

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



Know what's below.
Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

STREET CONSTRUCTION FOR INFORMATION ONLY!!!!



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.

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DEVELOPER'S STATEMENT

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

BUSINESS NAME:

BY: Lorson, LLC DATE: NOV 5, 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.

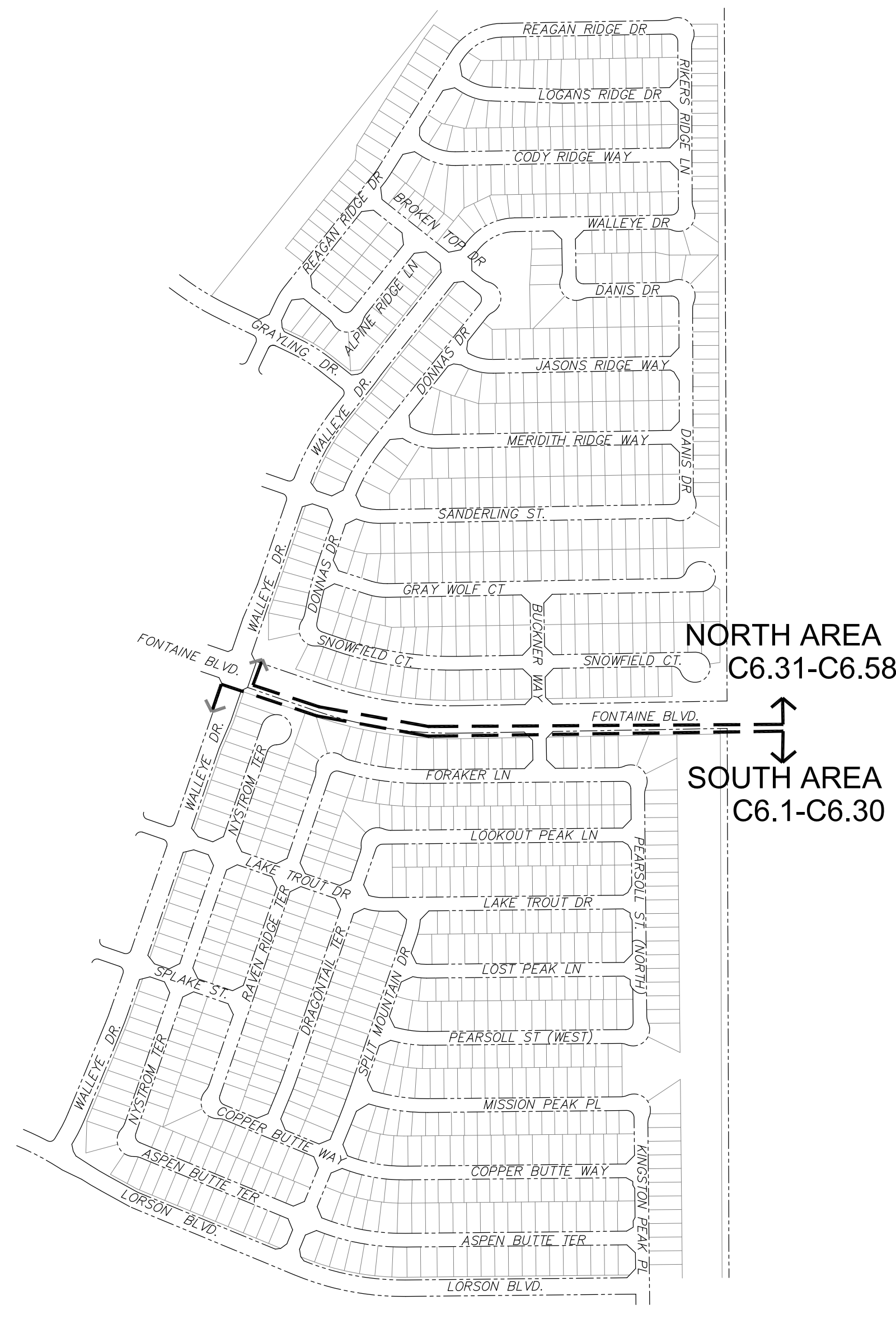
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUALS VOLUME 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED. IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE 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 DATE
CONDITIONS: FOR STORM SEWER CONSTRUCTION ONLY

ENGINEER'S APPROVAL

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ALL LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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



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°41'52" WEST. THE EAST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 3-1/2" ALUMINUM CAP MONUMENT AND THE WEST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 2-1/2" ALUMINUM CAP MONUMENT

BENCHMARK

FIMS MONUMENT F204 LOCATED AT THE NORTHWEST CORNER OF FONTAINE BLVD AND COTTONWOOD GROVE DR. ELEVATION 5724.072 (N.G.V.D. 29)

TRAFFIC CONTROL NOTE

THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL DEVICES AND MONITORING NECESSARY TO SAFELY COMPLETE THE WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH M.U.T.C.D. GUIDELINES. THE CONTRACTOR SHALL COMPLETE ALL NECESSARY WORK FOR PLAN REVIEW, PERMITS AND PROCESSING. TRAFFIC CONTROL WILL NOT BE PAID SEPARATELY BUT IS INCLUDED IN THE COST OF THE PROJECT.

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING AND PROPOSED RIGHT OF WAY
- EXISTING AND PROPOSED LOT LINES
- EXISTING AND PROPOSED EASEMENTS
- STREET CENTERLINE
- PROPOSED CURB AND GUTTER
- EX-W --- EXISTING WATERMAIN
- W-O --- PROPOSED WATERMAIN
- SS-8 --- EXISTING SANITARY SEWER
- SS-8 --- PROPOSED SANITARY SEWER
- SS-24 --- EXISTING 24" SANITARY SEWER
- G --- EXISTING GASMAIN
- E --- EXISTING UNDERGROUND ELECTRIC
- OHE --- EXISTING OVERHEAD ELECTRIC
- TV --- EXISTING CABLE TV
- T --- EXISTING PHONE OR FIBER OPTIC
- EXISTING STORM DRAIN
- PROPOSED STORM SEWER
- --- EXISTING MANHOLES
- --- PROPOSED SANITARY AND STORM MANHOLES
- --- EXISTING AND PROPOSED WATERMAIN VALVES
- --- EXISTING AND PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE
- PROPOSED STORM SEWER INLET

PUD/SP 21-006

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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 RIDGE AT LORSON RANCH**
FONTAINE BLVD. PROJECT
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

THE RIDGE AT LORSON RANCH FIL NO. 1
STORM SEWER
CONSTRUCTION PLANS



DATE: NOV 5, 2021

PROJECT NO. 100.064

SHEET NUMBER C0.1

TOTAL SHEETS: 70

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:

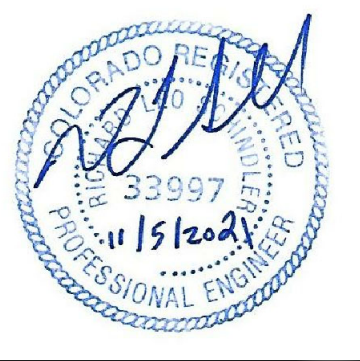
- CONTRACTOR SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUIL JOINT GASKET FOR ALL RCP STORM SEWER JOINTS

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

DATE: _____
DESCRIPTION: _____
NO: _____
PROJECT: THE RIDGE AT LORSON RANCH
212 N. WASHATCH AVE., SUITE 301
COLORADO SPRINGS, CO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

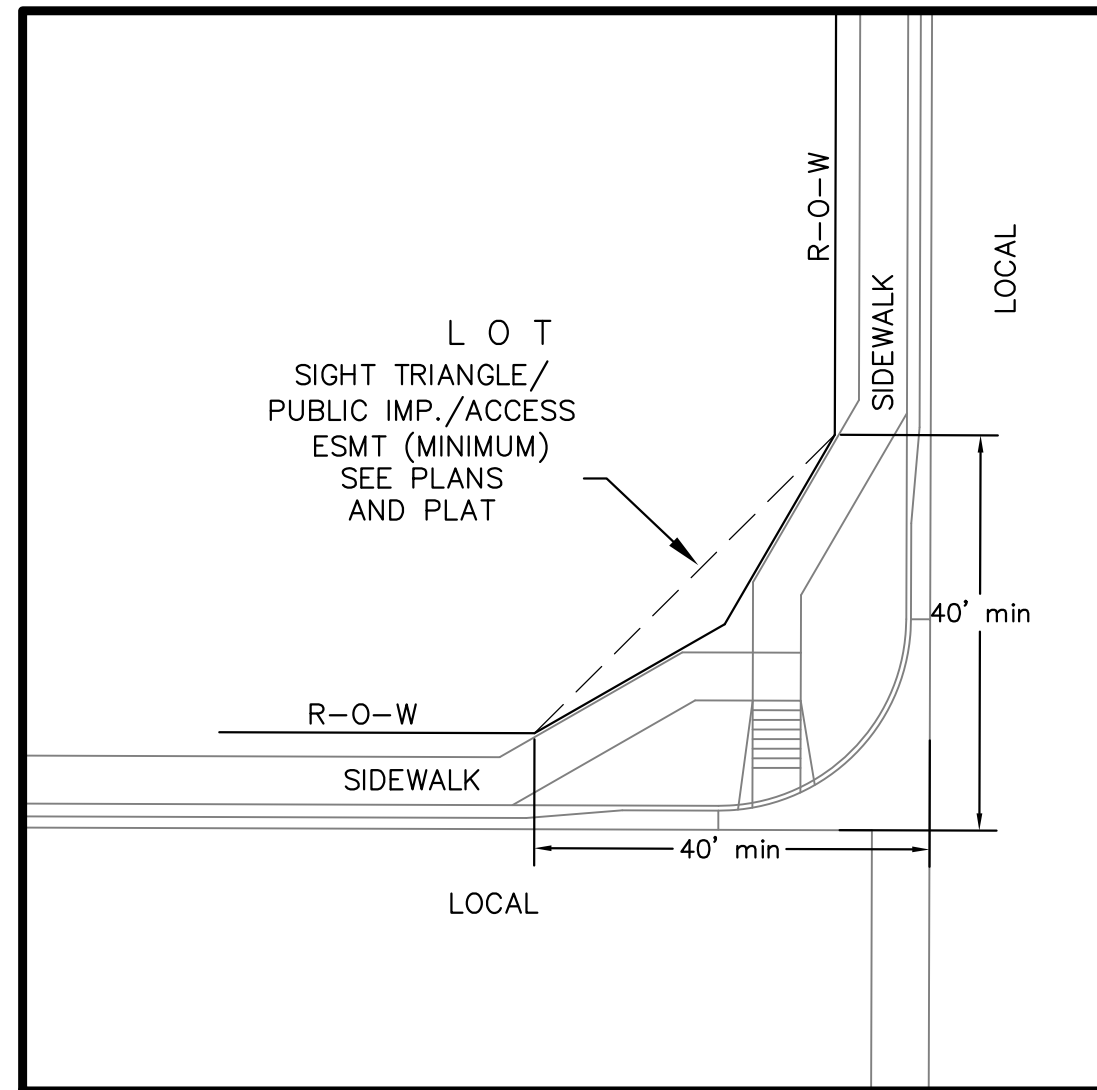


DATE: NOV 5, 2021

PROJECT NO. 100.064

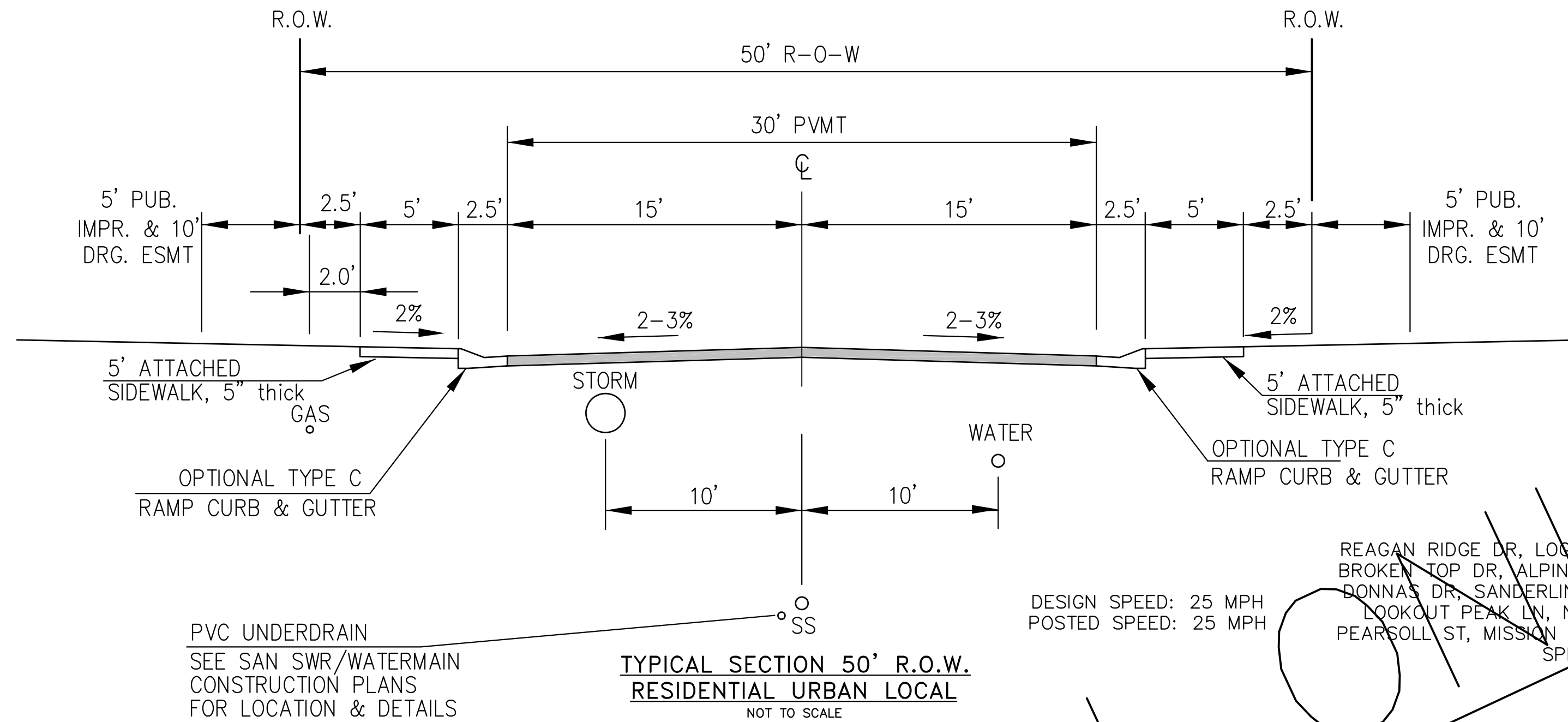
SHEET NUMBER C1.2

TOTAL SHEETS: 70



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

NOTE:
ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE
SIDEWALK ENCREACHES INTO THE PRIVATE LOTS. SEE CONSTRUCTION DRAWINGS
AND THE FINAL PLAT. SEE CONSTRUCTION DRAWINGS AND PLAT FOR SIGHT TRIANGLES



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

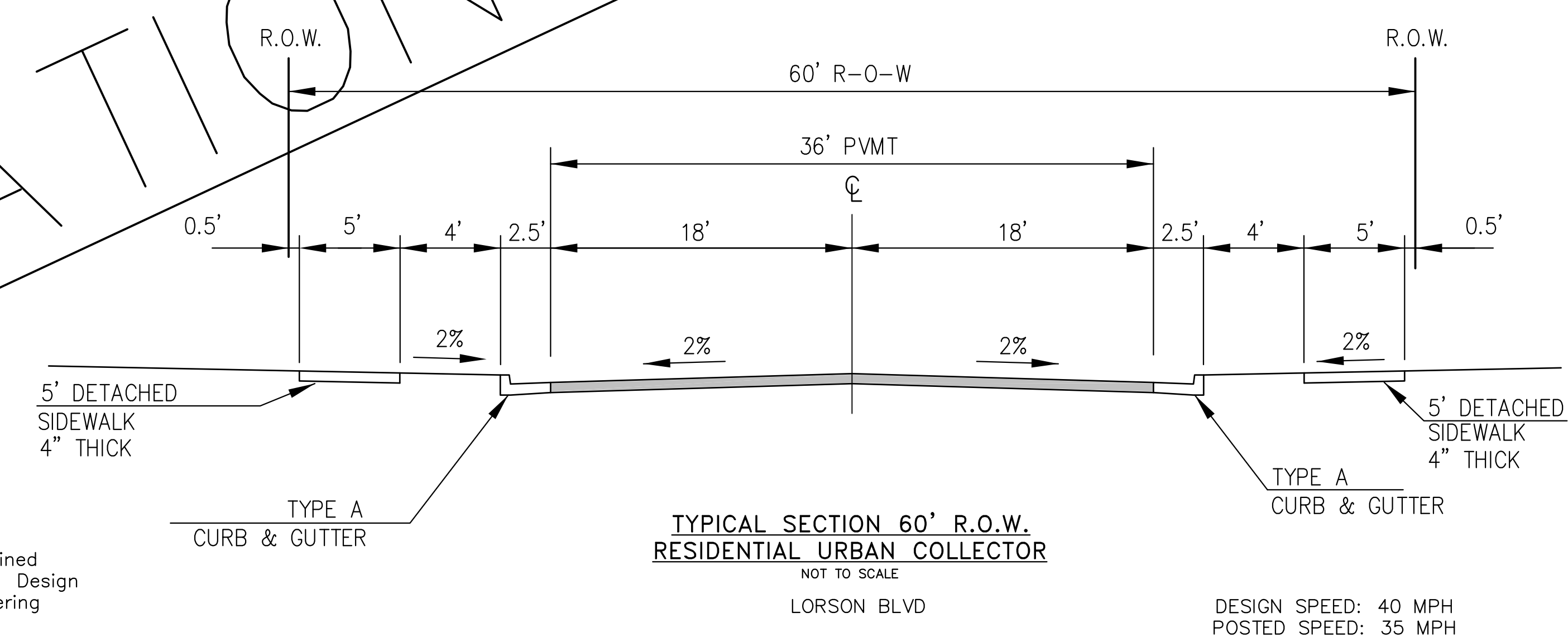
PVC UNDERDRAIN
SEE SAN SWR/WATERMAIN
CONSTRUCTION PLANS
FOR LOCATION & DETAILS

DESIGN SPEED: 25 MPH
POSTED SPEED: 25 MPH

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

REAGAN RIDGE DR, LOGANS RIDGE LN, CODY RIDGE WAY, WALLEYE DR, RIKERS RIDGE LANE,
BROKEN TOP DR, ALPINE RIDGE LANE, DANIS DR, JASONS RIDGE WAY, MERIDITH RIDGE WAY,
DONNAS DR, SANDERLING ST, GRAY WOLF CT, SNOWFIELD CT, BUCKNER WAY, FORAKER LN,
LOOKOUT PEAK LN, NYSTROM TER, LAKE TROUT DR, RAVEN RIDGE TER, LOST PEAK LN,
PEARCOLL ST, MISSION PEAK PL, COPPER BUTTE WY, APEN BUTTE TER, KINGSTON PEAK PL,
SPLIT MOUNTAIN DR, DRAGONTAIL TER, SPLAKE ST

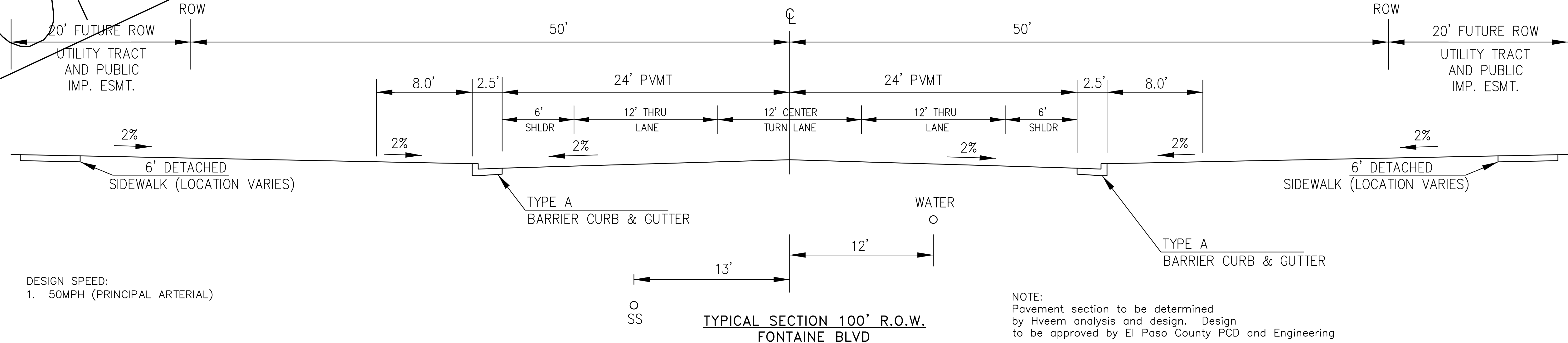
FOR INFORMATION



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

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

LORSON BLVD
DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH



**TYPICAL SECTION 100' R.O.W.
FONTAINE BLVD**
NOT TO SCALE

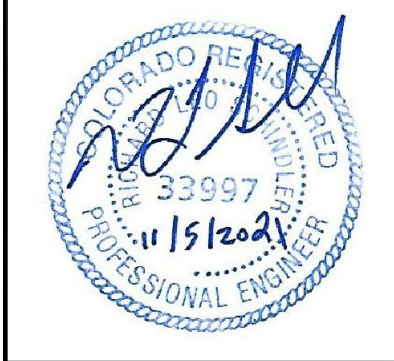
DESIGN SPEED:
1. 50MPH (PRINCIPAL ARTERIAL)

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

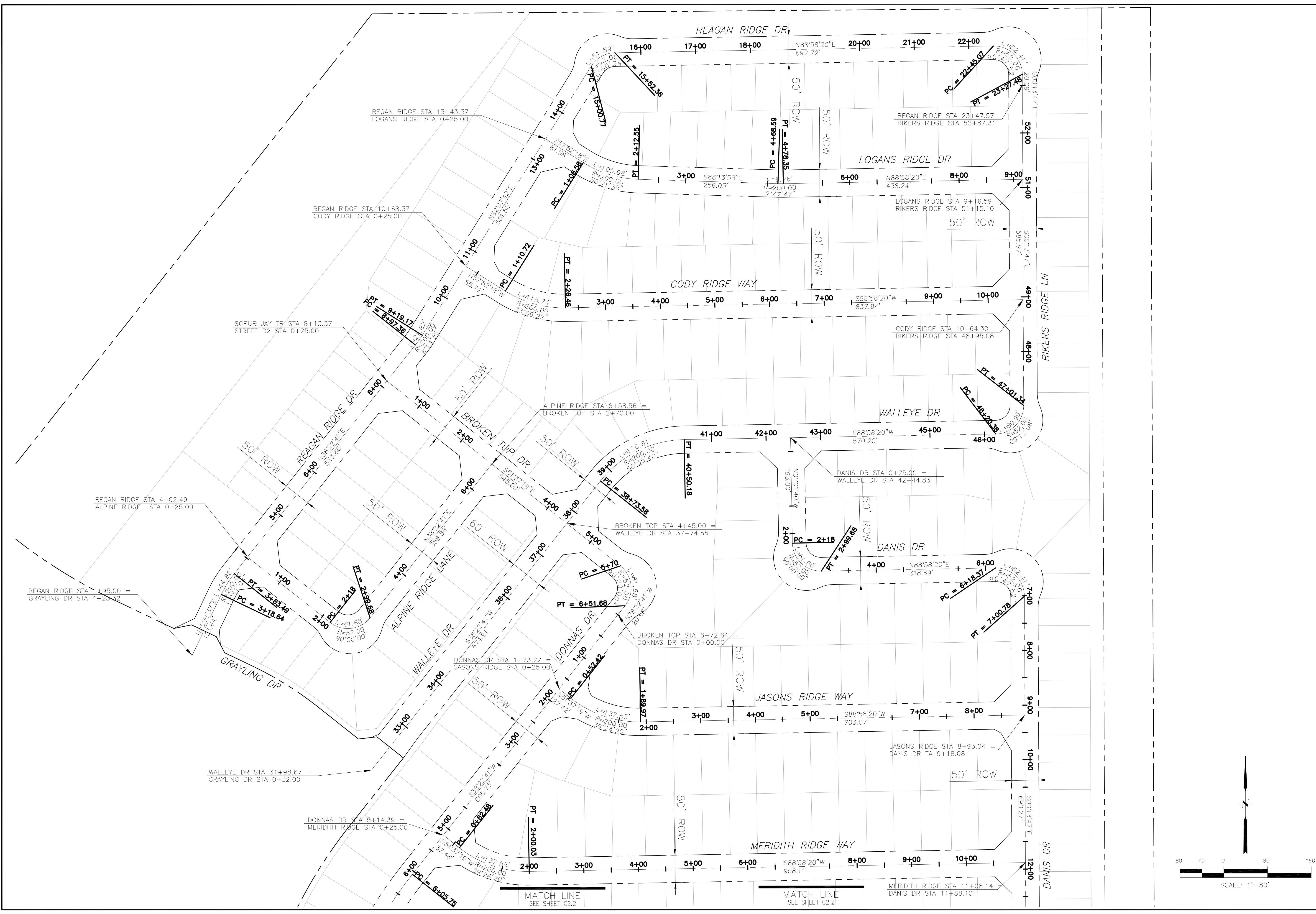
CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rich@cegi.com

DATE: _____
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DESIGNED: RLS
CHECKED: RLS
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212 N. WASHCACH AVE., SUITE 301
COLORADO SPRINGS, CO 80903
CONTACT: JEFF MARK

TYPICAL SECTIONS



DATE:
NOV 5, 2021
PROJECT NO.
100.064
SHEET NUMBER
C1.3
TOTAL SHEETS: 70



CORE ENGINEERING GROUP
 15004 1ST AVENUE S,
 BIRCH CREEK, CO 80150
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO: _____
 DRAWN: RLS
 DESIGNED: RLS
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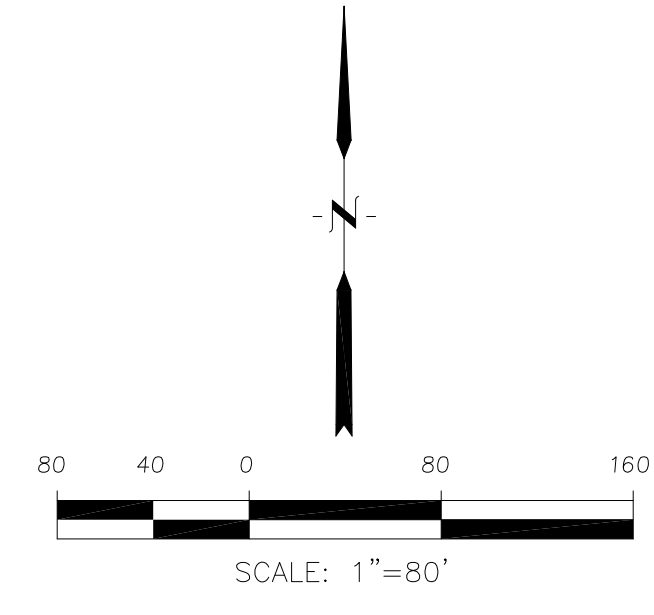
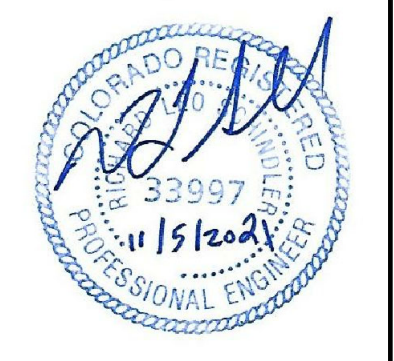
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 COLORADO SPRINGS, COLORADO 80903
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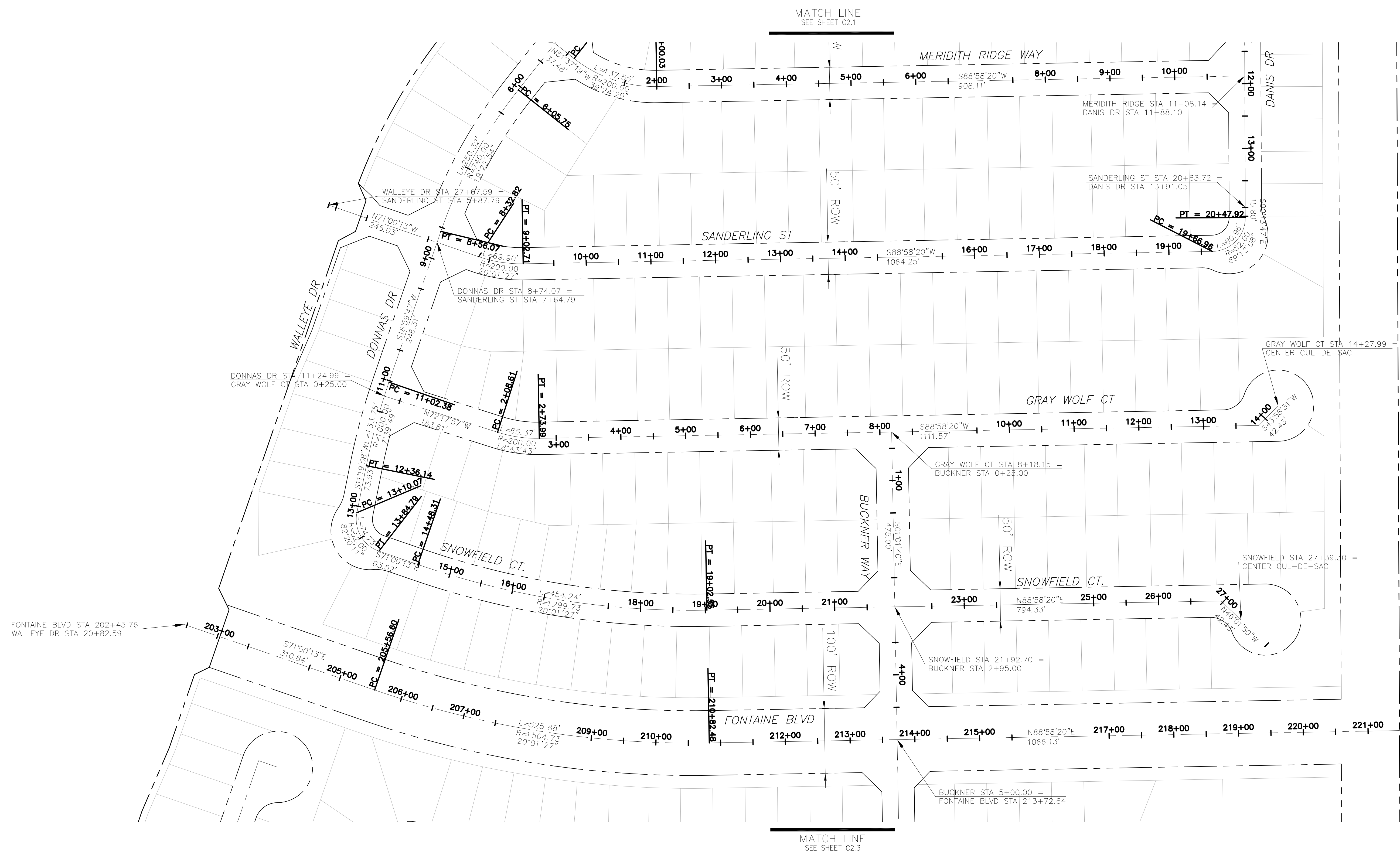
PROJECT:
THE RIDGE AT LORSON RANCH
 FONTAINE BELLEUE DR
 WALLEYE DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

THE RIDGE AT LORSON RANCH
HORIZONTAL CONTROL PLAN

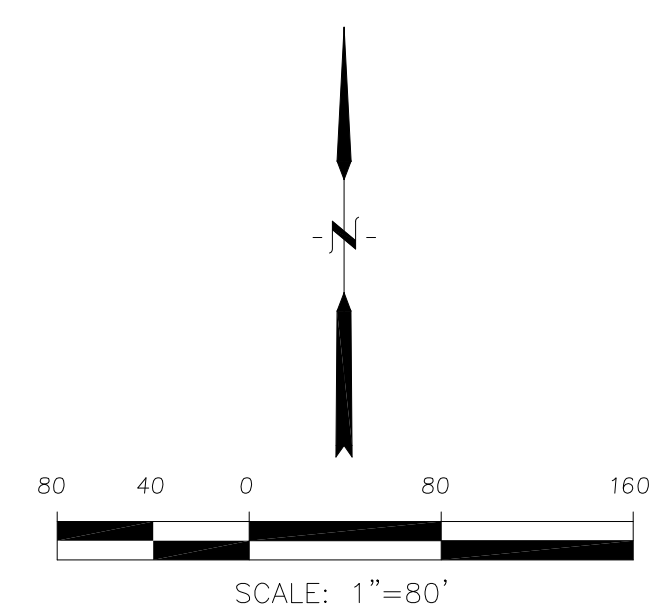
DATE: NOV 5, 2021
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 SHEET NUMBER: C2.1
 TOTAL SHEETS: 70





MATCH LINE
SEE SHEET C2.1

MATCH LINE
SEE SHEET C2.3

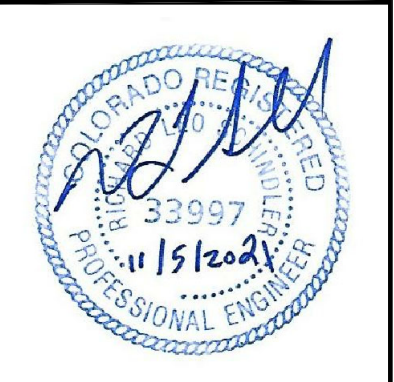


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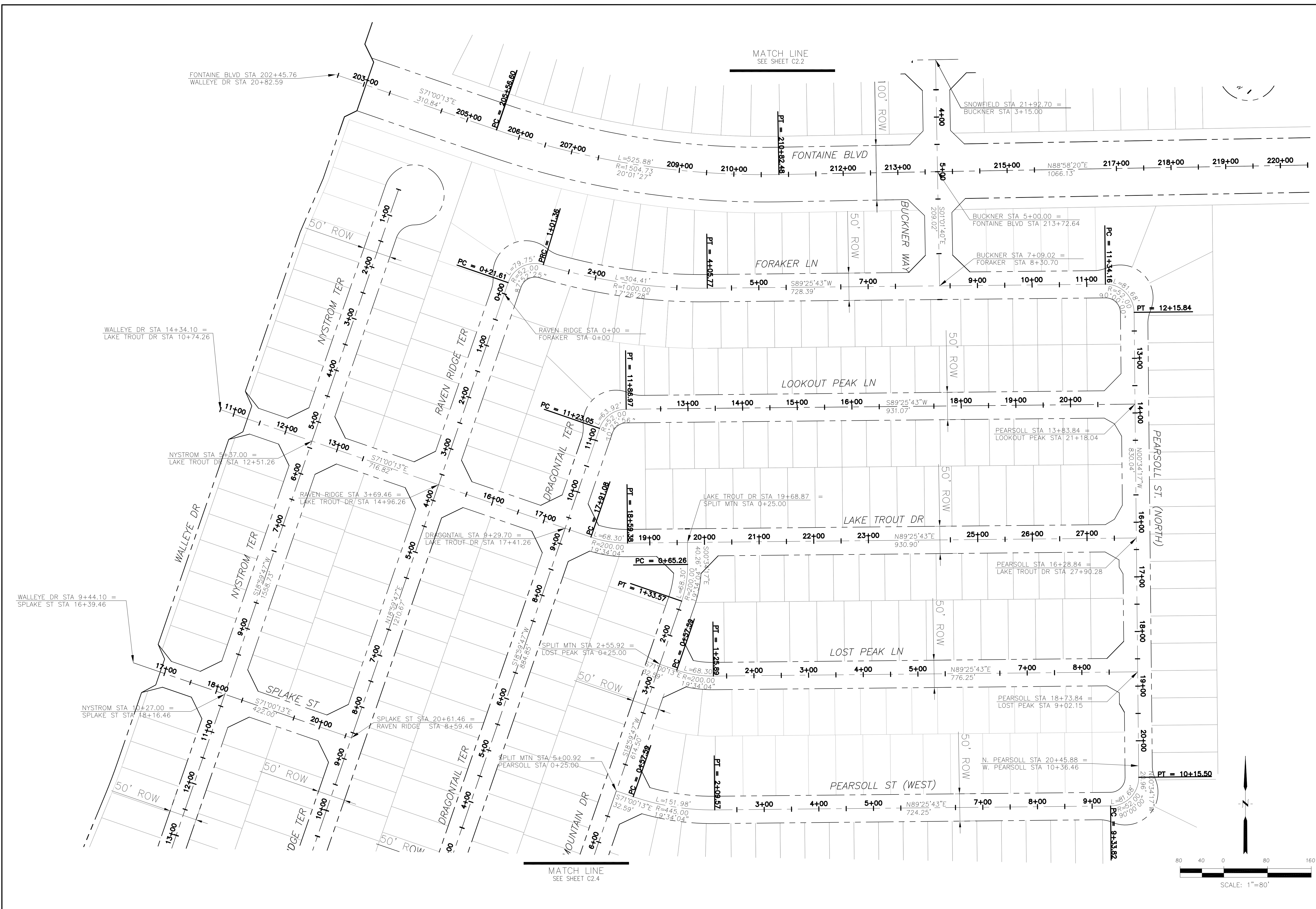
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DESCRIPTION: _____
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PROJECT FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

THE RIDGE
AT LORSON RANCH
HORIZONTAL CONTROL PLAN



DATE:
NOV 5, 2021
PROJECT NO.
100.064
SHEET NUMBER
C2.2
TOTAL SHEETS: 70



CORE ENGINEERING GROUP
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 BIRCH CREEK, CO 80150
 CONTACT: RICHARD L. SCHINDLER, P.E.
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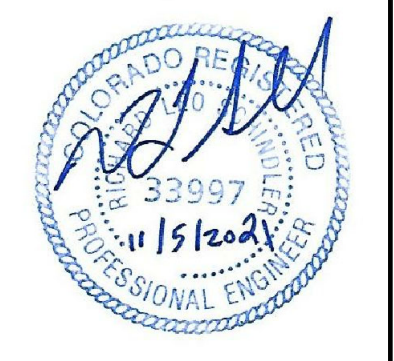
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 CONTACT: JEFF MARK

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

THE RIDGE AT LORSON RANCH
HORIZONTAL CONTROL PLAN

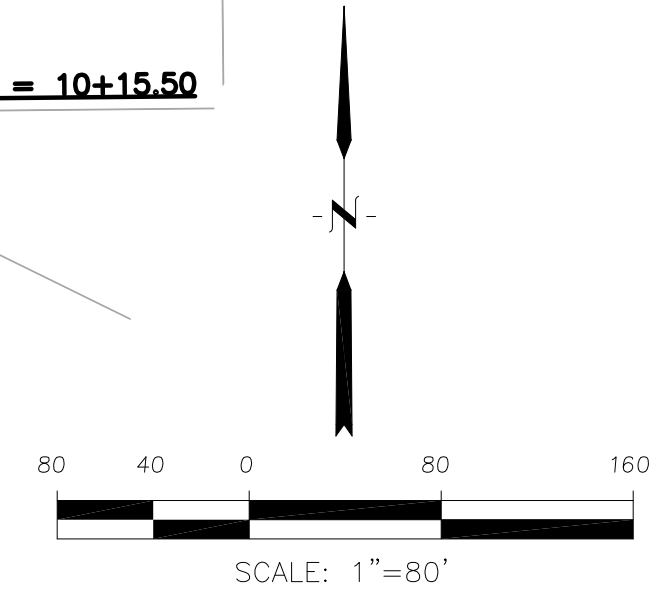


DATE:
 NOV 5, 2021

PROJECT NO.
 100.064

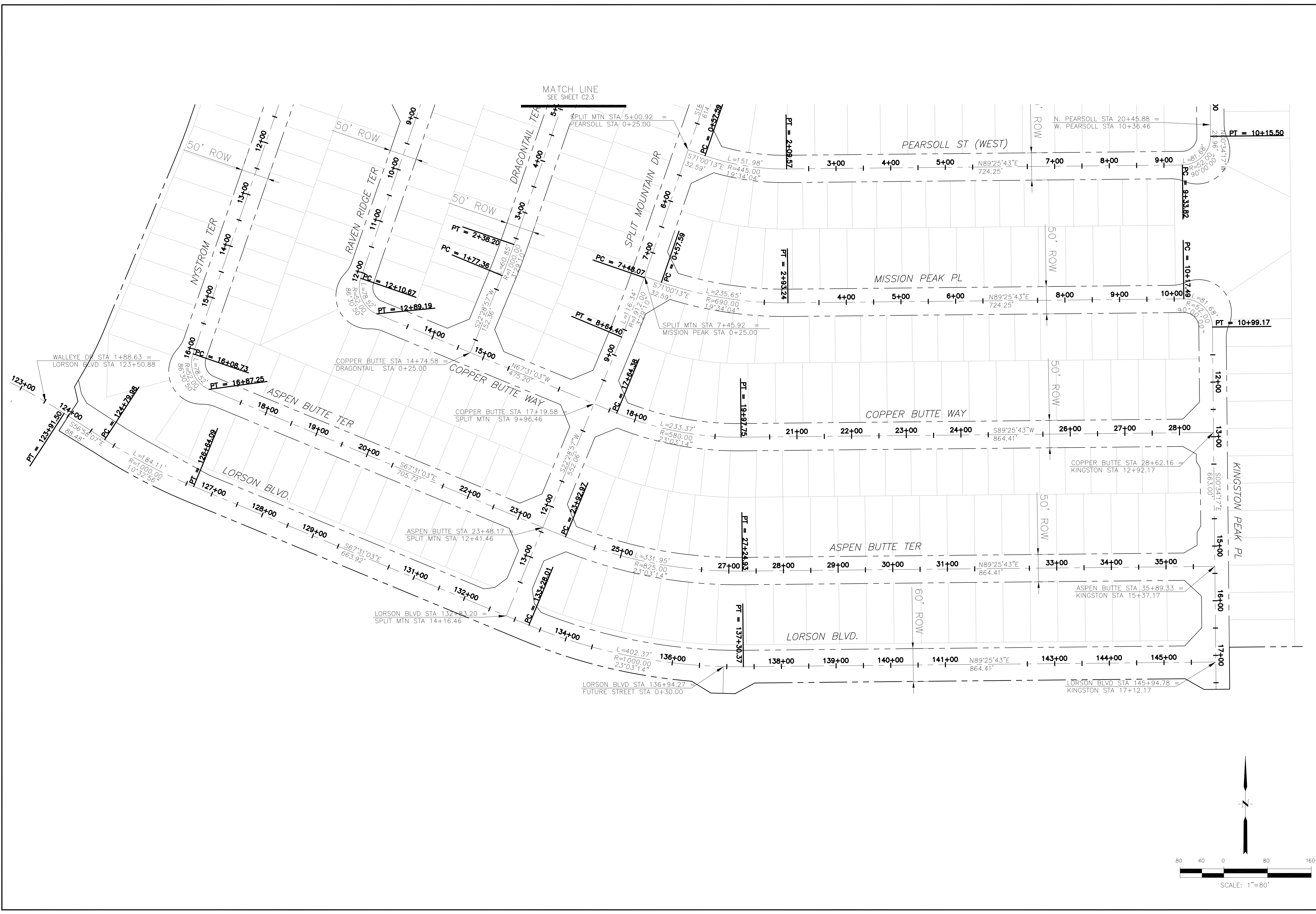
SHEET NUMBER
C2.3

TOTAL SHEETS: 70



MATCH LINE
 SEE SHEET C2.4

MATCH LINE
 SEE SHEET C2.2



CORE ENGINEERING GROUP
 15004 1ST AVENUE S,
 SUITE 100, BOULDER, CO 80506
 PHONE: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

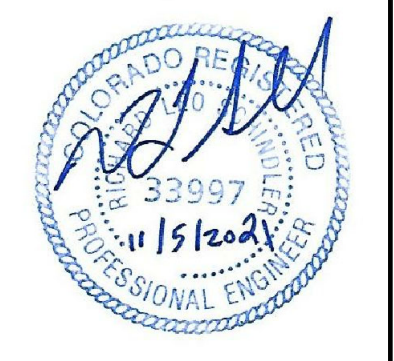
DATE: _____
 DESCRIPTION: _____
 NO: _____

PROJECT: THE RIDGE AT LORSON RANCH
 FONTAINE BELLEVUE 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

**THE RIDGE
 AT LORSON RANCH
 HORIZONTAL CONTROL PLAN**

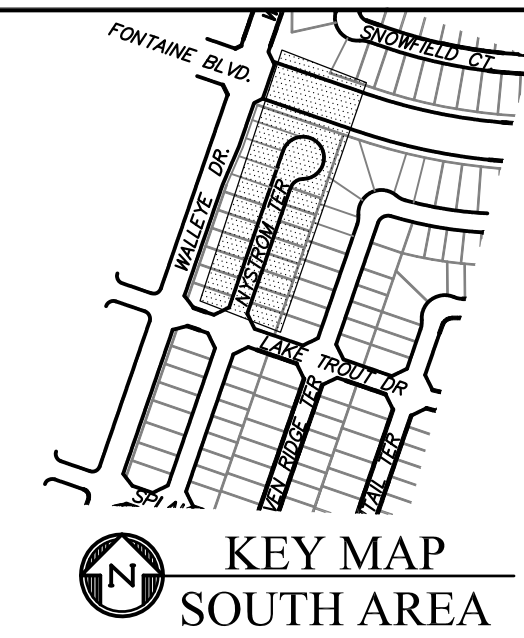


DATE: NOV 5, 2021
 PROJECT NO. 100.064
 SHEET NUMBER C2.4
 TOTAL SHEETS: 70

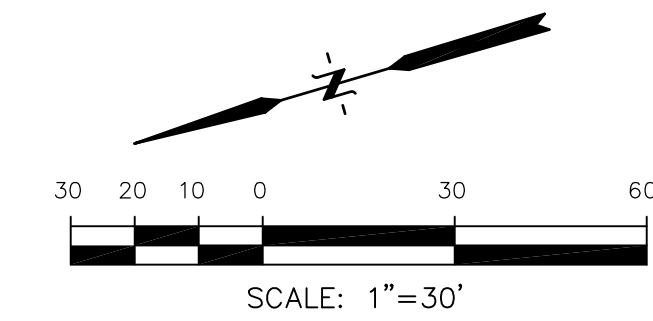
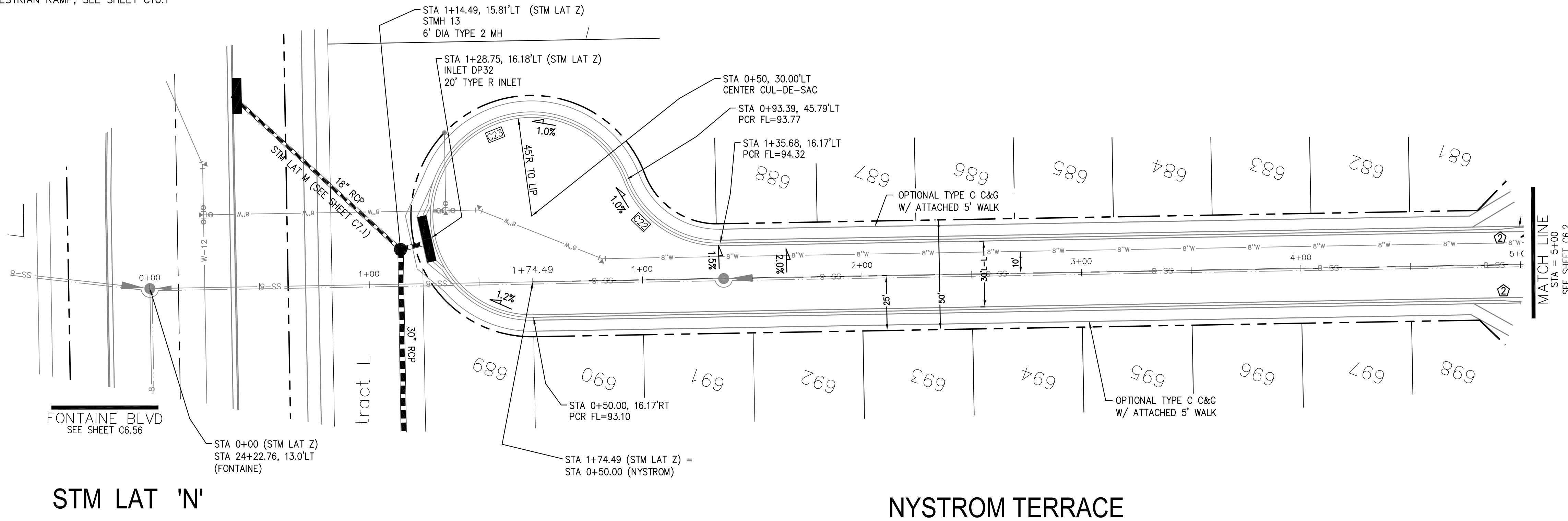
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

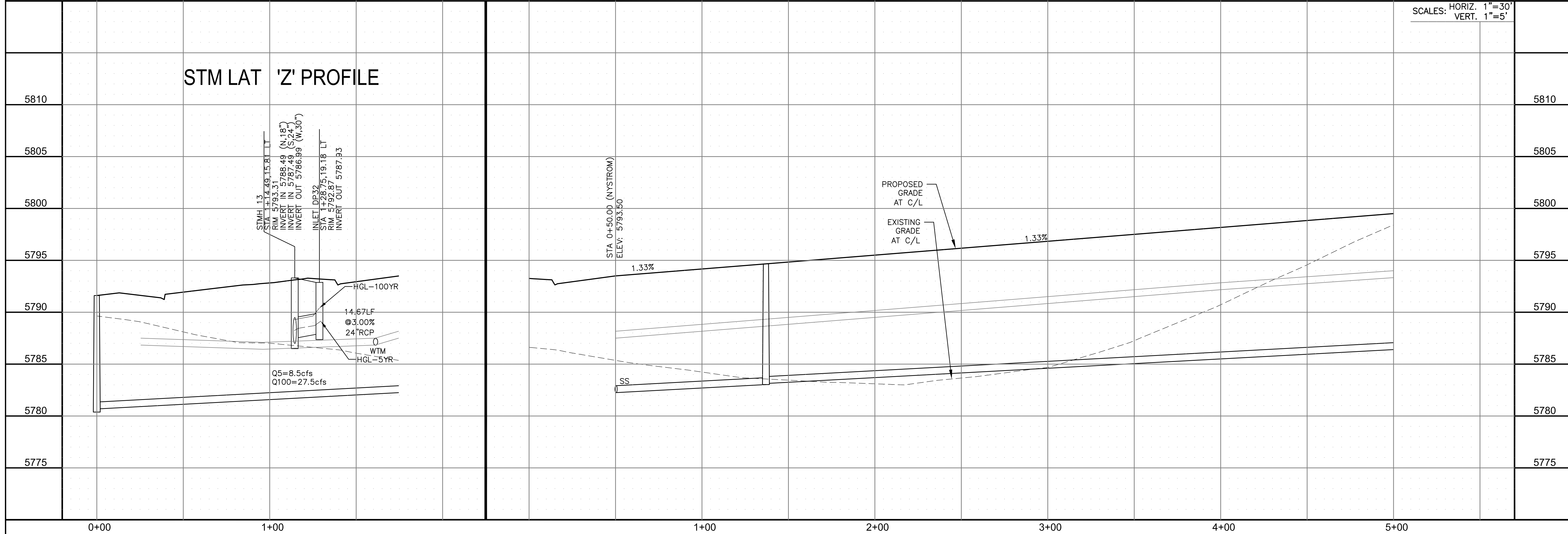
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C22	54.98'	45.00	70°00'29"
C23	201.46'	46.17	250°00'29"



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



STM LAT 'Z' PROFILE

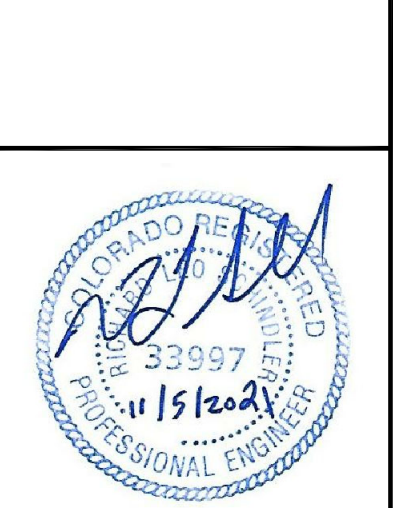


DATE: _____
 DESCRIPTION: _____
 NO. _____
 DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

PROJECT 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
 NYSTROM TERRACE
 STA 0+50 TO 5+00



DATE:
 NOV 5, 2021

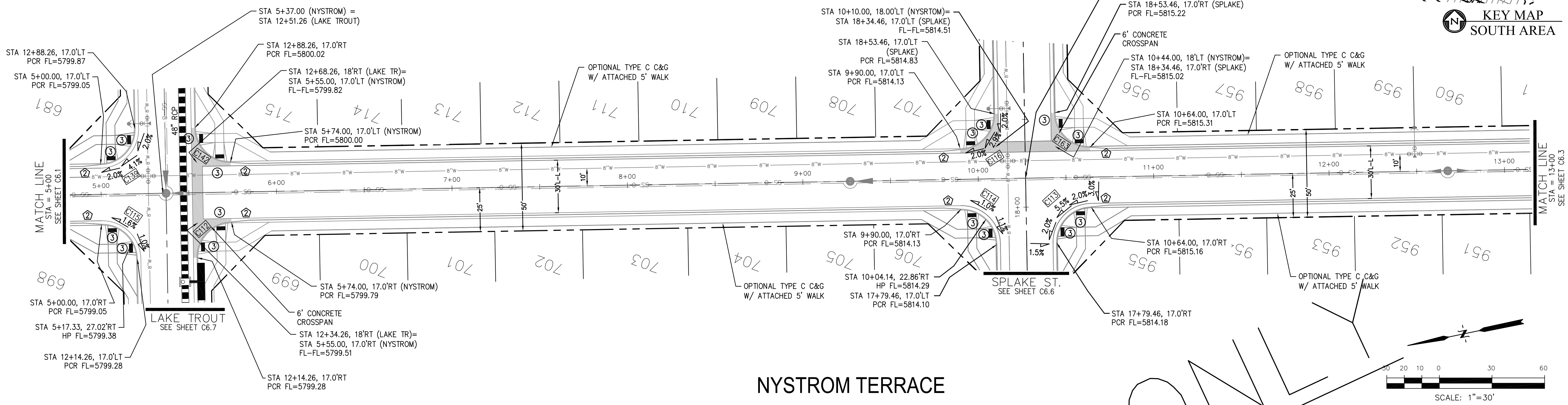
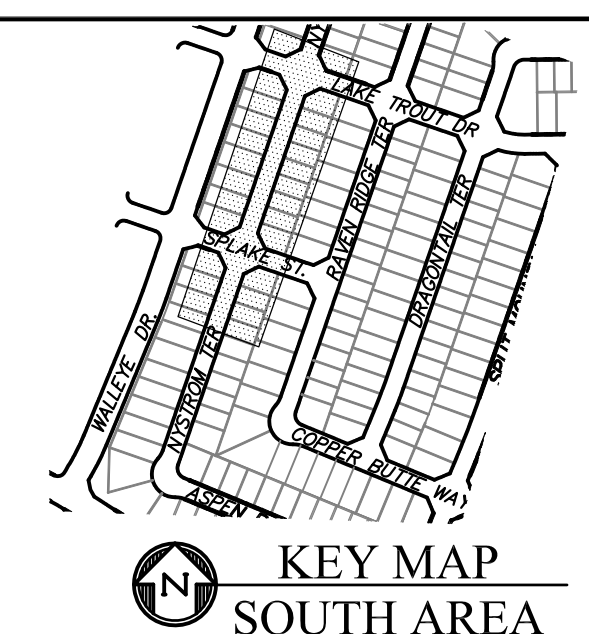
PROJECT NO.
 100.064

SHEET NUMBER
 C6.1
 TOTAL SHEETS: 70

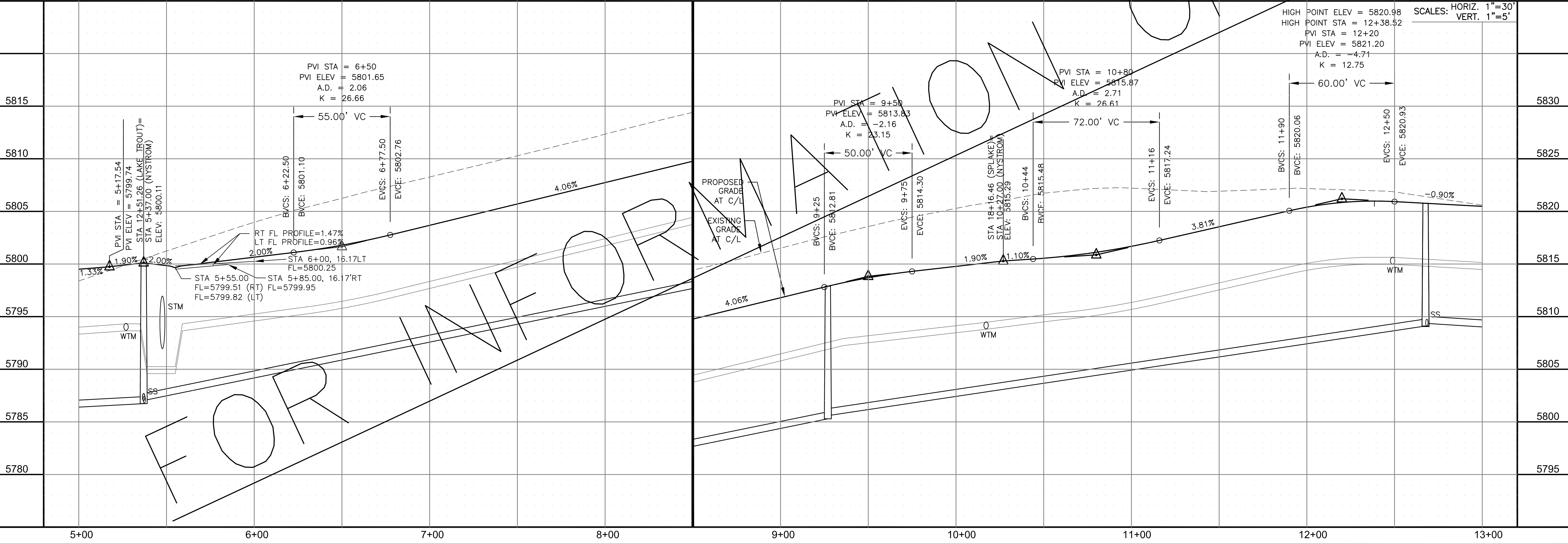
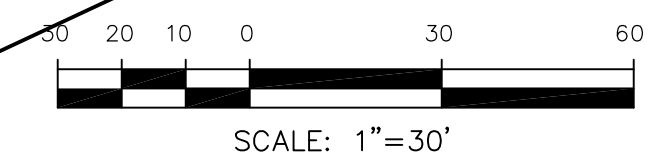
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

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



NYSTROM TERRACE



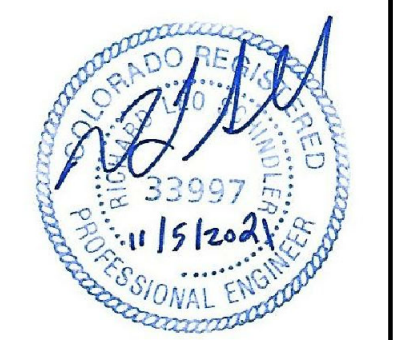
CORE ENGINEERING GROUP
 15004 1ST AVENUE S, SUITE 300
 BIRMGHAM, AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

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

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

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

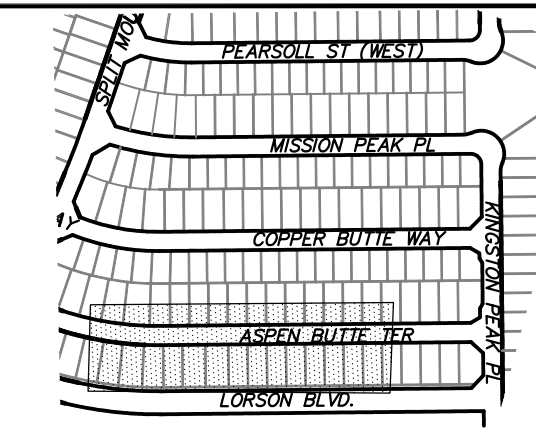


DATE:
 NOV 5, 2021
 PROJECT NO.
 100.064
 SHEET NUMBER
 C6.2
 TOTAL SHEETS: 70

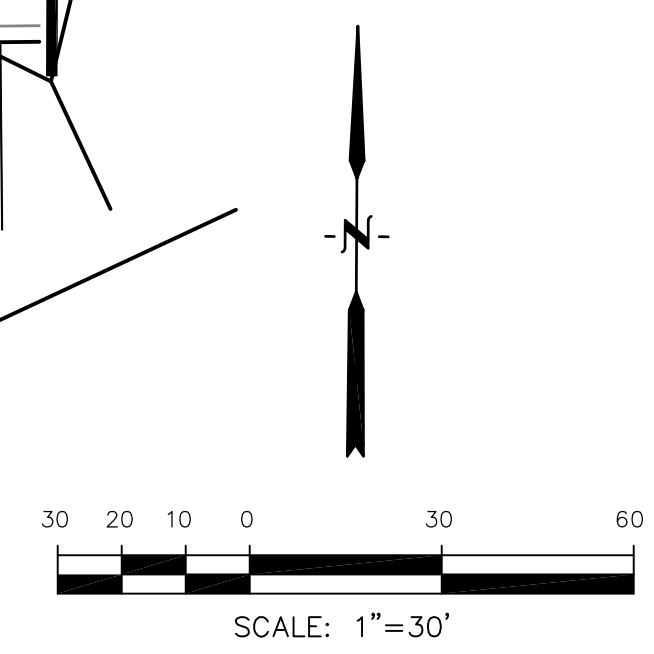
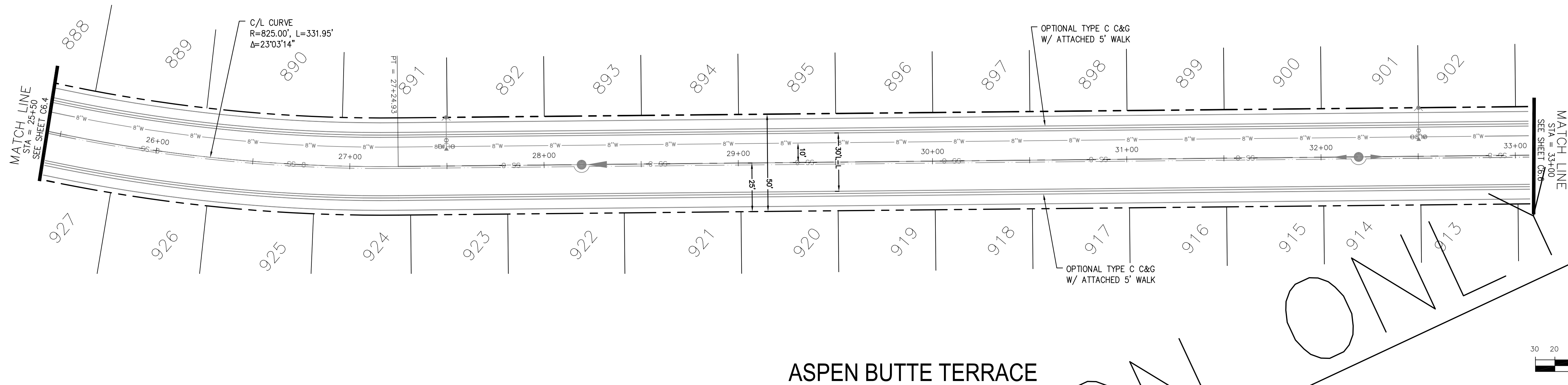
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

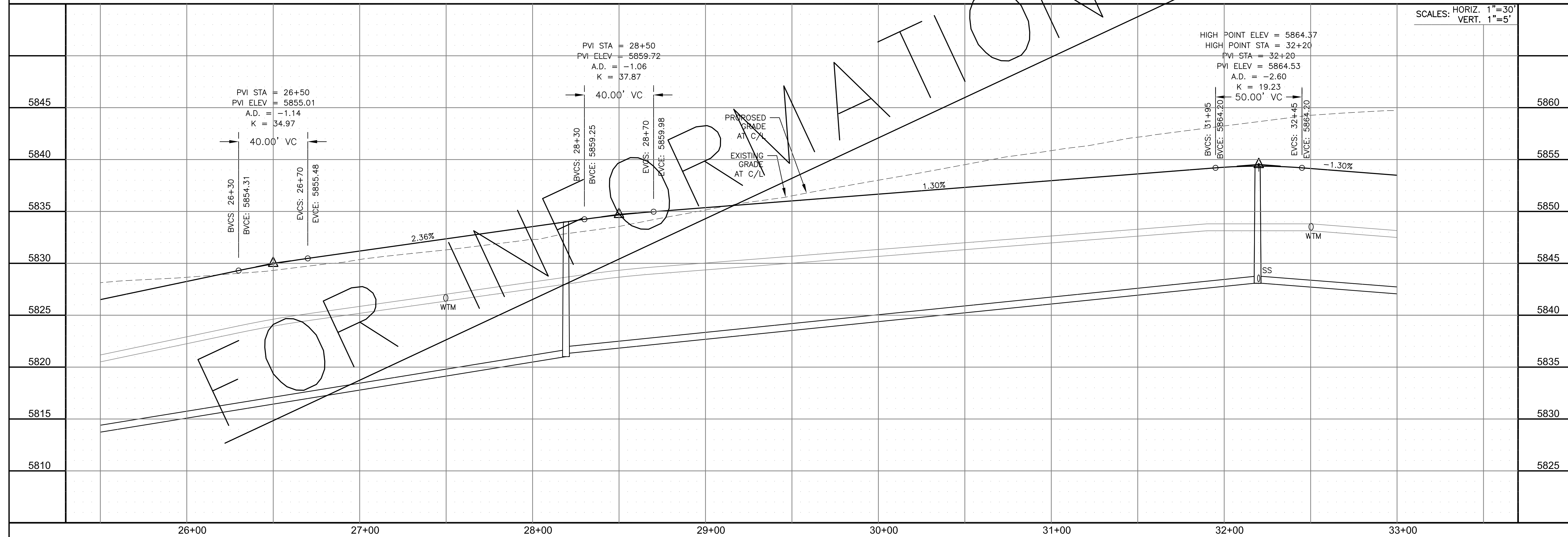
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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C90	31.42'	20.00	90°00'00"
C109	31.42'	20.00	90°00'00"
C110	31.42'	20.00	90°00'00"



KEY MAP
SOUTH AREA



ASPEN BUTTE TERRACE



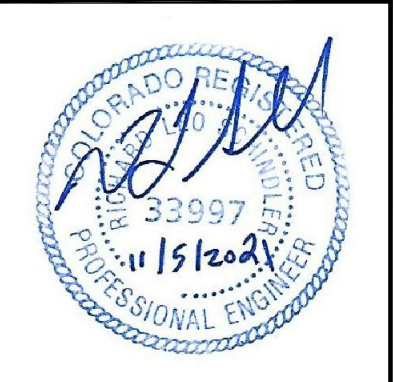
CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOODS, CO 80906
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

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

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

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

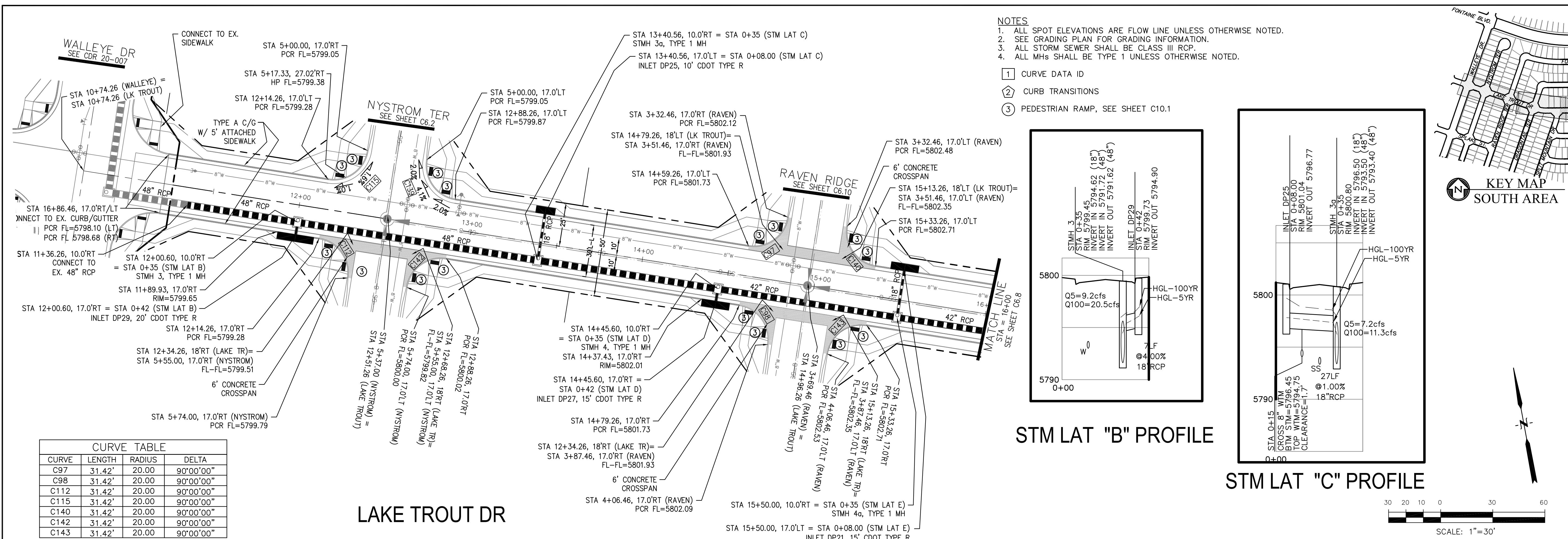


DATE:
NOV 5, 2021

PROJECT NO.
100.064

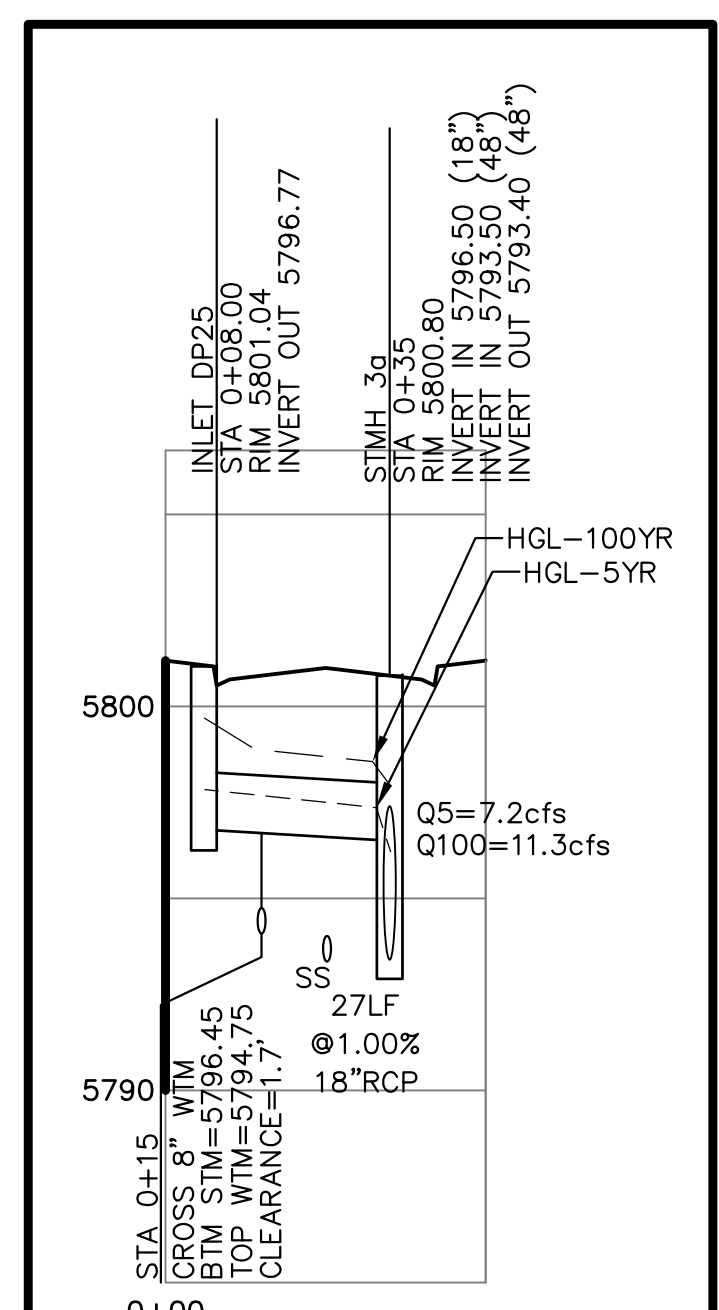
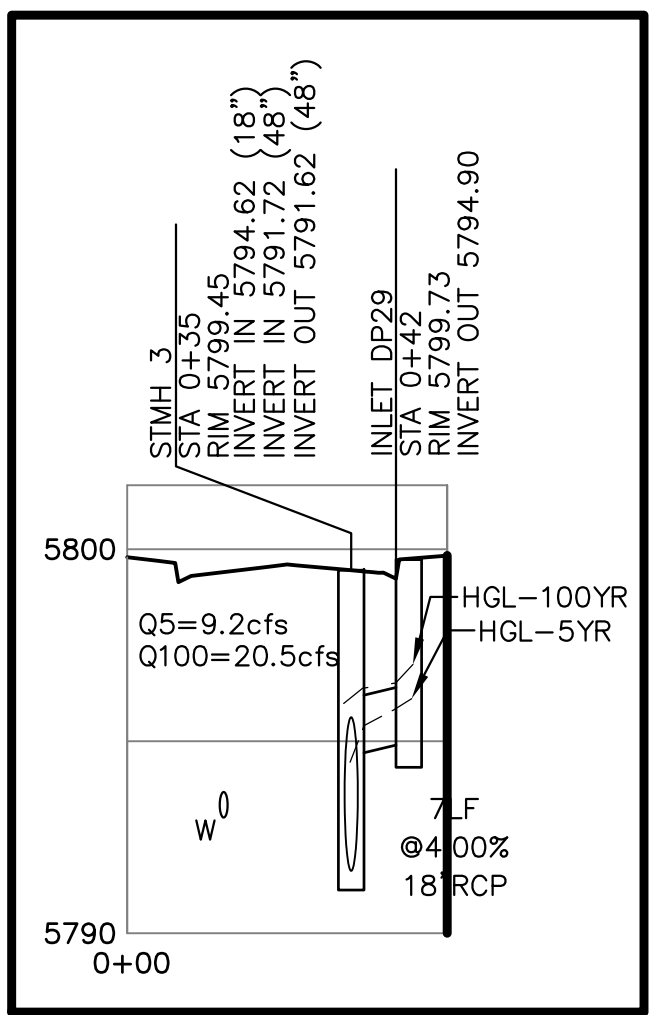
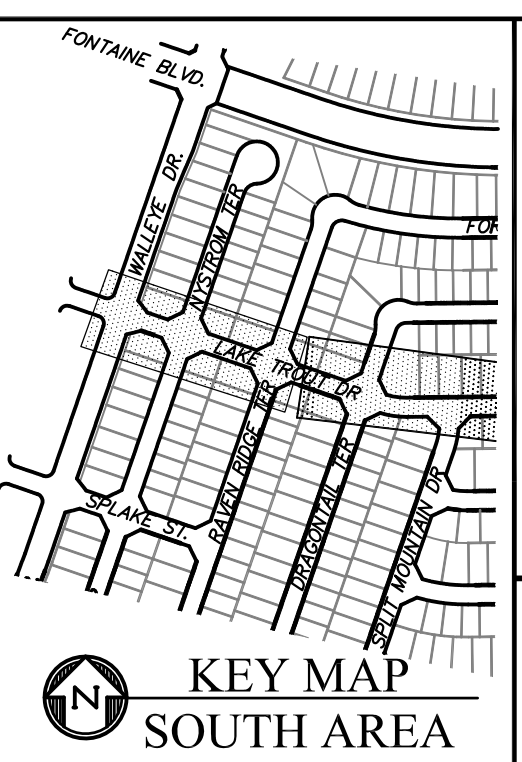
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TOTAL SHEETS: 70



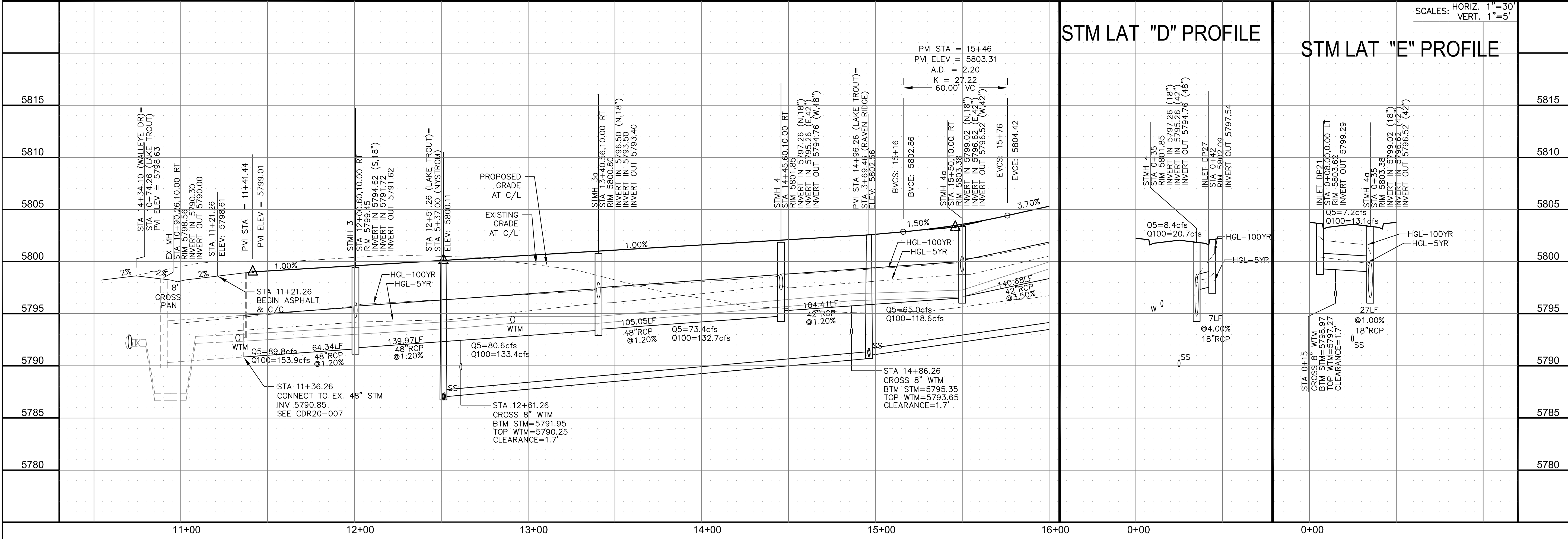
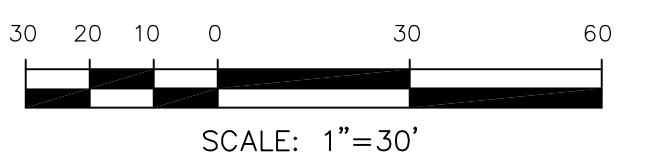
CURVE	LENGTH	RADIUS	DELTA
C97	31.42'	20.00'	90°00'00"
C98	31.42'	20.00'	90°00'00"
C112	31.42'	20.00'	90°00'00"
C115	31.42'	20.00'	90°00'00"
C140	31.42'	20.00'	90°00'00"
C142	31.42'	20.00'	90°00'00"
C143	31.42'	20.00'	90°00'00"

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



STM LAT "B" PROFILE

STM LAT "C" PROFILE



STM LAT "D" PROFILE

STM LAT "E" PROFILE

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

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: _____
 DESCRIPTION: _____
 NO. _____

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

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

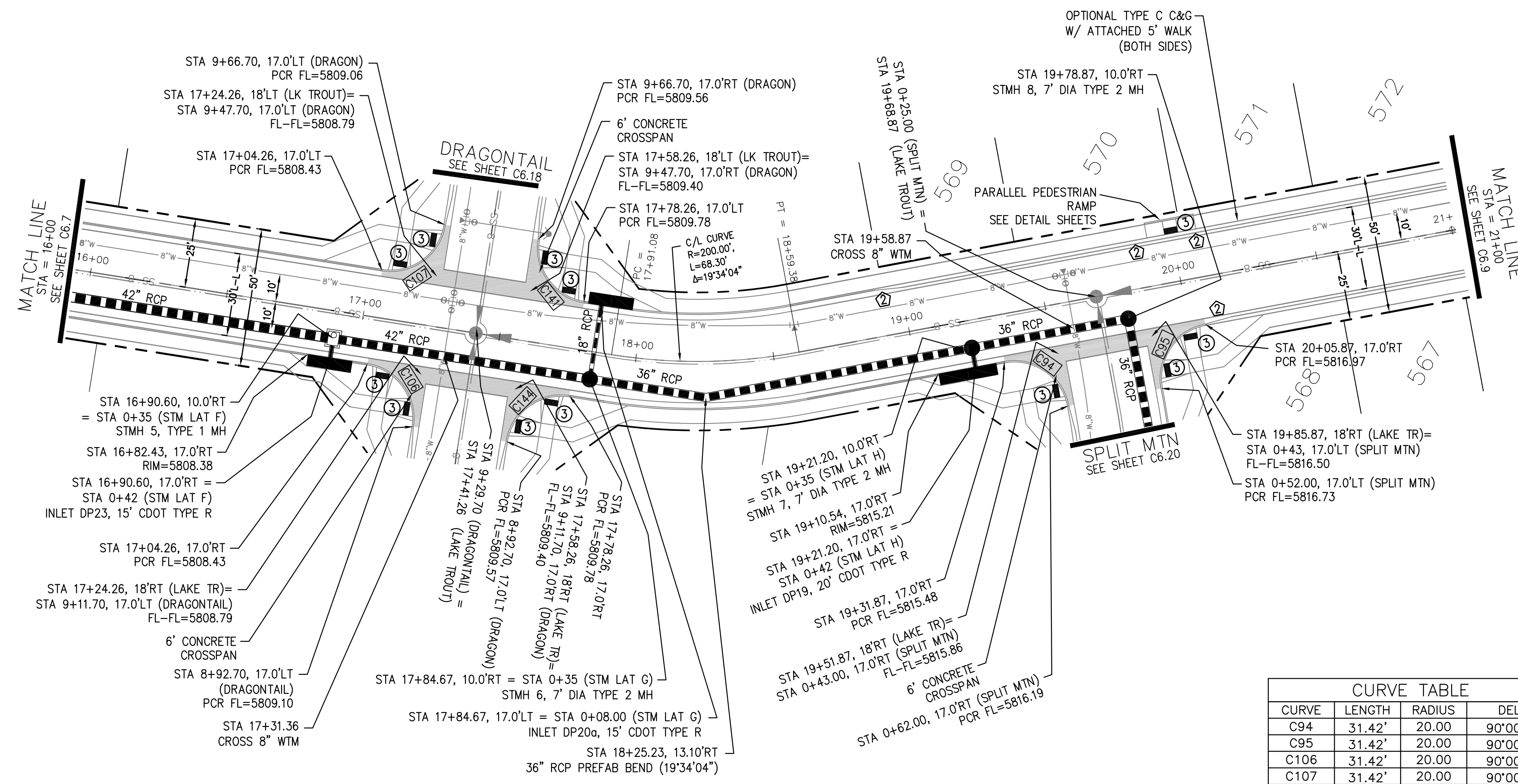
DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

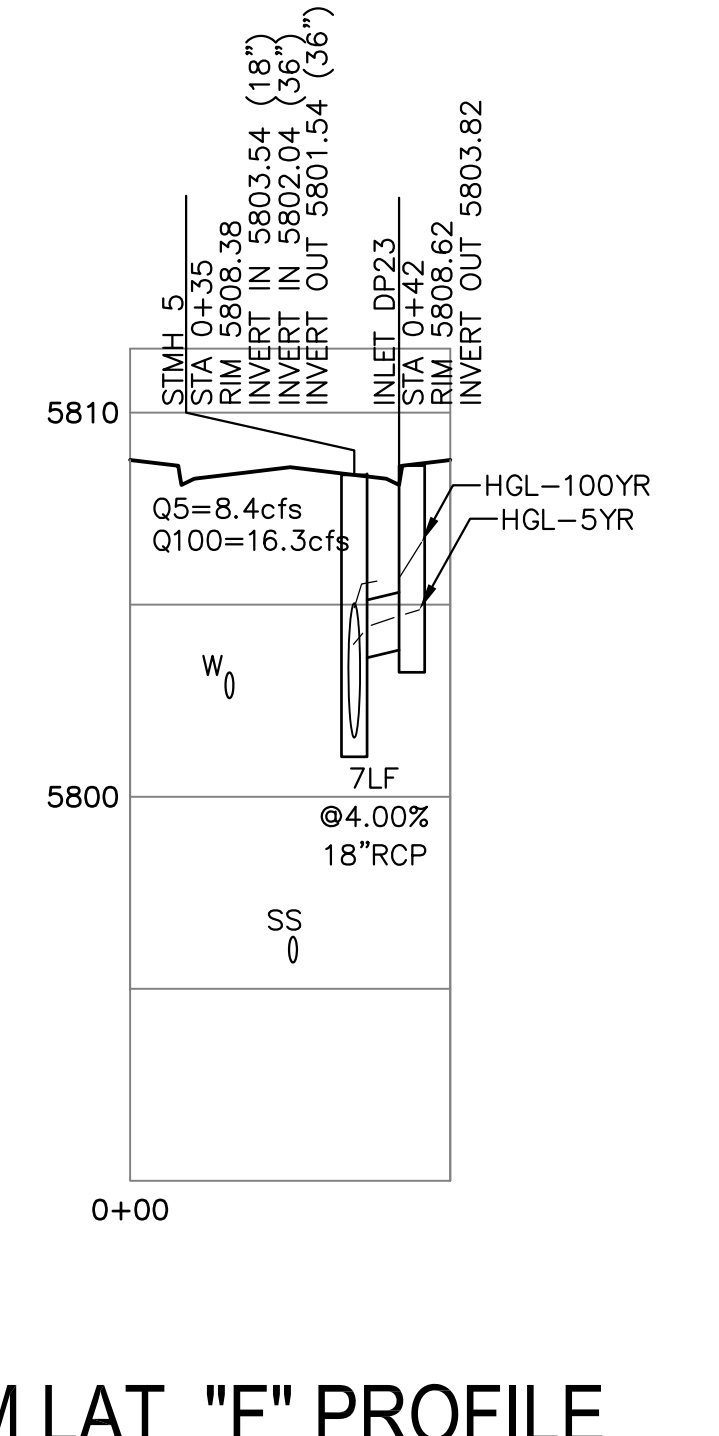
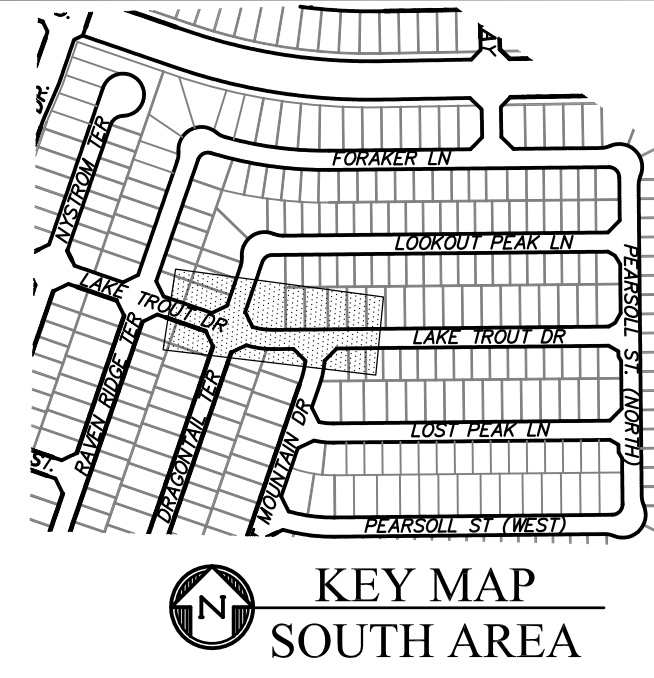


DATE:
 NOV 5, 2021

PROJECT NO.
 100.064
 SHEET NUMBER
 C6.7
 TOTAL SHEETS: 70



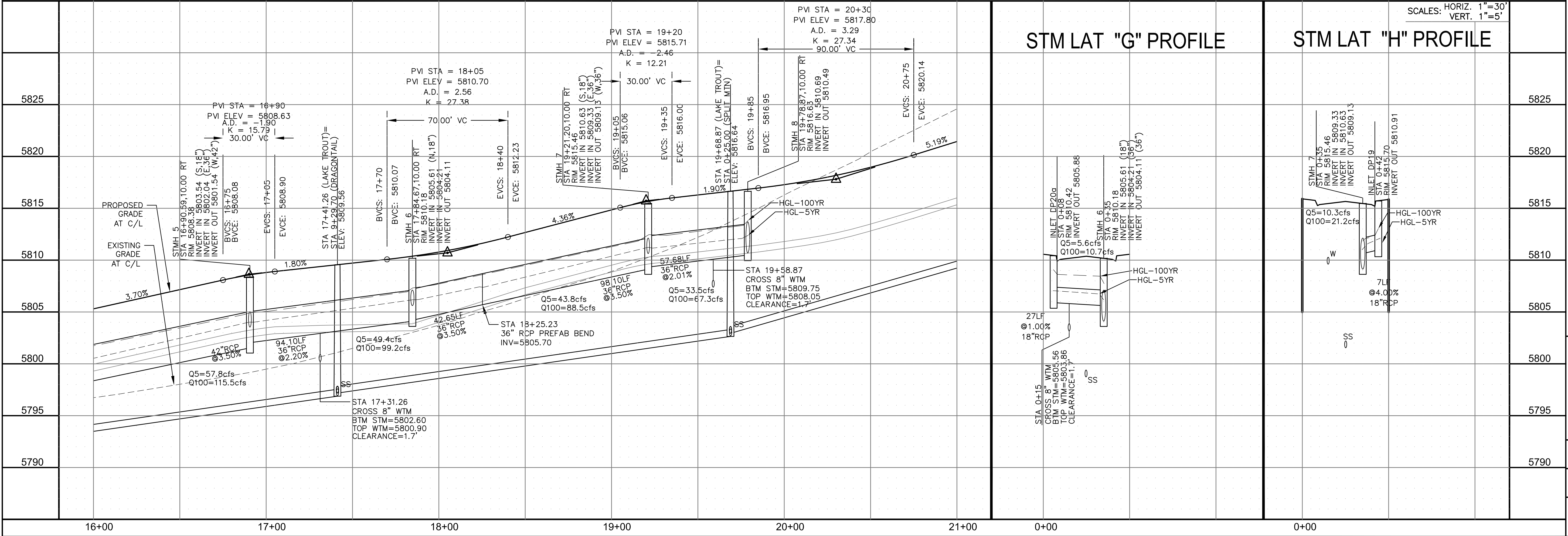
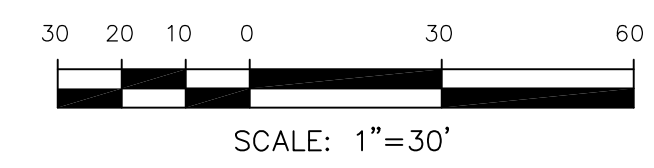
- NOTES**
- ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 - SEE GRADING PLAN FOR GRADING INFORMATION.
 - ALL STORM SEWER SHALL BE CLASS III RCP.
 - ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- ① CURVE DATA ID
 ② CURB TRANSITIONS
 ③ PEDESTRIAN RAMP, SEE SHEET C10.1



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"

LAKE TROUT DR

STM LAT "F" PROFILE



STM LAT "G" PROFILE

STM LAT "H" PROFILE

CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 700, SUITE 5506
 PLANO, CO 80660
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

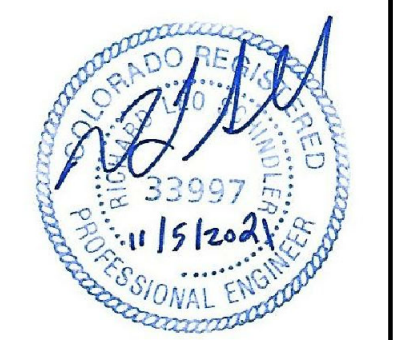
THE RIDGE AT LORSON RANCH
 FONTAINE BLVD - WALLEYE DR
 COLORADO SPRINGS, COLORADO

PROJECT NO. 100.064
 SHEET NUMBER C6.8
 TOTAL SHEETS: 70

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

DATE: NOV 5, 2021

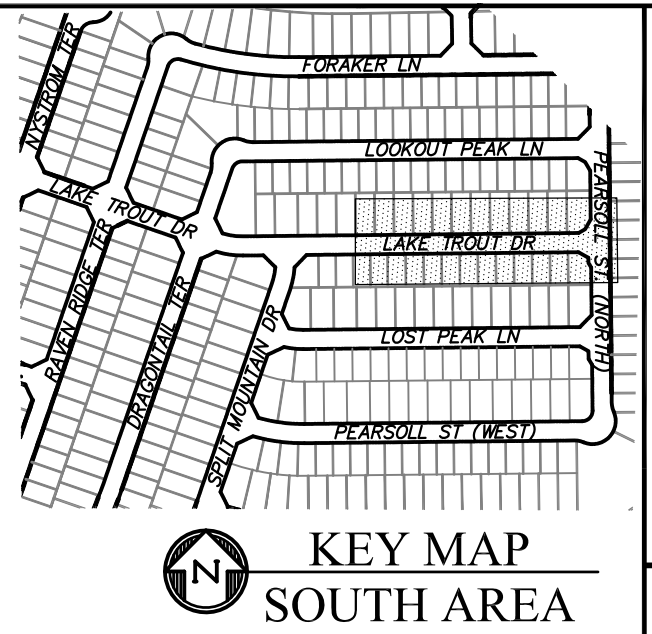
PROJECT NO. 100.064
 SHEET NUMBER C6.8
 TOTAL SHEETS: 70



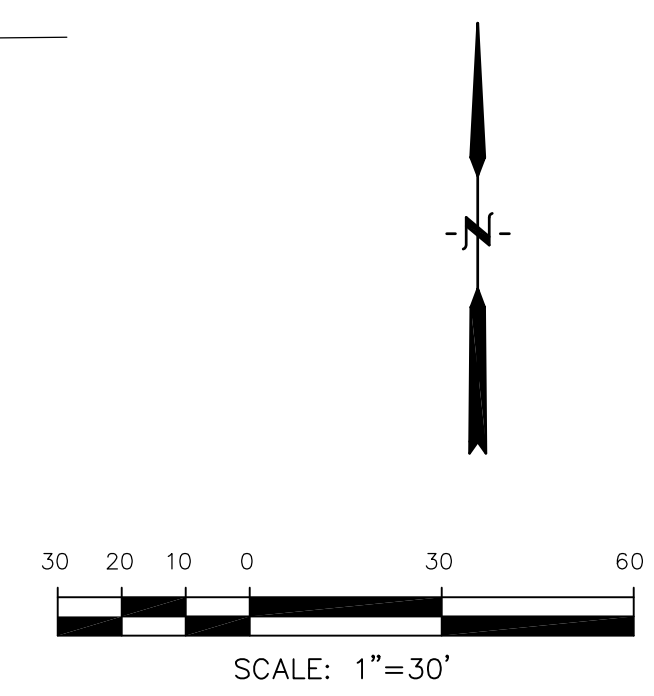
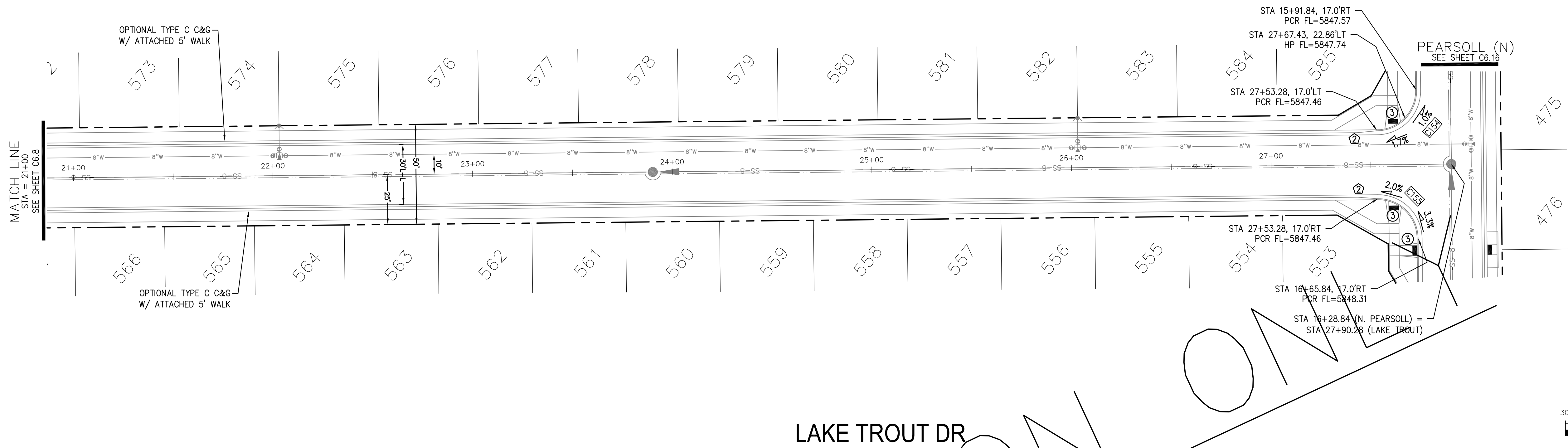
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

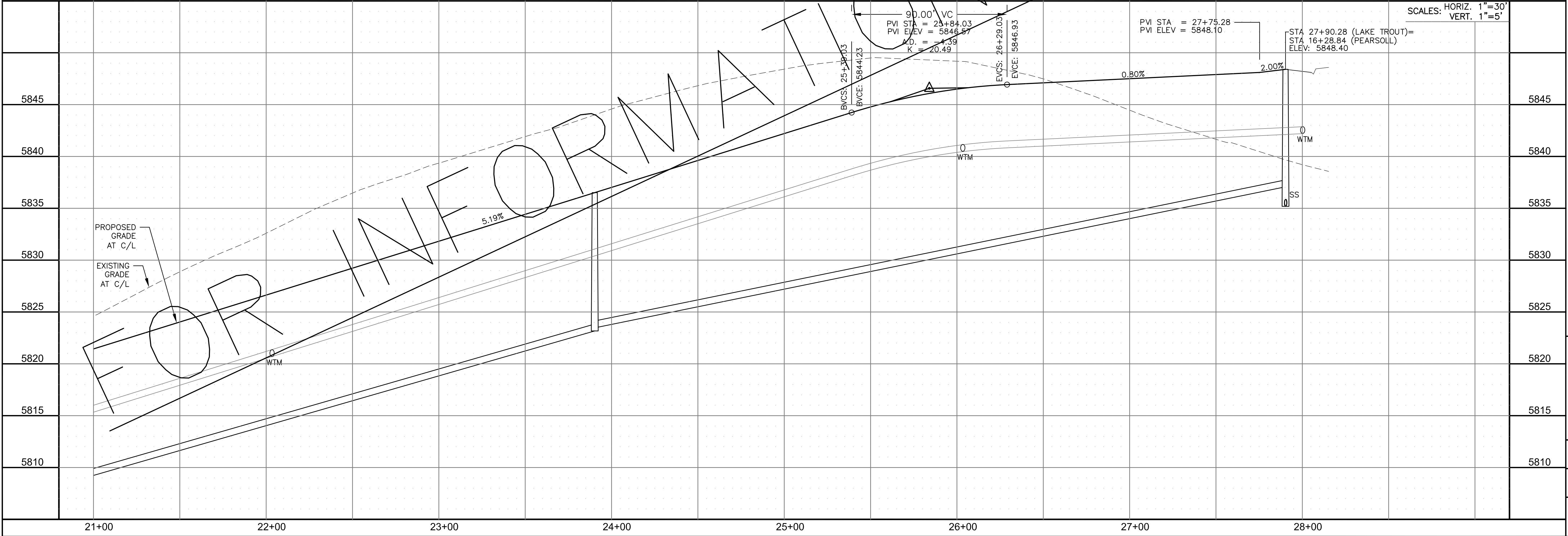
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C154	31.42'	20.00	90°00'00"
C155	31.42'	20.00	90°00'00"



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 79 F70 1100
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com



LAKE TROUT DR



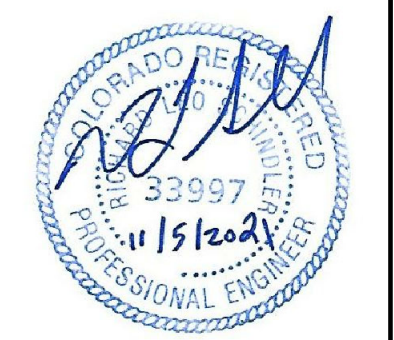
DATE: _____
 DESCRIPTION: _____
 NO. _____

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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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



DATE:
 NOV 5, 2021

PROJECT NO.
 100.064

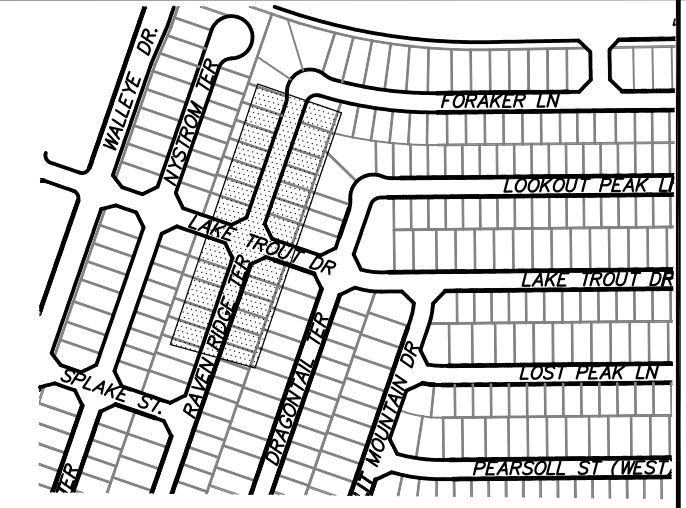
SHEET NUMBER
 C6.9

TOTAL SHEETS: 70

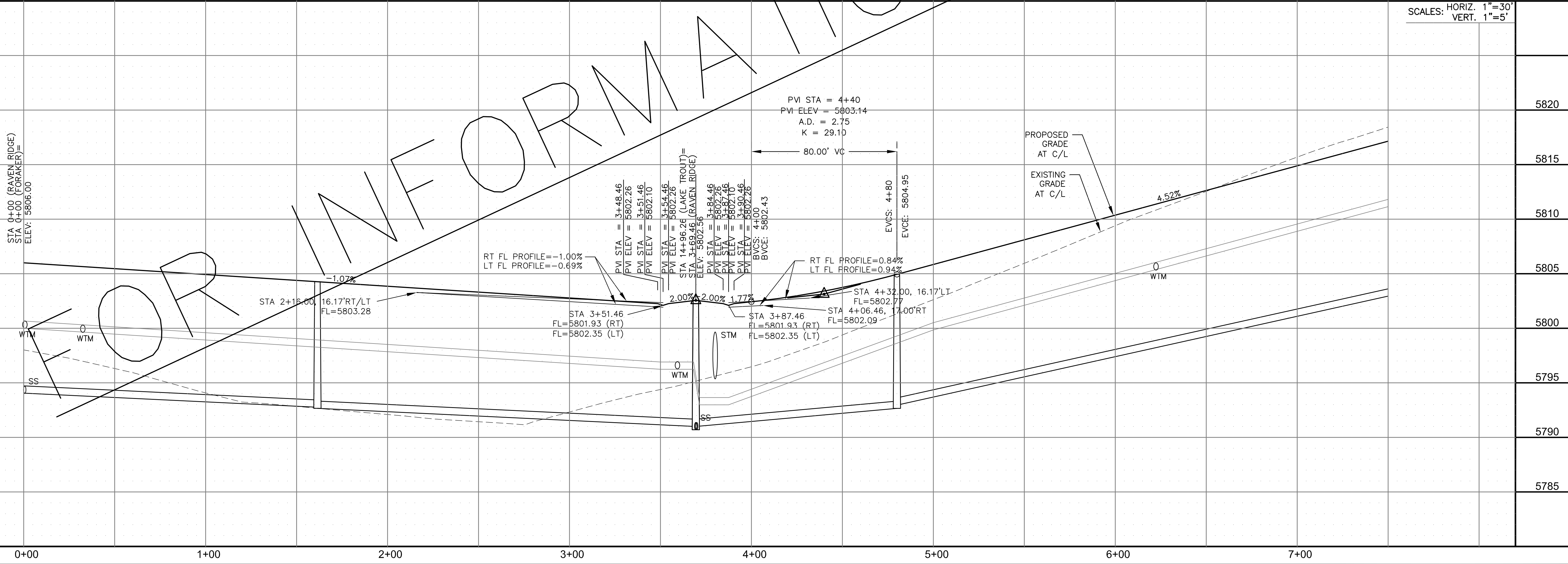
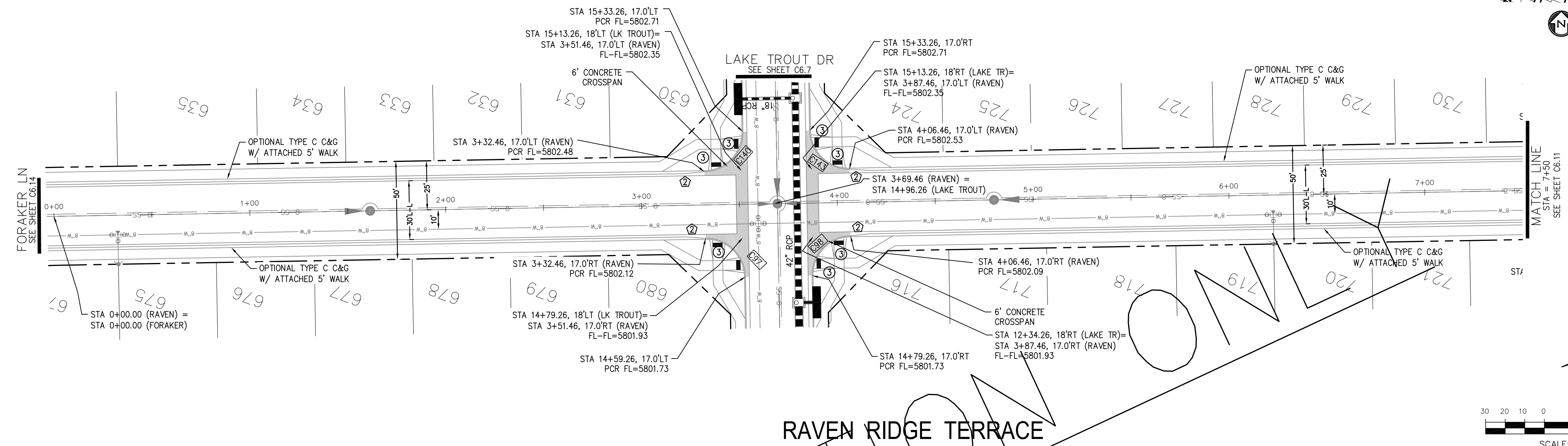
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

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



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



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

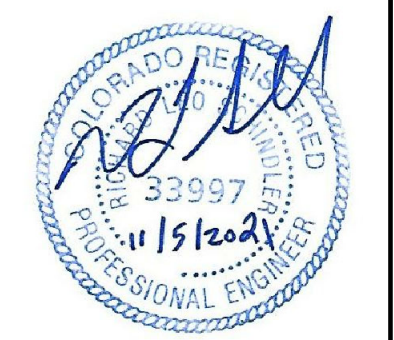
DATE: _____
 DESCRIPTION: _____
 NO. _____

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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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



DATE: NOV 5, 2021

PROJECT NO. 100.064

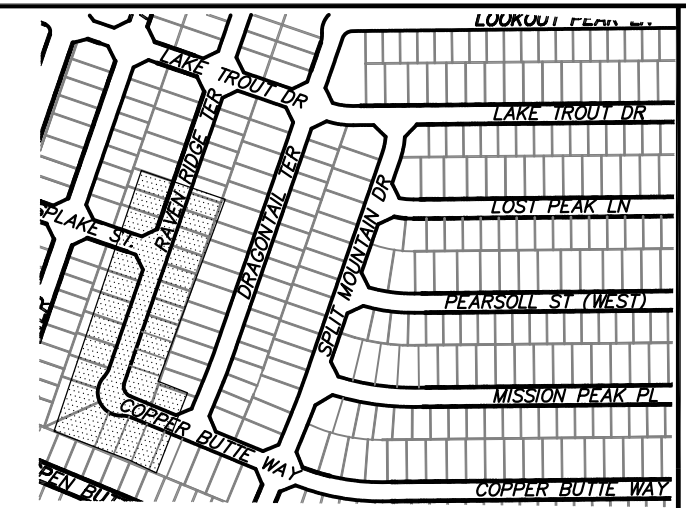
SHEET NUMBER C6.10

TOTAL SHEETS: 70

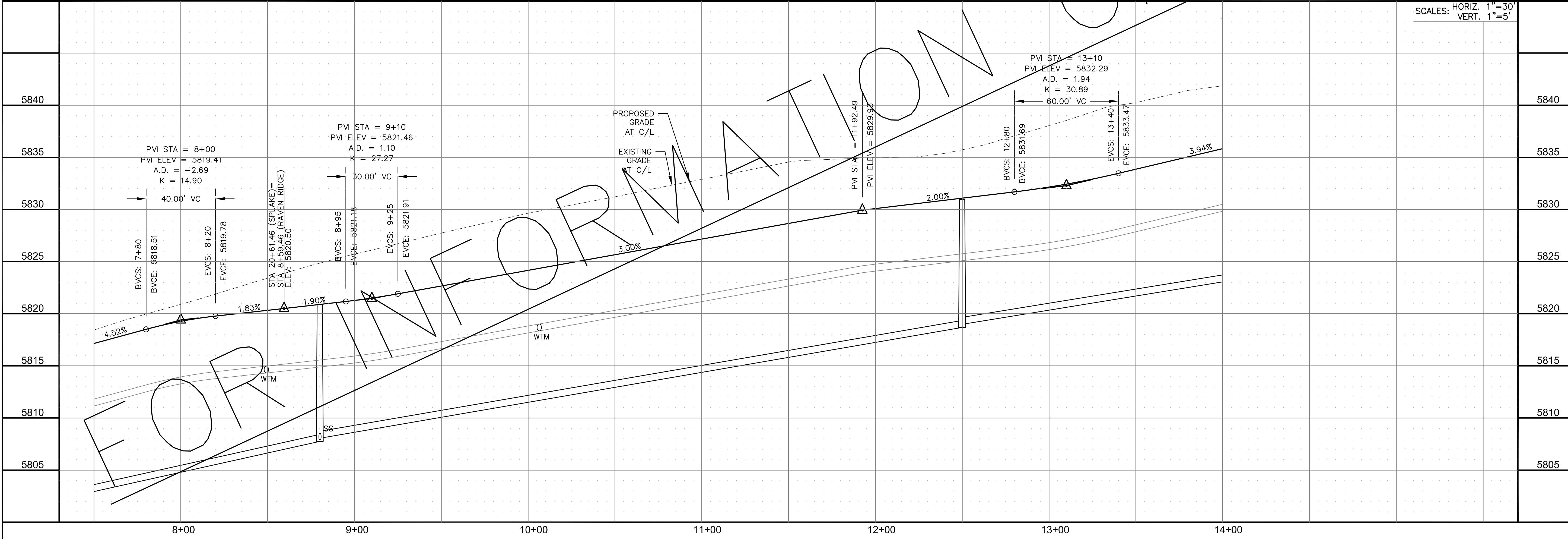
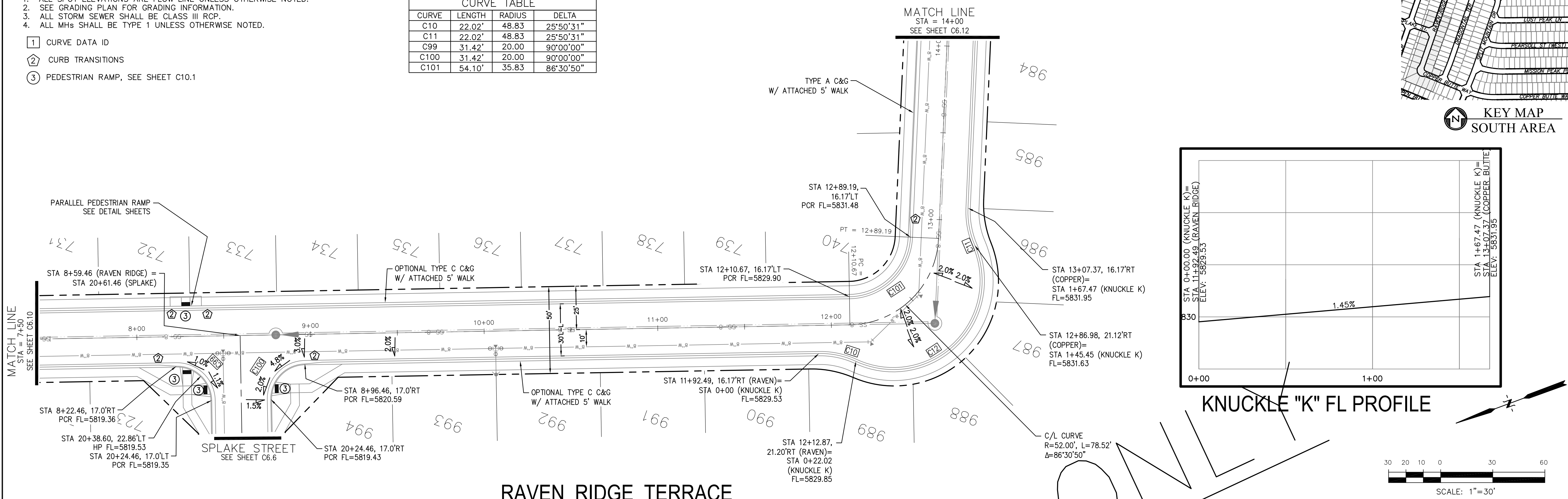
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

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



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



DATE: _____

DESCRIPTION: _____

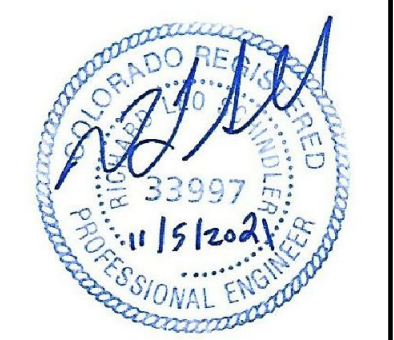
NO. _____

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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - SOUTH AREA
 RAVEN RIDGE / COPPER BUTTE
 STA 7+50 TO 14+00



DATE: NOV 5, 2021

PROJECT NO. 100.064

SHEET NUMBER C6.11

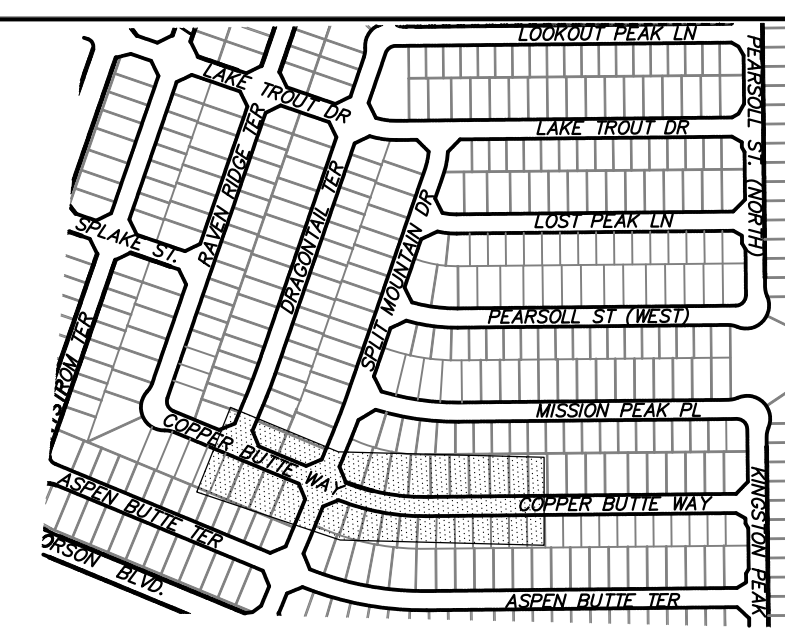
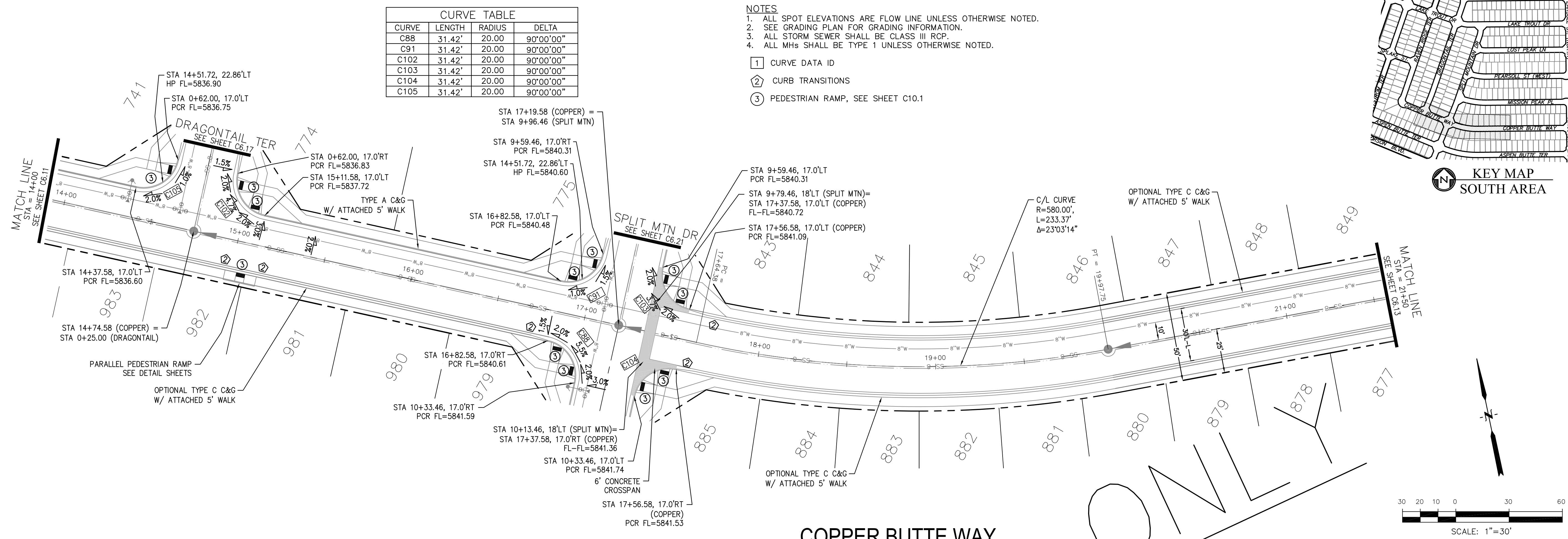
TOTAL SHEETS: 70

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

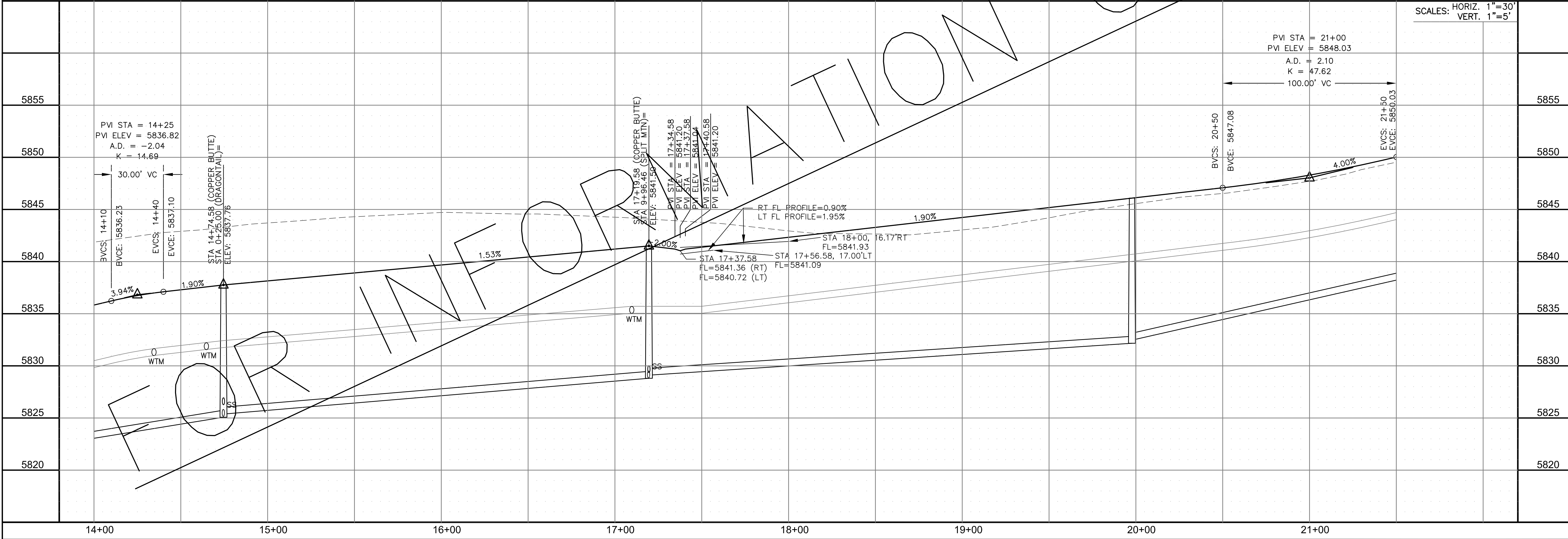
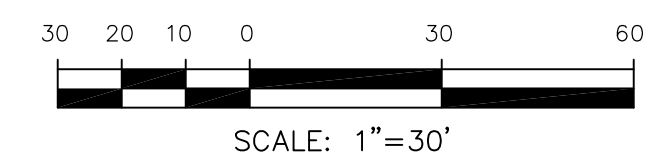
NOTES

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

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



KEY MAP
SOUTH AREA



CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 727.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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



DATE:
NOV 5, 2021

PROJECT NO.
100.064

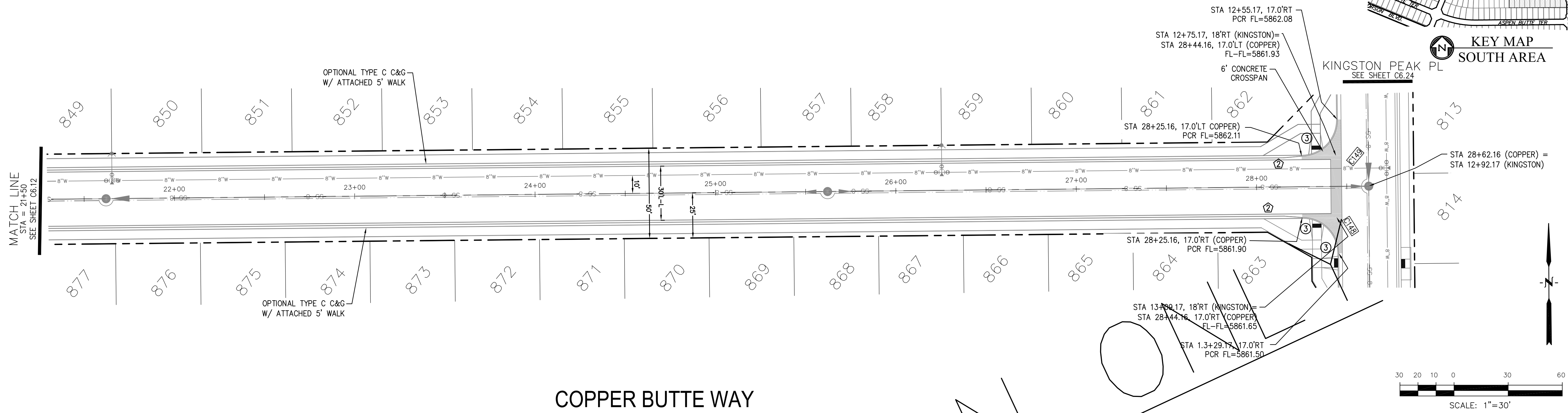
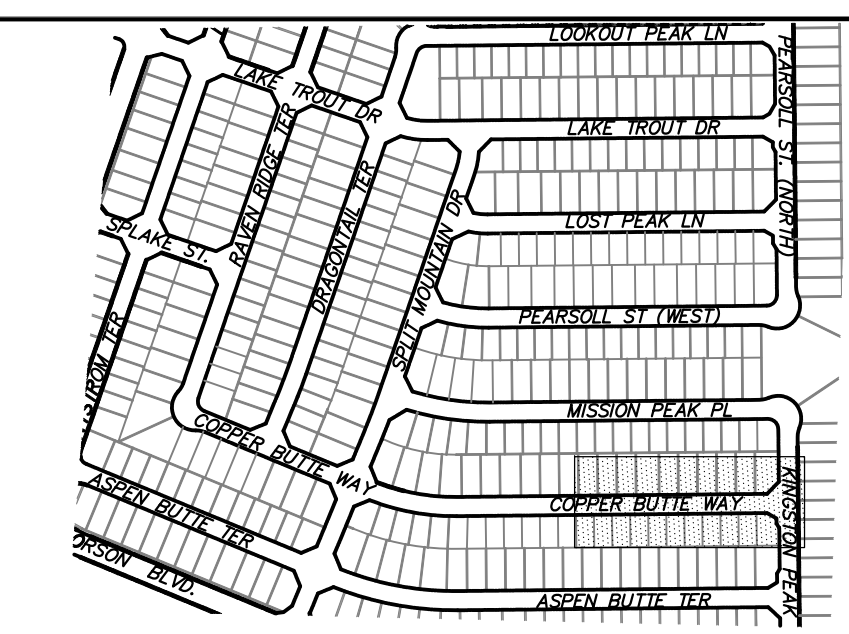
SHEET NUMBER
C6.12

TOTAL SHEETS: 70

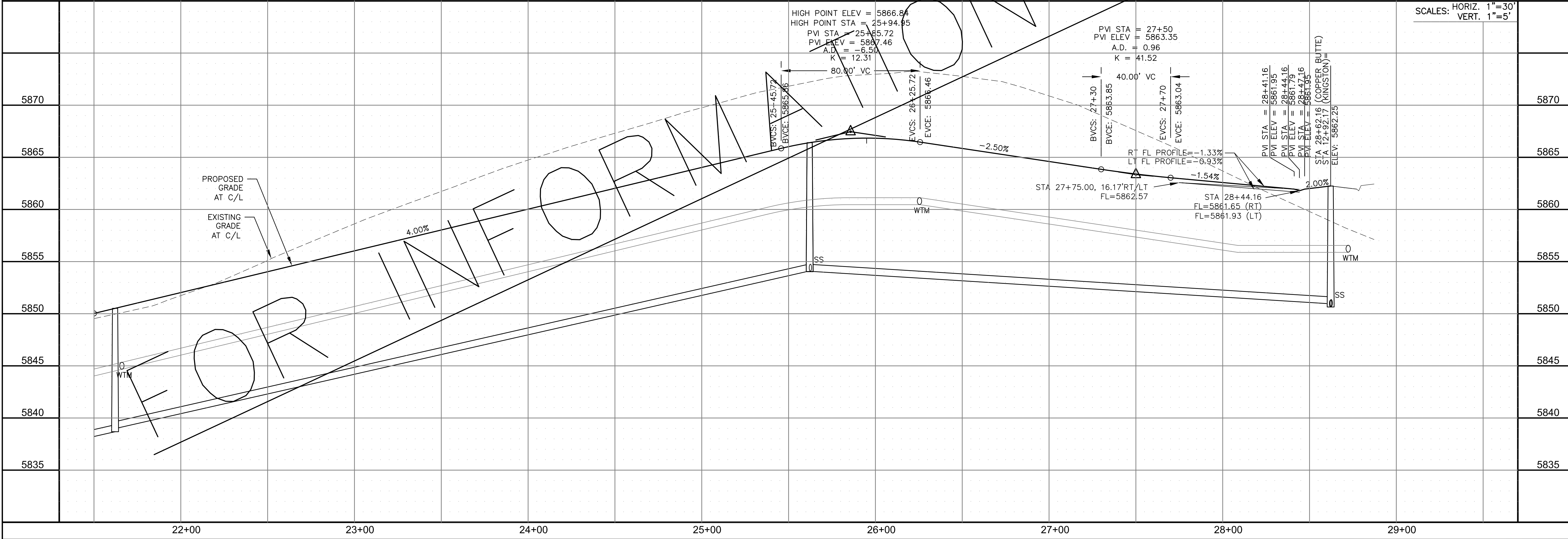
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

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



COPPER BUTTE WAY



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 799, SUITE 5506
 DENVER, CO 80231
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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



DATE:
 NOV 5, 2021

PROJECT NO.
 100.064

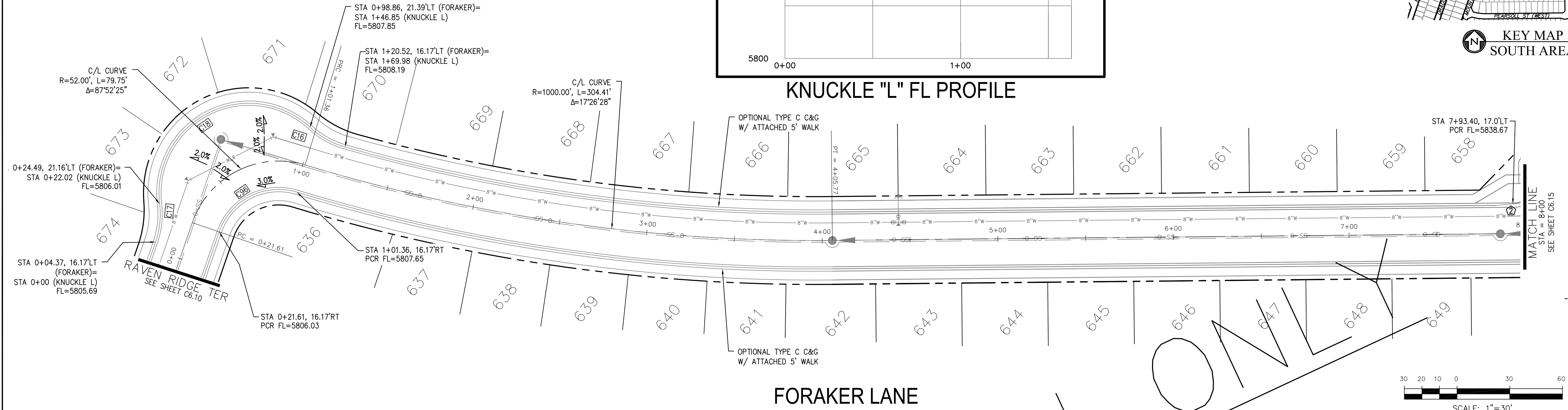
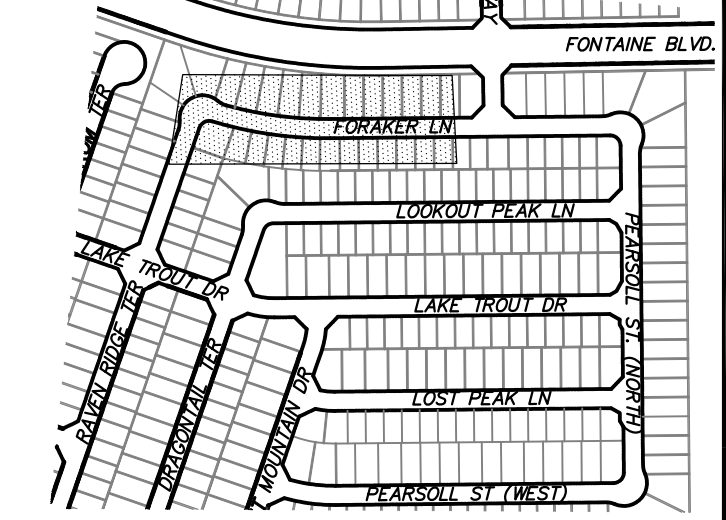
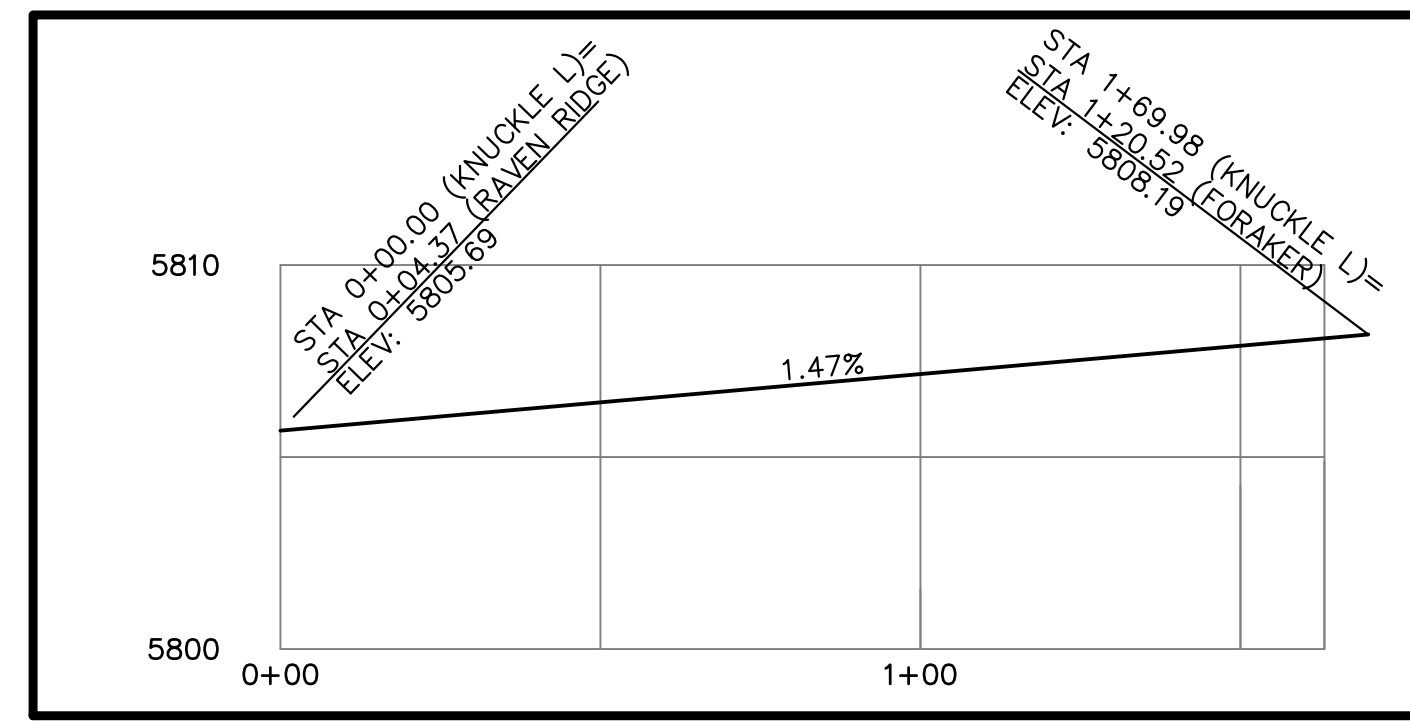
SHEET NUMBER
 C6.13

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



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

DATE: _____

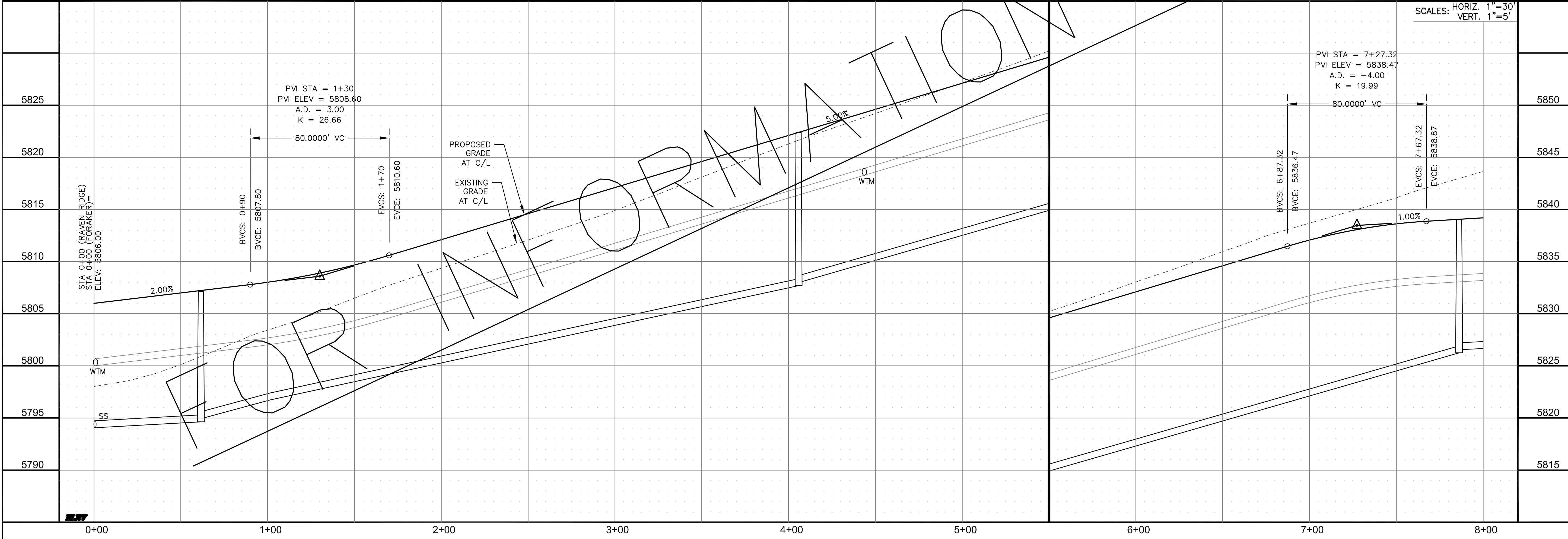
DESCRIPTION: _____

NO. _____

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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



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

SCALE: 1"=30'

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

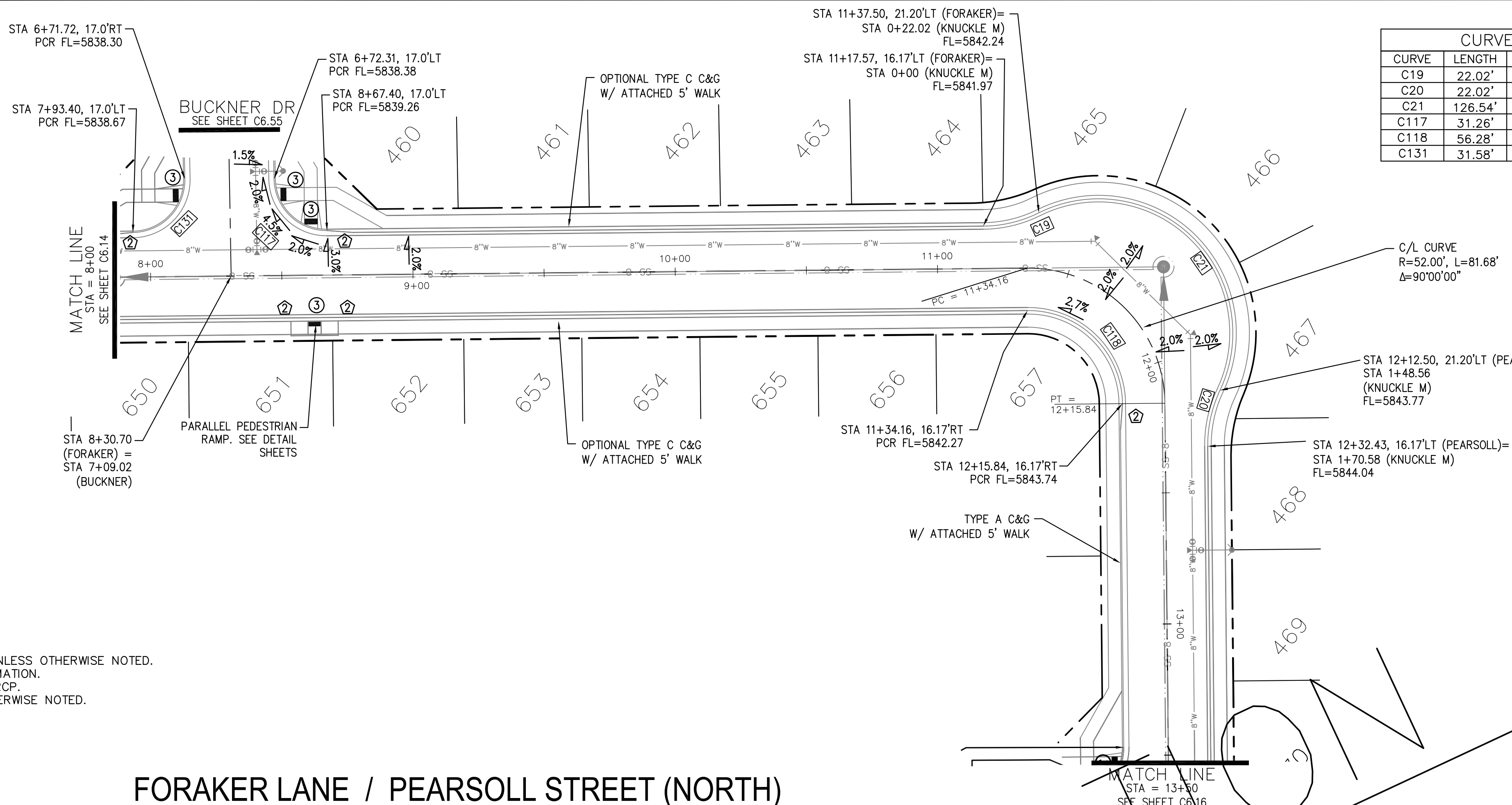
PROFESSIONAL ENGINEER
 33997
 11/15/2021

DATE: NOV 5, 2021

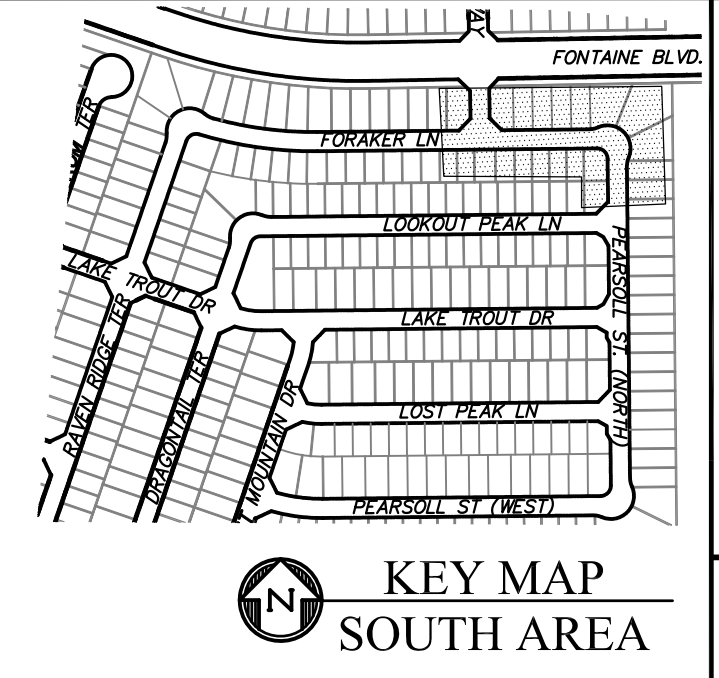
PROJECT NO. 100.064

SHEET NUMBER C6.14

TOTAL SHEETS: 70



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

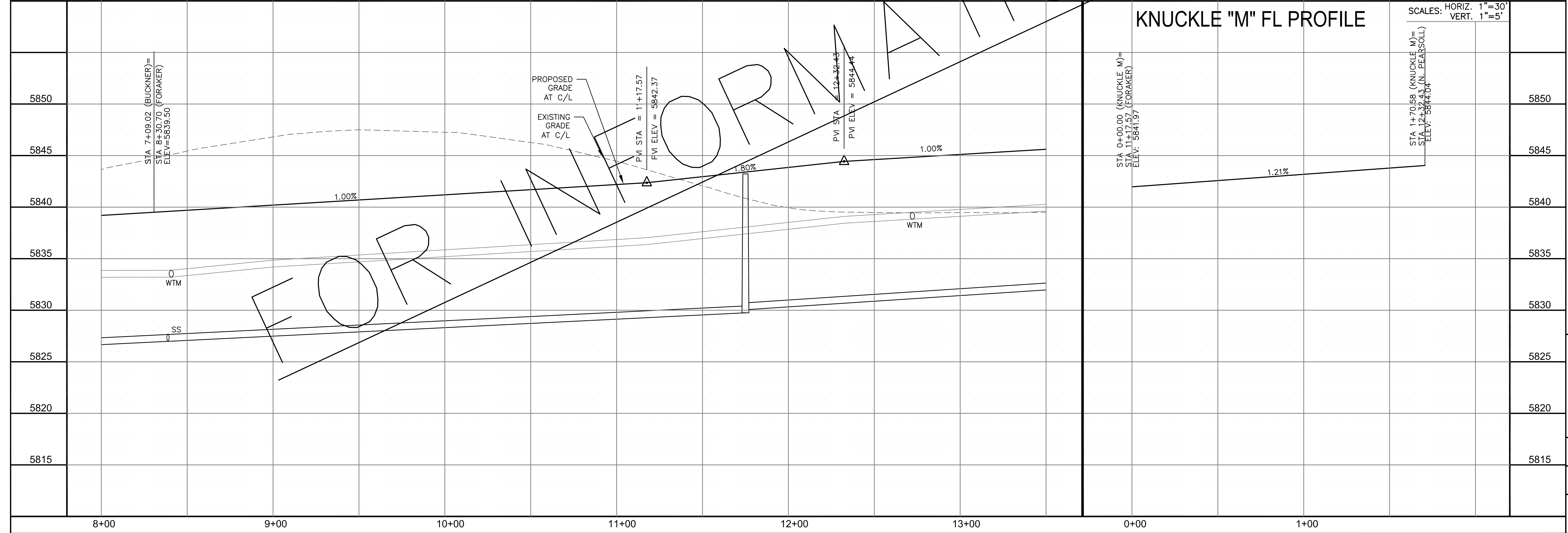


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

FORAKER LANE / PEARSOLL STREET (NORTH)

KNUCKLE "M" FL PROFILE

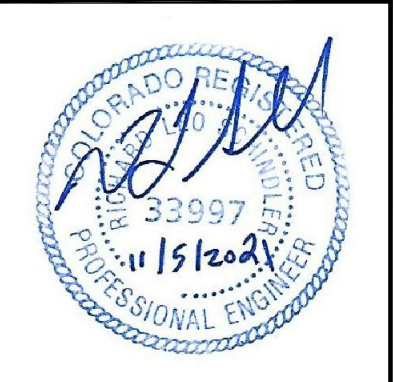


CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRMGHAM, AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

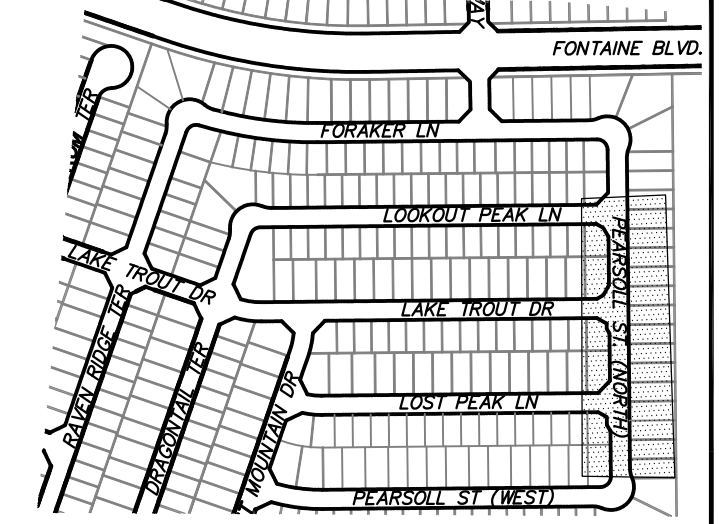
STREET / STORM - SOUTH AREA
FORAKER LANE
STA 8+00 TO 13+50



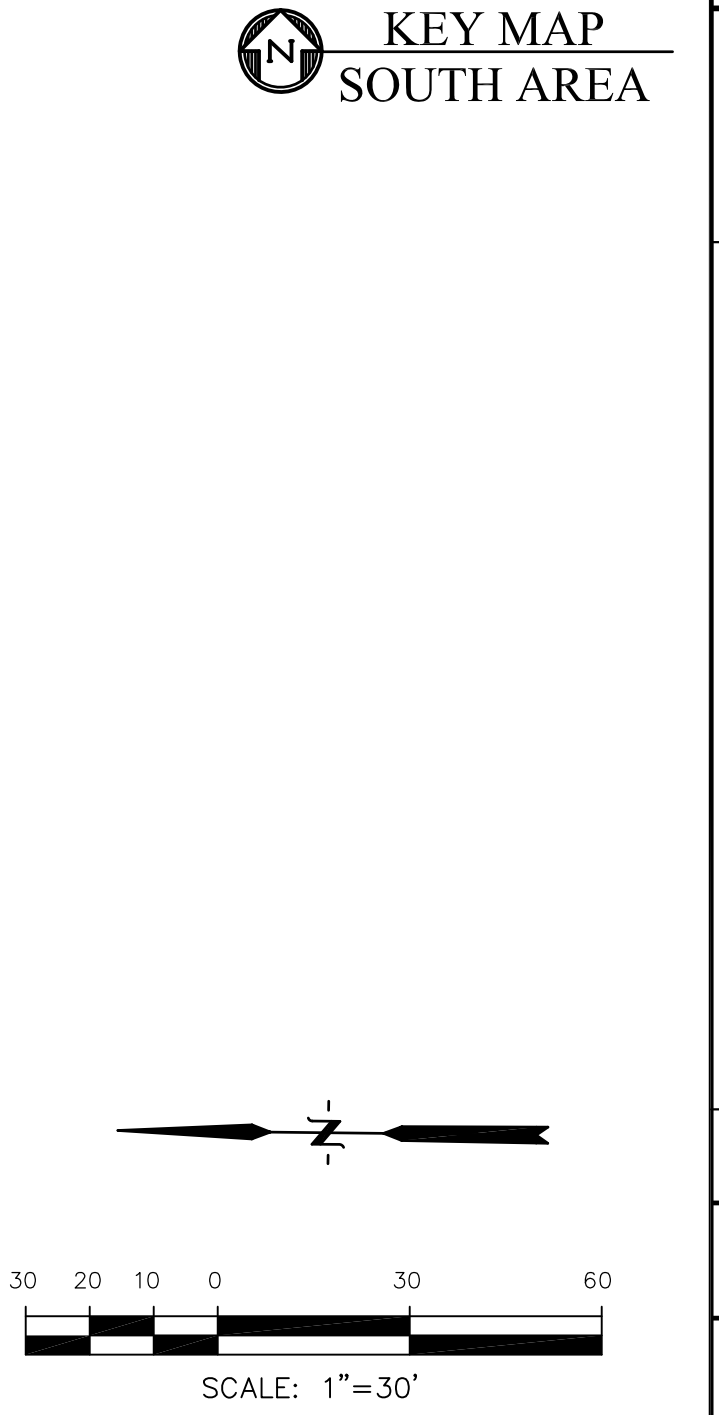
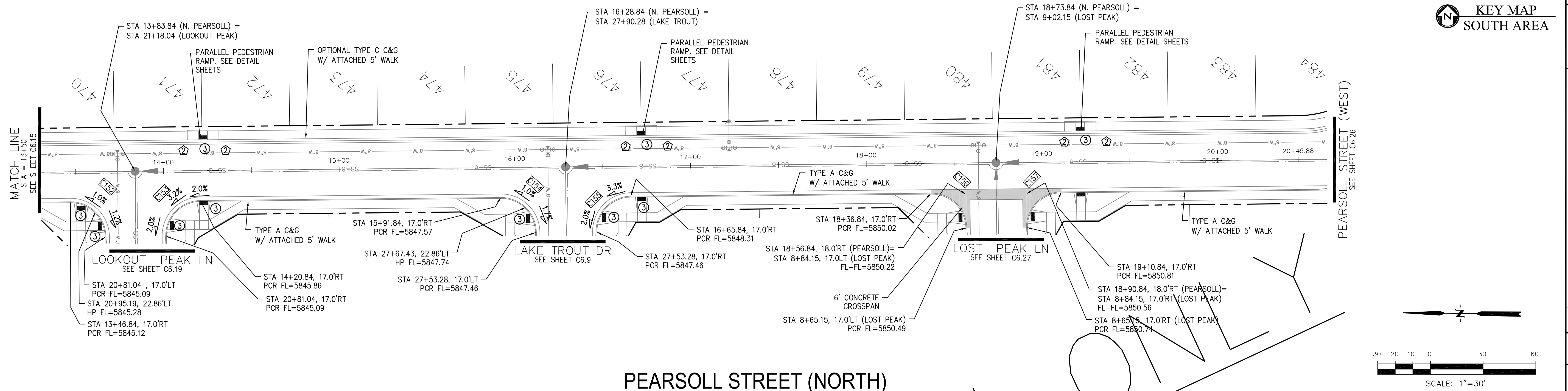
DATE: **NOV 5, 2021**
 PROJECT NO. **100.064**
 SHEET NUMBER **C6.15**
 TOTAL SHEETS: 70

- 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



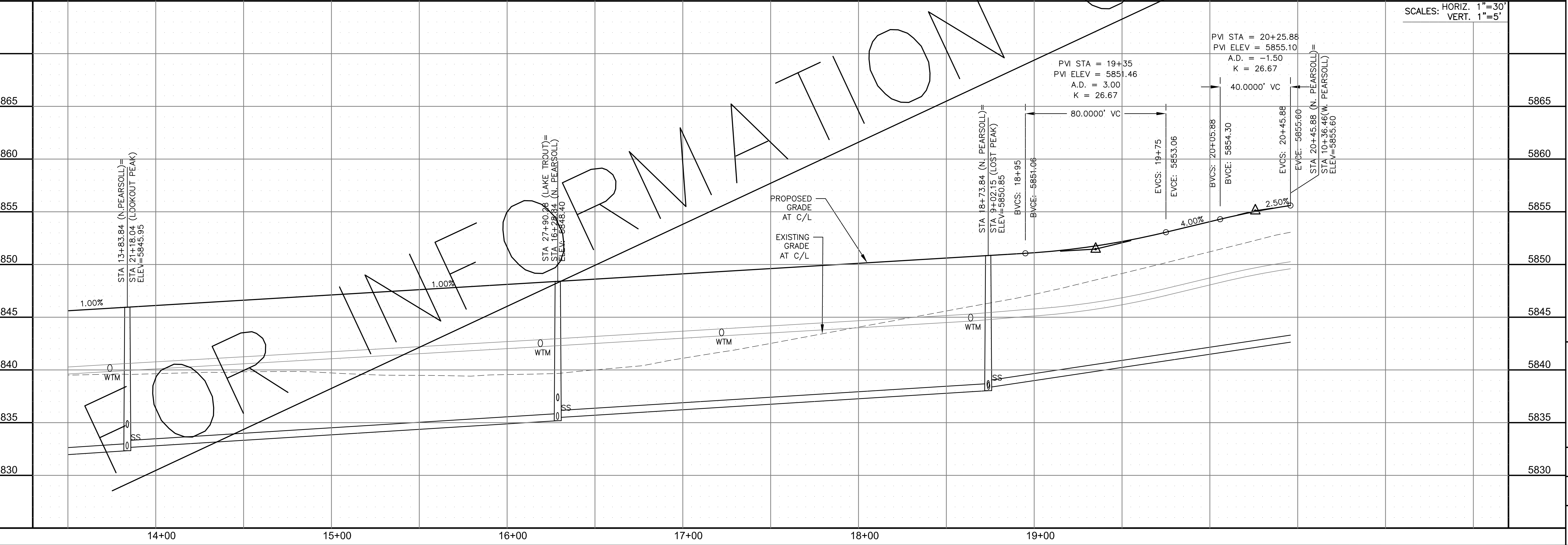
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 790 STB 1100
 COLORADO SPRINGS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com



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

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

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



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

DATE:
 NOV 5, 2021

PROJECT NO.
 100.064

SHEET NUMBER
 C6.16

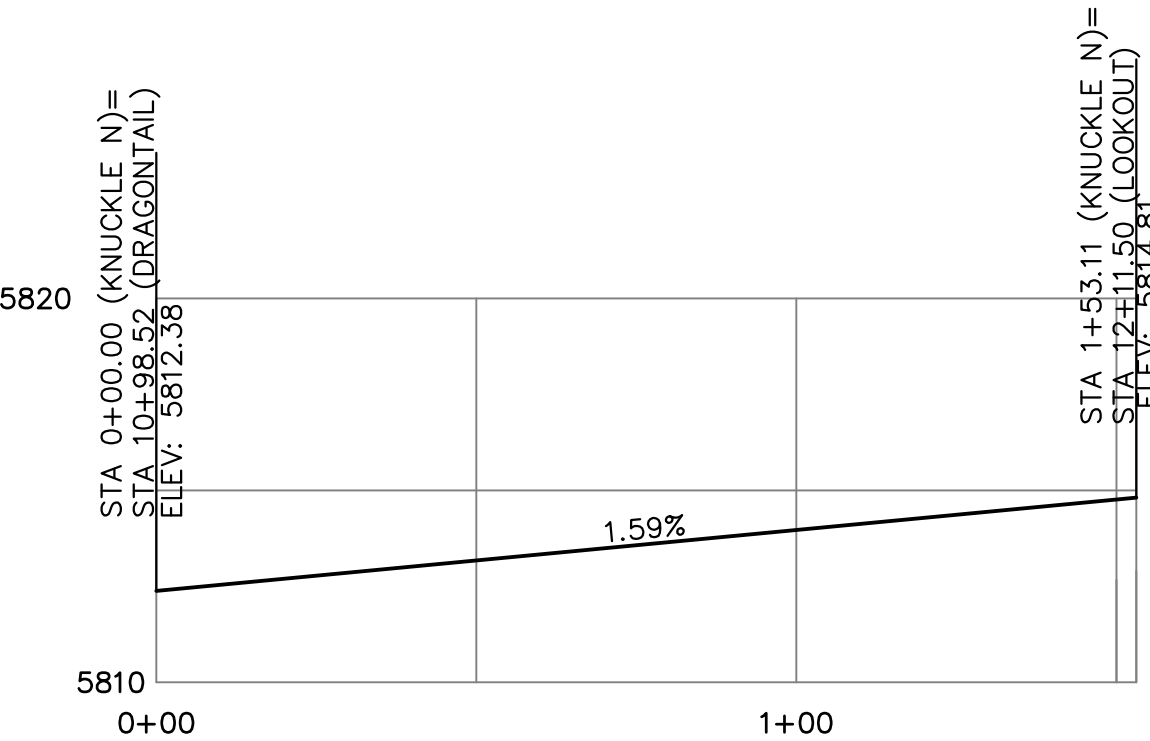
TOTAL SHEETS: 70



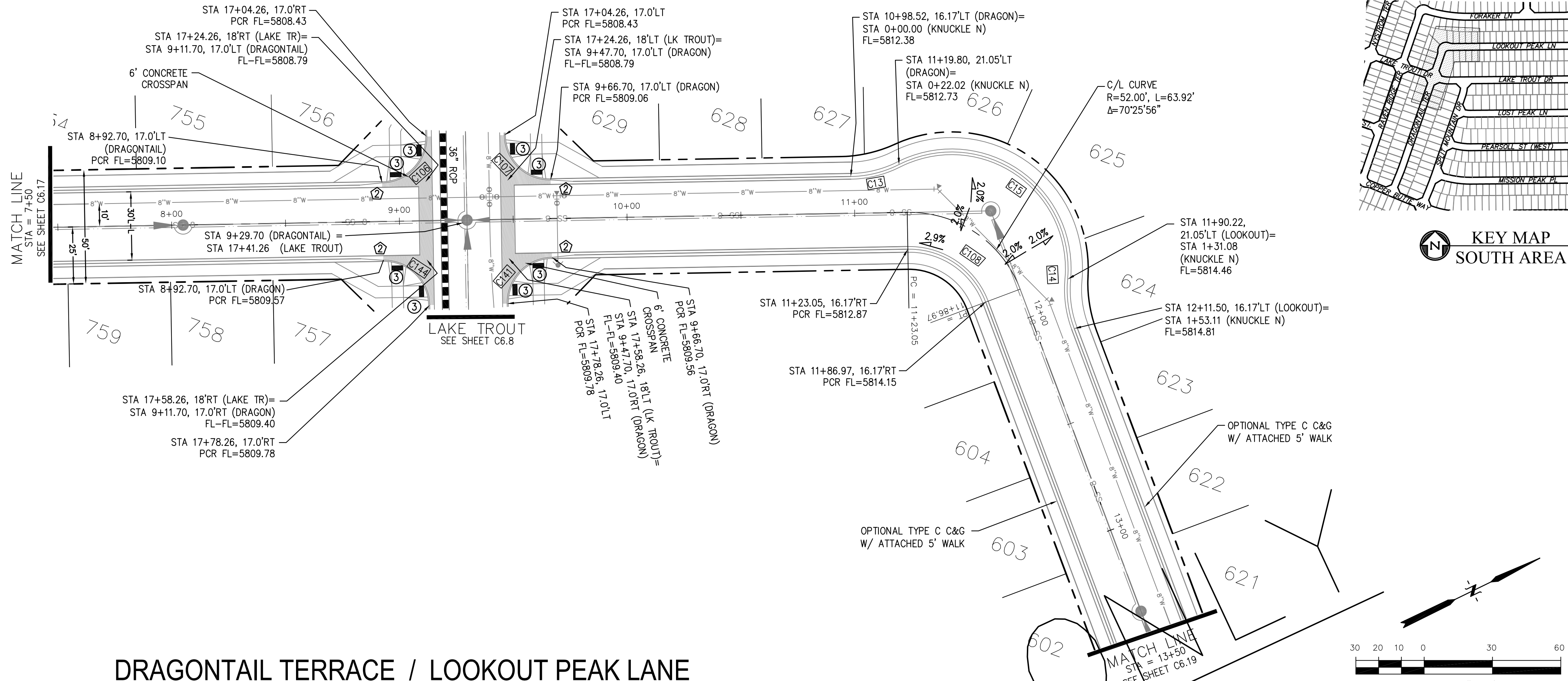
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

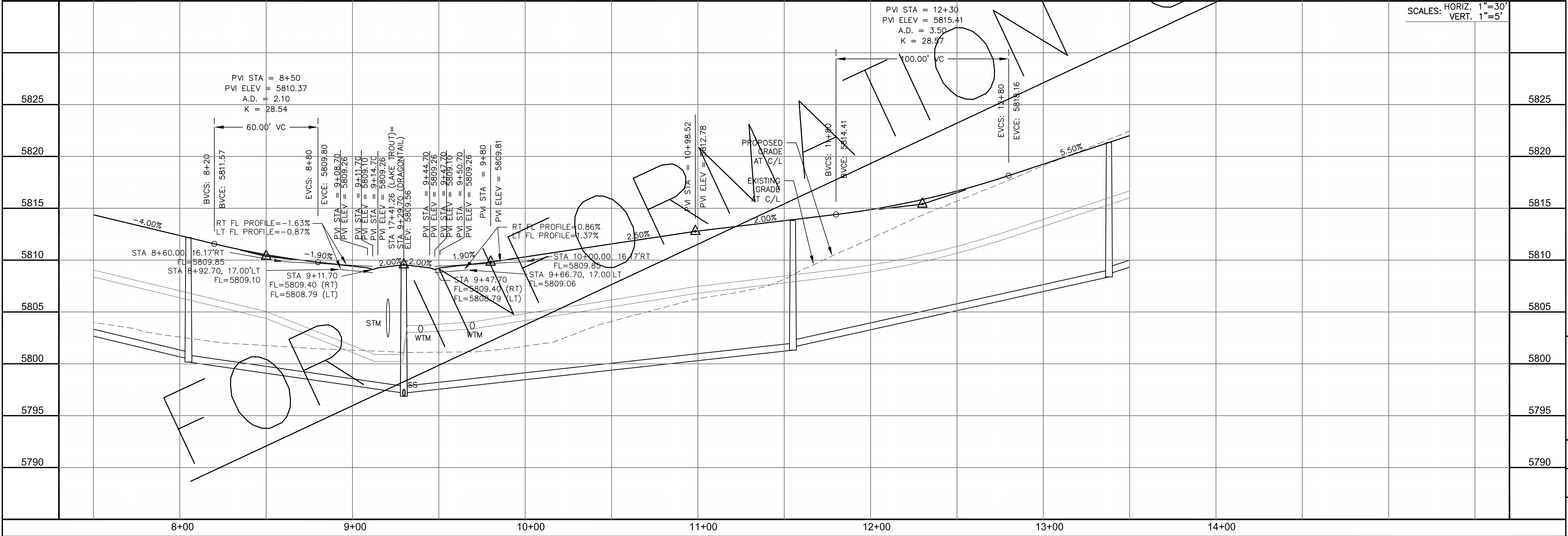
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C13	22.02'	48.83	25°50'31"
C14	22.02'	48.83	25°50'31"
C15	109.06'	51.17	122°06'58"
C106	31.42'	20.00	90°00'00"
C107	31.42'	20.00	90°00'00"
C108	44.04'	35.83	70°25'56"
C141	31.42'	20.00	90°00'00"
C144	31.42'	20.00	90°00'00"



KNUCKLE "N" FL PROFILE



DRAGONTAIL TERRACE / LOOKOUT PEAK LANE



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: _____

DESCRIPTION: _____

NO. _____

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

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PROFESSIONAL ENGINEER
33997
11/15/2021

DATE: NOV 5, 2021

PROJECT NO. 100.064

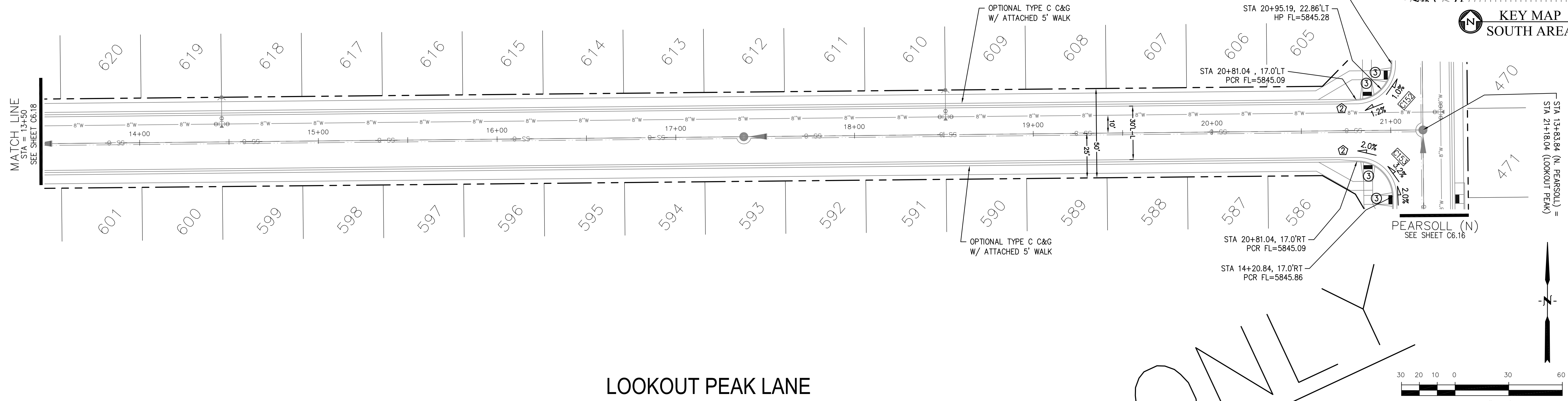
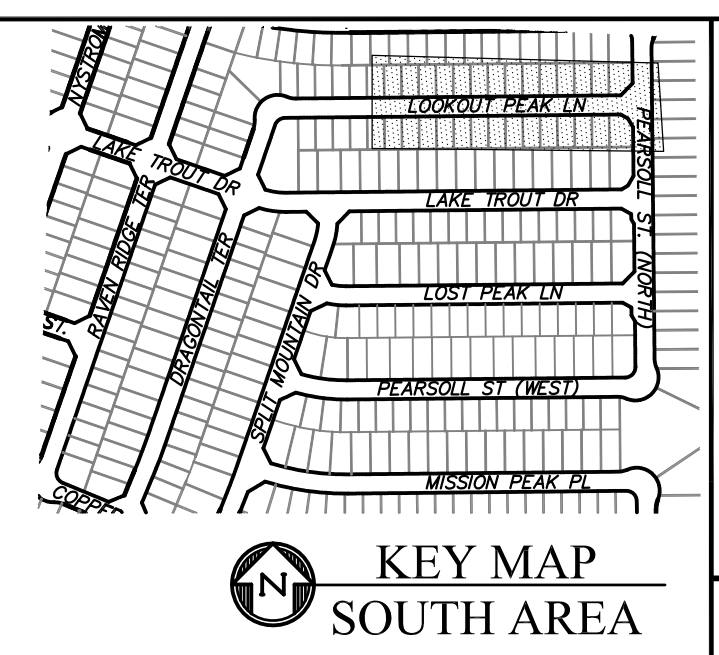
SHEET NUMBER C6.18

TOTAL SHEETS: 70

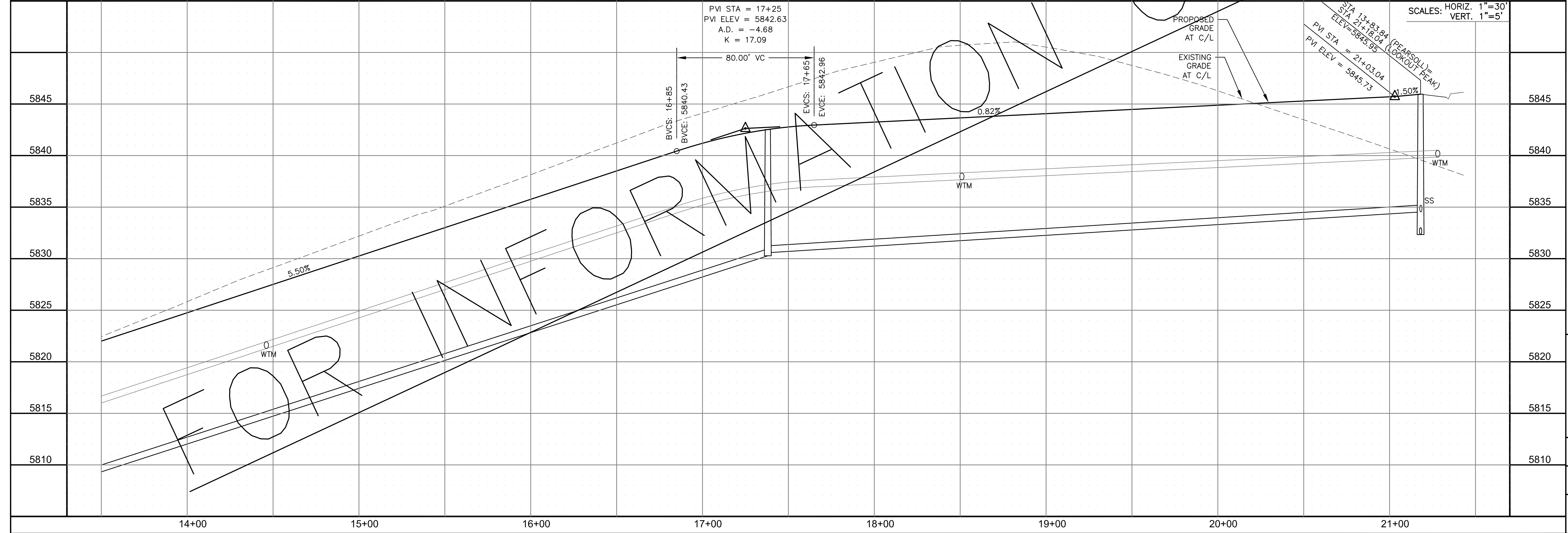
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

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



LOOKOUT PEAK LANE



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 79 STB 1100
 COLORADO SPRINGS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

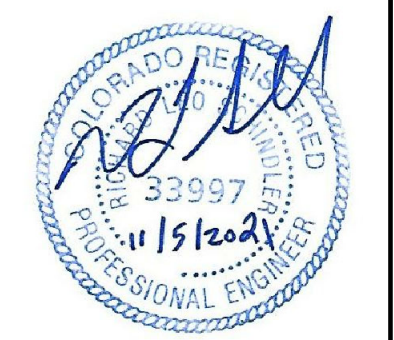
DATE: _____
 DESCRIPTION: _____
 NO. _____

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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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



DATE:
 NOV 5, 2021

PROJECT NO.
 100.064

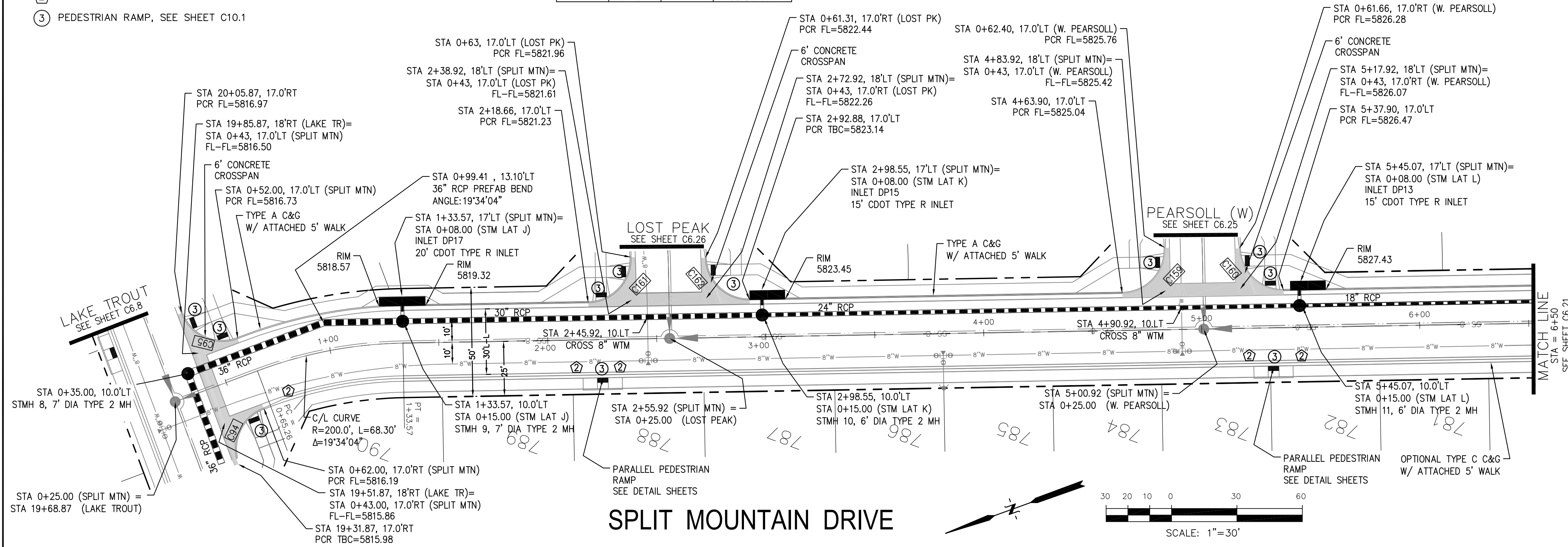
SHEET NUMBER
 C6.19

TOTAL SHEETS: 70

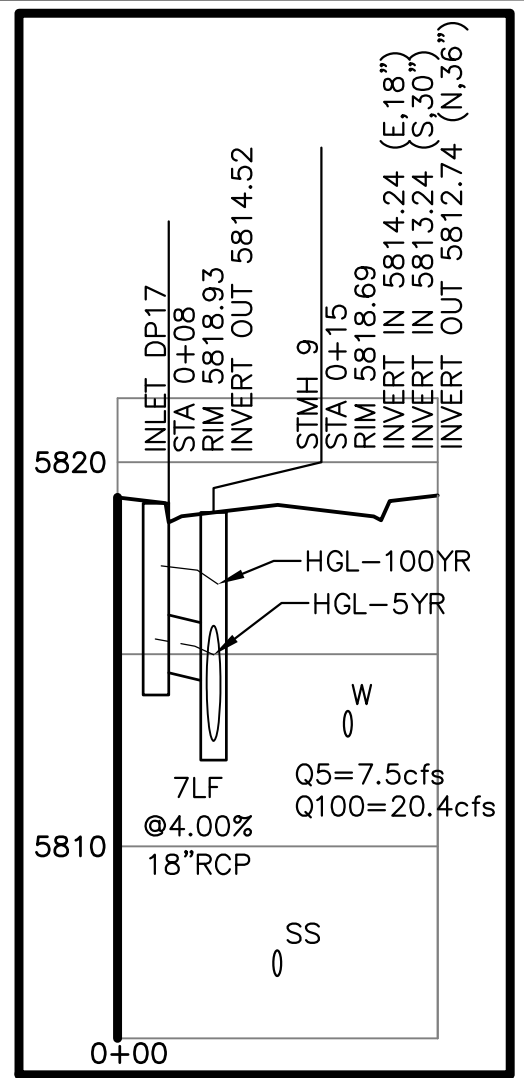
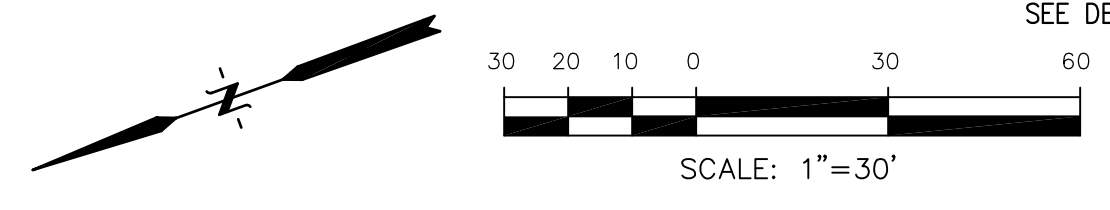
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

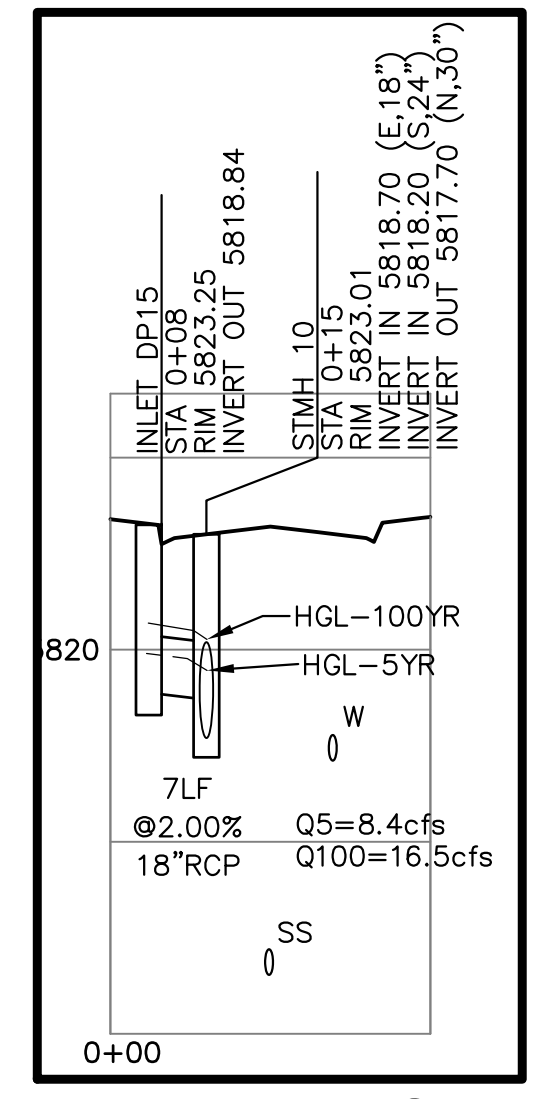
CURVE	LENGTH	RADIUS	DELTA
C94	31.42'	20.00	90°00'00"
C95	31.42'	20.00	90°00'00"
C159	31.63'	20.00	90°37'10"
C160	31.23'	20.00	89°28'33"
C161	31.96'	20.00	91°33'02"
C162	31.04'	20.00	88°56'01"



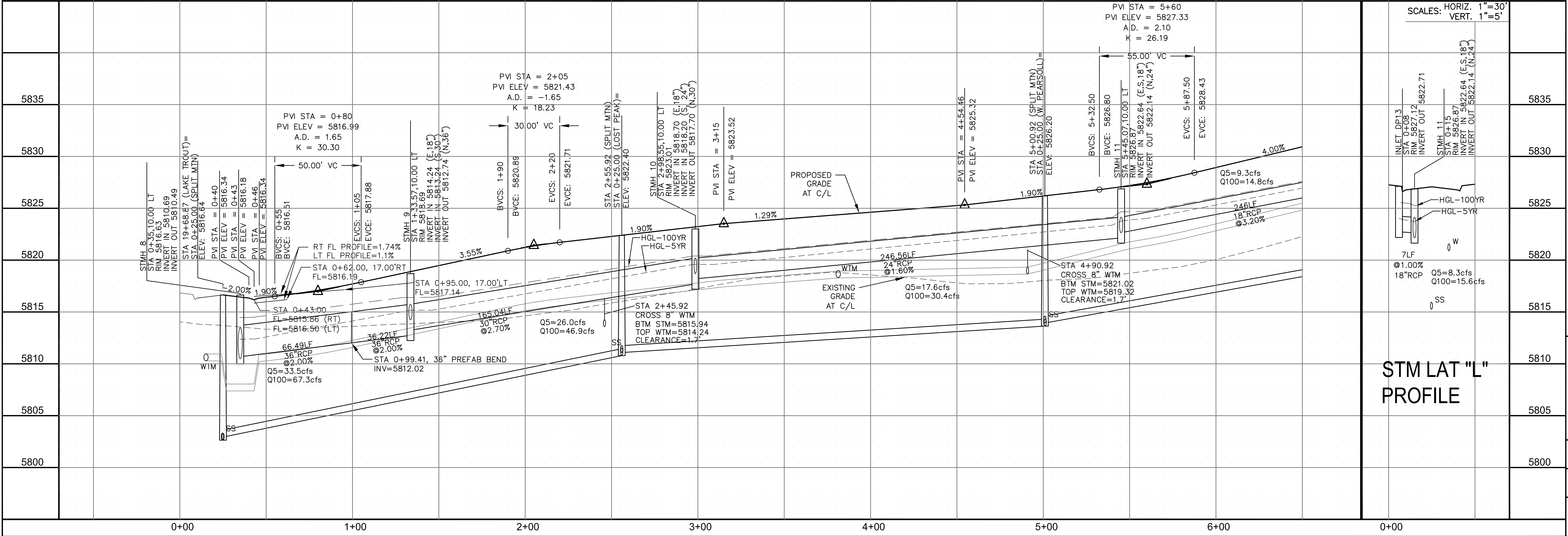
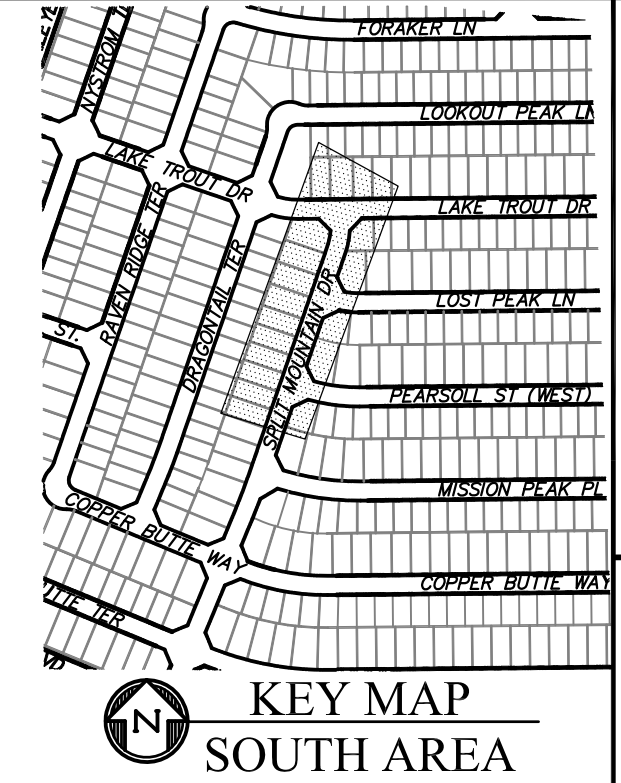
SPLIT MOUNTAIN DRIVE



STM LAT "J" PROFILE



STM LAT "K" PROFILE



STM LAT "L" PROFILE

CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 1000, SUITE 55506
 BIRMGHAM, AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

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

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

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

DATE:
 NOV 5, 2021

PROJECT NO.
 100.064

SHEET NUMBER
 C6.20

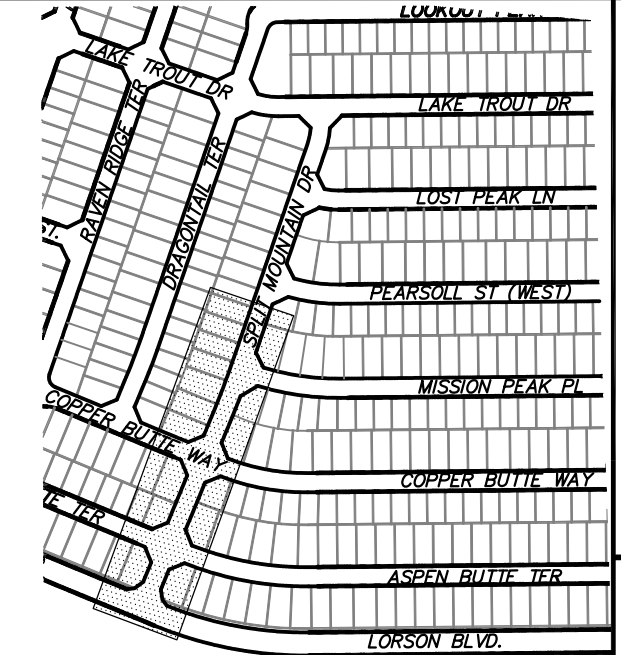
TOTAL SHEETS: 70



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



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 1000, SUITE 55506
 BIRMGHAM, AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO: _____

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

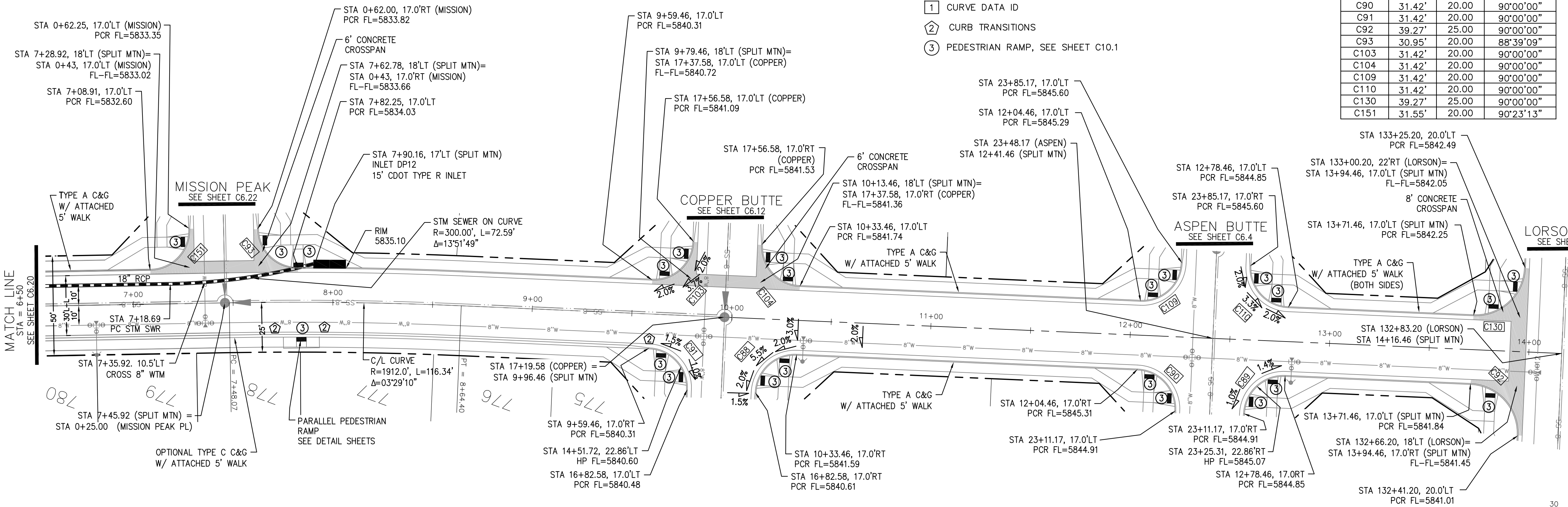
DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

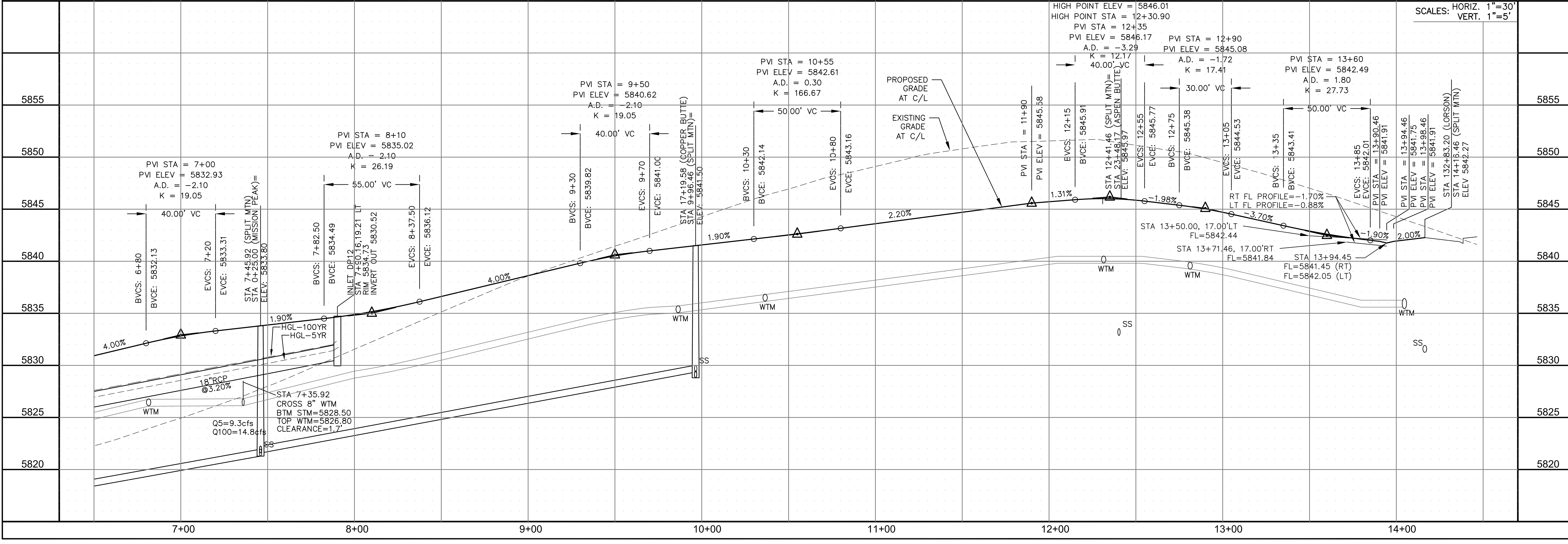
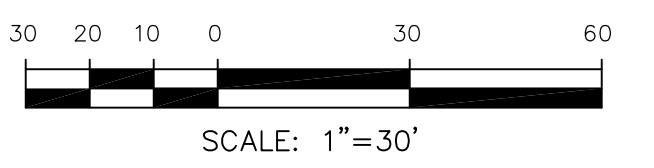


DATE:
 NOV 5, 2021

PROJECT NO.
 100.064
 SHEET NUMBER
 C6.21
 TOTAL SHEETS: 70



SPLIT MOUNTAIN DRIVE

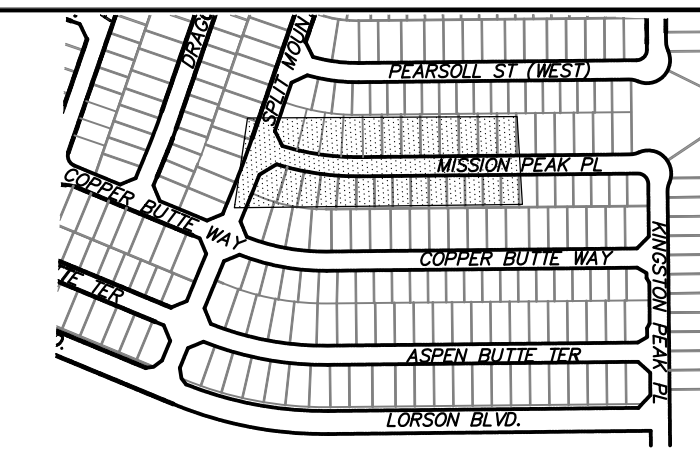


STREET / STORM - SOUTH AREA
 SPLIT MOUNTAIN DRIVE
 STA 6+50 TO 14+16

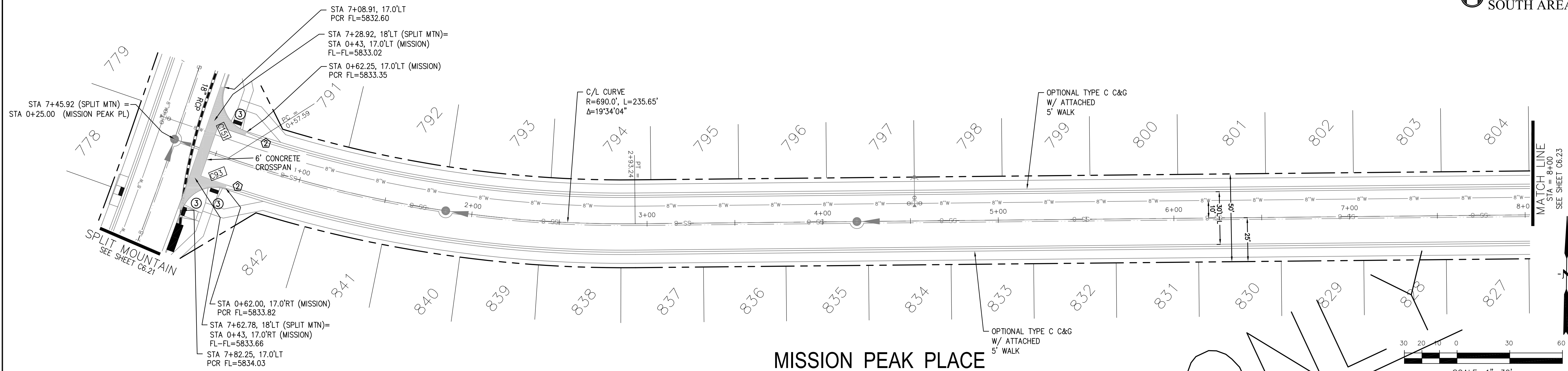
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

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



KEY MAP
SOUTH AREA



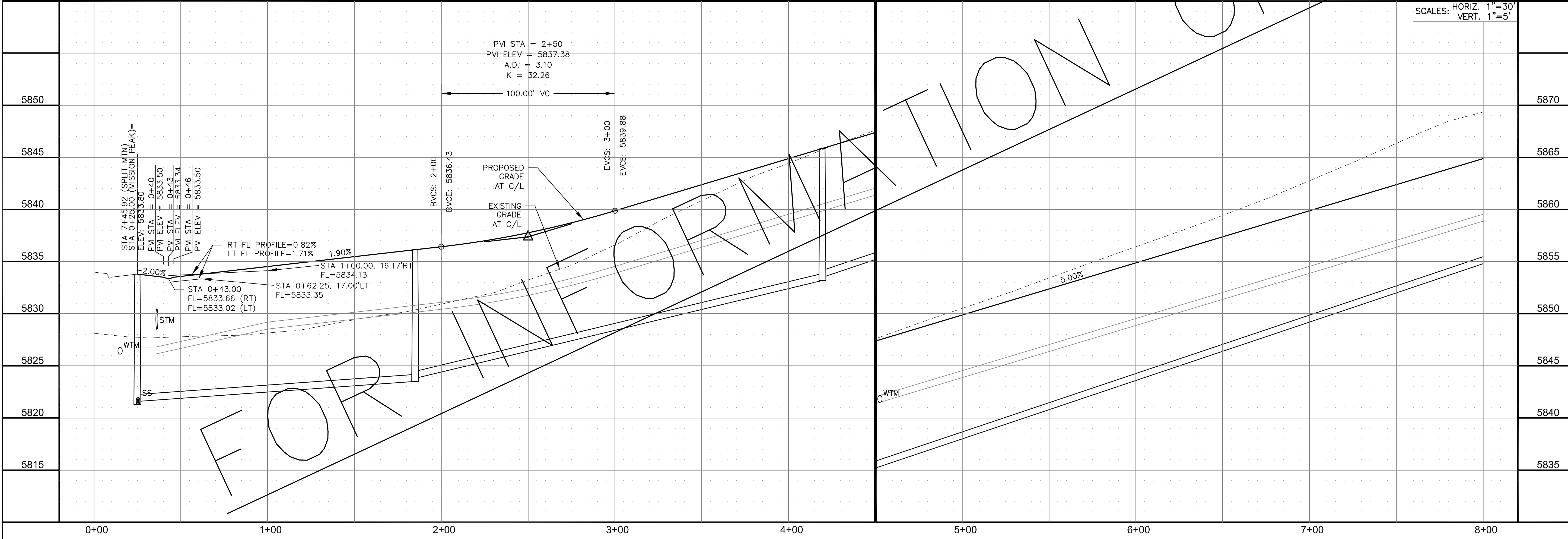
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100 SUITE 55506
 BOULDER, CO 80504
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

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

DATE: _____
 DESCRIPTION: _____
 NO. _____

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



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

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

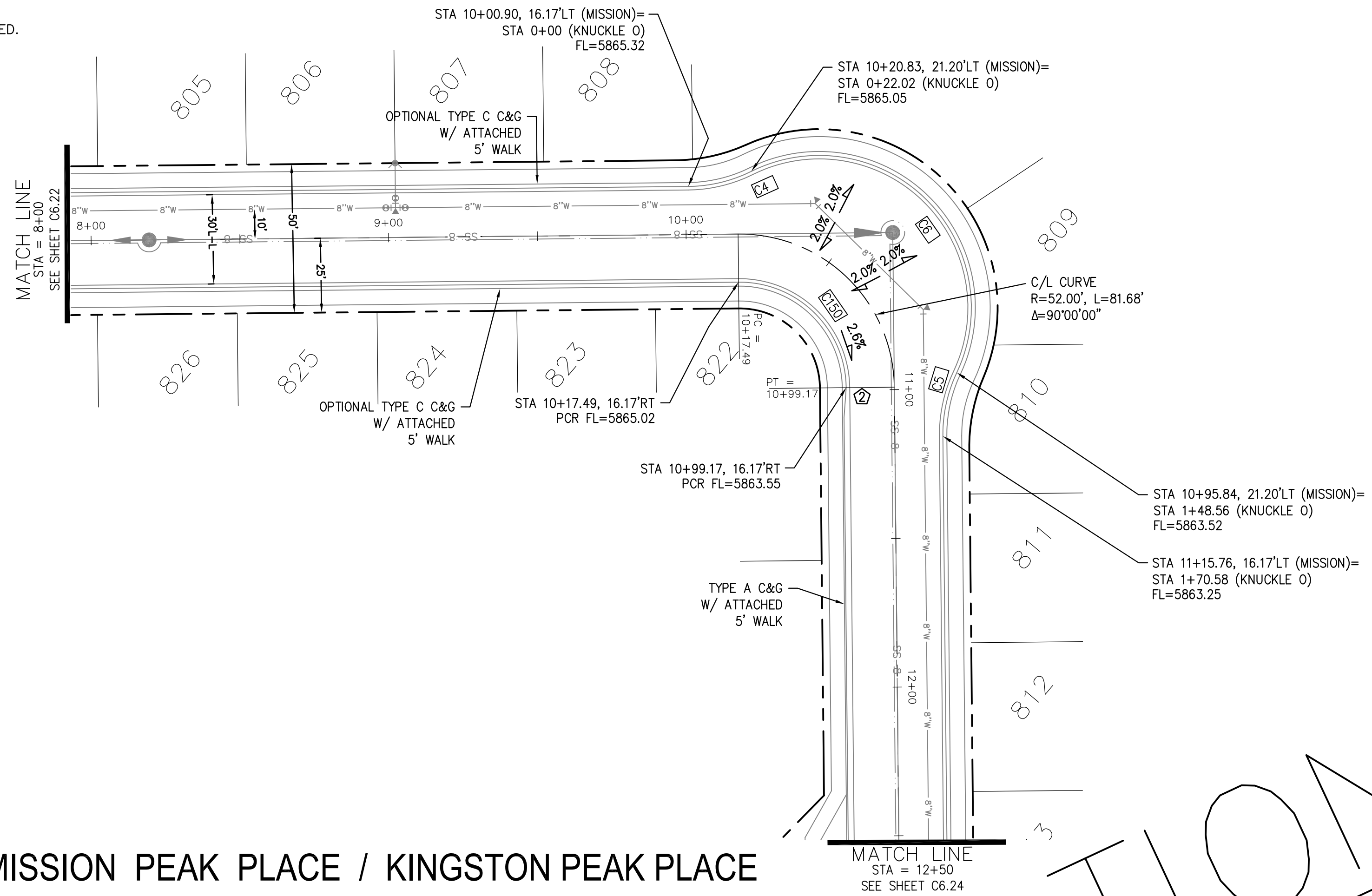
DATE: NOV 5, 2021

PROJECT NO. 100.064
 SHEET NUMBER C6.22
 TOTAL SHEETS: 70

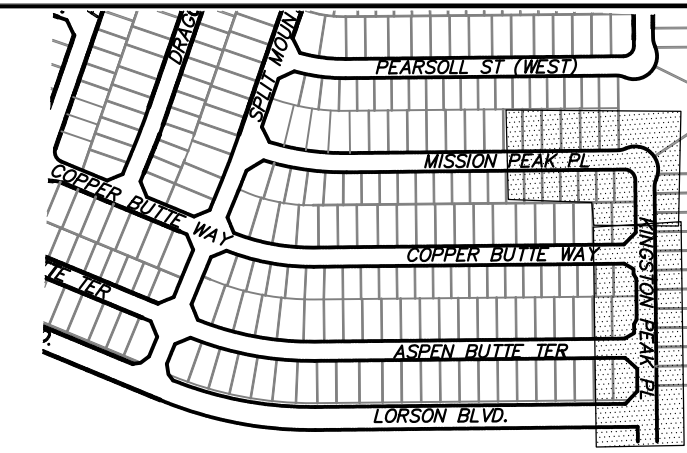
NOTES

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



KEY MAP
SOUTH AREA

CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 790 570 1100
 COLORADO SPRINGS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____
 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

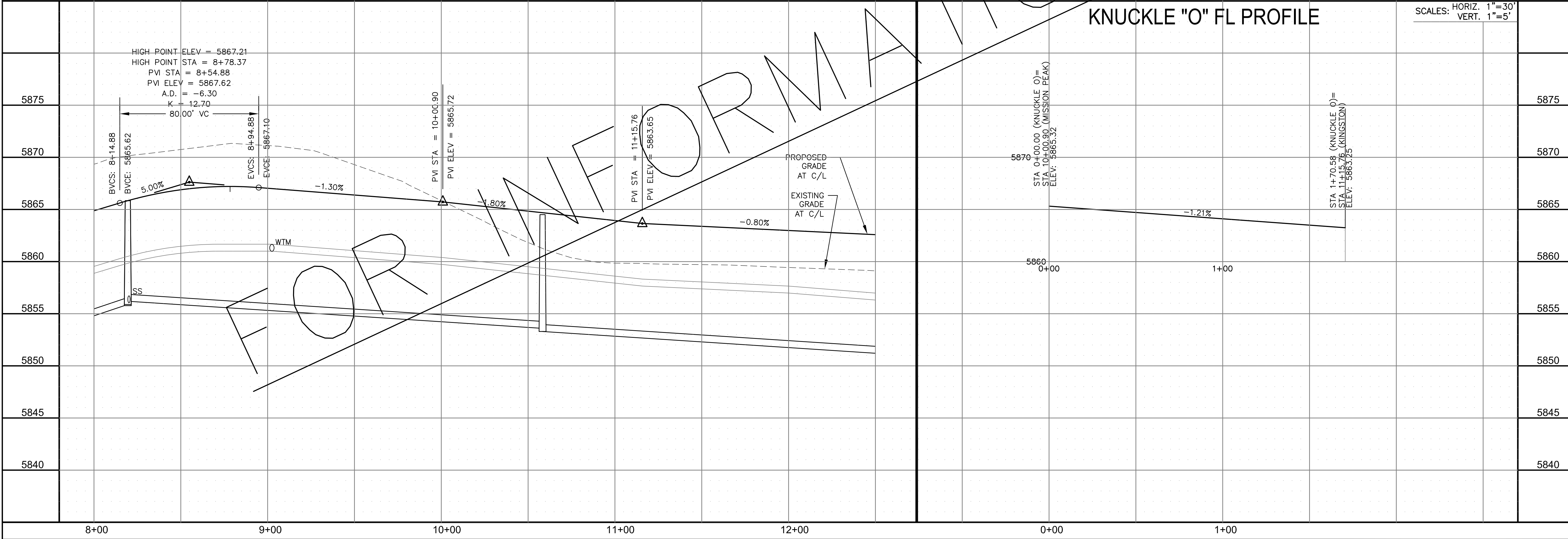
DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

MISSION PEAK PLACE / KINGSTON PEAK PLACE

MATCH LINE
 STA = 12+50
 SEE SHEET C6.24

KNUCKLE "O" FL PROFILE

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



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



DATE:
 NOV 5, 2021

PROJECT NO.
 100.064

SHEET NUMBER
 C6.23

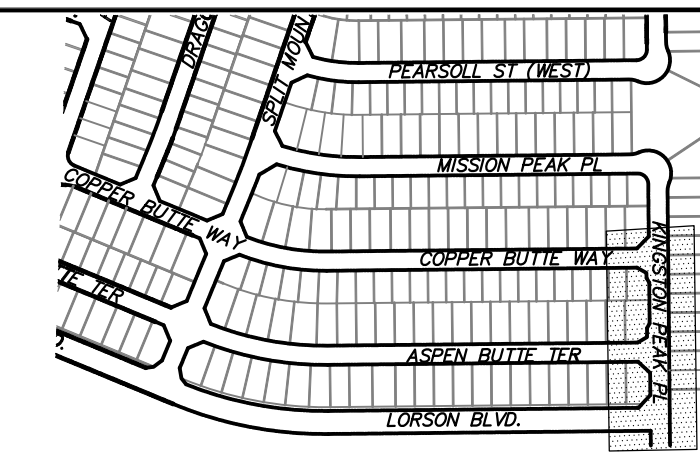
TOTAL SHEETS: 70

NOTES

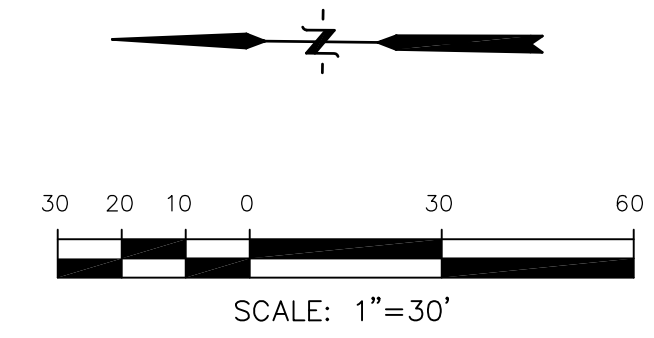
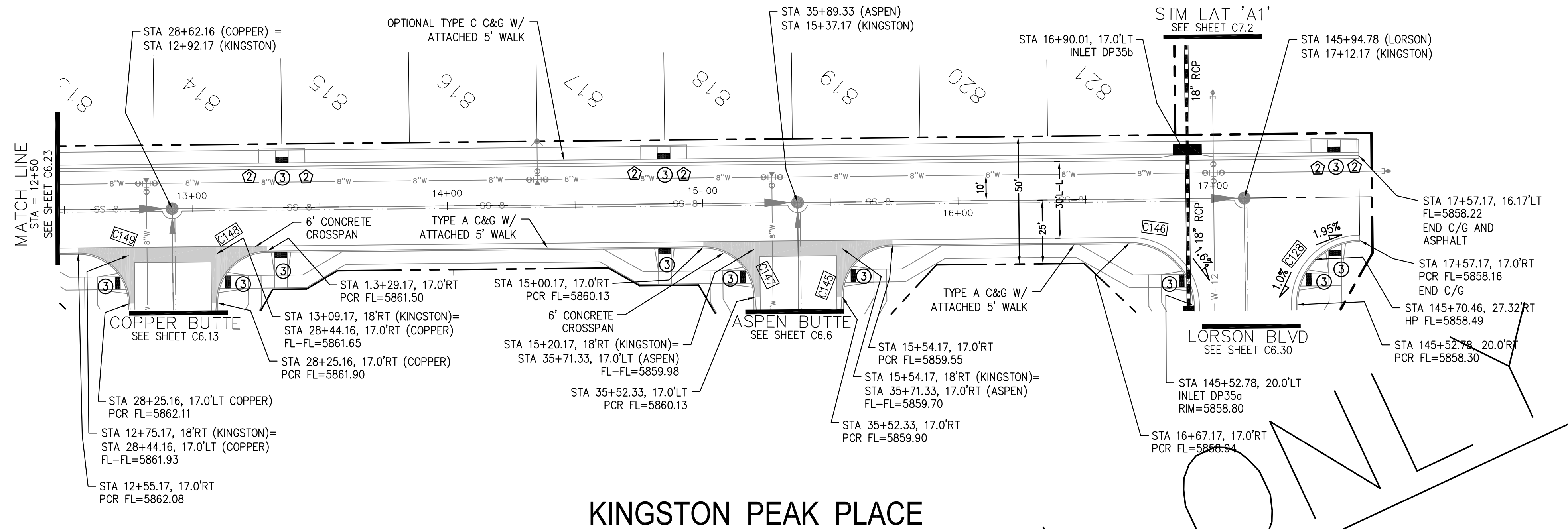
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

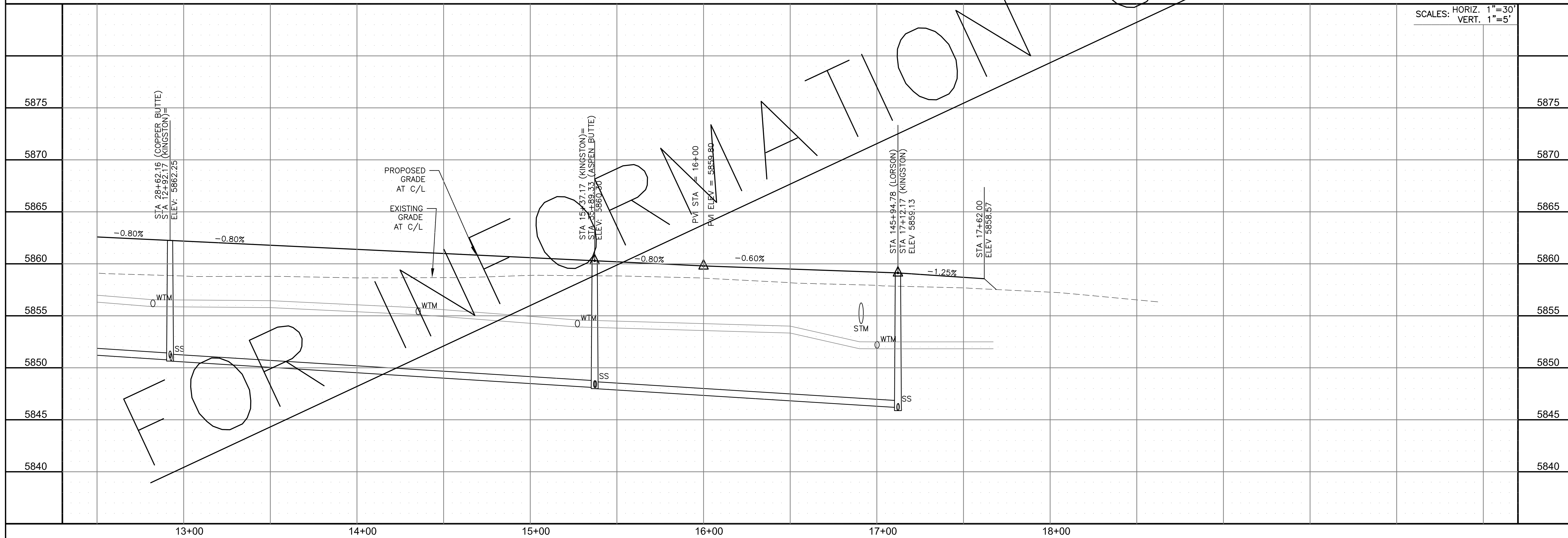
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C128	39.27'	25.00	90°00'00"
C145	31.42'	20.00	90°00'00"
C146	39.27'	25.00	90°00'00"
C147	31.42'	20.00	90°00'00"
C148	31.42'	20.00	90°00'00"
C149	31.42'	20.00	90°00'00"



KEY MAP
SOUTH AREA



KINGSTON PEAK PLACE



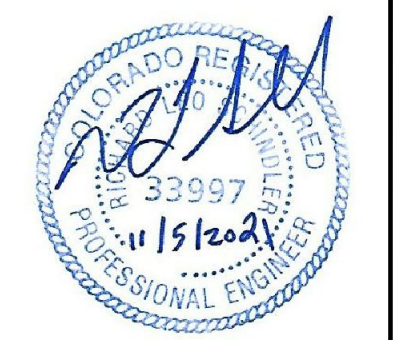
SCALES: HORIZ. 1"=30'
VERT. 1"=5'

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

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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



DATE:
NOV 5, 2021

PROJECT NO.
100.064

SHEET NUMBER
C6.24

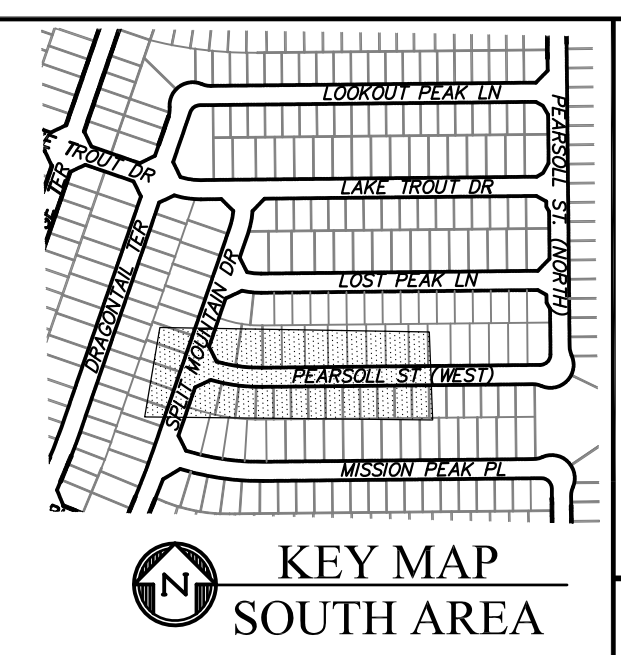
TOTAL SHEETS: 70

NOTES

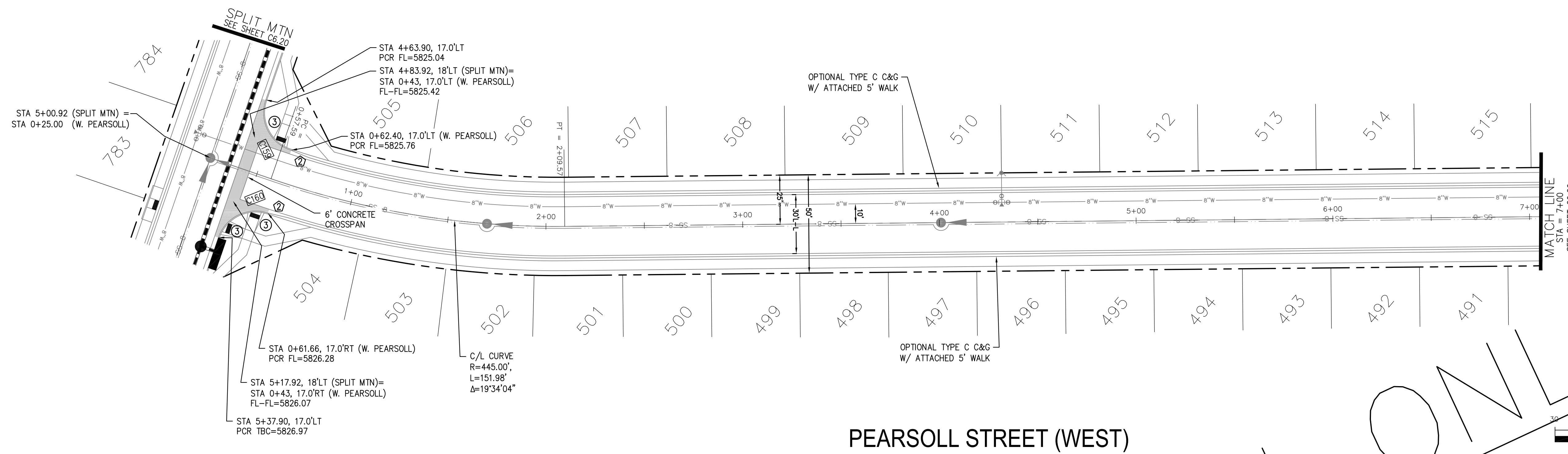
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

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



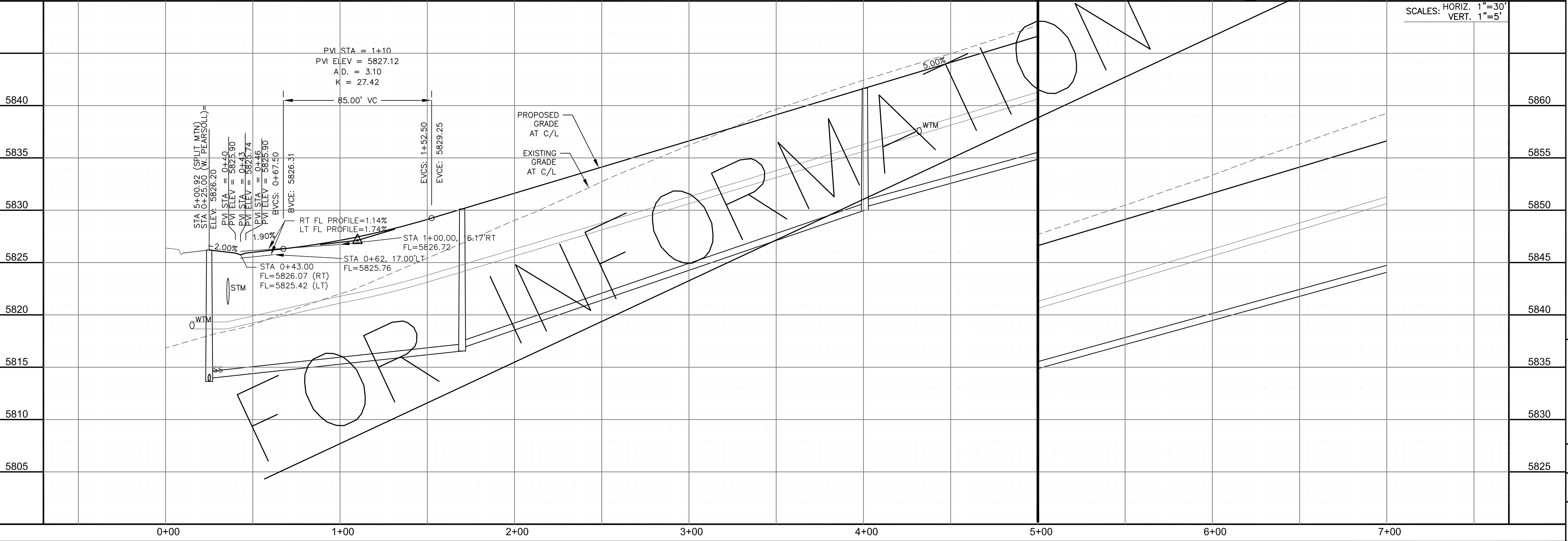
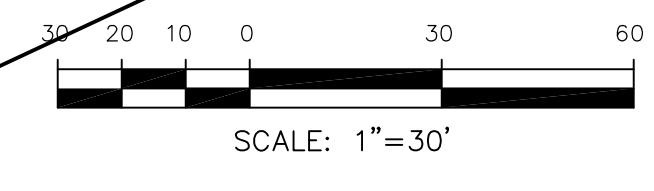
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 79 S701100
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com



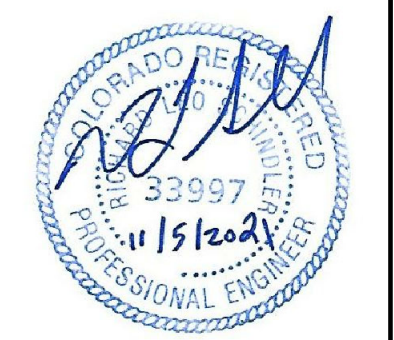
DATE: _____
 DESCRIPTION: _____
 NO. _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



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



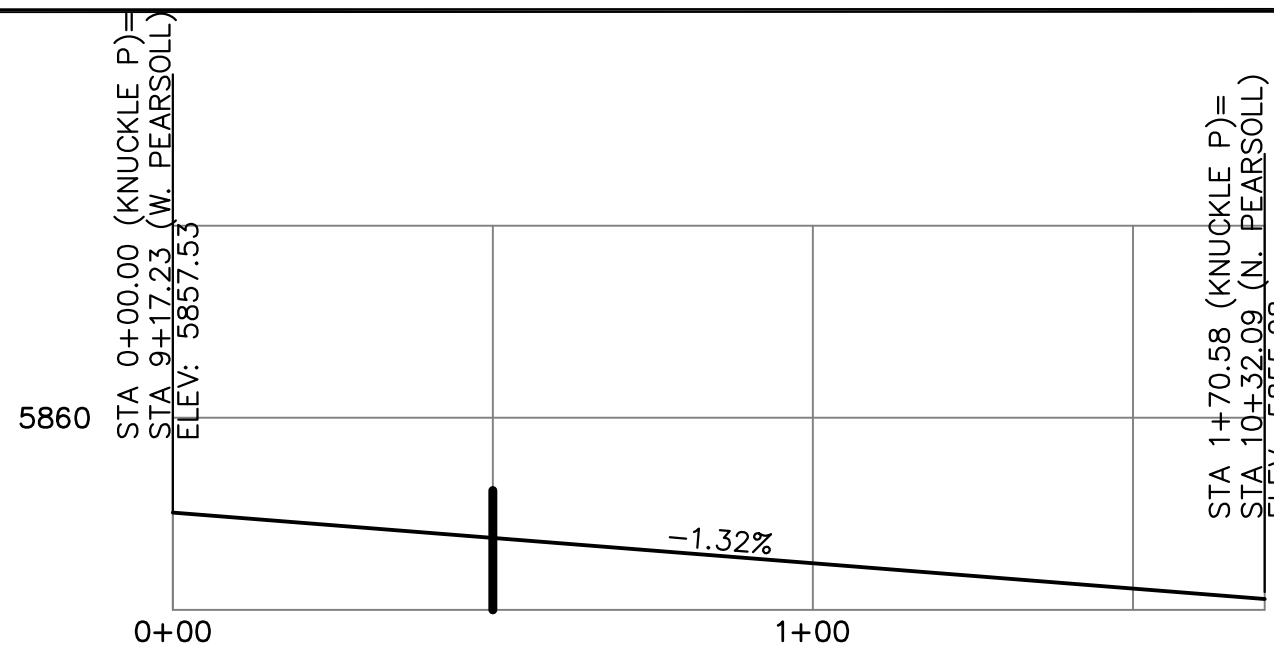
DATE: NOV 5, 2021
 PROJECT NO. 100.064
 SHEET NUMBER C6.25
 TOTAL SHEETS: 70

NOTES

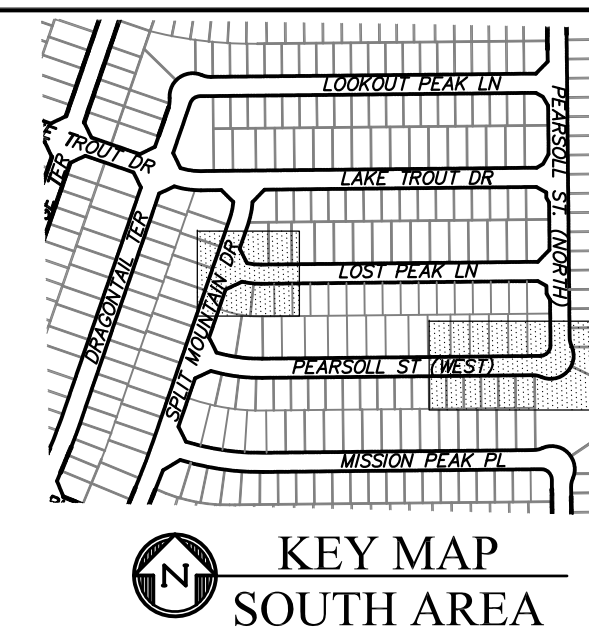
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

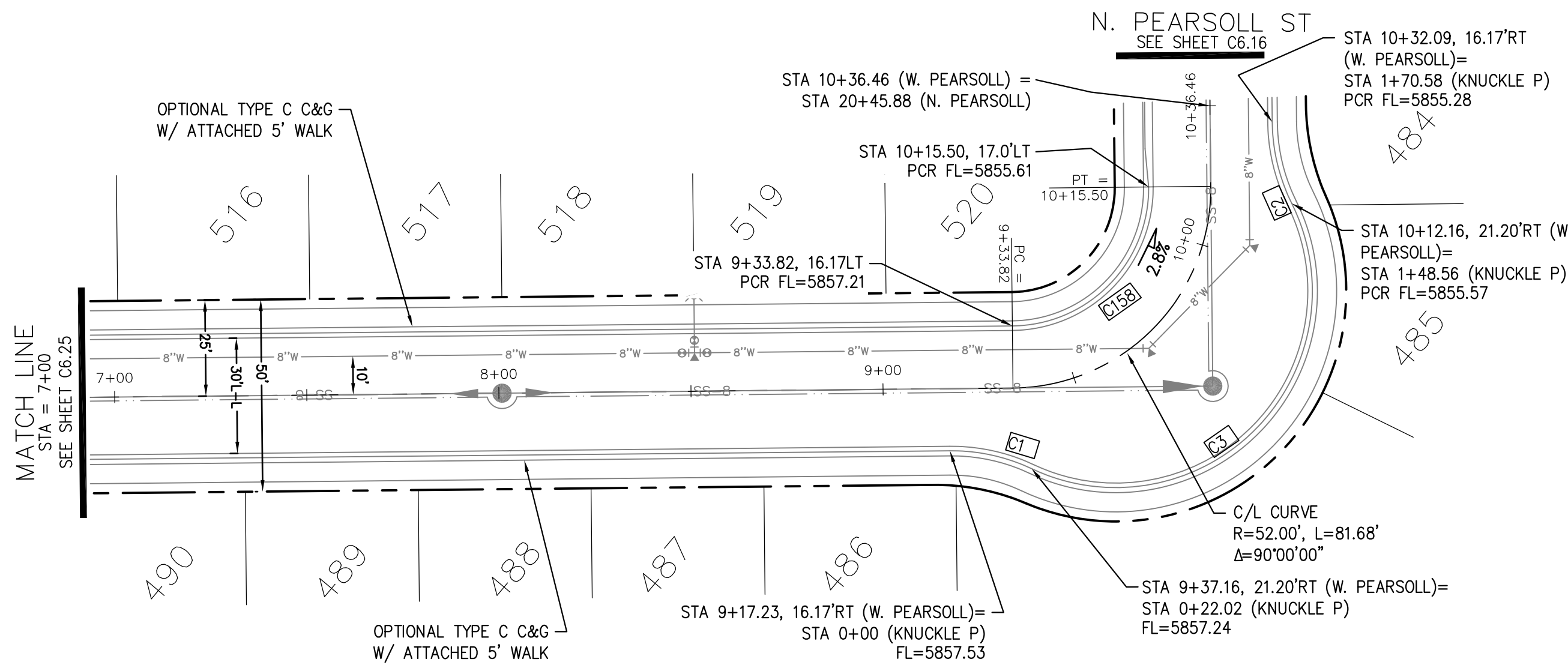
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	22.02'	48.83	25°50'31"
C2	22.02'	48.83	25°50'31"
C3	126.54'	51.17	141°41'02"
C158	56.28'	35.83	90°00'00"
C161	31.96'	20.00	91°33'02"
C162	31.04'	20.00	88°56'01"



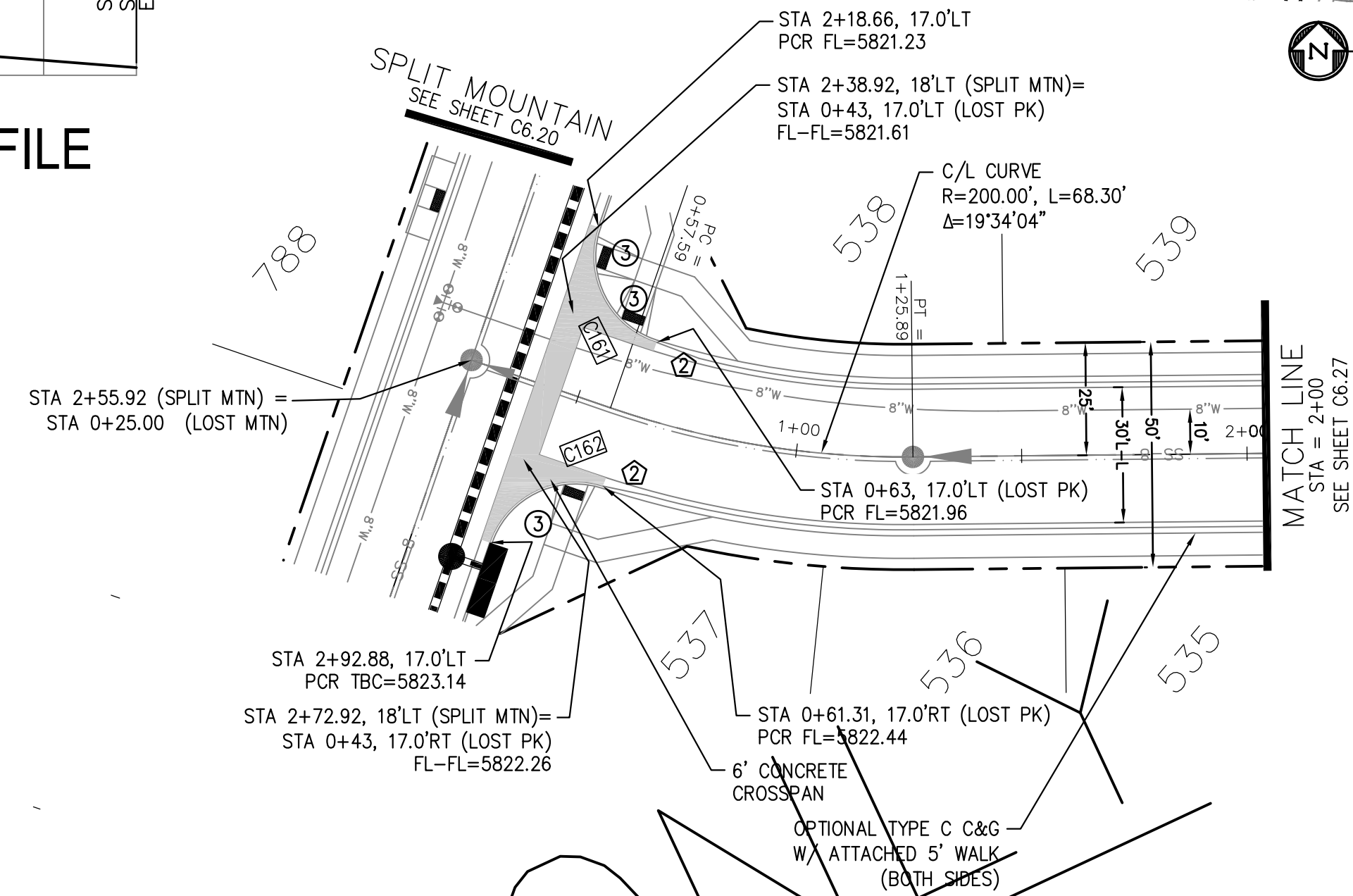
KNUCKLE "P" FL PROFILE



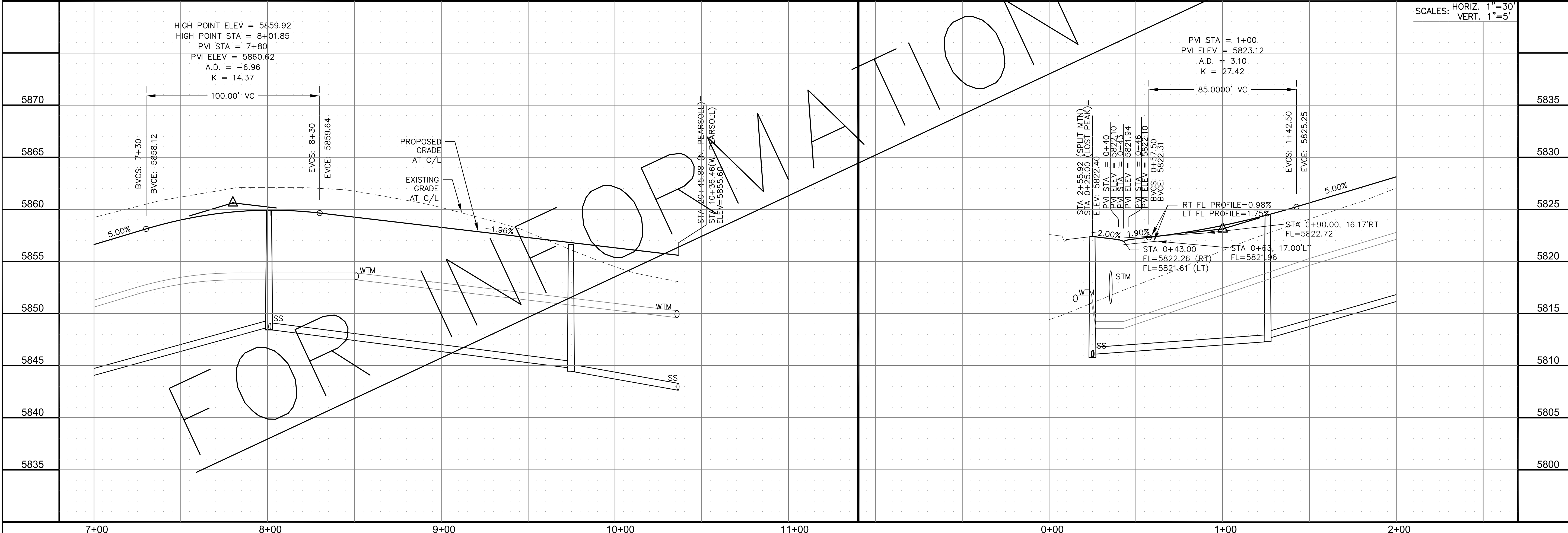
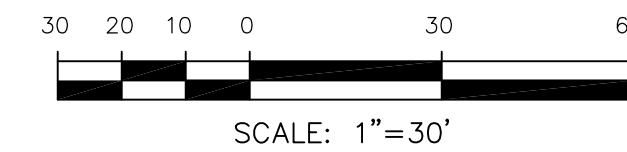
KEY MAP SOUTH AREA



PEARSOLL STREET (WEST)



LOST PEAK LANE



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

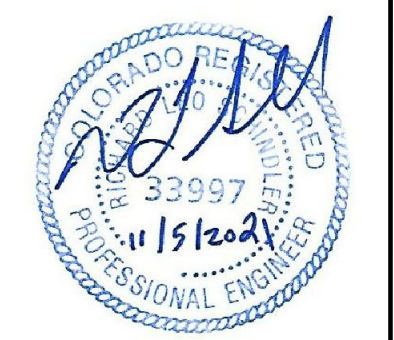
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BIRMGHAM, AL 35206
PHONE: 205.970.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DATE: _____
DESCRIPTION: _____
NO. _____
PROJECT 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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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



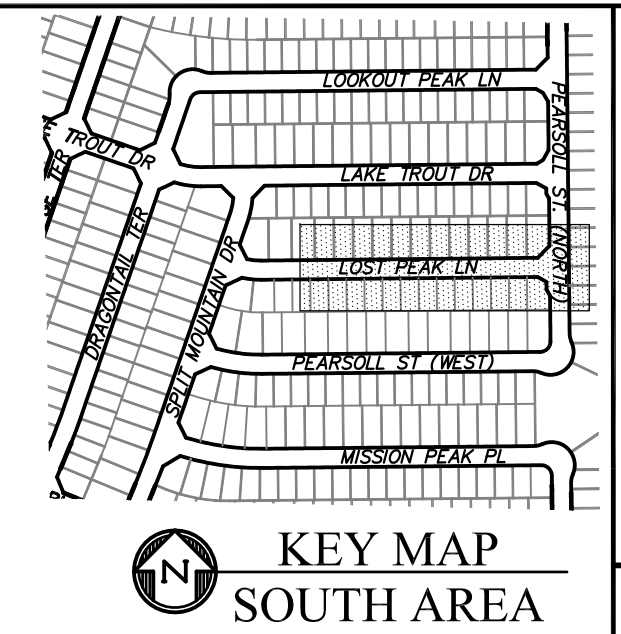
DATE: NOV 5, 2021
PROJECT NO. 100.064
SHEET NUMBER C6.26
TOTAL SHEETS: 70

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



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

DATE: _____
 DESCRIPTION: _____
 NO. _____

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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

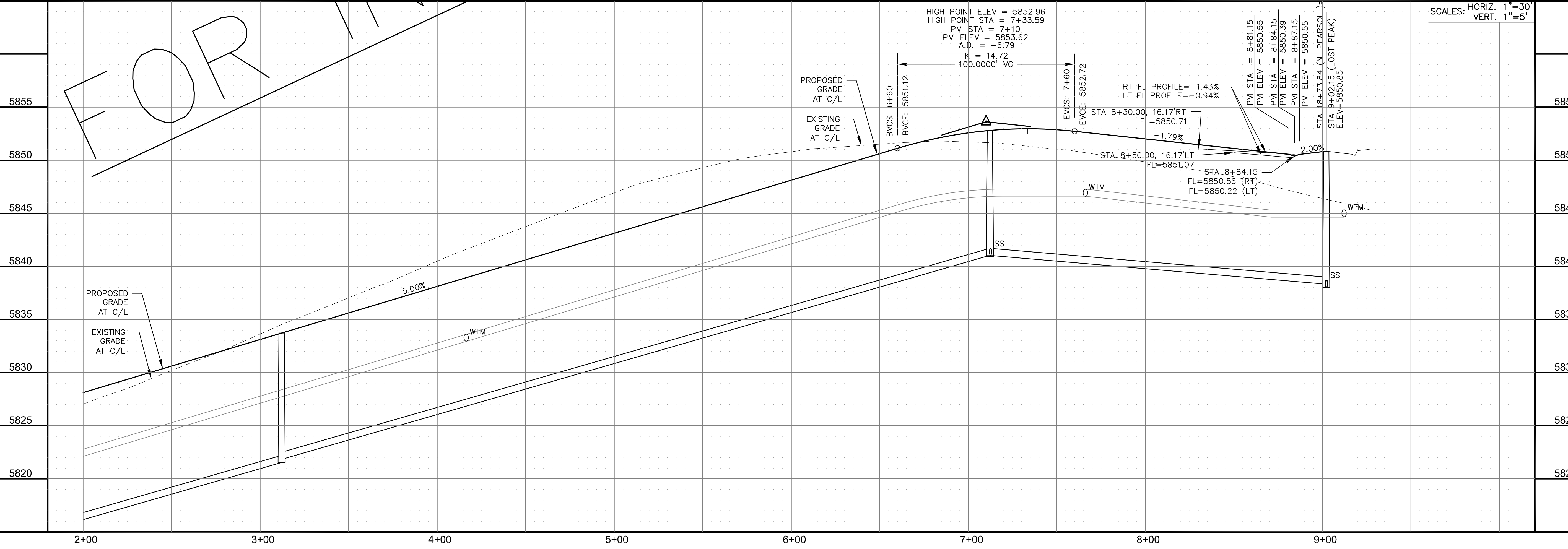
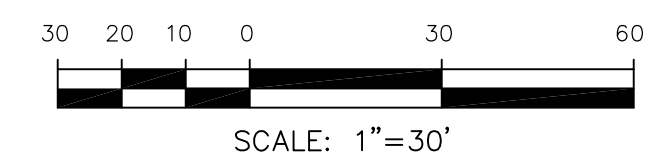
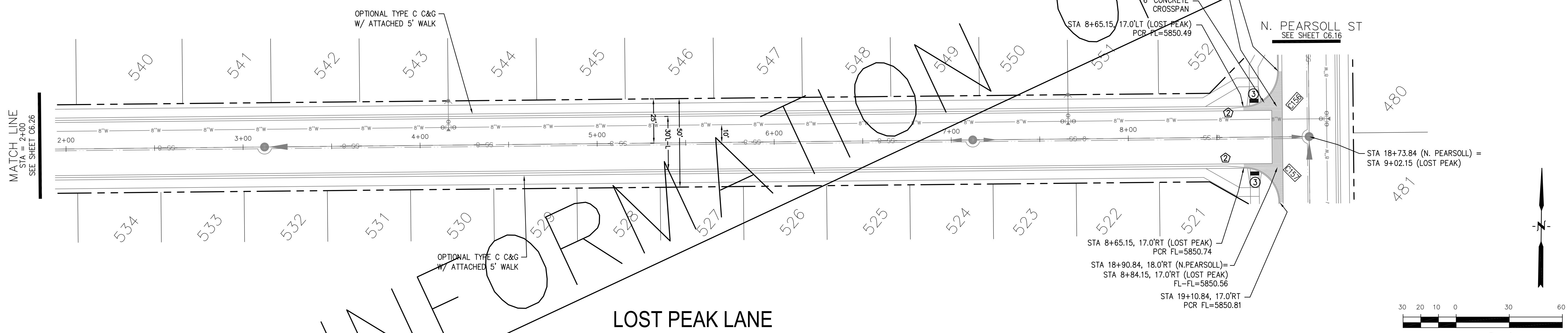


DATE:
 NOV 5, 2021

PROJECT NO.
 100.064

SHEET NUMBER
 C6.27

TOTAL SHEETS: 70

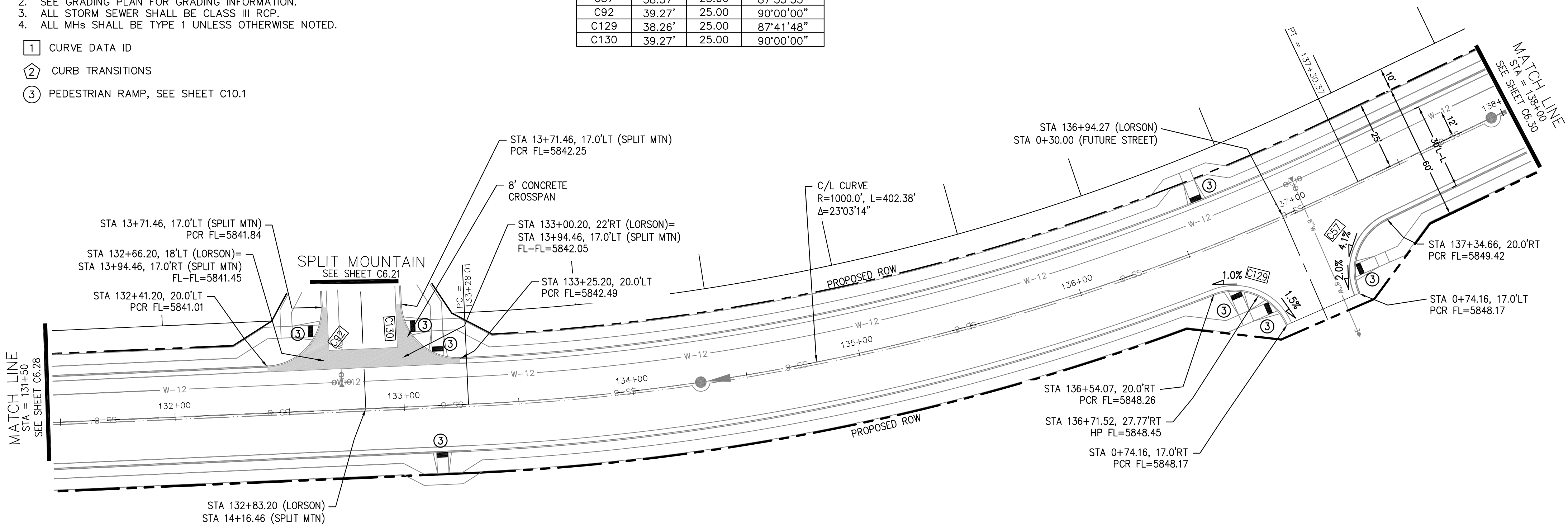
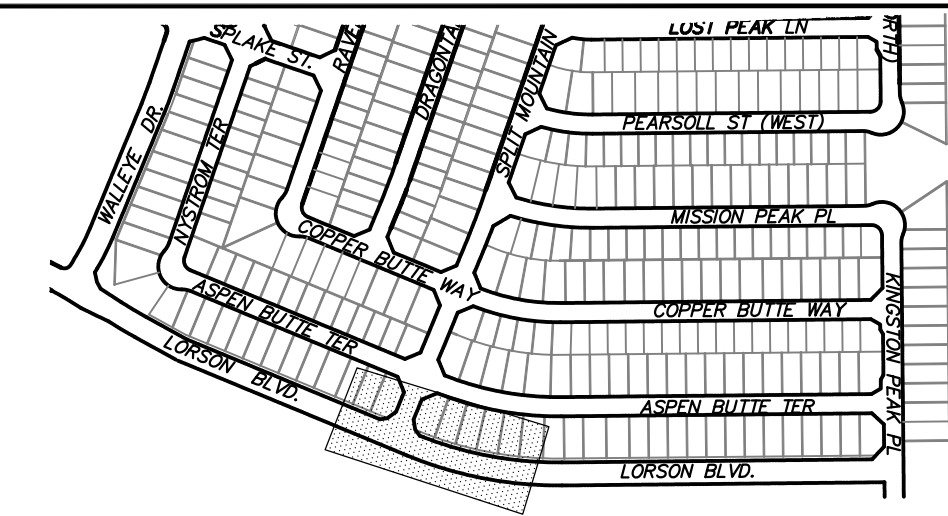


SCALES: HORIZ. 1"=30'
 VERT. 1"=5'

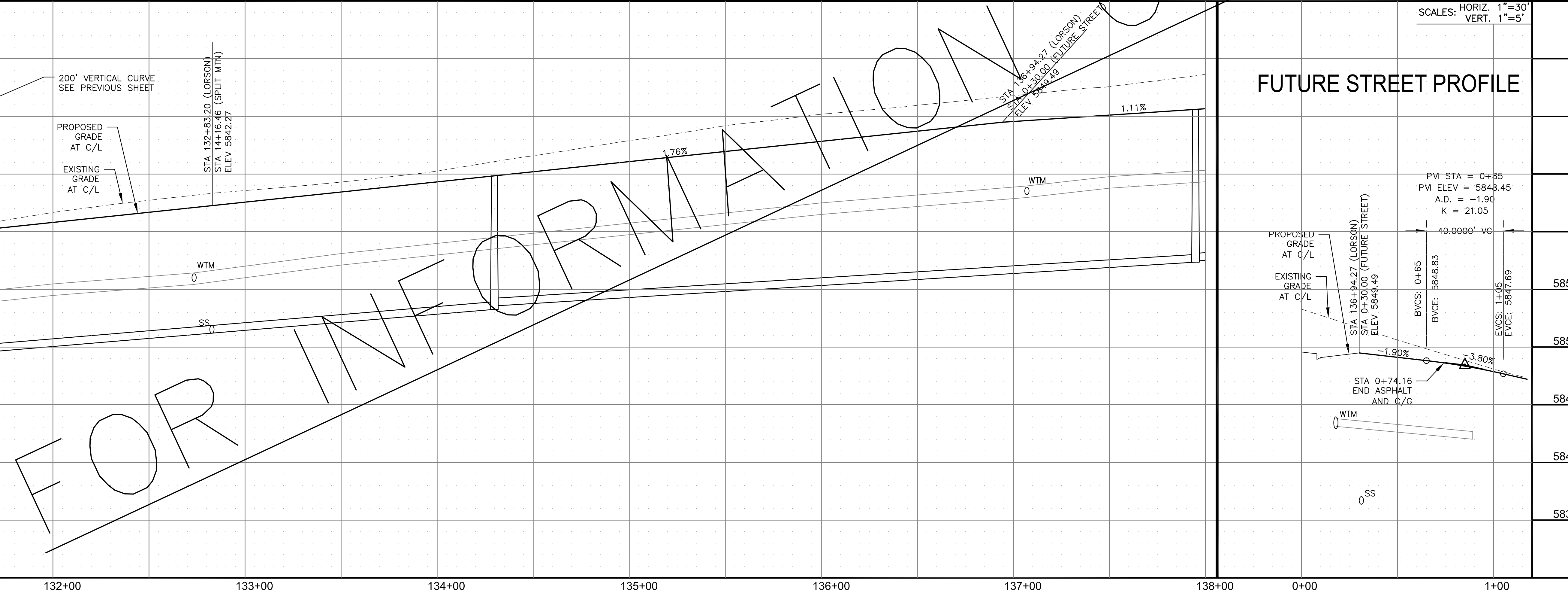
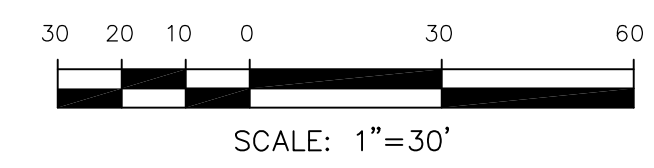
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

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



LORSON BOULEVARD



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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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



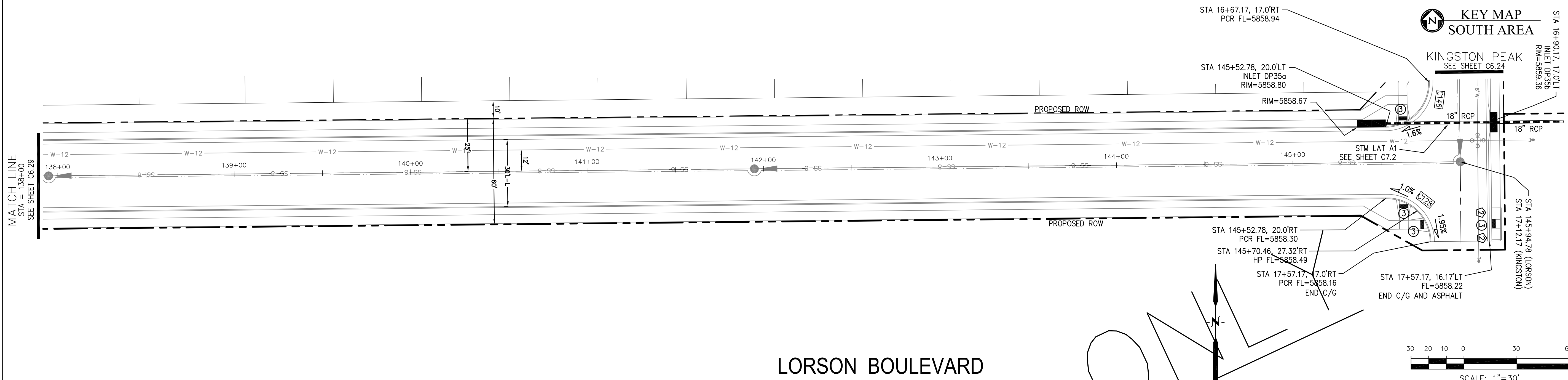
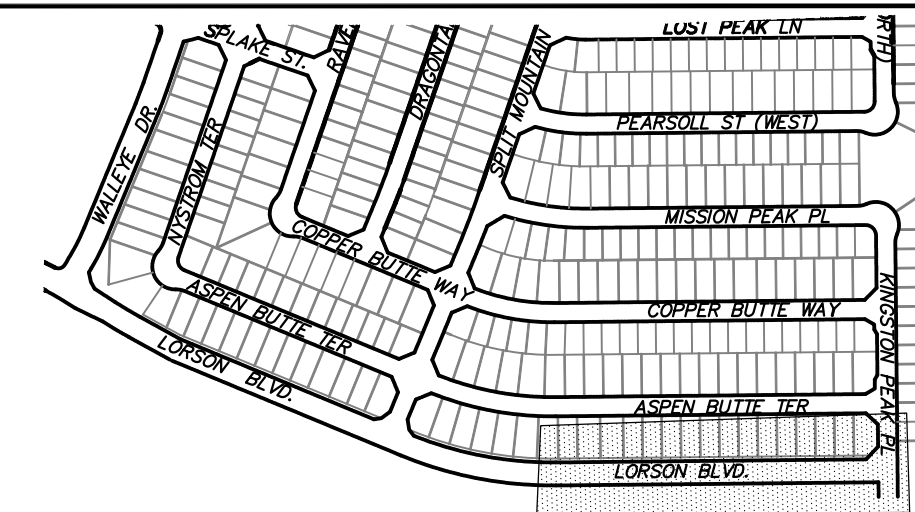
DATE:
 NOV 5, 2021

PROJECT NO.
 100.064
 SHEET NUMBER
 C6.29
 TOTAL SHEETS: 70

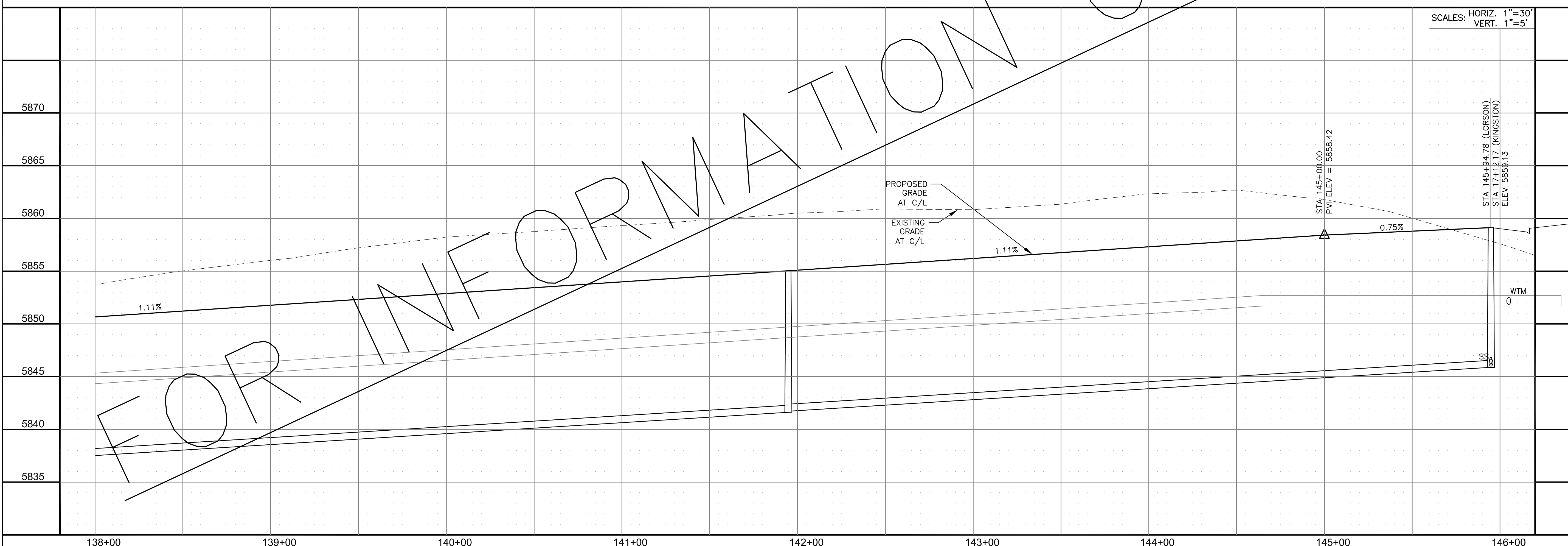
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

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



LORSON BOULEVARD



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

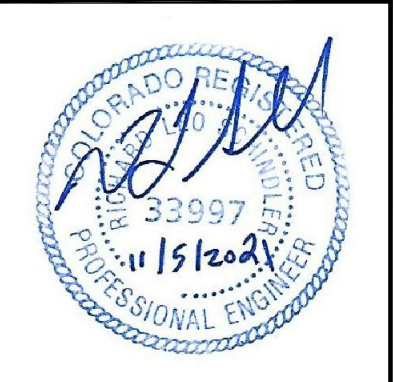
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BIRMGHAM, AL 35206
PH: 205.970.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

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
LORSON BOULEVARD
STA 138+00 TO 145+95

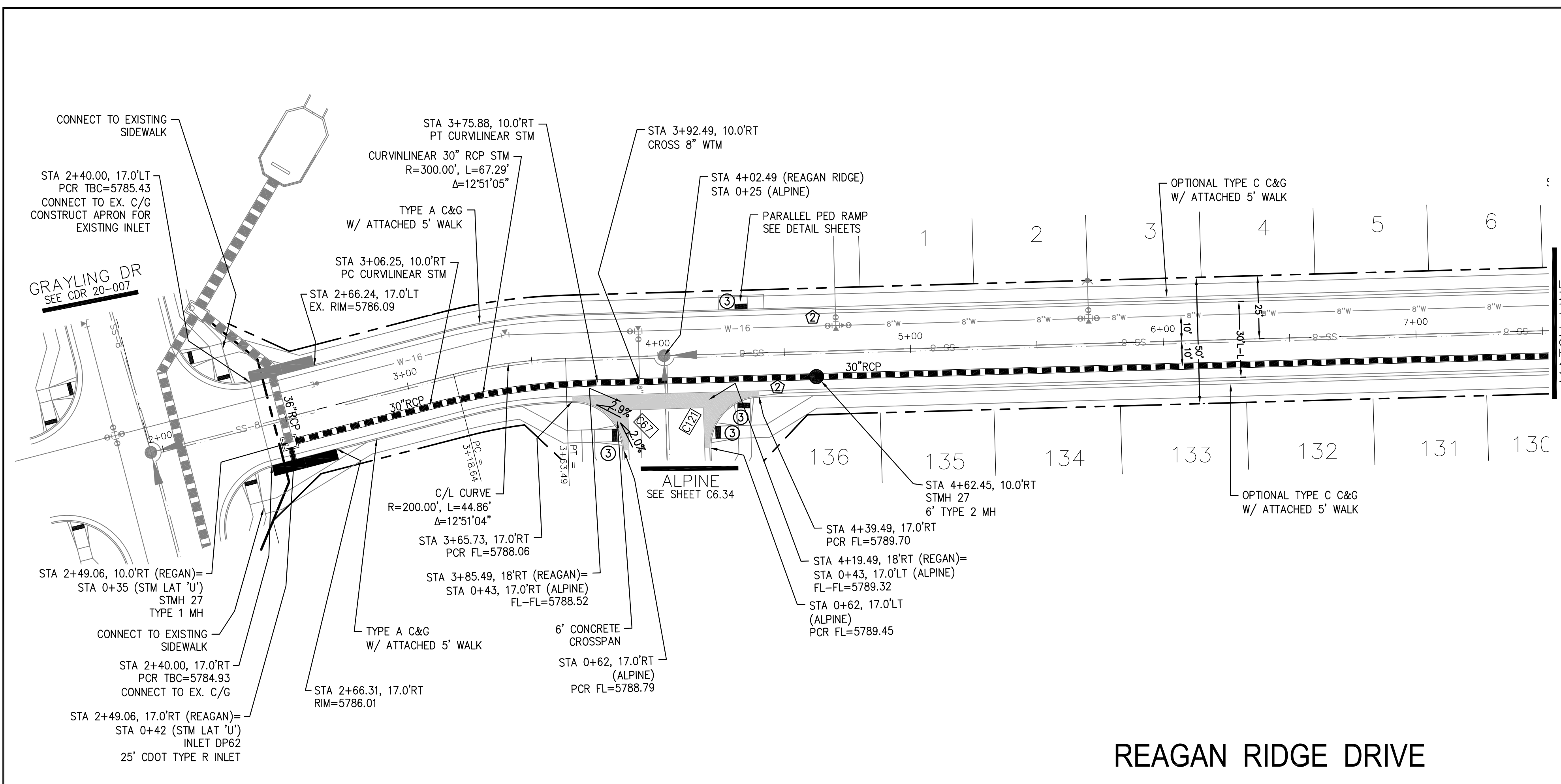


DATE:
NOV 5, 2021

PROJECT NO.
100.064

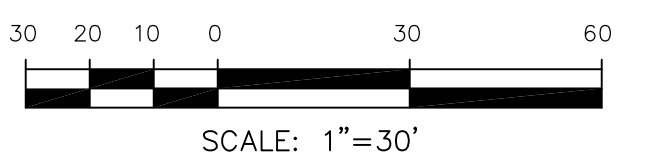
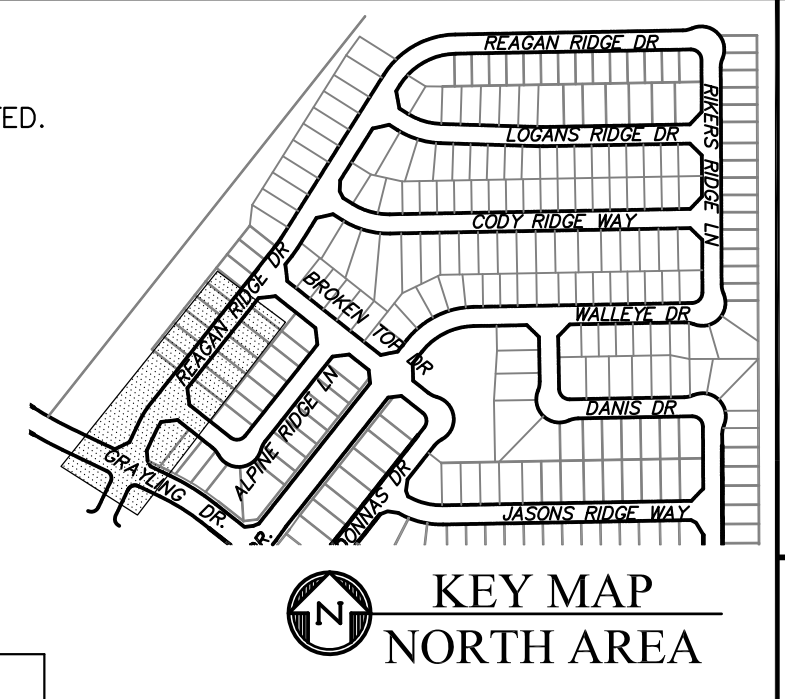
SHEET NUMBER
C6.30

TOTAL SHEETS: 70

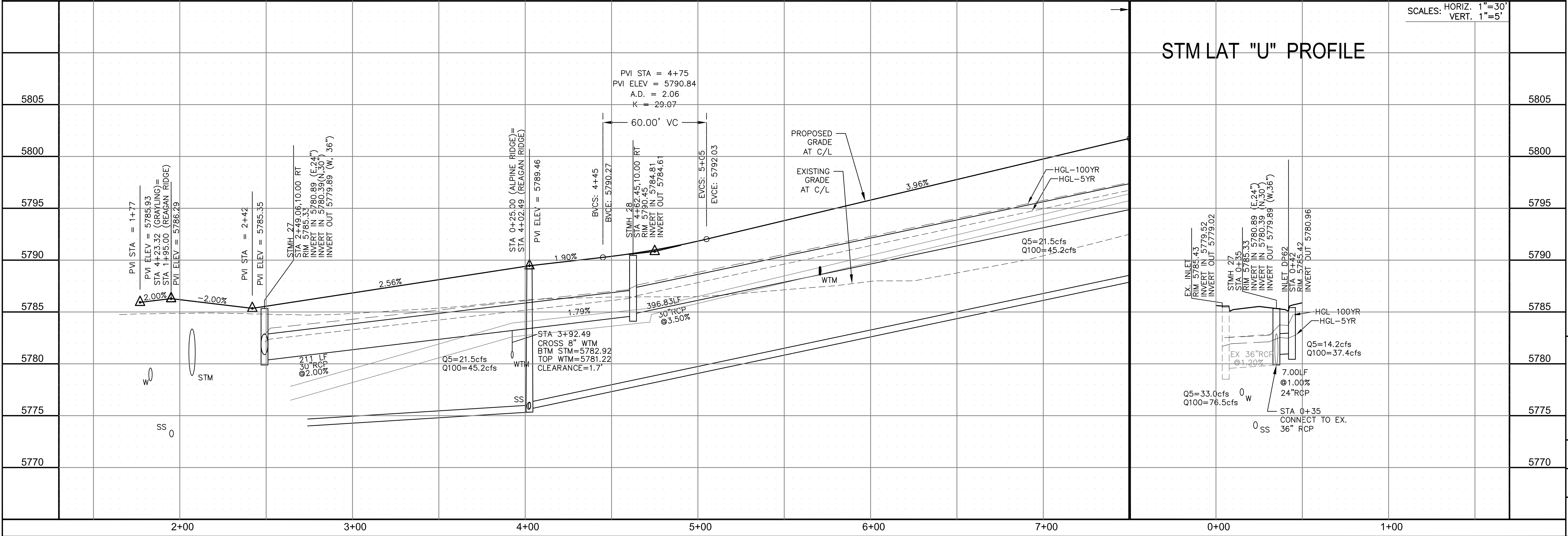


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- ① CURVE DATA ID
 - ② CURB TRANSITIONS
 - ③ PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE	LENGTH	RADIUS	DELTA
C67	31.17'	20.00	89°18'00"
C121	31.42'	20.00	90°00'00"



REAGAN RIDGE DRIVE



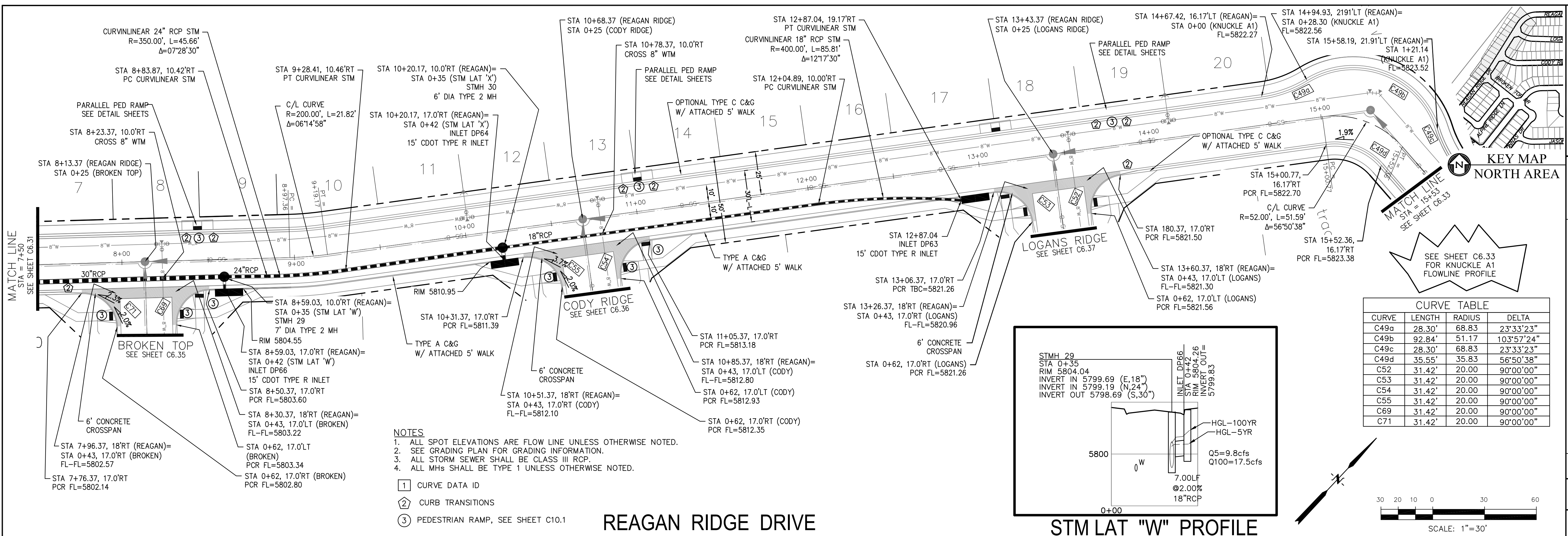
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100, SUITE 300
 BIRMGHAM, AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

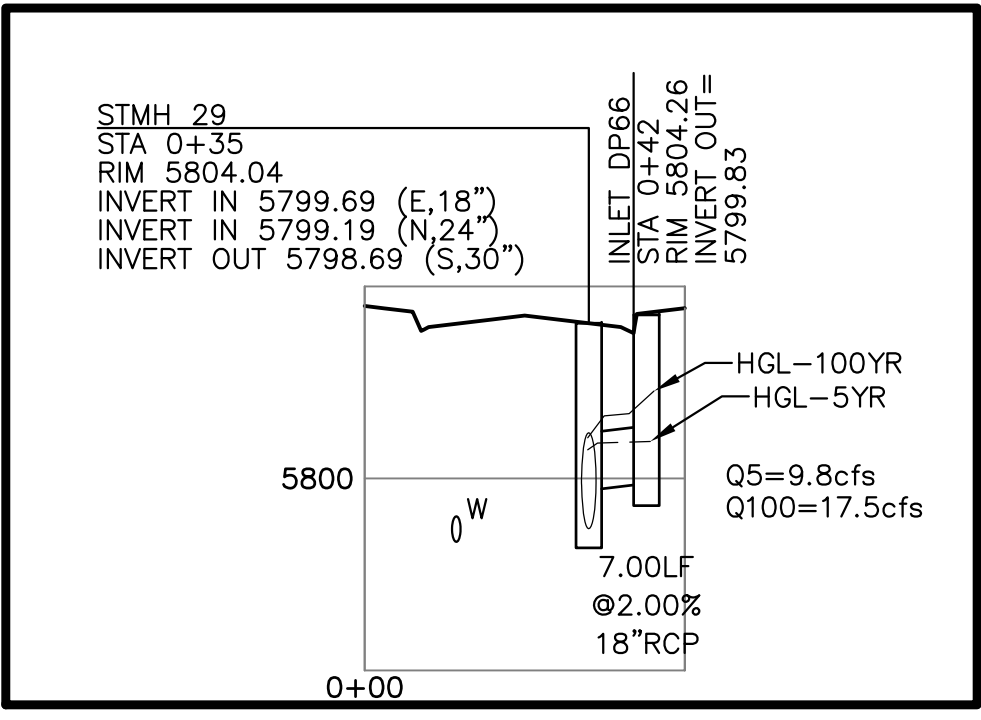
DATE: _____
 NO. _____
 DESCRIPTION: _____
 DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - NORTH AREA
 REAGAN RIDGE DRIVE
 STA 1+95 TO 7+50

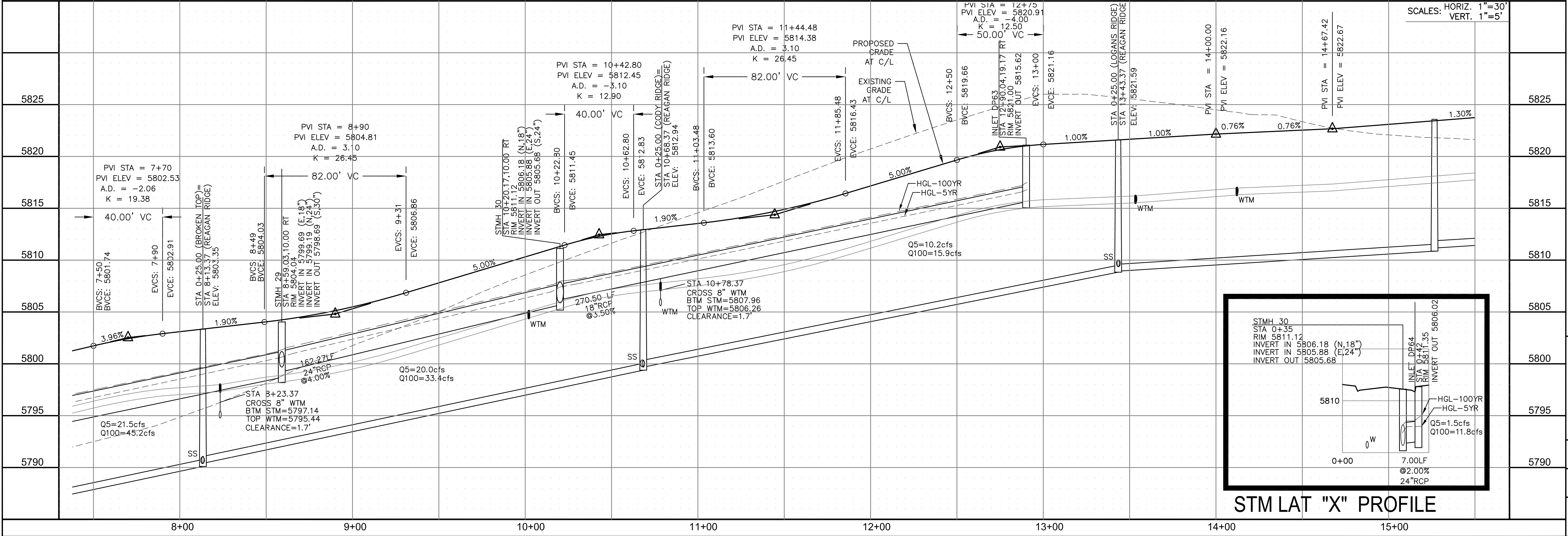
DATE: NOV 5, 2021
 PROJECT NO. 100.064
 SHEET NUMBER C6.31
 TOTAL SHEETS: 70



REAGAN RIDGE DRIVE



STM LAT "W" PROFILE



STM LAT "X" PROFILE

CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 790 STB 1100
 COLORADO SPRINGS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

STREET / STORM - NORTH AREA
REAGAN RIDGE DRIVE
STA 7+50 TO 15+53

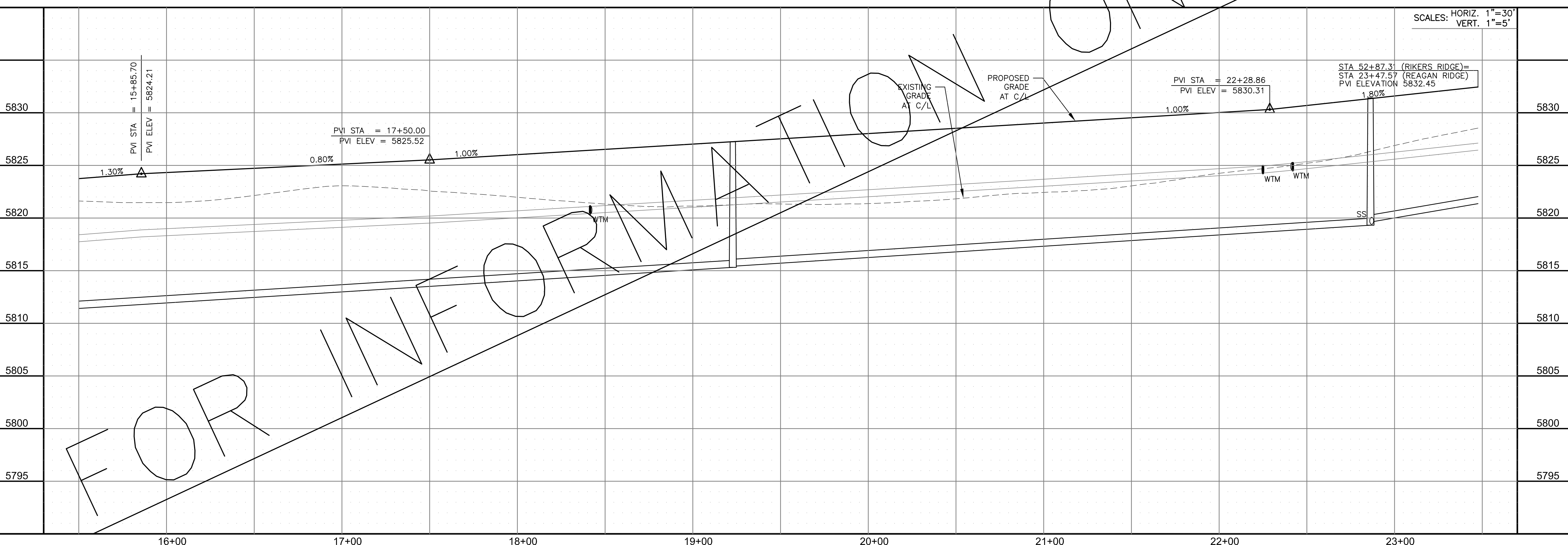
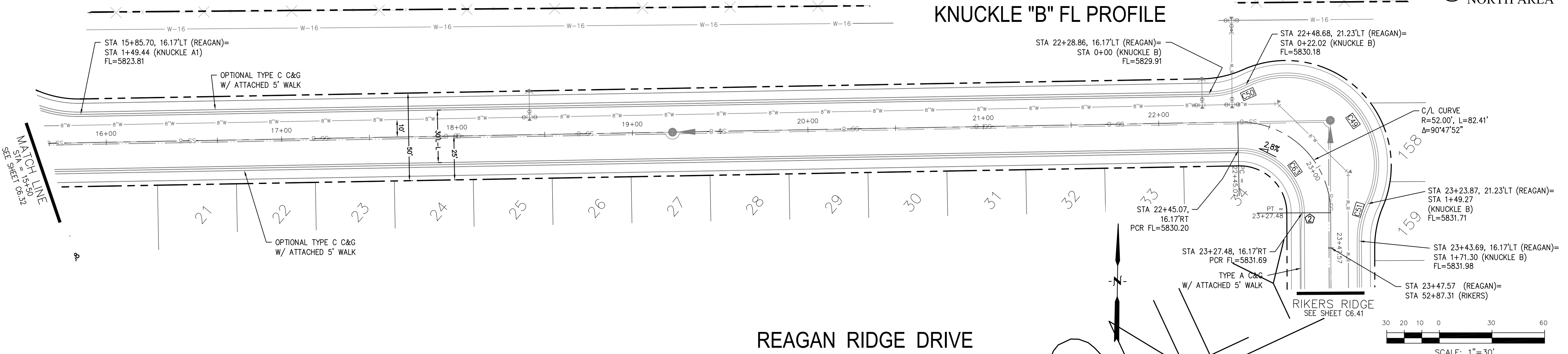
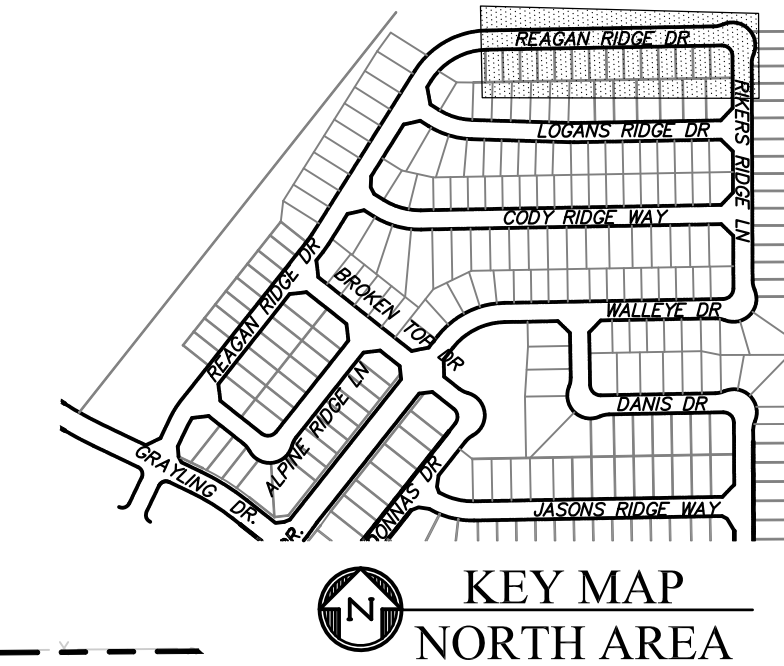
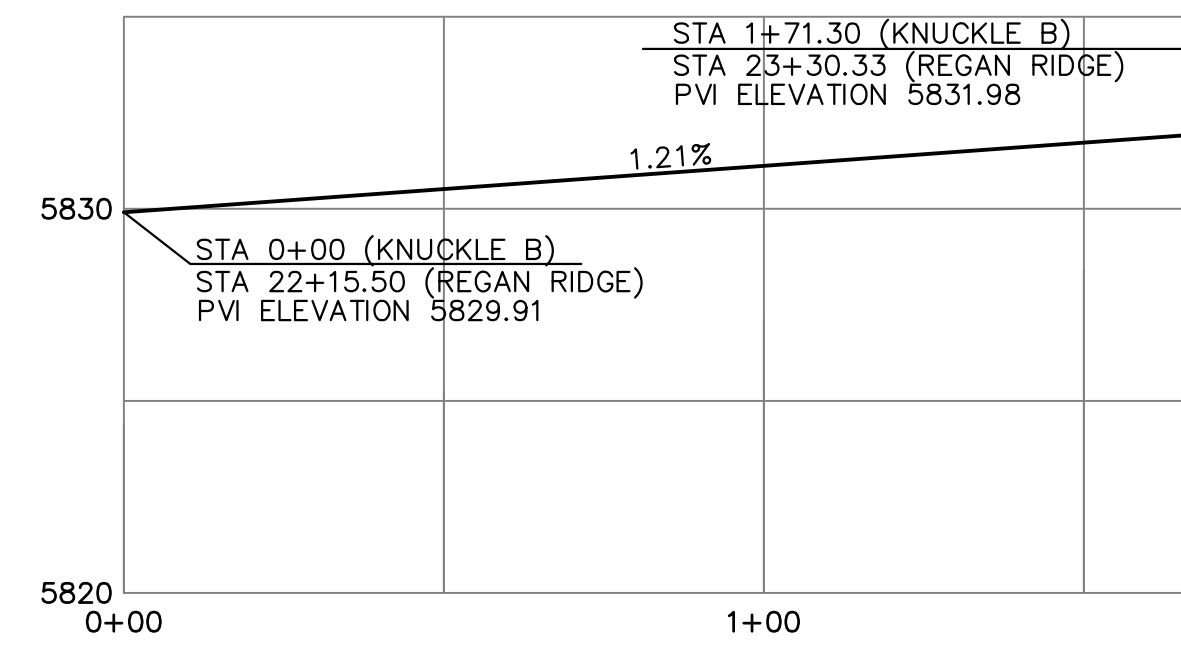
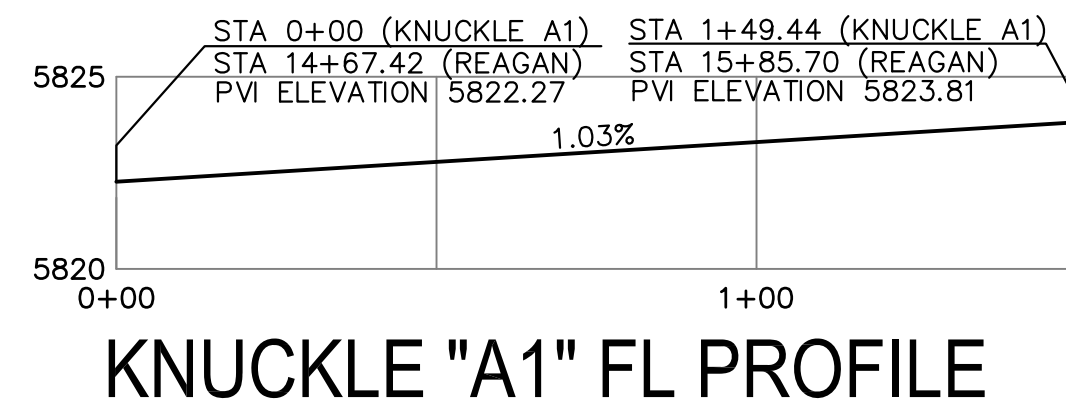
DATE: NOV 5, 2021
PROJECT NO.: 100.064
SHEET NUMBER: C6.32
TOTAL SHEETS: 70

PROFESSIONAL ENGINEER
 33997
 11/15/2021

- 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
C49	127.25'	51.17	142°28'54"
C50	22.02'	48.83	25°50'31"
C51	22.02'	48.83	25°50'31"
C63	56.78'	35.83	90°47'52"



FOR INFORMATION

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

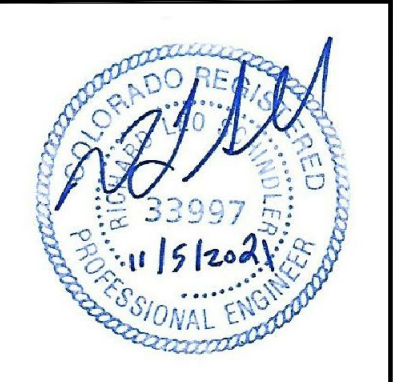
DATE: _____
 DESCRIPTION: _____
 NO. _____

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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - NORTH AREA
 REAGAN RIDGE DRIVE
 STA 15+50 TO 23+34



DATE:
 NOV 5, 2021

PROJECT NO.
 100.064

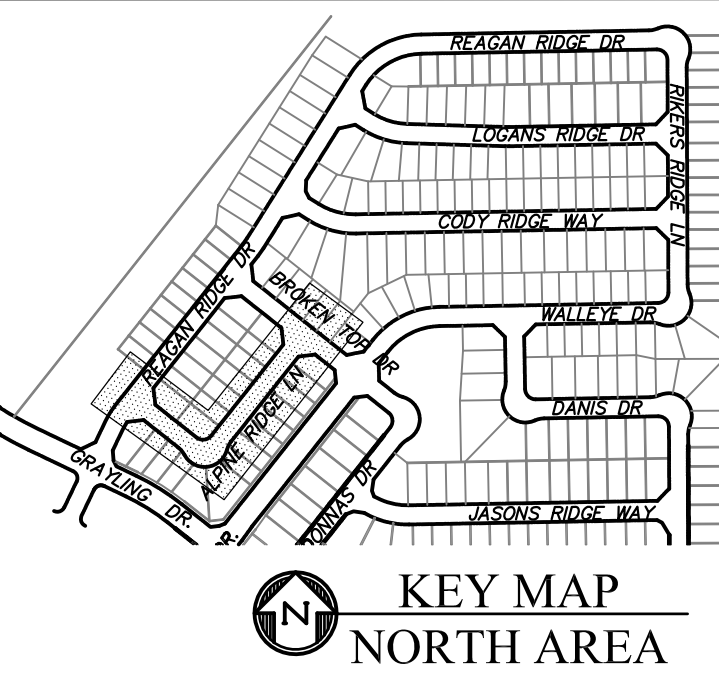
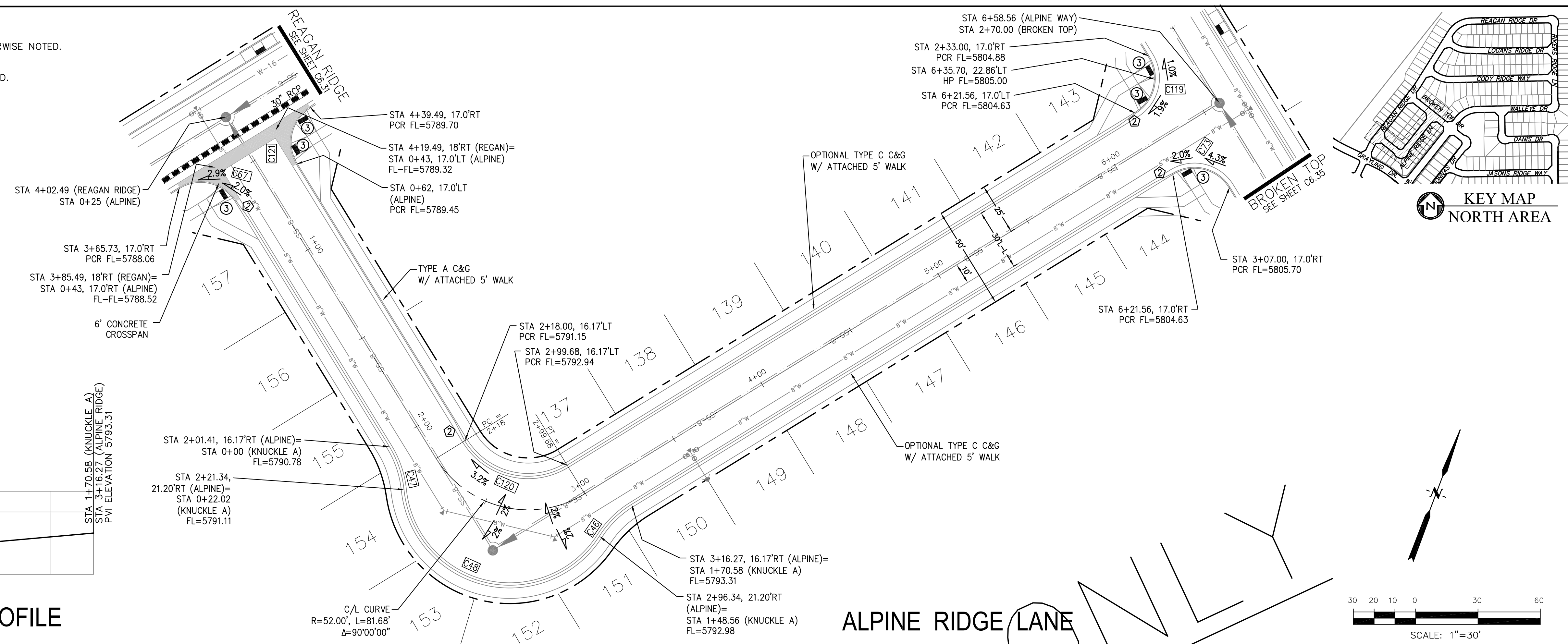
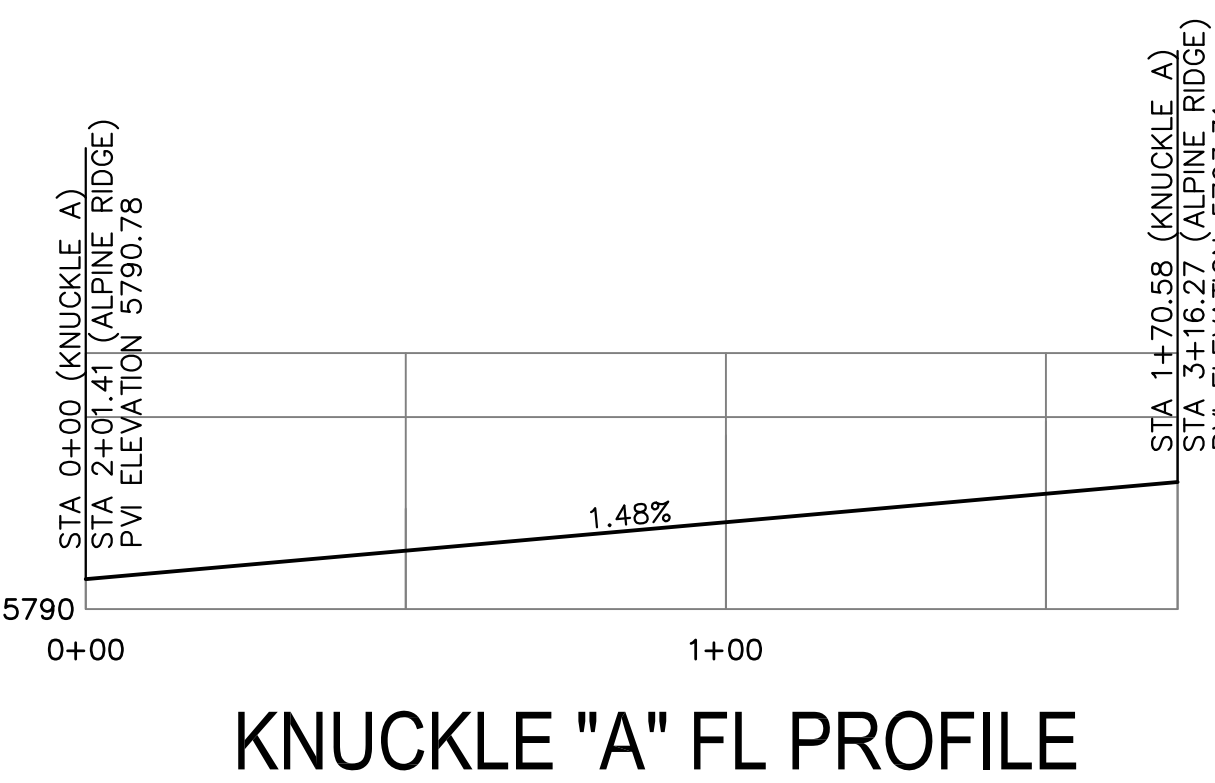
SHEET NUMBER
 C6.33

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	LENGTH	RADIUS	DELTA
C46	22.02'	48.83	25°50'31"
C47	22.02'	48.83	25°50'31"
C48	126.54'	51.17	141°41'02"
C67	31.17'	20.00	89°18'00"
C73	31.42'	20.00	90°00'00"
C119	31.42'	20.00	90°00'00"
C120	56.28'	35.83	90°00'00"
C121	31.42'	20.00	90°00'00"



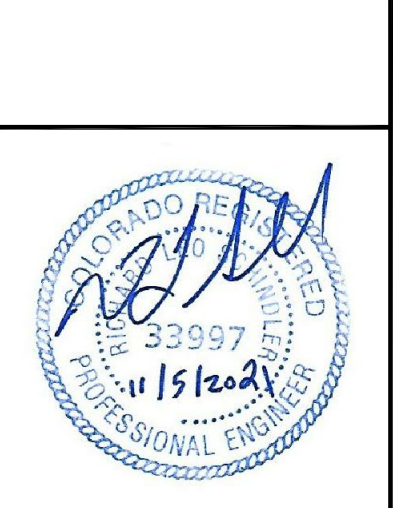
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOOD, CO 80903
 PHONE: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

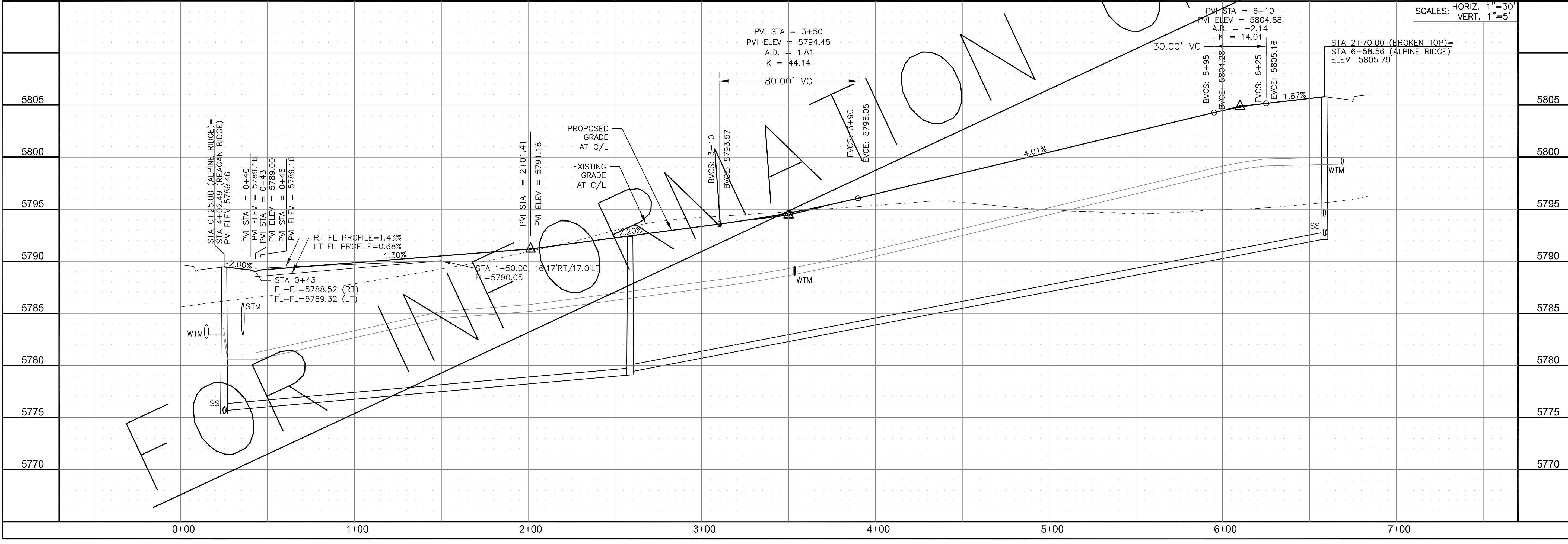


DATE:
 NOV 5, 2021

PROJECT NO.
 100.064

SHEET NUMBER
 C6.34

TOTAL SHEETS: 70



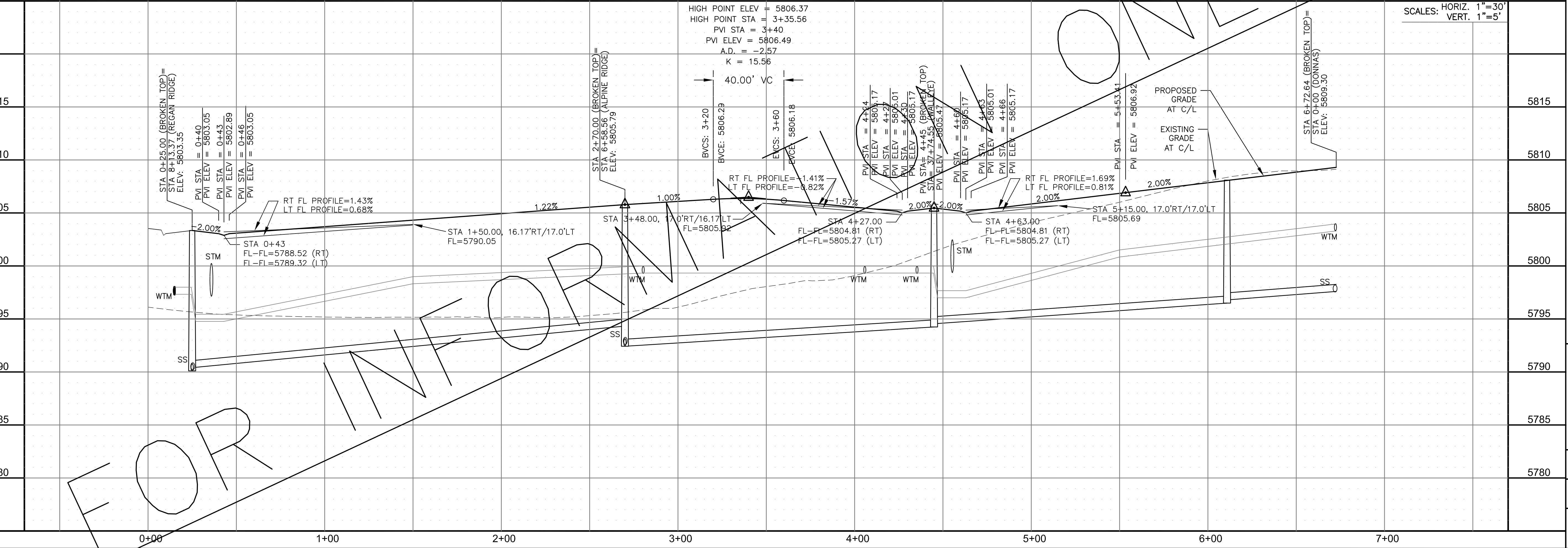
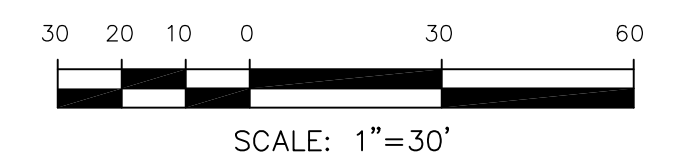
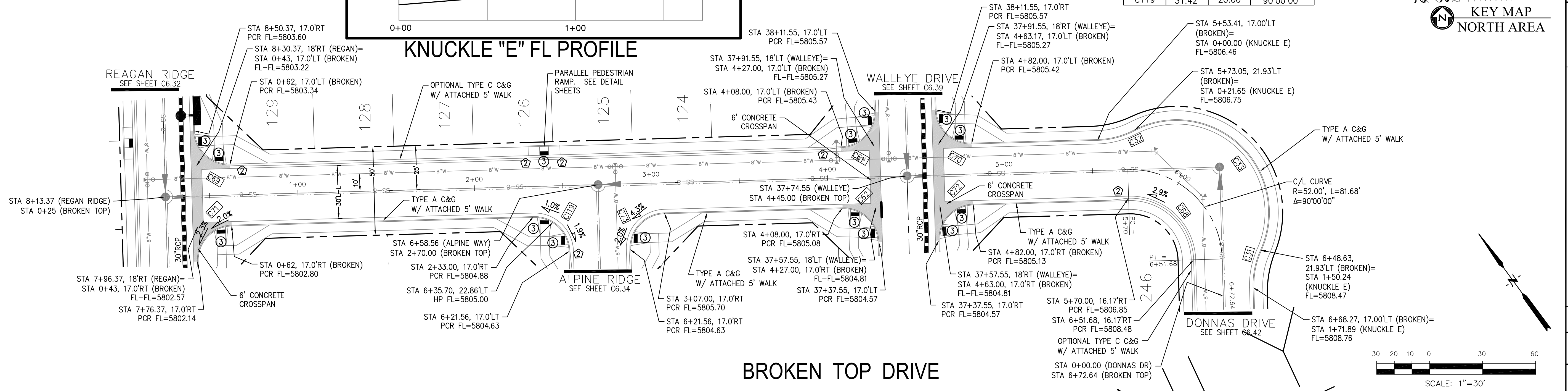
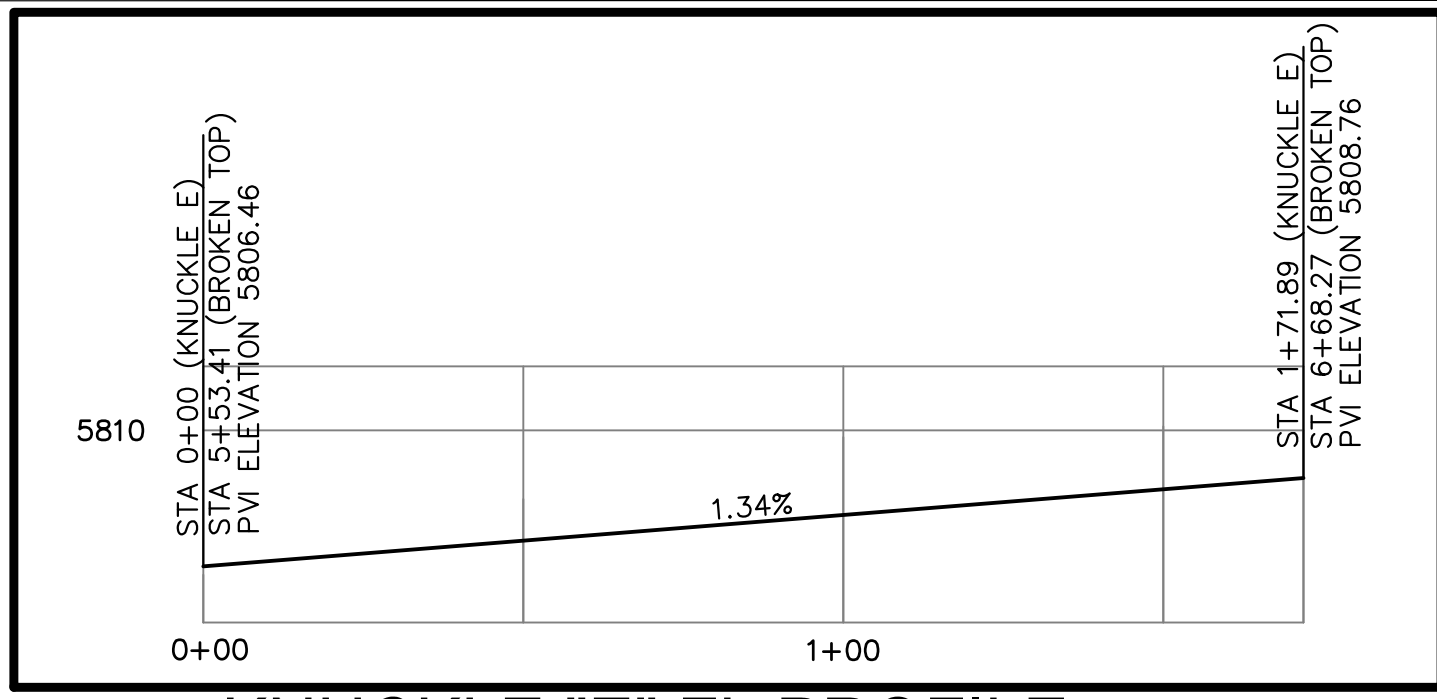
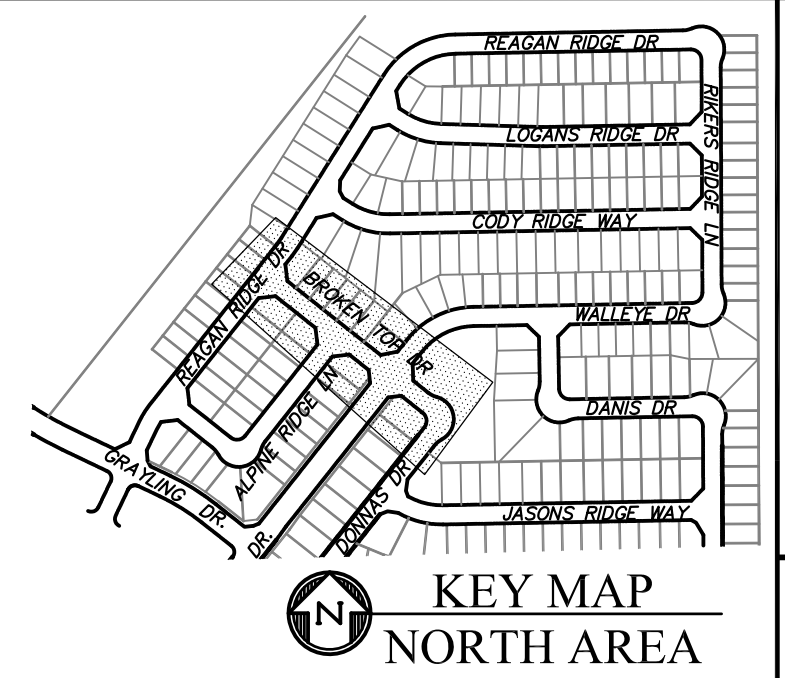
SCALES: HORIZ. 1"=30'
 VERT. 1"=5'

STREET / STORM - NORTH AREA
 ALPINE RIDGE LANE
 STA 0+00 TO 6+58

- 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"



FOR LORSON

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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - NORTH AREA
BROKEN TOP DRIVE
STA 0+00 TO 6+72

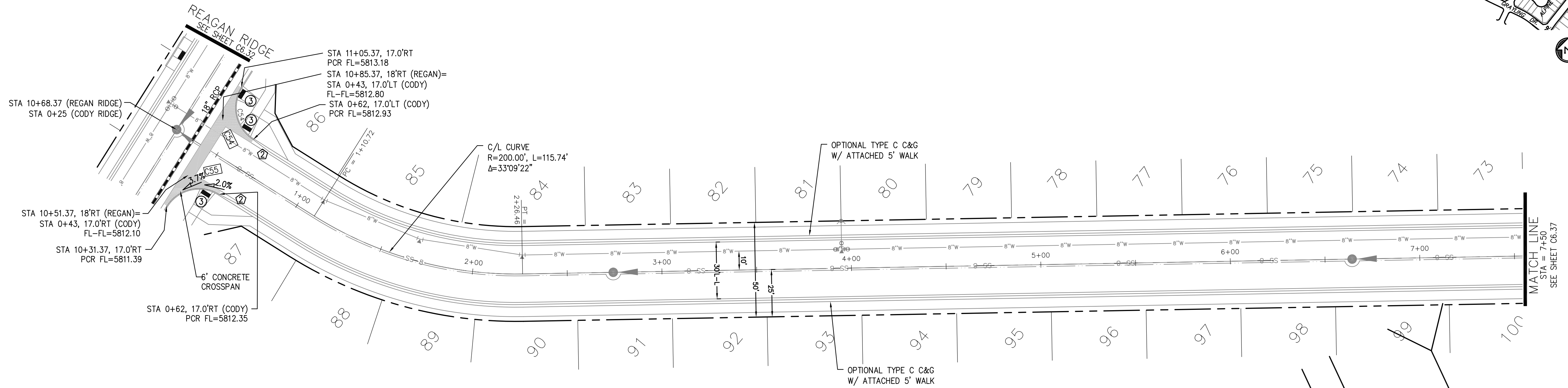
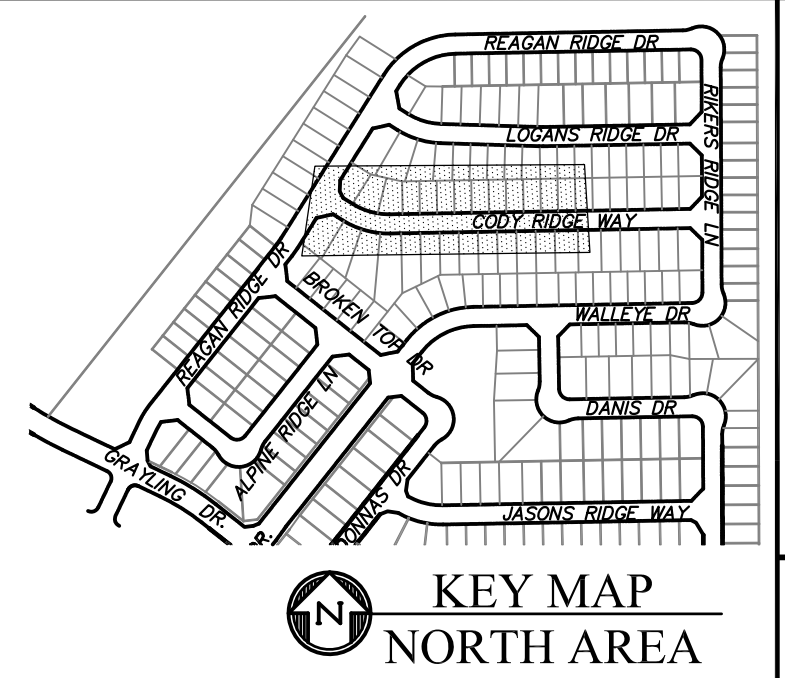


DATE: NOV 5, 2021
 PROJECT NO. 100.064
 SHEET NUMBER C6.35
 TOTAL SHEETS: 70

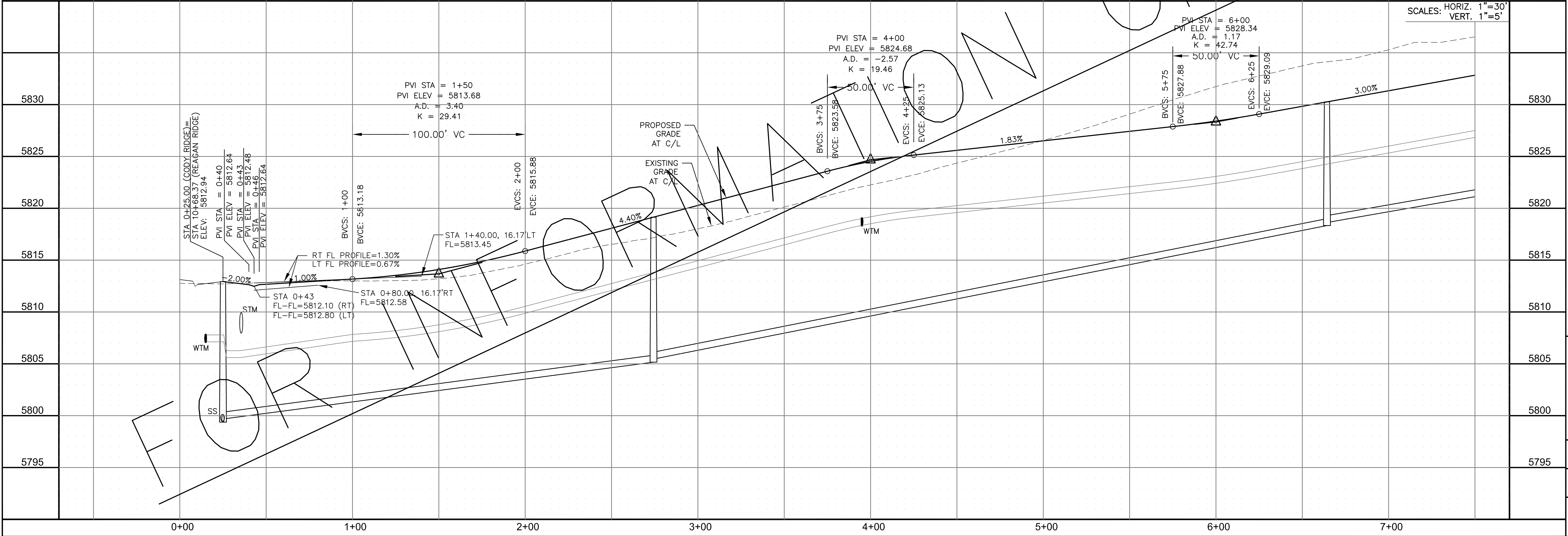
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C54	31.42'	20.00	90°00'00"
C55	31.42'	20.00	90°00'00"



CODY RIDGE WAY

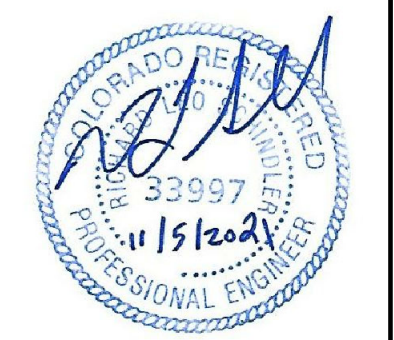


CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOOD, CO 80903
 PHONE: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - NORTH AREA
 CODY RIDGE WAY
 STA 0+00 TO 7+50



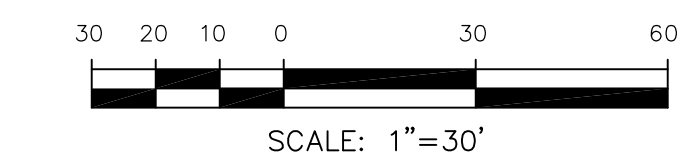
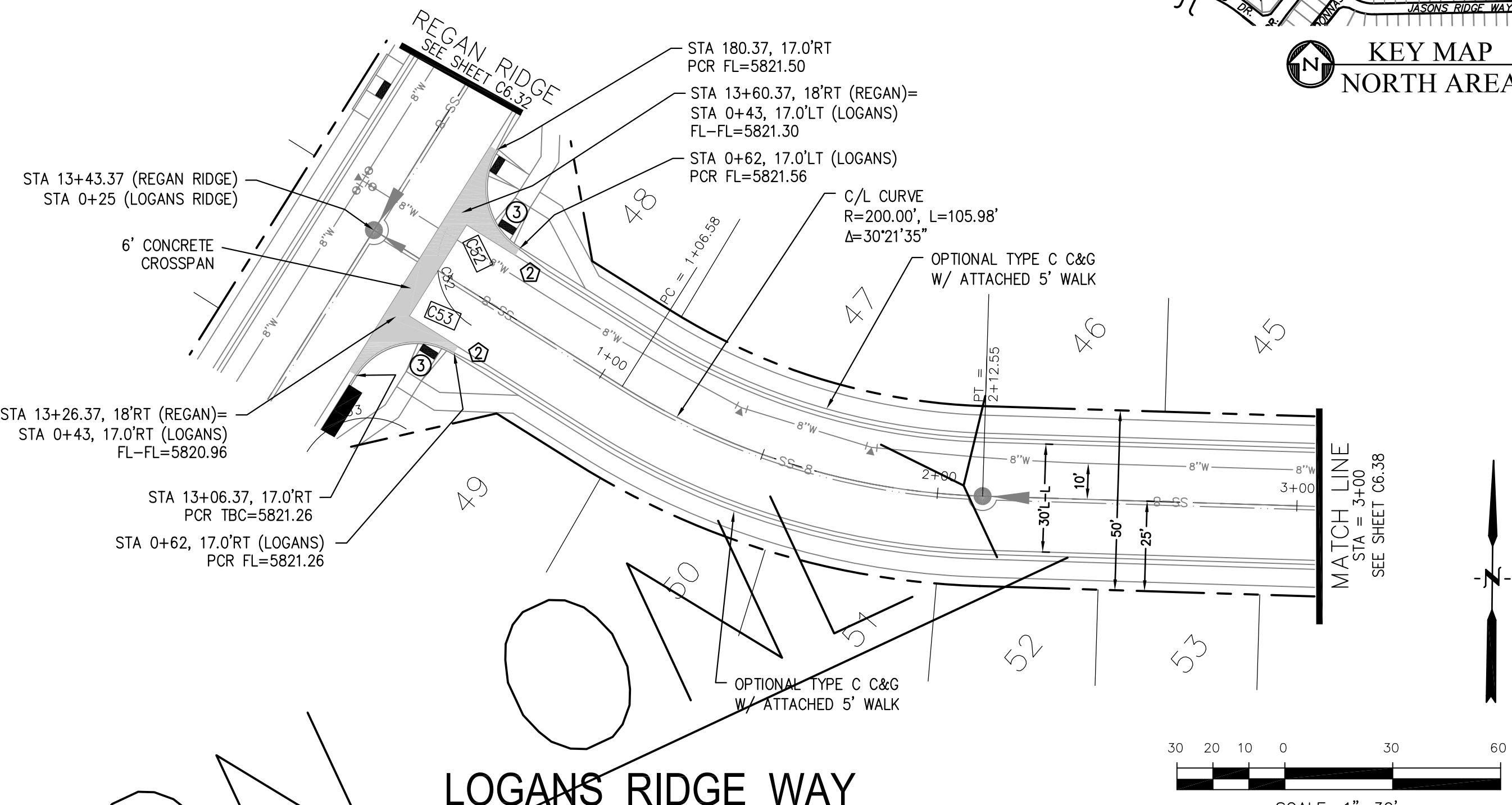
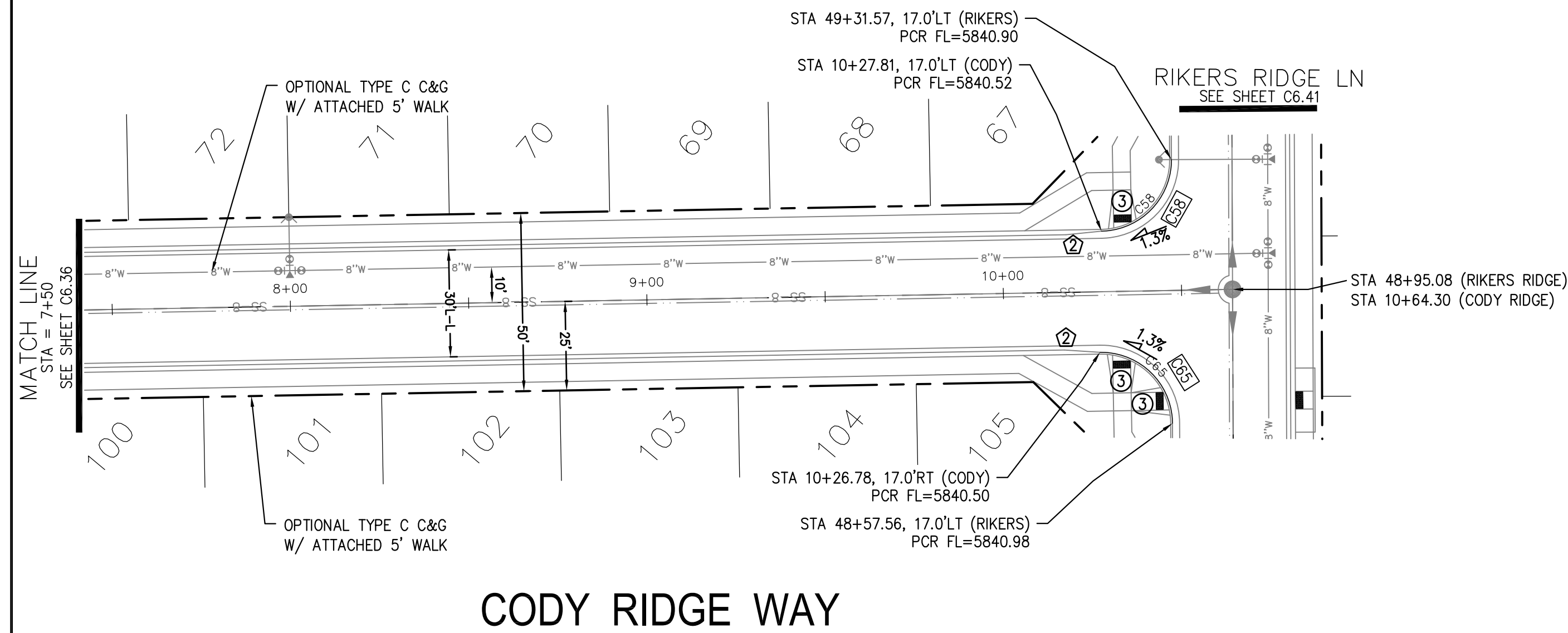
DATE:
 NOV 5, 2021
 PROJECT NO.
 100.064
 SHEET NUMBER
 C6.36
 TOTAL SHEETS: 70

NOTES

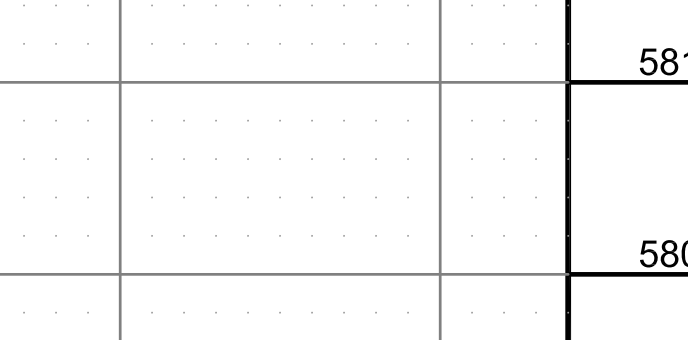
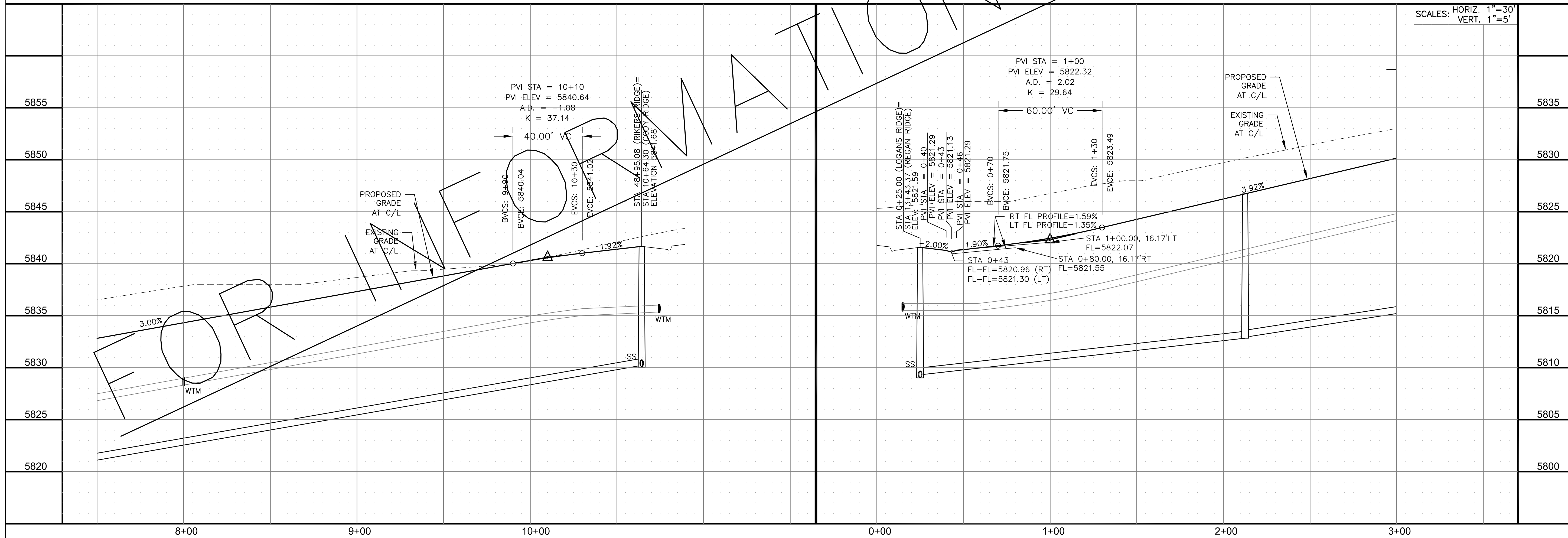
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE	LENGTH	RADIUS	DELTA
C52	31.42'	20.00	90°00'00"
C53	31.42'	20.00	90°00'00"
C58	31.14'	20.00	89°12'08"
C65	31.69'	20.00	90°47'52"



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



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

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
CODY RIDGE WAY / LOGANS RIDGE WAY
STA 7+50 TO 10+64

DATE:
NOV 5, 2021

PROJECT NO.
100.064

SHEET NUMBER
C6.37

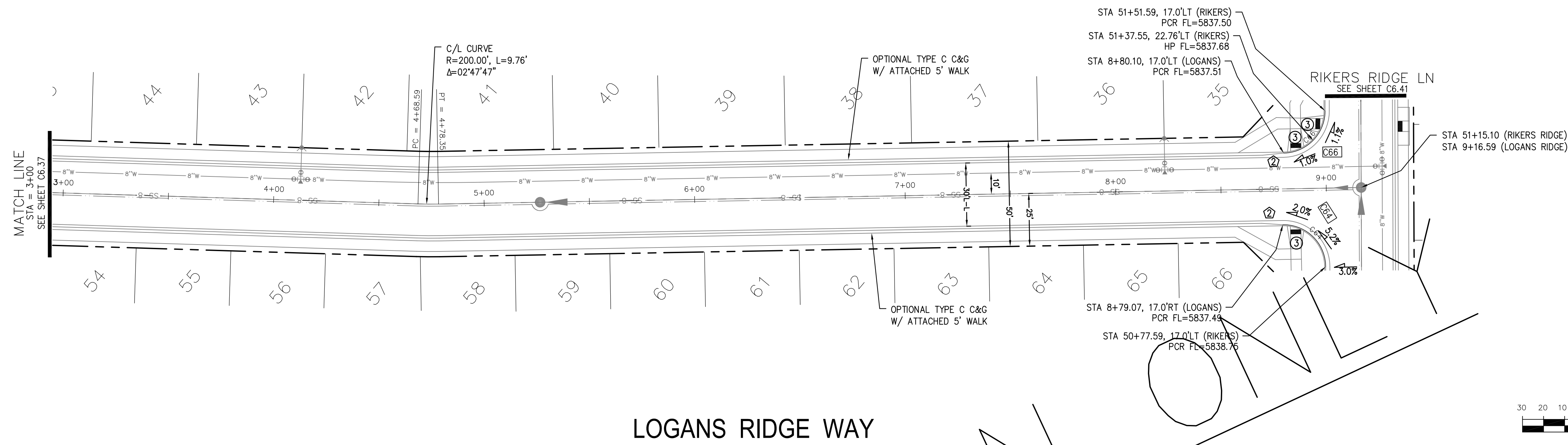
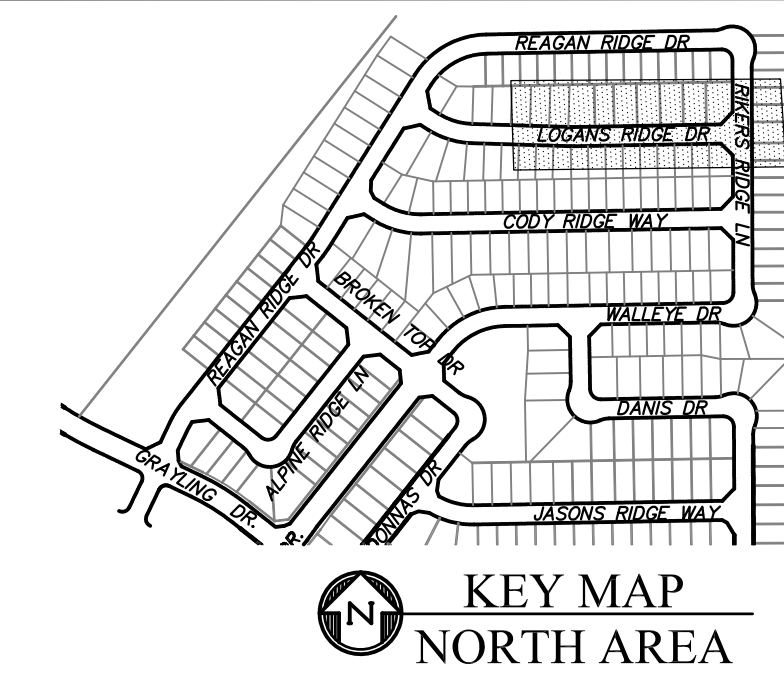
TOTAL SHEETS: 70

NOTES

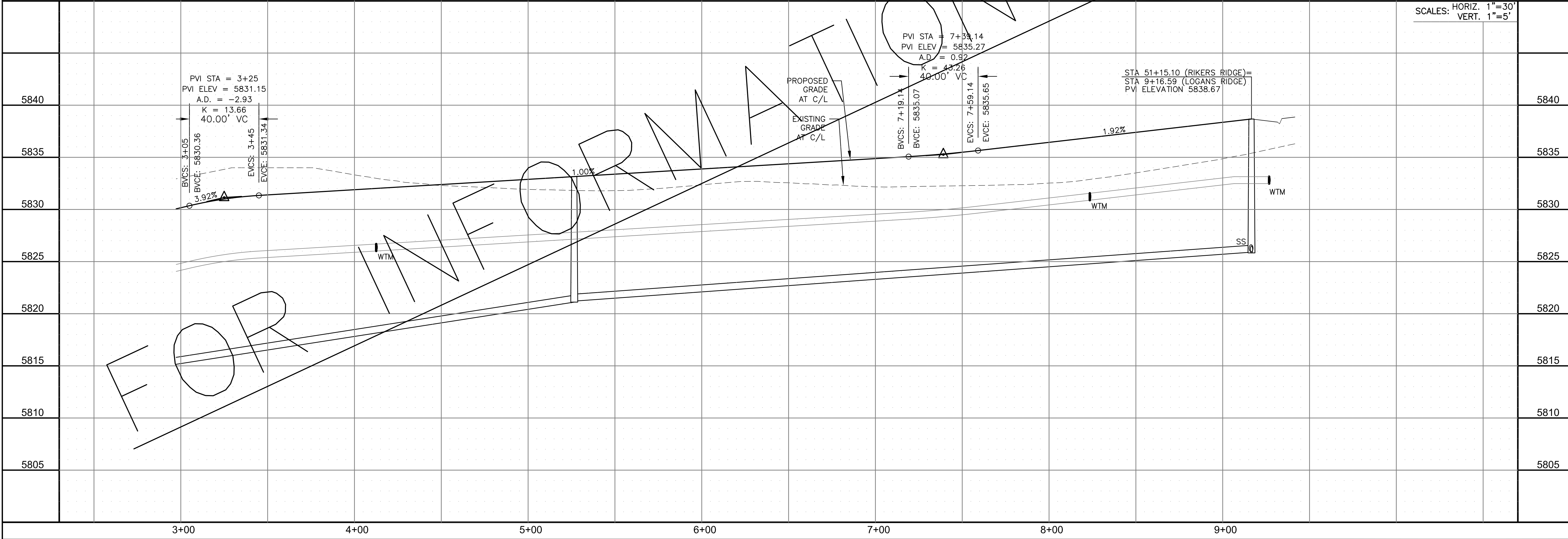
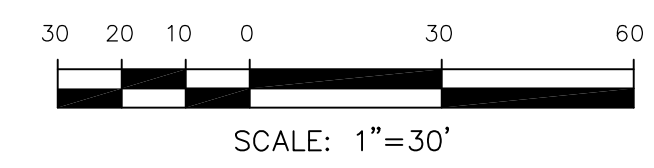
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE	LENGTH	RADIUS	DELTA
C64	31.69'	20.00	90°47'52"
C66	31.14'	20.00	89°12'08"



LOGANS RIDGE WAY



FOR INFORMATION

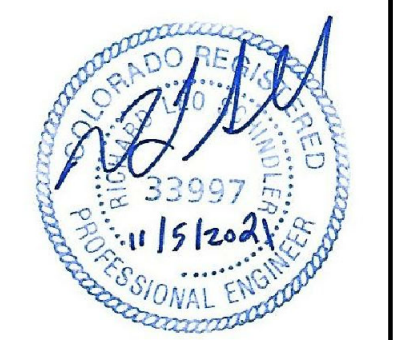
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRMGHAM, AL 35206
 PH: 205 970 1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

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

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

STREET / STORM - NORTH AREA
LOGANS RIDGE WAY
STA 3+00 TO 9+16



DATE:
NOV 5, 2021

PROJECT NO.
100.064

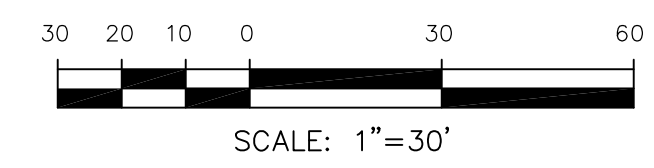
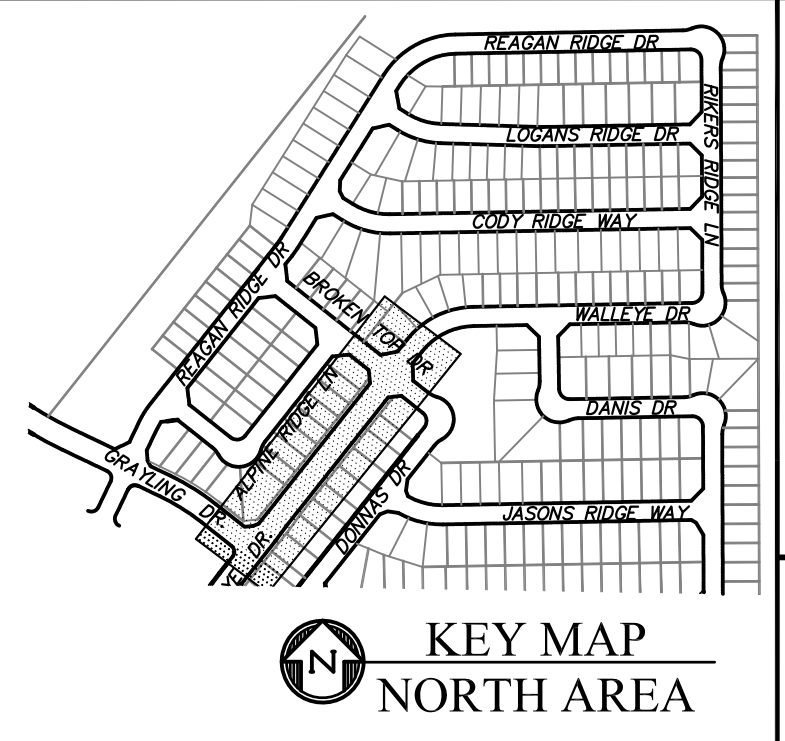
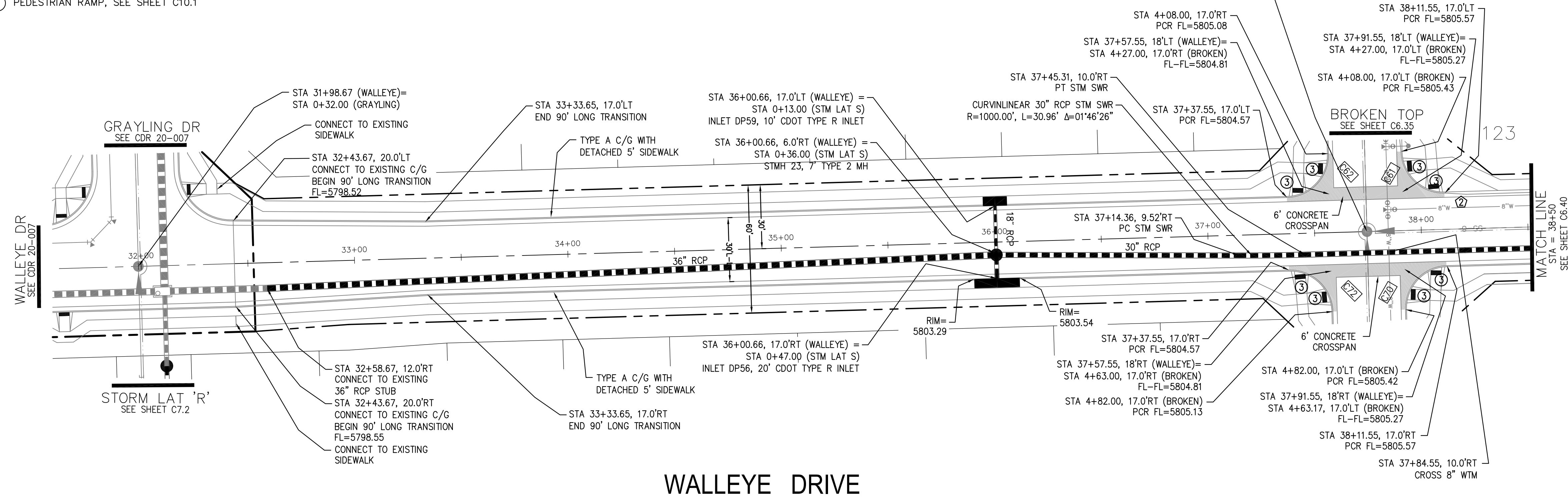
SHEET NUMBER
C6.38

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.

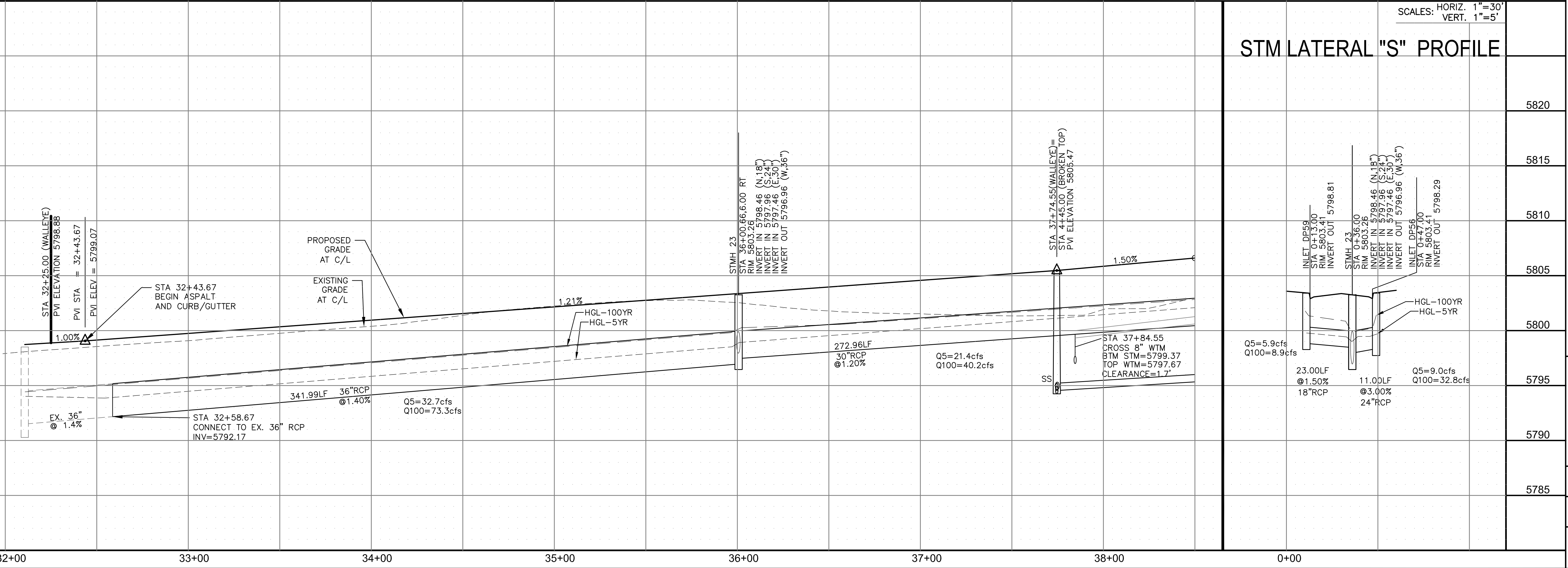
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C61	31.42'	20.00	90°00'00"
C62	31.42'	20.00	90°00'00"
C70	31.42'	20.00	90°00'00"
C72	31.42'	20.00	90°00'00"



WALLEYE DRIVE

STM LATERAL "S" PROFILE



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOODS, CO 80906
 PH: 303.797.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - NORTH AREA
 WALLEYE DRIVE
 STA 31+98 TO 38+50



DATE: NOV 5, 2021

PROJECT NO. 100.064

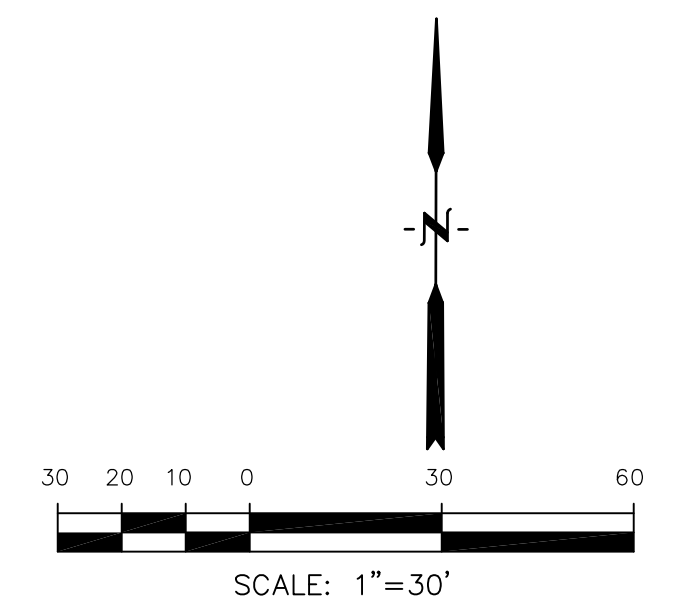
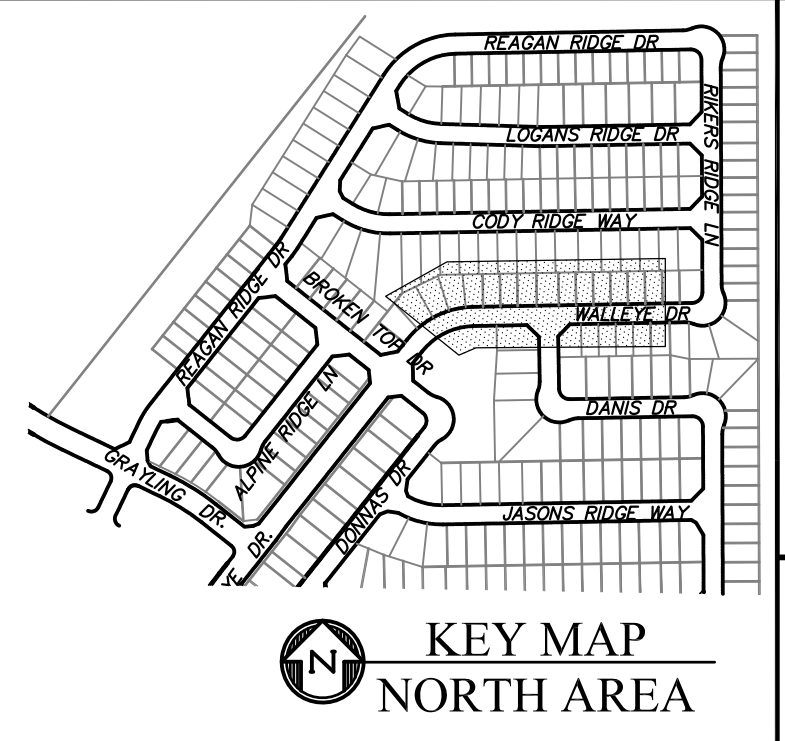
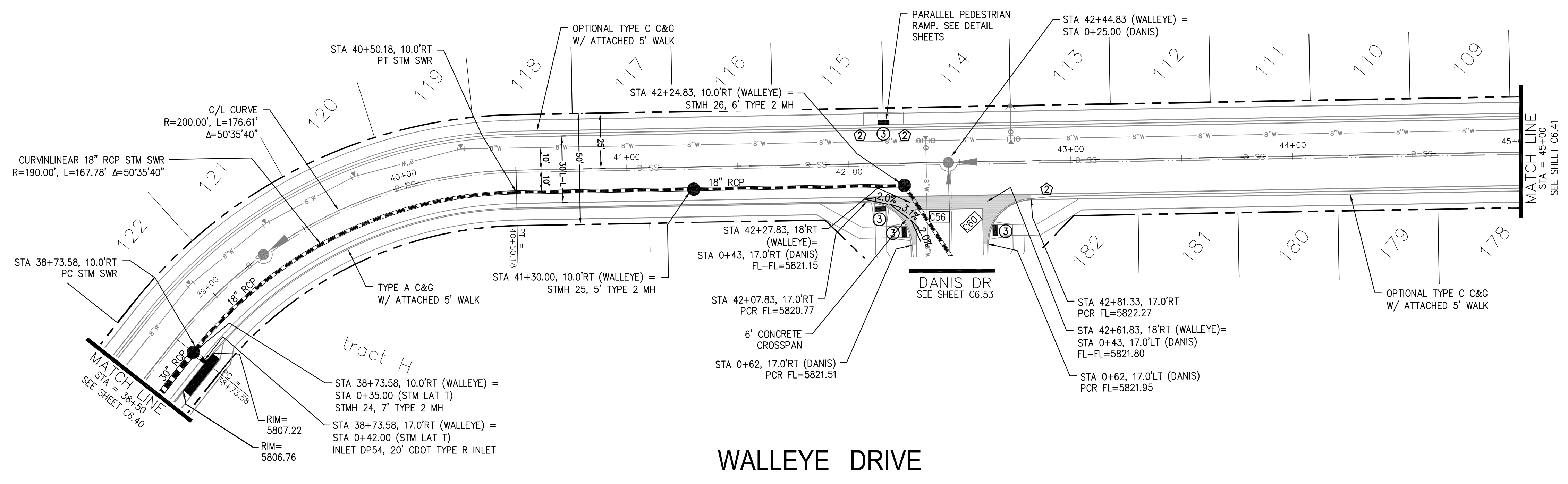
SHEET NUMBER C6.39

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

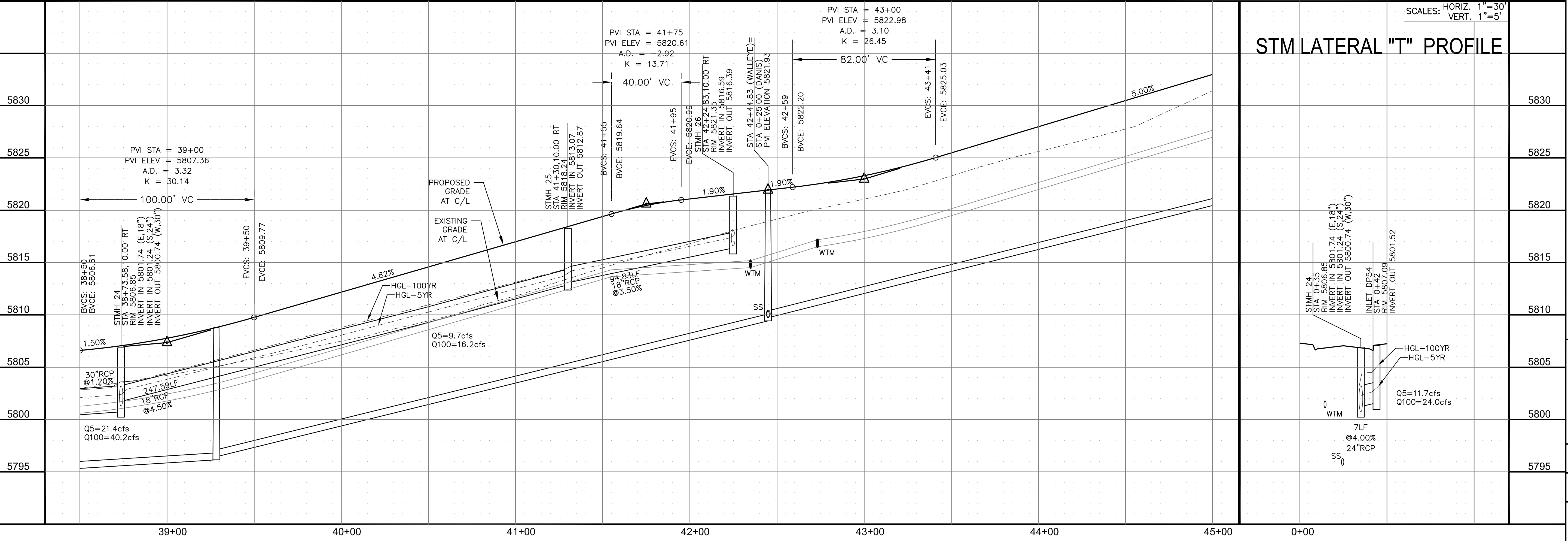


CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOODS, CO 80903
 PHONE: 719.576.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

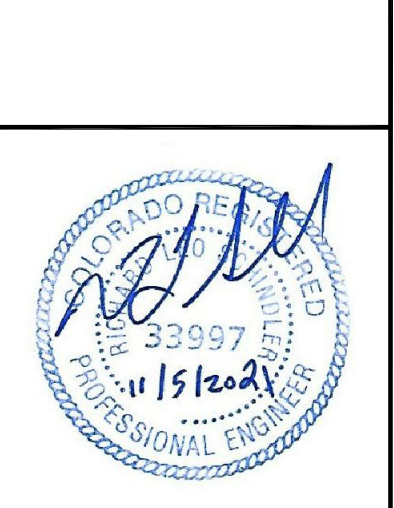
DATE: _____
 DESCRIPTION: _____
 NO: _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

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

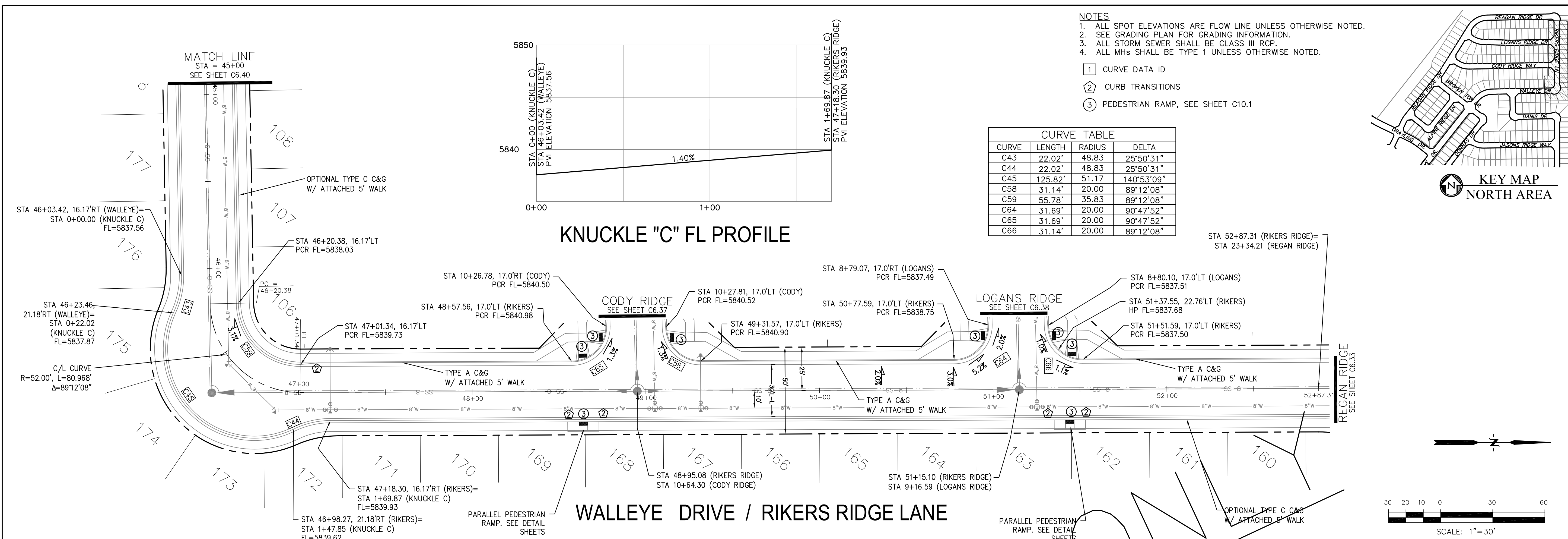
DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



STREET / STORM - NORTH AREA
 WALLEYE DRIVE
 STA 38+50 TO 45+00



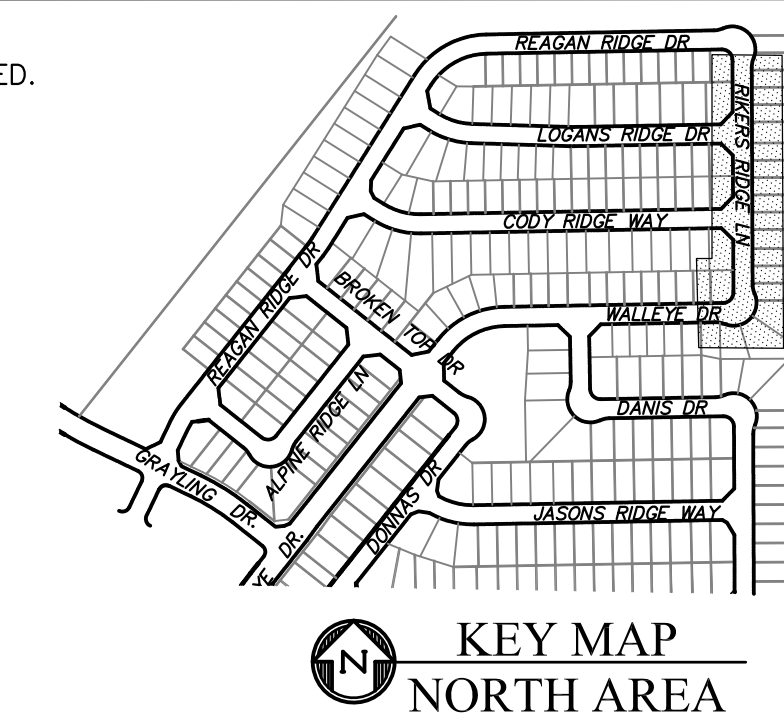
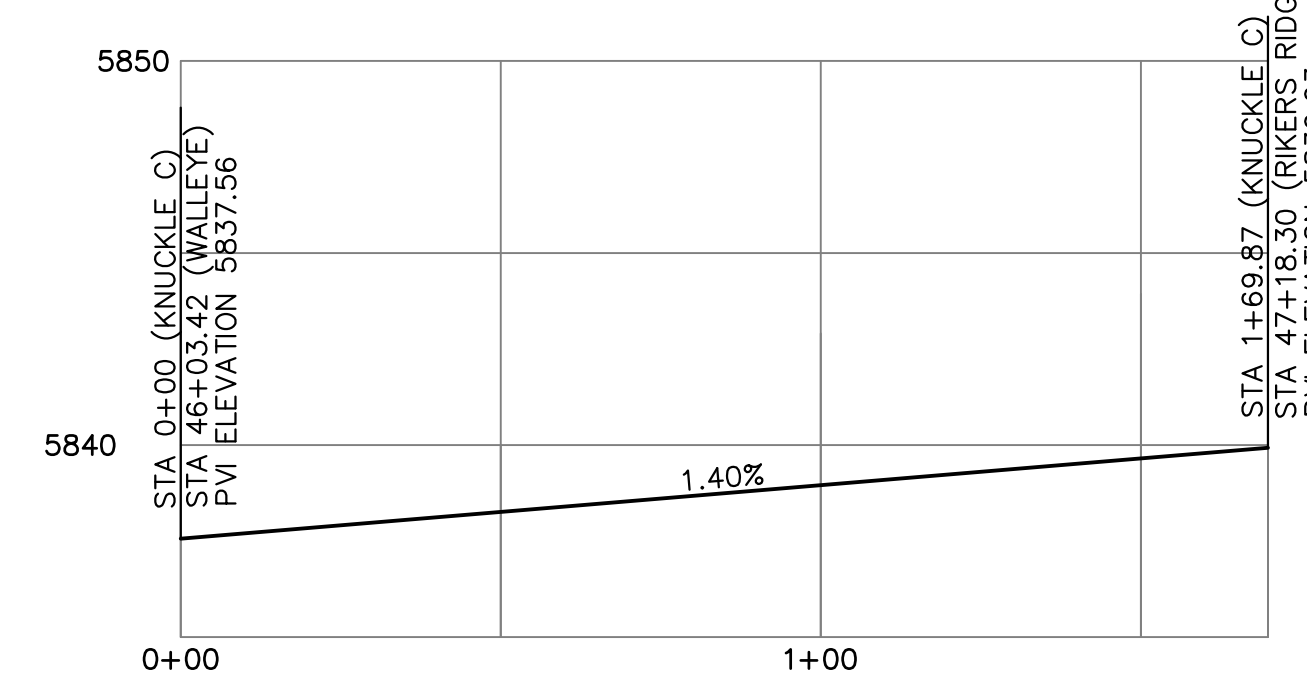
DATE: NOV 5, 2021
 PROJECT NO. 100.064
 SHEET NUMBER C6.40
 TOTAL SHEETS: 70



- 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	LENGTH	RADIUS	DELTA
C43	22.02'	48.83	25°50'31"
C44	22.02'	48.83	25°50'31"
C45	125.82'	51.17	140°53'09"
C58	31.14'	20.00	89°12'08"
C59	55.78'	35.83	89°12'08"
C64	31.69'	20.00	90°47'52"
C65	31.69'	20.00	90°47'52"
C66	31.14'	20.00	89°12'08"

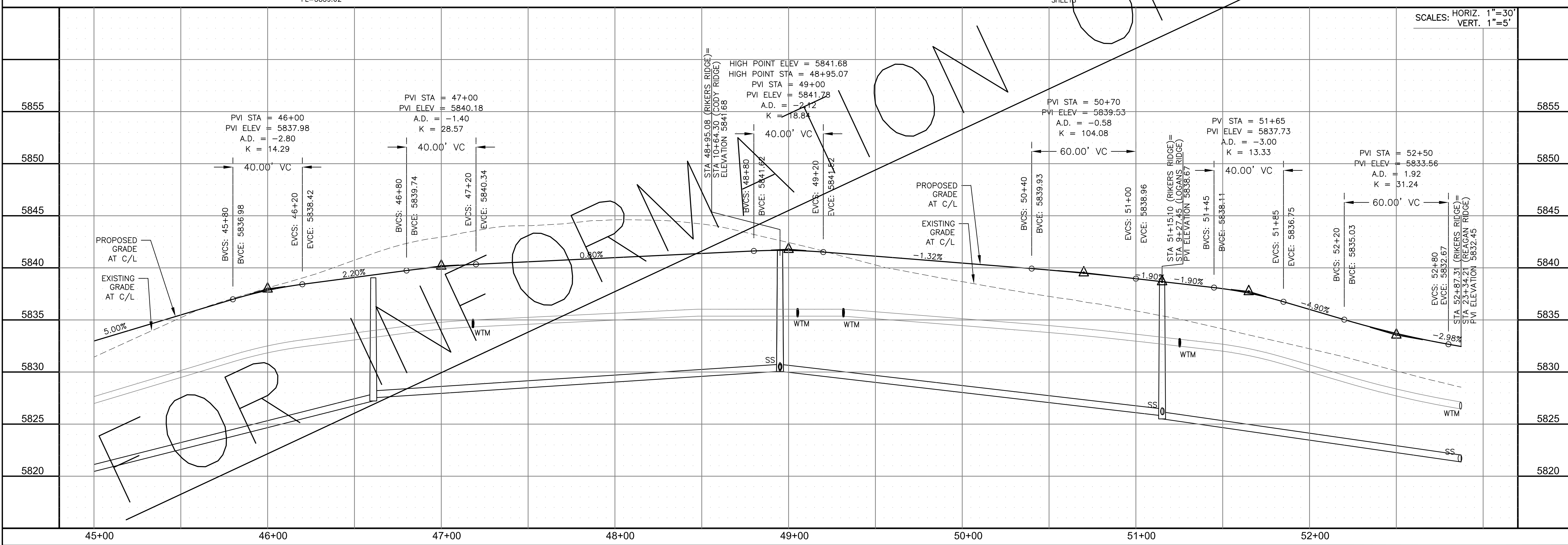


CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOODS, CO 80906
 PH: 719.576.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

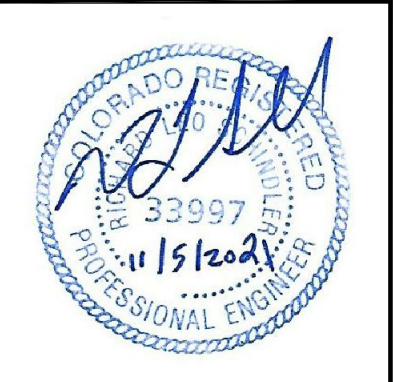
PREPARED FOR:
LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

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



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

STREET / STORM - NORTH AREA
 WALLEYE DRIVE / RIKERS RIDGE LANE
 STA 45+00 TO 52+87



DATE:
 NOV 5, 2021

PROJECT NO.
 100.064

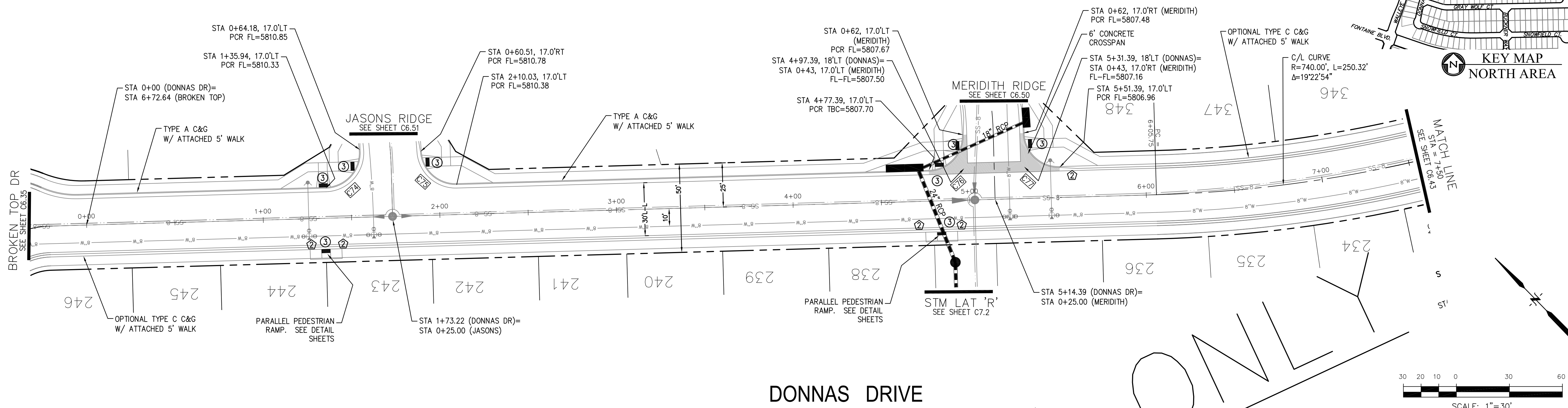
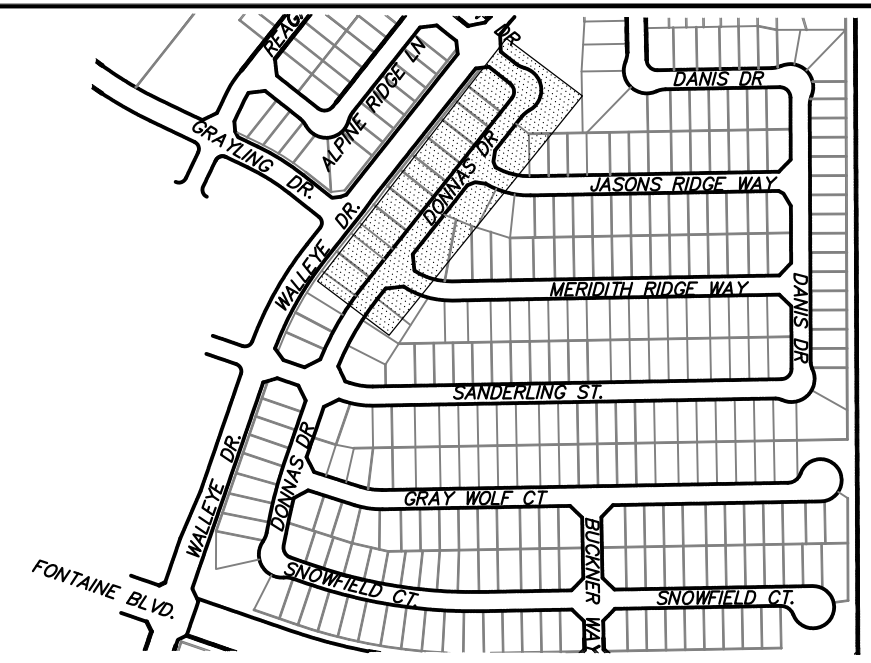
SHEET NUMBER
 C6.41

TOTAL SHEETS: 70

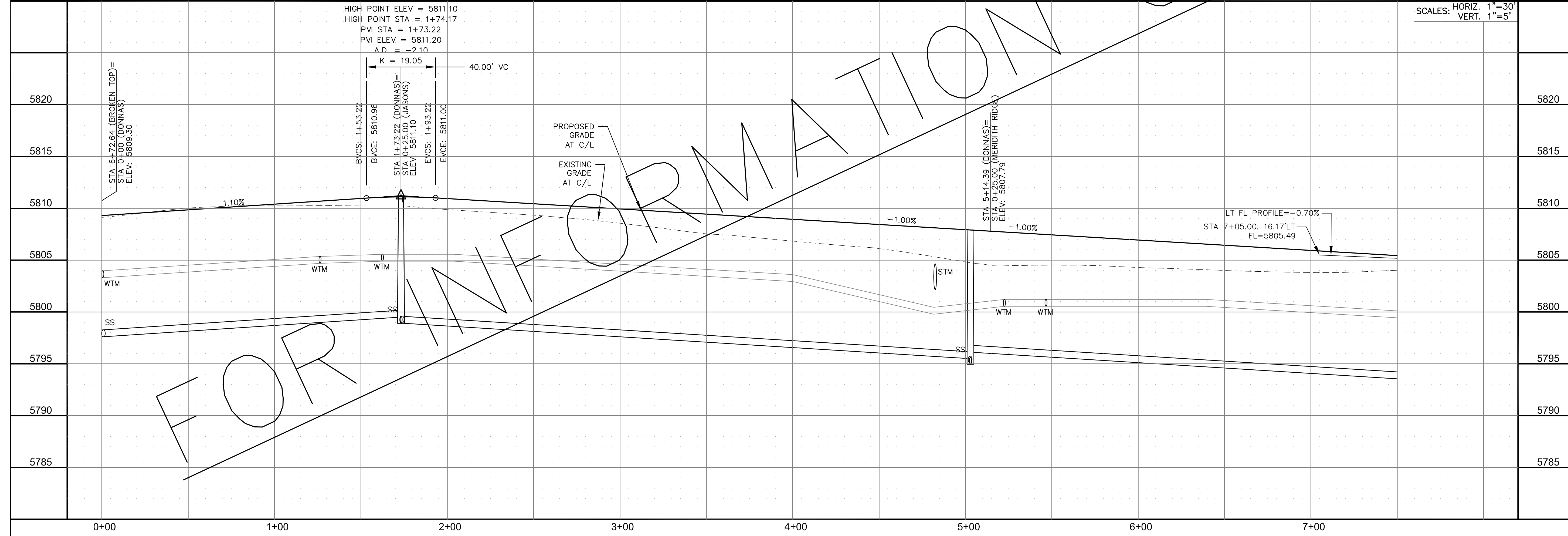
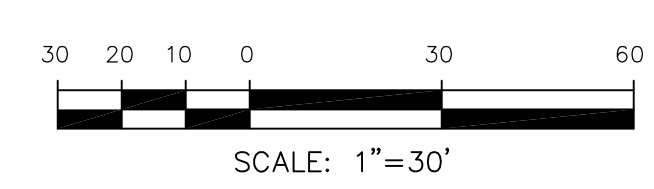
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE	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"



DONNAS DRIVE



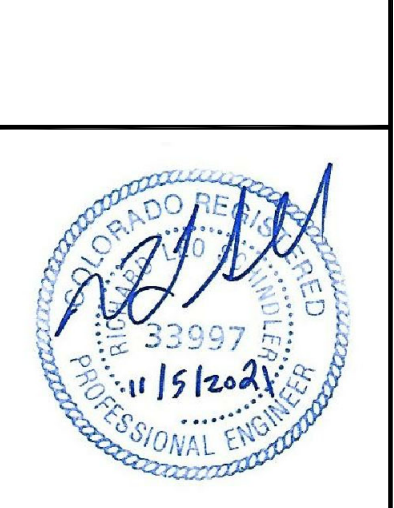
FOR INFORMATION

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

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

PROJECT: THE RIDGE AT LORSON RANCH
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

STREET / STORM - NORTH AREA
 DONNAS DRIVE
 STA 0+00 TO 7+50



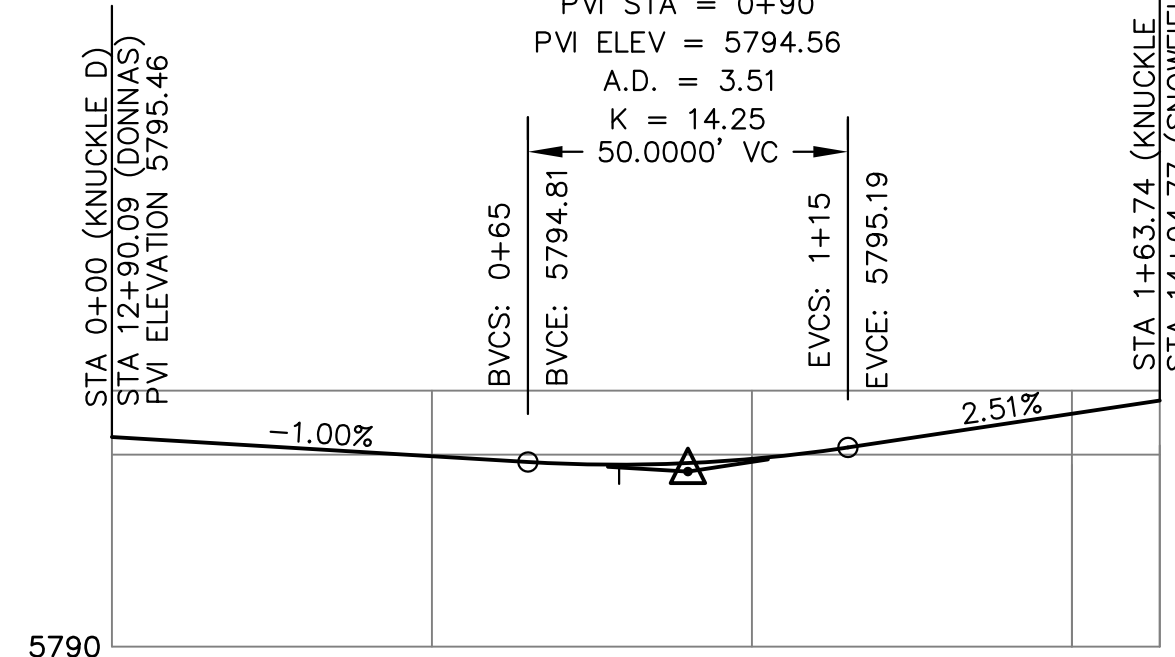
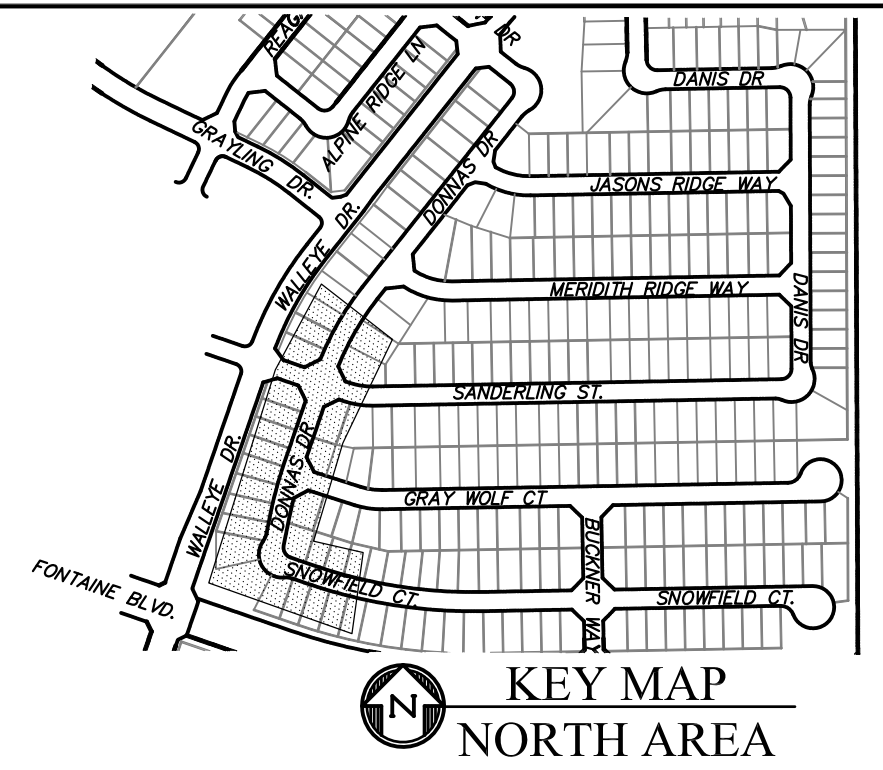
DATE: NOV 5, 2021
 PROJECT NO. 100.064
 SHEET NUMBER C6.42
 TOTAL SHEETS: 70

- 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.

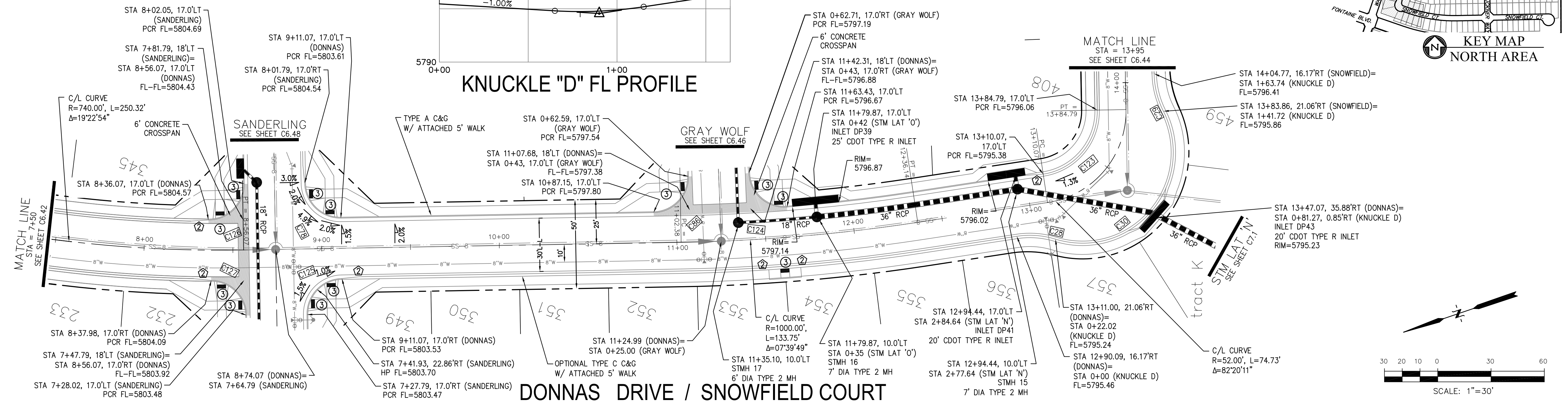
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

LOW POINT ELEV = 5794.74
 LOW POINT STA = 0+79.25
 PVI STA = 0+90
 PVI ELEV = 5794.56
 A.D. = 3.51
 K = 14.25
 50.0000' VC

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"

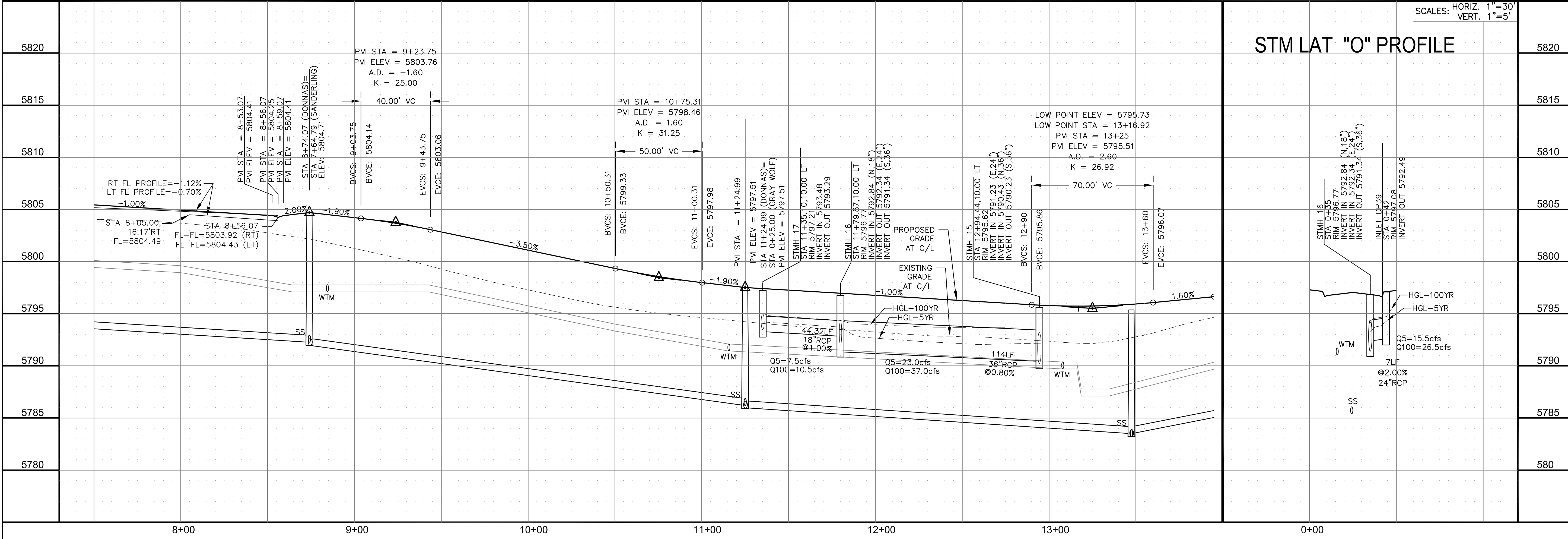


KNUCKLE "D" FL PROFILE



DONNAS DRIVE / SNOWFIELD COURT

STM LAT "O" PROFILE



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

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

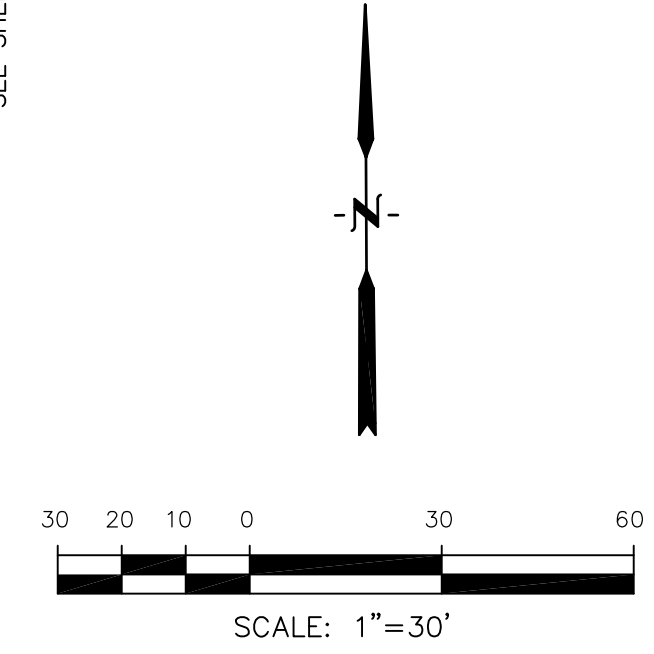
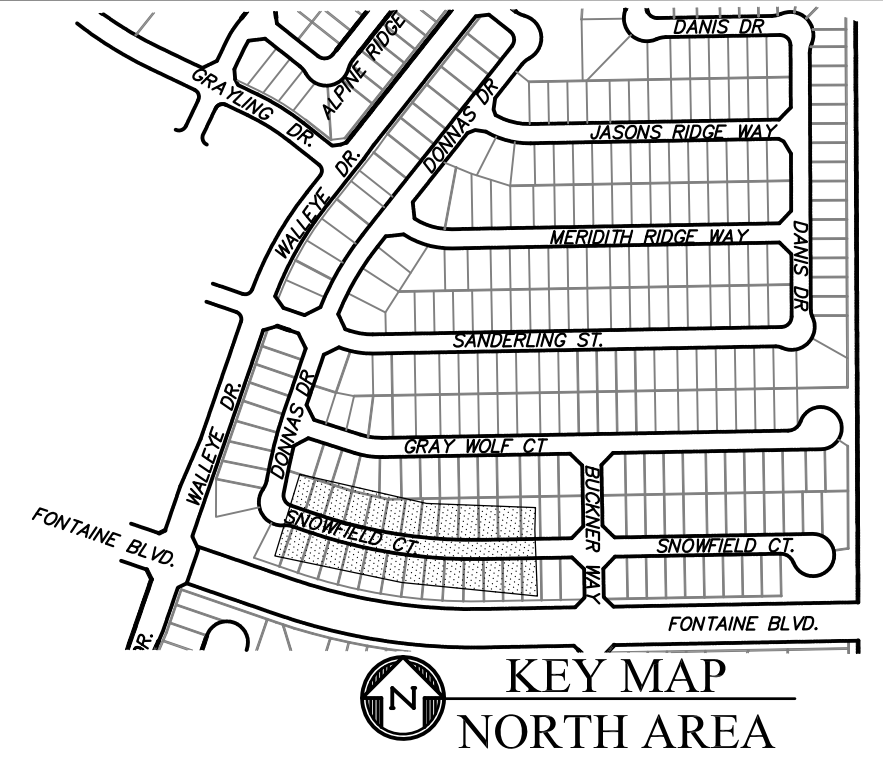
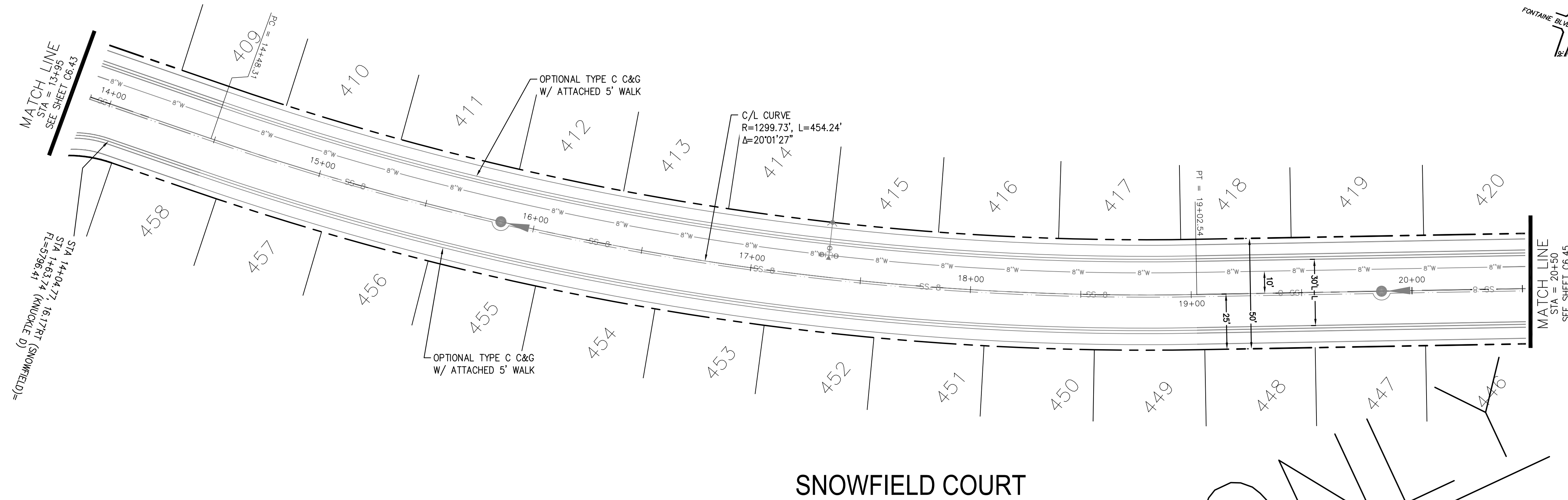
PROJECT: THE RIDGE AT LORSON RANCH
 DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

DATE: NOV 5, 2021

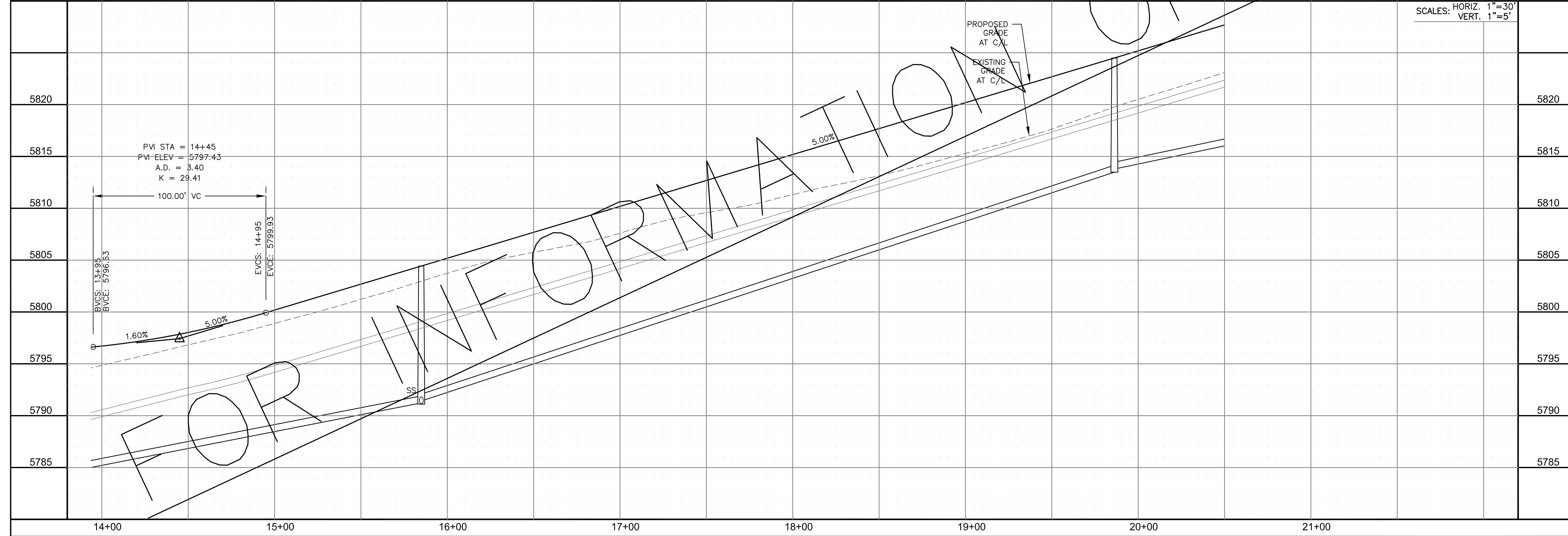
PROJECT NO. 100.064
 SHEET NUMBER C6.43
 TOTAL SHEETS: 70

- 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



SNOWFIELD COURT



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

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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - NORTH AREA
 SNOWFIELD CT
 STA 13+95 TO 20+50



DATE:
 NOV 5, 2021

PROJECT NO.
 100.064

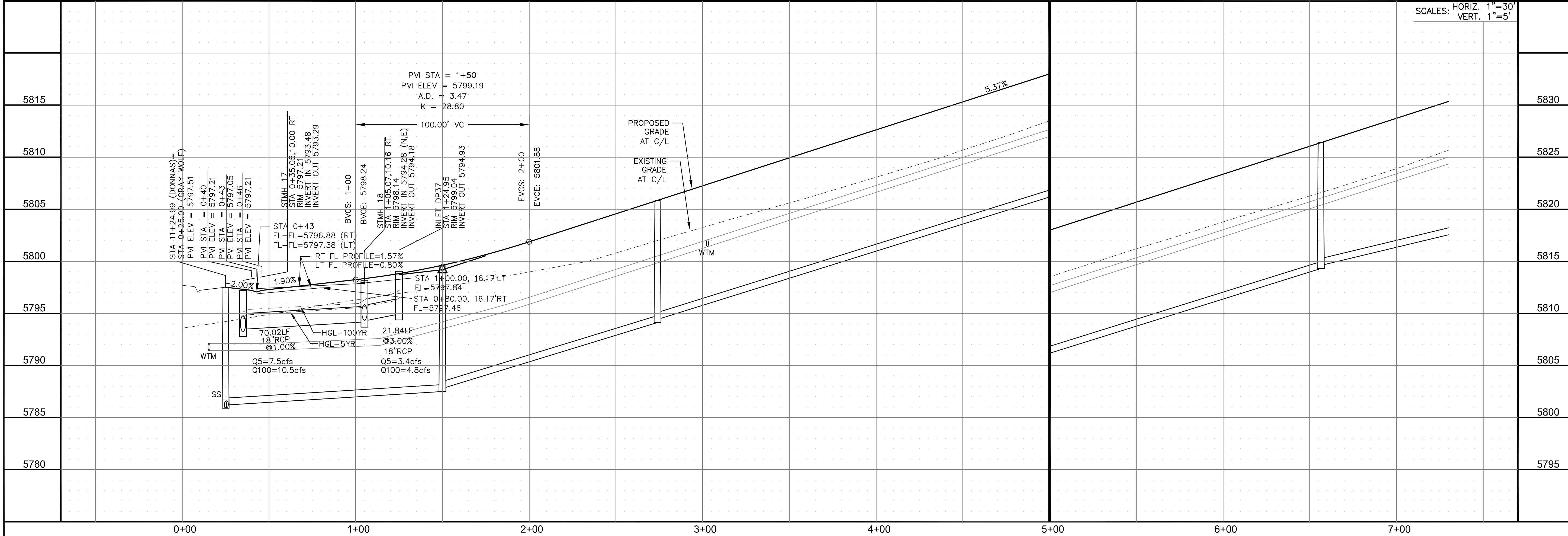
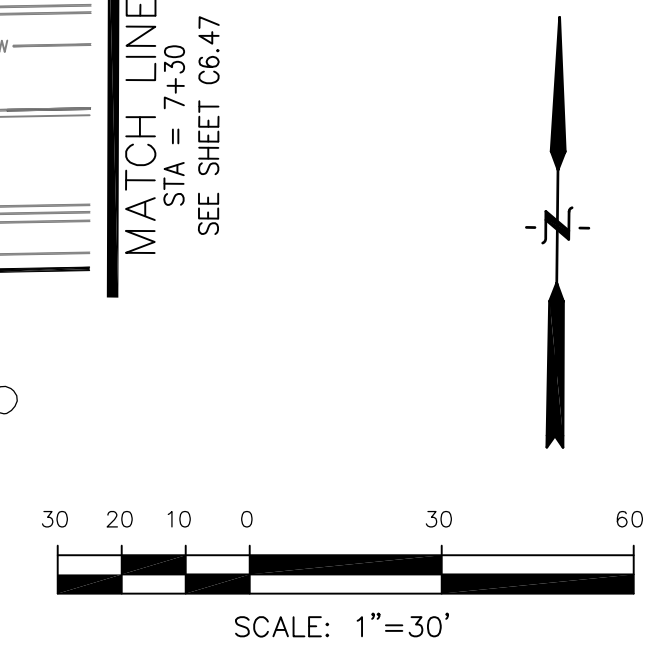
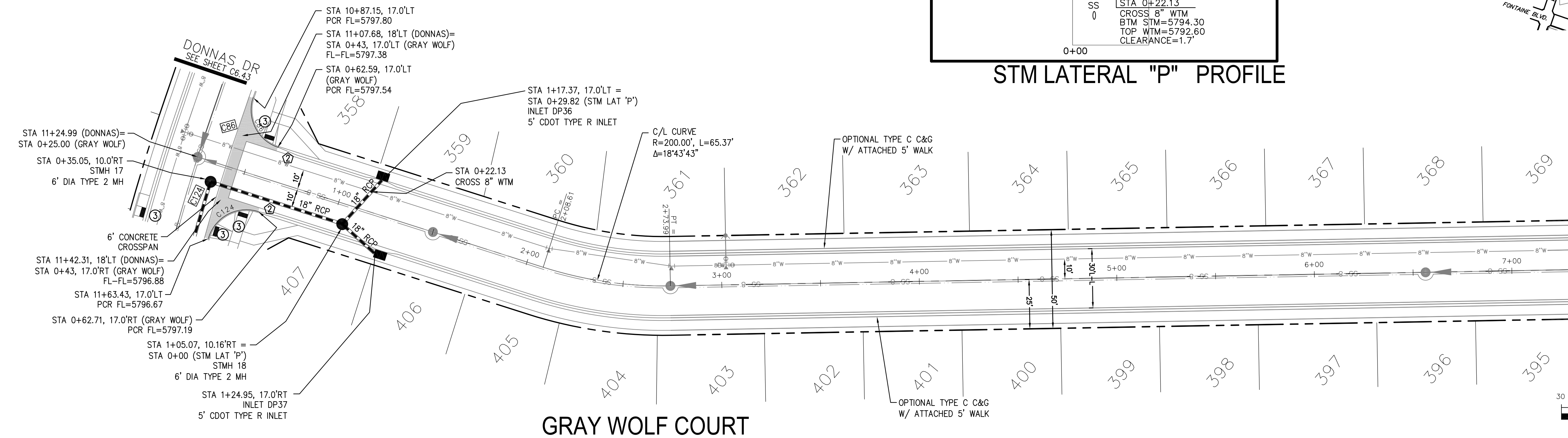
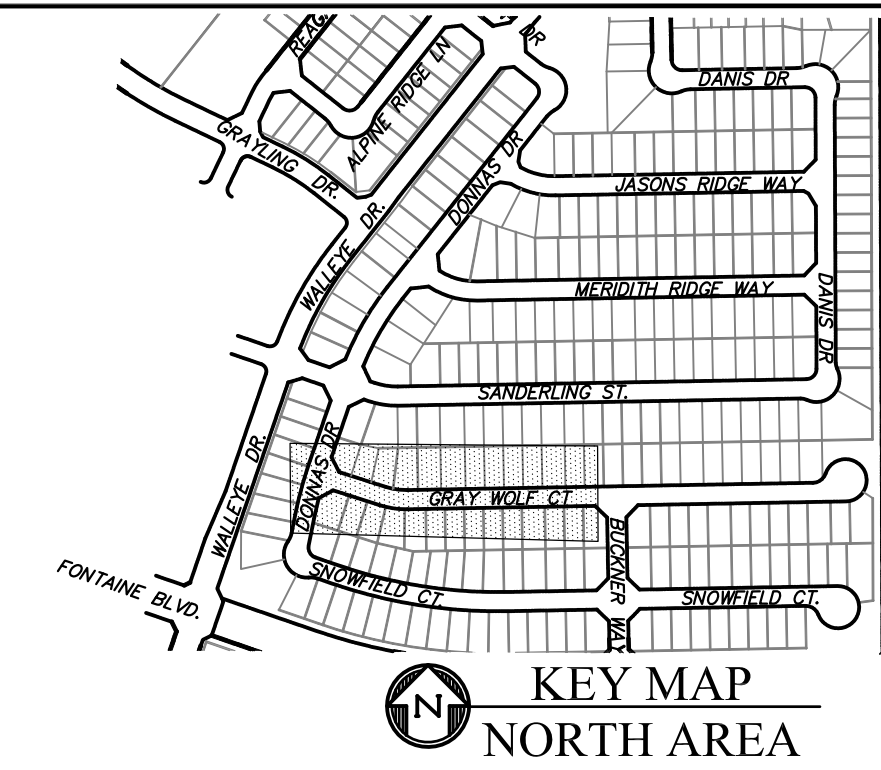
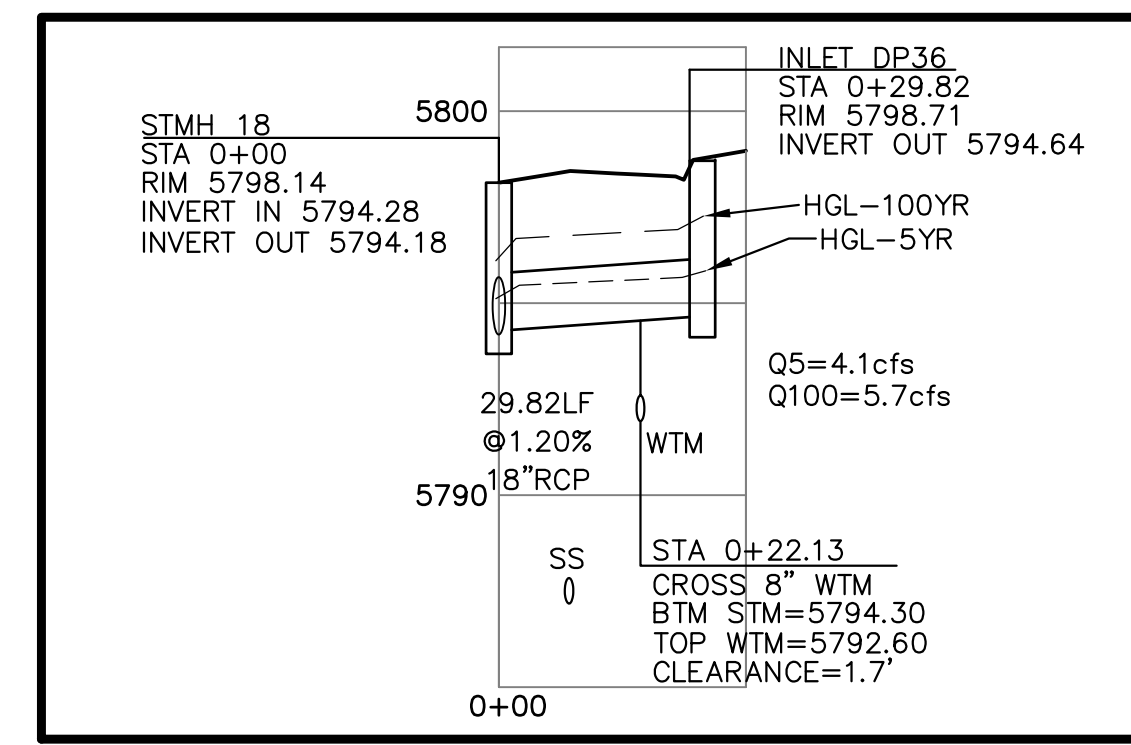
SHEET NUMBER
 C6.44

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
C86	31.87'	20.00	91°17'44"
C124	32.18'	20.00	92°12'07"



CORE ENGINEERING GROUP
 15004 1ST AVENUE S, SUITE 300
 BIRMGHAM, AL 35206
 PHONE: 205.979.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

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

PROFESSIONAL ENGINEER
 RICHARD L. SCHINDLER, P.E.
 33997
 11/5/2021

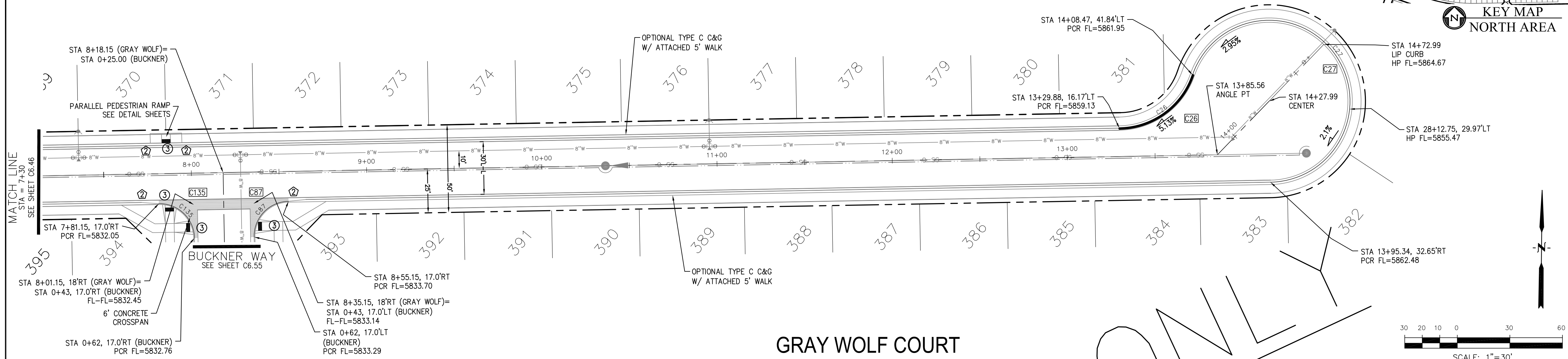
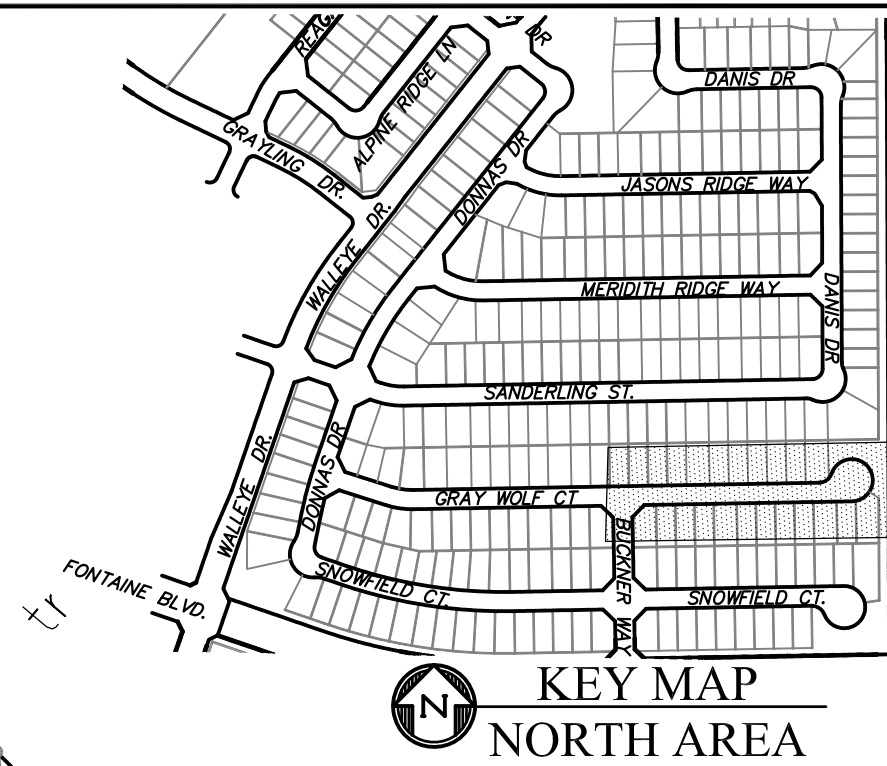
DATE: NOV 5, 2021
 PROJECT NO. 100.064
 SHEET NUMBER C6.46
 TOTAL SHEETS: 70

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
C26	54.98'	45.00	70°00'29"
C27	201.46'	46.17	250°00'43"
C87	31.42'	20.00	90°00'00"
C135	31.42'	20.00	90°00'00"

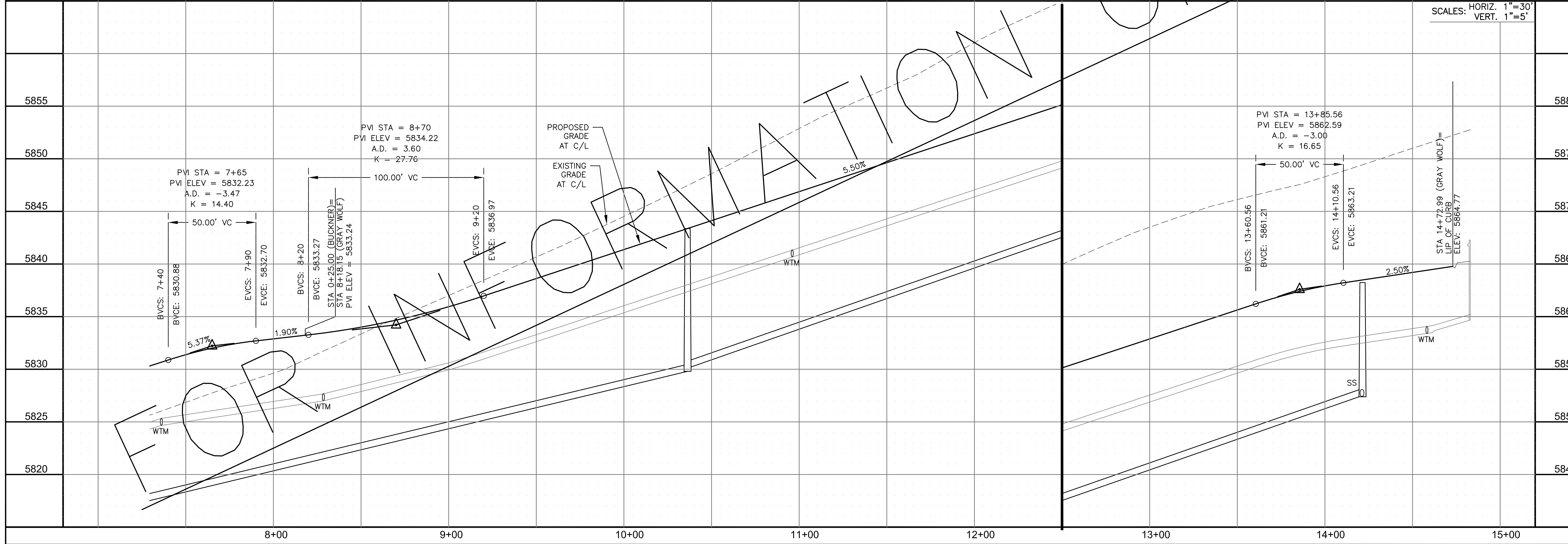


CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOOD, CO 80906
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

PROJECT: THE RIDGE AT LORSON RANCH
 PREPARED FOR: LORSON, LLC
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

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



STREET / STORM - NORTH AREA
 GRAY WOLF COURT
 STA 7+30 TO 14+72

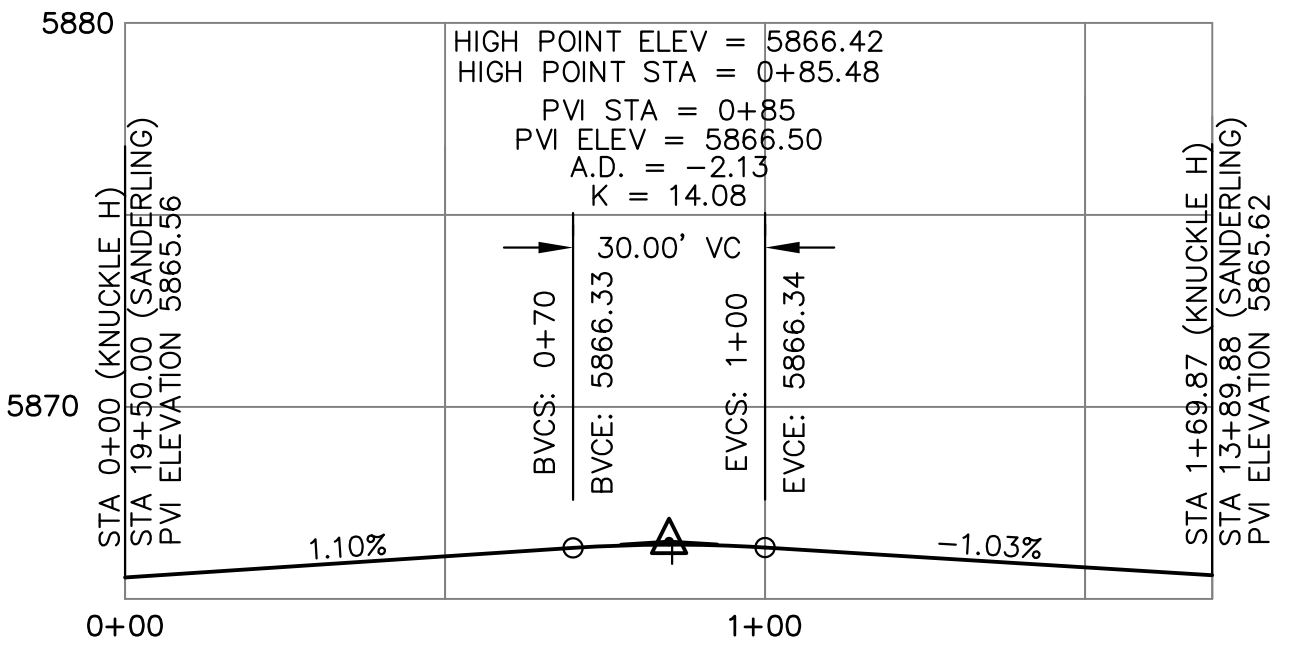
SCALES: HORIZ. 1"=30'
 VERT. 1"=5'

NOV 5 2021

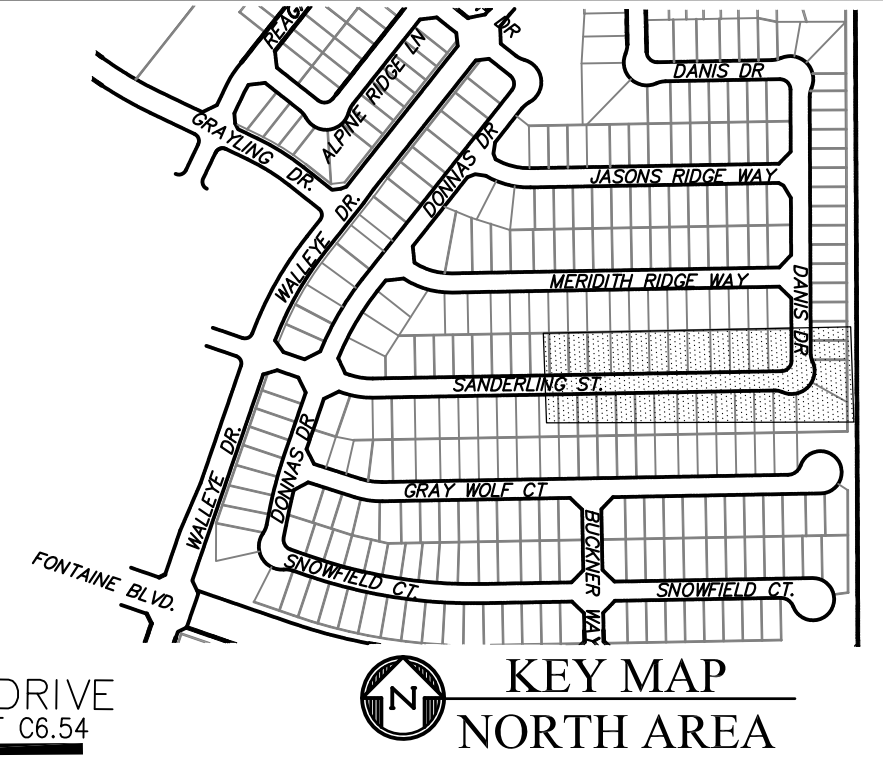
PROJECT NO. 100.064
 SHEET NUMBER C6.47
 TOTAL SHEETS: 70

- 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.

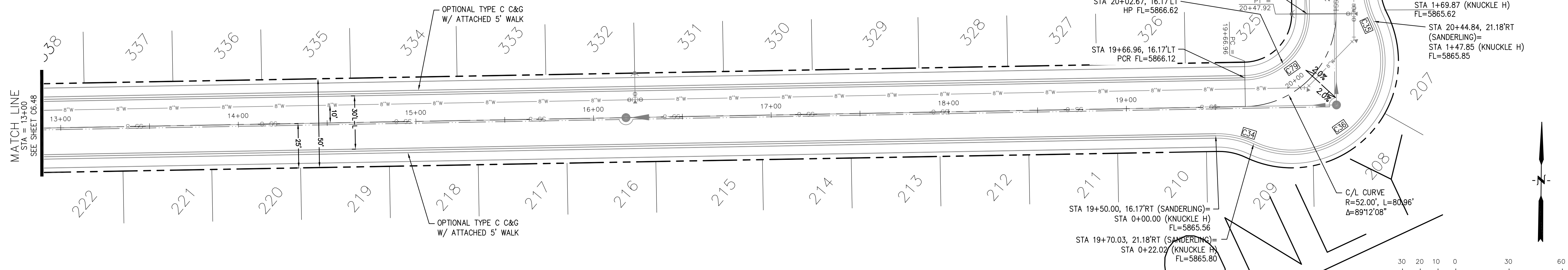
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



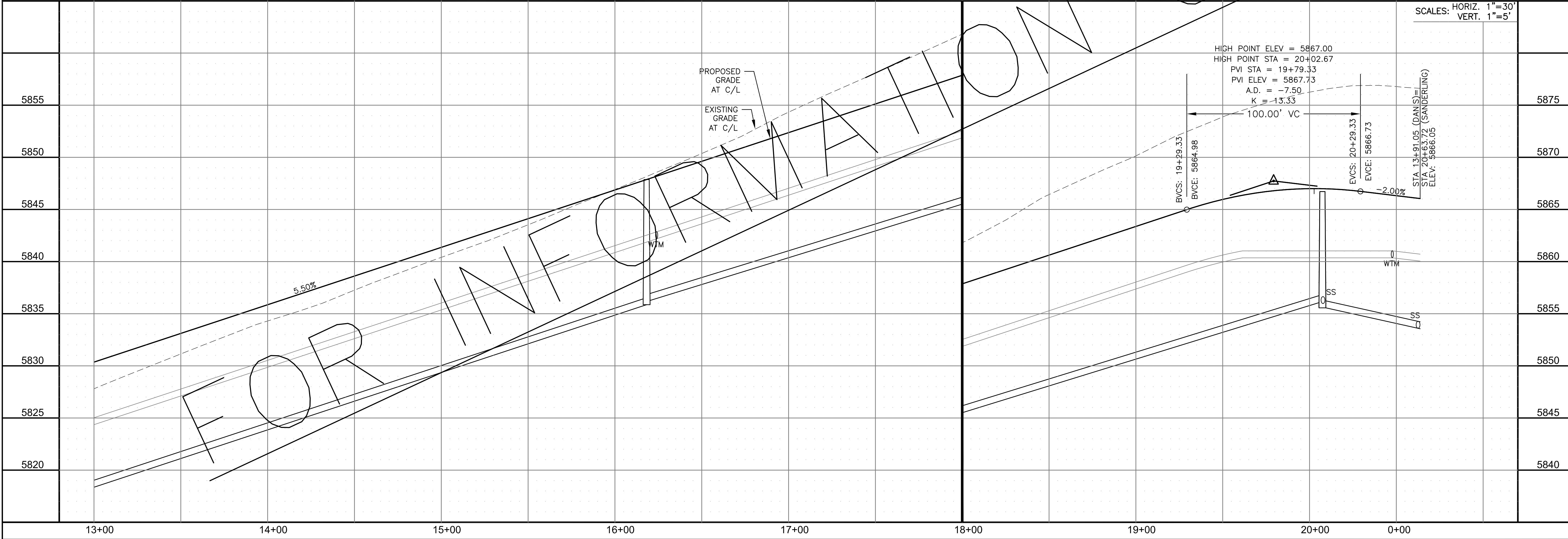
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C34	22.02'	48.83	25°50'31"
C35	22.02'	48.83	25°50'31"
C36	125.82'	51.17	140°53'09"
C79	55.78'	35.83	89°12'08"



KNUCKLE "H" FL PROFILE



SANDERLING STREET



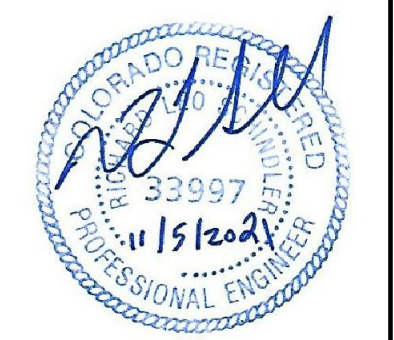
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOOD, CO 80906
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - NORTH AREA
SANDERLING STREET
STA 13+00 TO 20+63



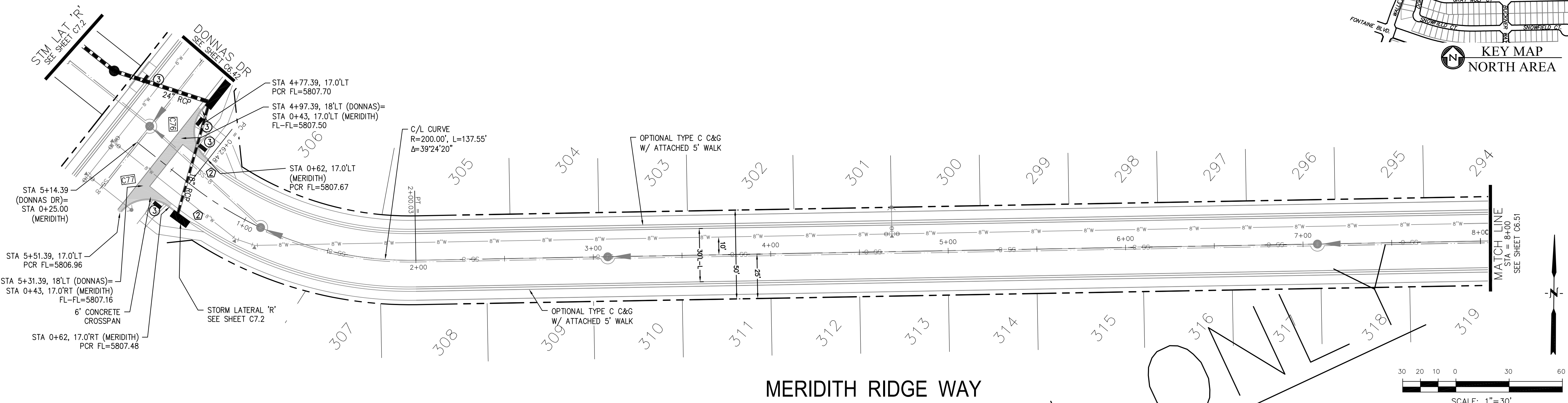
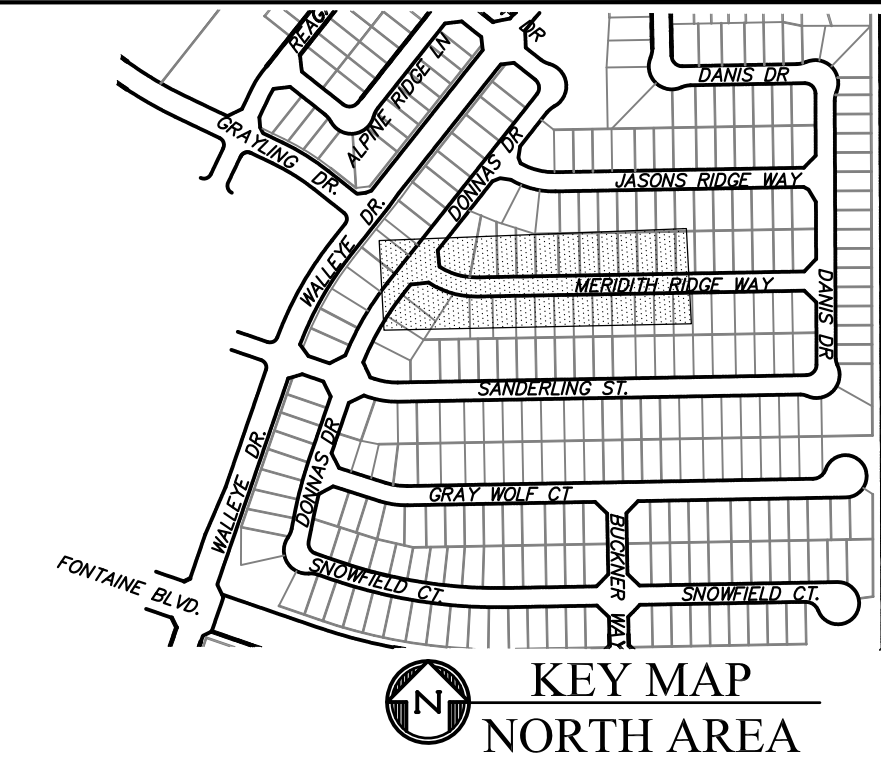
DATE: **NOV 5, 2021**
 PROJECT NO. **100.064**
 SHEET NUMBER **C6.49**
 TOTAL SHEETS: 70

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
C76	31.36'	20.00	89°49'51"
C77	31.46'	20.00	90°06'59"



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 790 S701100
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg.com

DATE: _____

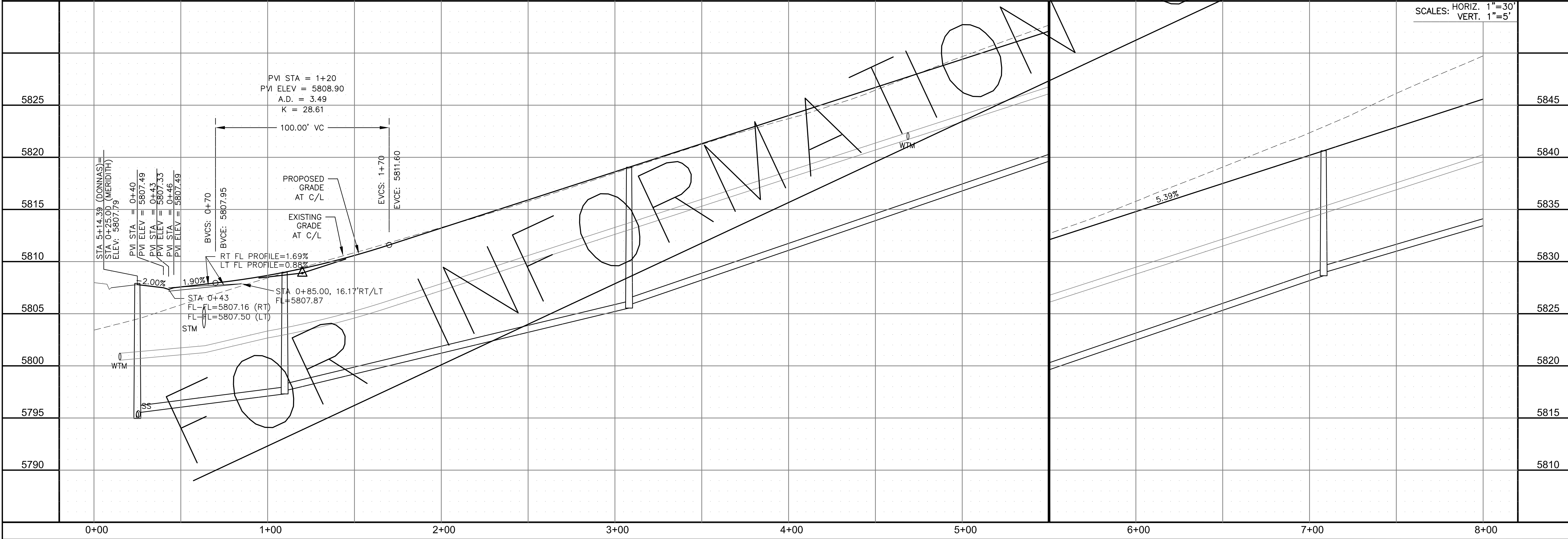
DESCRIPTION: _____

NO. _____

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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



STREET / STORM - NORTH AREA
 MERIDITH RIDGE WAY
 STA 0+00 TO 8+00

PROFESSIONAL ENGINEER
 RICHARD L. SCHINDLER, P.E.
 NO. 33997
 11/15/2021

DATE:
 NOV 5, 2021

PROJECT NO.
 100.064

SHEET NUMBER
 C6.50

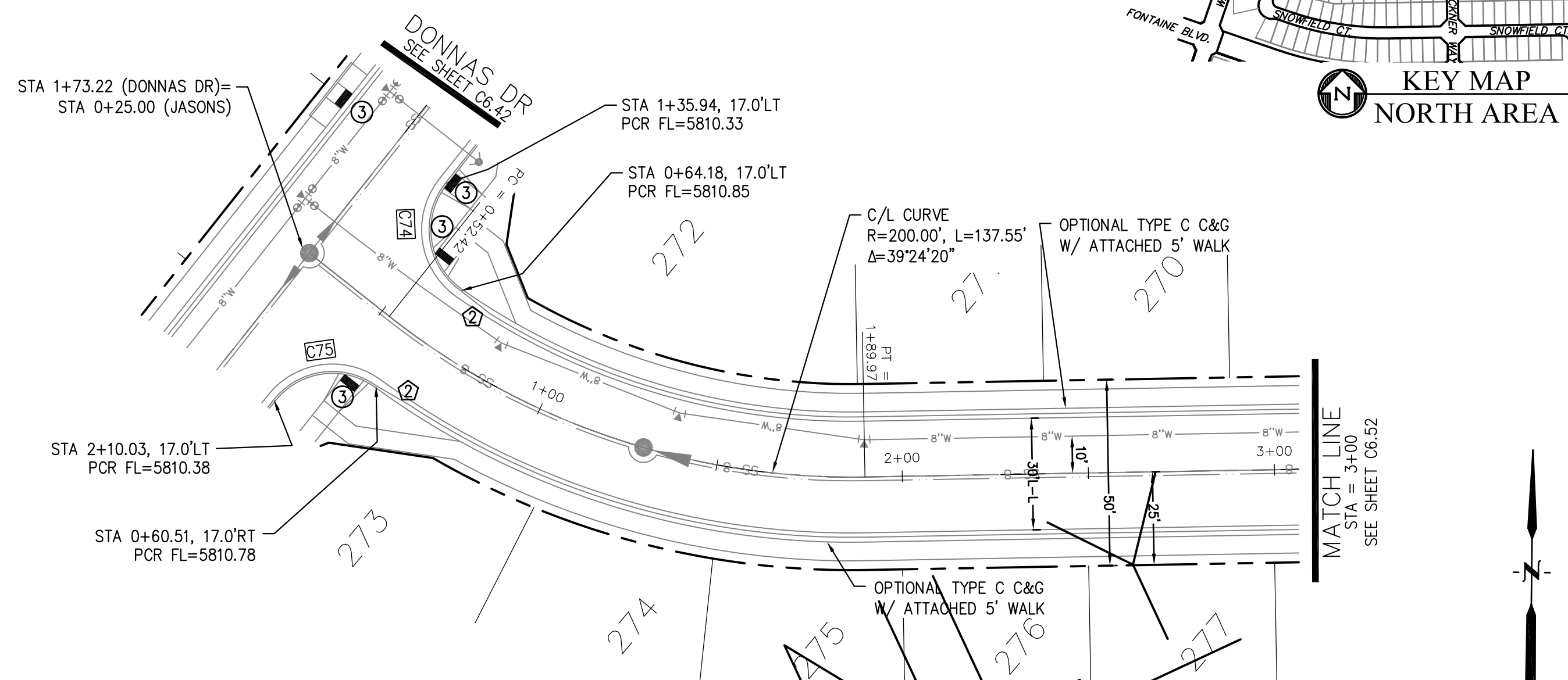
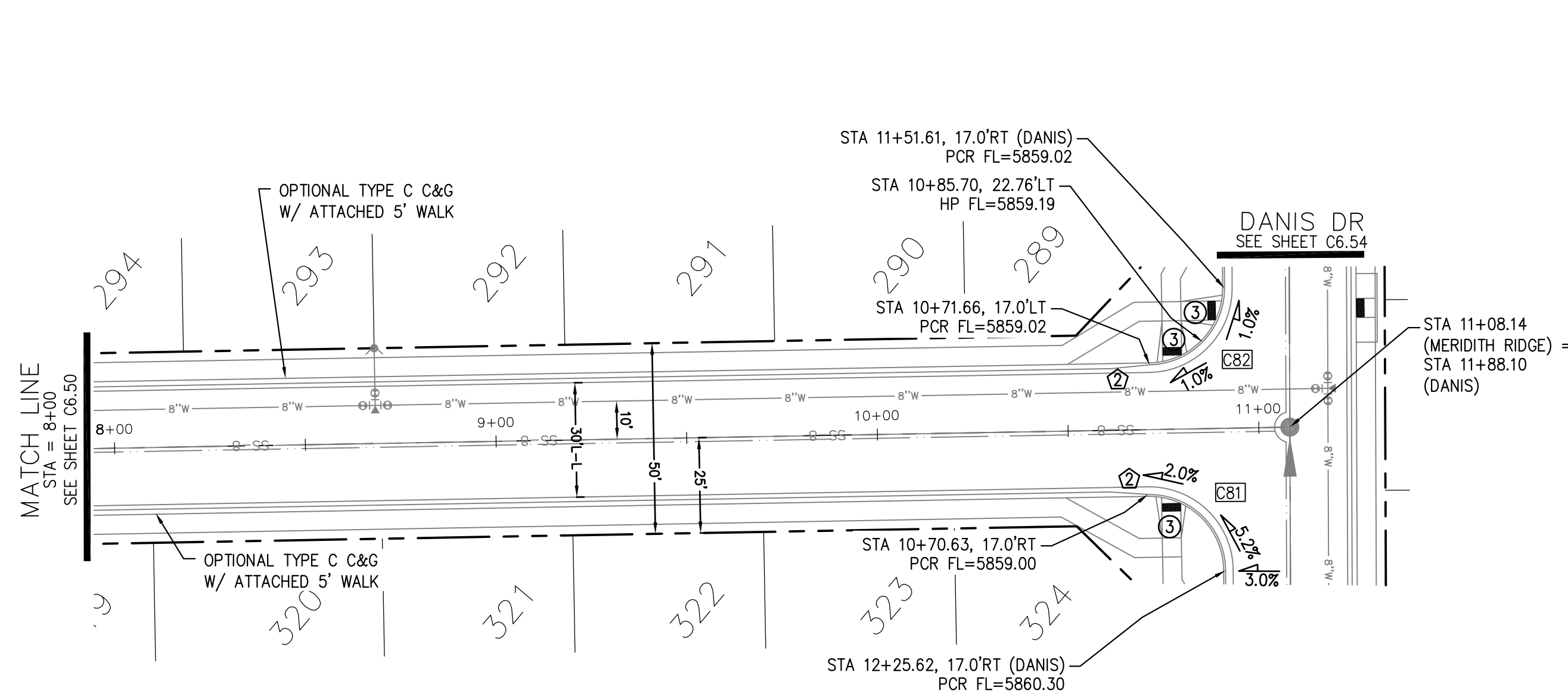
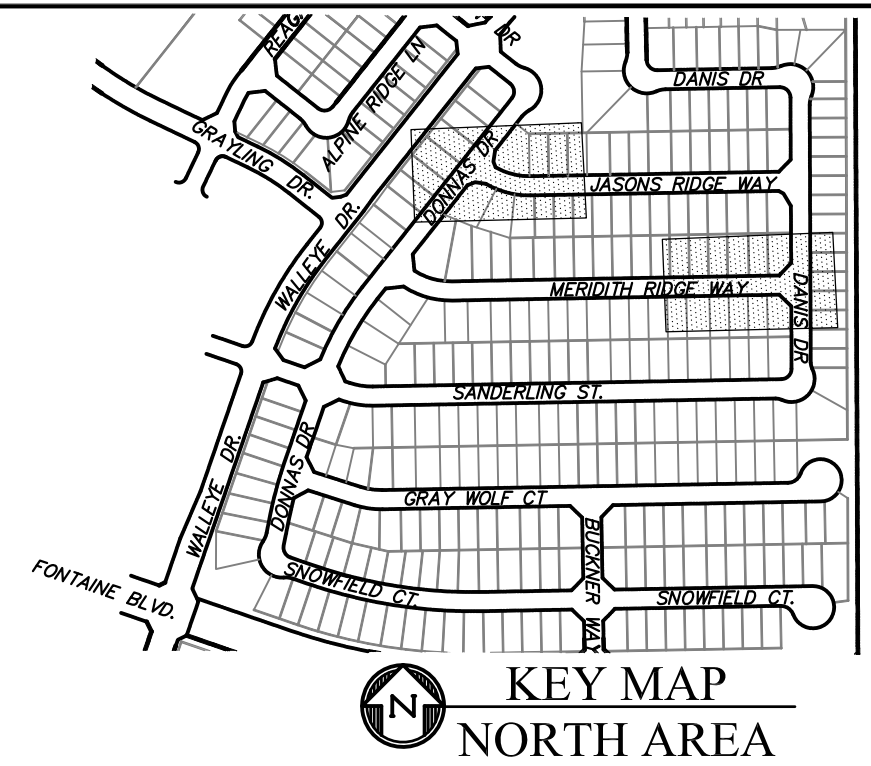
TOTAL SHEETS: 70

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.

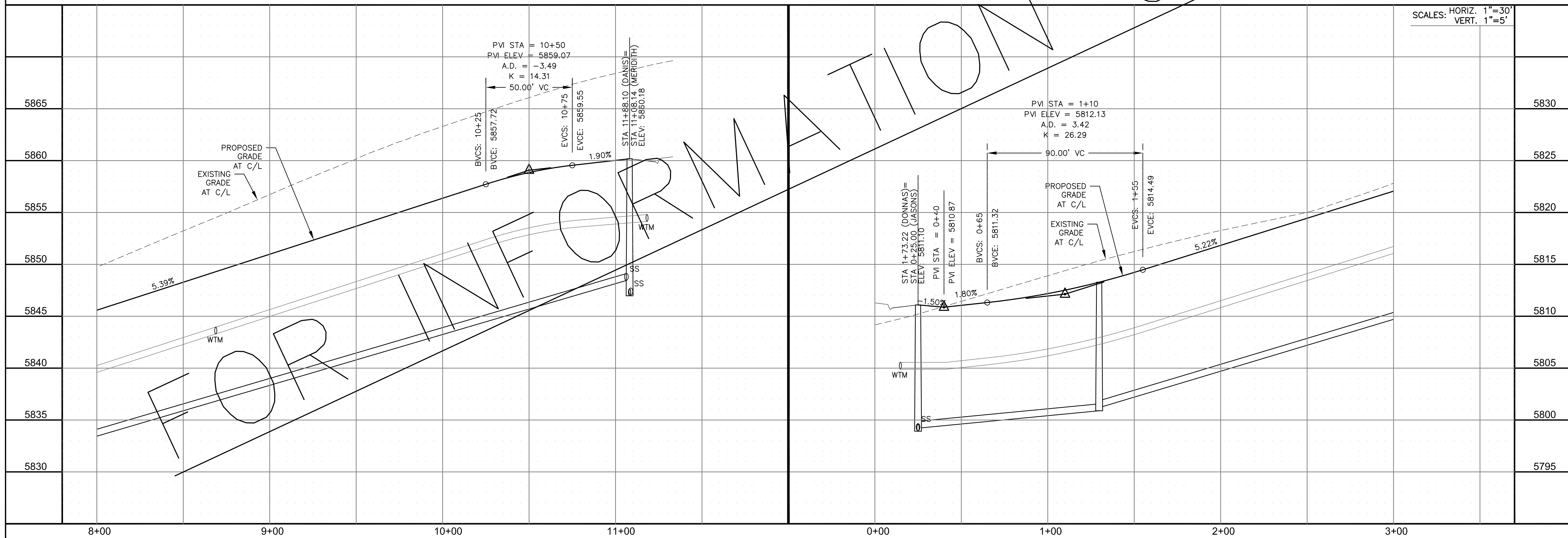
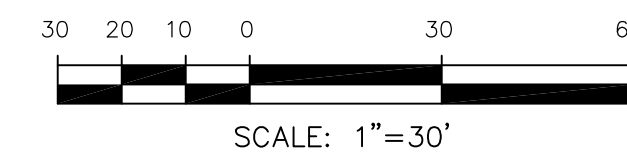
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C74	32.59'	20.00	93°22'15"
C75	30.61'	20.00	87°40'56"
C81	31.69'	20.00	90°47'52"
C82	31.14'	20.00	89°12'08"



MERIDITH RIDGE WAY

JASONS RIDGE WAY



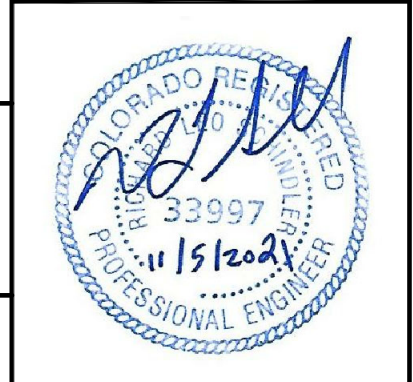
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOODS, CO 80906
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - NORTH AREA
MERIDITH RIDGE WY / JASONS RIDGE WY
STA 8+00 TO 11+08



DATE: **NOV 5, 2021**

PROJECT NO. **100.064**

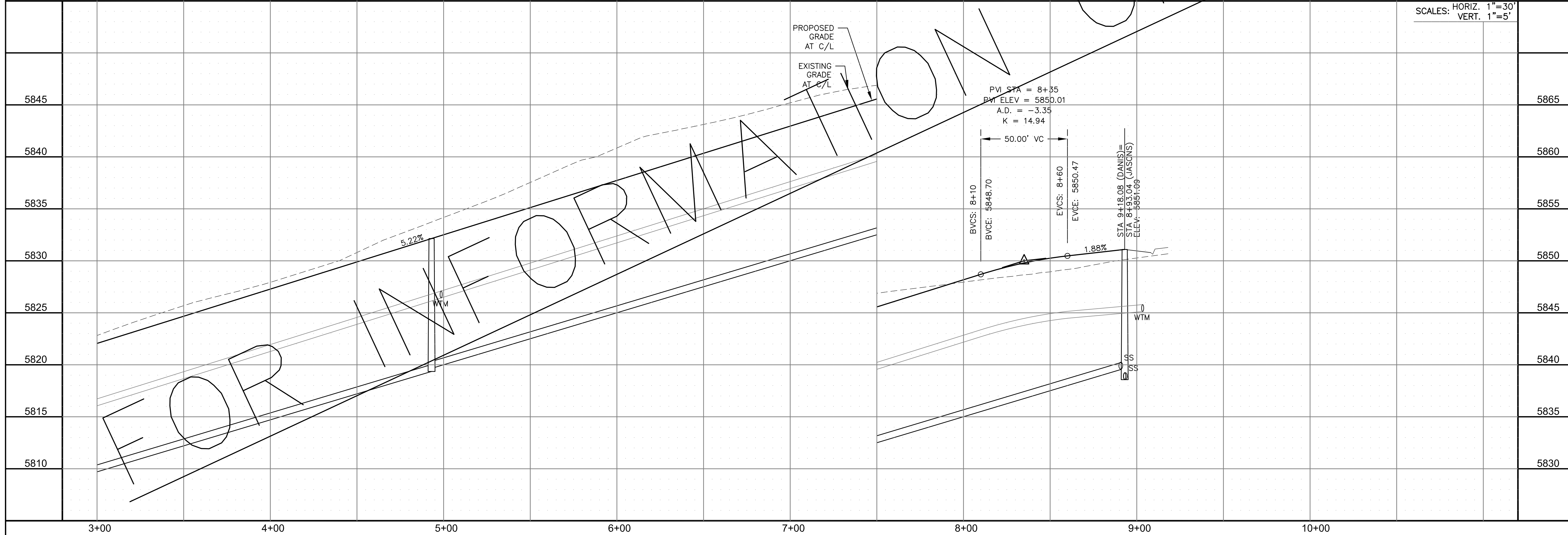
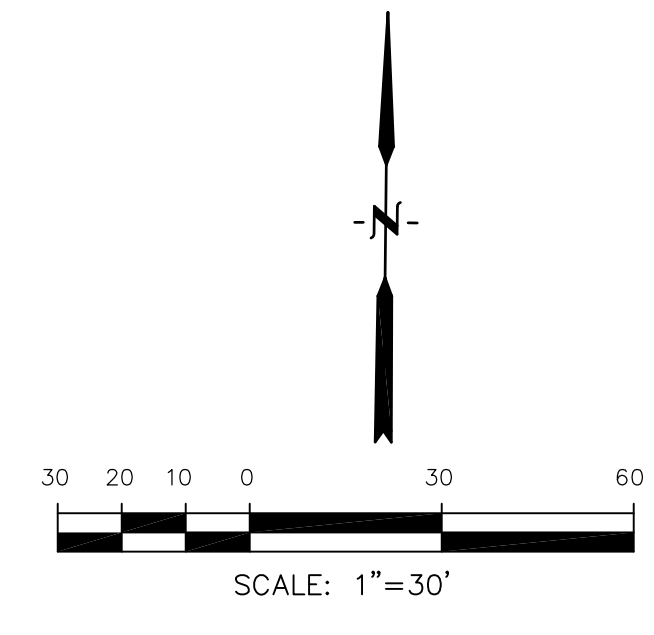
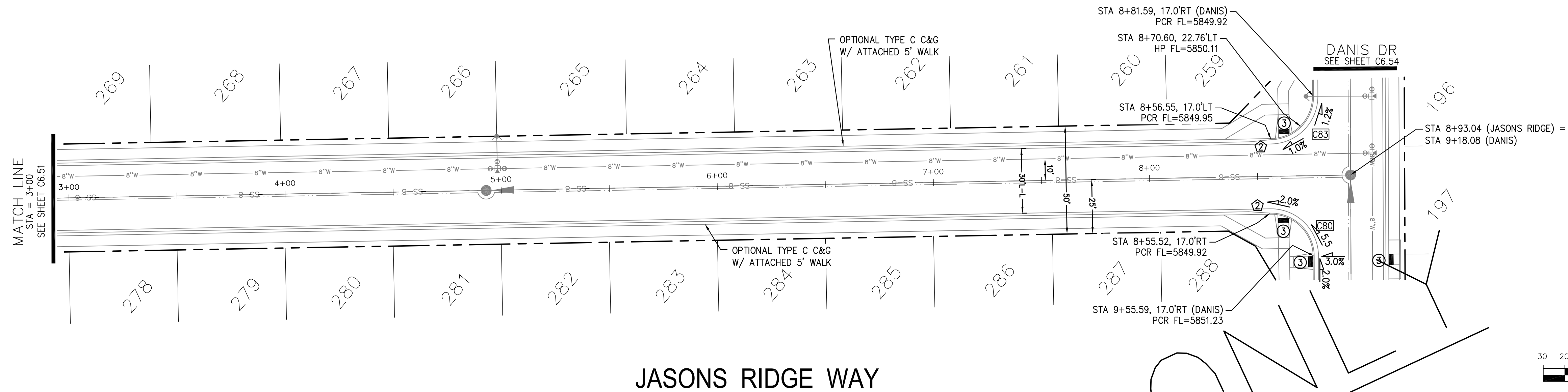
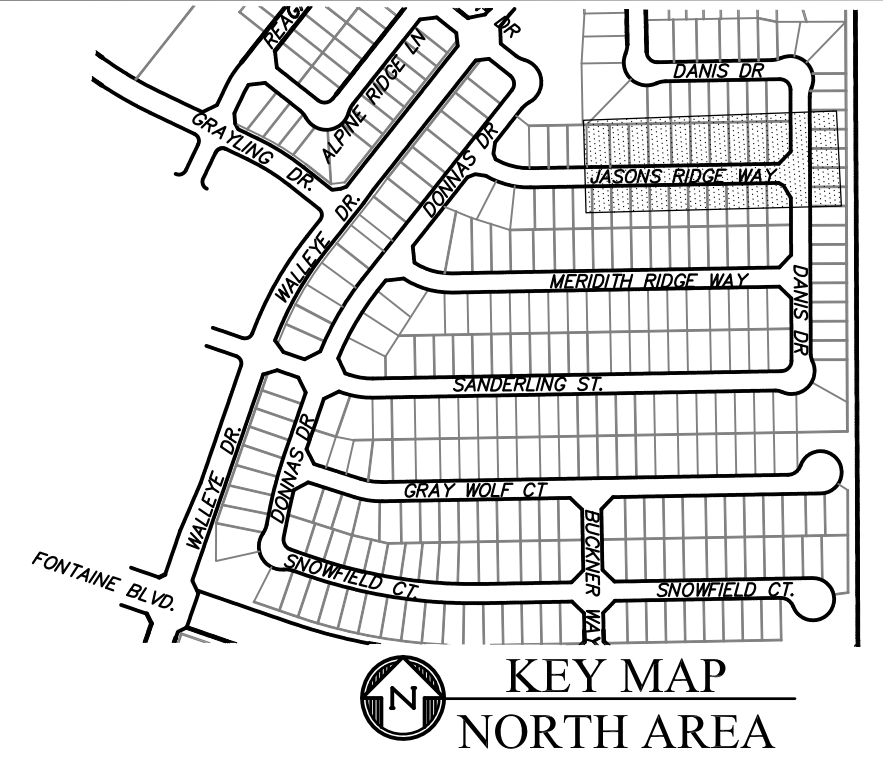
SHEET NUMBER **C6.51**

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.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C80	31.69'	20.00	90°47'52"
C83	31.14'	20.00	89°12'08"

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



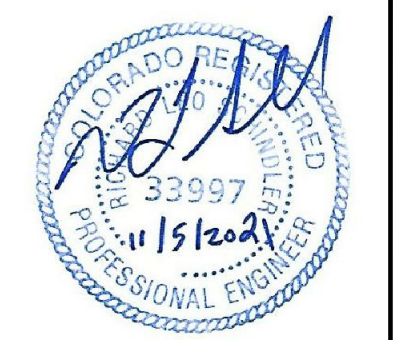
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 799 570 1100
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - NORTH AREA
JASONS RIDGE WAY
 STA 3+00 TO 8+93



DATE:
 NOV 5, 2021

PROJECT NO.
 100.064

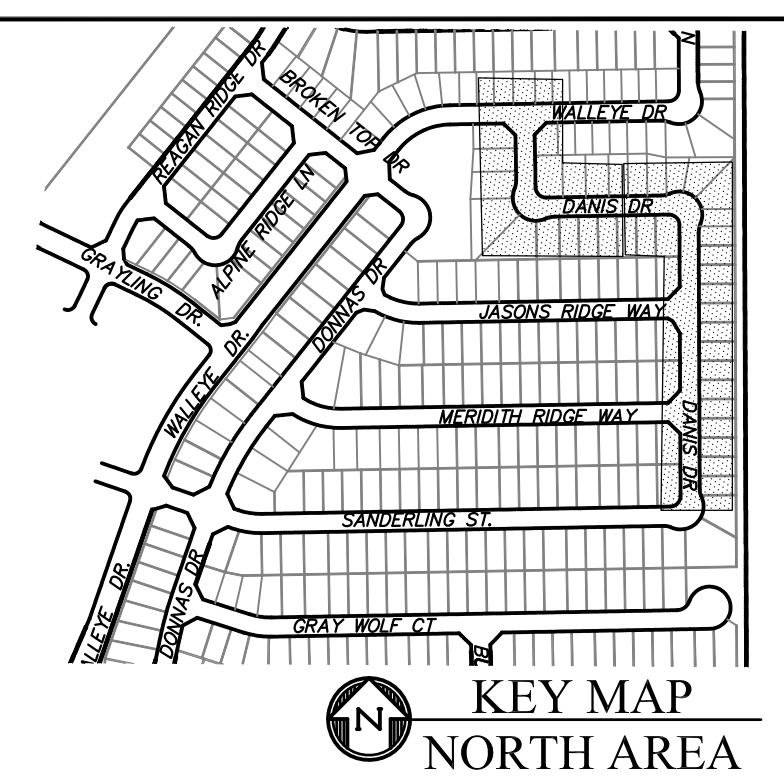
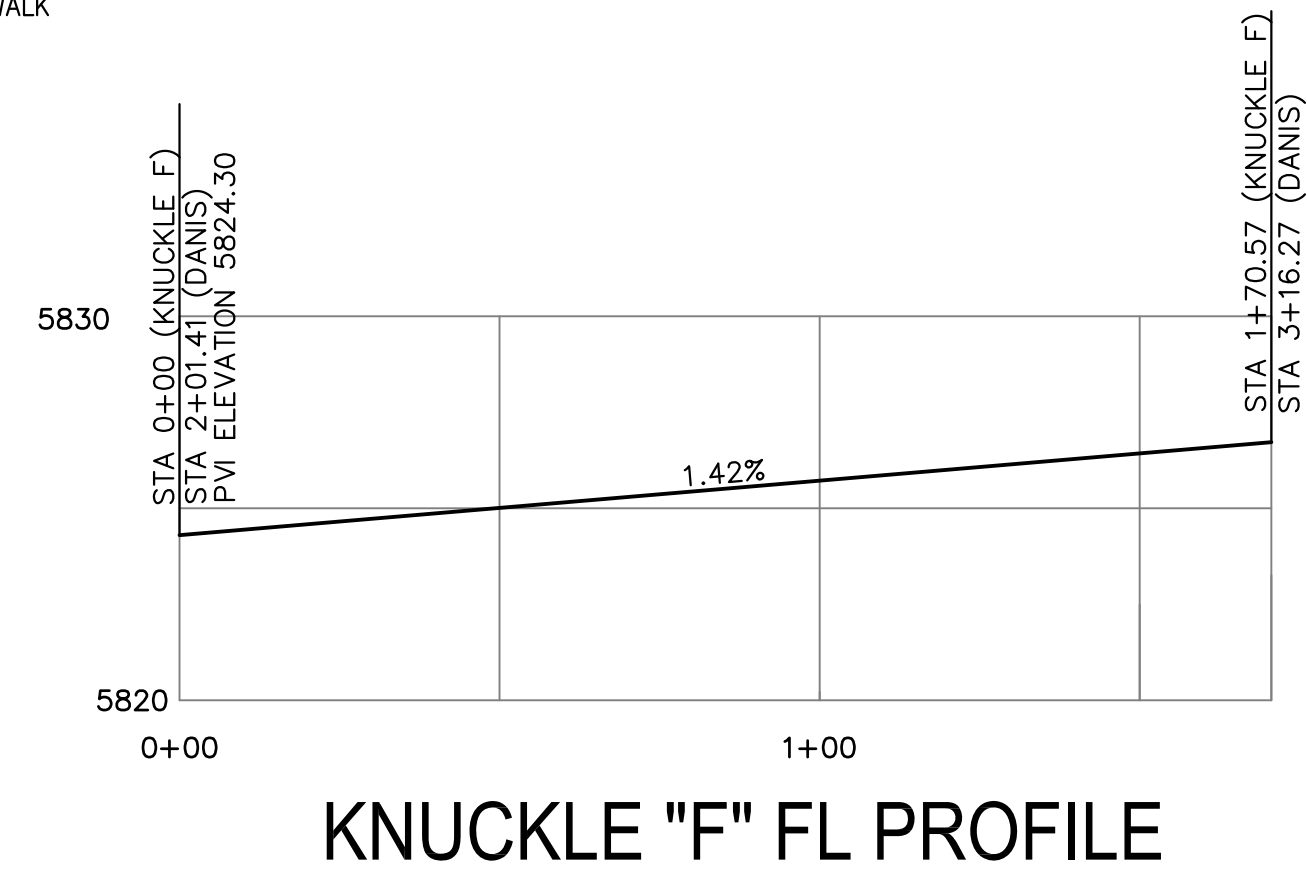
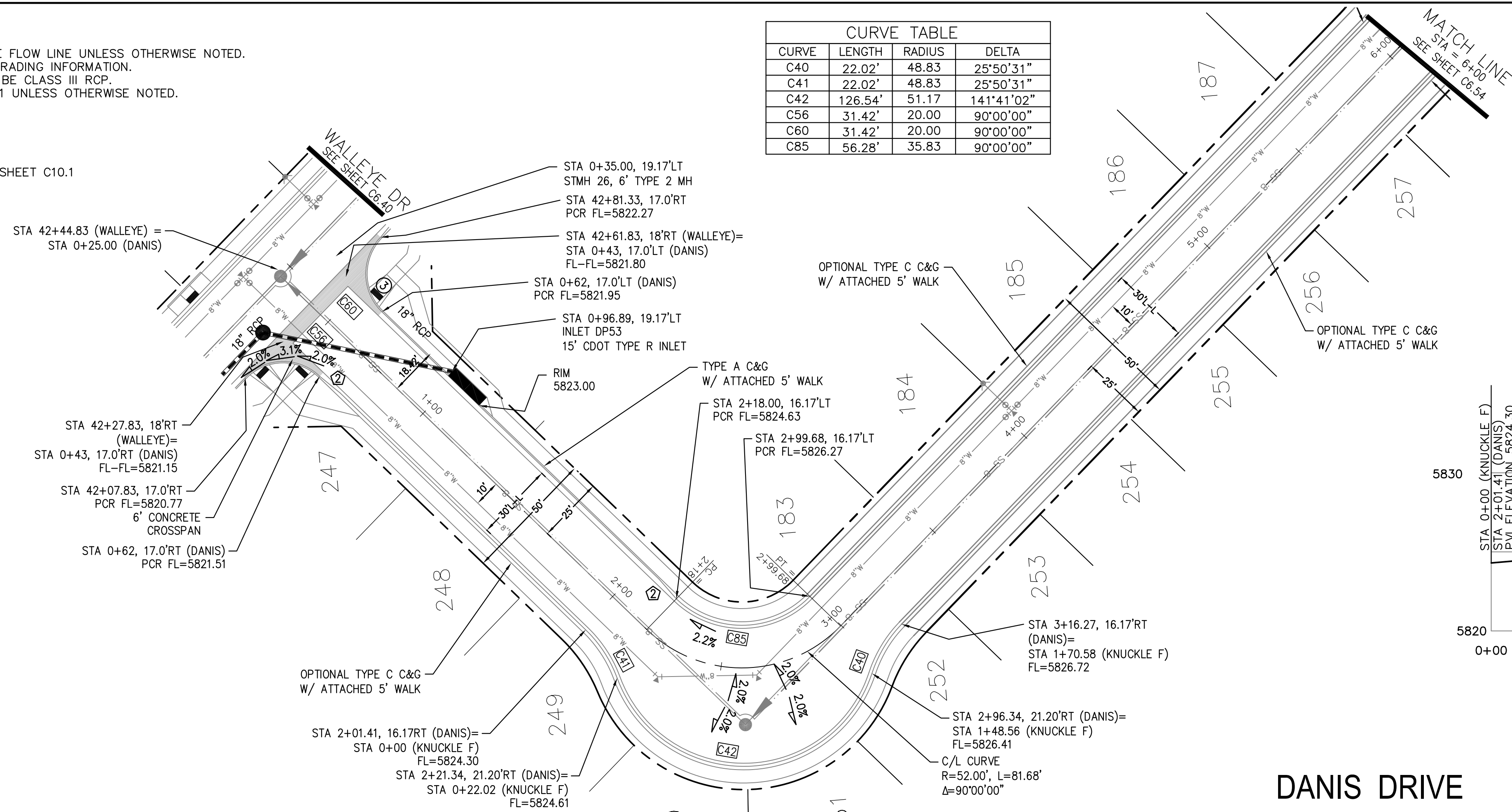
SHEET NUMBER
 C6.52

TOTAL SHEETS: 70

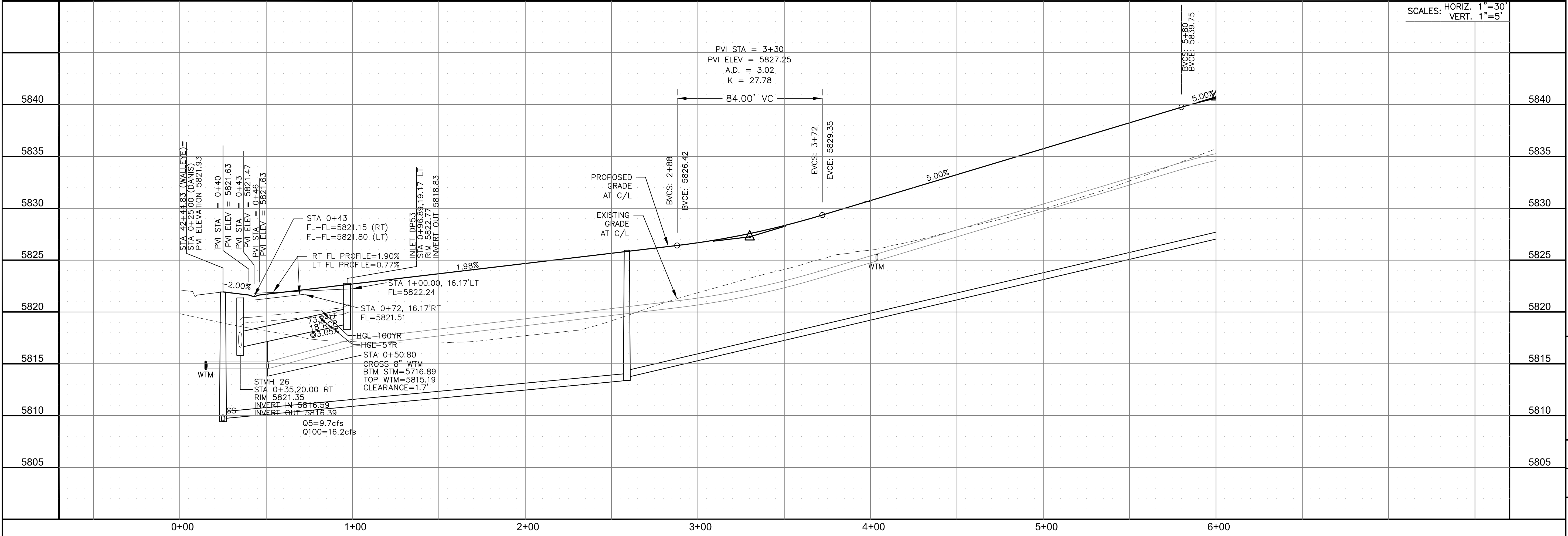
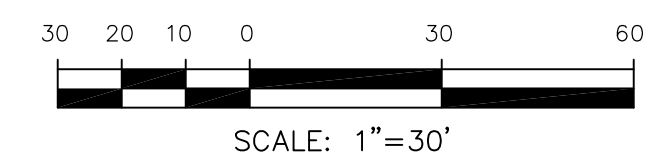
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE	LENGTH	RADIUS	DELTA
C40	22.02'	48.83	25°50'31"
C41	22.02'	48.83	25°50'31"
C42	126.54'	51.17	141°41'02"
C56	31.42'	20.00	90°00'00"
C60	31.42'	20.00	90°00'00"
C85	56.28'	35.83	90°00'00"



DANIS DRIVE

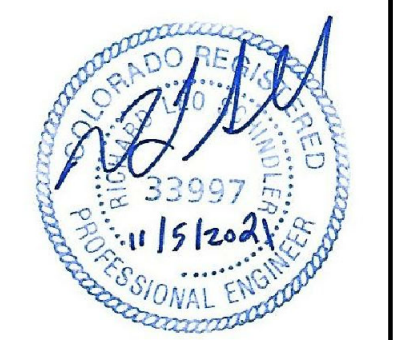


CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRMGHAM, AL 35206
 PH: 205.978.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - NORTH AREA
 DANIS DRIVE
 STA 0+00 TO 6+00

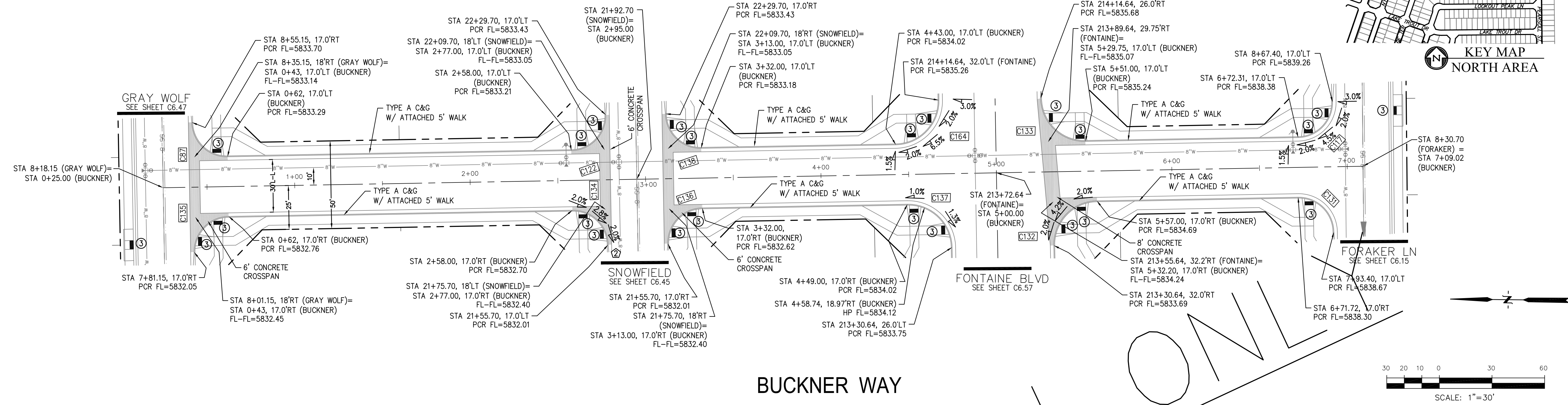


DATE:
 NOV 5, 2021
 PROJECT NO.
 100.064
 SHEET NUMBER
 C6.53
 TOTAL SHEETS: 70

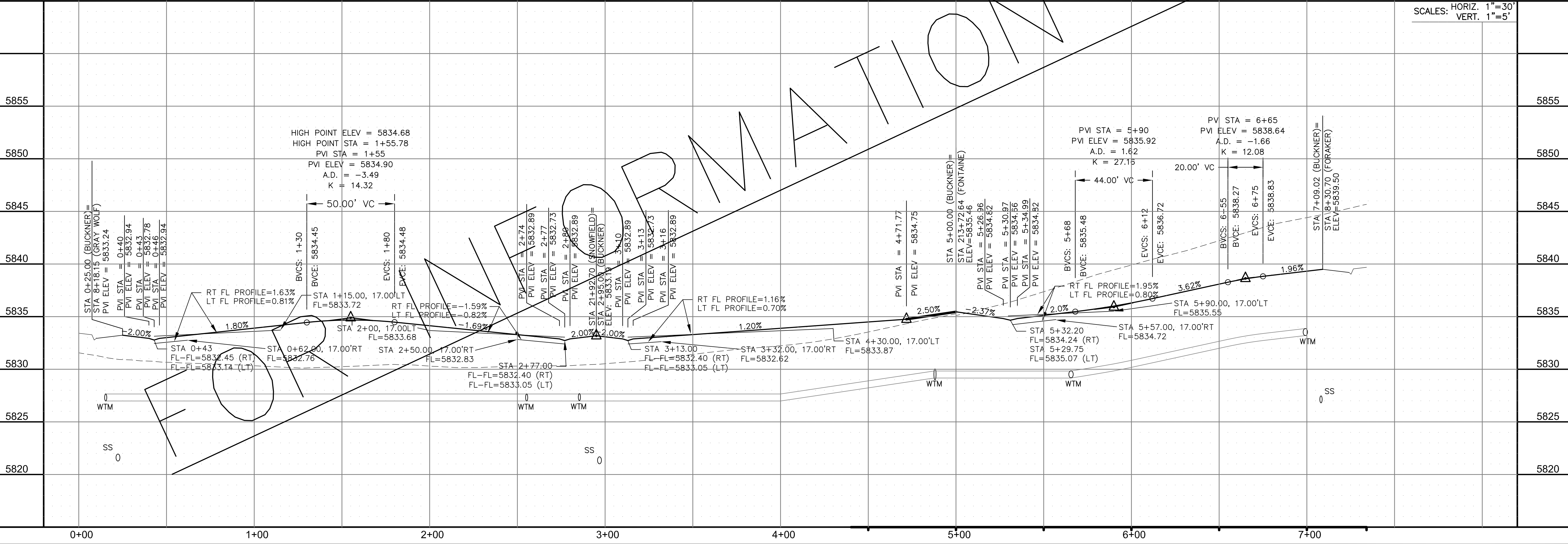
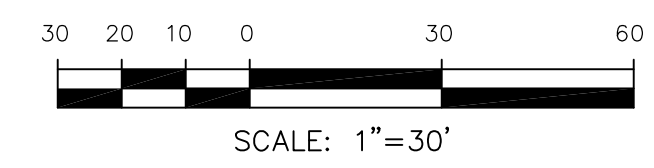
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

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



BUCKNER WAY



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

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

DATE: _____
DESCRIPTION: _____
NO. _____
PROJECT: THE RIDGE AT LORSON RANCH
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 - NORTH AREA
BUCKNER WAY
STA 0+00 TO 7+09



DATE: NOV 5, 2021

PROJECT NO. 100.064

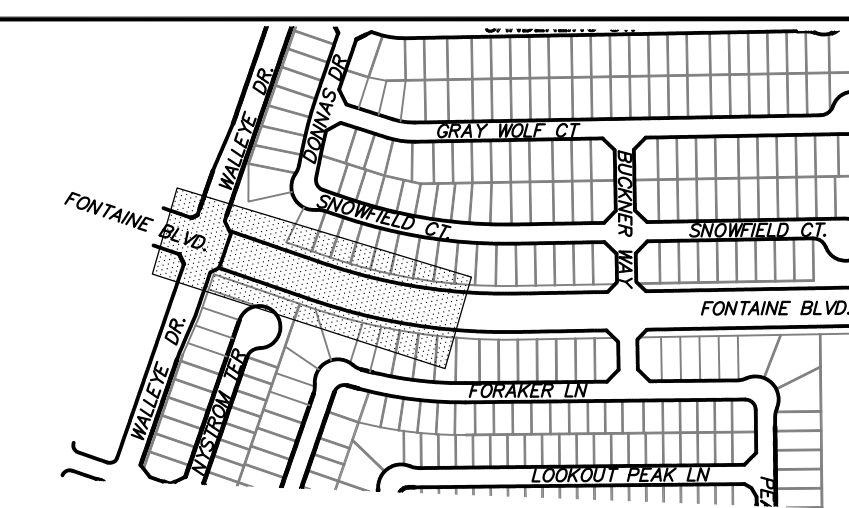
SHEET NUMBER C6.55

TOTAL SHEETS: 70

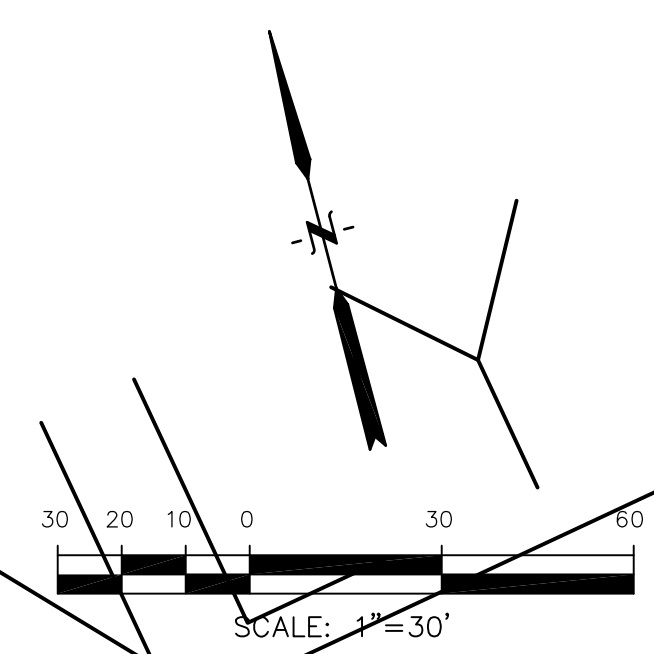
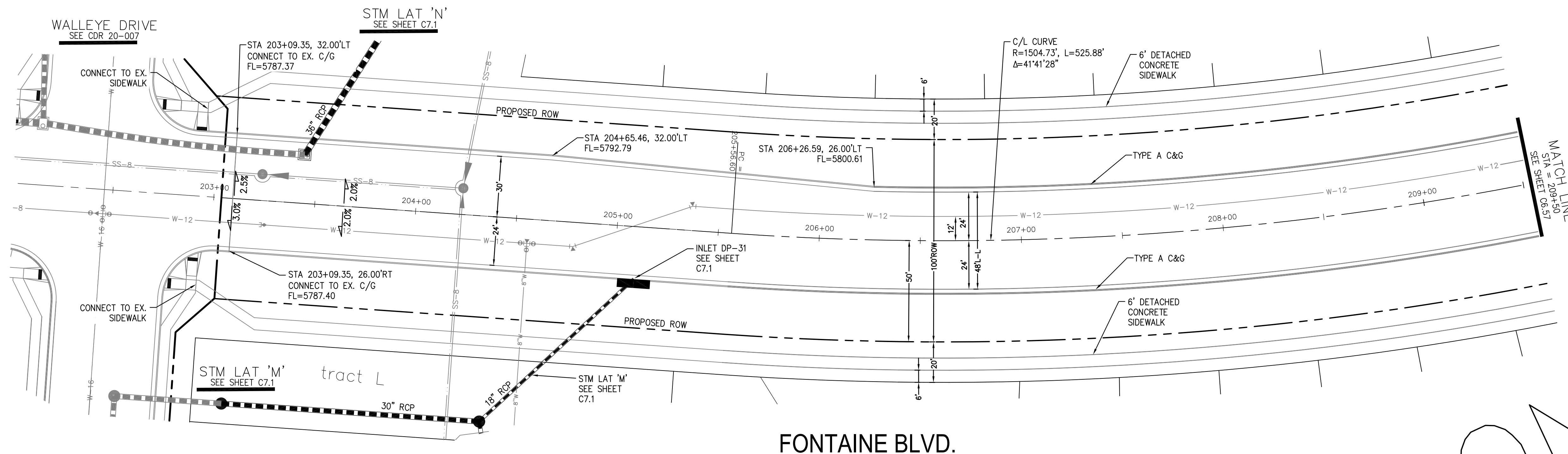
NOTES

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



KEY MAP
NORTH AREA



CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BIRCH CREEK, CO 80150
PHONE: 719.576.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

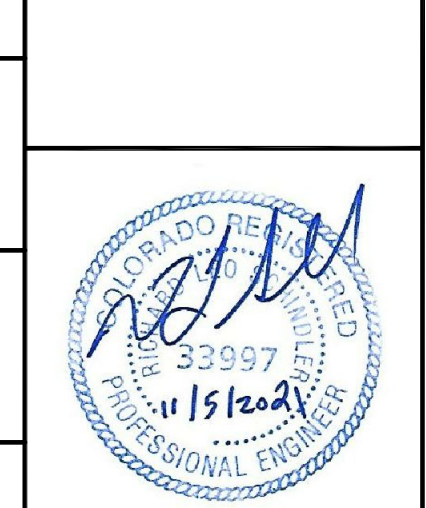
DATE: _____
DESCRIPTION: _____
NO: _____
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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
FONTAINE BLVD.
STA 203+00 TO 209+50



DATE:
NOV 5, 2021

PROJECT NO.
100.064

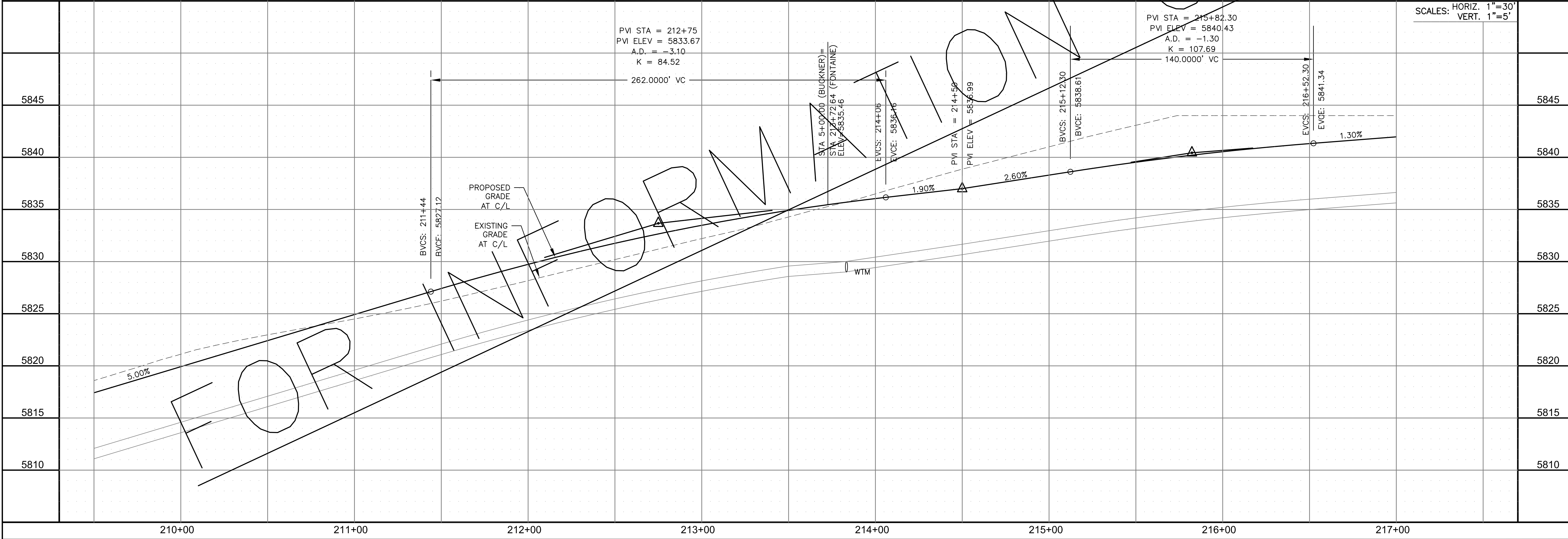
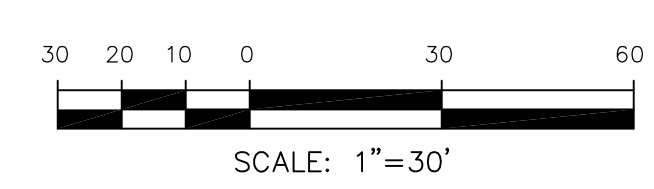
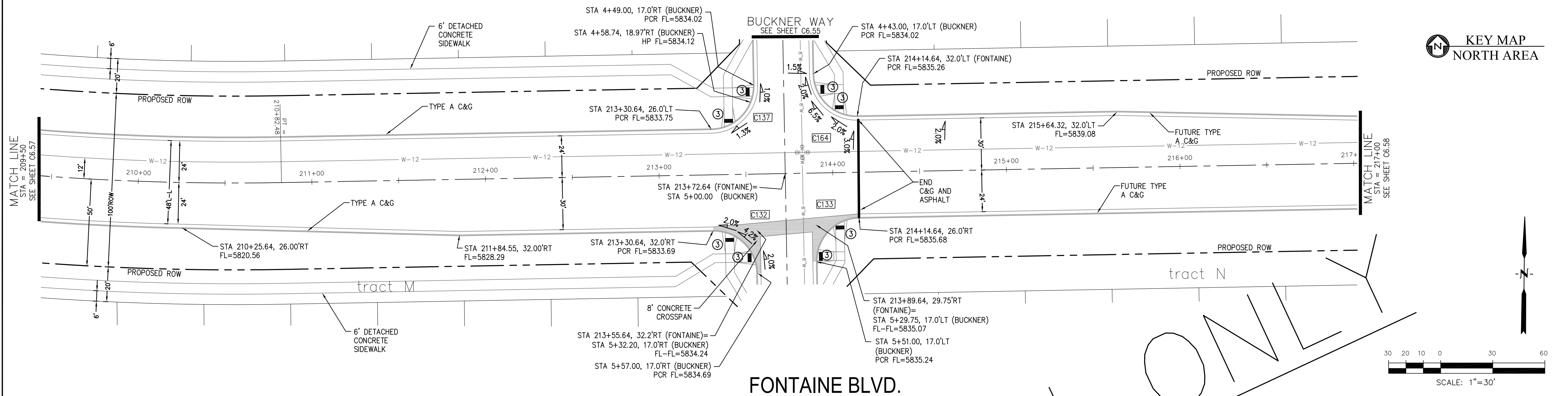
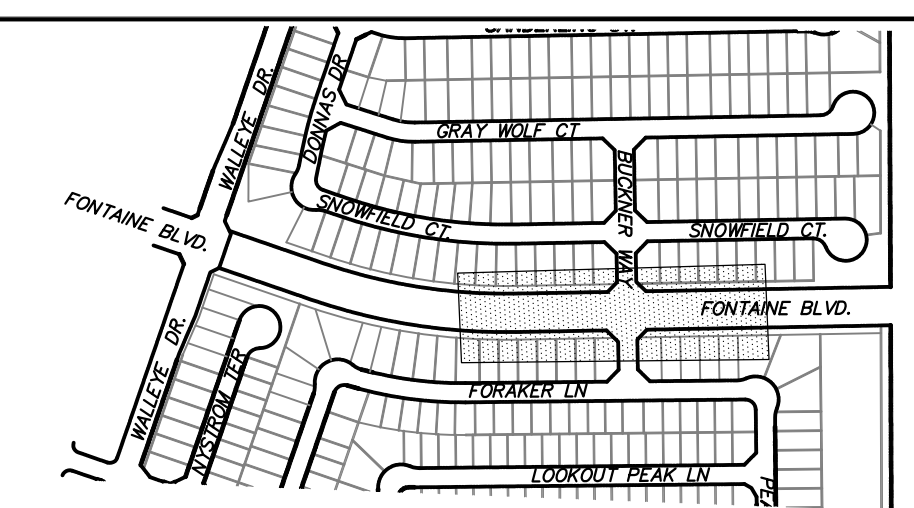
SHEET NUMBER
C6.56

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
C132	39.27'	25.00	90°00'00"
C133	39.27'	25.00	90°00'00"
C137	39.27'	25.00	90°00'00"
C164	39.27'	25.00	90°00'00"



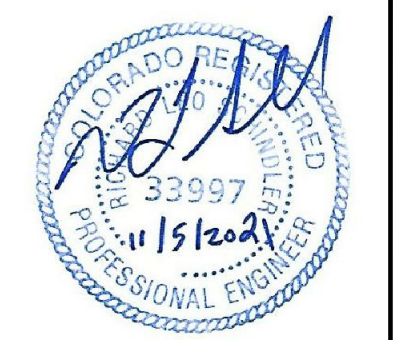
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOOD, CO 80906
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO. _____
 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
 CONTACT: JEFF MARK

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



DATE:
 NOV 5, 2021

PROJECT NO.
 100.064

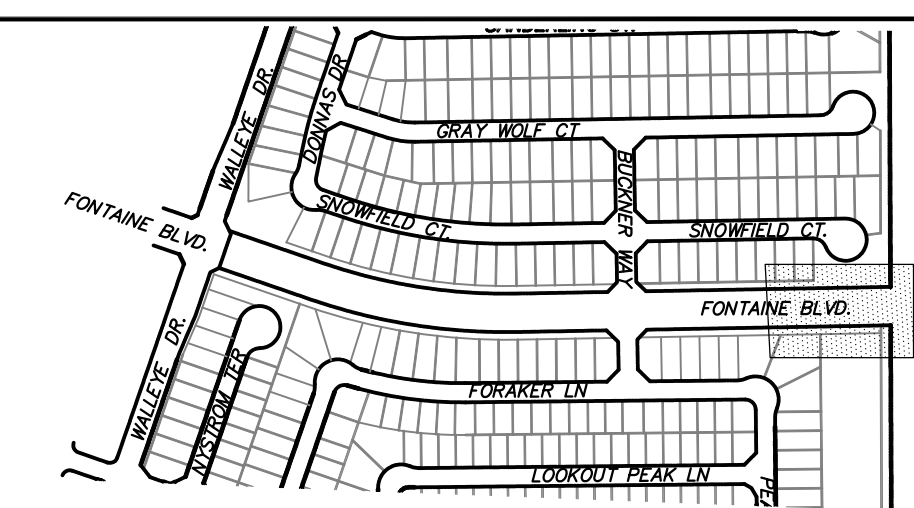
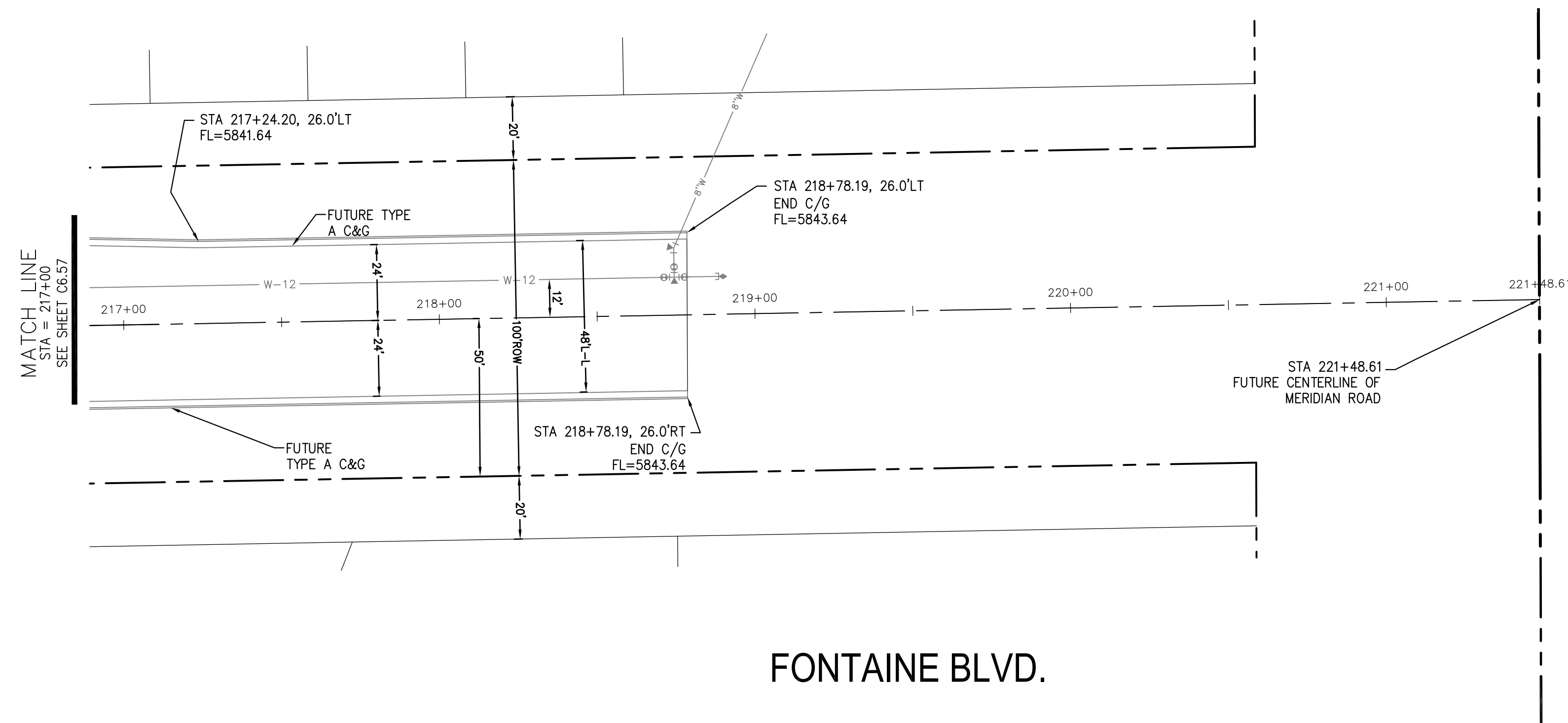
SHEET NUMBER
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TOTAL SHEETS: 70

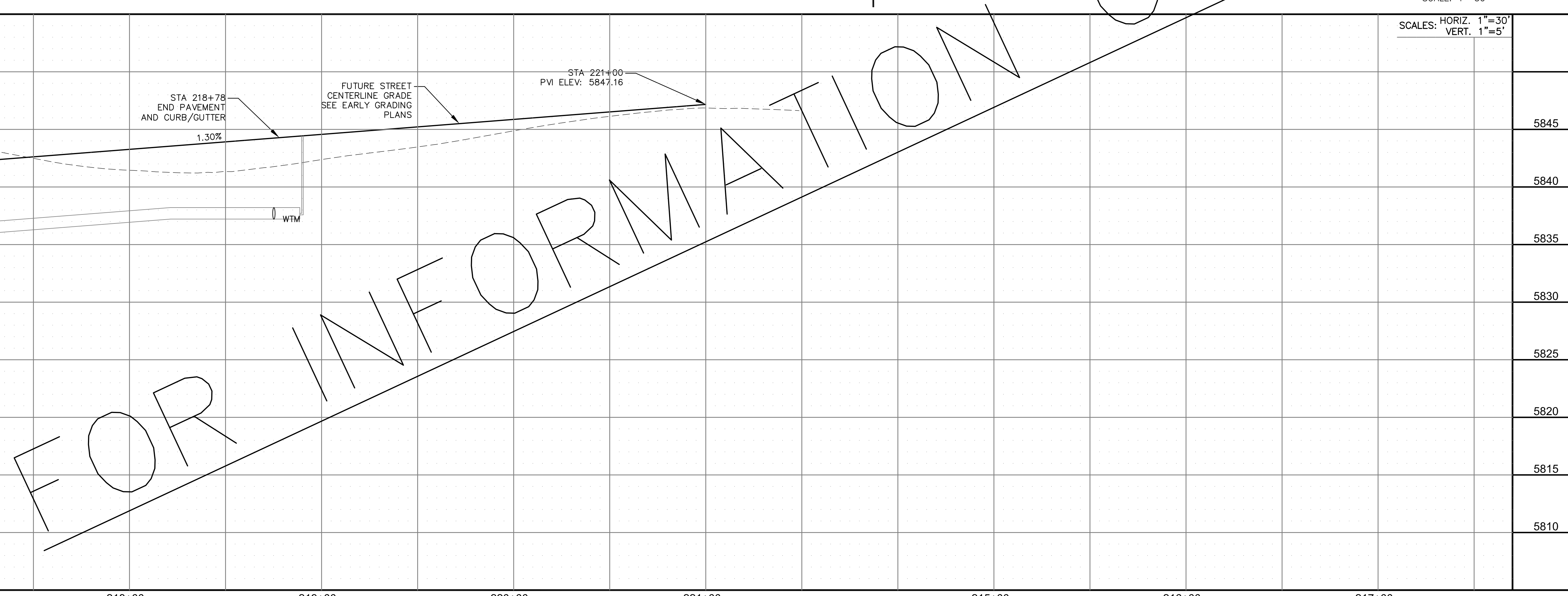
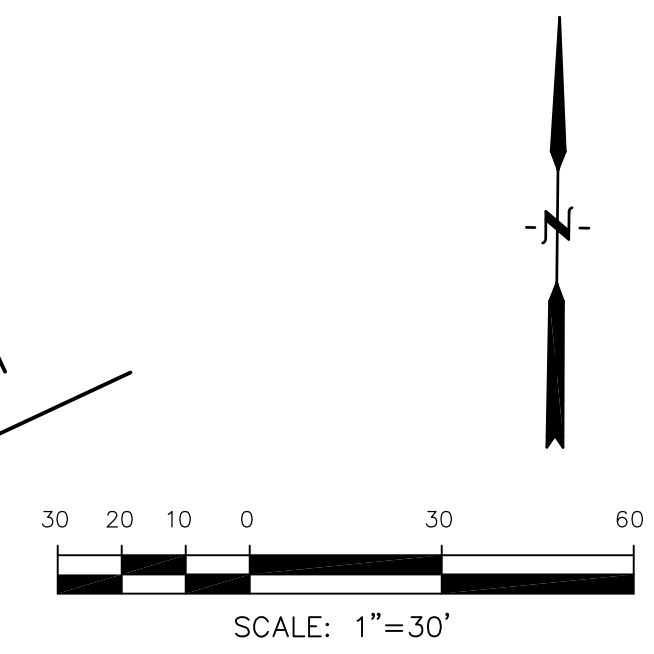
NOTES

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



KEY MAP
NORTH AREA



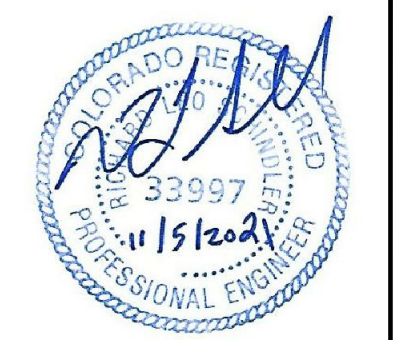
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 303.750.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

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

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

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



DATE:
NOV 5, 2021

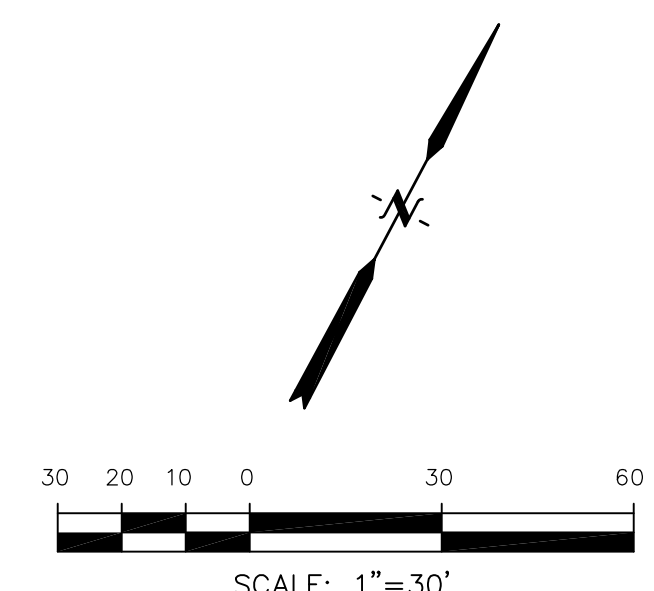
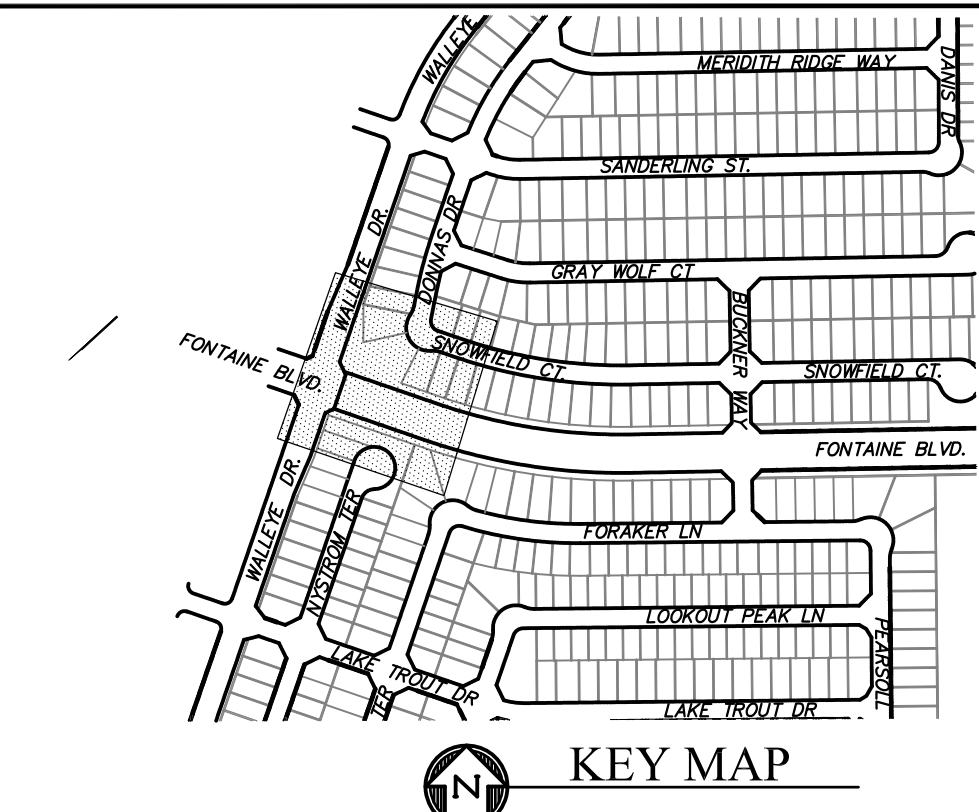
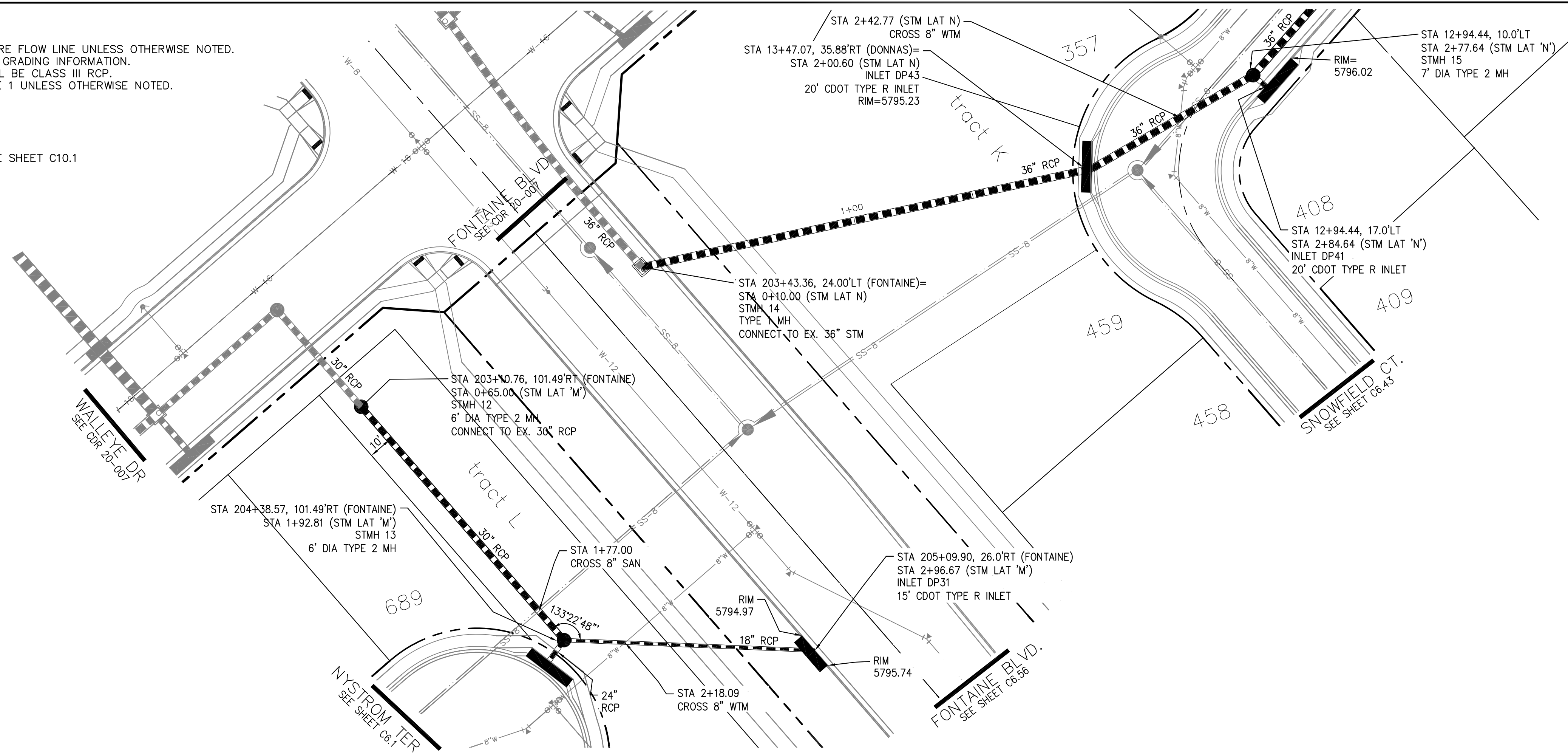
PROJECT NO.
100.064

SHEET NUMBER
C6.58

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.

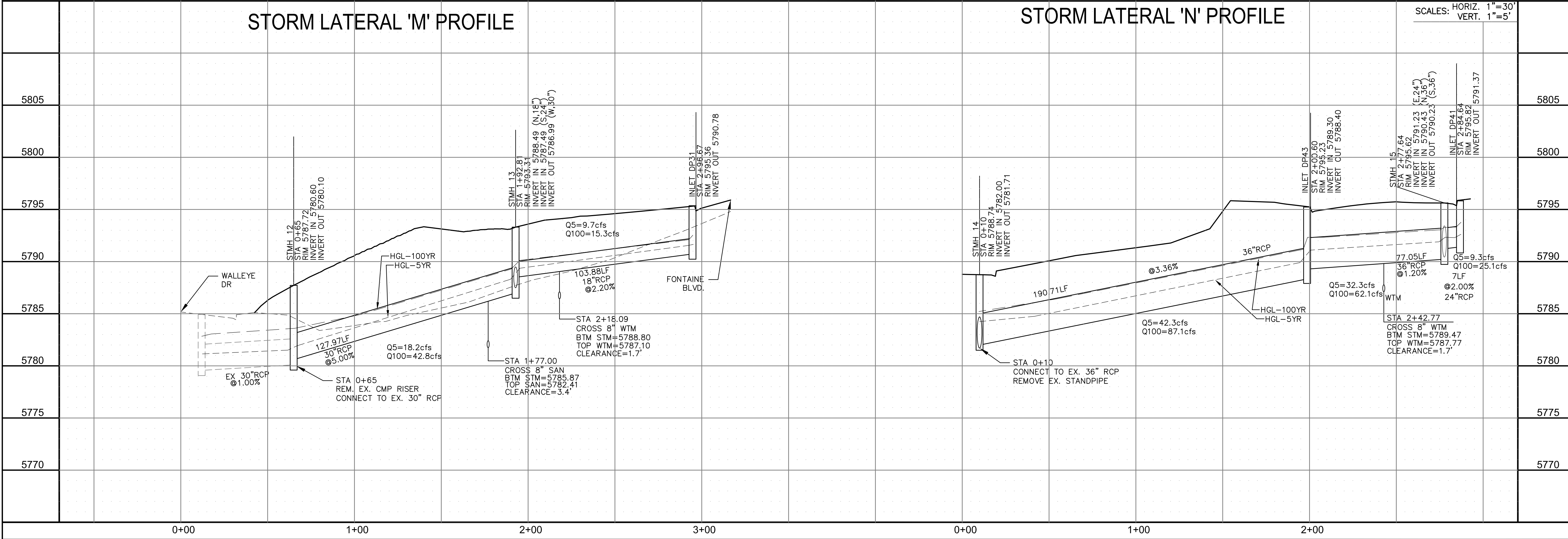
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



STORM LATERAL 'M' PROFILE

STORM LATERAL 'N' PROFILE

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



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 700, SUITE 1100
 RICHMOND, CO 80401
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____

DESCRIPTION: _____

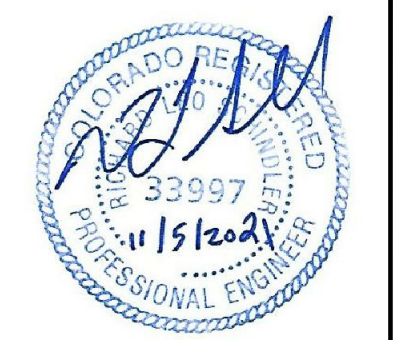
NO. _____

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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

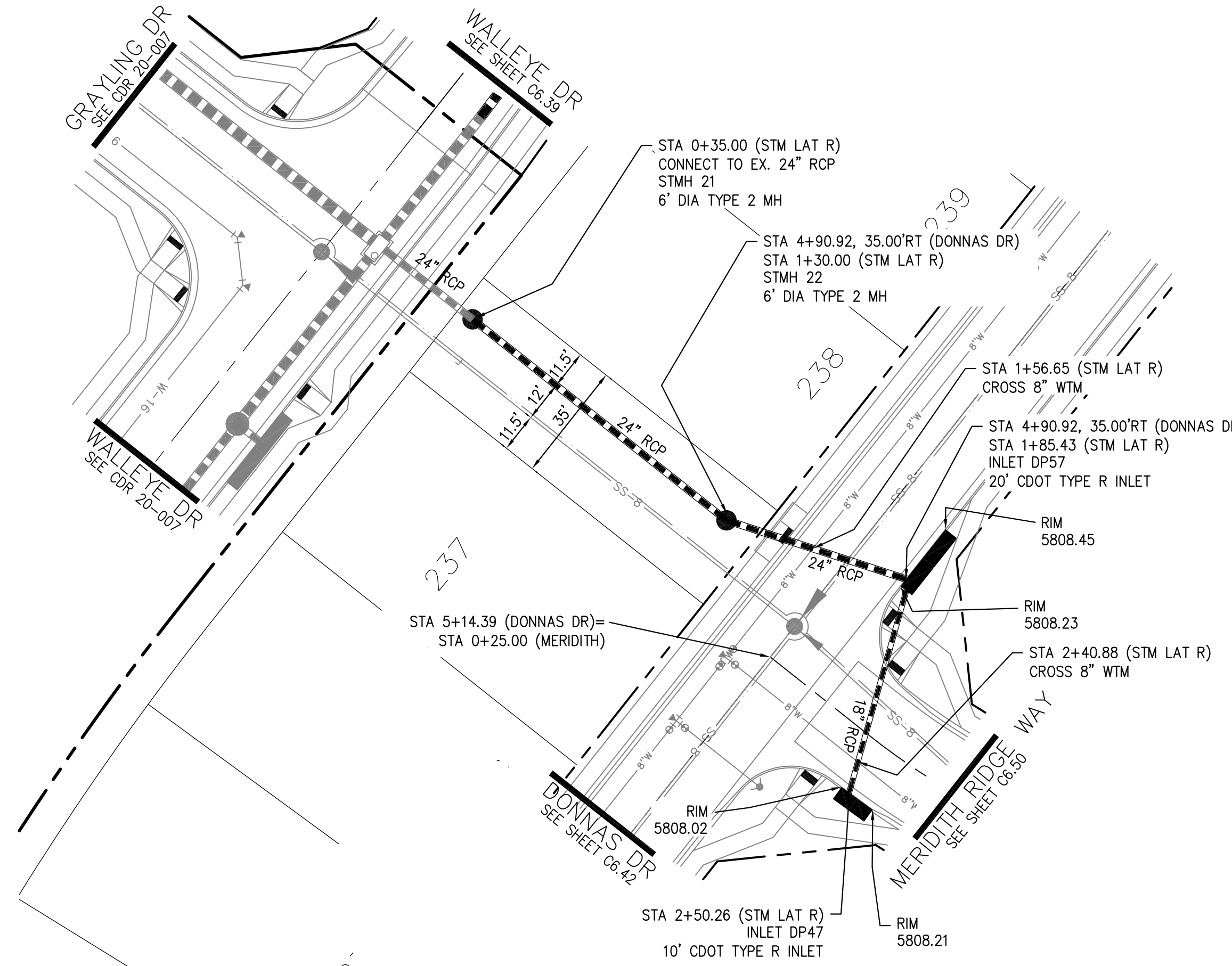


DATE: NOV 5, 2021

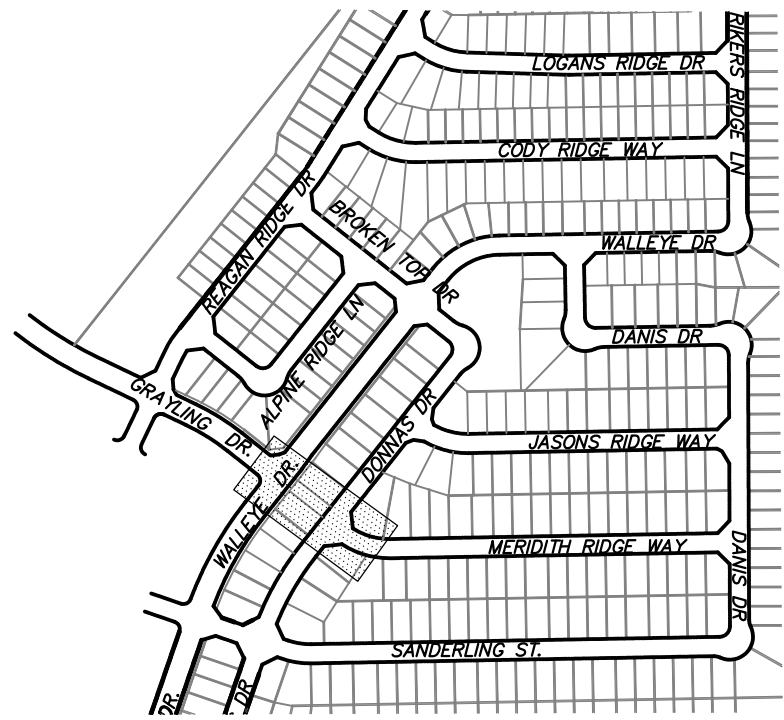
PROJECT NO. 100.064

SHEET NUMBER C7.1

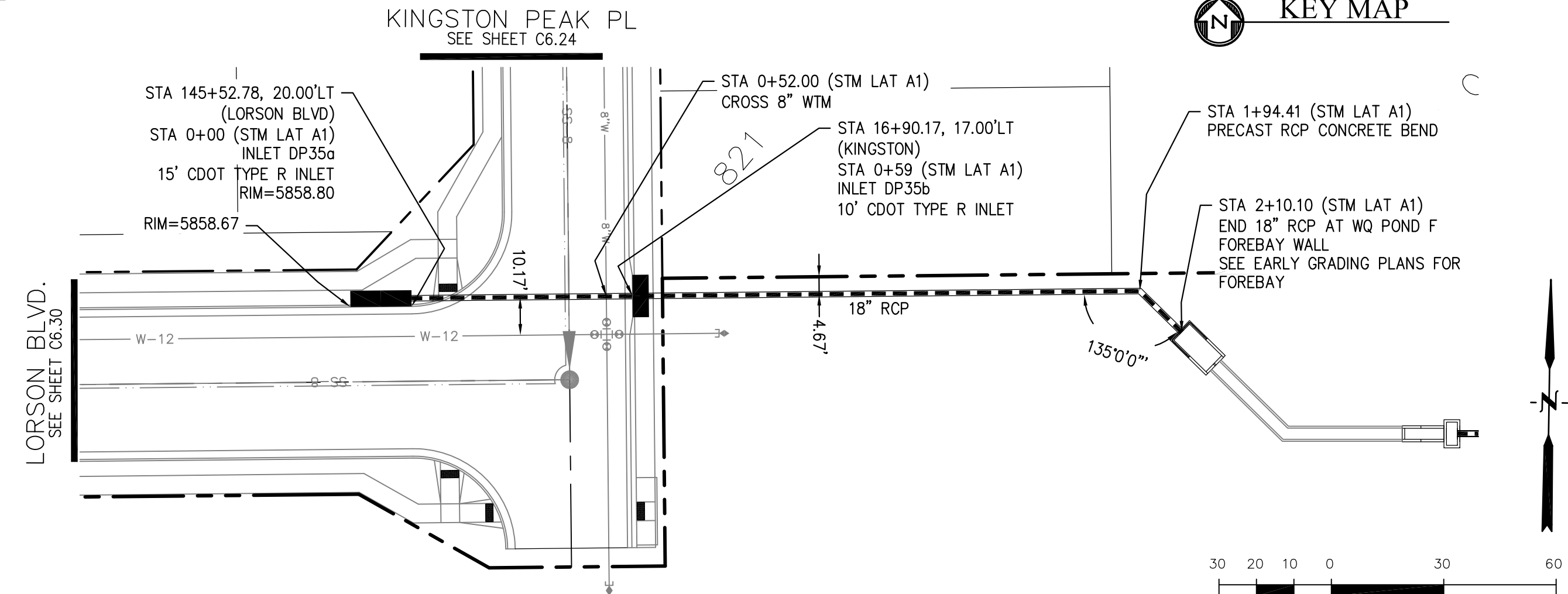
TOTAL SHEETS: 70



STORM LATERAL 'R'



KEY MAP



STORM LATERAL 'A1'

KEY MAP

- 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

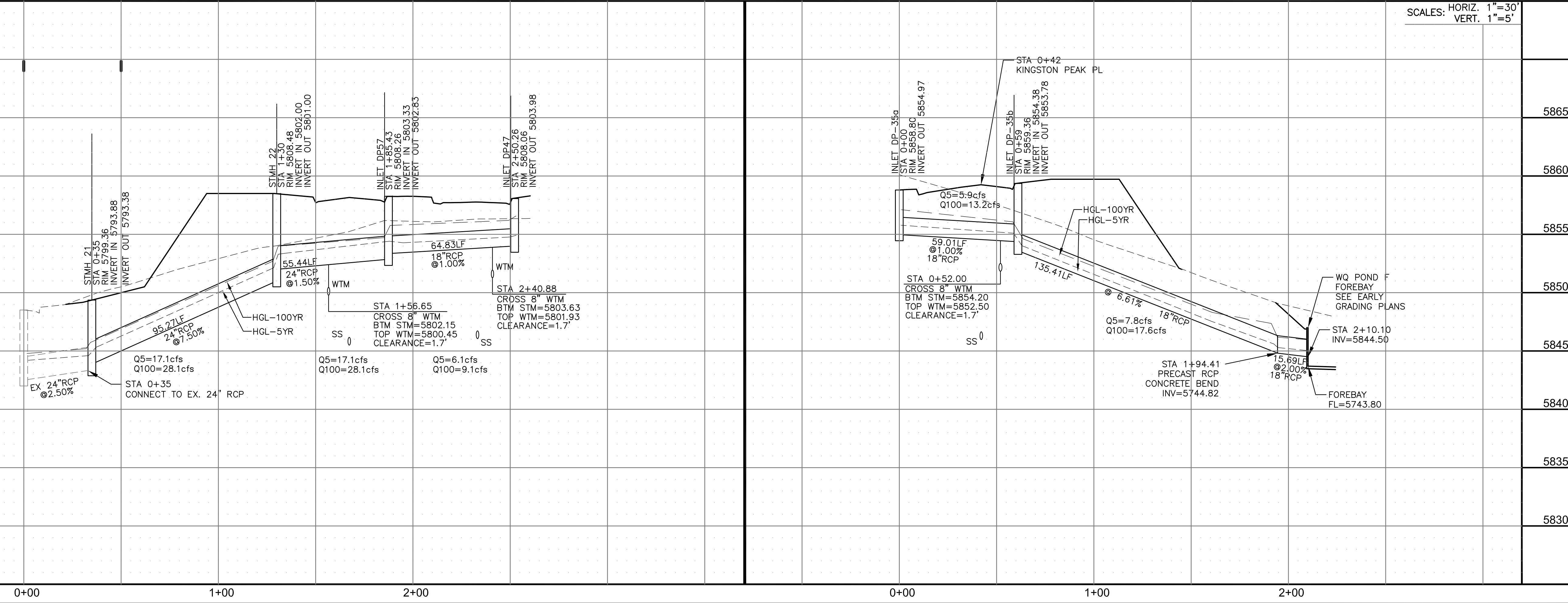
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRCH CREEK, CO 80150
 PH: 719.576.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____

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

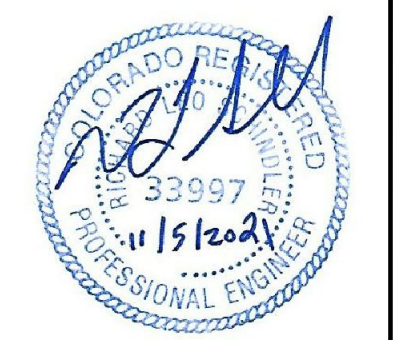
PROJECT:
THE RIDGE AT LORSON RANCH
 FONTAINE BLVD - WALLEYE DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



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

STREET / STORM
 STM LATERAL 'A1' and 'R'

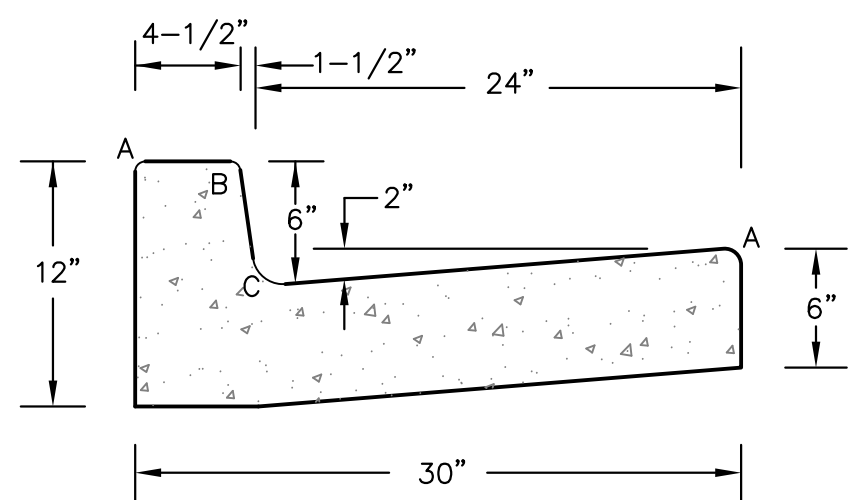


DATE:
 NOV 5, 2021

PROJECT NO.
 100.064

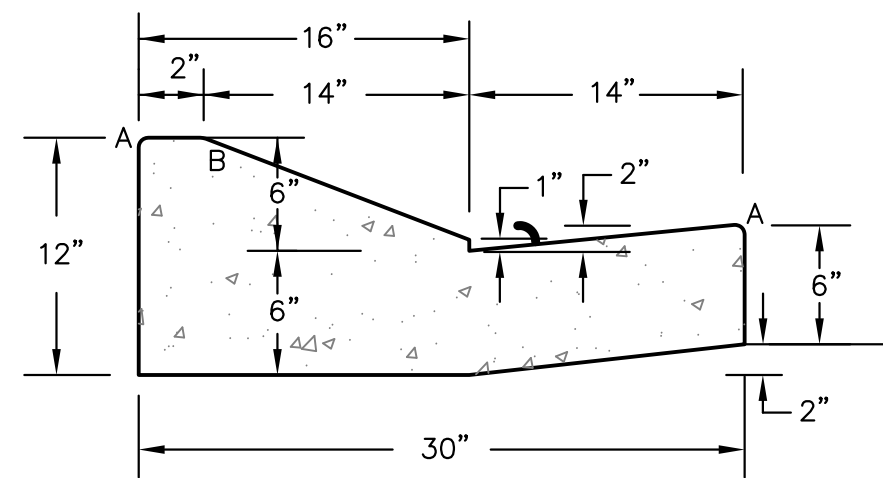
SHEET NUMBER
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TOTAL SHEETS: 70



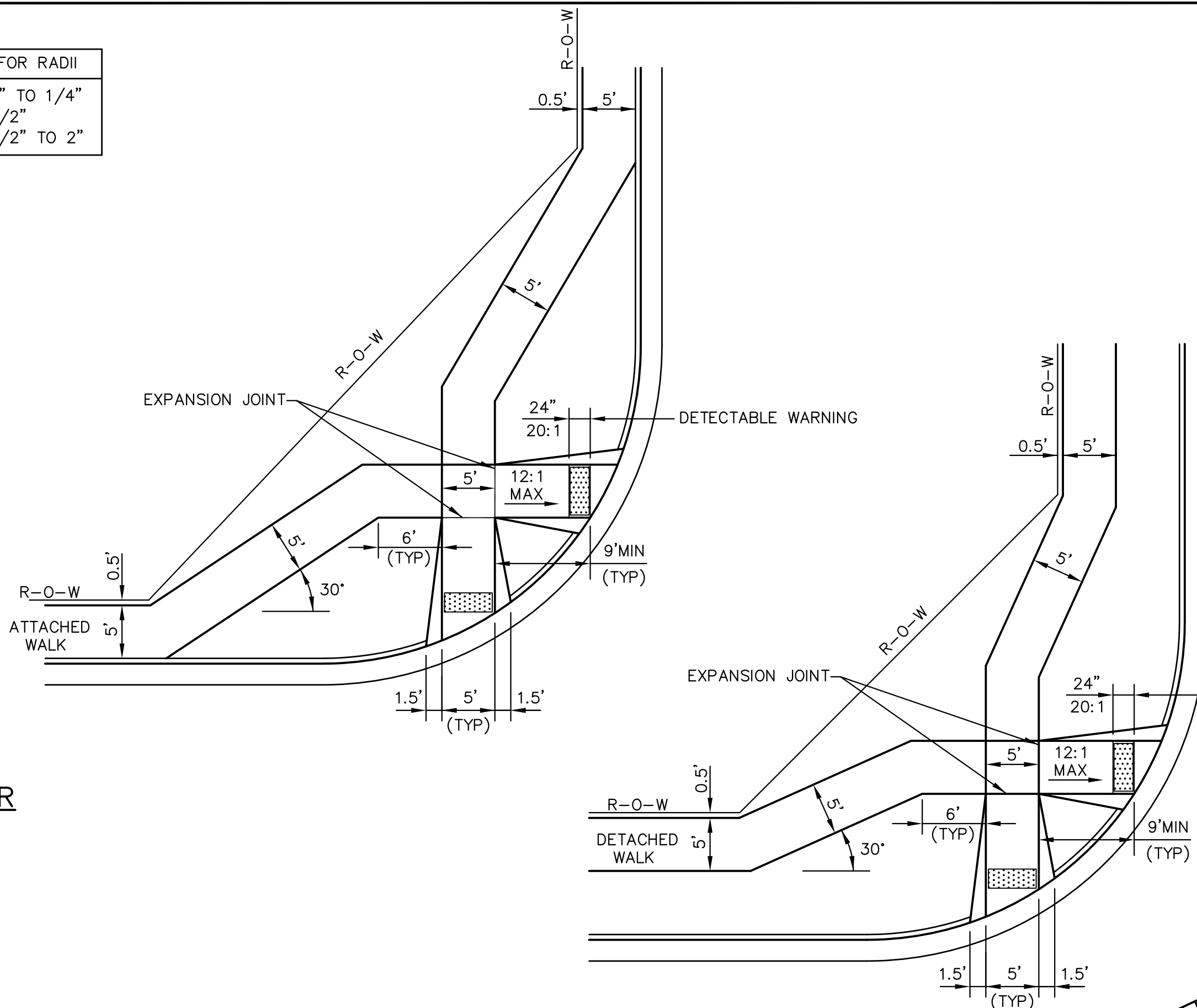
LENGTH FOR RADII	
A	= 1/8" TO 1/4"
B	= 1-1/2"
C	= 1-1/2" TO 2"

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

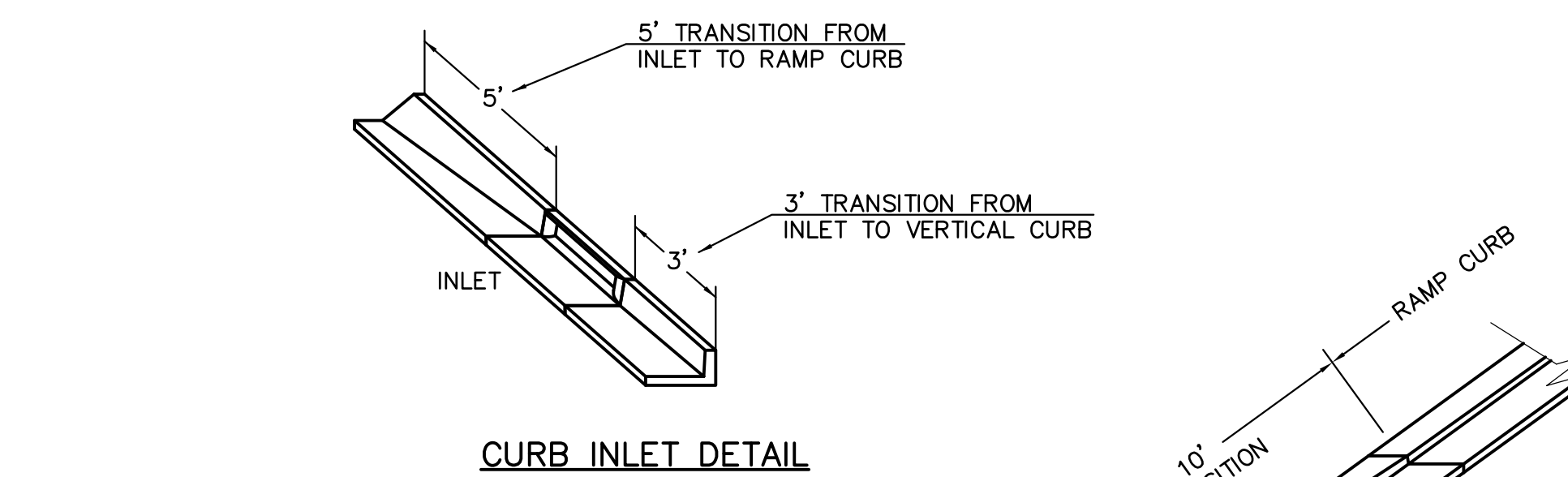


TYPE 'C'
OPTIONAL TYPE C RAMP CURB AND GUTTER
SCALE 1" = 1'

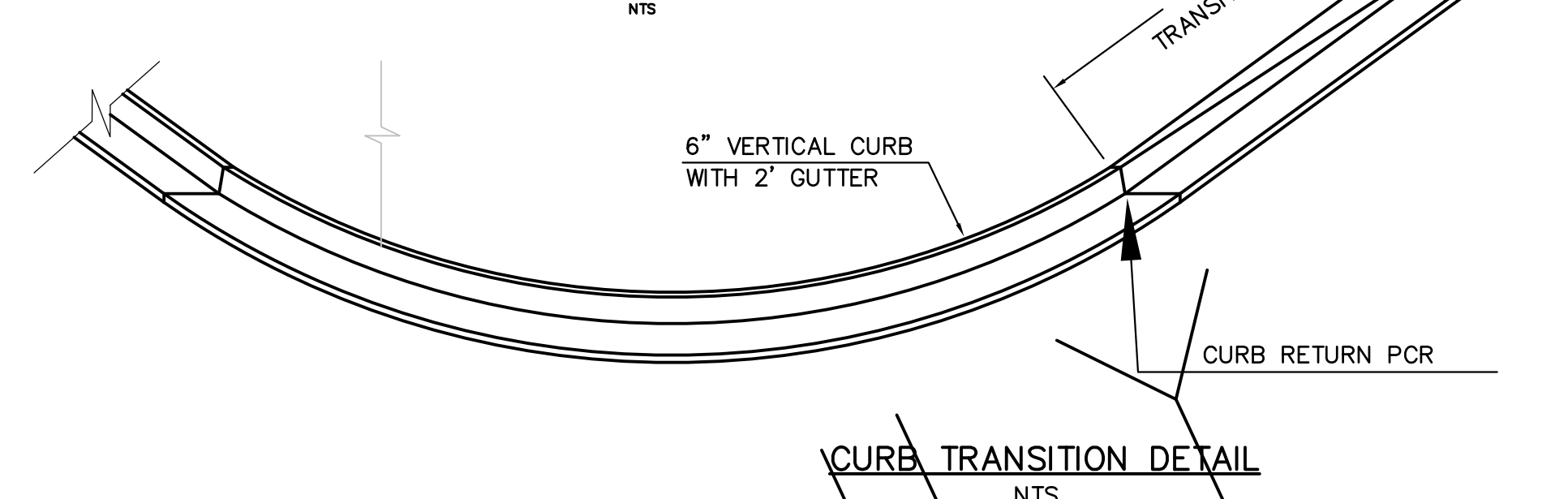
CURB DETAILS (ECM SD 2-20)



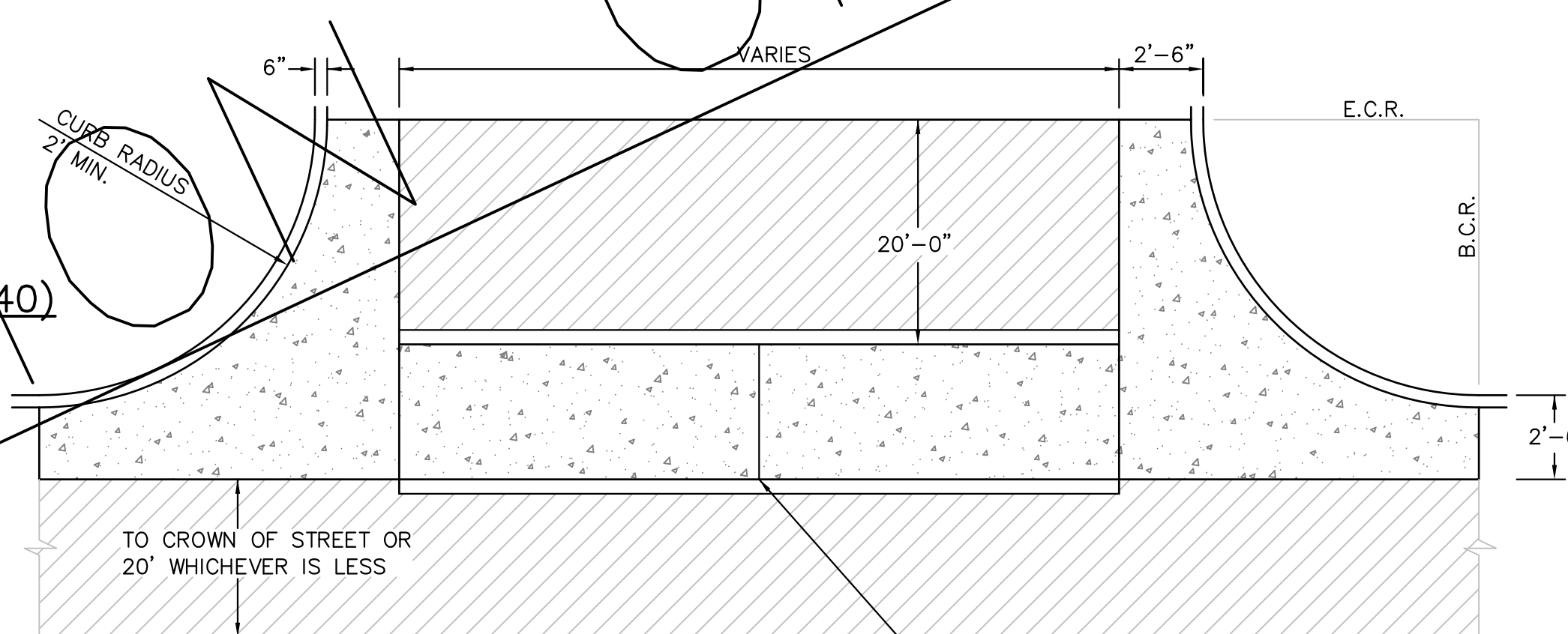
PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD 2-40)
NO SCALE



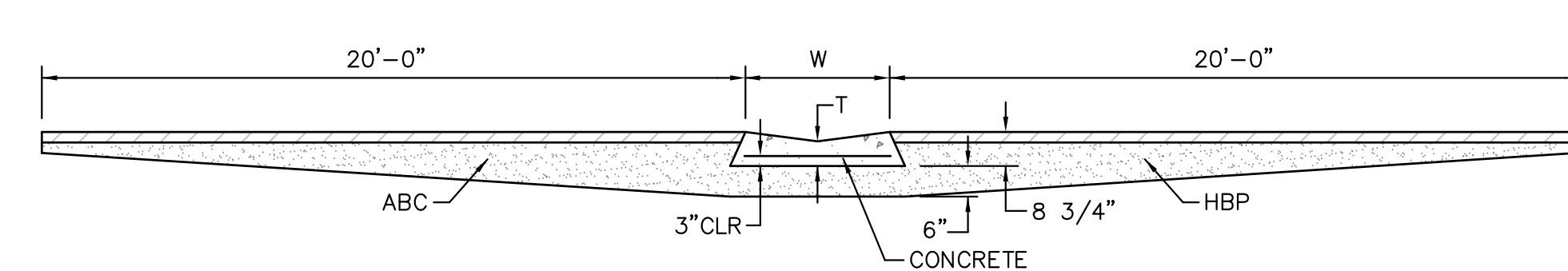
CURB INLET DETAIL
NTS



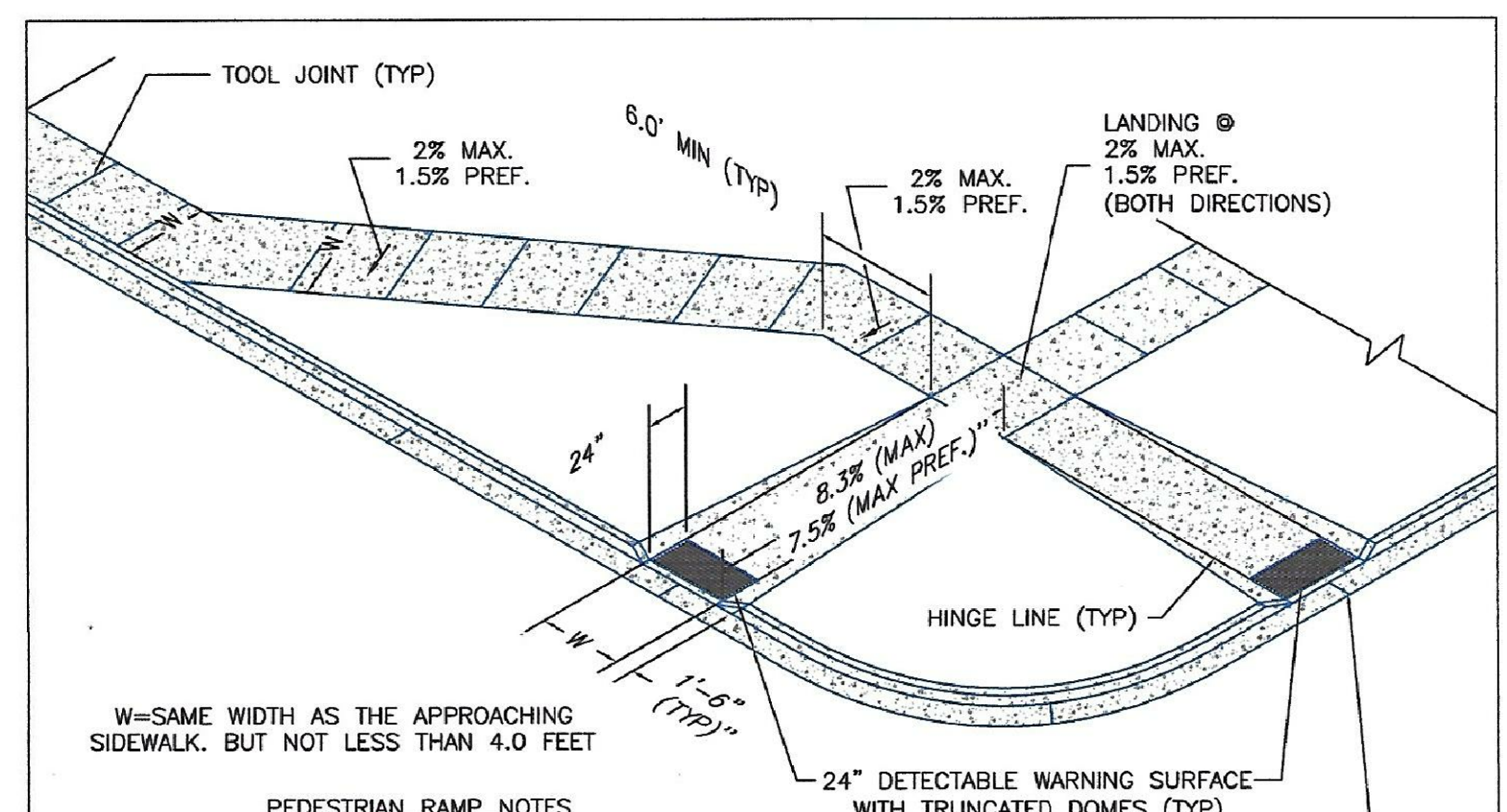
CURB TRANSITION DETAIL
NTS



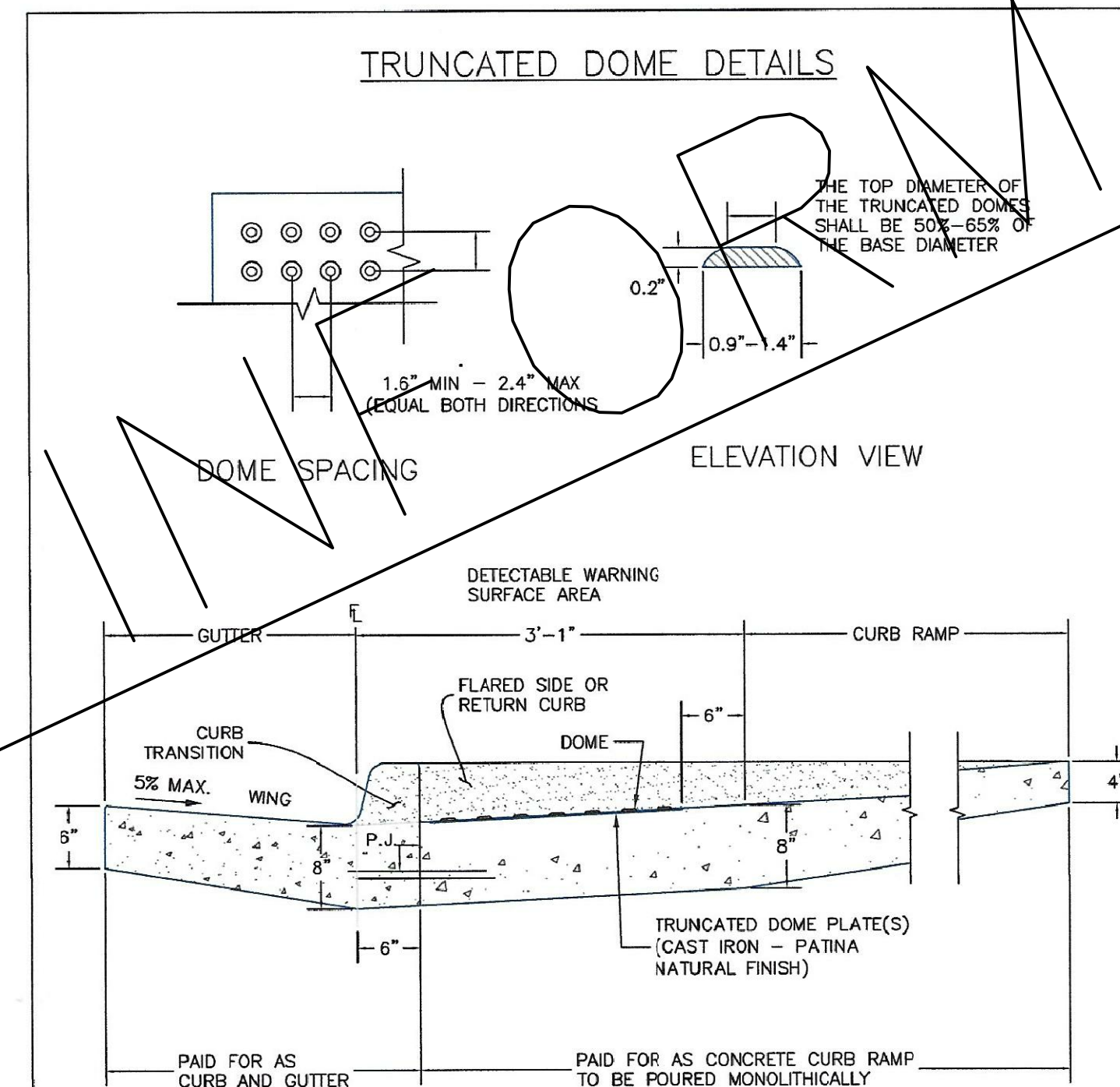
PLAN VIEW



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



- PEDESTRIAN RAMP NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
 - CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
 - PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
 - PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
 - DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
 - DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH 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" PARALLEL SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR PAVED 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 PLANNED PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE RESUMED 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.



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

DATE APPROVED: 6/23/20	DEPARTMENT OF PUBLIC WORKS
Jennifer E. Irvine	REVISION DATE: 6/23/20
DEPARTMENT OF PUBLIC WORKS	FILE NAME: SD_2-41

DATE APPROVED: 6/23/20	DEPARTMENT OF PUBLIC WORKS
Jennifer E. Irvine	REVISION DATE: 6/23/20
DEPARTMENT OF PUBLIC WORKS	FILE NAME: SD_2-42

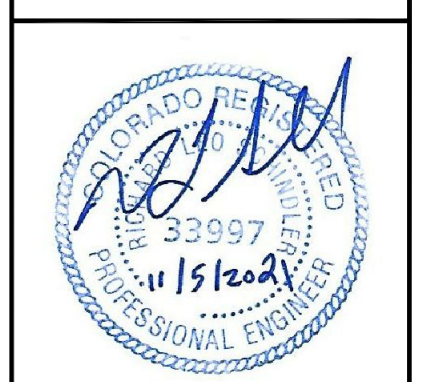
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rich@cegi.com

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

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-5200
CONTACT: JEFF MARK

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

ROADWAY DETAIL SHEET

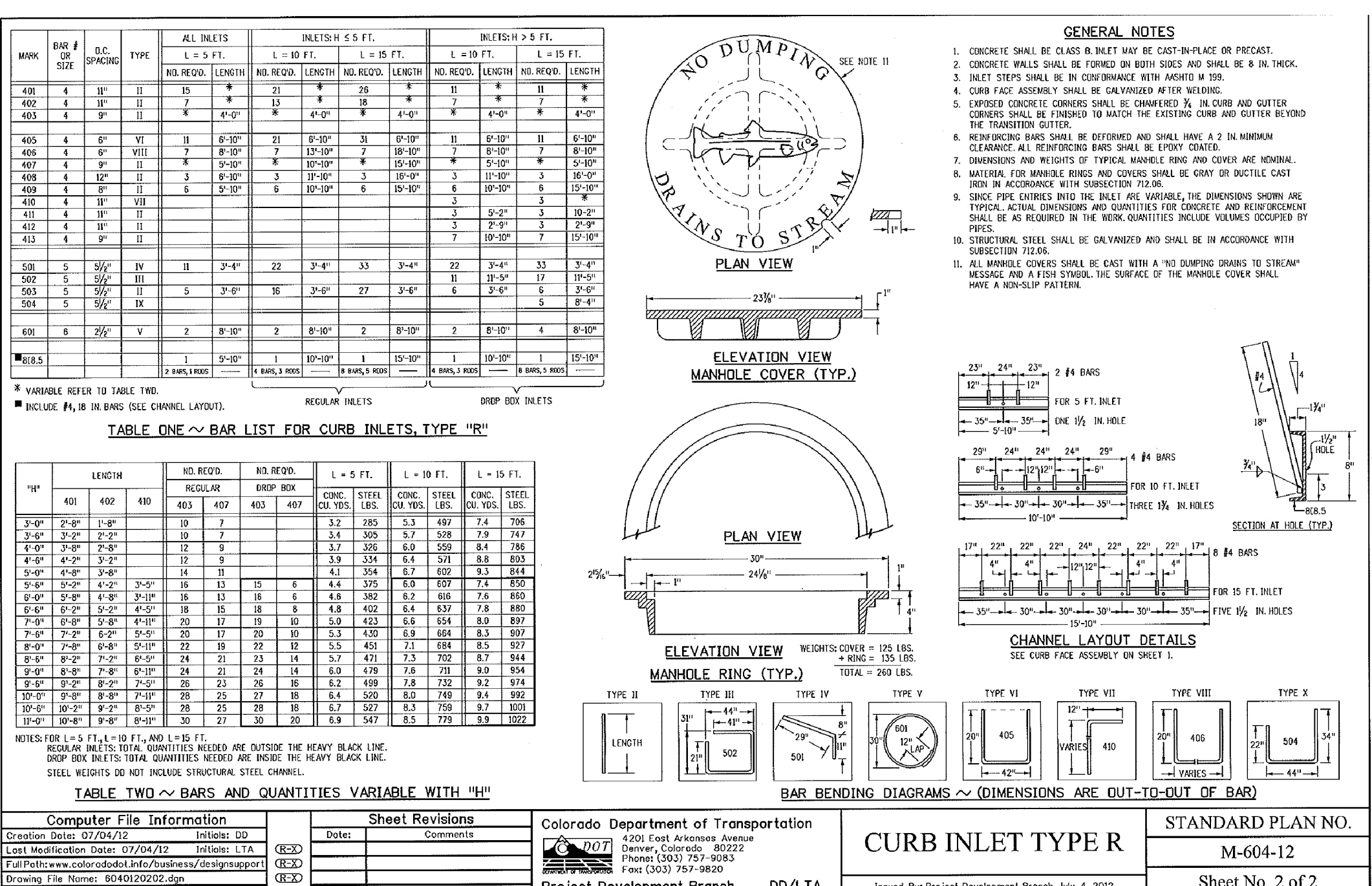
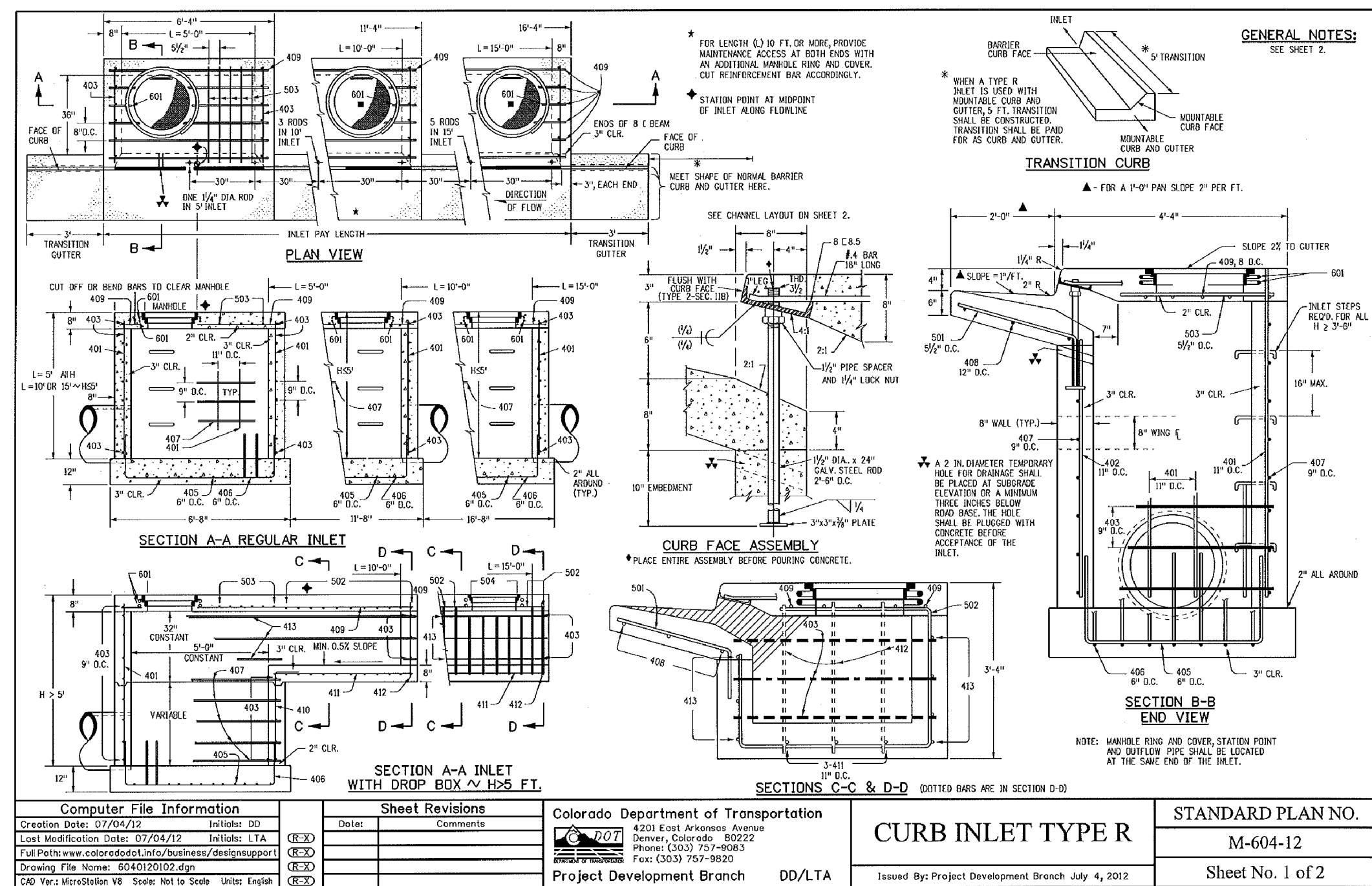


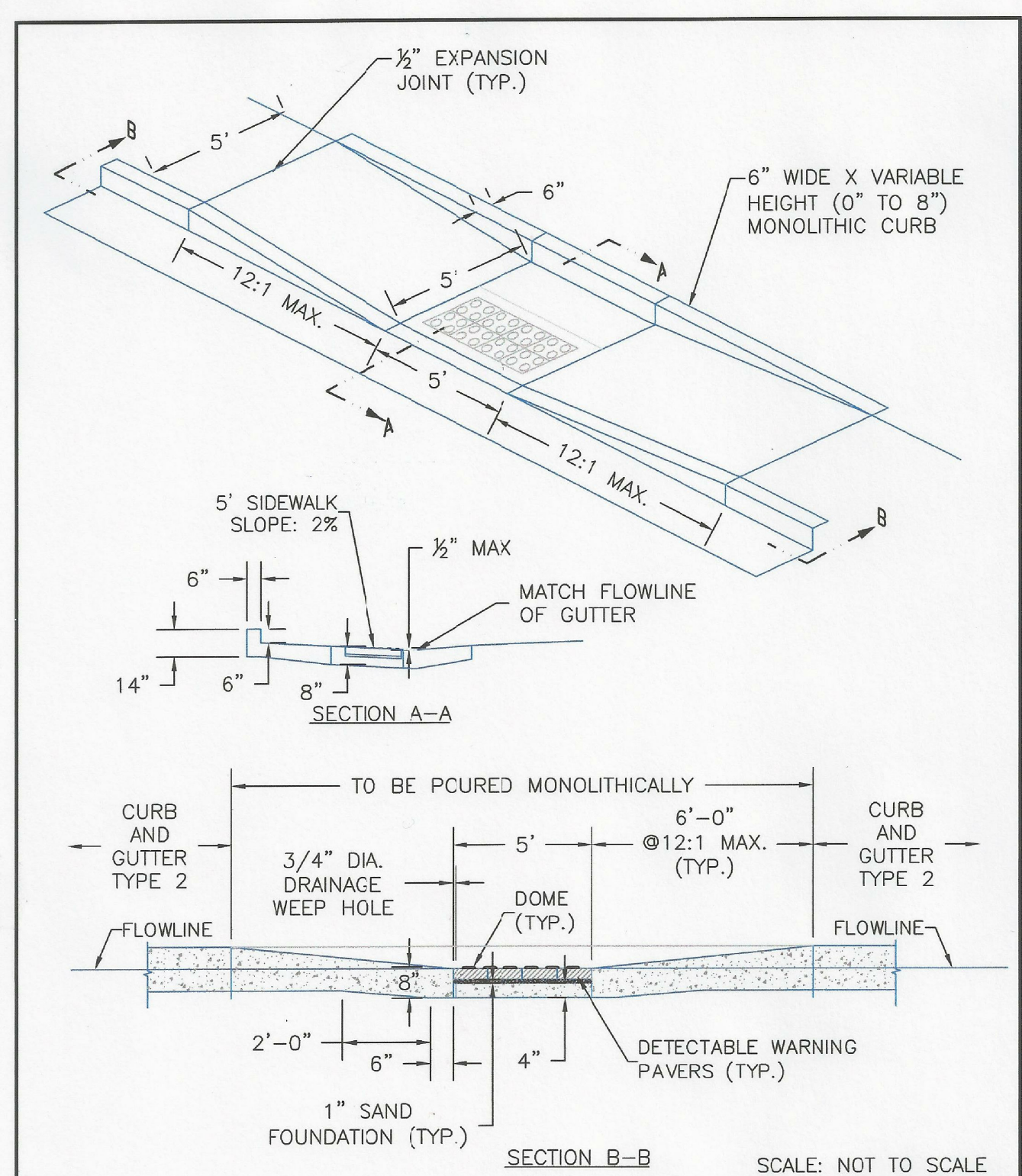
DATE:
NOV 5, 2021

PROJECT NO.
100.064

SHEET NUMBER
C10.1

TOTAL SHEETS: 70





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

FOR INFORMATION ONLY

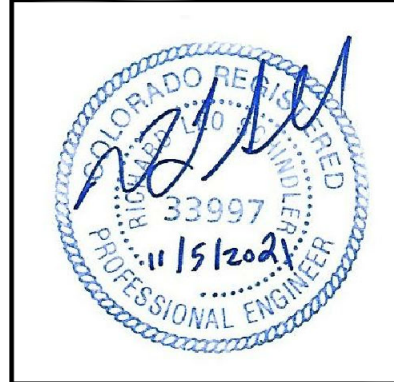
CORE ENGINEERING GROUP
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PROJECT:
THE RIDGE AT LORSON RANCH
 FONTAINE BLVD - WALLEYE DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

ROADWAY DETAIL SHEET



DATE:
NOV 5, 2021

PROJECT NO.
100.064

SHEET NUMBER
C10.3

TOTAL SHEETS: 70