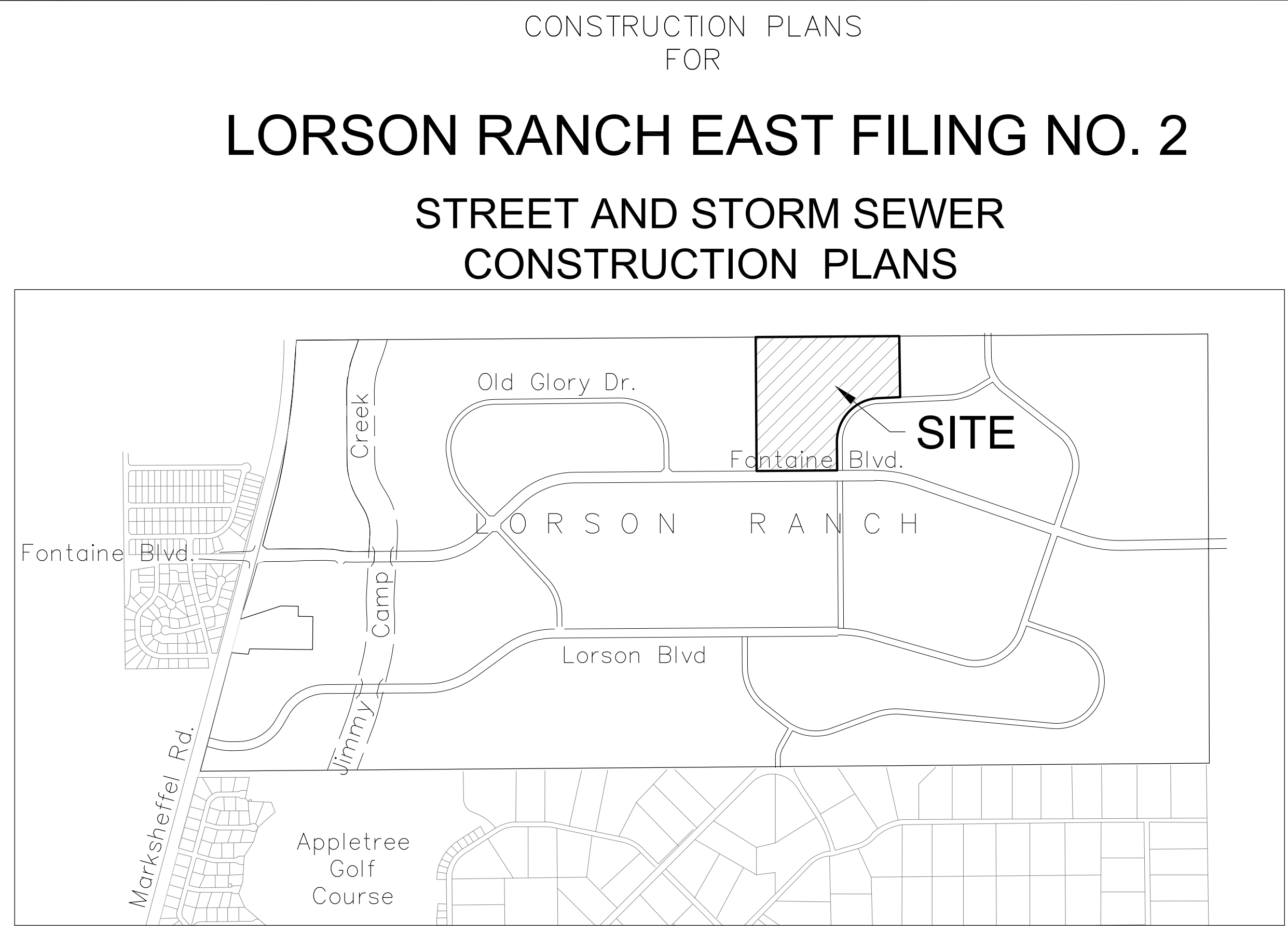


KEY MAP
NO SCALE



VICINITY MAP
NO SCALE

CONSTRUCTION PLANS FOR LORSON RANCH EAST FILING NO. 2 STREET AND 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

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
C1.1	COVER SHEET
C1.2	NOTES
C1.3	TYPICAL SECTIONS
C2.1	STREET HORIZONTAL CONTROL
C5.1	SIGNING/STRIPING PLANS
C6.1-C6.13	STREET/STORM PLAN AND PROFILES
C10.1-C10.3	DETAILS

DEVELOPER'S STATEMENT

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

BUSINESS NAME LORSON, LLC
BY _____ DATE _____
TITLE _____
ADDRESS 212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, CO 80903

- WATER / SANITARY**
WIDEFIELD WATER AND SANITATION DISTRICT
8495 FONTAINE BLVD.
COLORADO SPRINGS, CO 80925
719-390-7111
- CABLE**
COMCAST
P.O. BOX 173838
DENVER, CO 80217
970-641-4774
- ELECTRIC**
MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN RD.
COLORADO SPRINGS, CO 80831
719-495-2283
- SECURITY FIRE PROTECTION DISTRICT**
400 SECURITY BOULEVARD
SECURITY, CO 80911
719-392-7121

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

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

- TELEPHONE**
CENTURYLINK
7925 INDUSTRY ROAD
COLORADO SPRINGS, CO 80939
719-278-4651
- GAS**
BLACK HILLS 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
	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING 24" SANITARY SEWER
	EXISTING GASMAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING CABLE TV
	EXISTING PHONE OR FIBER OPTIC
	EXISTING STORM DRAIN
	PROPOSED STORM SEWER
	EXISTING MANHOLES
	PROPOSED SANITARY AND STORM MANHOLES
	EXISTING AND PROPOSED WATERMAIN VALVES
	EXISTING AND PROPOSED FIRE HYDRANT
	EXISTING UTILITY POLE
	PROPOSED STORM SEWER INLET

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:

ENGINEER'S APPROVAL

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

019
SF-18-00x

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719-570-1100
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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

**LORSON RANCH EAST FIL. NO. 2
STREET / STORM SEWER
CONSTRUCTION PLANS**

DATE:
JUNE 22, 2018
PROJECT NO.
100.044
SHEET NUMBER
C0.1
TOTAL SHEETS: 21

CONSTRUCTION NOTES

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

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

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

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

DATE: _____
DESCRIPTION: _____
NO: _____
PREPARED FOR: LORSON, LLC
212 N. WASHATCH AVE., SUITE 301
COLORADO SPRINGS, CO 80903
PROJECT: LORSON RANCH EAST FILING NO. 2
FONTAINE BLVD. - LAMPREY DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

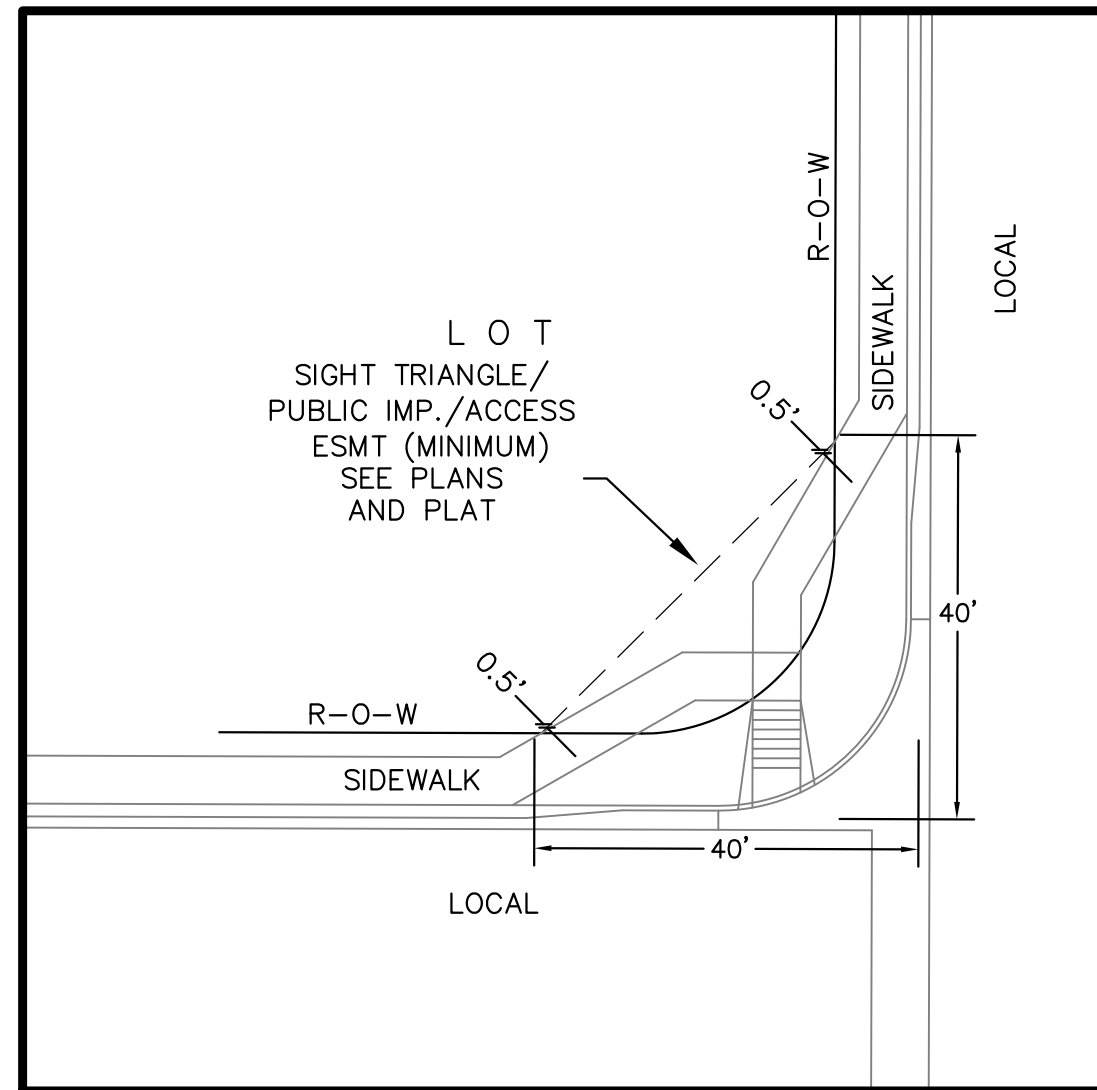
**LORSON RANCH EAST FILING NO. 2
STREET / STORM SEWER
NOTES**

DATE:
JUNE 22, 2018

PROJECT NO.
100.044

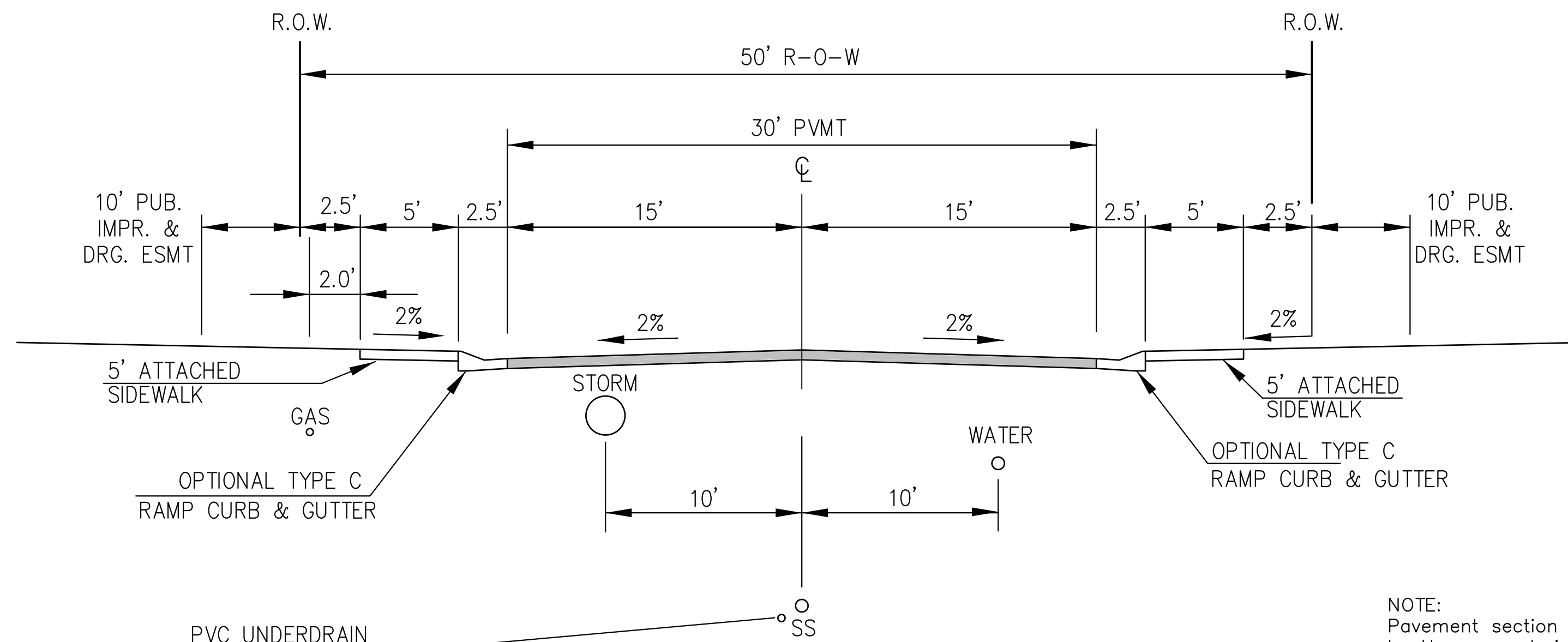
SHEET NUMBER
C1.2

TOTAL SHEETS: 21



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

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



PVC UNDERDRAIN
SEE PROFILE FOR LOCATION

DESIGN SPEED: 25 MPH
POSTED SPEED: 25 MPH

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

WACISSA DRIVE, TARBELL DRIVE, SHAVERS DRIVE, BALLONA DRIVE, MUMFORD DRIVE,
EDISTO DRIVE, ZEALAND DRIVE, CLARION DRIVE, NASH DRIVE

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

Reference utility plans for underdrain details and locations.

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

DATE: _____
DESCRIPTION: _____
NO. _____

PREPARED FOR:
LORSON, LLC
212 N. WASHACH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
CONTACT: JEFF MARK

PROJECT:
LORSON RANCH EAST
FILING NO. 2
FONTAINE BLVD - LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

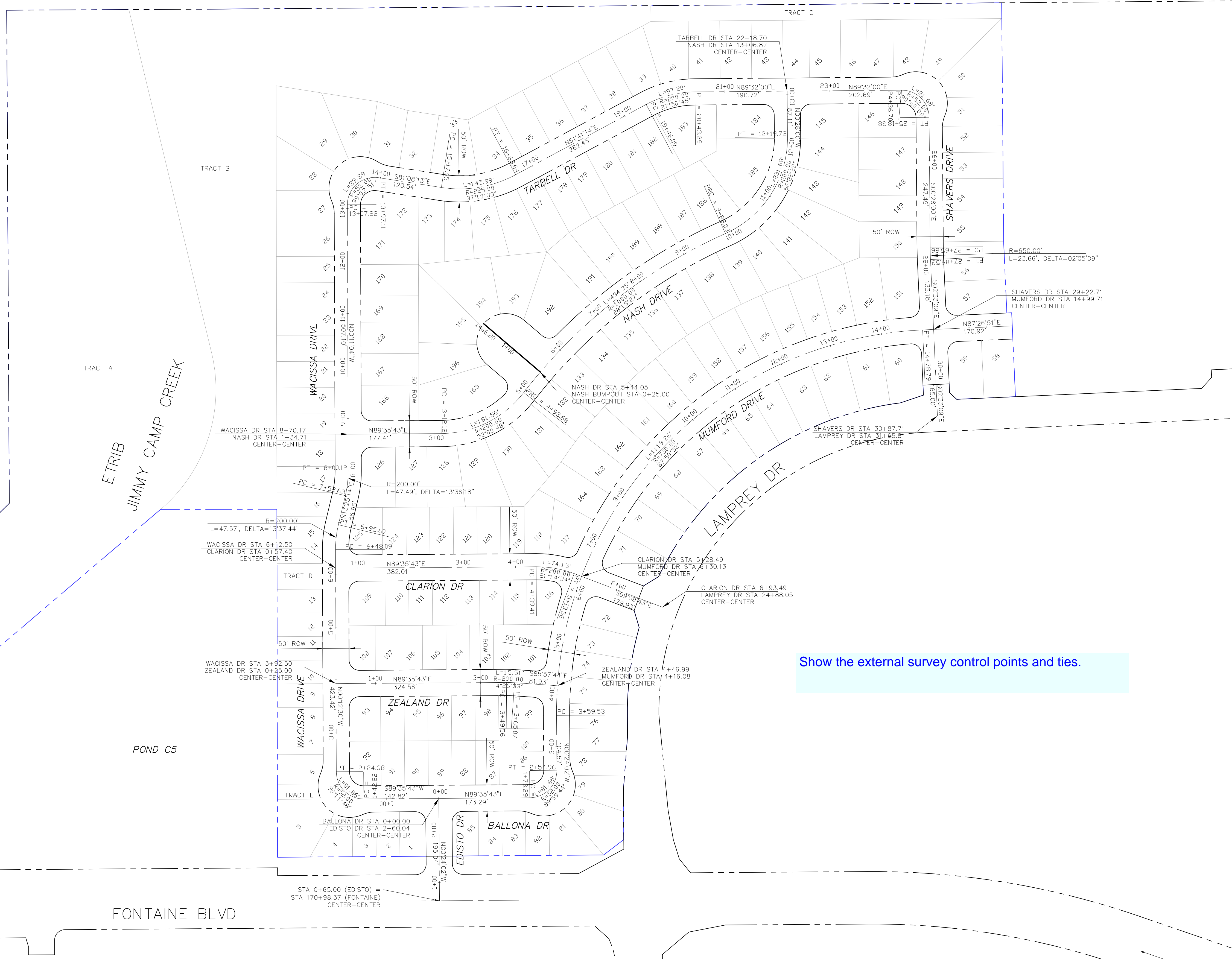
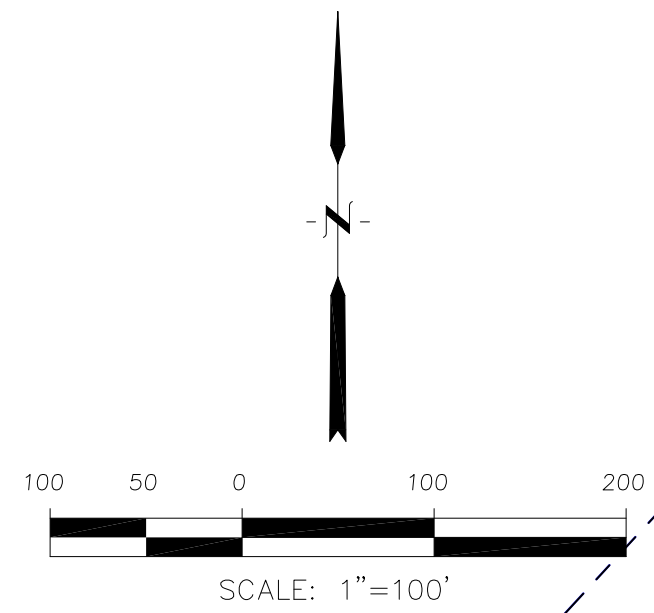
TYPICAL SECTIONS

DATE:
JUNE 22, 2018

PROJECT NO.
100.044

SHEET NUMBER
C1.3

TOTAL SHEETS: 21



CORE ENGINEERING GROUP
 15004 1ST AVENUE S,
 BLDG 719 S70, 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
 PROJECT:
**LORSON RANCH EAST
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 FONTAINE BLVD. - LAMPREY DR
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 CONTACT: JEFF MARK

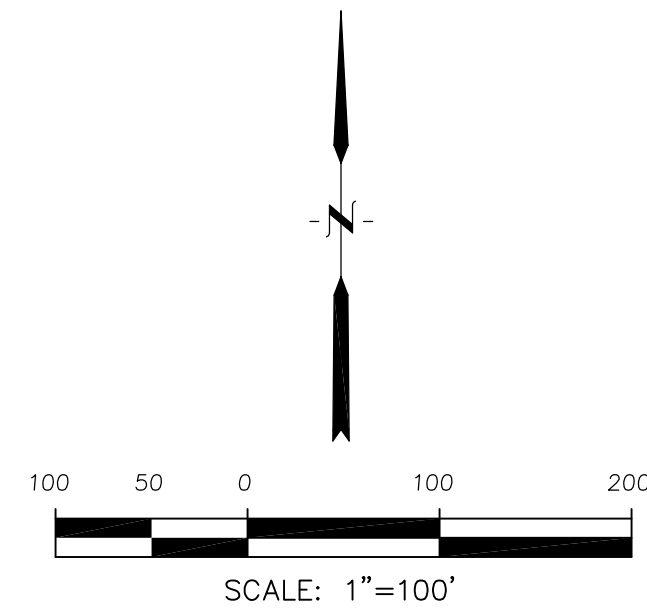
DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

**LORSON RANCH EAST FILING NO. 2
 HORIZONTAL CONTROL PLAN**

DATE:
 JUNE 22, 2018
 PROJECT NO.
 100.044
 SHEET NUMBER
C2.1
 TOTAL SHEETS: 21

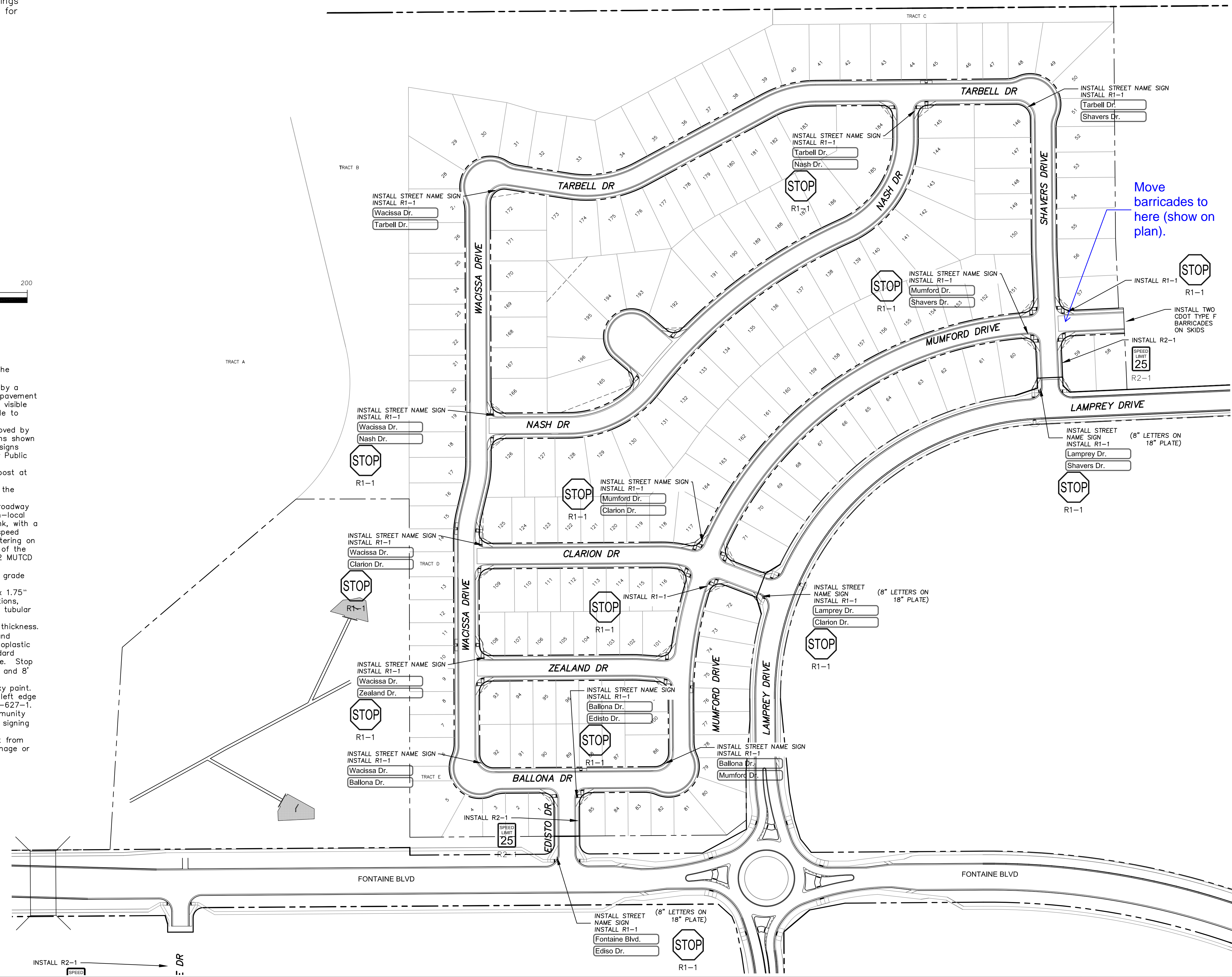
Notes:

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



Signing and Striping Notes:

- All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
- Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
- Any deviation from the striping and signing plan shall be approved by El Paso County Planning and Community Development. All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County Public Works Department and MUTCD standards.
- Street name and regulatory stop signs shall be on the same post at intersections.
- All removed signs shall be disposed of in a proper manner by the contractor.
- All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 40 mph or higher shall have 8" upper-lower case lettering on 18" blank with a white border that is not recessed. The width of the non-recessed white borders shall match page 255 of the 2012 MUTCD "Standard Highway Signs".
- All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
- All local residential street signs shall be mounted on a 1.75" x 1.75" square tube sign post and stub post base. For other applications, refer to the CDOT Standard S-614-8 regarding use of the P2 tubular steel post slipbase design.
- All signs shall be single sheet aluminum with 0.100" minimum thickness.
- All limit lines/stop lines, crosswalk lines, pavement legends, and arrows shall be a minimum 125 mil thickness preformed thermoplastic pavement markings with tapered leading edges per CDOT Standard S-627-1. Word and symbol markings shall be the narrow type. Stop bars shall be 24" in width. Crosswalks lines shall be 12" wide and 8' long per CDOT S-627-1.
- All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
- The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
- The contractor shall obtain a work in the right of way permit from the El Paso County Public Works Department prior to any signage or striping work within an existing El Paso County roadway.



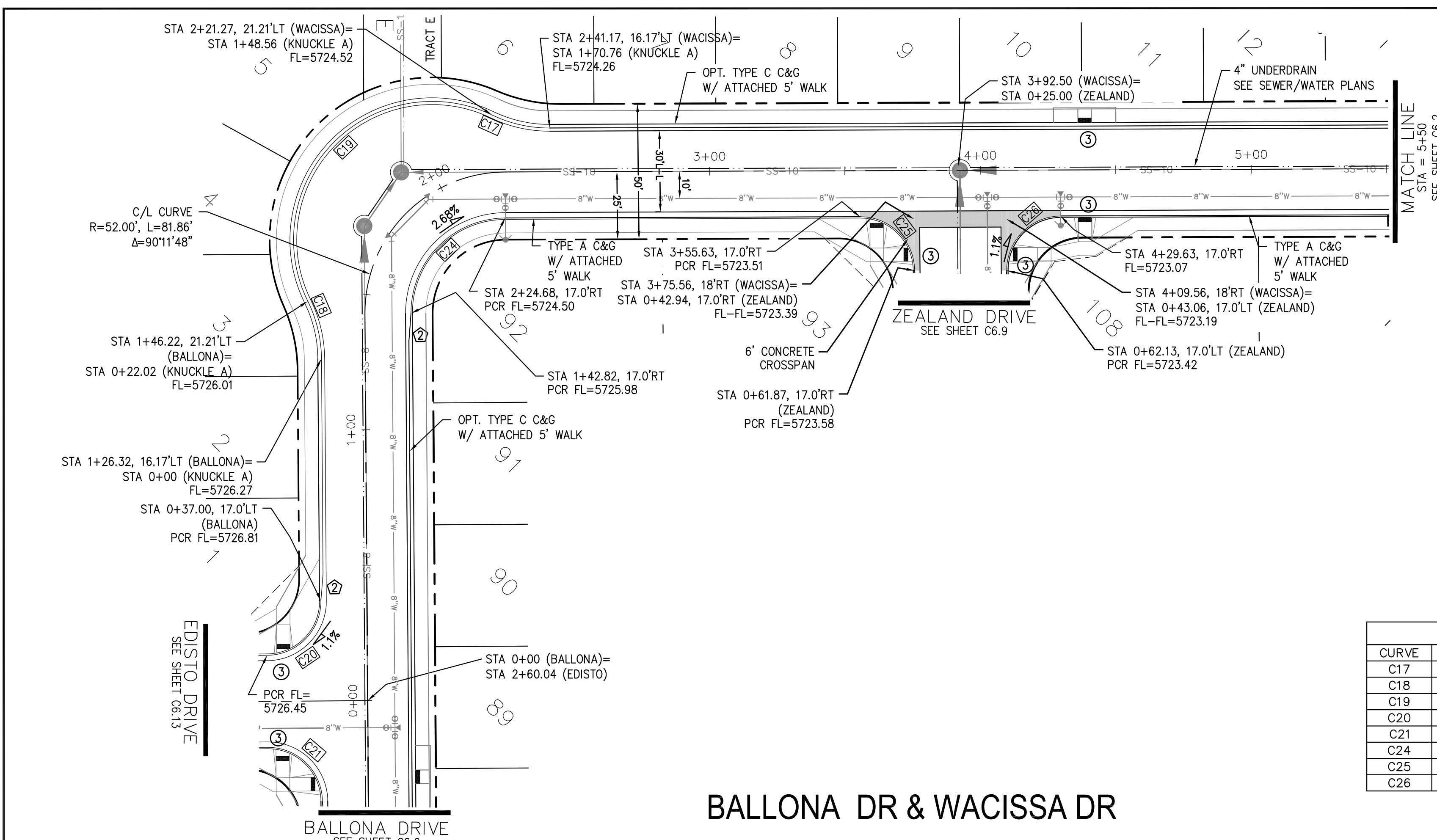
CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 PARKER, CO. 80138
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
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LORSON RANCH EAST
FILING NO. 2
 PROJECT:
 LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 FONTAINE BLVD - LAMPREY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
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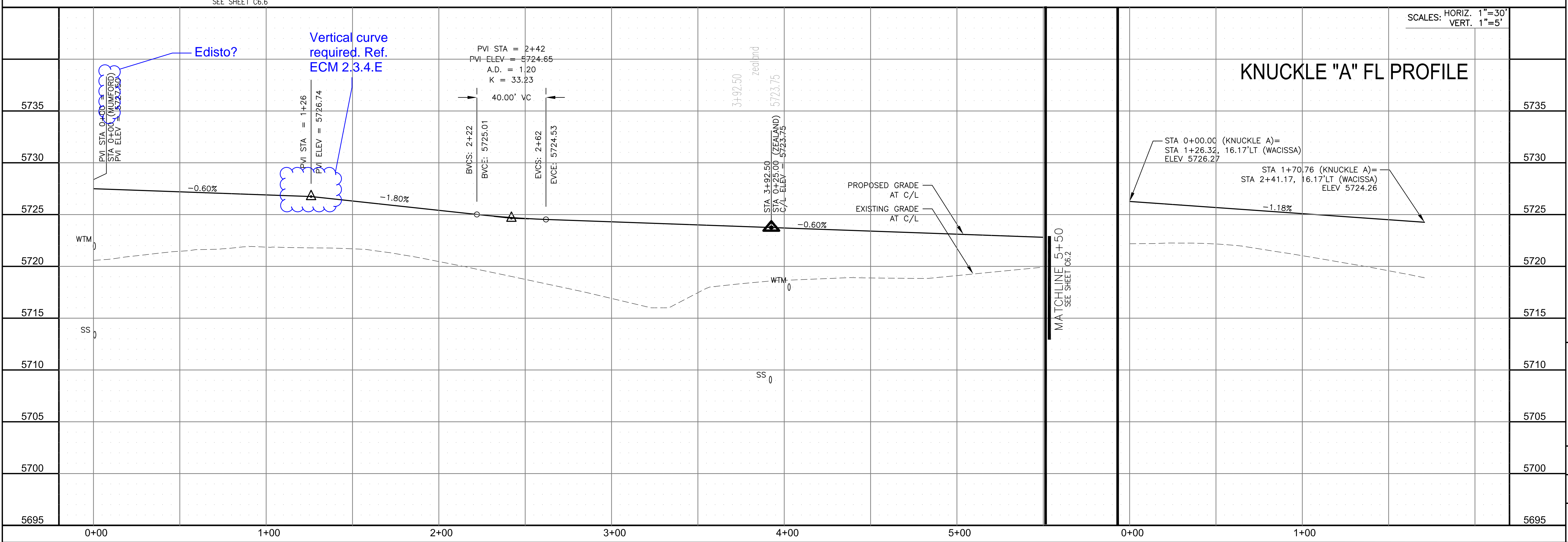
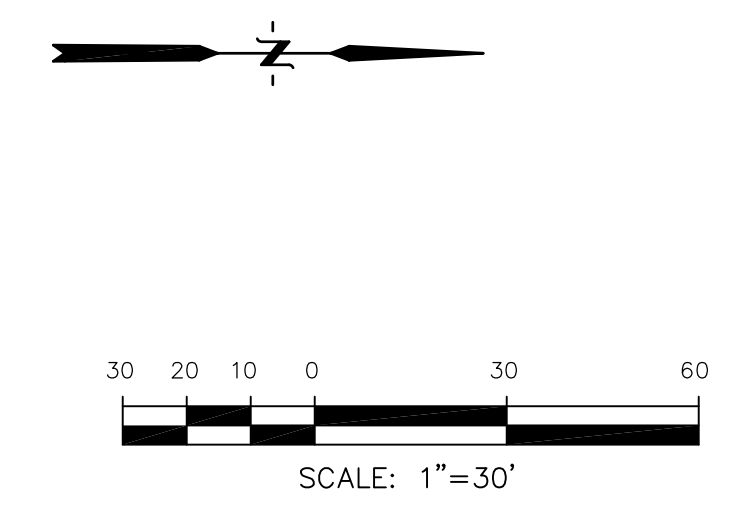
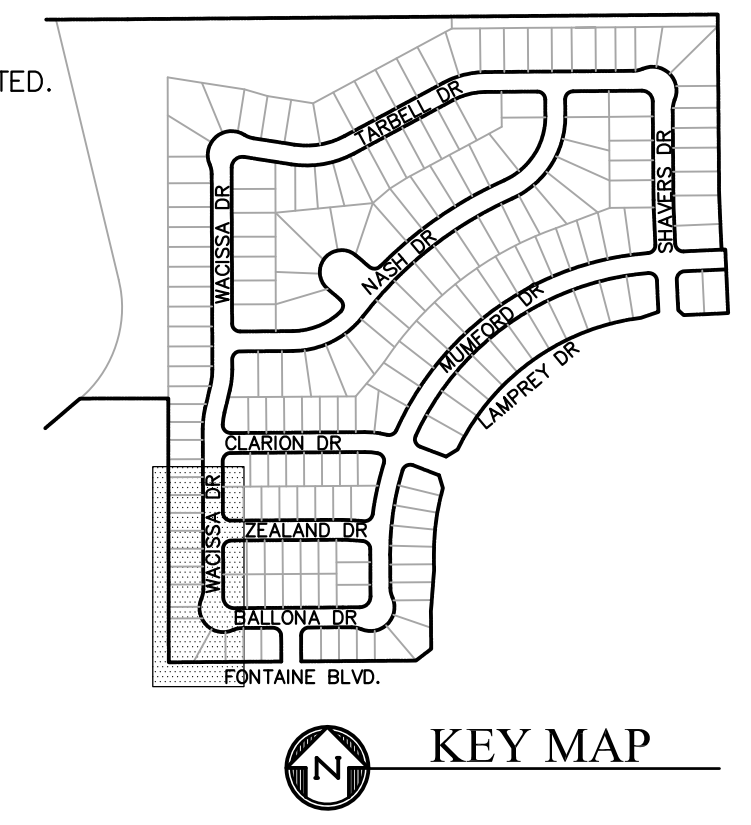
SIGNING AND STRIPING PLAN
LORSON RANCH EAST FILING NO. 2

DATE:
 JUNE 22, 2018
 PROJECT NO.
 100.044
 SHEET NUMBER
 C5.1
 TOTAL SHEETS: 21



CURVE	LENGTH	RADIUS	DELTA
C17	22.02'	48.83	25°50'31"
C18	22.02'	48.83	25°50'31"
C19	126.71'	51.17	141°52'50"
C20	31.42'	20.00	90°00'16"
C21	31.41'	20.00	89°59'44"
C24	55.10'	35.00	90°11'48"
C25	31.35'	20.00	89°48'12"
C26	31.48'	20.00	90°11'48"

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



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

DATE: _____
 DESCRIPTION: _____
 NO. _____

PROJECT FOR:
LORSON RANCH EAST
 FILING NO. 2
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 FONTAINE BLVD. - LAMPREY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET/STORM
BALLONA DRIVE & WACISSA DRIVE
STA 0+00 TO 5+50

DATE:
 JUNE 22, 2018

PROJECT NO.
 100.044

SHEET NUMBER
 C6.1

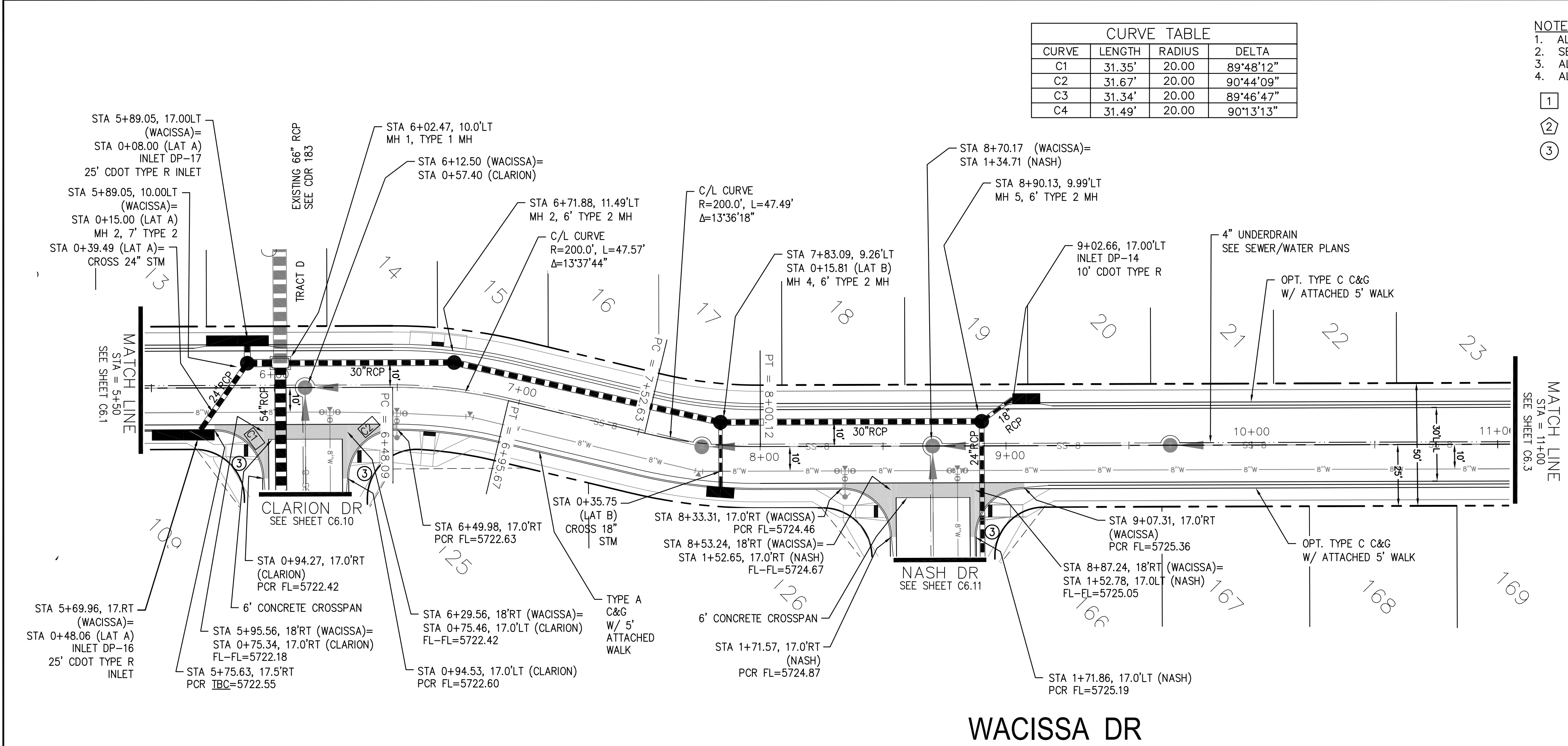
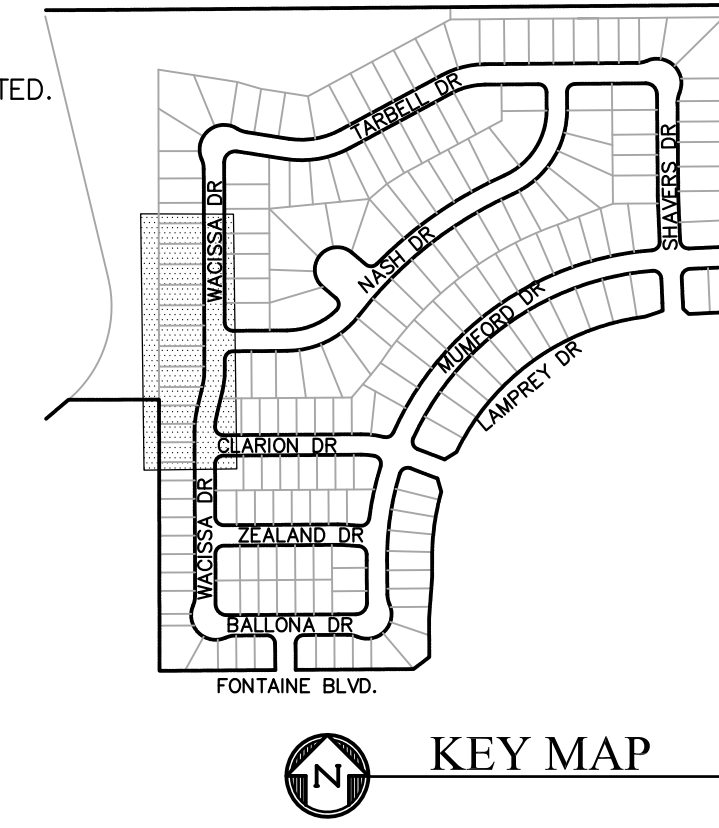
TOTAL SHEETS: 21

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.35'	20.00	89°48'12"
C2	31.67'	20.00	90°44'09"
C3	31.34'	20.00	89°46'47"
C4	31.49'	20.00	90°13'13"

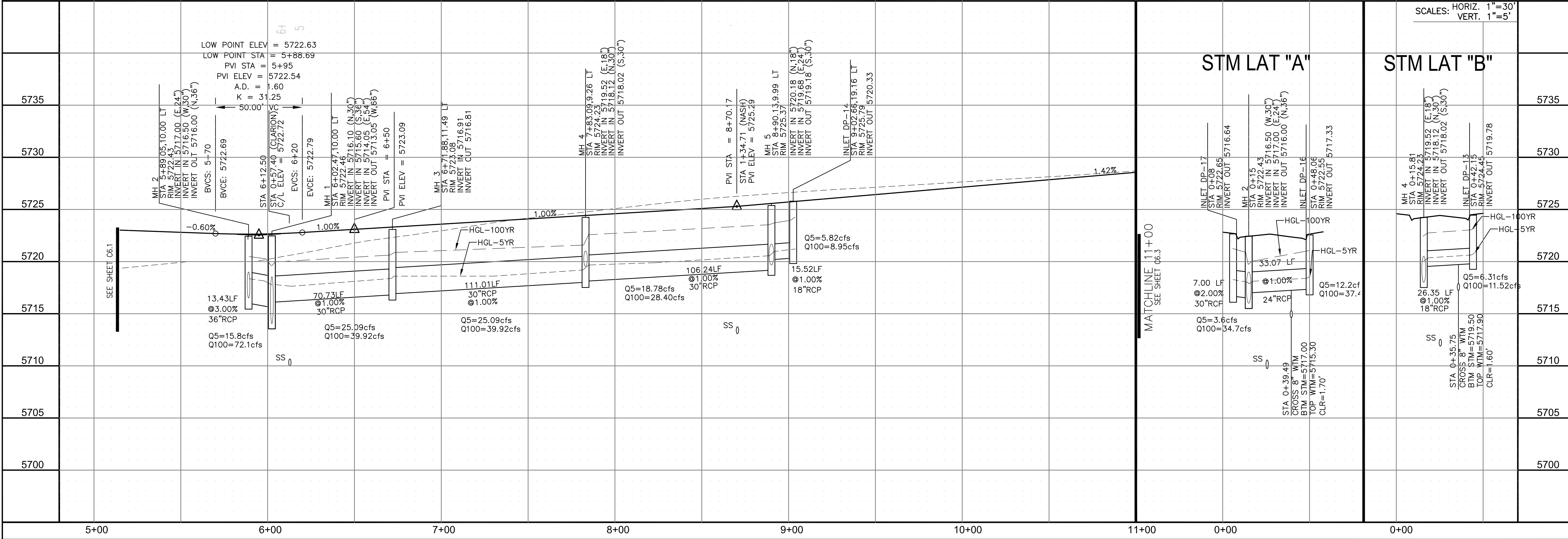
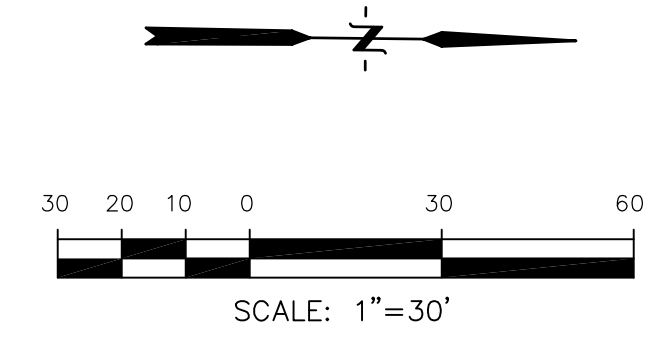
NOTES

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



WACISSA DR



STM LAT "A"

STM LAT "B"

**STREET/STORM
WACISSA DRIVE
STATION 5+50 TO 11+00**

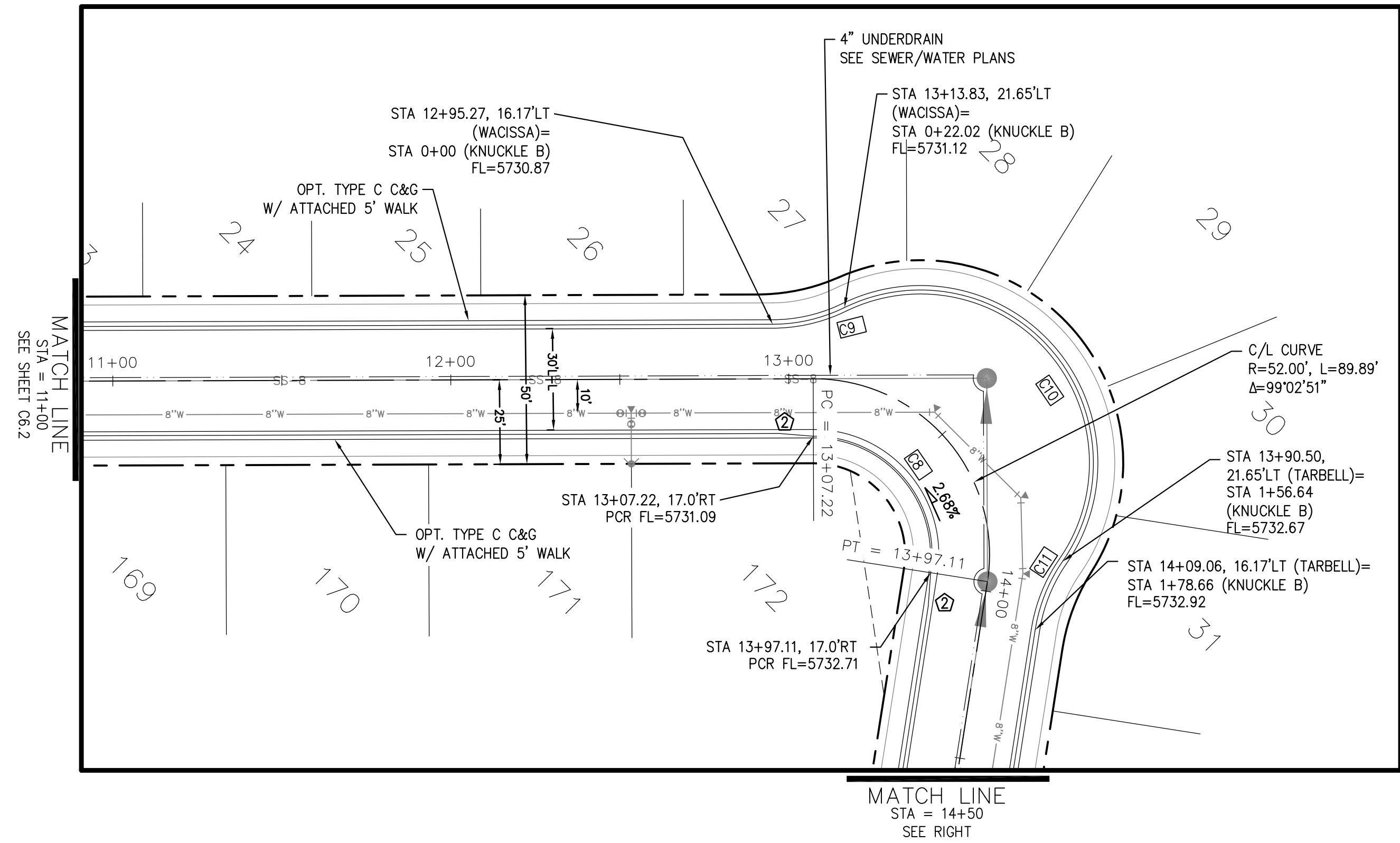
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100, SUITE 5506
 BIRMGHAM, AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

LORSON RANCH EAST FILING NO. 2
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 FONTAINE BLVD. - LAMPREY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DATE: _____
 DESCRIPTION: _____
 NO. _____

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

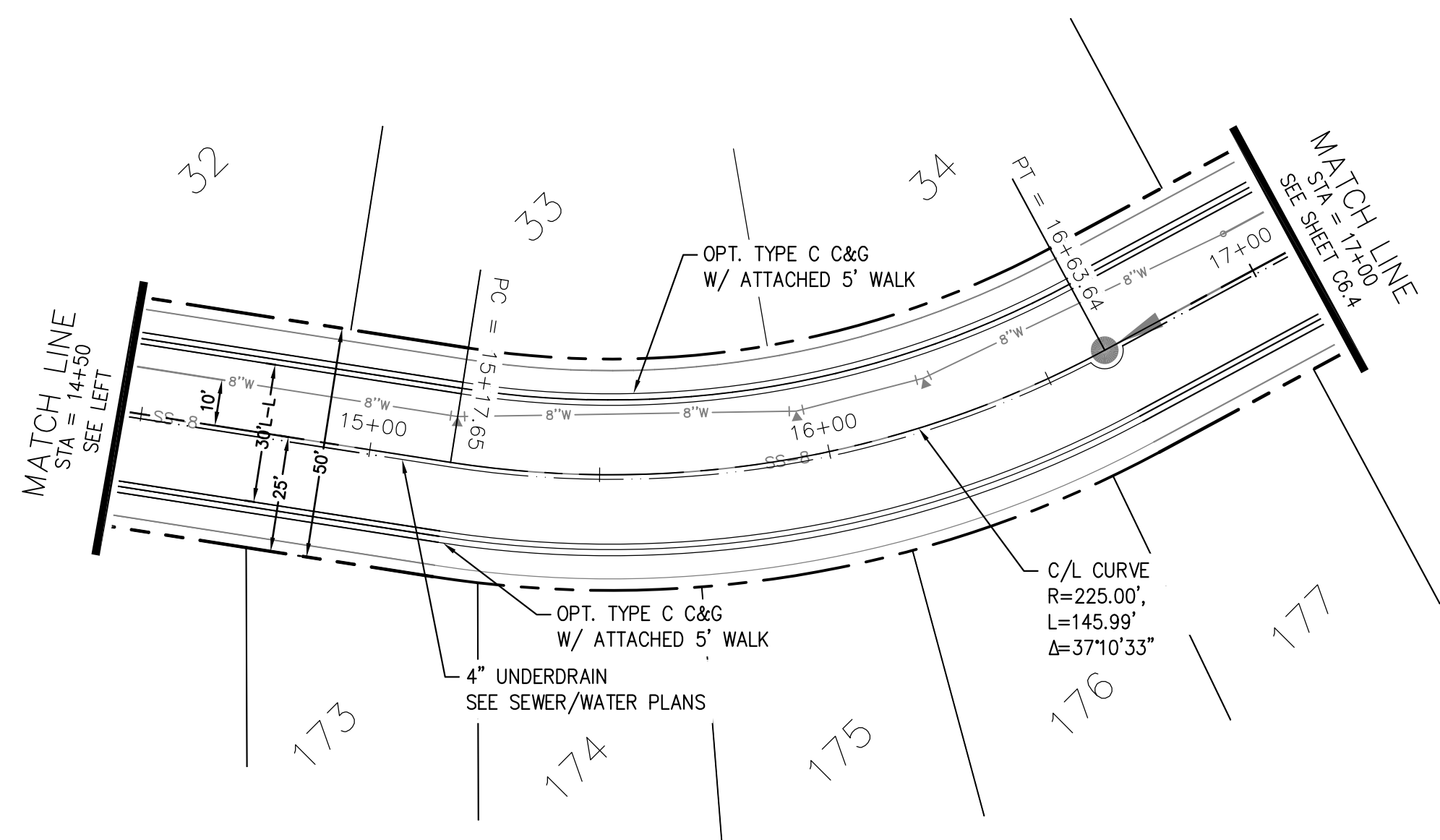
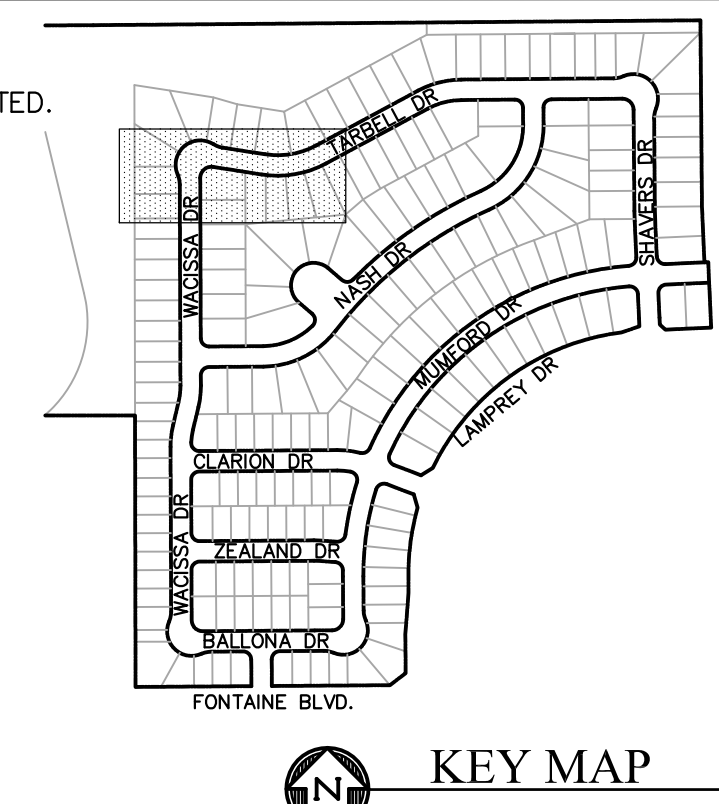
DATE: JUNE 22, 2018
 PROJECT NO. 100.044
 SHEET NUMBER C6.2
 TOTAL SHEETS: 21



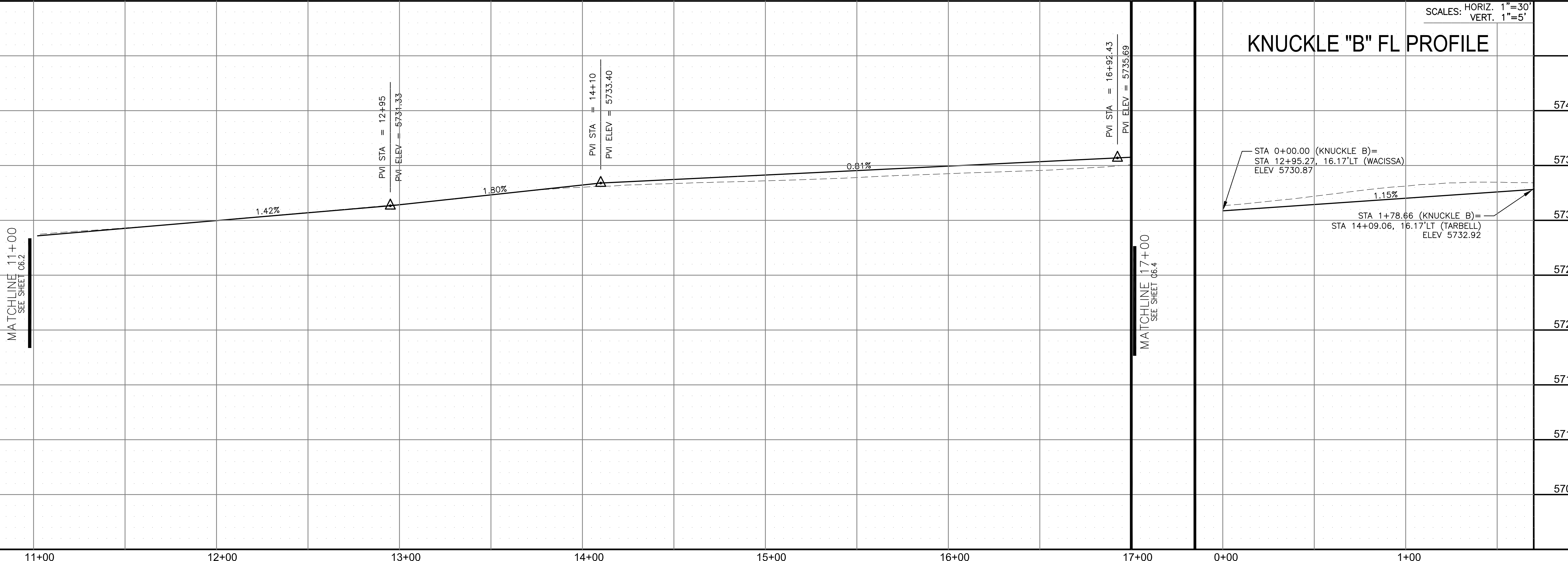
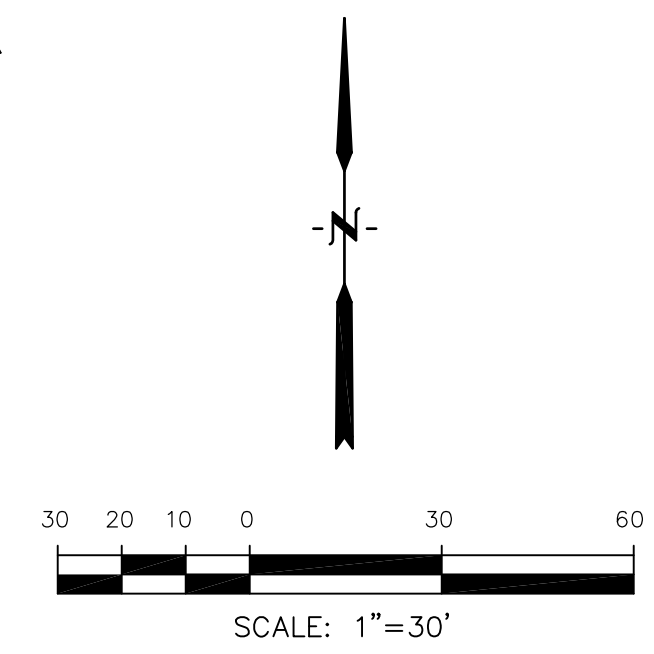
WACISSA DR & TARBELL DR

CURVE	LENGTH	RADIUS	DELTA
C8	60.50'	35.00	99°02'51"
C9	22.02'	48.83	25°50'31"
C10	134.62'	51.17	150°43'53"
C11	22.02'	48.83	25°50'31"

- 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



TARBELL DR



KNUCKLE "B" FL PROFILE

CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOODS, CO 80506
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

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

PROJECT: **LORSON RANCH EAST**
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 FONTAINE BLVD. - LAMPREY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

STREET/STORM
WACISSA DRIVE & TARBELL DR
STATION 11+00 TO 17+00

DATE:
JUNE 22, 2018

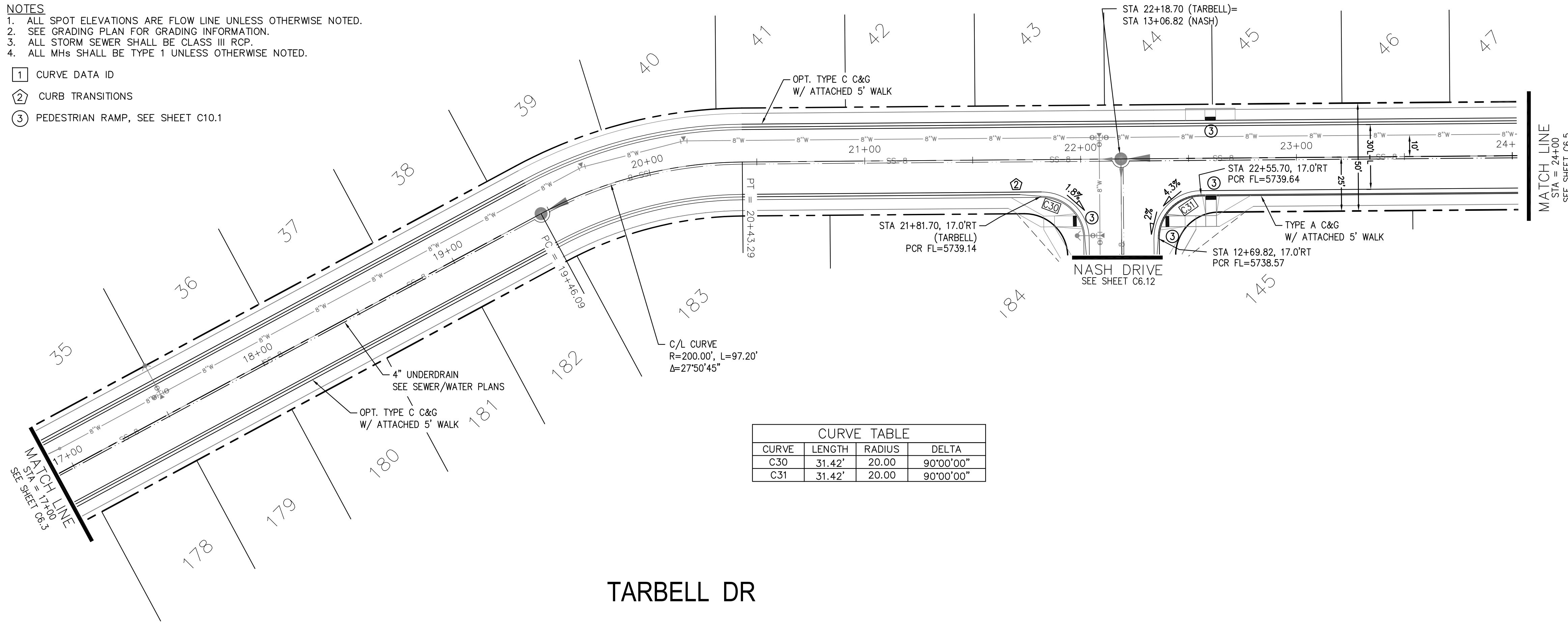
PROJECT NO.
100.044

SHEET NUMBER
C6.3

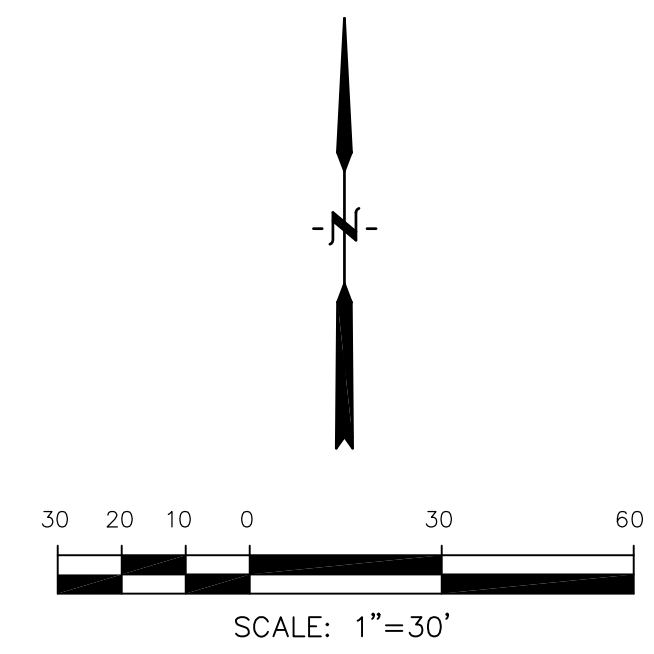
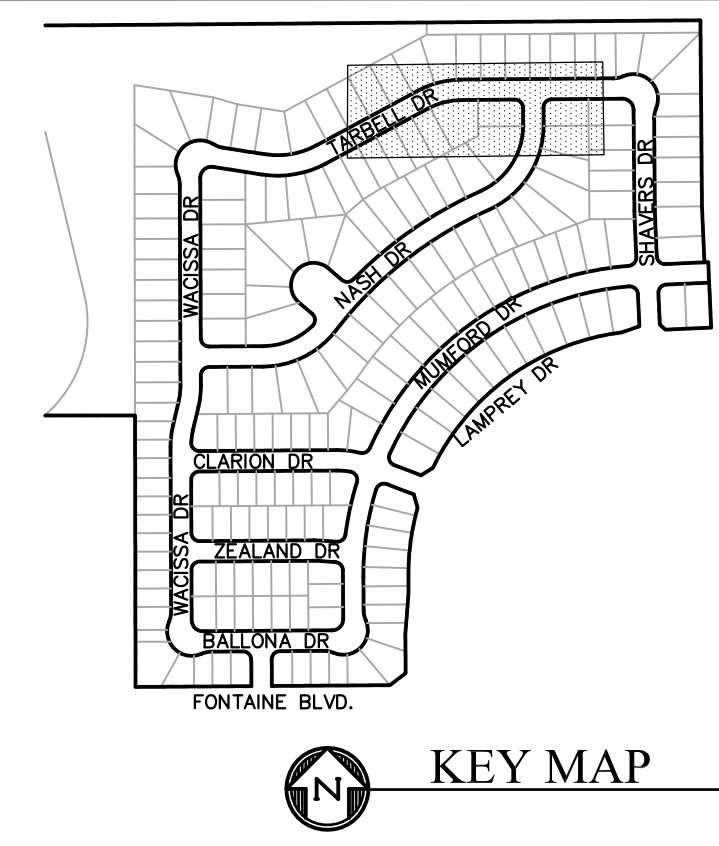
TOTAL SHEETS: 21

- 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
C30	31.42'	20.00	90°00'00"
C31	31.42'	20.00	90°00'00"



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

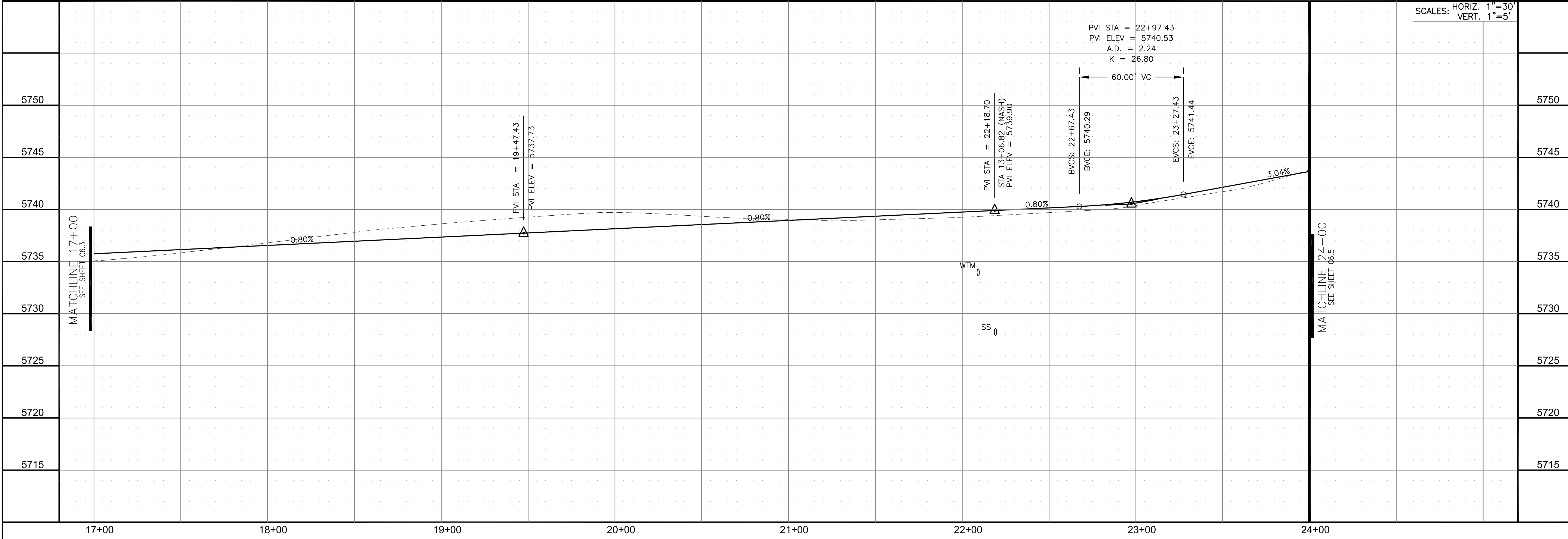
DATE: _____

DESCRIPTION: _____

NO. _____

PROJECT: **LORSON RANCH EAST FILING NO. 2**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 FONTAINE BLVD. - LAMPREY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

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



STREET/STORM
TARBELL DR
 STATION 17+00 TO 24+00

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

DATE: JUNE 22, 2018

PROJECT NO. 100.044

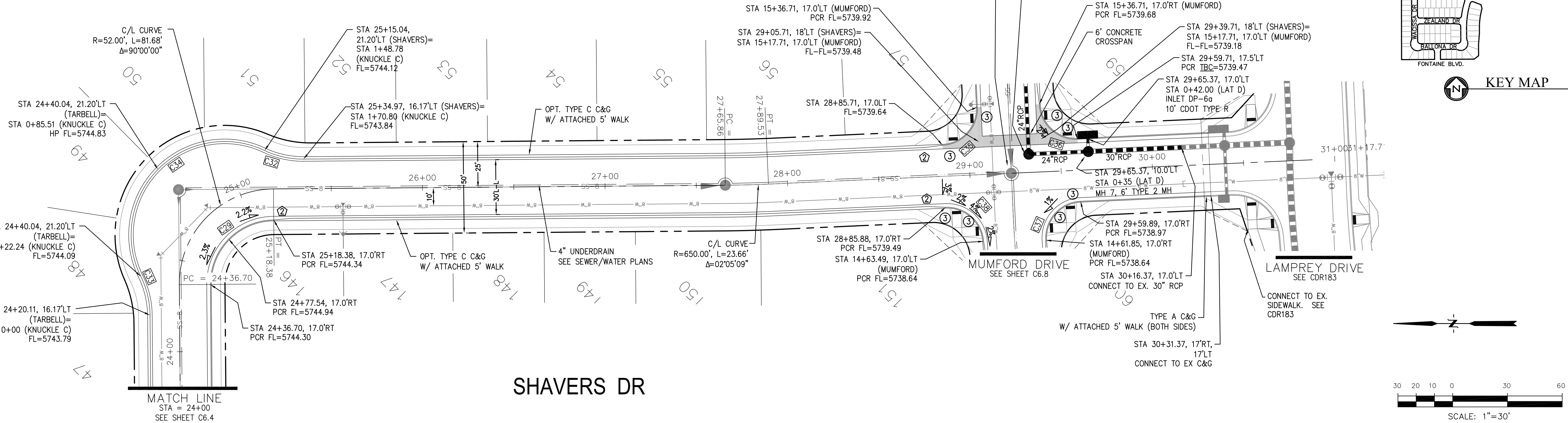
SHEET NUMBER C6.4

TOTAL SHEETS: 21

- 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
C29	54.98'	35.00	90°00'00"
C32	22.02'	48.83	25°50'31"
C33	22.02'	48.83	25°50'31"
C34	126.54'	51.17	141°41'02"
C35	31.42'	20.00	90°00'00"
C36	31.42'	20.00	90°00'00"
C37	31.88'	20.00	91°19'46"
C38	31.00'	20.00	88°47'56"



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOODS, CO 80506
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____

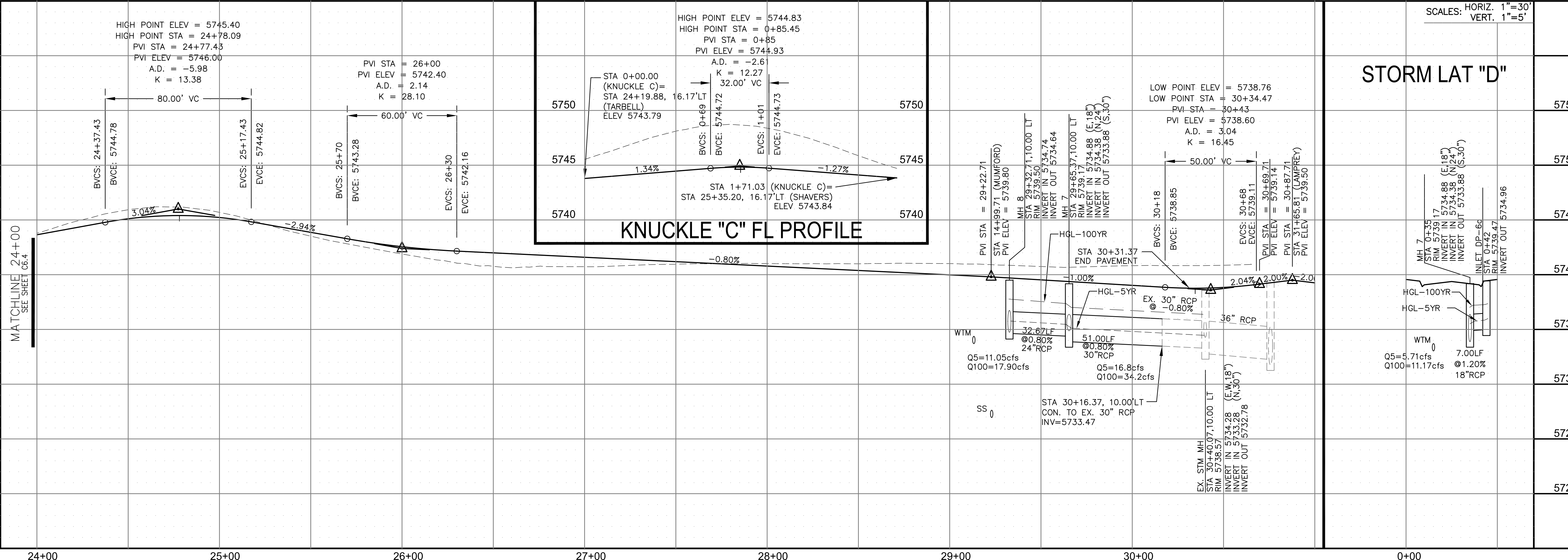
DESCRIPTION: _____

NO: _____

PROJECT: **LORSON RANCH EAST FILING NO. 2**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 FONTAINE BLVD. - LAMPREY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



STREET/STORM
 SHAVERS DR
 STATION 24+00 TO 30+31

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

DATE: JUNE 22, 2018

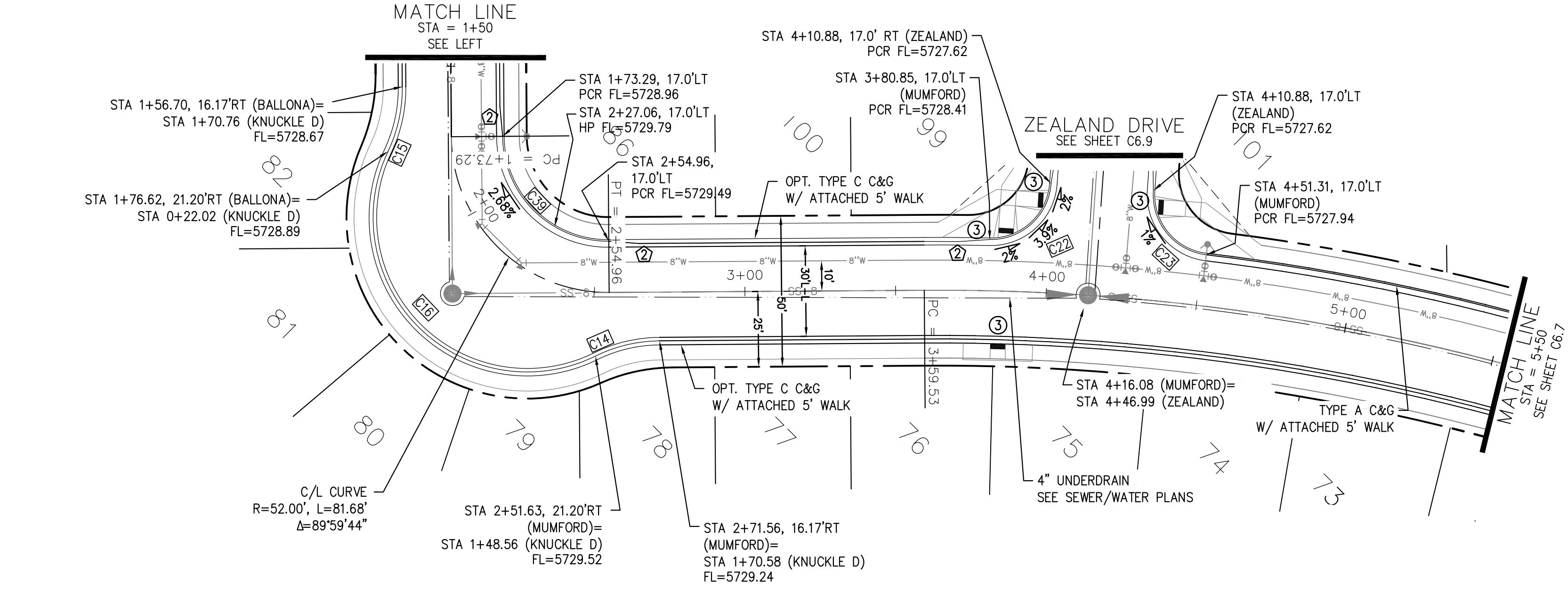
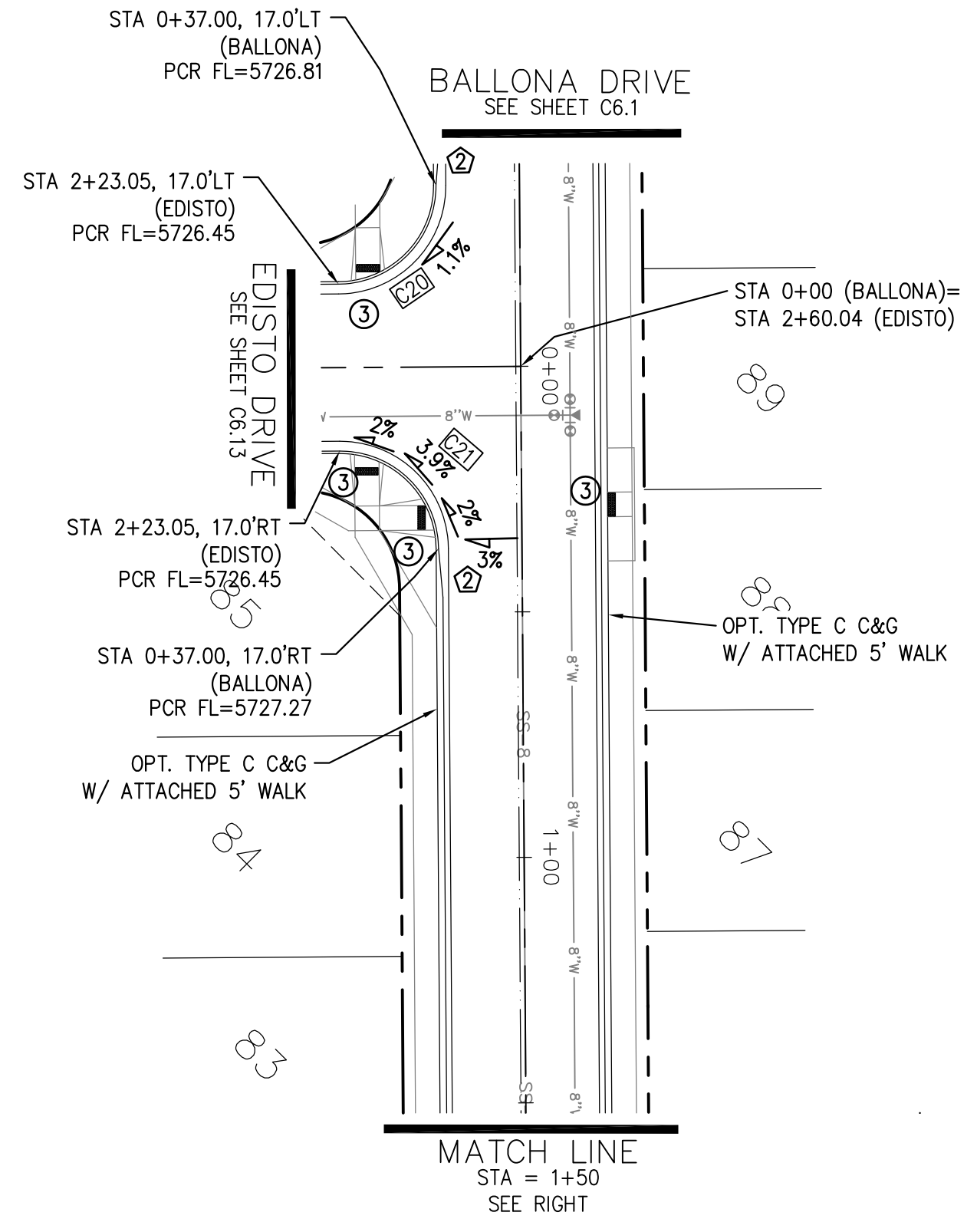
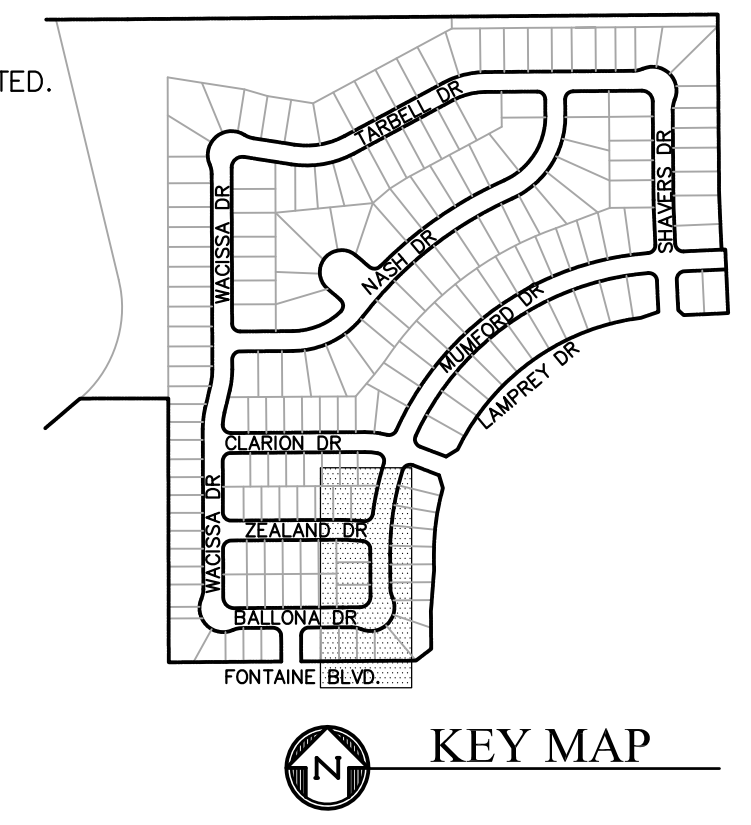
PROJECT NO. 100.044

SHEET NUMBER C6.5

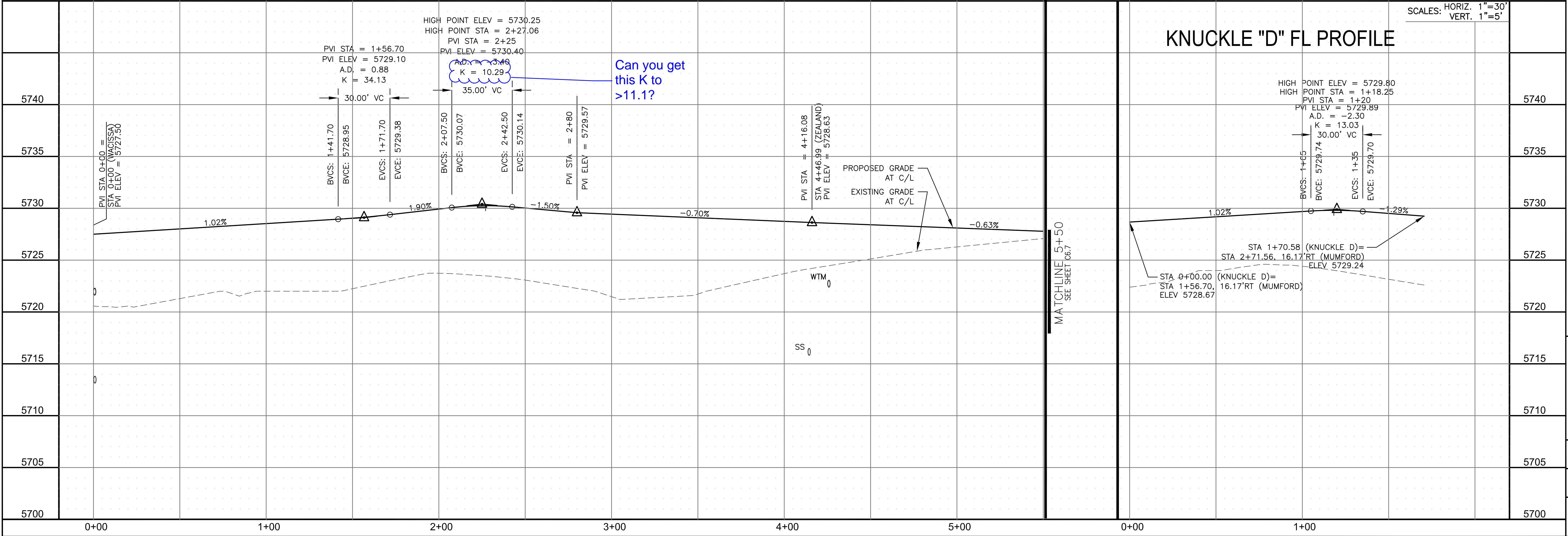
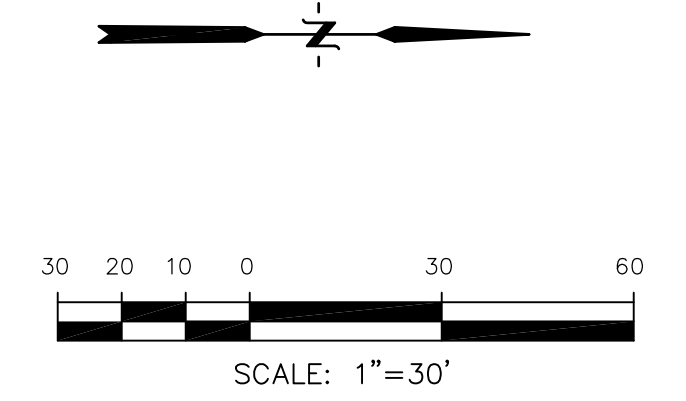
TOTAL SHEETS: 21

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C14	22.02'	48.83	25°50'31"
C15	22.02'	48.83	25°50'31"
C16	126.53'	51.17	141°40'46"
C20	31.42'	20.00	90°00'16"
C21	31.41'	20.00	89°59'44"
C22	30.45'	20.00	87°14'06"
C23	30.45'	20.00	87°14'06"
C39	54.98'	35.00	89°59'44"

- 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



BALLONA DR & MUMFORD DR

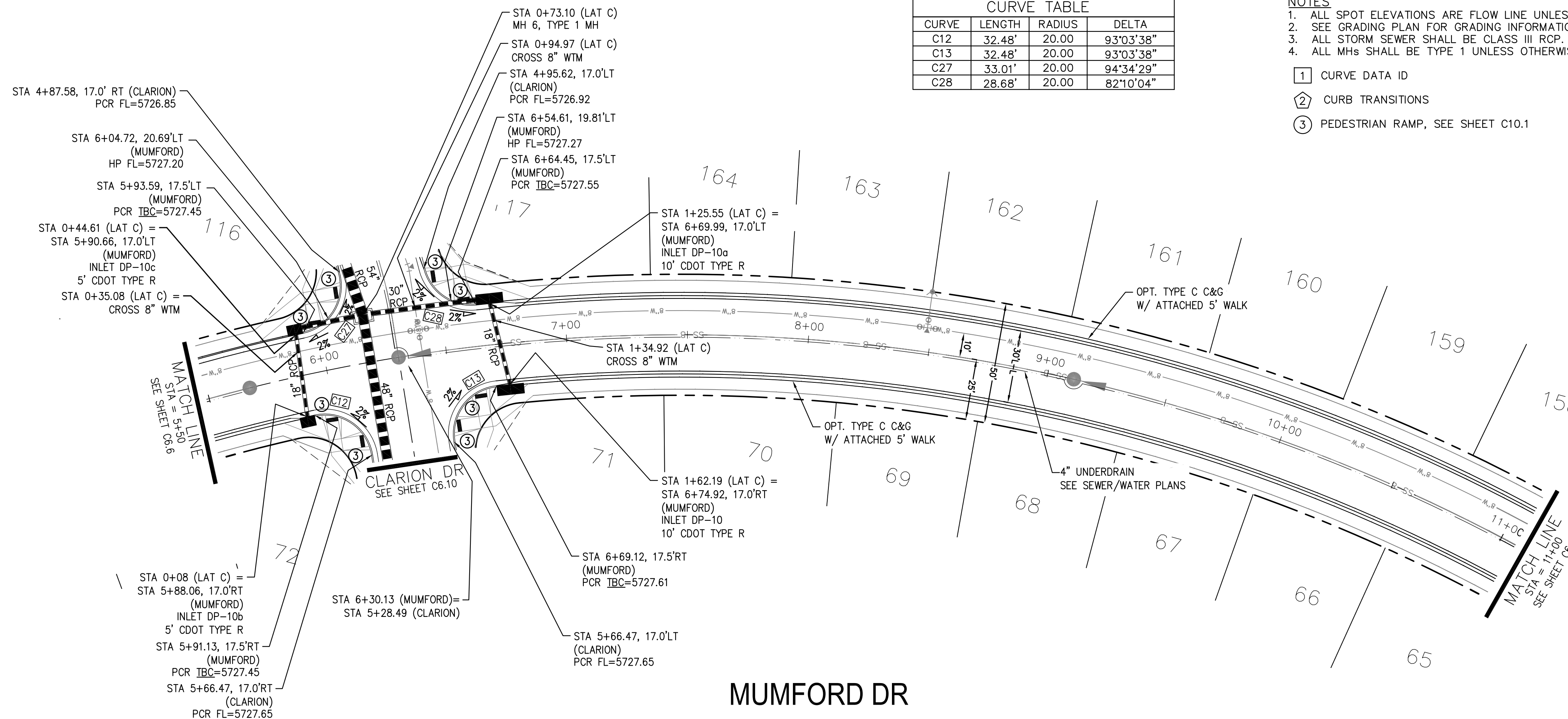


CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRMGHAM, AL 35206
 PH: 205.979.5700
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

PROJECT: LORSON RANCH EAST FILING NO. 2
 212 N. WAHSATCH AVE. SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 FONTAINE BLVD. - LAMPREY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

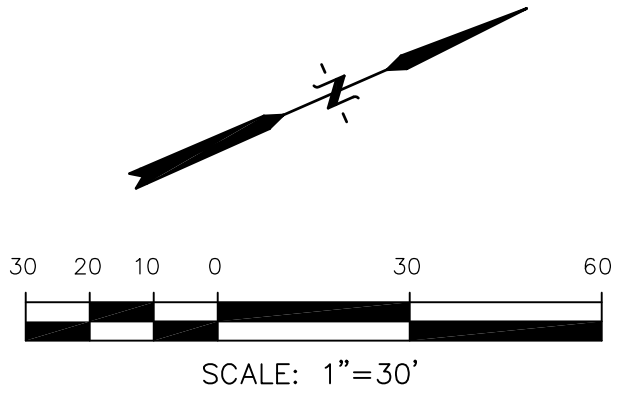
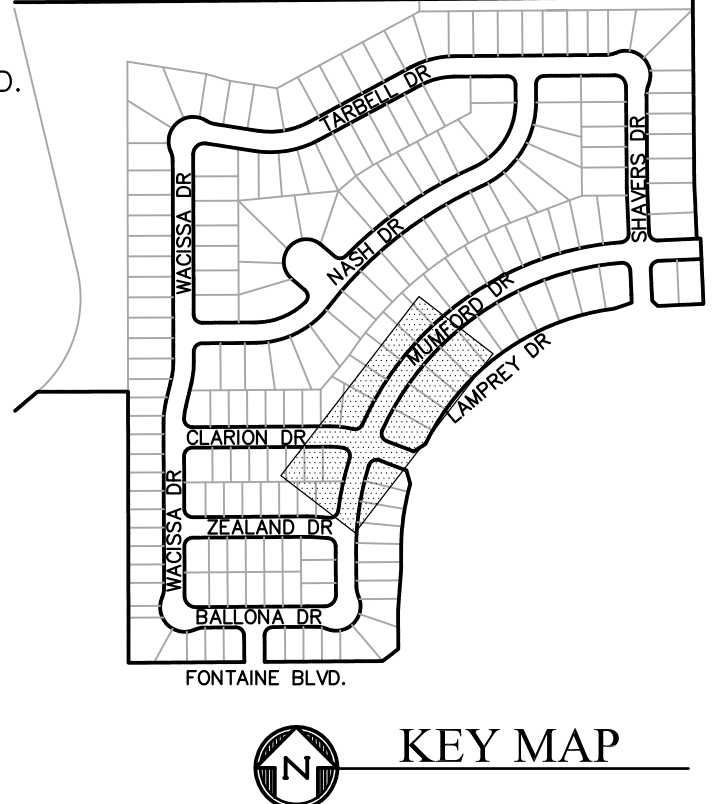
STREET/STORM BALLONA DRIVE & MUMFORD DRIVE STA 0+00 TO 5+50

DATE: JUNE 22, 2018
 PROJECT NO. 100.044
 SHEET NUMBER C6.6
 TOTAL SHEETS: 21



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C12	32.48'	20.00	93°03'38"
C13	32.48'	20.00	93°03'38"
C27	33.01'	20.00	94°34'29"
C28	28.68'	20.00	82°10'04"

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



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 500
 BIRMGHAM, AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

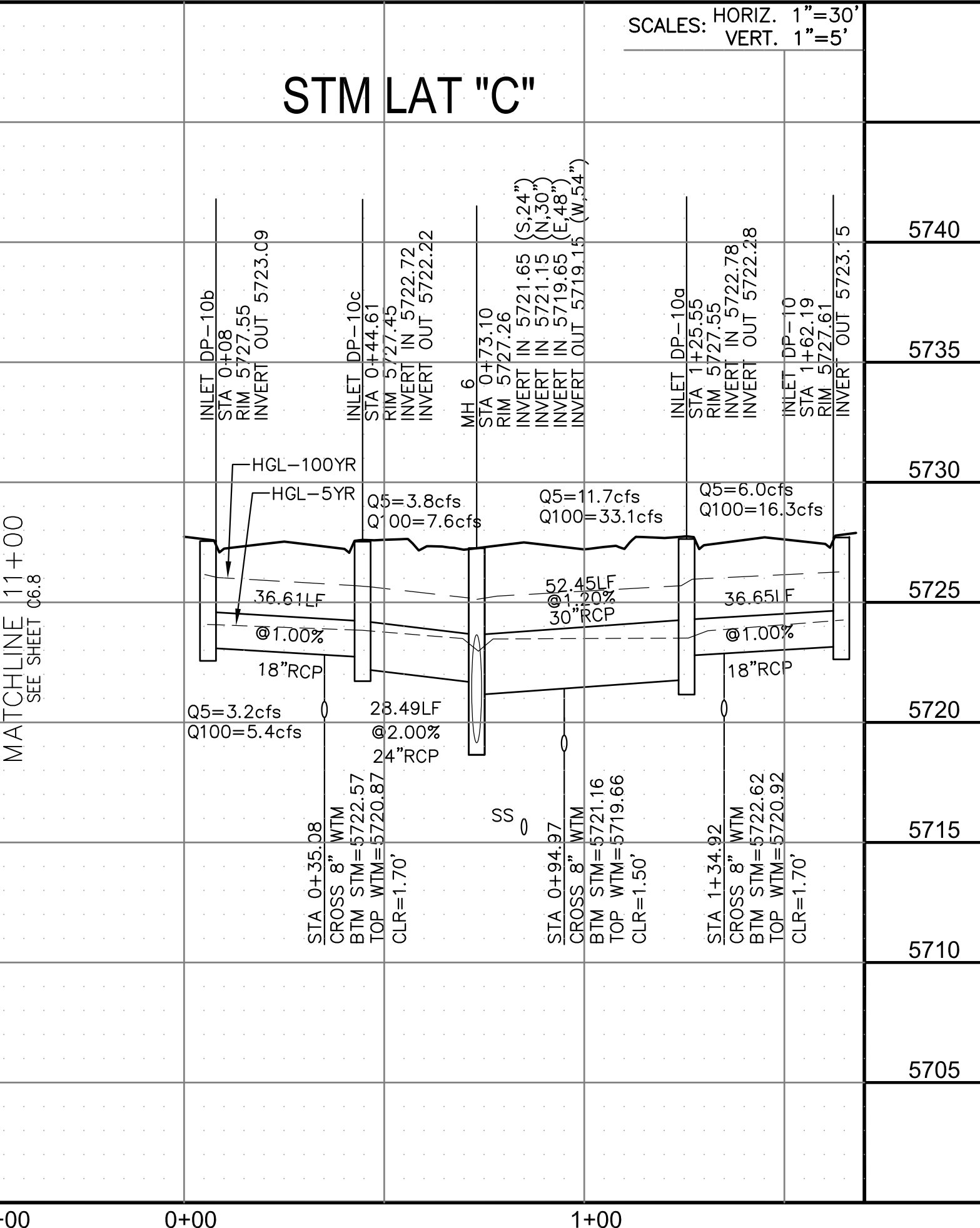
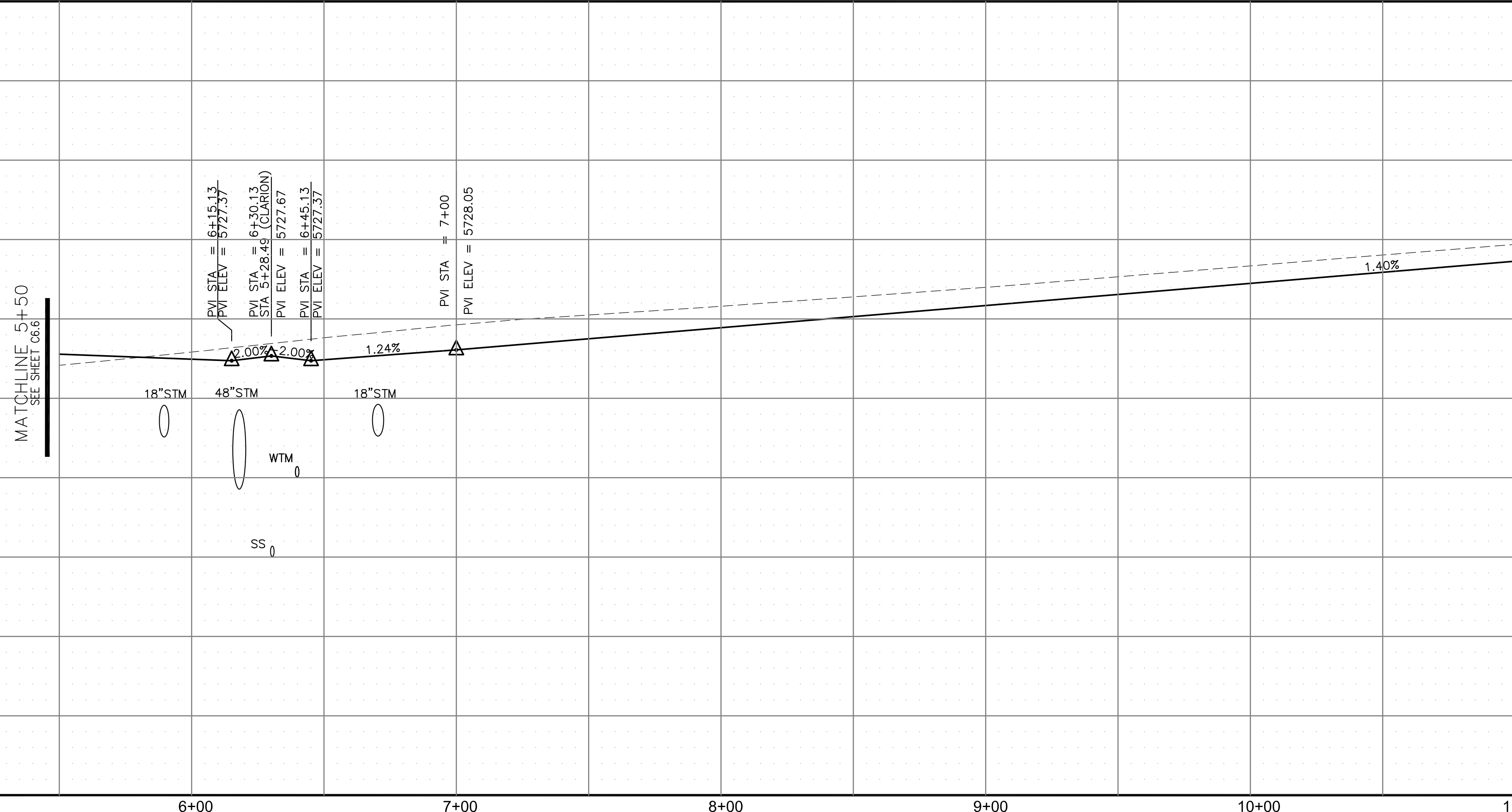
DATE: _____

DESCRIPTION: _____

NO. _____

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

PROJECT: **LORSON RANCH EAST FILING NO. 2**
 212 N. WAHSATCH AVE. SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 FONTAINE BLVD. - LAMPREY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK



STREET/STORM
 MUMFORD DRIVE
 STATION 5+50 TO 11+00

DATE: JUNE 22, 2018

PROJECT NO. 100.044

SHEET NUMBER C6.7

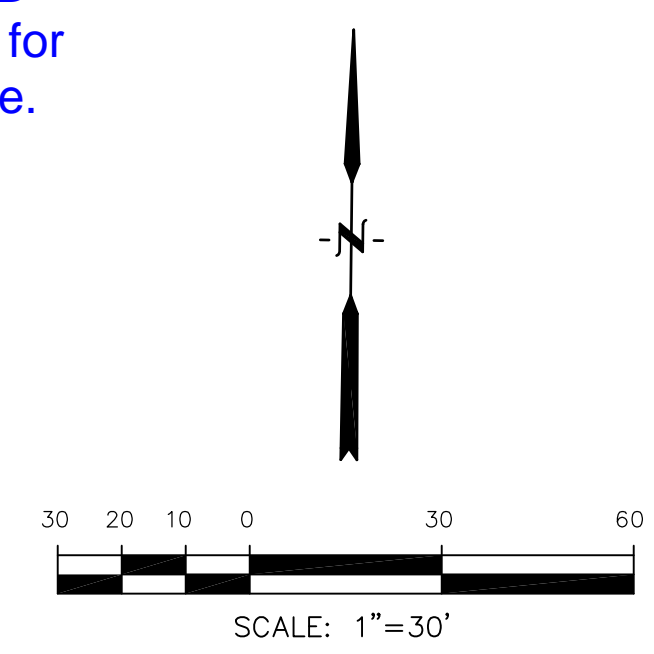
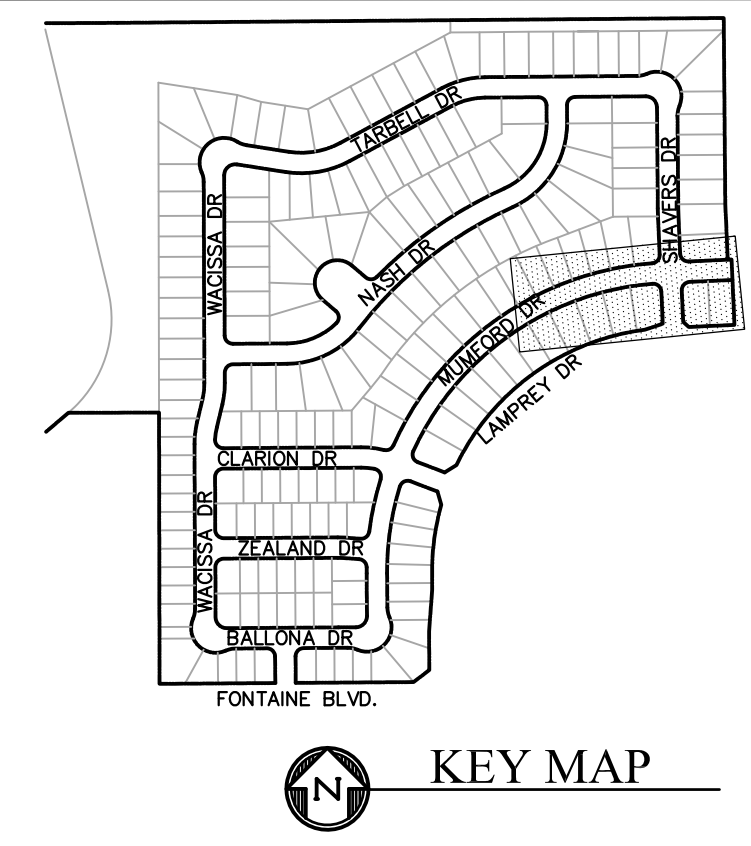
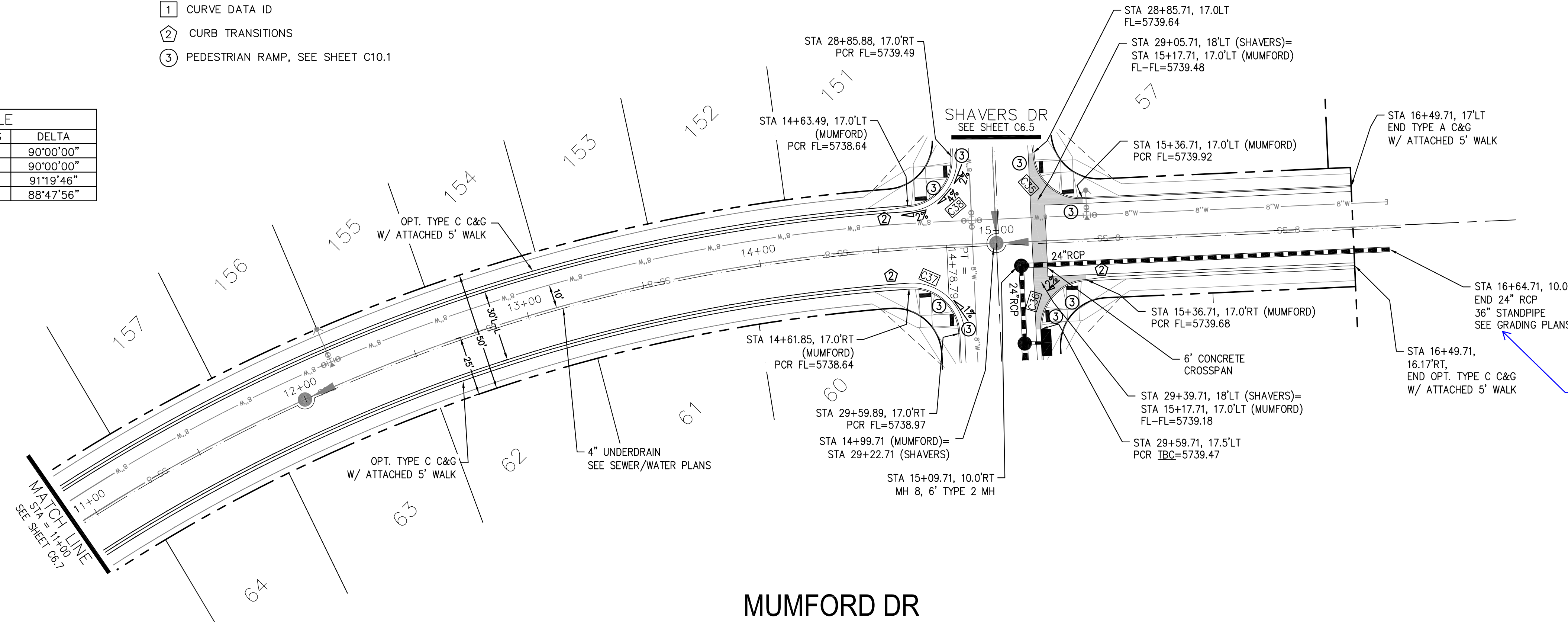
TOTAL SHEETS: 21

NOTES

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

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C35	31.42'	20.00	90°00'00"
C36	31.42'	20.00	90°00'00"
C37	31.88'	20.00	91°19'46"
C38	31.00'	20.00	88°47'56"



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

DATE: _____

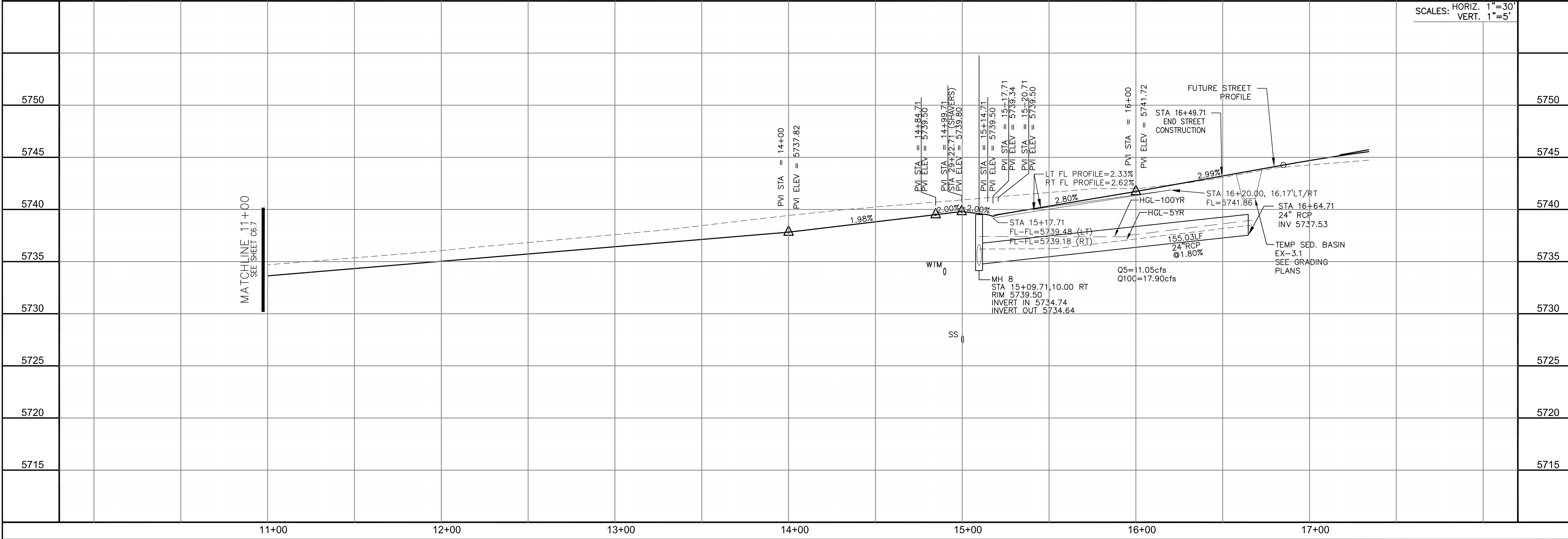
DESCRIPTION: _____

NO. _____

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

PROJECT: **LORSON RANCH EAST FILING NO. 2**
 FONTAINE BLVD. - LAMPREY DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



STREET/STORM: **MUMFORD DRIVE**
 STATION 11+00 TO 16+65

DATE: **JUNE 22, 2018**

PROJECT NO.: **100.044**

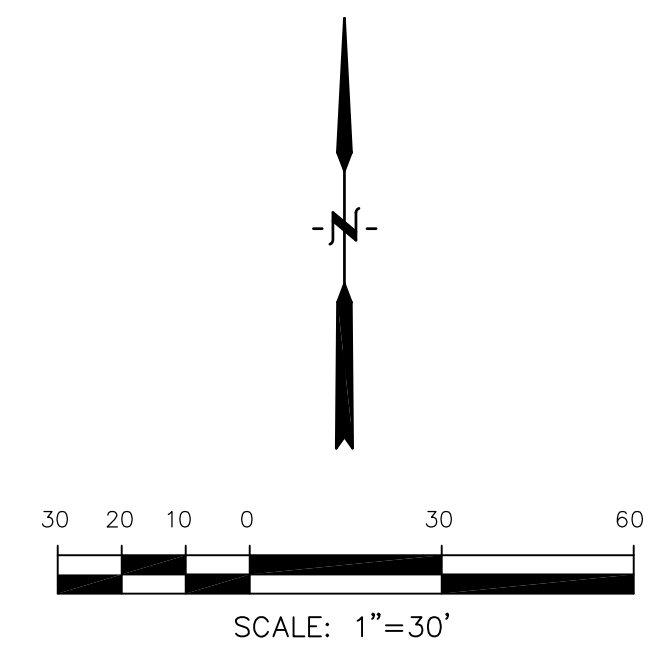
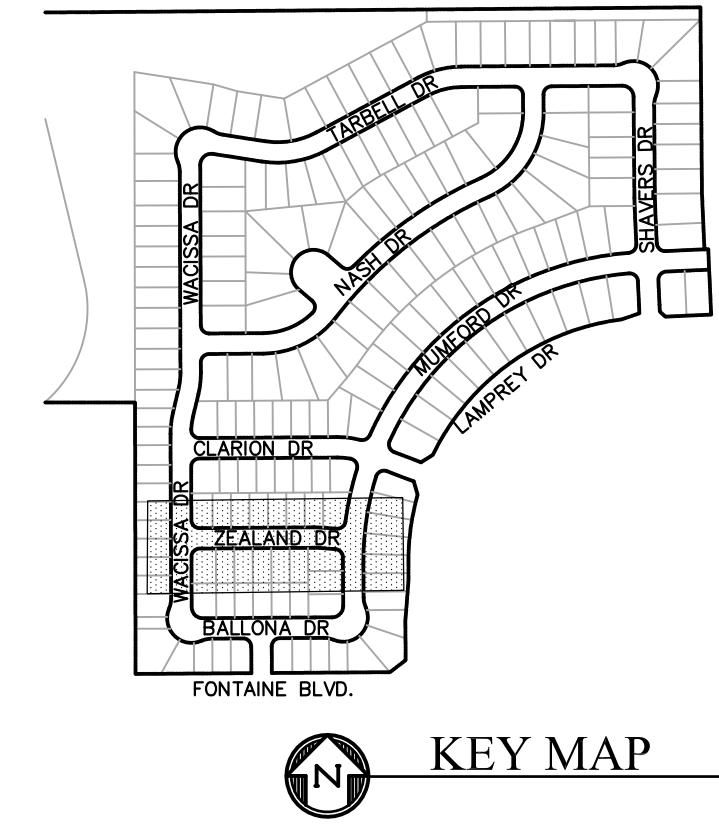
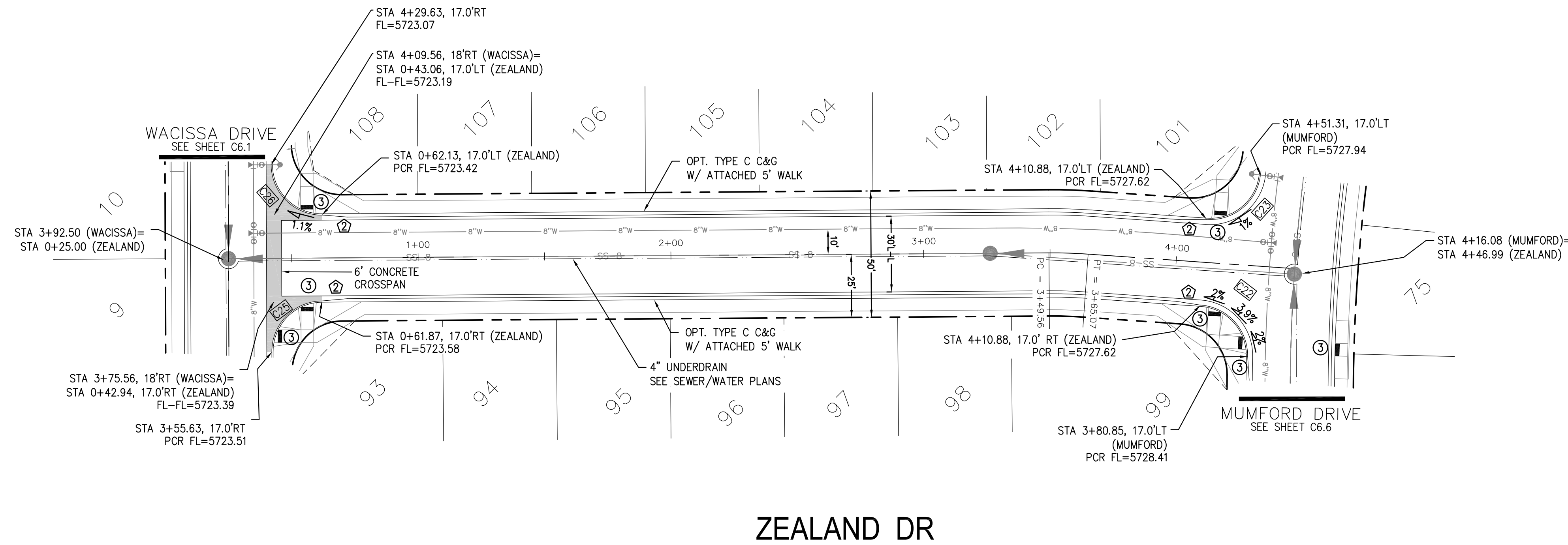
SHEET NUMBER: **C6.8**

TOTAL SHEETS: 21

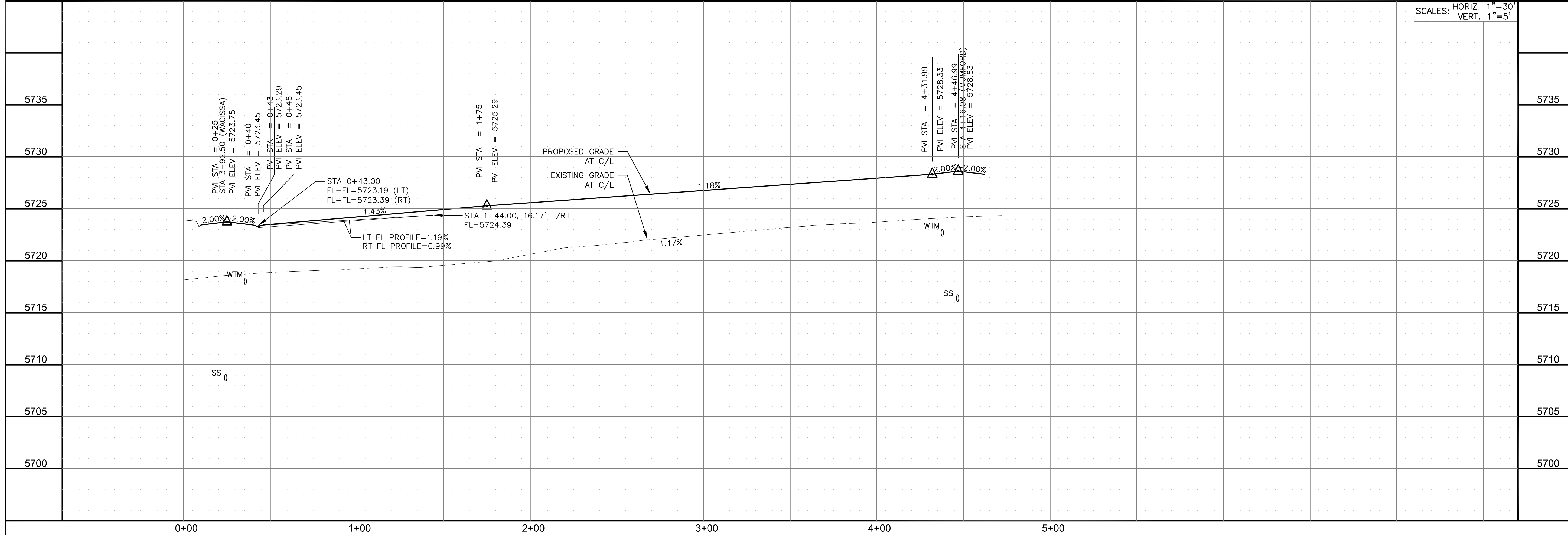
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C22	30.45'	20.00	87°14'06"
C23	30.45'	20.00	87°14'06"
C25	31.35'	20.00	89°48'12"
C26	31.48'	20.00	90°11'48"



ZEALAND DR



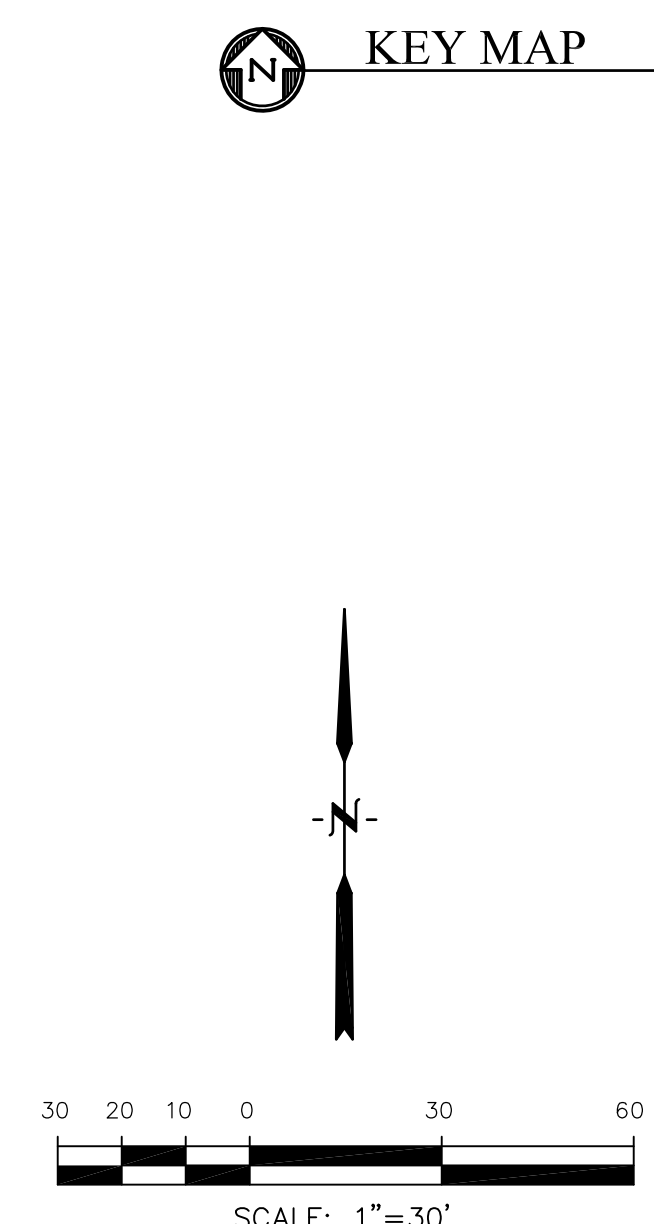
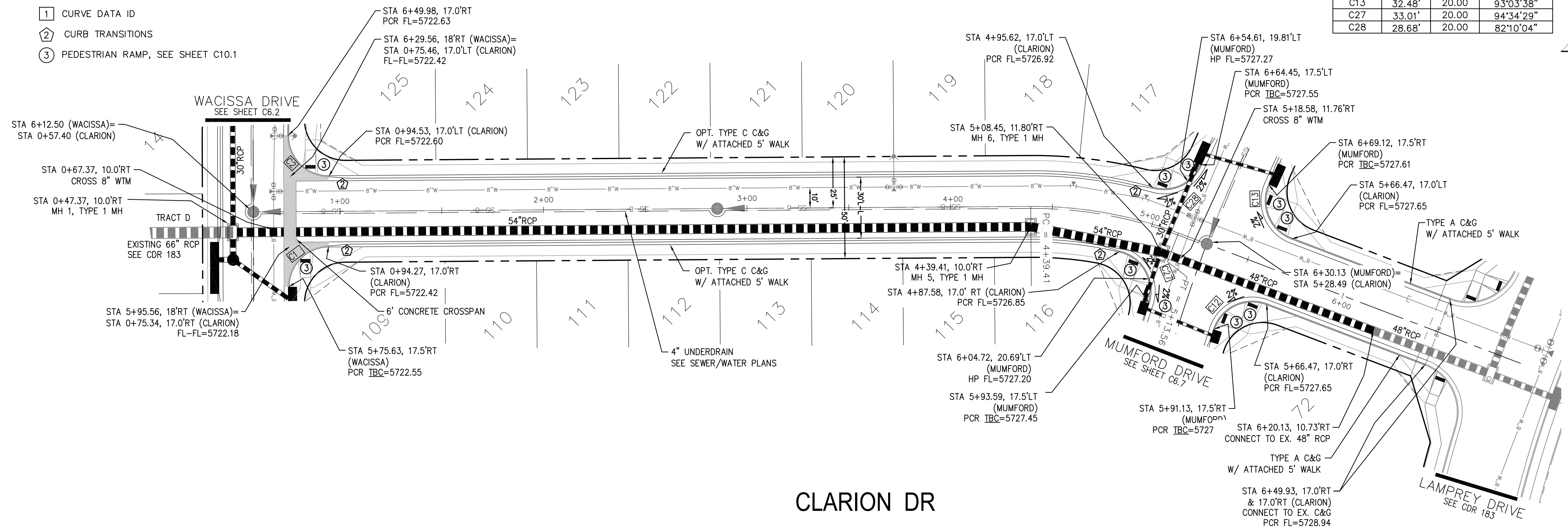
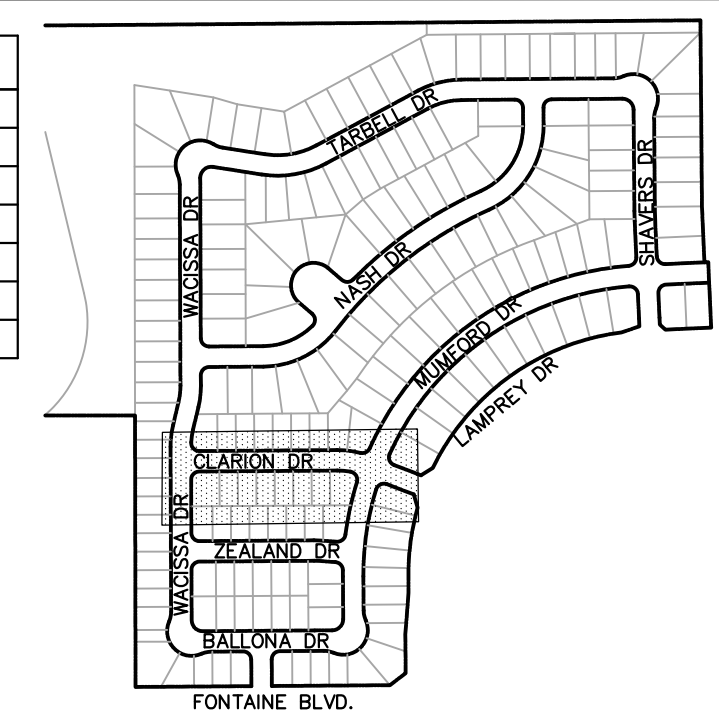
SCALES: HORIZ. 1"=30'
VERT. 1"=5'

<p>CORE ENGINEERING GROUP</p> <p>15004 1ST AVENUE S. DENVER, CO 80202 PHONE: 303.750.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com</p>	DATE
	DESCRIPTION
<p>PROJECT: LORSON RANCH EAST FILING NO. 2 FONTAINE BLVD. - LAMPREY DR COLORADO SPRINGS, COLORADO</p>	<p>PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK</p>
<p>DRAWN: RLS DESIGNED: RLS CHECKED: RLS</p>	<p>STREET/STORM ZEALAND DR STATION 0+00 TO 4+47</p>
<p>DATE: JUNE 22, 2018</p>	<p>PROJECT NO. 100.044</p>
<p>SHEET NUMBER C6.9</p>	<p>TOTAL SHEETS: 21</p>

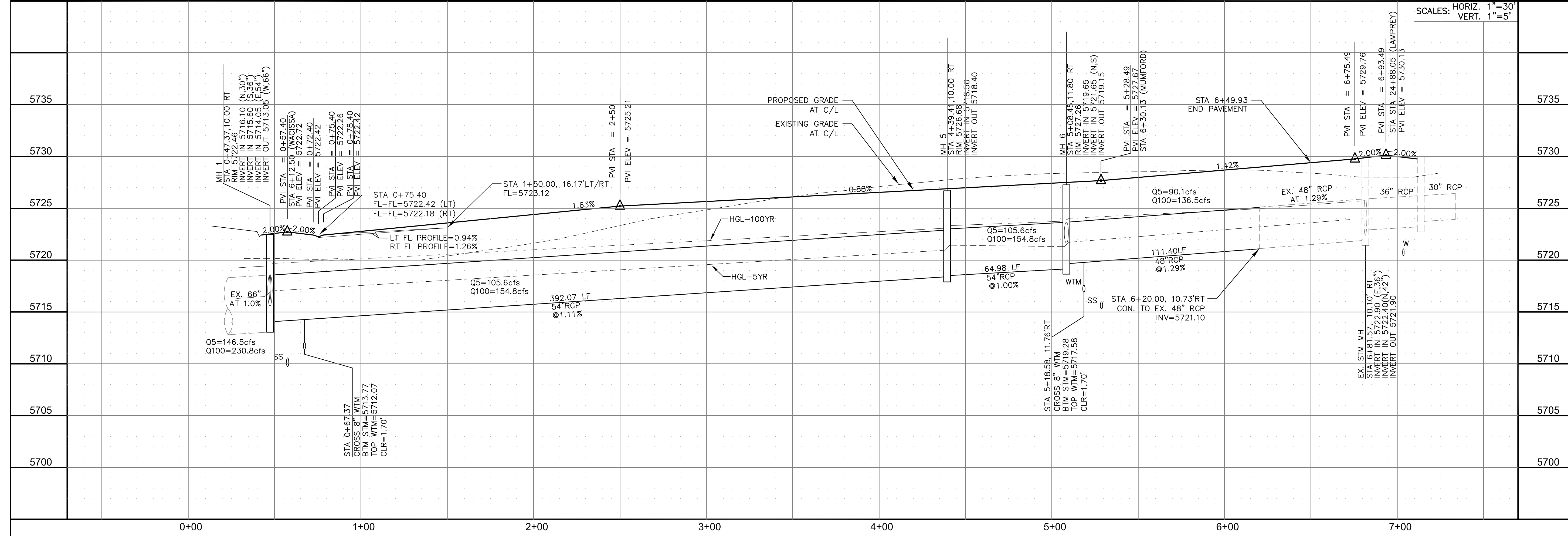
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.35'	20.00	89°48'12"
C2	31.67'	20.00	90°44'09"
C12	32.48'	20.00	93°03'38"
C13	32.48'	20.00	93°03'38"
C27	33.01'	20.00	94°34'29"
C28	28.68'	20.00	82°10'04"



CLARION DR



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. _____

PROJECT: **LORSON RANCH EAST FILING NO. 2**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 FONTAINE BLVD. - LAMPREY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET/STORM
 CLARION DR
 STATION 0+00 TO 6+49

DATE: JUNE 22, 2018

PROJECT NO. 100.044

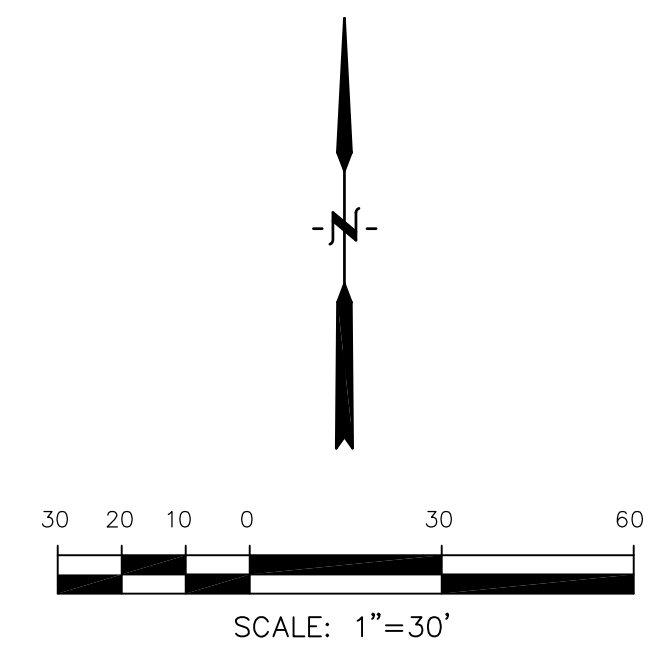
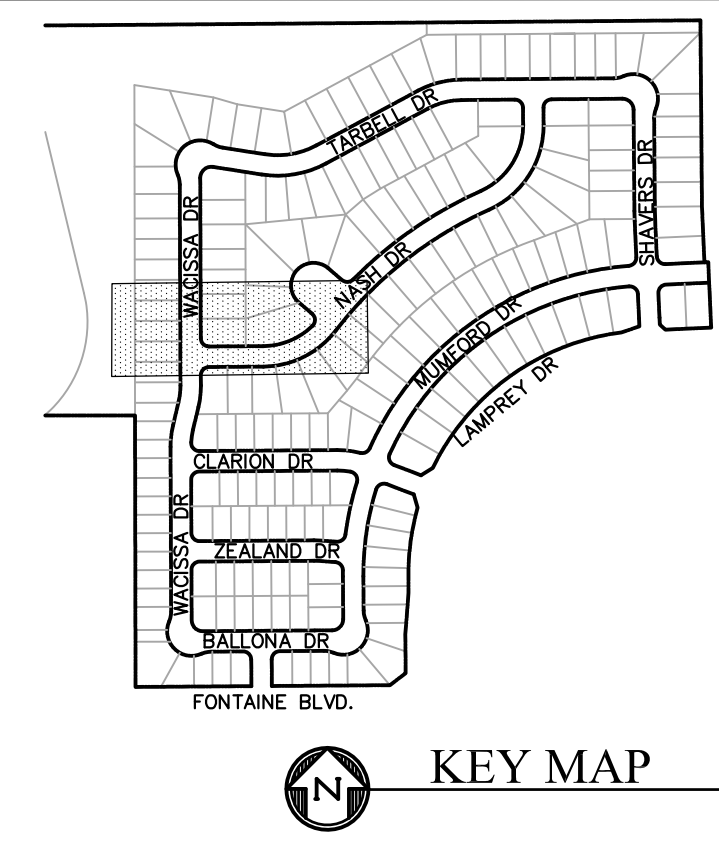
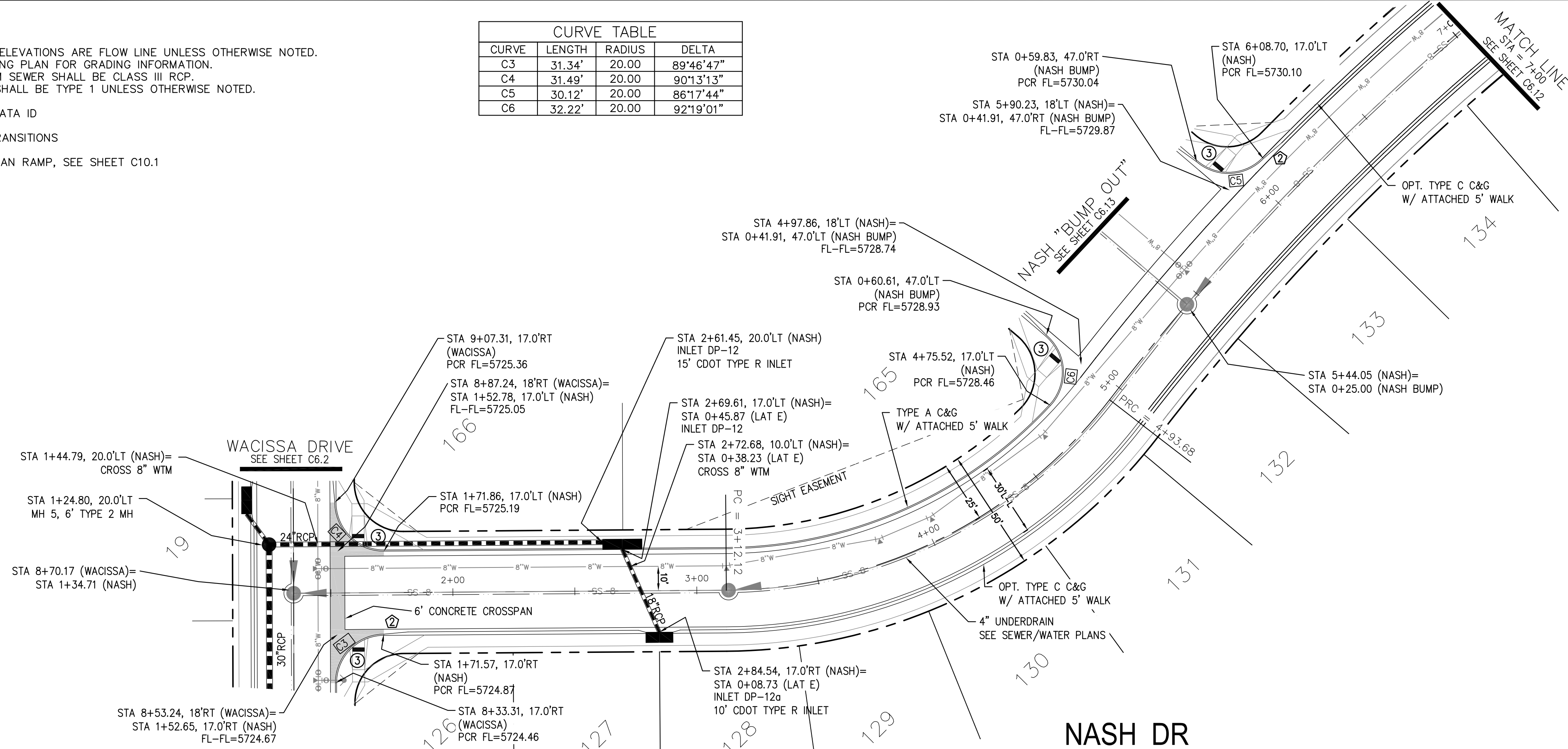
SHEET NUMBER C6.10

TOTAL SHEETS: 21

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

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	31.34'	20.00	89°46'47"
C4	31.49'	20.00	90°13'13"
C5	30.12'	20.00	86°17'44"
C6	32.22'	20.00	92°19'01"

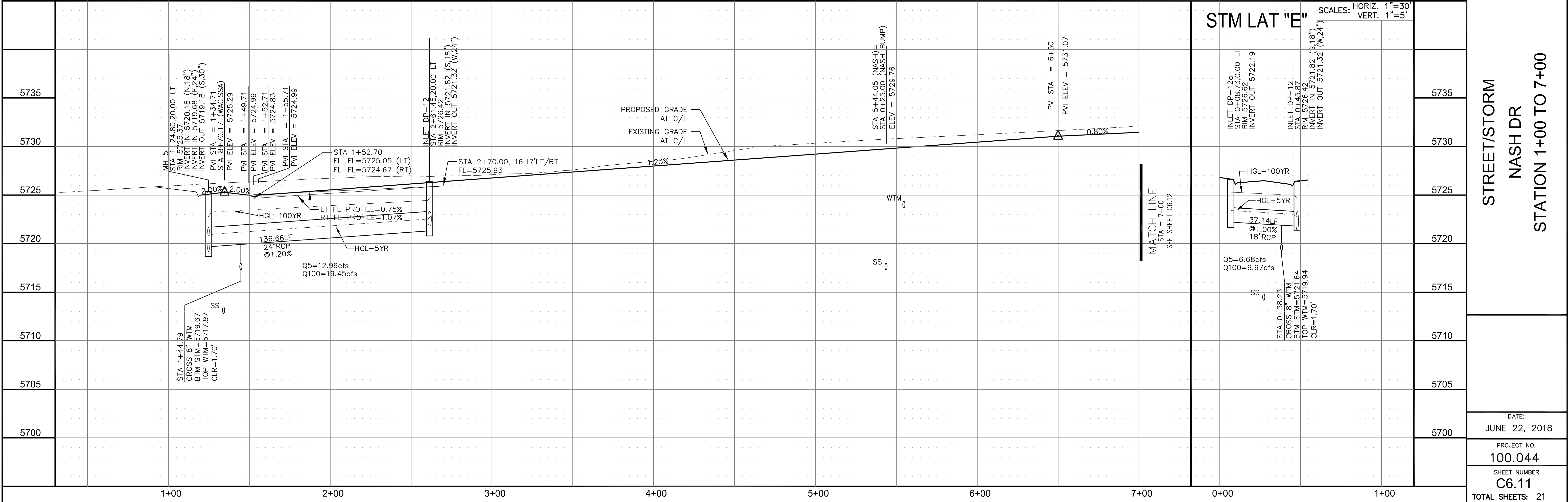


CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 303.757.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

PROJECT: LORSON RANCH EAST FILING NO. 2
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
FONTAINE BLVD. - LAMPREY DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

PREPARED FOR: LORSON, LLC
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 303.757.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

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



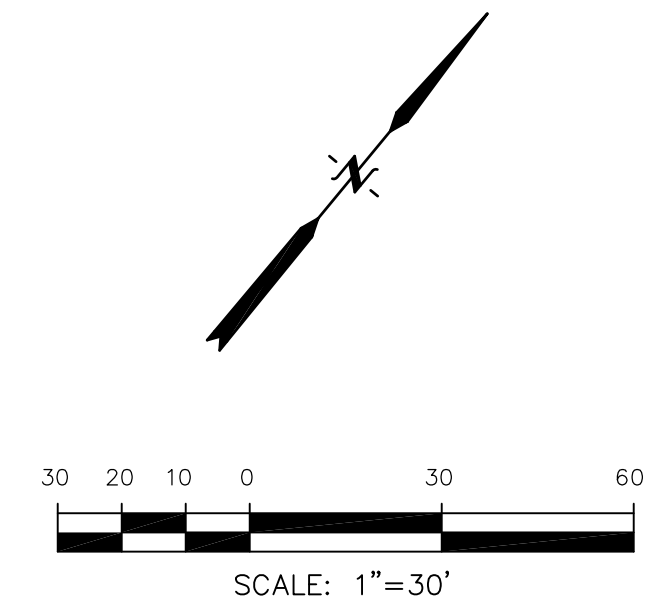
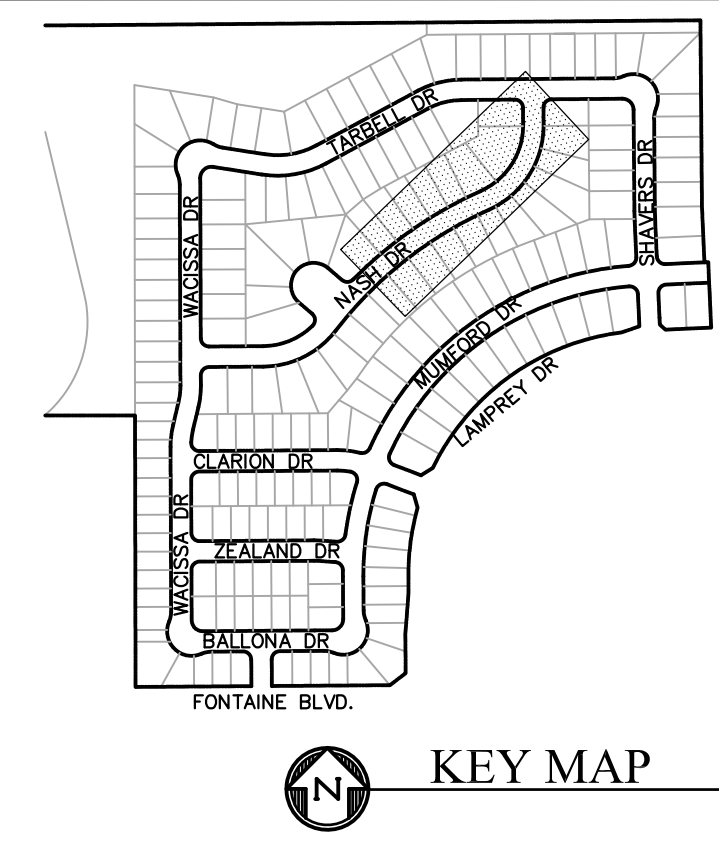
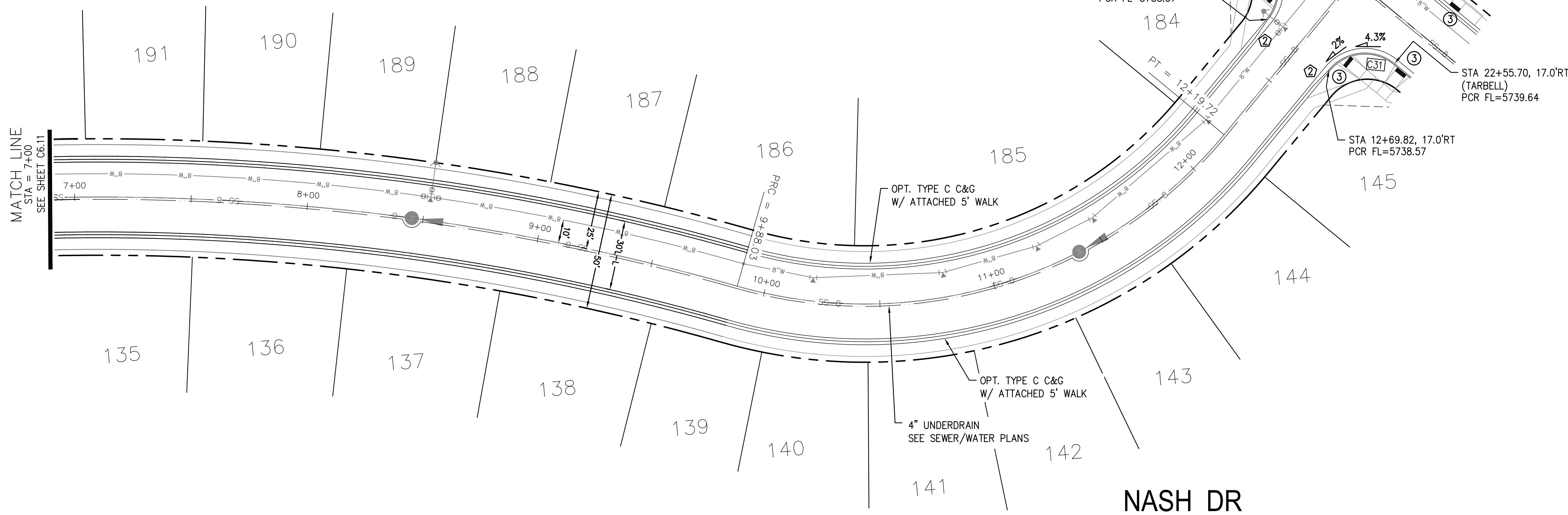
STREET/STORM
NASH DR
STATION 1+00 TO 7+00

DATE: JUNE 22, 2018
PROJECT NO. 100.044
SHEET NUMBER C6.11
TOTAL SHEETS: 21

- 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
C30	31.42'	20.00	90°00'00"
C31	31.42'	20.00	90°00'00"

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



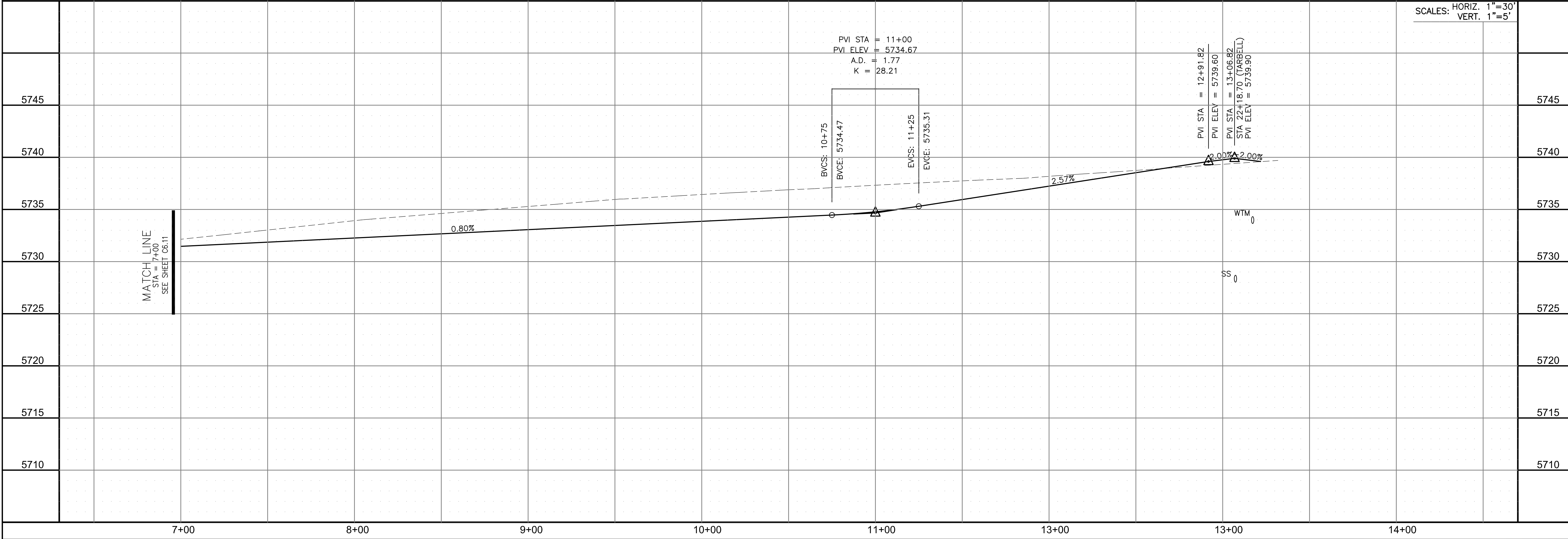
CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 790
 DENVER, CO 80202
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 NO. _____
 DESCRIPTION: _____

PROJECT: **LORSON RANCH EAST**
FILING NO. 2
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 FONTAINE BLVD. - LAMPREY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET/STORM
NASH DR
STATION 7+00 TO 13+31

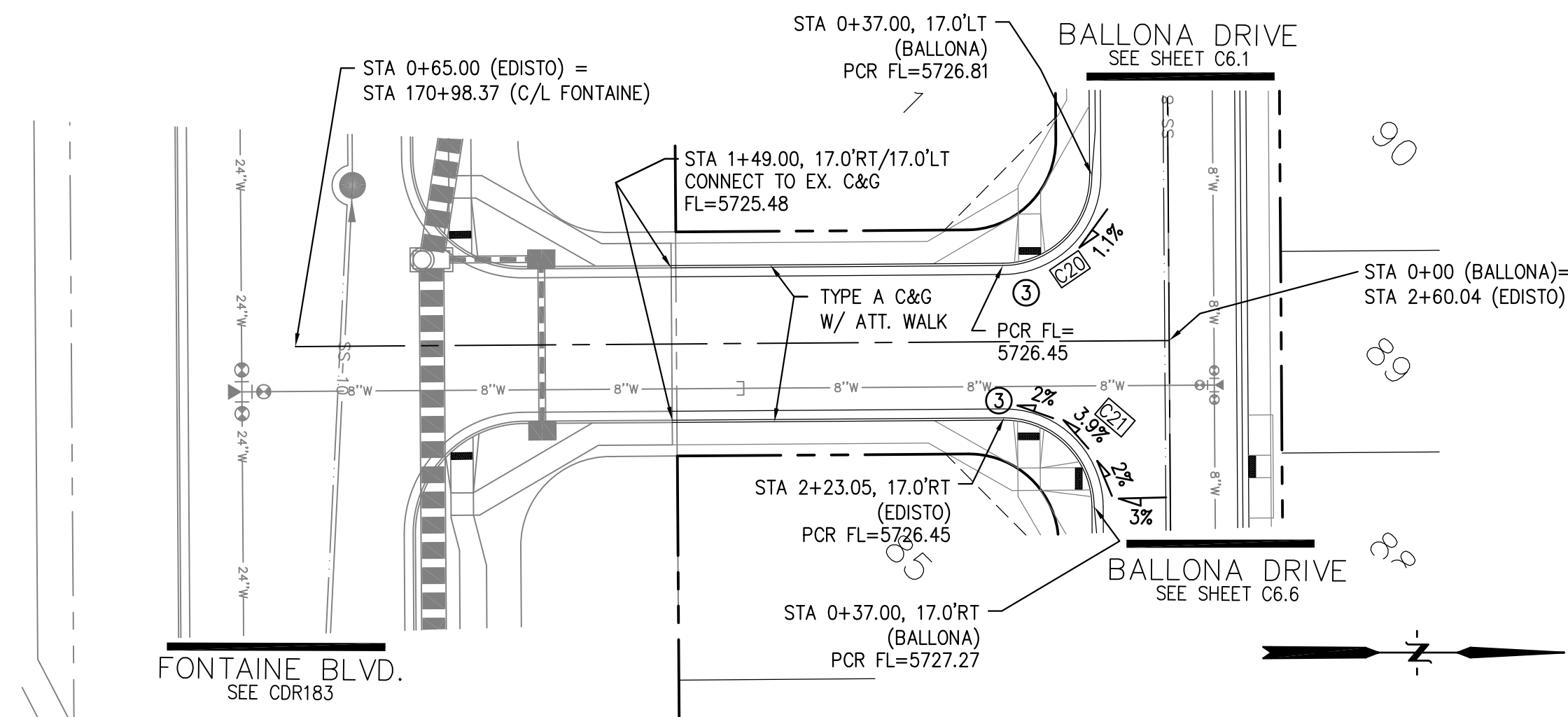


DATE: **JUNE 22, 2018**
 PROJECT NO. **100.044**
 SHEET NUMBER **C6.12**
 TOTAL SHEETS: 21

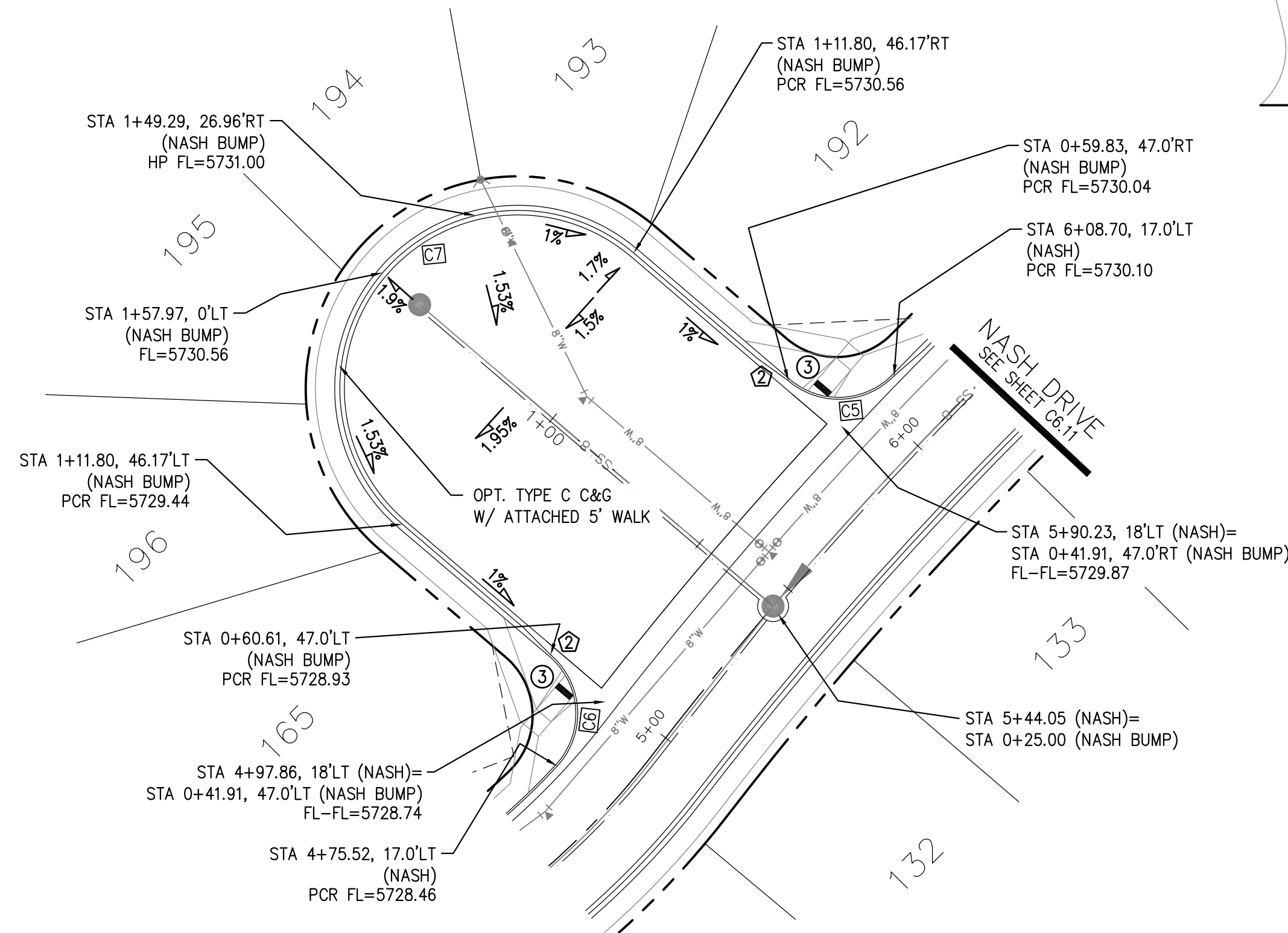
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

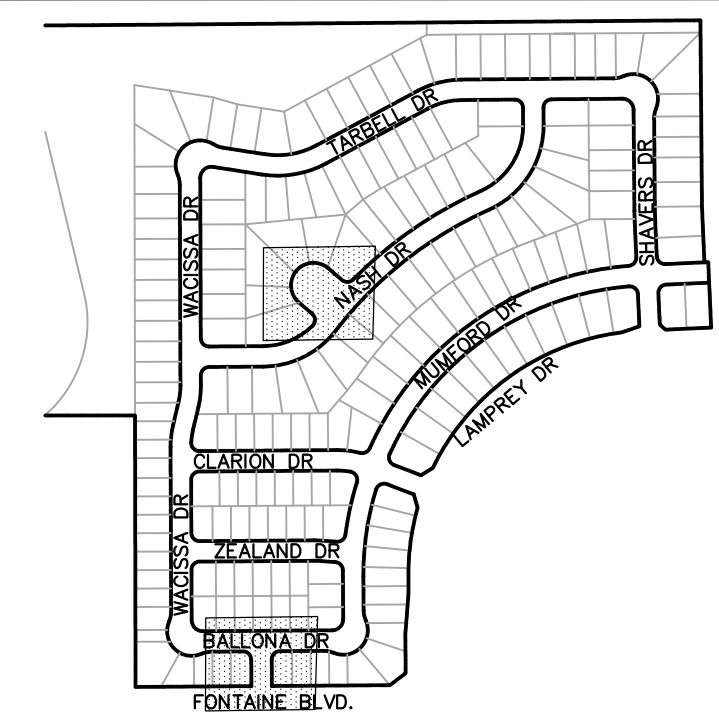
CURVE	LENGTH	RADIUS	DELTA
C5	30.12'	20.00	86°17'44"
C6	32.22'	20.00	92°19'01"
C7	145.05'	46.17	180°00'00"
C20	31.42'	20.00	90°00'16"
C21	31.41'	20.00	89°59'44"



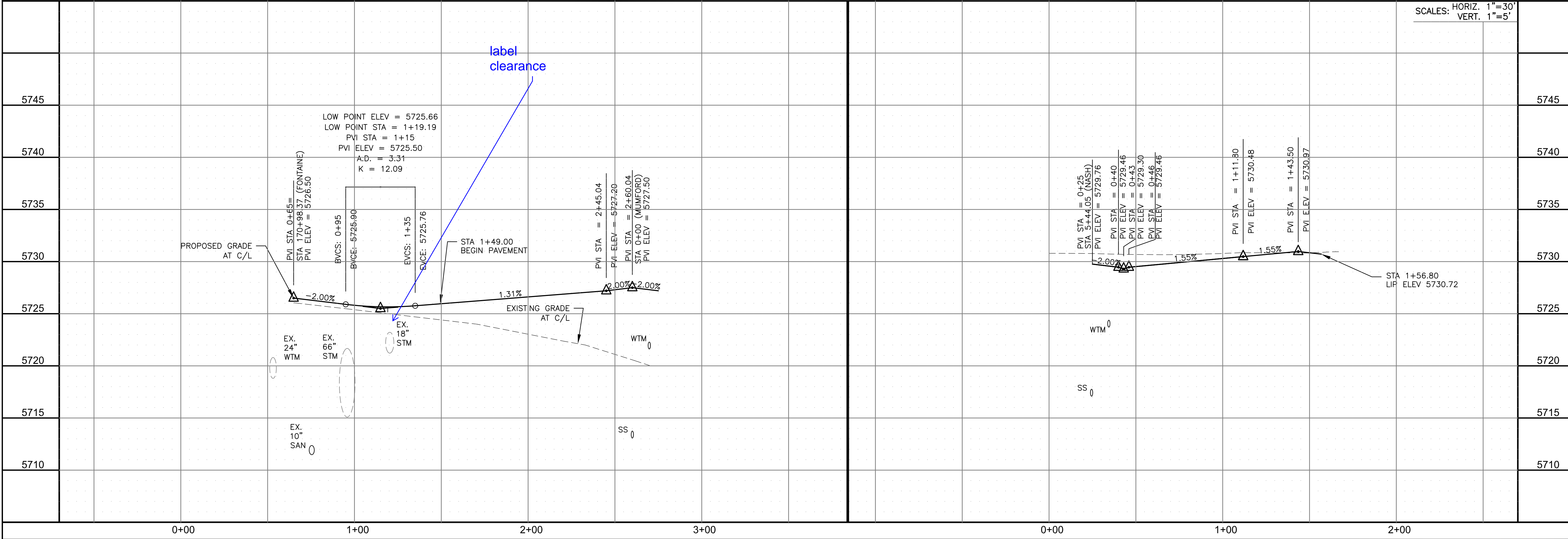
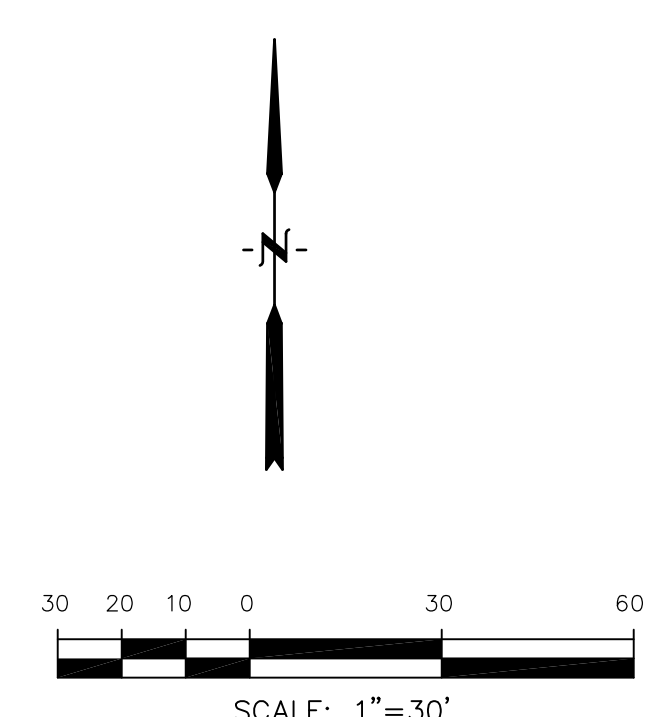
EDISTO DR



NASH "BUMP-OUT"



KEY MAP



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

CORE
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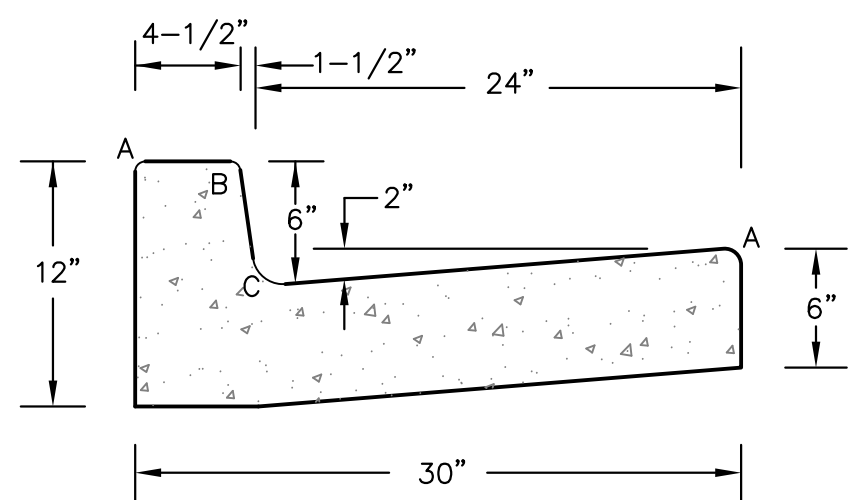
DATE: _____
DESCRIPTION: _____
NO. _____

PROJECT FOR:
LORSON RANCH EAST
FILING NO. 2
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
FONTAINE BLVD. - LAMPREY DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

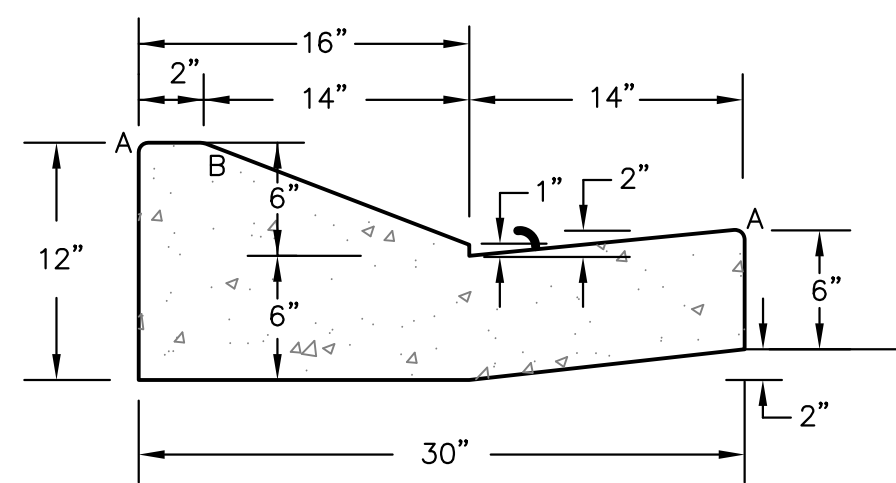
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET/STORM
EDISTO DRIVE AND NASH "BUMP-OUT"
STATION 1+00 TO 3+00

DATE:
JUNE 22, 2018
PROJECT NO.
100.044
SHEET NUMBER
C6.13
TOTAL SHEETS: 21



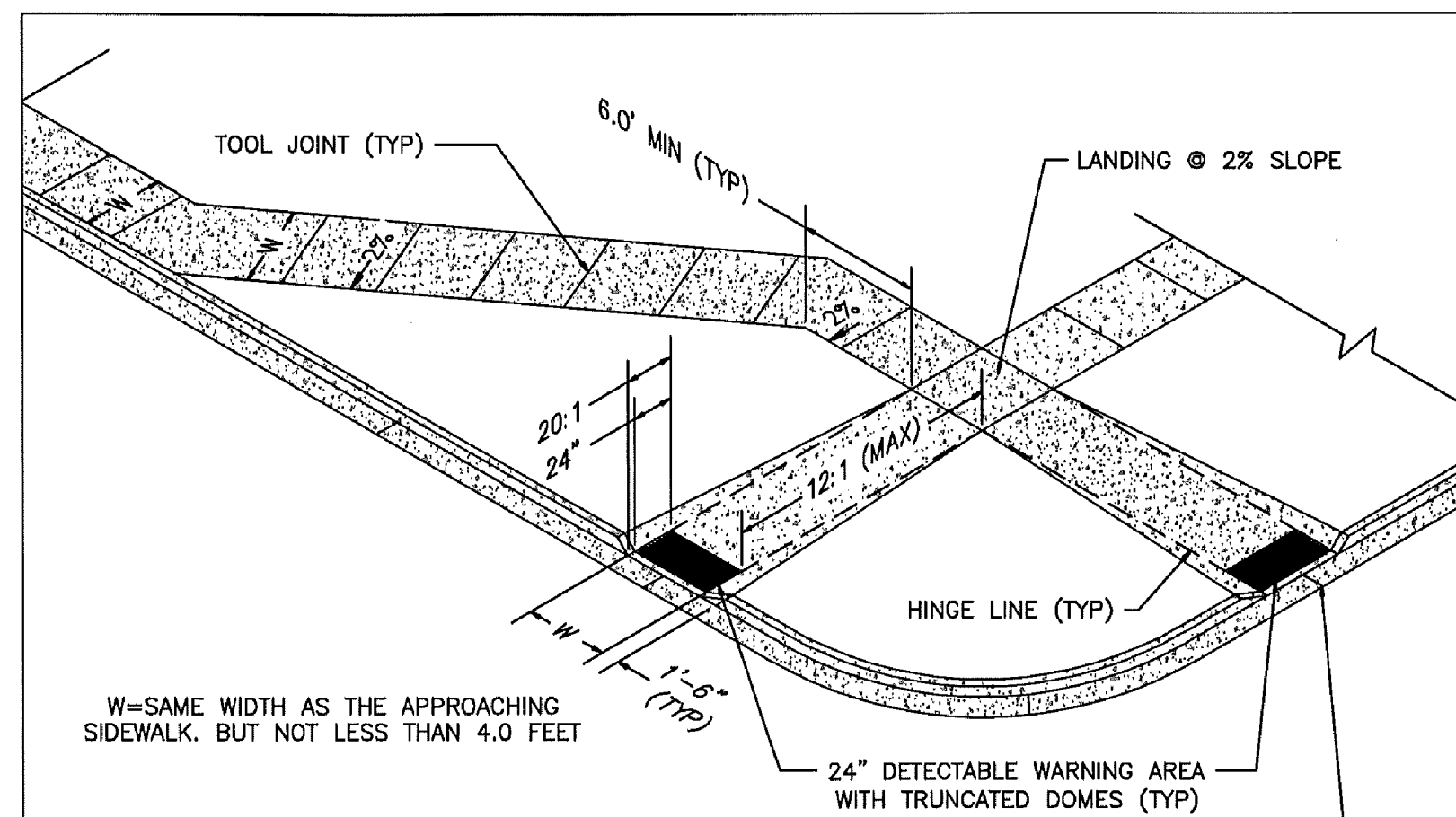
TYPE 'A'
VERTICAL CURB AND GUTTER
SCALE 1" = 1'-0"



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

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

CURB DETAILS (ECM SD 2-20)



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

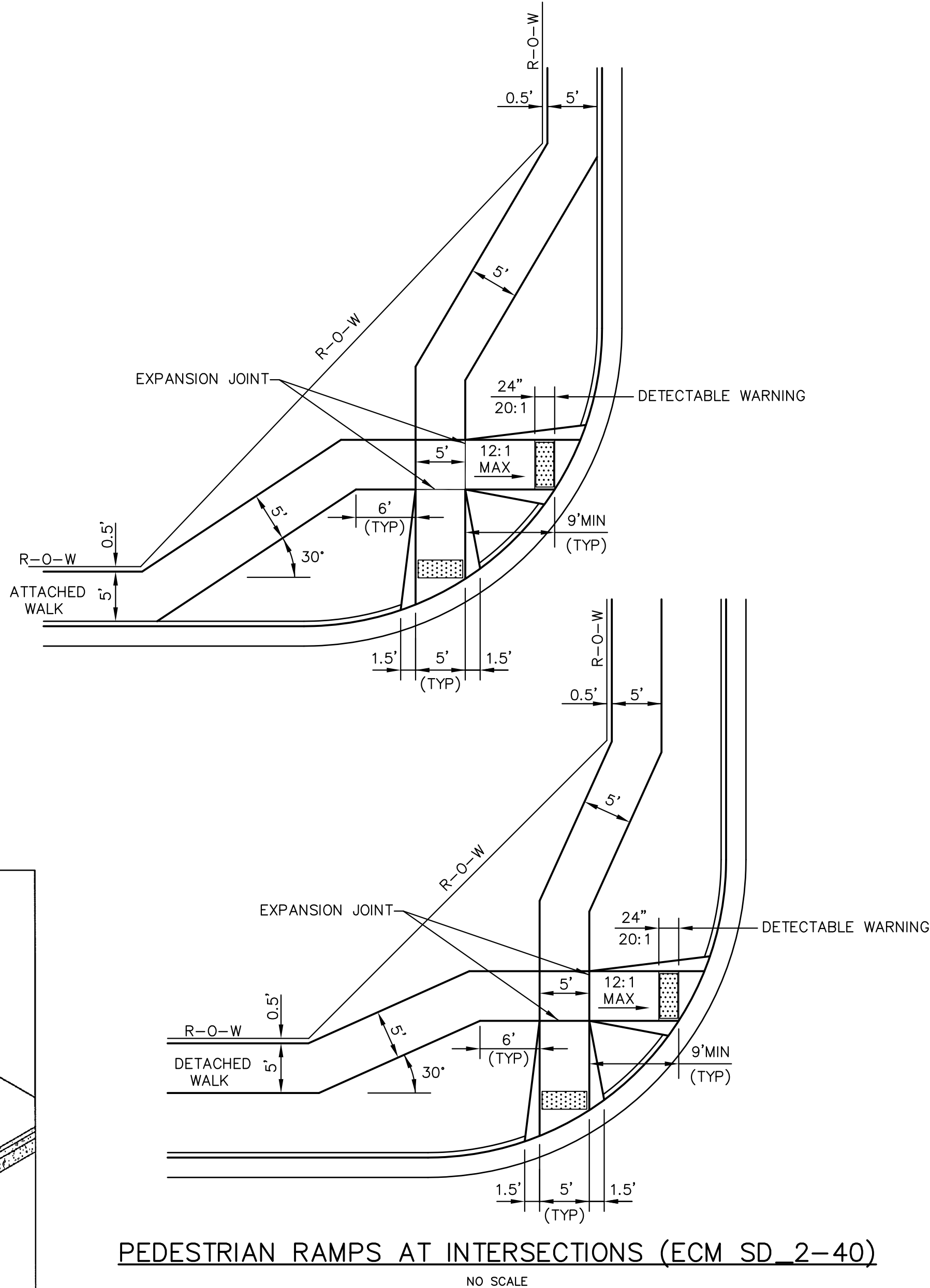
PEDESTRIAN RAMP NOTES

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

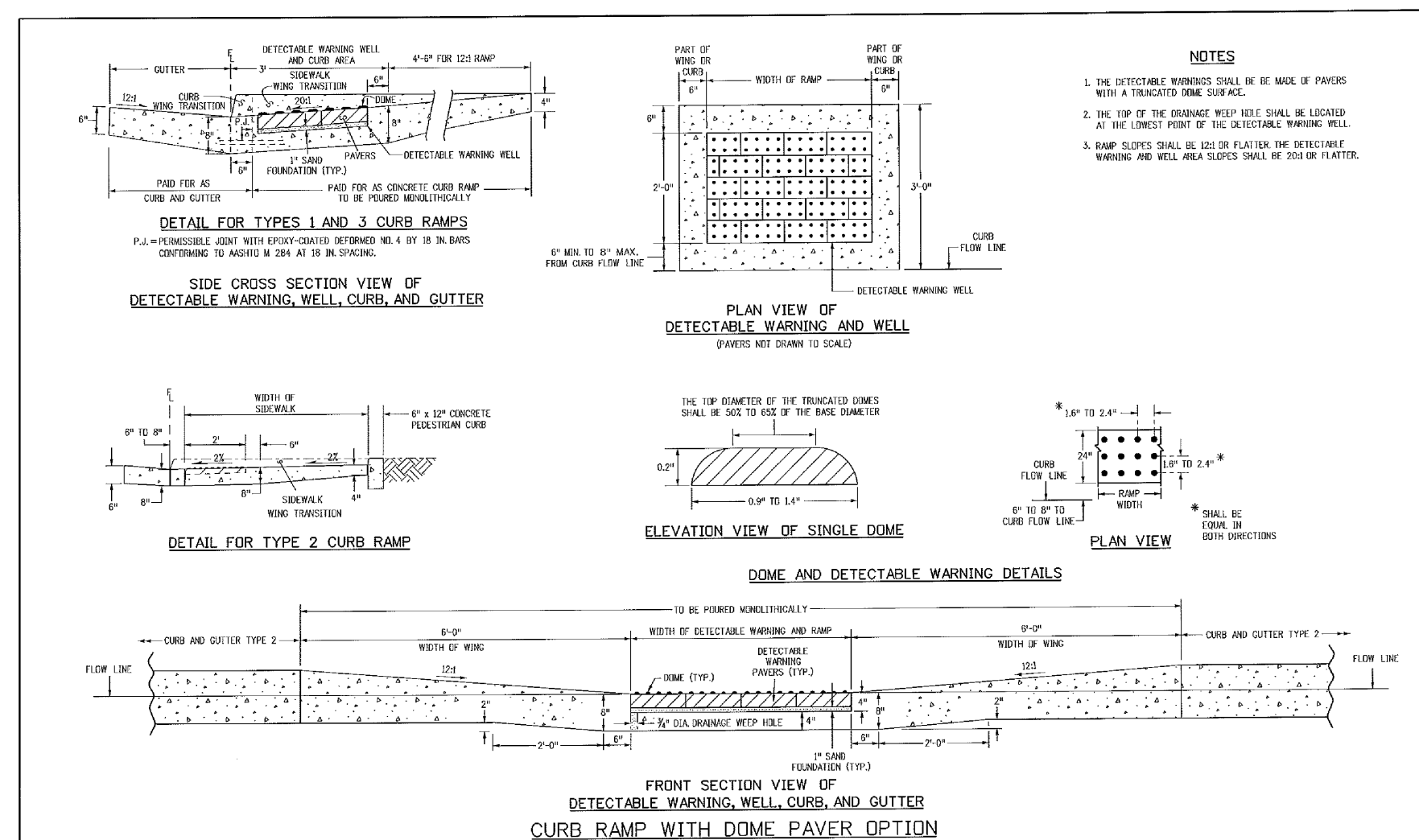
GENERAL NOTES

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

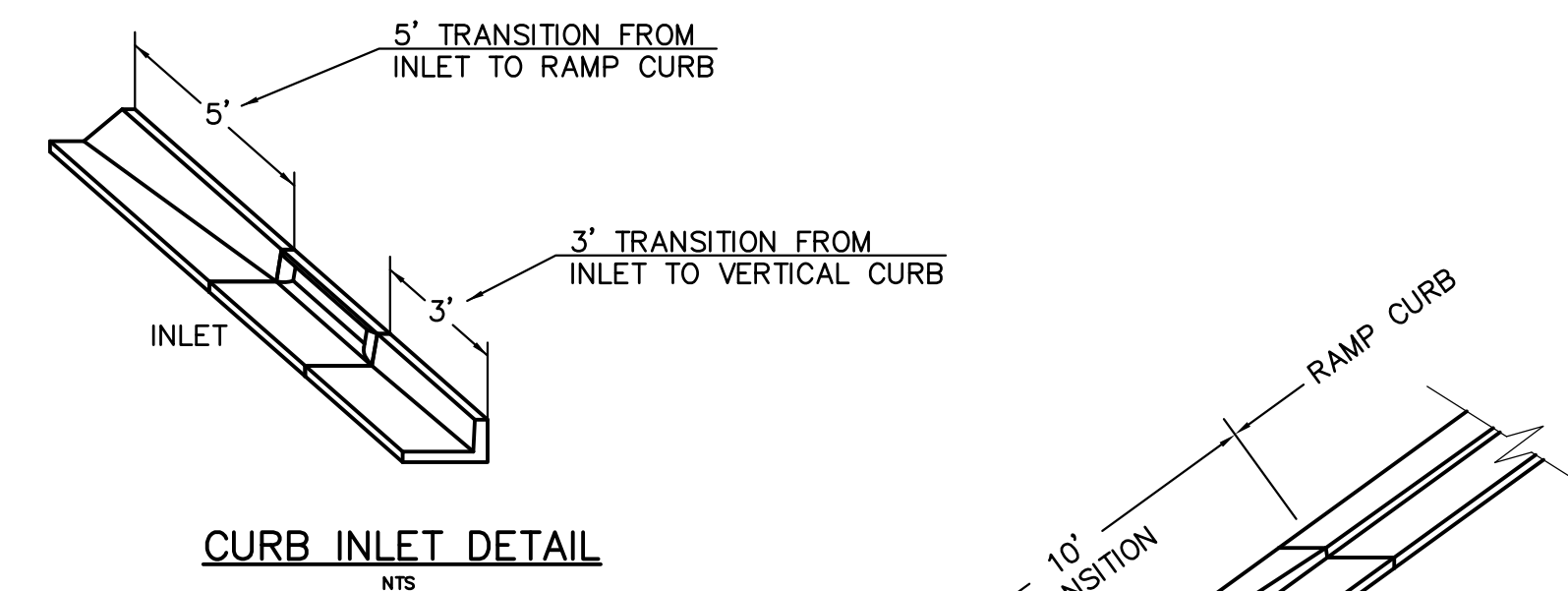
- WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
- PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMP ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING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



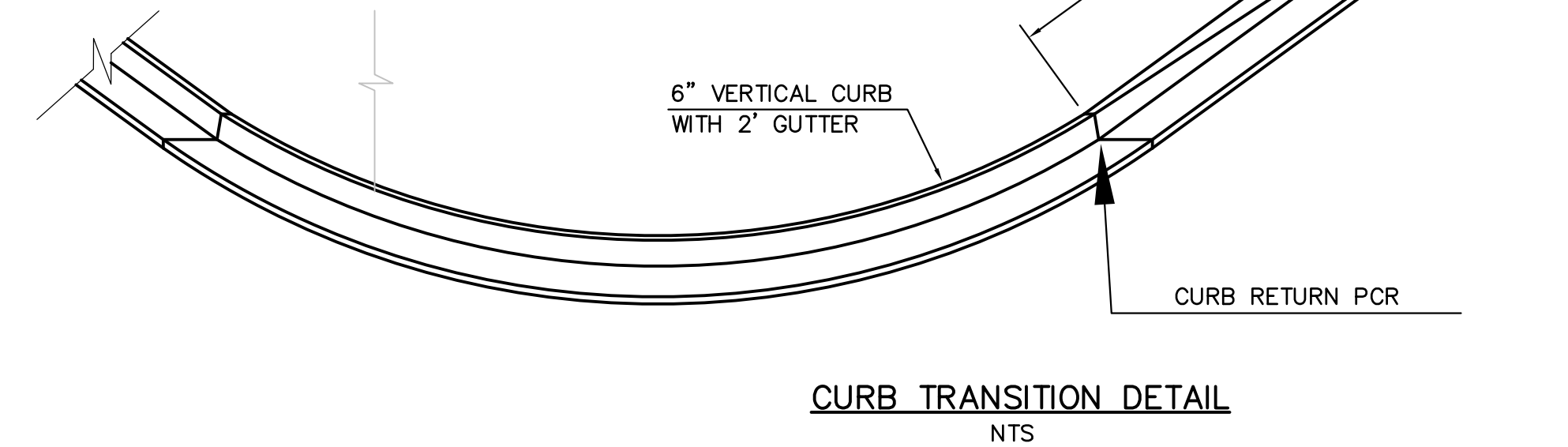
PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD 2-40)
NO SCALE



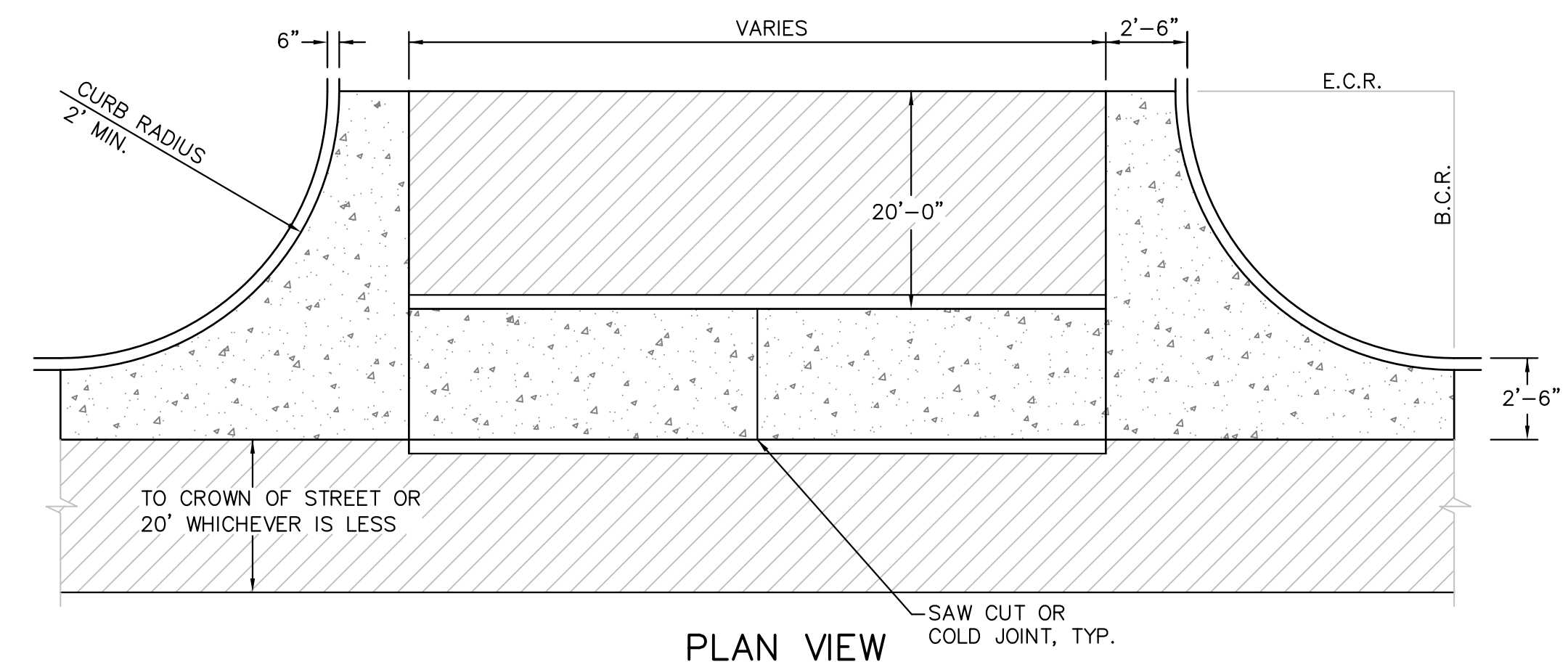
TRUNCATED DOME DETAILS (ECM SD 2-42)
NO SCALE



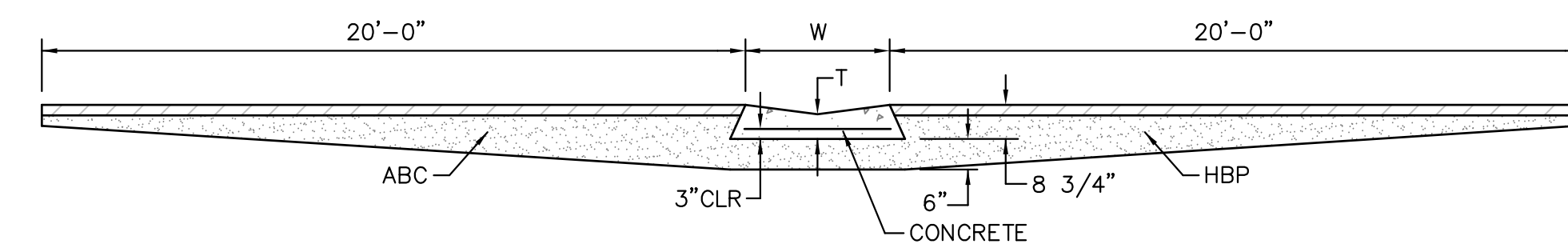
CURB INLET DETAIL
NTS



CURB TRANSITION DETAIL
NTS



PLAN VIEW



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

NOTES

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

DATE APPROVED: 7/9/09 André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 1/18/11 FILE NAME: SD_2-41	
--	--	--

Pedestrian Intersection Ramp
Standard Drawing

Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
C:\projects\100.044\100.044.dwg User: [redacted] Date: 7/9/09 Project: 100.044	01: Initial Design 02: Final Design	Project Development Branch DD/LTA	M-608-1 Sheet No. 6 of 6

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. _____

PROJECT: **LORSON RANCH EAST**
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
FONTAINE BLVD. - LAMPREY DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

PREPARED FOR: **LORSON, LLC**
FILING NO. 2

ROADWAY DETAIL SHEET

DATE: JUNE 22, 2018

PROJECT NO. 100.044

SHEET NUMBER C10.1

TOTAL SHEETS: 21

Computer File Information
 Creation Date: 07/04/12 Initials: DD
 Last Modification Date: 07/04/12 Initials: LTA (CE)D
 File Path: \\c:\projects\2012\07\04\20120704.dwg
 Drawing File Name: 0040120202.dgn
 CAD Tool: MicroStation V8 Suite: Not to Scale Units: English (CE)D

Sheet Revisions

Date	Comments

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

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

Computer File Information
 Creation Date: 07/04/12 Initials: DD
 Last Modification Date: 07/04/12 Initials: LTA (CE)D
 File Path: \\c:\projects\2012\07\04\20120704.dwg
 Drawing File Name: 0040120202.dgn
 CAD Tool: MicroStation V8 Suite: Not to Scale Units: English (CE)D

Sheet Revisions

Date	Comments

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

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

PIPE ID

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

NOTES

- TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D..
- VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
- EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE BE A MAXIMUM OF 16" ABOVE THE FLOOR.
- FLOOR OF THE MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., 1/2" PER FT. MIN.). FLOOR SHALL BE SHAPED AND CHANNELLED; SEE SD_3-2 FOR TYPICAL CHANNEL DETAILS.

SCALE: NOT TO SCALE

DATE APPROVED: 7/9/09
André Brackin
 DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Detail Type I Standard Drawing
 REVISION DATE: 7/9/09 FILE NAME: SD_3-1

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

NOTES

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

SCALE: NOT TO SCALE

DATE APPROVED: 11/10/04
André P. Brackin
 DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Detail Type II Standard Drawing
 REVISION DATE: 11/10/04 FILE NAME: SD_3-2

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

NOTES

- TYPE "C" LID DESIGN 1" X 1" SCORED 1/32" ± DEEP
- 2" MIN. STD. LETTERING - STAMPED INTO CONCRETE
- CONC. CURB PAN
- STORM SEWER NO DUMPING
- TYPE "R" INLET ALTERNATIVE LABELING

SCALE: NOT TO SCALE

DATE APPROVED: 9/16/10
André P. Brackin
 DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Details Standard Drawing
 REVISION DATE: 9/16/10 FILE NAME: SD_3-5

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

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 15004 15TH AVE. S.E.
 PLUMMER, CO. 80456
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 EMAIL: Rich@cegi.com

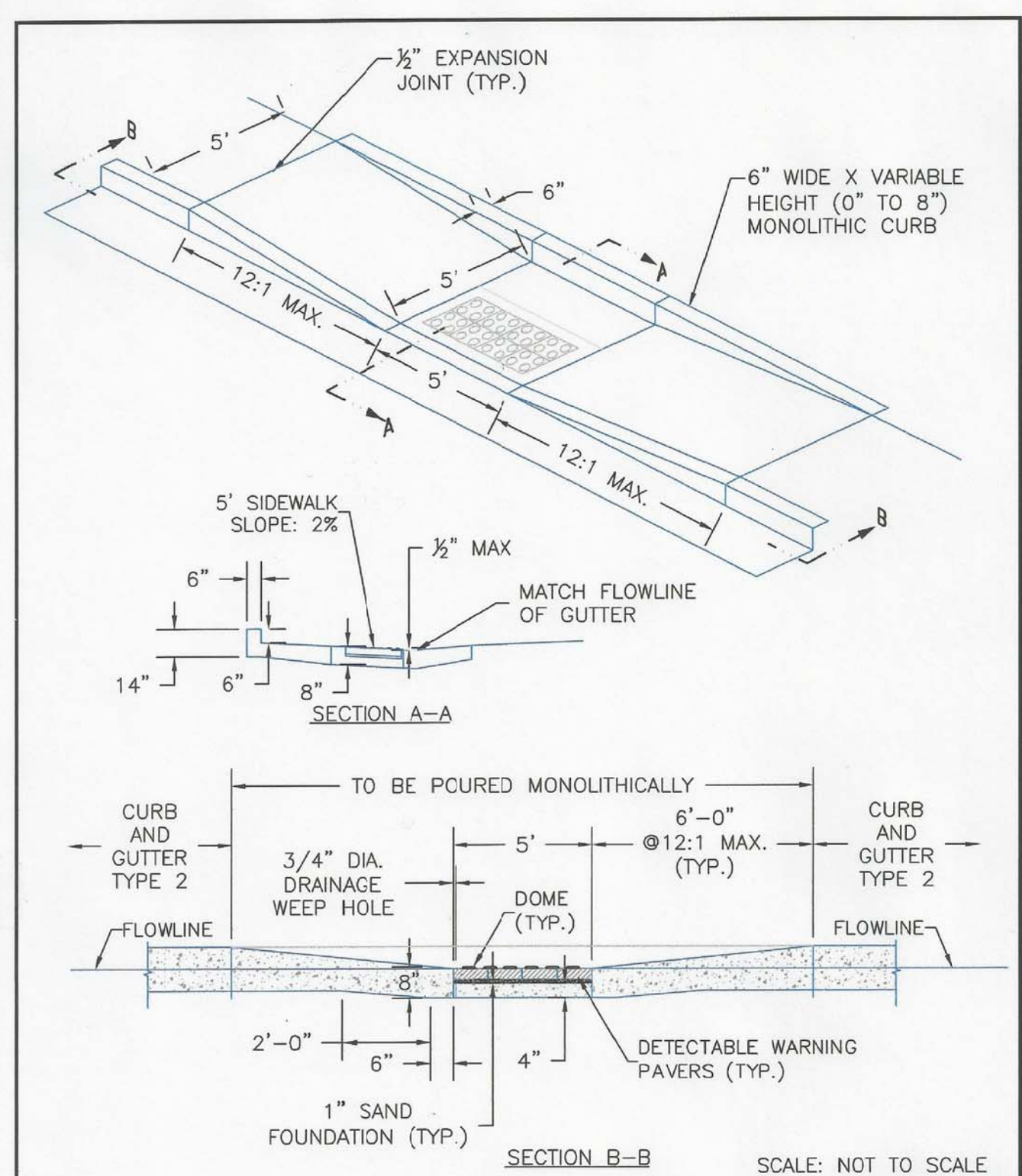
DATE: _____
 DESCRIPTION: _____
 NO: _____

PREPARED FOR:
LORSON RANCH EAST FILING NO. 2
 212 N. WAHSATCH AVE. SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

LORSON RANCH EAST FILING NO. 2
STORM SEWER DETAILS

DATE: JUNE 22, 2018
PROJECT NO.: 100.044
SHEET NUMBER: C10.2
TOTAL SHEETS: 21



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

CORE ENGINEERING GROUP
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 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

LORSON RANCH EAST FILING NO. 1
ROADWAY DETAIL SHEET

DATE:
 JUNE 22, 2018

PROJECT NO.
 100.044

SHEET NUMBER
 C10.3

TOTAL SHEETS: 21