

CONSTRUCTION PLANS  
FOR  
**VILLAGE AT LORSON RANCH**  
STREET AND 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



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 NO.	SHEET DESCRIPTION
C1.1	COVER SHEET
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C0.3	TYPICAL SECTIONS
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C11.1-C11.2	INTERSECTION PEDESTRIAN RAMP DETAILS

**DEVELOPER'S STATEMENT**

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

BUSINESS NAME LORSON, LLC

BY [Signature] DATE: SEPT. 12, 2024  
Lorson, LLC  
AUTHORIZED SIGNING AGENT

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

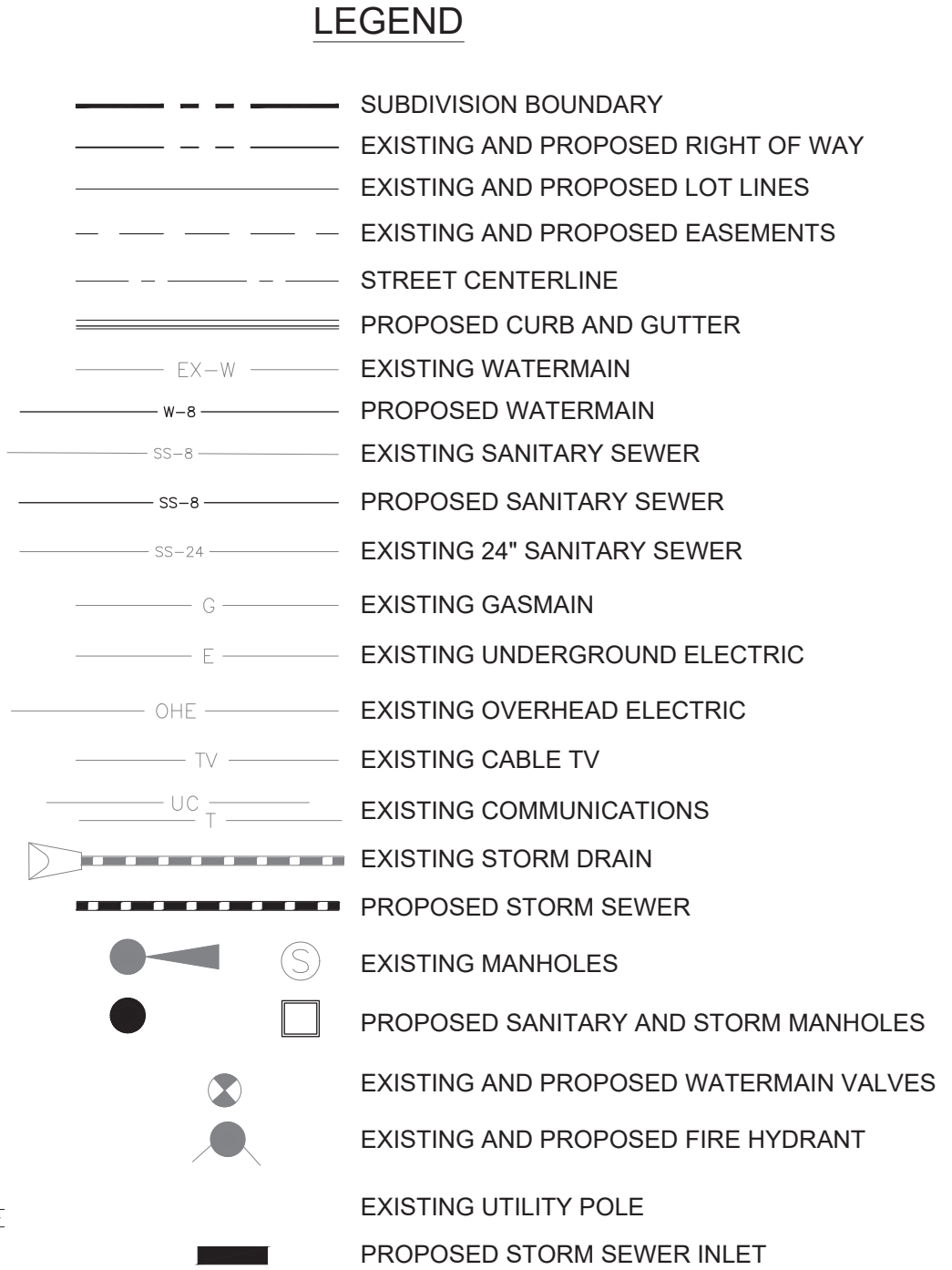
**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

NO. ###  
DESCRIPTION ###  
DATE ###  
PROJECT: VILLAGE AT LORSON RANCH  
PREPARED FOR: LORSON, LLC  
212 N. WAHSATCH AVE. SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
FONTAINE BLVD/MARKSHEFFEL ROAD  
COLORADO SPRINGS, CO  
CONTACT: JEFF MARK

DRAWN: BRN  
DESIGNED: RLS  
CHECKED: RLS

VILLAGE AT LORSON RANCH  
STREET AND STORM SEWER PLANS  
COVER SHEET

- 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.

- C/G CURB AND GUTTER CENTERLINE
- C/L COUNTY CENTERLINE
- CTY COUNTY CENTERLINE
- EX EXISTING FLOW LINE
- FL FLOW LINE
- OPT. OPTIONAL POINT OF CURVATURE
- PCR PROPOSED POINT OF CURVATURE
- PROP PROPOSED POINT OF CURVATURE
- RT/LT RIGHT/LEFT
- REM REMOVE STATION
- STA STATION
- TBC TOP BACK OF CURB

**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

**Gilbert LaForce, P.E.** Digitally signed by Gilbert LaForce, P.E. Reason: Authorized signatory as County Engineer designee  
JOSHUA PALMER, COUNTY ENGINEER/ECM ADMINISTRATOR DATE: 11/26/2024  
CONDITIONS: Approval excludes Sheets C9.1, C9.2, & C9.3.

**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, IN ANY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

DATE: SEPT. 12, 2024  
PROJECT NO. 100.070  
SHEET NUMBER C0.1  
TOTAL SHEETS: 19

SF-248

**CONSTRUCTION NOTES**

- ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
- EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM DREXEL, BARRELL & CO., JULY, 2005. SUPPLEMENTAL SURVEY DATA WAS OBTAINED FOR MARKSHEFFEL ROAD FROM M&S CIVIL GROUP IN NOVEMBER, 2016. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
- DEPTH OF MOISTURE-DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:  
BASE OF ALL CUTS AND FILLS – 12 INCHES,  
FULL DEPTH OF ALL EMBANKMENTS
- THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
- THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
- PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED 988 FRONT-END LOADER OR SIMILAR HEAVY RUBBER Tired VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER-EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) AT 0 TO +4.0% OF OPTIMUM MOISTURE CONTENT FOR A-6 AND A-7-6 SOILS ENCOUNTERED. OTHER SUBGRADE TYPES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED (18 INCHES FOR A-7-6 SOILS BELOW FULL-DEPTH ASPHALT CONCRETE) AND COMPACTED AS OUTLINED ABOVE PRIOR TO PAVING OPERATIONS. SUBGRADE FILL SHALL BE PLACED IN SIX-INCH LIFTS AND UNIFORMLY COMPACTED, MEETING THE REQUIREMENTS AS PREVIOUSLY DESCRIBED.
- SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
- FILL SHALL BE PLACED IN 8-INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:
  - HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
  - SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
  - TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
  - MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.
  - TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.
  - CONCRETE WASH AREAS.
  - INLET PROTECTION.
 THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
- FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR LORSON RANCH.

**EL PASO COUNTY STANDARD CONSTRUCTION NOTES:**

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORKS DEPARTMENT AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PUBLIC WORKS DEPARTMENT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

**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.  
 BURNHELM, CO 8100 95306  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

PROJECT:  
**VILLAGE AT LORSON RANCH**  
 FONTAINE BLVD/MARKSHEFFEL ROAD  
 COLORADO SPRINGS, CO

DRAWN: BRN  
 DESIGNED: RLS  
 CHECKED: RLS

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**NOTES**

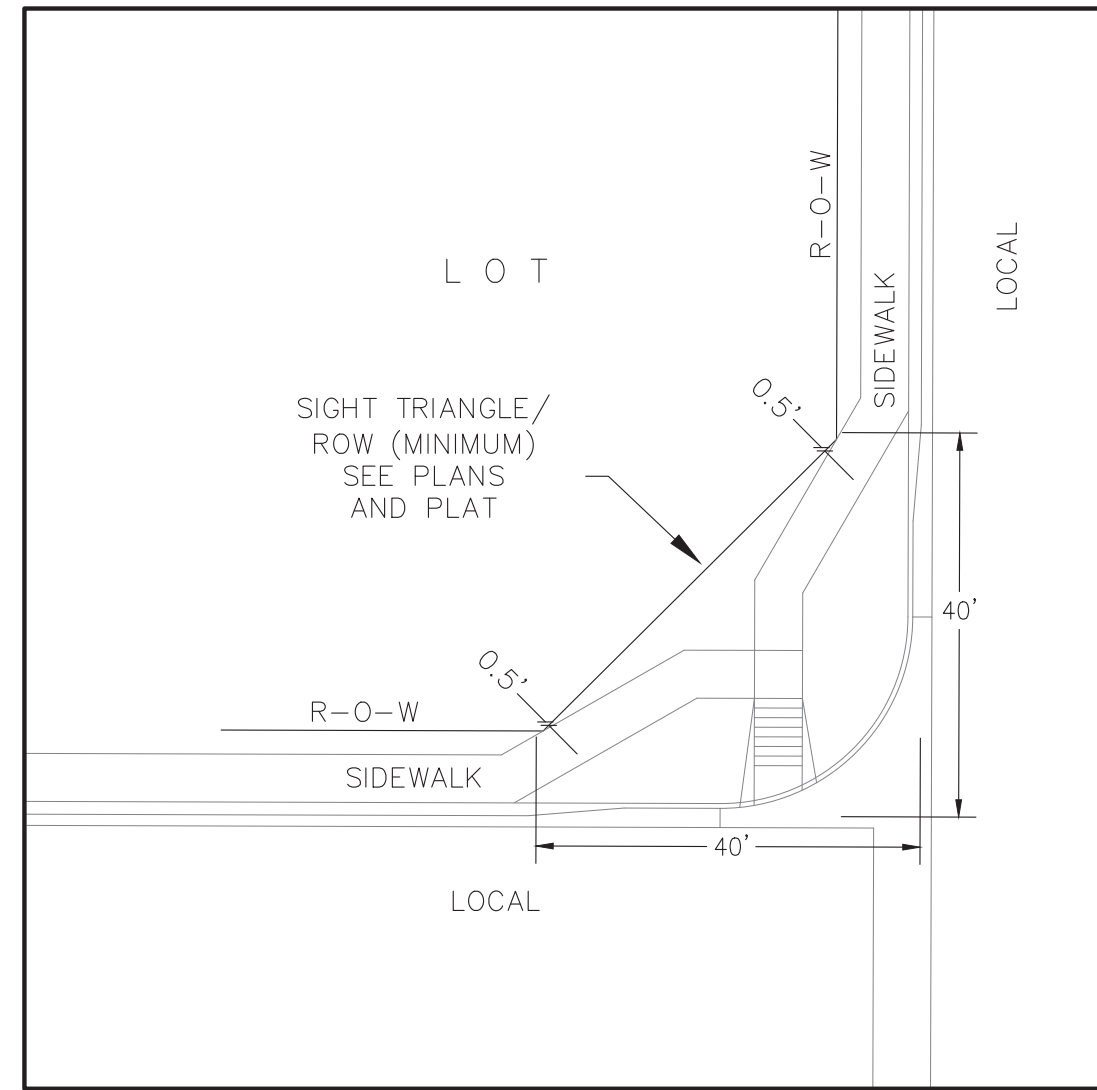


DATE:  
 SEPT. 12, 2024

PROJECT NO.  
 100.070

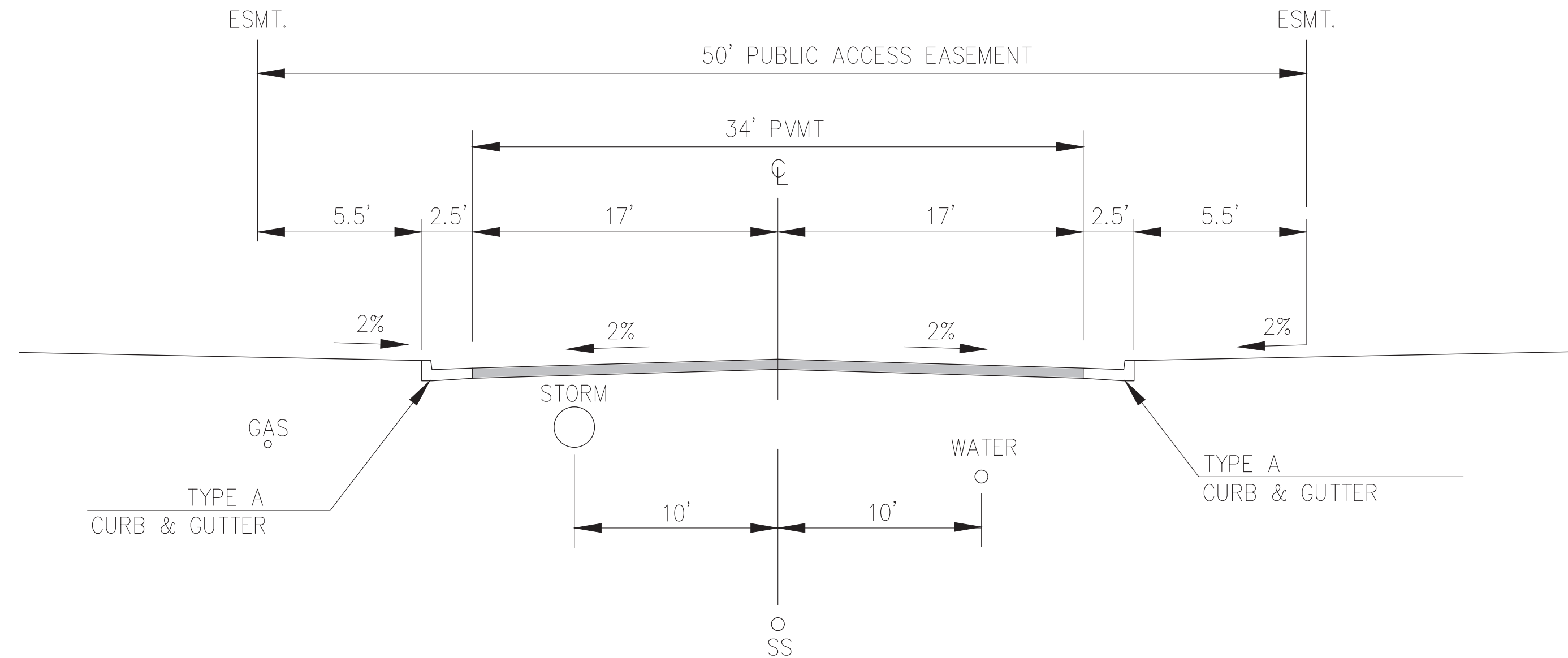
SHEET NUMBER  
**C0.2**

TOTAL SHEETS: 19



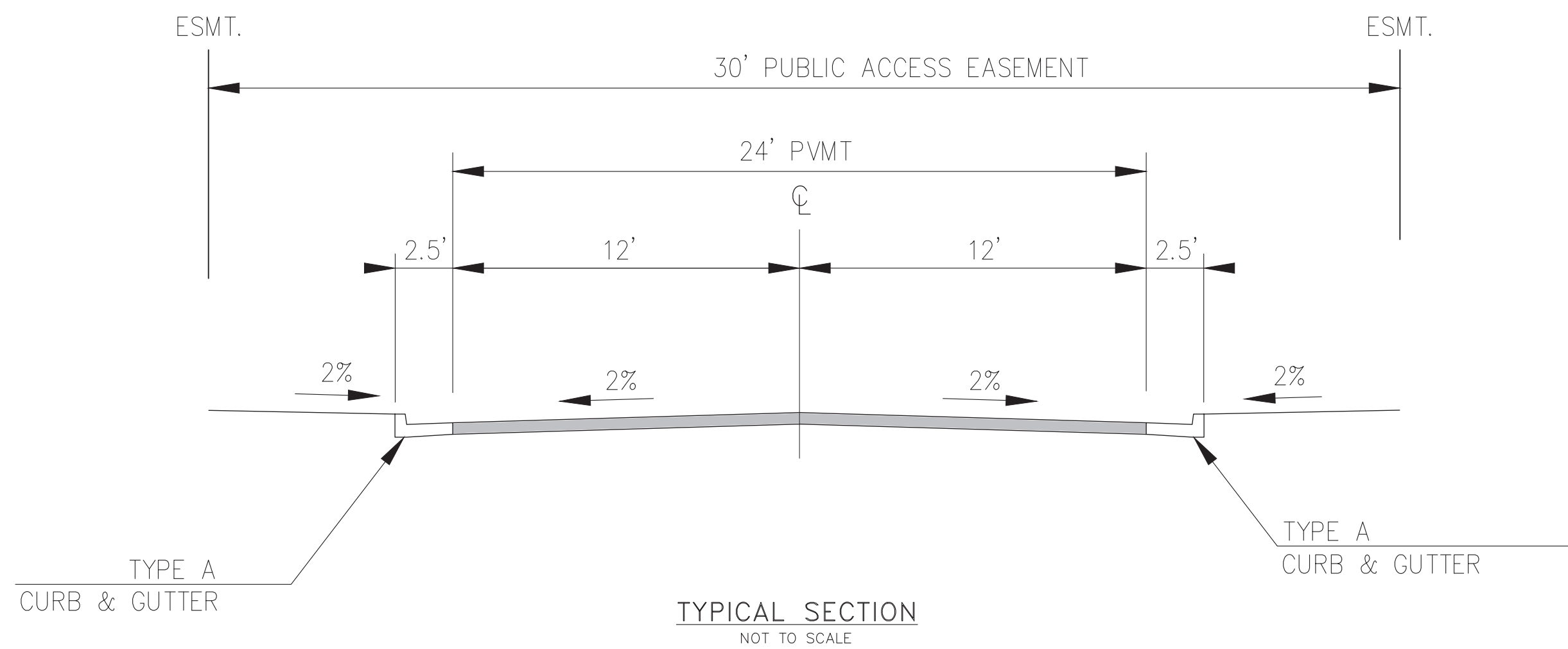
**LOCAL ROADWAY SIGHT TRIANGLE  
PUBLIC IMPROVEMENT ESMT.**  
NOT TO SCALE

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



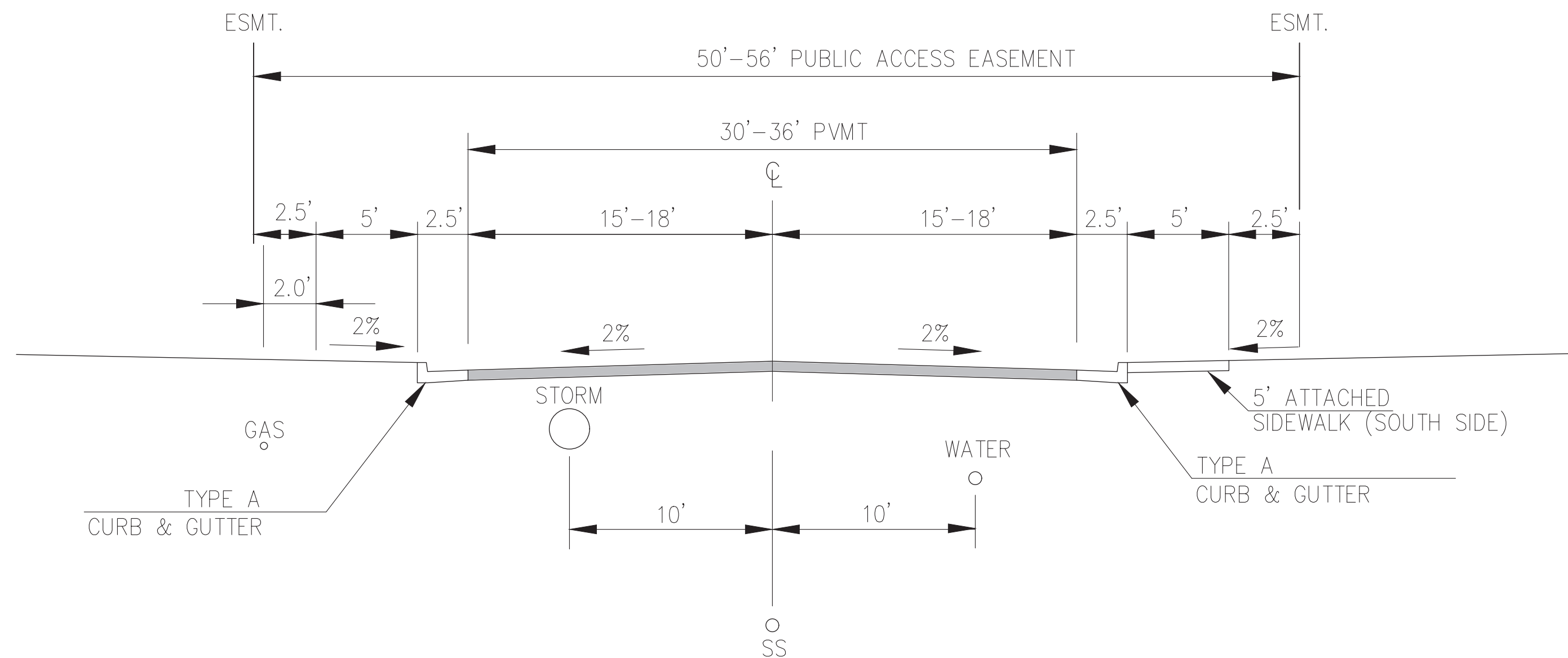
**TYPICAL SECTION 50' ESMT.  
RESIDENTIAL URBAN LOCAL**  
NOT TO SCALE

CENTER VILLAGE (A)



**TYPICAL SECTION**  
NOT TO SCALE

SOUTH DRIVE AISLE



**TYPICAL SECTION 50' ESMT  
RESIDENTIAL URBAN LOCAL**  
NOT TO SCALE

CENTER VILLAGE (B)

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

**CORE  
ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNING WOODS, CO 80904  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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

DRAWN: BRN:  
DESIGNED: RLS  
CHECKED: RLS:

**TYPICAL SECTIONS**

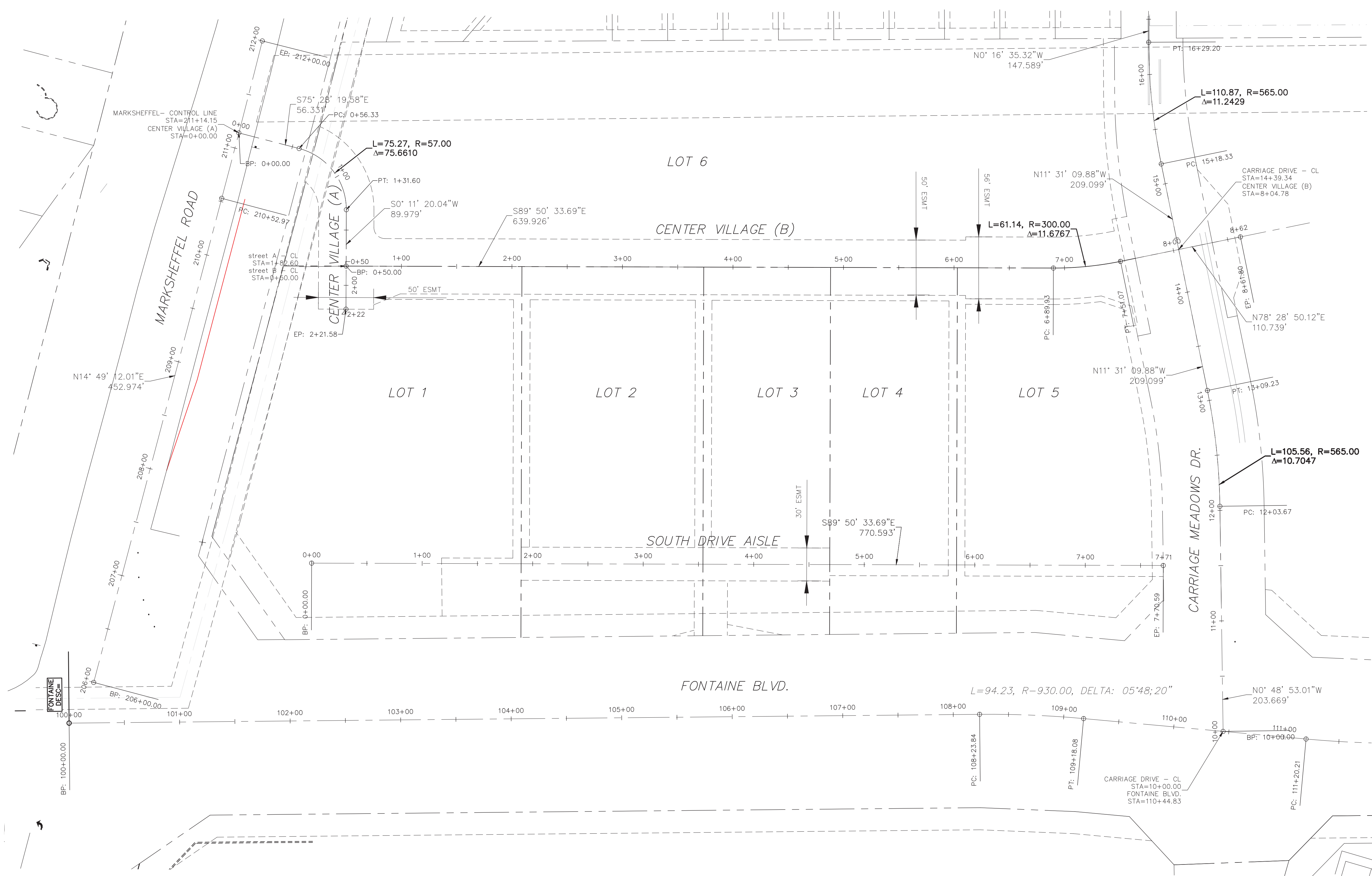


DATE:  
SEPT. 12, 2024

PROJECT NO.  
100.070

SHEET NUMBER  
**C0.3**

TOTAL SHEETS: 19



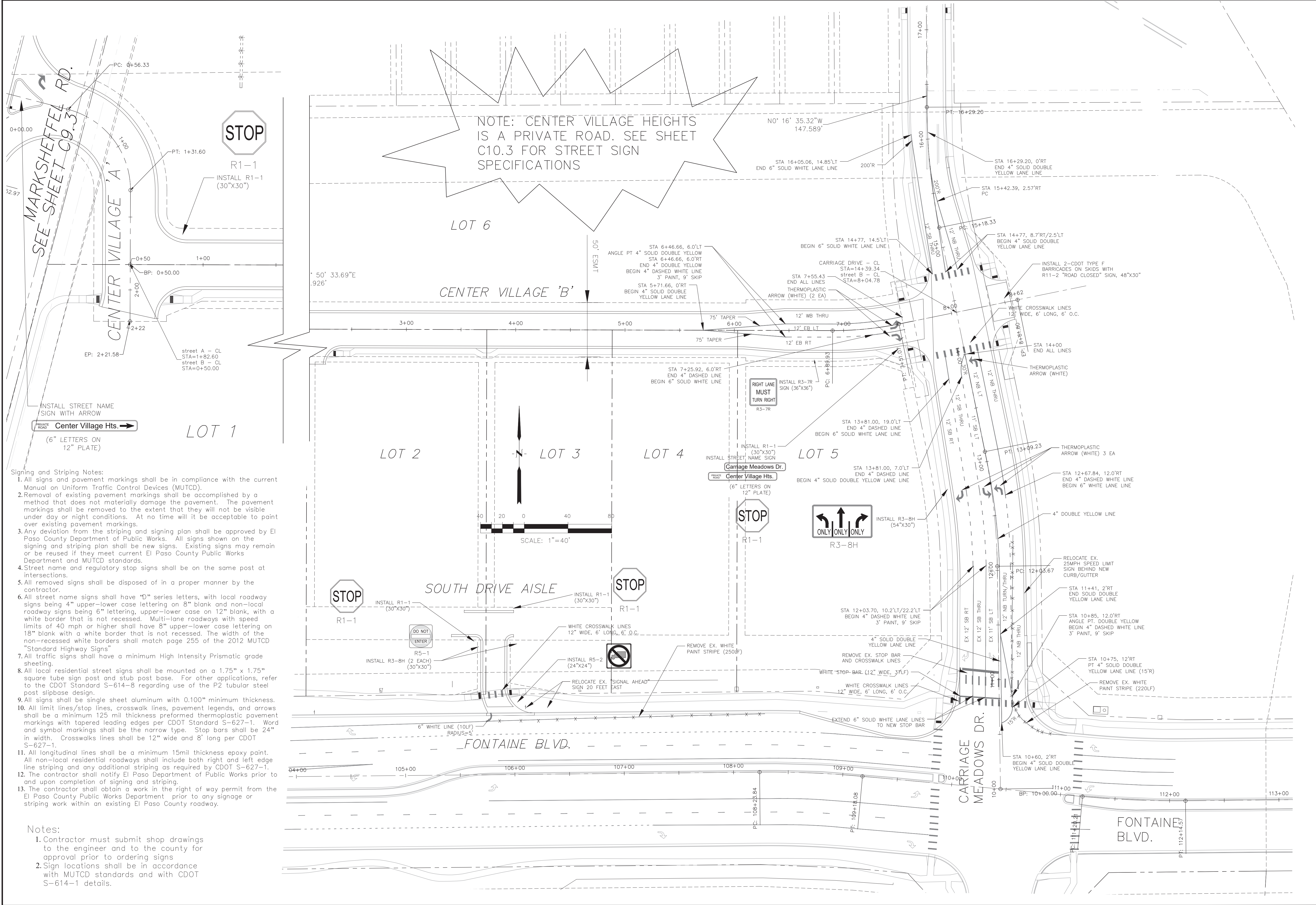
**CORE**  
**ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOOD, CO 80906  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

NO. ###	DESCRIPTION ###	DATE ###
PROJECT: VILLAGE AT LORSON RANCH FONTAINE BLVD/MARKSHEFFEL ROAD COLORADO SPRINGS, CO		
PREPARED FOR: LORSON, LLC 212 N WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK		
DRAWN: BRN DESIGNED: RLS CHECKED: RLS		

**HORIZONTAL CONTROL PLAN**



DATE: SEPT. 12, 2024  
 PROJECT NO. 100.070  
 SHEET NUMBER C2.1  
 TOTAL SHEETS: 19



- 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 Department of Public Works. All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County Public Works Department and MUTCD standards.
  - 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 Department of Public Works prior to and upon completion of signing and striping.
  - The contractor shall obtain a work in the right of way permit from the El Paso County Public Works Department prior to any signage or striping work within an existing El Paso County roadway.

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

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

DATE: 11/18/2024  
 DESCRIPTION:  
 NO. T. ADD SIGNS TO RIGHT-IN  
 PROJECT: VILLAGE AT LORSON RANCH  
 PREPARED FOR: LORSON, LLC  
 212 N WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 FONTAINE BLVD/MARKSHEFFEL ROAD  
 COLORADO SPRINGS, CO  
 CONTACT: JEFF MARK

DRAWN: BRN  
 DESIGNED: RLS  
 CHECKED: RLS

PROJECT: VILLAGE AT LORSON RANCH  
 FONTAINE BLVD/MARKSHEFFEL ROAD  
 COLORADO SPRINGS, CO

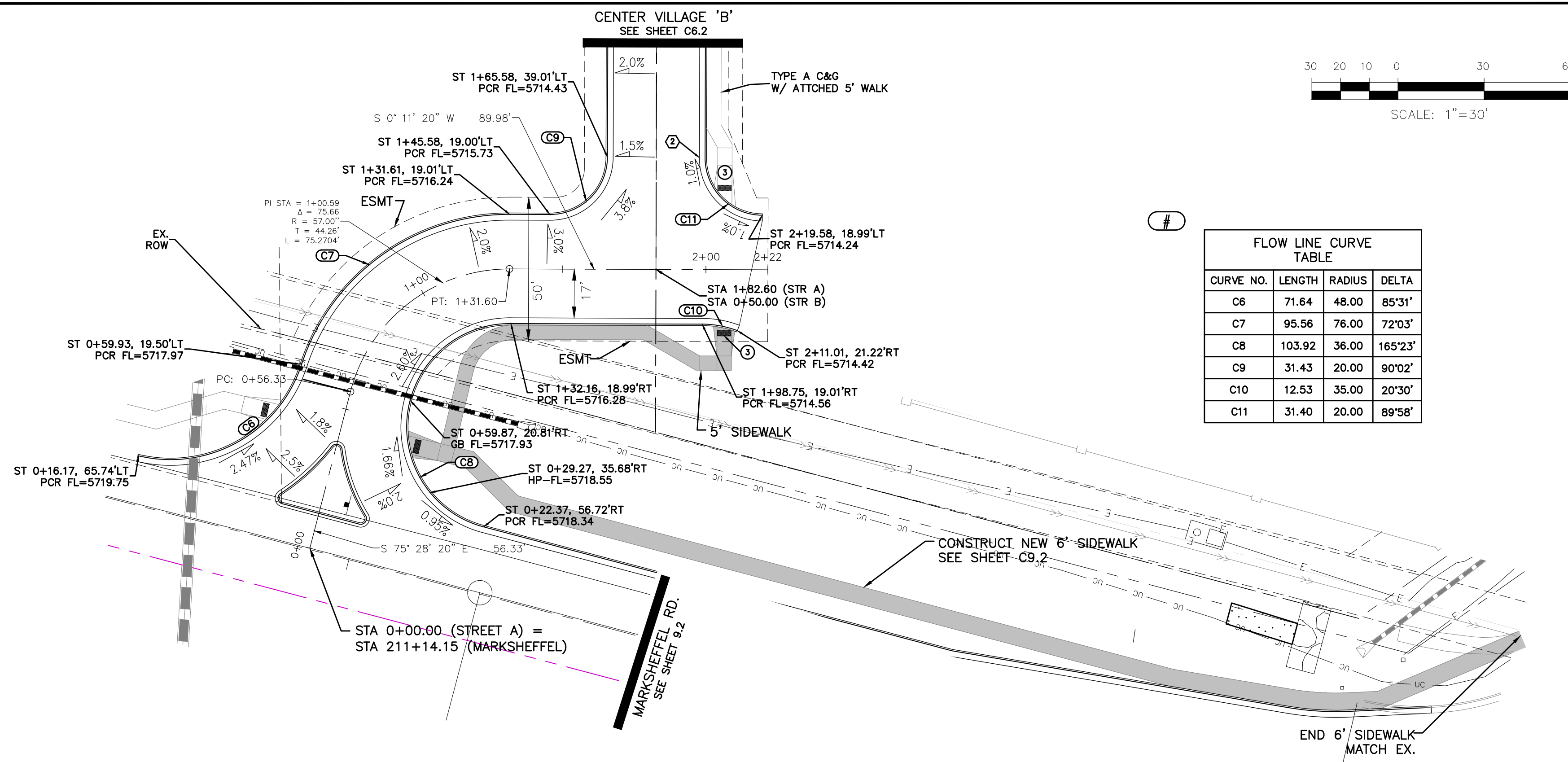


DATE: SEPT. 12, 2024  
 PROJECT NO: 100.070  
 SHEET NUMBER: C5.1  
 TOTAL SHEETS: 19

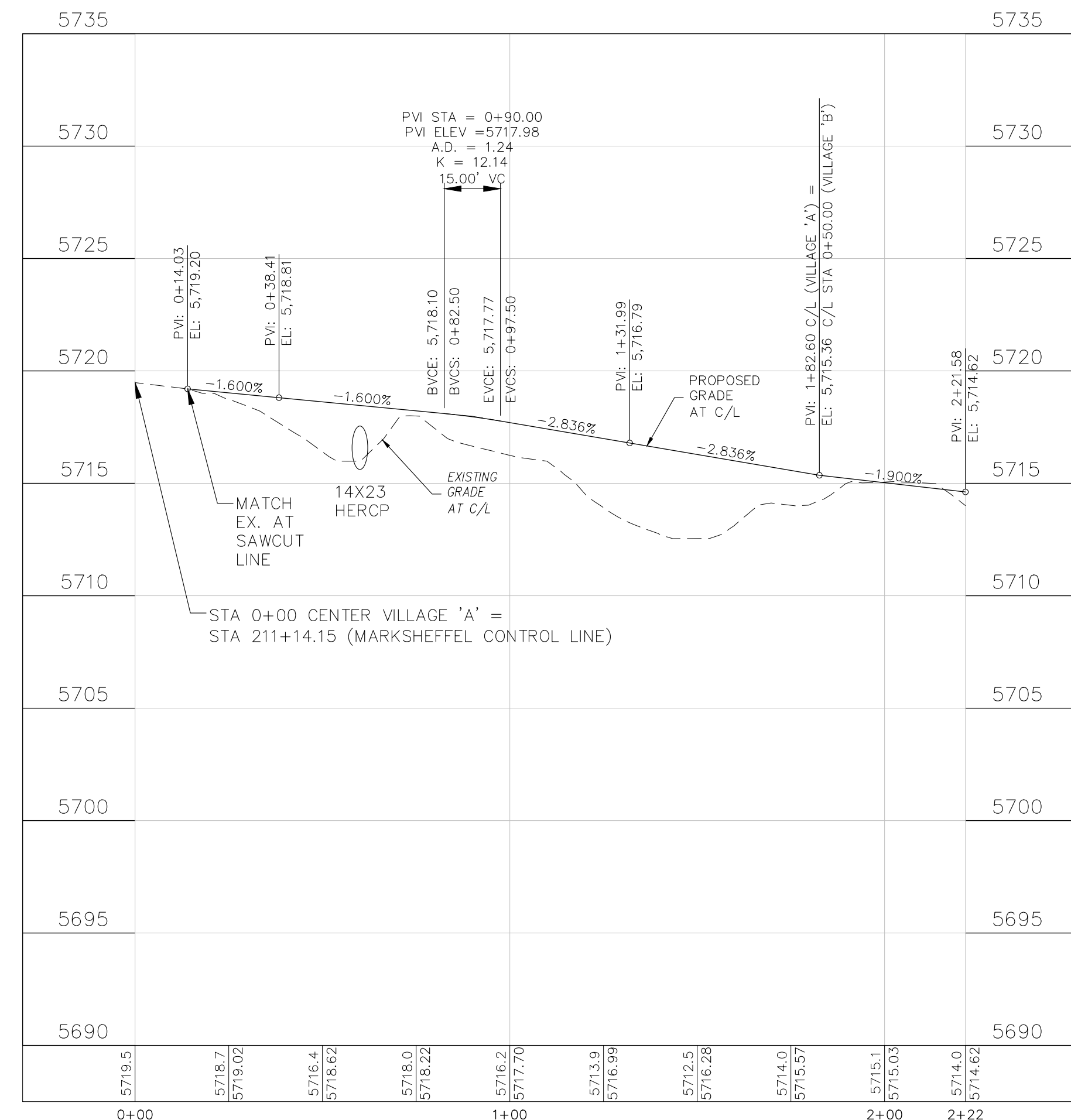
**SIGNING AND STRIPING PLANS**

- 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.
  5. RCP STORM SEWER JOINTS SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUAL

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



CENTER VILLAGE 'A'

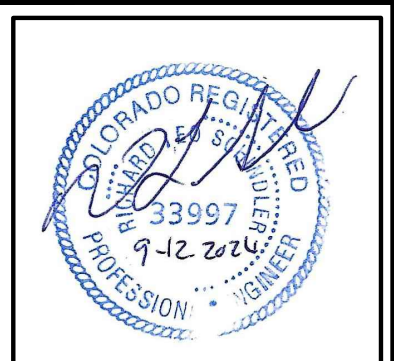


**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOOD, MN 55306  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: 12/31/2024  
 DESCRIPTION: SIDEWALK CHANGES ALONG MARKSHEFFEL ROAD  
 PREPARED FOR: **LORSON, LLC**  
 212 N WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK  
 PROJECT: **VILLAGE AT LORSON RANCH**  
 FONTAINE BLVD/MARKSHEFFEL ROAD  
 COLORADO SPRINGS, CO

DRAWN: BRN  
 DESIGNED: RLS  
 CHECKED: RLS

STREET PLANS  
 STREET AND STORM SEWER PLANS  
 CENTER VILLAGE 'A'



DATE: SEPT. 12, 2024

PROJECT NO. 100.070

SHEET NUMBER **C6.1**

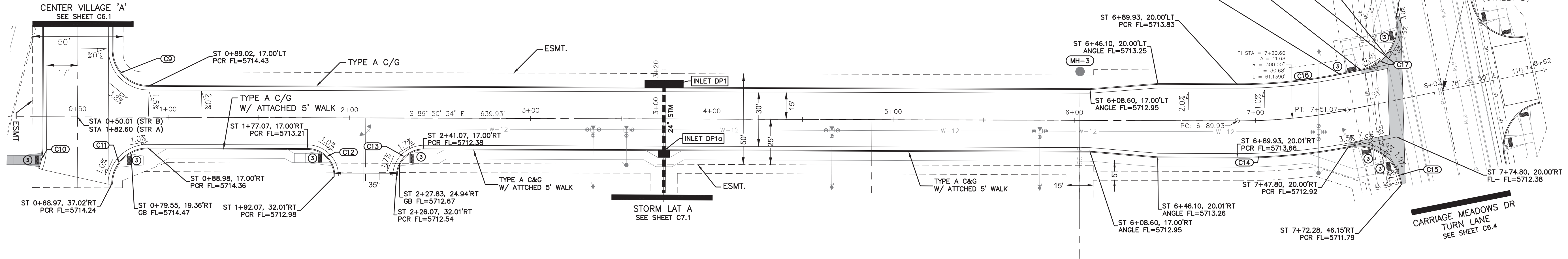
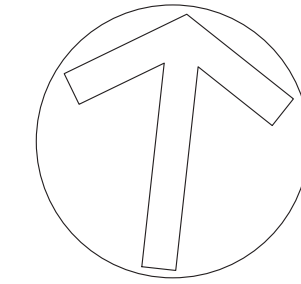
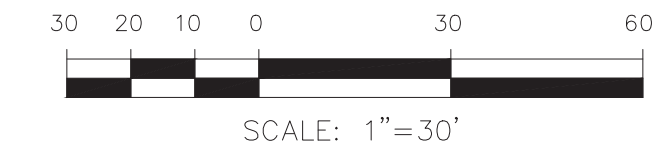
TOTAL SHEETS: 19

PROJECT DATE: 4/29/24

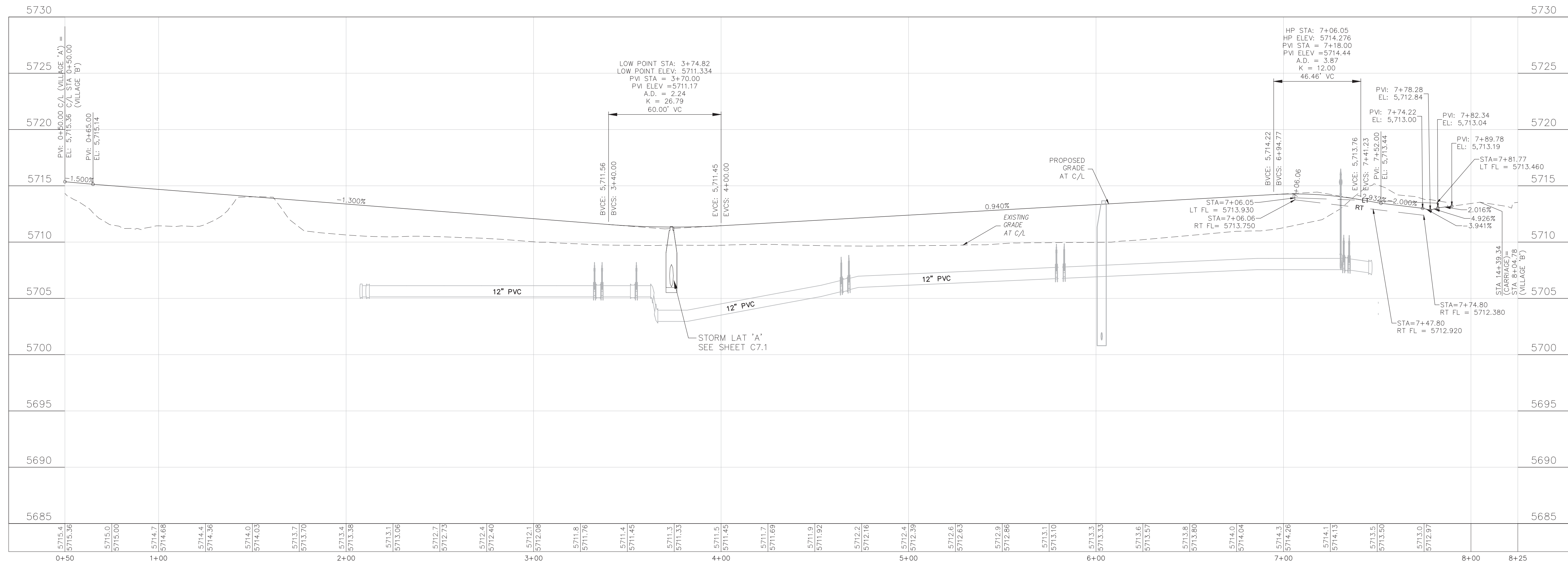
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
  5. RCP STORM SEWER JOINTS SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUAL.
- ① CURVE DATA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

FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C9	31.43	20.00	90°02'
C10	12.53	35.00	20°30'
C11	31.40	20.00	89°58'
C12	23.56	15.00	90°00'
C13	23.56	15.00	90°00'
C14	61.73	320.00	11°03'

FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C15	40.17	25.00	92°03'
C16	57.06	280.00	11°41'
C17	39.27	25.00	90°00'



CENTER VILLAGE 'B'



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOOD, MINN. 55306  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: ###/###/###

DESCRIPTION: ###/###/###

NO. ###/###/###

PROJECT: VILLAGE AT LORSON RANCH  
 FONTAINE BLVD/MARKSHEFFEL ROAD  
 COLORADO SPRINGS, CO

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

DRAWN: BRN  
 DESIGNED: RLS  
 CHECKED: RLS

STREET PLANS  
 STREET AND STORM SEWER PLANS  
 CENTER VILLAGE 'B'



DATE: SEPT. 12, 2024

PROJECT NO: 100.070

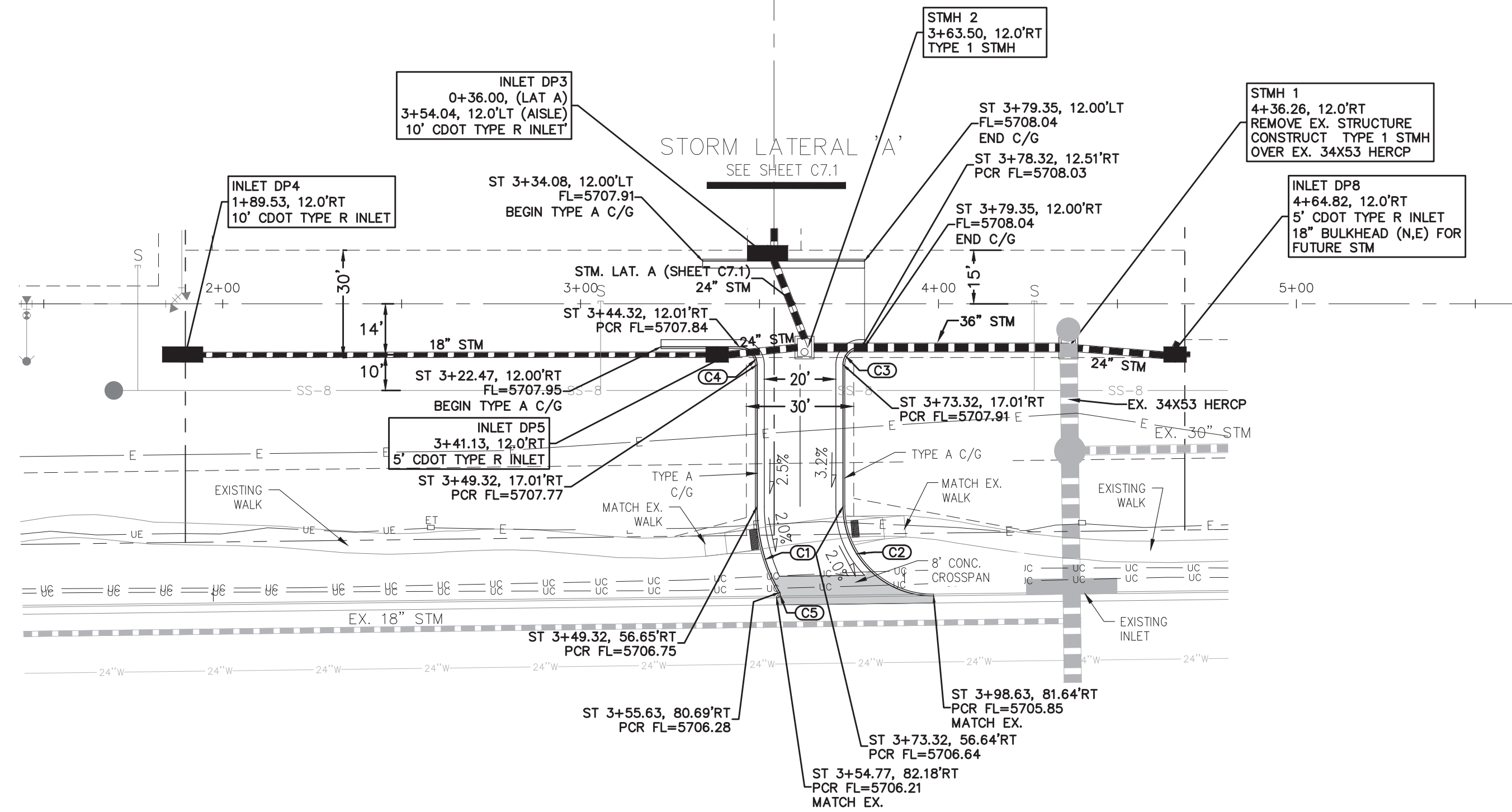
SHEET NUMBER: C6.2

TOTAL SHEETS: 19

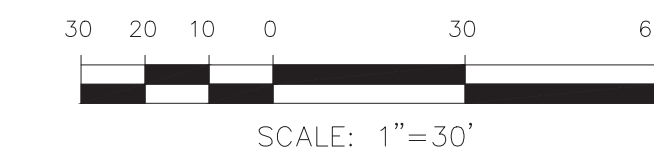
**NOTES**

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.
5. RCP STORM SEWER JOINTS SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUAL.

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



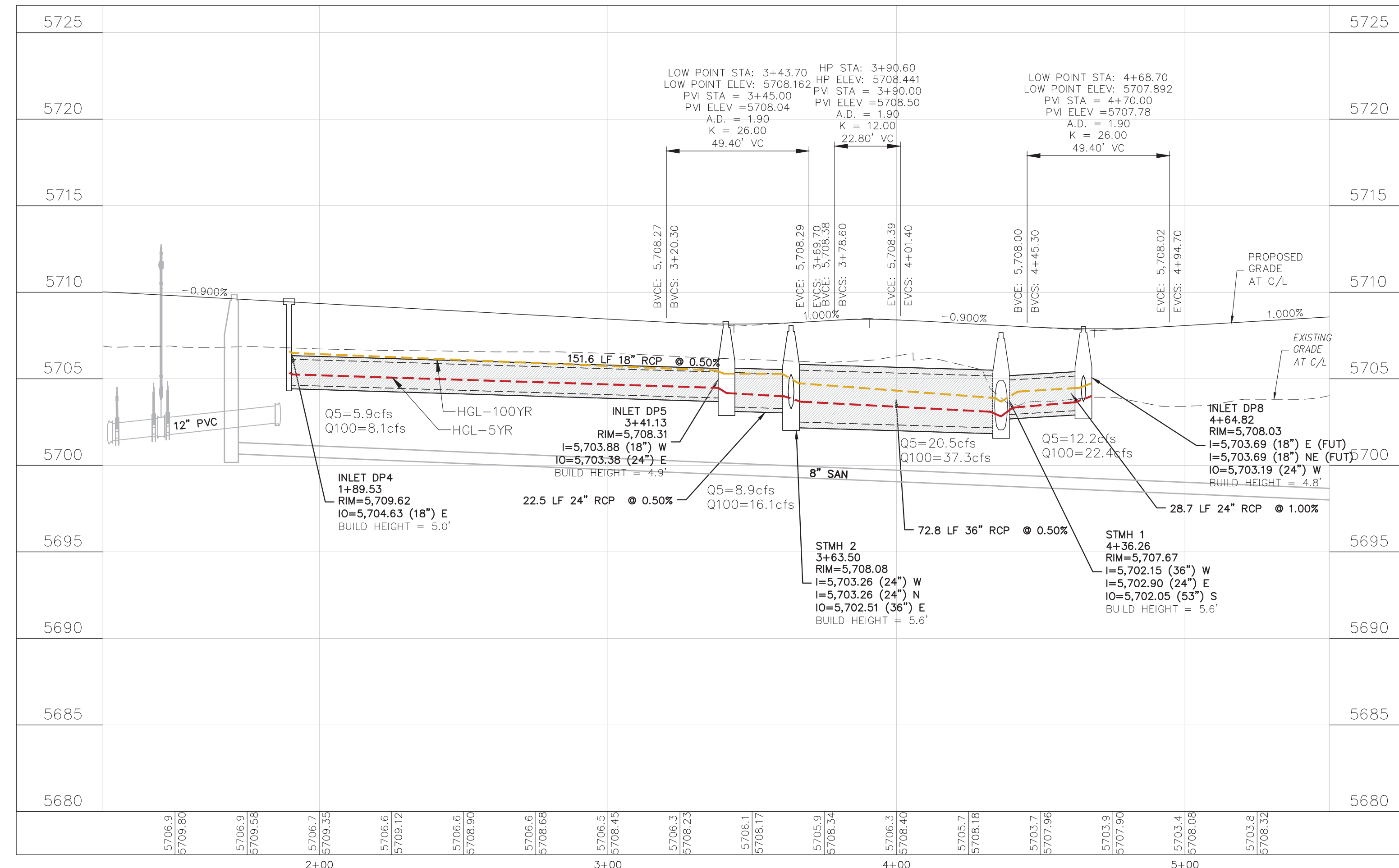
**NOTE:**  
ALL PROPOSED STORM SEWER IS PRIVATE AND IS OWNED/MAINTAINED BY LRMD



#

FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	25.14	49.00	29°24'
C2	39.58	25.00	90°43'
C3	7.85	5.00	90°00'
C4	7.85	5.00	90°00'
C5	2.07	1.00	118°41'

**SOUTH DRIVE AISLE / FONTAINE BLVD. "RIGHT IN"**



**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNING WOOD, MO 63306  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: ###/###/###  
DESCRIPTION: ###/###/###  
NO. ###/###/###  
PROJECT: VILLAGE AT LORSON RANCH  
FONTAINE BLVD/MARKSHEFFEL ROAD  
COLORADO SPRINGS, CO  
PREPARED FOR: LORSON, LLC  
212 N WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

DRAWN: BRN  
DESIGNED: RLS  
CHECKED: RLS

**STORM SEWER  
STREET AND STORM SEWER PLANS  
SOUTH DRIVE AISLE**



DATE: SEPT. 12, 2024

PROJECT NO. 100.070

SHEET NUMBER C6.3

TOTAL SHEETS: 19

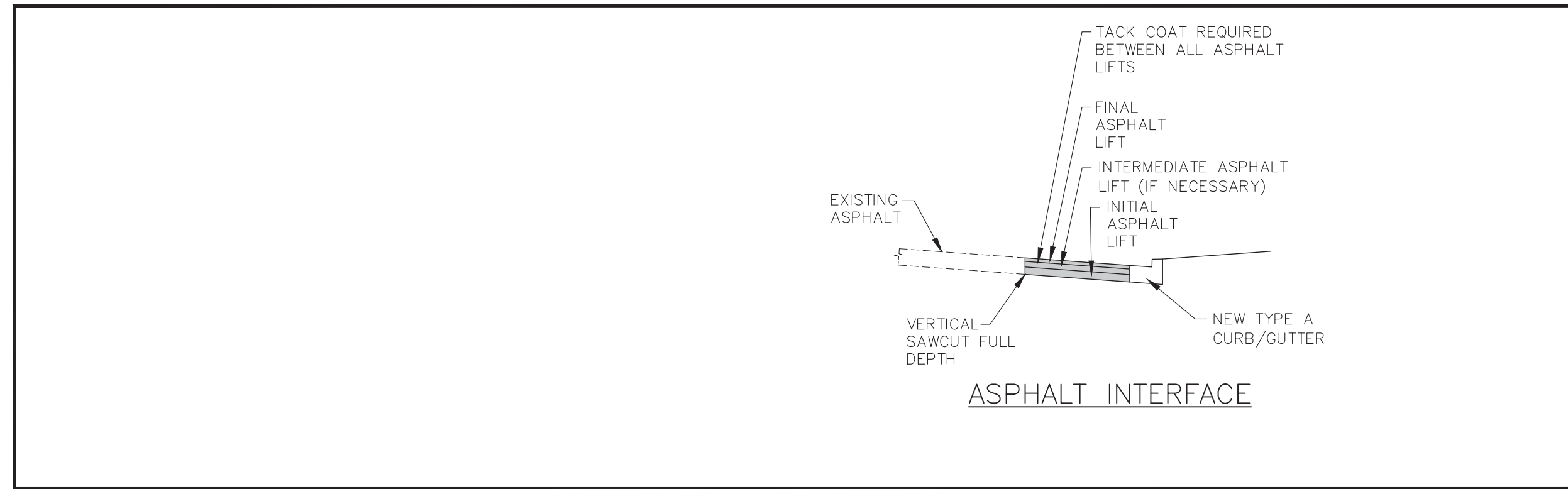
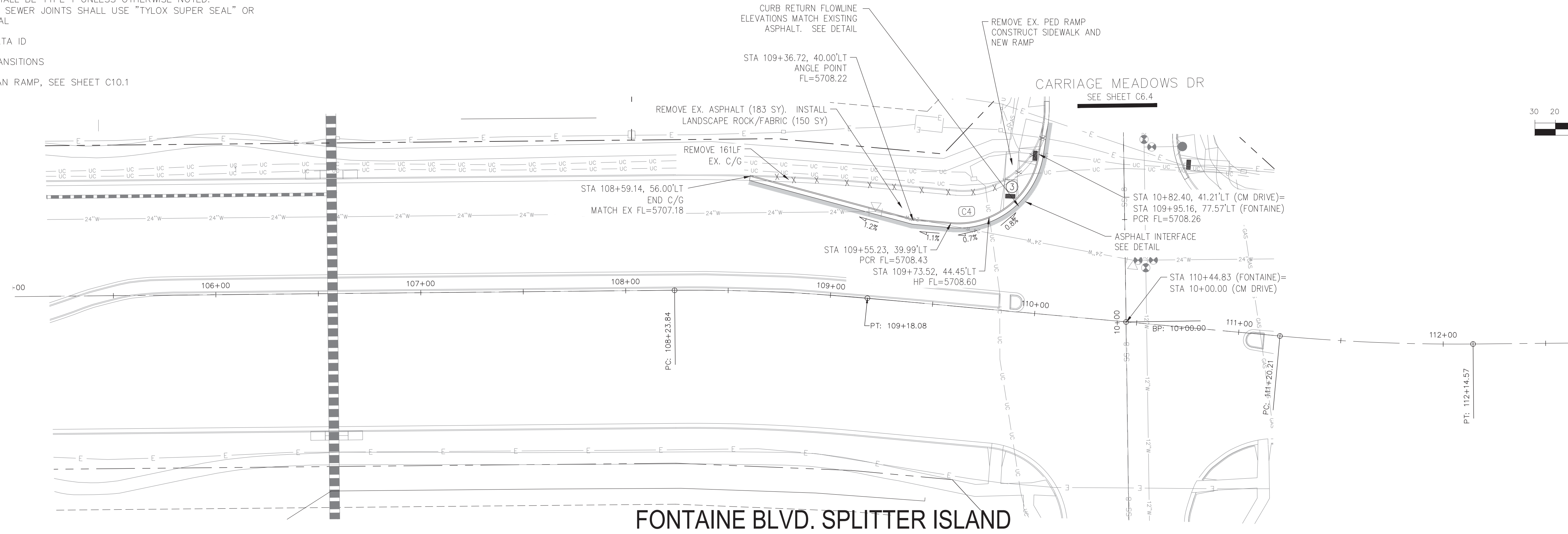




**NOTES**

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.
5. RCP STORM SEWER JOINTS SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUAL.

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



FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C4	60.41'	40.00	86°32'05"

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOOD, WY 82506  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: ###/##/##  
 DESCRIPTION: ###/##/##  
 NO. ###/##/##  
 PROJECT: VILLAGE AT LORSON RANCH  
 FONTAINE BLVD/MARKSHEFFEL ROAD  
 COLORADO SPRINGS, CO  
 PREPARED FOR: LORSON, LLC  
 212 N WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 (719) 635-3200  
 CONTACT: JEFF MARK

DRAWN: BRM  
 DESIGNED: RLS  
 CHECKED: RLS

**STREET AND STORM SEWER PLANS  
 FONTAINE BLVD. IMPROVEMENTS**



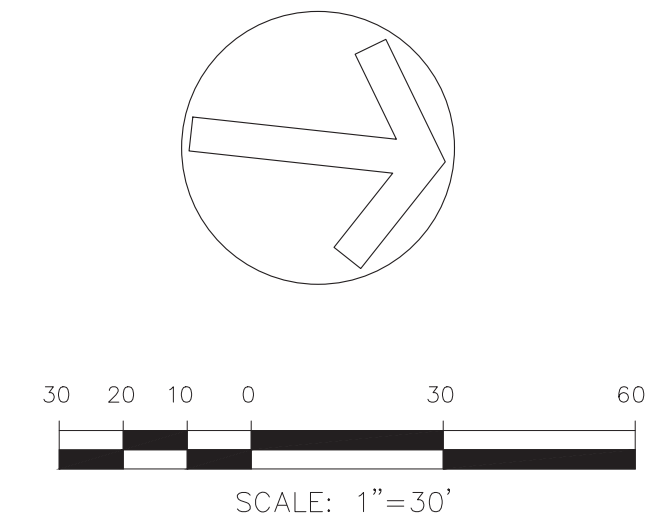
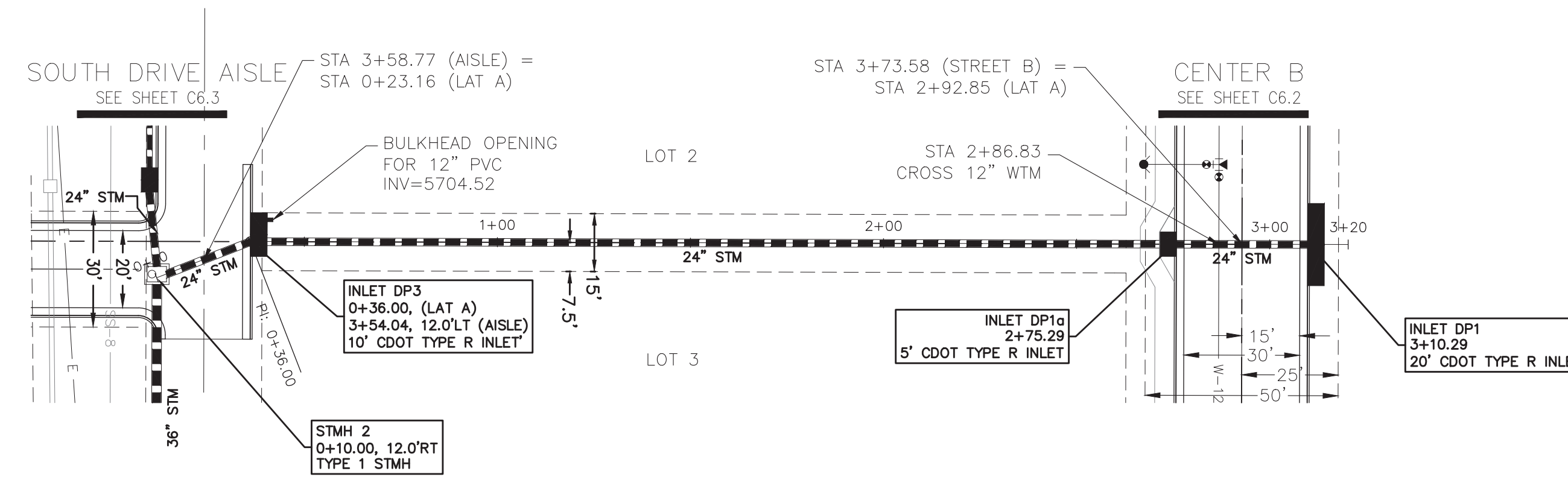
DATE: SEPT. 12, 2024

PROJECT NO. 100.070

SHEET NUMBER C6.5

TOTAL SHEETS: 19

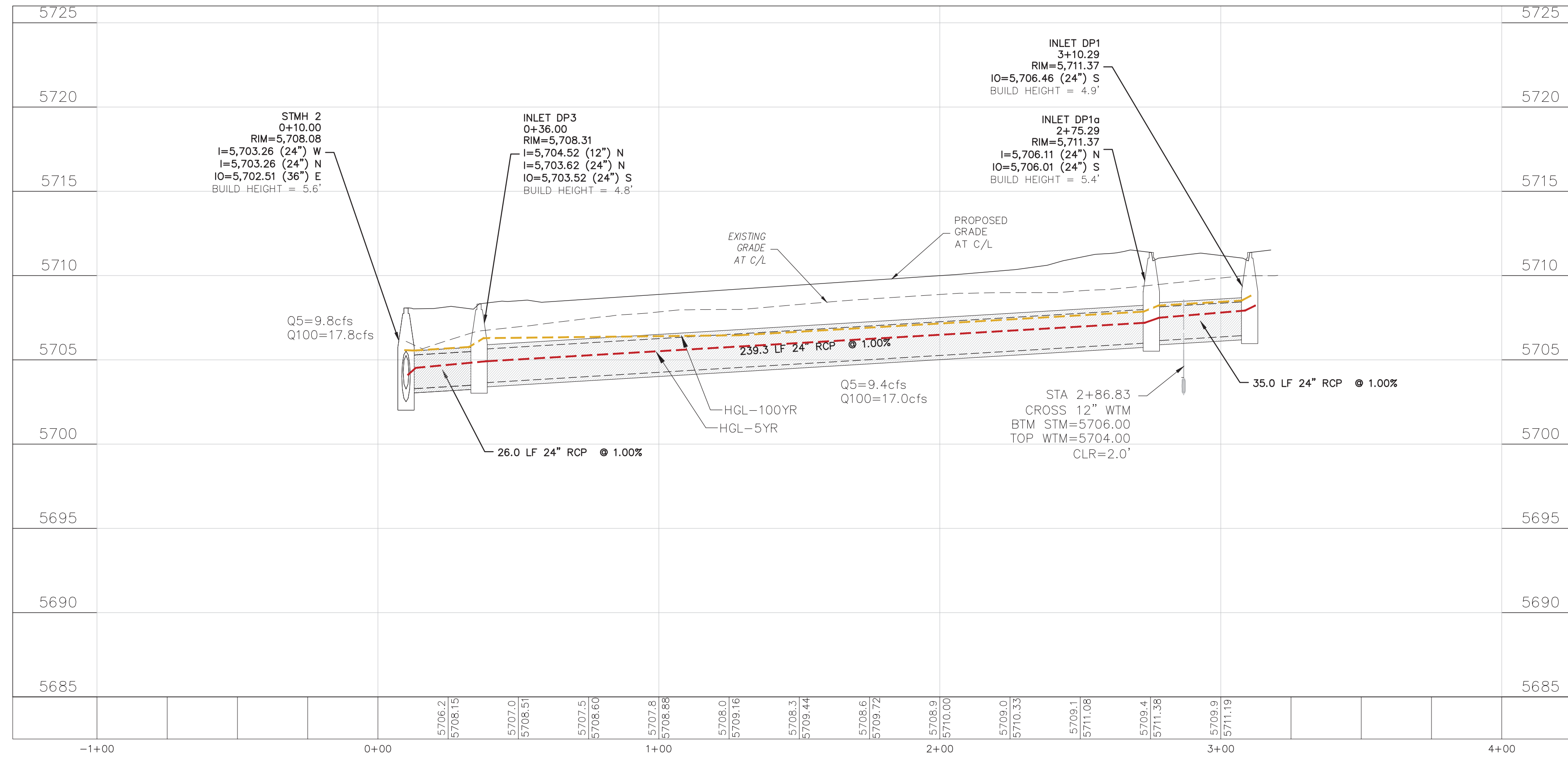
NOTE:  
 ALL PROPOSED STORM SEWER IS  
 PRIVATE AND IS OWNED/MAINTAINED  
 BY LRMD



STORM SEWER NOTES:

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

**STORM LATERAL 'A'**



**CORE**  
**ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOOD, WYO 82406  
 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  
 PROJECT: **VILLAGE AT LORSON RANCH**  
 FONTAINE BLVD/MARKSHEFFEL ROAD  
 COLORADO SPRINGS, CO

DRAWN: BRN  
 DESIGNED: RLS  
 CHECKED: RLS

**STORM SEWER**  
**STREET AND STORM SEWER PLANS**  
**STORM LATERAL 'A'**



DATE: SEPT. 12, 2024  
 PROJECT NO. 100.070  
 SHEET NUMBER **C7.1**  
 TOTAL SHEETS: 19

PROJECT DATE: 4/24/24

**GENERAL NOTES**

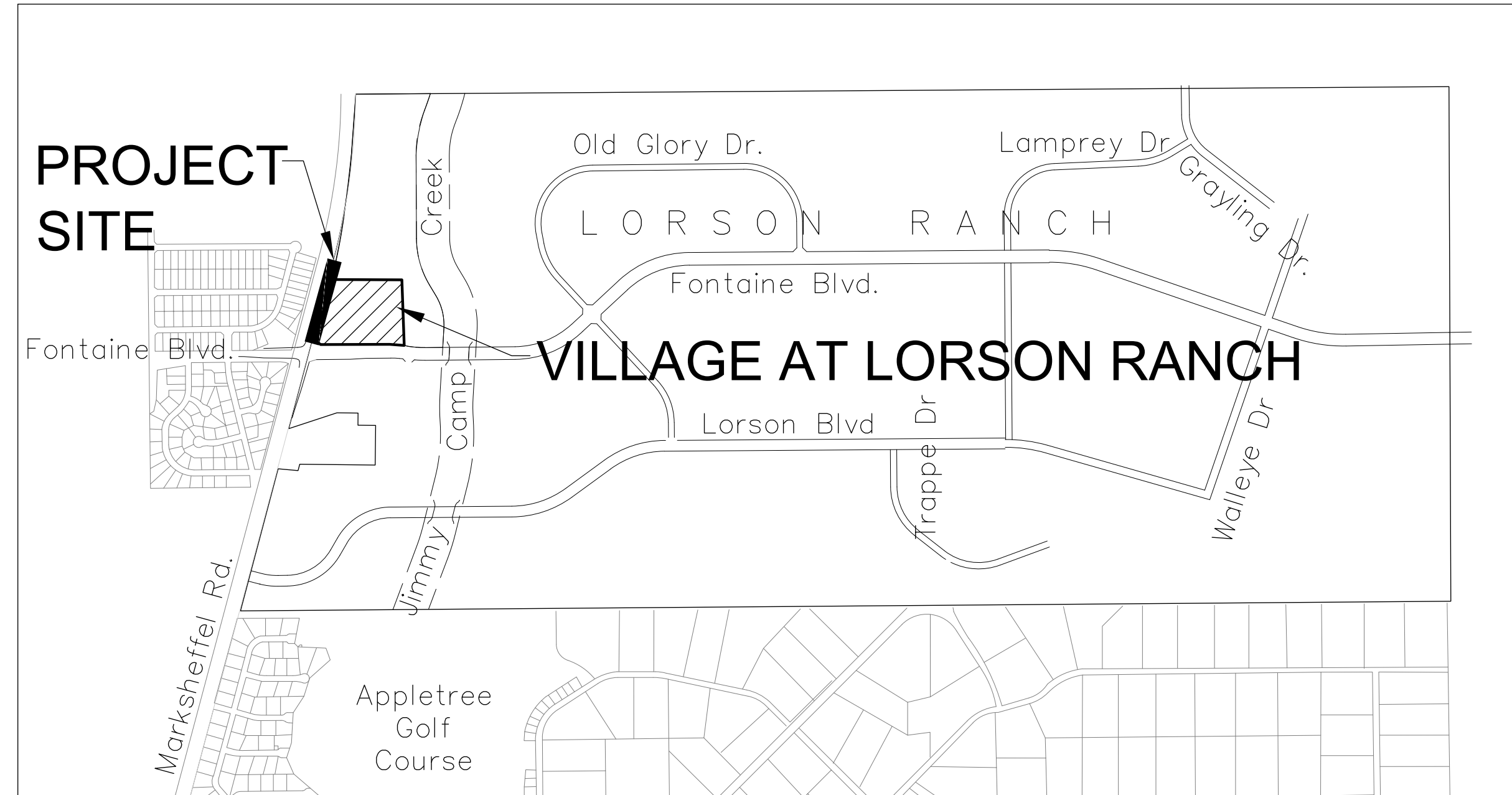
- ALL CONSTRUCTION SHALL MEET THE STANDARDS & SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS ENGINEERING DIVISION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES. (COLORADO SPRINGS ENGINEERING DIVISION STANDARD SPECIFICATIONS.)
- STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING UNLESS OTHERWISE NOTED.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. "TC" - INDICATES TOP OF CURB.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE TV UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL NON-CITY UTILITIES SHALL BE 36".
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNUSABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF CONSTRUCTION.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUB-BASE AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER THE CITY OF COLORADO SPRINGS SPECIFICATIONS.
- CONCRETE USED IN CURB AND GUTTER, SIDEWALK, AND CROSSSPAN CONSTRUCTION WILL HAVE A MINIMUM YIELD STRENGTH OF 4,000 PSI AT 28 DAYS.

FINAL CONSTRUCTION PLANS  
FOR

**VILLAGE AT LORSON RANCH**  
**MARKSHEFFEL ROAD TURN LANE IMPROVEMENTS**  
CITY OF COLORADO SPRINGS, CO



**Know what's below.  
Call before you dig.**  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES



**VICINITY MAP**  
NO SCALE

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
C9.1	COVER SHEET
C9.2	TURN LANE CONSTRUCTION PLANS

LEGEND	
	EXISTING FIBER OPTIC
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING WATER
	EXISTING SANITARY SEWER
	EXISTING GAS
	EXISTING STORM
	PROPOSED STORM SEWER

**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

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.

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

**GAS**  
BLACK HILLS ENGERGY  
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.

**STATEMENT**

THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 12 MONTHS AFTER REVIEW DATE.

These detailed plans and specifications were prepared under my direction and supervision. Said detailed plans and specifications have been prepared according to the established criteria for detailed drainage plans and specifications, and said detailed plans and specifications are in conformity with the master plan of the drainage basin. Said detailed drainage plans and specifications meet the purposes for which the particular drainage facility(s) is designed. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of the detailed drainage plans and specifications.

Plan review by City of Colorado Springs is provided only for general conformance with Design Criteria. The City of the Colorado Springs is not responsible for the accuracy and adequacy of the design, dimensions, and/or elevations which shall be confirmed at the job site. The City of Colorado Springs, through the approval of this document, assumes no responsibility for completeness and/or accuracy of this document.

**APPROVALS:**

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED BY THE CITY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTERPLAN OF THE DRAINAGE BASIN. SAID DETAILED PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY DIRECTLY CAUSED BY NEGLIGENT ACTS, ERRORS, OR OMISSIONS, ON MY PART IN PREPARATION OF THE DETAILED IMPROVEMENT PLANS AND SPECIFICATIONS.

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

*R.A. K...*  
FOR THE CITY ENGINEER, CITY OF COLORADO SPRINGS \_\_\_\_\_ DATE **12-30-24**

SIGNING AND STRIPING  
*Zaker Alazeeh*  
TRAFFIC ENGINEERING, CITY OF COLORADO SPRINGS \_\_\_\_\_ DATE **12-30-24**

*J...*  
OWNER/DEVELOPER  
CRADLAN, LLC \_\_\_\_\_ DATE 9/12/2024

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

NO.	DESCRIPTION	DATE
1.	REVISE MARKSHEFFEL ROAD, ADD C/G, SIDEWALK	12/19/2024

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

DRAWN: BRN  
DESIGNED: RLS  
CHECKED: RLS

CITY OF COLORADO SPRINGS  
MARKSHEFFEL ROAD IMPROVEMENTS  
COVER SHEET (CITY)



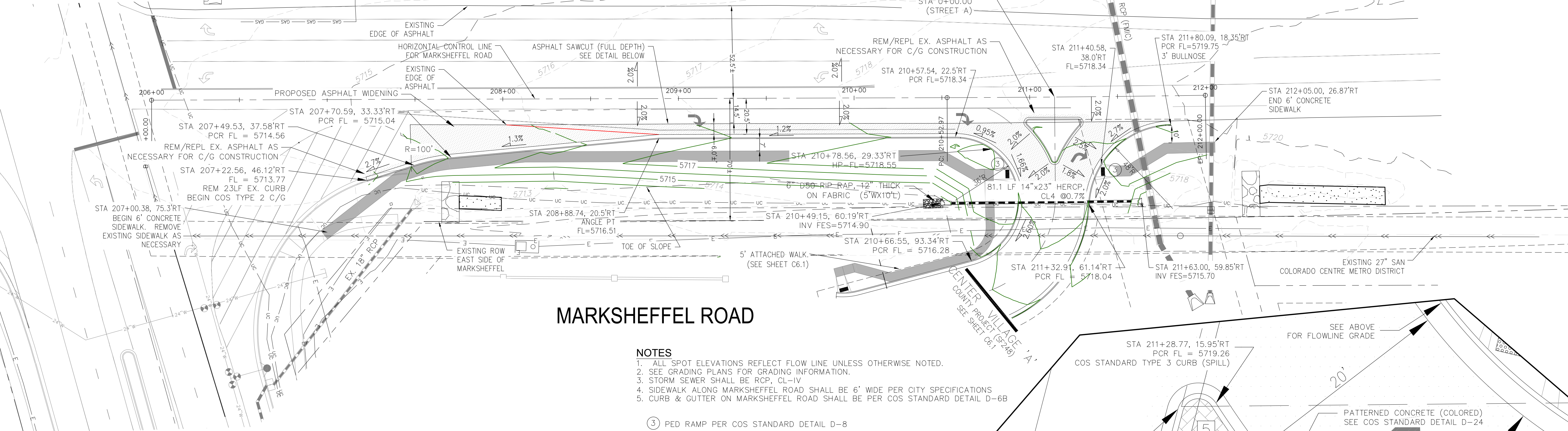
DATE:  
SEPT. 12, 2024

PROJECT NO.  
100.070

SHEET NUMBER  
C9.1  
TOTAL SHEETS: 19

**NOTES**

- MARKSHEFFEL ROAD HORIZONTAL CONTROL LINE IS BASED ON CONSTRUCTION PLANS PREPARED BY PARSONS BRINKERHOFF FOR EL PASO COUNTY FOR MARKSHEFFEL ROAD DATED AUGUST 25, 2016 UNDER PROJECT #FB 15-060. MARKSHEFFEL ROAD CONSTRUCTION STARTED IN 2016 AND WAS COMPLETED IN 2017
- SURVEY DATA FOR MARKSHEFFEL ROAD WAS OBTAINED BY M&S CIVIL GROUP IN FEBRUARY, 2024. UTILITY LOCATES AND UTILITY POTHOLE INFORMATION WAS OBTAINED BY PFMCCARTHY IN DECEMBER, 2017
- SEE SHEET C9.3 FOR SIGNING/STRIPING PLAN

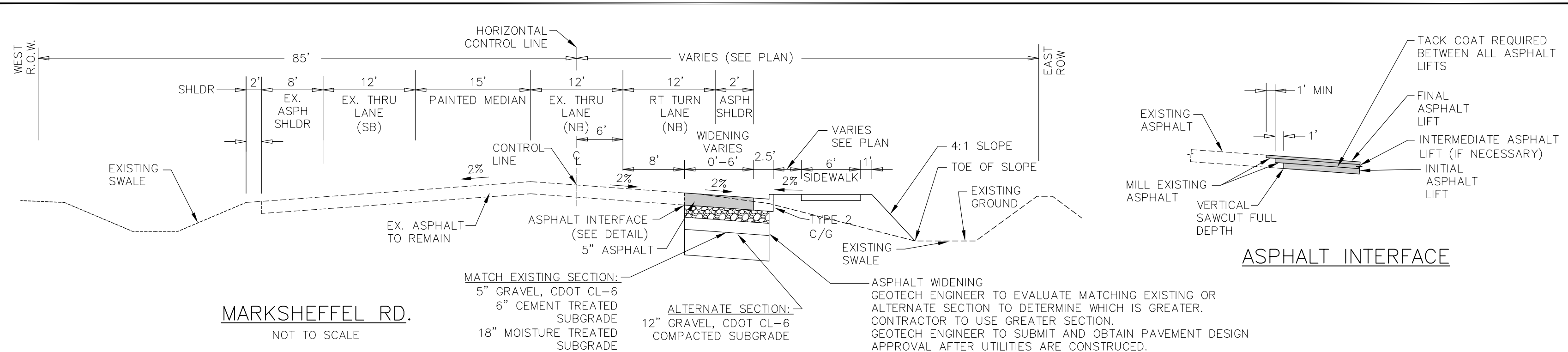


**MARKSHEFFEL ROAD**

**NOTES**

- ALL SPOT ELEVATIONS REFLECT FLOW LINE UNLESS OTHERWISE NOTED.
- SEE GRADING PLANS FOR GRADING INFORMATION.
- STORM SEWER SHALL BE RCP, CL-IV
- SIDEWALK ALONG MARKSHEFFEL ROAD SHALL BE 6' WIDE PER CITY SPECIFICATIONS
- CURB & GUTTER ON MARKSHEFFEL ROAD SHALL BE PER COS STANDARD DETAIL D-6B

③ PED RAMP PER COS STANDARD DETAIL D-8



**ASPHALT INTERFACE**

**STATEMENT:**  
THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER REVIEW DATE.

**UTILITY GRADE REVIEW:**  
CENTERLINE LINE AND GRADE IS REVIEWED FOR CONFORMANCE TO STANDARDS TO ALLOW FOR THE DESIGN AND CONSTRUCTION OF UTILITY MAINS. DRAINAGE FACILITIES DESIGN HAS BEEN CHECKED BY THE DESIGN ENGINEER TO AVOID CONFLICTS WITH UTILITY MAINS. THIS IS NOT A CURB AND GUTTER REVIEW AND THE DEVELOPER WILL BE RESPONSIBLE FOR ANY COST DUE TO DESIGN CHANGES PRIOR TO CURB AND GUTTER REVIEW. THIS REVIEW EXPIRES IN 180 DAYS.

**REVIEW:**  
STREET DESIGN FOR CITY ENGINEERING:  
UTILITY GRADE REVIEW: N/A DATE: \_\_\_\_\_  
CURB & GUTTER REVIEW: 12-30-24 DATE: 12-30-24  
FINAL REVIEW: 12-30-24 DATE: 12-30-24  
DRAINAGE DESIGN: N/A DATE: \_\_\_\_\_

THIS IS FILES IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS.

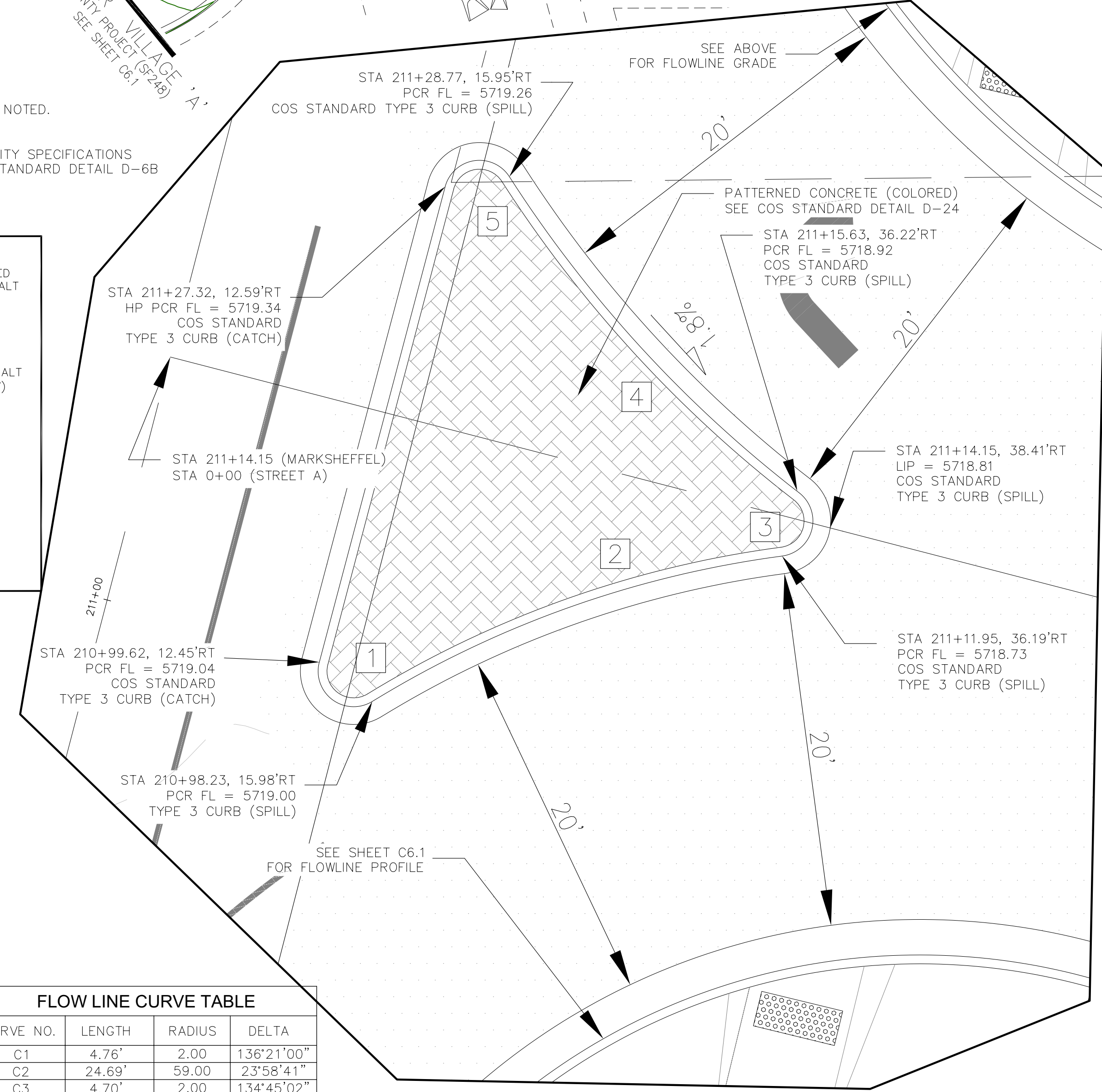
**DESIGN DATA:**

SIDEWALK WIDTH: 5'  
LOCATION: ATTACHED:  
DESIGN SPEED: 55MPH  
CURB TYPE: TYPE 1  
ROW WIDTH: VARIES, FL-FL: VARIES  
STREET TYPE: RURAL  
PAVEMENT: HMA X PCC  
THICKNESS: MATCH EXISTING OR COMPOSITE (WHICHEVER IS GREATER)  
COMPOSITE SECTION: HMA\_5" BASE\_12" (CRUSHED)

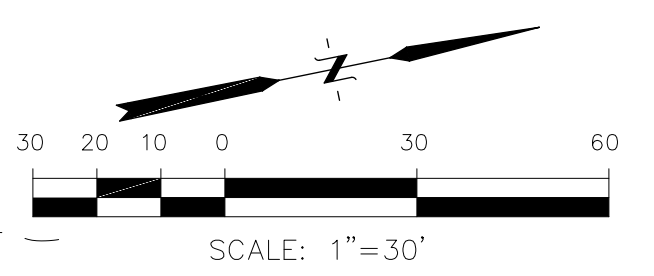
PENDING THE RESULTS OF FIELD DENSITY TESTING, MICROFRACTURING OF THE STABILIZED SUBGRADE MAY BE REQUIRED. SOIL STRENGTHS IN EXCESS OF 200PSI REQUIRE MICROFRACTURING

**FLOW LINE CURVE TABLE**

CURVE NO.	LENGTH	RADIUS	DELTA
C1	4.76'	2.00	136°21'00"
C2	24.69'	59.00	23°58'41"
C3	4.70'	2.00	134°45'02"
C4	24.29'	71.00	19°36'11"
C5	4.62'	2.00	132°28'51"



**ISLAND DETAIL**  
SCALE: 1"=5'

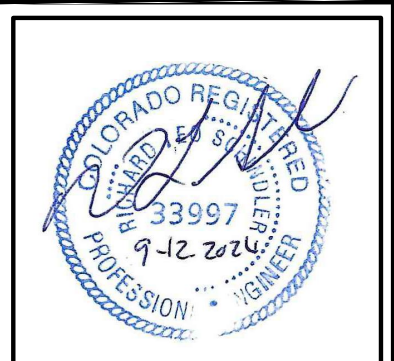


**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNING WOOD, WY 82406  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: 12/19/2024  
DESCRIPTION: REVISE MARKSHEFFEL ROAD, GRADING, ADD C/G, ADD SIDEWALK  
PROJECT: VILLAGE AT LORSON RANCH  
PREPARED FOR: LORSON, LLC  
212 N WAHATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

DRAWN: BRM  
DESIGNED: RLS  
CHECKED: RLS

**CITY OF COLORADO SPRINGS**  
**STREET AND STORM SEWER PLANS**  
**MARKSHEFFEL ROAD IMPROVEMENTS**

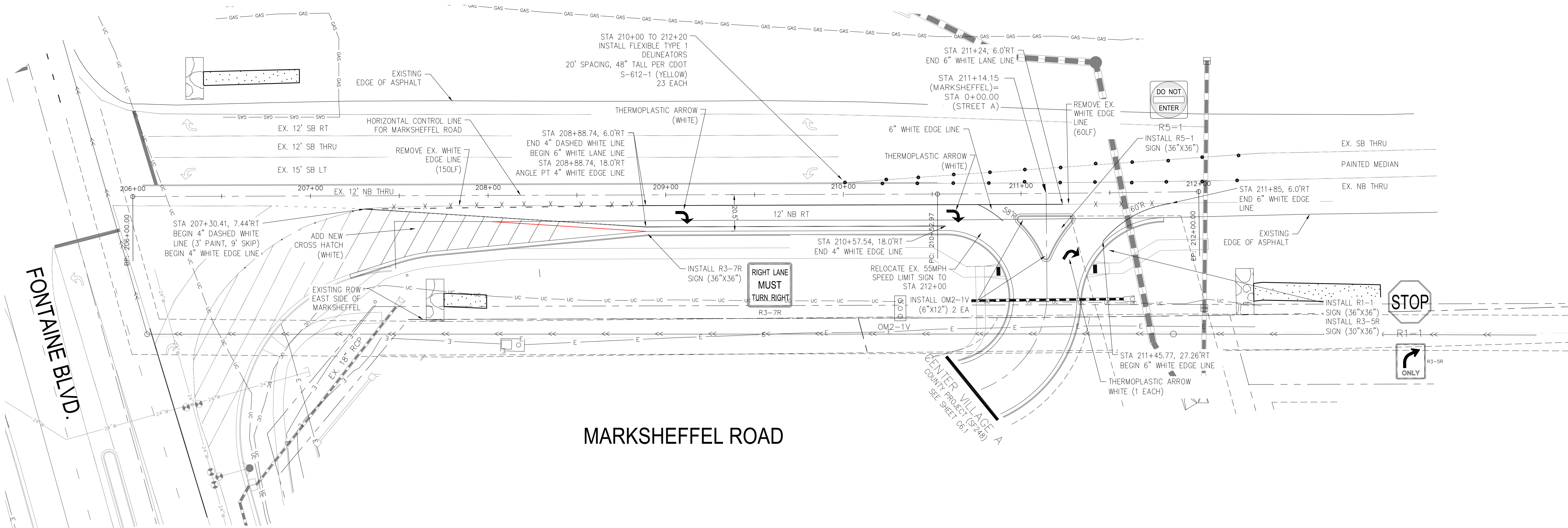
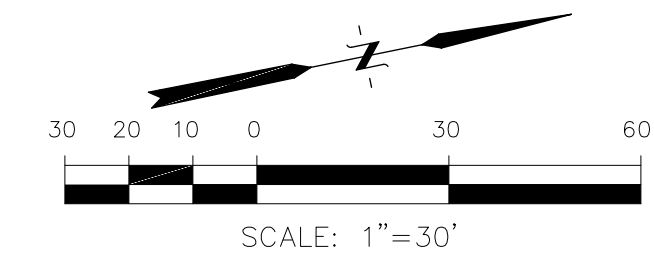


DATE: SEPT. 12, 2024  
PROJECT NO. 100.070  
SHEET NUMBER C9.2  
TOTAL SHEETS: 19

**NOTES**

1. MARKSHEFFEL ROAD HORIZONTAL CONTROL LINE IS BASED ON CONSTRUCTION PLANS PREPARED BY PARSONS BRINKERHOFF FOR EL PASO COUNTY FOR MARKSHEFFEL ROAD DATED AUGUST 25, 2016 UNDER PROJECT #FB 15-060. MARKSHEFFEL ROAD CONSTRUCTION STARTED IN 2016 AND WAS COMPLETED IN 2017

2. SURVEY DATA FOR MARKSHEFFEL ROAD WAS OBTAINED BY M&S CIVIL GROUP IN FEBRUARY, 2024.



FONTAINE BLVD.

**MARKSHEFFEL ROAD**

<b>CORE ENGINEERING GROUP</b>	
15004 1ST AVENUE S. BURNING WOOD, MO 65306 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com	
DATE	12/19/2024
DESCRIPTION	DELINEATORS, PAINTING
NO.	1
PROJECT	VILLAGE AT LORSON RANCH FONTAINE BLVD/MARKSHEFFEL ROAD COLORADO SPRINGS, CO
PREPARED FOR	LORSON, LLC 212 N WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK
DRAWN: BRM	CHECKED: RLS
DESIGNED: RLS	

- 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 Department of Public Works. All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County Public Works Department and MUTCD standards.
  - 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 CDDT 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 Department of Public Works prior to and upon completion of signing and striping.
  - The contractor shall obtain a work in the right of way permit from the City of Colorado Springs prior to any signage or striping work within an existing City roadway.

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

**STATEMENT:**  
THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER REVIEW DATE.

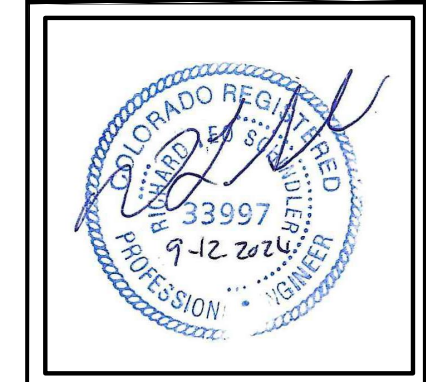
**UTILITY GRADE REVIEW:**  
CENTERLINE LINE AND GRADE IS REVIEWED FOR CONFORMANCE TO STANDARDS TO ALLOW FOR THE DESIGN AND CONSTRUCTION OF UTILITY MAINS. DRAINAGE FACILITIES DESIGN HAS BEEN CHECKED BY THE DESIGN ENGINEER TO AVOID CONFLICTS WITH UTILITY MAINS. THIS IS NOT A CURB AND GUTTER REVIEW AND THE DEVELOPER WILL BE RESPONSIBLE FOR ANY COST DUE TO DESIGN CHANGES PRIOR TO CURB AND GUTTER REVIEW. THIS REVIEW EXPIRES IN 180 DAYS.

**REVIEW:**  
STREET DESIGN FOR CITY ENGINEERING:  
UTILITY GRADE REVIEW N/A DATE: \_\_\_\_\_  
CURB & GUTTER REVIEW DATE: 12-30-24  
FINAL REVIEW DATE: 12-30-24  
DRAINAGE DESIGN N/A DATE: \_\_\_\_\_

THIS IS FILES IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS.

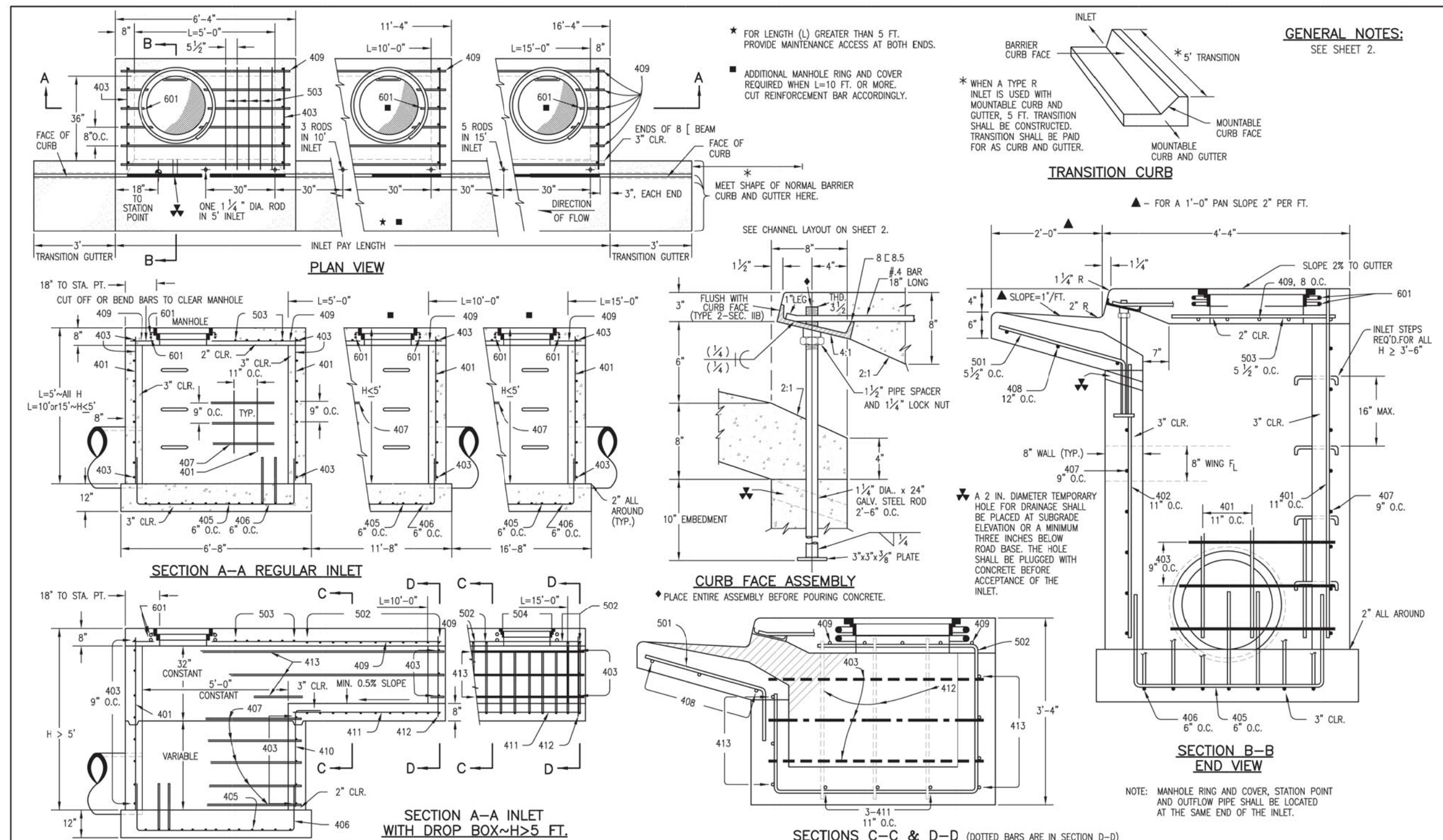
**DESIGN DATA:**  
SIDEWALK WIDTH: 5'  
LOCATION: ATTACHED:  
DESIGNED: X  
DESIGN SPEED: 55MPH  
CURB TYPE: TYPE I  
ROW WIDTH: VARIES, FL-FL: VARIES  
STREET TYPE: RURAL  
PAVEMENT:  
TYPE: HMA X PCC  
THICKNESS: MATCH EXISTING OR COMPOSITE (WHICHEVER IS GREATER)  
COMPOSITE SECTION:  
HMA\_\_5"\_\_\_\_\_ BASE\_\_12" (CRUSHED)\_\_\_\_\_

**MARKSHEFFEL ROAD  
SIGNING AND STRIPING PLANS**



DATE:	SEPT. 12, 2024
PROJECT NO.	100.070
SHEET NUMBER	C9.3
TOTAL SHEETS:	19

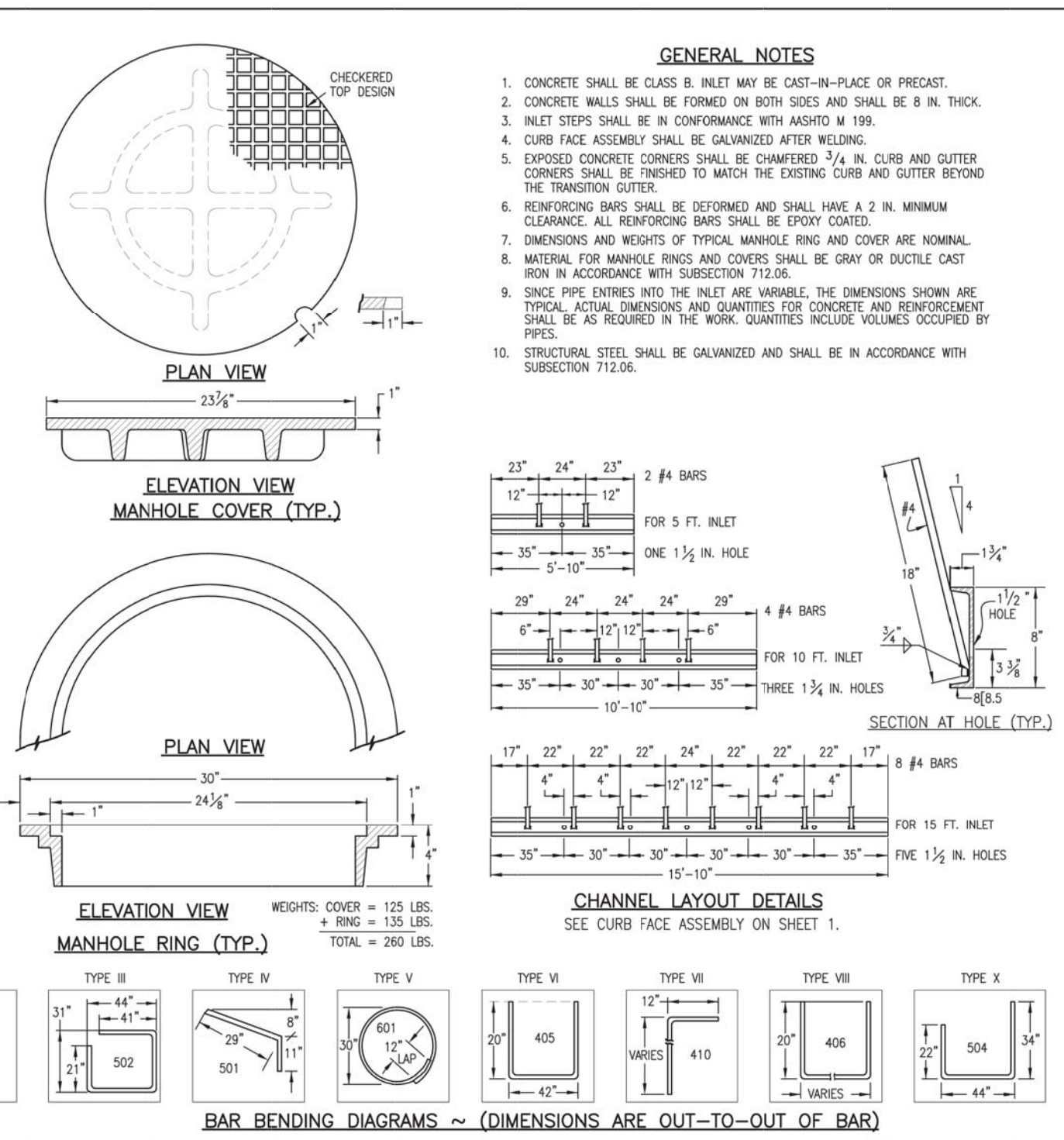




MARK	BAR # OR SIZE	D.C. SPACING	TYPE	ALL INLETS					
				NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH
401	4	11"	II	15	21	26	11	11	*
402	4	11"	II	13	18	23	7	7	*
403	4	9"	II	4	4	4	4	4	4

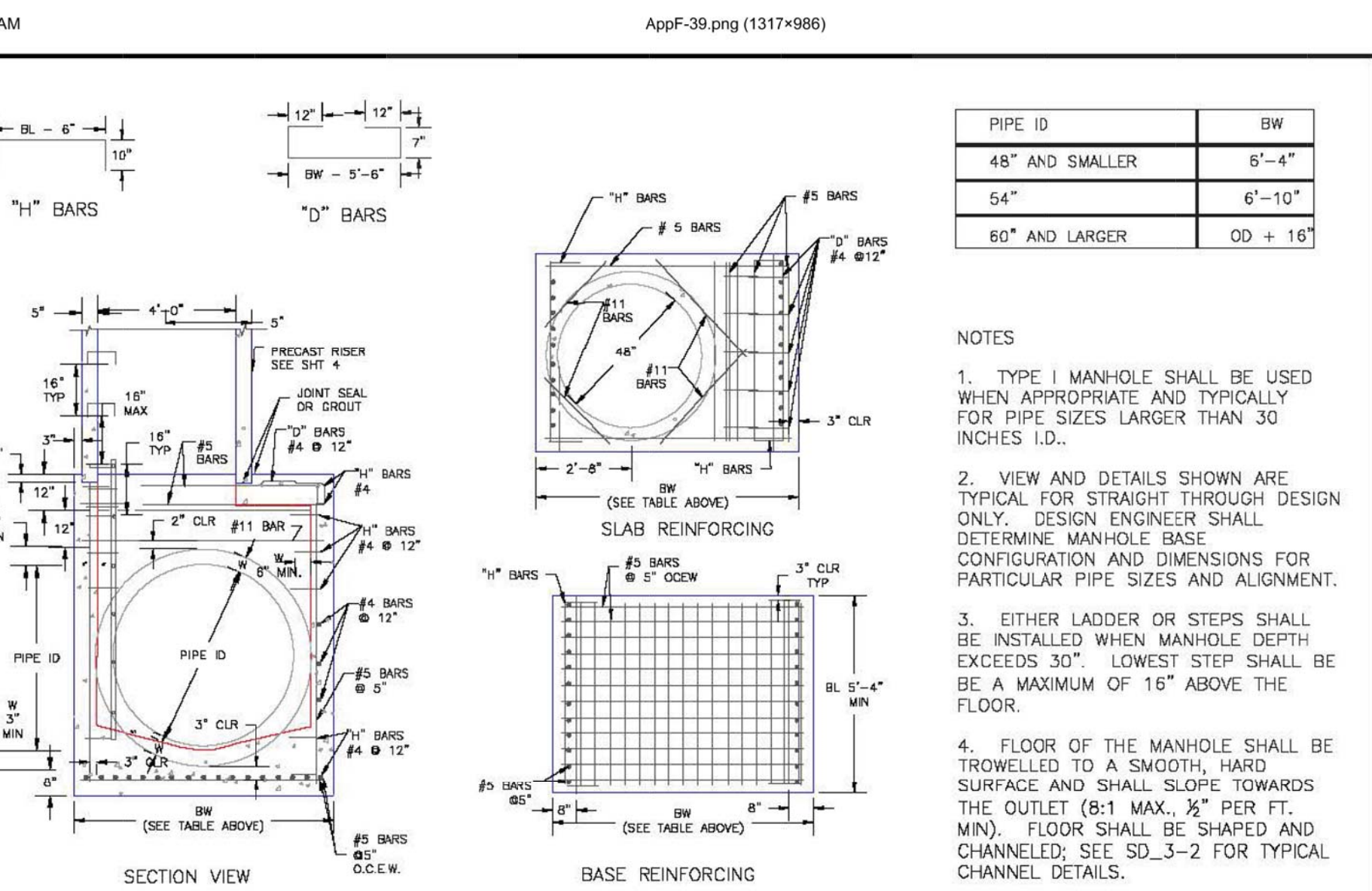
**TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"**

INLET	LENGTH	NO. REQ'D.		L = 5 FT.		L = 10 FT.		L = 15 FT.	
		REGULAR	DROP BOX	CONC. CU. YDS.	STEEL YDS.	CONC. CU. YDS.	STEEL YDS.	CONC. CU. YDS.	STEEL YDS.
3'-0"	2'-8"	10	7	3.2	285	5.3	497	7.4	706
3'-0"	3'-2"	12	9	3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	12	9	3.7	326	6.0	559	8.4	786
4'-0"	4'-2"	12	9	3.9	334	6.4	571	8.8	803

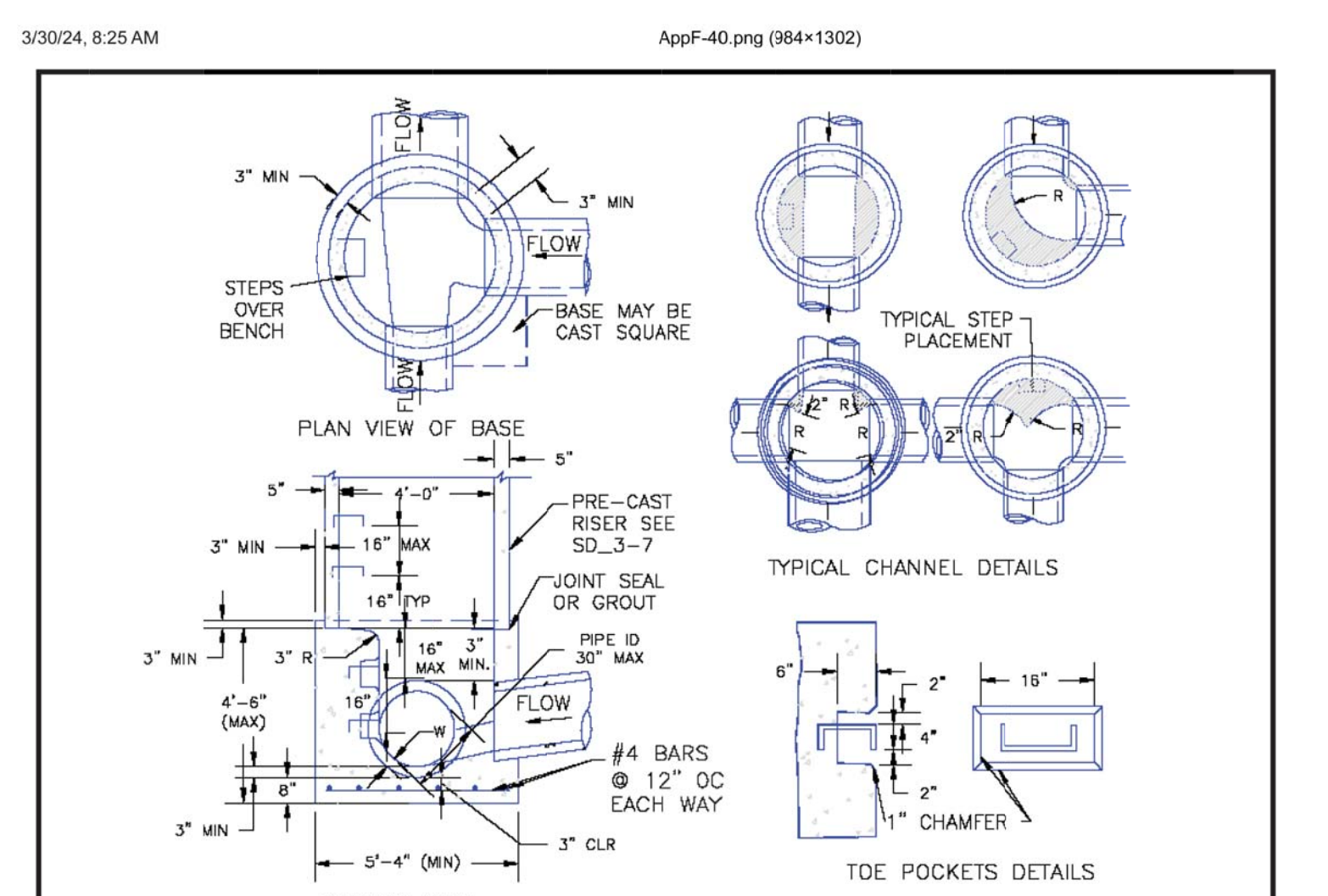


<b>Computer File Information</b> Creation Date: 07/04/06 Last Modification Date: 07/04/06 Full Path: www.dot.state.co.us/DesignSupport/ Drawing File Name: E040120102.dwg CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	<b>Sheet Revisions</b> Date: _____ Comments: _____	<b>Colorado Department of Transportation</b> 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-8083 Fax: (303) 757-9820 Project Development Branch SRJ/LTA	<b>STANDARD PLAN NO.</b> M-604-12 Sheet No. 1 of 2
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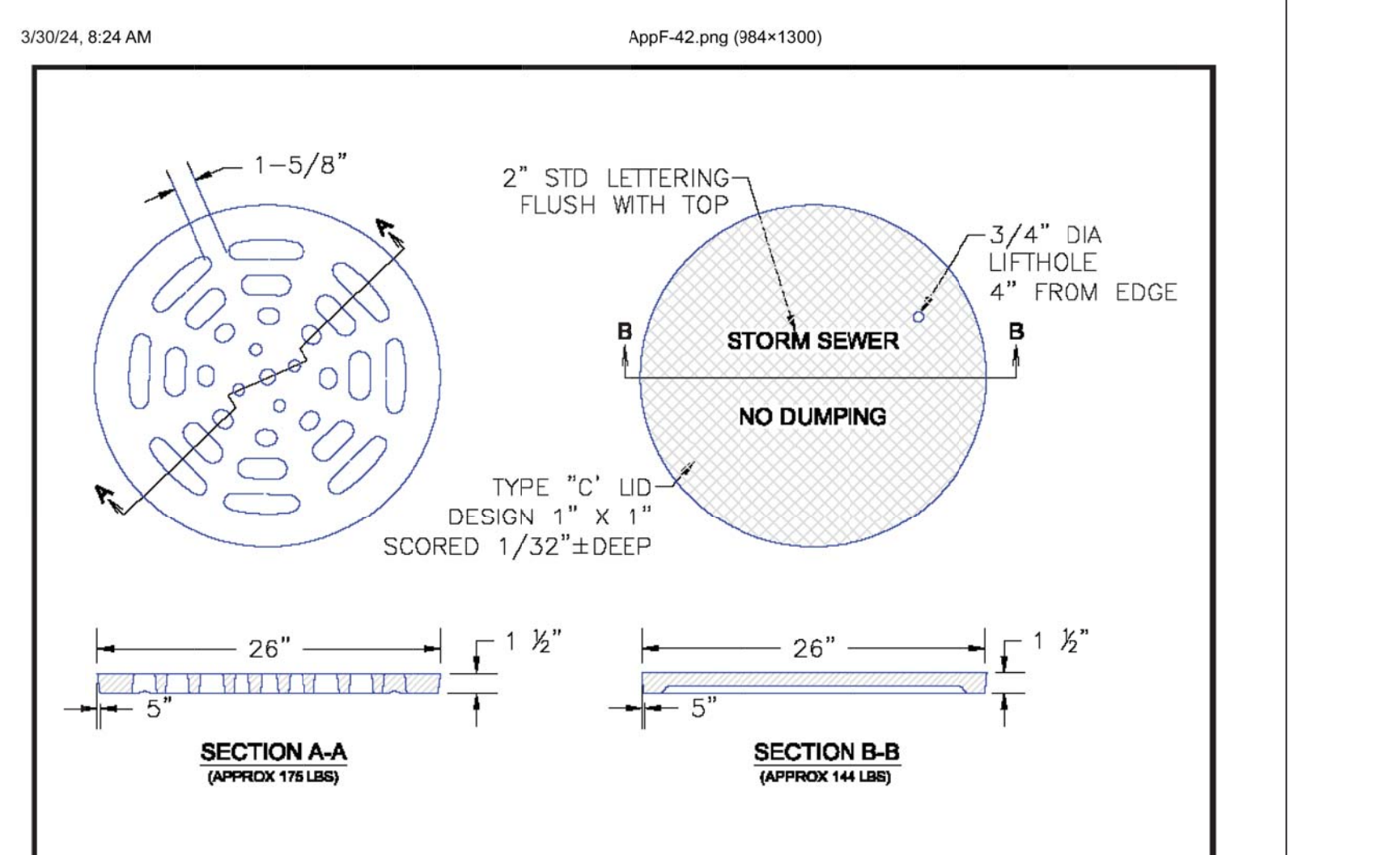
<b>Computer File Information</b> Creation Date: 07/04/06 Last Modification Date: 07/04/06 Full Path: www.dot.state.co.us/DesignSupport/ Drawing File Name: E040120102.dwg CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	<b>Sheet Revisions</b> Date: _____ Comments: _____	<b>Colorado Department of Transportation</b> 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-8083 Fax: (303) 757-9820 Project Development Branch SRJ/LTA	<b>STANDARD PLAN NO.</b> M-604-12 Sheet No. 2 of 2
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DATE APPROVED: 7/9/09 André Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 7/9/09 FILE NAME: SD_3-1	<b>Storm Sewer Manhole Detail</b> Type I Standard Drawing	
--	--	---	--



DATE APPROVED: 11/10/04 André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 11/10/04 FILE NAME: SD_3-2	<b>Storm Sewer Manhole Detail</b> Type II Standard Drawing	
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DATE APPROVED: 9/16/10 André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 9/16/10 FILE NAME: SD_3-5	<b>Storm Sewer Manhole Details</b> Standard Drawing	
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**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.E.  
 BURTON, CO 80015  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

DATE: ###  
 DESCRIPTION: ###  
 NO. ###

**STORM SEWER DETAILS**  
**DETAILS 2**

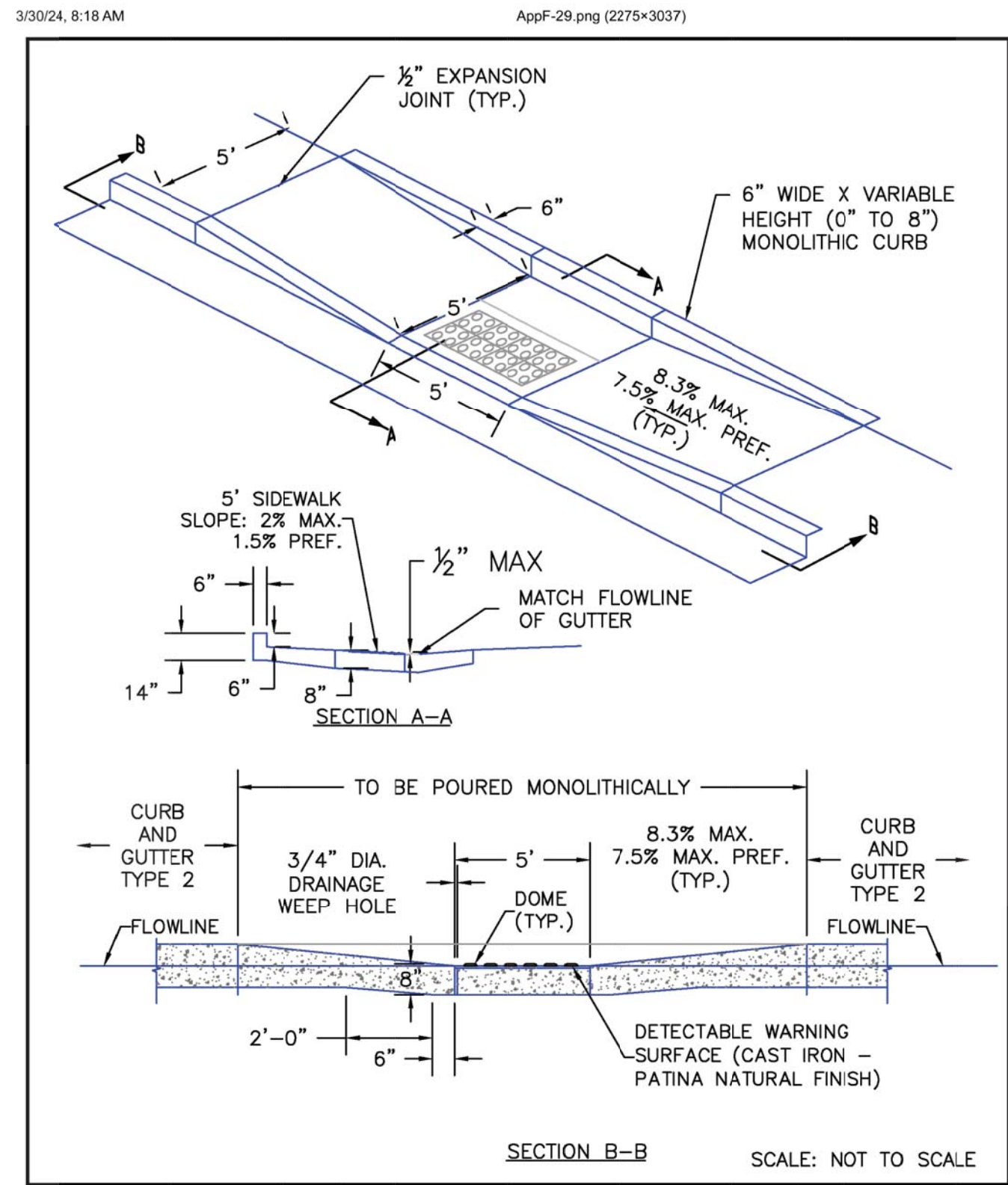
DATE: SEPT. 12, 2024  
 PROJECT NO. 100.070  
 SHEET NUMBER C10.2  
 TOTAL SHEETS: 19

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DATE APPROVED: 6/23/20

DESIGNED BY: Jennifer E. Irvine

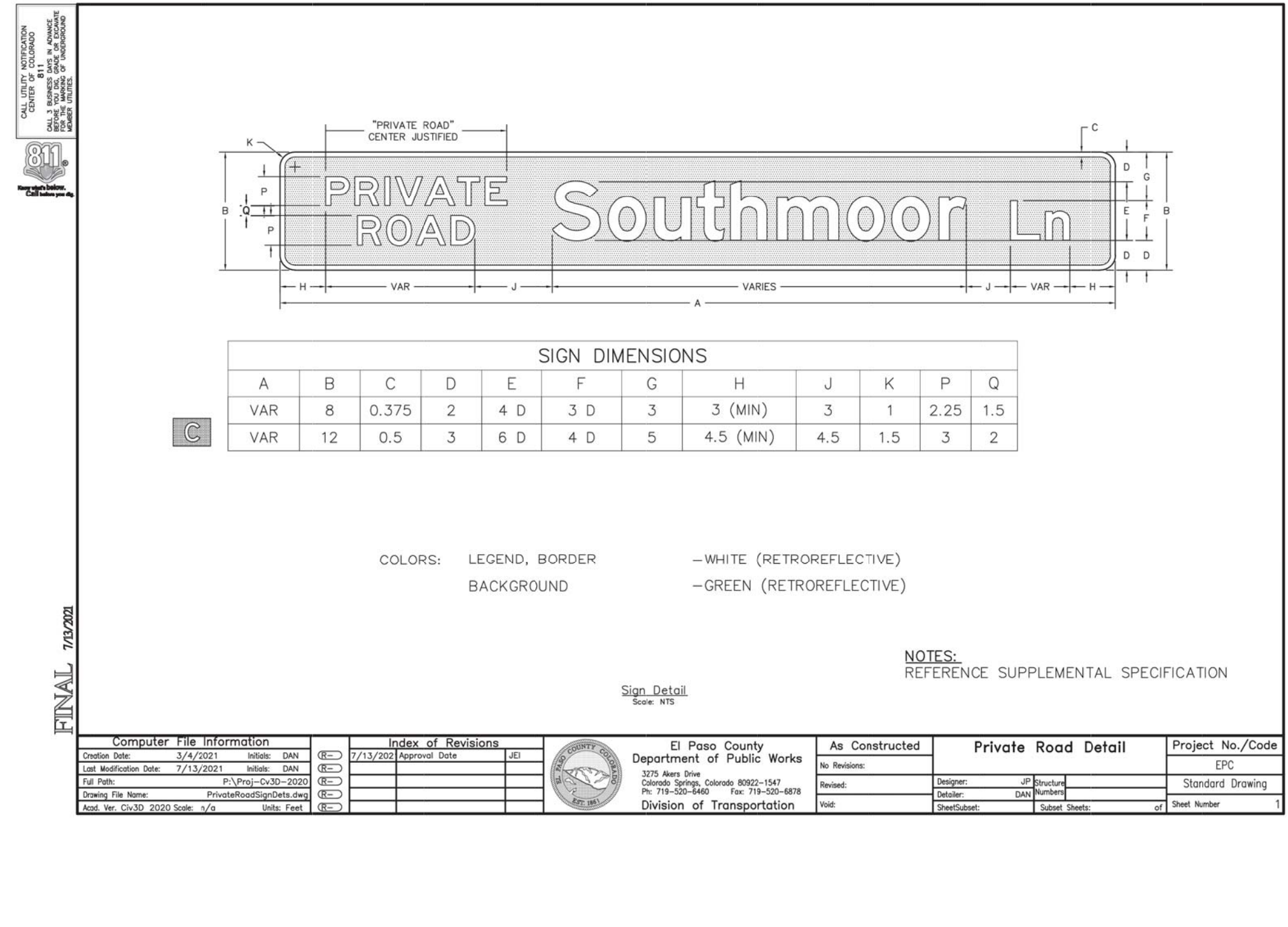
REVISION DATE: 6/23/20

FILE NAME: SD\_2-50

DEPARTMENT OF PUBLIC WORKS

EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS

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Supplemental Specification - El Paso County, Colorado

July 13, 2021

Computer File Information

Index of Revisions

El Paso County Department of Public Works

As Constructed

Private Road Detail

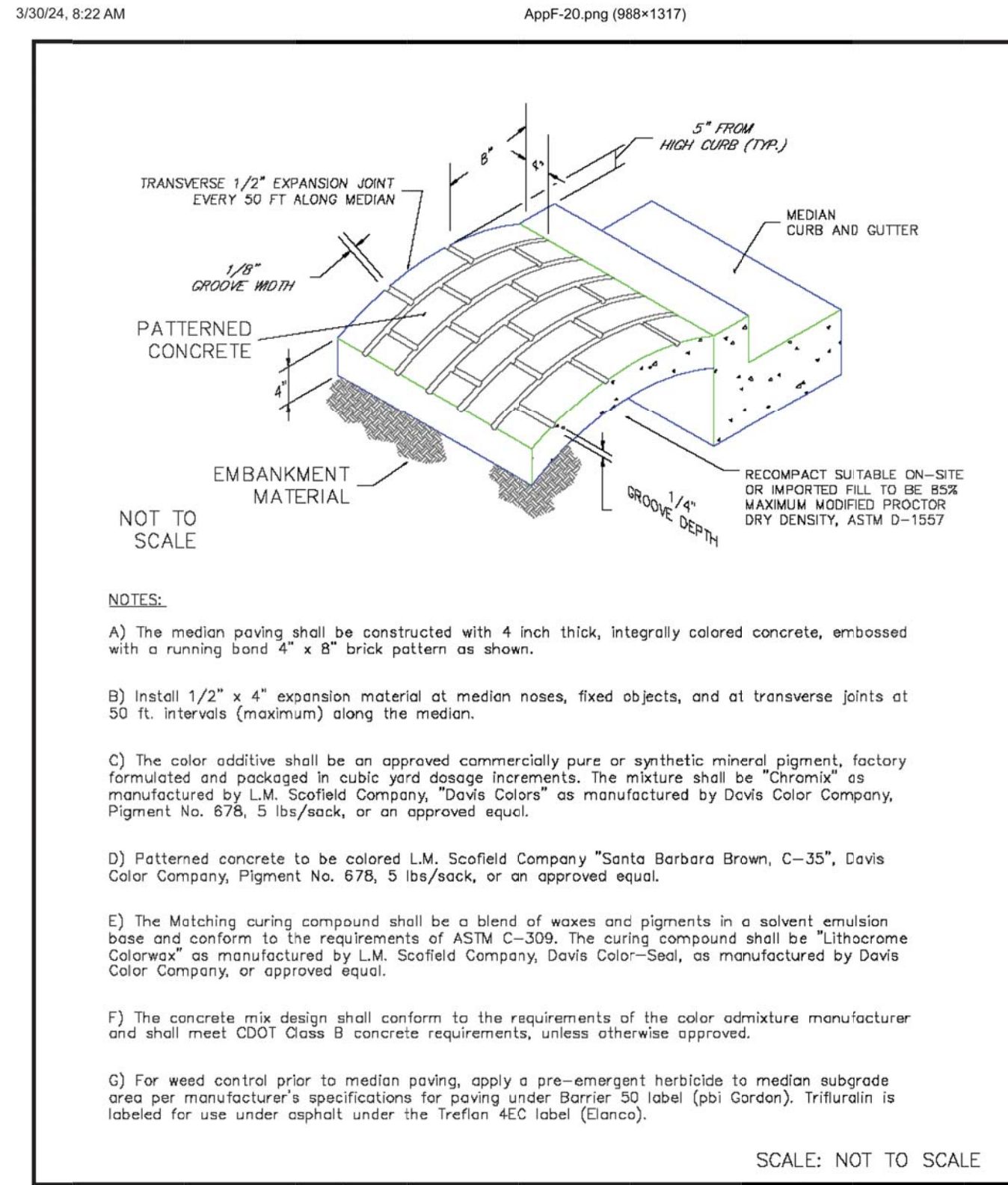
Project No./Code

EPC

Standard Drawing

Sheet Number 1

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DATE APPROVED: 7/9/09

DESIGNED BY: André P. Brackin

REVISION DATE: 1/18/11

FILE NAME: SD\_2-21

DEPARTMENT OF TRANSPORTATION

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

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**PRIVATE ROAD SIGNS**

**DESCRIPTION**

This work consists of the construction of traffic signs. This work shall be done in accordance with the latest version of the *CDOT Standard Specifications for Road and Bridge Construction*, the latest revision of the "Manual on Uniform Traffic Control Devices for Streets and Highways" published by the FHWA and adopted by CDOT, the latest revision of the Colorado Supplement thereto, and in conformity with the EPC Standard Private Road Detail together and the details shown on the plans or established.

**MATERIALS**

Private Road sign panel materials shall conform to this specification, Sections 614 and 713 of the *CDOT Standard Specifications for Road and Bridge Construction* and to the details shown on the plans.

The Private Road sign panel shall contain a retroreflective green background with a retroreflective white legend and border.

Private road street name signing that faces approach roads which are classified or operate as local residential area subdivision roads that provide direct access to consistently subdivided residential lots will typically utilize an 8-inch sign panel height with 4-inch initial upper-case lettering for the primary street name legend. Private road street name signing that faces approach roads which are classified or operate as non-local residential area subdivision roads will typically utilize a 12-inch sign panel height with 6-inch initial upper-case lettering for the primary street name legend. Larger signs may be required per the MUTCD.

The words "PRIVATE ROAD" shall be located prior to the street name and shall be center justified. The words shall be all capital letters, stacked and centered vertically. For an 8-inch sign panel height, use 2.25 inches for the PRIVATE ROAD letter height and a 1.5-inch vertical space between the legend. For a 12-inch sign panel height, use 3 inches for the PRIVATE ROAD letter height and a 2-inch vertical space between the legend.

**CONSTRUCTION REQUIREMENTS**

Private Road sign panel construction shall conform to Section 614 of the *CDOT Standard Specifications for Road and Bridge Construction*.

**METHOD OF MEASUREMENT**

Private Road signs will be measured by the square feet of facing.

**BASIS OF PAYMENT**

The accepted quantities will be paid for at the contract price per unit of measurement for each of the pay items listed below that appear in the bid schedule.

Payment will be made under:

Pay Item	Pay Unit
Sign Panel (Class)	Square Foot

https://mclibrary.blb.coe.usgocloudapi.net/occontent/15646/367064/AppF-20.png 1/2

**CORE ENGINEERING GROUP**

15004 1ST AVENUE S.E.  
 BURTON, CO 80015  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: 11/18/2024

DESCRIPTION: ADD PRIVATE STREET NAME DETAILS

PREPARED FOR: LORSON, LLC

PROJECT: VILLAGE AT LORSON RANCH

212 N WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 FONTAINE BLVD/MARKSHEFFEL ROAD  
 COLORADO SPRINGS, CO  
 CONTACT: JEFF MARK

DRAWN: BRN  
 DESIGNED: RLS  
 CHECKED: CHECKED BY:

DETAILS 3



DATE: SEPT. 12, 2024

PROJECT NO: 100.070

SHEET NUMBER: C10.3

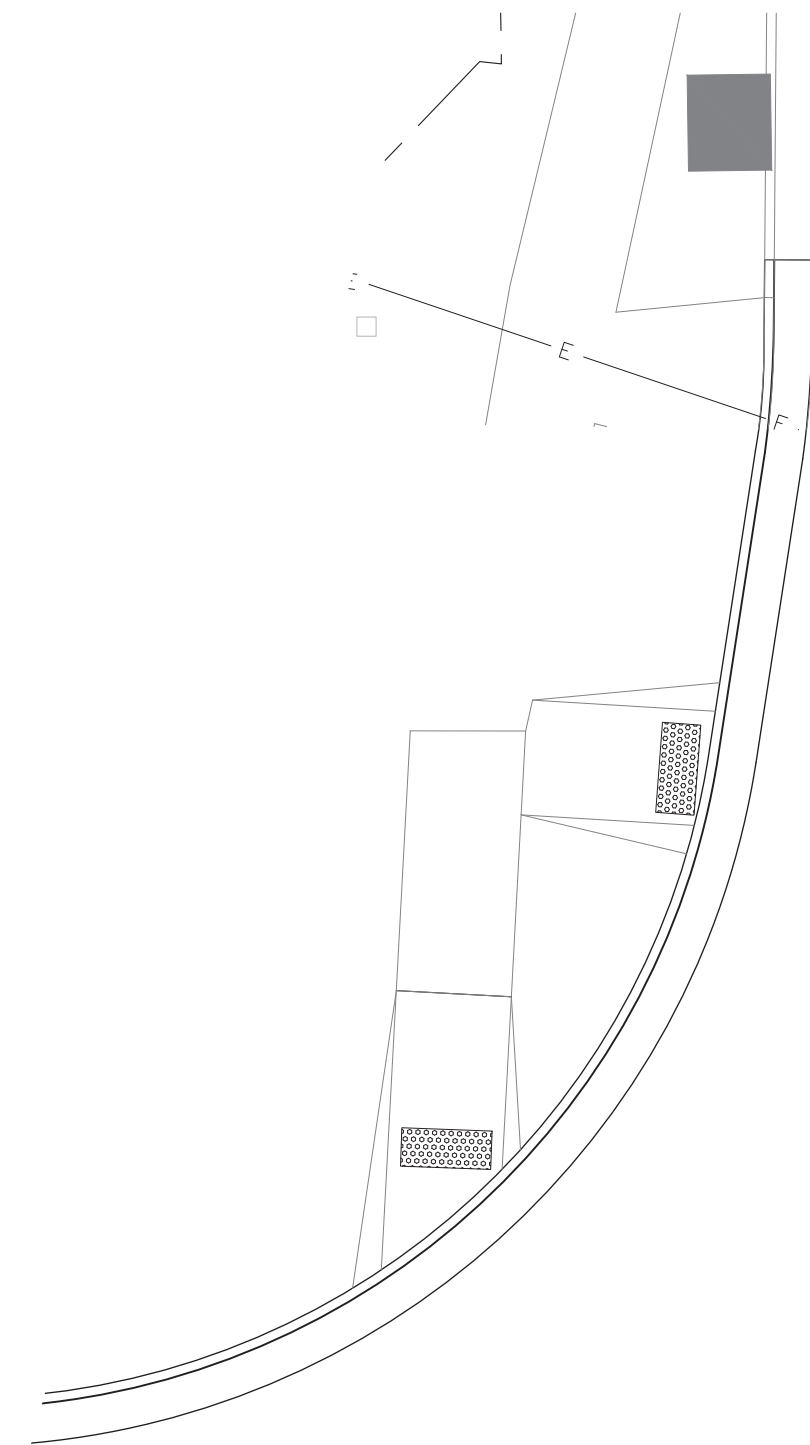
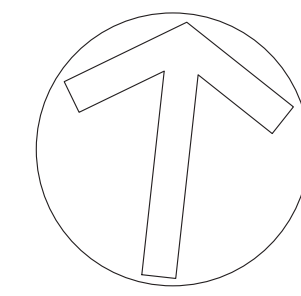
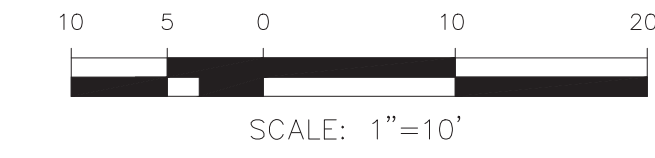
TOTAL SHEETS: 19



**NOTES**

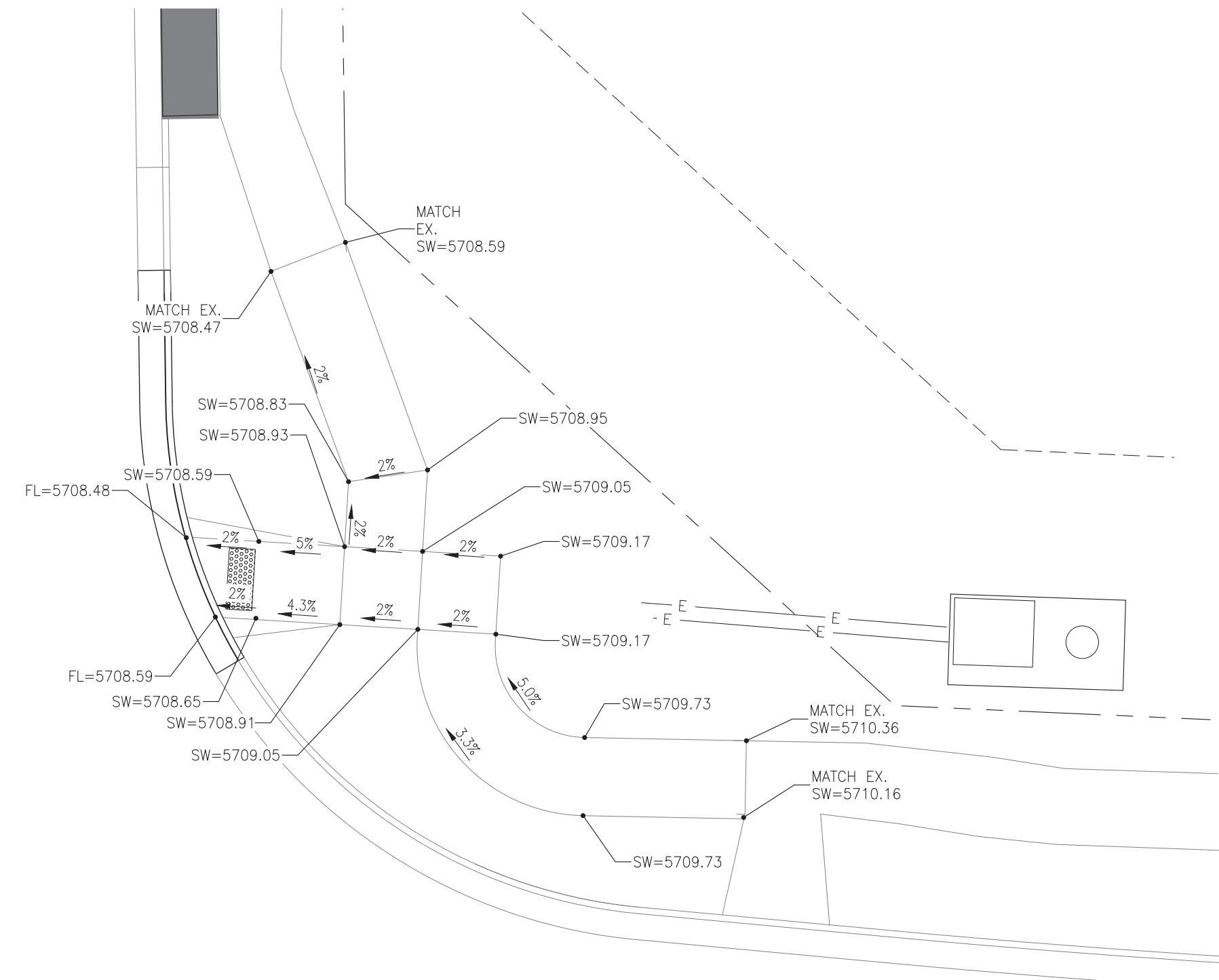
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
5. RCP STORM SEWER JOINTS SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUAL.

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



CARRIAGE MEADOWS DR

FONTAINE BLVD



**INTERSECTION DETAILS  
STREET AND STORM SEWER PLANS**



DATE:  
SEPT. 12, 2024

PROJECT NO.  
100.070

SHEET NUMBER  
**C11.2**

TOTAL SHEETS: 19

NO. ###	DESCRIPTION ###	DATE ###
PROJECT: VILLAGE AT LORSON RANCH FONTAINE BLVD/MARKSHEFFEL ROAD COLORADO SPRINGS, CO		PREPARED FOR: LORSON, LLC 212 N WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK
DRAWN: BRN		
DESIGNED: RLS		
CHECKED: RLS		

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOOD, MO 65506  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

PROJECT DATE: 4/30/24