

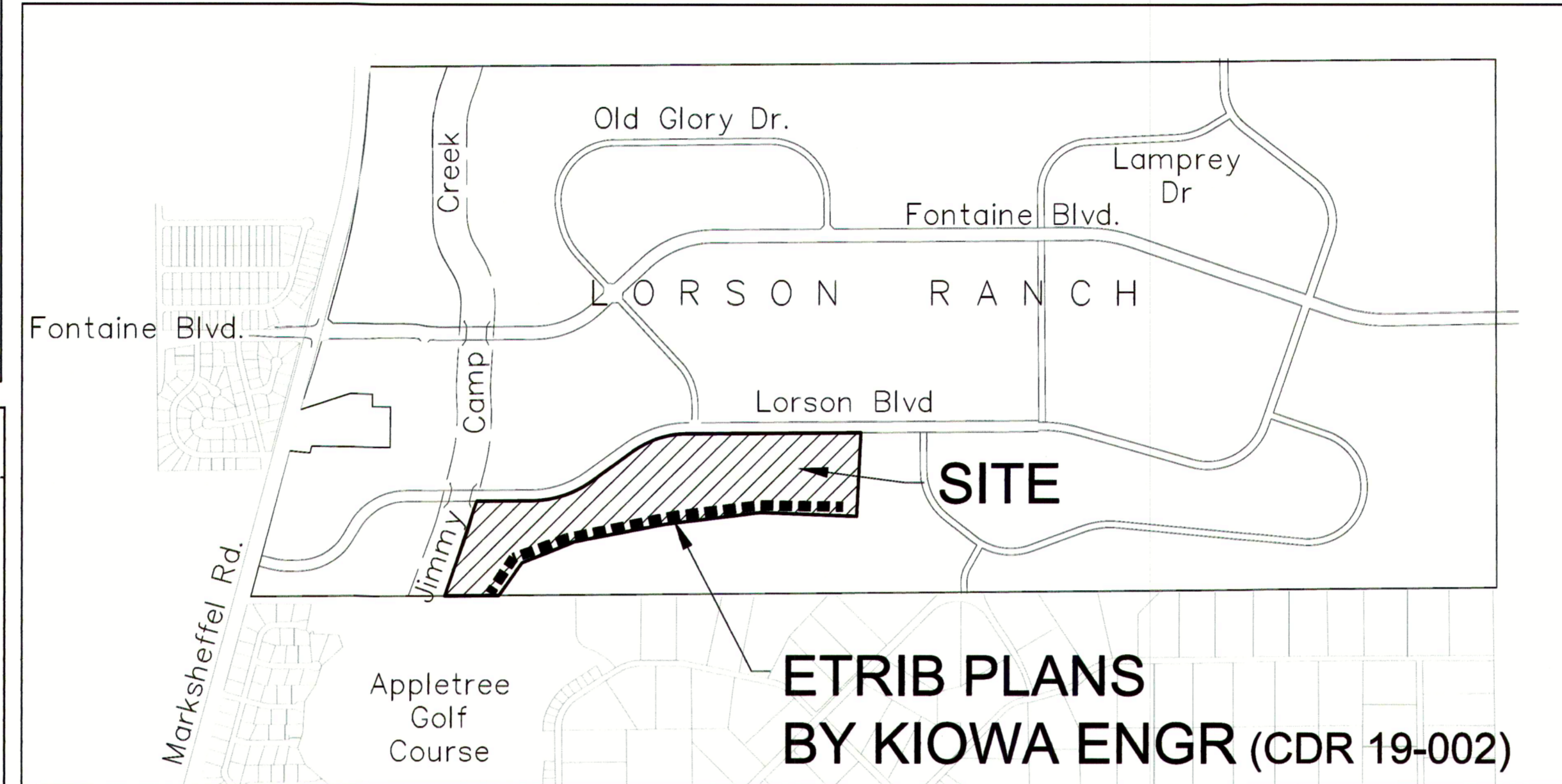
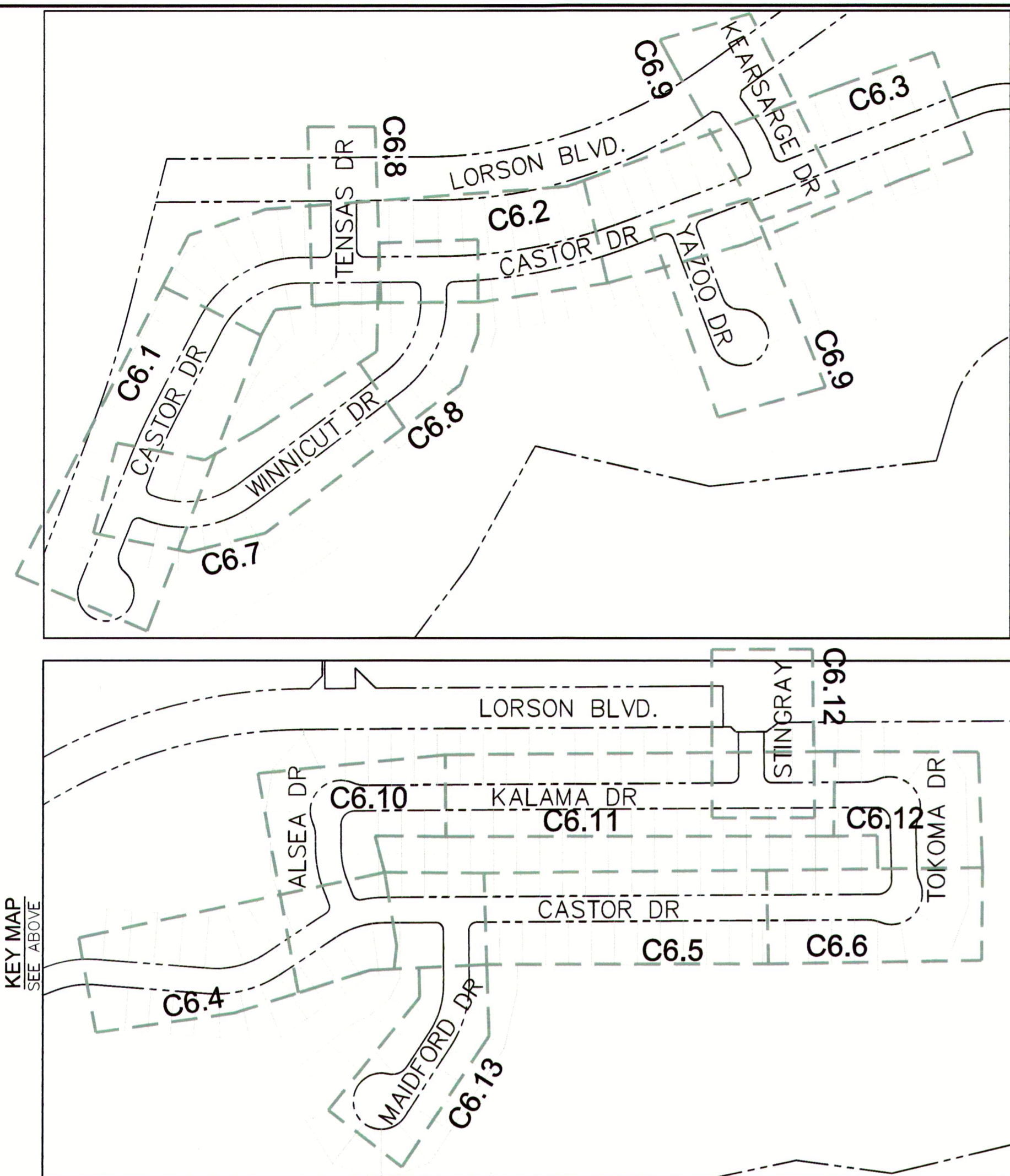
CONSTRUCTION PLANS
FOR

CREEKSIDE AT LORSON RANCH FILING NO. 1
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



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.

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
C1.1	COVER SHEET
C1.2	NOTES
C1.3	TYPICAL SECTIONS
C2.1-C2.2	STREET HORIZONTAL CONTROL
C5.1	SIGNING/STRIPING PLANS
C5.2	SIGNING/STRIPING PLANS INCLUDING LORSON BLVD SIDEWALK
C6.1-C6.13	STREET/STORM PLAN AND PROFILES
C7.1-C7.2	PLAN AND PROFILE - STORM LATERALS
C9.1-C9.4	DETENTION POND OUTLET STRUCTURE DETAILS
C9.5-C9.9	DETENTION POND DETAILS
C10.1-C10.3	DETAILS

NOTE: SEE EAST TRIBUTARY OF JCC CHANNEL CONSTRUCTION PLANS BY
KIOWA ENGINEERING FOR CHANNEL RECONSTRUCTION WITHIN CREEKSIDE AT
LORSON RANCH FILING NO. 1

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 [Signature] DATE 9/19/19
TITLE Authorized Signing Agent
ADDRESS 212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903

AS-BUILT
STREET-STM
NOV. 17, 2022

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
CONDITIONS:
Pending Final Drainage Report approval.

Approved
09/26/2019 12:46:55 PM

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

PUDSP-18-005
SF-19-013

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 80919
719-520-6300

BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE
65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEING SOUTH 89°15'2" WEST. THE EAST QUARTER CORNER OF SAID
SECTION 23 IS A FOUND 3-1/2" ALUMINUM CAP MONUMENT AND THE WEST QUARTER CORNER OF SAID
SECTION 23 IS A FOUND 2-1/2" ALUMINUM CAP MONUMENT

BENCHMARK

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

TRAFFIC CONTROL NOTE

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

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

CREEKSIDE AT LORSON RANCH FILING NO. 1
LORSON BLVD - KEARSARGE DR
COLORADO SPRINGS, COLORADO

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

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

DATE: SEPT 19, 2019
PROJECT NO. 100.045
SHEET NUMBER C0.1
TOTAL SHEETS: 34

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

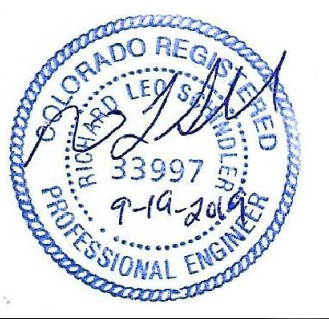
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

PROJECT: CREEKSIDE AT LORSON RANCH FILING NO. 1
LORSON BLVD - KEARSARGE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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



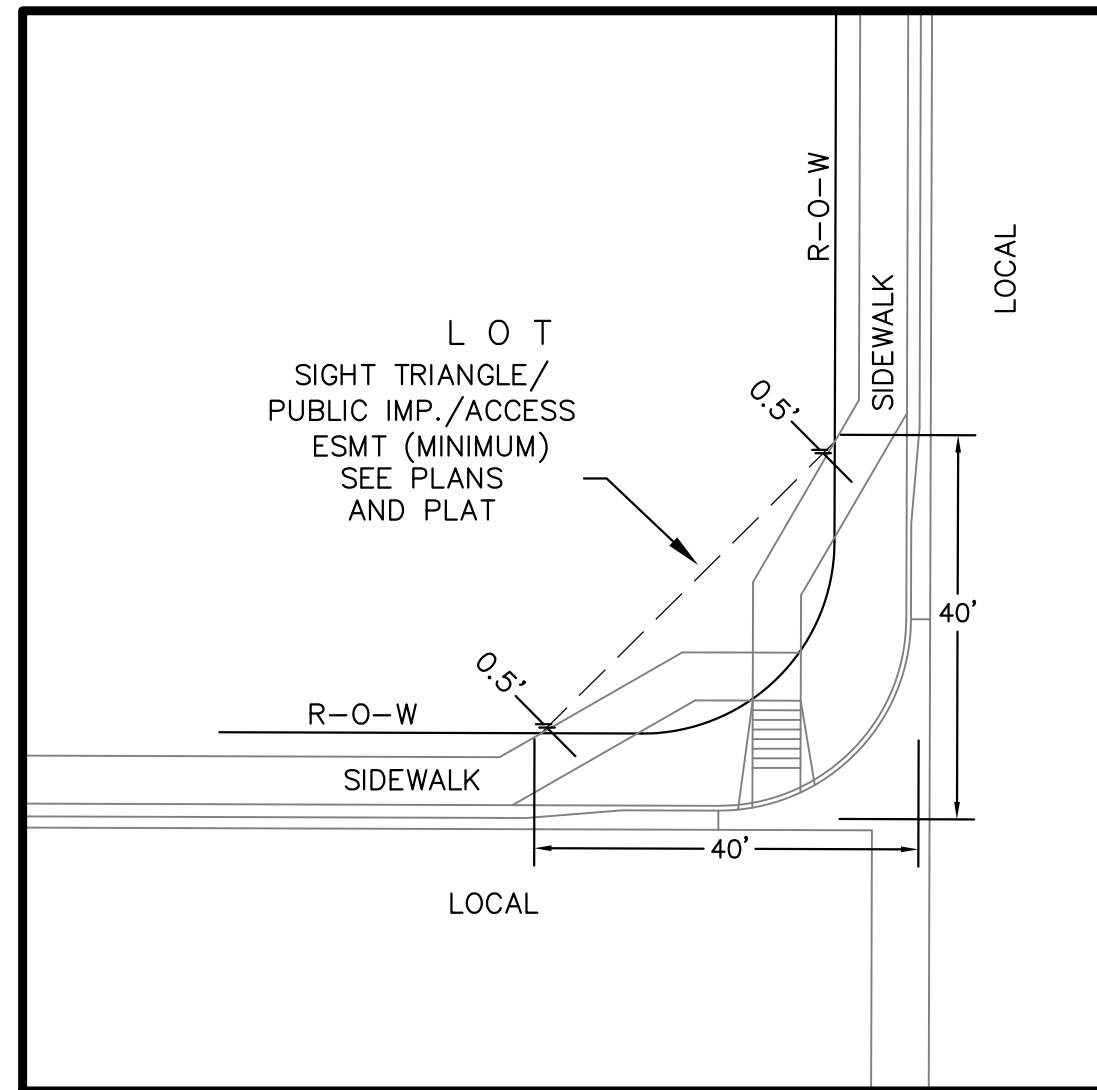
DATE: SEPT 19, 2019

PROJECT NO. 100.045

SHEET NUMBER C1.2

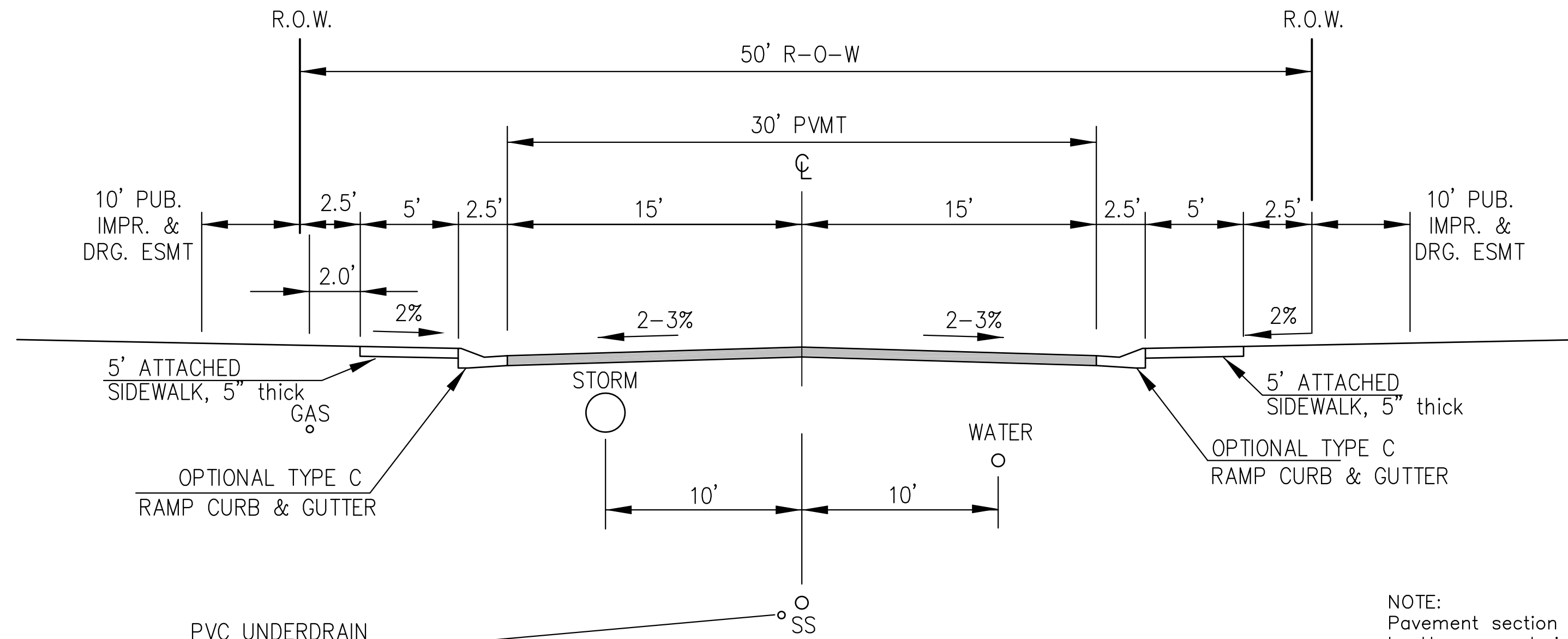
TOTAL SHEETS: 34

**AS-BUILT
STREET-STM
NOV. 17, 2022**



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

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



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

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

CASTOR DRIVE, WINNICUT DRIVE, TENSAS DRIVE, YAZOO DRIVE,
KEARSARGE DRIVE, MAIDFORD DRIVE, ALSEA DRIVE, KALAMA DRIVE,
STINGRAY LANE, TOMOKA DRIVE

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

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

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

PROJECT:
**CREEKSIDE AT LORSON
RANCH FILING NO. 1**
LORSON BLVD - KEARSARGE DR
COLORADO SPRINGS, COLORADO

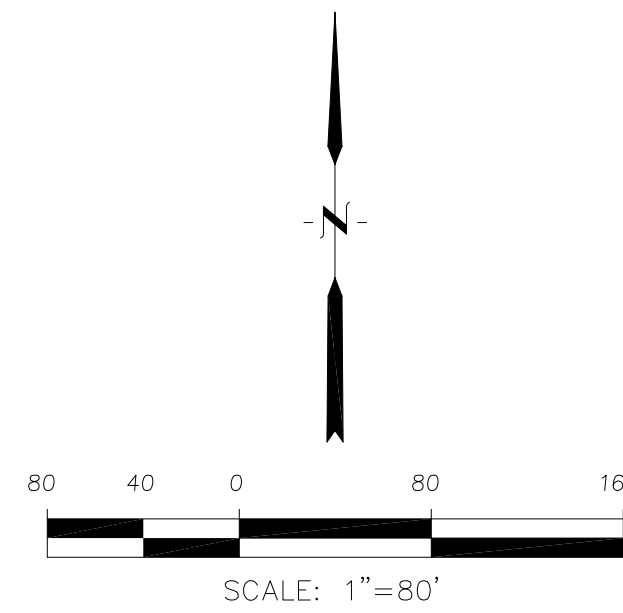
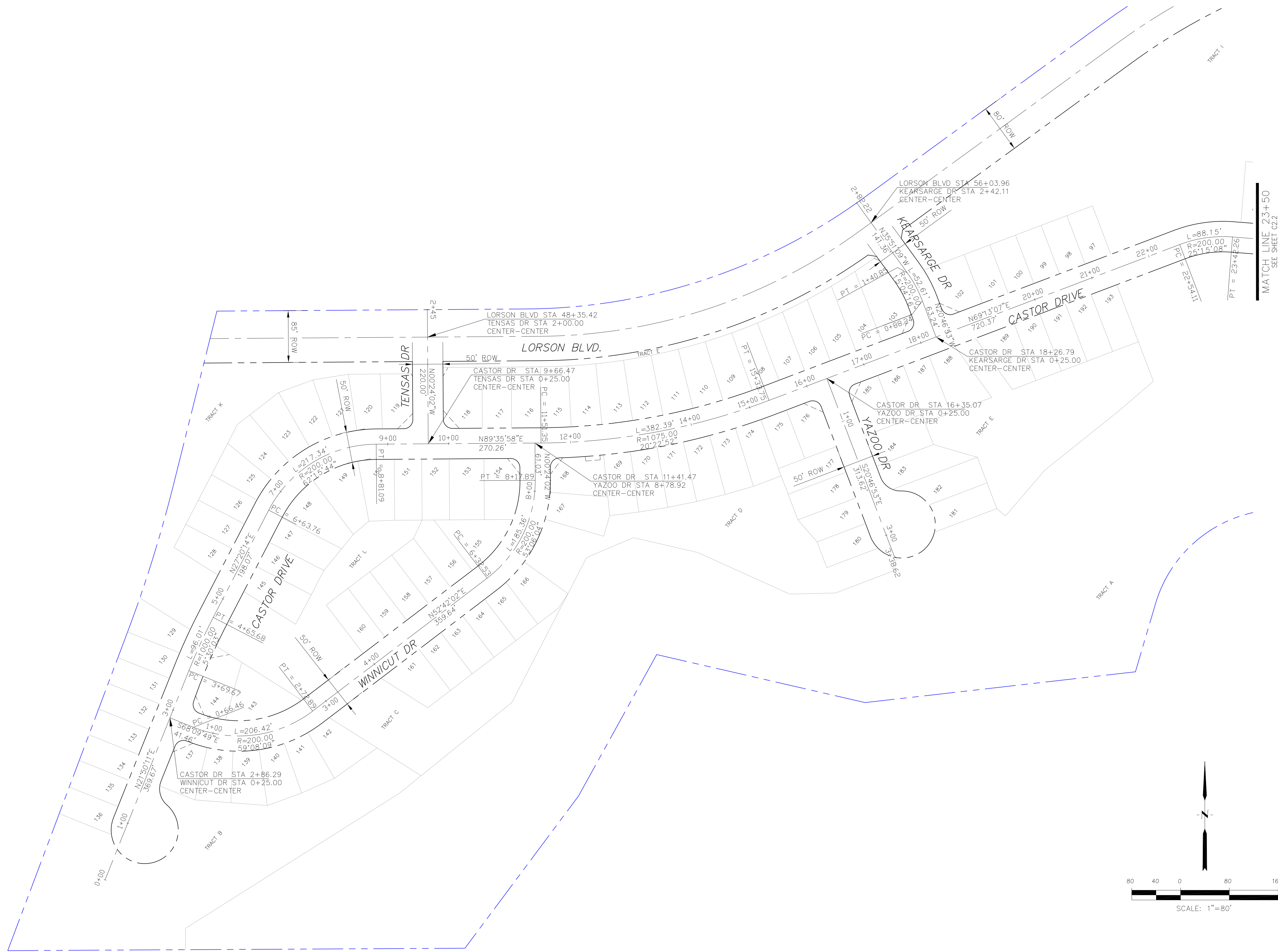
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

TYPICAL SECTIONS



DATE:
SEPT 19, 2019
PROJECT NO.
100.045
SHEET NUMBER
C1.3
TOTAL SHEETS: 34

**AS-BUILT
STREET-STM
NOV. 17, 2022**



AS-BUILT
STREET-STM
NOV. 17, 2022

CORE
ENGINEERING GROUP
15004 1ST AVENUE S,
DENVER, CO 80202
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

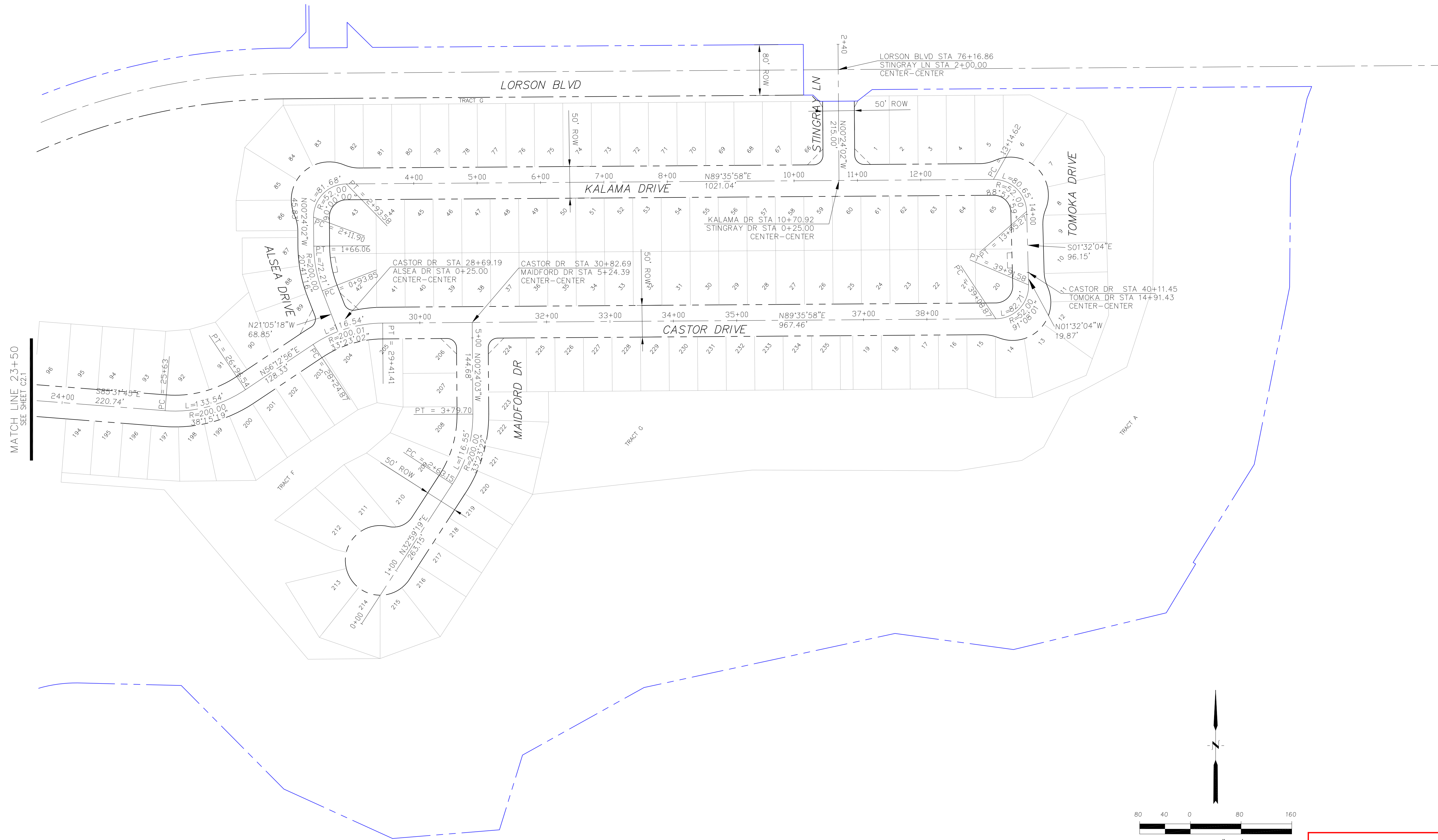
DATE: _____
DESCRIPTION: _____
NO: _____
PROJECT: CREEKSIDE AT LORSON RANCH FILING NO. 1
LORSON BLVD, KEARSARGE DR, CASTOR DR, WINNICUT DR, YAZOO DR, COLORADO SPRINGS, COLORADO
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

CREEKSIDE AT LORSON RANCH
FILING NO. 1
HORIZONTAL CONTROL PLAN



DATE: SEPT 19, 2019
PROJECT NO. 100.045
SHEET NUMBER C2.1
TOTAL SHEETS: 34

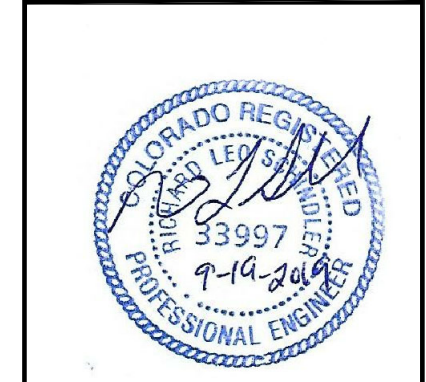


CORE
ENGINEERING GROUP
 15004 1ST AVENUE S,
 BLDG 100, SUITE 301
 DENVER, CO 80202
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

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

CREEKSIDE AT LORSON RANCH
FILING NO. 1
HORIZONTAL CONTROL PLAN



DATE:
 SEPT 19, 2019
 PROJECT NO.
 100.045
 SHEET NUMBER
C2.2
 TOTAL SHEETS: 34

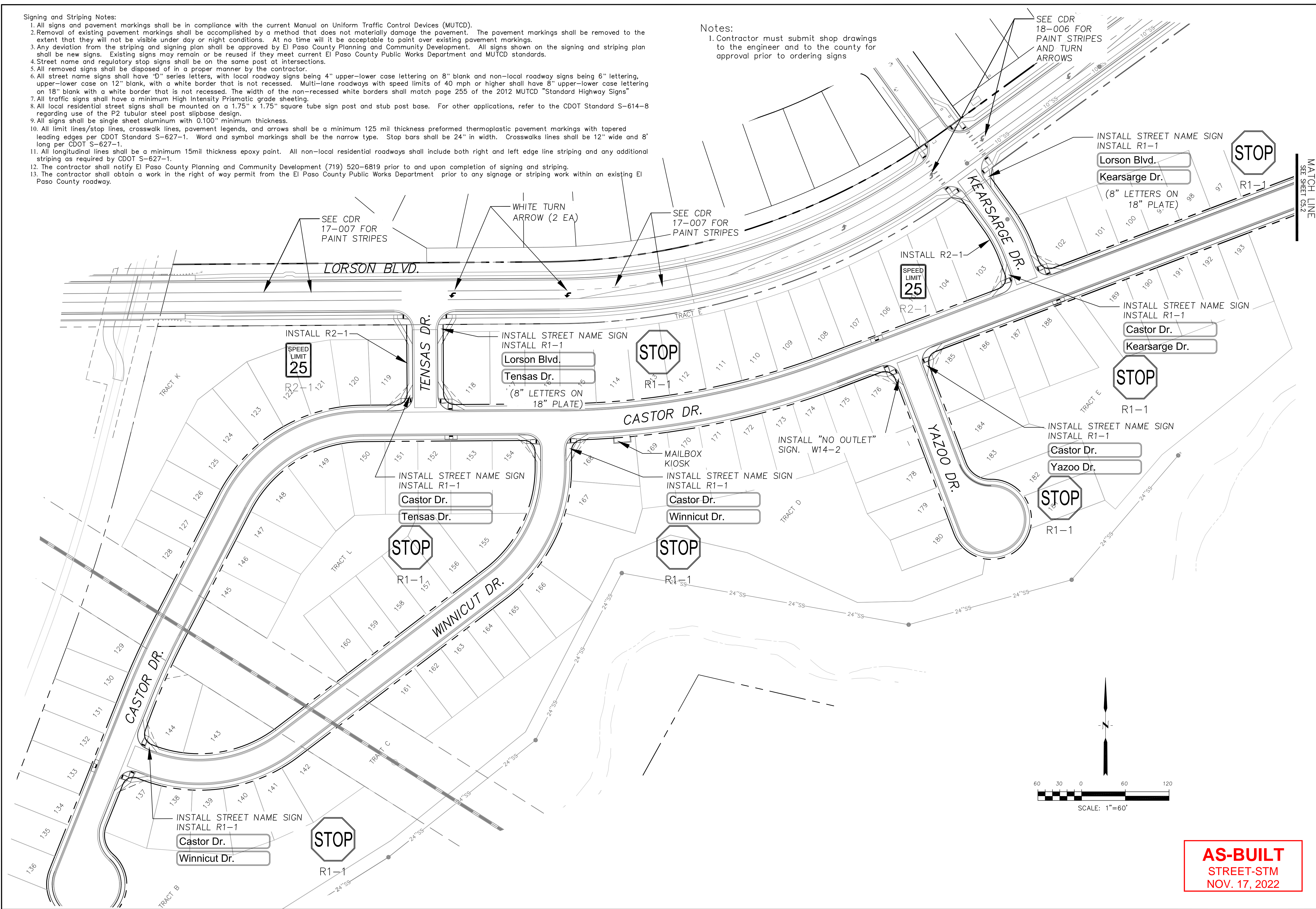
AS-BUILT
STREET-STM
NOV. 17, 2022

Signing and Striping Notes:

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

Notes:

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



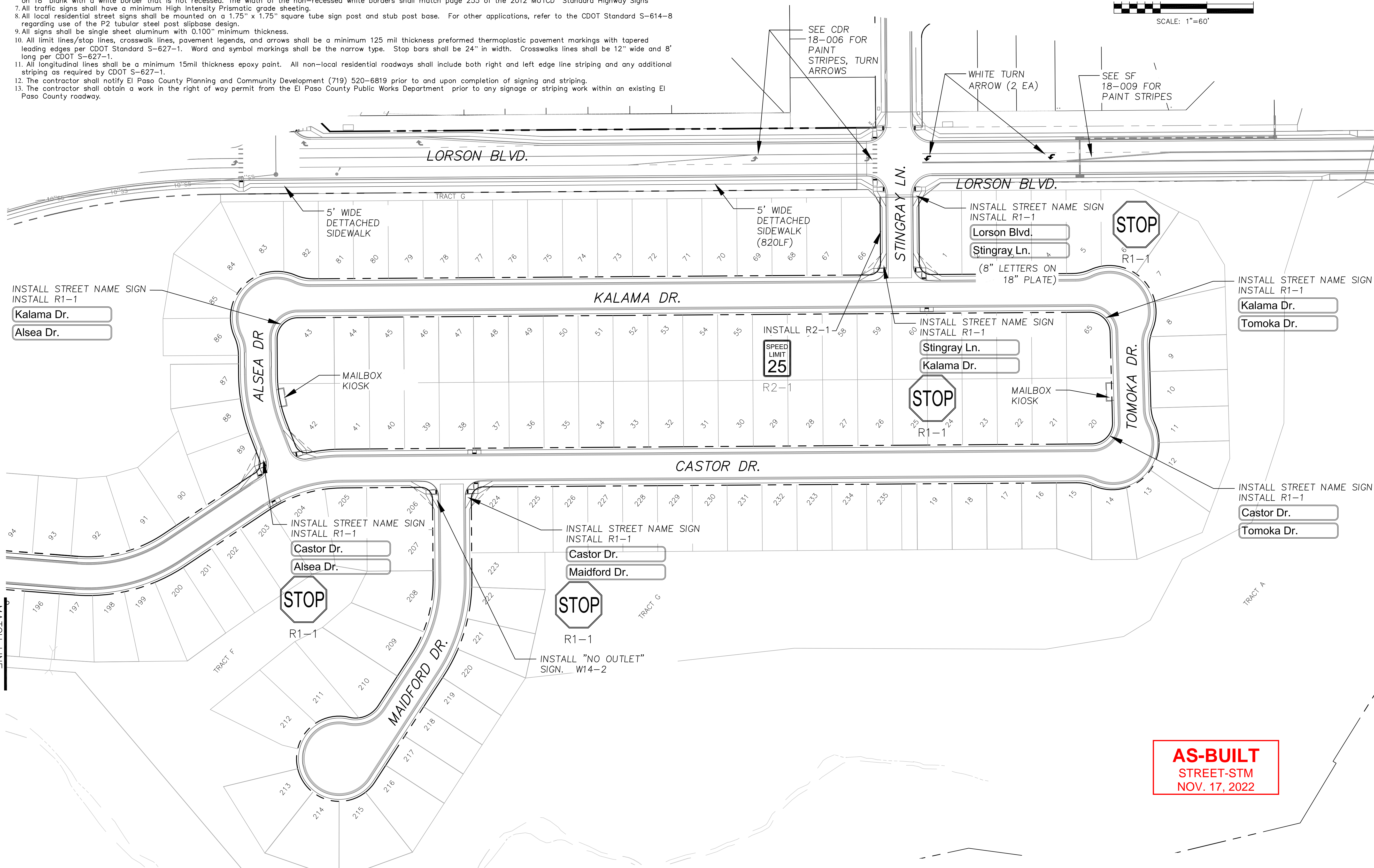
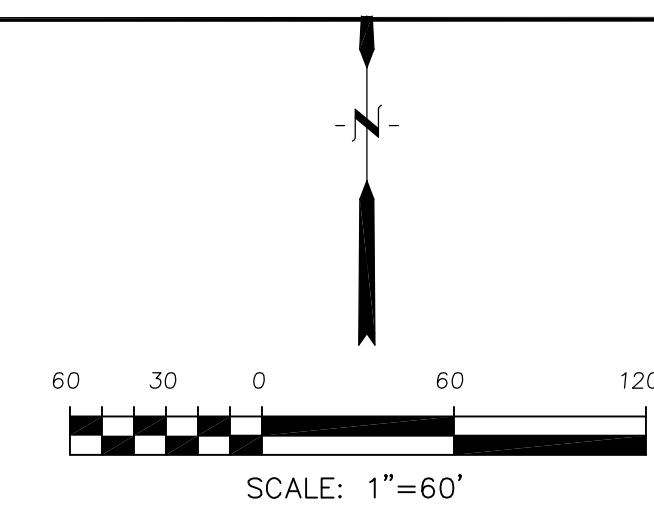
<p>CORE ENGINEERING GROUP 15004 15TH AVENUE S.E. P.O. BOX 1100 RICHMOND, CO 80450 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com</p>		DATE:
		NO.:
<p>PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK</p>		DESCRIPTION:
		PROJECT NO.:
<p>PROJECT: CREEKSIDE AT LORSON RANCH FILING NO. 1 RANCH BLVD, KEARSARGE DR COLORADO SPRINGS, COLORADO</p>		DRAWN: RLS
		DESIGNED: RLS
<p>SIGNING AND STRIPING PLAN</p> <p>CREEKSIDE AT LORSON RANCH FILING NO. 1</p>		CHECKED: RLS
		DATE:
<p>AS-BUILT STREET-STM NOV. 17, 2022</p>		PROJECT NO.:
		100.045
<p>PROFESSIONAL ENGINEER RICHARD L. SCHINDLER 9-19-2022 33997</p>		SHEET NUMBER:
		C5.1
TOTAL SHEETS: 34		

Signing and Striping Notes:

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

Notes:

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



CORE
ENGINEERING GROUP
15004 1ST LANE AVENUE, SUITE 35506
P.O. BOX 970, 1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DATE: _____
DESCRIPTION: _____
NO: _____
PROJECT: CREEKSIDE AT LORSON RANCH FILING NO. 1
RANCH FILING NO. 1
CREEKSIDE AT LORSON RANCH FILING NO. 1
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

**SIGNING AND STRIPING PLAN
INCLUDING LORSON BLVD SIDEWALK
CREEKSIDE AT LORSON RANCH FILING NO. 1**



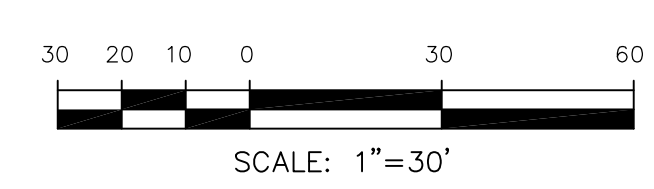
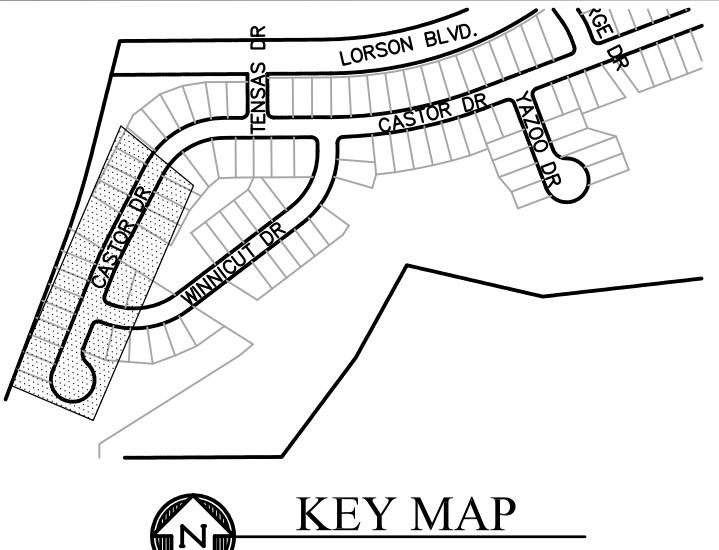
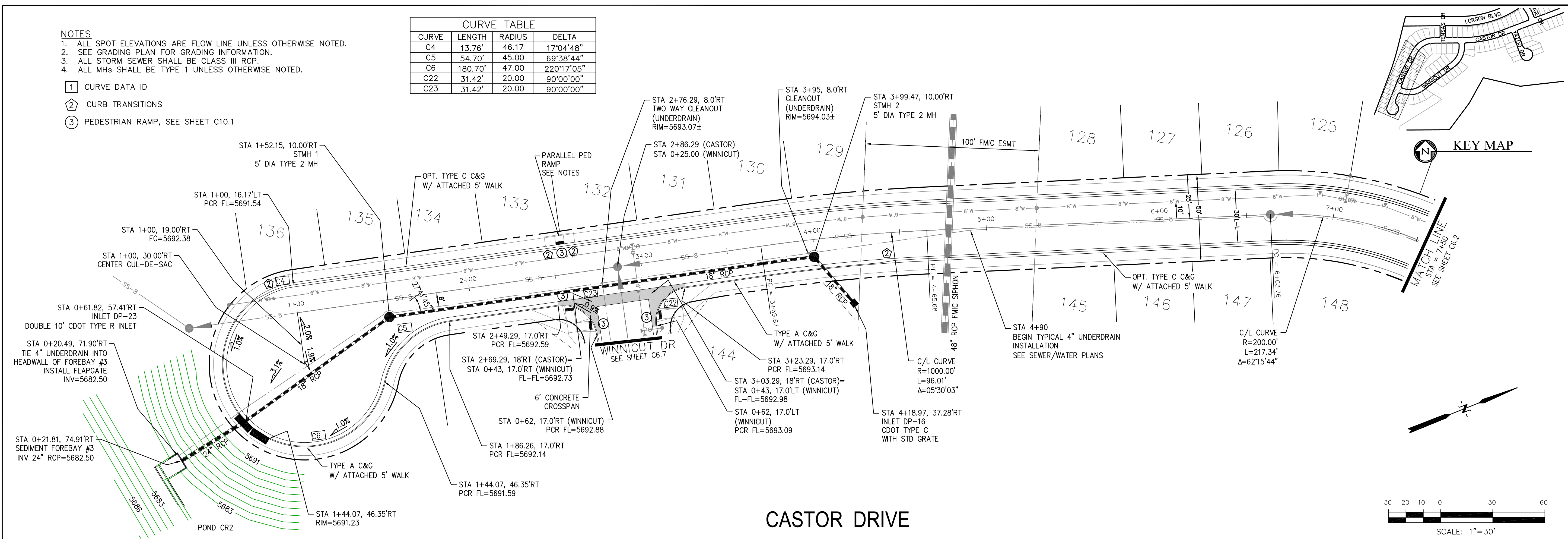
AS-BUILT
STREET-STM
NOV. 17, 2022

DATE: SEPT 19, 2019
PROJECT NO. 100.045
SHEET NUMBER C5.2
TOTAL SHEETS: 34

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

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

CURVE	LENGTH	RADIUS	DELTA
C4	13.76'	46.17	17°04'48"
C5	54.70'	45.00	69°38'44"
C6	180.70'	47.00	220°17'05"
C22	31.42'	20.00	90°00'00"
C23	31.42'	20.00	90°00'00"

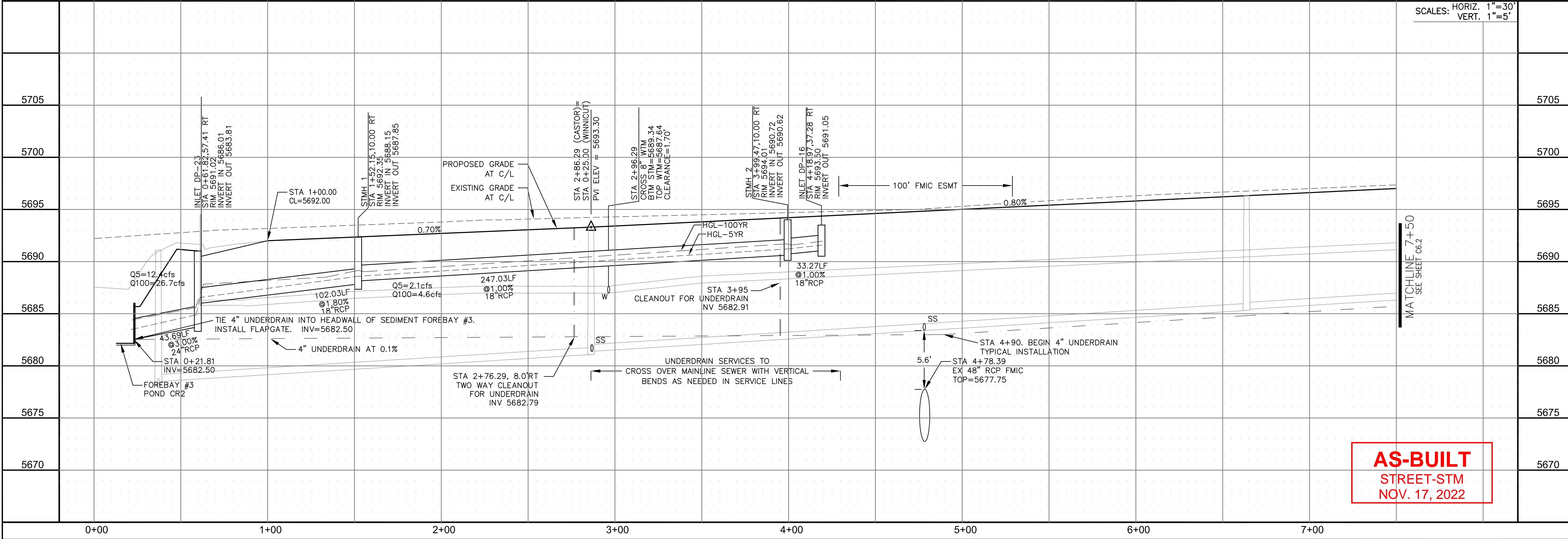


CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOOD, CO 80506
 PH: 719.576.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____

PREPARED FOR:
LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT:
CREEKSIDE AT LORSON
 RANCH FILING NO. 1
 LORSON BLVD, LEANSAPARK DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



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

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



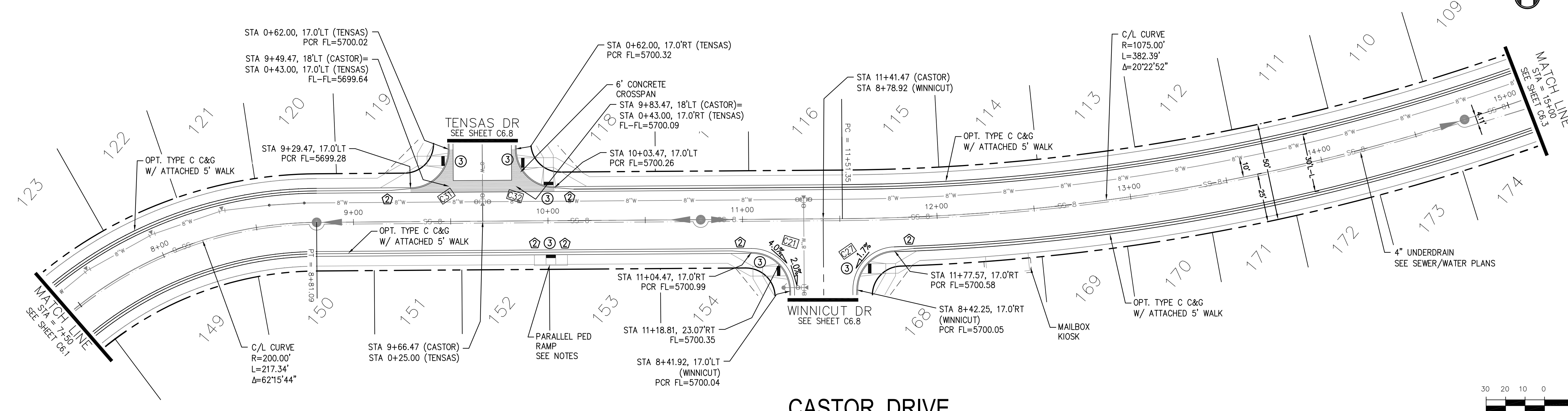
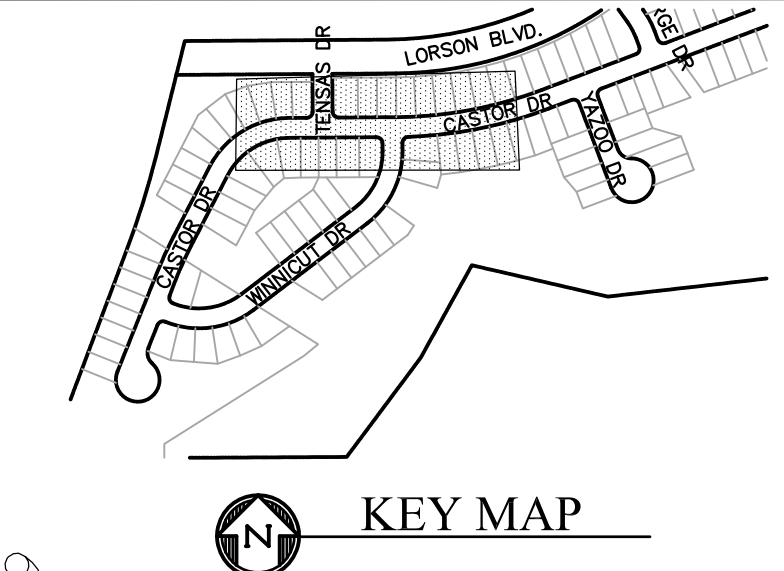
AS-BUILT
 STREET-STM
 NOV. 17, 2022

DATE:
 SEPT 19, 2019
 PROJECT NO.
 100.045
 SHEET NUMBER
 C6.1
 TOTAL SHEETS: 34

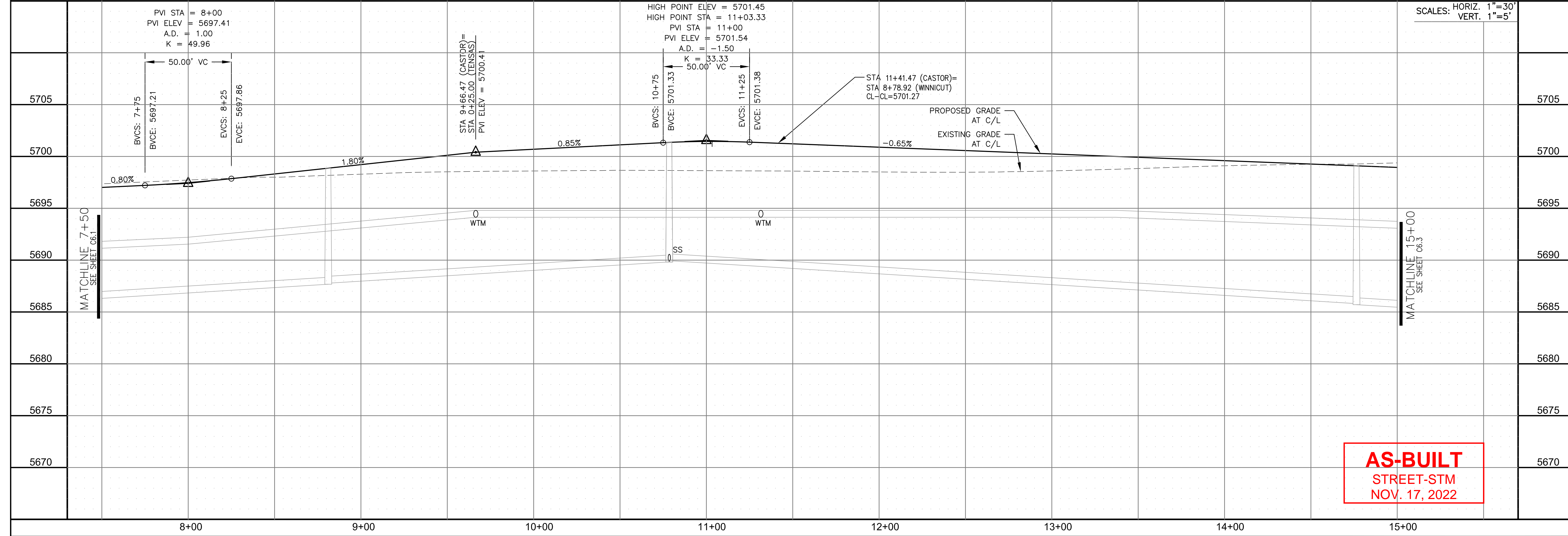
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C21	31.42'	20.00	90°00'00"
C27	30.93'	20.00	88°36'10"
C31	31.42'	20.00	90°00'00"
C32	31.42'	20.00	90°00'00"



CASTOR DRIVE



AS-BUILT
STREET-STM
NOV. 17, 2022

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

DATE: _____
DESCRIPTION: _____
NO. _____
PROJECT: **CREEKSIDE AT LORSON RANCH FILING NO. 1**
LORSON BLVD, TENSAS DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

**STREET/STORM
CASTOR DRIVE
STA 7+50 TO 15+00**

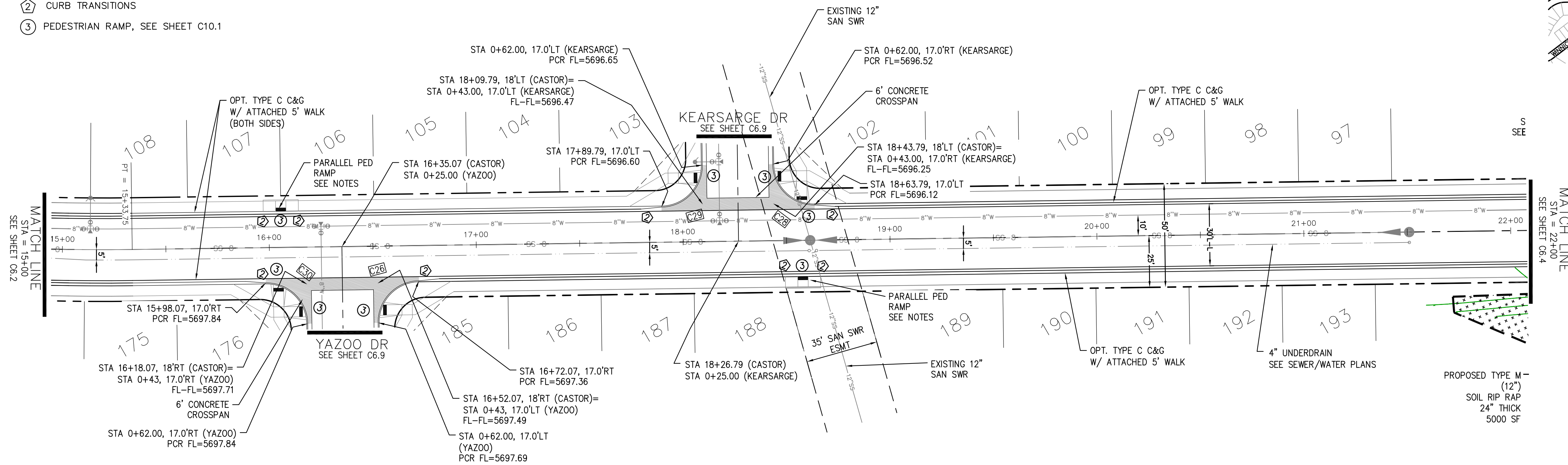
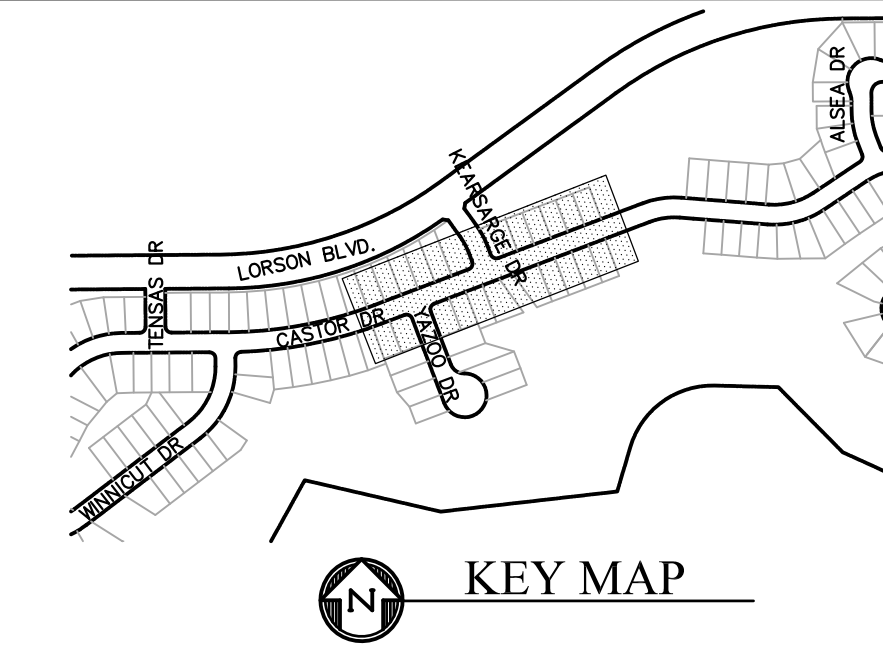


DATE: SEPT 19, 2019
PROJECT NO. 100.045
SHEET NUMBER C6.2
TOTAL SHEETS: 34

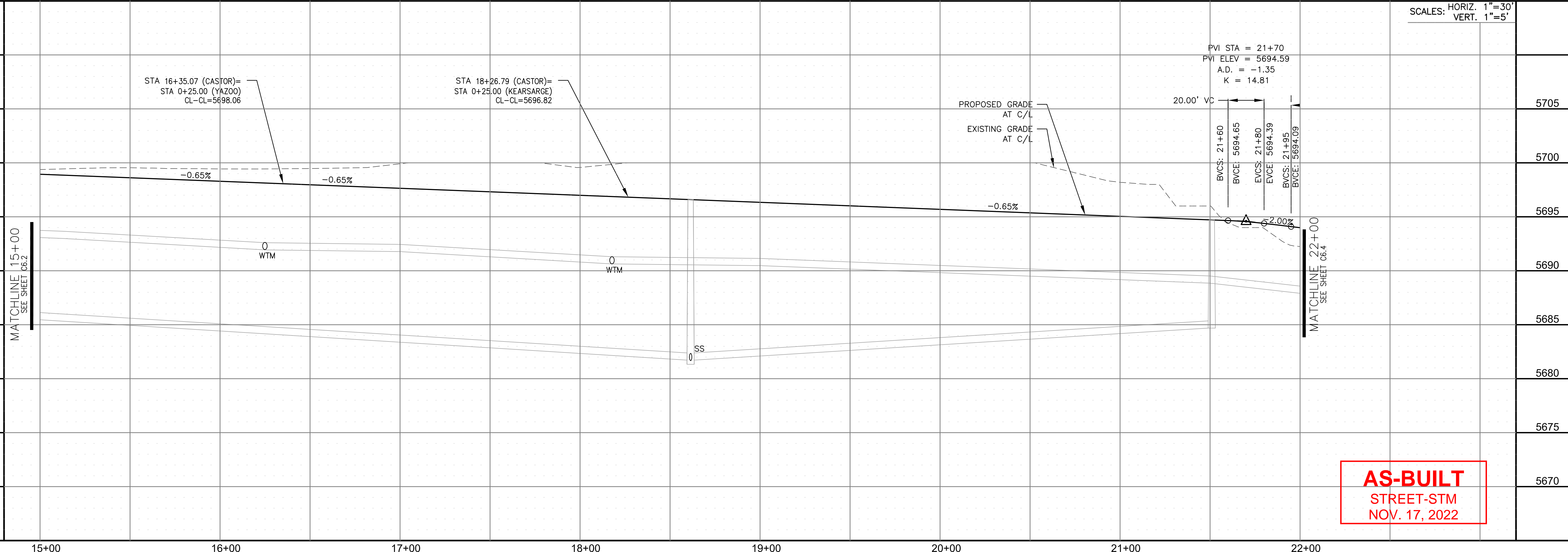
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C26	31.42'	20.00	90°00'00"
C28	31.42'	20.00	90°00'00"
C29	31.42'	20.00	90°00'00"
C30	31.42'	20.00	90°00'00"



CASTOR DRIVE



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

AS-BUILT
STREET-STM
NOV. 17, 2022

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. _____

PROJECT: **CREEKSIDE AT LORSON RANCH FILING NO. 1**
LORSON BLVD, KEARSARGE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET/STORM
CASTOR DRIVE
STA 15+00 TO 22+00

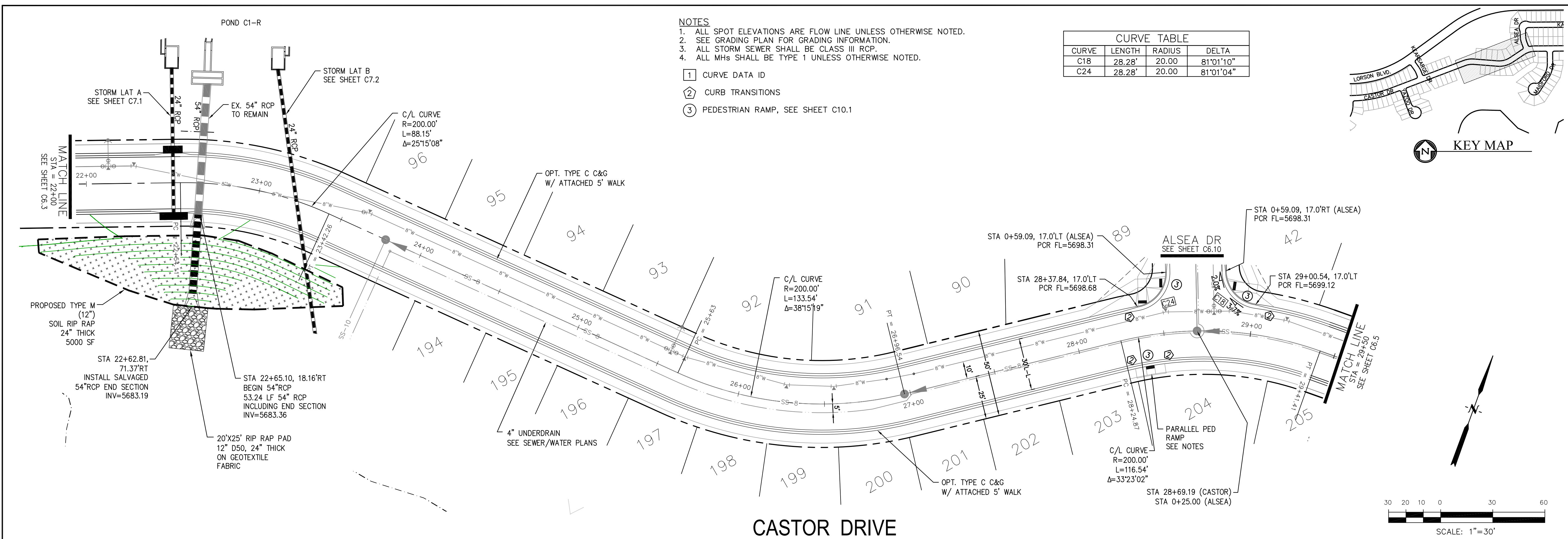


DATE: SEPT 19, 2019

PROJECT NO. 100.045

SHEET NUMBER C6.3

TOTAL SHEETS: 34



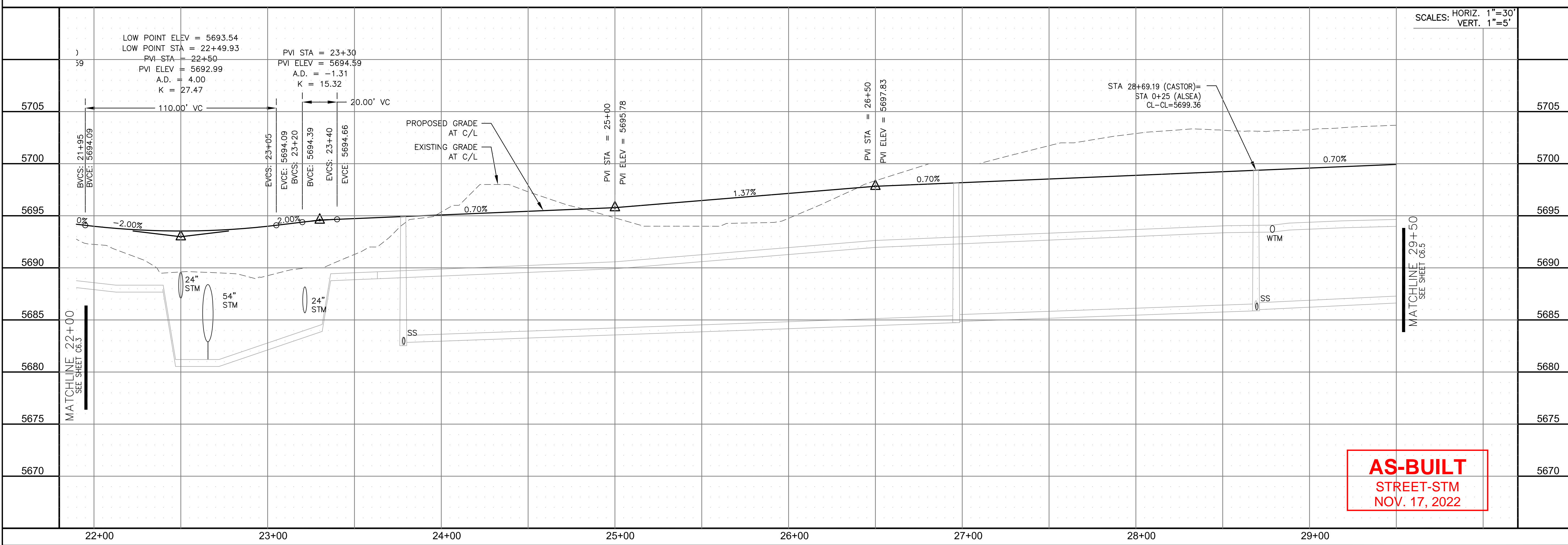
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRMGHAM, AL 35206
 PH: 205 970 1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO.: _____

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

PROJECT:
CREEKSIDE AT LORSON RANCH FILING NO. 1
 LORSON BLVD. LEASING/DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



AS-BUILT
 STREET-STM
 NOV. 17, 2022

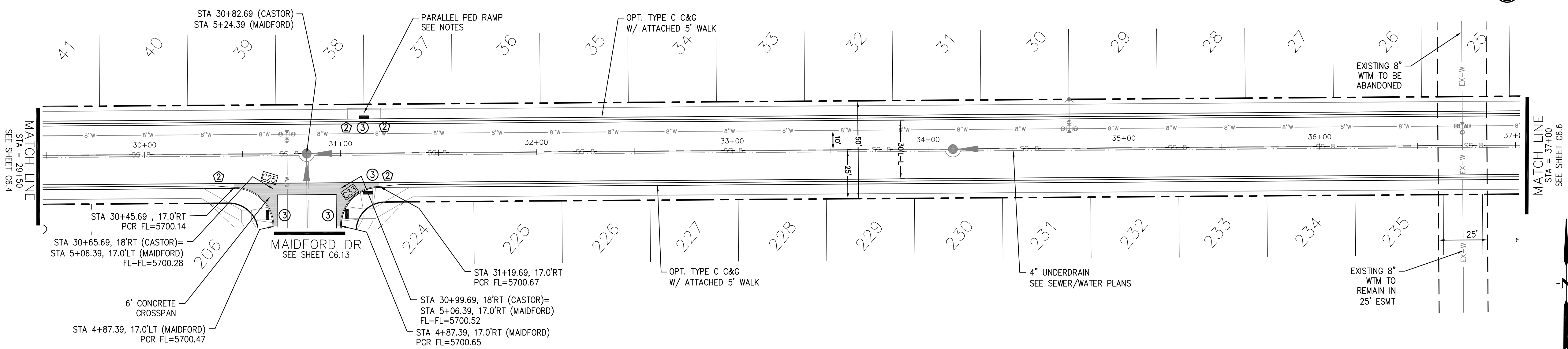
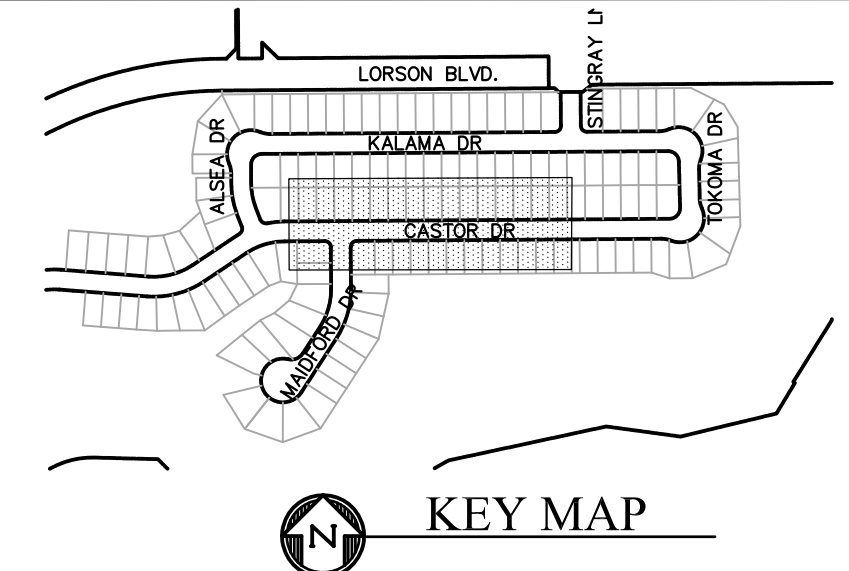
STREET/STORM
CASTOR DRIVE
STA 22+00 TO 29+50



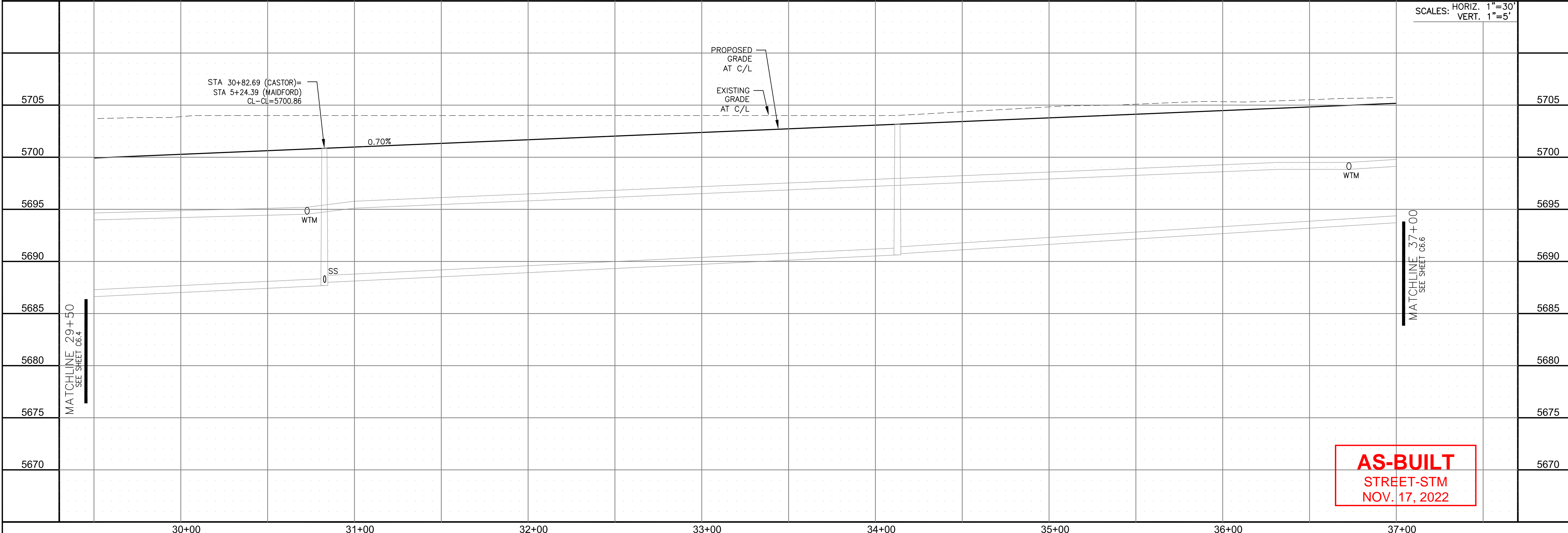
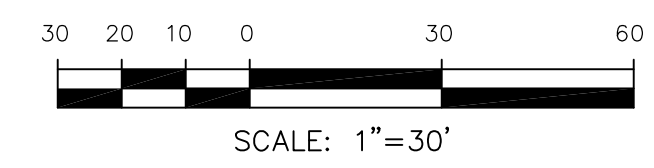
DATE: SEPT 19, 2019
 PROJECT NO. 100.045
 SHEET NUMBER C6.4
 TOTAL SHEETS: 34

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C25	31.42'	20.00	89°59'59"
C33	31.42'	20.00	90°00'01"

- 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



CASTOR DRIVE



AS-BUILT
 STREET-STM
 NOV. 17, 2022

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

DATE: _____
 DESCRIPTION: _____
 NO. _____
 PROJECT: CREEKSIDE AT LORSON RANCH FILING NO. 1
 LORSON BLVD, LEANSAPARK DR, COLORADO SPRINGS, COLORADO
 PREPARED FOR: LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET/STORM
CASTOR DRIVE
STA 29+50 TO 37+00



DATE: SEPT 19, 2019

PROJECT NO. 100.045

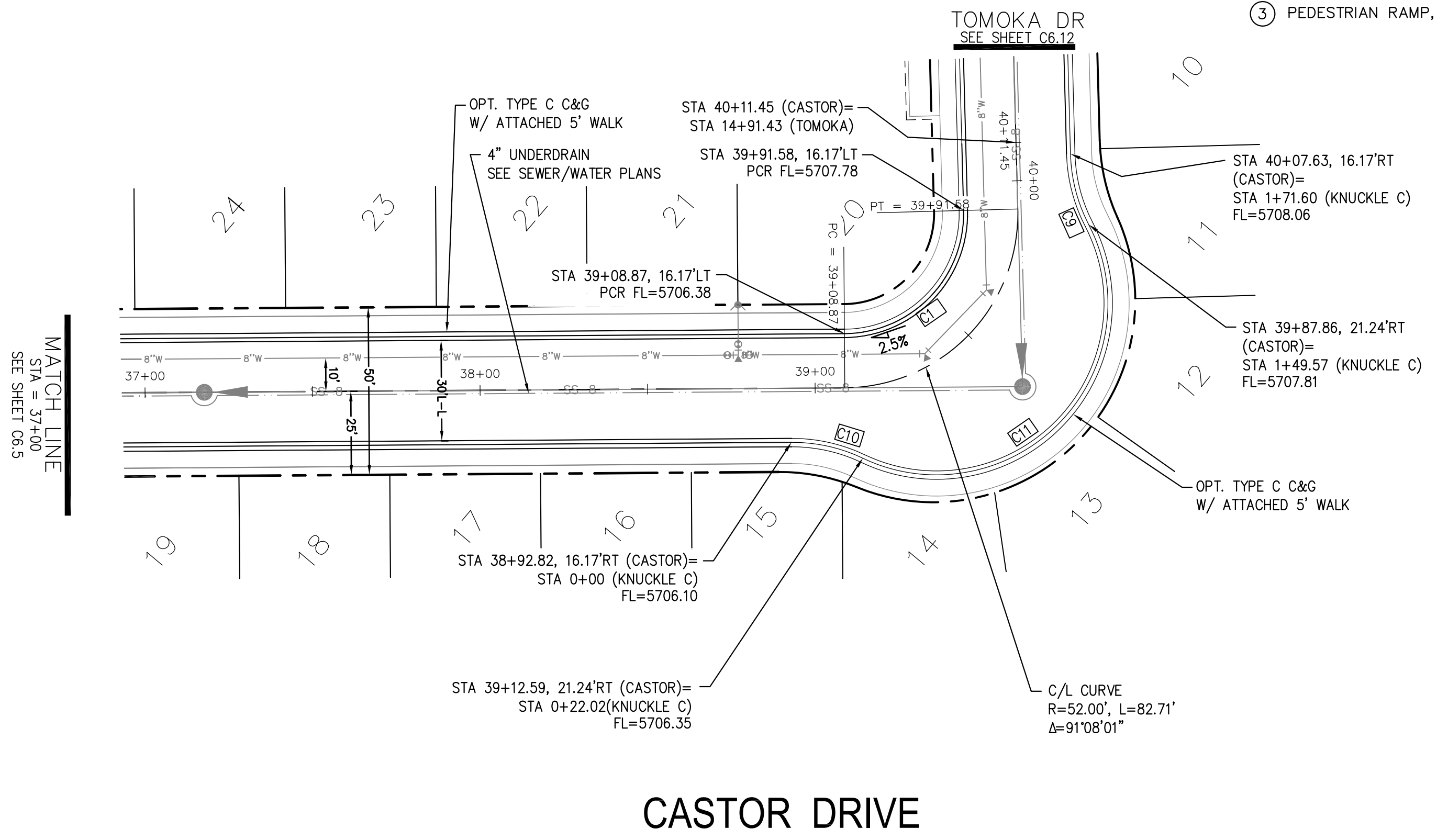
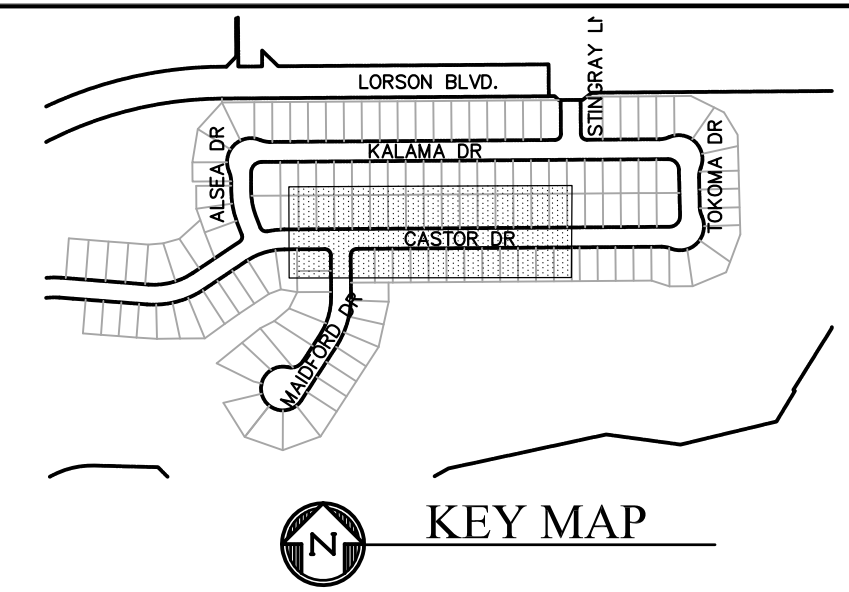
SHEET NUMBER C6.5

TOTAL SHEETS: 34

- 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	56.99'	35.83	91°08'01"
C9	22.02'	48.83	25°50'31"
C10	22.02'	48.83	25°50'31"
C11	127.55'	51.17	142°49'03"



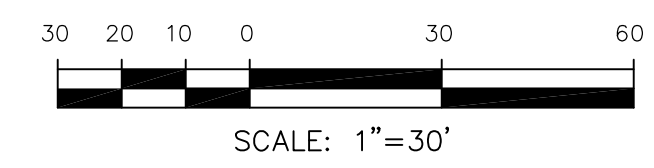
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 500
 DENVER, CO 80231
 PHONE: 303.750.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____

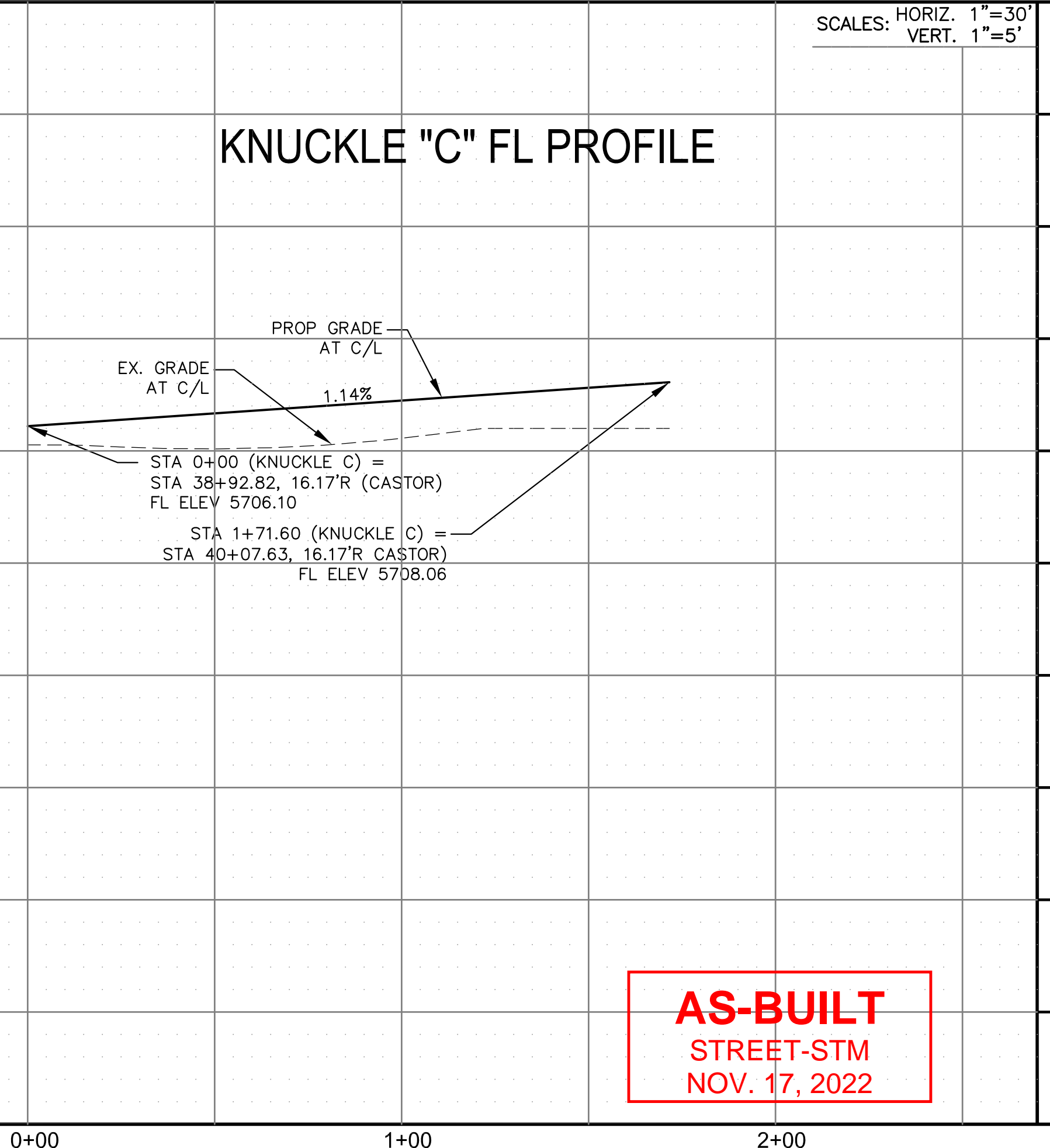
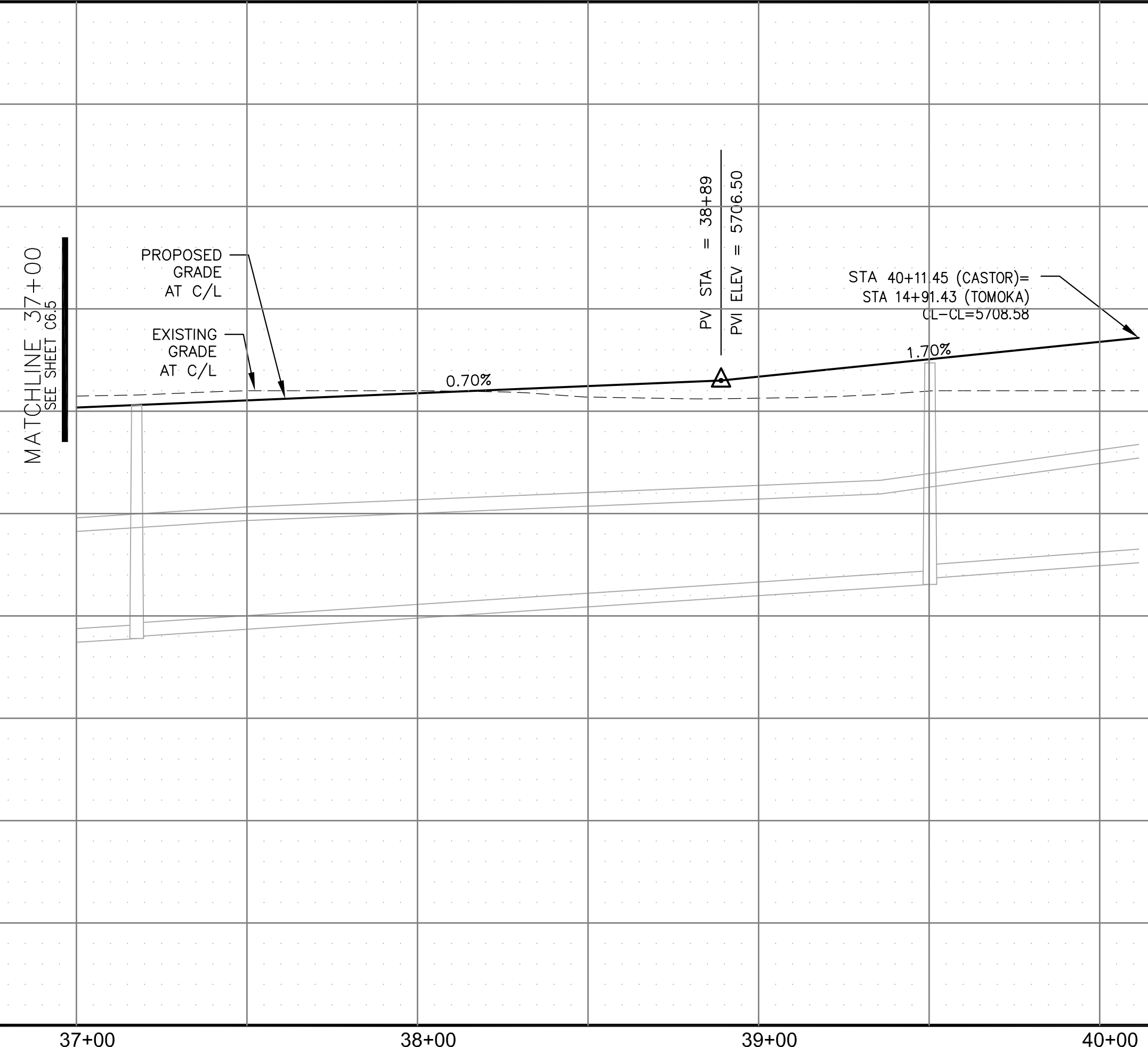
PREPARED FOR:
LORSON, LLC
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

CASTOR DRIVE



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



STREET/STORM
CASTOR DRIVE
STA 37+00 TO 40+11



DATE: SEPT 19, 2019

PROJECT NO. 100.045

SHEET NUMBER C6.6

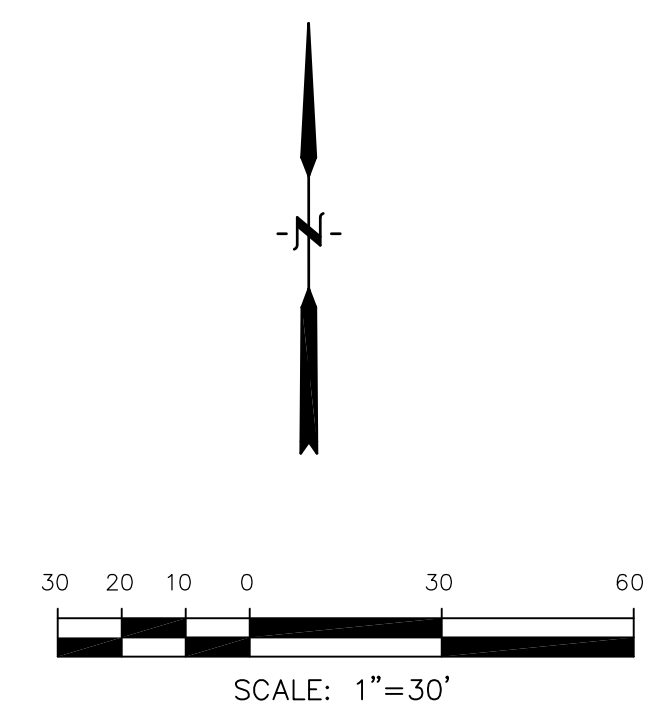
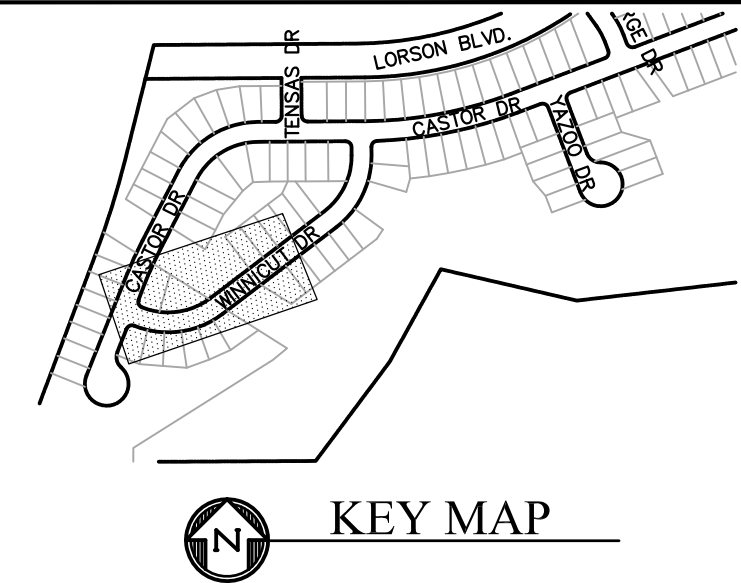
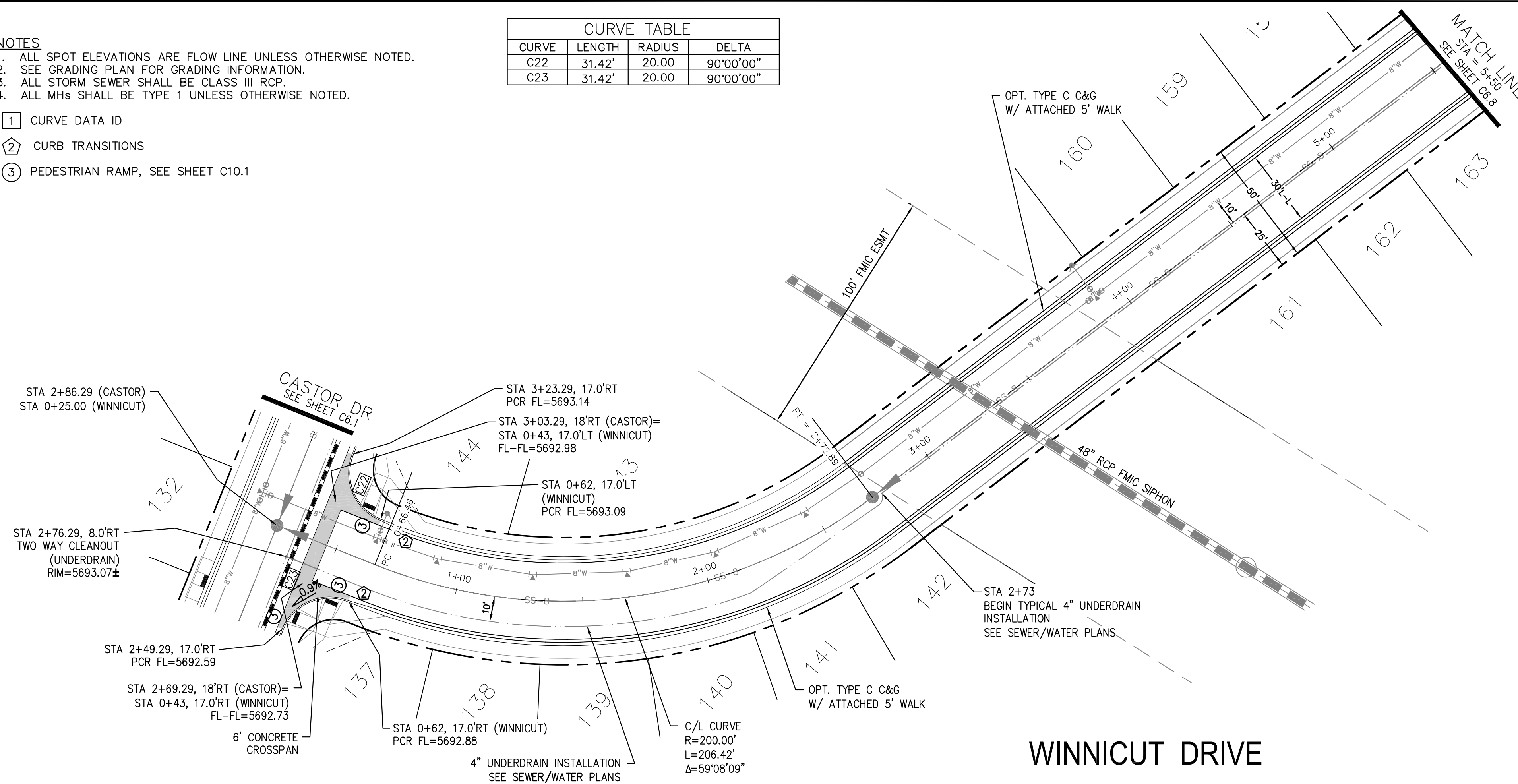
TOTAL SHEETS: 34

AS-BUILT
 STREET-STM
 NOV. 17, 2022

- 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	31.42'	20.00	90°00'00"
C23	31.42'	20.00	90°00'00"



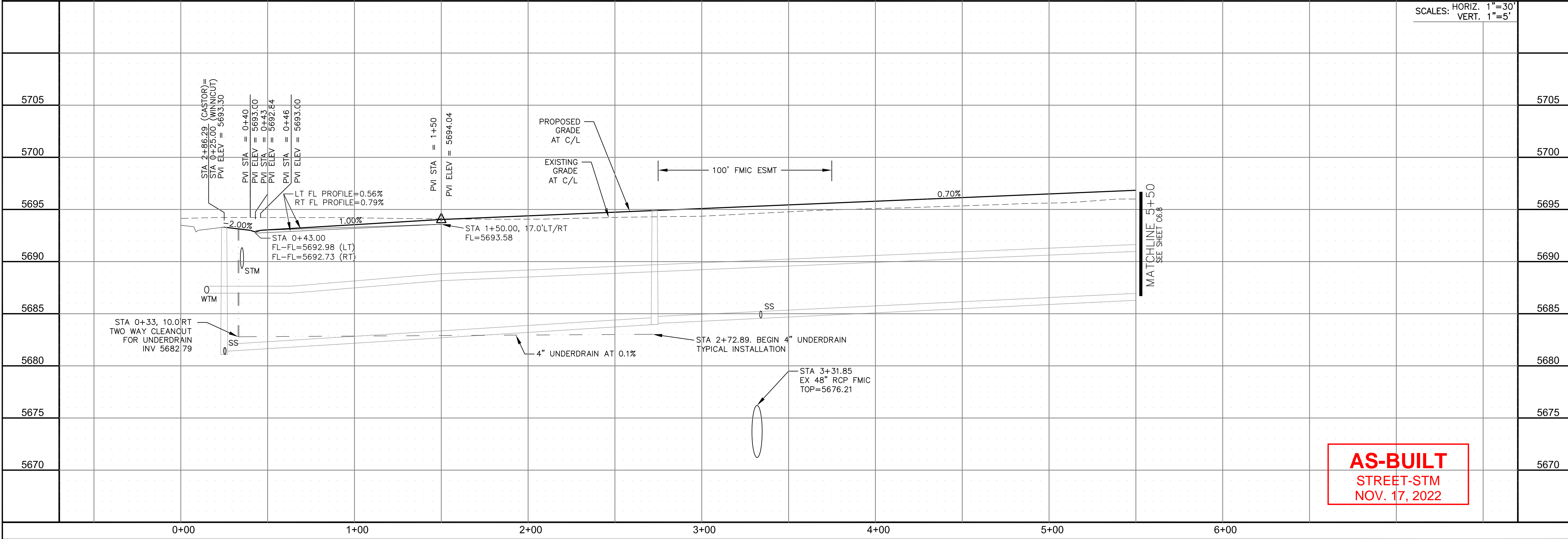
CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRCH CREEK, CO 80150
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____

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

PROJECT:
CREEKSIDE AT LORSON RANCH FILING NO. 1
 LORSON BLVD, WEAVER DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



AS-BUILT
 STREET-STM
 NOV. 17, 2022

STREET/STORM
 WINNICUT DRIVE
 STA 0+00 TO 5+50



DATE:
 SEPT 19, 2019

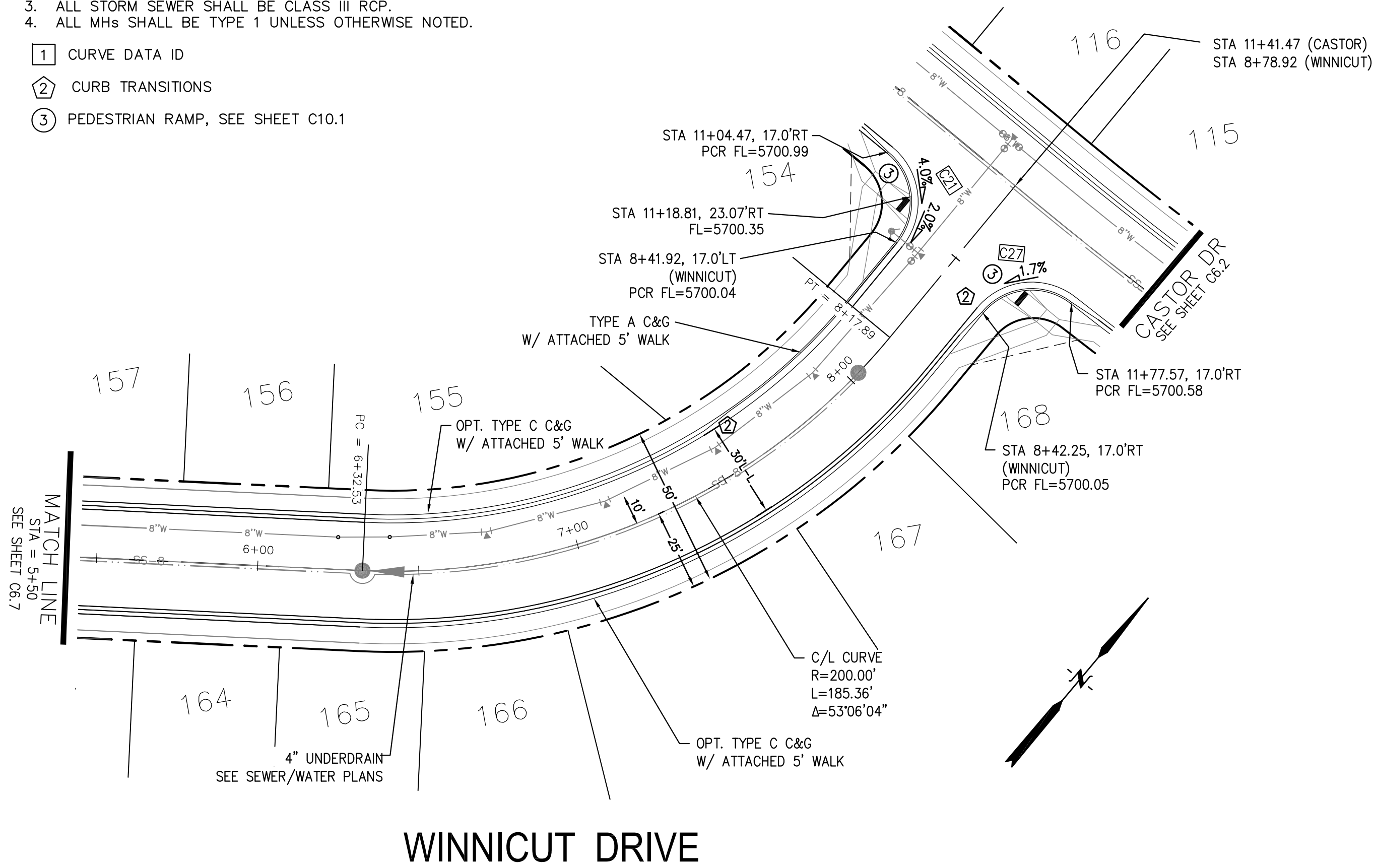
PROJECT NO.
 100.045

SHEET NUMBER
 C6.7

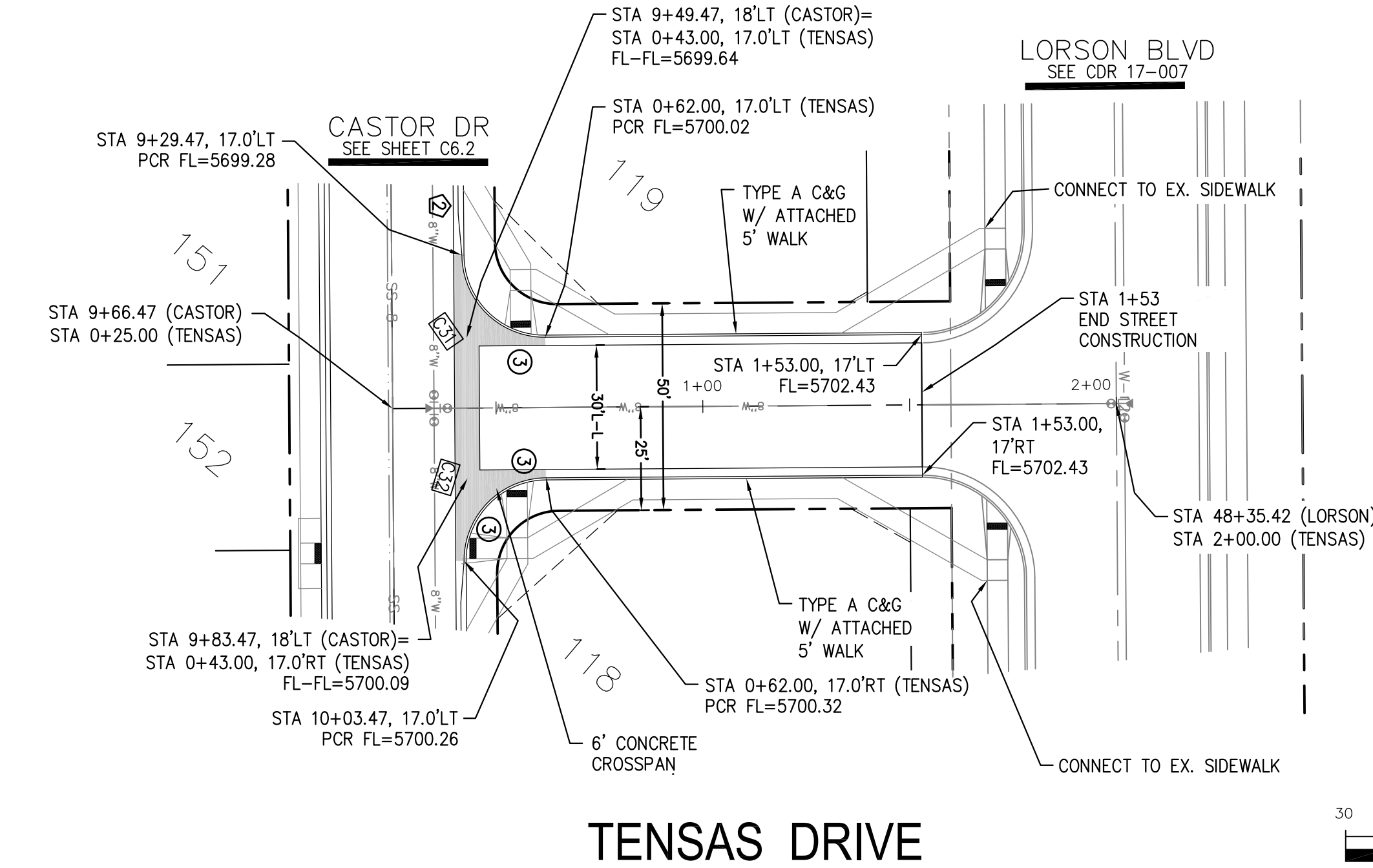
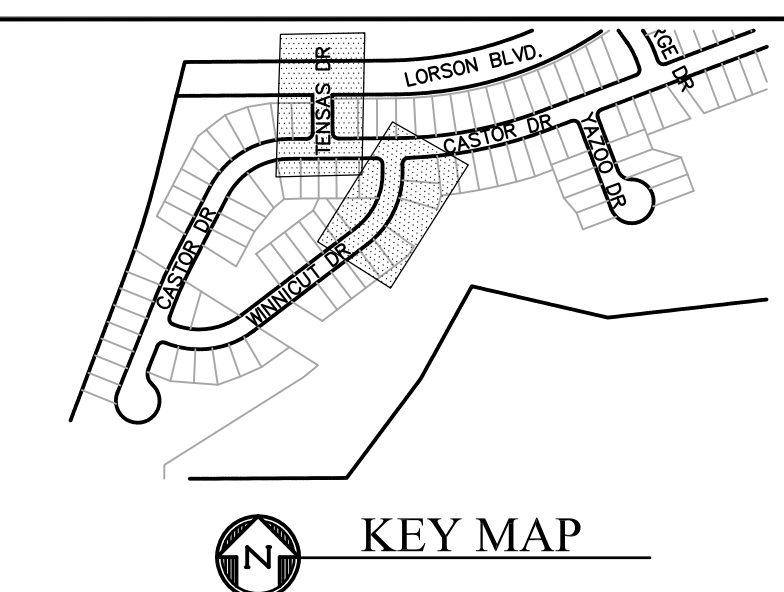
TOTAL SHEETS: 34

- 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
C21	31.42'	20.00	90°00'00"
C27	30.93'	20.00	88°36'10"
C31	31.42'	20.00	90°00'00"
C32	31.42'	20.00	90°00'00"

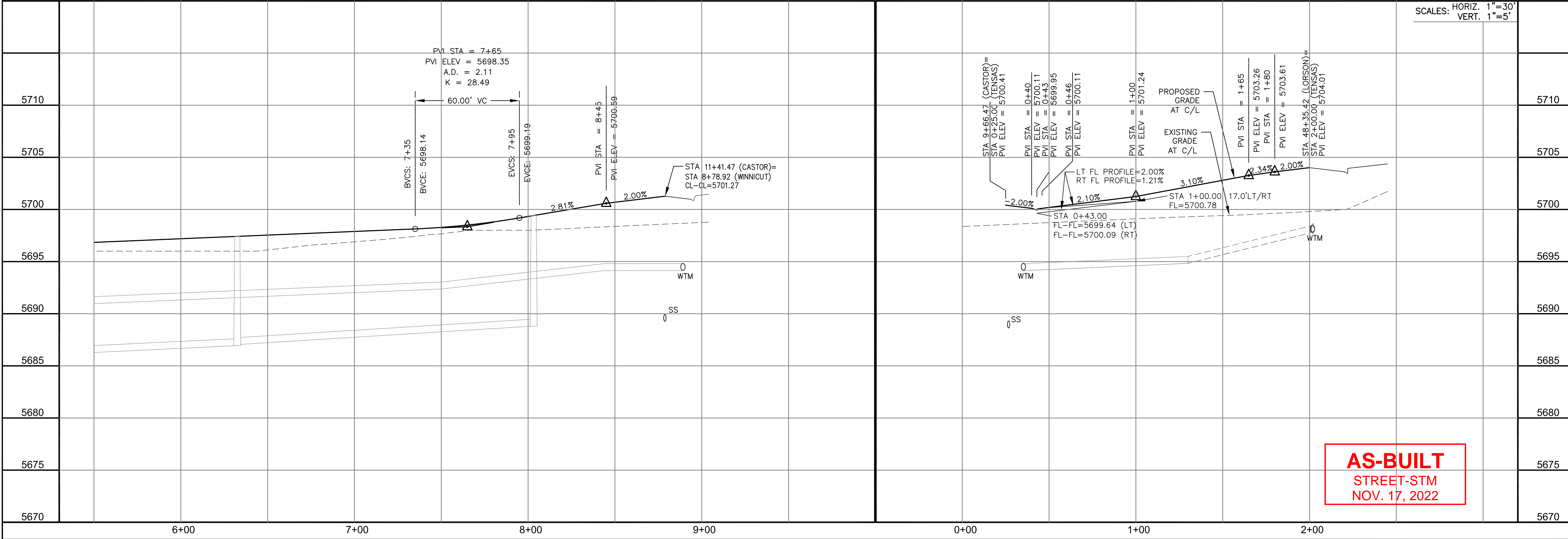


CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 790 570 1100
 COLORADO SPRINGS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

PROJECT: CREEKSIDE AT LORSON RANCH FILING NO. 1
 LORSON BLVD, TENSAS DR
 COLORADO SPRINGS, COLORADO

STREET/STORM
 WINNICUT DRIVE (5+50 TO 8+78)
 TENSAS DR (0+00 TO 2+00)



AS-BUILT
 STREET-STM
 NOV. 17, 2022

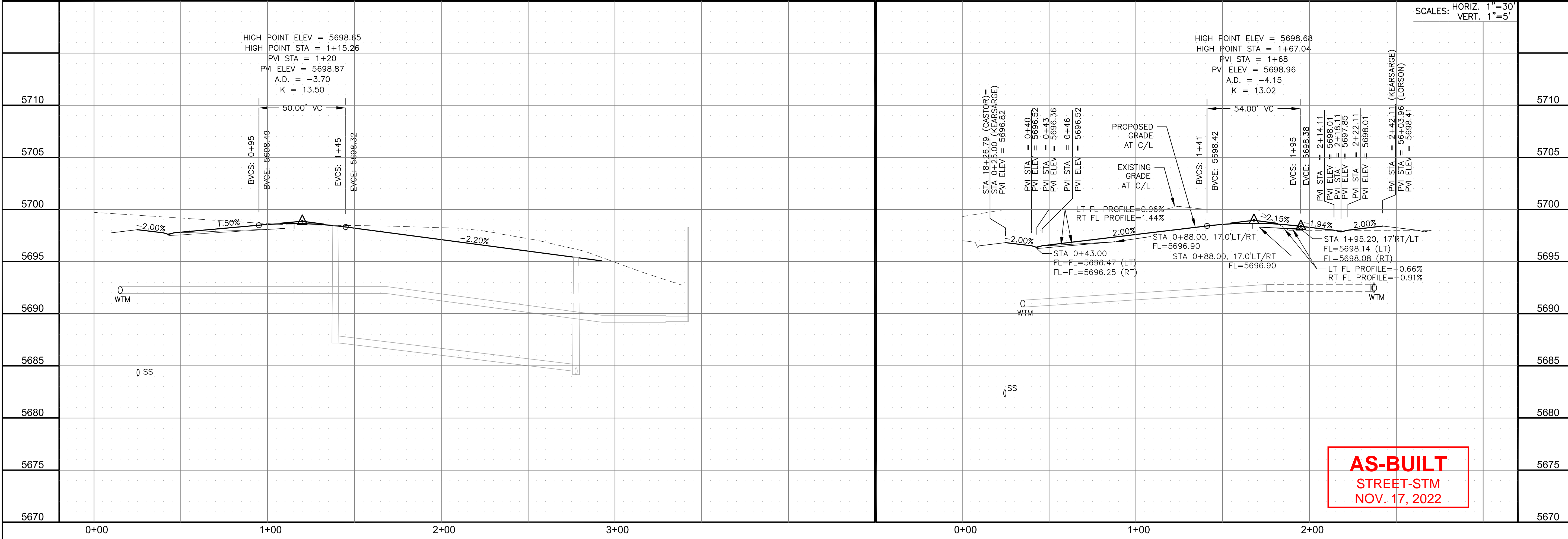
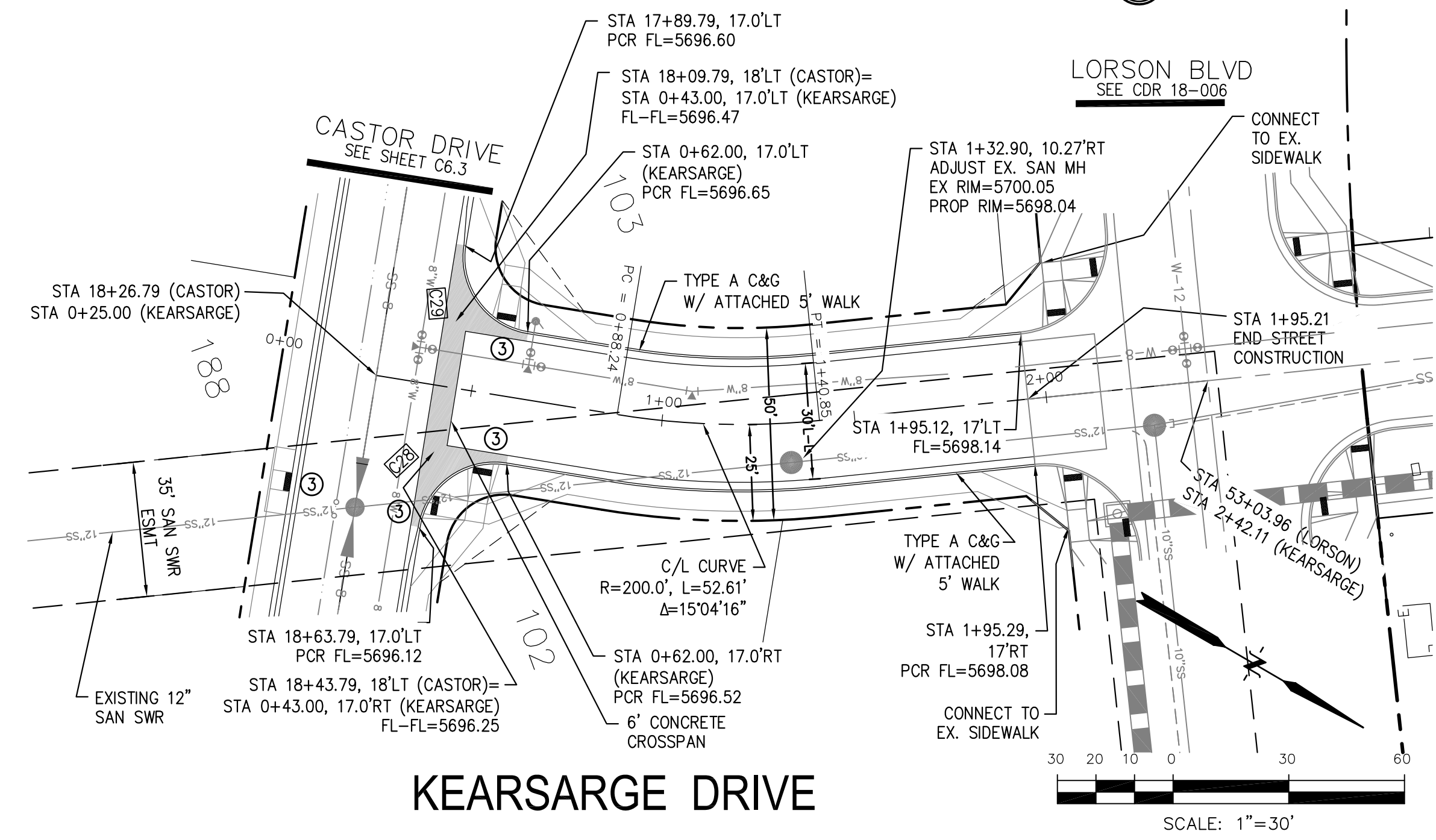
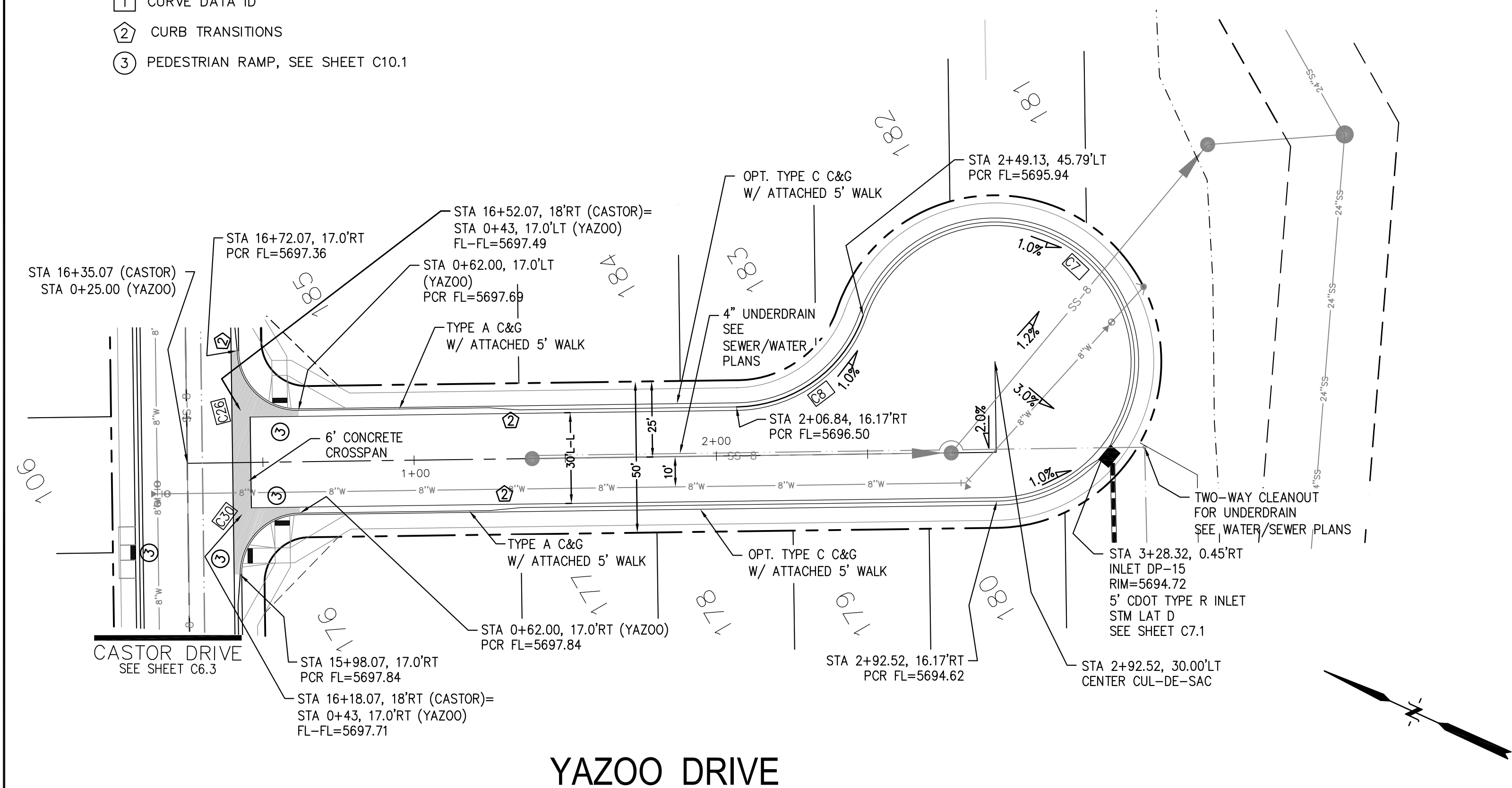
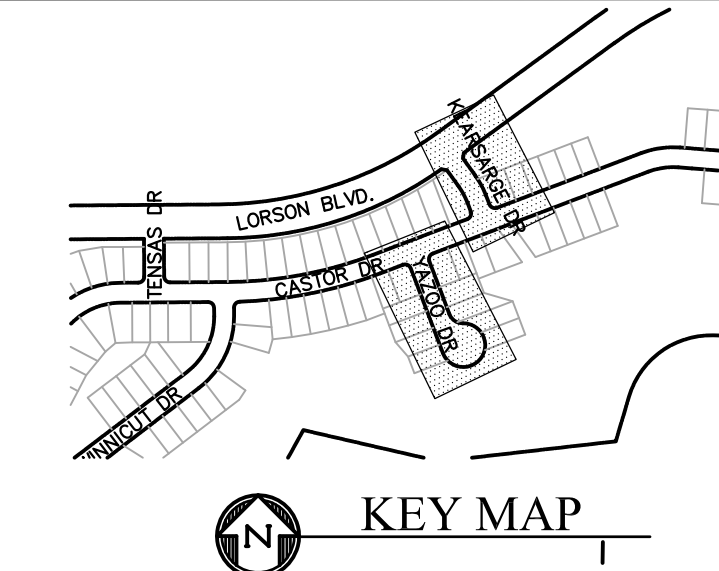


DATE: SEPT 19, 2019
 PROJECT NO. 100.045
 SHEET NUMBER C6.8
 TOTAL SHEETS: 34

- 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
C7	201.46'	46.17	250°00'29"
C8	54.98'	45.00	70°00'29"
C26	31.42'	20.00	90°00'00"
C28	31.42'	20.00	90°00'00"
C29	31.42'	20.00	90°00'00"
C30	31.42'	20.00	90°00'00"



AS-BUILT
STREET-STM
NOV. 17, 2022

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

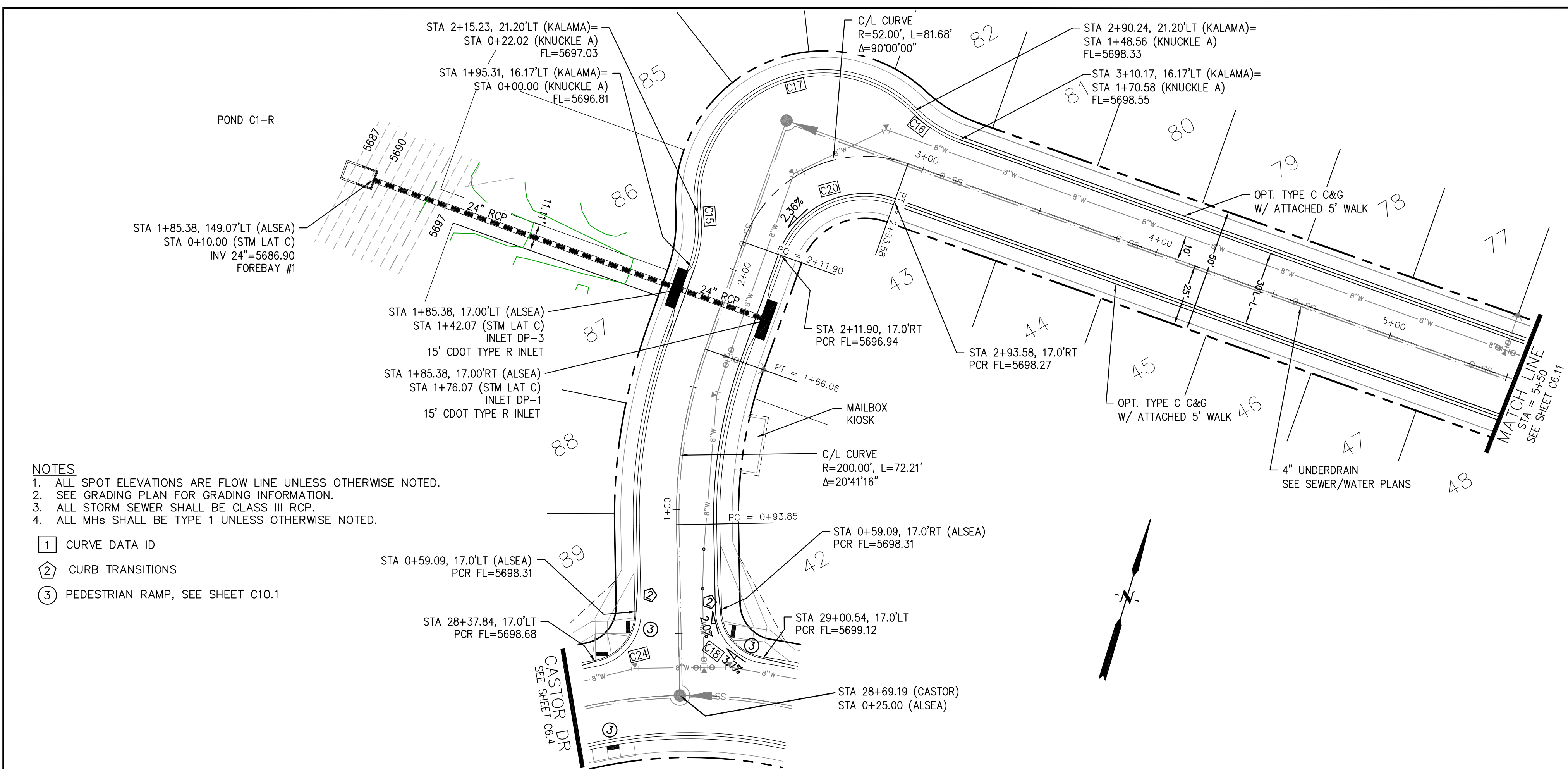
DATE: _____
DESCRIPTION: _____
NO: _____
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

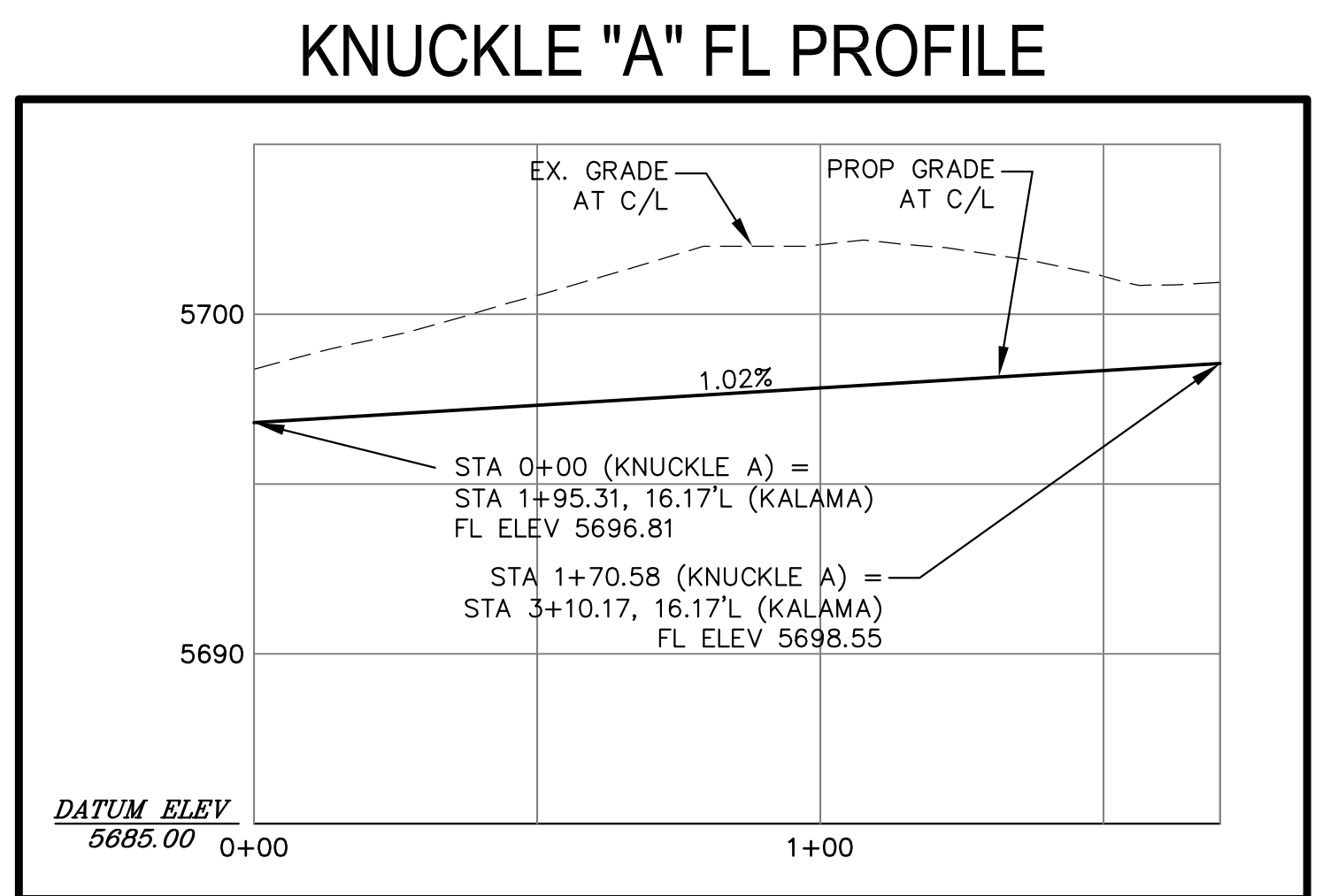
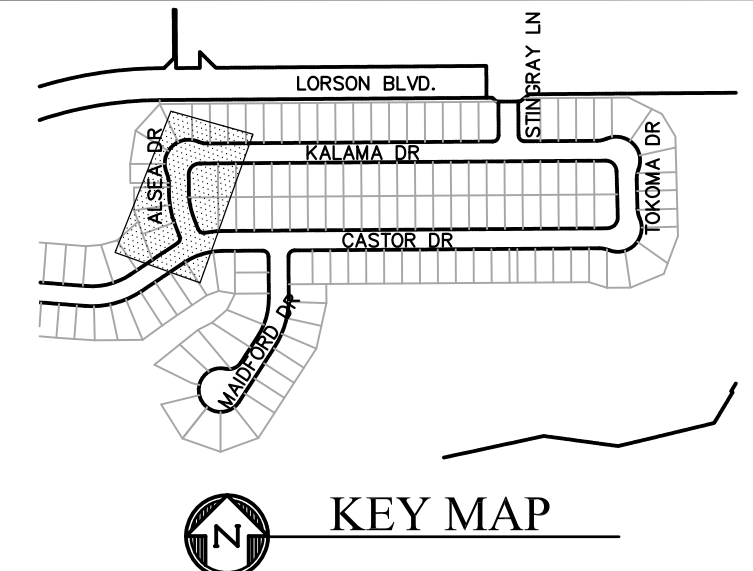
PROJECT:
CREEKSIDE AT LORSON
RANCH FILING NO. 1
LORSON BLVD, KEARSARGE DR
COLORADO SPRINGS, COLORADO



DATE: SEPT 19, 2019
PROJECT NO. 100.045
SHEET NUMBER C6.9
TOTAL SHEETS: 34



CURVE	LENGTH	RADIUS	DELTA
C15	22.02'	48.83	25°50'31"
C16	22.02'	48.83	25°50'31"
C17	126.54'	51.17	141°41'02"
C18	28.28'	20.00	81°01'10"
C20	56.28'	35.83	90°00'00"
C24	28.28'	20.00	81°01'04"



- 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, SUITE 300
 BURNING WOODS, CO 80633
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

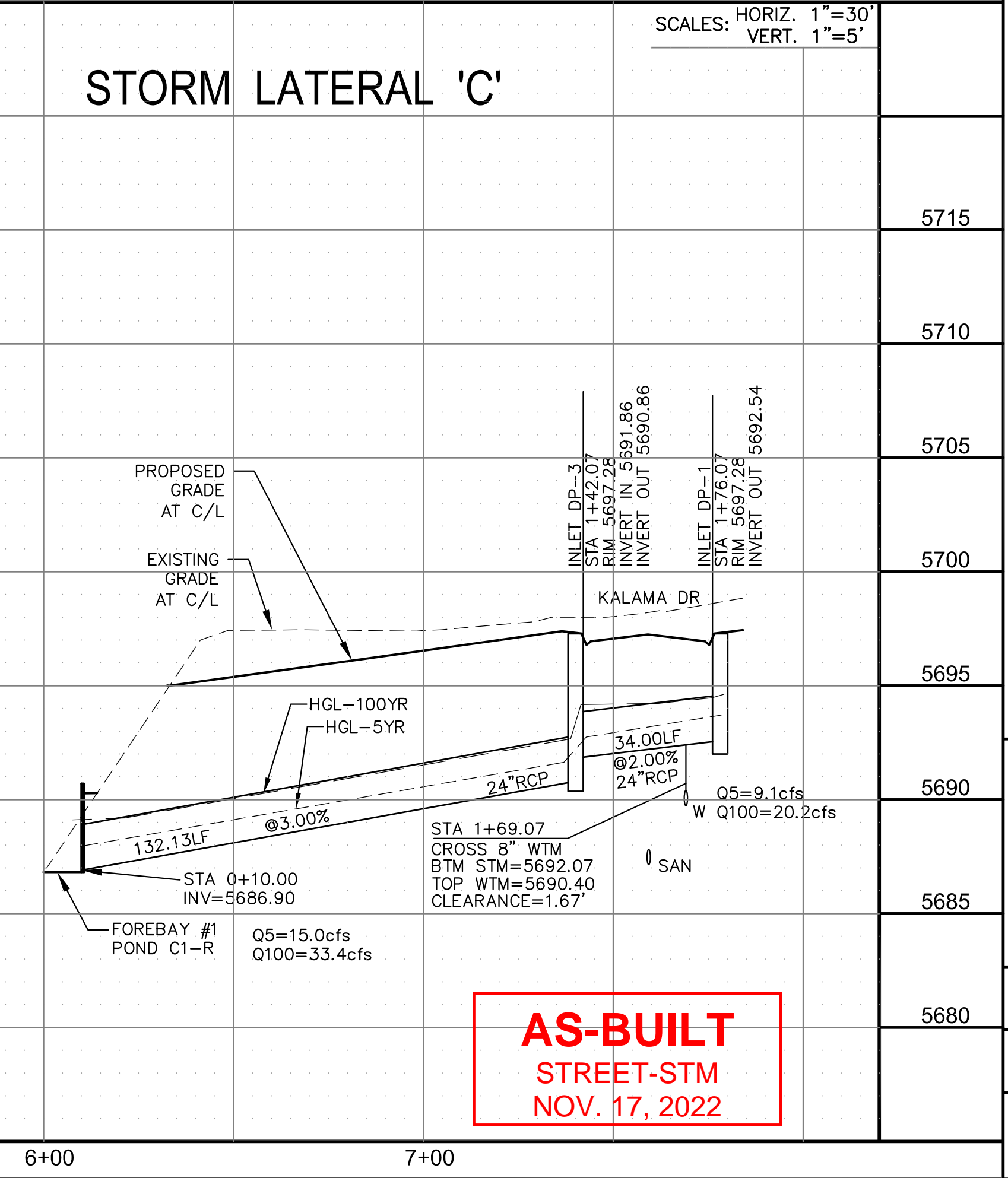
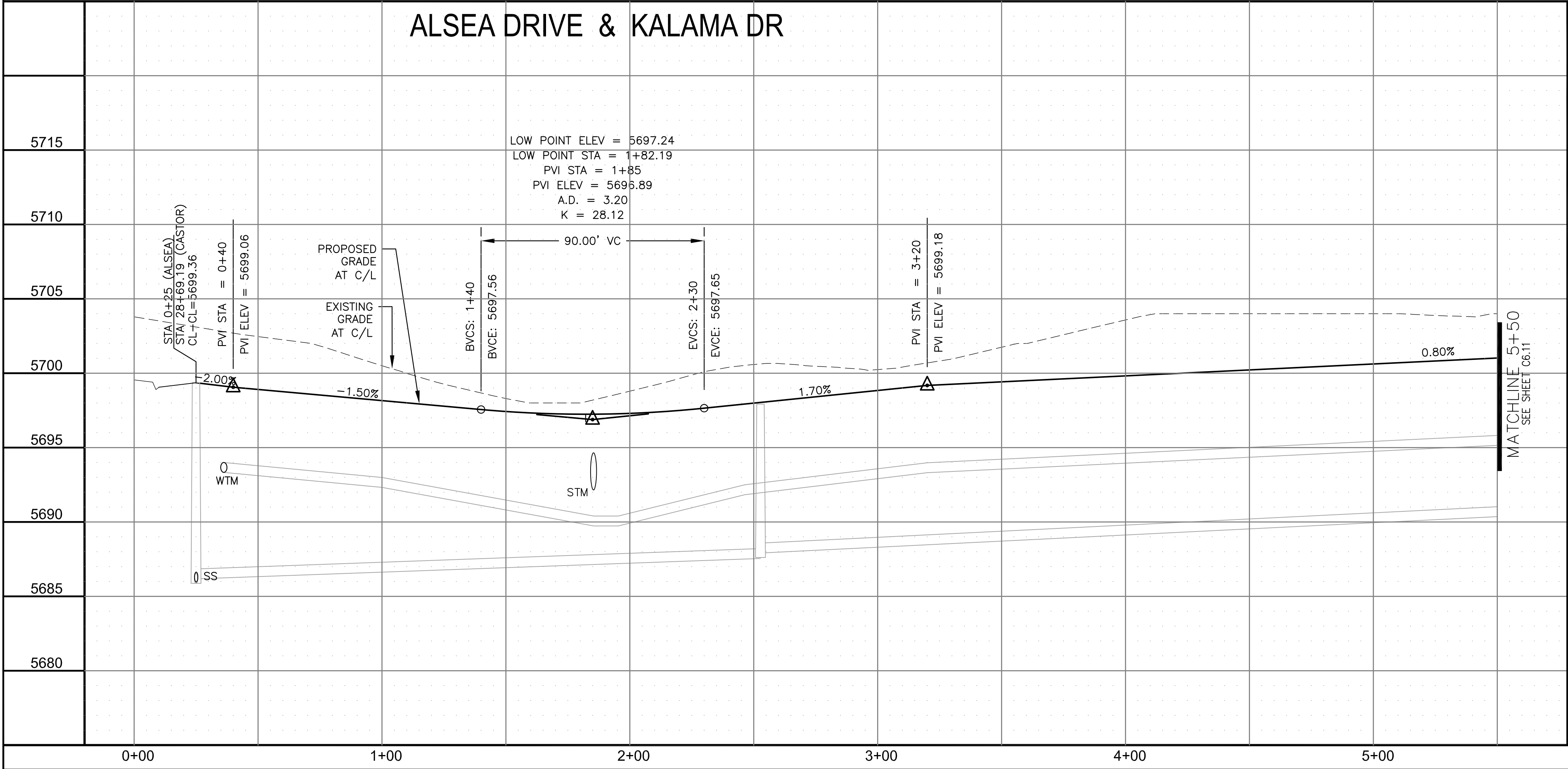
DATE: _____

DESCRIPTION: _____

NO. _____

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **CREEKSIDE AT LORSON RANCH FILING NO. 1**
 LORSON BLVD, LEANSAPARK DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK



AS-BUILT
 STREET-STM
 NOV. 17, 2022

STREET/STORM
 ALSEA DR & KALAMA DR
 STA 0+00 TO 5+50

DATE: SEPT 19, 2019

PROJECT NO. 100.045

SHEET NUMBER C6.10

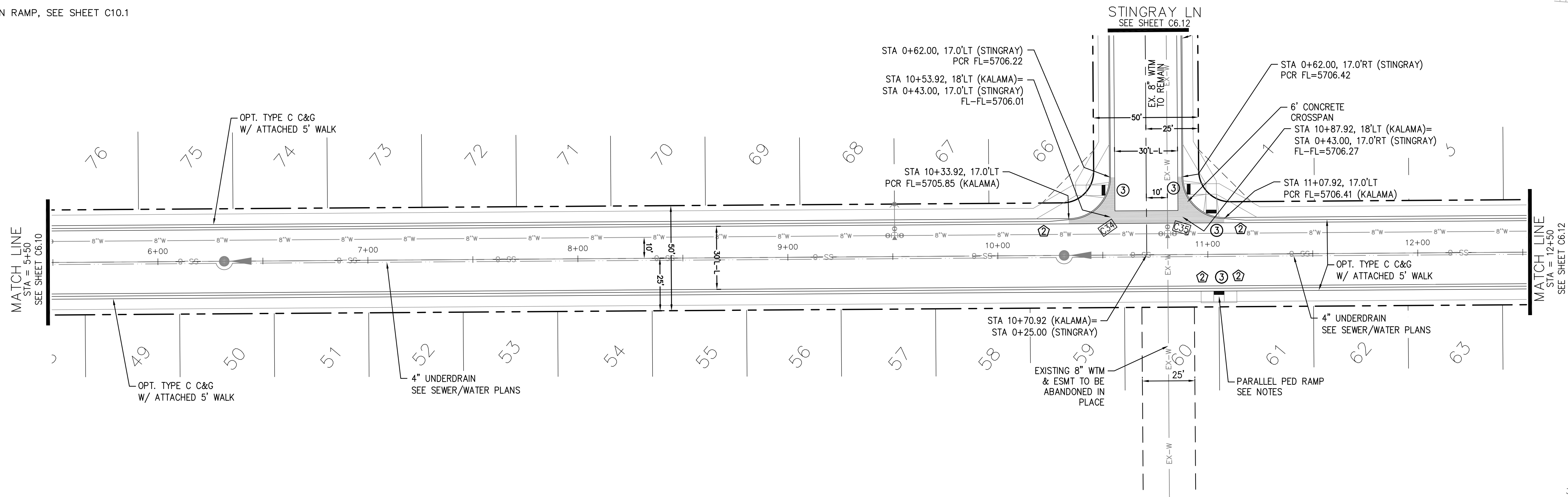
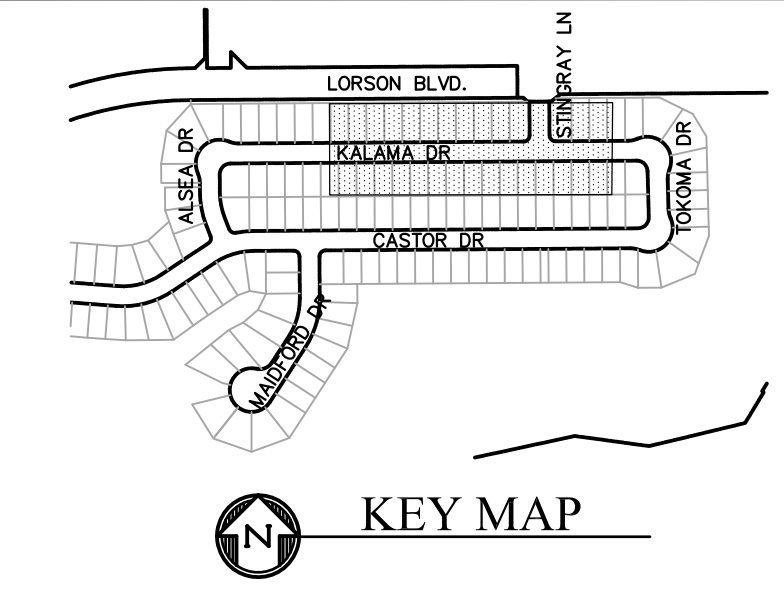
TOTAL SHEETS: 34

NOTES

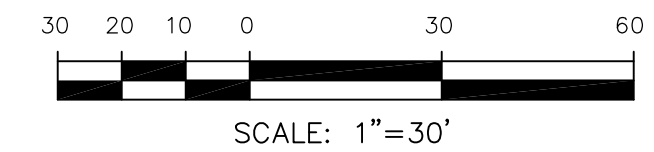
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

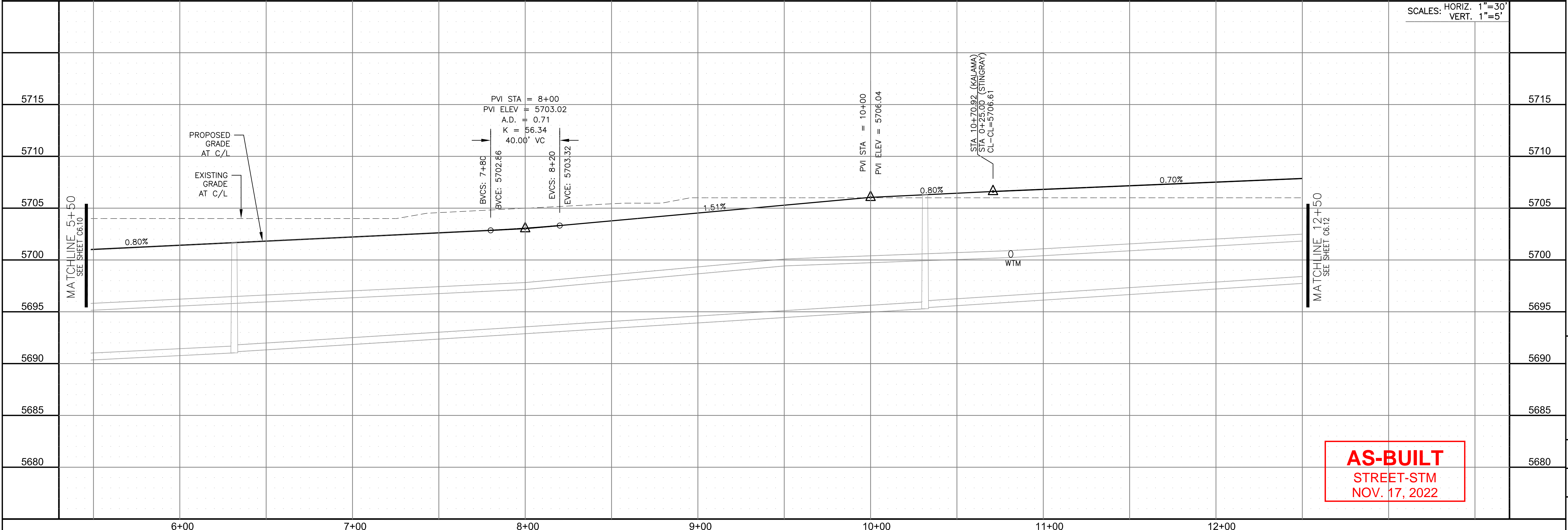
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C34	31.42'	20.00	90°00'00"
C35	31.42'	20.00	90°00'00"



KALAMA DR



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



AS-BUILT
STREET-STM
NOV. 17, 2022

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. _____
PROJECT: **CREEKSIDE AT LORSON RANCH FILING NO. 1**
LORSON BLVD. & WASHINGTON DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET/STORM
ALSEA DR & KALAMA DR
STA 5+50 TO 12+50



DATE: SEPT 19, 2019

PROJECT NO. 100.045

SHEET NUMBER C6.11

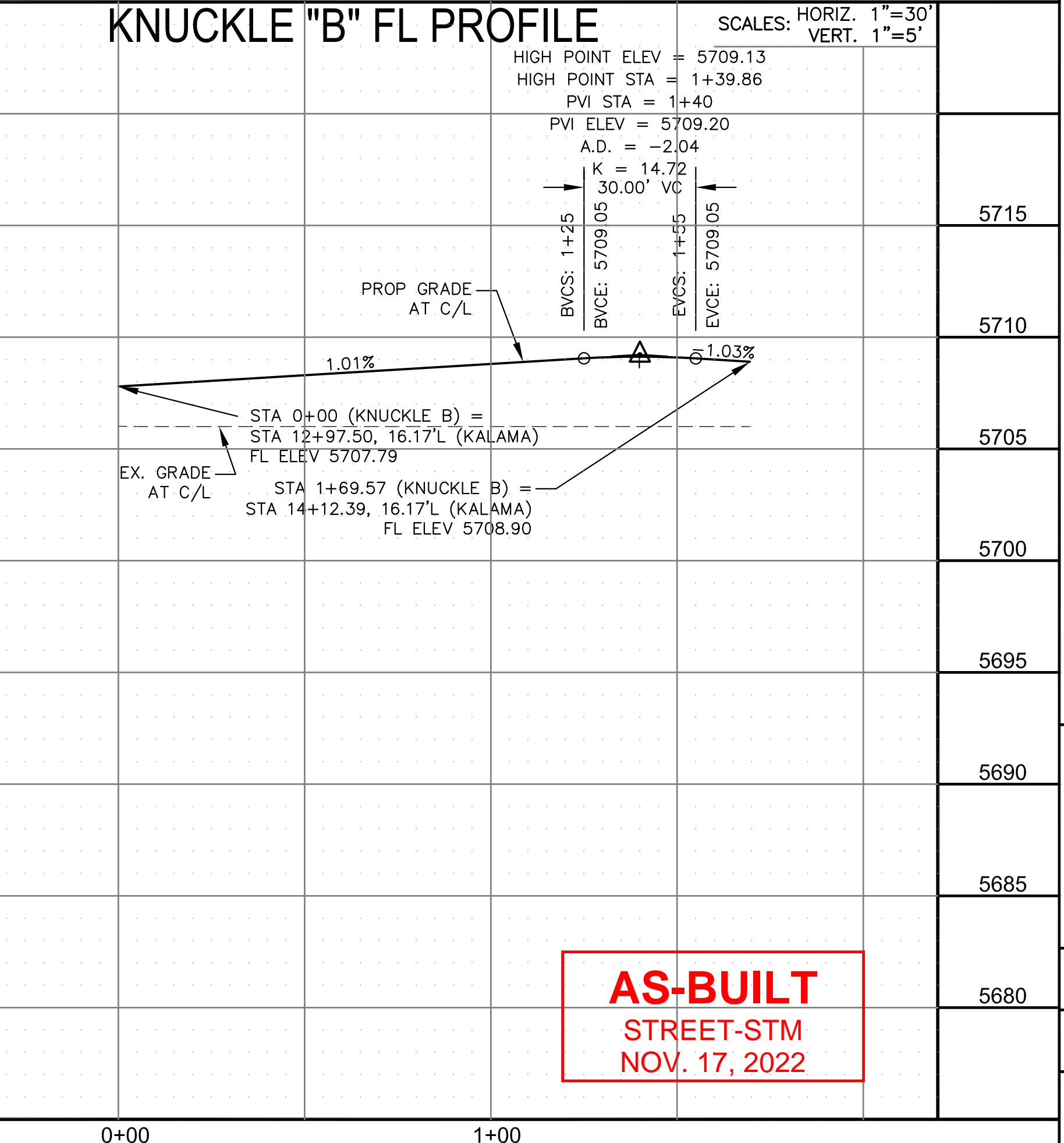
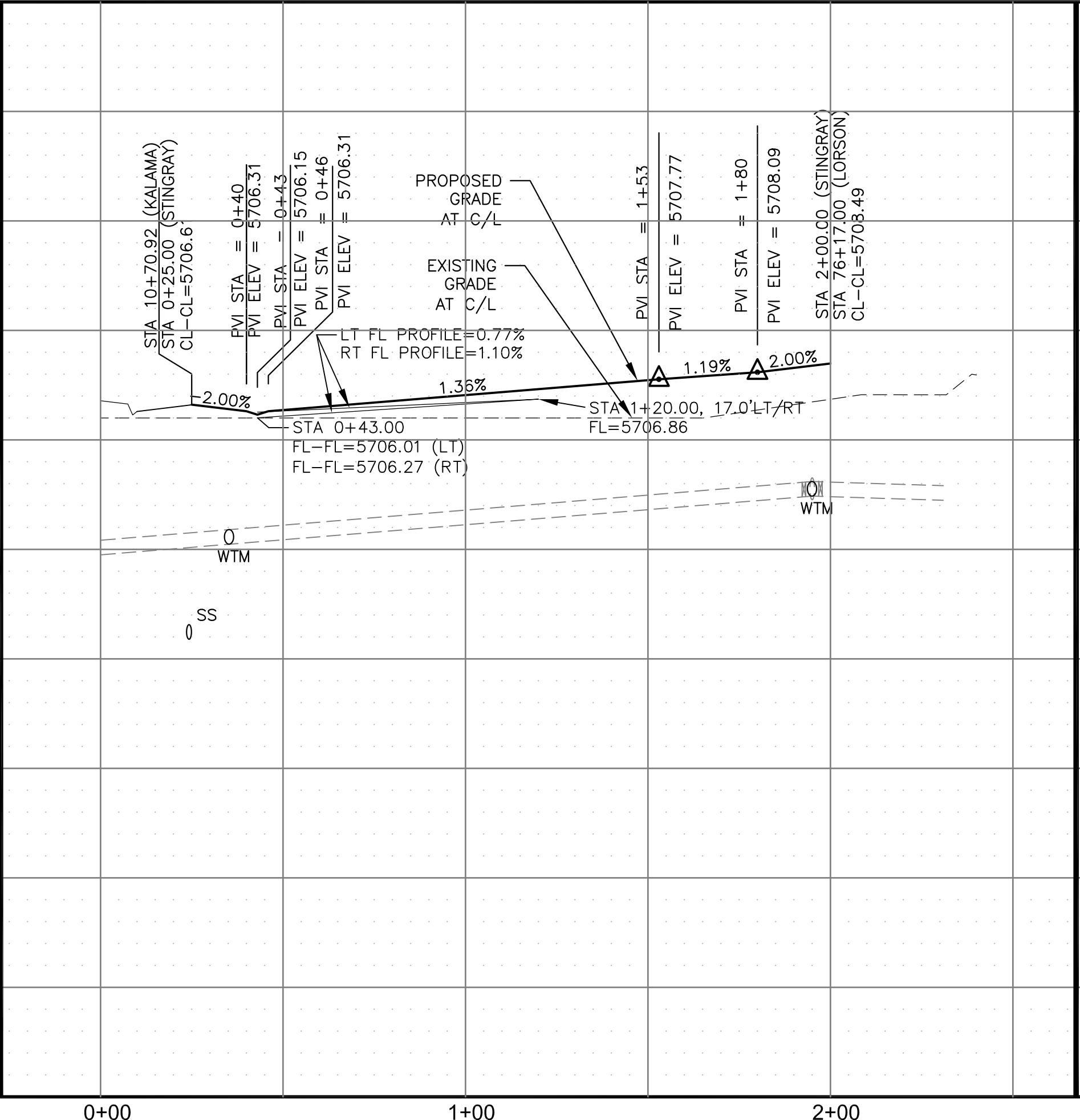
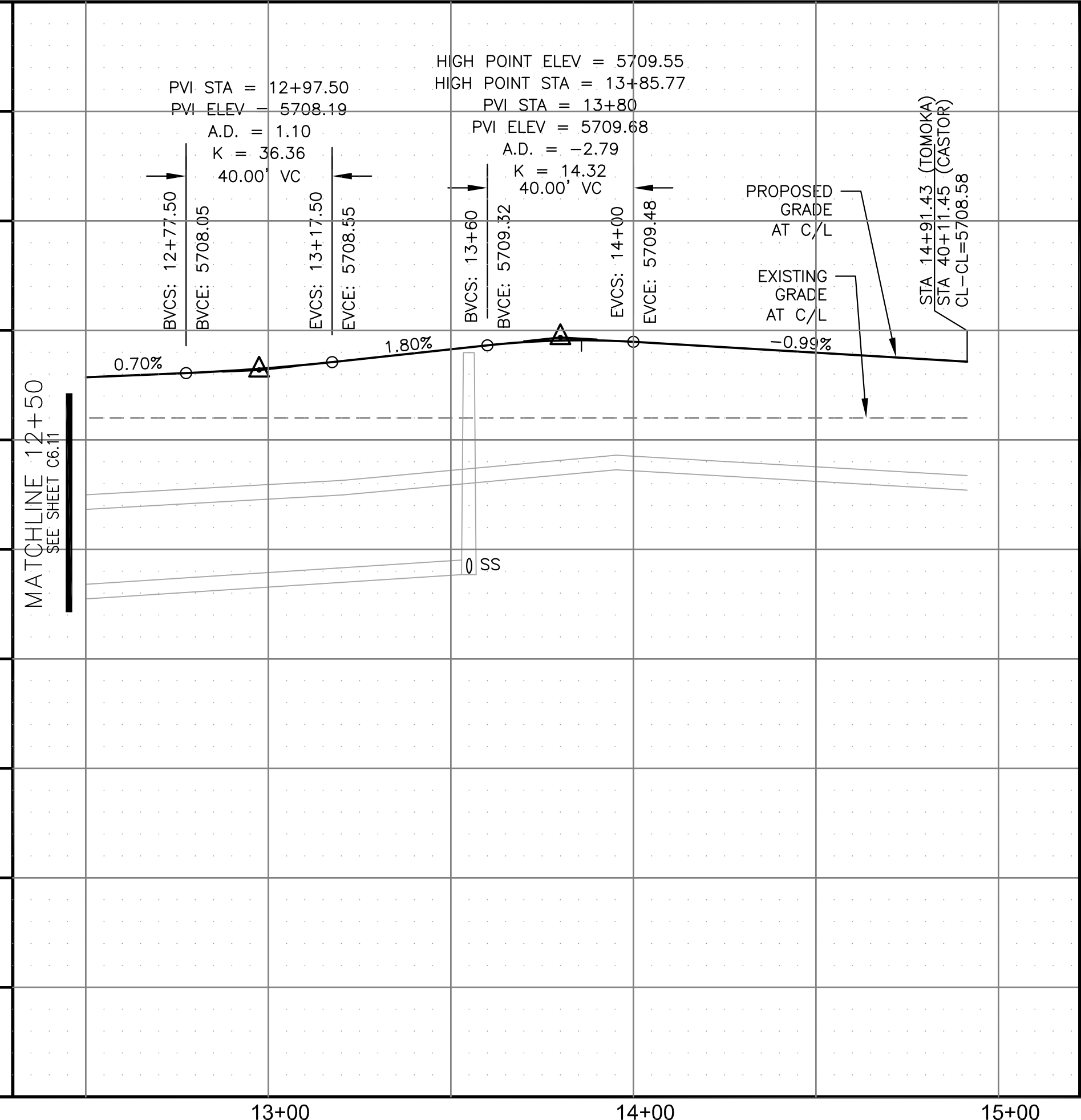
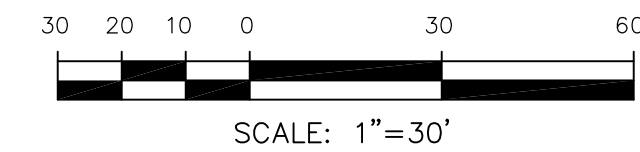
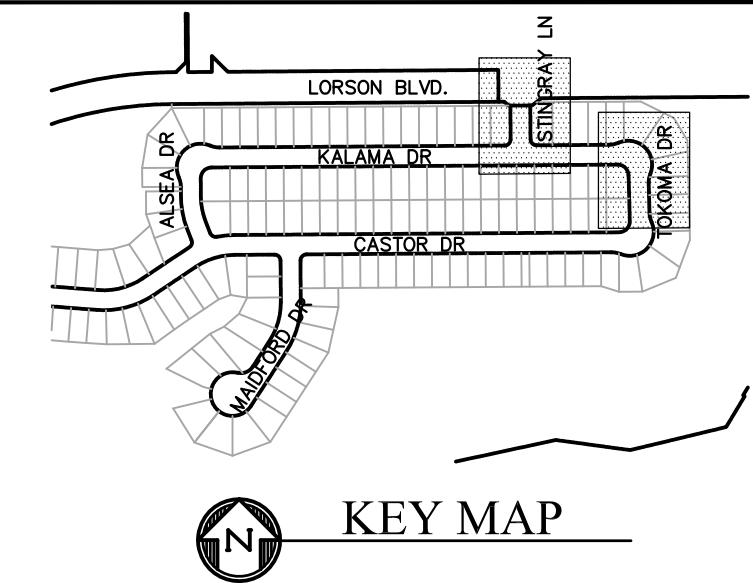
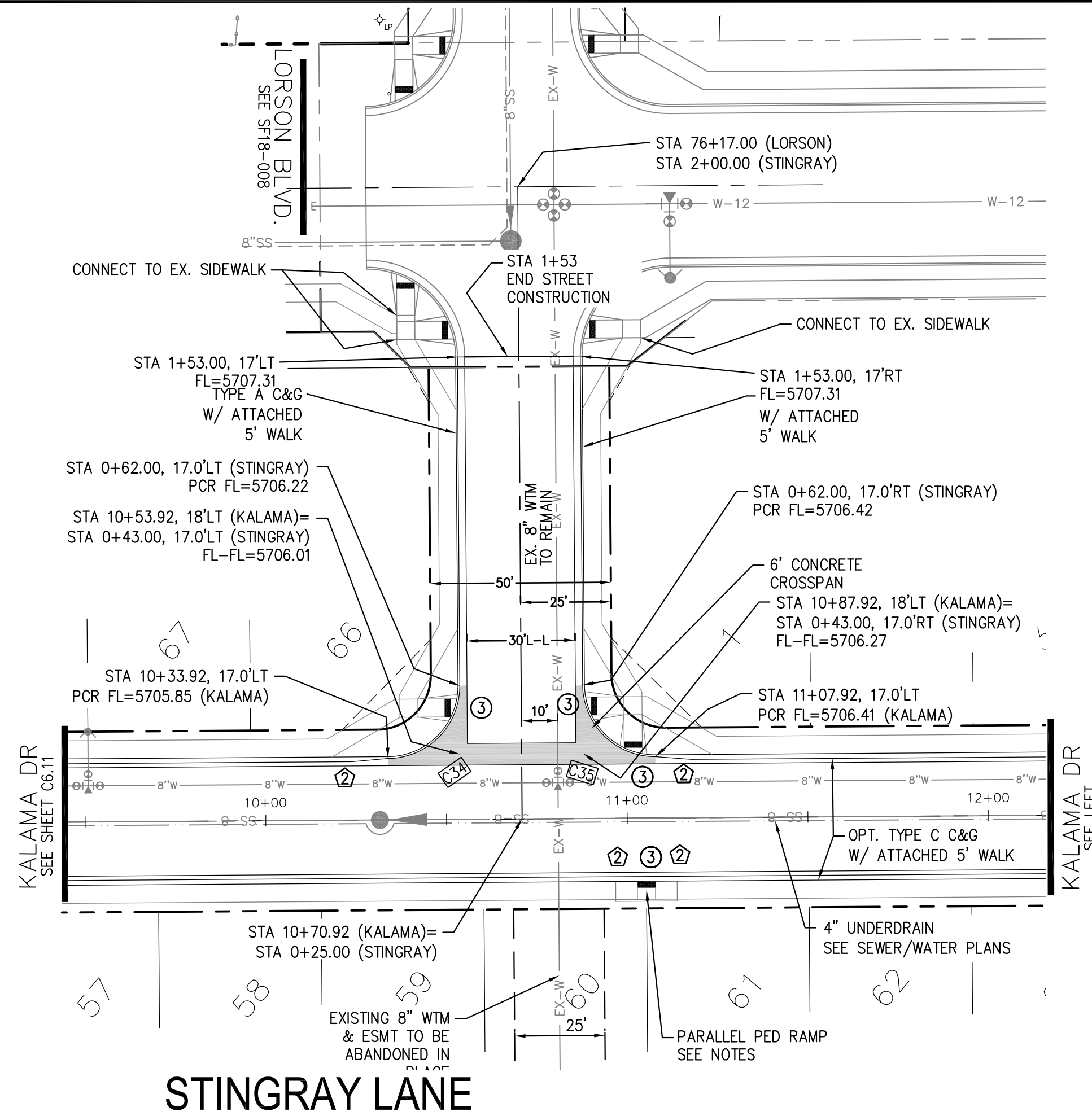
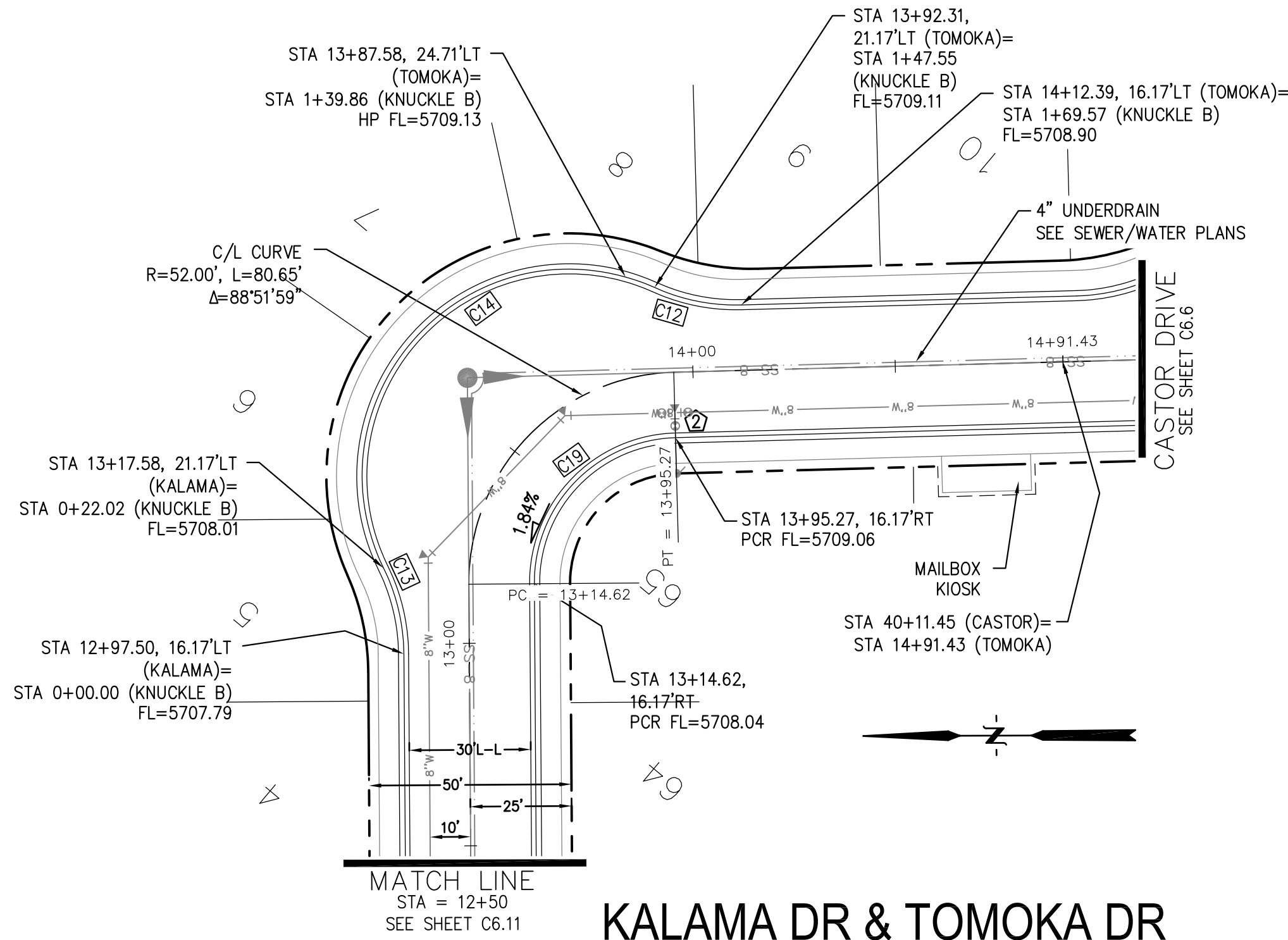
TOTAL SHEETS: 34

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
C12	22.02'	48.83	25°50'31"
C13	22.02'	48.83	25°50'31"
C14	125.52'	51.17	140°33'00"
C19	55.57'	35.83	88°51'59"
C34	31.42'	20.00	90°00'00"
C35	31.42'	20.00	90°00'00"



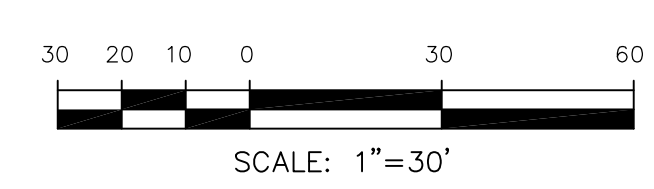
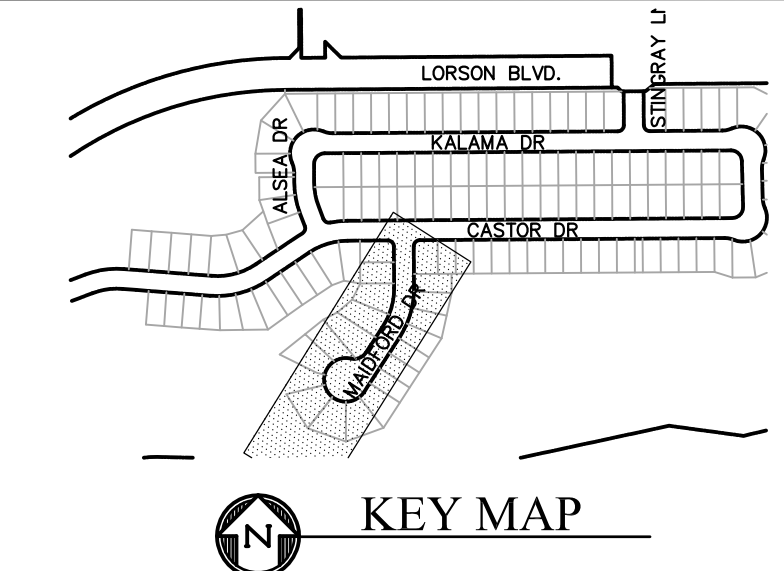
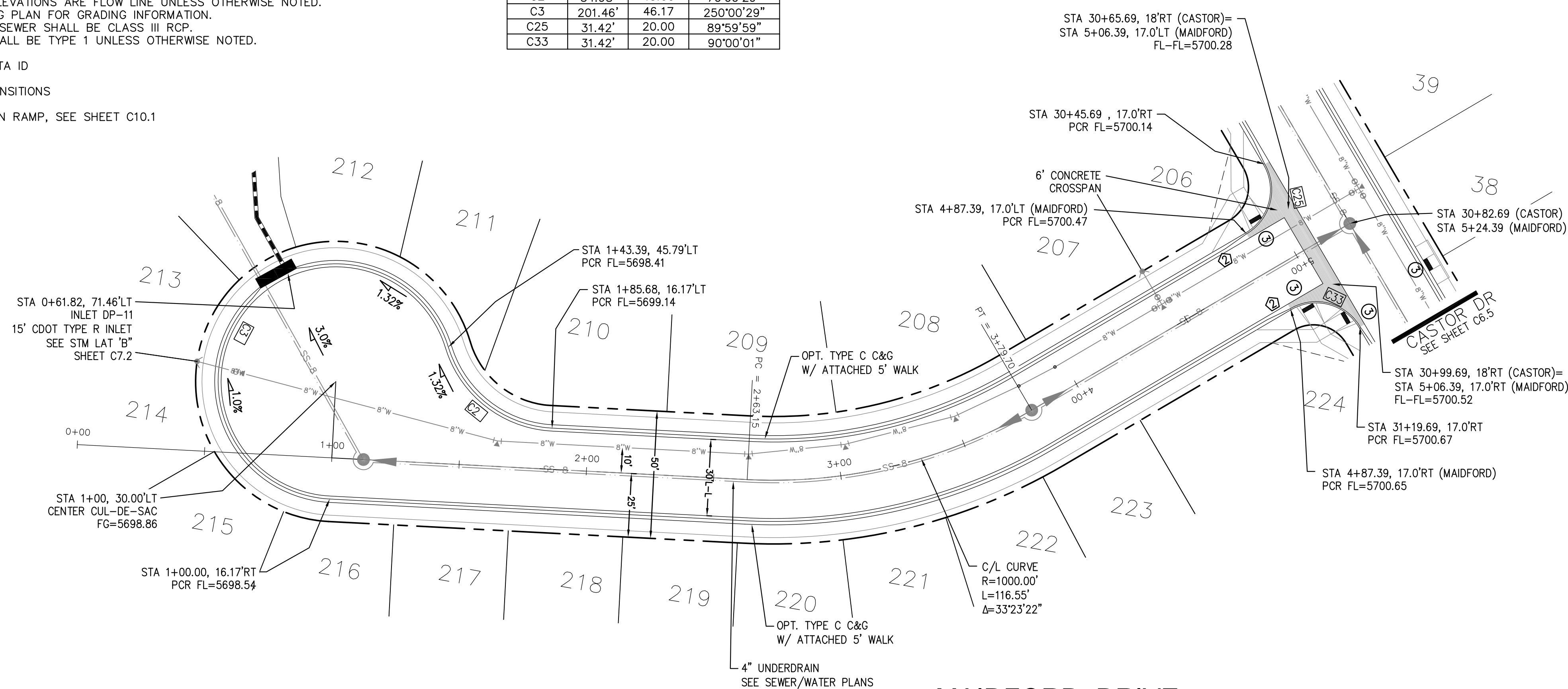
AS-BUILT
STREET-STM
NOV. 17, 2022

CORE	ENGINEERING GROUP	15004 1ST AVENUE S. BIRMGHAM, AL 35206 PHONE: 205.978.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@eg1.com
DATE	DESCRIPTION	NO.
PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK		PROJECT: CREEKSIDE AT LORSON RANCH FILING NO. 1 LORSON BLVD. & STINGRAY DR COLORADO SPRINGS, COLORADO
DRAWN:	DESIGNED:	CHECKED:
RLS	RLS	RLS
STREET/STORM TOMOKA DR (12+50 TO 14+91) STINGRAY LN (STA 0+0 TO 2+00)		
DATE:	PROJECT NO.	SHEET NUMBER
SEPT 19, 2019	100.045	C6.12
TOTAL SHEETS: 34		

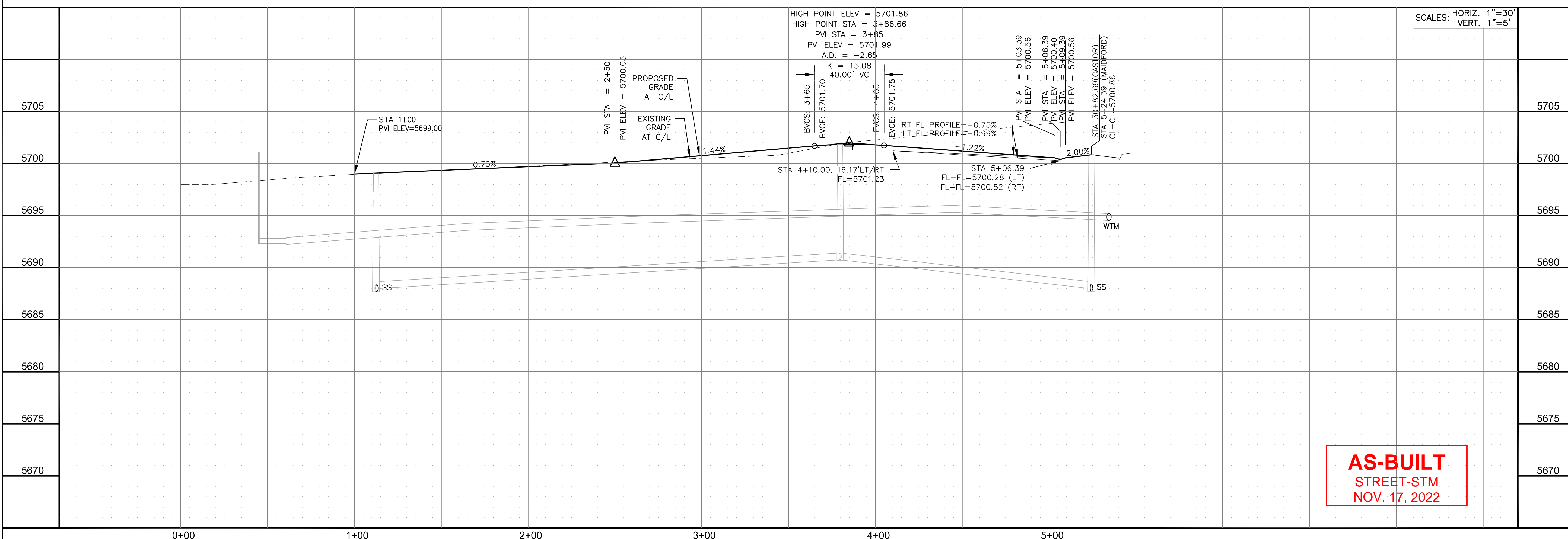
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	54.98'	45.00	70°00'29"
C3	201.46'	46.17	250°00'29"
C25	31.42'	20.00	89°59'59"
C33	31.42'	20.00	90°00'01"



MADFORD DRIVE



AS-BUILT
STREET-STM
NOV. 17, 2022

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. _____

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

PROJECT:
CREEKSIDE AT LORSON RANCH FILING NO. 1
LORSON BLVD. W/ WASHINGTON DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET/STORM
MADFORD DRIVE
STA 0+00 TO 5+24

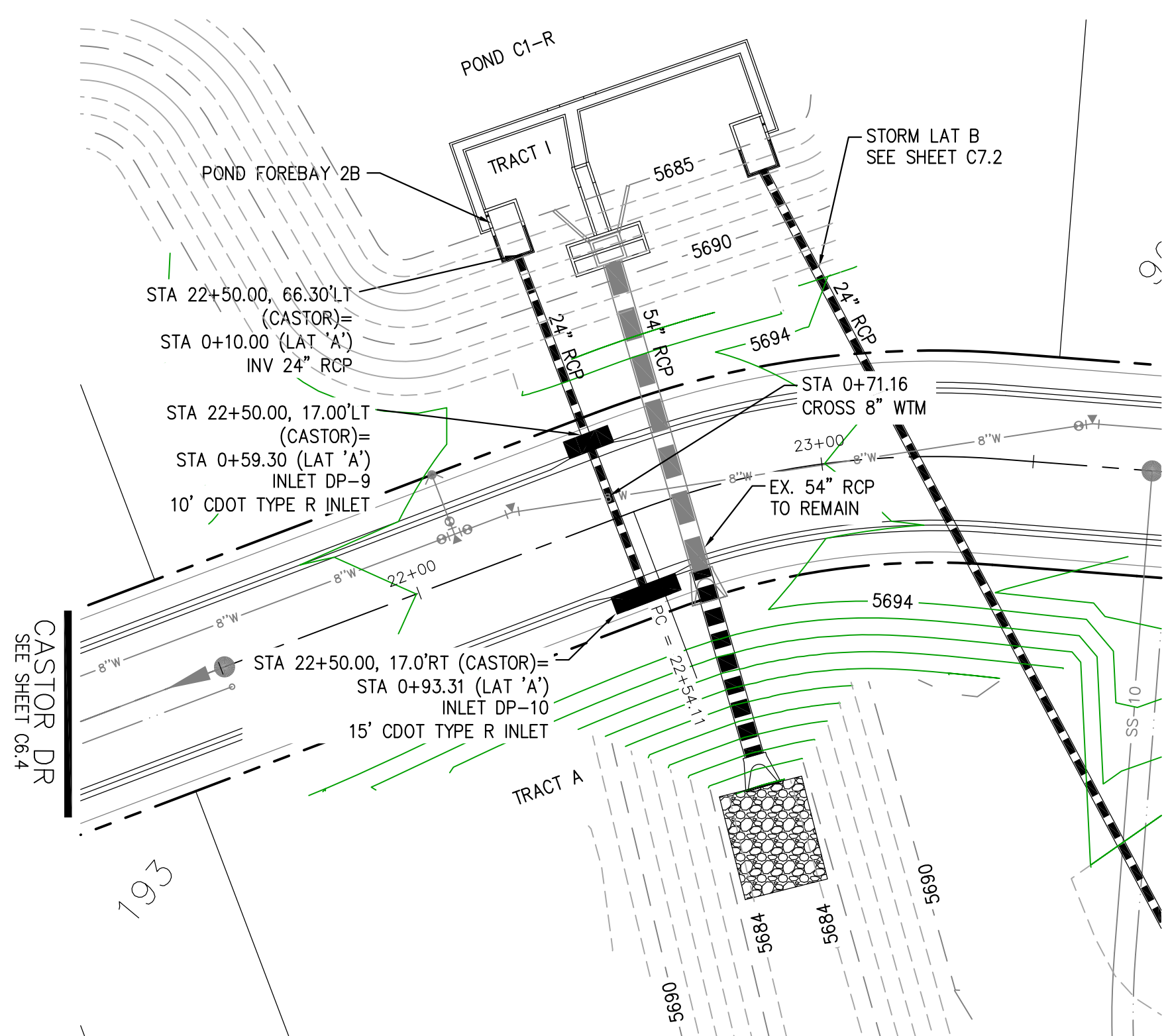


DATE:
SEPT 19, 2019

PROJECT NO.
100.045

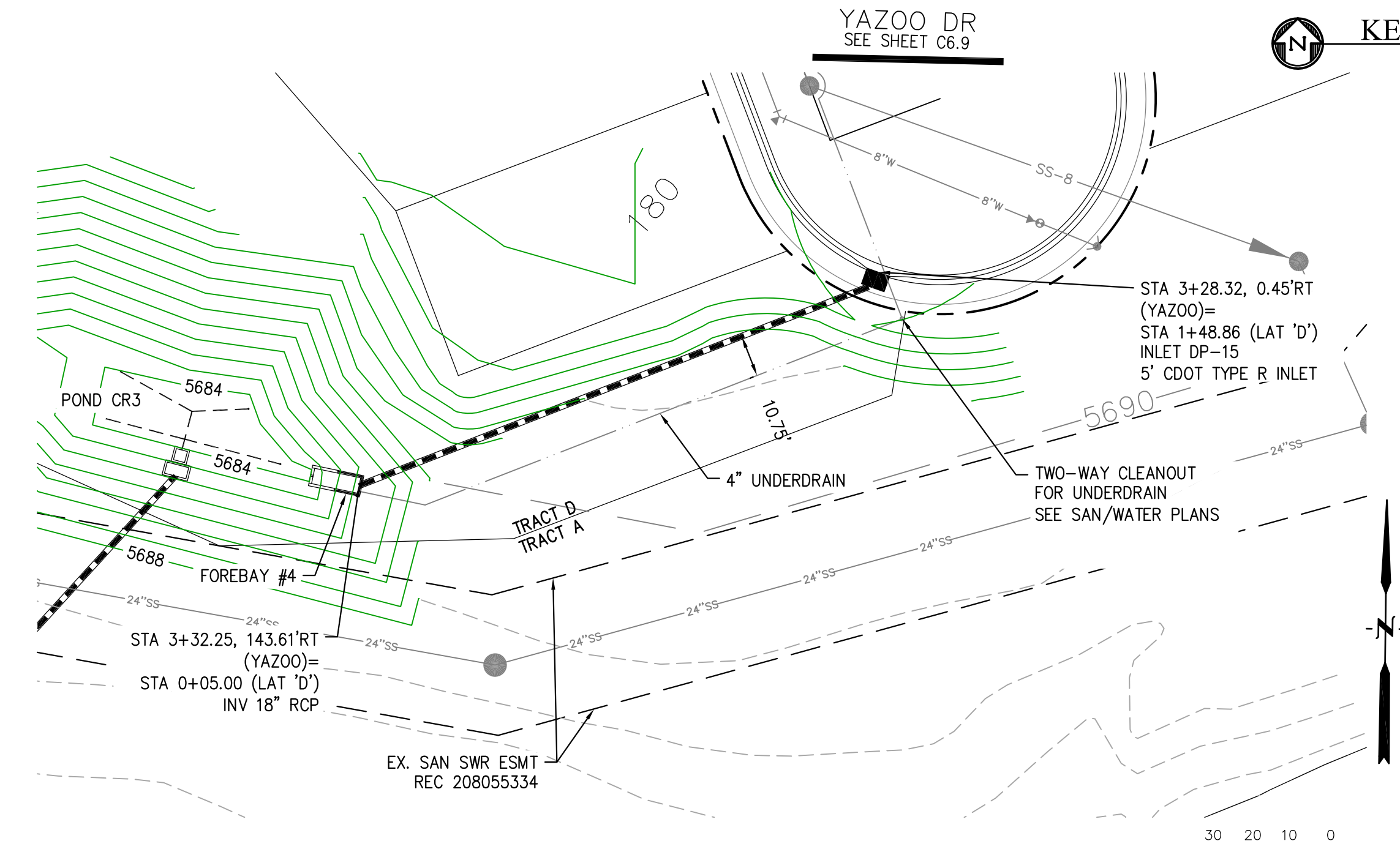
SHEET NUMBER
C6.13

TOTAL SHEETS: 34

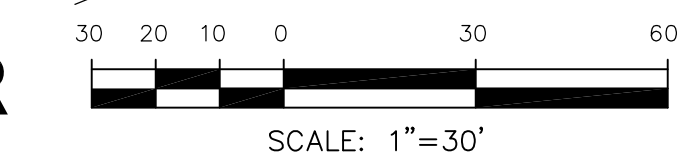


STORM LATERAL A - PUBLIC STM SWR

- 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

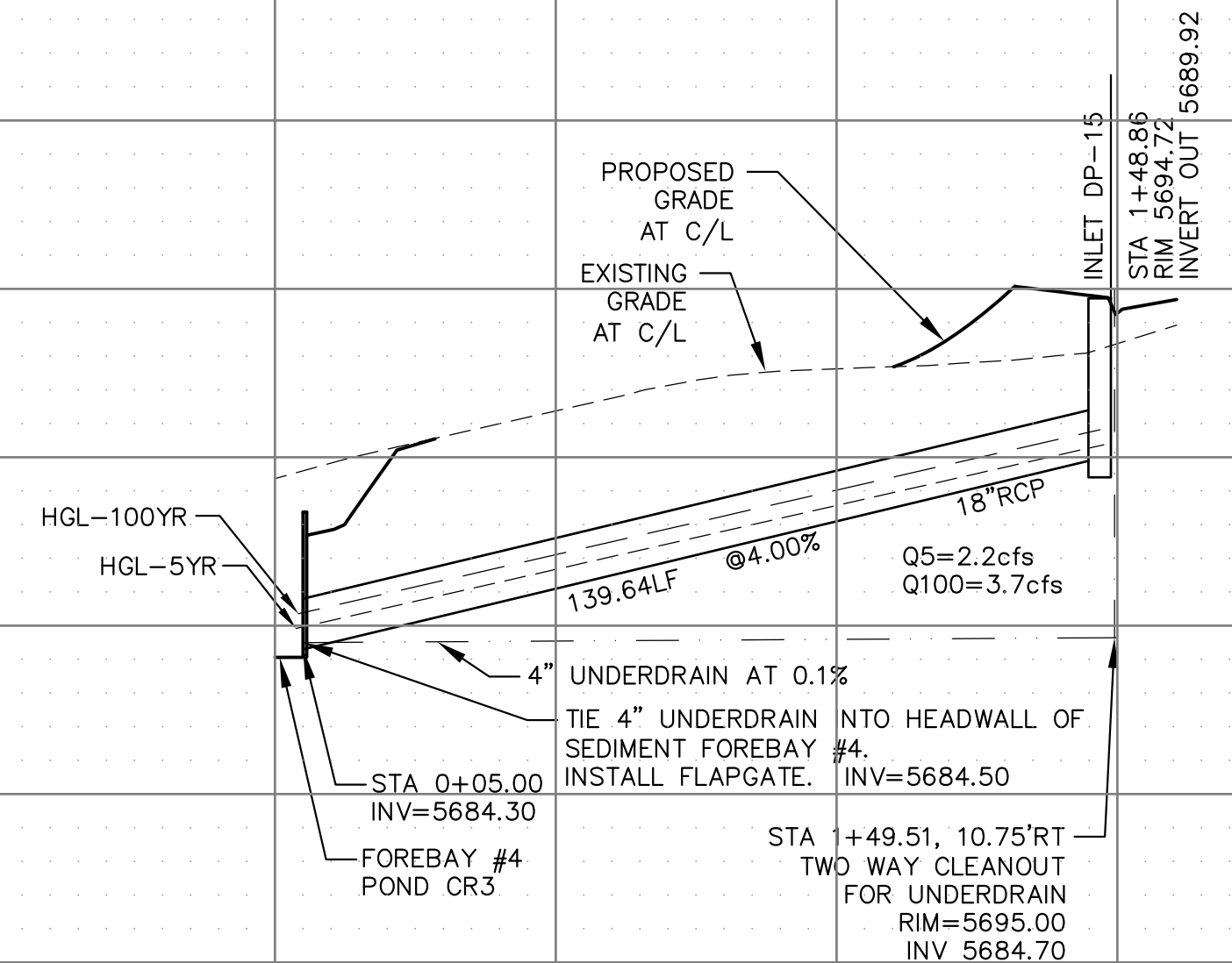
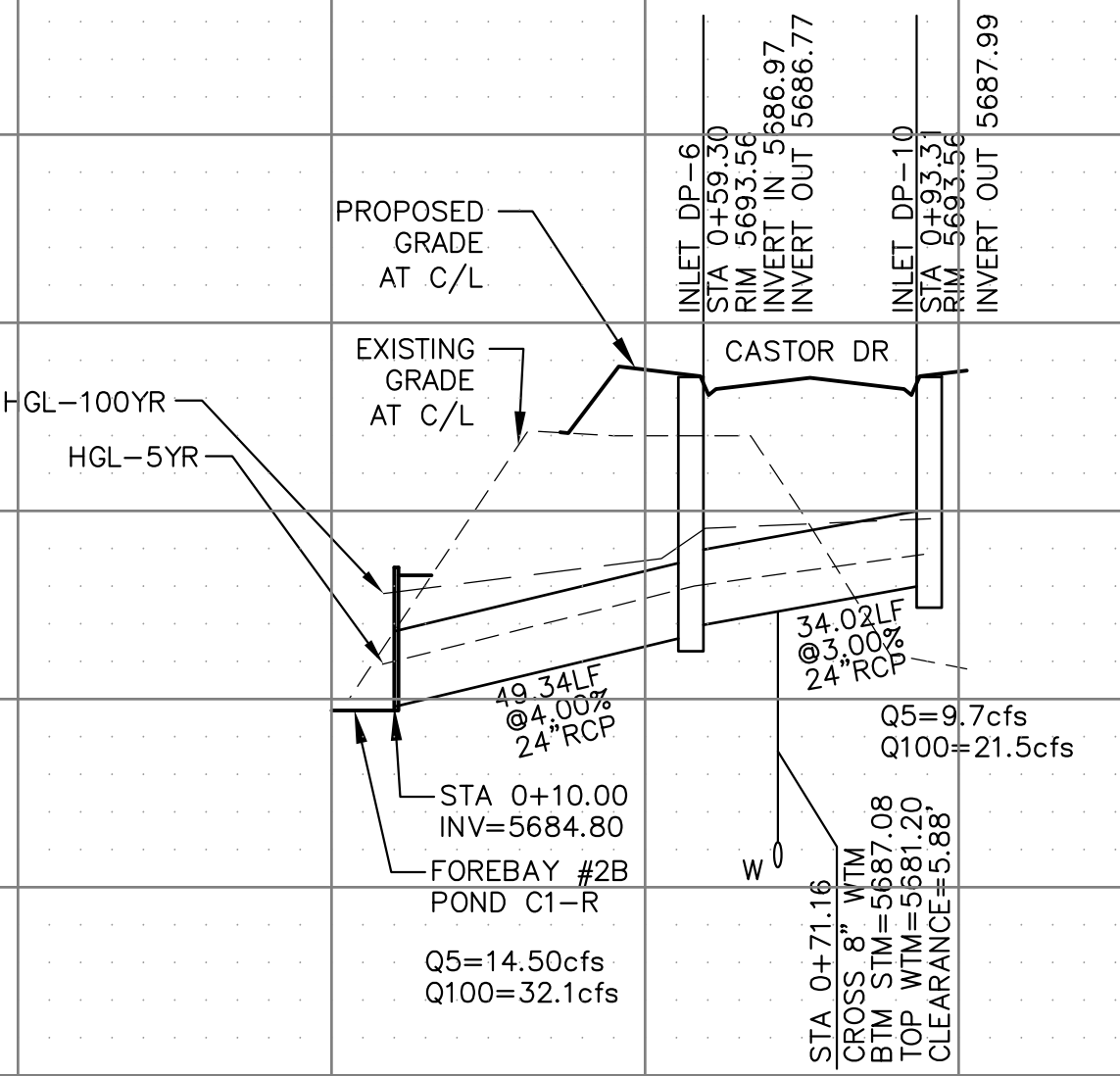


STORM LATERAL D - PUBLIC STM SWR



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

Station	Description	Station	Description
5705		5705	
5700		5700	
5695		5695	
5690		5690	
5685		5685	
5680		5680	
5675		5675	
5670		5670	



AS-BUILT
 STREET-STM
 NOV. 17, 2022

CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOODS, CO 80015
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

PROJECT: **CREEKSIDE AT LORSON RANCH FILING NO. 1**
 LORSON BLVD. LEANSAREZ DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET/STORM
 STORM LATERALS 'A' & 'D'
 (PUBLIC)



DATE: SEPT 19, 2019

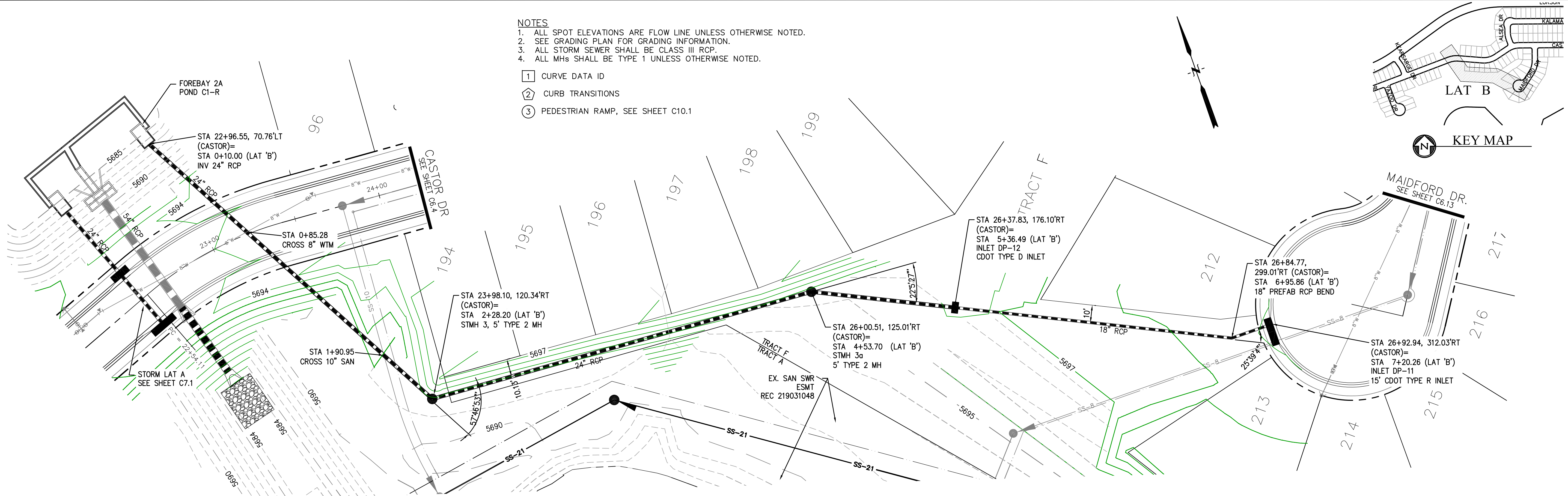
PROJECT NO. 100.045

SHEET NUMBER C7.1

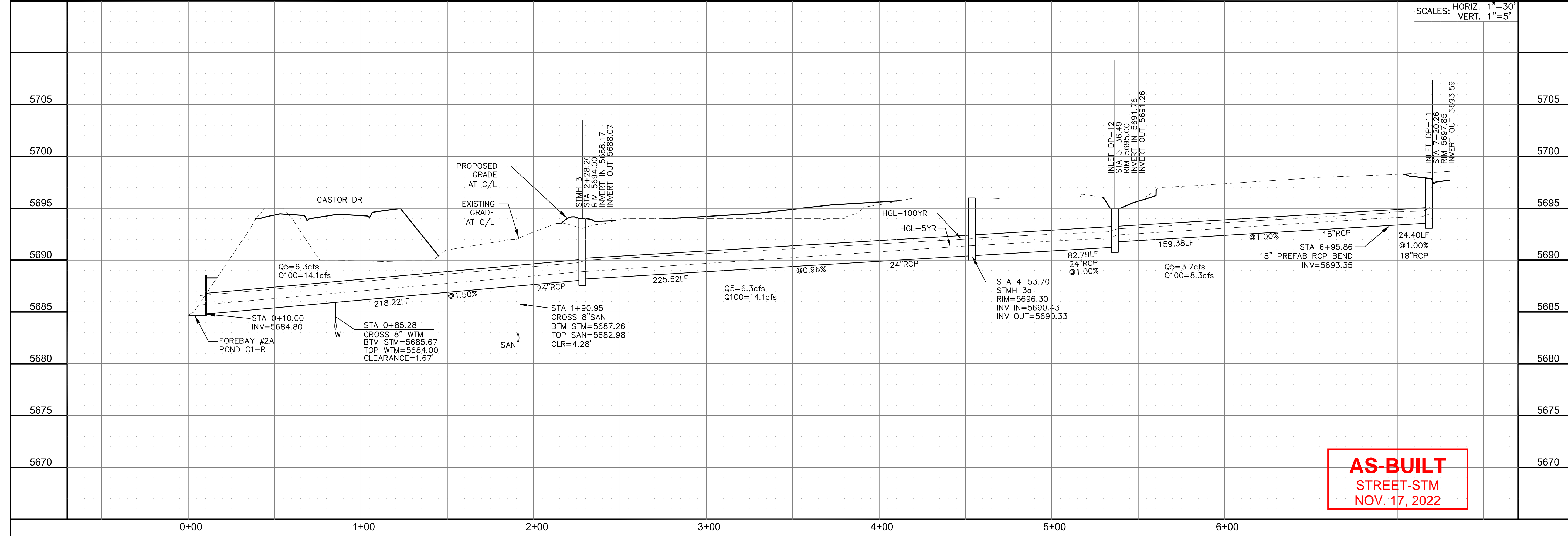
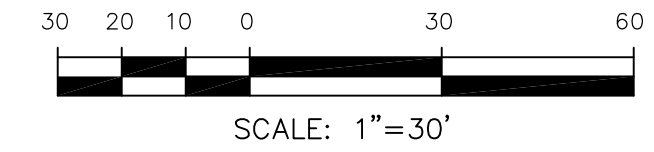
TOTAL SHEETS: 34

- 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 B - PUBLIC STM SWR



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

AS-BUILT
STREET-STM
NOV. 17, 2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 720.870.1100
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

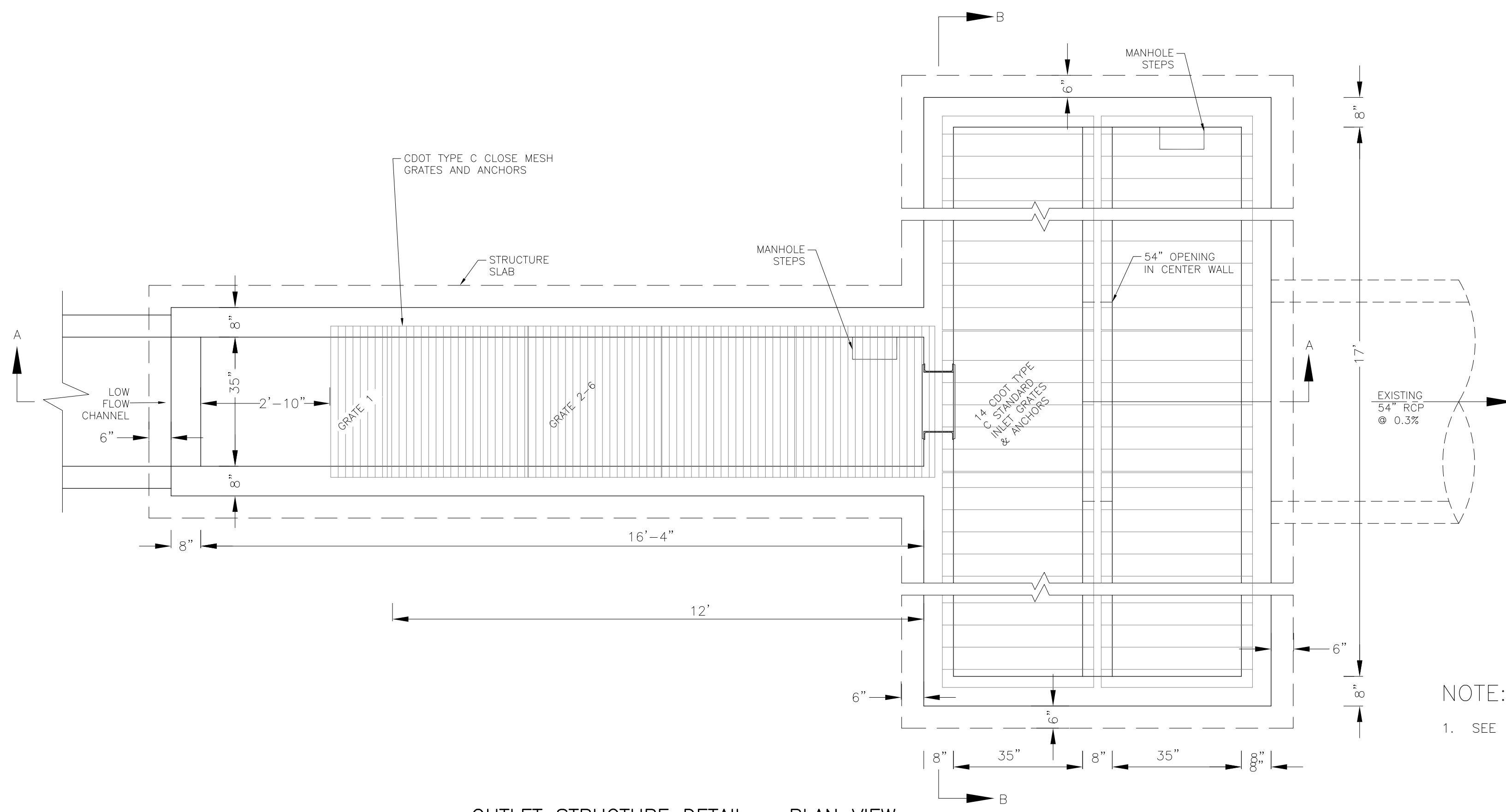
PROJECT: **CREEKSIDE AT LORSON RANCH FILING NO. 1**
LORSON BLVD. TEMASCAZAR DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

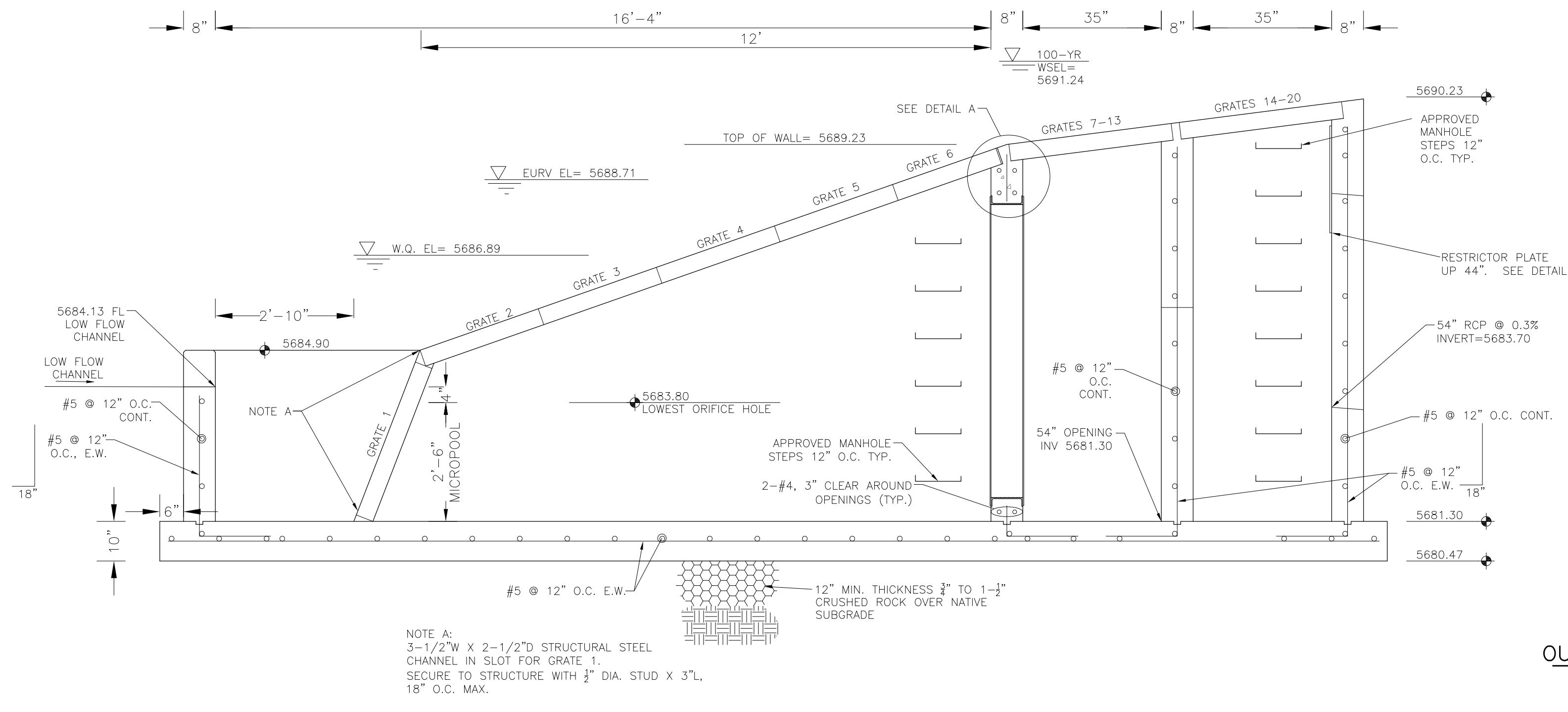
STREET/STORM
STORM LATERAL 'B'
(PUBLIC)



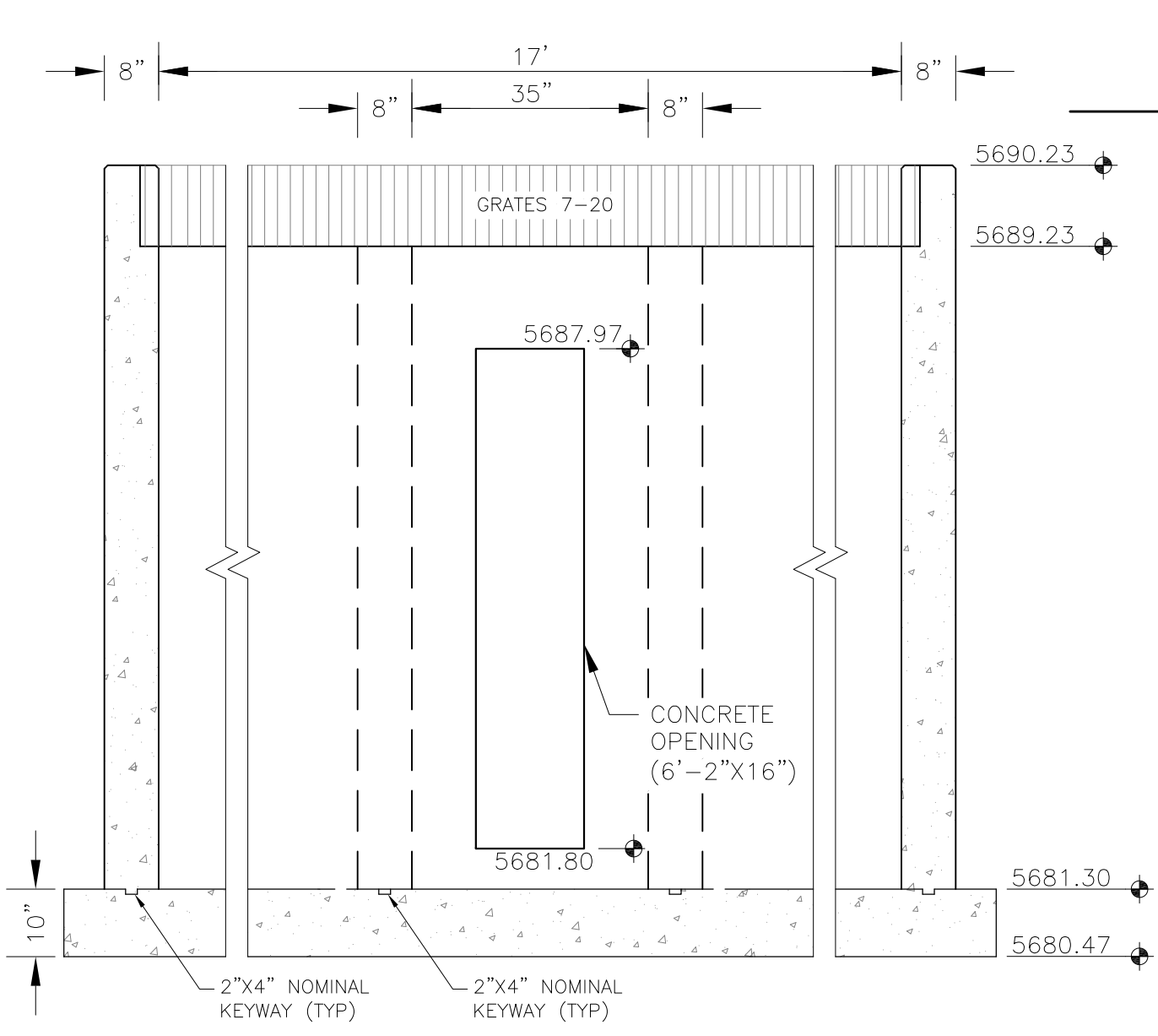
DATE: SEPT 19, 2019
PROJECT NO. 100.045
SHEET NUMBER C7.2
TOTAL SHEETS: 34



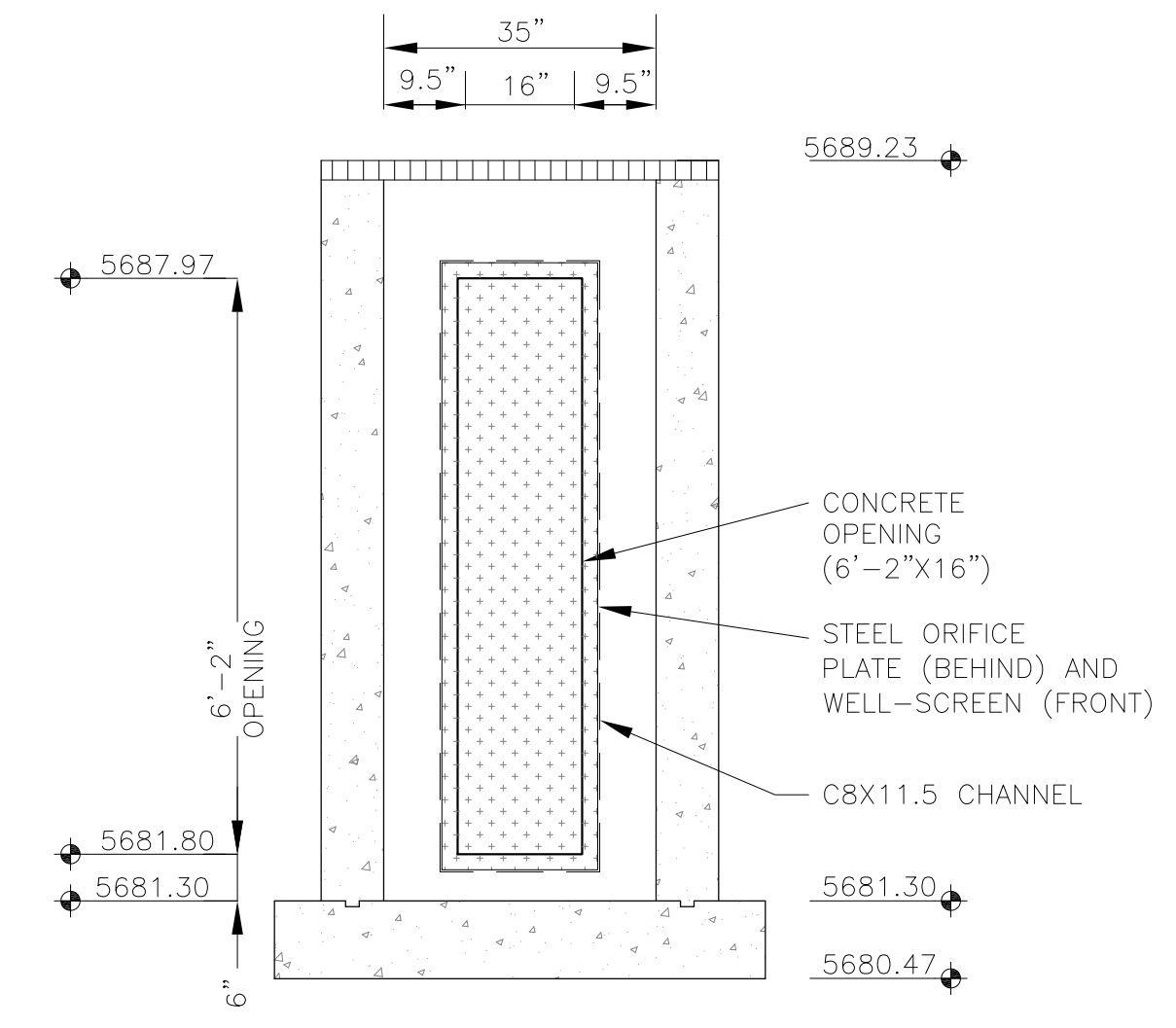
OUTLET STRUCTURE DETAIL - PLAN VIEW
NO SCALE



OUTLET STRUCTURE DETAIL - SECTION A-A
NO SCALE



OUTLET STRUCTURE DETAIL - SECTION B-B
NO SCALE



OUTLET STRUCTURE WITH PLATE/SCREEN - SECTION B-B
NO SCALE

OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

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

BAR SIZE	#4	#5	#6
MIN. SPLICE LENGTH	1'-3"	1'-7"	2'-0"

NOTE:
1. SEE SHEET C9.5 FOR POND CR1 DETAILS.

CORE ENGINEERING GROUP
15004 1ST AVENUE, SUITE 35506
DENVER, CO 80202
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cog1.com

DATE: _____
DESCRIPTION: _____
NO: _____
PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
PROJECT: **CREEKSIDE AT LORSON RANCH FILING NO. 1**
OWNER: **LEWIS & CLARK, INC.**
COLORADO SPRINGS, COLORADO

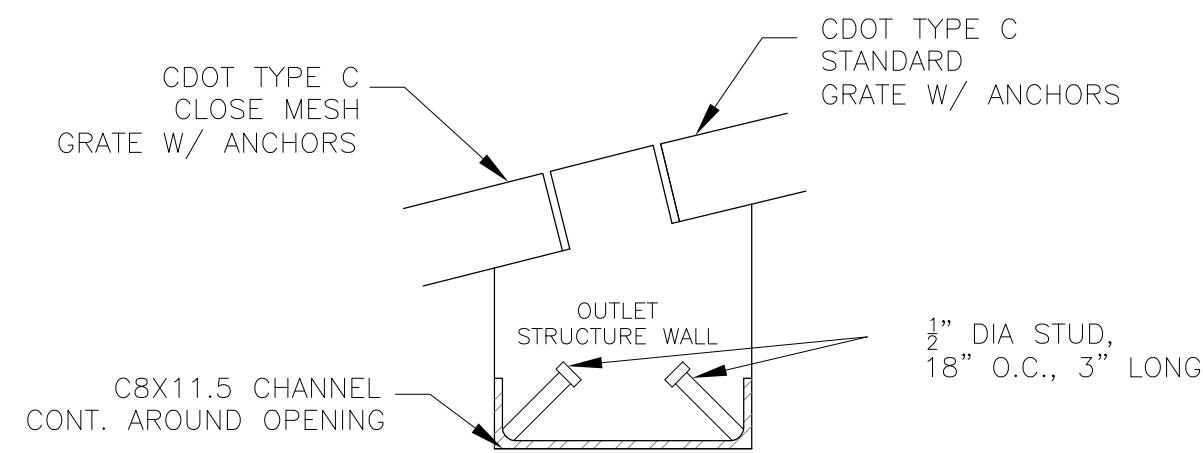
DRAWN: **RLS**
DESIGNED: **RLS**
CHECKED: **RLS**

POND C1-R
FULL SPECTRUM
OUTLET STRUCTURE DETAILS

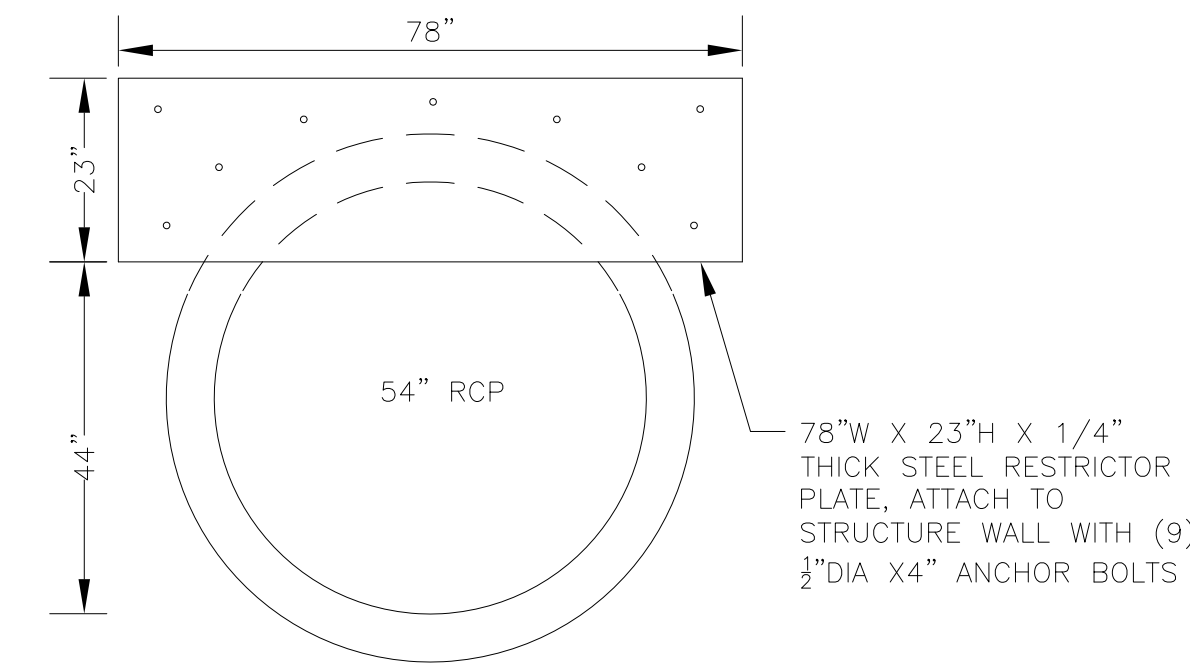


DATE: **SEPT 19, 2019**
PROJECT NO: **100.045**
SHEET NUMBER: **C9.1**
TOTAL SHEETS: **34**

AS-BUILT
STREET-STM
NOV. 17, 2022

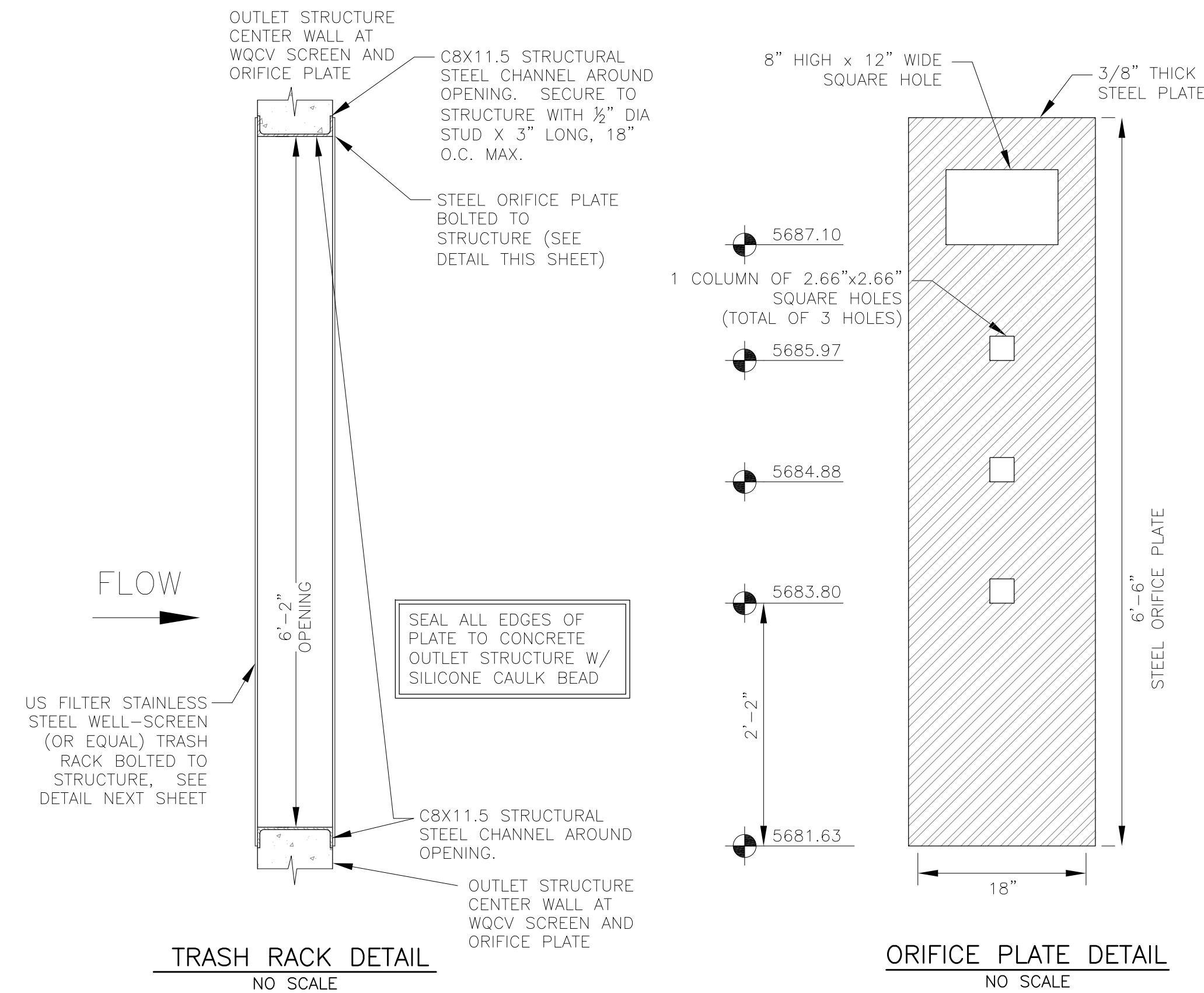
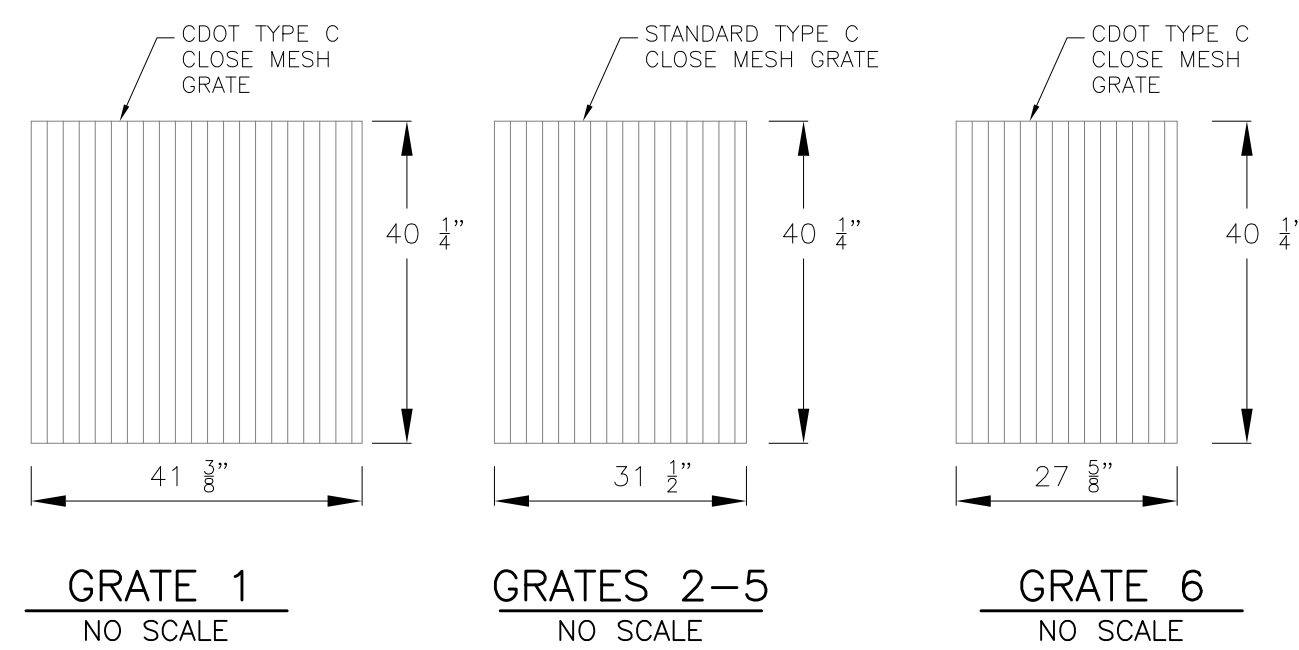


DETAIL A
NO SCALE



OUTLET RESTRICTOR PLATE
NO SCALE

NOTE:
AFTER CONCRETE STRUCTURE HAS BEEN POURED
ALL GRATE DIMENSIONS SHALL BE FIELD VERIFIED
PRIOR TO GRATE CONSTRUCTION



WQCV WELL-SCREEN NOTES:

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

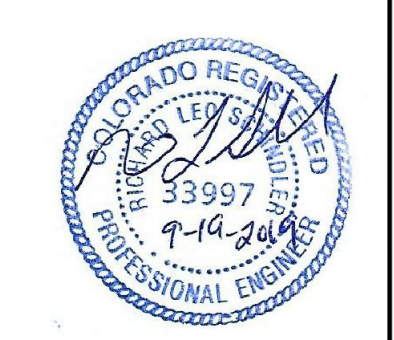
AS-BUILT
STREET-STM
NOV. 17, 2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

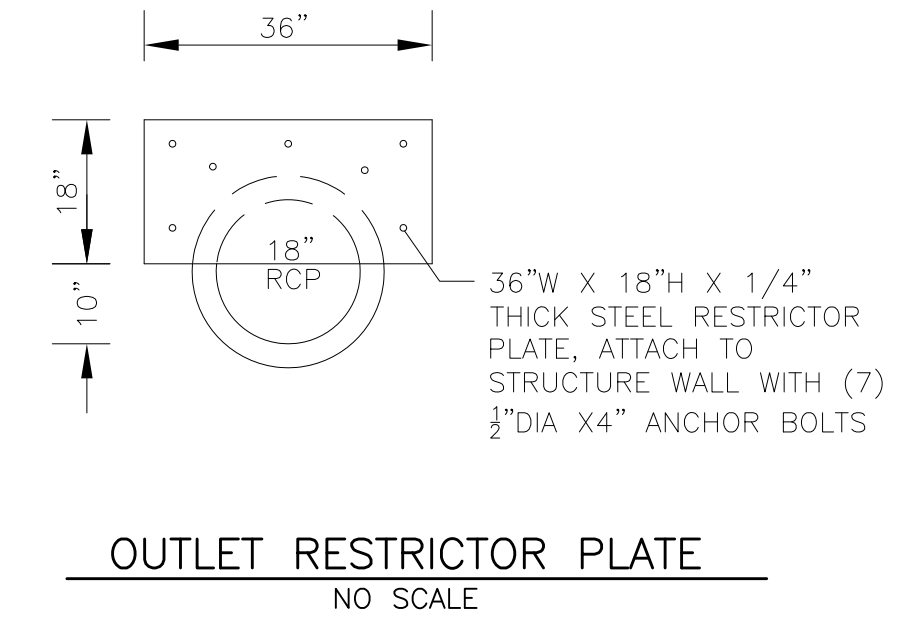
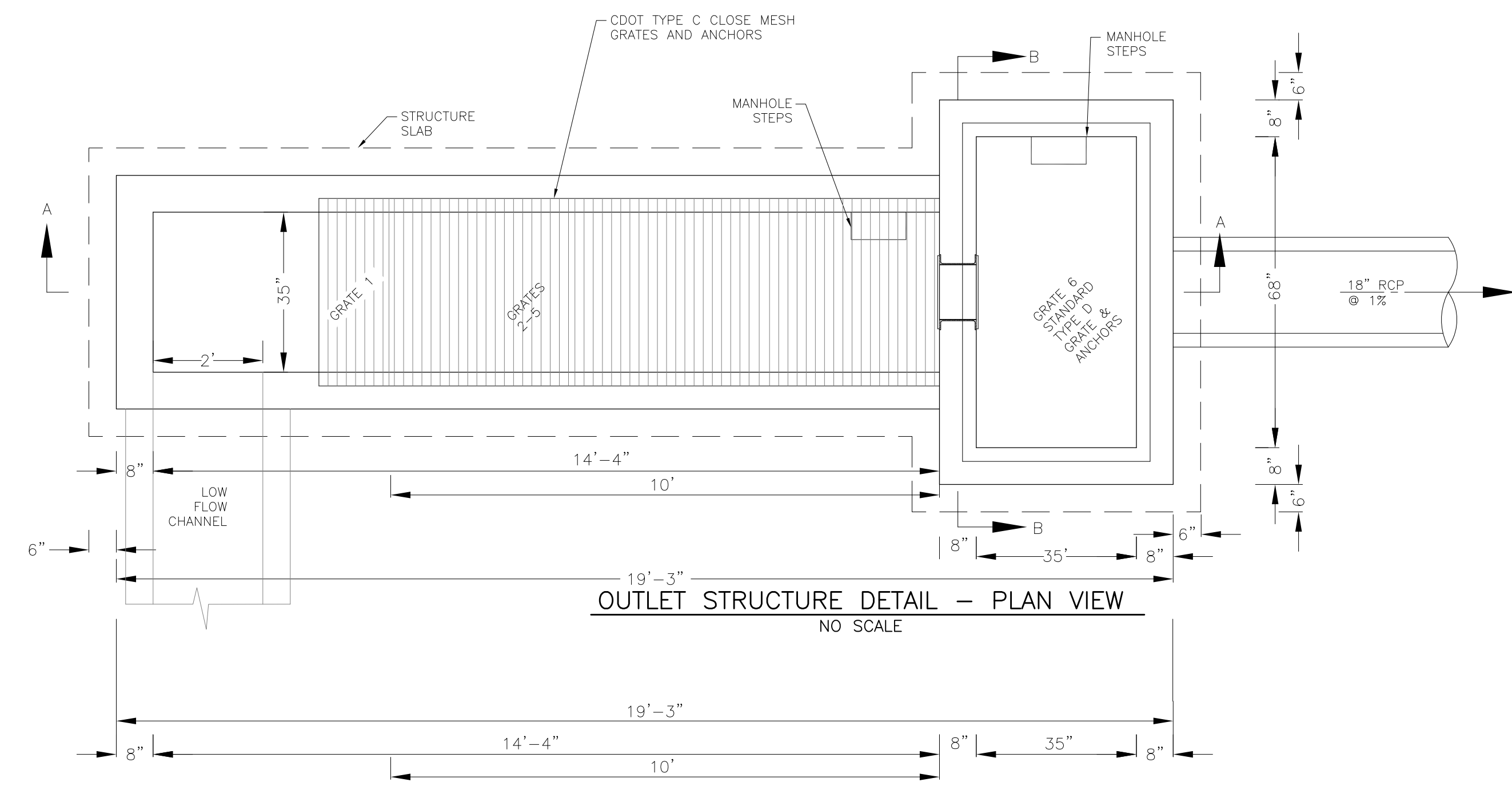
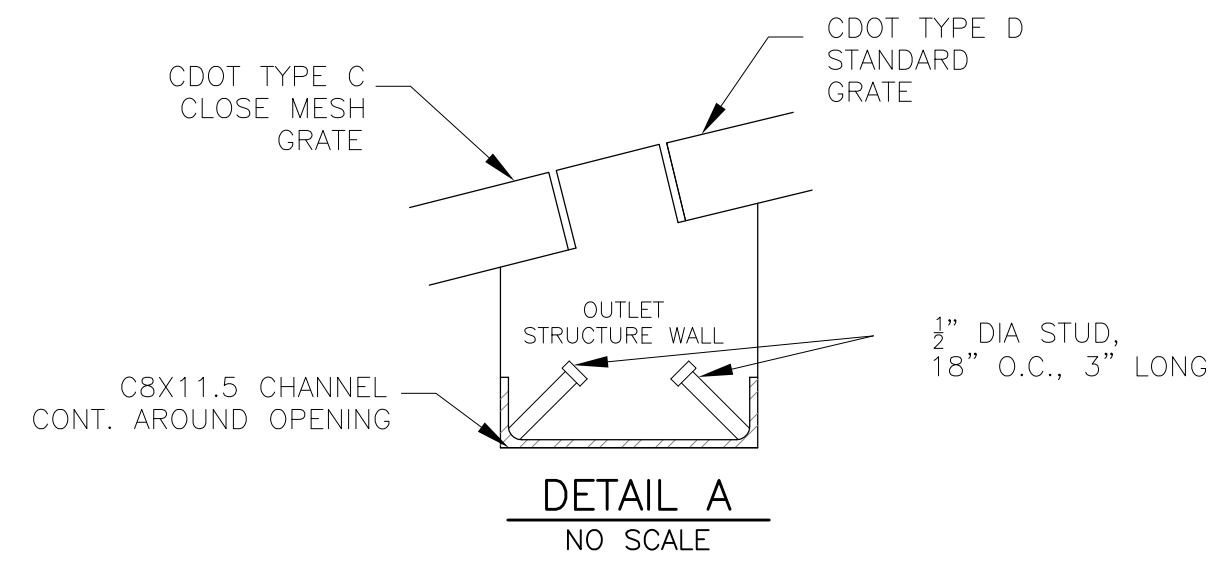
DATE: _____
DESCRIPTION: _____
NO: _____
PROJECT: CREEKSIDE AT LORSON RANCH FILING NO. 1
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

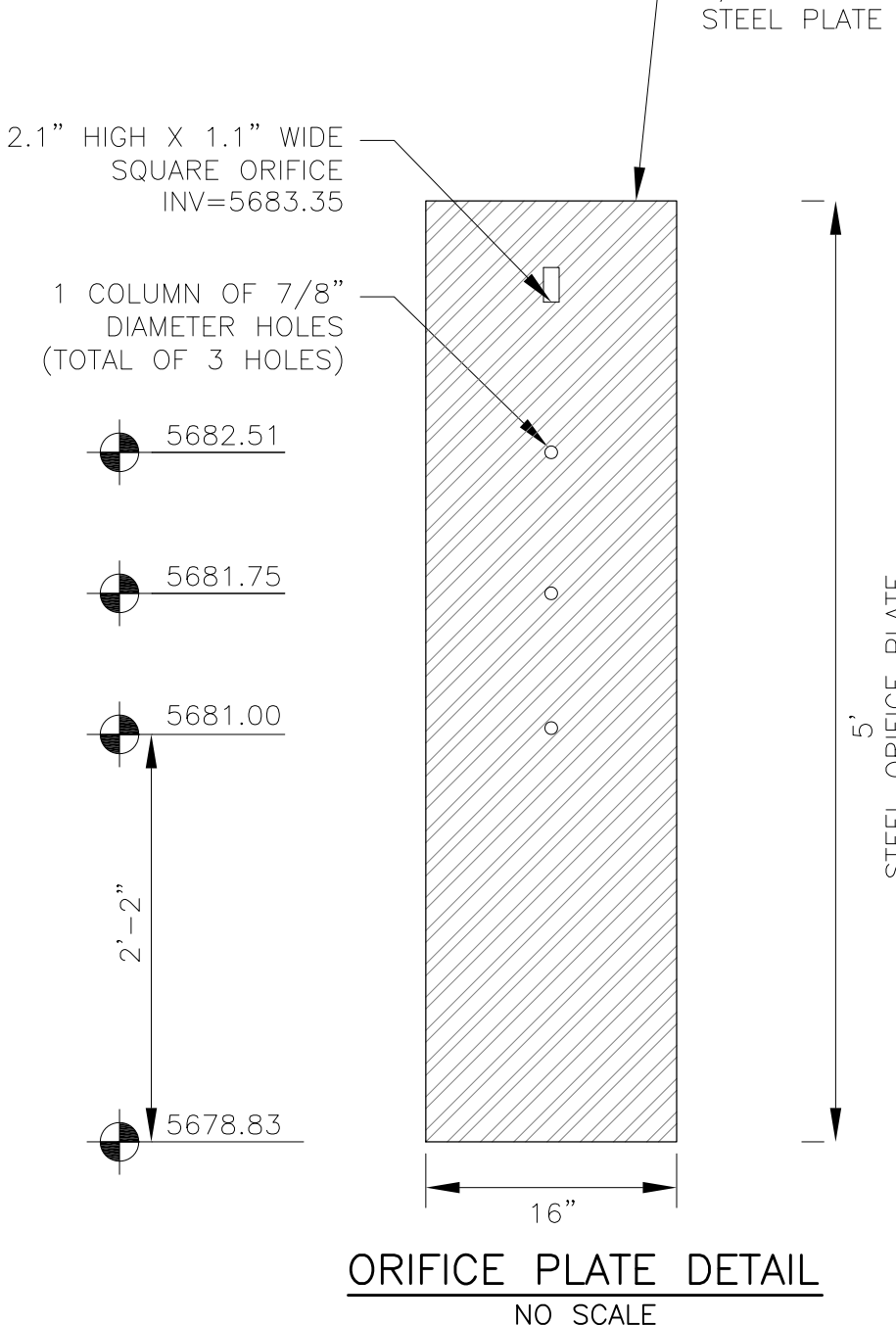
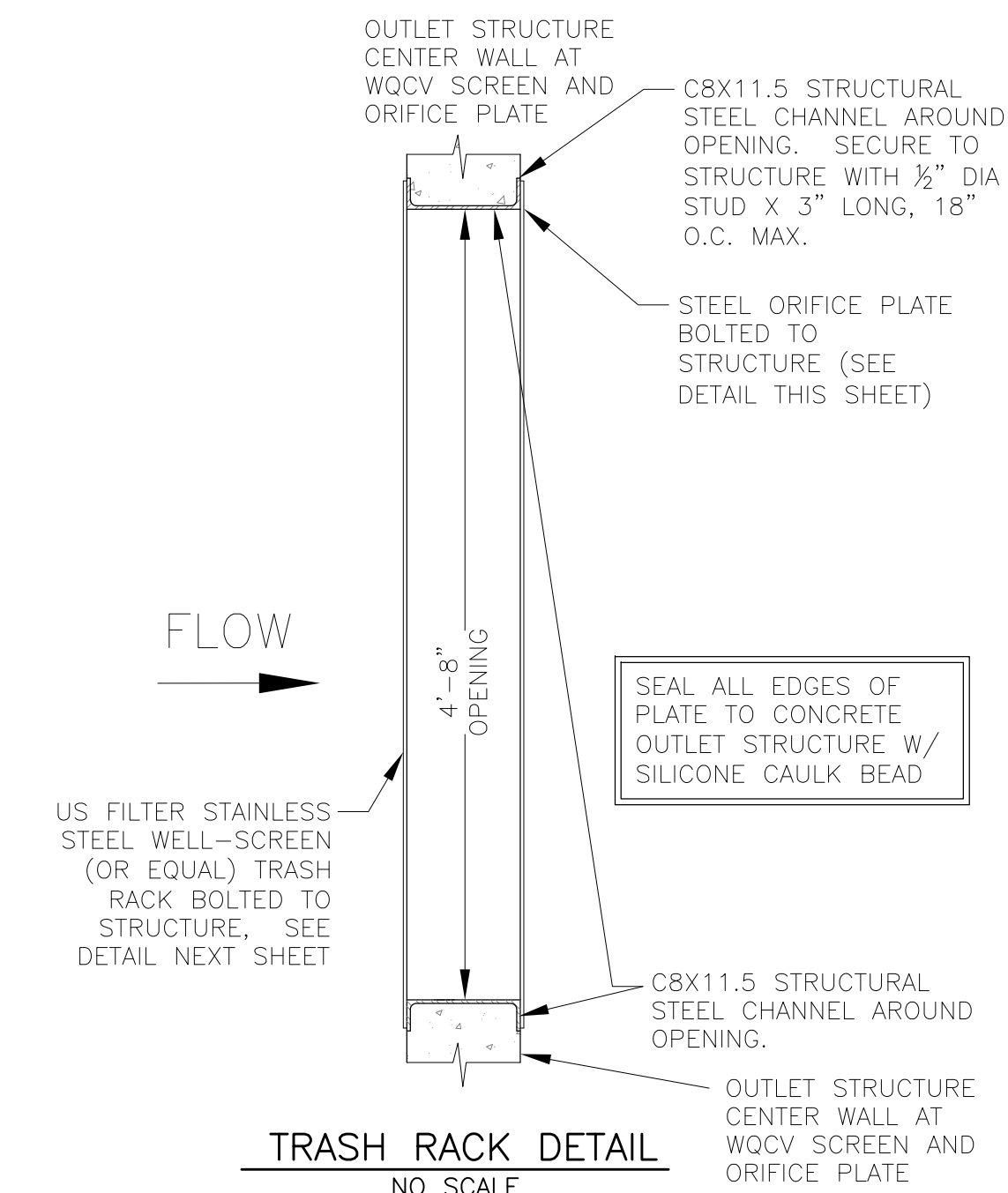
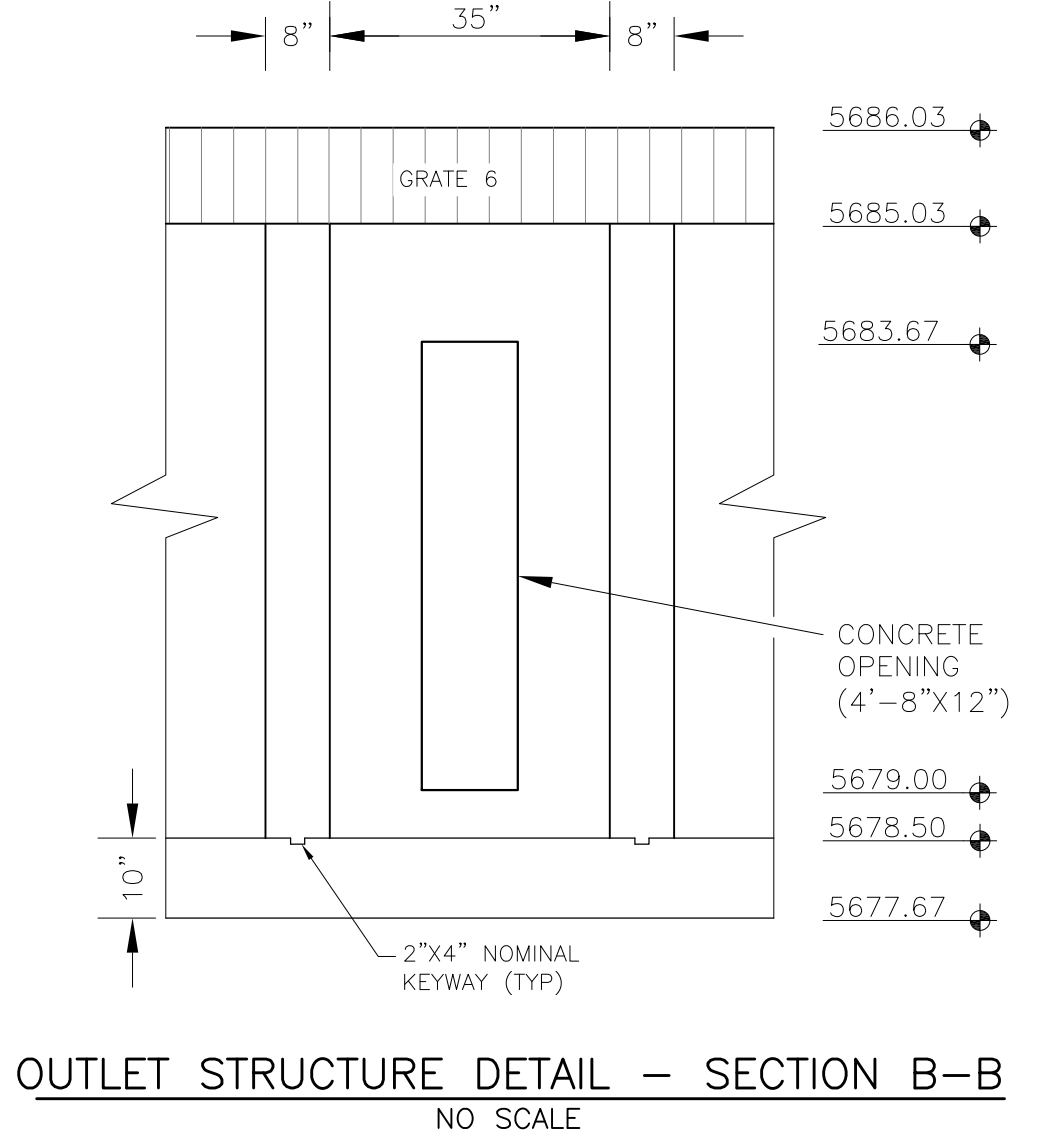
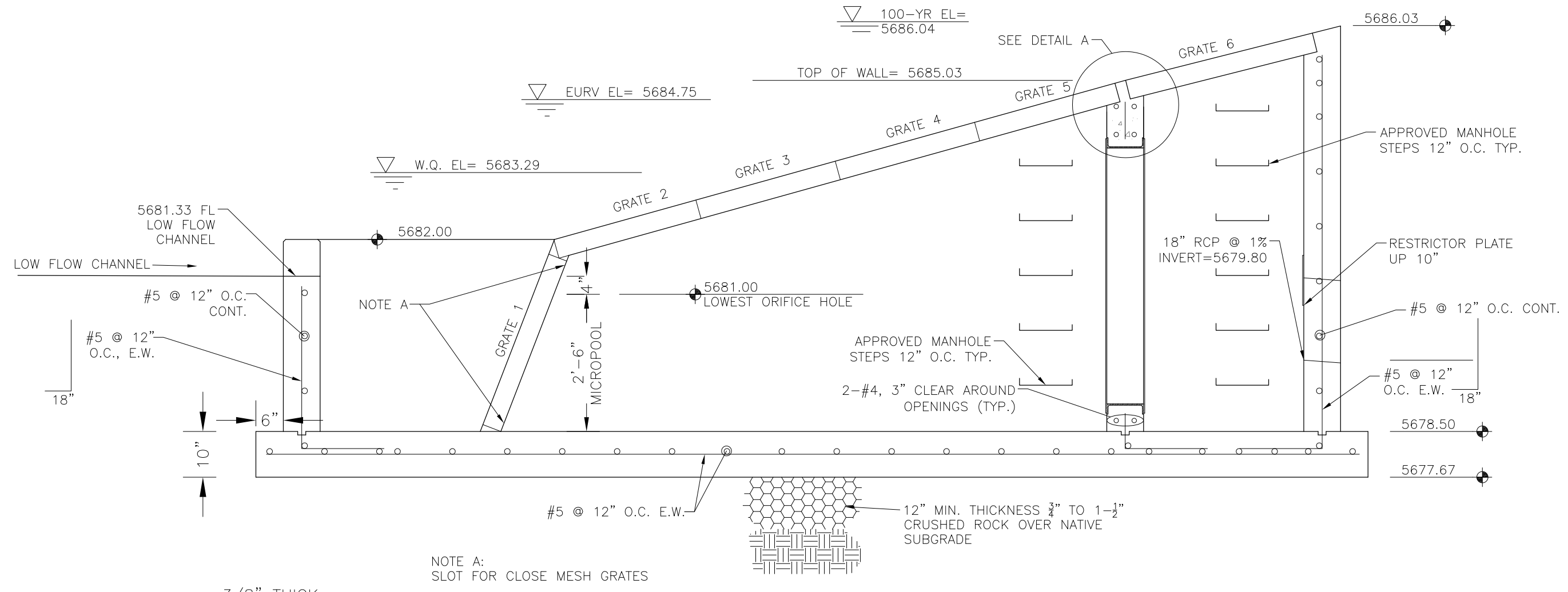
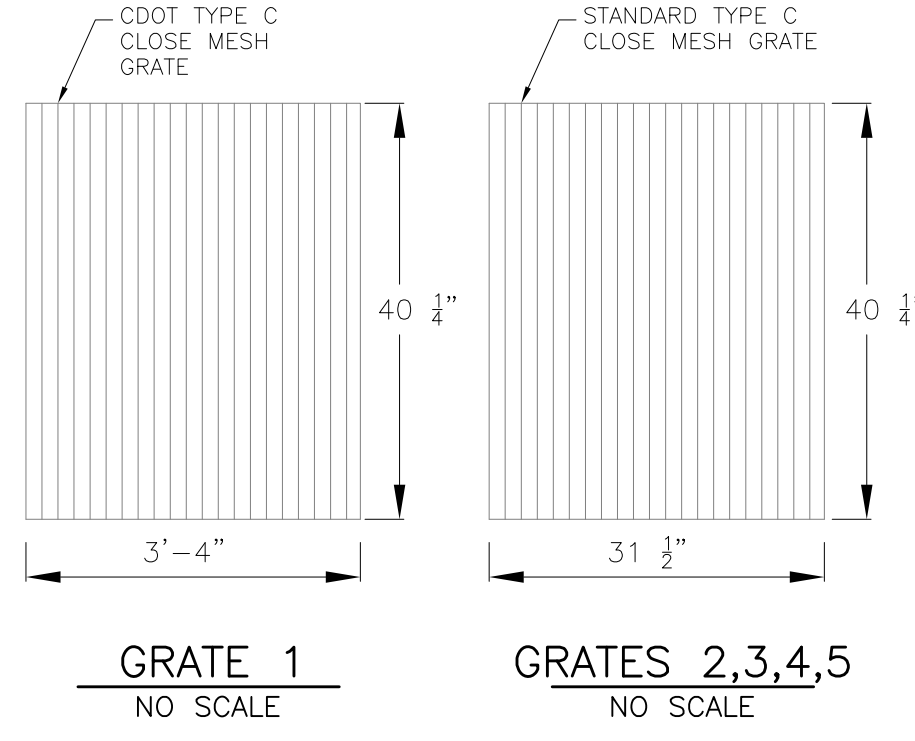
POND C1-R
FULL SPECTRUM
OUTLET STRUCTURE DETAILS



DATE: SEPT 19, 2019
PROJECT NO. 100.045
SHEET NUMBER C9.2
TOTAL SHEETS: 34



NOTE:
AFTER CONCRETE STRUCTURE HAS BEEN POURED
ALL GRATE DIMENSIONS SHALL BE FIELD VERIFIED
PRIOR TO GRATE CONSTRUCTION

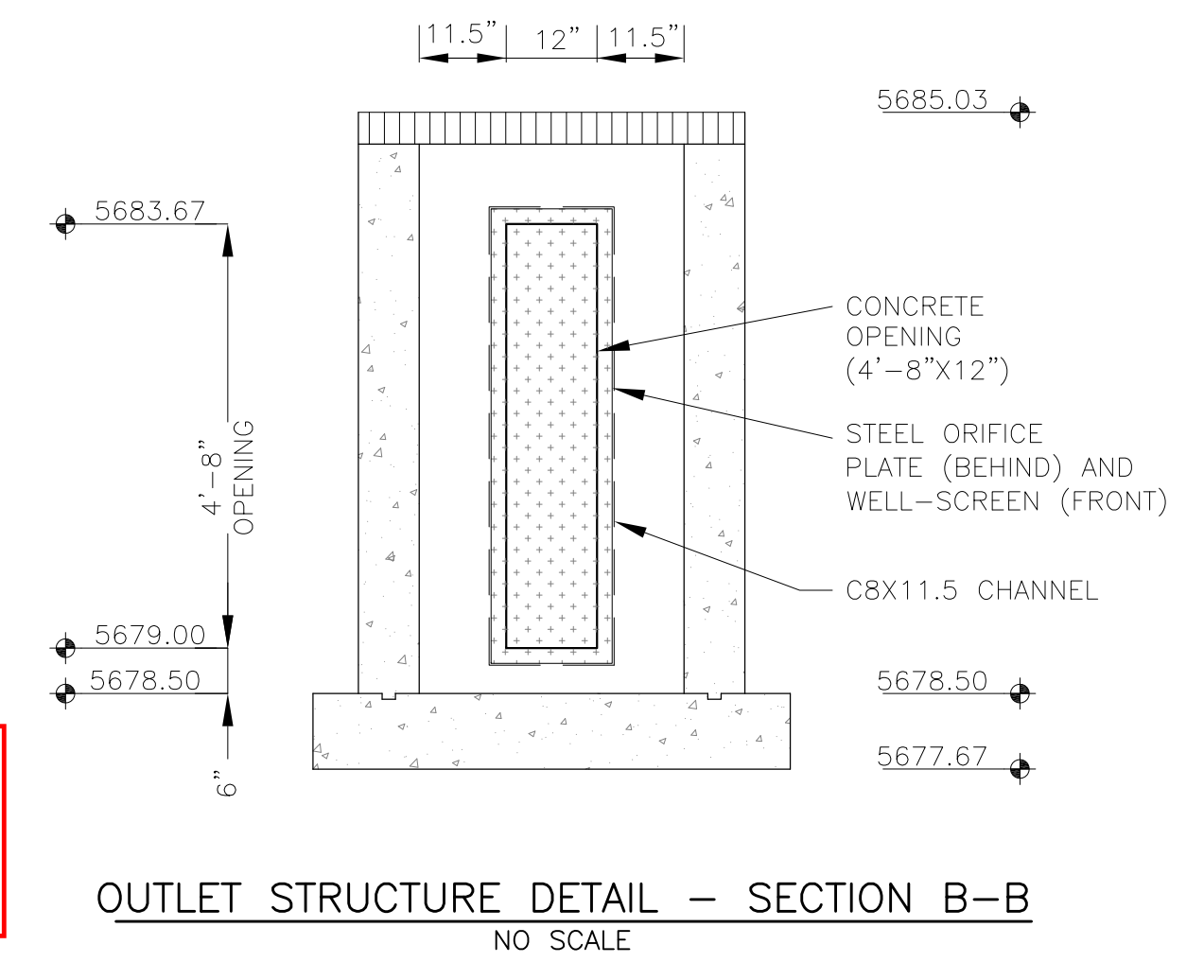


OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

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

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

**AS-BUILT
STREET-STM
NOV. 17, 2022**



**CORE
ENGINEERING GROUP**
15004 1ST AVENUE S.
DENVER, CO 80202
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cge1.com

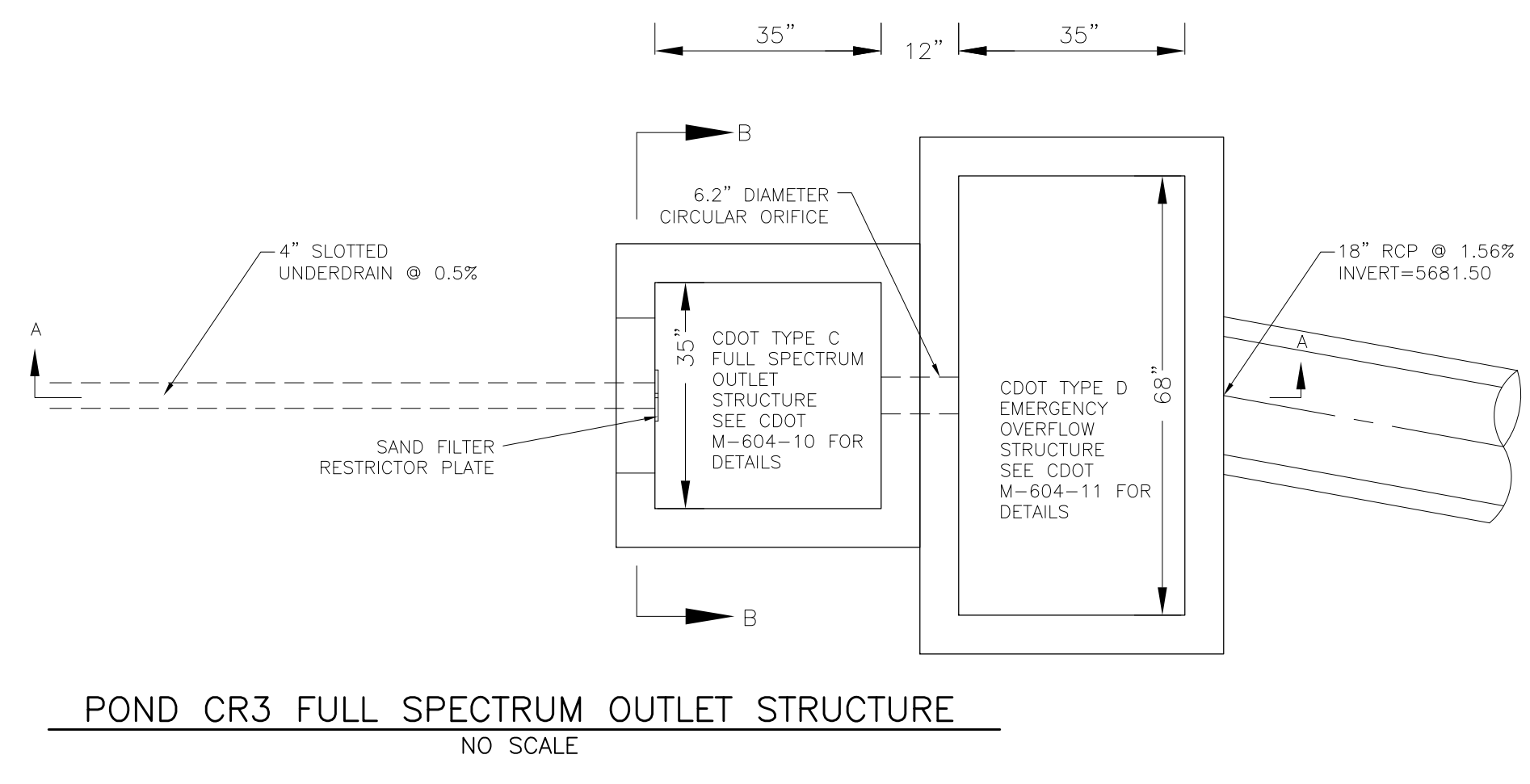
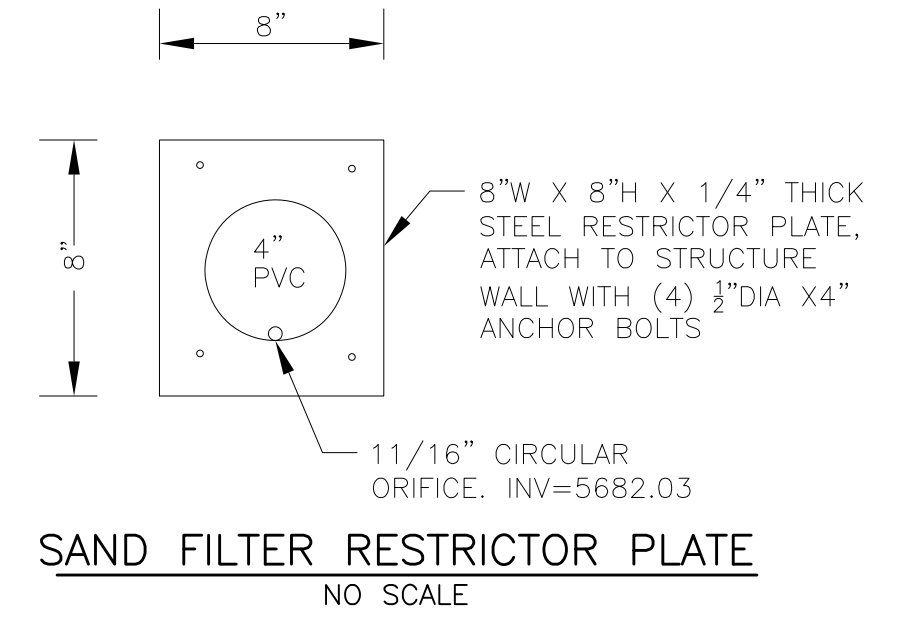
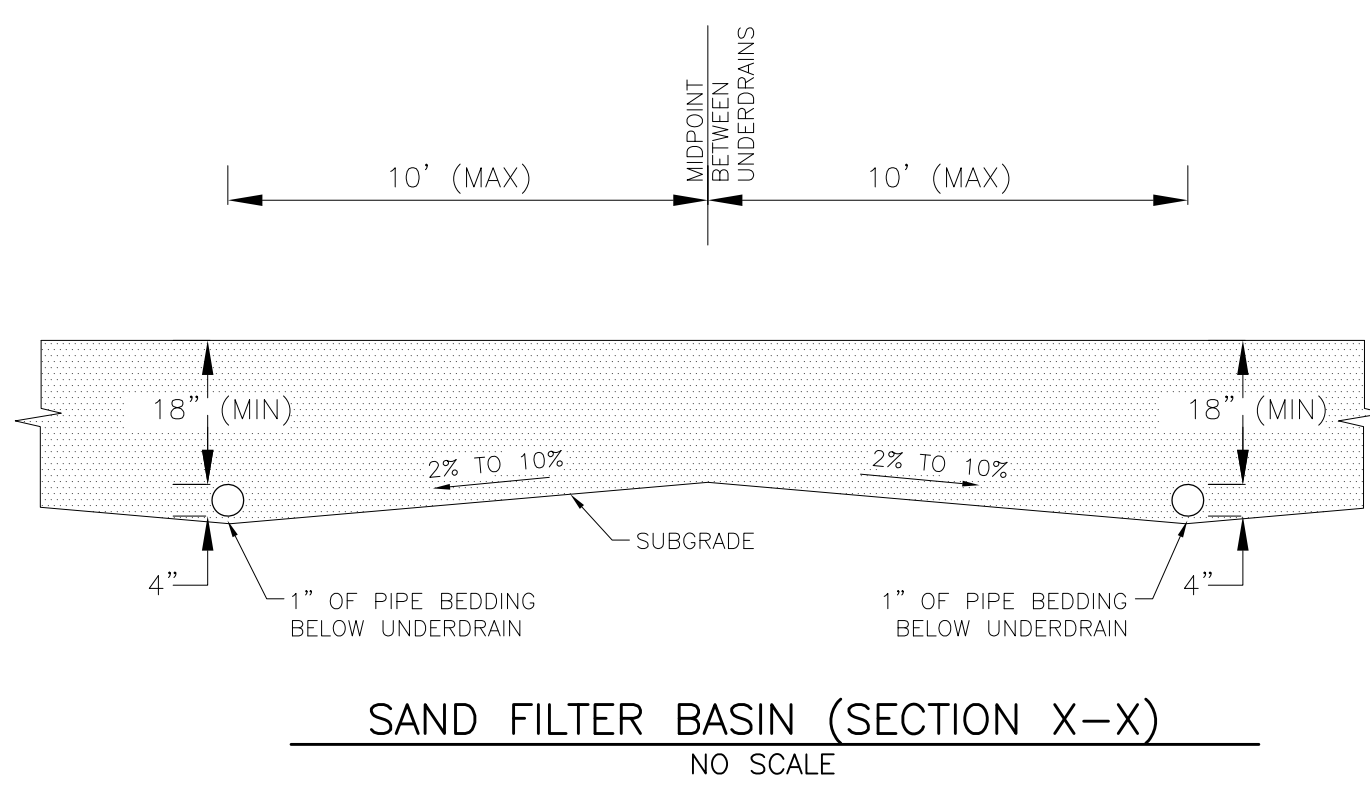
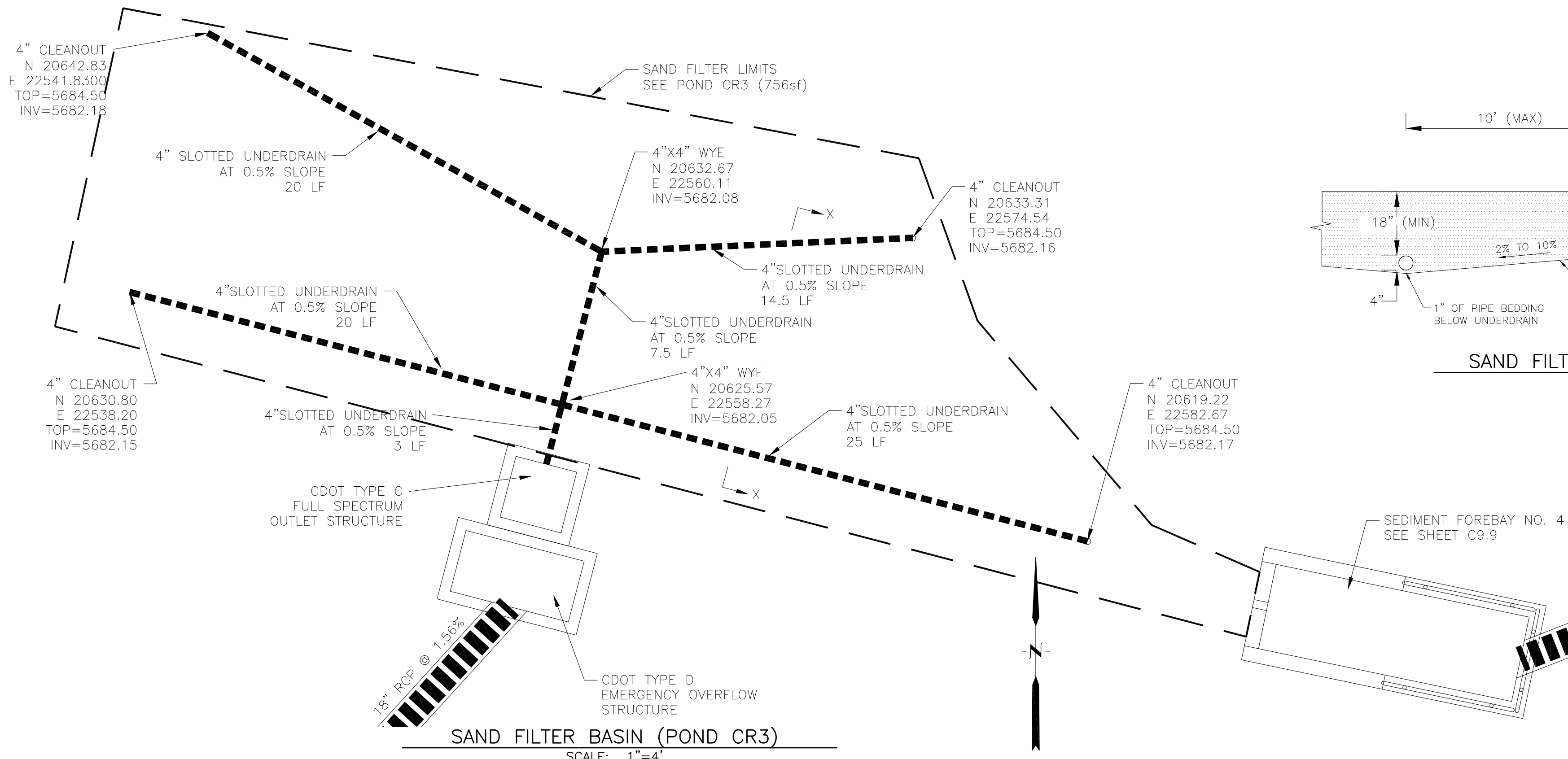
DATE: _____
DESCRIPTION: _____
NO: _____
PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

**POND CR2
FULL SPECTRUM
OUTLET STRUCTURE DETAILS**



DATE: SEPT 19, 2019
PROJECT NO. 100.045
SHEET NUMBER **C9.3**
TOTAL SHEETS: 34



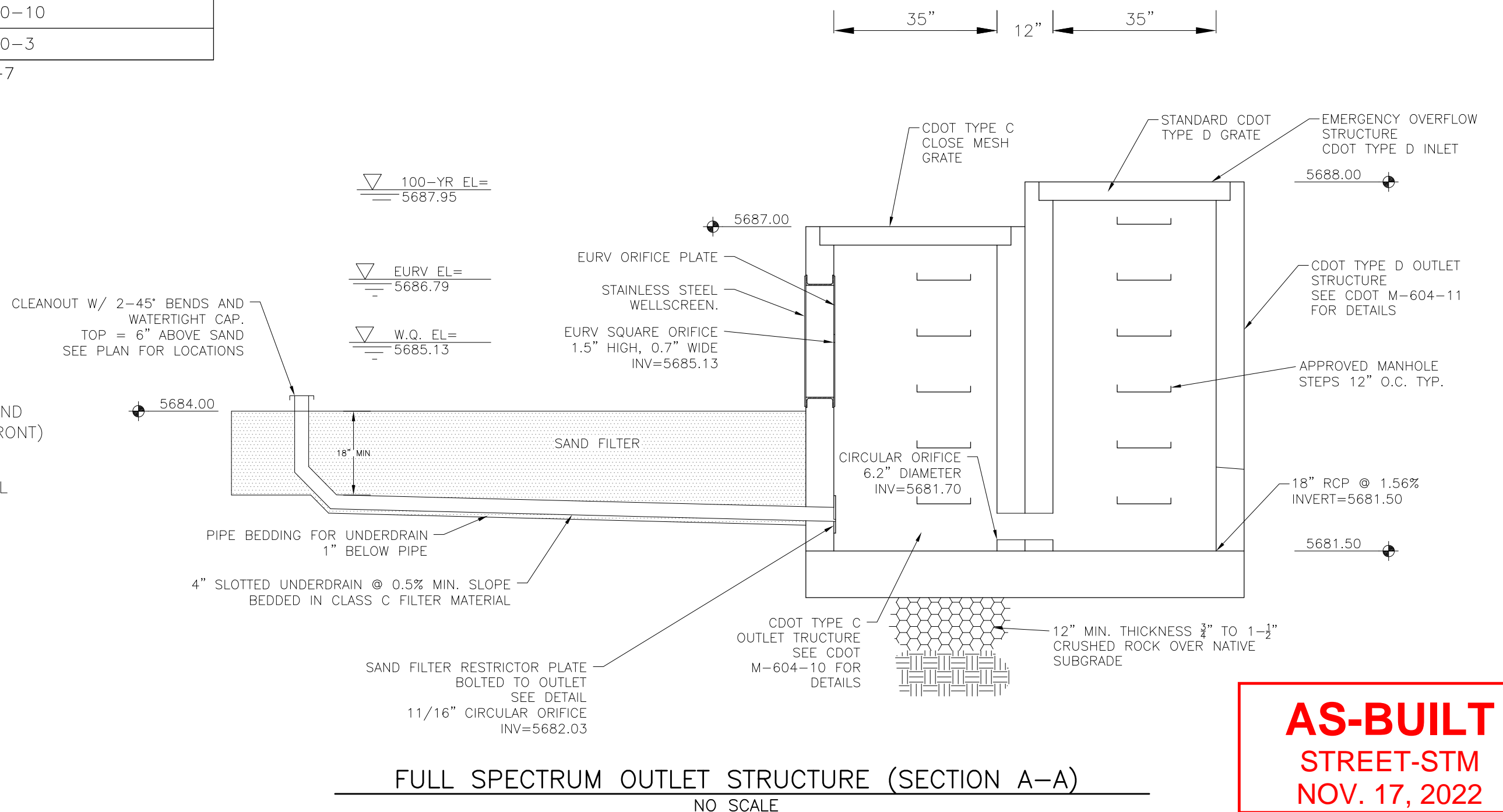
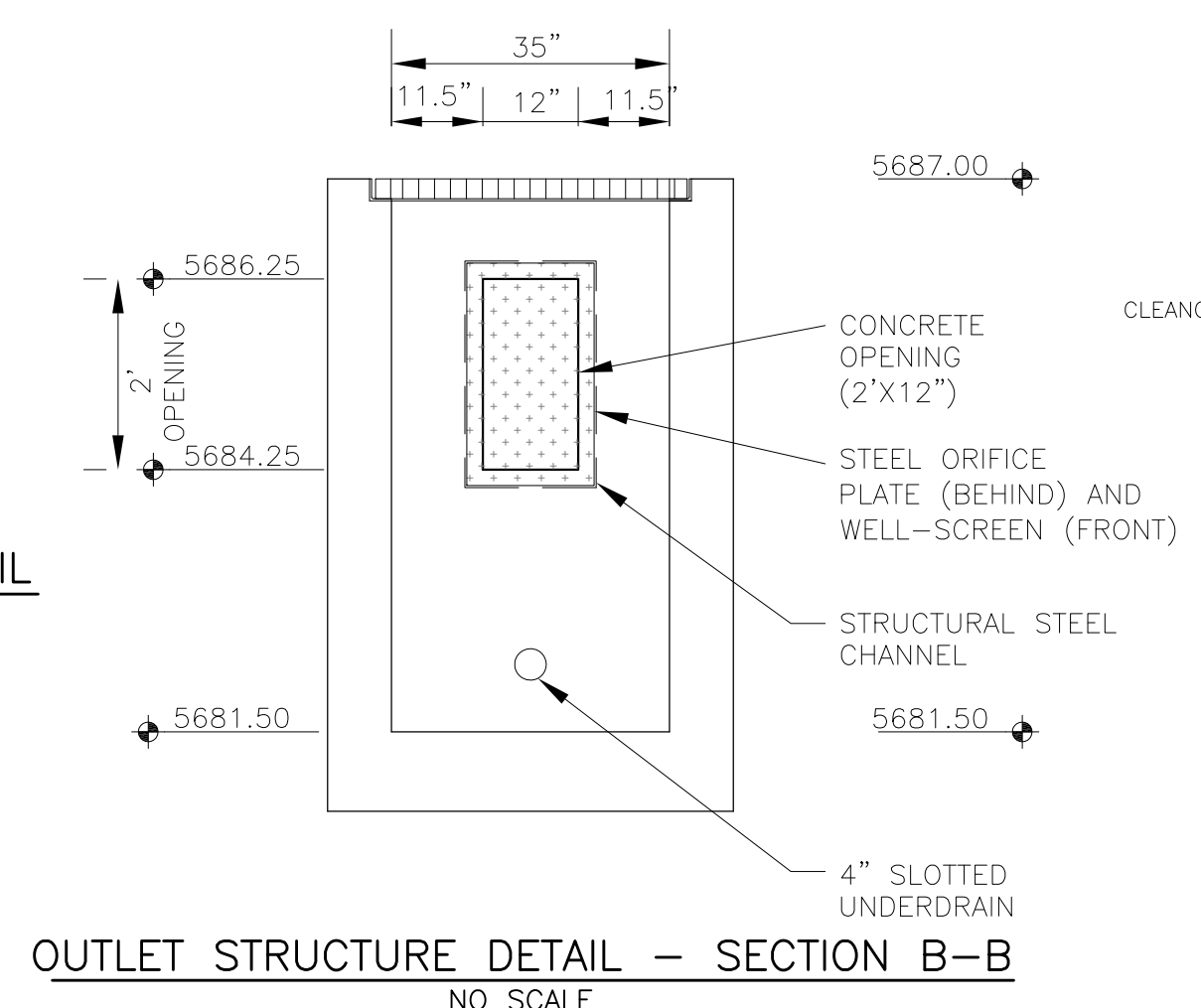
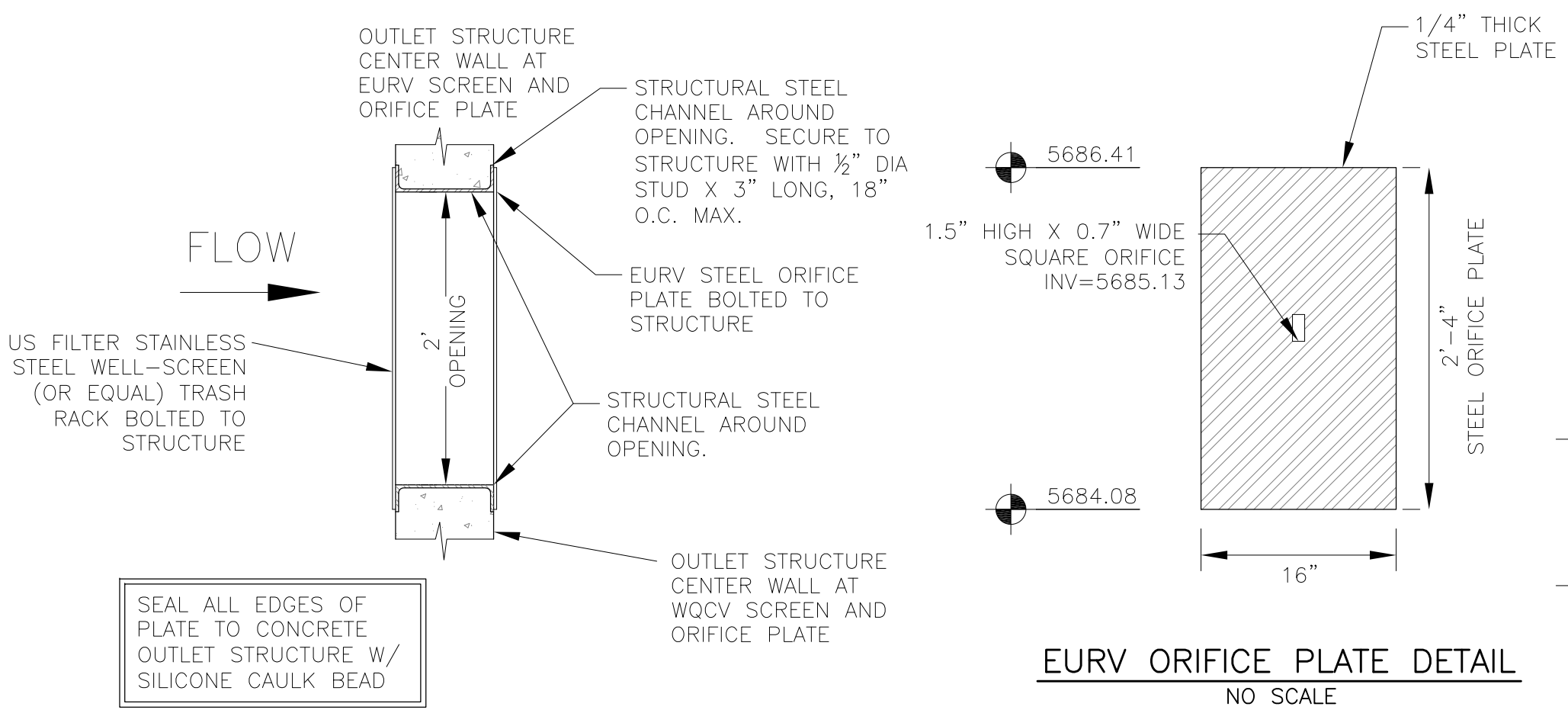
OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
2. CONSTRUCTION OF CDOT TYPE C AND CDOT TYPE D STRUCTURES SHALL BE IN ACCORDANCE WITH CDOT M-604-10 AND M-604-11 EXCEPT WHERE MODIFIED IN THESE CONSTRUCTION PLANS.
3. SUBGRADE TO BE 12" THICK CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM M698 UNDER STRUCTURE.
4. 4" SLOTTED UNDERDRAIN SHALL BE CONTECH A-2000 OR EQUAL MEETING ASTM F949. SLOTS SHALL BE 1-1/16" LONG, 0.032" WIDE, 0.413" ON CENTER, AND HAVE AN OPEN AREA OF 1.90 SQUARE INCHES.
5. SAND FILTER MATERIAL SHALL MEET CDOT CLASS C FILTER MATERIAL. SEE CDOT TABLE 703-7
8. REFER TO SHEET C9.9 FOR PRESEDIMENTATION/FOREBAY DESIGN.
9. ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING CONSTRUCTION OF OUTLET STRUCTURE TO SCHEDULE OBSERVATION VISITS FOR STRUCTURES AND SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES WITHIN THESE PLANS.

GRADATION SPECIFICATIONS FOR CDOT CLASS C FILTER MATERIAL

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
37.5 mm (1.5")	
19.0 mm (0.75")	100
4.75 mm (No. 4)	60-100
1.18 um (No. 16)	
300 um (No. 50)	10-30
150 um (No. 100)	0-10
75 um (No. 200)	0-3

SOURCE: CDOT TABLE 703-7



AS-BUILT
STREET-STM
NOV. 17, 2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceng1.com

DATE: _____
DESCRIPTION: _____
NO: _____

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

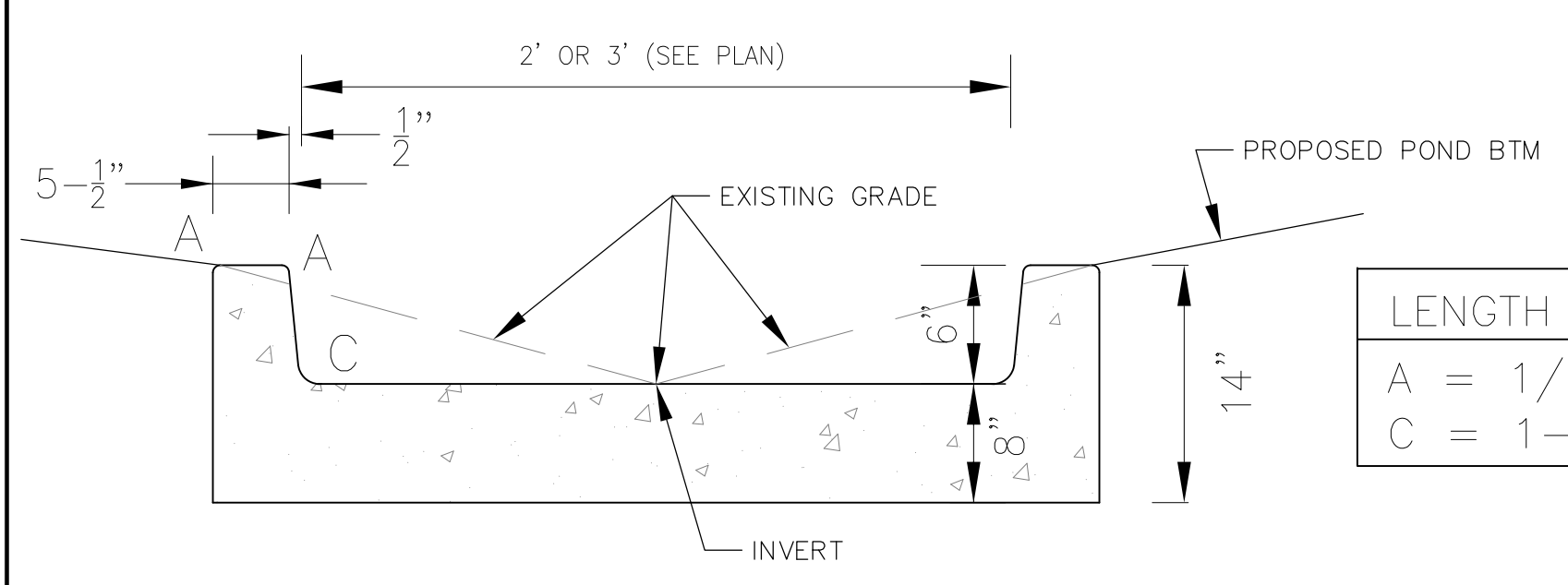
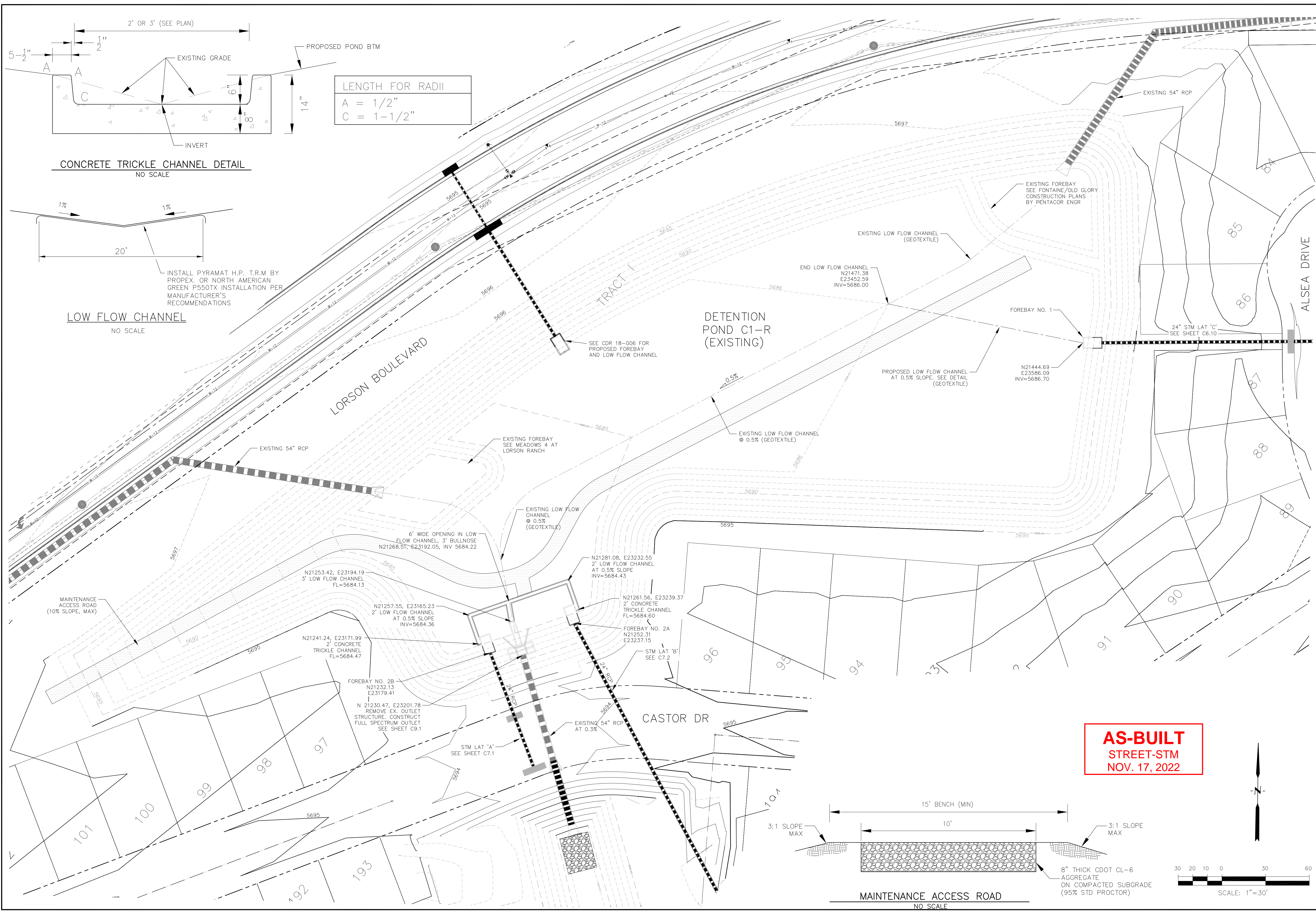
PROJECT: **CREEKSIDE AT LORSON RANCH FILING NO. 1**
CONTRACT NO. 18-000000-0001
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

FULL SPECTRUM POND CR3 WITH SAND FILTER BASIN OUTLET STRUCTURE DETAILS

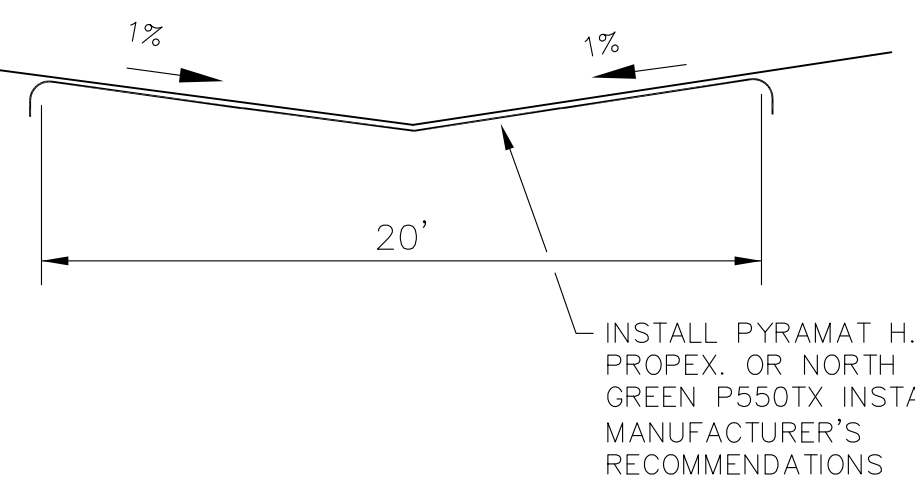


DATE: SEPT 19, 2019
PROJECT NO. 100.045
SHEET NUMBER C9.4
TOTAL SHEETS: 34

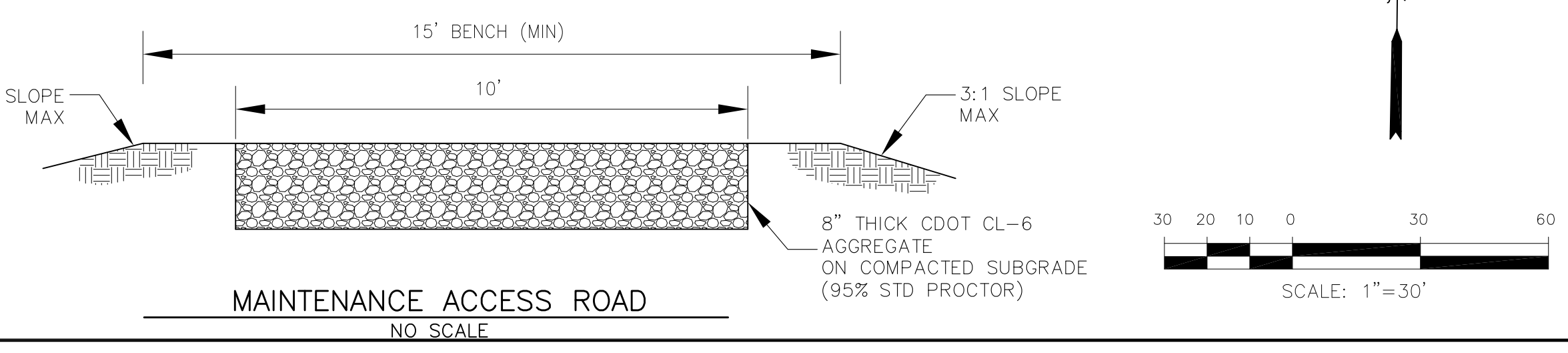


LENGTH FOR RADII	
A	= 1/2"
C	= 1-1/2"

CONCRETE TRICKLE CHANNEL DETAIL
NO SCALE



LOW FLOW CHANNEL
NO SCALE



AS-BUILT
STREET-STM
NOV. 17, 2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rich@ceg1.com

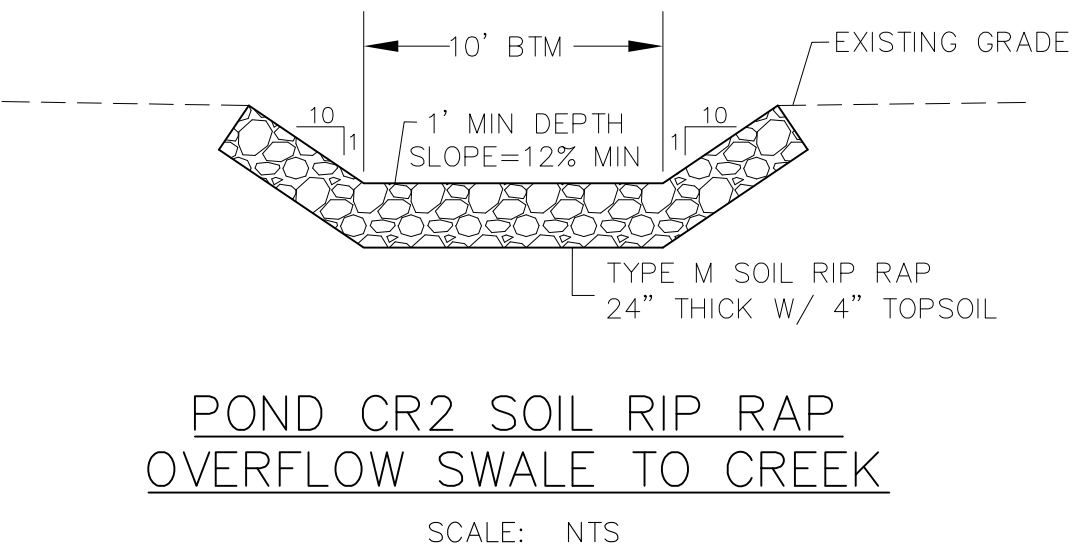
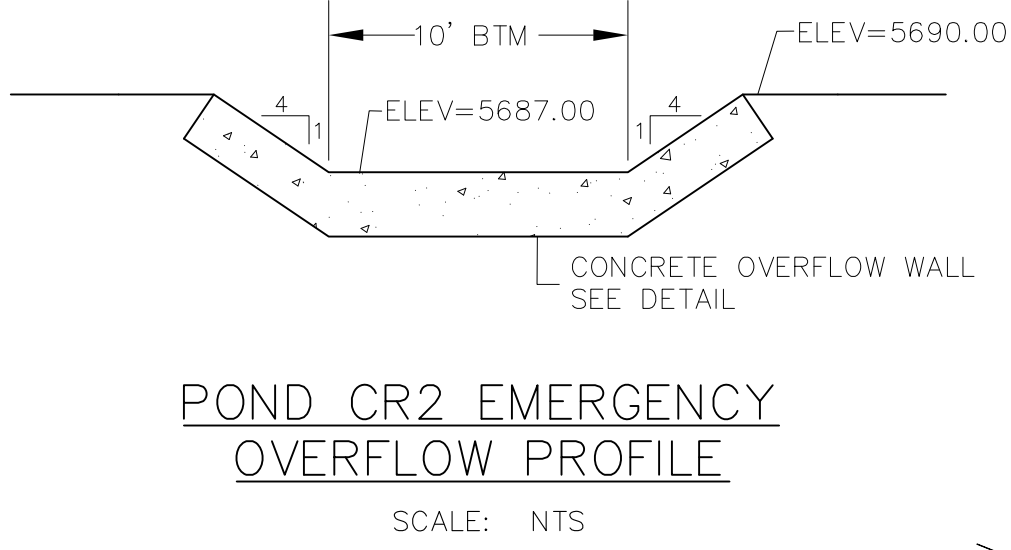
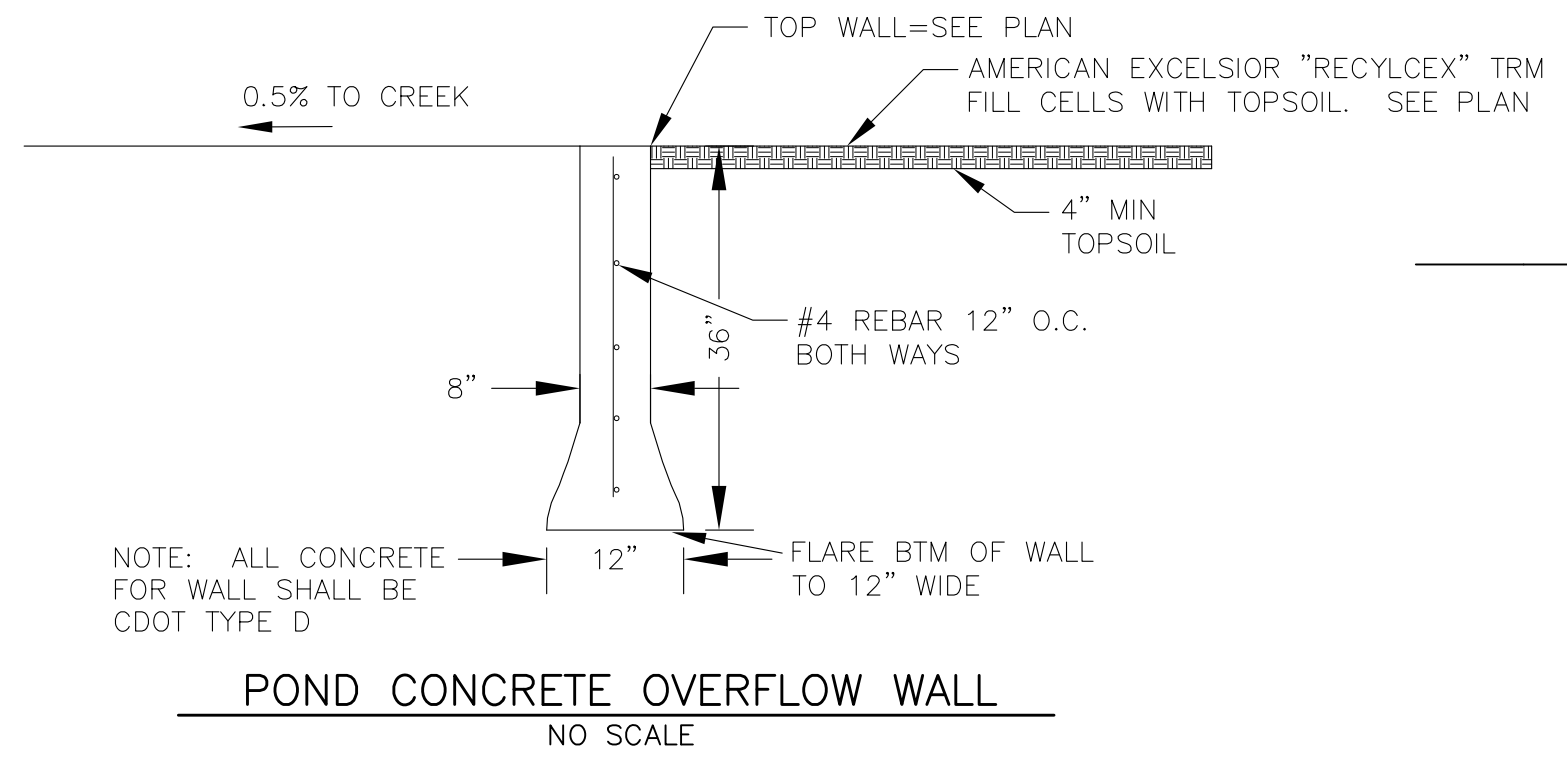
DATE: _____
DESCRIPTION: _____
NO: _____
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PROJECT: CREEKSIDE AT LORSON RANCH FILING NO. 1
CONTRACT: KEMPSON, JR. COLORADO SPRINGS, COLORADO

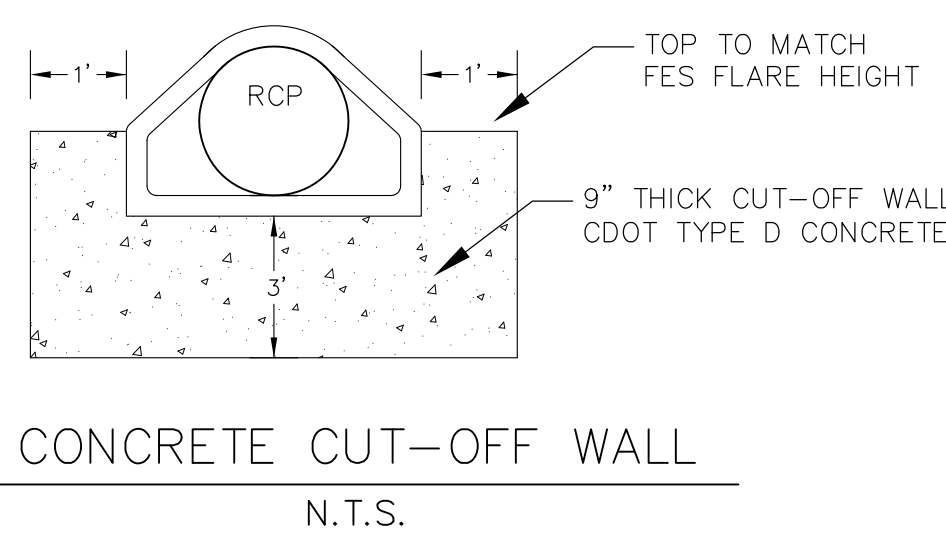
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

DATE: SEPT 19, 2019
PROJECT NO. 100.045
SHEET NUMBER C9.5
TOTAL SHEETS: 34

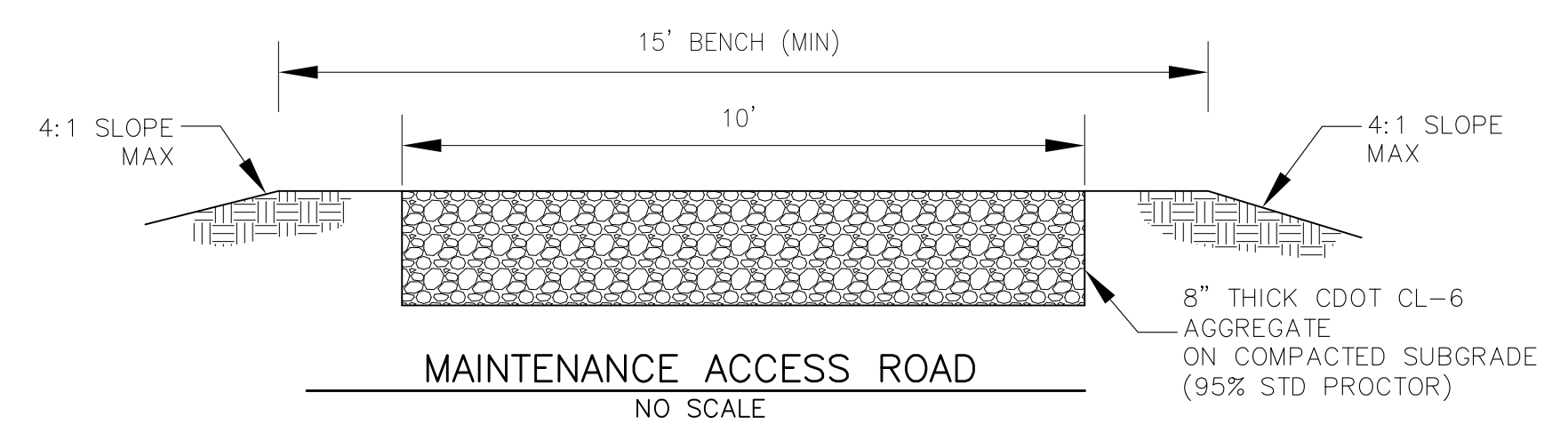
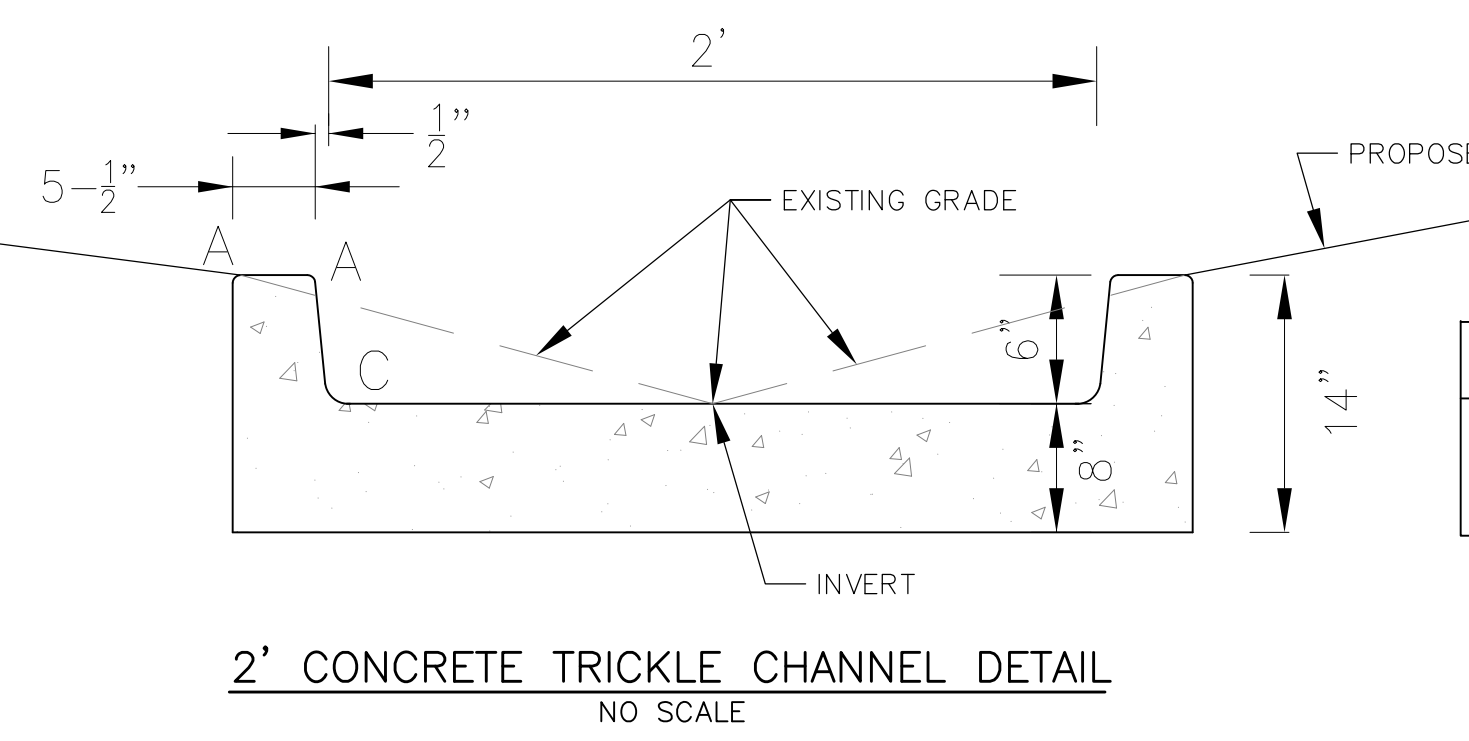
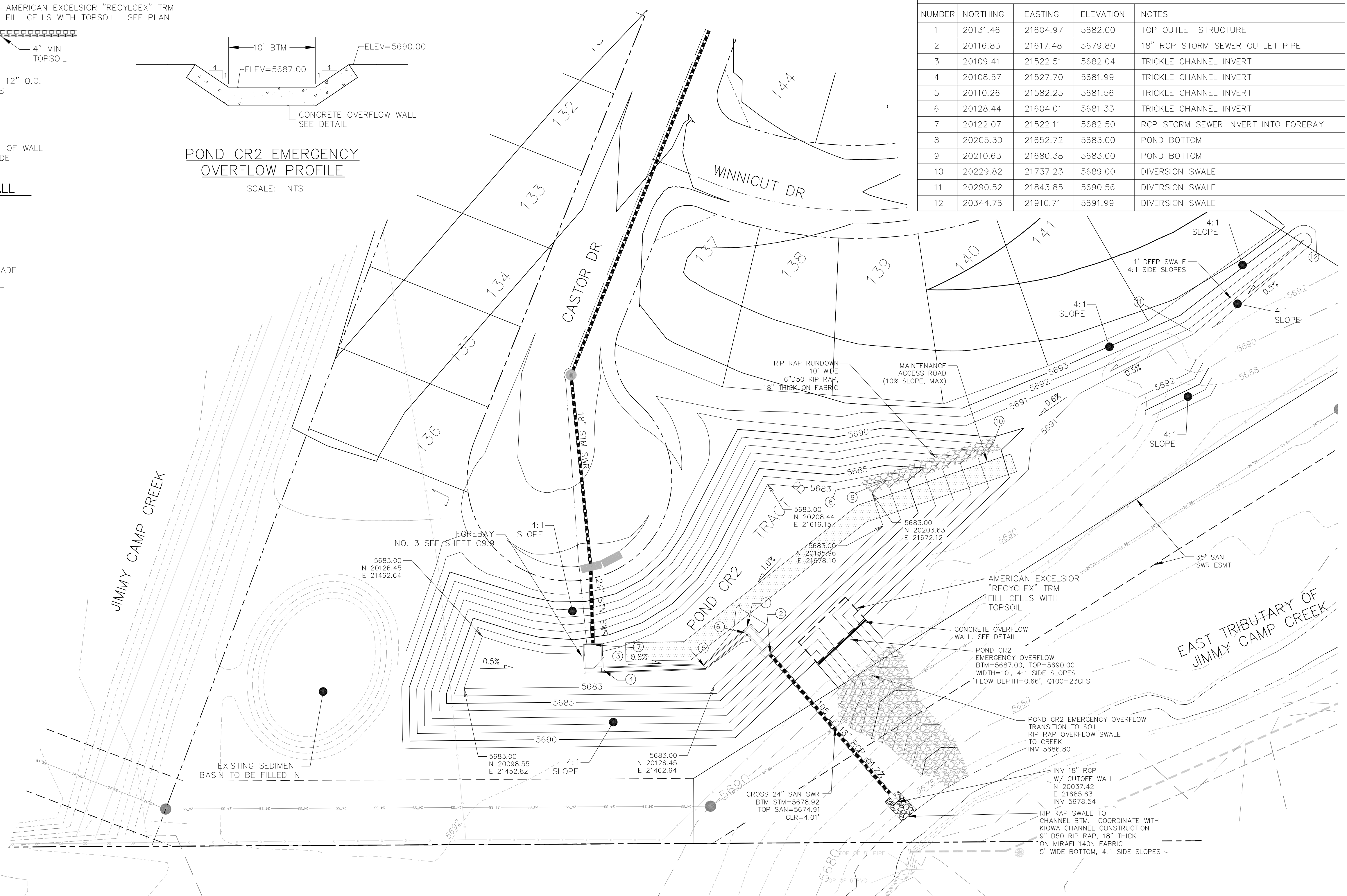
COLORADO REGISTERED PROFESSIONAL ENGINEER
33997
9-19-2019



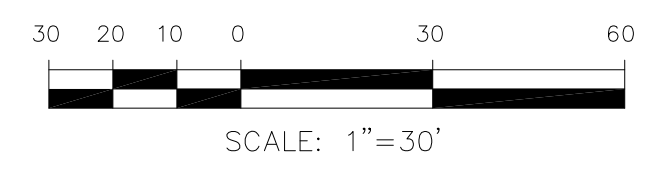
NOTE:
1. POND SLOPES SHALL BE 4:1 UNLESS
OTHERWISE NOTED
2. STRAW ECB SHALL BE PLACED ON ALL
POND SIDE SLOPES
UNLESS NOTED OTHERWISE



POINT TABLE				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	20131.46	21604.97	5682.00	TOP OUTLET STRUCTURE
2	20116.83	21617.48	5679.80	18" RCP STORM SEWER OUTLET PIPE
3	20109.41	21522.51	5682.04	TRICKLE CHANNEL INVERT
4	20108.57	21527.70	5681.99	TRICKLE CHANNEL INVERT
5	20110.26	21582.25	5681.56	TRICKLE CHANNEL INVERT
6	20128.44	21604.01	5681.33	TRICKLE CHANNEL INVERT
7	20122.07	21522.11	5682.50	RCP STORM SEWER INVERT INTO FOREBAY
8	20205.30	21652.72	5683.00	POND BOTTOM
9	20210.63	21680.38	5683.00	POND BOTTOM
10	20229.82	21737.23	5689.00	DIVERSION SWALE
11	20290.52	21843.85	5690.56	DIVERSION SWALE
12	20344.76	21910.71	5691.99	DIVERSION SWALE



**AS-BUILT
STREET-STM
NOV. 17, 2022**



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

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

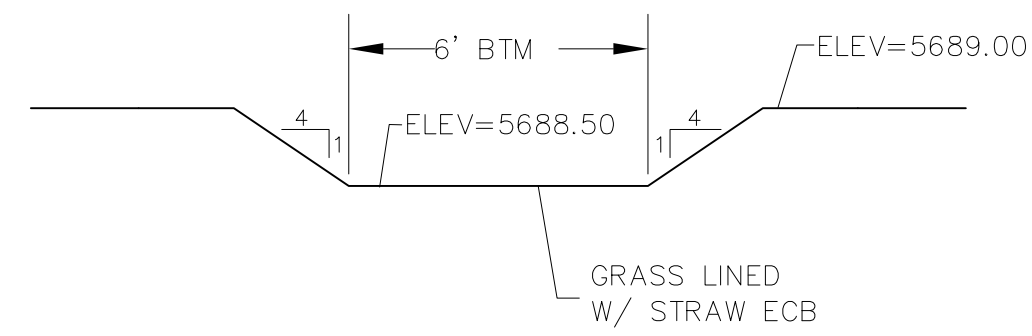
PROJECT:
**CREEKSIDE AT LORSON
RANCH FILING NO. 1**
CONTRACT NO. KEMFAR-20-01
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

**CREEKSIDE AT LORSON RANCH FIL. 1
FULL SPECTRUM DETENTION POND CR2
GRADING AND DETAILS**

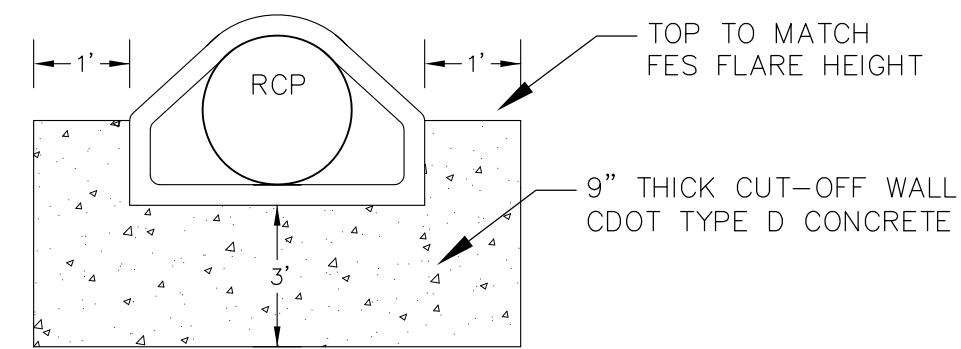


DATE: SEPT 19, 2019
PROJECT NO. 100.045
SHEET NUMBER **C9.6**
TOTAL SHEETS: 34



POND CR3 SECONDARY EMERGENCY OVERFLOW

SCALE: NTS

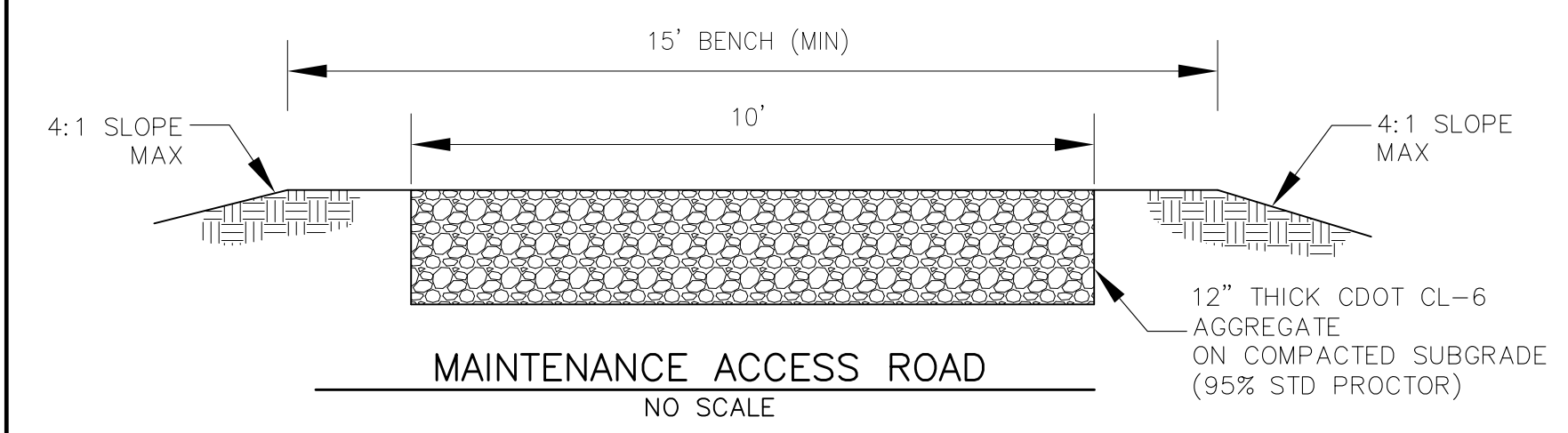
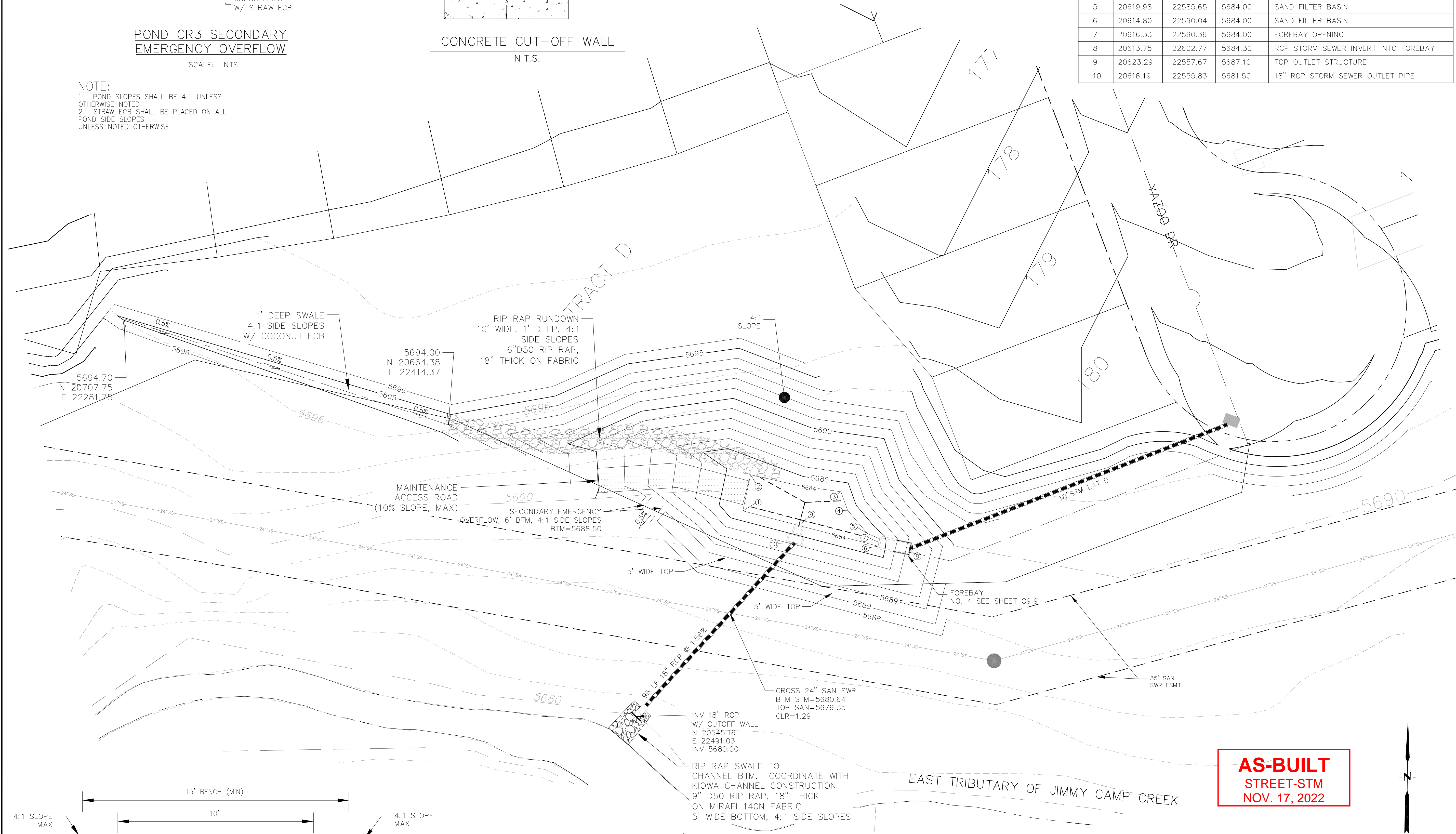


CONCRETE CUT-OFF WALL

N.T.S.

NOTE:
 1. POND SLOPES SHALL BE 4:1 UNLESS OTHERWISE NOTED
 2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES UNLESS NOTED OTHERWISE

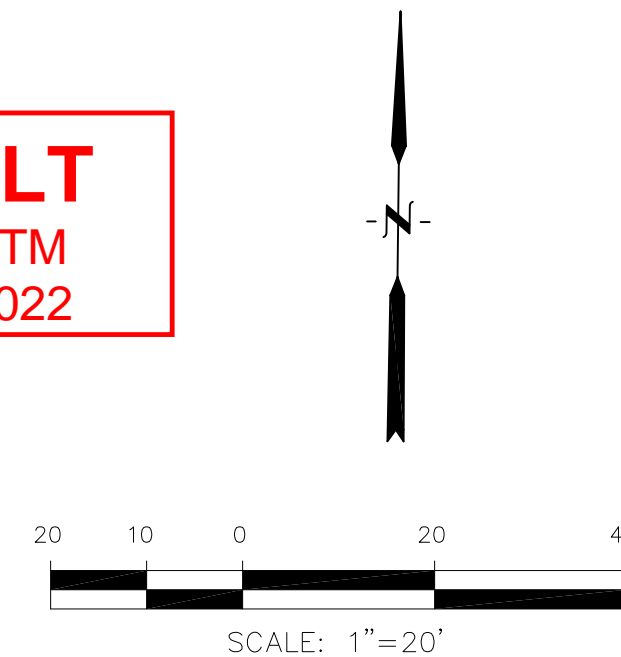
POINT TABLE				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	20629.20	22534.74	5684.00	SAND FILTER BASIN
2	20643.98	22537.90	5684.00	SAND FILTER BASIN
3	20637.02	22574.84	5684.00	SAND FILTER BASIN
4	20629.46	22577.57	5684.00	SAND FILTER BASIN
5	20619.98	22585.65	5684.00	SAND FILTER BASIN
6	20614.80	22590.04	5684.00	SAND FILTER BASIN
7	20616.33	22590.36	5684.00	FOREBAY OPENING
8	20613.75	22602.77	5684.30	RCP STORM SEWER INVERT INTO FOREBAY
9	20623.29	22557.67	5687.10	TOP OUTLET STRUCTURE
10	20616.19	22555.83	5681.50	18" RCP STORM SEWER OUTLET PIPE



MAINTENANCE ACCESS ROAD

NO SCALE

AS-BUILT
 STREET-STM
 NOV. 17, 2022

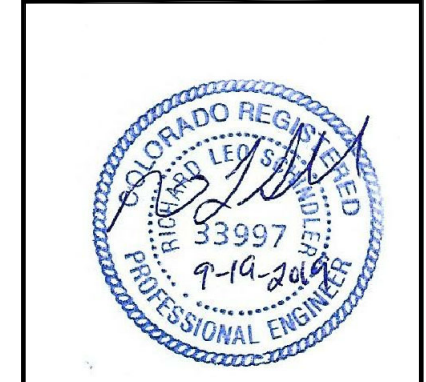


CORE ENGINEERING GROUP
 15004 1ST AVE. SUITE 300
 COLORADO SPRINGS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

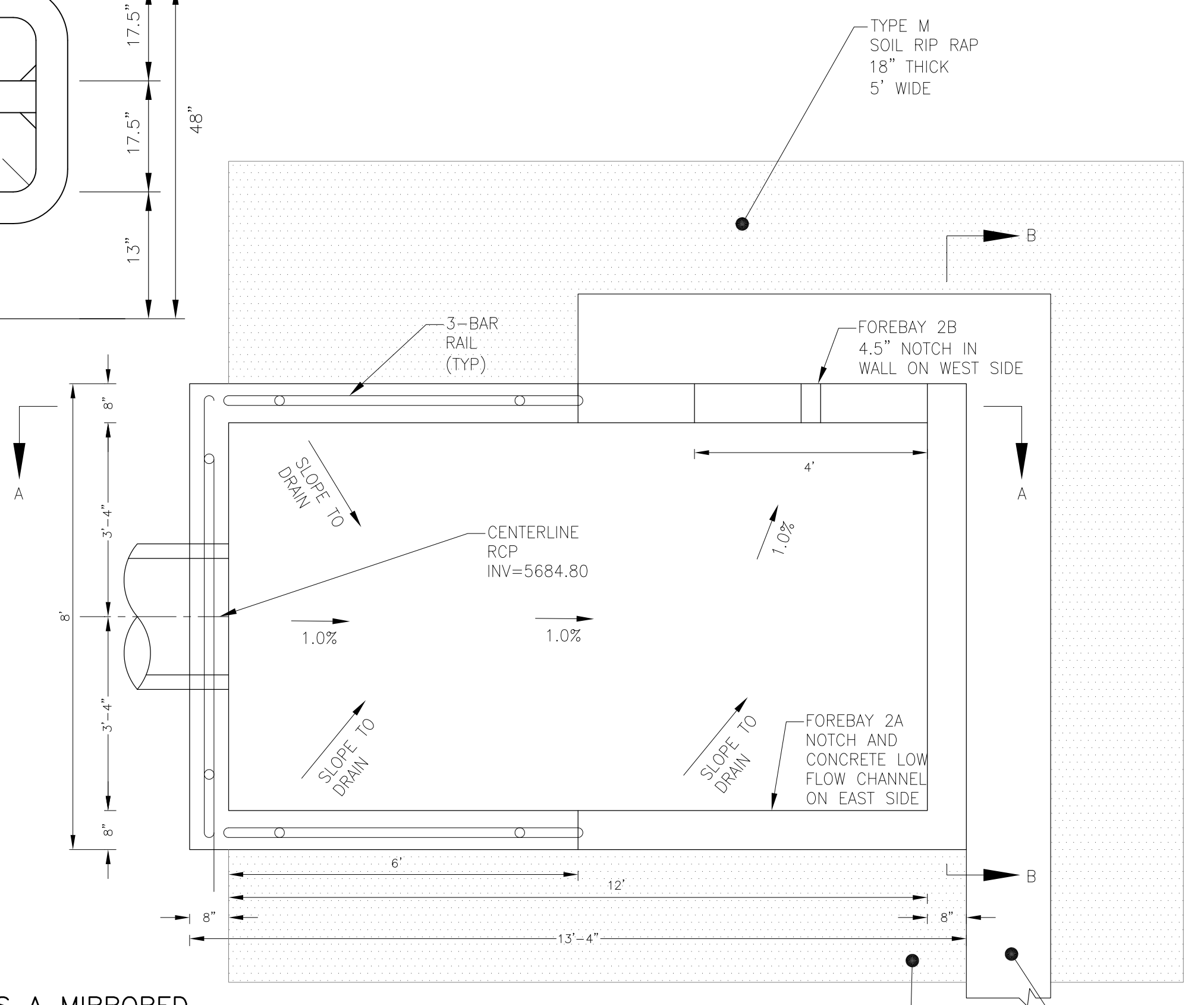
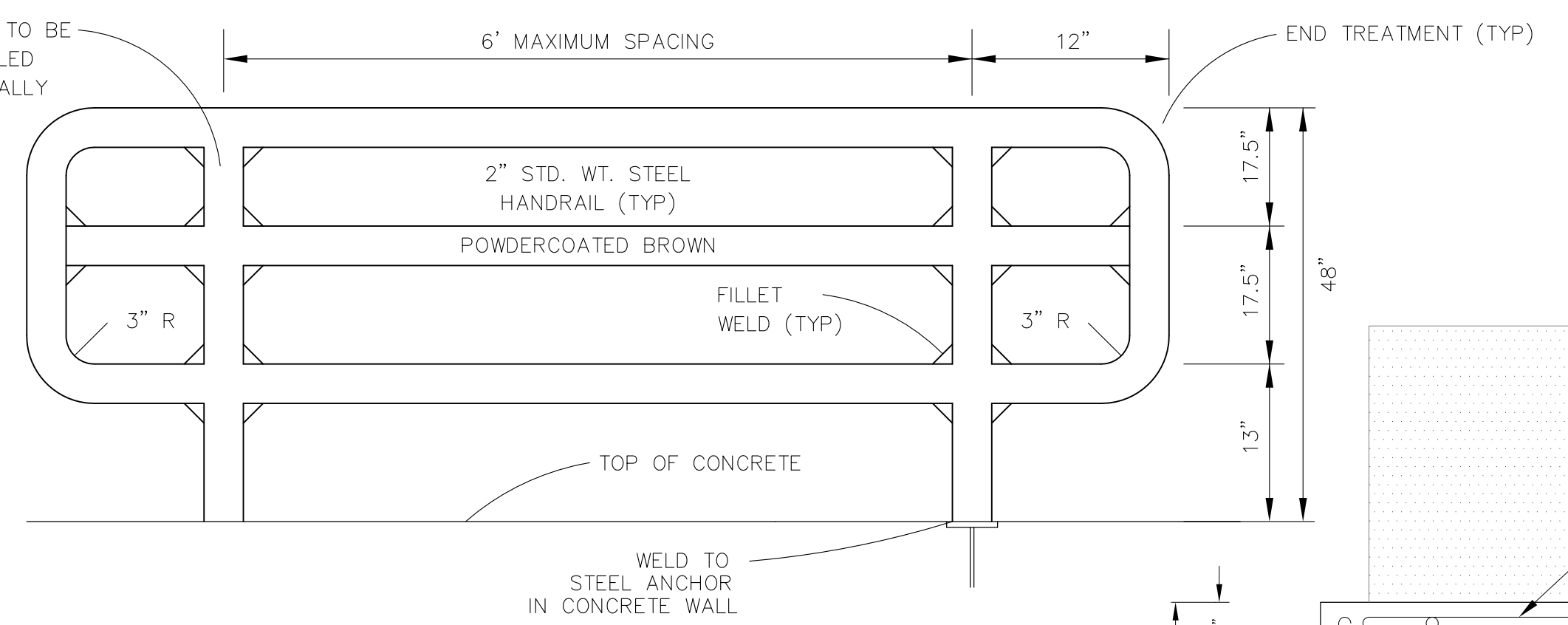
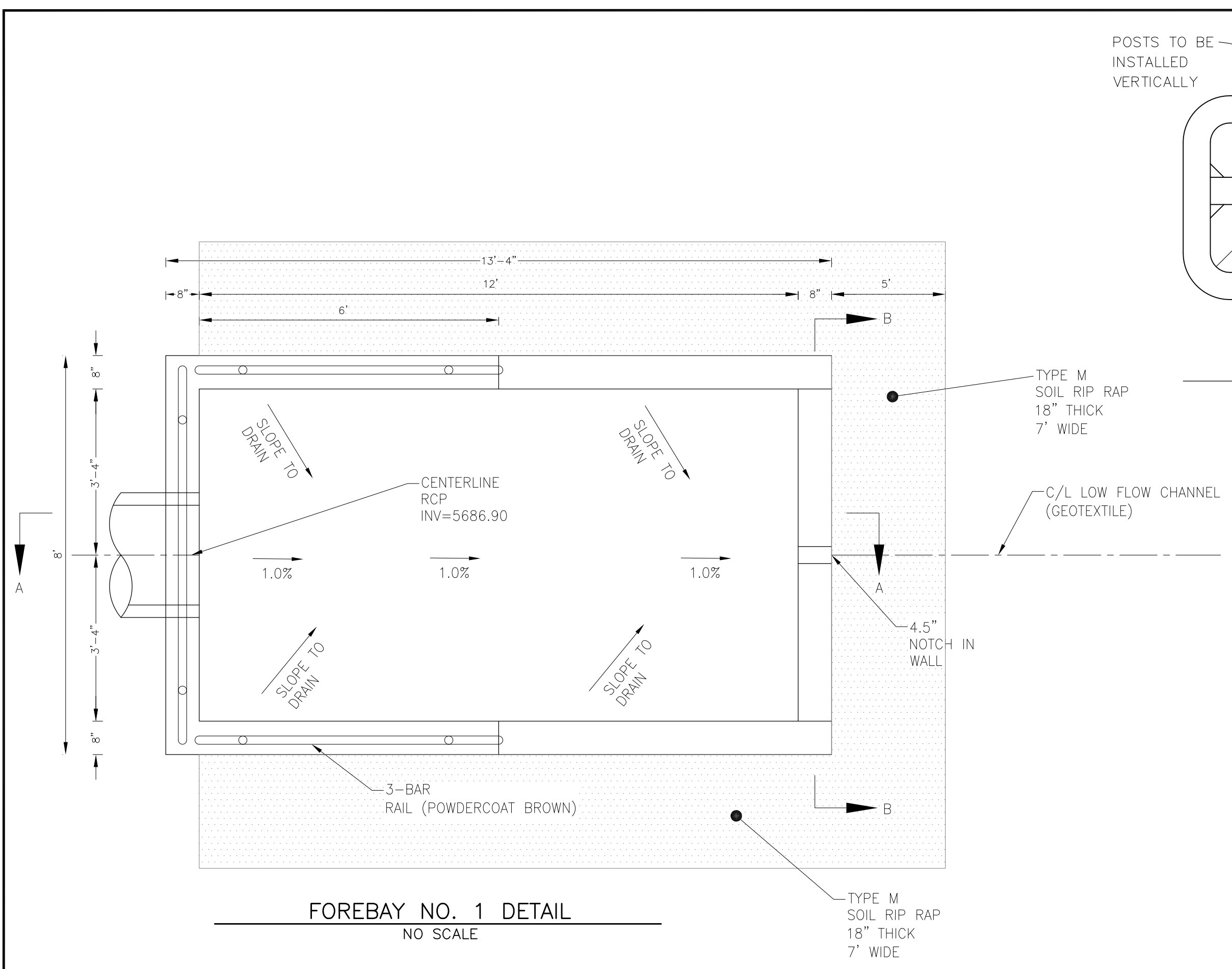
DATE: _____
 DESCRIPTION: _____
 NO: _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **CREEKSIDE AT LORSON RANCH FILING NO. 1**
 RANCH BLVD. KEMPERS, OR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

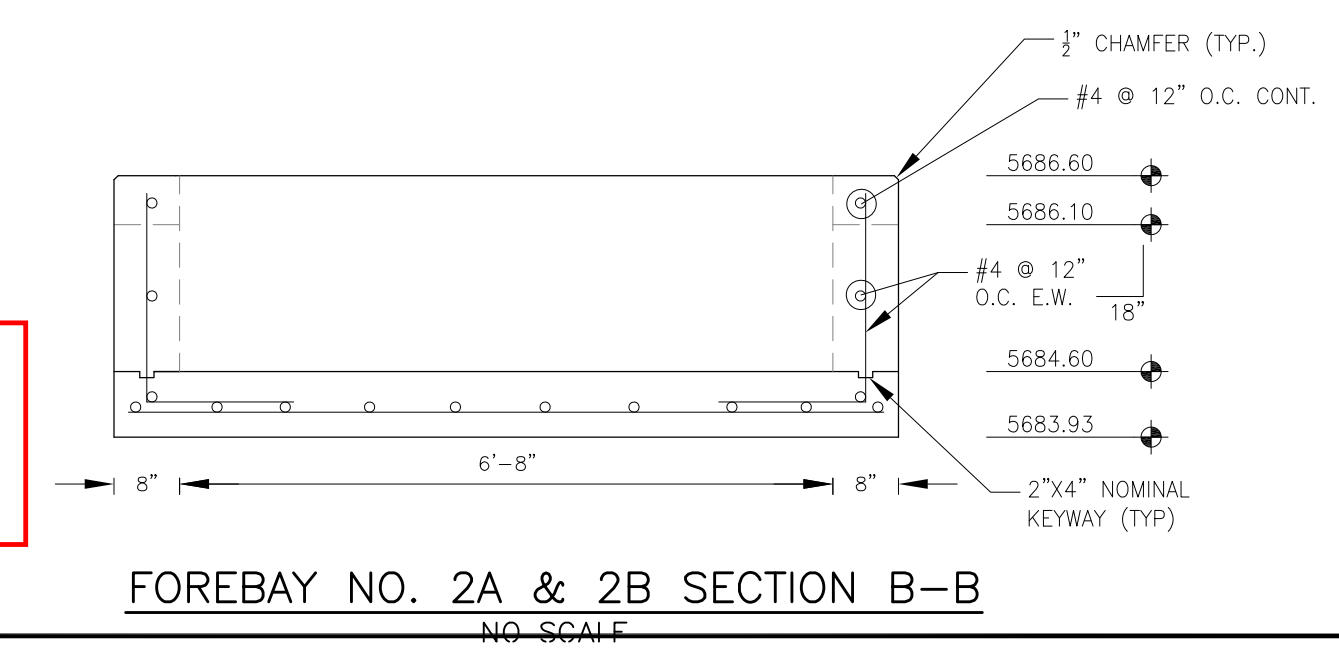
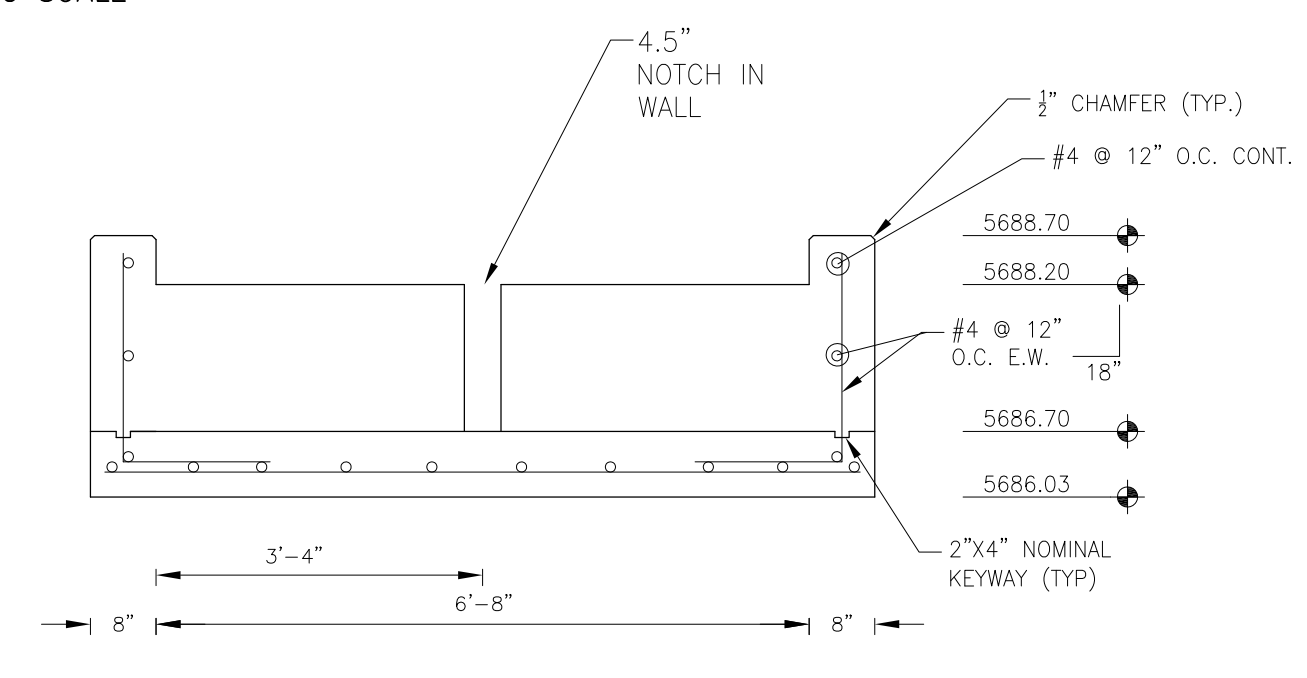
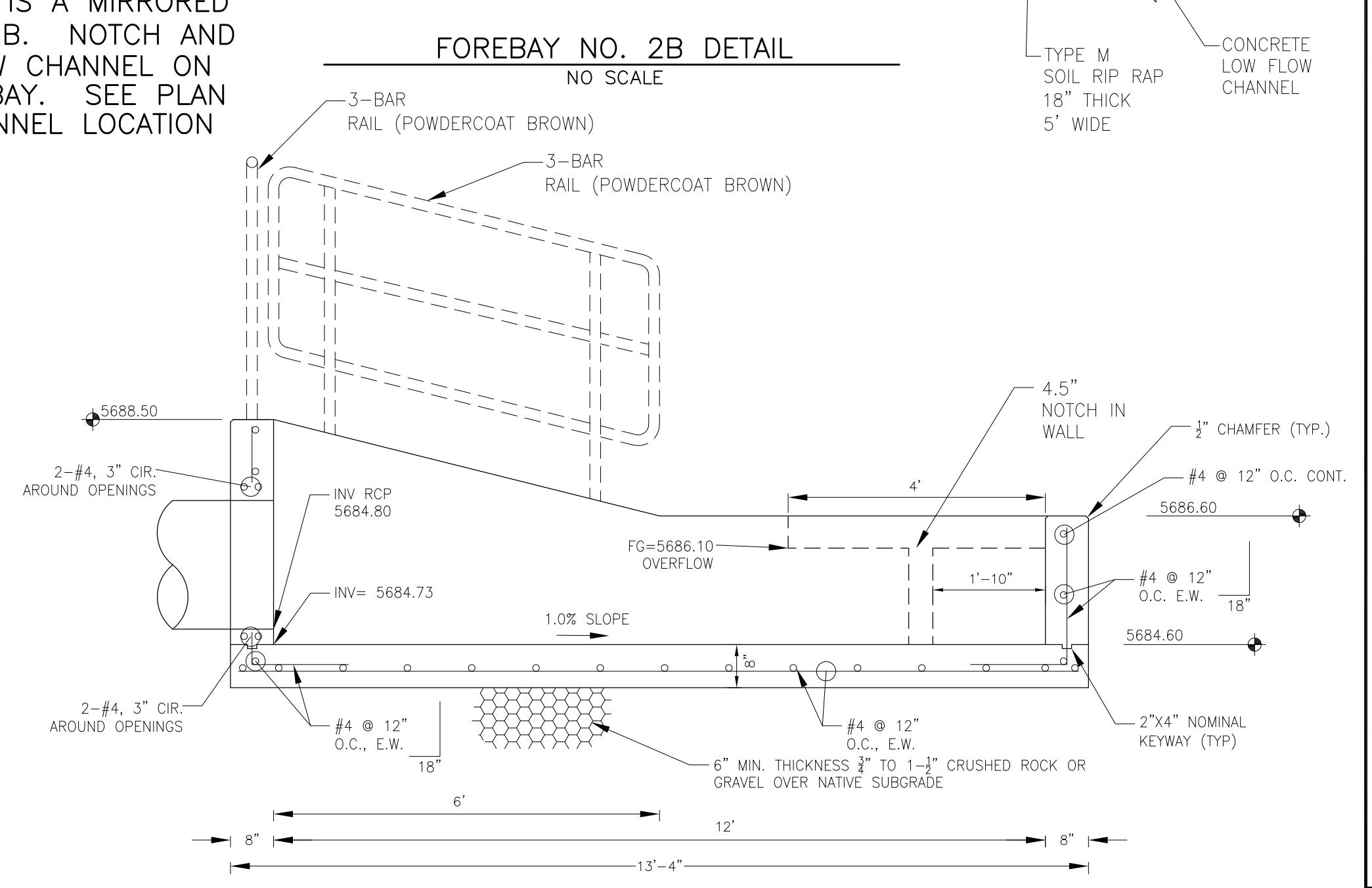
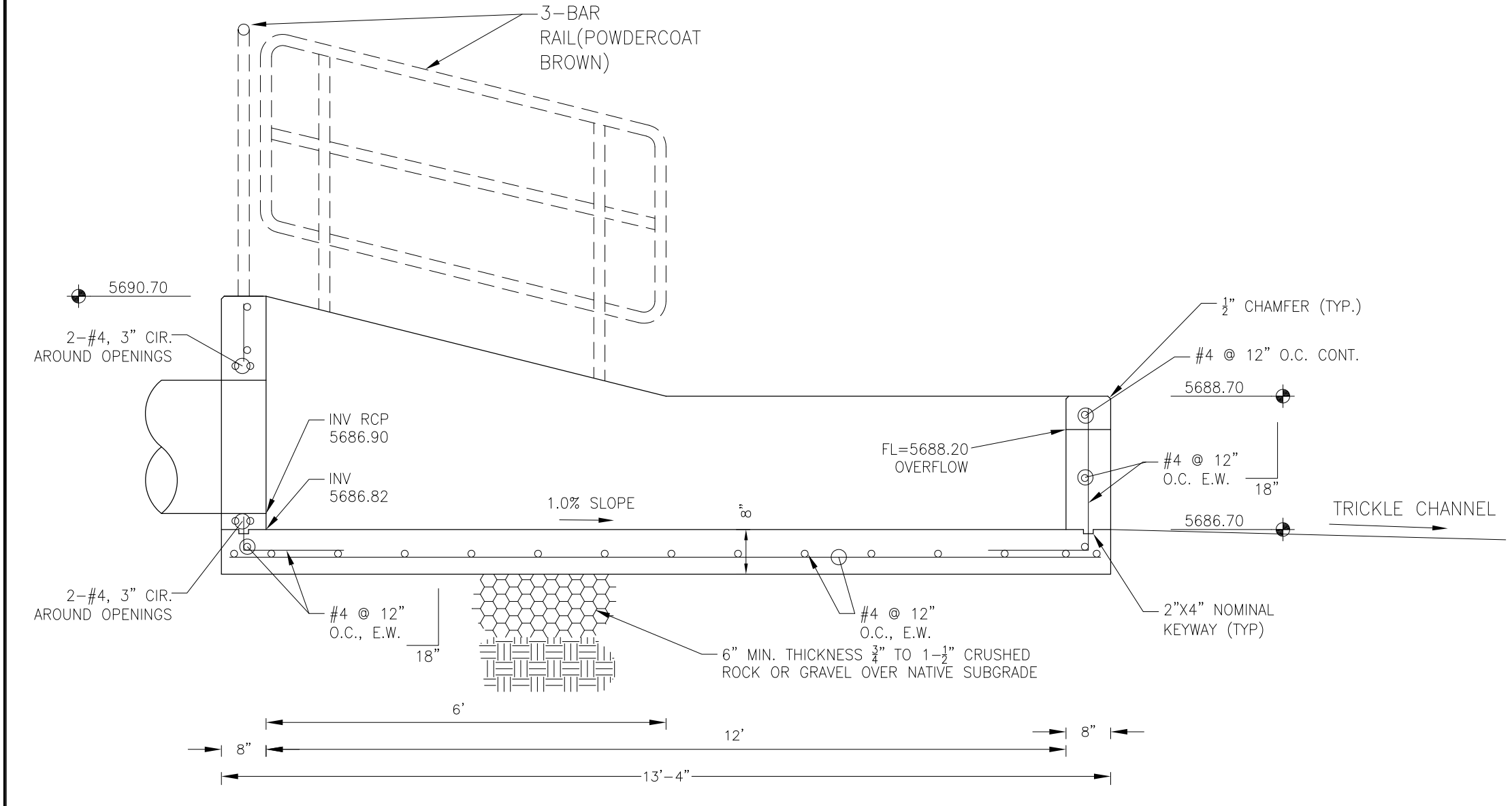
CREEKSIDE AT LORSON RANCH FIL. 1
DETENTION POND CR3 (SFB)
GRADING AND DETAILS



DATE: SEPT 19, 2019
 PROJECT NO. 100.045
 SHEET NUMBER **C9.7**
 TOTAL SHEETS: 34



NOTE: FOREBAY 2A IS A MIRRORED COPY OF FOREBAY 2B. NOTCH AND CONCRETE LOW FLOW CHANNEL ON EAST SIDE OF FOREBAY. SEE PLAN FOR LOW FLOW CHANNEL LOCATION



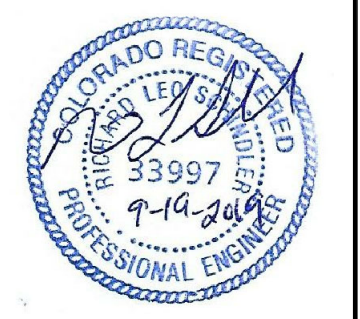
AS-BUILT
STREET-STM
NOV. 17, 2022

CORE ENGINEERING GROUP
15004 1ST AVENUE, SUITE 301
DENVER, CO 80202
PHONE: 303.750.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

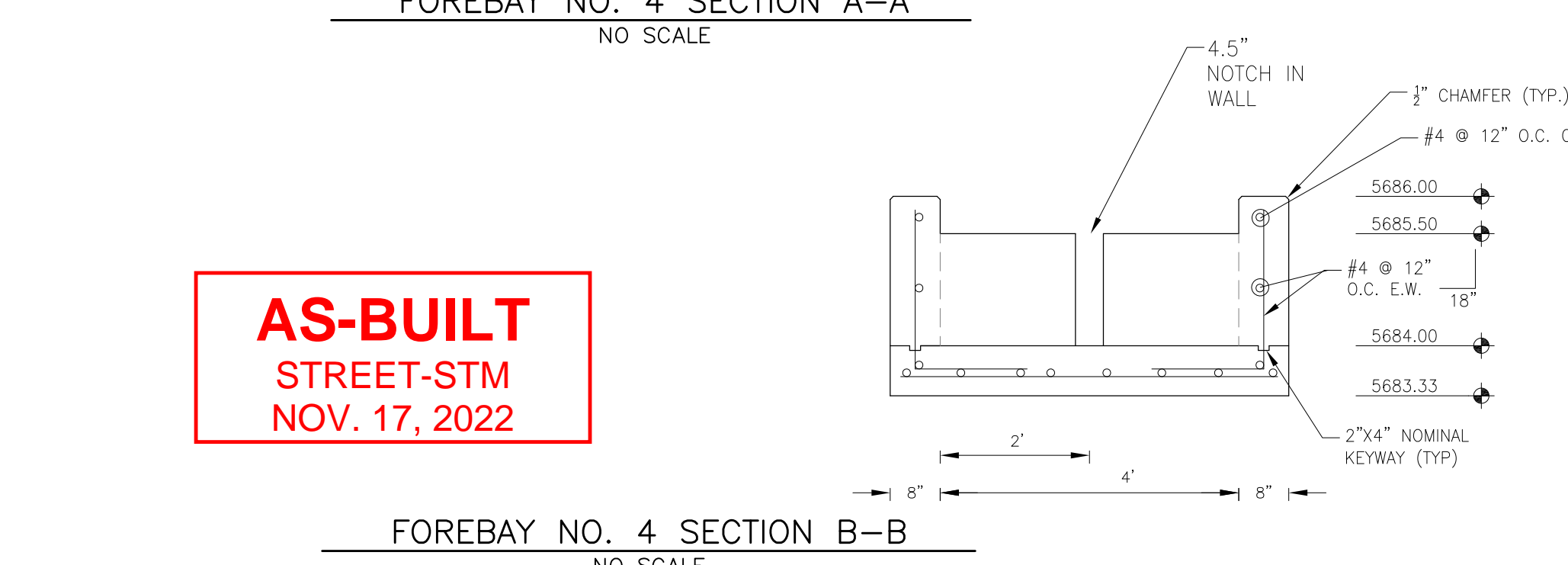
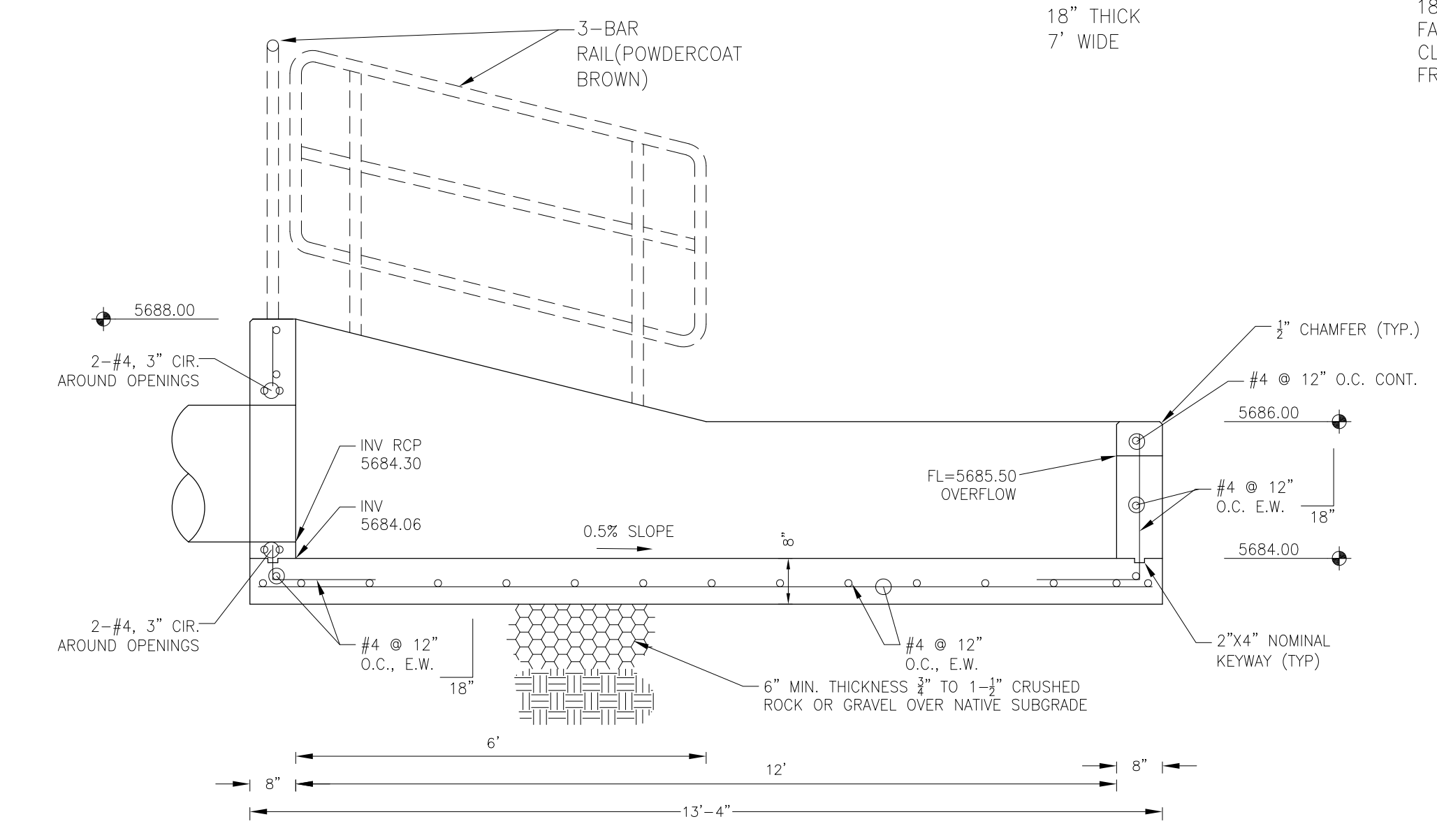
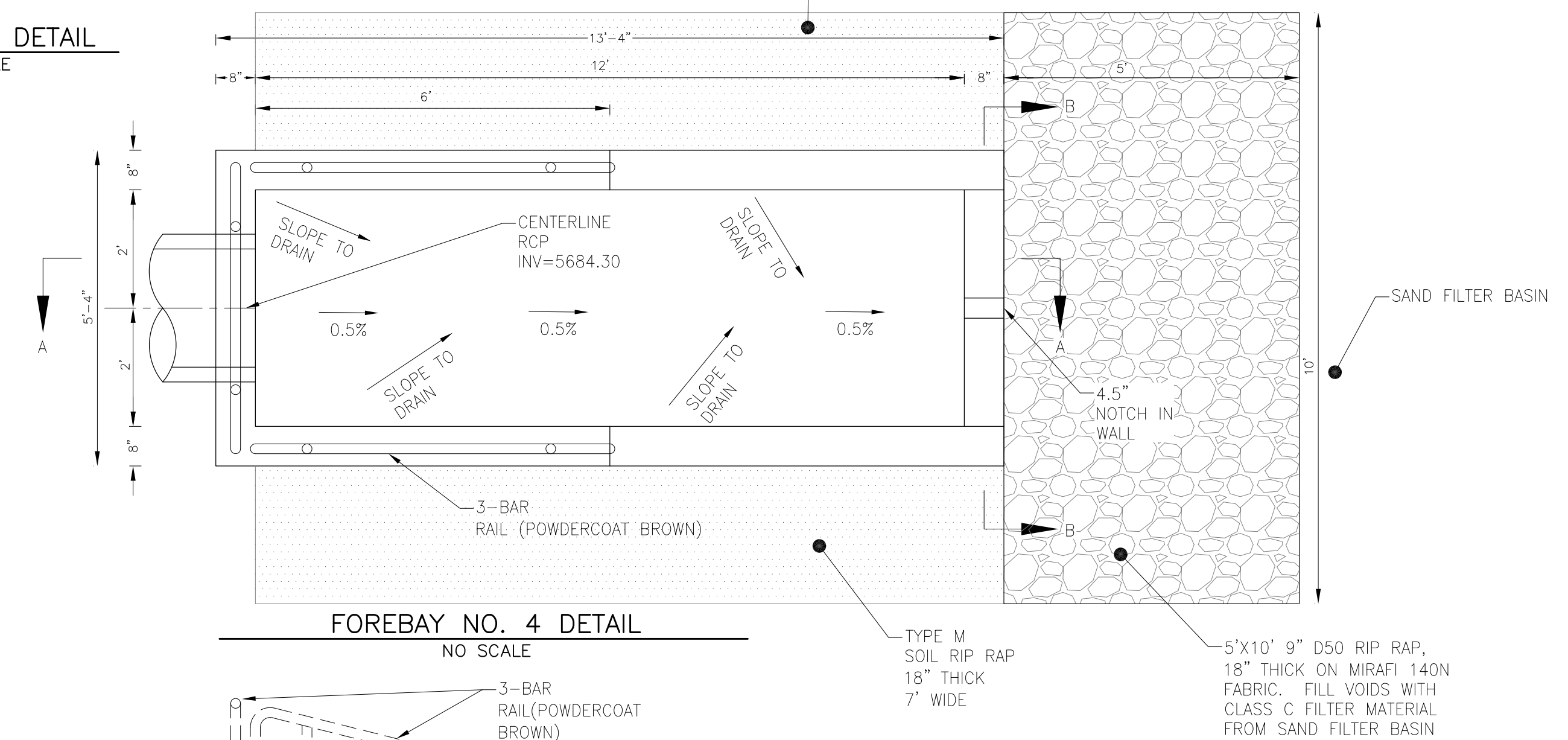
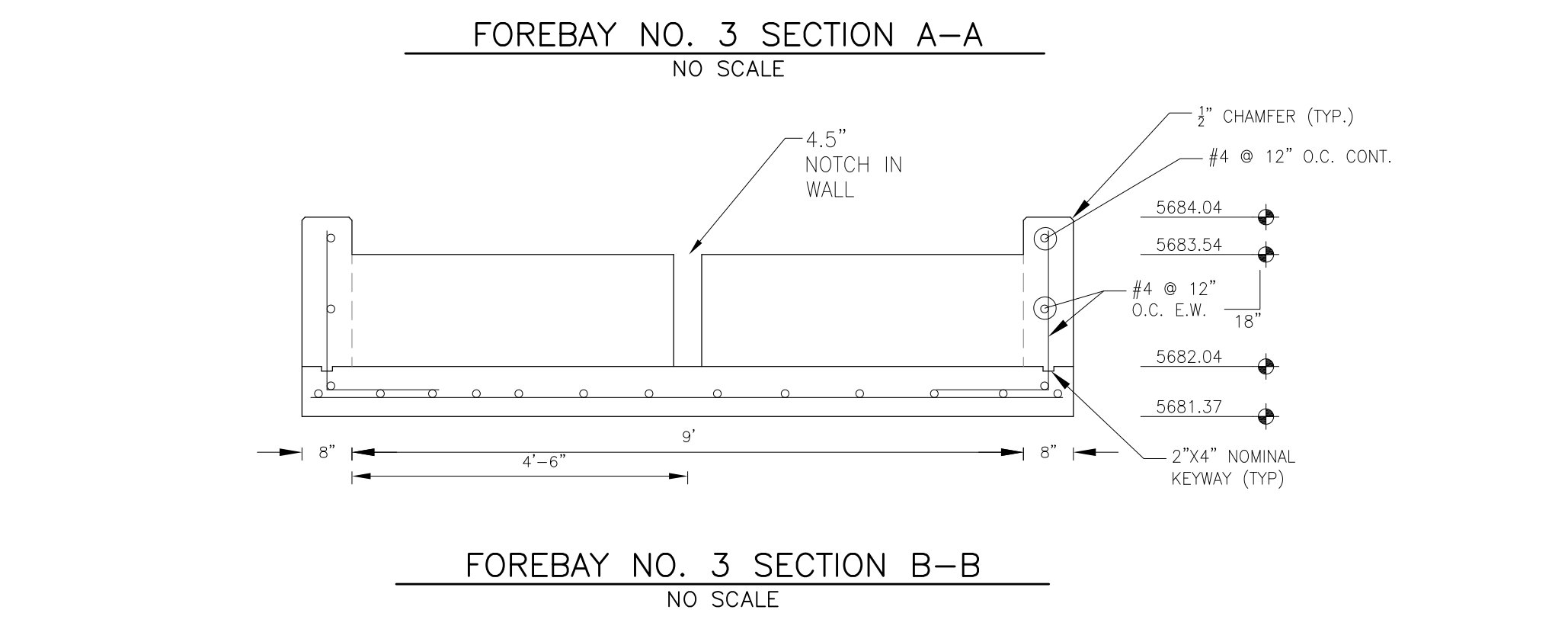
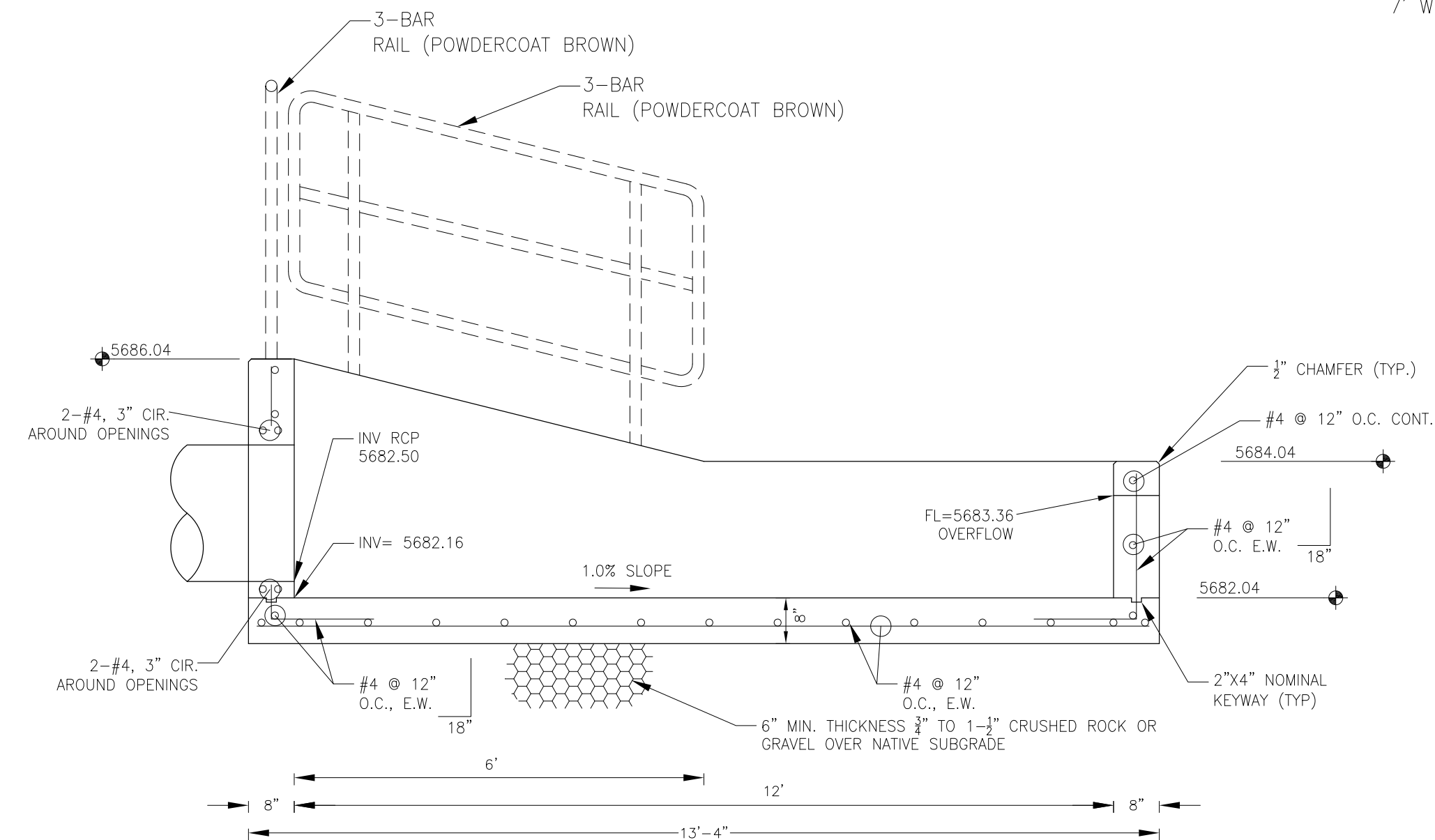
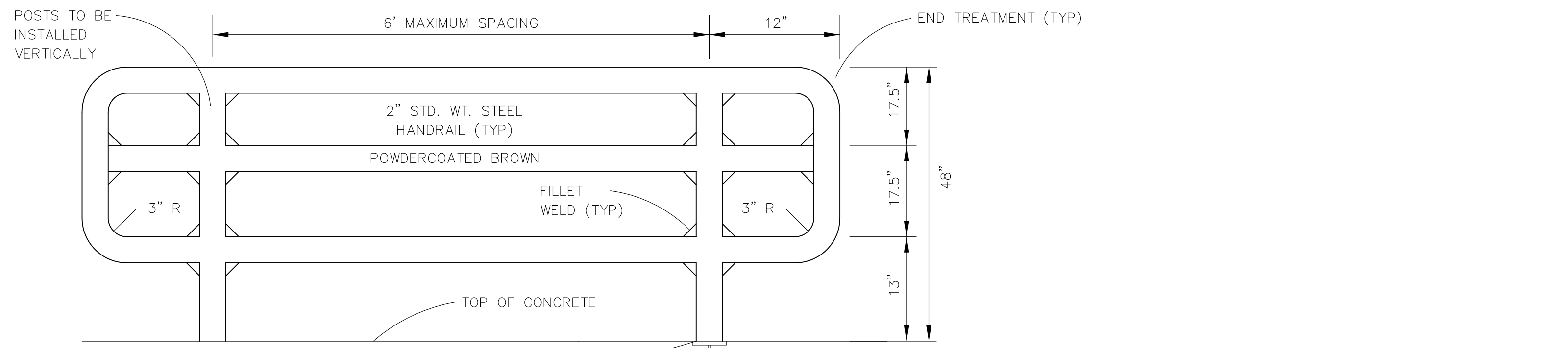
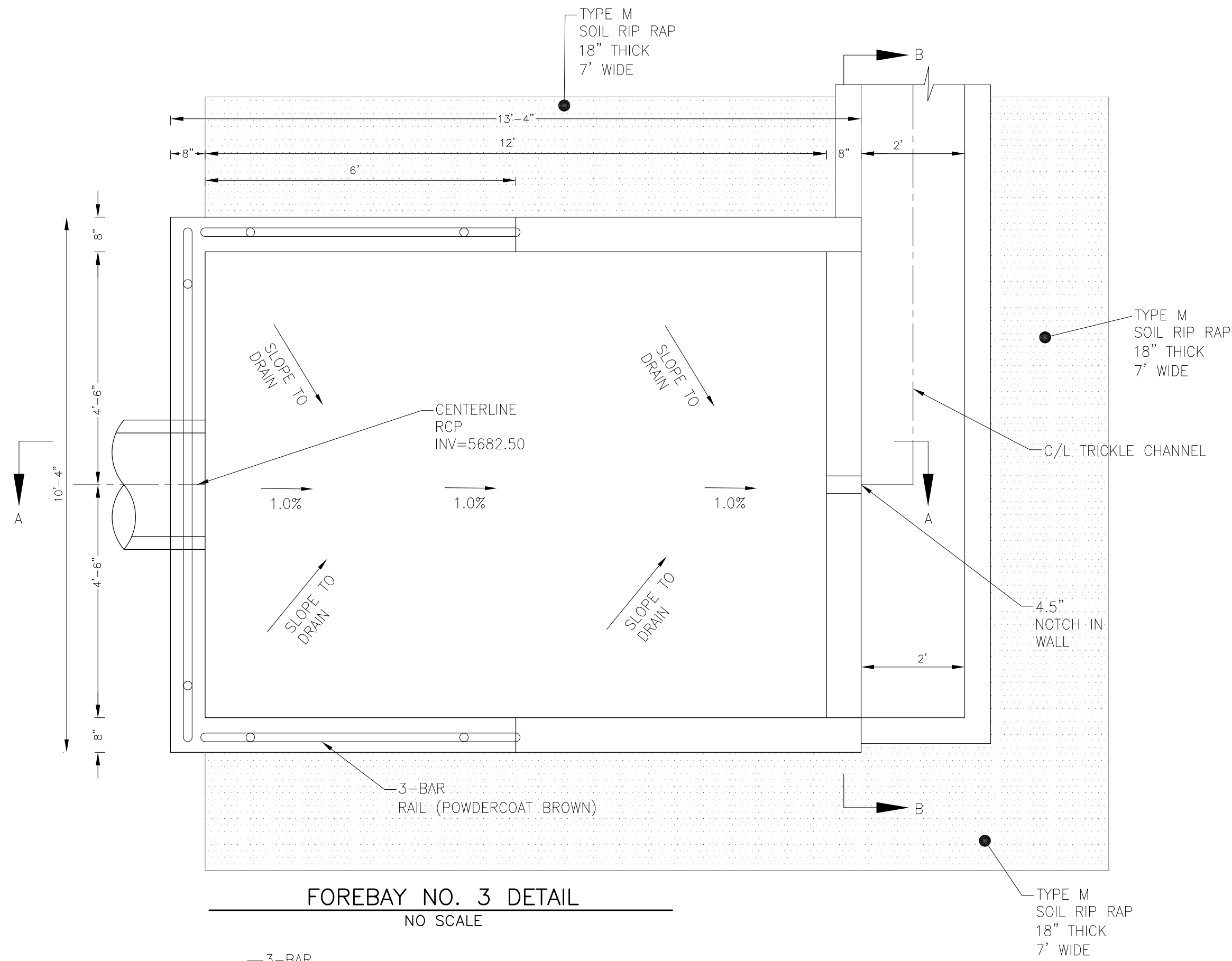
DATE: _____
DESCRIPTION: _____
NO: _____
PROJECT: **CREEKSIDE AT LORSON RANCH FILING NO. 1**
PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
(719) 635-3200
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

FOREBAY NO. 1, 2 A, & 2B
DETAILS



DATE: SEPT 19, 2019
PROJECT NO. 100.045
SHEET NUMBER **C9.8**
TOTAL SHEETS: 34



AS-BUILT
STREET-STM
NOV. 17, 2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

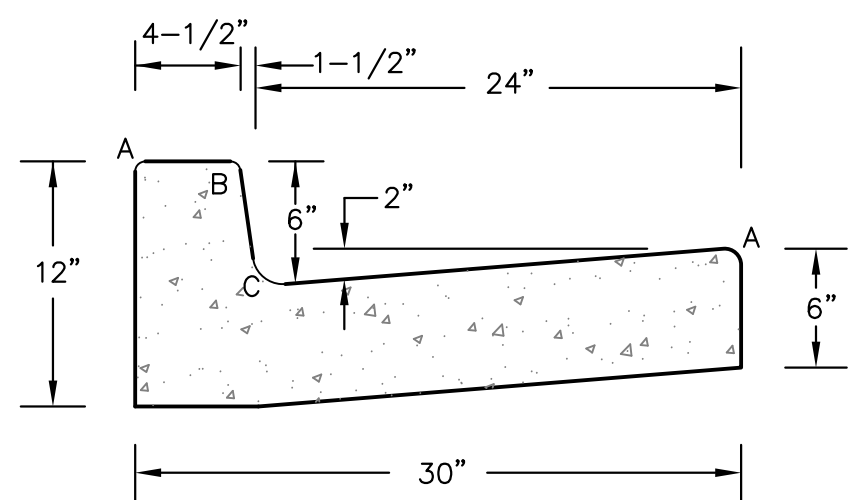
DATE: _____
DESCRIPTION: _____
NO: _____
PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

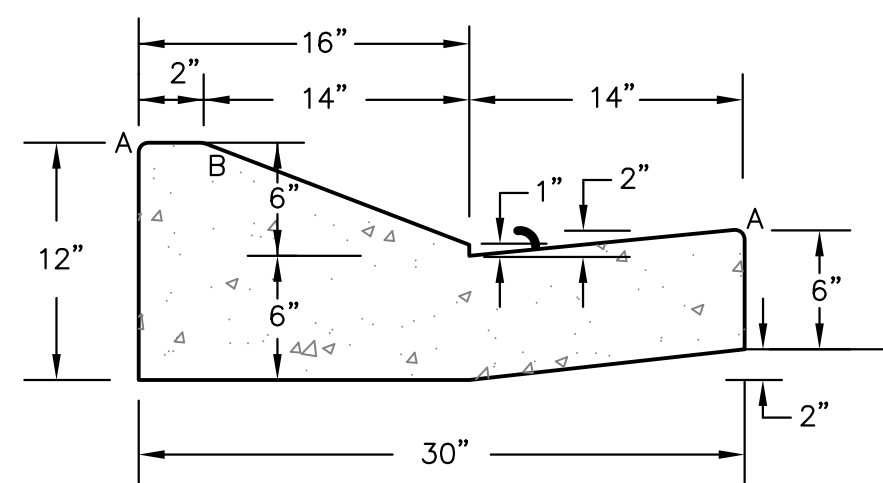
FOREBAY NO. 3 AND NO. 4
DETAILS



DATE: SEPT 19, 2019
PROJECT NO. 100.045
SHEET NUMBER **C9.9**
TOTAL SHEETS: 34



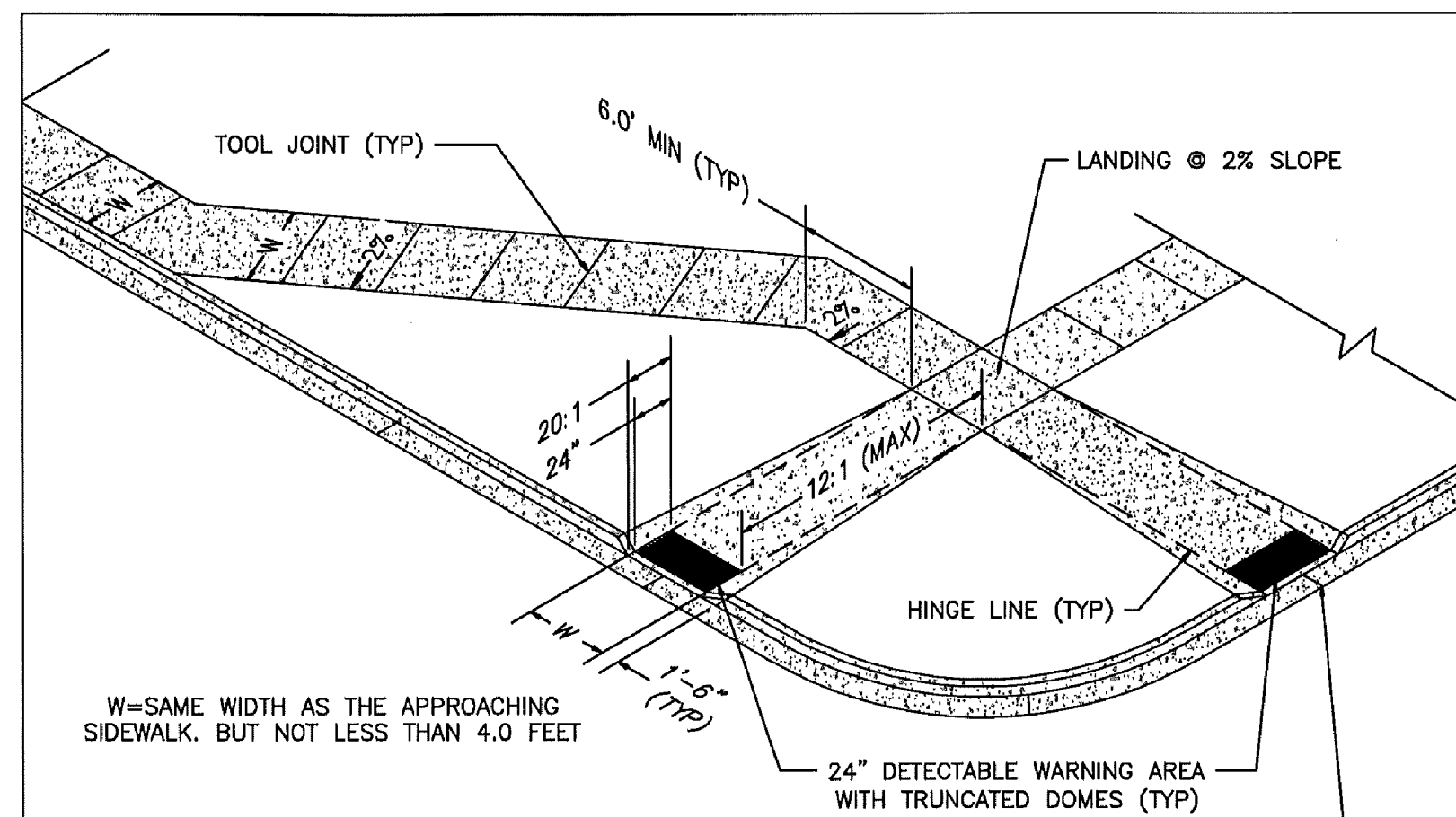
TYPE 'A'
VERTICAL CURB AND GUTTER
SCALE 1" = 1'-0"



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"

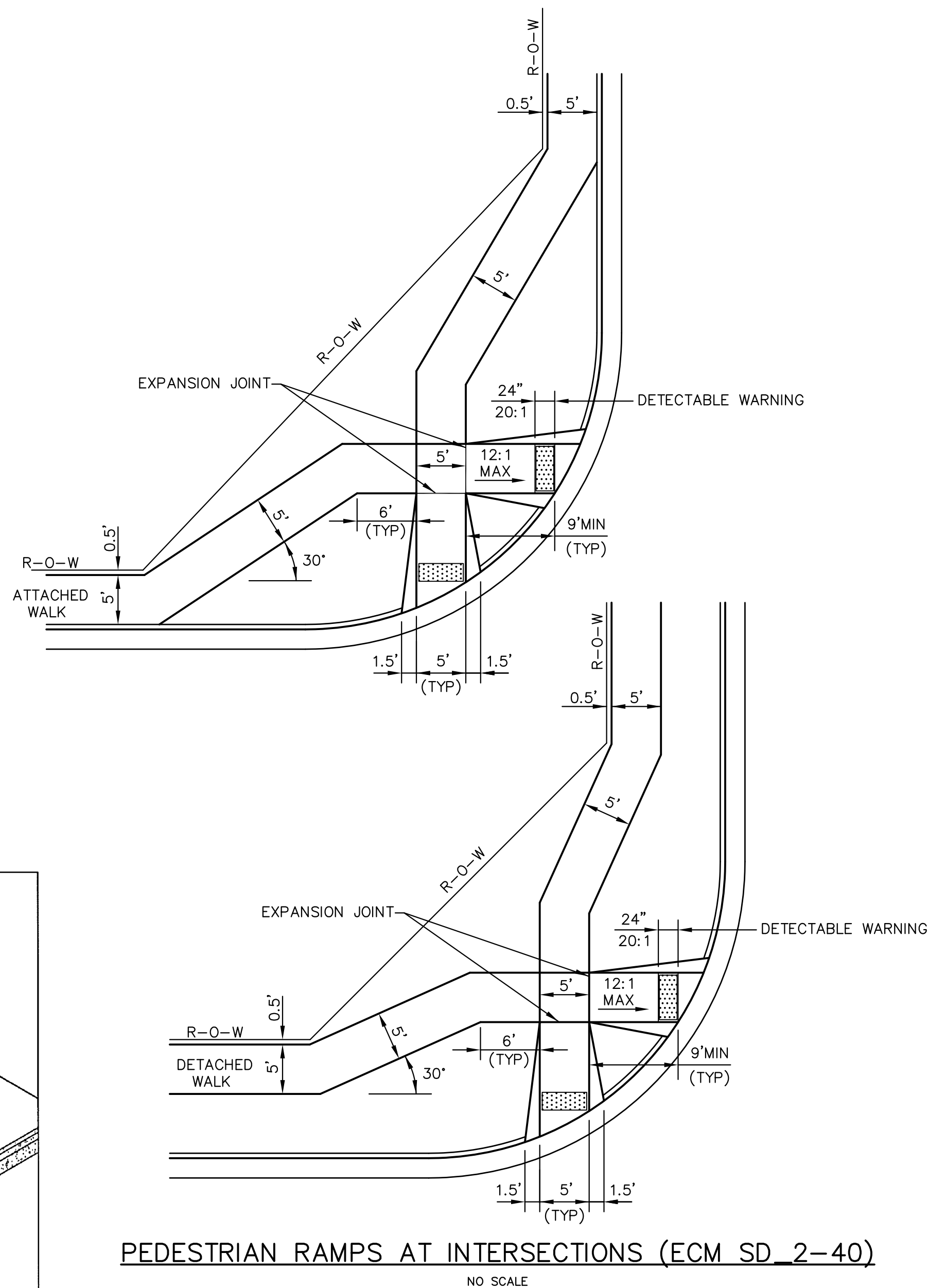
CURB DETAILS (ECM SD 2-20)



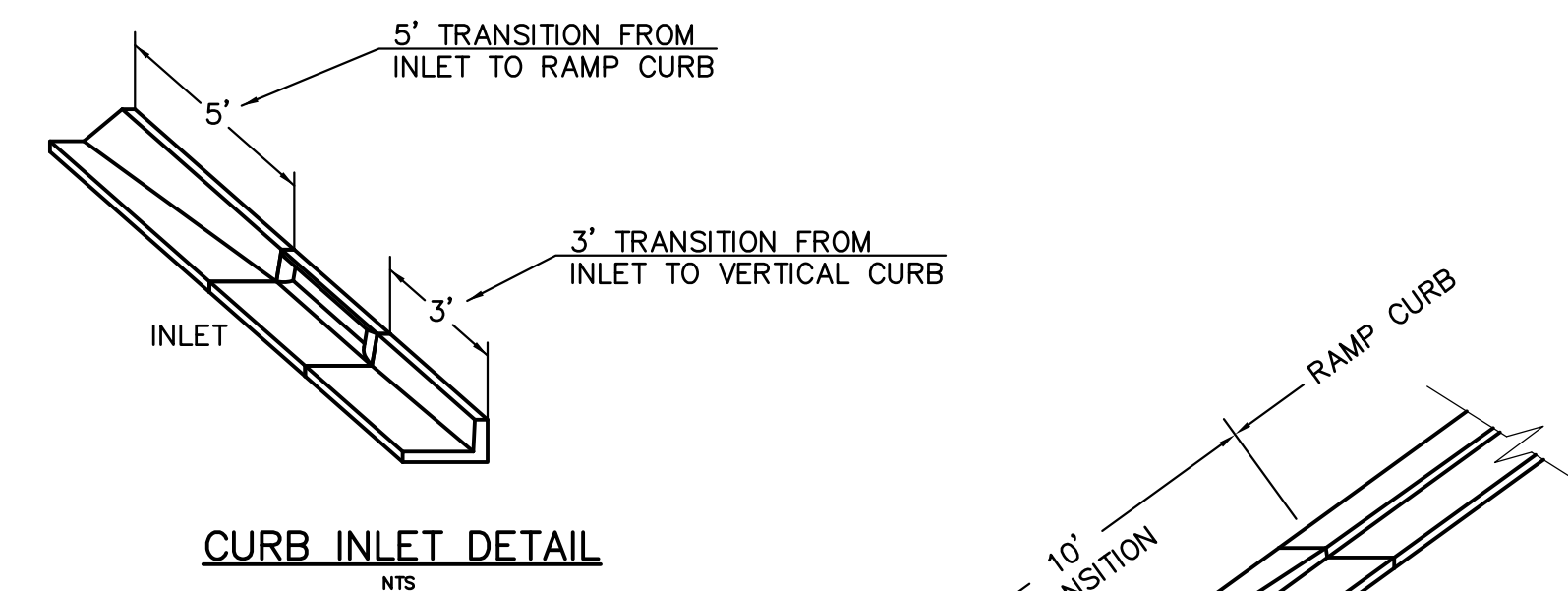
- PEDESTRIAN RAMP NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
 - CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
 - PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, 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 REFABRICATED 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 RAMPERS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPERS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
 - AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.

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

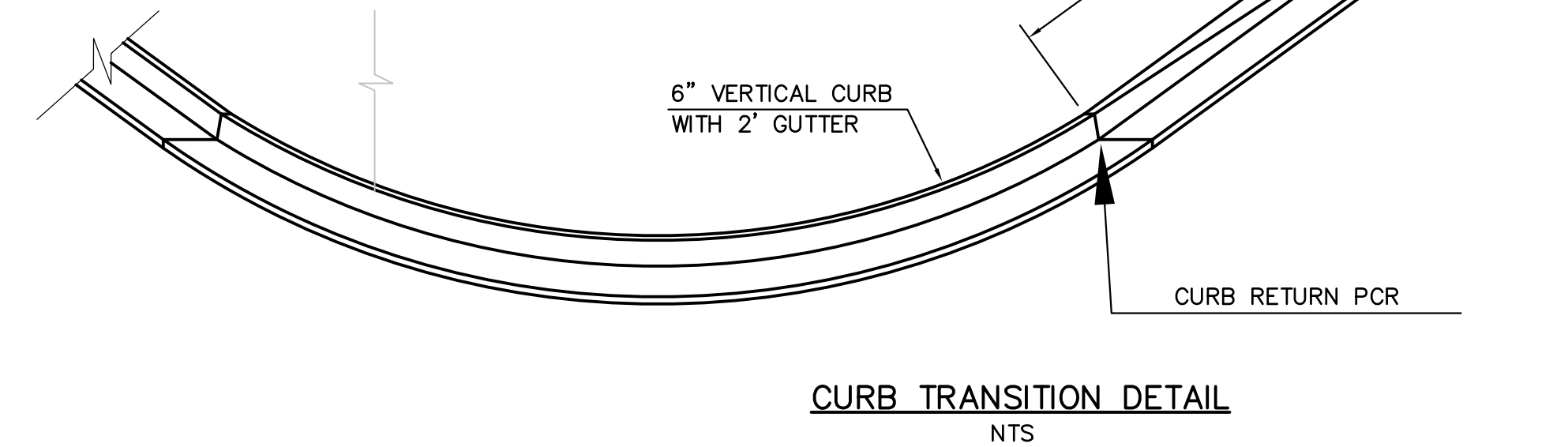
- GENERAL NOTES**
- WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
 - PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPERS ON OPPOSITE CORNERS SHALL BE REVIEWED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



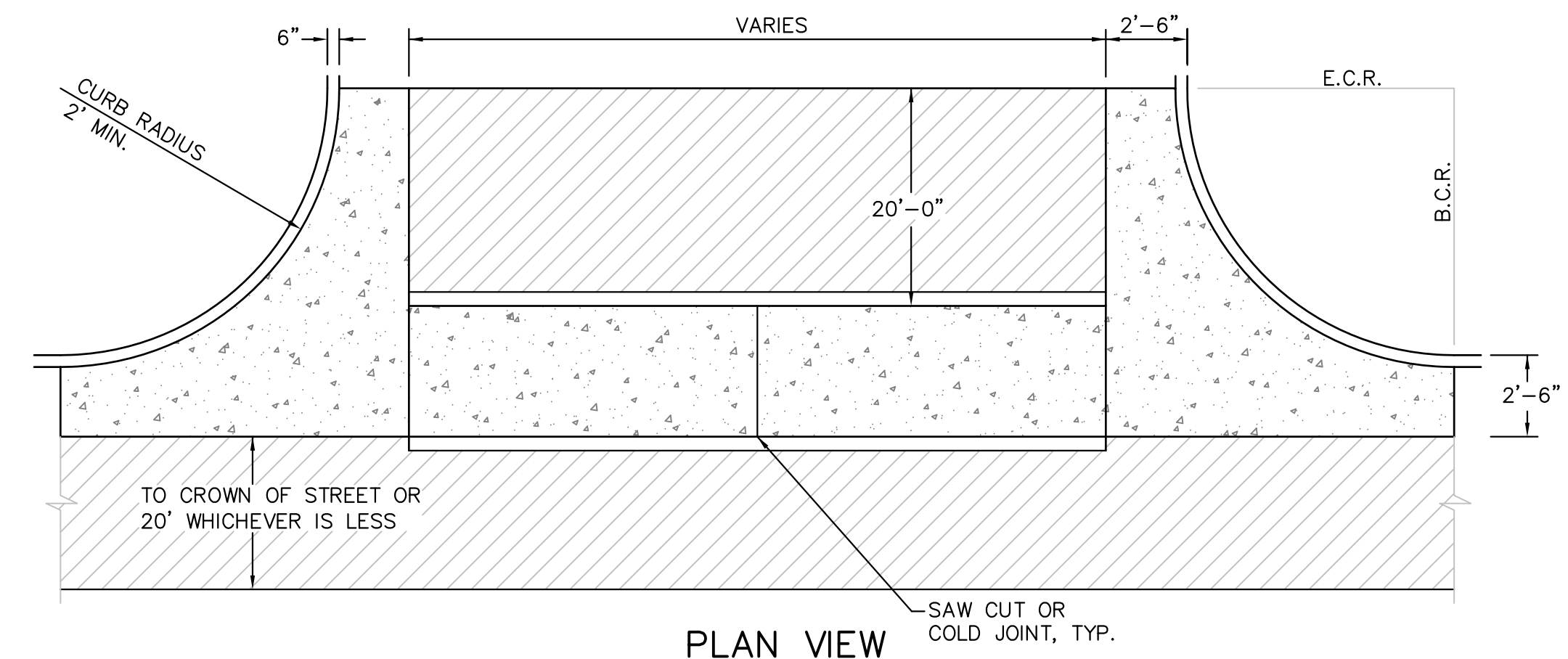
PEDESTRIAN RAMPERS AT INTERSECTIONS (ECM SD 2-40)
NO SCALE



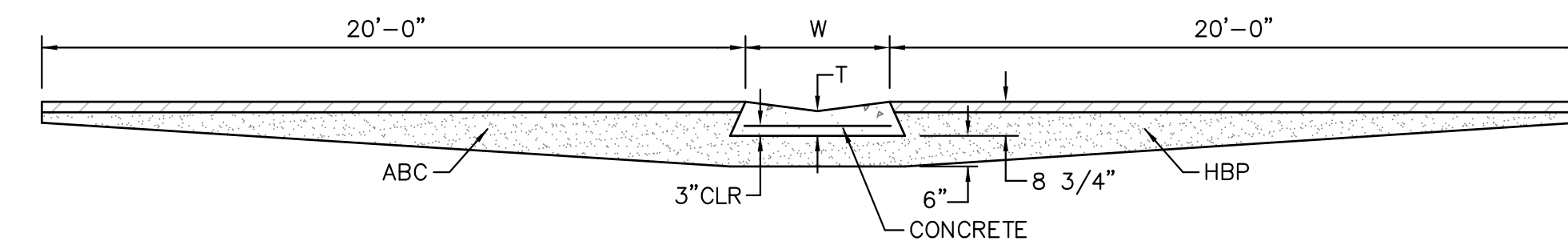
CURB INLET DETAIL
NTS



CURB TRANSITION DETAIL
NTS

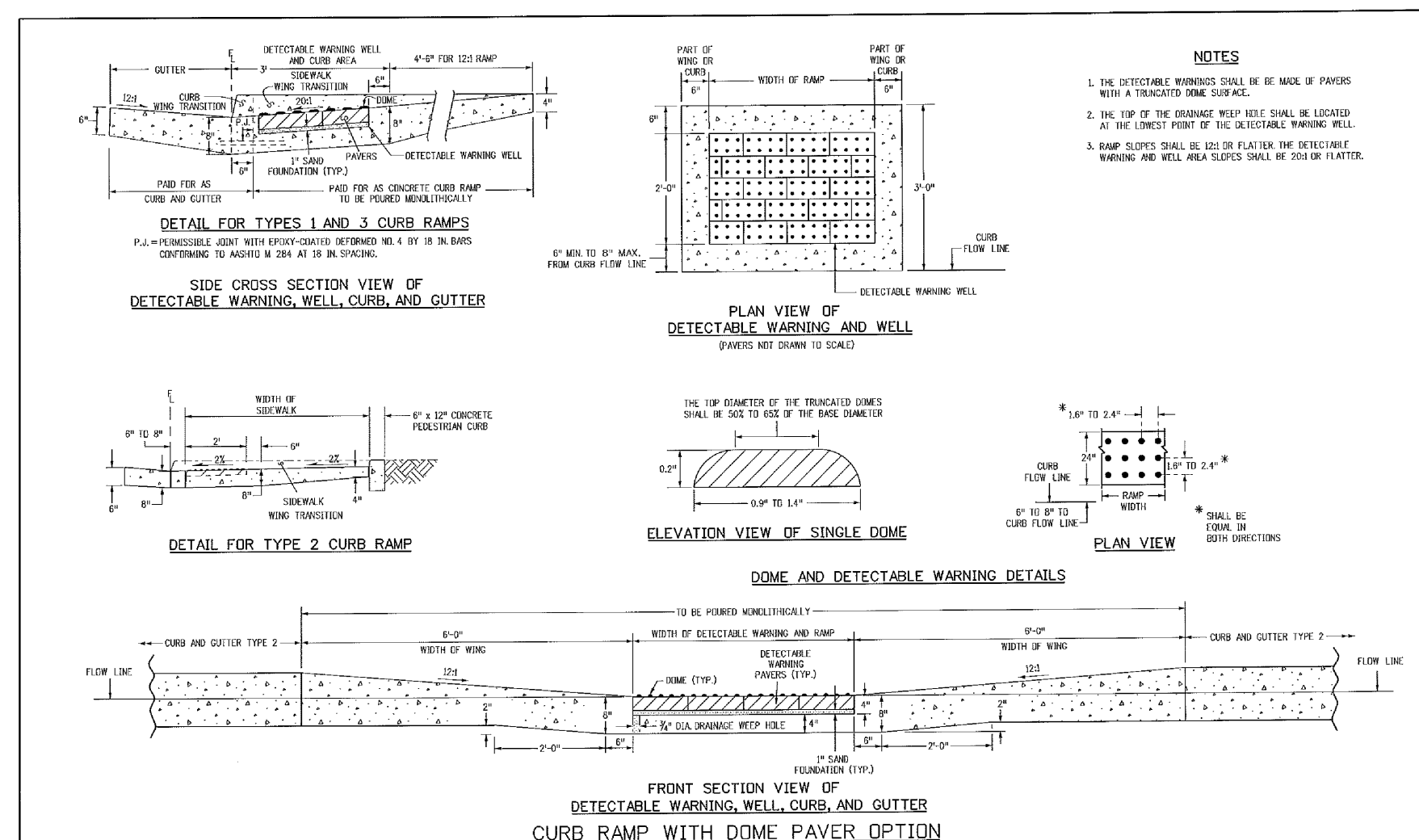


PLAN VIEW



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

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



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

Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Project: 100.045	1. 01/18/11	DD/LTA	M-608-1
Drawn: [Name]	Checked: [Name]	Project Development Branch	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

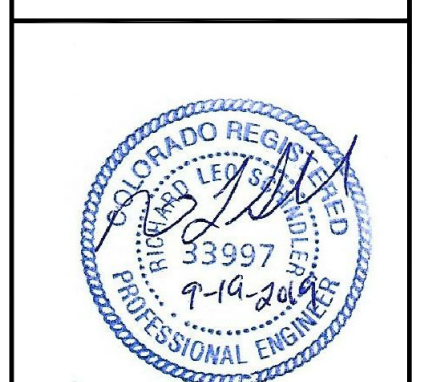
DATE: _____
DESCRIPTION: _____
NO. _____

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

PROJECT: **CREEKSIDE AT LORSON RANCH FILING NO. 1**
LORSON BLVD - KEARSARGE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

ROADWAY DETAIL SHEET



DATE: SEPT 19, 2019

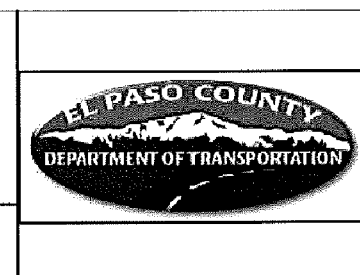
PROJECT NO. 100.045

SHEET NUMBER C10.1

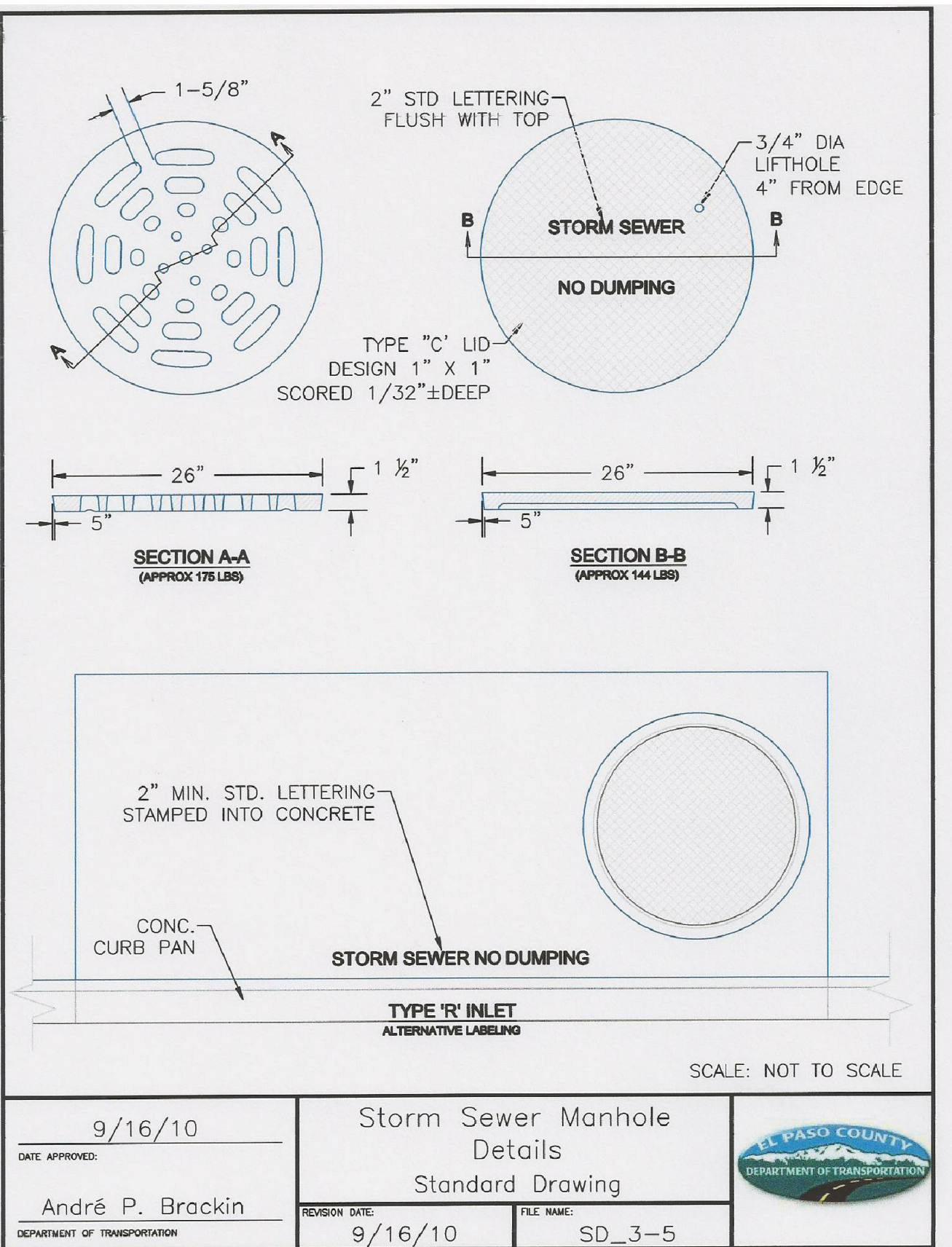
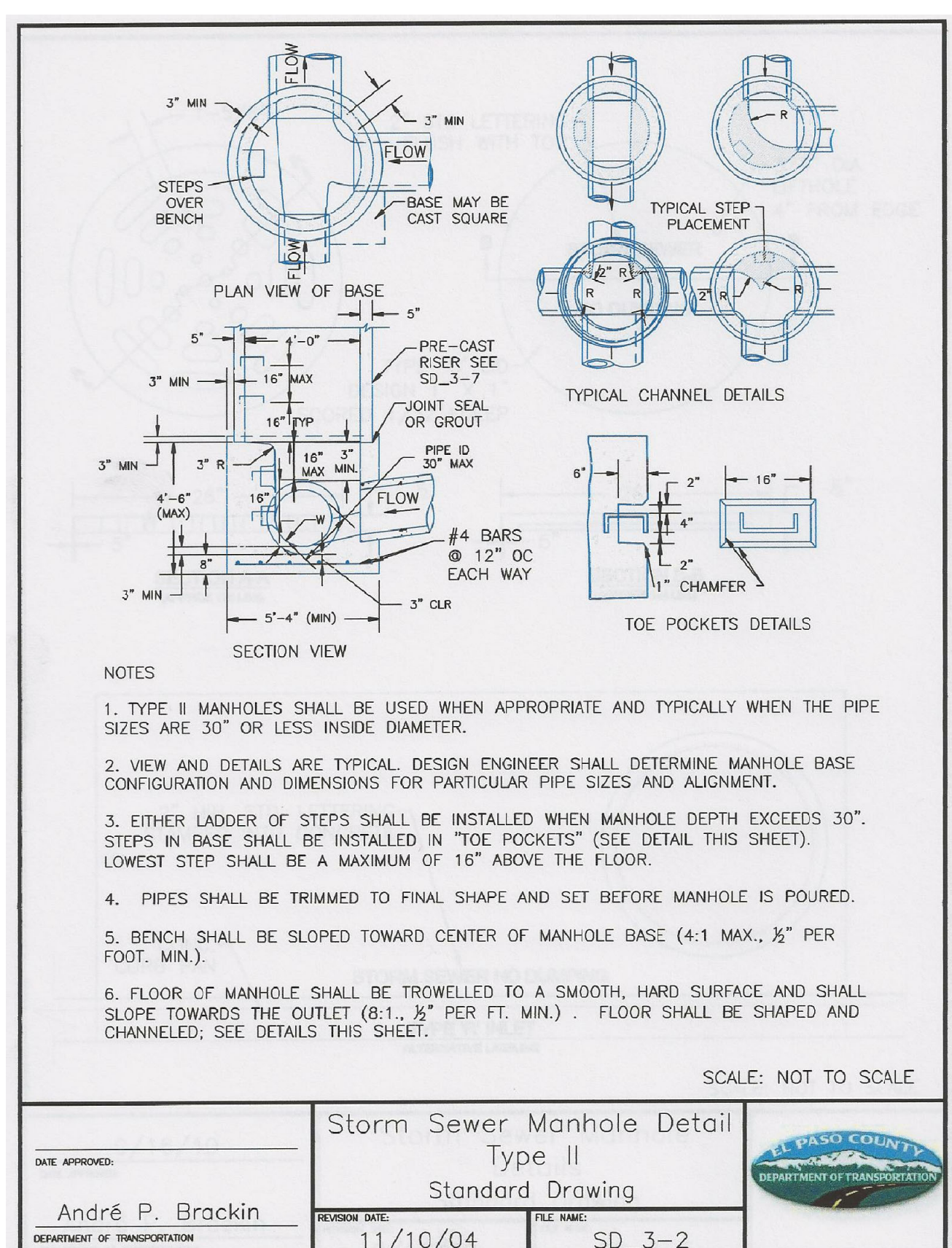
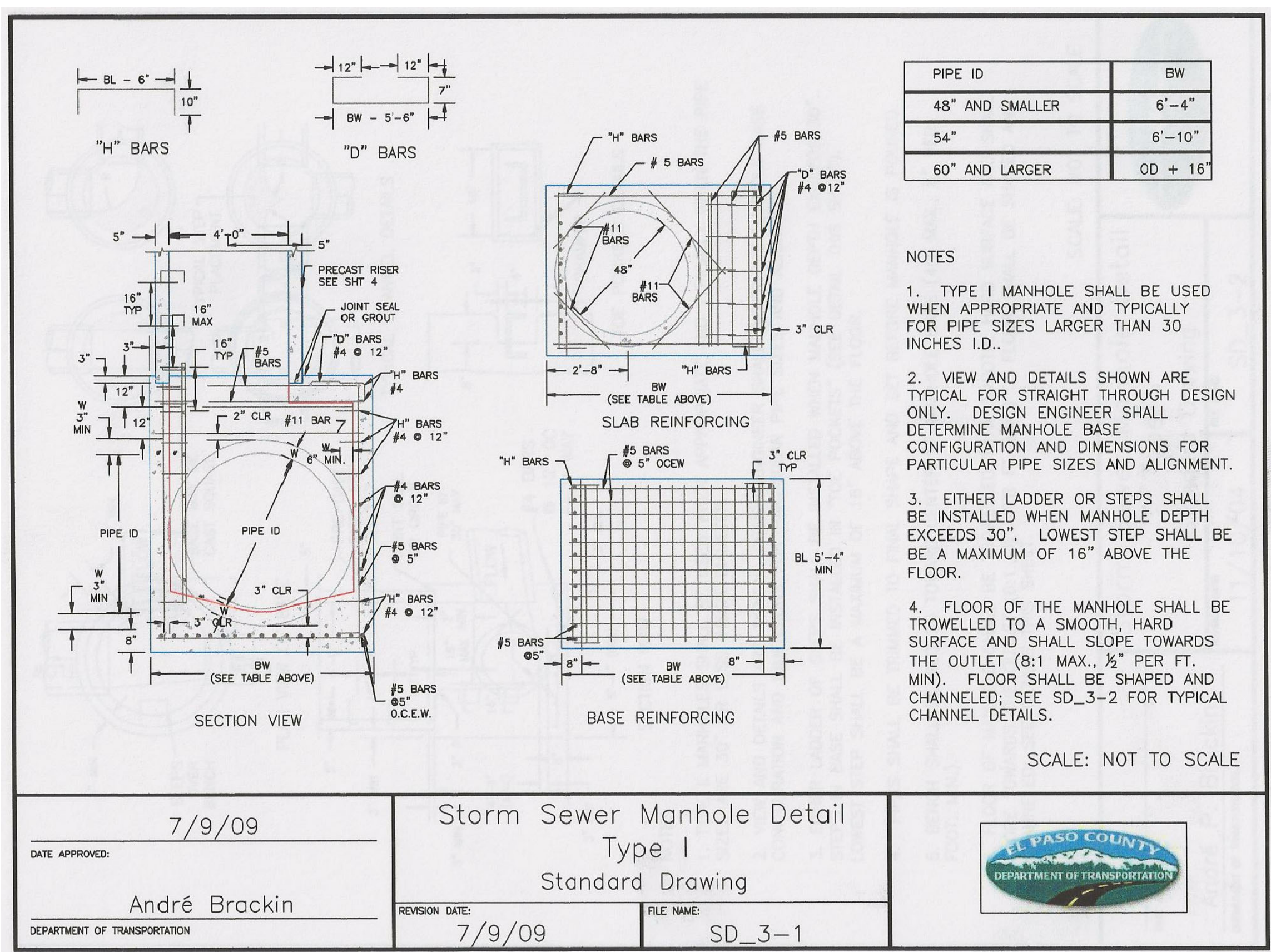
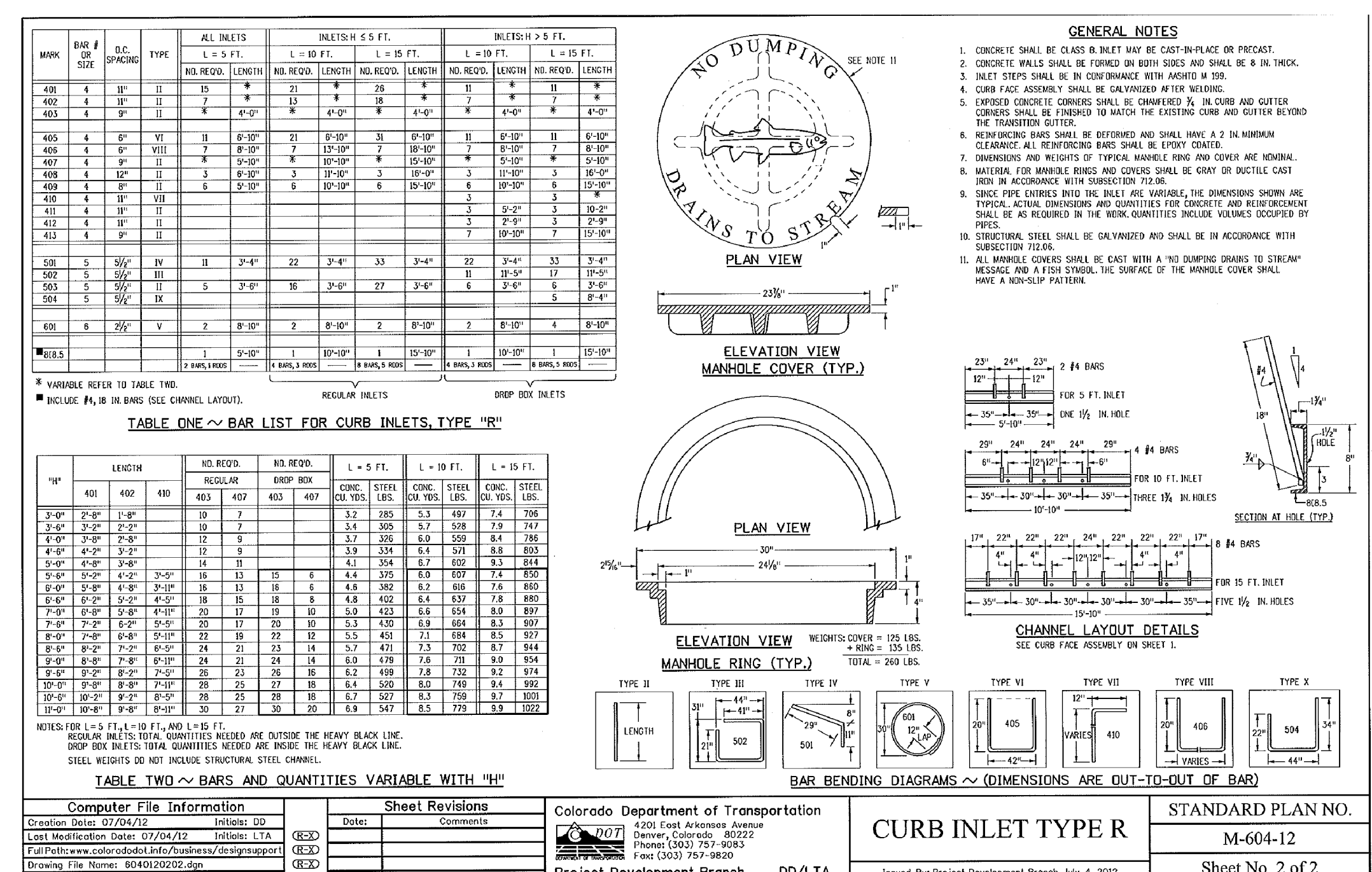
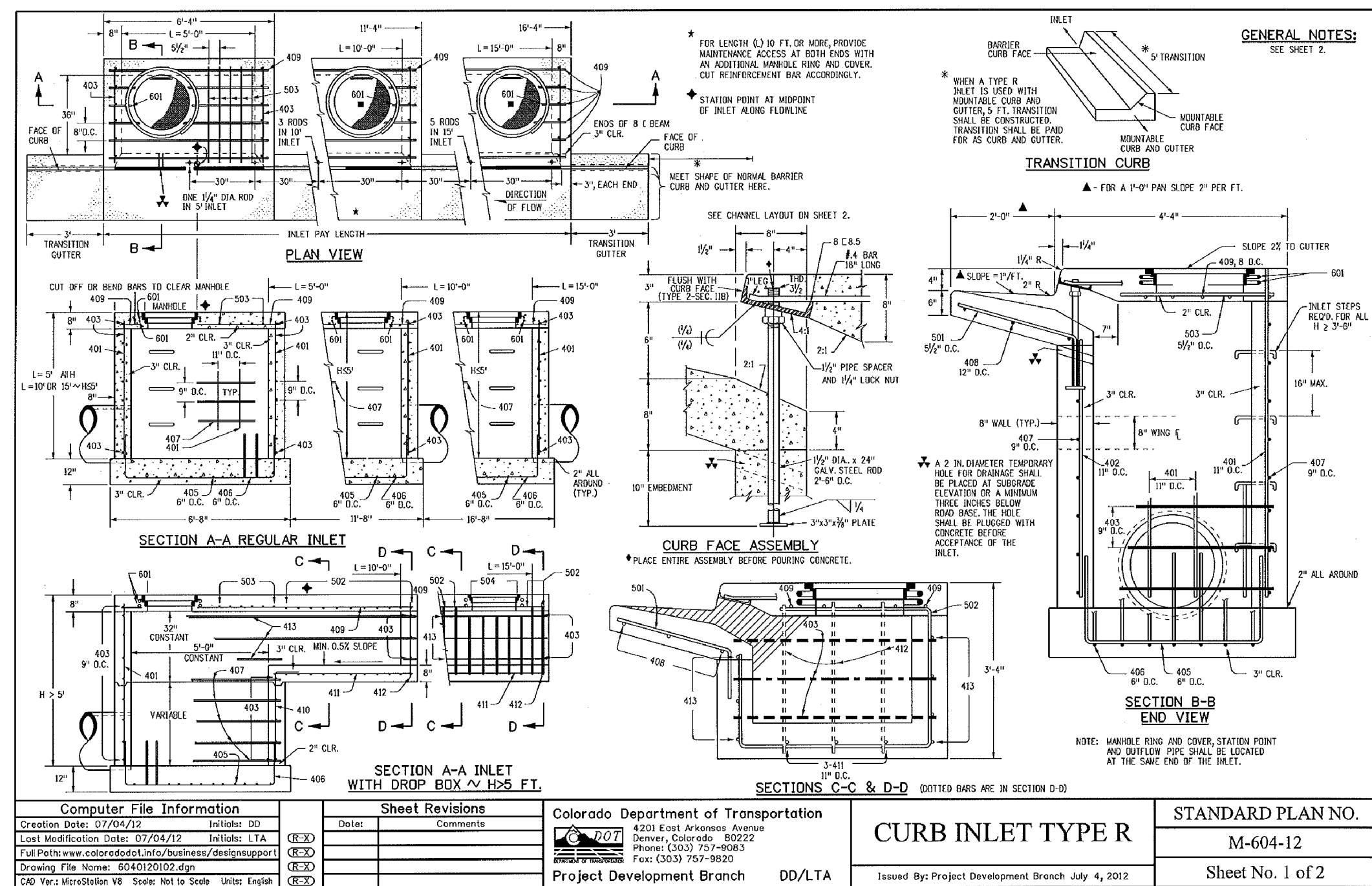
TOTAL SHEETS: 34

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

Pedestrian Intersection Ramp
Standard Drawing
REVISION DATE: 1/18/11
FILE NAME: SD_2-41



AS-BUILT
STREET-STM
NOV. 17, 2022



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

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

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

AS-BUILT
 STREET-STM
 NOV. 17, 2022

CREEKSIDE AT LORSON RANCH FILING NO. 1

STORM SEWER DETAILS

DATE: SEPT 19, 2019

PROJECT NO. 100.045

SHEET NUMBER C10.2

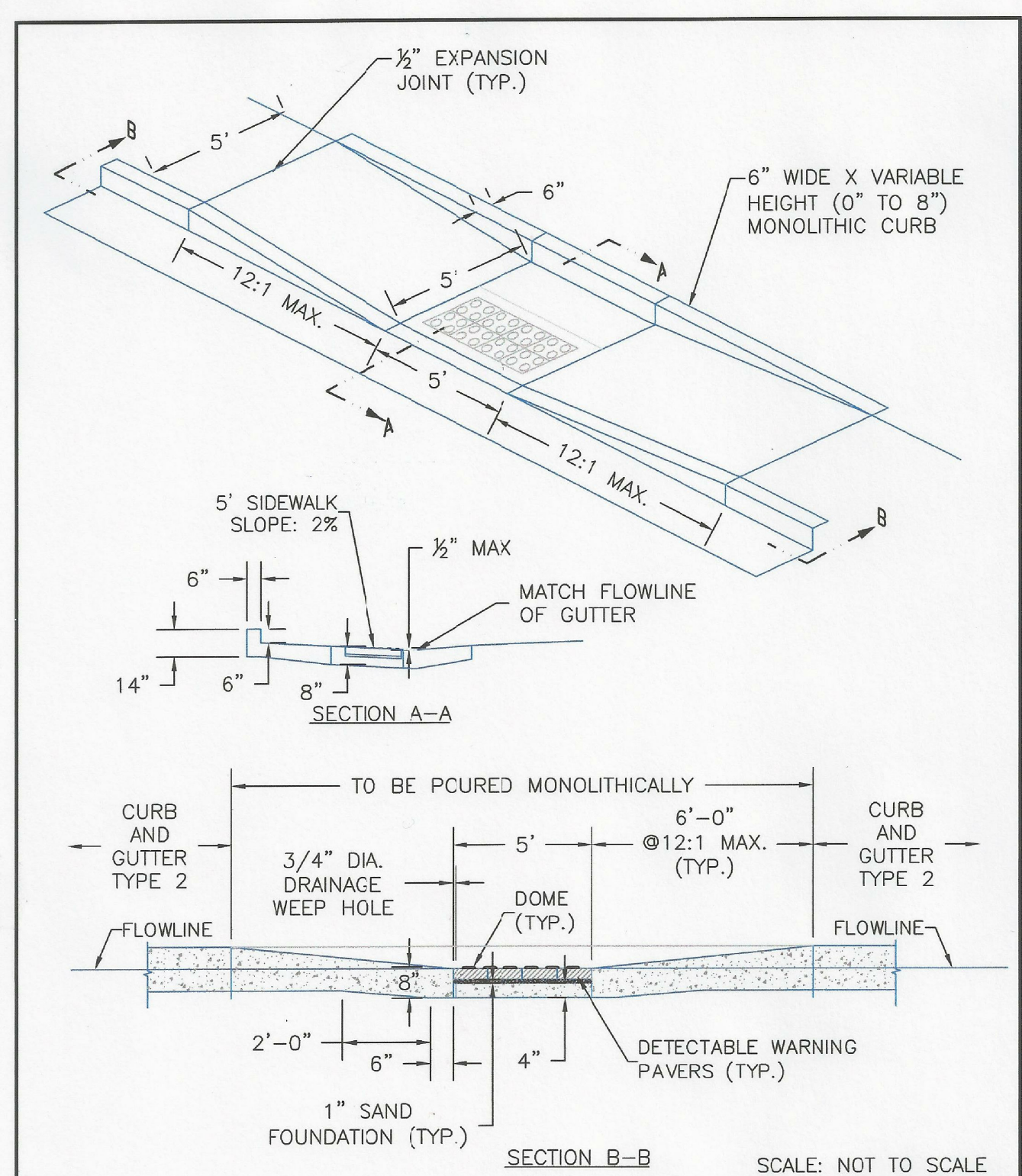
TOTAL SHEETS: 34

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

PROJECT: CREEKSIDE AT LORSON RANCH FILING NO. 1
 CONCRETE MANHOLE RINGS OR COVERS
 COLORADO SPRINGS, COLORADO

CONTACT: JEFF MARK

CORE ENGINEERING GROUP
 15004 15TH AVE. S.E.
 SUITE 35506
 PLANO, TX 75075-1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com



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

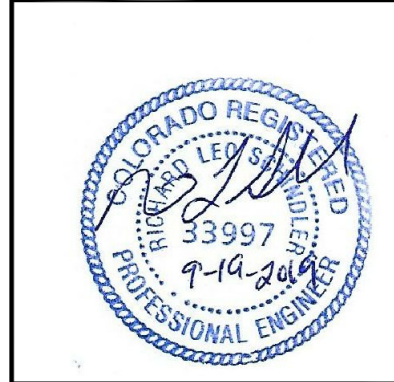
CORE
ENGINEERING GROUP
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 BURNSVILLE, MN 55306
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____
 PREPARED FOR:
LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-5200
 CONTACT: JEFF MARK

PROJECT:
CREEKSIDE AT LORSON RANCH FILING NO. 1
 LORSON BLVD - KEARSARGE DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

CREEKSIDE AT LORSON RANCH FIL NO. 1
ROADWAY DETAIL SHEET



DATE:
SEPT 19, 2019

PROJECT NO.
100.045

SHEET NUMBER
C10.3

TOTAL SHEETS: 34

AS-BUILT
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NOV. 17, 2022