

CONSTRUCTION PLANS
FOR

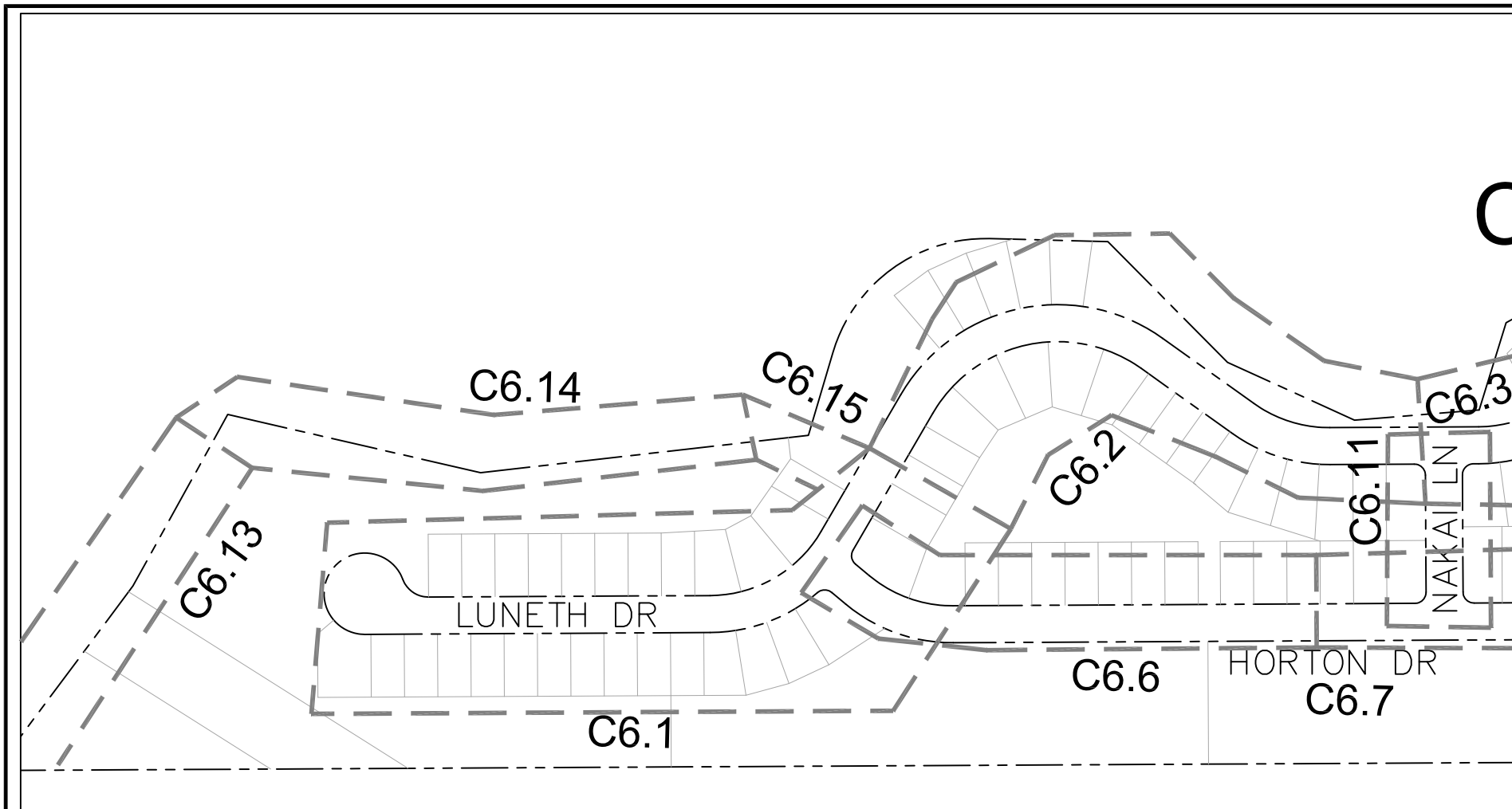
CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1

STREET AND STORM SEWER CONSTRUCTION PLANS



Know what's below.
Call before you dig.

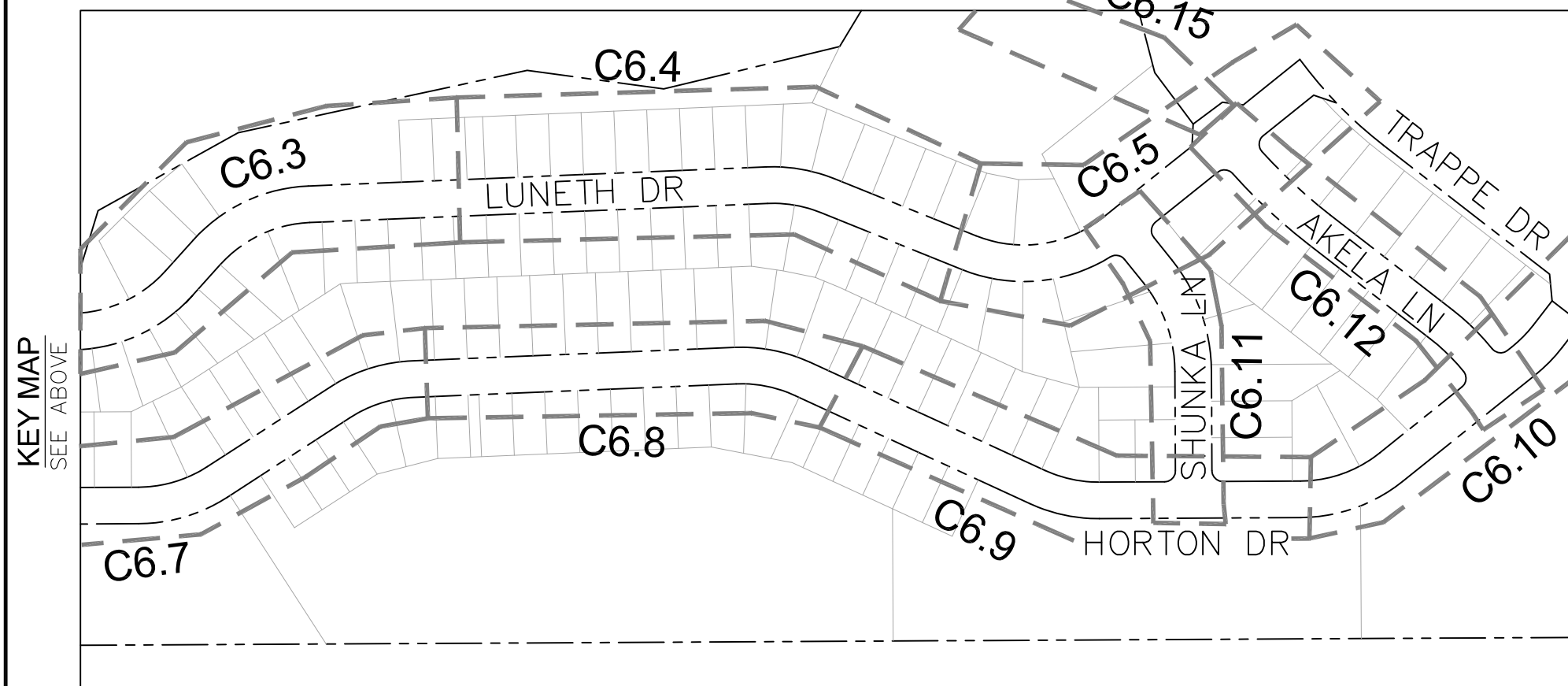
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES



KEY MAP
SEE BELOW



VICINITY MAP
NO SCALE



KEY MAP
SEE ABOVE

KEY MAP
NO SCALE

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
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DEVELOPER'S STATEMENT

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

BUSINESS NAME Lorson, LLC
 BY: JEFF MARK NOV. 12, 2020
 TITLE: MANAGER
 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

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

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

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

BASIS OF BEARING

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

BENCHMARK

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

TRAFFIC CONTROL NOTE

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

C/G CURB AND GUTTER
C/L CENTERLINE
CTY COUNTY
EX EXISTING
FL FLOW LINE
OPT. OPTIONAL
PCR POINT OF CURVATURE
PROP PROPOSED
RT/LT RIGHT/LEFT
REM REMOVE
STA STATION
TBC TOP BACK OF CURB

LEGEND

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

CONSTRUCTION APPROVAL

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUALS VOLUME 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED. IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE TWO YEARS THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR
CONDITIONS:

APPROVED
Engineering Department
02/01/2021 1:33:53 PM
dsnjrkamp
EPC Planning & Community
Development Department

ENGINEER'S APPROVAL

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

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 763-797-1100
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
PROJECT: CREEKSIDE SOUTH AT LORSON RANCH
TRAPPE DR. SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

CREEKSIDE SOUTH AT LORSON RANCH
STREET / STORM
CONSTRUCTION PLANS



DATE: NOV 12, 2020
PROJECT NO. 100.051
SHEET NUMBER C0.1
TOTAL SHEETS: 24

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:

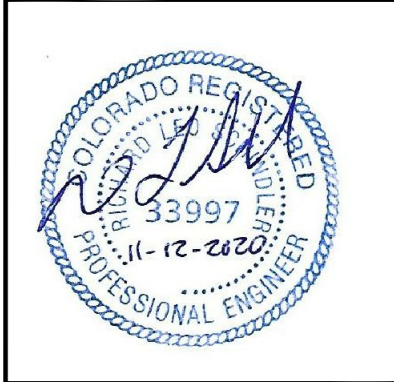
- CONTRACTOR SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUIL JOINT GASKET FOR ALL RCP STORM SEWER JOINTS

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

DATE: _____
 DESCRIPTION: _____
 NO. _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WASHATCH AVE., SUITE 301
 COLORADO SPRINGS, CO 80903
 PROJECT: **CREEKSIDE SOUTH AT LORSON RANCH**
 TRAPPE DR - HORTON DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

**CREEKSIDE SOUTH AT LORSON RANCH
 STREET / STORM SEWER
 NOTES**

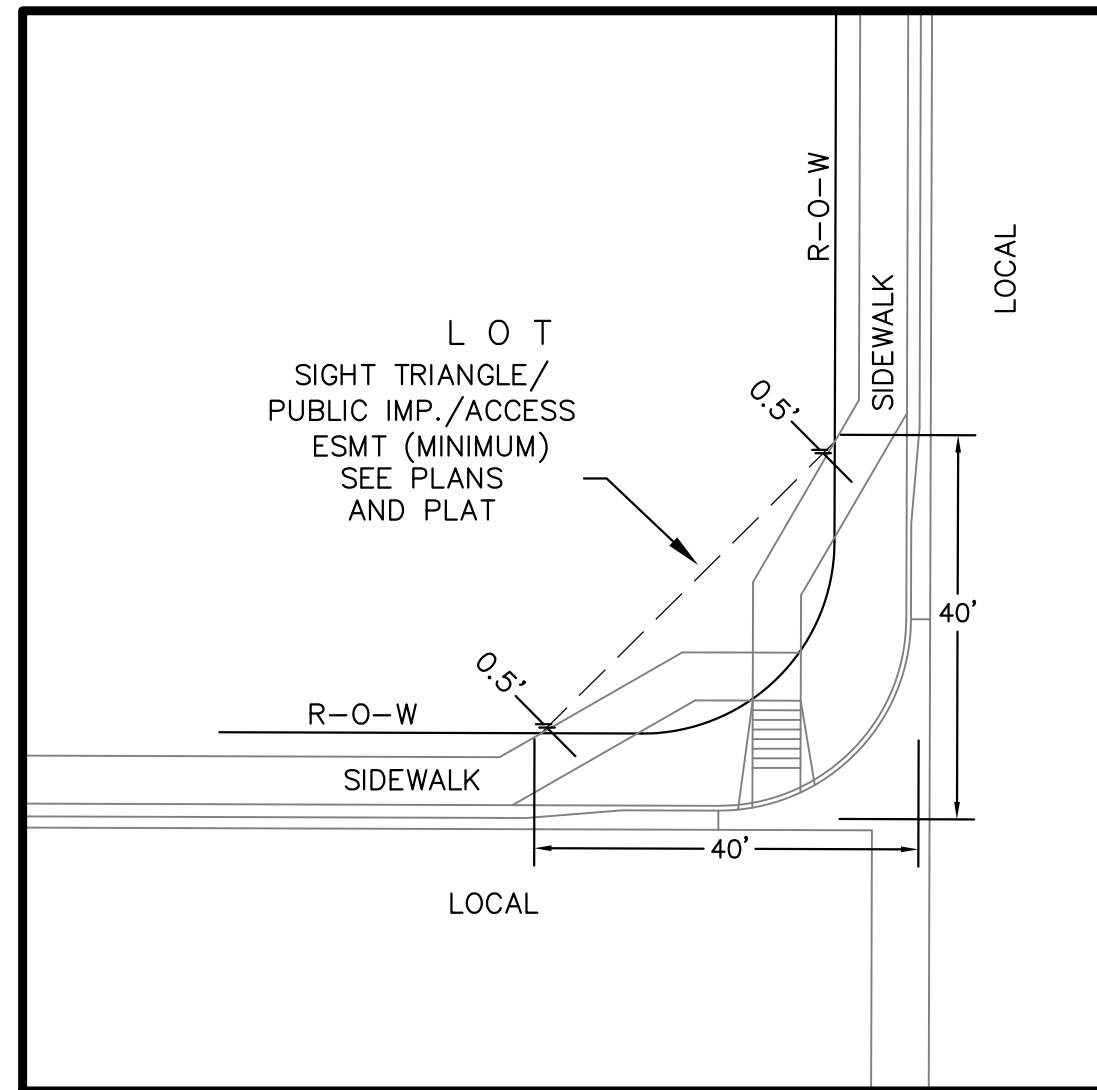


DATE:
 NOV 12, 2020

PROJECT NO.
 100.051

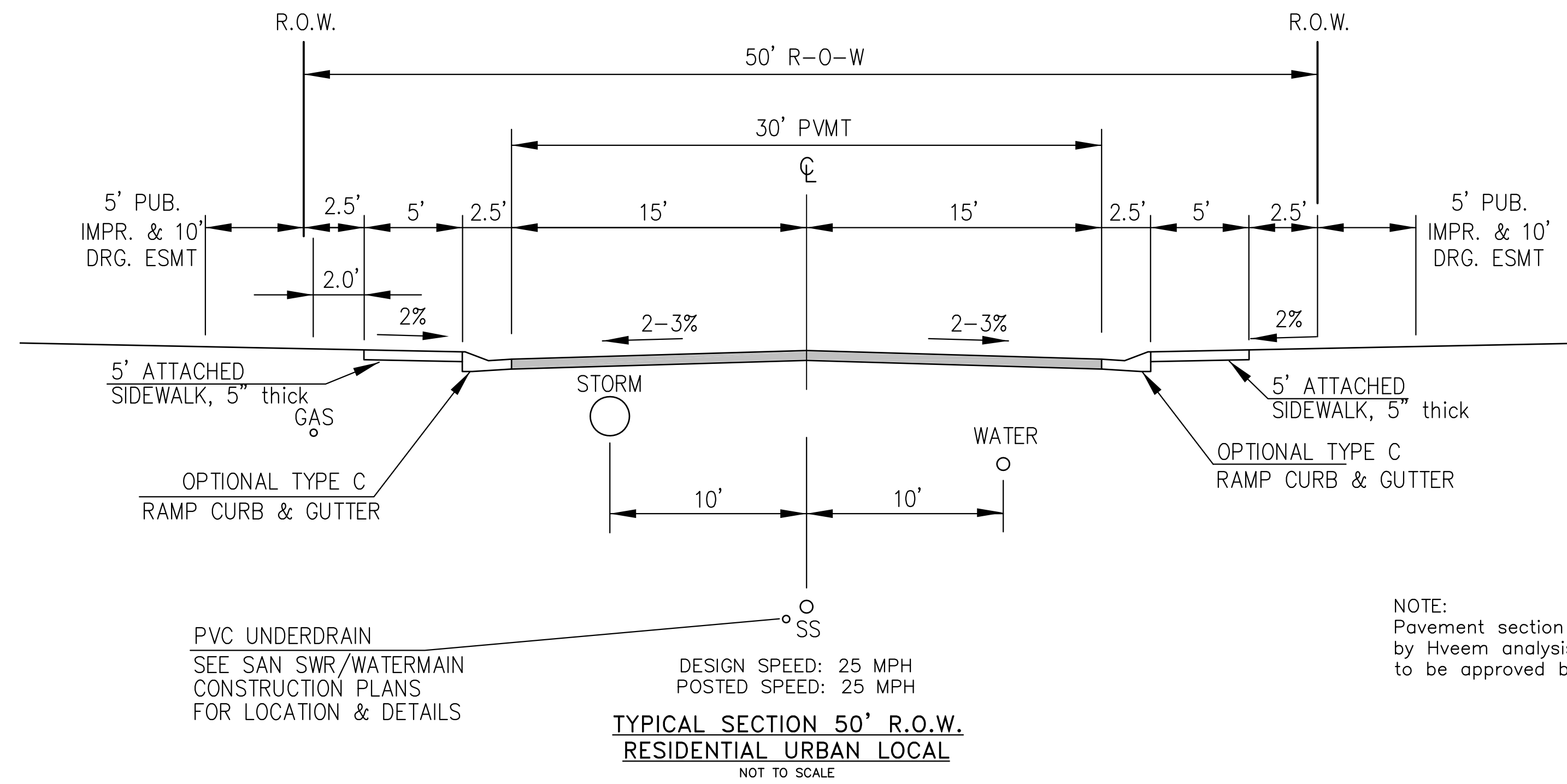
SHEET NUMBER
 C1.2

TOTAL SHEETS: 24



**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



LUNETH DR, HORTON DR, NAKAI LN, SHUNKA LN, AKELA LN

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

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

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

PROJECT:
**CREEKSIDE SOUTH
AT LORSON RANCH**
TRAPPE DR - HORTON DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

TYPICAL SECTIONS

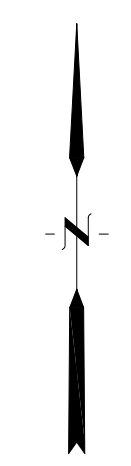
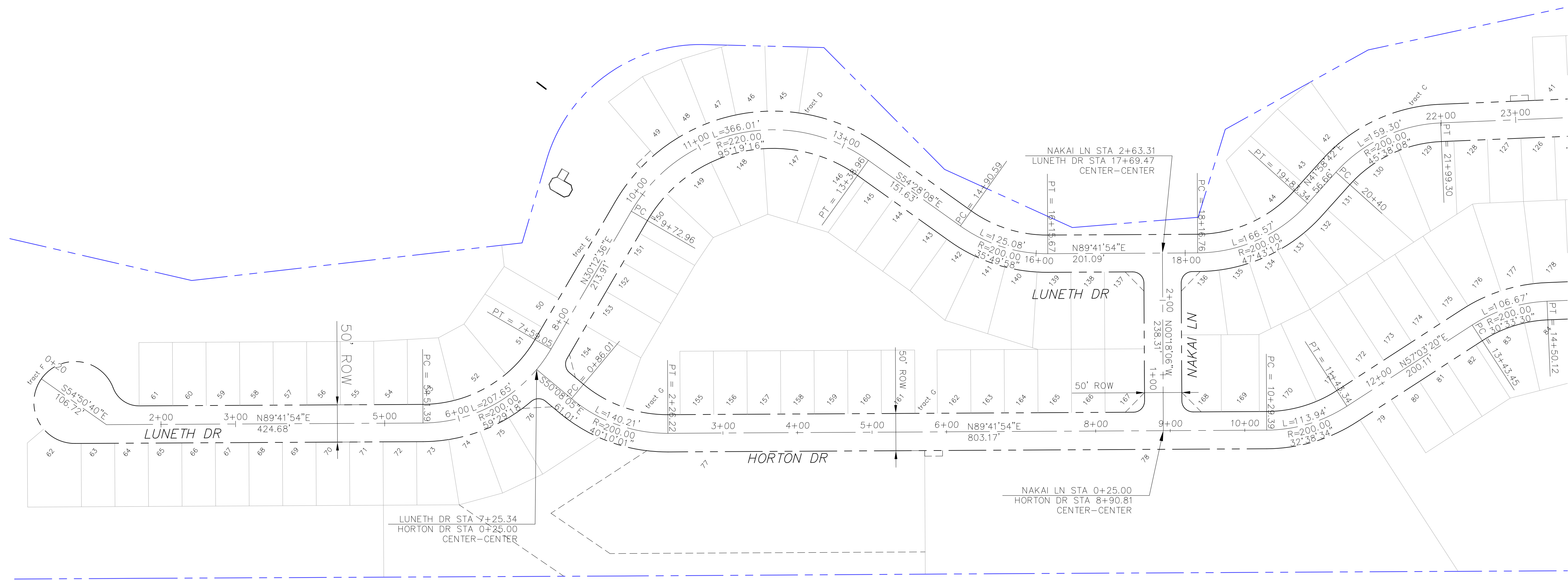


DATE:
NOV 12, 2020

PROJECT NO.
100.051

SHEET NUMBER
C1.3

TOTAL SHEETS: 24



MATCH LINE
SEE SHEET G2.2

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

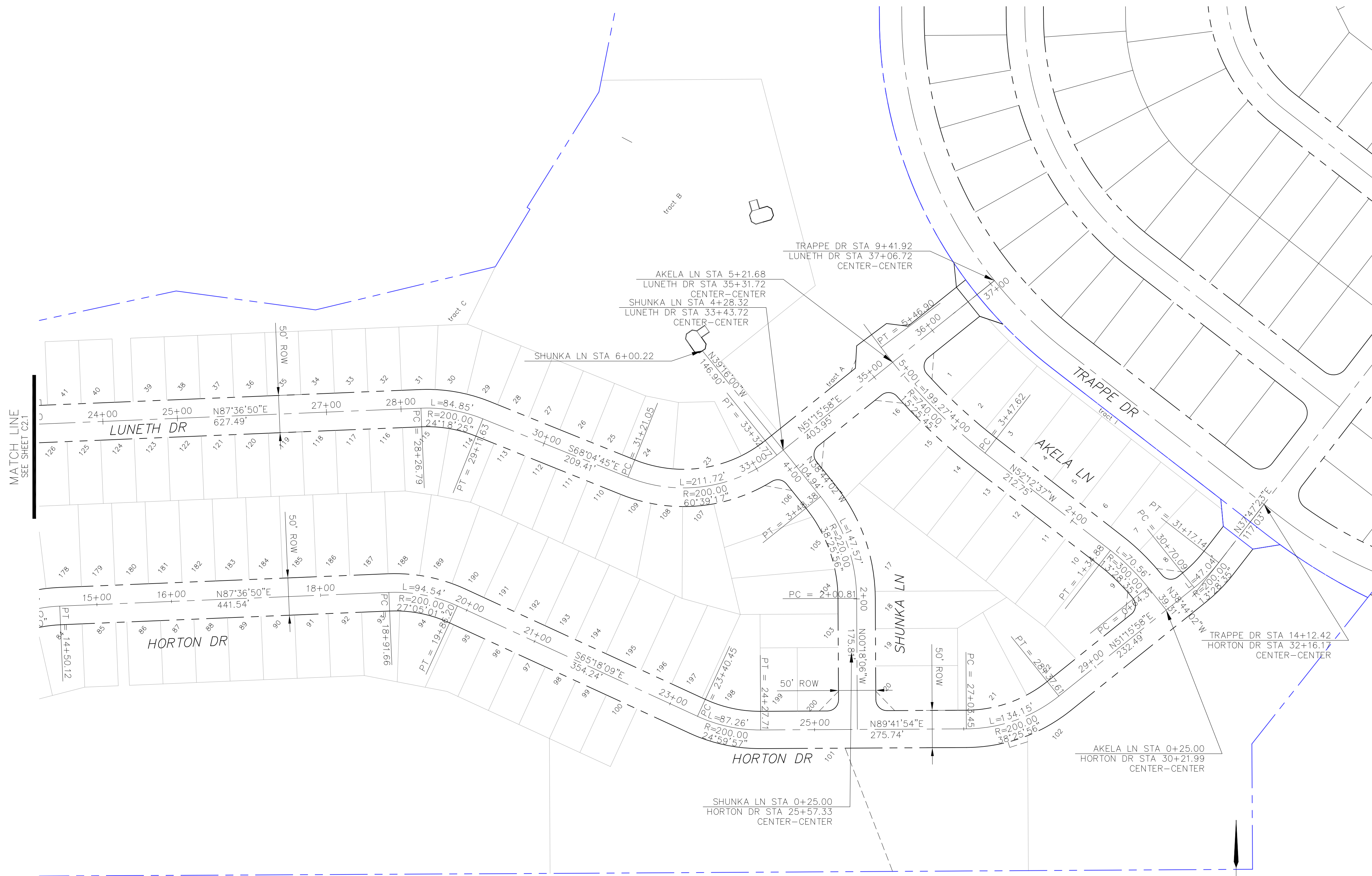
NO. _____ DATE _____
DESCRIPTION _____
PROJECT: **CREEKSIDE SOUTH
AT LORSON RANCH**
TRAFFIC SIGNAL NO. _____
COLORADO SPRINGS, COLORADO
PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

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

**CREEKSIDE SOUTH
AT LORSON RANCH
HORIZONTAL CONTROL PLAN**



DATE:
NOV 12, 2020
PROJECT NO.
100.051
SHEET NUMBER
C2.1
TOTAL SHEETS: 24

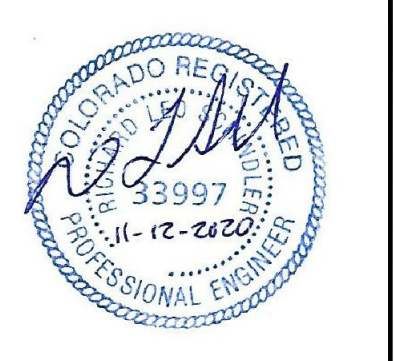


CORE ENGINEERING GROUP
 15004 1ST AVENUE S,
 BIRCH CREEK, CO 80150
 PH: 303.791.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO: _____
 PROJECT: CREEKSIDE SOUTH AT LORSON RANCH
 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

CREEKSIDE SOUTH AT LORSON RANCH HORIZONTAL CONTROL PLAN



DATE: NOV 12, 2020

PROJECT NO. 100.051

SHEET NUMBER C2.2

TOTAL SHEETS: 24

Signing and Striping Notes:

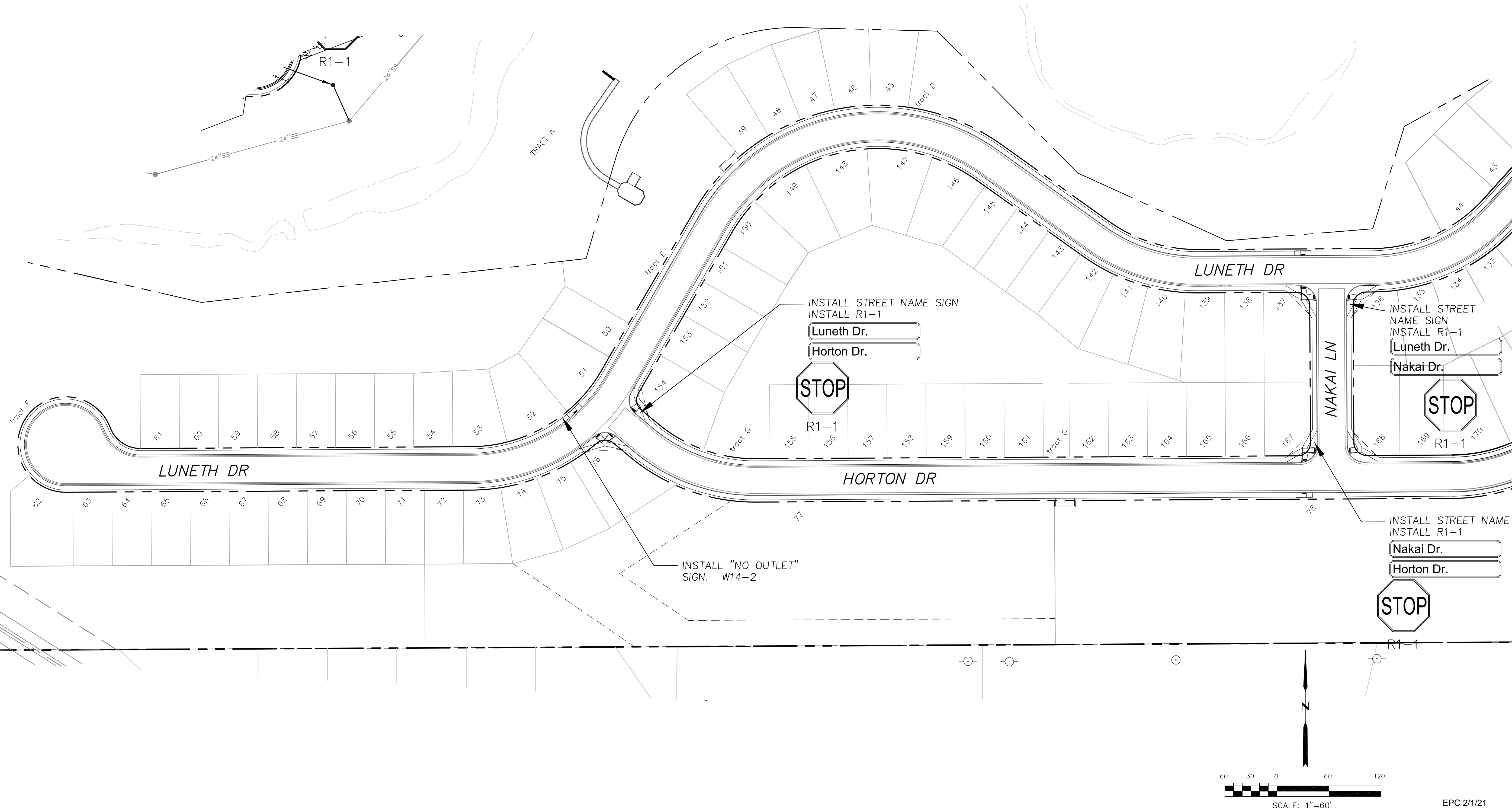
- All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
- Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that 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
- Sign locations shall be in accordance with MUTCD standards and with CDOT S-614-1 details.

SIGNAGE SIZING:

- R1-1 "STOP SIGN", 30"X30"
- R2-1 "SPEED LIMIT SIGN", 24"X30"



CORE ENGINEERING GROUP	
15004 1ST AVENUE, SUITE 300 COLORADO SPRINGS, COLORADO 80903 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com	
PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	PROJECT: CREEKSIDE SOUTH AT LORSON RANCH TRACTS 149-170, 144-148 COLORADO SPRINGS, COLORADO
NO.	DESCRIPTION
DATE	
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
SIGNING AND STRIPING PLAN CREEKSIDE SOUTH AT LORSON RANCH FIL NO. 1	
DATE:	NOV 12, 2020
PROJECT NO.:	100.051
SHEET NUMBER:	C5.1
TOTAL SHEETS:	24

Signing and Striping Notes:

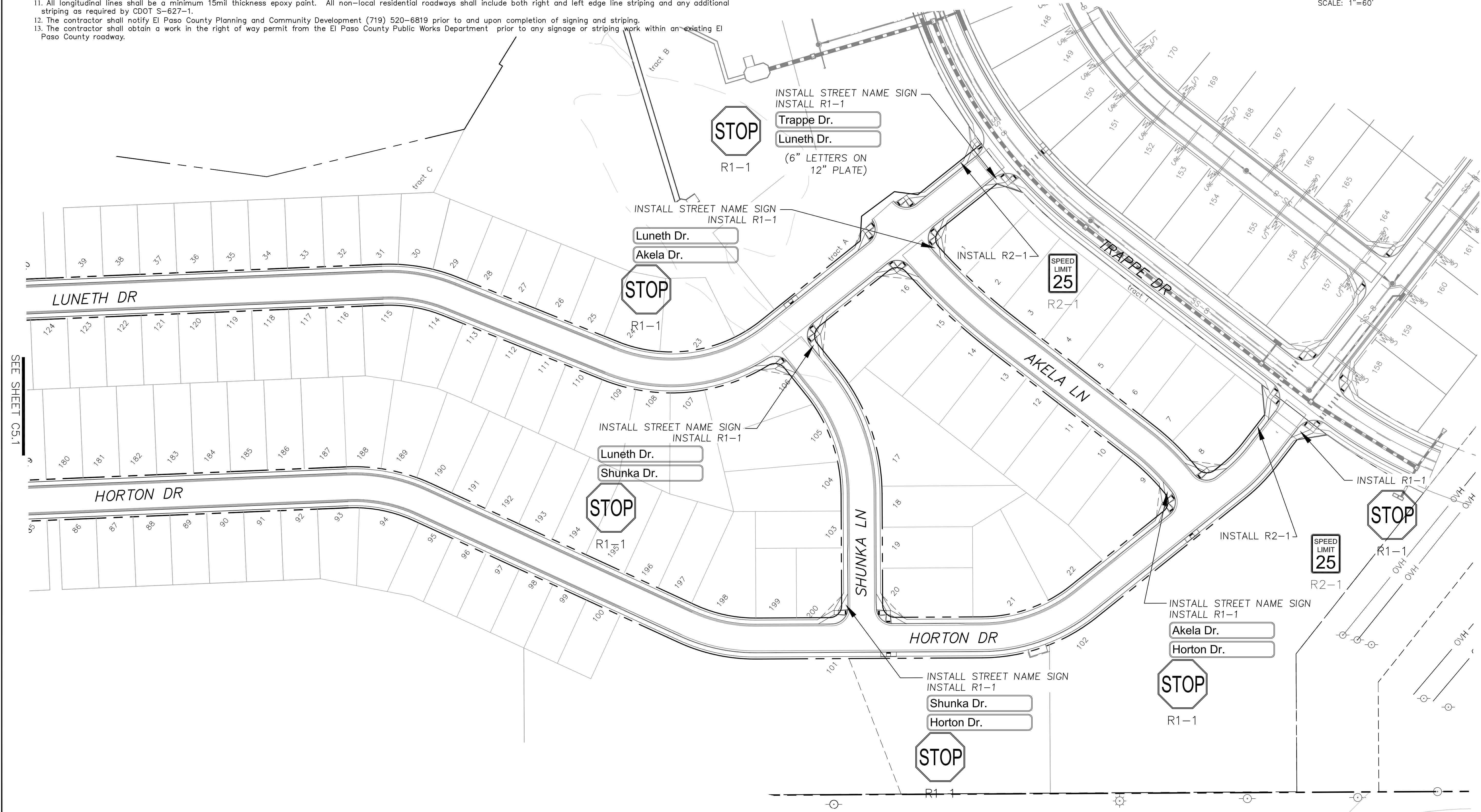
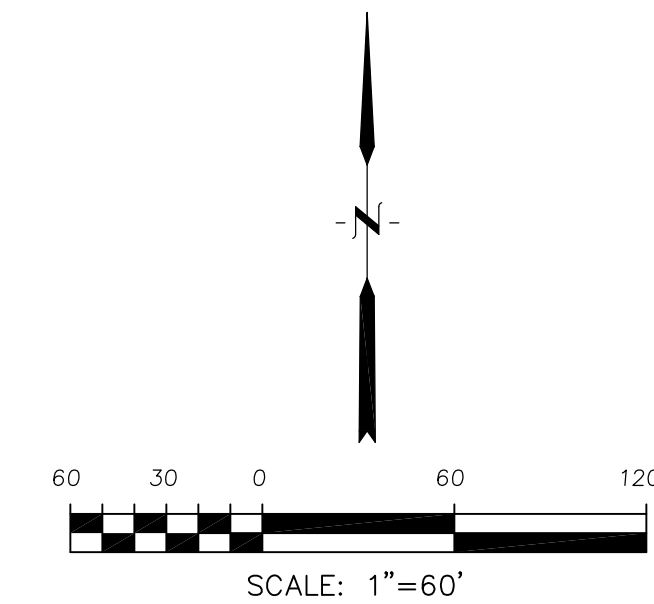
1. All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
2. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
3. 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.
4. Street name and regulatory stop signs shall be on the same post at intersections.
5. All removed signs shall be disposed of in a proper manner by the contractor.
6. 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".
7. All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
8. 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.
9. All signs shall be single sheet aluminum with 0.100" minimum thickness.
10. 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.
11. 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.
12. The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
13. 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:

1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs.
2. Sign locations shall be in accordance with MUTCD standards and with CDOT S-614-1 details.

SIGNAGE SIZING:

1. R1-1 "STOP SIGN", 30"X30"
2. R2-1 "SPEED LIMIT SIGN", 24"X30"

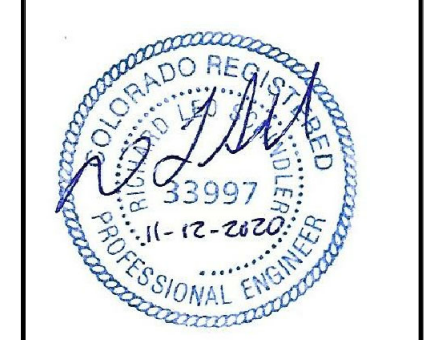


CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 PHOENIX, AZ 85006
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **CREEKSIDE SOUTH AT LORSON RANCH**
 TRAFFIC SIGNALS AND SIGNAGE
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

SIGNING AND STRIPING PLAN
CREEKSIDE SOUTH AT
LORSON RANCH FIL NO. 1

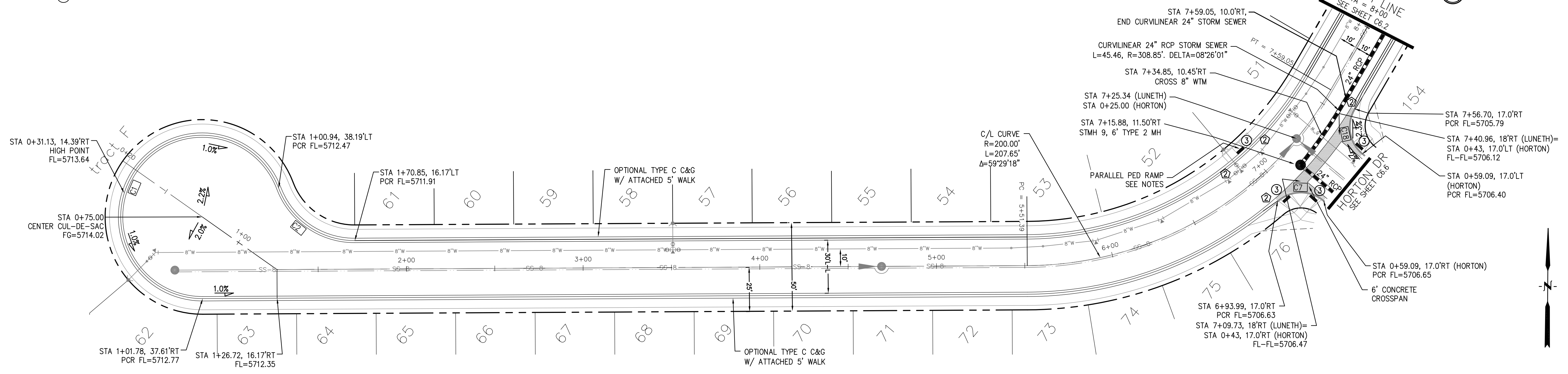
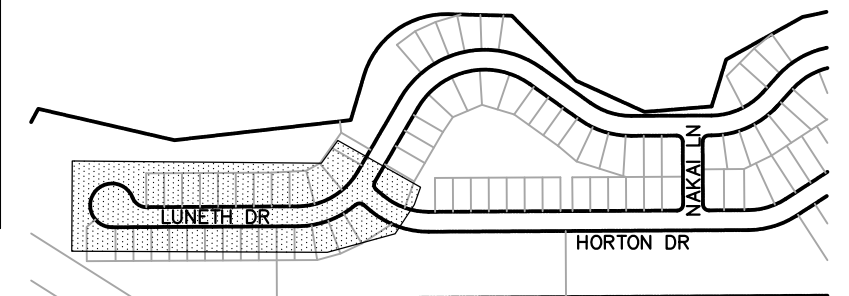


DATE: **NOV 12, 2020**
 PROJECT NO: **100.051**
 SHEET NUMBER: **C5.2**
 TOTAL SHEETS: 24

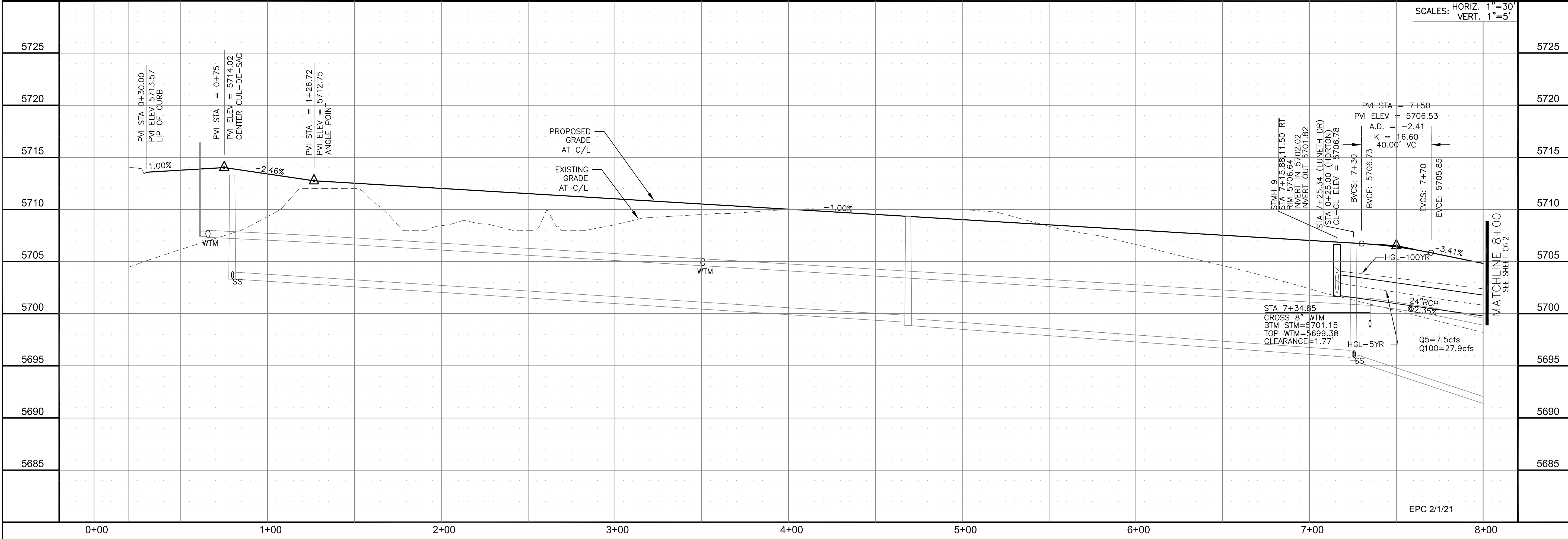
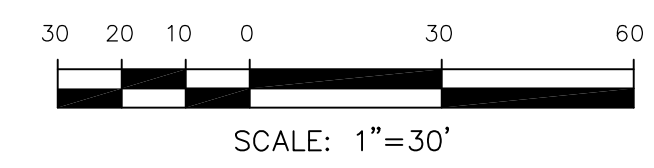
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	201.17	46.17	249°38'44"
C2	55.71	45.83	69°38'44"
C7	28.28	20.00	81°01'06"
C18	28.28	20.00	81°01'06"



LUNETH DRIVE



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 798 570 1100
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

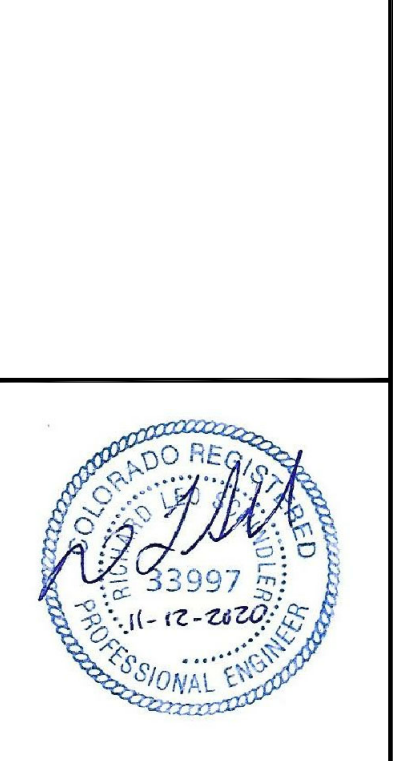
DATE: _____
 DESCRIPTION: _____
 NO. _____

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

PROJECT: **CREEKSIDE SOUTH AT LORSON RANCH**
 TRAFFEY DR - HORTON DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET/STORM LUNETH DRIVE STA 0+00 TO 8+00



DATE: NOV 12, 2020

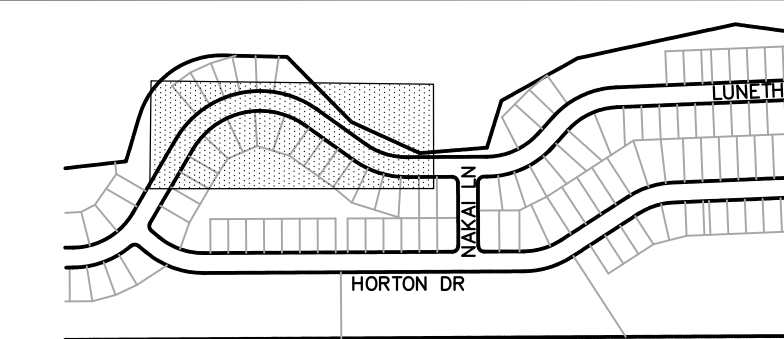
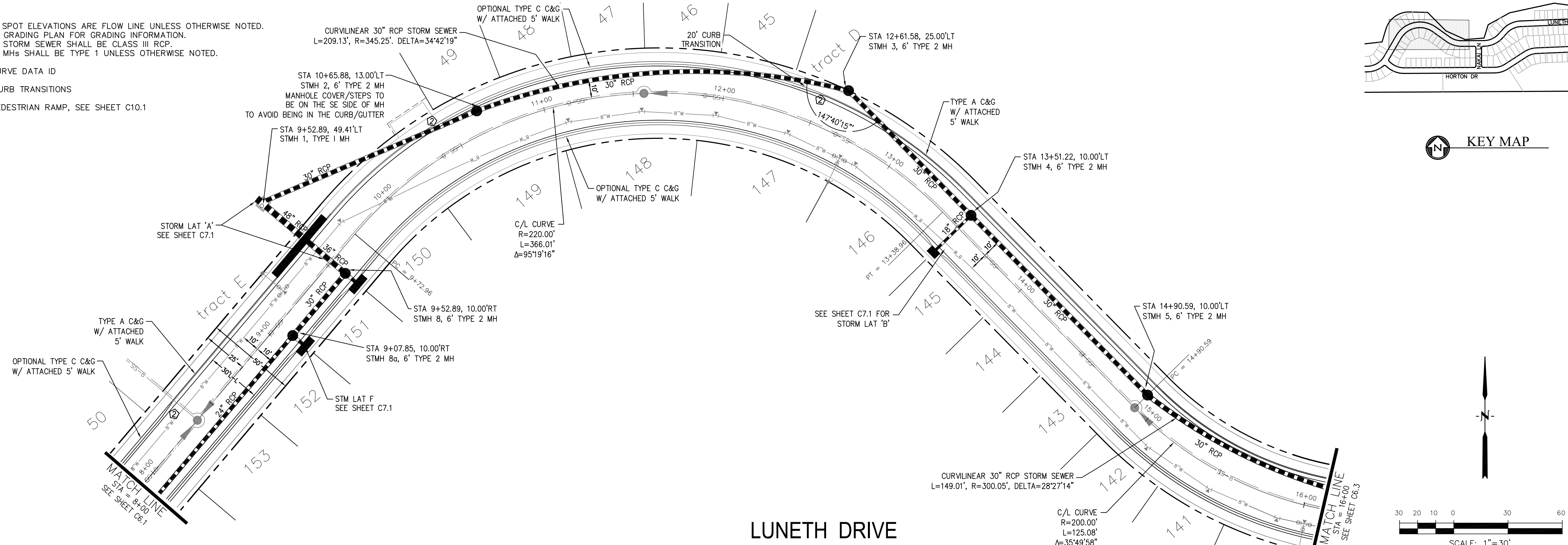
PROJECT NO. 100.051

SHEET NUMBER C6.1

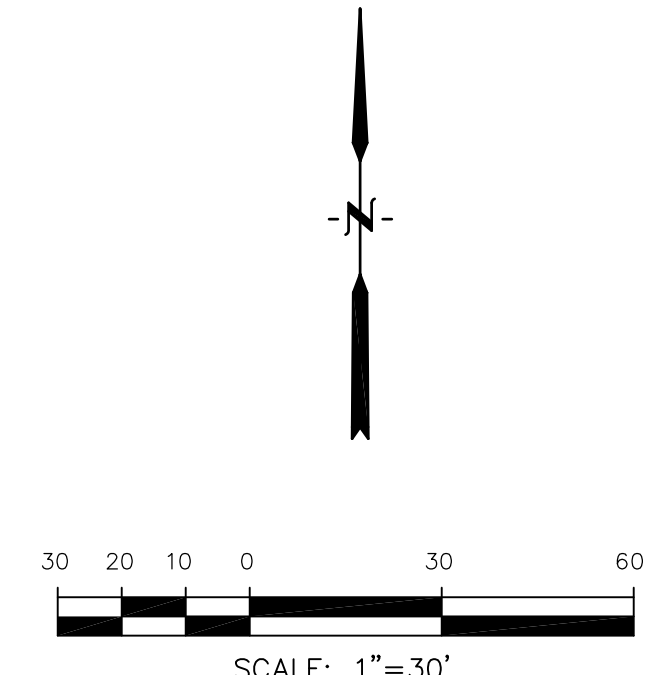
TOTAL SHEETS: 24

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

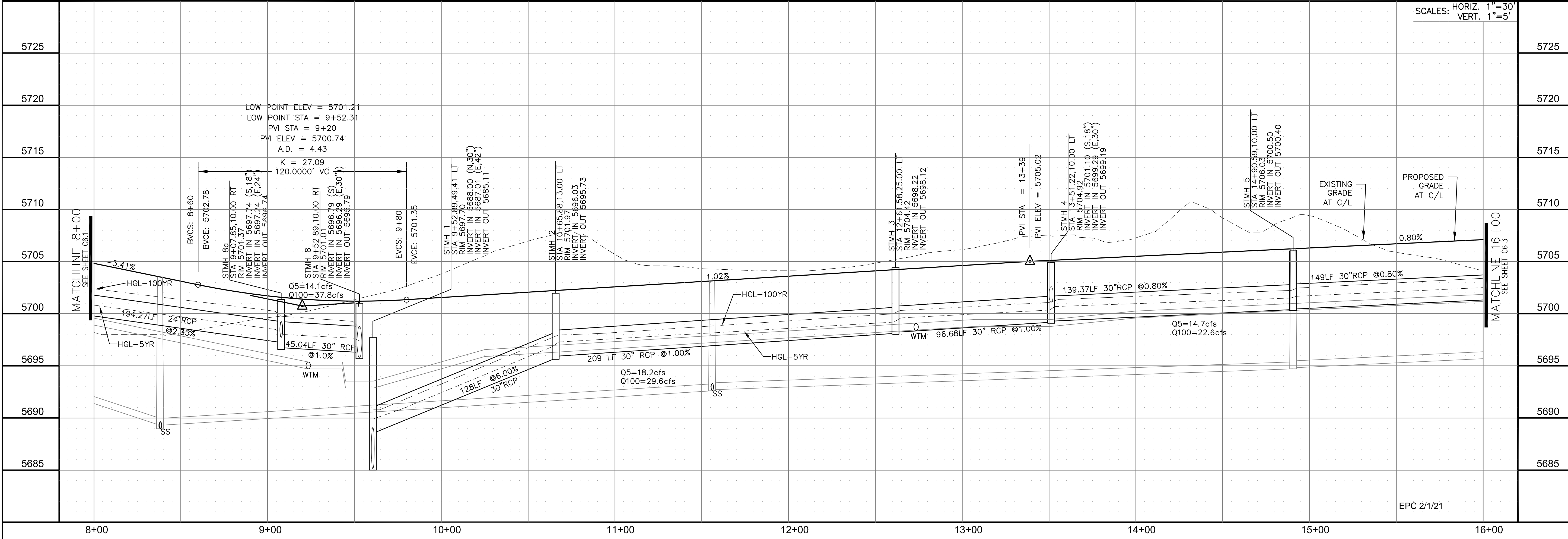
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



KEY MAP



LUNETH DRIVE



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

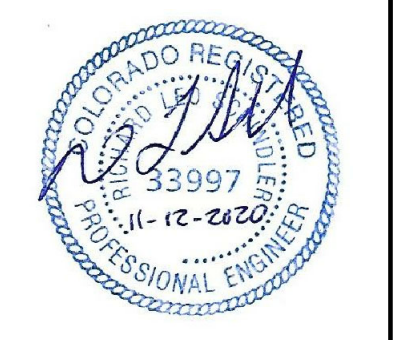
CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80202
PHONE: 303.757.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

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

PROJECT:
CREEKSIDE SOUTH AT LORSON RANCH
TRAPPE DR - HORTON DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

STREET/STORM
LUNETH DRIVE
STA 8+00 TO 16+00



DATE:
NOV 12, 2020

PROJECT NO.
100.051

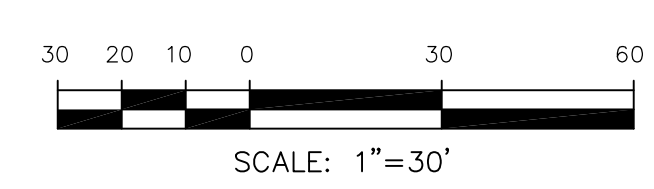
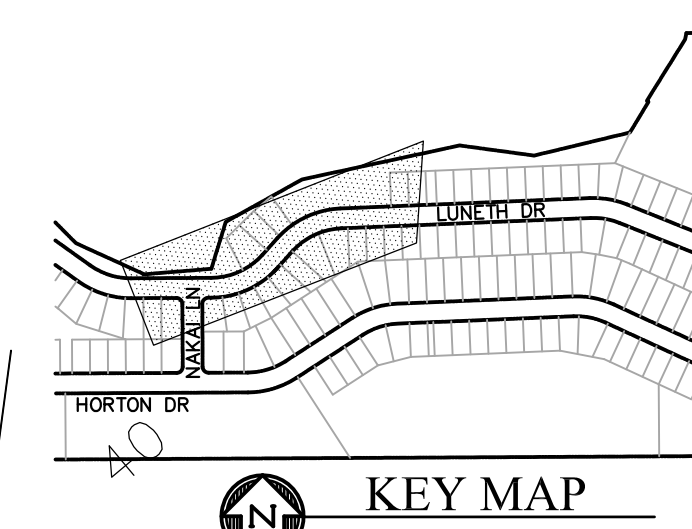
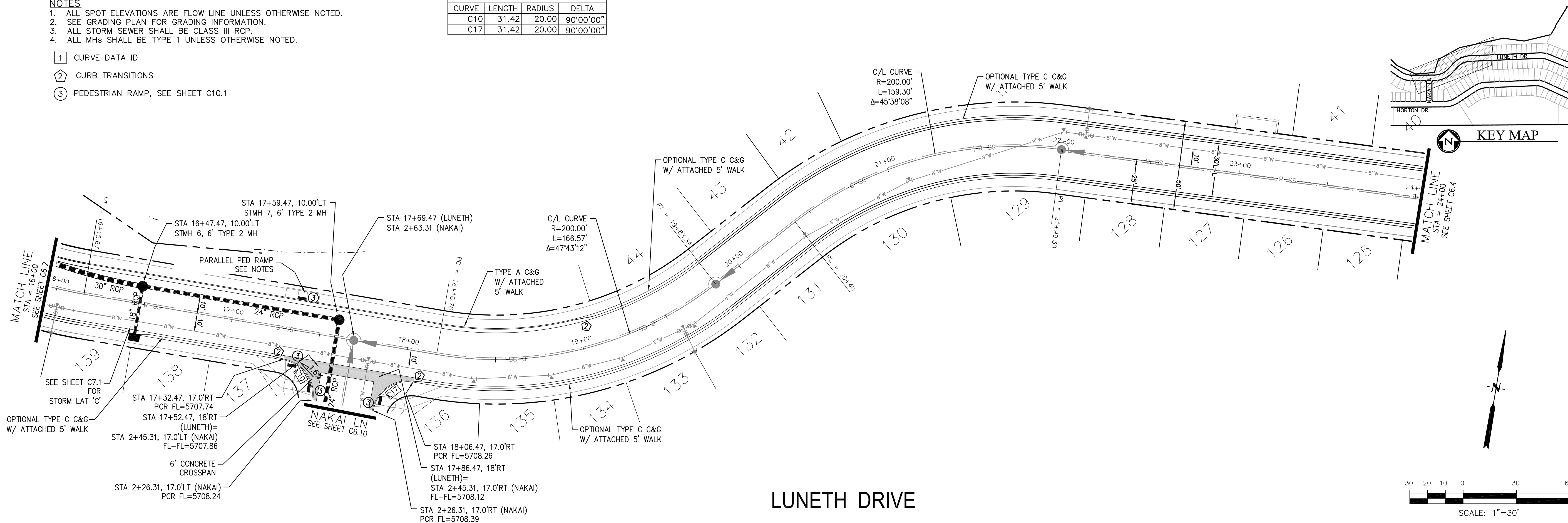
SHEET NUMBER
C6.2

TOTAL SHEETS: 24

- 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

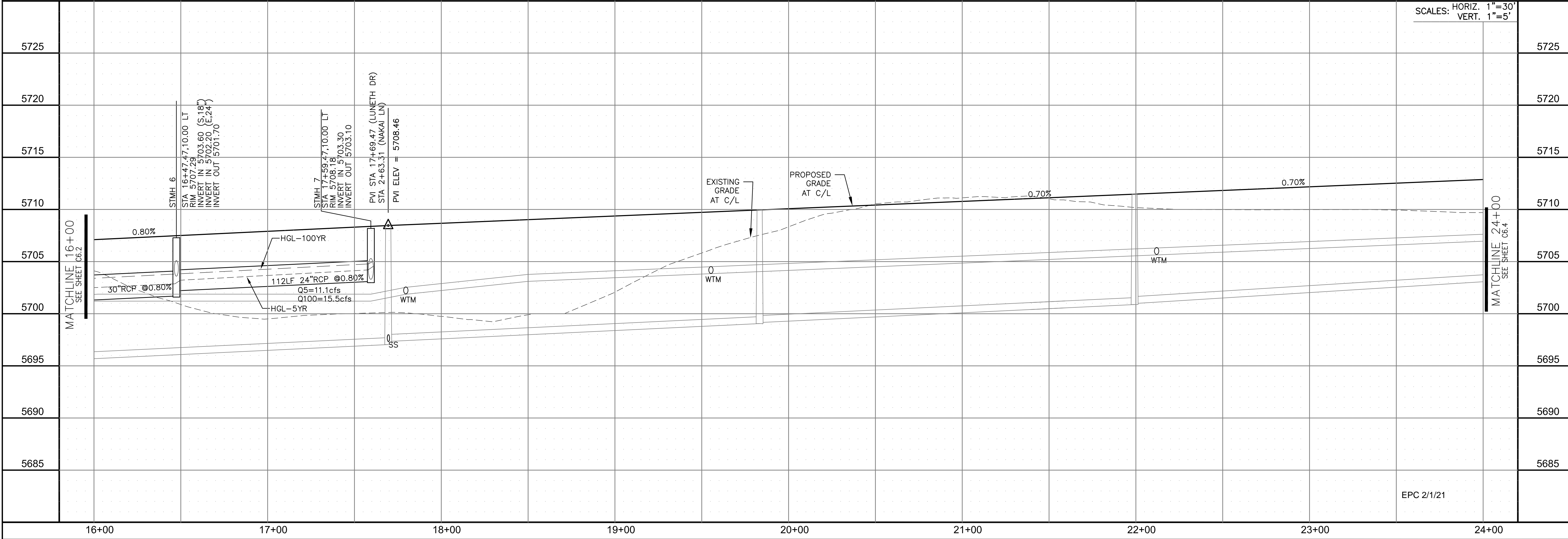
CURVE	LENGTH	RADIUS	DELTA
C10	31.42	20.00	90°00'00"
C17	31.42	20.00	90°00'00"



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 79 570 1100
 COLORADO SPRINGS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



STREET/STORM
 LUNETH DRIVE
 STA 16+00 TO 24+00

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

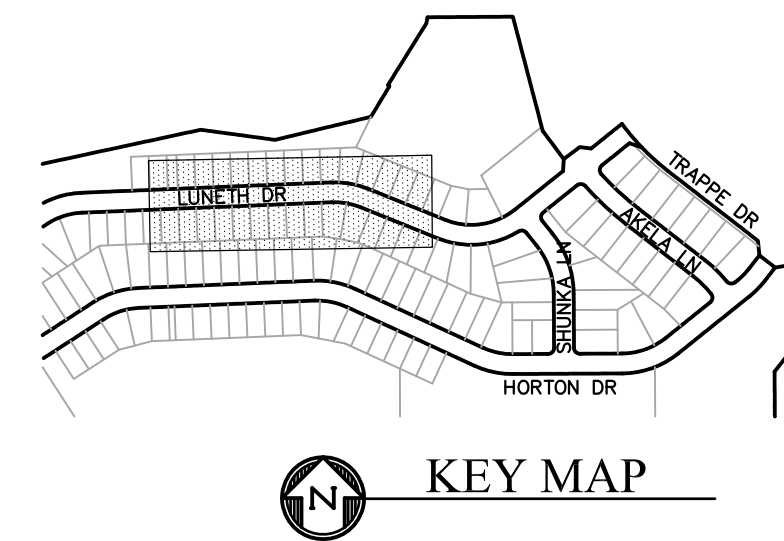
DATE: NOV 12, 2020
 PROJECT NO. 100.051
 SHEET NUMBER C6.3
 TOTAL SHEETS: 24

EPC 2/1/21

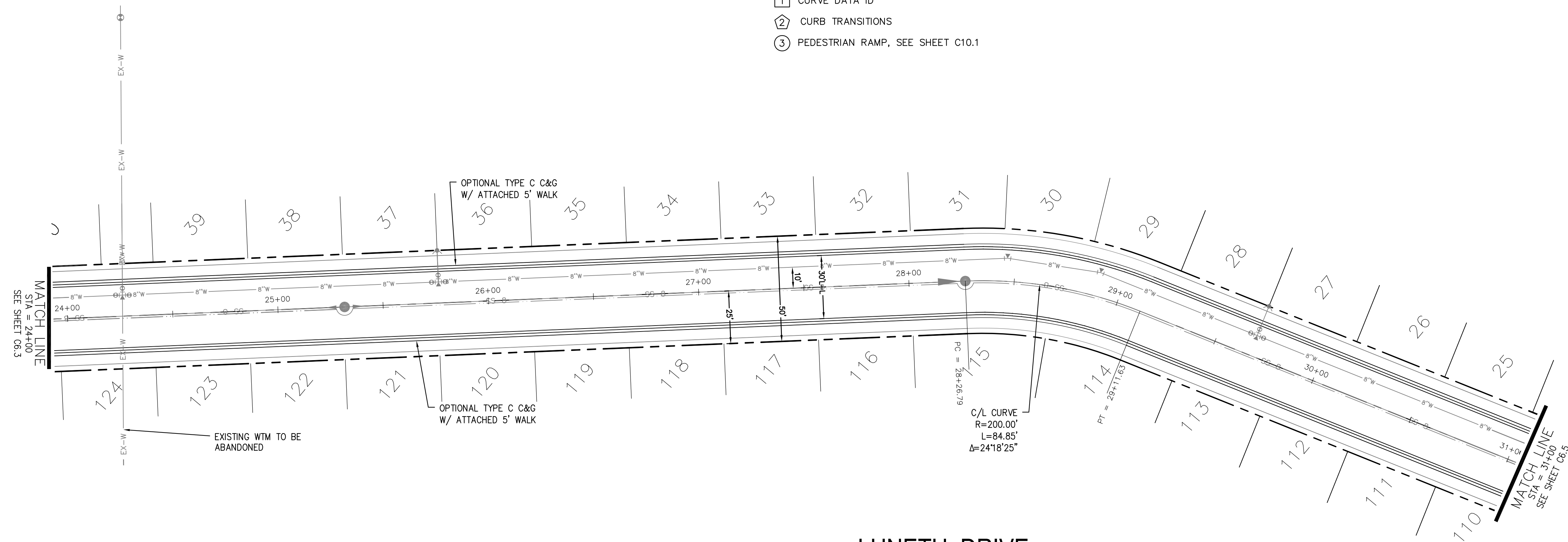


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

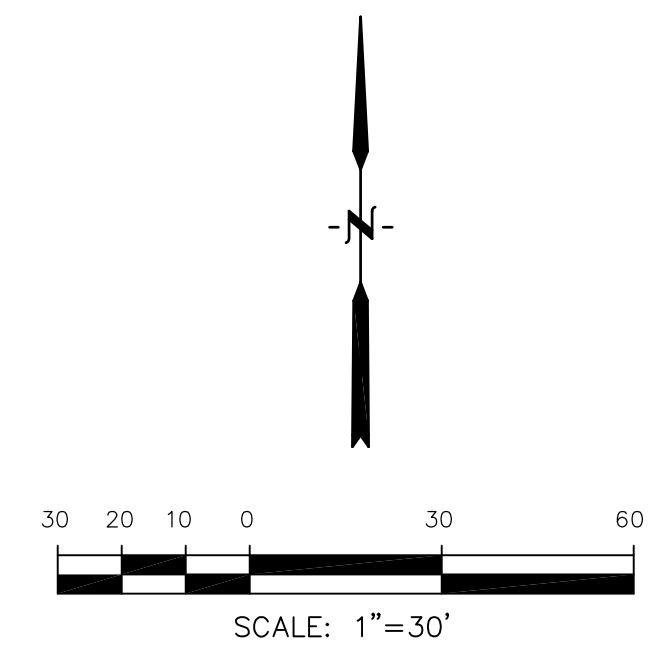
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



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



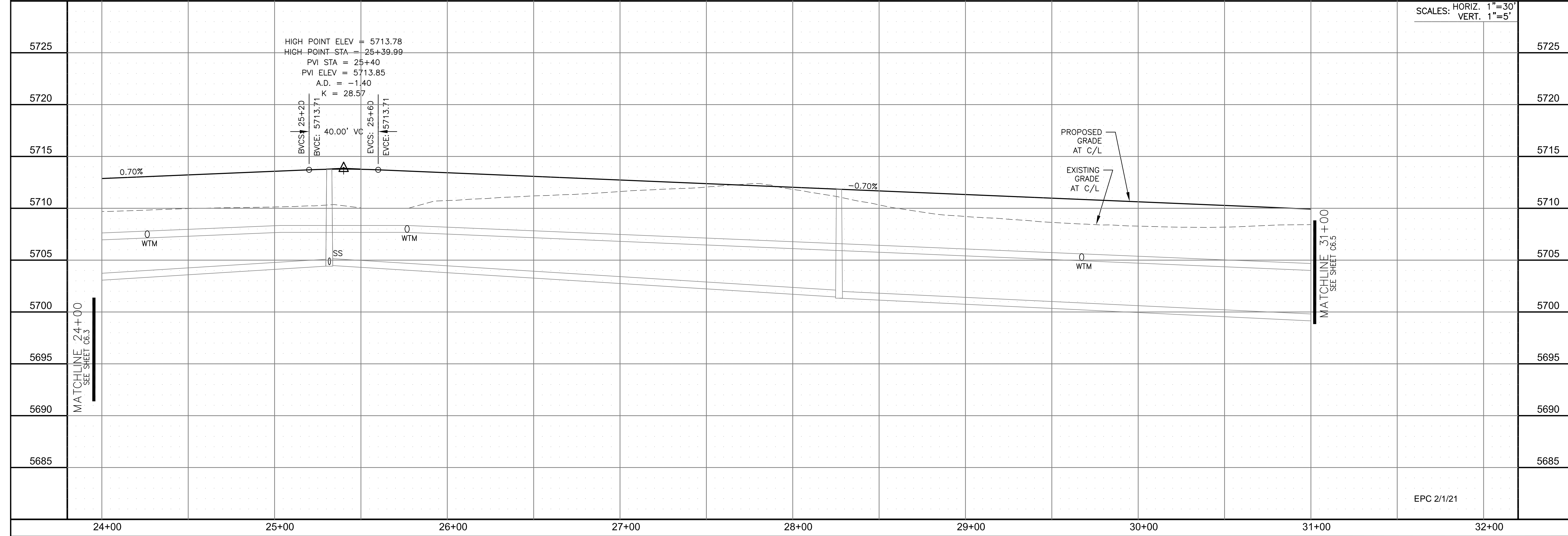
LUNETH DRIVE



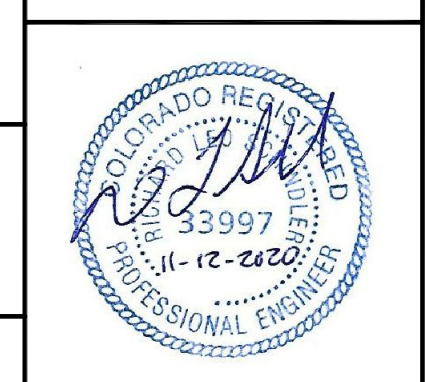
DATE: _____
 DESCRIPTION: _____
 NO. _____
 DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

PROJECT:
CREEKSIDE SOUTH AT LORSON RANCH
 TRAPPE DR - HORTON DR
 COLORADO SPRINGS, COLORADO



STREET/STORM
 LUNETH DRIVE
 STA 24+00 TO 31+00



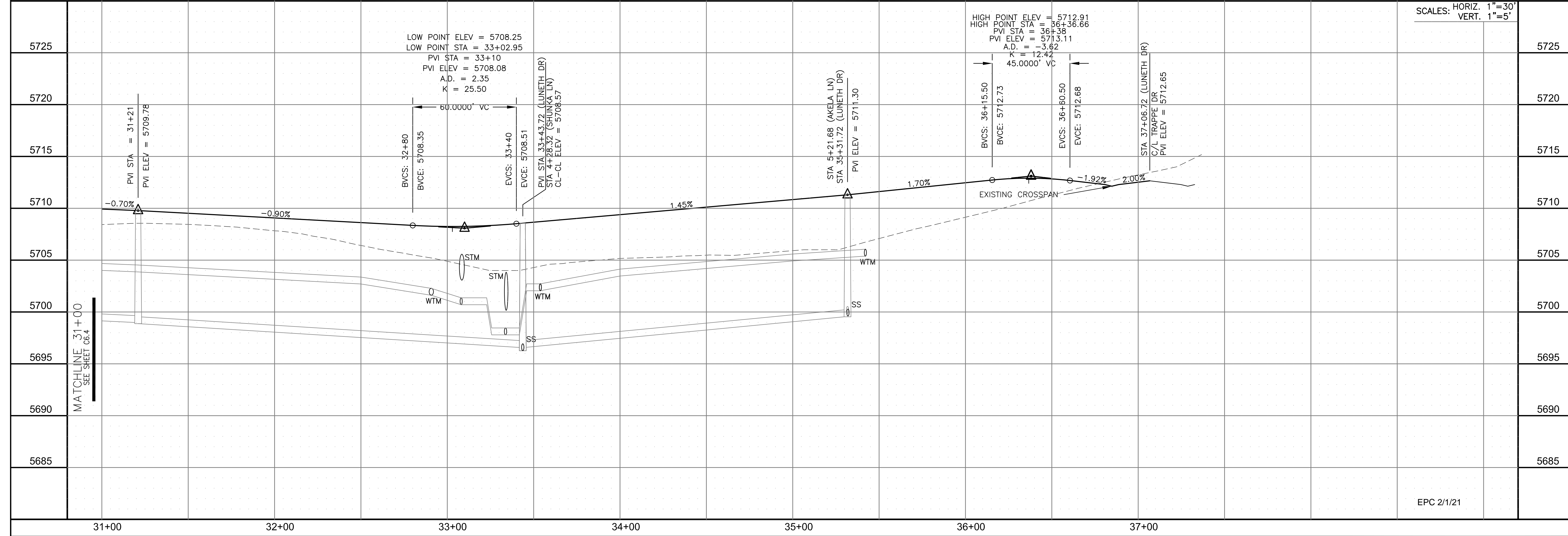
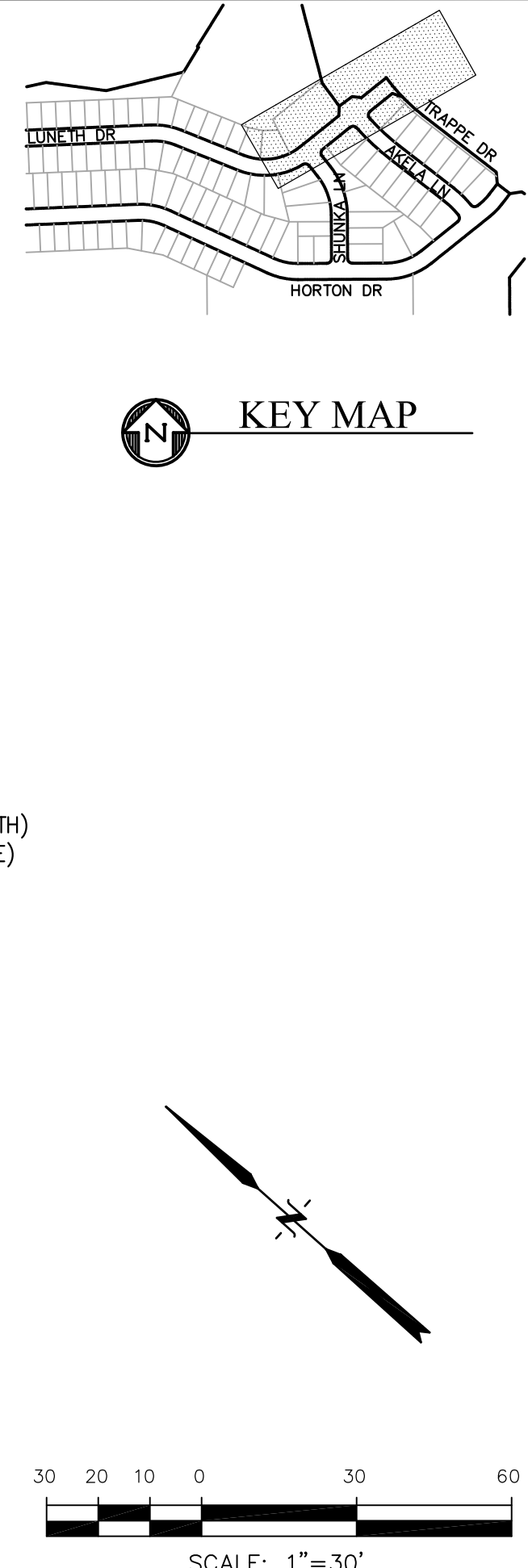
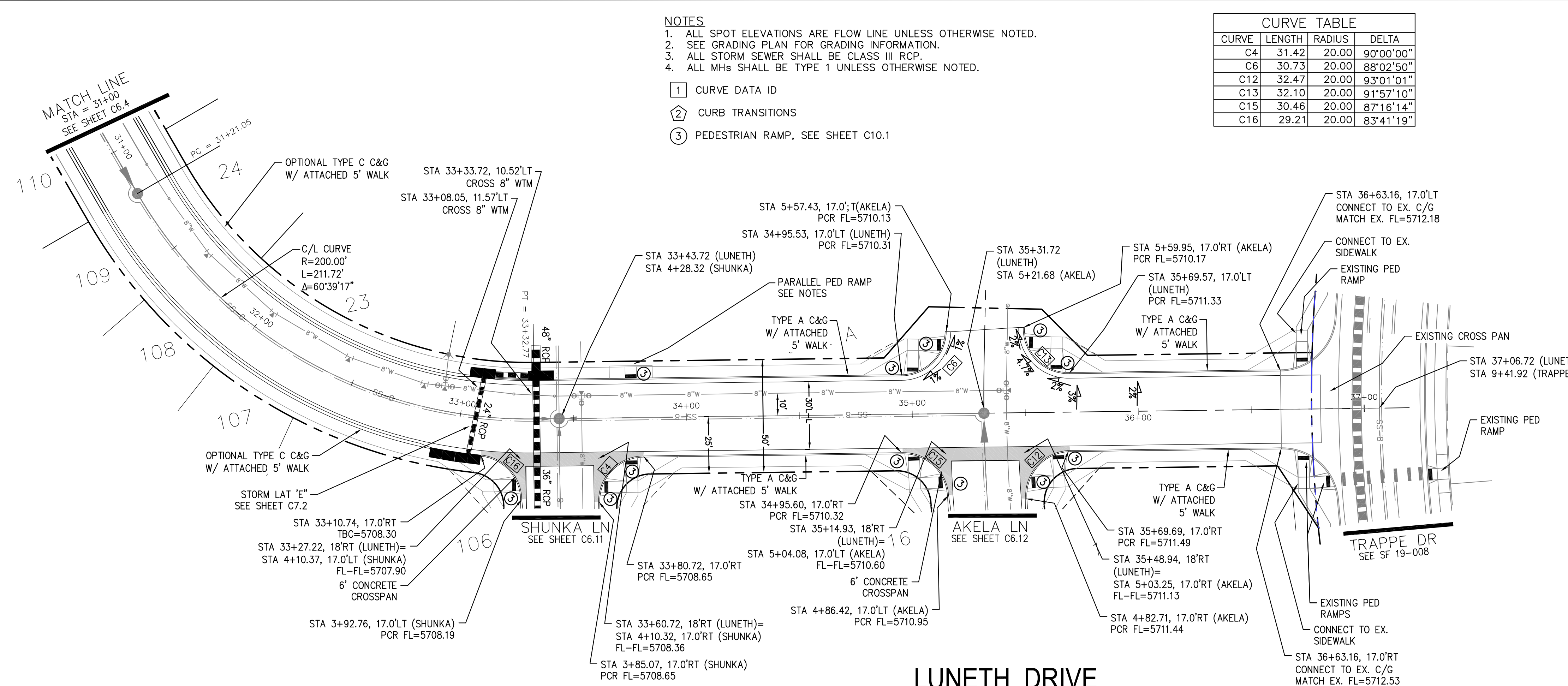
DATE:
 NOV 12, 2020

PROJECT NO.
 100.051

SHEET NUMBER
 C6.4

TOTAL SHEETS: 24

EPC 2/1/21



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRCH CREEK, CO 80150
 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

PROJECT: **CREEKSIDE SOUTH AT LORSON RANCH**
 TRAPPE DR - HORTON DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET/STORM LUNETH DRIVE STA 31+00 TO 37+06

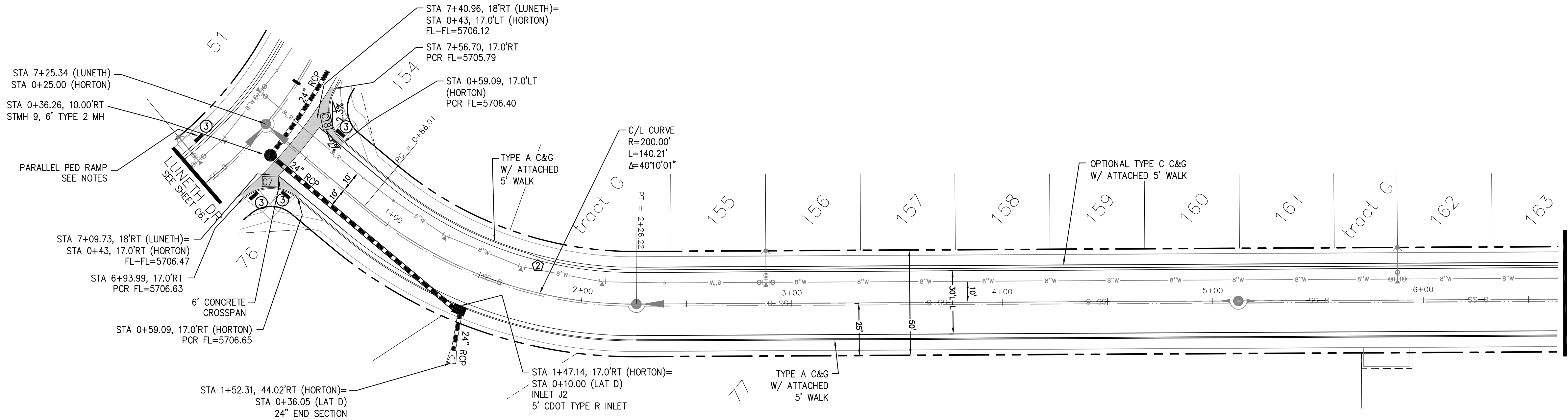
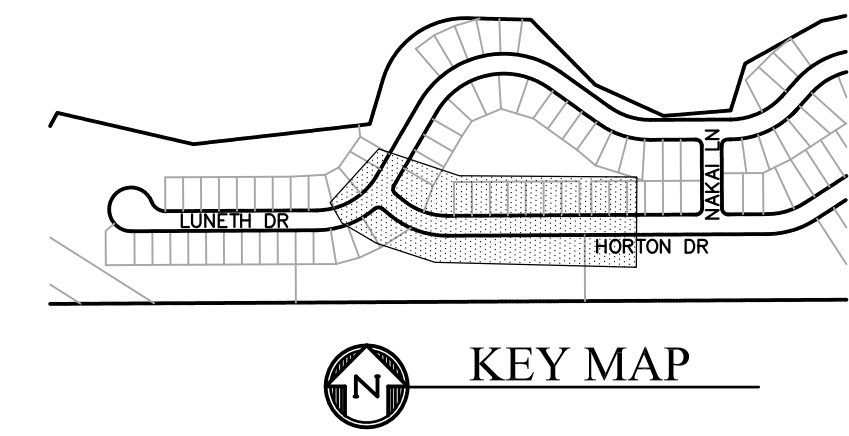
DATE: NOV 12, 2020
 PROJECT NO. 100.051
 SHEET NUMBER C6.5
 TOTAL SHEETS: 24

EPC 2/1/21

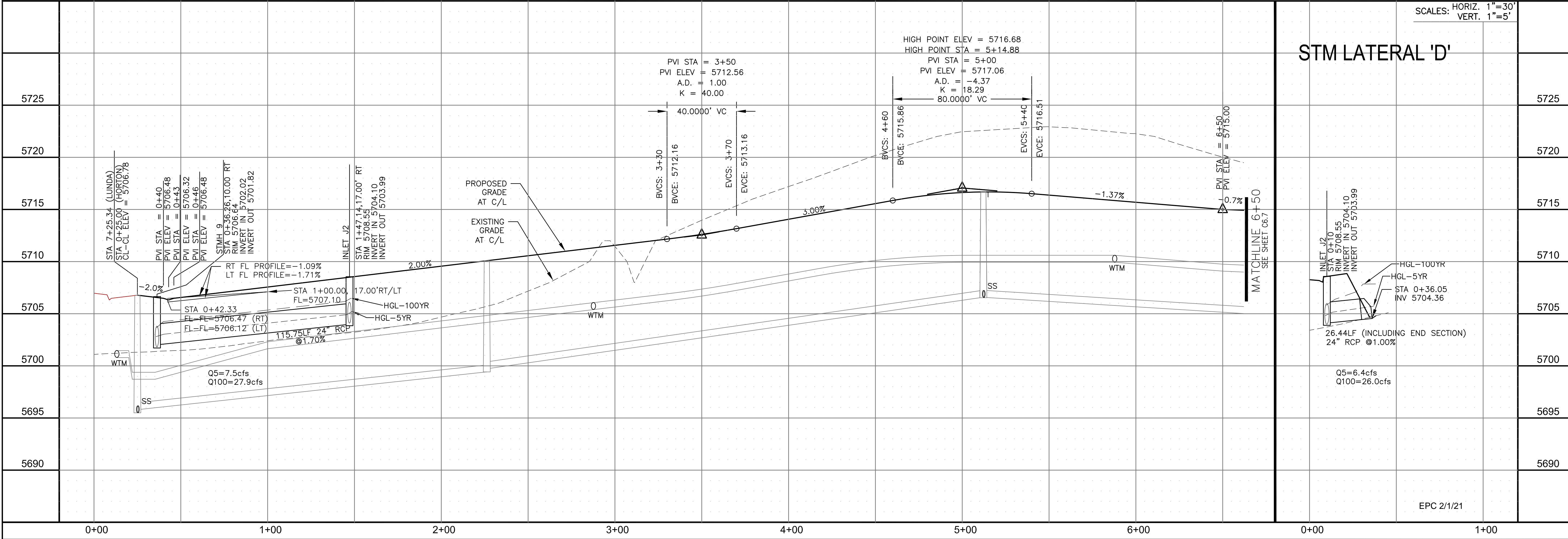
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	28.28	20.00	81°01'06"
C18	28.28	20.00	81°01'06"



HORTON DRIVE



STM LATERAL 'D'

CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOODS, CO 80903
 PH: 719.576.1100
 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

STREET/STORM
 HORTON DRIVE
 STA 0+00 TO 6+50



DATE:
 NOV 12, 2020

PROJECT NO.
 100.051

SHEET NUMBER
 C6.6

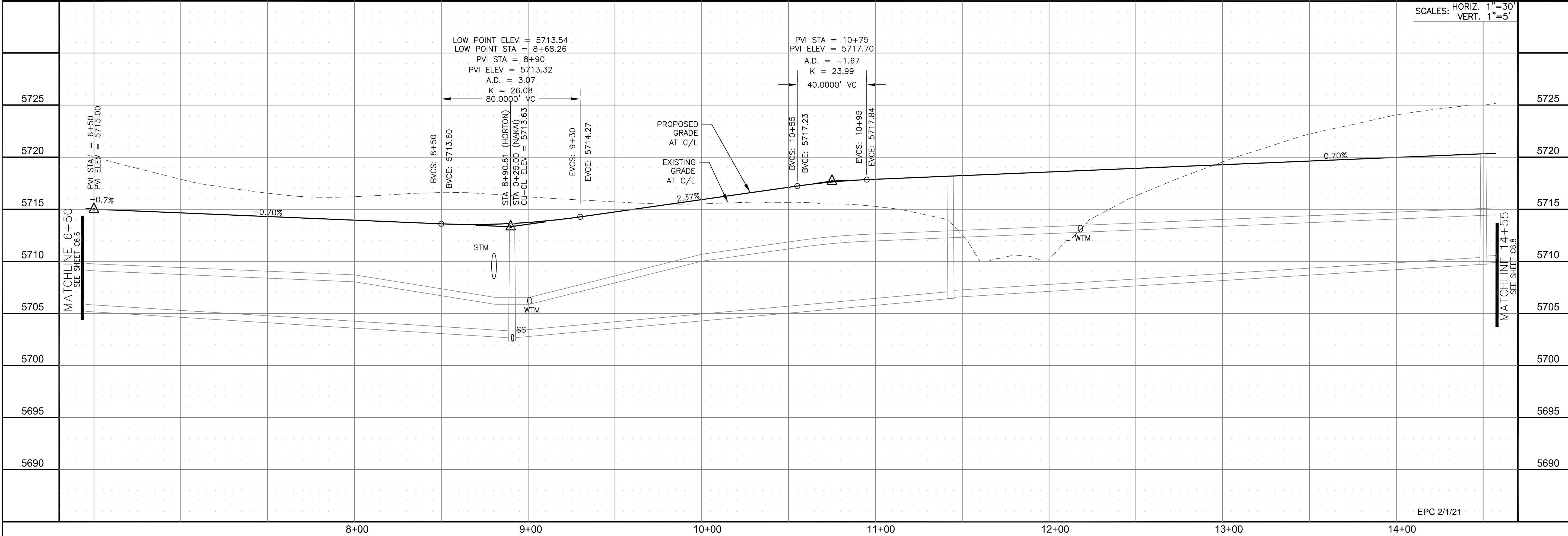
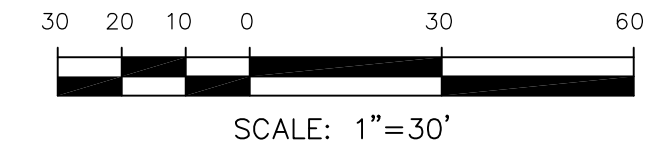
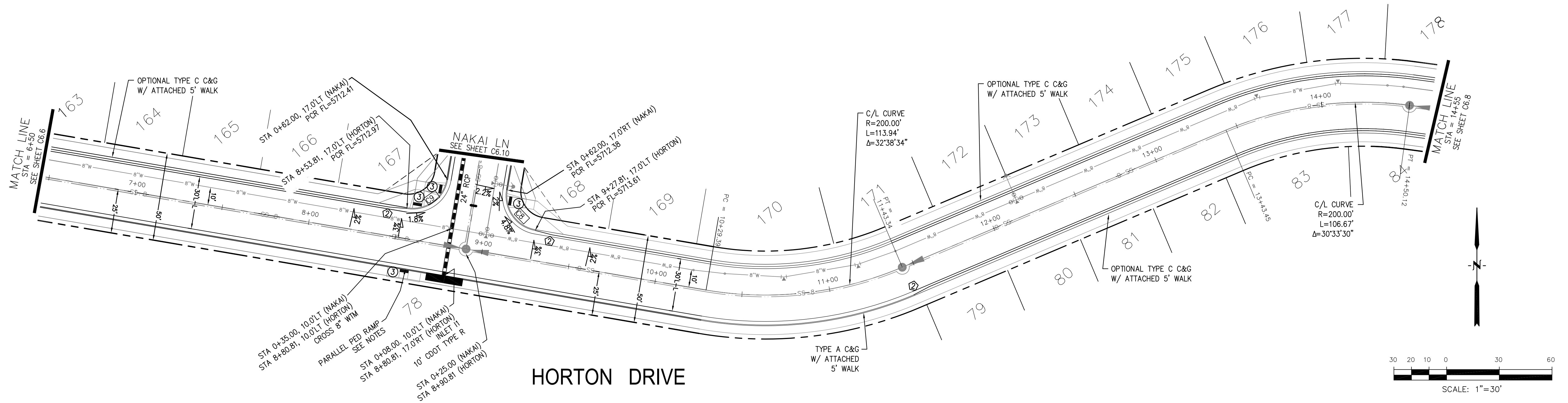
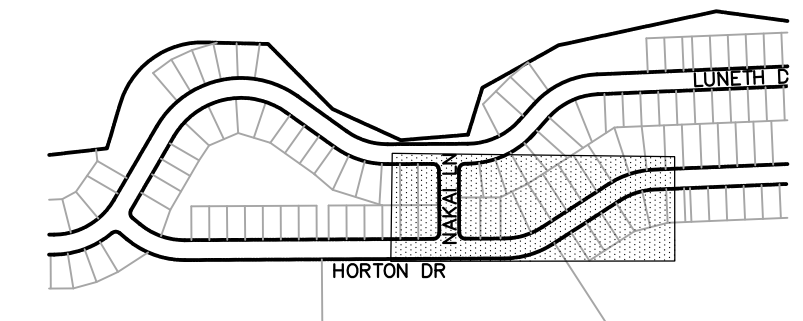
TOTAL SHEETS: 24

EPC 2/1/21

- 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
C8	31.42	20.00	90°00'00"
C9	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.
 BURNING WOOD, CO 80906
 PH: 719.576.1100
 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
 PROJECT: **CREEKSIDE SOUTH AT LORSON RANCH**
 TRAPPE DR - HORTON DR
 COLORADO SPRINGS, COLORADO (719) 635-3200
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET/STORM
 HORTON DRIVE
 STA 6+50 TO 14+55



DATE:
 NOV 12, 2020

PROJECT NO.
 100.051

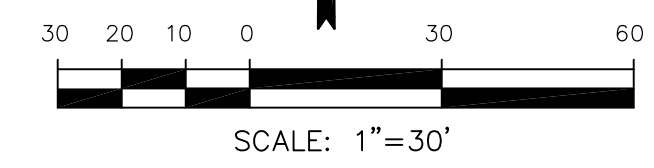
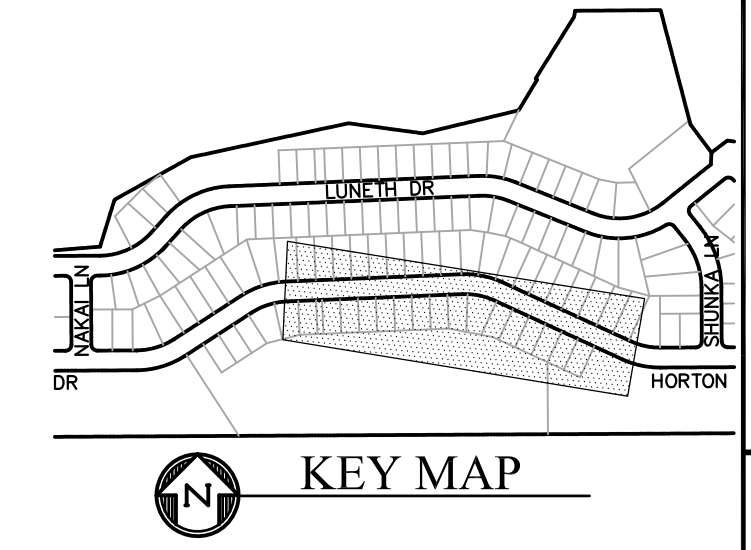
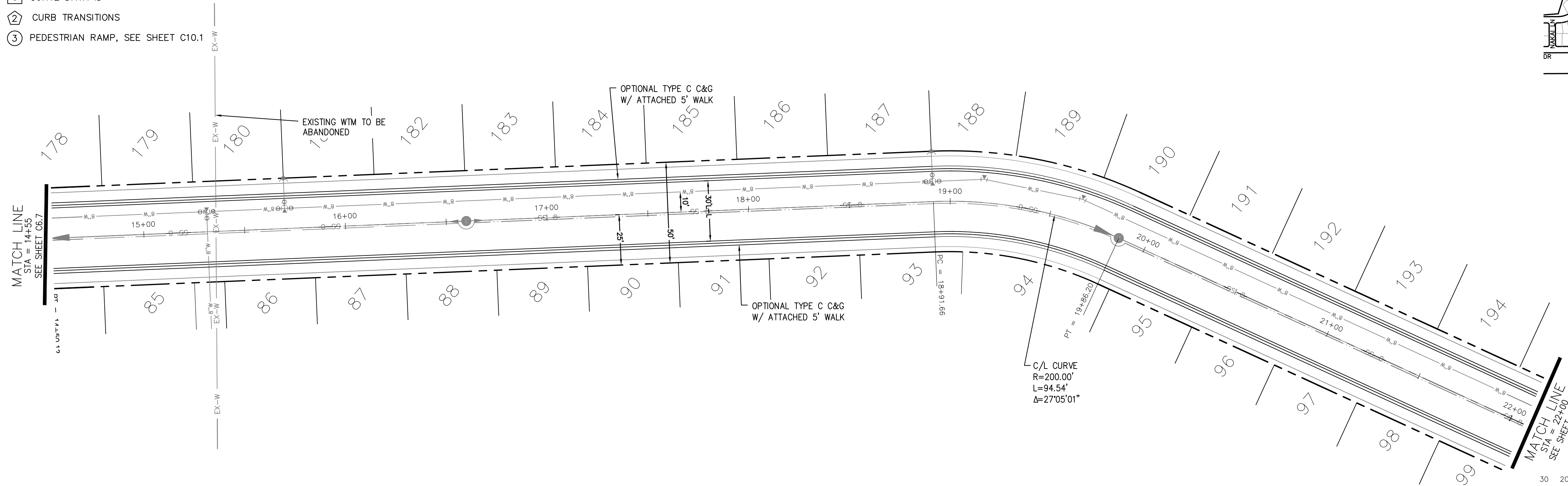
SHEET NUMBER
 C6.7

TOTAL SHEETS: 24

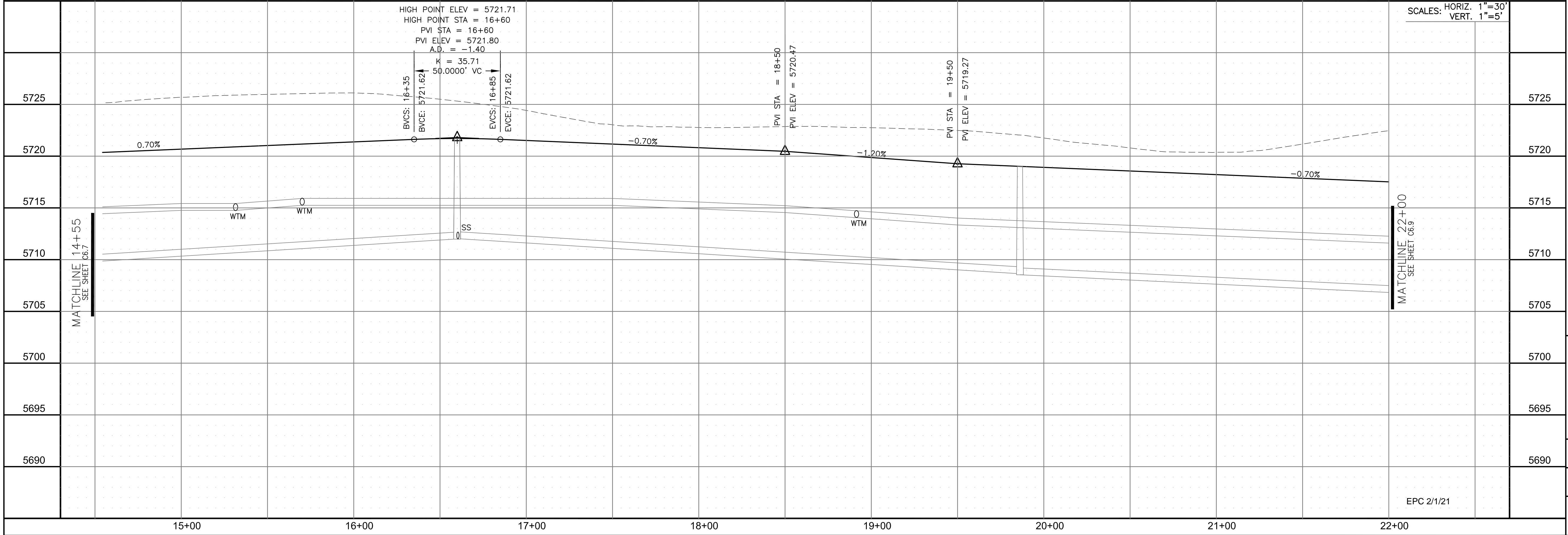
EPC 2/1/21

- 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



HORTON DRIVE

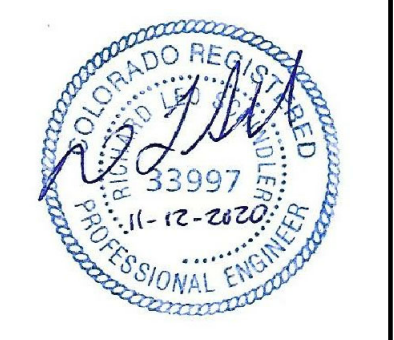


CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100, SUITE 5506
 BLDG 100, SUITE 5506
 BLDG 100, SUITE 5506
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 NO. _____
 DESCRIPTION: _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **CREEKSIDE SOUTH AT LORSON RANCH**
 TRAPPE DR - HORTON DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET/STORM
 HORTON DRIVE
 STA 14+55 TO 22+00



DATE:
 NOV 12, 2020

PROJECT NO.
 100.051

SHEET NUMBER
 C6.8

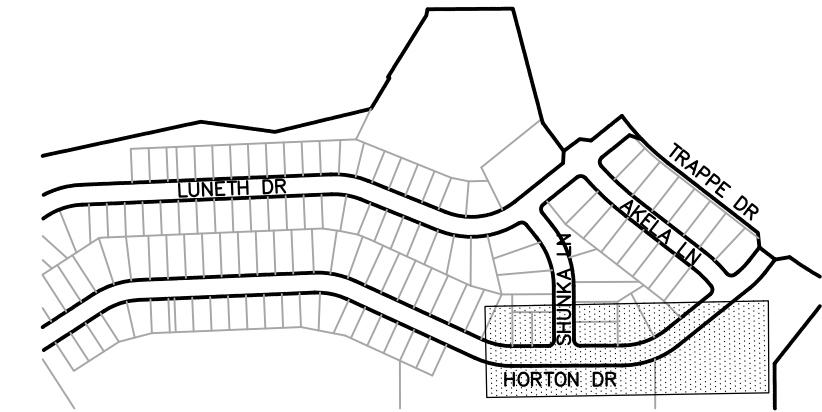
TOTAL SHEETS: 24

EPC 2/1/21

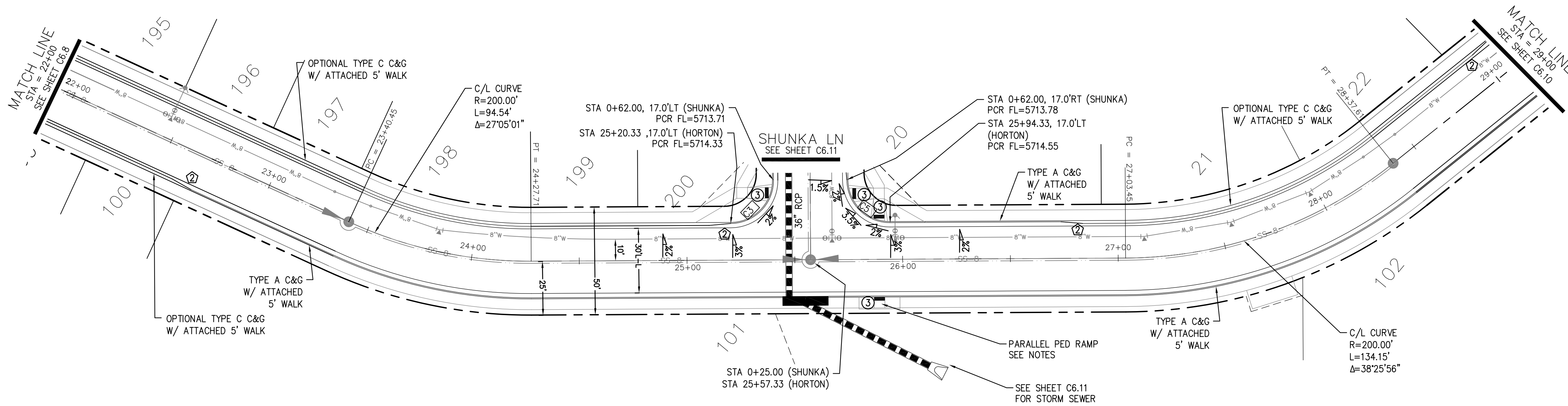
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

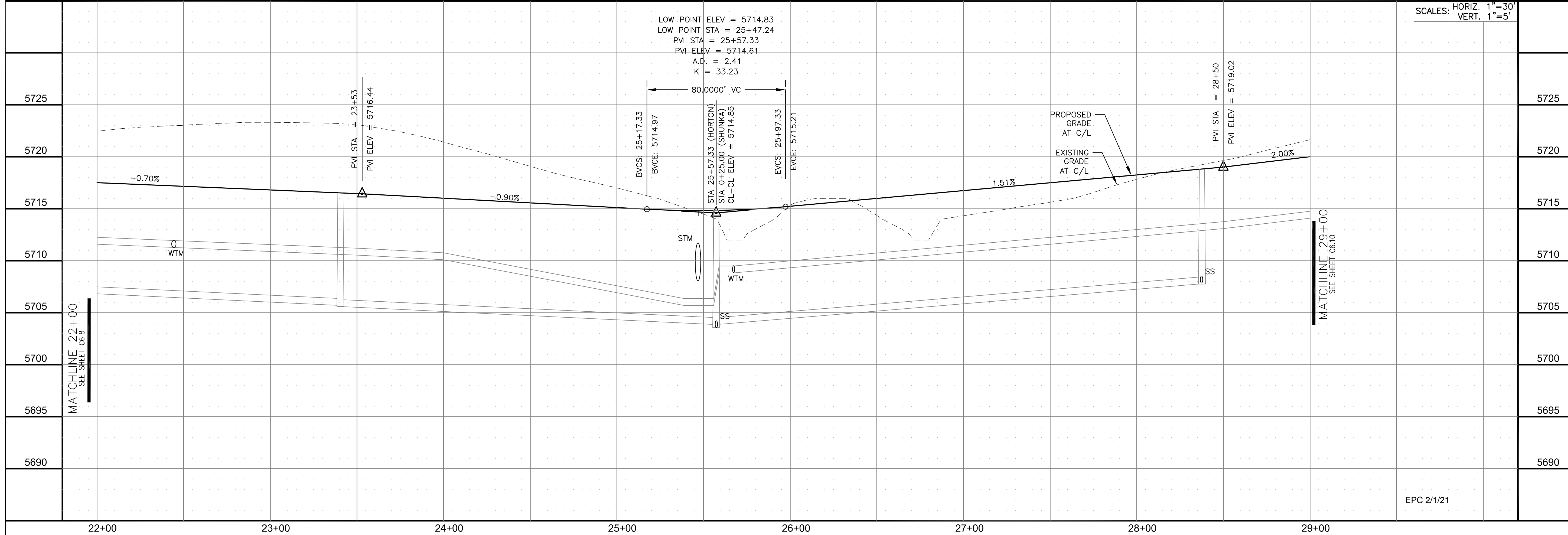
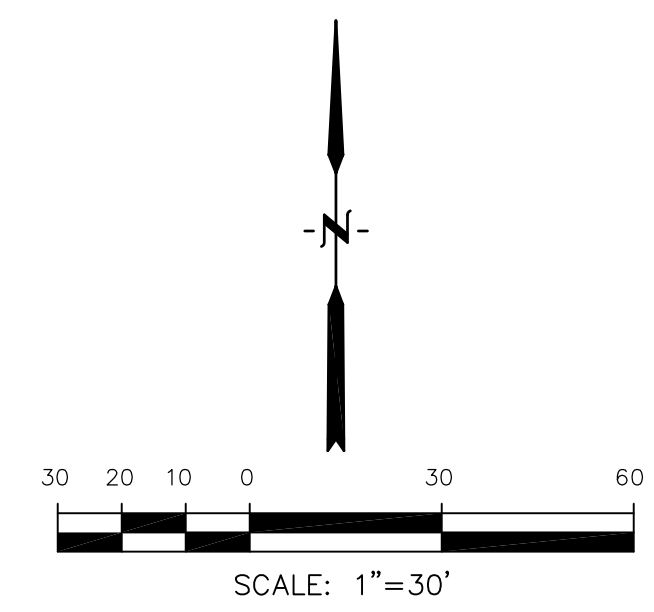
CURVE	LENGTH	RADIUS	DELTA
C3	31.42	20.00	90°00'00"
C5	31.42	20.00	90°00'00"



KEY MAP



HORTON DRIVE



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

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

DATE: _____
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 SOUTH AT LORSON RANCH
TRAPPE DR - HORTON DR
COLORADO SPRINGS, COLORADO

STREET/STORM
HORTON DRIVE
STA 22+00 TO 29+00



DATE:
NOV 12, 2020

PROJECT NO.
100.051

SHEET NUMBER
C6.9

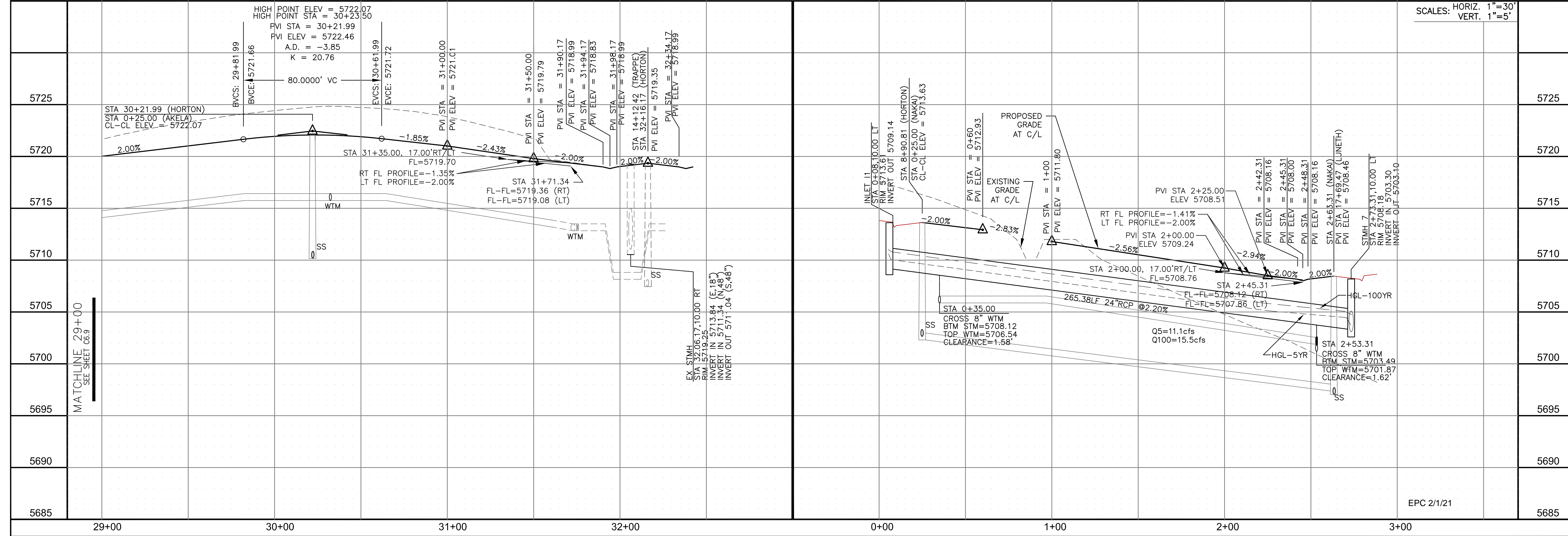
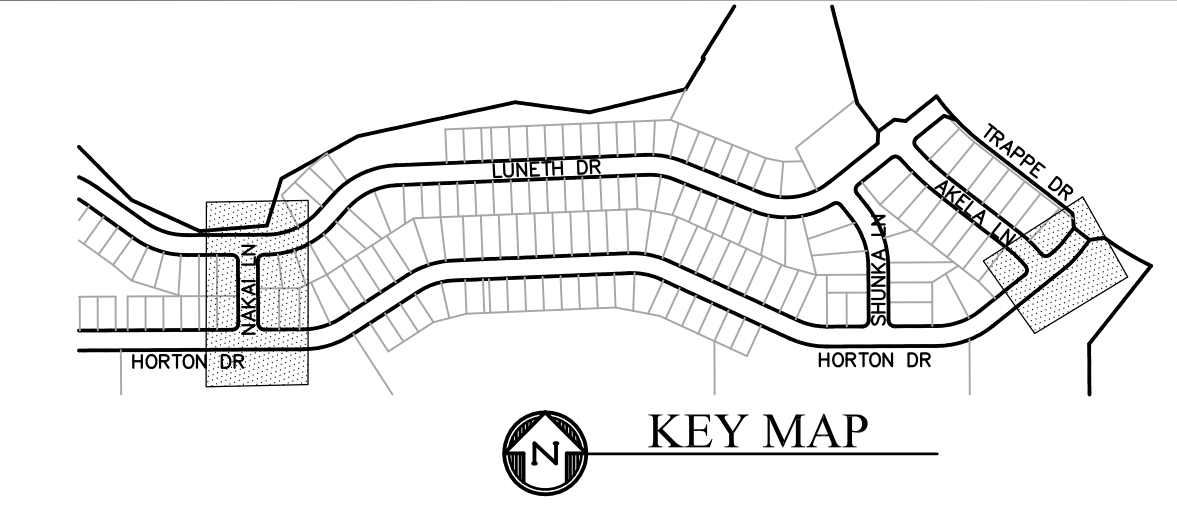
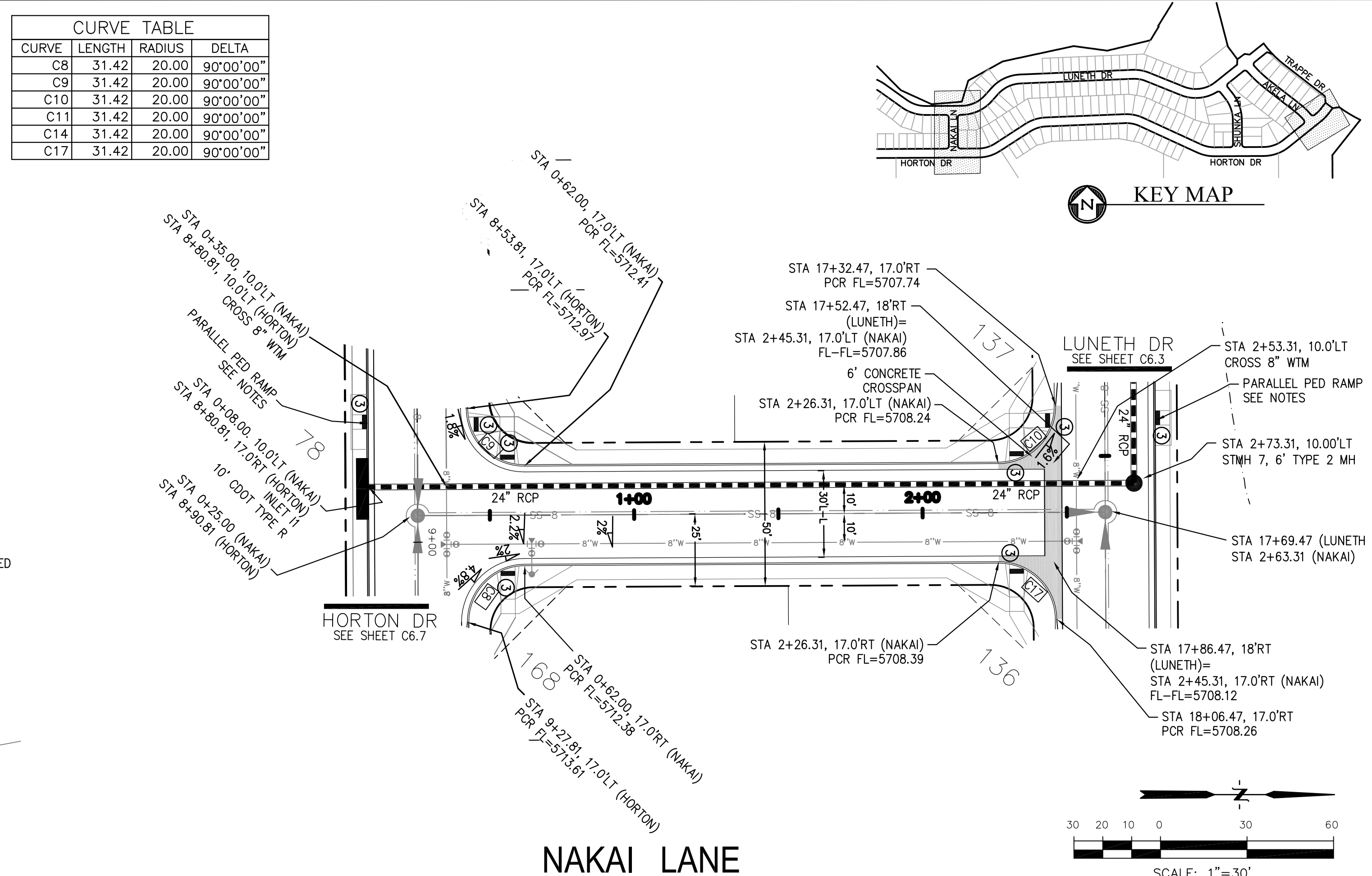
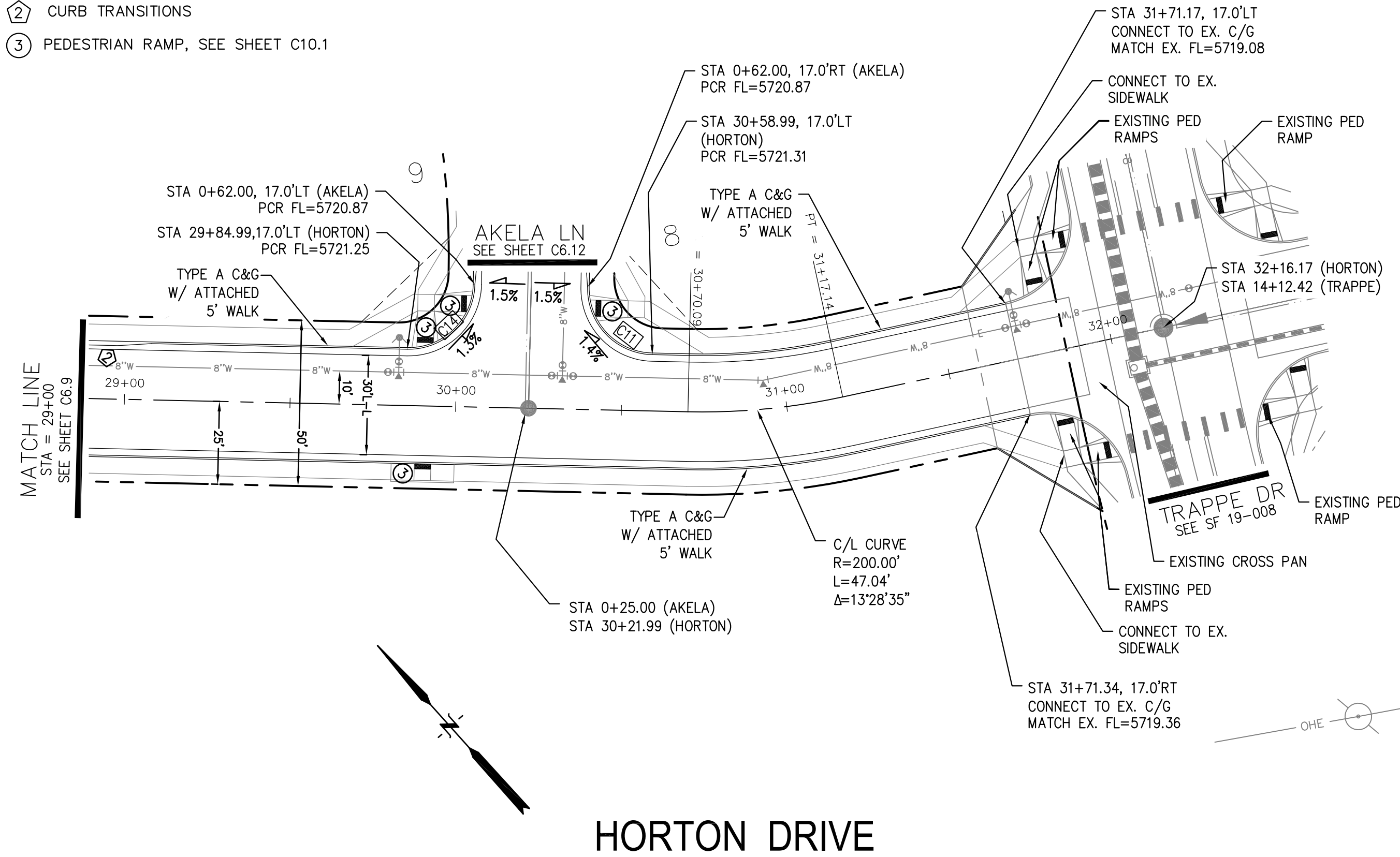
TOTAL SHEETS: 24

EPC 2/1/21

- 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
C8	31.42	20.00	90°00'00"
C9	31.42	20.00	90°00'00"
C10	31.42	20.00	90°00'00"
C11	31.42	20.00	90°00'00"
C14	31.42	20.00	90°00'00"
C17	31.42	20.00	90°00'00"



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

DATE: _____

DESCRIPTION: _____

NO. _____

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET/STORM

HORTON DRIVE (STA 29+00 TO 32+17)

NAKAI LANE

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

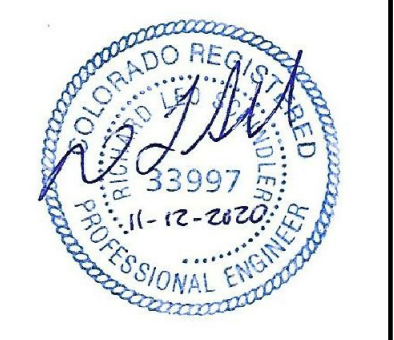
DATE: NOV 12, 2020

PROJECT NO. 100.051

SHEET NUMBER C6.10

TOTAL SHEETS: 24

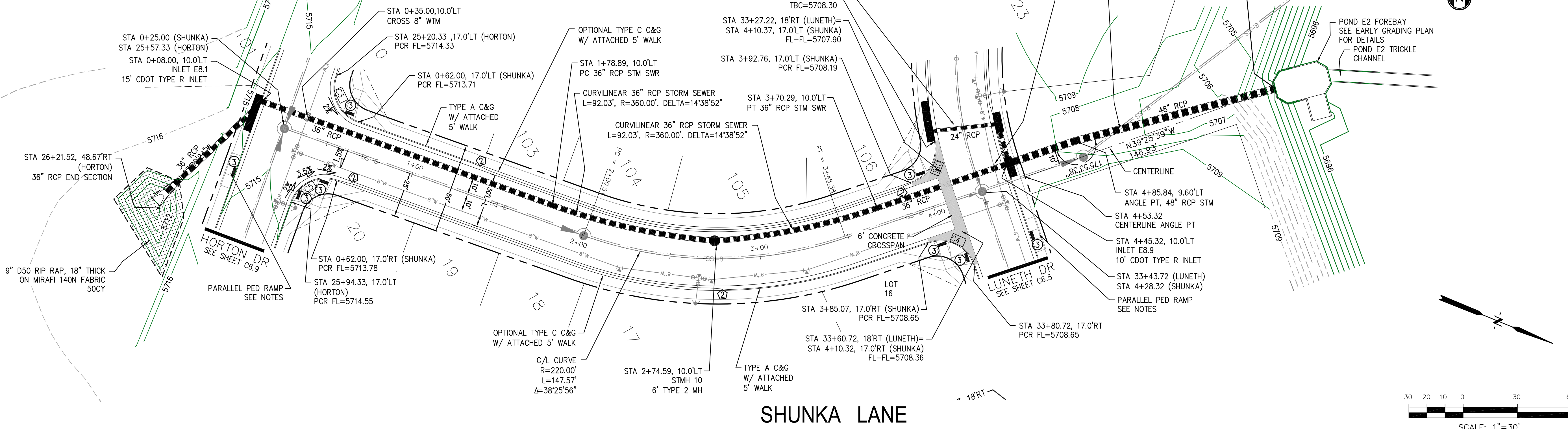
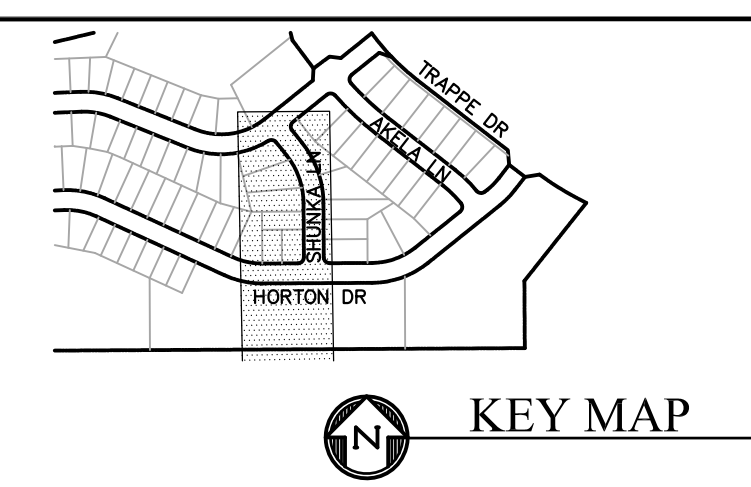
EPC 2/1/21



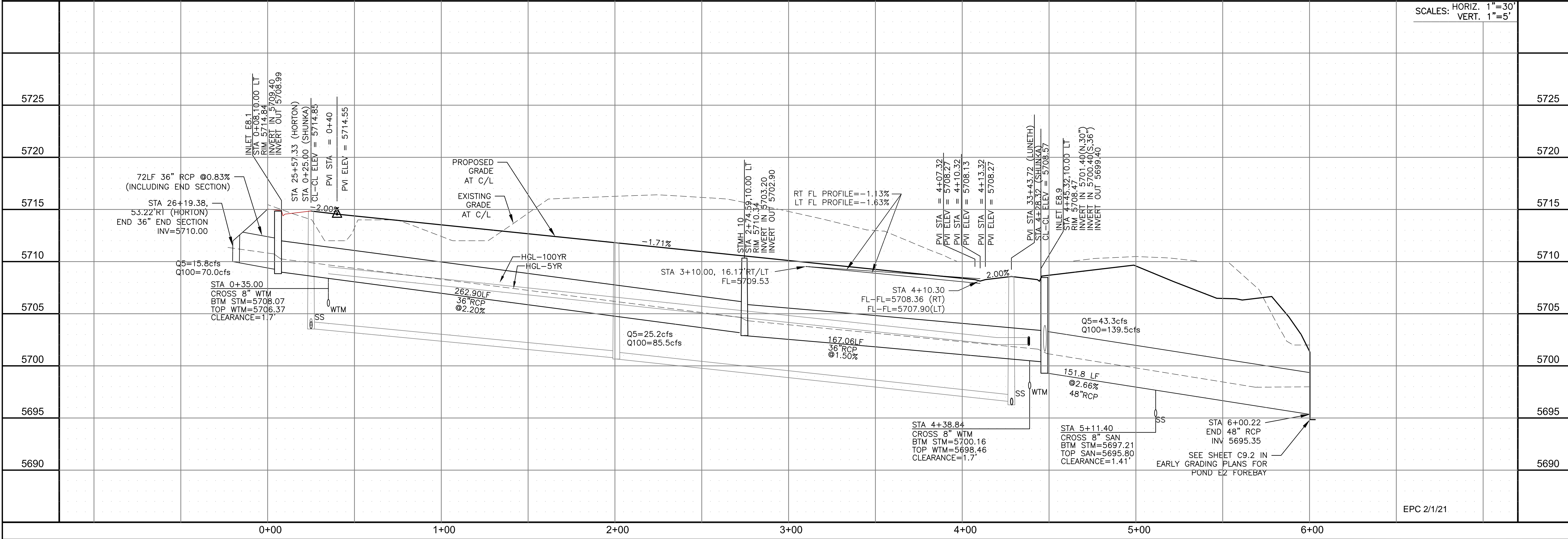
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE	LENGTH	RADIUS	DELTA
C3	31.42	20.00	90°00'00"
C4	31.42	20.00	90°00'00"
C5	31.42	20.00	90°00'00"
C16	29.21	20.00	83°41'19"



SHUNKA LANE



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

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DENVER, CO 80202
PHONE: 303.757.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET/STORM SHUNKA LANE
STA 0+00 TO 6+00.22



DATE: NOV 12, 2020

PROJECT NO. 100.051

SHEET NUMBER C6.11

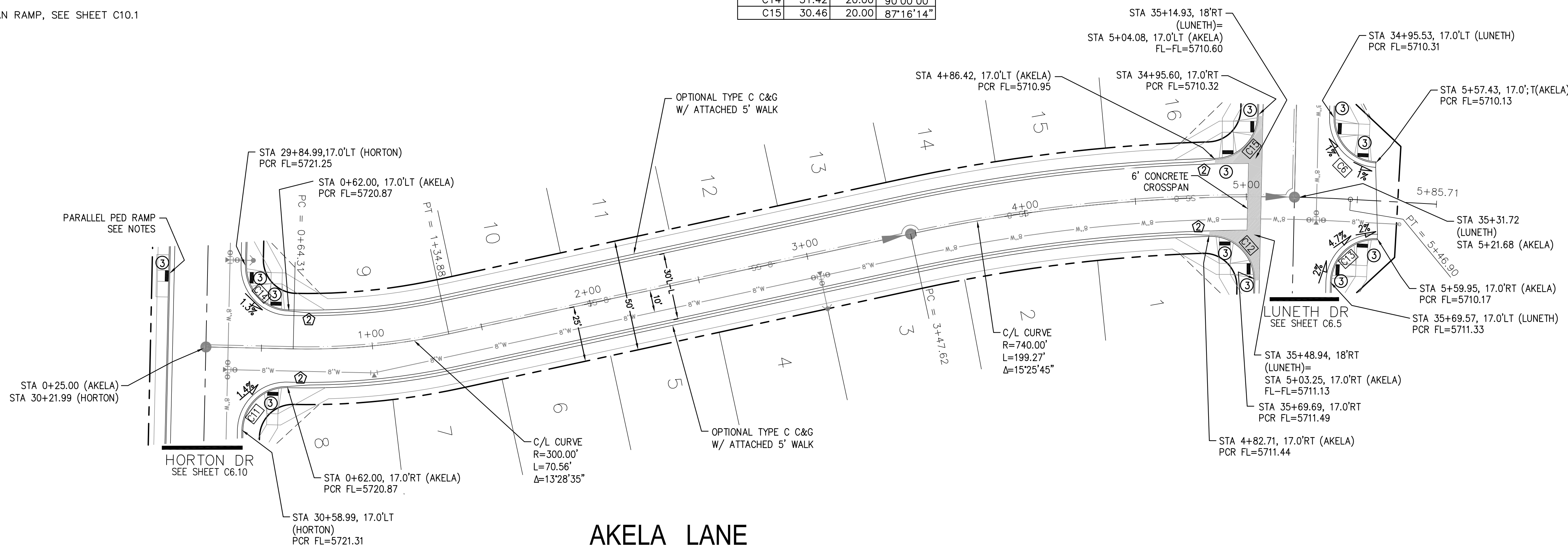
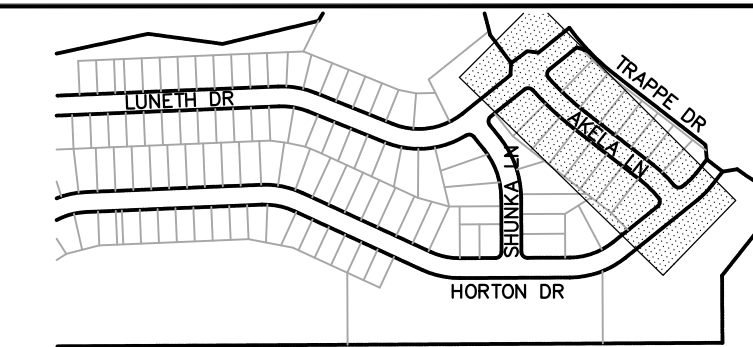
TOTAL SHEETS: 24

EPC 2/1/21

- 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
C6	30.73	20.00	88°02'50"
C11	31.42	20.00	90°00'00"
C12	32.47	20.00	93°01'01"
C13	32.10	20.00	91°57'10"
C14	31.42	20.00	90°00'00"
C15	30.46	20.00	87°16'14"



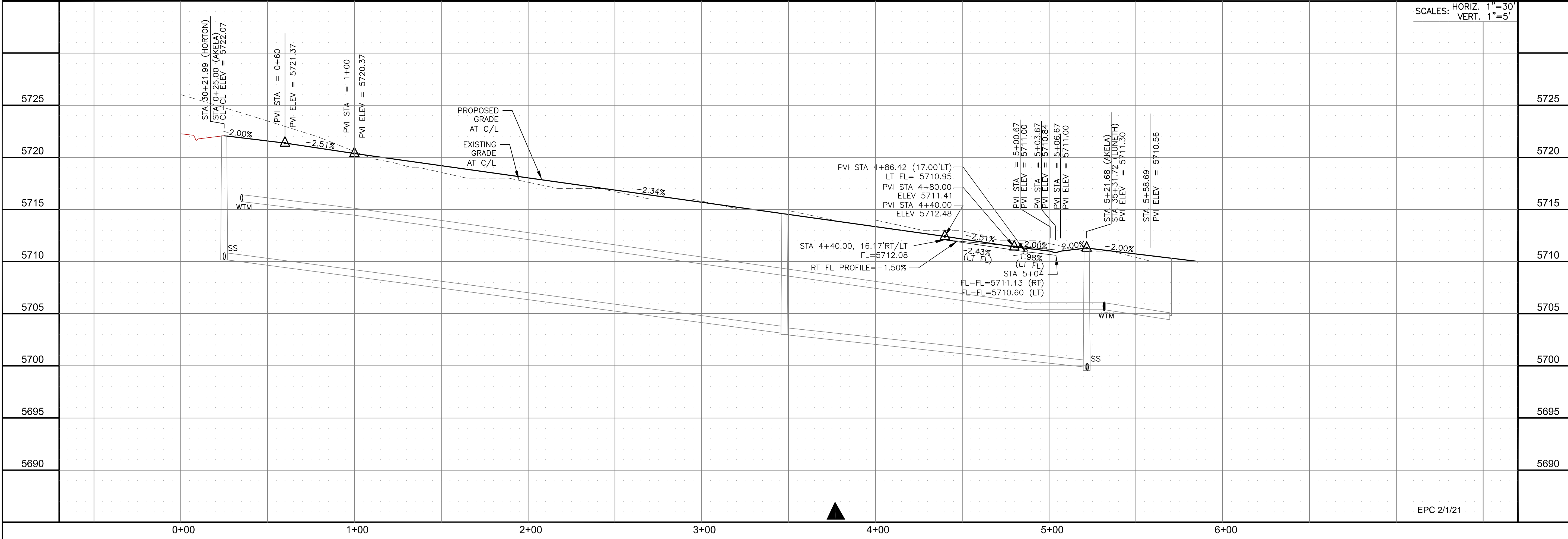
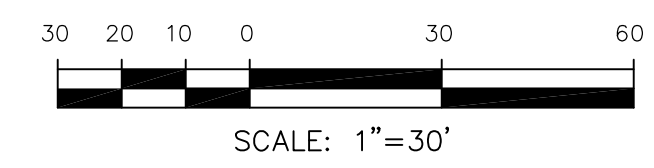
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRMGHAM, AL 35206
 PH: 205.970.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO: _____

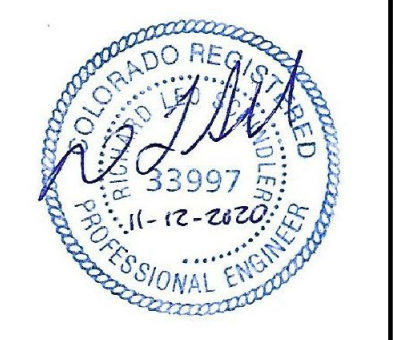
PREPARED FOR:
LORSON, LLC
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

PROJECT:
CREEKSIDE SOUTH AT LORSON RANCH
 TRAPPE DR - HORTON DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



STREET/STORM
 AKELA LANE
 STA 0+00 TO 5+60



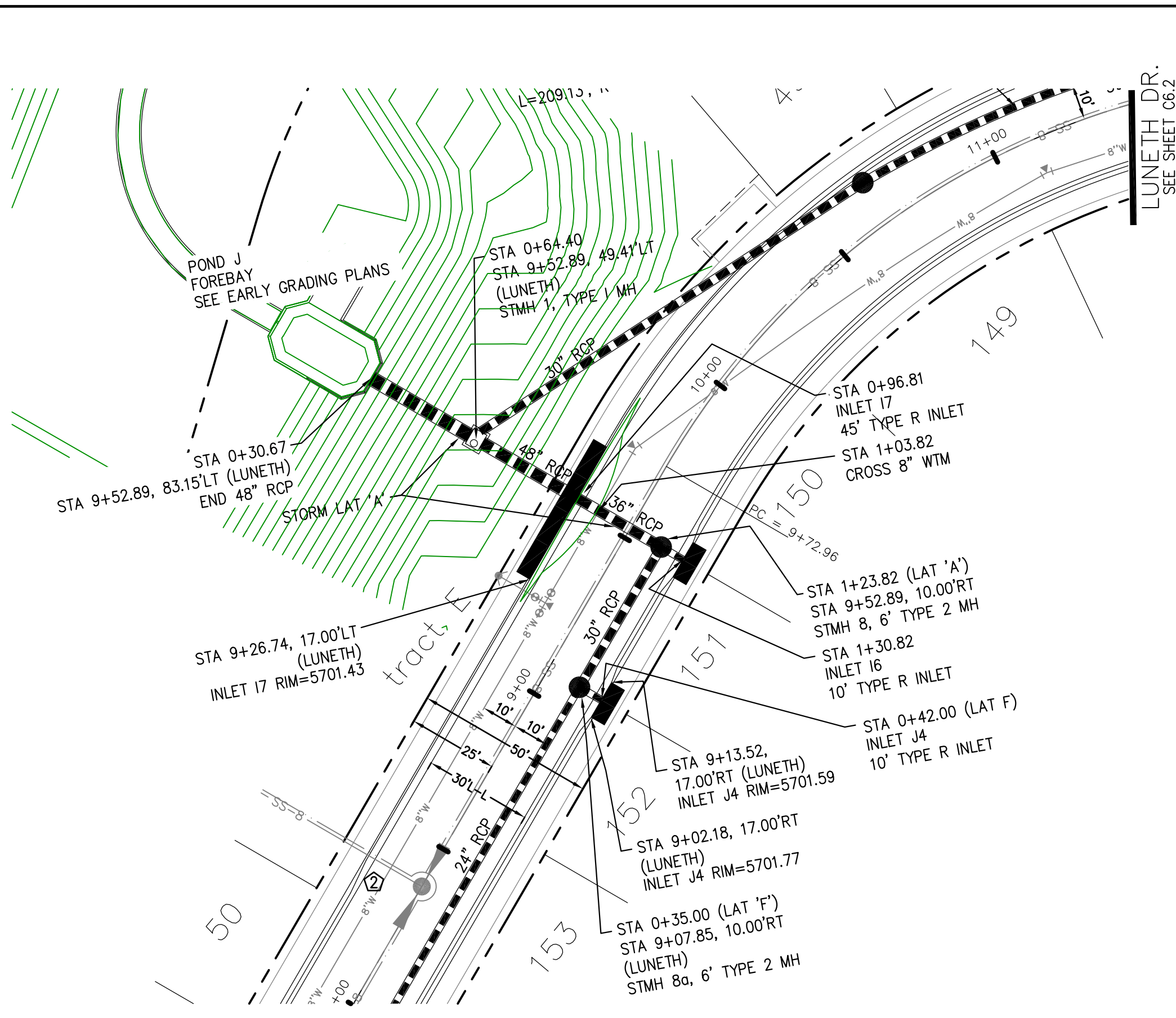
DATE:
 NOV 12, 2020

PROJECT NO.
 100.051

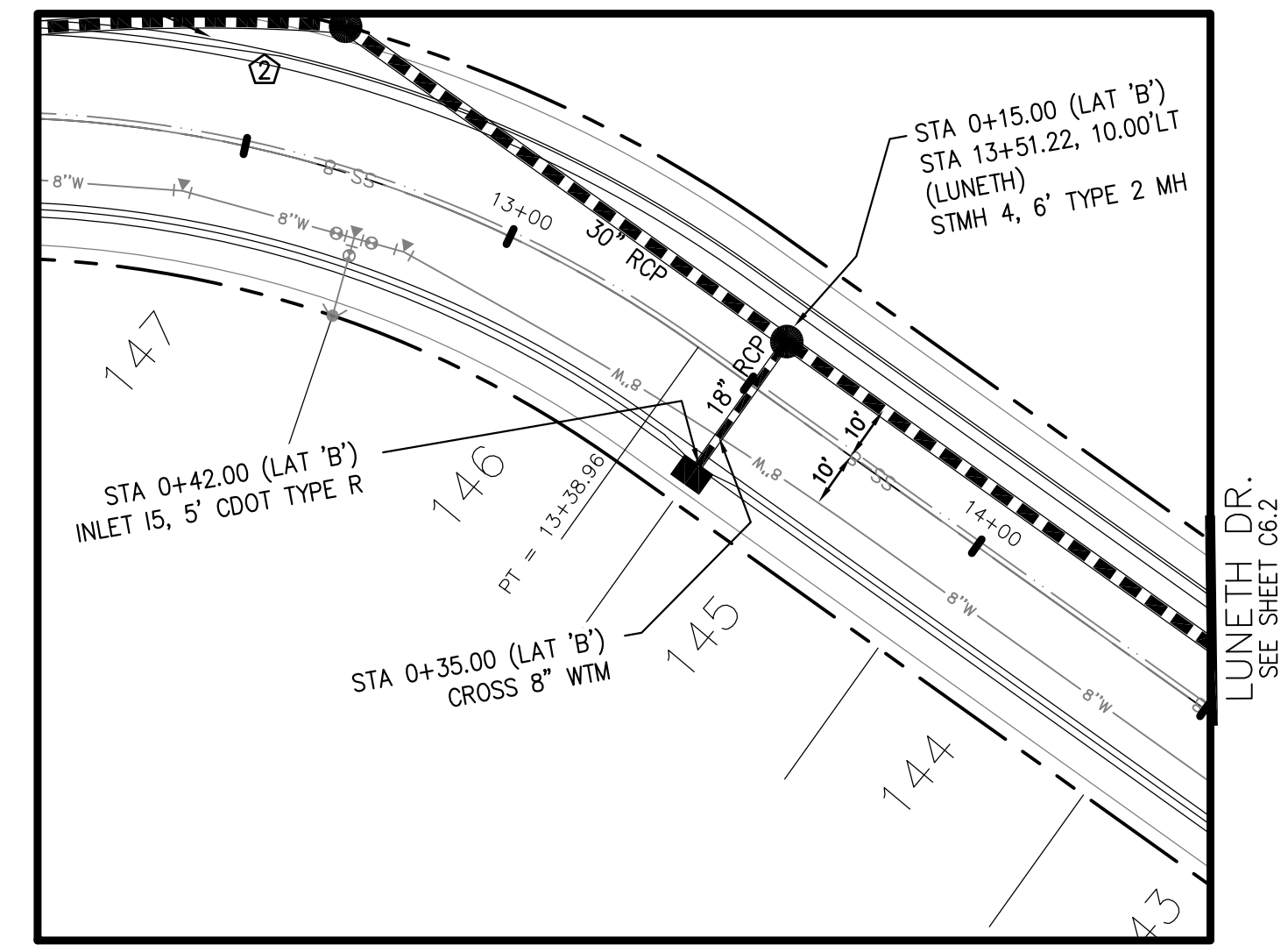
SHEET NUMBER
 C6.12

TOTAL SHEETS: 24

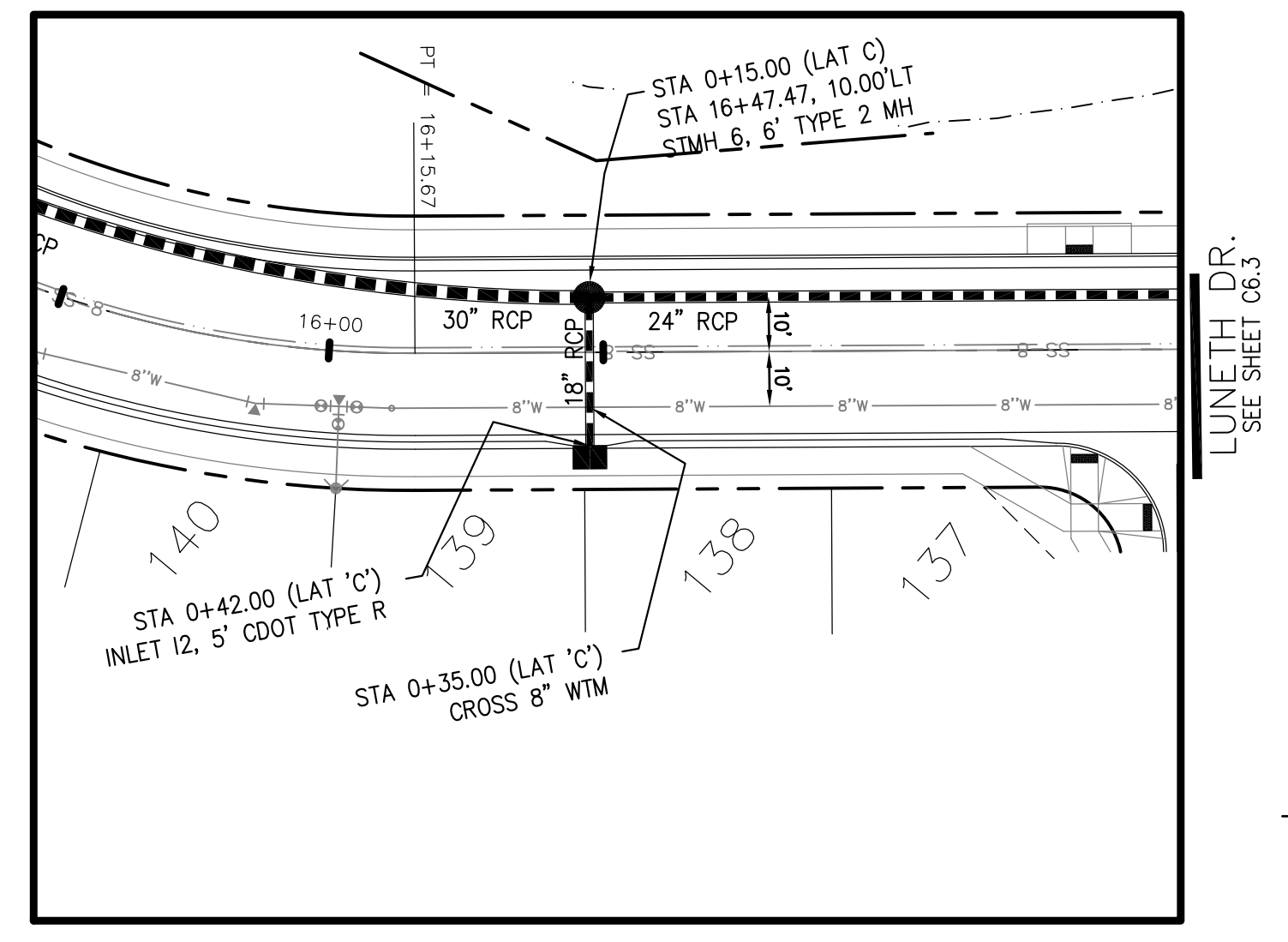
EPC 2/1/21



STORM LATERAL 'A' and 'F'



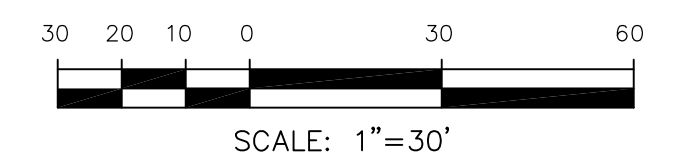
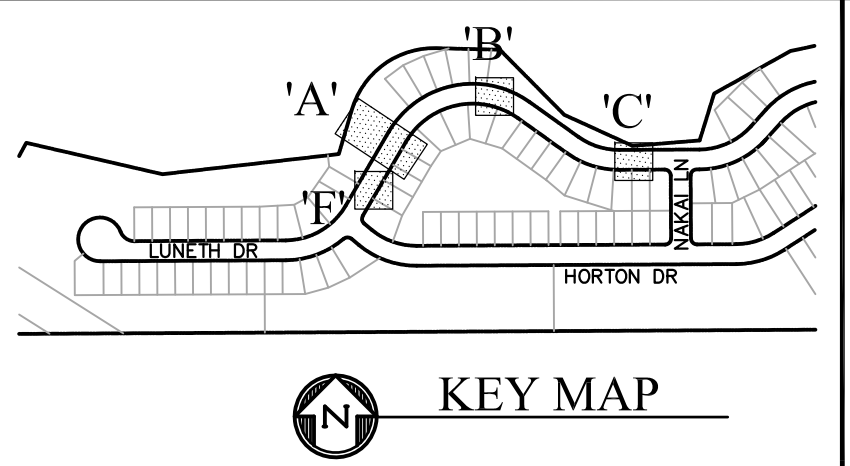
STORM LATERAL 'B'



STORM LATERAL 'C'

- 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	201.17	46.17	249°38'44"
C2	55.71	45.83	69°38'44"
C7	28.28	20.00	81°01'06"
C18	28.28	20.00	81°01'06"



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 EMAIL: Rich@cegi.com

DATE: _____

DESCRIPTION: _____

NO. _____

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

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

ELEVATION	STORM LATERAL 'A'		STORM LATERAL 'F'		ELEVATION
	INVERT	OUTLET	INVERT	OUTLET	
5720					5720
5715					5715
5710					5710
5705					5705
5700					5700
5695					5695
5690					5690
5685					5685

STORM SEWER PROFILES

STORM LATERAL 'A', 'B', 'C', 'F'

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

DATE: NOV 12, 2020

PROJECT NO. 100.051

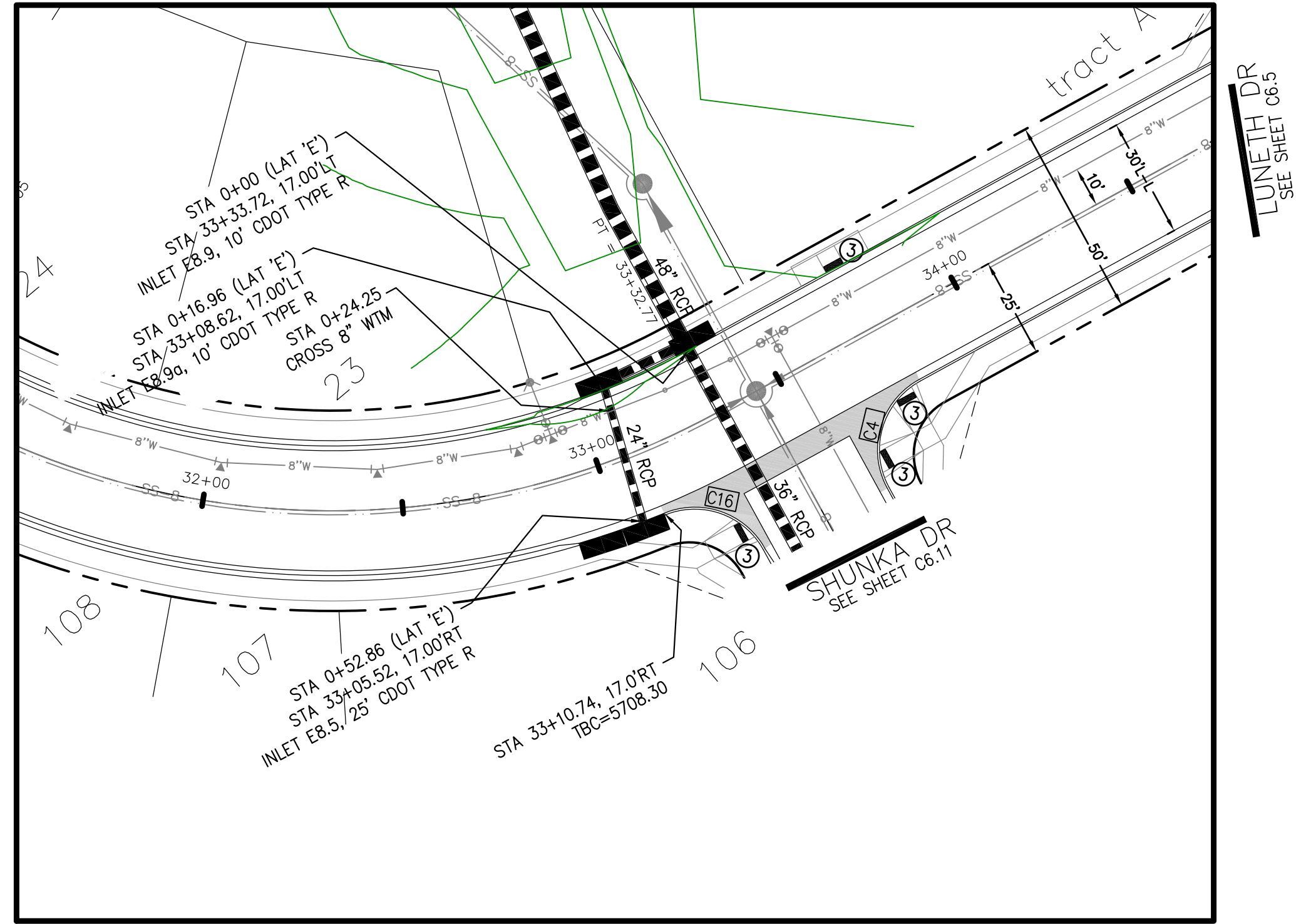
SHEET NUMBER C7.1

TOTAL SHEETS: 24

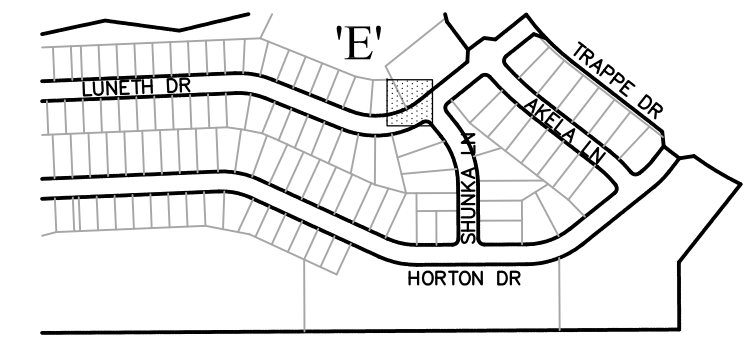
EPC 2/1/21

- 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.

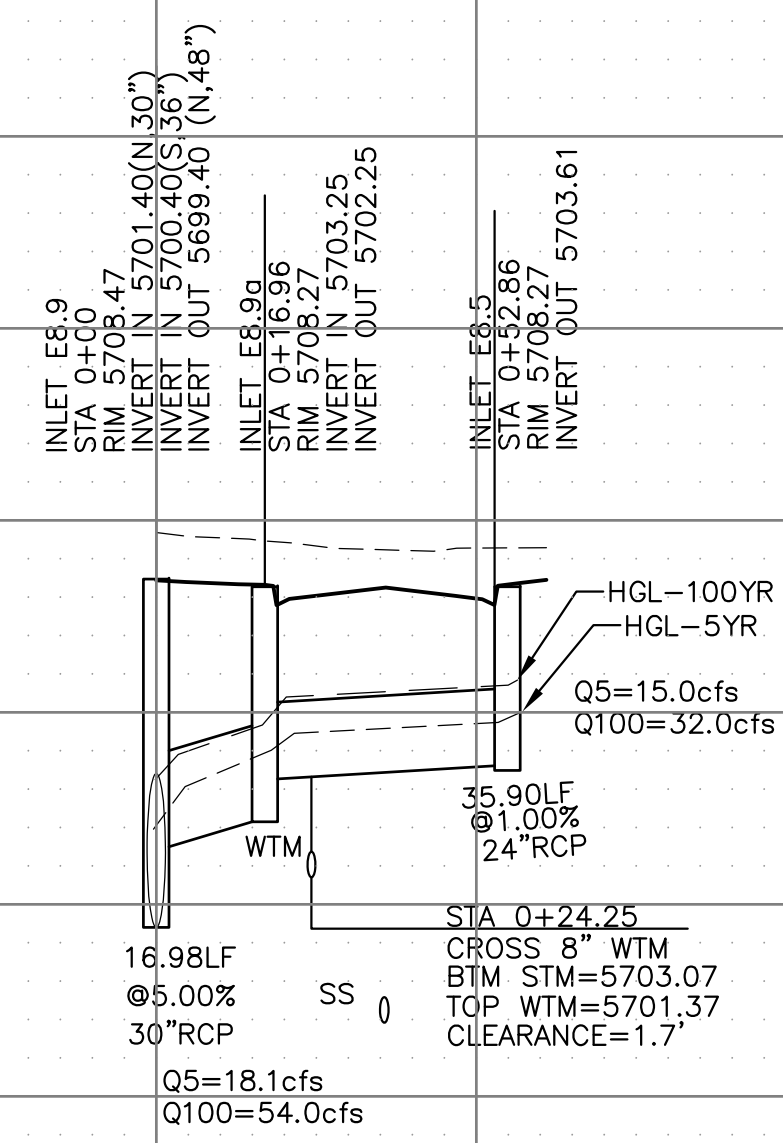
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



STORM LATERAL 'E'



NO.	DESCRIPTION	DATE
5725		5725
5720		5720
5715		5715
5710		5710
5705		5705
5700		5700
5695		5695
5690		5690
5685		5685



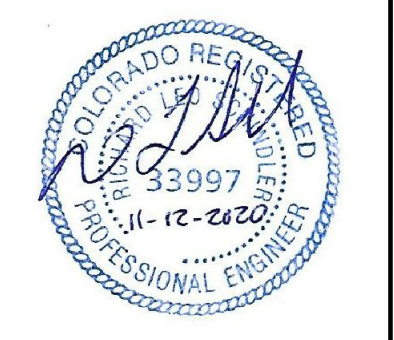
SCALES: HORIZ. 1"=30'
VERT. 1"=5'

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

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STORM SEWER LATERALS
STORM LATERAL 'E'



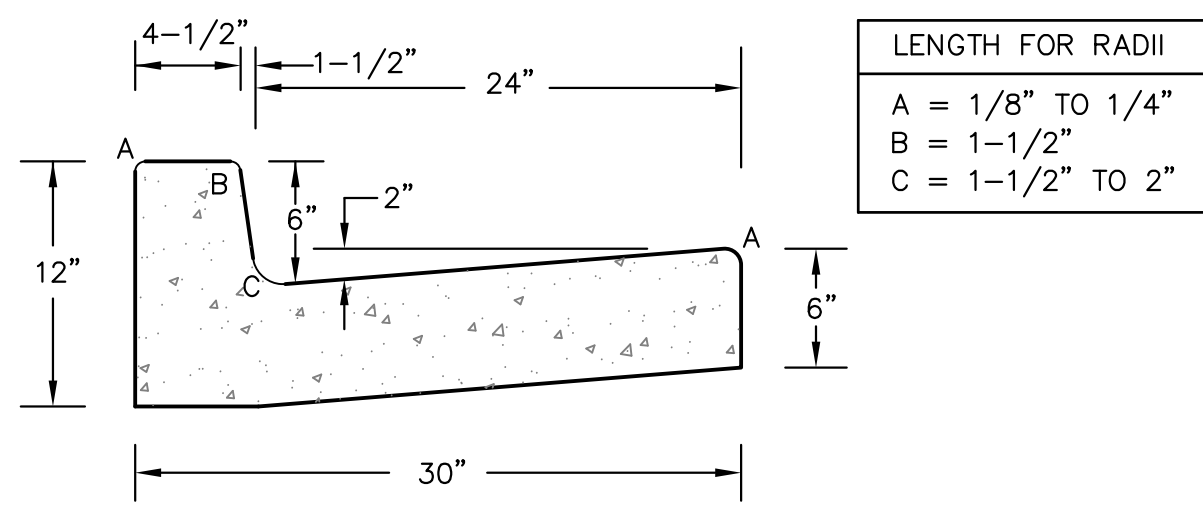
DATE:
NOV 12, 2020

PROJECT NO.
100.051

SHEET NUMBER
C7.2

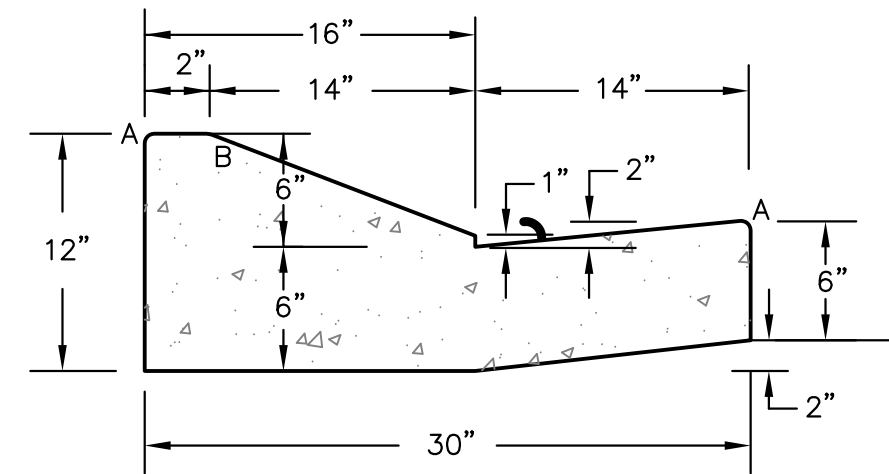
TOTAL SHEETS: 24

EPC 2/1/21



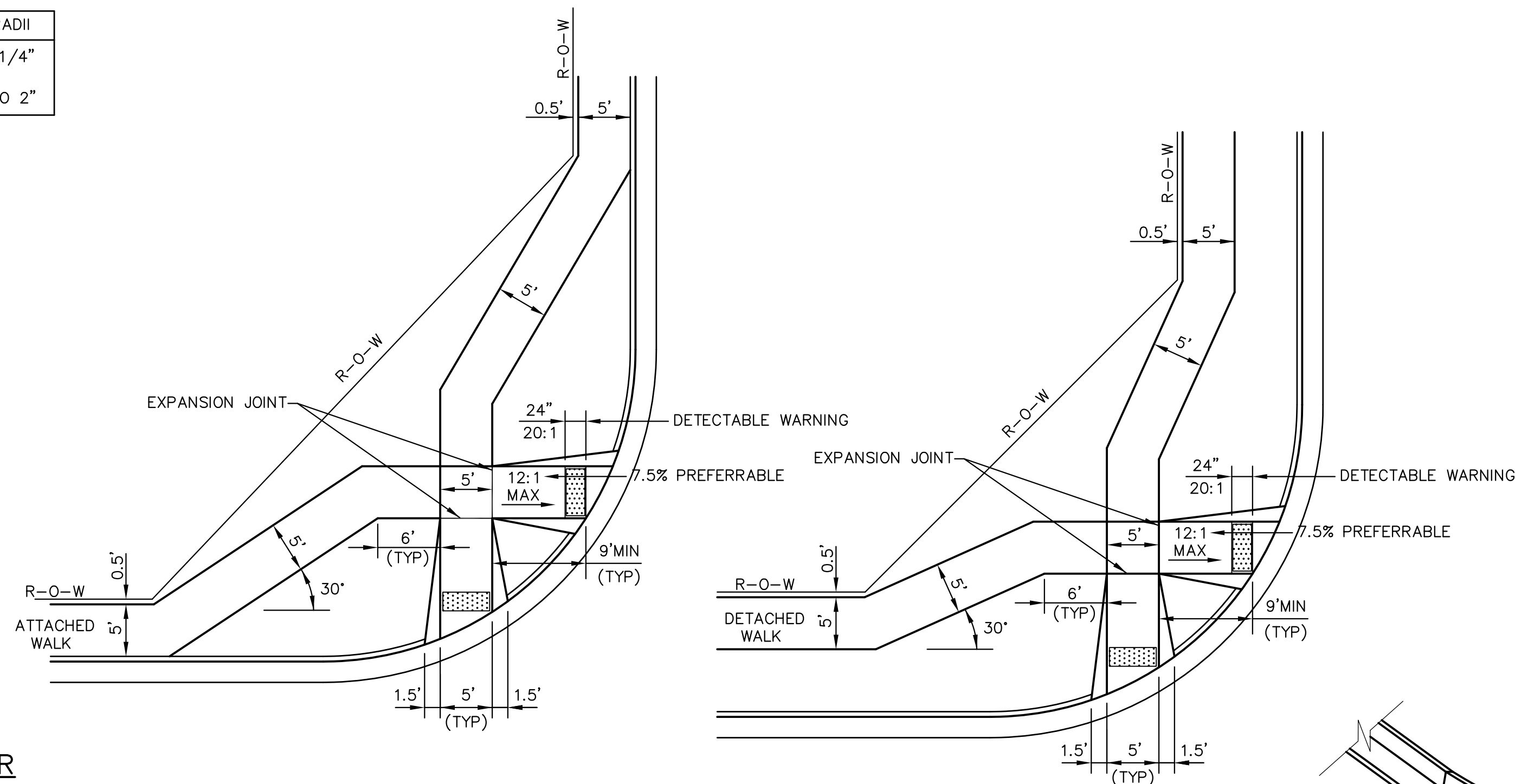
LENGTH FOR RADII
 A = 1/8" TO 1/4"
 B = 1-1/2"
 C = 1-1/2" TO 2"

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



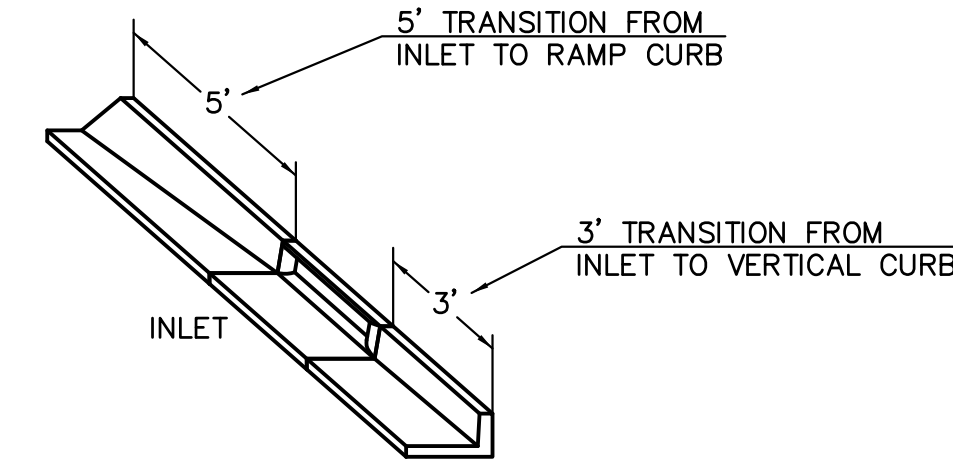
TYPE 'C'
 OPTIONAL TYPE C RAMP CURB AND GUTTER
 SCALE 1" = 1'

CURB DETAILS (ECM SD 2-20)

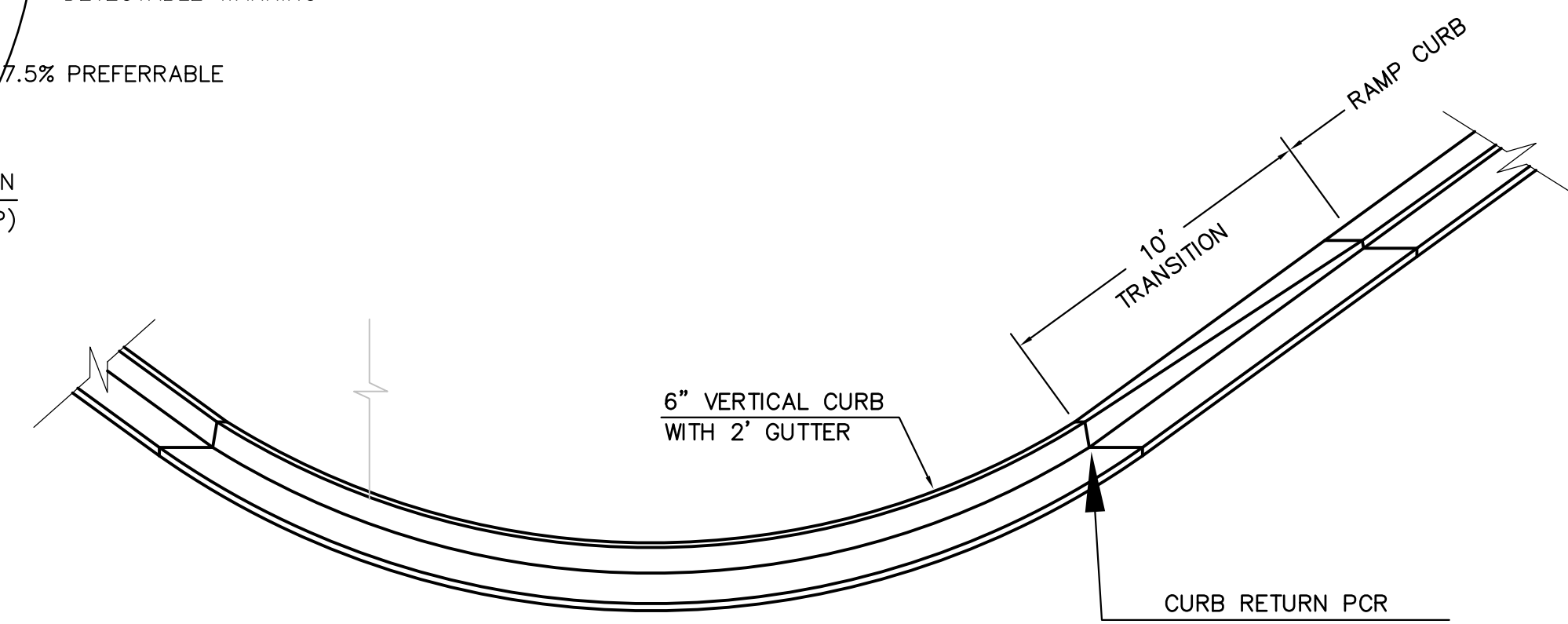


PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD 2-40)

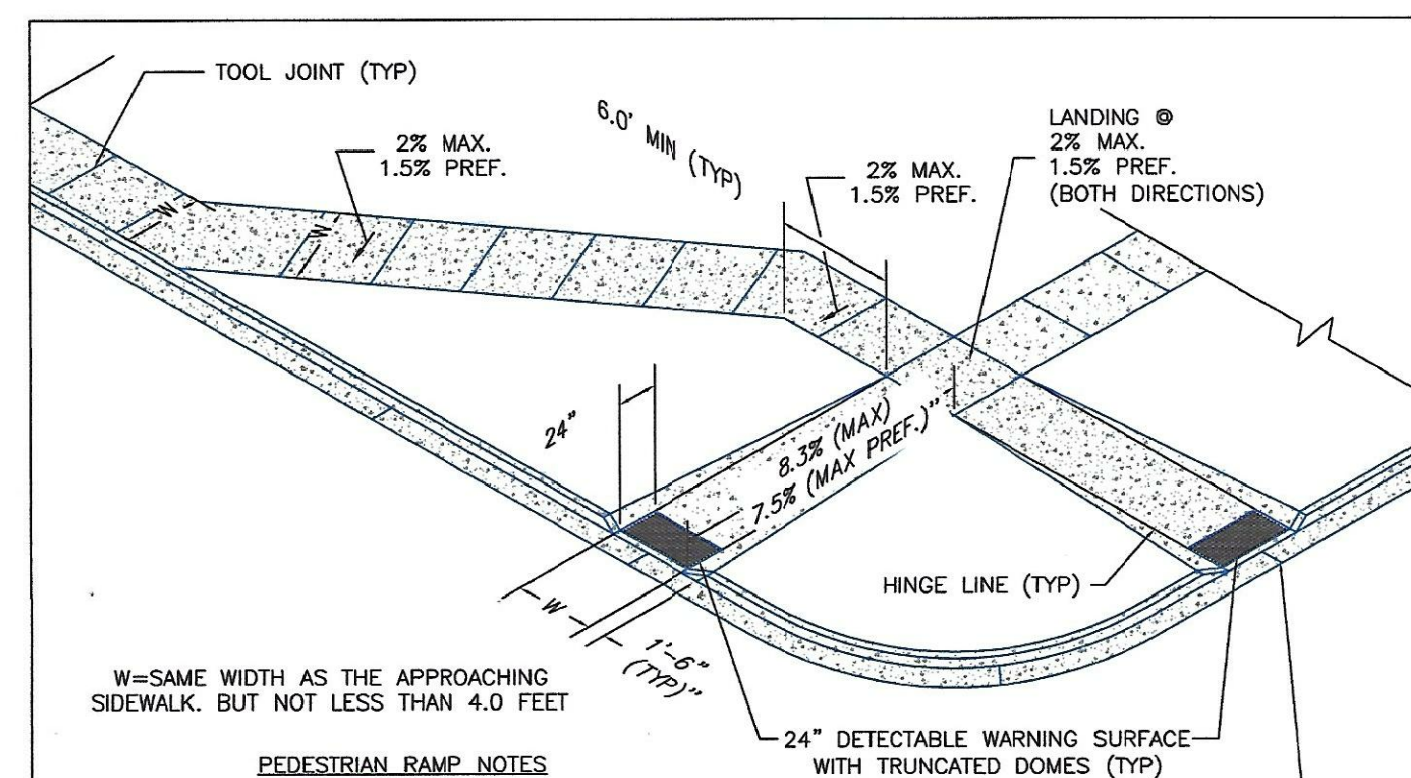
NO SCALE



CURB INLET DETAIL
 NTS

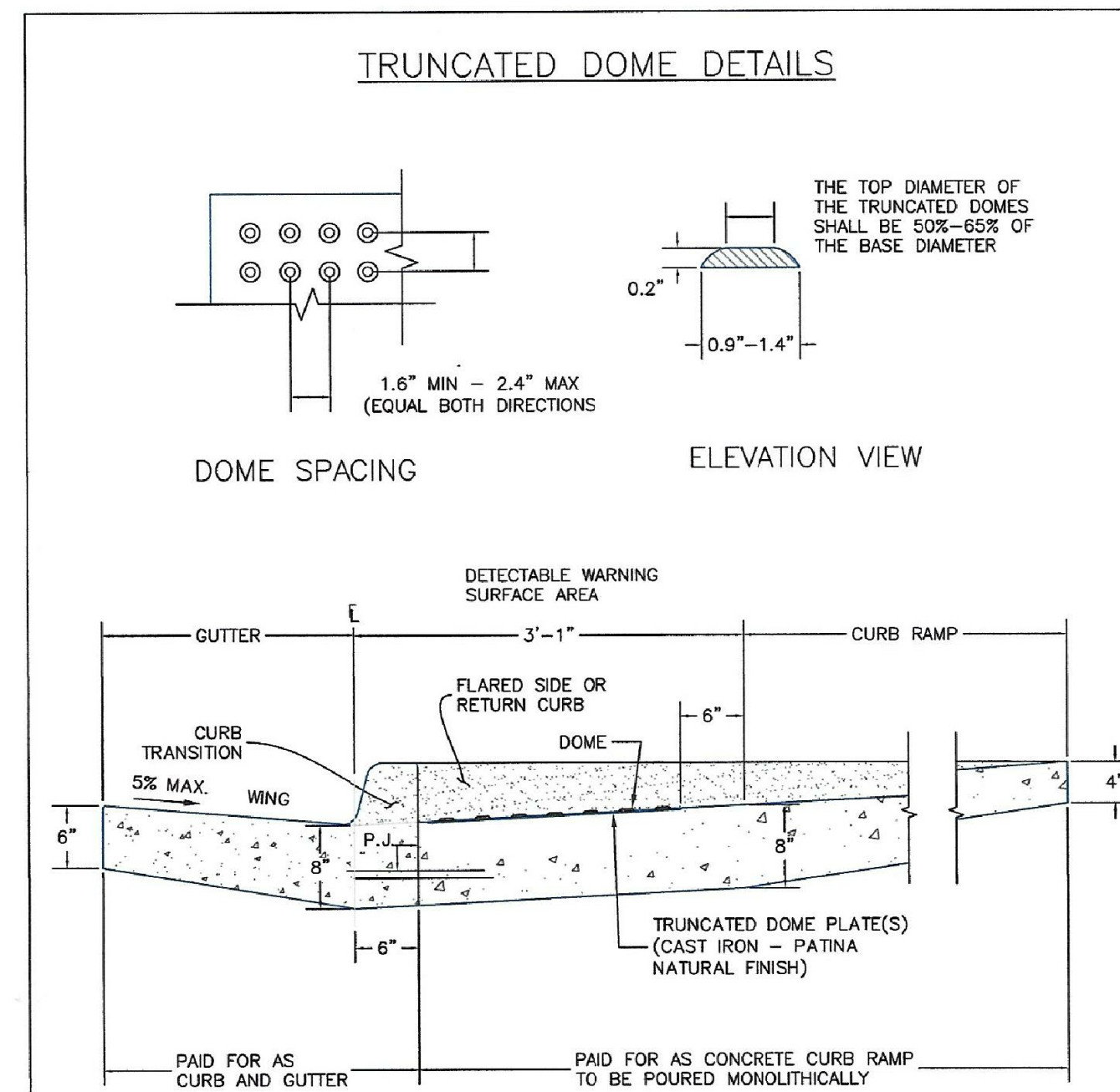


CURB TRANSITION DETAIL
 NTS



- PEDESTRIAN RAMP NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
 - CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
 - PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COMB BROOM FINISH.
 - PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PAVEMENT LOCATION REQUIREMENTS.
 - DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
 - DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (FINISH NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD 2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
 - THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
 - PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK 4' MINIMUM.
 - ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL. SUBJECT TO APPROVAL.
 - DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
 - THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.
- 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 (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10%.
 - PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
 - AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

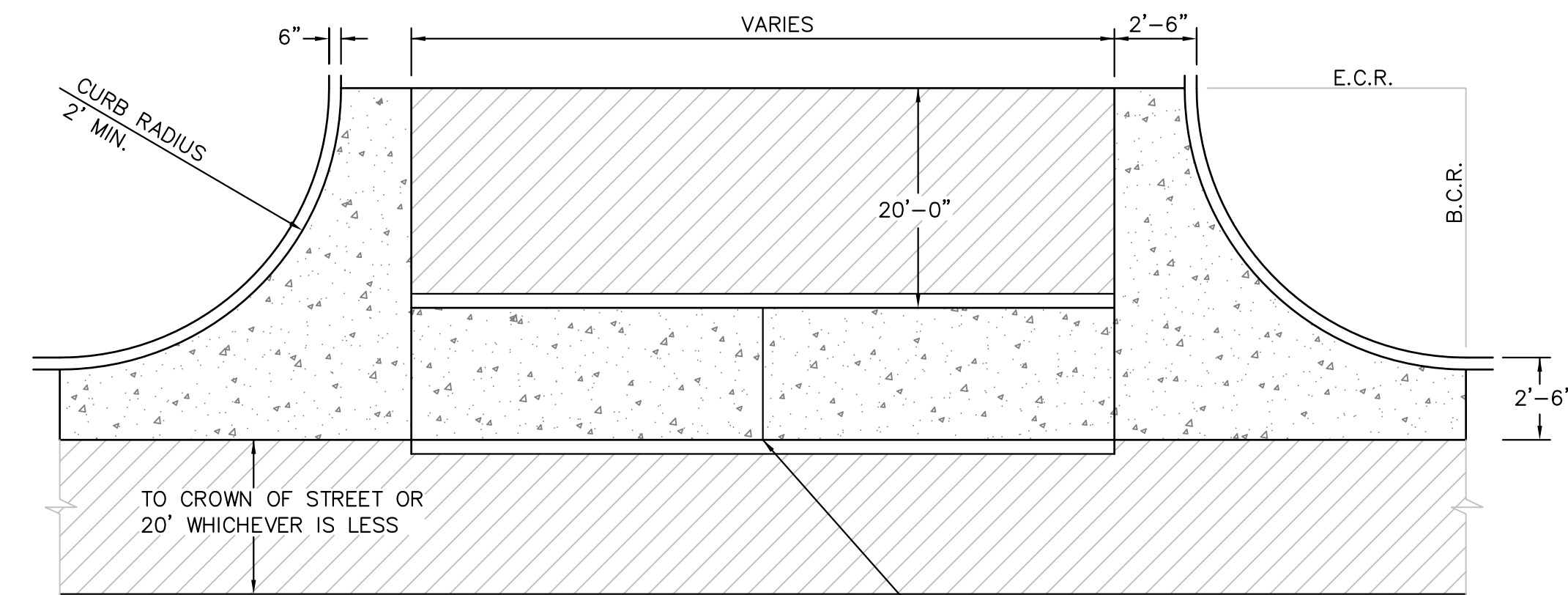
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DATE APPROVED: Jennifer E. Irvine	Standard Drawing	
REVISION DATE: 6/23/20	FILE NAME: SD_2-41	



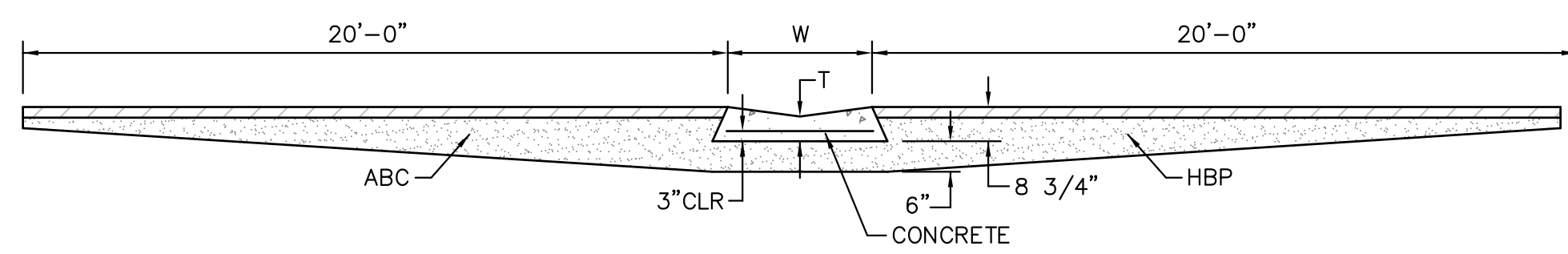
TRUNCATED DOME DETAILS (ECM SD 2-42)

TRUNCATED DOME DETAILS (ECM SD 2-42)

6/23/20	Detectable Warning Surface Details	
DATE APPROVED: Jennifer E. Irvine	Standard Drawing	
REVISION DATE: 6/23/20	FILE NAME: SD_2-42	



PLAN VIEW



SECTION A - A

TYPICAL CROSSSPAN LAYOUT (ECM SD 2-26)

NO SCALE

- NOTES**
- W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, 10' FOR ARTERIAL ROADS.
 - T = SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8" PCC, OR 9" FOR COLLECTORS MINIMUM WITH 6x6 - 4.4 WWF OR #4 @ 18"E.W.
 - ▨ = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
 - DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

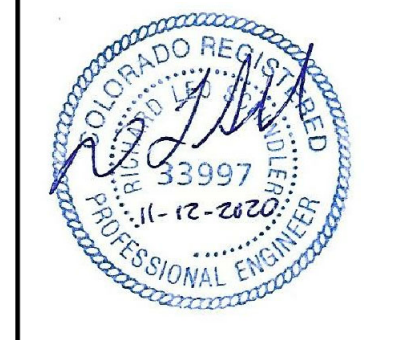
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNSVILLE, MN 55306
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

ROADWAY DETAIL SHEET



DATE:
 NOV 12, 2020
 PROJECT NO.
 100.051
 SHEET NUMBER
 C10.1
 TOTAL SHEETS: 24

GENERAL NOTES:
 1. FOR LENGTH (L) 10 FT. OR MORE, PROVIDE MAINTENANCE ACCESS AT BOTH ENDS WITH AN OPTIONAL MANHOLE RING AND COVER. CUT REINFORCEMENT BAR ACCORDINGLY.
 2. STATION POINT AT MIDPOINT OF INLET. MARK FLOORING.
 3. MEET SHAPE OF NORMAL BARBERR CURB AND GUTTER HERE.
 4. SEE CHANNEL LAYOUT ON SHEET 2.
 5. PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE.
 6. A 2" IN-SLOPES TERMINANT HERE FOR CHANGING SHALL BE PLACED AT 5' INTERVALS. ELEVATION FOR A CHANNEL THREE INCHES BELOW ROAD BASE. THE HOLE SHALL BE FLOODED WITH CONCRETE UPON ACCEPTANCE OF THE INLET.
 7. MANHOLE RING AND COVER STATION POINT AND OUTLET PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.
 8. VARIABLE REFER TO TABLE TAB.
 9. INCLUDE #4, #8 OR #9 BARS (SEE CHANNEL LAYOUT).
 10. REGULAR INLETS.
 11. DEEP DUCK SHEETS.

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

BAR #	SITE	C.C. SPACING	ALL INLETS		INLETS H ≤ 5 FT.		INLETS H > 5 FT.	
			L = 5 FT.	L = 10 FT.	L = 5 FT.	L = 10 FT.		
401	4	12"	11	8	11	8	11	8
402	4	12"	11	8	11	8	11	8
403	4	12"	11	8	11	8	11	8
404	4	12"	11	8	11	8	11	8
405	4	12"	11	8	11	8	11	8
406	4	12"	11	8	11	8	11	8
407	4	12"	11	8	11	8	11	8
408	4	12"	11	8	11	8	11	8
409	4	12"	11	8	11	8	11	8
410	4	12"	11	8	11	8	11	8
411	4	12"	11	8	11	8	11	8
412	4	12"	11	8	11	8	11	8
413	4	12"	11	8	11	8	11	8
414	4	12"	11	8	11	8	11	8
415	4	12"	11	8	11	8	11	8
416	4	12"	11	8	11	8	11	8
417	4	12"	11	8	11	8	11	8
418	4	12"	11	8	11	8	11	8
419	4	12"	11	8	11	8	11	8
420	4	12"	11	8	11	8	11	8

Computer File Information
 Creation Date: 07/04/12 Initials: DD
 Last Modification Date: 07/24/12 Initials: LTA
 User: lta@colorado.gov
 Drawing File Name: 80401202.dgn
 CAD Tool: MicroStation V8
 Scale: Not to Scale Units: English

Sheet Revisions

Date:	Comments:

Colorado Department of Transportation
 4200 East Arkansas Avenue
 Denver, Colorado 80222
 Phone: (303) 757-9600
 Fax: (303) 757-9620

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

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

GENERAL NOTES:
 1. CONCRETE SHALL BE CAST IN PLACE OR PRECAST.
 2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8" IN THICK.
 3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 308.
 4. CURB FACE ASSEMBLY SHALL BE CAST AFTER FINISHING.
 5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4" IN CURB AND GUTTER. CONCRETE SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
 6. REINFORCING BARS SHALL BE EMBEDDED AND SHALL HAVE A 2" IN MINIMUM CLEARANCE ALL REINFORCING BARS SHALL BE EPOXY COATED.
 7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
 8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.08.
 9. SINCE PIPE DIMENSIONS VARY WITH THE MANHOLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK QUANTITIES INCLUDE WEIGHTS OCCUPY BY PIPES.
 10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
 11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

H" INLETS	LENGTH	NO. REOD.	NO. REOD.	L = 5 FT.		L = 10 FT.	
				CONC. STEEL	CONC. STEEL	CONC. STEEL	CONC. STEEL
18"	401	402	403	404	405	406	407
24"	408	409	410	411	412	413	414
30"	415	416	417	418	419	420	421
36"	422	423	424	425	426	427	428
42"	429	430	431	432	433	434	435
48"	436	437	438	439	440	441	442
54"	443	444	445	446	447	448	449
60"	450	451	452	453	454	455	456
66"	457	458	459	460	461	462	463
72"	464	465	466	467	468	469	470
78"	471	472	473	474	475	476	477
84"	478	479	480	481	482	483	484
90"	485	486	487	488	489	490	491
96"	492	493	494	495	496	497	498
102"	499	500	501	502	503	504	505
108"	506	507	508	509	510	511	512
114"	513	514	515	516	517	518	519
120"	520	521	522	523	524	525	526

Computer File Information
 Creation Date: 07/04/12 Initials: DD
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 User: lta@colorado.gov
 Drawing File Name: 80401202.dgn
 CAD Tool: MicroStation V8
 Scale: Not to Scale Units: English

Sheet Revisions

Date:	Comments:

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

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

PIPE ID | **BW**

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

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

SCALE: NOT TO SCALE

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

REVISION DATE: 7/9/09 FILE NAME: SD_3-1

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

SCALE: NOT TO SCALE

11/10/04
 Storm Sewer Manhole Detail Type II Standard Drawing
 André P. Brackin
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 11/10/04 FILE NAME: SD_3-2

NOTES
 1. TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
 2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
 3. EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
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SCALE: NOT TO SCALE

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

REVISION DATE: 9/16/10 FILE NAME: SD_3-5

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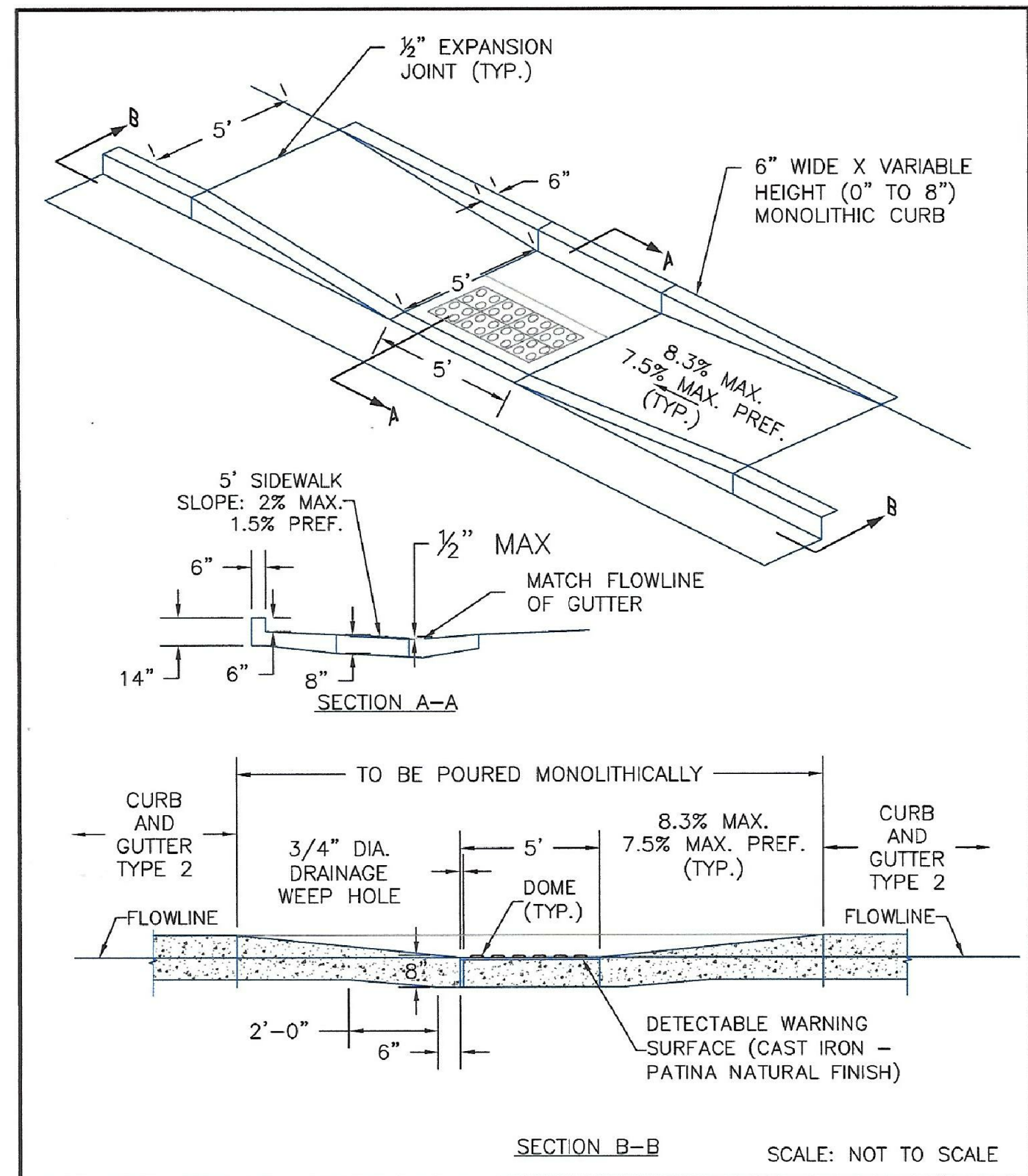
CREEKSIDE SOUTH LORSON RANCH, LLC
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DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

CREEKSIDE SOUTH AT LORSON RANCH FIL. NO. 1 STORM SEWER DETAILS



DATE: NOV 12, 2020
 PROJECT NO. 100.051
 SHEET NUMBER C10.2
 TOTAL SHEETS: 24



6/23/20		
DATE APPROVED:	Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	
REVISION DATE:	6/23/20	
Parallel Pedestrian Curb Ramp Detail Standard Drawing		FILE NAME: SD_2-50

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 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

CREEKSIDE SOUTH AT LORSON RANCH FIL. NO. 1 ROADWAY DETAIL SHEET



DATE: NOV 12, 2020

PROJECT NO. 100.051

SHEET NUMBER C10.3

TOTAL SHEETS: 24