CONSTRUCTION PLANS
FOR

VILLAGE AT LORSON RANCH

STREET AND STORM SEWER CONSTRUCTION PLANS

VICINITY MAP
NO SCALE

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

Know what's **below.**
Call before you dig.

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 _____ DATE: SEPT. 12, 2024
Lorson, LLC
TITLE AUTHORIZED SIGNING AGENT

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

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.

WATER / SANITARY
WIDEFIELD WATER AND SANITATION DISTRICT
8495 FONTAINE BLVD.
COLORADO SPRINGS, CO 80925
719–390–7111

CABLE
COMCAST
P.O. BOX 173838
DENVER, CO 80217
970–641–4774

ELECTRIC
MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN RD.
COLORADO SPRINGS, CO 80831
719–495–2283

SECURITY FIRE PROTECTION DISTRICT
400 SECURITY BOULEVARD
SECURITY, CO 80911
719–392–7121

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

GAS
BLACK HILLS ENERGY
7060 ALLEGRE ST.
FOUNTAIN, CO 80817
719–393–6639

EL PASO COUNTY
PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
719–520–6300

BASIS OF BEARING
BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEING SOUTH 89°41'52" WEST. THE EAST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 3–1/2" ALUMINUM CAP MONUMENT AND THE WEST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 2–1/2" ALUMINUM CAP MONUMENT

BENCHMARK
FIMS MONUMENT F204 LOCATED AT THE NORTHWEST CORNER OF FONTAINE BLVD AND COTTONWOOD GROVE DR. ELEVATION 5724.072 (N.G.V.D. 29)

TRAFFIC CONTROL NOTE
THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL DEVICES AND MONITORING NECESSARY TO SAFELY COMPLETE THE WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH M.U.T.C.D. GUIDELINES. THE CONTRACTOR SHALL COMPLETE ALL NECESSARY WORK FOR PLAN REVIEW, PERMITS AND PROCESSING. TRAFFIC CONTROL WILL NOT BE PAID SEPARATELY BUT IS INCLUDED IN THE COST OF THE PROJECT.

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING AND PROPOSED RIGHT OF WAY
- EXISTING AND PROPOSED LOT LINES
- EXISTING AND PROPOSED EASEMENTS
- STREET CENTERLINE
- PROPOSED CURB AND GUTTER
- EX–W — EXISTING WATERMAIN
- W–8 — PROPOSED WATERMAIN
- SS–8 — EXISTING SANITARY SEWER
- SS–8 — PROPOSED SANITARY SEWER
- SS–24 — EXISTING 24" SANITARY SEWER
- G — EXISTING GASMAIN
- E — EXISTING UNDERGROUND ELECTRIC
- OHE — EXISTING OVERHEAD ELECTRIC
- TV — EXISTING CABLE TV
- UC T — EXISTING COMMUNICATIONS
- EXISTING STORM DRAIN
- PROPOSED STORM SEWER
- Ⓢ — EXISTING MANHOLES
- PROPOSED SANITARY AND STORM MANHOLES
- EXISTING AND PROPOSED WATERMAIN VALVES
- EXISTING AND PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE
- PROPOSED STORM SEWER INLET

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

SF-248

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

COLORADO REGISTERED 33997 PROFESSIONAL ENGINEER 9-12-2024

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

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

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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:

VILLAGE AT LORSON RANCH
STREET AND STORM SEWER PLANS
COVER SHEET

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

CONSTRUCTION NOTES

1. ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.

2. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM DREXEL, BARRELL & CO., JULY, 2005. SUPPLEMENTAL SURVEY DATA WAS OBTAINED FOR MARKSHEFFEL ROAD FROM M&S CIVIL GROUP IN NOVEMBER, 2016. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.

3. DEPTH OF MOISTURE–DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
   BASE OF ALL CUTS AND FILLS – 12 INCHES,
   FULL DEPTH OF ALL EMBANKMENTS

4. THE CONTRACTOR IS RESPONSIBLE FOR THE RE–ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.

5. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.

6. PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF–ROLLED WITH A LOADED 988 FRONT–END LOADER OR SIMILAR HEAVY RUBBER TIRED VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER–EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTMM D–698) AT 0 TO +4.0% OF OPTIMUM MOISTURE CONTENT FOR A–6 AND A–7–6 SOILS ENCOUNTERED. OTHER SUBGRADE TYPES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D–1557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED (18 INCHES FOR A–7–6 SOILS BELOW FULL–DEPTH ASPHALT CONCRETE) AND COMPACTED AS OUTLINED ABOVE PRIOR TO PAVING OPERATIONS. SUBGRADE FILL SHALL BE PLACED IN SIX–INCH LIFTS AND UNIFORMLY COMPACTED, MEETING THE REQUIREMENTS AS PREVIOUSLY DESCRIBED.

7. SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.

8. FILL SHALL BE PLACED IN 8–INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.

9. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:
   - HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
   - SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
   - TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
   - MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.
   - TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.
   - CONCRETE WASH AREAS.
   - INLET PROTECTION.

   THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.

10. FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR LORSON RANCH.

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

1. *ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.*

2. *CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).*

3. *CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:*
   a. *EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)*
   b. *CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2*
   c. *COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION*
   d. *CDOT M & S STANDARDS*

4. *NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER–THE–FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.*

5. *IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.*

6. *CONTRACTOR SHALL SCHEDULE A PRE–CONSTRUCTION MEETING WITH PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.*

7. *IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS–ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.*

8. *CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.*

9. *ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.*

10. *CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.*

11. *ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.*

12. *SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.*

13. *SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORKS DEPARTMENT AND MUTCD CRITERIA.*

14. *CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PUBLIC WORKS DEPARTMENT, INCLUDING WORK WITHIN THE RIGHT–OF–WAY AND SPECIAL TRANSPORT PERMITS.*

15. *THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF–SITE DISTURBANCE, GRADING, OR CONSTRUCTION.*

STORM SEWER NOTES:

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

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

NO.	DESCRIPTION	DATE
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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

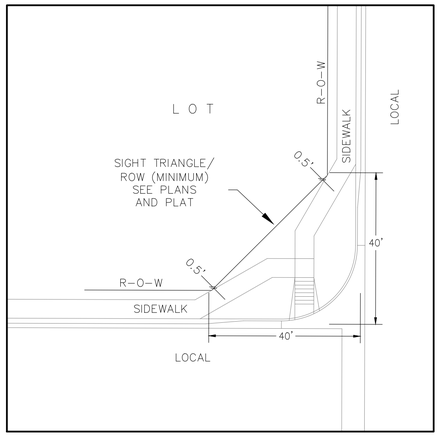
COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
33997
9-12-2024

DATE:
SEPT. 12, 2024

PROJECT NO.
100.070

SHEET NUMBER
C0.2

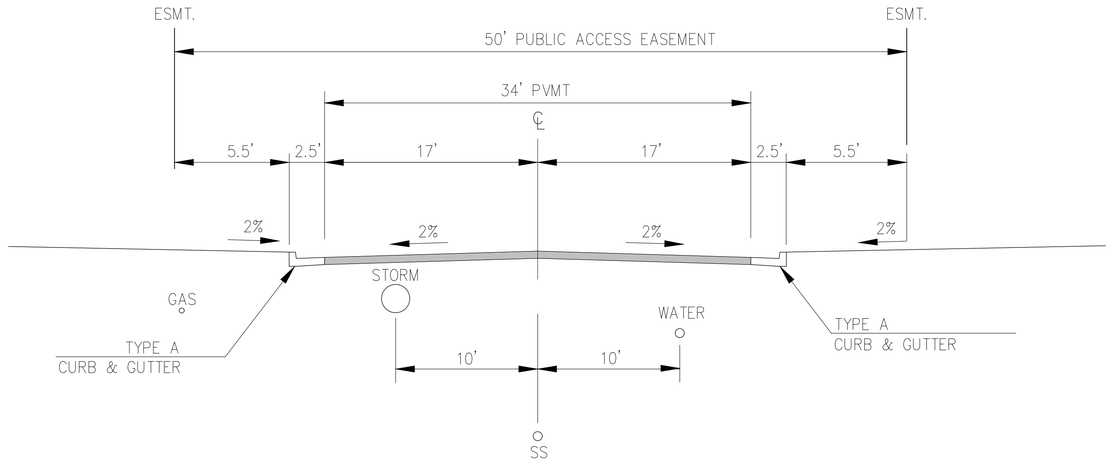
TOTAL SHEETS: 19



LOCAL ROADWAY SIGHT TRIANGLE
PUBLIC IMPROVEMENT ESMT.
NOT TO SCALE

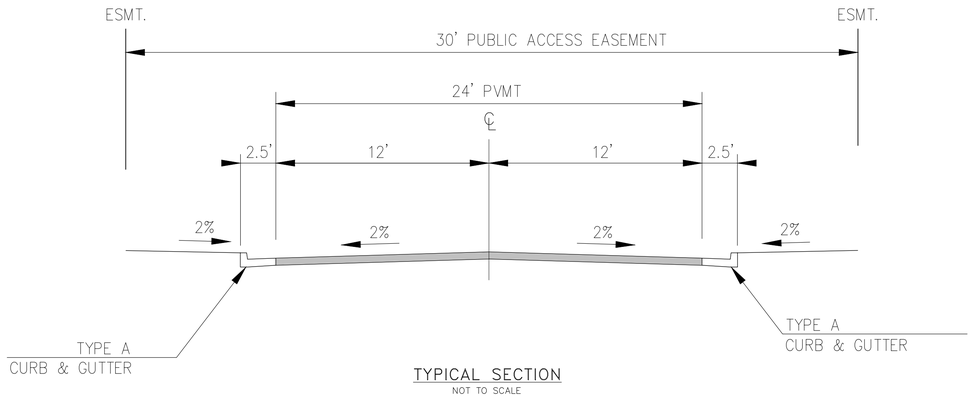
NOTE:
ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE SIDEWALK ENCROACHES INTO THE PRIVATE LOTS. SEE CONSTRUCTION DRAWINGS AND THE FINAL PLAT. SEE CONSTRUCTION DRAWINGS AND PLAT FOR SIGHT TRIANGLES

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



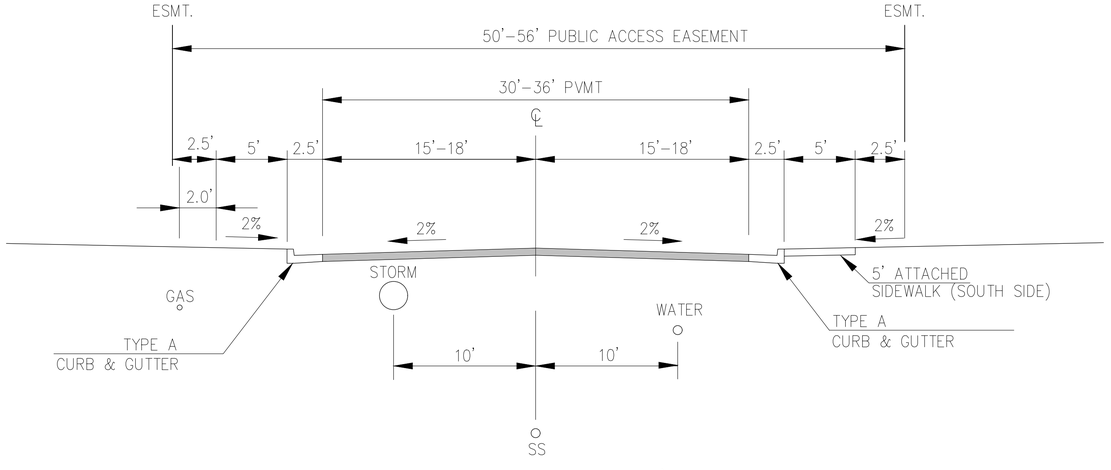
TYPICAL SECTION 50' ESMT.
RESIDENTIAL URBAN LOCAL
NOT TO SCALE

CENTER VILLAGE (A)



TYPICAL SECTION
NOT TO SCALE

SOUTH DRIVE AISLE



TYPICAL SECTION 50' ESMT
RESIDENTIAL URBAN LOCAL
NOT TO SCALE

CENTER VILLAGE (B)

CORE
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BURNSVILLE, MN 55306
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CONTACT: RICHARD L. SCHINDLER, P.E.
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DATE
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DESCRIPTION
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PROJECT:
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FONTAINE BLVD/MARKSHEFFEL ROAD
COLORADO SPRINGS, CO

DRAWN: BRN:
DESIGNED: RLS
CHECKED: RLS:

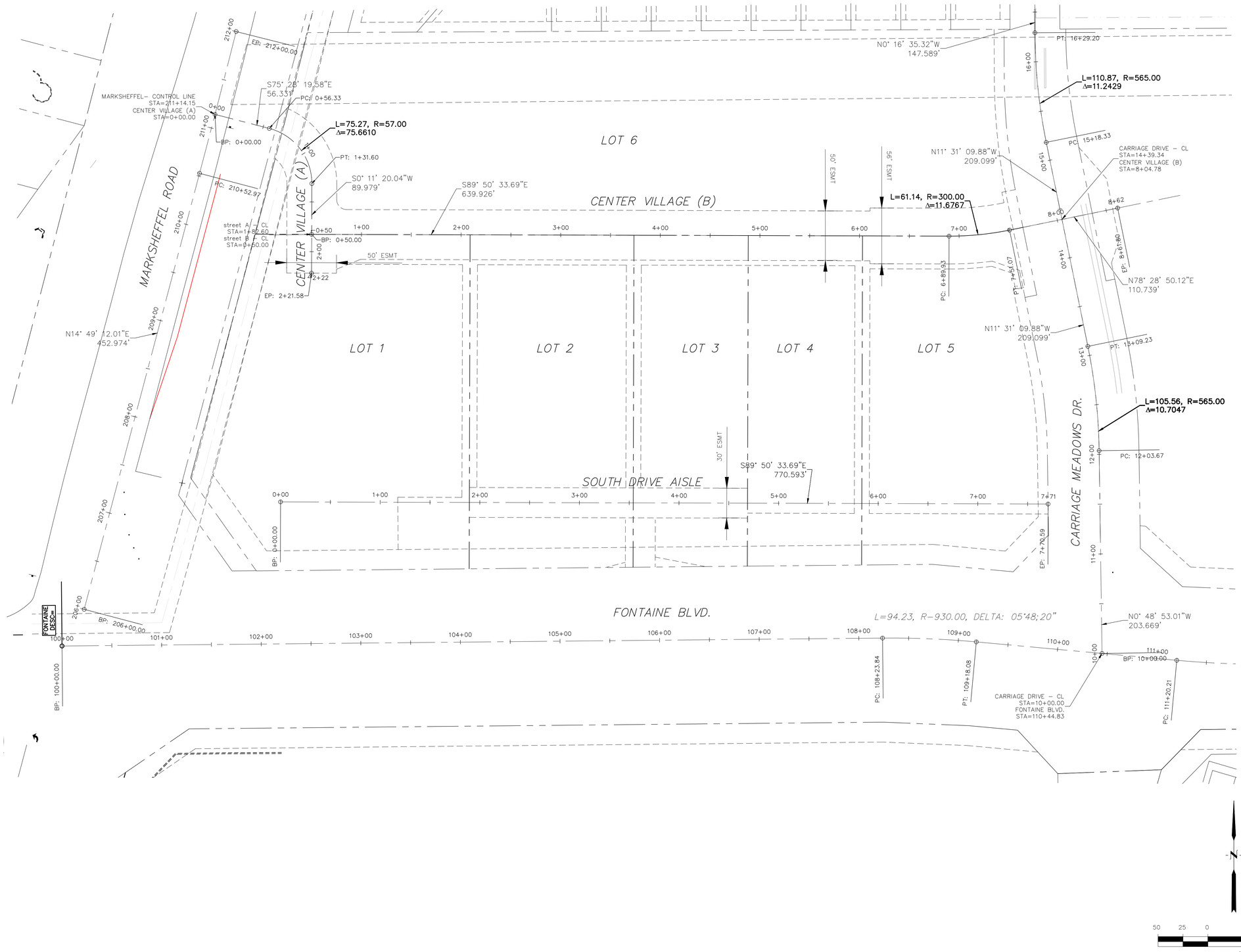
TYPICAL SECTIONS

COLORADO REGISTERED 33997 PROFESSIONAL ENGINEER 9-12-2024

DATE:
SEPT. 12, 2024

PROJECT NO.
100.070

SHEET NUMBER
C0.3
TOTAL SHEETS: 19



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DRAWN: BRN:
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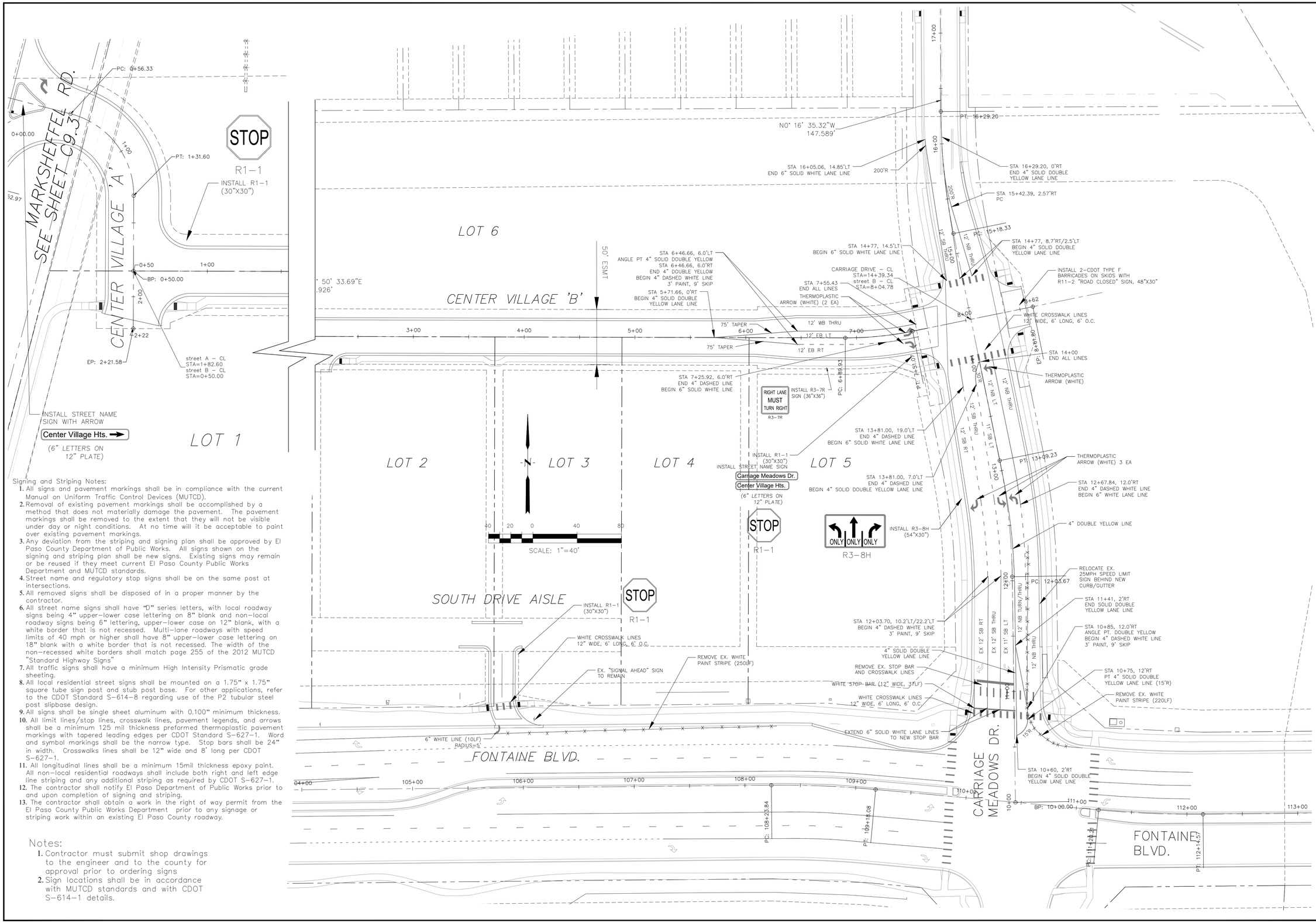
HORIZONTAL CONTROL PLAN

COLORADO REGISTERED 33997 PROFESSIONAL ENGINEER
9-12-2024

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



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 El Paso County Public Works Department prior to any signage or striping work within an existing El Paso County roadway.

Notes:

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

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COLORADO SPRINGS, CO

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SIGNING AND STRIPING PLANS

COLORADO REGISTERED 33997 9-12-2024 PROFESSIONAL ENGINEER

DATE: SEPT. 12, 2024

PROJECT NO. 100.070

SHEET NUMBER C5.1

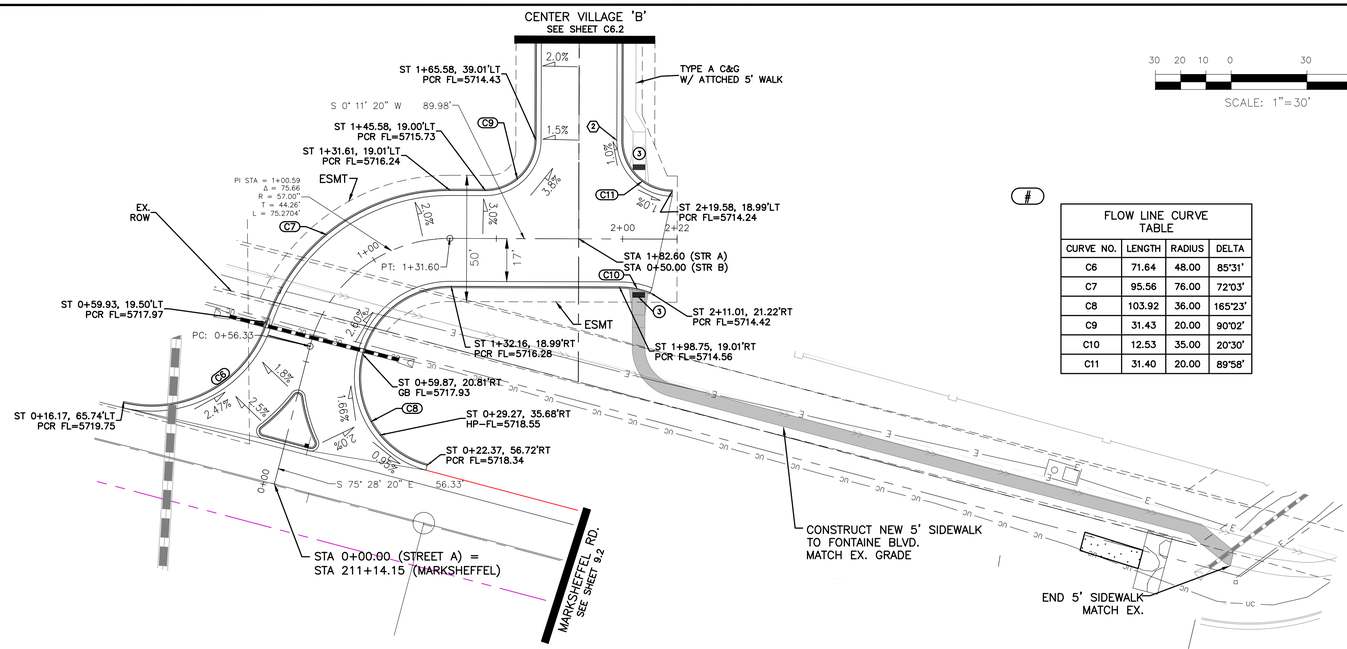
TOTAL SHEETS: 19

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

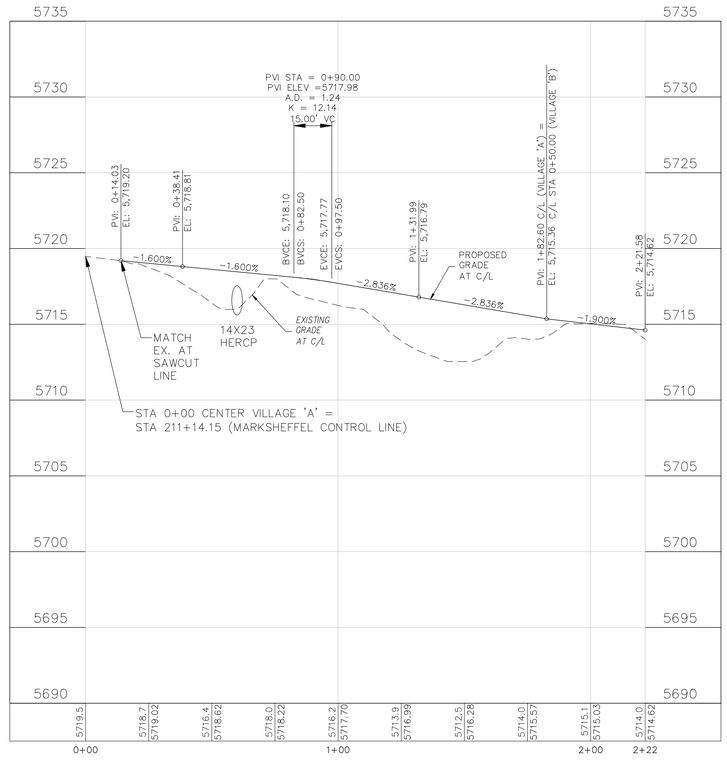
(2) CURB TRANSITIONS

(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.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rich@coreg1.com

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

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-7000
CONTACT: JEFF MARK

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

DRAWN: BRN:
DESIGNED: RLS
CHECKED: RLS:

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

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
33997
9-12-2024

DATE: SEPT. 12, 2024
PROJECT NO. 100.070
SHEET NUMBER C6.1
TOTAL SHEETS: 19

PROJECT DATE: 4/9/24

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

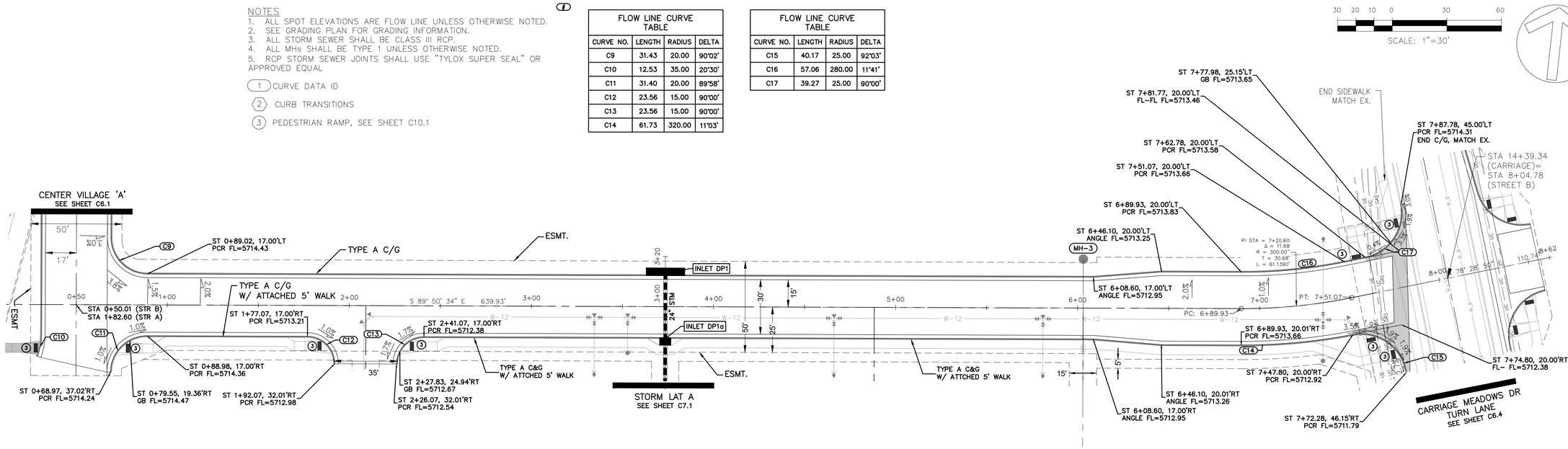
(1) CURVE DATA ID

(2) CURB TRANSITIONS

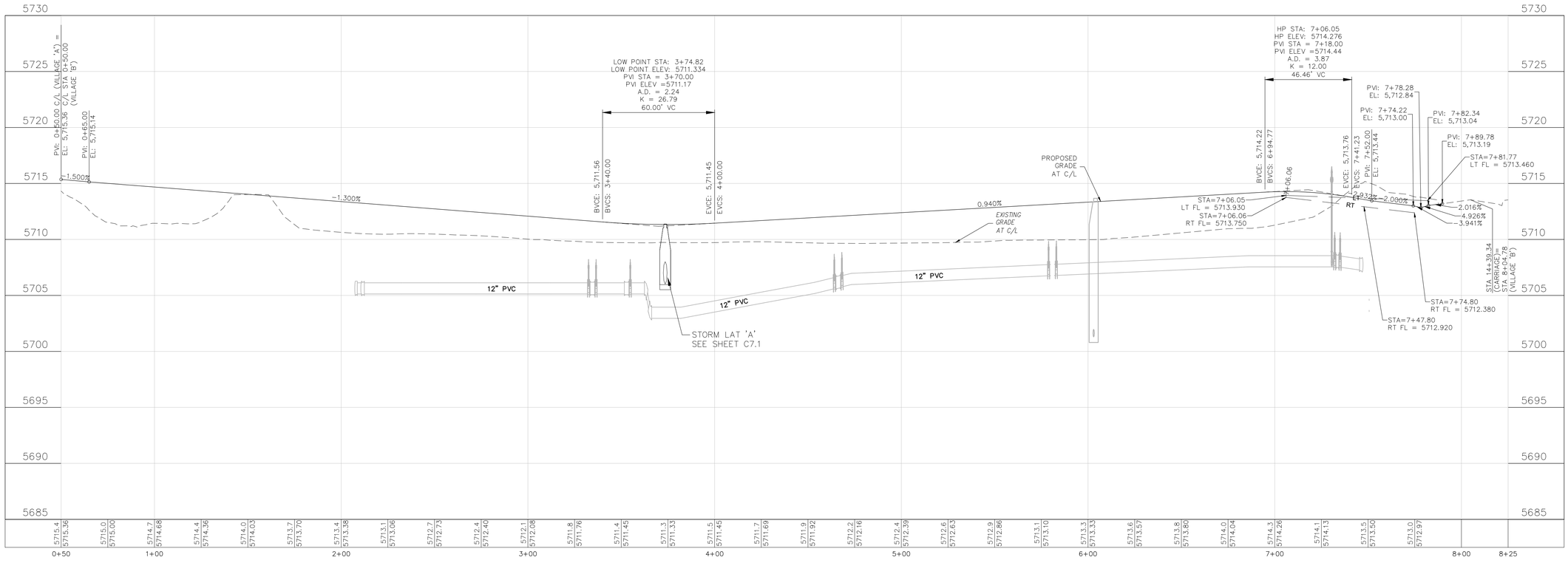
(3) PEDESTRIAN RAMP, SEE SHEET C10.1

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

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



CENTER VILLAGE 'B'



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

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

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-2000
CONTACT: JEFF MARK

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

DRAWN: BRN:
DESIGNED: RLS
CHECKED: RLS:

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

REGISTERED PROFESSIONAL ENGINEER
COLORADO
RICHARD L. SCHINDLER
33997
9-12-2024

DATE:
SEPT. 12, 2024
PROJECT NO.
100.070
SHEET NUMBER
C6.2
TOTAL SHEETS: 19

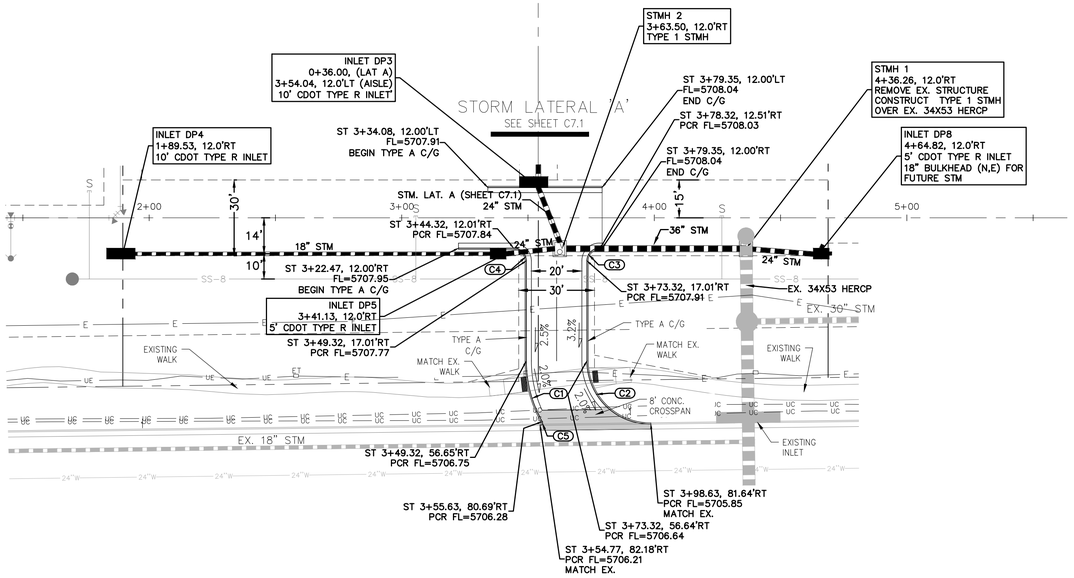
PROJECT DATE: 4/9/24

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

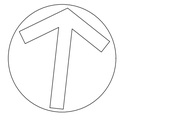
(1) CURVE DATA ID

(2) CURB TRANSITIONS

(3) PEDESTRIAN RAMP, SEE SHEET C10.1



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



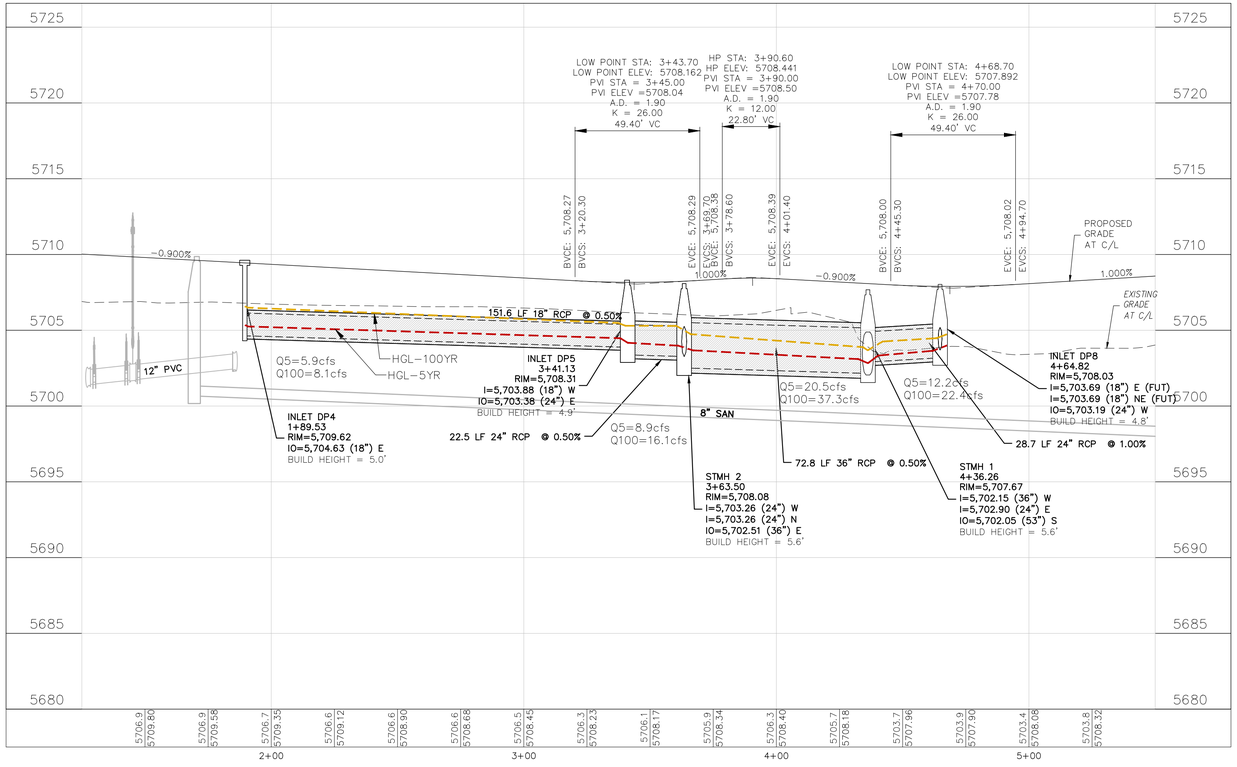
30 20 10 0 30 60

SCALE: 1"=30'

(#)

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.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rich@coreg1.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: BRN:
DESIGNED: RLS
CHECKED: RLS:

STORM SEWER
STREET AND STORM SEWER PLANS
SOUTH DRIVE AISLE

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 33997
9-12-2024

DATE:
SEPT. 12, 2024

PROJECT NO.
100.070

SHEET NUMBER
C6.3
TOTAL SHEETS: 19

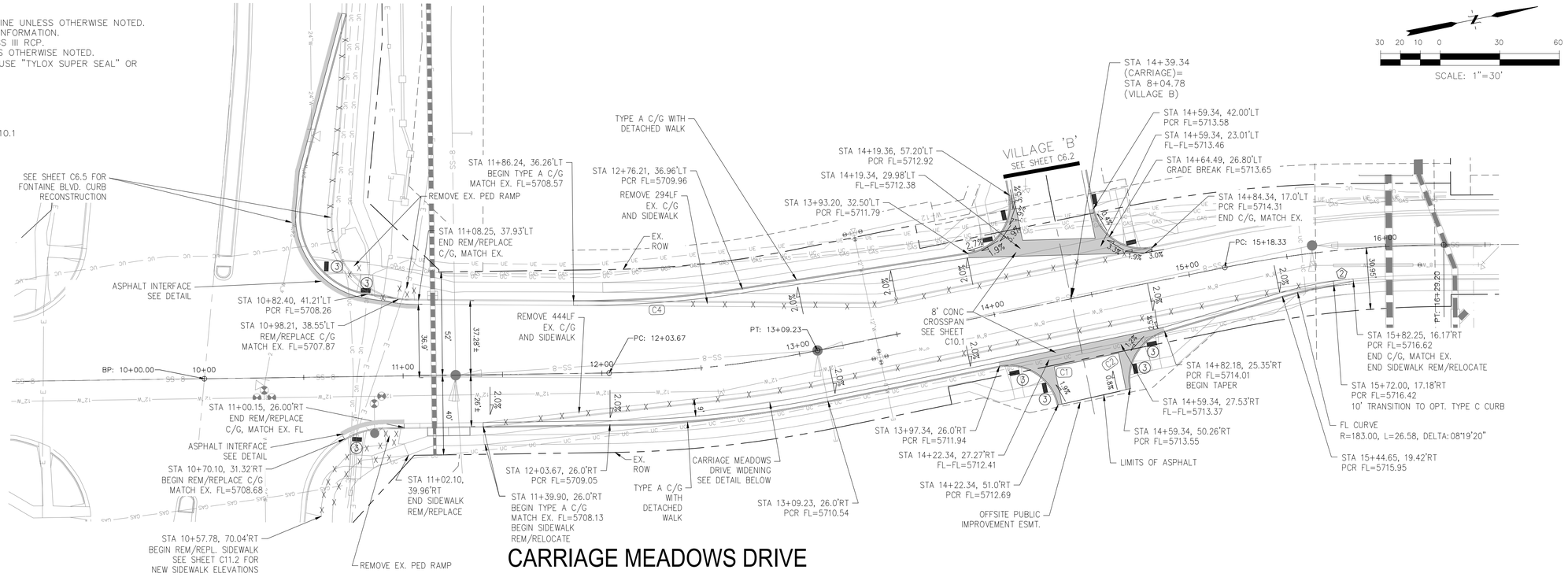
PROJECT DATE: 4/9/24

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

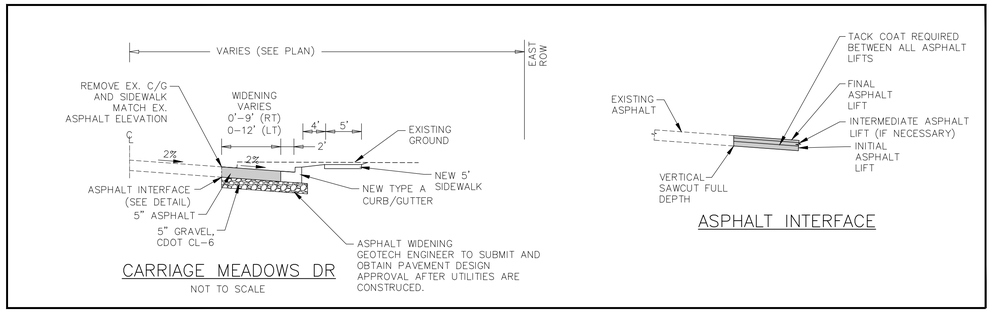
(1) CURVE DATA ID

(2) CURB TRANSITIONS

(3) PEDESTRIAN RAMP, SEE SHEET C10.1



FLOW LINE CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	39.27'	25.00	90°00'00"
C2	37.11'	25.00	85°02'50"



CARRIAGE MEADOWS DR
NOT TO SCALE

ASPHALT INTERFACE

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rich@coreg1.com

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

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-7506
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

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
33997
9-12-2024

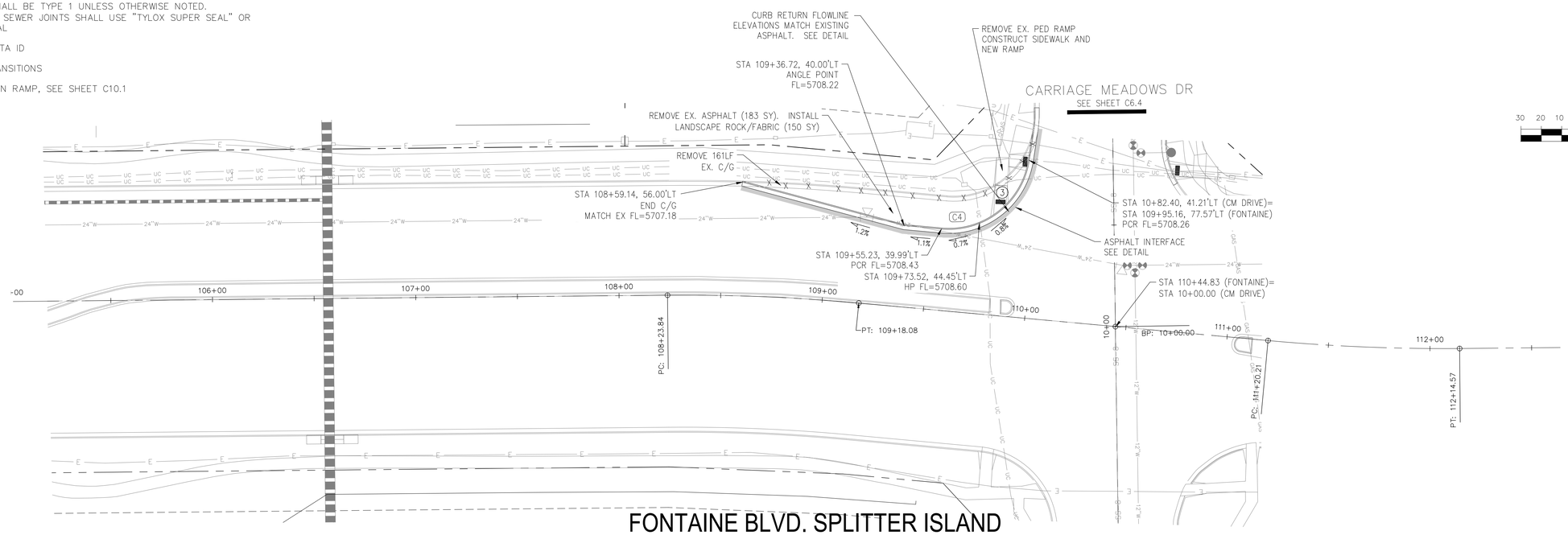
DATE: SEPT. 12, 2024
PROJECT NO. 100.070
SHEET NUMBER C6.4
TOTAL SHEETS: 19

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

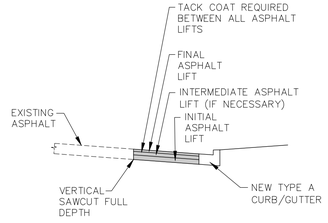
(2) CURB TRANSITIONS

(3) PEDESTRIAN RAMP, SEE SHEET C10.1



FONTAINE BLVD. SPLITTER ISLAND

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



ASPHALT INTERFACE

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rich@coreg1.com

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

DRAWN: BRN:
DESIGNED: RLS
CHECKED: RLS:

- STREET AND STORM SEWER PLANS FONTAINE BLVD. IMPROVEMENTS

COLORADO REGISTERED 23997 PROFESSIONAL ENGINEER
9-12-2024

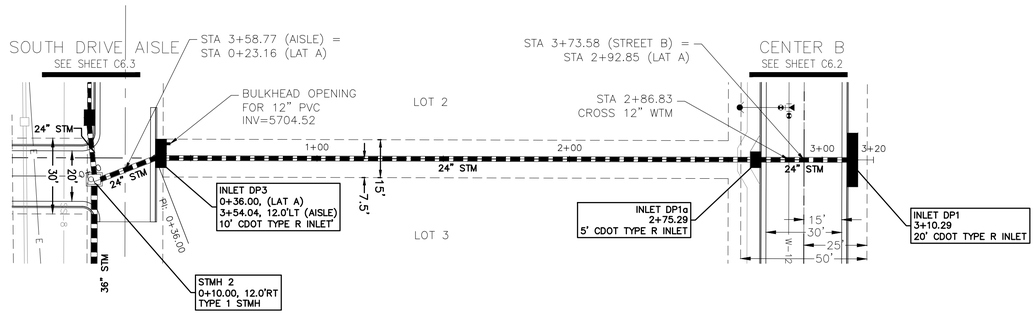
DATE: SEPT. 12, 2024

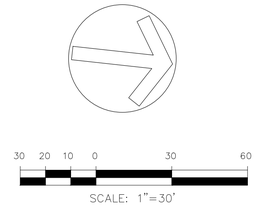
PROJECT NO. 100.070

SHEET NUMBER C6.5

TOTAL SHEETS: 19

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

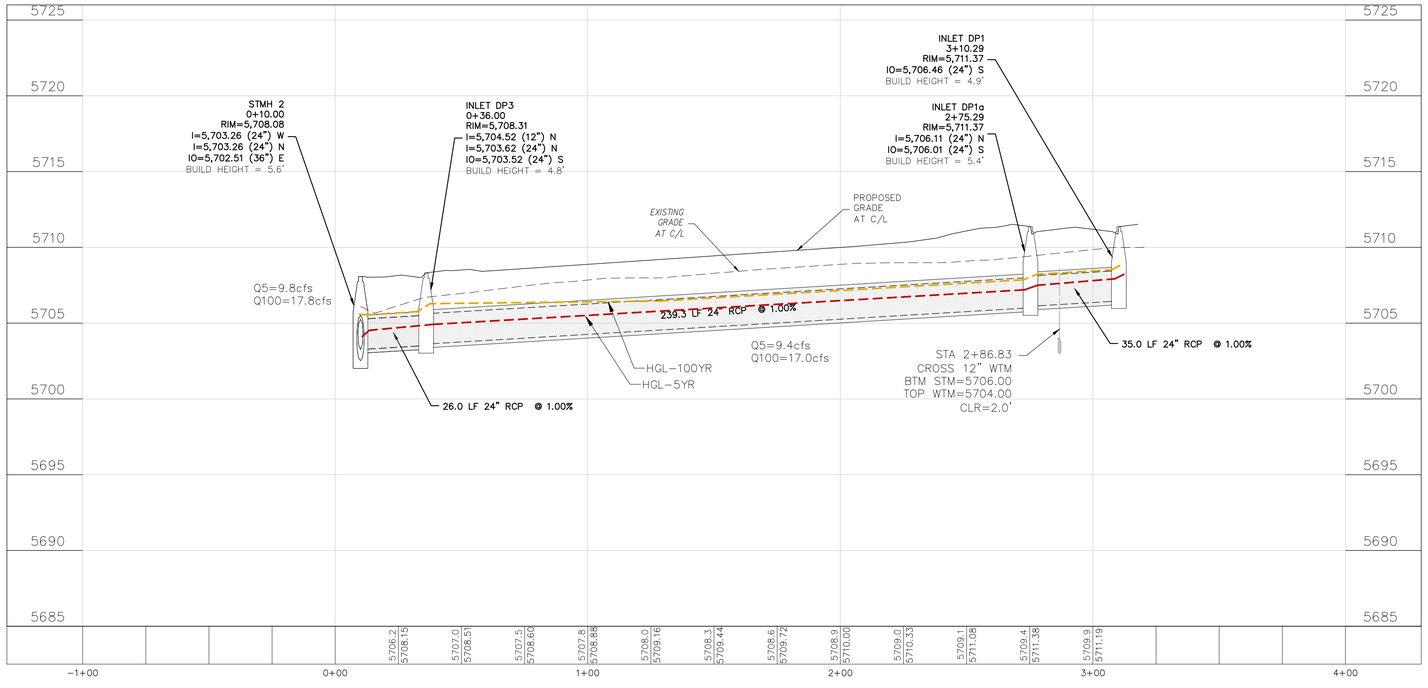




STORM SEWER NOTES:

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

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

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-7000
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'

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 33997
9-12-2024

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

PROJECT DATE: 4/9/24

GENERAL NOTES

1. ALL CONSTRUCTION SHALL MEET THE STANDARDS & SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS ENGINEERING DIVISION.

2. 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.

3. 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.)

4. STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING UNLESS OTHERWISE NOTED.

5. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. "TC"– INDICATES TOP OF CURB.

6. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.

7. 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".

8. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNUSABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF CONSTRUCTION.

9. 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.

10. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.

11. 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.

12. ALL BACKFILL, SUB–BASE AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER THE CITY OF COLORADO SPRINGS SPECIFICATIONS.

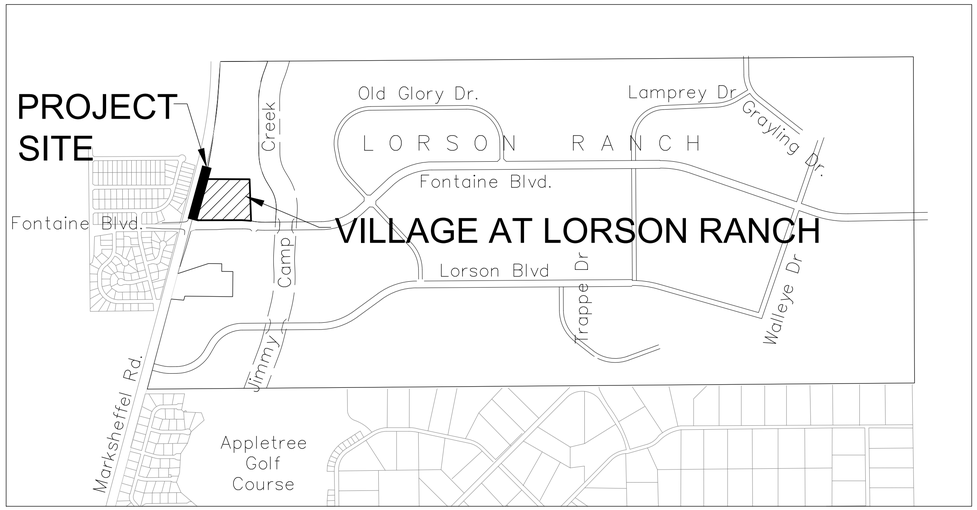
13. CONCRETE USED IN CURB AND GUTTER, SIDEWALK, AND CROSSPAN CONSTRUCTION WILL HAVE A MINIMUM YIELD STRENGTH OF 4,000 PSI AT 28 DAYS.

FINAL CONSTRUCTION PLANS
FOR

VILLAGE AT LORSON RANCH

MARKSHEFFEL ROAD TURN LANE IMPROVEMENTS

CITY OF COLORADO SPRINGS, CO



VICINITY MAP
NO SCALE

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

LEGEND

FO	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 OMMISIONS, ON MY PART IN PREPARATION OF THE DETAILED IMPROVEMENT PLANS AND SPECIFICATIONS.

COLORADO REGISTERED 33997 9-12-2024 PROFESSIONAL ENGINEER

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

9/12/2024
OWNER/DEVELOPER
CRADLAN, LLC — DATE

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

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

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

DRAWN: BRN:
DESIGNED: RLS
CHECKED: RLS:

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

COLORADO REGISTERED 33997 9-12-2024 PROFESSIONAL ENGINEER

DATE:
SEPT. 12, 2024

PROJECT NO.
100.070

SHEET NUMBER
C9.1

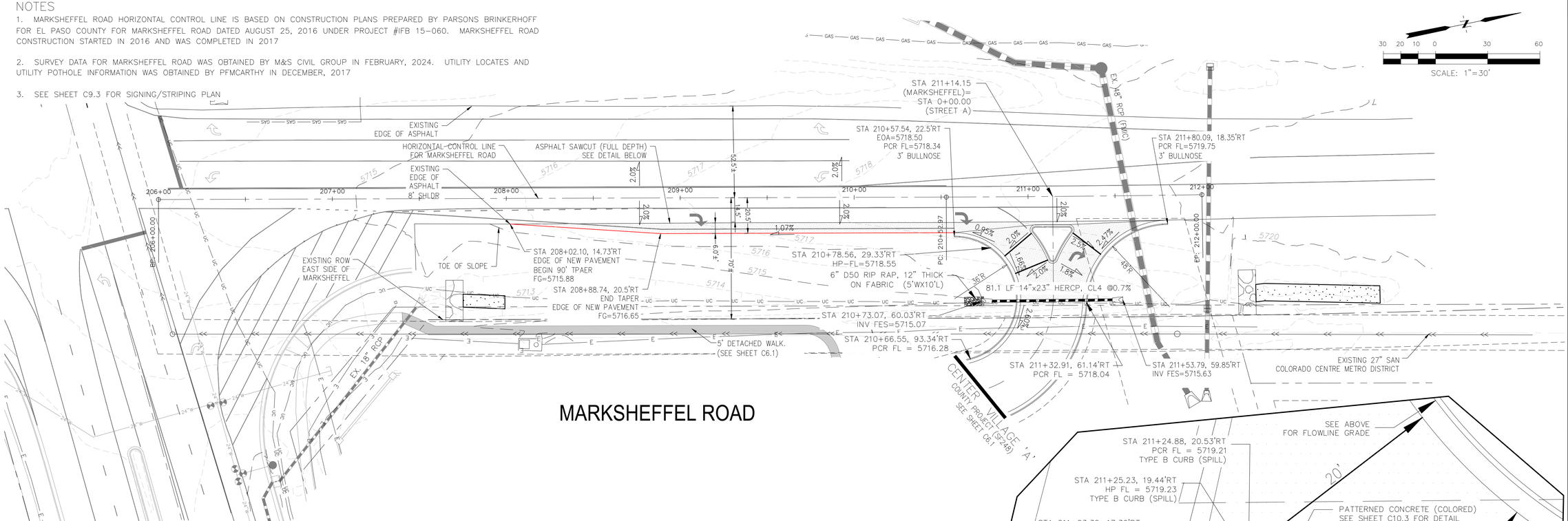
TOTAL SHEETS: 19

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 #IFB 15-060. MARKSHEFFEL ROAD CONSTRUCTION STARTED IN 2016 AND WAS COMPLETED IN 2017

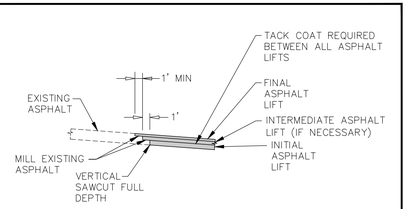
2. SURVEY DATA FOR MARKSHEFFEL ROAD WAS OBTAINED BY M&S CIVIL GROUP IN FEBRUARY, 2024. UTILITY LOCATES AND UTILITY POTHOLE INFORMATION WAS OBTAINED BY PFMCARTHY IN DECEMBER, 2017

3. SEE SHEET C9.3 FOR SIGNING/STRIPING PLAN



MARKSHEFFEL RD.

NOT TO SCALE



ASPHALT INTERFACE

STATEMENT:

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

UTILITY GRADE REVIEW:

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

REVIEW:

STREET DESIGN FOR CITY ENGINEERING:

UTILITY GRADE REVIEW_____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.

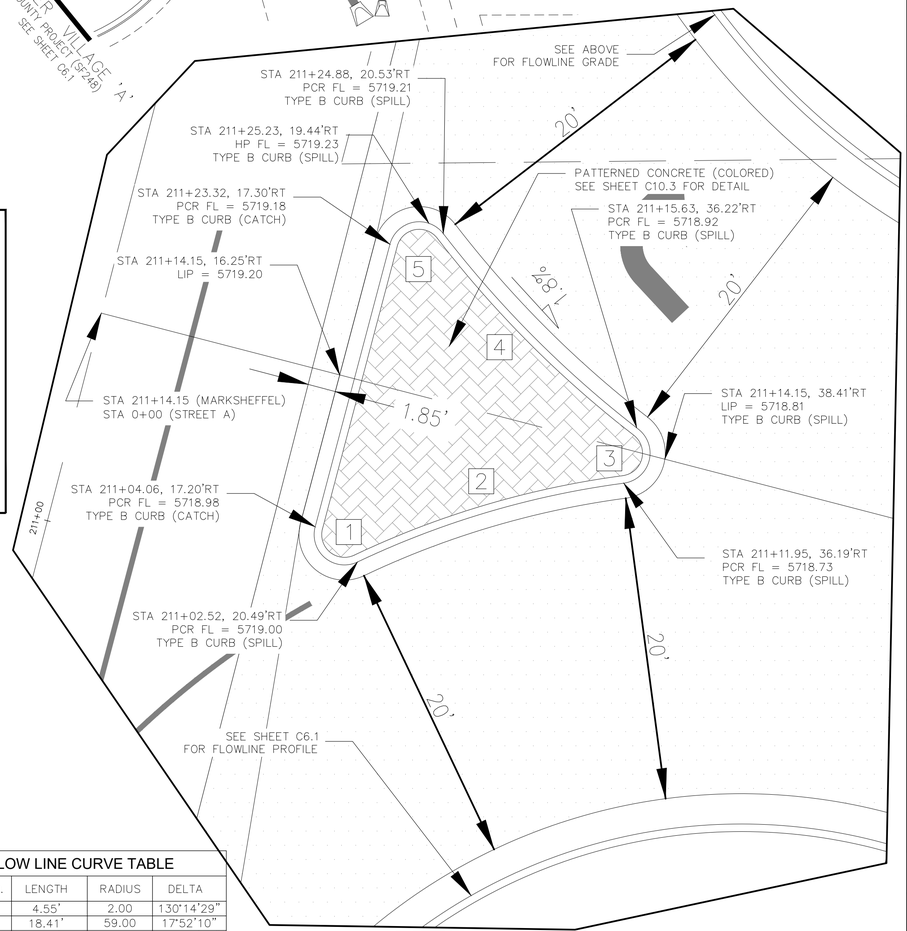
City of Colorado Springs Financial Assurances
Village at Lorson Ranch
City Project #: STM-REV24-0972

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 CROSSPAN & 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:
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)_____

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'

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"

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

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

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 355-2000
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
STREET AND STORM SEWER PLANS
MARKSHEFFEL ROAD IMPROVEMENTS

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
33997
9-12-2024

DATE: SEPT. 12, 2024

PROJECT NO. 100.070

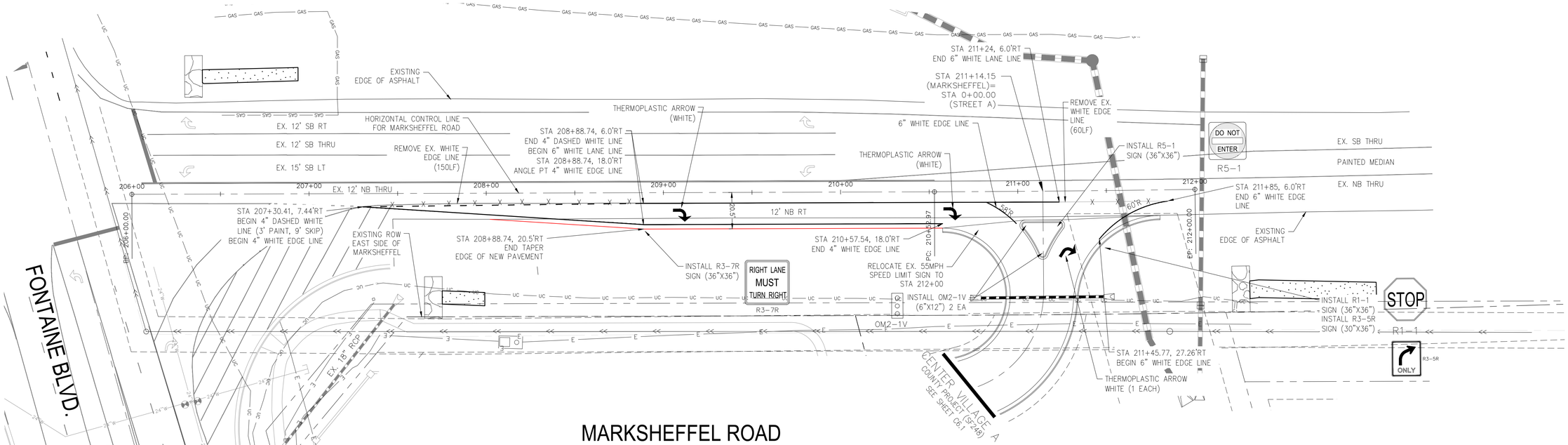
SHEET NUMBER C9.2

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 #IFB 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:

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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.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rich@coreg1.com

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

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-7000
CONTACT: JEFF MARK

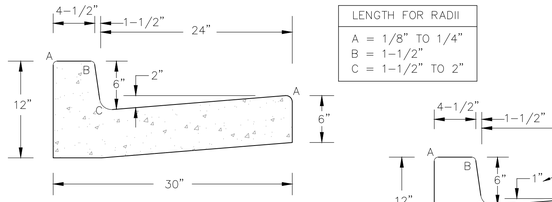
PROJECT:
VILLAGE AT LORSON RANCH
FONTAINE BLVD/MARKSHEFFEL ROAD
COLORADO SPRINGS, CO

DRAWN: BRN
DESIGNED: RLS
CHECKED: RLS:

MARKSHEFFEL ROAD
SIGNING AND STRIPING PLANS

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
33997
9.12.2024

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

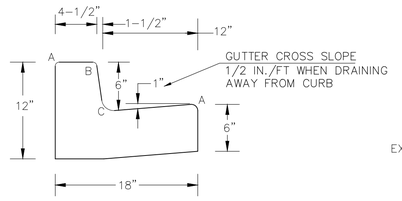


LENGTH FOR RADII
A = 1/8" TO 1/4"
B = 1-1/2"
C = 1-1/2" TO 2"

TYPE 'A'

VERTICAL CURB AND GUTTER

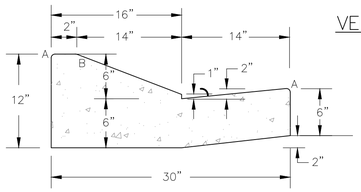
SCALE 1" = 1'-0"



TYPE 'B'

VERTICAL CURB AND GUTTER

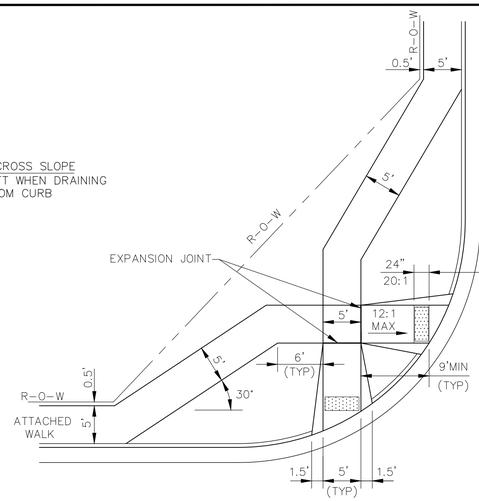
SCALE 1" = 1'-0"

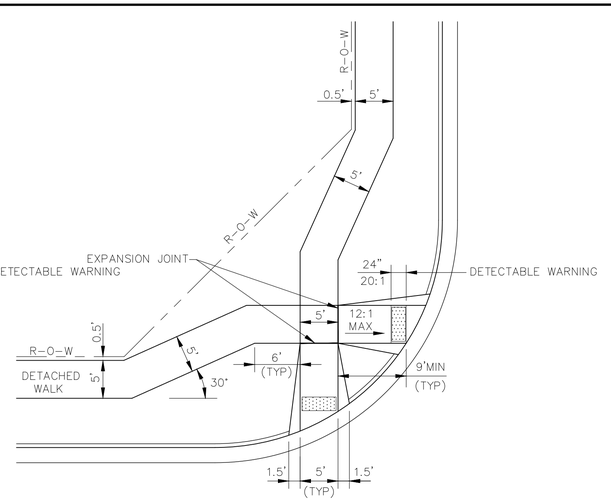


TYPE 'C'

OPTIONAL TYPE C RAMP CURB AND GUTTER

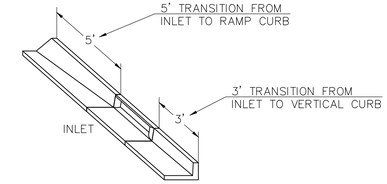
SCALE 1" = 1'





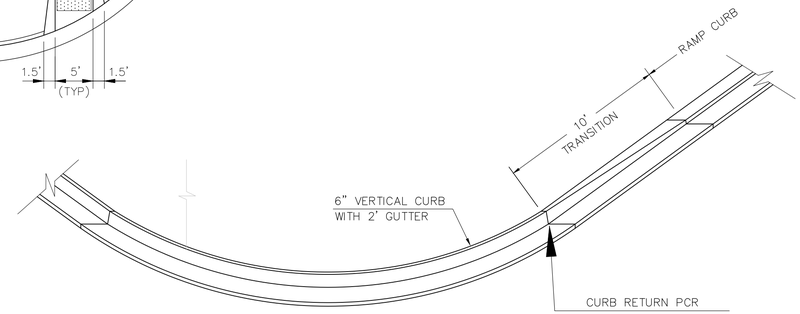
PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD_2-40)

NO SCALE



CURB INLET DETAIL

NTS



CURB TRANSITION DETAIL

NTS

CURB DETAILS (ECM SD_2-20)

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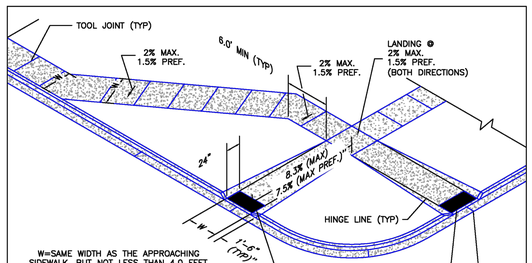


PEDESTRIAN RAMP NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

GENERAL NOTES

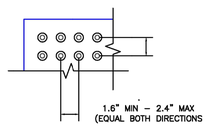
1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS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

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

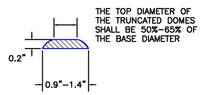
https://mcclibrary.blob.core.usgovcloudapi.net/codecontent/15646/367064/AppF-27.png 1/2

3/30/24, 8:19 AM AppF-28.png (2160×2849)

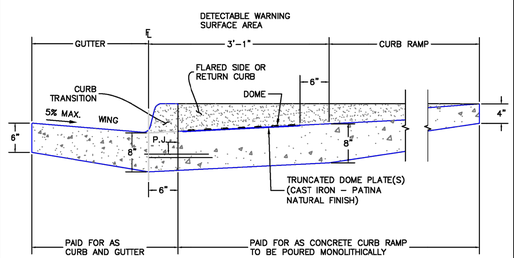
TRUNCATED DOME DETAILS



DOME SPACING



ELEVATION VIEW



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

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

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

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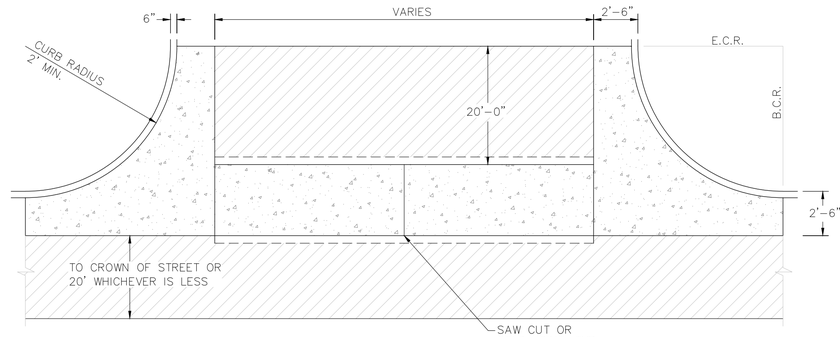
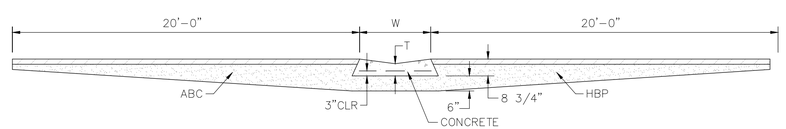


PLAN VIEW



SECTION A - A

TYPICAL CROSSPAN 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.
BURNSVILLE, MN 55306
PH: 719.570.1100
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:

STREET DETAILS
DETAILS 1

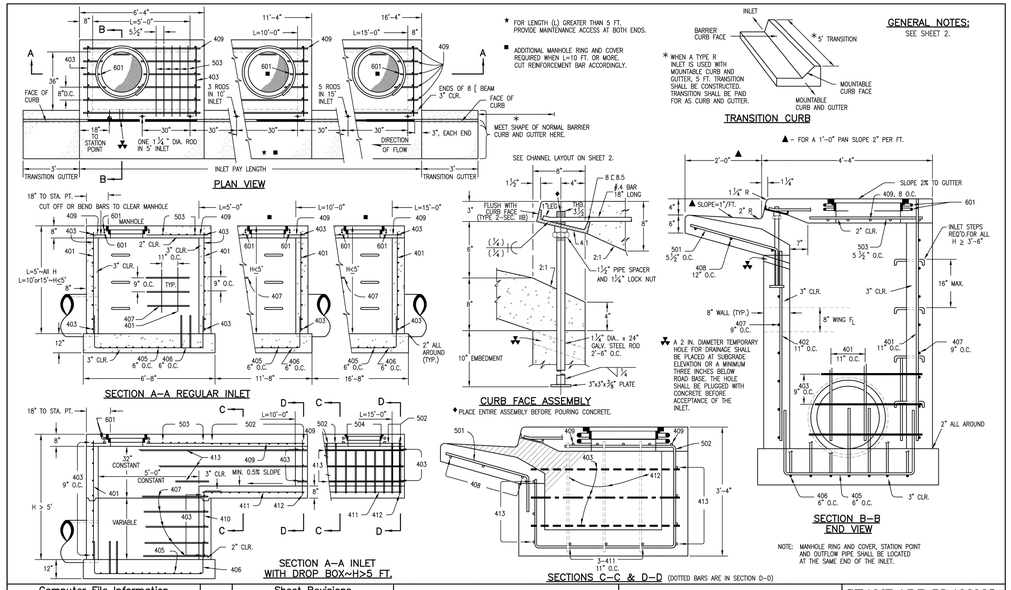
COLORADO REGISTERED
RICHARD L. SCHINDLER
33997
9-12-2024
PROFESSIONAL ENGINEER

DATE:
SEPT. 12, 2024

PROJECT NO.
100.070

SHEET NUMBER
C10.1

TOTAL SHEETS: 19



GENERAL NOTES:

SEE SHEET 2.

★ FOR LENGTH (L) GREATER THAN 5 FT, PROVIDE MAINTENANCE ACCESS AT BOTH ENDS.

■ ADDITIONAL MANHOLE RING AND COVER REQUIRED WHEN L=10 FT. OR MORE. CUT REINFORCEMENT BAR ACCORDINGLY.

Computer File Information		Sheet Revisions	
Creation Date: 07/04/06	Initials: SJR	Date:	Comments
Last Modification Date: 07/04/06	Initials: LTA		
Full Path: www.dot.state.co.us/DesignSupport/			
Drawing File Name: 6040120102.dwg			
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English			

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

CURB INLET TYPE R

STANDARD PLAN NO. M-604-12

Sheet No. 1 of 2

Issued By: Project Development Branch on July 04, 2006

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	ALL INLETS L = 5 FT. LENGTH	INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 10 FT. LENGTH	INLETS: H ≤ 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 15 FT. LENGTH	INLETS: H > 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 10 FT. LENGTH	INLETS: H > 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 15 FT. LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3	*	3	*
411	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■R8.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2 BARS, 1 RODS		4 BARS, 3 RODS		8 BARS, 5 RODS		4 BARS, 3 RODS		8 BARS, 5 RODS	

REGULAR INLETS | DROP BOX INLETS

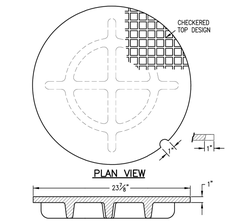
* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

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

"H"	LENGTH 401	402	410	NO. REQ'D. REGULAR 403	407	NO. REQ'D. DROP BOX 403	407	L = 5 FT. CONC. CU. YDS.	STEEL LBS.	L = 10 FT. CONC. CU. YDS.	STEEL LBS.	L = 15 FT. CONC. CU. YDS.	STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

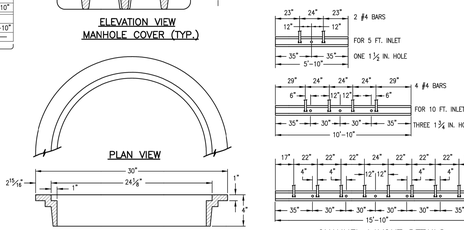
NOTES: FOR L=5 FT., L=10 FT., AND L=15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"



GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST–IN–PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ IN. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.



BAR BENDING DIAGRAMS ~ (DIMENSIONS ARE OUT–TO–OUT OF BAR)

CHANNEL LAYOUT DETAILS

SEE CURB FACE ASSEMBLY ON SHEET 1.

Computer File Information		Sheet Revisions	
Creation Date: 07/04/06	Initials: SJR	Date:	Comments
Last Modification Date: 07/04/06	Initials: LTA		
Full Path: www.dot.state.co.us/DesignSupport/			
Drawing File Name: 6040120202.dwg			
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English			

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

CURB INLET TYPE R

STANDARD PLAN NO. M-604-12

Sheet No. 2 of 2

Issued By: Project Development Branch on July 04, 2006

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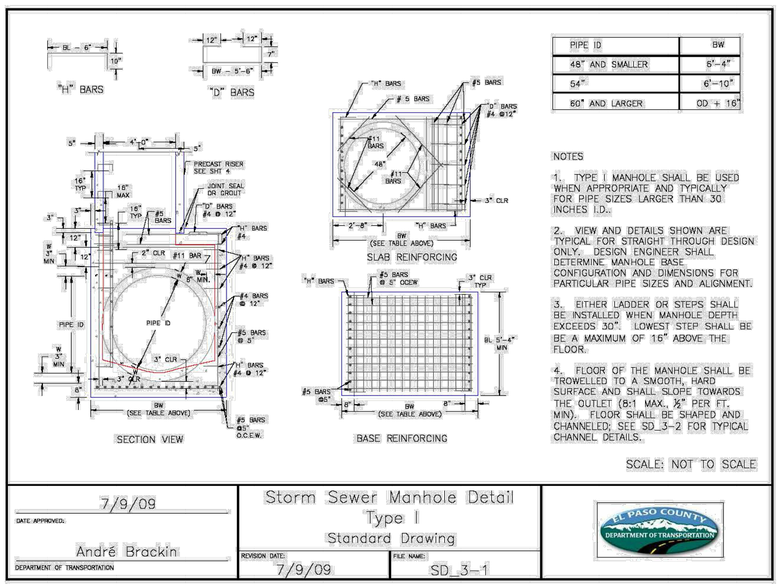

PIPE ID	BW
48" AND SMALLER	5'–4"
54"	6'–10"
60" AND LARGER	OD + 16"

NOTES

1. TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D..
2. VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
3. EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
4. FLOOR OF THE MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., ½" PER FT. MIN). FLOOR SHALL BE SHAPED AND CHANNELED; SEE SD_3–2 FOR TYPICAL CHANNEL DETAILS.

SCALE: NOT TO SCALE

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

Storm Sewer Manhole Detail
Type I
Standard Drawing

REVISION DATE: 7/9/09 | FILE NAME: SD_3–1

https://mcclibrary.blob.core.usgovcloudapi.net/codecontent/15646/367064/AppF-39.png 1/1

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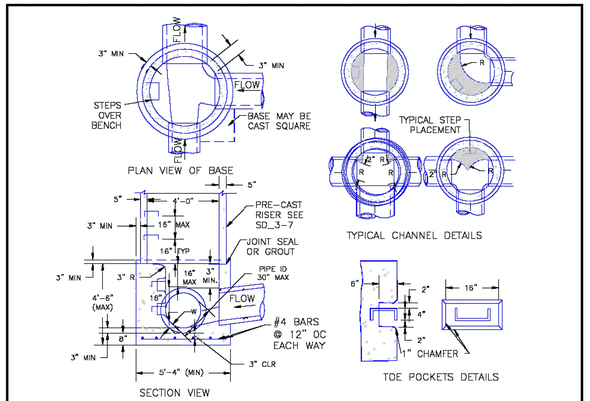

NOTES

1. TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
3. EITHER LADDER OF STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., ½" PER FOOT. MIN.).
6. FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1., ½" PER FT. MIN.) . FLOOR SHALL BE SHAPED AND CHANNELED; SEE DETAILS THIS SHEET.

SCALE: NOT TO SCALE

DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Detail
Type II
Standard Drawing

REVISION DATE: 11/10/04 | FILE NAME: SD_3–2

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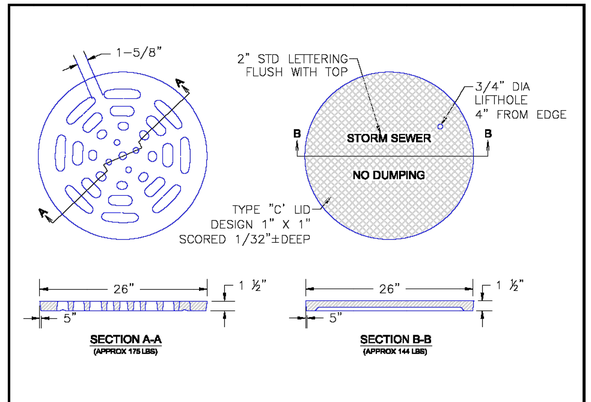


SCALE: NOT TO SCALE

9/16/10
DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Details
Standard Drawing

REVISION DATE: 9/16/10 | FILE NAME: SD_3–5

https://mcclibrary.blob.core.usgovcloudapi.net/codecontent/15646/367064/AppF-42.png 1/1

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

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 733-8605
CONTACT: JEFF MARK

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

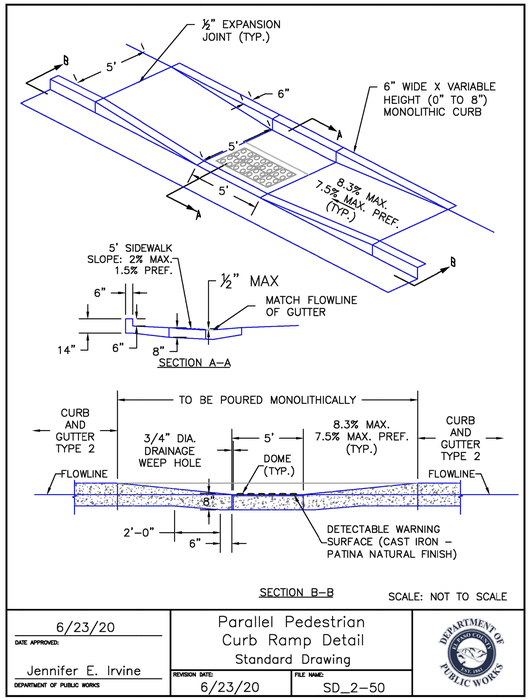
NO.	DESCRIPTION	DATE
###	###	###

DRAWN: BRN:
DESIGNED: RLS
CHECKED: CHECKED_BY:

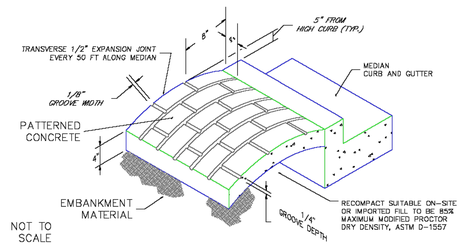
STORM SEWER DETAILS
DETAILS 2

COLORADO REGISTERED PROFESSIONAL ENGINEER 33997 9-12-2024 PROFESSIONAL ENGINEER

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



6/23/20	Parallel Pedestrian Curb Ramp Detail	DEPARTMENT OF PUBLIC WORKS
DATE APPROVED:	Standard Drawing	
Jennifer E. Irvine	REVISION DATE: 6/23/20 / FILE NAME: SD_2–50	
DEPARTMENT OF PUBLIC WORKS		



NOTES:

A) The median paving shall be constructed with 4 inch thick, integrally colored concrete, embossed with a running bond 4" x 8" brick pattern as shown.

B) Install 1/2" x 4" expansion material at median noses, fixed objects, and at transverse joints at 50 ft. intervals (maximum) along the median.

C) The color additive shall be an approved commercially pure or synthetic mineral pigment, factory formulated and packaged in cubic yard dosage increments. The mixture shall be "Chromix" as manufactured by L.M. Scofield Company, "Davis Colors" as manufactured by Davis Color Company, Pigment No. 678, 5 lbs/sack, or an approved equal.

D) Patterned concrete to be colored L.M. Scofield Company "Santa Barbara Brown, C–35", Davis Color Company, Pigment No. 678, 5 lbs/sack, or an approved equal.

E) The Matching curing compound shall be a blend of waxes and pigments in a solvent emulsion base and conform to the requirements of ASTM C–309. The curing compound shall be "Lithocrome Colorwax" as manufactured by L.M. Scofield Company, Davis Color–Seal, as manufactured by Davis Color Company, or approved equal.

F) The concrete mix design shall conform to the requirements of the color admixture manufacturer and shall meet CDOT Class B concrete requirements, unless otherwise approved.

G) For weed control prior to median paving, apply a pre–emergent herbicide to median subgrade area per manufacturer's specifications for paving under Barrier 50 label (pbi Gordon). Trifluralin is labeled for use under asphalt under the Treflan 4EC label (Elanco).

SCALE: NOT TO SCALE

7/9/09	Patterned Concrete Median Paving	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
DATE APPROVED:	Standard Drawing	
André P. Brackin	REVISION DATE: 1/18/11 / FILE NAME: SD_2–21	
DEPARTMENT OF TRANSPORTATION		

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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: CHECKED_BY:

--- DETAILS
DETAILS 3

COLORADO REGISTERED PROFESSIONAL ENGINEER
33997
9-12-2024

DATE:
SEPT. 12, 2024

PROJECT NO.
100.070

SHEET NUMBER
C10.3

TOTAL SHEETS: 19

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

(1) CURVE DATA ID

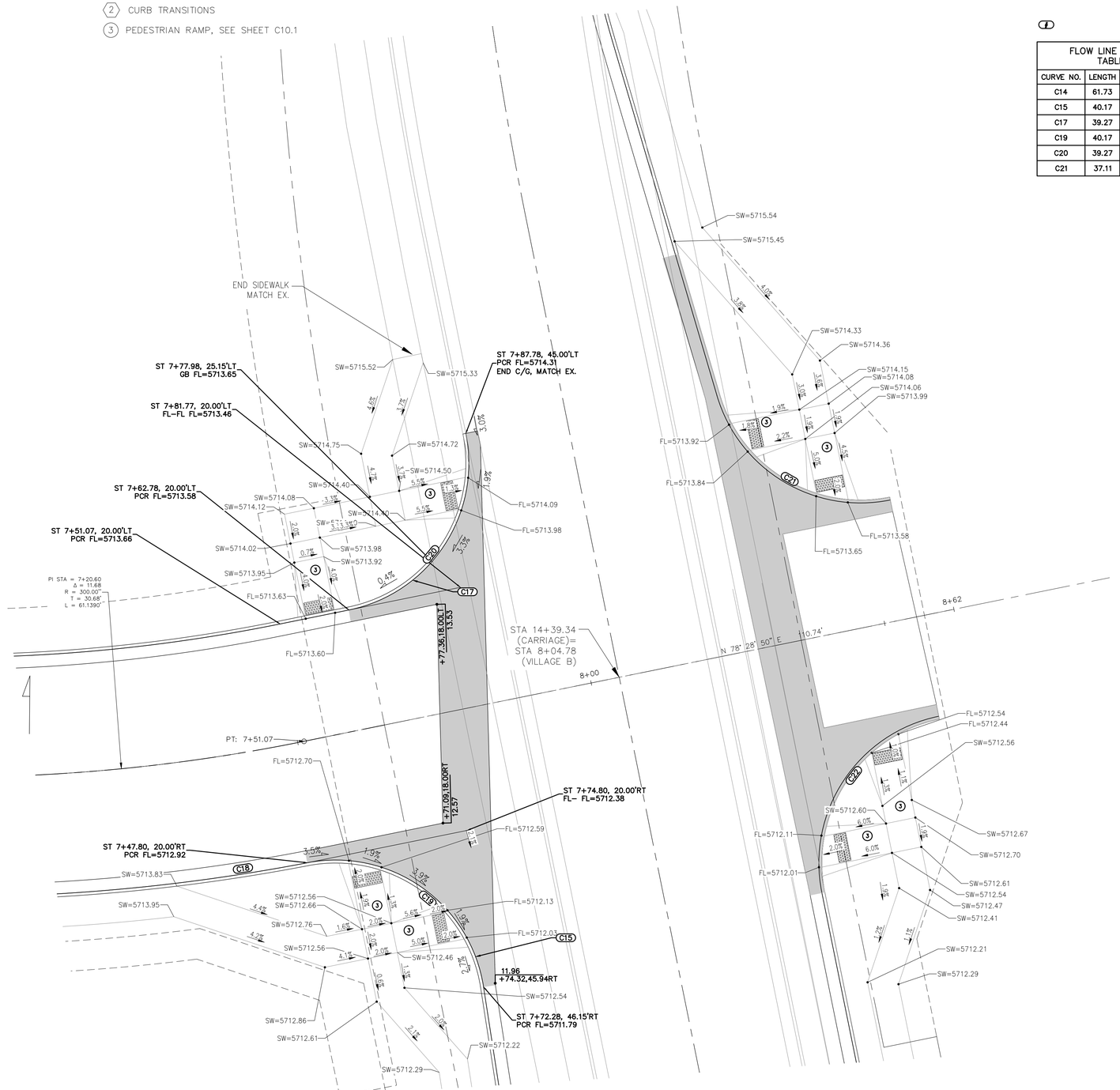
(2) CURB TRANSITIONS

(3) PEDESTRIAN RAMP, SEE SHEET C10.1

10 5 0 10 20
SCALE: 1"=10'

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
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BURNSVILLE, MN 55306
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CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

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

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

DRAWN: BRN:
DESIGNED: RLS
CHECKED: RLS:

PLANS

INTERSECTIONS
STREET AND STORM SEWER PLAN

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
33997
9-12-2024

DATE: SEPT. 12, 2024
PROJECT NO. 100.070
SHEET NUMBER C11.1
TOTAL SHEETS: 19

PROJECT DATE: 4/9/24

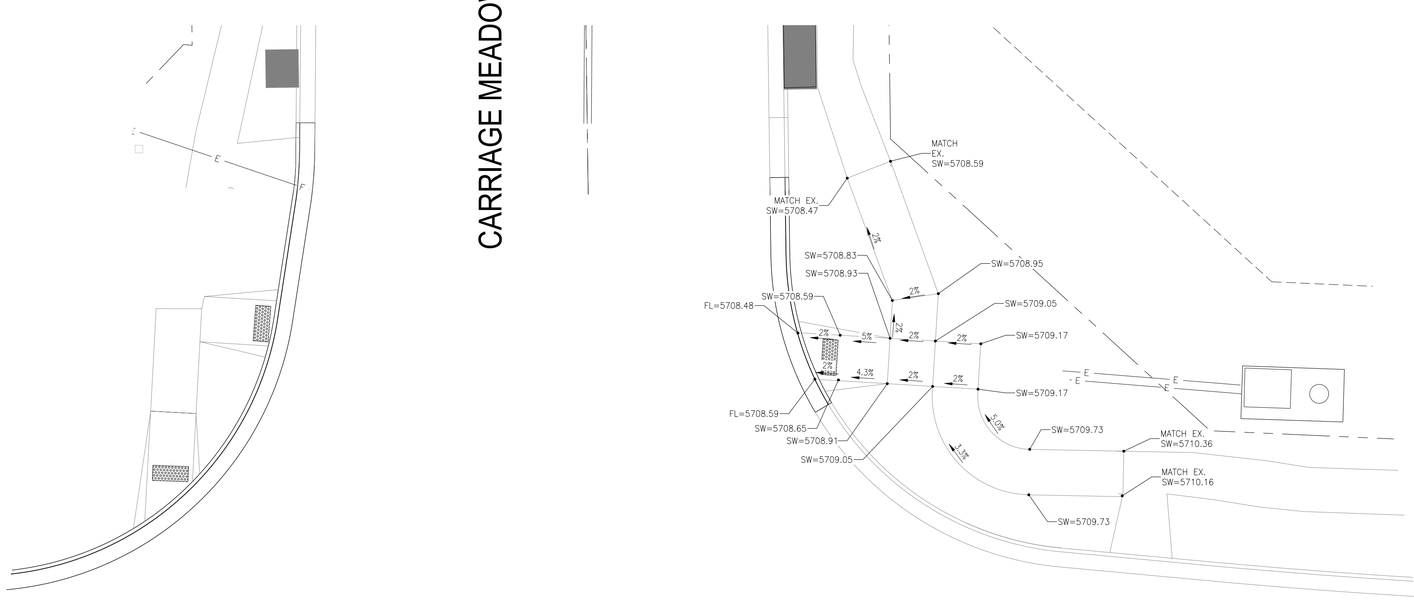
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
5. RCP STORM SEWER JOINTS SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUAL

(1) CURVE DATA ID

(2) CURB TRANSITIONS

(3) PEDESTRIAN RAMP, SEE SHEET C10.1

10 5 0 10 20
SCALE: 1"=10'



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CONTACT: RICHARD L. SCHINDLER, P.E.
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NO.	DESCRIPTION	DATE
###	###	###

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 955-5700
CONTACT: JEFF MARK

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

DRAWN: BRN:
DESIGNED: RLS
CHECKED: RLS:

INTERSECTION DETAILS
STREET AND STORM SEWER PLANS

COLORADO REGISTERED PROFESSIONAL ENGINEER
33997
9-12-2024

DATE:
SEPT. 12, 2024

PROJECT NO.
100.070

SHEET NUMBER
C11.2

TOTAL SHEETS: 19

PROJECT DATE: 4/9/24