

CONSTRUCTION PLANS  
FOR  
**PONDEROSA AT  
LORSON RANCH FILING NO. 3  
STREET/STORM SEWER**



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

| SHEET INDEX   |  |
|---------------|--|
| SHEET NO.     | SHEET DESCRIPTION                                  |
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**LEGEND**

|       |  |
|-------|--|
| ---   | SUBDIVISION BOUNDARY                   |
| ---   | EXISTING AND PROPOSED RIGHT OF WAY     |
| ---   | EXISTING AND PROPOSED EASEMENTS        |
| ---   | STREET CENTERLINE                      |
| ---   | PROPOSED CURB AND GUTTER               |
| ---   | EXISTING WATERMAIN                     |
| ---   | PROPOSED WATERMAIN                     |
| ---   | EXISTING SANITARY SEWER                |
| ---   | PROPOSED SANITARY SEWER                |
| ---   | PROPOSED UNDERDRAIN                    |
| ---   | EXISTING GASMAIN                       |
| ---   | EXISTING UNDERGROUND ELECTRIC          |
| ---   | EXISTING OVERHEAD ELECTRIC             |
| ---   | EXISTING CABLE TV                      |
| ---   | 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             |
| C/G   | CURB AND GUTTER                        |
| C/L   | CENTERLINE                             |
| CTY   | COUNTY                                 |
| EX    | EXISTING                               |
| FL    | FLOW LINE                              |
| OPT.  | OPTIONAL                               |
| PCR   | POINT OF CURVATURE                     |
| PROP  | PROPOSED                               |
| RT/LT | RIGHT/LEFT                             |
| REM   | REMOVE                                 |
| STA   | STATION                                |
| TBC   | TOP BACK OF CURB                       |



VICINITY MAP  
NO SCALE

**DEVELOPER'S STATEMENT**

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

BUSINESS NAME LORSON, LLC  
 BY Jeff Mark DATE 8/31/20  
 TITLE MANAGER  
 ADDRESS 212 N. WAHSATCH AVE. SUITE 301  
COLORADO SPRINGS, CO 80903

*James Byers*  
 James Byers, VP of Community  
 Development Challenger Communities LLC

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

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

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

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

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

PREPARED BY:  
**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55306  
 719-570-1100  
 CONTACT: RICHARD L. SCHINDLER P.E.

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

**GAS**  
 BLACK HILLS ENGERGY  
 7060 ALLEGRE ST.  
 FOUNTAIN, CO 80817  
 719-393-6639

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

**BASIS OF BEARING**

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEING SOUTH 89°15'2" 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.

**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**

10/18/2020 1:57:26 PM  
*dsdnijkamp*

JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR  
 CONDITIONS:

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

DATE:  
 SEPT 2, 2020  
 PROJECT NO.  
 100.050  
 SHEET NUMBER  
 C0.1  
 TOTAL SHEETS: 18



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

SF-20-16

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55306  
 PH: 719-659-7800  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 PROJECT:  
 PREPARED FOR:  
**LORSON, LLC**  
 212 N. WAHSATCH AVE. SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
**PONDEROSA AT LORSON RANCH FILING NO. 3**  
 LITTLE BOBBE DR. OLD GARDEN, OR COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**COVER SHEET  
 STREET/STORM SEWER**

**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 AERIAL CONTOURS AND PREVIOUS CONSTRUCTION DOCUMENTS. 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 THIS PROJECT.

**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 EL PASO COUNTY 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 DSD. 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 WORK DEPARTMENT AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PWD, 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 EQUIL JOINT GASKET FOR ALL RCP STORM SEWER JOINTS

**CORE ENGINEERING GROUP**  
 1501 15TH AVENUE, SUITE 301  
 BOULDER, CO 80501  
 PH: 719-659-7800  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cgl.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK  
 PROJECT: **PONDEROSA AT LORSON RANCH FILING NO. 3**  
 LITTLE DOGIE DR - OLD GLORY DR  
 COLORADO SPRINGS, COLORADO

DRAWN: **RLS**  
 DESIGNED: **RLS**  
 CHECKED: **RLS**

**NOTES**

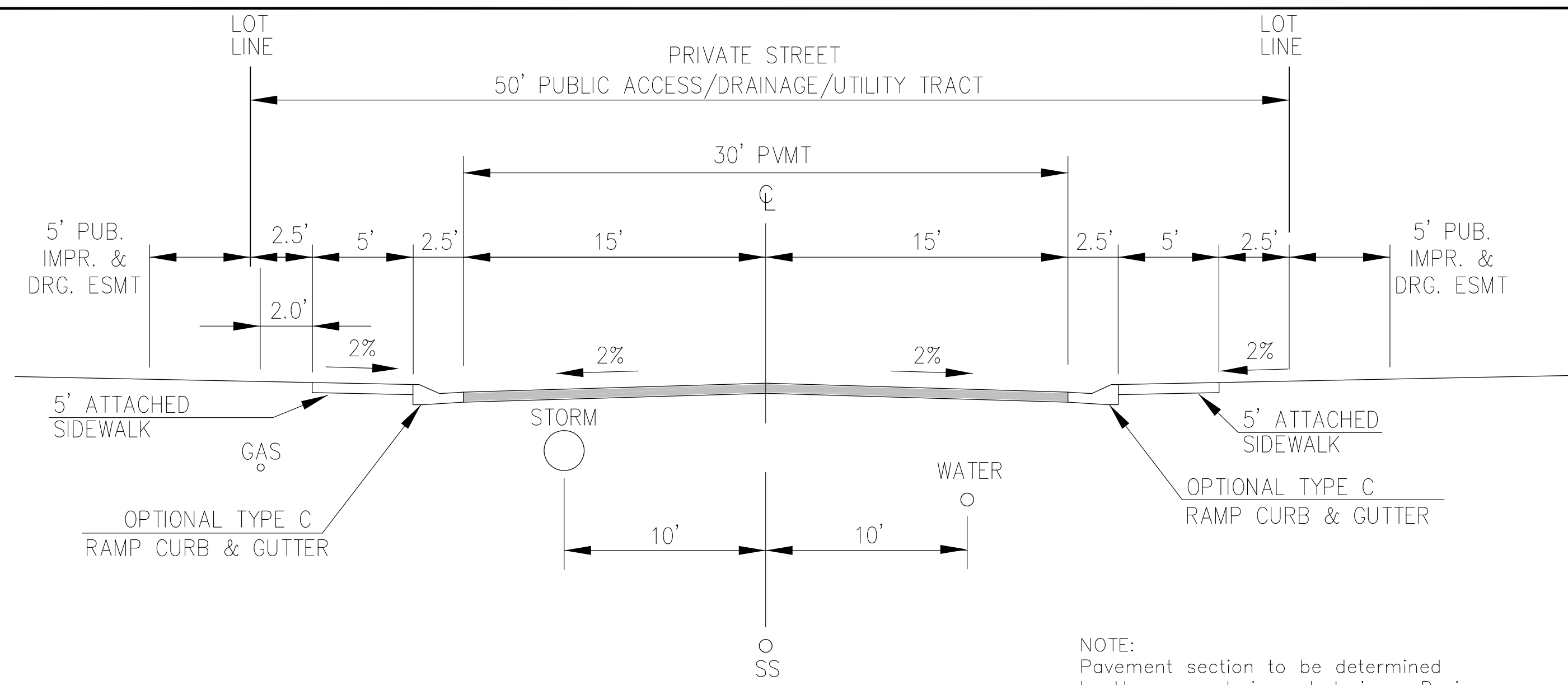


DATE: **SEPT 2, 2020**

PROJECT NO. **100.050**

SHEET NUMBER **C0.2**

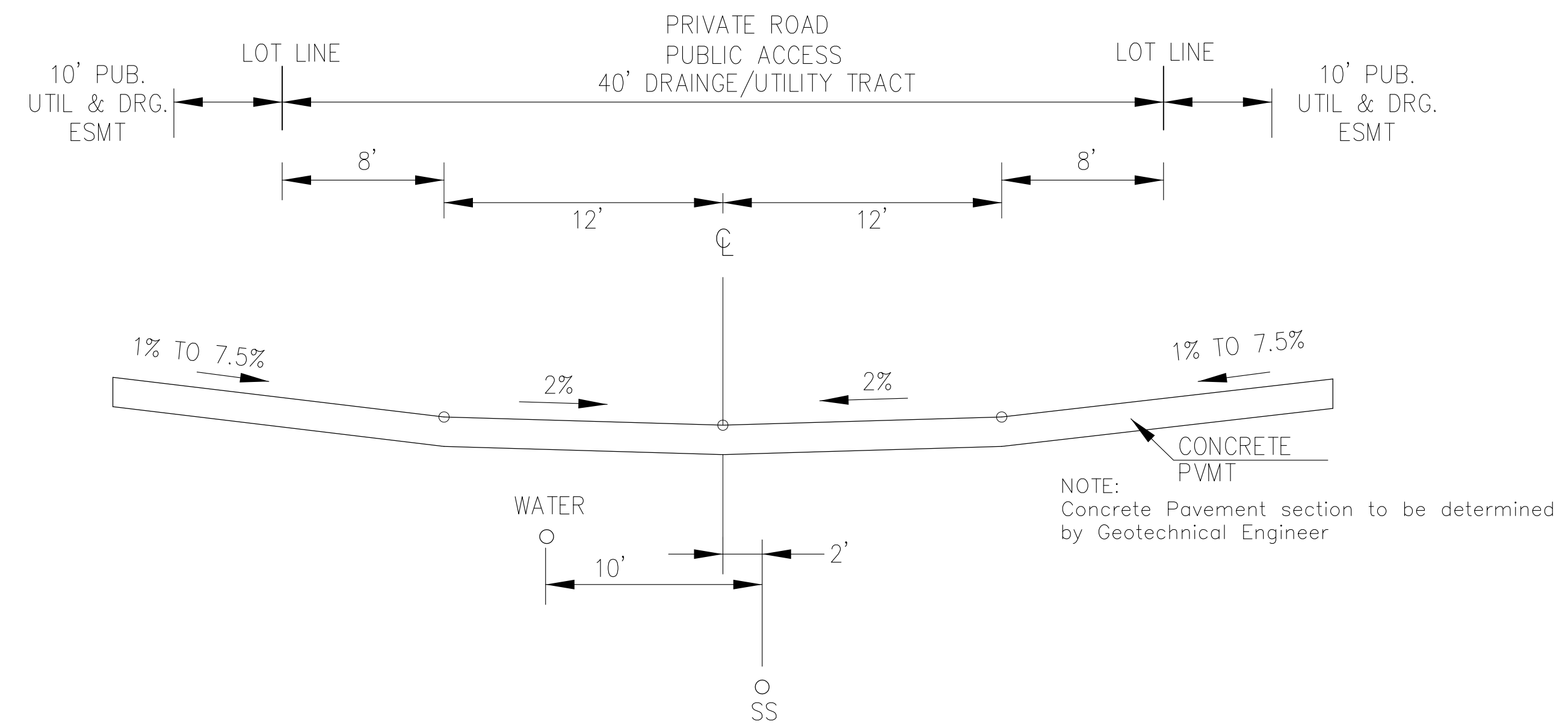
TOTAL SHEETS: 18



TYPICAL SECTION 50' TRACT  
RESIDENTIAL URBAN LOCAL  
NOT TO SCALE

WINTER GEM GROVE  
(PRIVATE STREET)

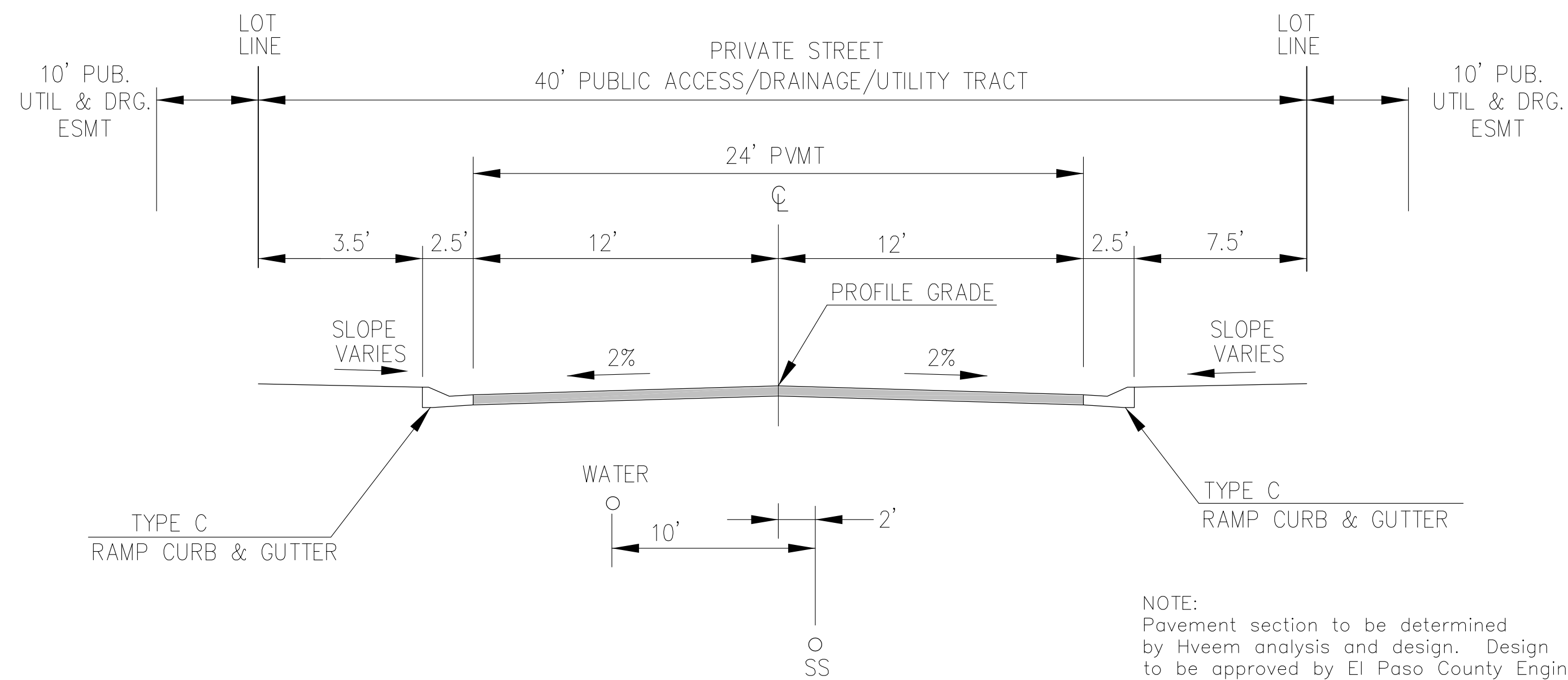
NOTE:  
Pavement section to be determined  
by Hveem analysis and design. Design  
to be approved by El Paso County Engineering



TYPICAL SECTION 40' TRACT  
PRIVATE ROAD (lots 1-6, 37-44, 65-68)  
NOT TO SCALE

WHITEWOLF POINT  
(PRIVATE ROAD)

NOTE:  
Concrete Pavement section to be determined  
by Geotechnical Engineer



TYPICAL SECTION 40' TRACT  
RESIDENTIAL URBAN LOCAL LOW VOLUME  
NOT TO SCALE

WHITEWOLF POINT  
(PRIVATE STREET)

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

**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719-659-7800  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
PROJECT: PONDEROSA AT LORSON RANCH FILING NO. 3  
LITTLE DOGIE DR. OLD GLOXY 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

TYPICAL STREET AND  
DRIVEWAY SECTIONS

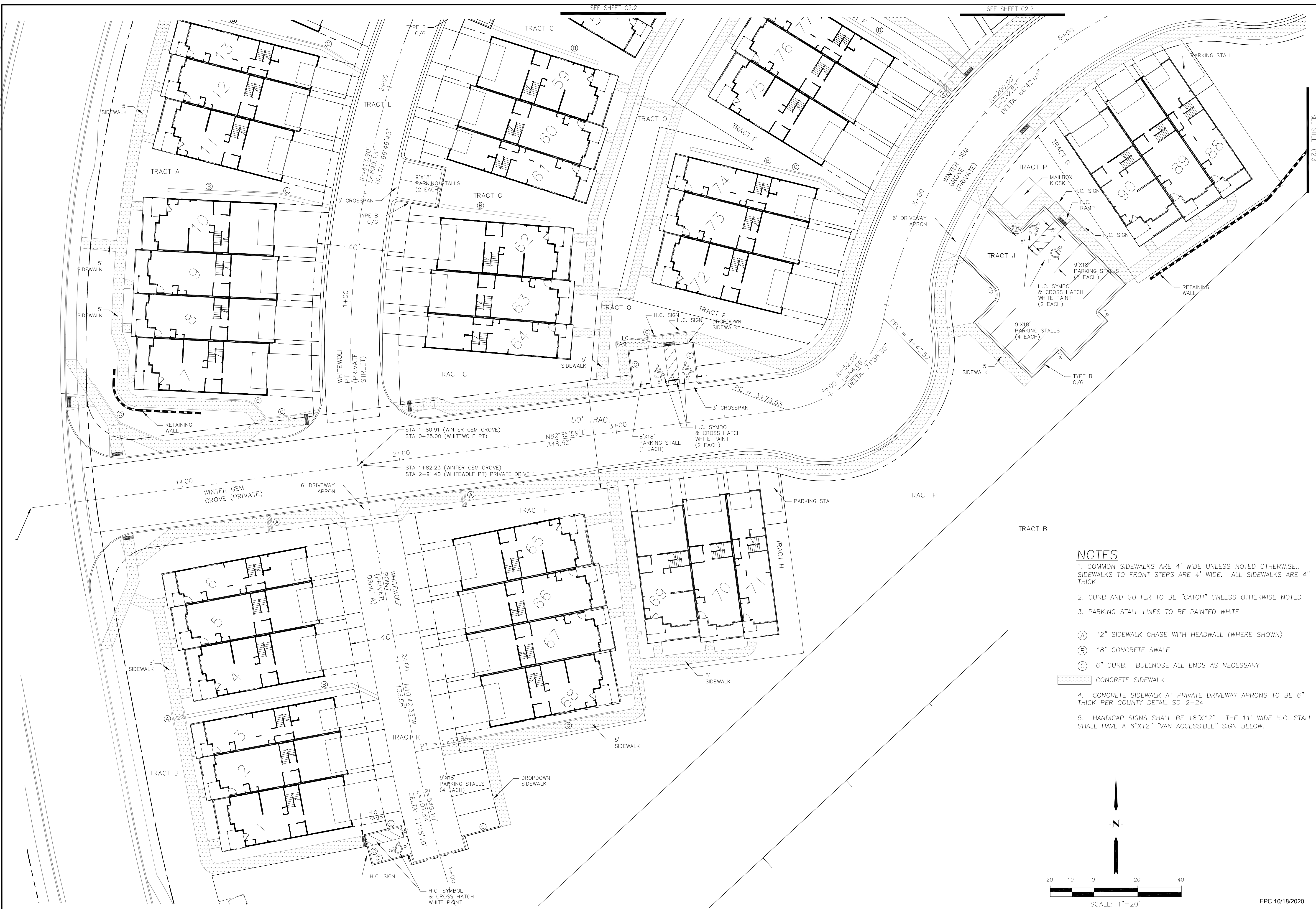


DATE: SEPT 2, 2020

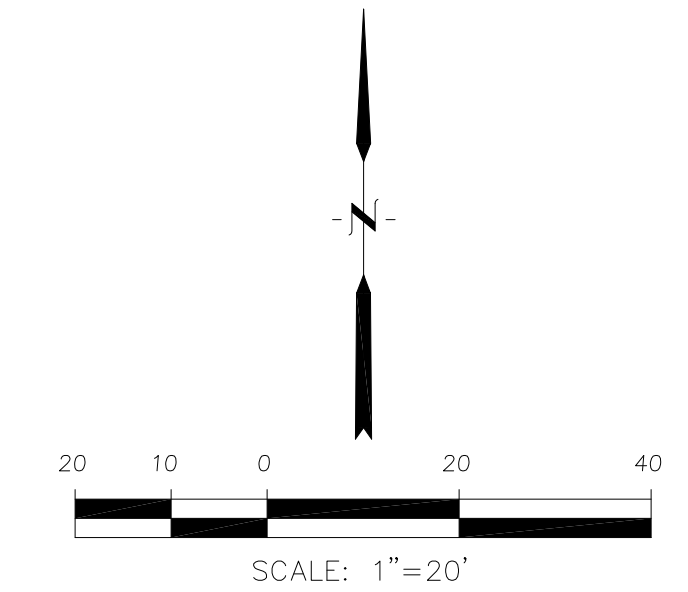
PROJECT NO. 100.050

SHEET NUMBER C0.3

TOTAL SHEETS: 18



- NOTES**
- COMMON SIDEWALKS ARE 4' WIDE UNLESS NOTED OTHERWISE. SIDEWALKS TO FRONT STEPS ARE 4' WIDE. ALL SIDEWALKS ARE 4" THICK
  - CURB AND GUTTER TO BE "CATCH" UNLESS OTHERWISE NOTED
  - PARKING STALL LINES TO BE PAINTED WHITE
- (A) 12" SIDEWALK CHASE WITH HEADWALL (WHERE SHOWN)
  - (B) 18" CONCRETE SWALE
  - (C) 6" CURB. BULLNOSE ALL ENDS AS NECESSARY
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK AT PRIVATE DRIVEWAY APRONS TO BE 6" THICK PER COUNTY DETAIL SD\_2-24
  - HANDICAP SIGNS SHALL BE 18"x12". THE 11' WIDE H.C. STALL SHALL HAVE A 6"x12" "VAN ACCESSIBLE" SIGN BELOW.



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRCH CREEK, CO 80150  
 PH: 303-791-6599  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cge1.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_

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

PROJECT: **PONDEROSA AT LORSON RANCH FILING NO. 3**  
 LITTLE DOGIE DR - OLD GLORY DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**PONDEROSA AT LORSON RANCH**  
**FILING NO. 3**  
**HORIZONTAL CONTROL PLAN**



DATE: SEPT 2, 2020  
 PROJECT NO. 100.050  
 SHEET NUMBER **C2.1**  
 TOTAL SHEETS: 18

**NOTES**

- COMMON SIDEWALKS ARE 4' WIDE UNLESS NOTED OTHERWISE. SIDEWALKS TO FRONT STEPS ARE 4' WIDE. ALL SIDEWALKS ARE 4" THICK
- CURB AND GUTTER TO BE "CATCH" UNLESS OTHERWISE NOTED
- PARKING STALL LINES TO BE PAINTED WHITE

- (A) 12" SIDEWALK CHASE WITH HEADWALL (WHERE SHOWN)
- (B) 18" CONCRETE SWALE
- (C) 6" CURB. BULLNOSE ALL ENDS AS NECESSARY

CONCRETE SIDEWALK

- CONCRETE SIDEWALK AT PRIVATE DRIVEWAY APRONS TO BE 6" THICK PER COUNTY DETAIL SD\_2-24
- HANDICAP SIGNS SHALL BE 18"x12"



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRMGHAM, AL 35206  
 PH: 205-959-7800  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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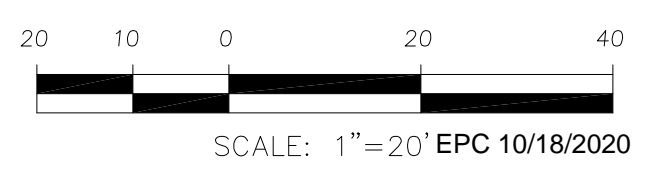
PREPARED FOR:  
**LORSON, LLC**  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 (719) 635-3200  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**PONDEROSA AT LORSON RANCH**  
**FILING NO. 3**  
**HORIZONTAL CONTROL PLAN**



DATE: SEPT 2, 2020  
 PROJECT NO: 100.050  
 SHEET NUMBER: C2.2  
 TOTAL SHEETS: 18



SEE SHEET C2.3

WINTER GEM GROVE (PRIVATE)

STA 9+39.28 (WINTER STA 7+54.32 (WHITE)

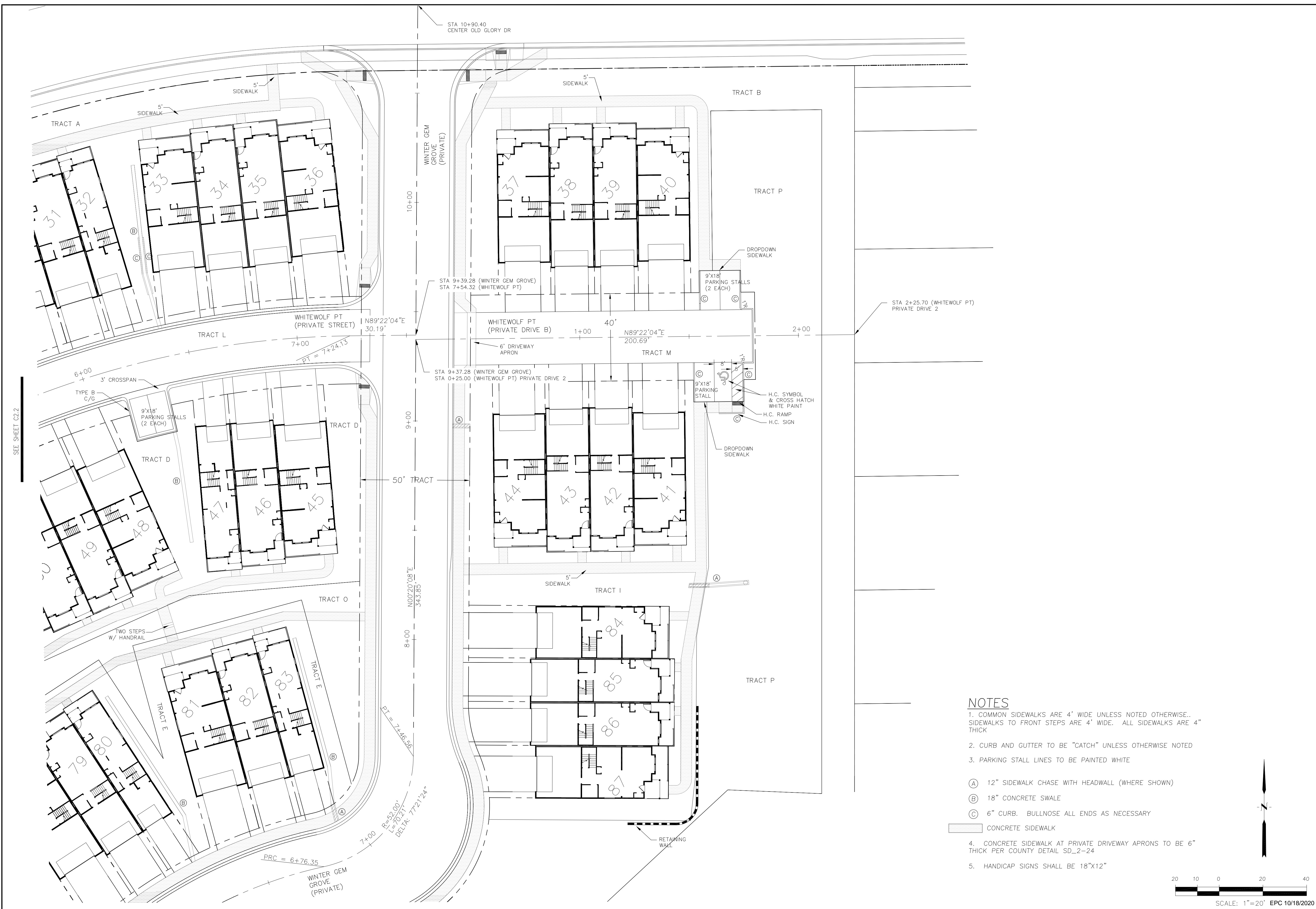
STA 9+37.28 (WINTER STA 0+25.00 (WHITE)

N00°20'08"E 343.85'

SEE SHEET C2.3

WINTER GEM GROVE (PRIVATE)

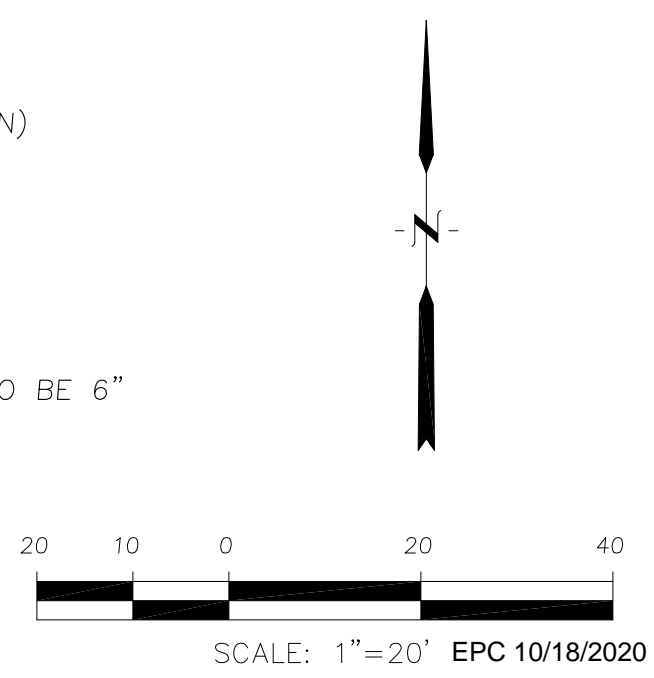
SEE SHEET C2.1



SEE SHEET C2.2

**NOTES**

1. COMMON SIDEWALKS ARE 4' WIDE UNLESS NOTED OTHERWISE. SIDEWALKS TO FRONT STEPS ARE 4' WIDE. ALL SIDEWALKS ARE 4" THICK
2. CURB AND GUTTER TO BE "CATCH" UNLESS OTHERWISE NOTED
3. PARKING STALL LINES TO BE PAINTED WHITE
- (A) 12" SIDEWALK CHASE WITH HEADWALL (WHERE SHOWN)
- (B) 18" CONCRETE SWALE
- (C) 6" CURB. BULLNOSE ALL ENDS AS NECESSARY
- CONCRETE SIDEWALK
4. CONCRETE SIDEWALK AT PRIVATE DRIVEWAY APRONS TO BE 6" THICK PER COUNTY DETAIL SD\_2-24
5. HANDICAP SIGNS SHALL BE 18"x12"



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRCH CREEK, CO 80150  
 PH: 719-459-7800  
 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  
 (719) 635-3200  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**PONDEROSA AT LORSON RANCH**  
**FILING NO. 3**  
**HORIZONTAL CONTROL PLAN**



DATE:  
 SEPT 2, 2020  
 PROJECT NO.  
 100.050  
 SHEET NUMBER  
**C2.3**  
 TOTAL SHEETS: 18

**Signing and Striping Notes:**

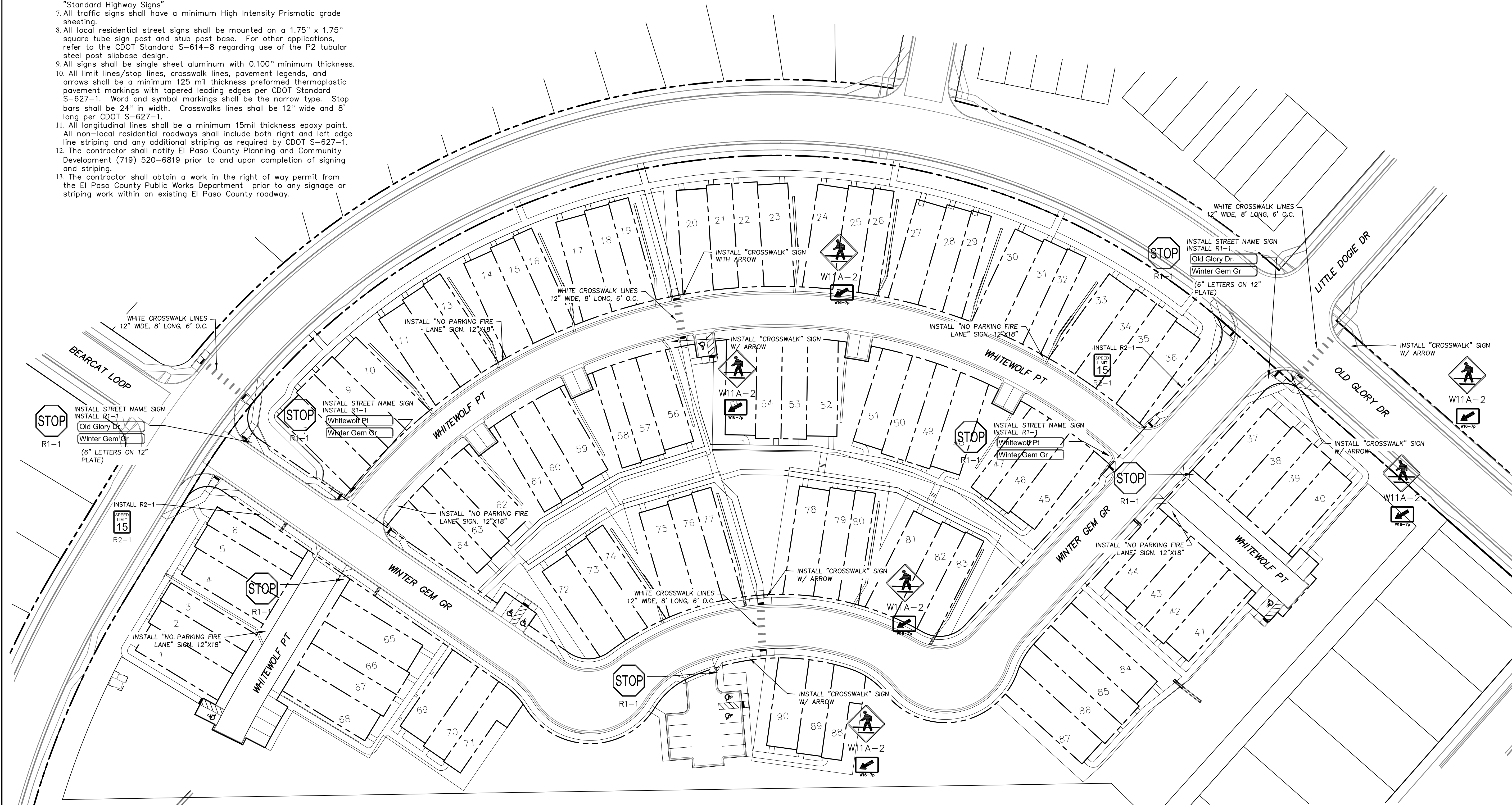
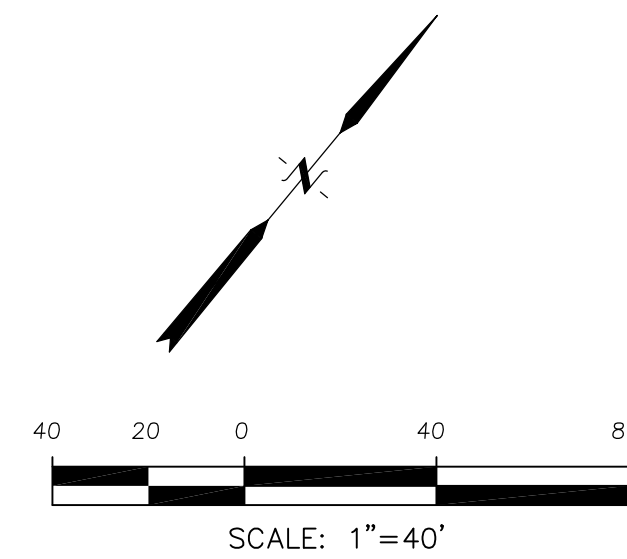
- All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
- Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that 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.
- Sign locations shall be in accordance with MUTCD standards and with CDOT S-614-1 details.

**SIGNAGE SIZING:**

- R1-1 "STOP SIGN", 30"x30"
- R2-1 "SPEED LIMIT SIGN", 24"x30"
- W11A-2 "CROSSWALK SIGN", 30"x30"
- W16-7p "ARROW", 18"x24"

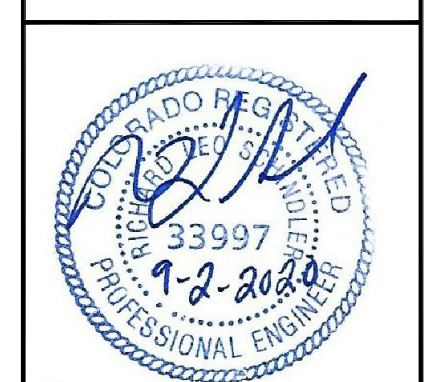


**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE, SUITE 300  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719-559-7800  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK  
 PROJECT: **PONDEROSA AT LORSON RANCH FILING NO. 3**  
 LITTLE DOGIE DR - OLD GLORY DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**SIGNING PLAN**  
**PONDEROSA AT LORSON**  
**RANCH FILING NO. 3**



DATE: SEPT 2, 2020  
 PROJECT NO: 100.050  
 SHEET NUMBER: C5.1  
 TOTAL SHEETS: 18

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DATE:  
SEPT 2, 2020

PROJECT NO.  
100.050

SHEET NUMBER  
C5.2

TOTAL SHEETS: 18

SIGNING PLAN  
PONDEROSA AT LORSON  
RANCH FILING NO. 3

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

PROJECT:  
PONDEROSA AT LORSON  
RANCH FILING NO. 3  
LITTLE DOGIE DR - OLD GLORY DR  
COLORADO SPRINGS, COLORADO

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

**CORE**  
**ENGINEERING GROUP**  
1500 S. 1ST AVENUE, SUITE 100  
DENVER, CO 80202  
PH: 719-559-7800  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

DATE

DESCRIPTION

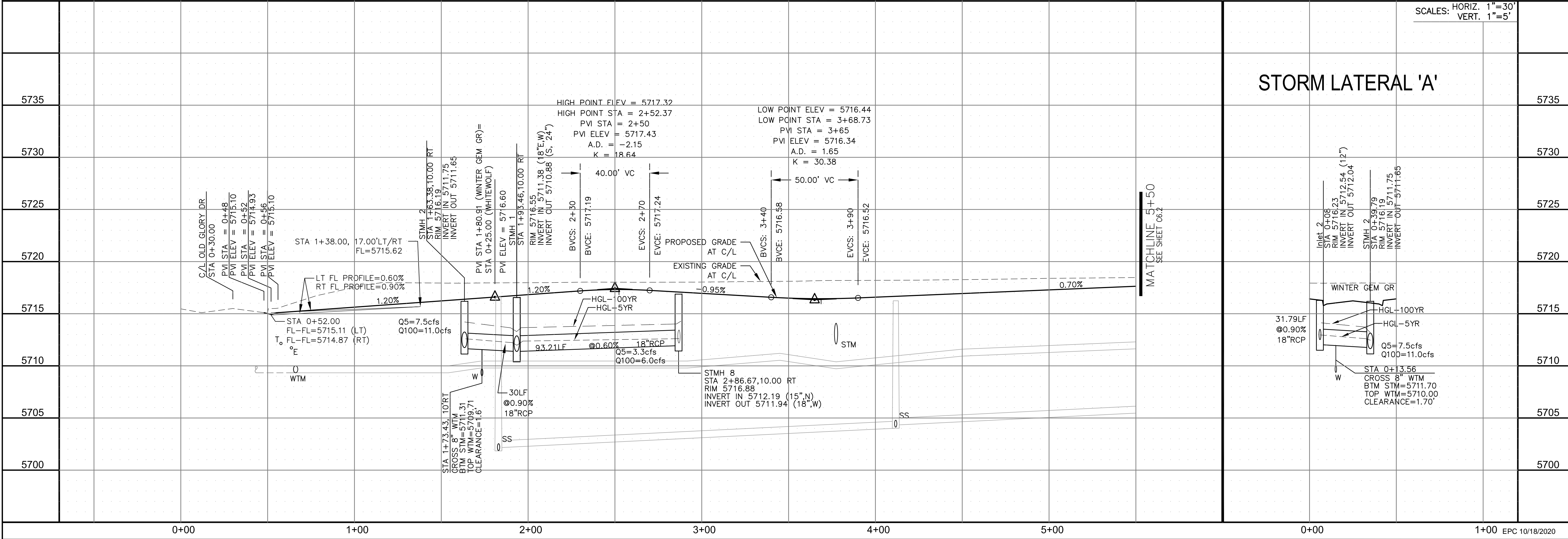
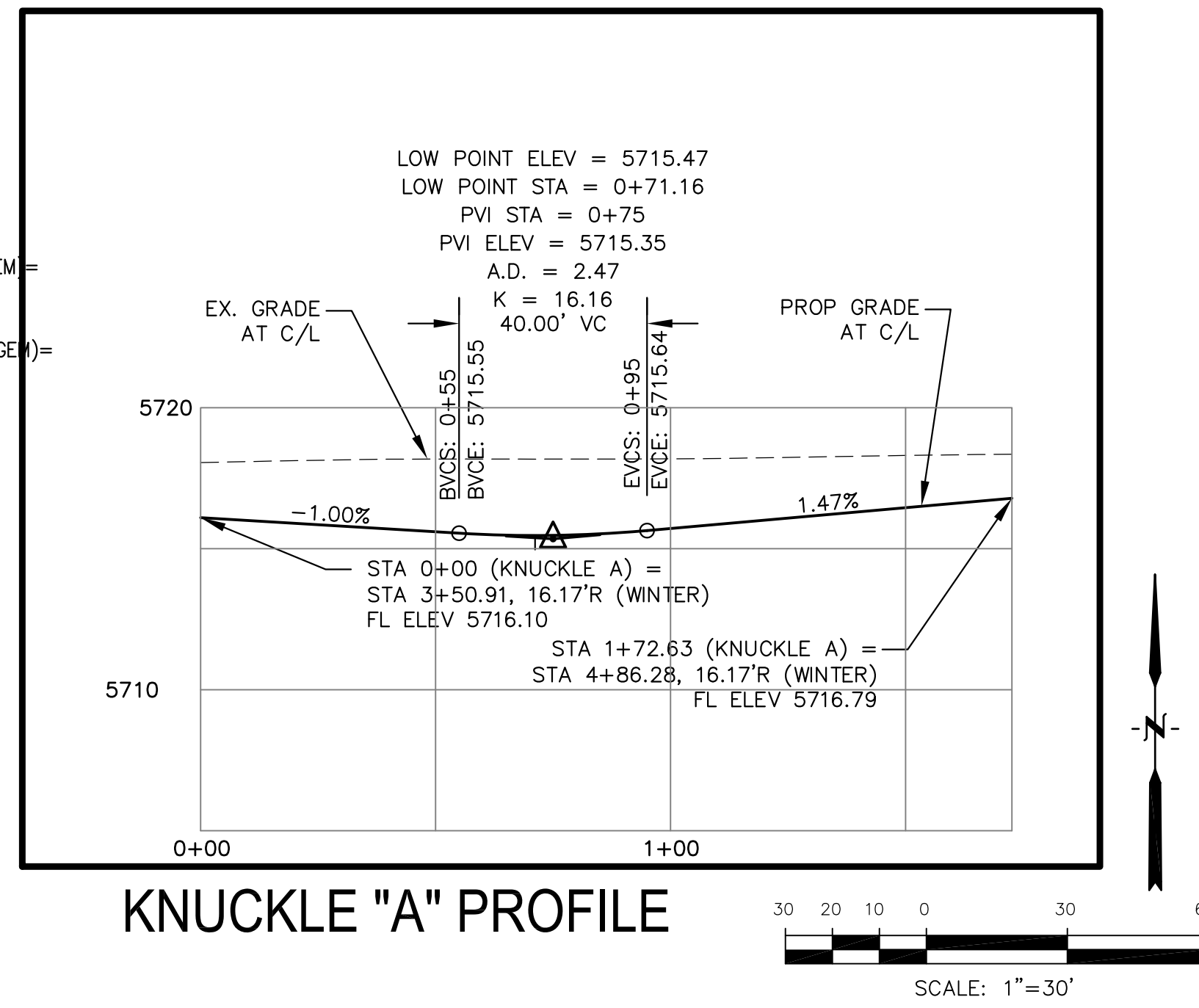
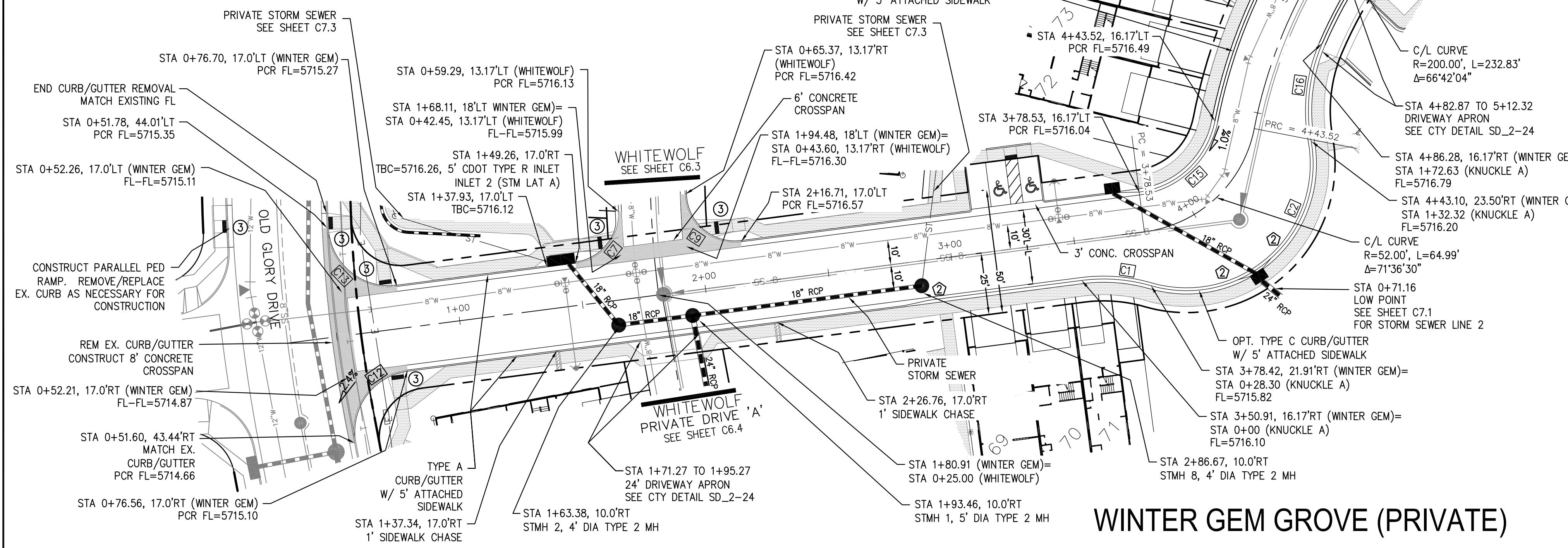
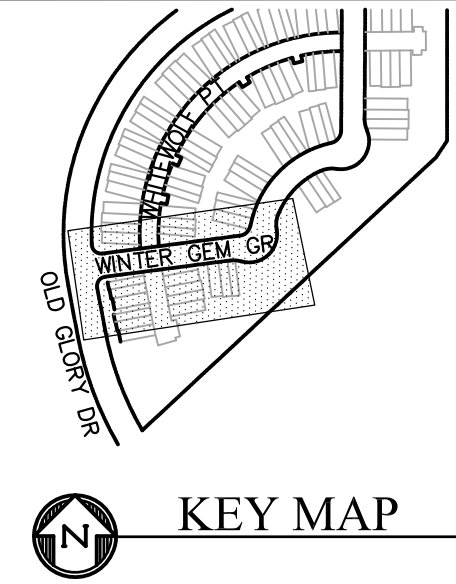
NO.



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

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

| CURVE TABLE |         |        |            |
|-------------|---------|--------|------------|
| CURVE       | LENGTH  | RADIUS | DELTA      |
| C1          | 28.30'  | 68.83  | 23°33'23"  |
| C2          | 104.02' | 51.17  | 116°28'19" |
| C7          | 29.77'  | 20.00  | 85°16'19"  |
| C9          | 33.36'  | 20.00  | 95°34'37"  |
| C12         | 40.71'  | 25.00  | 93°18'32"  |
| C13         | 41.29'  | 25.00  | 94°37'58"  |
| C15         | 44.78'  | 35.83  | 71°36'30"  |
| C16         | 40.31'  | 68.83  | 33°33'26"  |



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S, SUITE 301  
 BIRMGHAM, AL 35206  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

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

**PROJECT:**  
**PONDEROSA AT LORSON RANCH FILING NO. 3**  
 LITTLE DOGE DR - OLD GLORY DR  
 COLORADO SPRINGS, COLORADO

**DATE:** SEPT 2, 2020  
**PROJECT NO.:** 100.050  
**SHEET NUMBER:** C6.1  
**TOTAL SHEETS:** 18

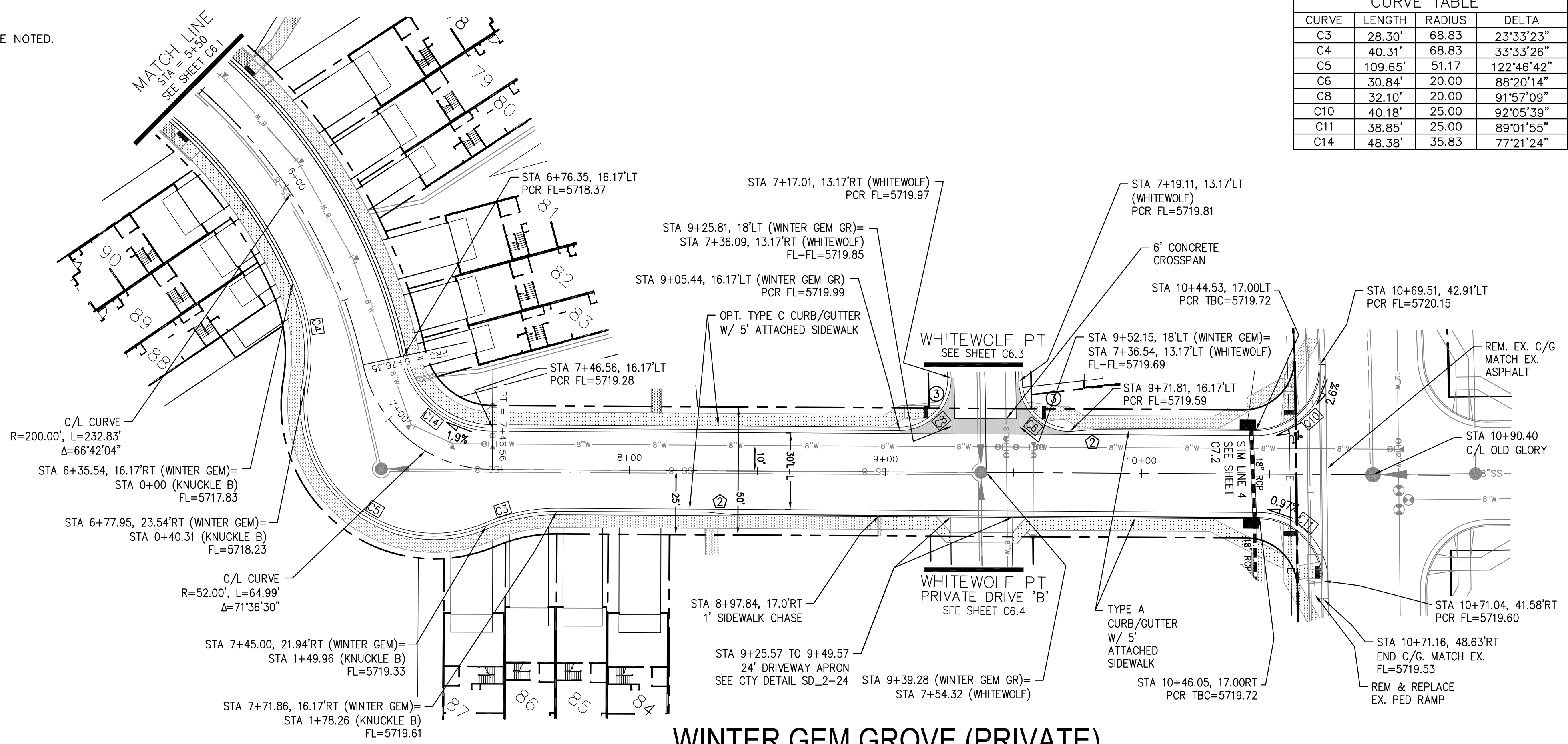
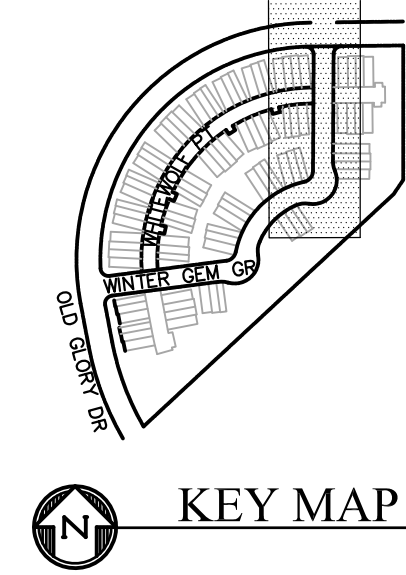
**STREET/STORM**  
**WINTER GEM GROVE (PRIVATE STREET)**  
**STA 0+00 TO 5+50**

**PROFESSIONAL ENGINEER**  
 RICHARD L. SCHINDLER  
 33997  
 9-2-2020

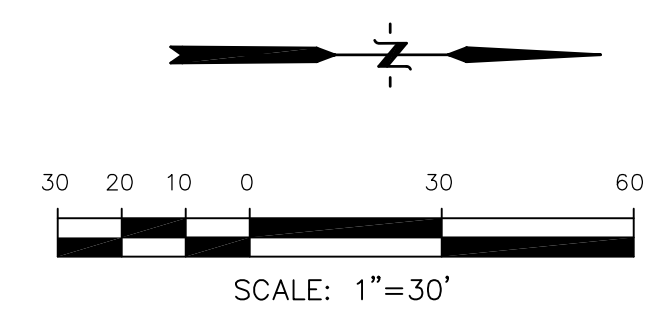
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

| CURVE TABLE |         |        |            |
|-------------|---------|--------|------------|
| CURVE       | LENGTH  | RADIUS | DELTA      |
| C3          | 28.30'  | 68.83  | 23°33'23"  |
| C4          | 40.31'  | 68.83  | 33°33'26"  |
| C5          | 109.65' | 51.17  | 122°46'42" |
| C6          | 30.84'  | 20.00  | 88°20'14"  |
| C8          | 32.10'  | 20.00  | 91°57'09"  |
| C10         | 40.18'  | 25.00  | 92°05'39"  |
| C11         | 38.85'  | 25.00  | 89°01'55"  |
| C14         | 48.38'  | 35.83  | 77°21'24"  |



WINTER GEM GROVE (PRIVATE)



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 79 870 1100  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_

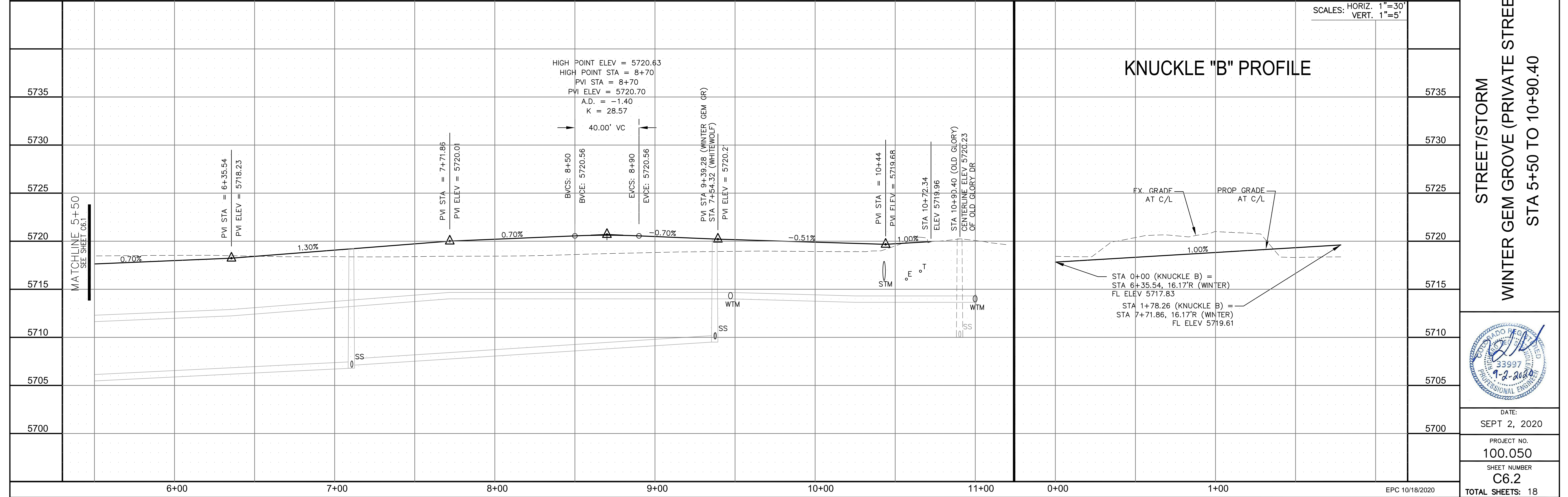
DESCRIPTION: \_\_\_\_\_

NO: \_\_\_\_\_

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

PROJECT: **PONDEROSA AT LORSON RANCH FILING NO. 3**  
 LITTLE DOGIE DR - OLD GLORY DR  
 COLORADO SPRINGS, COLORADO

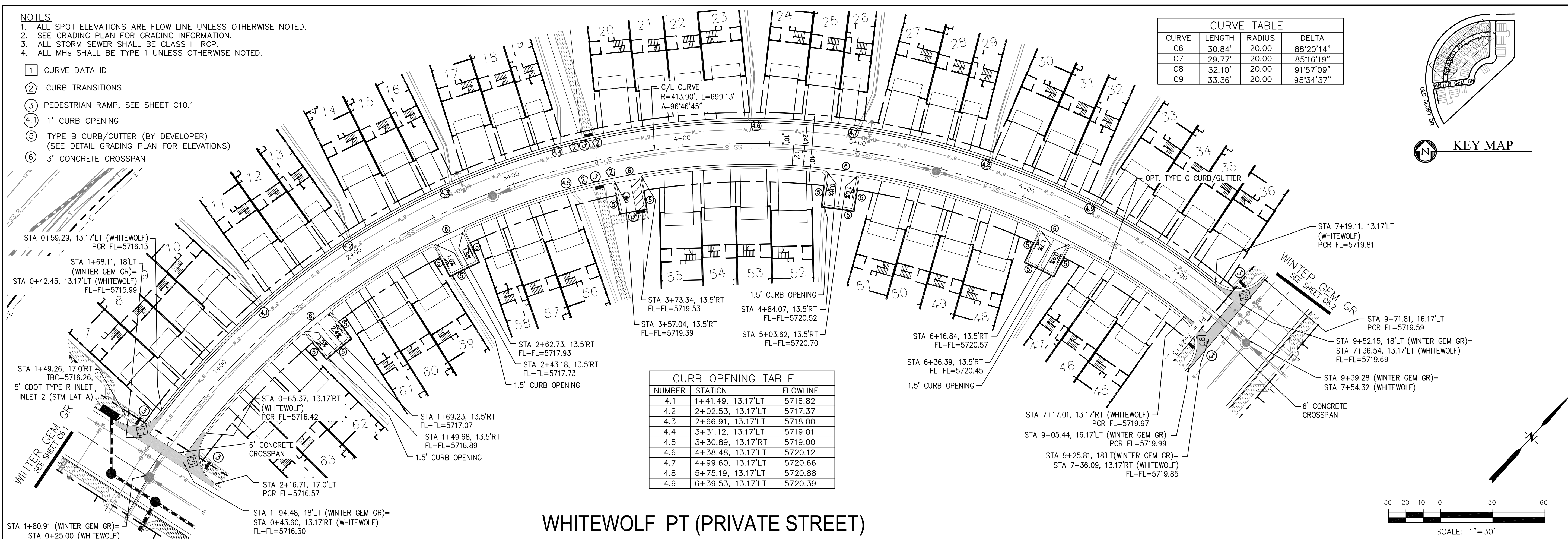
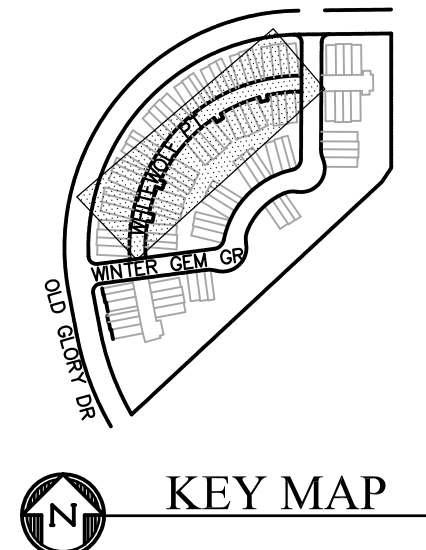
DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS



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

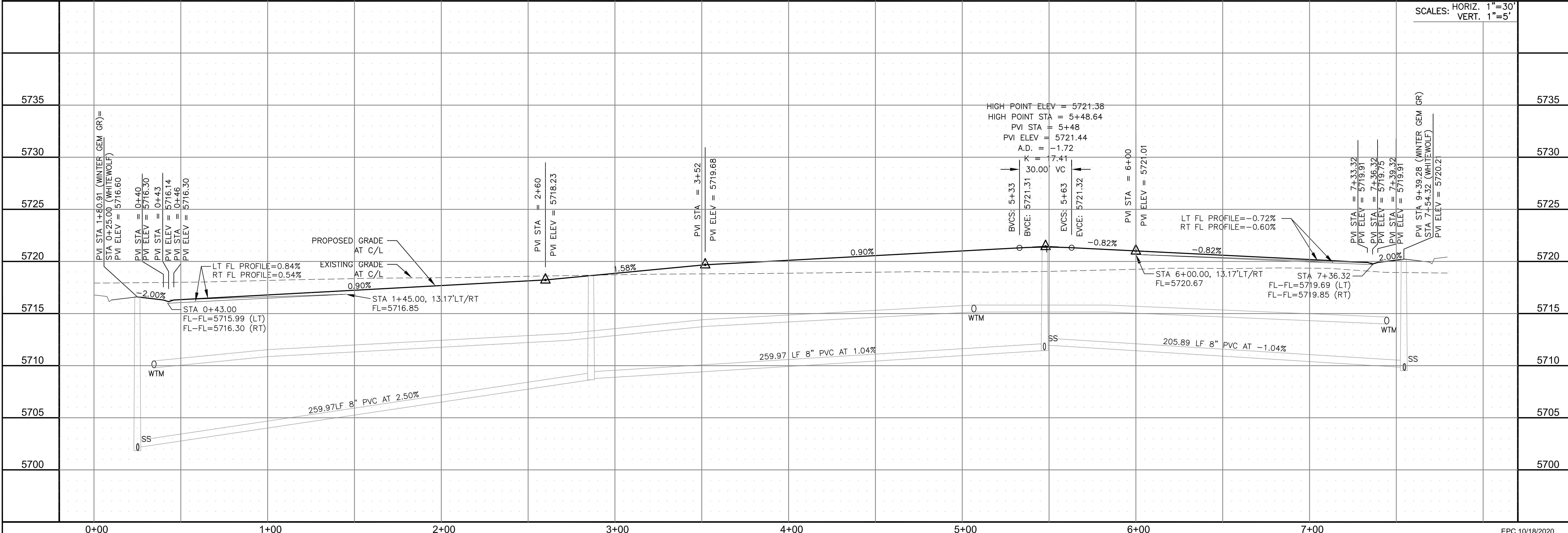
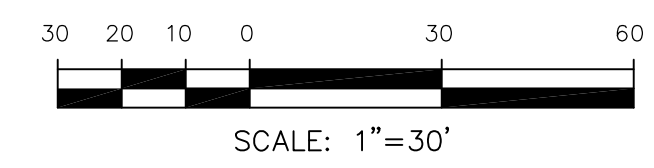
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1
- ④.1 1' CURB OPENING
- ⑤ TYPE B CURB/GUTTER (BY DEVELOPER)  
(SEE DETAIL GRADING PLAN FOR ELEVATIONS)
- ⑥ 3' CONCRETE CROSSSPAN

| CURVE TABLE |        |        |           |
|-------------|--------|--------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA     |
| C6          | 30.84' | 20.00  | 88°20'14" |
| C7          | 29.77' | 20.00  | 85°16'19" |
| C8          | 32.10' | 20.00  | 91°57'09" |
| C9          | 33.36' | 20.00  | 95°34'37" |



| CURB OPENING TABLE |                   |          |
|--------------------|-------------------|----------|
| NUMBER             | STATION           | FLOWLINE |
| 4.1                | 1+41.49, 13.17'LT | 5716.82  |
| 4.2                | 2+02.53, 13.17'LT | 5717.37  |
| 4.3                | 2+66.91, 13.17'LT | 5718.00  |
| 4.4                | 3+31.12, 13.17'LT | 5719.01  |
| 4.5                | 3+30.89, 13.17'RT | 5719.00  |
| 4.6                | 4+38.48, 13.17'LT | 5720.12  |
| 4.7                | 4+99.60, 13.17'LT | 5720.66  |
| 4.8                | 5+75.19, 13.17'LT | 5720.88  |
| 4.9                | 6+39.53, 13.17'LT | 5720.39  |

WHITEWOLF PT (PRIVATE STREET)



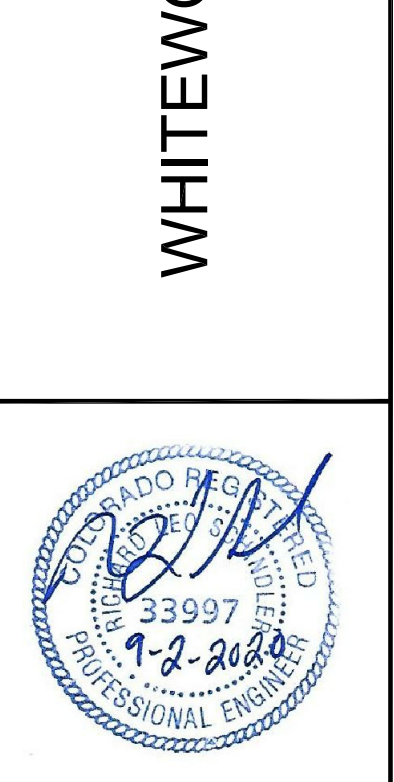
**CORE**  
ENGINEERING GROUP  
15004 1ST AVENUE S.  
BURNING WOOD, CO 80506  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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:  
**PONDEROSA AT LORSON**  
RANCH FILING NO. 3  
LITTLE DOGE DR - OLD GLORY DR  
COLORADO SPRINGS, COLORADO

STREET/STORM  
WHITEWOLF PT (PRIVATE STREET)  
STA 0+00 TO 7+54



DATE:  
SEPT 2, 2020

PROJECT NO.  
100.050

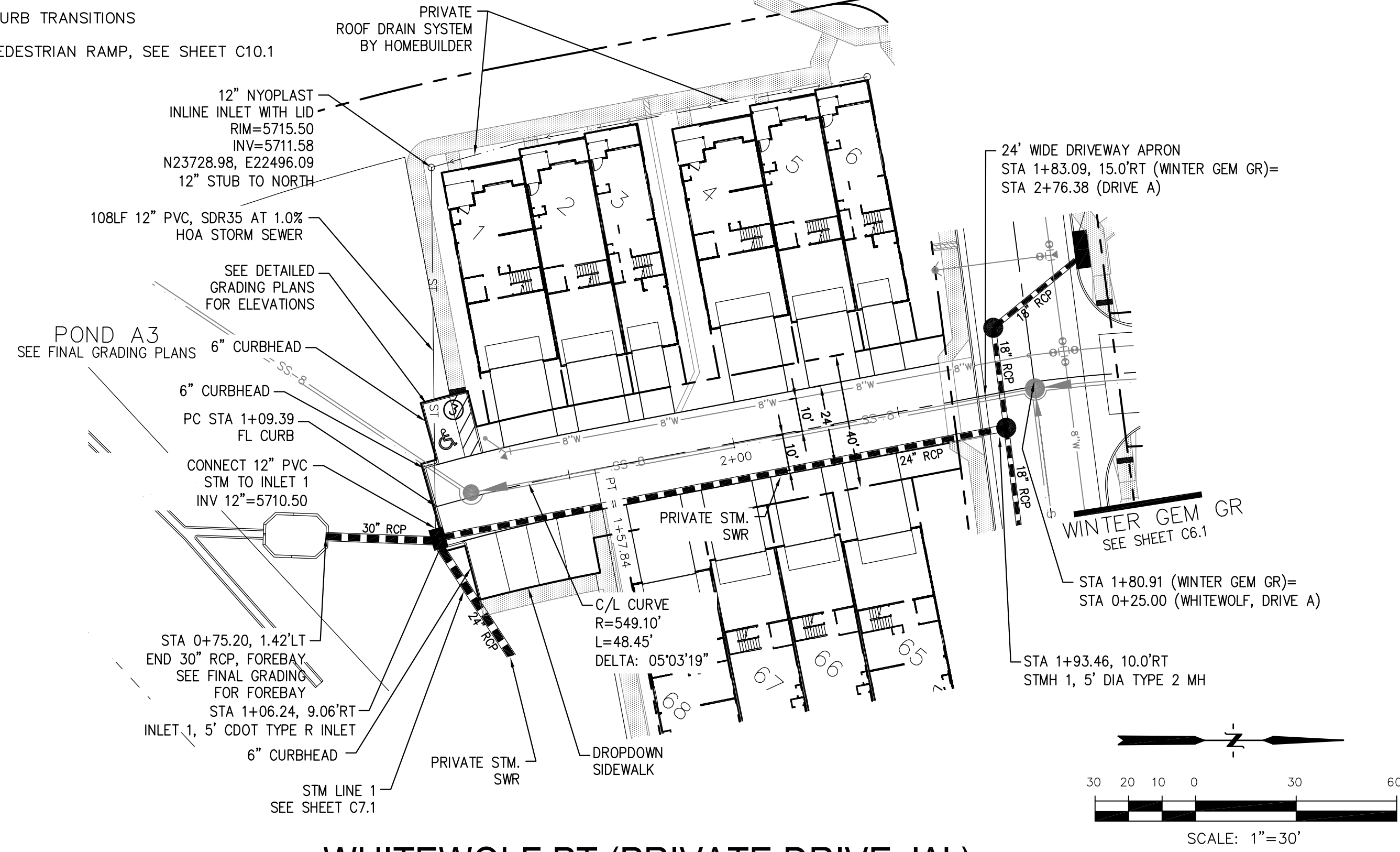
SHEET NUMBER  
C6.3

TOTAL SHEETS: 18

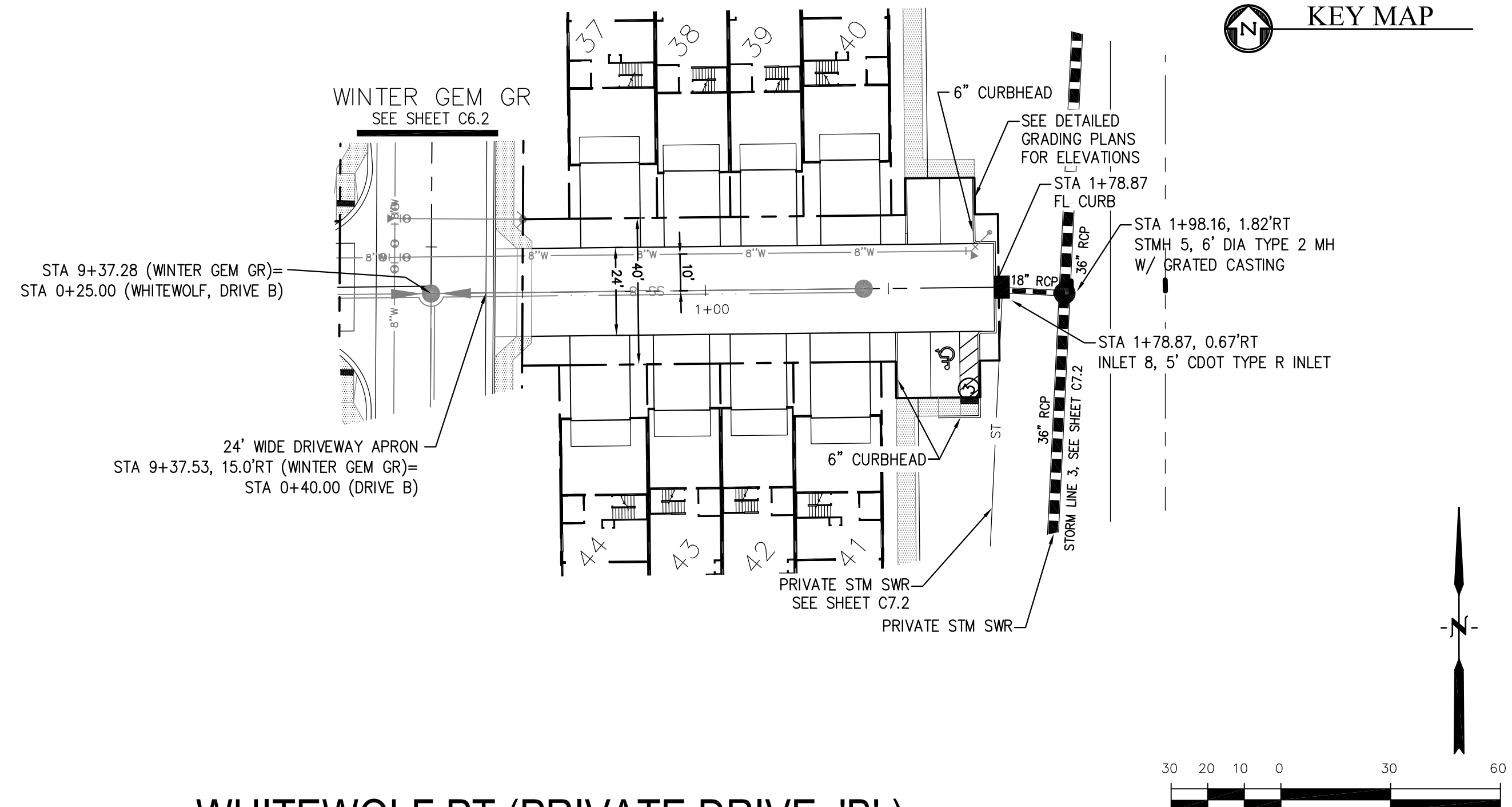
**NOTES**

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

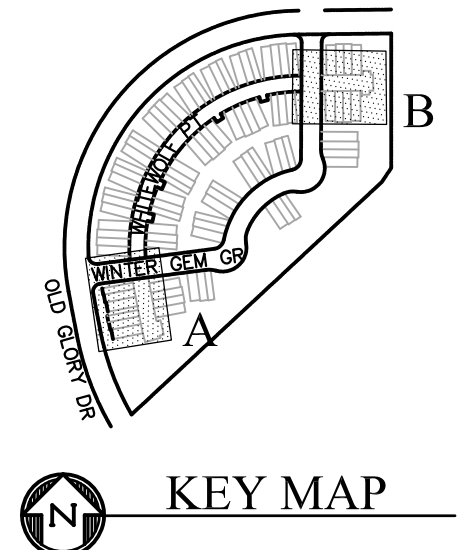
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



WHITEWOLF PT (PRIVATE DRIVE 'A')



WHITEWOLF PT (PRIVATE DRIVE 'B')



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 790 570 1100  
 COLORADO SPRINGS, CO 80903  
 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: **PONDEROSA AT LORSON RANCH FILING NO. 3**  
 LITTLE DOGIE DR - OLD GLORY DR  
 COLORADO SPRINGS, COLORADO

| Station | Proposed Grade | Existing Grade | Notes | Station | Proposed Grade | Existing Grade | Notes |
|---------|----------------|----------------|-------|---------|----------------|----------------|-------|
| 5725    |                |                |       | 5725    |                |                |       |
| 5720    |                |                |       | 5720    |                |                |       |
| 5715    |                |                |       | 5715    |                |                |       |
| 5710    |                |                |       | 5710    |                |                |       |
| 5705    |                |                |       | 5705    |                |                |       |
| 5700    |                |                |       | 5700    |                |                |       |
| 5695    |                |                |       | 5695    |                |                |       |

STREET/STORM  
 WHITEWOLF PT  
 PRIVATE DRIVES 'A' & 'B'

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

DATE: SEPT 2, 2020

PROJECT NO. 100.050

SHEET NUMBER C6.4

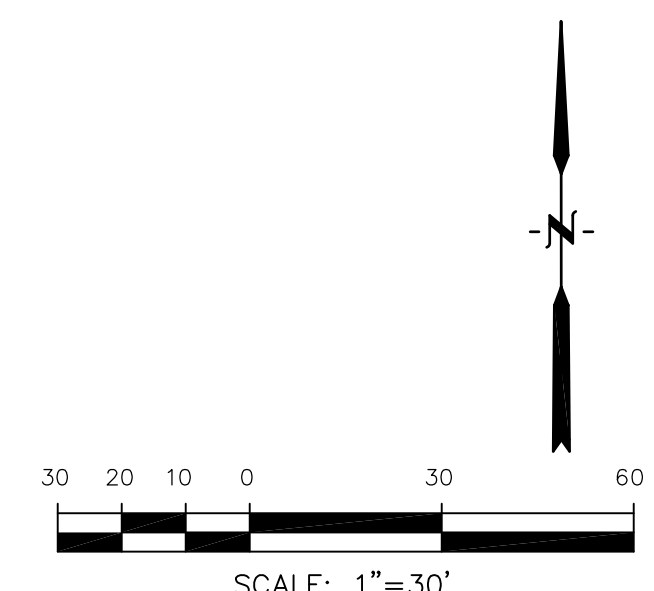
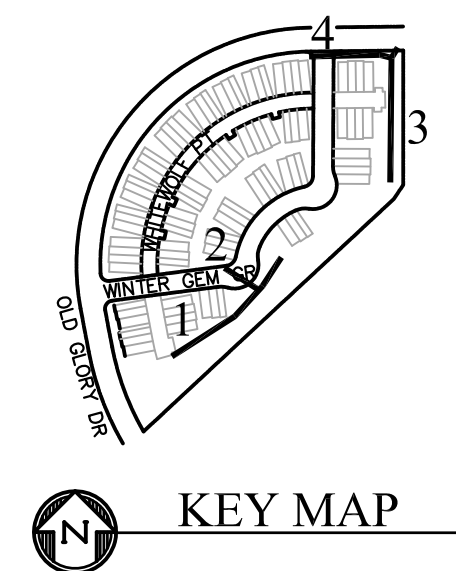
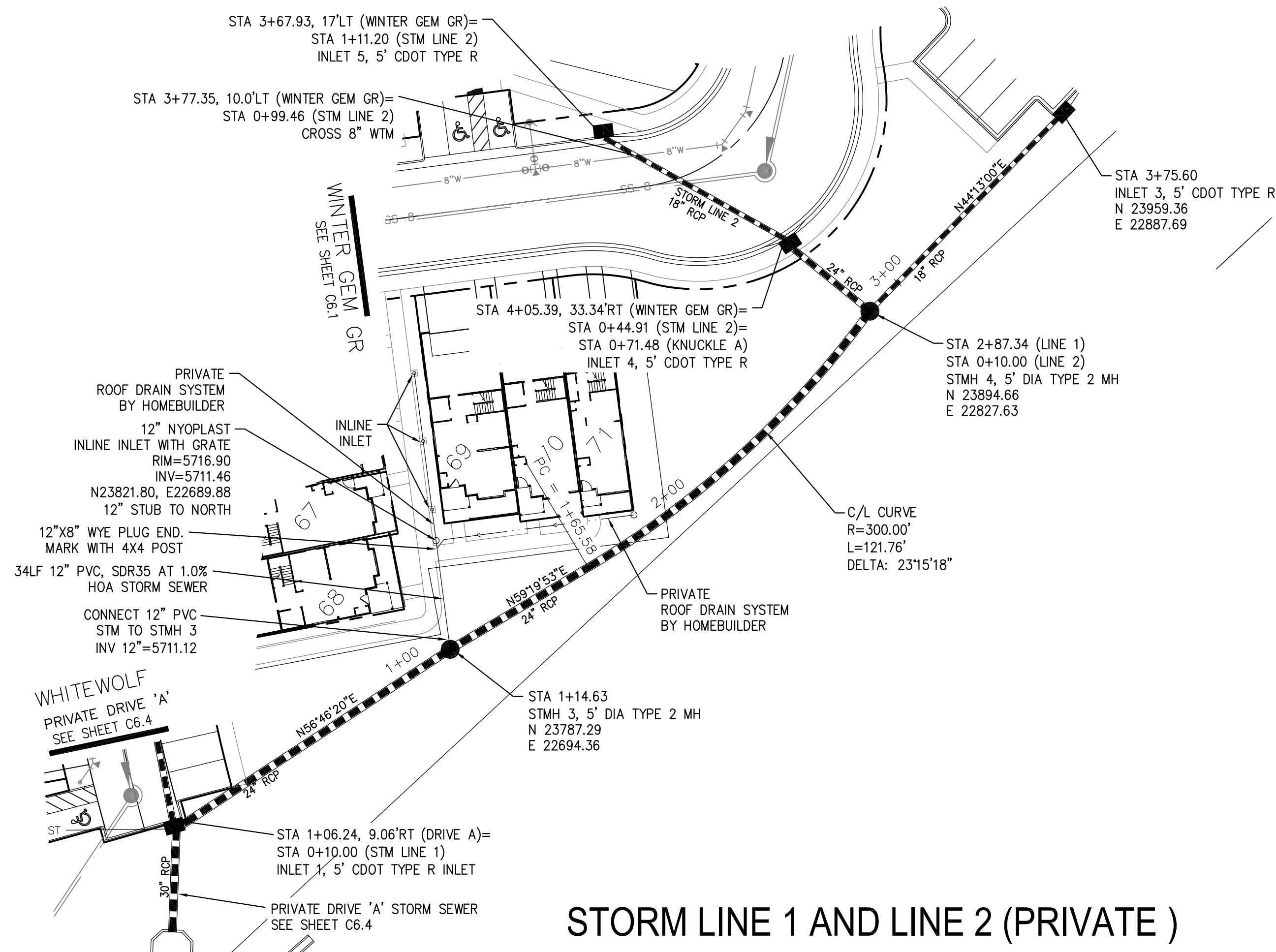
TOTAL SHEETS: 18

EPC 10/18/2020

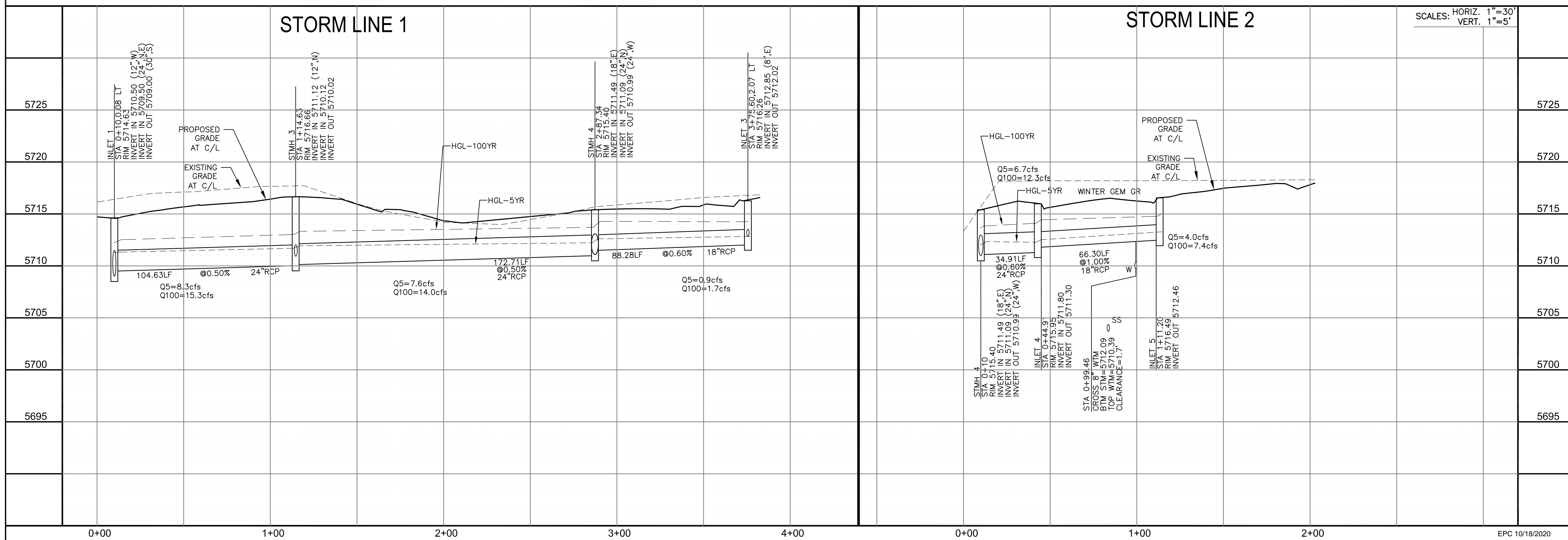


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



**STORM LINE 1 AND LINE 2 (PRIVATE)**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 79 ST. 1100  
 PLYMOUTH, CO. 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

NO. \_\_\_\_\_

PROJECT: **PONDEROSA AT LORSON RANCH FILING NO. 3**  
 LITTLE DOGIE DR - OLD GLORY 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

**PRIVATE STORM SEWER PLAN & PROFILE**

**STORM SEWER LINE 1 AND LINE 2**

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

DATE: SEPT 2, 2020

PROJECT NO. 100.050

SHEET NUMBER C7.1

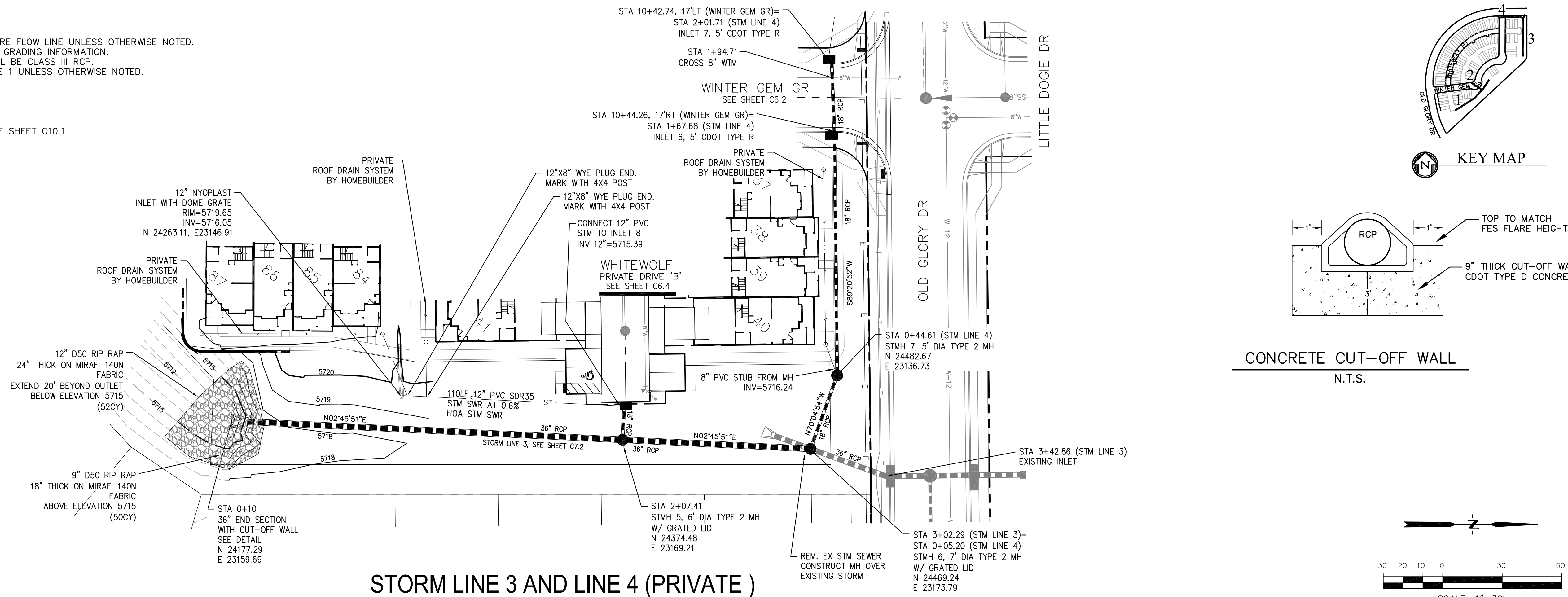
TOTAL SHEETS: 18

EPC 10/18/2020



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

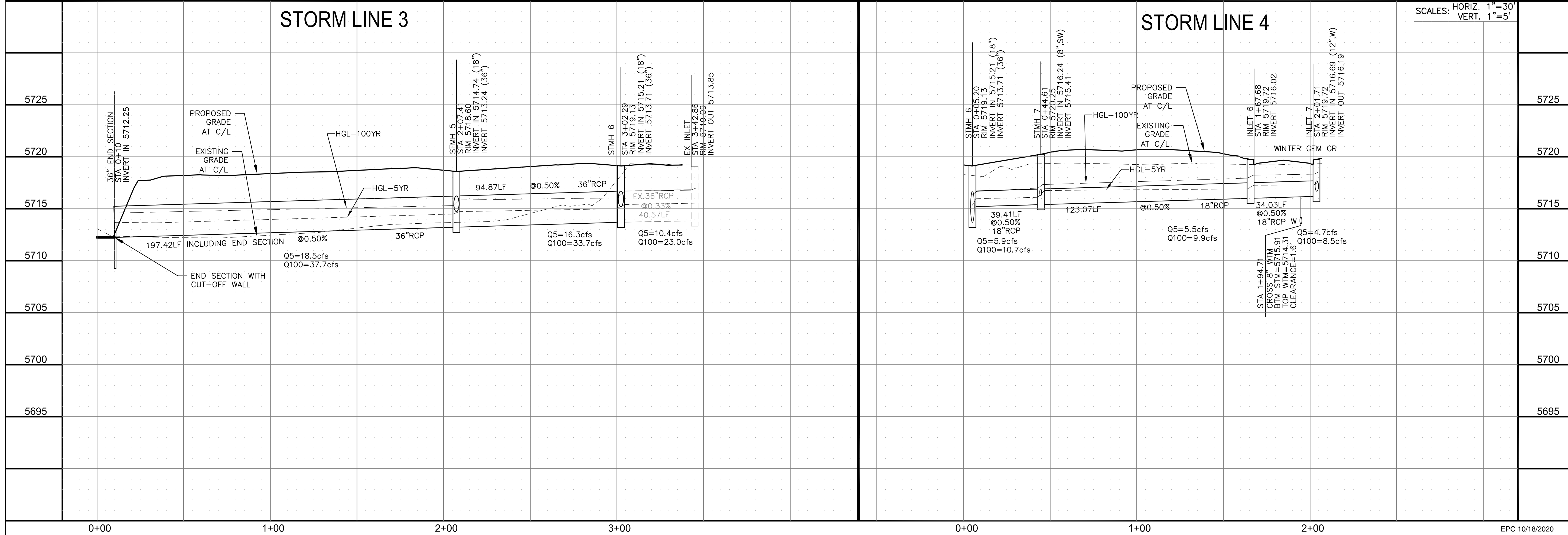
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



**STORM LINE 3**

**STORM LINE 4**

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



**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S, SUITE 301  
DENVER, CO 80202  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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

**PROJECT:**  
**PONDEROSA AT LORSON RANCH FILING NO. 3**  
LITTLE DOGIE DR - OLD GLORY DR  
COLORADO SPRINGS, COLORADO

**DATE:**  
SEPT 2, 2020

**PROJECT NO.:**  
100.050

**SHEET NUMBER:**  
C7.2

**TOTAL SHEETS:** 18

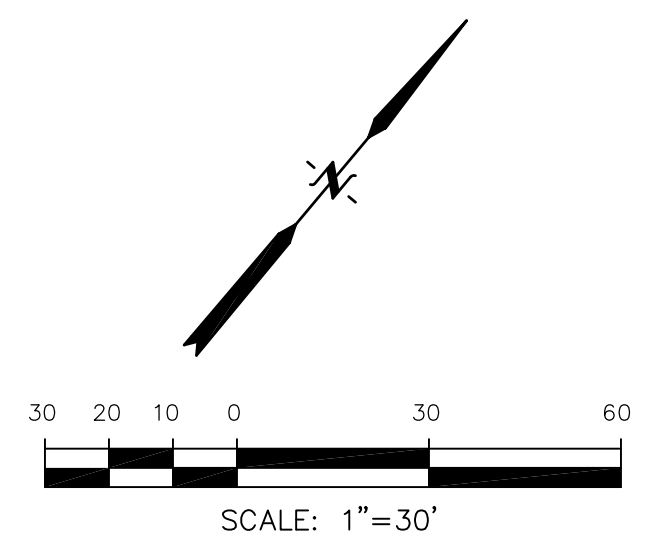
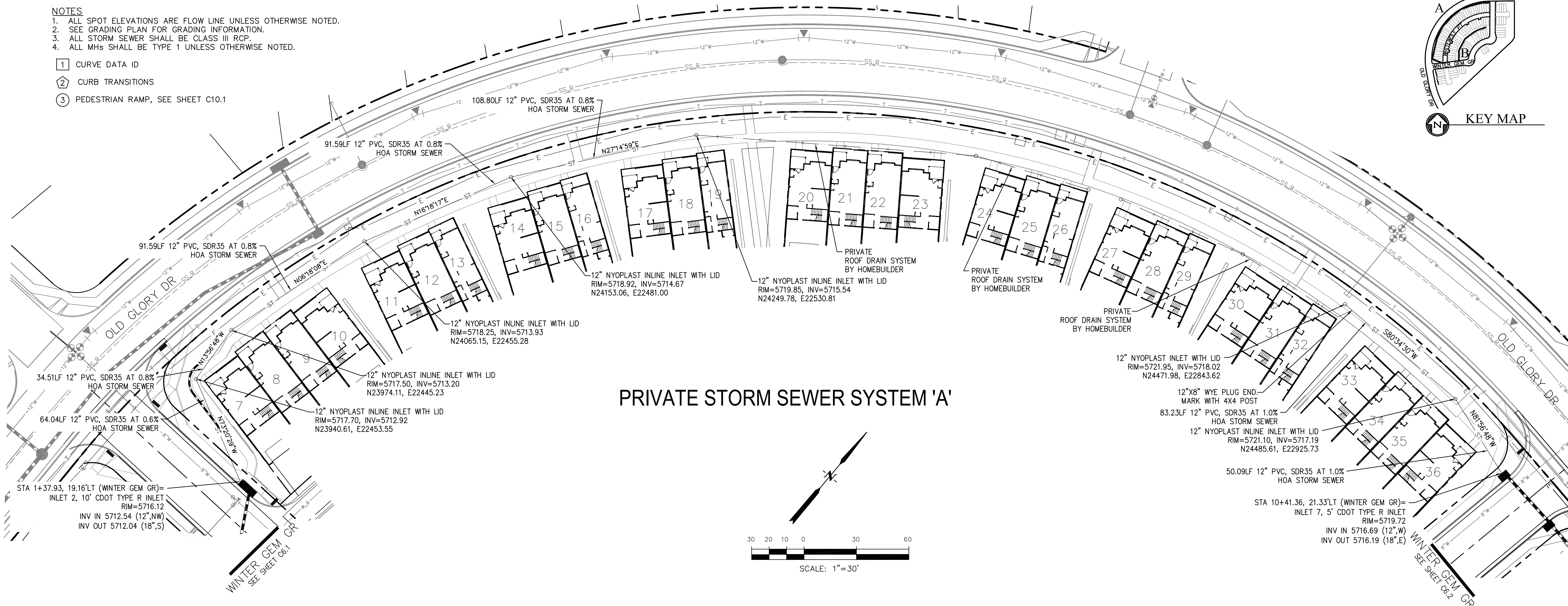
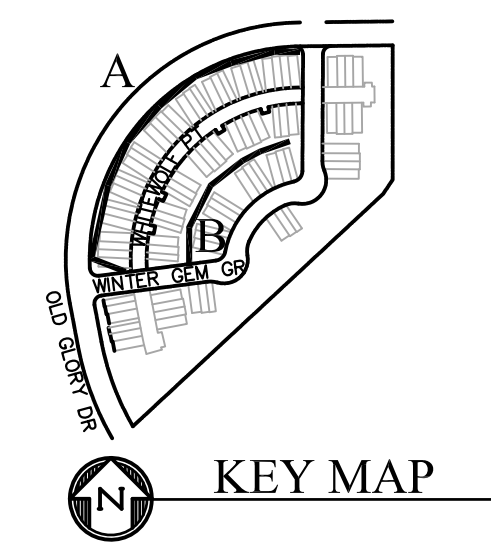
**SCALE:** 1"=30'

**DATE:** 9-2-2020

**PROFESSIONAL ENGINEER**

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

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



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 BLDG 79-659-7800  
 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  
 (719) 635-3200  
 CONTACT: JEFF MARK

PROJECT: **PONDEROSA AT LORSON RANCH FILING NO. 3**  
 LITTLE DOGE DR - OLD GLORY DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**PRIVATE STORM SEWER SYSTEM  
 PLAN & PROFILE  
 SYSTEM 'A' & 'B'**



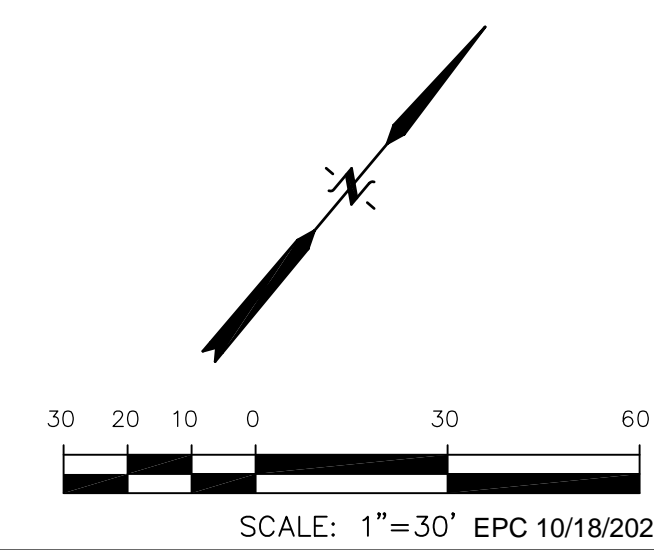
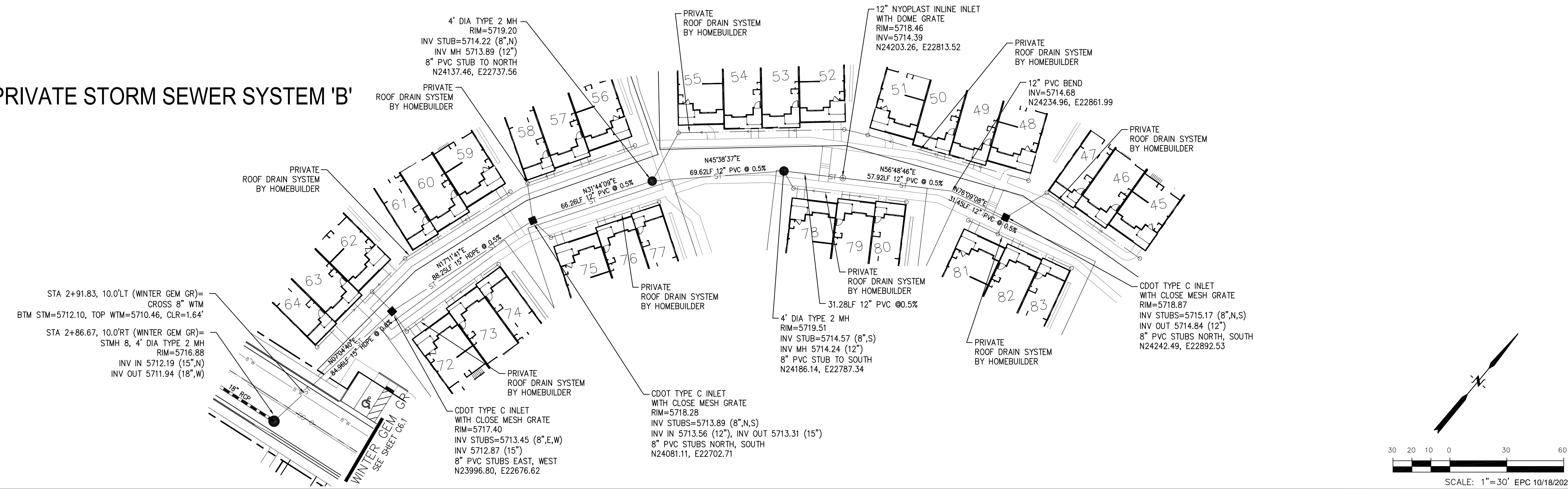
DATE: **SEPT 2, 2020**

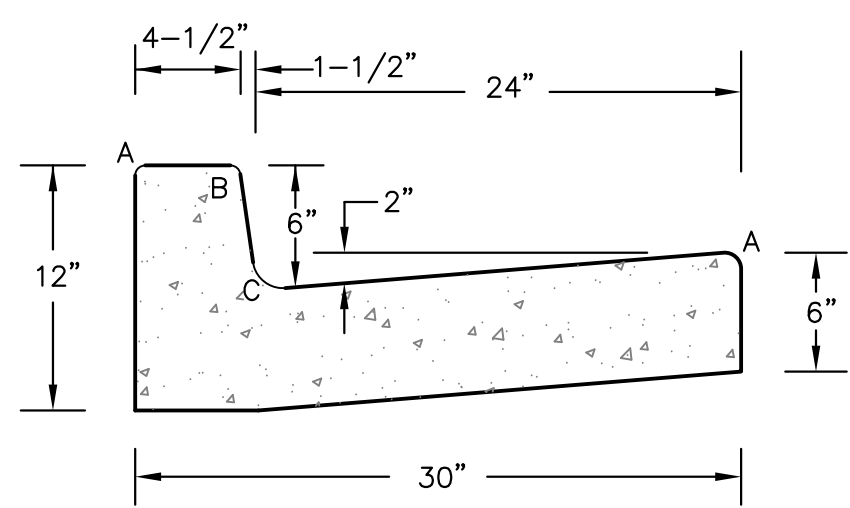
PROJECT NO. **100.050**

SHEET NUMBER **C7.3**

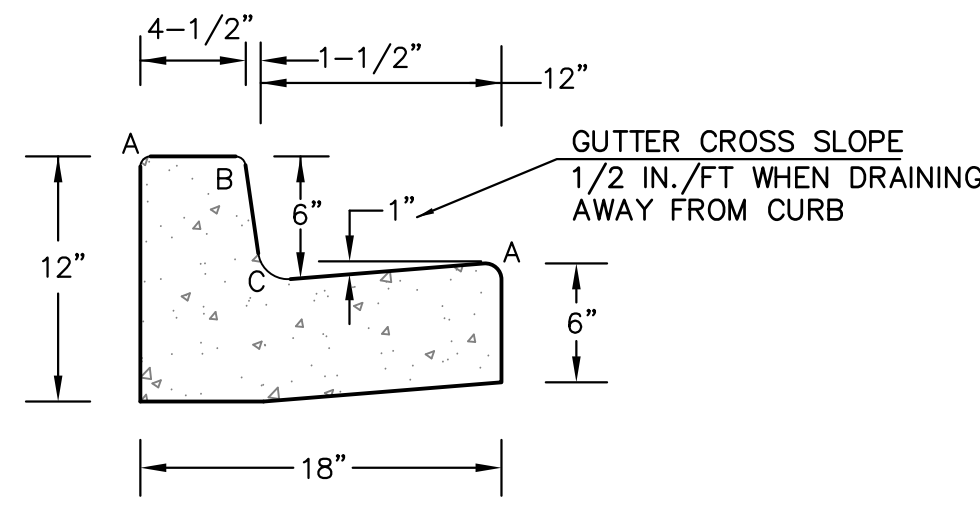
TOTAL SHEETS: 18

**PRIVATE STORM SEWER SYSTEM 'B'**

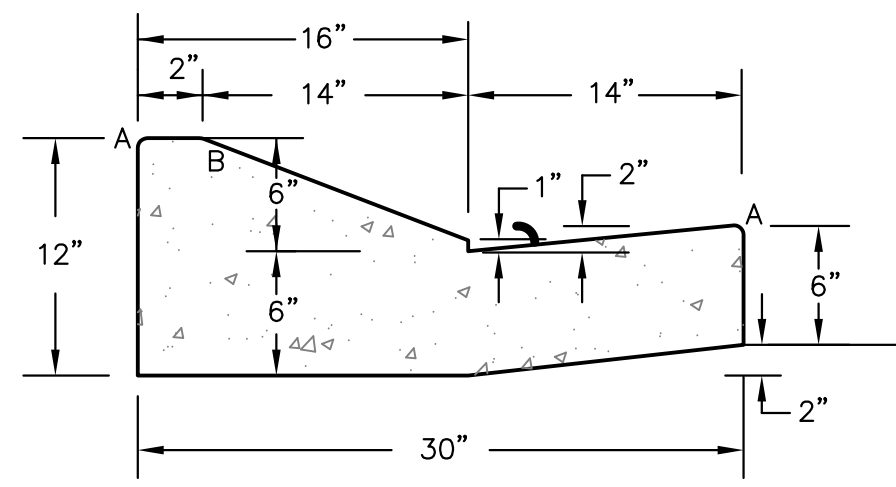




**TYPE 'A'**  
VERTICAL CURB AND GUTTER  
SCALE 1" = 1'-0"

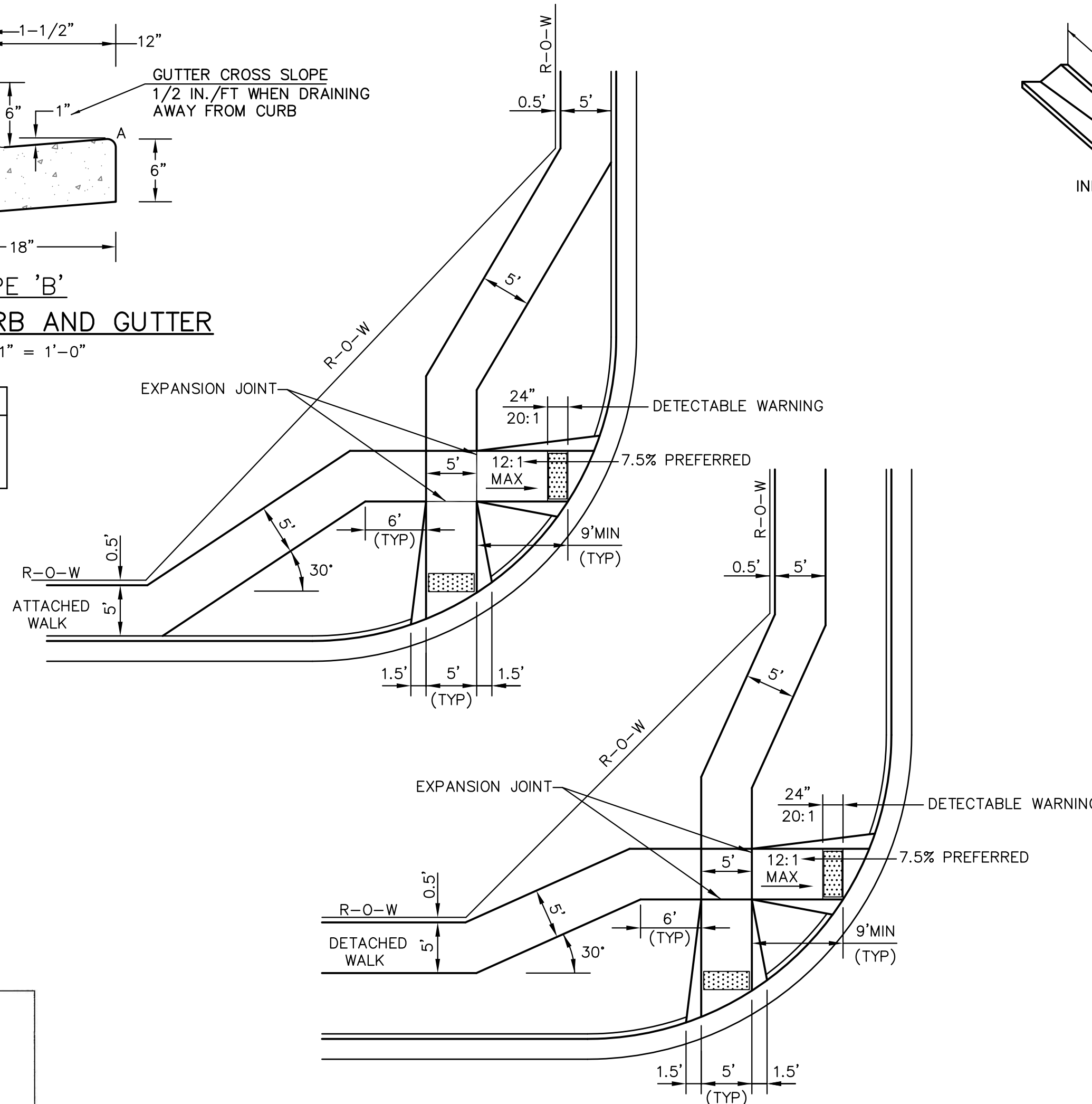


**TYPE 'B'**  
VERTICAL CURB AND GUTTER  
SCALE 1" = 1'-0"

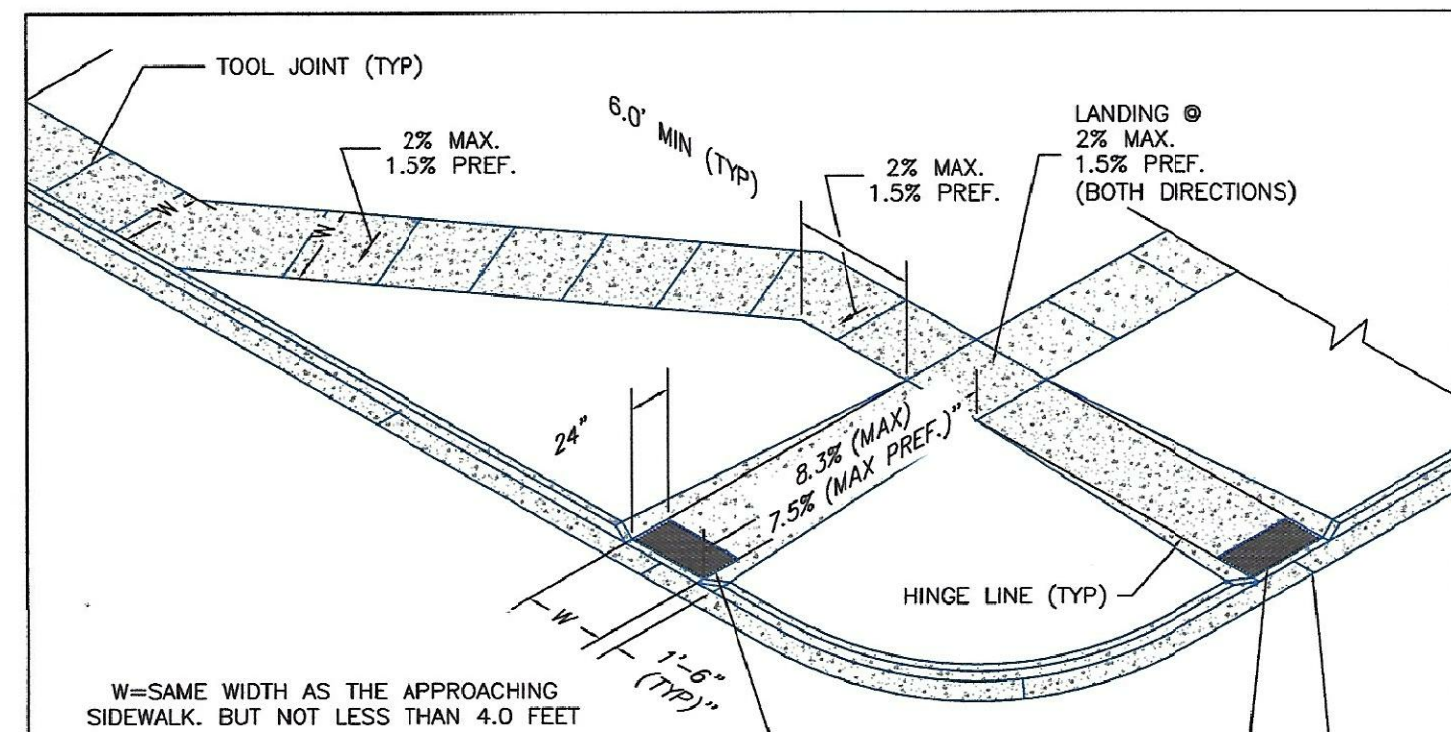


**TYPE 'C'**  
OPTIONAL TYPE C RAMP CURB AND GUTTER  
SCALE 1" = 1'

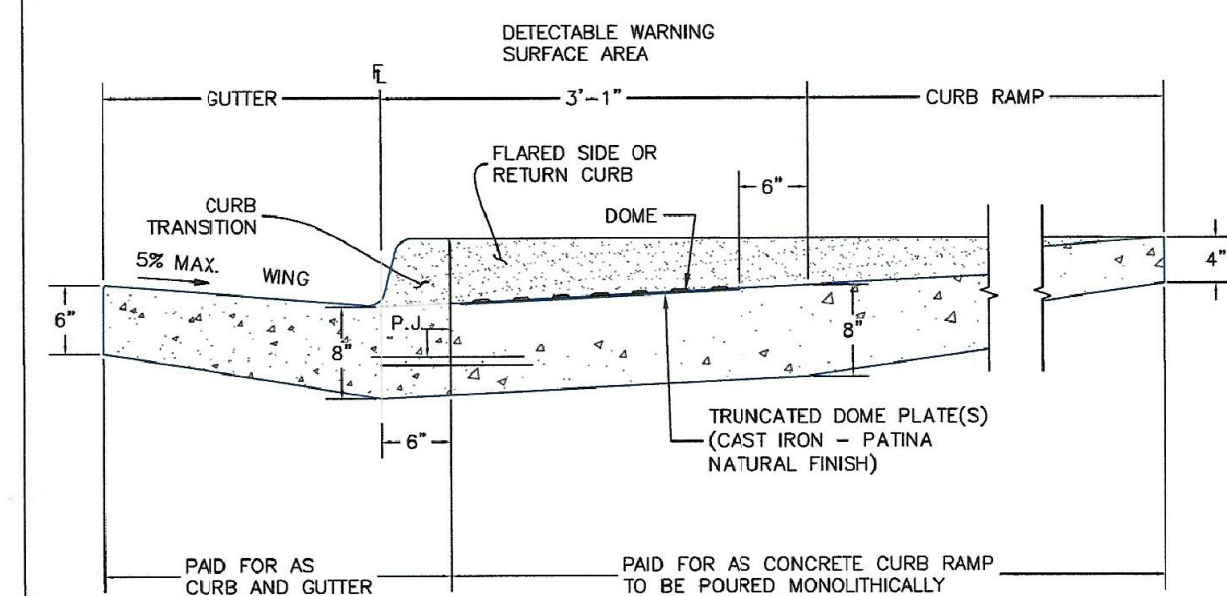
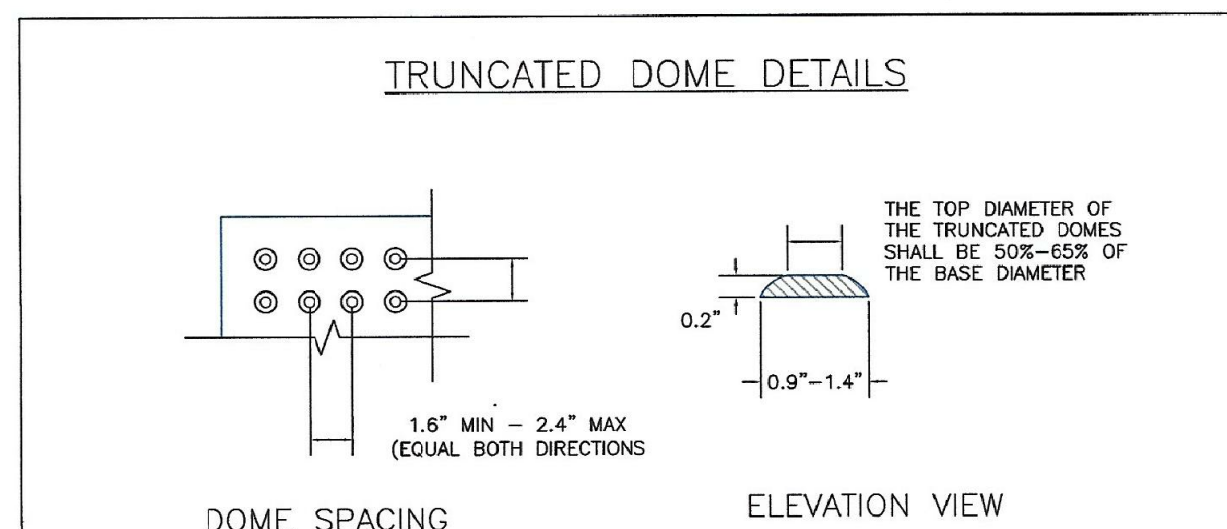
| LENGTH FOR RADII |              |
|------------------|--------------|
| A                | 1/8" TO 1/4" |
| B                | 1-1/2"       |
| C                | 1-1/2" TO 2" |



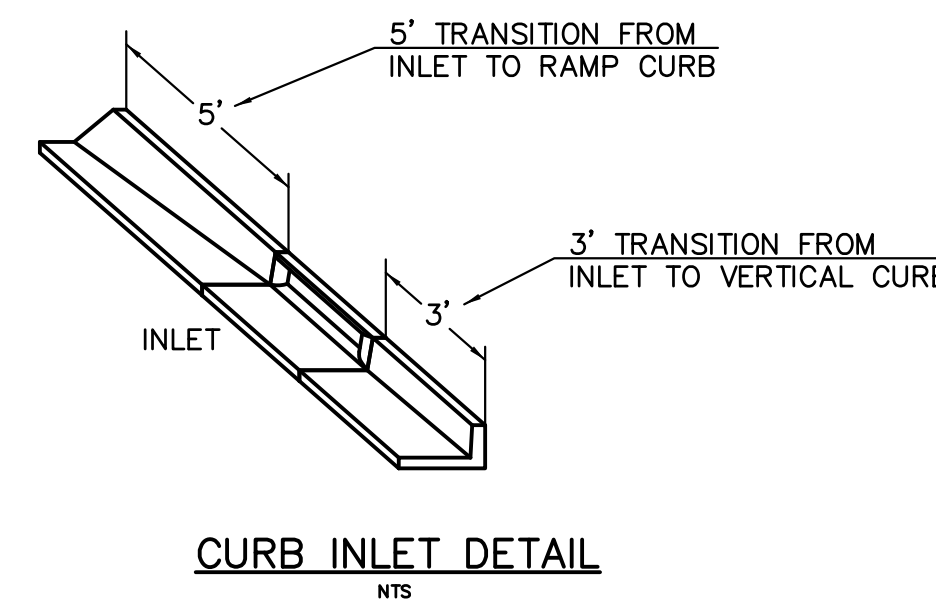
**PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD 2-40)**  
NO SCALE



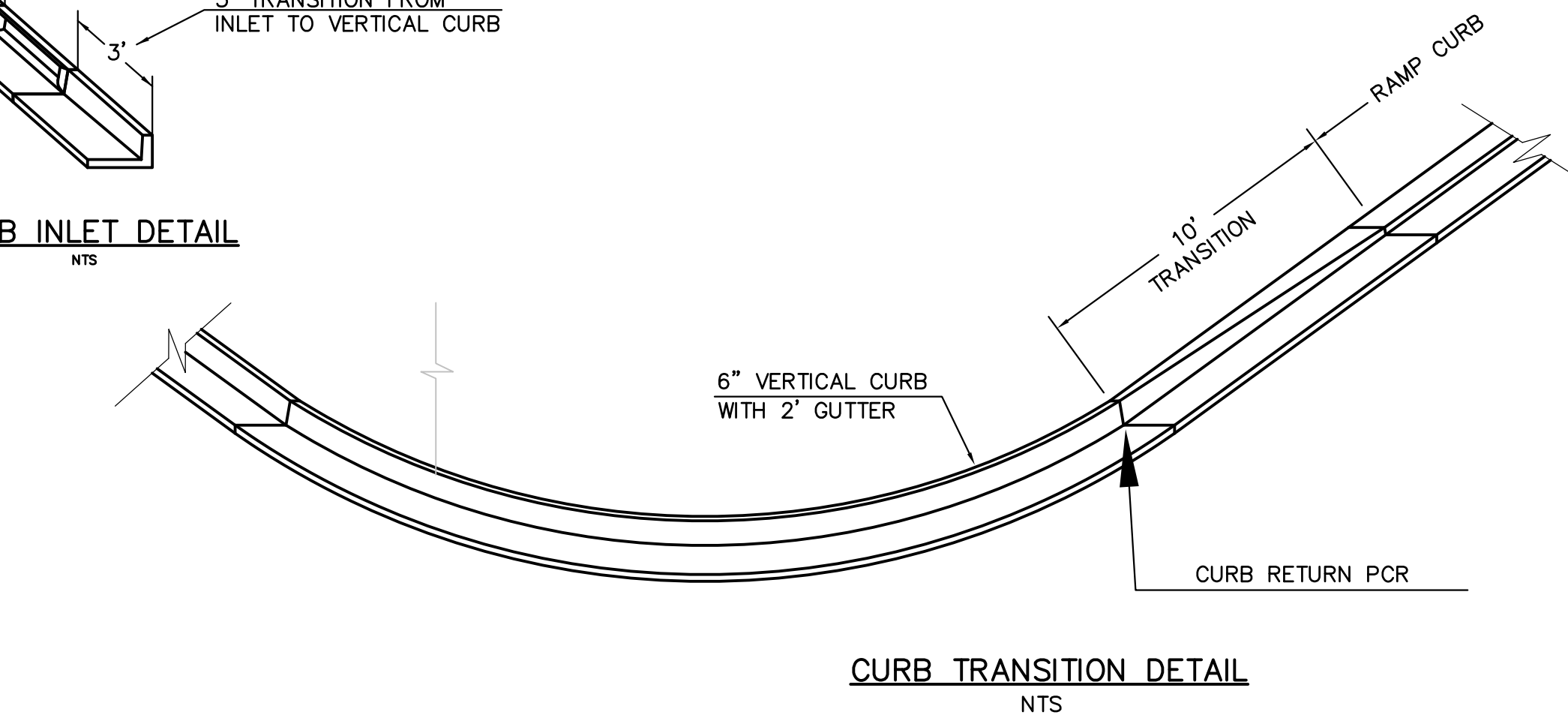
- PEDESTRIAN RAMP NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
  - CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
  - PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, 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 EDM 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 SIDES(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 1:1.
  - 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.



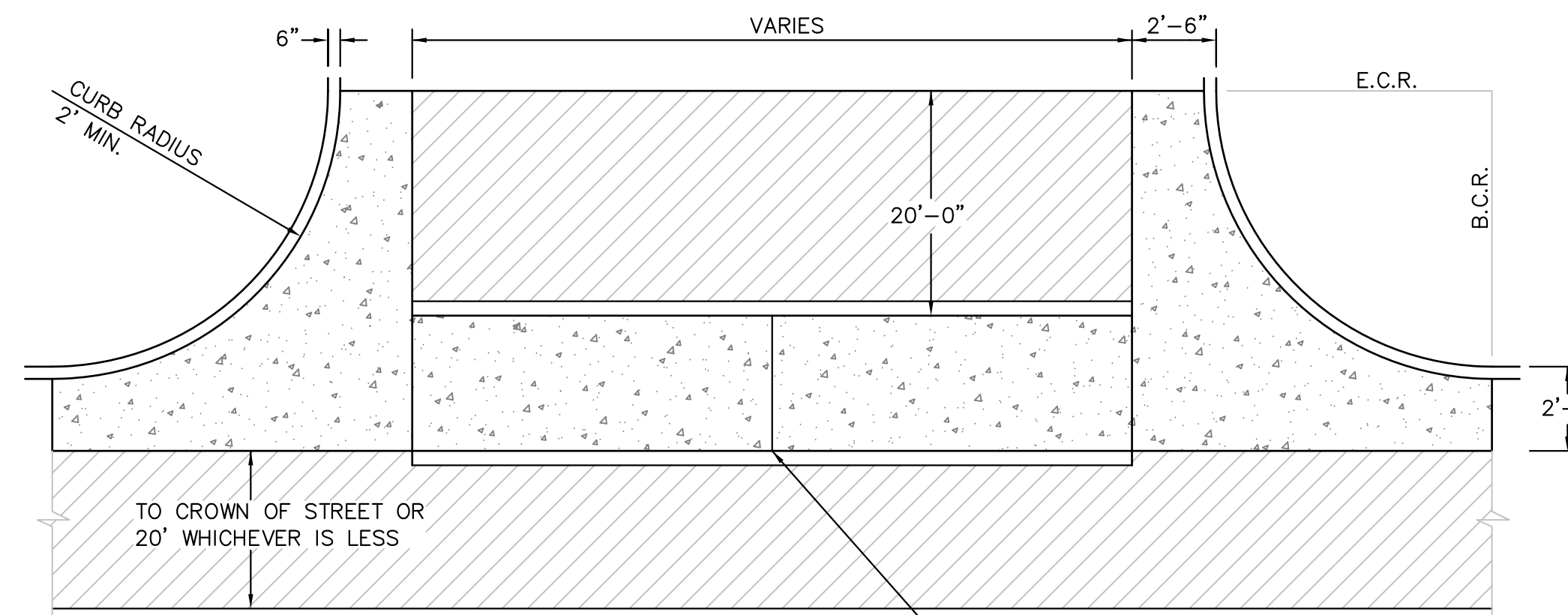
**DETECTABLE WARNING SURFACE DETAILS**  
Standard Drawing  
DATE APPROVED: 6/23/20  
DESIGNED BY: Jennifer E. Irvine  
REVISION DATE: 6/23/20  
FILE NAME: SD\_2-41



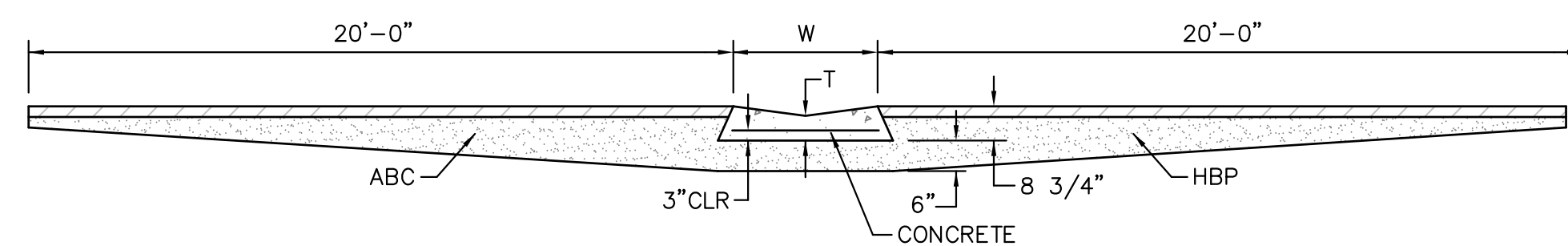
**CURB INLET DETAIL**  
NTS



**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" = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
  - DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

**CORE ENGINEERING GROUP**  
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EMAIL: rich@cegi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_

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COLORADO SPRINGS, COLORADO 80903  
(719) 635-5720  
CONTACT: JEFF MARK

PROJECT: **PONDEROSA AT LORSON RANCH FILING NO. 3**  
LITTLE DOGUE BL. OLD CLOS. DR.  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**ROADWAY DETAIL SHEET**



DATE: SEPT 2, 2020

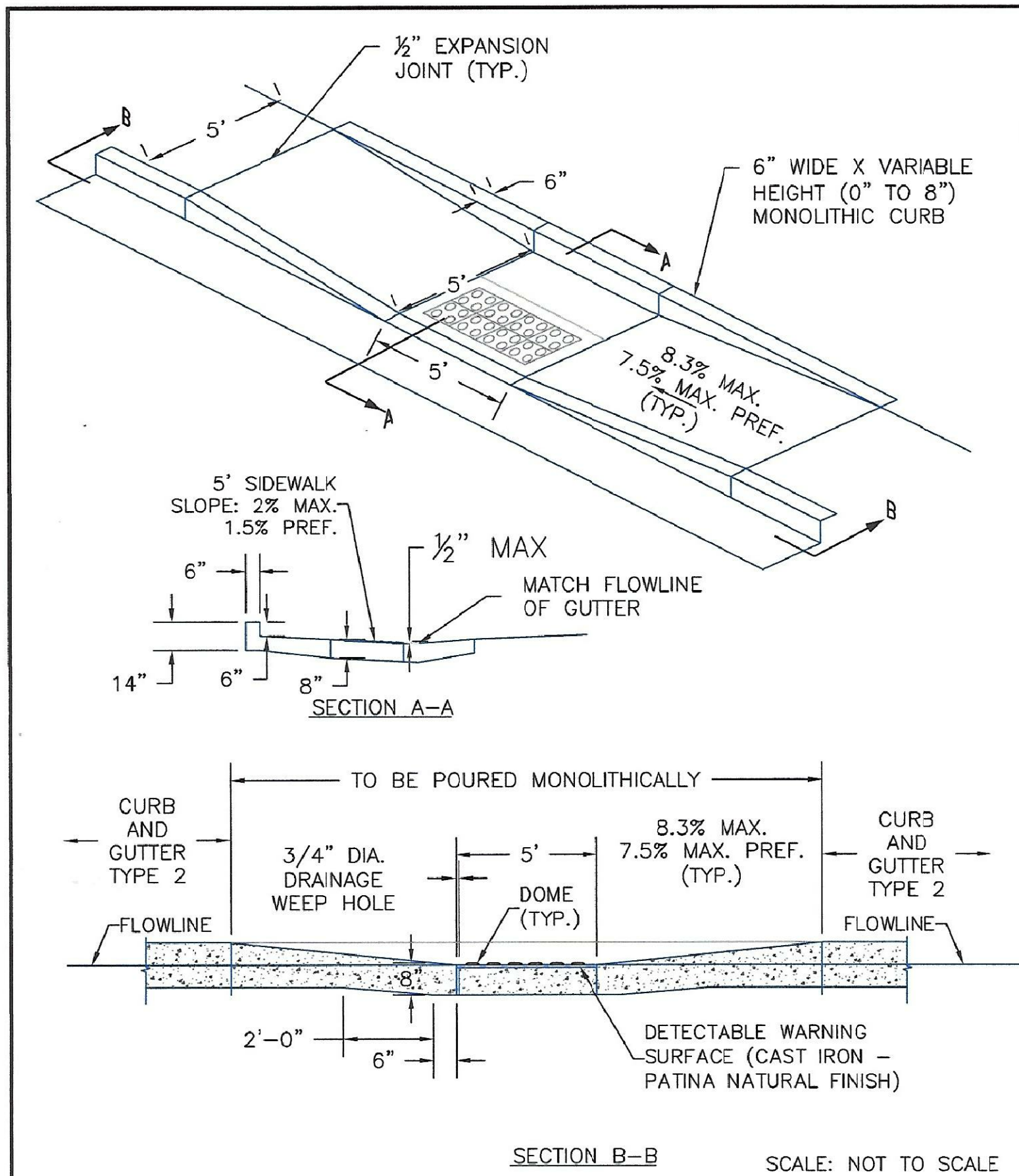
PROJECT NO. 100.050

SHEET NUMBER C10.1

TOTAL SHEETS: 18





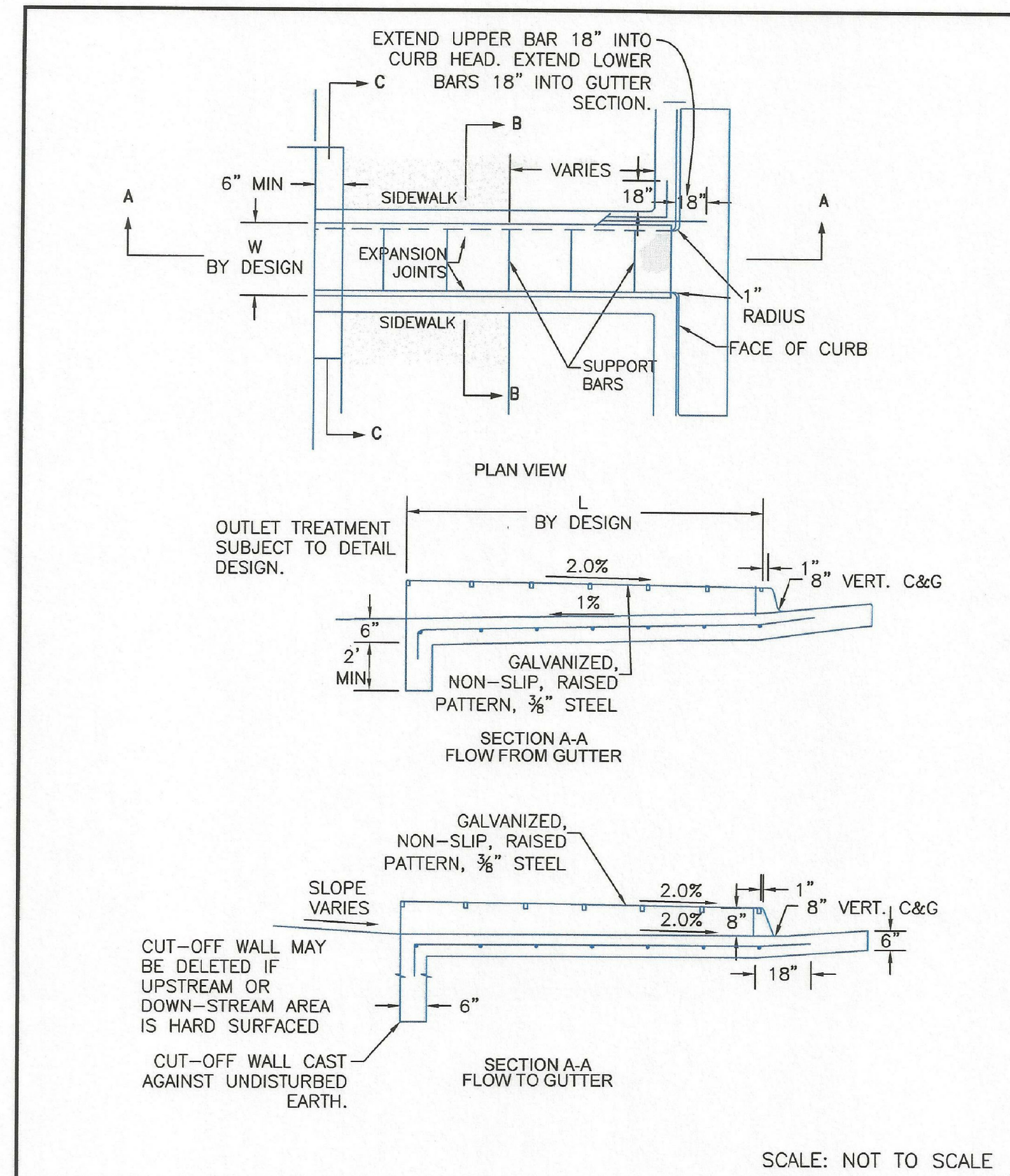


6/23/20  
DATE APPROVED:  
Jennifer E. Irvine  
DEPARTMENT OF PUBLIC WORKS

Parallel Pedestrian Curb Ramp Detail  
Standard Drawing

REVISION DATE: 6/23/20  
FILE NAME: SD\_2-50

DEPARTMENT OF PUBLIC WORKS

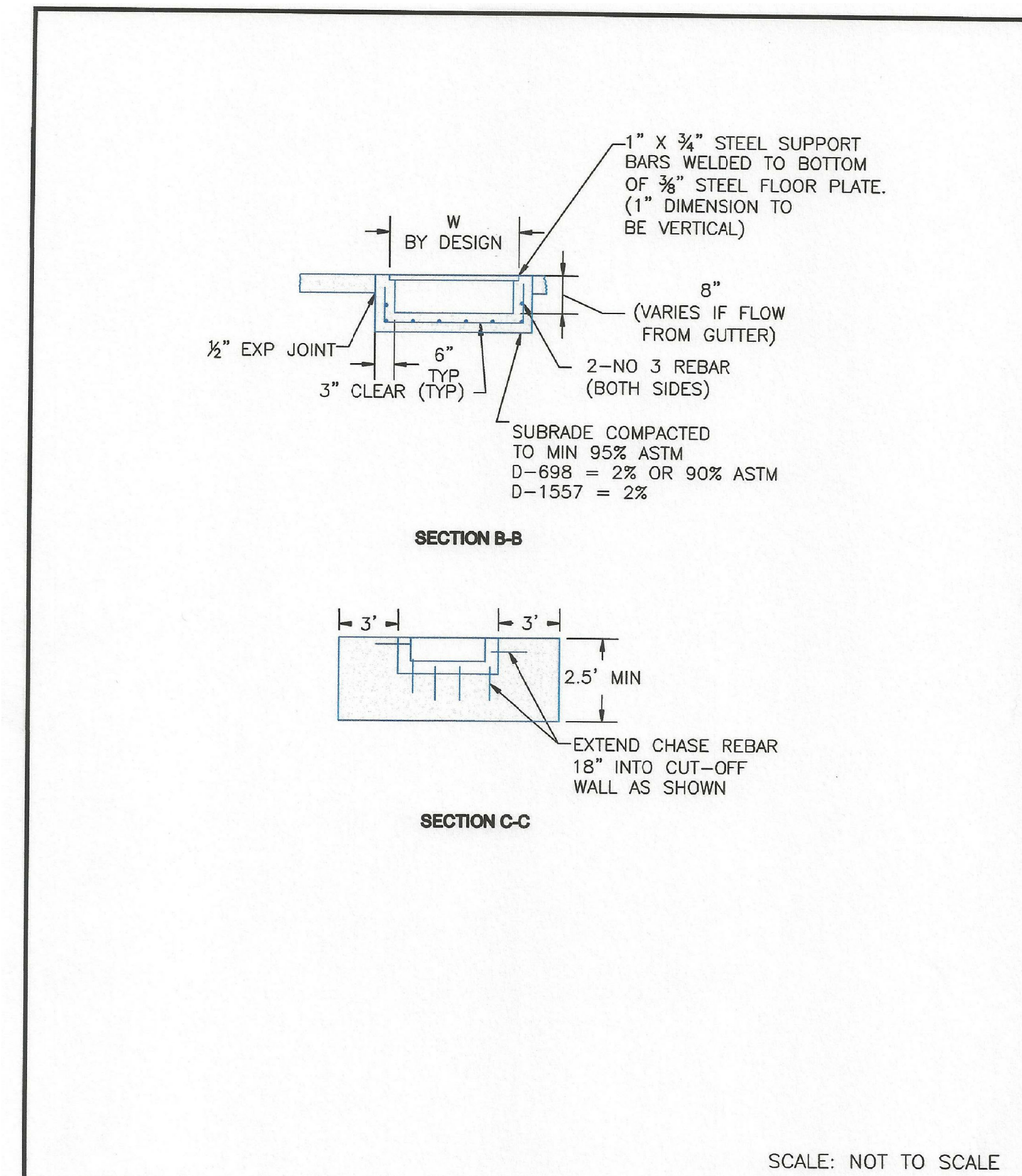


8/11/11  
DATE APPROVED:  
André P. Brackin  
DEPARTMENT OF TRANSPORTATION

Curb Opening with Drainage Chase Detail 1 of 2  
Standard Drawing

REVISION DATE: 12/8/15  
FILE NAME: SD\_3-25

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

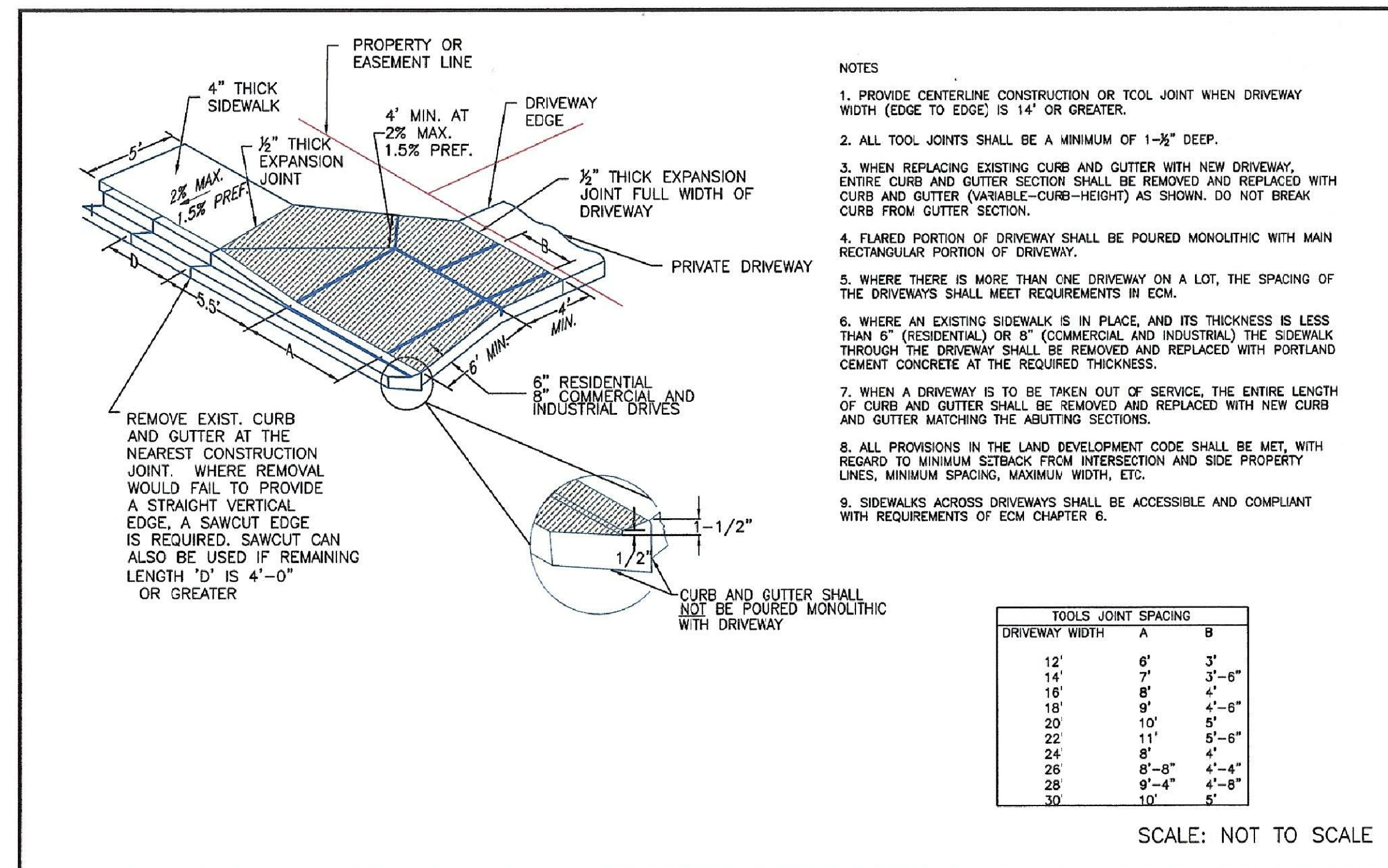


8/11/11  
DATE APPROVED:  
André P. Brackin  
DEPARTMENT OF TRANSPORTATION

Curb Opening with Drainage Chase Detail 2 of 2  
Standard Drawing

REVISION DATE: 11/10/04  
FILE NAME: SD\_3-25A

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



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

Driveway Detail With Attached Sidewalk  
Standard Drawing

REVISION DATE: 6/23/20  
FILE NAME: SD\_2-24

DEPARTMENT OF PUBLIC WORKS

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
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PH: 719-659-7800  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: rich@cegi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_

PREPARED FOR: **LORSON, LLC**  
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COLORADO SPRINGS, COLORADO 80903  
(719) 635-5200  
CONTACT: JEFF MARK

PROJECT: **PONDEROSA AT LORSON RANCH FILING NO. 3**  
LITTLE DOGLE BLVD. OLD CLOVER DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**PONDEROSA AT LORSON RANCH  
FILING NO. 3  
ROADWAY DETAILS**

DATE: SEPT 2, 2020  
PROJECT NO. 100.050  
SHEET NUMBER C10.3  
TOTAL SHEETS: 18

EPC 10/18/2020