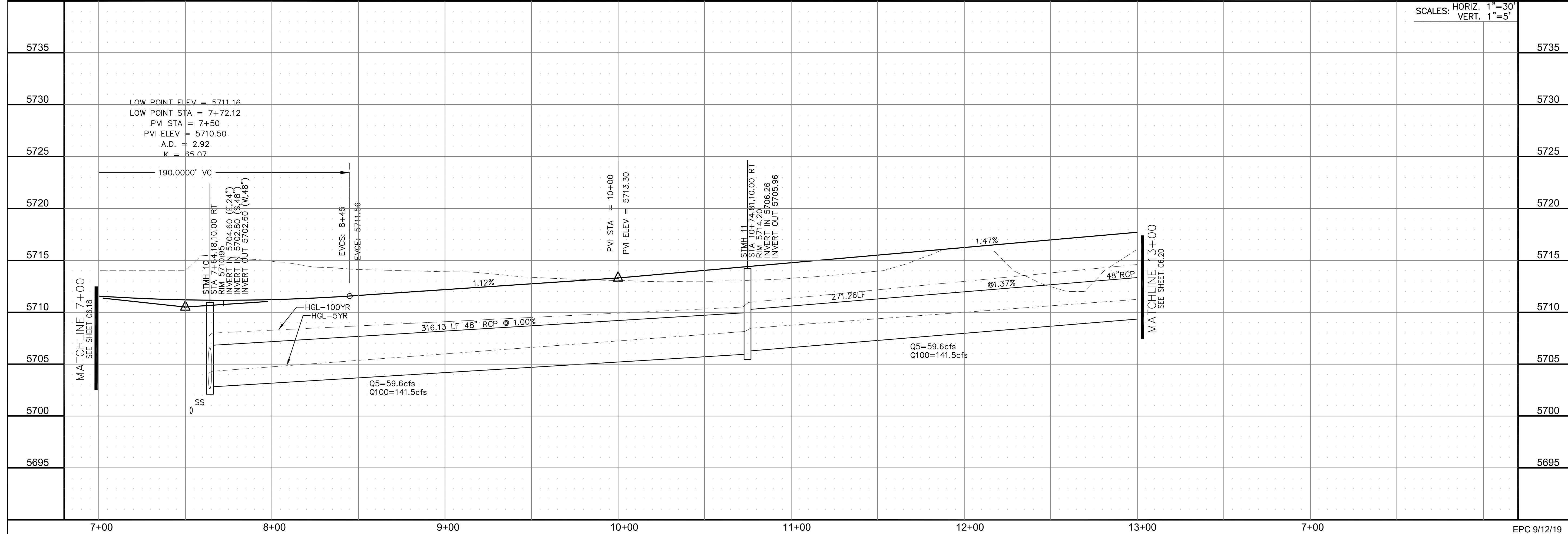
KEY MAP



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C55a	37.55'	25.00	86°03'07"
C55b	37.55'	25.00	86°03'07"

TRAPPE DRIVE

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: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET/STORM
TRAPPE DRIVE
STA 7+00 TO 13+00



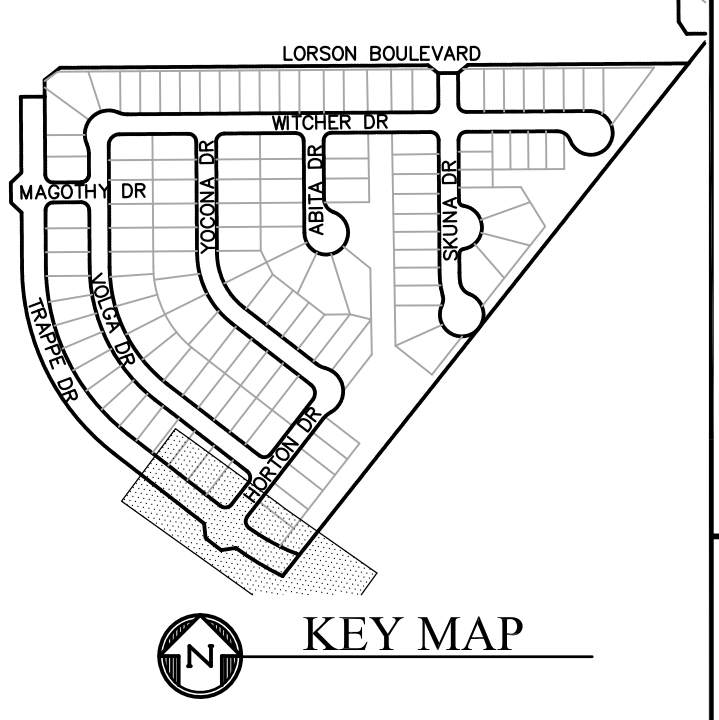
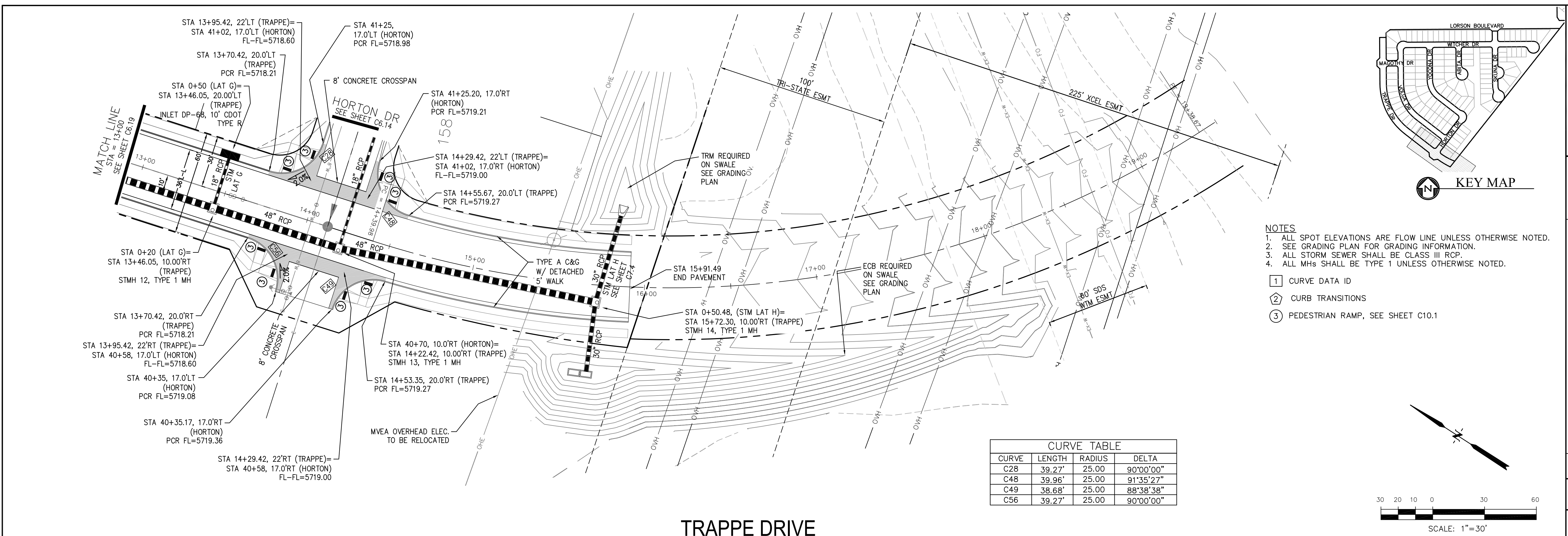
DATE:
JUNE 1, 2019

PROJECT NO.
100.048

SHEET NUMBER
C6.19

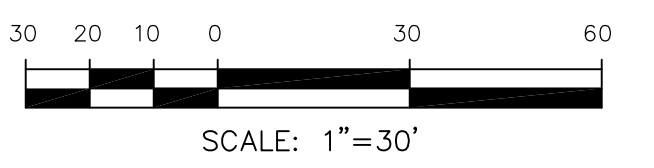
TOTAL SHEETS: 40

EPC 9/12/19

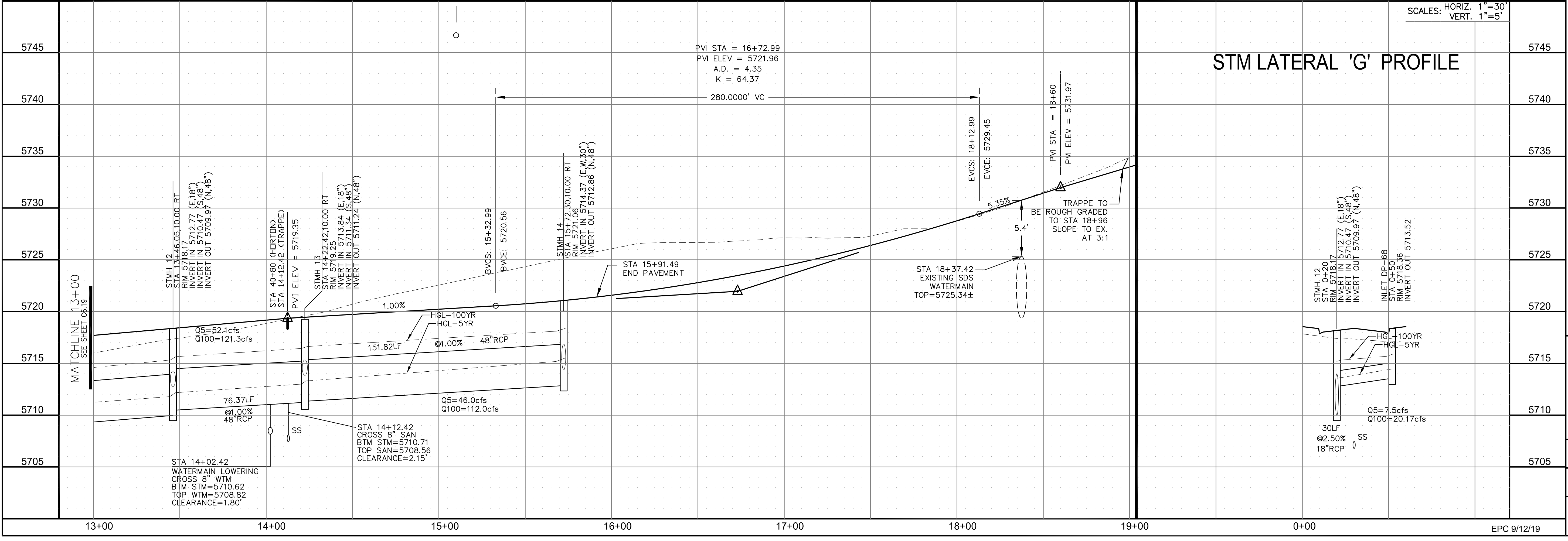


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- ① CURVE DATA ID
 - ② CURB TRANSITIONS
 - ③ PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C28	39.27'	25.00	90°00'00"
C48	39.96'	25.00	91°35'27"
C49	38.68'	25.00	88°38'38"
C56	39.27'	25.00	90°00'00"



TRAPPE DRIVE



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOODS, CO 80633
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO: _____
 PROJECT: **LORSON RANCH EAST FILING NO. 4**
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 LORSON BLVD. - LAMPREY DR.
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET/STORM
 TRAPPE DRIVE
 STA 13+00 TO 16+00



DATE: JUNE 1, 2019
 PROJECT NO: 100.048
 SHEET NUMBER: C6.20
 TOTAL SHEETS: 40

CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 79 870 1100
 COLORADO SPRINGS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

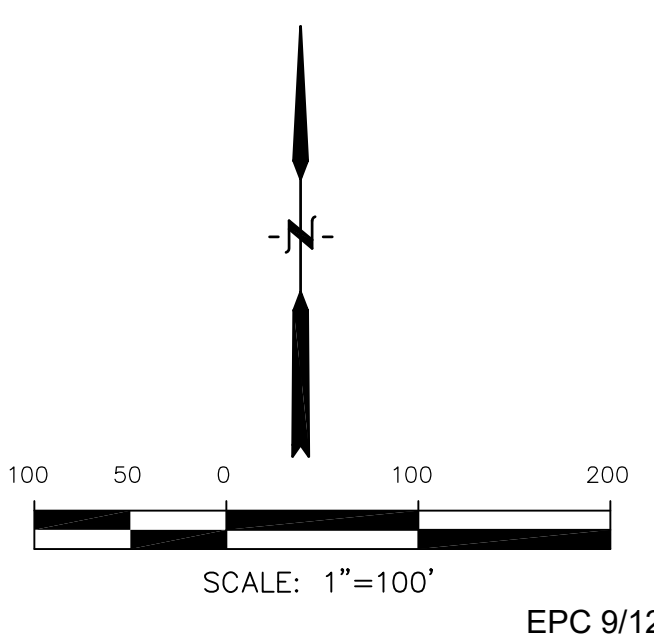
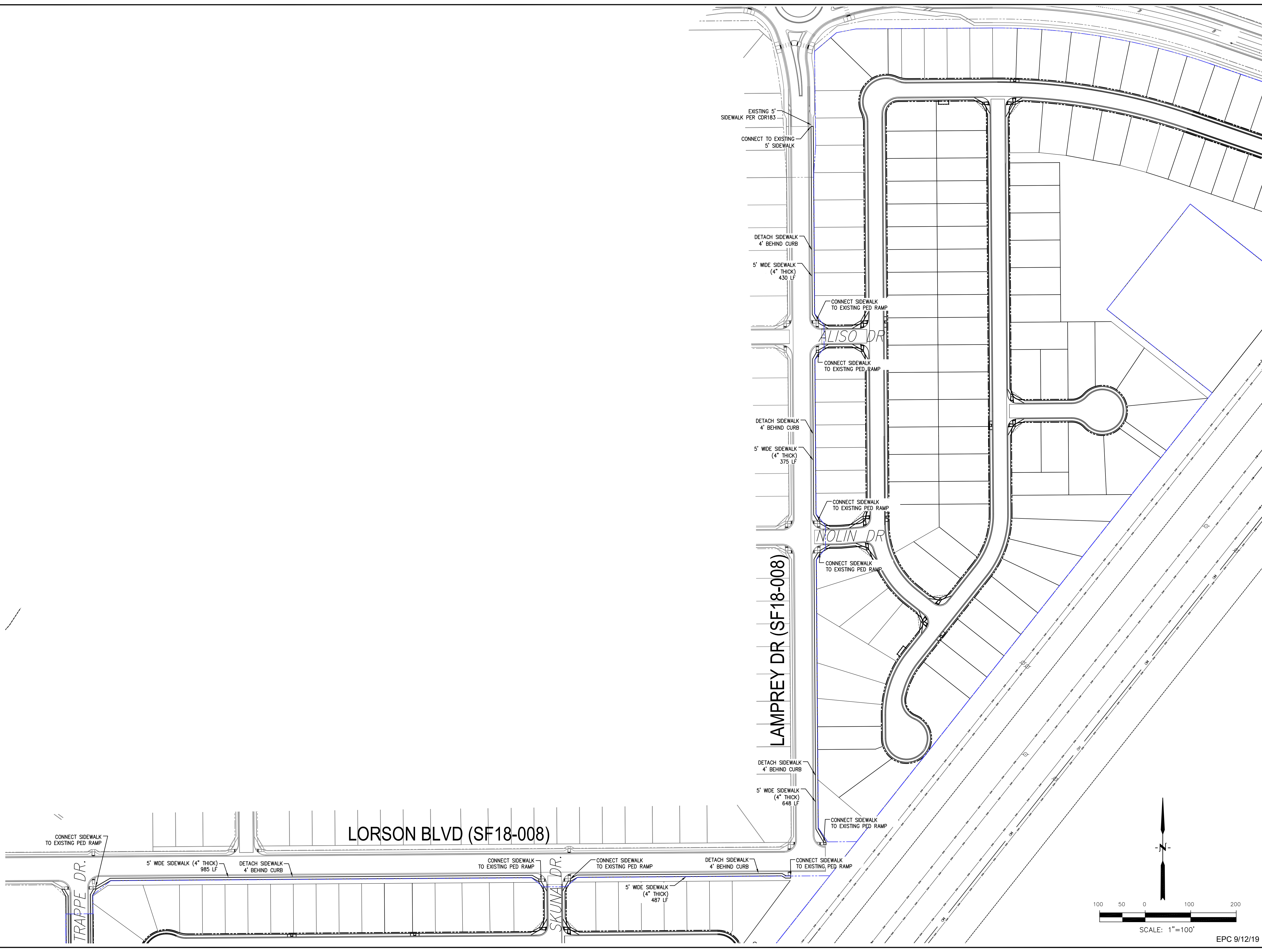
DATE: _____
 DESCRIPTION: _____
 NO.: _____
 PREPARED FOR:
LORSON RANCH EAST
FILING NO. 4
 LORSON BLVD - LAMPREY DR
 COLORADO SPRINGS, COLORADO
 PROJECT:
LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

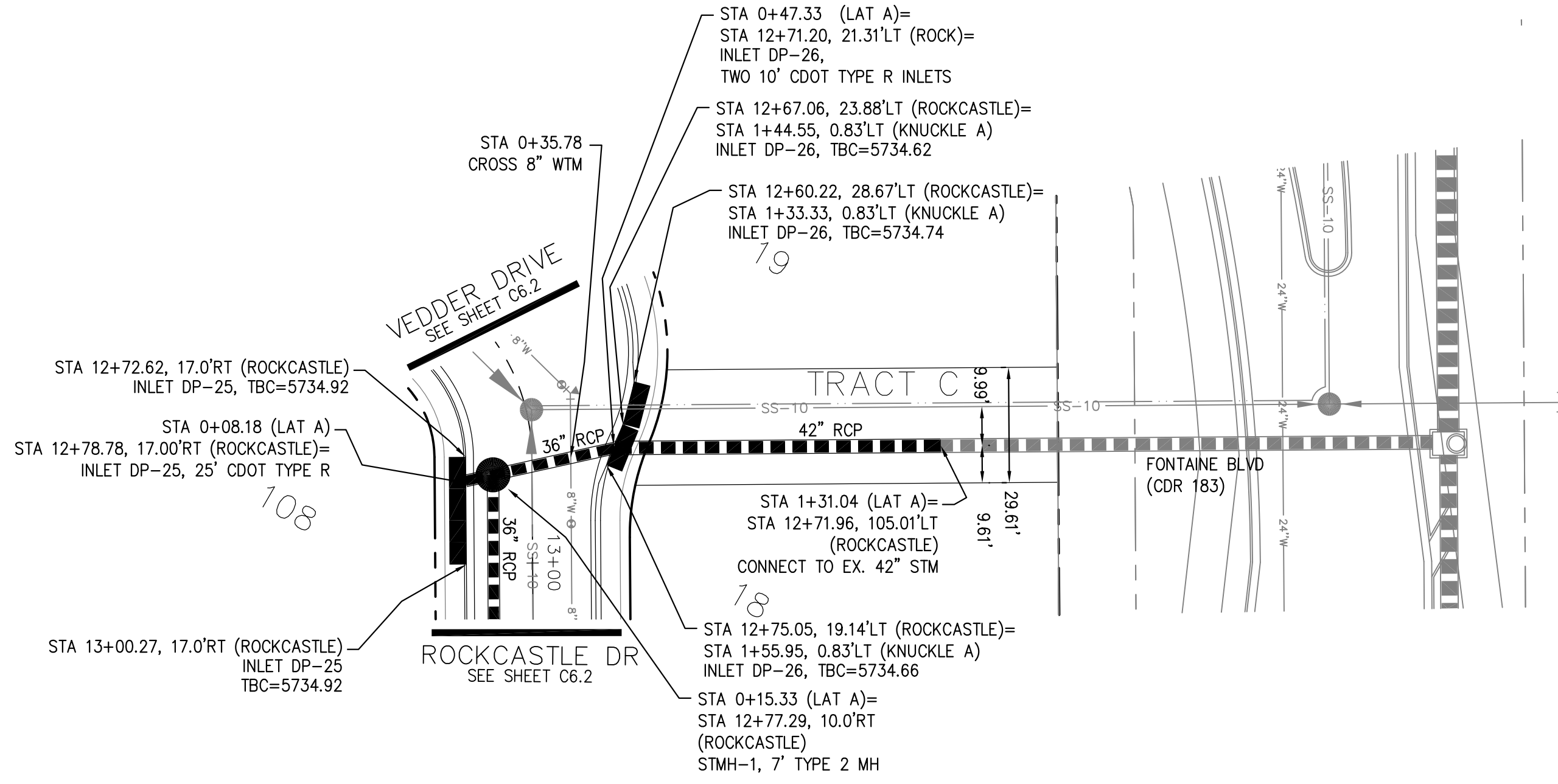
LORSON RANCH EAST FILING NO. 4
LORSON BLVD/LAMPREY DR
SIDEWALK PLAN



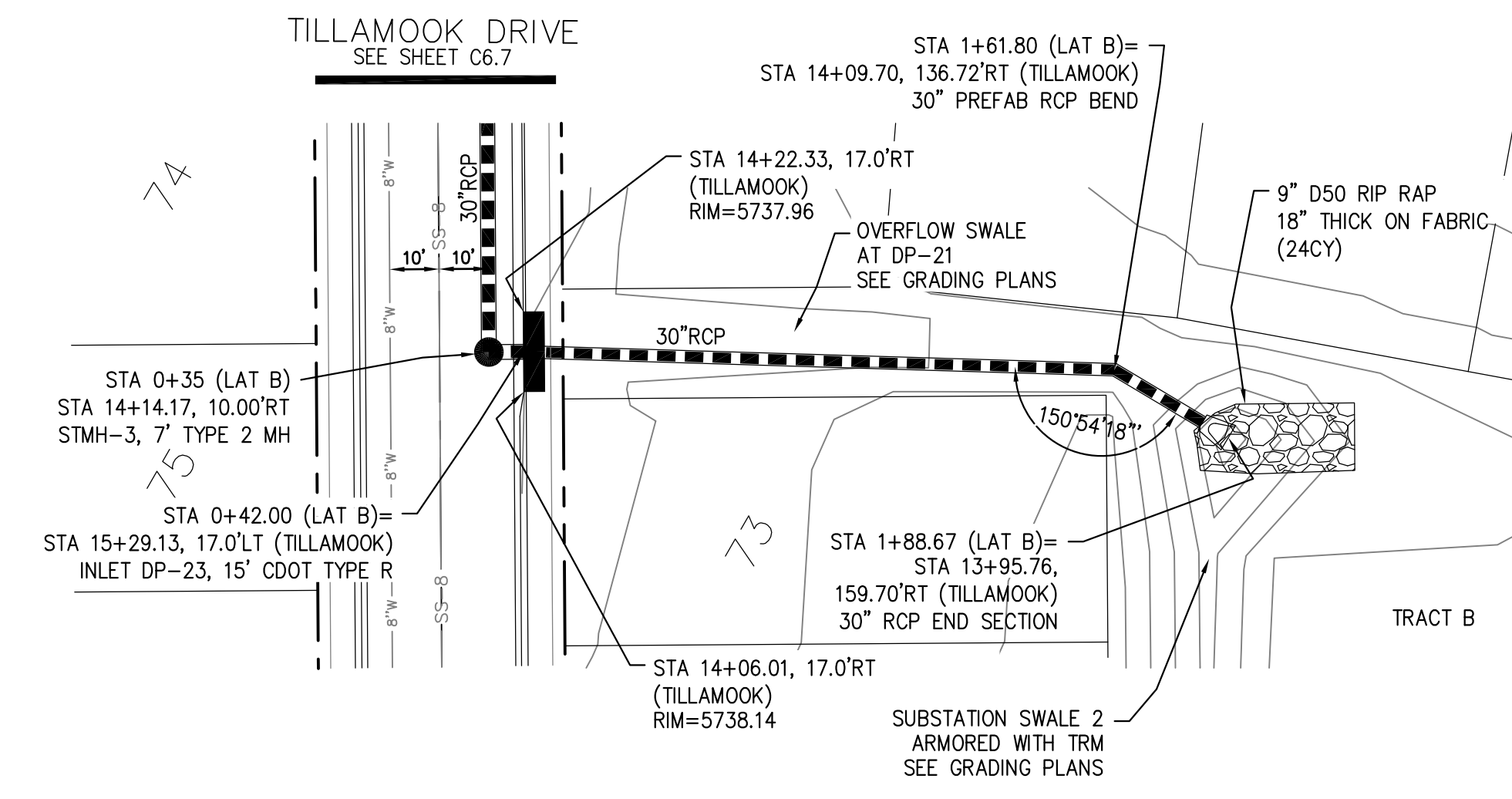
DATE:
JUNE 1, 2019
 PROJECT NO.
100.048
 SHEET NUMBER
C6.21
 TOTAL SHEETS: 40



EPC 9/12/19

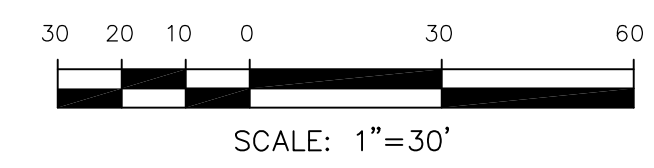
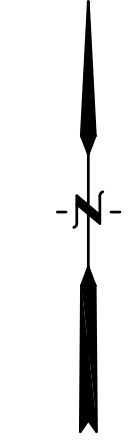
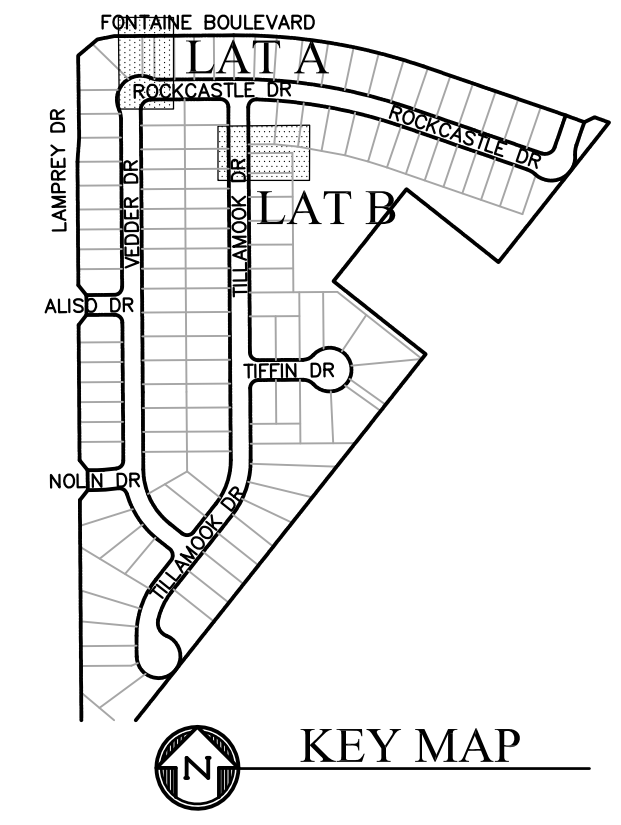


STORM LATERAL A



STORM LATERAL B

- 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



NO.	DESCRIPTION	DATE
5755		5755
5750		5750
5745		5745
5740		5740
5735		5735
5730		5730
5725		5725
5720		5720

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

STREET/STORM
STORM LATERAL A & B



DATE:
JUNE 1, 2019

PROJECT NO.
100.048

SHEET NUMBER
C7.1

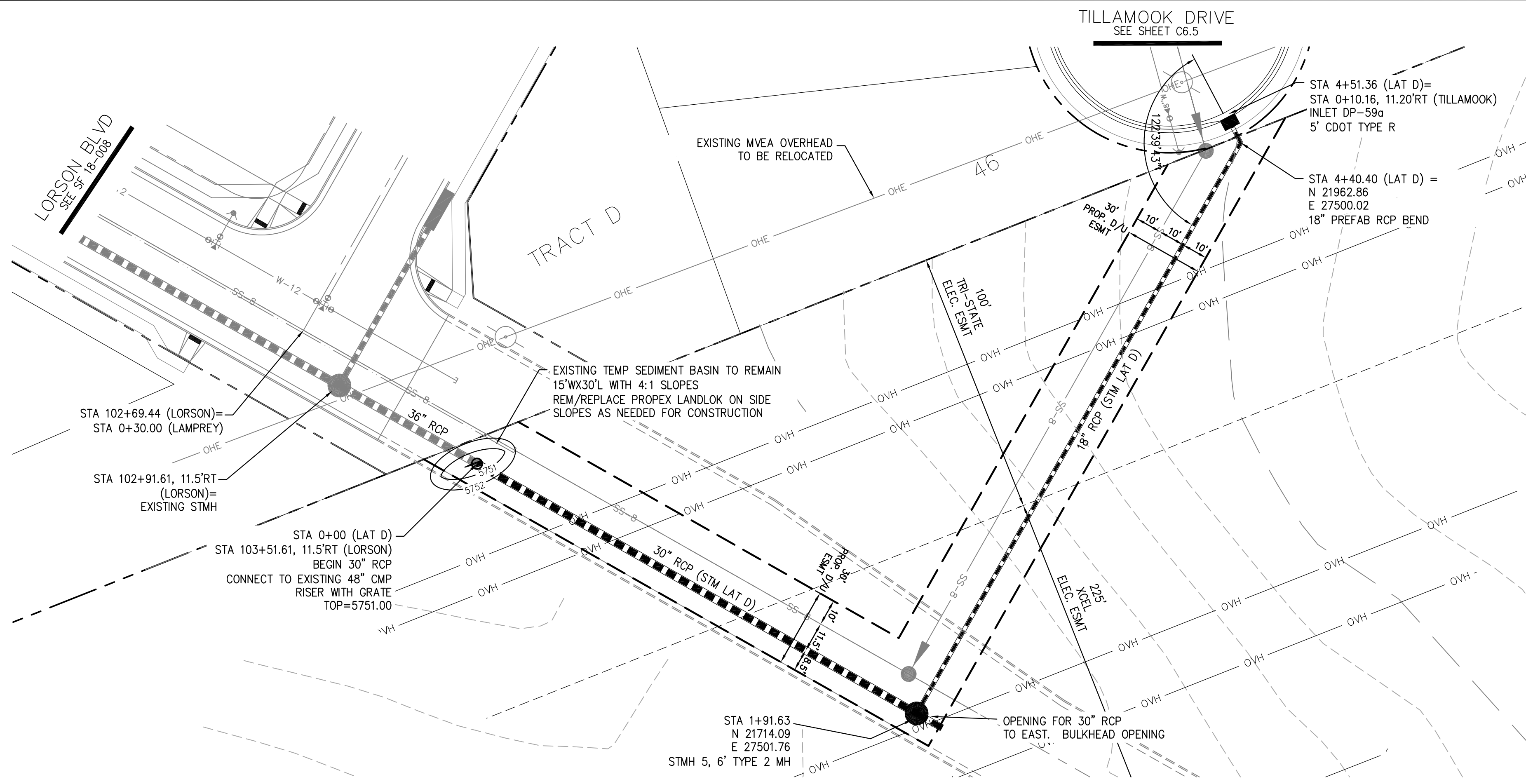
TOTAL SHEETS: 40

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

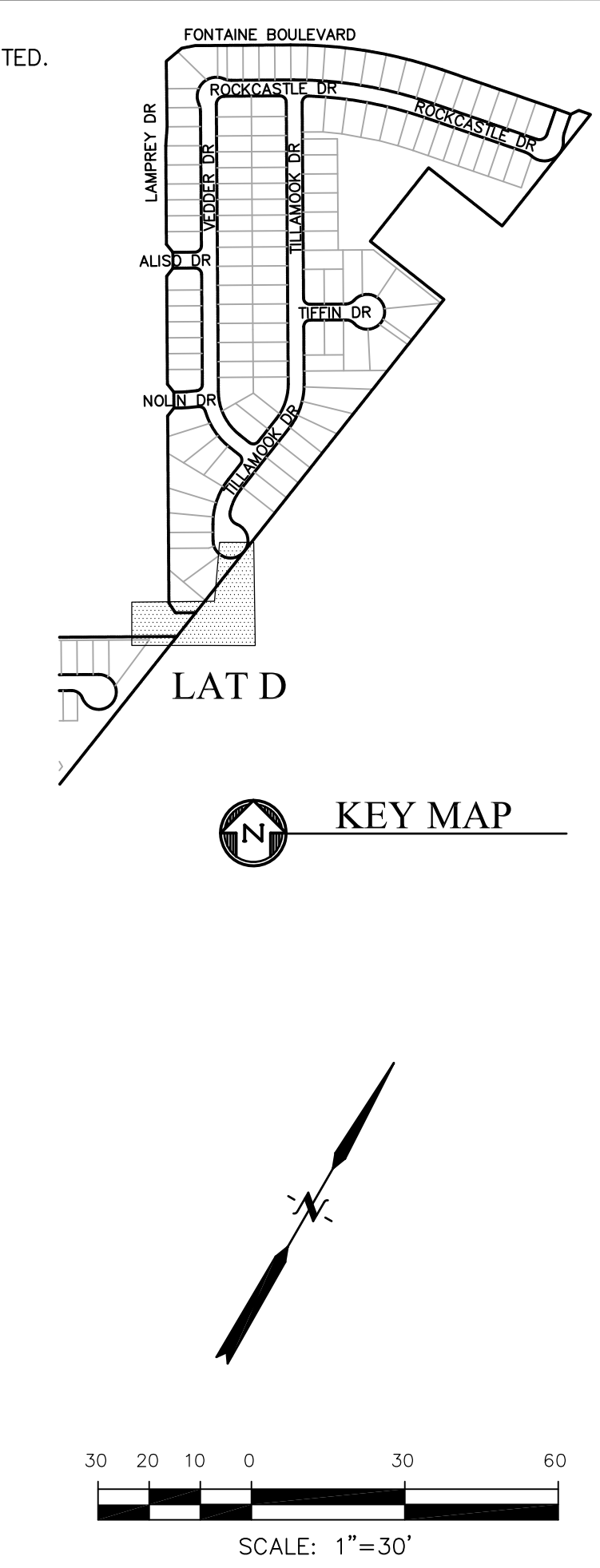
PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903

PROJECT:
LORSON RANCH EAST
FILING NO. 4
LORSON BLVD. - LAMPREY DR.
COLORADO SPRINGS, COLORADO

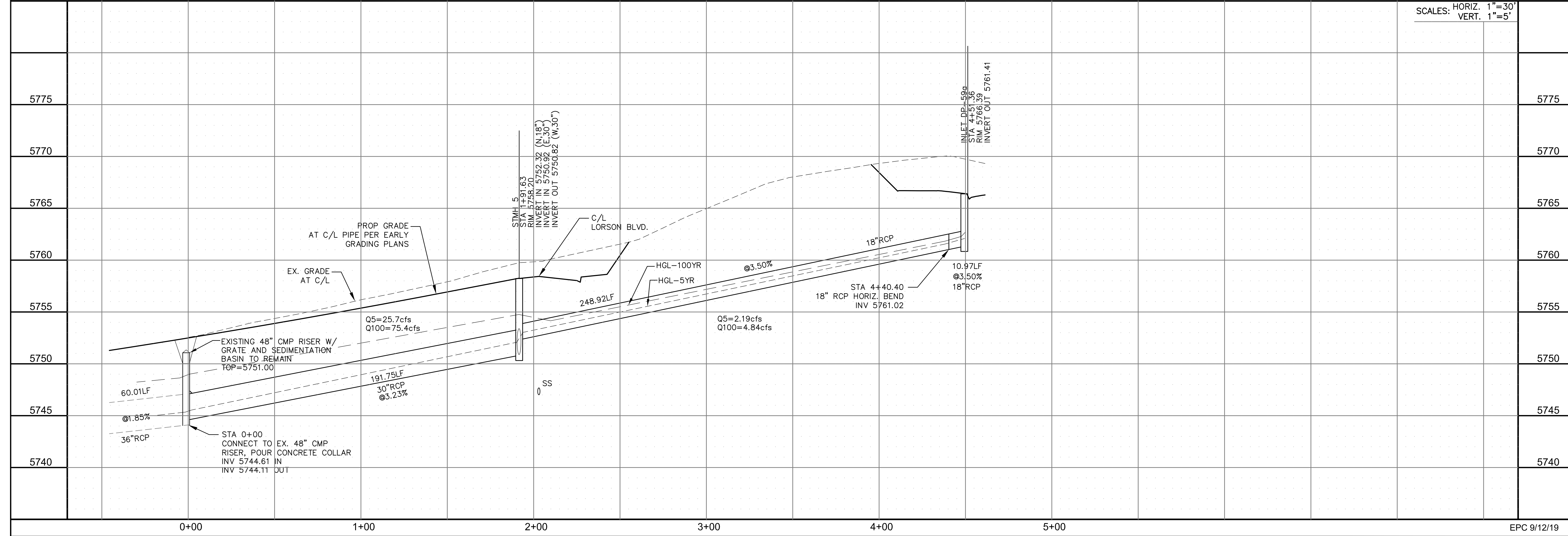
CONTACT: JEFF MARK



- 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 D



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. _____
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

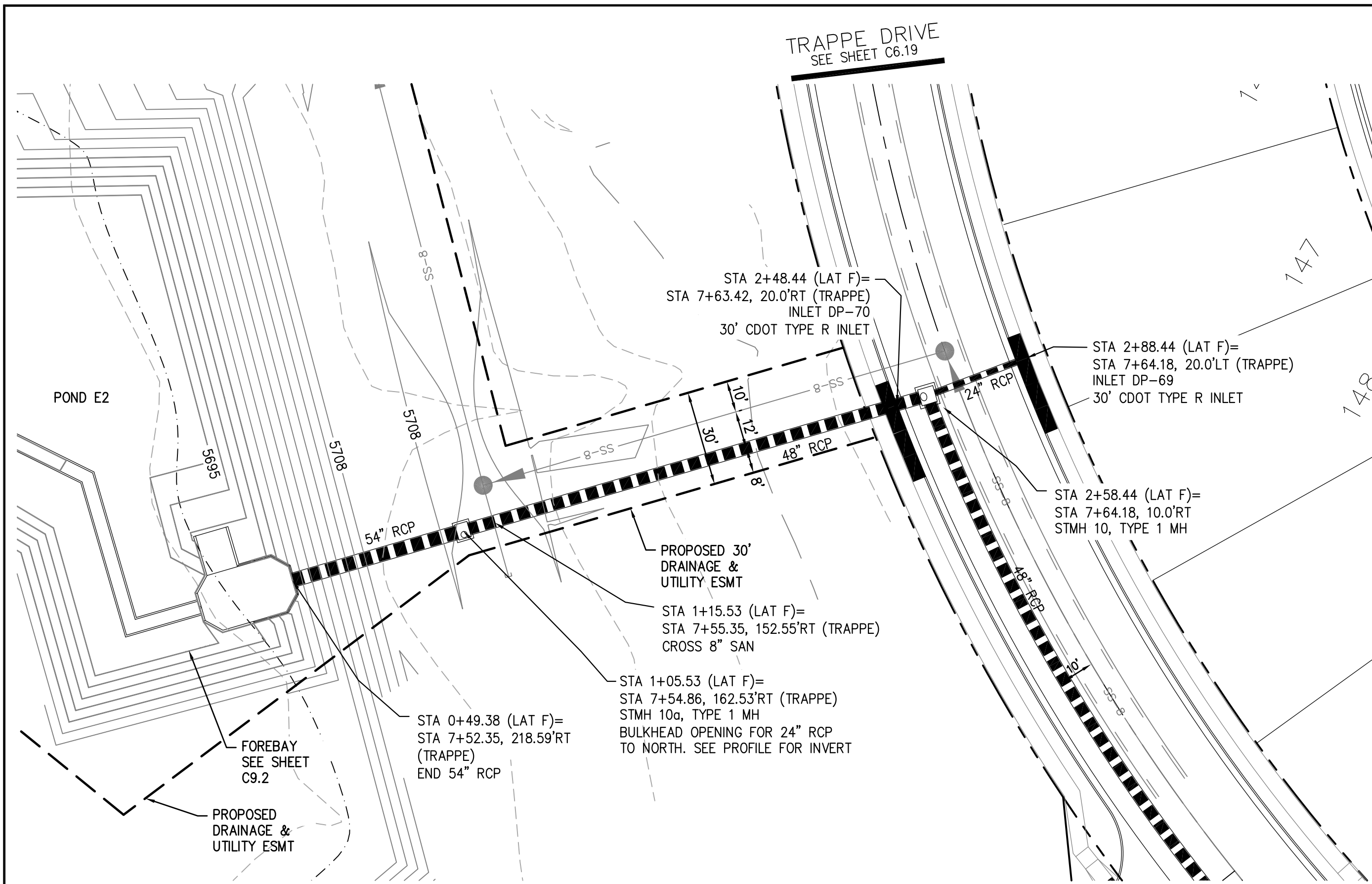
PROJECT: **LORSON RANCH EAST**
FILING NO. 4
LORSON BLVD. - LAMPREY DR.
COLORADO SPRINGS, COLORADO

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

STREET/STORM
STORM LATERAL D



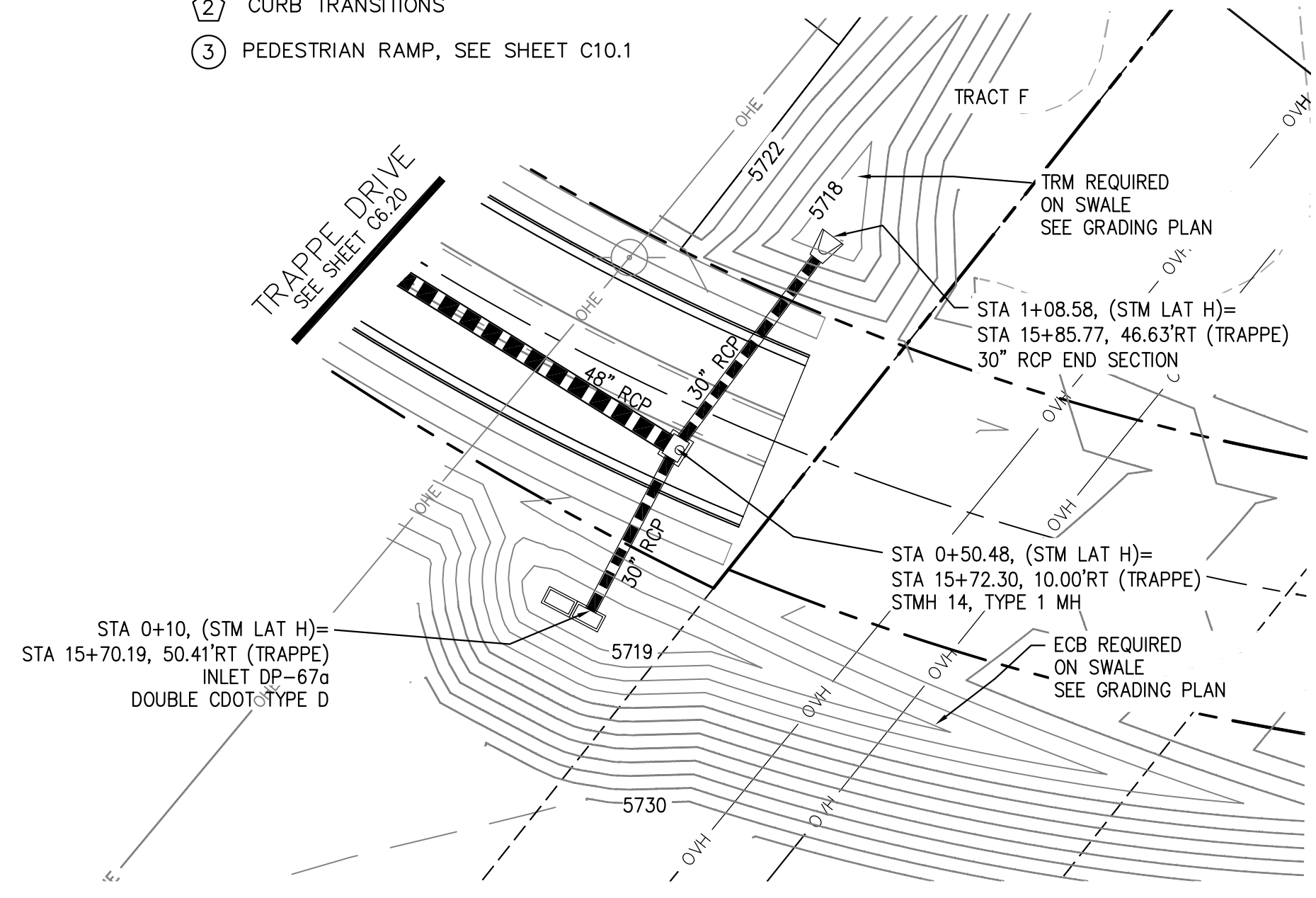
DATE: **JUNE 1, 2019**
PROJECT NO. **100.048**
SHEET NUMBER **C7.2**
TOTAL SHEETS: 40



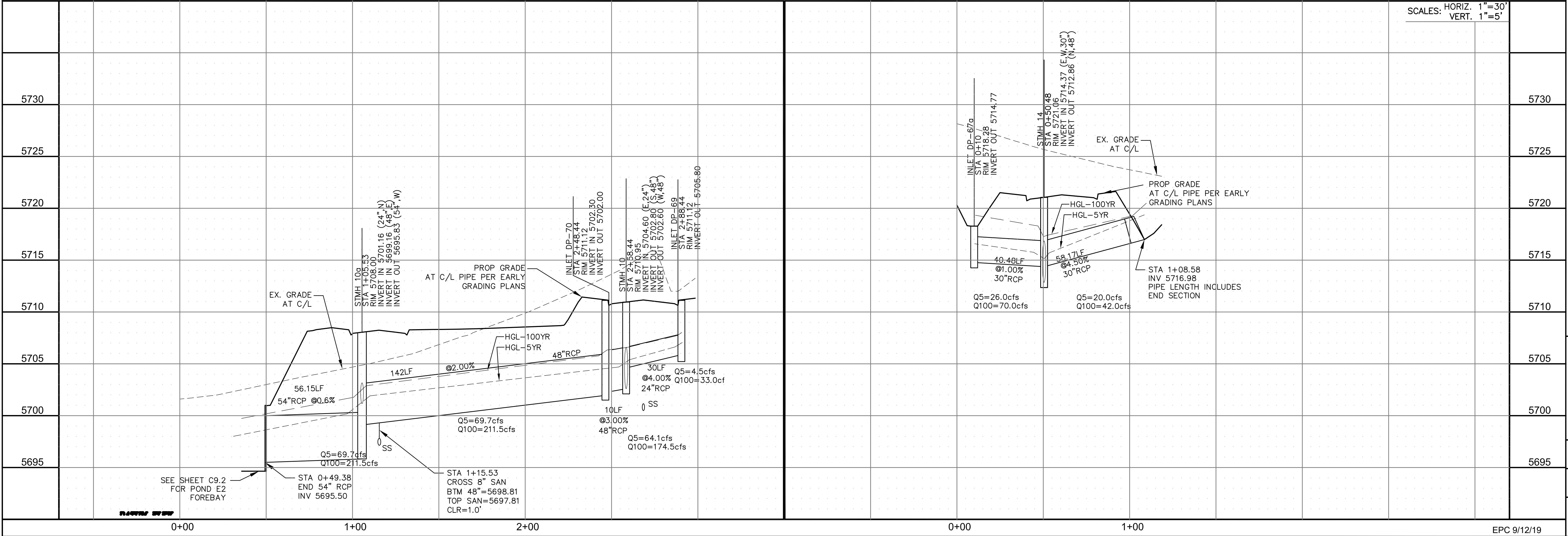
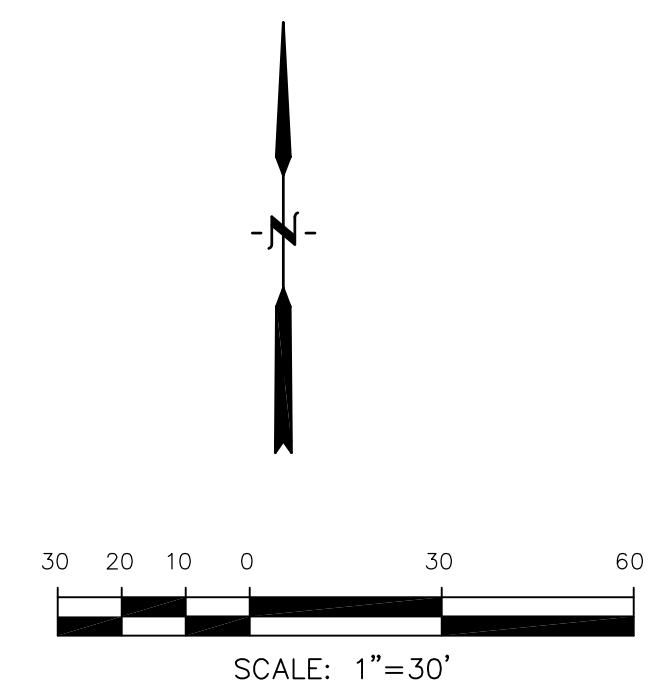
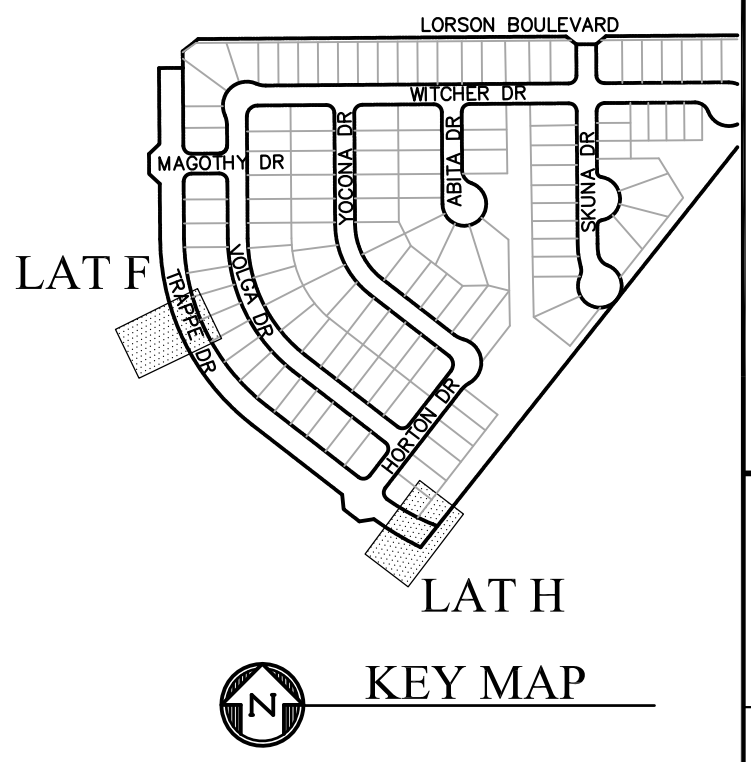
STORM LATERAL F

- 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 H



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.: _____

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PROJECT:
LORSON RANCH EAST
FILING NO. 4
LORSON BLVD. - LAMPREY DR.
COLORADO SPRINGS, COLORADO

STREET/STORM
STORM LATERAL F & H

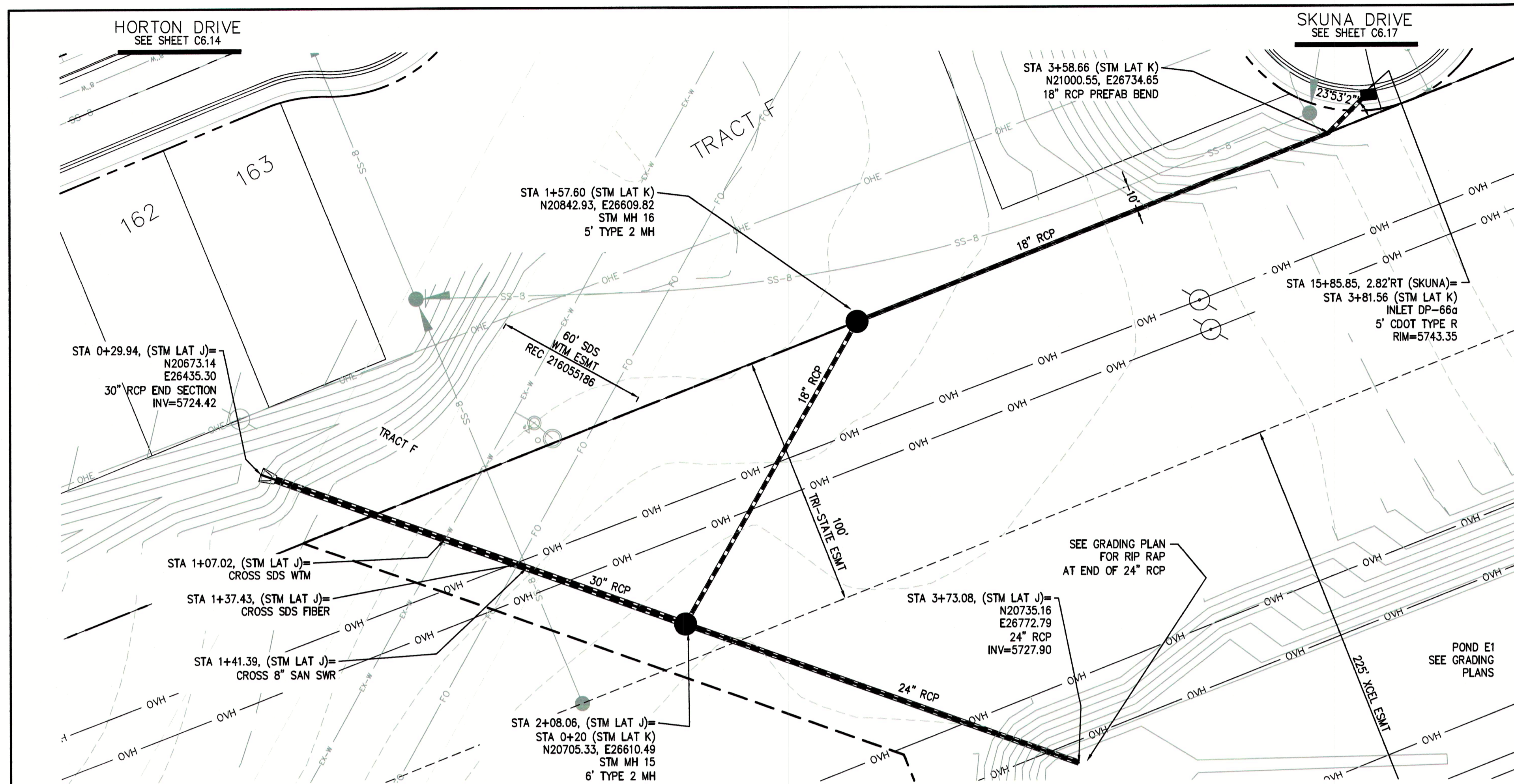


DATE:
JUNE 1, 2019

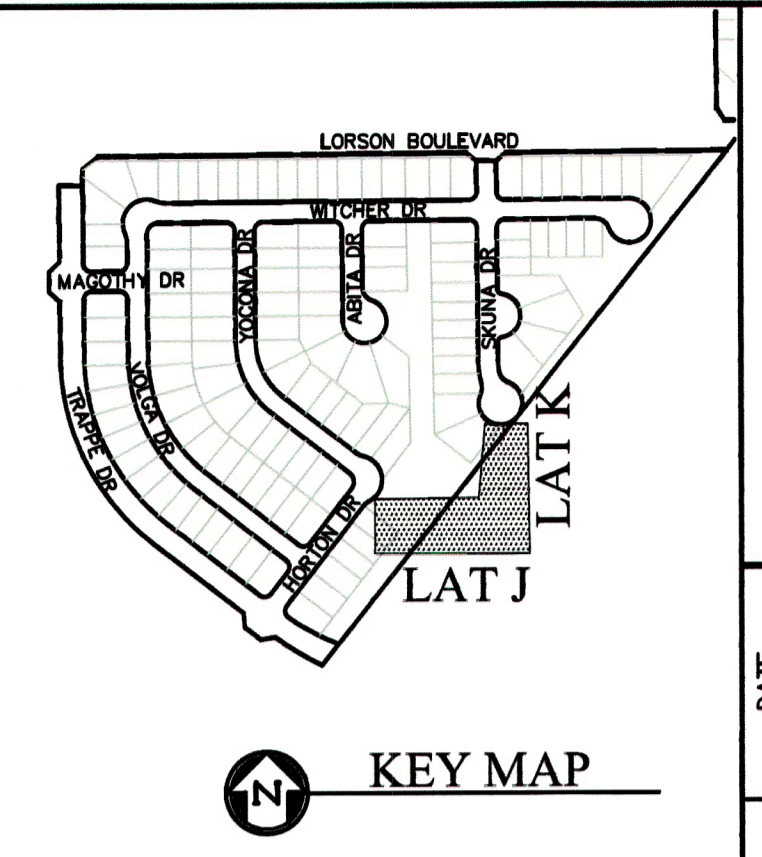
PROJECT NO.
100.048

SHEET NUMBER
C7.3

TOTAL SHEETS: 40



- 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



**COLORADO SPRINGS UTILITIES
WATER PLAN DESIGN APPROVAL**

APPROVED BY: *[Signature]*

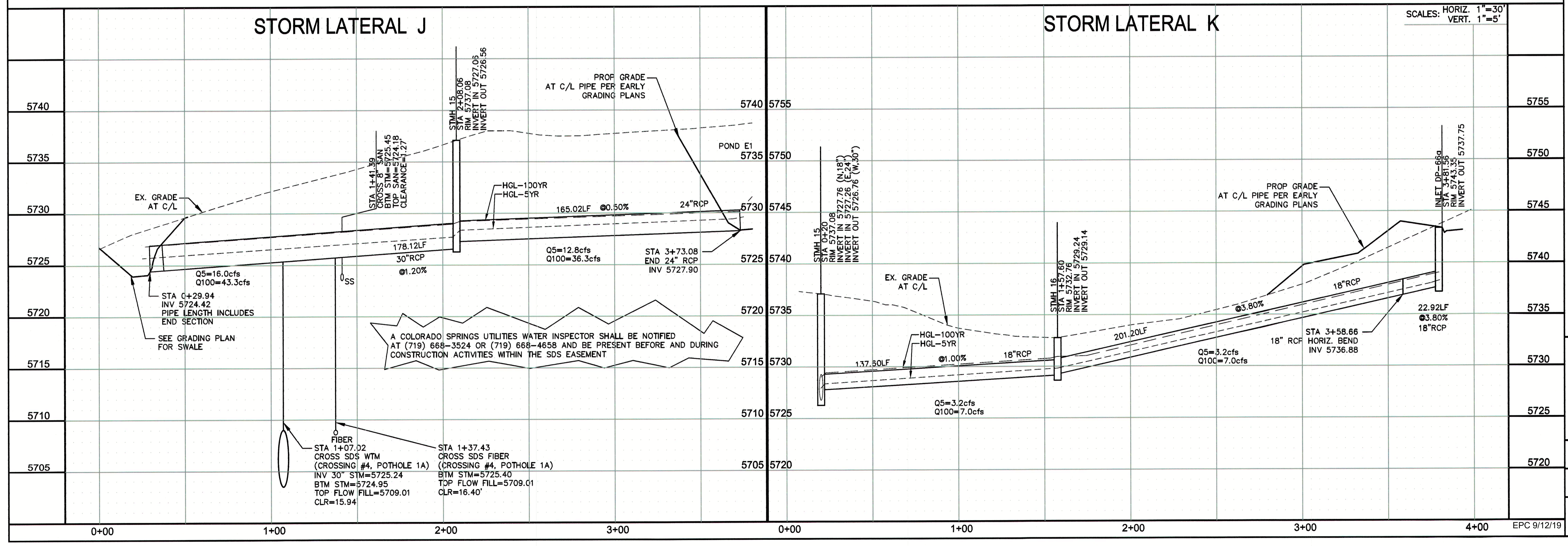
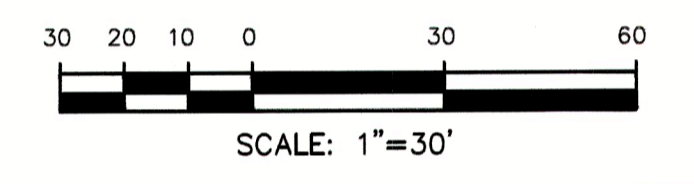
DATE: 6/26/2019

PROJECT NUMBER: 2019- W117

WORK ORDER NUMBER: 3469357

CSU SHEET 3 OF 3

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.



CORE ENGINEERING GROUP

1604 1ST AVENUE S
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rich@cegi.com

DATE: JUNE 25, 2019

DESCRIPTION: REMOVE PIPES AT STM/SDS CROSSING

NO. 1

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

PROJECT: **LORSON RANCH EAST FILING NO. 4**
LORSON BLVD. - LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

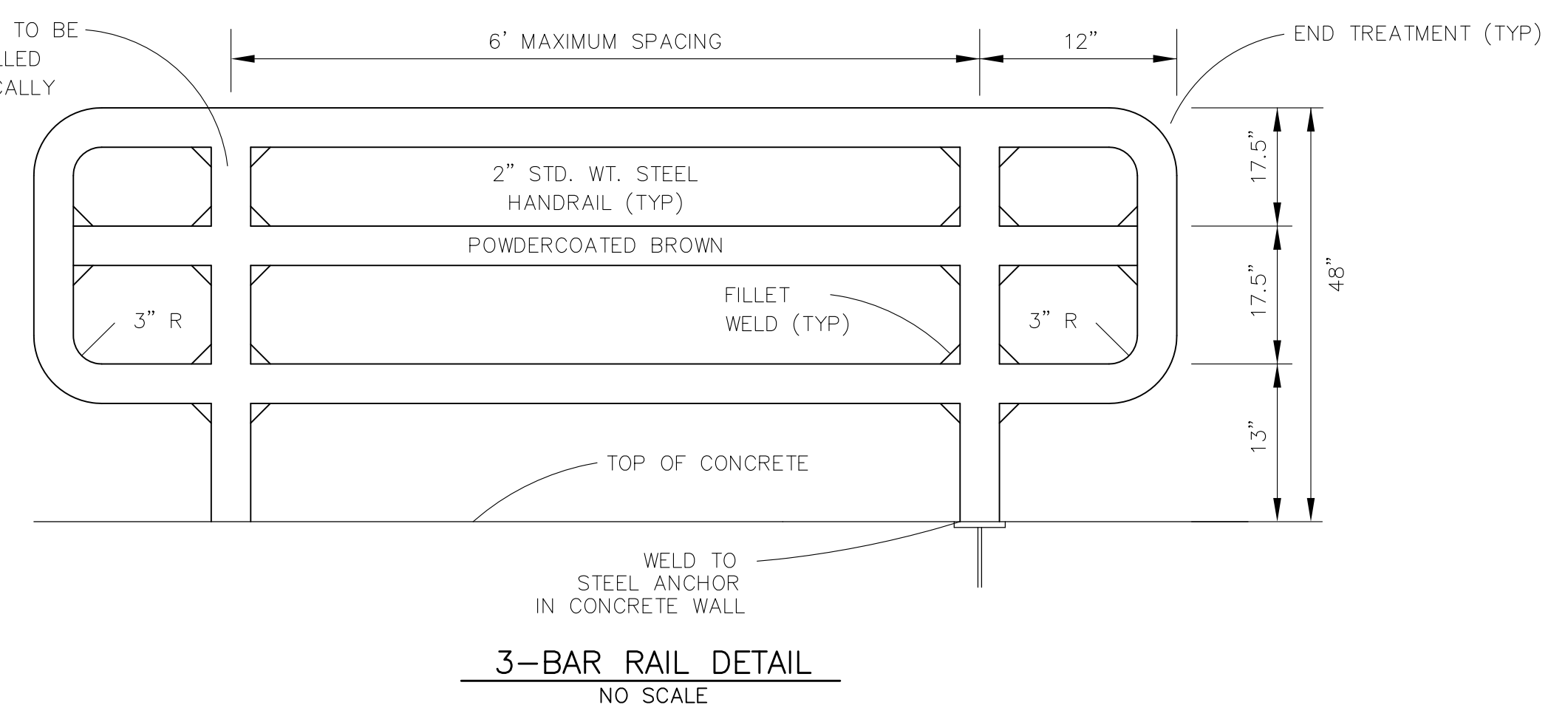
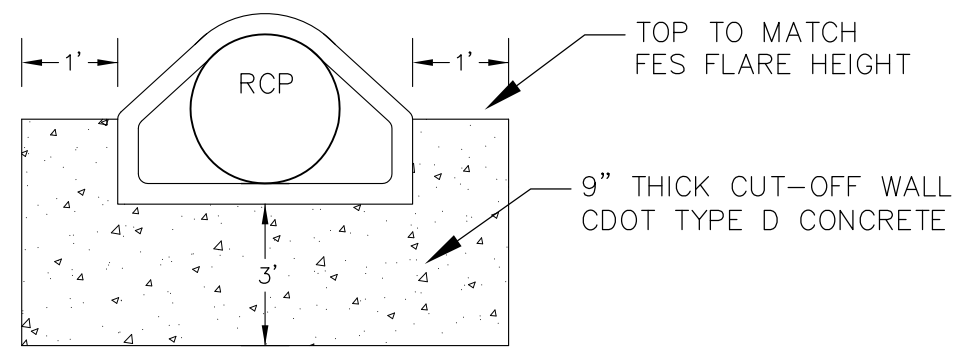
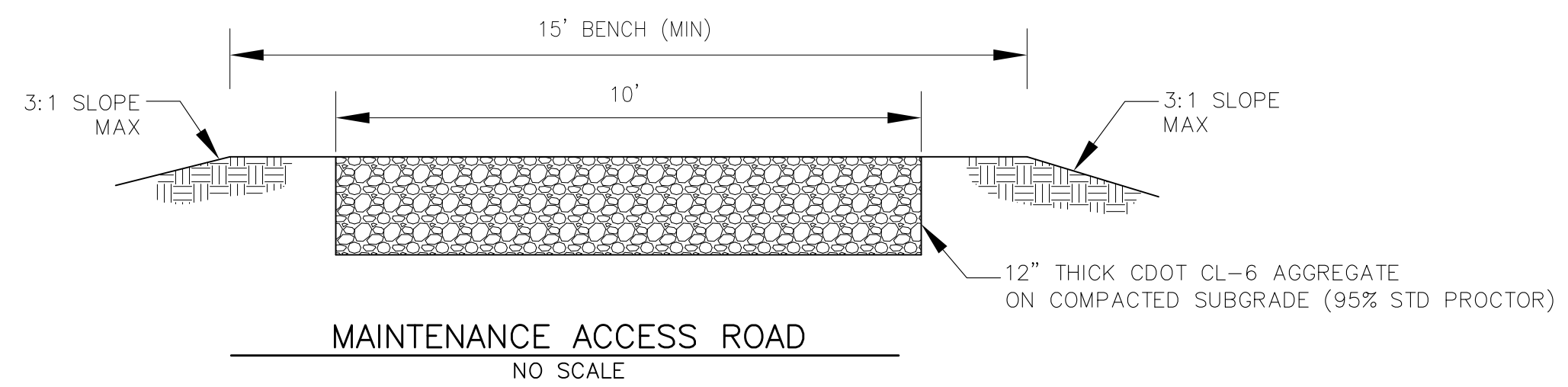
STREET/STORM
STORM LATERAL J & K

DATE: JUNE 1, 2019

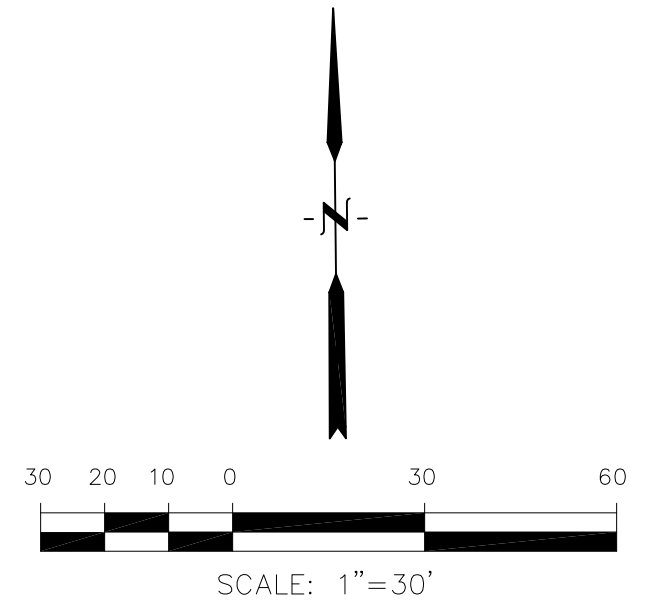
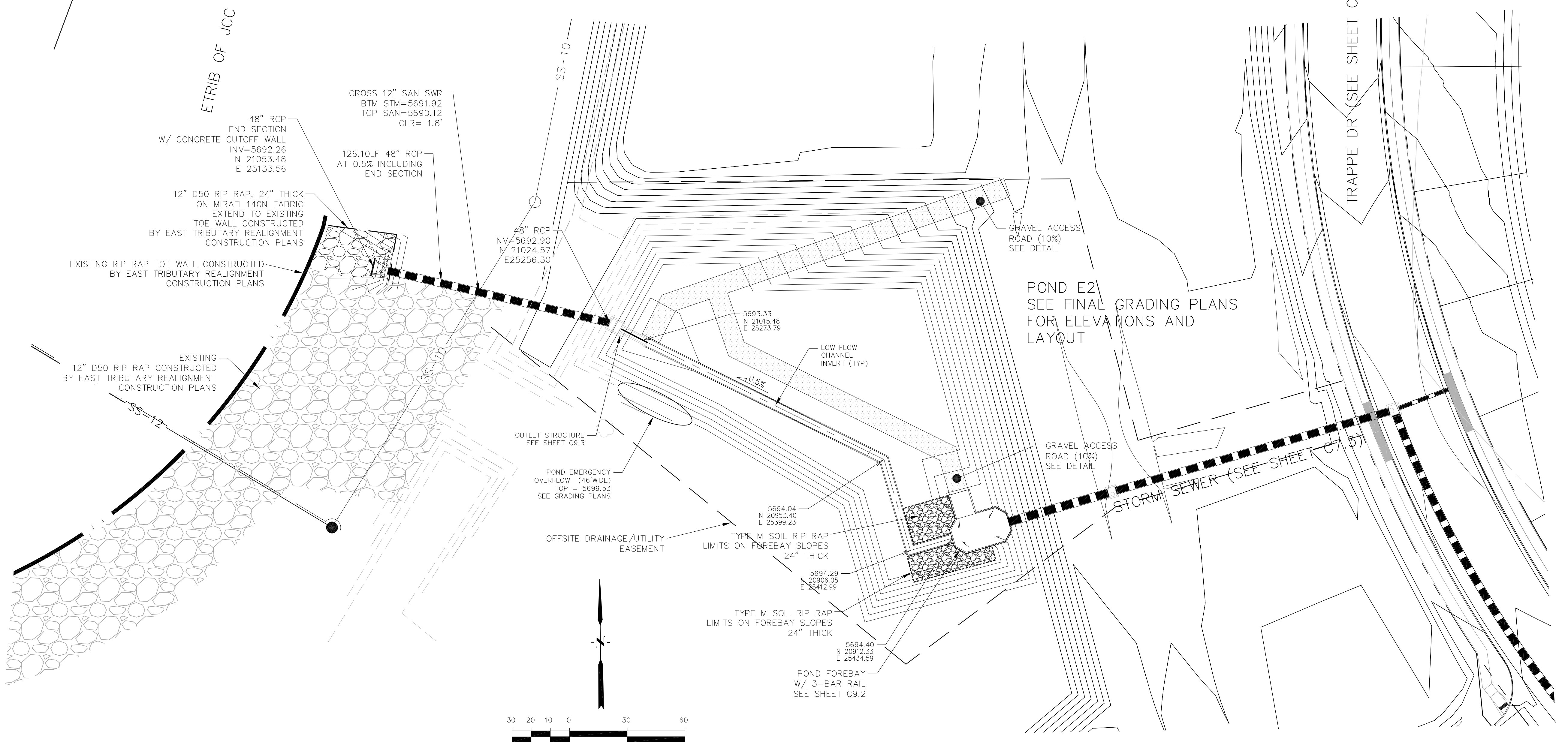
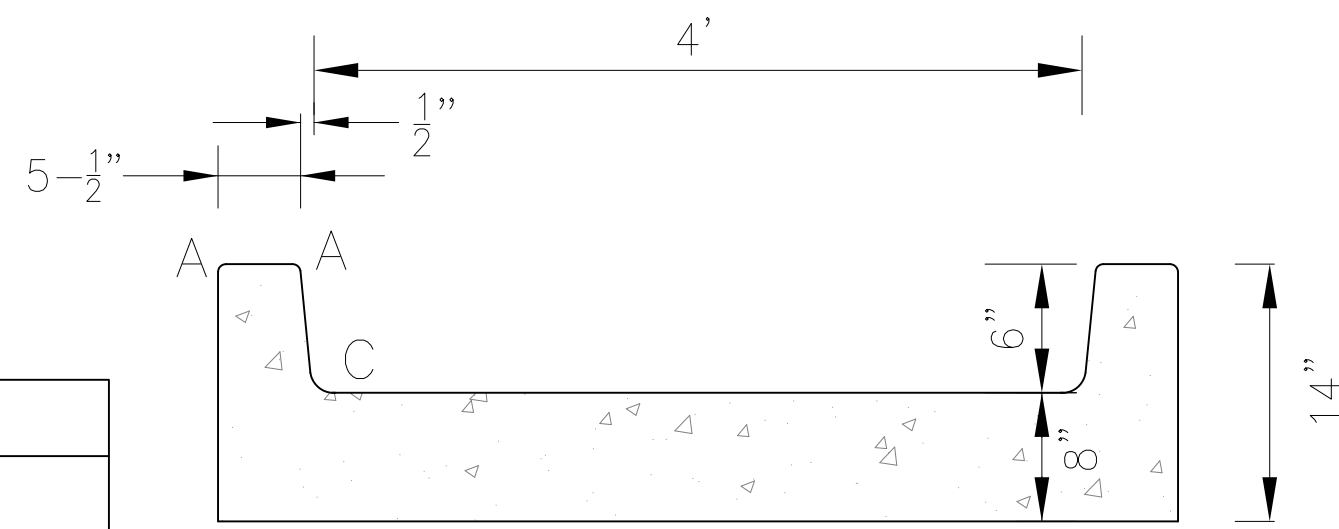
PROJECT NO. 100.048

SHEET NUMBER C7.4

TOTAL SHEETS: 40



LENGTH FOR RADII
A = 1/2"
C = 1-1/2"



CORE ENGINEERING GROUP
 15004 1ST AVENUE, SUITE 301
 BLDG 719 #70,1100
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cog1.com

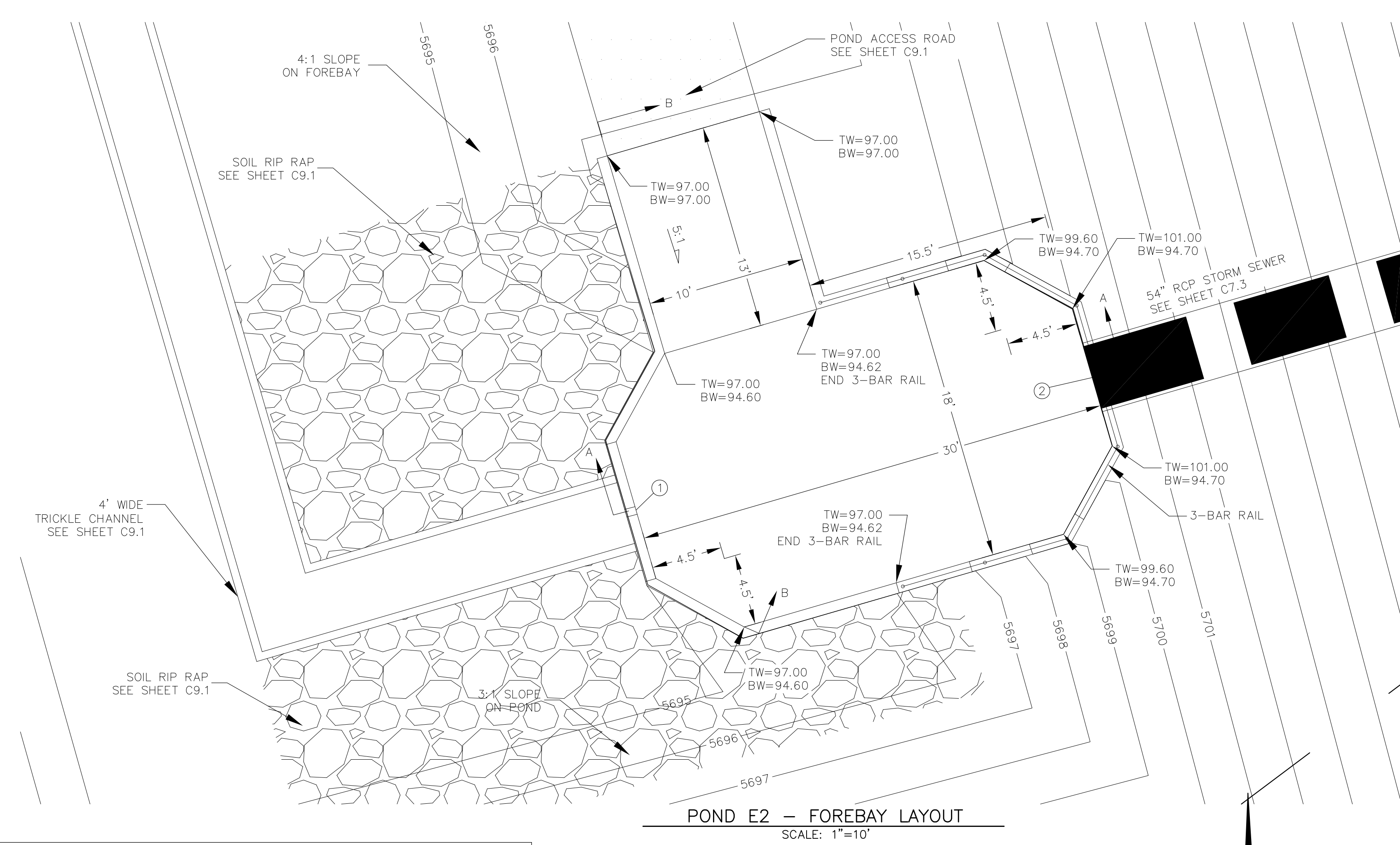
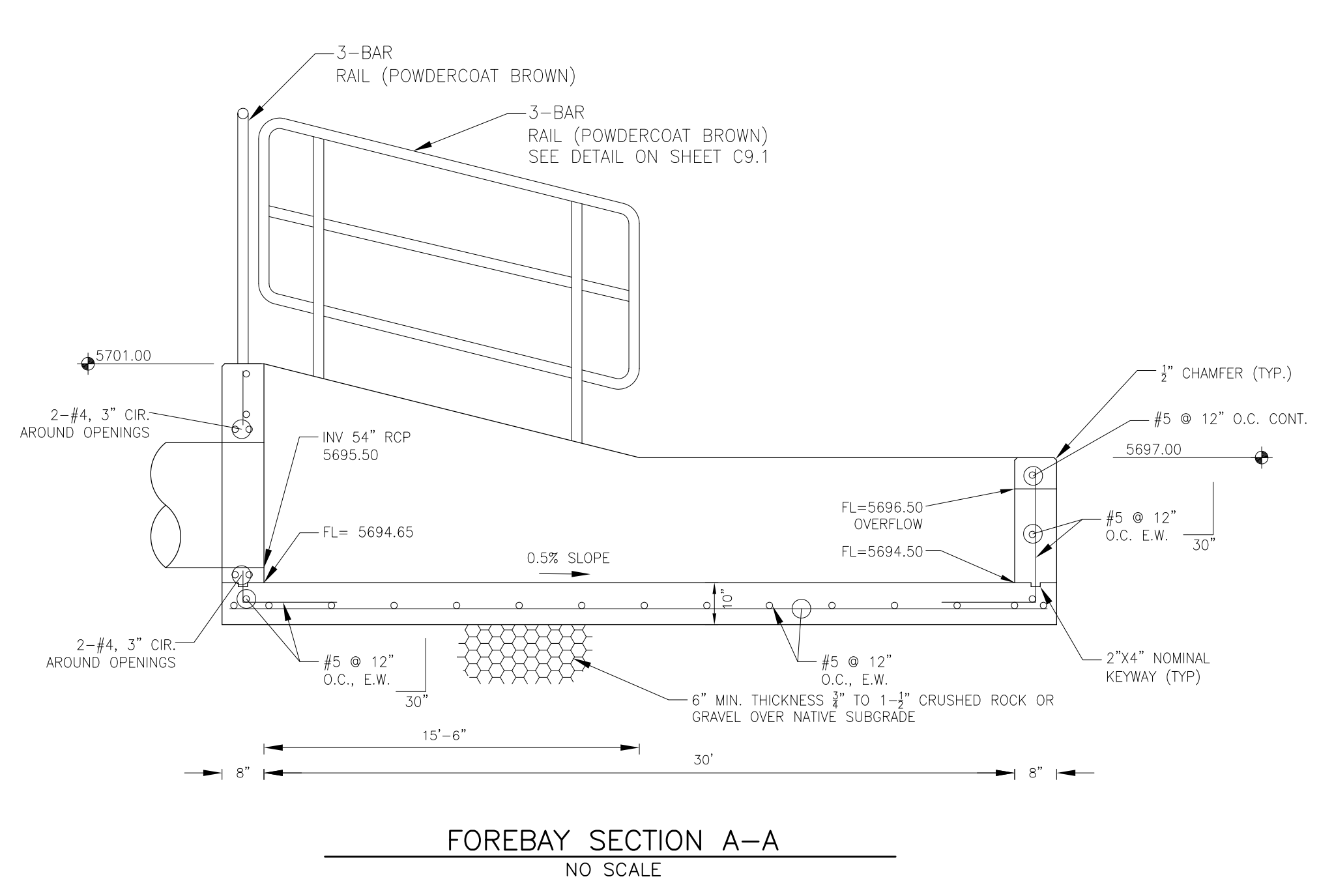
DATE: _____
 DESCRIPTION: _____
 NO: _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **LORSON RANCH EAST**
 FILING NO. 4
 LORSON E.L.D. - LAMPREY DR.
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

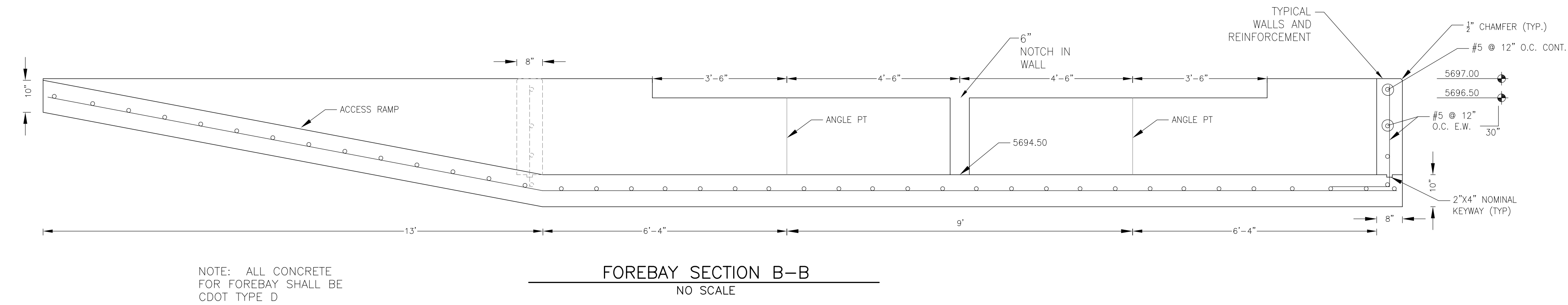
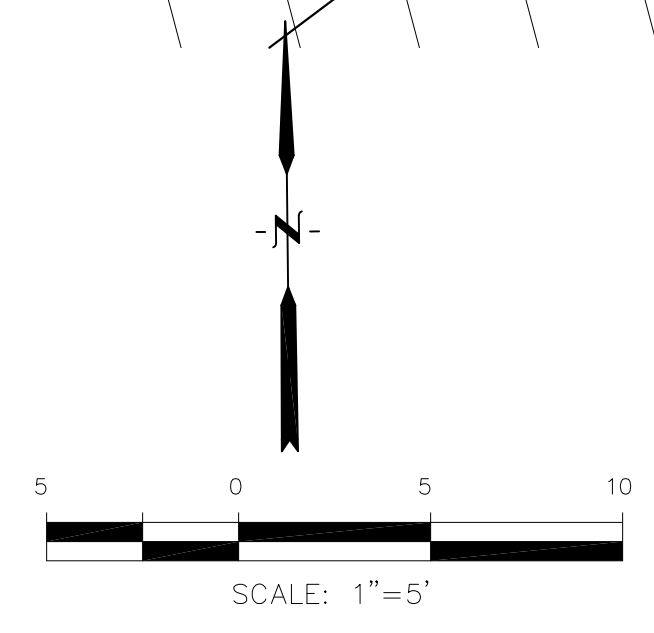
**POND E2
 POND E2 OUTFALL AND
 TRICKLE CHANNEL**



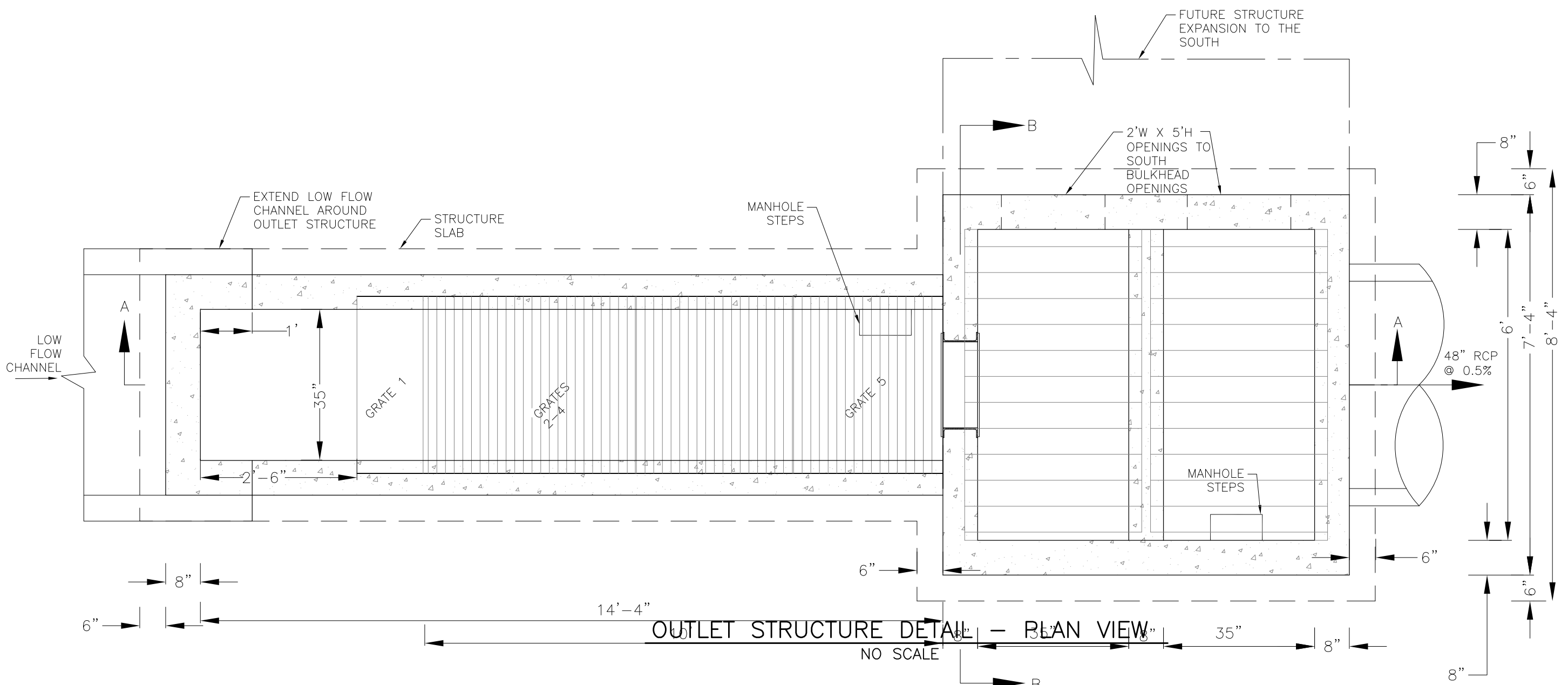
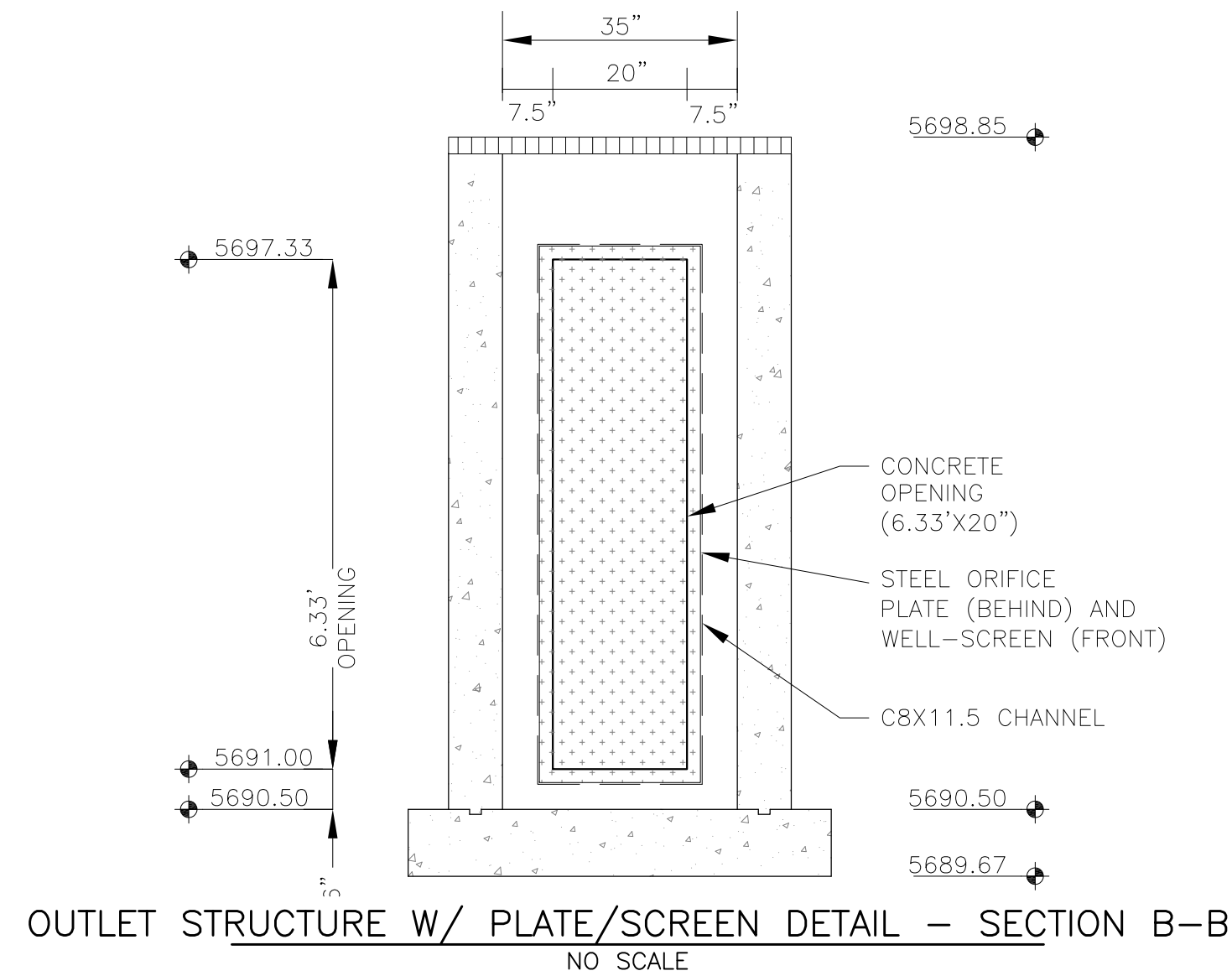
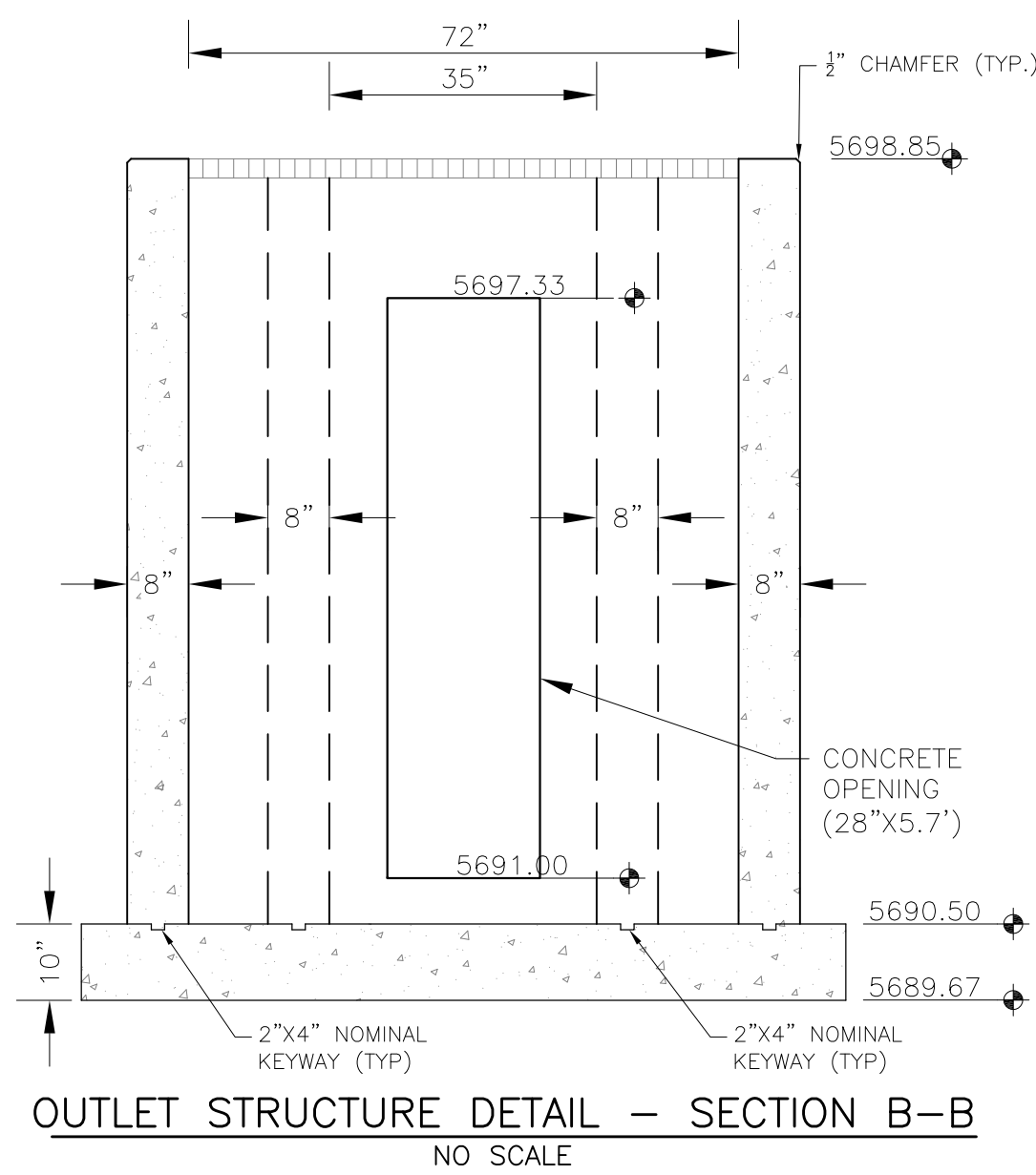
DATE: JUNE 1, 2019
 PROJECT NO. 100.048
 SHEET NUMBER **C9.1**
 TOTAL SHEETS: 40



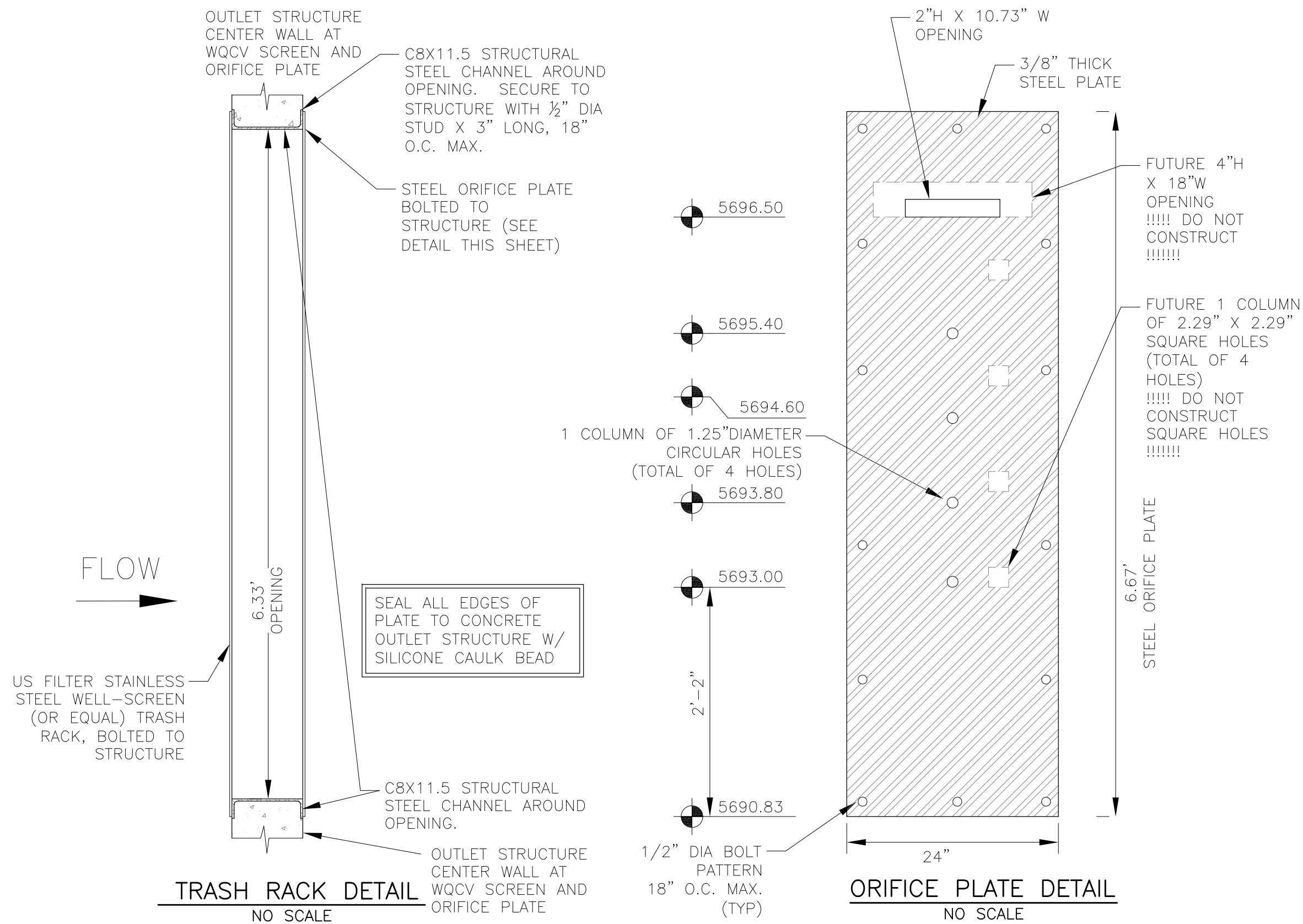
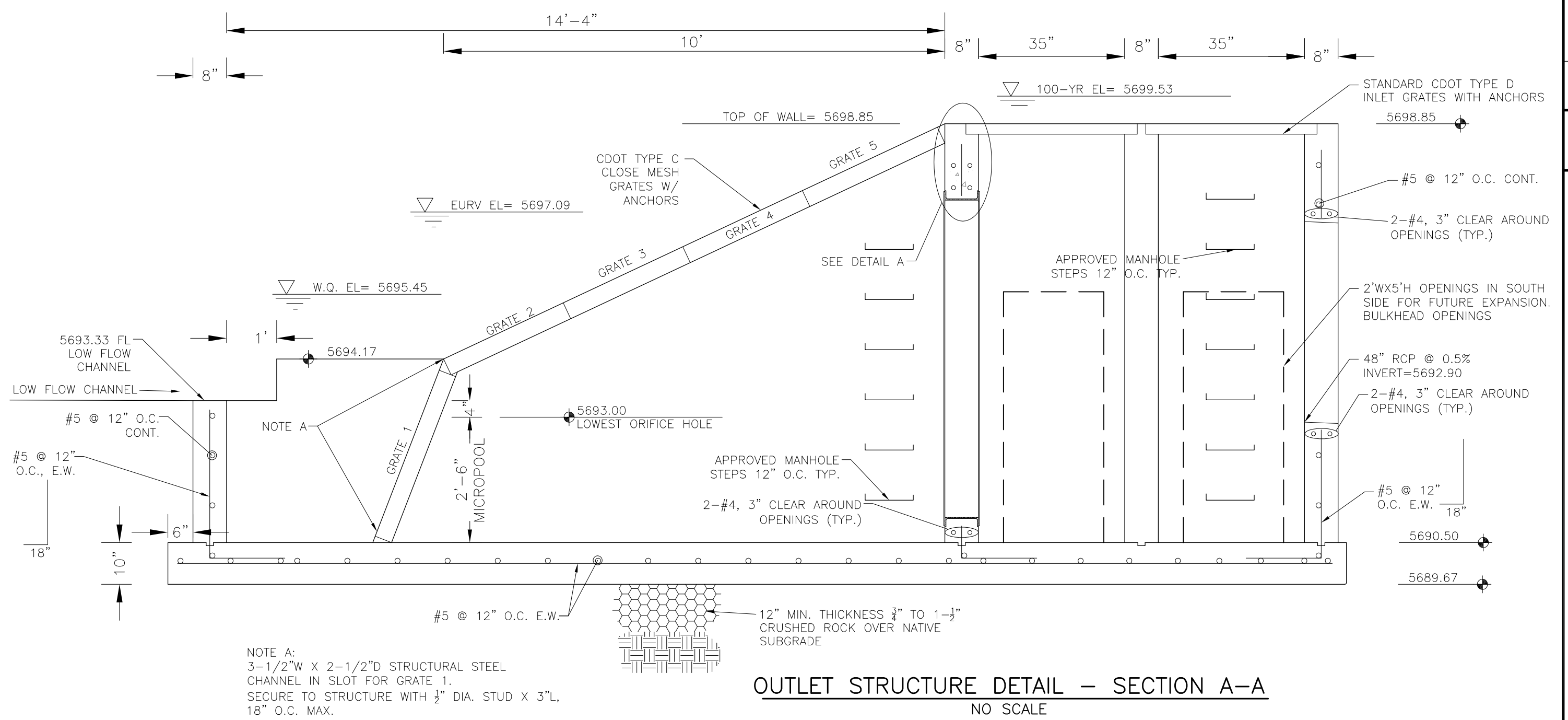
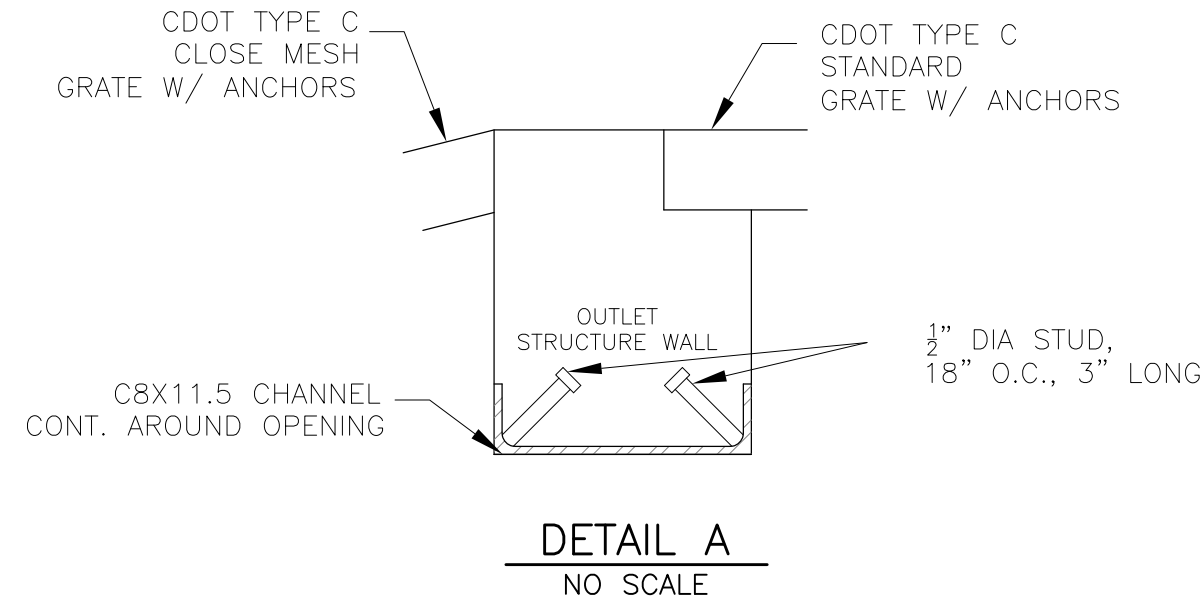
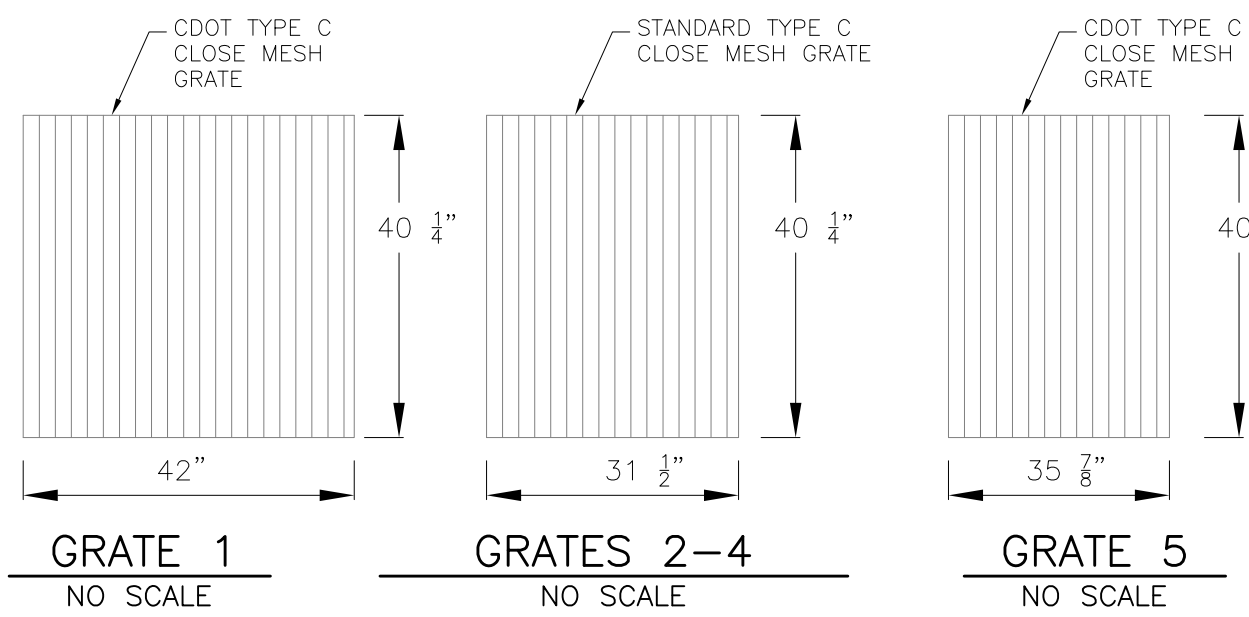
POINT TABLE (FOREBAY)				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	20912.52	25435.24	5694.50	FOREBAY BOTTOM
2	20920.89	25464.05	5694.65	FOREBAY BOTTOM, INV 54"=5695.50



NOTE: ALL CONCRETE FOR FOREBAY SHALL BE CDOT TYPE D



NOTE:
AFTER CONCRETE STRUCTURE HAS BEEN POURED
ALL GRATE DIMENSIONS SHALL BE FIELD VERIFIED
PRIOR TO GRATE CONSTRUCTION



OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
 - GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE FOR THE MINIMUM LAP SPLICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE A TWO-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE, UNLESS OTHERWISE NOTED.
- | BAR SIZE | #4 | #5 | #6 |
|--------------------|-------|-------|-------|
| MIN. SPLICE LENGTH | 1'-3" | 1'-7" | 2'-0" |
- CONCRETE FOR THE OUTLET STRUCTURE AND FOREBAY SHALL BE CDOT CLASS D CONCRETE.
 - CONCRETE FOR DRAIN CHANNELS SHALL BE CDOT CLASS B CONCRETE
 - EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK, SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE AND THE JOINT SHALL BE SEALED, REFER TO DETAILS.
 - ALL EXPOSED CONCRETE CORNERS SHALL HAVE A 3/8" CHAMFER UNLESS OTHERWISE NOTED.
 - SUBGRADE TO BE 12" THICK CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM M698 UNDER STRUCTURE.
 - REFER TO SHEET C9.1 FOR PRESEDIMENTATION/FOREBAY DESIGN.
 - ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING CONSTRUCTION OF OUTLET STRUCTURE TO SCHEDULE OBSERVATION VISITS FOR STRUCTURES.
 - SEE RIGHT FOR WELL-SCREEN DESIGN NOTES

WQCV WELL-SCREEN NOTES:

- Well-Screen shall be stainless steel and attached by stainless steel bolts along edge of the mounting frame.
- WQCV Well Screen
 - Type of Screen: Stainless steel #93 Vee Wire (Johnson Vee Wire (tm) Stainless Steel Screen or equivalent with 60% open area)
 - Screen slot opening dimension: 0.139" (Screen #93 Vee Wire Slot Opening)
 - Type and Size of Support Rod: TE 0.074"x0.50"
 - Spacing of Support Rod (O.C.): 1.0 Inch
 - Total Screen Thickness: 0.655"
 - Carbon Steel Holding Frame Type: 3/4" x 1.0" angle

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
PH: 719.570.5506
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cog1.com

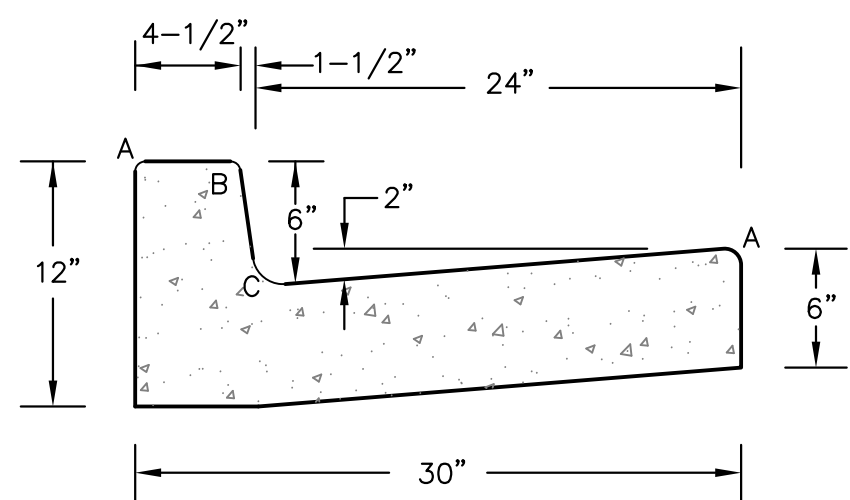
DATE: _____
DESCRIPTION: _____
NO: _____
PROJECT: **LORSON RANCH EAST FILING NO. 4**
PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
LORSON ELVD. - LAMPREY DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

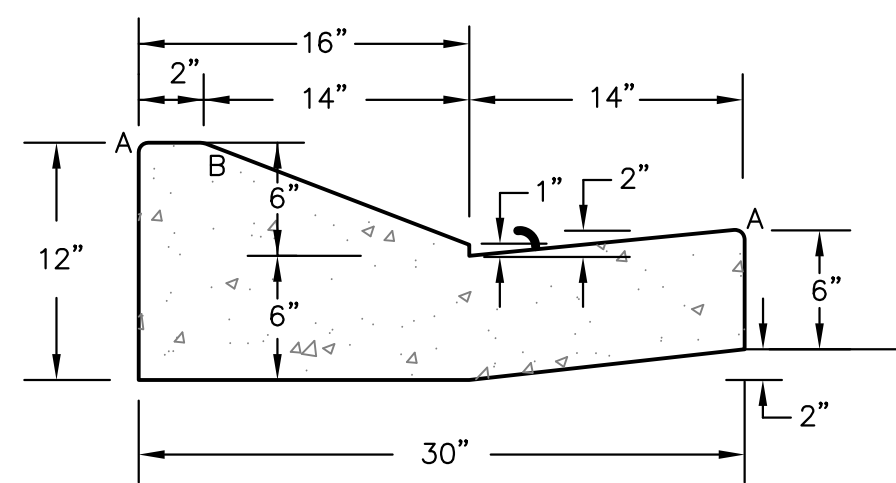
LORSON RANCH EAST FILING NO. 4
FULL SPECTRUM POND E2
OUTLET STRUCTURE



DATE: JUNE 1, 2019
PROJECT NO. 100.048
SHEET NUMBER **C9.3**
TOTAL SHEETS: 40



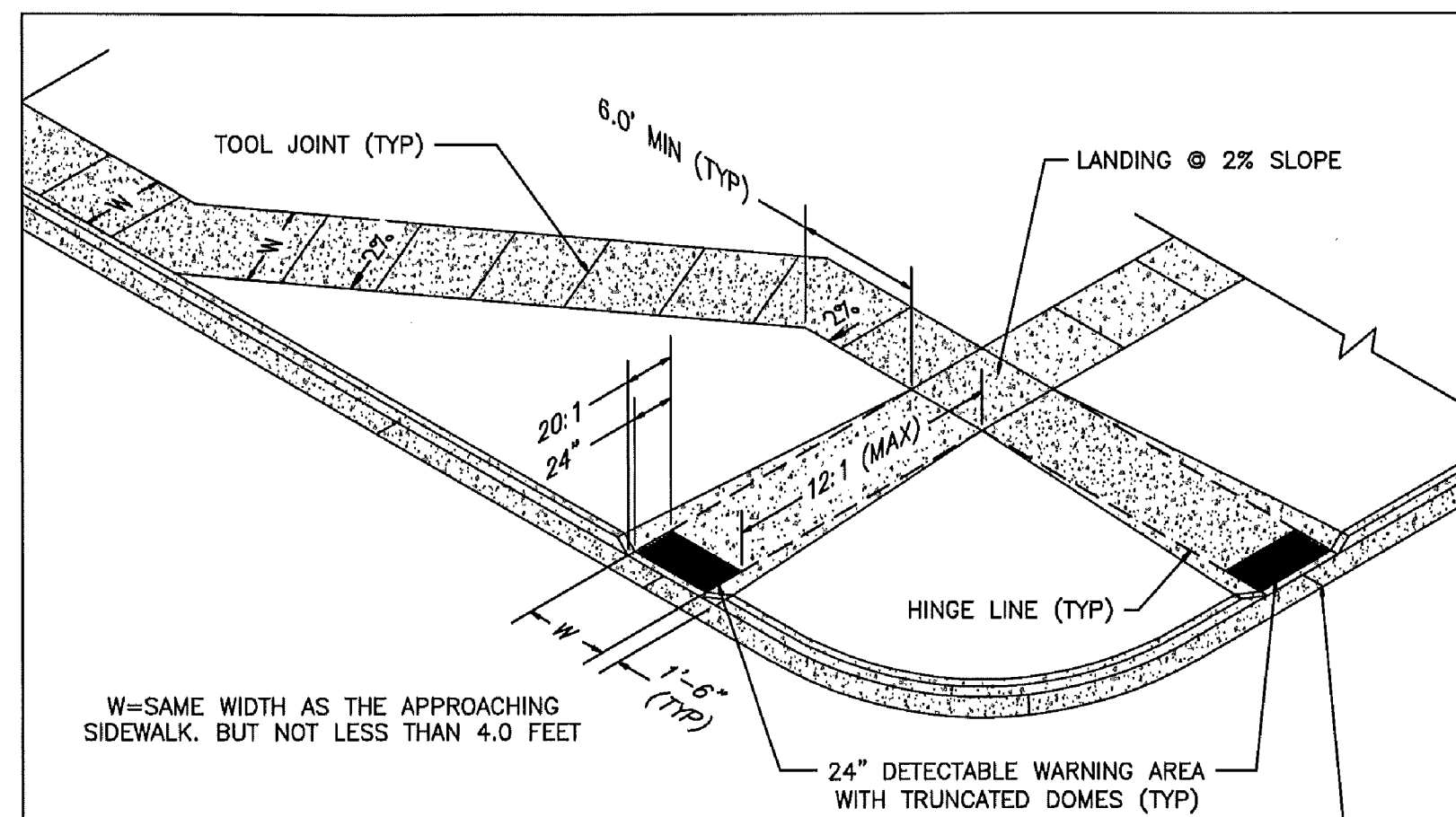
TYPE 'A'
VERTICAL CURB AND GUTTER
SCALE 1" = 1'-0"



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

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

CURB DETAILS (ECM SD 2-20)

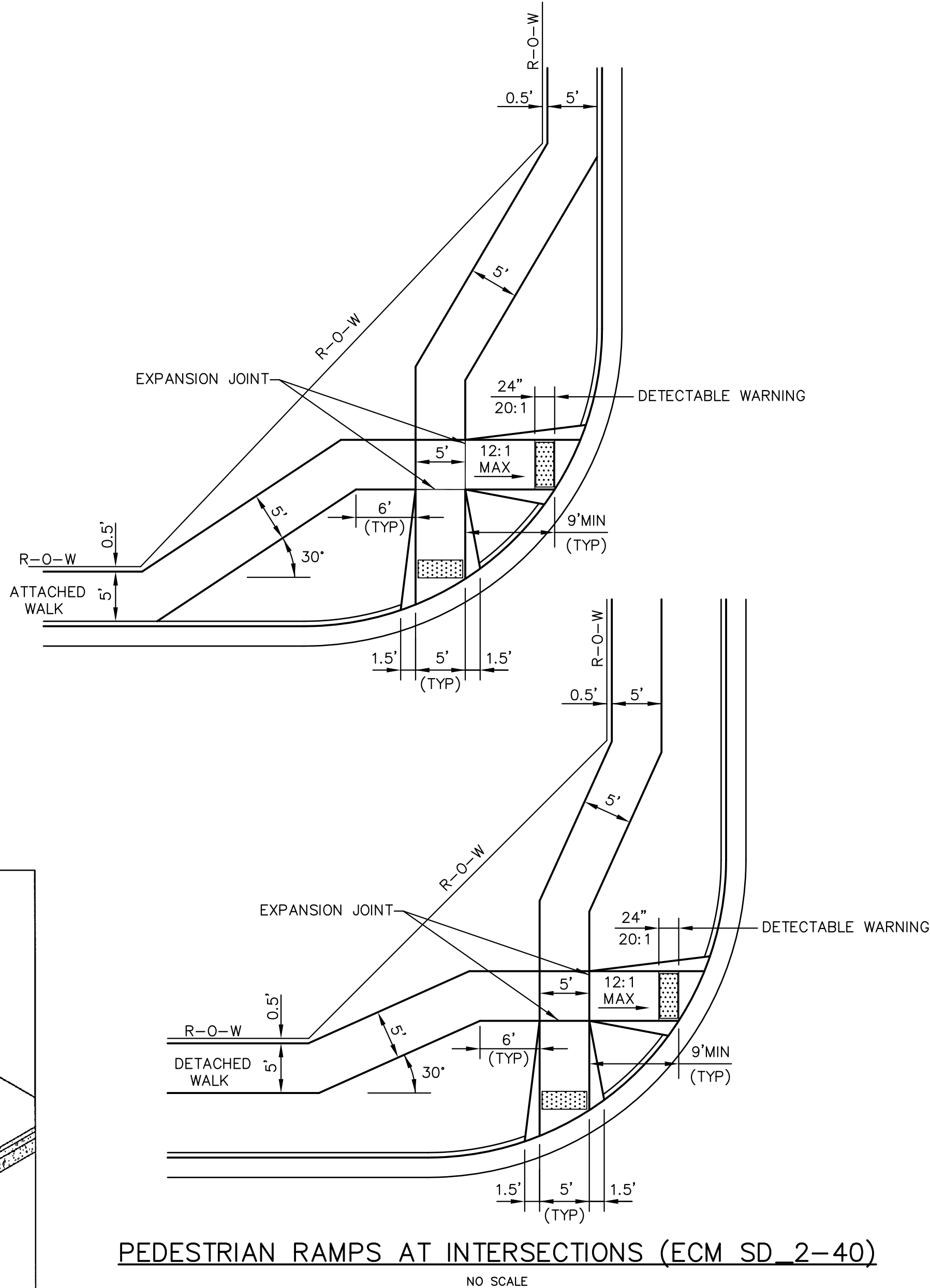


- PEDESTRIAN RAMP NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
 - CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
 - PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
 - RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS.
 - DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
 - DETECTABLE WARNING AREA SHALL BE FABRICATED REDDISH INTEGRALLY COLORED TRUNCATED-DOMES.
 - THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
 - RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4" MINIMUM.
 - ALL RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
 - AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.

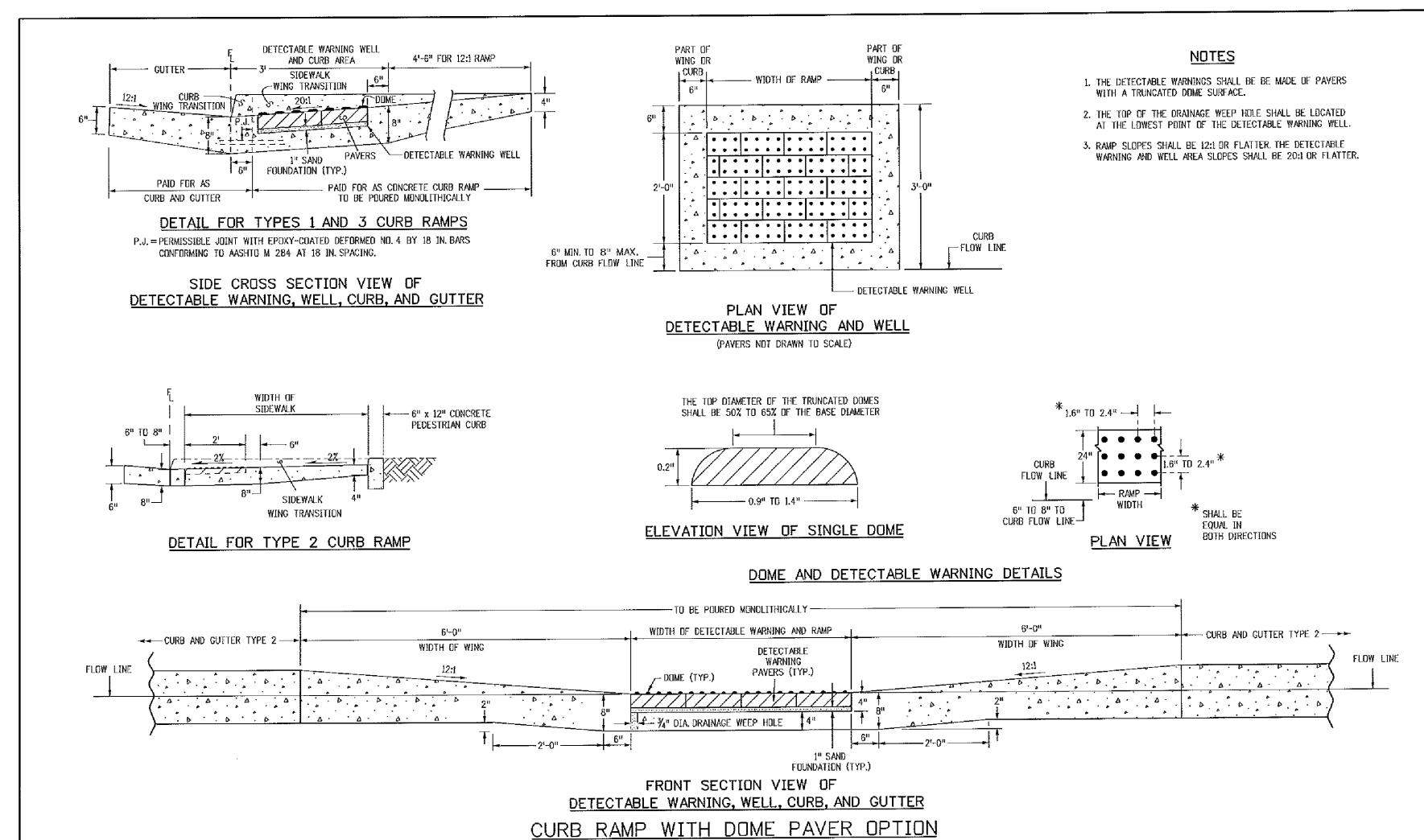
LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

GENERAL NOTES

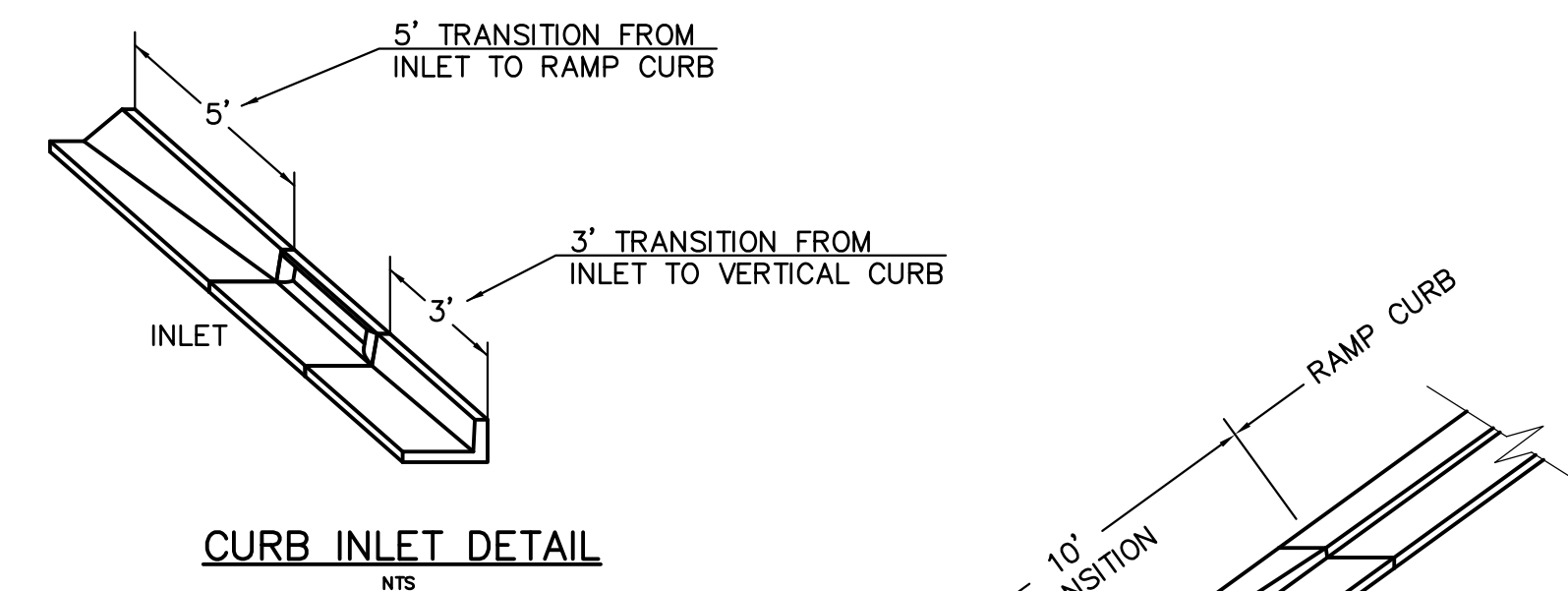
- WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
- PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
- AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.



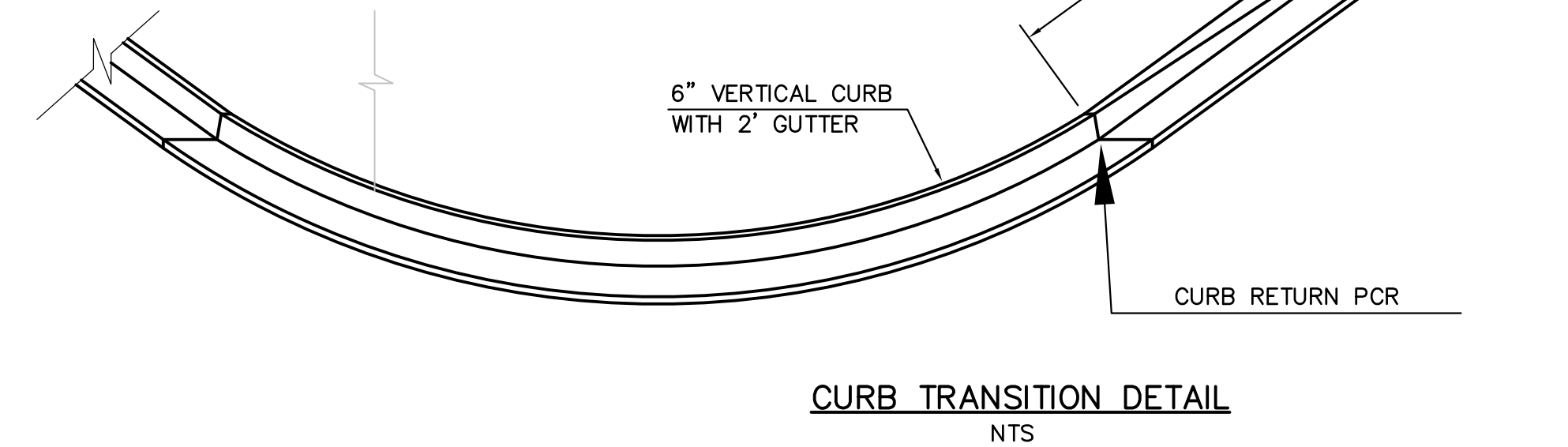
PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD 2-40)
NO SCALE



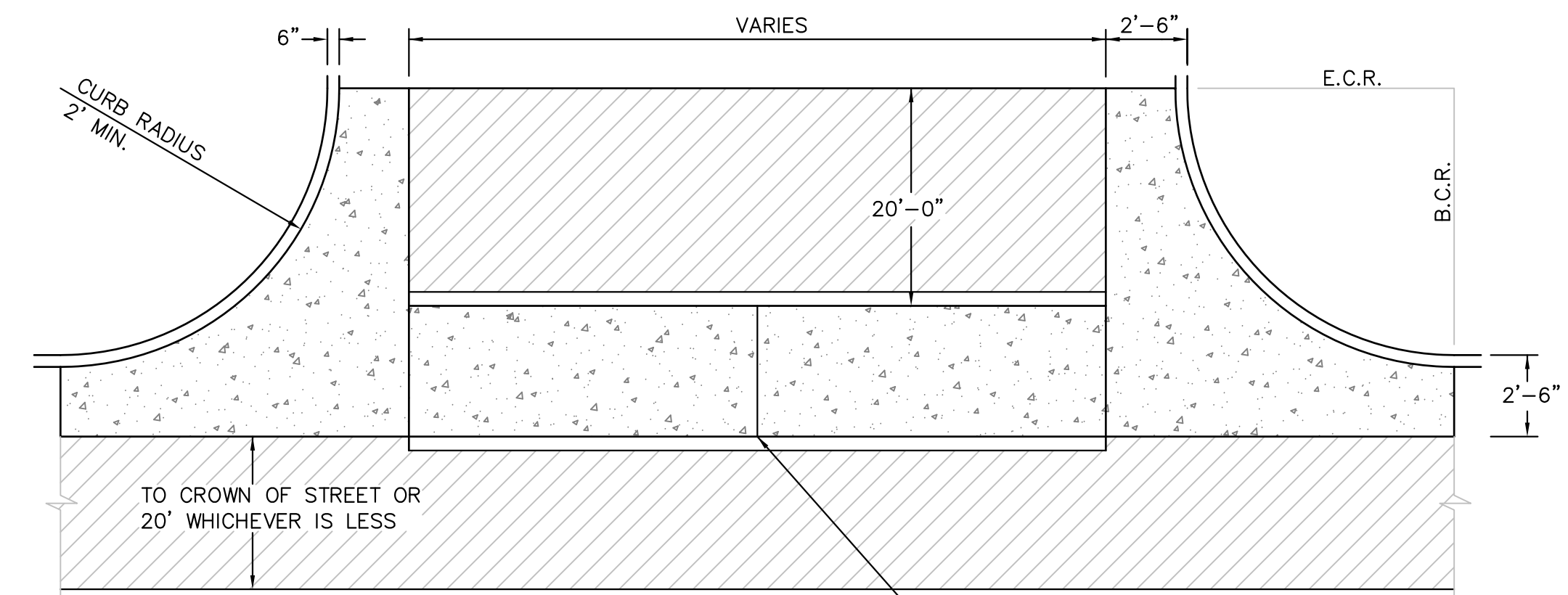
TRUNCATED DOME DETAILS (ECM SD 2-42)
NO SCALE



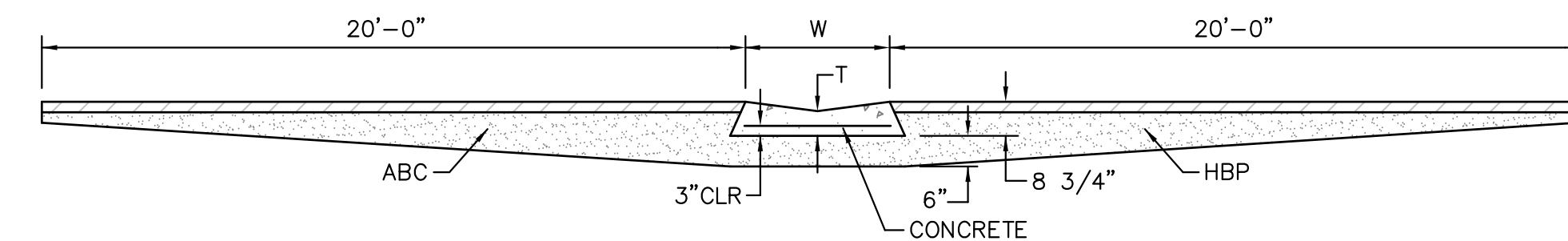
CURB INLET DETAIL
NTS



CURB TRANSITION DETAIL
NTS



PLAN VIEW



TYPICAL CROSSSPAN LAYOUT (ECM SD 2-26)
NO SCALE

NOTES

- W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, 10' FOR ARTERIAL ROADS.
- 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).
- DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

DATE APPROVED: 7/9/09 André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 1/18/11 FILE NAME: SD_2-41	<p>Pedestrian Intersection Ramp Standard Drawing</p>
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Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
C:\projects\100.048\100.048.dwg User: [Name] Date: 7/9/09 Project: 100.048	01: Initial Design 02: Final Design	Project Development Branch DD/LTA	M-608-1 Sheet No. 6 of 6

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PROJECT: **LORSON RANCH EAST**
FILING NO. 4
LORSON BLVD. - LAMPREY DR
COLORADO SPRINGS, COLORADO

ROADWAY DETAIL SHEET

DATE: JUNE 1, 2019

PROJECT NO. 100.048

SHEET NUMBER C10.1

TOTAL SHEETS: 40

CURB INLET TYPE R

STANDARD PLAN NO. M-604-12
Sheet No. 1 of 2

GENERAL NOTES:

- FOR LENGTH (L) 10 FT. OR MORE, PROVIDE MAINTENANCE ACCESS AT BOTH ENDS WITH AN OPTIONAL MANHOLE RING AND COVER. CUT REINFORCEMENT BAR ACCORDINGLY.
- STATION POINT AT MIDPOINT OF INLET. MARK FLOWLINE.
- MEET SHAPE OF NORMAL BARRIER CURB AND OUTER HERE.
- WHEN A TYPE R CURB IS USED WITH MONITORABLE CURB AND OUTER, 3 FT. TRANSITION SHALL BE CONSTRUCTED. TRANSITION SHALL BE 50% FOR 25 CURB AND OUTER.
- A 2 IN. SLOPE TOWARD THE INLET FOR CHANGING SHALL BE PROVIDED BY CONCRETE. ELEVATION OF A NORMAL THREE INCHES BELOW ROAD BASE. THE INLET SHALL BE FLOODED WITH CONCRETE UPON ACCEPTANCE OF THE INLET.
- PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE.
- MANHOLE RING AND COVER STATION POINT AND OUTER PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.
- NOTE: MANHOLE RING AND COVER STATION POINT AND OUTER PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.

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

MARK	BAR #	D.C. SPACING	TYPE	ALL INLETS		INLET H ≤ 5 FT.		INLET H > 5 FT.	
				NO. REQ'D	NO. REQ'D	NO. REQ'D	NO. REQ'D		
400	4	12"	II	21	21	21	21	21	21
402	4	12"	II	7	7	7	7	7	7
403	4	12"	II	7	7	7	7	7	7

TABLE TWO - BARS AND QUANTITIES VARIABLE WITH "H"

LENGTH	NO. REQ'D	NO. REQ'D		CONC. STEEL		CONC. STEEL	
		NO. REQ'D	NO. REQ'D	NO. REQ'D	NO. REQ'D		
3'-0"	400	402	403	3.2	3.2	4.0	4.0
3'-6"	400	402	403	3.2	3.2	4.0	4.0
4'-0"	400	402	403	3.2	3.2	4.0	4.0

Computer File Information: Creation Date: 07/04/12, Last Modification Date: 07/24/12, Initials: LTA, Drawn By: Miroslava VB, Scale: Not to Scale, Units: English.

Colorado Department of Transportation: 4200 East Arkansas Avenue, Denver, Colorado 80222, Phone: (303) 757-9620.

CURB INLET TYPE R

STANDARD PLAN NO. M-604-12
Sheet No. 2 of 2

GENERAL NOTES:

- CONCRETE SHALL BE CAST IN PLACE OR PRECAST.
- CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
- INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 293.
- CURB FACE ASSEMBLY SHALL BE CALVANDER AFTER SETTING.
- EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/8 IN. CURB AND OUTER CORNERS SHALL BE FINISHED TO MATCH THE OUTER CURB AND OUTER BEYOND THE TRANSITION OUTER.
- REINFORCING BARS SHALL BE ORDERED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE ALL REINFORCING BARS SHALL BE EPXY COATED.
- MANHOLE RING AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NORMAL.
- MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.08.
- SINCE PIPE DIMENSIONS VARY, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK QUANTITIES INCLUDE WEIGHTS OCCUPYING BY PIPES.
- STRUCTURE STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
- ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

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

TABLE TWO - BARS AND QUANTITIES VARIABLE WITH "H"

BAR BENDING DIAGRAMS - DIMENSIONS ARE OUT-TO-OUT OF BAR

Computer File Information: Creation Date: 07/04/12, Last Modification Date: 07/04/12, Initials: LTA, Drawn By: Miroslava VB, Scale: Not to Scale, Units: English.

Colorado Department of Transportation: 4200 East Arkansas Avenue, Denver, Colorado 80222, Phone: (303) 757-9620.

Storm Sewer Manhole Detail Type I Standard Drawing

SD_3-1

PIPE ID	BW
48" AND SMALLER	6'-4"
54"	6'-10"
60" AND LARGER	OD + 16"

NOTES:

- TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D..
- VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
- EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE BE A MAXIMUM OF 16" ABOVE THE FLOOR.
- FLOOR OF THE MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., 1/2" PER FT. MIN.). FLOOR SHALL BE SHAPED AND CHANNELLED; SEE SD_3-2 FOR TYPICAL CHANNEL DETAILS.

DATE APPROVED: 7/9/09, Drawn By: André Brackin, Department of Transportation.

Storm Sewer Manhole Detail Type II Standard Drawing

SD_3-2

PIPE ID	BW
30" AND SMALLER	6'-4"
36"	6'-10"
42" AND LARGER	OD + 16"

NOTES:

- TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
- VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
- EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
- PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURD.
- BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., 1/2" PER FOOT. MIN.).
- FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1, 1/2" PER FT. MIN.). FLOOR SHALL BE SHAPED AND CHANNELLED; SEE DETAILS THIS SHEET.

DATE APPROVED: 11/10/04, Drawn By: André P. Brackin, Department of Transportation.

Storm Sewer Details

SD_3-5

NO DUMPING MANHOLE COVER DETAILS:

- 2" STD LETTERING FLUSH WITH TOP
- 3/4" DIA LIFTHOLE 4" FROM EDGE
- TYPE "C" LID DESIGN 1" X 1" SCORED 1/32" ± DEEP

TYPE I' INLET ALTERNATIVE LABELING:

- 2" MIN. STD. LETTERING STAMPED INTO CONCRETE
- CONC. CURB PAN

DATE APPROVED: 9/16/10, Drawn By: André P. Brackin, Department of Transportation.

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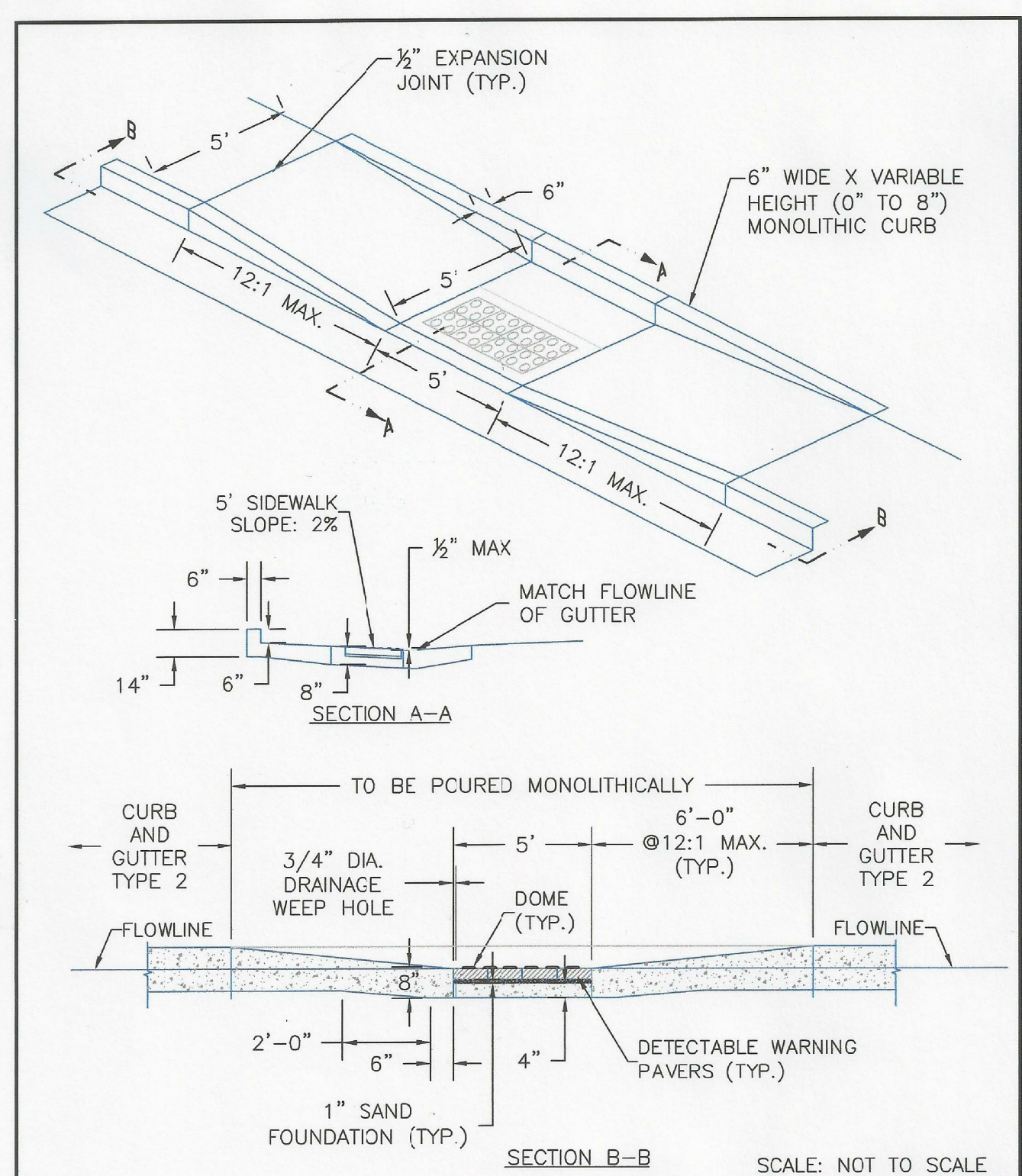
PROJECT:
LORSON RANCH EAST
FILING NO. 4
LORSON BLVD., LAMPREY DR.
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

**LORSON RANCH EAST FILING NO. 4
STORM SEWER DETAILS**



DATE: JUNE 1, 2019
PROJECT NO. 100.048
SHEET NUMBER C10.2
TOTAL SHEETS: 40



DATE APPROVED: 8/11/11	DEPARTMENT OF TRANSPORTATION	Paralel Pedestrian Ramp Detail Standard Drawing	
APPROVED: André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-50	

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LORSON RANCH EAST
FILING NO. 4
 LORSON BLVD. - LAMPREY DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

LORSON RANCH EAST FILING NO. 4
ROADWAY DETAIL SHEET



DATE:
 JUNE 1, 2019

PROJECT NO.
 100.048

SHEET NUMBER
 C10.3

TOTAL SHEETS: 40