

**KEY MAP**  
NO SCALE

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

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

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

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

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

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

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

**BASIS OF BEARING**

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

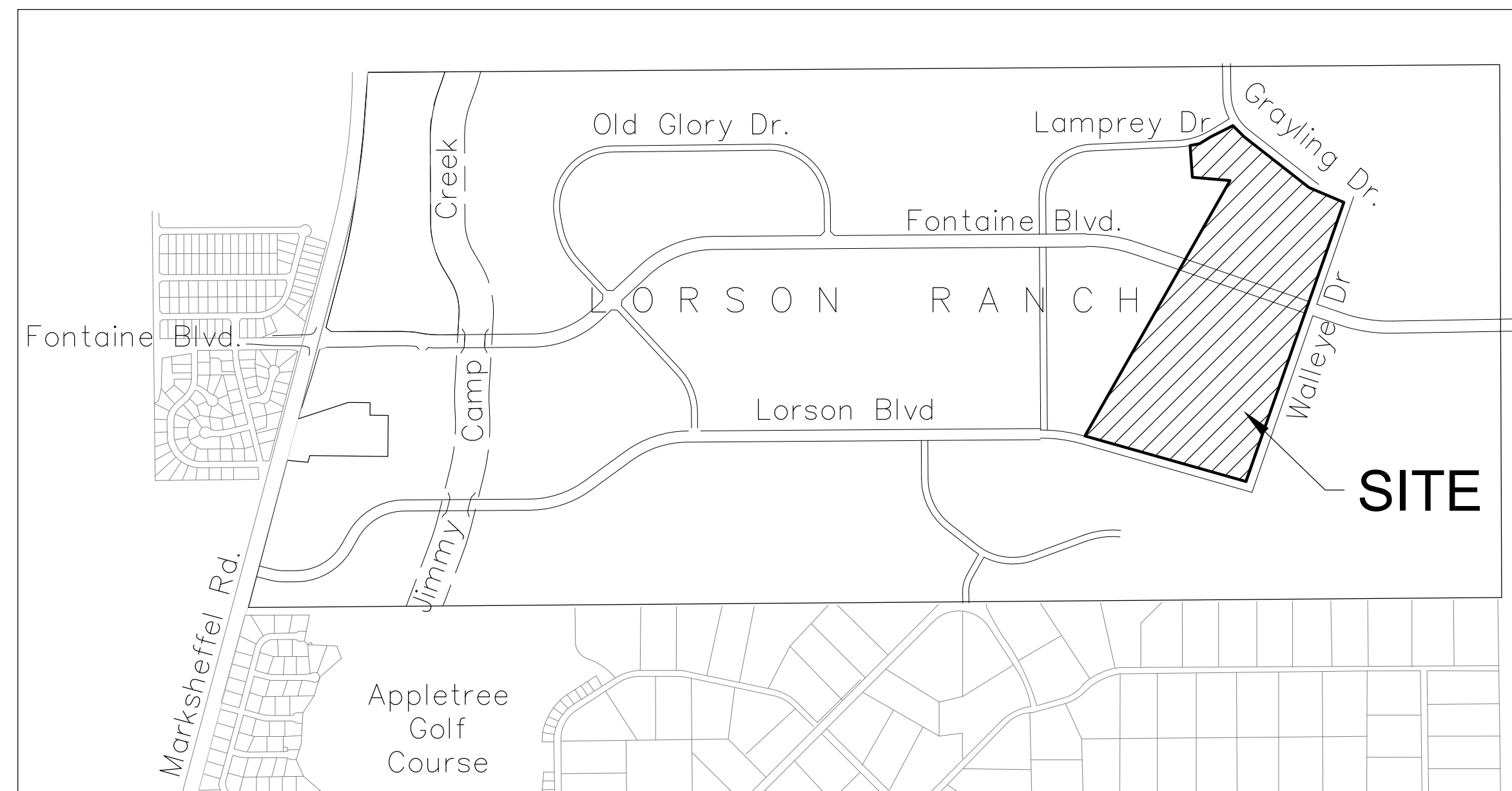
**BENCHMARK**

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 PLANS FOR  
**THE HILLS AT LORSON RANCH FILING NO. 1**  
STREET - STORM SEWER  
CONSTRUCTION PLANS



**VICINITY MAP**  
NO SCALE

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

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

**LEGEND**

- SUBDIVISION BOUNDARY
- EXISTING AND PROPOSED RIGHT OF WAY
- EXISTING AND PROPOSED LOT LINES
- EXISTING AND PROPOSED EASEMENTS
- STREET CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING 24" SANITARY SEWER
- 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

**AS-BUILT**  
**STREET-STM**  
**DEC 29, 2022**

SF-21-010



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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C1.2	NOTES
C1.3	TYPICAL SECTIONS
C2.1-C2.3	STREET HORIZONTAL CONTROL
C5.1-C5.4	SIGNING/STRIPING PLANS
C5.5	OFFSITE SIGNING/STRIPING PLANS - FONTAINE BLVD.
C6.1-C6.6	STREET - STORM PLAN AND PROFILES - AREA 'B'
C6.6-C6.12	STREET - STORM PLAN AND PROFILES - AREA 'C'
C6.13-C6.27	STREET - STORM PLAN AND PROFILES - AREA 'E/G'
C7.1-C7.2	PLAN AND PROFILE - STORM LATERALS
C10.1-C10.3	DETAILS

**DEVELOPER'S STATEMENT**

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

BUSINESS NAME Lorson, LLC  
BY JEFF MARK DATE JUNE 7, 2021  
TITLE MANAGER  
ADDRESS 212 N. WAHSATCH AVE. SUITE 301  
COLORADO SPRINGS, CO 80903

**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

JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR  
CONDITIONS:

**APPROVED**  
Engineering Department  
08/24/2021 12:57:29 PM  
(jeffmark)  
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 COMPLETED TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR THE PARTIAL LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS OF ANY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719-570-1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceng1.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_  
PREPARED FOR: **LORSON, LLC**  
212 N. WAHSATCH AVE. SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK  
PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
FONTAINE BLVD. WALLEYE DR. OR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**THE HILLS AT LORSON RANCH FILING NO. 1**  
**STREET & STORM SEWER**  
**CONSTRUCTION PLANS**



DATE: JUNE 7, 2021  
PROJECT NO. 100.062  
SHEET NUMBER C0.1  
TOTAL SHEETS: 42



**CONSTRUCTION NOTES**

- ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
- EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM DREXEL, BARRELL & CO., JULY, 2005. SUPPLEMENTAL SURVEY DATA WAS OBTAINED FOR MARKSHEFFEL ROAD FROM M&S CIVIL GROUP IN NOVEMBER, 2016. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
- DEPTH OF MOISTURE-DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:  
BASE OF ALL CUTS AND FILLS - 12 INCHES,  
FULL DEPTH OF ALL EMBANKMENTS
- THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
- THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
- PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED 988 FRONT-END LOADER OR SIMILAR HEAVY RUBBER Tired VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER-EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) AT 0 TO +4.0% OF OPTIMUM MOISTURE CONTENT FOR A-6 AND A-7-6 SOILS ENCOUNTERED. OTHER SUBGRADE TYPES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED (18 INCHES FOR A-7-6 SOILS BELOW FULL-DEPTH ASPHALT CONCRETE) AND COMPACTED AS OUTLINED ABOVE PRIOR TO PAVING OPERATIONS. SUBGRADE FILL SHALL BE PLACED IN SIX-INCH LIFTS AND UNIFORMLY COMPACTED, MEETING THE REQUIREMENTS AS PREVIOUSLY DESCRIBED.
- SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
- FILL SHALL BE PLACED IN 8-INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:
  - HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
  - SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
  - TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
  - MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.
  - TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.
  - CONCRETE WASH AREAS.
  - INLET PROTECTION.
 THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
- FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR LORSON RANCH.

**EL PASO COUNTY STANDARD CONSTRUCTION NOTES:**

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORKS DEPARTMENT AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PUBLIC WORKS DEPARTMENT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

**STORM SEWER NOTES:**

- CONTRACTOR SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUIL JOINT GASKET FOR ALL RCP STORM SEWER JOINTS

**AS-BUILT**  
STREET-STM  
DEC 29, 2022

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

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_  
PREPARED FOR: LORSON, LLC  
212 N. WASHBACH AVE., SUITE 301  
COLORADO SPRINGS, CO 80903  
CONTACT: JEFF MARK  
PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
FONTAINE BLVD - WALLEYE DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

CREEKSIDE AT LORSON RANCH FIL NO. 1  
STREET / STORM SEWER  
NOTES

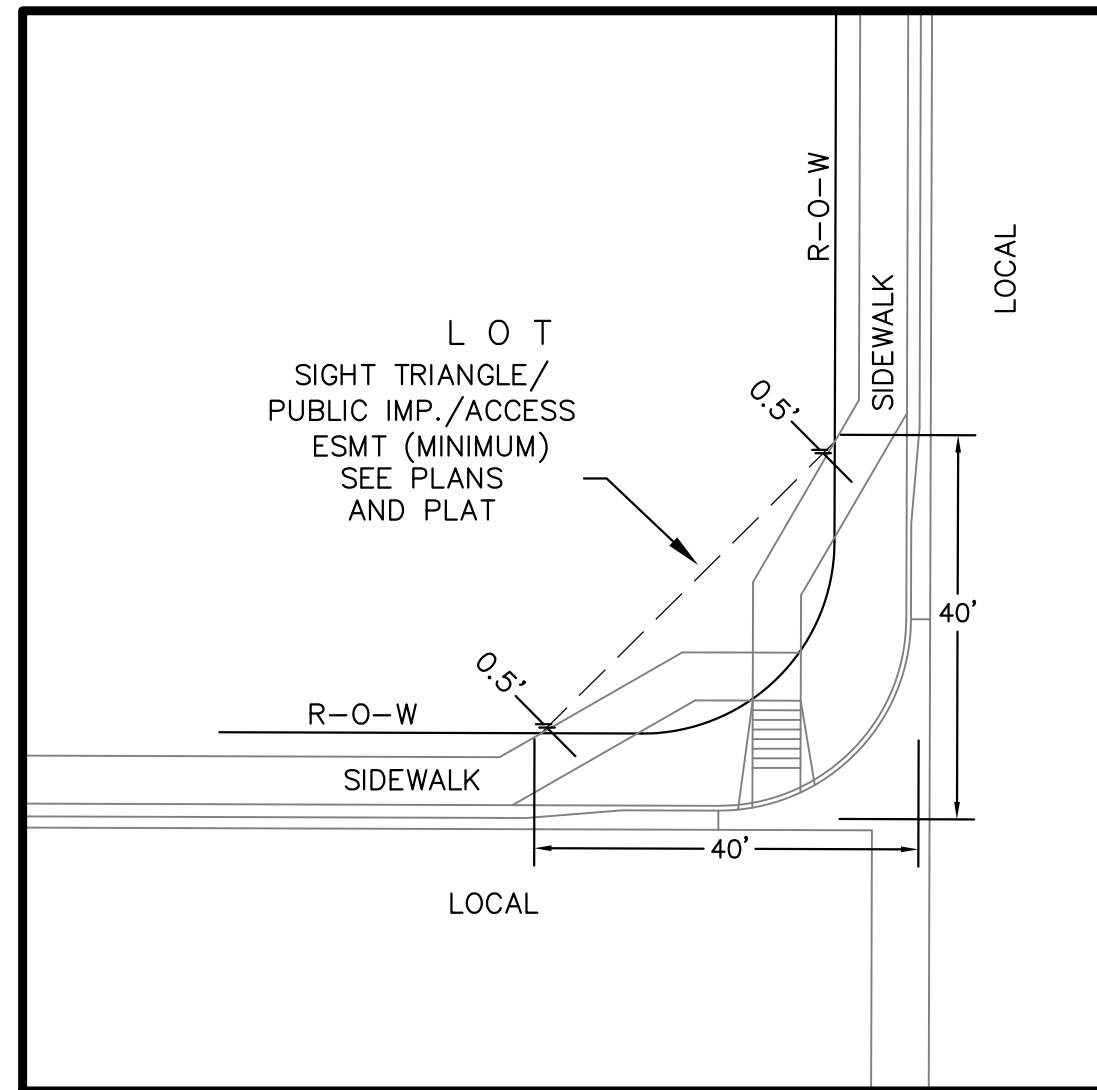


DATE: JUNE 7, 2021

PROJECT NO. 100.062

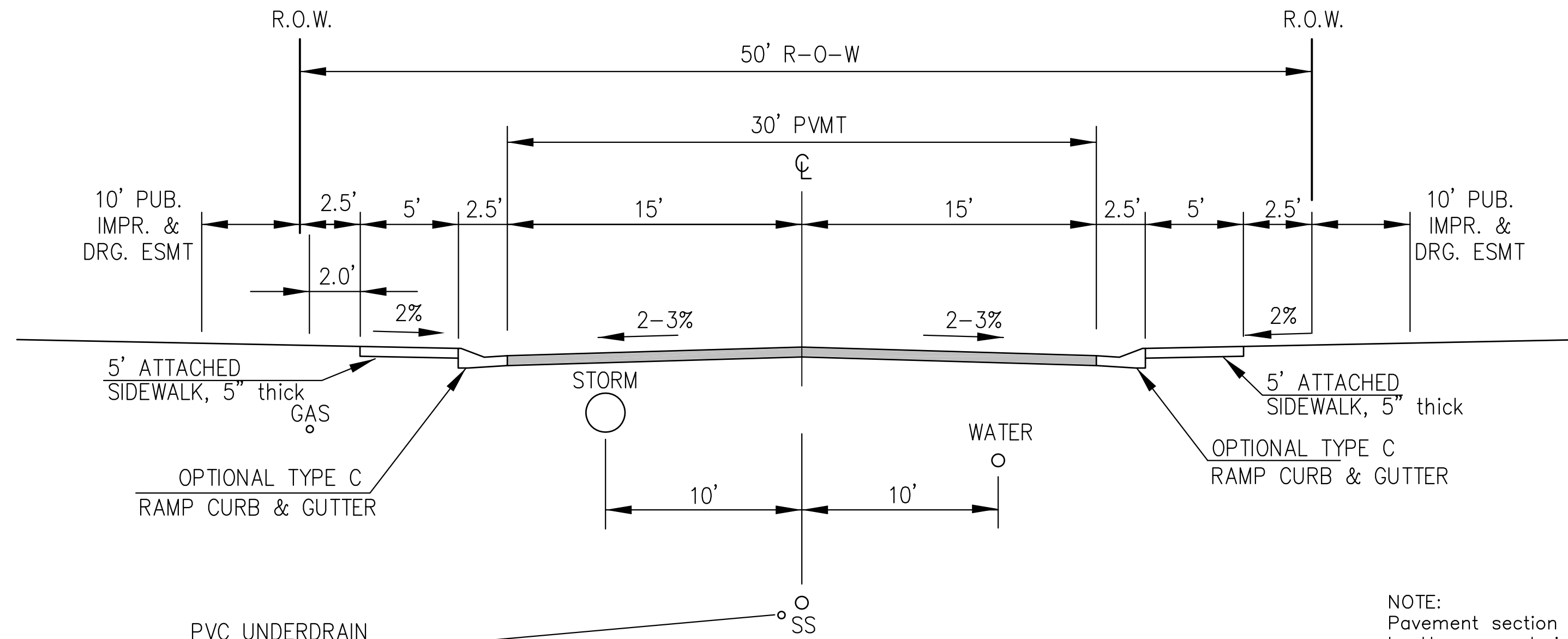
SHEET NUMBER C1.2

TOTAL SHEETS: 42



**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



PVC UNDERDRAIN  
SEE SAN SWR/WATERMAIN  
CONSTRUCTION PLANS  
FOR LOCATION & DETAILS

DESIGN SPEED: 25 MPH  
POSTED SPEED: 25 MPH

**TYPICAL SECTION 50' R.O.W.  
RESIDENTIAL URBAN LOCAL**  
NOT TO SCALE

MURRELET DR, BUFFLEHEAD LN, HOUSEFINCH LN, BOBOLINK TR,  
ANHINGA CT, YELLOWTHROAT TER, WIGEON WAY, SANDERLING ST,  
WHISTLING DUCK WAY, PIPING PLOVER PL, BIG BIRD DR,  
GODWIT LN, SCRUB JAY TR, PALAFOXIA PL, RUSHPINK ST,  
LAKE TROUT DR, SHADBUSH LN, KITFOX CT, ROUNDTAIL WAY,  
SPLAKE ST, SAUGEYE ST, PIKEMINNOW PL, BROOKTROUT TR,  
WIPER WAY

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

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

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

TYPICAL SECTIONS



DATE:  
JUNE 7, 2021

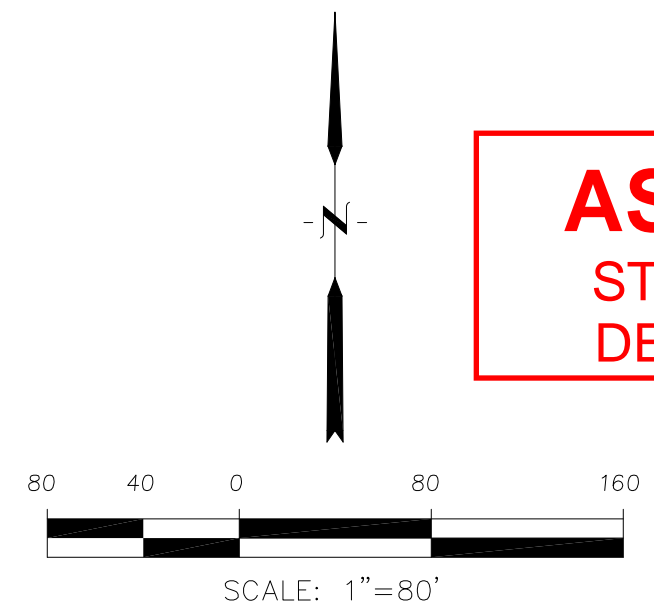
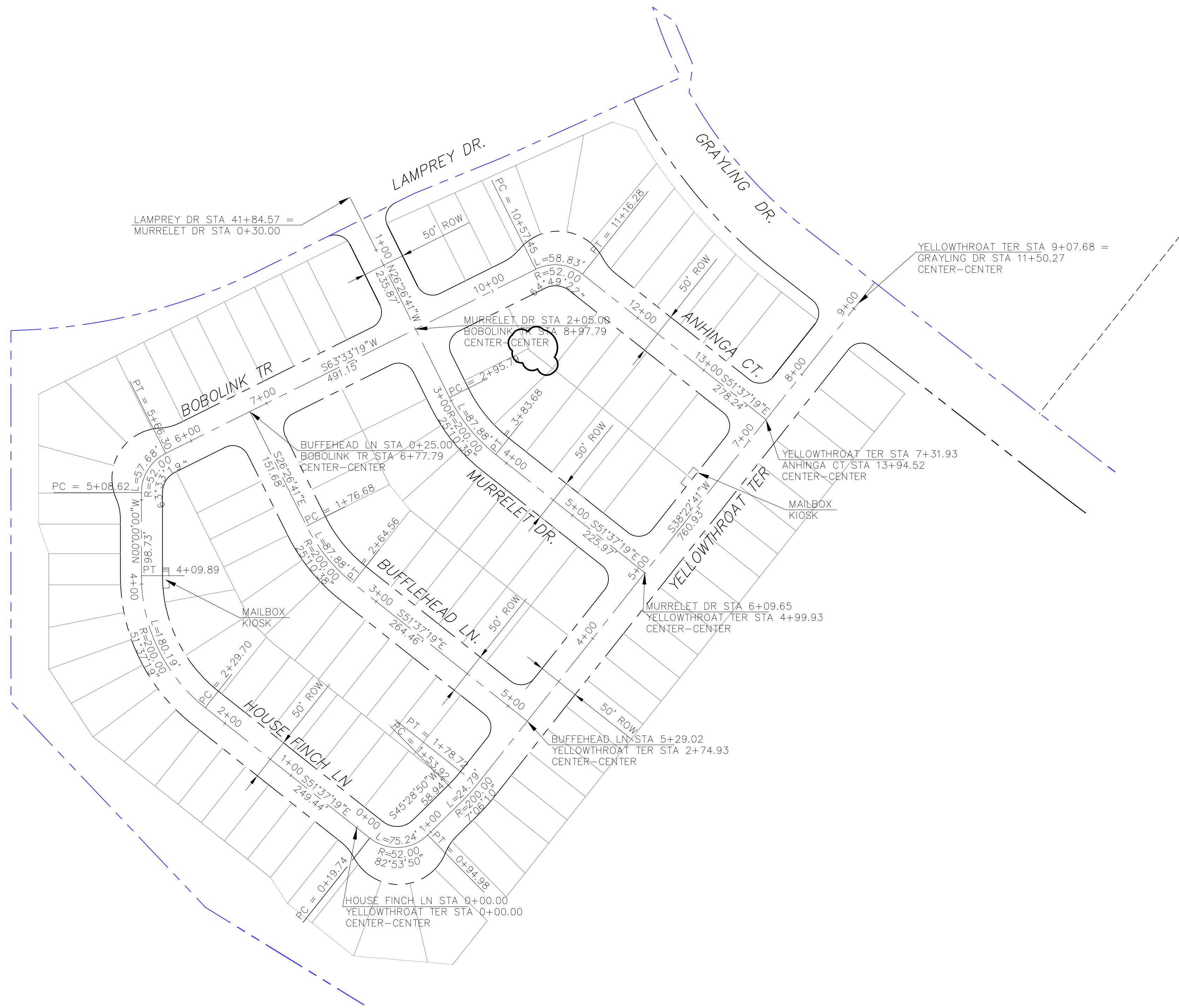
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100.062

SHEET NUMBER  
C1.3

TOTAL SHEETS: 42

**AS-BUILT  
STREET-STM  
DEC 29, 2022**





**AS-BUILT**  
STREET-STM  
DEC 29, 2022

**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S,  
DENVER, CO 80202  
PHONE: 303.750.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

NO. \_\_\_\_\_ DATE \_\_\_\_\_  
DESCRIPTION \_\_\_\_\_  
PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
FOR NAME: WALLEDR 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

THE HILLS AT LORSON RANCH FIL. NO. 1  
AREA 'B'  
HORIZONTAL CONTROL PLAN



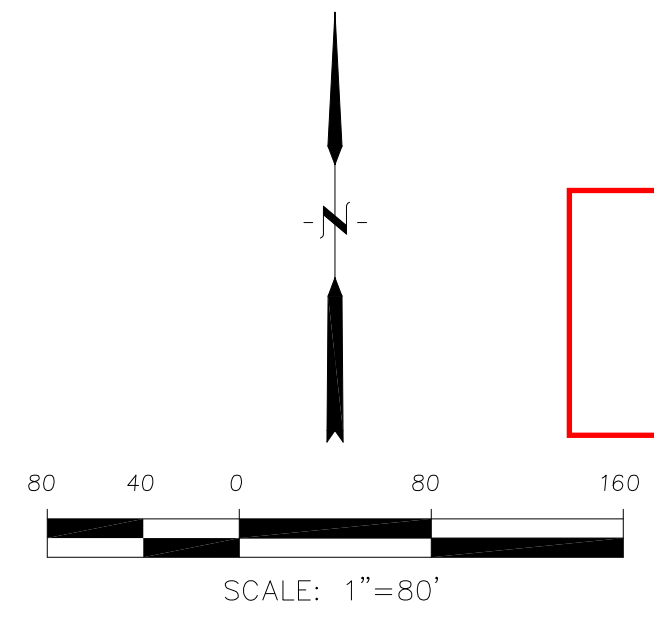
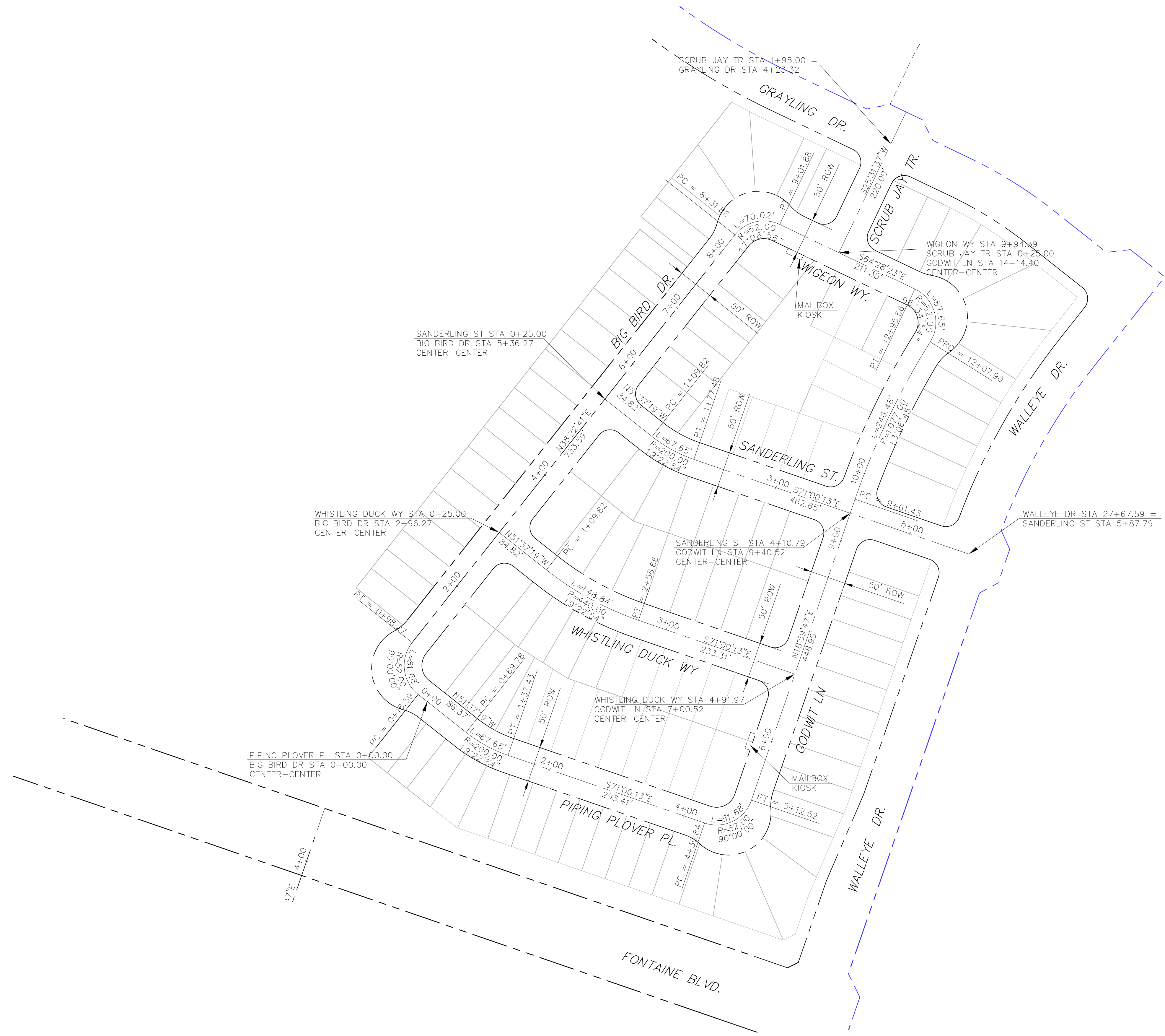
DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C2.1

TOTAL SHEETS: 42





**AS-BUILT**  
STREET-STM  
DEC 29, 2022

EPC 8/24/2021

**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 303.750.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

DATE: \_\_\_\_\_  
NO. \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
PREPARED FOR:  
**LORSON, LLC**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

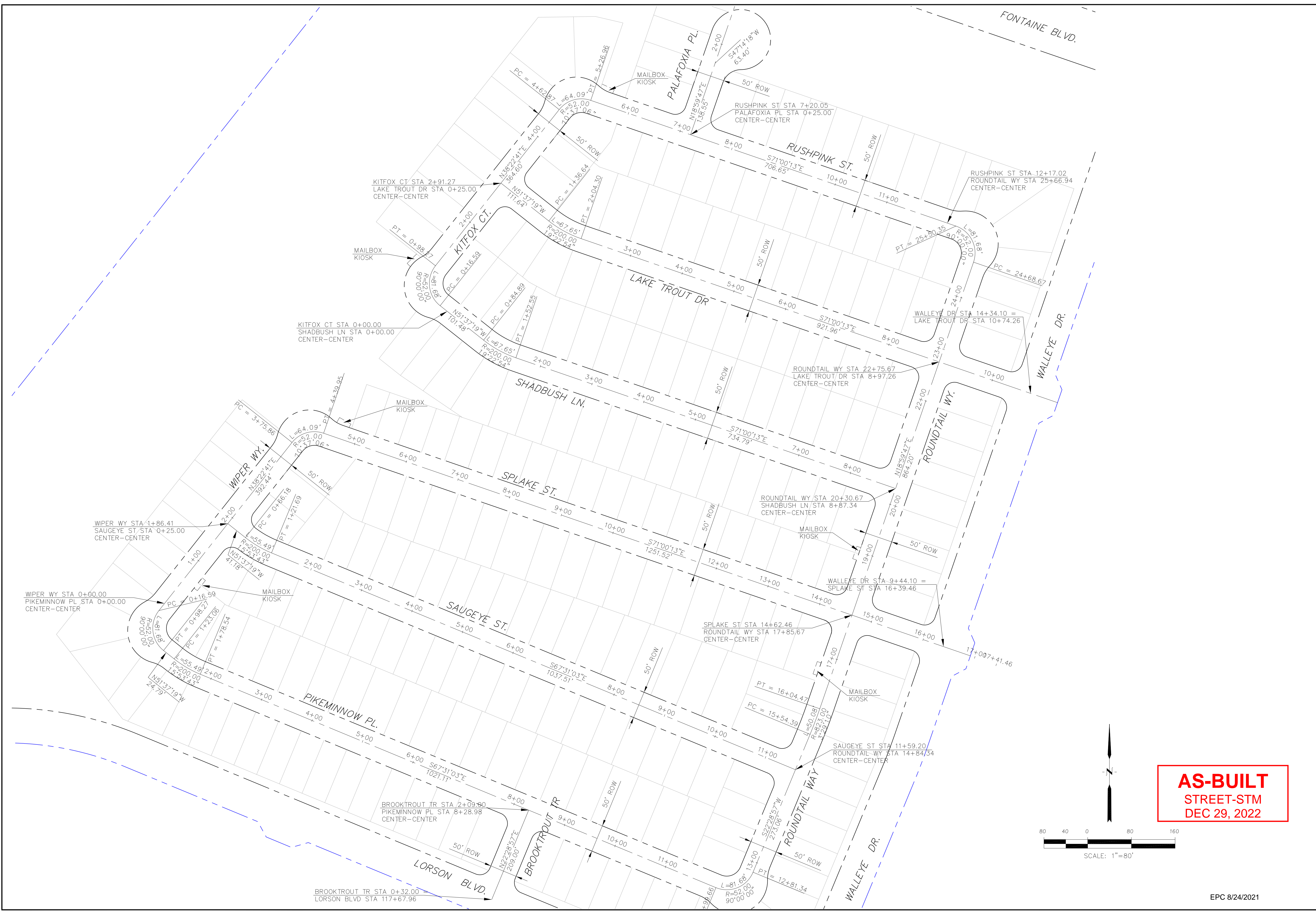
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DESIGNED: RLS  
CHECKED: RLS

**THE HILLS AT LORSON RANCH FIL. NO. 1**  
**AREA 'C'**  
**HORIZONTAL CONTROL PLAN**



DATE:  
JUNE 7, 2021  
PROJECT NO.  
100.062  
SHEET NUMBER  
**C2.2**  
TOTAL SHEETS: 42





**AS-BUILT**  
STREET-STM  
DEC 29, 2022

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

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_  
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

PROJECT FOR:  
**THE HILLS AT LORSON RANCH FILING NO. 1**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
FOUNDED BY: WALLEYE DR  
COLORADO SPRINGS, COLORADO  
(719) 635-3200  
CONTACT: JEFF MARK

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

**THE HILLS AT LORSON RANCH FIL. NO. 1**  
**AREA 'E' & 'G'**  
**HORIZONTAL CONTROL PLAN**



DATE: JUNE 7, 2021  
PROJECT NO: 100.062  
SHEET NUMBER: C2.3  
TOTAL SHEETS: 42

EPC 8/24/2021

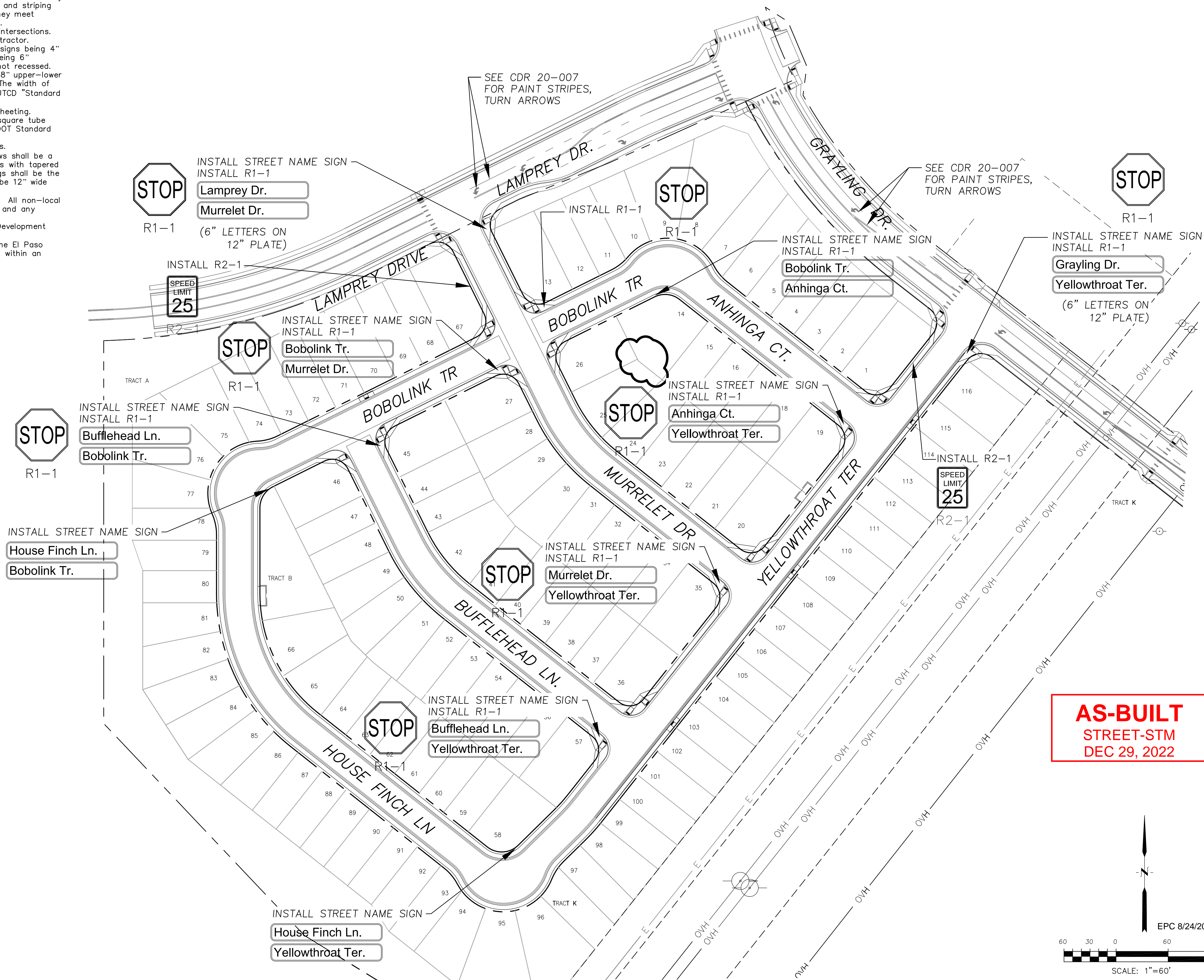


**Signing and Striping Notes:**

- 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



**CORE ENGINEERING GROUP**  
 15004 151<sup>ST</sup> AVENUE, SUITE 3506  
 PARKER, CO 80138  
 PHONE: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
 RANGE 65S, T13N, R10E, DR  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**SIGNING AND STRIPING PLAN**  
**AREA 'B'**  
**THE HILLS AT LORSON RANCH FILING NO. 1**



DATE: **JUNE 7, 2021**  
 PROJECT NO: **100.062**  
 SHEET NUMBER: **C5.1**  
 TOTAL SHEETS: **42**

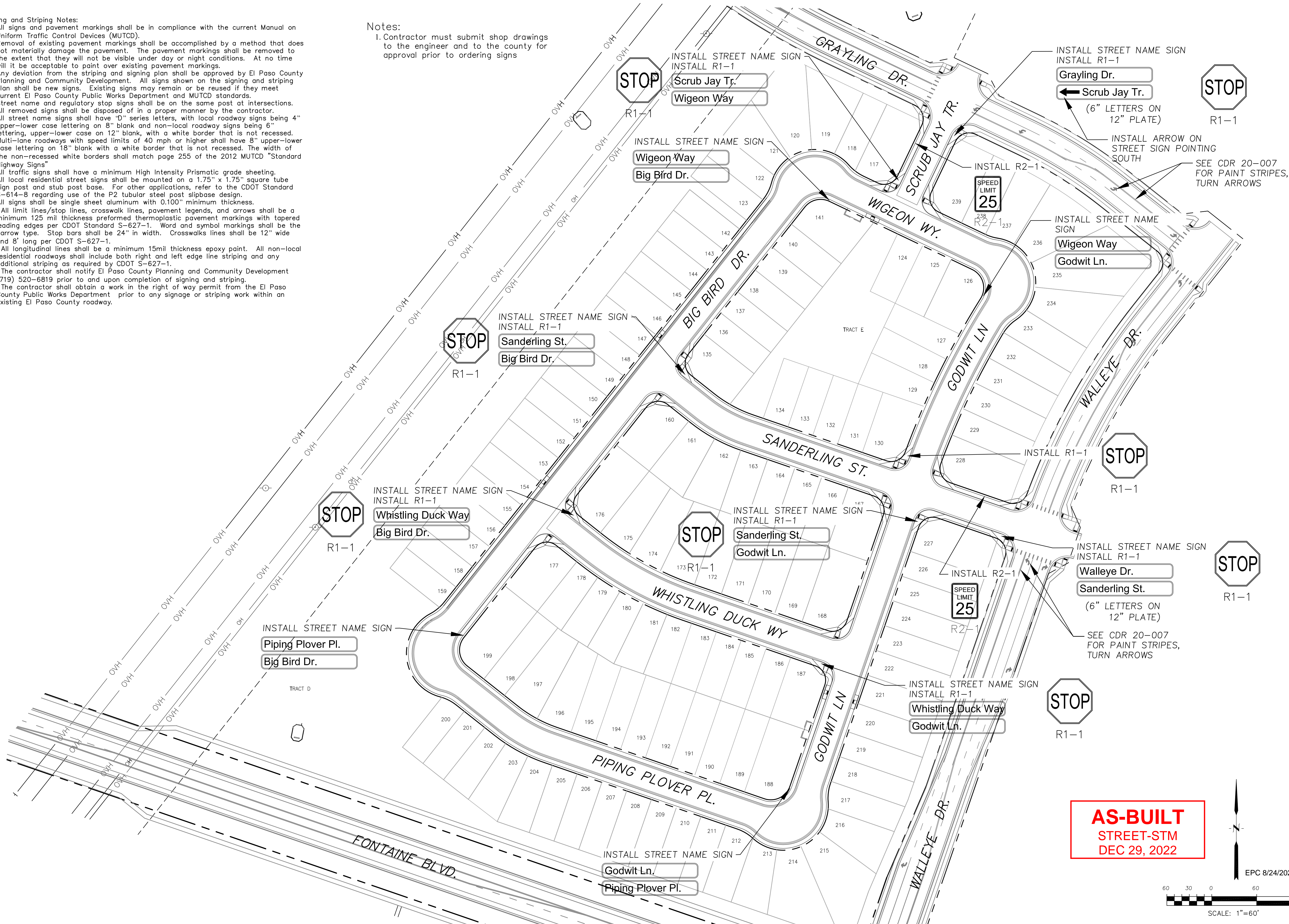


**Signing and Striping Notes:**

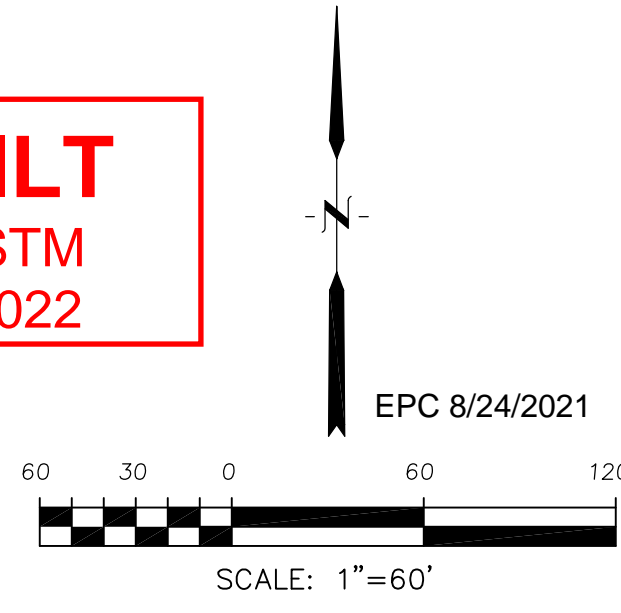
- All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
- Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that 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. Crosswalk lines shall be 12" wide and 8' long per CDOT S-627-1.
- All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
- The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
- The contractor shall obtain a work in the right of way permit from the El Paso County Public Works Department prior to any signage or striping work within an existing El Paso County roadway.

**Notes:**

- Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs



**AS-BUILT**  
STREET-STM  
DEC 29, 2022



**CORE**  
**ENGINEERING GROUP**  
15004 151<sup>ST</sup> AVENUE, SUITE 35506  
P.O. BOX 179, 8170, 1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_  
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

PROJECT:  
**THE HILLS AT LORSON RANCH FILING NO. 1**  
RANCH BLVD. N. W. 1<sup>ST</sup> DR  
COLORADO SPRINGS, COLORADO

**SIGNING AND STRIPING PLAN**  
**AREA 'C'**  
**THE HILLS AT LORSON RANCH FILING NO. 1**



DATE:  
JUNE 7, 2021

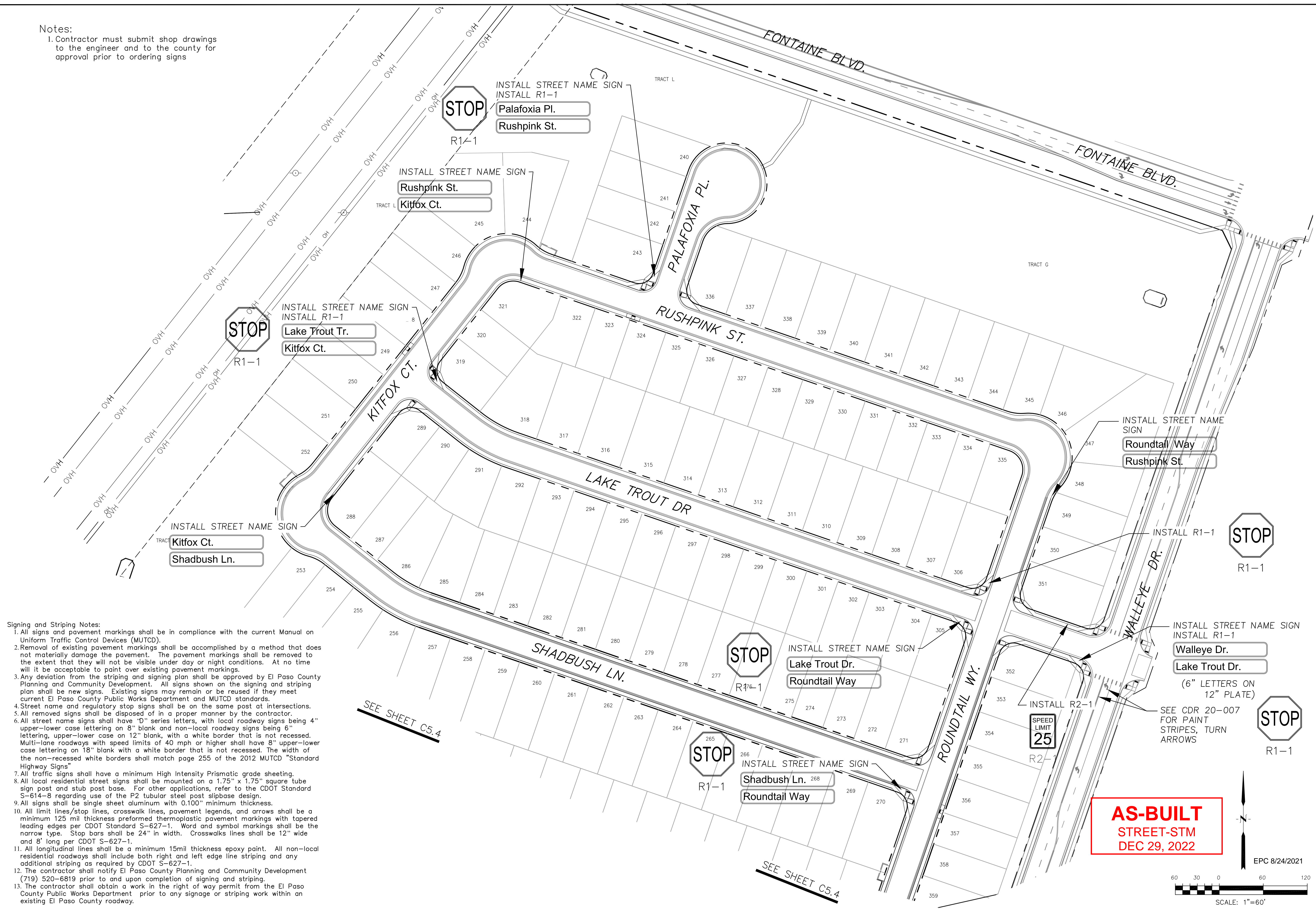
PROJECT NO.  
100.062

SHEET NUMBER  
C5.2

TOTAL SHEETS: 42

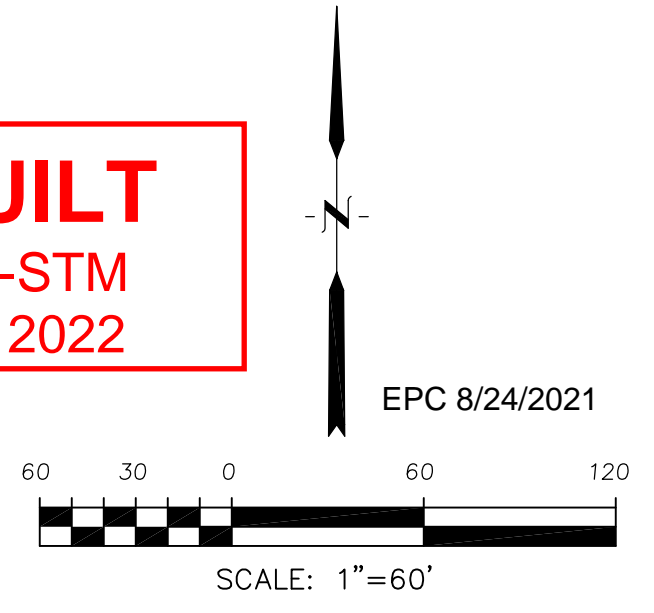


Notes:  
 1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs



- 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.

**AS-BUILT**  
 STREET-STM  
 DEC 29, 2022



**CORE**  
 ENGINEERING GROUP  
 15004 1ST AVENUE S.  
 PARK 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  
 PROJECT:  
**THE HILLS AT LORSON RANCH FILING NO. 1**  
 RANCH BLVD. N. W. 1/4, R. 1  
 COLORADO SPRINGS, COLORADO

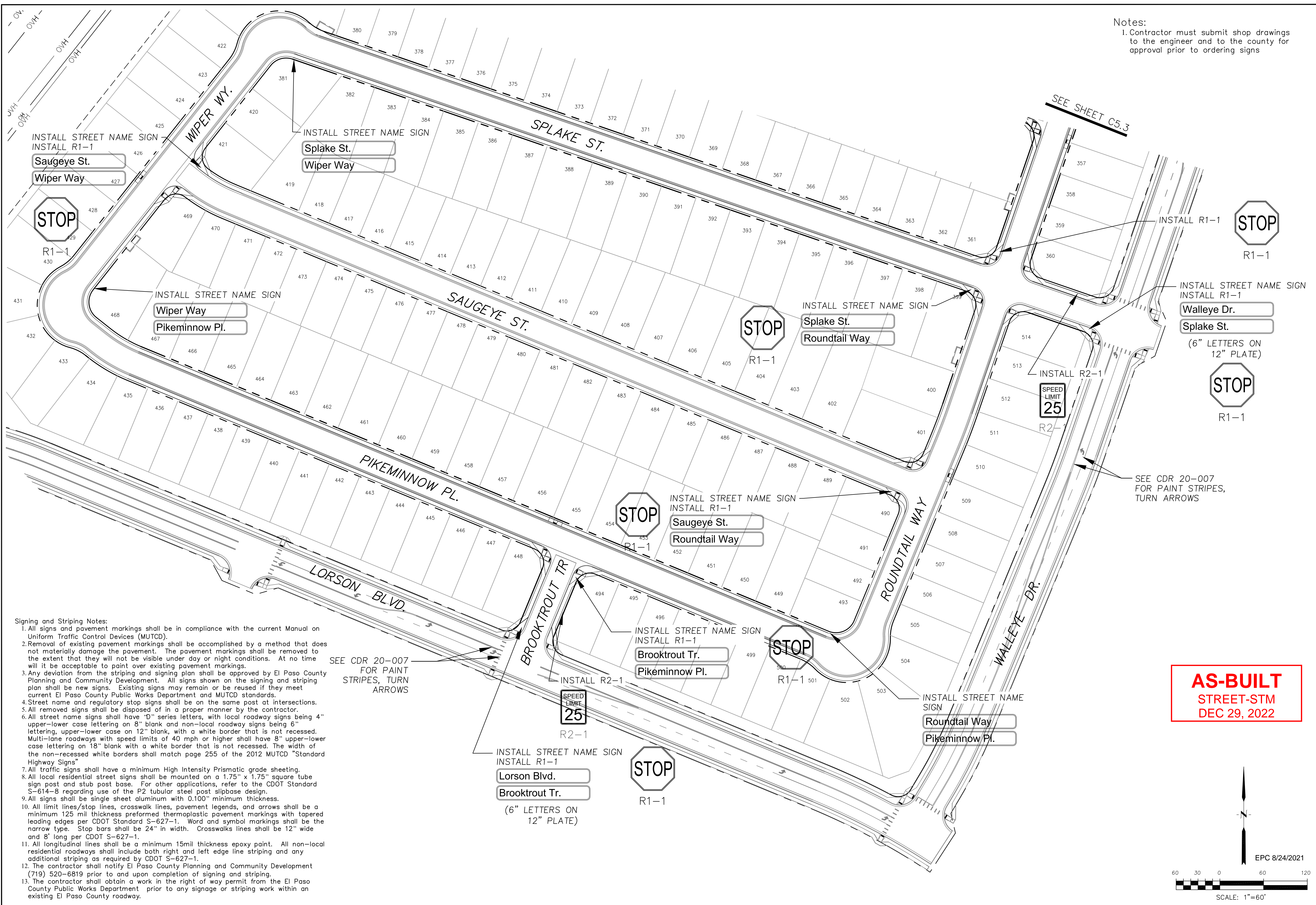
DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**SIGNING AND STRIPING PLAN**  
 AREA 'E/G'  
**THE HILLS AT LORSON RANCH FILING NO. 1**



DATE:  
 JUNE 7, 2021  
 PROJECT NO.  
 100.062  
 SHEET NUMBER  
 C5.3  
 TOTAL SHEETS: 42





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

- Signing and Striping Notes:**
- All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
  - Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
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  - All 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.
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SEE CDR 20-007 FOR PAINT STRIPES, TURN ARROWS

SEE CDR 20-007 FOR PAINT STRIPES, TURN ARROWS

**AS-BUILT**  
 STREET-STM  
 DEC 29, 2022

**CORE**  
**ENGINEERING GROUP**  
 15004 1ST AVE. SUITE 300  
 P.O. BOX 719 570,1100  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceg1.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
 RANCH BLVD. N. W. 1/4 SEC. 10R  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**SIGNING AND STRIPING PLAN**  
**AREA 'E/G'**  
**THE HILLS AT LORSON RANCH FIL NO. 1**



DATE: JUNE 7, 2021  
 PROJECT NO: 100.062  
 SHEET NUMBER: C5.4  
 TOTAL SHEETS: 42







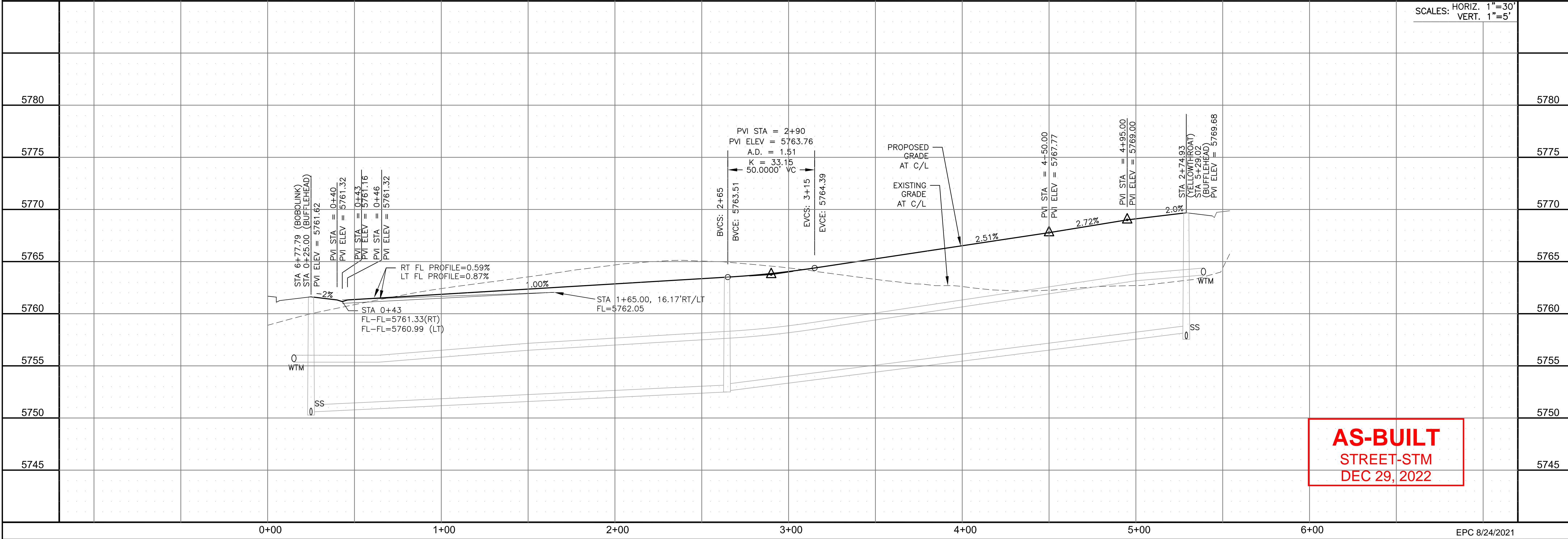
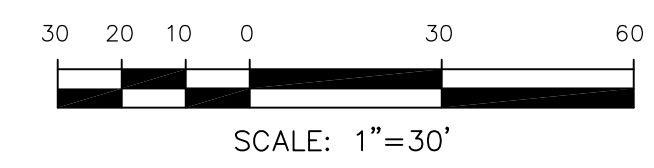
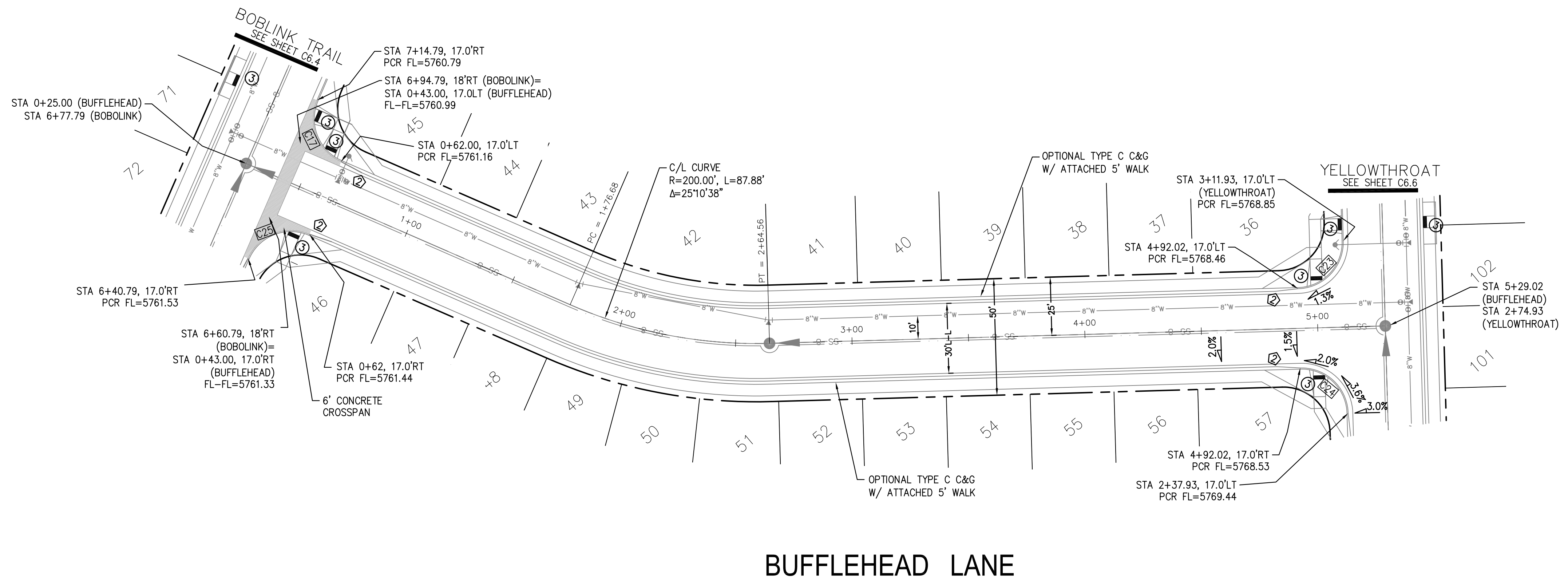
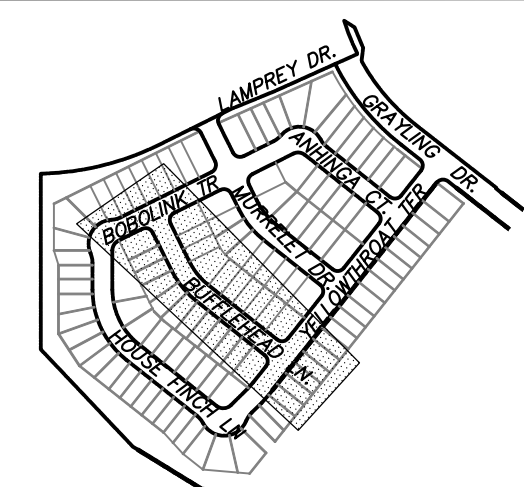




- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C17	31.42'	20.00	90°00'00"
C23	31.42'	20.00	90°00'00"
C24	31.42'	20.00	90°00'00"
C25	31.42'	20.00	90°00'00"



**AS-BUILT**  
STREET-STM  
DEC 29, 2022

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

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

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

PROJECT:  
**THE HILLS AT LORSON RANCH FILING NO. 1**  
FONTAINE BLVD WALLEY DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS



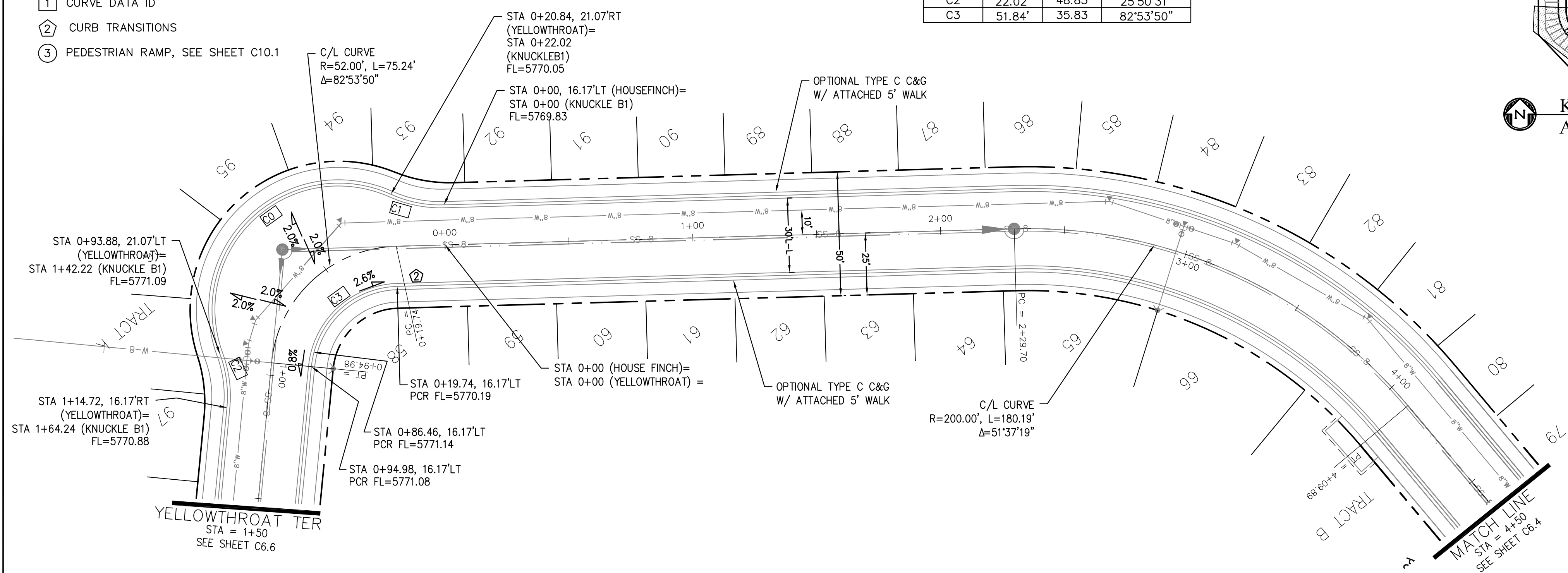
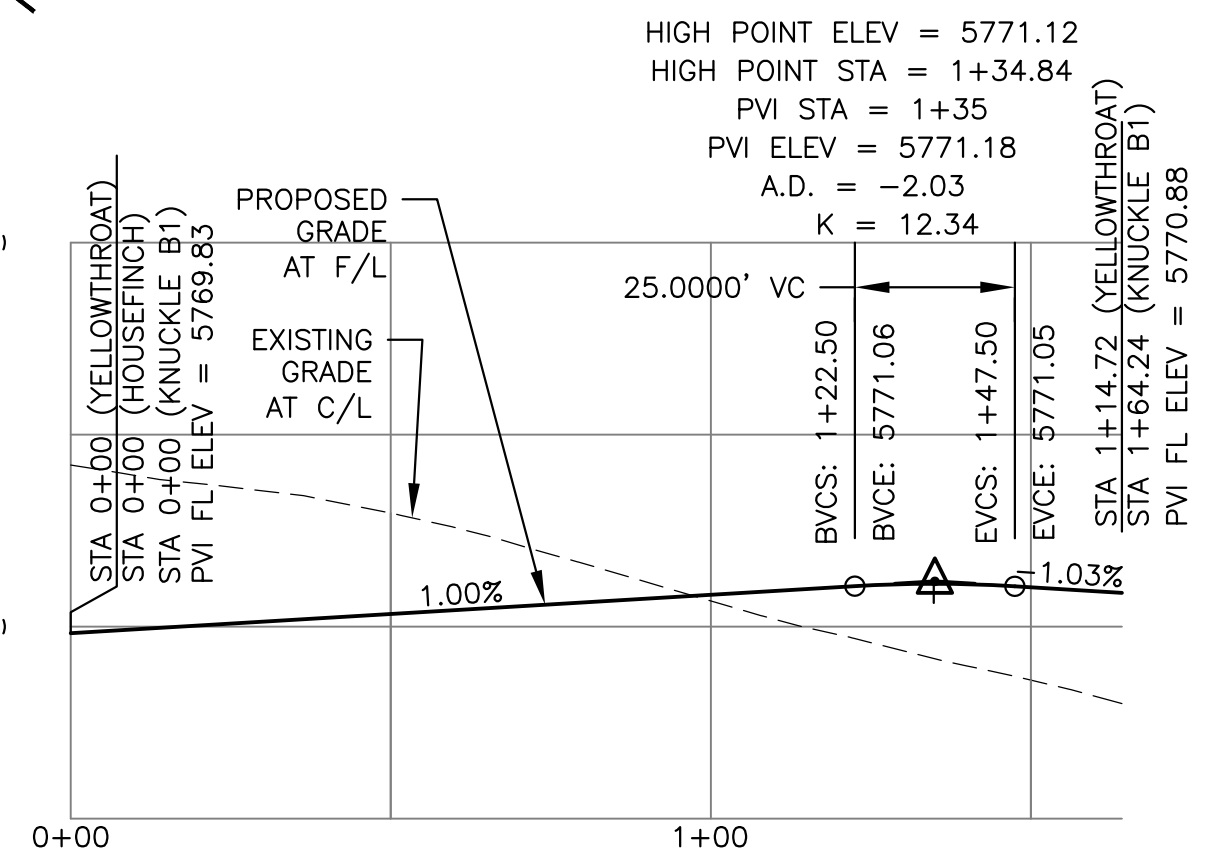
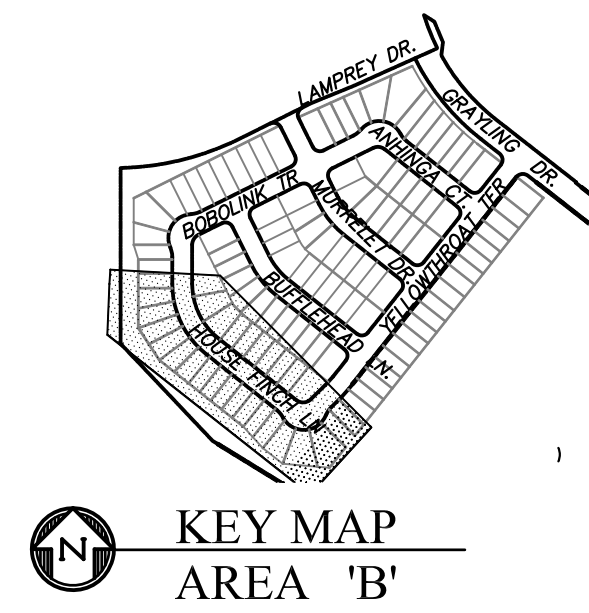
DATE: JUNE 7, 2021  
PROJECT NO. 100.062  
SHEET NUMBER C6.2  
TOTAL SHEETS: 42

EPC 8/24/2021



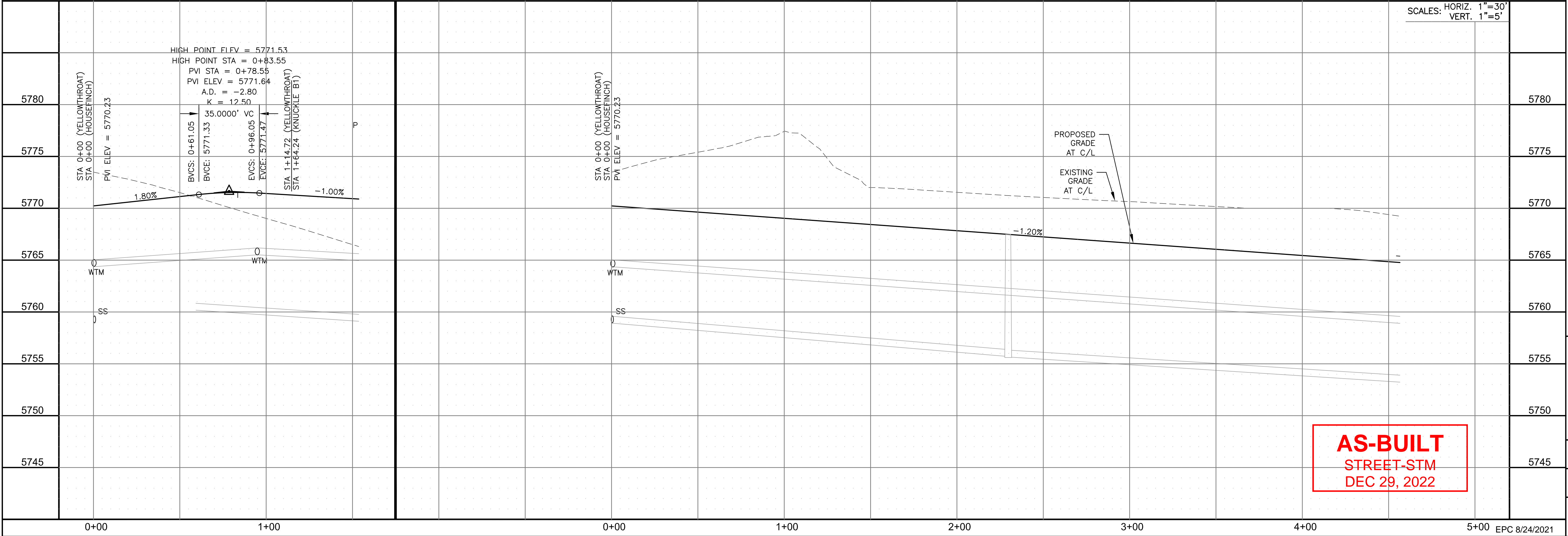
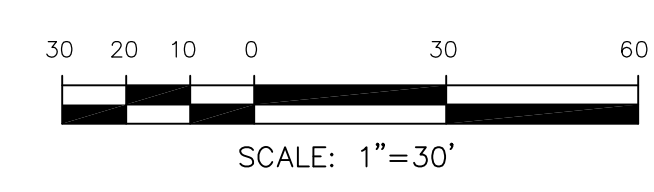
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

CURVE	LENGTH	RADIUS	DELTA
CO	120.19'	51.17	134°34'52"
C1	22.02'	48.83	25°50'31"
C2	22.02'	48.83	25°50'31"
C3	51.84'	35.83	82°53'50"



YELLOWTHROAT TERRACE

HOUSE FINCH LANE



**AS-BUILT**  
STREET-STM  
DEC 29, 2022

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNING WOOD, CO 80906  
PHONE: 719.576.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

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

PROJECT:  
**THE HILLS AT LORSON RANCH FILING NO. 1**  
FONTAINE BLVD. VALLEY DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STREET / STORM - AREA 'B'  
YELLOWTHROAT TER & HOUSE FINCH LN  
STA 0+00 TO 4+50



DATE:  
JUNE 7, 2021

PROJECT NO.  
100.062

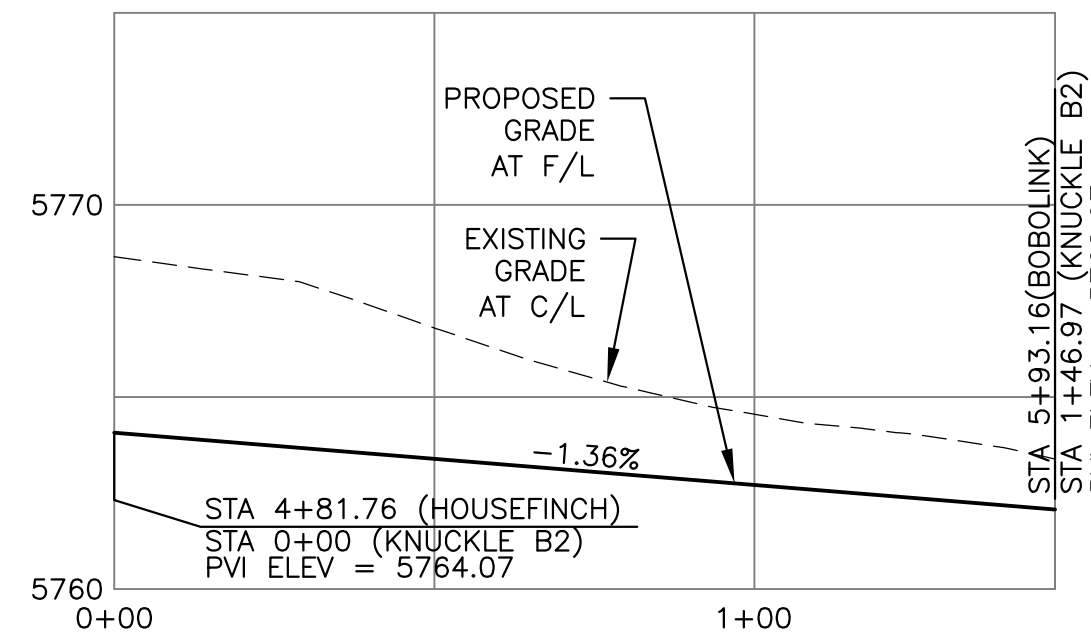
SHEET NUMBER  
C6.3

TOTAL SHEETS: 42

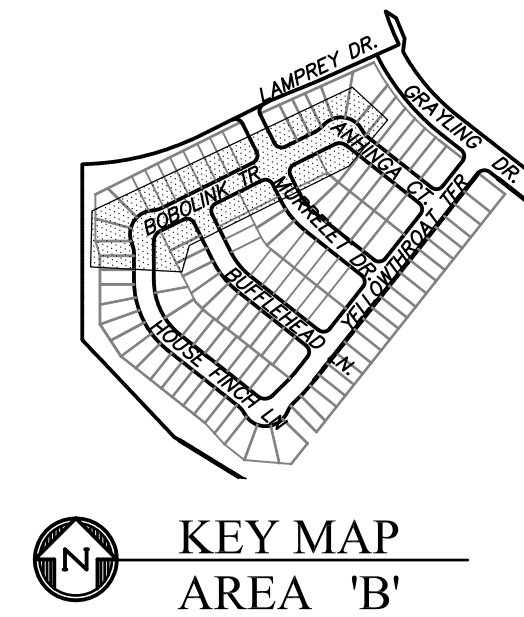
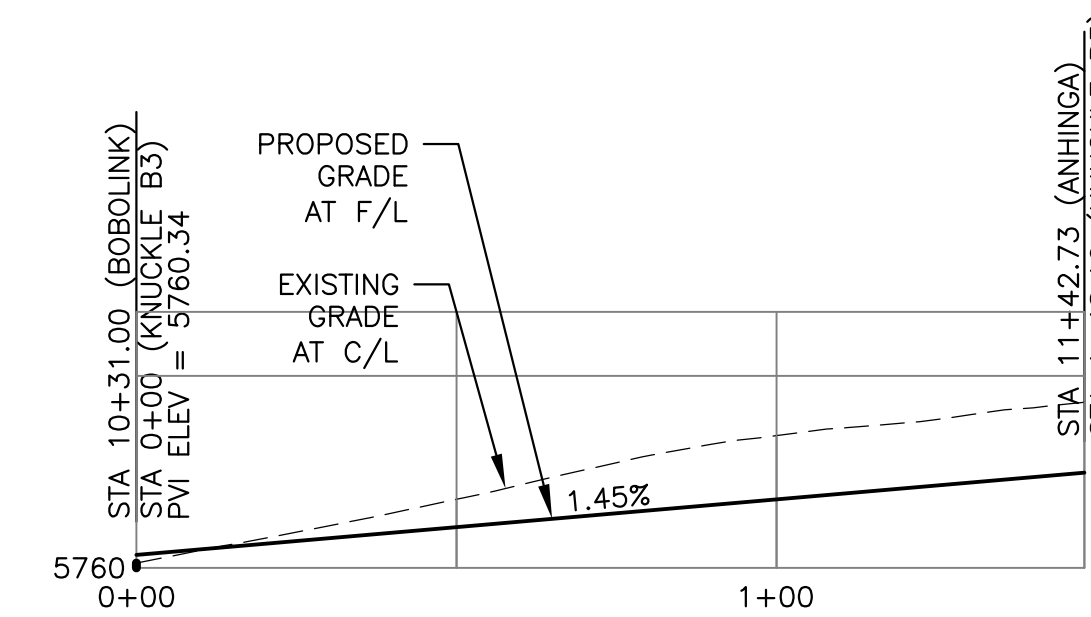


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

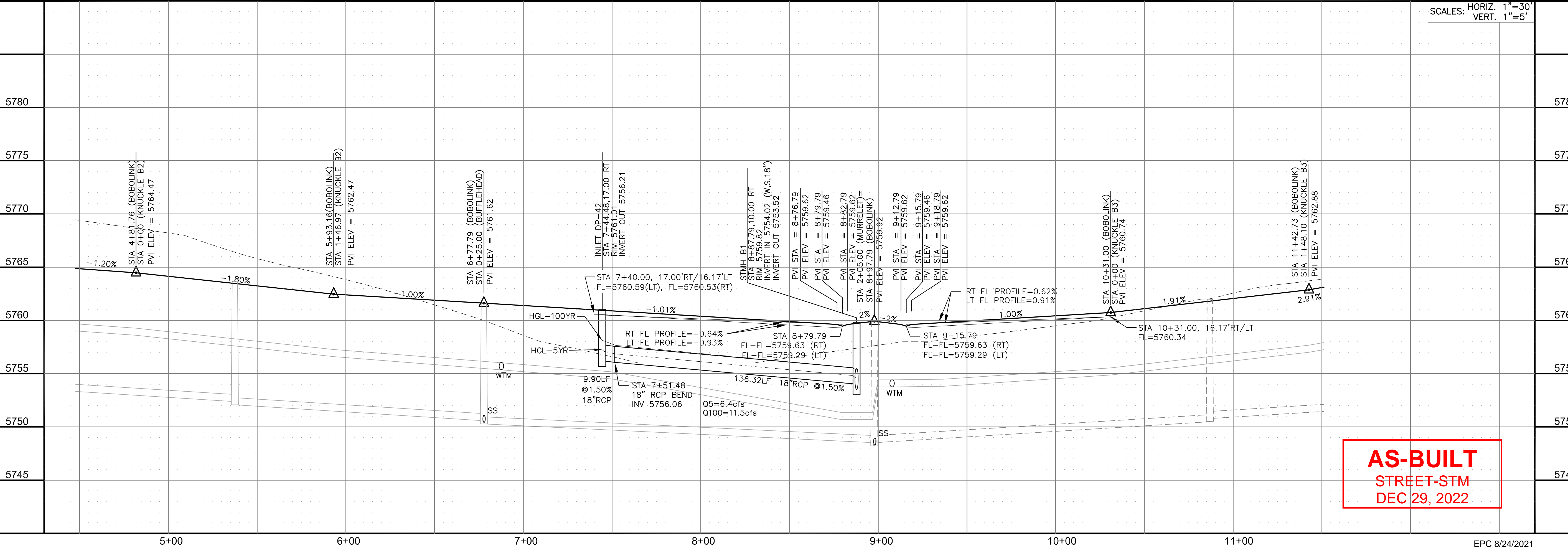
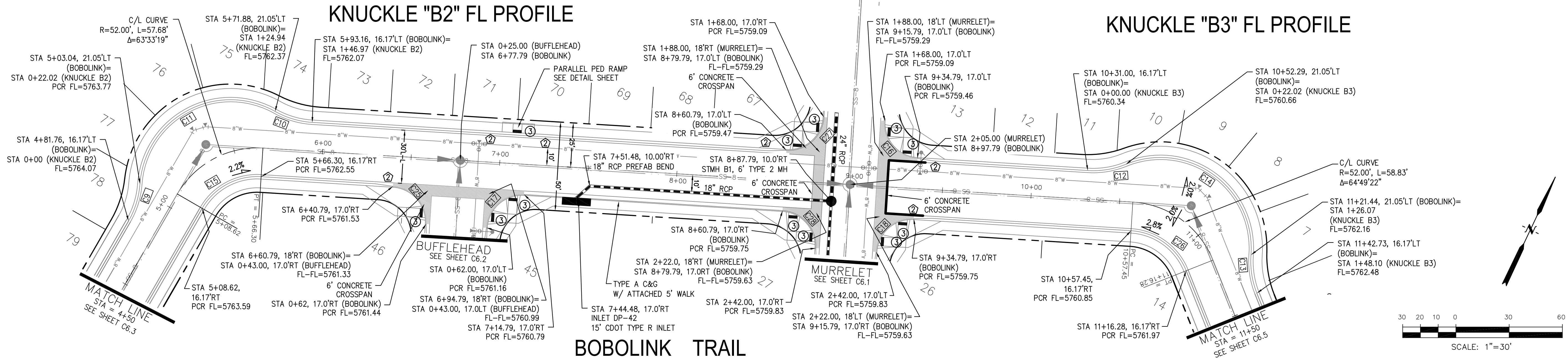


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	22.02'	48.83	25°50'31"
C10	22.02'	48.83	25°50'31"
C11	102.92'	51.17	115°14'20"
C12	22.02'	48.83	25°50'31"
C13	22.02'	48.83	25°50'31"
C14	104.05'	51.17	116°30'24"
C15	39.74'	35.83	63°33'19"
C16	31.42'	20.00	90°00'00"
C17	31.42'	20.00	90°00'00"
C18	31.42'	20.00	90°00'00"
C25	31.42'	20.00	90°00'00"
C26	40.54'	35.83	64°49'22"
C27	31.42'	20.00	90°00'00"
C28	31.42'	20.00	90°00'00"



**KNUCKLE "B2" FL PROFILE**

**KNUCKLE "B3" FL PROFILE**



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

**THE HILLS AT LORSON RANCH FILING NO. 1**  
 FONTAINE BLVD WALLELL DR  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

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

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**STREET / STORM - AREA 'B'**  
**BOBOLINK TRAIL**  
**STA 4+50 TO 11+50**

DATE: JUNE 7, 2021  
 PROJECT NO: 100.062  
 SHEET NUMBER: C6.4  
 TOTAL SHEETS: 42

EPC 8/24/2021

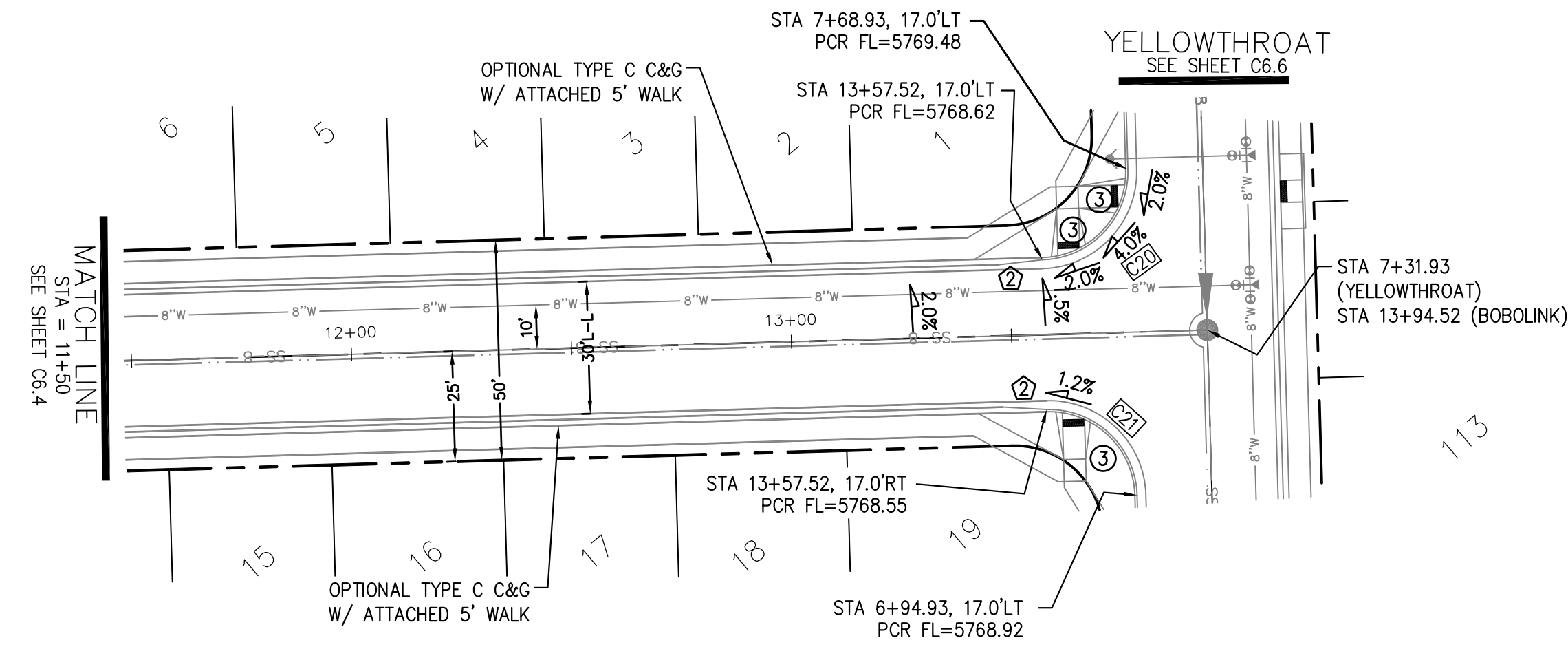
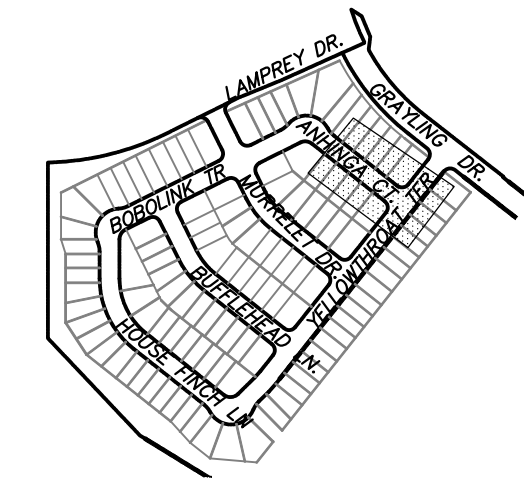


**NOTES**

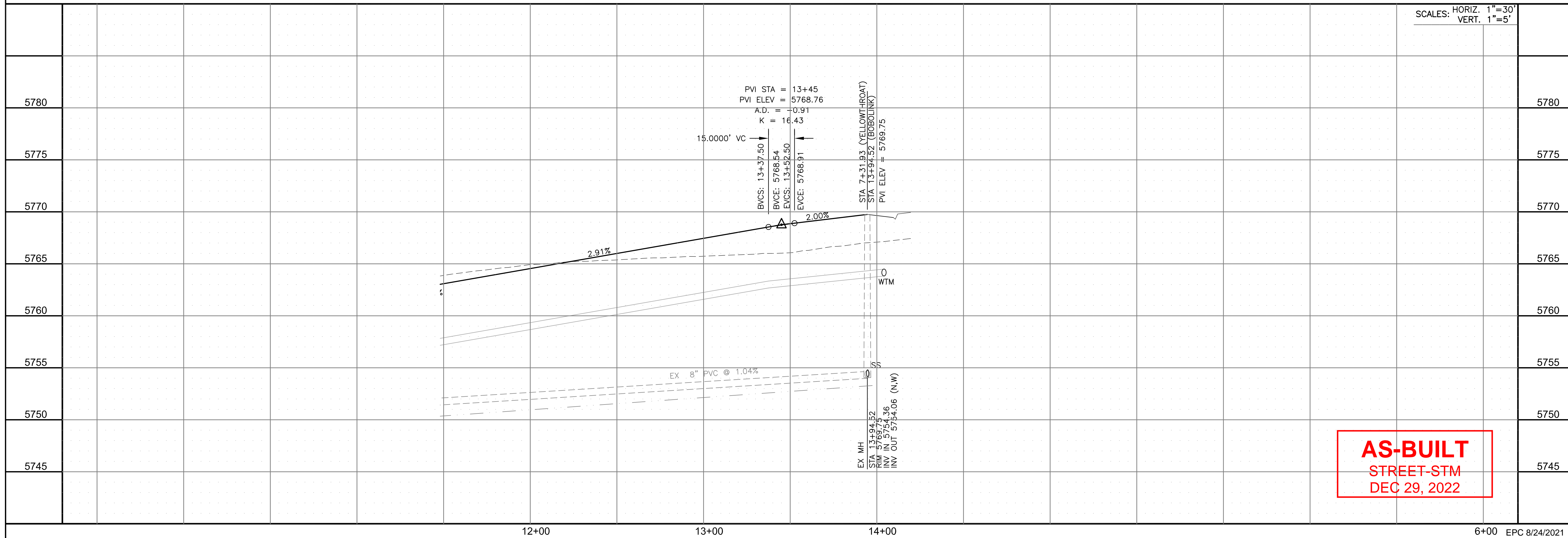
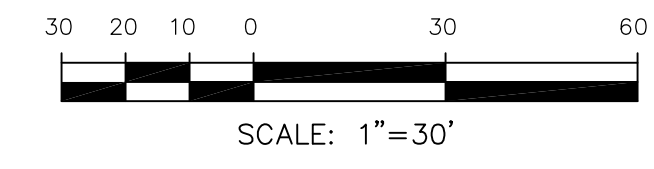
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C20	31.42'	20.00	90°00'00"
C21	31.42'	20.00	90°00'00"



**ANHINGA CT**



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

**AS-BUILT**  
STREET-STM  
DEC 29, 2022

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

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_  
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

PROJECT:  
**THE HILLS AT LORSON RANCH FILING NO. 1**  
FOUNTAIN BLVD. VALLEY DR  
COLORADO SPRINGS, COLORADO

**STREET / STORM - AREA 'B'**  
**ANHINGA CT.**  
**STA 11+50 TO 13+94**



DATE:  
JUNE 7, 2021

PROJECT NO.  
100.062

SHEET NUMBER  
C6.5

TOTAL SHEETS: 42

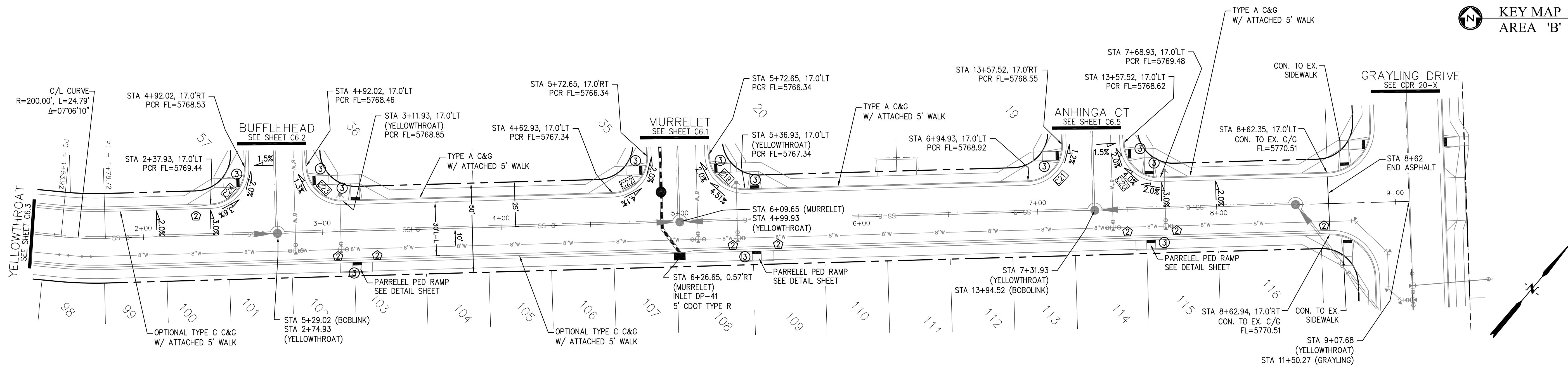
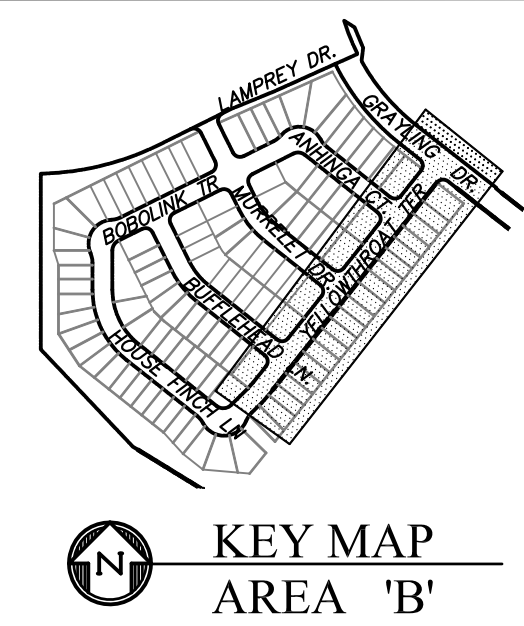


**NOTES**

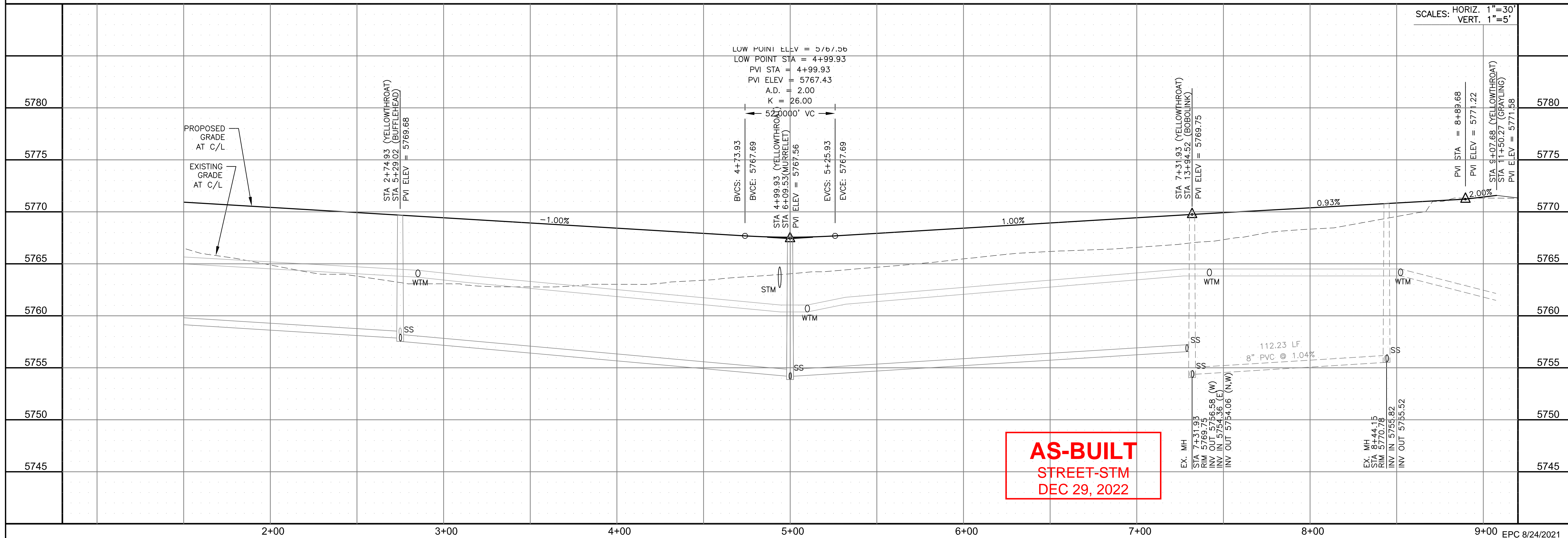
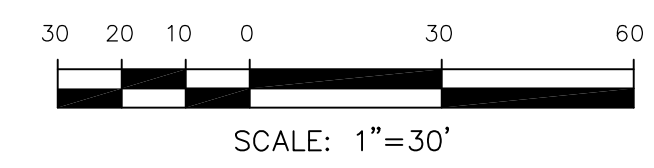
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C19	31.42'	20.00	90°00'00"
C20	31.42'	20.00	90°00'00"
C21	31.42'	20.00	90°00'00"
C22	31.42'	20.00	90°00'00"
C23	31.42'	20.00	90°00'00"
C24	31.42'	20.00	90°00'00"



**YELLOWTHROAT TERRACE**



**AS-BUILT**  
 STREET-STM  
 DEC 29, 2022

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOODS, CO 80903  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

**THE HILLS AT LORSON RANCH FILING NO. 1**  
 212 N. WAHSATCH AVE. SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 FONTAINE BLAUGHER, DR  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

**STREET / STORM - AREA 'B'**  
**YELLOWTHROAT TERRACE**  
**STA 1+50 TO 9+07**

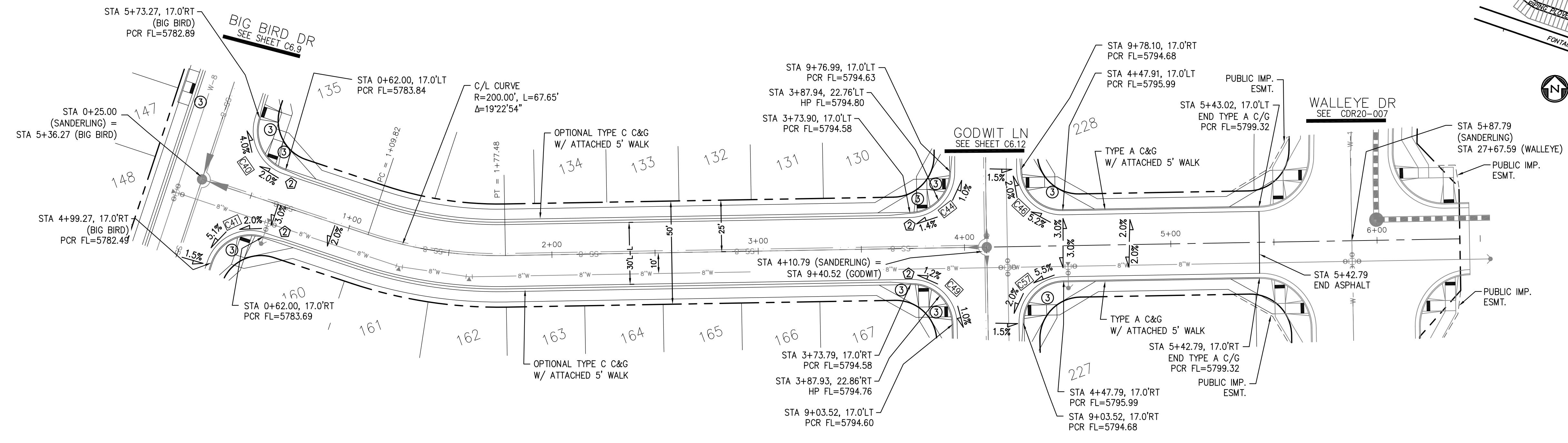
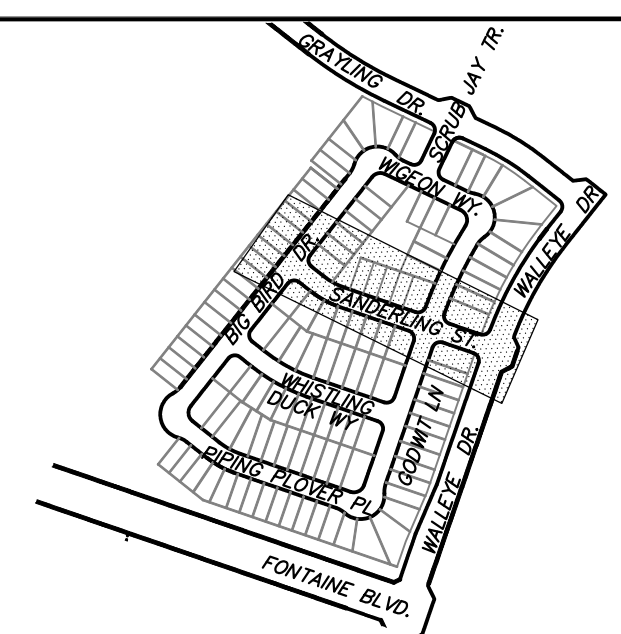
DATE: JUNE 7, 2021  
 PROJECT NO: 100.062  
 SHEET NUMBER: C6.6  
 TOTAL SHEETS: 42



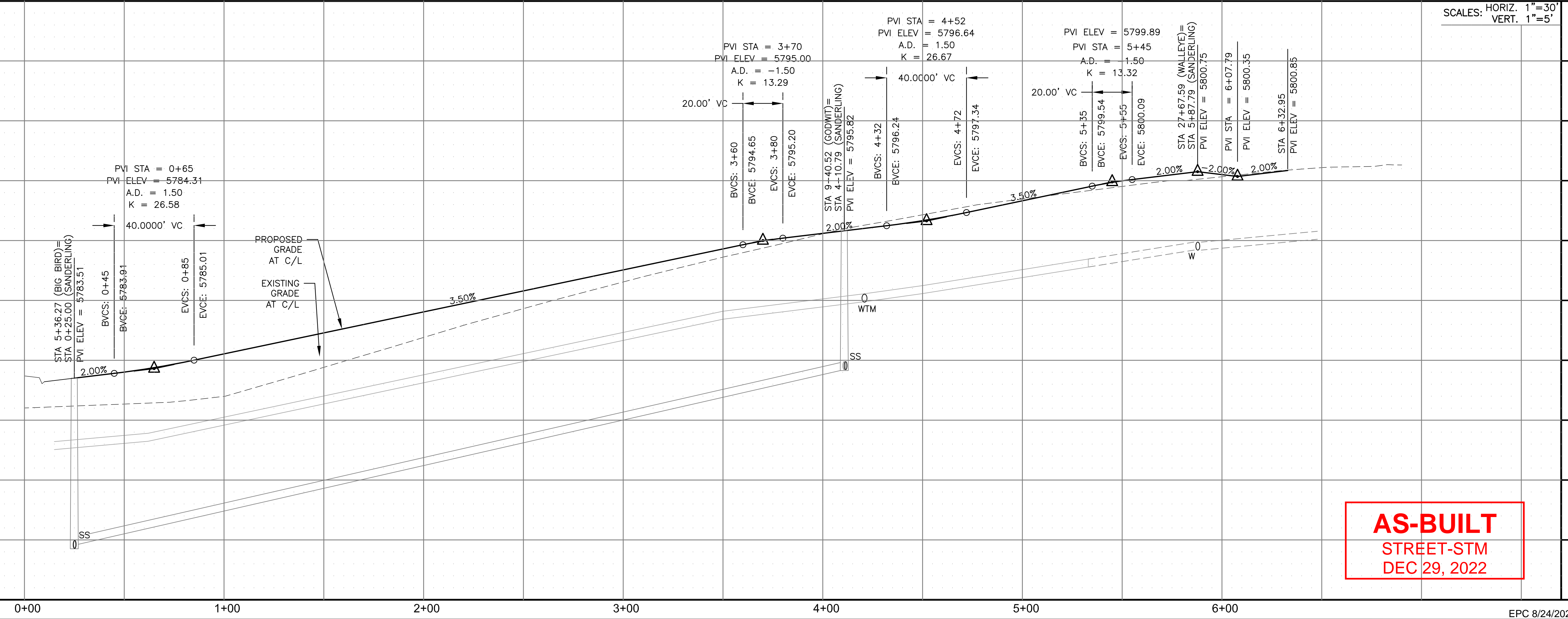
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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"
C44	31.13'	20.00	89°10'20"
C46	31.73'	20.00	90°53'13"
C49	31.42'	20.00	90°00'00"
C57	31.42'	20.00	90°00'00"



SANDERLING ST



**AS-BUILT**  
STREET-STM  
DEC 29, 2022

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

DATE: JAN 14, 2021  
DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES  
NO. 1  
PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
FOR: LORSON, LLC  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STREET / STORM - AREA 'C'  
SANDERLING ST  
STA 0+00 TO 6+00



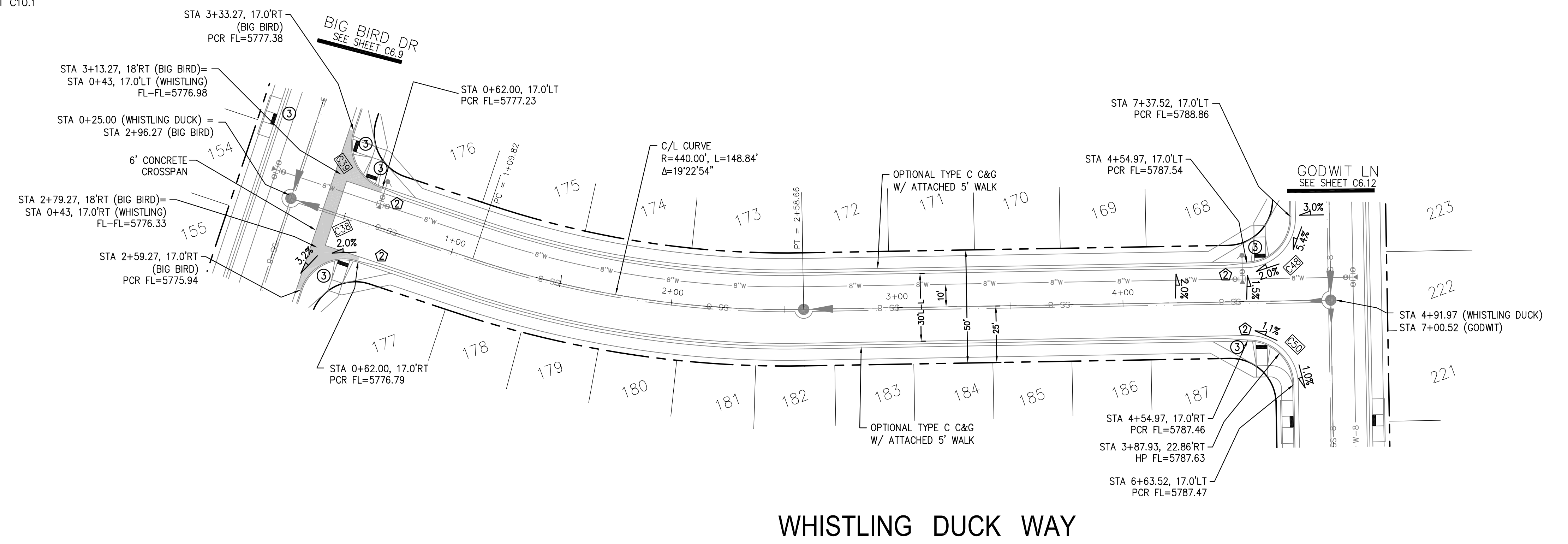
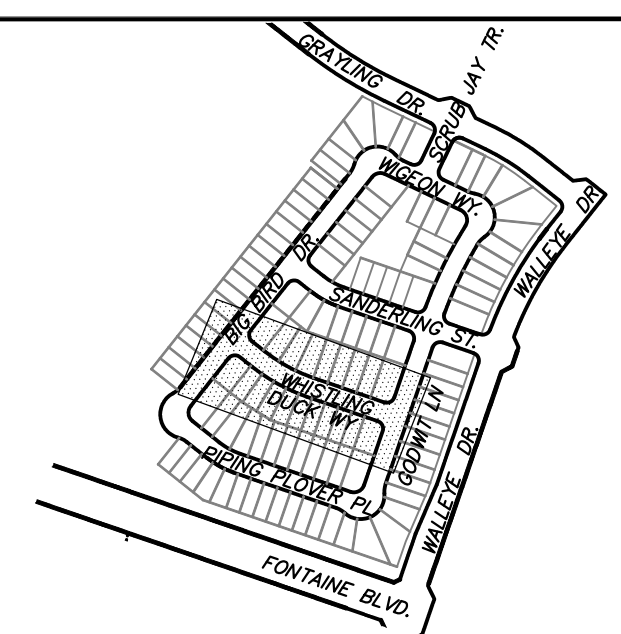
DATE: JUNE 7, 2021  
PROJECT NO. 100.062  
SHEET NUMBER C6.7  
TOTAL SHEETS: 42



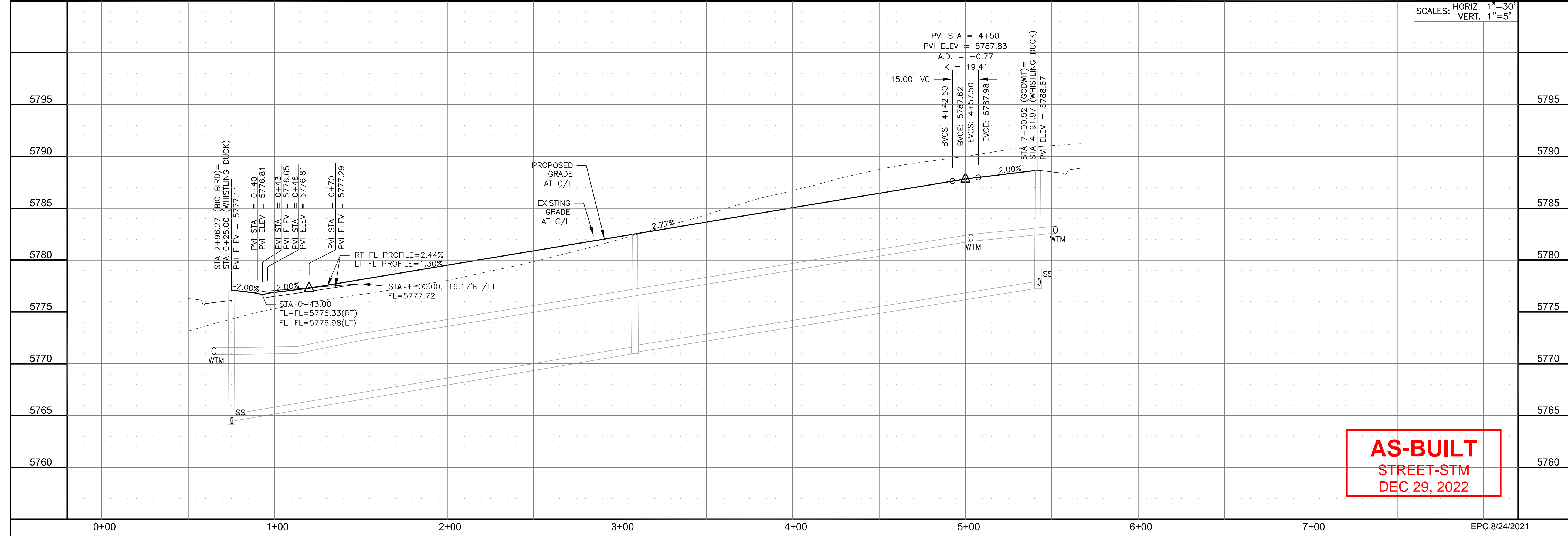
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C38	31.42'	20.00	90°00'00"
C39	31.42'	20.00	90°00'00"
C48	31.42'	20.00	90°00'00"
C50	31.42'	20.00	90°00'00"



WHISTLING DUCK WAY



**AS-BUILT**  
STREET-STM  
DEC 29, 2022

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

DATE: JAN 14, 2021  
DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES  
PREPARED FOR: **LORSON, LLC**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
FONTAINE BLVD VALLEY DR  
COLORADO SPRINGS, COLORADO  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STREET / STORM - AREA 'C'  
WHISTLING DUCK WAY  
STA 0+00 TO 4+91



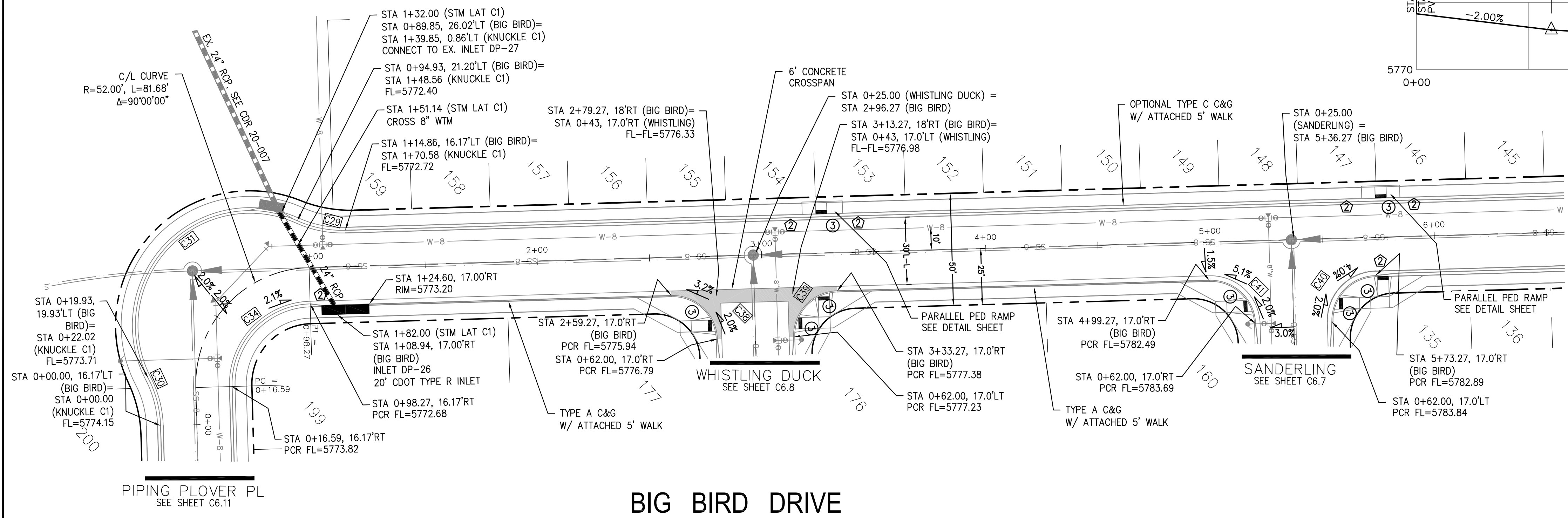
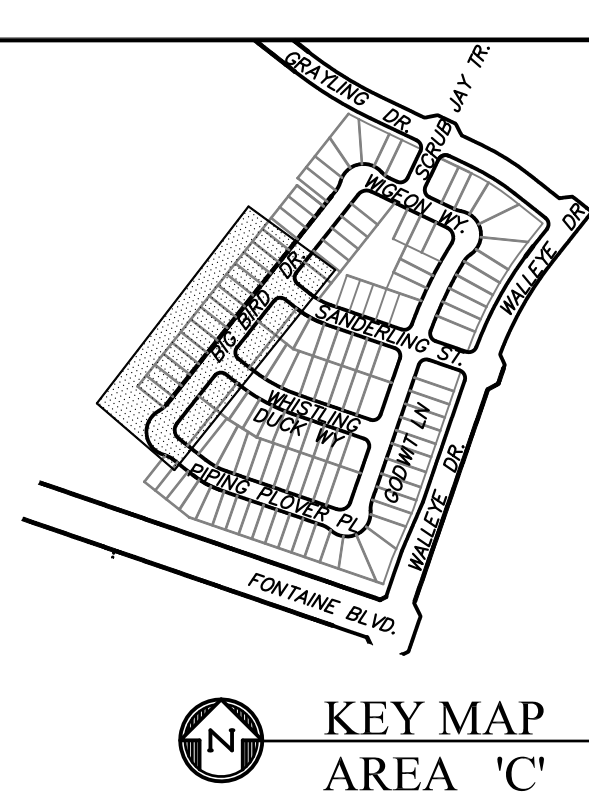
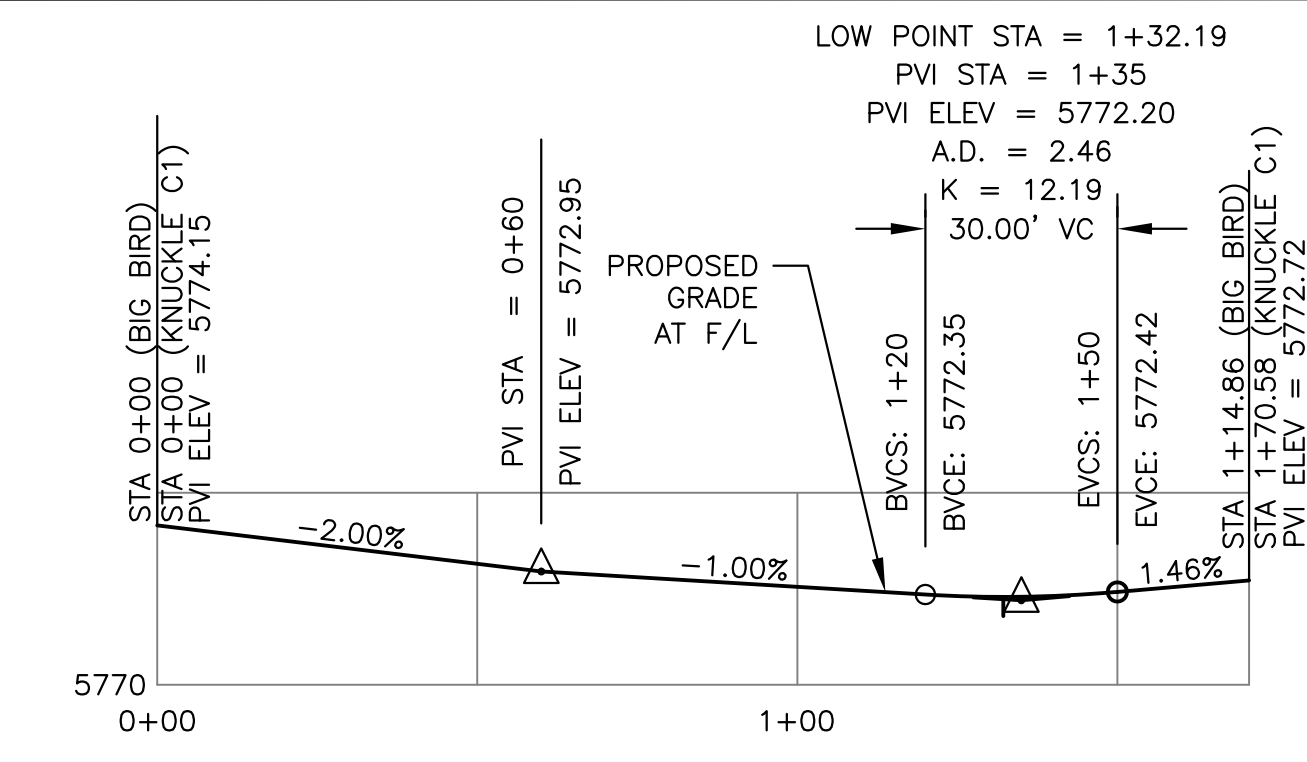
DATE: JUNE 7, 2021  
PROJECT NO. 100.062  
SHEET NUMBER C6.8  
TOTAL SHEETS: 42



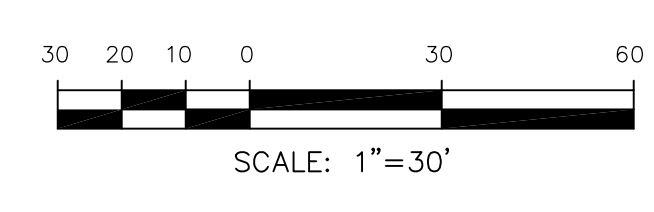
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C29	22.02'	48.83	25°50'31"
C30	22.02'	48.83	25°50'31"
C31	126.54'	51.17	141°41'02"
C34	56.28'	35.83	90°00'00"
C38	31.42'	20.00	90°00'00"
C39	31.42'	20.00	90°00'00"
C40	31.42'	20.00	90°00'00"
C41	31.42'	20.00	90°00'00"



**KNUCKLE "C1" FL PROFILE**



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

DATE: JAN 14, 2021

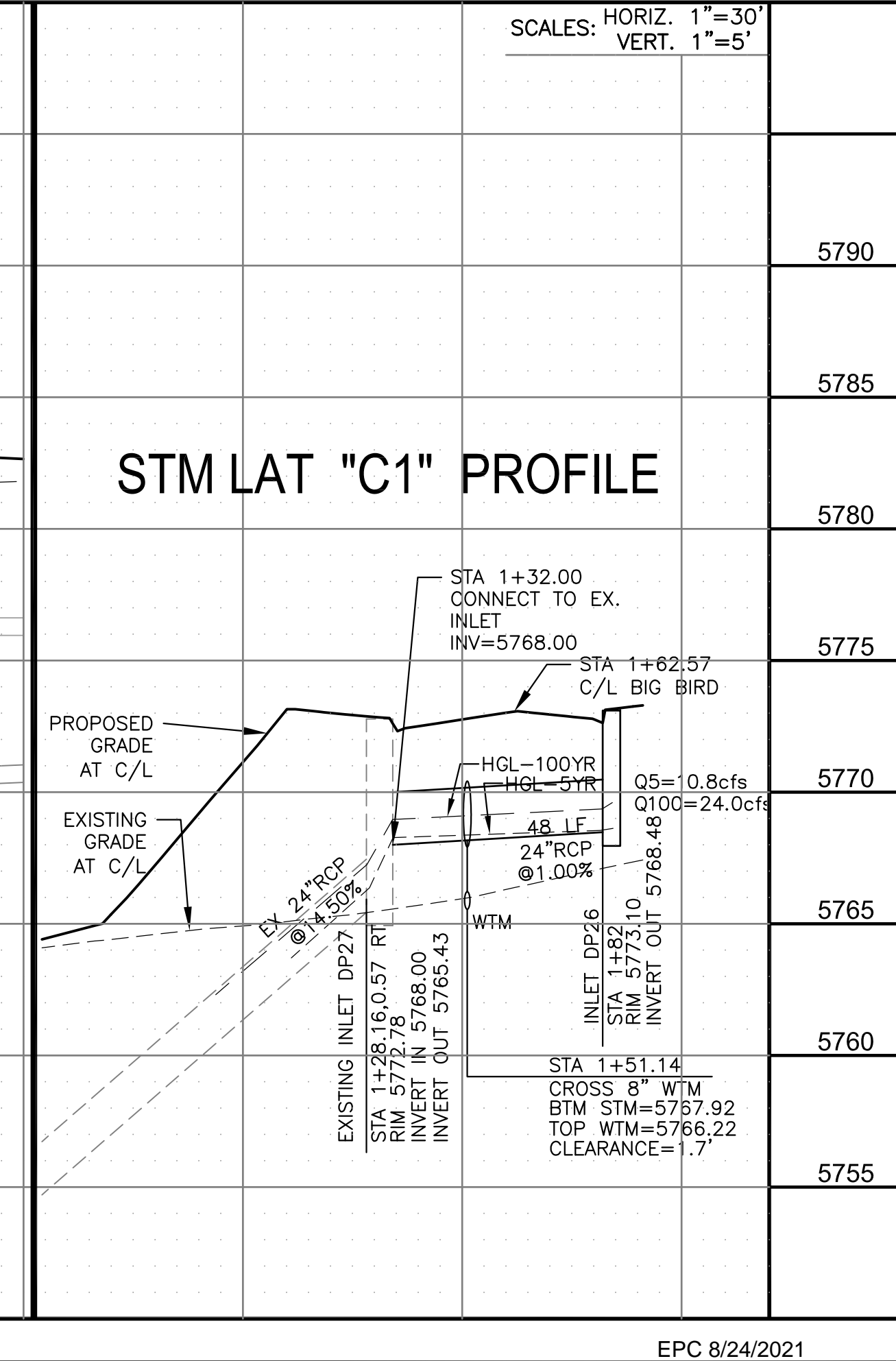
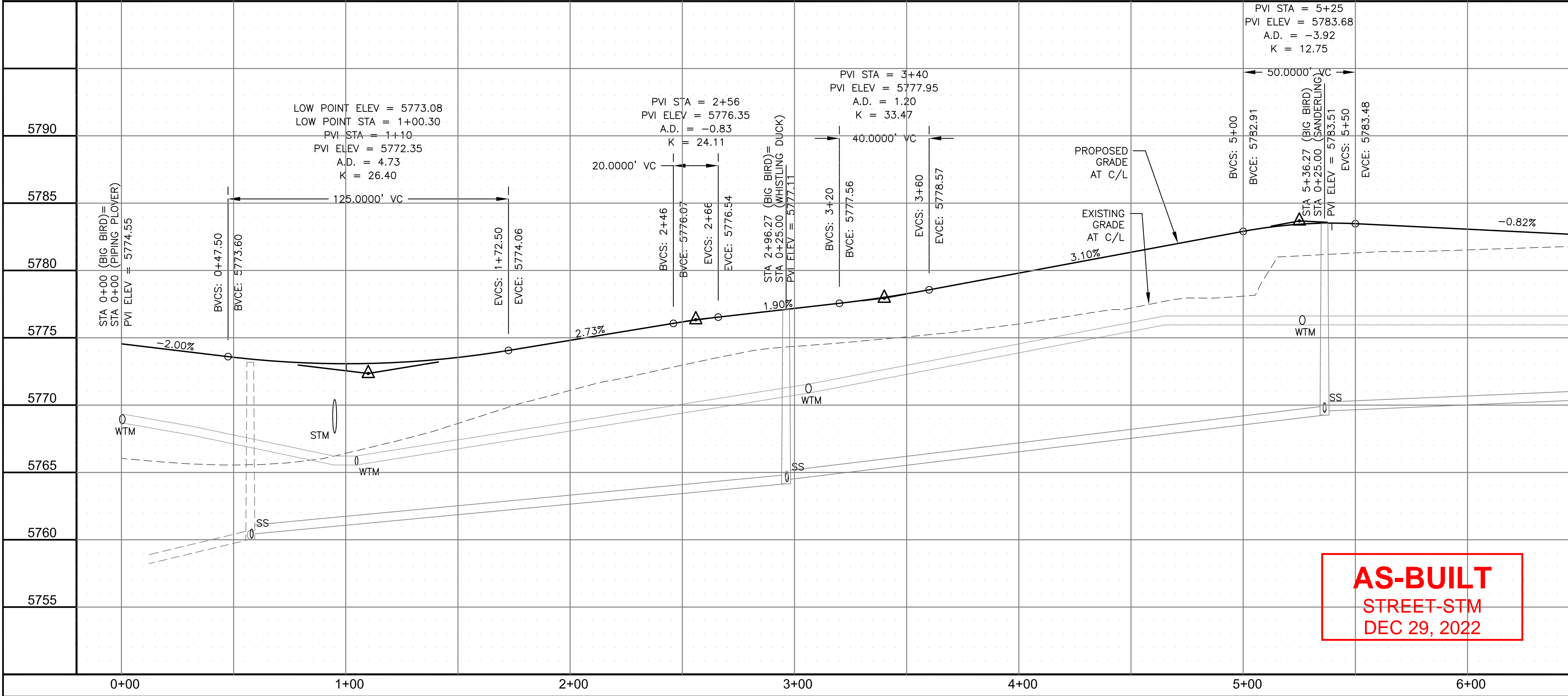
DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES

NO. 1

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

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS



**AS-BUILT**  
 STREET-STM  
 DEC 29, 2022

STREET / STORM - AREA 'C'  
 BIG BIRD DRIVE  
 STA 0+00 TO 6+50

DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C6.9

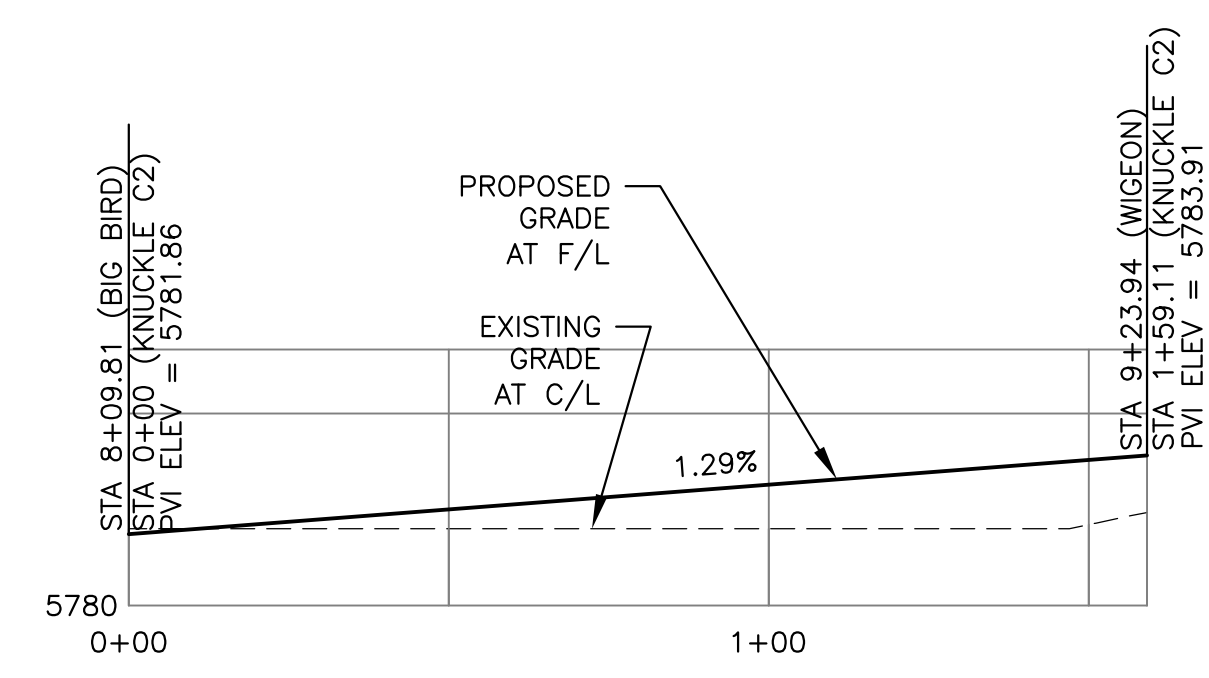
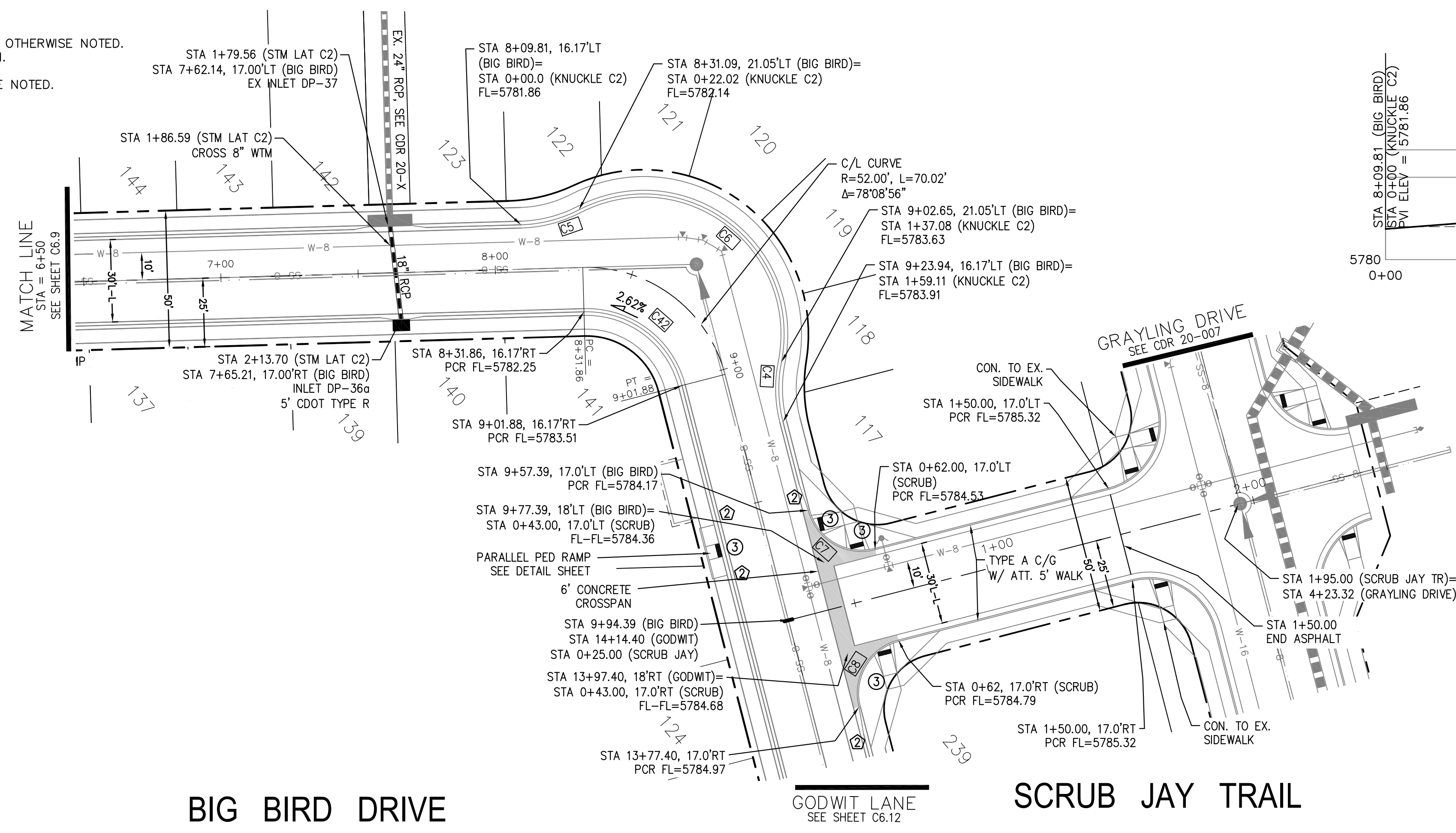
TOTAL SHEETS: 42

EPC 8/24/2021

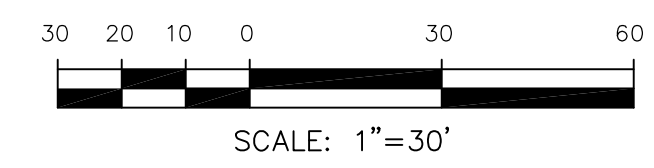


- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



CURVE	LENGTH	RADIUS	DELTA
C4	22.02'	48.83	25°50'31"
C5	22.02'	48.83	25°50'31"
C6	115.06'	51.17	128°49'58"
C7	31.42'	20.00	90°00'00"
C8	31.42'	20.00	90°00'00"
C42	48.25'	35.83	77°08'56"



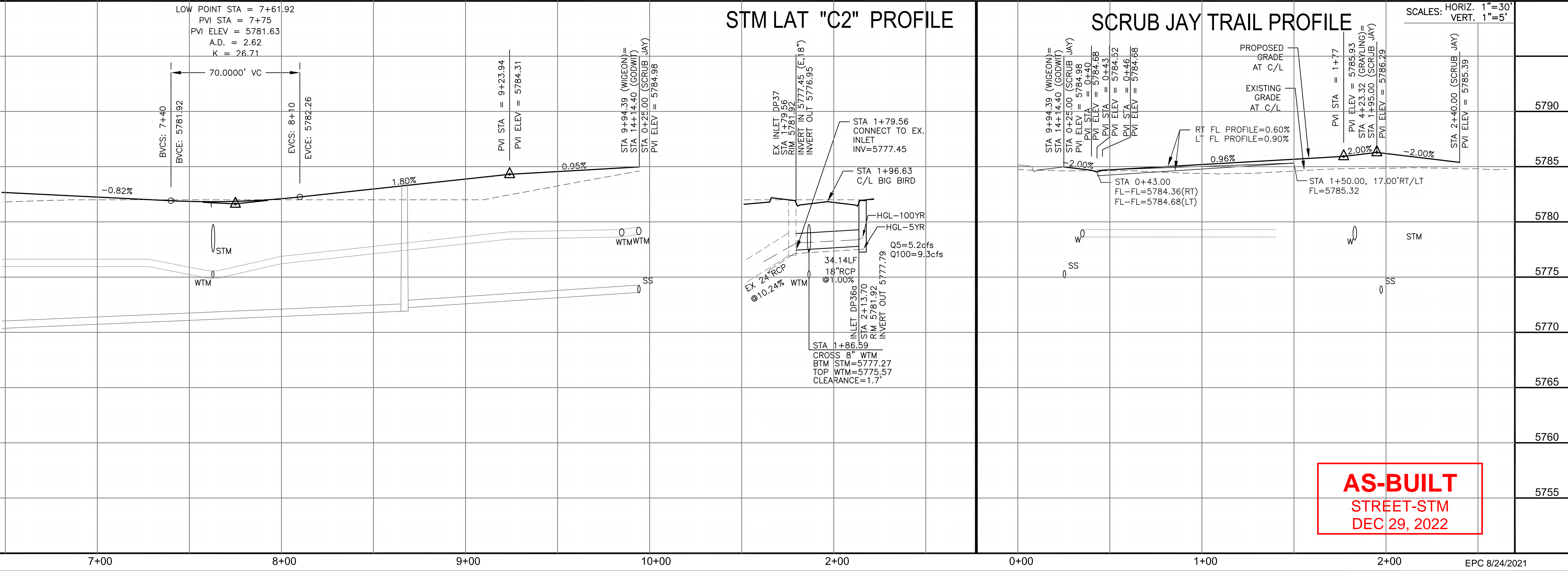
BIG BIRD DRIVE

GODWIT LANE  
SEE SHEET C6.12

SCRUB JAY TRAIL

STM LAT "C2" PROFILE

SCRUB JAY TRAIL PROFILE



**AS-BUILT**  
STREET-STM  
DEC 29, 2022

**CORE**  
ENGINEERING GROUP  
15004 1ST AVENUE S.  
BURNING WOODS, CO 80606  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: JAN 14, 2021  
DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES  
NO. 1  
PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
FOR: LORSON, LLC  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STREET / STORM - AREA 'C'  
BIG BIRD DR & SCRUB JAY TR  
STA 6+50 TO 9+94



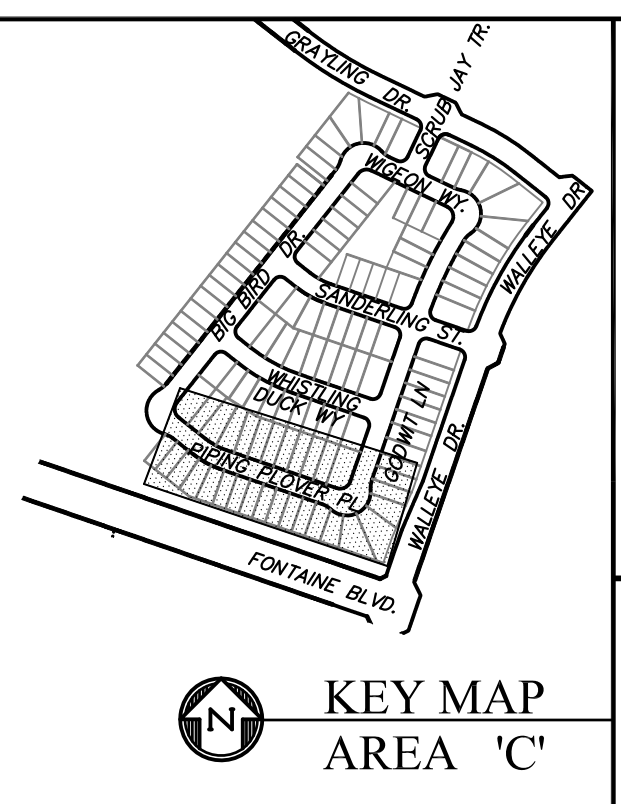
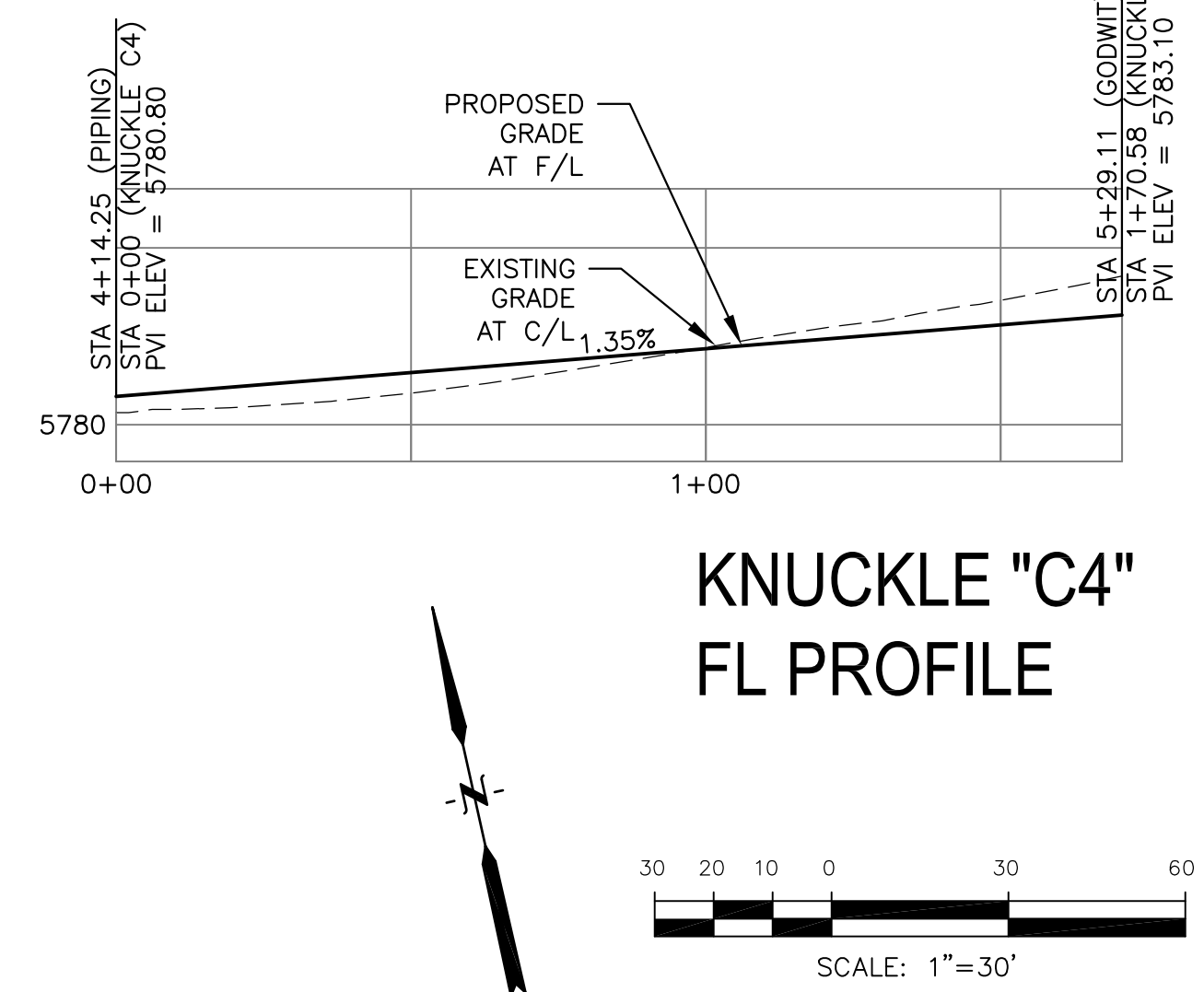
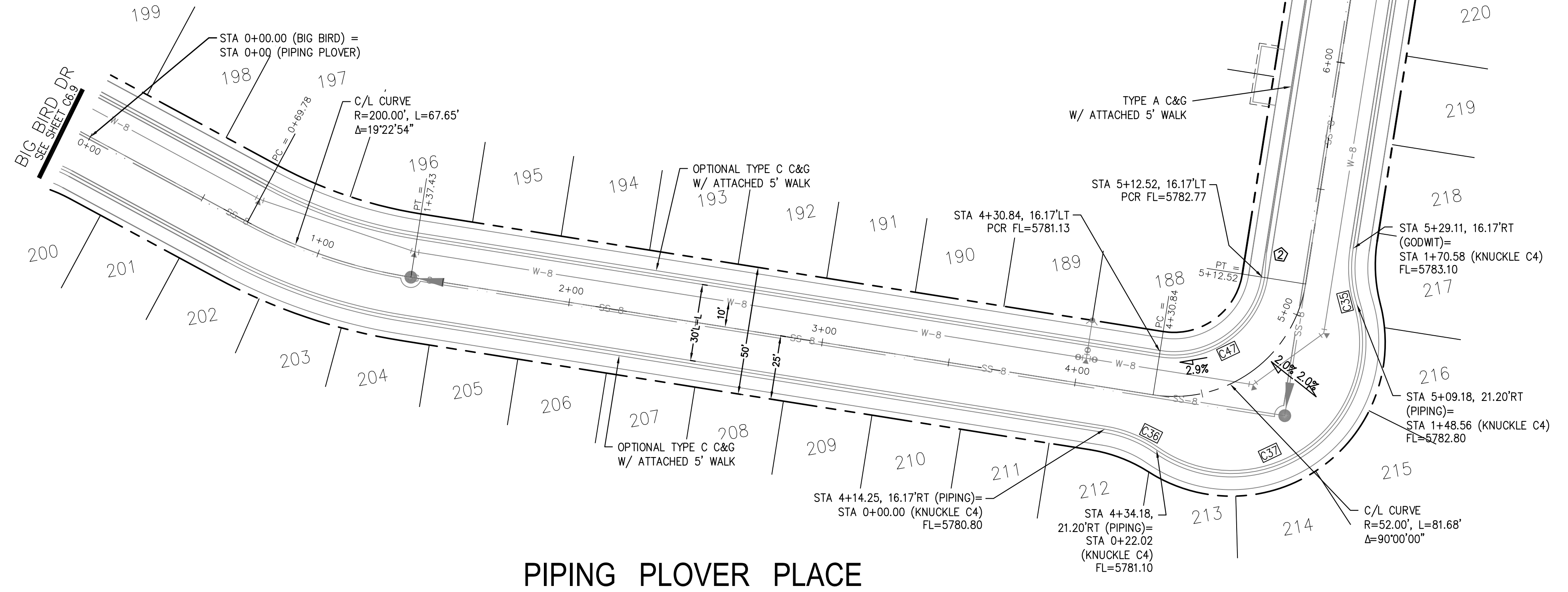
DATE: JUNE 7, 2021  
PROJECT NO: 100.062  
SHEET NUMBER: C6.10  
TOTAL SHEETS: 42



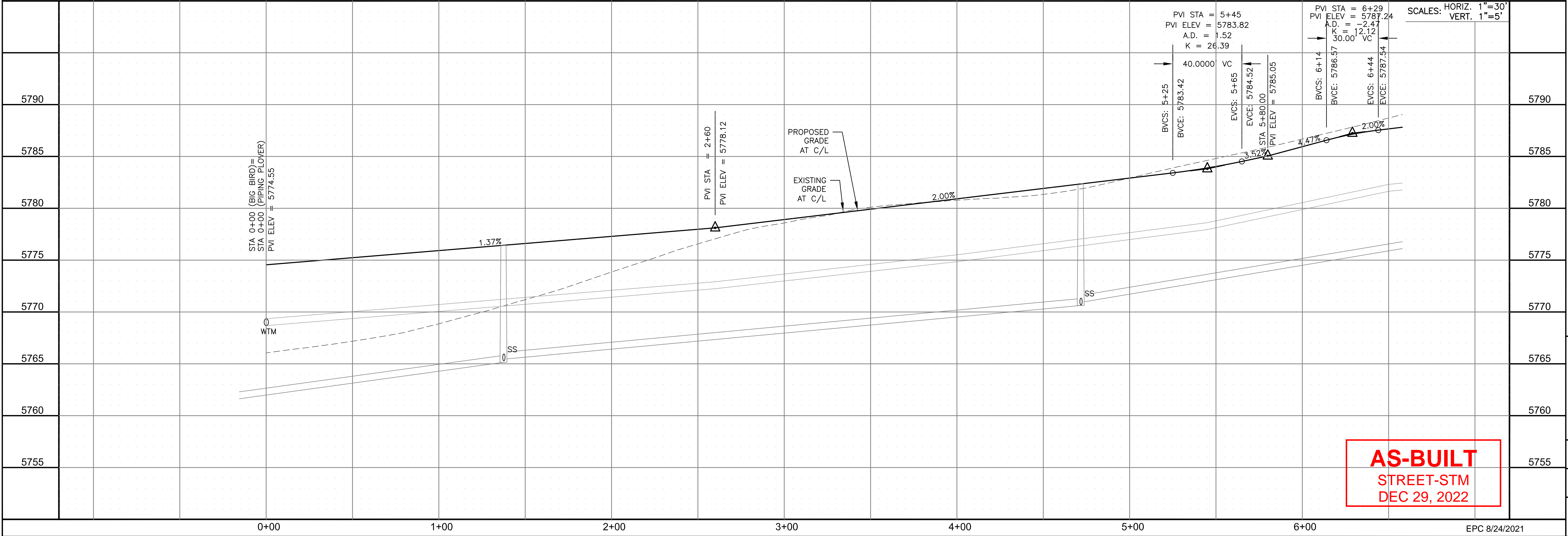
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C35	22.02'	48.83	25°50'31"
C36	22.02'	48.83	25°50'31"
C37	126.54'	51.17	141°41'02"
C47	56.28'	35.83	90°00'00"



PIPING PLOVER PLACE



**AS-BUILT**  
STREET-STM  
DEC 29, 2022

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

DATE: JAN 14, 2021

DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES

NO. 1

PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
FONTAINE BLVD, WALKER DR  
COLORADO SPRINGS, COLORADO

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STREET / STORM - AREA 'C'  
PIPING PLOVER PL & GODWIT LN  
STA 0+00 TO 6+50

DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C6.11

TOTAL SHEETS: 42

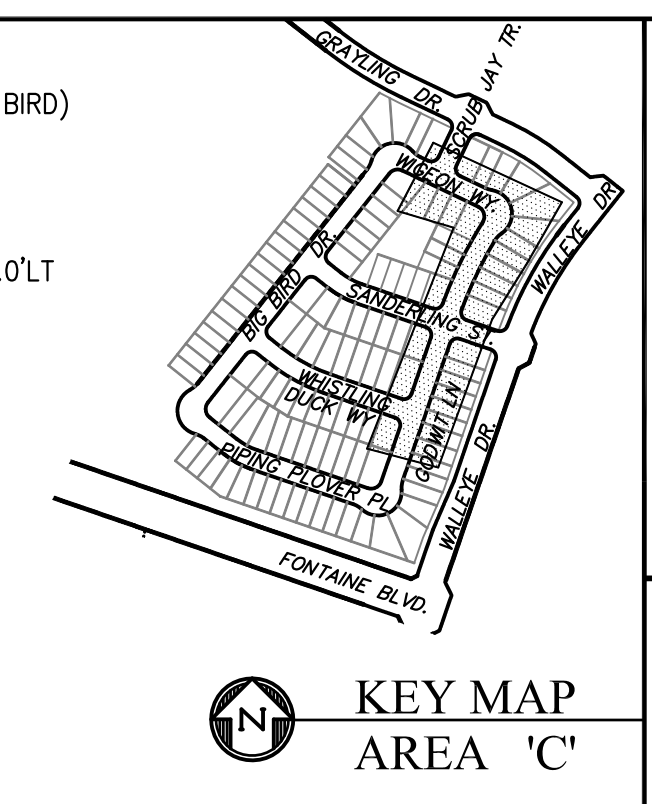
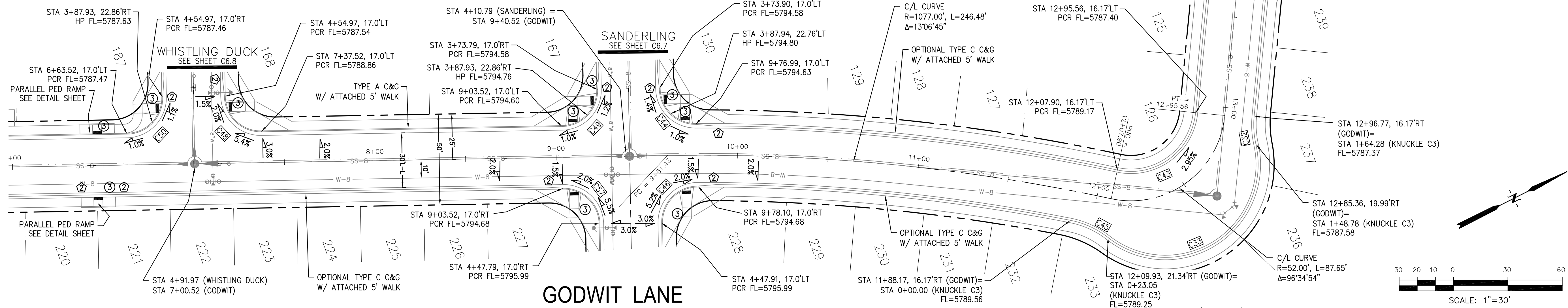
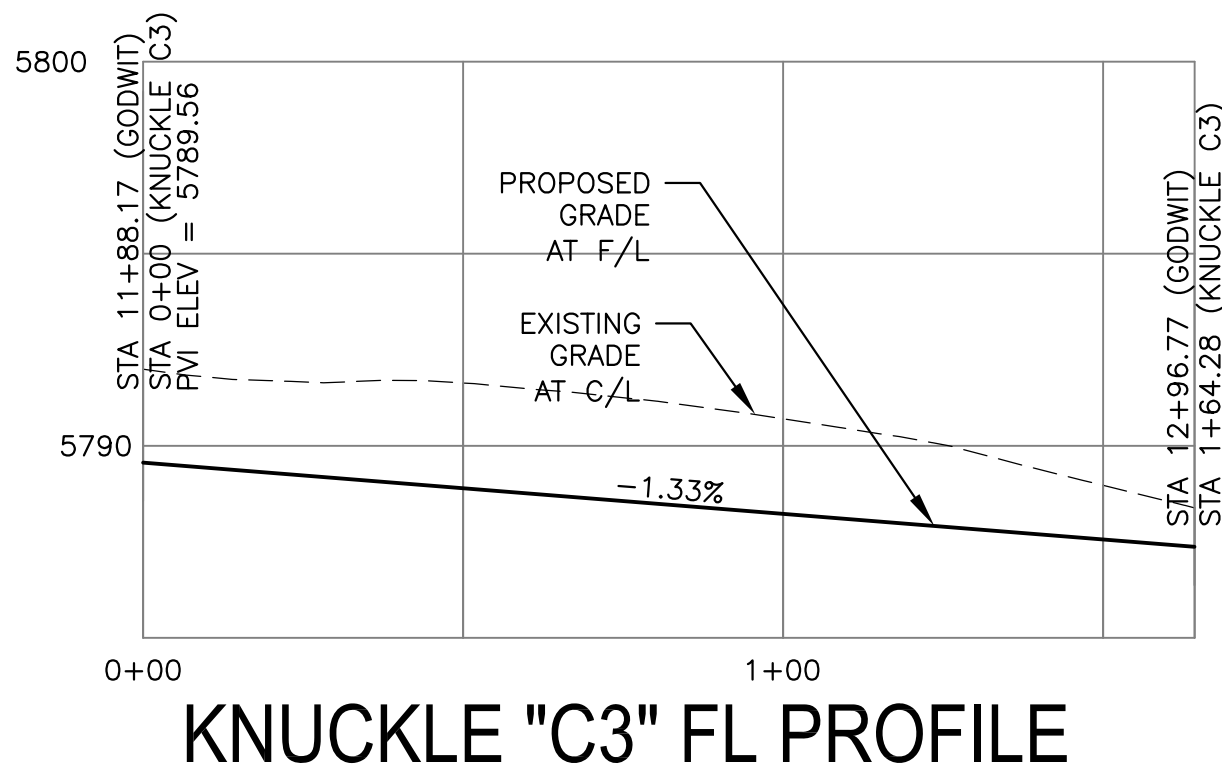




- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	31.42'	20.00	90°00'00"
C8	31.42'	20.00	90°00'00"
C32	15.51'	48.83	18°11'42"
C33	125.73'	51.17	140°46'35"
C43	60.40'	35.83	96°34'54"
C44	31.13'	20.00	89°10'20"
C45	23.05'	48.83	27°02'59"
C46	31.73'	20.00	90°53'13"
C48	31.42'	20.00	90°00'00"
C49	31.42'	20.00	90°00'00"
C50	31.42'	20.00	90°00'00"
C57	31.42'	20.00	90°00'00"



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

DATE: JAN 14, 2021

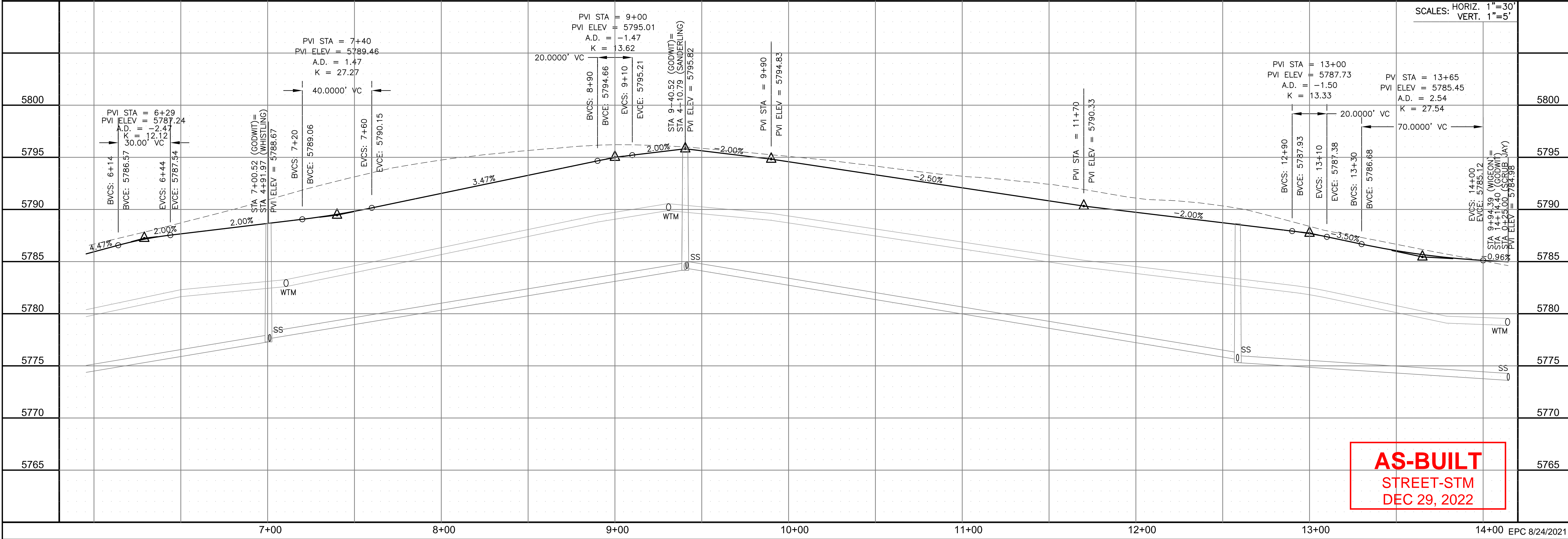
DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES

NO. 1

PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
 FONTAINE BLVD, VALLEJO 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



**AS-BUILT**  
 STREET-STM  
 DEC 29, 2022

STREET / STORM - AREA 'C'  
 GODWIT LANE  
 STA 6+50 TO 14+14

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

DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C6.12

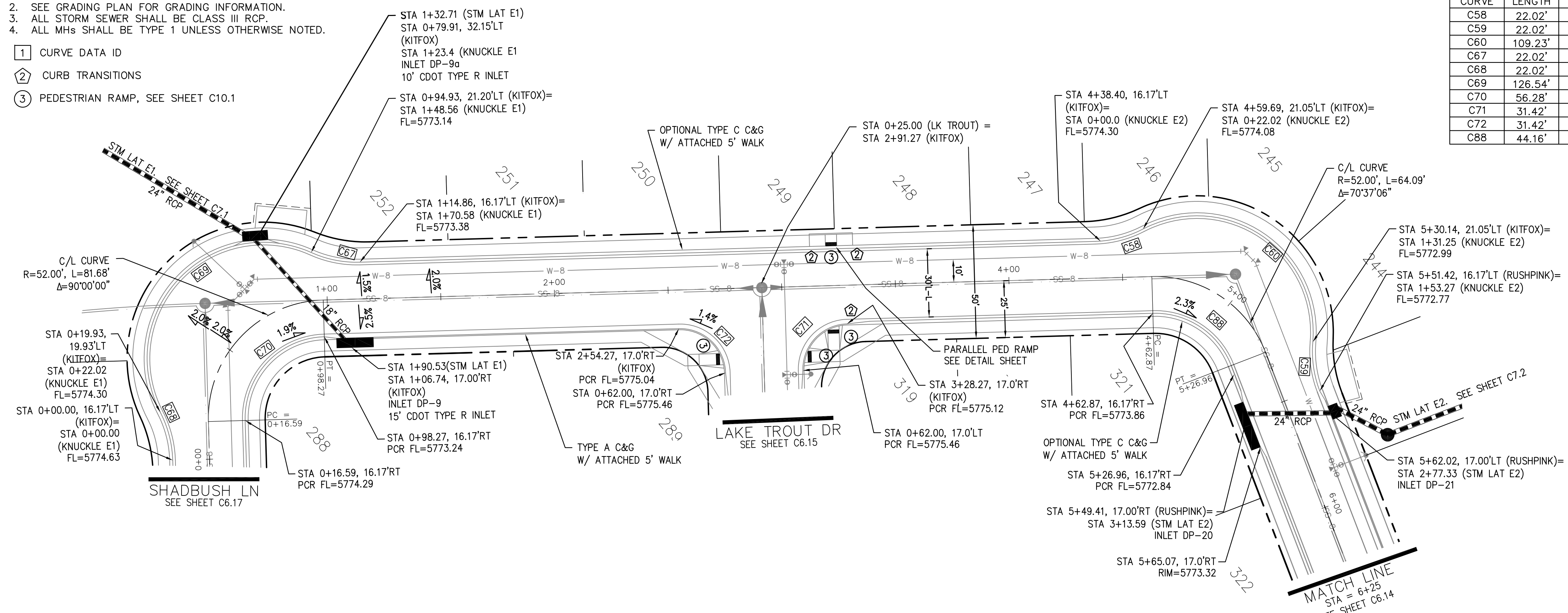
TOTAL SHEETS: 42



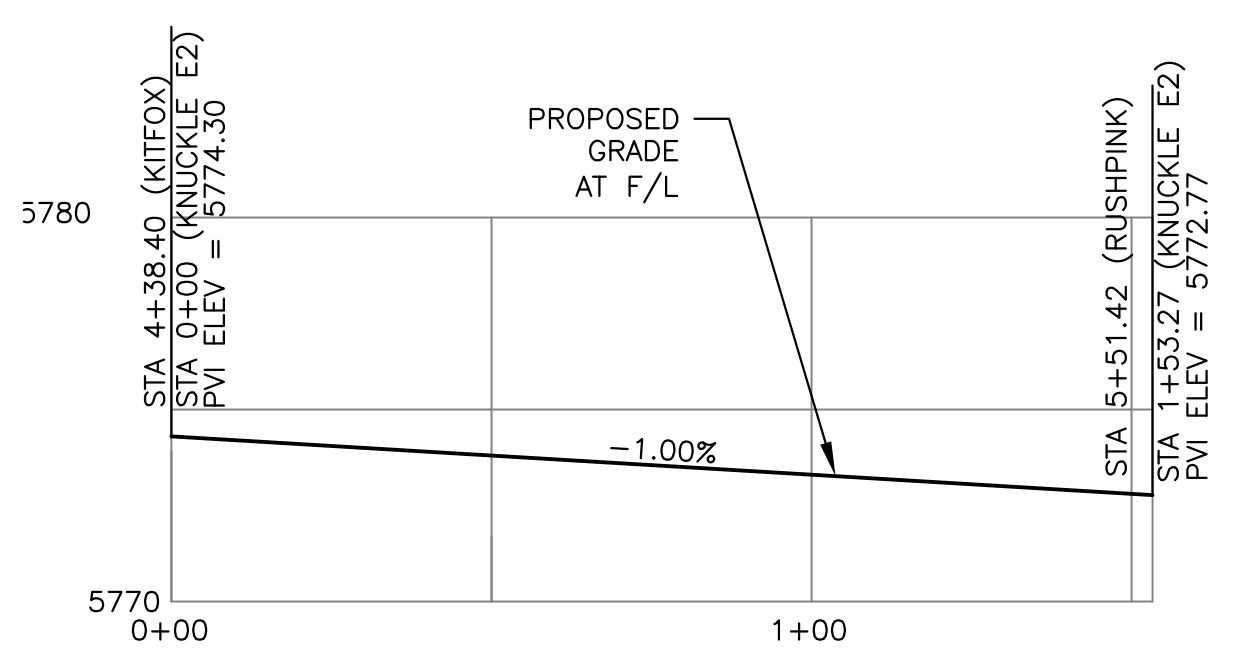
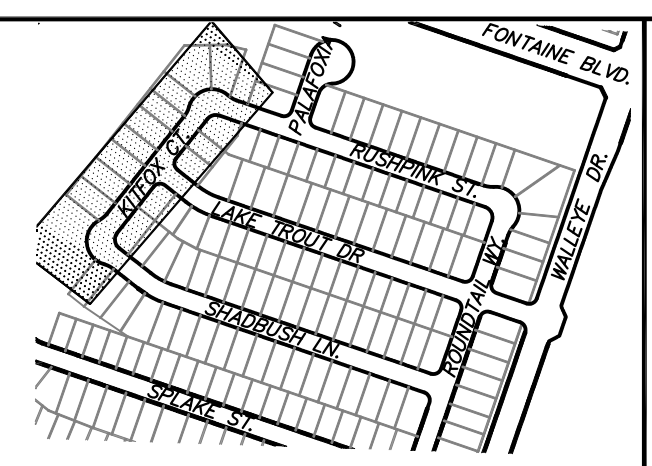


- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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



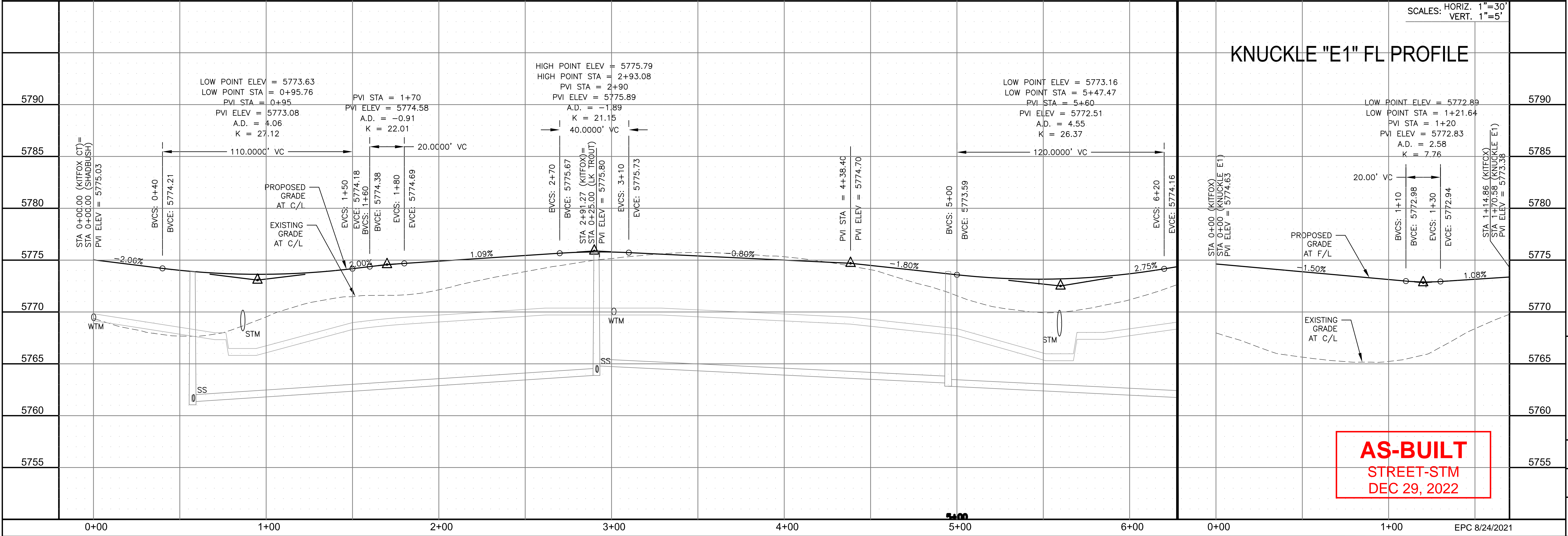
CURVE	LENGTH	RADIUS	DELTA
C58	22.02'	48.83	25°50'31"
C59	22.02'	48.83	25°50'31"
C60	109.23'	51.17	122°18'08"
C67	22.02'	48.83	25°50'31"
C68	22.02'	48.83	25°50'31"
C69	126.54'	51.17	141°41'02"
C70	56.28'	35.83	90°00'00"
C71	31.42'	20.00	90°00'00"
C72	31.42'	20.00	90°00'00"
C88	44.16'	35.83	70°37'06"



KNUCKLE "E2" FL PROFILE

KITFOX COURT

KNUCKLE "E1" FL PROFILE



**AS-BUILT**  
STREET-STM  
DEC 29, 2022

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNING WOODS, CO 80903  
PHONE: 719.576.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: JAN 14, 2021  
DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES  
NO. 1  
PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
FOR FINE BLVD, LALELLE DR COLORADO SPRINGS, COLORADO  
PREPARED FOR: LORSON, LLC  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STREET / STORM - AREA 'E / G'  
KITFOX CT  
STA 0+00 TO 6+25



DATE: JUNE 7, 2021  
PROJECT NO. 100.062  
SHEET NUMBER C6.13  
TOTAL SHEETS: 42

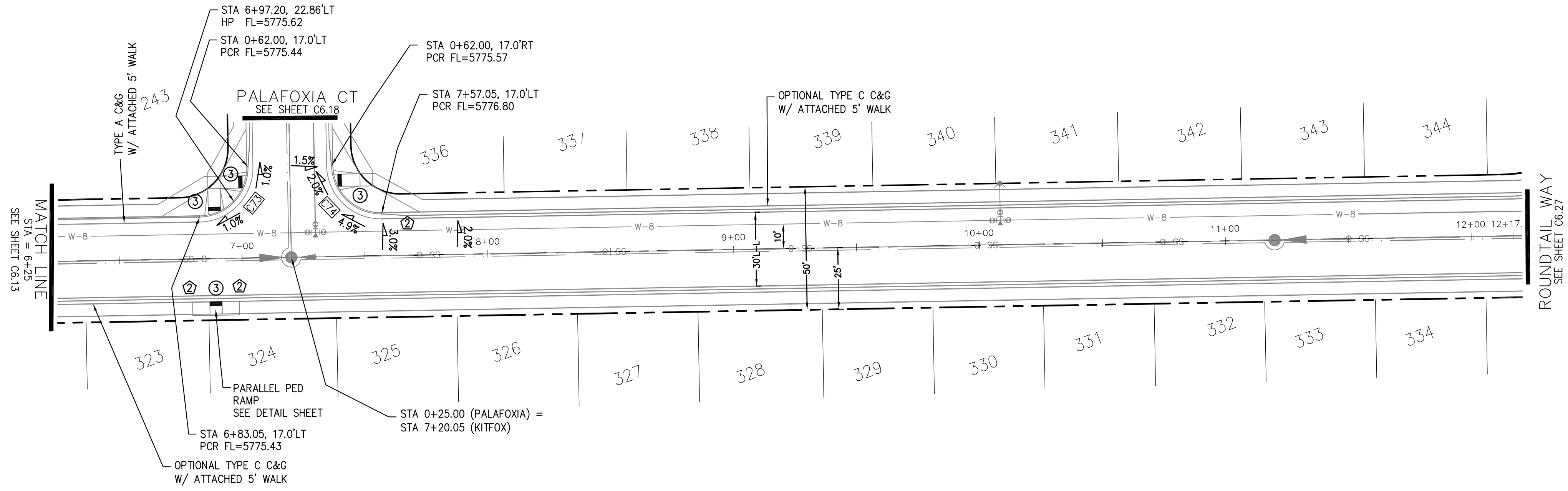
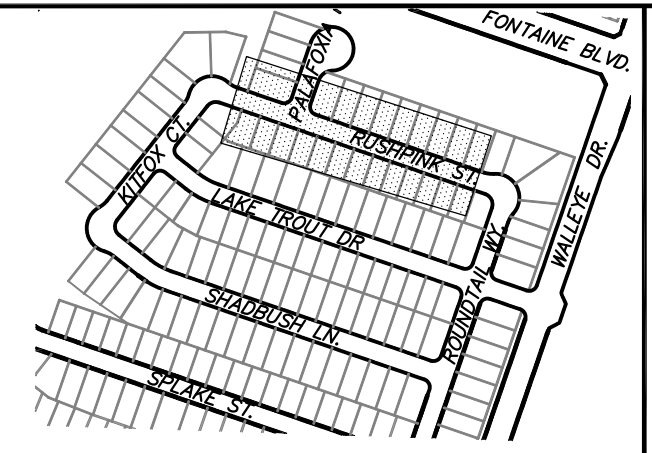


**NOTES**

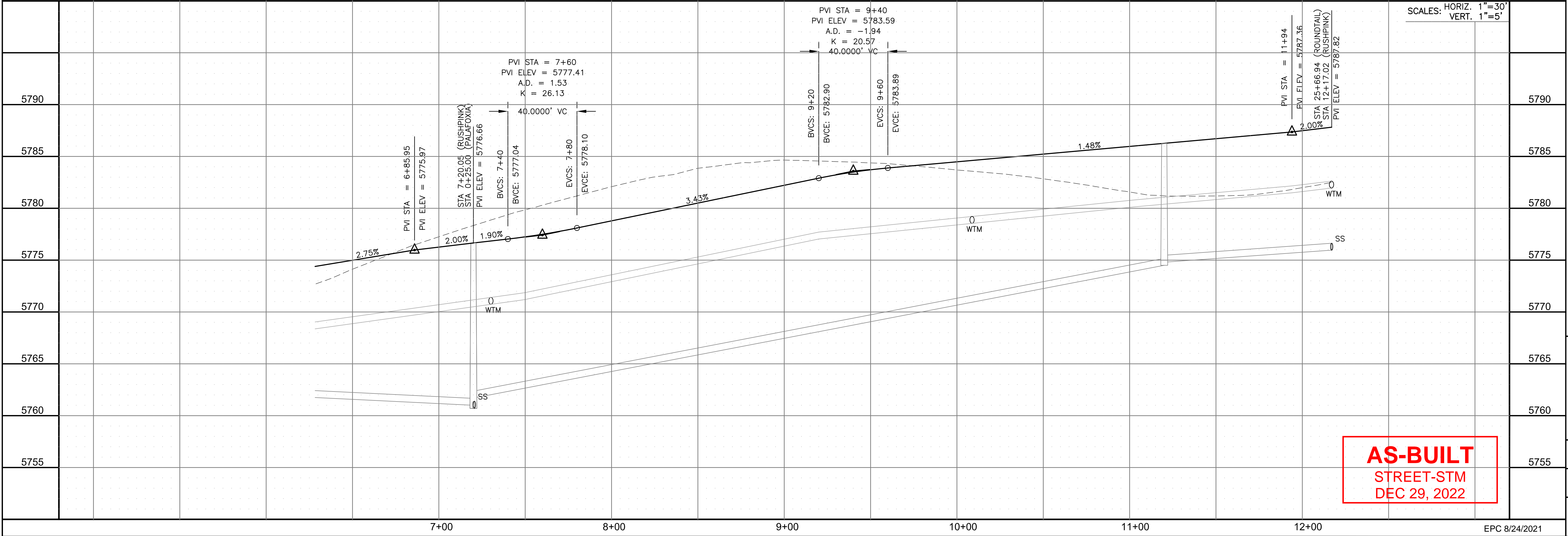
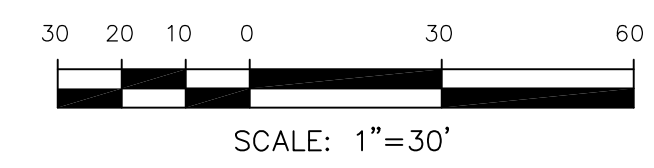
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C73	31.42'	20.00	90°00'00"
C74	31.42'	20.00	90°00'00"



**RUSHPINK STREET**



AS-BUILT  
STREET-STM  
DEC 29, 2022

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

DATE: JAN 14, 2021  
DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES  
PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
FOR: LORSON, LLC  
212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STREET / STORM - AREA 'E / G'  
RUSHPINK STREET  
STA 6+25 TO 12+17



DATE: JUNE 7, 2021  
PROJECT NO. 100.062  
SHEET NUMBER C6.14  
TOTAL SHEETS: 42

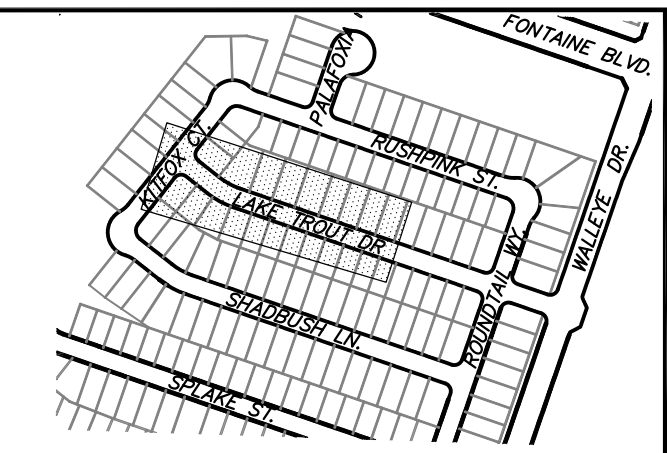


**NOTES**

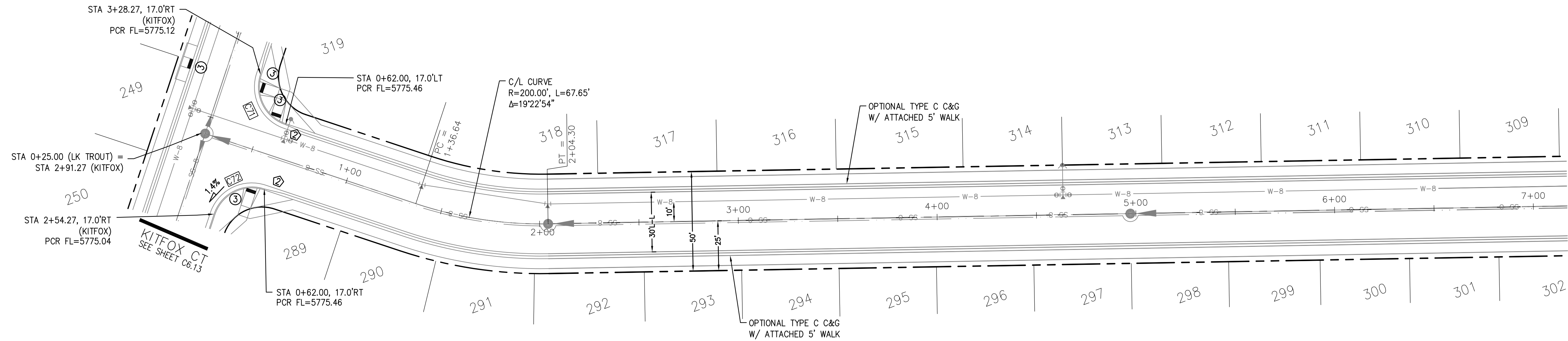
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

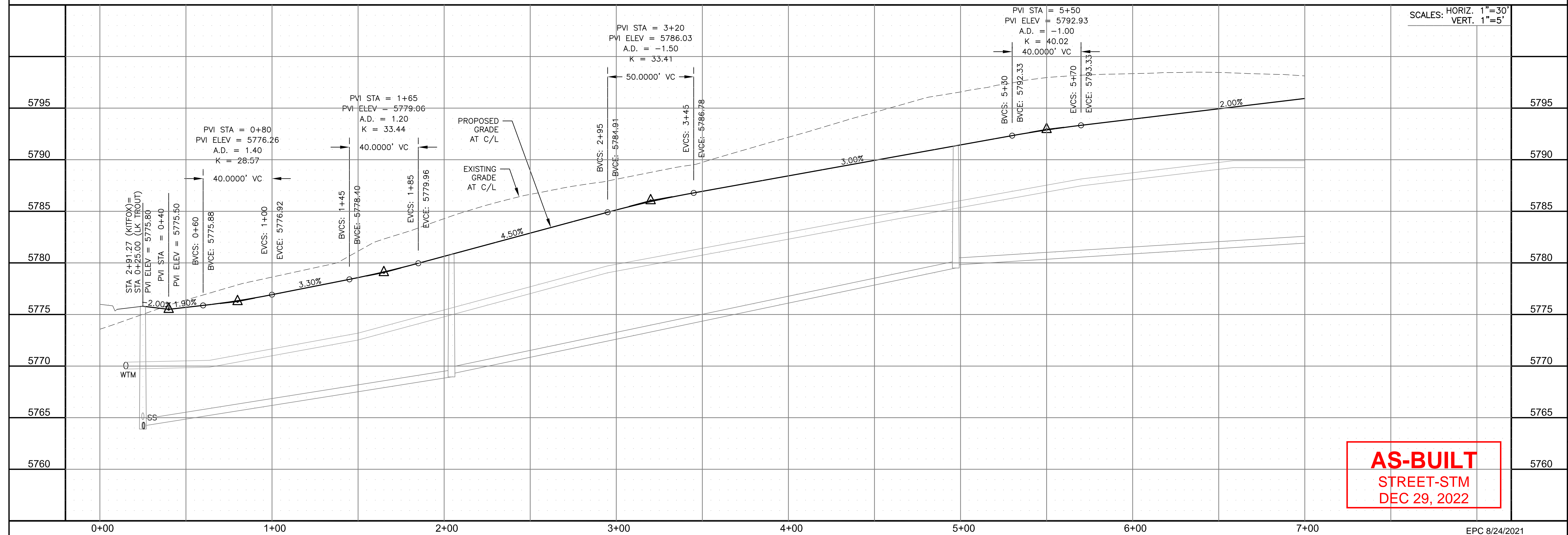
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C71	31.42'	20.00	90°00'00"
C72	31.42'	20.00	90°00'00"



KEY MAP  
AREA 'E/G'



**LAKE TROUT DR**



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

DATE: JAN 14, 2021  
DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES  
NO. 1  
PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
FOR THE HILLS AT LORSON RANCH FILING NO. 1  
FOUNTAIN BLVD. WALKER DR  
COLORADO SPRINGS, COLORADO

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STREET / STORM - AREA 'E / G'  
LAKE TROUT DR  
STA 0+00 TO 7+00



DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C6.15

TOTAL SHEETS: 42

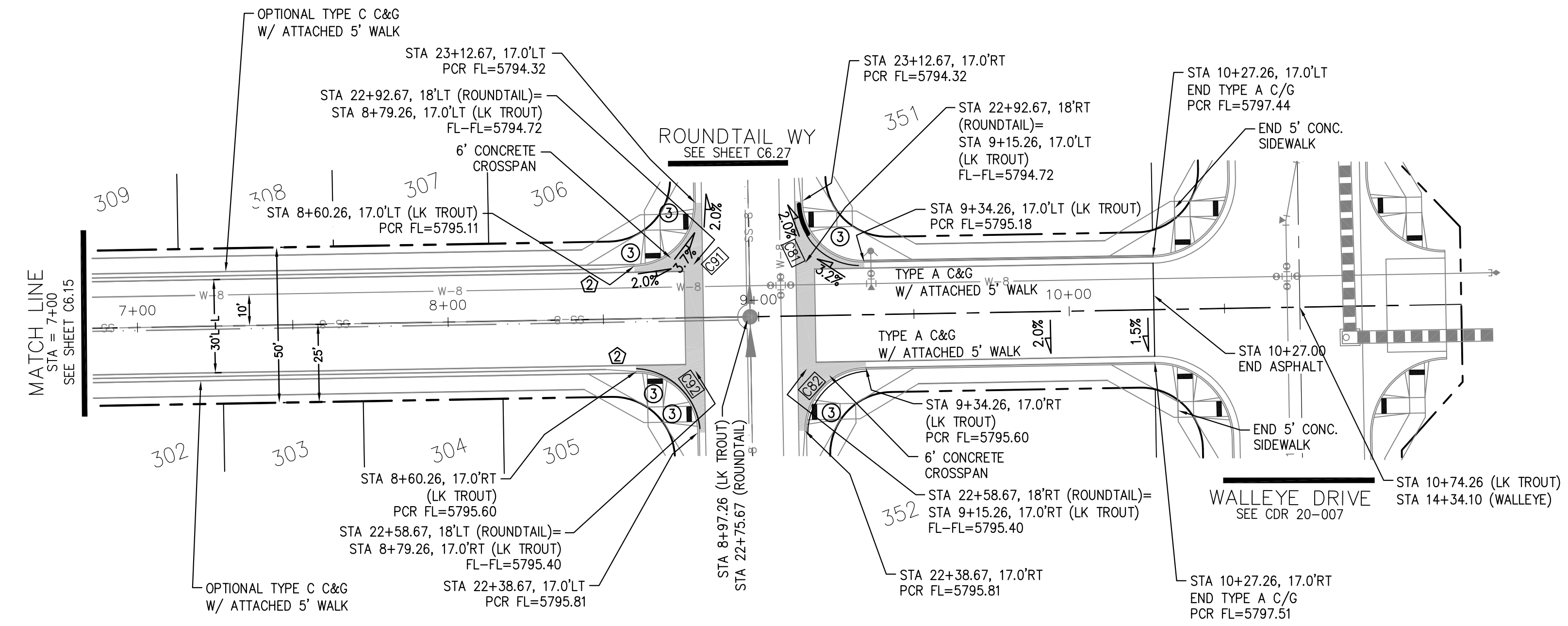
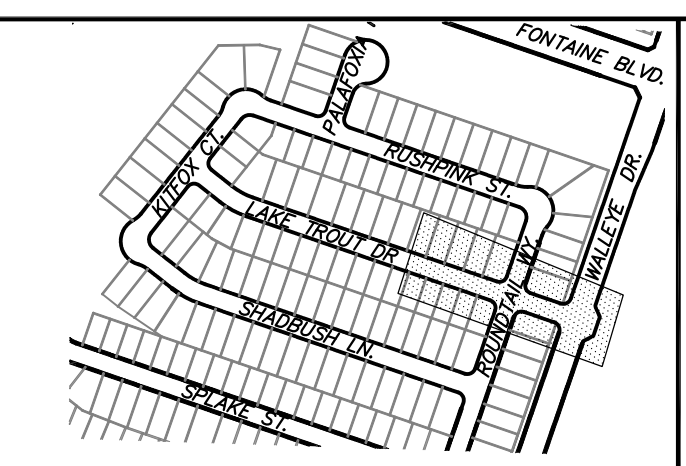


**NOTES**

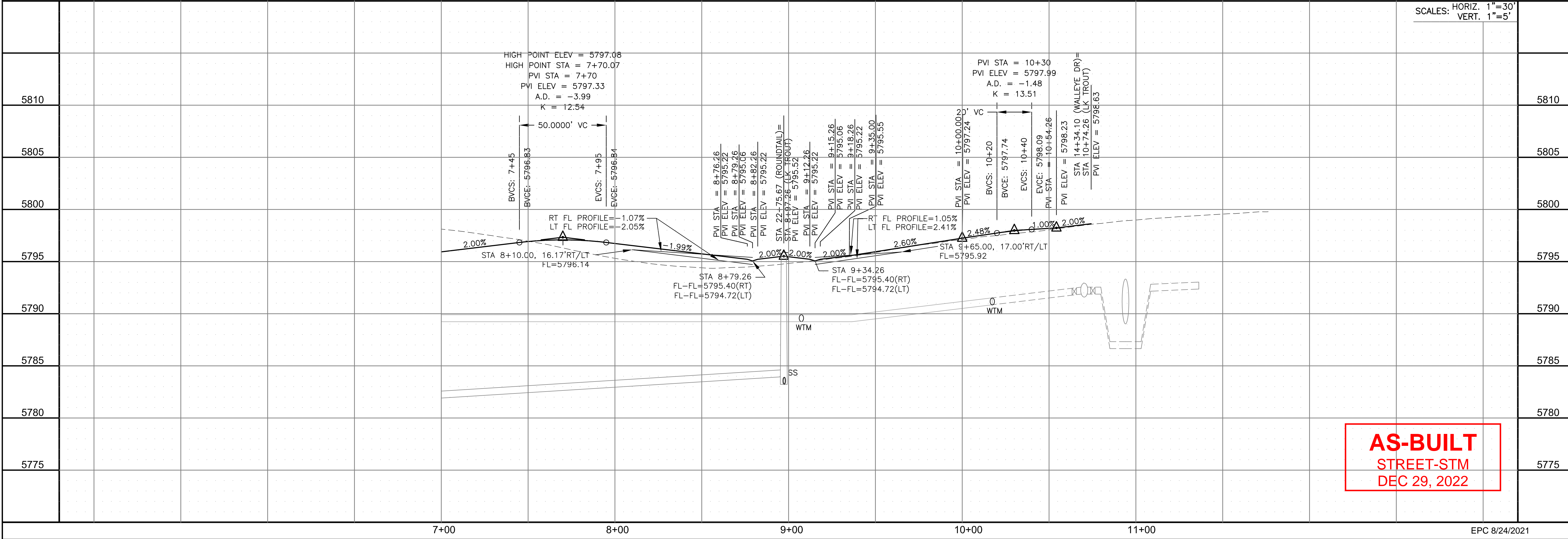
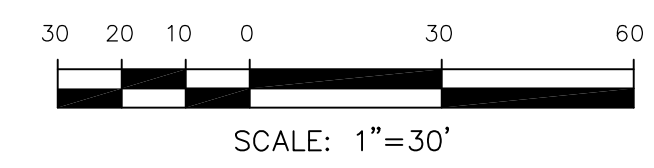
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C81	31.42'	20.00	90°00'00"
C82	31.42'	20.00	90°00'00"
C91	31.42'	20.00	90°00'00"
C92	31.42'	20.00	90°00'00"



**LAKE TROUT DR**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRCH CREEK, CO 80150  
 PHONE: 303.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: JAN 14, 2021  
 DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES  
 NO. 1  
 PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
 PREPARED FOR: LORSON, LLC  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 (719) 635-3200  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

STREET / STORM - AREA 'E / G'  
 LAKE TROUT DR  
 STA 7+00 TO 10+27



DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C6.16

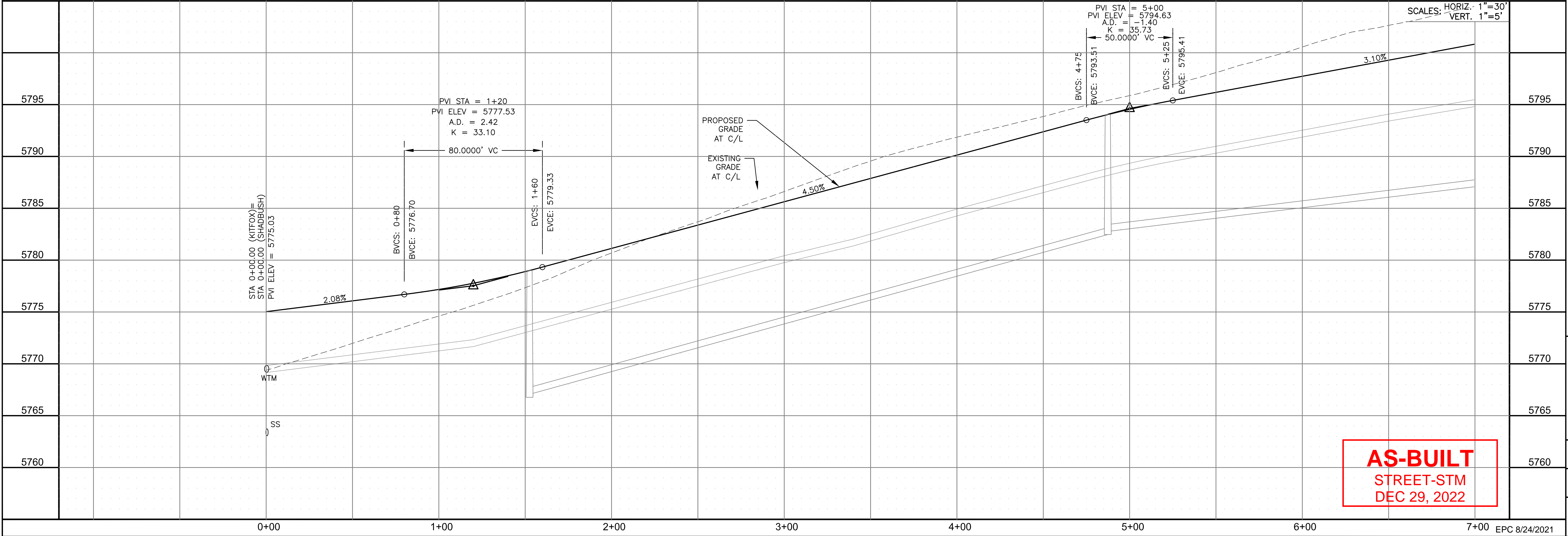
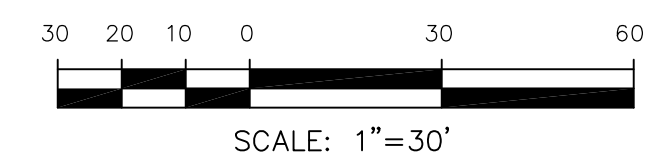
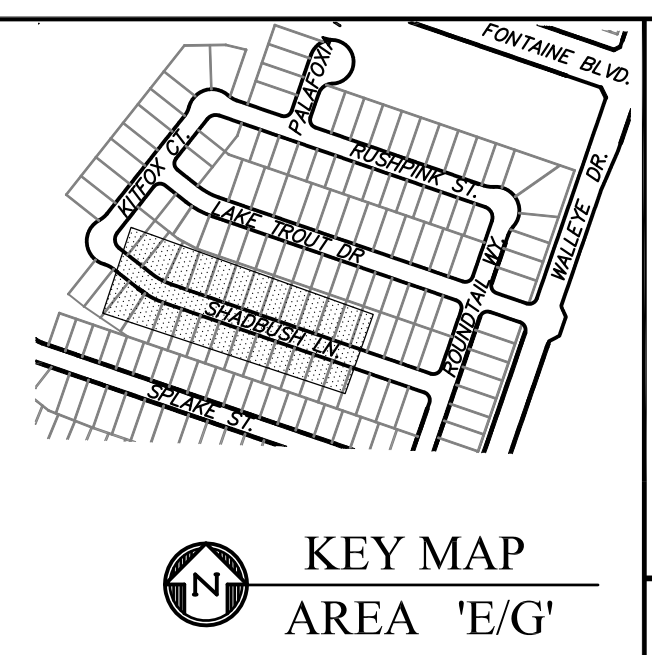
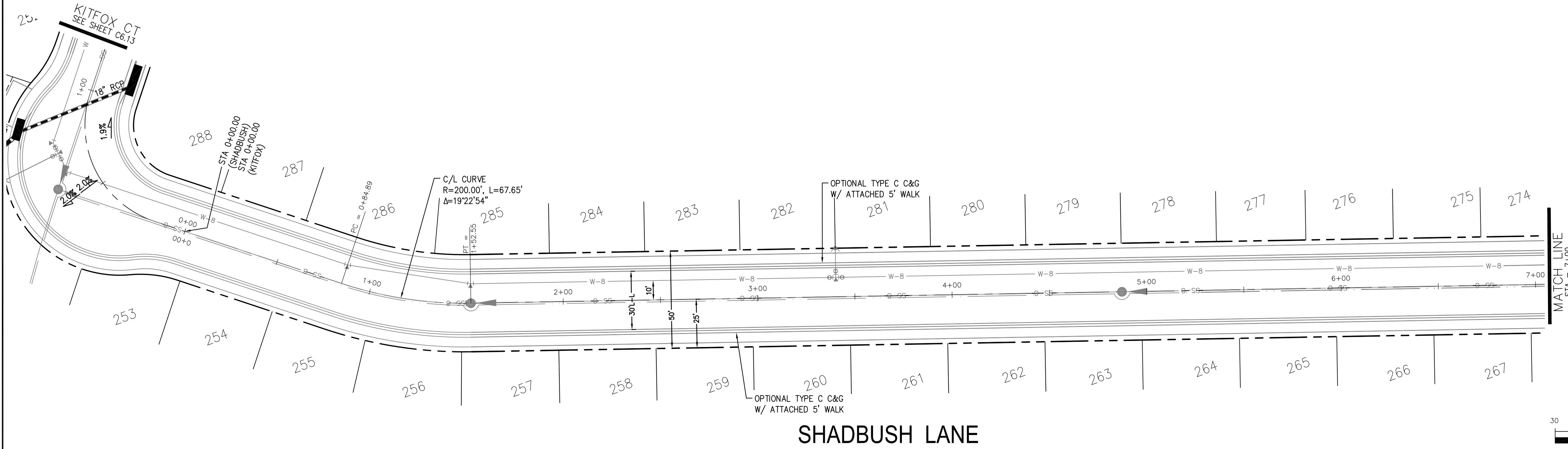
TOTAL SHEETS: 42

EPC 8/24/2021



- 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



**AS-BUILT**  
STREET-STM  
DEC 29, 2022

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

DATE: JAN 14, 2021  
DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES  
NO. 1  
PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
FOR: LORSON, LLC  
212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STREET / STORM - AREA 'E / G'  
SHADBUSH LANE  
STA 0+00 TO 7+00



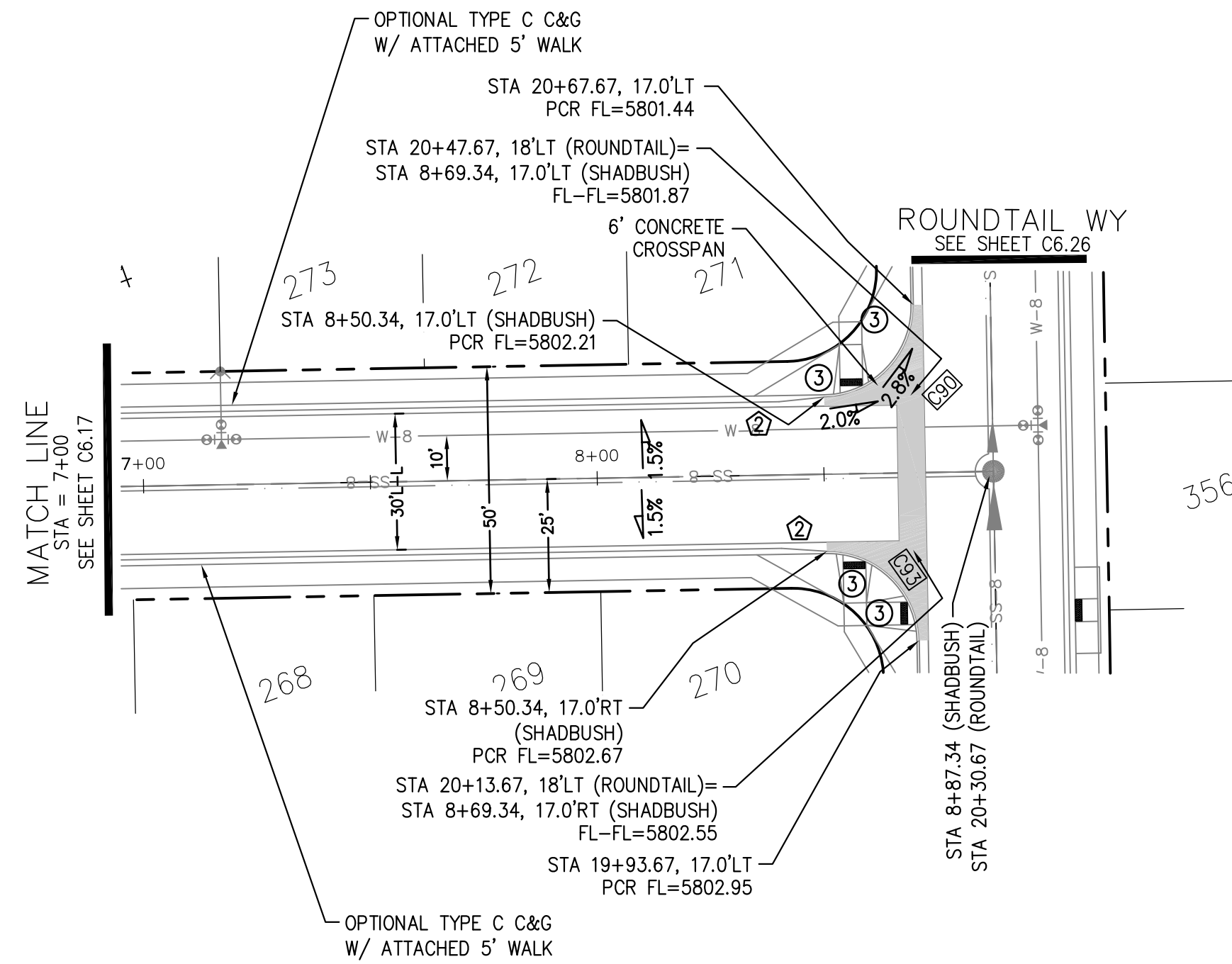
DATE: JUNE 7, 2021  
PROJECT NO. 100.062  
SHEET NUMBER C6.17  
TOTAL SHEETS: 42



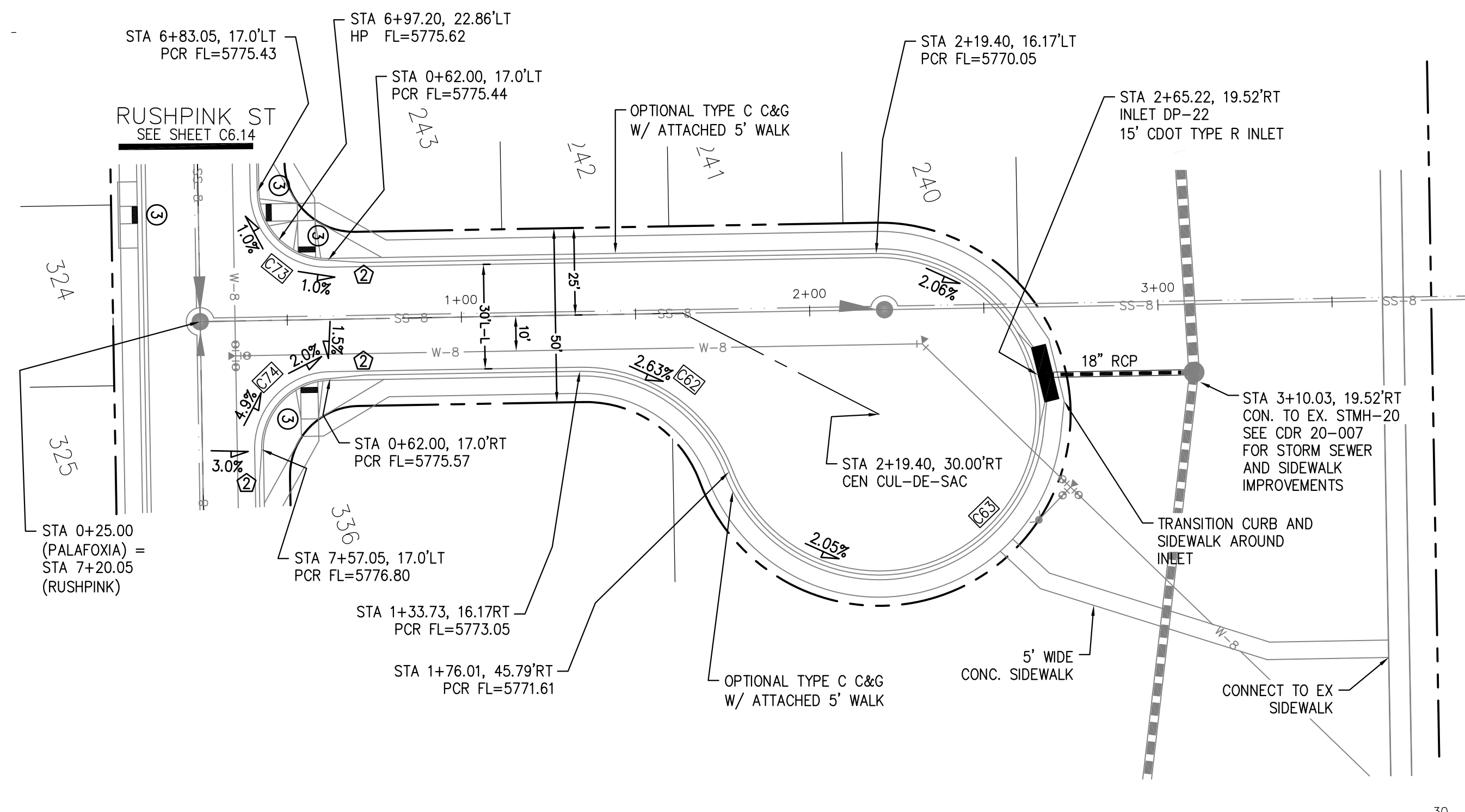
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

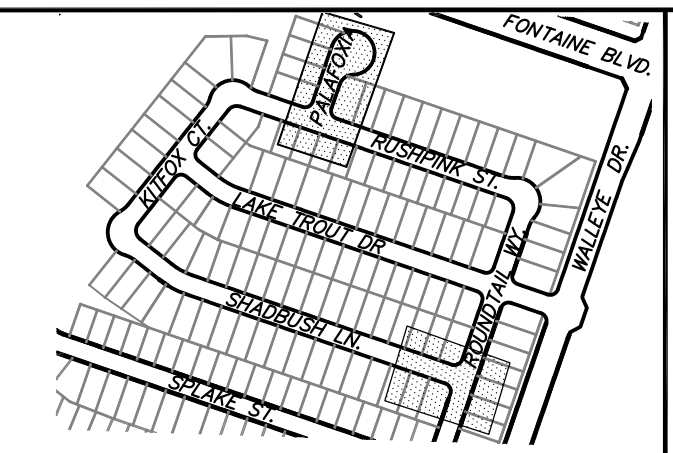
CURVE	LENGTH	RADIUS	DELTA
C62	54.98'	45.00	70°00'29"
C63	201.46'	46.17	250°00'29"
C73	31.42'	20.00	90°00'00"
C74	31.42'	20.00	90°00'00"
C90	31.42'	20.00	90°00'00"
C93	31.42'	20.00	90°00'00"



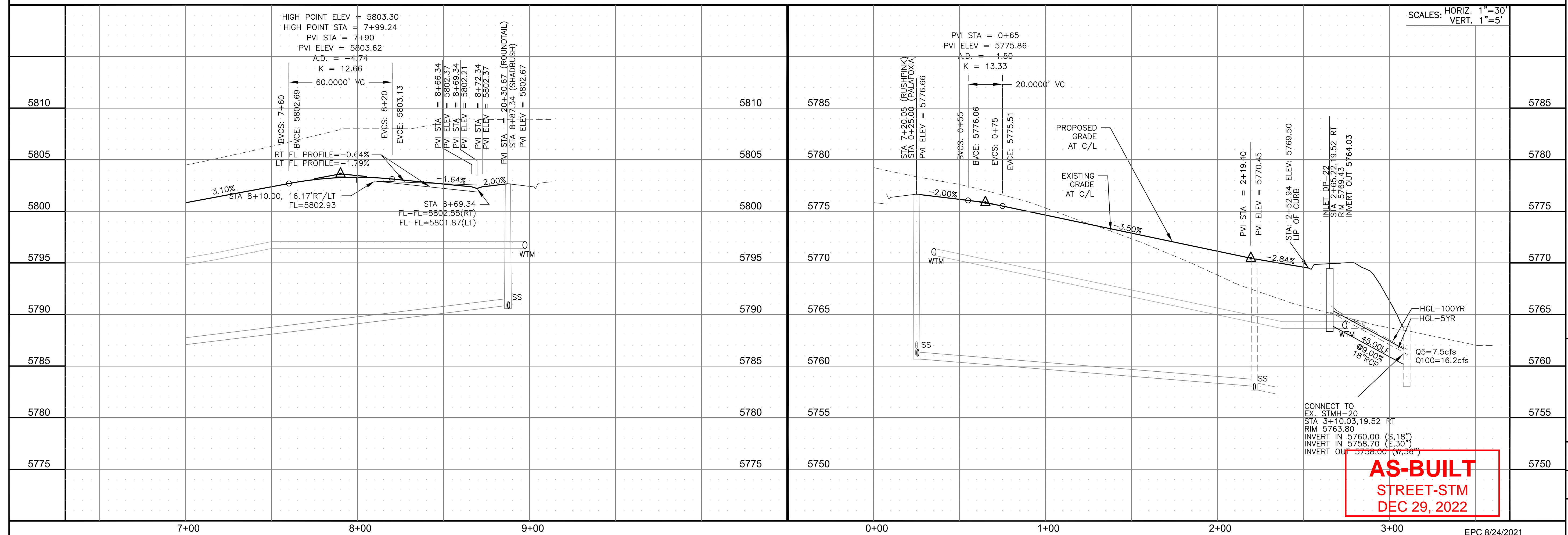
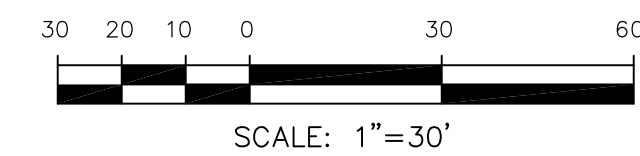
SHADBUSH LANE



PALAFOXIA PLACE



KEY MAP  
AREA 'E/G'



**AS-BUILT**  
STREET-STM  
DEC 29, 2022

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

DATE: JAN 14, 2021

DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES

NO. 1

PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
FONTAINE BLVD, PALAFOXIA 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 - AREA 'E / G'  
SHADBUSH LN & PALAFOXIA PL  
STA 7+00 TO 10+27

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

CONNECT TO EX. STMH-20  
STA 3+10.03, 19.52 RT  
RIM 5763.80  
INVERT IN 5760.00 (S.18")  
INVERT IN 5758.70 (E.30")  
INVERT OUT 5758.00 (W.36")

DATE: JUNE 7, 2021

PROJECT NO. 100.062

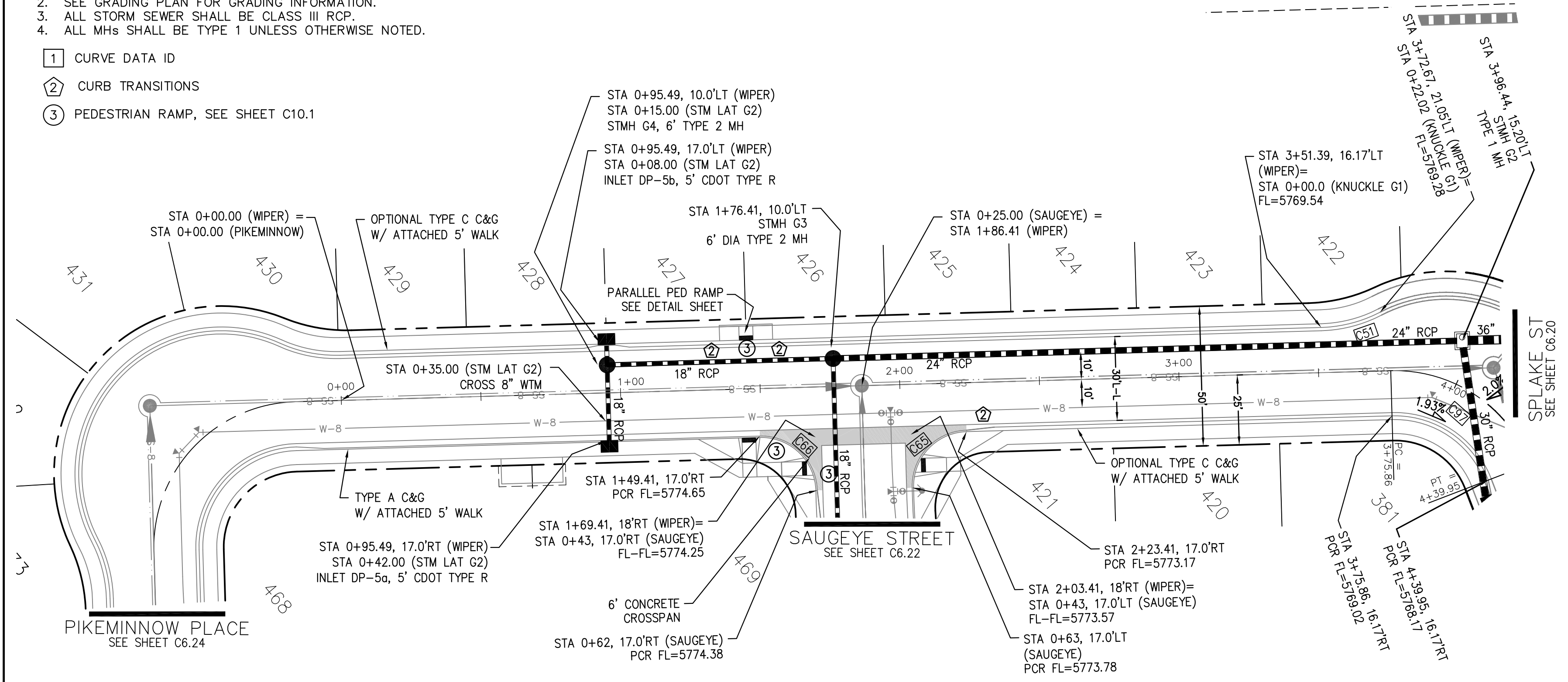
SHEET NUMBER C6.18

TOTAL SHEETS: 42

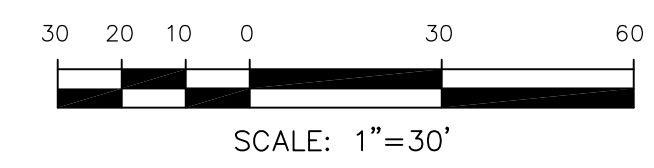
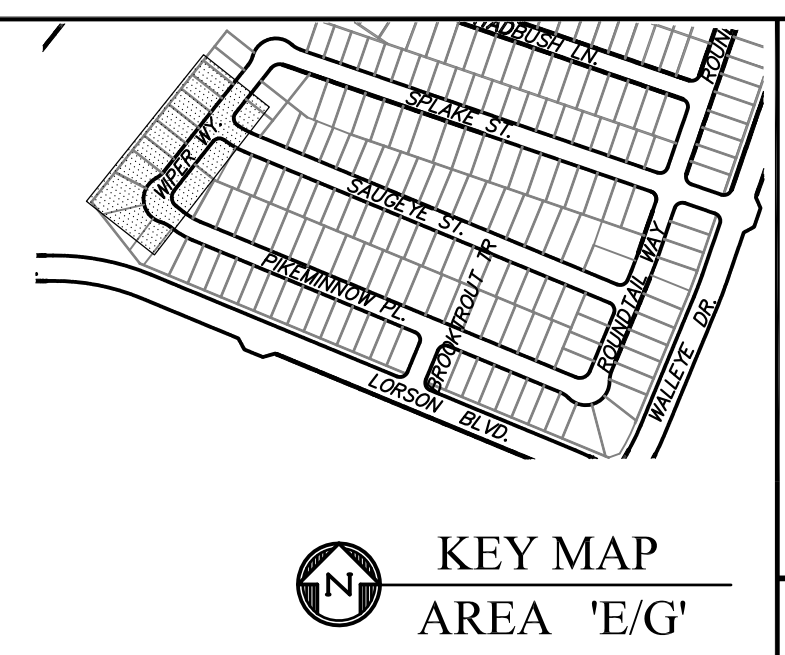


- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

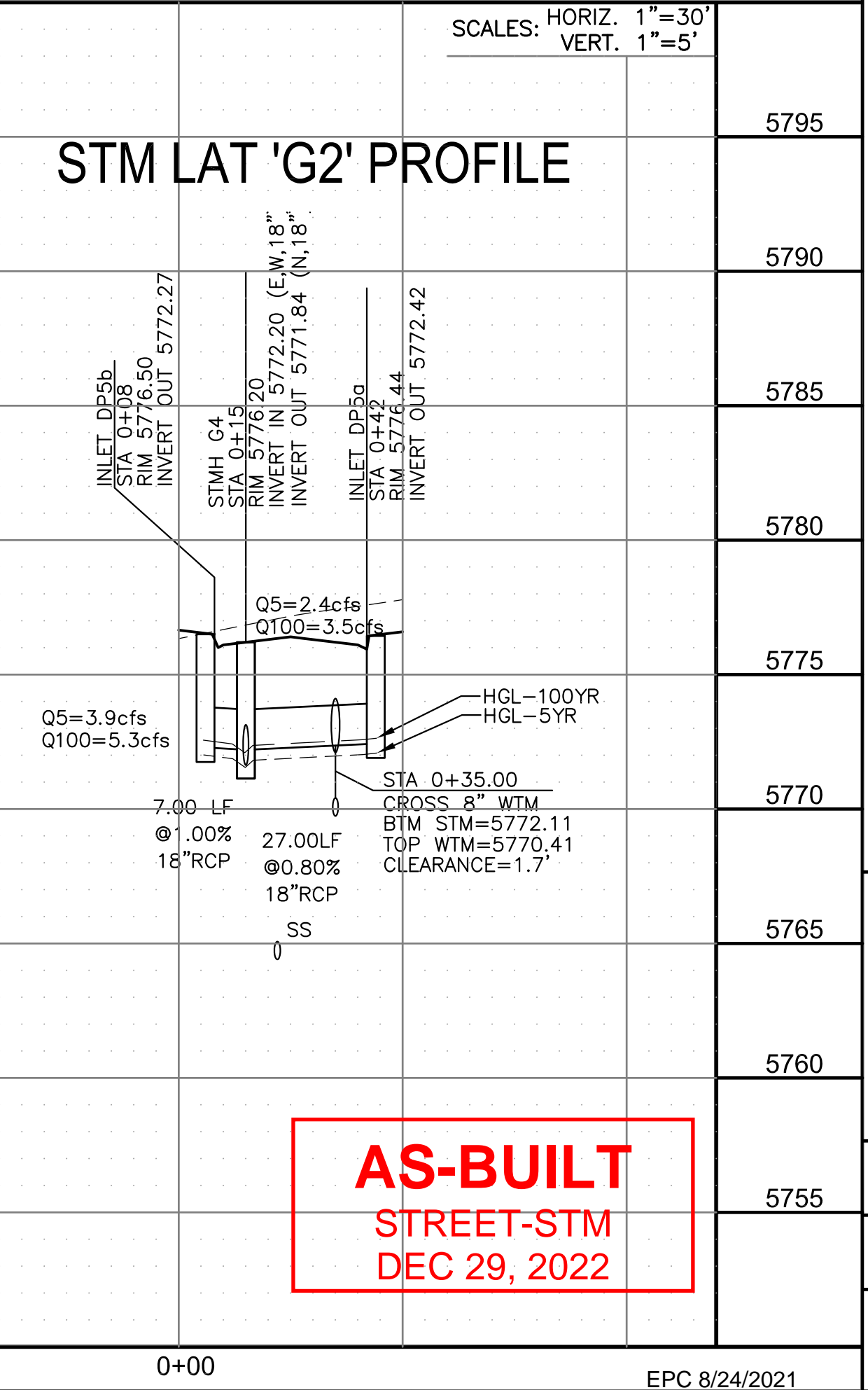
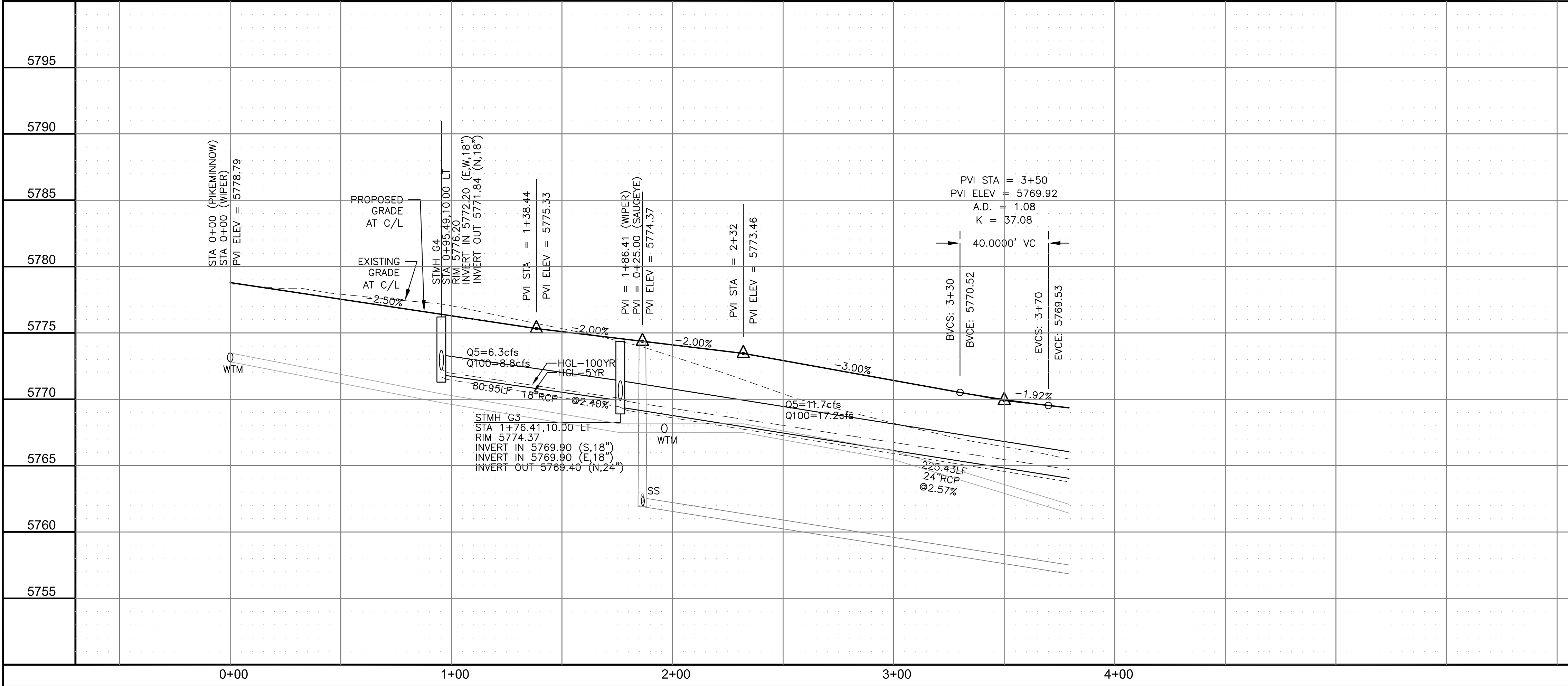
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



CURVE	LENGTH	RADIUS	DELTA
C51	22.02'	48.83	25°50'31"
C65	31.42'	20.00	90°00'00"
C66	31.42'	20.00	90°00'00"
C97	44.16'	35.83	70°37'06"



WIPER WAY



**AS-BUILT**  
STREET-STM  
DEC 29, 2022

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

DATE: JAN 14, 2021

DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES

NO. 1

PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
FOR ANNE BLUM WALLEDR 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 - AREA 'E / G'  
WIPER WAY  
STA 0+00 TO 3+90

DATE: JUNE 7, 2021

PROJECT NO. 100.062

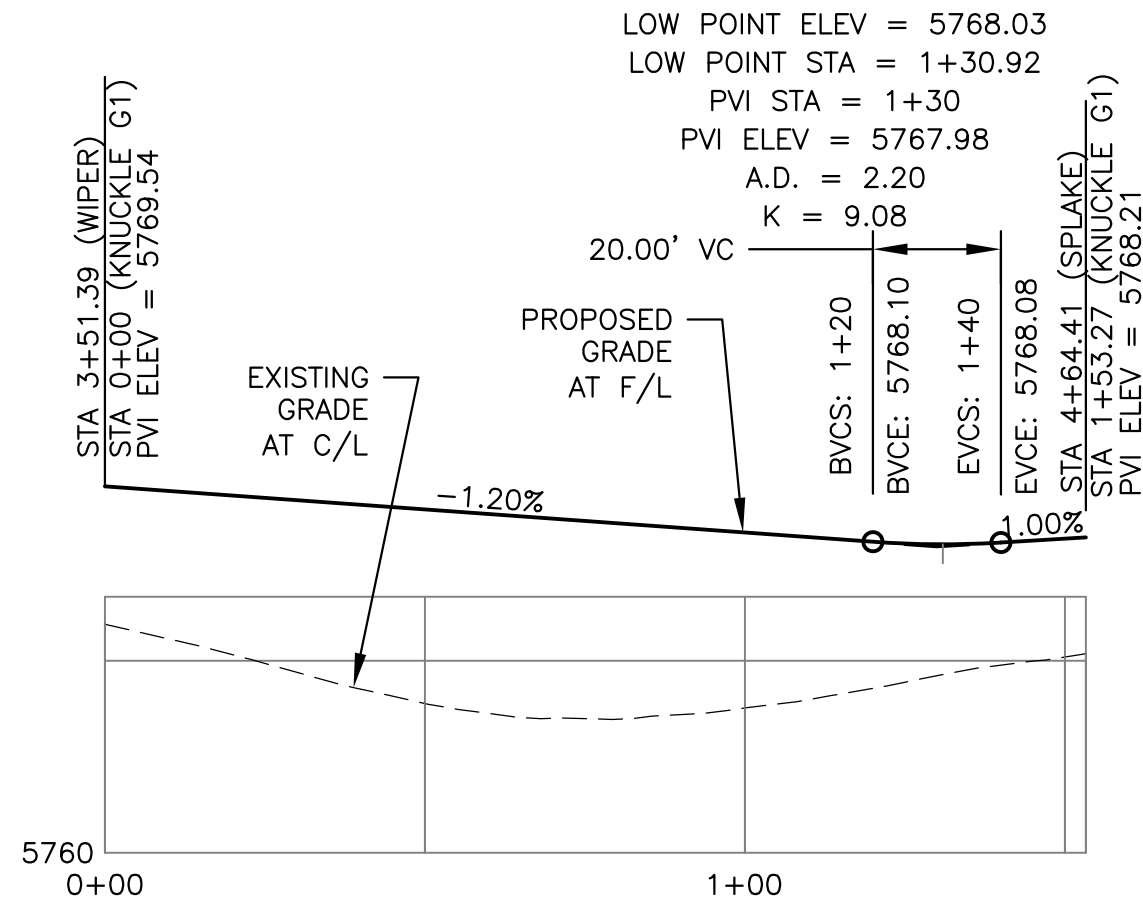
SHEET NUMBER C6.19

TOTAL SHEETS: 42



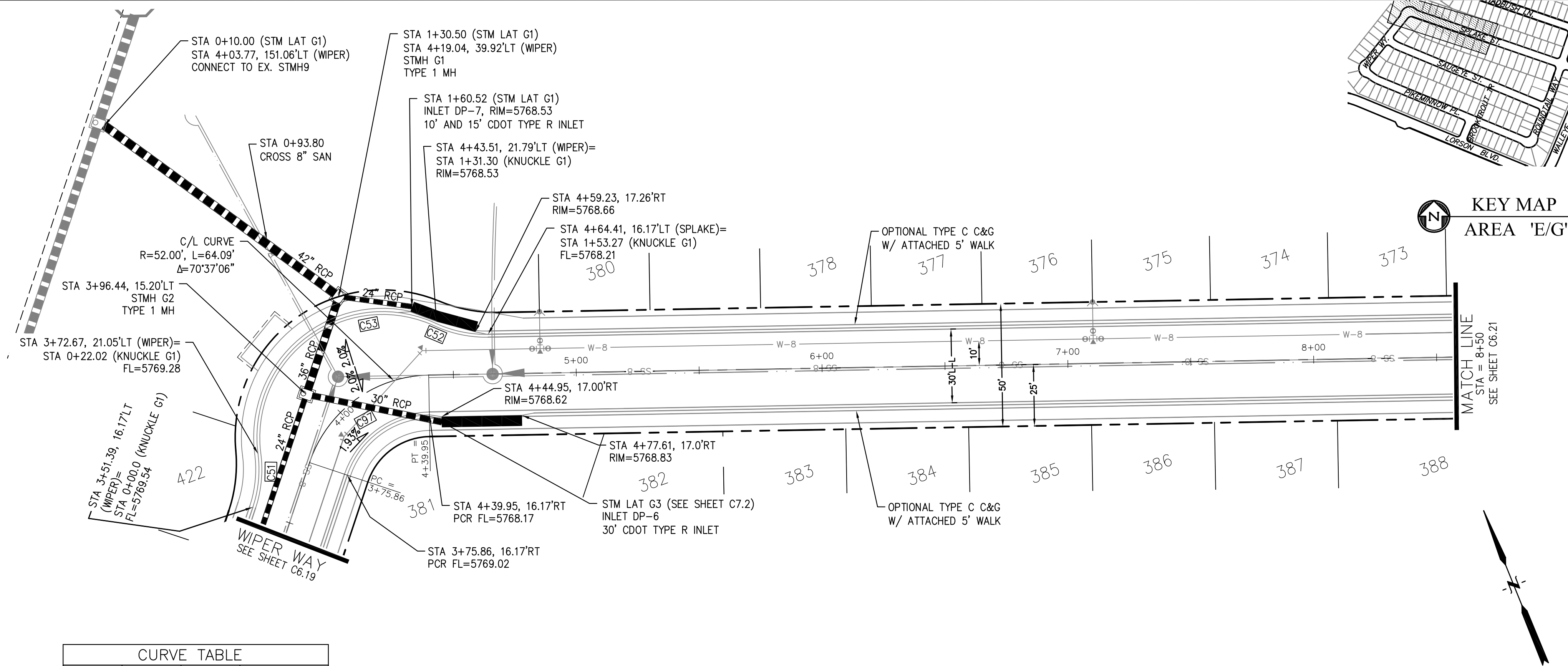
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

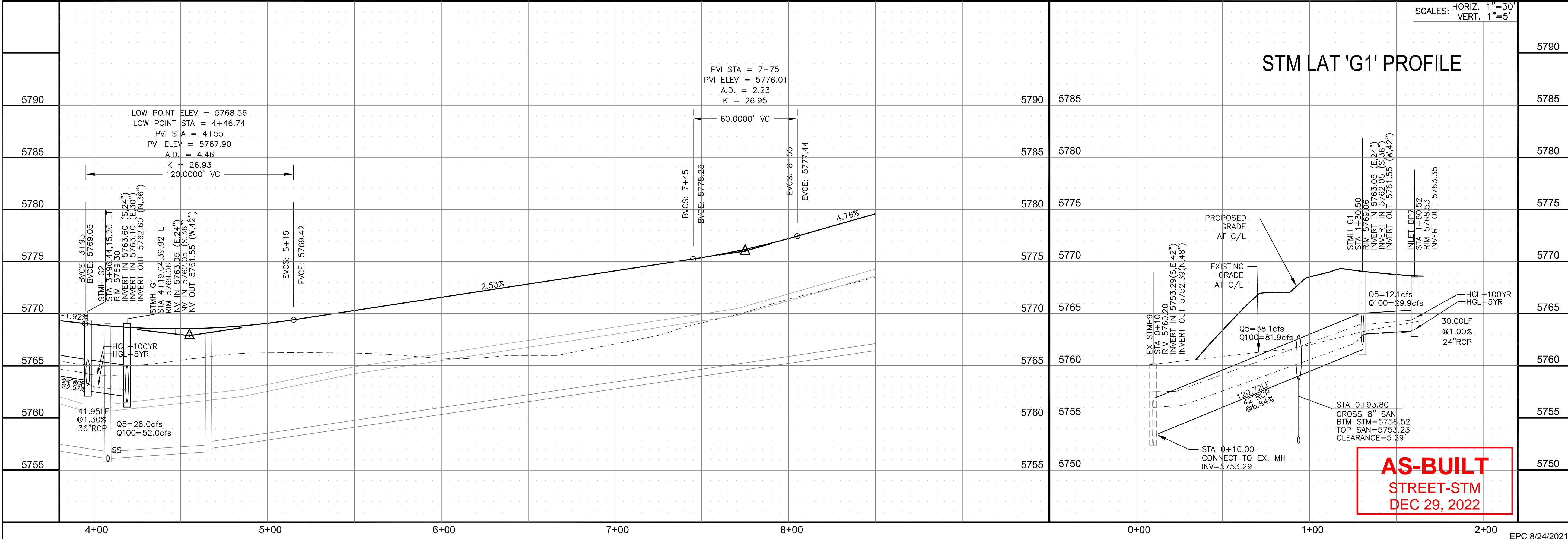
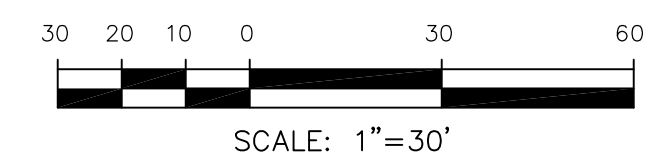


KNUCKLE "G1" FL PROFILE

CURVE	LENGTH	RADIUS	DELTA
C51	22.02'	48.83	25°50'31"
C52	22.02'	48.83	25°50'31"
C53	109.23'	51.17	122°18'08"
C97	44.16'	35.83	70°37'06"



WIPER WAY - SPLAKE ST



STM LAT 'G1' PROFILE

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

**AS-BUILT**  
STREET-STM  
DEC 29, 2022

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNING WOODS, CO 80633  
PH: 303.799.5700  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: JAN 14, 2021

DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES

NO. 1

PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
FOUNDED BY WALLEY 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 - AREA 'E / G'  
WIPER WAY - SPLAKE STREET  
STA 3+90 TO 8+50



DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C6.20

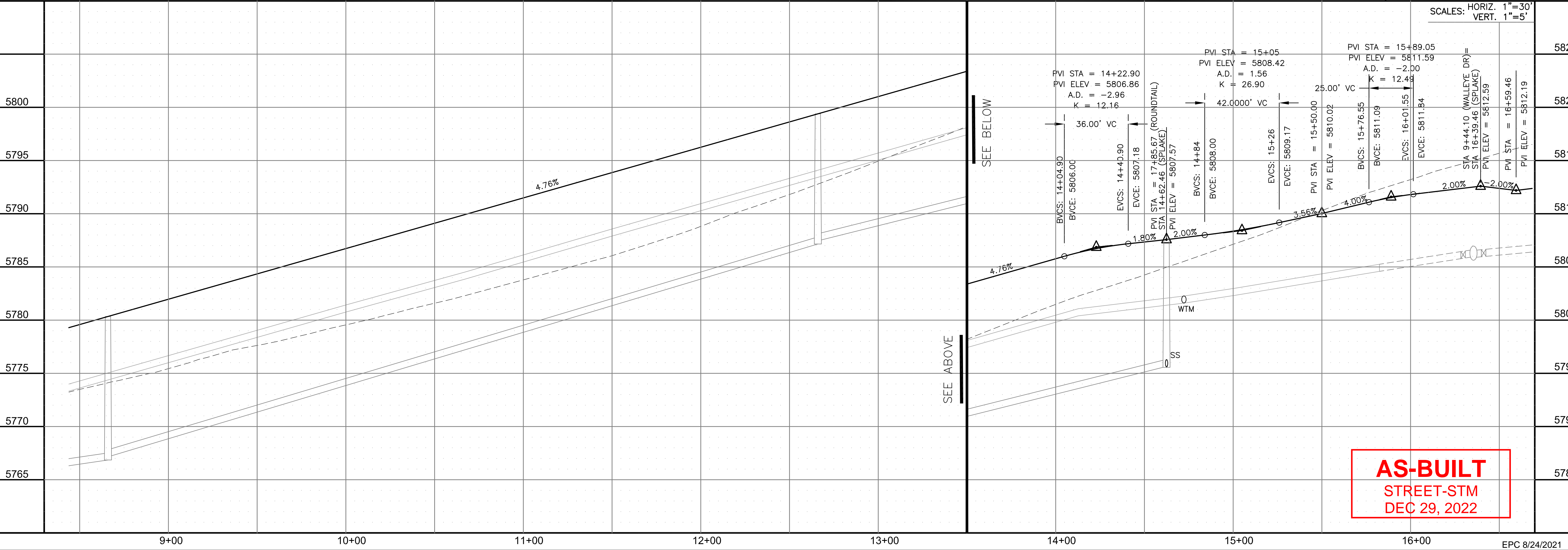
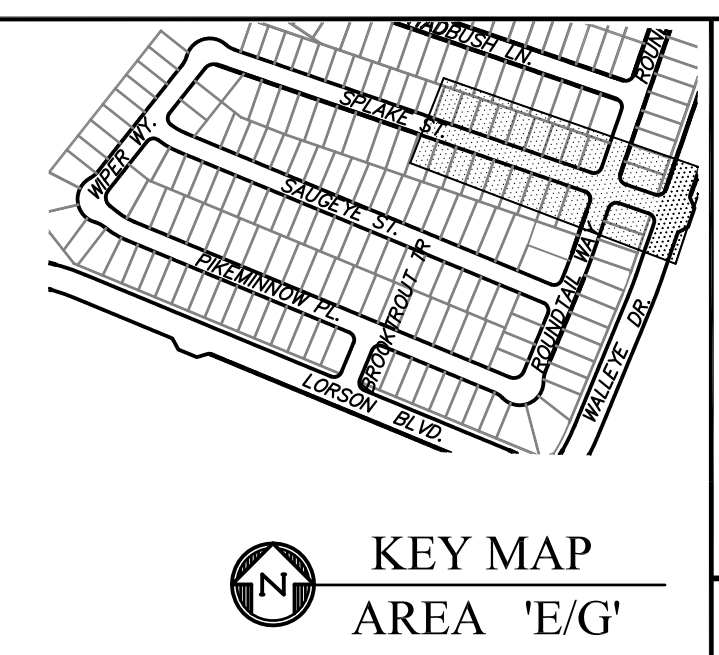
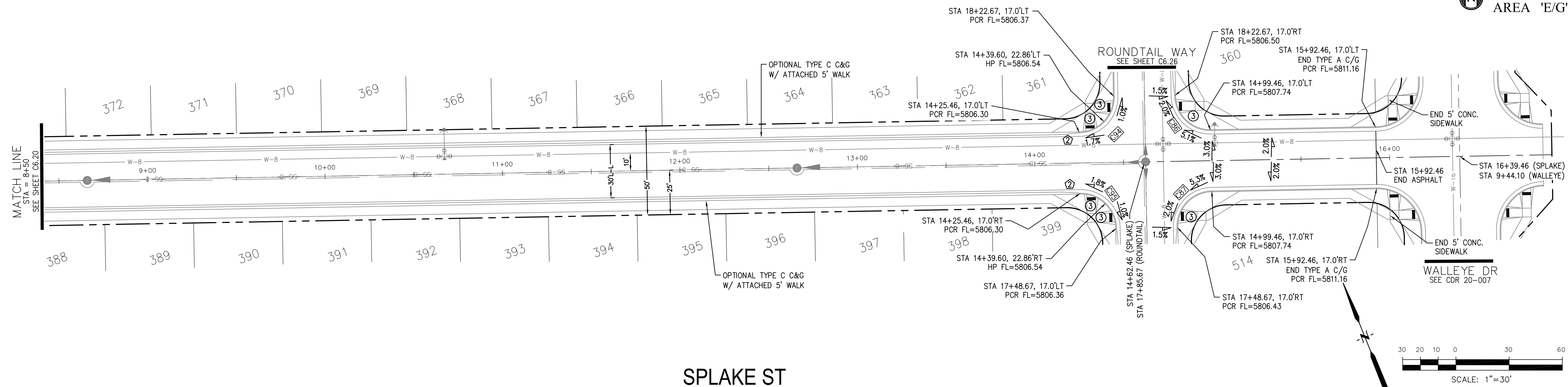
TOTAL SHEETS: 42



- 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	LENGTH	RADIUS	DELTA
C86	31.42'	20.00	90°00'00"
C87	31.42'	20.00	90°00'00"
C94	31.42'	20.00	90°00'00"
C95	31.42'	20.00	90°00'00"



**AS-BUILT**  
STREET-STM  
DEC 29, 2022

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

DATE: JAN 14, 2021  
DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES  
NO. 1  
PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
FOR NAME BY WALLEYE DR FONTAINE BLVD WALLEYE DR COLORADO SPRINGS, COLORADO  
PREPARED FOR: LORSON, LLC  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STREET / STORM - AREA 'E / G'  
SPLAKE STREET  
STA 8+50 TO 15+92



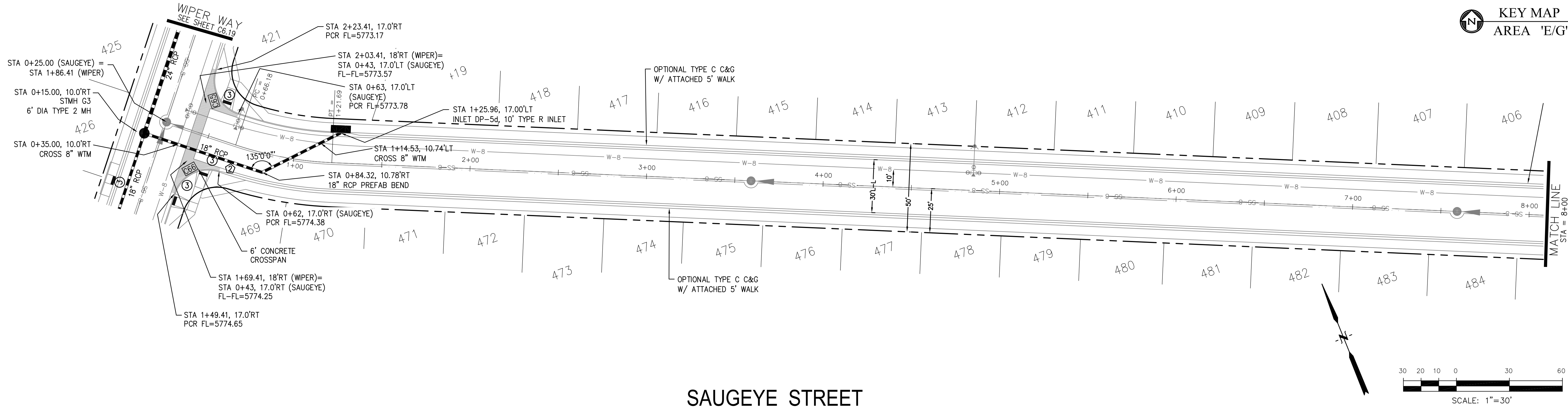
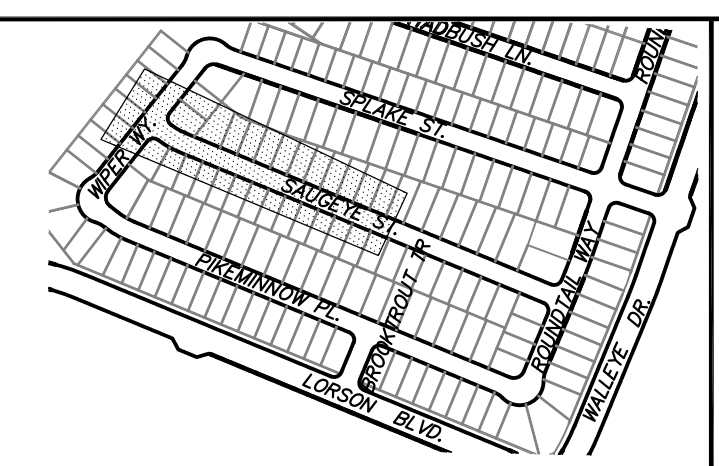
DATE: JUNE 7, 2021  
PROJECT NO. 100.062  
SHEET NUMBER C6.21  
TOTAL SHEETS: 42



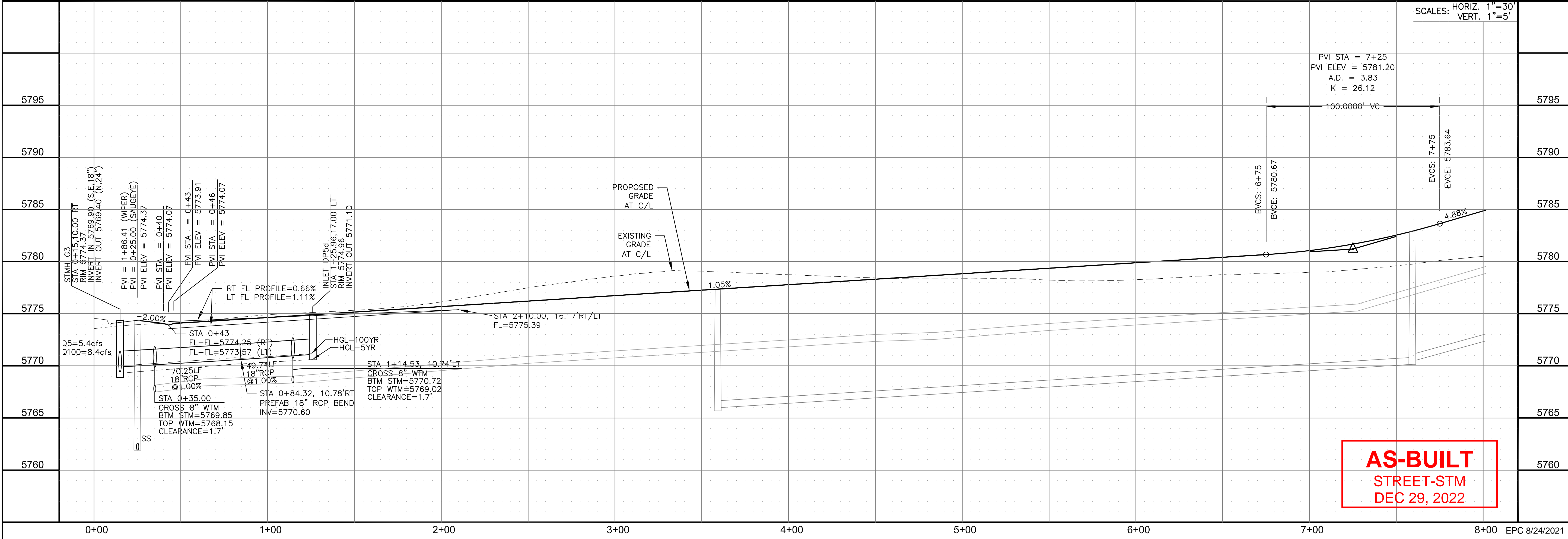
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C65	31.42'	20.00	90°00'00"
C66	31.42'	20.00	90°00'00"



SAUGEYE STREET



**AS-BUILT**  
 STREET-STM  
 DEC 29, 2022

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 700, SUITE 5506  
 DENVER, CO 80231  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: JAN 14, 2021

DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES

NO. 1

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

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

STREET / STORM - AREA 'E / G'  
 SAUGEYE STREET  
 STA 0+00 TO 8+00



DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C6.22

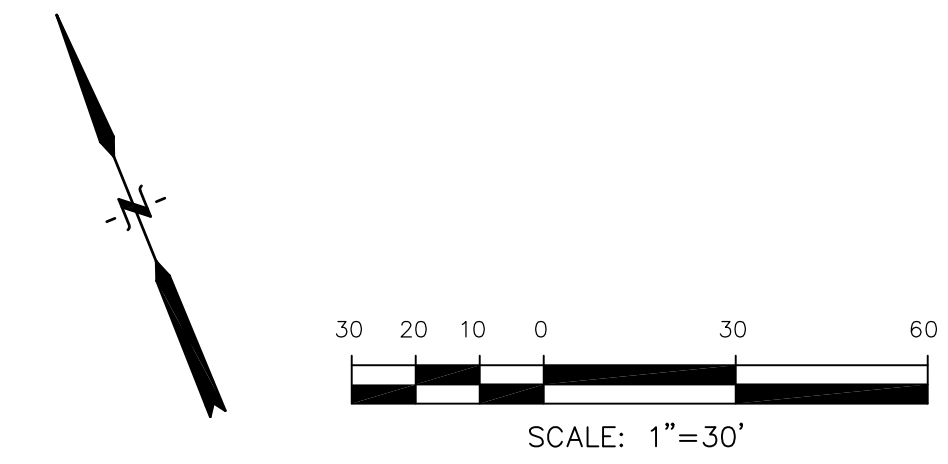
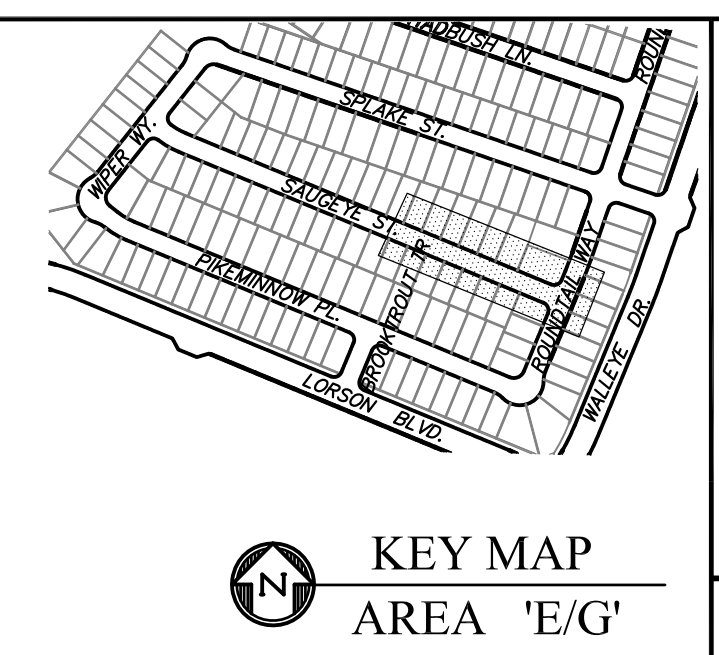
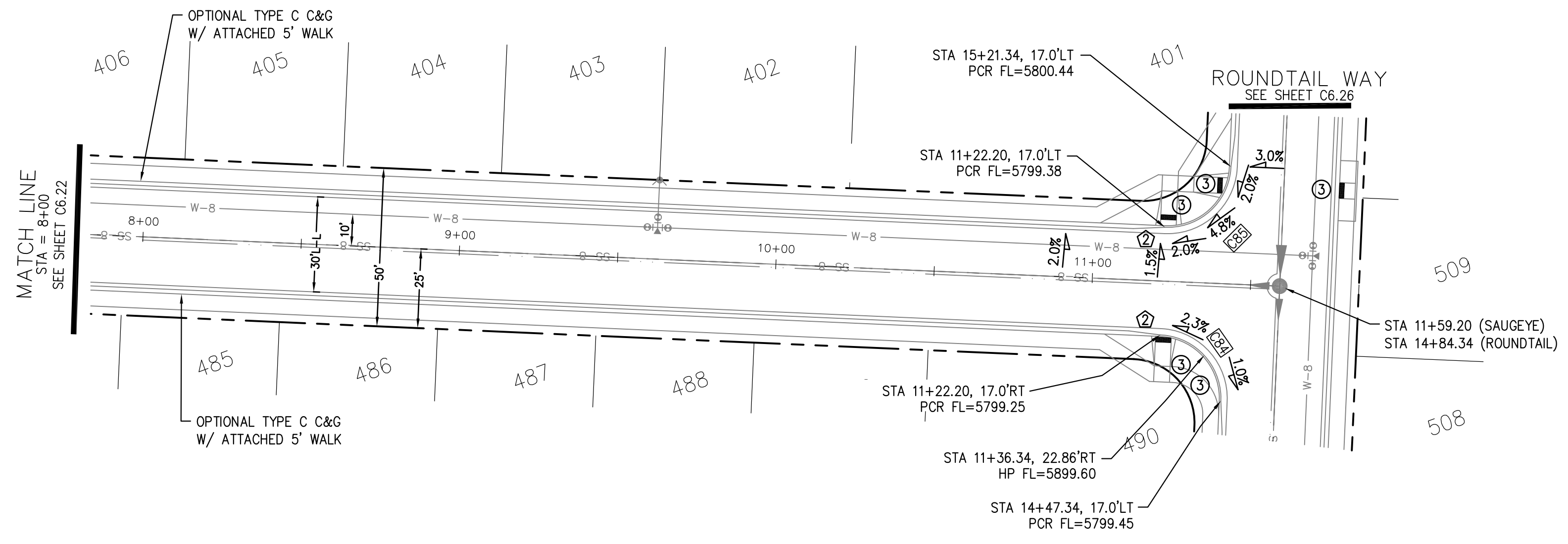
TOTAL SHEETS: 42



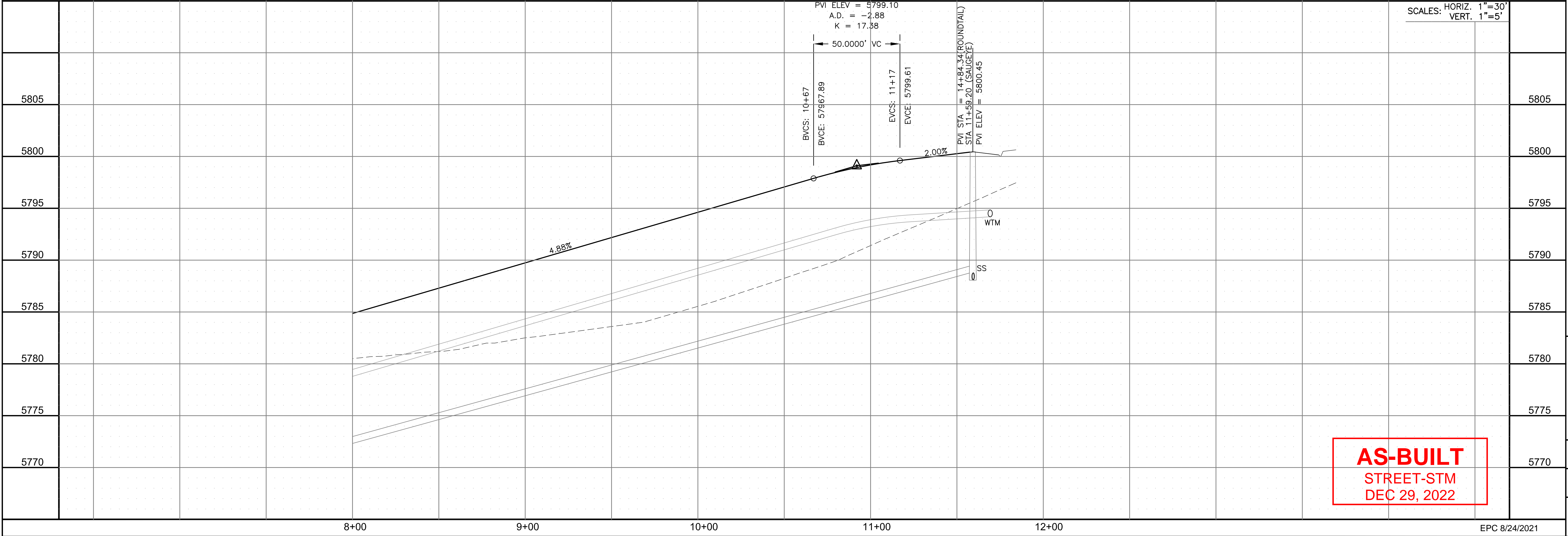
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE GRADING PLAN FOR GRADING INFORMATION.
  3. ALL STORM SEWER SHALL BE CLASS III RCP.
  4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C84	31.42'	20.00	90°00'00"
C85	31.42'	20.00	90°00'00"



SAUGEYE STREET



**AS-BUILT**  
STREET-STM  
DEC 29, 2022

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

NO. 1  
DATE: JAN 14, 2021  
DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES  
PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
FOR ANNE BL WALLEN DR  
COLORADO SPRINGS, COLORADO  
PREPARED FOR: LORSON, LLC  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STREET / STORM - AREA 'E / G'  
SAUGEYE STREET  
STA 8+00 TO 11+59



DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C6.23

TOTAL SHEETS: 42

EPC 8/24/2021

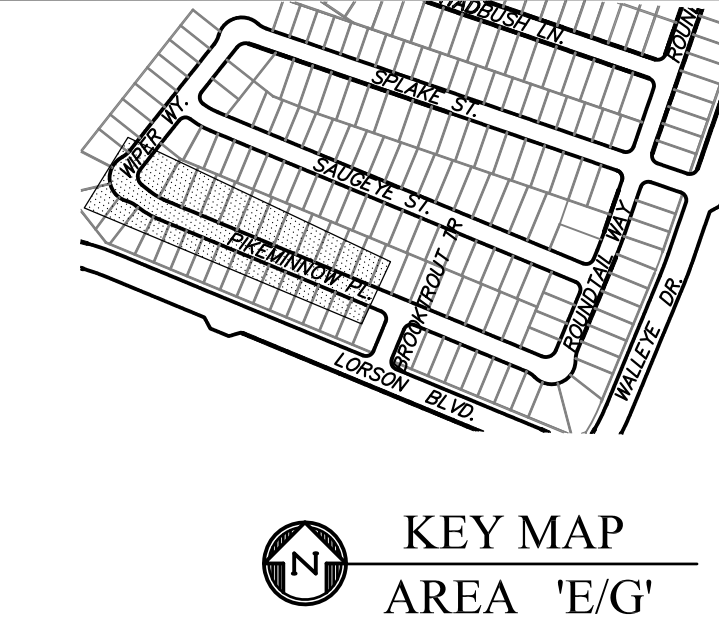
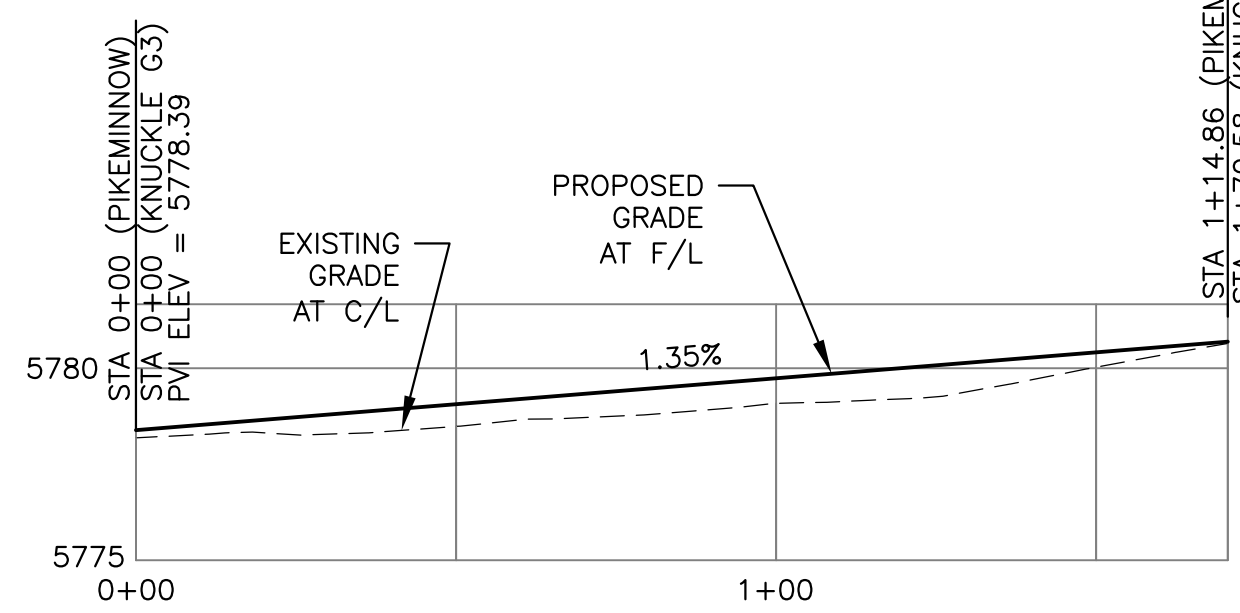
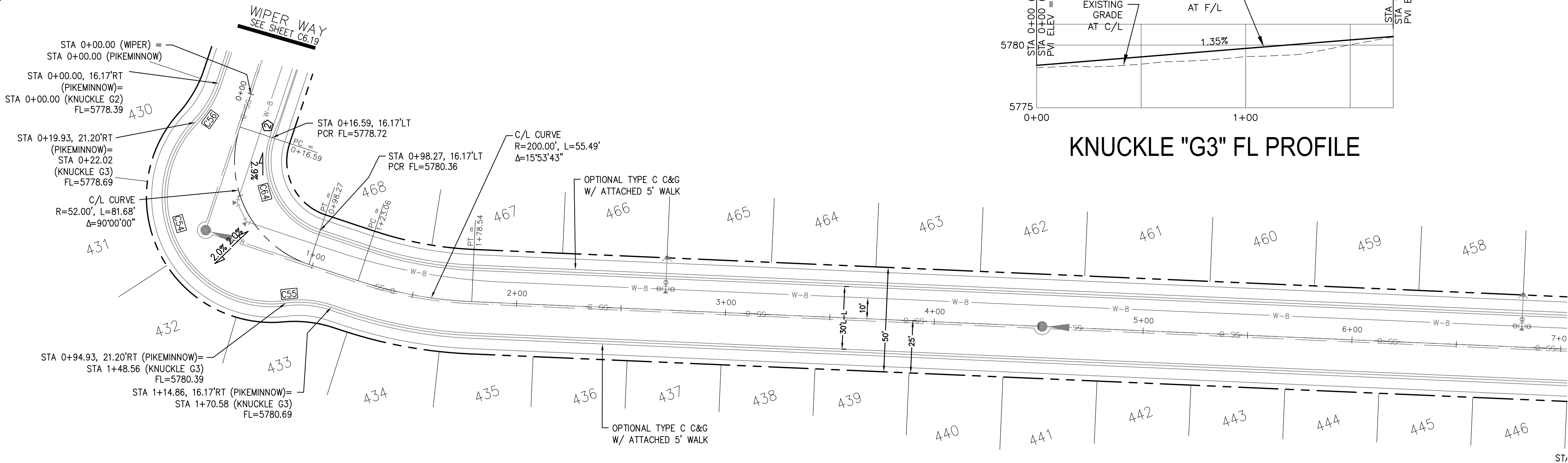


**NOTES**

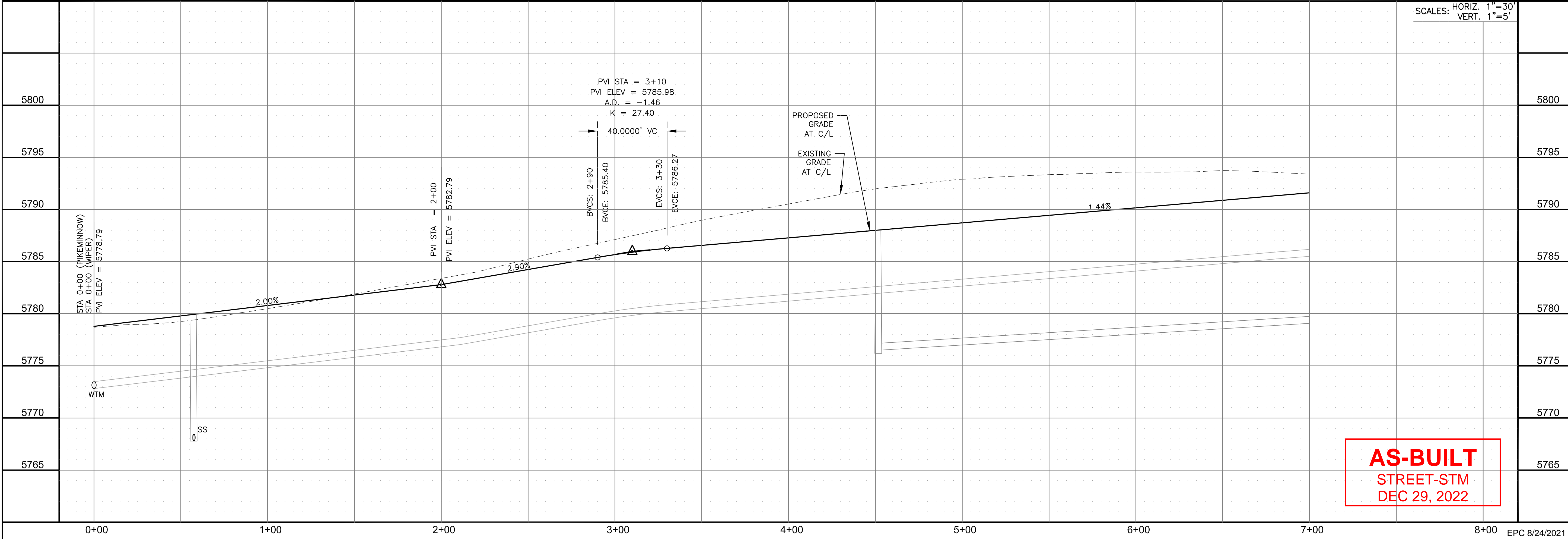
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C54	126.54'	51.17	141°41'02"
C55	22.02'	48.83	25°50'31"
C56	22.02'	48.83	25°50'31"
C64	56.28'	35.83	90°00'00"



**PIKEMINNOW PLACE**



**AS-BUILT**  
STREET-STM  
DEC 29, 2022

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

DATE: JAN 14, 2021  
DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES  
PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
FOR ANNE BLUMBAUM, 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

SCALE: 1"=30'

STREET / STORM - AREA 'E / G'  
PIKEMINNOW PLACE  
STA 0+00 TO 7+00



DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C6.24

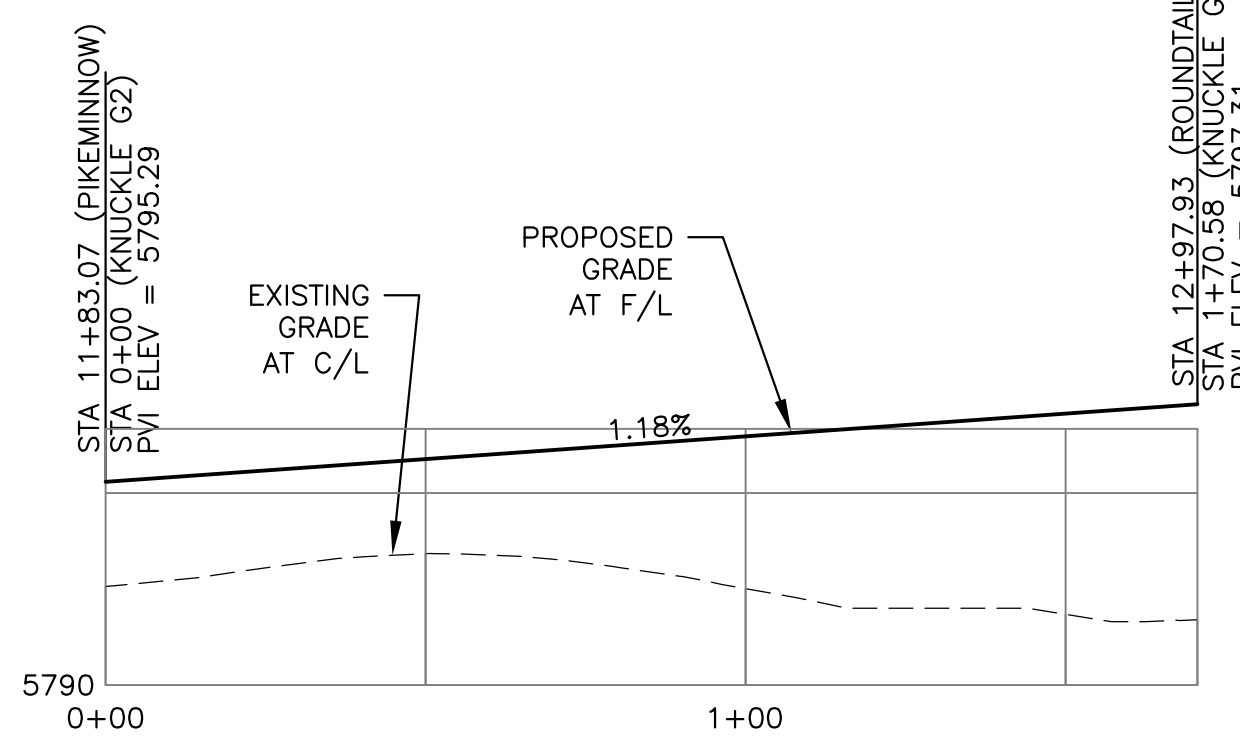
TOTAL SHEETS: 42



**NOTES**

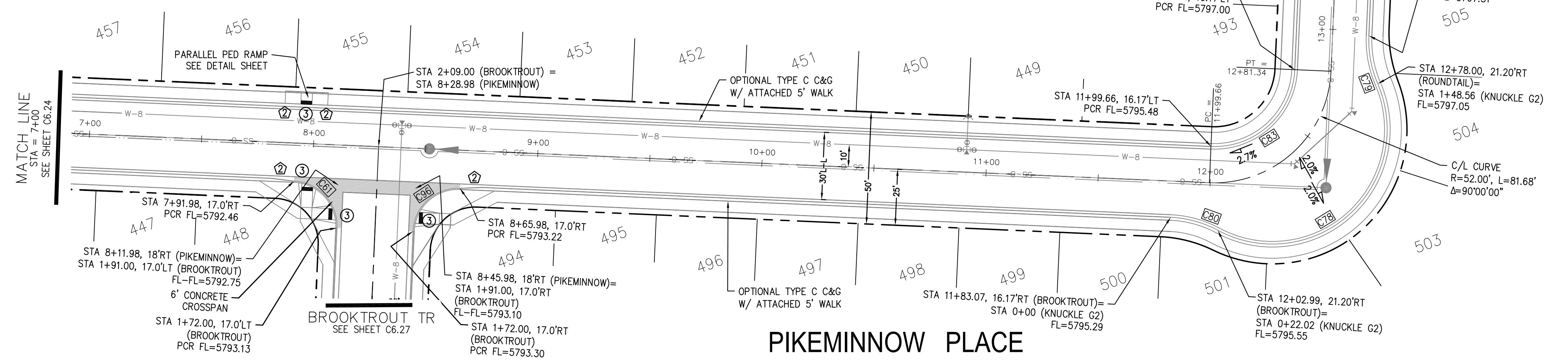
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

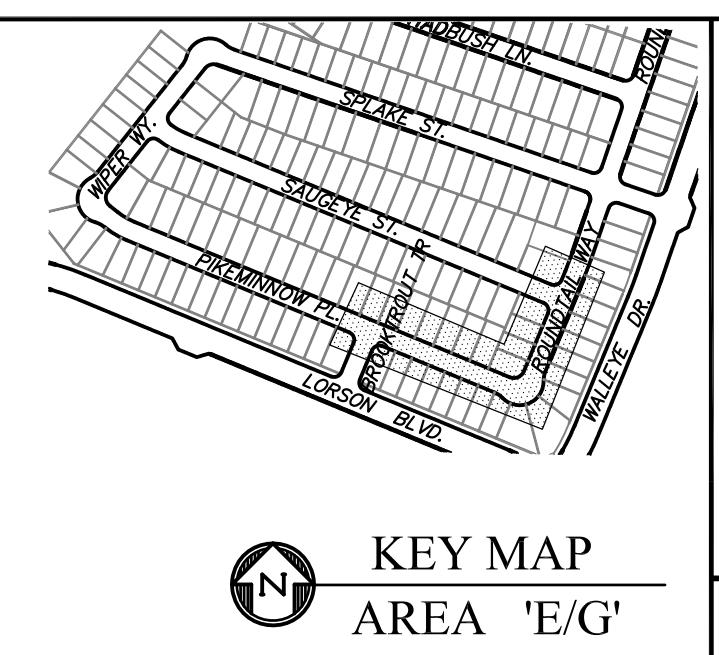


**KNUCKLE "G2" FL PROFILE**

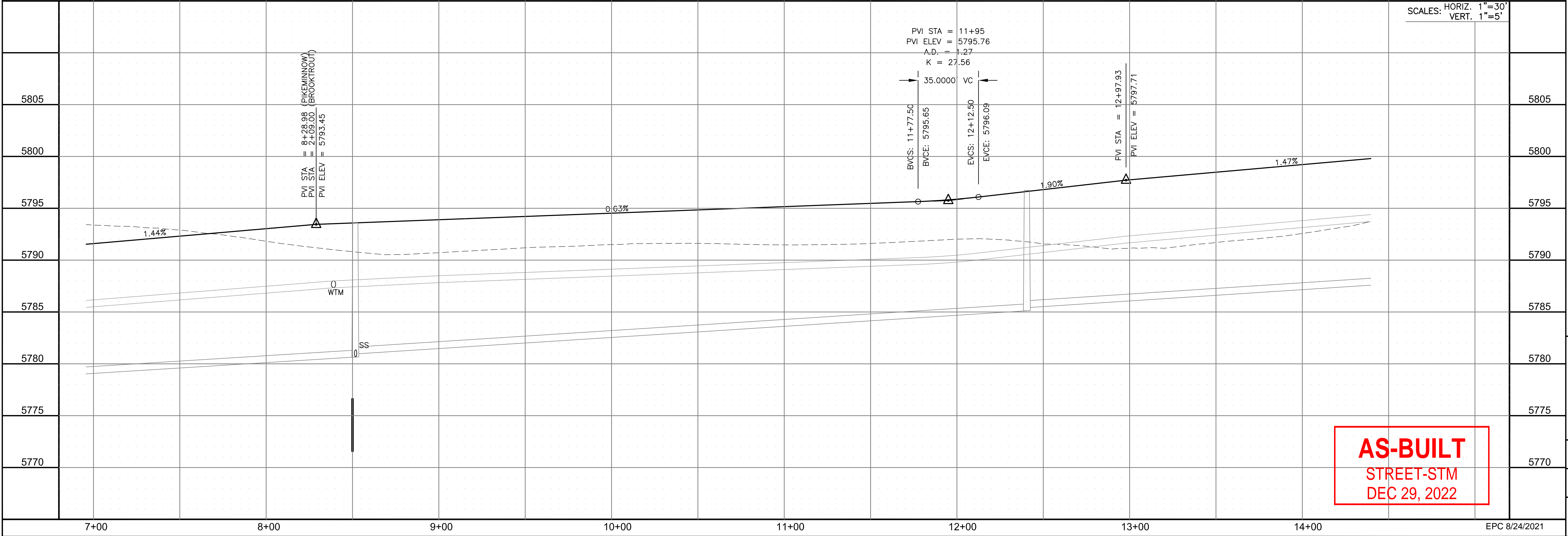
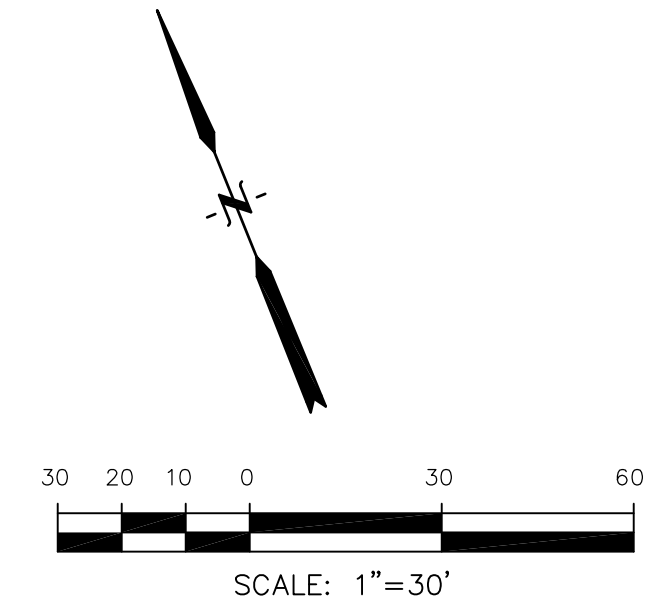
CURVE	LENGTH	RADIUS	DELTA
C61	31.42'	20.00	90°00'00"
C78	126.54'	51.17	141°41'02"
C79	22.02'	48.83	25°50'31"
C80	22.02'	48.83	25°50'31"
C83	56.28'	35.83	90°00'00"
C96	31.42'	20.00	90°00'00"



**PIKEMINNOW PLACE**



**KEY MAP AREA 'E/G'**



**AS-BUILT**  
STREET-STM  
DEC 29, 2022

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

DATE: JAN 14, 2021

DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES

NO. 1

PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
FOR THE WAHSAATCH AVENUE, WALLEE DR  
COLORADO SPRINGS, COLORADO

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**STREET / STORM - AREA 'E / G'**  
**PIKEMINNOW PLACE**  
**STA 7+00 TO 14+40**

DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C6.25

TOTAL SHEETS: 42



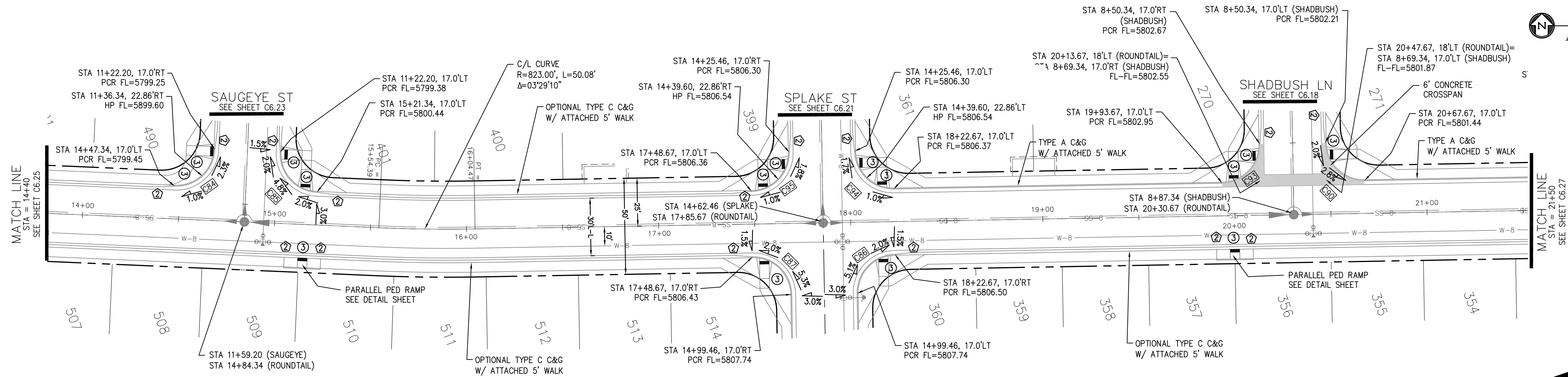


**NOTES**

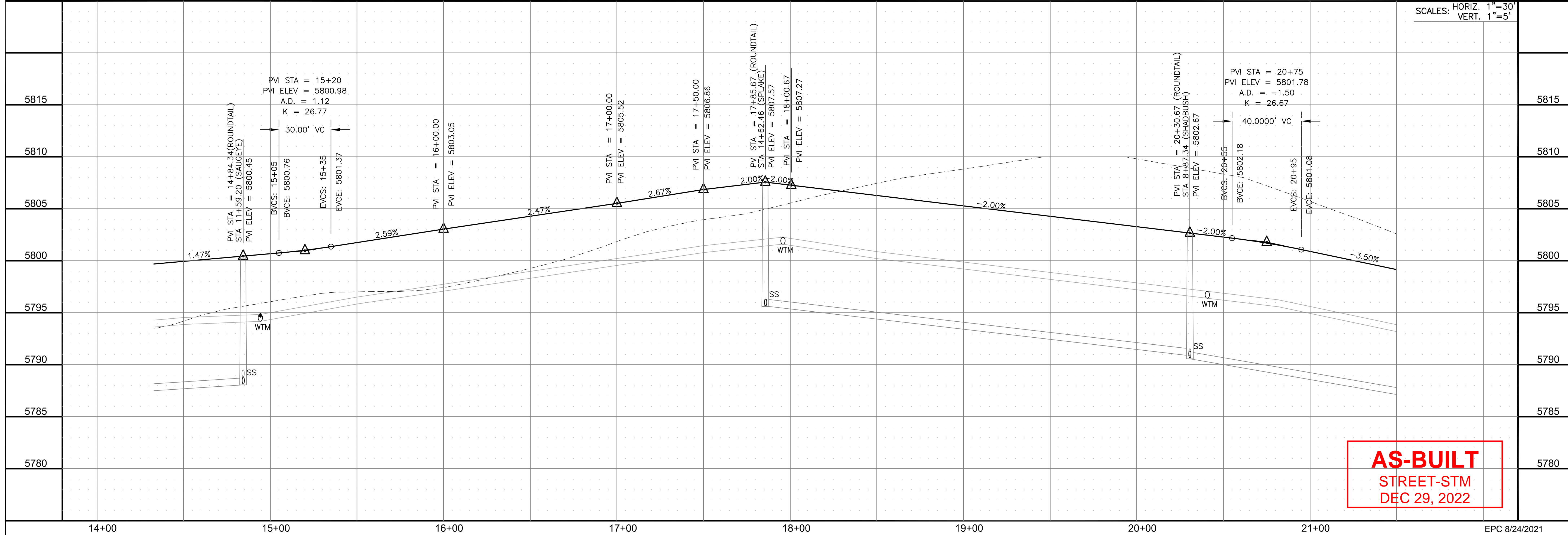
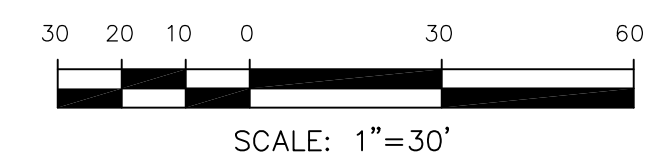
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C84	31.42'	20.00	90°00'00"
C85	31.42'	20.00	90°00'00"
C86	31.42'	20.00	90°00'00"
C87	31.42'	20.00	90°00'00"
C90	31.42'	20.00	90°00'00"
C93	31.42'	20.00	90°00'00"
C94	31.42'	20.00	90°00'00"
C95	31.42'	20.00	90°00'00"



**ROUNDTAIL WAY**



**AS-BUILT**  
STREET-STM  
DEC 29, 2022

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNING WOODS, CO 80506  
PHONE: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: JAN 14, 2021  
DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES  
NO. 1  
PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
FOR ANNE B. WALLEY, DR  
COLORADO SPRINGS, COLORADO  
PREPARED FOR: LORSON, LLC  
212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

STREET / STORM - AREA 'E / G'  
ROUNDTAIL WAY  
STA 14+40 TO 21+50



DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C6.26  
TOTAL SHEETS: 42

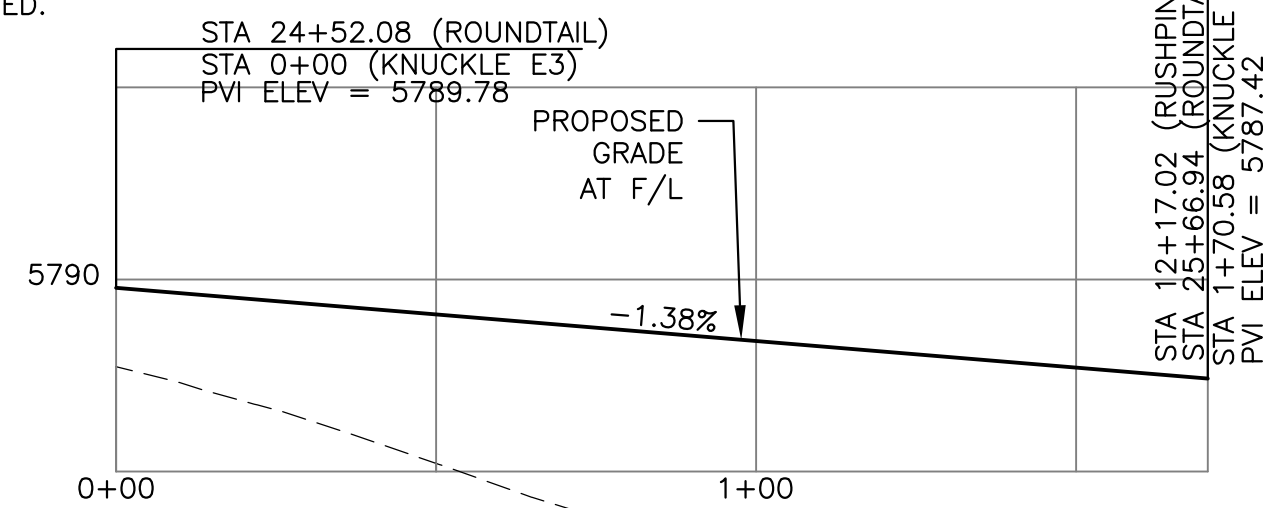


**NOTES**

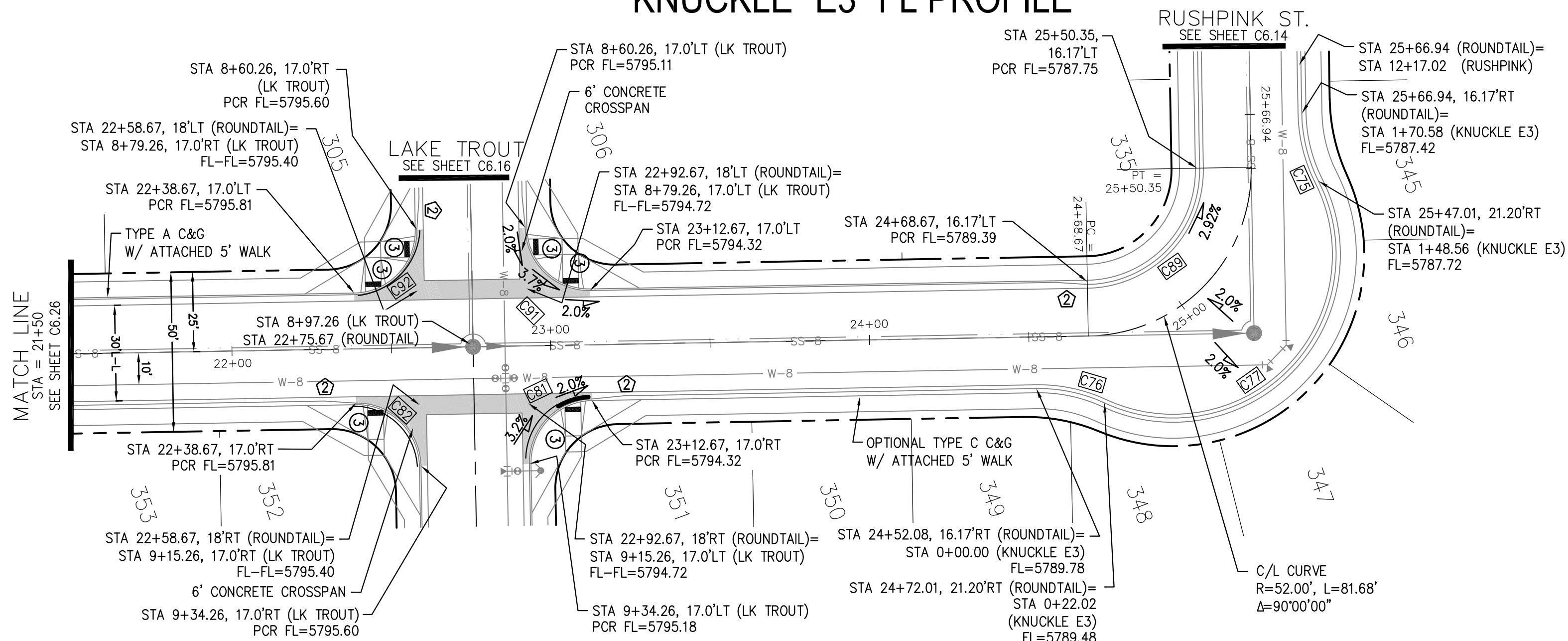
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

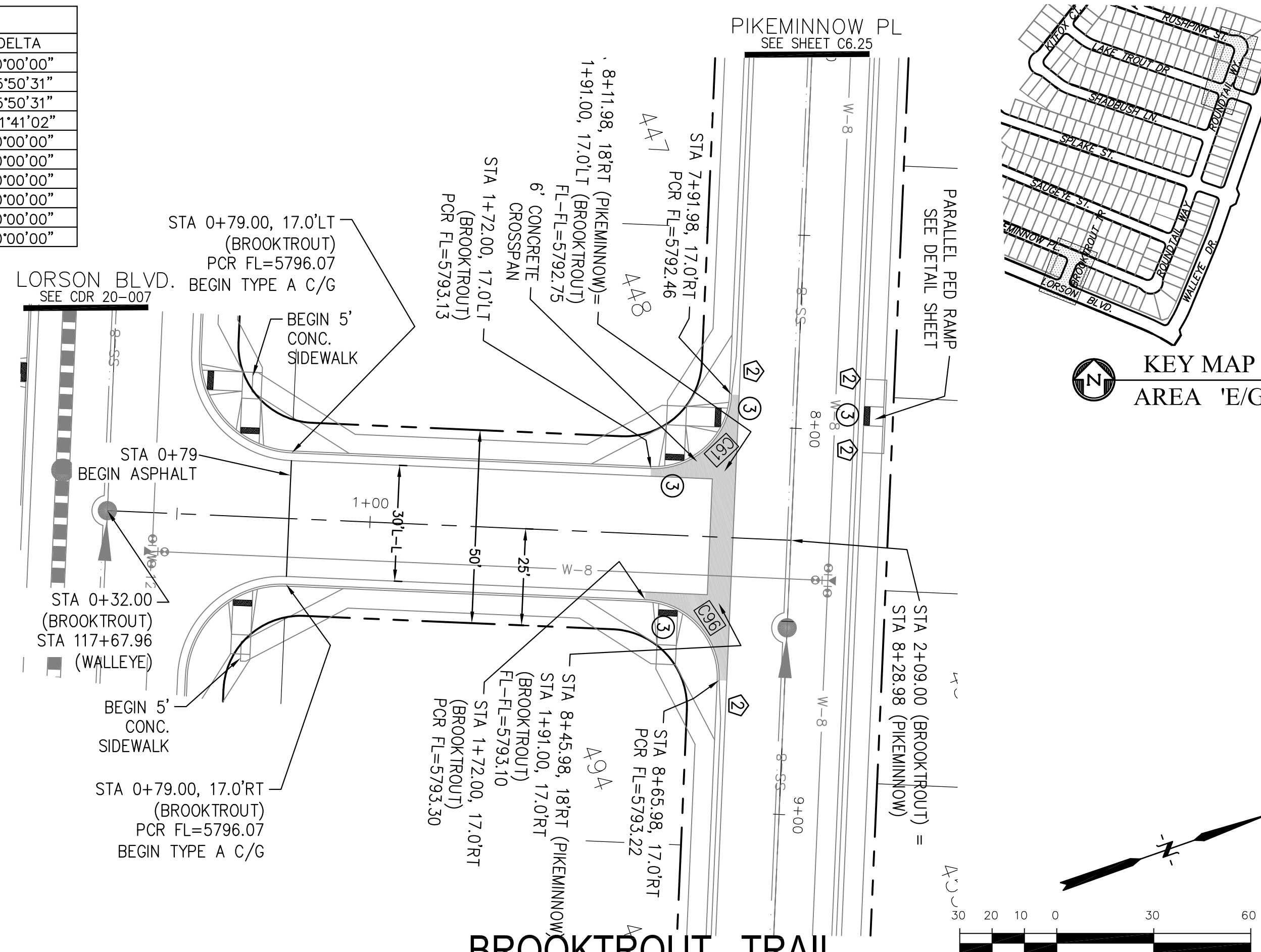
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C61	31.42'	20.00	90°00'00"
C75	22.02'	48.83	25°50'31"
C76	22.02'	48.83	25°50'31"
C77	126.54'	51.17	141°41'02"
C81	31.42'	20.00	90°00'00"
C82	31.42'	20.00	90°00'00"
C89	56.28'	35.83	90°00'00"
C91	31.42'	20.00	90°00'00"
C92	31.42'	20.00	90°00'00"
C96	31.42'	20.00	90°00'00"



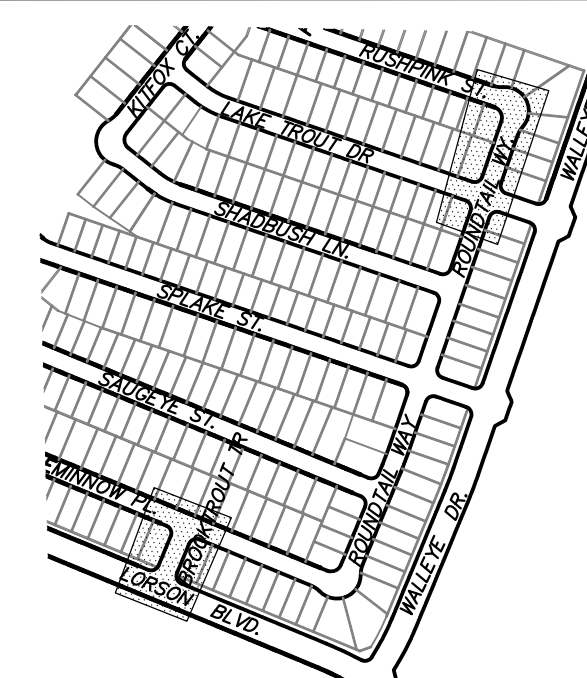
**KNUCKLE "E3" FL PROFILE**



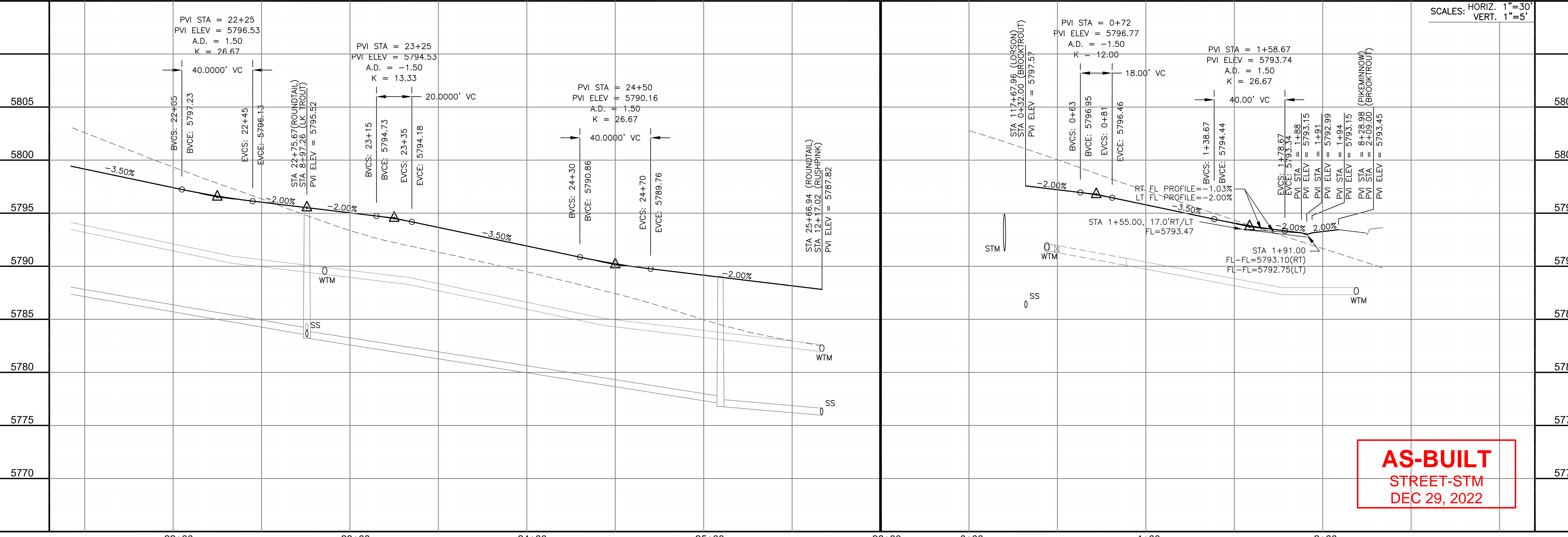
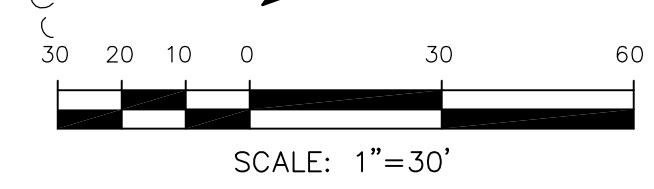
**ROUNDTAIL WAY**



**BROOKTROUT TRAIL**



**KEY MAP AREA 'E/G'**



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

**AS-BUILT**  
STREET-STM  
DEC 29, 2022

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNING WOODS, CO 80906  
PHONE: 719.576.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

DATE: JAN 14, 2021

DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES

NO. 1

PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
FONTAINE BLVD, WALLEE 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 - AREA 'E / G'**  
**ROUNDTAIL WAY & BROOKTROUT TRAIL**  
STA 21+50 TO 25+66

DATE: JUNE 7, 2021

PROJECT NO. 100.062

SHEET NUMBER C6.27

TOTAL SHEETS: 42

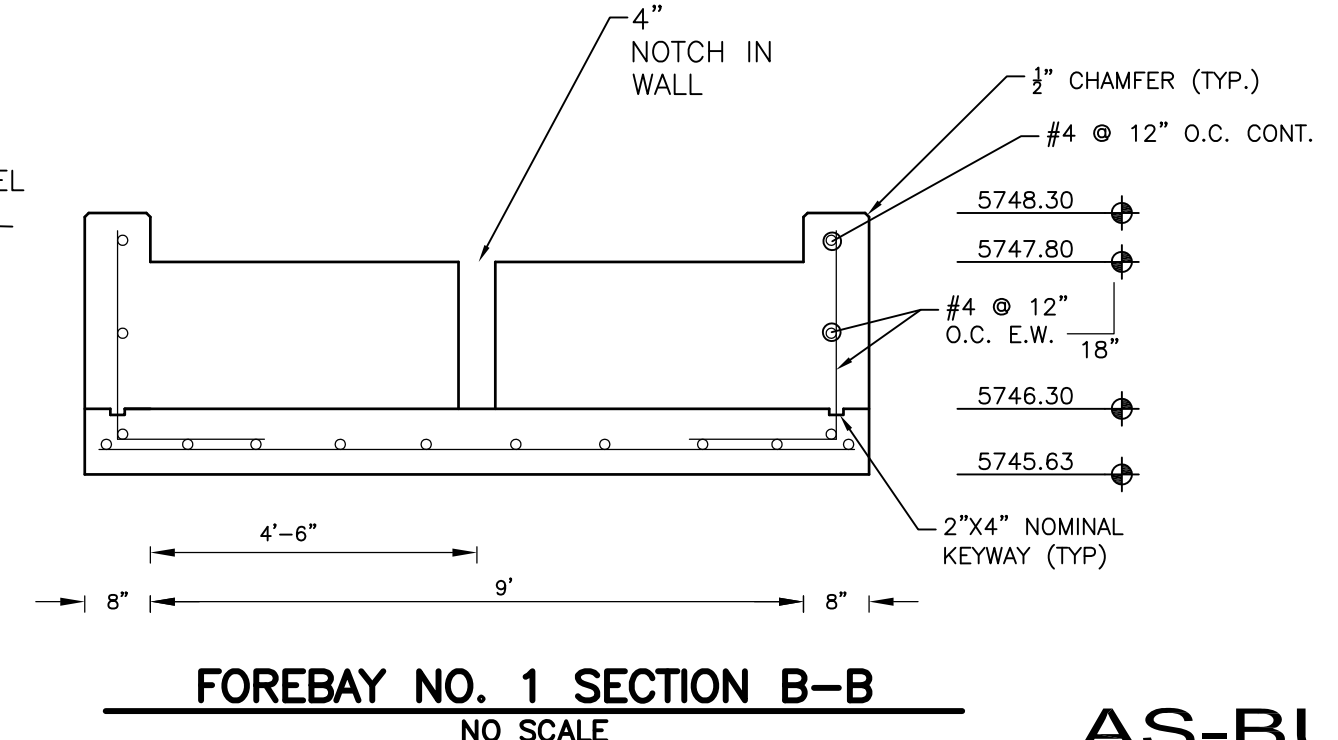
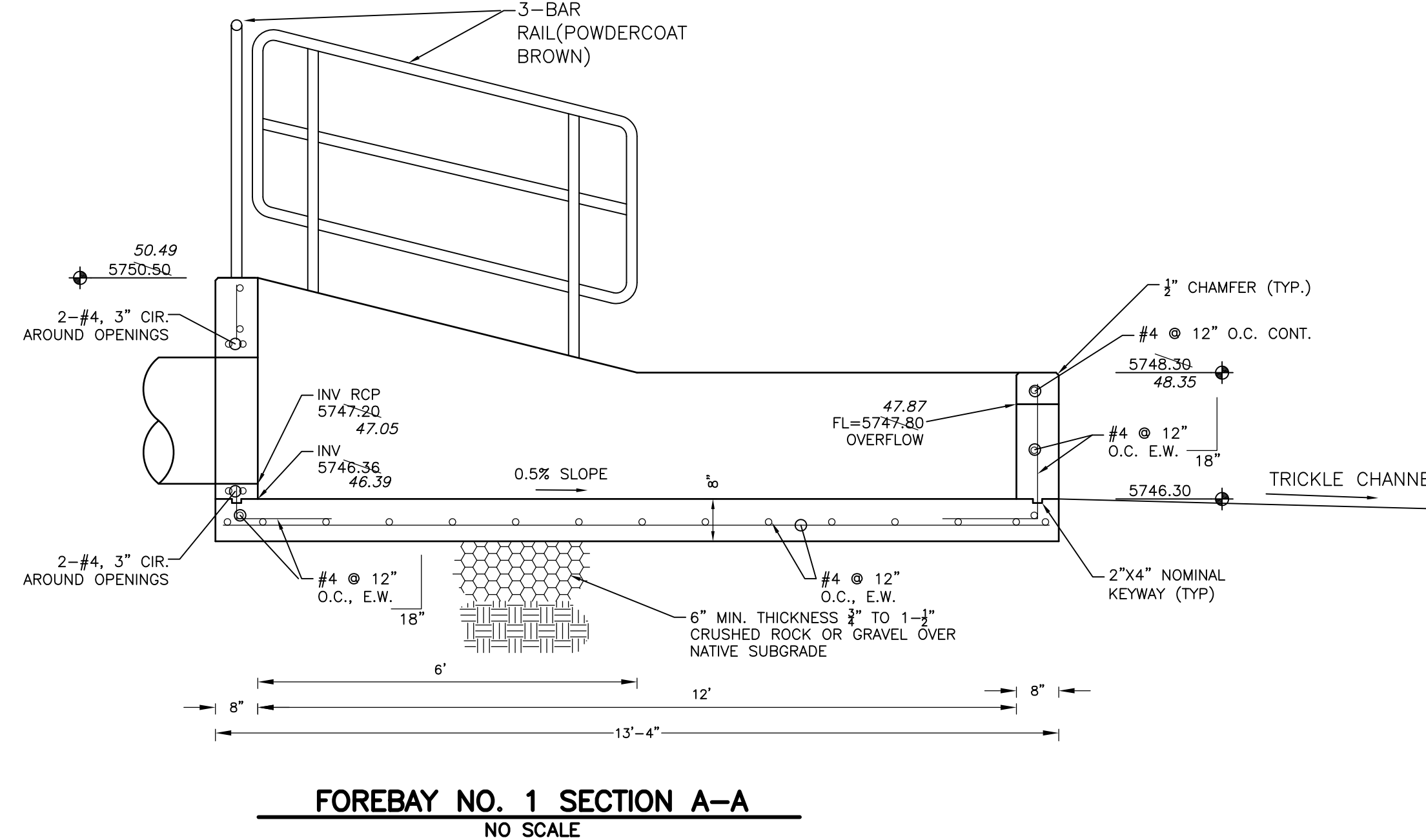
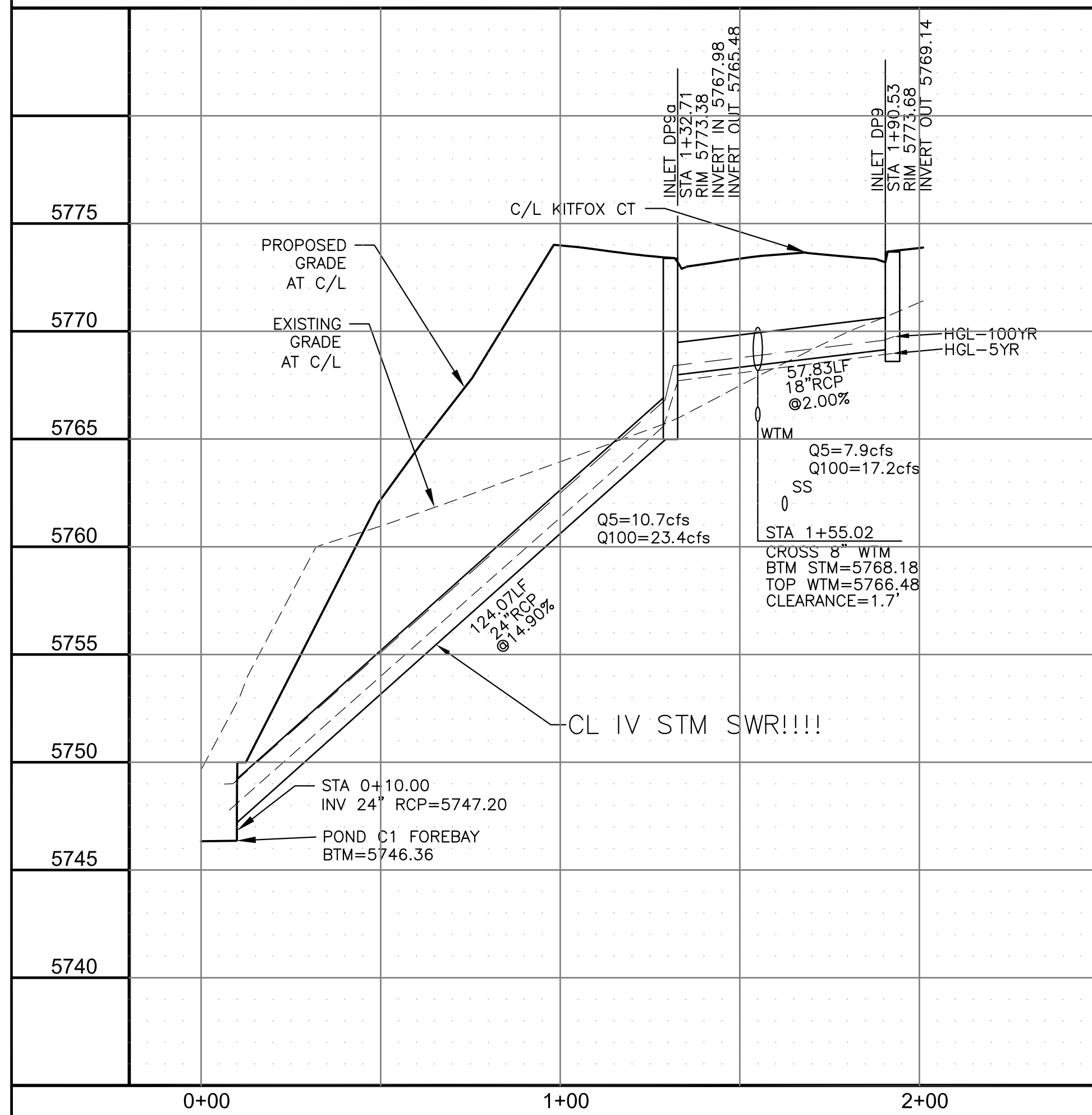
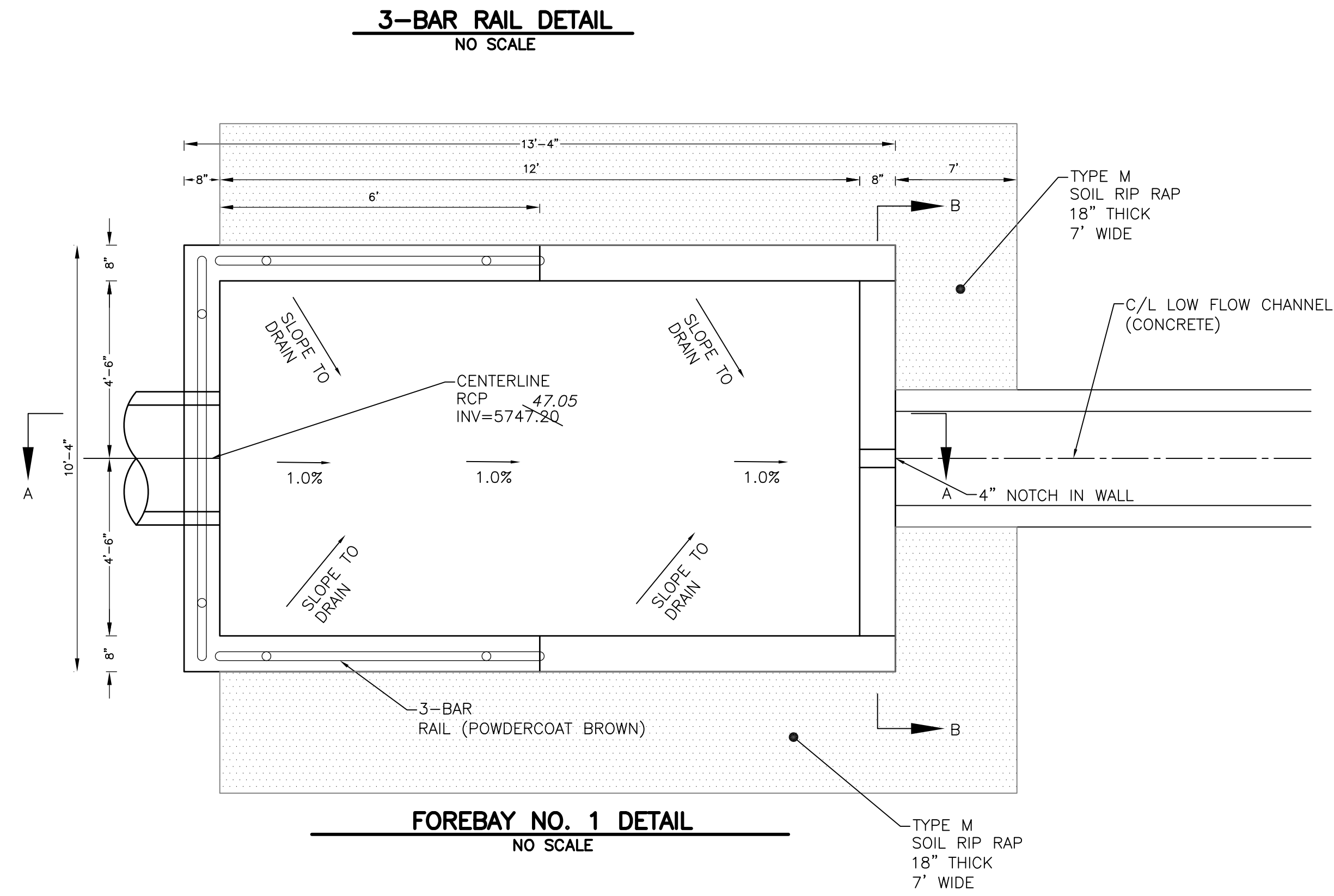
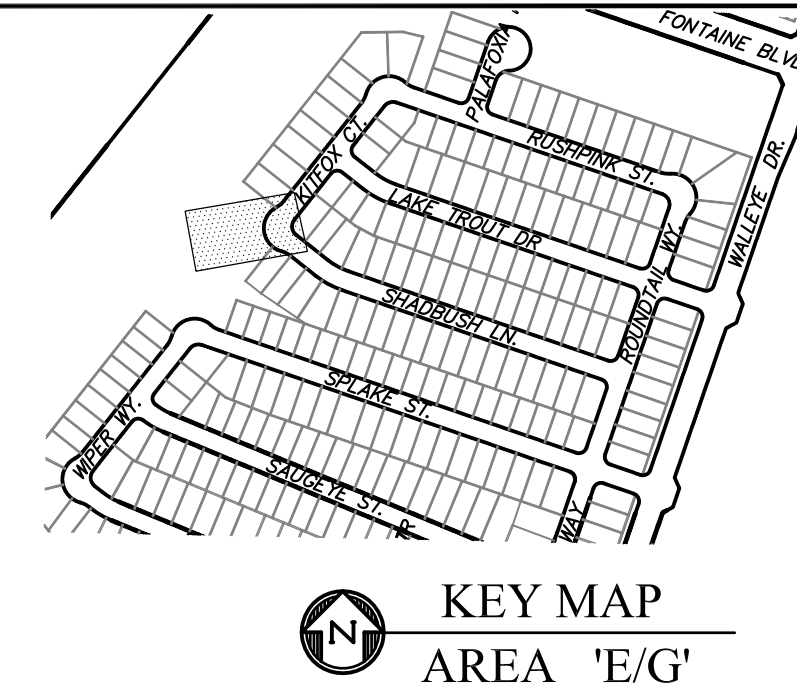
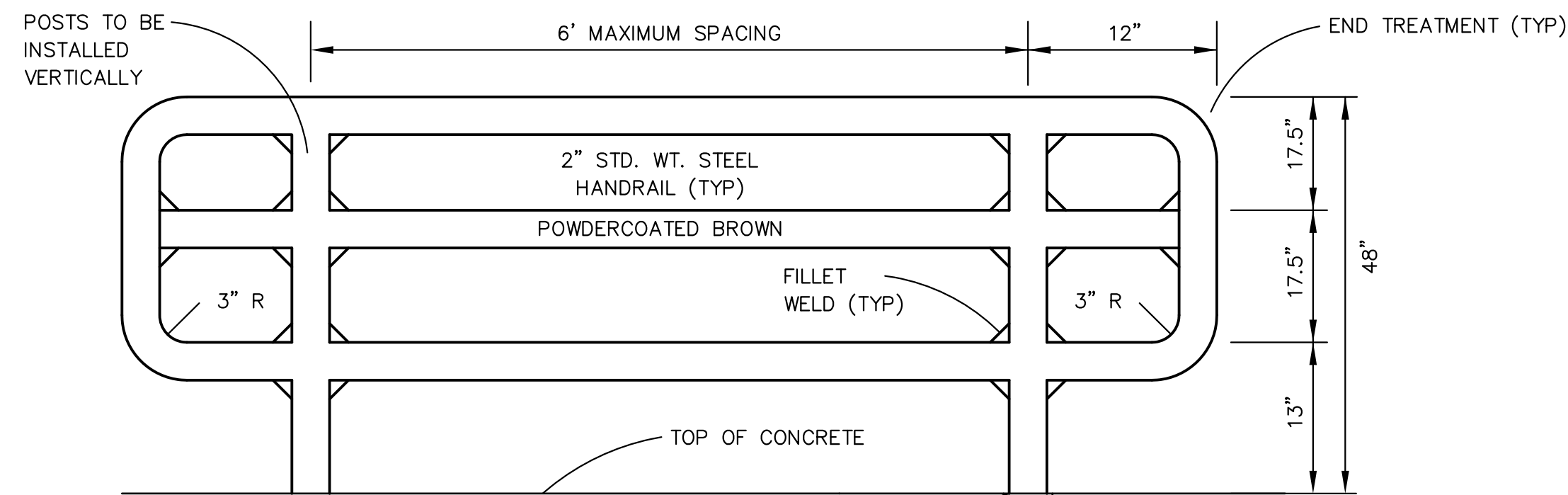
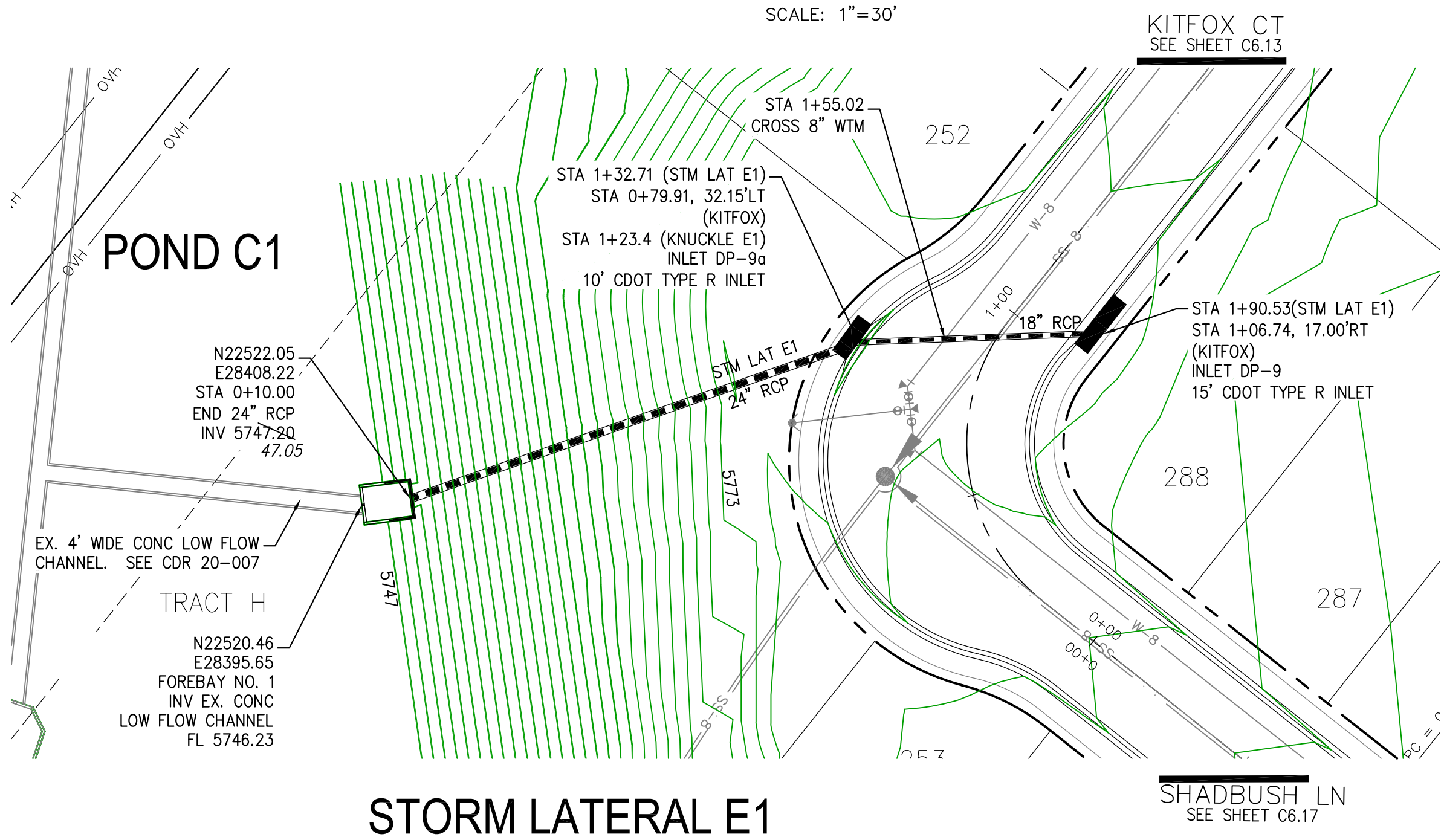
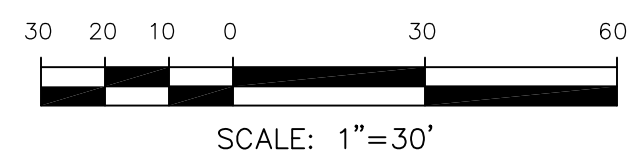
EPC 8/24/2021





- 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, CO 80906  
 PH: 719 576 1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceg1.com

DATE: JAN 14, 2021

DESCRIPTION: RAISE SITE BY 1' EAST OF POWERLINES

NO. 1

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

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**STORM SEWER LATERAL - AREA 'E / G'**  
**STORM LATERAL E1**  
**STA 0+00 TO 1+90**

DATE: JUNE 7, 2021

PROJECT NO. 100.062  
 SHEET NUMBER C7.1  
 TOTAL SHEETS: 42

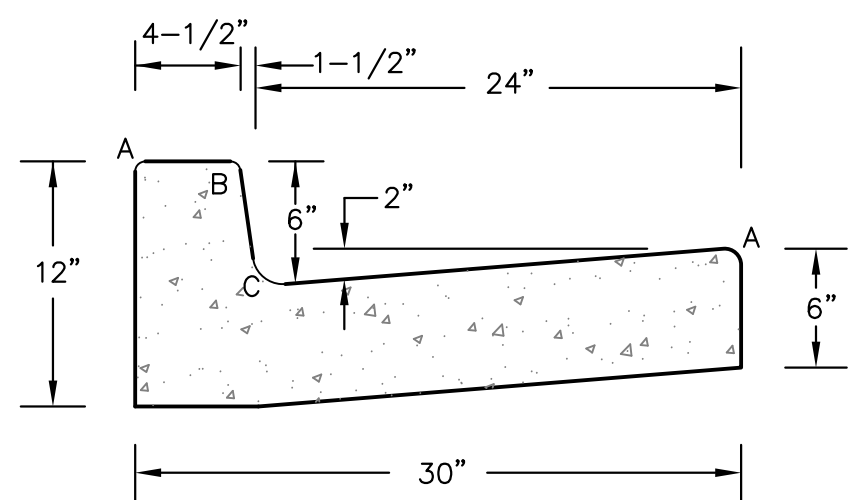
**AS-BUILT**  
 DATE: 09/30/2022





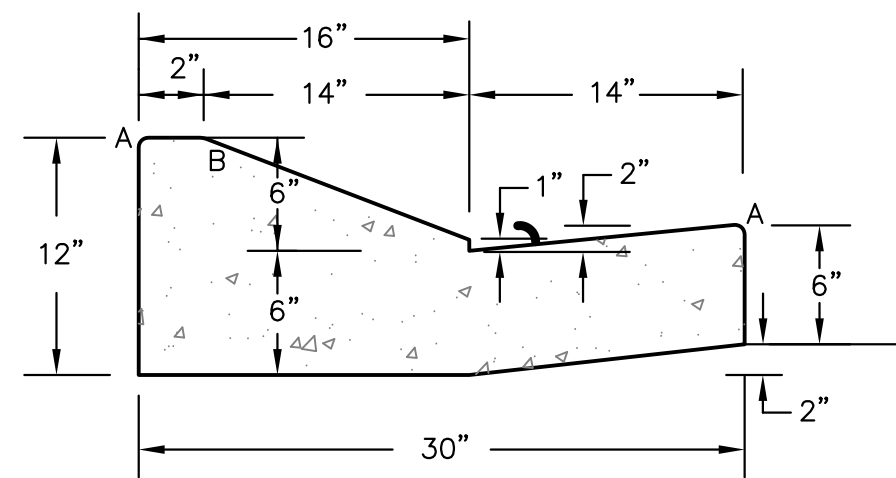






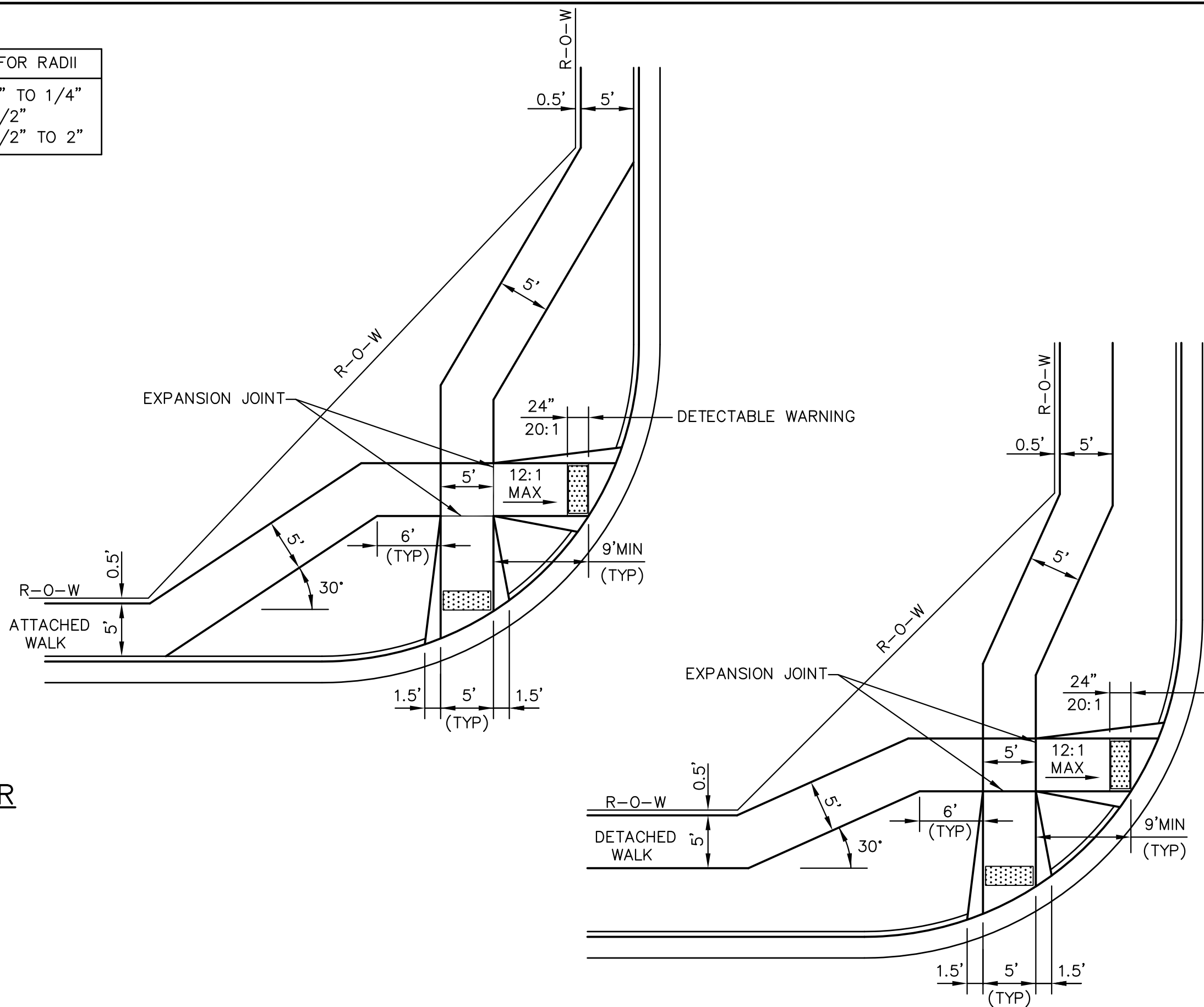
LENGTH FOR RADII	
A	= 1/8" TO 1/4"
B	= 1-1/2"
C	= 1-1/2" TO 2"

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

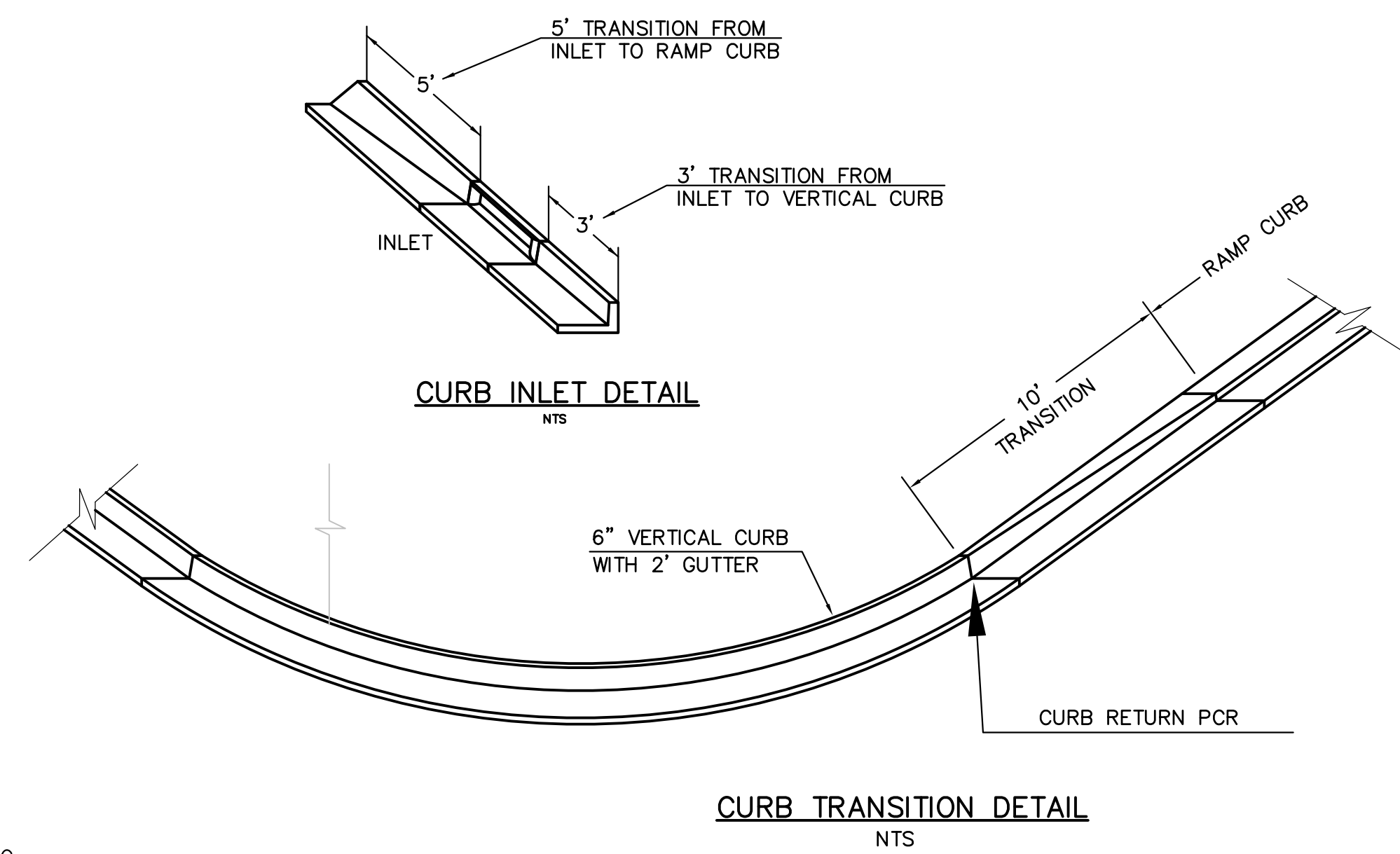


**TYPE 'C'**  
**OPTIONAL TYPE C RAMP CURB AND GUTTER**  
SCALE 1" = 1'

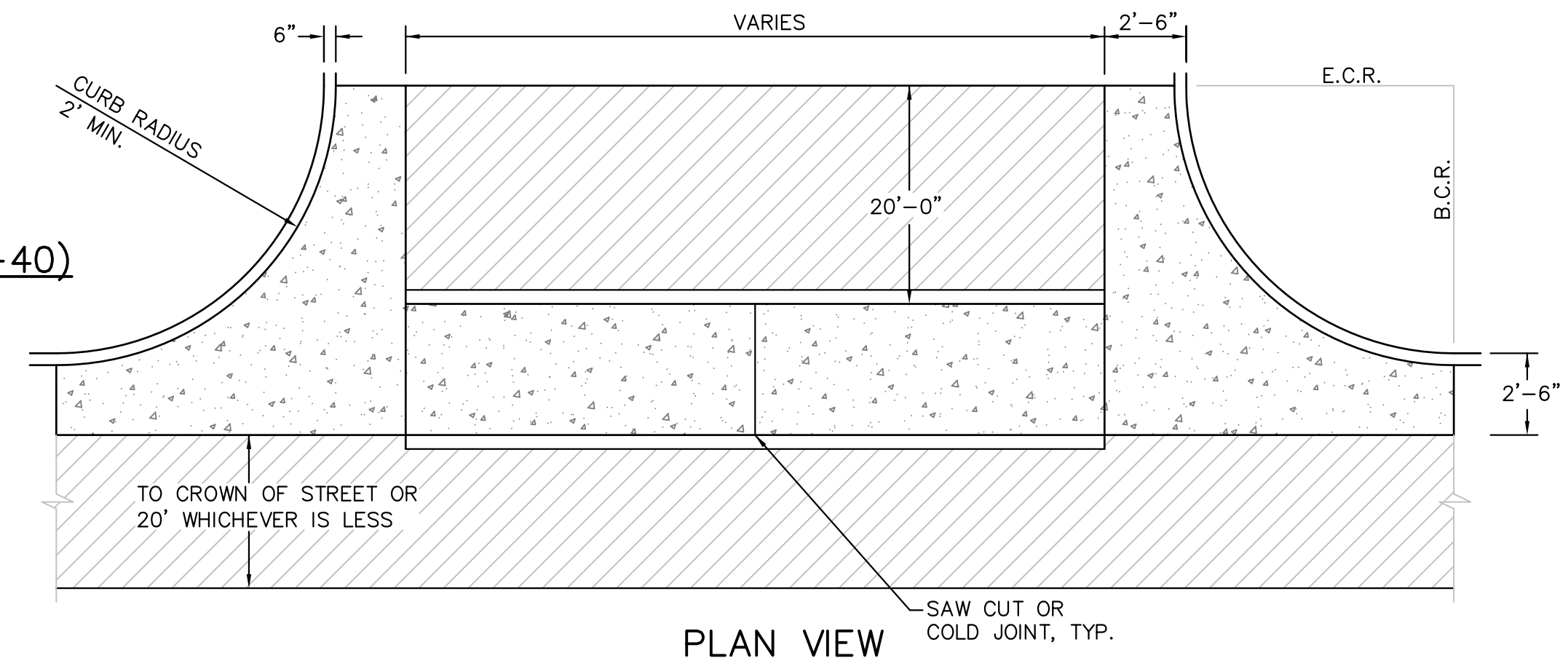
**CURB DETAILS (ECM SD 2-20)**



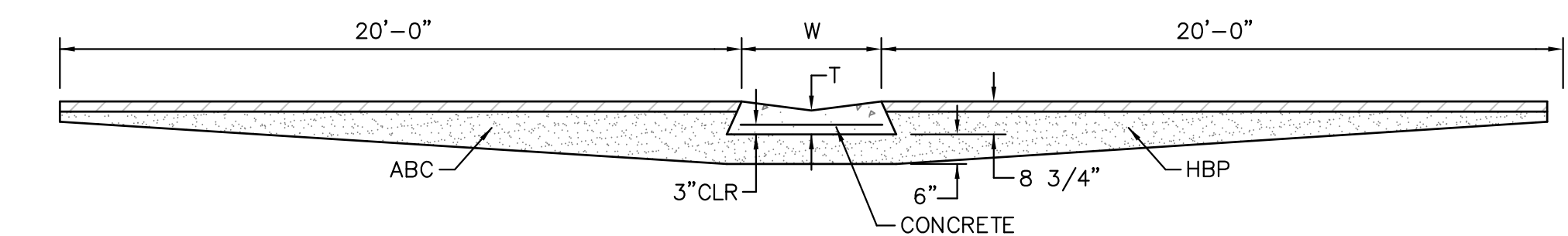
**PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD 2-40)**  
NO SCALE



**CURB TRANSITION DETAIL**  
NTS



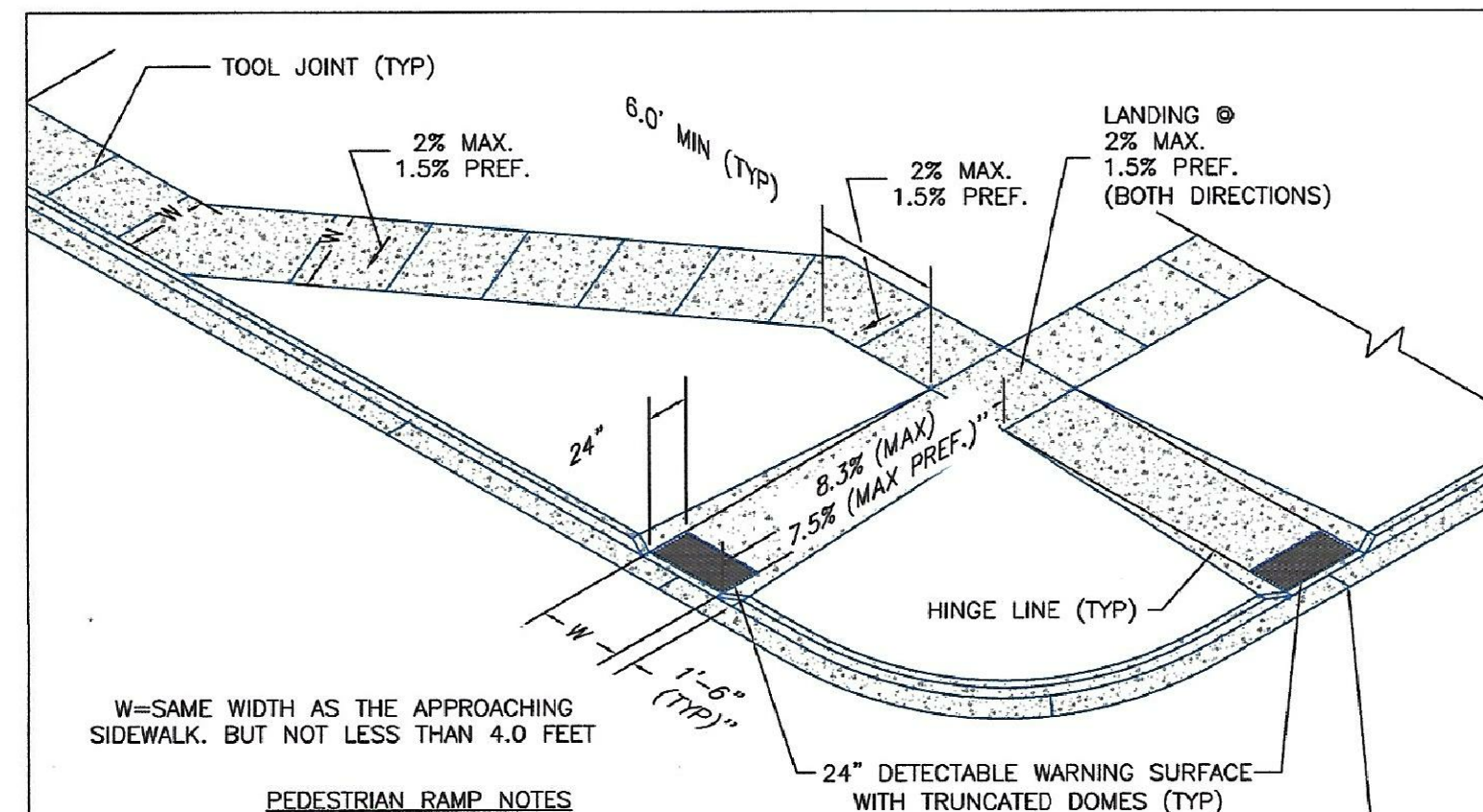
**PLAN VIEW**



**SECTION A - A**

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

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



W=SAME WIDTH AS THE APPROACHING SIDEWALK, BUT NOT LESS THAN 4.0 FEET

**PEDESTRIAN RAMP NOTES**

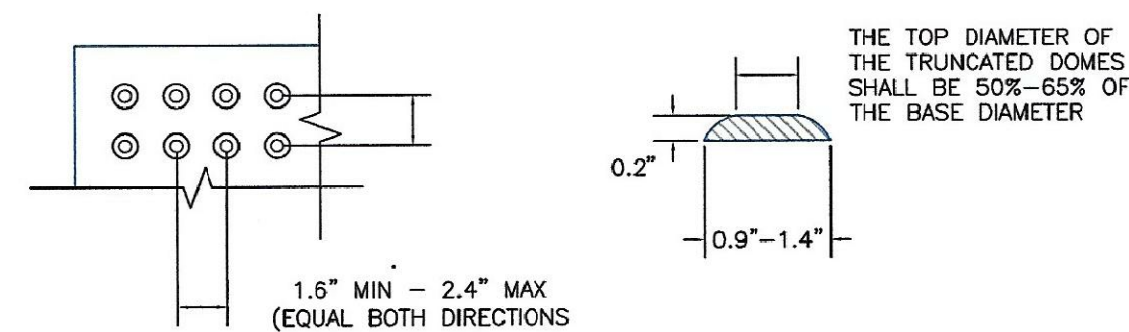
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED,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

**GENERAL NOTES**

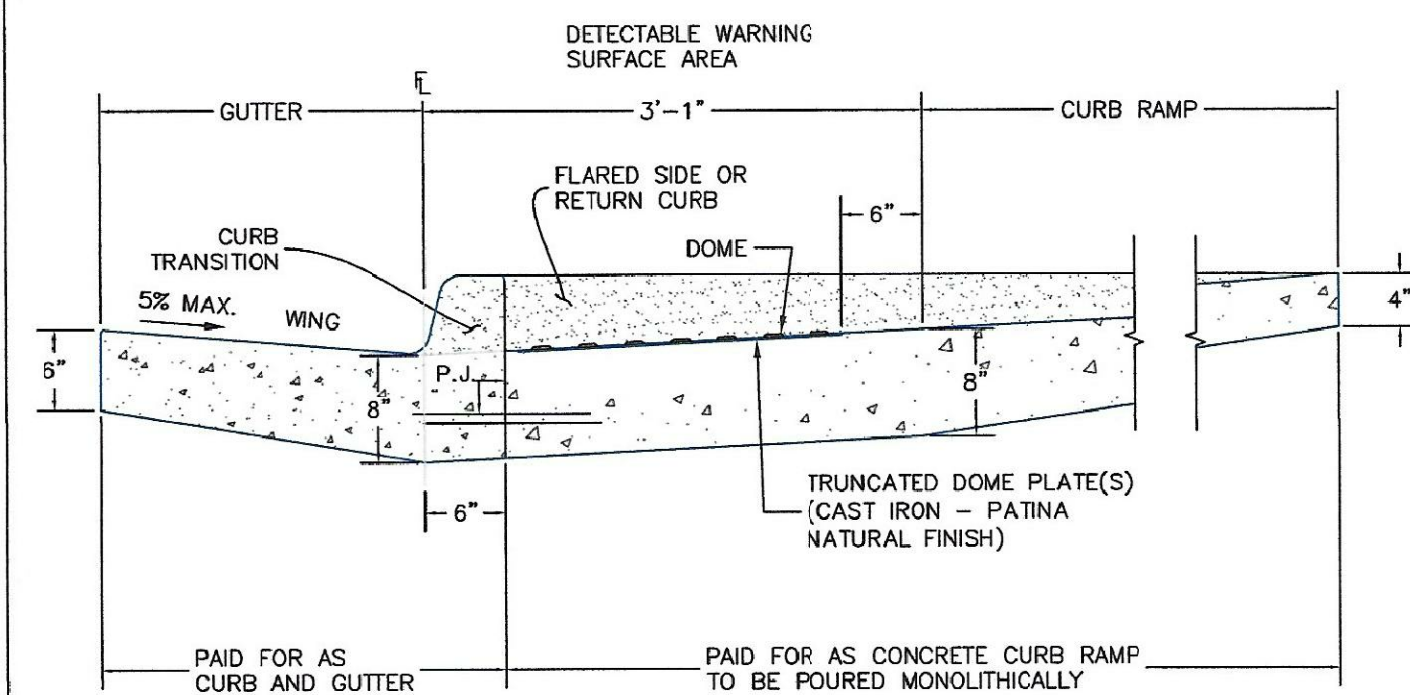
- WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
- PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS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

LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

**TRUNCATED DOME DETAILS**



**DOMES SPACING**      **ELEVATION VIEW**



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

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

DATE APPROVED: 6/23/20 Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	REVISION DATE: 6/23/20 FILE NAME: SD_2-41	DEPARTMENT OF PUBLIC WORKS
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DATE APPROVED: 6/23/20 Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	REVISION DATE: 6/23/20 FILE NAME: SD_2-42	DEPARTMENT OF PUBLIC WORKS
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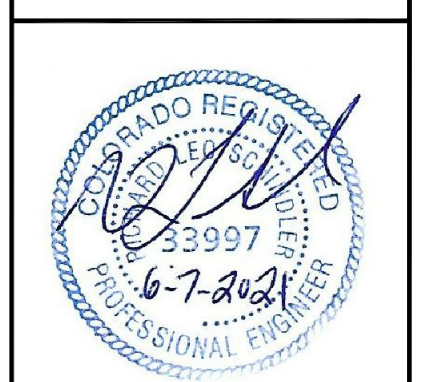
PREPARED FOR:  
**LORSON, LLC**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-5200  
CONTACT: JEFF MARK

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

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**ROADWAY DETAIL SHEET**



DATE: JUNE 7, 2021
PROJECT NO. 100.062
SHEET NUMBER C10.1
TOTAL SHEETS: 42

**AS-BUILT**  
**STREET-STM**  
**DEC 29, 2022**



**GENERAL NOTES:**  
 1. FOR LENGTH (L) 10 FT. OR MORE, PROVIDE MAINTENANCE ACCESS AT BOTH ENDS WITH AN ADDITIONAL MANHOLE RING AND COVER. CUT REINFORCEMENT BAR ACCORDINGLY.  
 2. STATION POINT AT MIDPOINT OF INLET. MARK FLOORING.  
 3. MEET SHAPE OF NORMAL BARBERS CURB AND GUTTER HERE.  
 4. SEE CHANNEL LAYOUT ON SHEET 2.  
 5. WHEN A TYPE R CURB IS USED WITH MANHOLE RING AND COVER, 3 FT. TRANSITION SHALL BE CONSTRUCTED. TRANSITION SHALL BE 90° FOR 25 CURB AND GUTTER.  
 6. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 7. PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE.  
 8. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 9. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 10. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 11. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 12. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 13. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 14. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 15. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 16. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 17. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 18. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 19. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 20. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 21. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 22. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 23. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 24. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 25. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 26. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 27. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 28. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 29. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.  
 30. 2" x 2" INLET SHALL BE 24" O.C.P. STEEL ROD WITH 3/4" x 3/4" PLATE.

**Computer File Information**  
 Creation Date: 07/04/12 Initials: DD  
 Last Modification Date: 07/04/12 Initials: LTA  
 User: rls  
 Drawing File Name: 8040120202.dwg  
 CAD Type: MicroStation V8 Scale: Not to Scale Units: English

**Sheet Revisions**

**Colorado Department of Transportation**  
 4200 East Arkansas Avenue  
 Denver, Colorado 80222  
 Phone: (303) 757-9600  
 Project Development Branch DD/LTA Issued By: Project Development Branch July 4, 2012

**CURB INLET TYPE R** STANDARD PLAN NO. M-604-12  
 Sheet No. 1 of 2

**GENERAL NOTES:**  
 1. CONCRETE SHALL BE CAST IN PLACE OR PRECAST.  
 2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.  
 3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 198.  
 4. CURB FACE ASSEMBLY SHALL BE CALIBRATED AFTER SETTING.  
 5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.  
 6. REINFORCING BARS SHALL BE SET AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE ALL REINFORCING BARS SHALL BE EPOXY COATED.  
 7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.  
 8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.  
 9. SINCE PIPE DIMENSIONS VARY FROM THE MANHOLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK QUANTITIES INCLUDE WEIGHTS OCCUPYING BY PIPES.  
 10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.  
 11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

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

BAR #	SITE	C.C. SPACING	ALL INLETS				INLETS H ≤ 5 FT.				INLETS H > 5 FT.						
			L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 20 FT.	L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 20 FT.	L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 20 FT.			
401	4	12"	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
402	4	12"	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
403	4	12"	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11

**TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"**

LENGTH	NO. REQS.		CONC. STEEL		CONC. STEEL	
	NO. REQS.	DEEP BOX SHEETS	NO. REQS.	NO. REQS.	NO. REQS.	NO. REQS.
3'-0"	401	402	403	404	405	406
3'-0"	407	408	409	410	411	412
3'-0"	413	414	415	416	417	418
3'-0"	419	420	421	422	423	424
3'-0"	425	426	427	428	429	430
3'-0"	431	432	433	434	435	436
3'-0"	437	438	439	440	441	442
3'-0"	443	444	445	446	447	448
3'-0"	449	450	451	452	453	454
3'-0"	455	456	457	458	459	460
3'-0"	461	462	463	464	465	466
3'-0"	467	468	469	470	471	472
3'-0"	473	474	475	476	477	478
3'-0"	479	480	481	482	483	484
3'-0"	485	486	487	488	489	490
3'-0"	491	492	493	494	495	496
3'-0"	497	498	499	500	501	502
3'-0"	503	504	505	506	507	508
3'-0"	509	510	511	512	513	514
3'-0"	515	516	517	518	519	520

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 Creation Date: 07/04/12 Initials: DD  
 Last Modification Date: 07/04/12 Initials: LTA  
 User: rls  
 Drawing File Name: 8040120202.dwg  
 CAD Type: MicroStation V8 Scale: Not to Scale Units: English

**Sheet Revisions**

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 Project Development Branch DD/LTA Issued By: Project Development Branch July 4, 2012

**CURB INLET TYPE R** STANDARD PLAN NO. M-604-12  
 Sheet No. 2 of 2

**PIPE ID**

48" AND SMALLER	6'-4"
54"	6'-10"
60" AND LARGER	OD + 16"

**NOTES:**  
 1. TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D..  
 2. VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.  
 3. EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE BE A MAXIMUM OF 16" ABOVE THE FLOOR.  
 4. FLOOR OF THE MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., 1/2" PER FT. MIN.). FLOOR SHALL BE SHAPED AND CHANNELLED; SEE SD\_3-2 FOR TYPICAL CHANNEL DETAILS.

**SCALE: NOT TO SCALE**

7/9/09  
 Storm Sewer Manhole Detail Type I Standard Drawing  
 André Brackin  
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 7/9/09 FILE NAME: SD\_3-1

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

**SCALE: NOT TO SCALE**

Storm Sewer Manhole Detail Type II Standard Drawing  
 André P. Brackin  
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 11/10/04 FILE NAME: SD\_3-2

**SCALE: NOT TO SCALE**

9/16/10  
 Storm Sewer Manhole Details Standard Drawing  
 André P. Brackin  
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 9/16/10 FILE NAME: SD\_3-5

**AS-BUILT**  
**STREET-STM**  
**DEC 29, 2022**

EPC 8/24/2021

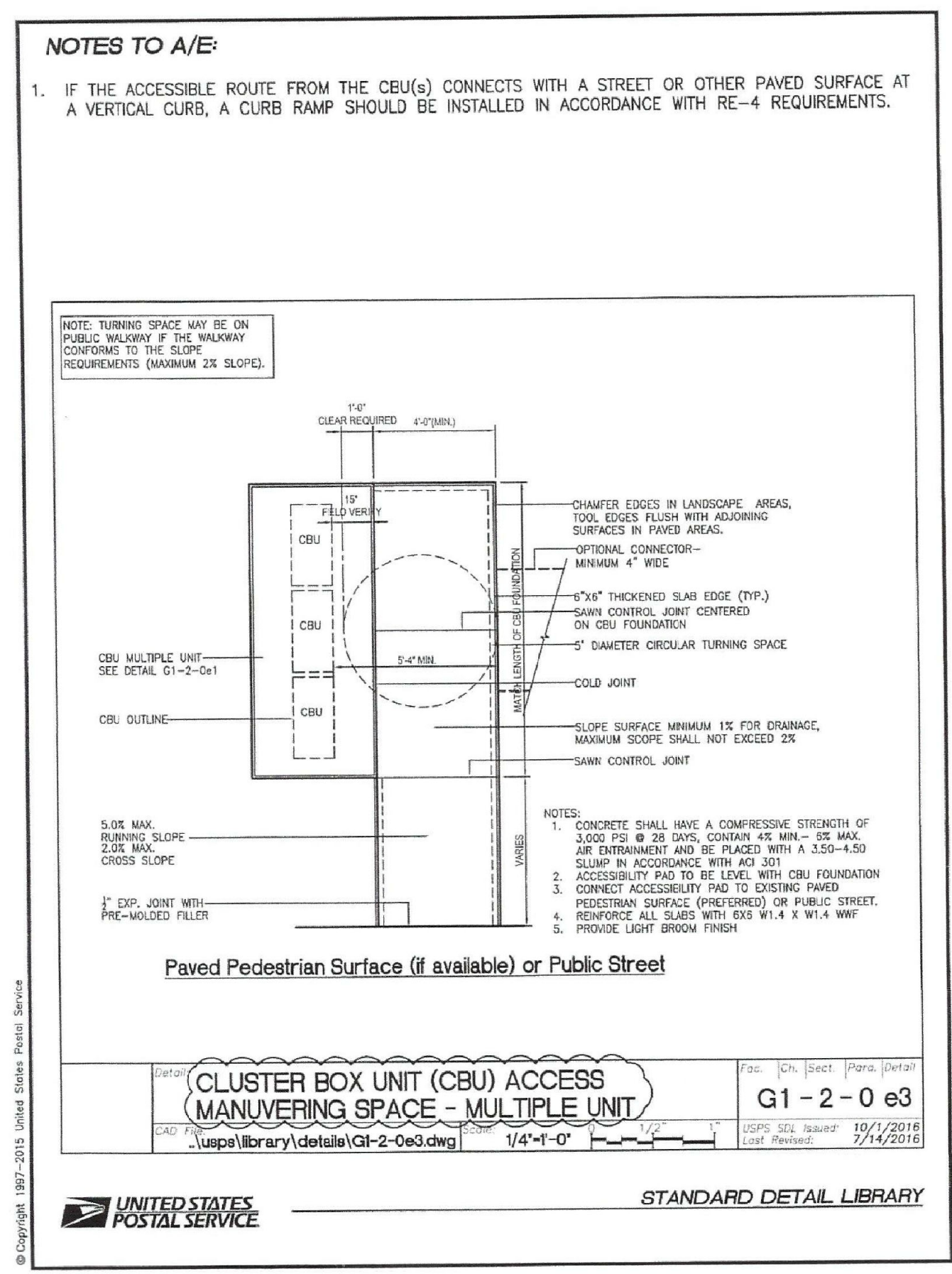
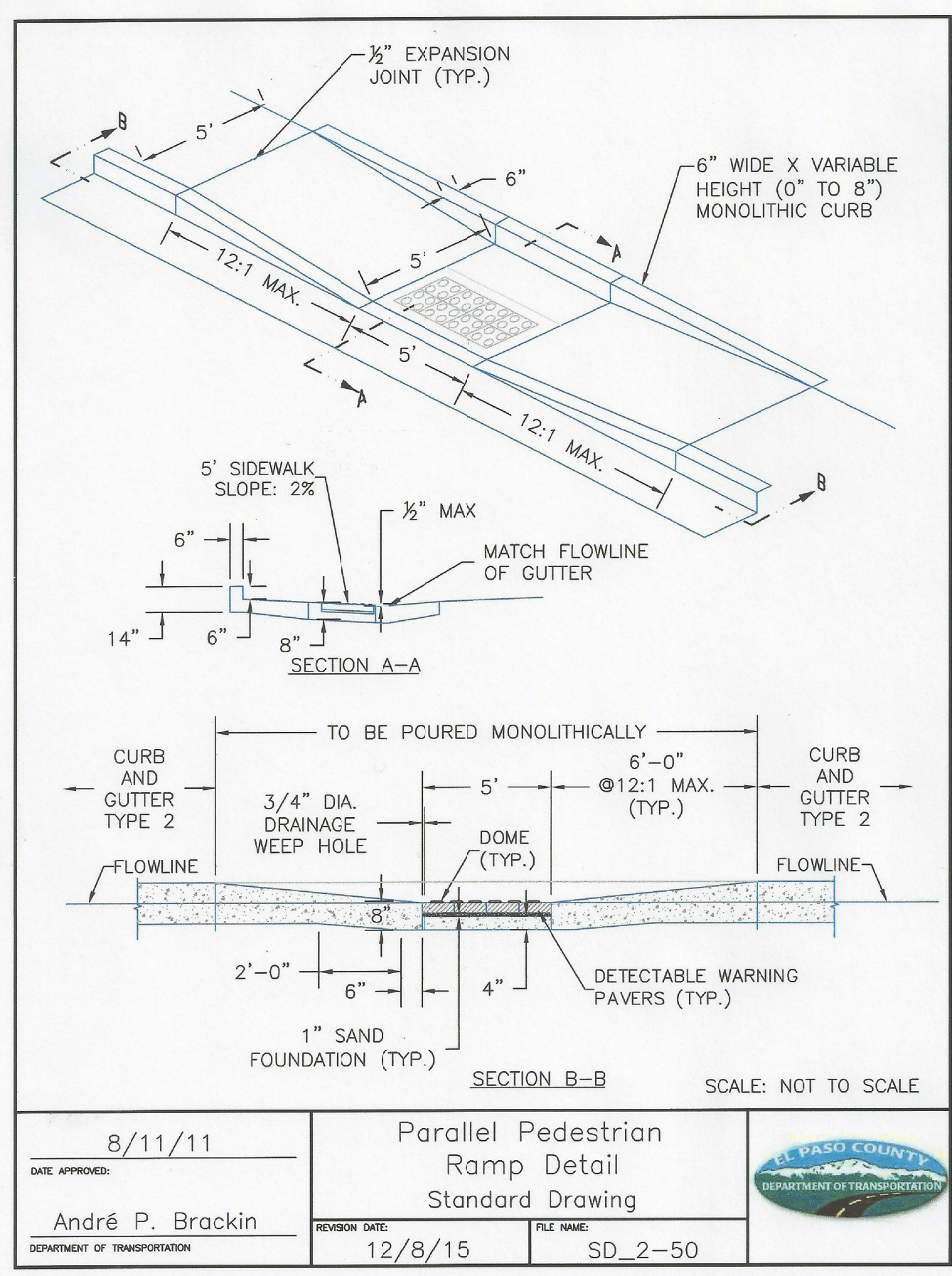
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**THE HILLS AT LORSON RANCH FILING NO. 1**  
 15004 15TH AVE. S. PLUMAS, CO. COLORADO

DATE: JUNE 7, 2021  
 PROJECT NO. 100.062  
 SHEET NUMBER C10.2  
 TOTAL SHEETS: 42





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 EMAIL: rich@cegi.com

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

PREPARED FOR:  
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 (719) 635-5200  
 CONTACT: JEFF MARK

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**ROADWAY DETAIL SHEET**



DATE: JUNE 7, 2021  
 PROJECT NO. 100.062  
 SHEET NUMBER C10.3  
 TOTAL SHEETS: 42

**AS-BUILT**  
 STREET-STM  
 DEC 29, 2022