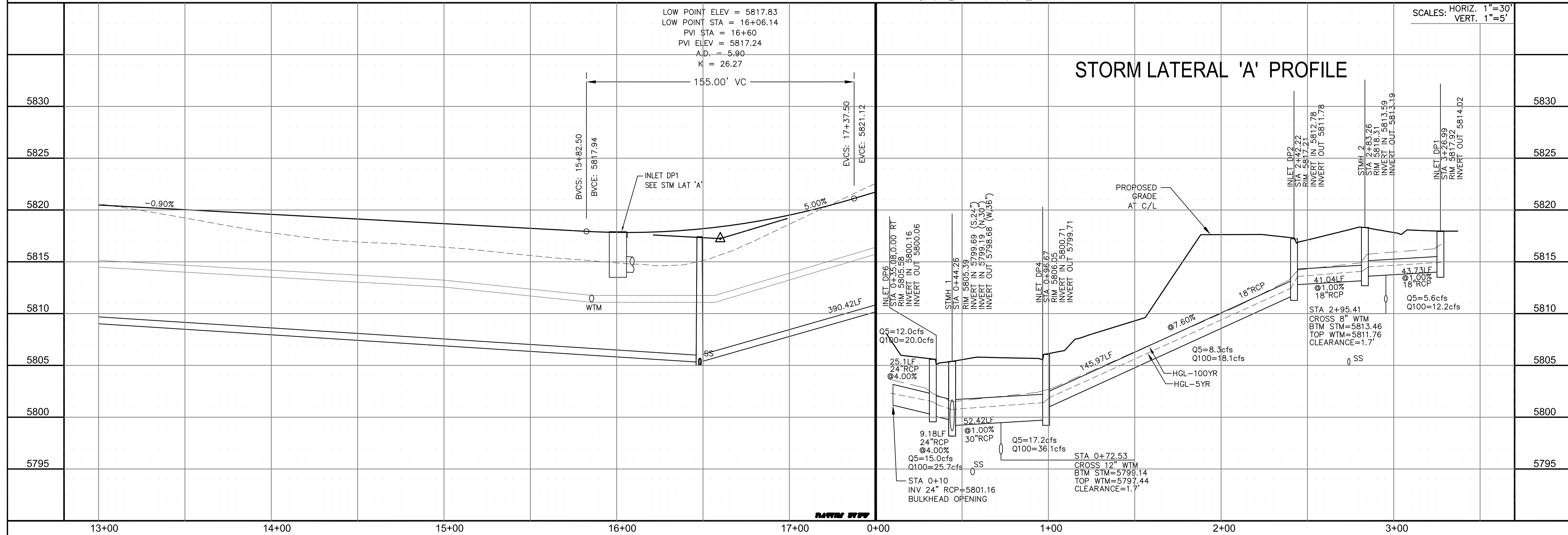
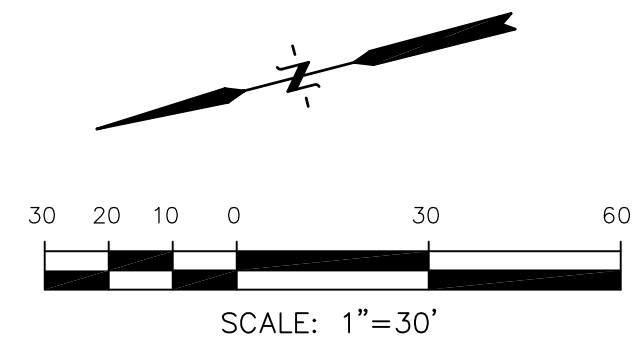
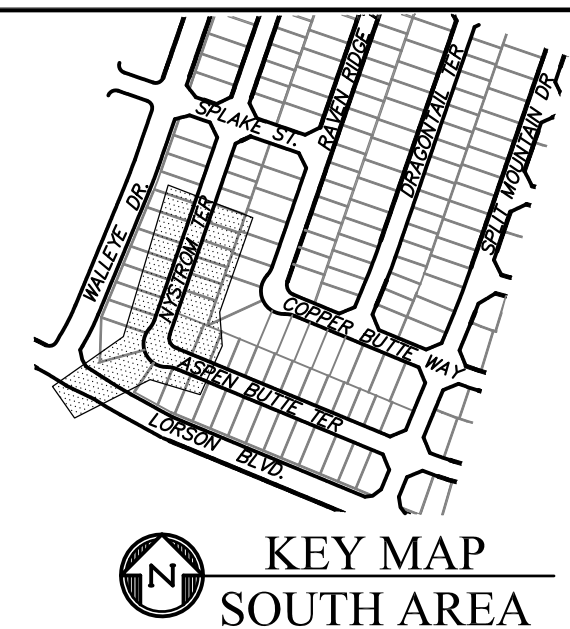
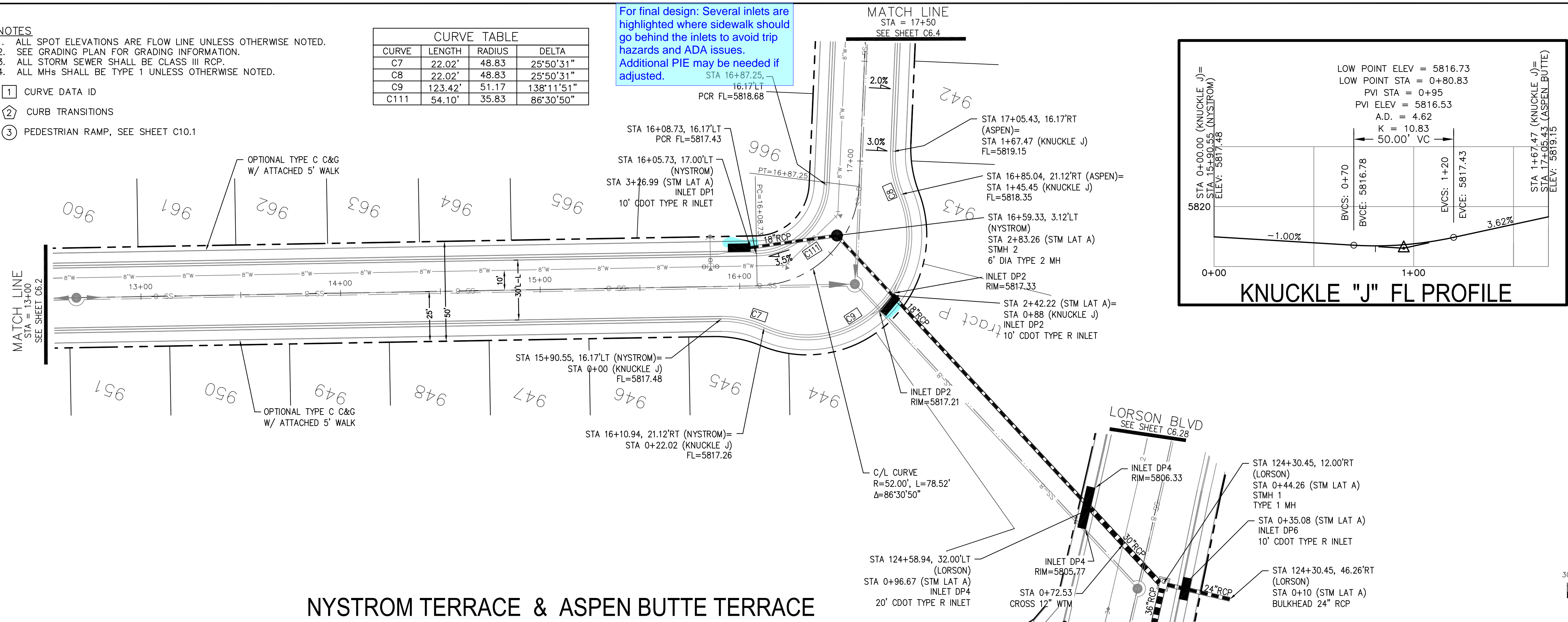


1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

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

For final design: Several inlets are highlighted where sidewalk should go behind the inlets to avoid trip hazards and ADA issues. Additional PIE may be needed if adjusted.



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

DATE:
SEPT, 2021

PROJECT NO.
100.064

SHEET NUMBER
C6.3

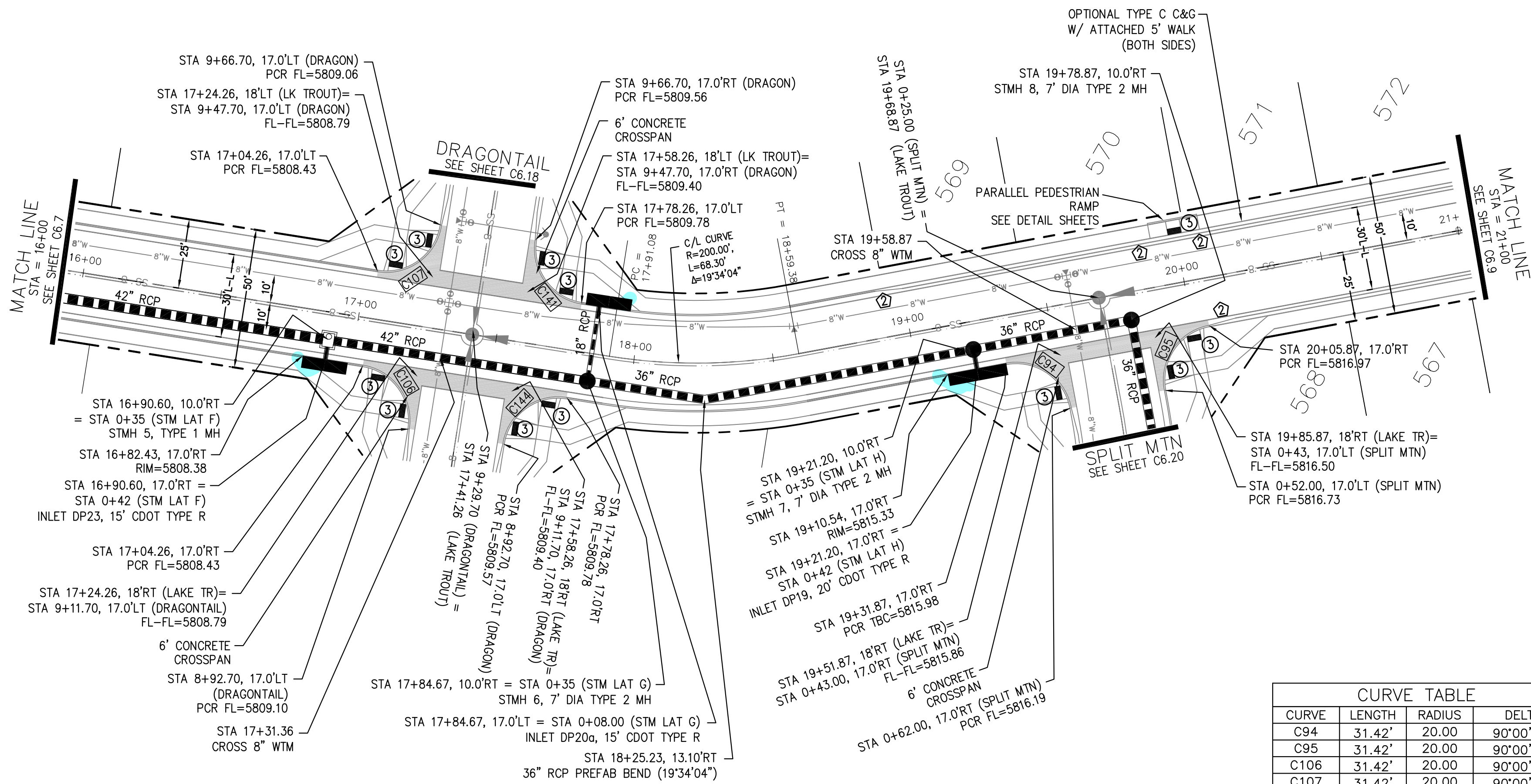
TOTAL SHEETS: 70

CORE

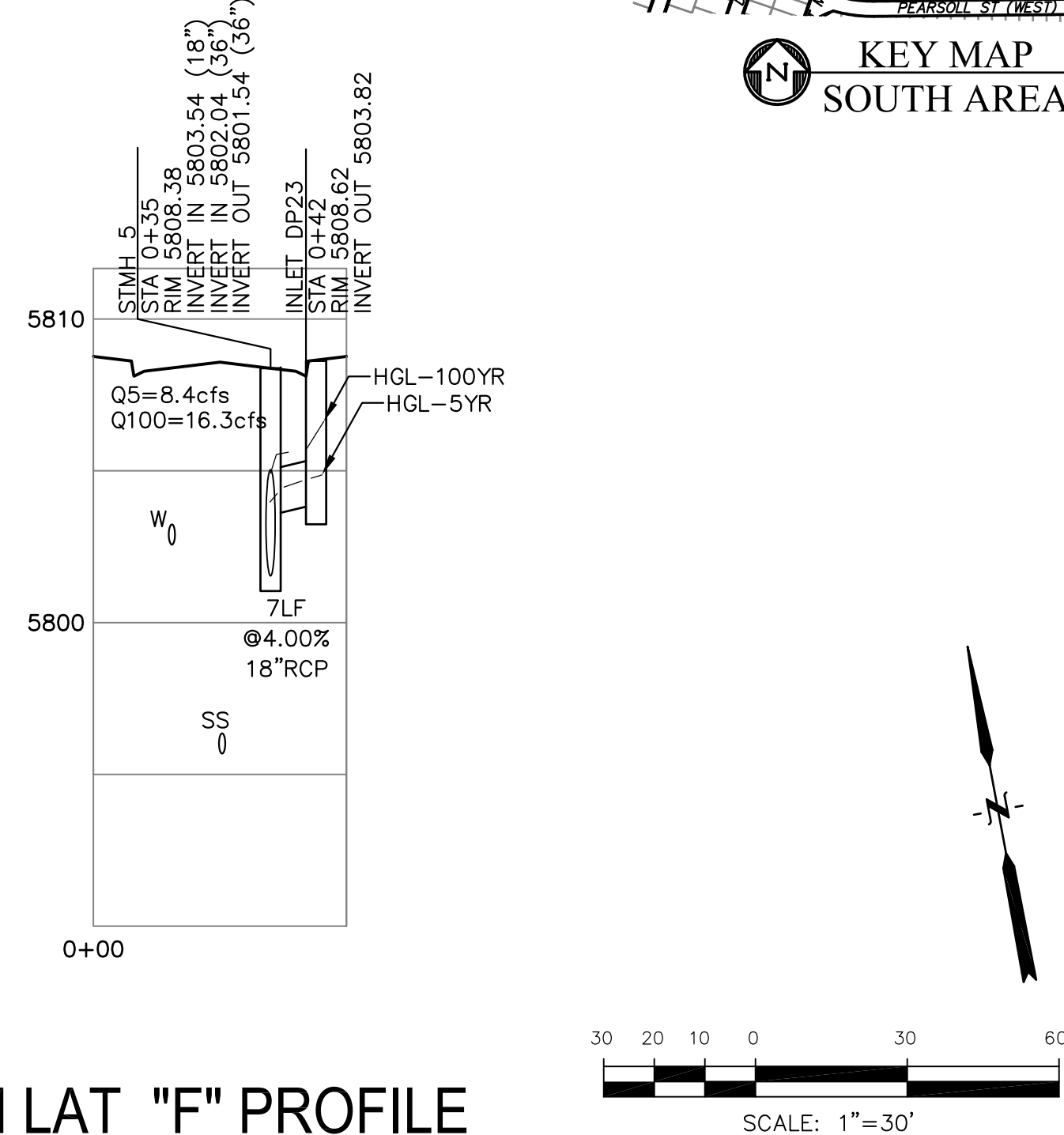
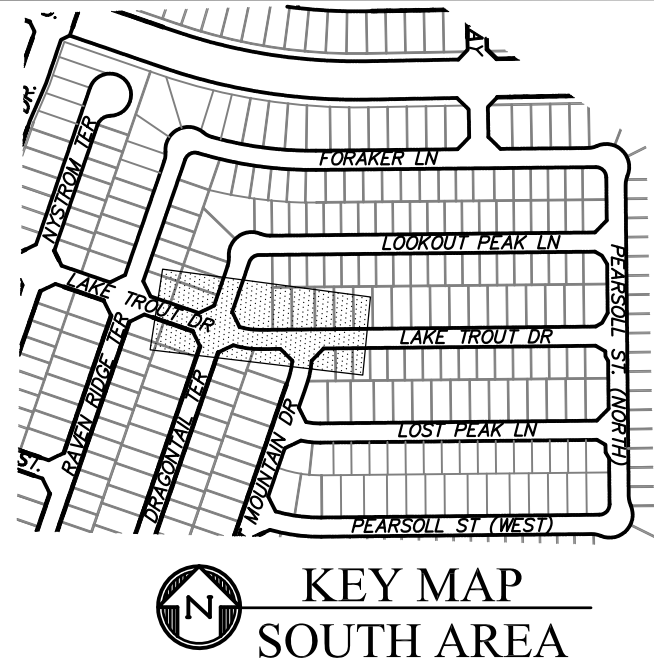
ENGINEERING GROUP

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

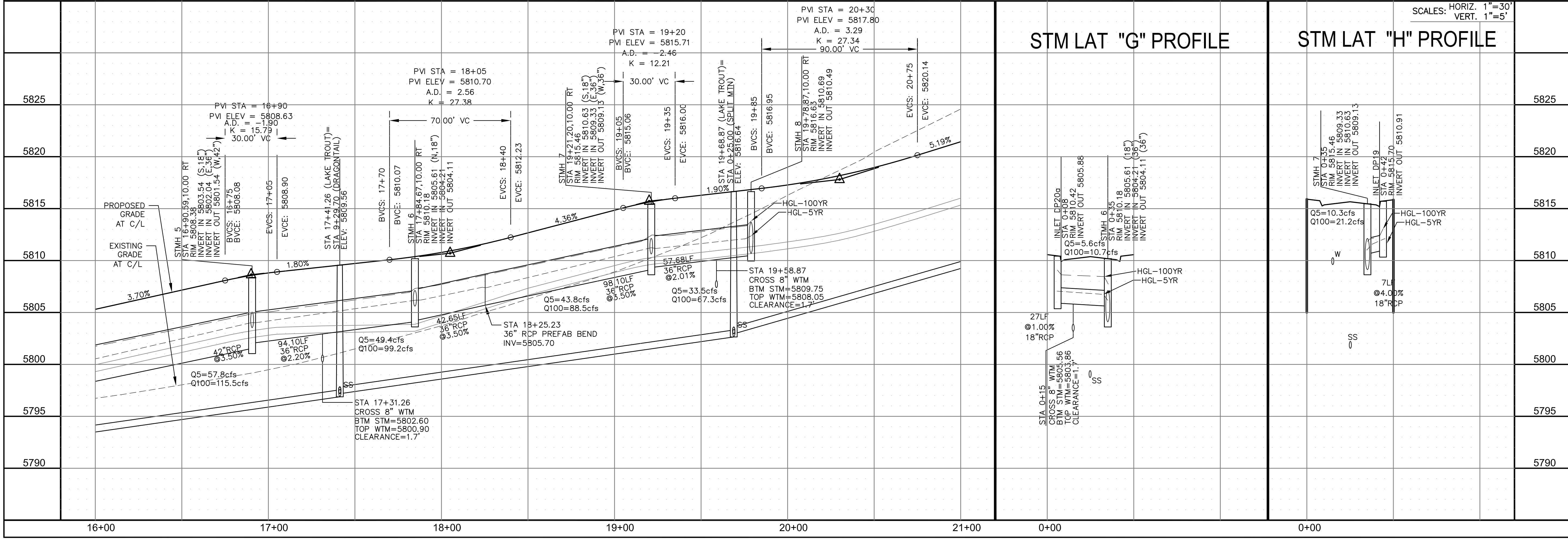


- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- ① CURVE DATA ID
② CURB TRANSITIONS
③ PEDESTRIAN RAMP, SEE SHEET C10.1



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

STM LAT "F" PROFILE



CORE

ENGINEERING GROUP

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

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

PROJECT:

THE RIDGE AT LORSON RANCH
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

STREET / STORM - SOUTH AREA

LAKE TROUT DRIVE

STA 16+00 TO 21+00

DATE:

SEPT, 2021

PROJECT NO.

100.064

SHEET NUMBER

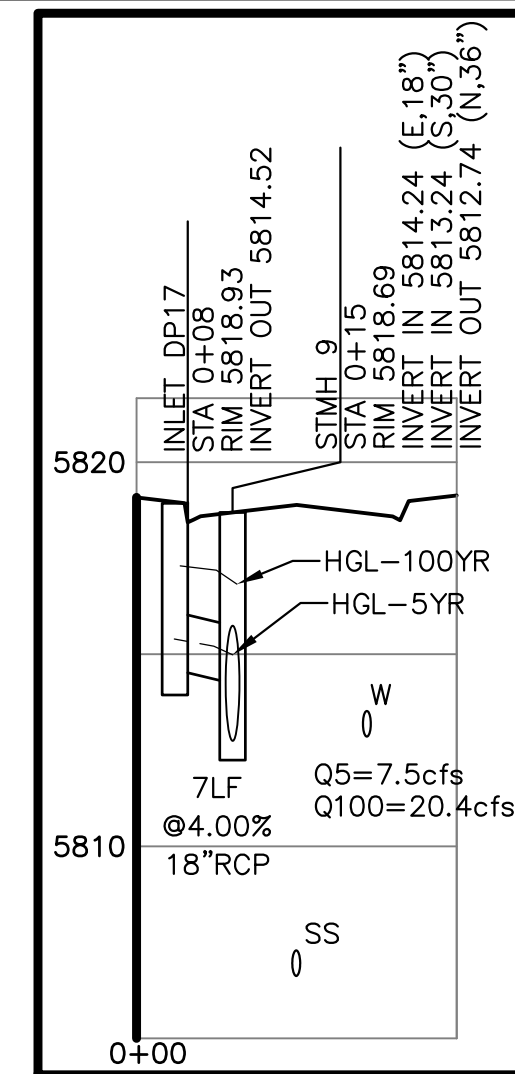
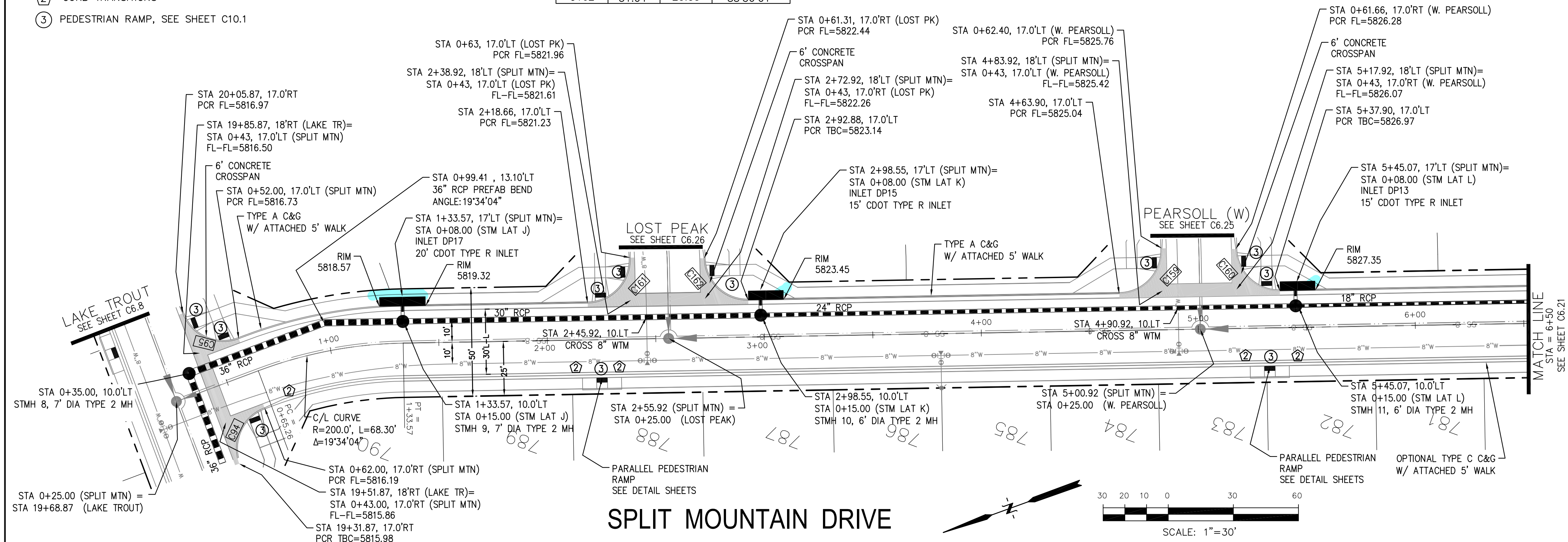
C6.8

TOTAL SHEETS: 70

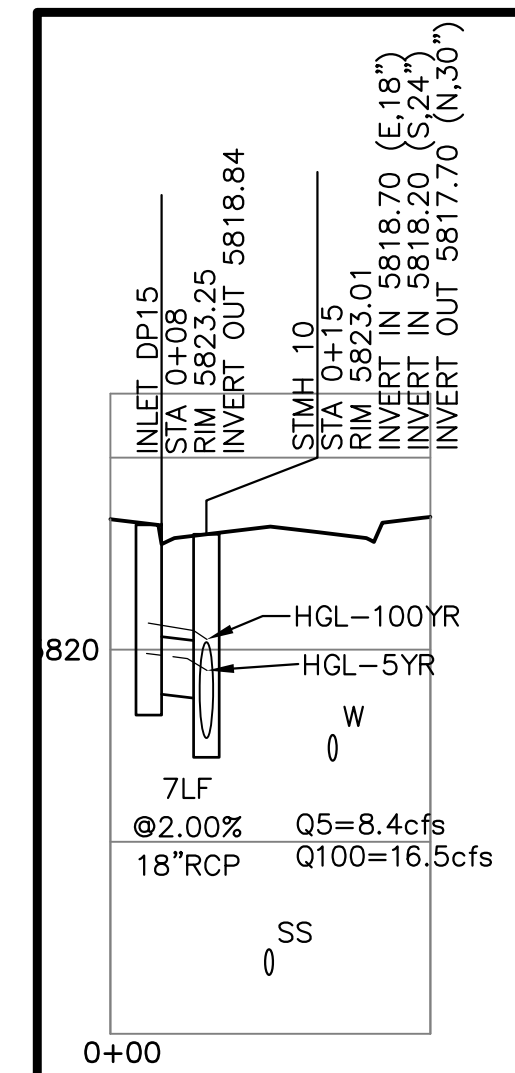
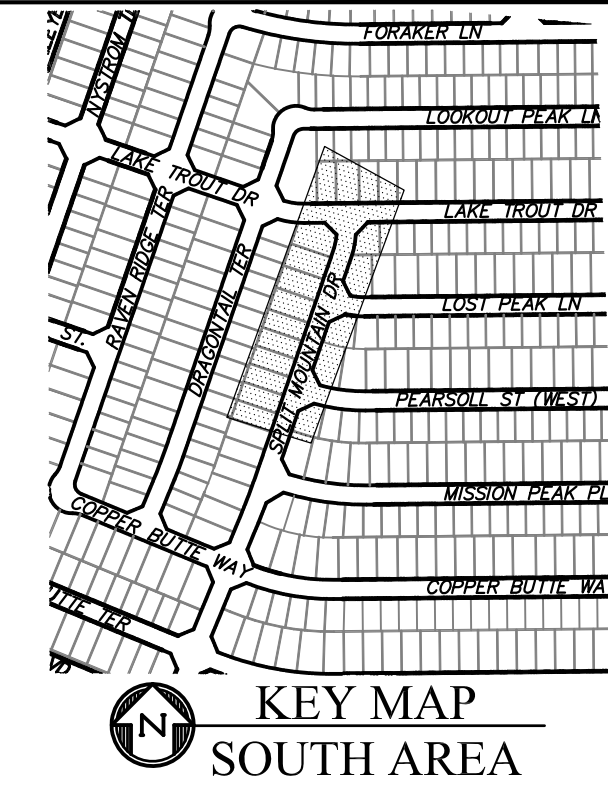
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

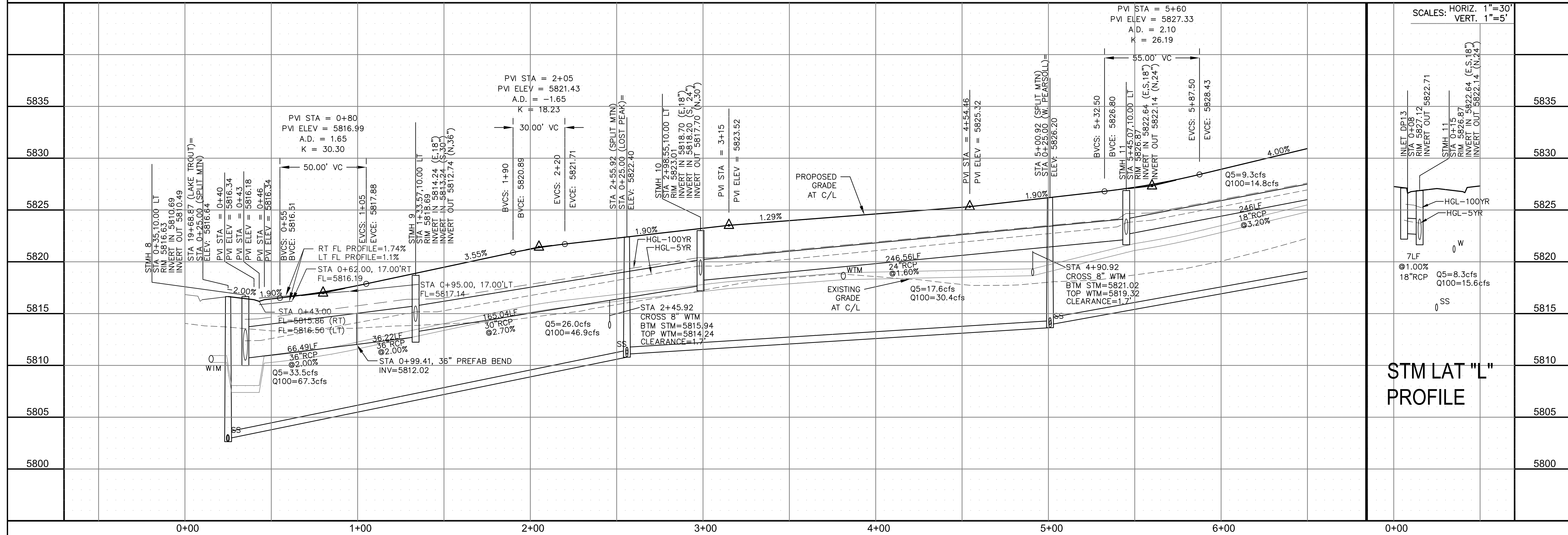
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C94	31.42'	20.00	90°00'00"
C95	31.42'	20.00	90°00'00"
C159	31.63'	20.00	97°37'10"
C160	31.23'	20.00	89°28'33"
C161	31.96'	20.00	91°33'02"
C162	31.04'	20.00	88°56'01"



STM LAT "J" PROFILE



STM LAT "K" PROFILE



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

DATE:
SEPT, 2021

PROJECT NO.
100.064

SHEET NUMBER
C6.20

TOTAL SHEETS: 70

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

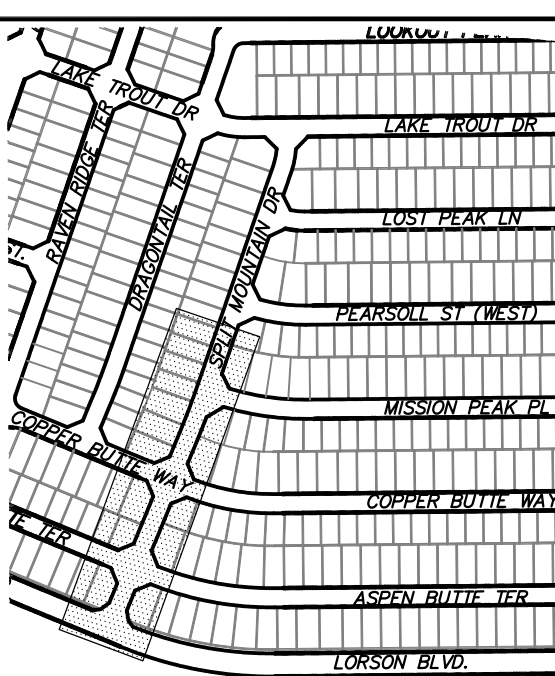
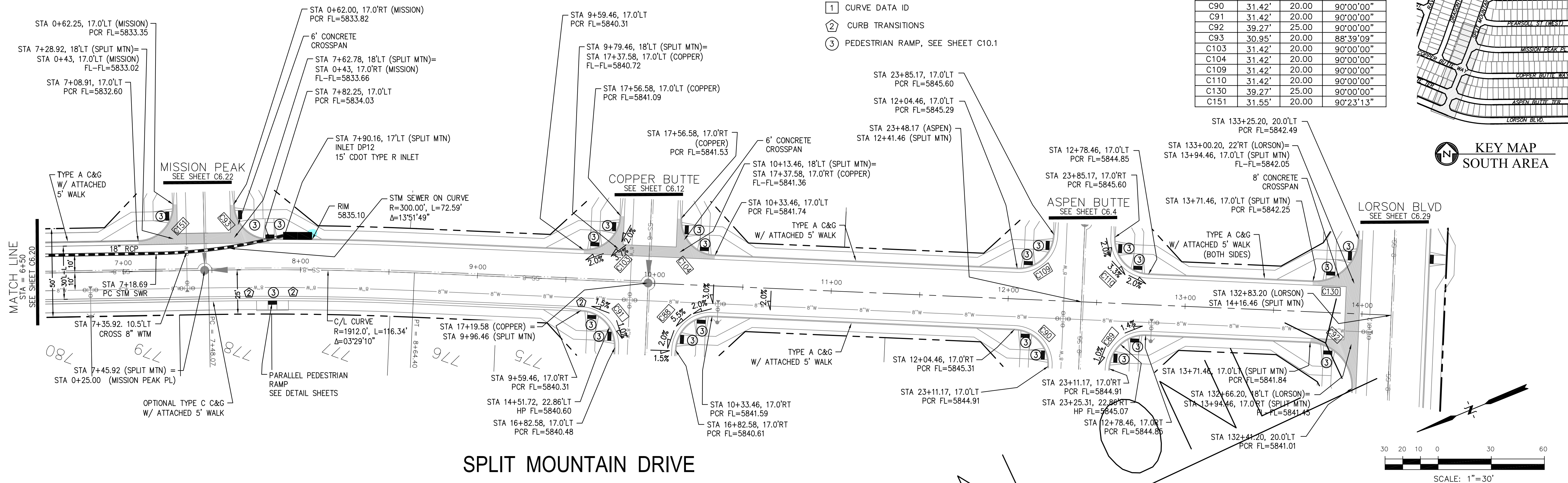
ION	DATE

PREPARED FOR:

LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 675-7300

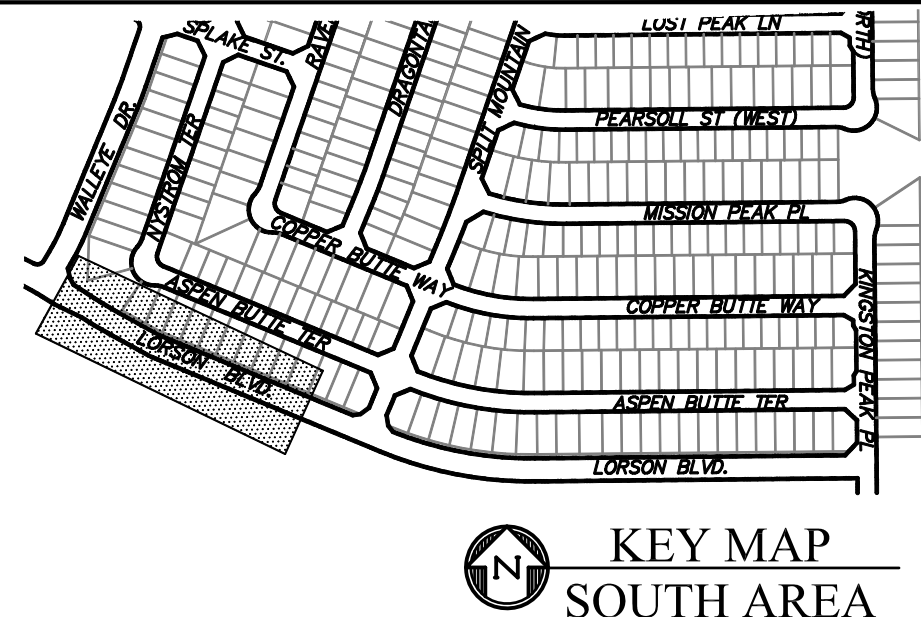
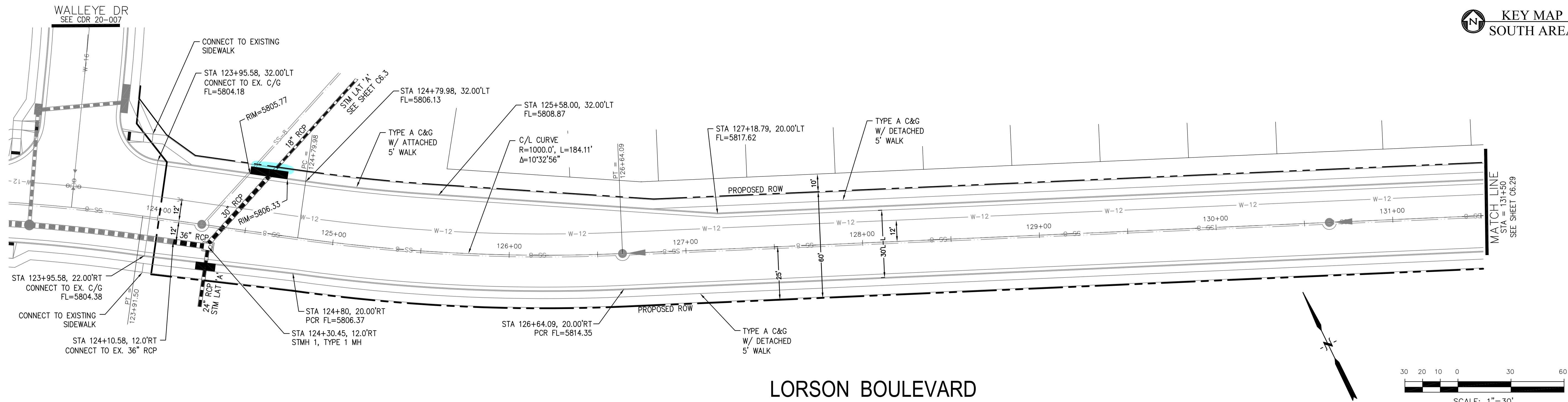
T: THE RIDGE AT LORSON RANCH
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, CO 80904

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS



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

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



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

ION	DATE

PREPARED FOR:

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

DES
CT: THE RIDGE AT LORSON RANCH FONTAINE BLVD. - WALLEYE DR COLORADO SPRINGS, COLORADO

DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS

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

DATE:
SEPT, 2021

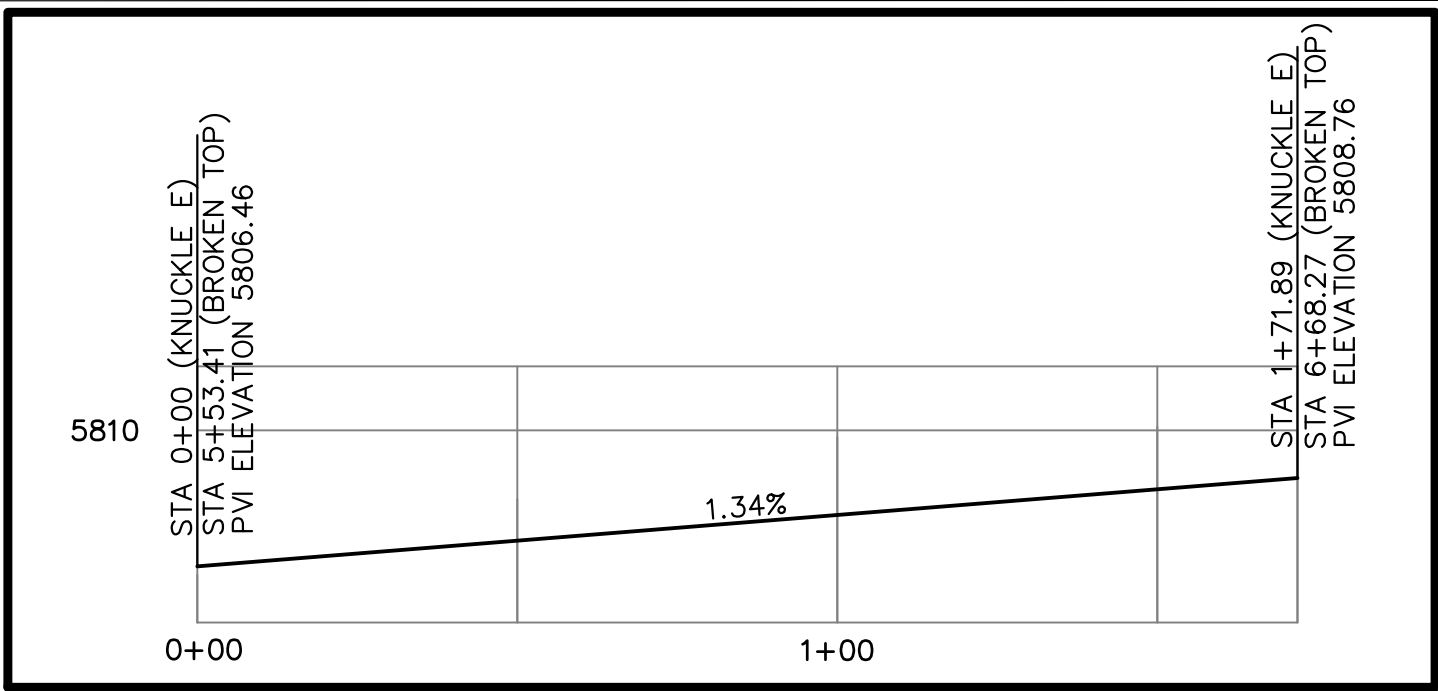
PROJECT NO.
100.064

SHEET NUMBER
C6.28

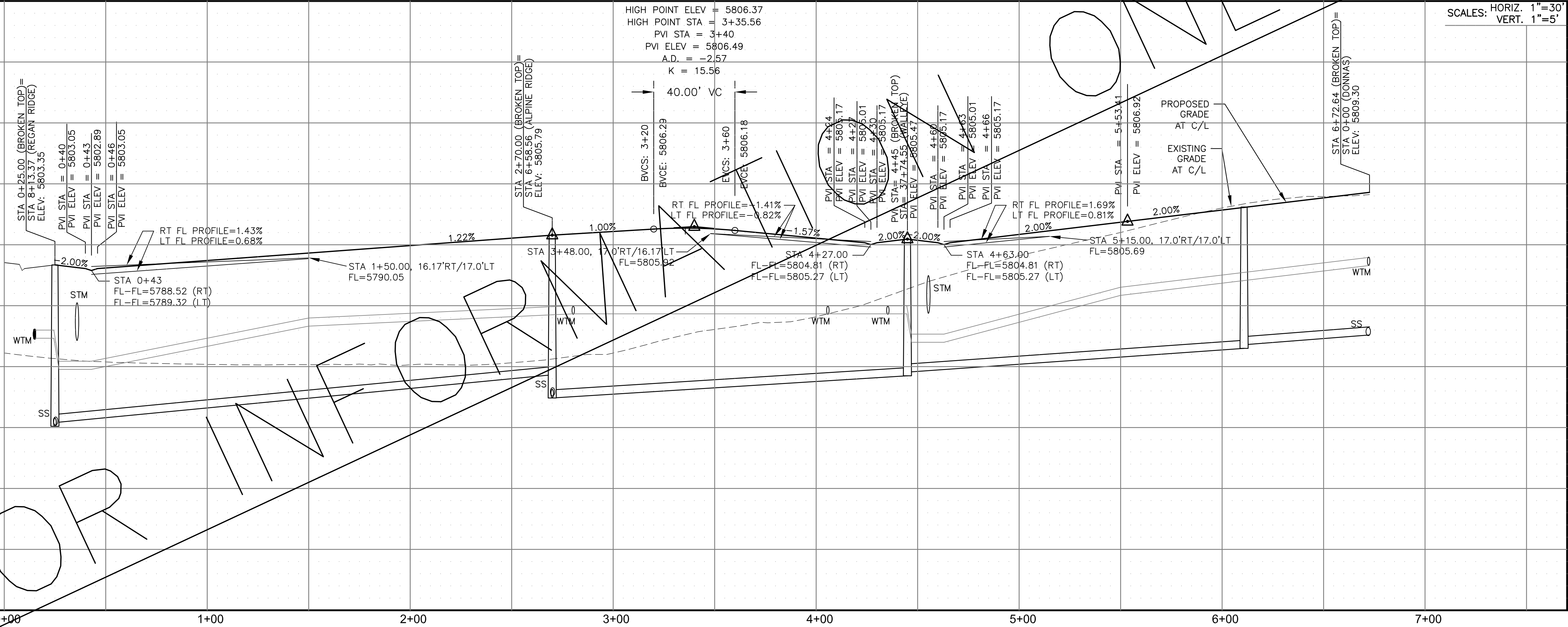
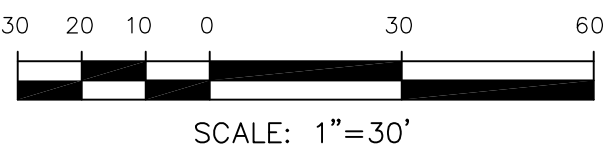
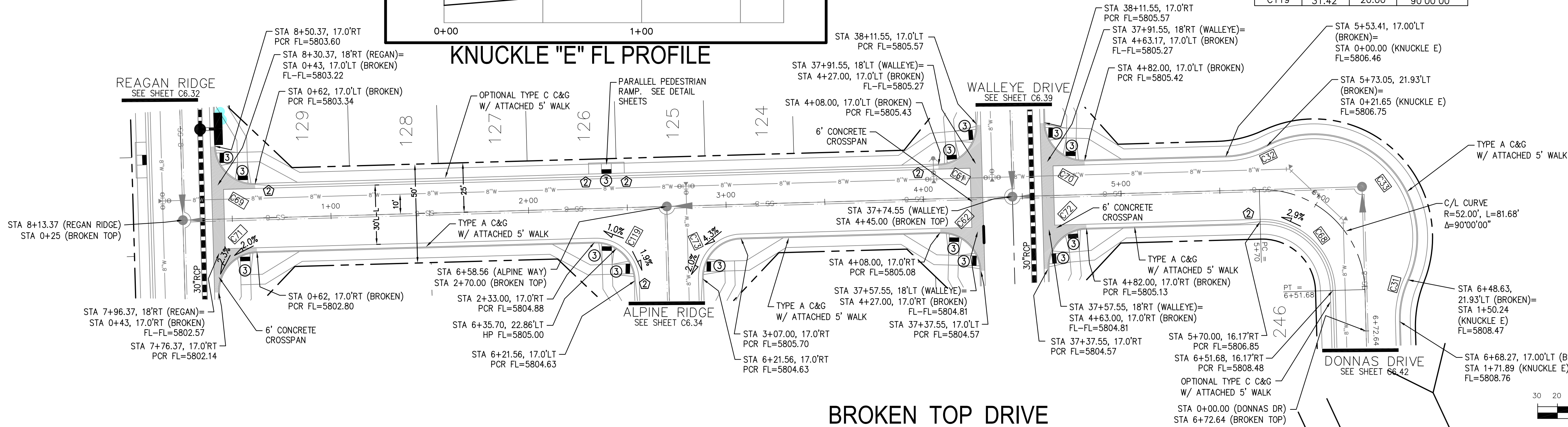
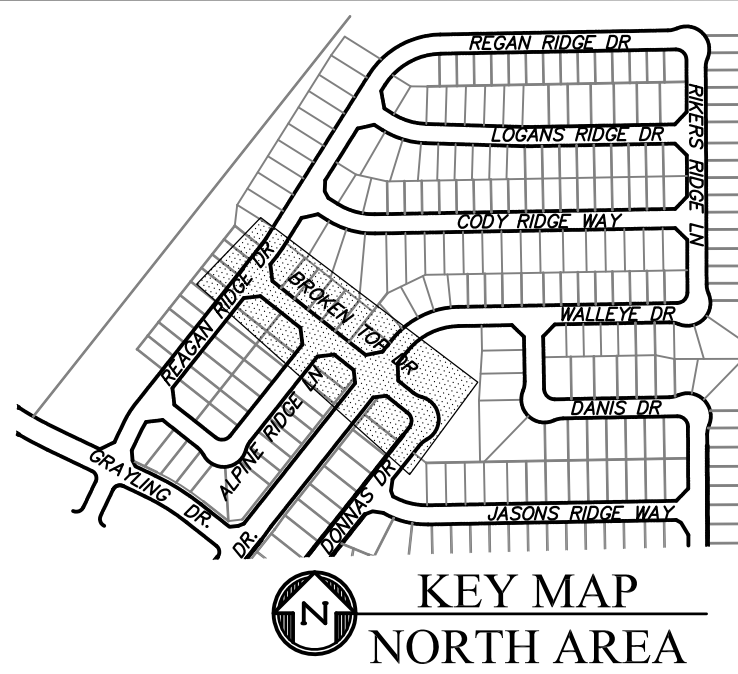
TOTAL SHEETS: 70

- 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
C31	21.65'	48.00	25°50'31"
C32	21.65'	48.00	25°50'31"
C33	128.59'	52.00	141°41'02"
C61	31.42'	20.00	90°00'00"
C62	31.42'	20.00	90°00'00"
C68	56.28'	35.83	90°00'00"
C69	31.42'	20.00	90°00'00"
C70	31.42'	20.00	90°00'00"
C71	31.42'	20.00	90°00'00"
C72	31.42'	20.00	90°00'00"
C73	31.42'	20.00	90°00'00"
C119	31.42'	20.00	90°00'00"



STREET / STORM - NORTH AREA

BROKEN TOP DRIVE

STA 0+00 TO 6+72

CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNESVILLE, MO 65306
PHONE: 660.881.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

PROJECT:
THE RIDGE AT LORSON RANCH
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DATE:
SEPT, 2021

PROJECT NO.
100.064

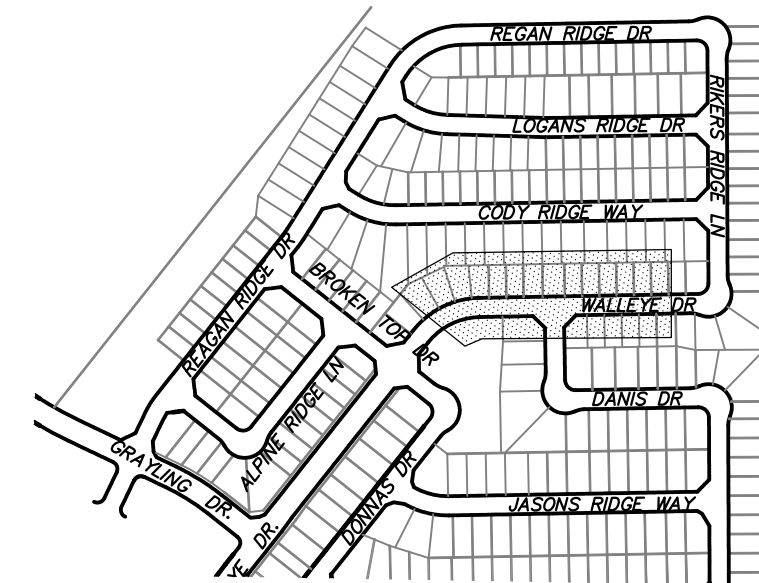
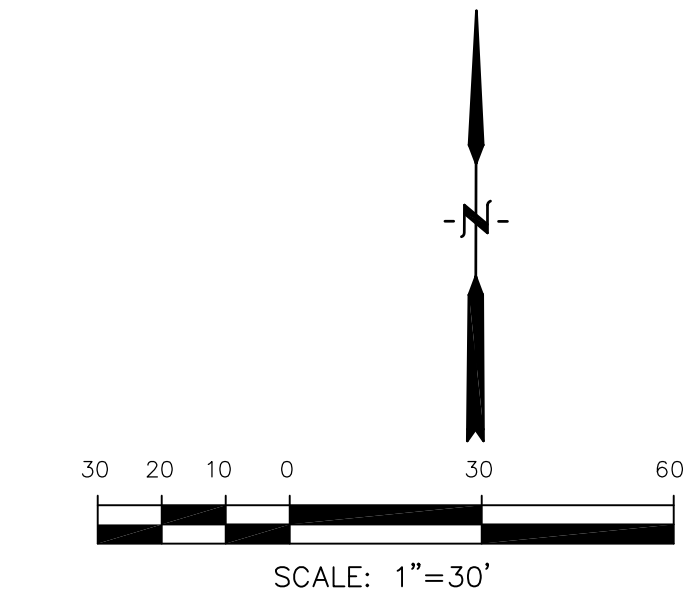
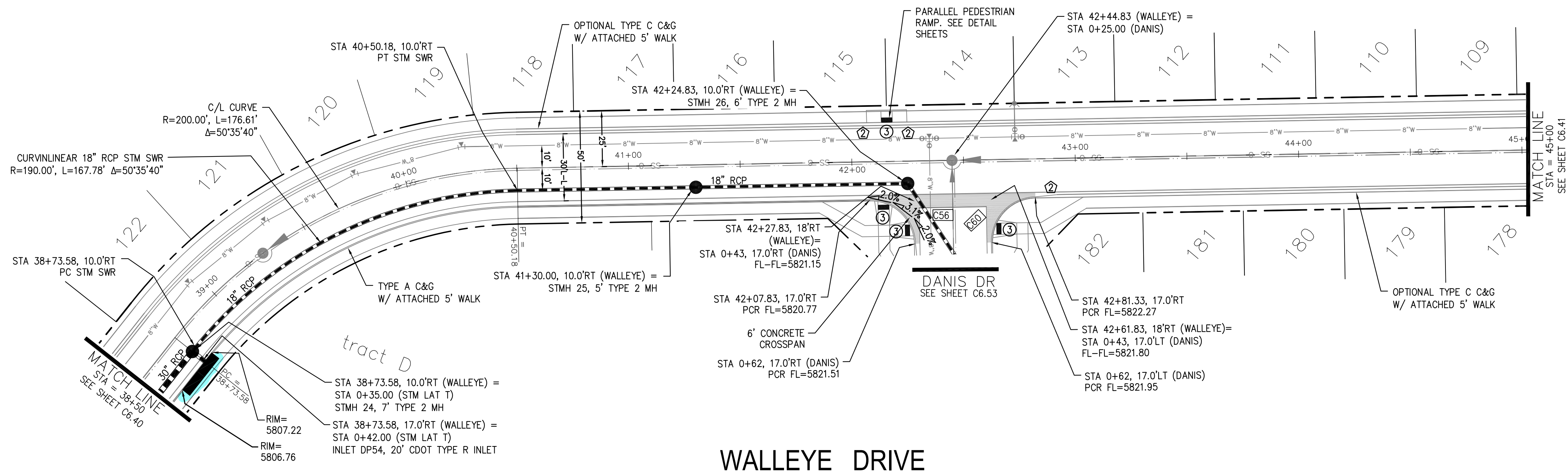
SHEET NUMBER
C6.35

TOTAL SHEETS: 70

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
C56	31.42'	20.00	90°00'00"
C60	31.42'	20.00	90°00'00"



 KEY MAP
NORTH AREA

CORE

ENGINEERING GROUP

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

ATE

DESCRIPTION

No.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PREPARED FOR: JORSON LLC

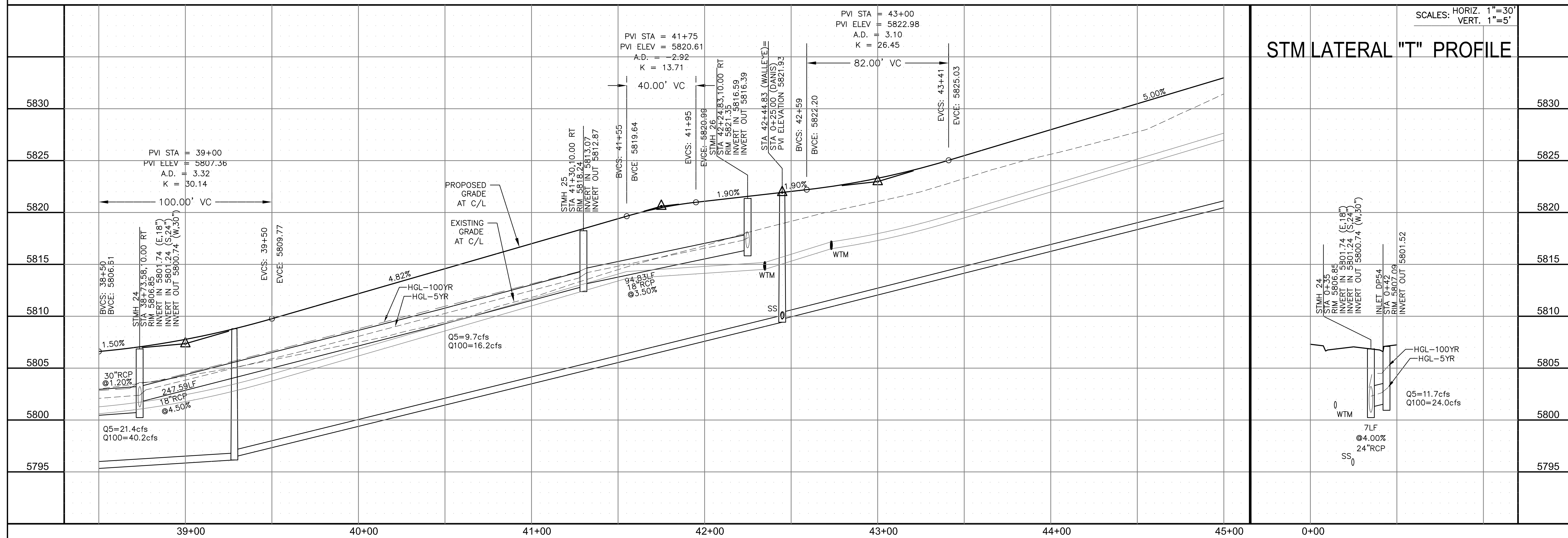
GEORGE AT LUKSON RANCH

FONTAINE BLVD - WALLEYE DR

(719) 635-3200
CONTACT: JEFF MARK

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

STM LATERAL "T" PROFILE



STREET / STORM - NORTH AREA

WALLEYE DRIVE

STA 38+50 TO 45+00

DATE: _____
IPT, 2021

PROJECT NO.
100.064

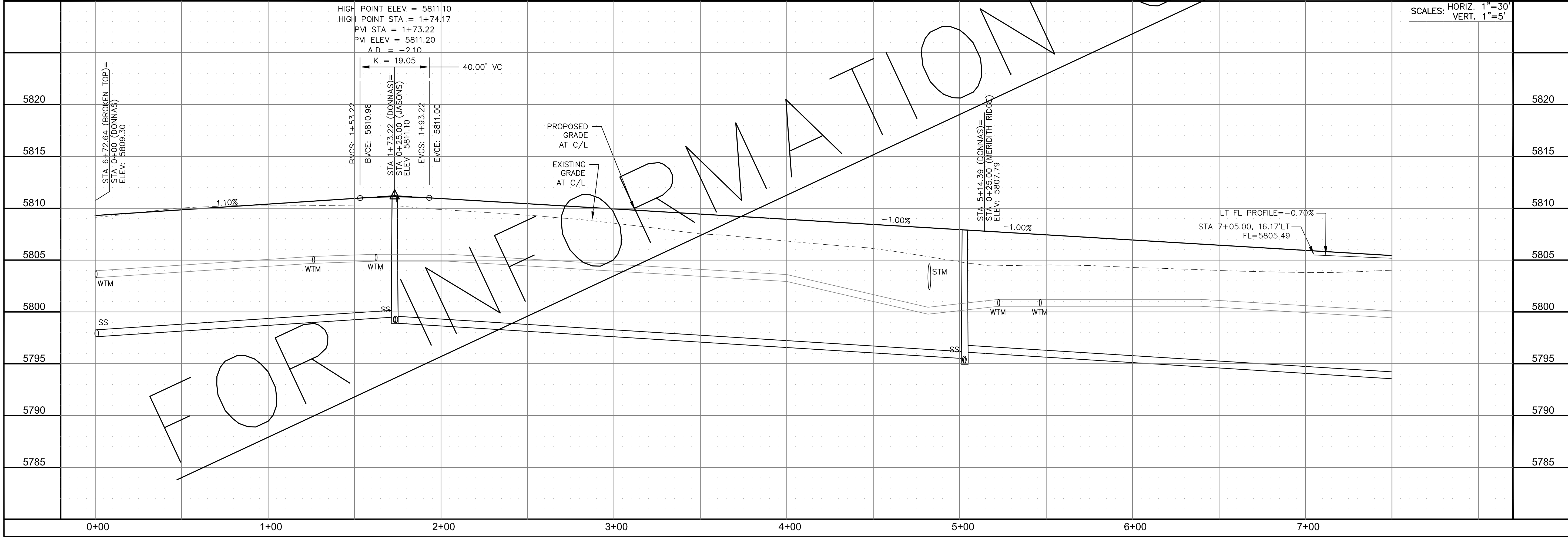
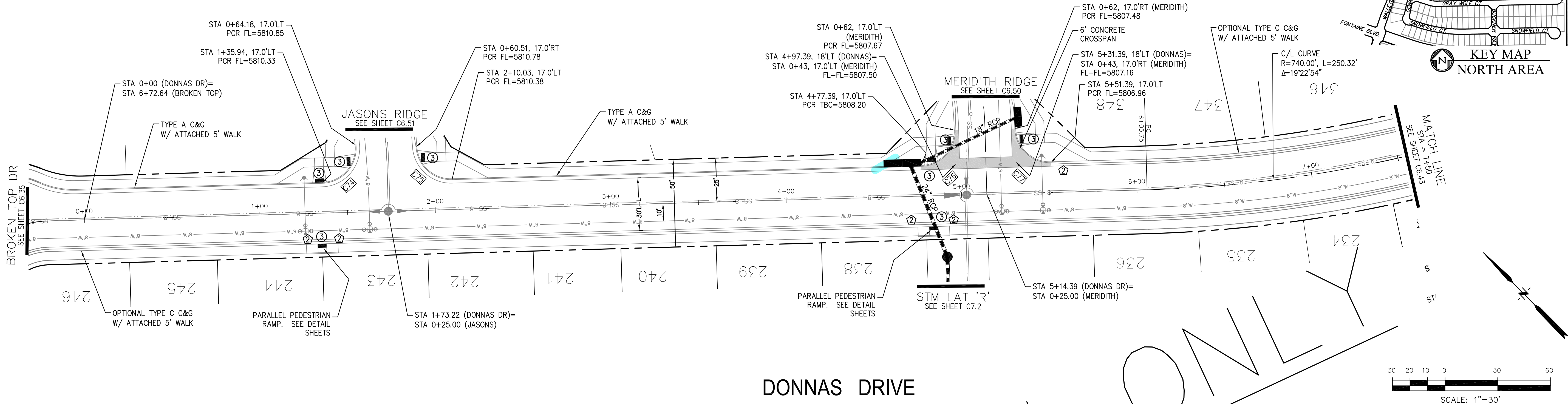
SHEET NUMBER
C6.40

TOTAL SHEETS: 70

- 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
C74	32.59'	20.00	93°22'15"
C75	30.61'	20.00	87°40'56"
C76	31.36'	20.00	89°49'51"
C77	31.46'	20.00	90°06'59"



CORE

ENGINEERING GROUP

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

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

PROJECT:

THE RIDGE AT LORSON RANCH
FONTAINE BLVD. - WALLEYE DR
COLORADO SPRINGS, COLORADO

STREET / STORM - NORTH AREA

DONNAS DRIVE
STA 0+00 TO 7+50

DATE:
SEPT, 2021

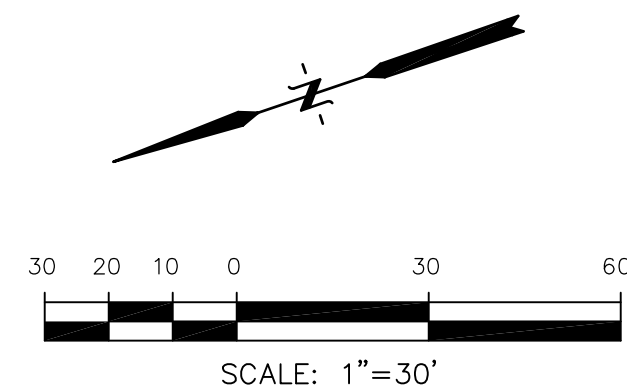
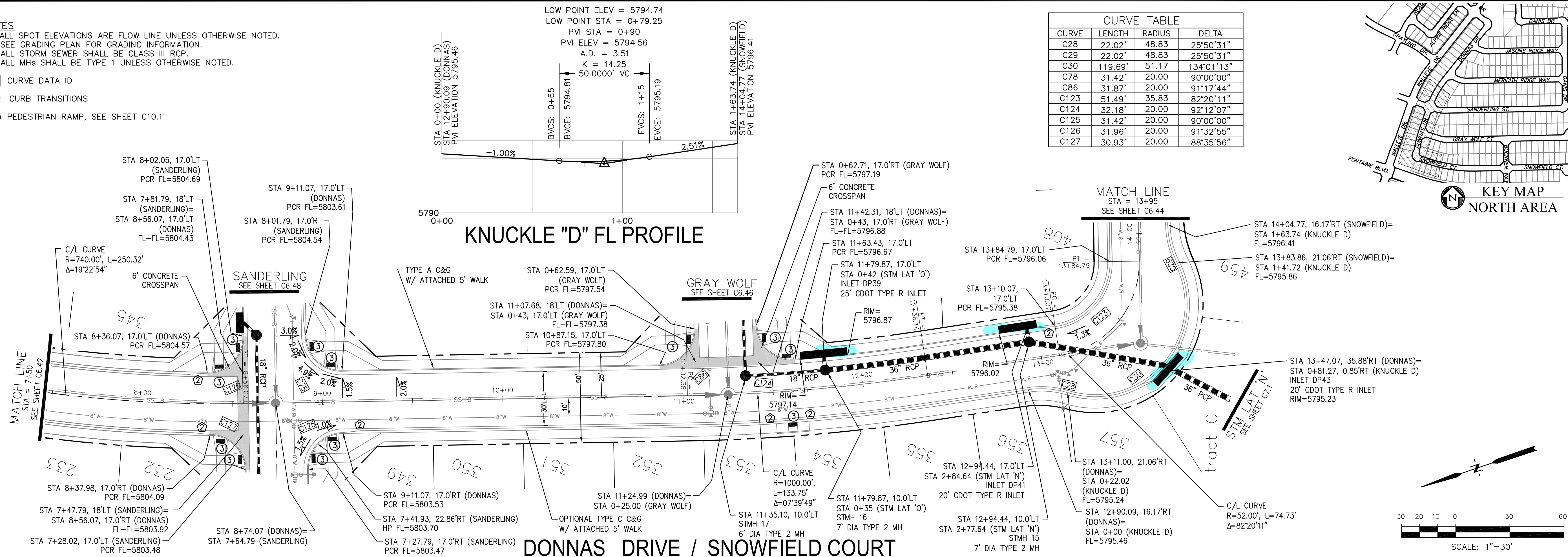
PROJECT NO.
100.064

SHEET NUMBER
C6.42

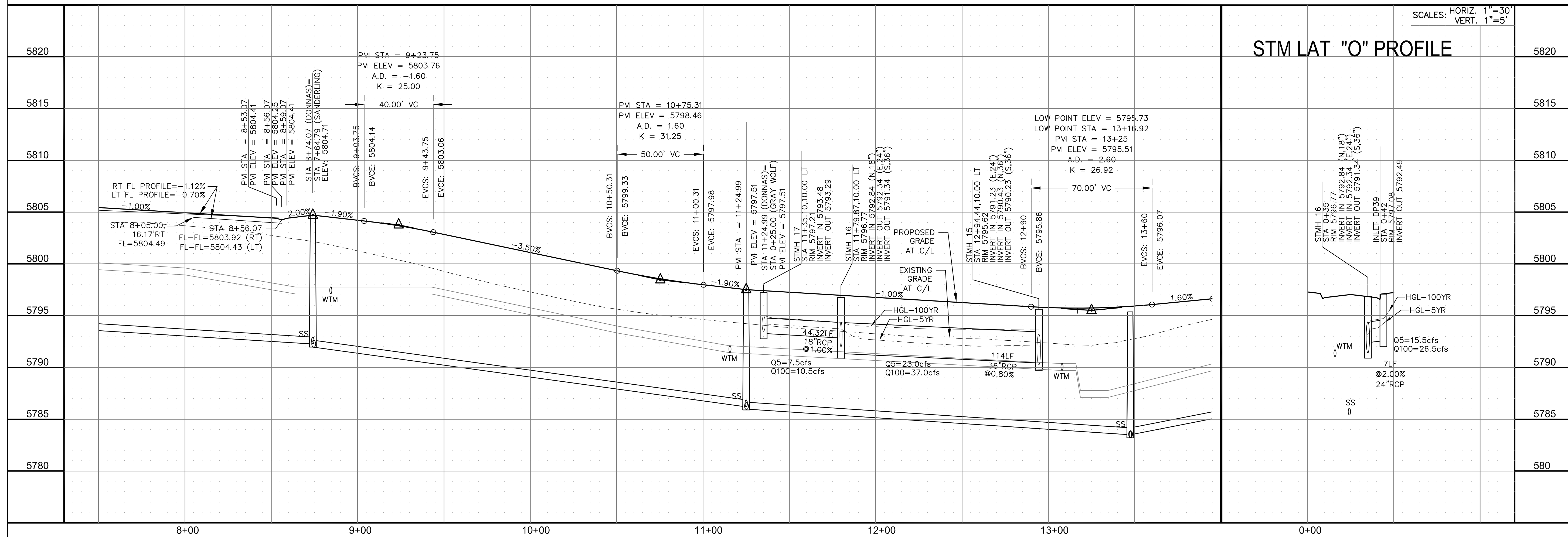
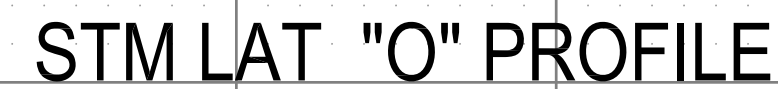
TOTAL SHEETS: 70

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

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



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C28	22.02'	48.83	25°50'31"
C29	22.02'	48.83	25°50'31"
C30	119.69'	51.17	134°01'13"
C78	31.42'	20.00	90°00'00"
C86	31.87'	20.00	91°17'44"
C123	51.49'	35.83	82°20'11"
C124	32.18'	20.00	92°12'07"
C125	31.42'	20.00	90°00'00"
C126	31.96'	20.00	91°32'55"
C127	30.93'	20.00	88°35'56"



STREET / STORM - NORTH AREA
DONNAS DRIVE / SNOWFIELD CT
STA 7+50 TO 13+95

DATE:
SEPT, 2021

PROJECT NO.
100 064

SHEET NUMBER
C6.43

TOTAL SHEETS: 70

DES
DT: THE RIDGE AT LORSON PANCH

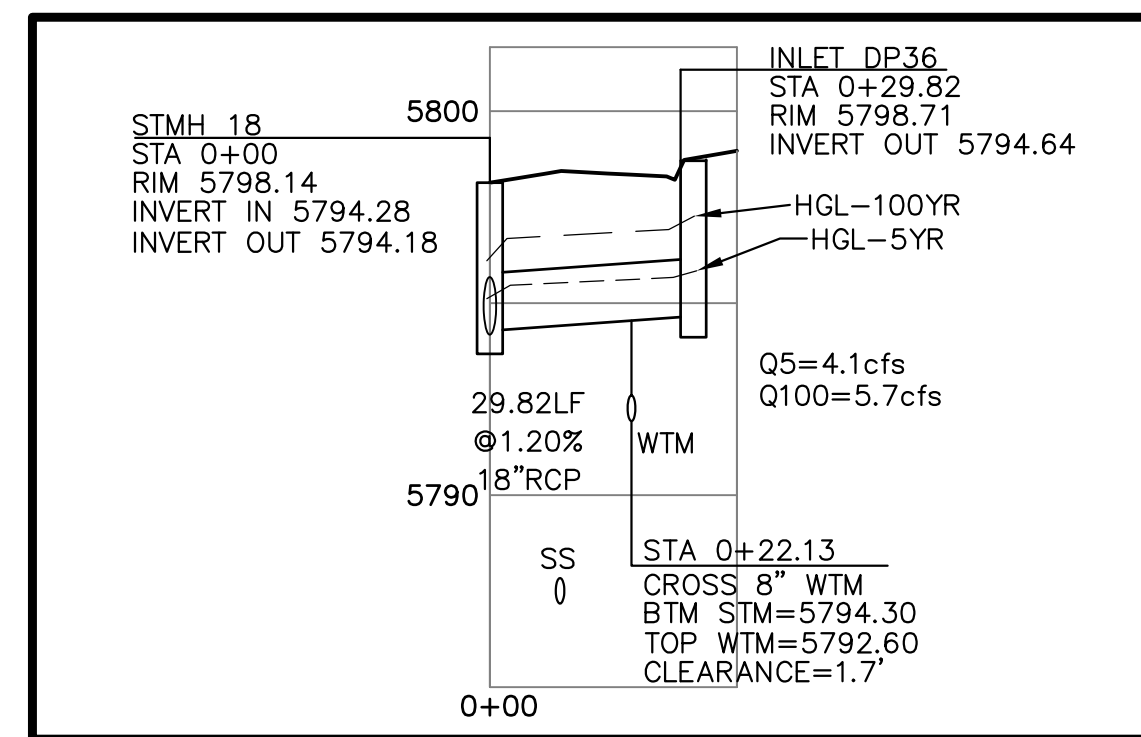
IN

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

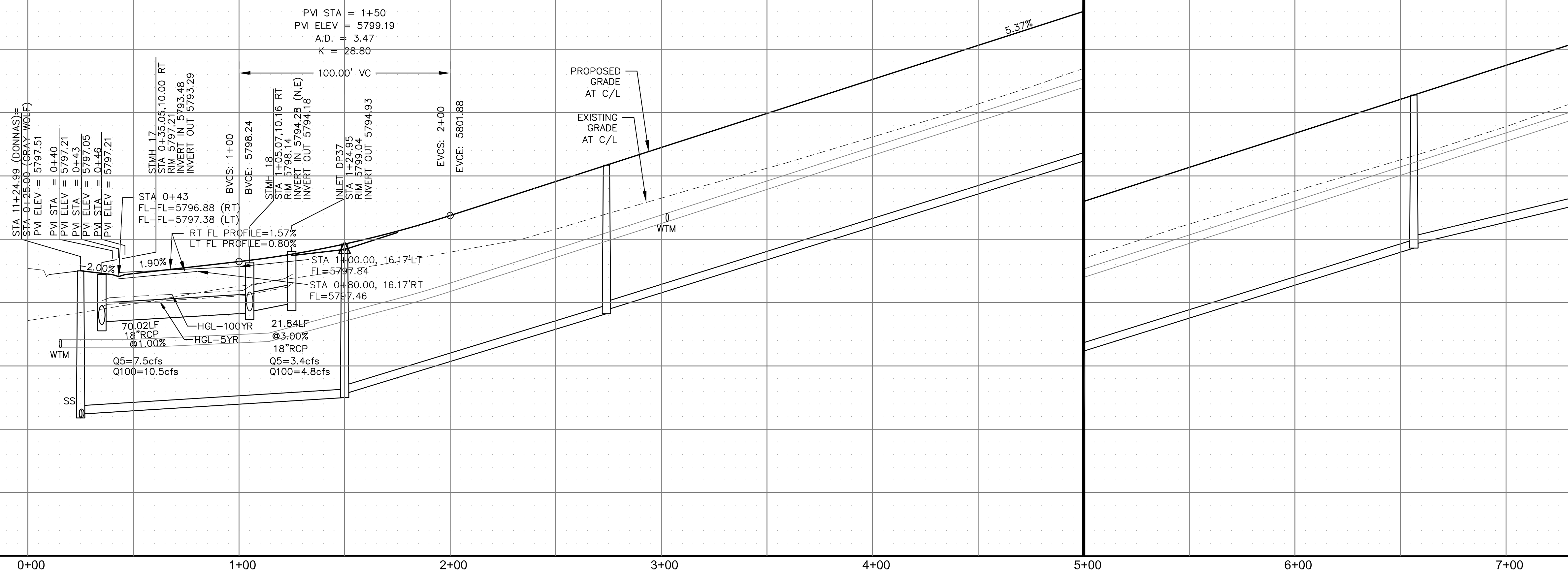
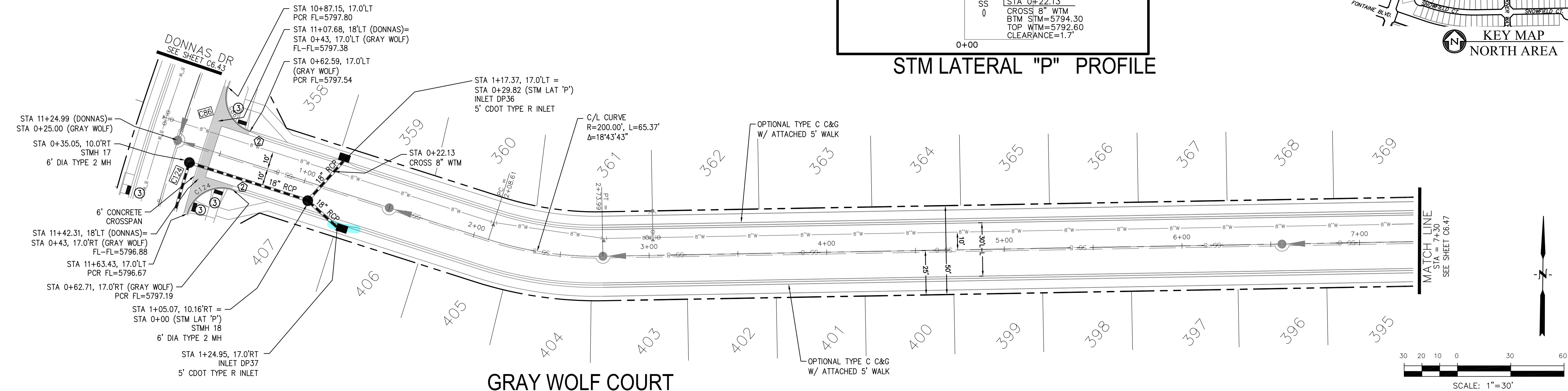
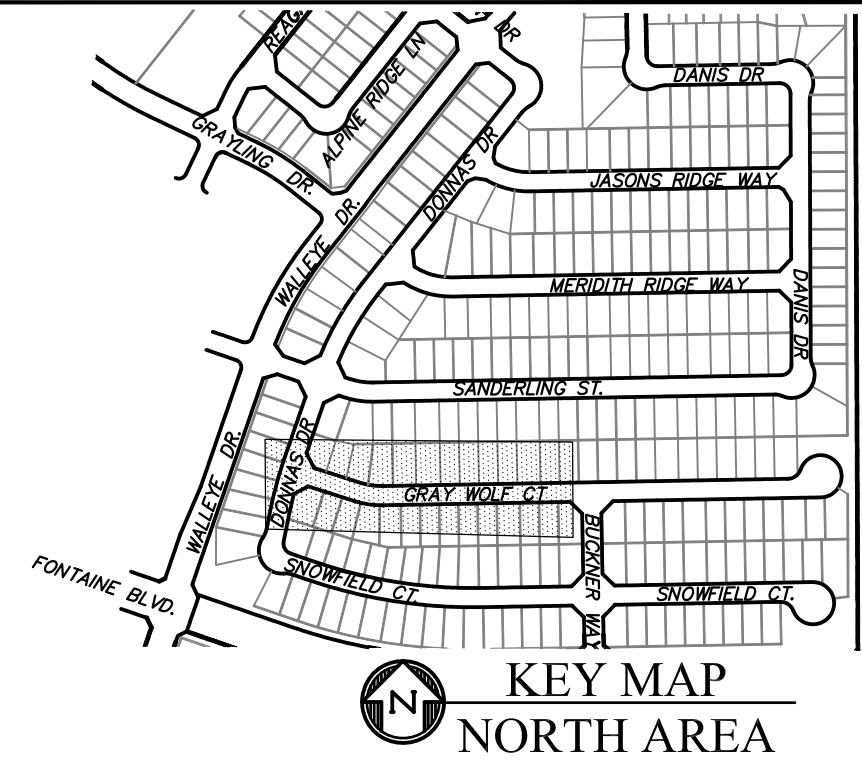
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C86	31.87'	20.00	91°17'44"
C124	32.18'	20.00	92°12'07"



STM LATERAL "P" PROFILE



CORE ENGINEERING GROUP

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

DRAWN: RI
DESIGNED: RI
CHECKED: RI

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

THE RIDGE AT LORSON
RANCH
FONTAINE BLVD - WALLEYE DR

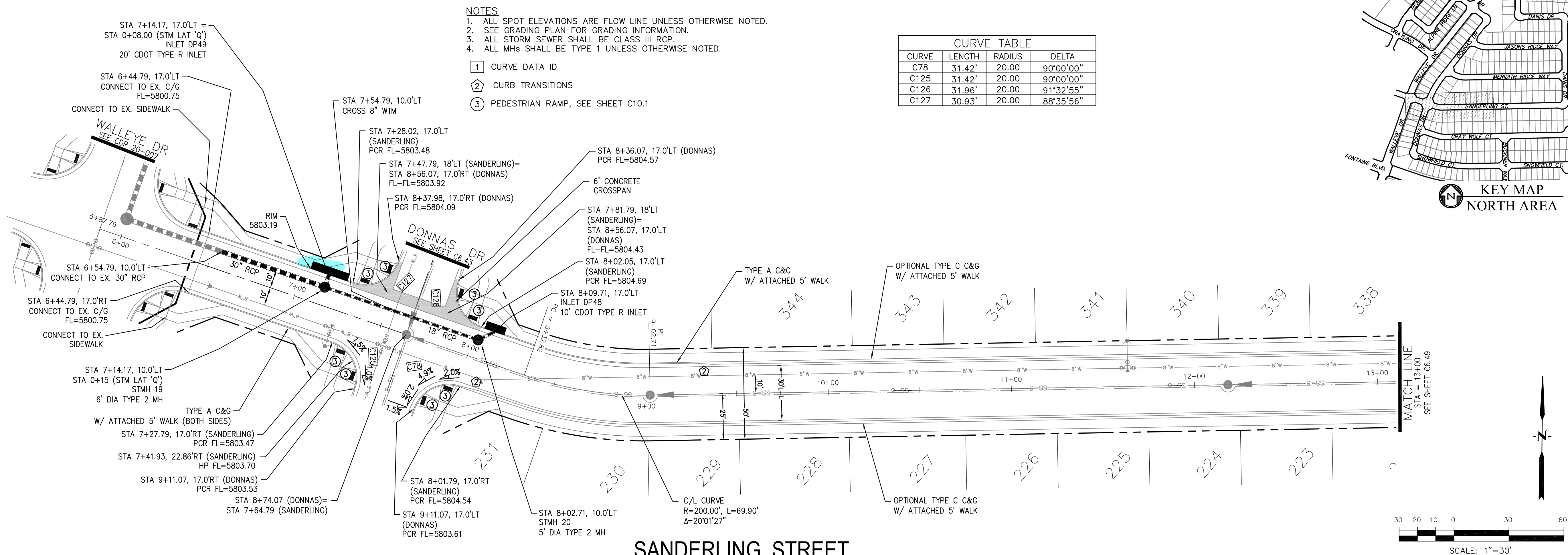
STREET / STORM - NORTH AREA
GRAY WOLF COURT
STA 0+00 TO 7+30

DATE:
SEPT, 2021

PROJECT NO.
100.064

SHEET NUMBER
C6.46

TOTAL SHEETS: 70



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C78	31.42'	20.00	90°00'00"
C125	31.42'	20.00	90°00'00"
C126	31.96'	20.00	91°32'55"
C127	30.93'	20.00	88°35'56"

- 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

