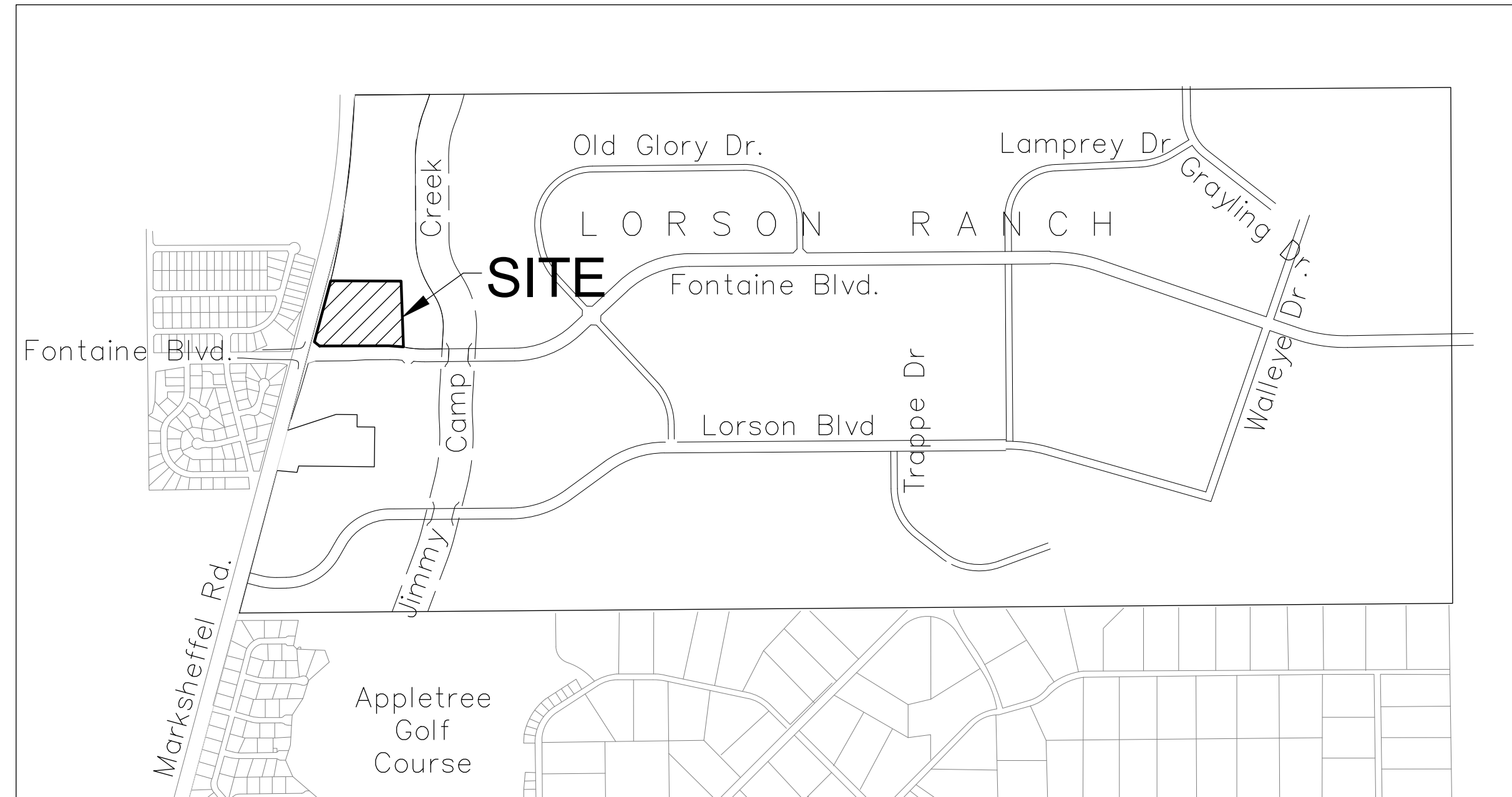


CONSTRUCTION PLANS
FOR
VILLAGE AT LORSON RANCH
STREET AND STORM SEWER
CONSTRUCTION PLANS



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
C0.2	NOTES
C0.3	TYPICAL SECTIONS
C2.1	STREET HORIZONTAL CONTROL
C5.1	SIGNING/STRIPING PLANS
C6.1-C6.5	STREET PLAN AND PROFILES
C7.1	STORM SEWER LATERALS
C9.1-C9.3	MARKSHEFFEL ROAD TURN LANE IMPROVEMENTS
C10.1-C10.3	DETAILS
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

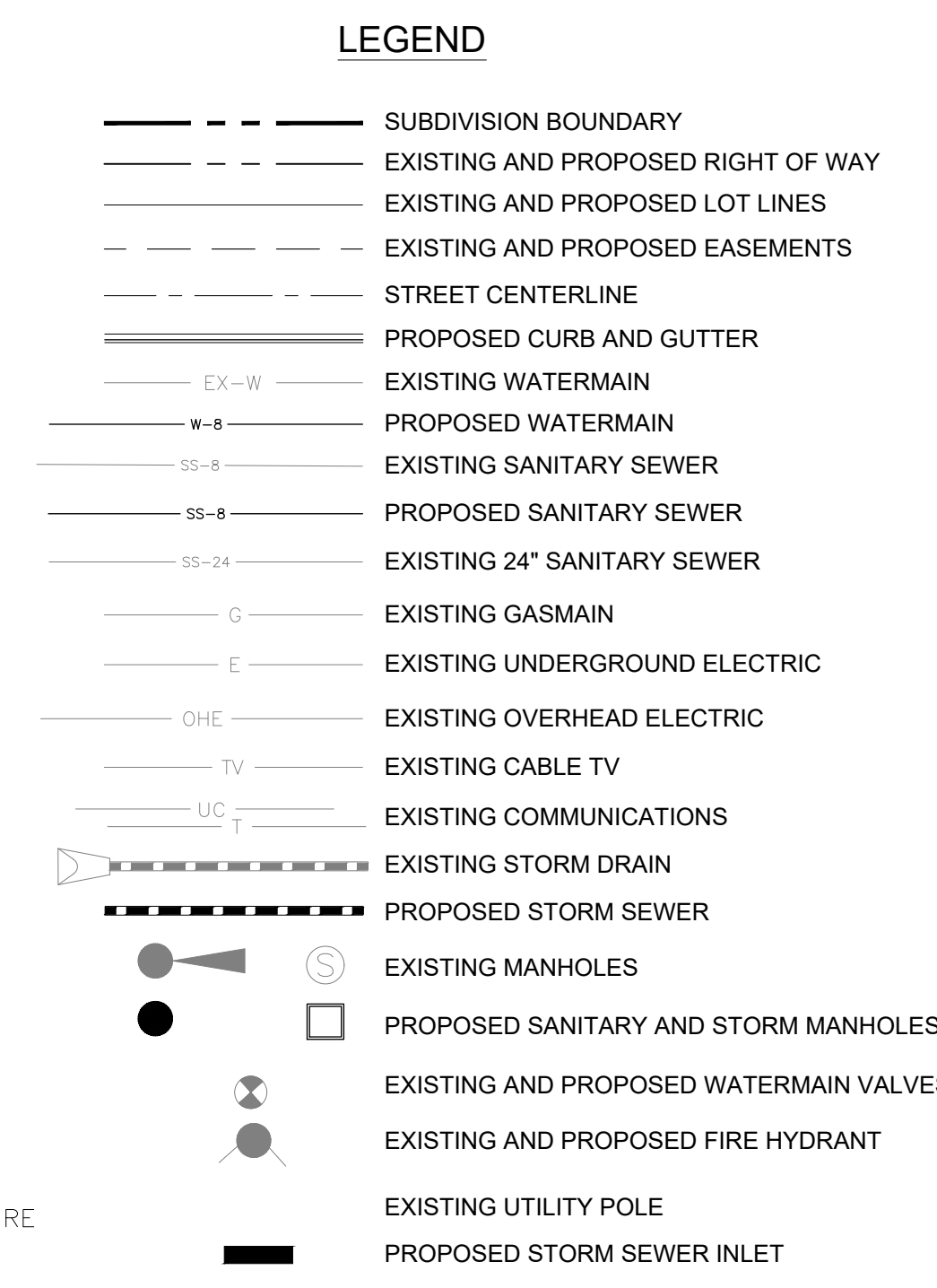
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

NO. ###
DESCRIPTION ###
DATE ###
PROJECT: VILLAGE AT LORSON RANCH
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
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



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.

11/26/2024
JOSHUA PALMER, COUNTY ENGINEER/ECM ADMINISTRATOR DATE
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 BY ANY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

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 REMOVE STATION
- REM REMOVE STATION
- STA STATION
- TBC TOP BACK OF CURB

SF-248

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

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

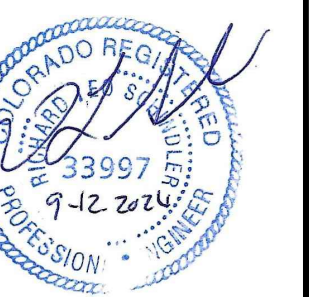
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNHELM, CO 8100 95306
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

NOTES

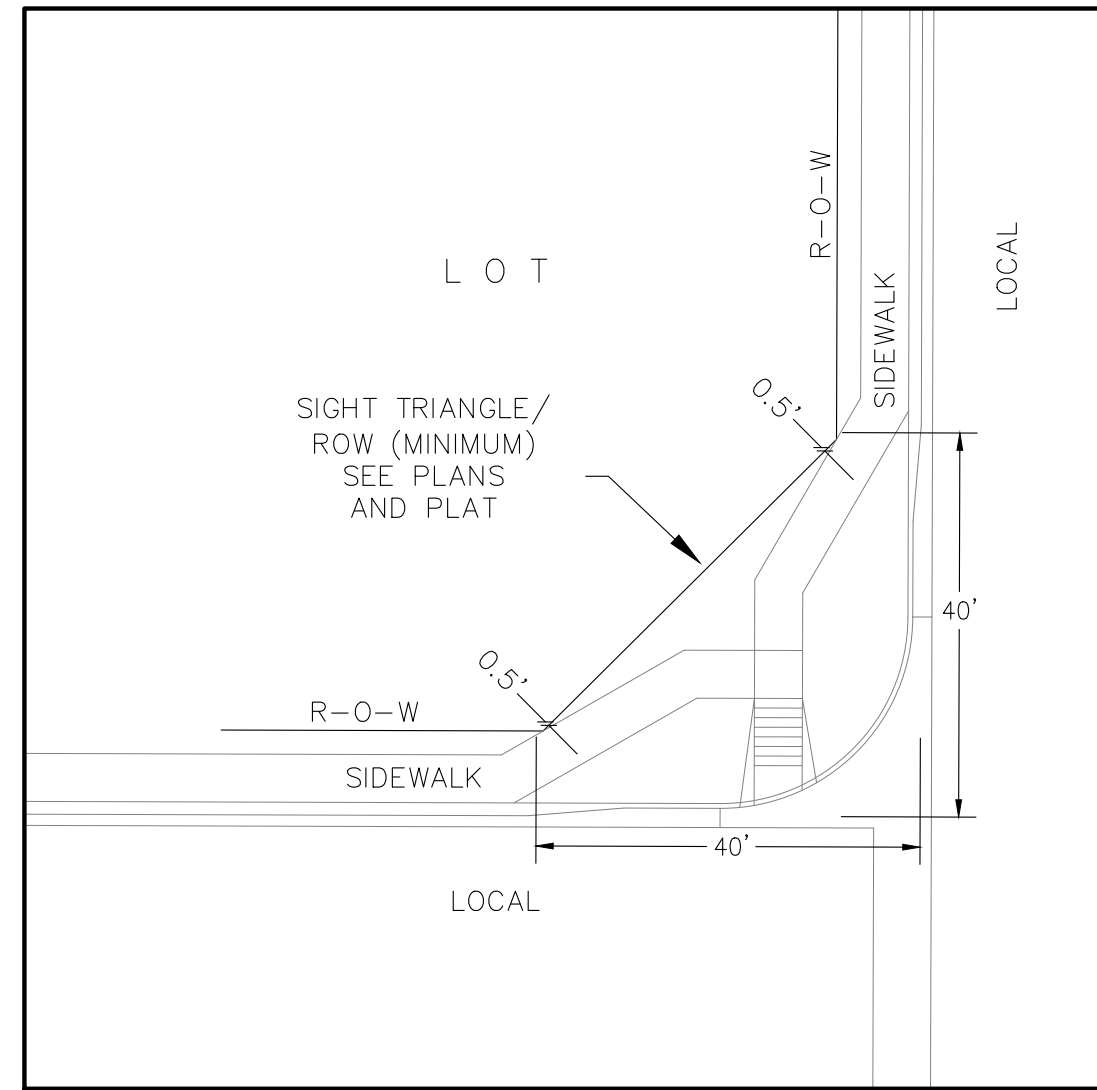


DATE:
 SEPT. 12, 2024

PROJECT NO.
 100.070

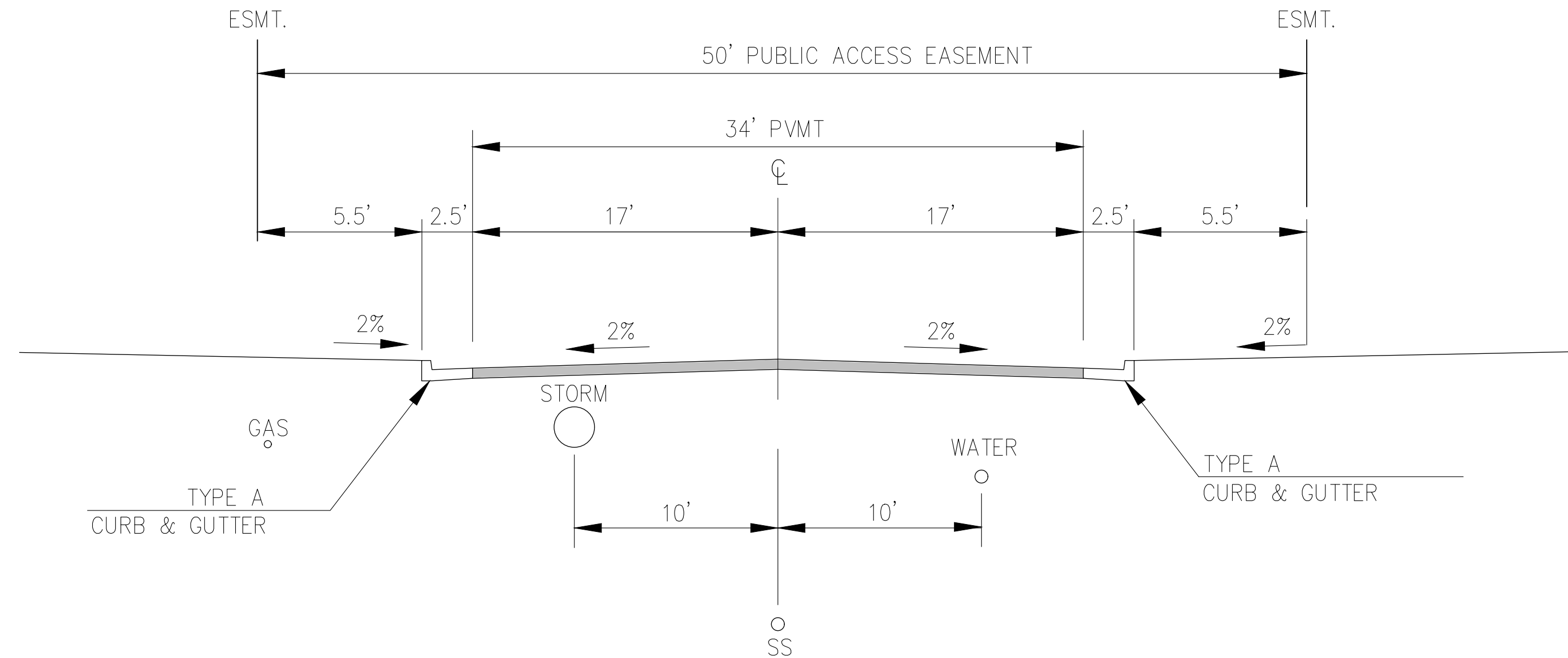
SHEET NUMBER
C0.2

TOTAL SHEETS: 19



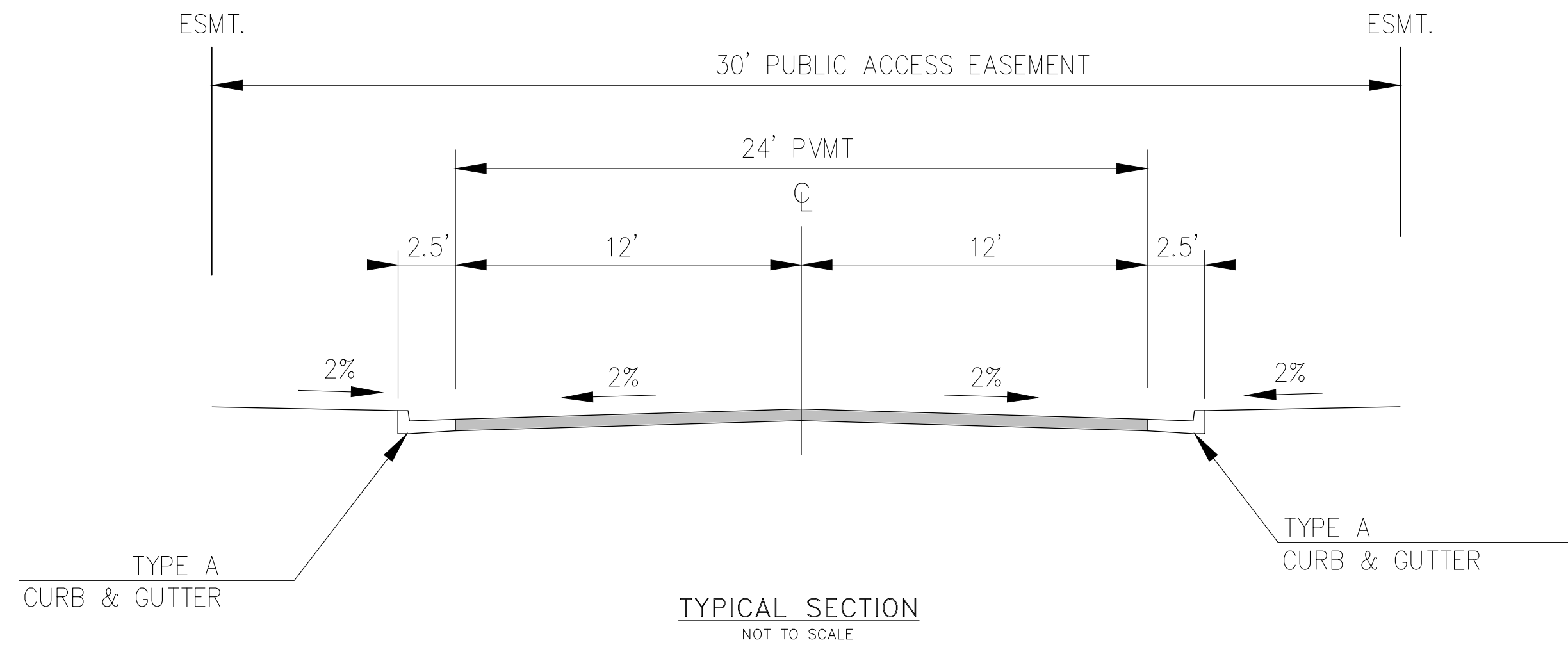
**LOCAL ROADWAY SIGHT TRIANGLE
PUBLIC IMPROVEMENT ESMT.**
NOT TO SCALE

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



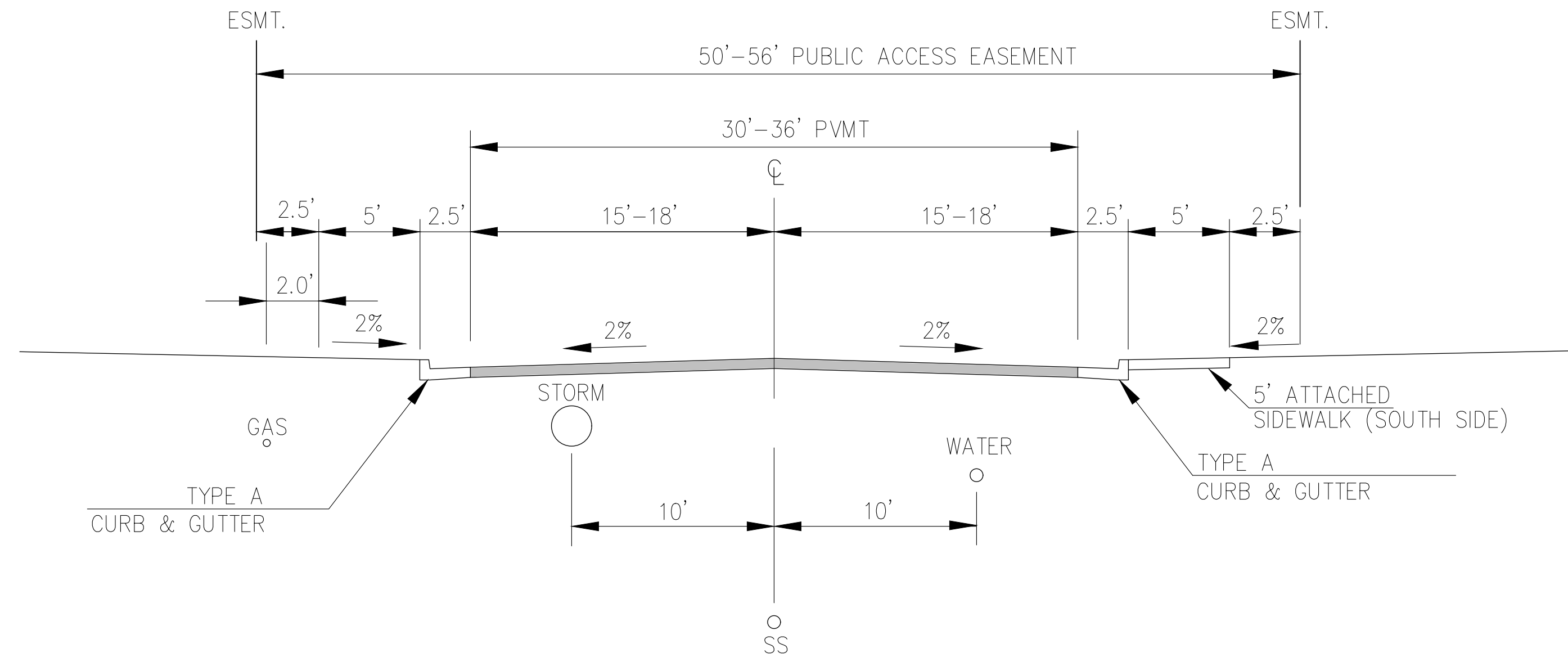
**TYPICAL SECTION 50' ESMT.
RESIDENTIAL URBAN LOCAL**
NOT TO SCALE

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 WOOD, CO 80906
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

TYPICAL SECTIONS

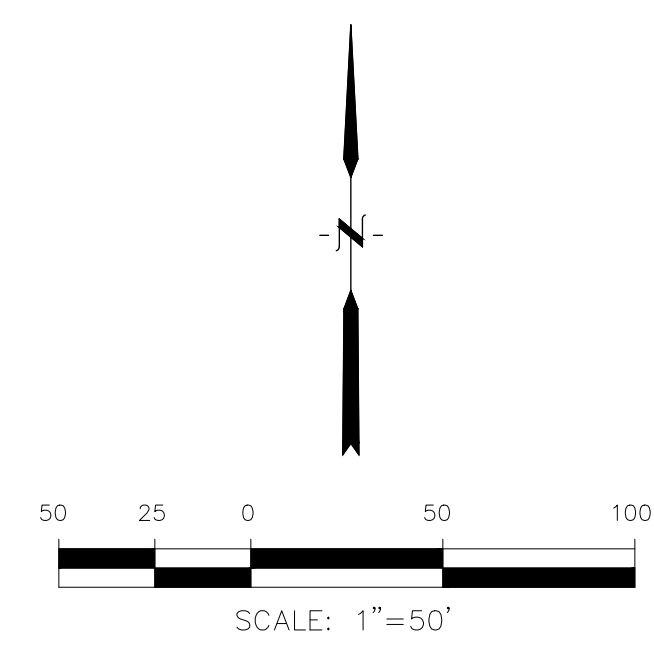
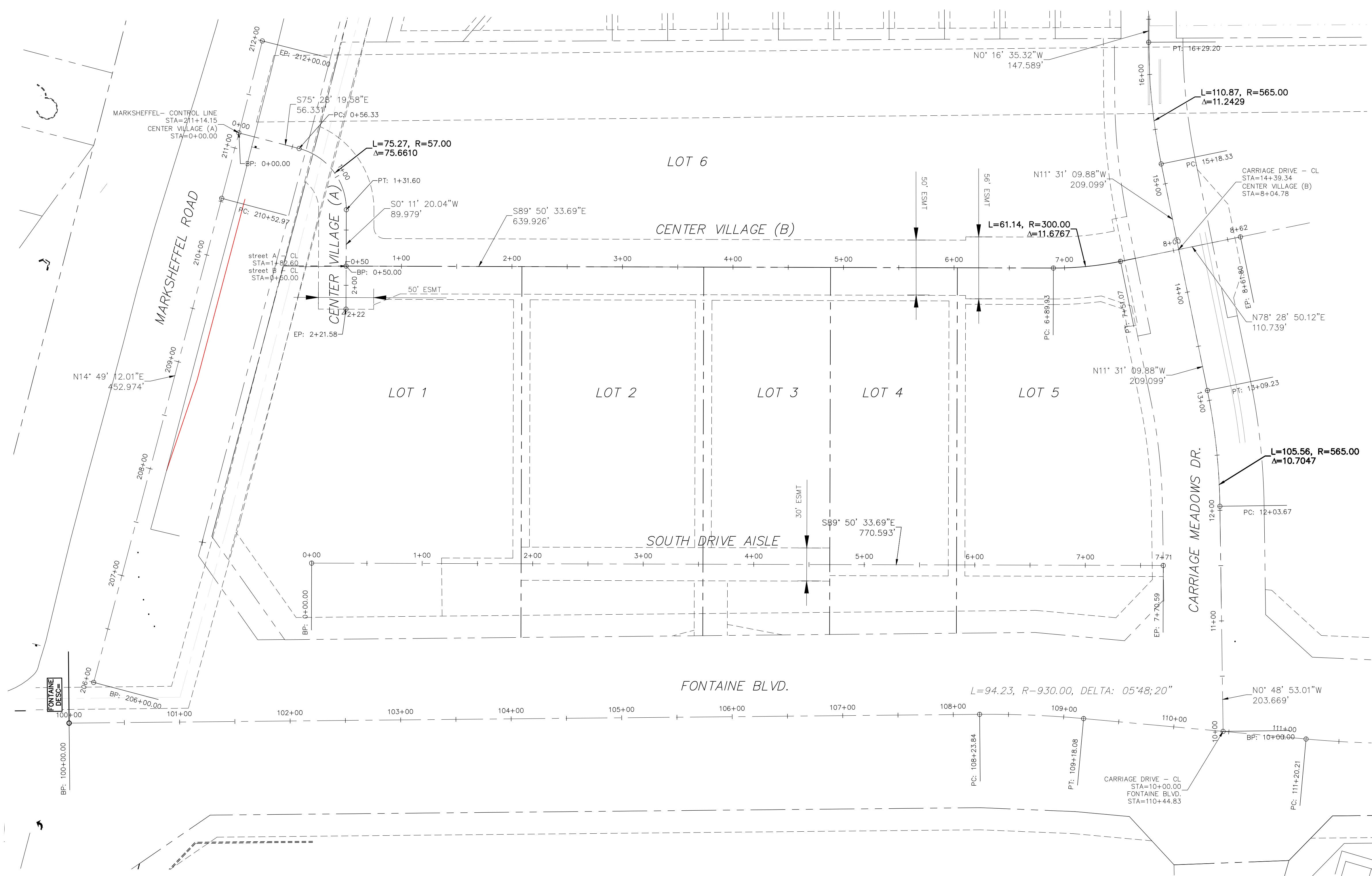


DATE:
SEPT. 12, 2024

PROJECT NO.
100.070

SHEET NUMBER
C0.3

TOTAL SHEETS: 19



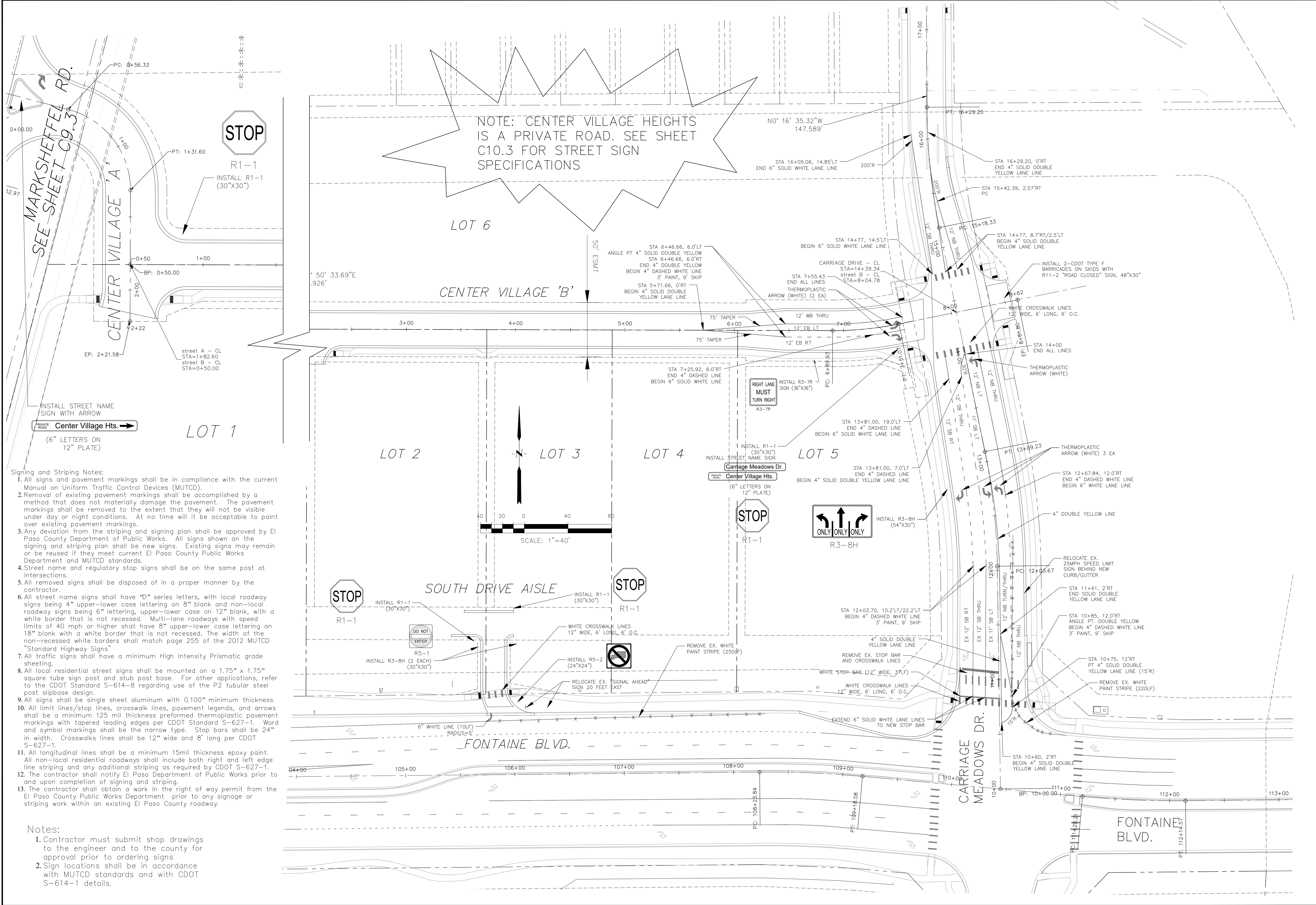
CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOODS, CO 80906
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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	

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.E.
 BURNING WOODS, CO 80906
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: 11/18/2024
 DESCRIPTION:
 ADD SIGNS TO RIGHT-IN
 NO. T.
 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

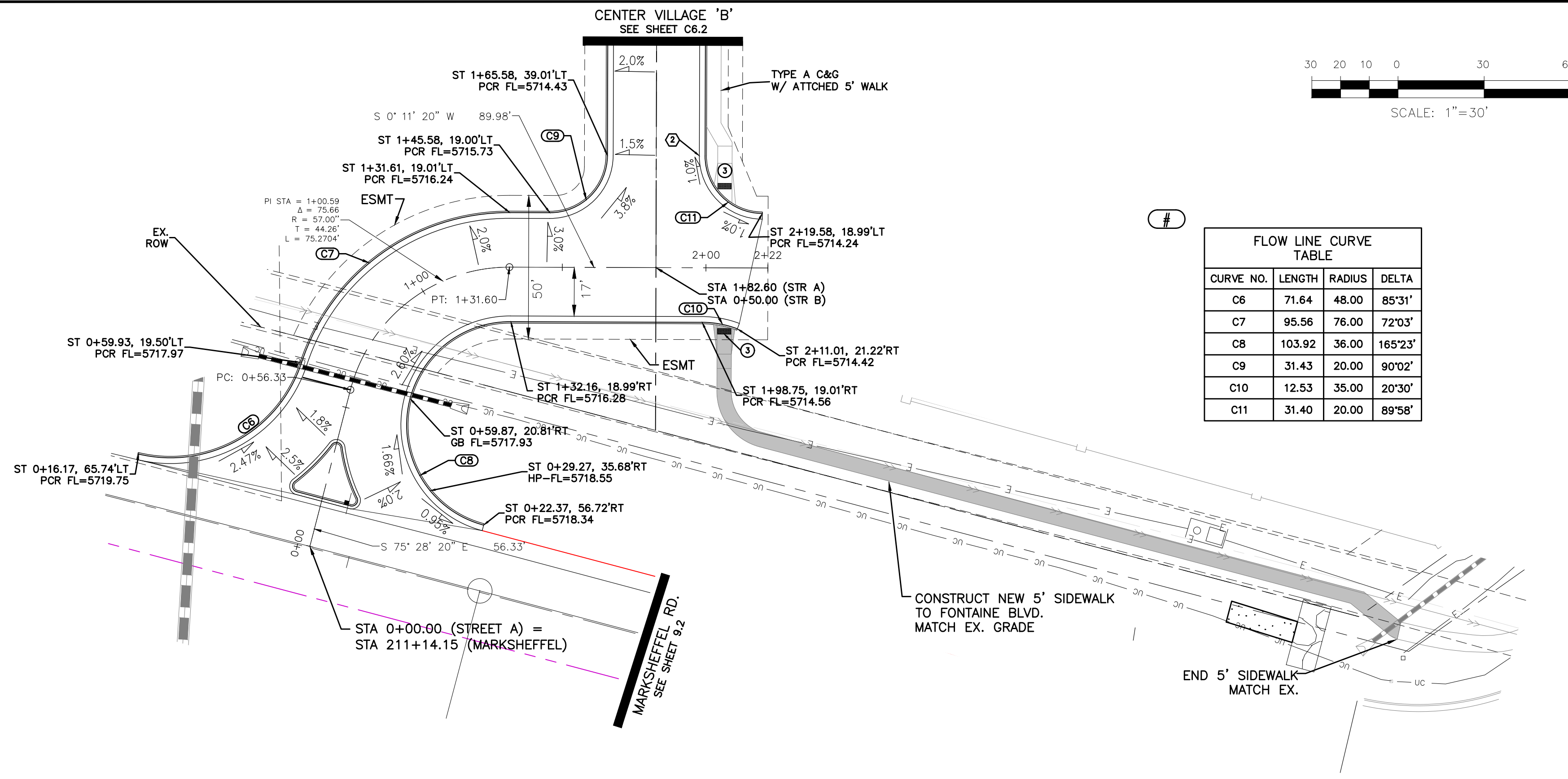
SIGNING AND STRIPING PLANS



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

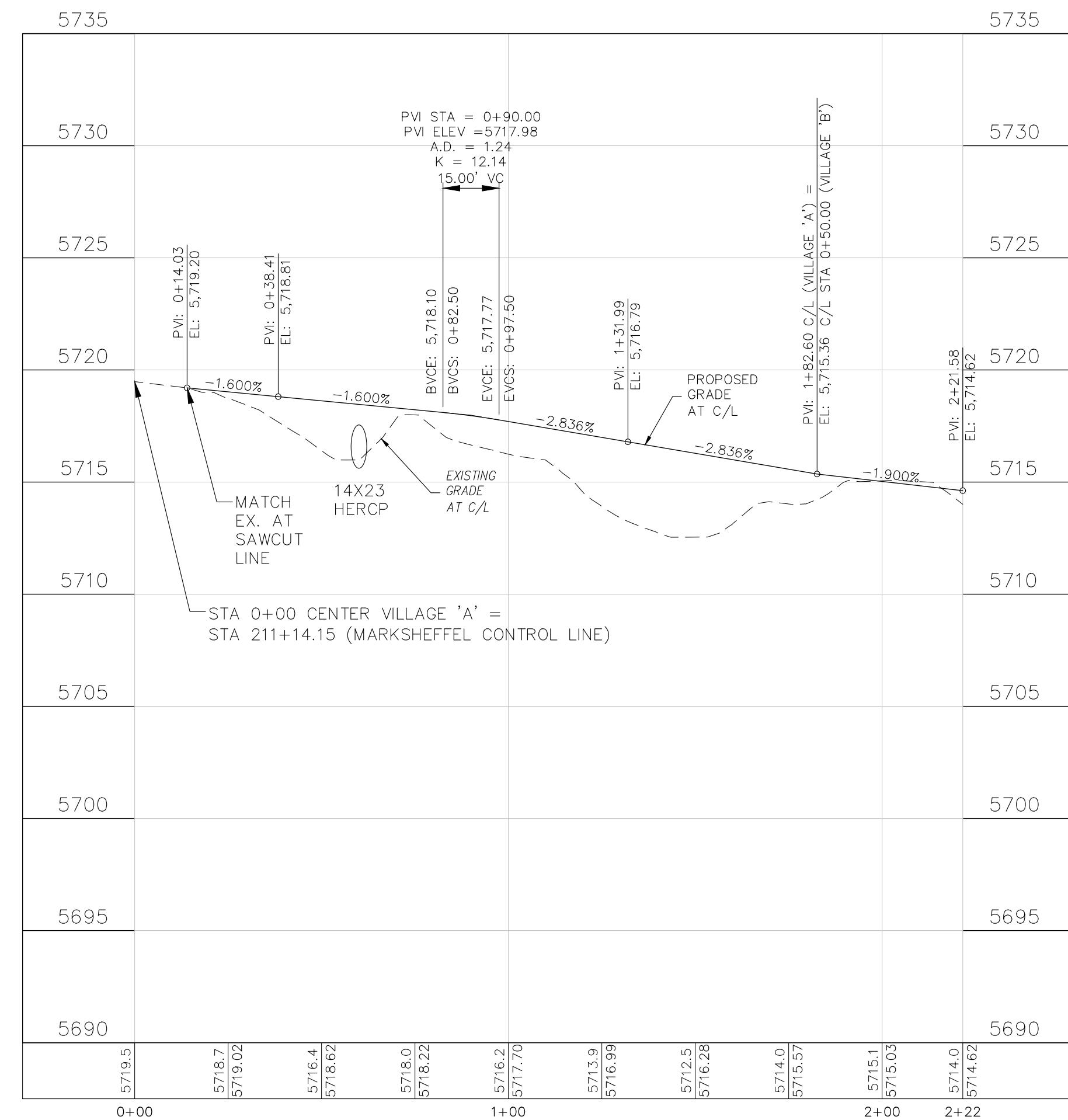
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



FLOW LINE CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA
C6	71.64	48.00	85°31'
C7	95.56	76.00	72°03'
C8	103.92	36.00	165°23'
C9	31.43	20.00	90°02'
C10	12.53	35.00	20°30'
C11	31.40	20.00	89°58'

CENTER VILLAGE 'A'



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 'A'



DATE: SEPT. 12, 2024

PROJECT NO. 100.070

SHEET NUMBER C6.1

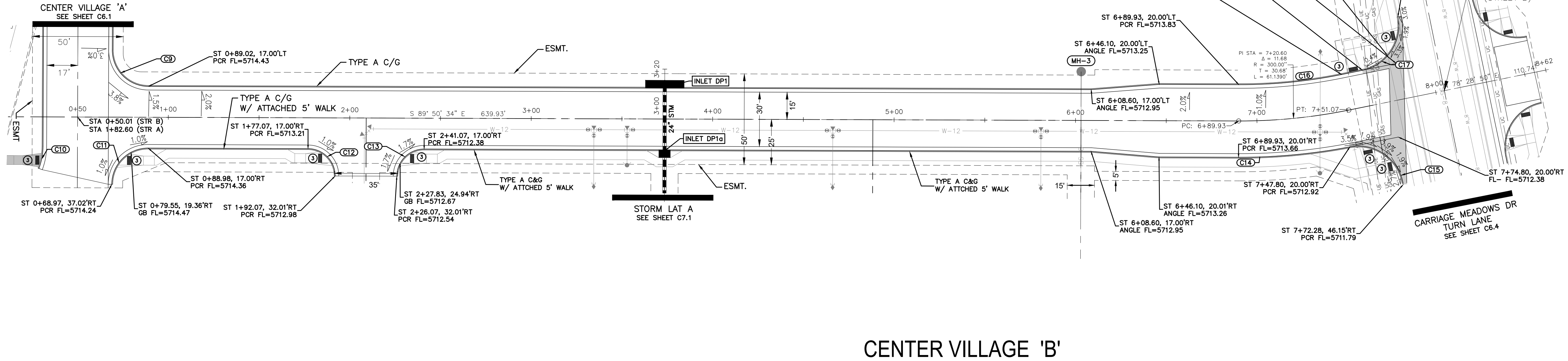
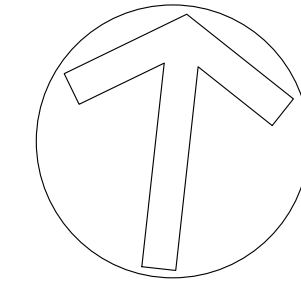
TOTAL SHEETS: 19

- 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.

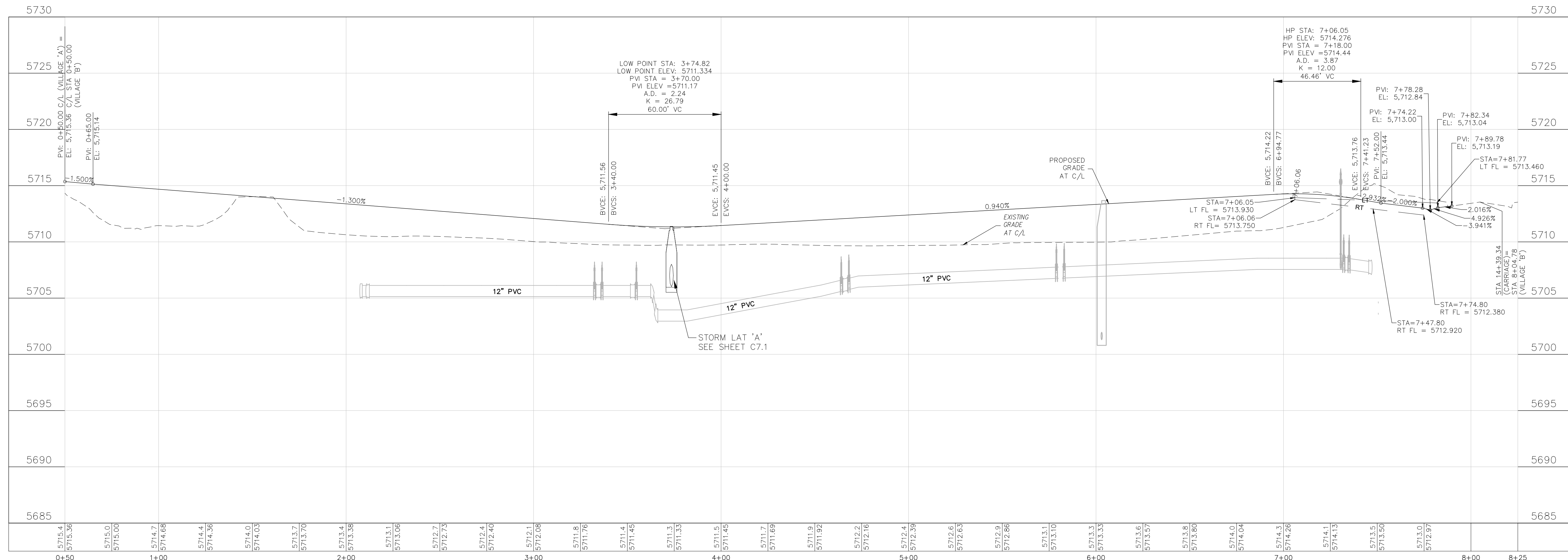
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
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, MN 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: BRM
 DESIGNED: RLS
 CHECKED: RLS

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



DATE:
 SEPT. 12, 2024

PROJECT NO.
 100.070

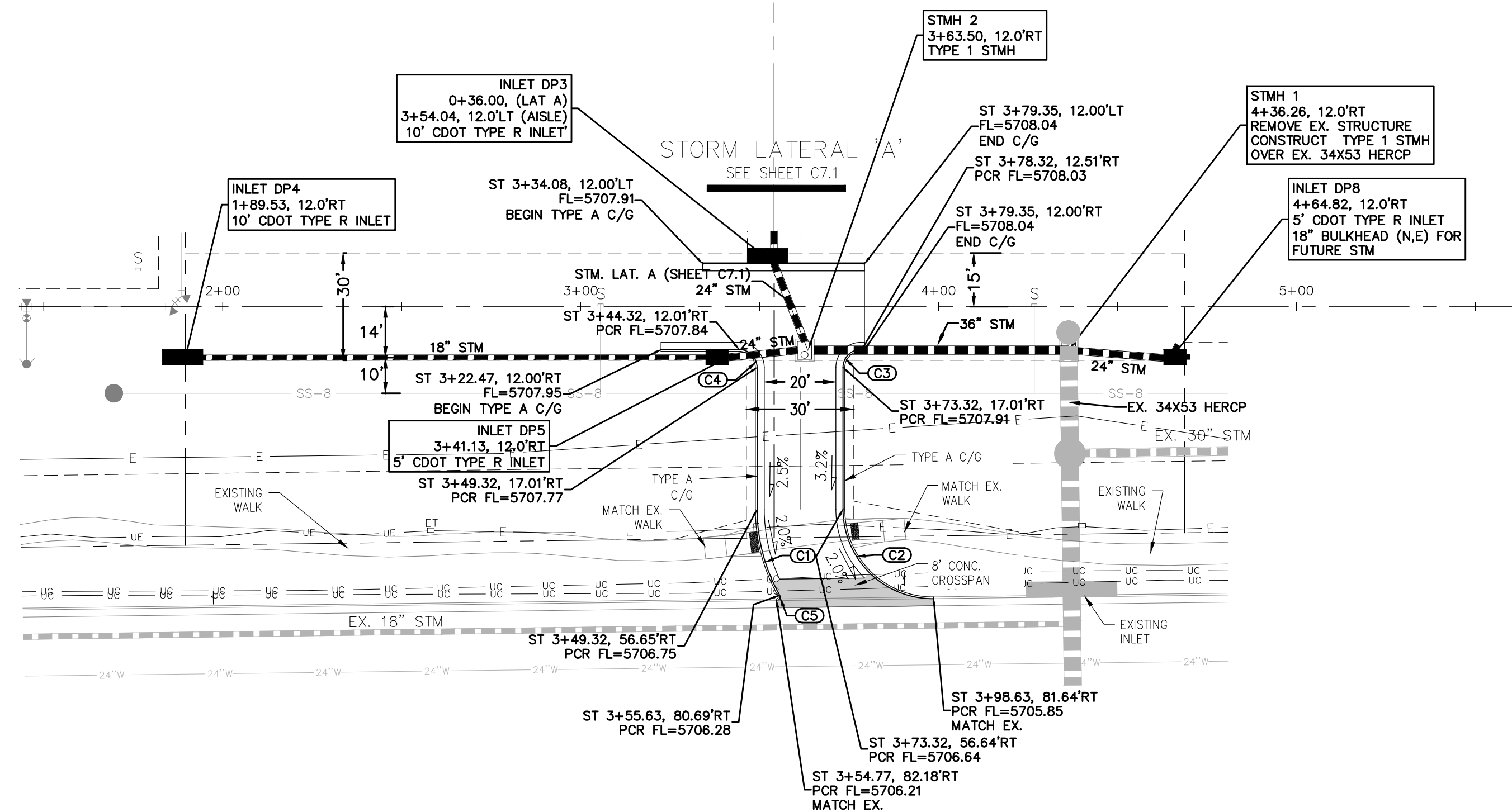
SHEET NUMBER
 C6.2

TOTAL SHEETS: 19

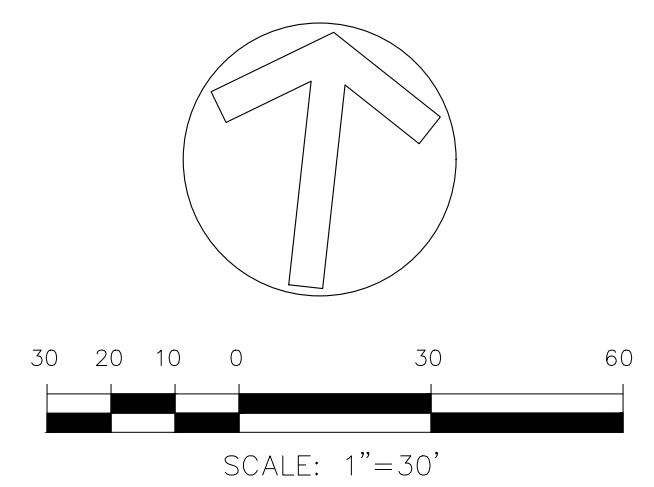
NOTES

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



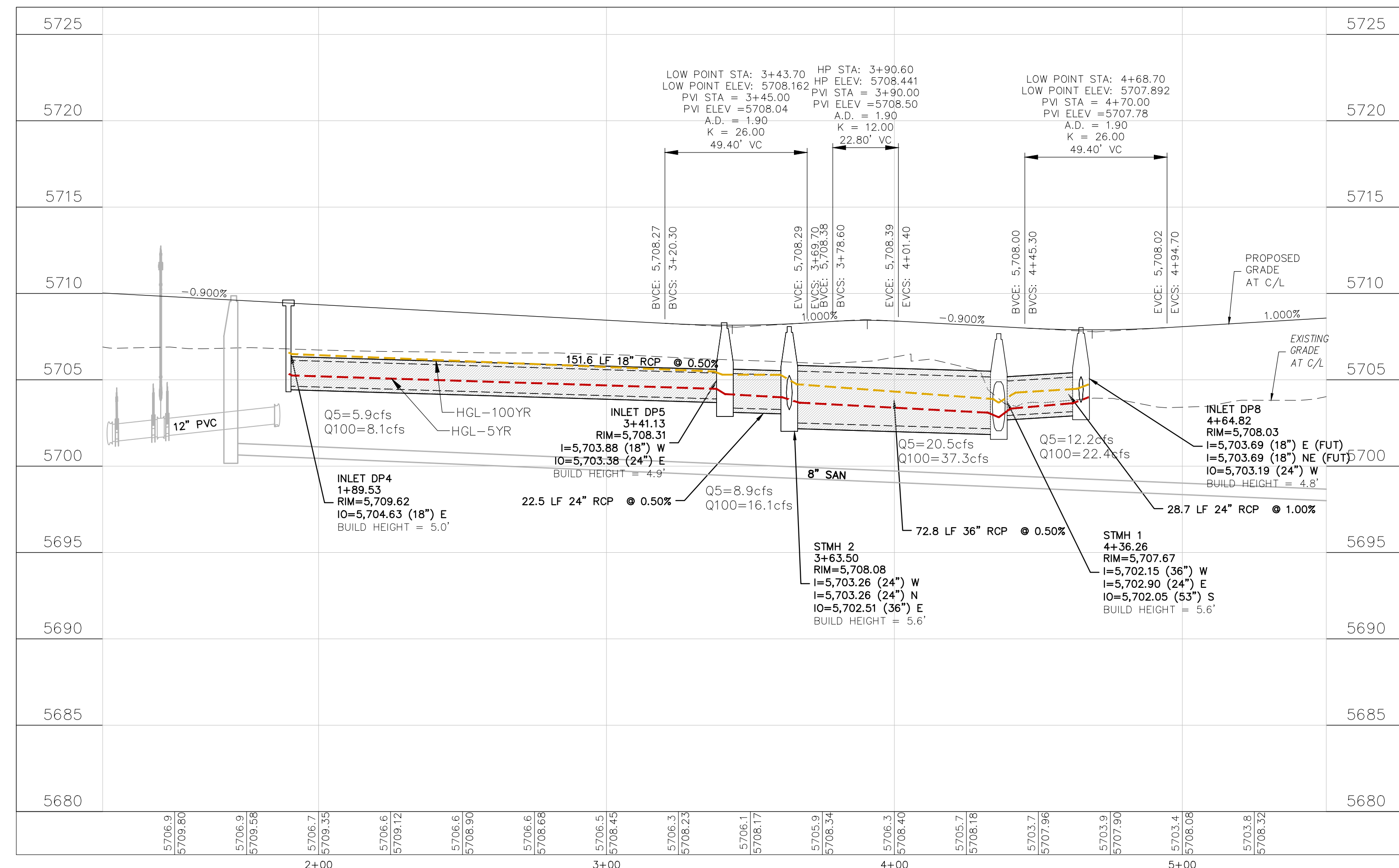
NOTE:
ALL PROPOSED STORM SEWER IS PRIVATE AND IS OWNED/MAINTAINED BY LRMD



①

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
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

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



DATE: SEPT. 12, 2024

PROJECT NO. 100.070

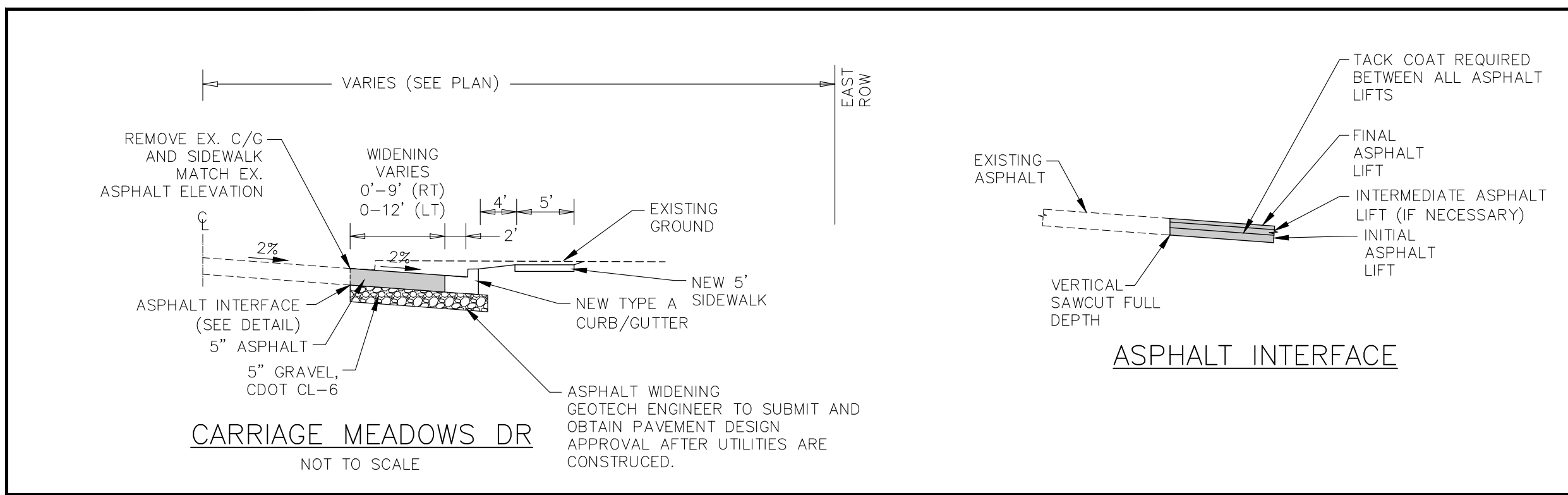
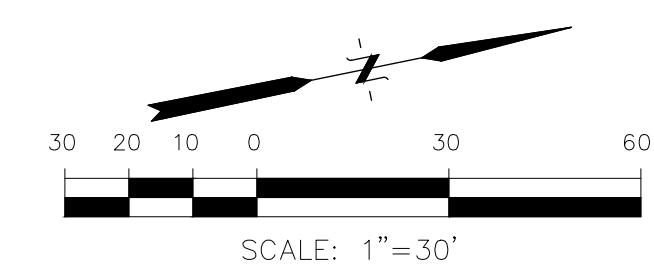
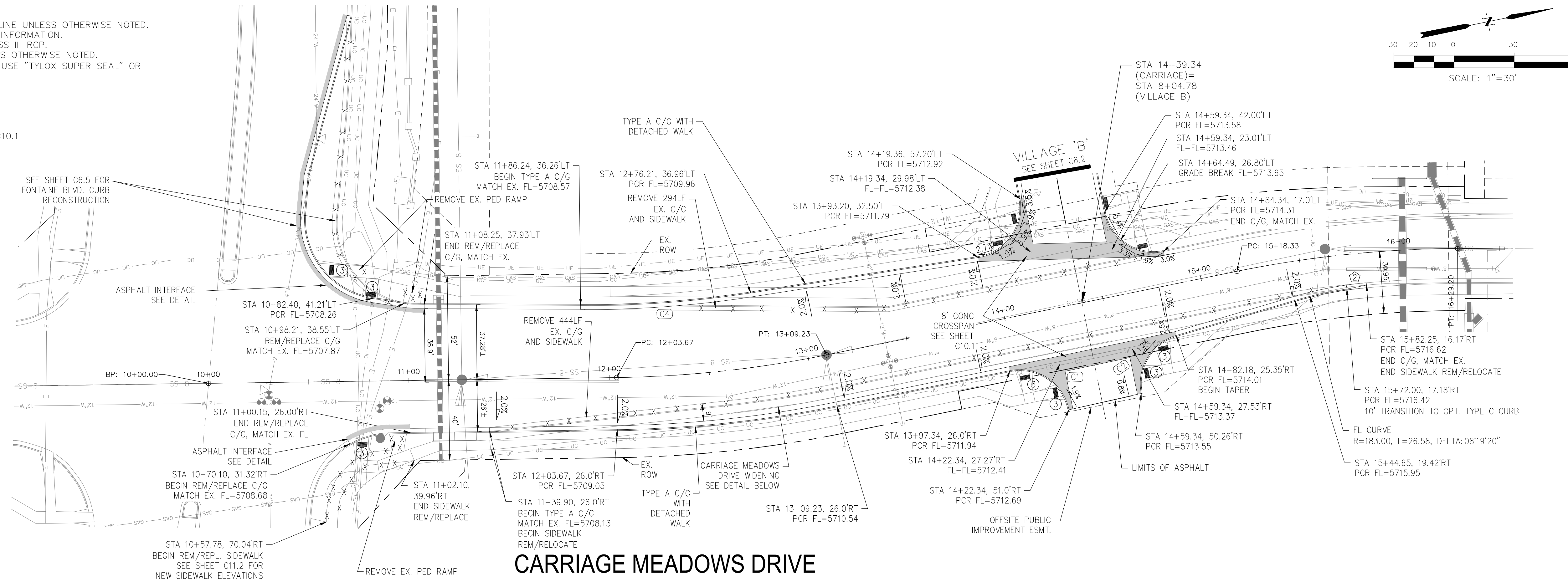
SHEET NUMBER C6.3

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
C1	39.27'	25.00	90°00'00"
C2	37.11'	25.00	85°02'50"

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

DATE: ###/###/###
 DESCRIPTION: ###/###/###
 NO. ###/###/###
 PREPARED FOR: **LOLORSON, LLC**
 212 N WAHSAATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

DRAWN: BRM
 DESIGNED: RLS
 CHECKED: RLS

STREET PLANS
STREET AND STORM SEWER PLANS
CARRIAGE MEADOWS DRIVE TURN LANE



DATE: SEPT. 12, 2024

PROJECT NO. 100.070

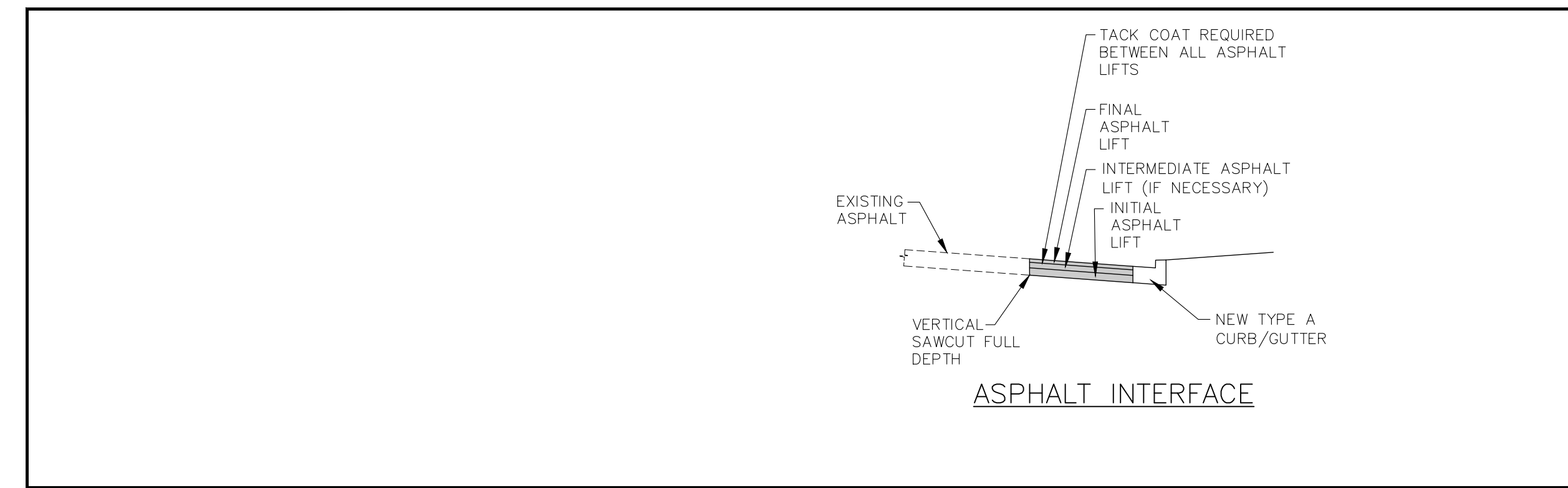
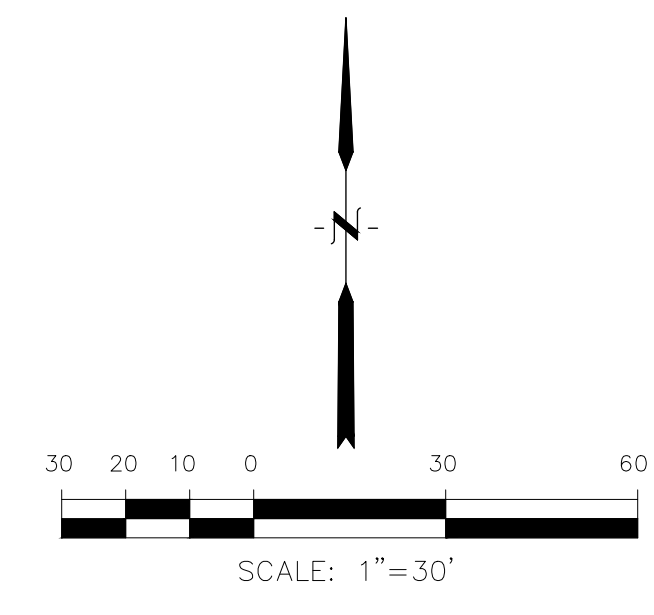
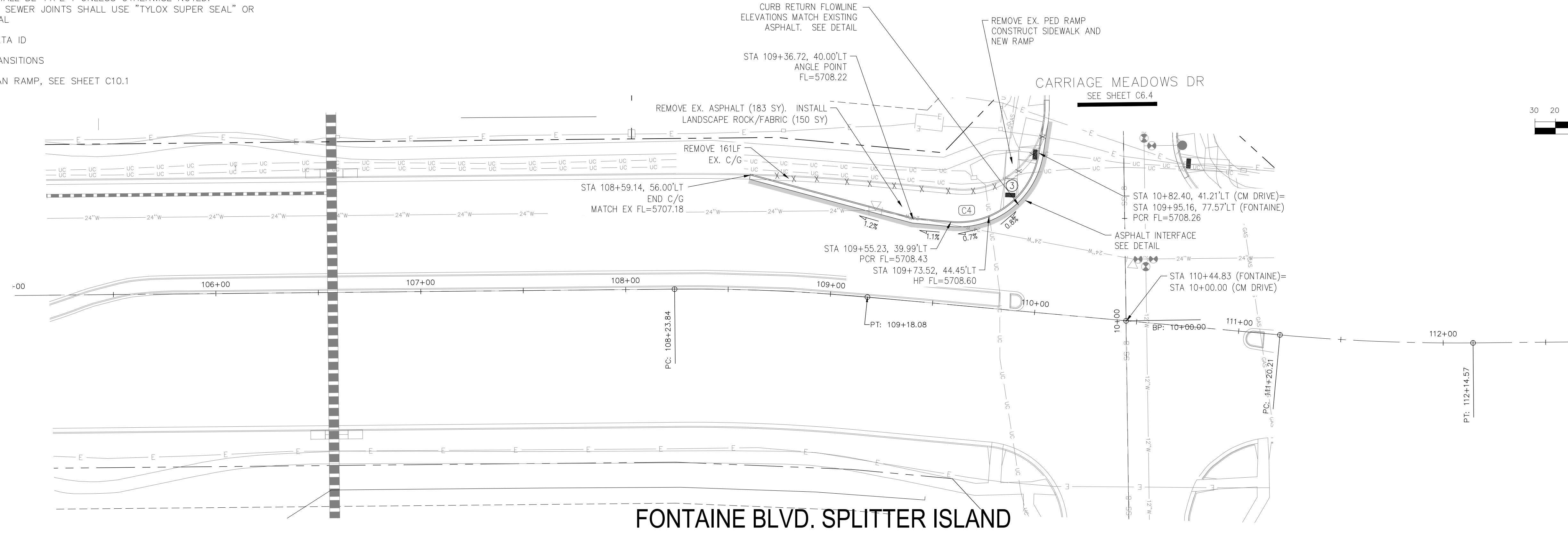
SHEET NUMBER **C6.4**

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, MN 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: BRM
 DESIGNED: RLS
 CHECKED: RLS

STREET AND STORM SEWER PLANS
FONTAINE BLVD. IMPROVEMENTS



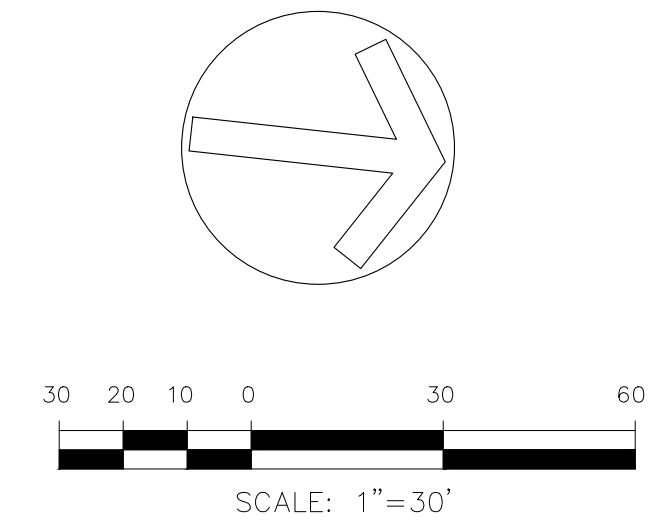
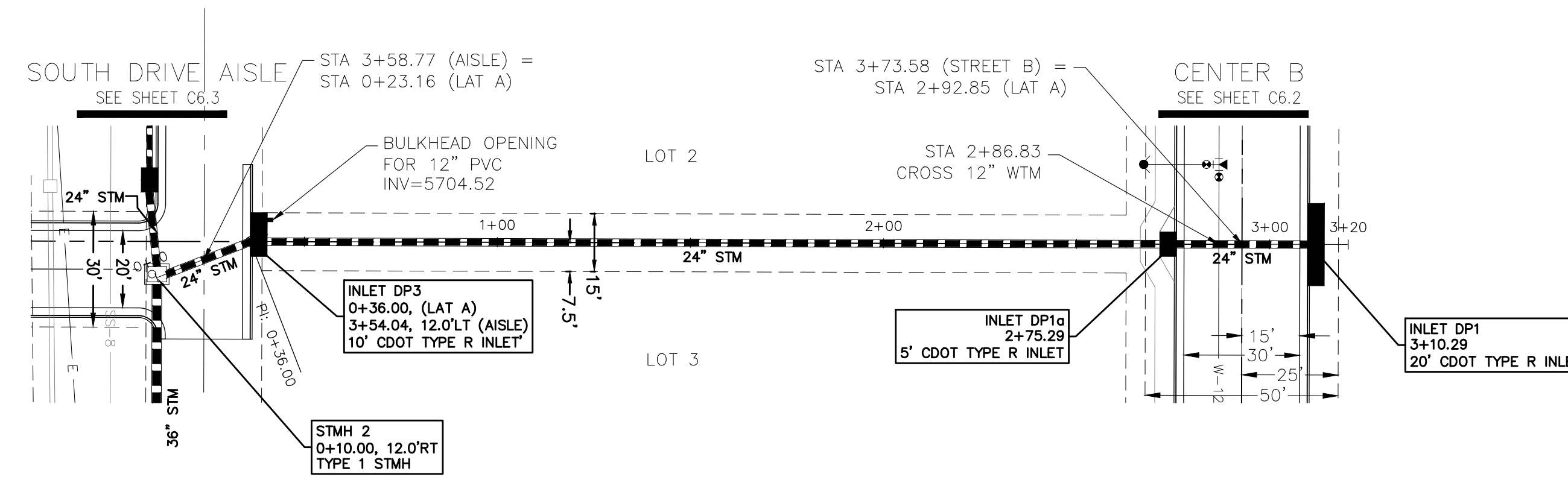
DATE: SEPT. 12, 2024

PROJECT NO. 100.070

SHEET NUMBER C6.5

TOTAL SHEETS: 19

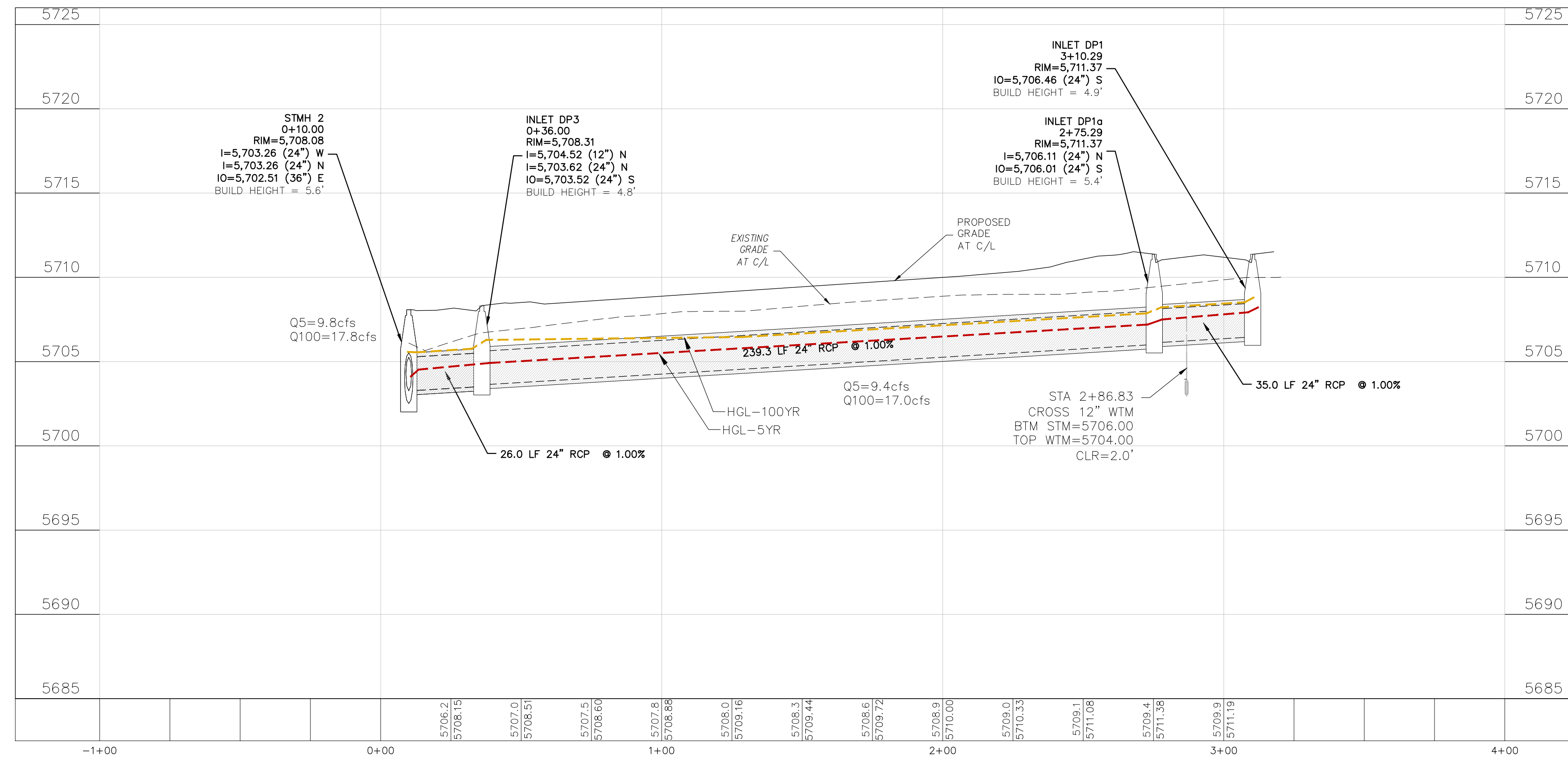
NOTE:
 ALL PROPOSED STORM SEWER IS
 PRIVATE AND IS OWNED/MAINTAINED
 BY LRMD



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, MO 65506
 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: 4/2/24

GENERAL NOTES

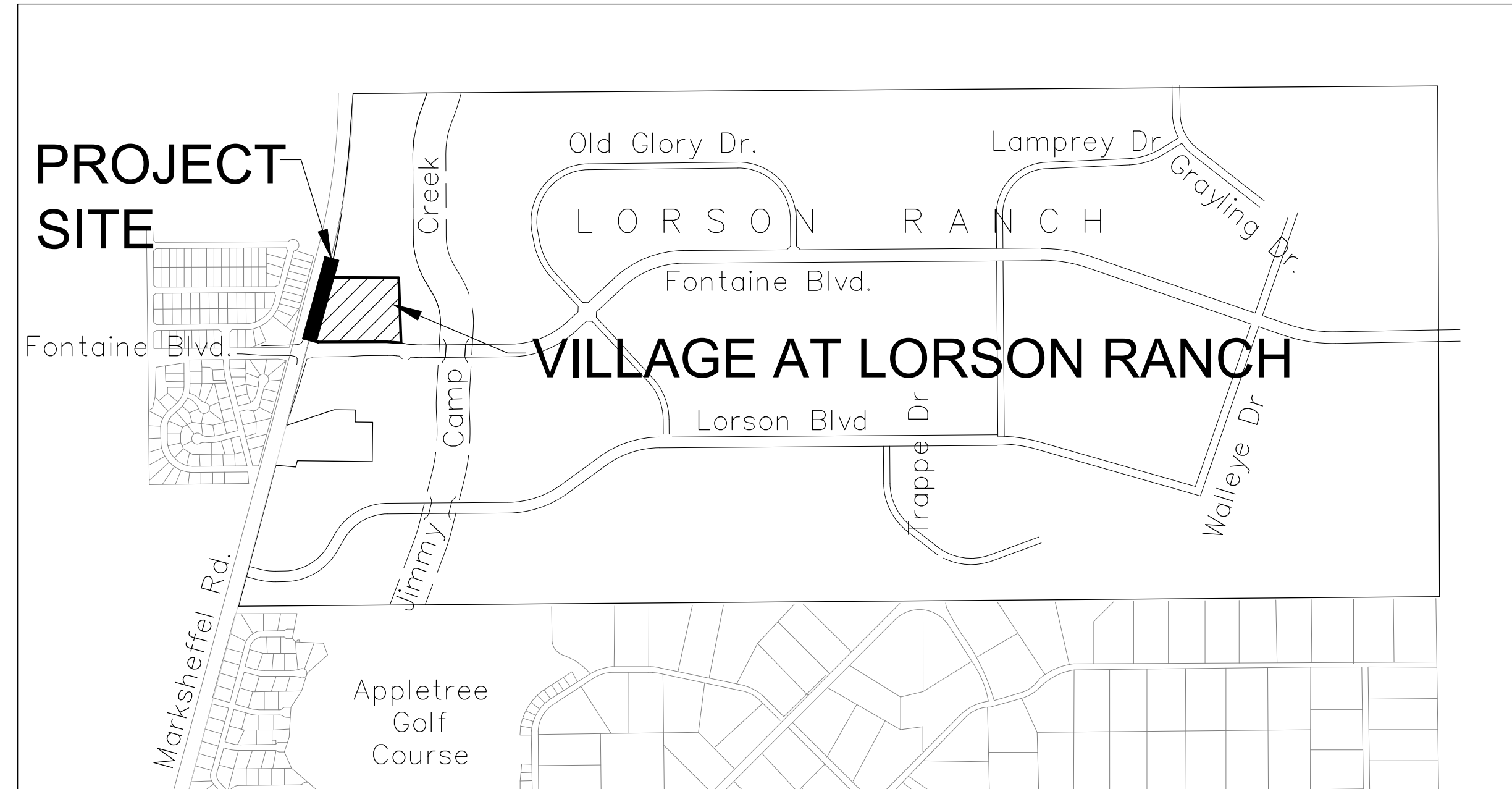
- ALL CONSTRUCTION SHALL MEET THE STANDARDS & SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS ENGINEERING DIVISION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING 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

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



VICINITY MAP
NO SCALE

LEGEND

---	FD	EXISTING FIBER OPTIC
---	E	EXISTING ELECTRIC
---	T	EXISTING TELEPHONE
---	EX-W	EXISTING WATER
---	←←	EXISTING SANITARY SEWER
---	G	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 _____

FOR THE CITY ENGINEER, CITY OF COLORADO SPRINGS _____ DATE _____

SIGNING AND STRIPING _____ DATE _____

TRAFFIC ENGINEERING, CITY OF COLORADO SPRINGS _____ DATE _____

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 ###

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

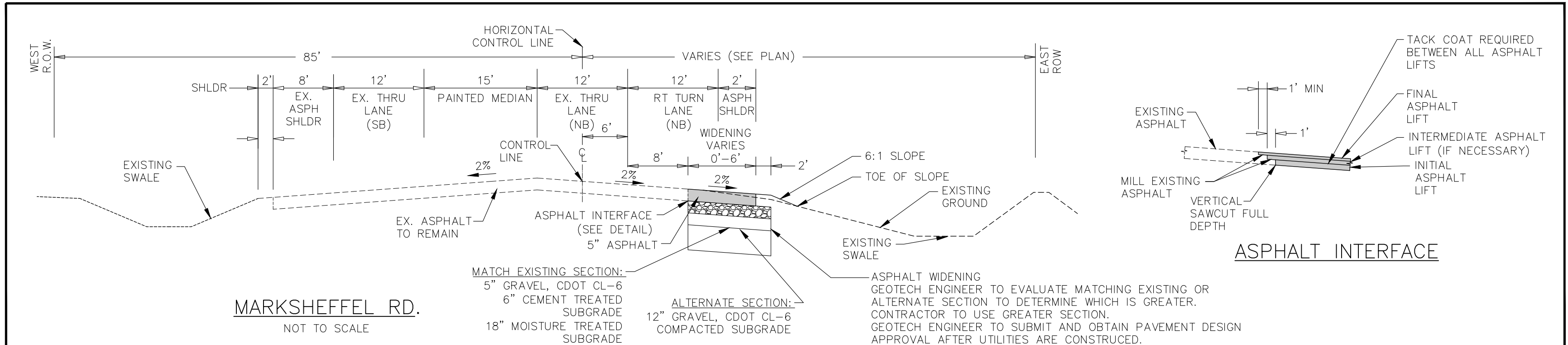
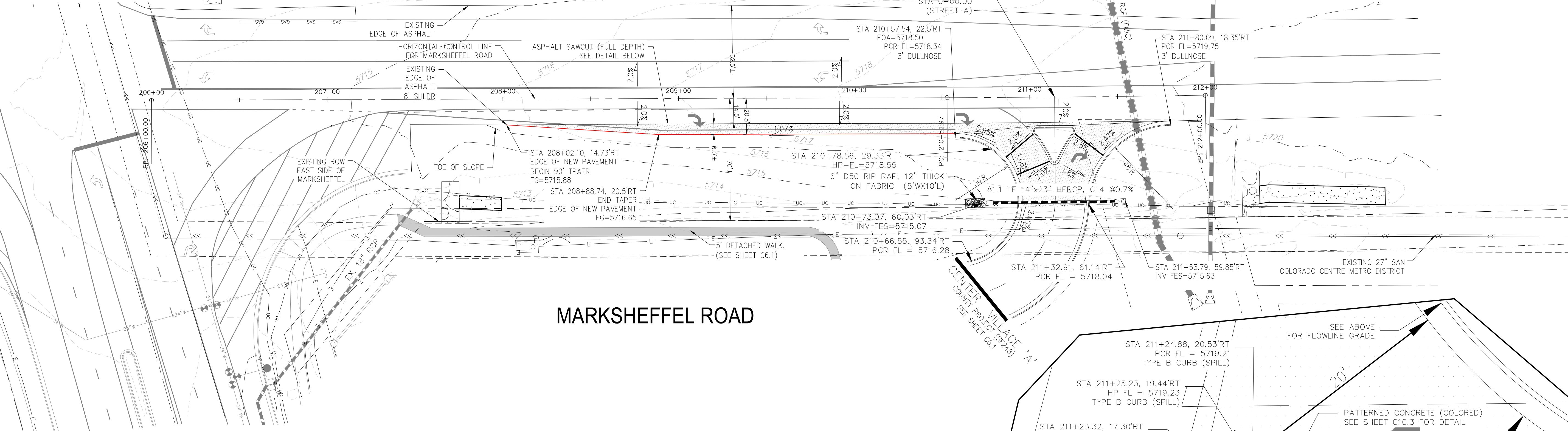
CITY OF COLORADO SPRINGS
MARKSHEFFEL ROAD IMPROVEMENTS
COVER SHEET (CITY)



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



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 _____ DATE: _____
 CURB & GUTTER REVIEW _____ DATE: _____
 FINAL REVIEW _____ DATE: _____
 DRAINAGE DESIGN _____ DATE: _____

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

City of Colorado Springs Financial Assurances
 Village at Lorson Ranch
 City Project # STIM-REV/24-0972

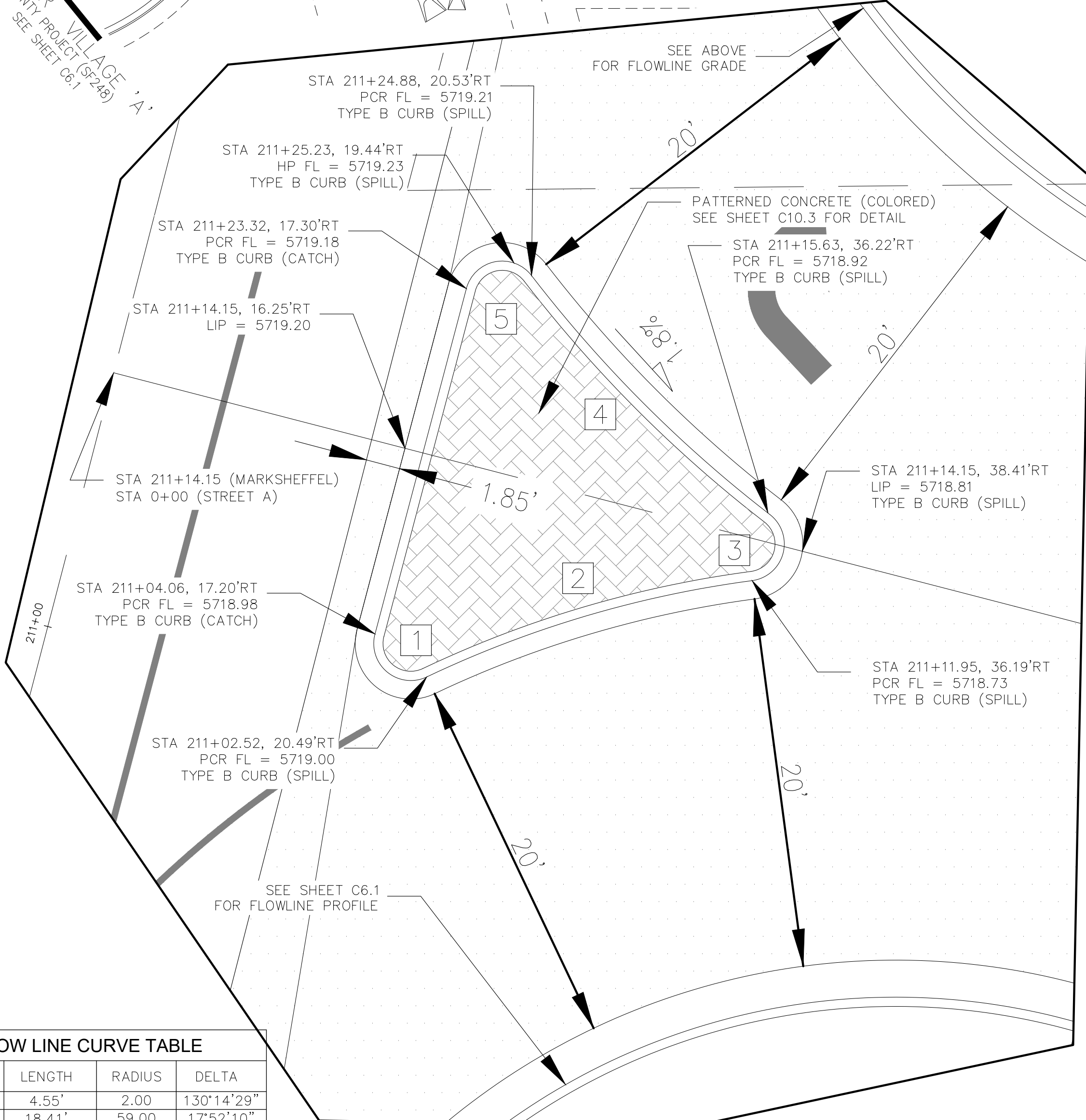
Description	Quantity	Units	Unit Cost	Total
TYPE 1 CURB/GUTTER	500	LF	\$ 30.00	\$ 15,000.00
10' WIDE SIDEWALK/TRAIL	510	SY	\$ 81.00	\$ 41,310.00
PEDESTRIAN RAMP	120	SF	\$ 39.00	\$ 4,680.00
CONCRETE CROSSSPAN & RETURN	120	SY	\$ 138.00	\$ 16,560.00
			Subtotal:	\$ 77,550.00
			20% Incidentals:	\$ 15,510.00
			Total Financial Assurances:	\$ 93,060.00

DESIGN DATA:
 SIDEWALK WIDTH: 5'
 LOCATION: ATTACHED:
 DESIGN SPEED: 55MPH
 CURB TYPE: TYPE 1
 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) _____

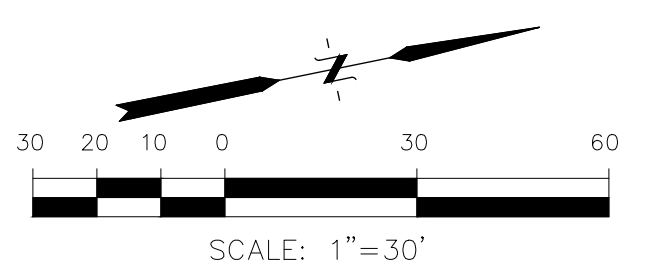
PENDING THE RESULTS OF FIELD DENSITY TESTING, MICROFRACTURING OF THE STABILIZED SUBGRADE MAY BE REQUIRED. SOIL STRENGTHS IN EXCESS OF 200PSI REQUIRE MICROFRACTURING

FLOW LINE CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA
C1	4.55'	2.00	130°14'29"
C2	18.41'	59.00	17°52'10"
C3	4.70'	2.00	134°45'02"
C4	18.28'	71.00	14°45'01"
C5	4.46'	2.00	127°37'41"



ISLAND DETAIL
 SCALE: 1"=5'



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOOD, MN 55306
 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: **VILLAGE AT LORSON RANCH**
 FONTAINE BLVD/MARKSHEFFEL ROAD
 COLORADO SPRINGS, CO

DRAWN: BRM
 DESIGNED: RLS
 CHECKED: RLS

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

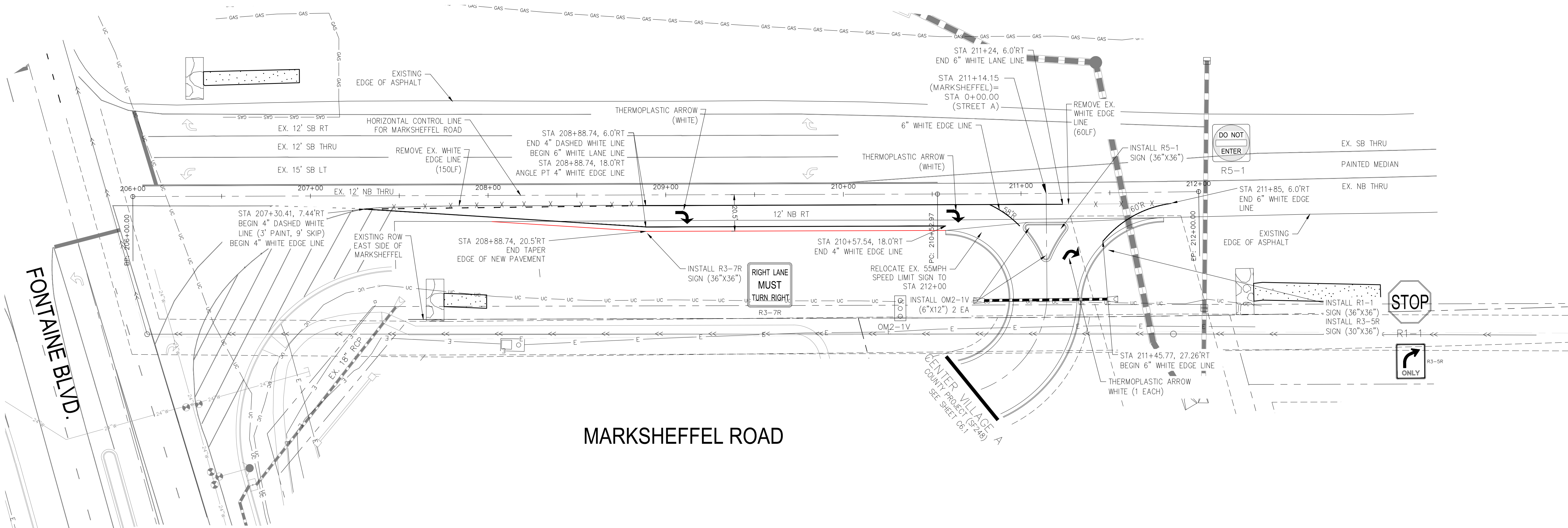
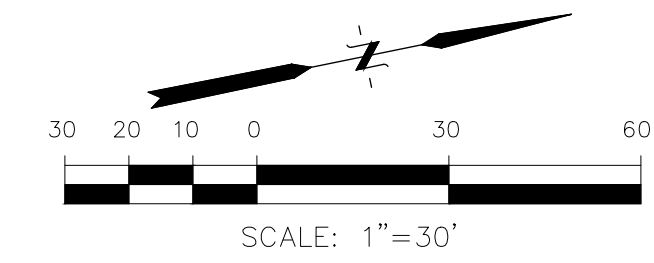


DATE: SEPT. 12, 2024
 PROJECT NO: 100.070
 SHEET NUMBER: C9.2
 TOTAL SHEETS: 19

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.



MARKSHEFFEL ROAD

Signing and Striping Notes:

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

Notes:

1. Contractor must submit shop drawings to the engineer and to the city for approval prior to ordering signs
2. 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 _____ DATE: _____
 CURB & GUTTER REVIEW _____ DATE: _____
 FINAL REVIEW _____ DATE: _____
 DRAINAGE DESIGN _____ 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:
 DETACHED: 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)_____

CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOOD, MO 65536
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

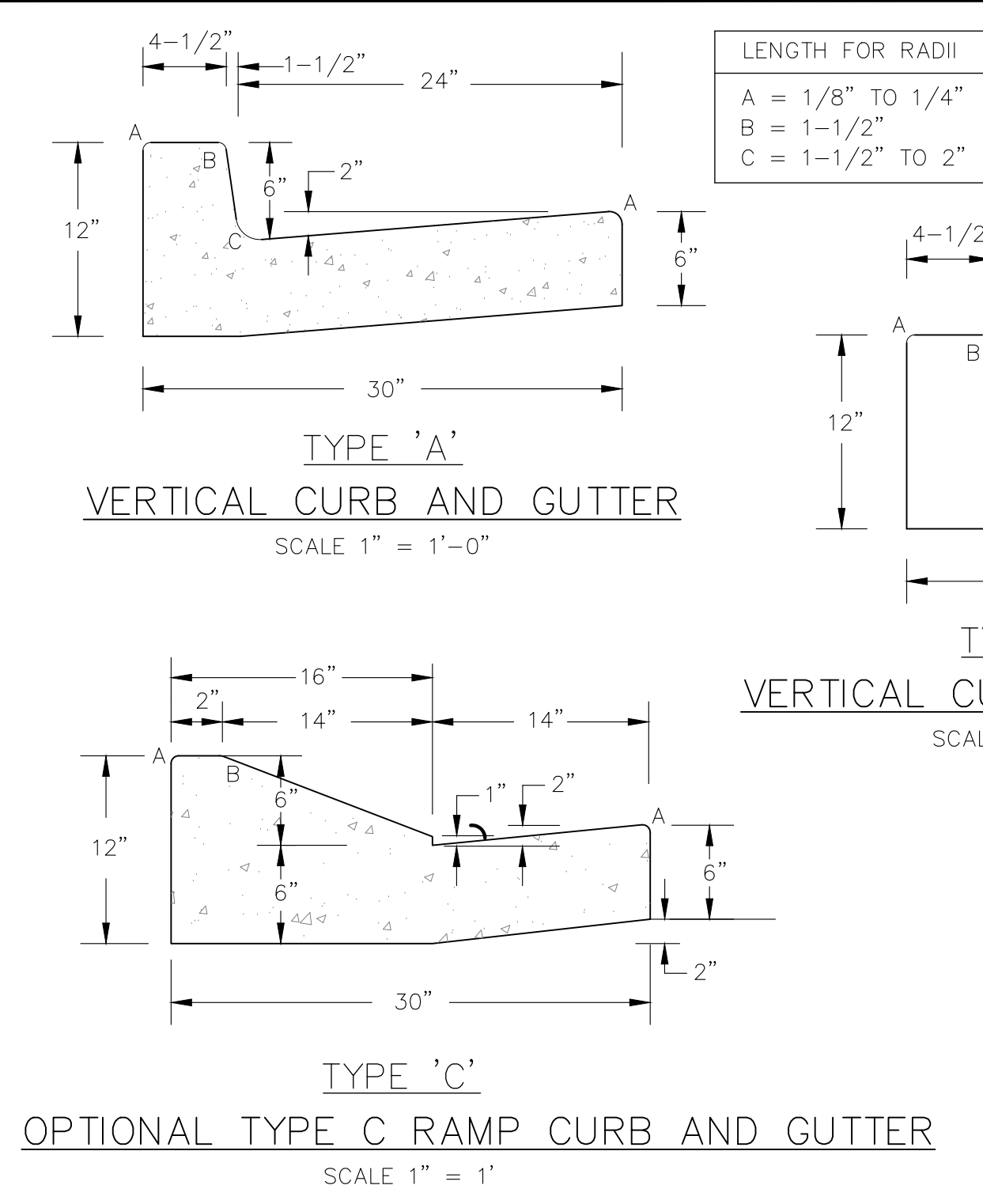
DATE: ###/###/###
 DESCRIPTION: ###/###/###
 NO. ###/###/###
 PREPARED FOR: **LORSON, LLC**
 212 N WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK
 PROJECT: **VILLAGE AT LORSON RANCH**
 FONTAINE BLVD/MARKSHEFFEL ROAD
 COLORADO SPRINGS, CO

DRAWN: BRM;
 DESIGNED: RLS;
 CHECKED: RLS;

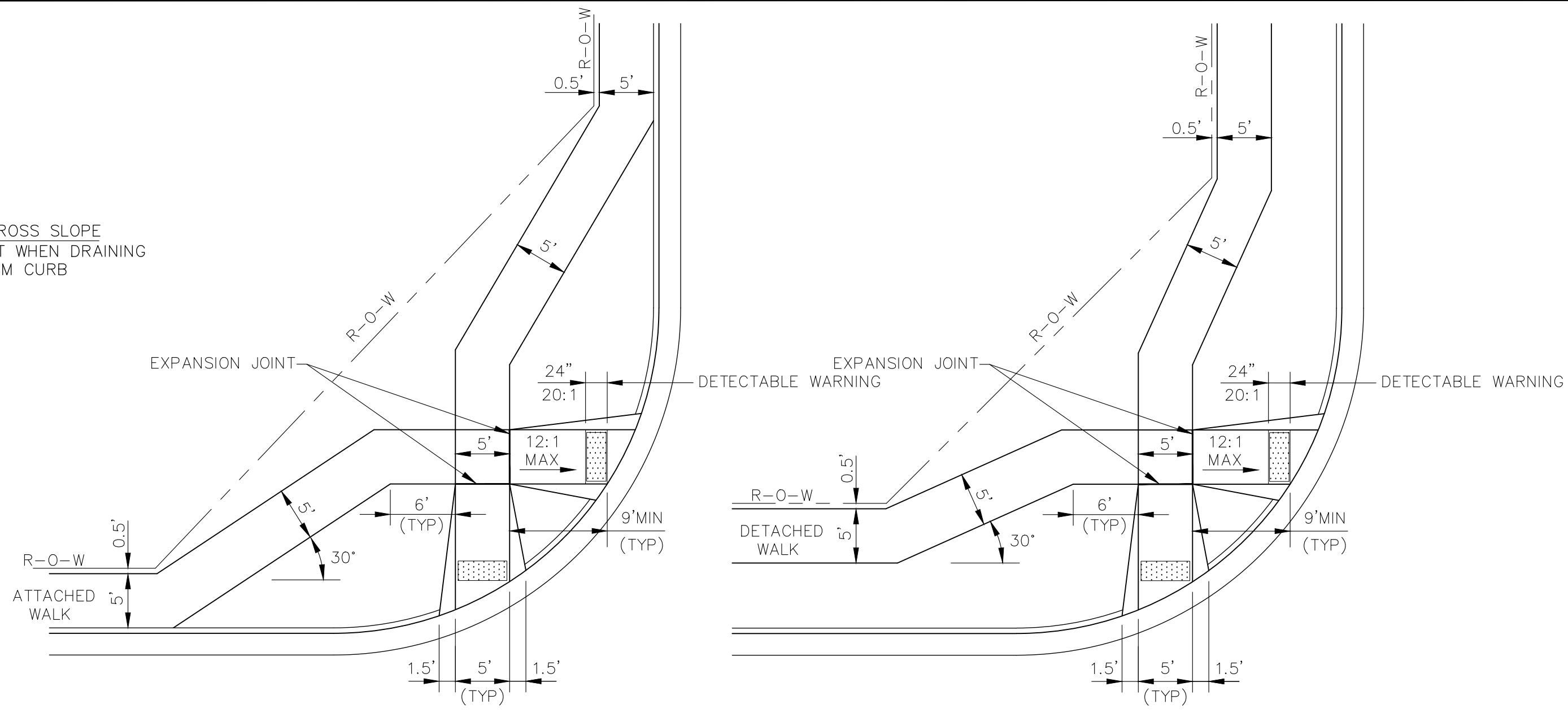
MARKSHEFFEL ROAD
 SIGNING AND STRIPING PLANS



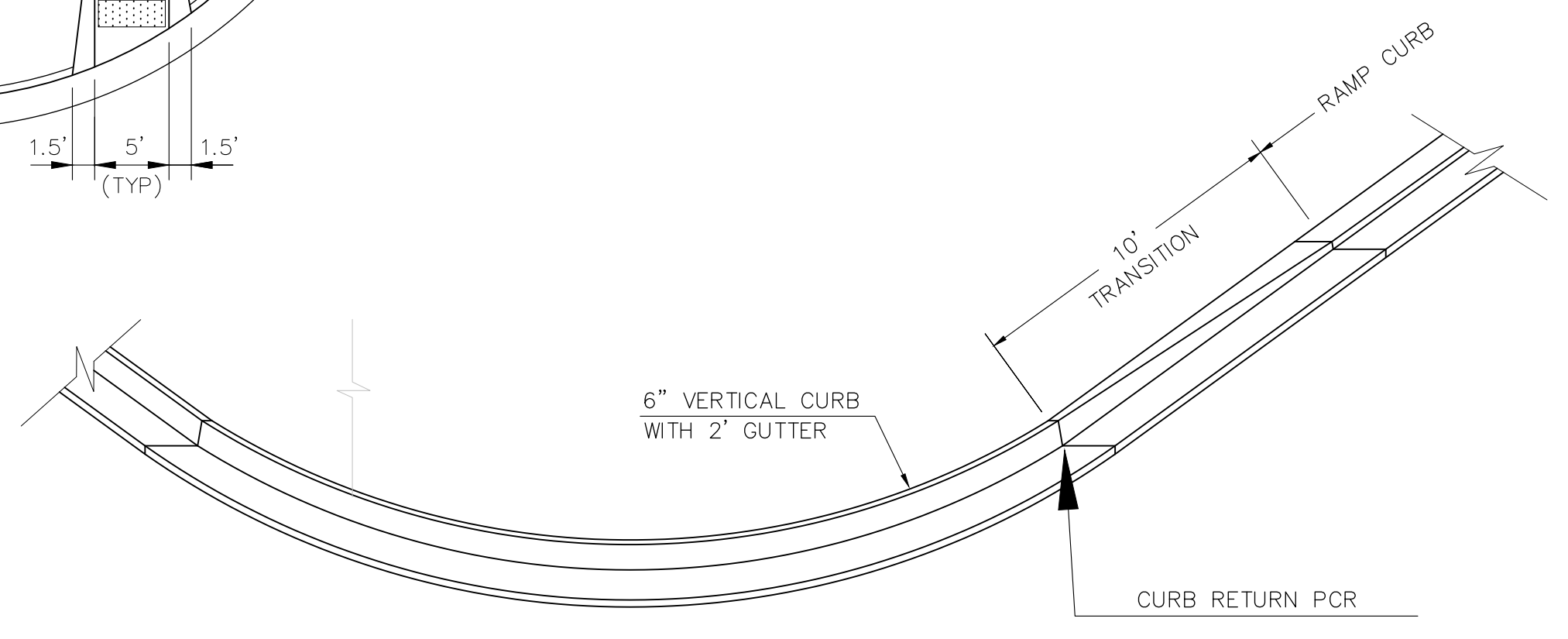
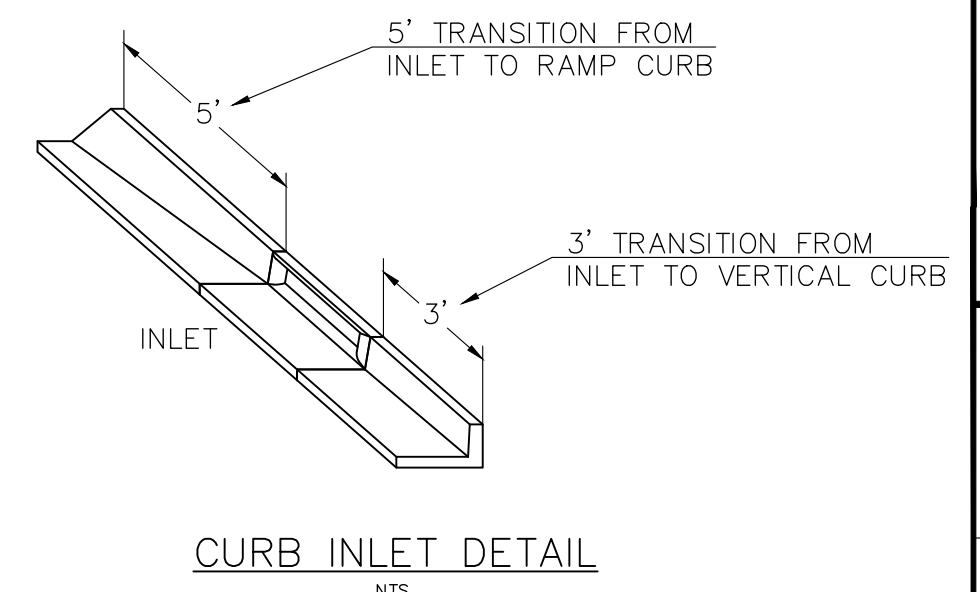
DATE: SEPT. 12, 2024
 PROJECT NO. 100.070
 SHEET NUMBER **C9.3**
 TOTAL SHEETS: 19



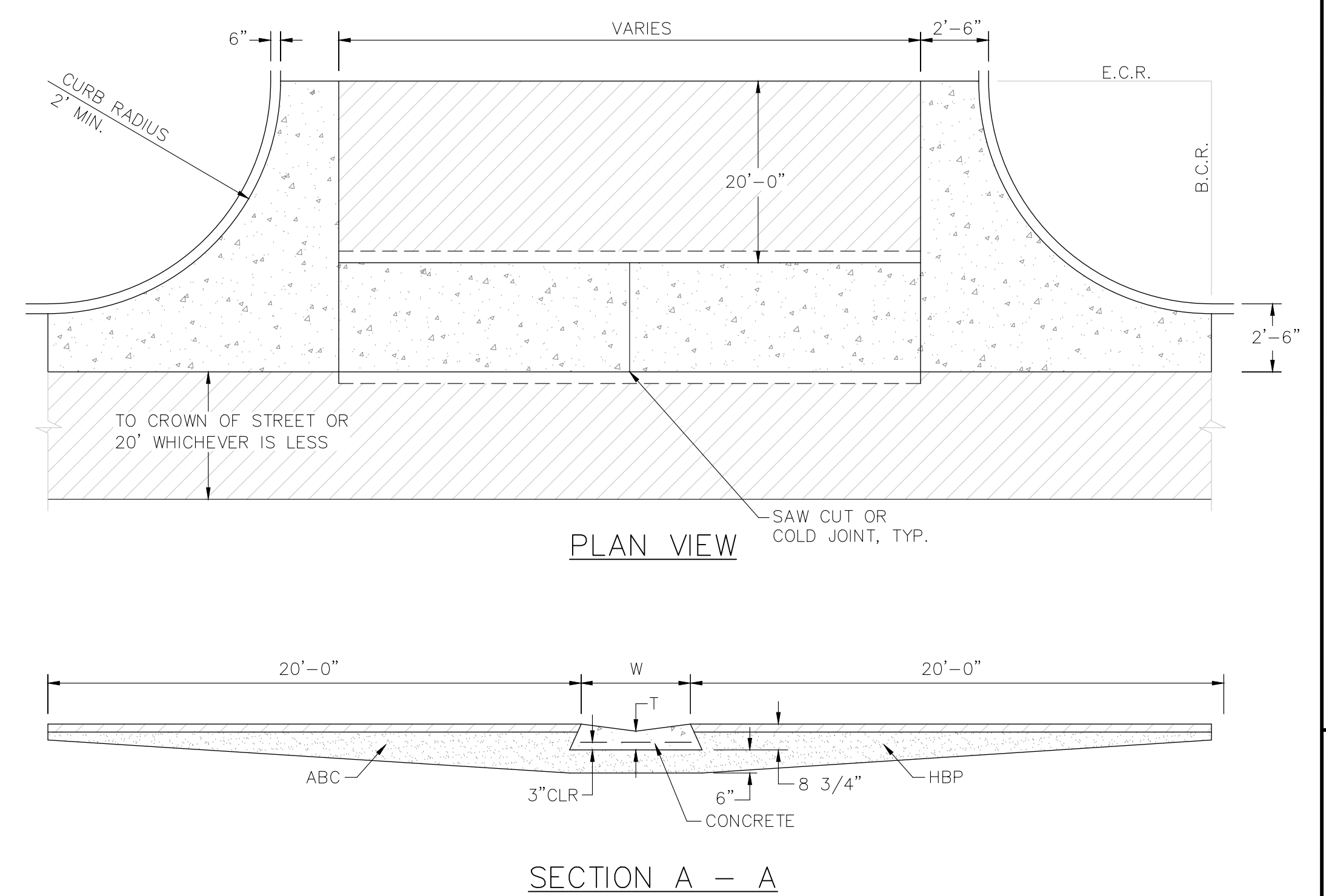
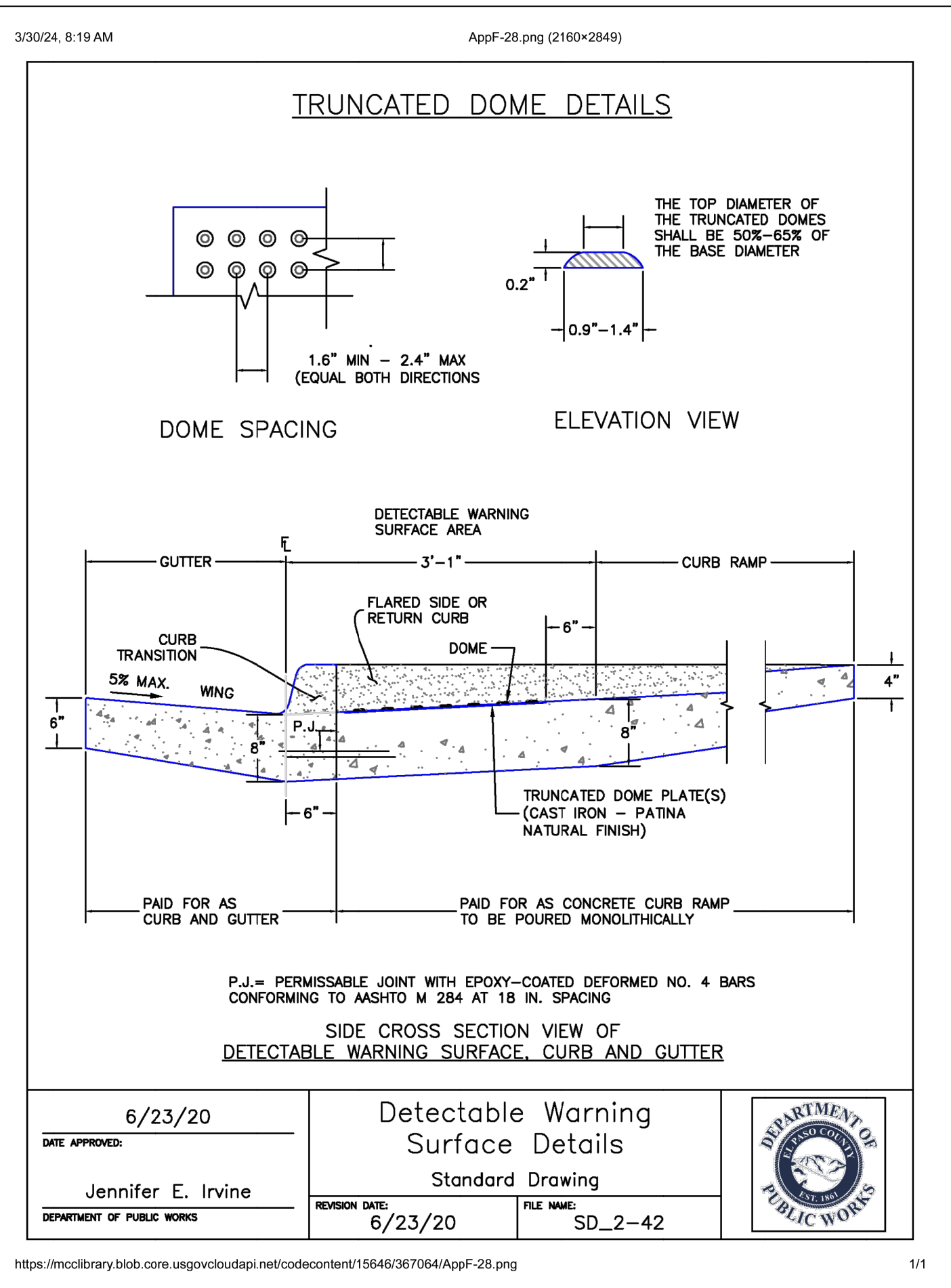
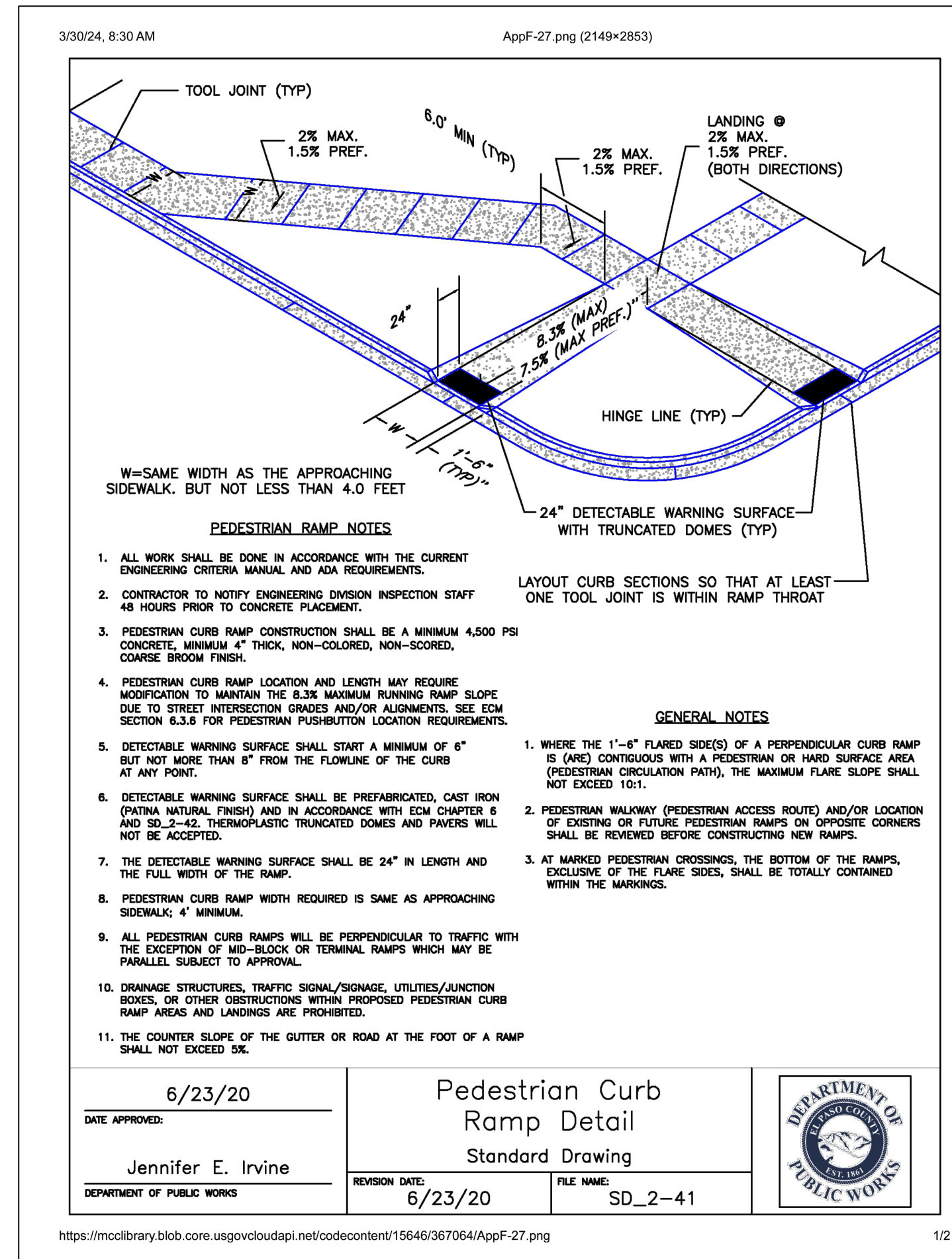
CURB DETAILS (ECM SD_2-20)



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



CURB TRANSITION DETAIL
NTS



- 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" MINIMUM ASPHALT DEPTH (2 LIFTS).
 - DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

CORE ENGINEERING GROUP
15004 1ST AVENUE S.E.
BURNING WOODS, WYOMING 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

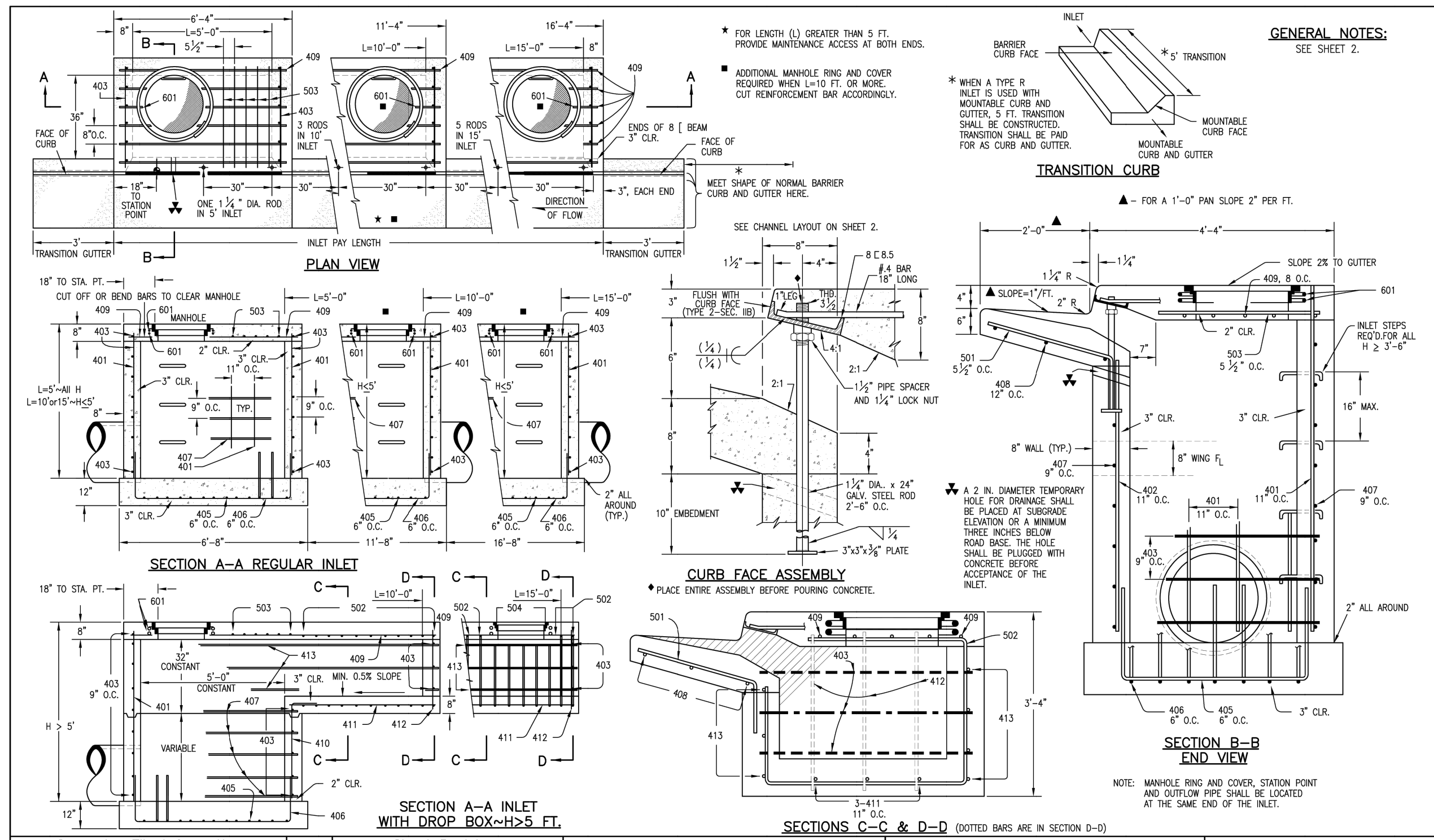
PROJECT: **VILLAGE AT LORSON RANCH**
FONTAINE BLVD/MARKSHEFFEL ROAD
COLORADO SPRINGS, CO

DRAWN: BRN
DESIGNED: RLS
CHECKED: RLS

STREET DETAILS
DETAILS 1

DATE: SEPT. 12, 2024
PROJECT NO: 100.070
SHEET NUMBER: C10.1
TOTAL SHEETS: 19

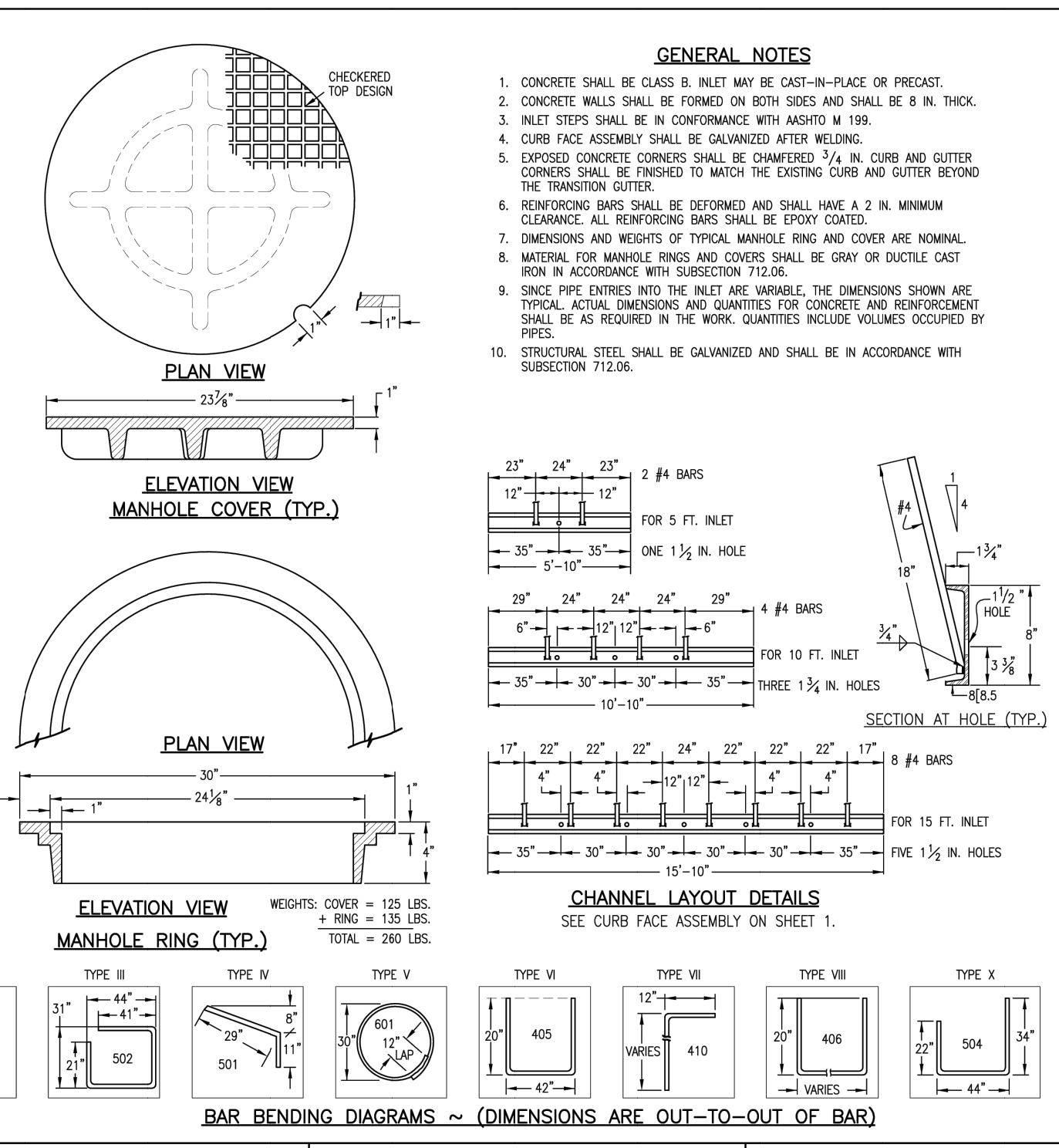
PROFESSIONAL SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER NO. 33997 EXPIRES 9-12-2026



MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS					
				L = 5 FT.		L = 10 FT.		L = 15 FT.	
NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH
401	4	11"	II	15	21	26	31	11	11
402	4	11"	II	7	13	18	23	7	7
403	4	9"	II	4	4	4	4	4	4
405	4	8"	VI	11	11	11	11	11	11
406	4	6"	VIII	7	7	7	7	7	7
407	4	9"	II	4	4	4	4	4	4
408	4	12"	II	3	3	3	3	3	3
409	4	8"	II	6	6	6	6	6	6
410	4	11"	VI	3	3	3	3	3	3
411	4	11"	VI	3	3	3	3	3	3
412	4	11"	II	3	3	3	3	3	3
413	4	9"	II	3	3	3	3	3	3

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

H ¹	LENGTH	REGULAR		DROP BOX		L = 5 FT.		L = 10 FT.		L = 15 FT.	
		NO. REQ'D.	CONC. CU. YDS.	NO. REQ'D.	CONC. CU. YDS.	CONC. CU. YDS.	STEEL CU. YDS.	CONC. CU. YDS.	STEEL CU. YDS.	CONC. CU. YDS.	STEEL CU. YDS.
3'-0"	2'-0"	10	7	10	7	3.2	285	5.3	497	7.4	706
3'-0"	3'-0"	10	7	10	7	3.4	305	5.7	528	7.9	747
4'-0"	3'-0"	12	9	12	9	3.7	326	6.0	559	8.4	786
4'-0"	4'-0"	12	9	12	9	3.9	334	6.4	571	8.8	803
5'-0"	4'-0"	14	11	14	11	4.1	354	6.7	602	9.3	844
5'-0"	5'-0"	16	13	16	13	4.4	375	7.0	627	9.6	850
6'-0"	5'-0"	16	13	16	13	4.6	382	7.2	636	9.8	860
6'-0"	6'-0"	18	15	18	15	4.8	402	7.4	657	10.1	880
7'-0"	6'-0"	17	14	17	14	5.0	423	7.6	684	10.4	897
7'-0"	7'-0"	20	17	20	17	5.3	430	7.9	694	10.7	907
8'-0"	7'-0"	22	19	22	19	5.5	451	8.1	711	10.9	927
8'-0"	8'-0"	24	21	24	21	5.7	471	8.3	729	11.1	944
9'-0"	8'-0"	24	21	24	21	6.0	479	8.6	731	11.4	954
9'-0"	9'-0"	26	23	26	23	6.2	499	8.8	752	11.6	974
10'-0"	9'-0"	28	25	28	25	6.4	520	9.0	769	11.8	992
10'-0"	10'-0"	28	25	28	25	6.7	527	9.3	759	12.1	1001
11'-0"	10'-0"	30	27	30	27	6.9	547	9.5	779	12.3	1022



Computer File Information
 Creation Date: 07/04/06 Initials: SRJ
 Last Modification Date: 07/04/06 Initials: LTA
 Full Path: www.dot.state.co.us/DesignSupport/
 Drawing File Name: 8040120102.dwg
 CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

Sheet Revisions

Date	Comments

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

STANDARD PLAN NO. M-604-12
CURB INLET TYPE R
 Sheet No. 1 of 2

Computer File Information
 Creation Date: 07/04/06 Initials: SRJ
 Last Modification Date: 07/04/06 Initials: LTA
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 Drawing File Name: 8040120102.dwg
 CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

Sheet Revisions

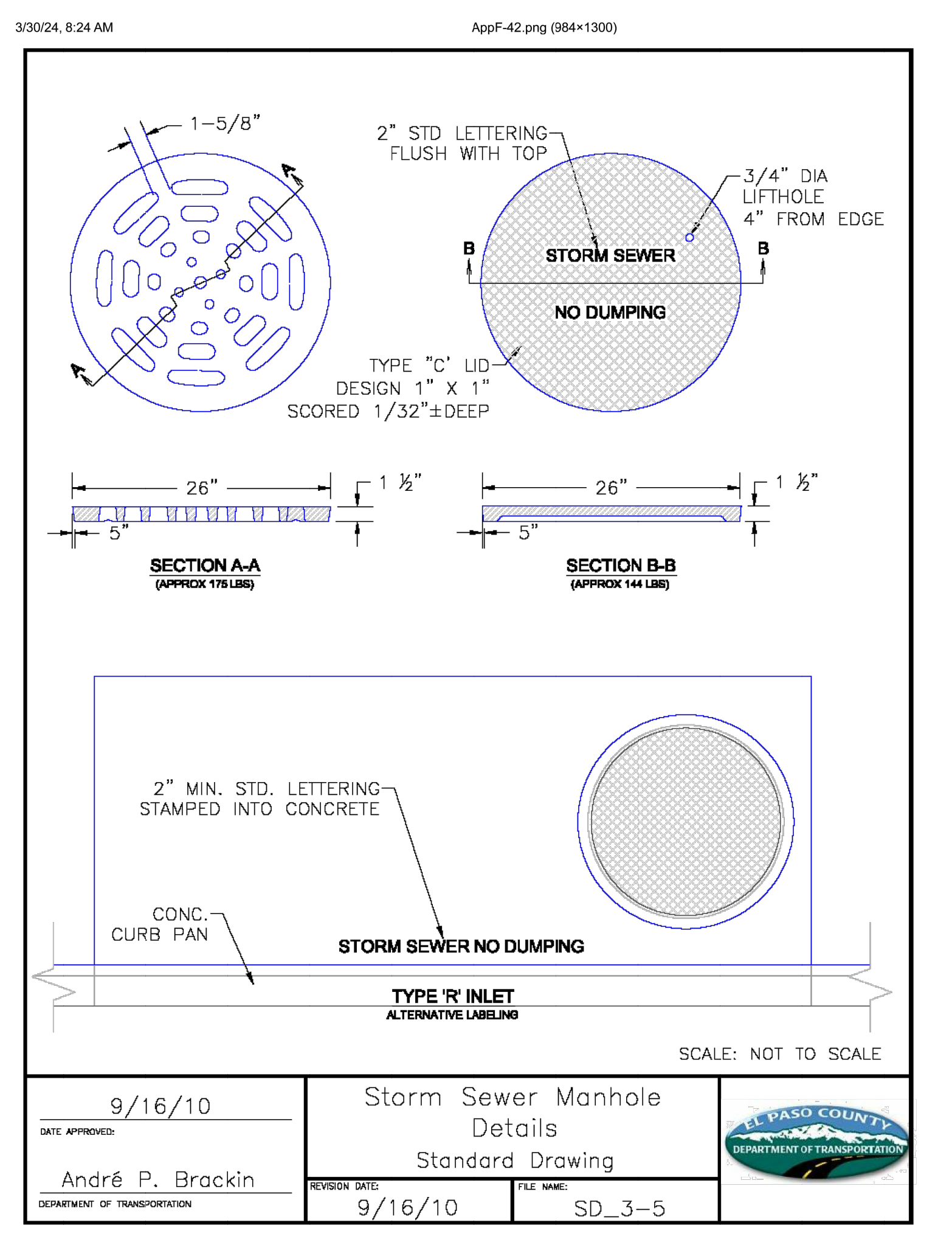
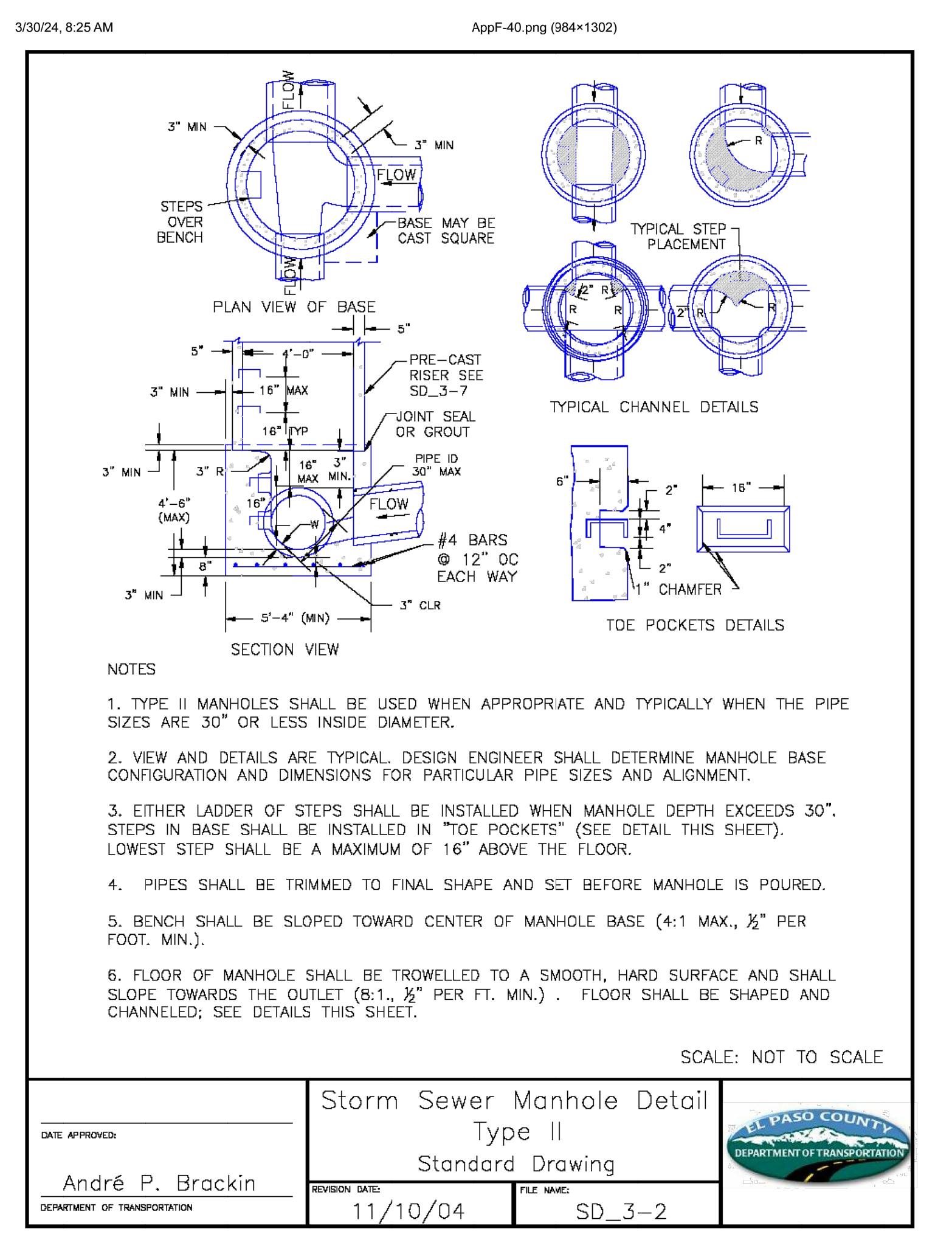
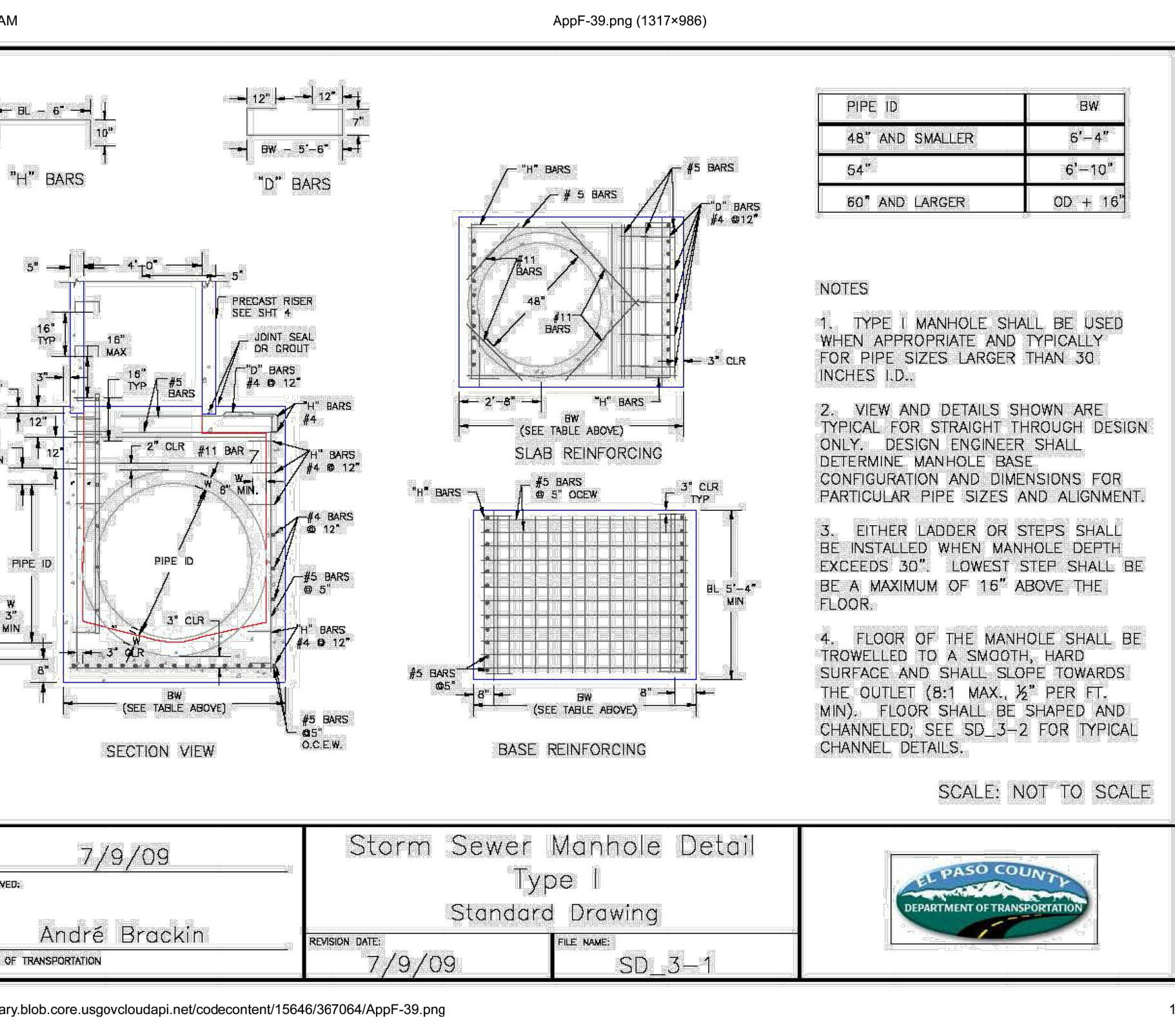
Date	Comments

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

STANDARD PLAN NO. M-604-12
CURB INLET TYPE R
 Sheet No. 2 of 2

Colorado Department of Transportation
 Project Development Branch SRJ/LTA
 Issued By: Project Development Branch on July 04, 2006

Colorado Department of Transportation
 Project Development Branch SRJ/LTA
 Issued By: Project Development Branch on July 04, 2006



DATE APPROVED: 7/9/09
 DEPARTMENT OF TRANSPORTATION
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DATE APPROVED: 11/10/04
 DEPARTMENT OF TRANSPORTATION
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DATE APPROVED: 9/16/10
 DEPARTMENT OF TRANSPORTATION
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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
 FONTAINE BLVD/MARKSHEFFEL ROAD
 COLORADO SPRINGS, CO
 CONTACT: JEFF MARK

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

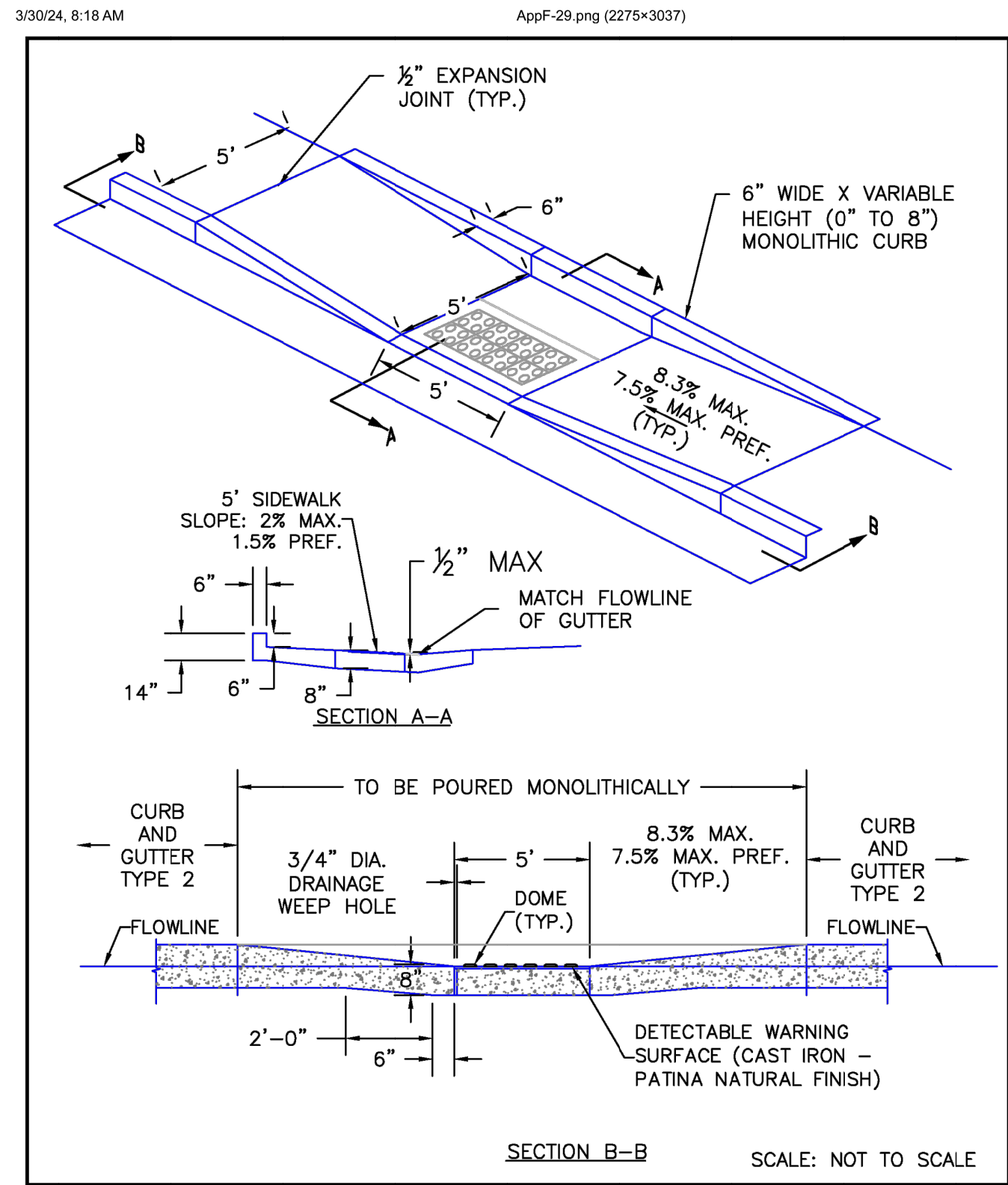
PREPARED FOR: LORSON, LLC
 PROJECT: VILLAGE AT LORSON RANCH

DRAWN: BRN
 DESIGNED: RLS
 CHECKED: CHECKED BY:

STORM SEWER DETAILS
DETAILS 2

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
 33997
 9-12-2024

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



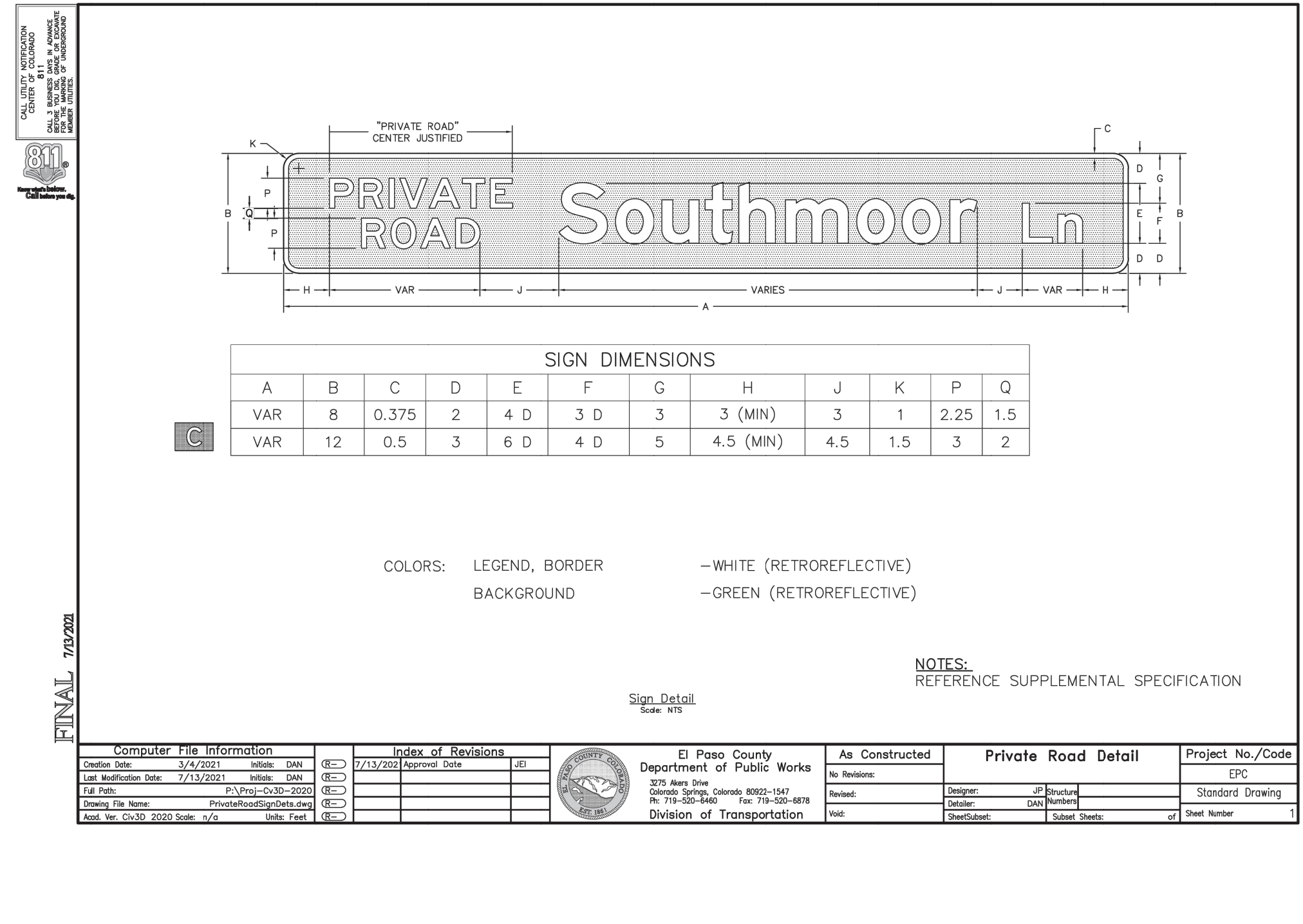
6/23/20
DATE APPROVED:
Jennifer E. Irvine
DEPARTMENT OF PUBLIC WORKS

Parallel Pedestrian Curb Ramp Detail
Standard Drawing

REVISION DATE: 6/23/20
FILE NAME: SD_2-50

DEPARTMENT OF PUBLIC WORKS

https://mccilbrary.blob.core.usgovcloudapi.net/codecontent/15646/367064/AppF-29.png 1/2



Supplemental Specification - El Paso County, Colorado
July 13, 2021

Computer File Information
Created Date: 3/2/2021
Last Modification Date: 7/13/2021
Full Path: P:\Private\CDOT\2020\SD_2-50
Drawn By: Jennifer E. Irvine
Appr. By: Jennifer E. Irvine

Index of Revisions
Date: 7/13/2021
Description: Approved
By: J. Irvine

El Paso County
Department of Public Works
375 West 10th
Colorado Springs, Colorado 80902-1547
Ph: 719-535-1600 Fax: 719-535-4878

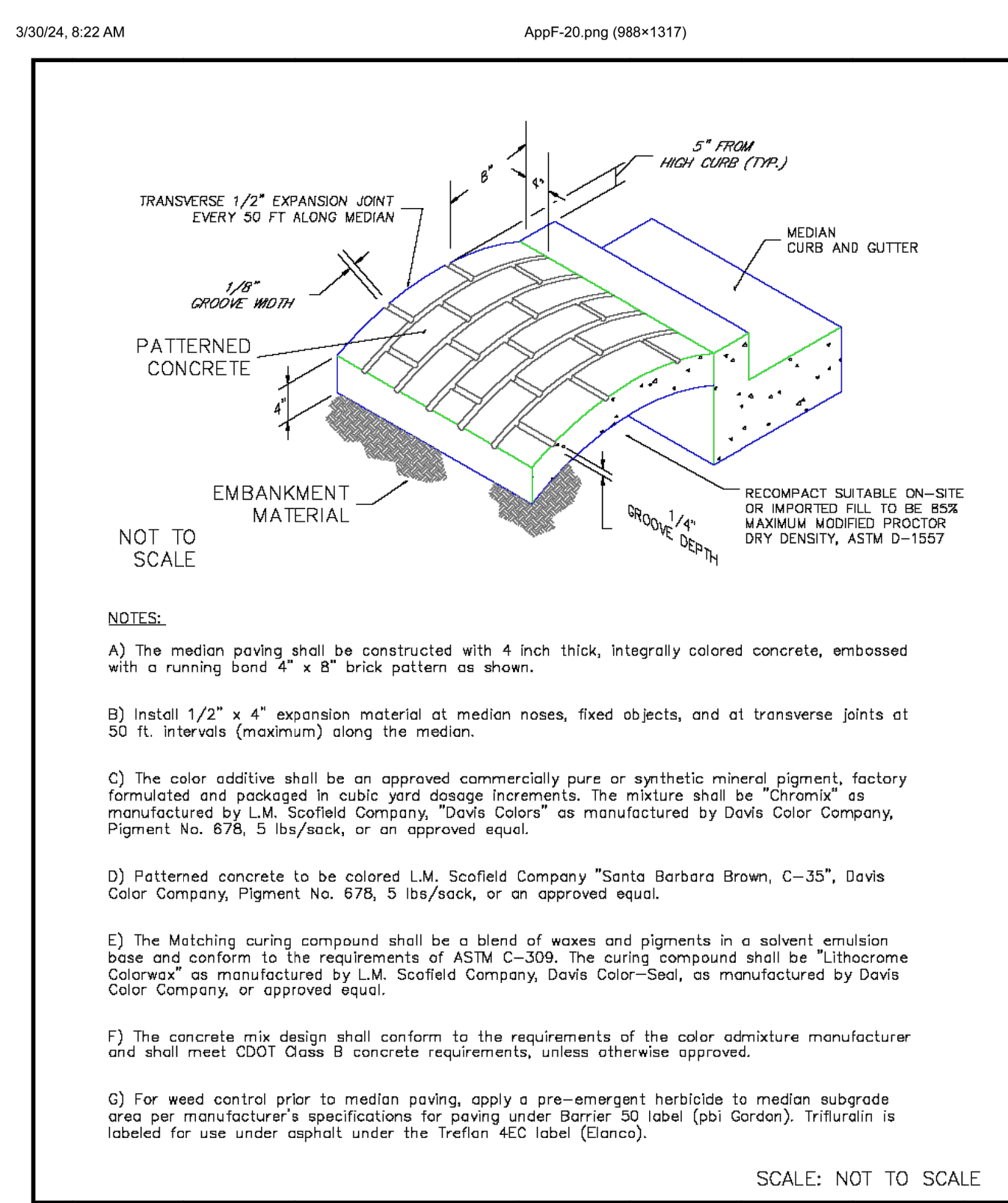
As Constructed
No Revisions

Private Road Detail
Project No./Code: EPC

Standard Drawing
Sheet Number: 1

NOTES:
REFERENCE SUPPLEMENTAL SPECIFICATION

Scale: 1/8" = 1'



7/9/09
DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION

Patterned Concrete Median Paving
Standard Drawing

REVISION DATE: 1/18/11
FILE NAME: SD_2-21

DEPARTMENT OF TRANSPORTATION

https://mccilbrary.blob.core.usgovcloudapi.net/codecontent/15646/367064/AppF-20.png 1/2

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

1

CORE ENGINEERING GROUP
15004 1ST AVENUE S.E.
BURNING WOODS, WYOMING 83506
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DATE: 11/18/2024

DESCRIPTION: ADD PRIVATE STREET NAME DETAILS

NO. T.

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

PREPARED FOR: LORSON, LLC

DRAWN: BRN
DESIGNED: RLS
CHECKED: CHECKED BY:

DETAILS
DETAILS 3

EL PASO COUNTY
DEPARTMENT OF TRANSPORTATION

DATE: SEPT. 12, 2024

PROJECT NO. 100.070

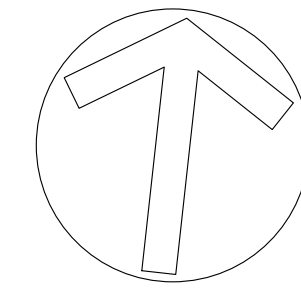
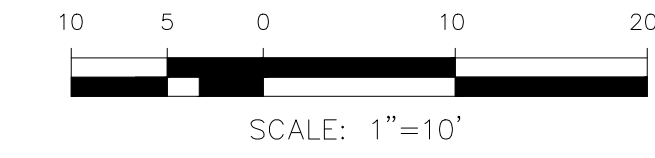
SHEET NUMBER C10.3

TOTAL SHEETS: 19

DATE: 11/26/2024

- 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.

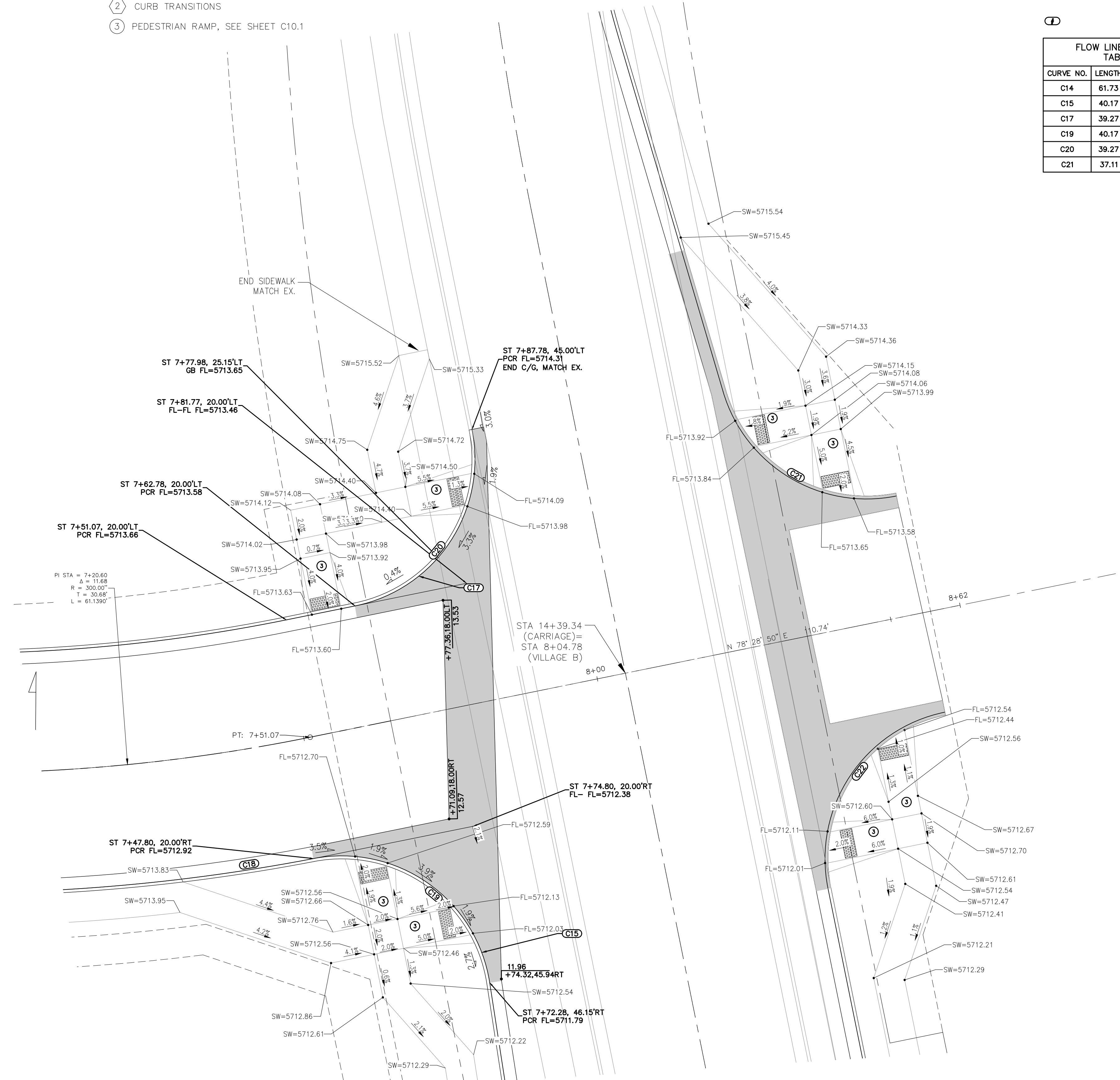
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



①

FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C14	61.73	320.00	11°03'
C15	40.17	25.00	92°03'
C17	39.27	25.00	90°00'
C19	40.17	25.00	92°03'
C20	39.27	25.00	90°00'
C21	37.11	25.00	85°03'

FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C22	39.27	25.00	90°00'



CARRIAGE MEADOWS DR.

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

DATE: ###/###/###
 DESCRIPTION: ###/###/###
 NO. ###/###/###
 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: BRM
 DESIGNED: RLS
 CHECKED: RLS

INTERSECTIONS
 STREET AND STORM SEWER PLANS



DATE: SEPT. 12, 2024

PROJECT NO. 100.070

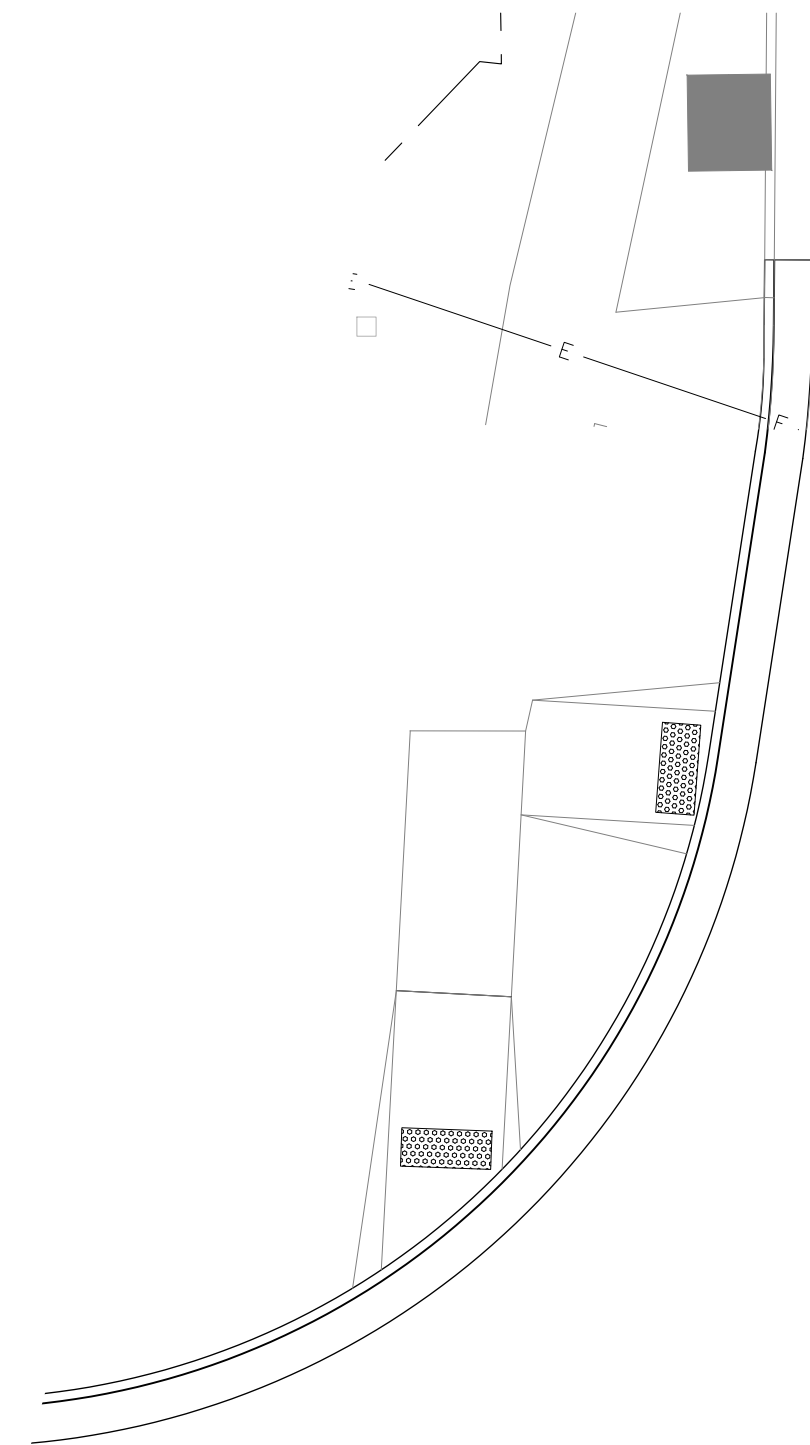
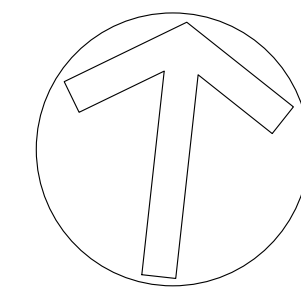
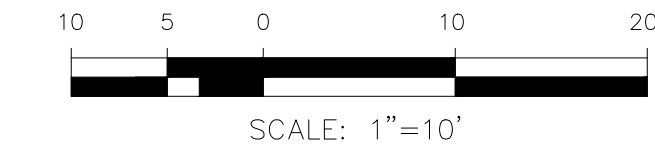
SHEET NUMBER C11.1

TOTAL SHEETS: 19

NOTES

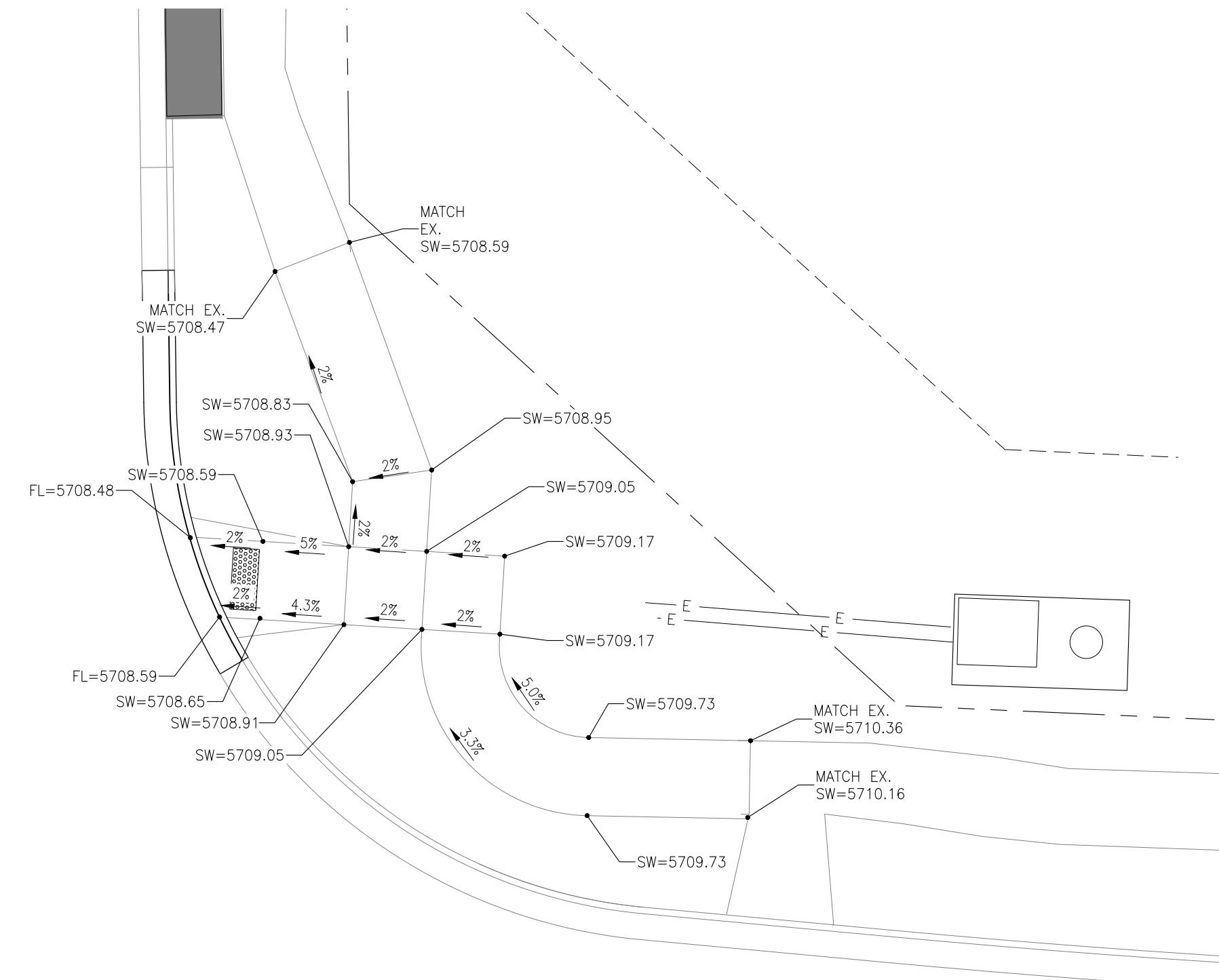
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
5. RCP STORM SEWER JOINTS SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUAL.

- 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**

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



DATE:	SEPT. 12, 2024
PROJECT NO.	100.070
SHEET NUMBER	C11.2
TOTAL SHEETS:	19

PROJECT DATE: 4/9/24