

CONSTRUCTION NOTES

1. ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM DREXEL, BARRELL & CO., JULY, 2005. SUPPLEMENTAL SURVEY DATA WAS OBTAINED FOR MARKSHEFFEL ROAD FROM M&S CIVIL GROUP IN NOVEMBER, 2016. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
3. DEPTH OF MOISTURE–DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
BASE OF ALL CUTS AND FILLS – 12 INCHES,
FULL DEPTH OF ALL EMBANKMENTS
4. THE CONTRACTOR IS RESPONSIBLE FOR THE RE–ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
5. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
6. PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF–ROLLED WITH A LOADED 988 FRONT–END LOADER OR SIMILAR HEAVY RUBBER TIRED VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER–EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (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.
7. SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
8. FILL SHALL BE PLACED IN 8–INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:

– HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.

– SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.

– TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.

– MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.

– TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.

– CONCRETE WASH AREAS.

– INLET PROTECTION.

THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
10. FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR LORSON RANCH.

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:

a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)

b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2

c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER–THE–FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE–CONSTRUCTION MEETING WITH PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS–ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORKS DEPARTMENT AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PUBLIC WORKS DEPARTMENT, INCLUDING WORK WITHIN THE RIGHT–OF–WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF–SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

STORM SEWER NOTES:

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

LORSON RANCH EAST FILING NO. 4
STREET / STORM SEWER
NOTES



DATE:
JUNE 1, 2019

PROJECT NO.
100.048

SHEET NUMBER
C1.2

TOTAL SHEETS: 40

PROJECT:
LORSON RANCH EAST
FILING NO. 4
LORSON BLVD – LAMFREY DR
COLORADO SPRINGS, COLORADO

PREPARED FOR:

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

CORE

ENGINEERING GROUP

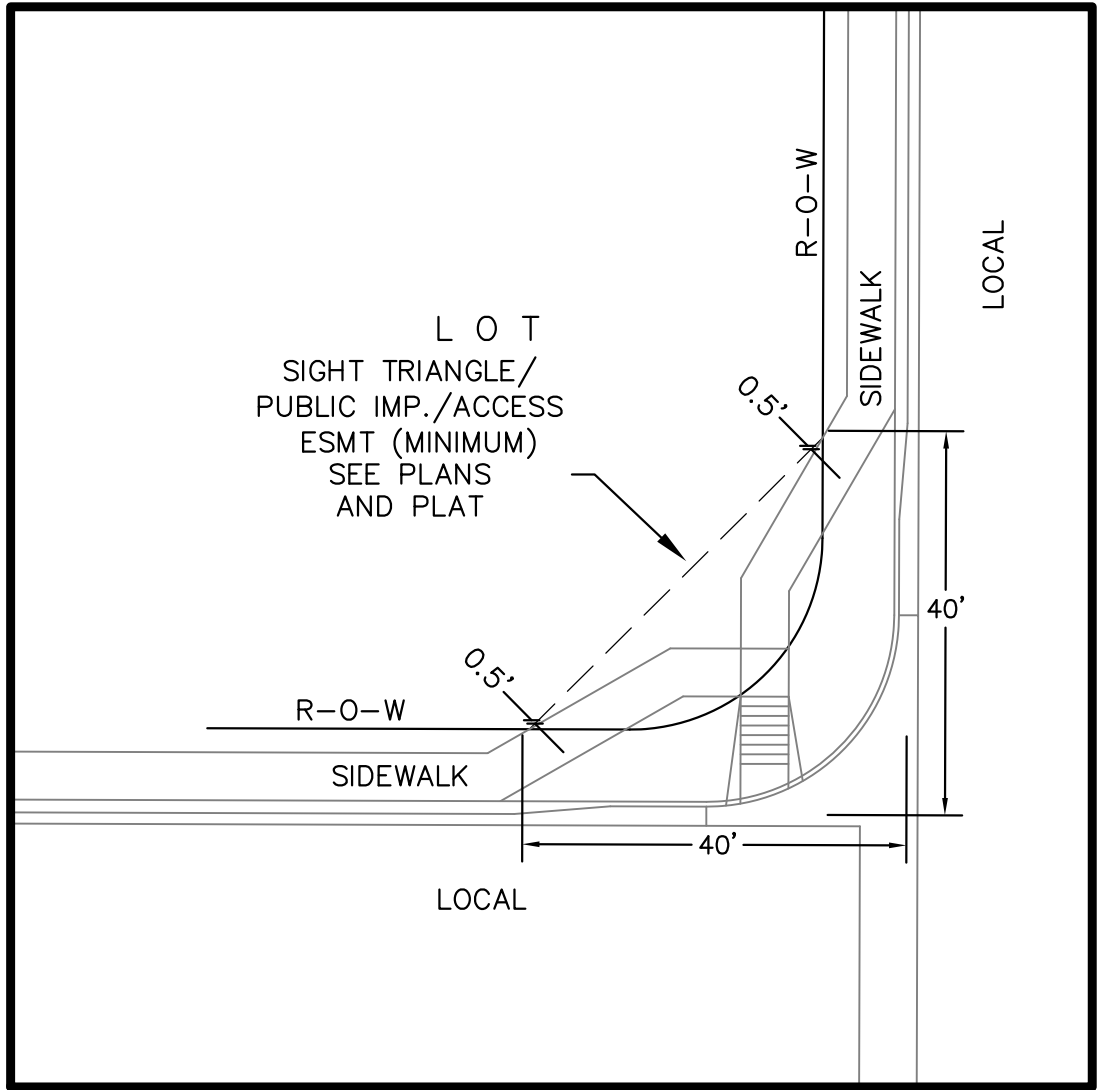
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DATE

DESCRIPTION

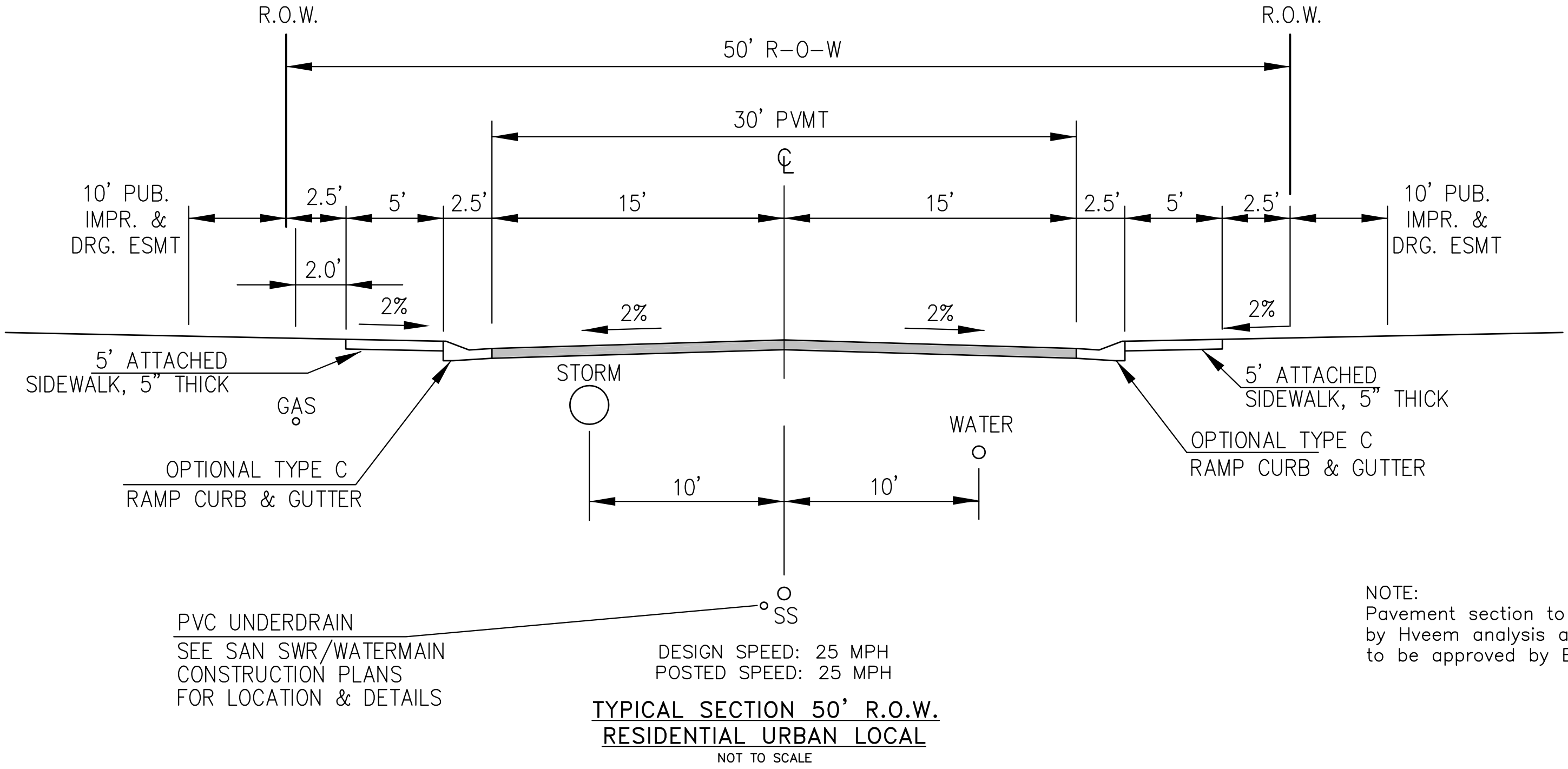
NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS



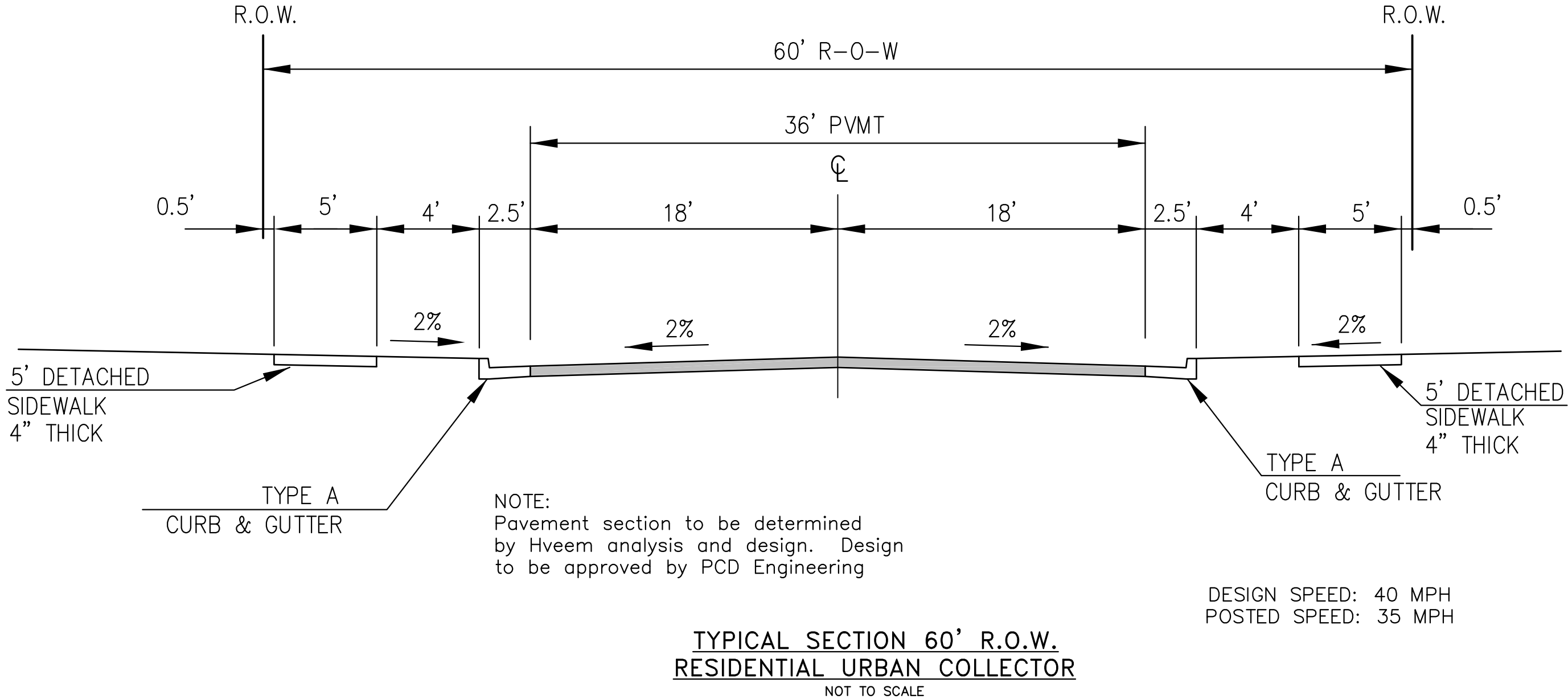
LOCAL ROADWAY SIGHT TRIANGLE
PUBLIC IMPROVEMENT ESMT.
NOT TO SCALE

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

VEDDER DRIVE, ROCKCASTLE DRIVE, TILLAMOOK DRIVE, TIFFIN DRIVE, NOLIN DRIVE, ALISO DRIVE,
MAGOTHY DRIVE, VOLGA DRIVE, WITCHER DRIVE, HORTON DRIVE, YOCONA DRIVE,
ABITA DRIVE, SKUNA DRIVE



TYPICAL SECTION 60' R.O.W.
RESIDENTIAL URBAN COLLECTOR
NOT TO SCALE

TRAPPE DRIVE

TYPICAL SECTIONS

CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 763.570.1100
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:
LORSON RANCH EAST
FILING NO. 4
LORSON BLVD - LAMPREY DR
COLORADO SPRINGS, COLORADO

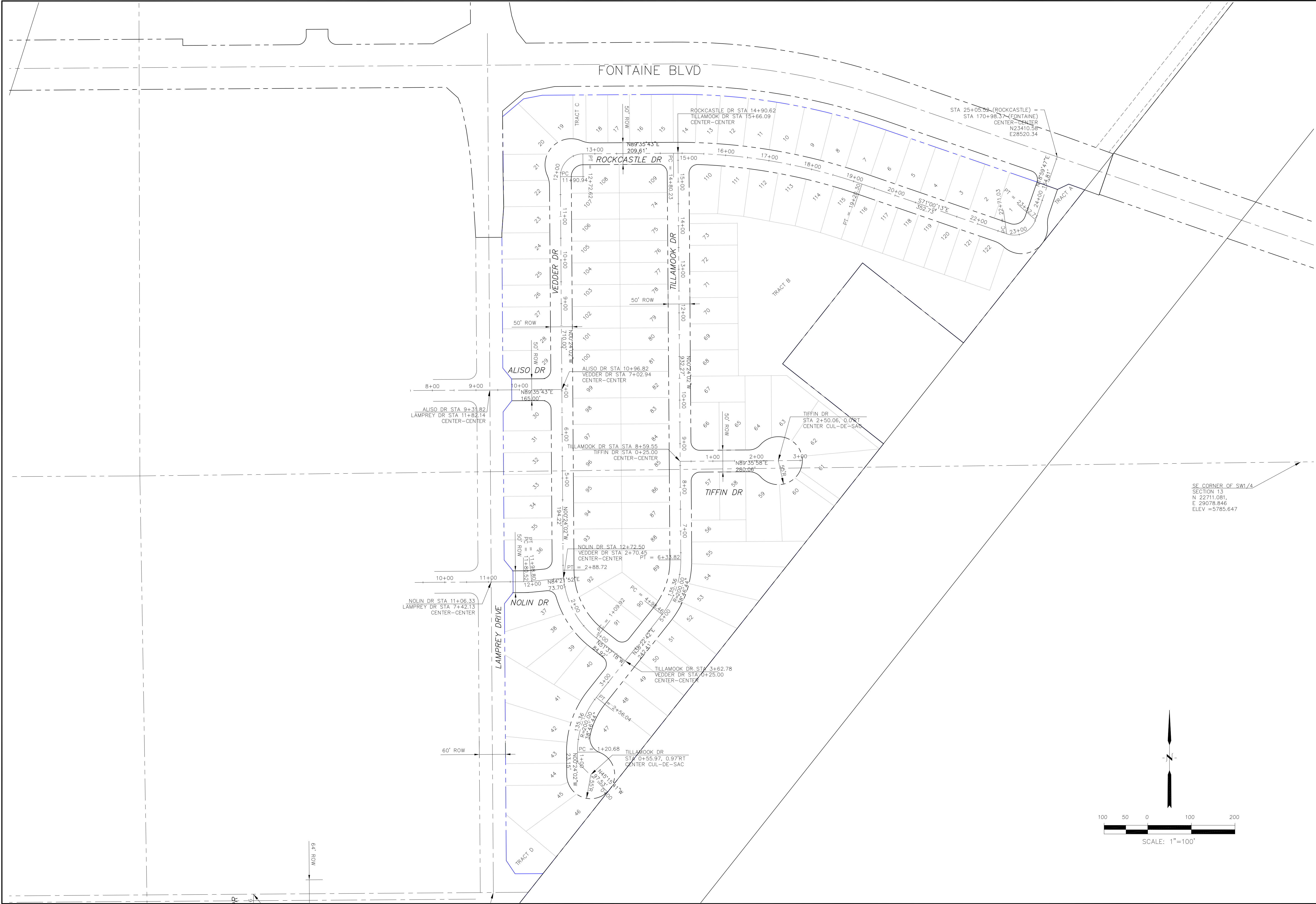
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

DATE:
JUNE 1, 2019

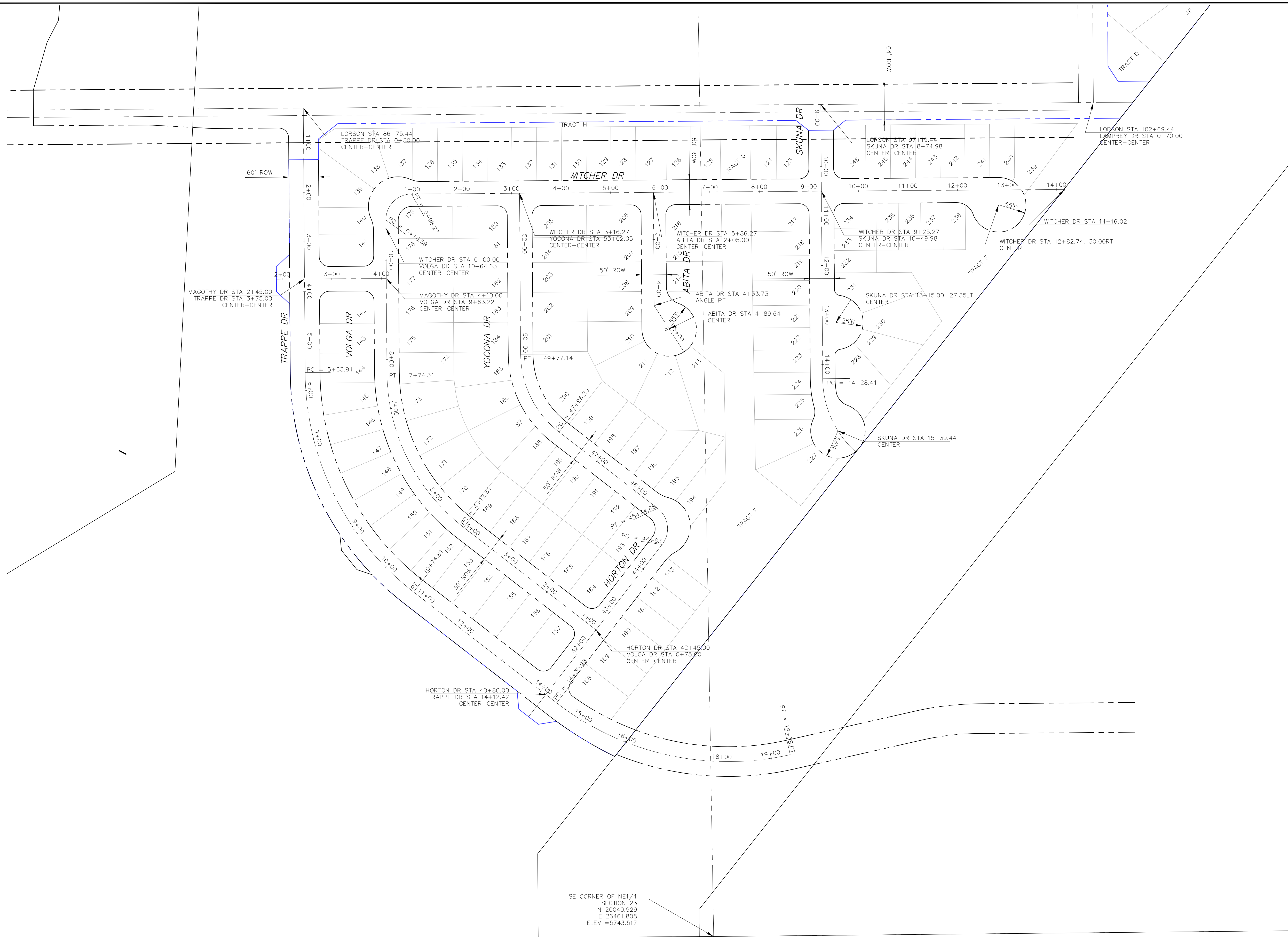
PROJECT NO.
100.048

SHEET NUMBER
C1.3

TOTAL SHEETS: 40



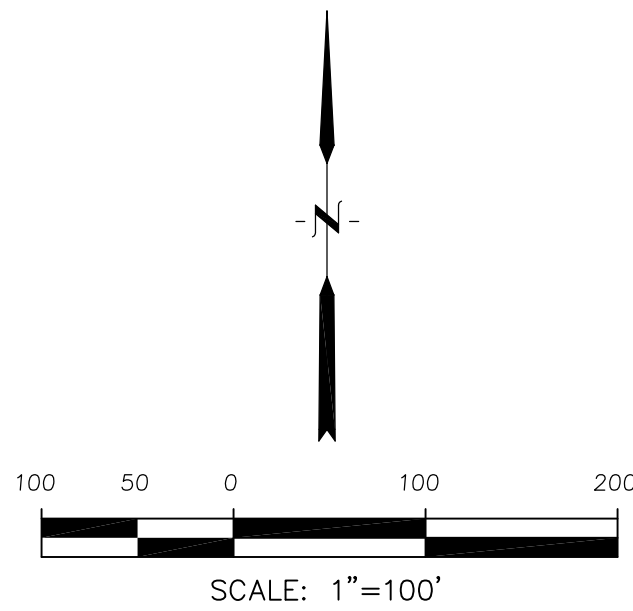
CORE ENGINEERING GROUP 15004 1ST AVENUE S, BURNHEIM, MO 64033 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg.com	
NO.	DATE
DESCRIPTION	
PROJECT: LORSON RANCH EAST FILING NO. 4 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK	
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
LORSON RANCH EAST FILING NO. 4 HORIZONTAL CONTROL PLAN NORTH AREA	
DATE: JUNE 1, 2019	
PROJECT NO. 100.048	
SHEET NUMBER C2.1	
TOTAL SHEETS: 40	



DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

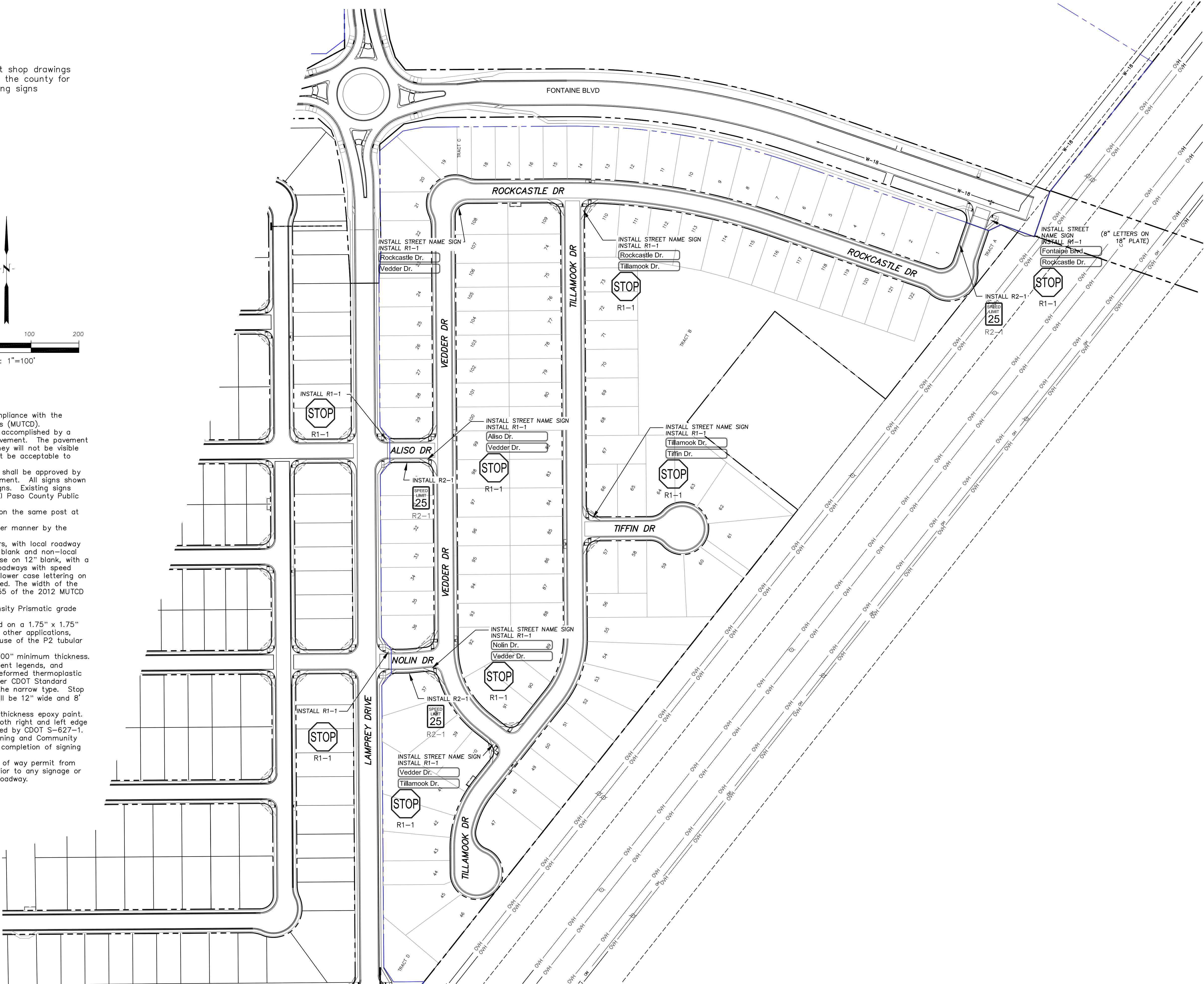
DATE:	JUNE 1, 2019
PROJECT NO.	100.048
SHEET NUMBER	C2.2
TOTAL SHEETS: 40	

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



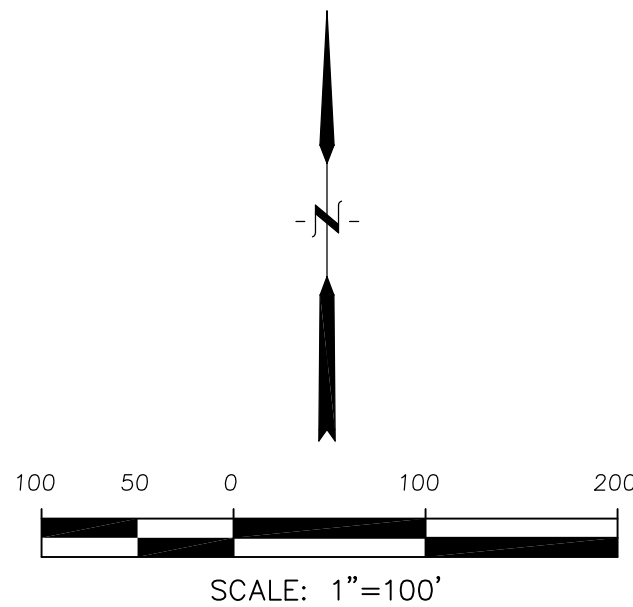
Signing and Striping Notes:

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. Crosswalks lines shall be 12" wide and 8' long per CDOT S-627-1.
11. All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
12. The contractor shall notify El Paso 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.



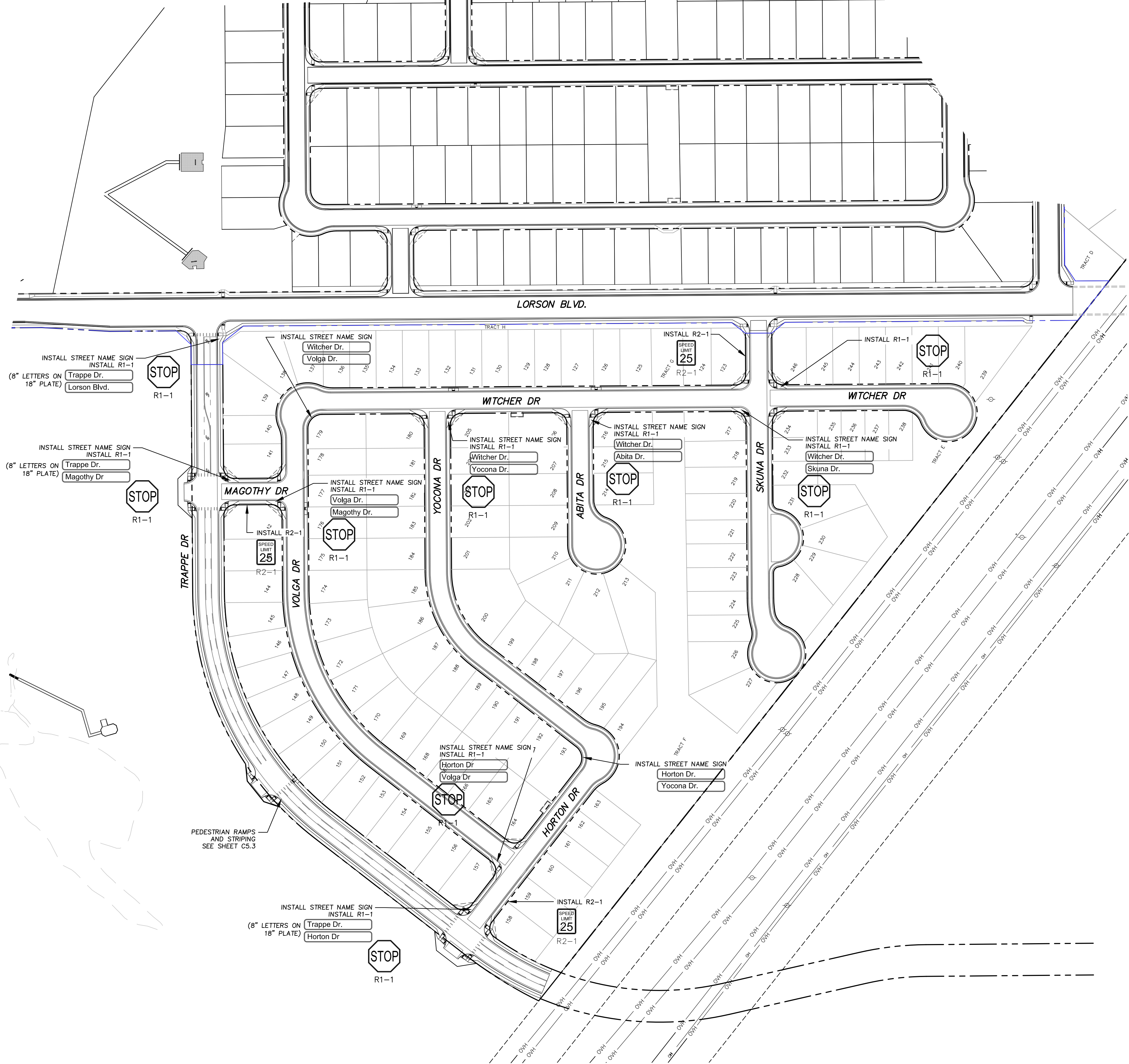
CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNING WOOD, CO 80903 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg.com	
DATE	
DESCRIPTION	
NO.	
PROJECT: LORSON RANCH EAST FILING NO. 4 PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK	
DRAWN: RLS	CHECKED: RLS
DESIGNED: RLS	
SIGNING AND STRIPING PLAN LORSON RANCH EAST FILING NO. 4 NORTH AREA	
DATE:	JUNE 1, 2019
PROJECT NO.	100.048
SHEET NUMBER	C5.1
TOTAL SHEETS:	40

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



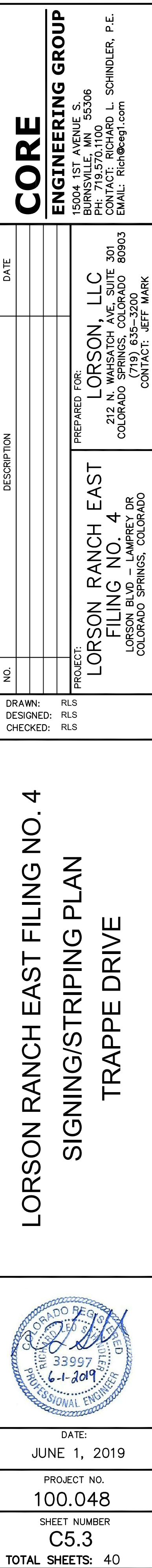
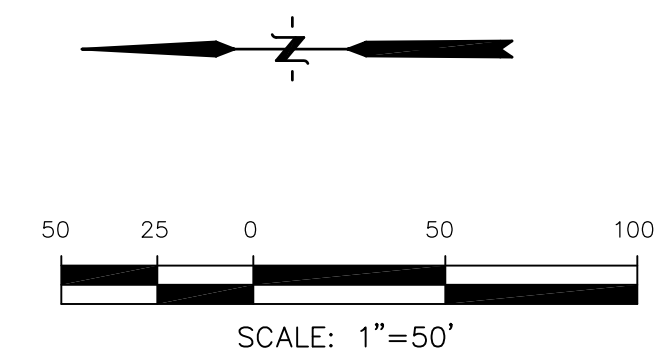
Signing and Striping Notes:

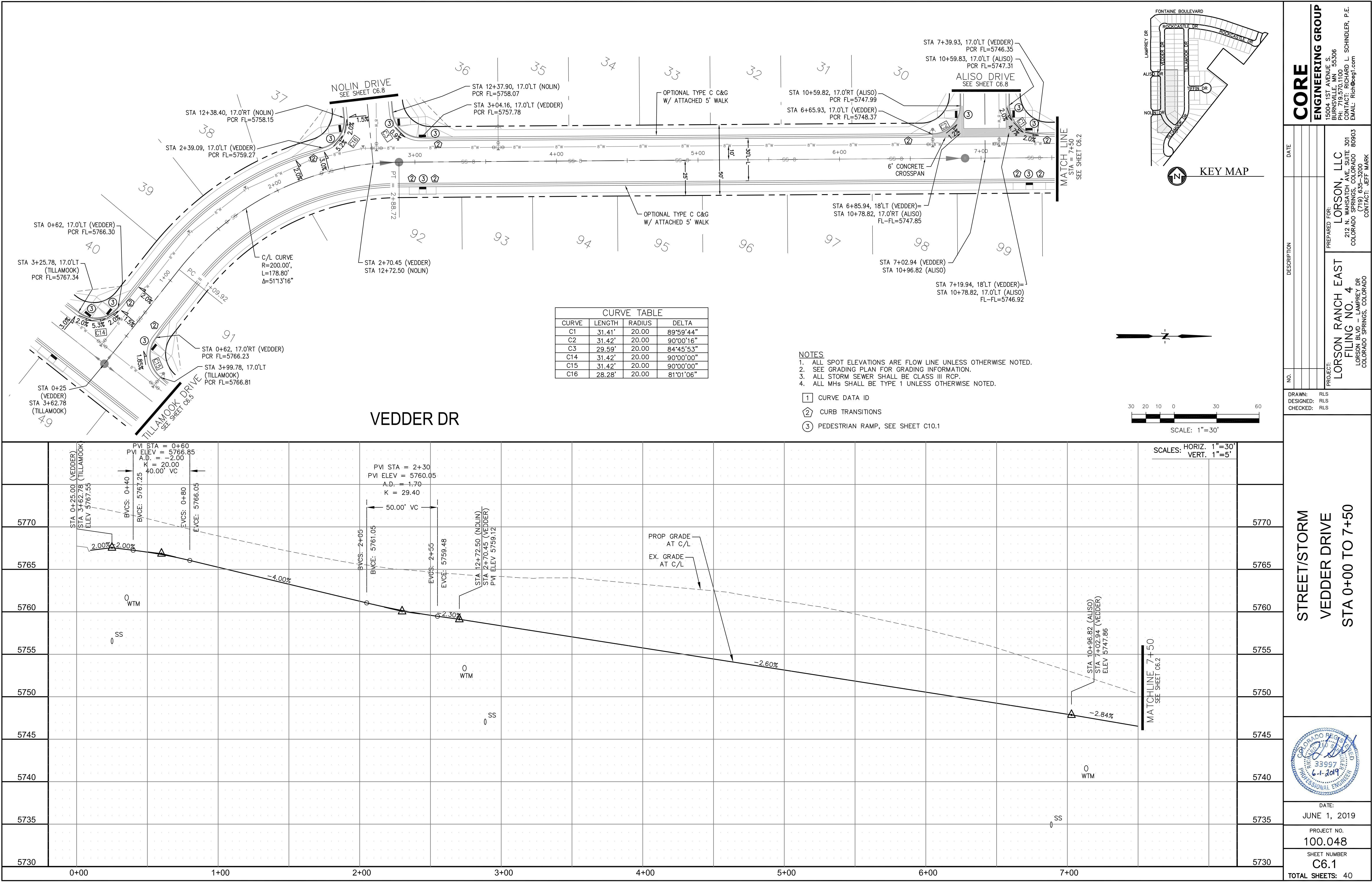
1. All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
2. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that 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. Crosswalks lines shall be 12" wide and 8' long per CDOT S-627-1.
11. All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
12. The contractor shall notify El Paso 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.



CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNING WOOD, CO 80903 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg.com	
DATE	
DESCRIPTION	
NO.	
PROJECT FOR:	LORSON RANCH EAST FILING NO. 4
DESIGNED:	RLS
CHECKED:	RLS
DRAWN: RLS	
DATE: JUNE 1, 2019	
PROJECT NO. 100.048	
SHEET NUMBER C5.2	
TOTAL SHEETS: 40	

SIGNING AND STRIPING PLAN
LORSON RANCH EAST FILING NO. 4
SOUTH AREA





CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNESVILLE, MO 65306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE: _____
DESCRIPTION: _____
NO.: _____

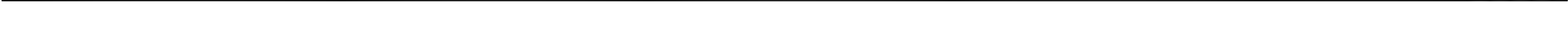
PROJECT: **LORSON RANCH EAST**
FILING NO. **4**
LORSON BLVD - LAMPREY DR
COLORADO SPRINGS, COLORADO

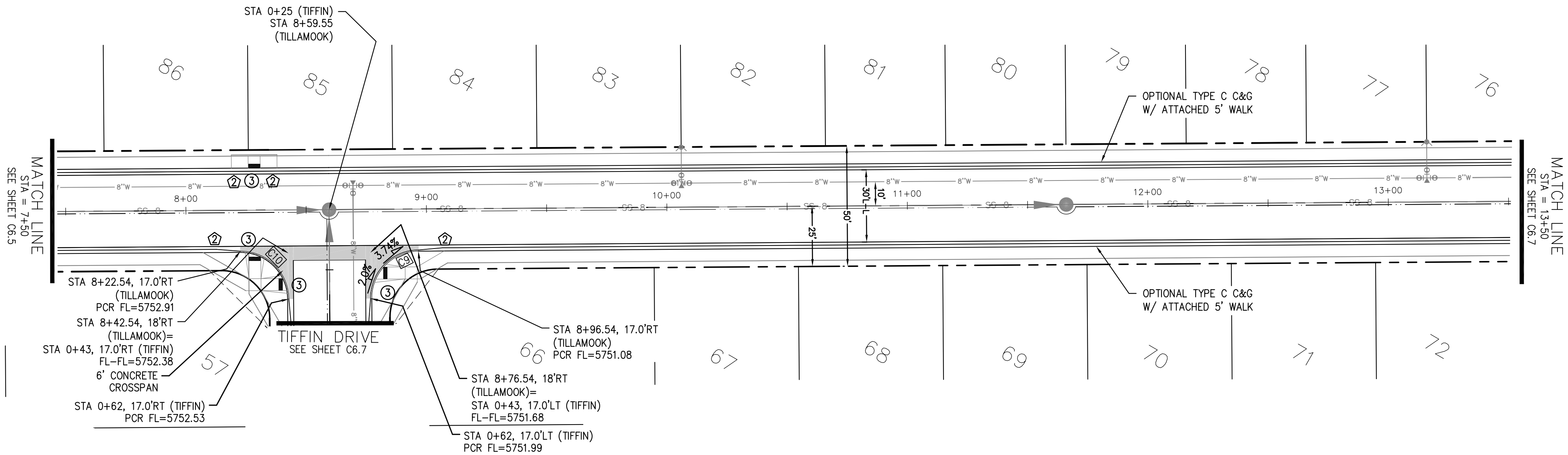
PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET/STORM
VEDDER DRIVE
STA 0+00 TO 7+50

DATE: JUNE 1, 2019
PROJECT NO. 100.048
SHEET NUMBER C6.1
TOTAL SHEETS: 40

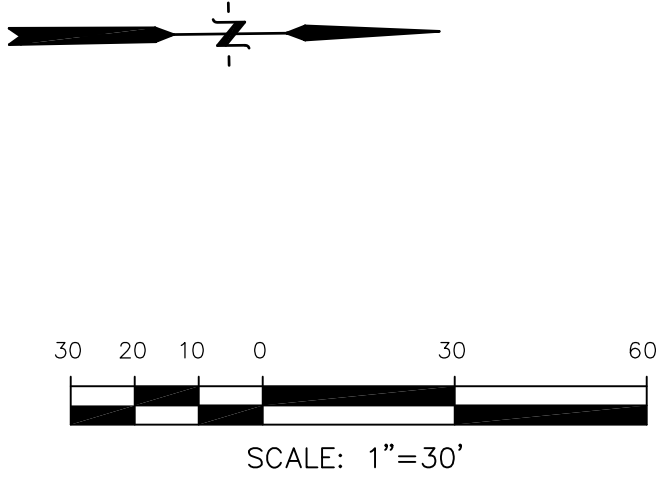
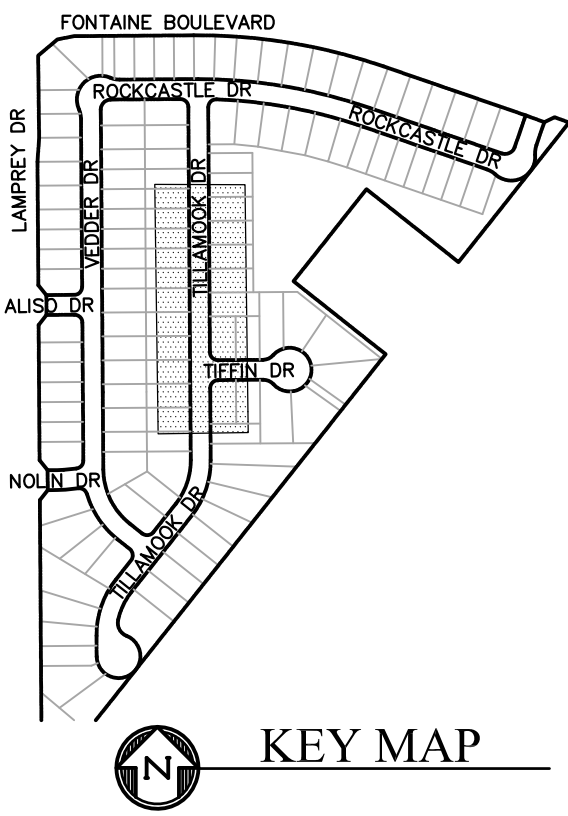




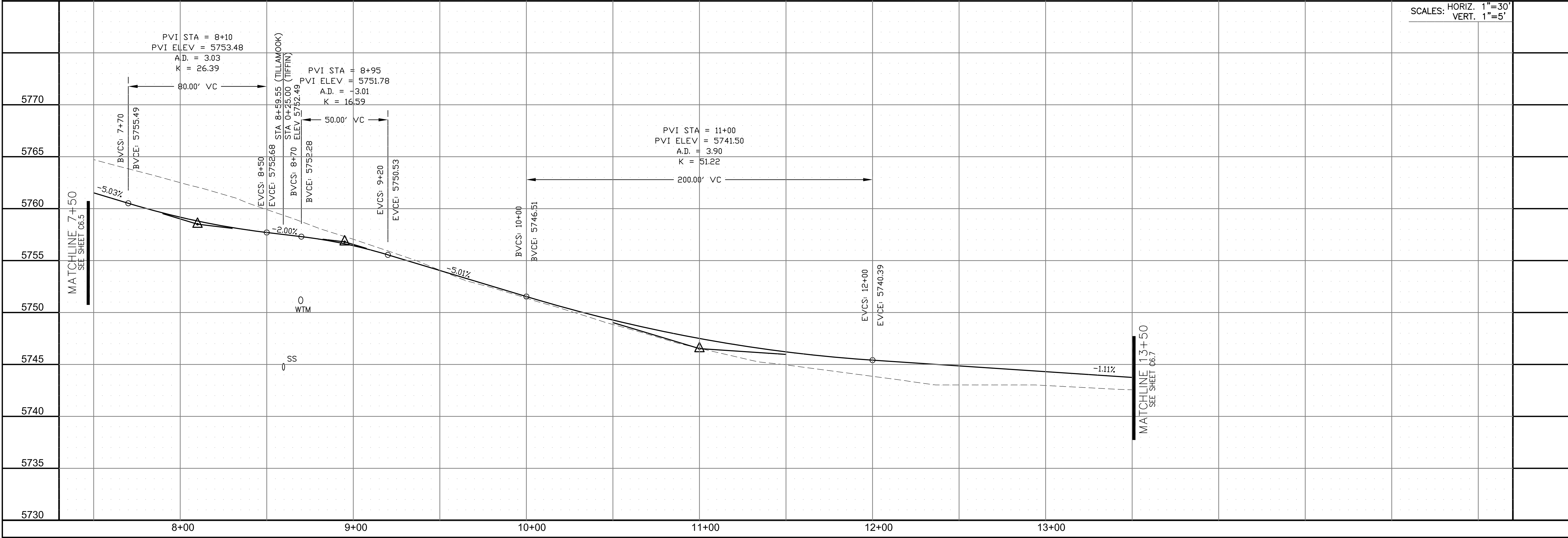
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	31.42'	20.00	89°59'58"
C10	31.42'	20.00	90°00'02"

- 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



TILLAMOOK DR



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE

DESCRIPTION

NO.

PROJECT FOR:

LORSON, LLC

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

PROJECT:

LORSON RANCH EAST
FILING NO. 4

LORSON BLVD - LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN:

RLS

DESIGNED:

RLS

CHECKED:

RLS

STREET/STORM

TILLAMOOK DRIVE

STA 7+50 TO 13+50

DATE:

JUNE 1, 2019

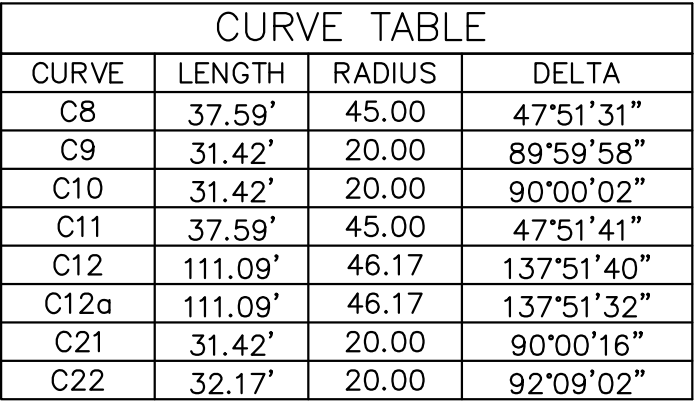
PROJECT NO.

100.048

SHEET NUMBER

C6.6

TOTAL SHEETS: 40

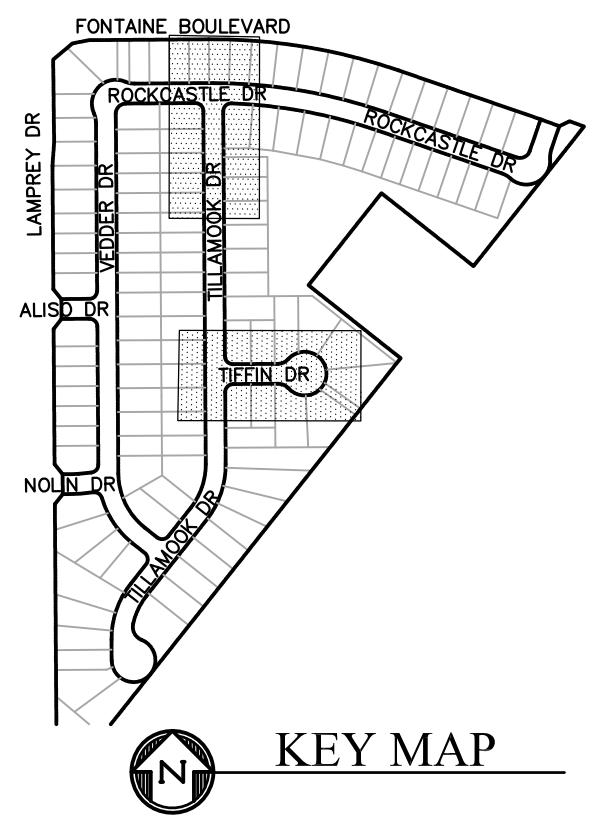


TILLAMOOK DR

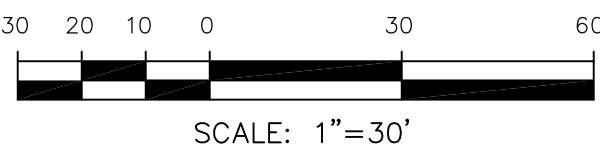
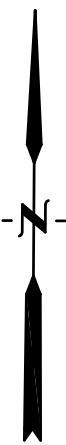
NOTES

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.

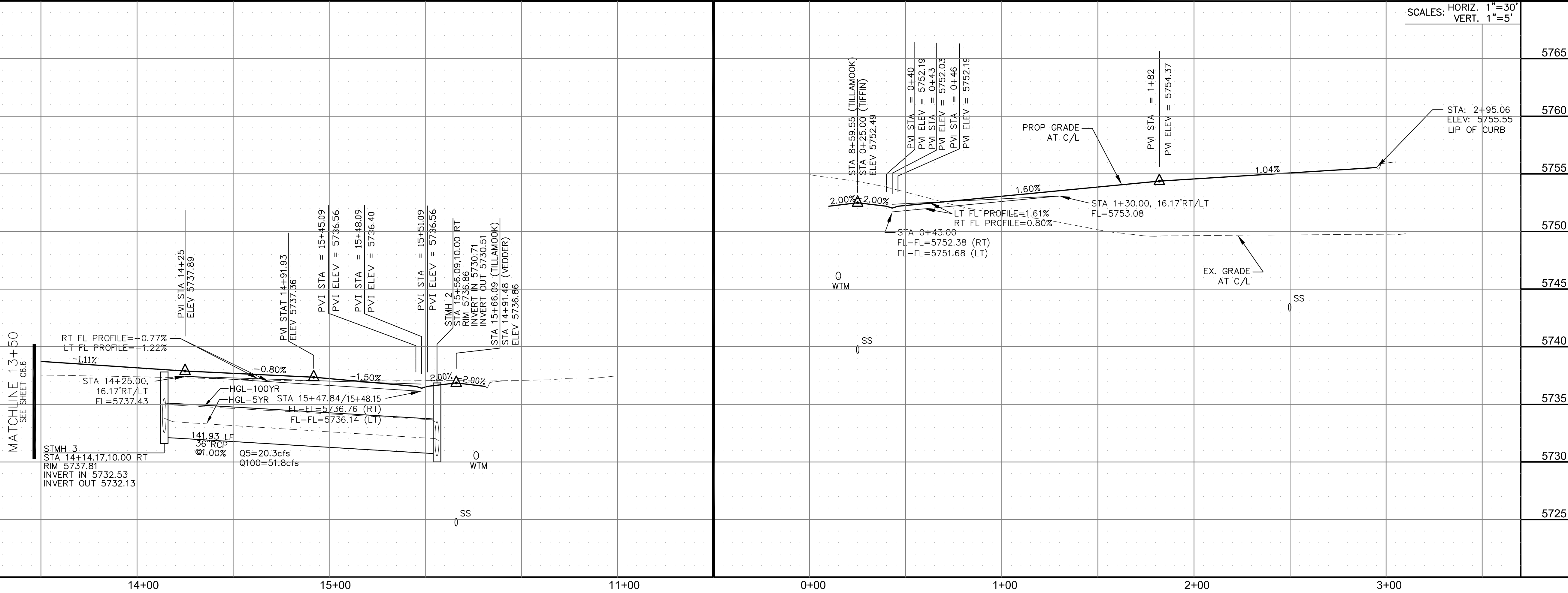
- 1 CURVE DATA ID
5 CURB TRANSITIONS
3 PEDESTRIAN RAMP, SEE SHEET C10.1



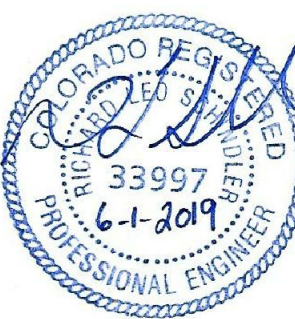
KEY MAP



TIFFIN DR



STREET/STORM
TILLAMOOK DRIVE & TIFFIN DRIVE
STA 13+50 TO 15+66

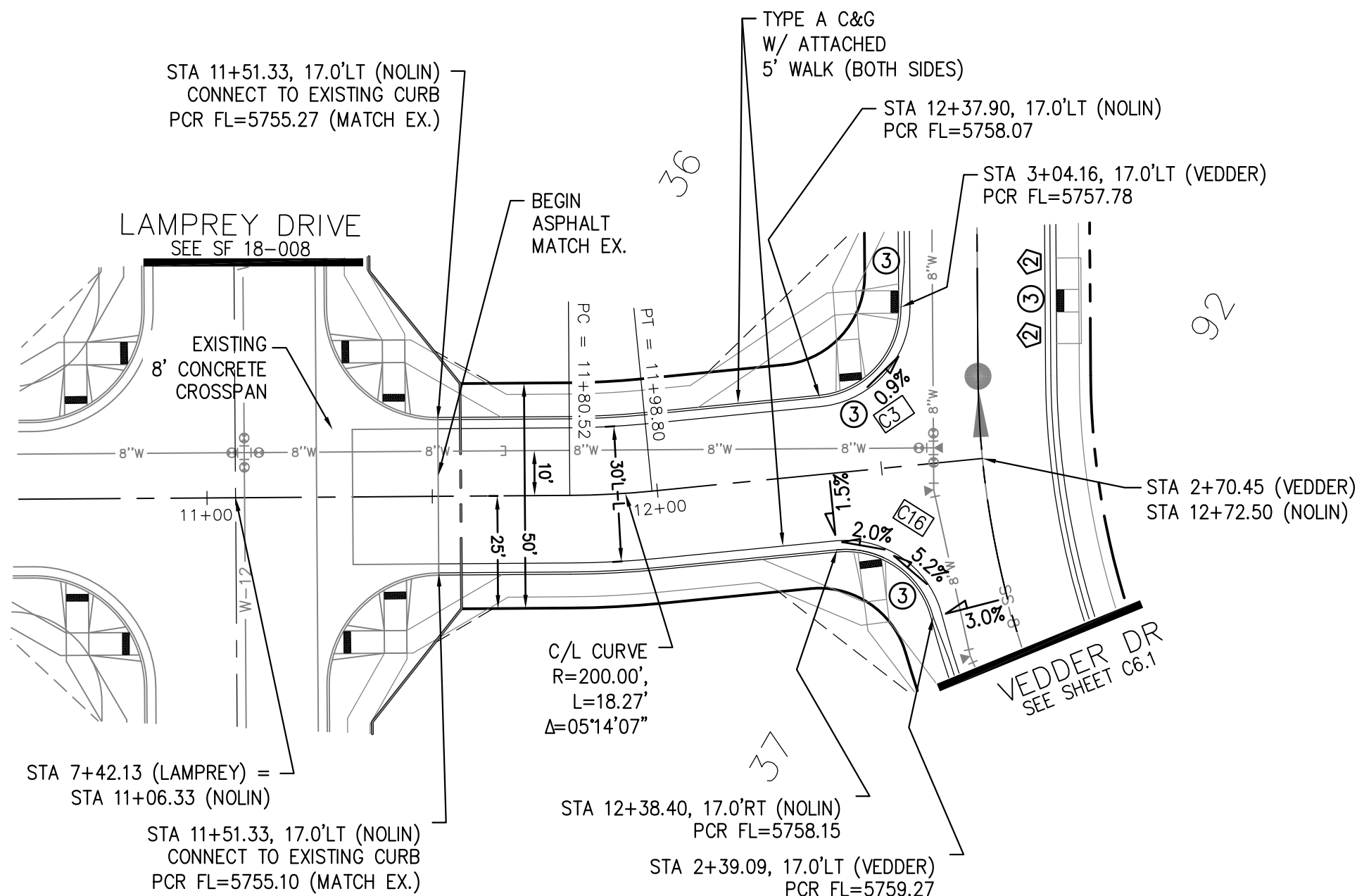


DATE:
JUNE 1, 2019

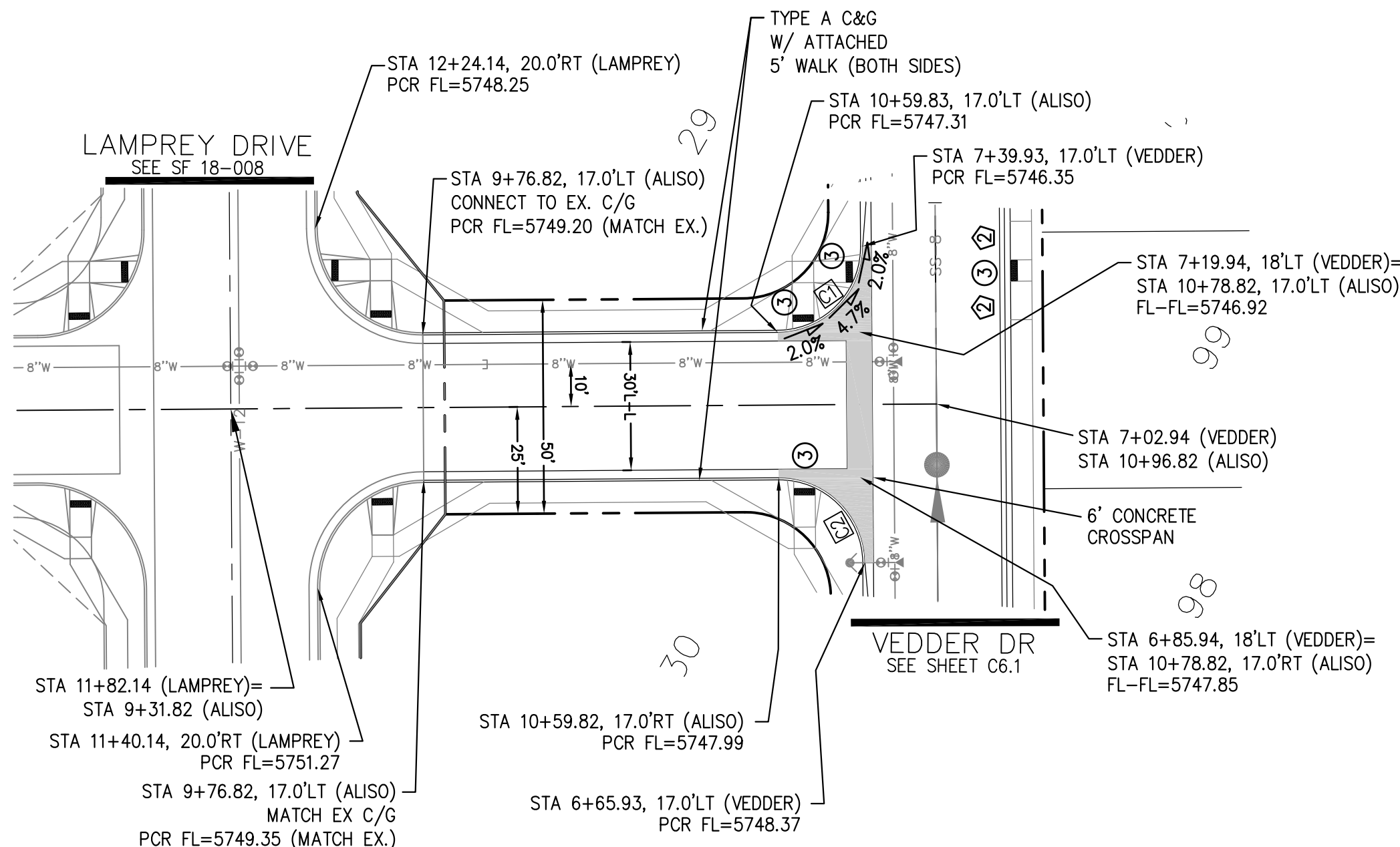
PROJECT NO.
100.048

SHEET NUMBER
C6.7

TOTAL SHEETS: 40

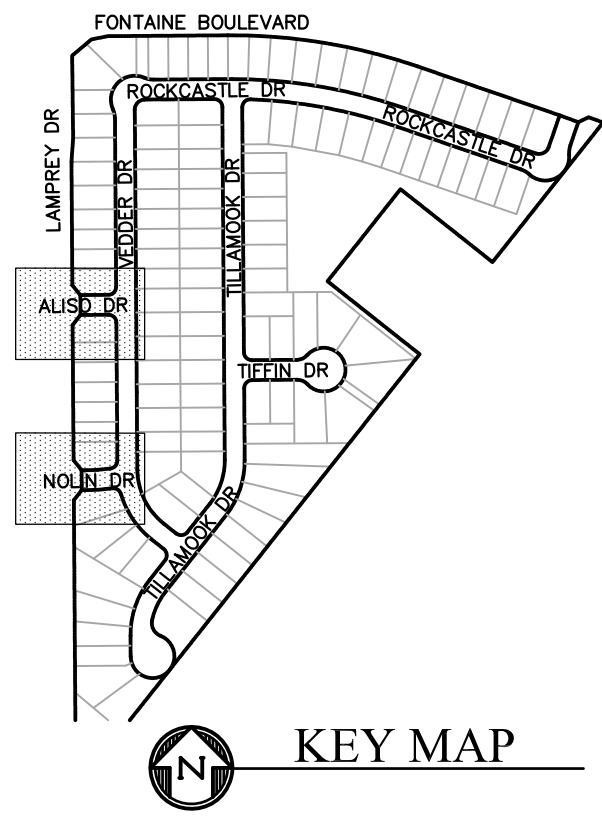


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.41'	20.00	89°59'44"
C2	31.42'	20.00	90°00'16"
C3	29.59'	20.00	84°45'53"
C16	28.28'	20.00	81°01'06"



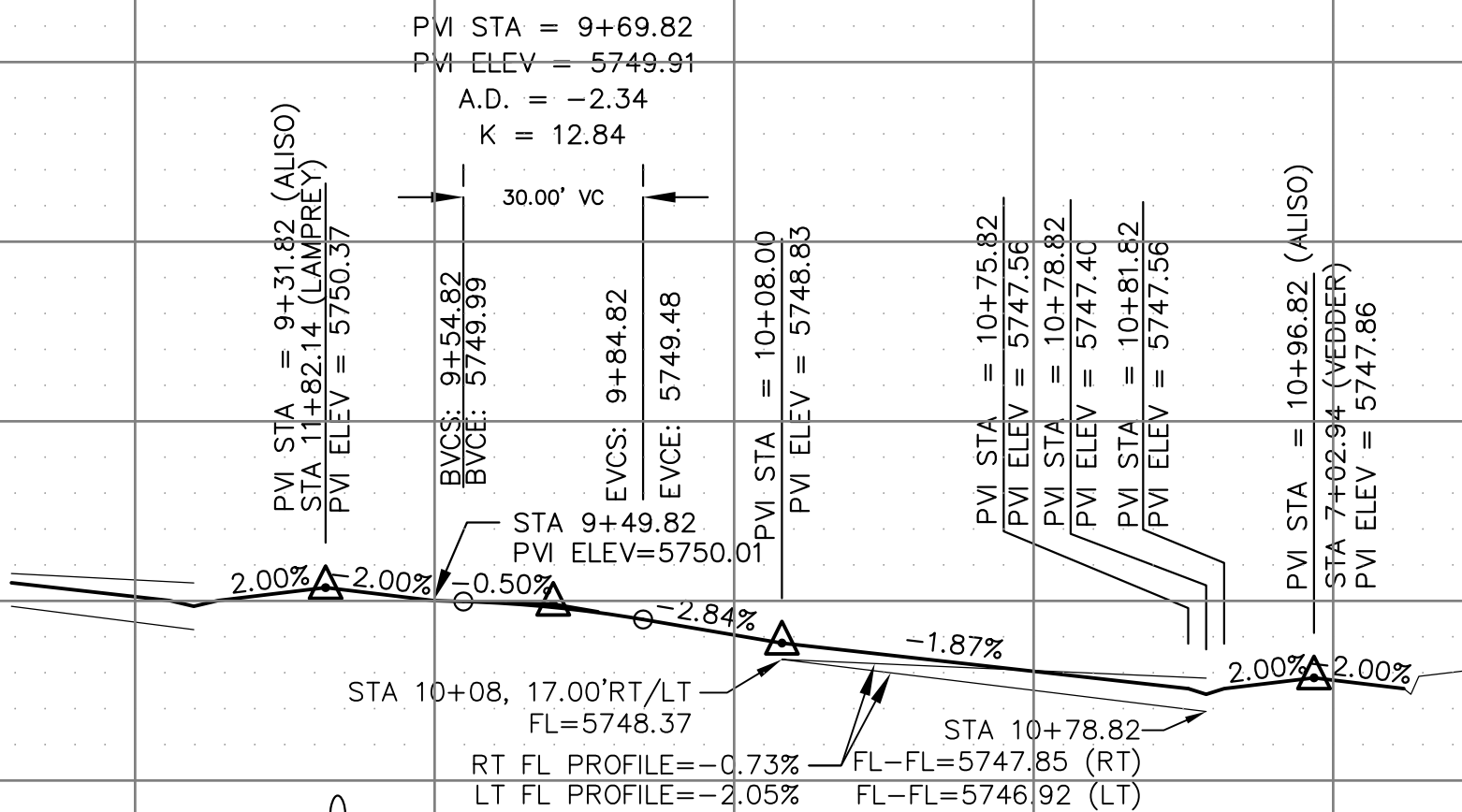
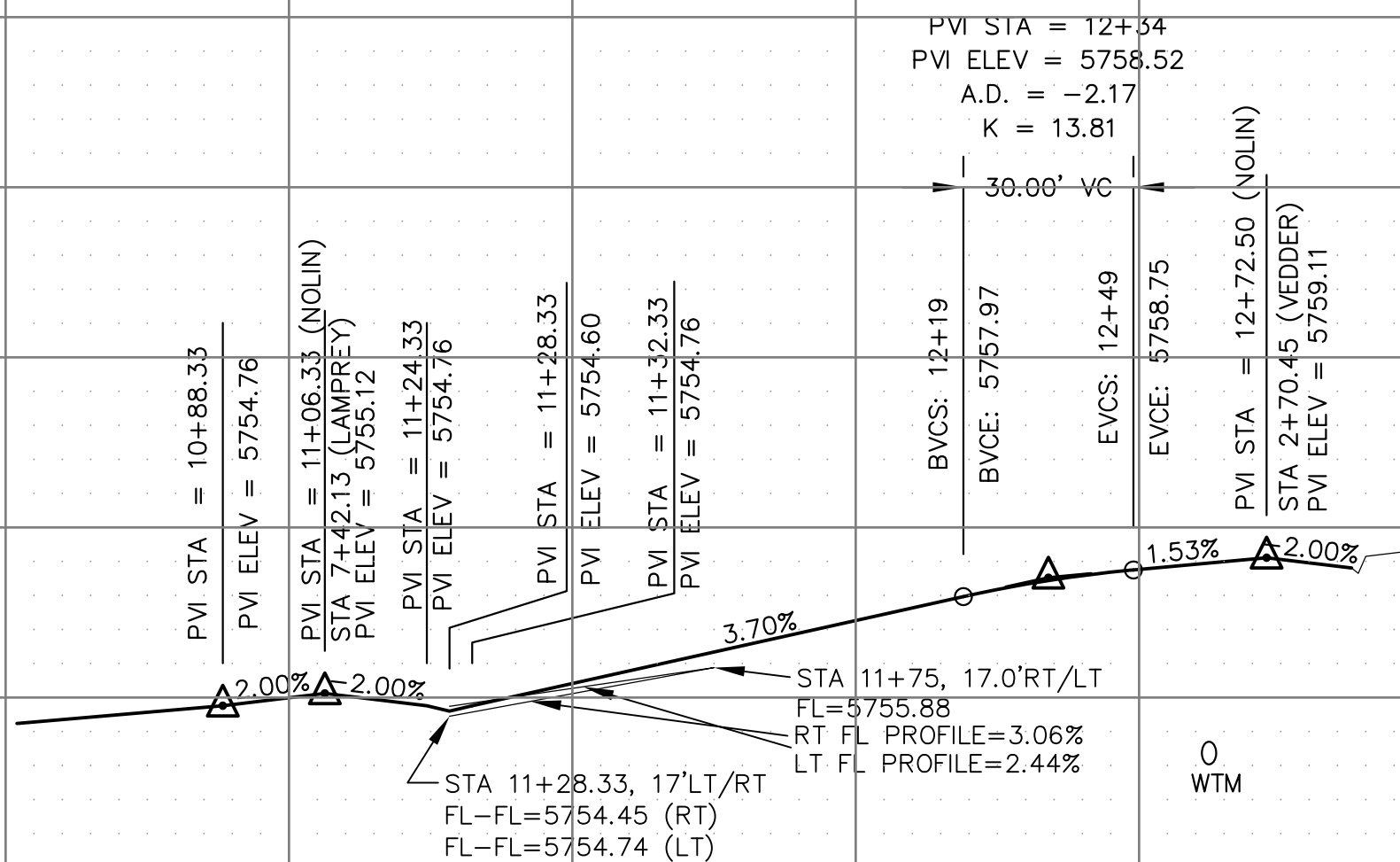
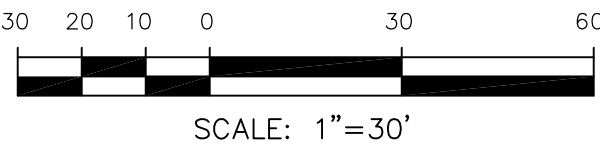
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



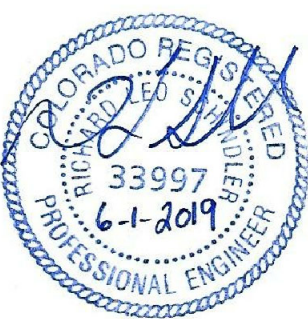
NOLIN DR

ALISO DR



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

STREET/STORM
NOLIN DR & ALISO DR



DATE:
JUNE 1, 2019

PROJECT NO.
100.048

SHEET NUMBER
C6.8

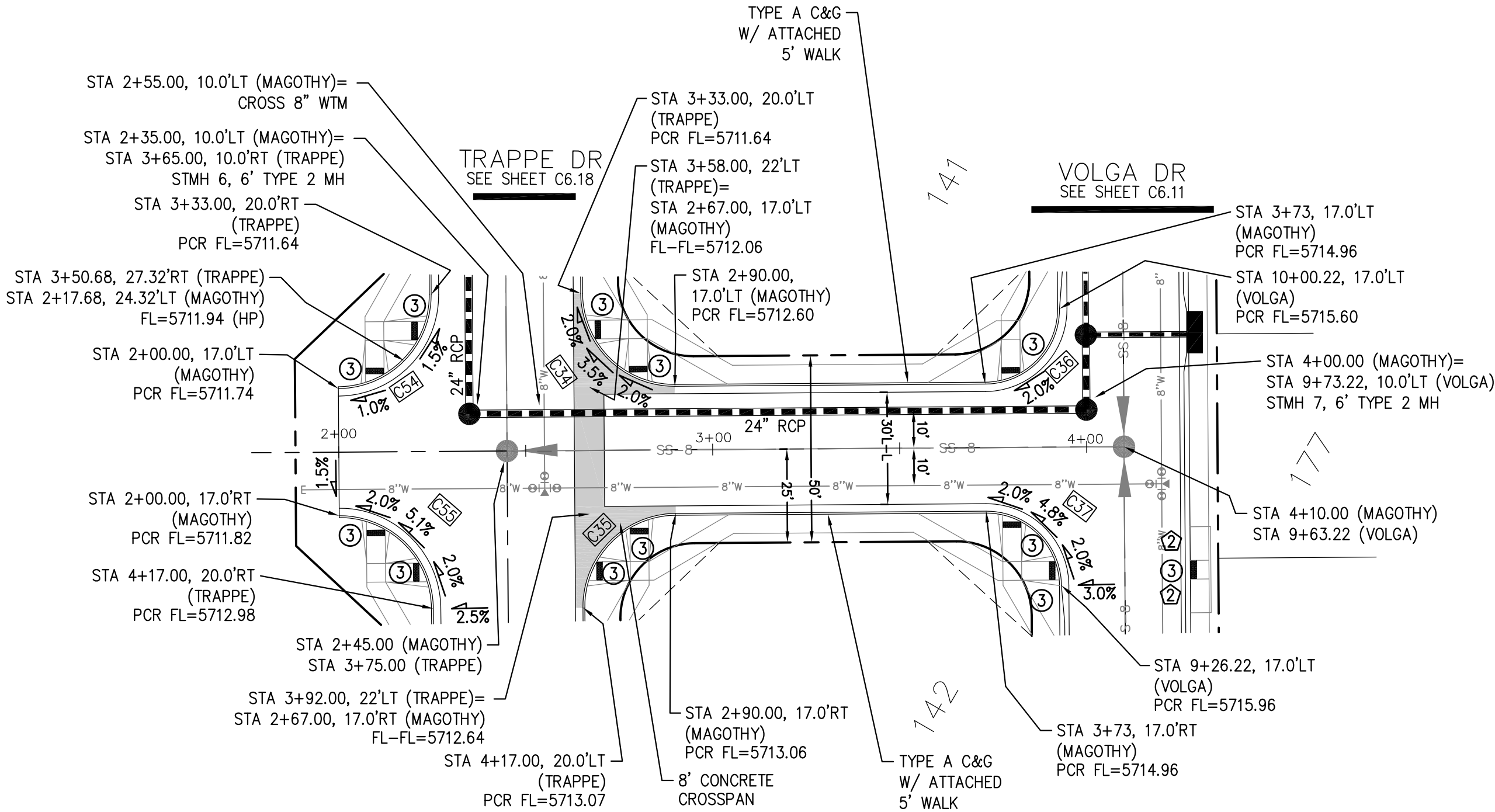
TOTAL SHEETS: 40

PROJECT:
LORSON RANCH EAST
FILING NO. 4
LORSON BLVD - LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

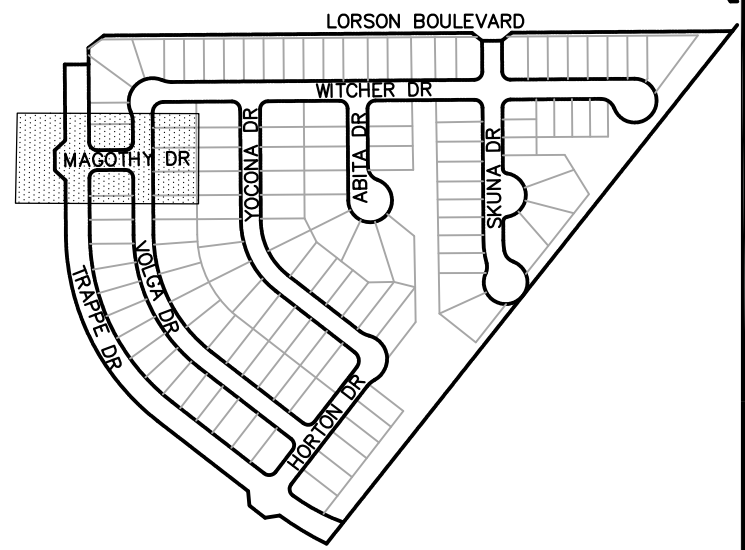
PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@seg1.com

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNESVILLE, MO 65306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@seg1.com

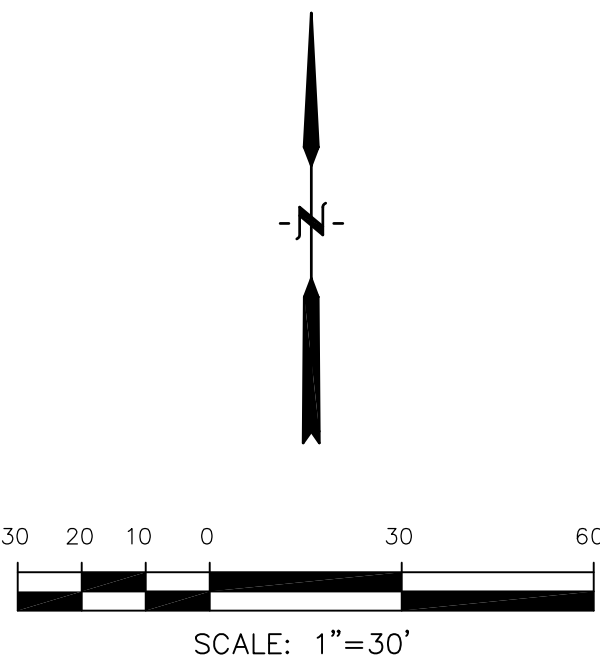


- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

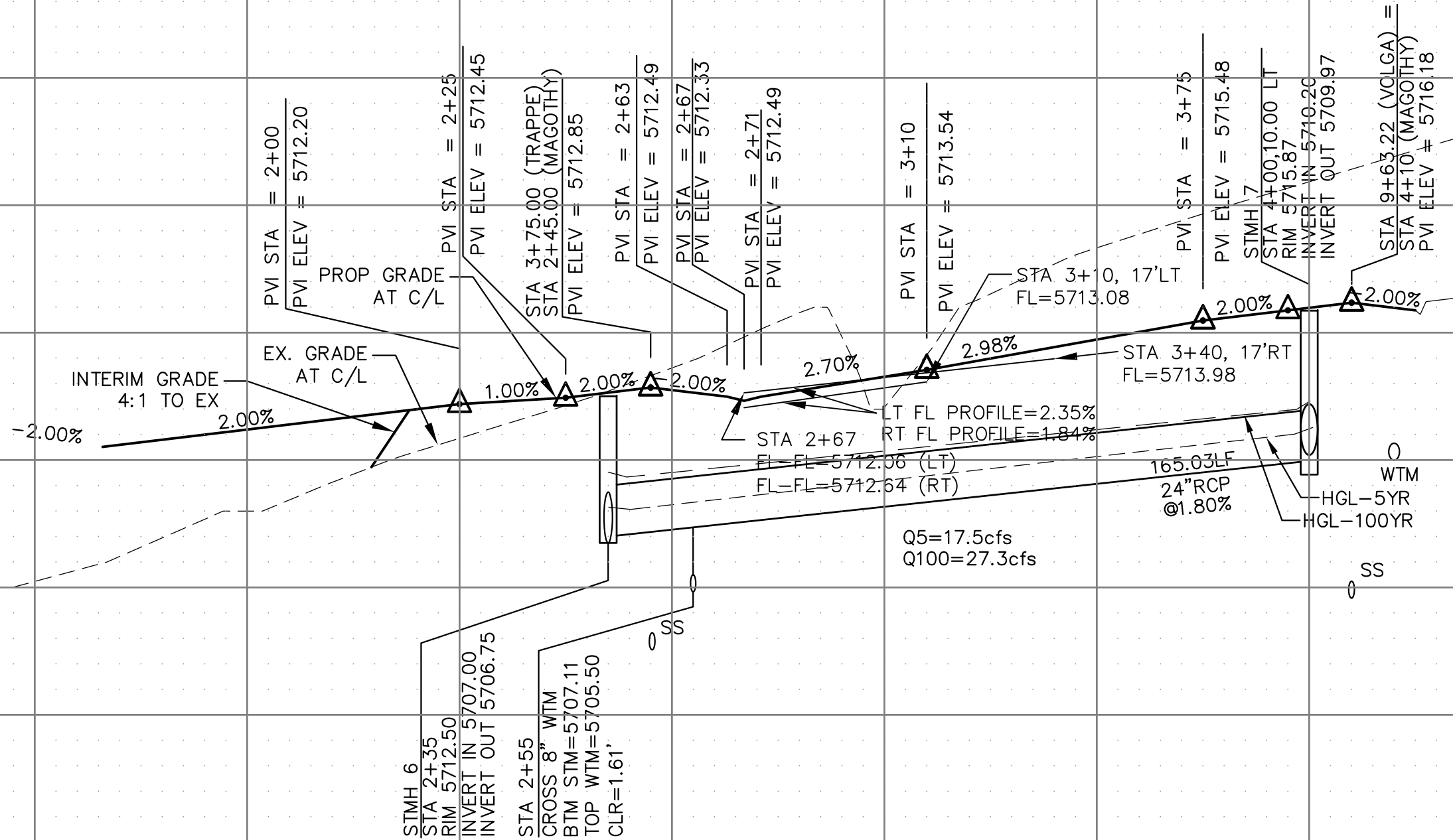


KEY MAP



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C34	39.27'	25.00	90°00'00"
C35	39.27'	25.00	90°00'00"
C36	31.42'	20.00	90°00'00"
C37	31.42'	20.00	90°00'00"
C54	39.27'	25.00	90°00'00"
C55	39.27'	25.00	90°00'00"

MAGOTHY DR



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

CORE
ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, MO 63306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@csg1.com

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PROJECT: LORSON RANCH EAST
FILING NO. 4
LORSON BLVD - LAMPREY DR
COLORADO SPRINGS, COLORADO

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

STREET/STORM
MAGOTHY DR
STA 1+90 TO 4+10

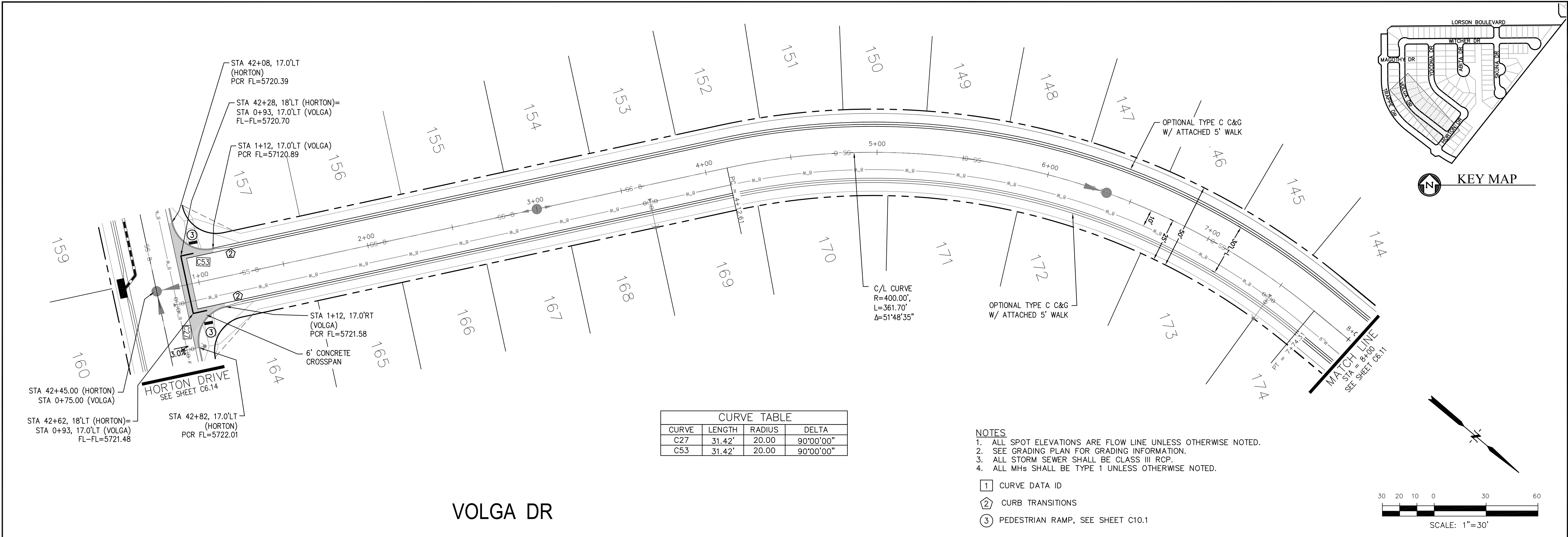
PROFESSIONAL ENGINEER
33997
6-1-2019

DATE:
JUNE 1, 2019

PROJECT NO.
100.048

SHEET NUMBER
C6.9

TOTAL SHEETS: 40

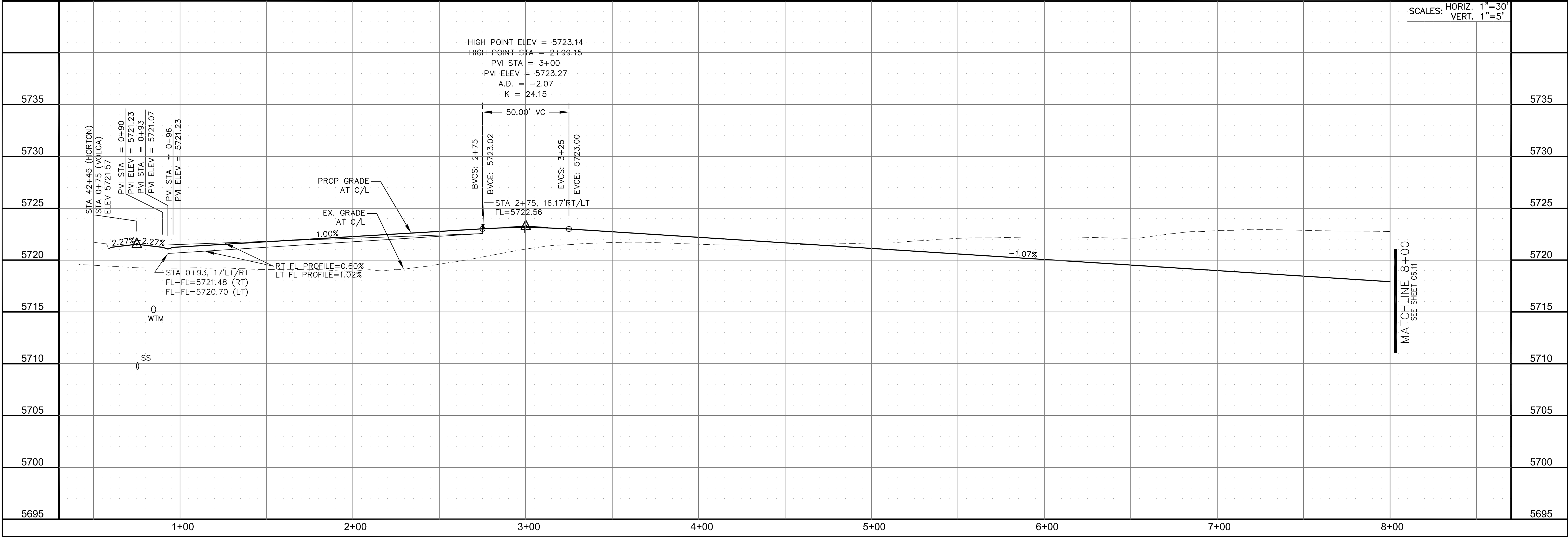


VOLGA DR

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C27	31.42'	20.00	90°00'00"
C53	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.
 - 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.
BURNING WOOD, MO 63306
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:
LORSON RANCH EAST
FILING NO. 4
LORSON BLVD - LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

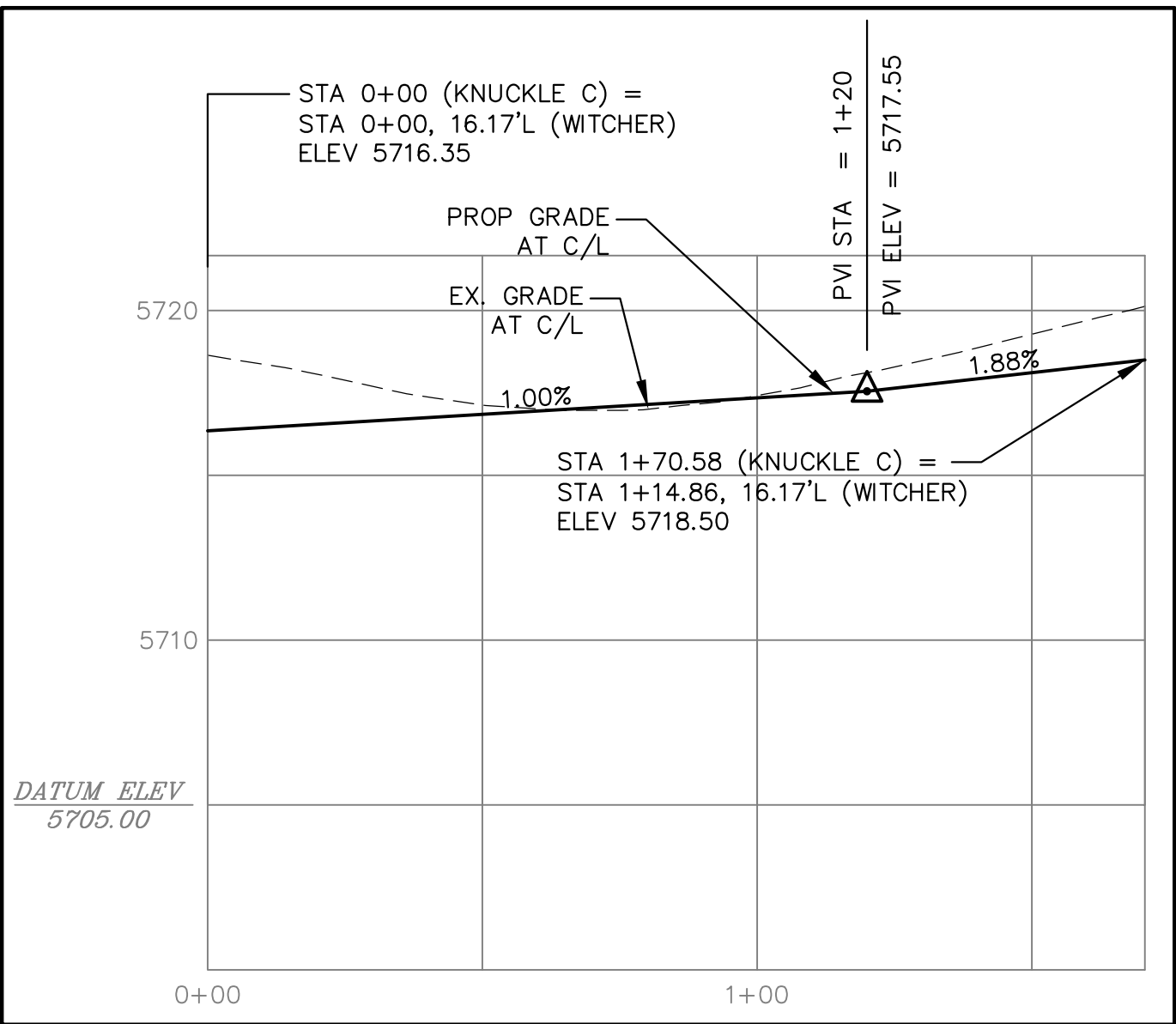
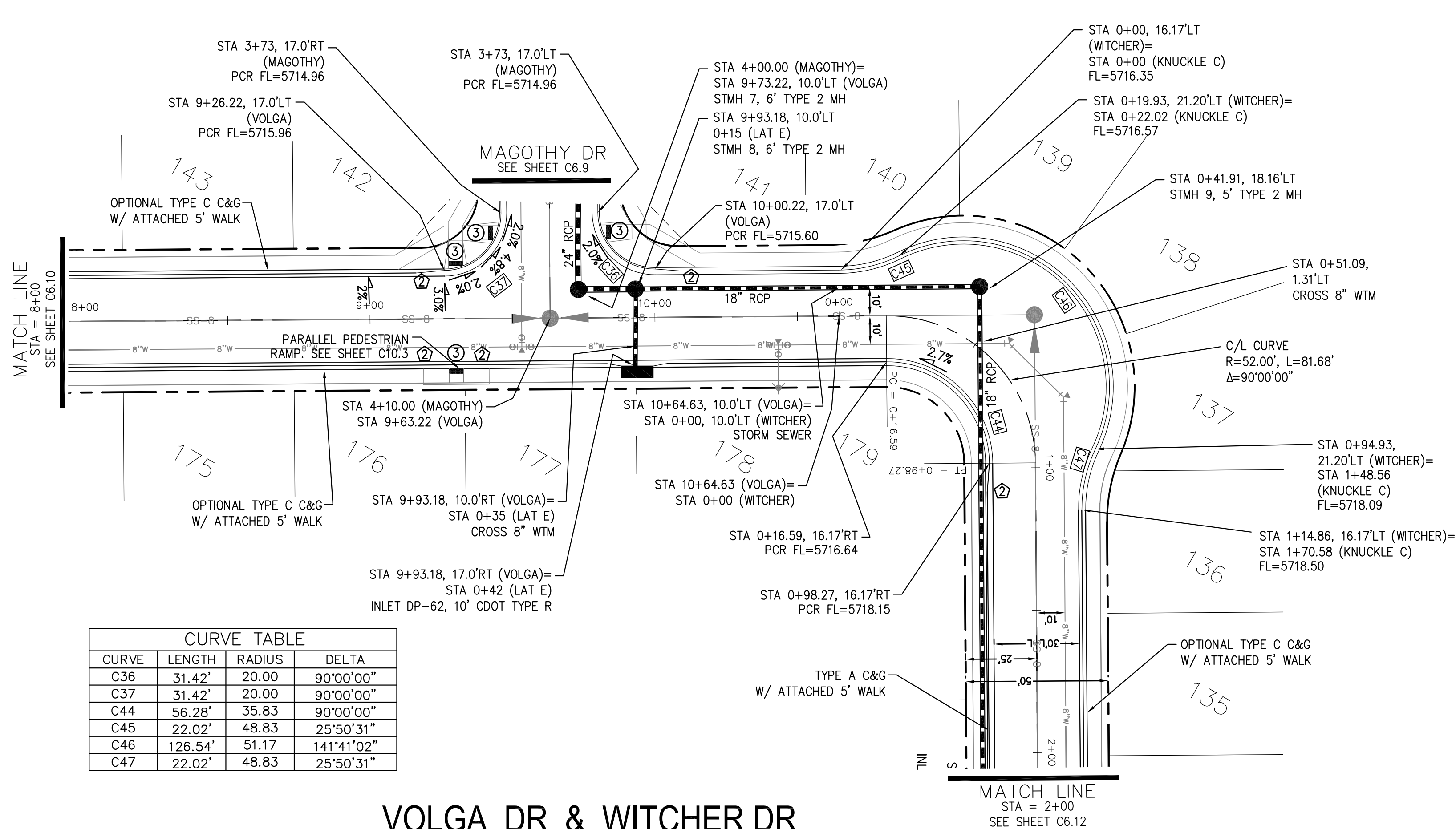
STREET/STORM
VOLGA DRIVE
STA 0+00 TO 8+00

DATE:
JUNE 1, 2019

PROJECT NO.
100.048

SHEET NUMBER
C6.10

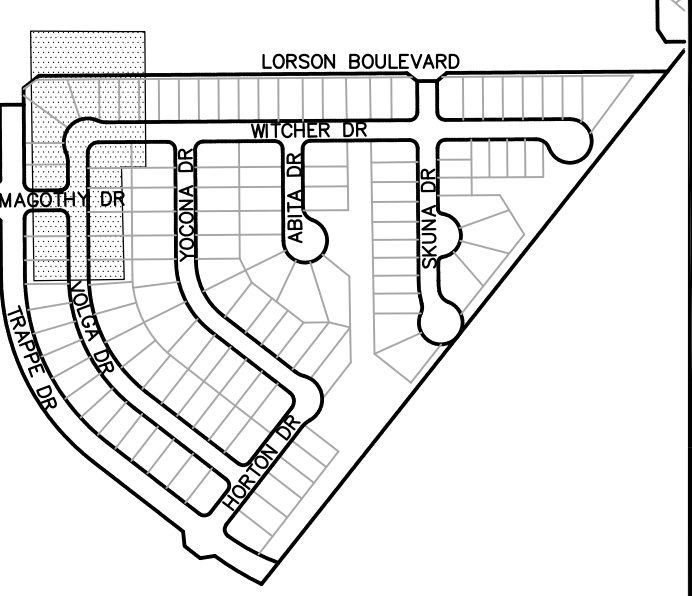
TOTAL SHEETS: 40



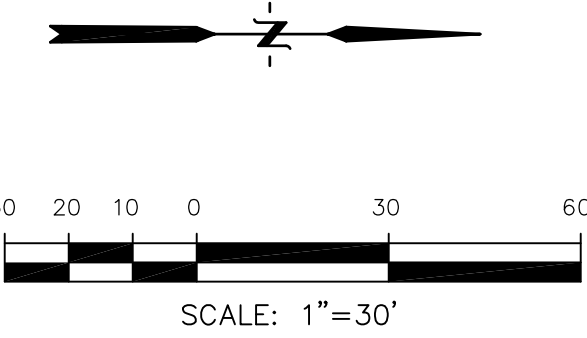
KNUCKLE 'C' PROFILE

- 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



KEY MAP

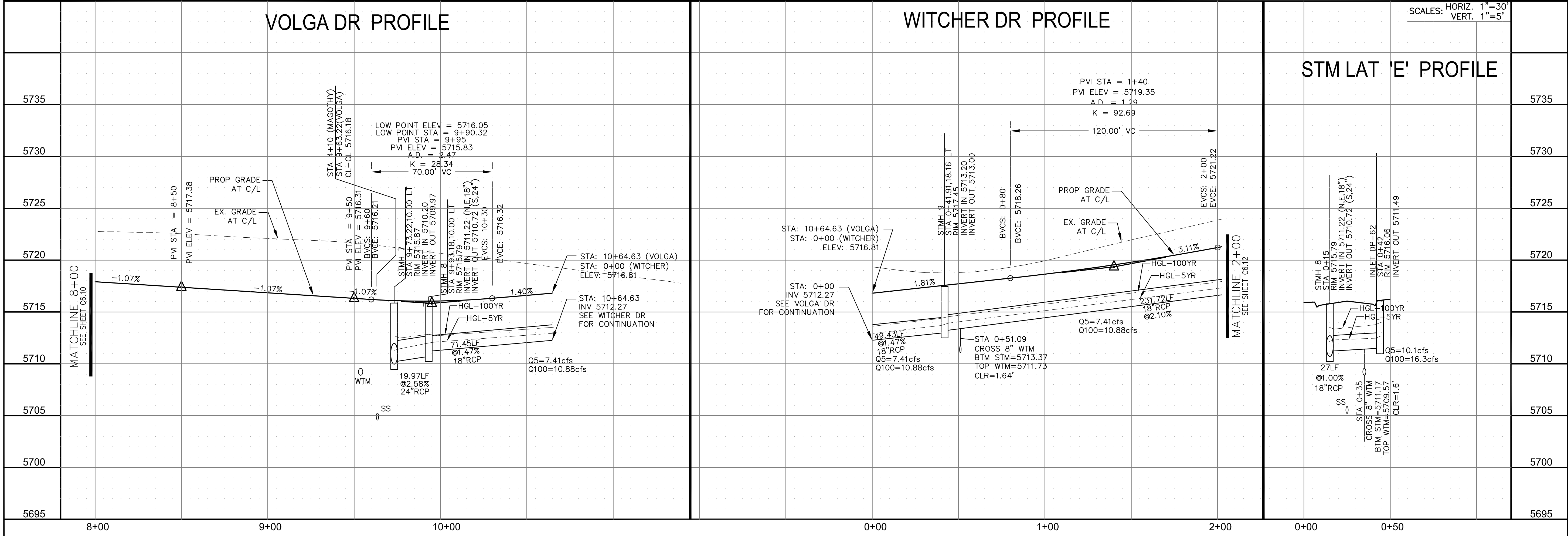


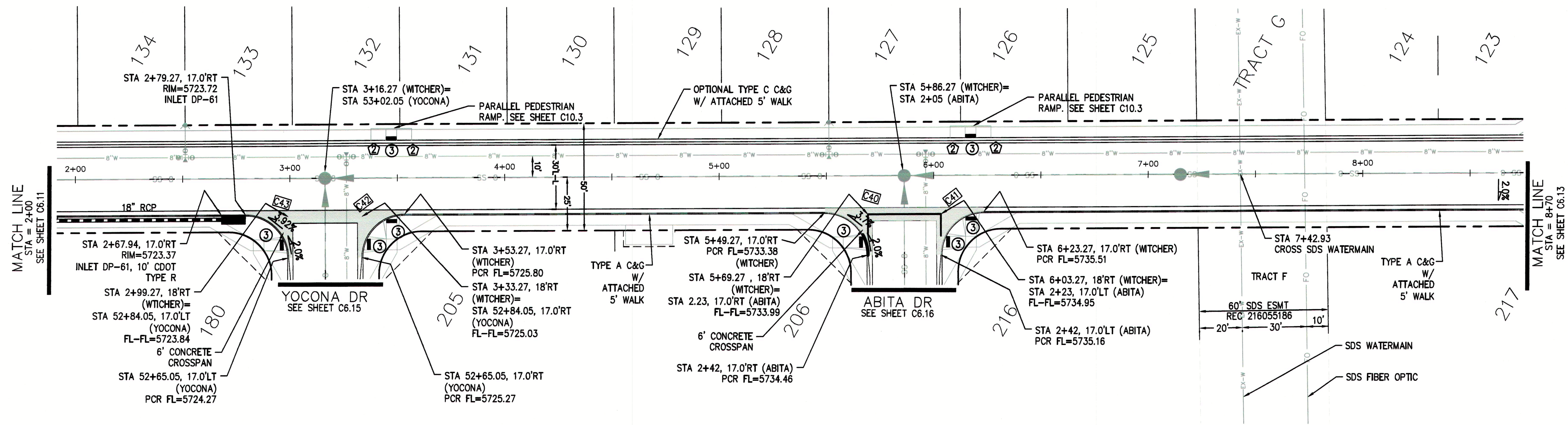
VOLGA DR & WITCHER DR

VOLGA DR PROFILE

WITCHER DR PROFILE

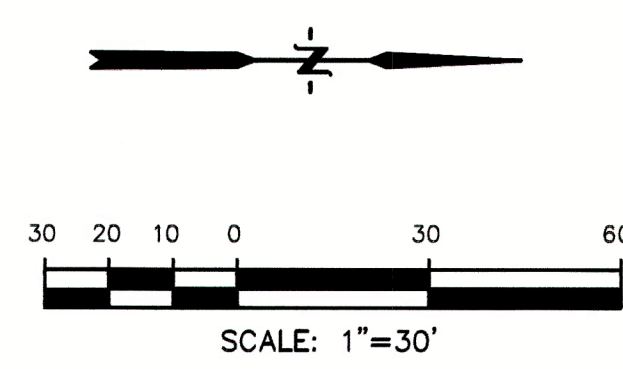
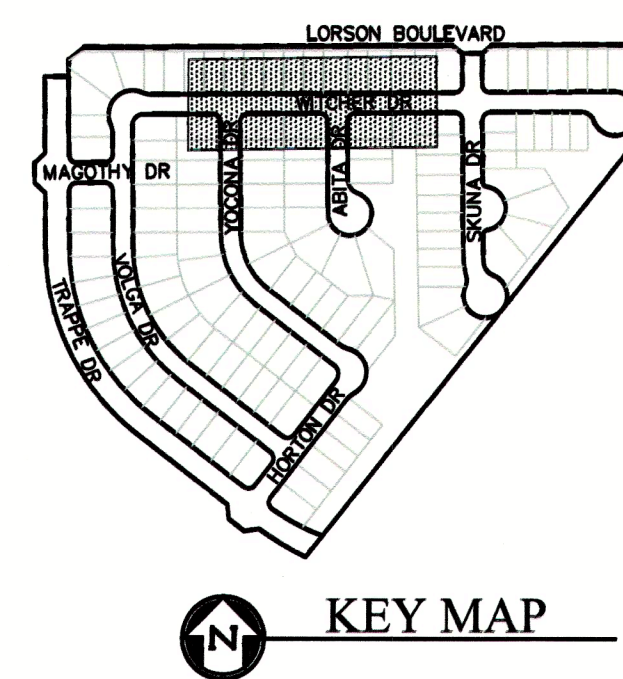
STM LAT 'E' PROFILE





CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C40	31.42'	20.00'	90°00'00"
C41	31.42'	20.00'	90°00'00"
C42	31.42'	20.00'	90°00'00"
C43	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.
 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.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: RLS@coregi.com

DATE: _____
DESCRIPTION: _____
NO. _____
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS
PROJECT: LORSON RANCH EAST
FILING NO. 4
212 N. WATCHEL AVE. SUITE 300
COLORADO SPRINGS, CO 80903
(719) 639-3200
CONTACT: JEFF MARK

STREET/STORM
WITCHER DRIVE
STA 2+00 TO 8+70

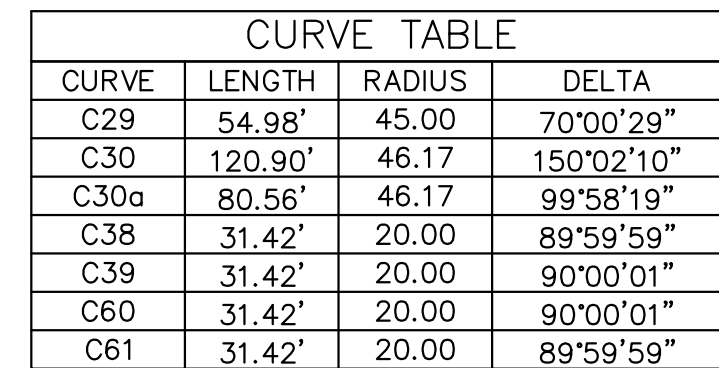


DATE:
JUNE 1, 2019
PROJECT NO.
100.048
SHEET NUMBER
C6.12
TOTAL SHEETS: 40

**COLORADO SPRINGS UTILITIES
WATER PLAN DESIGN APPROVAL**

APPROVED BY: *[Signature]*
DATE: 6/26/2019
PROJECT NUMBER: 2019- W117
WORK ORDER NUMBER: 3469357
CSU SHEET 2 OF 3
APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

A COLORADO SPRINGS UTILITIES WATER INSPECTOR SHALL BE NOTIFIED AT (719) 668-3524 OR (719) 668-4656 AND BE PRESENT BEFORE AND DURING CONSTRUCTION ACTIVITIES WITHIN THE SDS EASEMENT

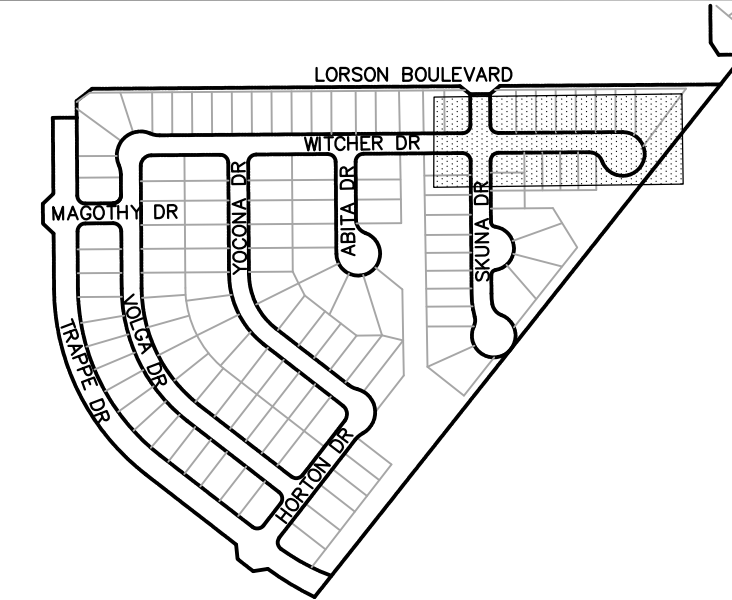


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C29	54.98'	45.00	70°00'29"
C30	120.90'	46.17	150°02'10"
C30a	80.56'	46.17	99°58'19"
C38	31.42'	20.00	89°59'59"
C39	31.42'	20.00	90°00'01"
C60	31.42'	20.00	90°00'01"
C61	31.42'	20.00	89°59'59"

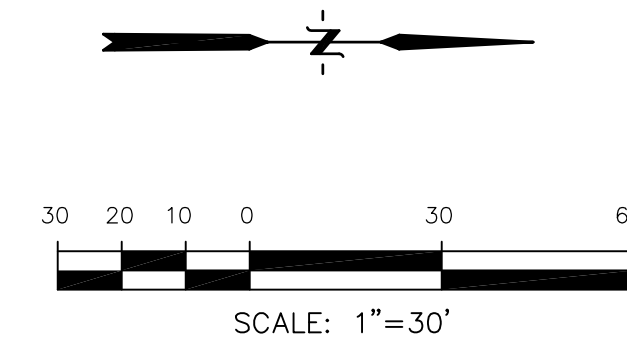
NOTES

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.

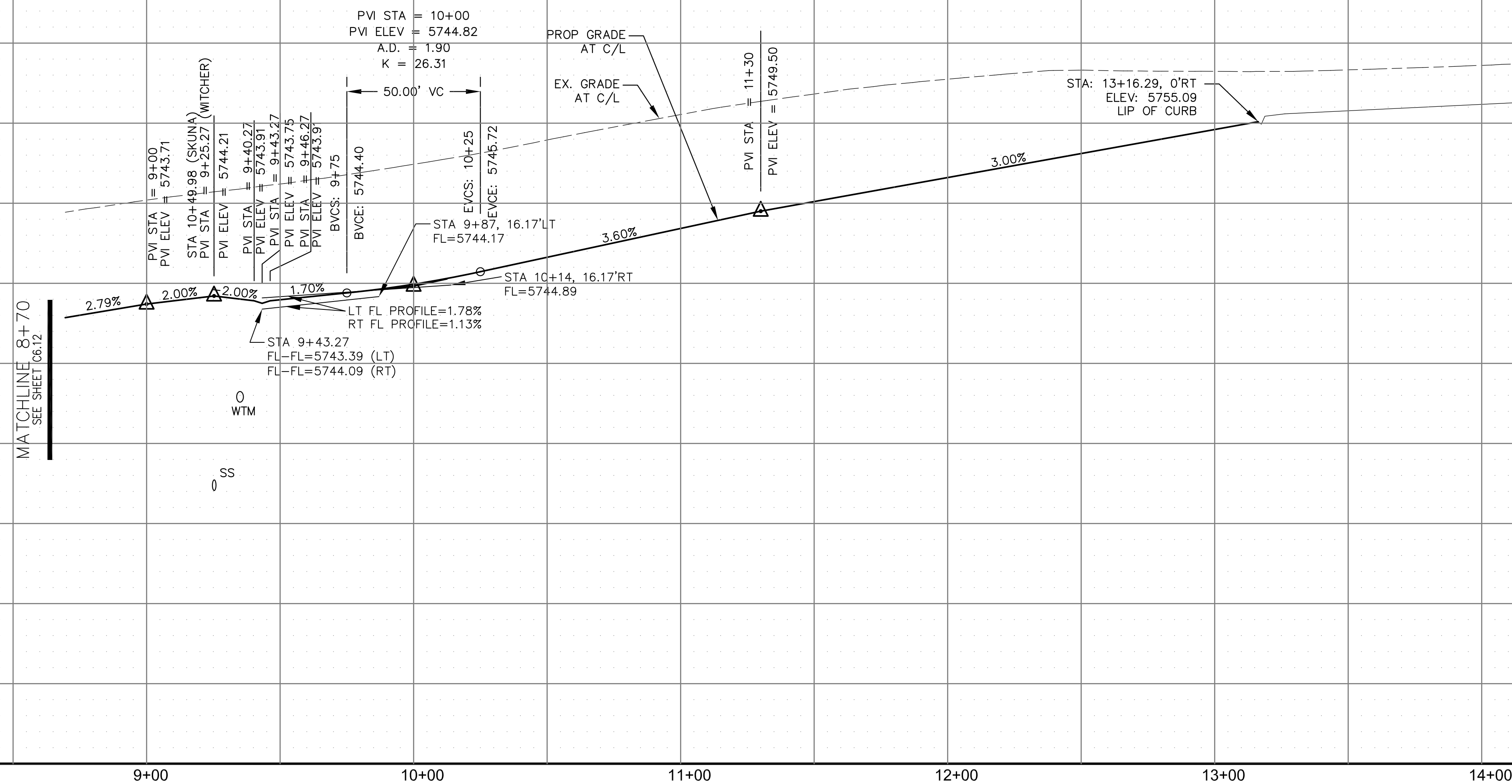
- 1 CURVE DATA ID
- 2 CURB TRANSITIONS
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



 KEY MAP



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



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

SON	DATE

PREPARED FOR:

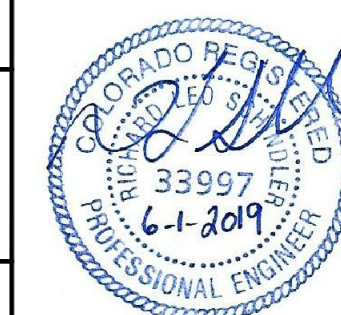
LORSON, LLC

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

DESCRIPTION
DRORSON RANCH EAST
FILING NO. 4
LORSON BLVD - LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET/STORM
WITCHER DRIVE
STA 8+70 TO 14+00

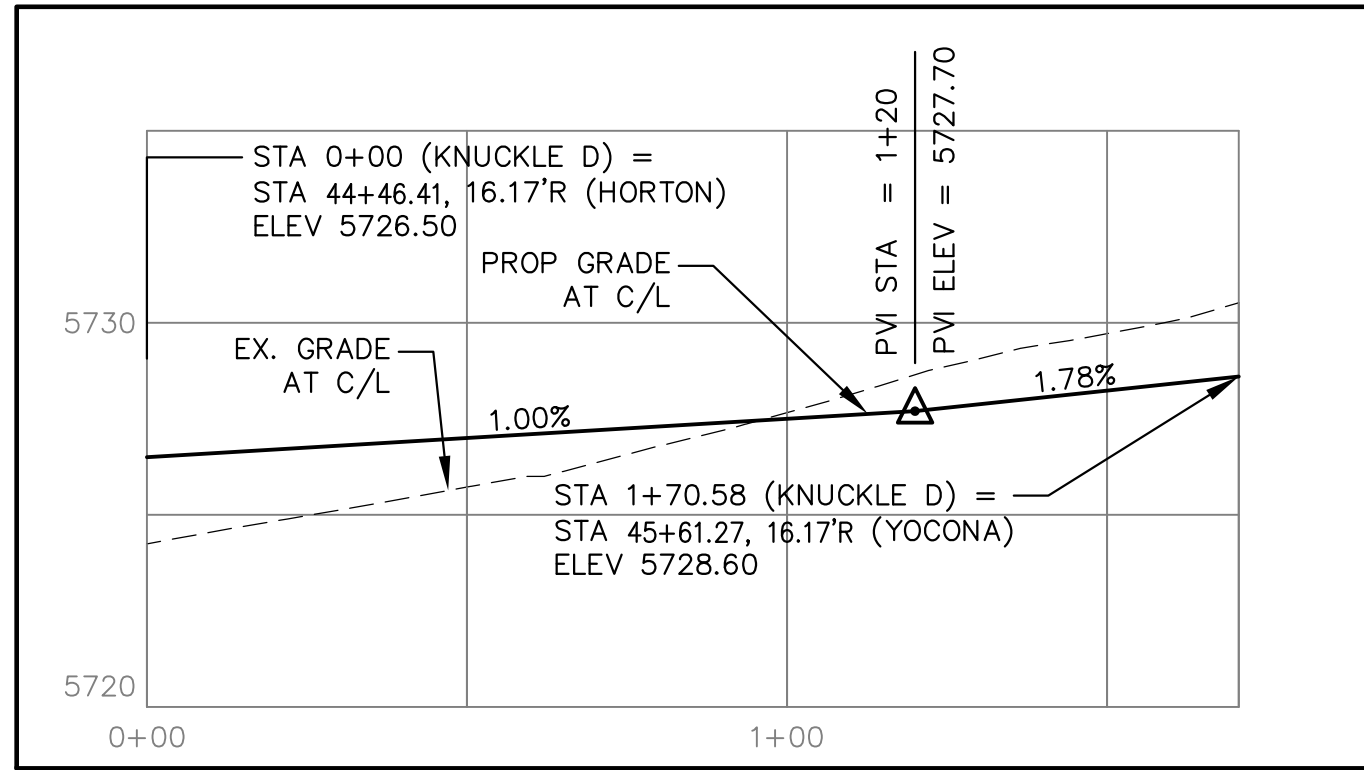


DATE:
JUNE 1, 2019

PROJECT NO.
100.048

SHEET NUMBER
C6.13

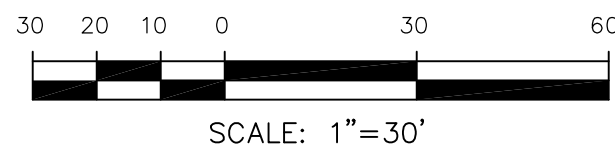
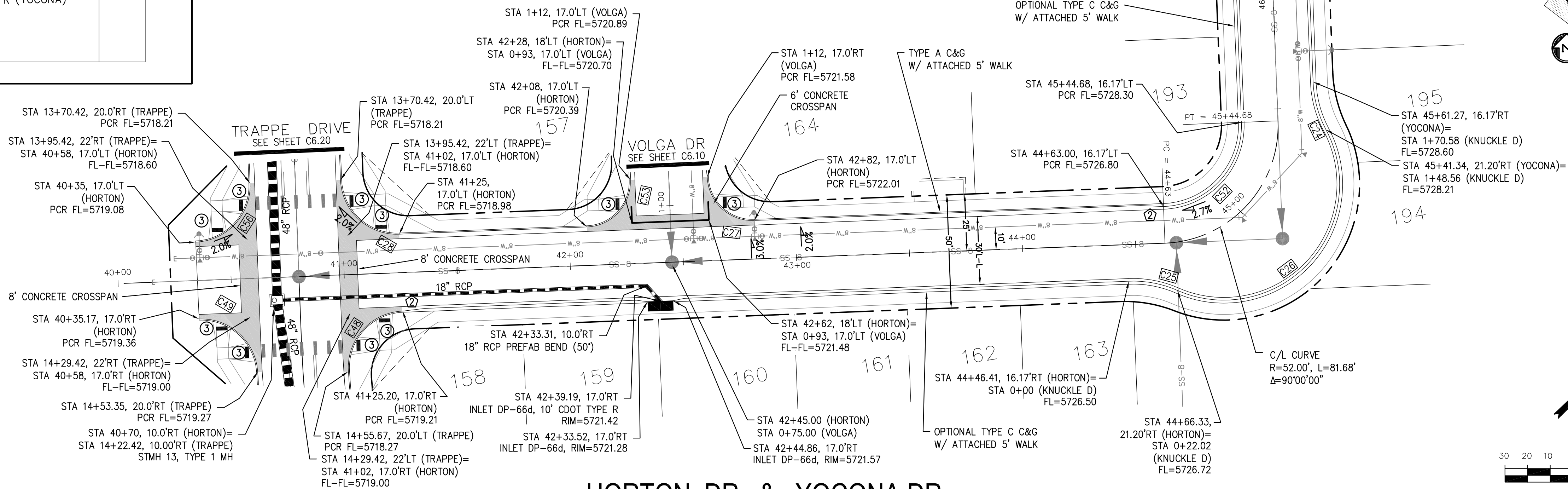
TOTAL SHEETS: 40



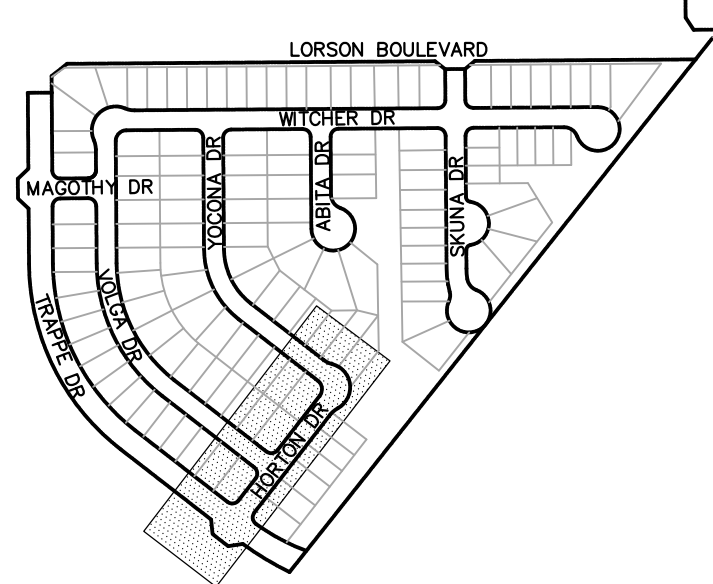
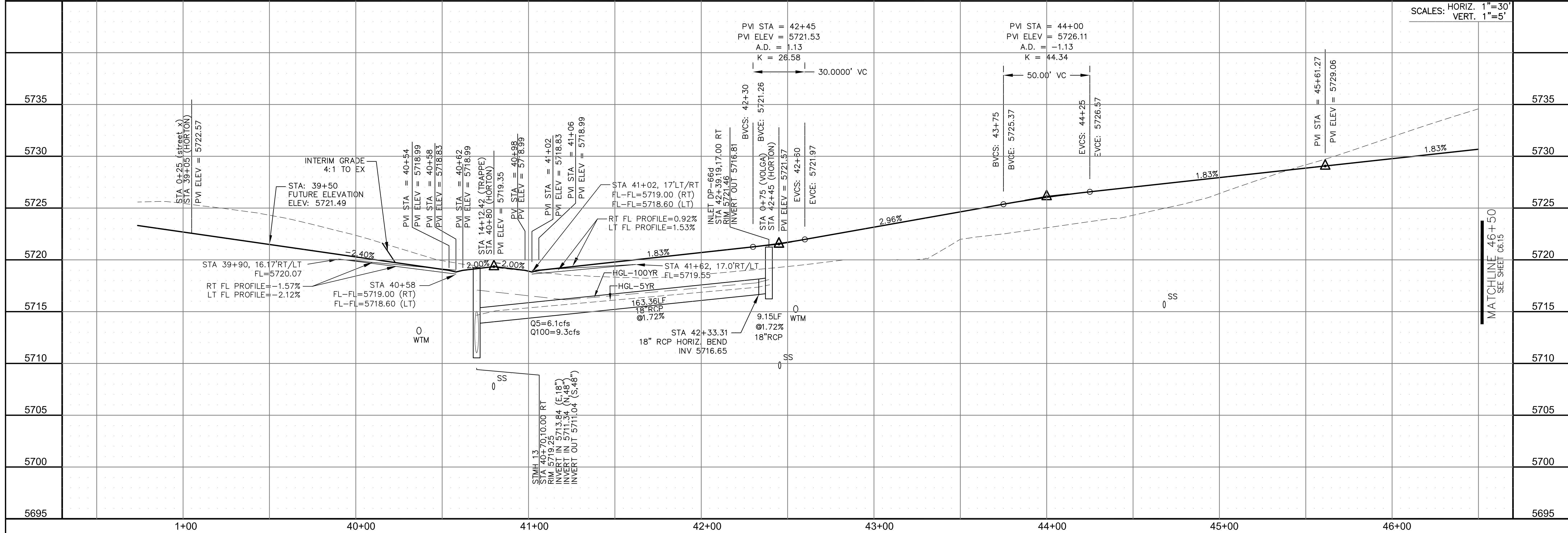
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C24	22.02'	48.83	25°50'31"
C25	22.02'	48.83	25°50'31"
C26	126.54'	51.17	141°14'02"
C27	31.42'	20.00	90°00'00"
C28	39.27'	25.00	90°00'00"
C48	39.96'	25.00	91°35'27"
C49	38.68'	25.00	88°38'38"
C52	56.28'	35.83	90°00'00"
C53	31.42'	20.00	90°00'00"
C56	39.27'	25.00	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.
 4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



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



CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNESVILLE, MO 65306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

DATE: _____

DESCRIPTION: _____

NO.: _____

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

PROJECT:
LORSON RANCH EAST
FILING NO. 4
LORSON BLVD - LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

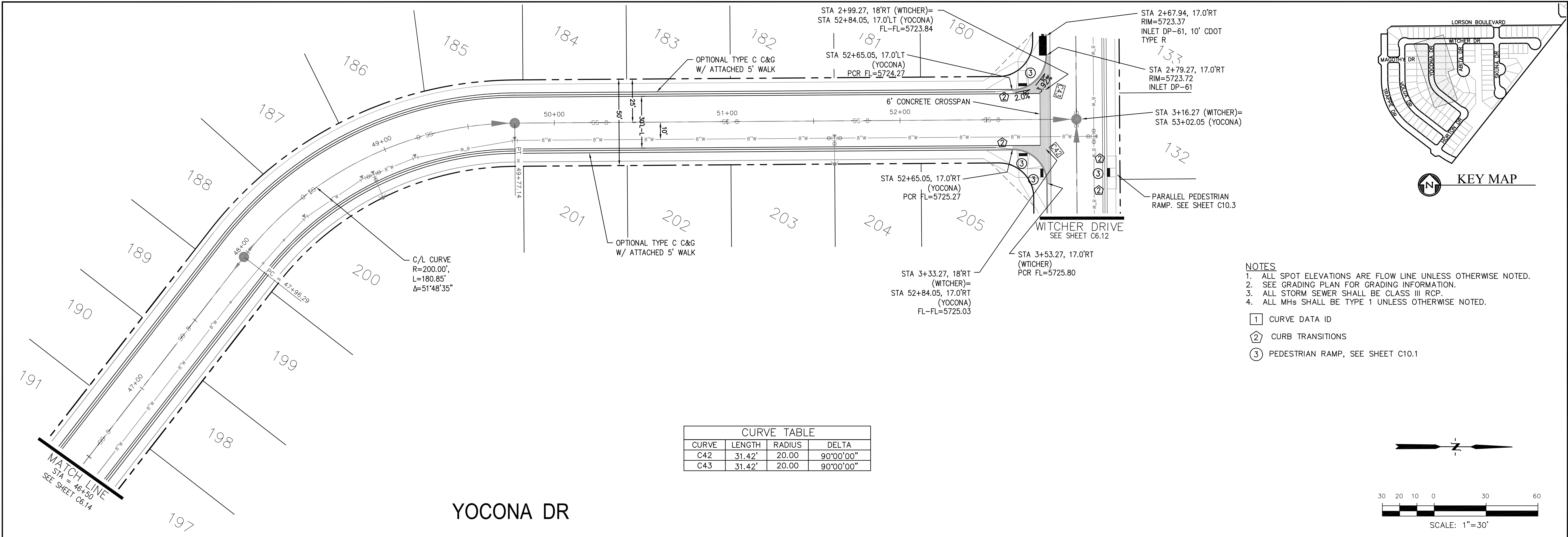
STREET/STORM
HORTON DR & YOCONA DR
STA 40+00 TO 46+50

DATE:
JUNE 1, 2019

PROJECT NO.
100.048

SHEET NUMBER
C6.14

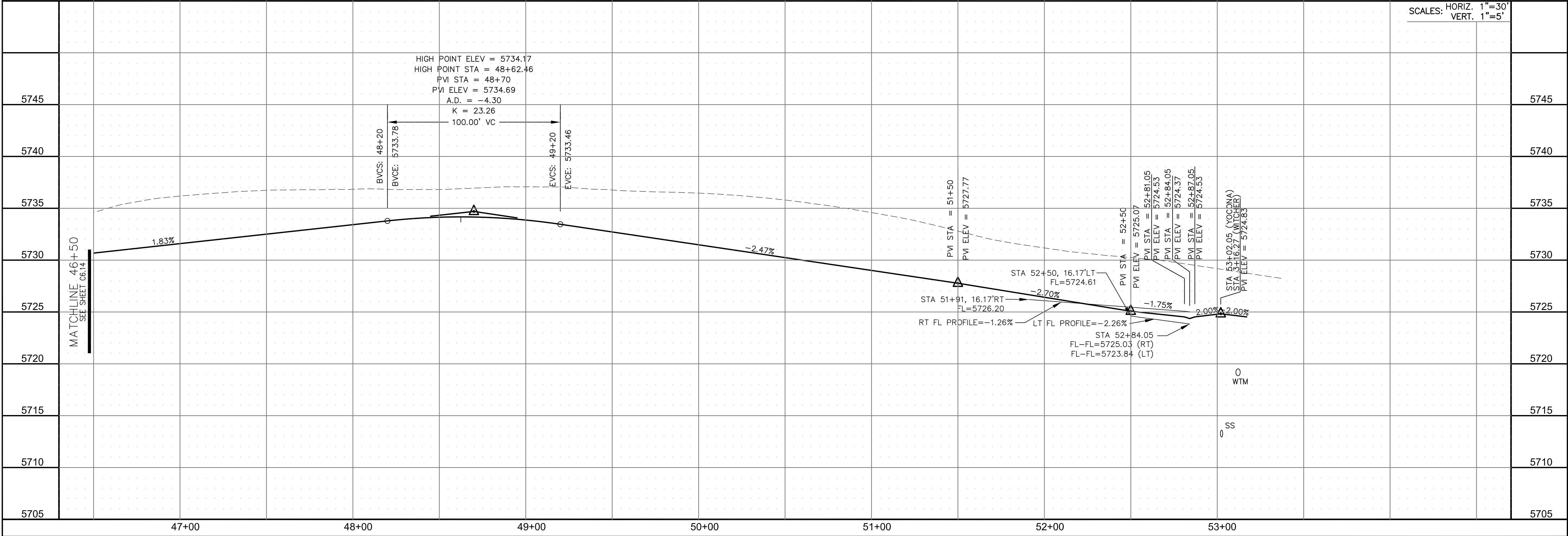
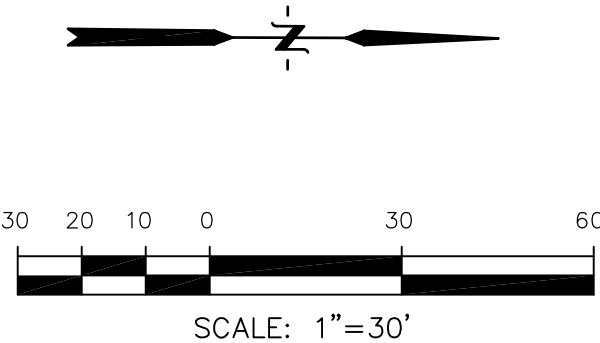
TOTAL SHEETS: 40



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C42	31.42'	20.00	90°00'00"
C43	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.
 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.
BURNING WOOD, MO 63306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.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:

LORSON RANCH EAST
FILING NO. 4
LORSON BLVD - LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN:

RLS

DESIGNED:

RLS

CHECKED:

RLS

STREET/STORM

YOCONA DRIVE

STA 46+50 TO 53+02

COLORADO REGISTERED PROFESSIONAL ENGINEER

33997

6-1-2019

DATE:

JUNE 1, 2019

PROJECT NO.

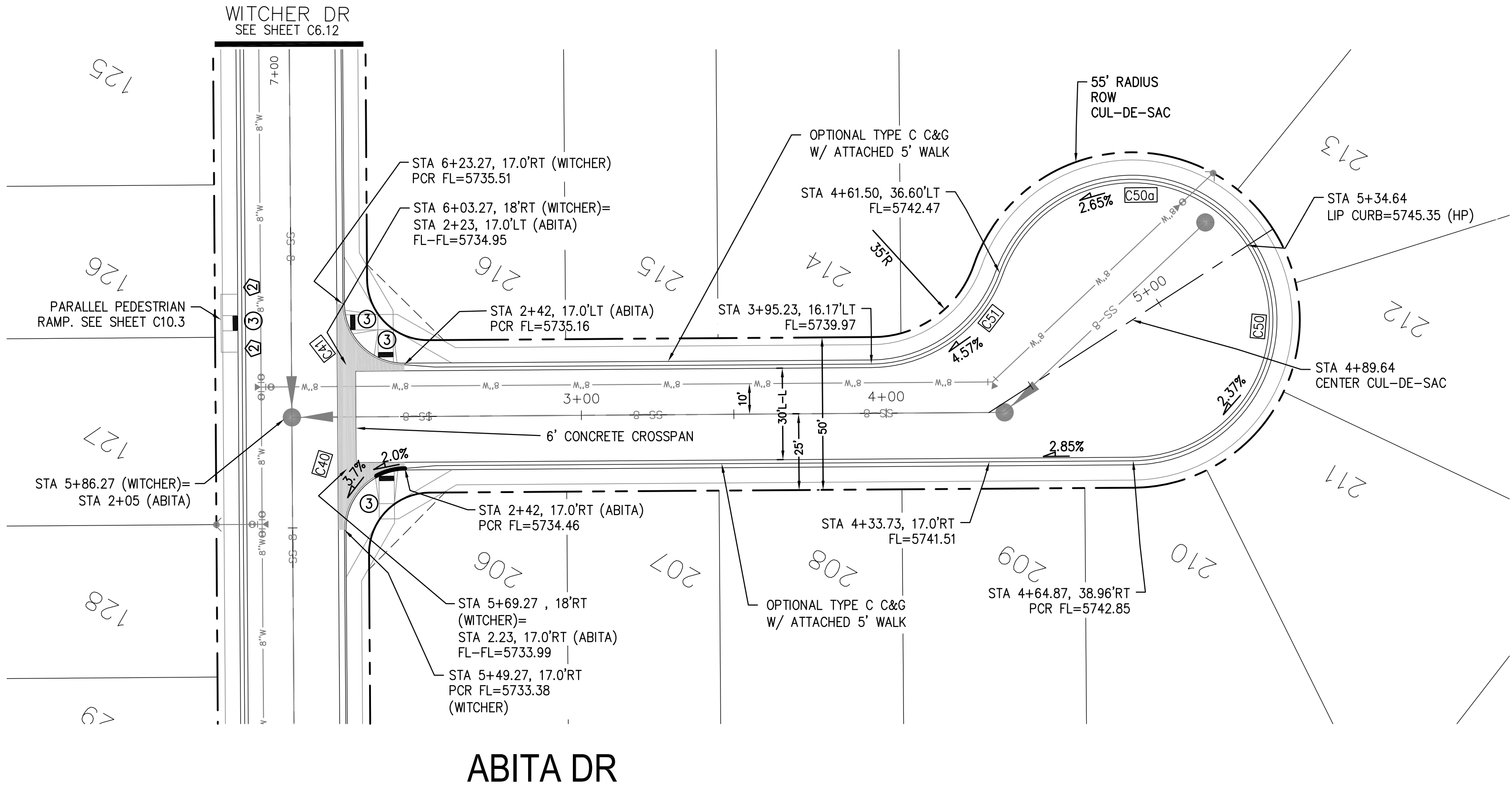
100.048

SHEET NUMBER

C6.15

TOTAL SHEETS:

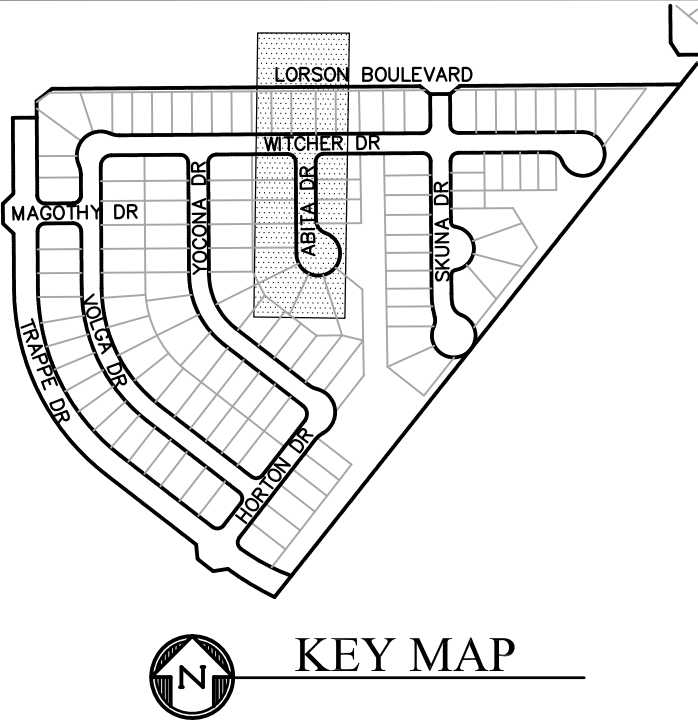
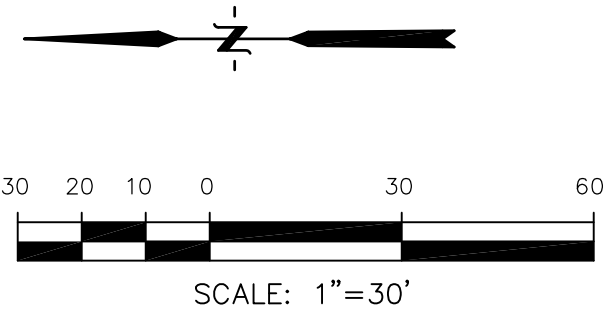
40



- 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
C40	31.42'	20.00	90°00'00"
C41	31.42'	20.00	90°00'00"
C50	98.67'	46.17	122°27'11"
C50a	102.79'	46.17	127°33'18"
C51	54.98'	45.00	70°00'29"



CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOOD, MO 63306
PHONE: 636.251.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

DATE

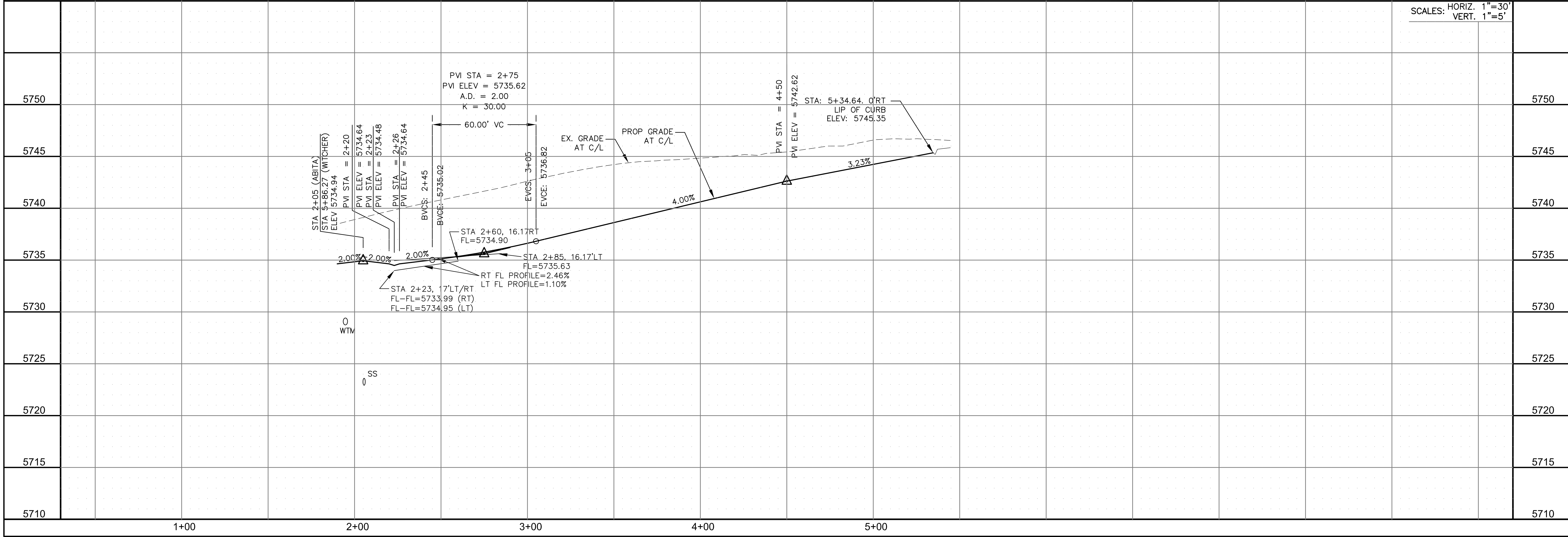
DESCRIPTION

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:
LORSON RANCH EAST
FILING NO. 4
LORSON BLVD - LAMPREY DR
COLORADO SPRINGS, COLORADO



STREET/STORM
ABITA DRIVE
STA 2+00 TO 5+44

5750

5745

5740

5735

5730

5725

5720

5715

5710

DATE:
JUNE 1, 2019

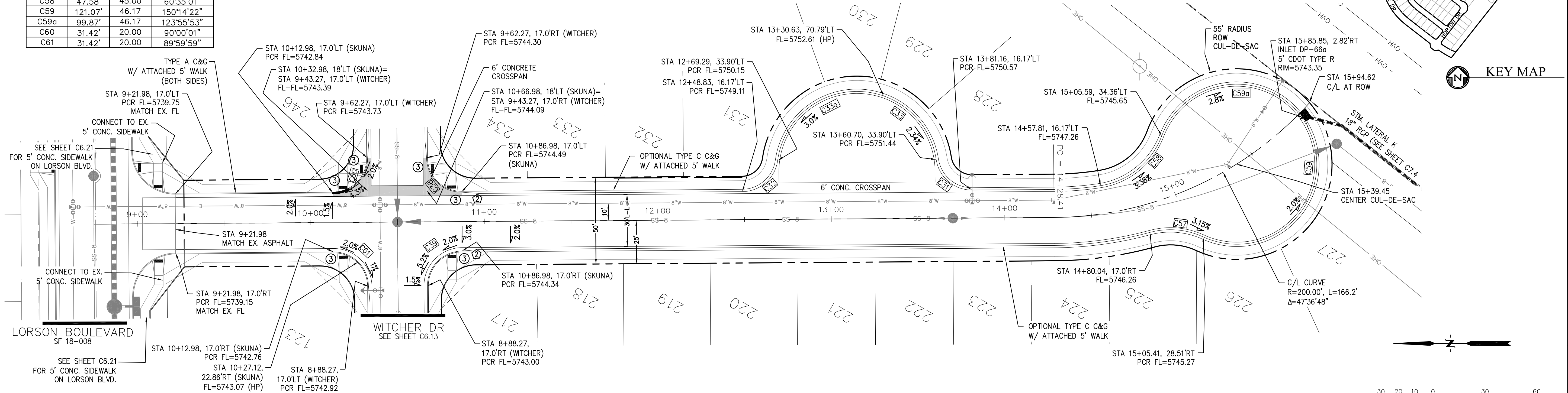
PROJECT NO.
100.048

SHEET NUMBER
C6.16

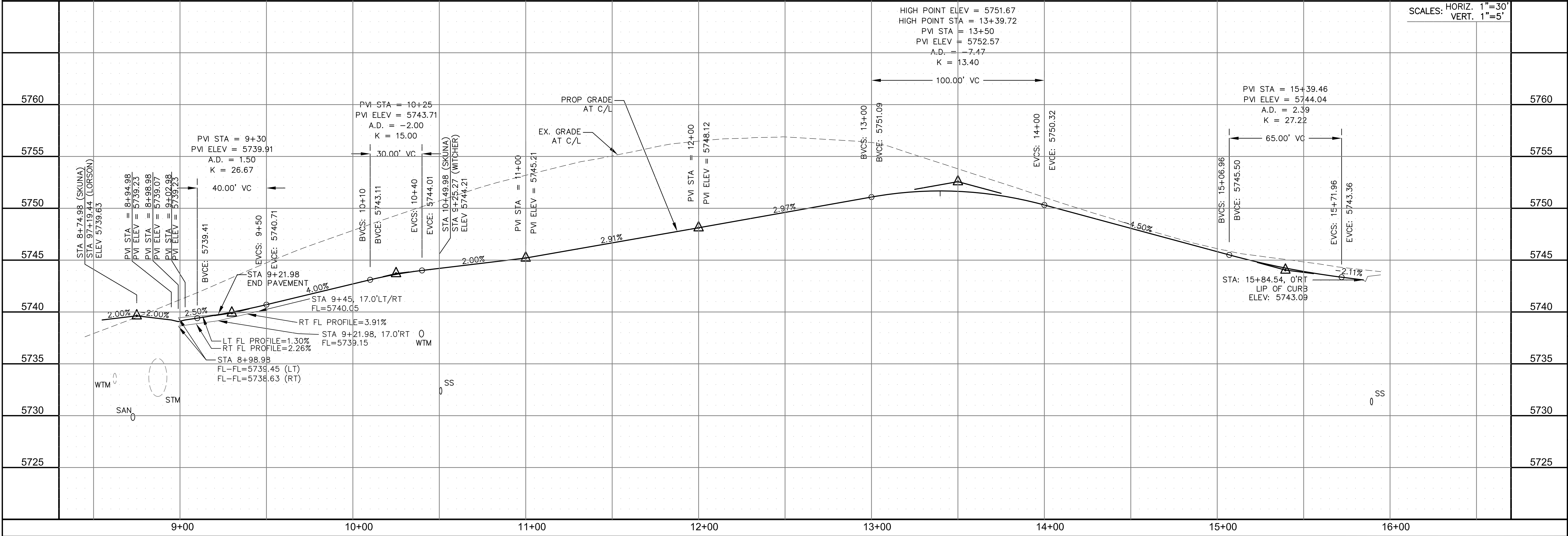
TOTAL SHEETS: 40

PROFESSIONAL ENGINEER
33997
6-1-2019

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C31	29.52'	20.67	81°50'08"
C32	29.52'	20.67	81°50'08"
C33	49.99'	46.17	62°02'20"
C33a	81.90'	46.17	101°37'55"
C38	31.42'	20.00	89°59'59"
C39	31.42'	20.00	90°00'01"
C57	31.38'	45.00	39°57'29"
C58	47.58'	45.00	60°35'01"
C59	121.07'	46.17	150°14'22"
C59a	99.87'	46.17	123°55'53"
C60	31.42'	20.00	90°00'01"
C61	31.42'	20.00	89°59'59"



SKUNA DR



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PROJECT: LORSON RANCH EAST
FILING NO. 4
LORSON BLVD - LAMPREY DR
COLORADO SPRINGS, COLORADO

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

STREET/STORM
SKUNA DRIVE
STA 8+74 TO 15+88

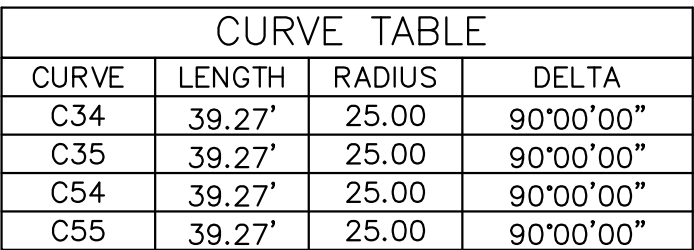
COLORADO REGISTERED PROFESSIONAL ENGINEER
33997
6-1-2019

DATE:
JUNE 1, 2019

PROJECT NO.
100.048

SHEET NUMBER
C6.17

TOTAL SHEETS: 40



STREET/STORM
TRAPPE DRIVE
STA 0+00 TO 7+00

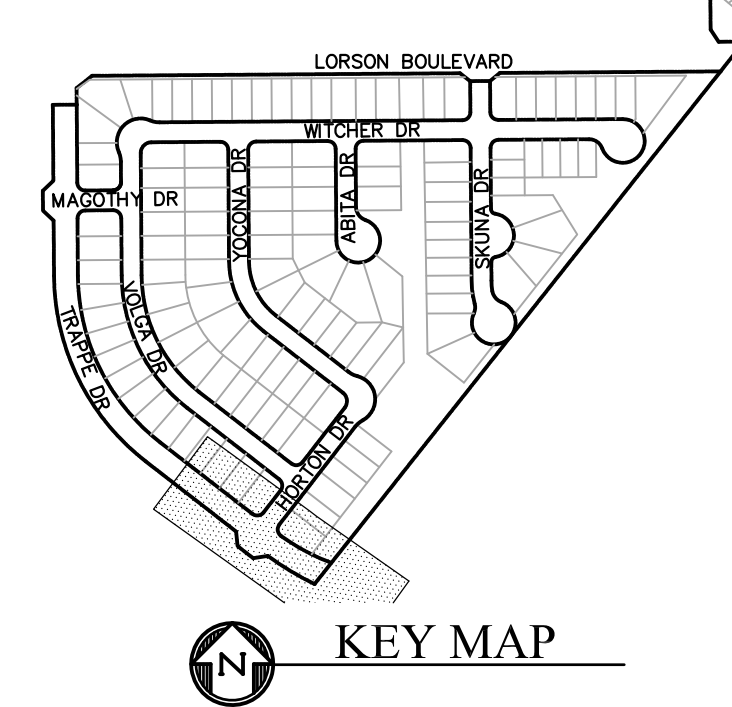


DATE:
JUNE 1, 2019

PROJECT NO.
100.048

SHEET NUMBER
C6.18

TOTAL SHEETS: 40

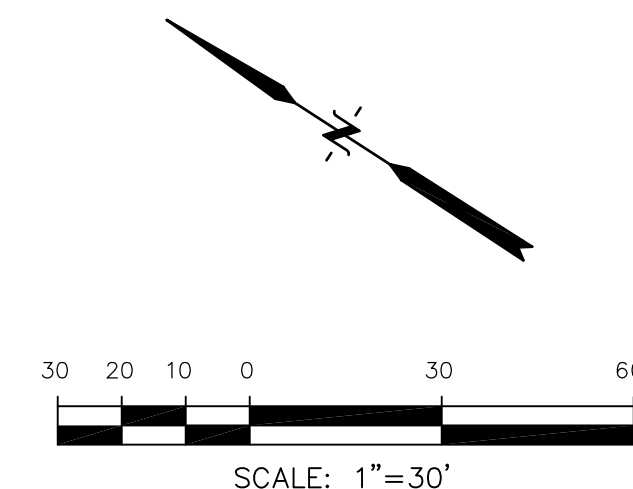


NOTES

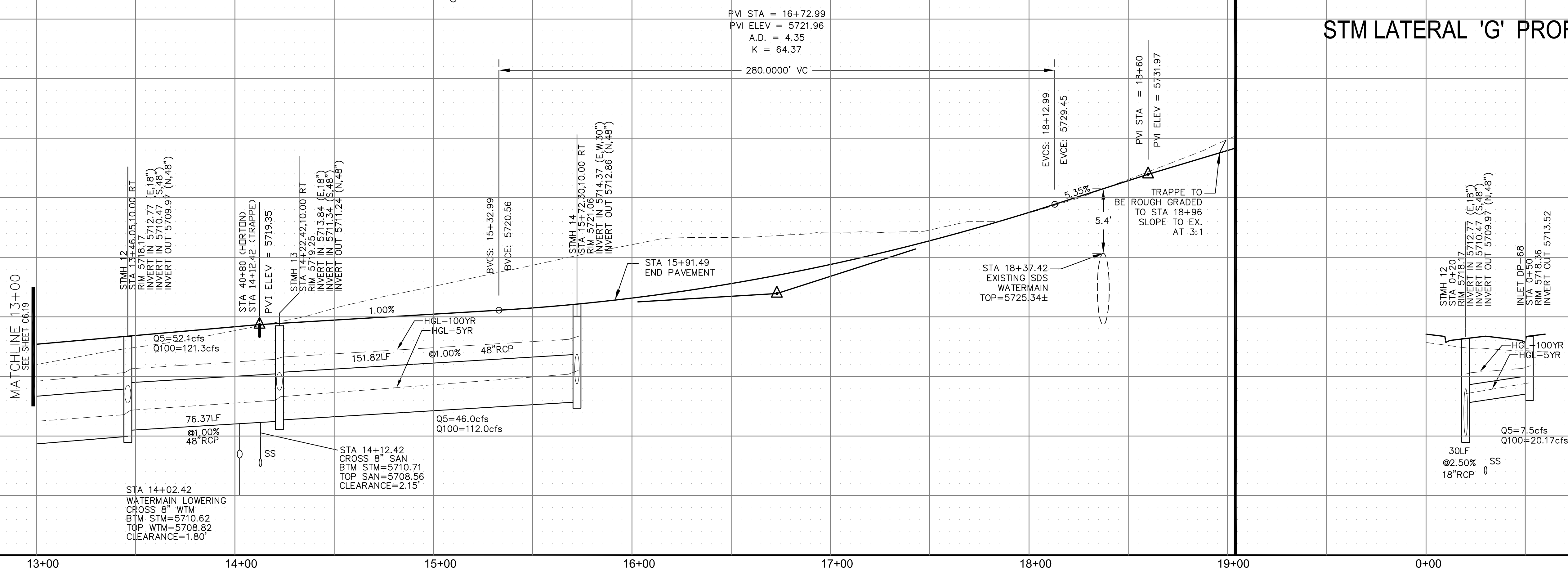
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C28	39.27'	25.00	90°00'00"
C48	39.96'	25.00	91°35'27"
C49	38.68'	25.00	88°38'38"
C56	39.27'	25.00	90°00'00"

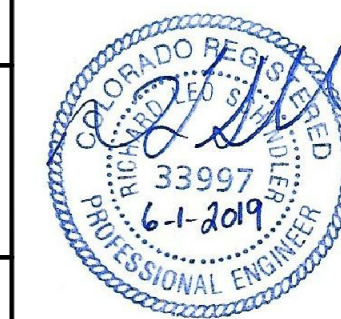


STM LATERAL 'G' PROFILE

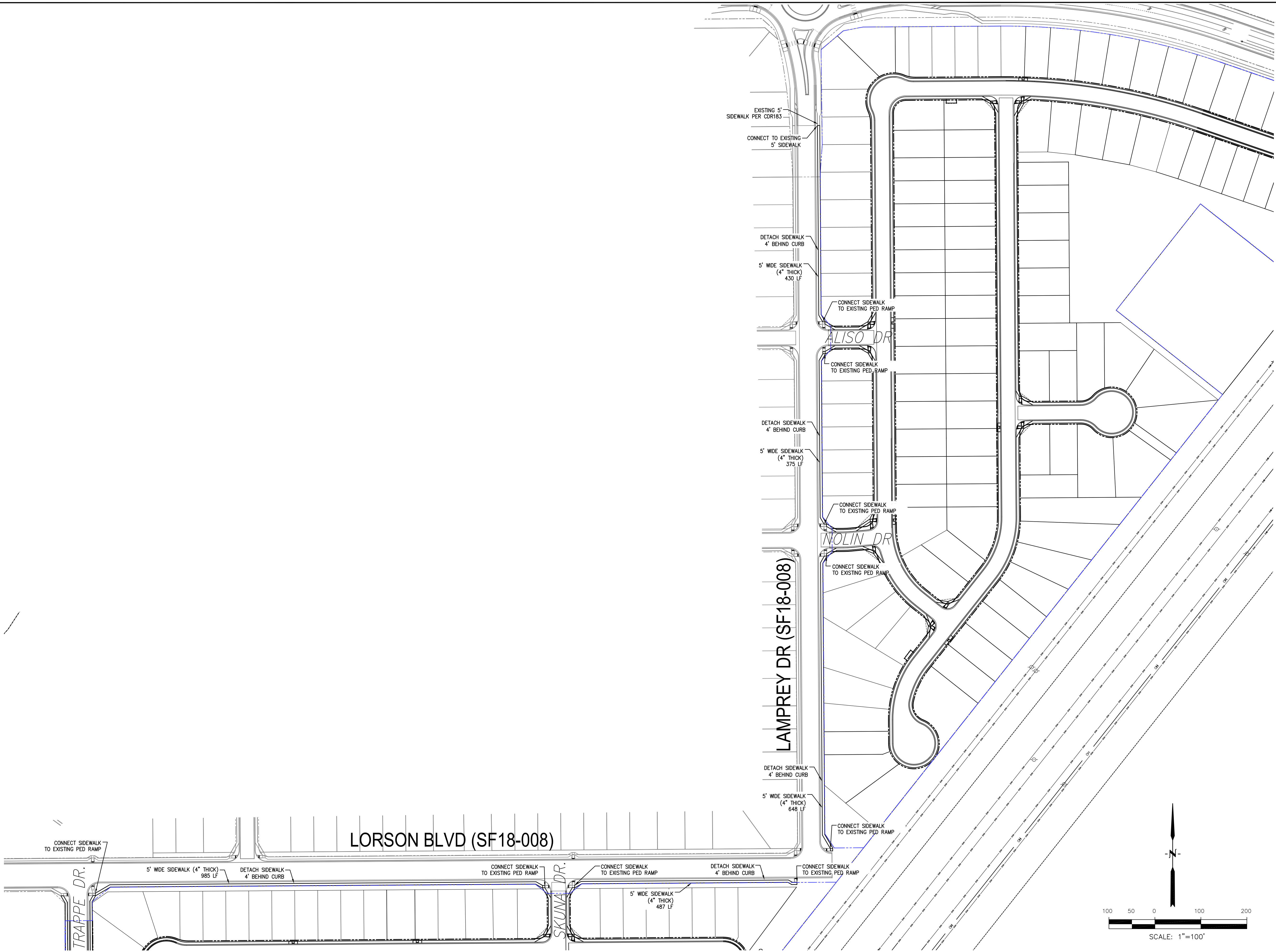


DRAWN:	R/S	
DESIGNED:	R/S	
CHECKED:	R/S	
NO.	DESCRIPTION	DATE
PROJECT: LORSON RANCH EAST FILING NO. 4 LORSON BLVD - LAMPREY DR COLORADO SPRINGS, COLORADO		PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK
<div style="float:right; width: 50%;"> CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 CONTACT: RICHARD L SCHINDLER, P.E. EMAIL: Rich@cagl.com </div>		

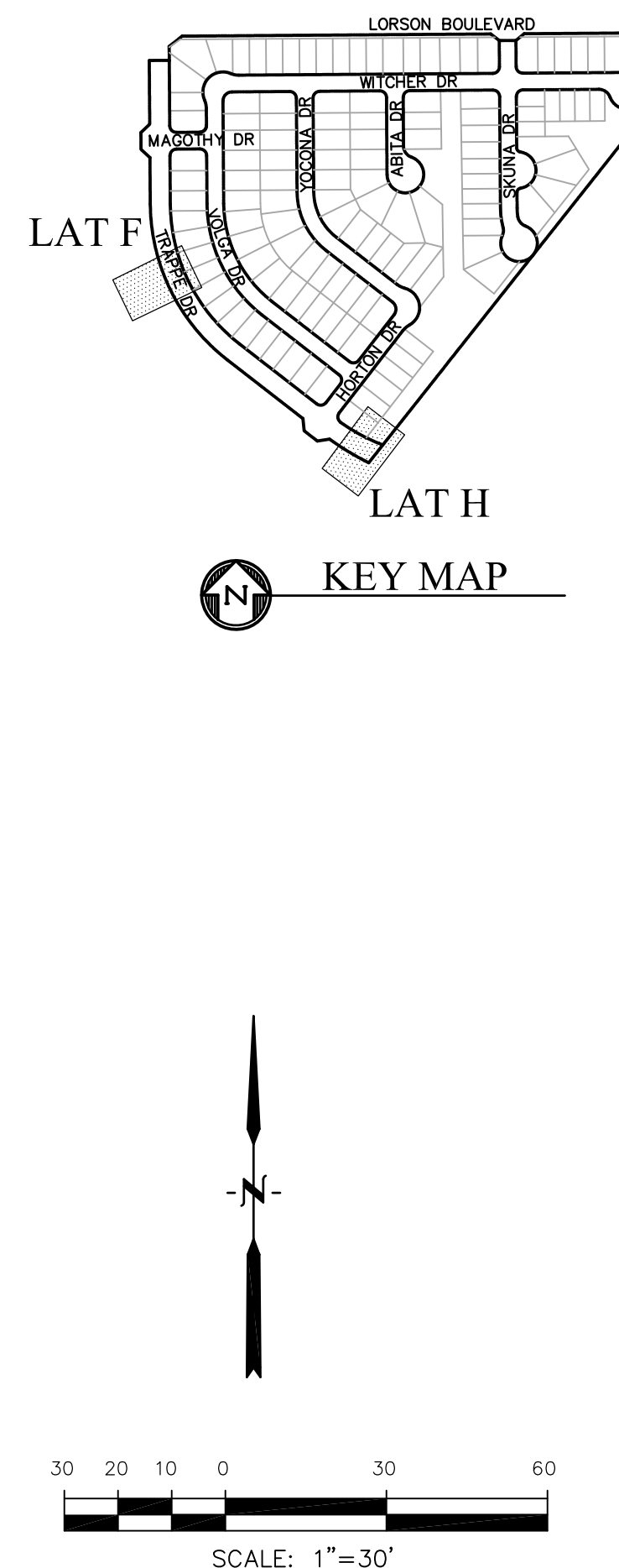
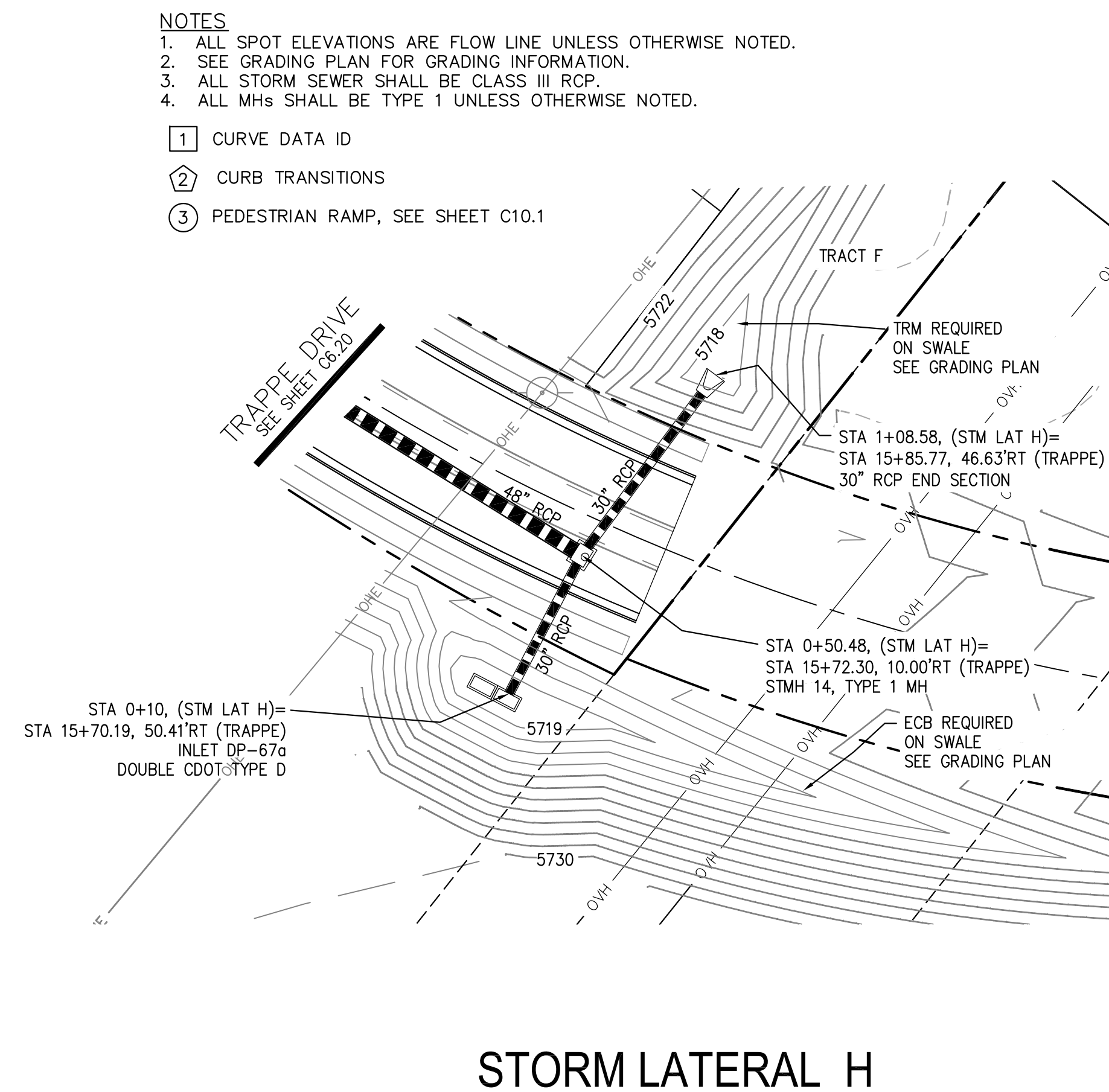
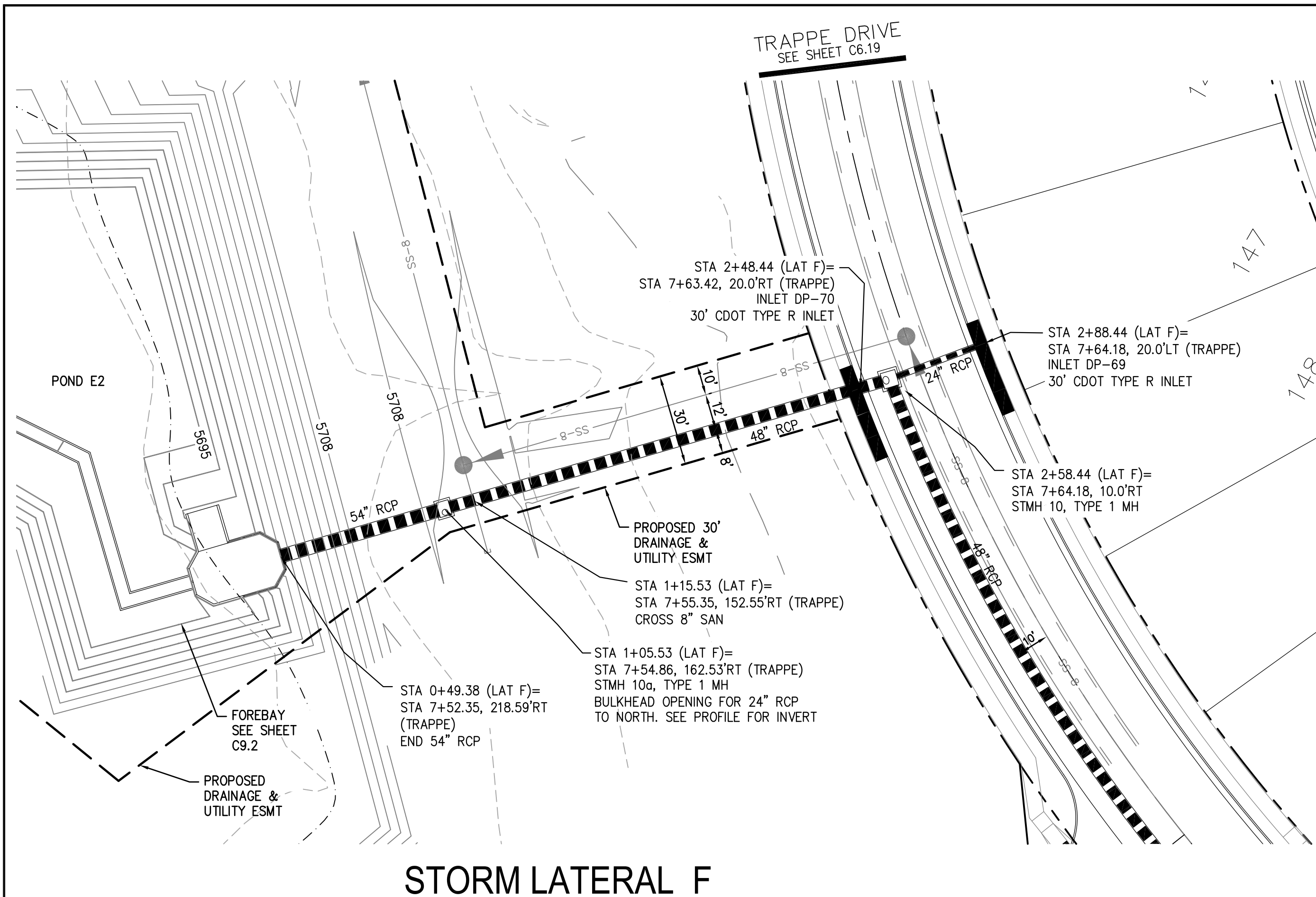
STREET/STORM
TRAPPE DRIVE
STA 13+00 TO 16+00



DATE:	JUNE 1, 2019
PROJECT NO.	100.048
SHEET NUMBER	C6.20
TOTAL SHEETS: 40	

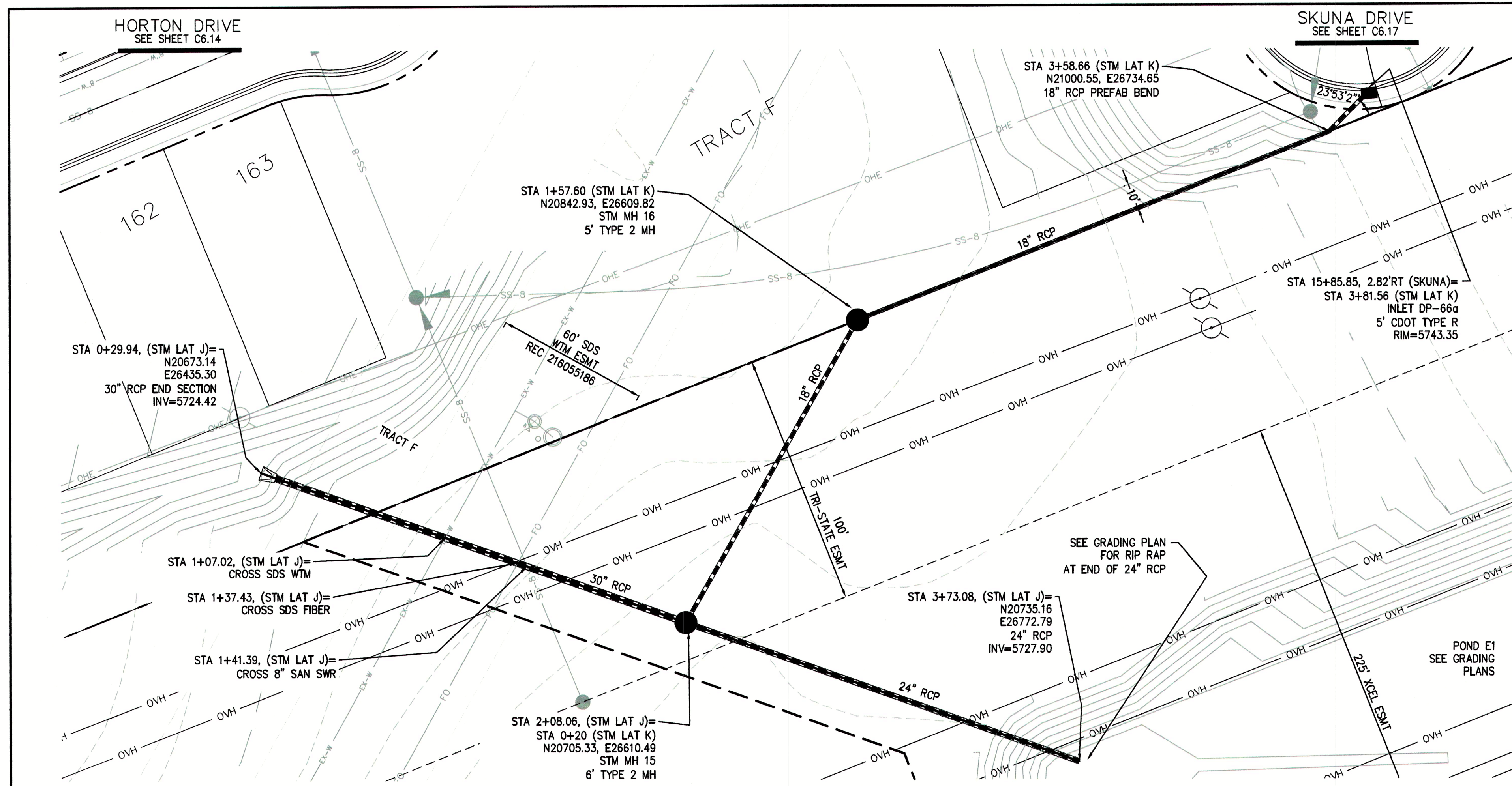


CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNING WOOD, MO 65506 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	
NO.	DATE
DESCRIPTION	
PROJECT: LORSON RANCH EAST FILING NO. 4 LORSON BLVD - LAMPREY DR COLORADO SPRINGS, COLORADO	
PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
LORSON RANCH EAST FILING NO. 4 LORSON BLVD/LAMPREY DR SIDEWALK PLAN	
DATE: JUNE 1, 2019	
PROJECT NO. 100.048	
SHEET NUMBER C6.21	
TOTAL SHEETS: 40	



		SCALES: HORIZ. 1"=30' VERT. 1"=5'	
5730			5730
5725			5725
5720			5720
5715			5715
5710			5710
5705			5705
5700			5700
5695			5695
<p>SEE SHEET C9.2 FOR POND E2 FOREBAY</p> <p>STA 1+15.53 CROSS 8" SAN BTM 48"=5698.81 TOP SAN=5697.81 CLR=1.0'</p>		<p>STA 1+08.58 INV 5716.98 PIPE LENGTH INCLUDES END SECTION</p>	

[illegible]



- 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

**COLORADO SPRINGS UTILITIES
WATER PLAN DESIGN APPROVAL**

APPROVED BY: *[Signature]*

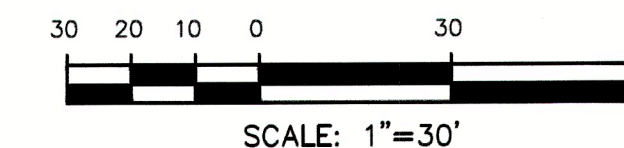
DATE: 6/26/2019

PROJECT NUMBER: 2019- W117

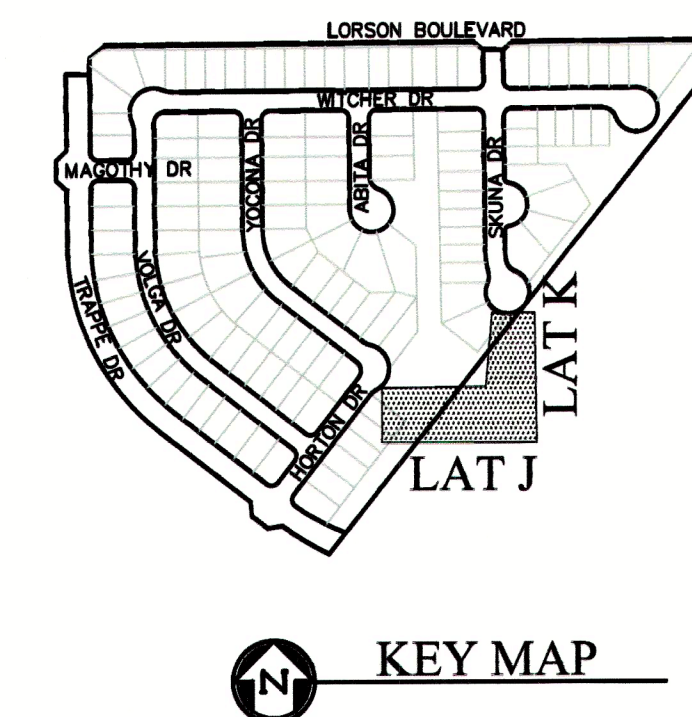
WORK ORDER NUMBER: 3469357

CSU SHEET 3 OF 3

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.



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



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

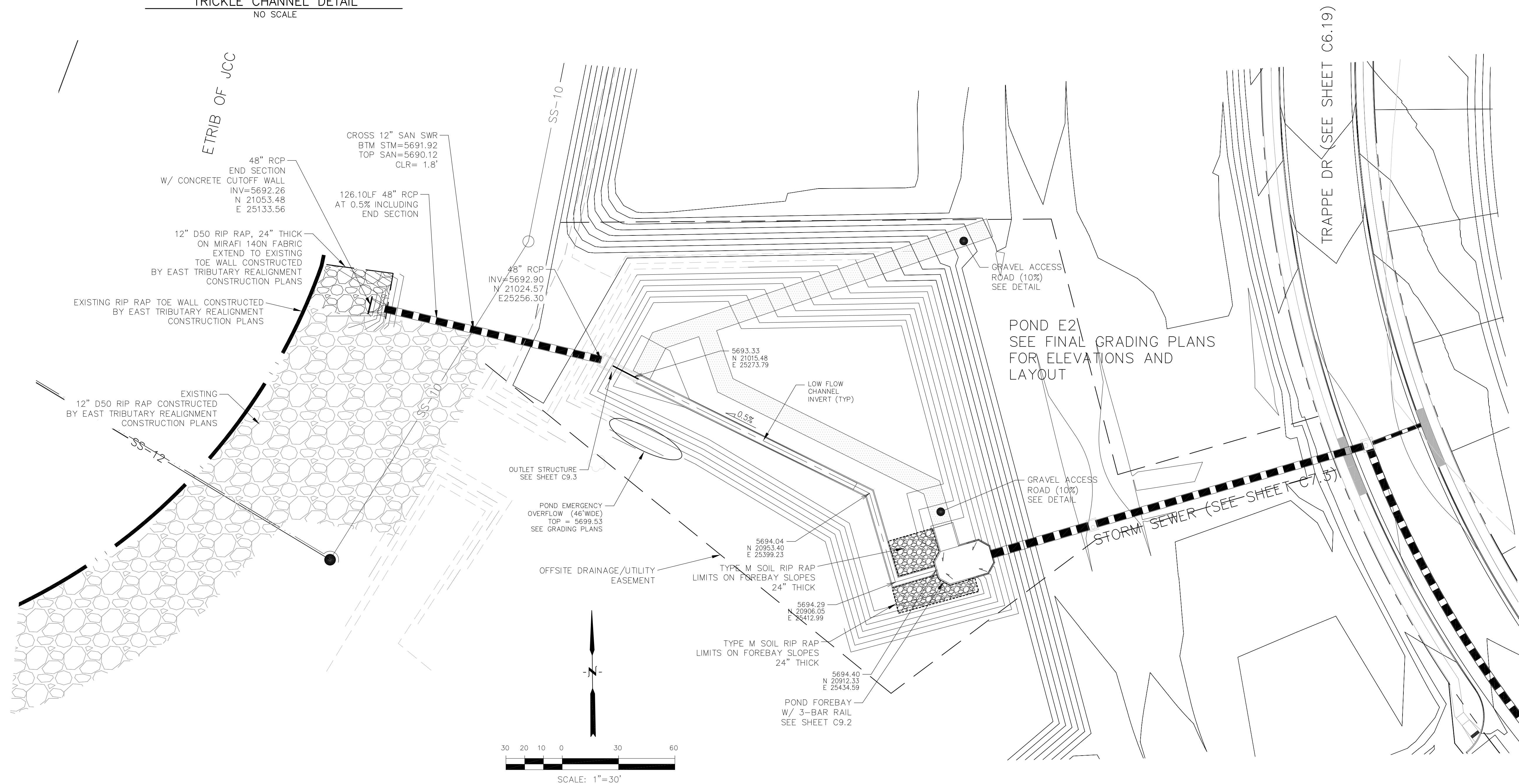
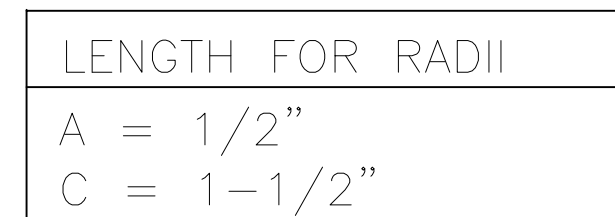
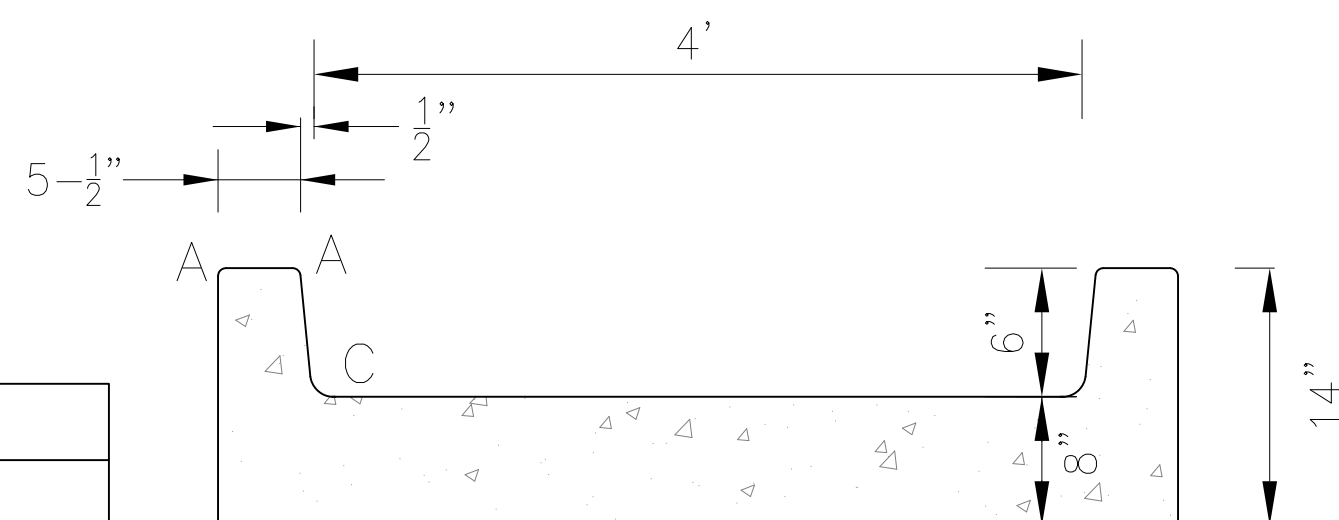
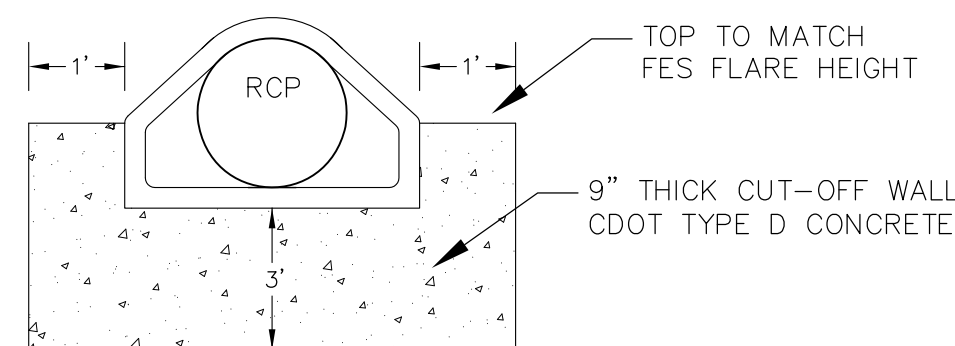
DATE: JUNE 25, 2019
DESCRIPTION: REMOVE PERS AT STM/SDS CROSSING
PROJECT: LORSON RANCH EAST
FILING NO. 4
LORSON BLDG. - LAMPREY DR
COLORADO SPRINGS, COLORADO
CONTRACT: SET MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET/STORM
STORM LATERAL J & K

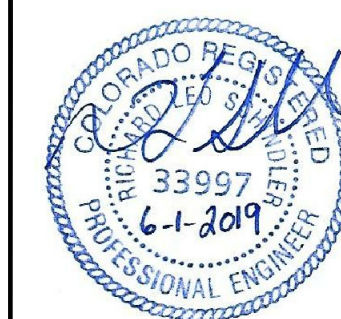


DATE: JUNE 1, 2019
PROJECT NO. 100.048
SHEET NUMBER C7.4
TOTAL SHEETS: 40

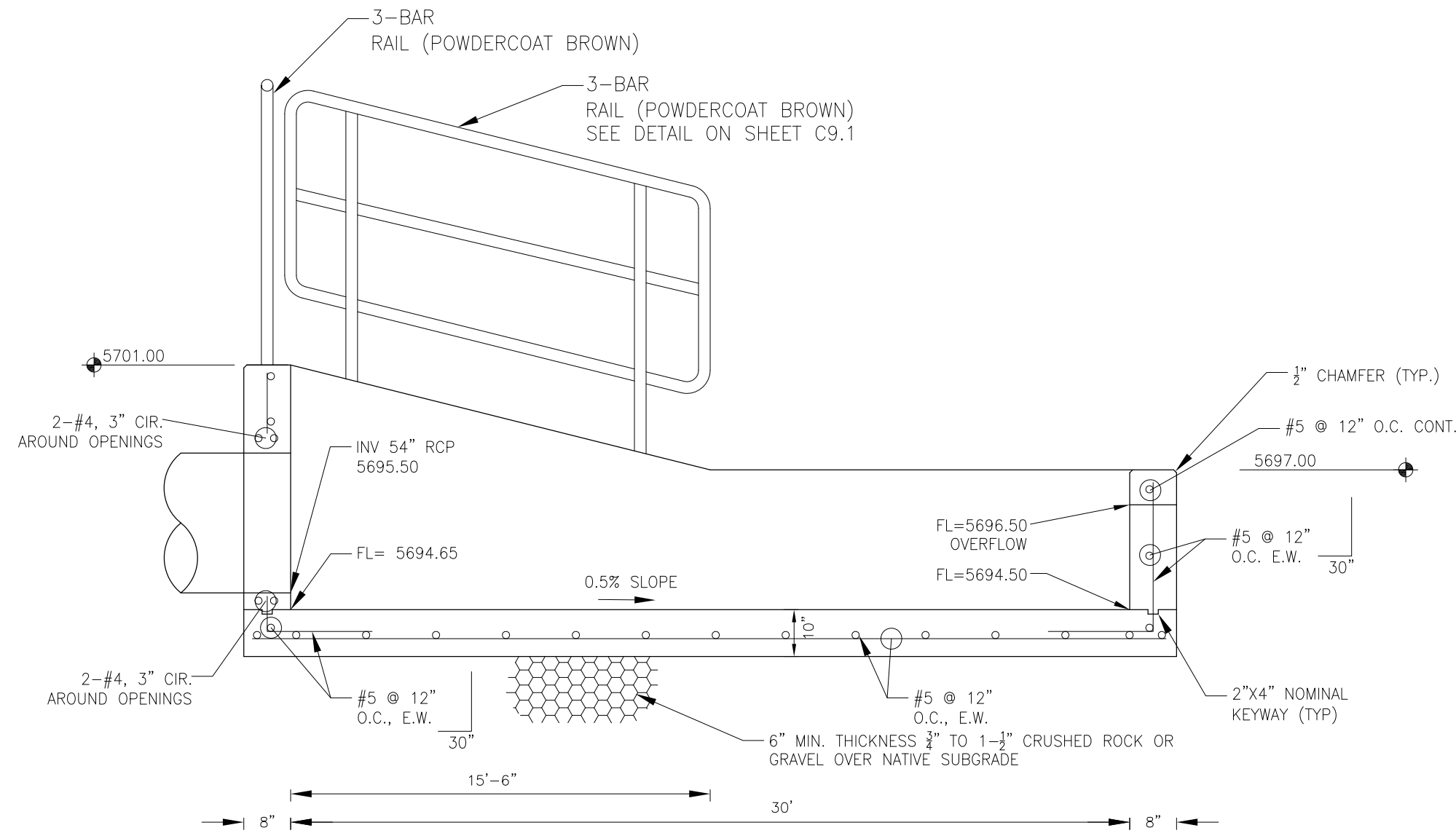


CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 763.575.3333 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com	
NO. DESCRIPTION DATE	PROJECT: LORSON RANCH EAST FILING NO. 4 LORSON BLVD – LAMPREY DR COLORADO SPRINGS, COLORADO CONTACT: JEFF MARK
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	PREPARED FOR: LORSON, LLC 212 N. WALSH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 639-3200

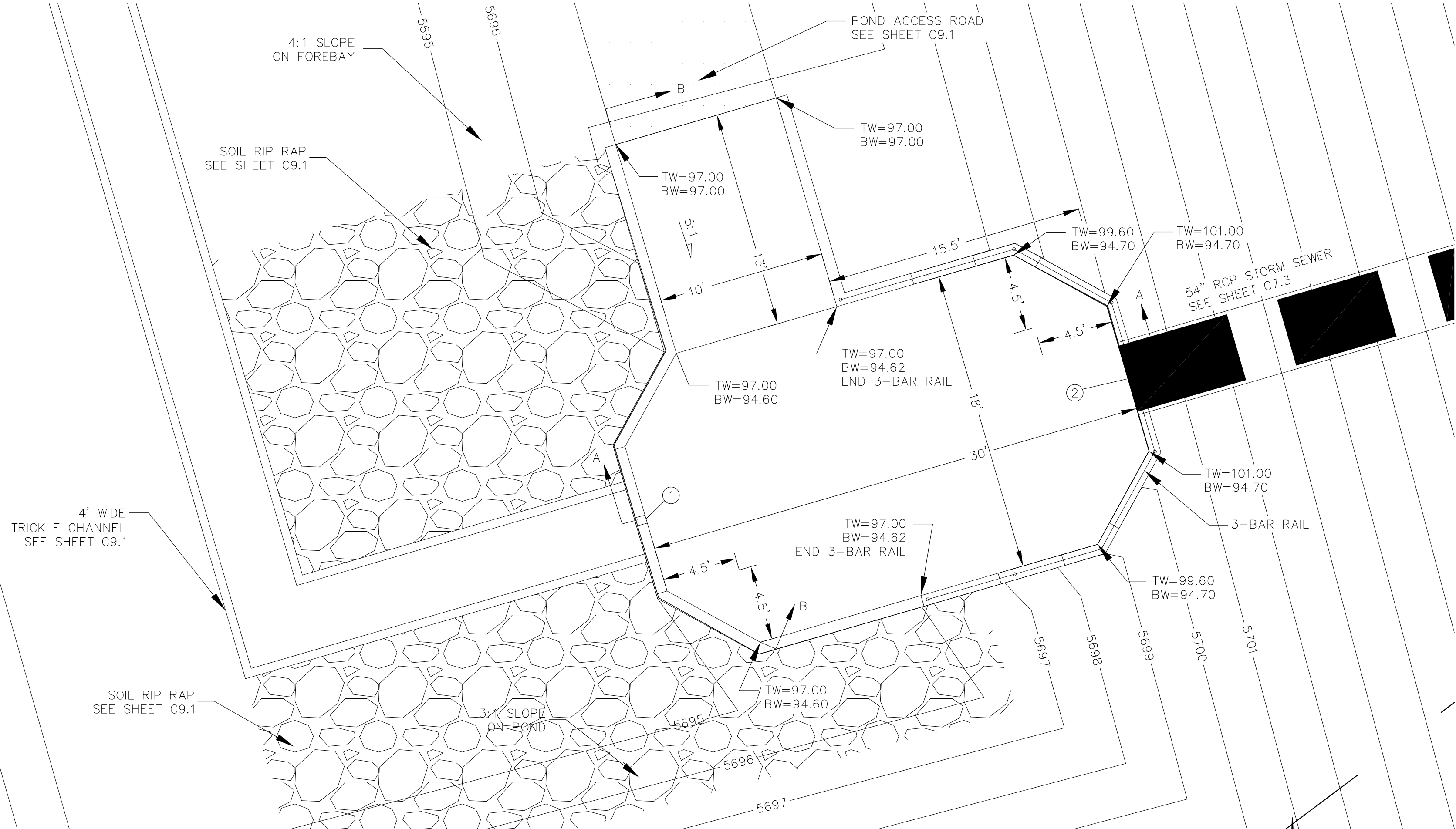
POND E2
POND E2 OUTFALL AND
TRICKLE CHANNEL



DATE: JUNE 1, 2019
PROJECT NO. 100.048
SHEET NUMBER C9.1 TOTAL SHEETS: 40

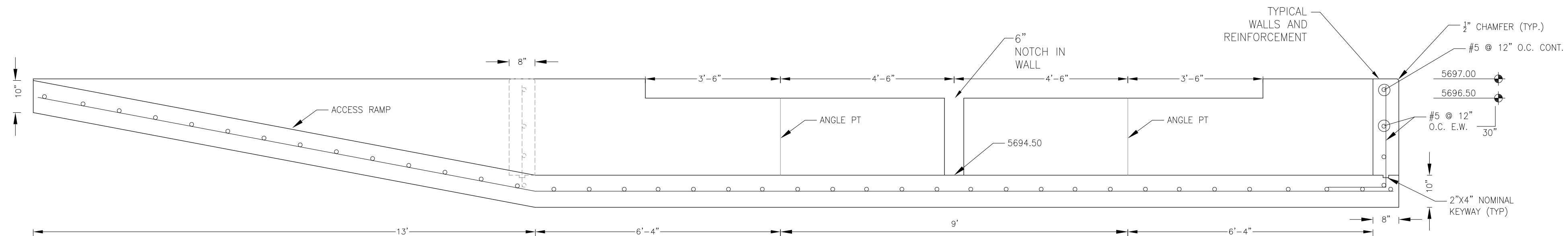


FOREBAY SECTION A-A
NO SCALE



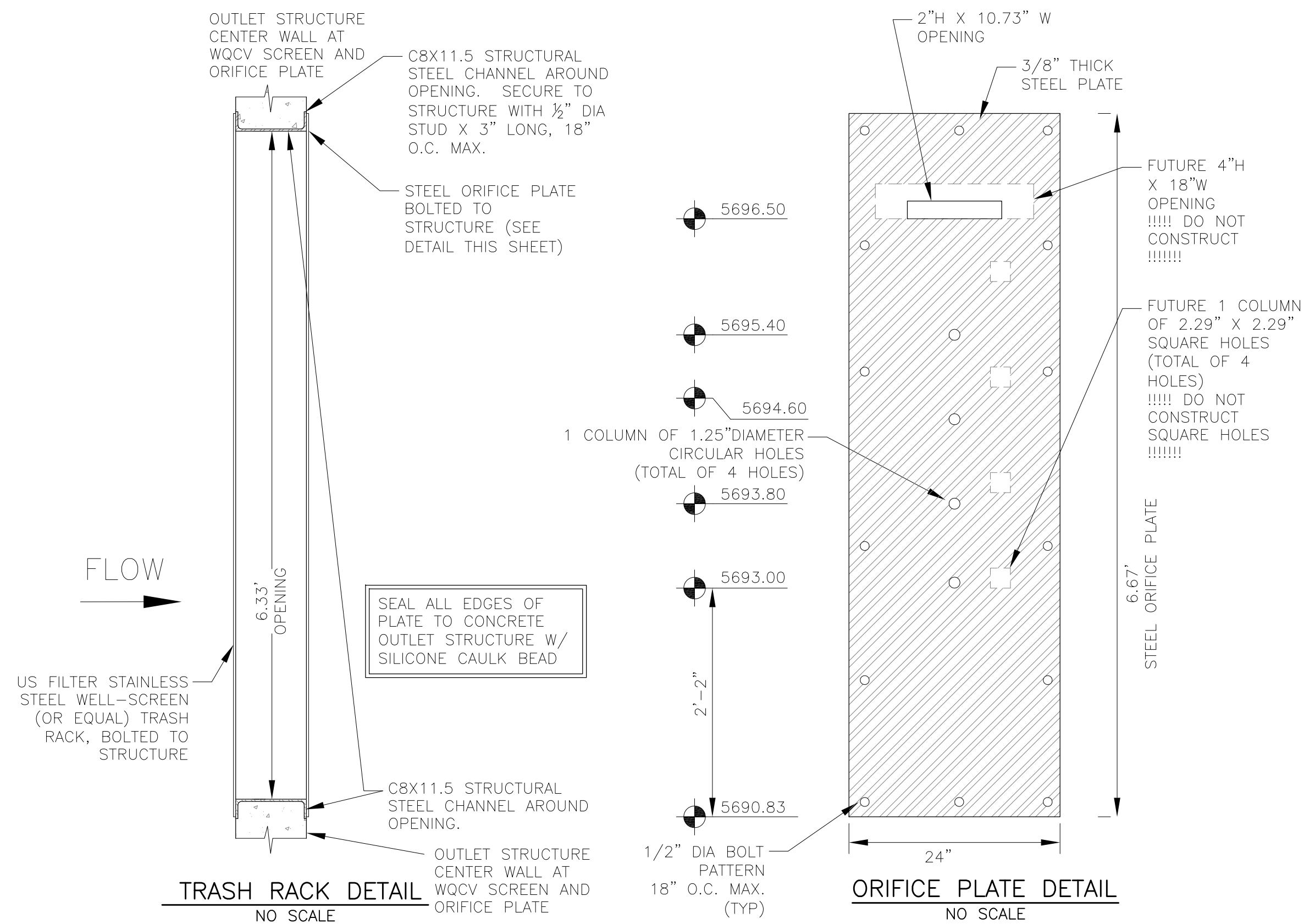
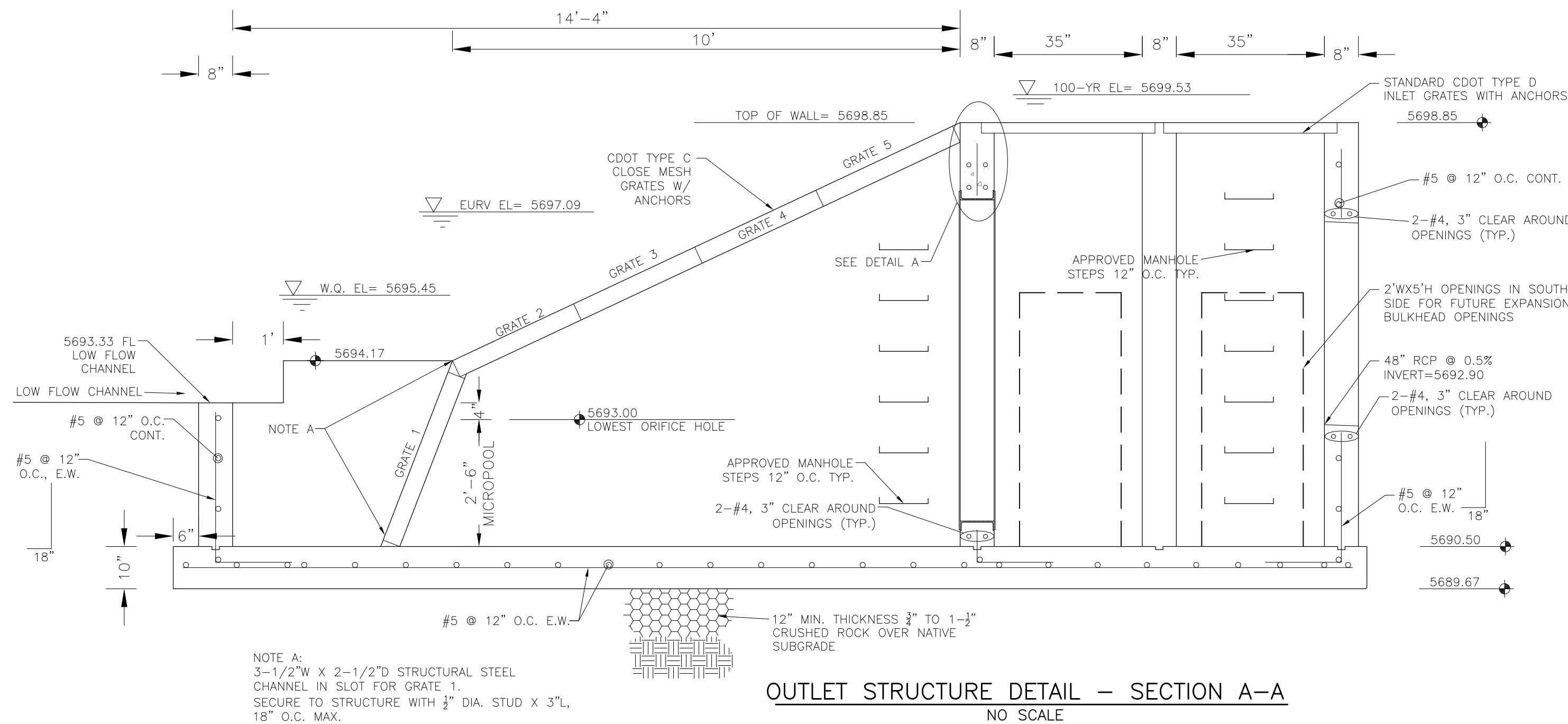
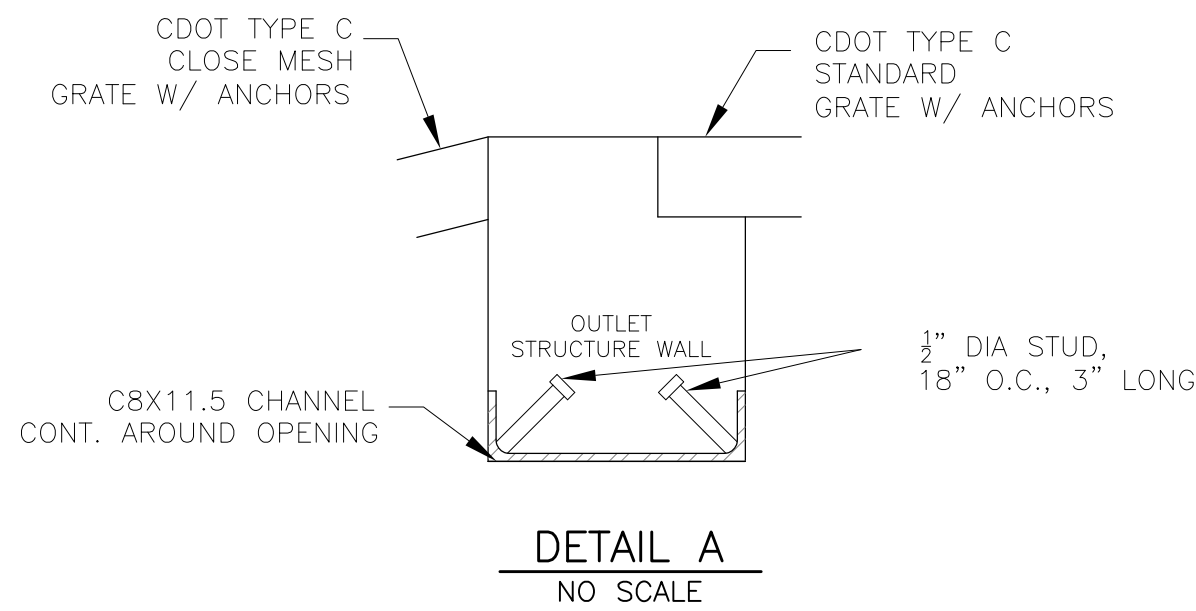
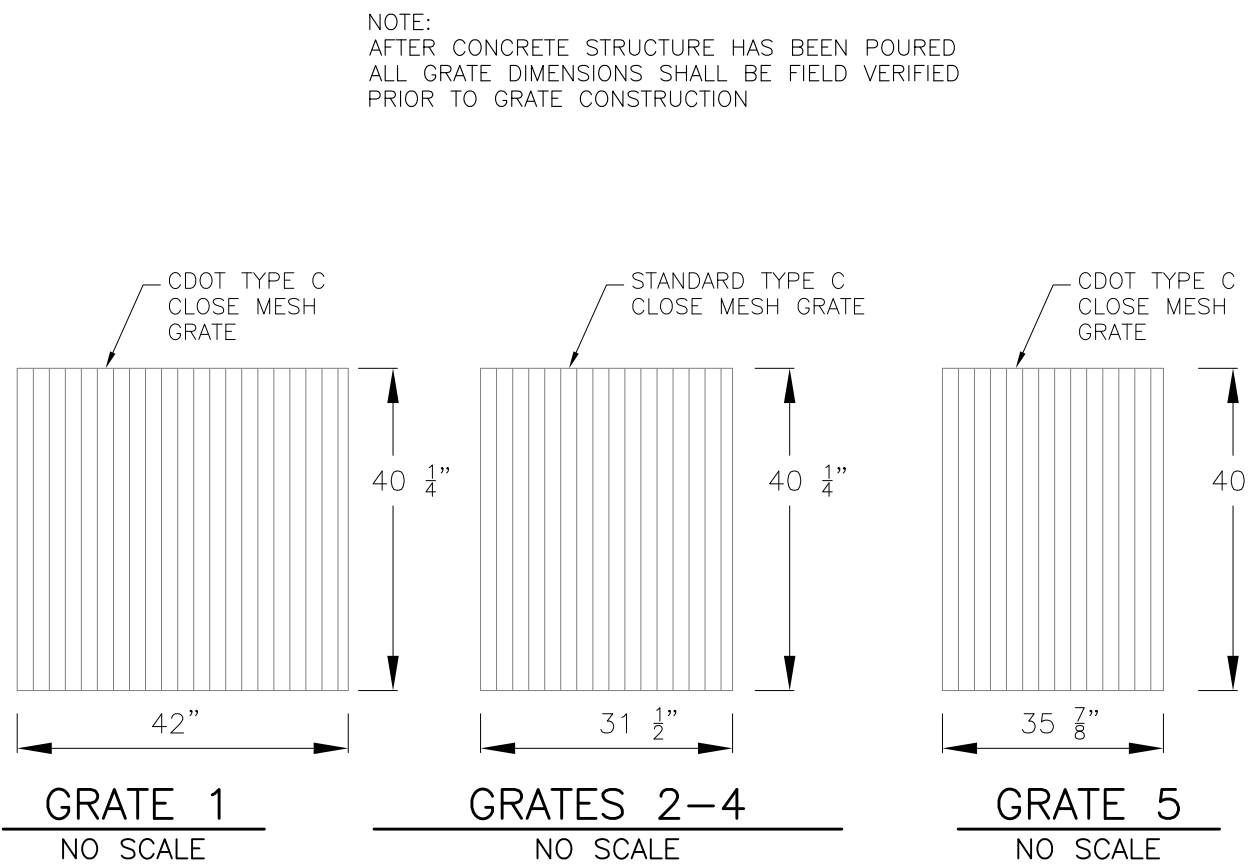
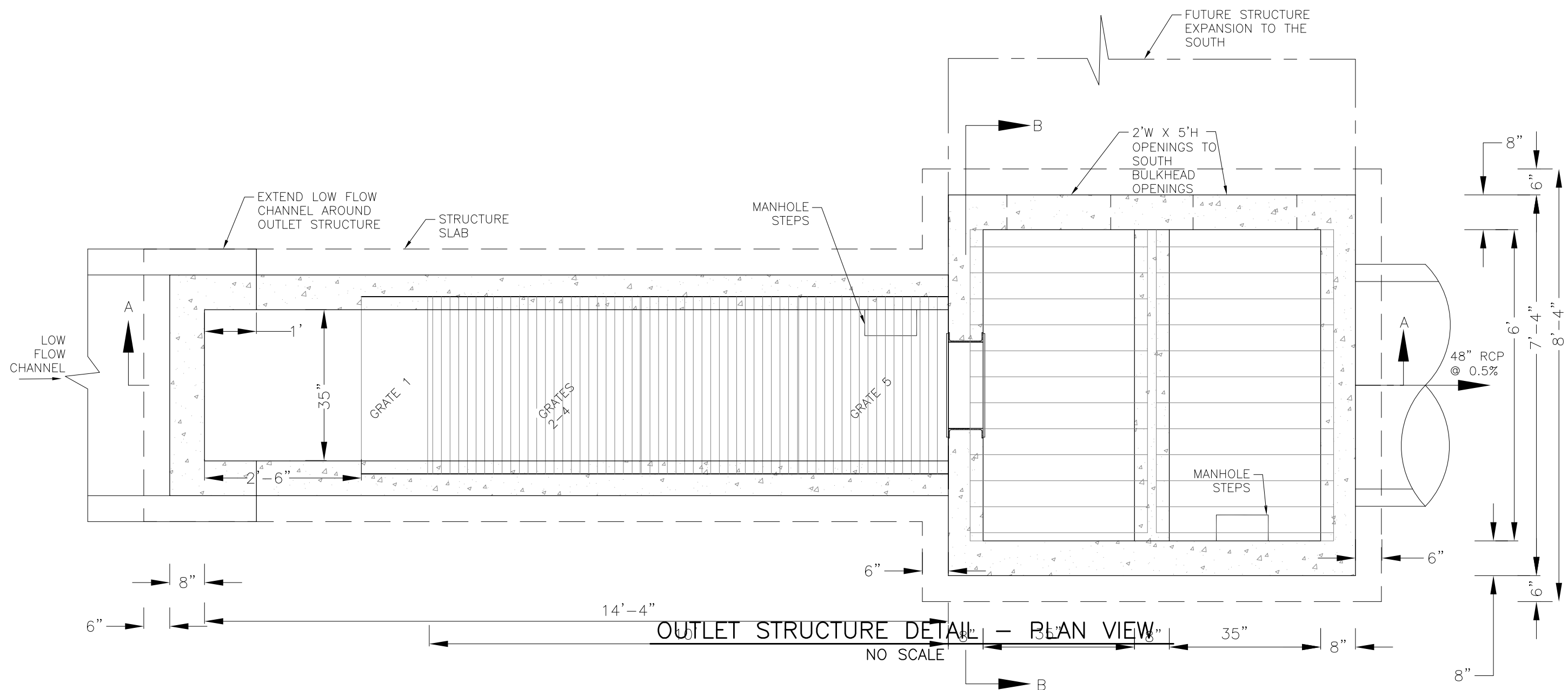
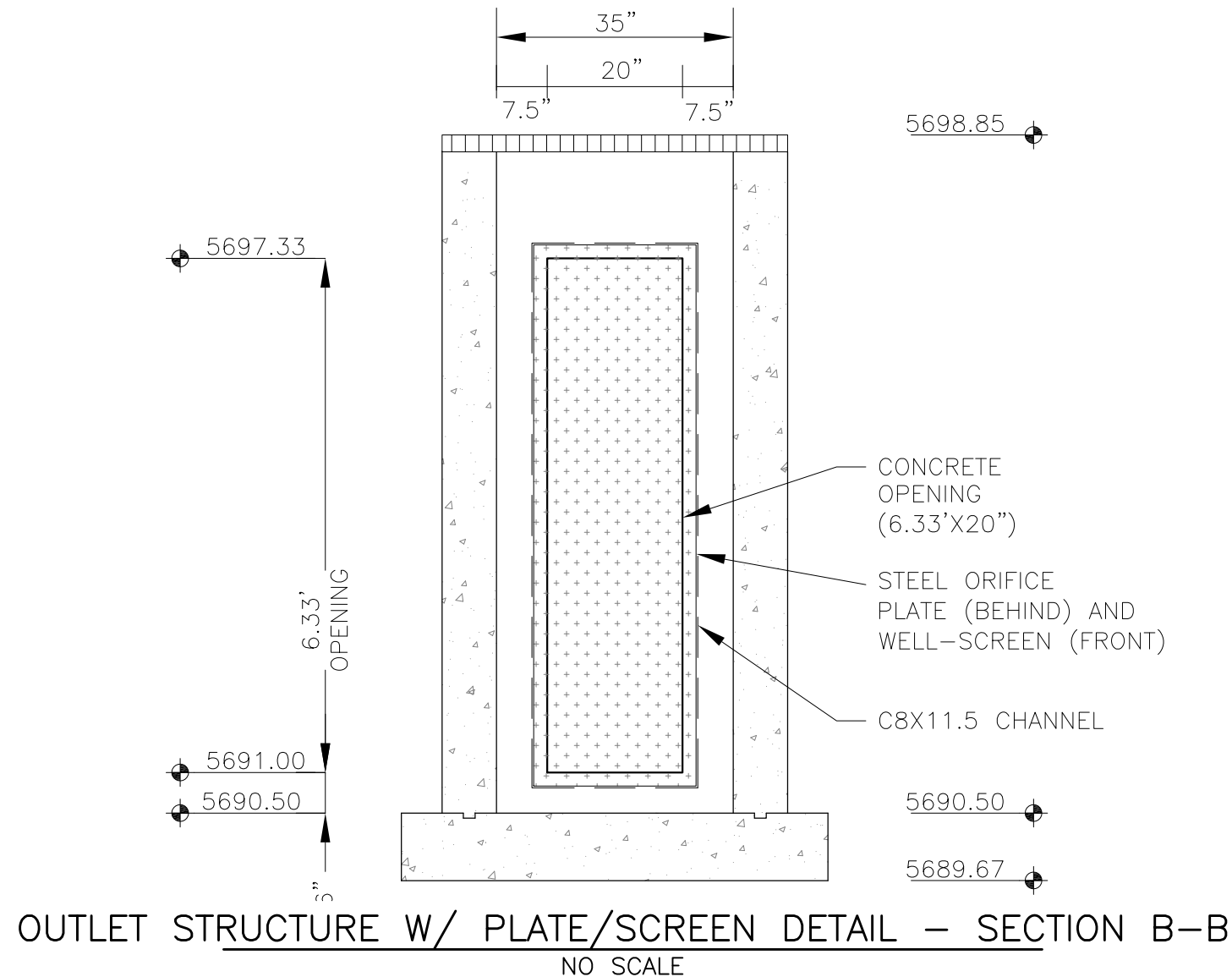
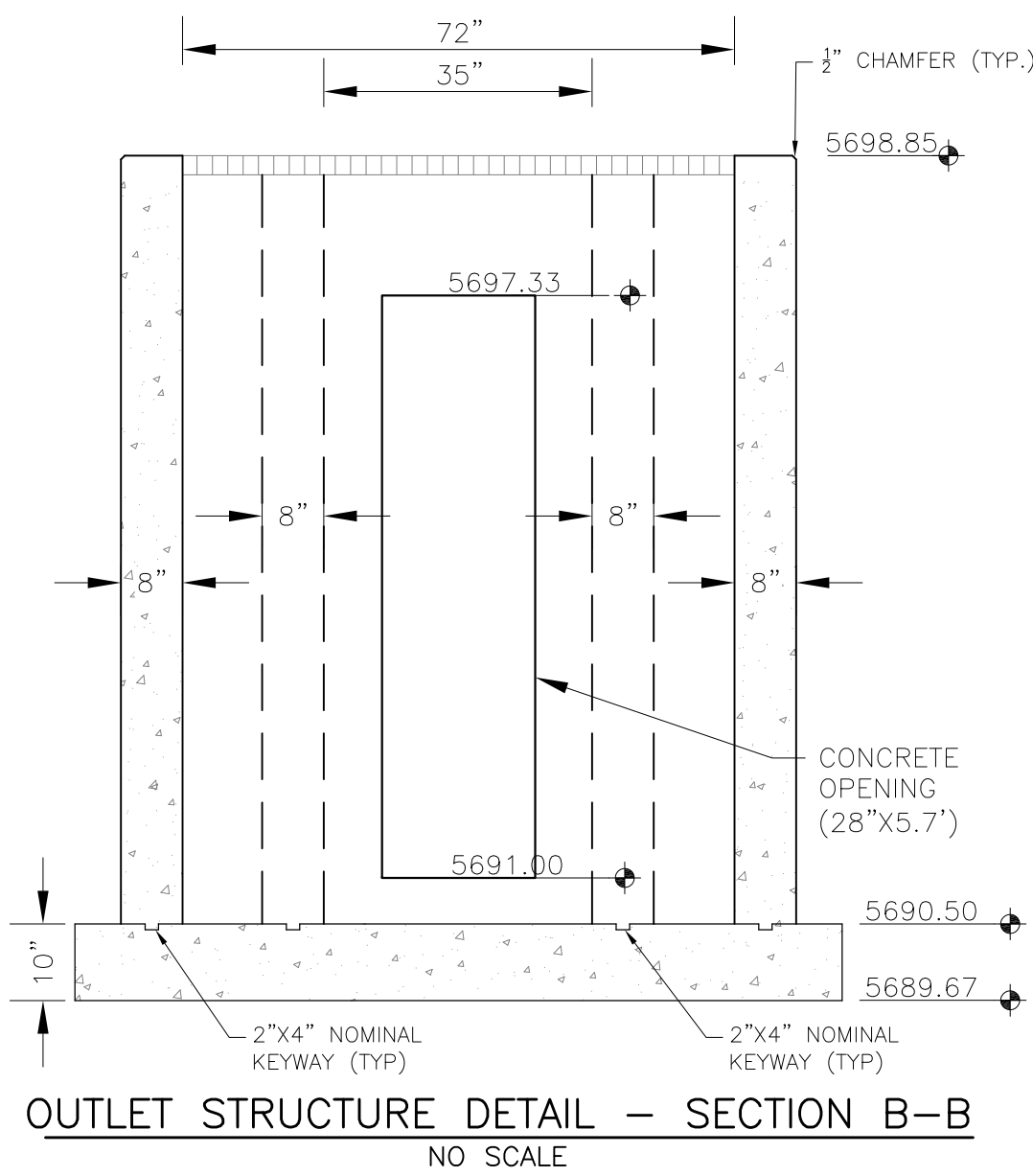
POND E2 — FOREBAY LAYOUT
SCALE: 1"=10'

POINT TABLE (FOREBAY)				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	20912.52	25435.24	5694.50	FOREBAY BOTTOM
2	20920.89	25464.05	5694.65	FOREBAY BOTTOM, INV 54"=5695.50



FOREBAY SECTION B-B
NO SCALE

NOTE: ALL CONCRETE
FOR FOREBAY SHALL BE
CDOT TYPE D

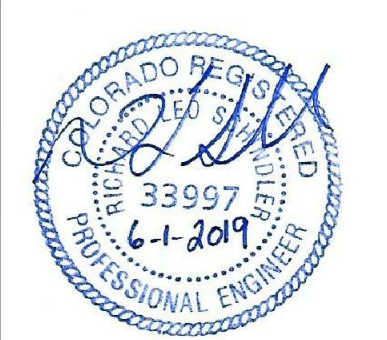


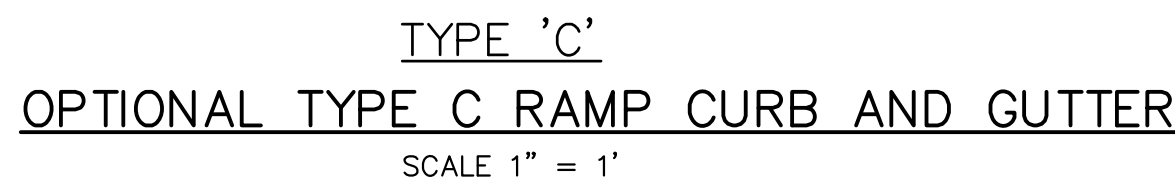
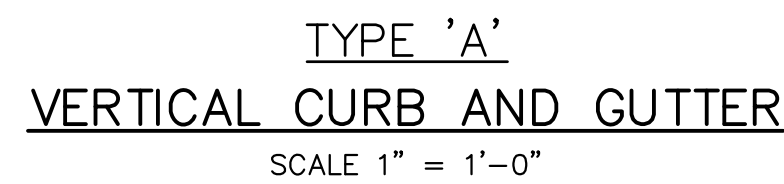
OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
 - GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE FOR THE MINIMUM LAP SPLICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE A TWO-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE, UNLESS OTHERWISE NOTED.
- | BAR SIZE | #4 | #5 | #6 |
|--------------------|-------|-------|-------|
| MIN. SPLICE LENGTH | 1'-3" | 1'-7" | 2'-0" |
- CONCRETE FOR THE OUTLET STRUCTURE AND FOREBAY SHALL BE CDOT CLASS D CONCRETE.
 - CONCRETE FOR DRAIN CHANNELS SHALL BE CDOT CLASS B CONCRETE
 - EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK, SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE AND THE JOINT SHALL BE SEALED, REFER TO DETAILS.
 - ALL EXPOSED CONCRETE CORNERS SHALL HAVE A 3/8" CHAMFER UNLESS OTHERWISE NOTED.
 - SUBGRADE TO BE 12" THICK CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM M698 UNDER STRUCTURE.
 - REFER TO SHEET C9.1 FOR PRESEDIMENTATION/FOREBAY DESIGN.
 - ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING CONSTRUCTION OF OUTLET STRUCTURE TO SCHEDULE OBSERVATION VISITS FOR STRUCTURES.
 - SEE RIGHT FOR WELL-SCREEN DESIGN NOTES

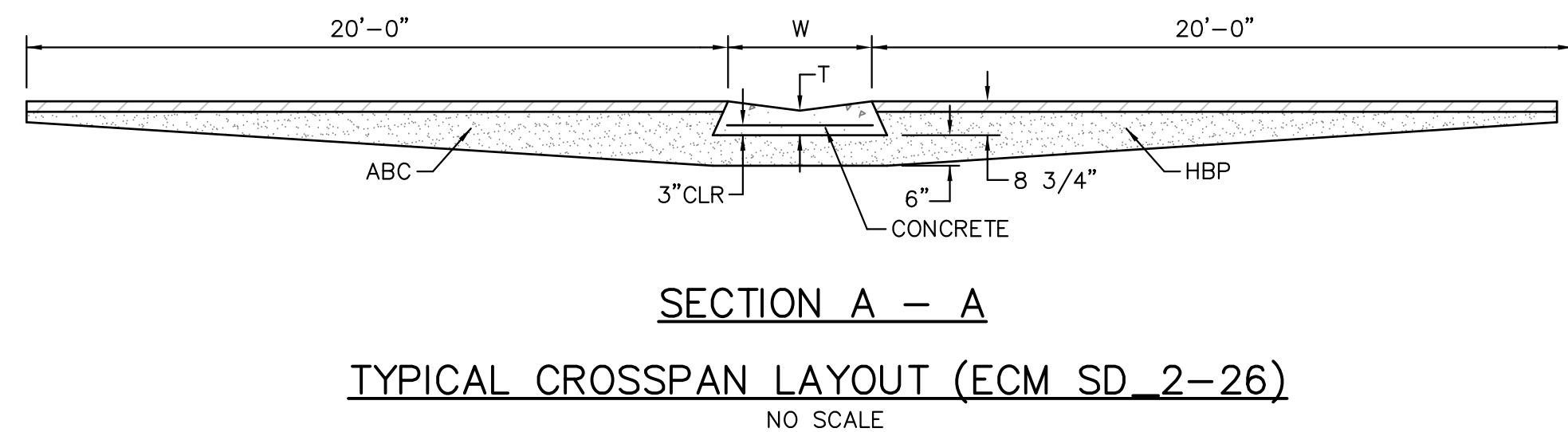
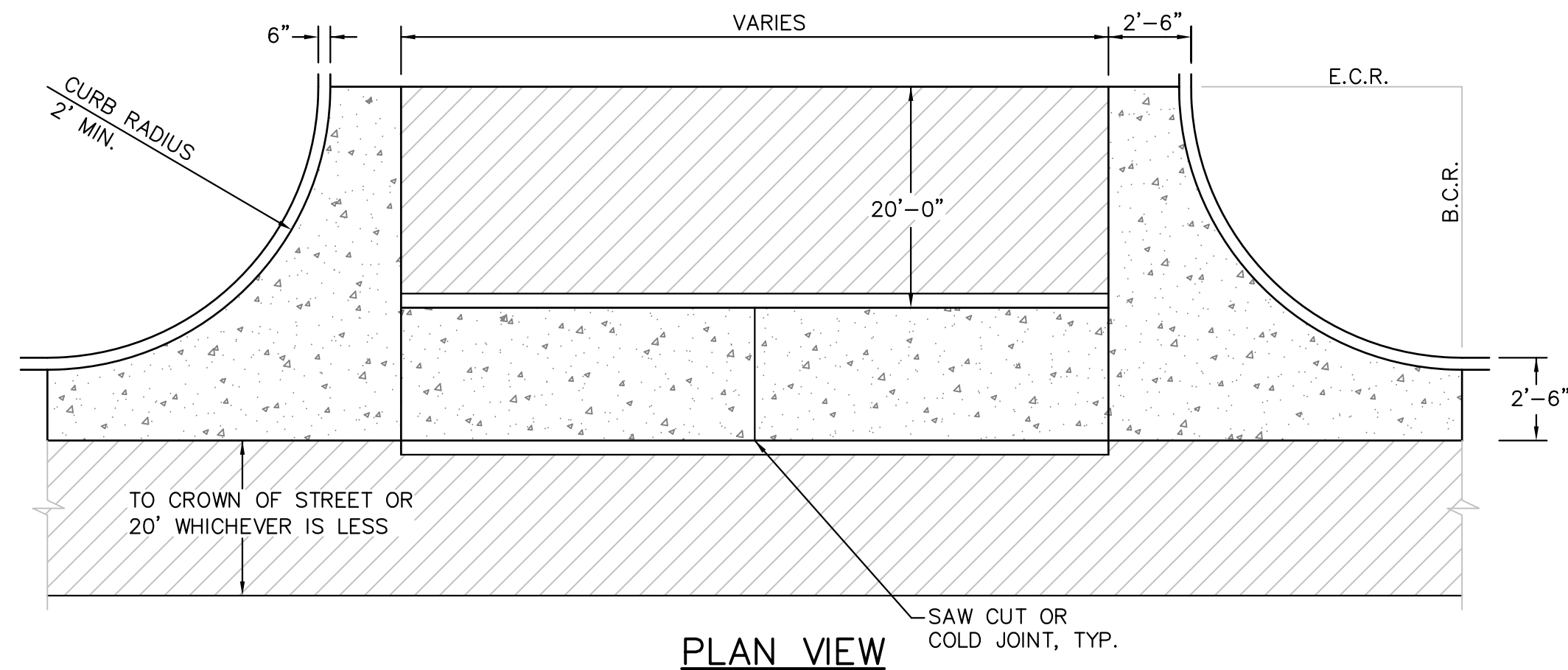
WQCV WELL-SCREEN NOTES:

- Well-Screen shall be stainless steel and attached by stainless steel bolts along edge of the mounting frame.
- WQCV Well Screen
 - Type of Screen: Stainless steel #93 Vee Wire (Johnson Vee Wire (tm) Stainless Steel Screen or equivalent with 60% open area)
 - Screen slot opening dimension: 0.139" (Screen #93 Vee Wire Slot Opening)
 - Type and Size of Support Rod: TE 0.074"x0.50"
 - Spacing of Support Rod (O.C.): 1.0 Inch
 - Total Screen Thickness: 0.655"
 - Carbon Steel Holding Frame Type: 3/4" x 1.0" angle

CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNING WOODS, MO 63306 PHONE: 636.576.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	DATE
	DESCRIPTION
	NO.
	NO.
PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK	PROJECT: LORSON RANCH EAST FILING NO. 4 LORSON BLVD. - LAMPREY DR. COLORADO SPRINGS, COLORADO
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	LORSON RANCH EAST FILING NO. 4 FULL SPECTRUM POND E2 OUTLET STRUCTURE
	
DATE: JUNE 1, 2019	
PROJECT NO. 100.048	
SHEET NUMBER C9.3	
TOTAL SHEETS: 40	



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

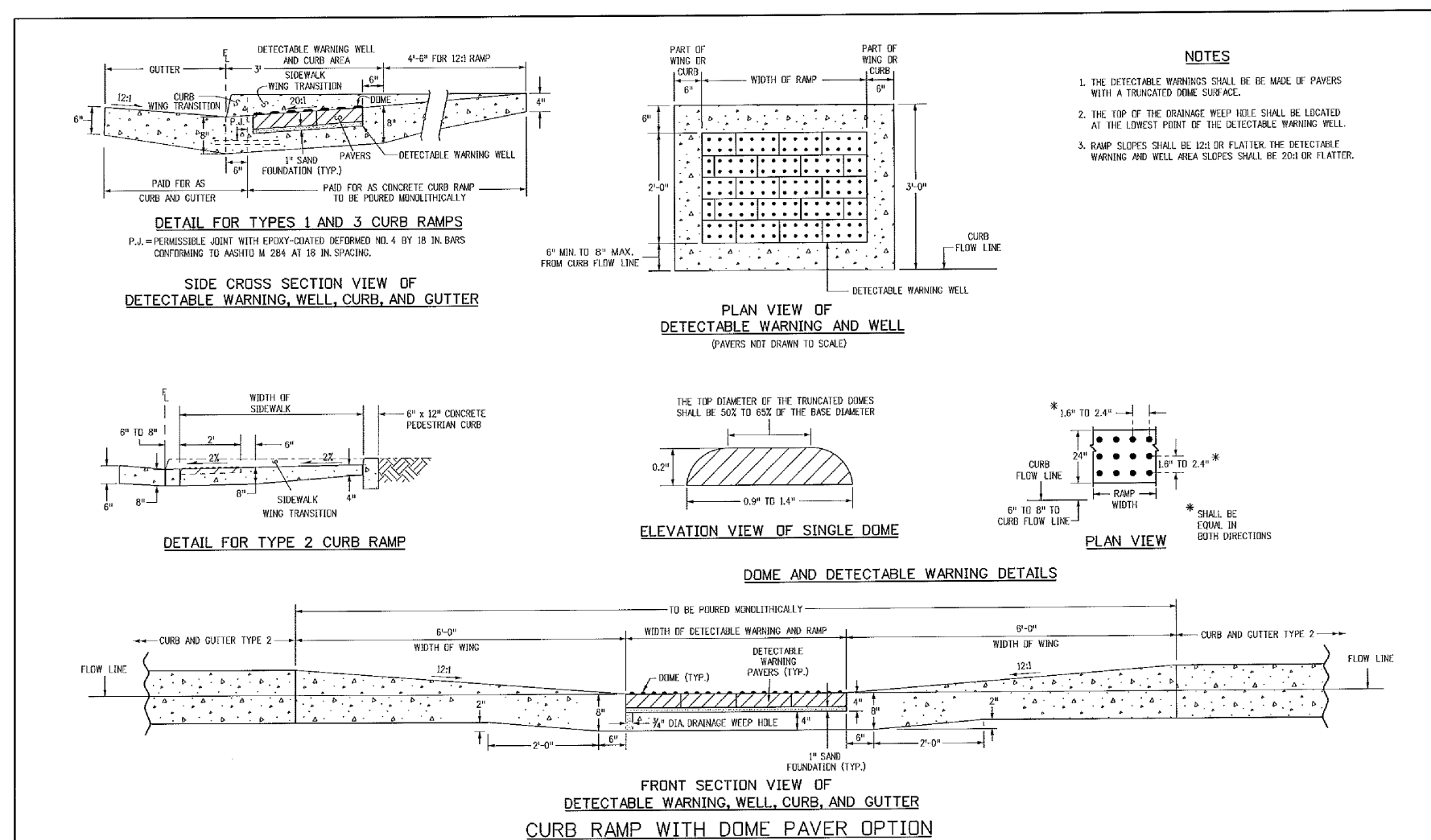


- PEDESTRIAN RAMP NOTES

 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
 2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
 3. PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
 4. RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS.
 5. DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
 6. DETECTABLE WARNING AREA SHALL BE PREFABRICATED REDDISH INTEGRALLY COLORED TRUNCATED-DOMES.
 7. THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
 8. RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
 9. ALL RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
 10. AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREA.

GENERAL NOTES

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

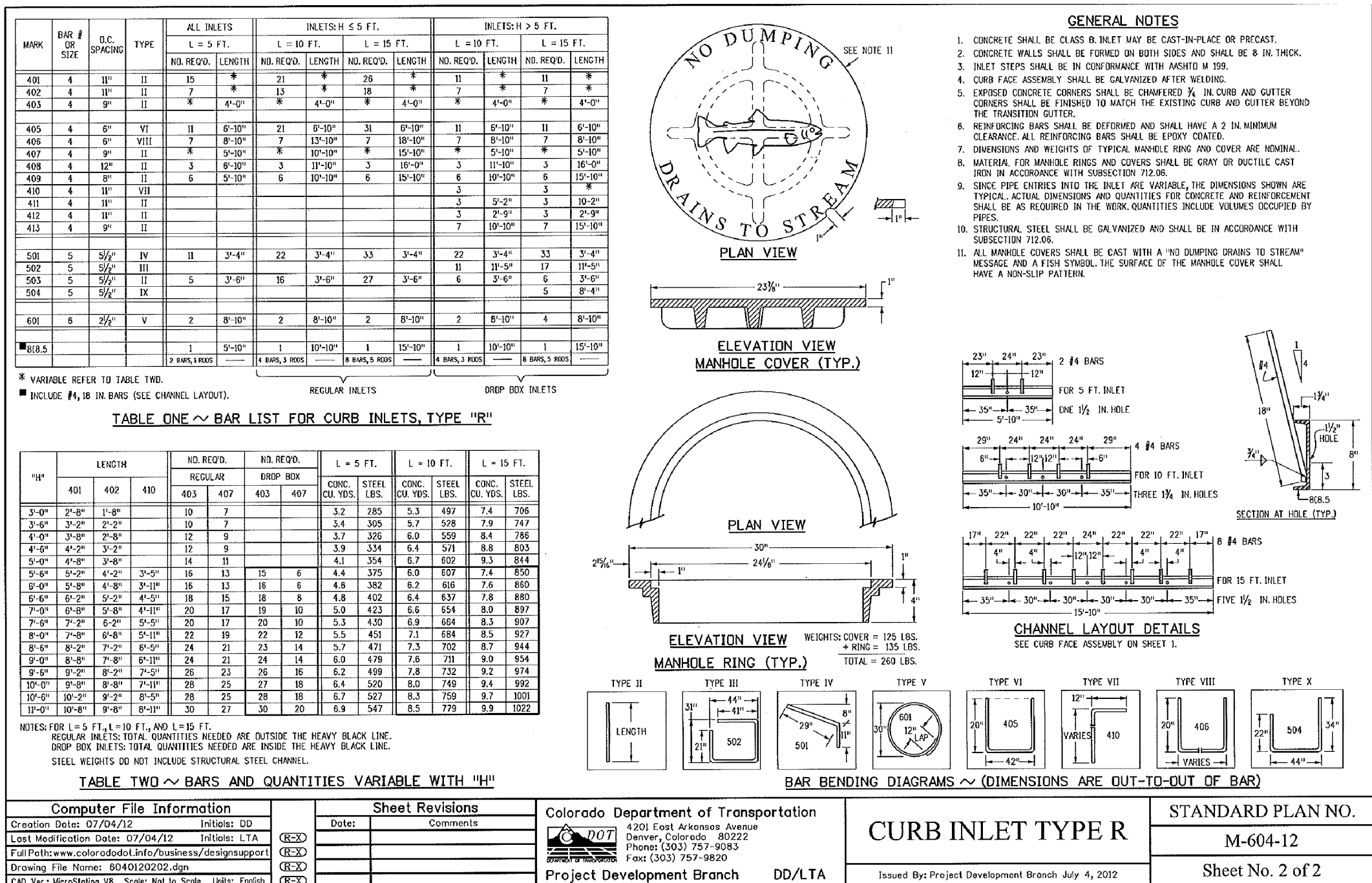
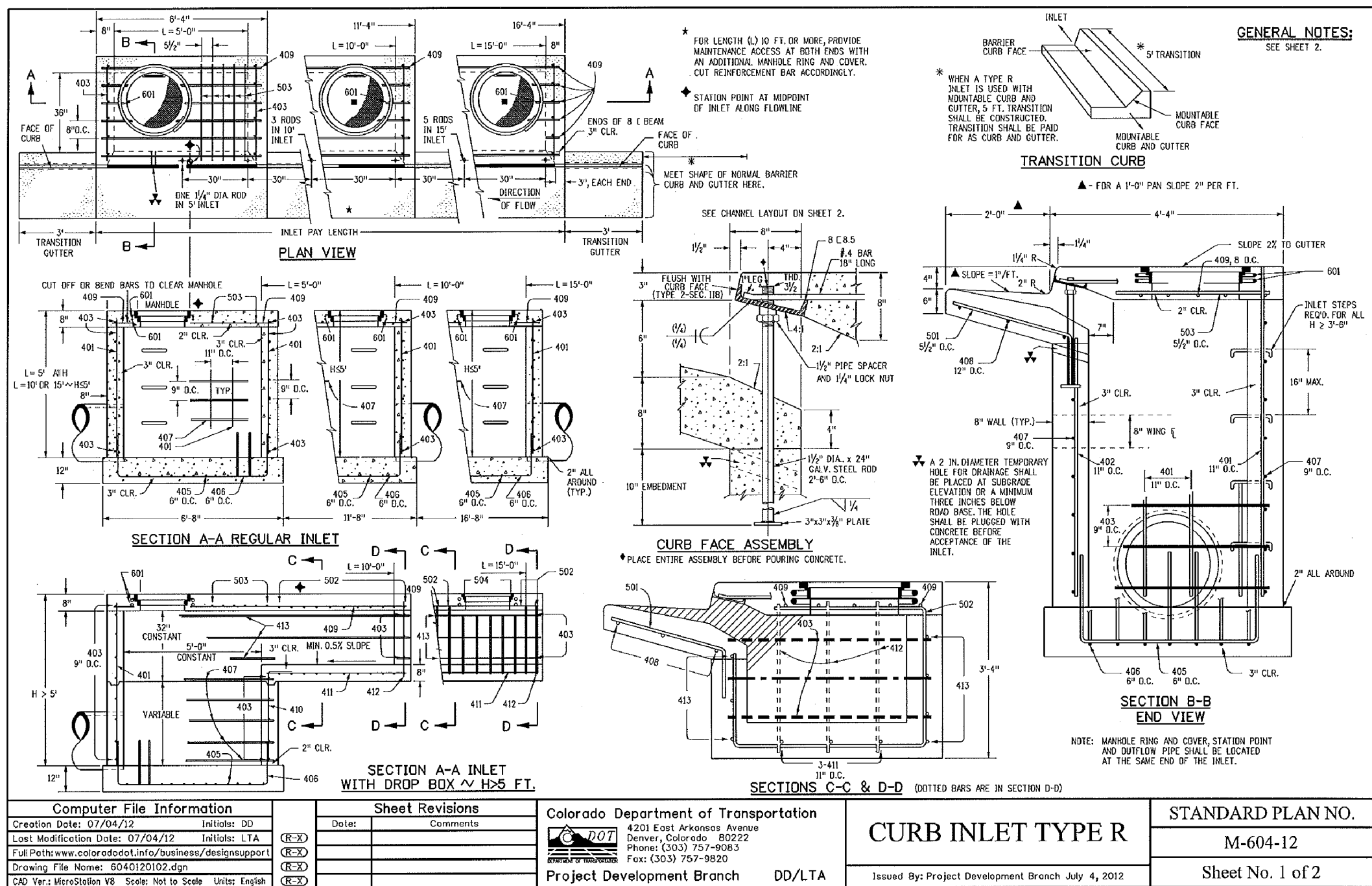


Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB RAMPS		STANDARD PLAN NO.
Created Date: 07/04/12	Project: 00	Date:	Comments:		4200 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9063 Fax: (303) 757-4820		Issued By: Project Development Branch on July 4, 2012	M-608-1 Sheet No. 6 of 6
Last Modification Date: 07/04/12	Issued: LTA							
http://www.coloradodot.com/resources/designcenter Drawing File Name: 00010006.dgn Drawing Modification: 00_Scale 1/4" = 1'-0" (Scale 1/4" = 1'-0")		Project Development Branch DD/LTA						

TRUNCATED DOME DETAILS (ECM SD 2-42)

NO SCALE

[illegible]



CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOODS, CO 80506
 PHONE: 719.576.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg.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:
LORSON RANCH EAST
FILING NO. 4
 LORSON BLVD - LAMPREY DR
 COLORADO SPRINGS, COLORADO

LORSON RANCH EAST FILING NO. 4
STORM SEWER DETAILS

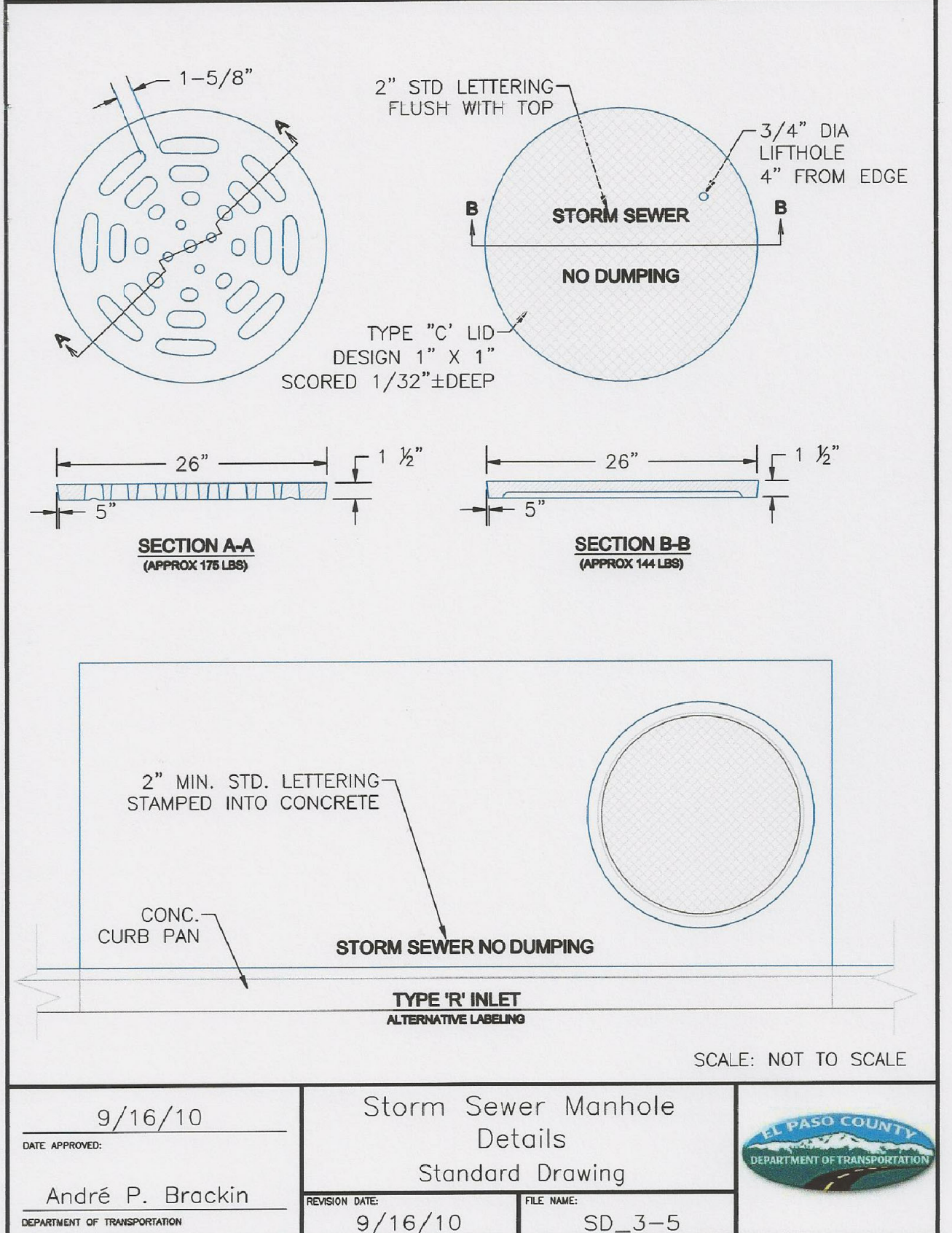
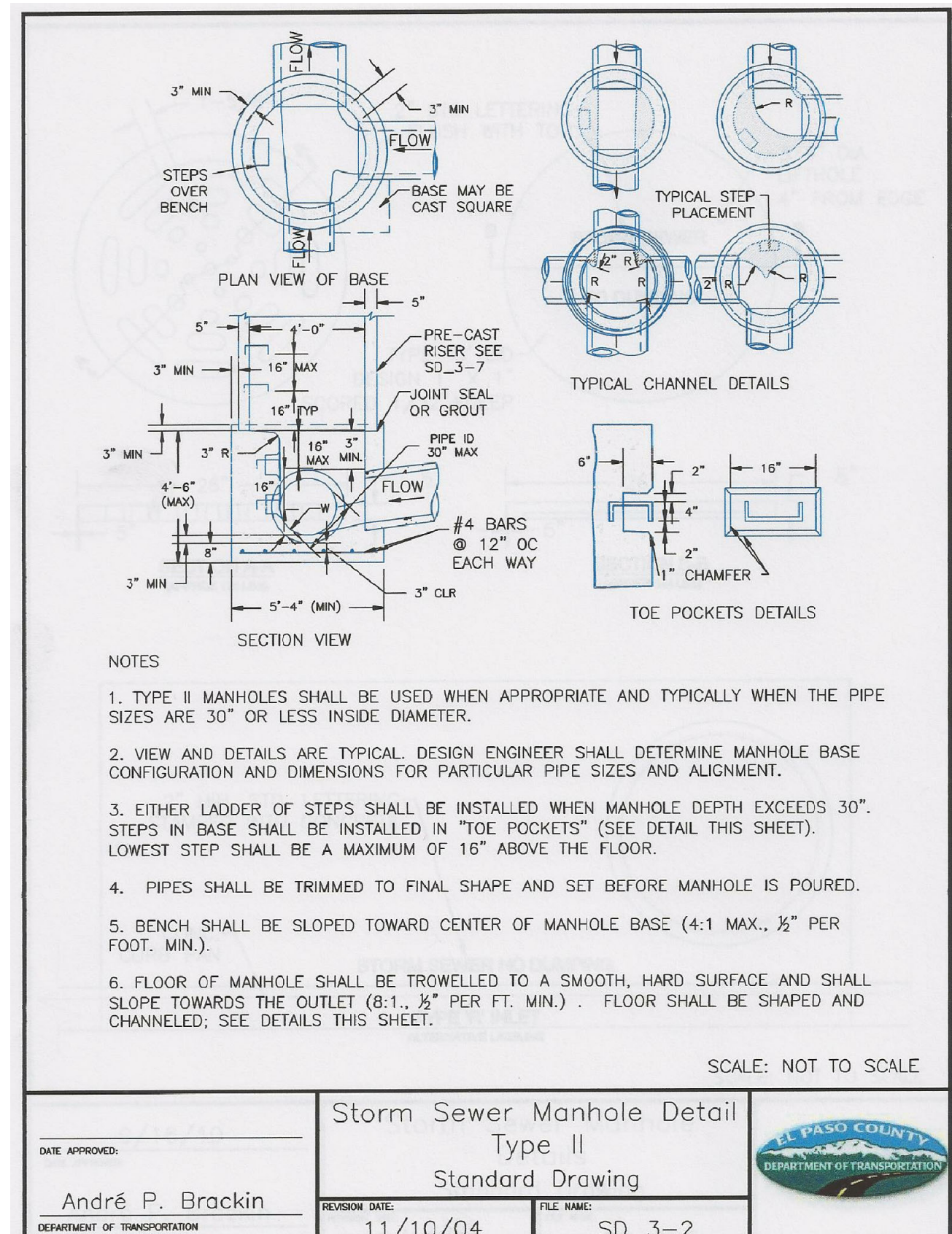
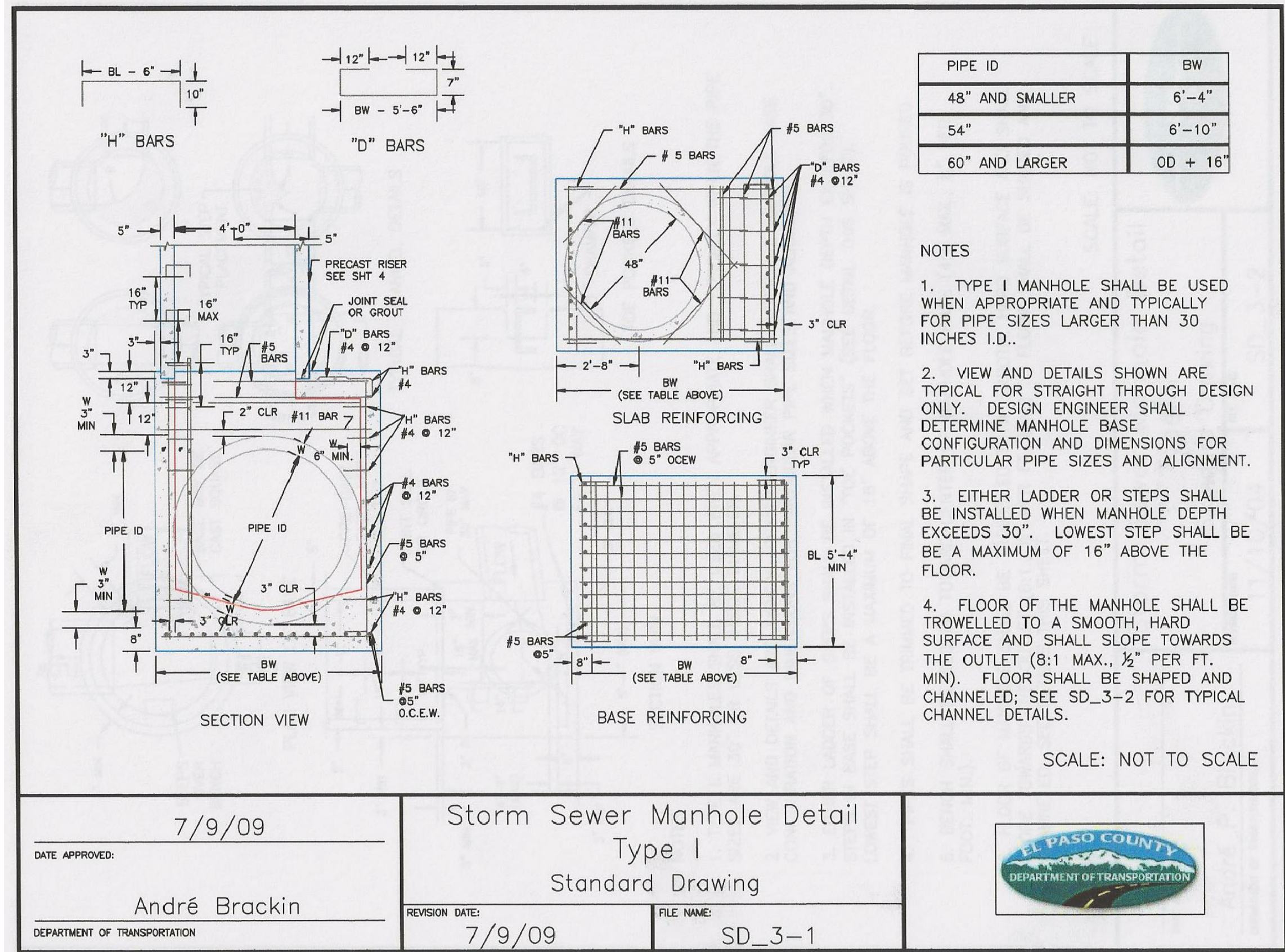


DATE:
 JUNE 1, 2019

PROJECT NO.
 100.048

SHEET NUMBER
 C10.2

TOTAL SHEETS: 40



DATE APPROVED: 7/9/09

André Brackin

DEPARTMENT OF TRANSPORTATION

REVISION DATE: 7/9/09

FILE NAME: SD_3-1

Storm Sewer Manhole Detail
 Type I
 Standard Drawing

EL PASO COUNTY
 DEPARTMENT OF TRANSPORTATION

DATE APPROVED:

André P. Brackin

DEPARTMENT OF TRANSPORTATION

REVISION DATE: 11/10/04

FILE NAME: SD_3-2

Storm Sewer Manhole Detail
 Type II
 Standard Drawing

EL PASO COUNTY
 DEPARTMENT OF TRANSPORTATION

DATE APPROVED: 9/16/10

André P. Brackin

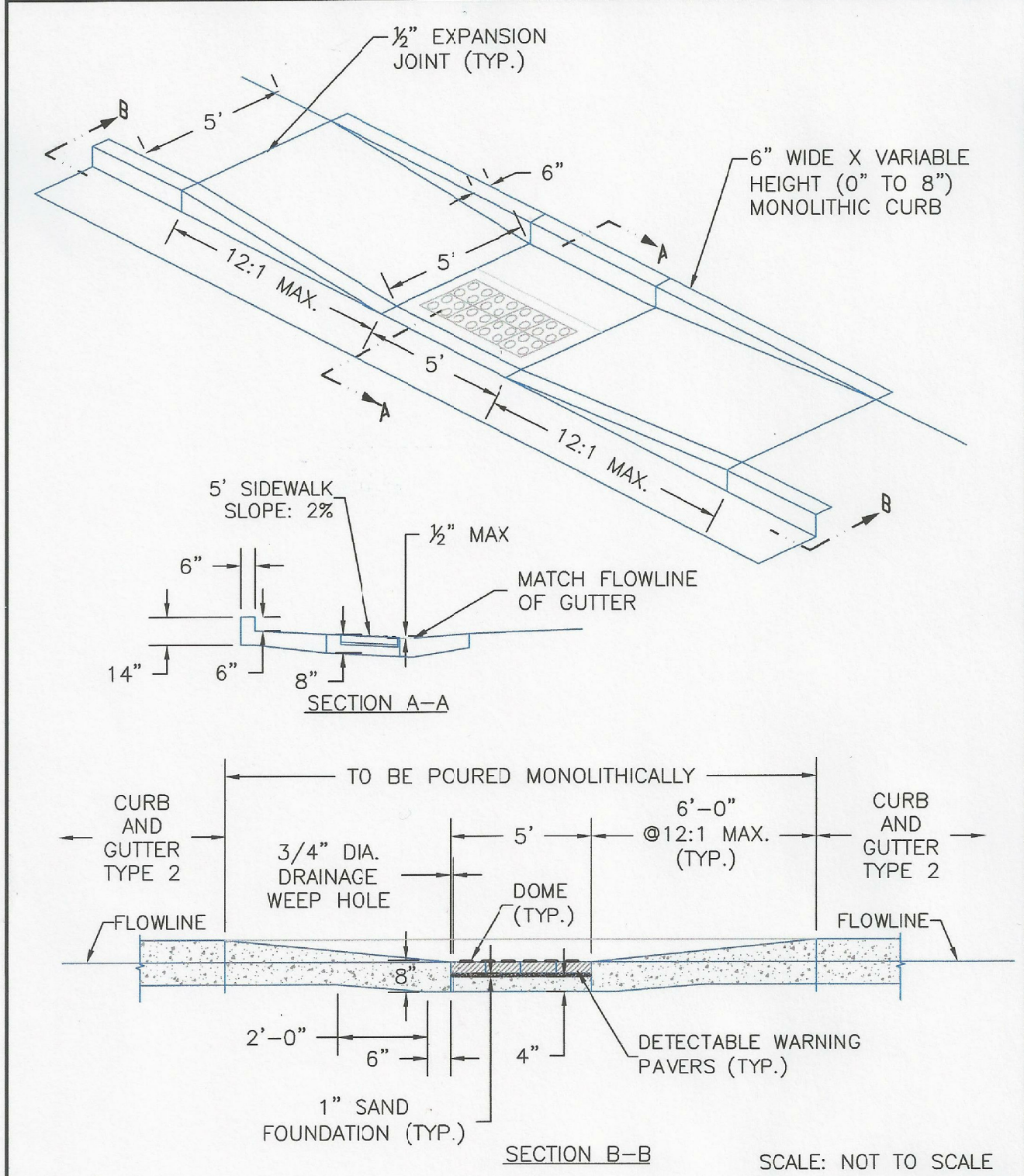
DEPARTMENT OF TRANSPORTATION


REVISION DATE: 9/16/10

FILE NAME: SD_3-5

Storm Sewer Manhole
 Details
 Standard Drawing

EL PASO COUNTY
 DEPARTMENT OF TRANSPORTATION



8/11/11		Parallel Pedestrian Ramp Detail		
DATE APPROVED:		Standard Drawing		
André P. Brackin		FILE NAME:		
DEPARTMENT OF TRANSPORTATION		REVISION DATE:	12/8/15	FILE NAME:
		SD_2-50		

LORSON RANCH EAST FILING NO. 4
ROADWAY DETAIL SHEET



DATE:
JUNE 1, 2019

PROJECT NO.
100.048

SHEET NUMBER
C10.3

TOTAL SHEETS: 40

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) 635-3200
CONTACT: JEFF MARK

PROJECT:
LORSON RANCH EAST
FILING NO. 4
LORSON BLVD. - LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS