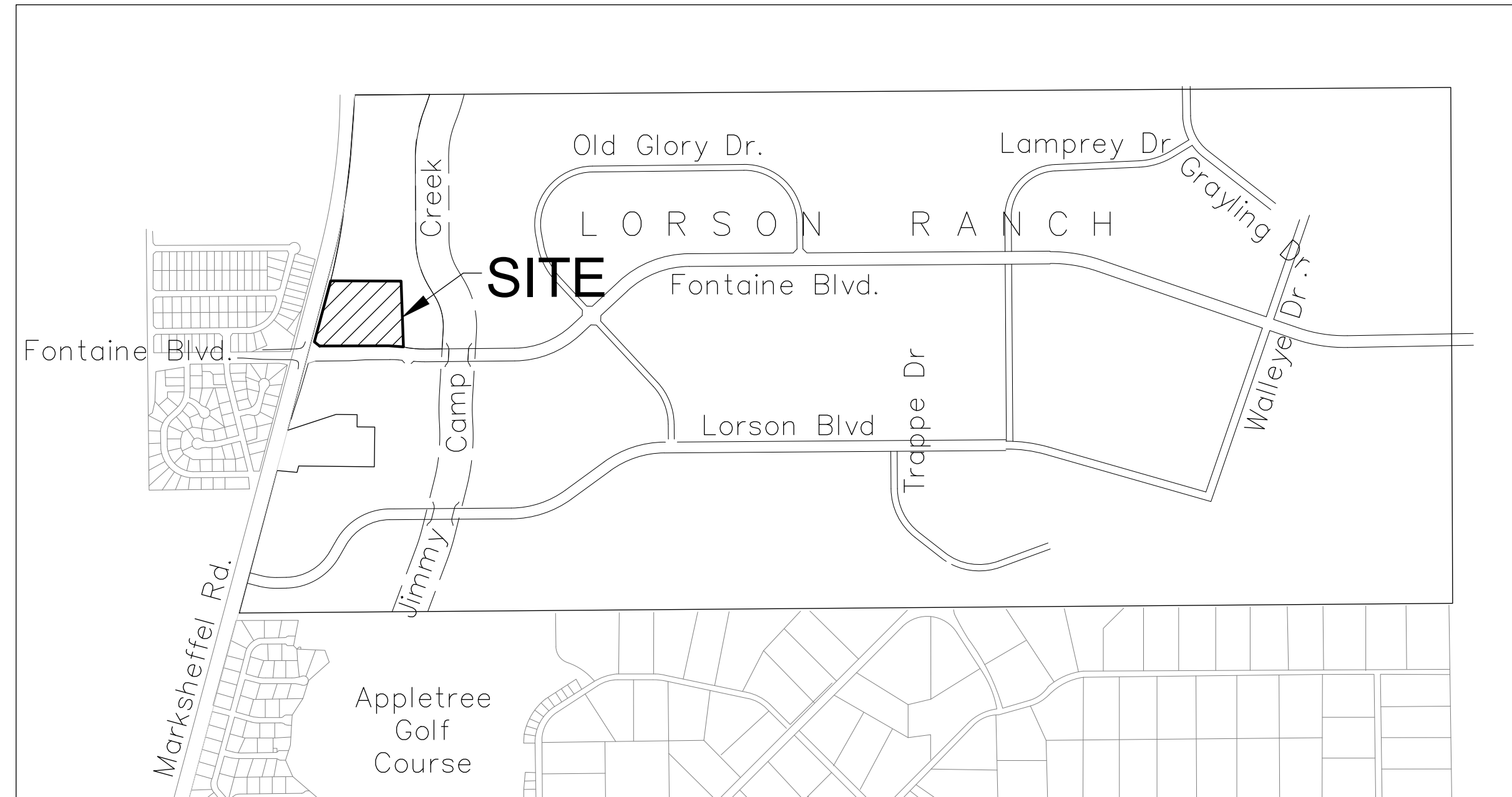


CONSTRUCTION PLANS
FOR
VILLAGE AT LORSON RANCH
STREET AND STORM SEWER
CONSTRUCTION PLANS



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
C0.1	COVER SHEET
C0.2	NOTES
C0.3	TYPICAL SECTIONS
C2.1	STREET HORIZONTAL CONTROL
C5.1	SIGNING/STRIPING PLANS
C6.1-C6.4	STREET PLAN AND PROFILES
C7.1	STORM SEWER LATERALS
C9.1-C9.3	MARKSHEFFEL ROAD TURN LANE IMPROVEMENTS
C10.1-C10.3	DETAILS

DEVELOPER'S STATEMENT

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

BUSINESS NAME LORSON, LLC

BY _____ DATE: XXX, 2024

TITLE 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

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

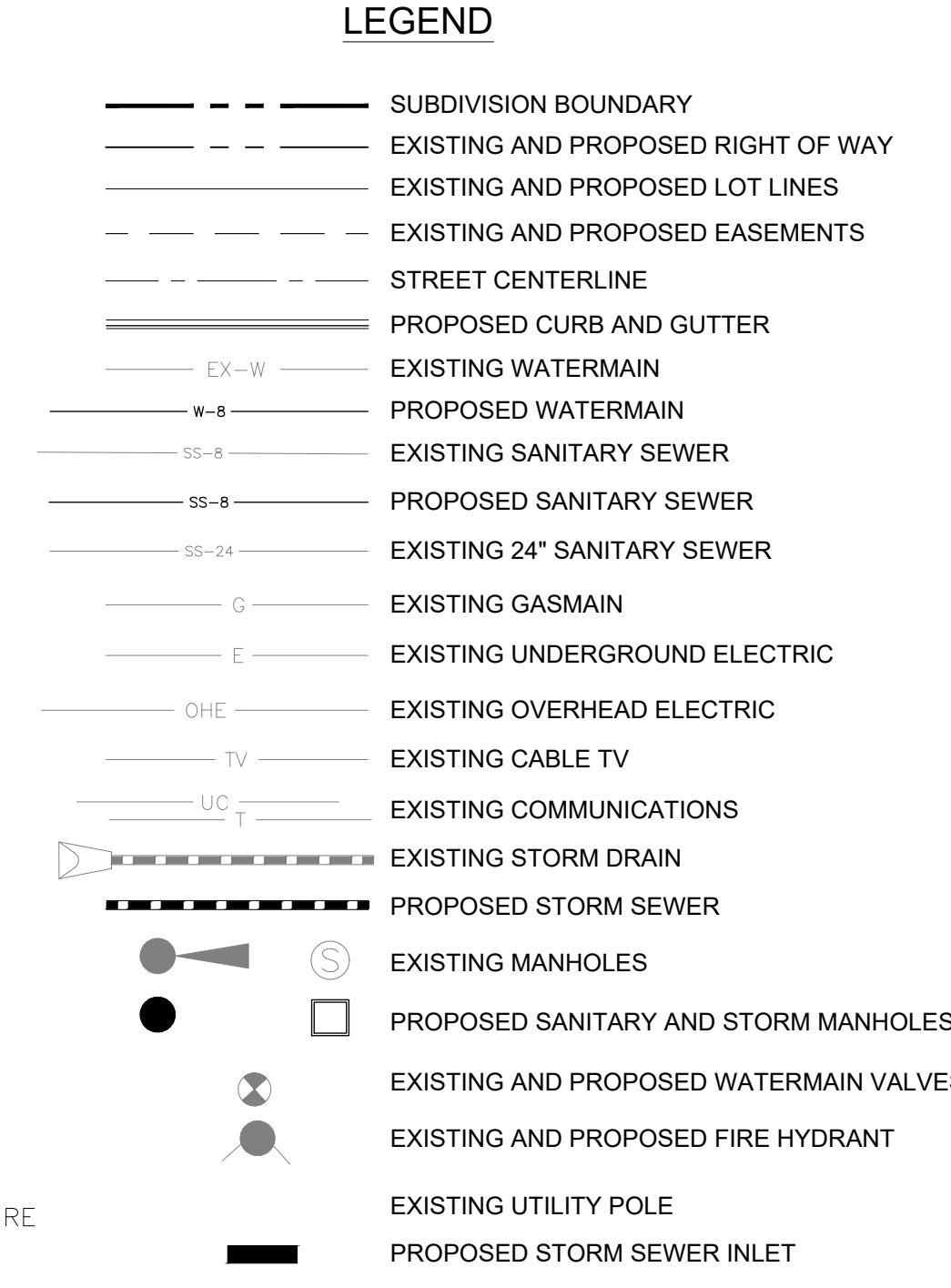
DRAWN: BRN
DESIGNED: RLS
CHECKED: RLS

**VILLAGE AT LORSON RANCH
STREET AND STORM SEWER PLANS
COVER SHEET**

PRELIMINARY

DATE: APRIL, 2024
PROJECT NO. 100.070
SHEET NUMBER **C0.1**
TOTAL SHEETS: 16

- 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
- 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

JOSHUA PALMER, COUNTY ENGINEER/ECM ADMINISTRATOR DATE _____
CONDITIONS: FOR STORM SEWER ONLY

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

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

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

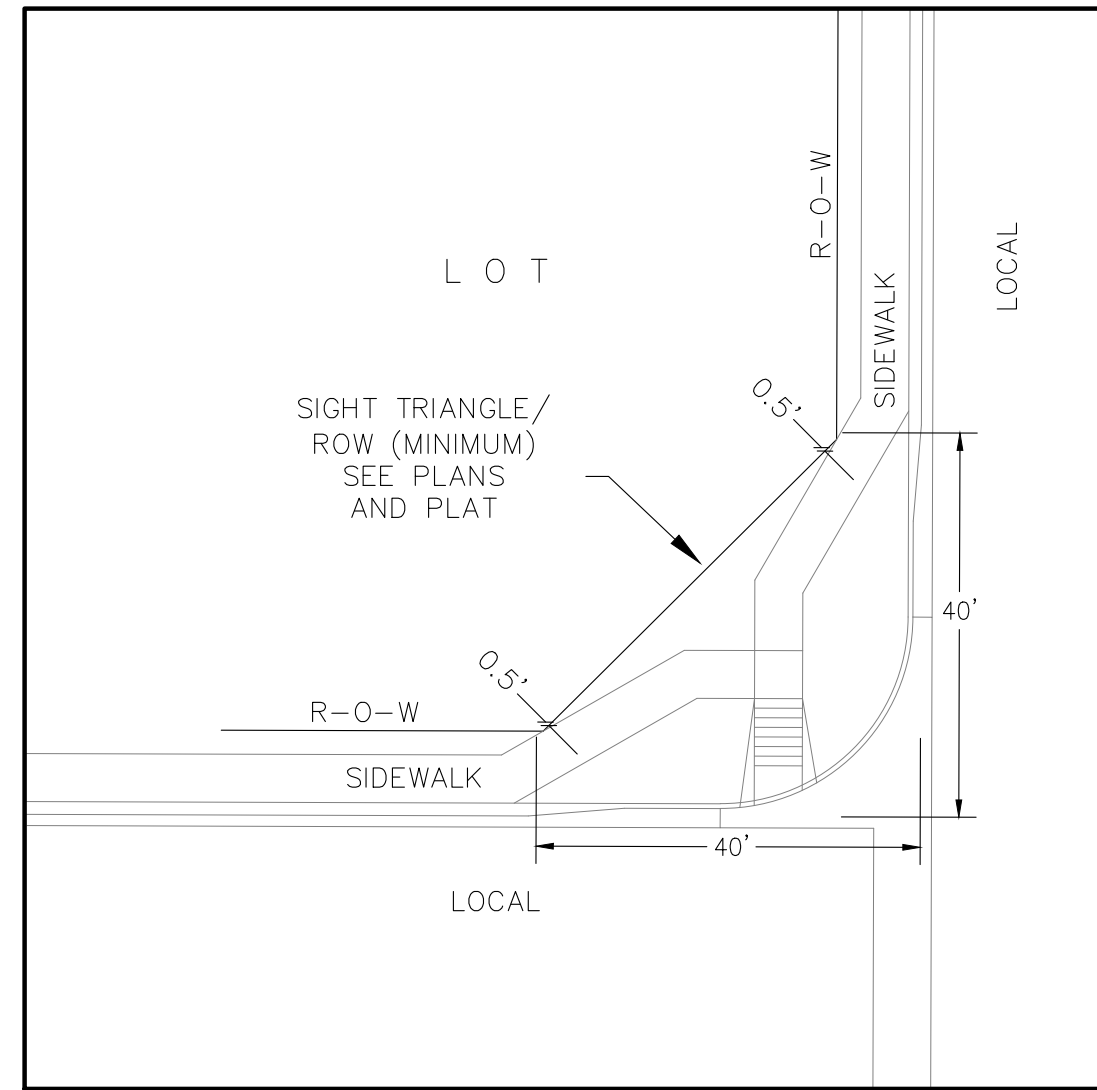
PROJECT:
VILLAGE AT LORSON RANCH
 FONTAINE BLVD/MARKSHEFFEL ROAD
 COLORADO SPRINGS, CO

DRAWN: BRN
 DESIGNED: RLS
 CHECKED: RLS

NOTES

PRELIMINARY

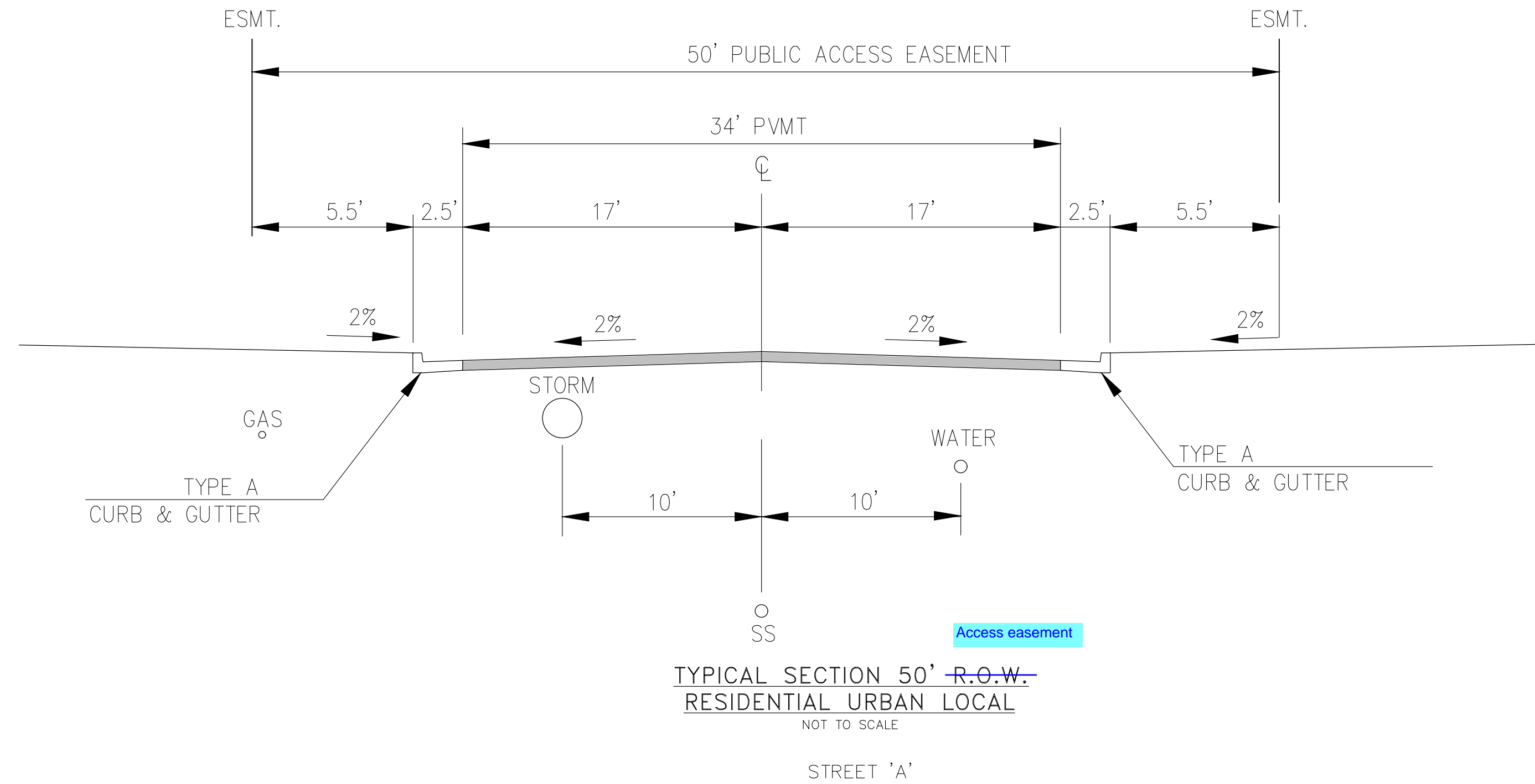
DATE:
 APRIL, 2024
 PROJECT NO.
 100.070
 SHEET NUMBER
C0.2
 TOTAL SHEETS: 16



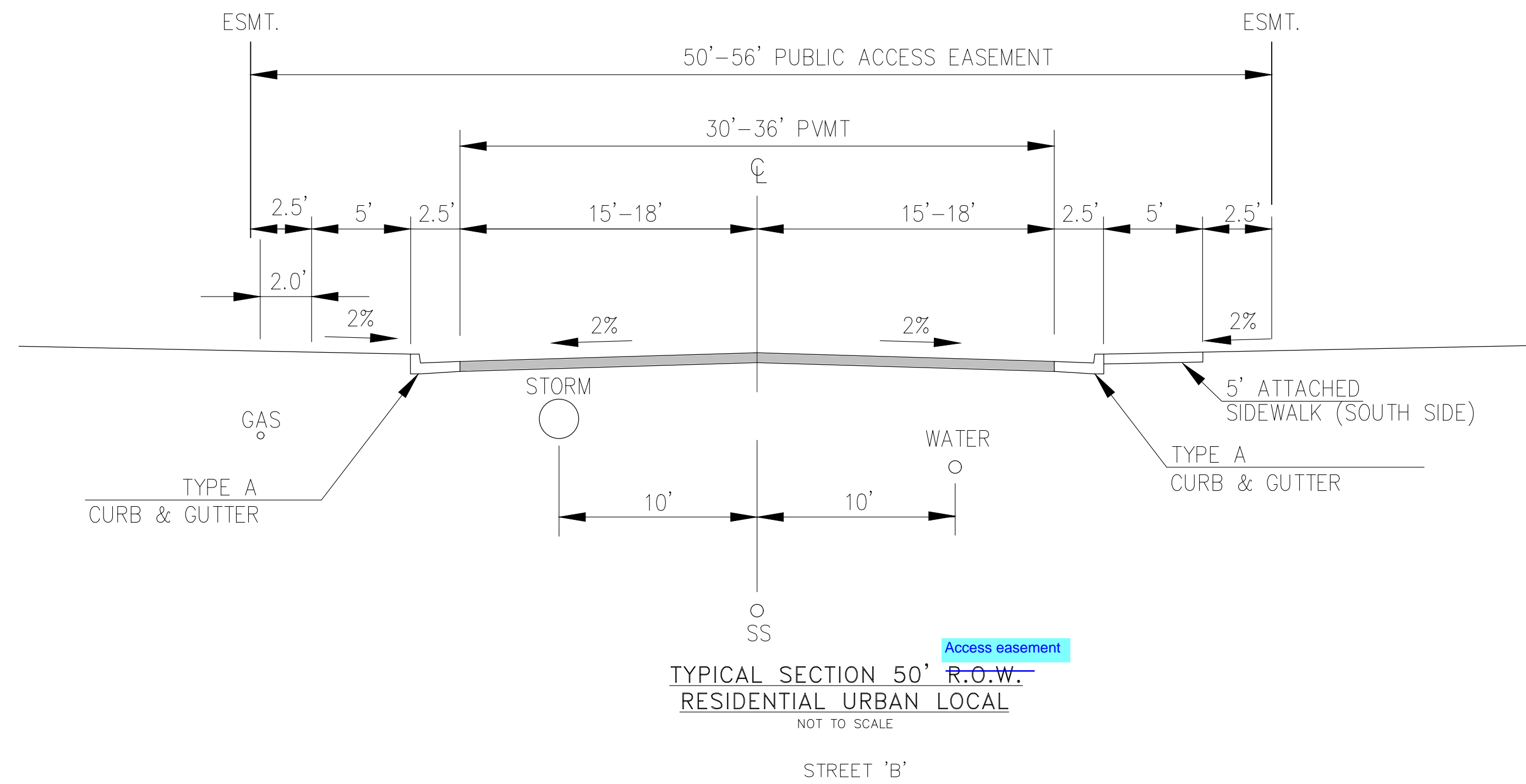
LOCAL ROADWAY SIGHT TRIANGLE
PUBLIC IMPROVEMENT ESMT.
NOT TO SCALE

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

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



Show typical section for south drive aisle



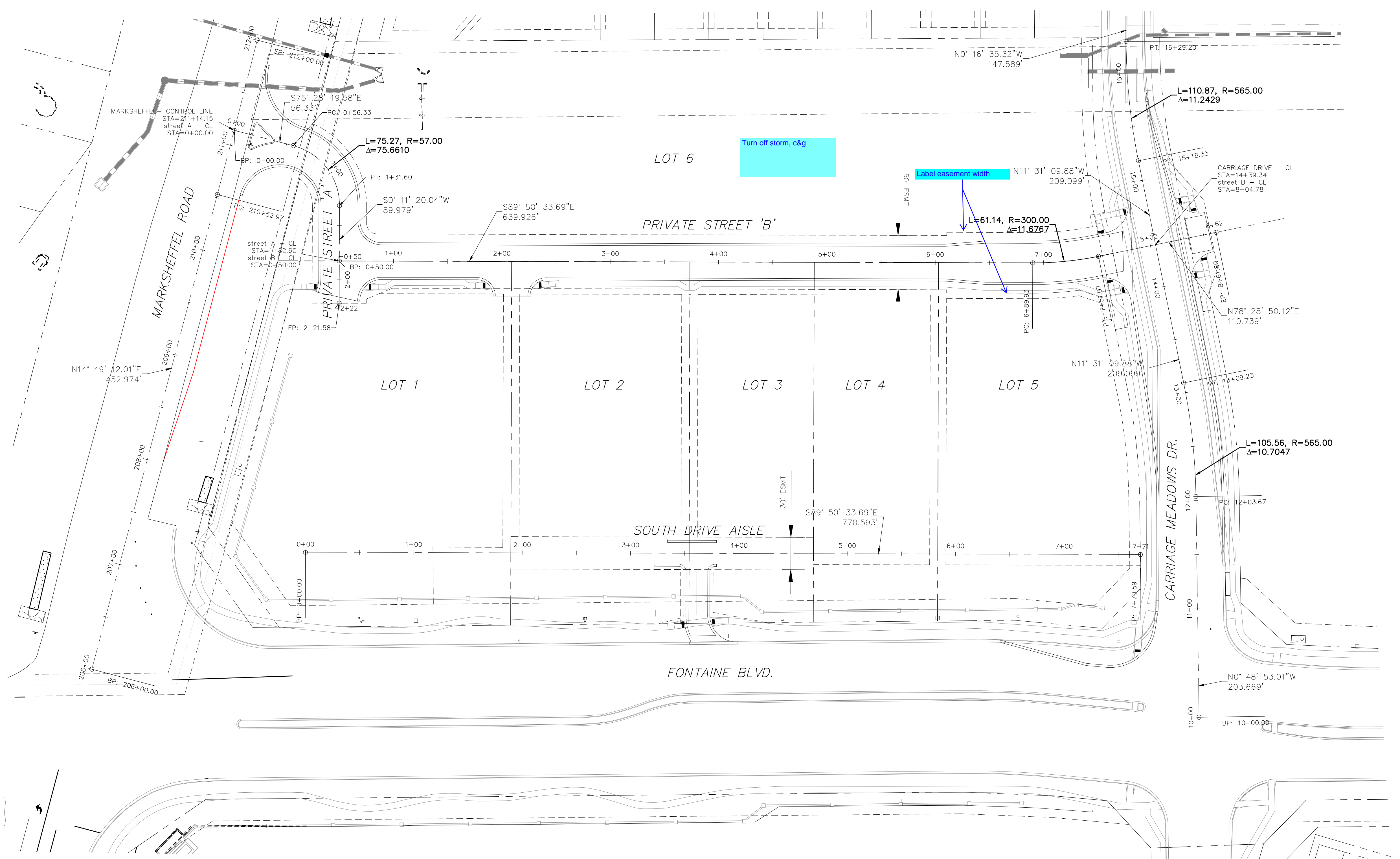
CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOODS, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

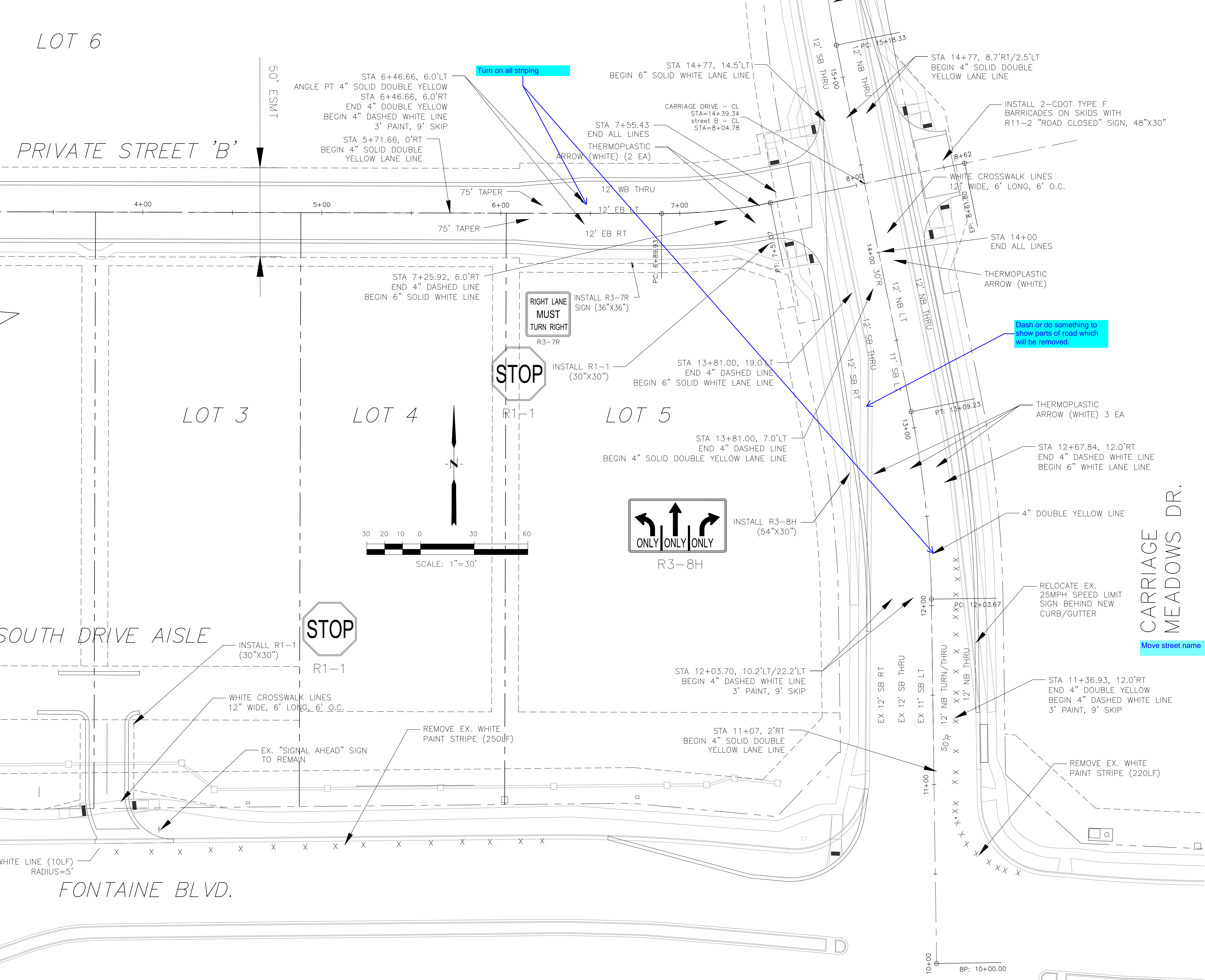
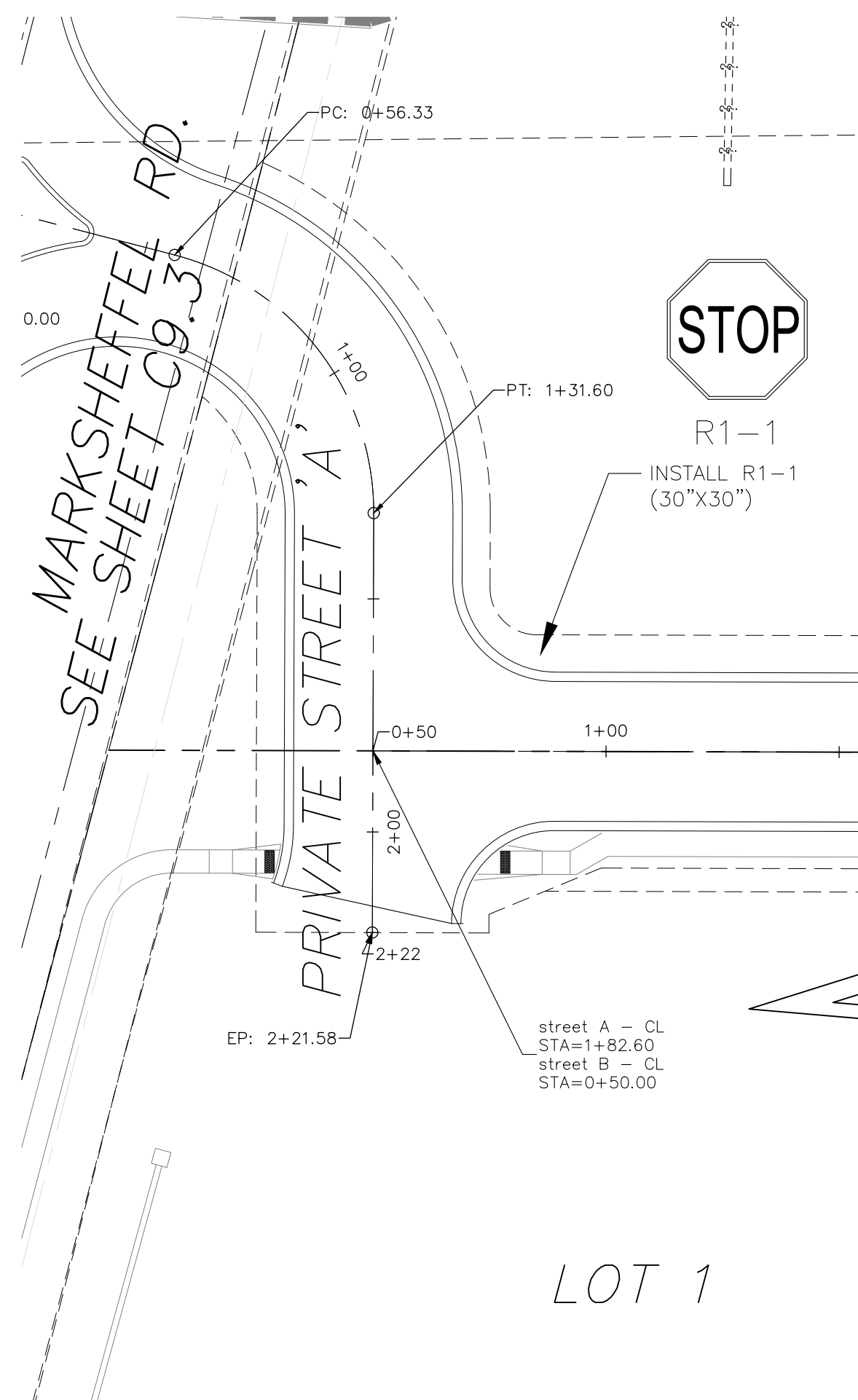
TYPICAL SECTIONS

PRELIMINARY

DATE:
APRIL, 2024
PROJECT NO.
100.070
SHEET NUMBER
C0.3
TOTAL SHEETS: 16



<p>CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURRHEADS, CO 80906 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com</p>	
<p>DATE: ###/###/###</p>	<p>NO. ###</p>
<p>DESCRIPTION: ###</p>	<p>PROJECT: VILLAGE AT LORSON RANCH FONTAINE BLVD/MARKSHEFFEL ROAD COLORADO SPRINGS, CO</p>
<p>PREPARED FOR: LORSON, LLC 212 N WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK</p>	<p>DRAWN: BRN DESIGNED: RLS CHECKED: RLS</p>
<p>HORIZONTAL CONTROL PLAN</p>	
<p>PRELIMINARY</p>	
<p>DATE: APRIL, 2024</p>	
<p>PROJECT NO. 100.070</p>	
<p>SHEET NUMBER C2.1</p>	
<p>TOTAL SHEETS: 16</p>	



- 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: ###
 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

 PRELIMINARY

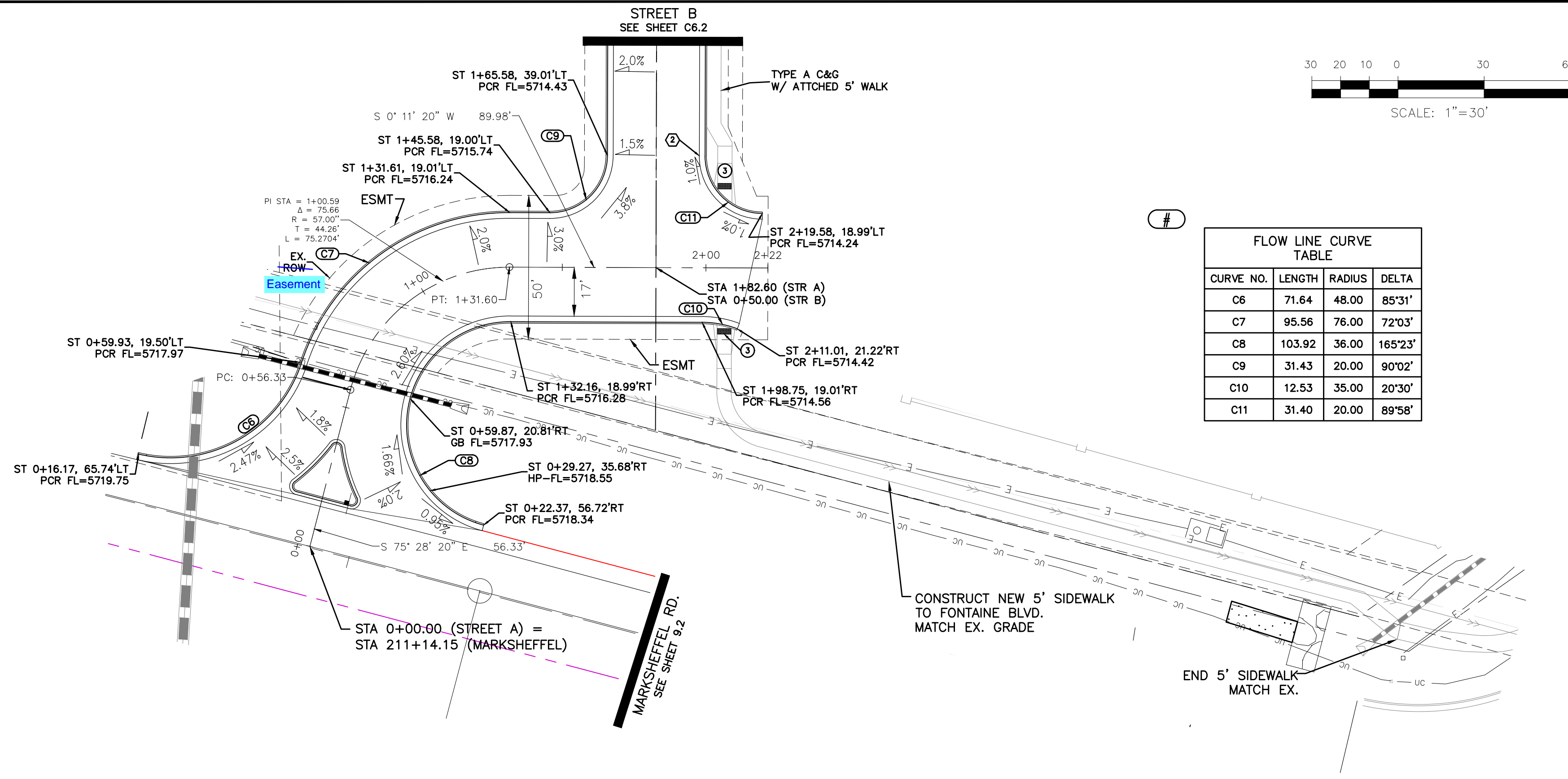
DATE: APRIL, 2024
 PROJECT NO. 100.070
 SHEET NUMBER C5.1
 TOTAL SHEETS: 16

SIGNING AND STRIPING PLANS

NOTES

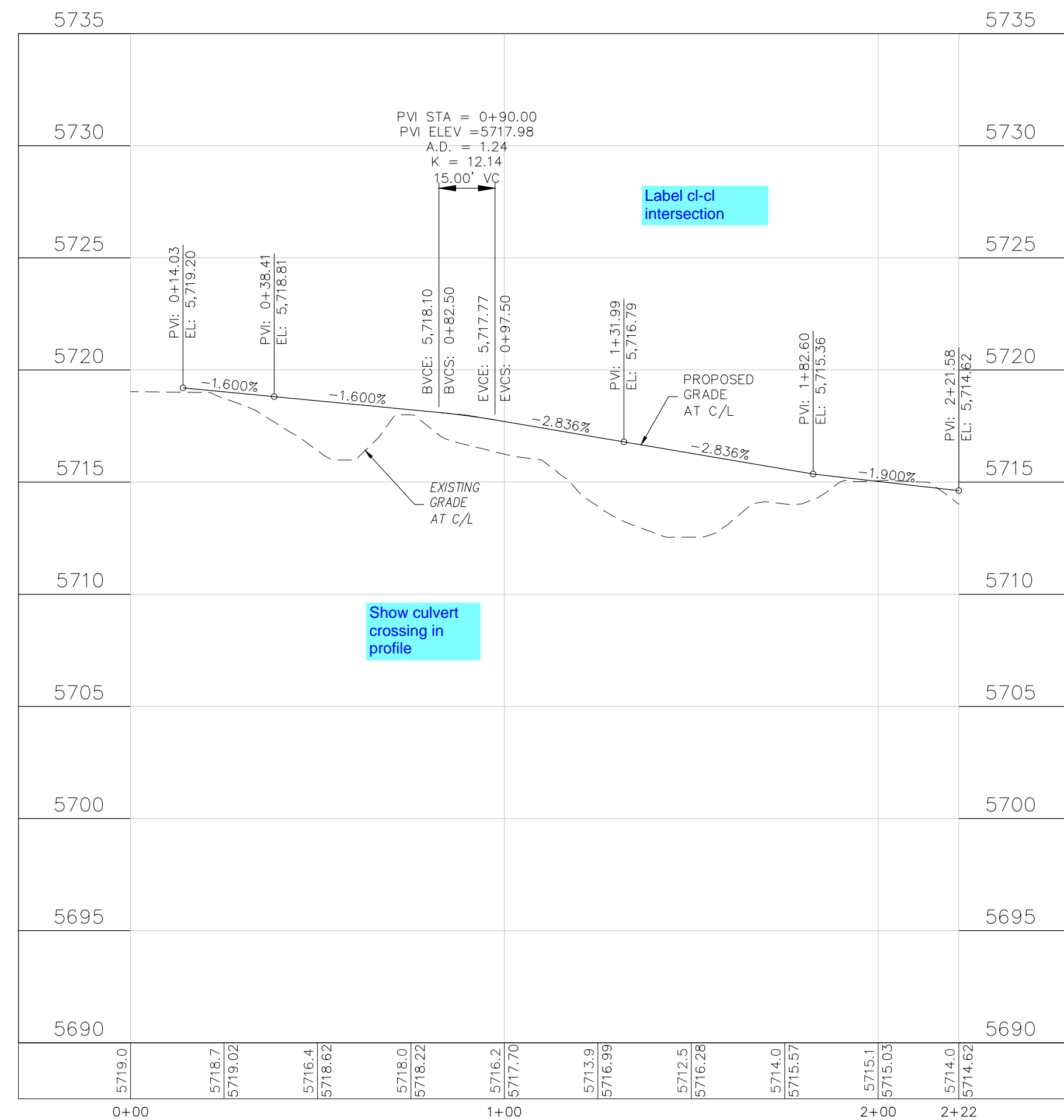
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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'

STREET A



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOOD, MN 55306
 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: ###
 CHECKED: RLS

STREET PLANS
STREET AND STORM SEWER PLANS
Street A

PRELIMINARY

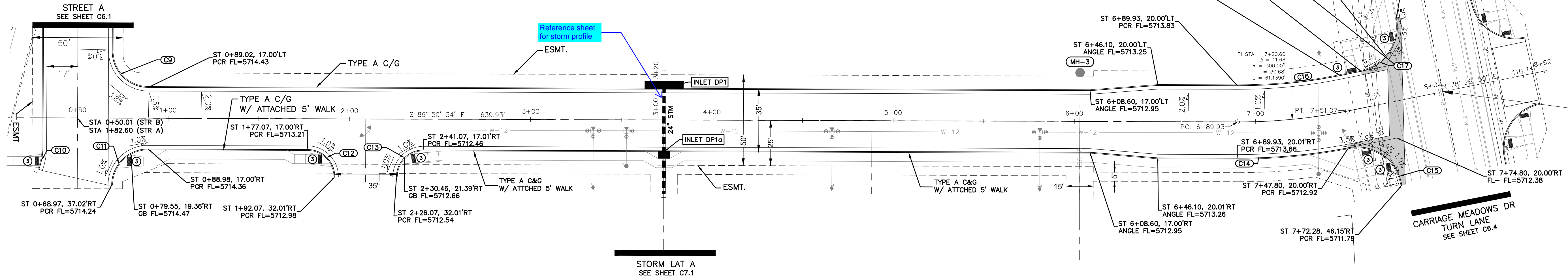
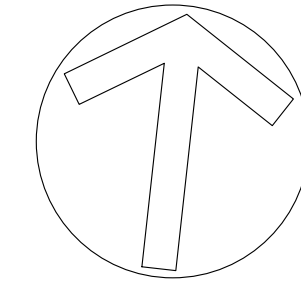
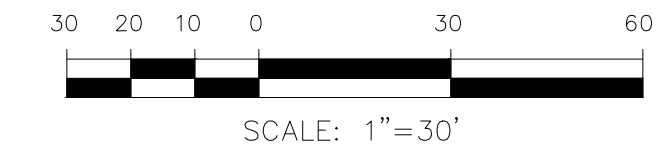
DATE: ###
 PROJECT NO. **100.070**
 SHEET NUMBER **C6.1**
 TOTAL SHEETS: 16

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

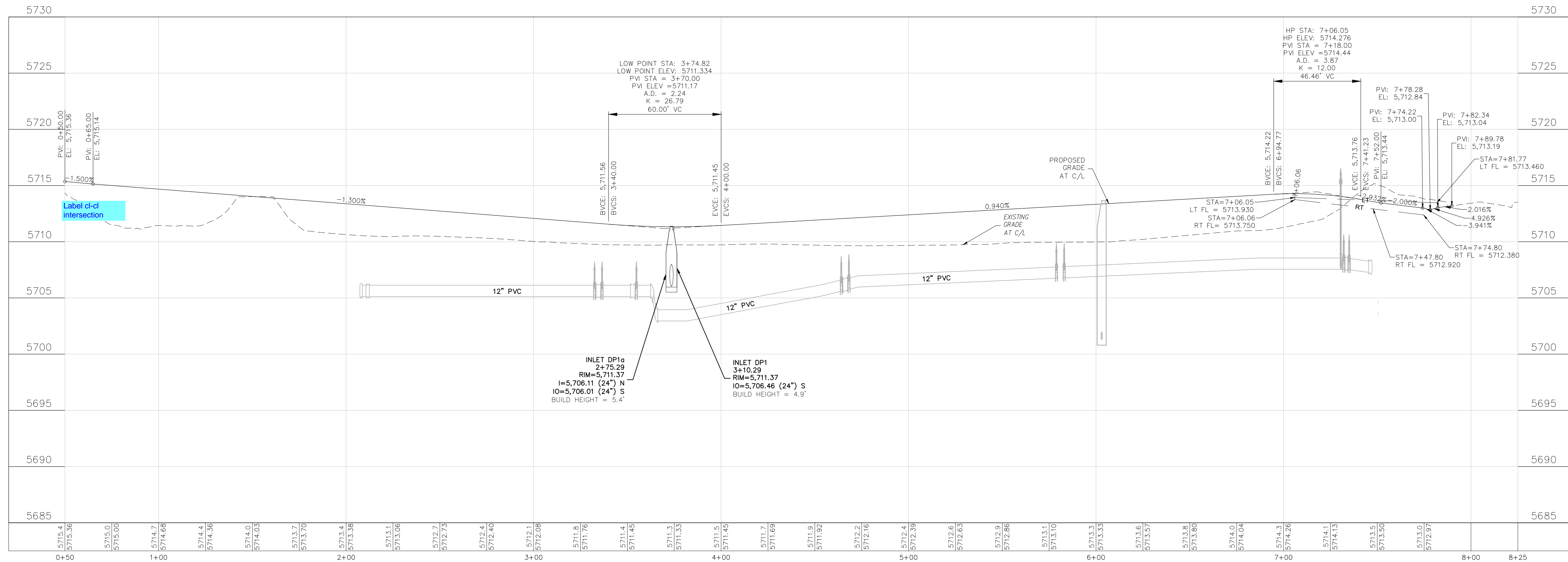
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1

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'



STREET 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
 212 N WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

DRAWN: BRM
 DESIGNED: ###
 CHECKED: RLS

STREET PLANS
 STREET AND STORM SEWER PLANS
 Street B

PRELIMINARY

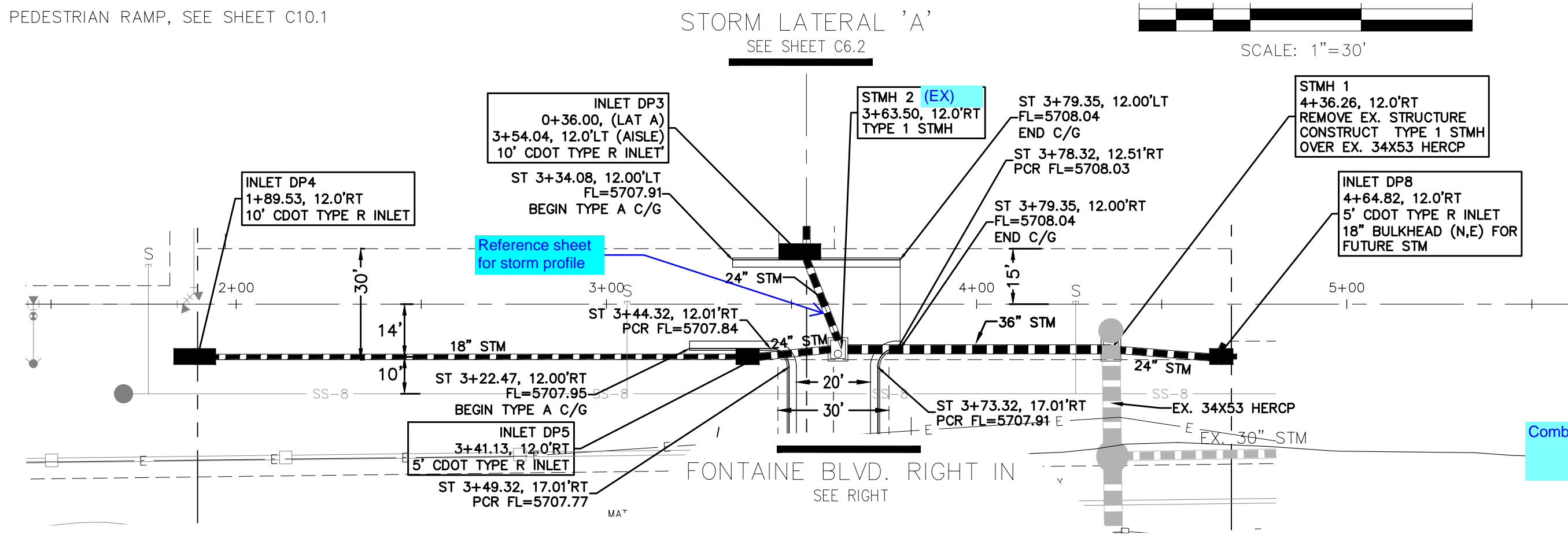
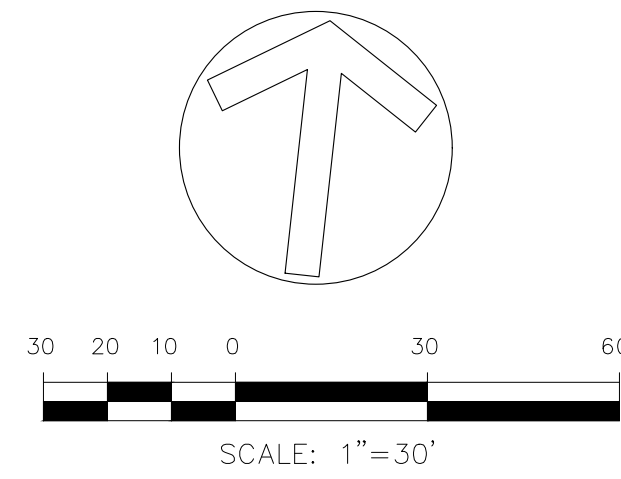
DATE: ###
 PROJECT NO: 100.070
 SHEET NUMBER: C6.2
 TOTAL SHEETS: 16

PROJECT DATE: 4/29/24

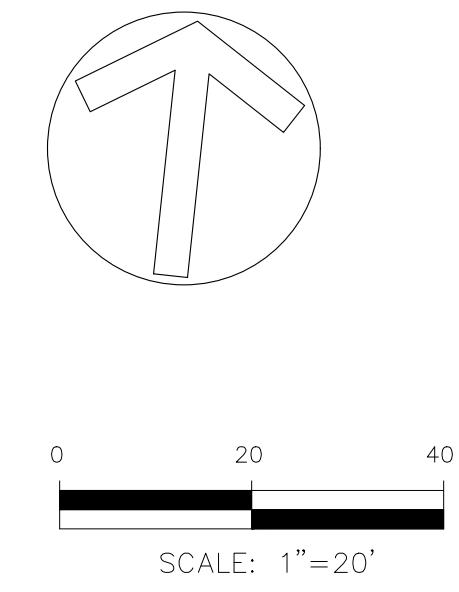
NOTES

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.

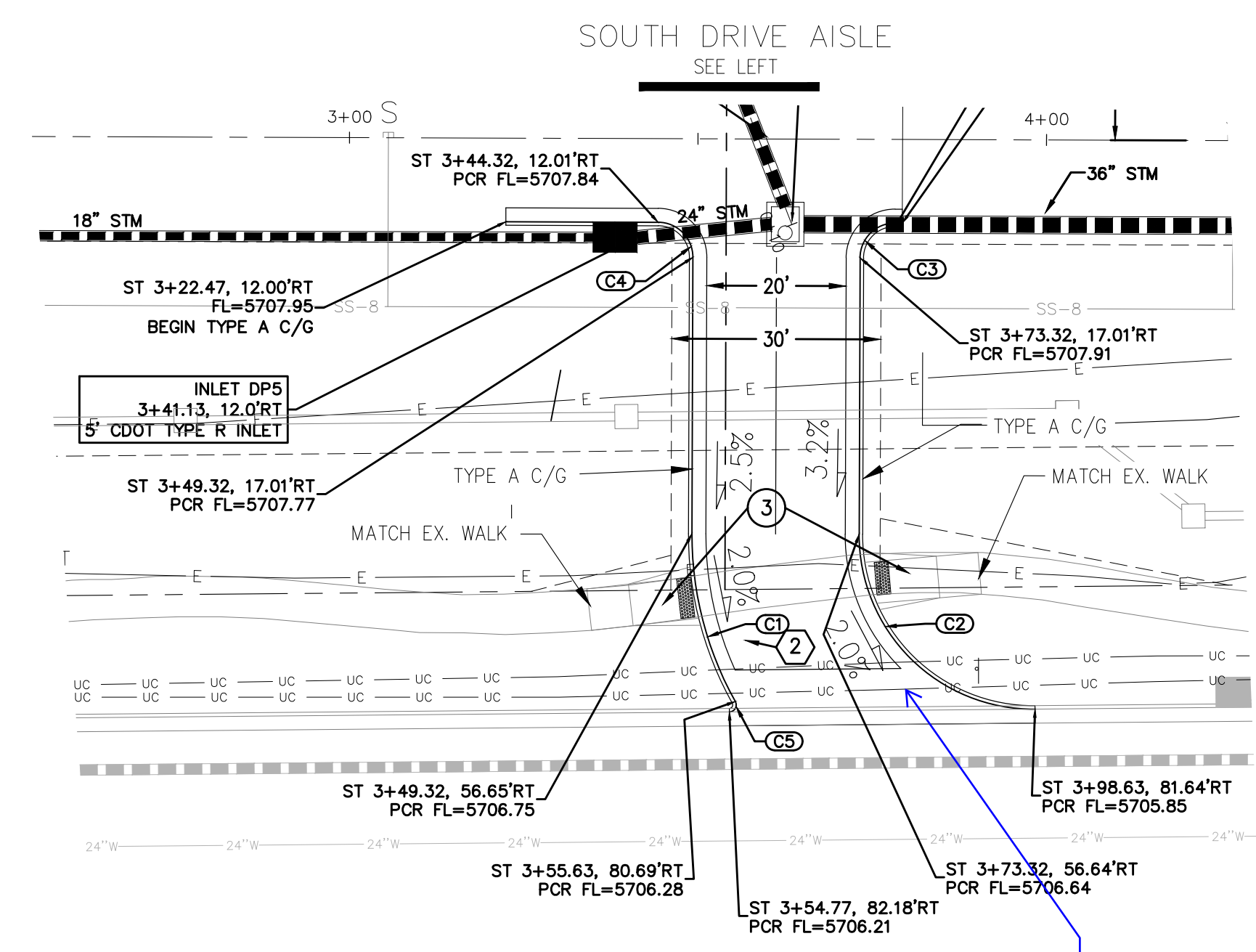
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



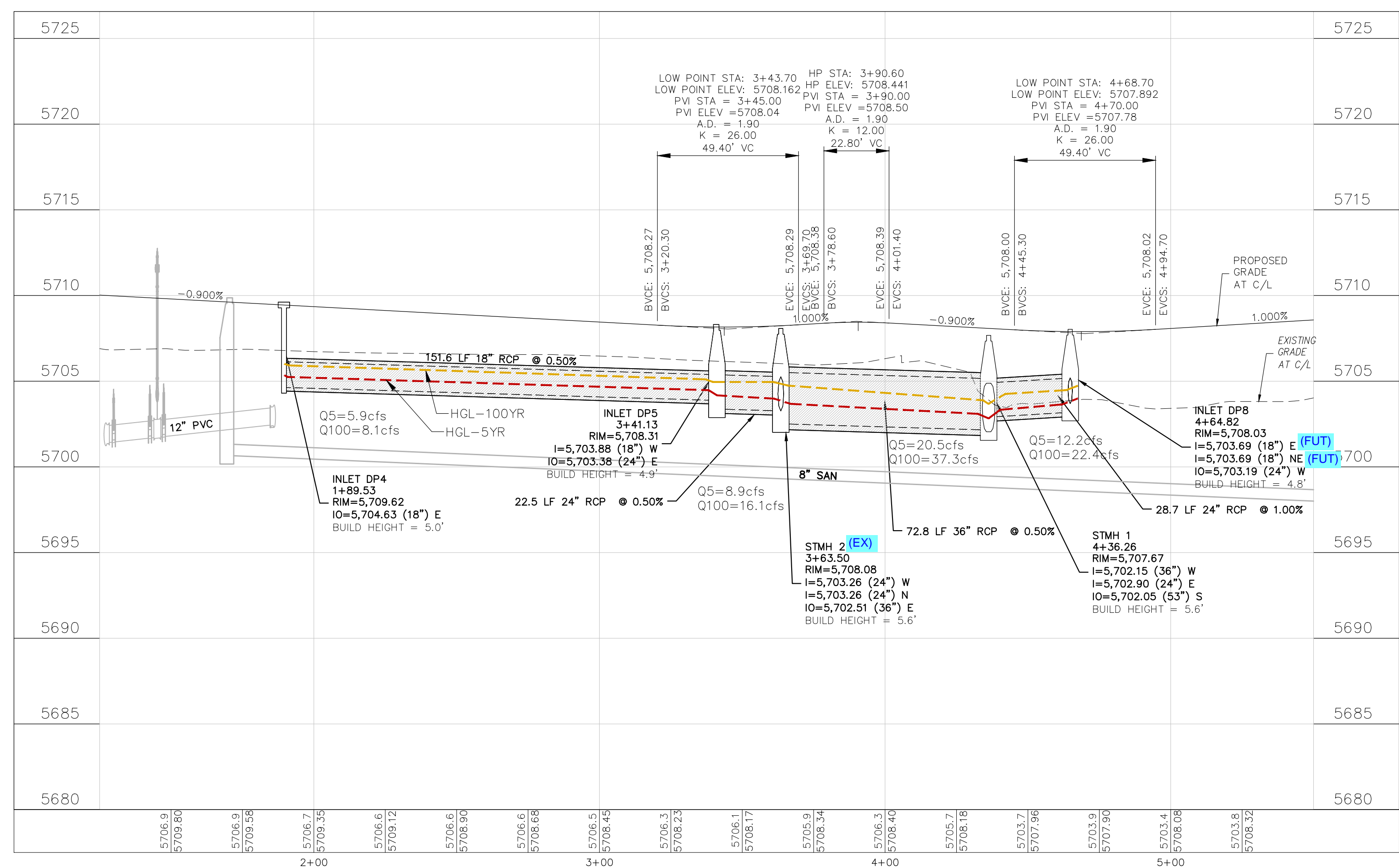
NOTE:
ALL PROPOSED STORM SEWER IS PRIVATE AND IS OWNED/MAINTAINED BY LRMD



SOUTH DRIVE AISLE



FONTAINE BLVD. RIGHT IN



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'

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

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

PROJECT: VILLAGE AT LORSON RANCH
212 N WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

STORM SEWER
STREET AND STORM SEWER PLANS
SOUTH DRIVE AISLE

PRELIMINARY

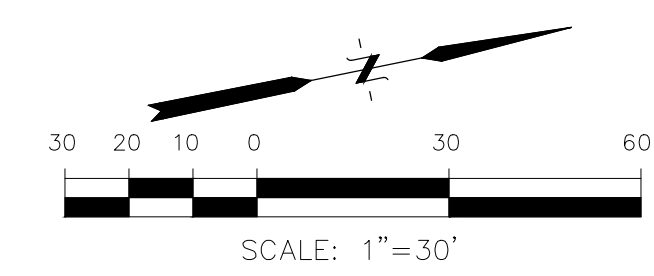
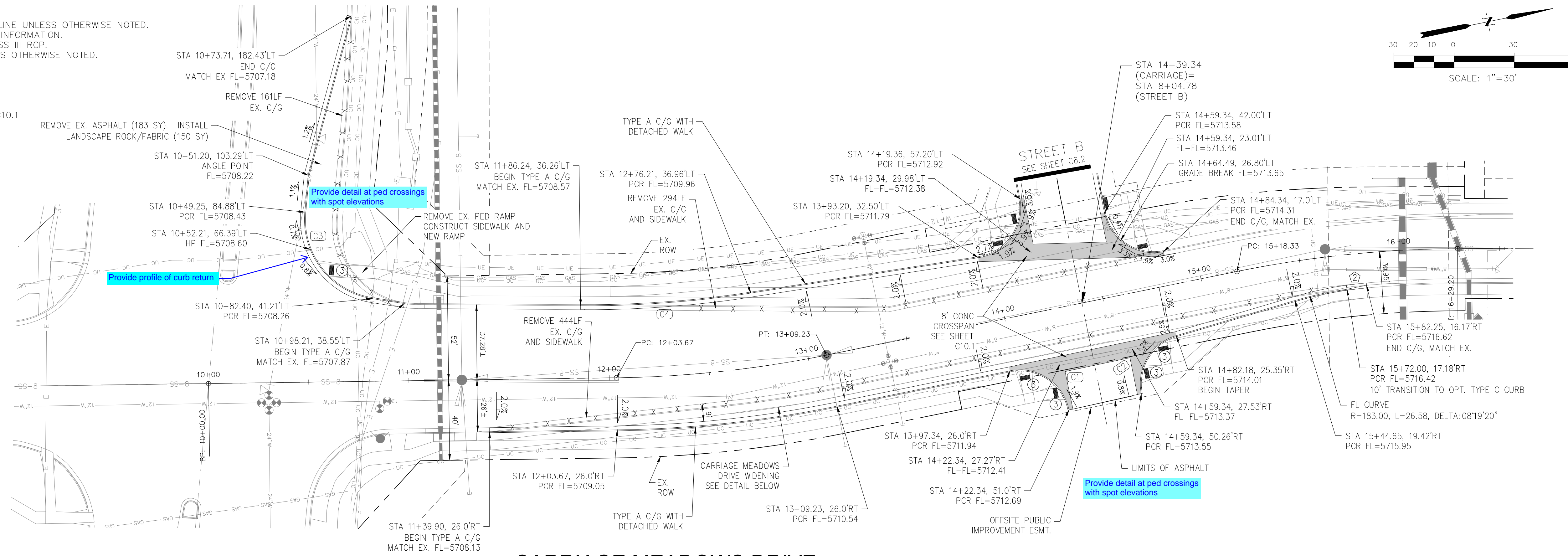
DATE: ###
PROJECT NO. 100.070
SHEET NUMBER C6.3
TOTAL SHEETS: 16

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.

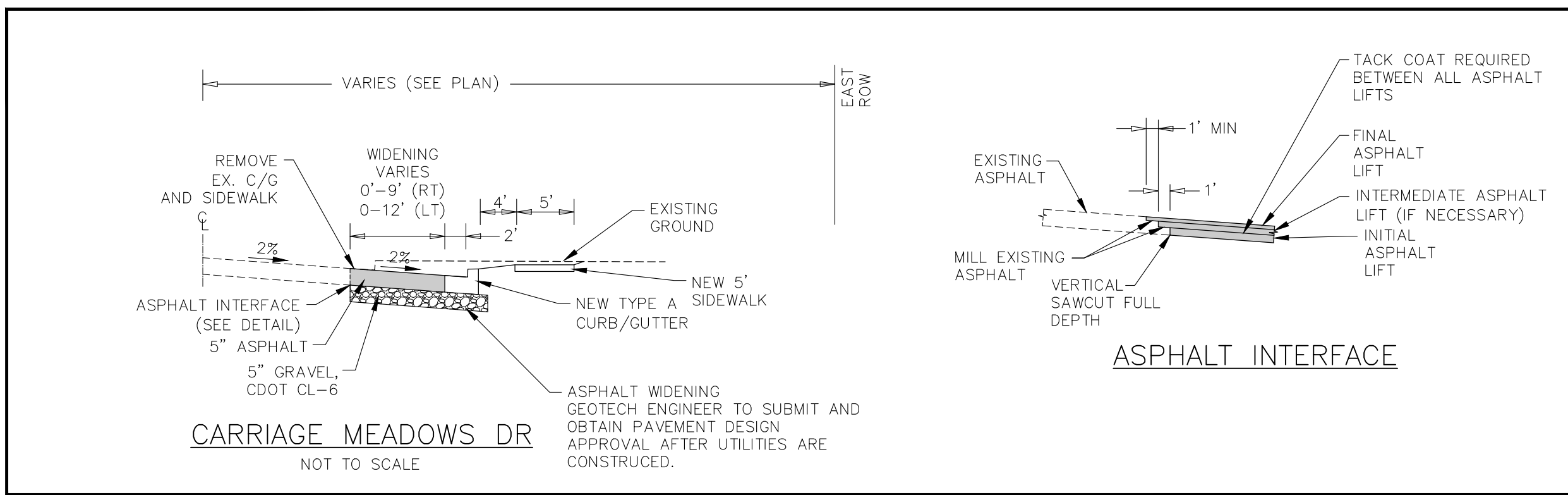
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



CARRIAGE MEADOWS DRIVE

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"
C3	60.41'	40.00	86°32'05"
C4	85.28'	528.00	09°15'15"

Channelization islands will need to be installed with signals at the intersection. Please set up a meeting with staff to discuss design.



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOOD, MO 65506
 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
 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
CARRIAGE MEADOWS DRIVE TURN LANE

PRELIMINARY

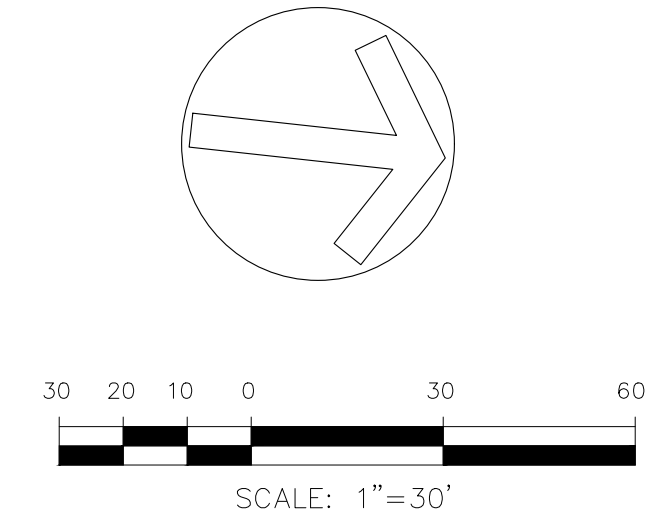
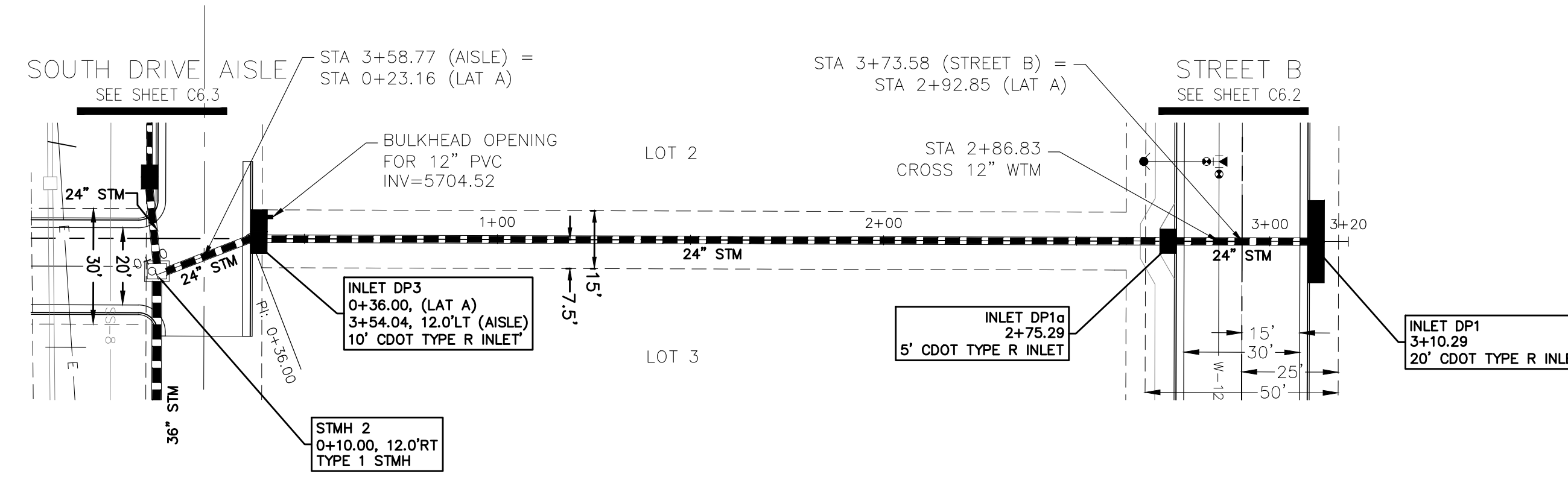
DATE: APRIL, 2024

PROJECT NO. 100.070

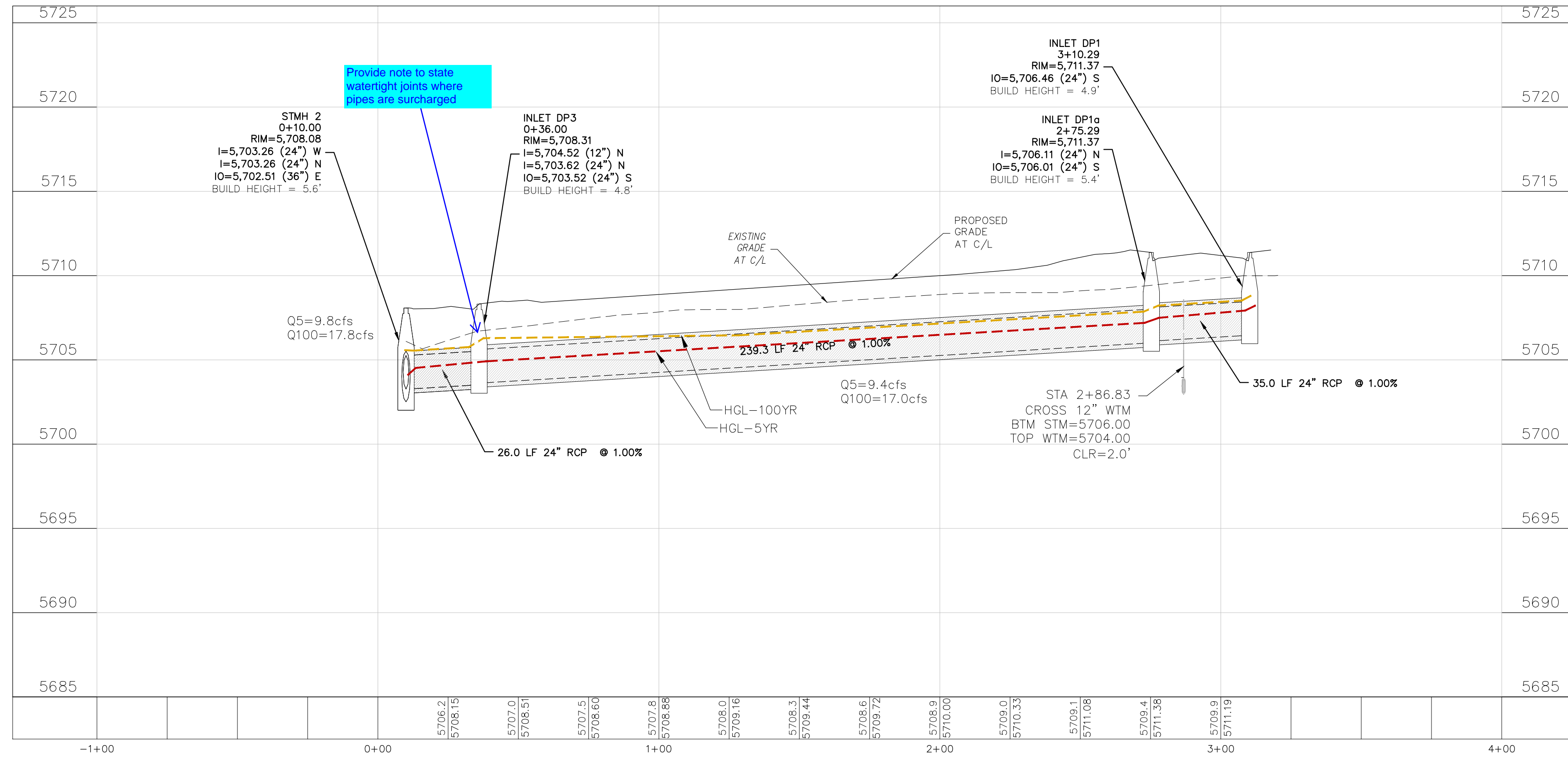
SHEET NUMBER **C6.4**

TOTAL SHEETS: 16

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



STORM LATERAL 'A'



CORE
ENGINEERING GROUP
 15004 1ST AVENUE S,
 BURNING WOOD, MO 63306
 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

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

PRELIMINARY

DATE:
 APRIL, 2024
 PROJECT NO.
 100.070
 SHEET NUMBER
 C7.1
 TOTAL SHEETS: 16

PROJECT DATE: 4/9/24

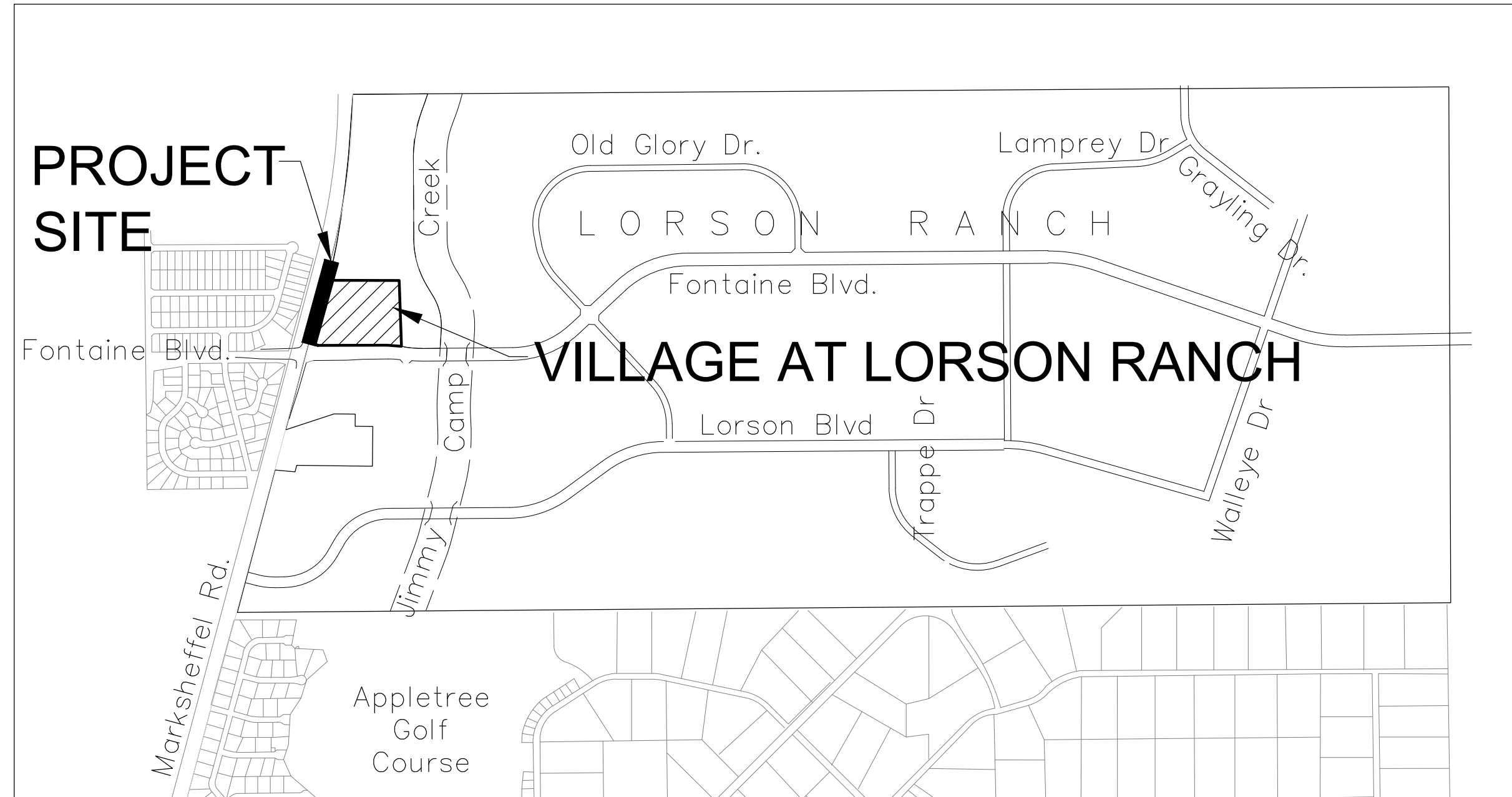
GENERAL NOTES

- 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	
—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:

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

TRAFFIC ENGINEERING, CITY OF COLORADO SPRINGS

DATE

OWNER/DEVELOPER

DATE

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;

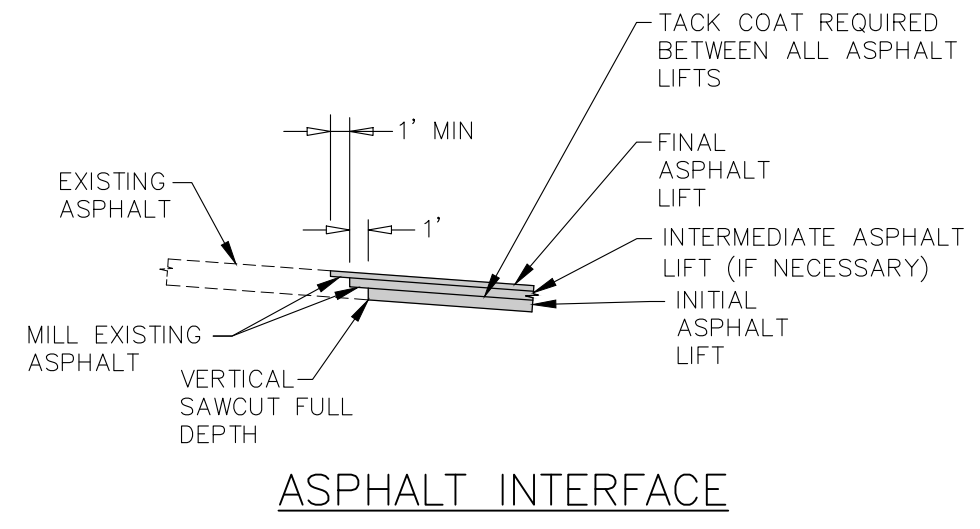
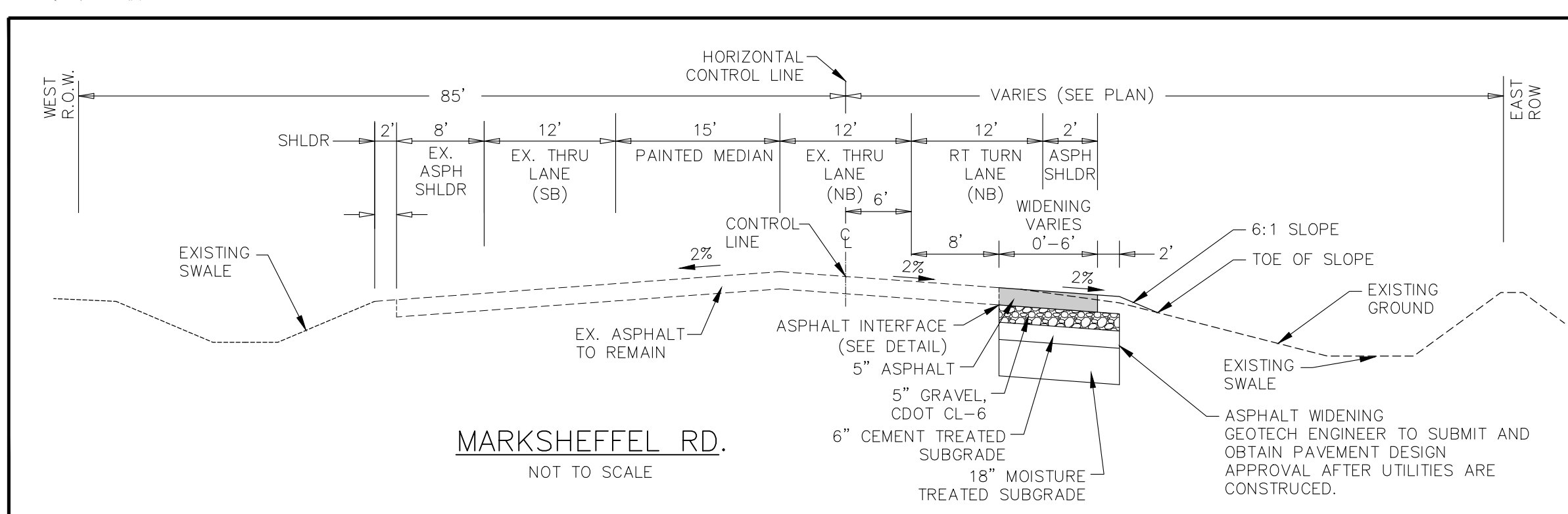
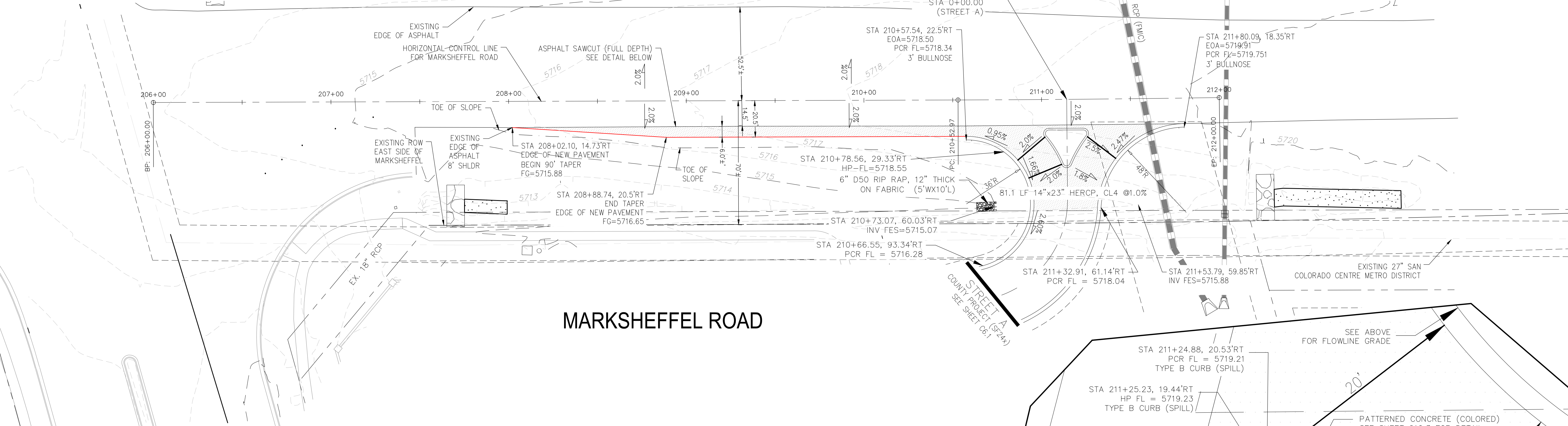
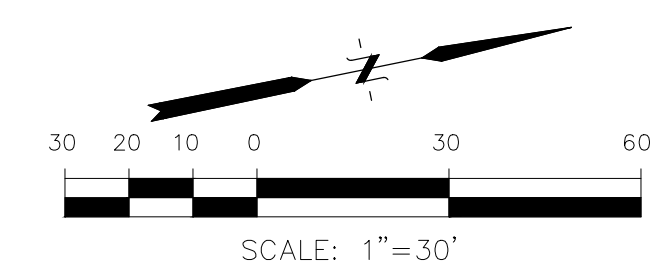
CITY OF COLORADO SPRINGS
MARKSHEFFEL ROAD IMPROVEMENTS
COVER SHEET (CITY)

PRELIMINARY

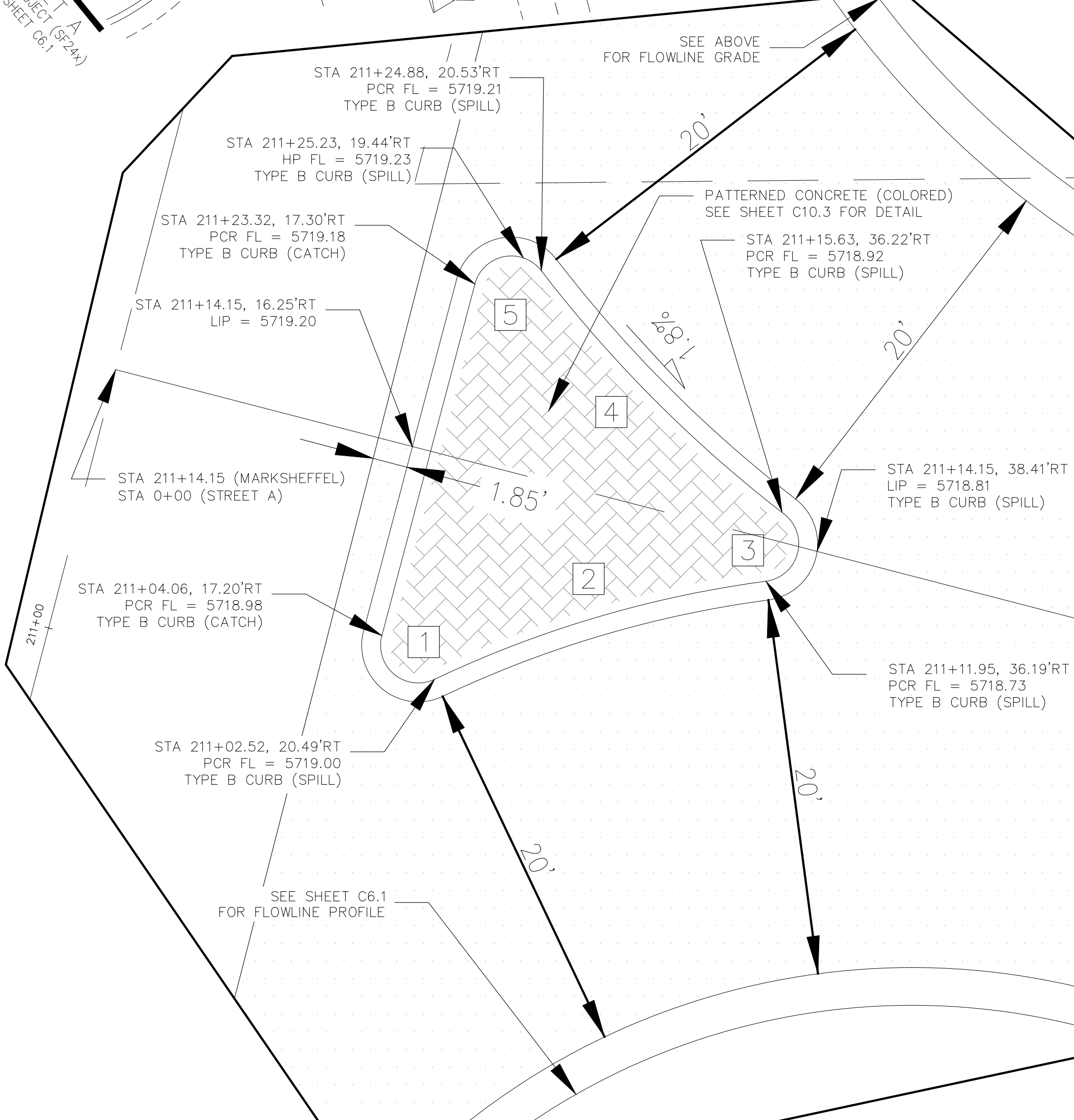
DATE:	APRIL, 2024
PROJECT NO.	100.070
SHEET NUMBER	C9.1
TOTAL SHEETS:	16

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



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"



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.

DESIGN DATA:
SIDEWALK WIDTH: N/A
LOCATION: ATTACHED: -
DETACHED: -
DESIGN SPEED: 55MPH
CURB TYPE: TYPE I
ROW WIDTH: VARIES, FL-FL: VARIES
STREET TYPE: RURAL
PAVEMENT:
TYPE: HMA X PCC
THICKNESS:
COMPOSITE SECTION: HMA _____ BASE _____

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

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: ###/###/###

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

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

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

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

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

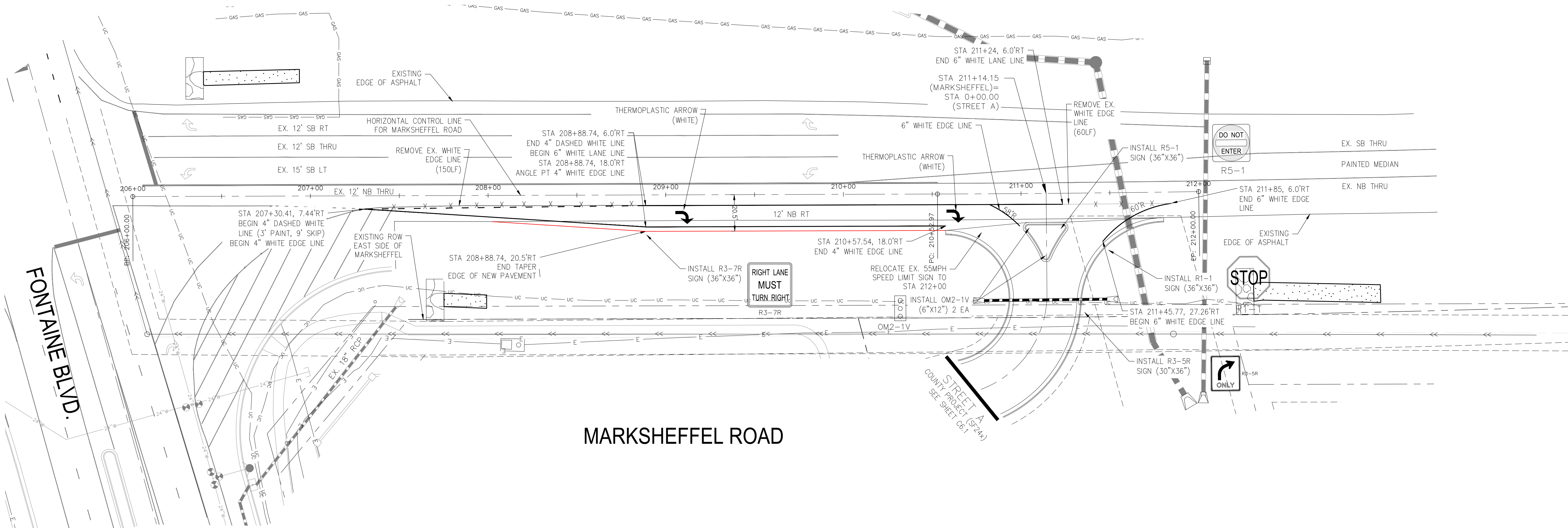
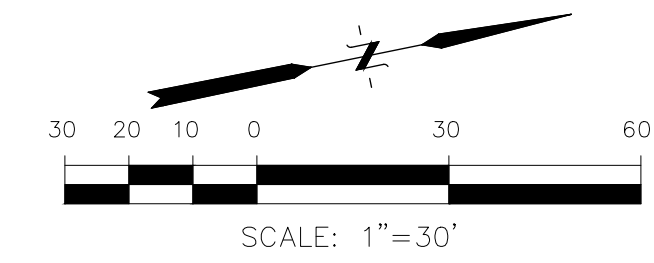
DATE: APRIL, 2024
PROJECT NO. 100.070
SHEET NUMBER C9.2
TOTAL SHEETS: 16

PRELIMINARY

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

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: N/A
 LOCATION: ATTACHED -
 DETACHED:
 DESIGN SPEED: 55MPH
 CURB TYPE: TYPE I
 ROW WIDTH: VARIES FL-FL: VARIES
 STREET TYPE: RURAL
 PAVEMENT:
 TYPE: HMA X PCC
 THICKNESS:
 COMPOSITE SECTION:
 HMA _____ BASE _____

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

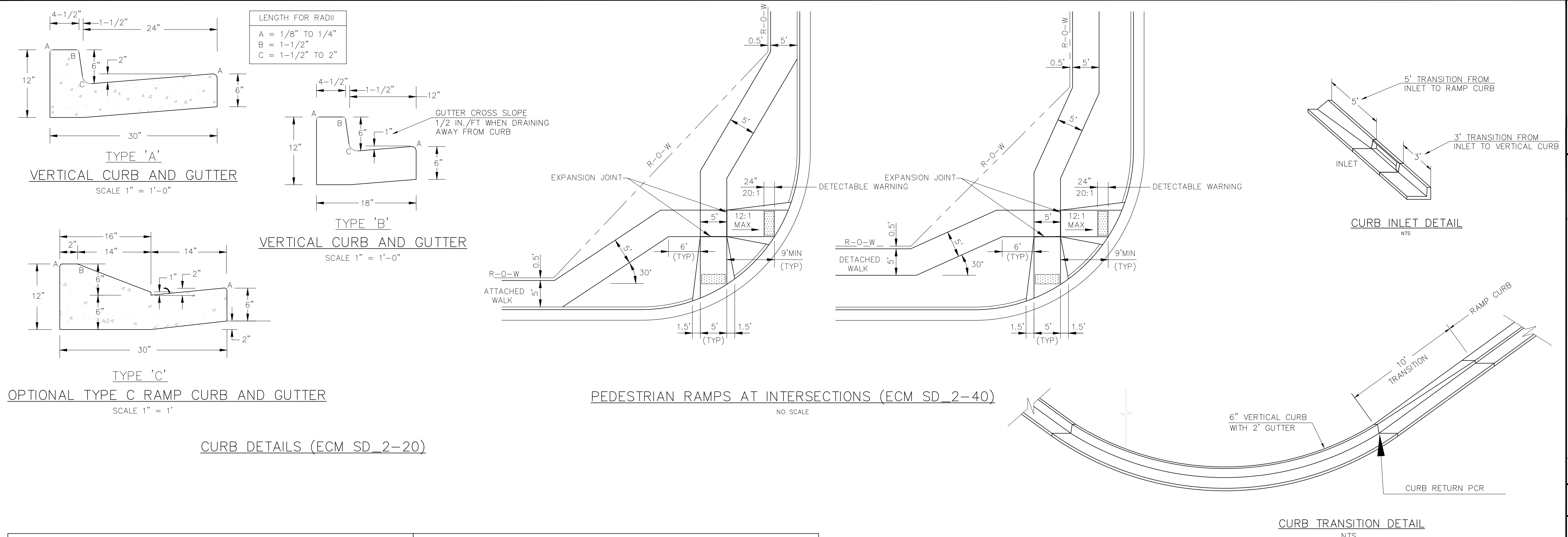
DATE: ###/###/###
 DESCRIPTION: ###/###/###
 NO. ###/###/###
 PREPARED FOR: **LORSON, LLC**
 212 N WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK
 PROJECT: **VILLAGE AT LORSON RANCH**
 FONTAINE BLVD/MARKSHEFFEL ROAD
 COLORADO SPRINGS, CO

DRAWN: BRM
 DESIGNED: RLS
 CHECKED: RLS

**MARKSHEFFEL ROAD
SIGNING AND STRIPING PLANS**

PRELIMINARY

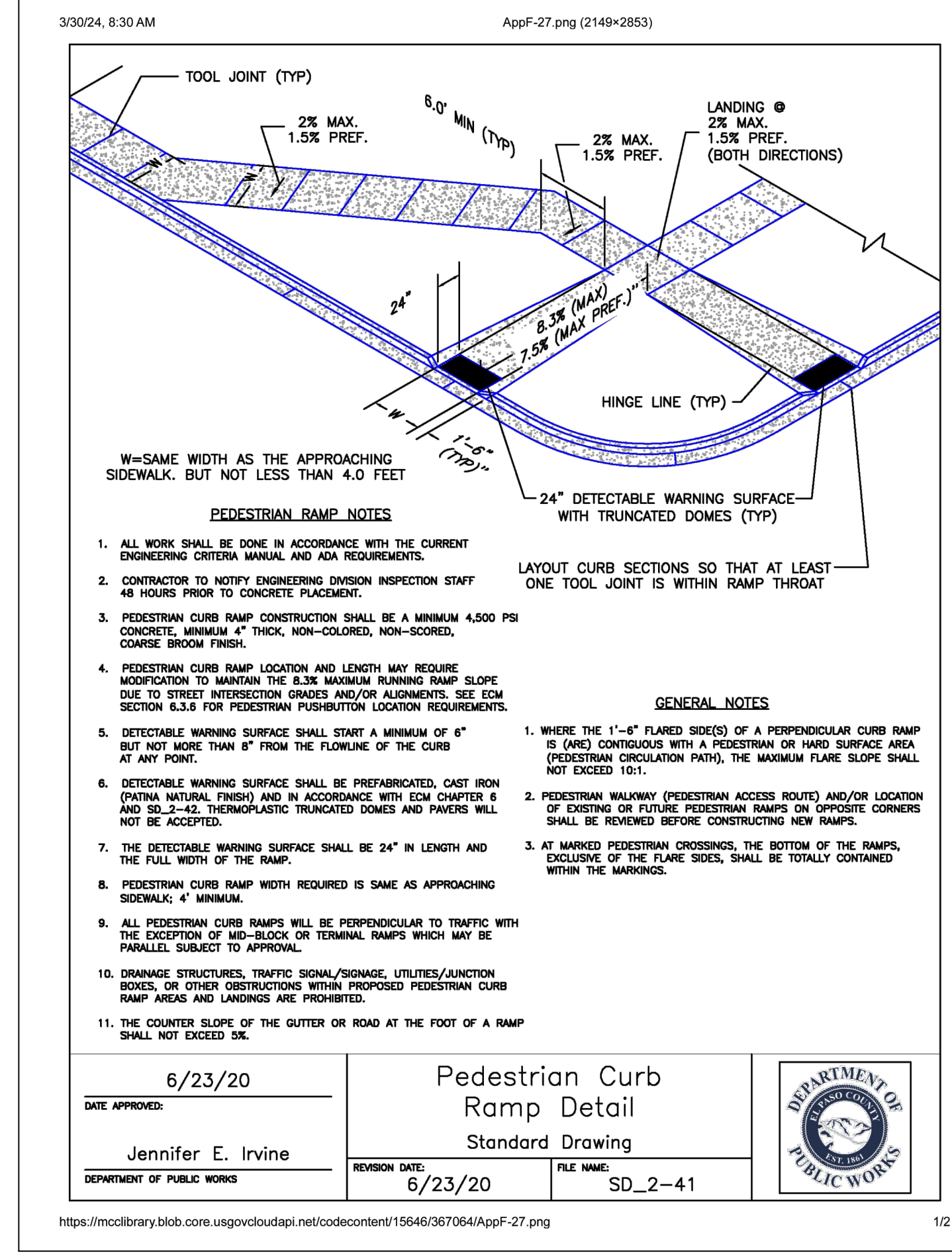
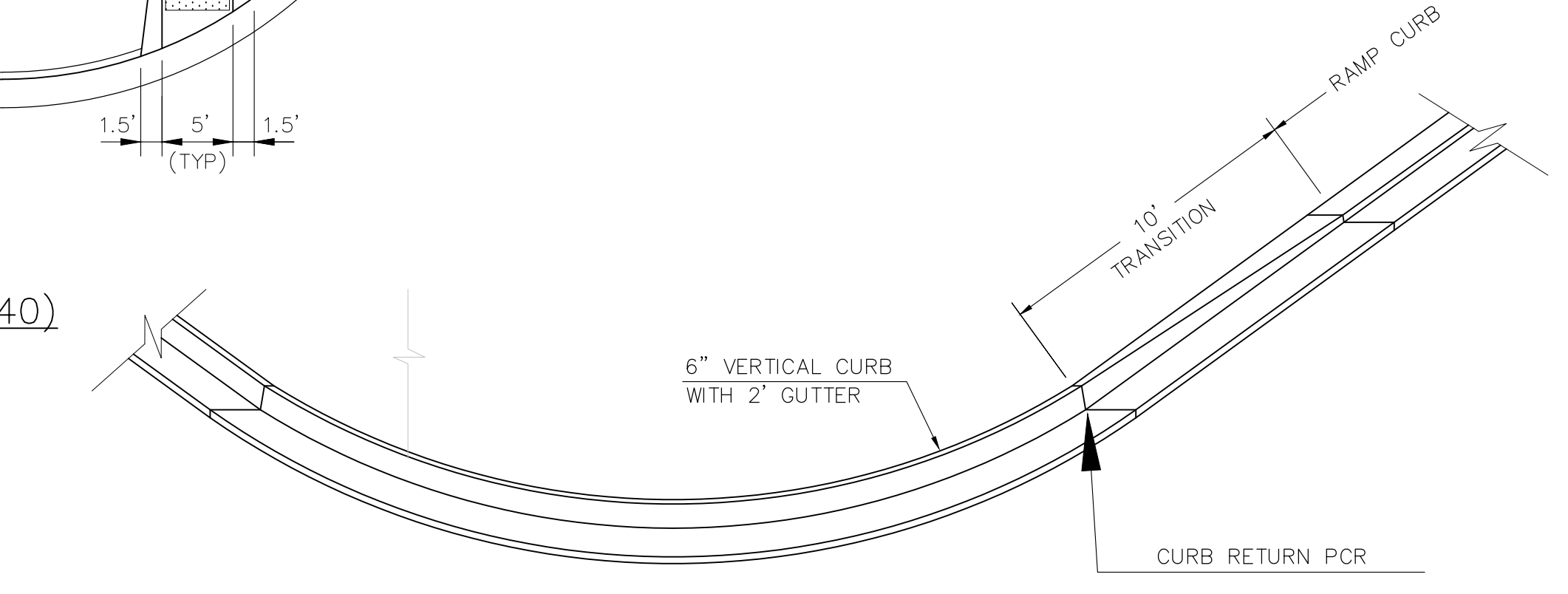
DATE:	APRIL, 2024
PROJECT NO.	100.070
SHEET NUMBER	C9.3
TOTAL SHEETS:	16



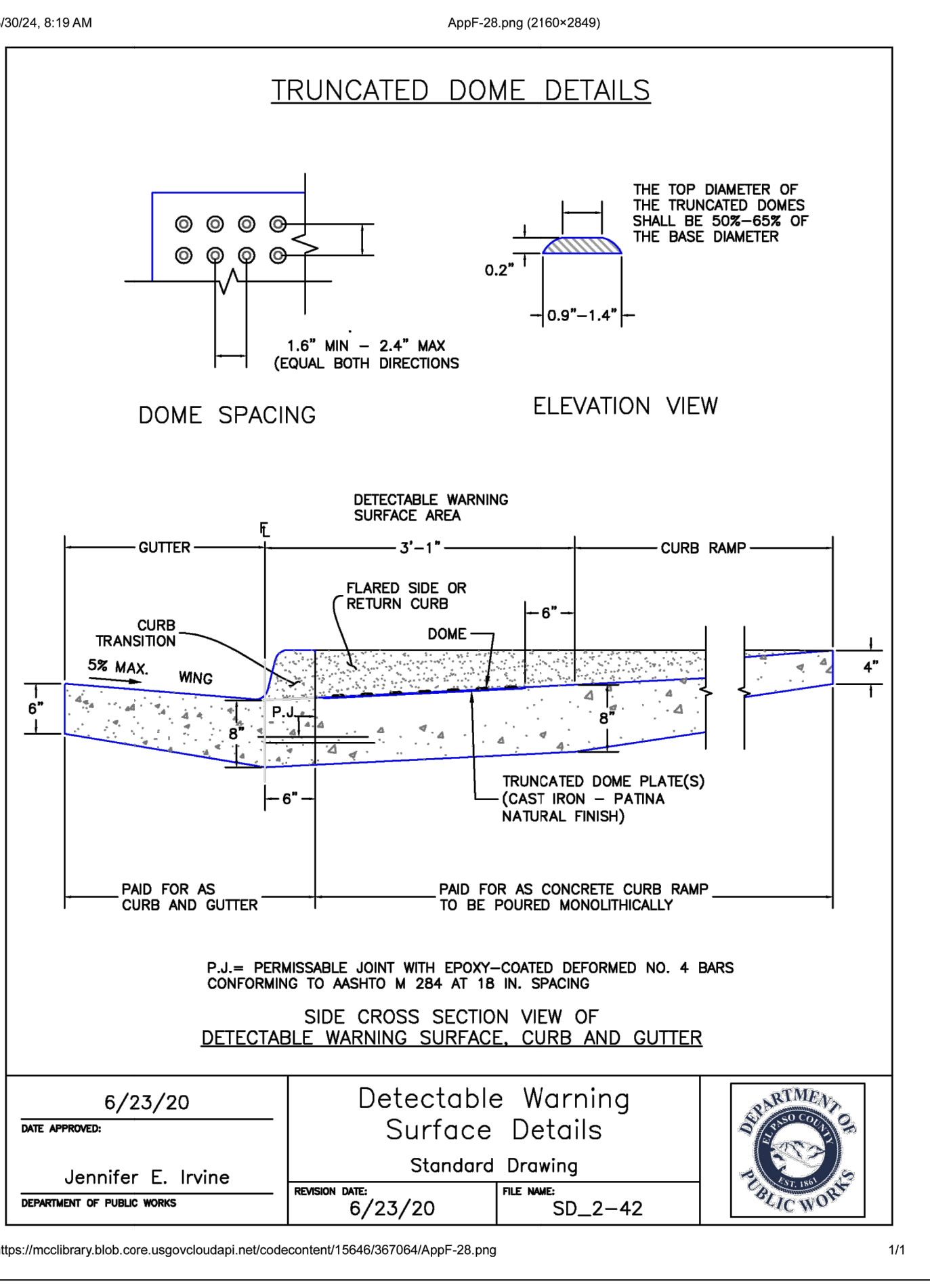
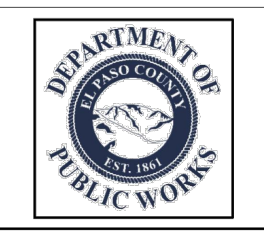
CURB DETAILS (ECM SD 2-20)

PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD 2-40)

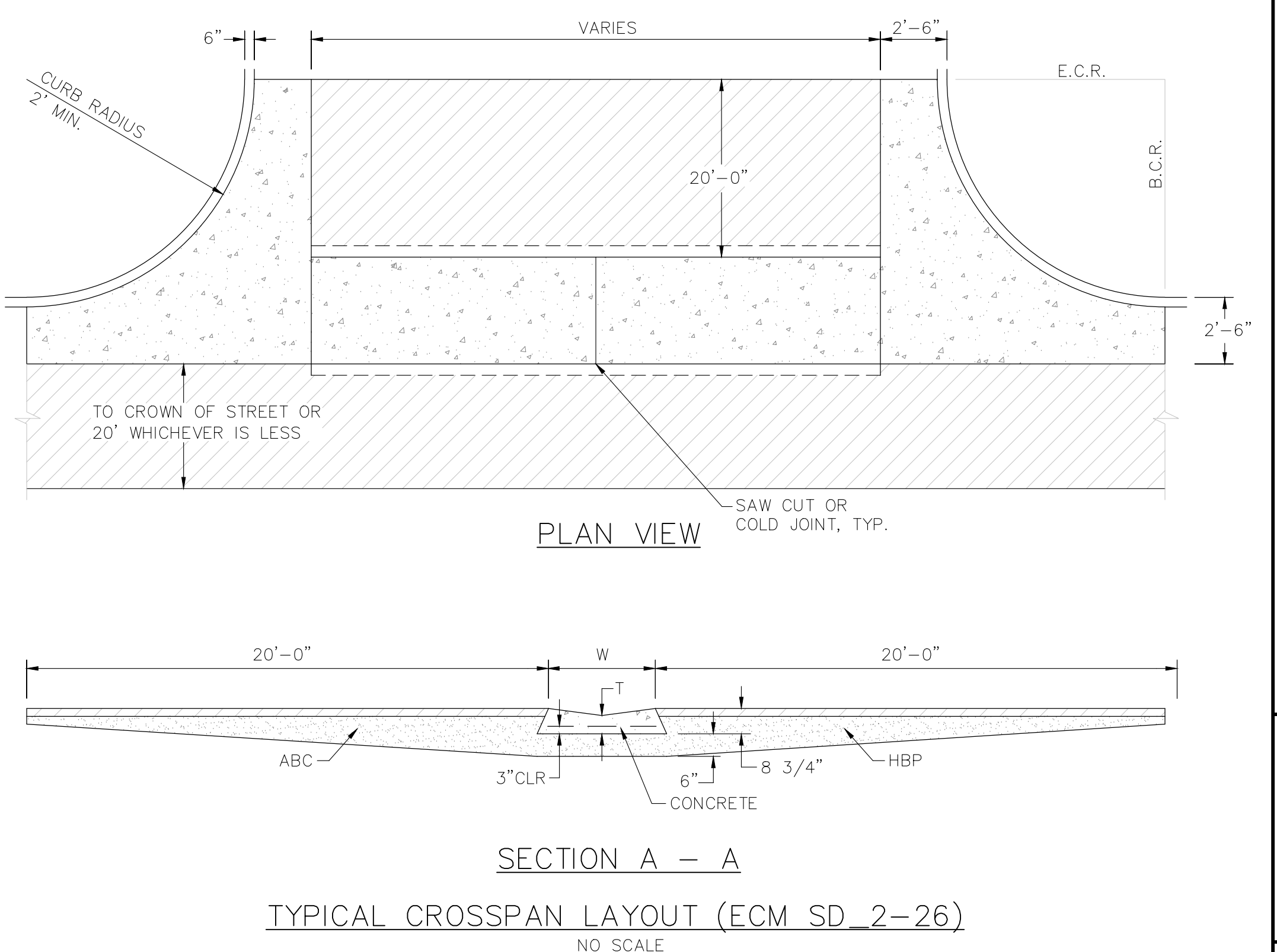
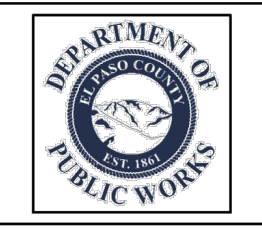
CURB TRANSITION DETAIL



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



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



TYPICAL CROSSSPAN LAYOUT (ECM SD 2-26)

- NO SCALE
- NOTES
1. W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, 10' FOR ARTERIAL ROADS.
 2. T = SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8" PCC, OR 9" FOR COLLECTORS MINIMUM WITH 6x6 - 4.4 WWF OR #4 @ 18"E.W.
 3. = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
 4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOODS, MO 63306
 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

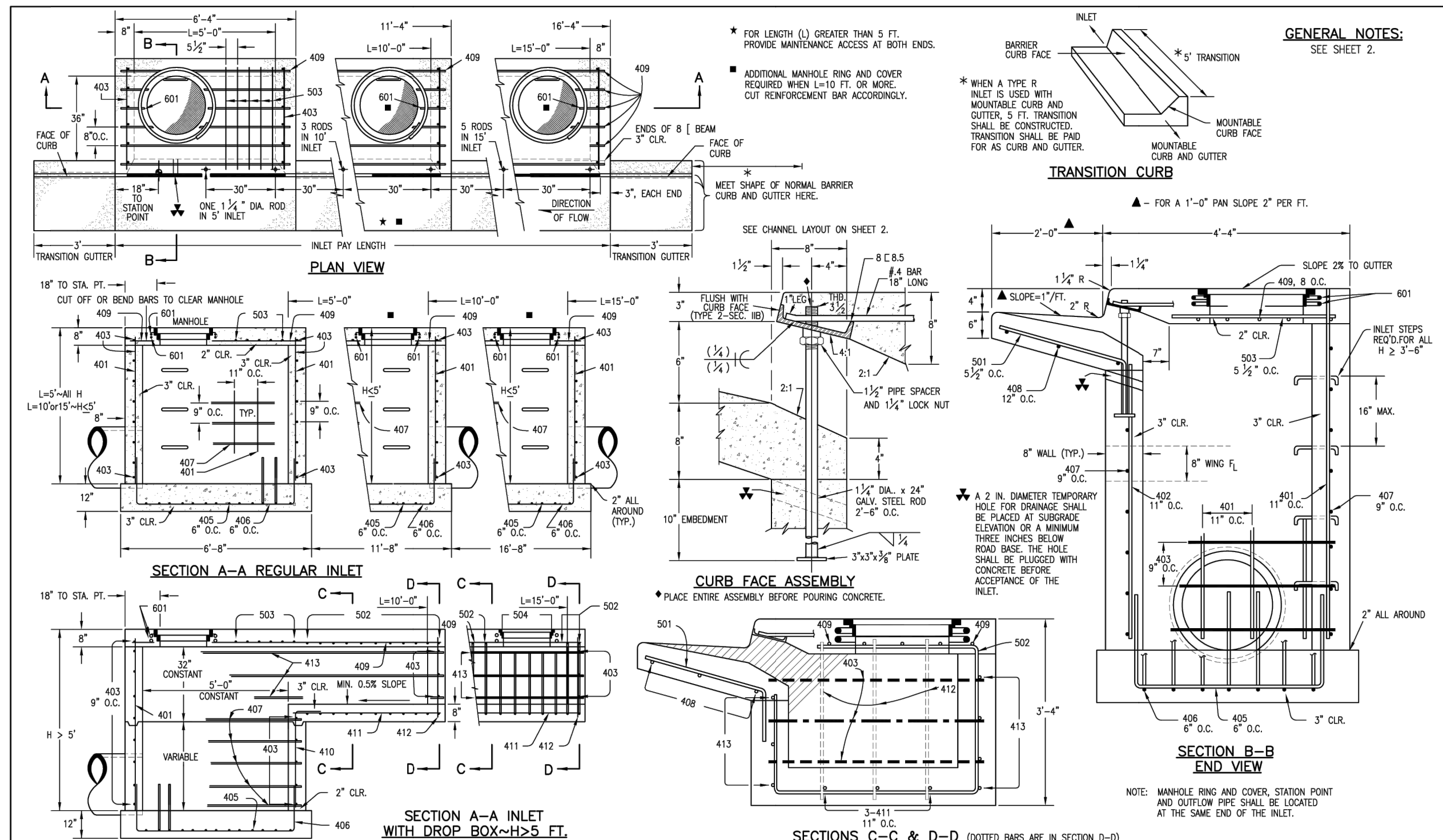
PROJECT: **VILLAGE AT LORSON RANCH**
 FONTAINE BLVD/MARKSHEFFEL ROAD
 COLORADO SPRINGS, CO

DRAWN: BRN
 DESIGNED: RLS
 CHECKED: RLS

STREET DETAILS
 DETAILS 1

PRELIMINARY

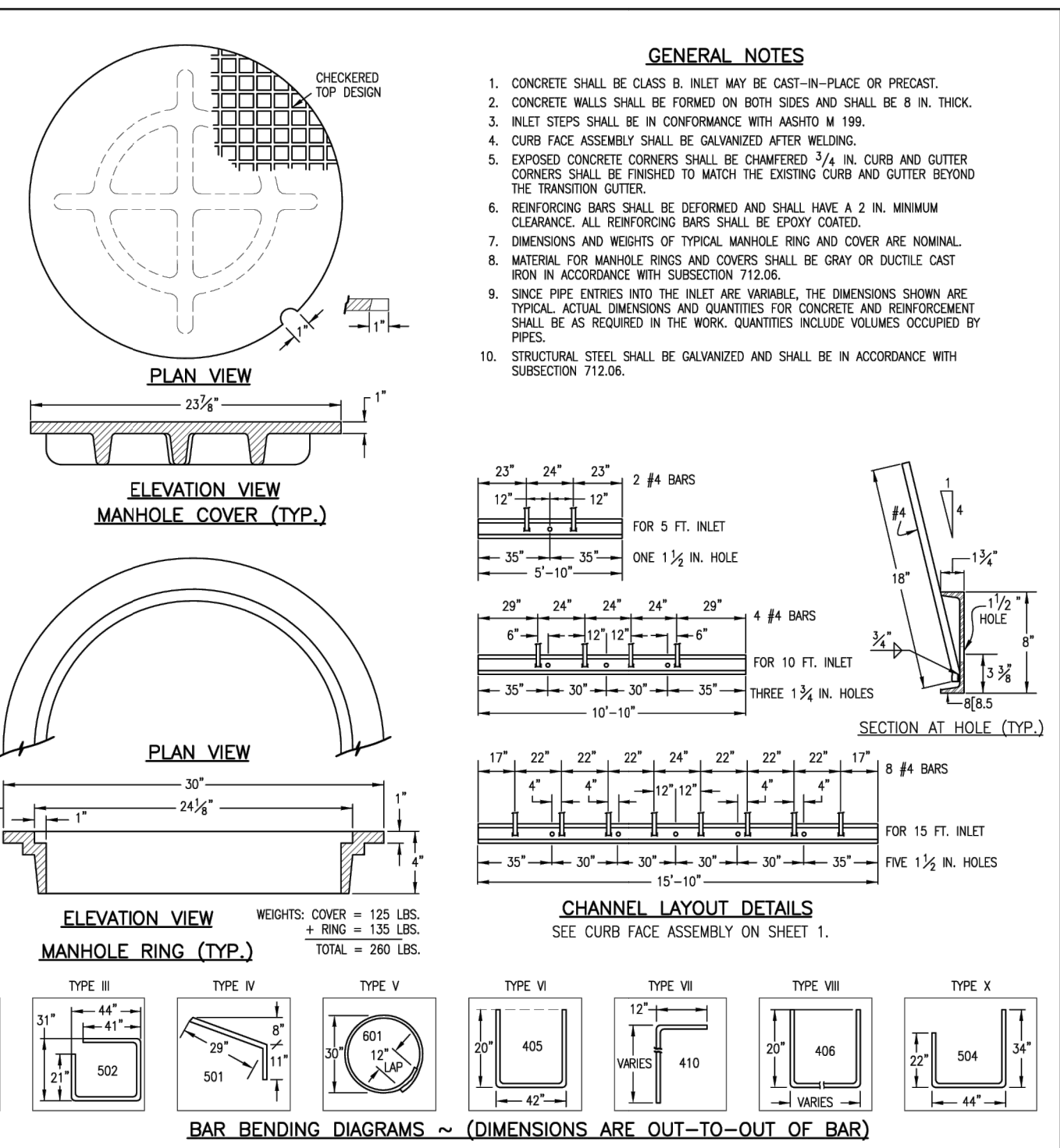
DATE: APRIL, 2024
 PROJECT NO: 100.070
 SHEET NUMBER: C10.1
 TOTAL SHEETS: 16



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			
401	4	11"	II	15	21	26	31	11	11	*
402	4	11"	III	7	13	18	24	7	7	*
403	4	9"	II	4	7	9	12	4	4	*
405	4	8"	VI	11	16	21	26	11	11	*
406	4	6"	VIII	7	10	13	17	7	7	*
407	4	9"	II	4	7	9	12	4	4	*
408	4	12"	III	3	5	7	9	3	3	*
409	4	8"	II	6	9	12	15	6	6	*
410	4	11"	VII	3	3	3	3	3	3	*
411	4	11"	VI	3	3	3	3	3	3	*
412	4	11"	III	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"	LENGTH	REGULAR		L = 5 FT.		L = 10 FT.		L = 15 FT.	
		NO. REQ'D.	CONC. CU. YDS.	NO. REQ'D.	CONC. CU. YDS.	NO. REQ'D.	CONC. CU. YDS.	NO. REQ'D.	CONC. CU. YDS.
3'-0"	2'-0"	10	7	3.2	285	5.3	497	7.4	706
3'-0"	3'-0"	20	7	3.4	302	5.7	528	7.9	747
4'-0"	3'-0"	12	9	3.7	328	6.0	559	8.4	786
4'-0"	4'-0"	12	9	3.9	334	6.4	571	8.8	803
5'-0"	4'-0"	14	11	4.1	354	6.7	602	9.3	844
5'-0"	5'-0"	16	13	4.4	375	7.0	627	9.6	850
6'-0"	5'-0"	16	13	4.6	382	7.2	636	9.8	860
6'-0"	6'-0"	18	15	4.8	402	7.4	654	10.0	874
7'-0"	6'-0"	19	16	5.0	423	7.6	674	10.2	887
7'-0"	7'-0"	20	17	5.2	436	7.8	694	10.4	907
8'-0"	7'-0"	21	18	5.4	451	8.0	711	10.6	927
8'-0"	8'-0"	22	19	5.6	471	8.2	732	10.8	944
9'-0"	8'-0"	23	20	5.8	493	8.4	754	11.0	954
9'-0"	9'-0"	24	21	6.0	516	8.6	777	11.2	974
10'-0"	9'-0"	25	22	6.2	540	8.8	801	11.4	992
10'-0"	10'-0"	26	23	6.4	566	9.0	826	11.6	1011
11'-0"	10'-0"	27	24	6.6	594	9.2	852	11.8	1031
11'-0"	11'-0"	28	25	6.8	624	9.4	879	12.0	1052



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) 757-8083
 Fax: (303) 757-9820
 Project Development Branch SRJ/LTA

CURB INLET TYPE R
 Issued By: Project Development Branch on July 04, 2006

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

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

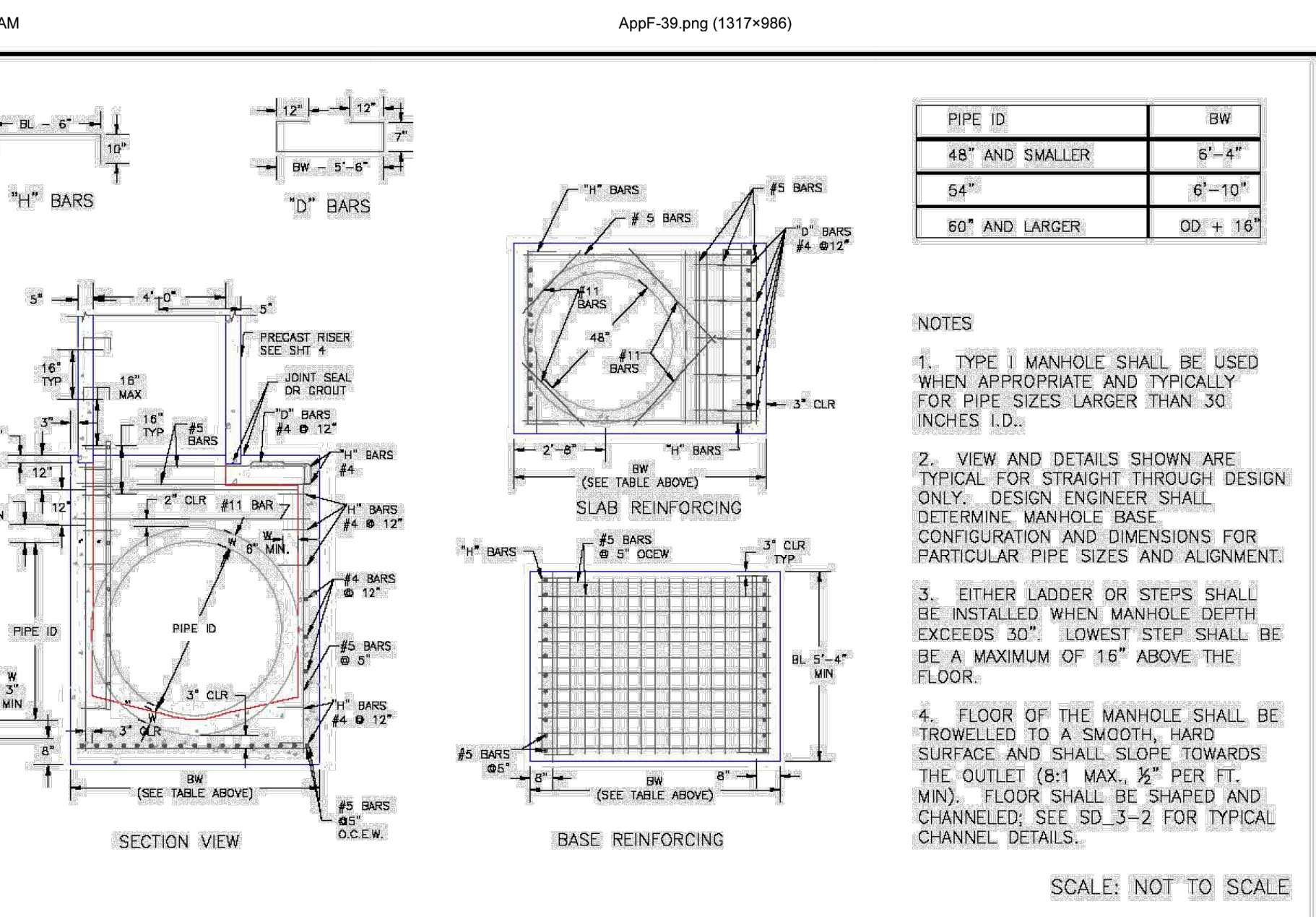
Sheet Revisions

Date	Comments

Colorado Department of Transportation
 4201 East Arkansas Avenue
 Denver, Colorado 80222
 Phone: (303) 757-8083
 Fax: (303) 757-9820
 Project Development Branch SRJ/LTA

CURB INLET TYPE R
 Issued By: Project Development Branch on July 04, 2006

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



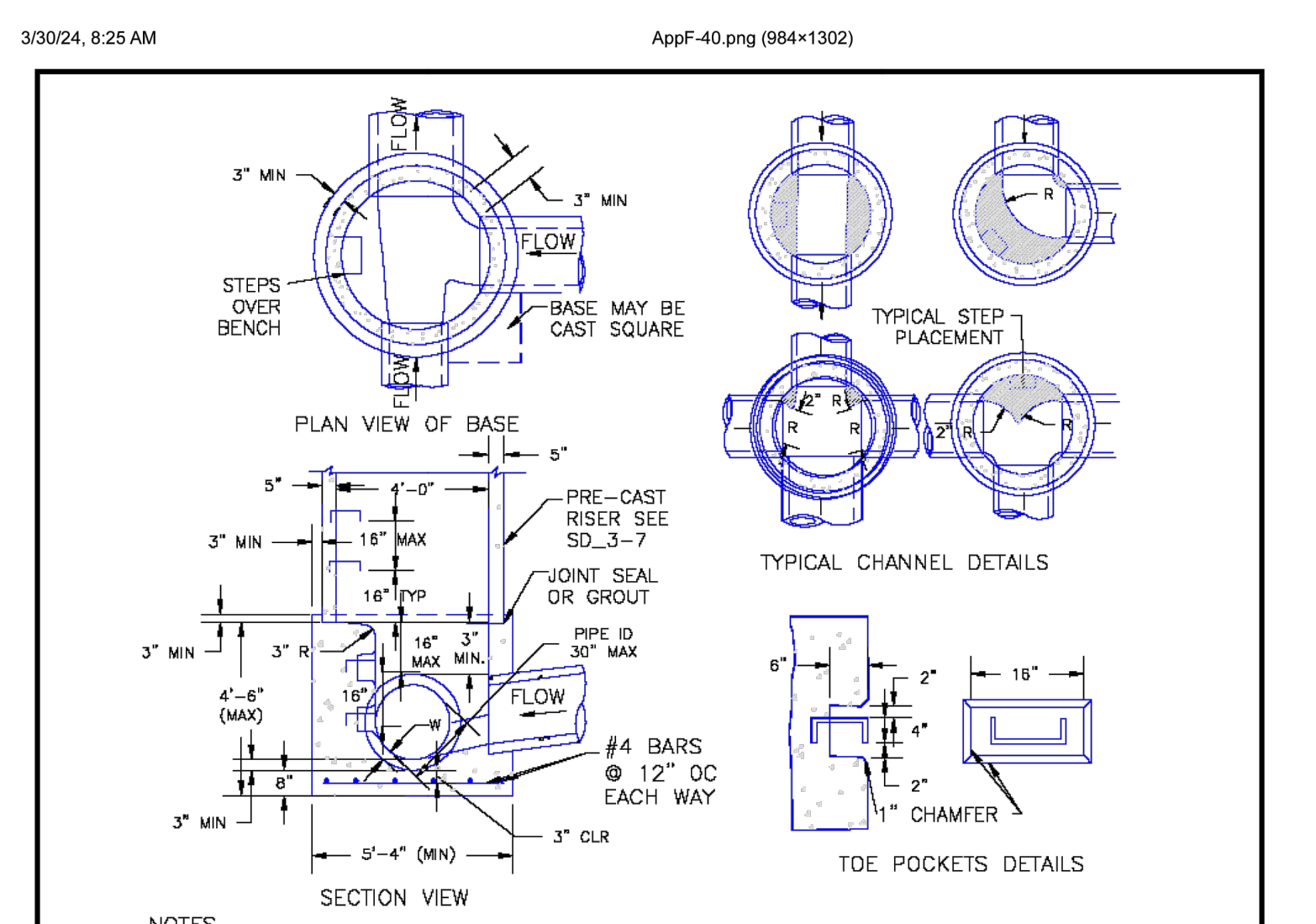
Storm Sewer Manhole Detail Type I Standard Drawing

DATE APPROVED: 7/9/09
 ANDRÉ P. BRACKIN
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 7/9/09
 FILE NAME: SD_3-1

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

https://mclibrary.blob.core.usgovcloudapi.net/codecontent/15646/367064/AppF-39.png



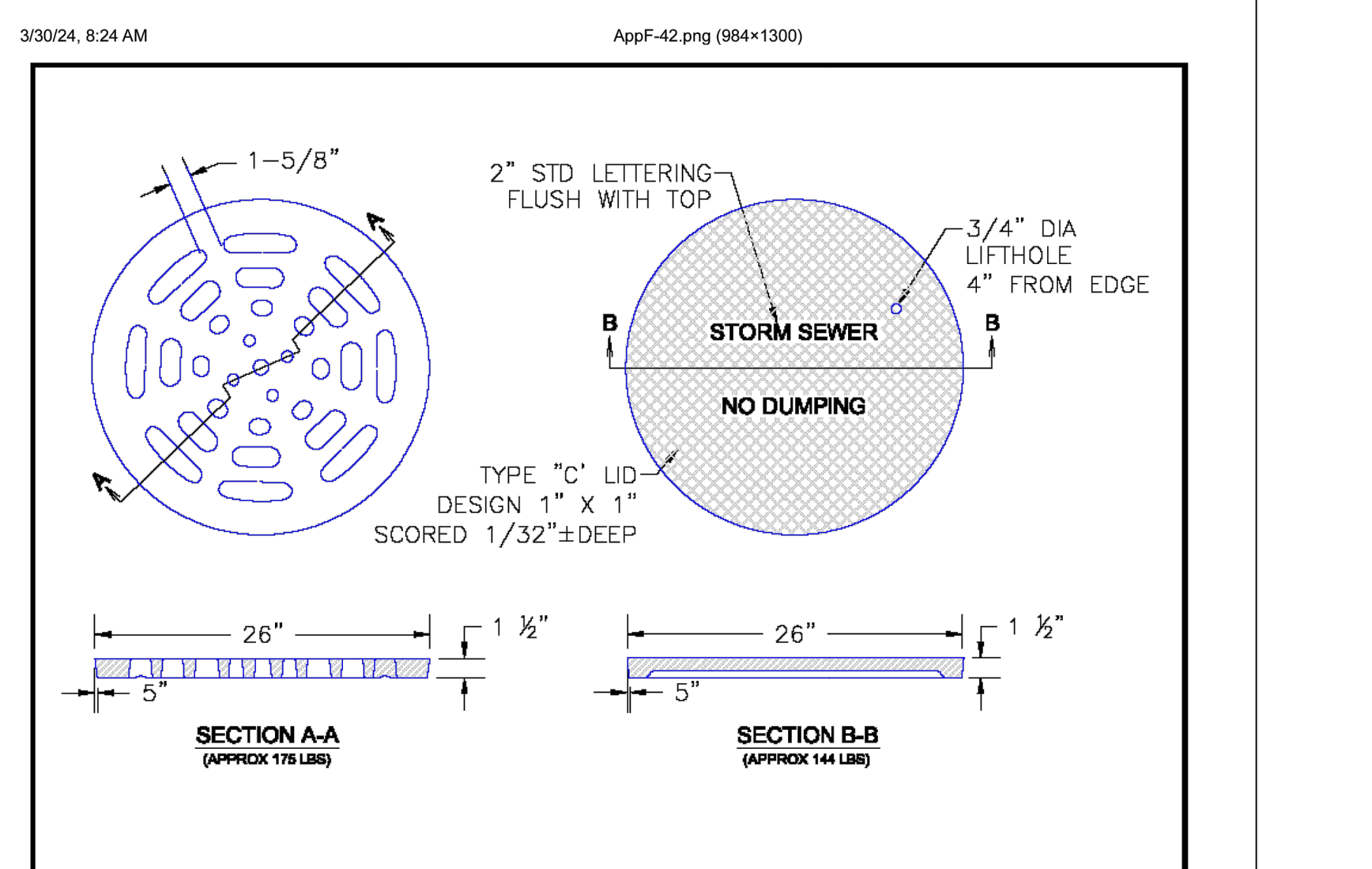
Storm Sewer Manhole Detail Type II Standard Drawing

DATE APPROVED: 11/10/04
 ANDRÉ P. BRACKIN
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 11/10/04
 FILE NAME: SD_3-2

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

https://mclibrary.blob.core.usgovcloudapi.net/codecontent/15646/367064/AppF-40.png



Storm Sewer Details Standard Drawing

DATE APPROVED: 9/16/10
 ANDRÉ P. BRACKIN
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 9/16/10
 FILE NAME: SD_3-5

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

https://mclibrary.blob.core.usgovcloudapi.net/codecontent/15646/367064/AppF-42.png

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

PREPARED FOR: LORSON, LLC

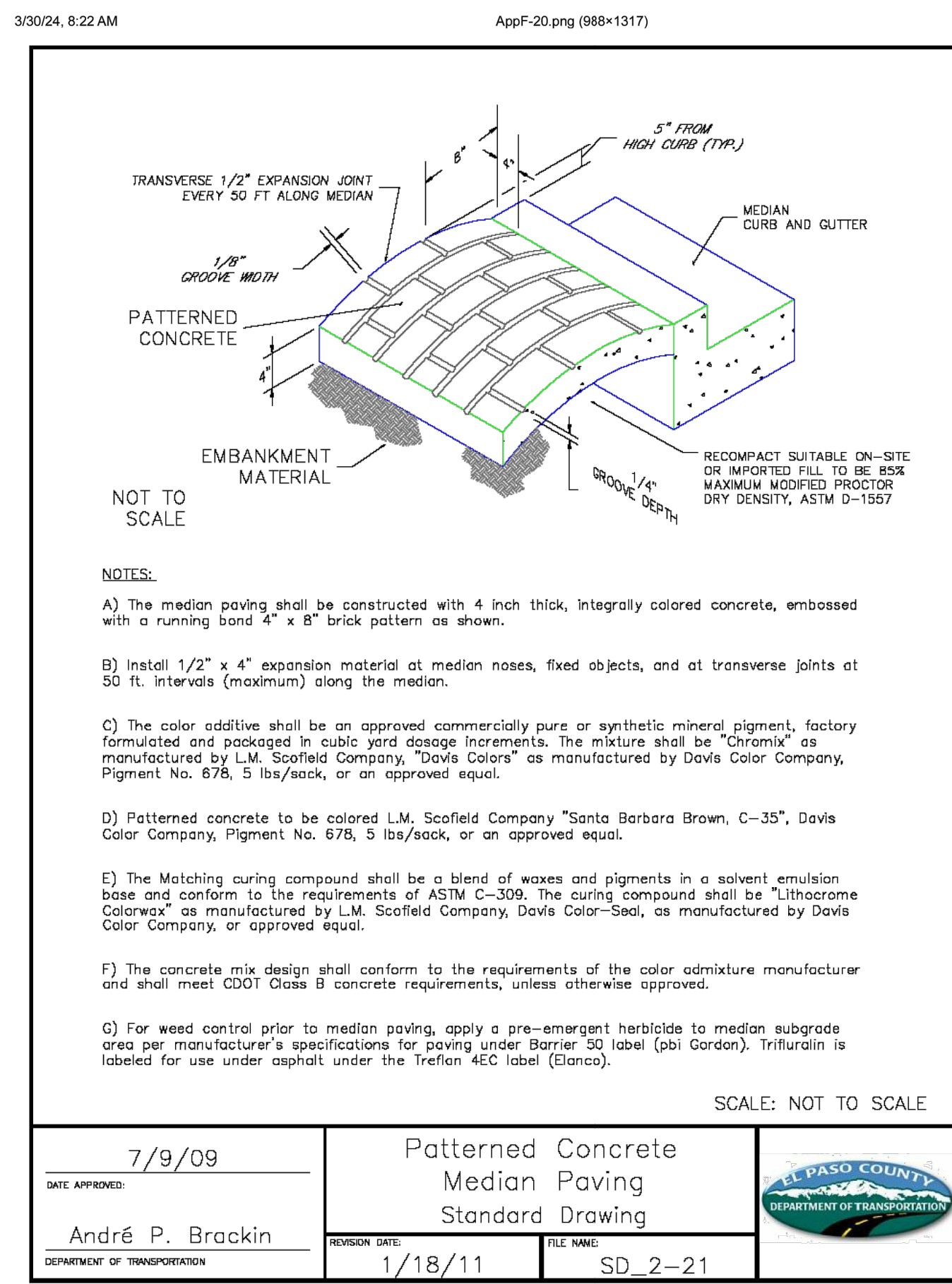
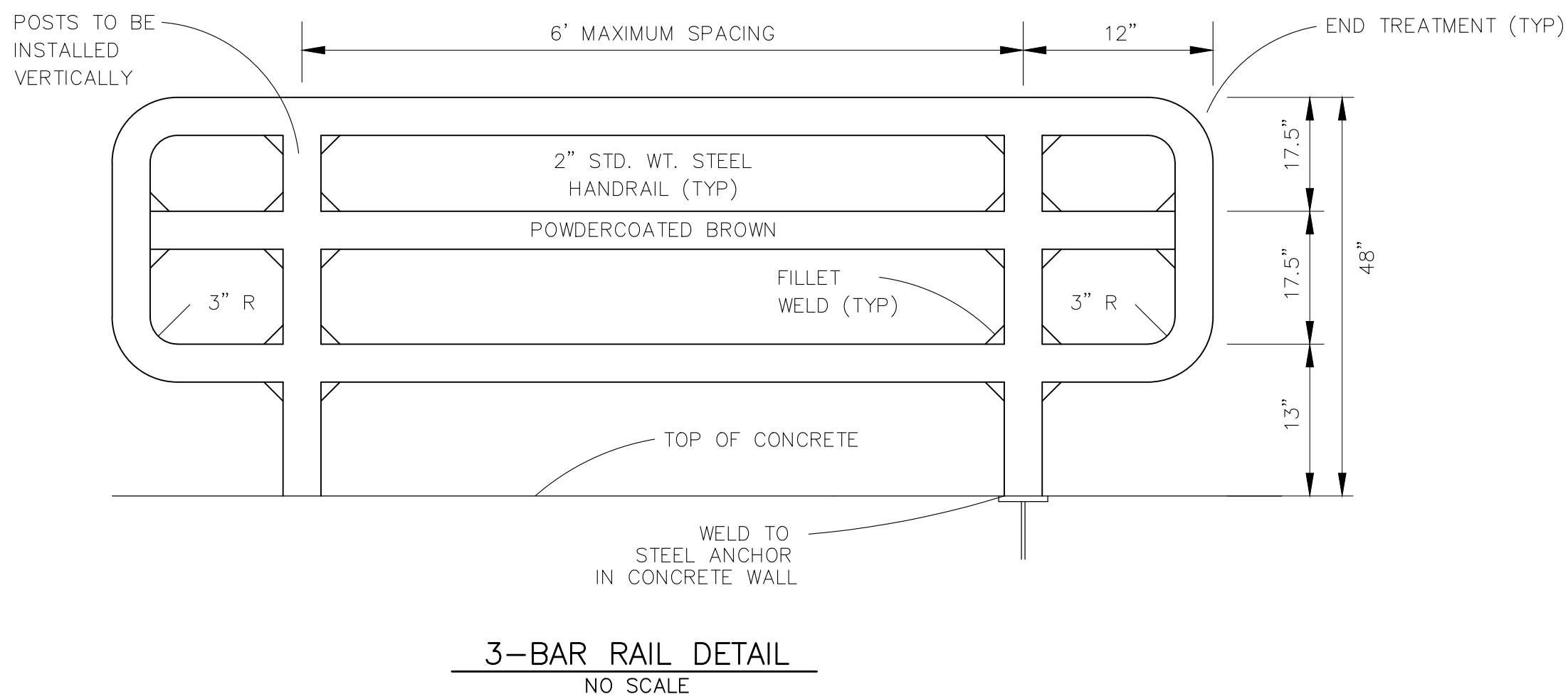
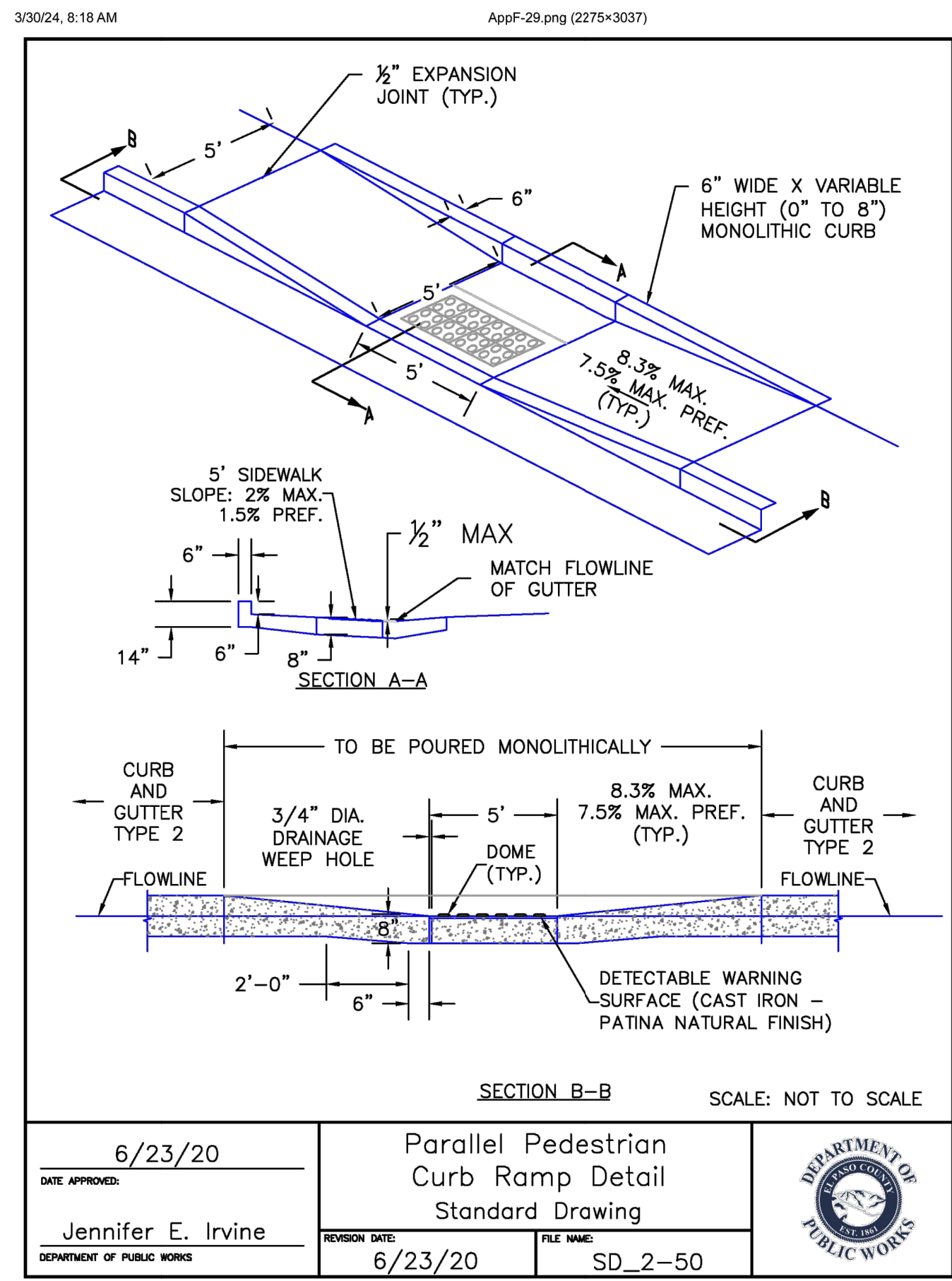
DATE: ###
 DESCRIPTION: ###
 NO. ###

DRAWN: BRN
 DESIGNED: RLS
 CHECKED: CHECKED BY:

STORM SEWER DETAILS
DETAILS 2

PRELIMINARY

DATE: APRIL, 2024
 PROJECT NO. 100.070
 SHEET NUMBER C10.2
 TOTAL SHEETS: 16



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

NO. ###
 DATE ###

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: CHECKED BY:

DETAILS
 DETAILS 3

PRELIMINARY

DATE:
 APRIL, 2024

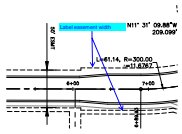
PROJECT NO.
 100.070

SHEET NUMBER
C10.3

TOTAL SHEETS: 16

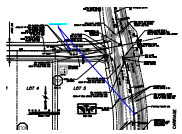
V1_street-storm plans.pdf Markup Summary

Callout (8)



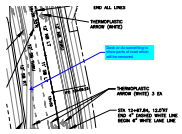
Subject: Callout
Page Label: C2.1
Author: CDurham
Date: 5/17/2024 12:46:50 PM
Status:
Color: ■
Layer:
Space:

Label easement width



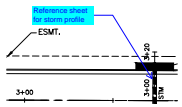
Subject: Callout
Page Label: C5.1
Author: CDurham
Date: 5/17/2024 12:50:23 PM
Status:
Color: ■
Layer:
Space:

Turn on all striping



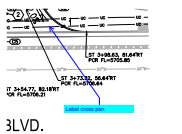
Subject: Callout
Page Label: C5.1
Author: CDurham
Date: 5/17/2024 12:50:16 PM
Status:
Color: ■
Layer:
Space:

Dash or do something to show parts of road which will be removed.



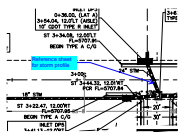
Subject: Callout
Page Label: C6.2
Author: CDurham
Date: 5/17/2024 1:29:01 PM
Status:
Color: ■
Layer:
Space:

Reference sheet for storm profile



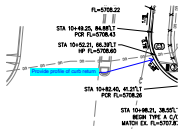
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Date: 5/17/2024 1:27:47 PM
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Layer:
Space:

Label cross pan



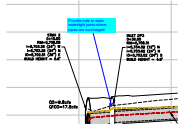
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Author: CDurham
Date: 5/17/2024 1:29:16 PM
Status:
Color: ■
Layer:
Space:

Reference sheet for storm profile



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Author: CDurham
Date: 5/17/2024 1:31:10 PM
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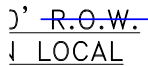
Provide profile of curb return



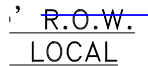
Subject: Callout
Page Label: C7.1
Author: CDurham
Date: 5/17/2024 1:32:32 PM
Status:
Color: ■
Layer:
Space:

Provide note to state watertight joints where pipes are surcharged

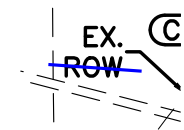
Line (3)



Subject: Line
Page Label: C0.3
Author: CDurham
Date: 5/17/2024 12:43:49 PM
Status:
Color: ■
Layer:
Space:

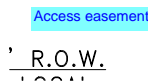


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Page Label: C0.3
Author: CDurham
Date: 5/17/2024 12:43:56 PM
Status:
Color: ■
Layer:
Space:



Subject: Line
Page Label: C6.1
Author: CDurham
Date: 5/17/2024 12:53:31 PM
Status:
Color: ■
Layer:
Space:

Text Box (17)



Subject: Text Box
Page Label: C0.3
Author: CDurham
Date: 5/17/2024 12:44:12 PM
Status:
Color: ■
Layer:
Space:

Access easement

Access easement
R.O.W.
LOCAL

Subject: Text Box
Page Label: C0.3
Author: CDurham
Date: 5/17/2024 12:44:19 PM
Status:
Color: ■
Layer:
Space:

Access easement

Show typical section for south drive aisle

Subject: Text Box
Page Label: C0.3
Author: CDurham
Date: 5/17/2024 12:45:32 PM
Status:
Color: ■
Layer:
Space:

Show typical section for south drive aisle

Turn off storm, c&g

Subject: Text Box
Page Label: C2.1
Author: CDurham
Date: 5/17/2024 12:45:58 PM
Status:
Color: ■
Layer:
Space:

Turn off storm, c&g

Move street name

Subject: Text Box
Page Label: C5.1
Author: CDurham
Date: 5/17/2024 12:49:26 PM
Status:
Color: ■
Layer:
Space:

Move street name

Label cl-cl intersection

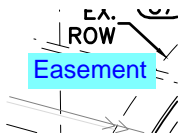
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Page Label: C6.1
Author: CDurham
Date: 5/17/2024 12:52:38 PM
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Label cl-cl intersection

Show culvert crossing in profile

Subject: Text Box
Page Label: C6.1
Author: CDurham
Date: 5/17/2024 12:53:08 PM
Status:
Color: ■
Layer:
Space:

Show culvert crossing in profile



Subject: Text Box
Page Label: C6.1
Author: CDurham
Date: 5/17/2024 12:53:47 PM
Status:
Color: ■
Layer:
Space:

Easement



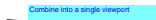
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Page Label: C6.2
Author: CDurham
Date: 5/17/2024 12:54:42 PM
Status:
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Layer:
Space:

Label cl-cl intersection



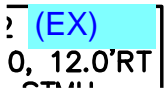
Subject: Text Box
Page Label: C6.4
Author: CDurham
Date: 5/17/2024 1:13:34 PM
Status:
Color: ■
Layer:
Space:

Channelization islands will need to be installed with signals at the intersection. Please set up a meeting with staff to discuss design.



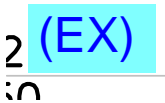
Subject: Text Box
Page Label: C6.3
Author: CDurham
Date: 5/17/2024 1:27:32 PM
Status:
Color: ■
Layer:
Space:

Combine into a single viewport



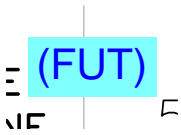
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Author: CDurham
Date: 5/17/2024 1:28:25 PM
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Layer:
Space:

(EX)



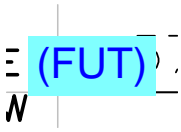
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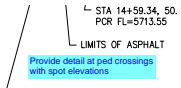
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Provide detail at ped crossings with spot elevations



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Provide detail at ped crossings with spot elevations