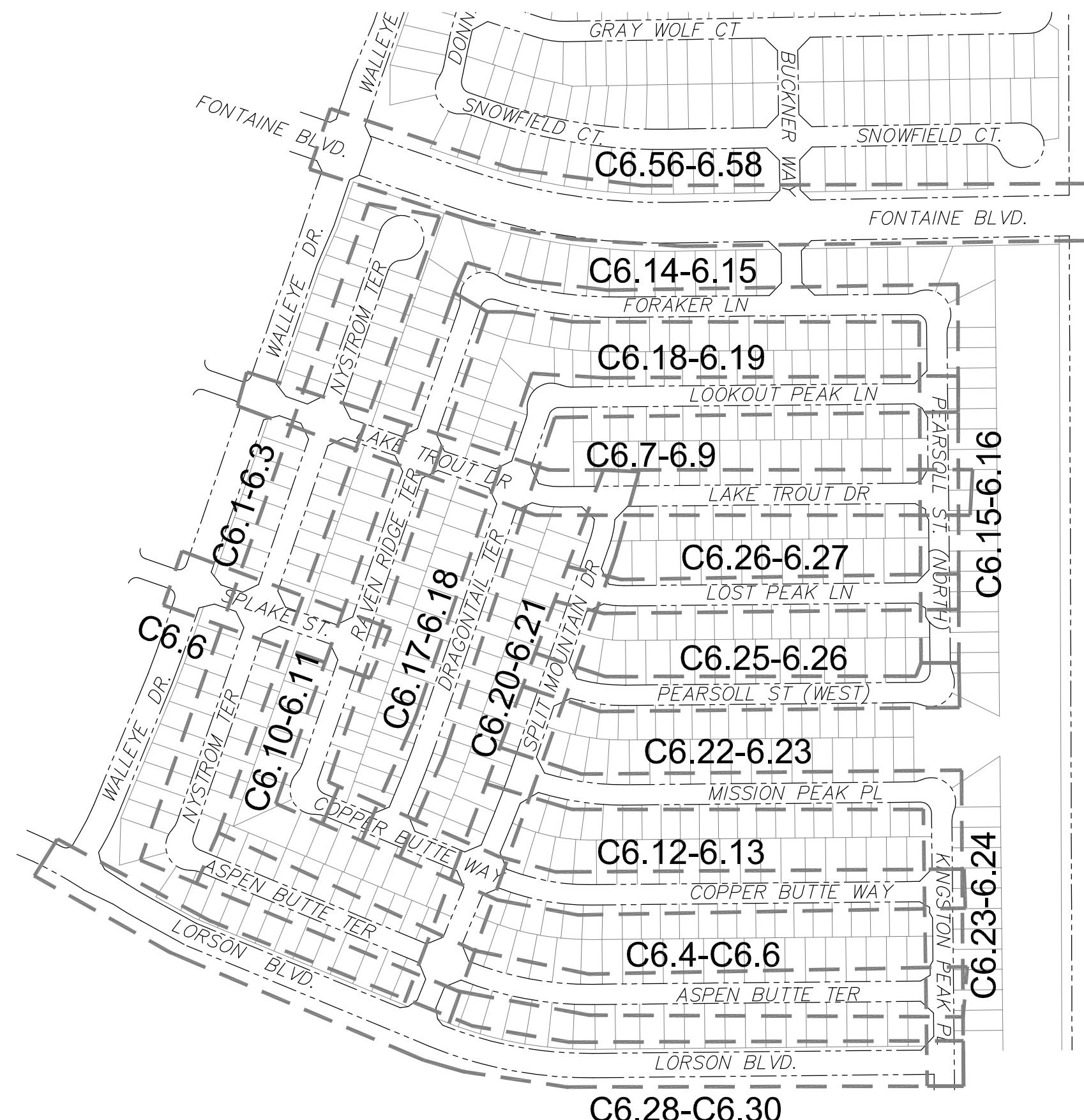


CONSTRUCTION PLANS
FOR
THE RIDGE AT LORSON RANCH FILING NO. 1
STREET & STORM SEWER CONSTRUCTION PLANS



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 INDEX	
SHEET NO.	SHEET DESCRIPTION
C1.1	COVER SHEET
C1.2	NOTES
C1.3	TYPICAL SECTIONS
C2.1-C2.2	STREET HORIZONTAL CONTROL
C5.1-C5.7	SIGNING/STRIPING PLANS
C6.1-C6.30	STREET - STORM PLAN AND PROFILES - SOUTH HALF
C6.31-C6.55	NOT USED!!!! - FILING 2 & 3
C6.56-C6.58	STREET - STORM PLAN AND PROFILES - FONTAINE BLVD.
C7.1-C7.2	PLAN AND PROFILE - STORM LATERALS
C10.1-C10.3	DETAILS

DEVELOPER'S STATEMENT

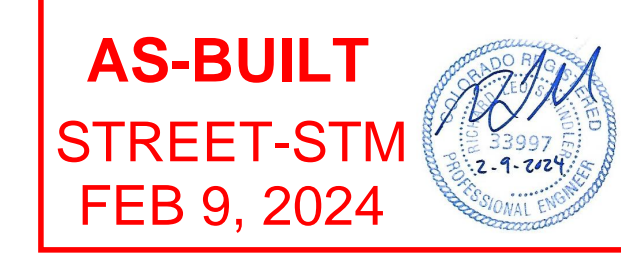
THE UNDERSIGNED OWNER/DEVELOPER HAS READ AND WILL COMPLY WITH ALL THE REQUIREMENTS SPECIFIED IN THESE CONSTRUCTION PLANS AND THE ACCOMPANYING DRAINAGE REPORT.

BUSINESS NAME

BY Lorson, LLC DATE JULY 27, 2022

TITLE MANAGER

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



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-S --- PROPOSED WATERMAIN
- SS-S --- EXISTING SANITARY SEWER
- SS-B --- PROPOSED SANITARY SEWER
- SS-24 --- EXISTING 24" SANITARY SEWER
- G --- EXISTING GASMAIN
- E --- EXISTING UNDERGROUND ELECTRIC
- OHE --- EXISTING OVERHEAD ELECTRIC
- TV --- EXISTING CABLE TV
- T --- EXISTING PHONE OR FIBER OPTIC
- EXISTING STORM DRAIN
- PROPOSED STORM SEWER
- EXISTING MANHOLES
- PROPOSED SANITARY AND STORM MANHOLES
- EXISTING AND PROPOSED WATERMAIN VALVES
- EXISTING AND PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE
- PROPOSED STORM SEWER INLET

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.

APPROVED
Engineering Department

JOSHUA PALMER, COUNTY ENGINEER
CONDITIONS:

08/16/2023 3:53:25 PM

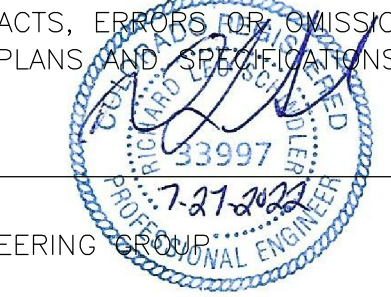
dsnjikamp

EPC Planning & Community
Development Department

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



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.

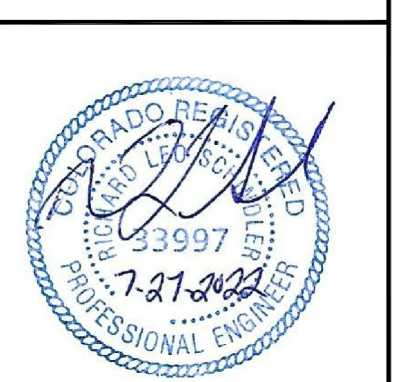
SF 22-004

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719-570-1100
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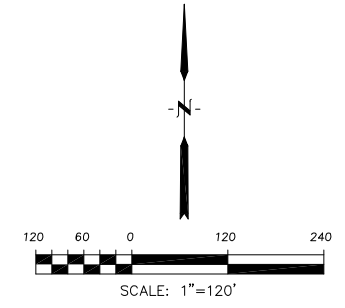
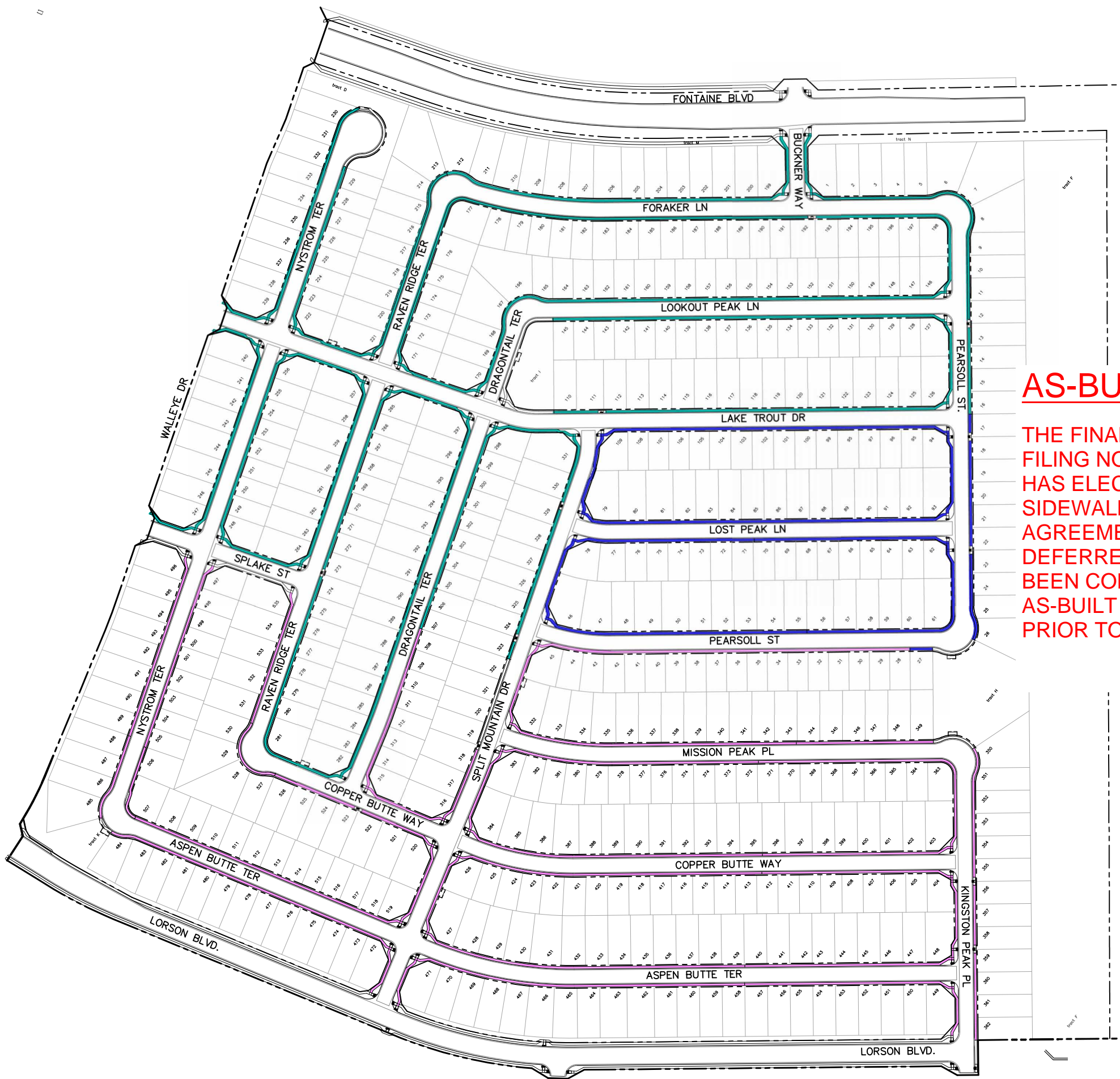
DATE
DESCRIPTION
NO.
PROJECT: THE RIDGE AT LORSON RANCH FILING NO. 1
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

THE RIDGE AT LORSON RANCH FILING NO. 1
STREET / STORM SEWER
CONSTRUCTION PLANS



DATE:
JULY 27, 2022
PROJECT NO.
100.066
SHEET NUMBER
C1.1
TOTAL SHEETS: 51



AS-BUILT NOTE:

THE FINAL PLAT FOR RIDGE AT LORSON RANCH FILING NO. 1 (SF224) AND AMENDED SIA (SIA 231) HAS ELECTED TO DEFER PORTIONS OF THE SIDEWALK PER THE RECORDED AMENDED SIA AGREEMENT/SIDEWALK ADDENDUM. THE DEFERRED PORTIONS OF SIDEWALK HAVE NOT BEEN CONSTRUCTED AT THE TIME OF THIS AS-BUILT PLAN SET BUT WILL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

LEGEND

- DEFERRED SIDEWALK (LOVE IN ACTION) (LOVE IN ACTION)
- DEFERRED SIDEWALK (MELODY HOMES)
- DEFERRED SIDEWALK (VIVA LAND VENTURES)

NOTE: NON-HATCHED SIDEWALKS/RAMPS WILL NOT BE DEFERRED AND WILL BE CONSTRUCTED BY LOVE IN ACTION

CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 719 570.1100
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

PROJECT: RIDGE AT LORSON RANCH
 FILE NO. 1
 PREPARED FOR: LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

SIDEWALK ADDENDUM
 RIDGE AT
 LORSON RANCH FILE NO. 1

DATE: DECEMBER 19, 2023
 PROJECT NO. 100.066
 SHEET NUMBER 1
 TOTAL SHEETS: 1

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 EQUJ 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

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 1
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

**THE RIDGE AT LORSON RANCH FIL NO. 1
STREET / STORM SEWER
NOTES**



DATE:
JULY 27, 2022

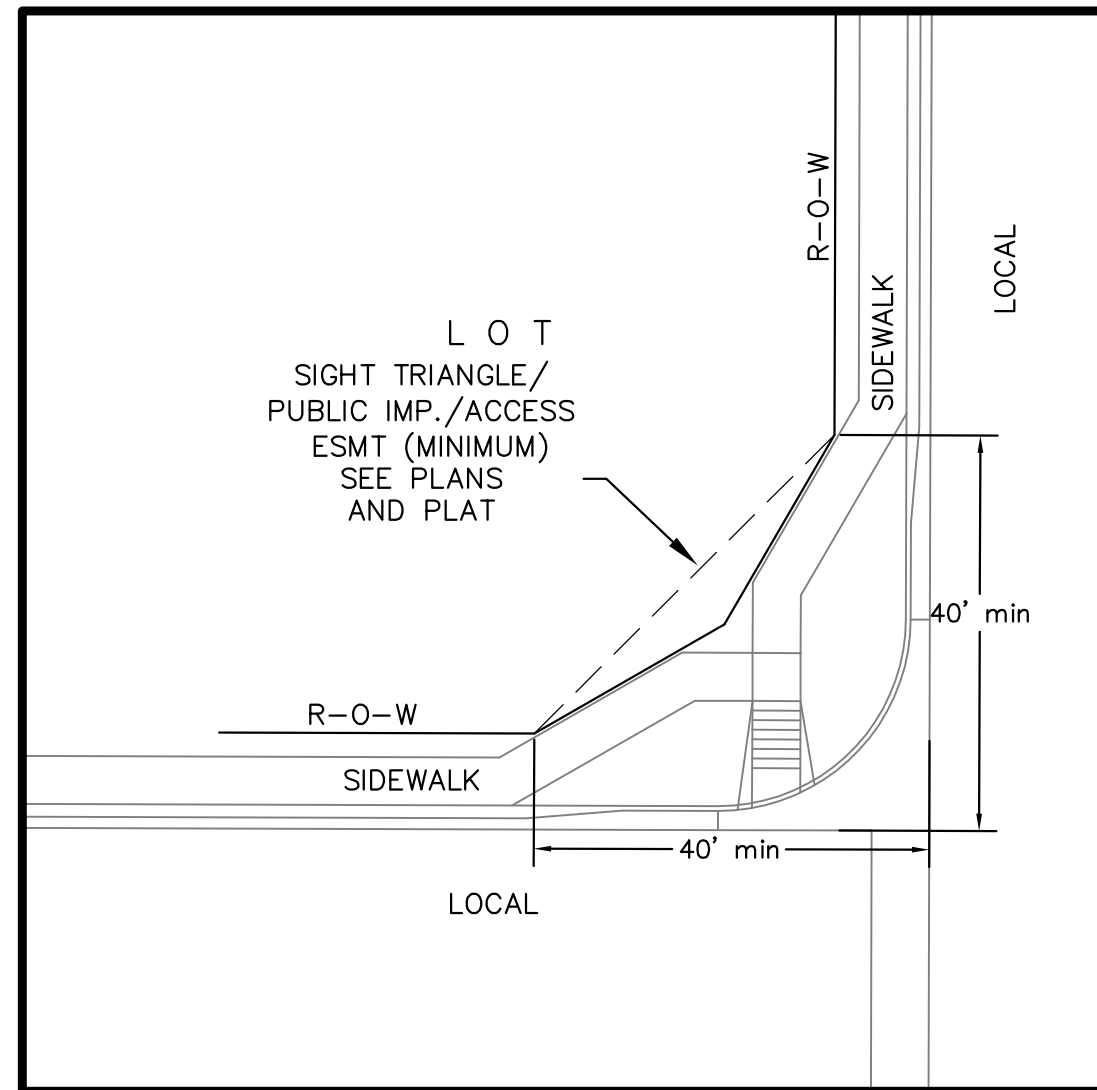
PROJECT NO.
100.066

SHEET NUMBER
C1.2

TOTAL SHEETS: 51

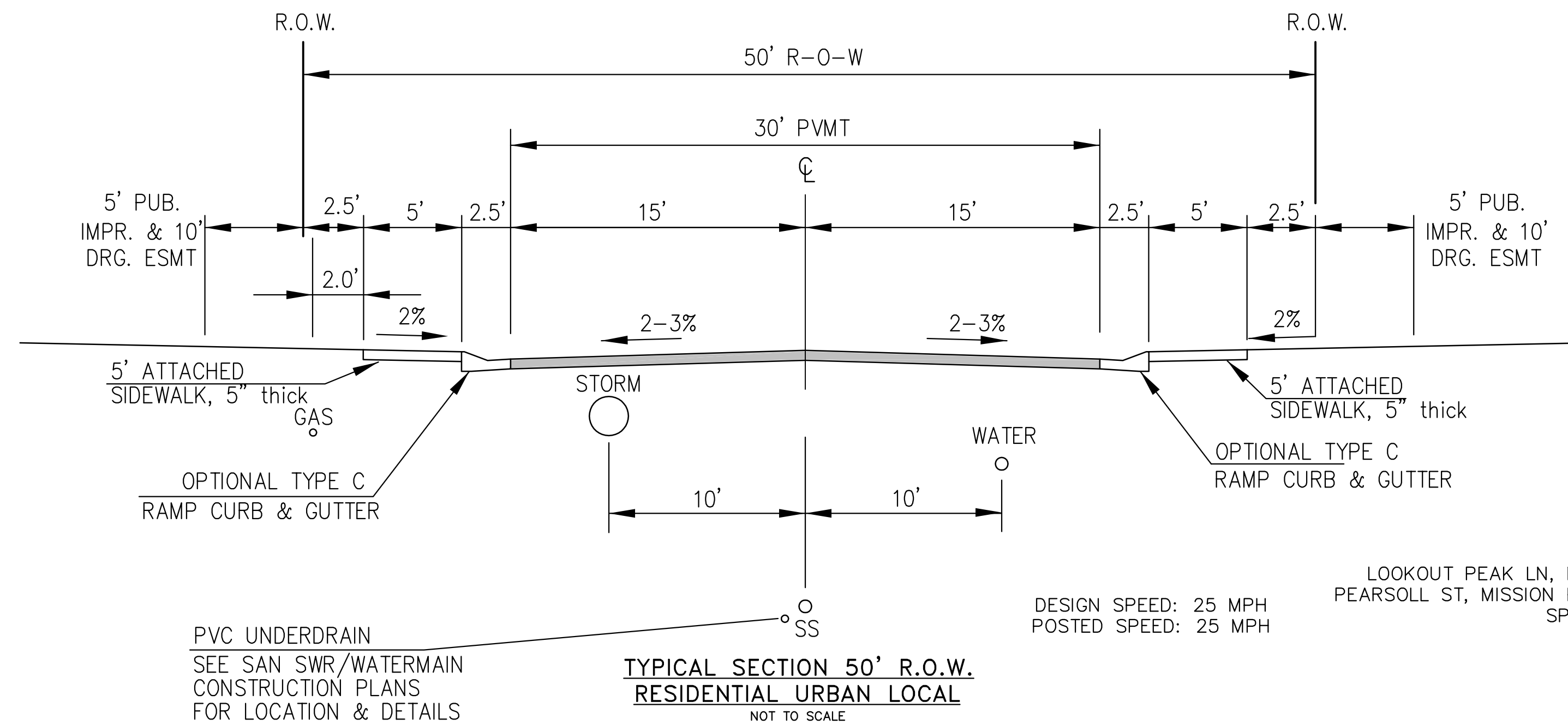


EPC 8/16/22



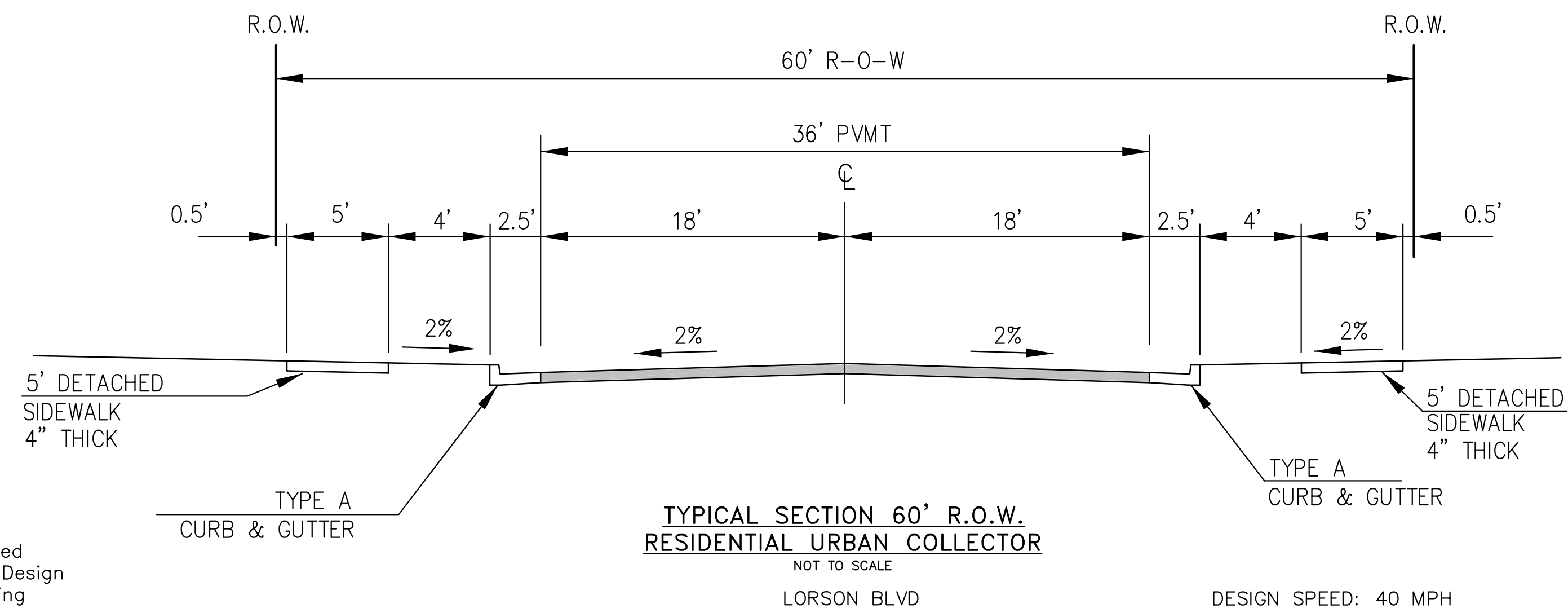
**LOCAL ROADWAY SIGHT TRIANGLE
PUBLIC IMPROVEMENT ESMT.**
NOT TO SCALE

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

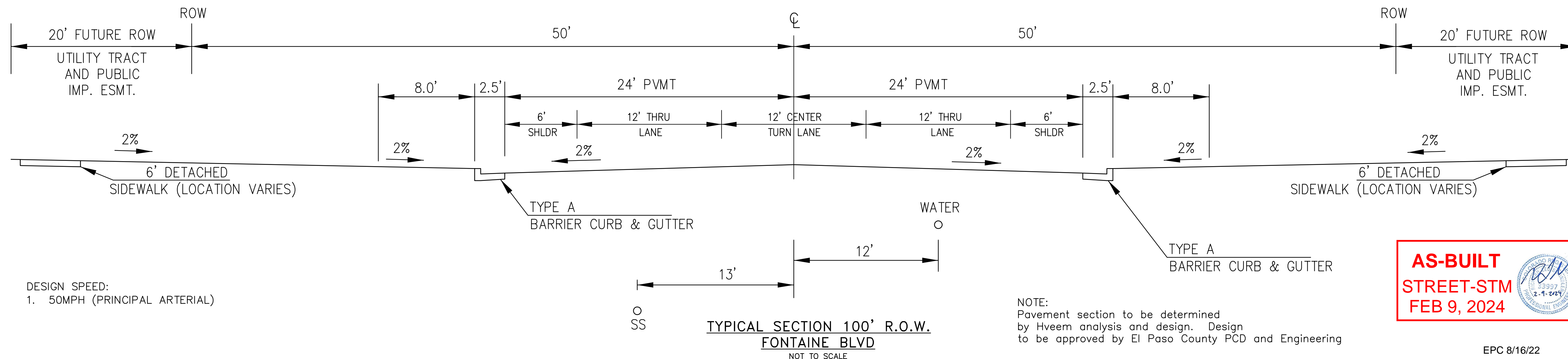


NOTE:
Pavement section to be determined
by Hveem analysis and design. Design
to be approved by El Paso County PCD Engineering

BUCKNER WAY, FORAKER LN,
LOOKOUT PEAK LN, NYSTROM TER, LAKE TROUT DR, RAVEN RIDGE TER, LOST PEAK LN
PEARSOLL ST, MISSION PEAK PL, COPPER BUTTE WY, ASPEN BUTTE TER, KINGSTON PEAK PL,
SPLIT MOUNTAIN DR, DRAGONTAIL TER, SPLAKE ST



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



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

**AS-BUILT
STREET-STM
FEB 9, 2024**

EPC 8/16/22

**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. WASHBACH AVE., SUITE 301
COLORADO SPRINGS, CO 80903
CONTACT: JEFF MARK

PROJECT:
**THE RIDGE AT LORSON
RANCH FIL. NO. 1**
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

TYPICAL SECTIONS



DATE:
JULY 27, 2022

PROJECT NO.
100.066

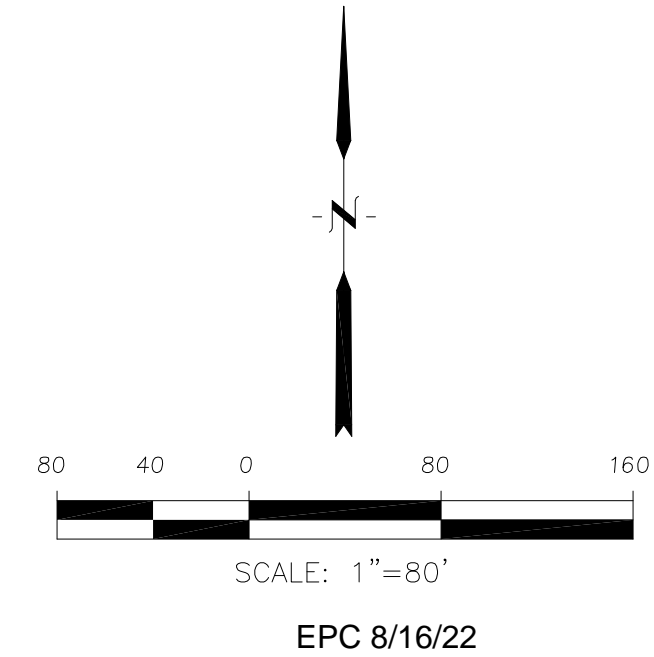
SHEET NUMBER
C1.3

TOTAL SHEETS: 51



MATCH LINE
SEE SHEET C2.2

AS-BUILT
STREET-STM
FEB 9, 2024



CORE
ENGINEERING GROUP
15004 1ST AVENUE S,
DENVER, CO 80202
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE: _____
DESCRIPTION: _____
NO: _____
PROJECT: **THE RIDGE AT LORSON RANCH FIL NO. 1**
FORAKER BLVD, WALLEYE DR, COLORADO SPRINGS, COLORADO
PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

THE RIDGE
AT LORSON RANCH FIL. NO. 1
HORIZONTAL CONTROL PLAN



DATE: JULY 27, 2022
PROJECT NO. 100.066
SHEET NUMBER **C2.1**
TOTAL SHEETS: 51



MATCH LINE
SEE SHEET C2.1

CORE
ENGINEERING GROUP
15004 1ST AVENUE S,
DENVER, CO 80202
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE: _____
DESCRIPTION: _____
NO: _____
PROJECT: THE RIDGE AT LORSON RANCH FIL NO. 1
FOR LORSON BLVD, WALLECE DR
COLORADO SPRINGS, COLORADO
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK
(719) 635-3200

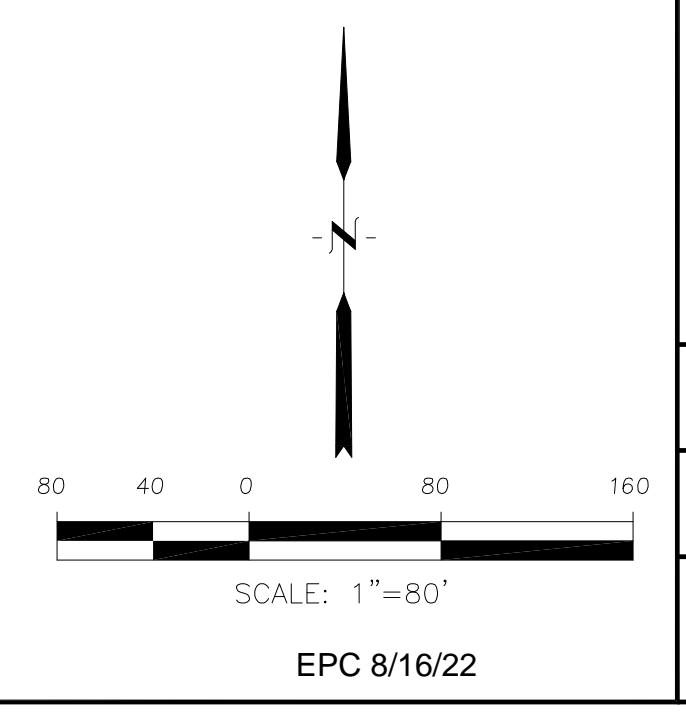
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

THE RIDGE
AT LORSON RANCH FIL. NO. 1
HORIZONTAL CONTROL PLAN



DATE: JULY 27, 2022
PROJECT NO. 100.066
SHEET NUMBER C2.2
TOTAL SHEETS: 51

AS-BUILT
STREET-STM
FEB 9, 2024



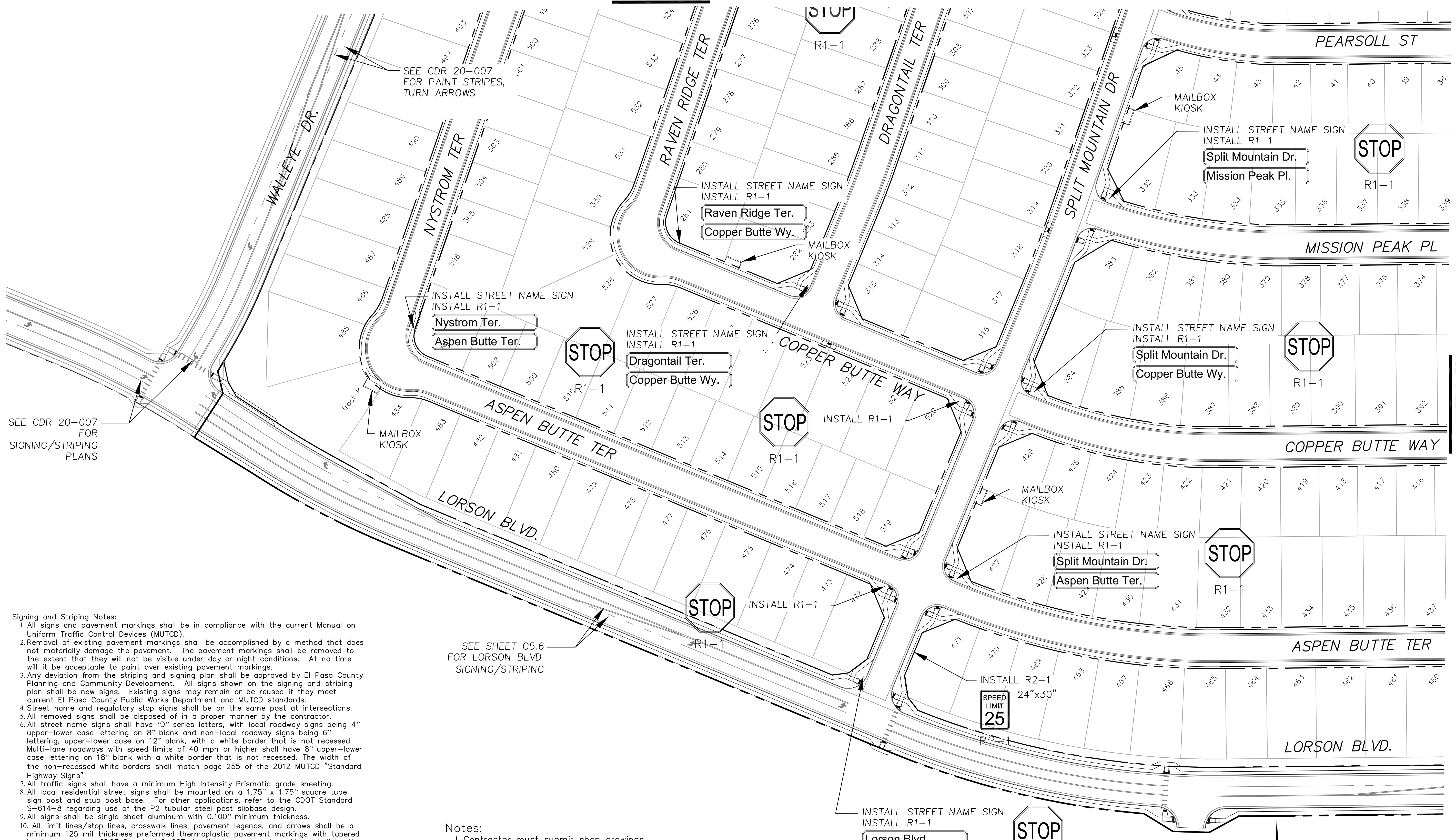
SEE SHEET C5.3

SEE CDR 20-007 FOR PAINT STRIPES, TURN ARROWS

SEE CDR 20-007 FOR SIGNING/STRIPING PLANS

SEE SHEET C5.6 FOR LORSON BLVD. SIGNING/STRIPING

SEE SHEET C5.2



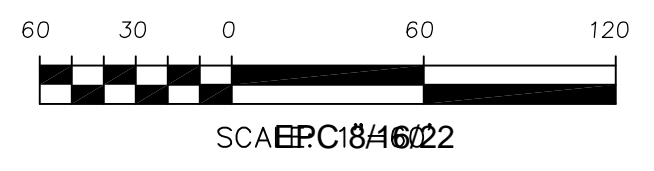
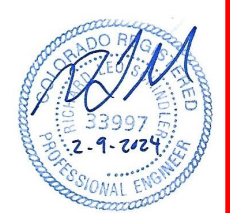
- Signing and Striping Notes:**
- All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
 - Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
 - Any deviation from the striping and signing plan shall be approved by El Paso County Planning and Community Development. All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County Public Works Department and MUTCD standards.
 - Street name and regulatory stop signs shall be on the same post at intersections.
 - All removed signs shall be disposed of in a proper manner by the contractor.
 - All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 40 mph or higher shall have 8" upper-lower case lettering on 18" blank with a white border that is not recessed. The width of the non-recessed white borders shall match page 255 of the 2012 MUTCD "Standard Highway Signs"
 - All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
 - All local residential street signs shall be mounted on a 1.75" x 1.75" square tube sign post and stub post base. For other applications, refer to the CDOT Standard S-614-8 regarding use of the P2 tubular steel post slipbase design.
 - All signs shall be single sheet aluminum with 0.100" minimum thickness.
 - All limit lines/stop lines, crosswalk lines, pavement legends, and arrows shall be a minimum 125 mil thickness preformed thermoplastic pavement markings with tapered leading edges per CDOT Standard S-627-1. Word and symbol markings shall be the narrow type. Stop bars shall be 24" in width. Crosswalks lines shall be 12" wide and 8' long per CDOT S-627-1.
 - All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
 - The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
 - The contractor shall obtain a work in the right of way permit from the El Paso County Public Works Department prior to any signage or striping work within an existing El Paso County roadway.

- Notes:**
- Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs
 - Stop signs shall be 30"x30" for local streets and 36"x36" when crossing collector streets and above

INSTALL STREET NAME SIGN
INSTALL R1-1
Lorson Blvd.
Split Mountain Dr.
(6" LETTERS ON 12" PLATE)

STOP
R1-1
36"x36"

AS-BUILT
STREET-STM
FEB 9, 2024



CORE
ENGINEERING GROUP
15004 1ST AVENUE, S.
DENVER, CO 80202
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE: _____
DESCRIPTION: _____
NO: _____
PROJECT: THE RIDGE AT LORSON RANCH, LLC
RANCH FIL NO. 1
RIDGE BLVD., WALLEYE DR.
COLORADO SPRINGS, COLORADO
PREPARED FOR: LORSON, LLC
212 N. WAHATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

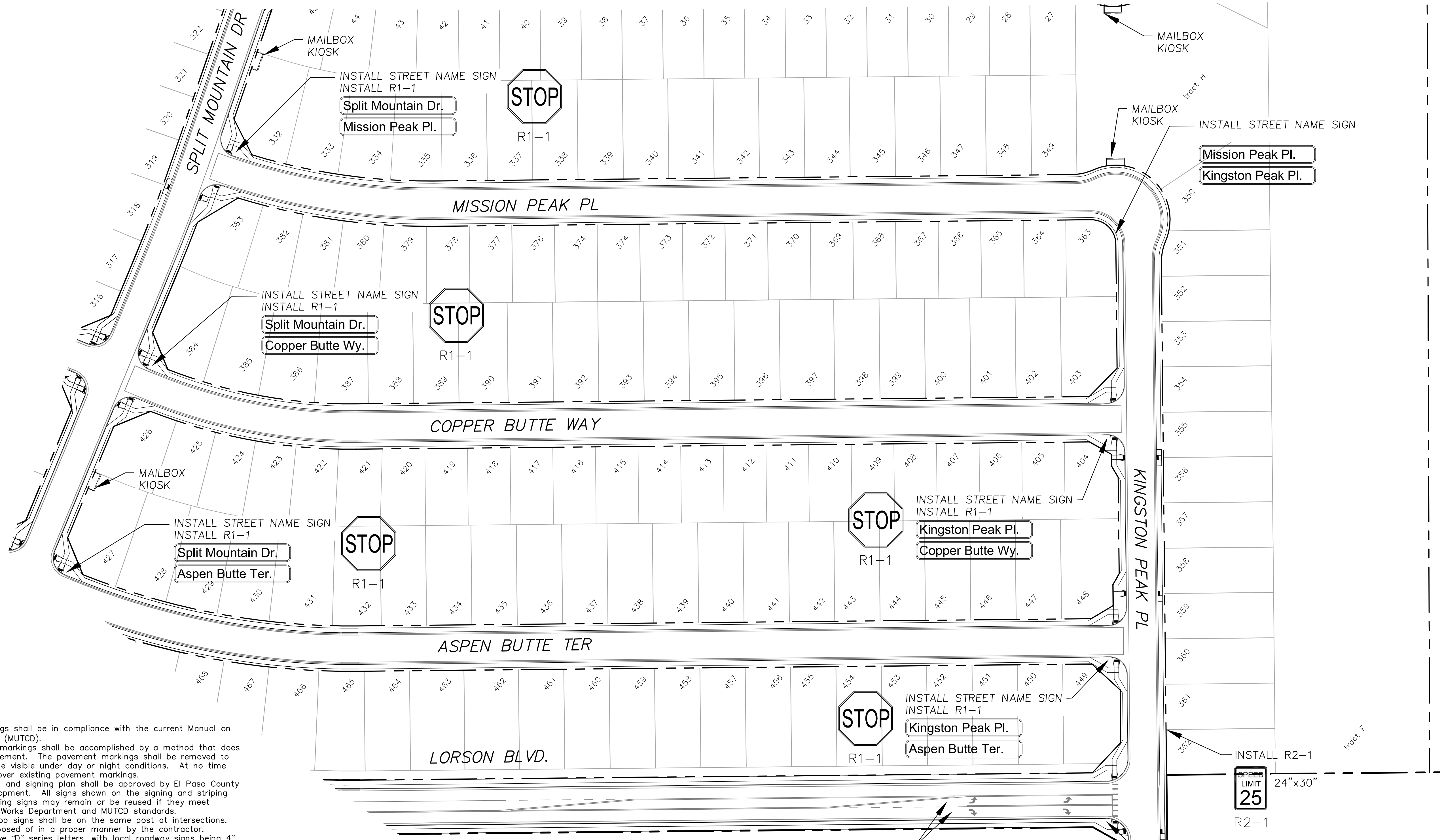
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

SIGNING AND STRIPING PLAN
THE RIDGE AT LORSON RANCH FIL. NO. 1



DATE: JULY 27, 2022
PROJECT NO. 100.066
SHEET NUMBER C5.1
TOTAL SHEETS: 51

SEE SHEET C5.3



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 Planning and Community Development. All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County Public Works Department and MUTCD standards.
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. Crosswalk 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 County Planning and Community Development (719) 520-6819 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:

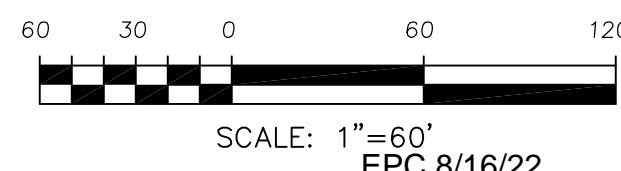
1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs
2. Stop signs shall be 30"x30" for local streets and 36"x36" when crossing collector streets and above

AS-BUILT
STREET-STM
FEB 9, 2024



INSTALL STREET NAME SIGN
 INSTALL R1-1
 Lorson Blvd.
 Kingston Peak Pl.
 (6" LETTERS ON 12" PLATE)

STOP
 R1-1
 36"x36"



CORE
ENGINEERING GROUP
 15004 1ST AVENUE, SUITE 35506
 PARKER, CO 80138
 PHONE: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO: _____

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 1
 RANCH FIL. NO. 1
 CRANE BLVD, WALSLEY DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

SIGNING AND STRIPING PLAN

THE RIDGE AT LORSON RANCH FIL. NO. 1



DATE:
 JULY 27, 2022

PROJECT NO.
 100.066

SHEET NUMBER
 C5.2

TOTAL SHEETS: 51

Notes:

- Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs
- Stop signs shall be 30"x30" for local streets and 36"x36" when crossing collector streets and above

SEE SHEET C5.5



EXISTING STREET NAME SIGN
SEE SF 21-010

INSTALL R2-1
24"x30"
SPEED LIMIT
25

INSTALL STREET NAME SIGN
INSTALL R1-1
Lake Trout Dr.
Nystrom Ter.

INSTALL R1-1
36"x36"
STOP

INSTALL R1-1
INSTALL R1-1

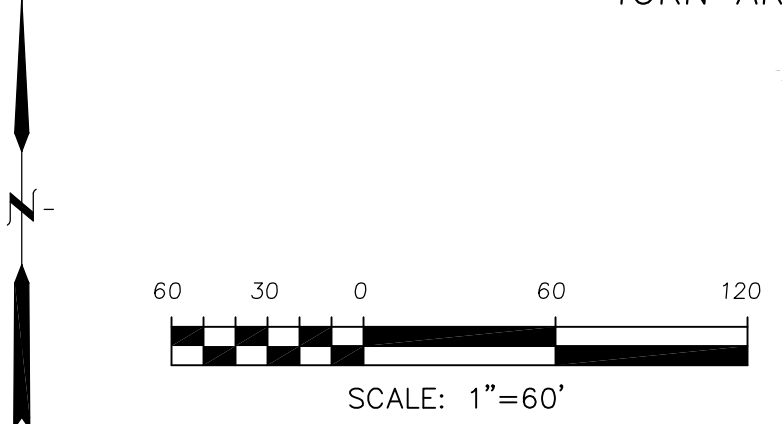
EXISTING STREET NAME SIGN
SEE SF 21-010

INSTALL R2-1
24"x30"
SPEED LIMIT
25

INSTALL STREET NAME SIGN
INSTALL R1-1
Nystrom Ter.
Splake St.

STOP
R1-1

SEE CDR 20-007
FOR PAINT STRIPES,
TURN ARROWS



CORE
ENGINEERING GROUP
15004 1ST AVENUE, SUITE 3506
DENVER, CO 80202
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DATE: _____
DESCRIPTION: _____
NO: _____
PROJECT: THE RIDGE AT LORSON RANCH, LLC
RANCH FIL NO. 1
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

SIGNING AND STRIPING PLAN
THE RIDGE AT LORSON RANCH FIL. NO. 1



DATE: JULY 27, 2022

PROJECT NO. 100.066

SHEET NUMBER C5.3

TOTAL SHEETS: 51

AS-BUILT
STREET-STM
FEB 9, 2024



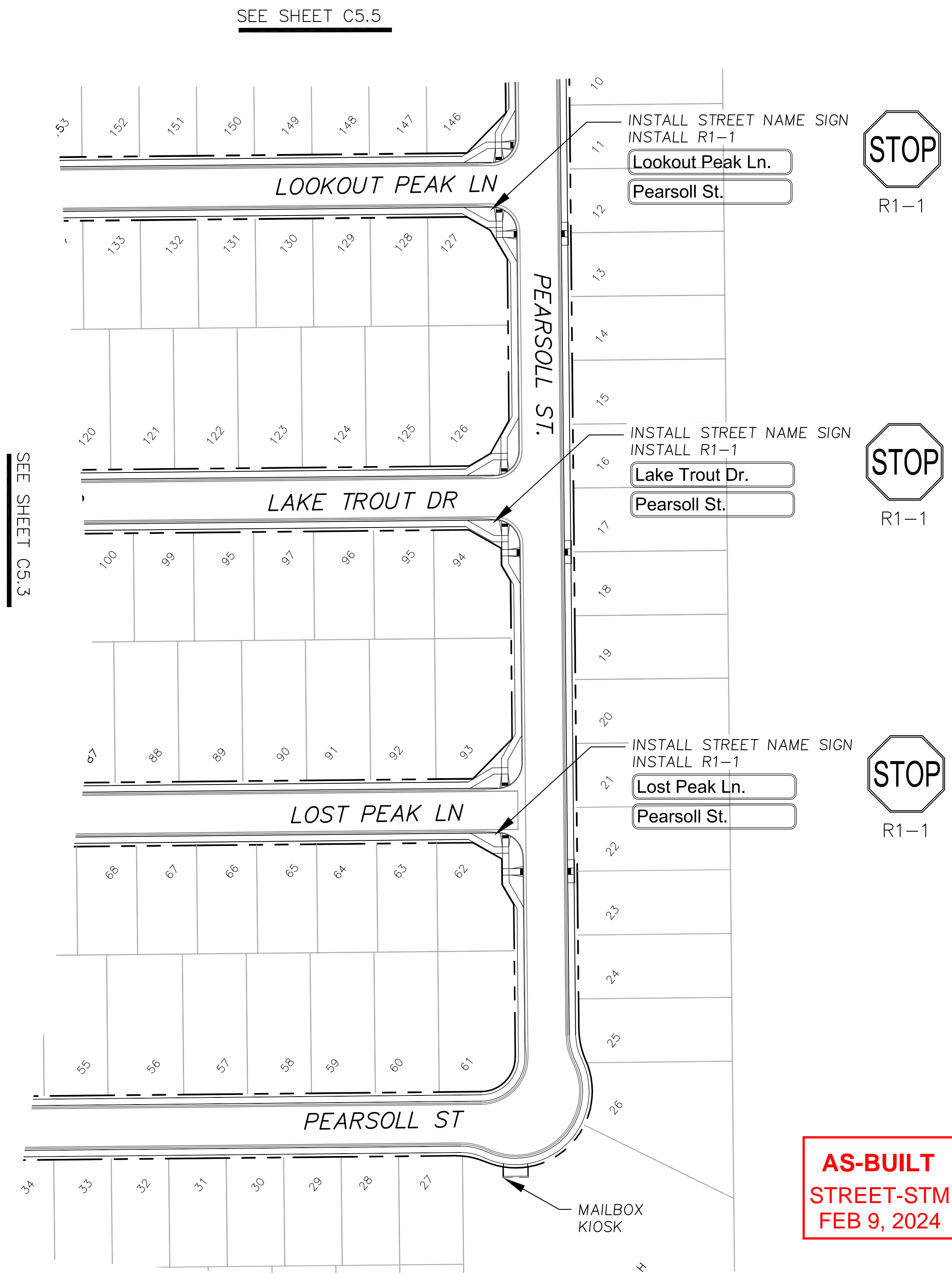
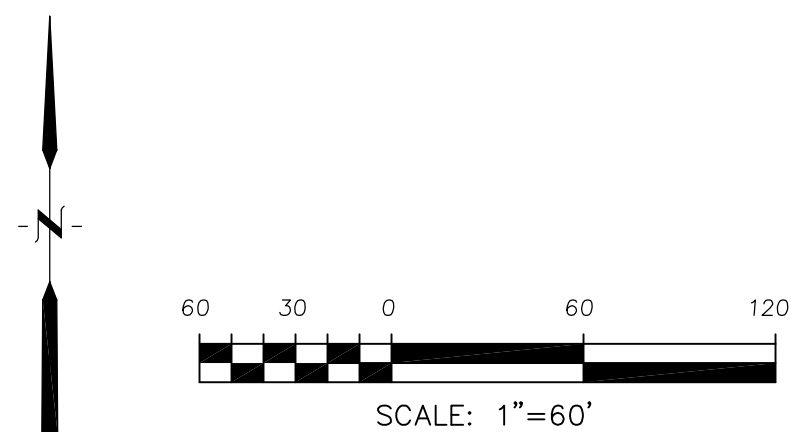
EPC 8/16/22

Signing and Striping Notes:

- All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
- Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
- Any deviation from the striping and signing plan shall be approved by El Paso County Planning and Community Development. All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County Public Works Department and MUTCD standards.
- Street name and regulatory stop signs shall be on the same post at intersections.
- All removed signs shall be disposed of in a proper manner by the contractor.
- All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 40 mph or higher shall have 8" upper-lower case lettering on 18" blank with a white border that is not recessed. The width of the non-recessed white borders shall match page 255 of the 2012 MUTCD "Standard Highway Signs".
- All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
- All local residential street signs shall be mounted on a 1.75" x 1.75" square tube sign post and stub post base. For other applications, refer to the CDOT Standard S-614-8 regarding use of the P2 tubular steel post slipbase design.
- All signs shall be single sheet aluminum with 0.100" minimum thickness.
- All limit lines/stop lines, crosswalk lines, pavement legends, and arrows shall be a minimum 125 mil thickness preformed thermoplastic pavement markings with tapered leading edges per CDOT Standard S-627-1. Word and symbol markings shall be the narrow type. Stop bars shall be 24" in width. Crosswalks lines shall be 12" wide and 8' long per CDOT S-627-1.
- All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
- The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
- The contractor shall obtain a work in the right of way permit from the El Paso County Public Works Department prior to any signage or striping work within an existing El Paso County roadway.

Notes:

- Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs
- Stop signs shall be 30"x30" for local streets and 36"x36" when crossing collector streets and above



AS-BUILT
STREET-STM
FEB 9, 2024

EPC 8/16/22

CORE
ENGINEERING GROUP
 1500K 1ST AVENUE, S.
 P.O. BOX 5506
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO: _____
 PREPARED FOR:
LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 1
 PLAINS BLVD. WALKER DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

SIGNING AND STRIPING PLAN
THE RIDGE AT LORSON RANCH FIL. NO. 1

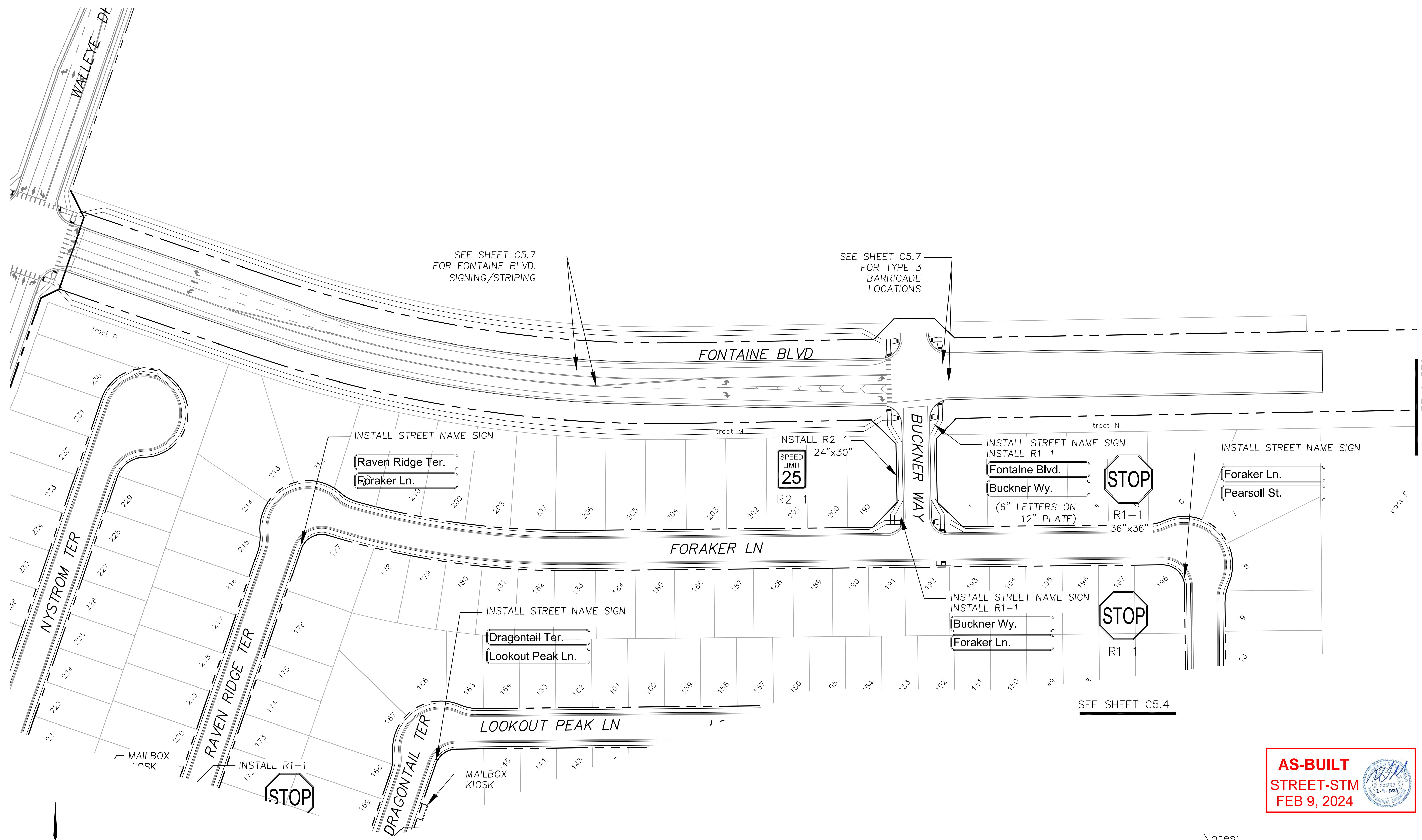


DATE:
 JULY 27, 2022

PROJECT NO.
 100.066

SHEET NUMBER
 C5.4

TOTAL SHEETS: 51



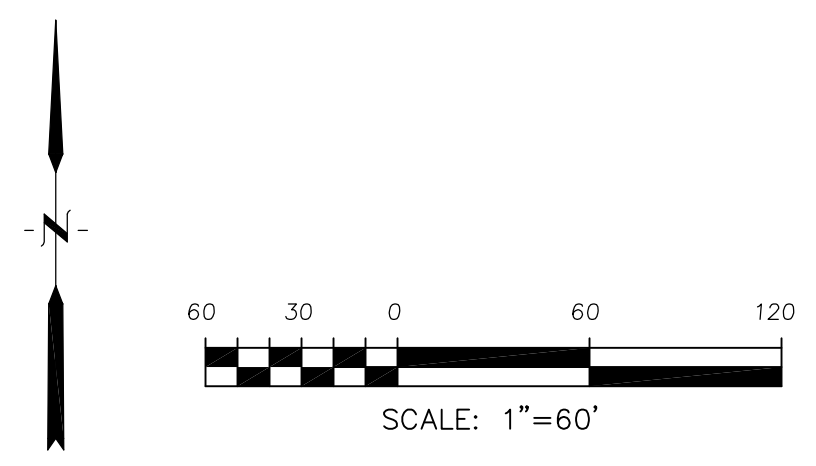
SEE SHEET C5.7
FOR FONTAINE BLVD.
SIGNING/STRIPING

SEE SHEET C5.7
FOR TYPE 3
BARRICADE
LOCATIONS

SEE SHEET C5.4

SEE SHEET C5.4

SEE SHEET C5.3



CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80232
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE: _____
DESCRIPTION: _____
NO: _____
PROJECT: **THE RIDGE AT LORSON RANCH FIL. NO. 1**
RANCH FIL. NO. 1
FONTAINE BLVD., WALLEYE DR
COLORADO SPRINGS, COLORADO
PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

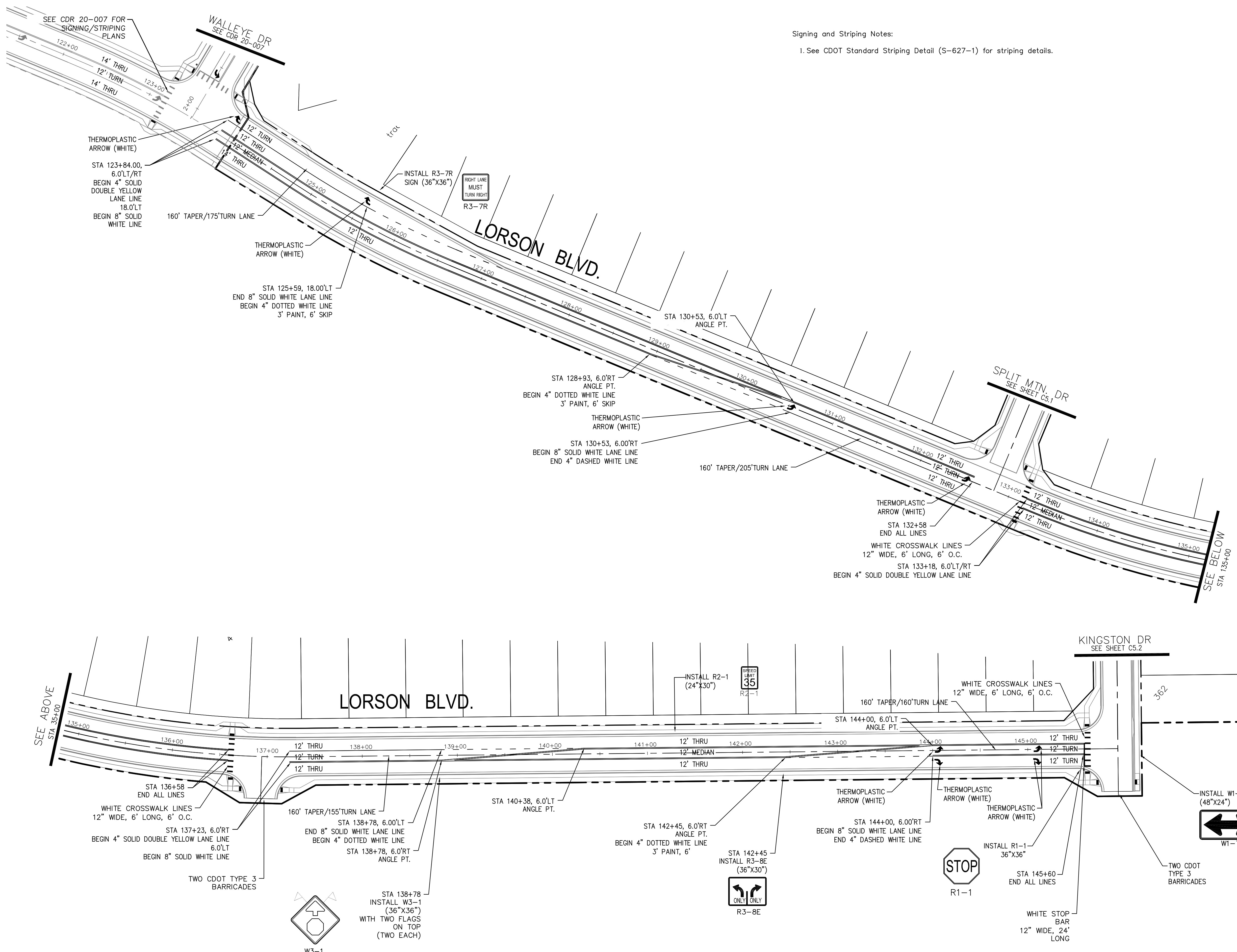
SIGNING AND STRIPING PLAN

THE RIDGE AT LORSON RANCH FIL. NO. 1



- Notes:
1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs
 2. Stop signs shall be 30"x30" for local streets and 36"x36" when crossing collector streets and above

DATE: **JULY 27, 2022**
PROJECT NO. **100.066**
SHEET NUMBER **C5.5**
TOTAL SHEETS: 51



Signing and Striping Notes:
 1. See CDOT Standard Striping Detail (S-627-1) for striping details.

CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRMGHAM, AL 35206
 PHONE: 205.970.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

NO. 1. DATE 12/17/2020
 2. DATE 05/11/2021
 DESCRIPTION: PEDESTRIAN RAMPS/CROSSINGS
 MODIFY STRIPING FOR TURN LANES
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE. SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **THE RIDGE AT LORSON RANCH FIL NO. 1**
 FOR WALLEYE DR, SPLIT MT. DR, KINGSTON DR, COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

LORSON BLVD
SIGNING & STRIPING PLAN

AS-BUILT
STREET-STM
FEB 9, 2024

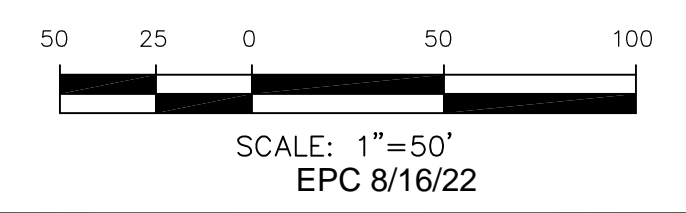


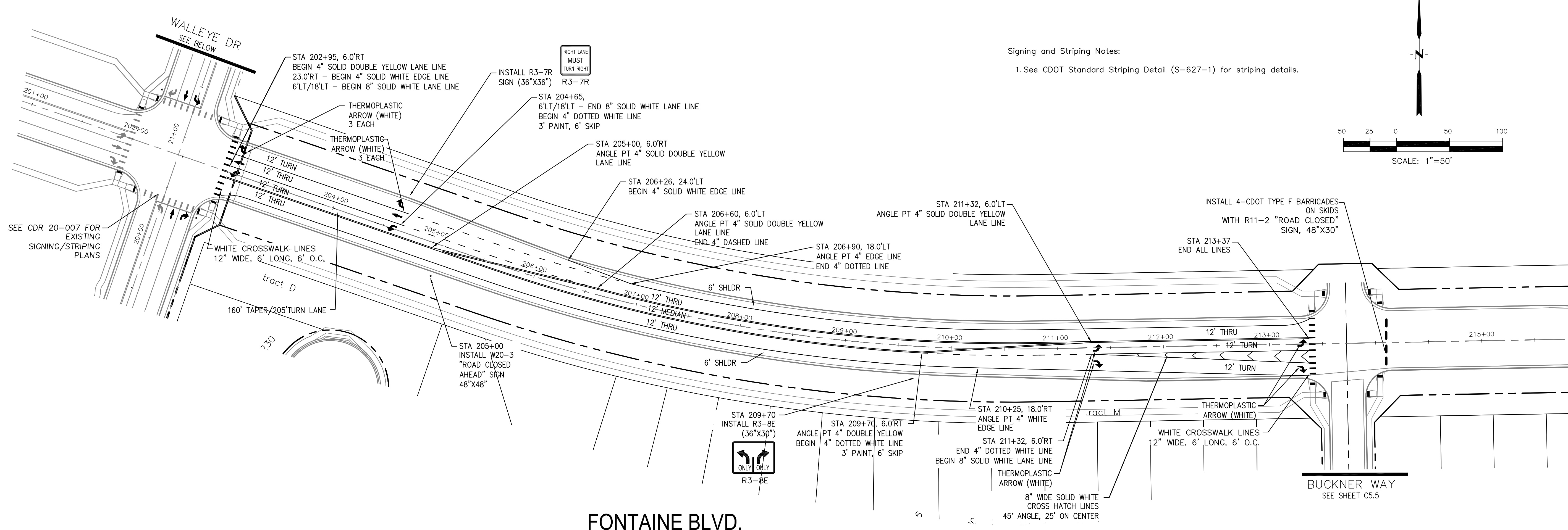
DATE: JULY 27, 2022

PROJECT NO. 100.066

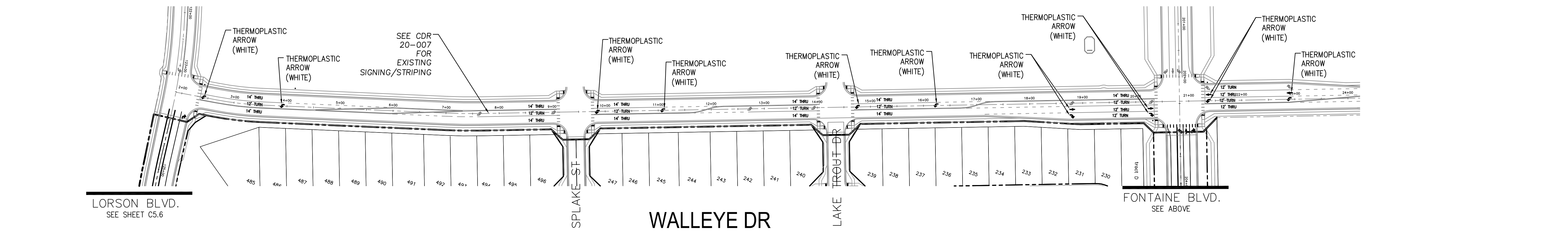
SHEET NUMBER C5.6

TOTAL SHEETS: 51



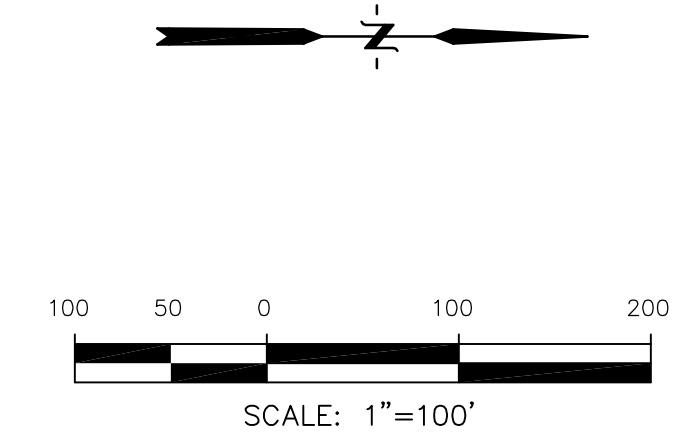


Signing and Striping Notes:
 1. See CDOT Standard Striping Detail (S-627-1) for striping details.



- 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.
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 - 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. Crosswalk lines shall be 12" wide and 8' long per CDOT S-627-1.
 - All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
 - The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
 - The contractor shall obtain a work in the right of way permit from the El Paso County Public Works Department prior to any signage or striping work within an existing El Paso County roadway.

Notes:
 1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs



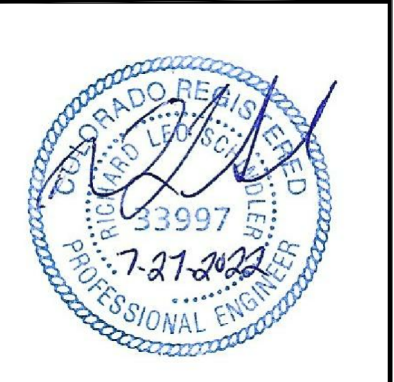
AS-BUILT
STREET-STM
FEB 9, 2024

CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 500
 P.O. BOX 9701100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: 12/17/2020
 DESCRIPTION: MOVE PEDESTRIAN CROSSING SIGNS
 NO. 1.
 PROJECT: THE RIDGE AT LORSON RANCH FIL NO. 1
 PREPARED FOR: LORSON, LLC
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK
 (719) 635-3200

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

FONTAINE BLVD. & WALLEYE DR
SIGNING & STRIPING PLAN



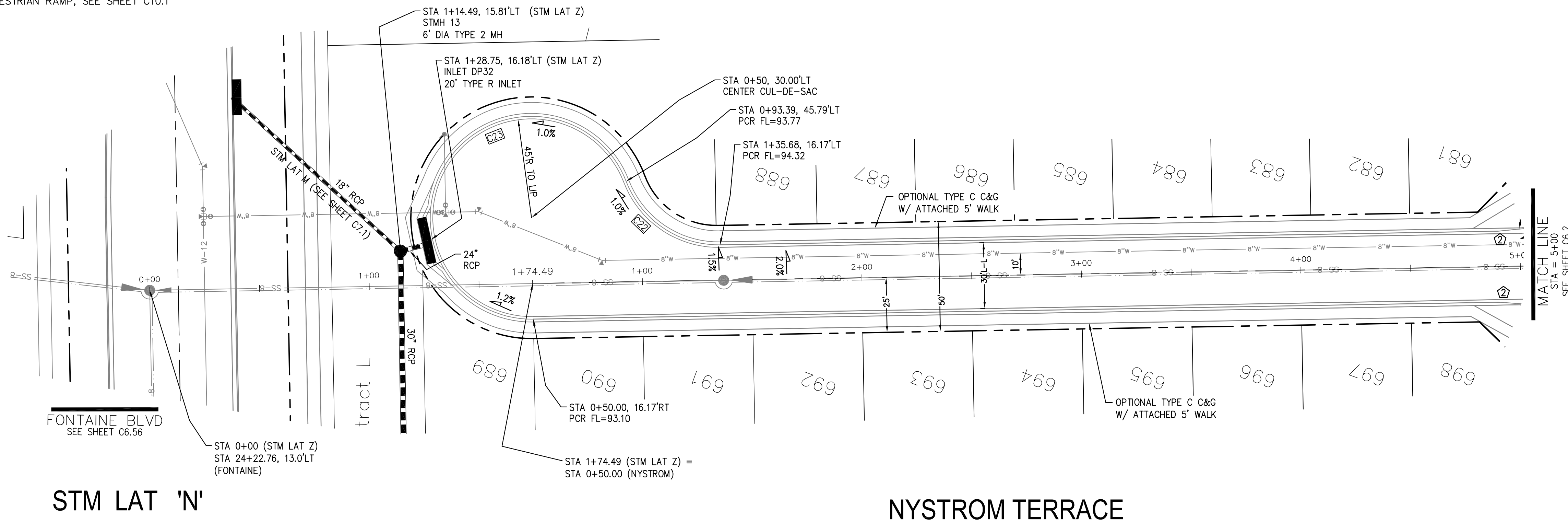
DATE: JULY 27, 2022
 PROJECT NO: 100.066
 SHEET NUMBER: C5.7
 TOTAL SHEETS: 51

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 AND IS PUBLIC.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C22	54.98'	45.00	70°00'29"
C23	201.46'	46.17	250°00'29"

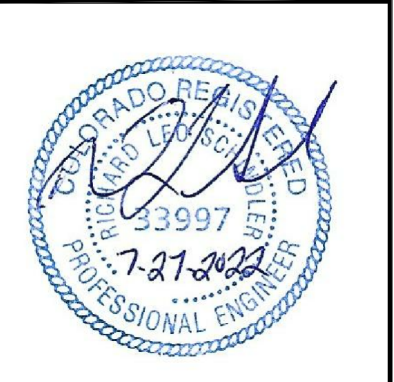


CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRMGHAM, AL 35206
 PH: 205 970 1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

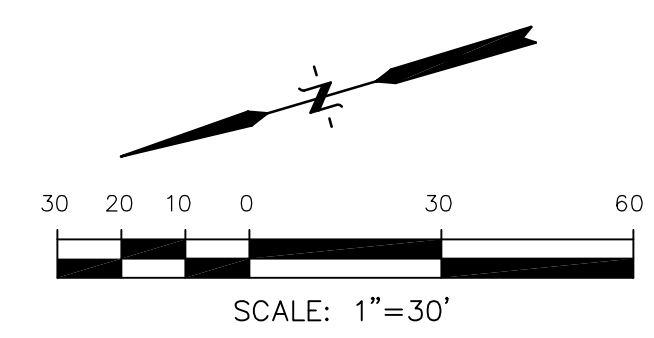
DATE: _____
 DESCRIPTION: _____
 NO: _____
 DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

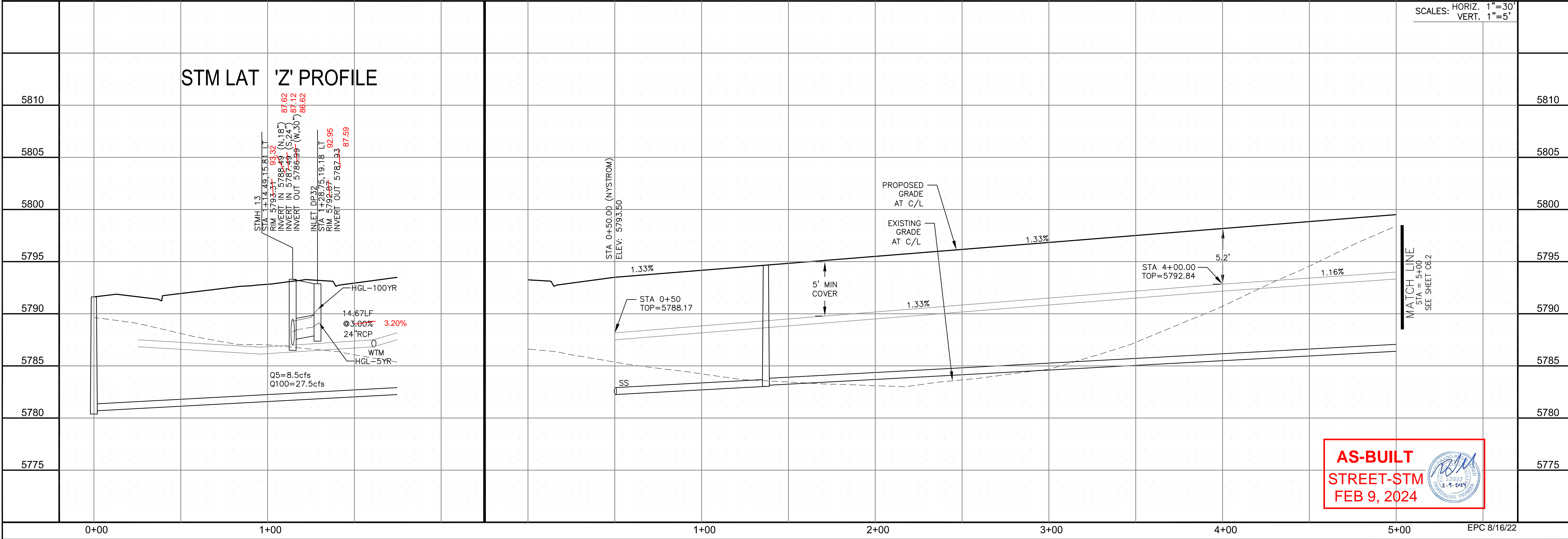
PROJECT:
THE RIDGE AT LORSON
 RANCH FL. NO. 1
 FONTAINE BLVD. WALKWAY DR
 COLORADO SPRINGS, COLORADO



DATE: JULY 27, 2022
 PROJECT NO. 100.066
 SHEET NUMBER C6.1
 TOTAL SHEETS: 51



STM LAT 'Z' PROFILE



AS-BUILT
 STREET-STM
 FEB 9, 2024

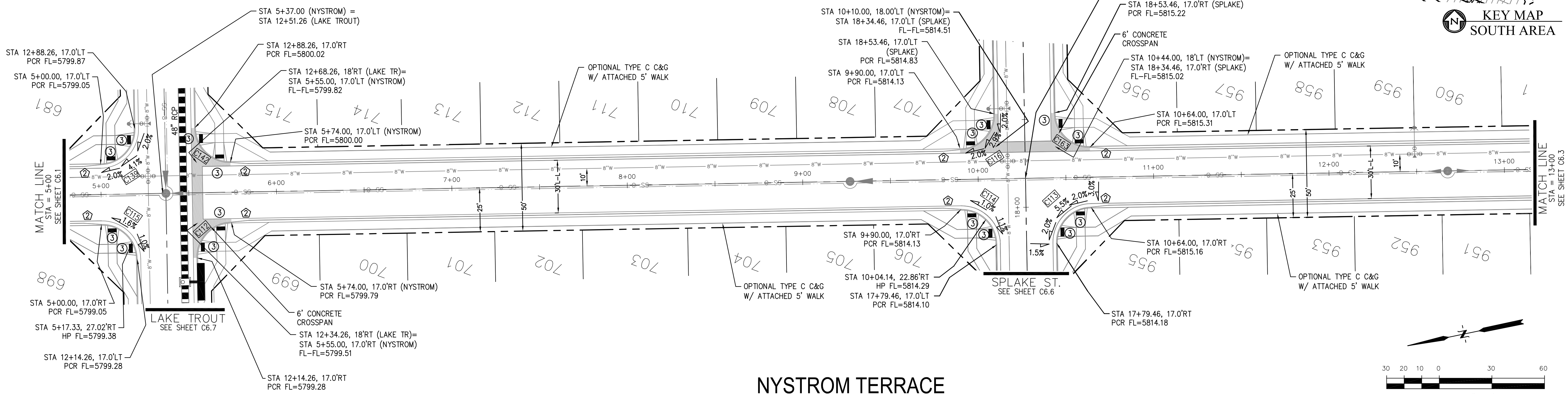
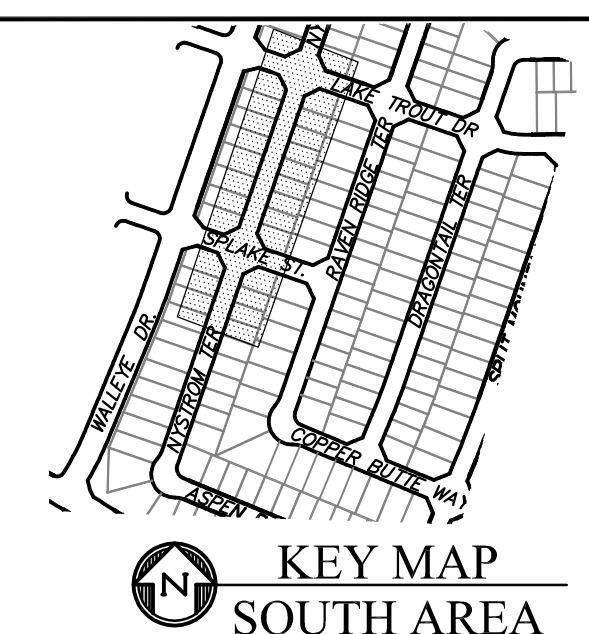


EPC 8/16/22

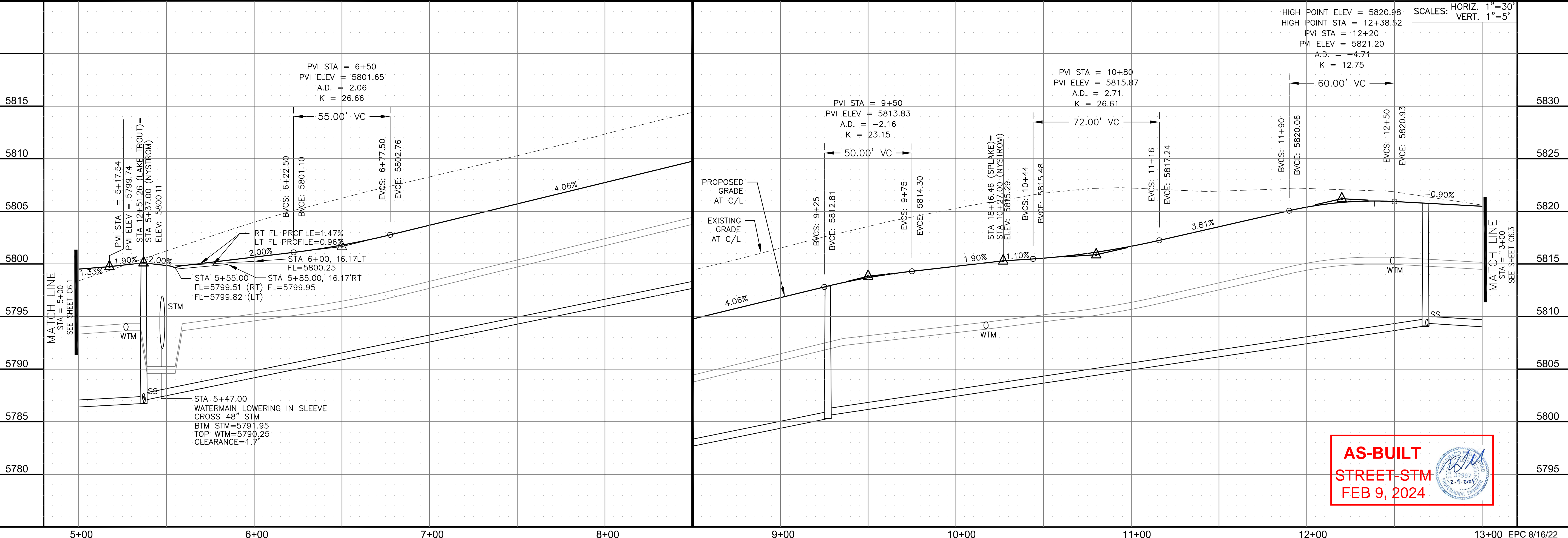
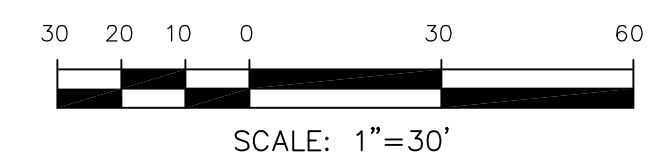
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE	LENGTH	RADIUS	DELTA
C112	31.42'	20.00	90°00'00"
C113	31.42'	20.00	90°00'00"
C114	31.42'	20.00	90°00'00"
C115	31.42'	20.00	90°00'00"
C116	31.42'	20.00	90°00'00"
C139	31.42'	20.00	90°00'00"
C142	31.42'	20.00	90°00'00"
C163	31.42'	20.00	90°00'00"



NYSTROM TERRACE



AS-BUILT
STREET-STM
FEB 9, 2024

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

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

PROJECT:
THE RIDGE AT LORSON
RANCH FL. NO. 1
FOUR LANE SUB. WALK DR
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA
NYSTROM TERRACE
STA 5+00 TO 13+00



DATE:
JULY 27, 2022

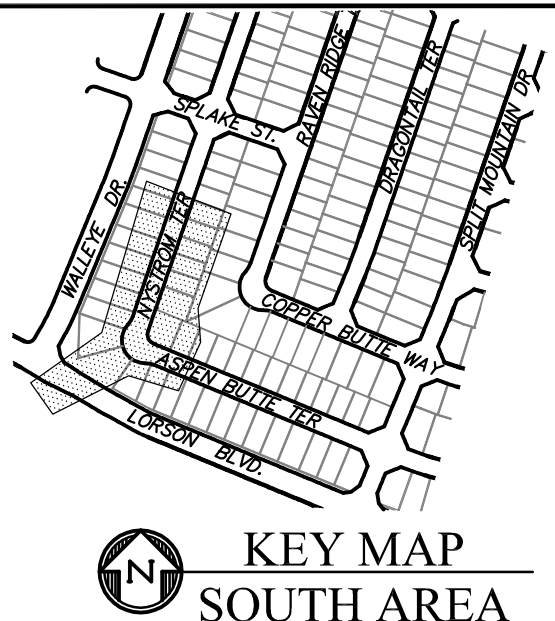
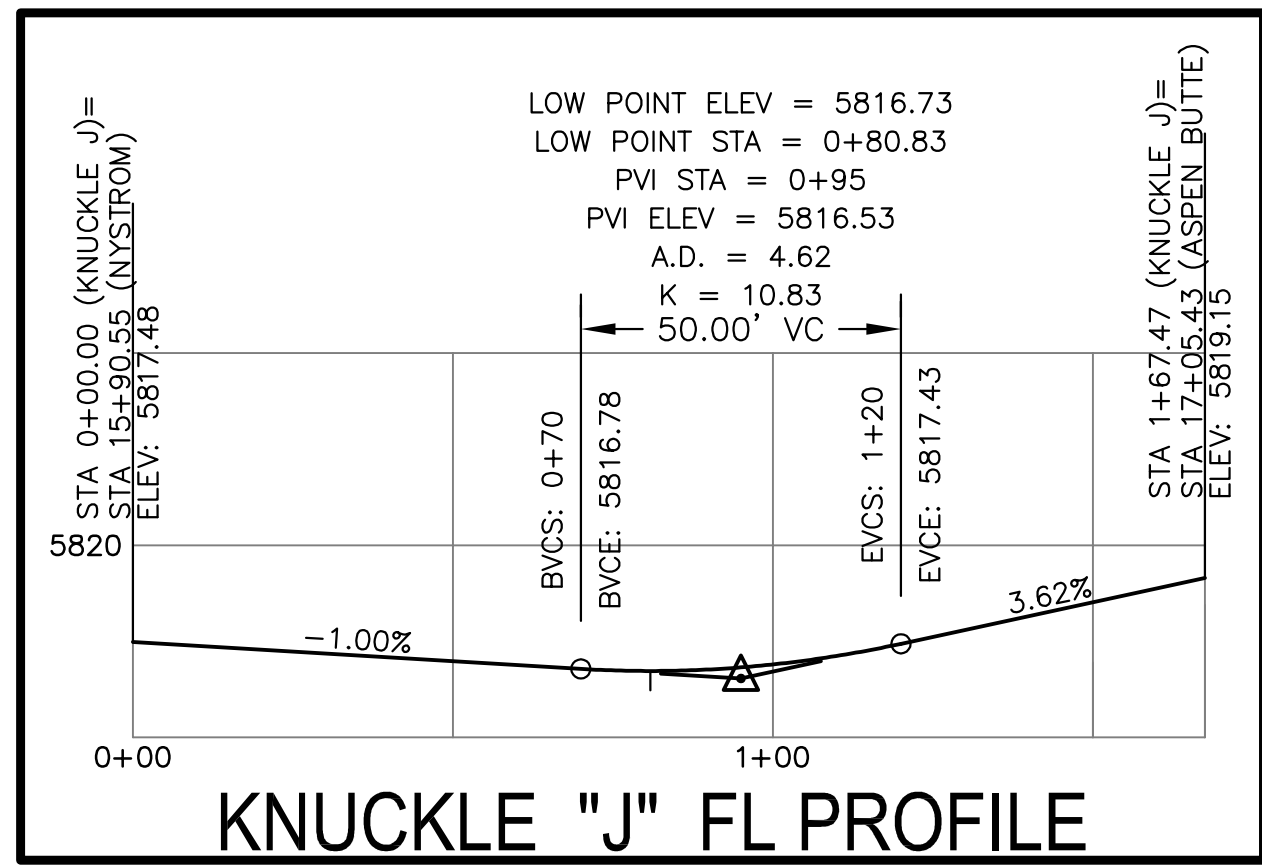
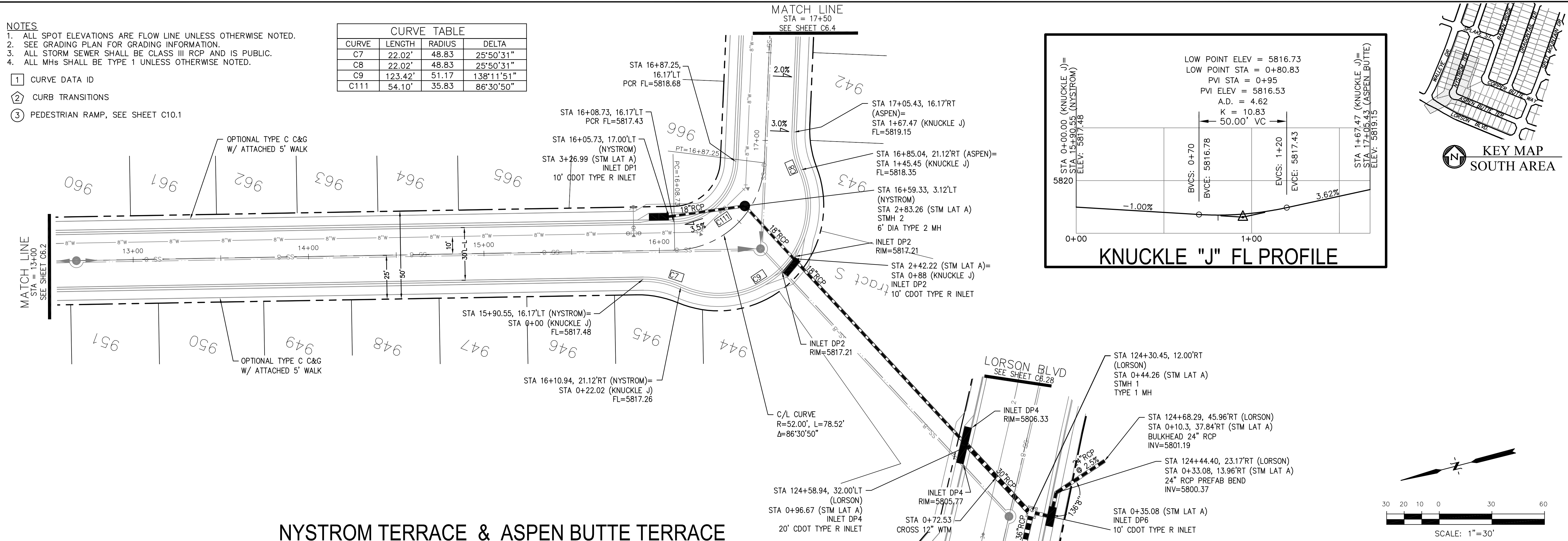
PROJECT NO.
100.066

SHEET NUMBER
C6.2

TOTAL SHEETS: 51

- 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 AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

CURVE	LENGTH	RADIUS	DELTA
C7	22.02'	48.83	25°50'31"
C8	22.02'	48.83	25°50'31"
C9	123.42'	51.17	138°11'51"
C111	54.10'	35.83	86°30'50"



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 1000, SUITE 5506
 BIRMGHAM, AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____

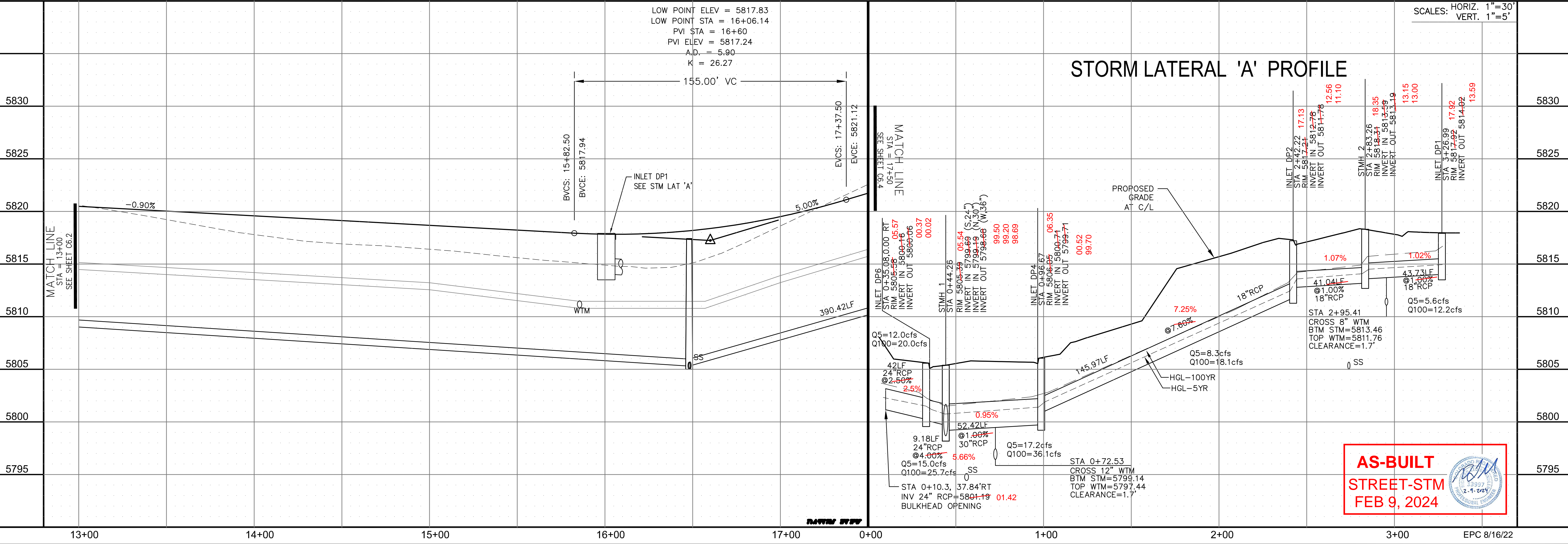
DESCRIPTION: _____

NO. _____

PROJECT: **THE RIDGE AT LORSON RANCH FIL. NO. 1**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 FOR: JAMES W. WALLACE, DR.
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



AS-BUILT
STREET-STM
FEB 9, 2024

STREET / STORM - SOUTH AREA
NYSTROM TERRACE
STA 13+00 TO 17+50

DATE: JULY 27, 2022

PROJECT NO. 100.066

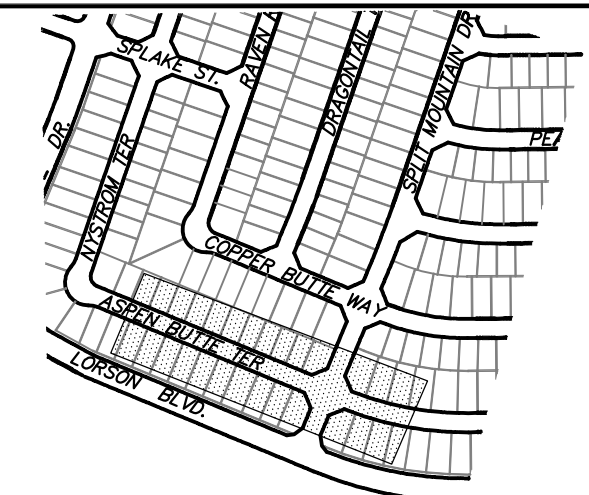
SHEET NUMBER C6.3

TOTAL SHEETS: 51

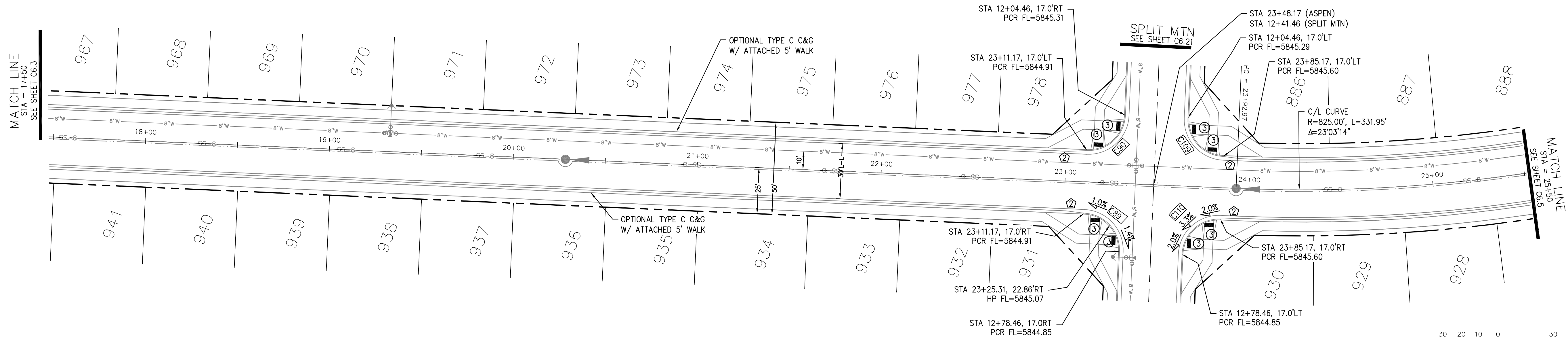
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

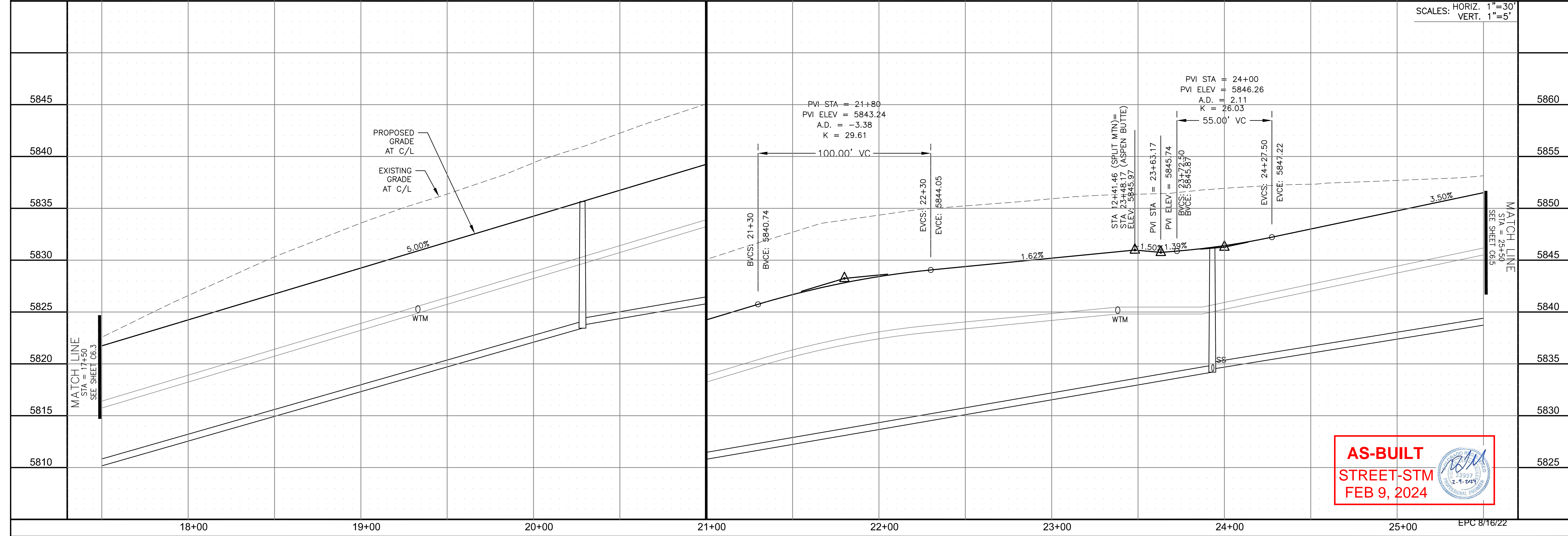
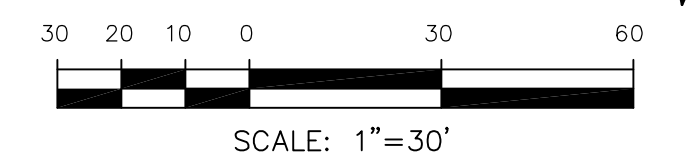
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C89	31.42'	20.00	90°00'00"
C90	31.42'	20.00	90°00'00"
C109	31.42'	20.00	90°00'00"
C110	31.42'	20.00	90°00'00"



KEY MAP
SOUTH AREA



ASPEN BUTTE TERRACE



AS-BUILT
STREET-STM
FEB 9, 2024

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DATE: _____
DESCRIPTION: _____
NO. _____
PROJECT: THE RIDGE AT LORSON RANCH FL. NO. 1
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - SOUTH AREA
ASPEN BUTTE TERRACE
STA 17+50 TO 25+50



DATE: JULY 27, 2022

PROJECT NO. 100.066

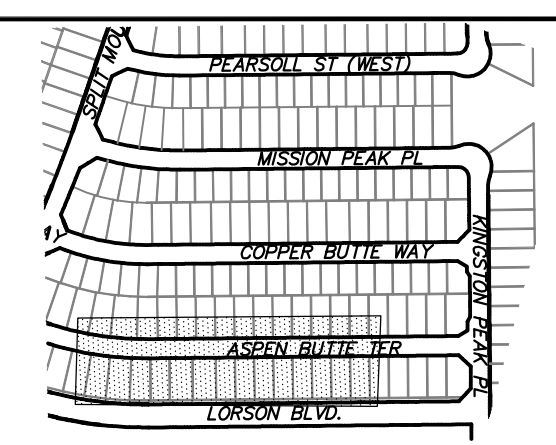
SHEET NUMBER C6.4

TOTAL SHEETS: 51

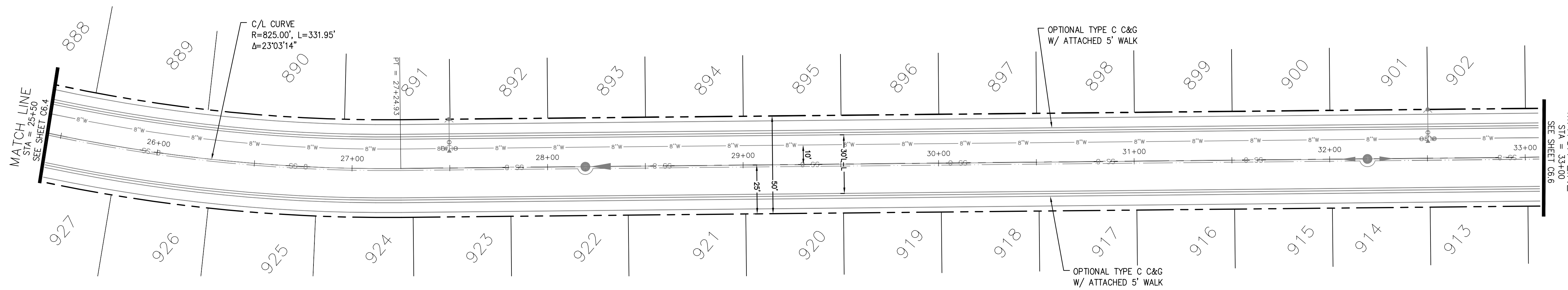
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

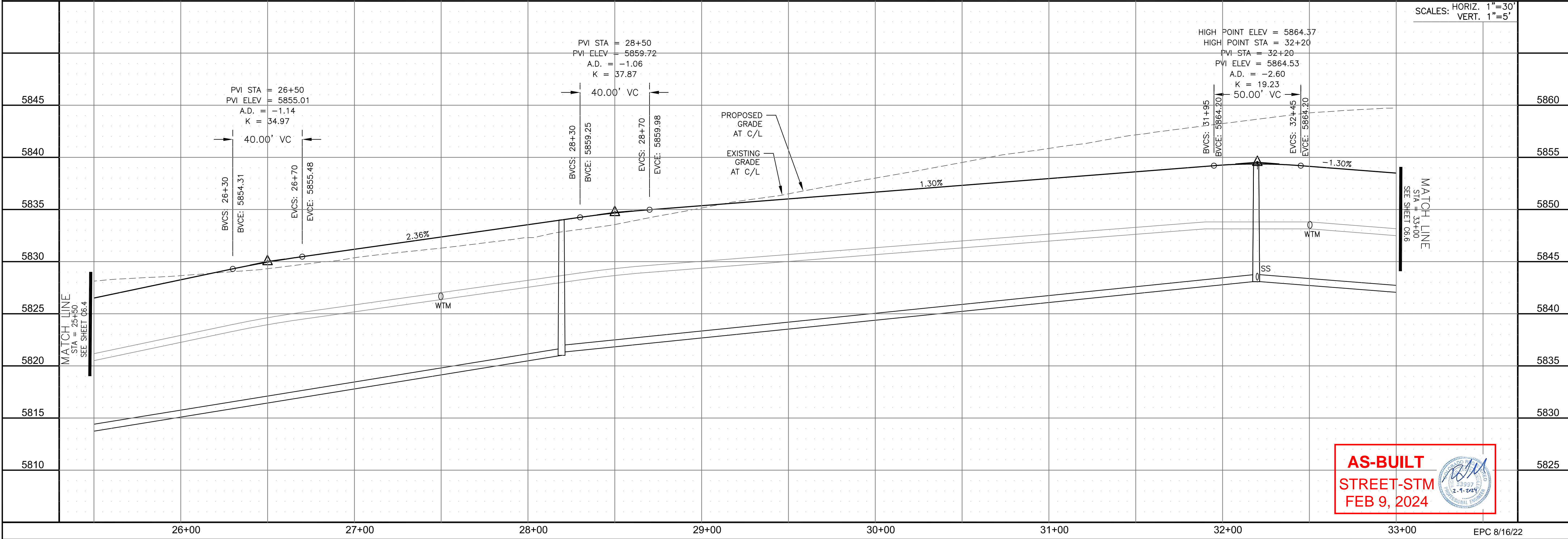
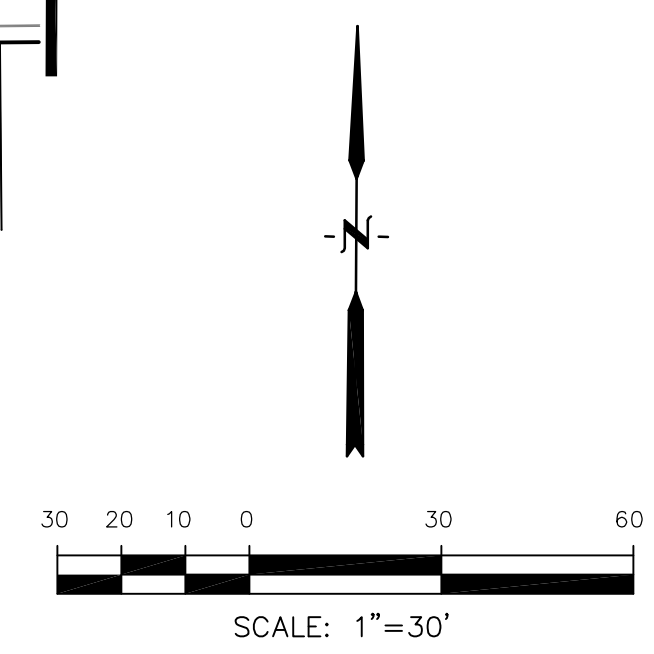
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C89	31.42'	20.00	90°00'00"
C90	31.42'	20.00	90°00'00"
C109	31.42'	20.00	90°00'00"
C110	31.42'	20.00	90°00'00"



KEY MAP
SOUTH AREA



ASPEN BUTTE TERRACE



AS-BUILT
STREET-STM
FEB 9, 2024

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
SUITE 100
DENVER, CO 80202
PHONE: 720.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

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

PROJECT:
THE RIDGE AT LORSON RANCH FL. NO. 1
FOR LORSON, LLC, DR
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA
ASPEN BUTTE TERRACE
STA 25+50 TO 33+00



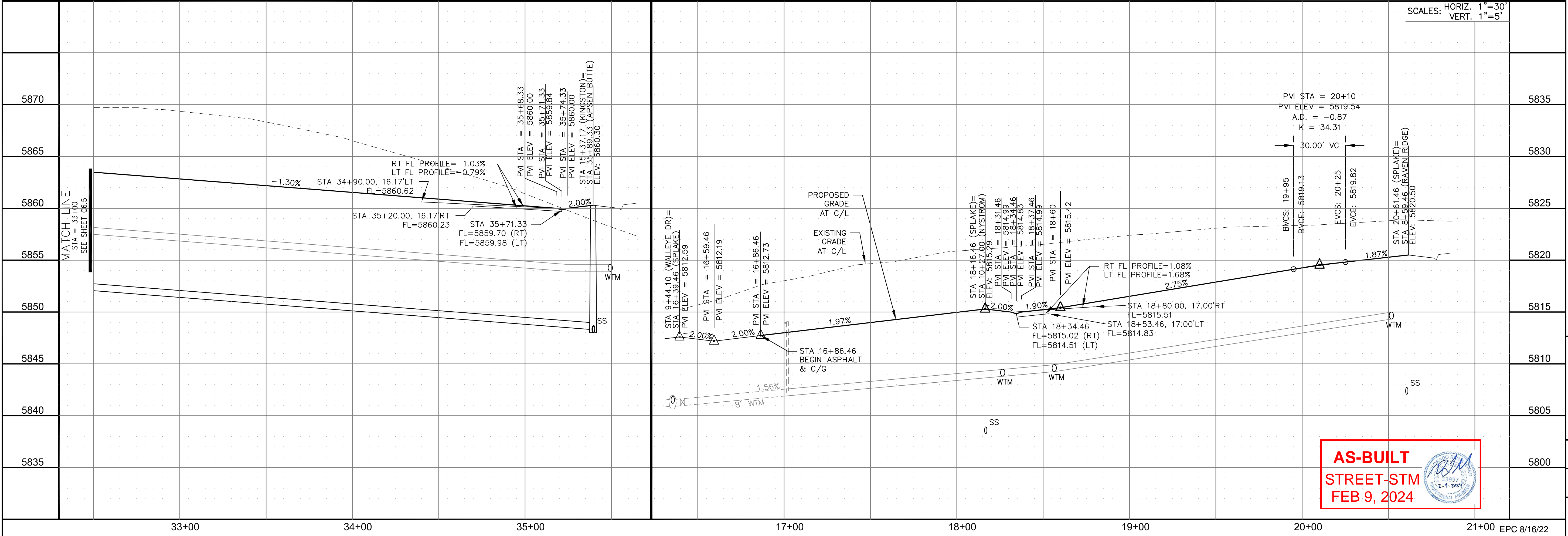
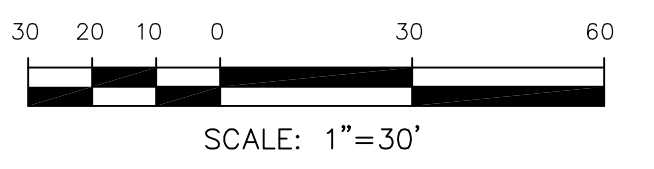
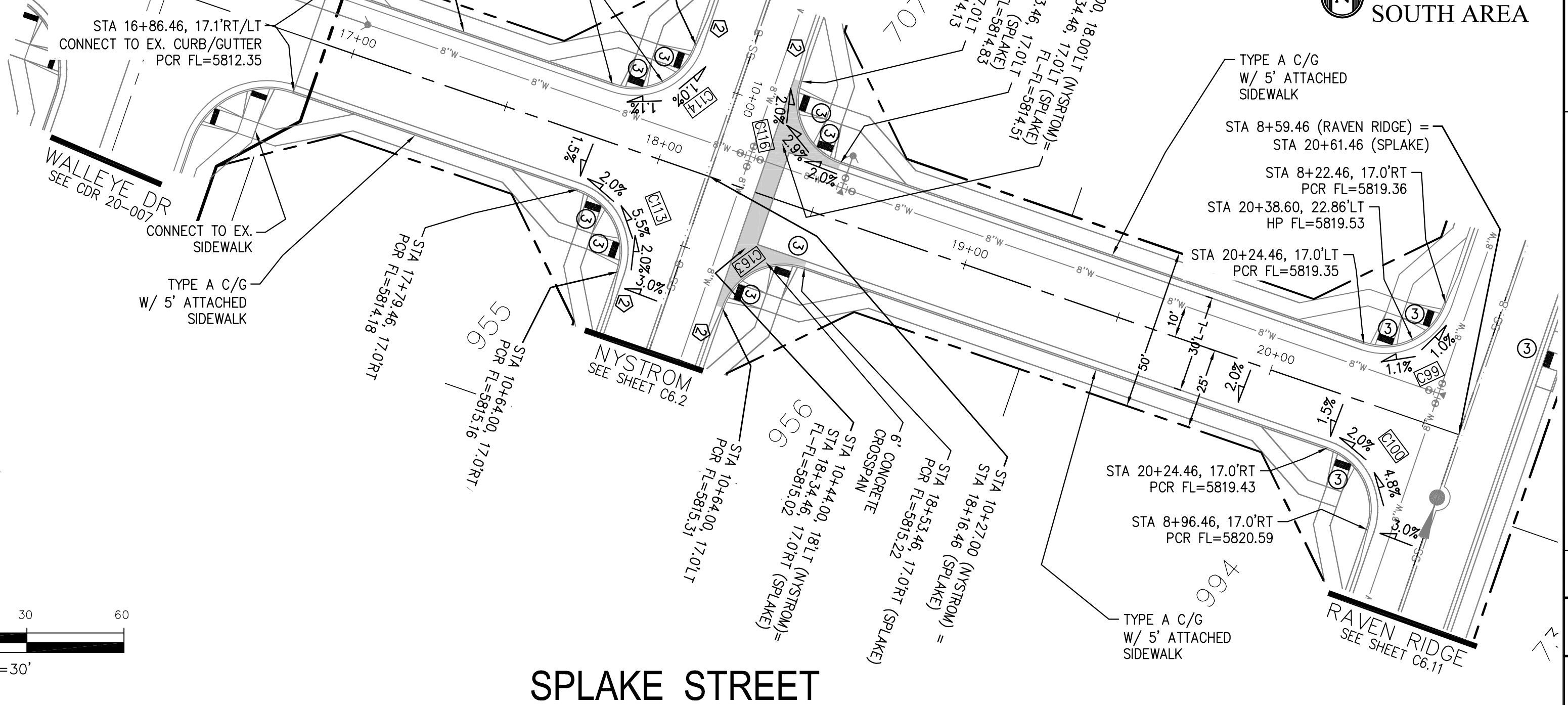
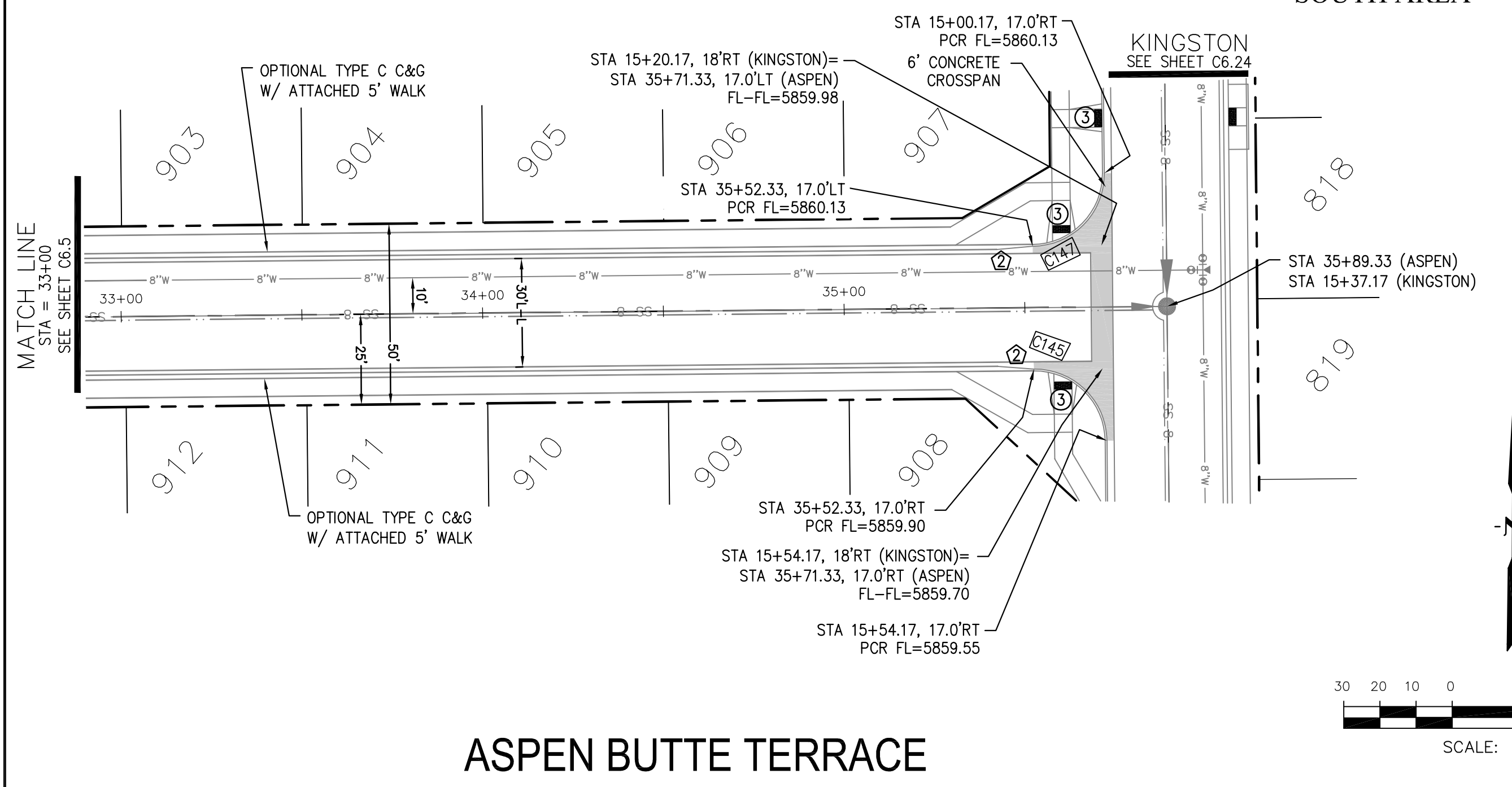
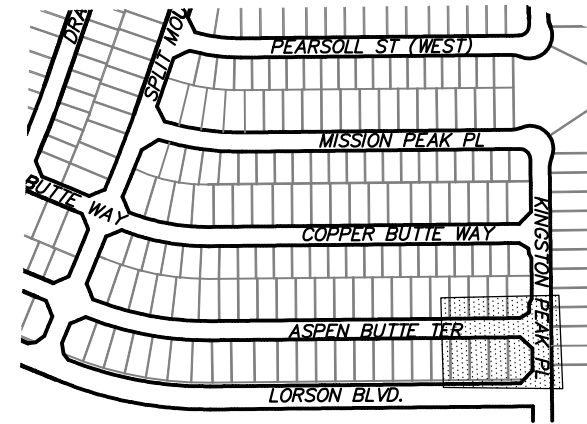
DATE: JULY 27, 2022
PROJECT NO. 100.066
SHEET NUMBER C6.5
TOTAL SHEETS: 51

- 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 AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C145	31.42'	20.00	90°00'00"
C147	31.42'	20.00	90°00'00"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C99	31.42'	20.00	90°00'00"
C100	31.42'	20.00	90°00'00"
C113	31.42'	20.00	90°00'00"
C114	31.42'	20.00	90°00'00"
C116	31.42'	20.00	90°00'00"
C163	31.42'	20.00	90°00'00"



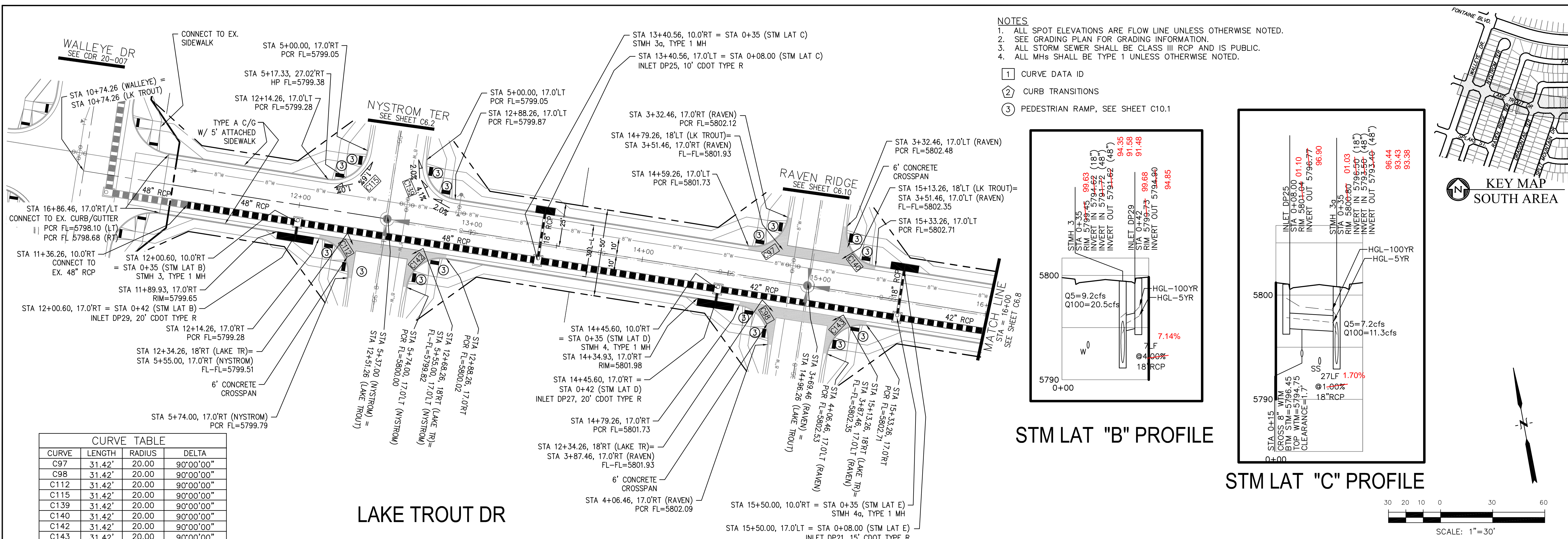
AS-BUILT
STREET-STM
FEB 9, 2024

CORE ENGINEERING GROUP
15004 1ST AVENUE S., SUITE 5506
DENVER, CO 80232
PHONE: 303.757.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

LORSON, LLC
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
PHONE: 719.635.3200
CONTACT: JEFF MARK

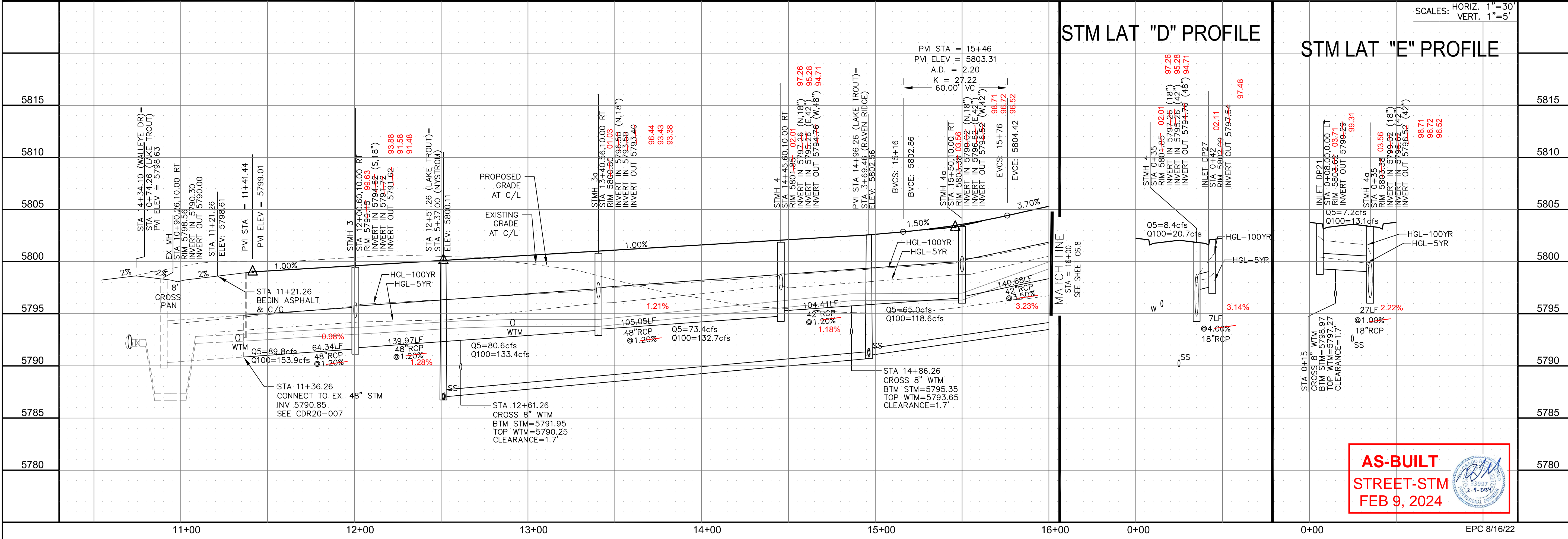
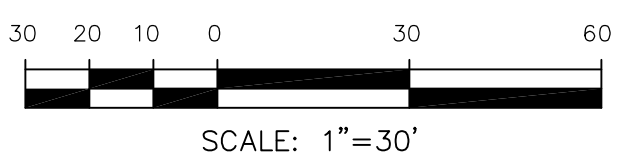
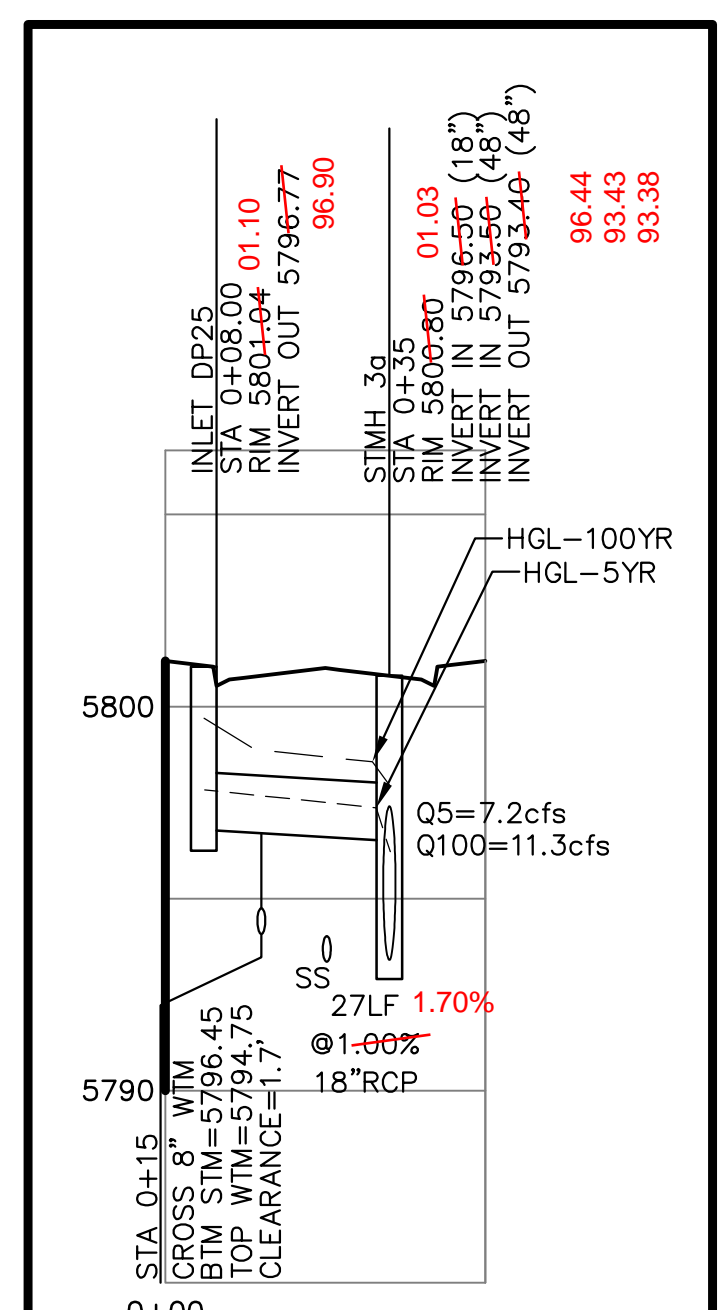
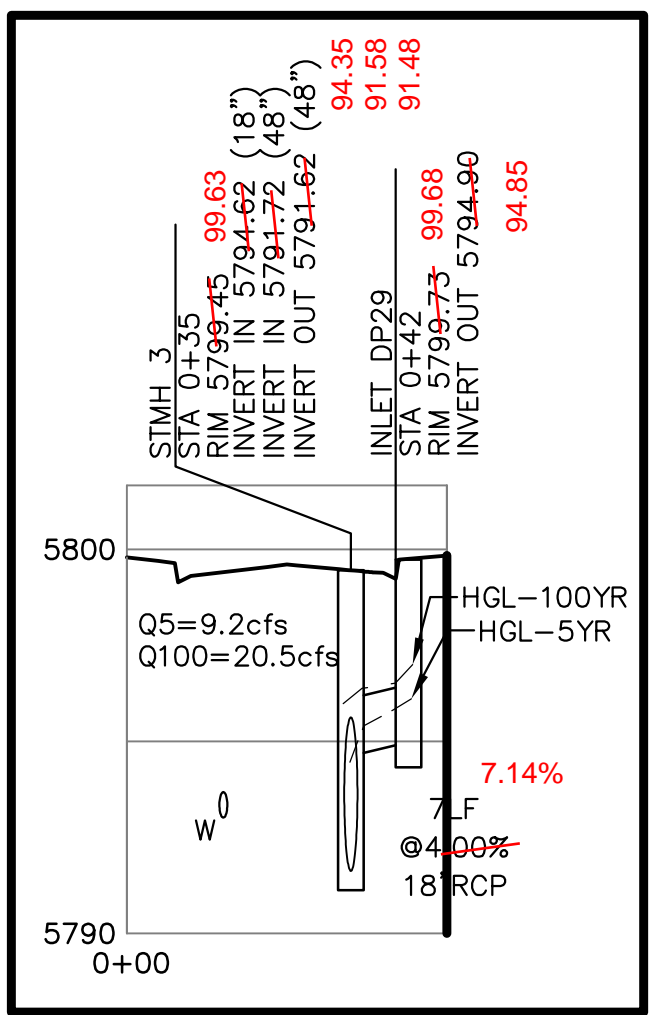
THE RIDGE AT LORSON RANCH FL. NO. 1
FOURTH AND WALLEN DR
COLORADO SPRINGS, COLORADO

DATE: JULY 27, 2022
PROJECT NO: 100.066
SHEET NUMBER: C6.6
TOTAL SHEETS: 51



CURVE	LENGTH	RADIUS	DELTA
C97	31.42'	20.00'	90°00'00"
C98	31.42'	20.00'	90°00'00"
C112	31.42'	20.00'	90°00'00"
C115	31.42'	20.00'	90°00'00"
C139	31.42'	20.00'	90°00'00"
C140	31.42'	20.00'	90°00'00"
C142	31.42'	20.00'	90°00'00"
C143	31.42'	20.00'	90°00'00"

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



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100, SUITE 300
 BIRMGHAM, AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

THE RIDGE AT LORSON RANCH FIL. NO. 1
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

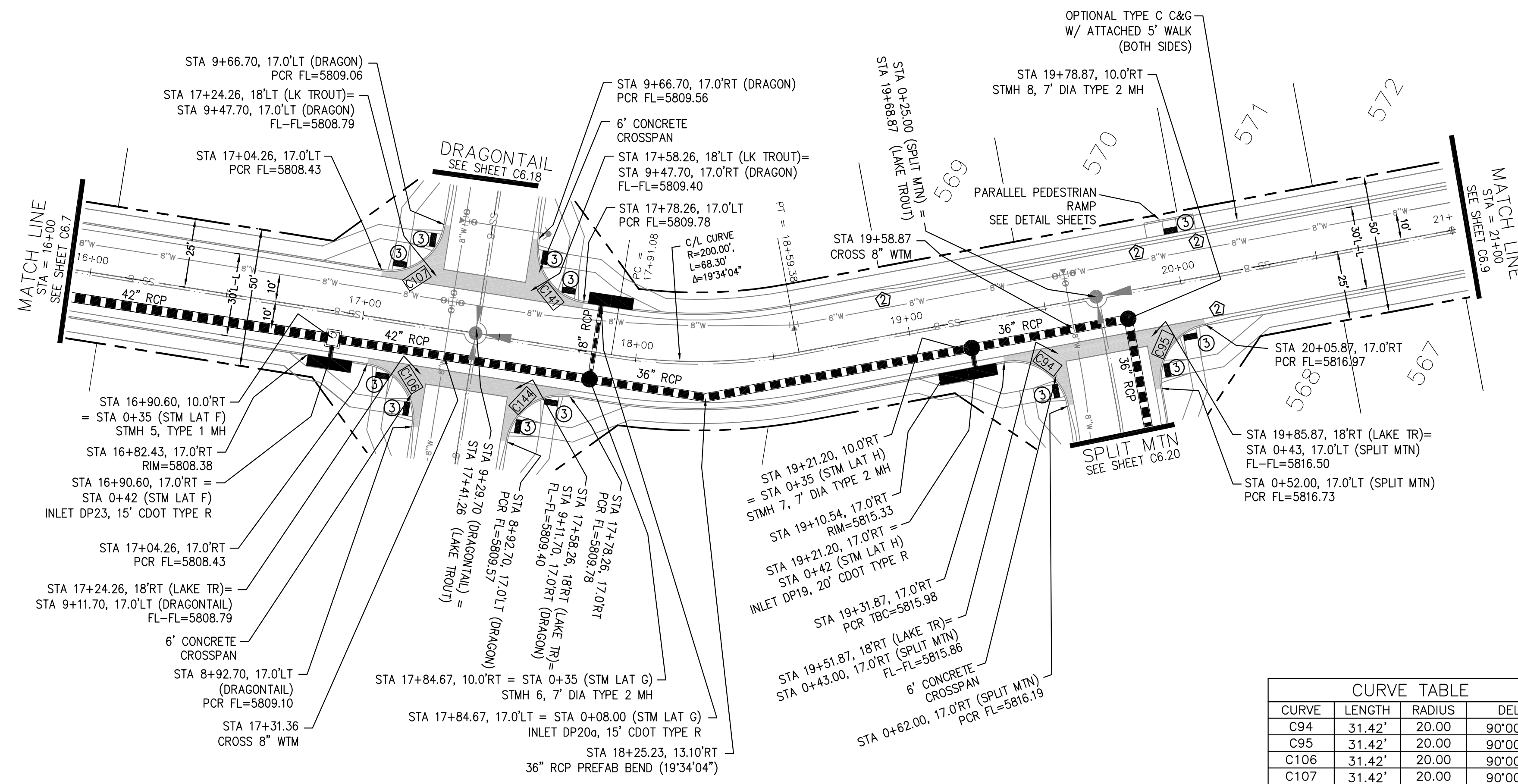
DATE: _____
 NO. _____
 DESCRIPTION: _____
 DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - SOUTH AREA
LAKE TROUT DRIVE
STA 11+21 TO 16+00

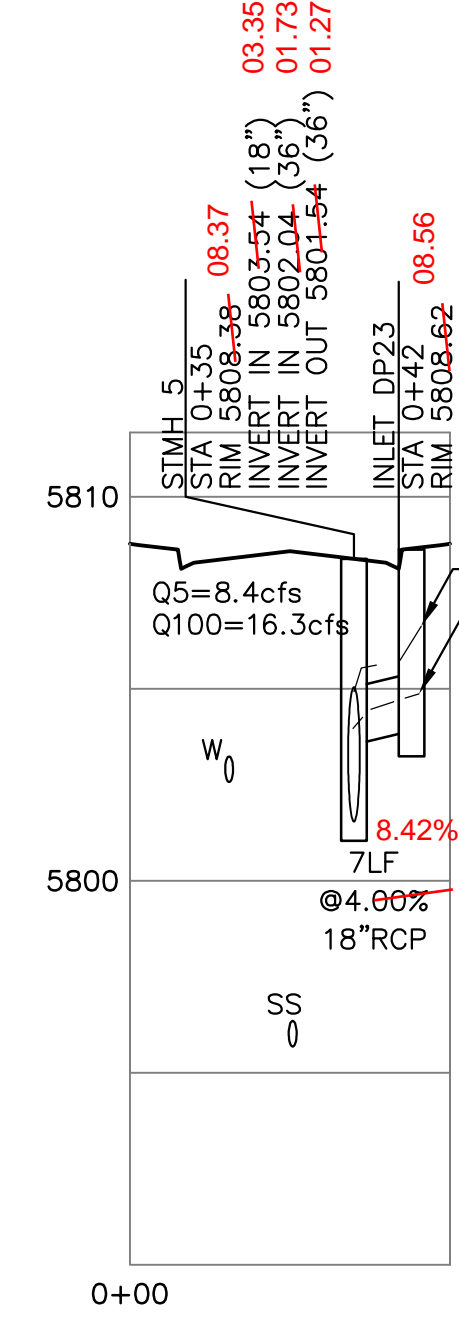
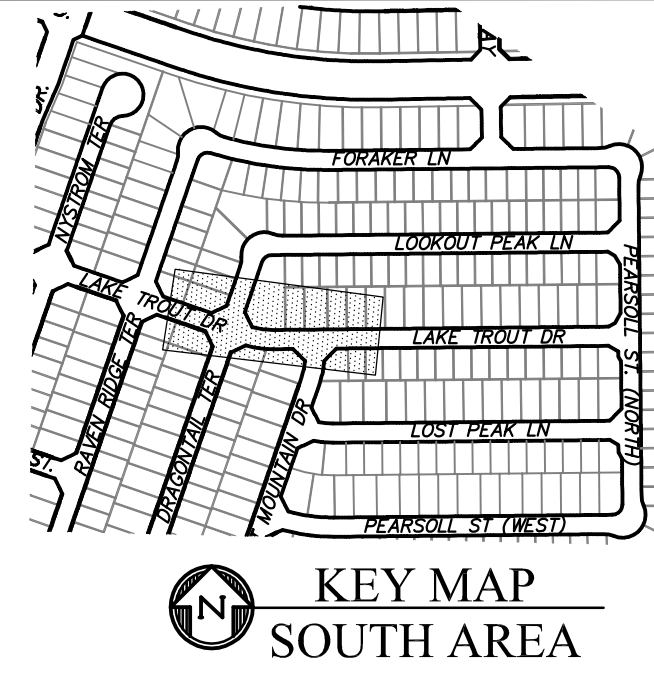
DATE: JULY 27, 2022
 PROJECT NO. 100.066
 SHEET NUMBER C6.7
 TOTAL SHEETS: 51

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

AS-BUILT
STREET-STM
FEB 9, 2024



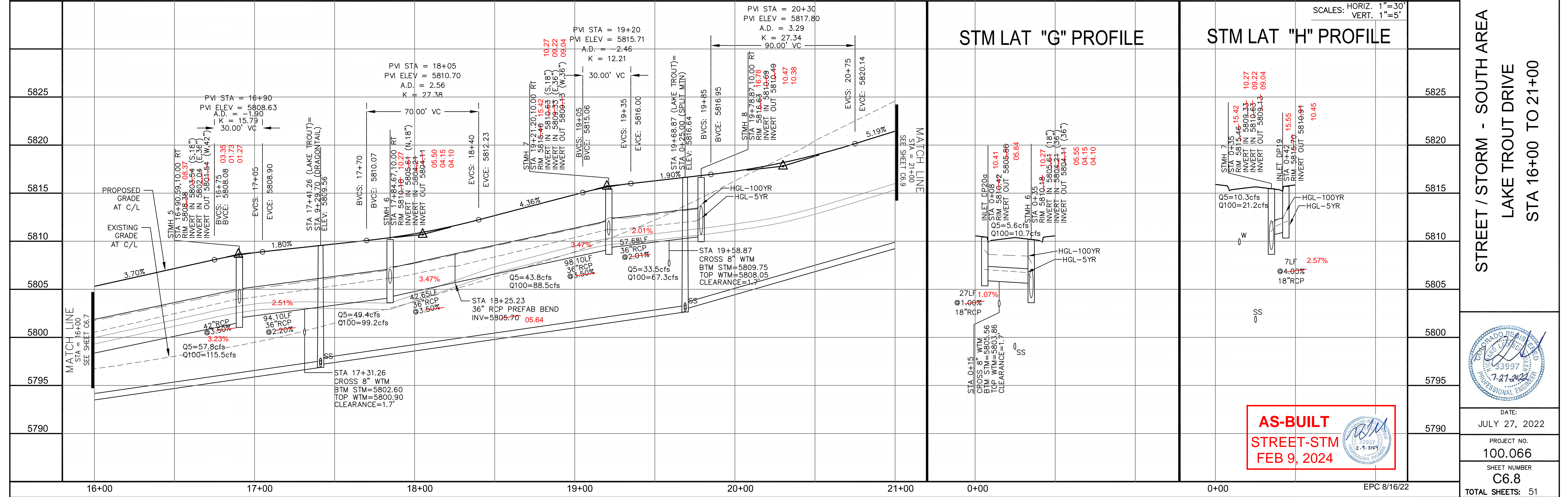
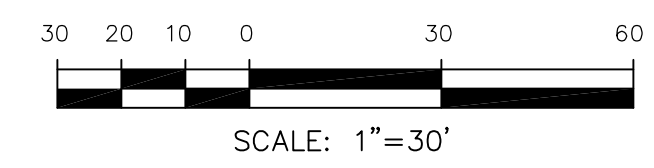
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- ① CURVE DATA ID
 - ② CURB TRANSITIONS
 - ③ PEDESTRIAN RAMP, SEE SHEET C10.1



CURVE	LENGTH	RADIUS	DELTA
C94	31.42'	20.00	90°00'00"
C95	31.42'	20.00	90°00'00"
C106	31.42'	20.00	90°00'00"
C107	31.42'	20.00	90°00'00"
C141	31.42'	20.00	90°00'00"
C144	31.42'	20.00	90°00'00"

LAKE TROUT DR

STM LAT "F" PROFILE



CORE ENGINEERING GROUP
 15004 1ST AVENUE S, SUITE 300
 BLDG 719, FLD 1100
 COLORADO SPRINGS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

THE RIDGE AT LORSON
 RANCH FL NO. 1
 FORD AND WALKER DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

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

STREET / STORM - SOUTH AREA
LAKE TROUT DRIVE
STA 16+00 TO 21+00

DATE: JULY 27, 2022
 PROJECT NO: 100.066
 SHEET NUMBER: C6.8
 TOTAL SHEETS: 51

EPC 8/16/22

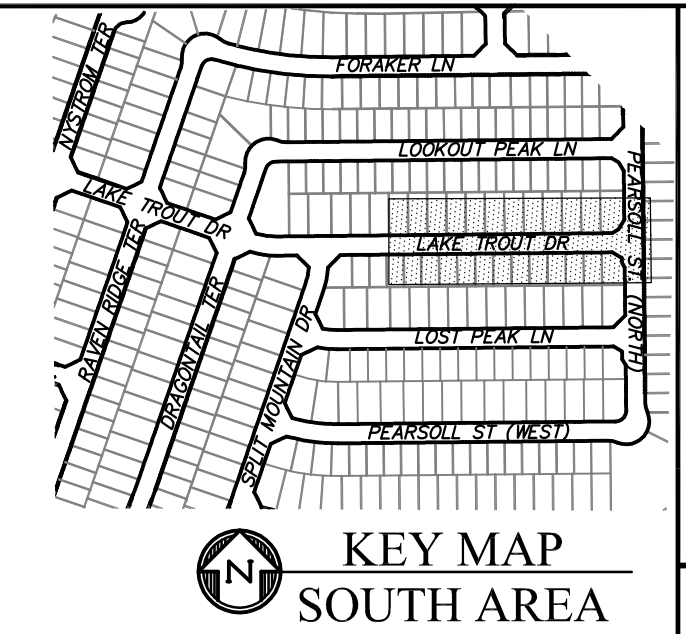
AS-BUILT
STREET-STM
FEB 9, 2024



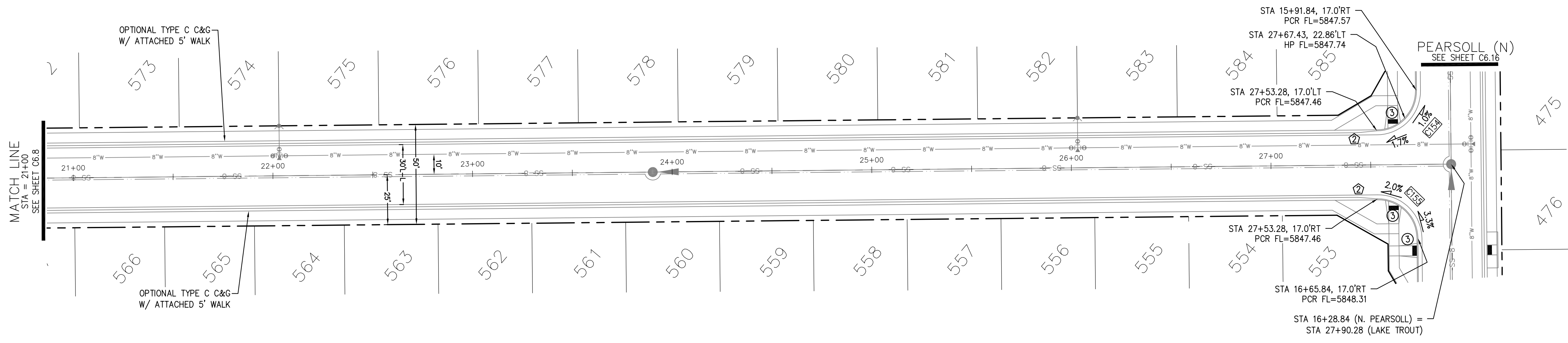
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

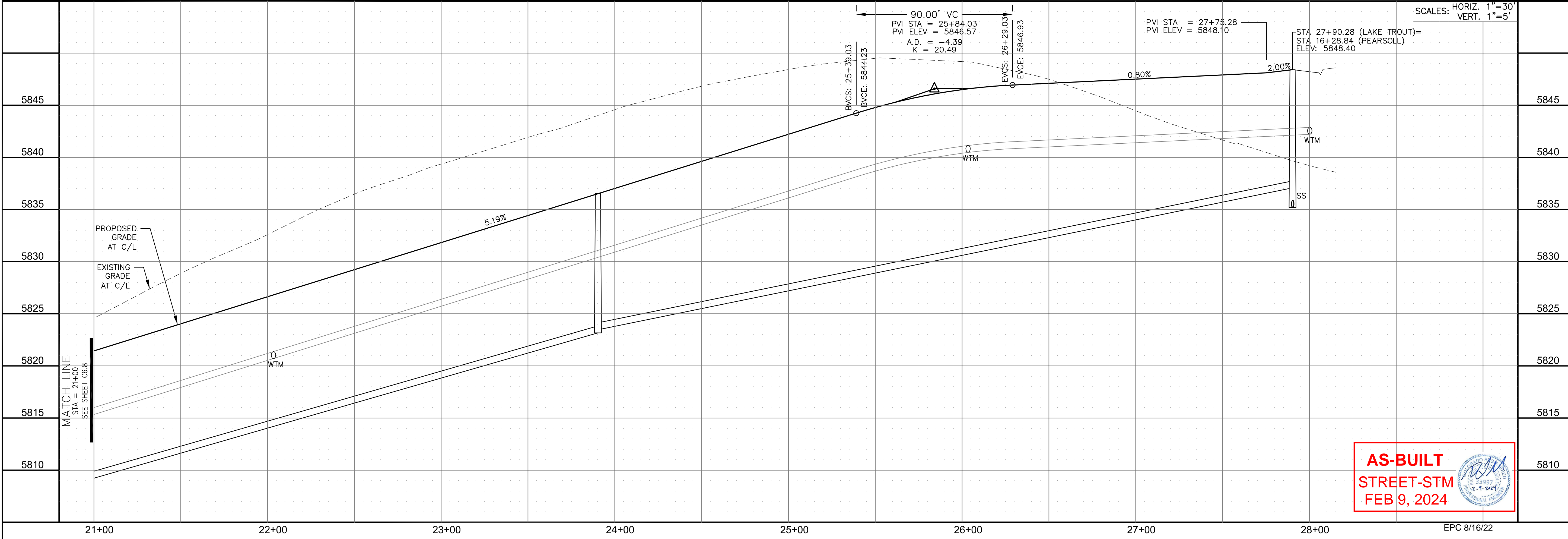
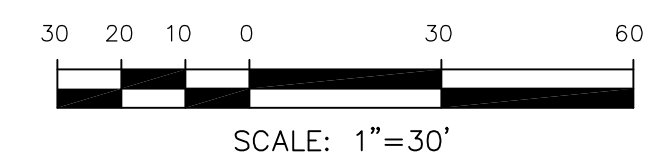
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C154	31.42'	20.00	90°00'00"
C155	31.42'	20.00	90°00'00"



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 79 S701100
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com



LAKE TROUT DR



DATE: _____
 DESCRIPTION: _____
 NO. _____

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 1
 FOR THE LAND WALKER DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - SOUTH AREA
LAKE TROUT DRIVE
STA 21+00 TO 28+00



AS-BUILT
STREET-STM
FEB 9, 2024

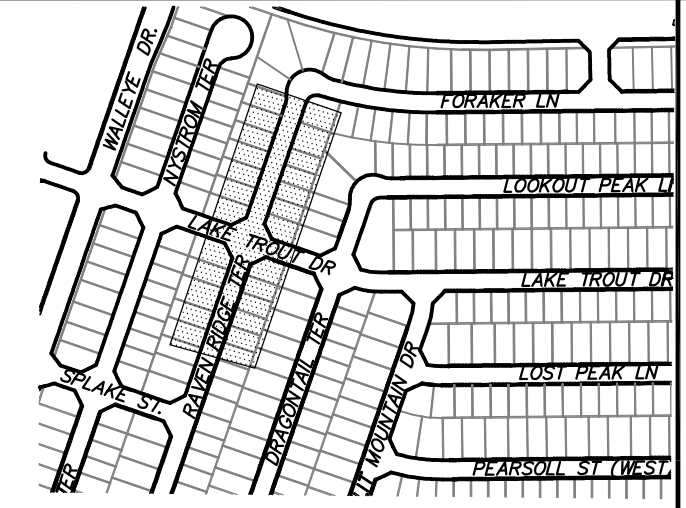
DATE: JULY 27, 2022
 PROJECT NO. 100.066
 SHEET NUMBER C6.9
 TOTAL SHEETS: 51

EPC 8/16/22

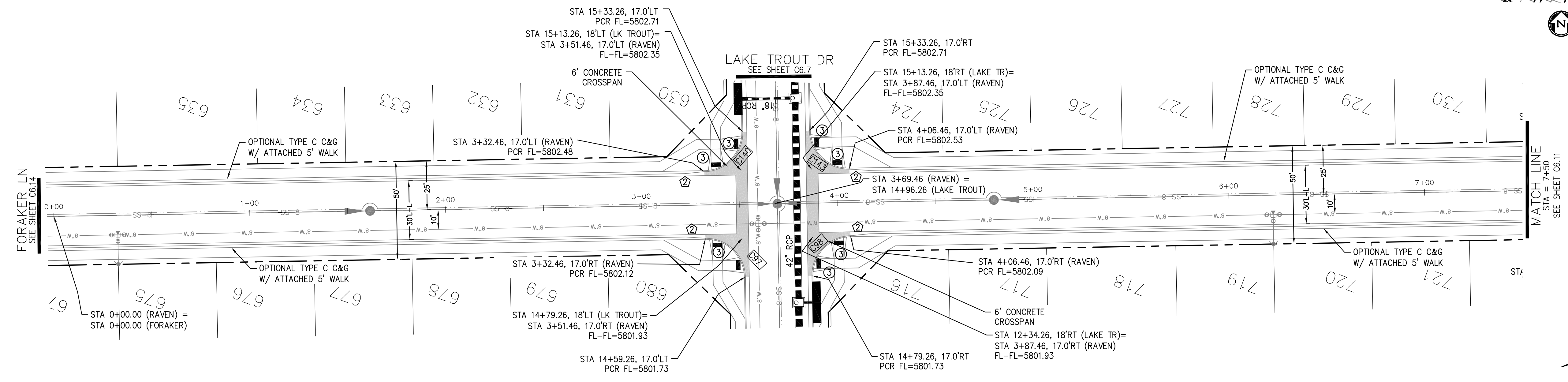
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

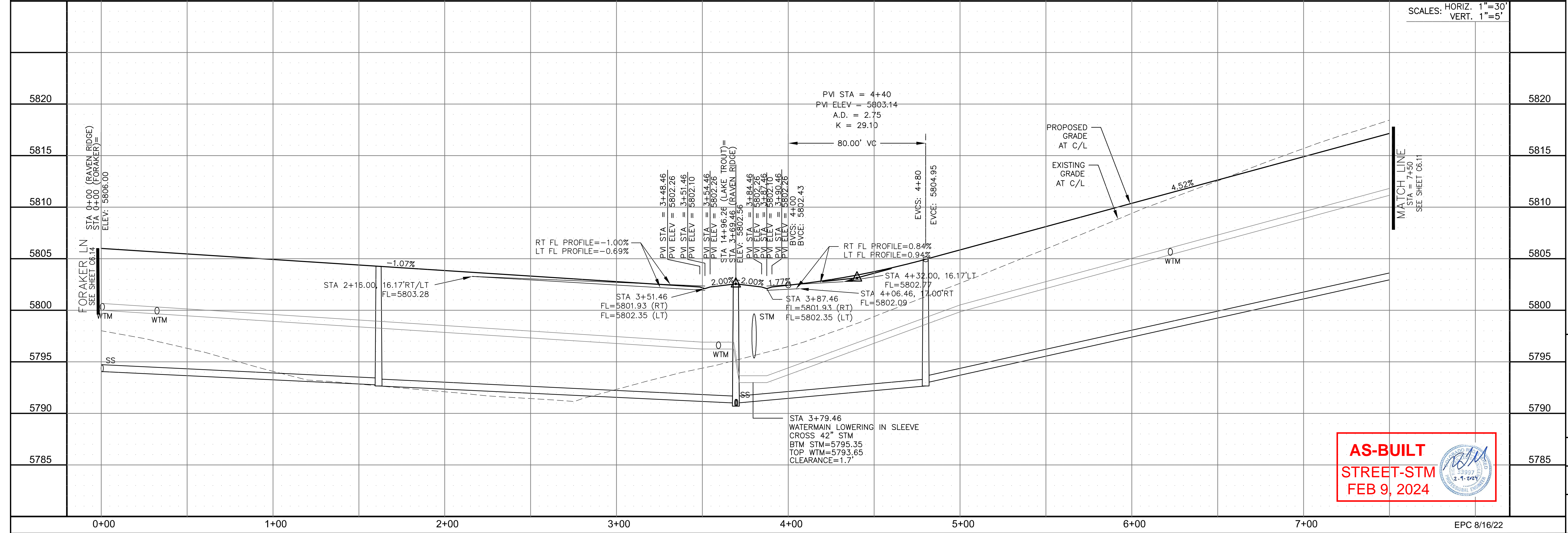
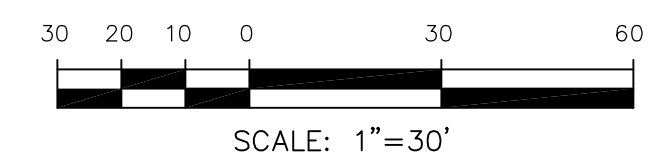
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C97	31.42'	20.00	90°00'00"
C98	31.42'	20.00	90°00'00"
C140	31.42'	20.00	90°00'00"
C143	31.42'	20.00	90°00'00"



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 500
 DENVER, CO 80232
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com



RAVEN RIDGE TERRACE



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

STREET / STORM - SOUTH AREA
 RAVEN RIDGE TERRACE
 STA 0+00 TO 7+50



AS-BUILT
 STREET-STM
 FEB 9, 2024

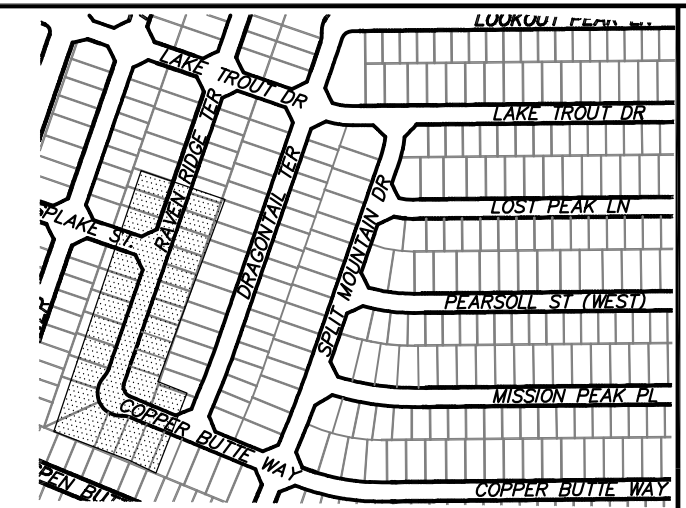
DATE: JULY 27, 2022
 PROJECT NO. 100.066
 SHEET NUMBER C6.10
 TOTAL SHEETS: 51

EPC 8/16/22

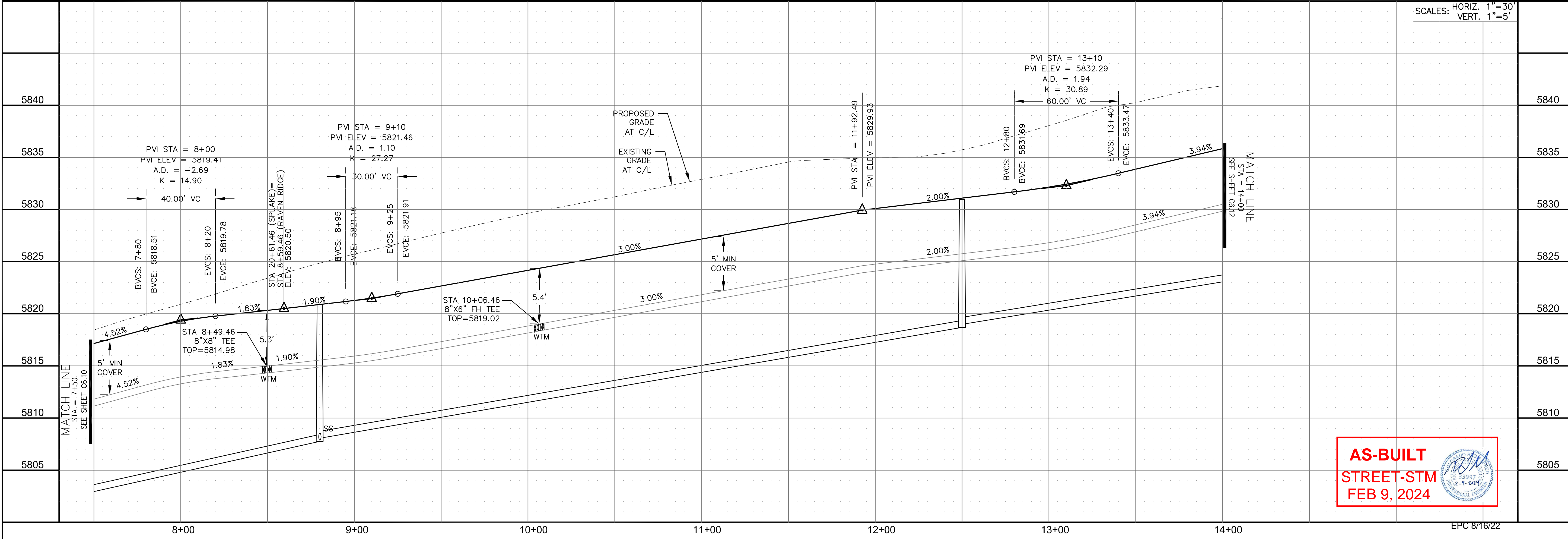
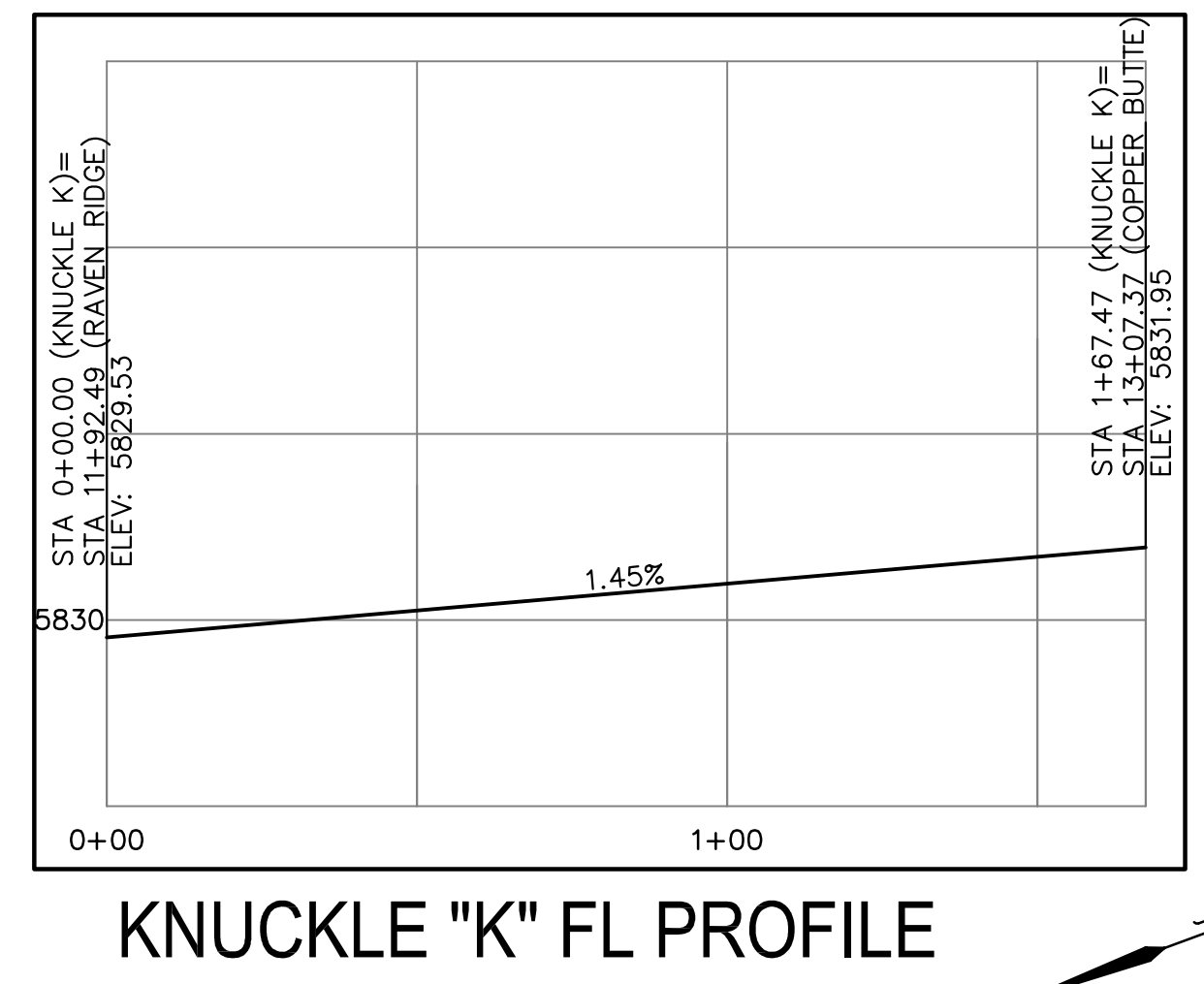
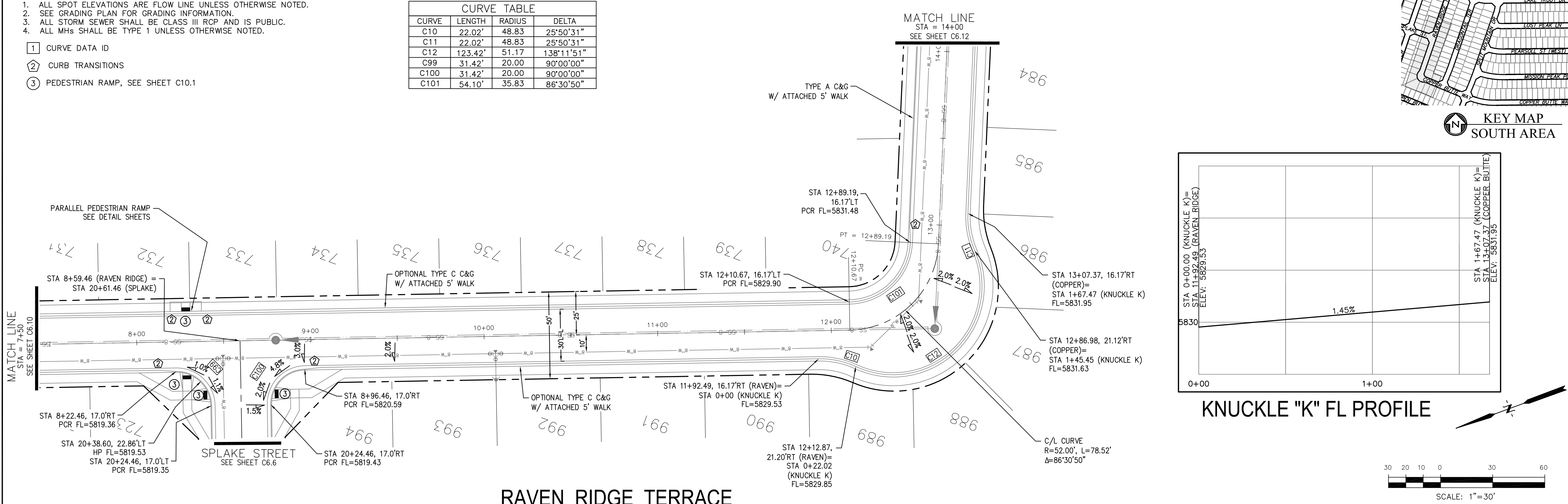
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C10	22.02'	48.83	25°50'31"
C11	22.02'	48.83	25°50'31"
C12	123.42'	51.17	138°11'51"
C99	31.42'	20.00	90°00'00"
C100	31.42'	20.00	90°00'00"
C101	54.10'	35.83	86°30'50"



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100, SUITE 5506
 BIRMGHAM, AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com



AS-BUILT
STREET-STM
FEB 9, 2024

DATE: _____
 DESCRIPTION: _____
 NO. _____

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

PROJECT:
THE RIDGE AT LORSON RANCH FL NO. 1
 15004 1ST AVENUE S. DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

DATE: JULY 27, 2022
 PROJECT NO. 100.066
 SHEET NUMBER C6.11
 TOTAL SHEETS: 51

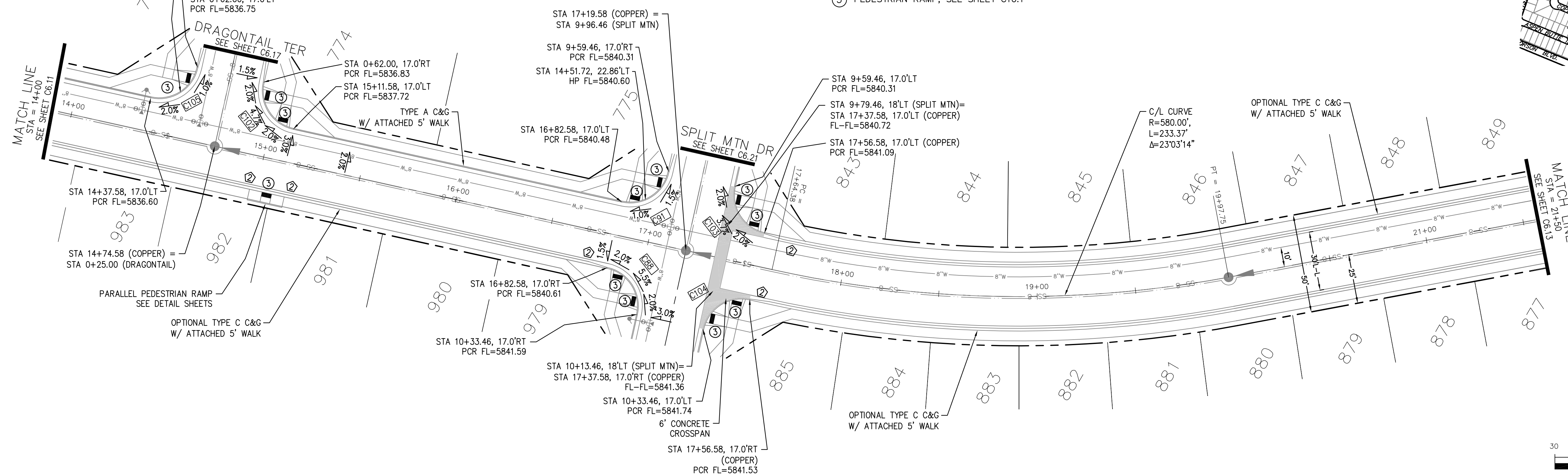
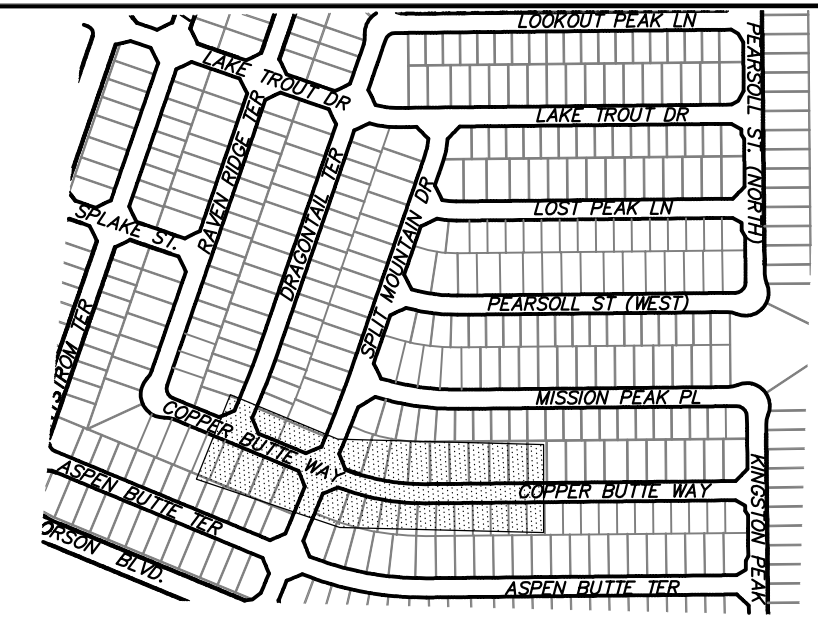


CURVE	LENGTH	RADIUS	DELTA
C88	31.42'	20.00	90°00'00"
C91	31.42'	20.00	90°00'00"
C102	31.42'	20.00	90°00'00"
C103	31.42'	20.00	90°00'00"
C104	31.42'	20.00	90°00'00"
C105	31.42'	20.00	90°00'00"

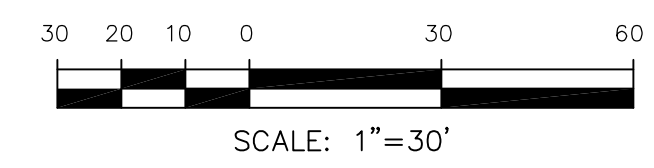
NOTES

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

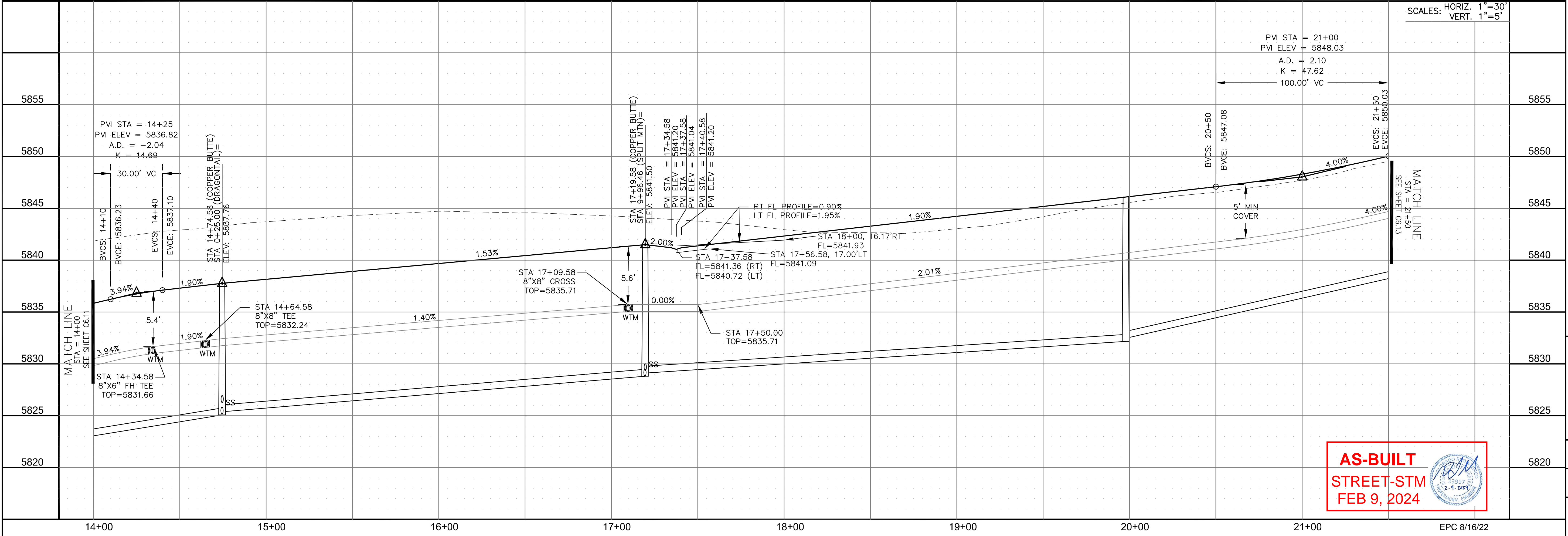
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



KEY MAP
SOUTH AREA



COPPER BUTTE WAY



AS-BUILT
STREET-STM
FEB 9, 2024

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 720.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

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

PROJECT:
THE RIDGE AT LORSON
RANCH FL. NO. 1
FOOTING AND WALLS, DR
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA
COPPER BUTTE WAY
STA 14+00 TO 21+50

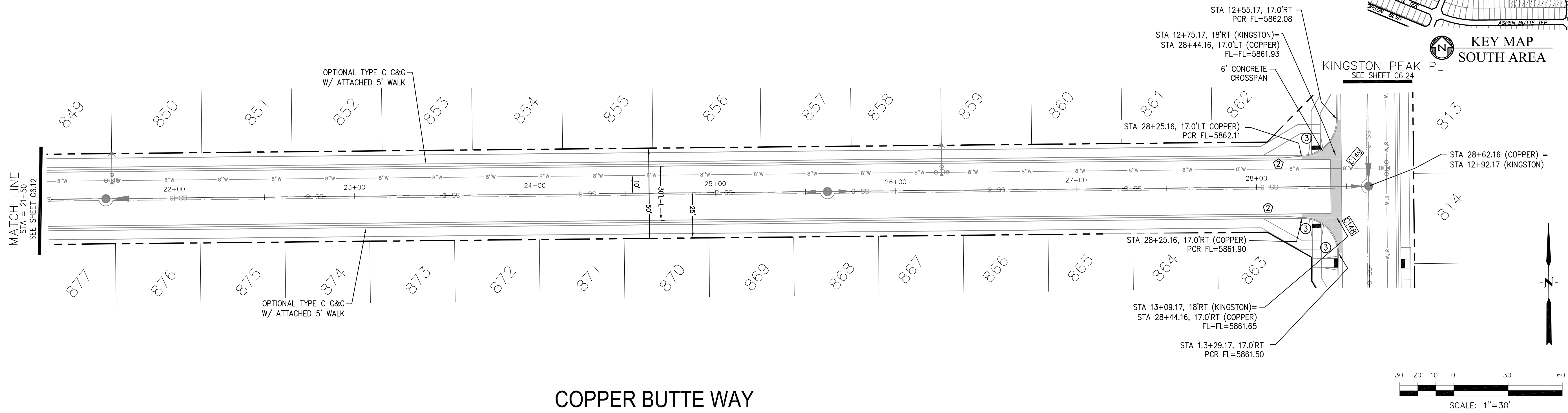
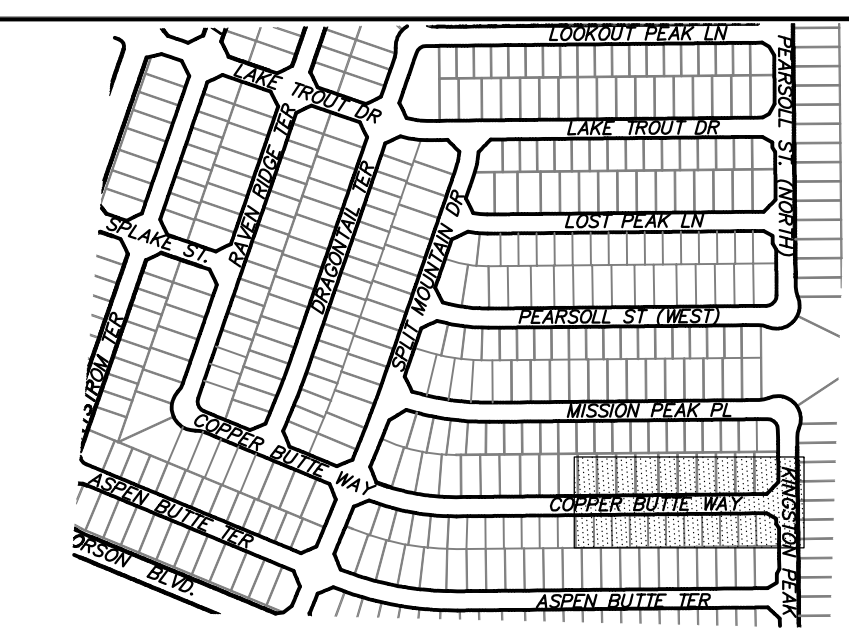


DATE: JULY 27, 2022
PROJECT NO. 100.066
SHEET NUMBER C6.12
TOTAL SHEETS: 51

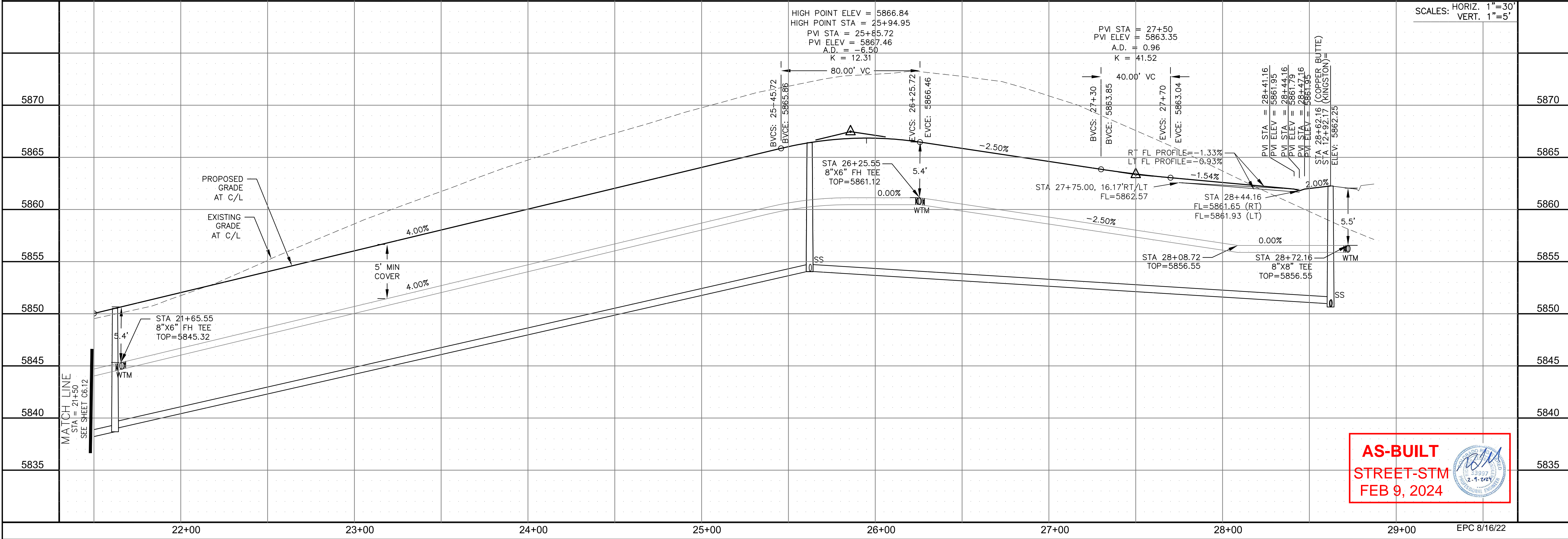
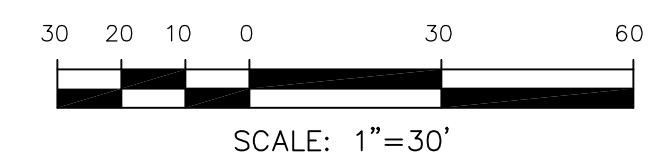
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

CURVE	LENGTH	RADIUS	DELTA
C148	31.42'	20.00	90°00'00"
C149	31.42'	20.00	90°00'00"

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



COPPER BUTTE WAY



AS-BUILT
 STREET-STM
 FEB 9, 2024

CORE
 ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOOD, CO 80906
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO. _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK
 PROJECT: **THE RIDGE AT LORSON RANCH FL. NO. 1**
 FOR: **WALLEN DR**
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - SOUTH AREA
 COPPER BUTTE WAY
 STA 21+50 TO 28+72



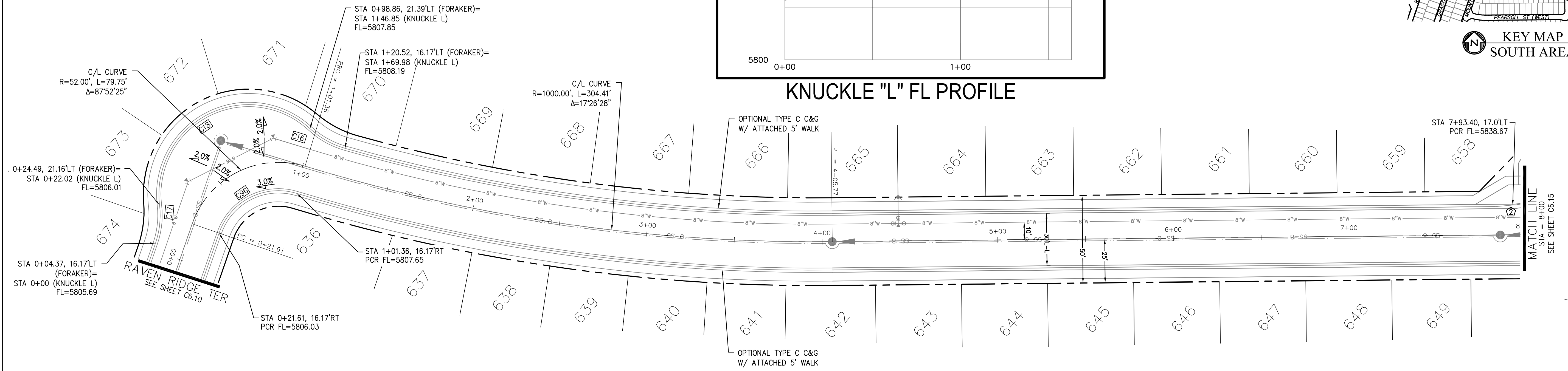
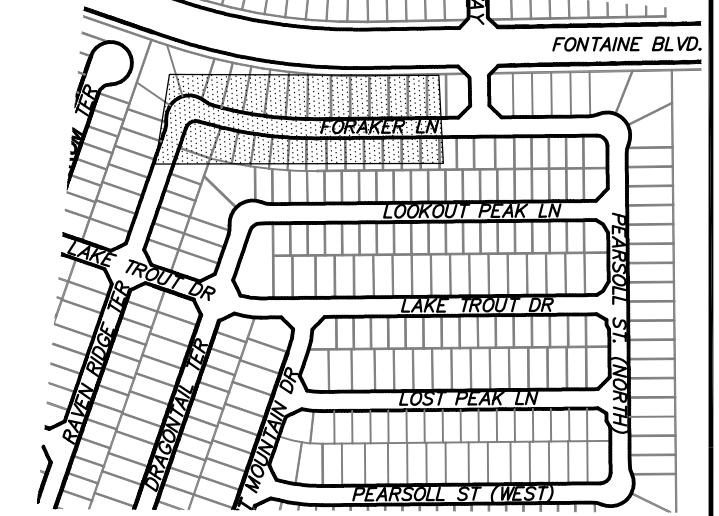
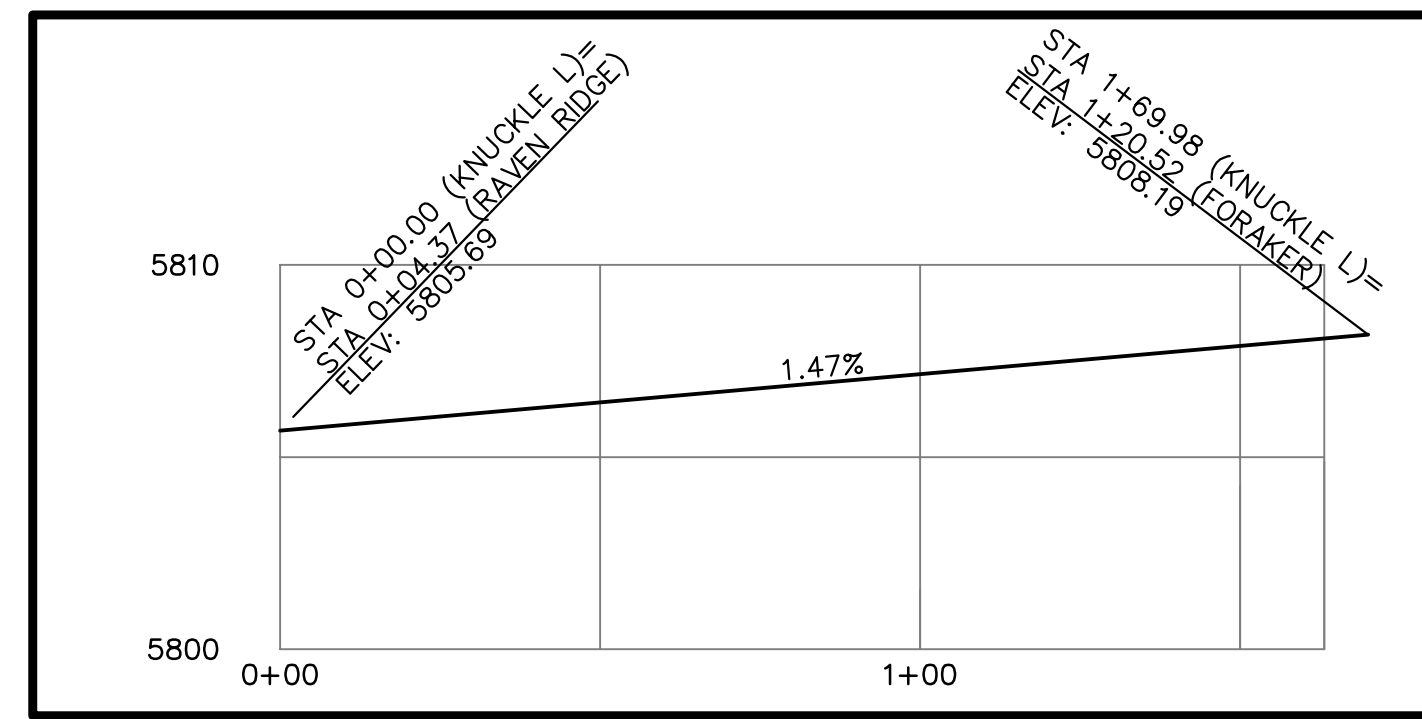
DATE: JULY 27, 2022
 PROJECT NO. 100.066
 SHEET NUMBER C6.13
 TOTAL SHEETS: 51

EPC 8/16/22

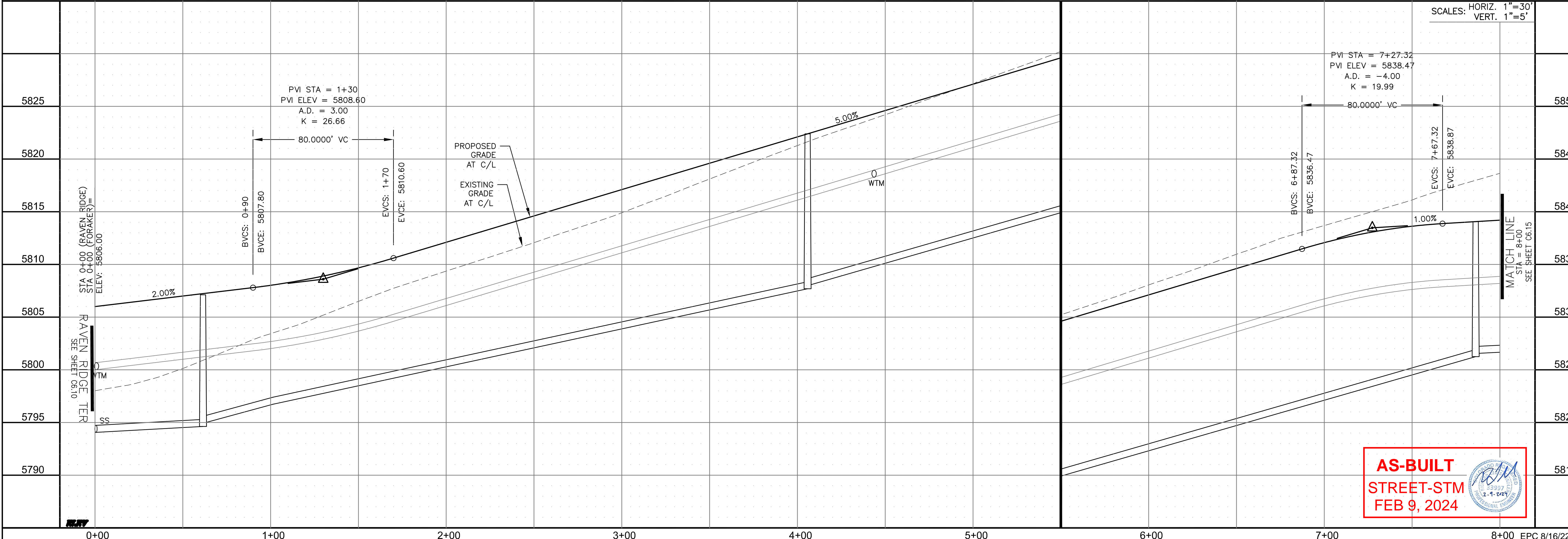
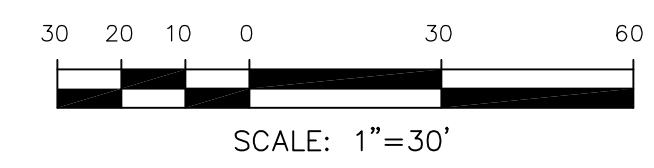
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C16	23.14'	48.83	27°08'49"
C17	22.02'	48.83	25°50'31"
C18	124.82'	51.17	139°45'53"
C96	54.95'	35.83	87°52'25"



FORAKER LANE



AS-BUILT
STREET-STM
FEB 9, 2024

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DATE: _____
DESCRIPTION: _____
NO. _____
PROJECT: THE RIDGE AT LORSON RANCH FL. NO. 1
FORAKER LANE, WALKER DR COLORADO SPRINGS, COLORADO
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - SOUTH AREA
FORAKER LANE
STA 0+00 TO 8+00

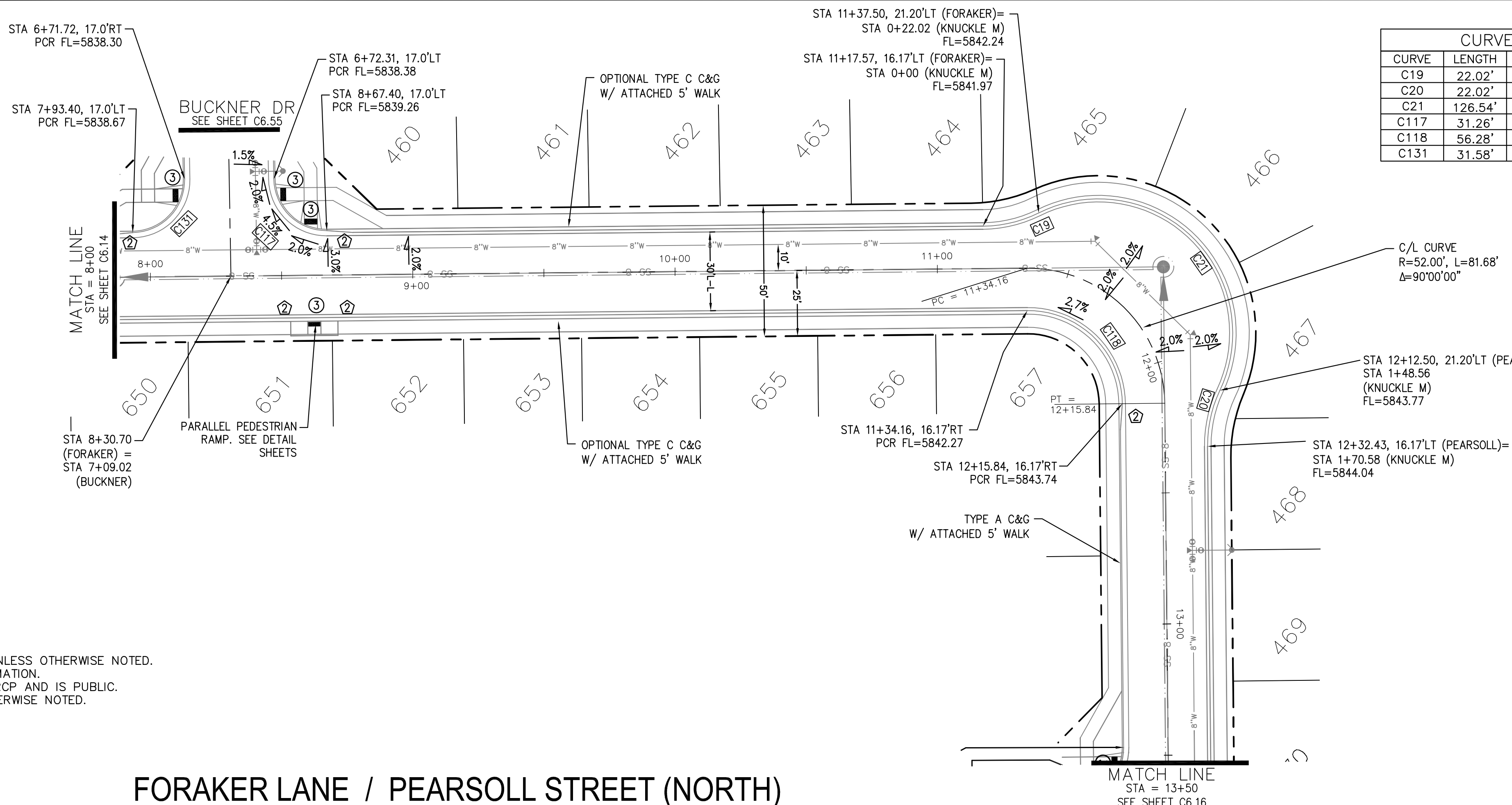


DATE: JULY 27, 2022

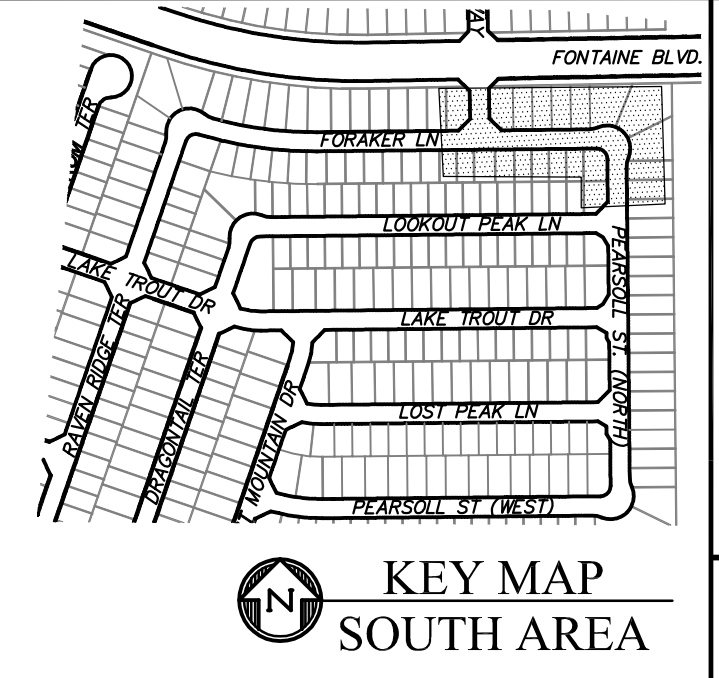
PROJECT NO. 100.066

SHEET NUMBER C6.14

TOTAL SHEETS: 51



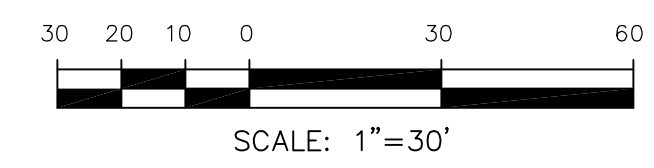
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C19	22.02'	48.83	25°50'31"
C20	22.02'	48.83	25°50'31"
C21	126.54'	51.17	141°41'02"
C117	31.26'	20.00	89°32'37"
C118	56.28'	35.83	90°00'00"
C131	31.58'	20.00	90°27'23"



- 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 AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

FORAKER LANE / PEARSOLL STREET (NORTH)



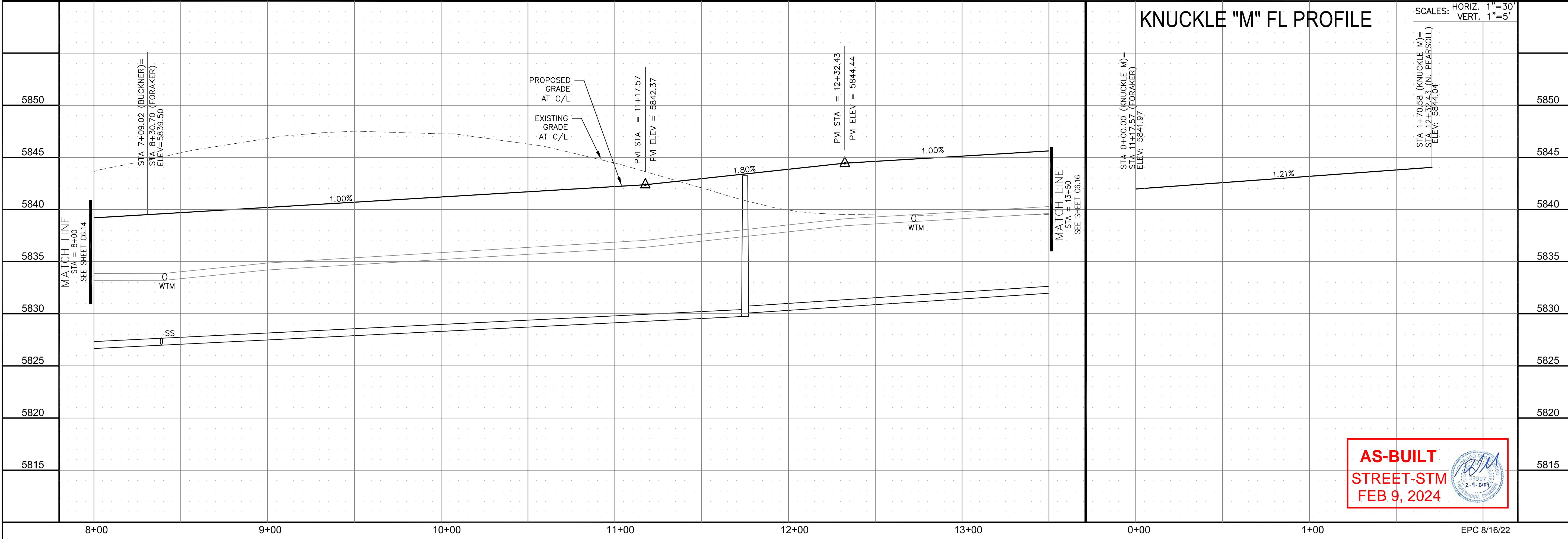
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRCH CREEK, CO 80150
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO: _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK
 PROJECT: **THE RIDGE AT LORSON RANCH FIL. NO. 1**
 FORAKER LANE / WALKER DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

KNUCKLE "M" FL PROFILE

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



STREET / STORM - SOUTH AREA
FORAKER LANE
STA 8+00 TO 13+50



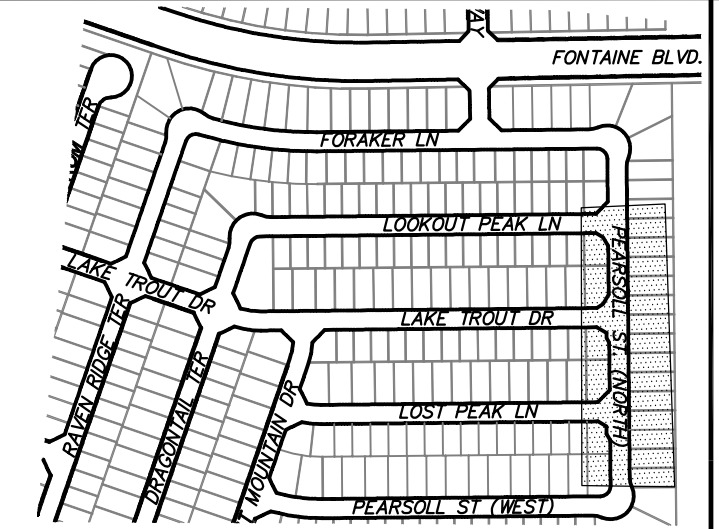
AS-BUILT
STREET-STM
FEB 9, 2024

DATE: JULY 27, 2022
 PROJECT NO. 100.066
 SHEET NUMBER C6.15
 TOTAL SHEETS: 51

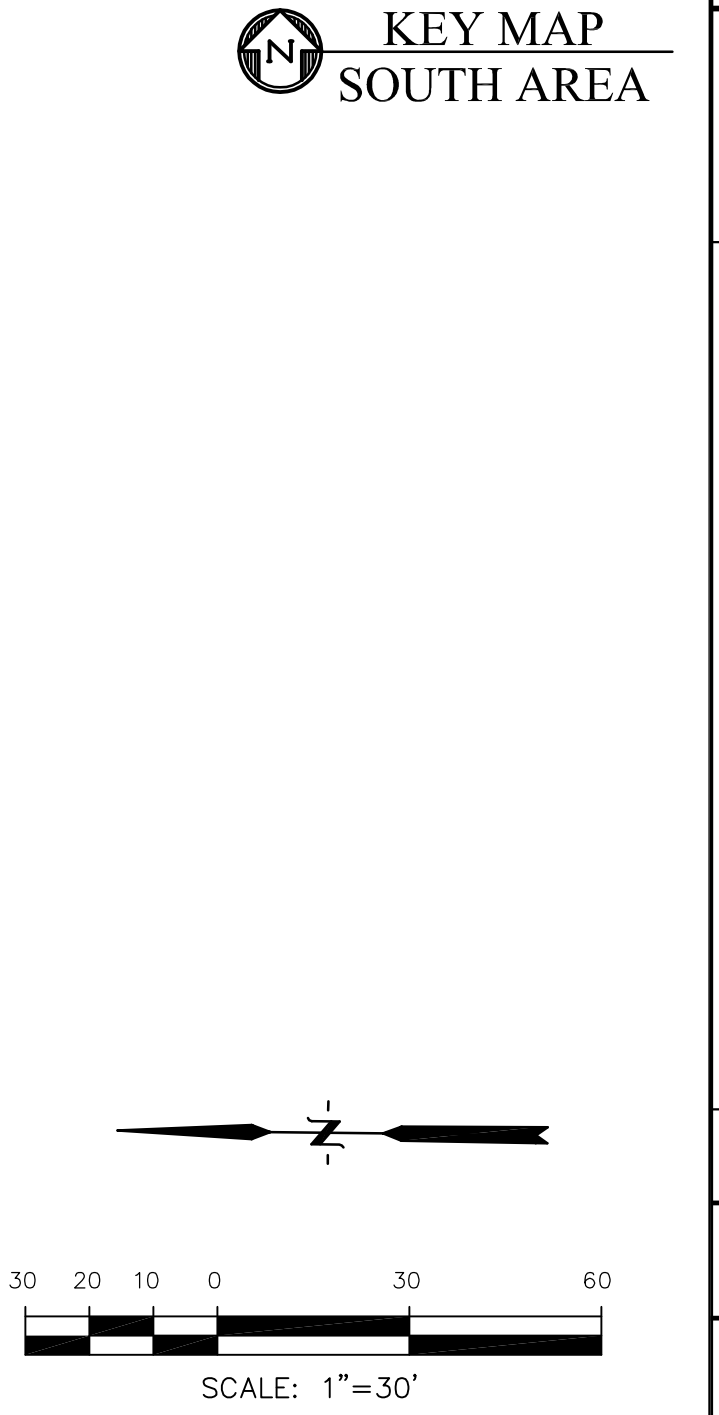
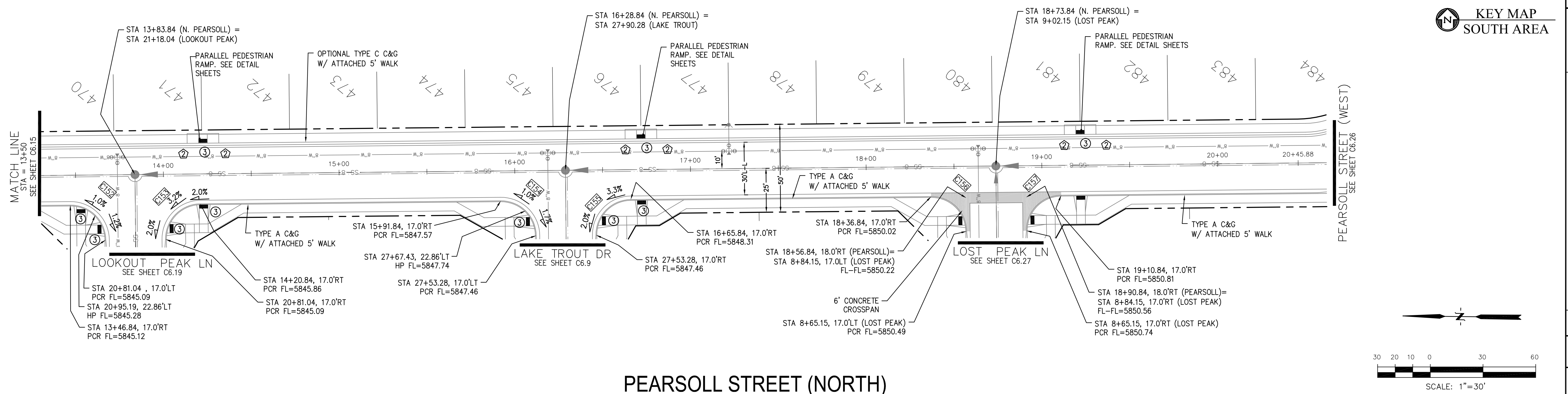
EPC 8/16/22

- 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 AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

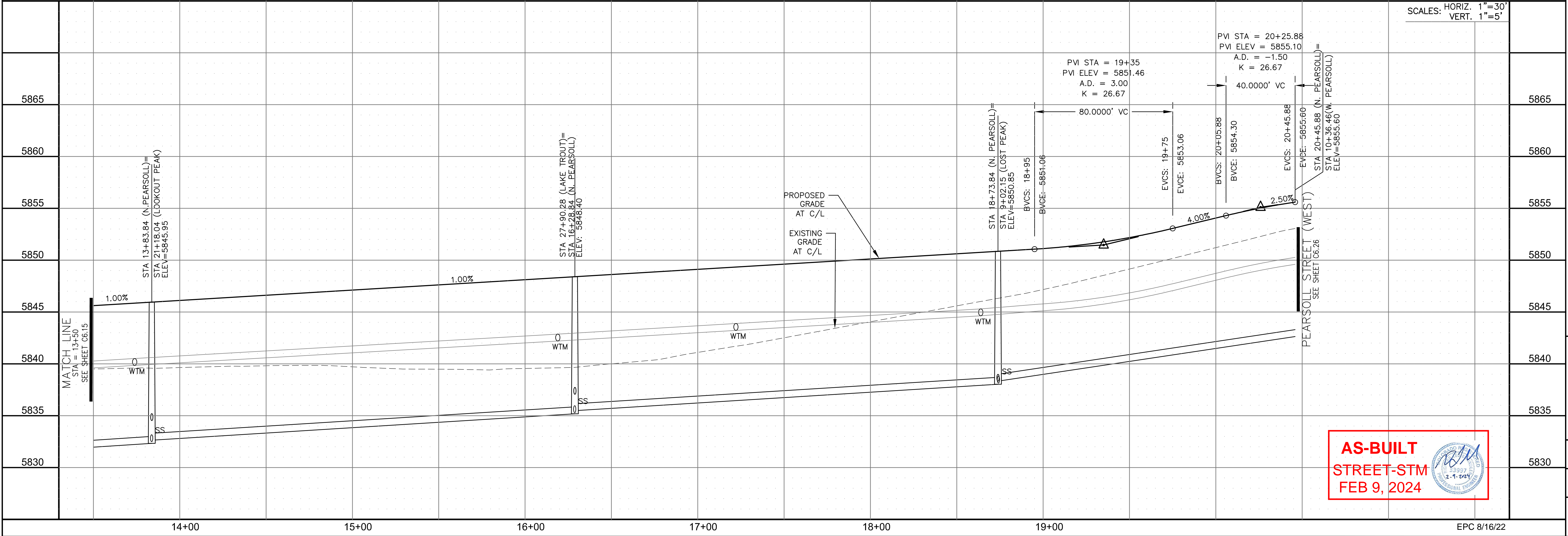
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 200, SUITE 5506
 BOULDER, CO 80501
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com



PEARSOLL STREET (NORTH)



AS-BUILT
STREET-STM
FEB 9, 2024

NO.	DESCRIPTION	DATE

STREET / STORM - SOUTH AREA
 PEARSOFF STREET (NORTH)
 STA 13+50 TO 20+45

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

PROJECT:
THE RIDGE AT LORSON
 RANCH FL. NO. 1
 FOUNDATION WALLS, DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

DATE:
 JULY 27, 2022

PROJECT NO.
 100.066

SHEET NUMBER
 C6.16

TOTAL SHEETS: 51

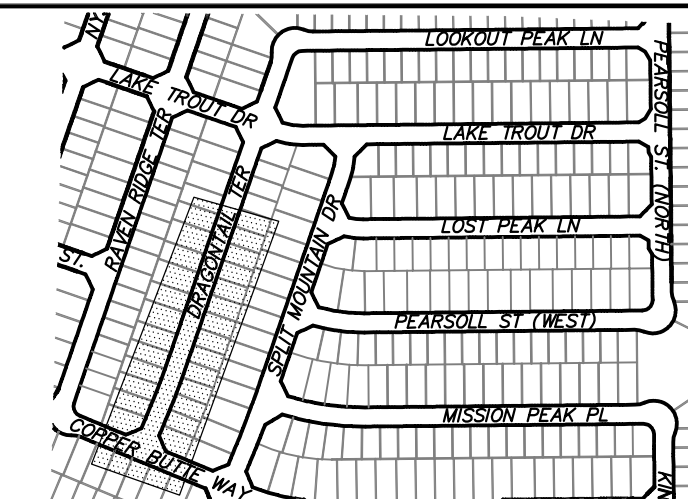


NOTES

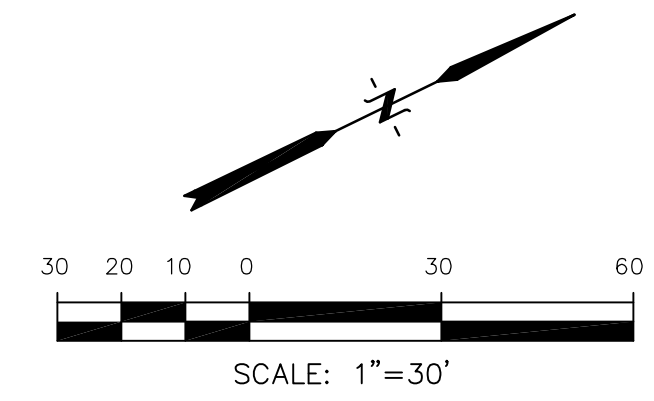
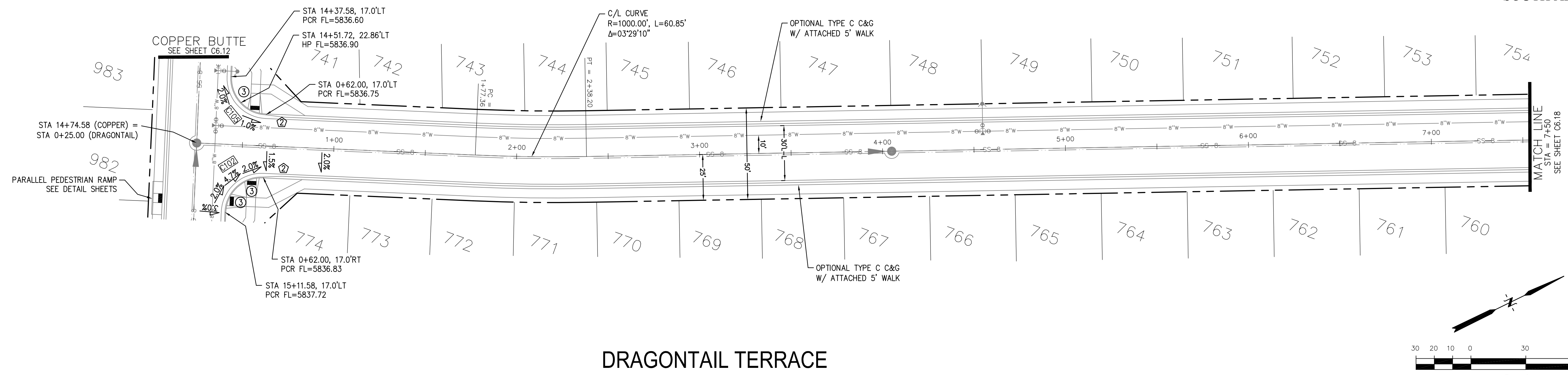
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

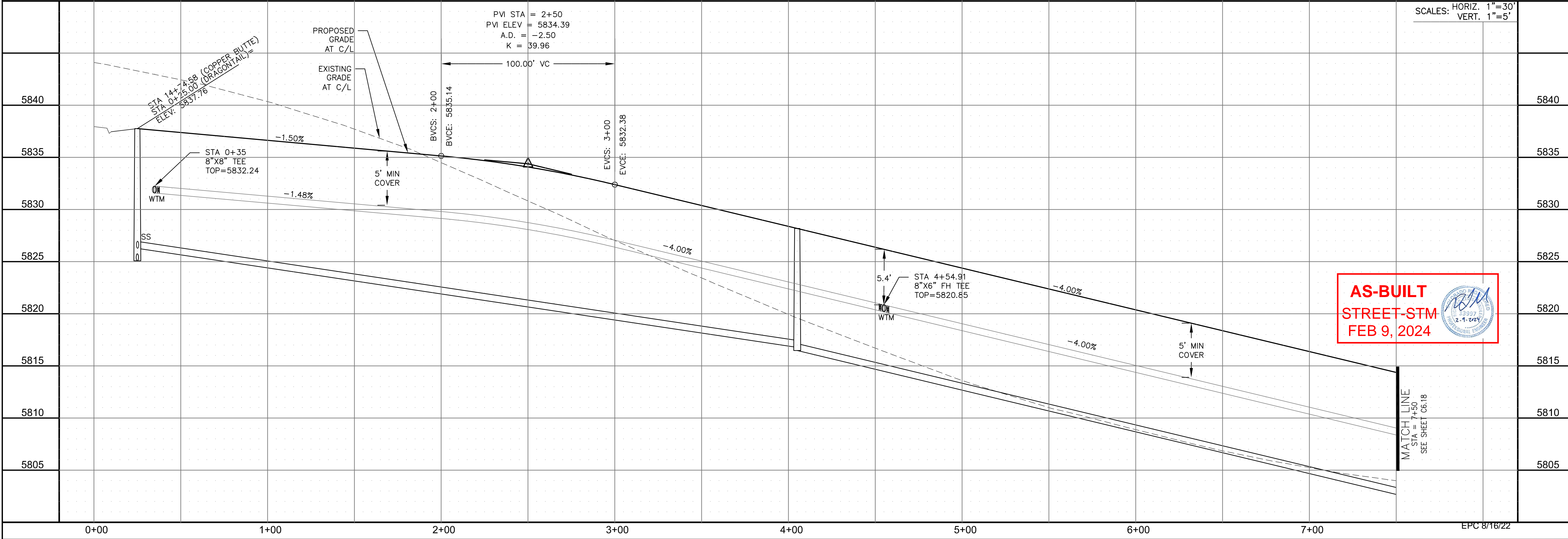
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C102	31.42'	20.00	90°00'00"
C105	31.42'	20.00	90°00'00"



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRCH CREEK, CO 80150
 PHONE: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com



DRAGON TAIL TERRACE



AS-BUILT
 STREET-STM
 FEB 9, 2024

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

PROJECT: THE RIDGE AT LORSON RANCH FIL. NO. 1
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

STREET / STORM - SOUTH AREA
 DRAGON TAIL TERRACE
 STA 0+00 TO 7+50

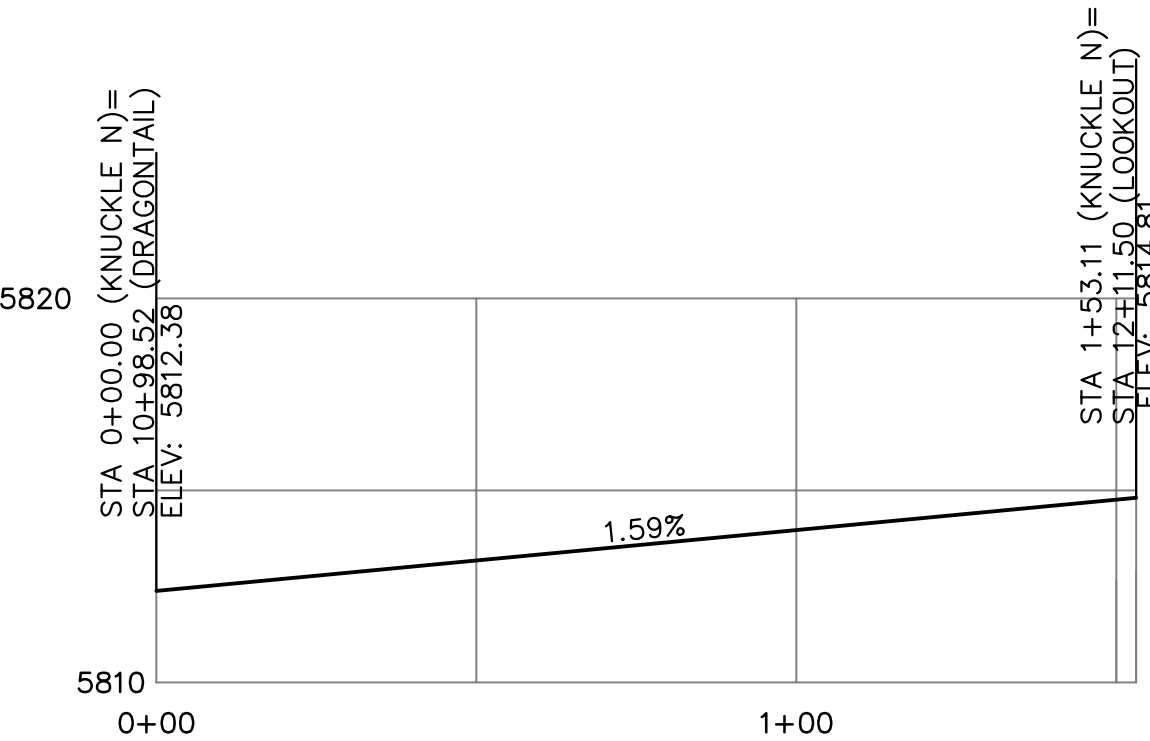


DATE: JULY 27, 2022
 PROJECT NO. 100.066
 SHEET NUMBER C6.17
 TOTAL SHEETS: 51

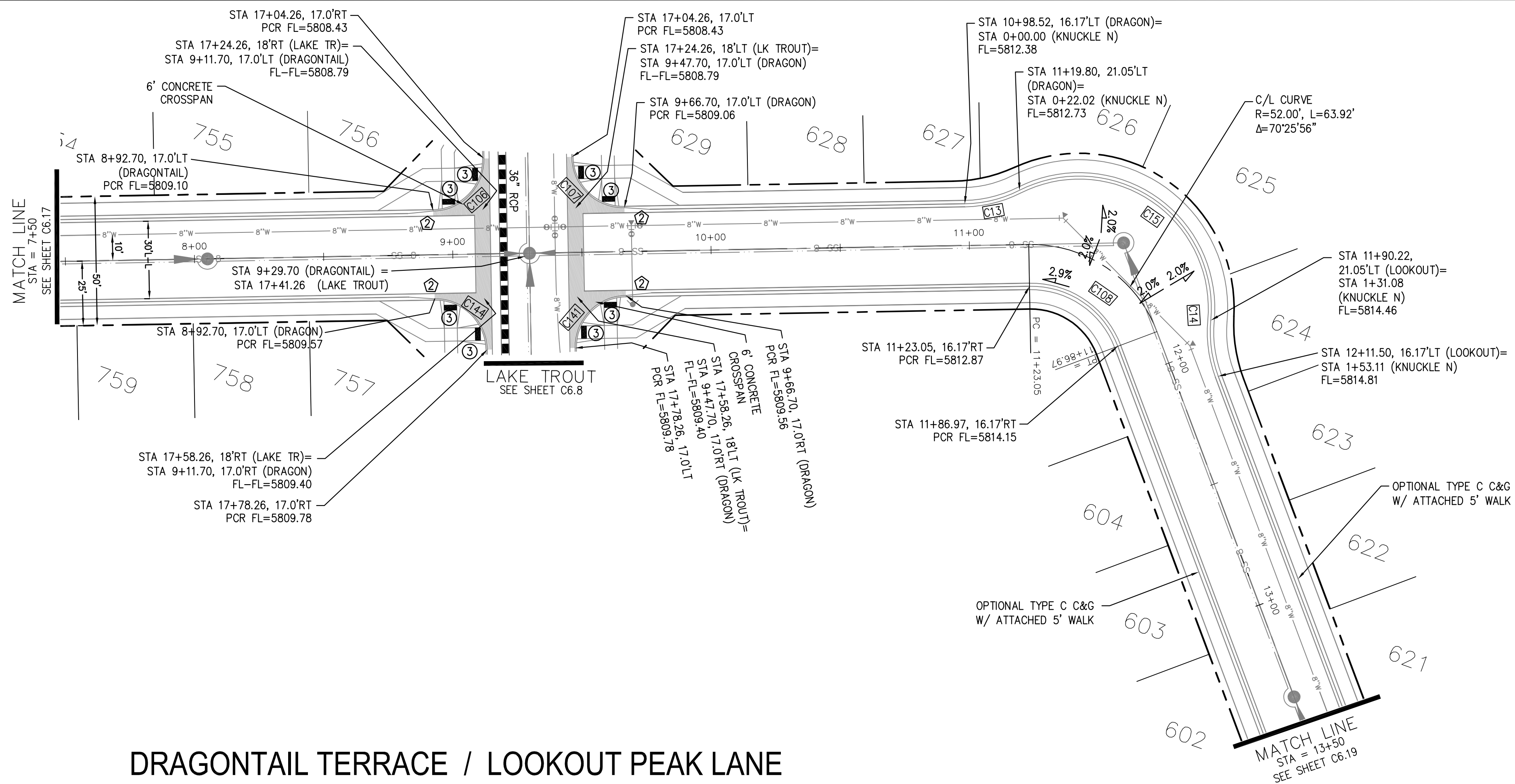
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

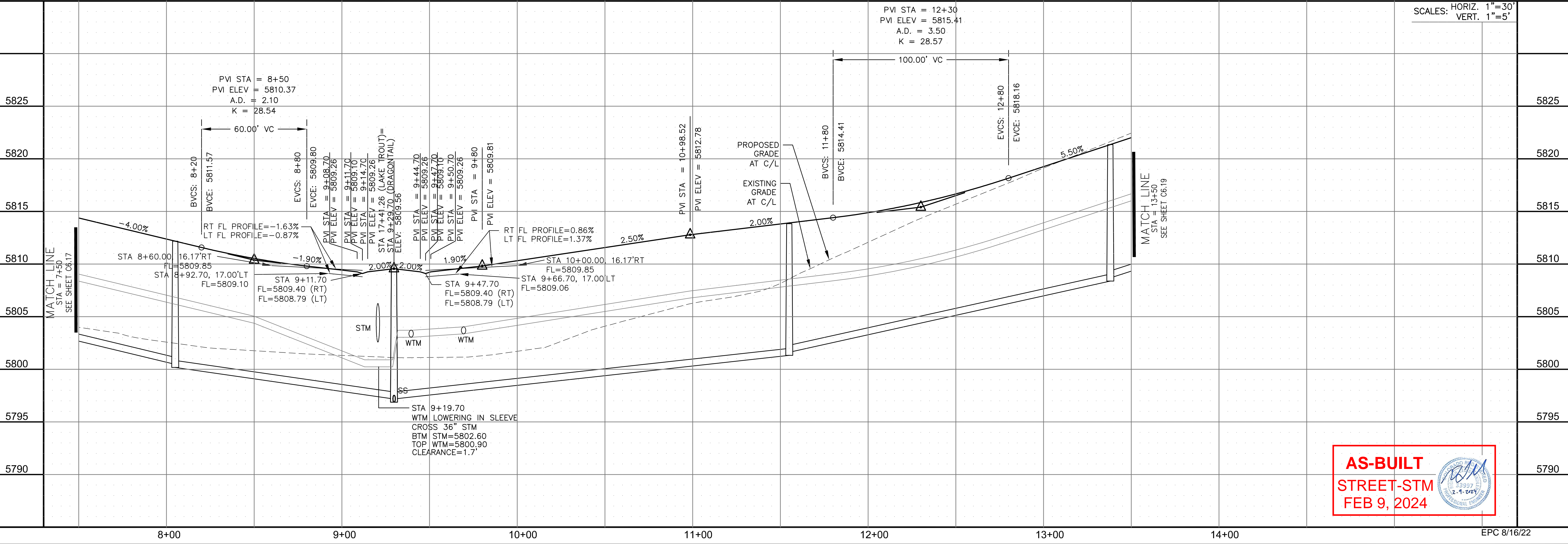
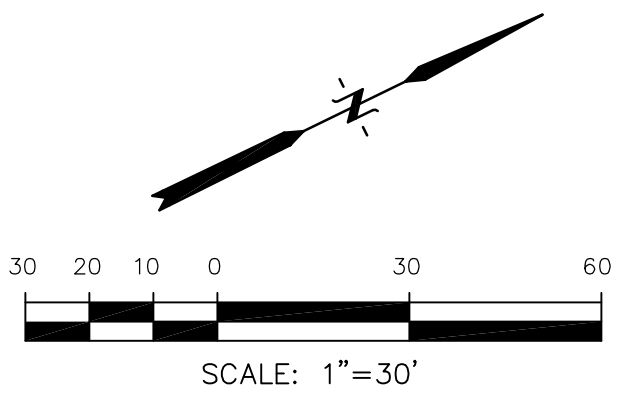
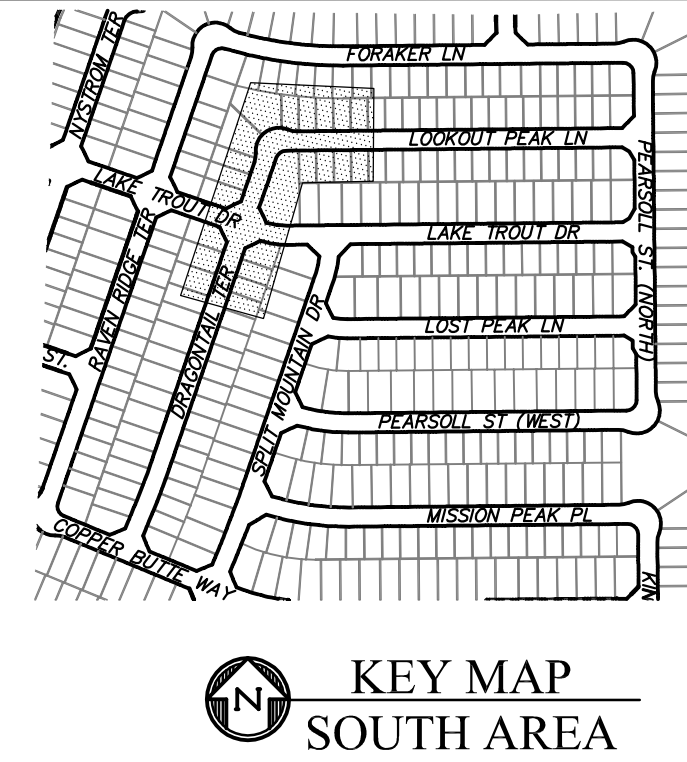
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C13	22.02'	48.83	25°50'31"
C14	22.02'	48.83	25°50'31"
C15	109.06'	51.17	122°06'58"
C106	31.42'	20.00	90°00'00"
C107	31.42'	20.00	90°00'00"
C108	44.04'	35.83	70°25'56"
C141	31.42'	20.00	90°00'00"
C144	31.42'	20.00	90°00'00"



KNUCKLE "N" FL PROFILE



DRAGONTAIL TERRACE / LOOKOUT PEAK LANE



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

AS-BUILT
STREET-STM
FEB 9, 2024

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 719.570.1100
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: **THE RIDGE AT LORSON RANCH FL. NO. 1**
FOR LORSON, LLC, DR. COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - SOUTH AREA
DRAGONTAIL TER / LOOKOUT PEAK LN
STA 7+50 TO 13+50

DATE: JULY 27, 2022

PROJECT NO. 100.066

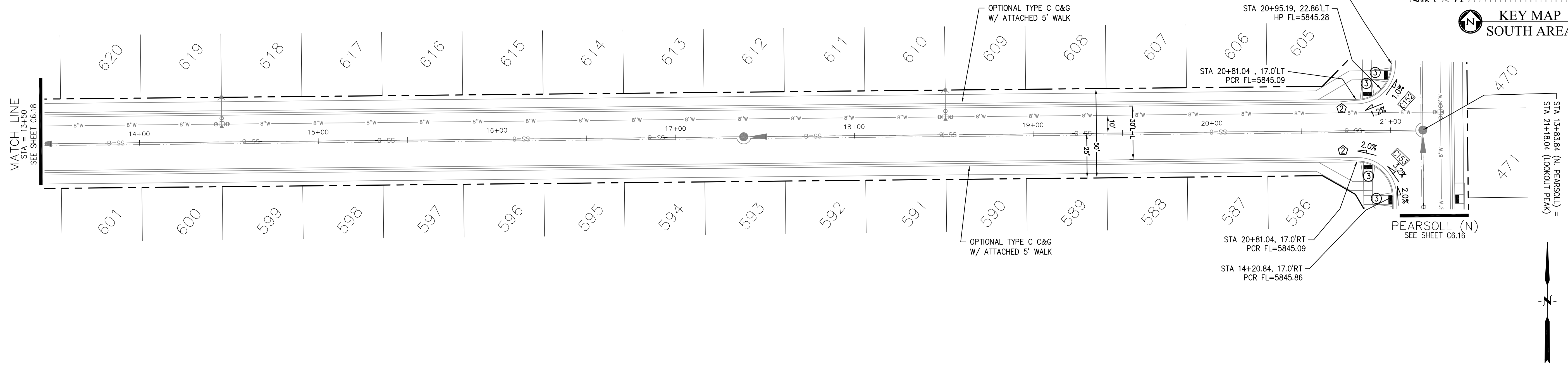
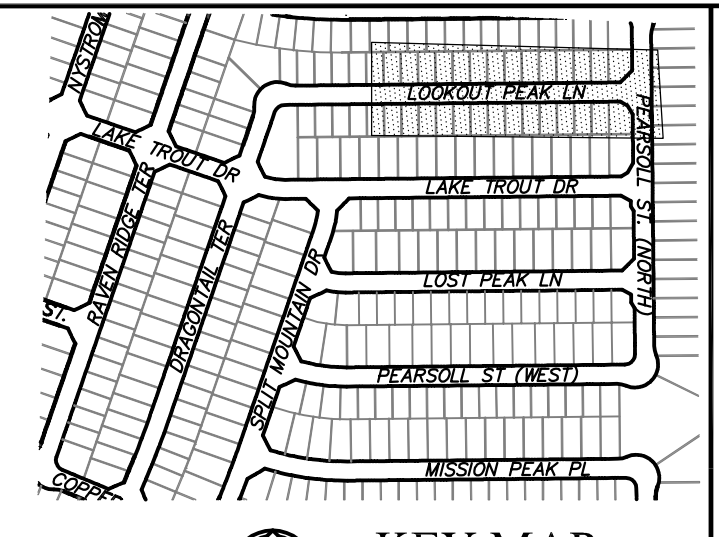
SHEET NUMBER C6.18

TOTAL SHEETS: 51

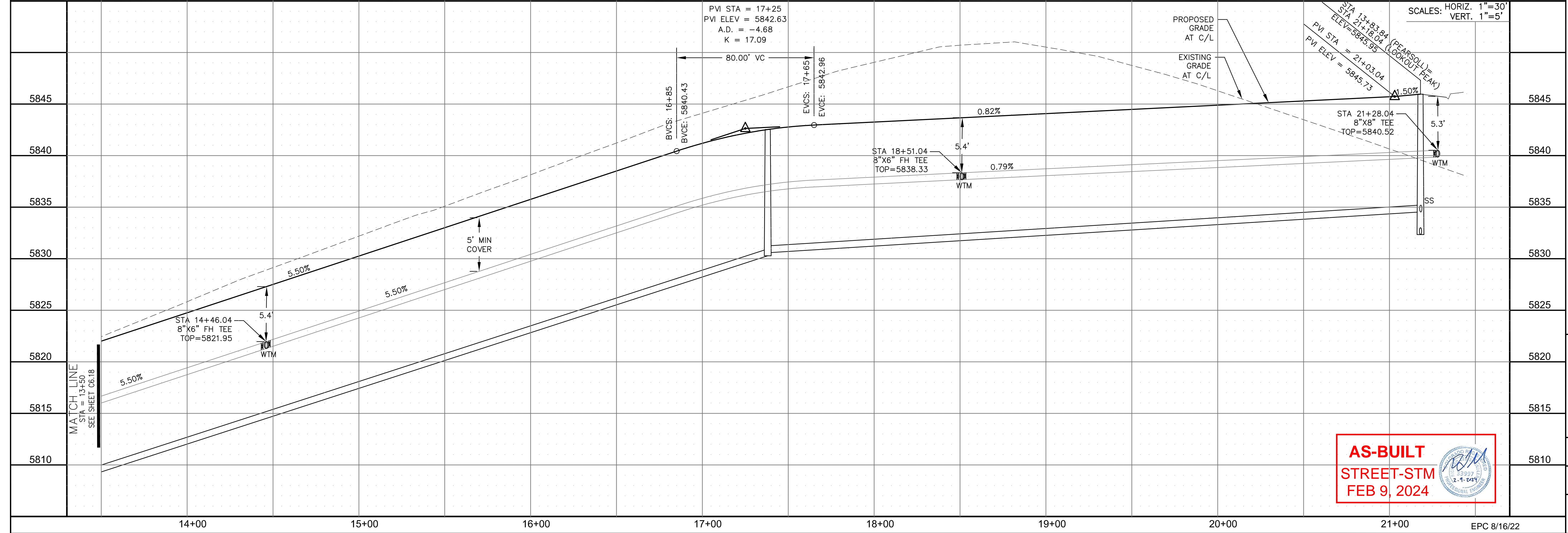
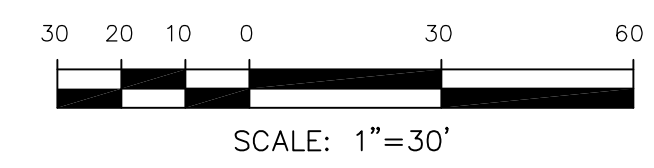
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C152	31.42'	20.00	90°00'00"
C153	31.42'	20.00	90°00'00"



LOOKOUT PEAK LANE



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100, SUITE 5506
 BIRMGHAM, AL 35206
 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:
THE RIDGE AT LORSON RANCH FL. NO. 1
 6010 S. WALKER DR.
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - SOUTH AREA
 LOOKOUT PEAK LANE
 STA 13+50 TO 21+43



AS-BUILT
 STREET-STM
 FEB 9, 2024

DATE:
 JULY 27, 2022

PROJECT NO.
 100.066

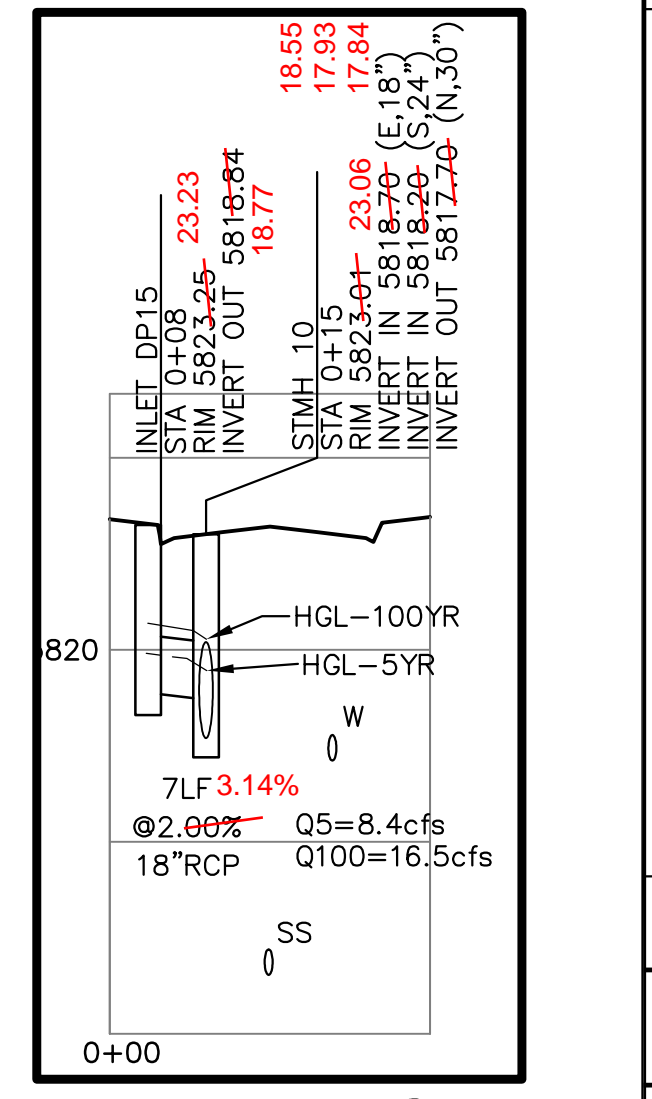
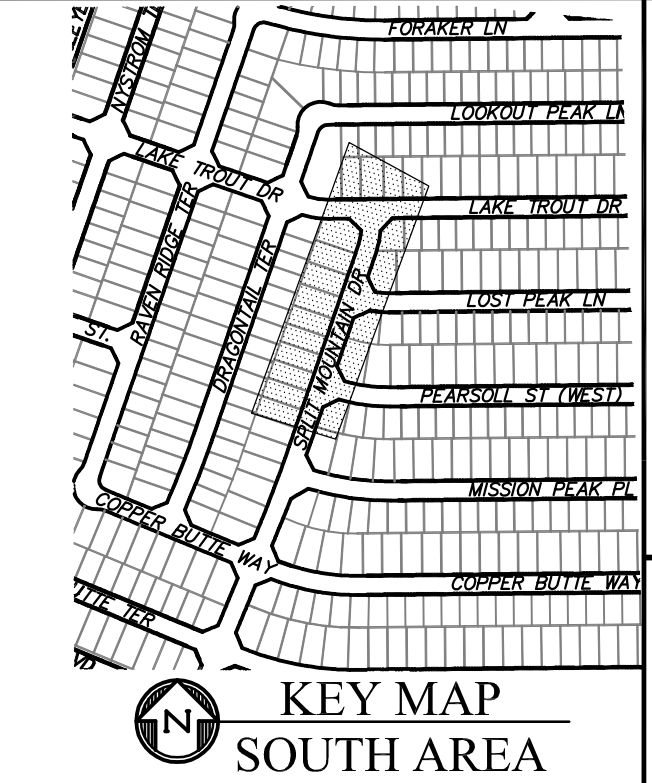
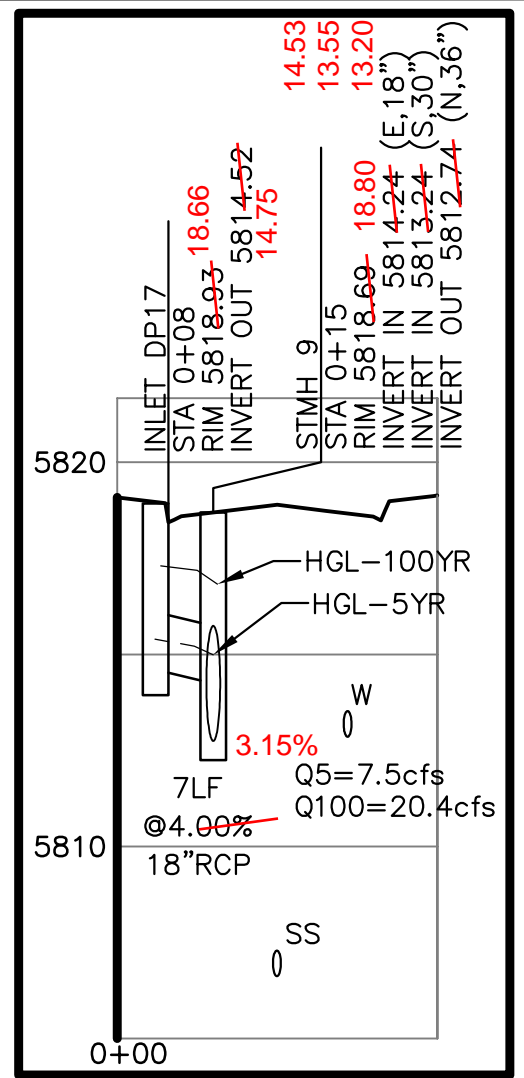
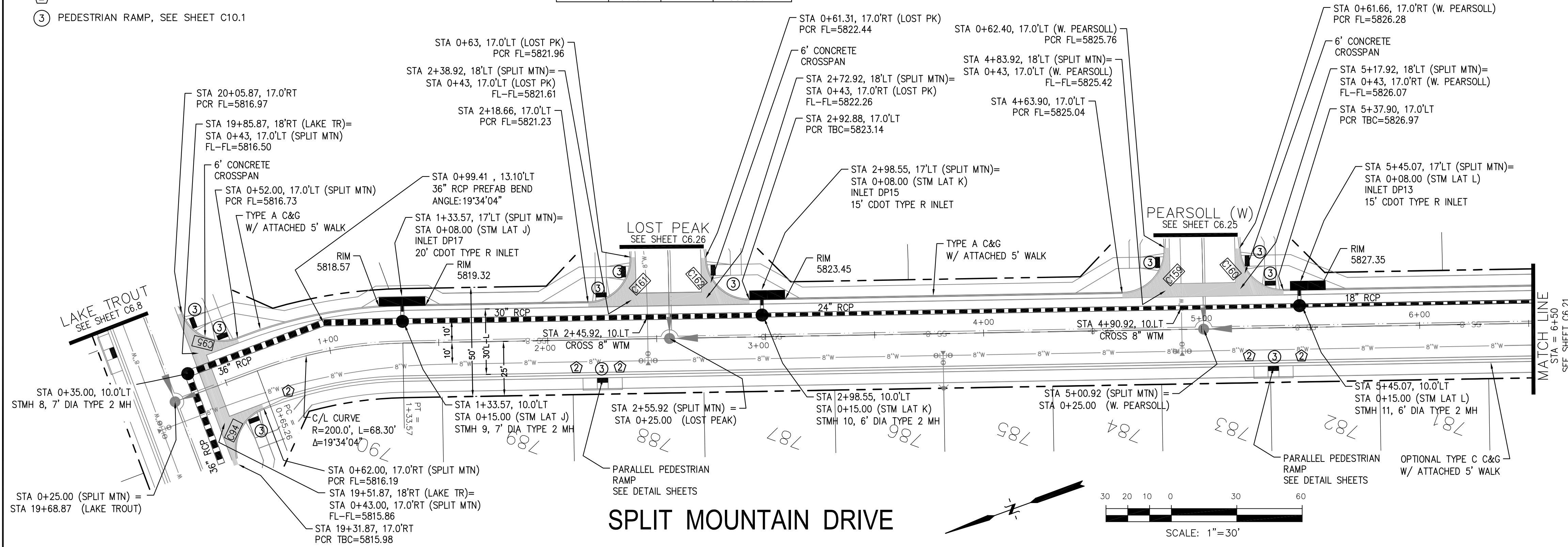
SHEET NUMBER
 C6.19

TOTAL SHEETS: 51

- 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 AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

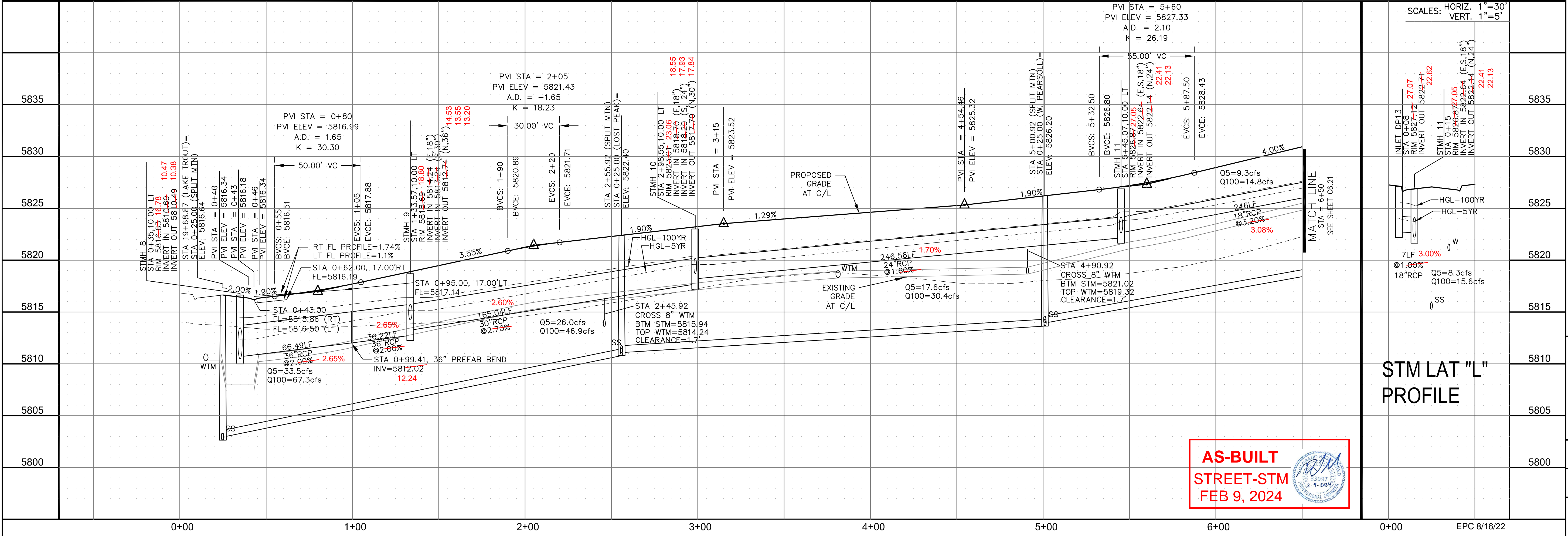
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE	LENGTH	RADIUS	DELTA
C94	31.42'	20.00	90°00'00"
C95	31.42'	20.00	90°00'00"
C159	31.63'	20.00	90°37'10"
C160	31.23'	20.00	89°28'33"
C161	31.96'	20.00	91°33'02"
C162	31.04'	20.00	88°56'01"



SPLIT MOUNTAIN DRIVE

STM LAT "K" PROFILE



STM LAT "L" PROFILE

AS-BUILT
STREET-STM
FEB 9, 2024

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

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

PROJECT:
THE RIDGE AT LORSON
RANCH FL. NO. 1
1000 S. WALKER DR
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA
SPLIT MOUNTAIN DRIVE
STA 0+00 TO 6+50



DATE:
JULY 27, 2022

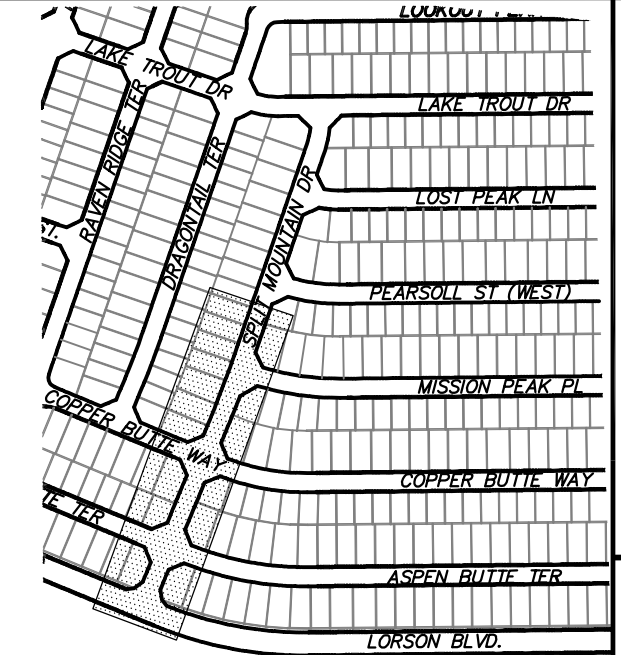
PROJECT NO.
100.066

SHEET NUMBER
C6.20

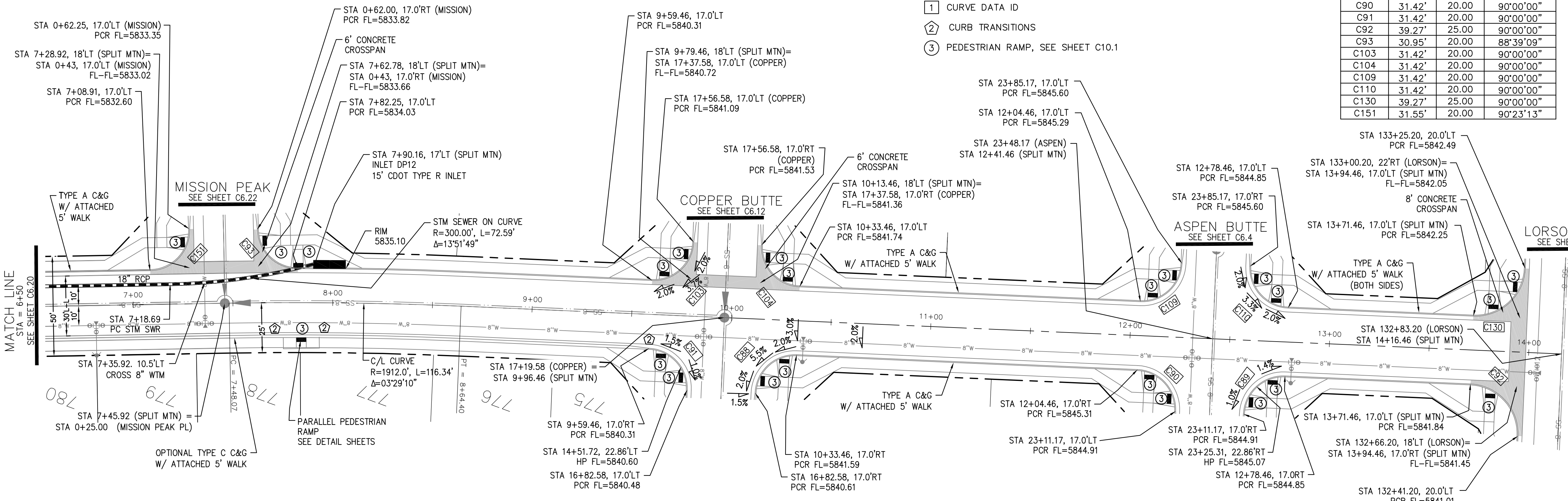
TOTAL SHEETS: 51

- 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 AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

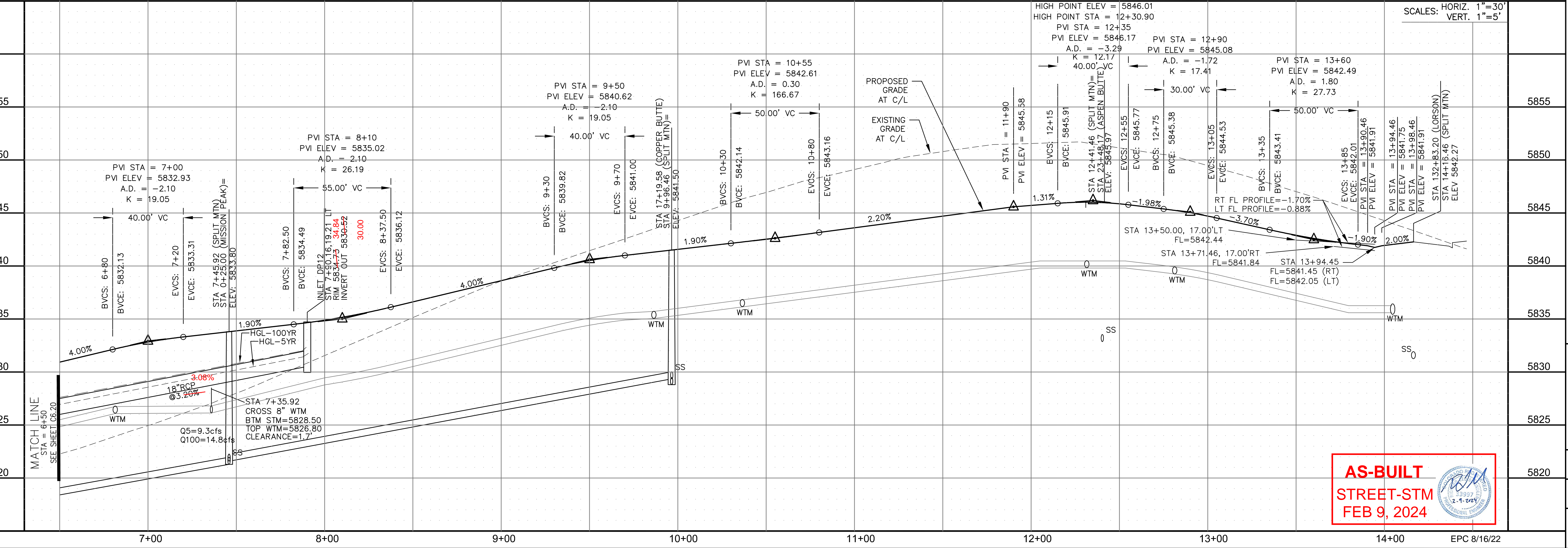
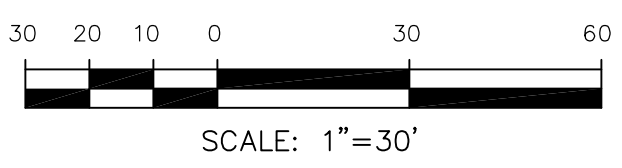
CURVE	LENGTH	RADIUS	DELTA
C88	31.42'	20.00	90°00'00"
C89	31.42'	20.00	90°00'00"
C90	31.42'	20.00	90°00'00"
C91	31.42'	20.00	90°00'00"
C92	39.27'	25.00	90°00'00"
C93	30.95'	20.00	88°39'09"
C103	31.42'	20.00	90°00'00"
C104	31.42'	20.00	90°00'00"
C109	31.42'	20.00	90°00'00"
C110	31.42'	20.00	90°00'00"
C130	39.27'	25.00	90°00'00"
C151	31.55'	20.00	90°23'13"



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 1000
 PLANO, CO 80660
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com



SPLIT MOUNTAIN DRIVE



AS-BUILT
STREET-STM
FEB 9, 2024

DATE: _____
 DESCRIPTION: _____
 NO: _____

PREPARED FOR:
THE RIDGE AT LORSON
 RANCH FL NO. 1
 212 N. WAHSATCH AVE. SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - SOUTH AREA
SPLIT MOUNTAIN DRIVE
STA 6+50 TO 14+16

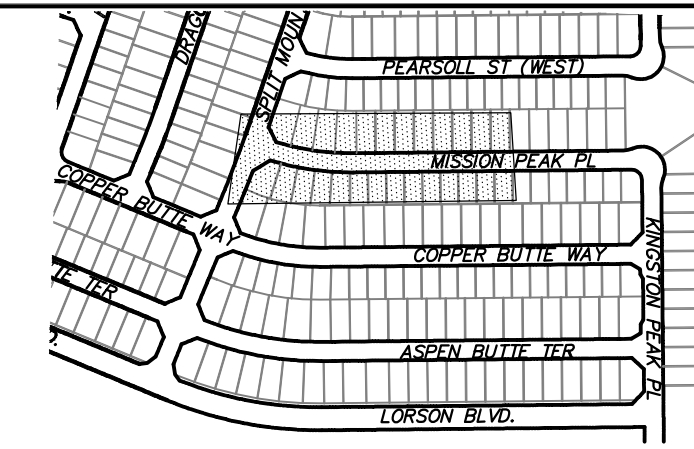


DATE: JULY 27, 2022
 PROJECT NO: 100.066
 SHEET NUMBER: C6.21
 TOTAL SHEETS: 51

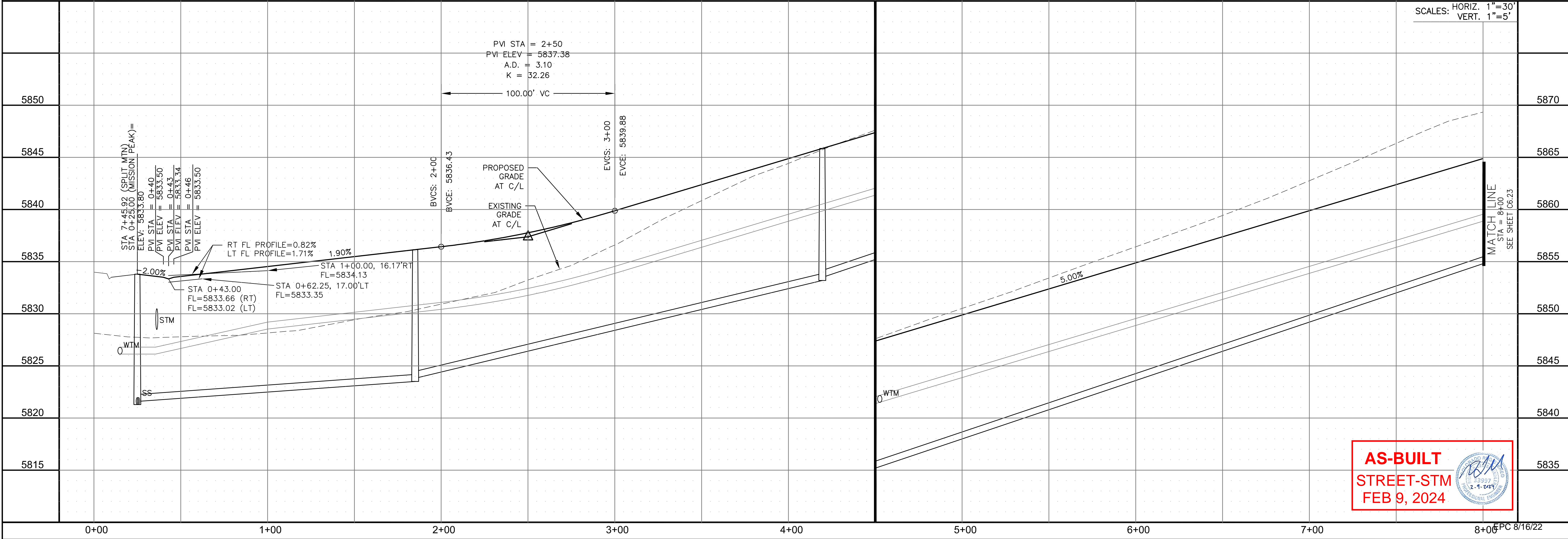
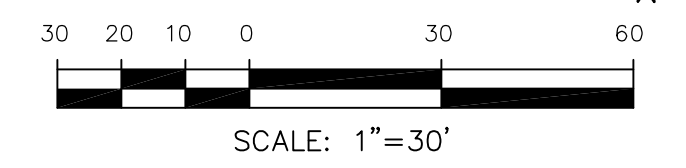
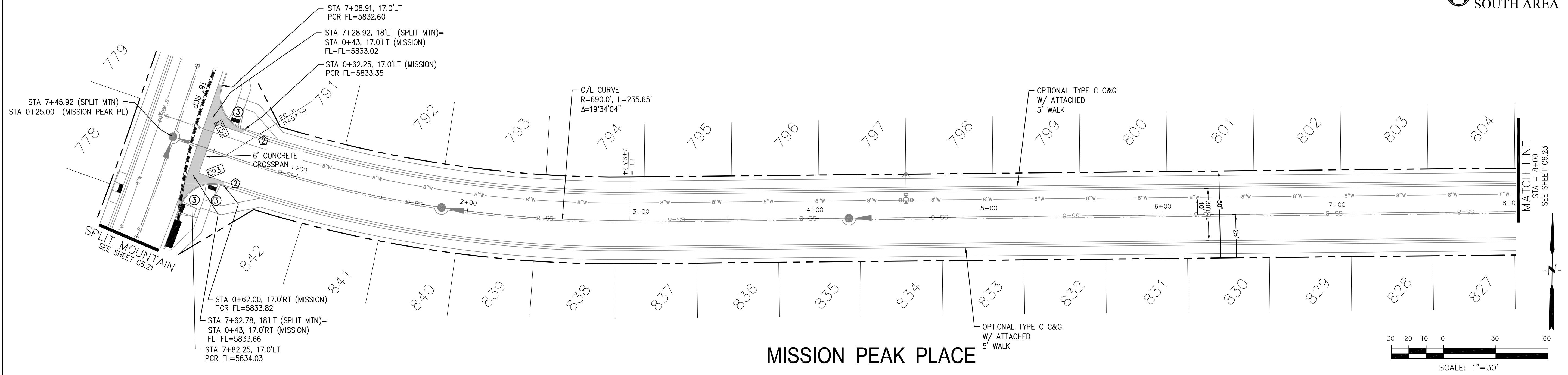
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C93	30.95'	20.00	88°39'09"
C151	31.55'	20.00	90°23'13"



KEY MAP
SOUTH AREA



AS-BUILT
STREET-STM
FEB 9, 2024



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80232
PHONE: 303.750.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DATE: _____
DESCRIPTION: _____
NO. _____

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

PROJECT:
THE RIDGE AT LORSON RANCH FL. NO. 1
RANCH FL. NO. 1
FOOTCANDY WALK DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - SOUTH AREA
MISSION PEAK PLACE
STA 0+00 TO 8+00

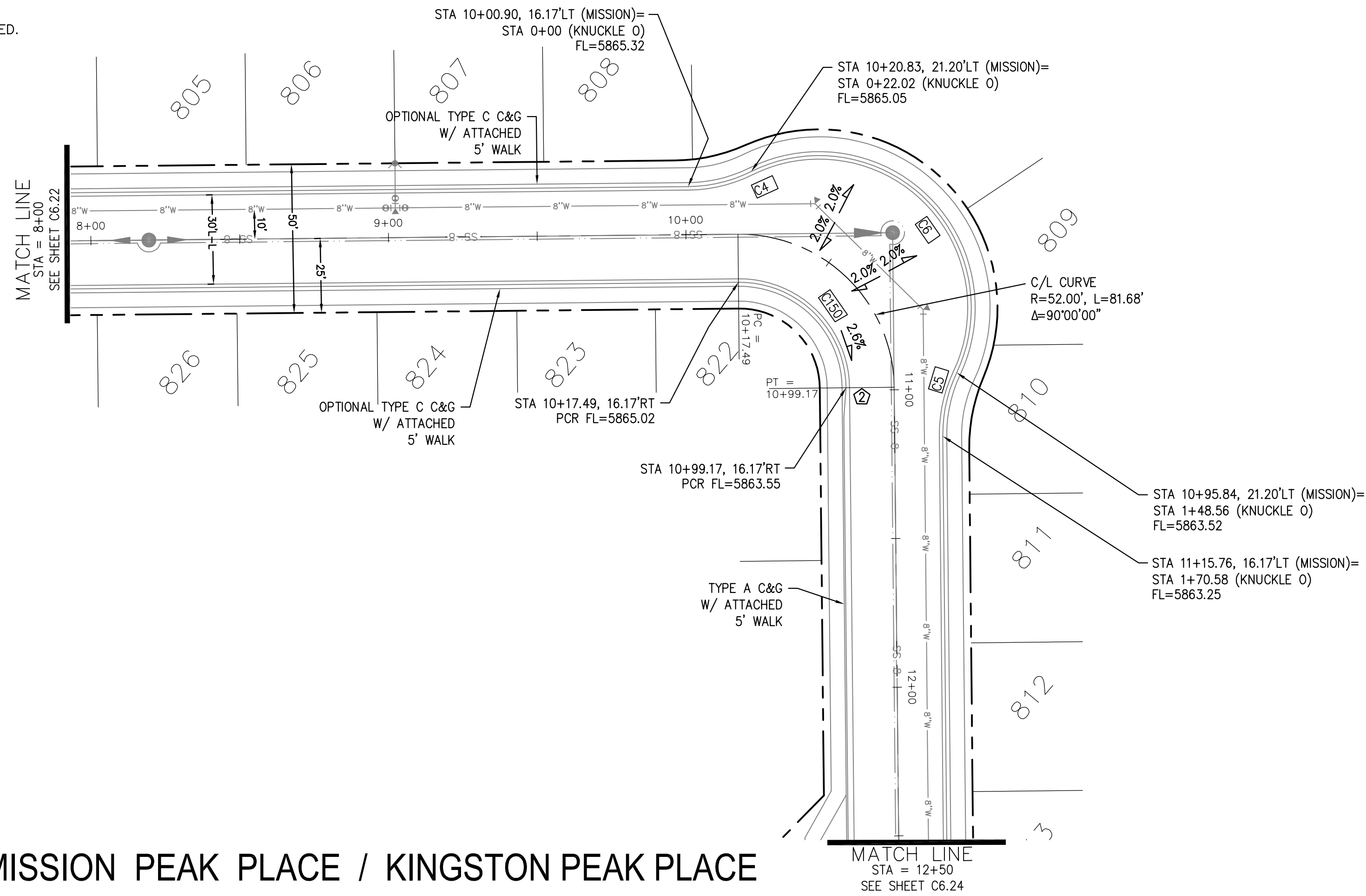
SCALE: HORIZ. 1"=30'
VERT. 1"=5'

DATE: JULY 27, 2022
PROJECT NO. 100.066
SHEET NUMBER C6.22
TOTAL SHEETS: 51

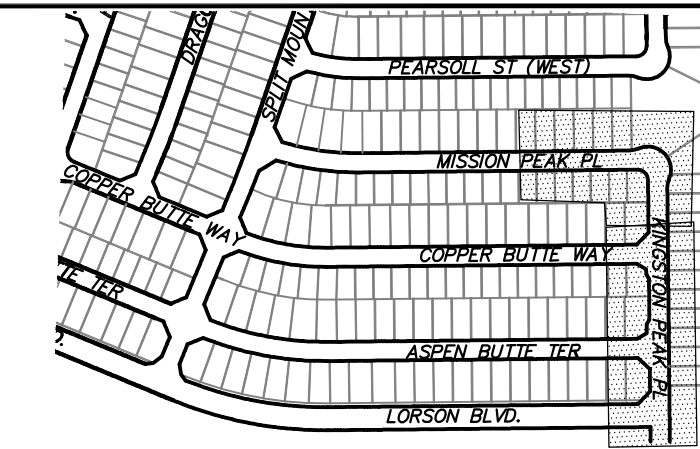
NOTES

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 AND IS PUBLIC.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

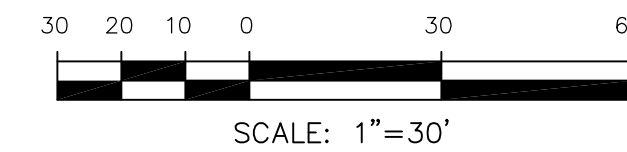
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C4	22.02'	48.83	25°50'31"
C5	22.02'	48.83	25°50'31"
C6	126.54'	51.17	141°41'02"
C150	56.28'	35.83	90°00'00"



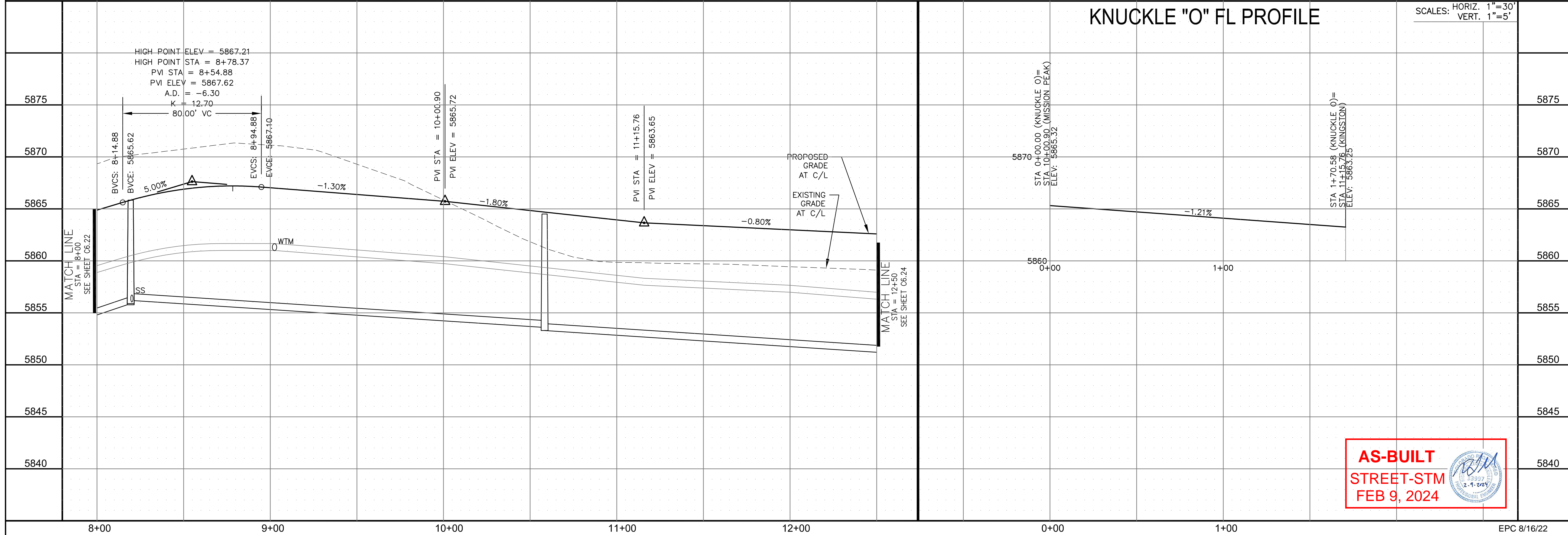
KEY MAP
SOUTH AREA



MISSION PEAK PLACE / KINGSTON PEAK PLACE

KNUCKLE "O" FL PROFILE

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



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80232
PHONE: 303.750.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DATE: _____
DESCRIPTION: _____
NO. _____
PROJECT: **THE RIDGE AT LORSON RANCH FIL. NO. 1**
FOR: LORSON, LLC, DR
COLORADO SPRINGS, COLORADO
PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - SOUTH AREA
MISSION PEAK PL / KINGSTON PEAK PL
STA 8+00 TO 12+50



AS-BUILT
STREET-STM
FEB 9, 2024

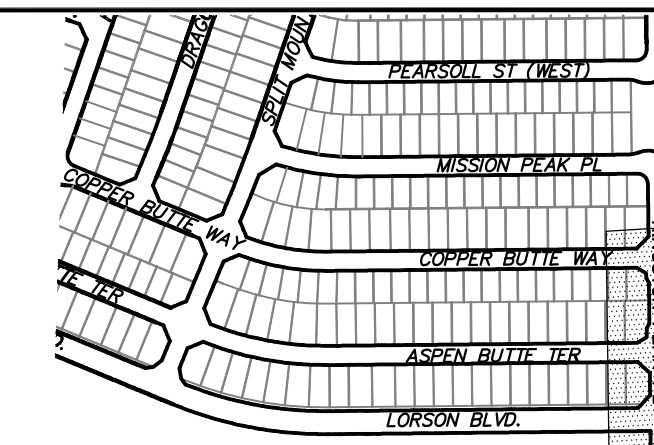
DATE: JULY 27, 2022
PROJECT NO. 100.066
SHEET NUMBER C6.23
TOTAL SHEETS: 51

NOTES

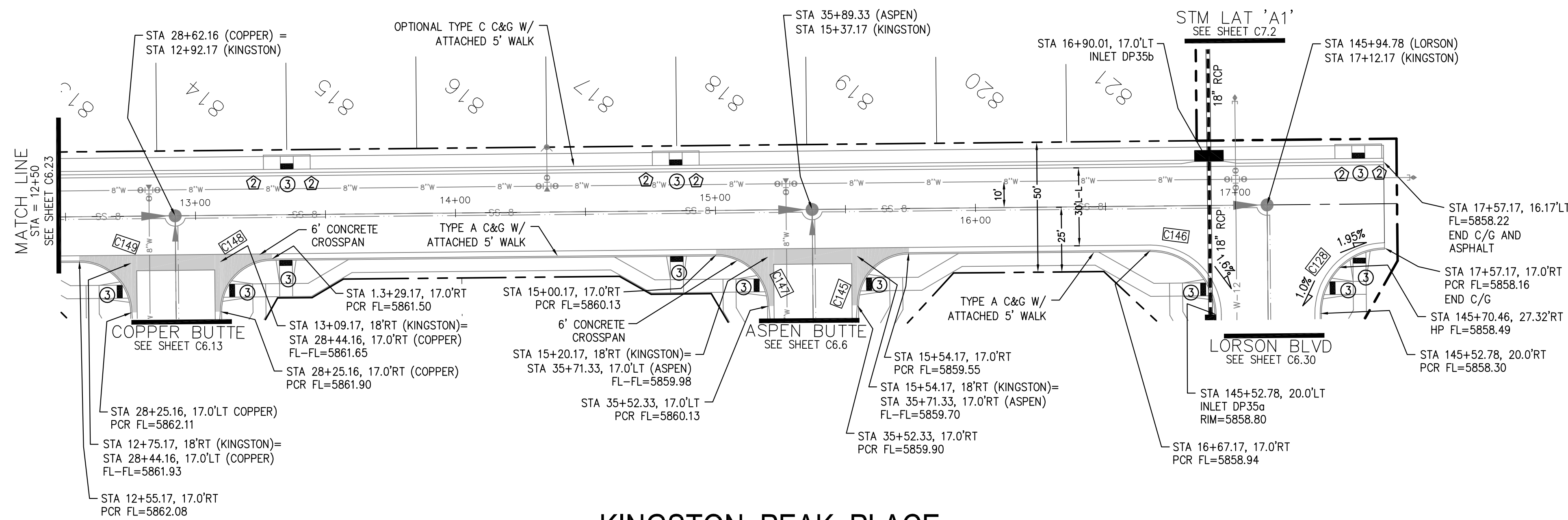
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

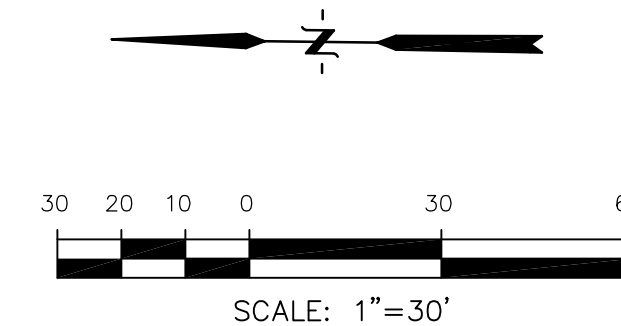
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C128	39.27'	25.00	90°00'00"
C145	31.42'	20.00	90°00'00"
C146	39.27'	25.00	90°00'00"
C147	31.42'	20.00	90°00'00"
C148	31.42'	20.00	90°00'00"
C149	31.42'	20.00	90°00'00"



KEY MAP
SOUTH AREA



KINGSTON PEAK PLACE



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

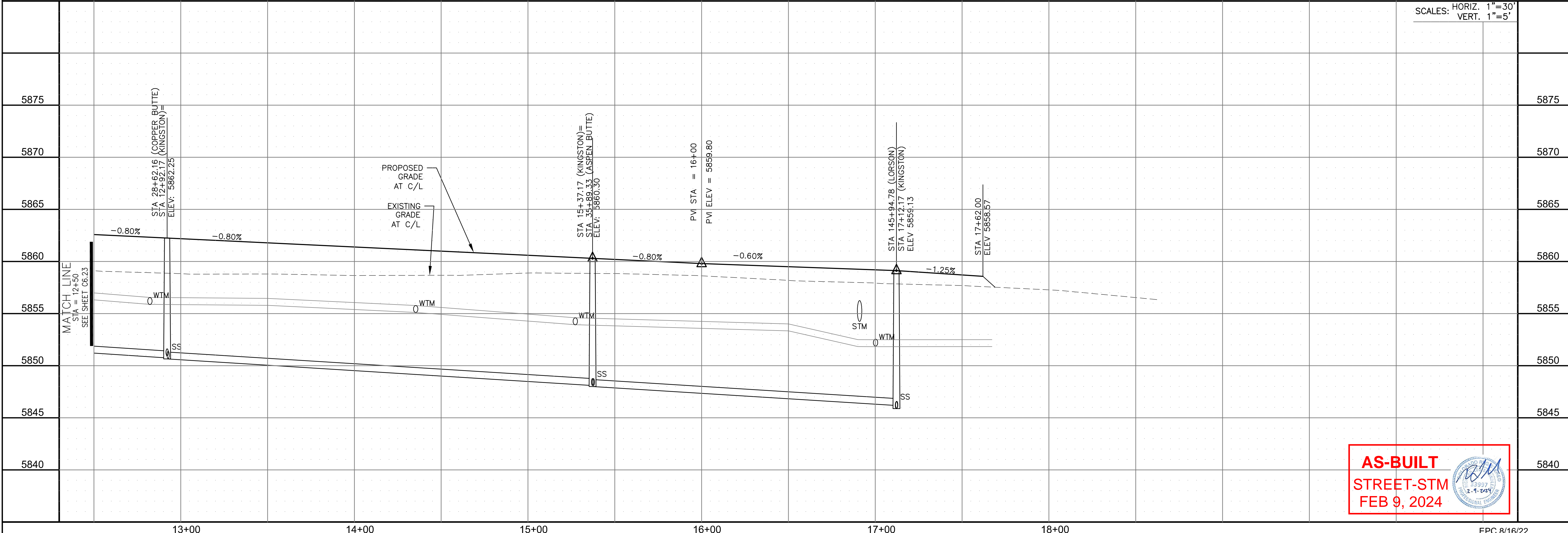
DATE: _____

DESCRIPTION: _____

NO: _____

PROJECT: **THE RIDGE AT LORSON RANCH FL. NO. 1**
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
FOR: LORSON, LLC
719.635-3200
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS



STREET / STORM - SOUTH AREA
KINGSTON PEAK PLACE
STA 12+50 TO 17+62



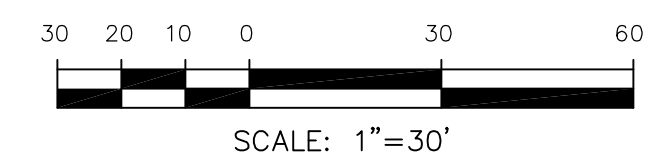
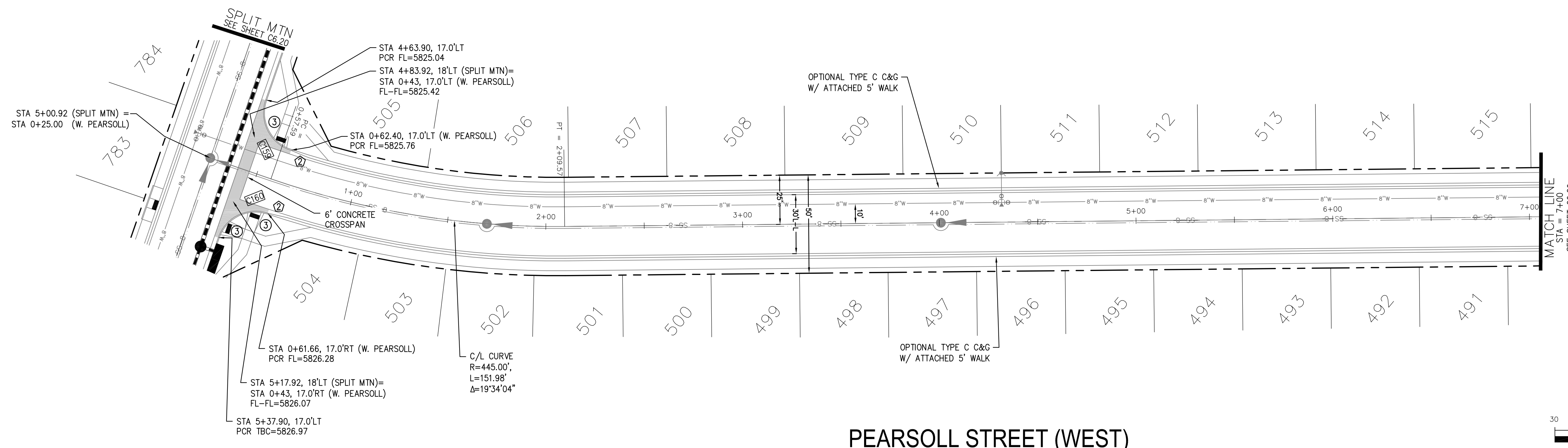
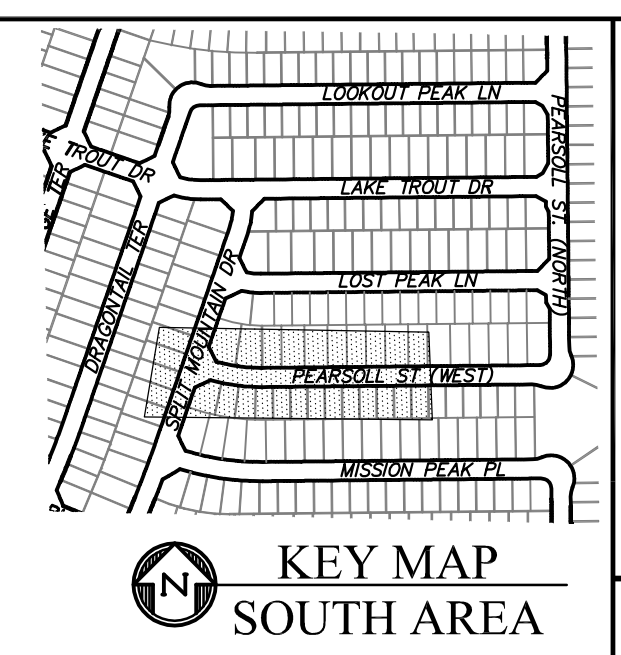
AS-BUILT
STREET-STM
FEB 9, 2024

DATE: JULY 27, 2022
PROJECT NO. 100.066
SHEET NUMBER C6.24
TOTAL SHEETS: 51

- 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 AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

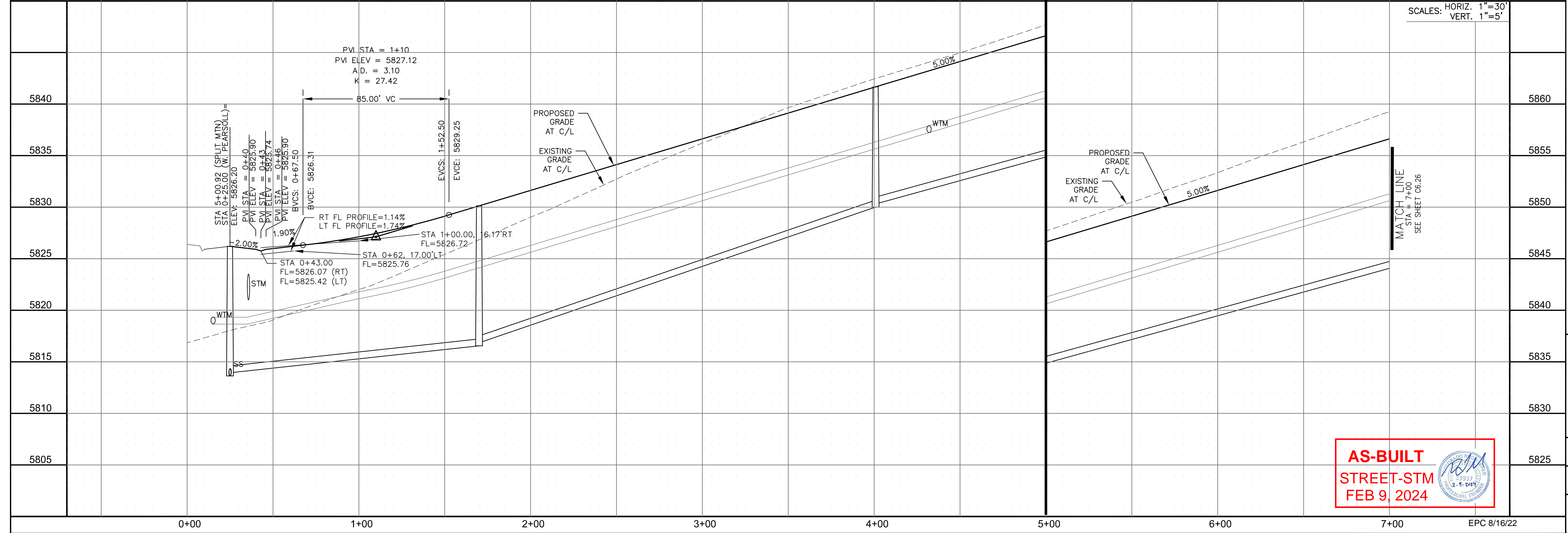
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C159	31.63'	20.00	90°37'10"
C160	31.23'	20.00	89°28'33"



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100, SUITE 5506
 DENVER, CO 80231
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____
 PROJECT: THE RIDGE AT LORSON RANCH FL. NO. 1
 PREPARED FOR: LORSON, LLC
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



AS-BUILT
 STREET-STM
 FEB 9, 2024

STREET / STORM - SOUTH AREA
 PEARSOLL STREET (W)
 STA 0+00 TO 7+00



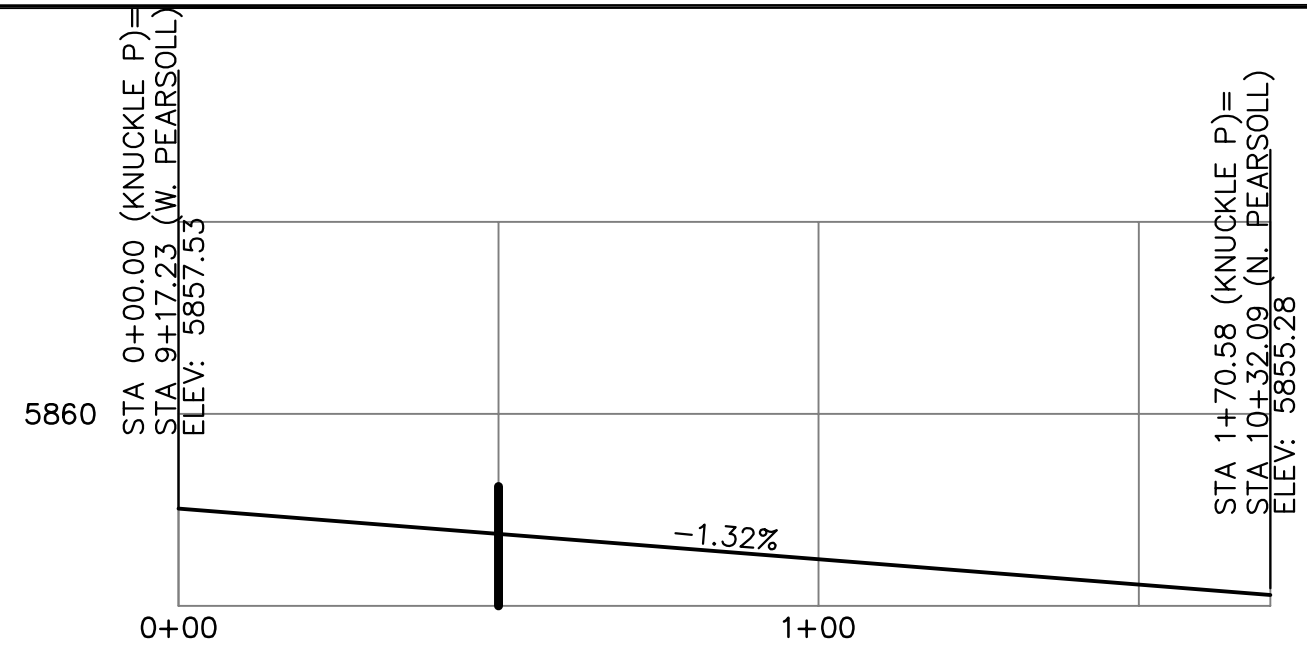
DATE: JULY 27, 2022
 PROJECT NO. 100.066
 SHEET NUMBER C6.25
 TOTAL SHEETS: 51

NOTES

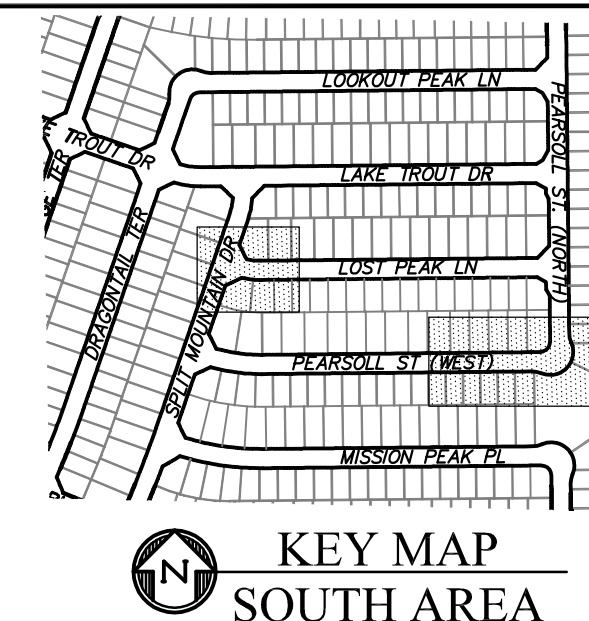
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

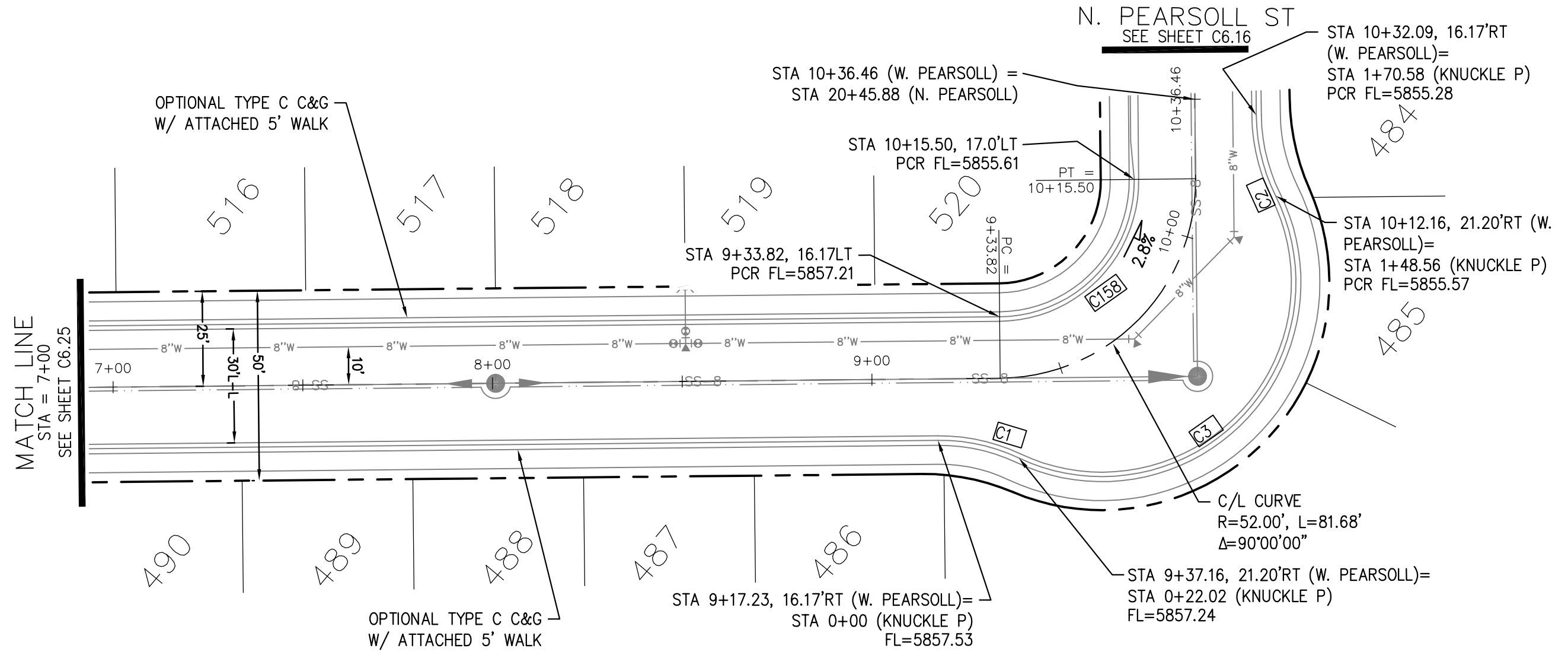
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	22.02'	48.83	25°50'31"
C2	22.02'	48.83	25°50'31"
C3	126.54'	51.17	141°41'02"
C158	56.28'	35.83	90°00'00"
C161	31.96'	20.00	91°33'02"
C162	31.04'	20.00	88°56'01"



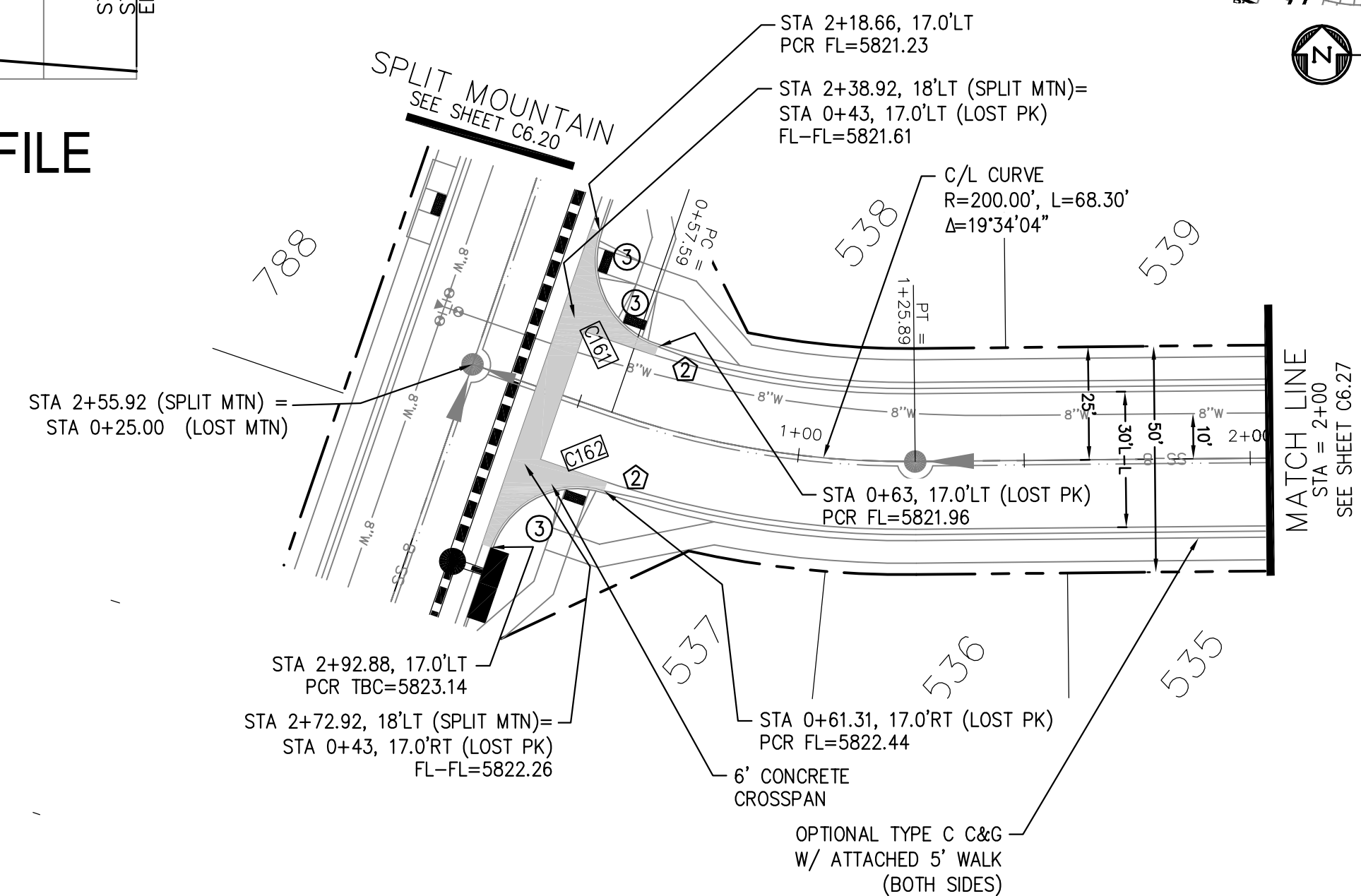
KNUCKLE "P" FL PROFILE



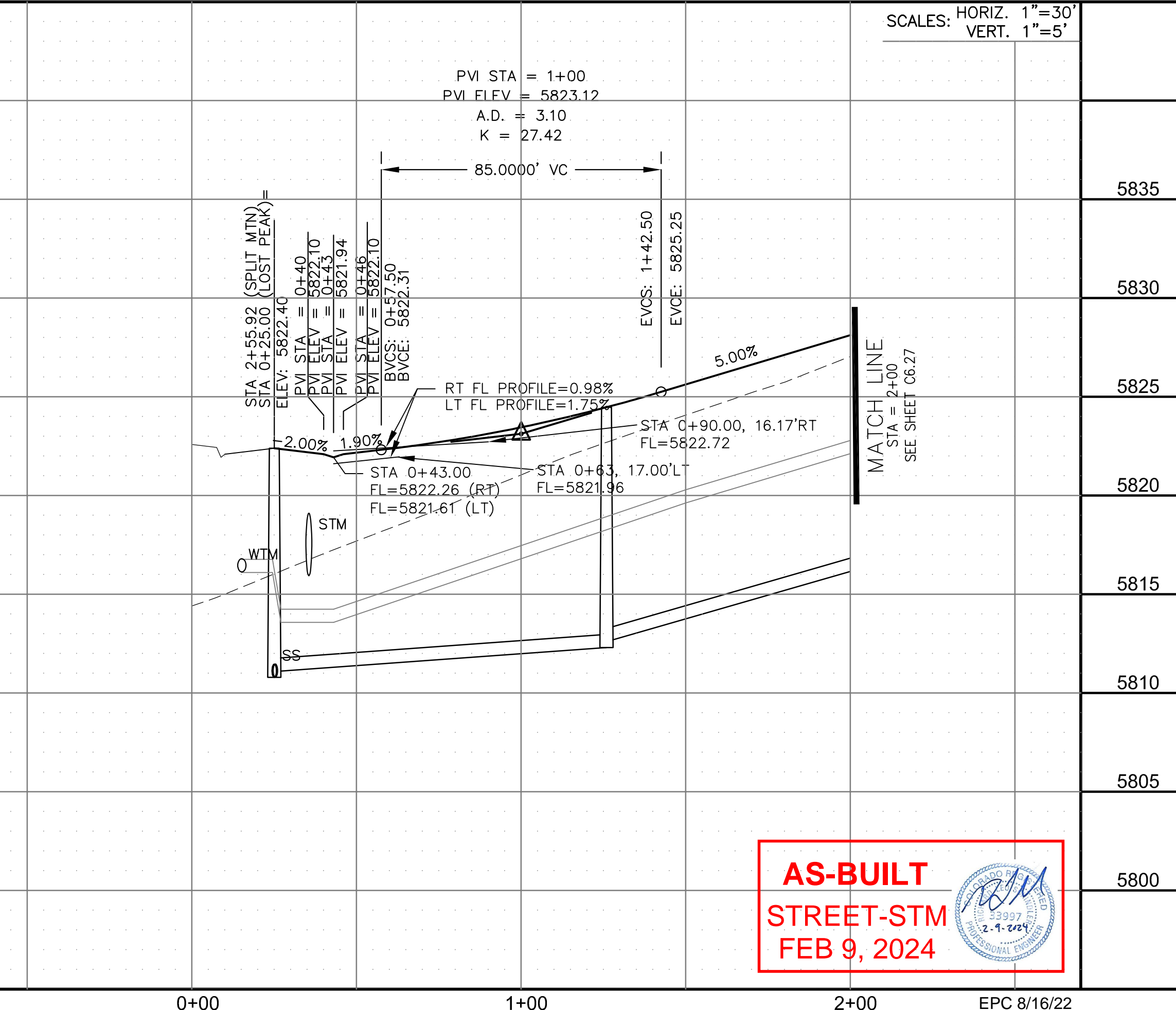
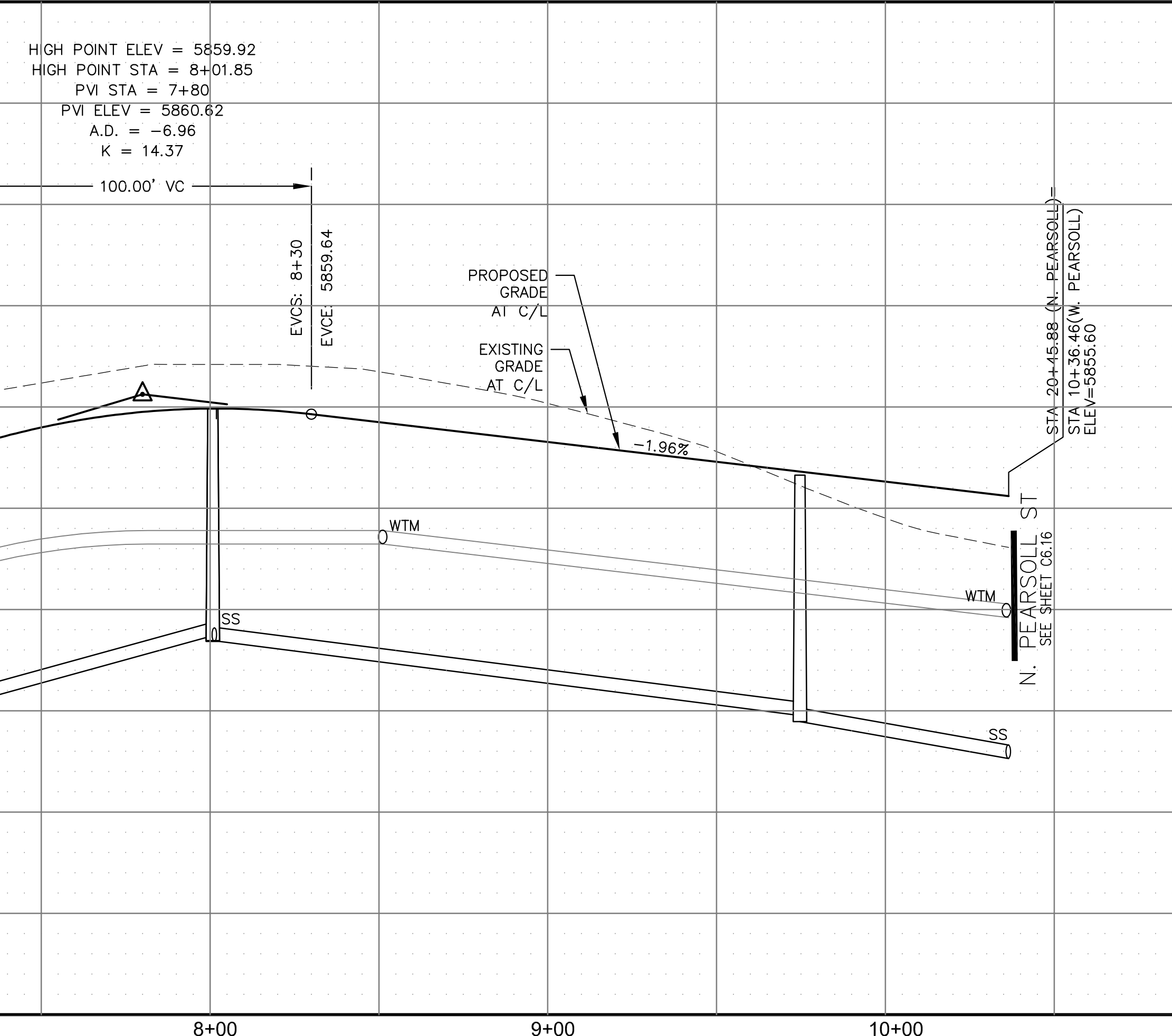
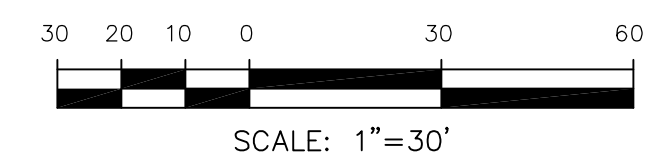
KEY MAP SOUTH AREA



PEARSOLL STREET (WEST)



LOST PEAK LANE



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 1000
 P.O. BOX 970
 COLORADO SPRINGS, 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: **THE RIDGE AT LORSON RANCH FL NO. 1**
 FOR: JAMES WALLACE, DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - SOUTH AREA
PEARSOLL ST (W) / LOST PEAK LN
STA 7+00 TO 10+36



AS-BUILT
STREET-STM
FEB 9, 2024

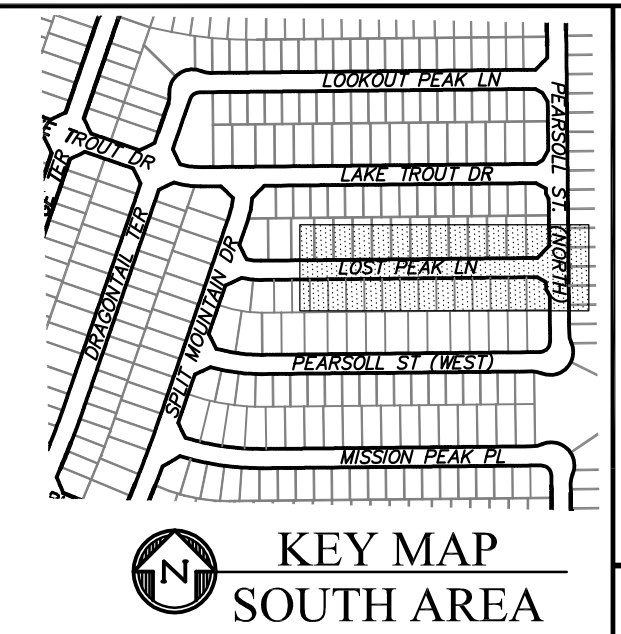
DATE: JULY 27, 2022
 PROJECT NO. 100.066
 SHEET NUMBER C6.26
 TOTAL SHEETS: 51

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 AND IS PUBLIC.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
C156	31.42'	20.00	90°00'00"
C157	31.42'	20.00	90°00'00"



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 SUITE 301
 BIRMGHAM, AL 35206
 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:
THE RIDGE AT LORSON RANCH FL. NO. 1
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - SOUTH AREA
LOST PEAK LANE
STA 2+00 TO 9+02

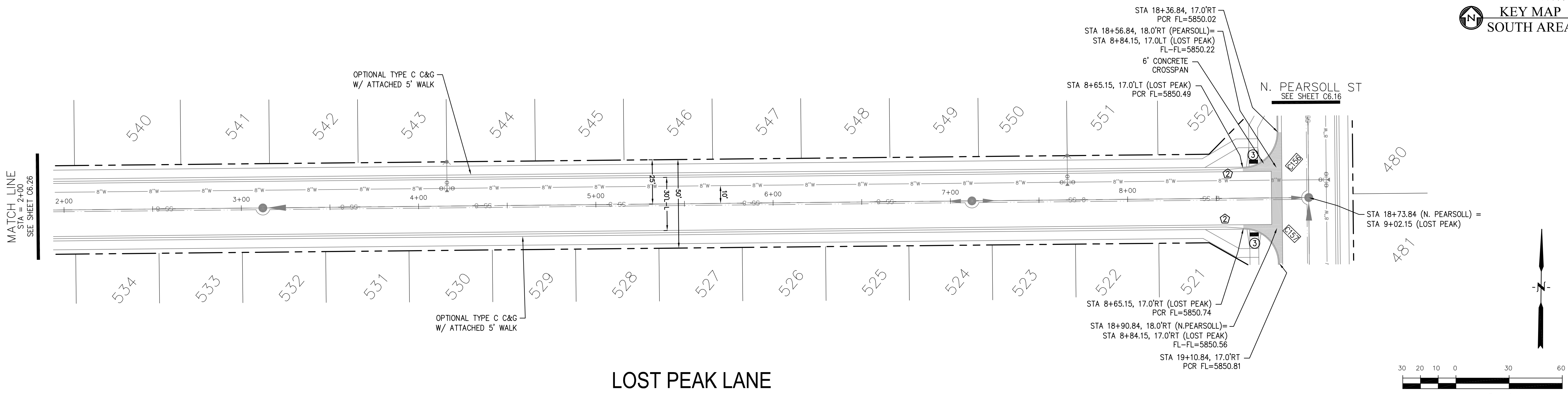


DATE:
 JULY 27, 2022

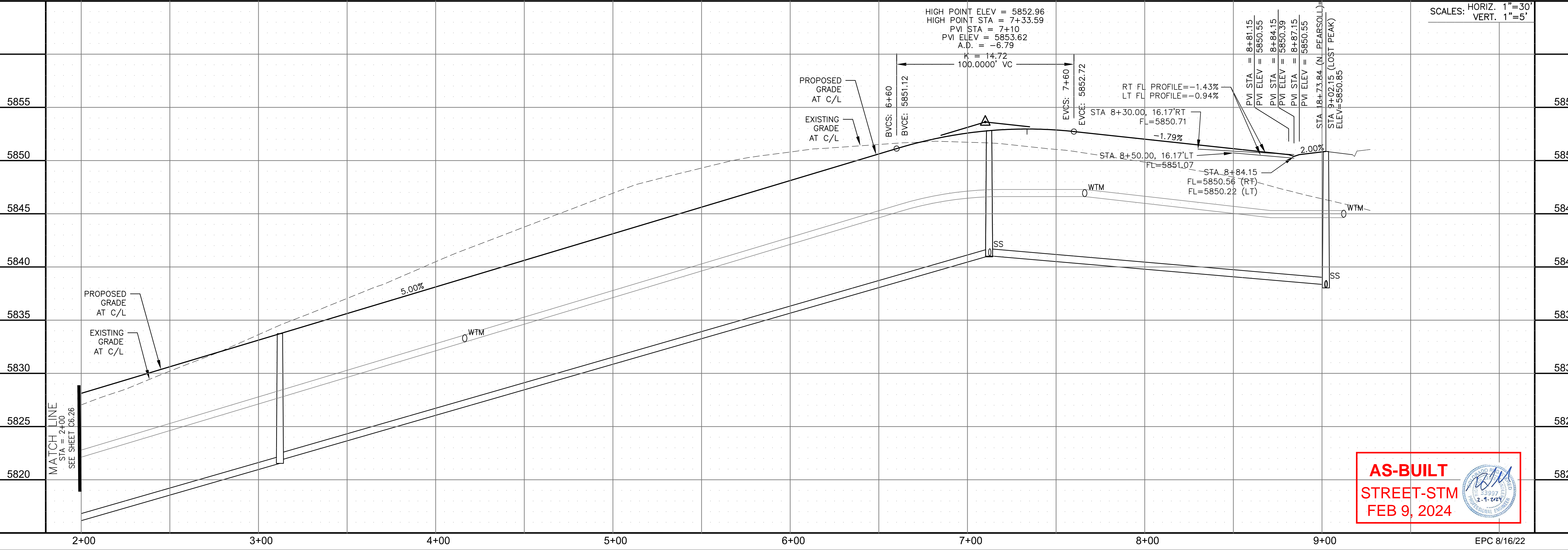
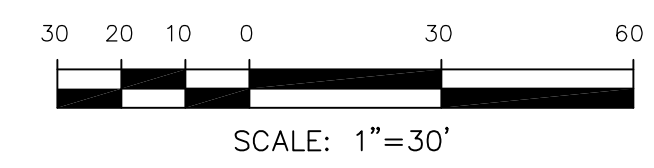
PROJECT NO.
 100.066

SHEET NUMBER
 C6.27

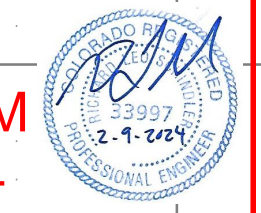
TOTAL SHEETS: 51



LOST PEAK LANE



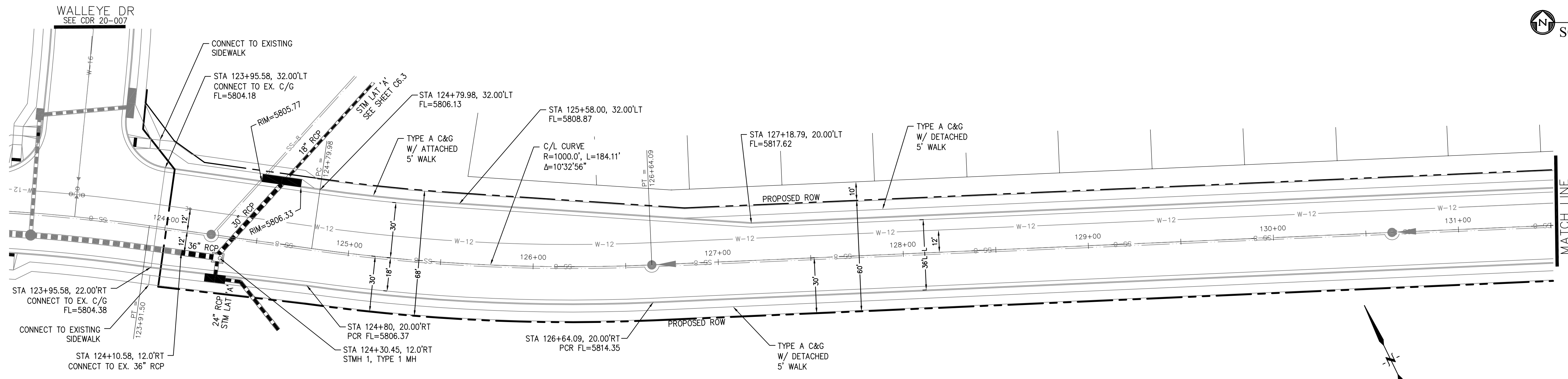
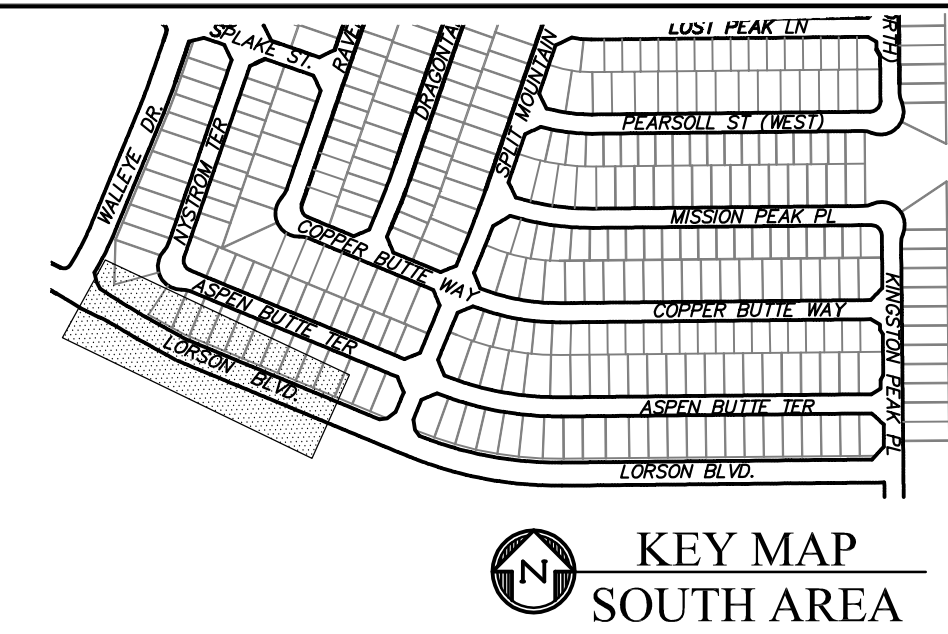
AS-BUILT
STREET-STM
FEB 9, 2024



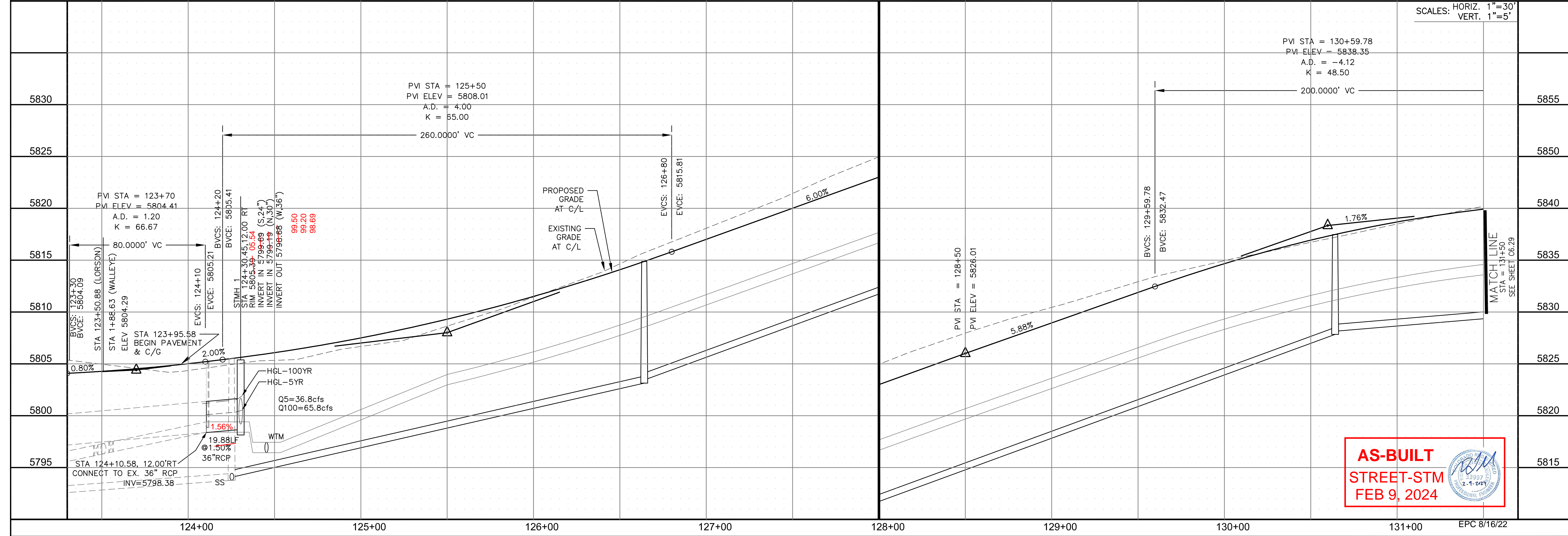
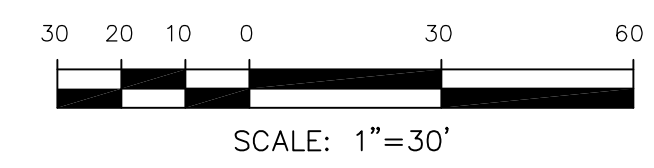
EPC 8/16/22

- 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 AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



LORSON BOULEVARD



AS-BUILT
STREET-STM
FEB 9, 2024

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

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

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

PROJECT:
THE RIDGE AT LORSON
RANCH FL. NO. 1
FOR LORSON, LLC
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA
LORSON BOULEVARD
STA 123+95 TO 131+50

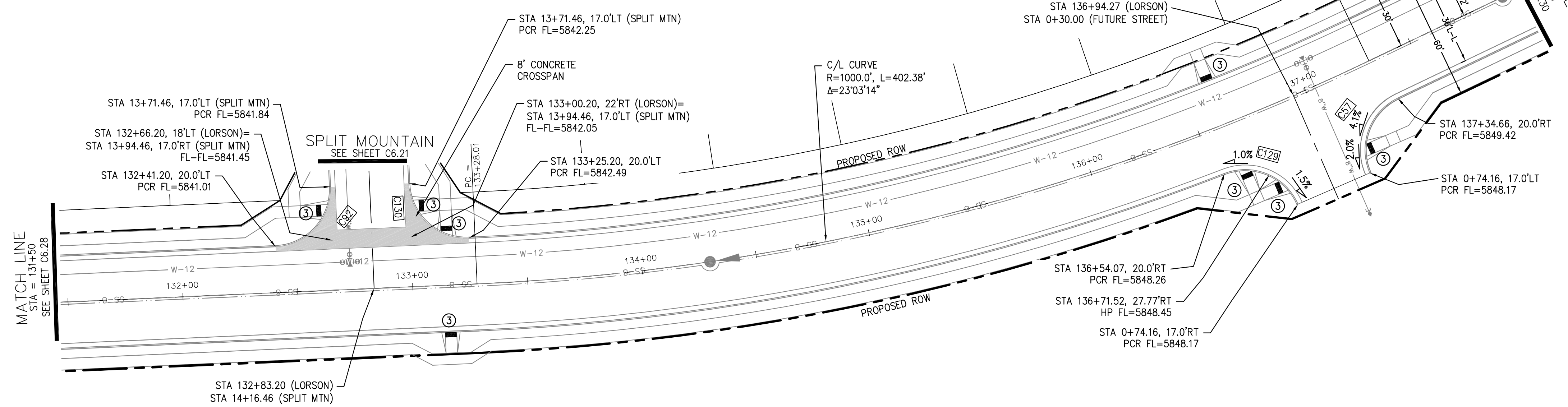


DATE: JULY 27, 2022
PROJECT NO. 100.066
SHEET NUMBER C6.28
TOTAL SHEETS: 51

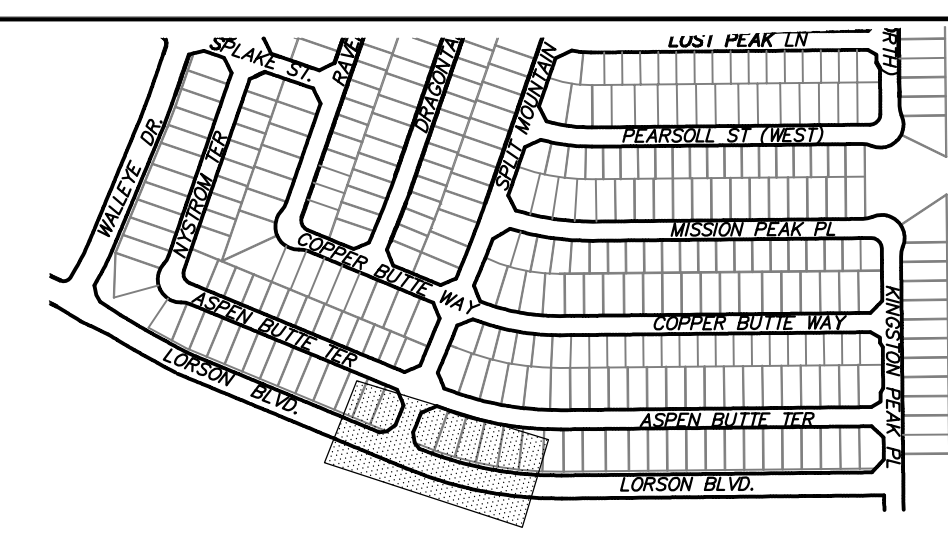
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C57	38.37'	25.00	87°55'53"
C92	39.27'	25.00	90°00'00"
C129	38.26'	25.00	87°41'48"
C130	39.27'	25.00	90°00'00"

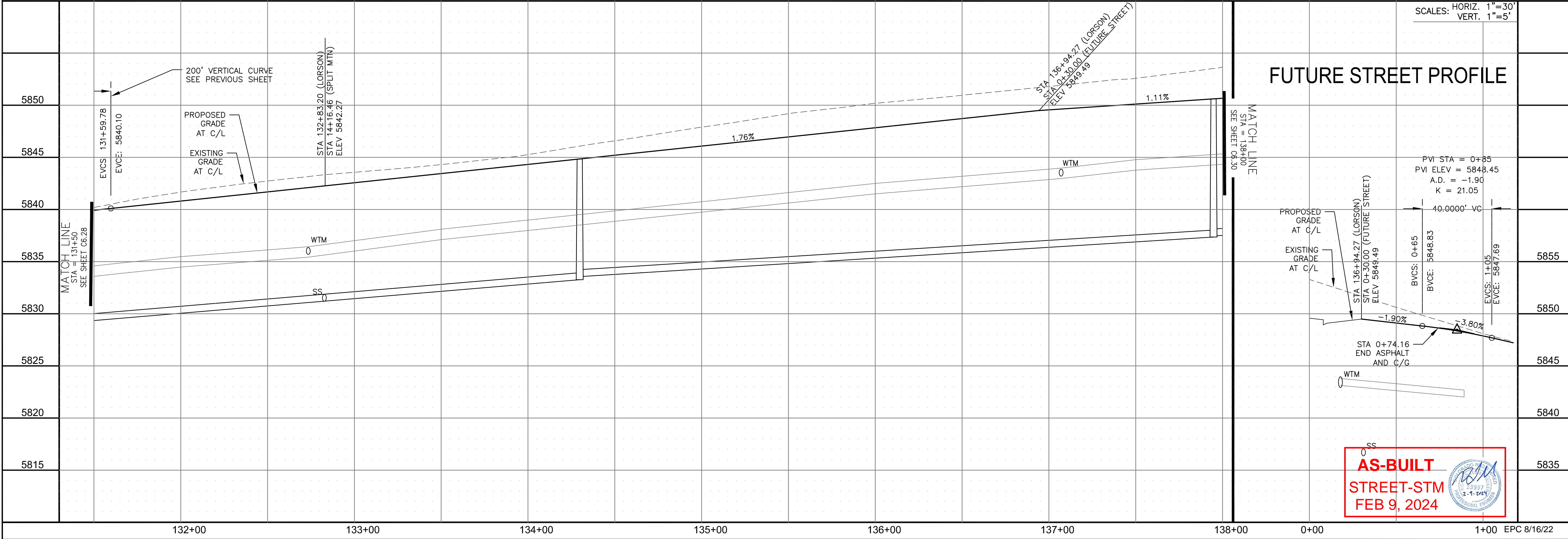
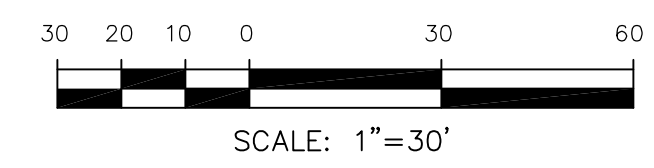
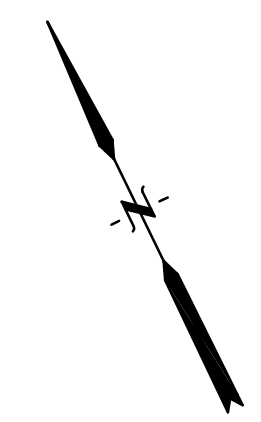
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



LORSON BOULEVARD



KEY MAP
SOUTH AREA



FUTURE STREET PROFILE

AS-BUILT
STREET-STM
FEB 9, 2024

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

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

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

PROJECT:
THE RIDGE AT LORSON RANCH FL. NO. 1
FOR LORSON, LLC, DR
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA
LORSON BOULEVARD
STA 131+50 TO 138+00

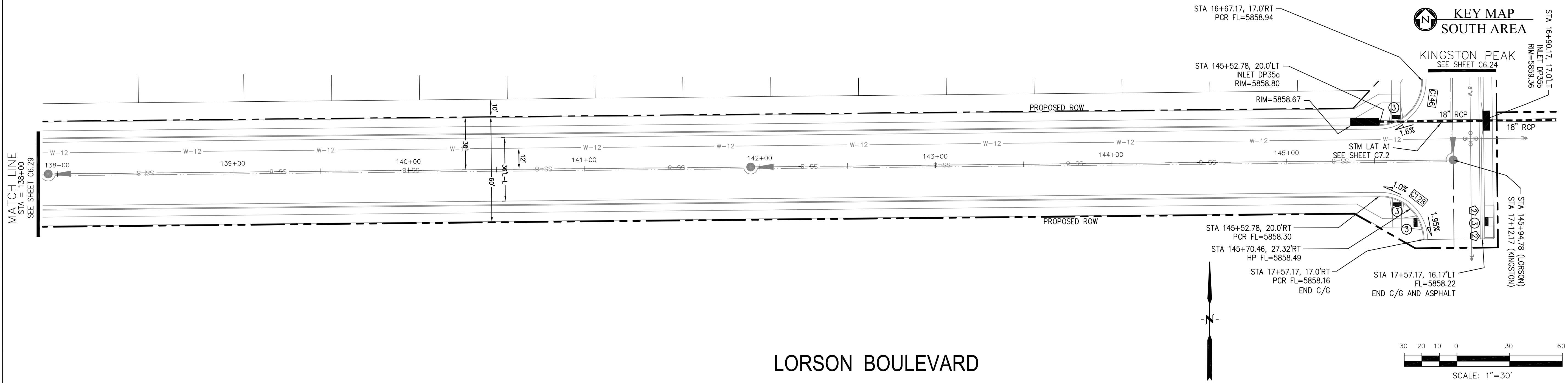
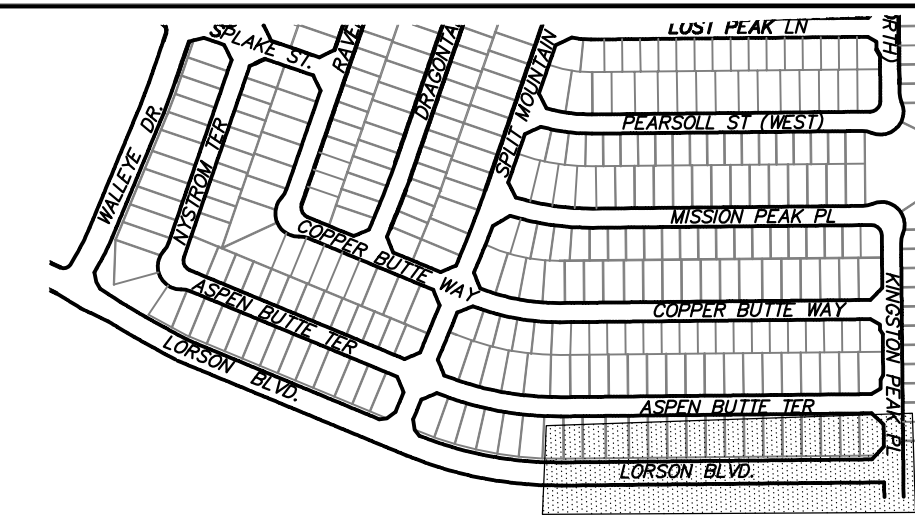


DATE: JULY 27, 2022
PROJECT NO. 100.066
SHEET NUMBER C6.29
TOTAL SHEETS: 51

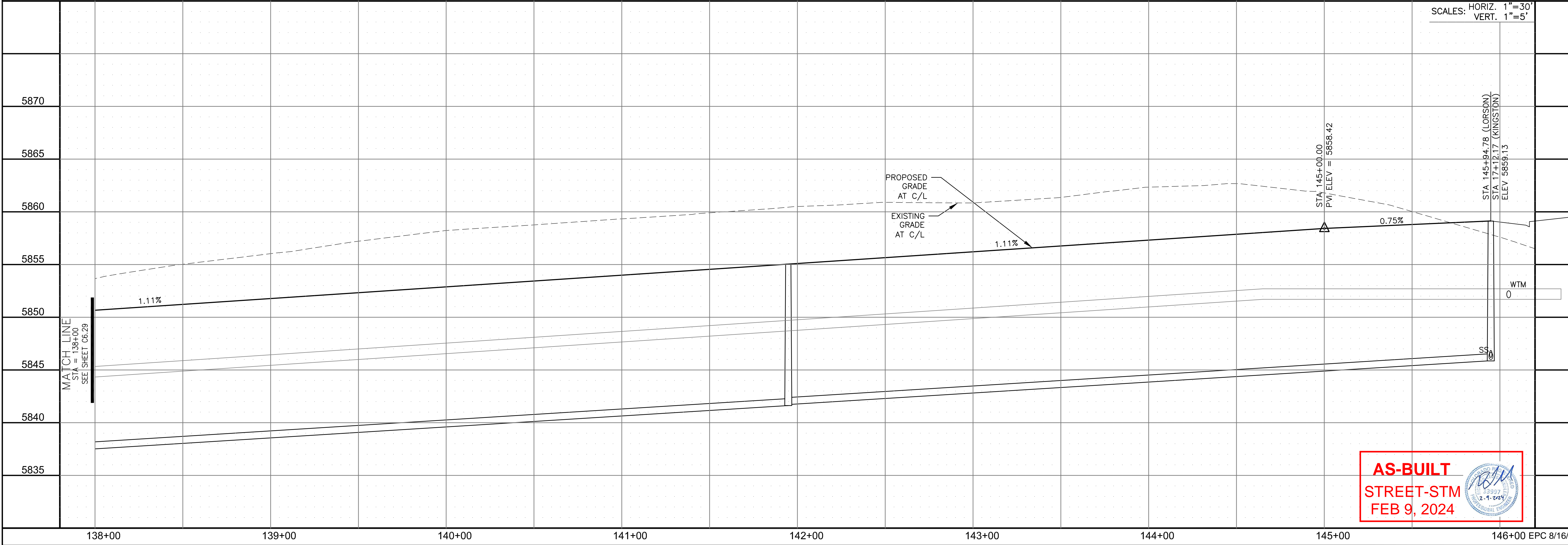
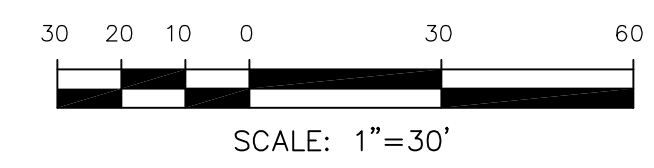
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C128	39.27'	25.00	90°00'00"
C146	39.27'	25.00	90°00'00"



LORSON BOULEVARD



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

AS-BUILT
STREET-STM
FEB 9, 2024

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

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

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

PROJECT:
THE RIDGE AT LORSON
RANCH FL. NO. 1
FOR LORSON, LLC
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA
LORSON BOULEVARD
STA 138+00 TO 145+95



DATE:
JULY 27, 2022

PROJECT NO.
100.066

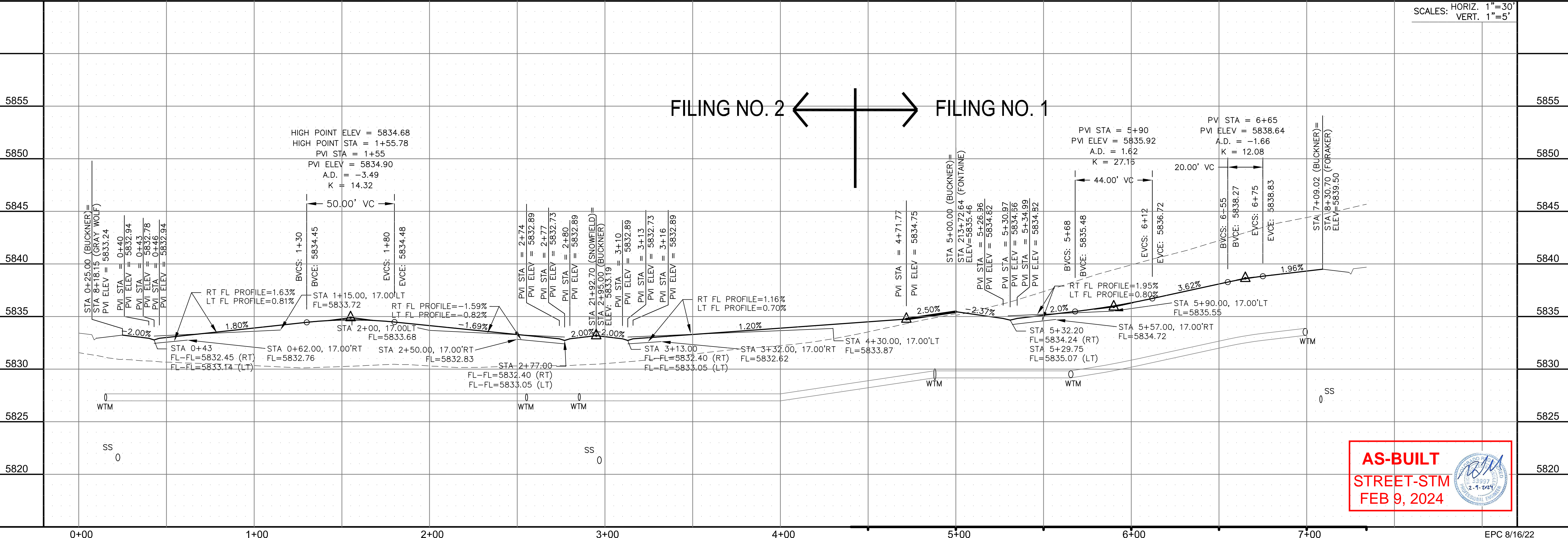
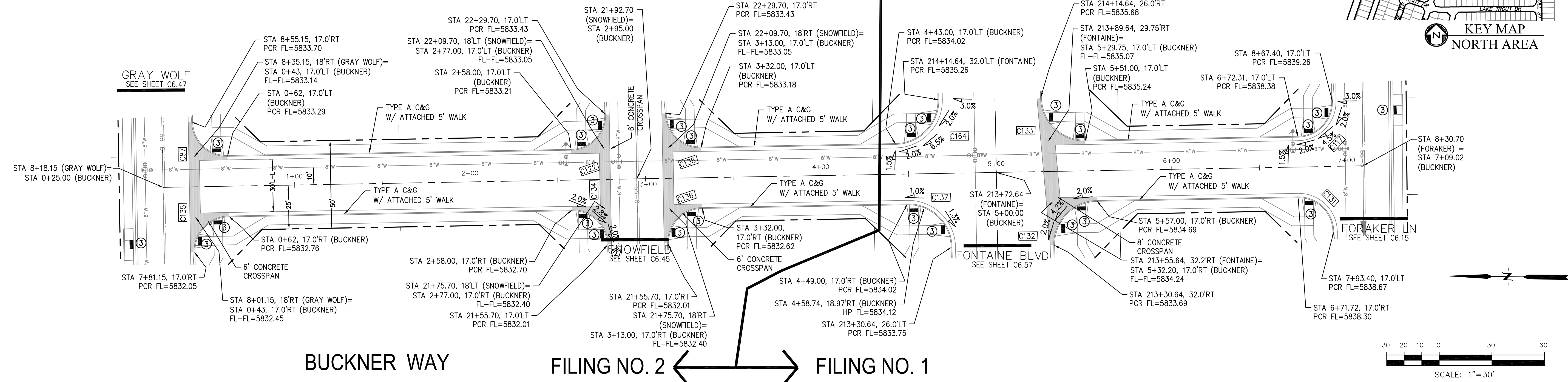
SHEET NUMBER
C6.30

TOTAL SHEETS: 51

- 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 AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C87	31.42'	20.00	90°00'00"
C117	31.26'	20.00	89°32'37"
C122	31.42'	20.00	90°00'00"
C131	31.58'	20.00	90°27'23"
C132	39.27'	25.00	90°00'00"
C133	39.27'	25.00	90°00'00"
C134	31.42'	20.00	90°00'00"
C135	31.42'	20.00	90°00'00"
C136	31.42'	20.00	90°00'00"
C137	39.27'	25.00	90°00'00"
C138	31.42'	20.00	90°00'00"
C164	39.27'	25.00	90°00'00"



AS-BUILT
STREET-STM
FEB 9, 2024

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

DATE: _____

DESCRIPTION: _____

NO. _____

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

PROJECT: **THE RIDGE AT LORSON RANCH FL NO. 1**
FORAKER BLVD, WALKER DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
BUCKNER WAY
STA 0+00 TO 7+09

DATE: JULY 27, 2022

PROJECT NO. 100.066

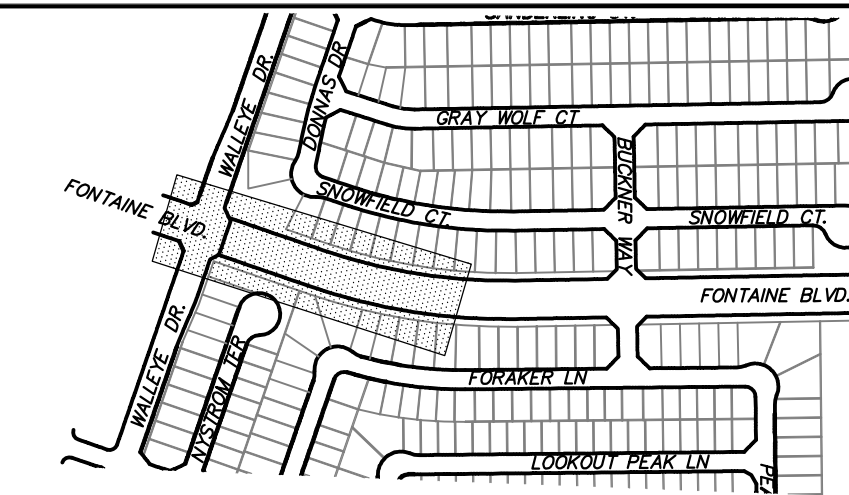
SHEET NUMBER C6.55

TOTAL SHEETS: 51

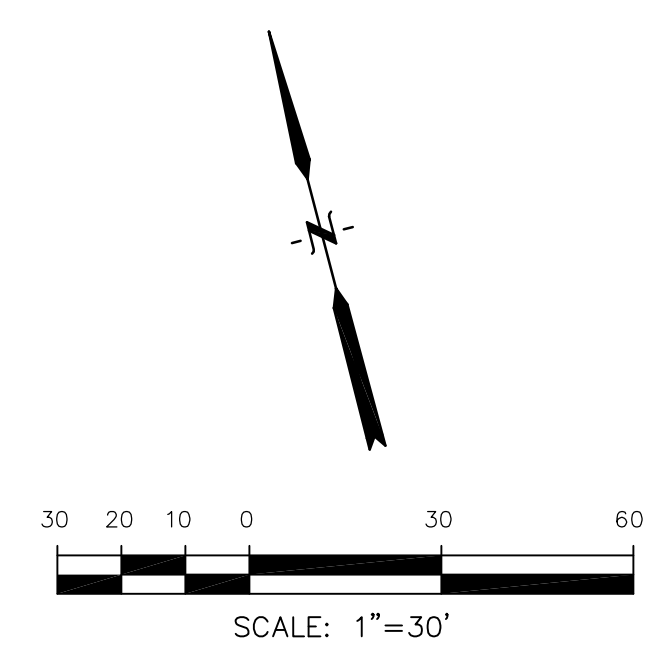
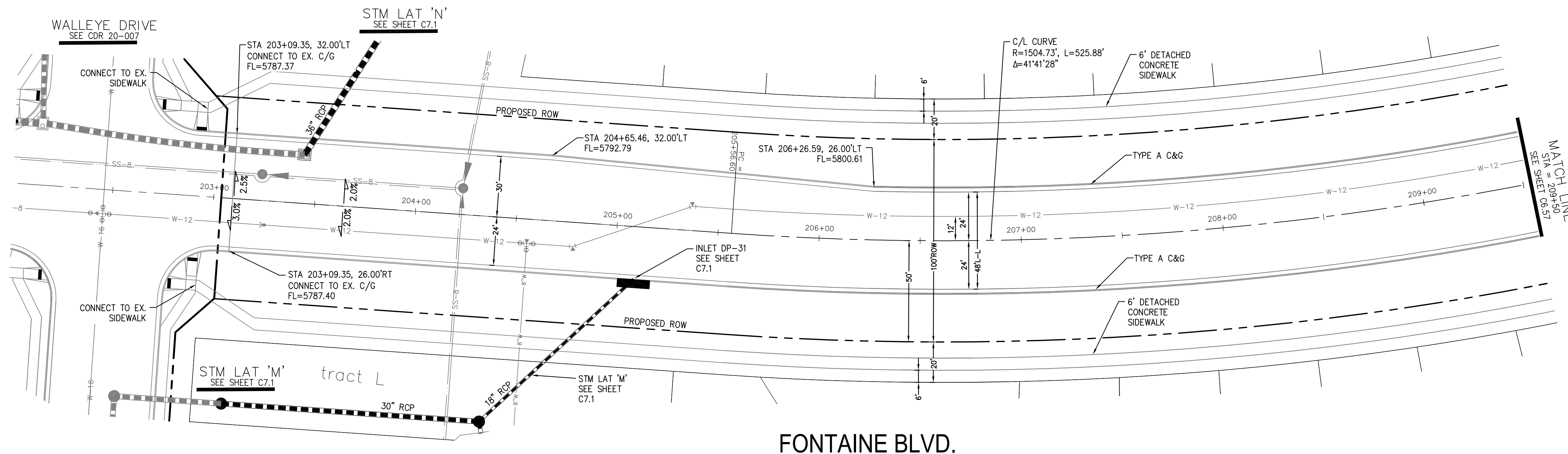
NOTES

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 AND IS PUBLIC.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



KEY MAP
NORTH AREA

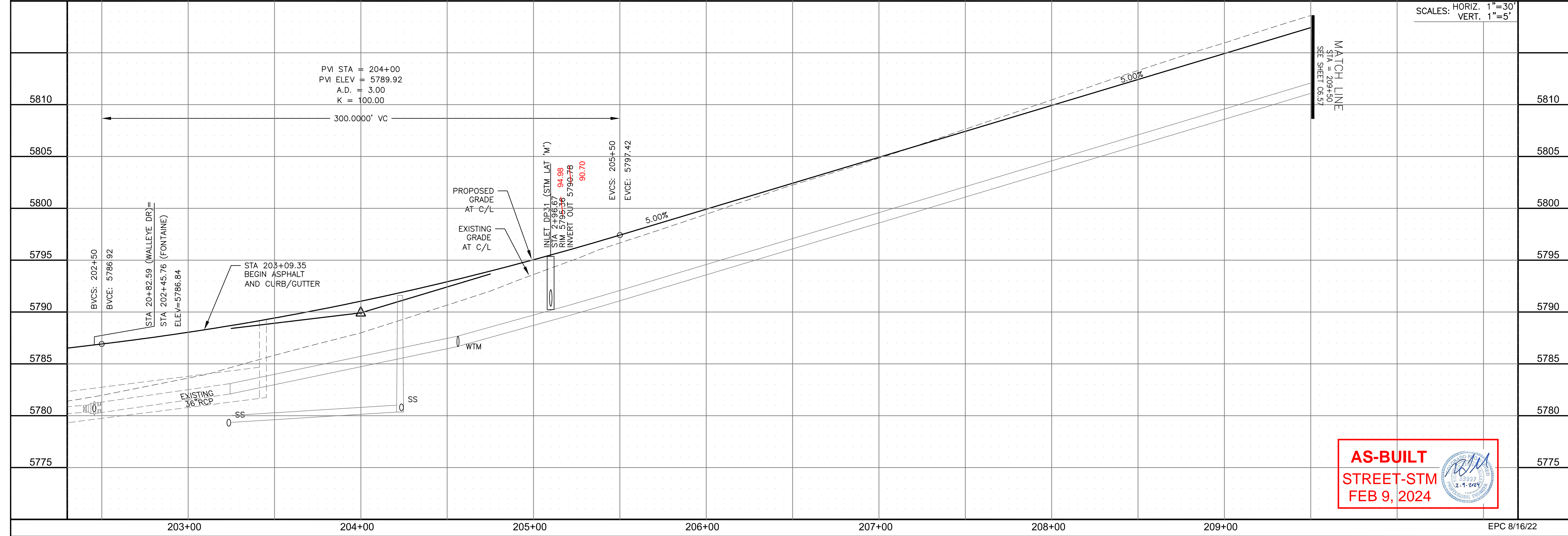


CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80206
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

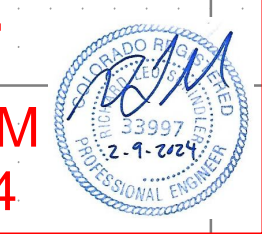
DATE: _____
DESCRIPTION: _____
NO. _____
PROJECT: **THE RIDGE AT LORSON RANCH FL. NO. 1**
FOR WALLEYE DR. AND FONTAINE BLVD. COLORADO SPRINGS, COLORADO
PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
FONTAINE BLVD.
STA 203+00 TO 209+50



AS-BUILT
STREET-STM
FEB 9, 2024

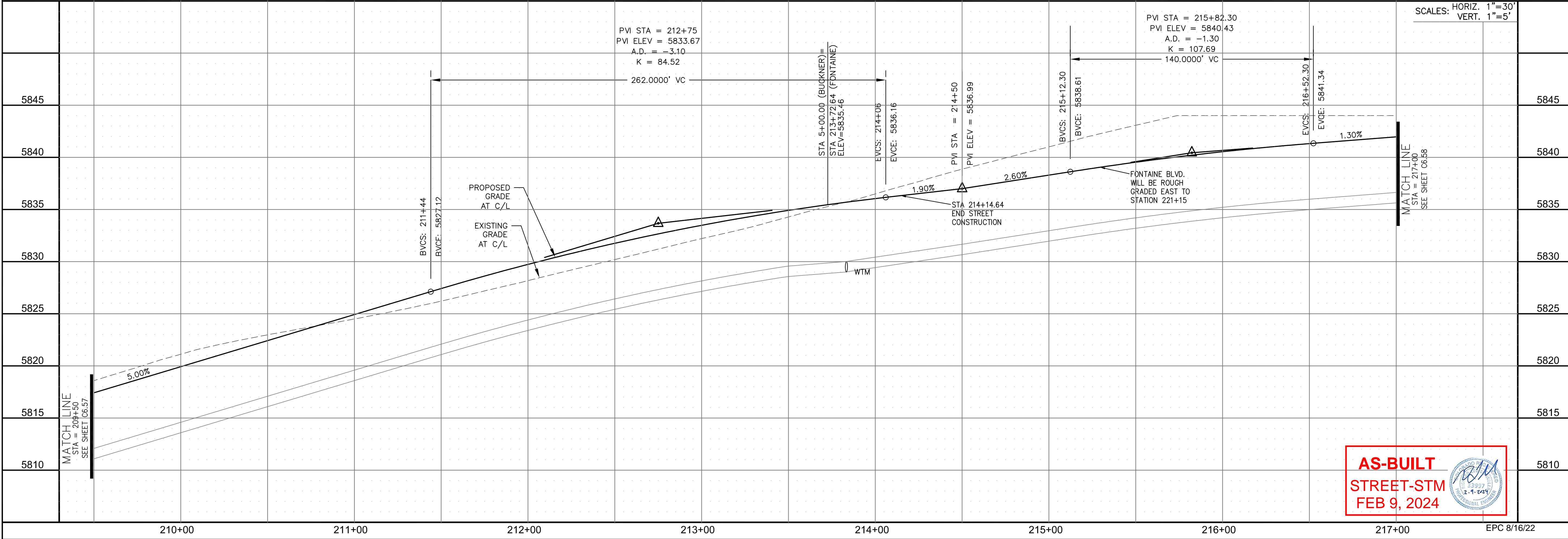
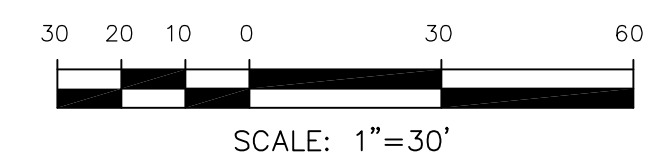
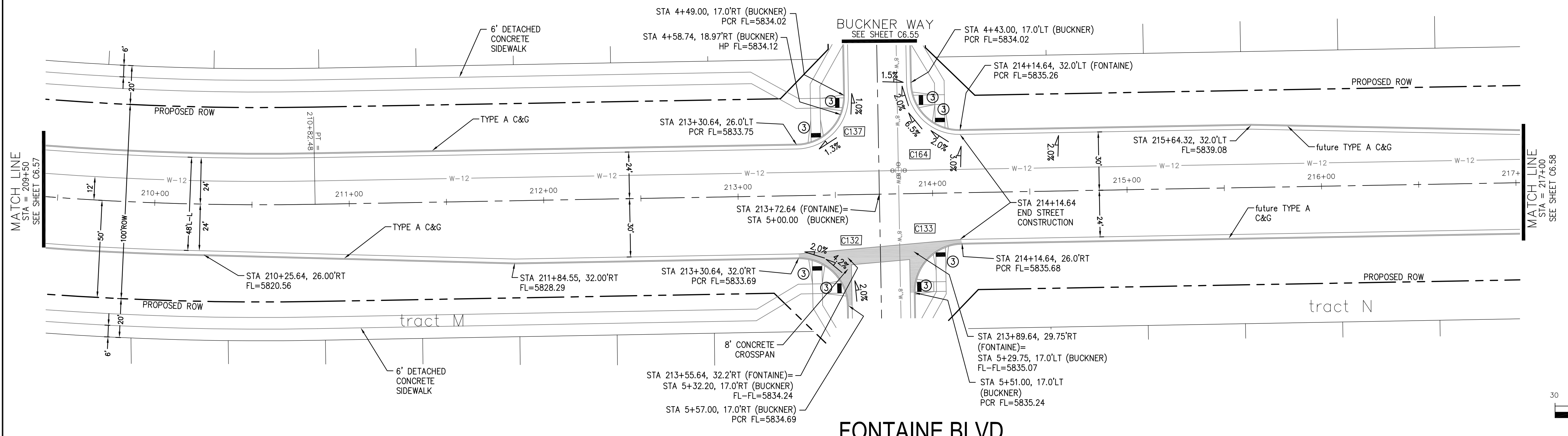
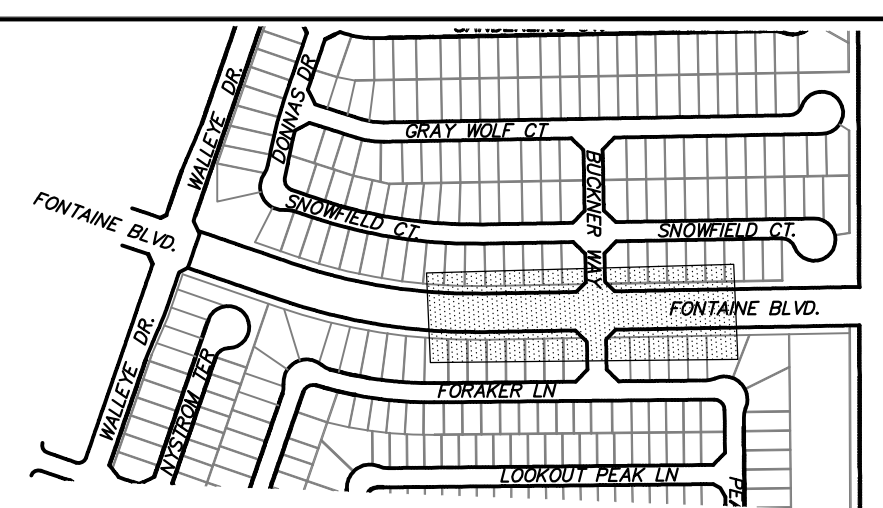


DATE: JULY 27, 2022
PROJECT NO. 100.066
SHEET NUMBER C6.56
TOTAL SHEETS: 51

- 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 AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C132	39.27'	25.00	90°00'00"
C133	39.27'	25.00	90°00'00"
C137	39.27'	25.00	90°00'00"
C164	39.27'	25.00	90°00'00"



AS-BUILT
STREET-STM
FEB 9, 2024

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

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

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

PROJECT:
THE RIDGE AT LORSON
RANCH FL. NO. 1
FOUNTAIN BLVD. WALKWAY DR
COLORADO SPRINGS, COLORADO

STREET / STORM - NORTH AREA
FONTAINE BLVD.
STA 209+50 TO 217+00

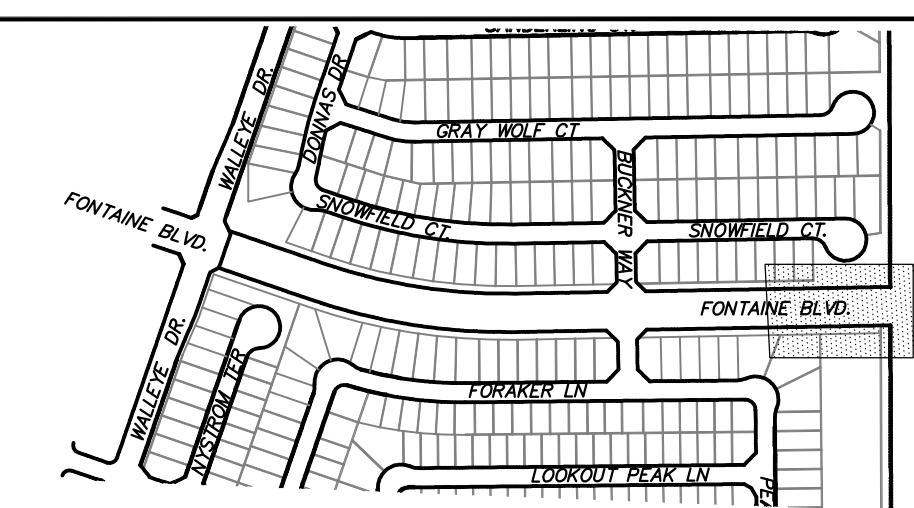
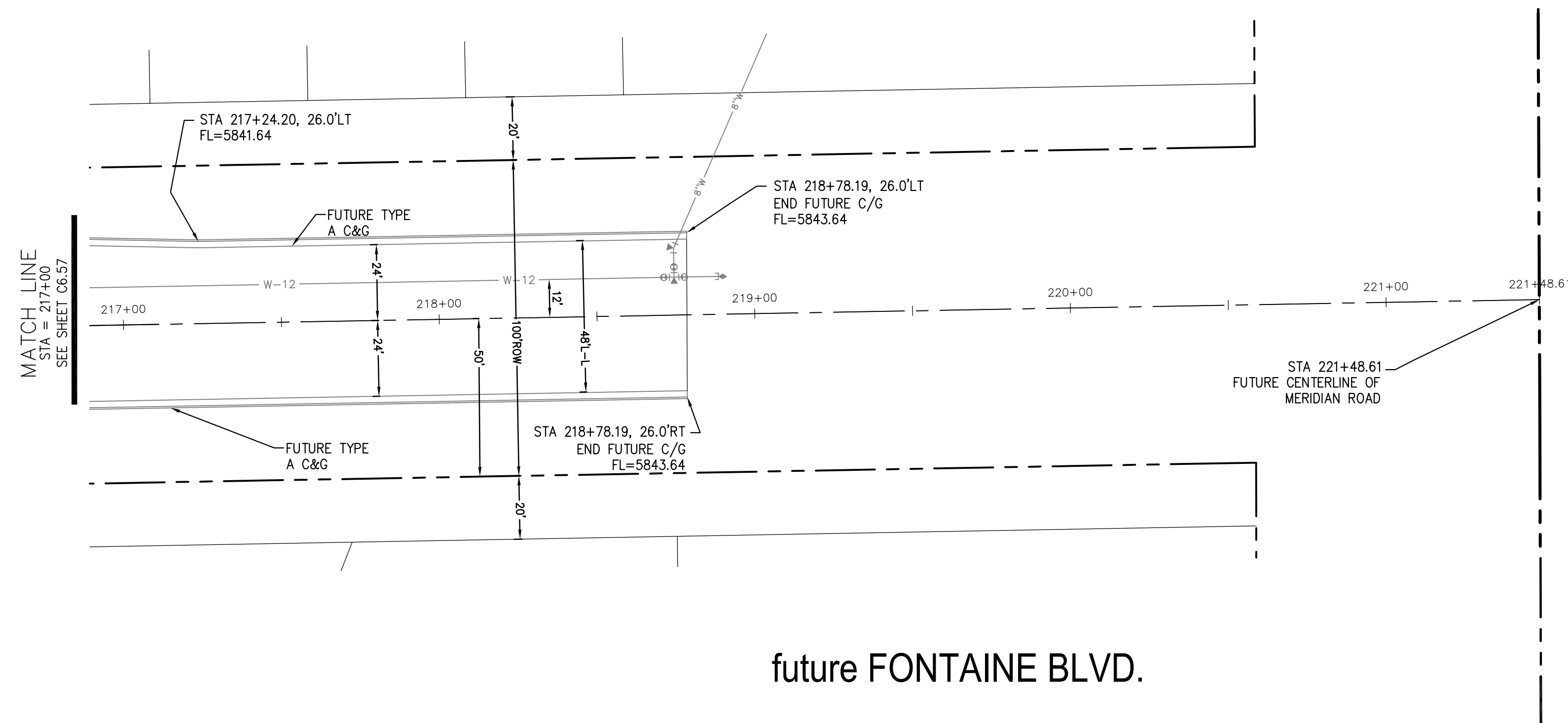


DATE: JULY 27, 2022
PROJECT NO. 100.066
SHEET NUMBER C6.57
TOTAL SHEETS: 51

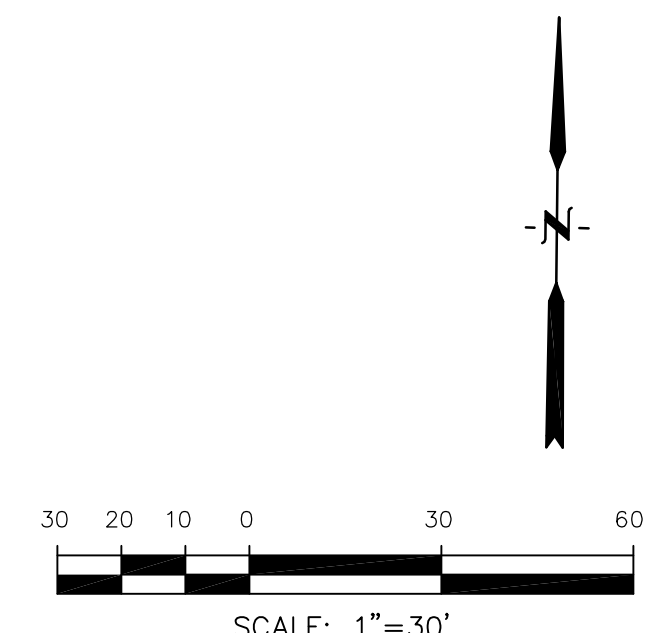
NOTES

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 AND IS PUBLIC.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



KEY MAP
NORTH AREA



Station	Elevation	Notes
5845	5845	STA 218+78 END PAVEMENT AND CURB/GUTTER
5840	5840	FONTAINE BLVD. WILL BE ROUGH GRADED EAST TO STATION 221+15
5835	5835	WTM
5830	5830	
5825	5825	
5820	5820	
5815	5815	
5810	5810	

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

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 720.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 1
FONTAINE BLVD. WALKWAY DR
COLORADO SPRINGS, COLORADO

STREET / STORM - NORTH AREA
FUTURE FONTAINE BLVD.
STA 217+00 TO 221+48

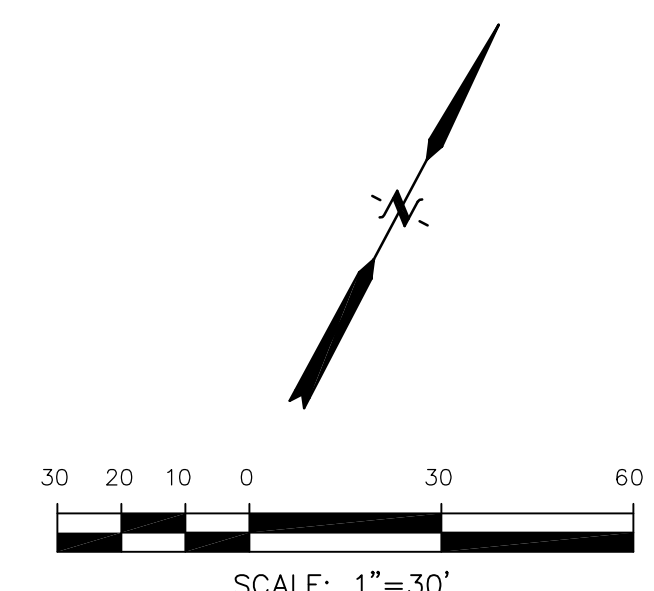
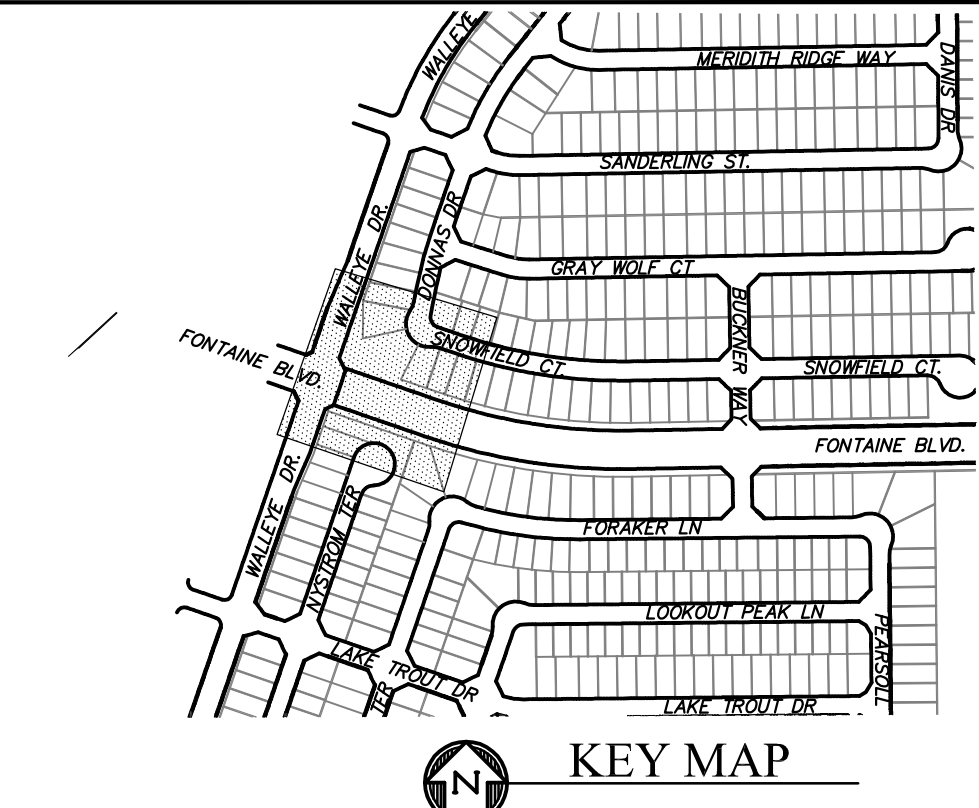
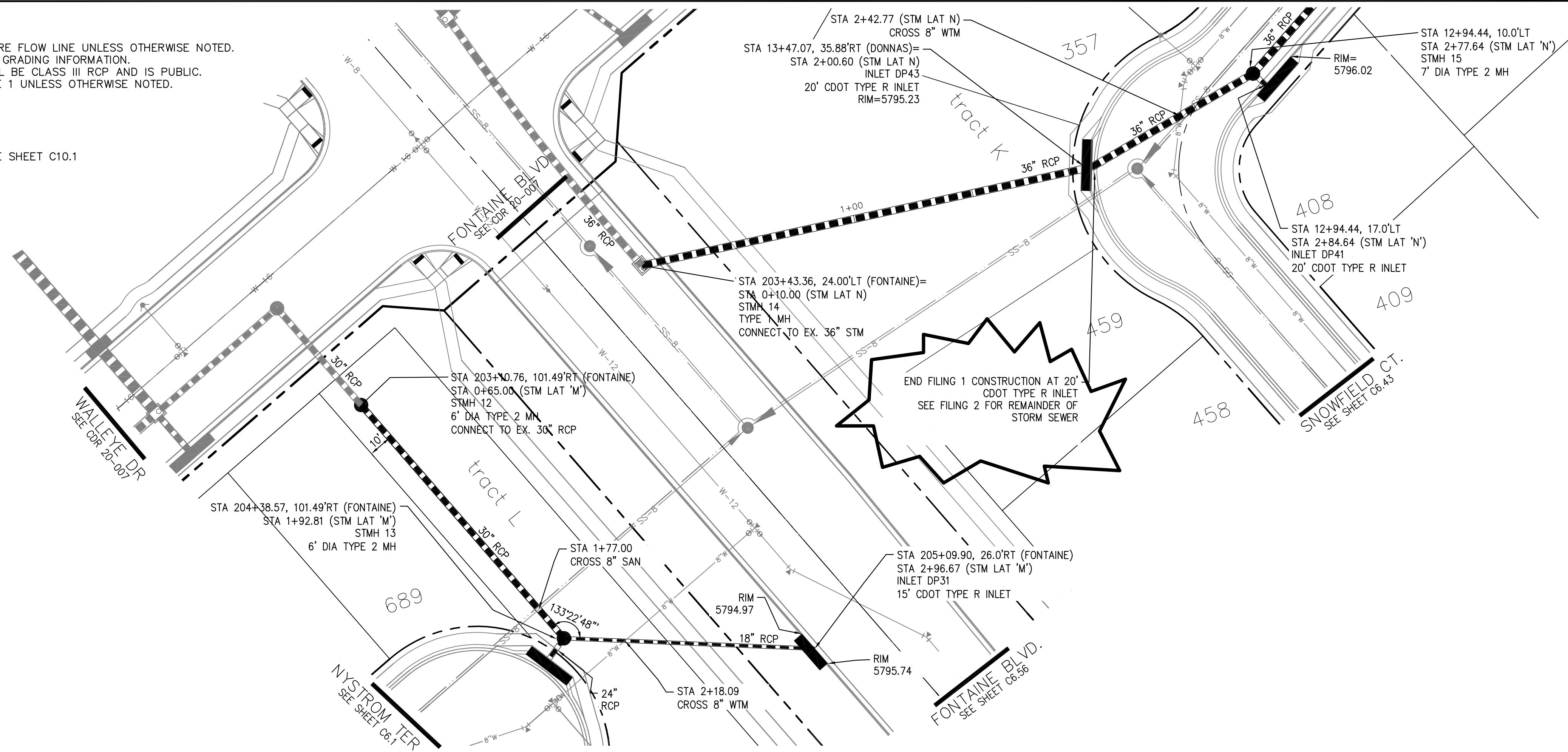


AS-BUILT
STREET-STM
FEB 9, 2024

DATE: JULY 27, 2022
PROJECT NO. 100.066
SHEET NUMBER C6.58
TOTAL SHEETS: 51

- 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 AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

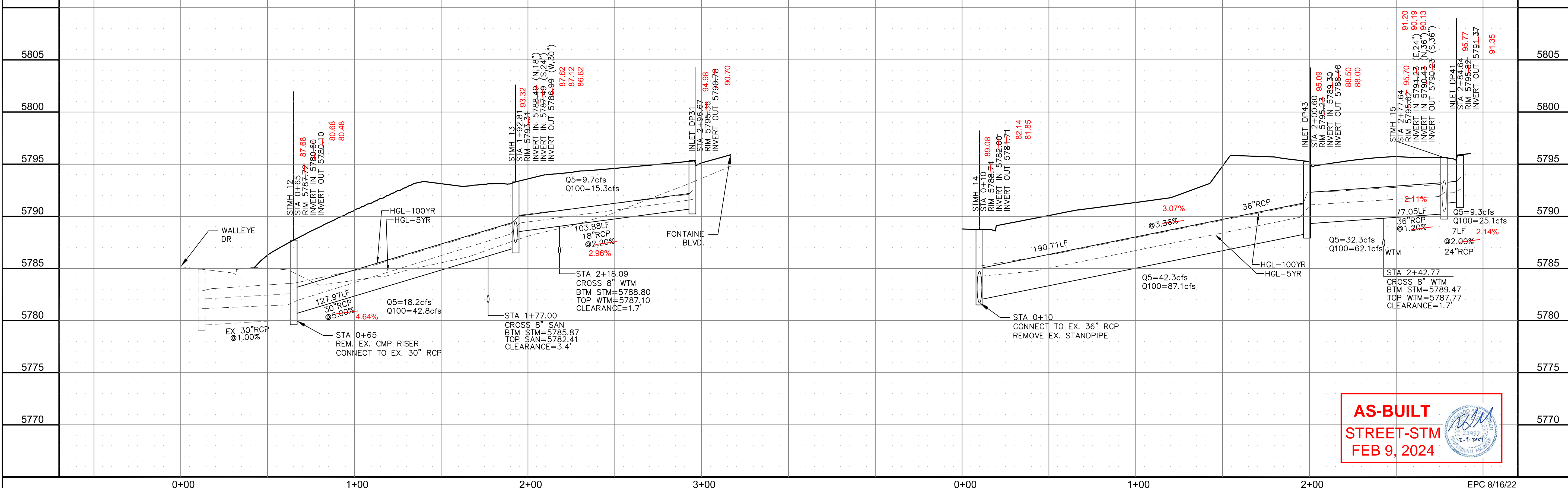
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



STORM LATERAL 'M' PROFILE

STORM LATERAL 'N' PROFILE

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



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 700, SUITE 1100
 DENVER, CO 80232
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

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

PROJECT:
THE RIDGE AT LORSON
 RANCH FIL. NO. 1
 FONTAINE BLVD, WALLEYE DR
 COLORADO SPRINGS, COLORADO

STREET / STORM
 STM LATERAL 'M' & 'N'



AS-BUILT
STREET-STM
FEB 9, 2024

DATE:
 JULY 27, 2022

PROJECT NO.
 100.066

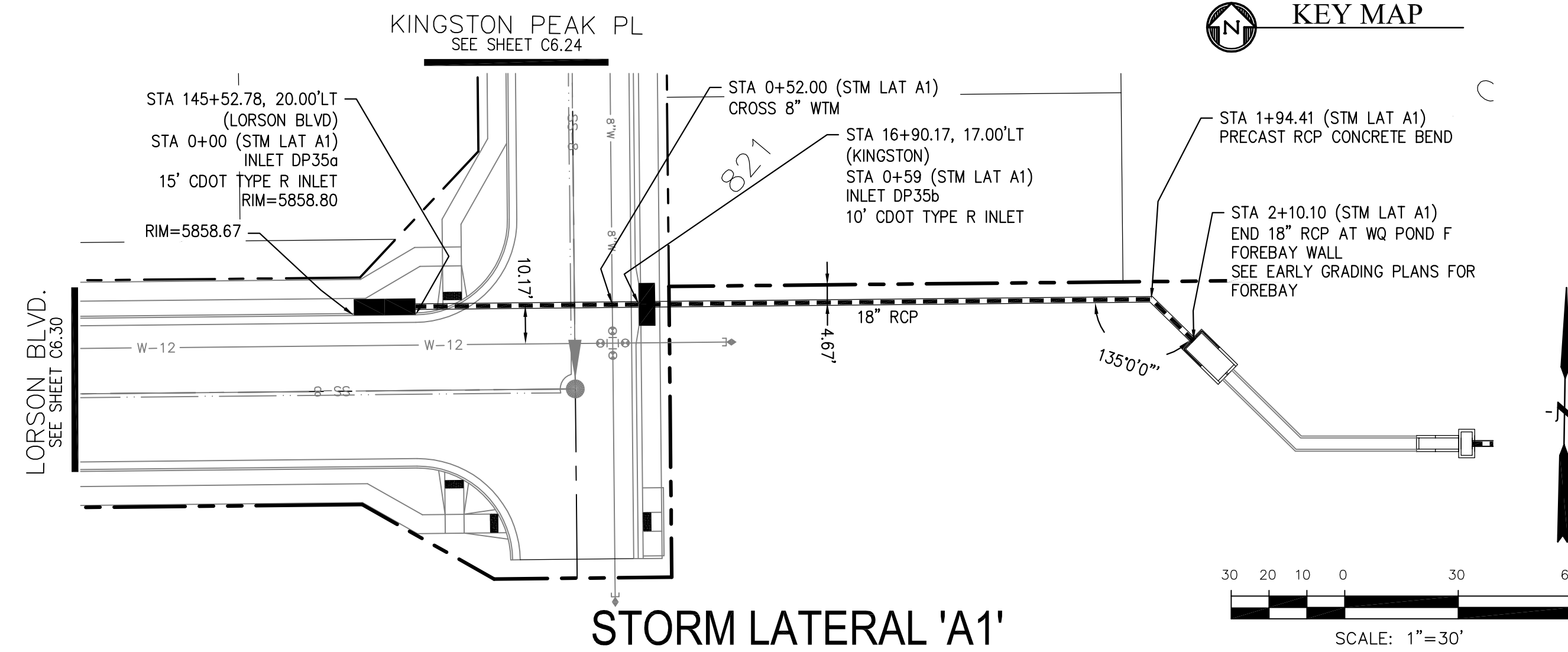
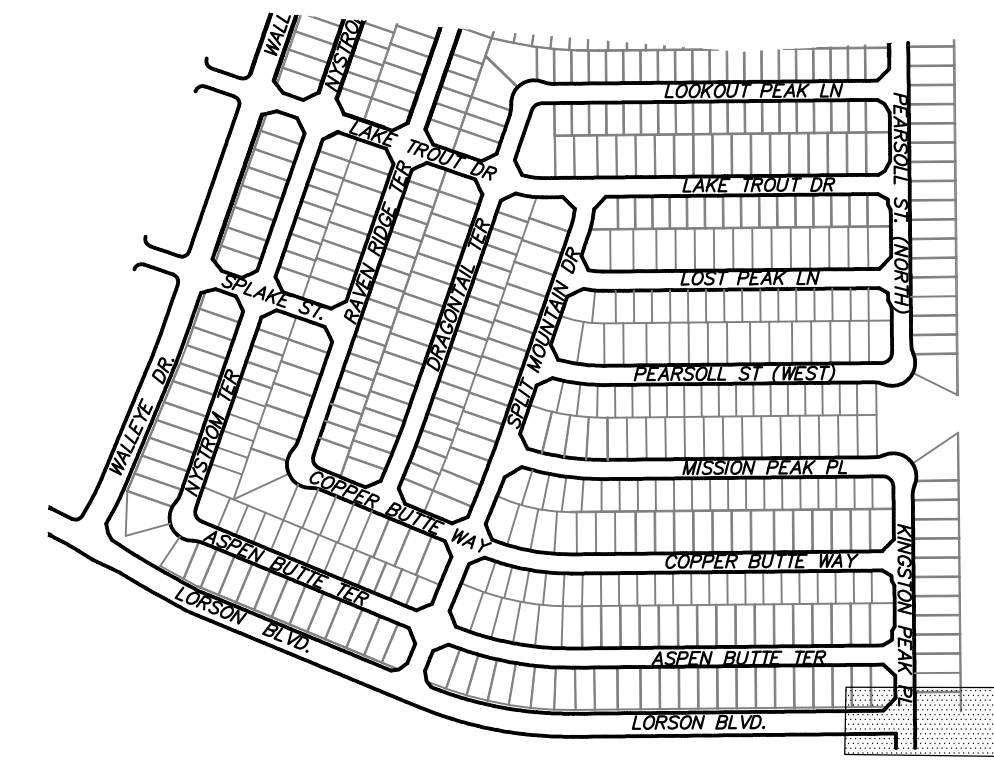
SHEET NUMBER
 C7.1

TOTAL SHEETS: 51

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 AND IS PUBLIC.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 719 S701100
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

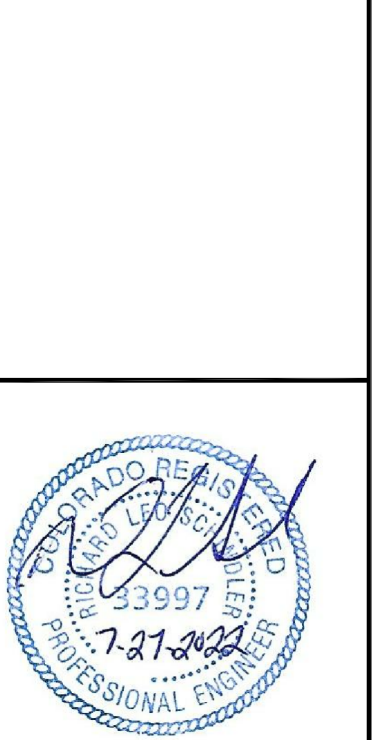
DATE: _____
 DESCRIPTION: _____
 NO. _____

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 1
 10700 N. WAHLELE DR.
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM
 STM LATERAL 'A1'



DATE:
 JULY 27, 2022

PROJECT NO.
 100.066

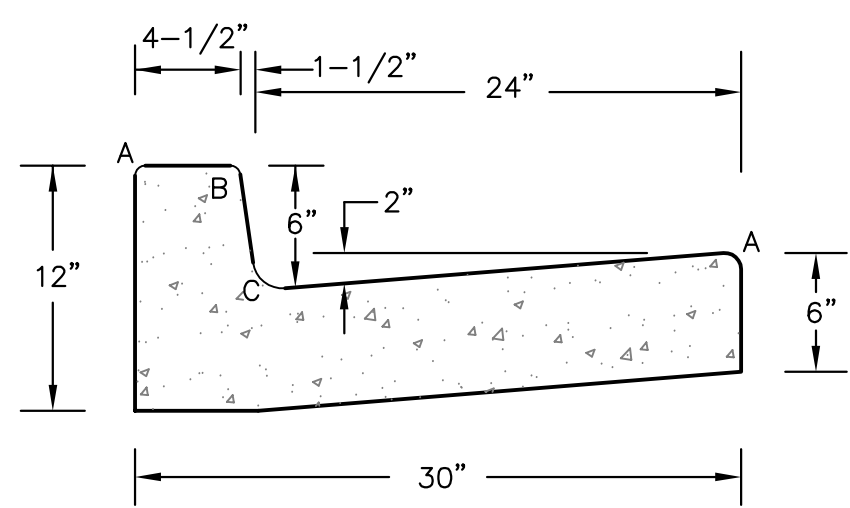
SHEET NUMBER
 C7.2

TOTAL SHEETS: 51

Station	Description	Elevation
5815		
5810		
5805		
5800		
5795		
5790		
5785		
5780		
0+00	INLET DP-35a STA 0+00 RIM 5856.30 INVERT OUT 5854.97	58.66 54.99
0+59	INLET DP-35b STA 0+59 RIM 5859.36 INVERT IN 5854.36 INVERT OUT 5853.28	59.29 54.27 52.88
0+52.00	CROSS 8" WTM BTM STM=5854.20 TOP WTM=5852.50 CLEARANCE=1.7'	
1+94.41	PRECAST RCP CONCRETE BEND INV=5744.82	44.65
2+10.10	WQ POND F FOREBAY SEE EARLY GRADING PLANS	44.34
2+10.10	STA 2+10.10 INV=5844.50	44.34
2+10.10	FOREBAY FL=5743.80	

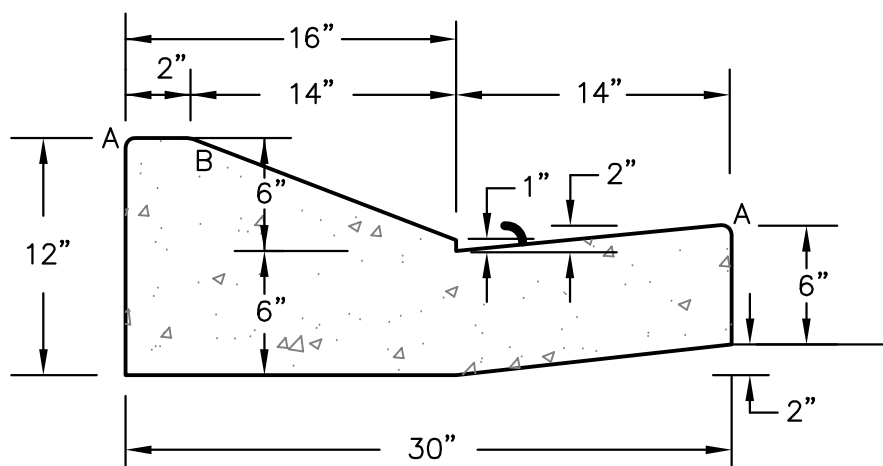
AS-BUILT
 STREET-STM
 FEB 9, 2024





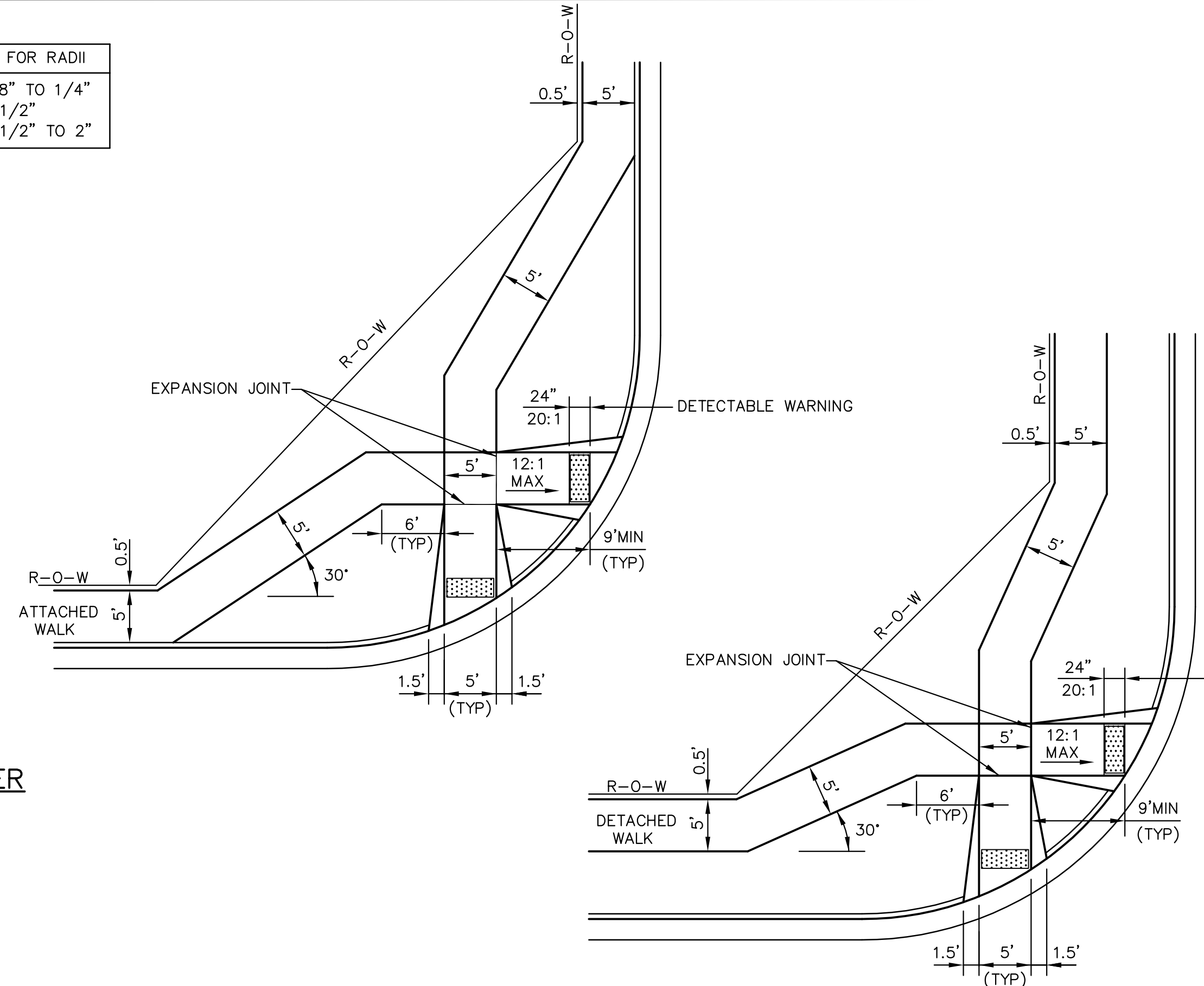
LENGTH FOR RADII	
A	= 1/8" TO 1/4"
B	= 1-1/2"
C	= 1-1/2" TO 2"

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

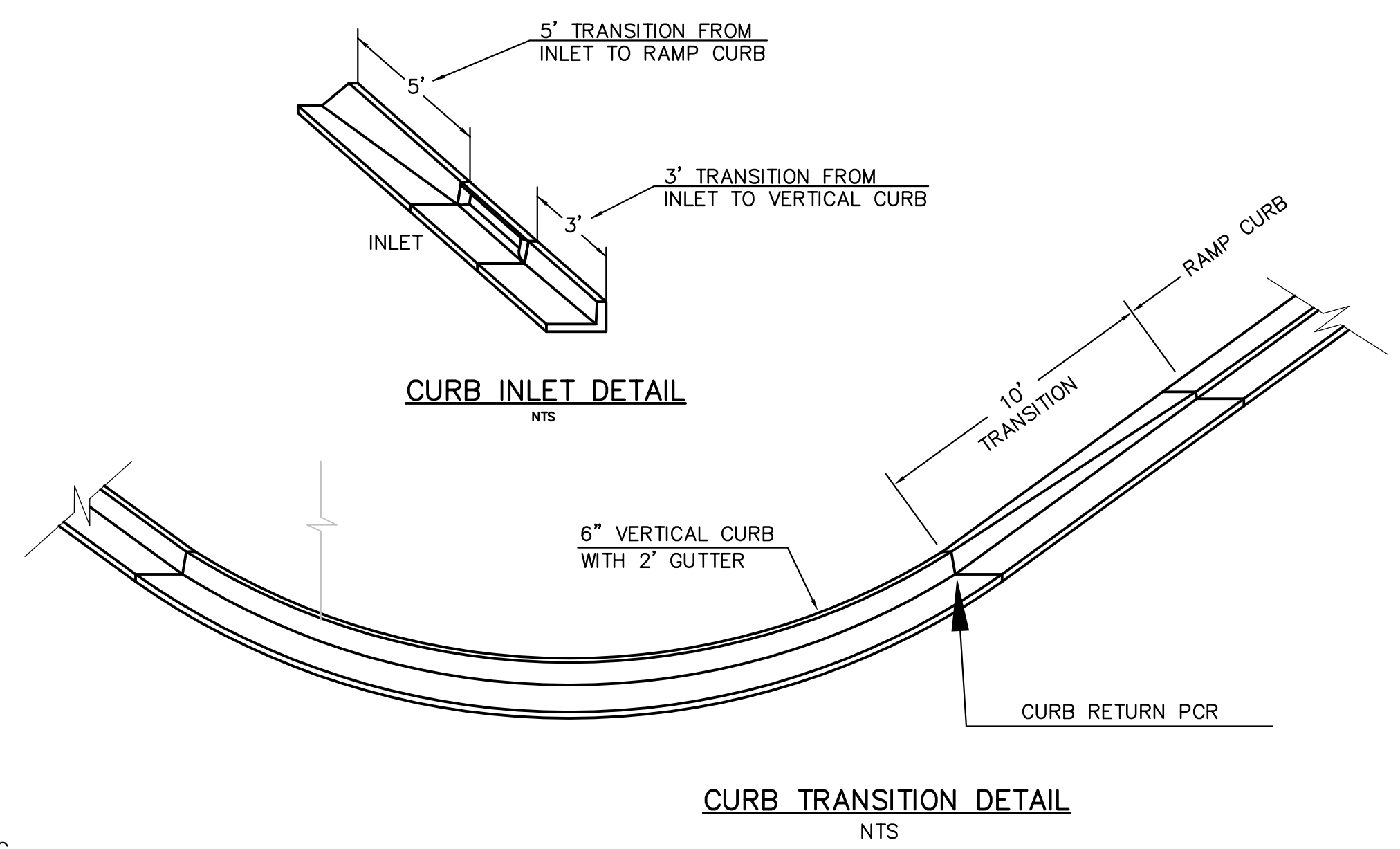


TYPE 'C'
OPTIONAL TYPE C RAMP CURB AND GUTTER
SCALE 1" = 1'

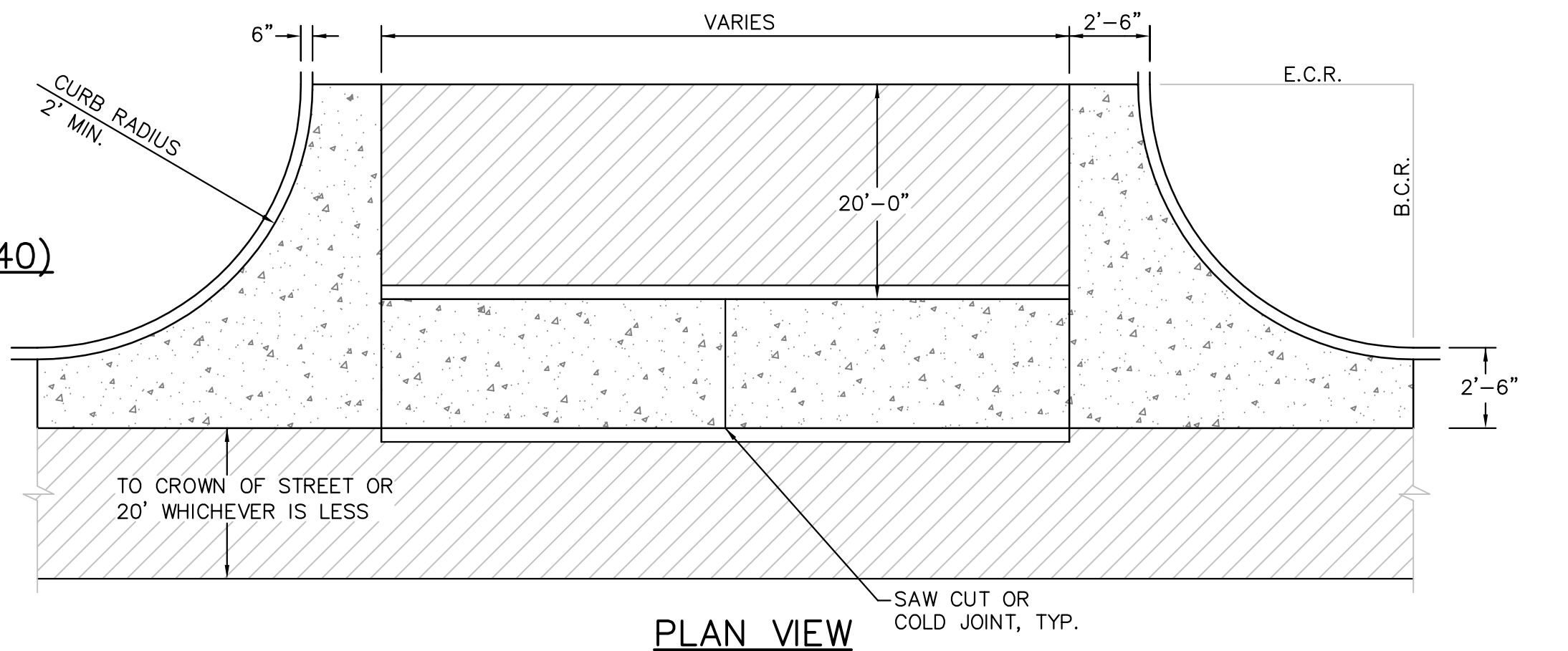
CURB DETAILS (ECM SD 2-20)



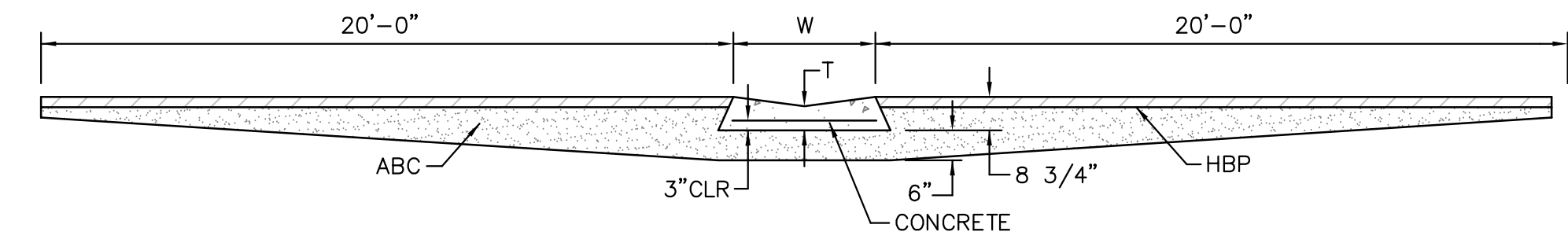
PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD 2-40)
NO SCALE



CURB TRANSITION DETAIL
NTS



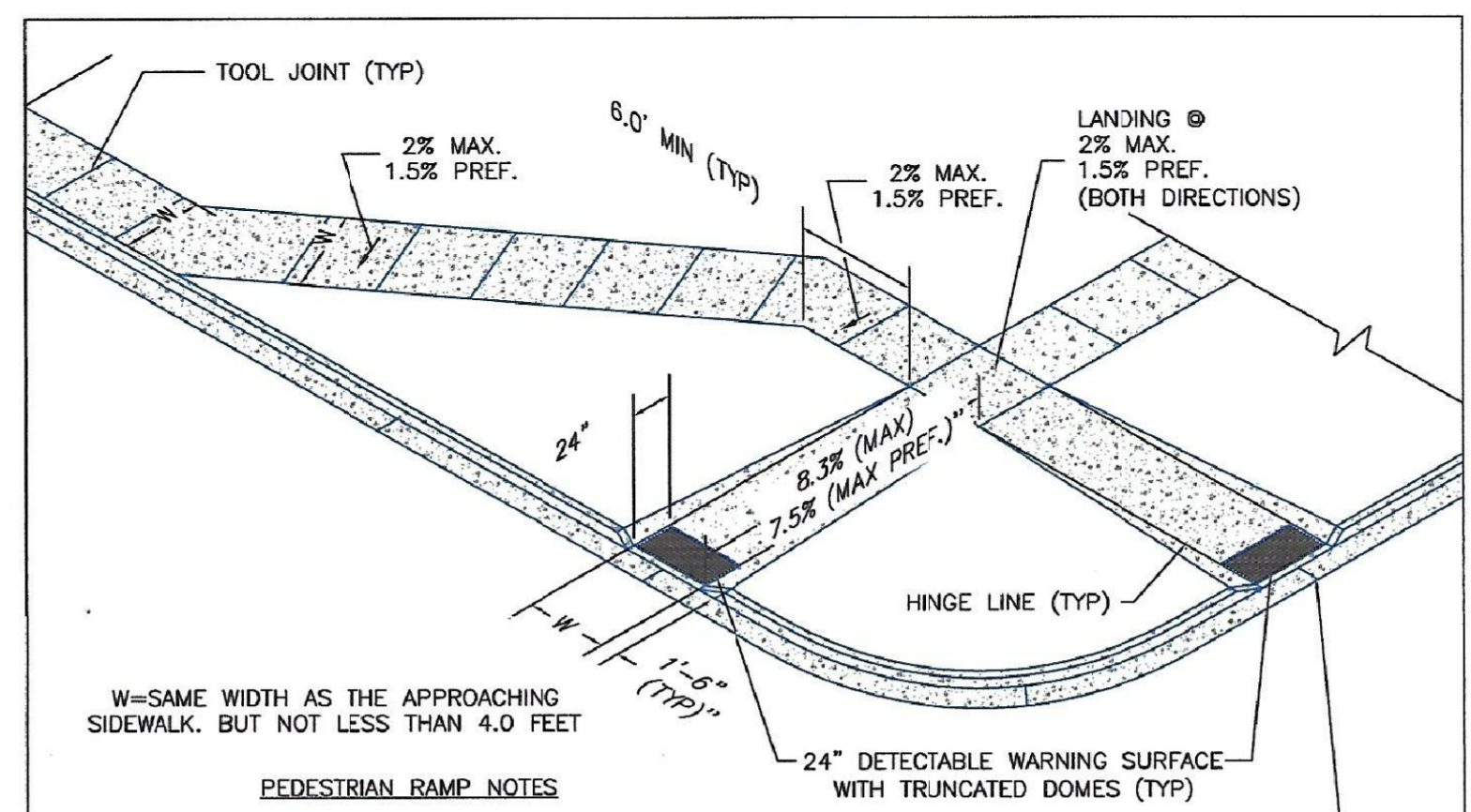
PLAN VIEW



SECTION A - A

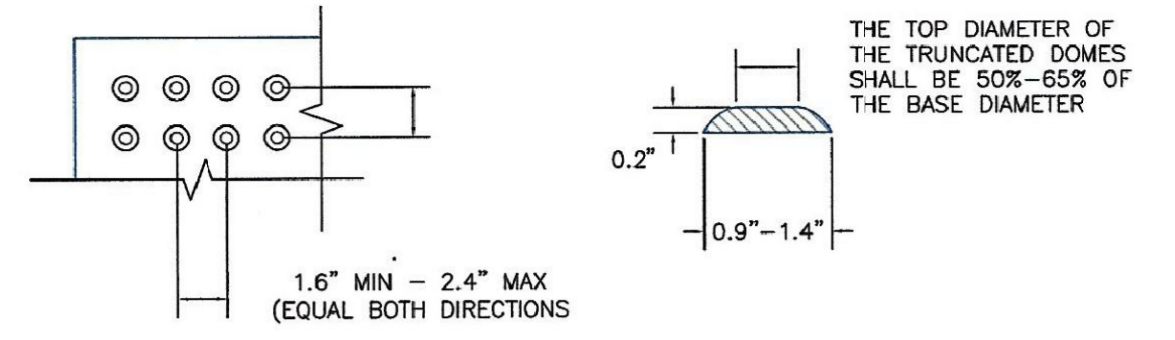
TYPICAL CROSSSPAN LAYOUT (ECM SD 2-26)
NO SCALE

- NOTES
- W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, 10' FOR ARTERIAL ROADS.
 - T = SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8" PCC, OR 9" FOR COLLECTORS MINIMUM WITH 6x6 - 4,4 WWF OR #4 @ 18"E.W.
 - ▨ = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
 - DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.



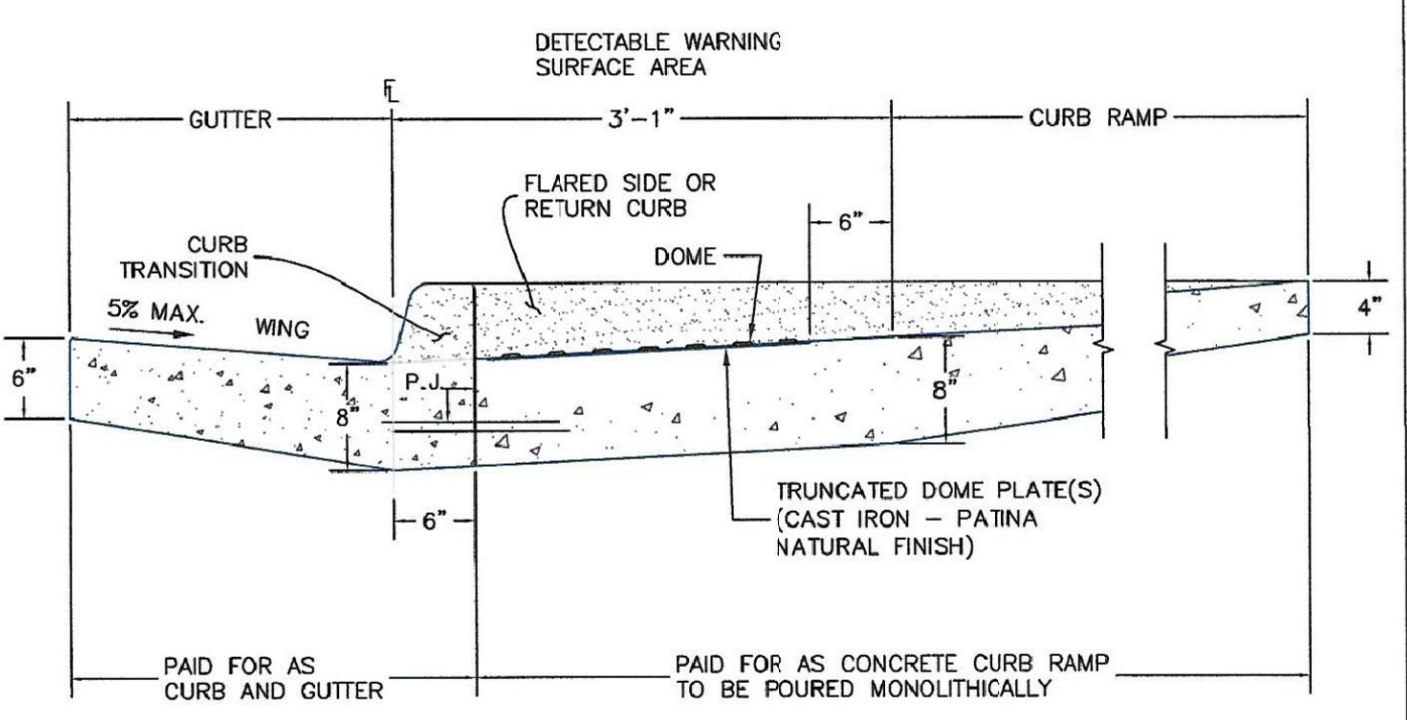
- PEDESTRIAN RAMP NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
 - CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
 - PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
 - 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.
 - DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
 - 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.
 - THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
 - PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4" MINIMUM.
 - 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.
 - DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
 - THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.
- GENERAL NOTES**
- 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.
 - PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
 - AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.
- LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

TRUNCATED DOME DETAILS



DOMES SPACING

ELEVATION VIEW



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

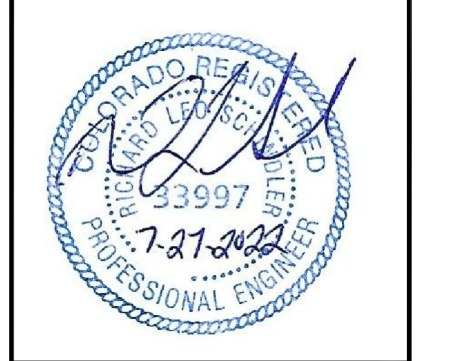
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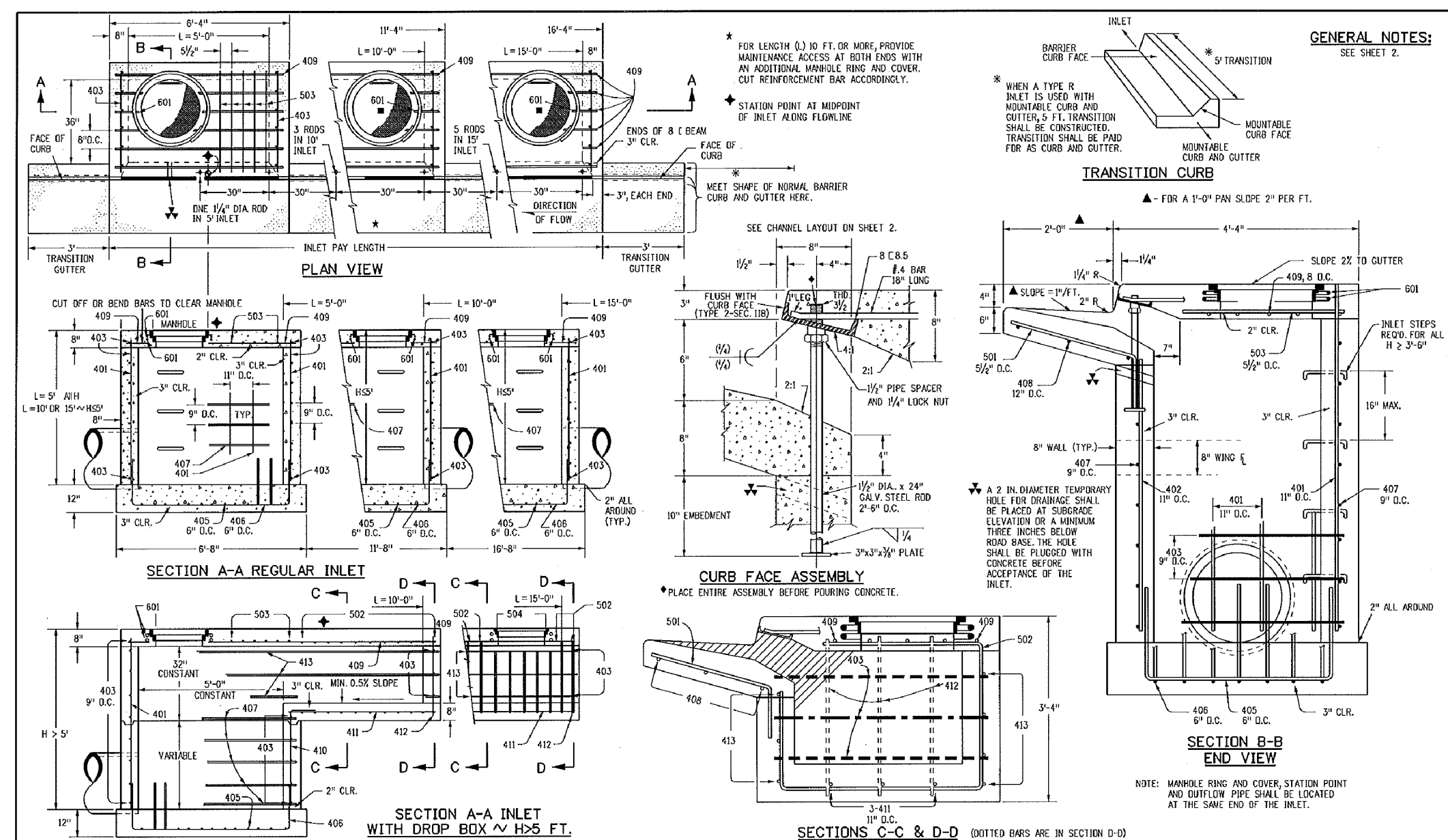
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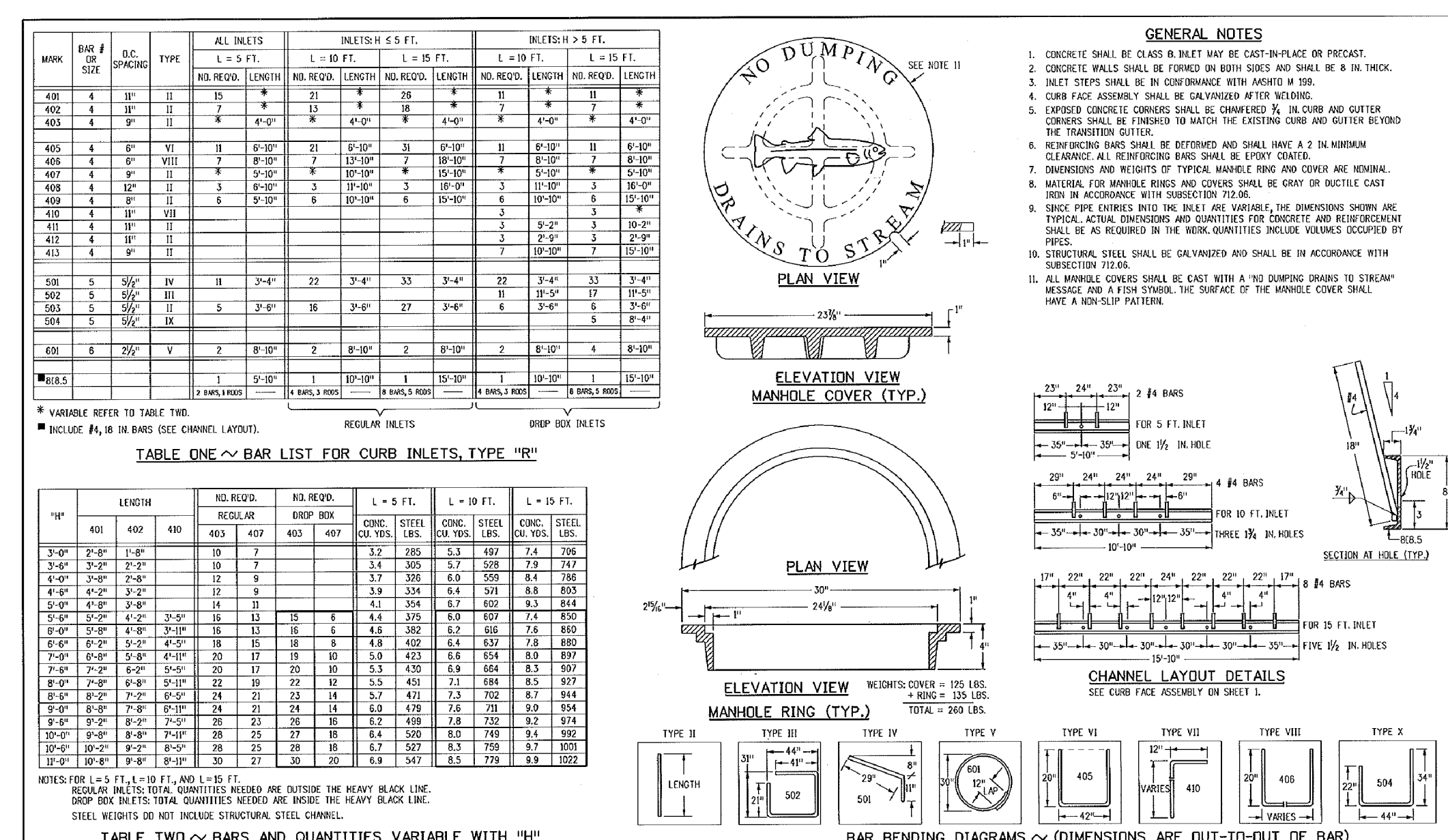
CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@cegi.com	DATE
	DESCRIPTION
PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-7200 CONTACT: JEFF MARK	NO.
PROJECT: THE RIDGE AT LORSON RANCH FIL. NO. 1 FONTAINE BLVD - WALLEYE DR COLORADO SPRINGS, COLORADO	DATE
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	NO.

ROADWAY DETAIL SHEET	
DATE:	JULY 27, 2022
PROJECT NO.:	100.066
SHEET NUMBER:	C10.1
TOTAL SHEETS:	51

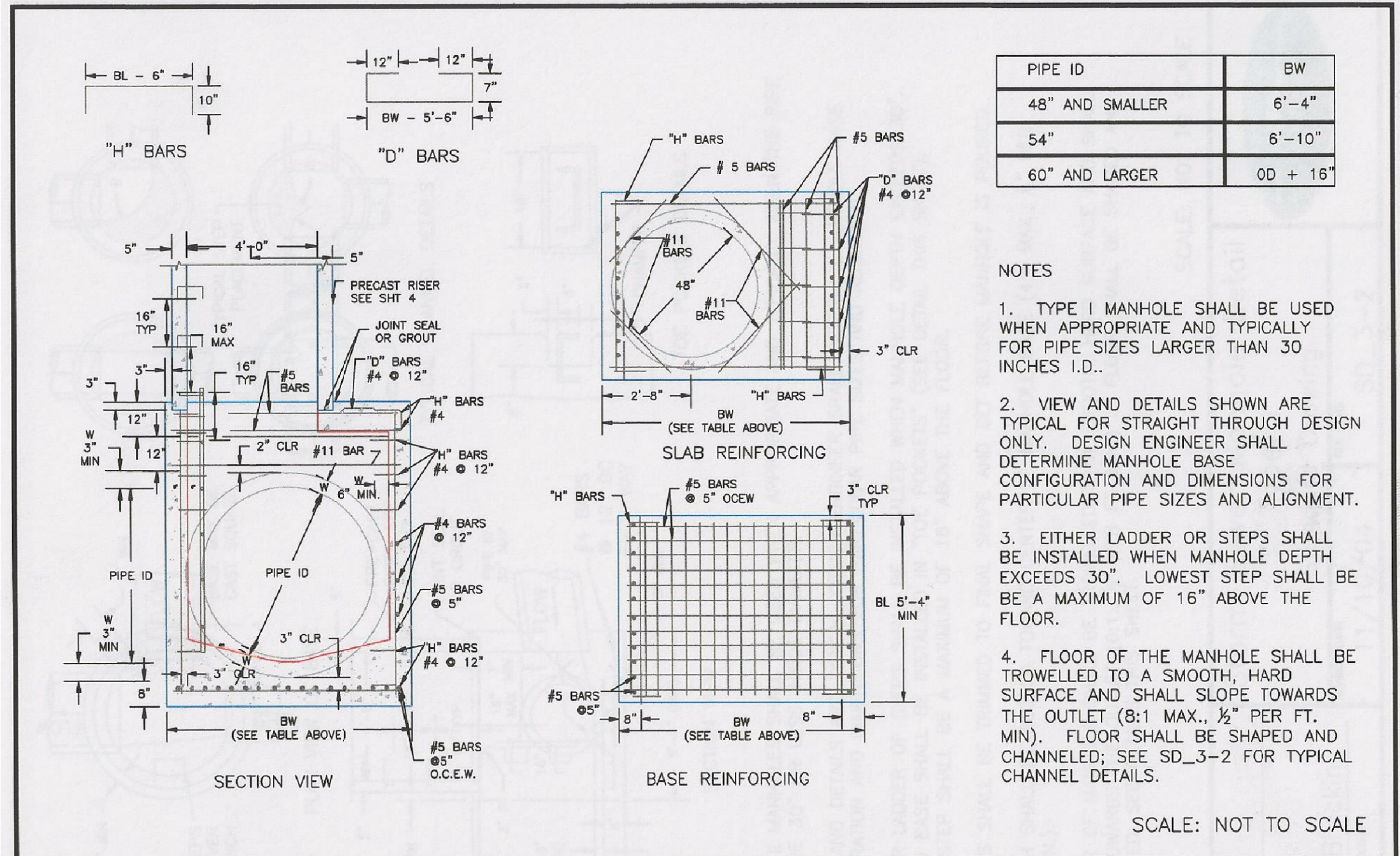




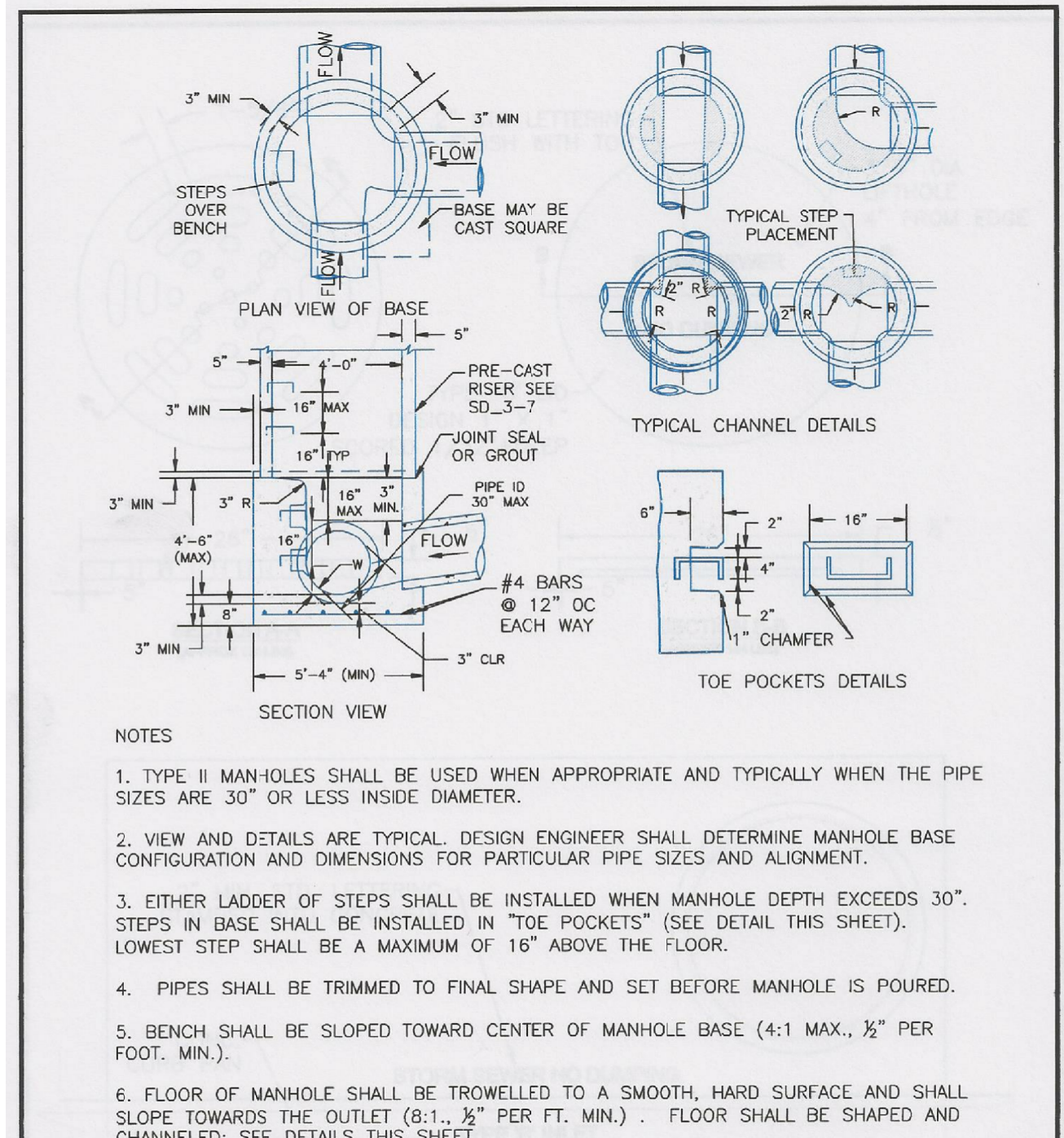
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Last Modification Date: 07/04/12		Comments:		Denver, Colorado 80272		Sheet No. 1 of 2	
URL: http://www.colorado.gov/open/online/development				Project Development Branch			
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CDO Year: MicroStation V8				Issued By: Project Development Branch July 4, 2012			



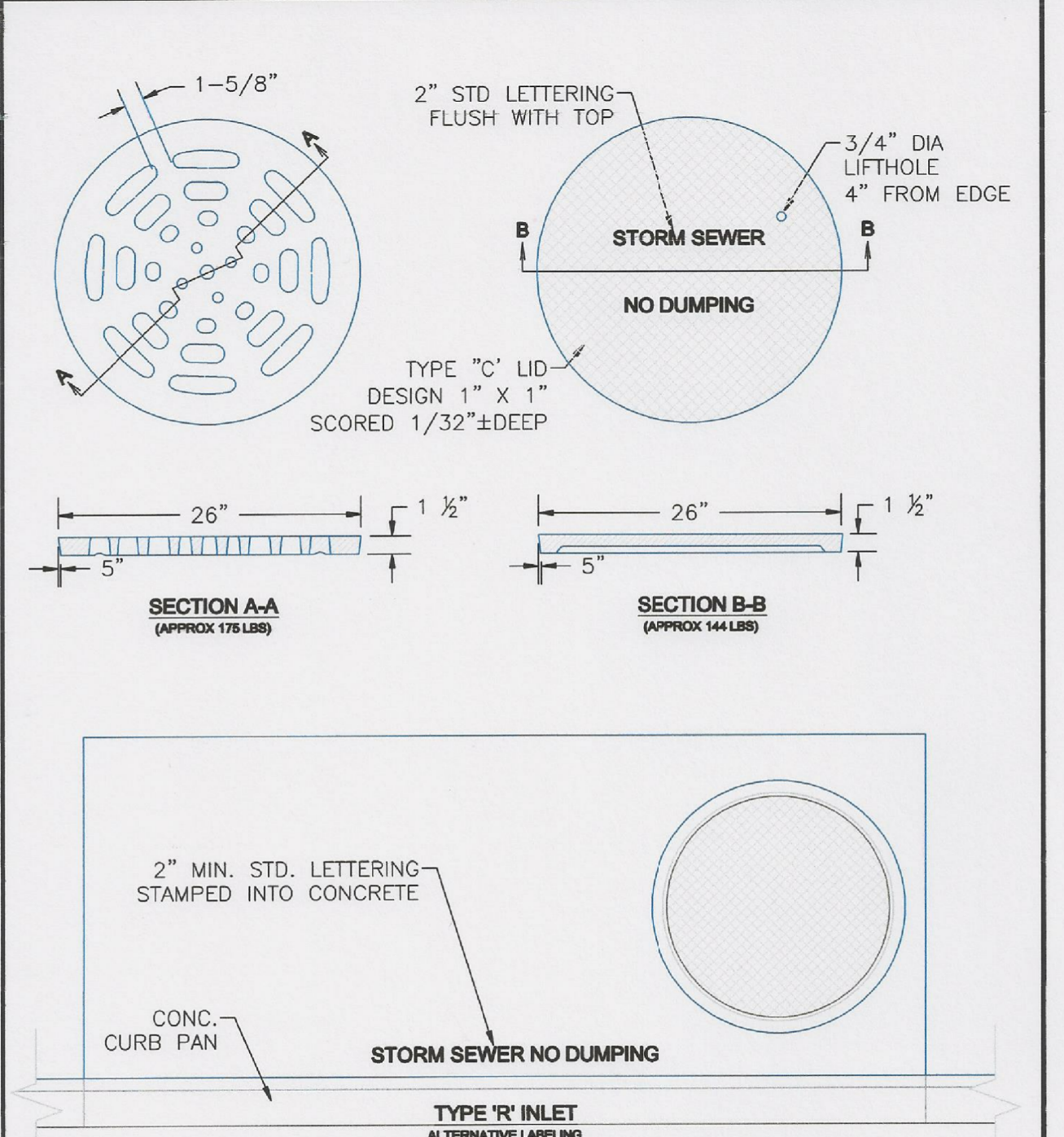
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Drawing File Name: 0040120202.dgn				DD/LTA			
CDO Year: MicroStation V8				Issued By: Project Development Branch July 4, 2012			



DATE APPROVED: 7/9/09	Storm Sewer Manhole Detail Type I Standard Drawing		
APPROVED BY: André Brackin	REVISION DATE: 7/9/09	FILE NAME: SD_3-1	
DEPARTMENT OF TRANSPORTATION			



DATE APPROVED: 11/10/04	Storm Sewer Manhole Detail Type II Standard Drawing		
APPROVED BY: André P. Brackin	REVISION DATE: 11/10/04	FILE NAME: SD_3-2	
DEPARTMENT OF TRANSPORTATION			



DATE APPROVED: 9/16/10	Storm Sewer Manhole Detail Standard Drawing		
APPROVED BY: André P. Brackin	REVISION DATE: 9/16/10	FILE NAME: SD_3-5	
DEPARTMENT OF TRANSPORTATION			

AS-BUILT
STREET-STM
FEB 9, 2024

EPC 8/16/22

CORE ENGINEERING GROUP
 15004 15TH AVE. S.E.
 SUITE 35506
 PLANO, TX 75075-1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

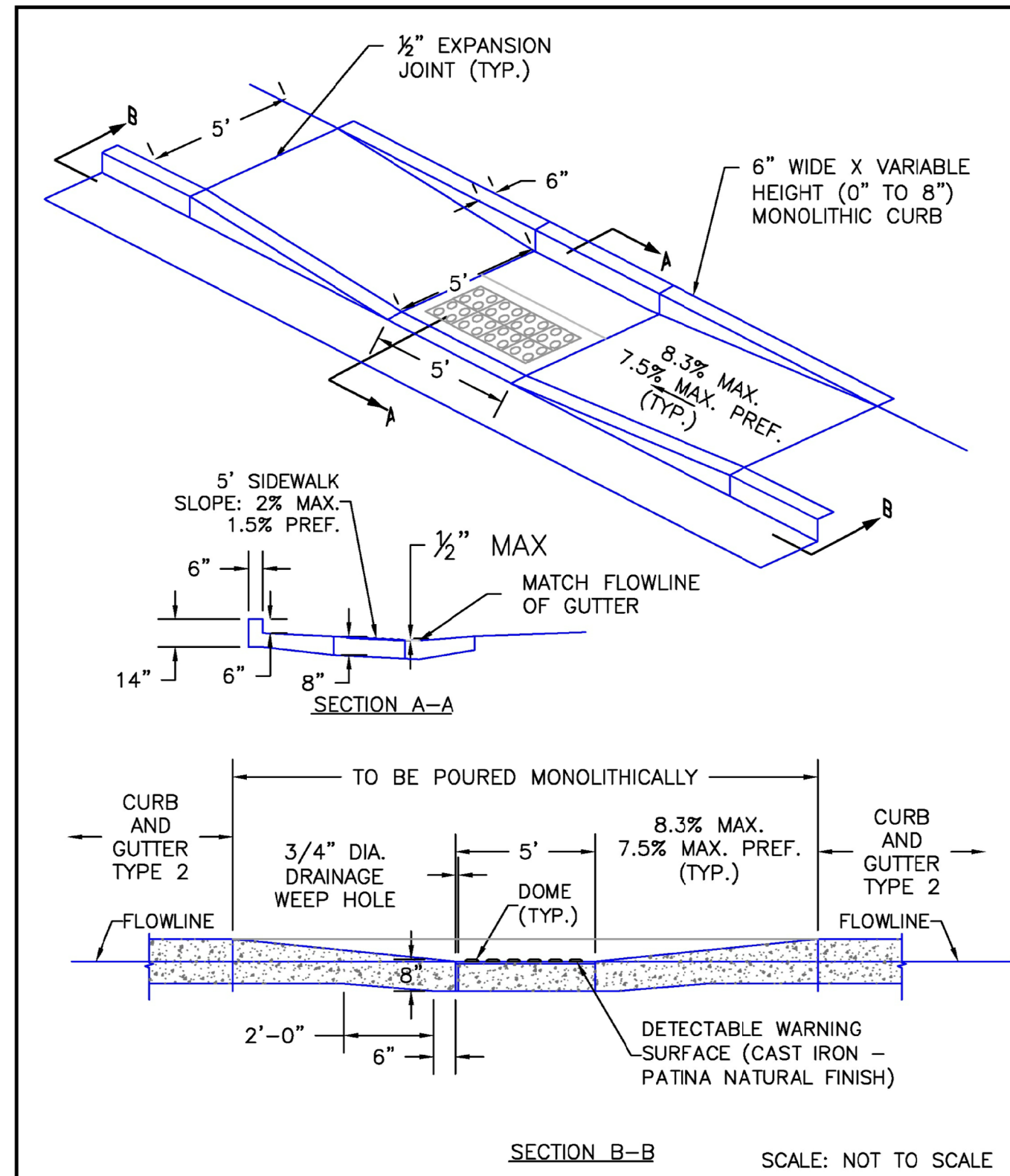
DATE: _____
 DESCRIPTION: _____
 NO: _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHATCH AVE. SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **THE RIDGE AT LORSON**
 RANCH FIL NO. 1
 R/W LINE BUILD WALLS DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STORM SEWER DETAILS



DATE: JULY 27, 2022
 PROJECT NO. 100.066
 SHEET NUMBER C10.2
 TOTAL SHEETS: 51



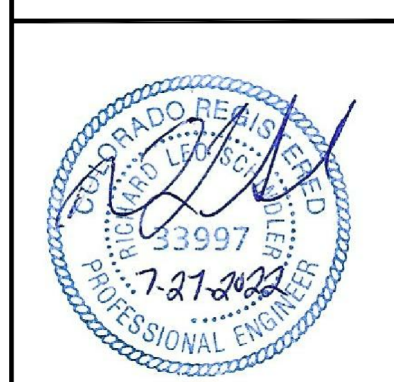
DATE APPROVED: 6/23/20	DEPARTMENT OF PUBLIC WORKS	Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	DEPARTMENT OF PUBLIC WORKS
Parallel Pedestrian Curb Ramp Detail Standard Drawing		REVISION DATE: 6/23/20	FILE NAME: SD_2-50

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

PROJECT:
THE RIDGE AT LORSON
RANCH FIL. NO. 1
 FONTAINE BLVD - WALLEYE DR
 COLORADO SPRINGS, COLORADO



DATE:
JULY 27, 2022

PROJECT NO.
100.066

SHEET NUMBER
C10.3

TOTAL SHEETS: 51

AS-BUILT
STREET-STM
FEB 9, 2024

EPC 8/16/22

ROADWAY DETAIL SHEET