

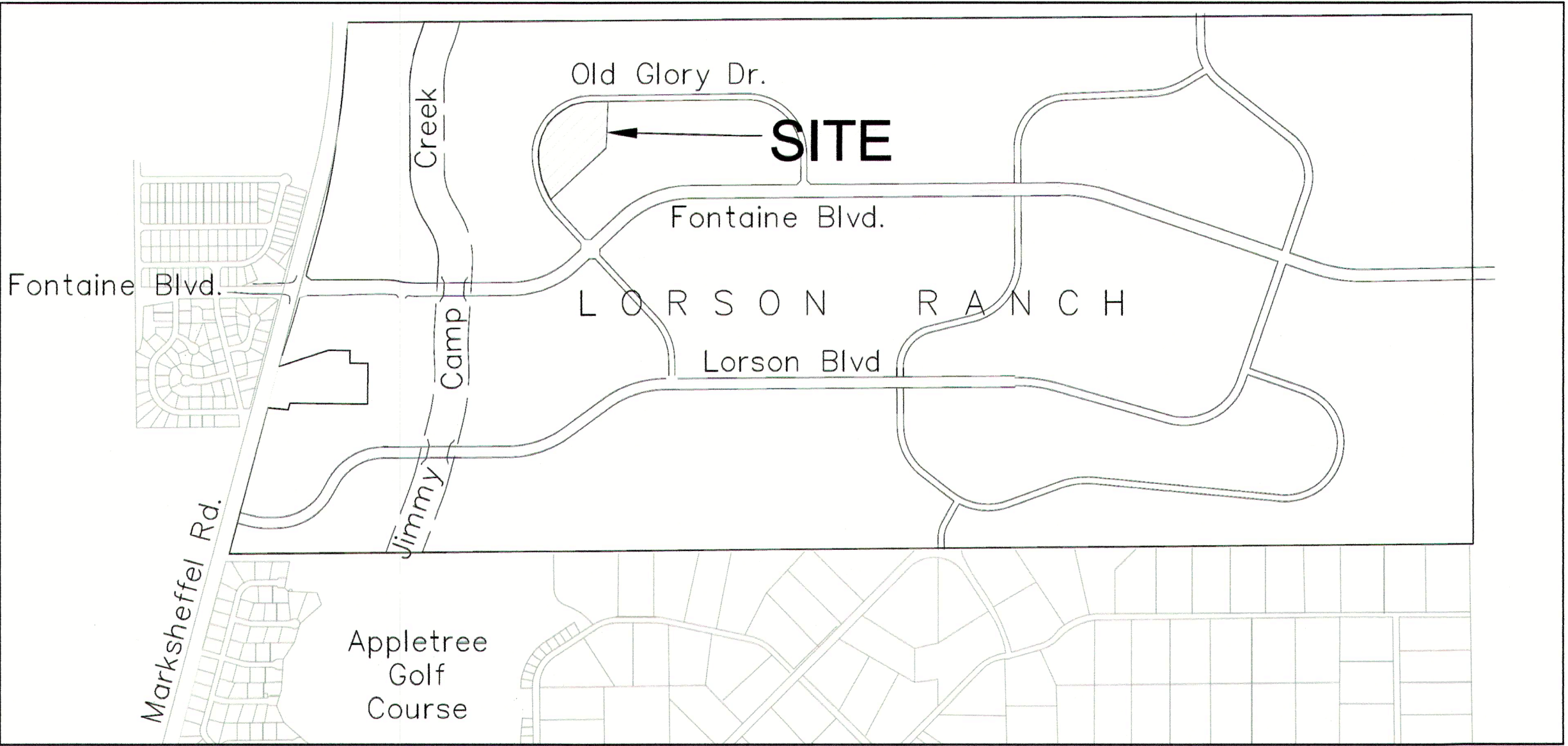
CONSTRUCTION PLANS
FOR
**PONDEROSA AT
LORSON RANCH FILING NO. 3**
STREET/STORM SEWER AND UTILITY CONSTRUCTION PLANS



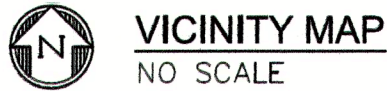
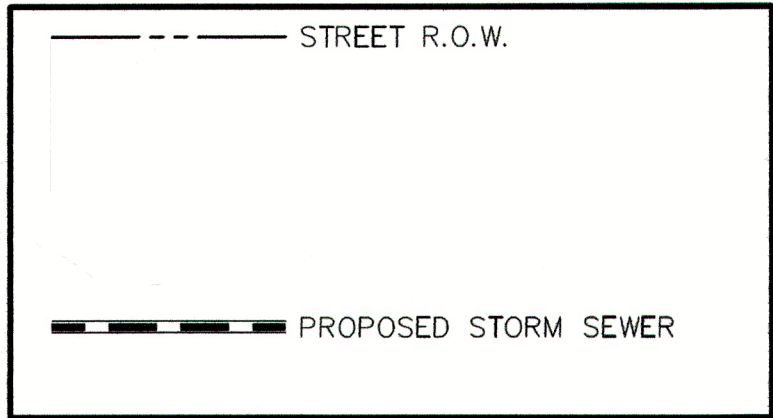
Know what's below.
Call before you dig.

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

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
C0.1	COVER SHEET
C0.2 ~ C0.3	NOTES (GENERAL, UTILITY)
C0.4	TYPICAL SECTIONS
C2.1 ~ C2.3	HORIZONTAL CONTROL PLAN
C3.1 ~ C3.2	UTILITY SERVICE PLAN
C4.1 ~ C4.3	FULL SPECTRUM POND A3 GRADING & STRUCTURE DETAILS
C5.1 ~ C5.2	STRIPING AND SIGNAGE PLAN
C6.1 ~ C6.2	STREET/STORM SEWER PLAN AND PROFILES-BEARCAT LOOP
C6.3	STREET/STORM SEWER PLAN AND PROFILES-BEARCAT POINT
C6.4	STREET/STORM SEWER PLAN STORM SEWER (DRIVE A & B)
C7.1 ~ C7.3	STORM SEWER PLAN AND PROFILES (PUBLIC AND PRIVATE)
C8.1 ~ C8.4	SANITARY SEWER/WATERMAIN PLAN AND PROFILES
C10.1 ~ C10.3	STREET/STORM DETAILS
C12.1 ~ C12.2	SEWER/WATER DETAILS



LEGEND



WATER / SANITARY
WIDEFIELD WATER AND SANITATION DISTRICT
8495 FONTAINE BLVD.
COLORADO SPRINGS, CO 80925
719-390-7111

CABLE
COMCAST
P.O. BOX 173838
DENVER, CO 80217
970-641-4774

ELECTRIC
MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN RD.
COLORADO SPRINGS, CO 80831
719-495-2283

SECURITY FIRE PROTECTION DISTRICT
400 SECURITY BOULEVARD
SECURITY, CO 80911
719-392-7121

PREPARED FOR:
LORSON, LLC
15004 1ST AVENUE S.
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.

DISTRICT APPROVAL (WATER)

THE WIDEFIELD WATER AND SANITATION DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE WIDEFIELD WATER AND SANITATION DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WIDEFIELD WATER AND SANITATION DISTRICT
WATER DESIGN APPROVAL

DATE 4/14/2020 BY Elizabeth Nijkamp

PROJECT NO. _____

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL

DISTRICT APPROVAL (WASTEWATER)

THE WIDEFIELD WATER AND SANITATION DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE WIDEFIELD WATER AND SANITATION DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WIDEFIELD WATER AND SANITATION DISTRICT
WATER DESIGN APPROVAL

DATE 4/14/2020 BY Elizabeth Nijkamp

PROJECT NO. _____

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL

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 DATE 4/14/20

TITLE MANAGER

ADDRESS 212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903

FIRE DISTRICT APPROVAL

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS TOGETHER WITH THE MAIN SIZES INDICATED ON THIS WATER INSTALLATION PLAN ARE ADEQUATE TO SATISFY THE REQUIREMENTS OF THE SECURITY FIRE PROTECTION DISTRICT'S FIRE AND RESCUE DEPARTMENT. THIS APPROVAL IS BASED ON THE INFORMATION IN THESE PLANS, SPECIFICATIONS AND SUPPLEMENTAL INFORMATION PROVIDED BY THE DESIGN ENGINEER WHOSE SIGNATURE APPEARS IN THESE PLANS, AND THE WIDEFIELD WATER AND SANITATION DISTRICT.

SIGNED Richard L. Schindler DATE 4/22/2020
BY FIRE PROTECTION CHIEF OR COORDINATOR

CONSTRUCTION APPROVAL

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

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



JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR DATE _____
CONDITIONS:

ENGINEER'S APPROVAL

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

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

**AS-BUILT
STREET-STM
APRIL 10, 2020**

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.

PUDSP-19-010

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 612-895-1800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

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

DATE: _____

DESCRIPTION: _____

NO. _____

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

**COVER SHEET
STREET/STORM SEWER
AND UTILITY PLANS**

DATE:
APR 8, 2020

PROJECT NO.
100.050

SHEET NUMBER
C0.1

TOTAL SHEETS: 30

CONSTRUCTION NOTES

1. ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM AERIAL CONTOURS AND PREVIOUS CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
3. DEPTH OF MOISTURE–DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
BASE OF ALL CUTS AND FILLS – 12 INCHES,
FULL DEPTH OF ALL EMBANKMENTS
4. THE CONTRACTOR IS RESPONSIBLE FOR THE RE–ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
5. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
6. PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF–ROLLED WITH A LOADED 988 FRONT–END LOADER OR SIMILAR HEAVY RUBBER 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.
7. SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
8. FILL SHALL BE PLACED IN 8–INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:

– HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.

– SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.

– TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.

– MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.

– TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.

– CONCRETE WASH AREAS.

– INLET PROTECTION.

THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
10. FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE “GEOTECHNICAL STUDY” FOR THIS PROJECT.

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:

a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)

b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2

c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

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

STORM SEWER NOTES:

1. CONTRACTOR SHALL USE “TYLOX SUPER SEAL” OR APPROVED EQUAL JOINT GASKET FOR ALL RCP STORM SEWER JOINTS

AS-BUILT

STREET-STM

APRIL 10, 2023

EPC 8/12/2020

CORE
ENGINEERING GROUP

15004 151ST AVENUE S,
DENVER, CO 80202
PHONE: 303-759-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegl.com

NO.

DATE

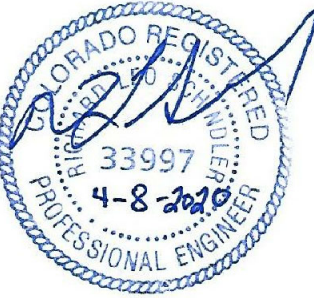
DESCRIPTION

PROJECT:
PONDEROSA AT LORSON
RANCH FILING NO. 3
LITTLE DOGIE DR – OLD GLORY 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

NOTES



DATE:
APR 8, 2020

PROJECT NO.
100.050

SHEET NUMBER
C0.2

TOTAL SHEETS: 30

CONSTRUCTION NOTES

3. DEPTH OF MOISTURE-DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
BASE OF ALL CUTS AND FILLS - 12 INCHES,
FULL DEPTH OF ALL EMBANKMENTS
4. THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
5. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
6. PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED 988 FRONT-END LOADER OR SIMILAR HEAVY RUBBER 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.
7. SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
8. FILL SHALL BE PLACED IN 8-INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:
 - HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.
 - TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.
 - CONCRETE WASH AREAS.
 - INLET PROTECTION.THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
10. FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR LORSON RANCH.

WIDEFIELD WATER AND SANITATION DISTRICT GENERAL NOTES

1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WIDEFIELD WATER AND SANITATION DISTRICT SPECIFICATIONS. COMPACTION REQUIREMENTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE WIDEFIELD WATER AND SANITATION DISTRICT OR A HIGHER STANDARD IS IMPOSED BY ANOTHER AGENCY HAVING RIGHT-OF-WAY JURISDICTION.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE WIDEFIELD WATER AND SANITATION DISTRICT. THE WIDEFIELD WATER AND SANITATION DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. THE DEVELOPER OR HIS ENGINEER HAS LOCATED ALL FIRE HYDRANTS AND FUTURE SERVICE STUBS. ANY REQUIRED REALIGNMENT, EITHER HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER.
4. ALL DUCTILE IRON PIPE, TO INCLUDE FITTINGS, VALVES AND FIRE HYDRANTS WILL BE WRAPPED WITH POLYETHYLENE TUBING, BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED.
5. ALL DUCTILE IRON PIPE SHALL BE DOUBLE BONDED. DIP SHALL HAVE CATHODIC PROTECTION USING NO. 6 WIRE WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET.
6. PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.
7. ALL FITTINGS SHALL BE DUCTILE IRON -MECHANICAL JOINT AND HAVE 9 LB. MAGNESIUM ANODES AT EVERY FITTING.
8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT (390-7111) A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
9. THE LOCATION OF ALL UTILITIES AS SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL FIELD EXCAVATE AND VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL TIE-INS. CONTRACTOR SHALL NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER OF THE FIELD VERIFIED INFORMATION PRIOR TO CONSTRUCTION.
11. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.
12. ANY WATER UTILITY MATERIAL REMOVED AND NOT REUSED SHALL BE RETURNED TO THE WIDEFIELD WATER AND SANITATION DISTRICT IF THE DISTRICT SO REQUESTS.
13. THE CONTRACTOR SHALL AT HIS EXPENSE SUPPORT AND PROTECT ALL UTILITY MAINS SO THAT THEY WILL FUNCTION CONTINUOUSLY DURING CONSTRUCTION. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT WILL BE REPLACED IMMEDIATELY BY EITHER THE CONTRACTOR OR THE WIDEFIELD WATER AND SANITATION DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.
14. ANY PUMPING OR BYPASS OPERATIONS MUST BE REVIEWED AND APPROVED PRIOR TO EXECUTION BY BOTH THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER.
15. DISINFECTION SHALL BE ACCOMPLISHED BY GLUING TABLETS TO THE TOP OF THE LINE. POWDER OR GRANULAR HTH SHALL NOT BE USED. SEE WIDEFIELD SPECS FOR FURTHER DEFINITION OF DISINFECTION TECHNIQUES.
16. CONTRACTOR MUST REPLACE OR REPAIR ANY DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
17. ALL WATER LINES 6" AND LARGER, AND ALL SEWER LINES 8" AND LARGER, SHALL HAVE AS "AS-BUILT" PLANS PREPARED AND APPROVED PRIOR TO FINAL ACCEPTANCE BY THE WIDEFIELD WATER AND SANITATION DISTRICT.
18. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE IS REQUIRED A MINIMUM OF 72 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. TO SET THE PRE-CONSTRUCTION CONFERENCE, CONTACT BRANDON BERNARD-WATER SUPERINTENDENT (464-2051) AND/OR MARK MCCORMICK, WASTEWATER SUPERINTENDENT OF THE WIDEFIELD WATER AND SANITATION DISTRICT FOR A TIME. NO PRE-CONSTRUCTION CONFERENCE TIMES WILL BE SET UNTIL 4 SETS OF SIGNED DRAWINGS ARE RECEIVED BY THE WIDEFIELD W & S DISTRICT. PRE-CONSTRUCTION DATE /INITIALS .

WIDEFIELD WATER AND SANITATION DISTRICT UTILITY CONSTRUCTION NOTES

1. ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE CATHODIC PROTECTION AND 9 LB MAGNESIUM ANODES AT EVERY FITTING.
2. ALL FIRE HYDRANTS SHALL BE GUARDIAN K-81D HYDRANT KENNEDY VALVE OR AMERICAN AVK SERIES 2700, (MODERN)

AS-BUILT

STREET-STM
APRIL 10, 2023

UNDERDRAIN CONSTRUCTION NOTES

1. SUMP PUMP DISCHARGE FROM HOUSES MUST DISCHARGE TO UNDERGROUND UNDERDRAIN LATERALS, OPEN SPACE, PONDS, OR SWALES AND ARE NOT ALLOWED TO FLOW OVER PUBLIC SIDEWALK OR CURB/GUTTER.
2. ALL PVC UNDERDRAIN MAINS SHALL BE 4" PVC, SDR 35.
3. UNDERDRAIN LATERALS SHALL BE 3" PVC, SDR 35
4. UNDERDRAIN CLEANOUT BOXES ON THE MAINS SHALL BE A CAST IRON TWO PIECE HEAVY DUTY VALVE BOX MANUFACTURED BY STAR PIPE PRODUCTS OR APPROVED EQUAL. THE TOP PIECE SHALL BE 16" TALL AND THE BOTTOM PIECE SHALL BE 36" TALL.
5. PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.
6. ALL FITTINGS SHALL BE DUCTILE IRON -MECHANICAL JOINT AND HAVE 1 LB. MAGNESIUM ANODES AT EVERY FITTING.
7. THE LOCATION OF ALL UTILITIES AS SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL FIELD EXCAVATE AND VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL TIE-INS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE FIELD VERIFIED INFORMATION PRIOR TO CONSTRUCTION.
9. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL AT HIS EXPENSE SUPPORT AND PROTECT ALL UTILITY MAINS SO THAT THEY WILL FUNCTION CONTINUOUSLY DURING CONSTRUCTION. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT WILL BE REPLACED IMMEDIATELY BY THE CONTRACTOR AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.

SEWER / WATER NOTES

CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BONNICK, WY 83006
PH: 719-659-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@eg1.com

NO.	DESCRIPTION	DATE


DRAWN: RLS

DESIGNED: RLS

CHECKED: RLS

PROJECT: PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

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

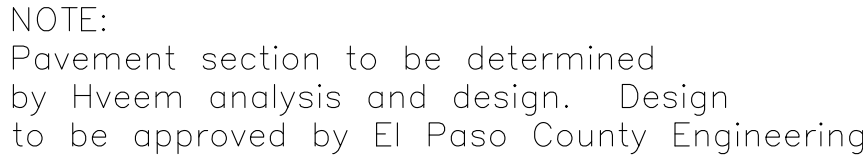


DATE: APR 8, 2020

PROJECT NO. 100.050

SHEET NUMBER C0.3

TOTAL SHEETS: 30

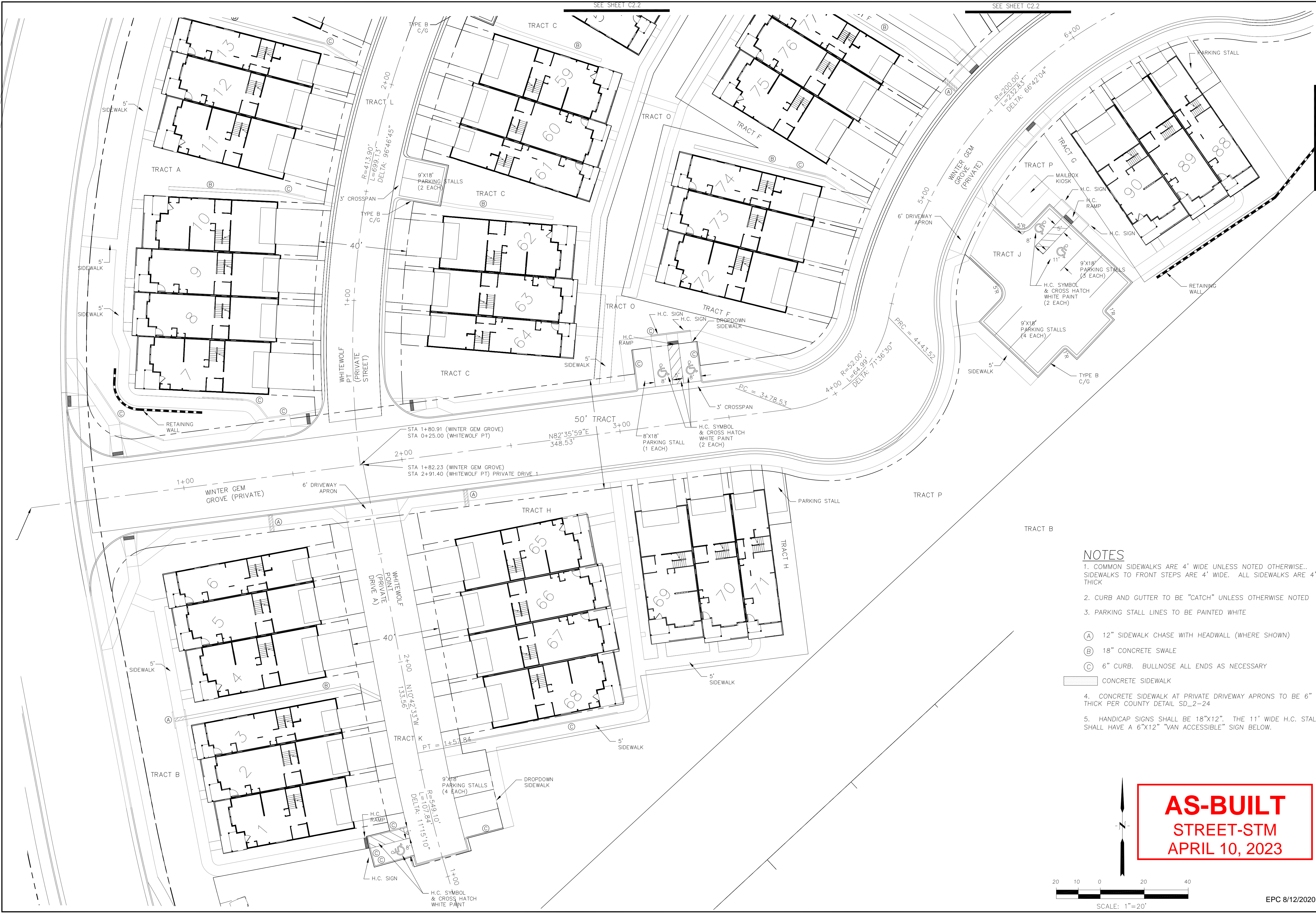


DATE:
APR 8, 2020

PROJECT NO.
100.050

SHEET NUMBER
C0.4

TOTAL SHEETS: 30



- NOTES**
1. COMMON SIDEWALKS ARE 4' WIDE UNLESS NOTED OTHERWISE.. SIDEWALKS TO FRONT STEPS ARE 4' WIDE. ALL SIDEWALKS ARE 4" THICK
 2. CURB AND GUTTER TO BE "CATCH" UNLESS OTHERWISE NOTED
 3. PARKING STALL LINES TO BE PAINTED WHITE
- (A) 12" SIDEWALK CHASE WITH HEADWALL (WHERE SHOWN)
(B) 18" CONCRETE SWALE
(C) 6" CURB. BULLNOSE ALL ENDS AS NECESSARY
- CONCRETE SIDEWALK
4. CONCRETE SIDEWALK AT PRIVATE DRIVEWAY APRONS TO BE 6" THICK PER COUNTY DETAIL SD_2-24
 5. HANDICAP SIGNS SHALL BE 18"x12". THE 11' WIDE H.C. STALL SHALL HAVE A 6"x12" "VAN ACCESSIBLE" SIGN BELOW.

CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNING WOODS, CO 80903 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	
DATE	PROJECT NO.
DESCRIPTION	PROJECT: PONDEROSA AT LORSON RANCH FILING NO. 3 LITTLE DOGIE DR - OLD GLORY DR COLORADO SPRINGS, COLORADO
NO.	DRAWN: RLS DESIGNED: RLS CHECKED: RLS
PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	
PONDEROSA AT LORSON RANCH FILING NO. 3 HORIZONTAL CONTROL PLAN	
DATE:	APR 8, 2020
PROJECT NO.	100.050
SHEET NUMBER	C2.1
TOTAL SHEETS: 30	

NOTES

1. COMMON SIDEWALKS ARE 4' WIDE UNLESS NOTED OTHERWISE..
SIDEWALKS TO FRONT STEPS ARE 4' WIDE. ALL SIDEWALKS ARE 4" THICK

2. CURB AND GUTTER TO BE "CATCH" UNLESS OTHERWISE NOTED

3. PARKING STALL LINES TO BE PAINTED WHITE

(A) 12" SIDEWALK CHASE WITH HEADWALL (WHERE SHOWN)

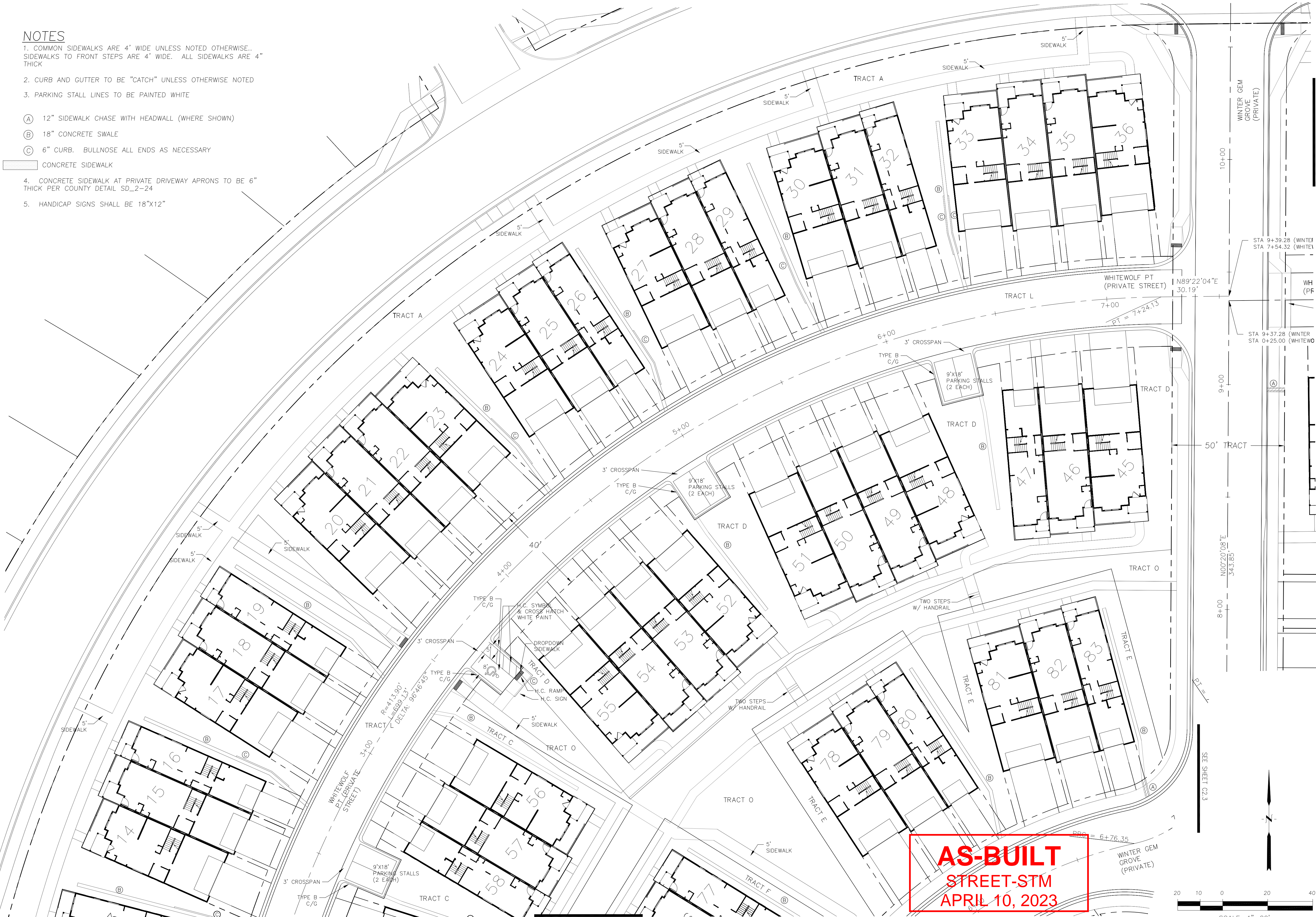
(B) 18" CONCRETE SWALE

(C) 6" CURB. BULLNOSE ALL ENDS AS NECESSARY

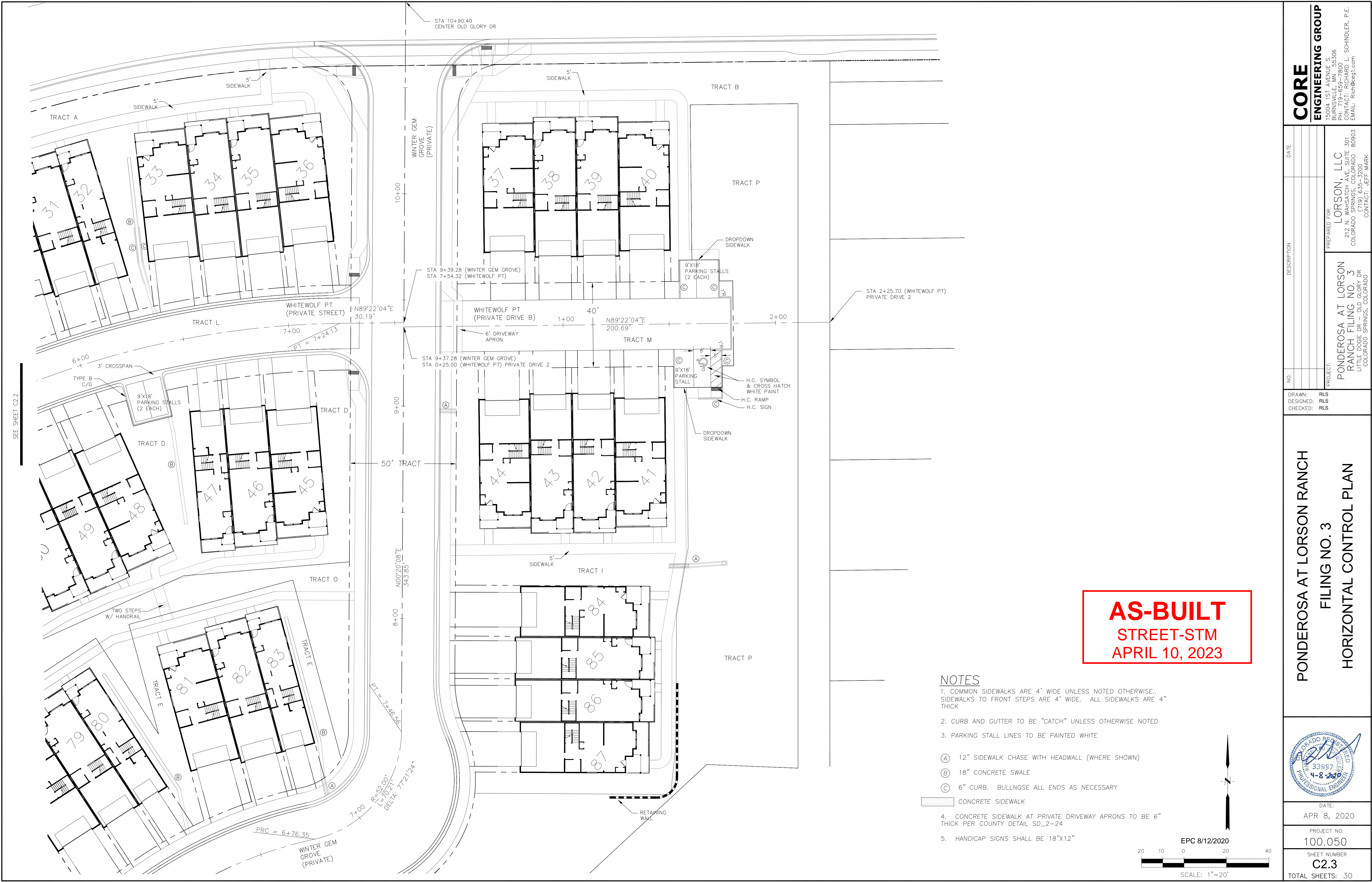
CONCRETE SIDEWALK

4. CONCRETE SIDEWALK AT PRIVATE DRIVEWAY APRONS TO BE 6" THICK PER COUNTY DETAIL SD_2-24

5. HANDICAP SIGNS SHALL BE 18"x12"



CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNING WILLOW, CO 80633 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	
DATE	PROJECT NO.
DESCRIPTION	PROJECT NO.
NO.	PROJECT NO.
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
PREPARED FOR: LORSON, LLC 212 N. WAHSAATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	
PROJECT: PONDEROSA AT LORSON RANCH FILING NO. 3 LITTLE DOGIE DR - OLD GLORY DR COLORADO SPRINGS, COLORADO	
PONDEROSA AT LORSON RANCH FILING NO. 3 HORIZONTAL CONTROL PLAN	
DATE:	APR 8, 2020
PROJECT NO.	100.050
SHEET NUMBER	C2.2
TOTAL SHEETS:	30



CORE

ENGINEERING GROUP

15004 1ST AVENUE S,
BURNING WATERS, CO 80015
PHONE: 303.780.7800
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
(719) 635-3200
CONTACT: JEFF MARK

PROJECT:

PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN:

RLS

DESIGNED:

RLS

CHECKED:

RLS

PONDEROSA AT LORSON RANCH

FILING NO. 3

HORIZONTAL CONTROL PLAN

DATE:

APR 8, 2020

PROJECT NO.

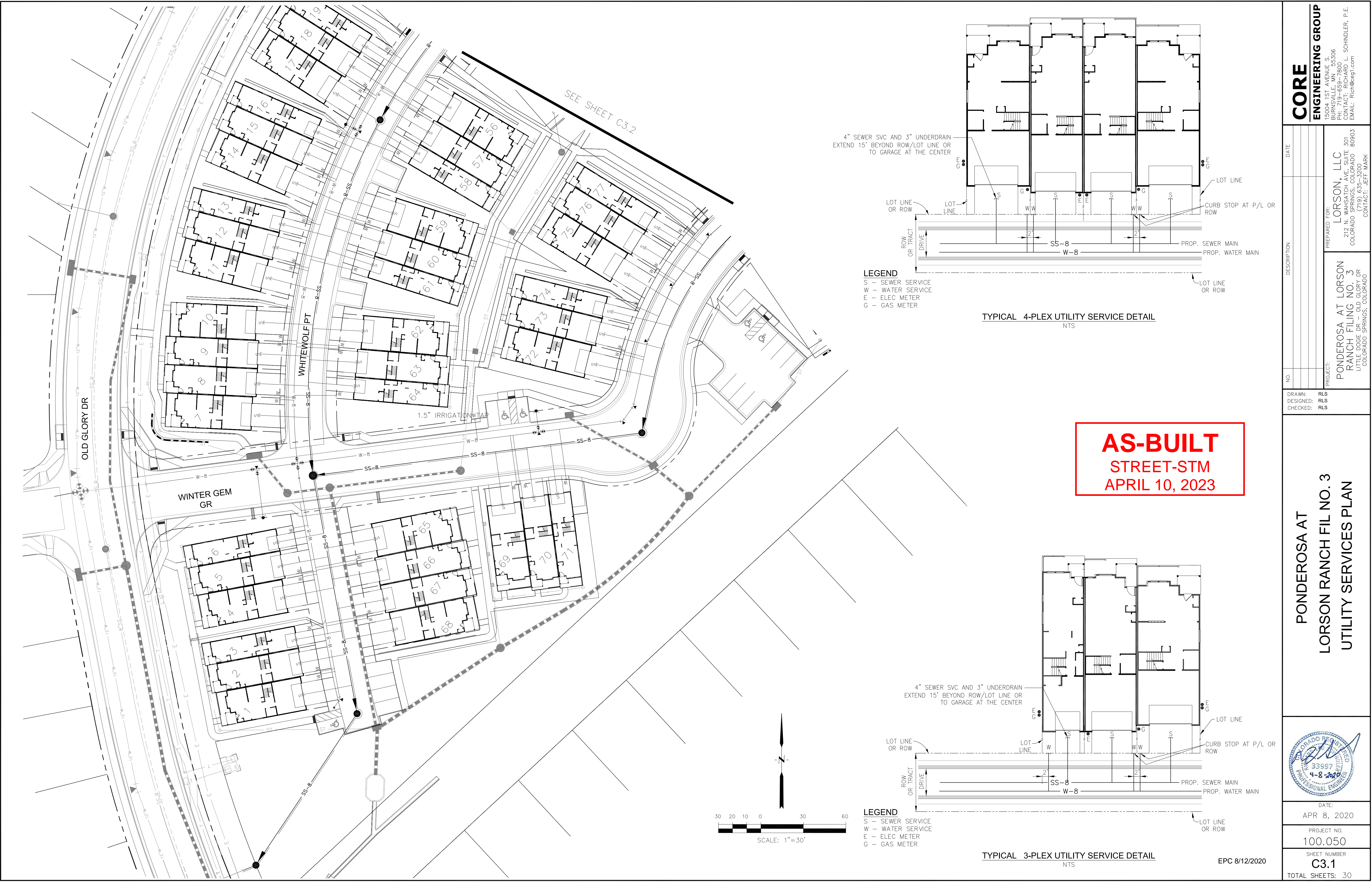
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SHEET NUMBER

C2.3

TOTAL SHEETS:

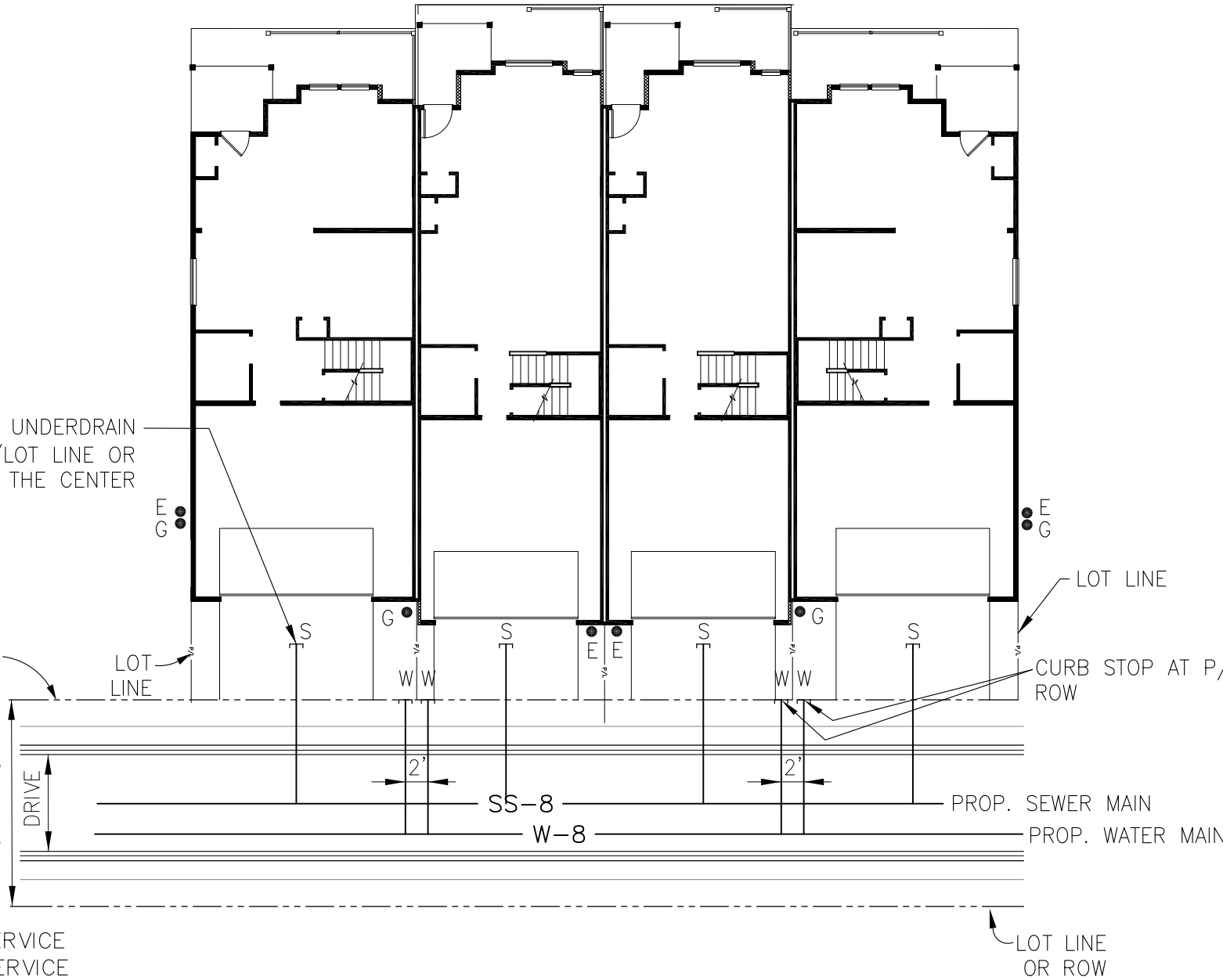
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4" SEWER SVC AND 3" UNDERDRAIN
EXTEND 15' BEYOND ROW/LOT LINE OR
TO GARAGE AT THE CENTER

LOT LINE
OR ROW

LEGEND
S - SEWER SERVICE
W - WATER SERVICE
E - ELEC METER
G - GAS METER



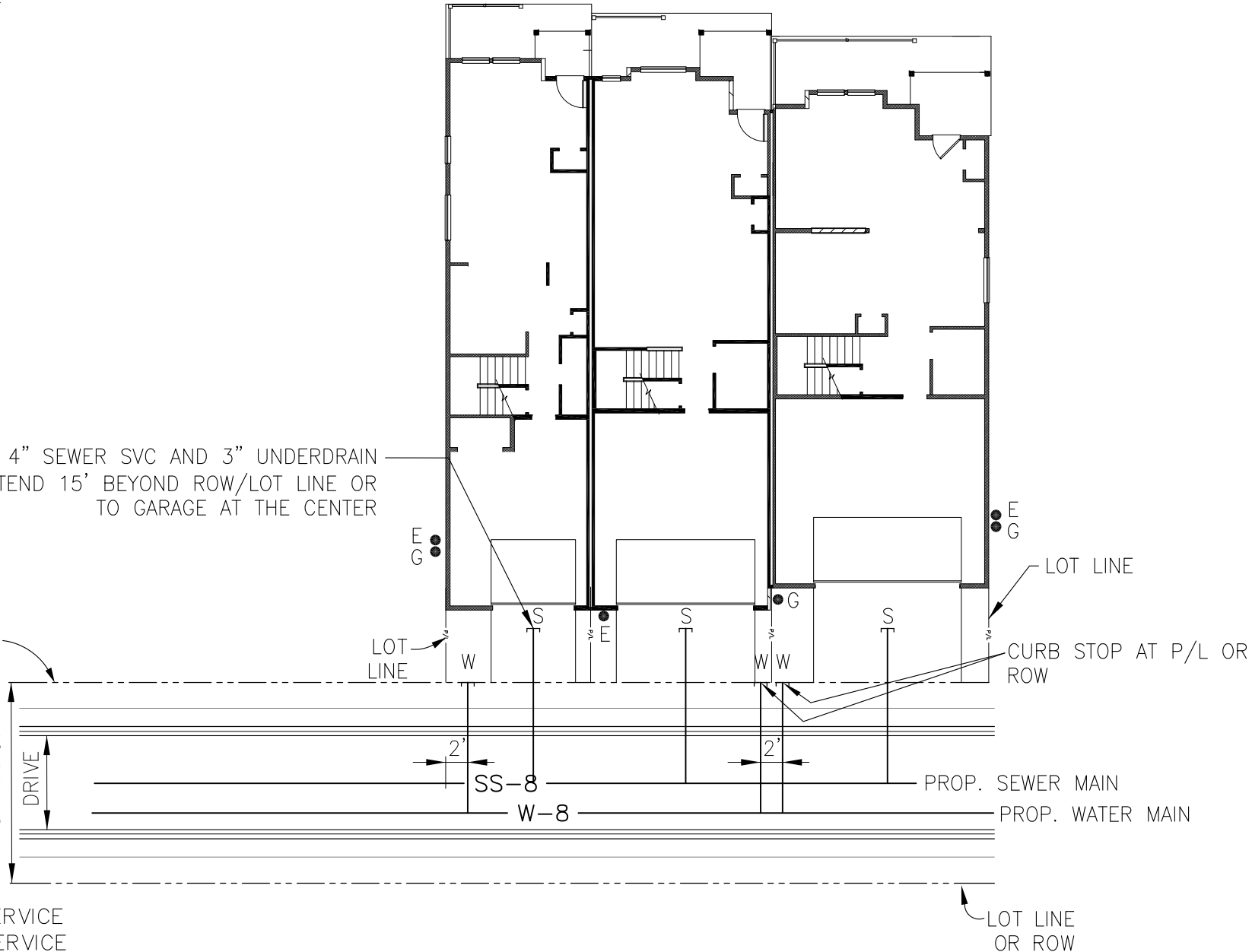
TYPICAL 4-PLEX UTILITY SERVICE DETAIL
NTS

AS-BUILT
STREET-STM
APRIL 10, 2023

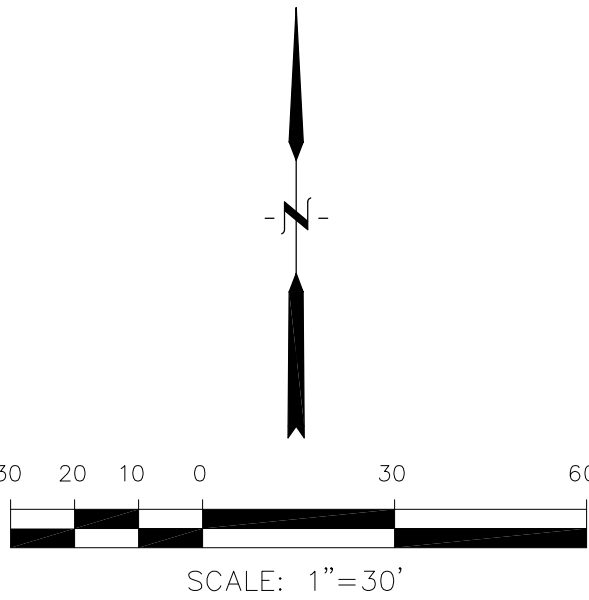
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EXTEND 15' BEYOND ROW/LOT LINE OR
TO GARAGE AT THE CENTER

LOT LINE
OR ROW

LEGEND
S - SEWER SERVICE
W - WATER SERVICE
E - ELEC METER
G - GAS METER



TYPICAL 3-PLEX UTILITY SERVICE DETAIL
NTS



ENGINEERING GROUP

15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719-659-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

PROJECT:
PONDEROSA AT LORSON
RANCH FILING NO. 3
LITTLE DOGGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

PONDEROSA AT
LORSON RANCH FIL NO. 3
UTILITY SERVICES PLAN

DATE:
APR 8, 2020

PROJECT NO.
100.050

SHEET NUMBER
C3.1

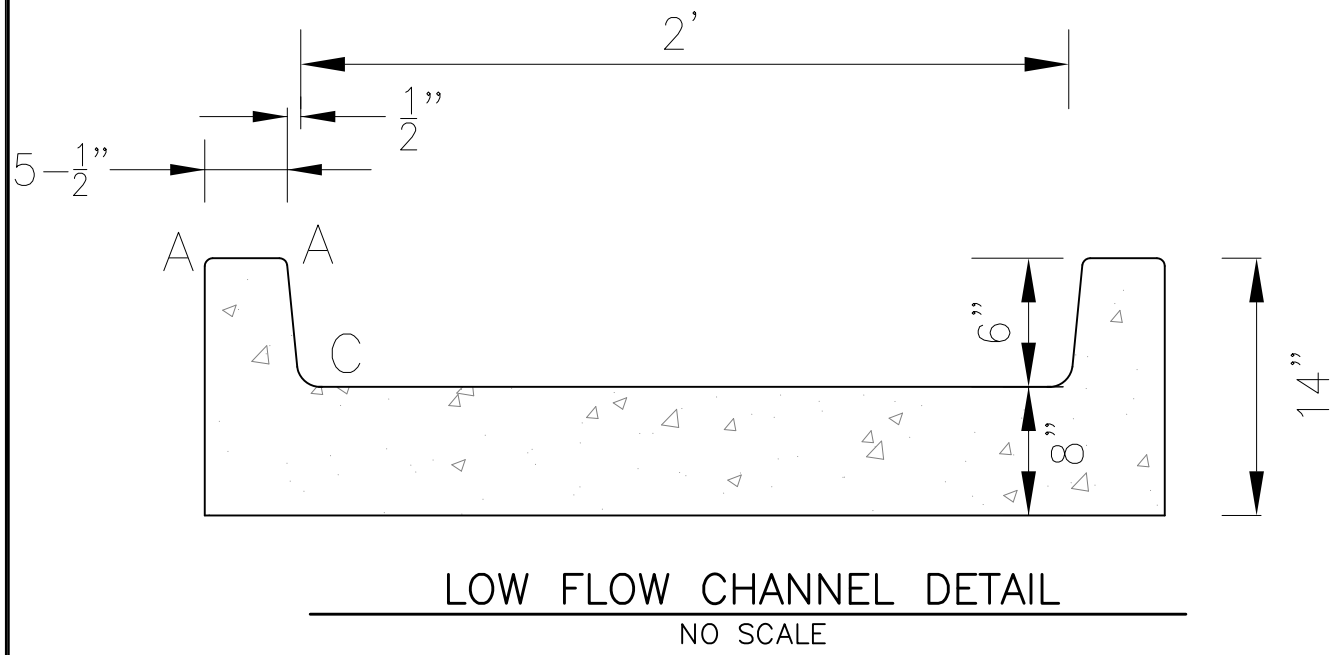
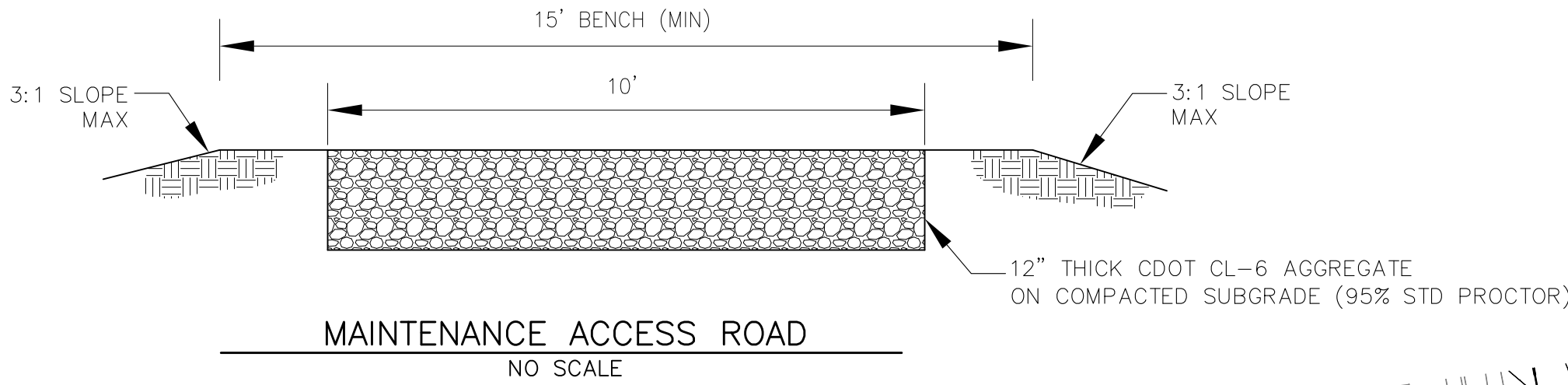
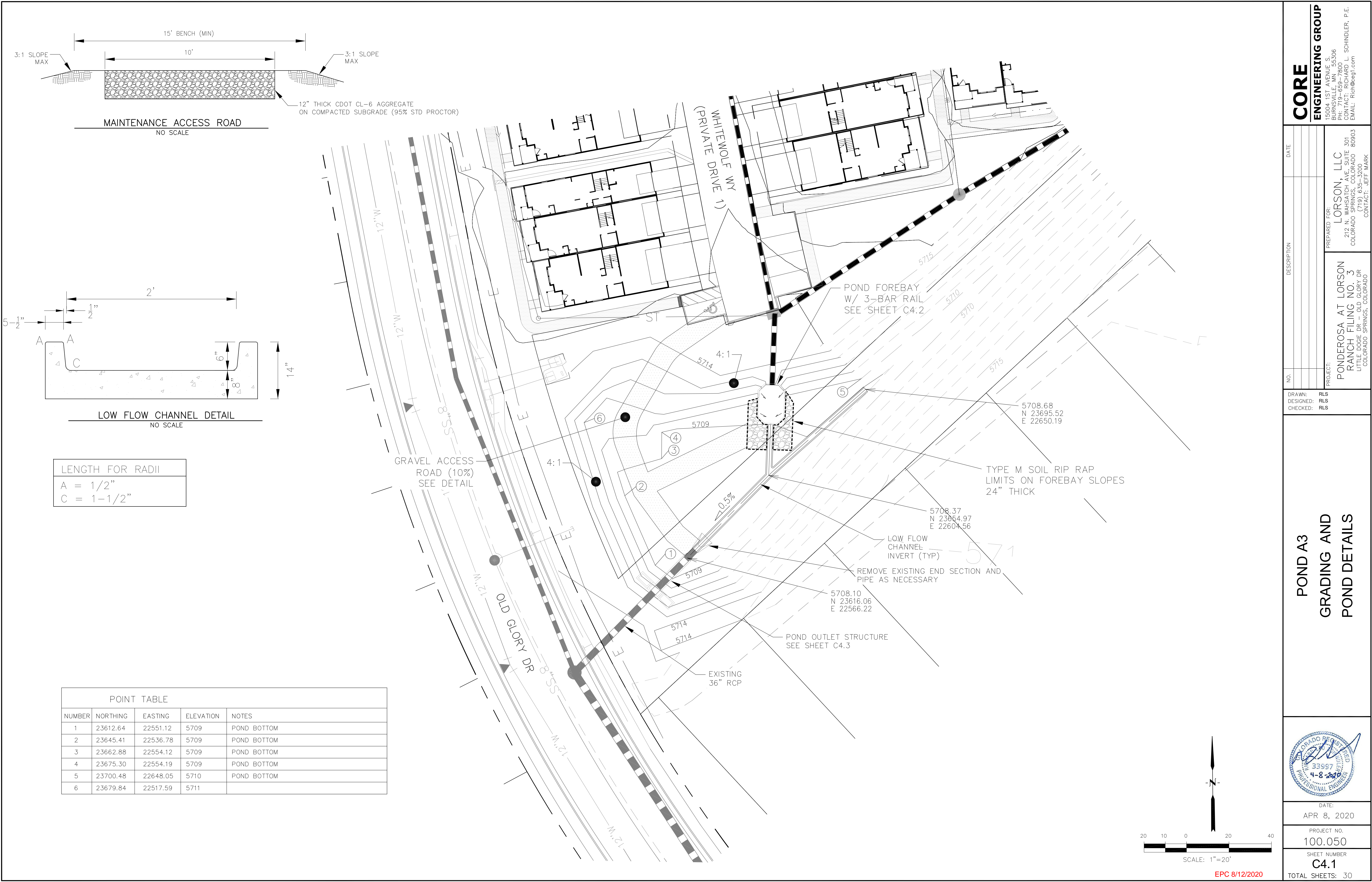
TOTAL SHEETS: 30



AS-BUILT
STREET-STM
APRIL 10, 2023

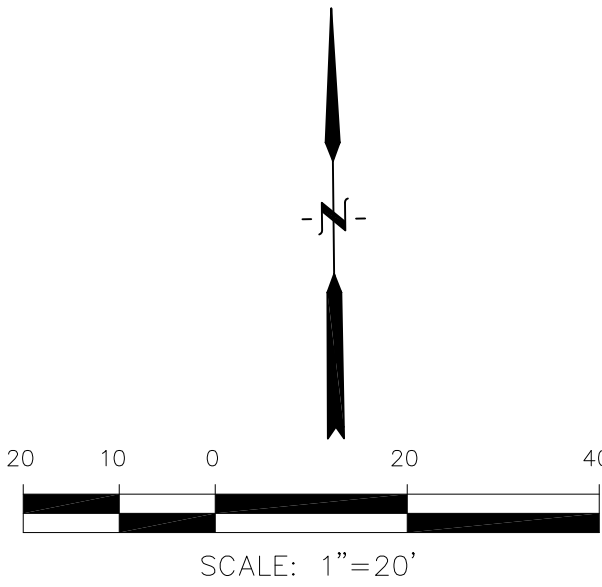
EPC 8/12/2020

DATE: APR 8, 2020	
PROJECT NO. 100.050	
SHEET NUMBER C3.2	
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DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
PROJECT: PONDEROSA AT LORSON RANCH, FILING NO. 3 LITTLE DOGIE DR., OLD GLORY DR COLORADO SPRINGS, COLORADO	
PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com	
CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719-659-7800 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com	



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

POINT TABLE				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	23612.64	22551.12	5709	POND BOTTOM
2	23645.41	22536.78	5709	POND BOTTOM
3	23662.88	22554.12	5709	POND BOTTOM
4	23675.30	22554.19	5709	POND BOTTOM
5	23700.48	22648.05	5710	POND BOTTOM
6	23679.84	22517.59	5711	



CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOOD, CO 80903
PHONE: 719-659-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE: _____

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

PROJECT:
PONDEROSA AT LORSON
RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

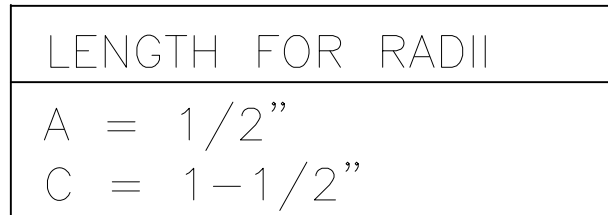
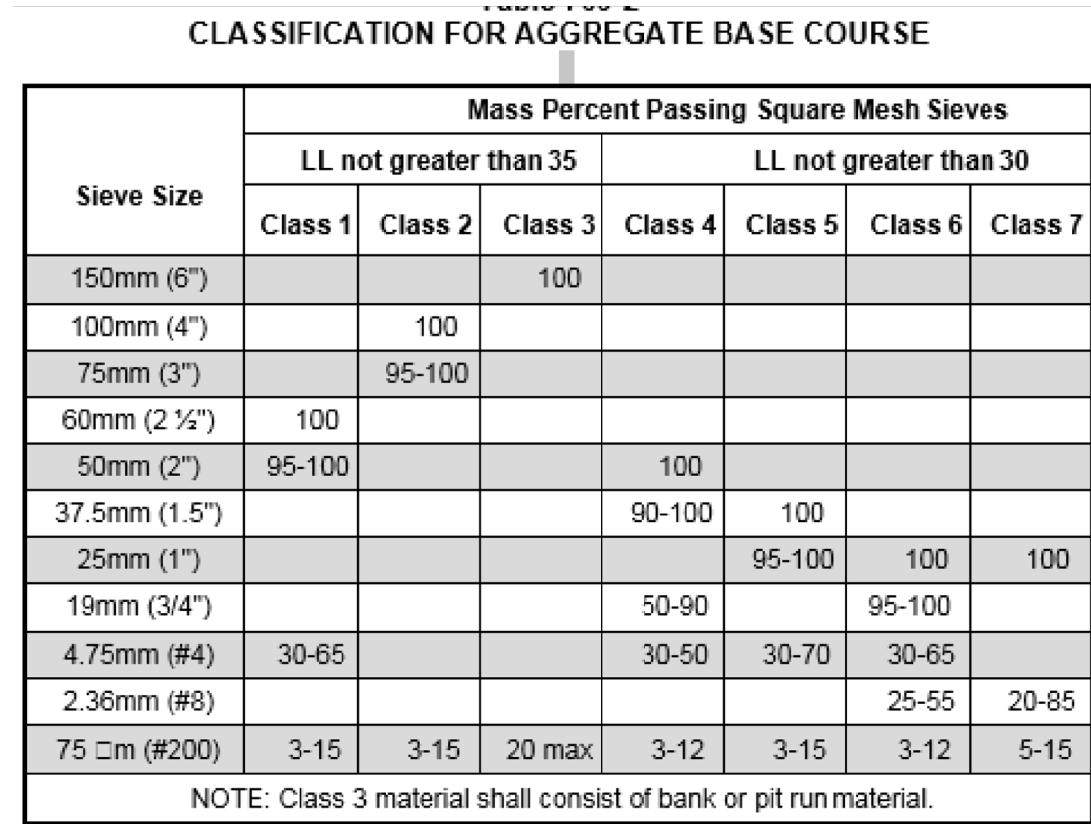
POND A3
GRADING AND
POND DETAILS

DATE:
APR 8, 2020

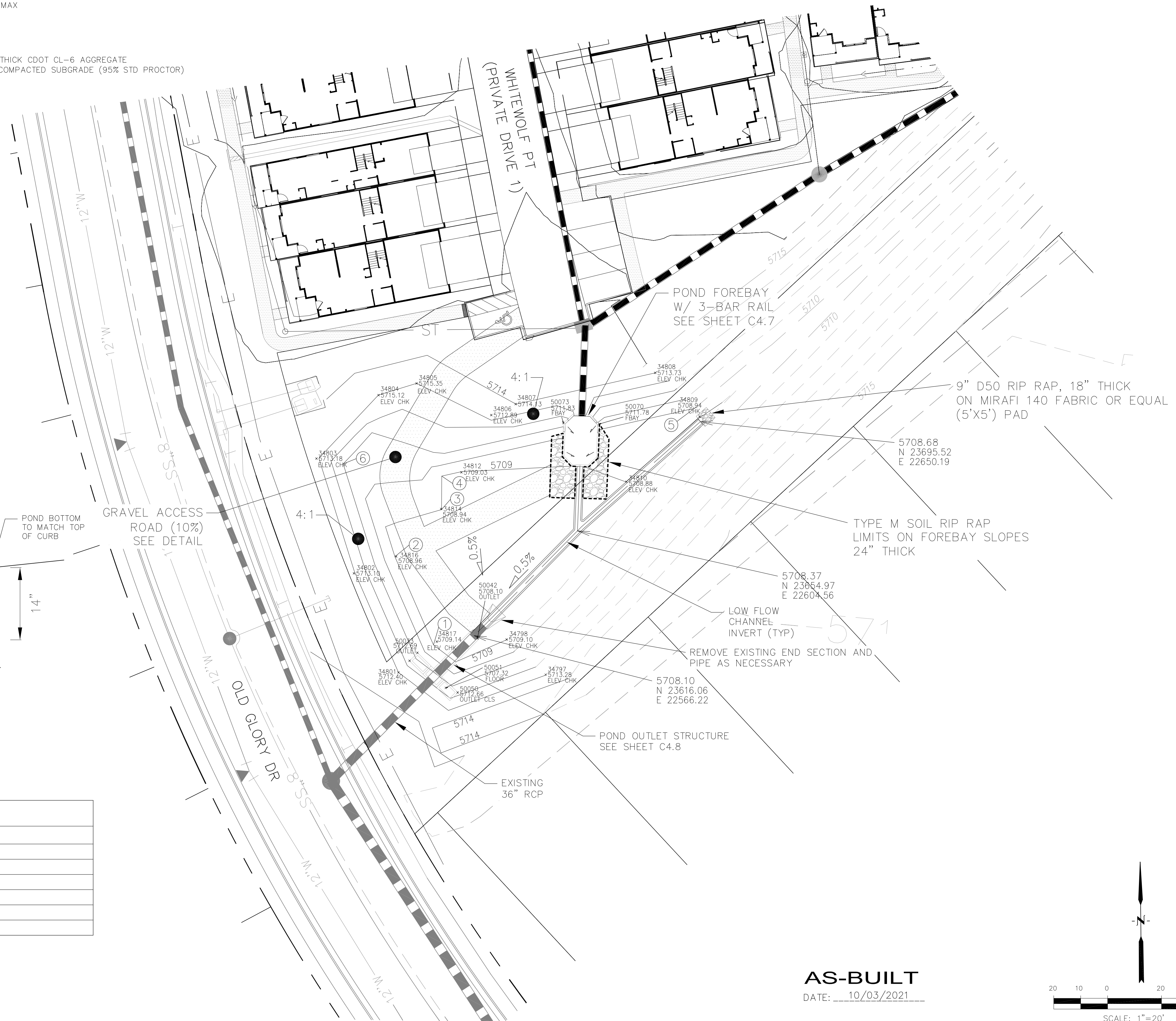
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100.050

SHEET NUMBER
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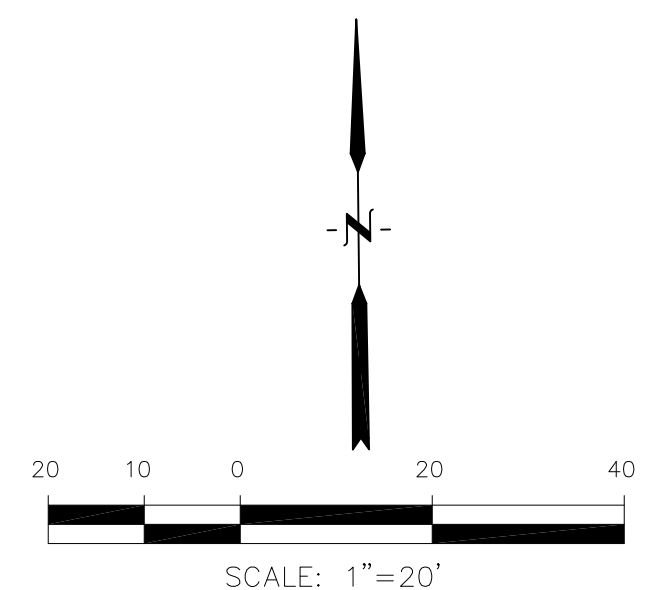
TOTAL SHEETS: 30

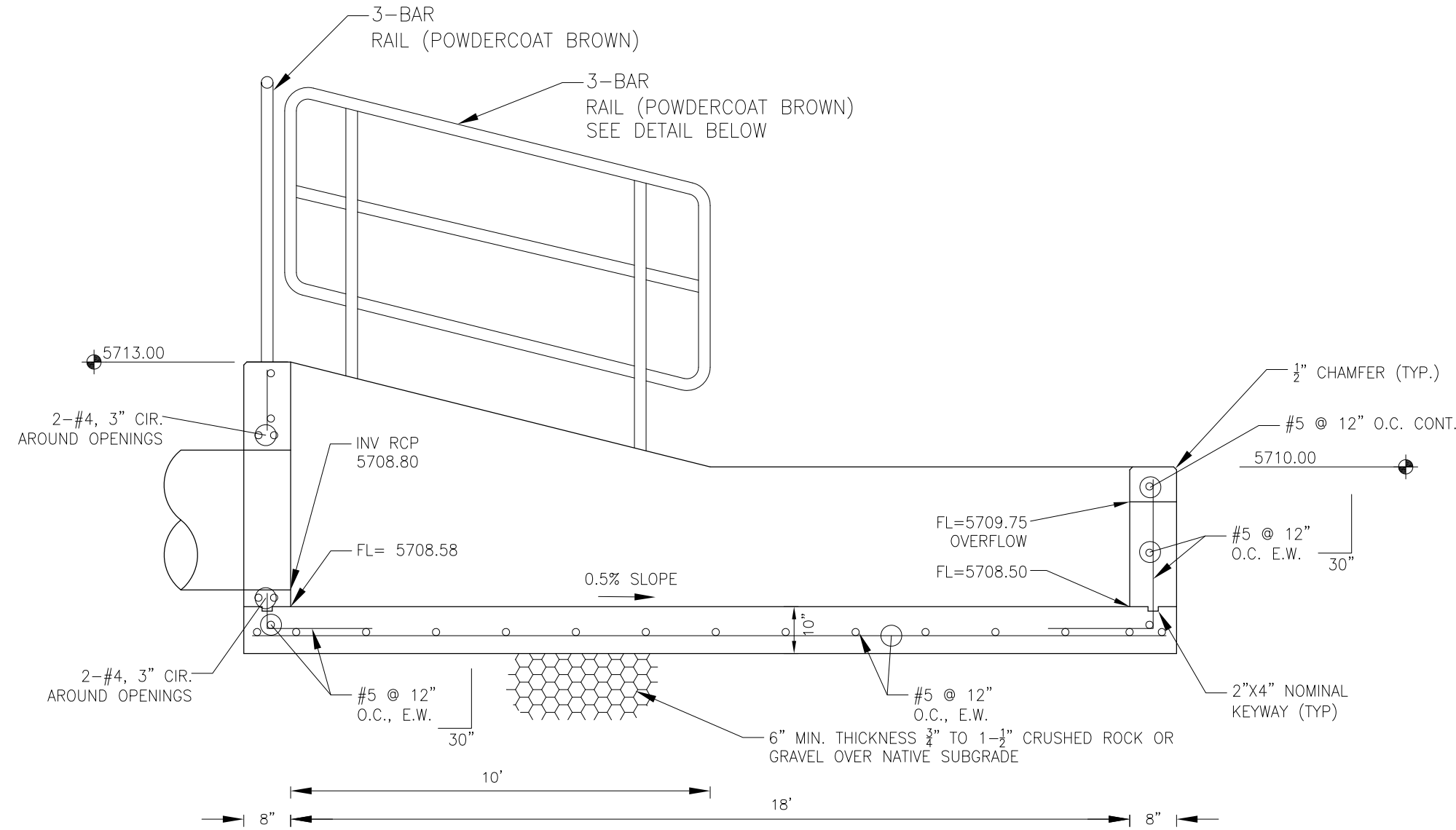


POINT TABLE				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	23612.64	22551.12	5709	POND BOTTOM
2	23645.41	22536.78	5709	POND BOTTOM
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4	23675.30	22554.19	5709	POND BOTTOM
5	23700.48	22648.05	5710	POND BOTTOM
6	23679.84	22517.59	5711	

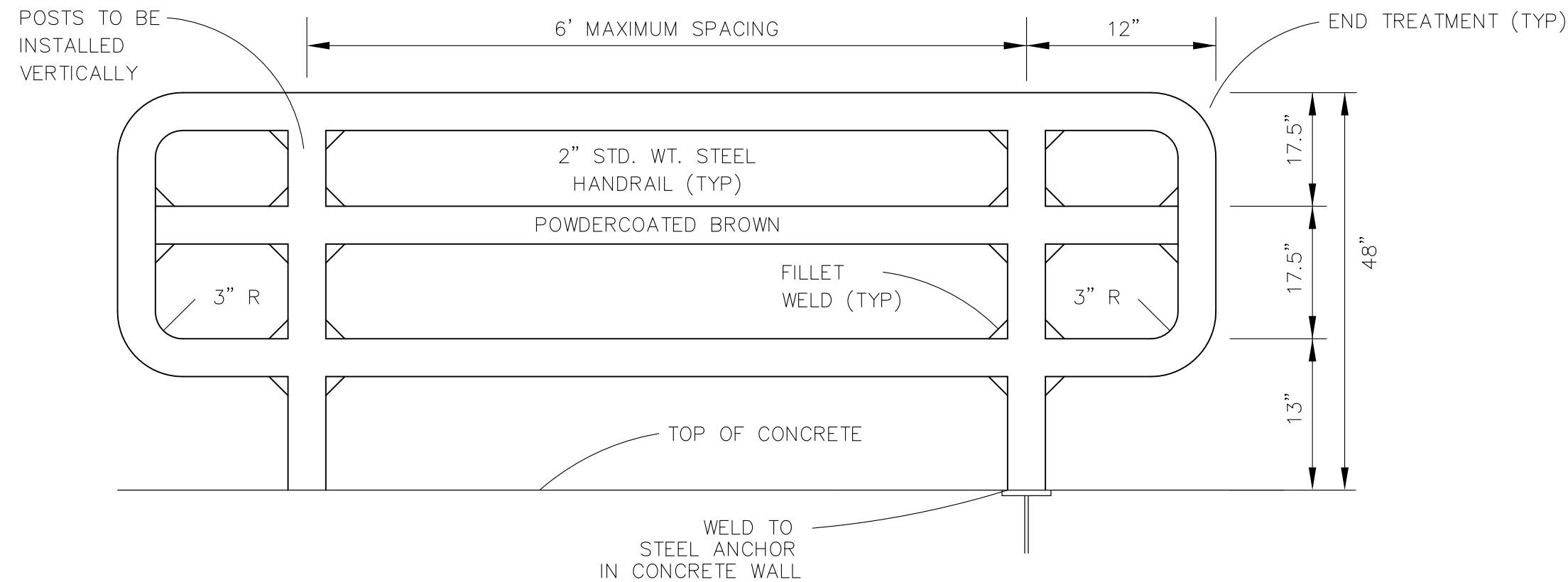


AS-BUILT
DATE: 10/03/2021

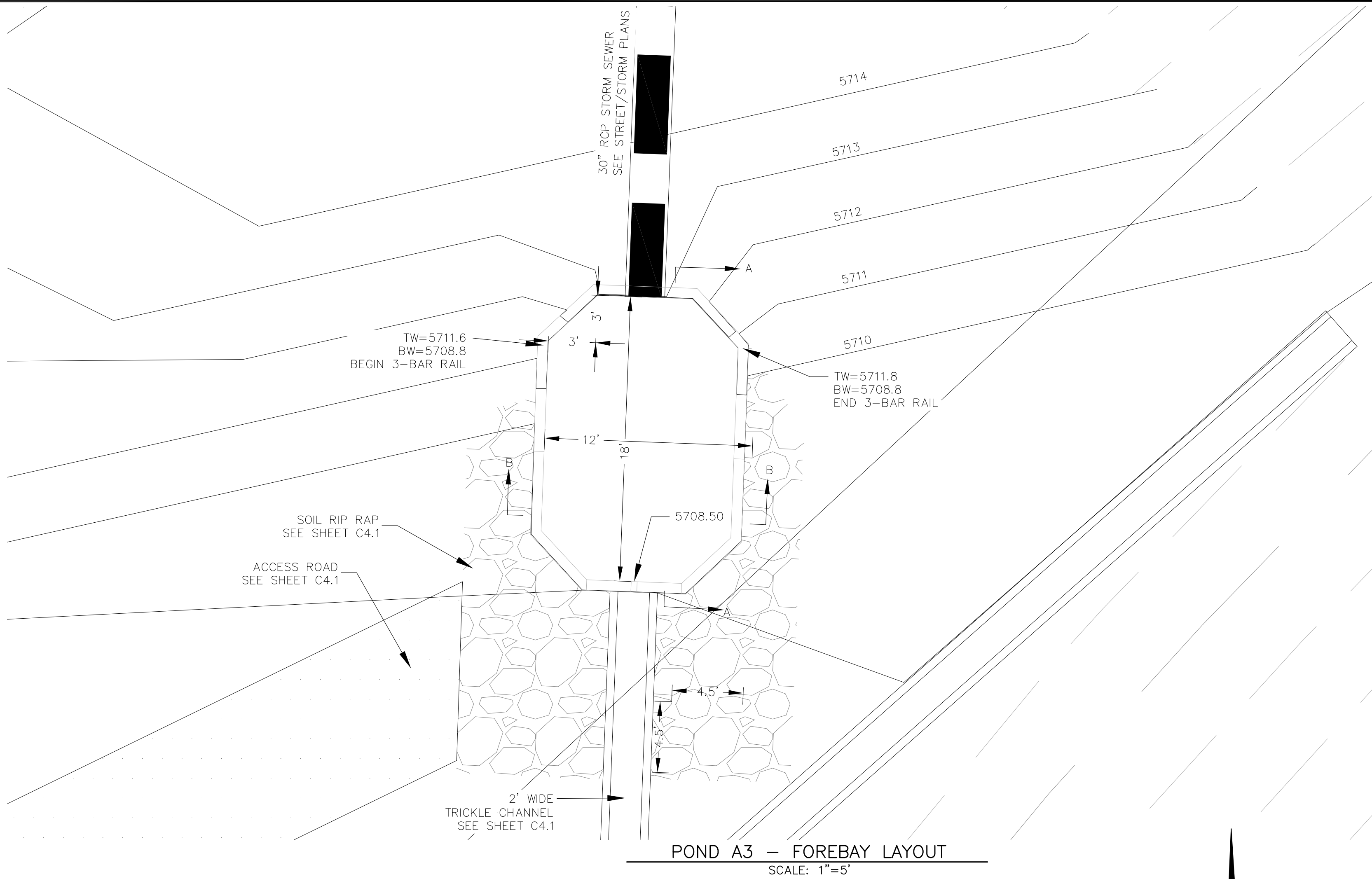




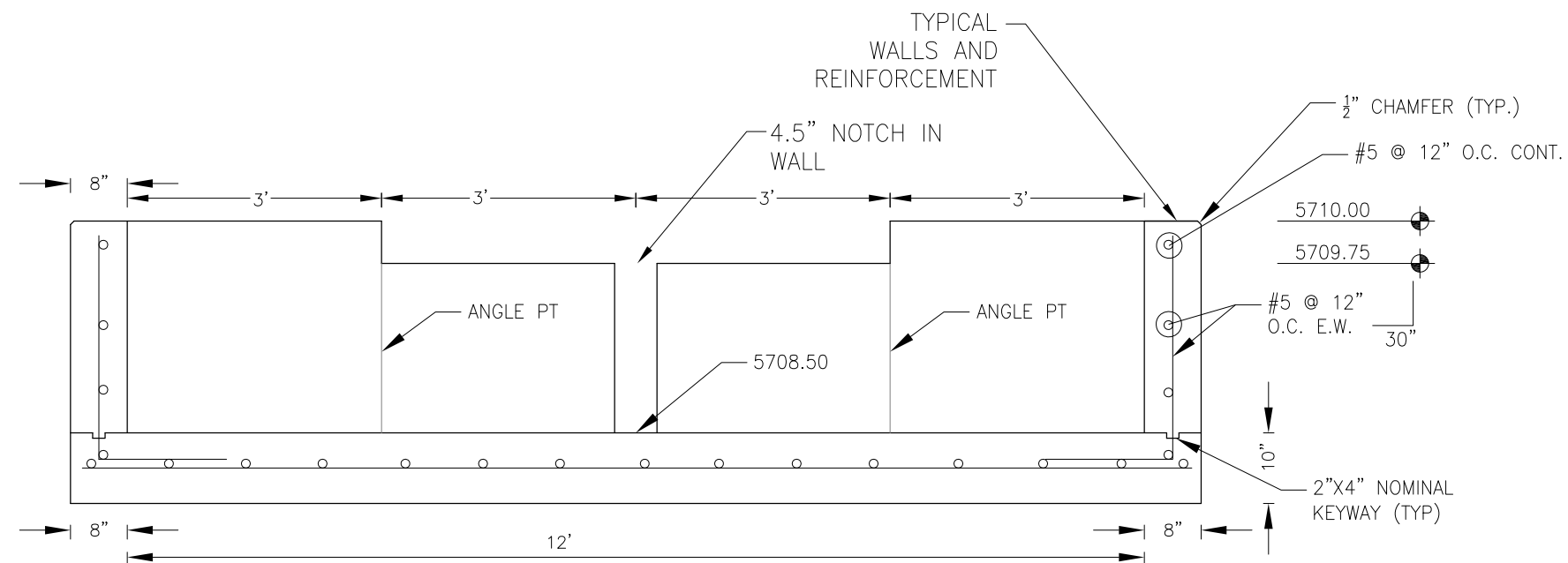
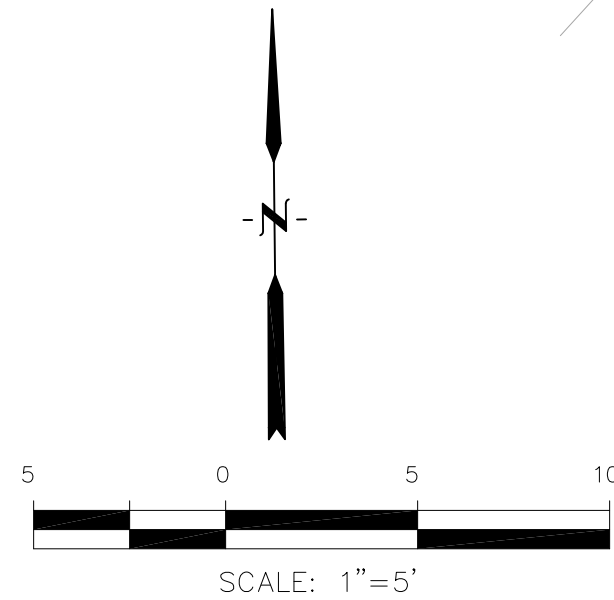
FOREBAY SECTION A-A
NO SCALE



3-BAR RAIL DETAIL
NO SCALE



POND A3 - FOREBAY LAYOUT
SCALE: 1"=5'



FOREBAY SECTION B-B
NO SCALE

NOTE: ALL CONCRETE
FOR FOREBAY SHALL BE
CDOT TYPE D

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80232
PHONE: 303-759-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

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

PREPARED FOR: LORSON, LLC
PONDEROSA AT LORSON
RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

POND A3

FOREBAY DETAILS



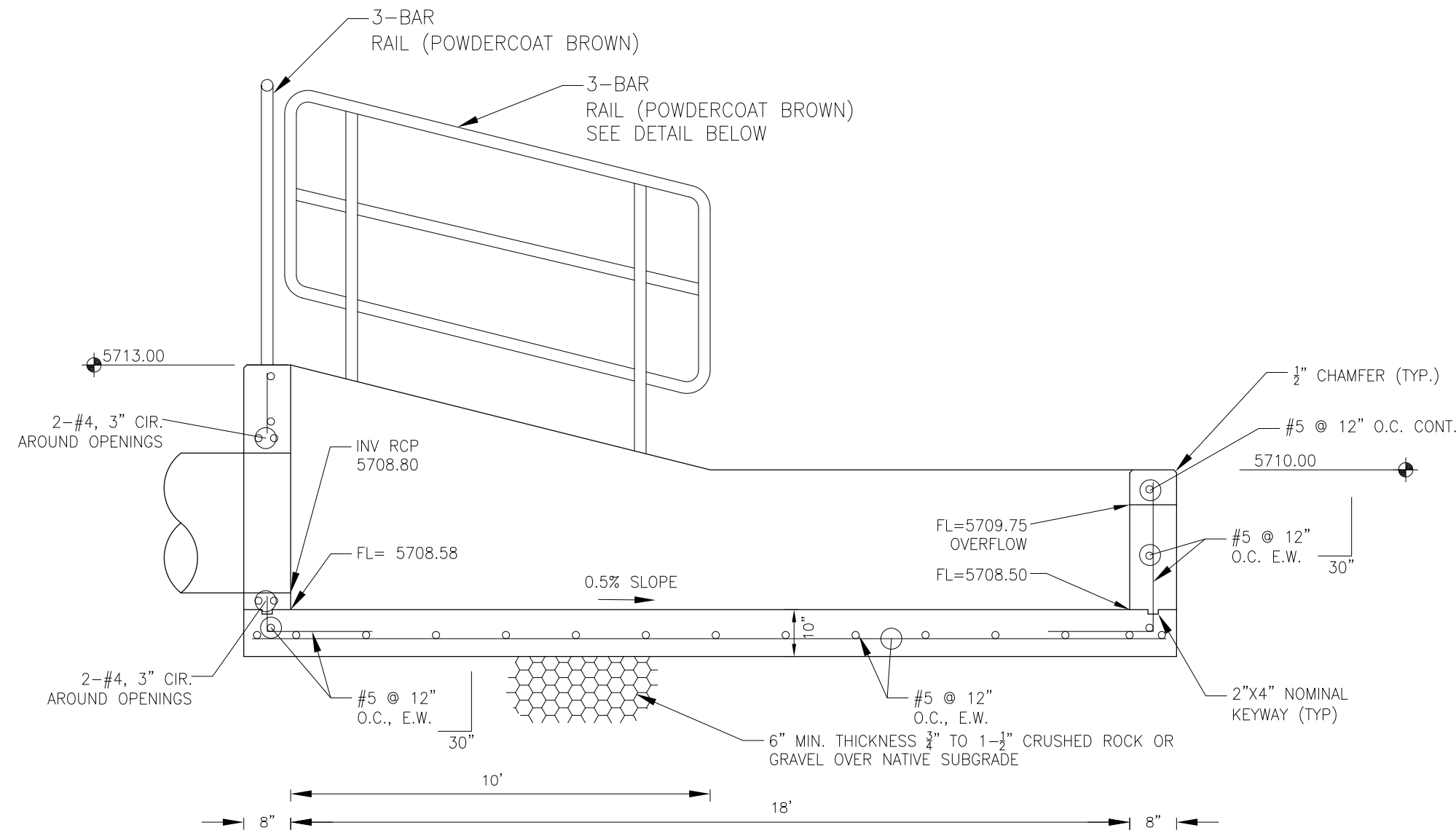
DATE:
APR 8, 2020

PROJECT NO.
100.050

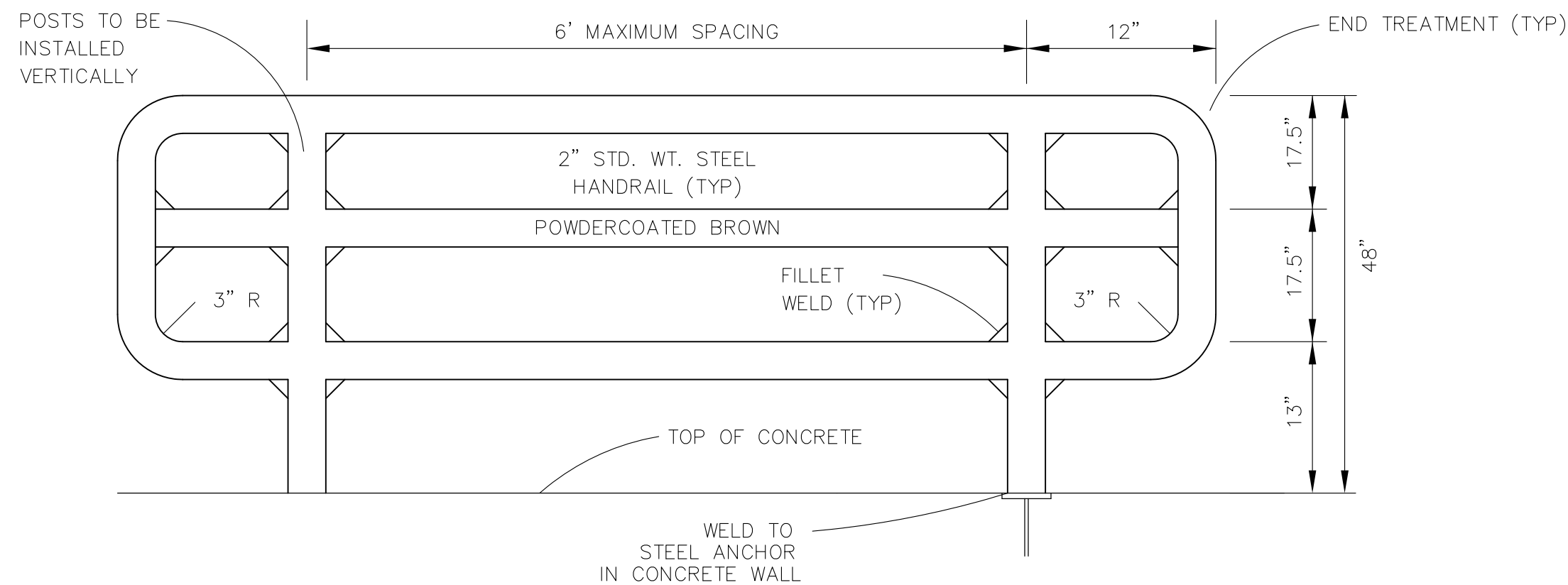
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TOTAL SHEETS: 30

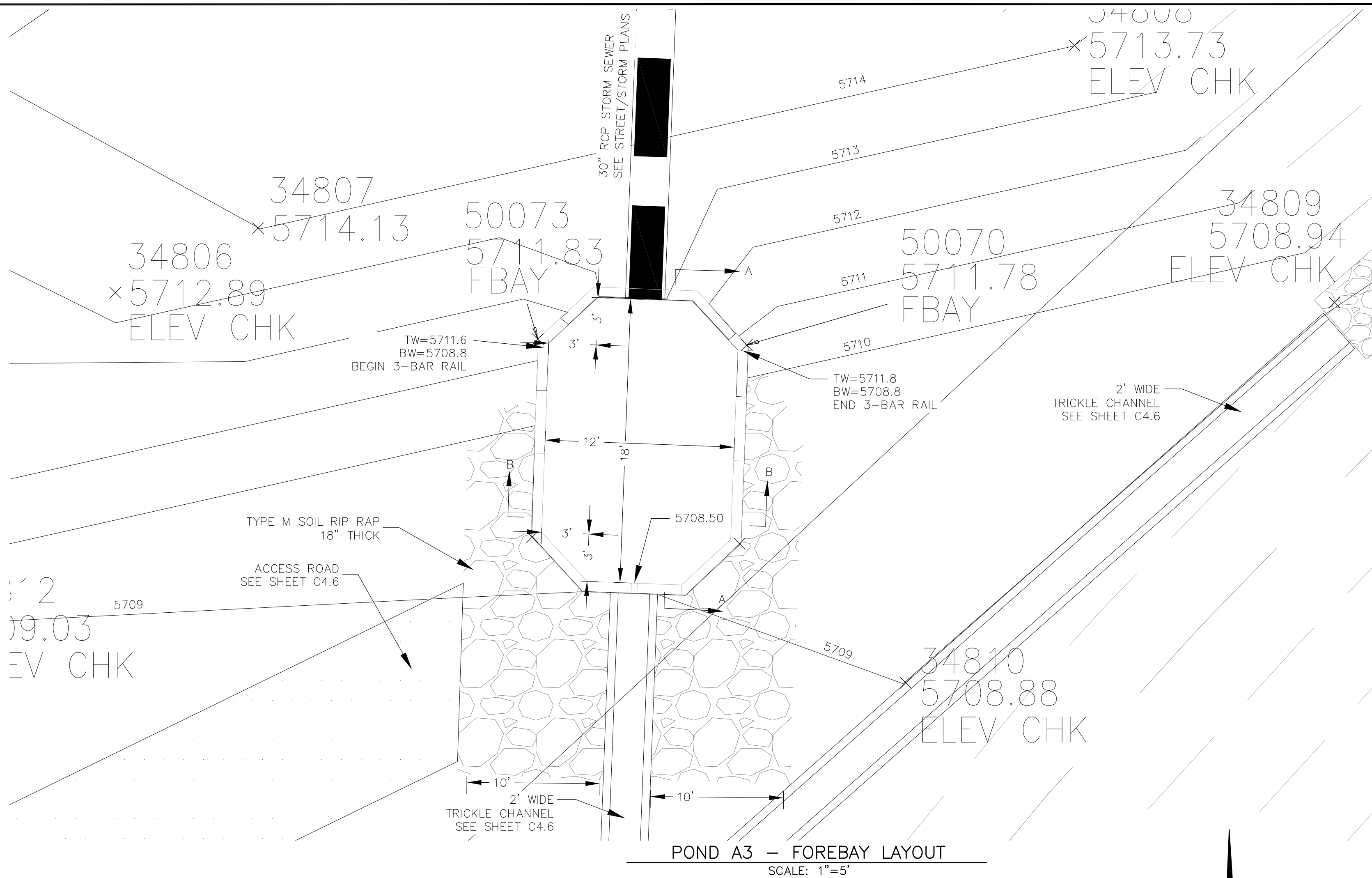
EPC 8/12/2020



FOREBAY SECTION A-A
NO SCALE

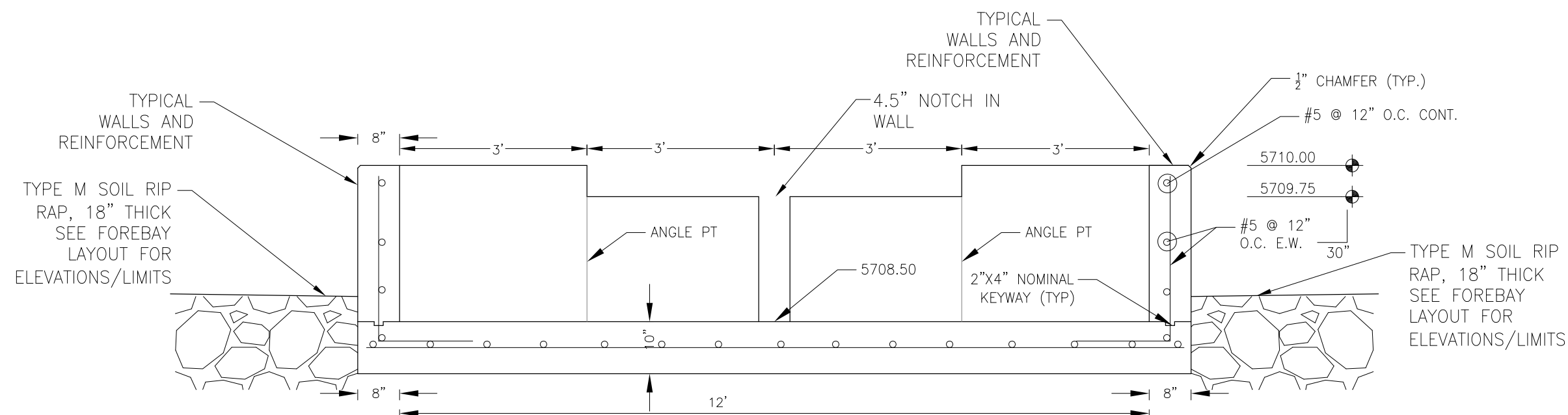


3-BAR RAIL DETAIL
NO SCALE



POND A3 - FOREBAY LAYOUT
SCALE: 1"=5'

AS-BUILT
DATE: 10/03/2021



FOREBAY SECTION B-B
NO SCALE

NOTE: ALL CONCRETE
FOR FOREBAY SHALL BE
CDOT TYPE D

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

DATE
DESCRIPTION
NO.
PROJECT: PONDEROSA AT LORSON
RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

POND A3

FOREBAY DETAILS

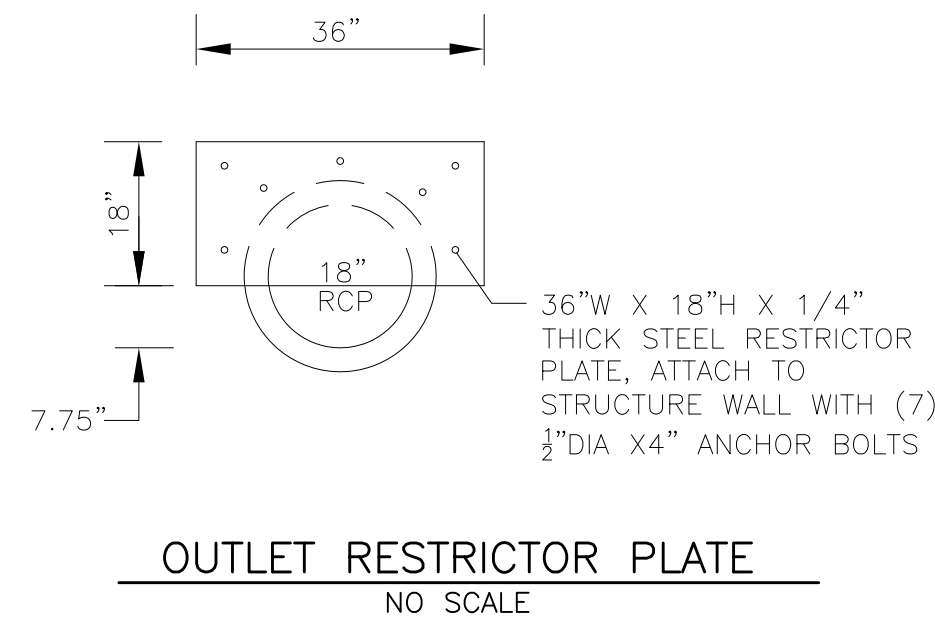
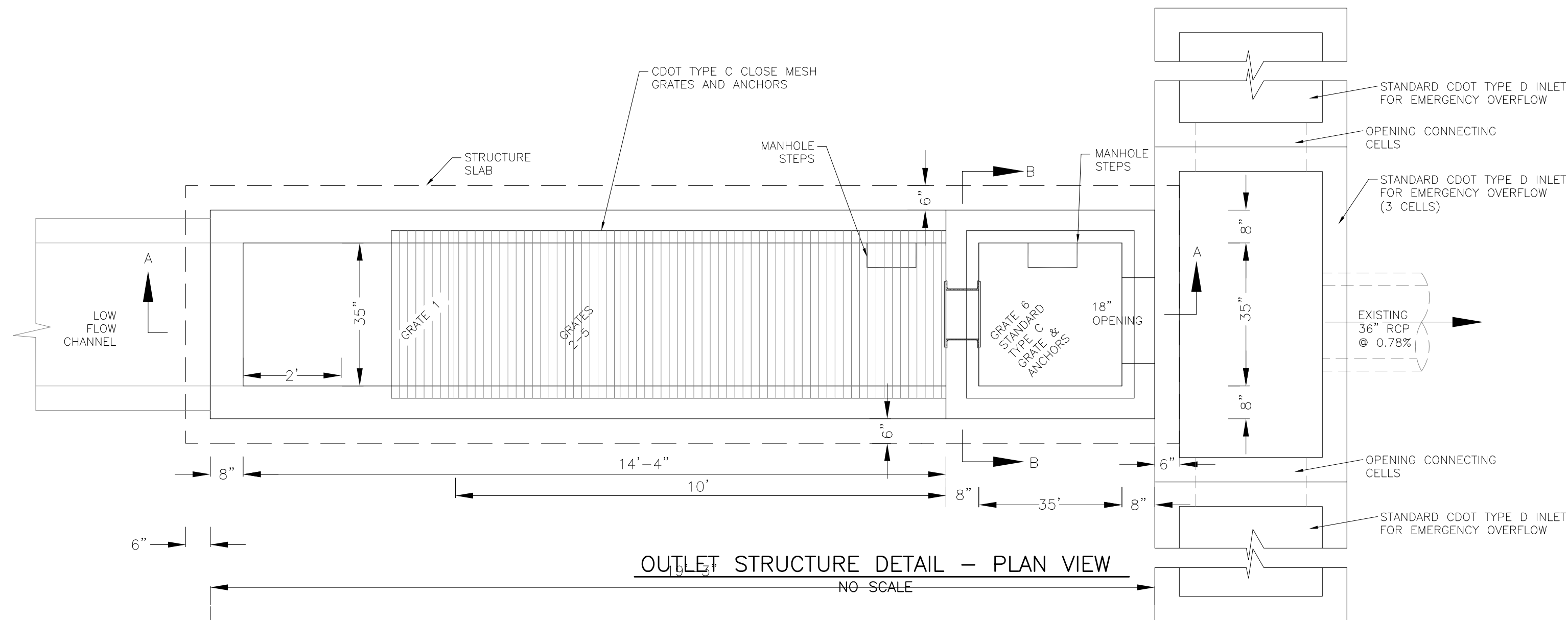
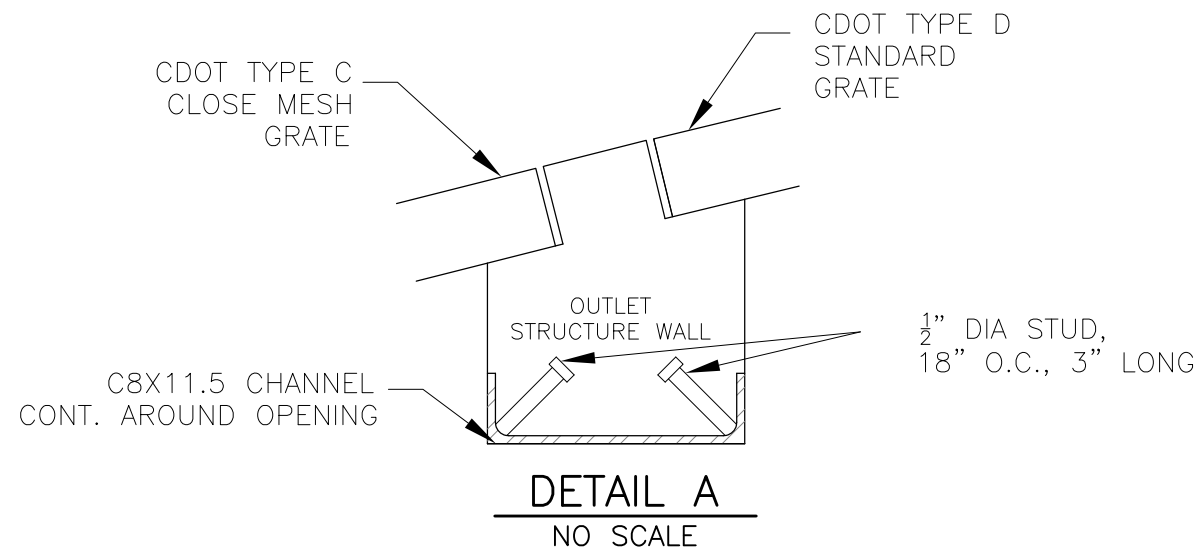


DATE:
SEPT 2, 2020

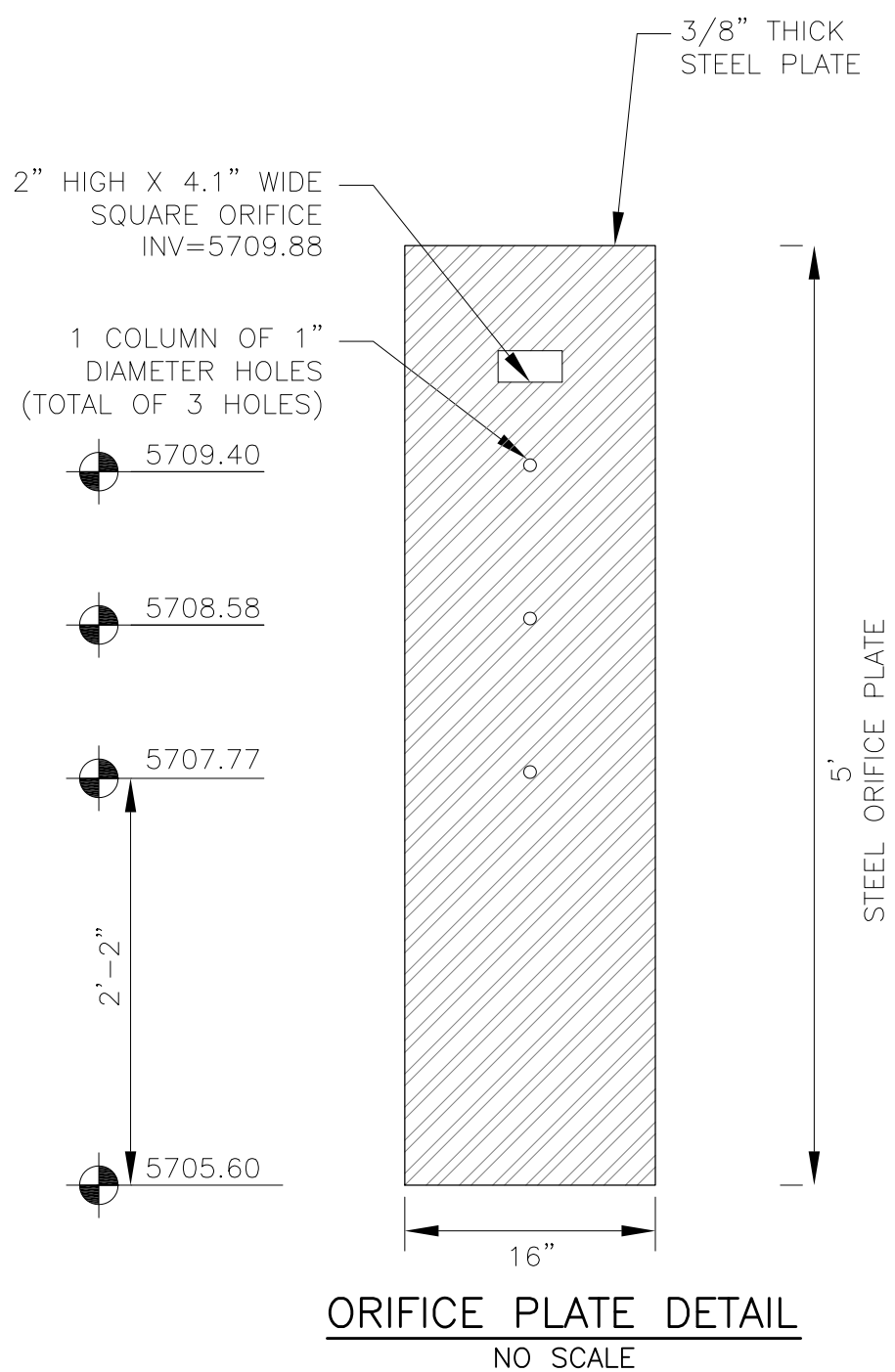
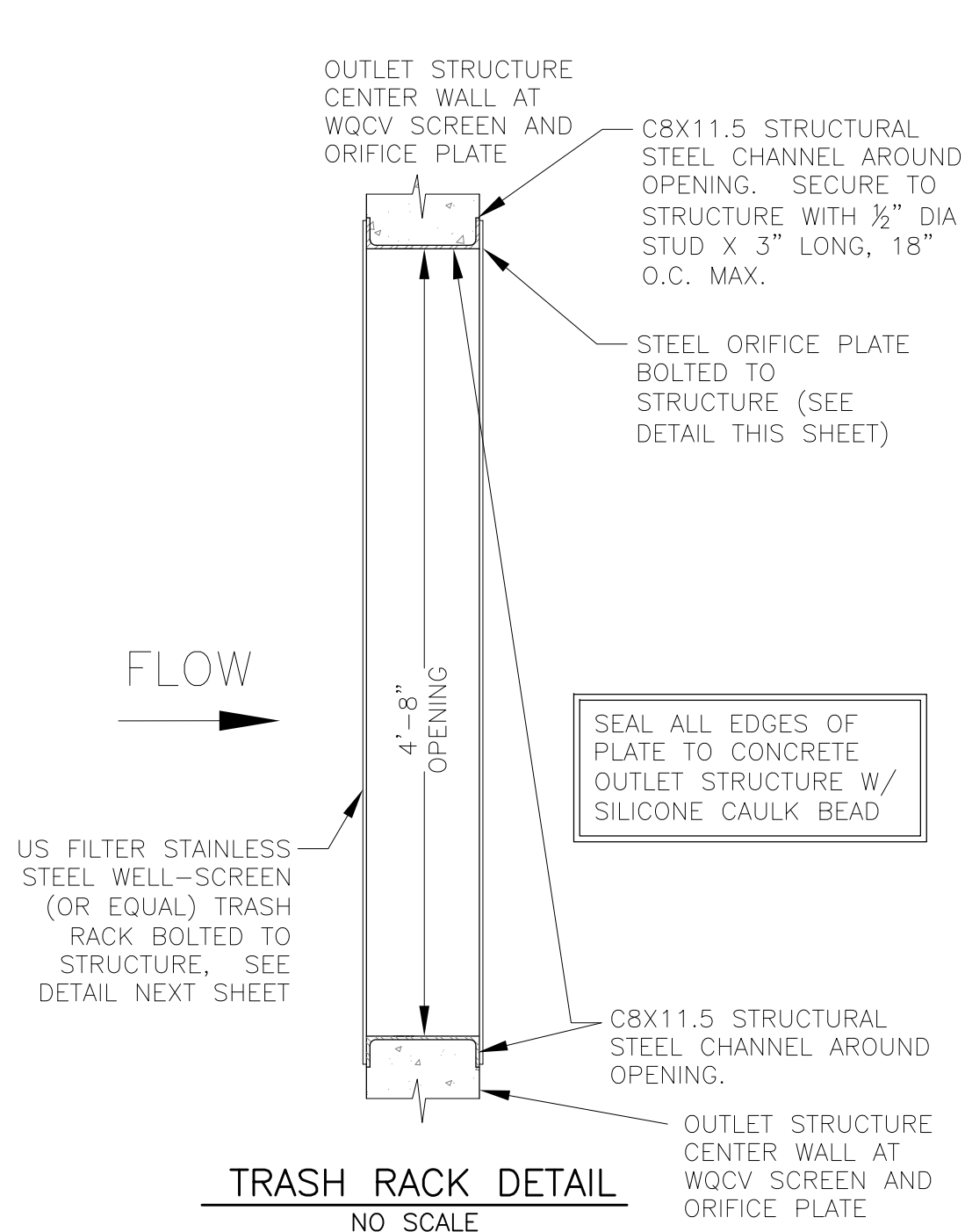
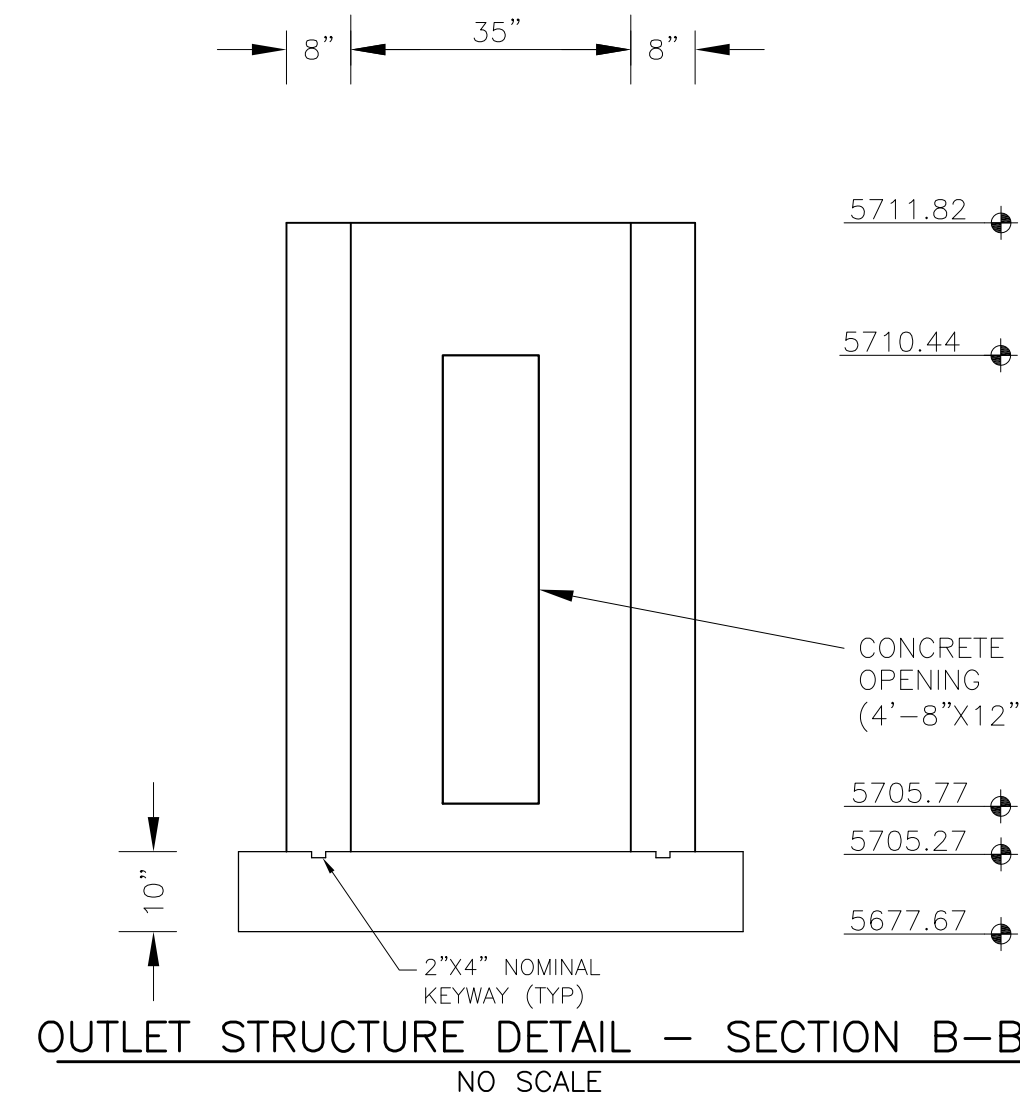
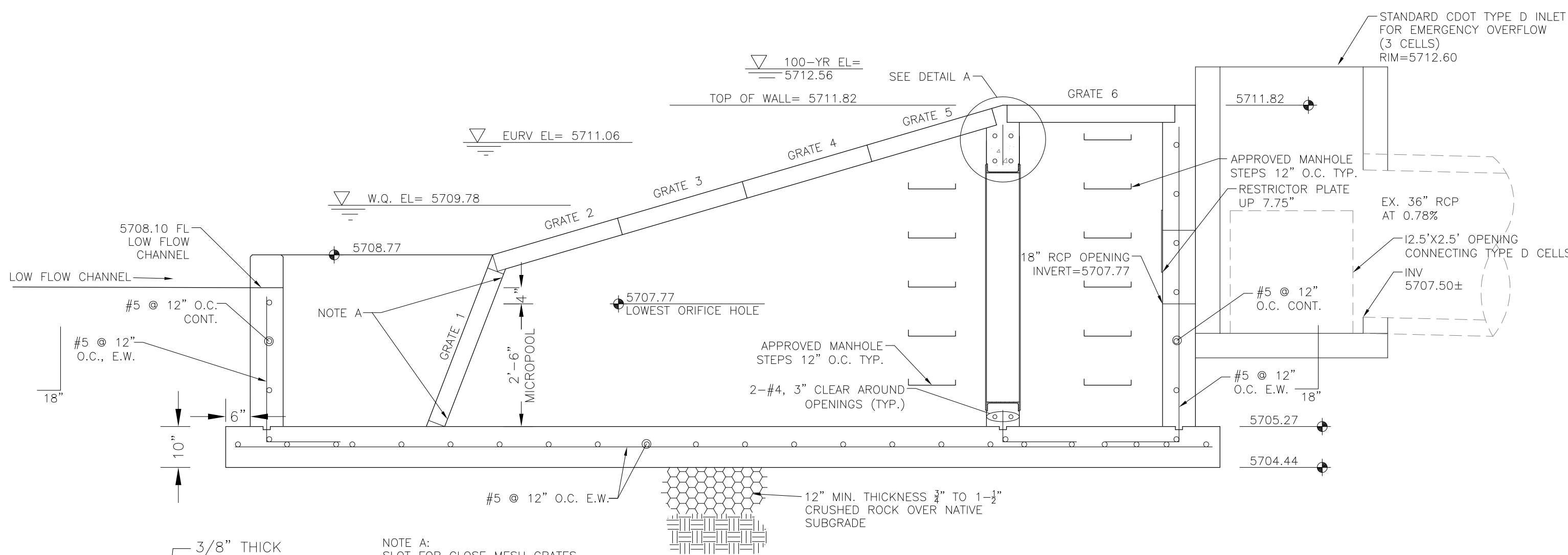
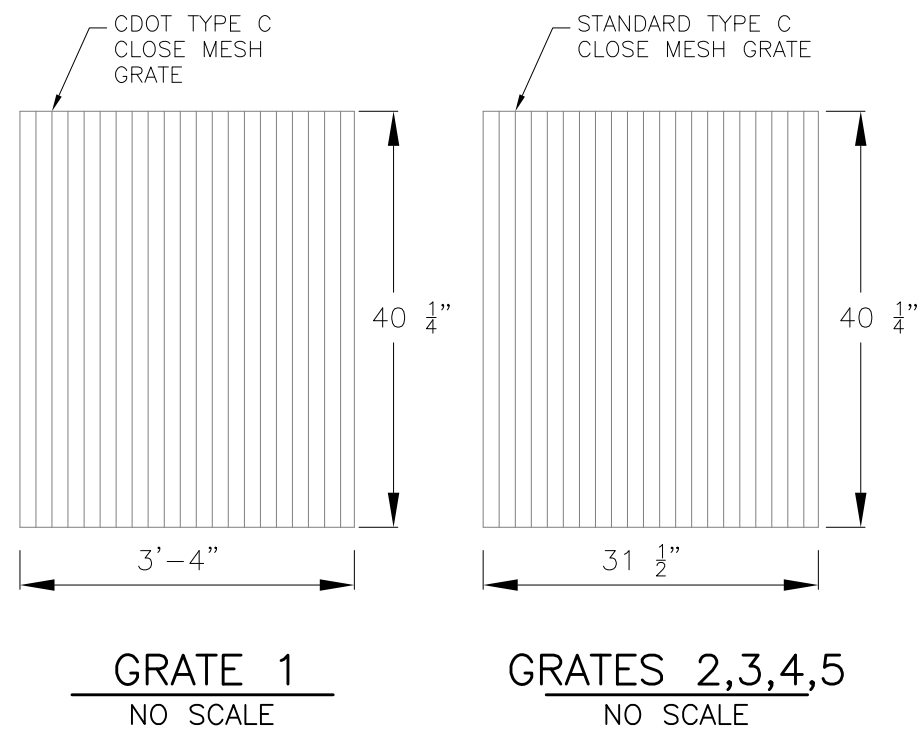
PROJECT NO.
100.050

SHEET NUMBER
C4.7

TOTAL SHEETS: 14



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

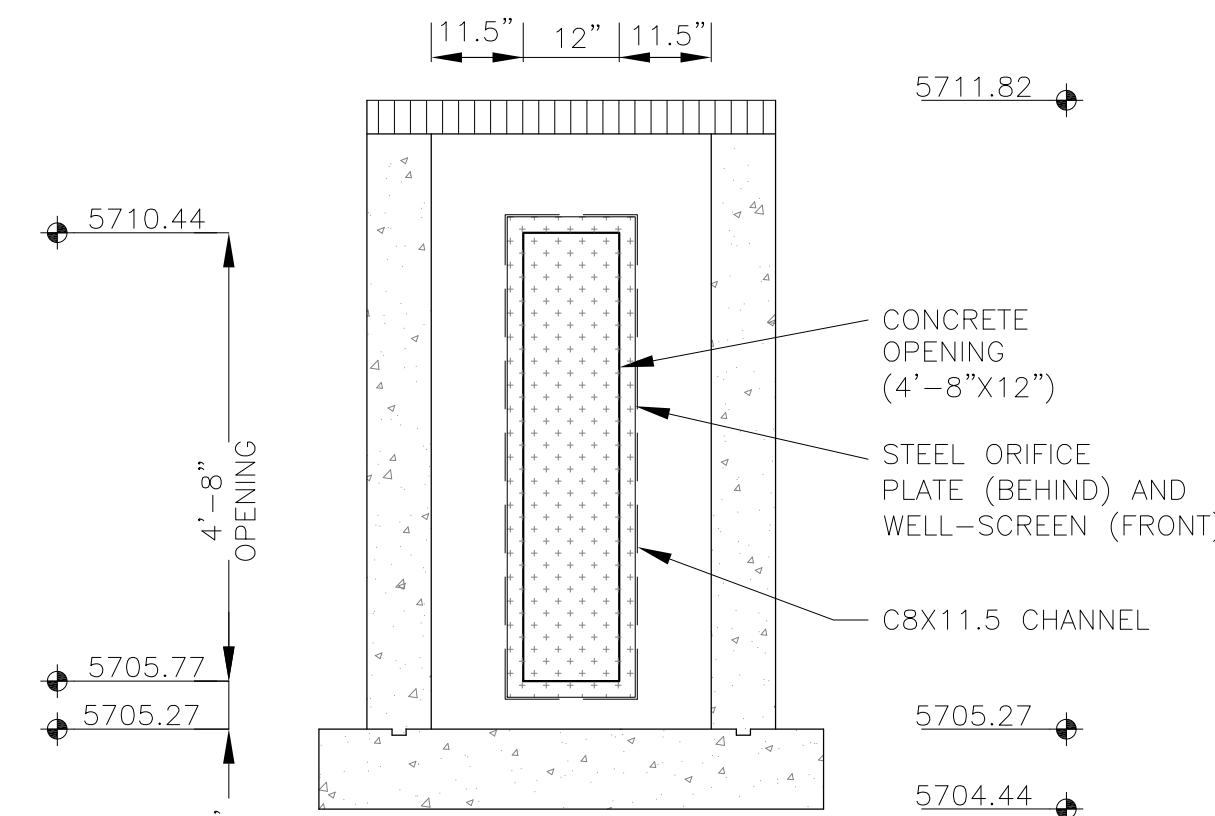


OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

- 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.
- 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:

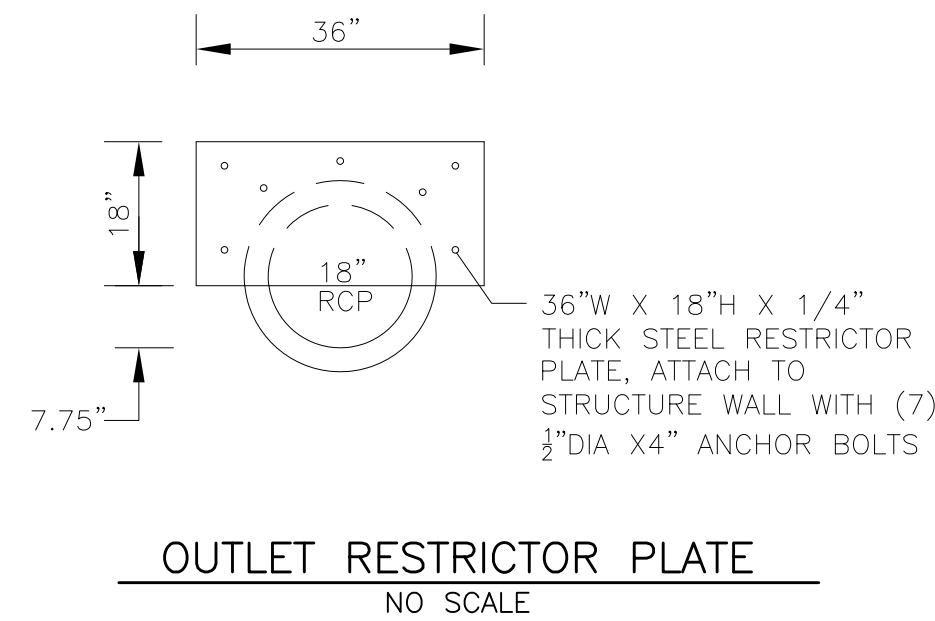
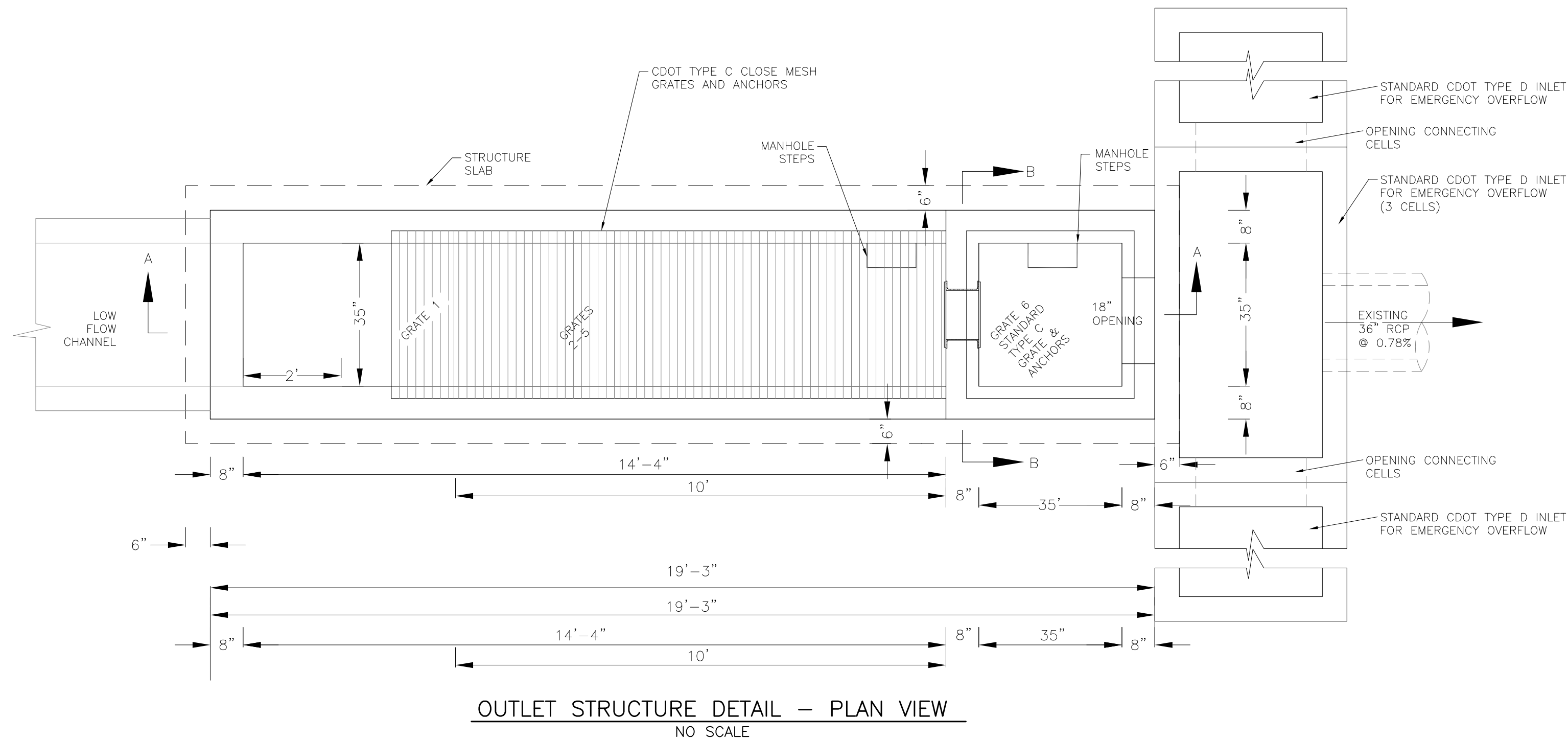
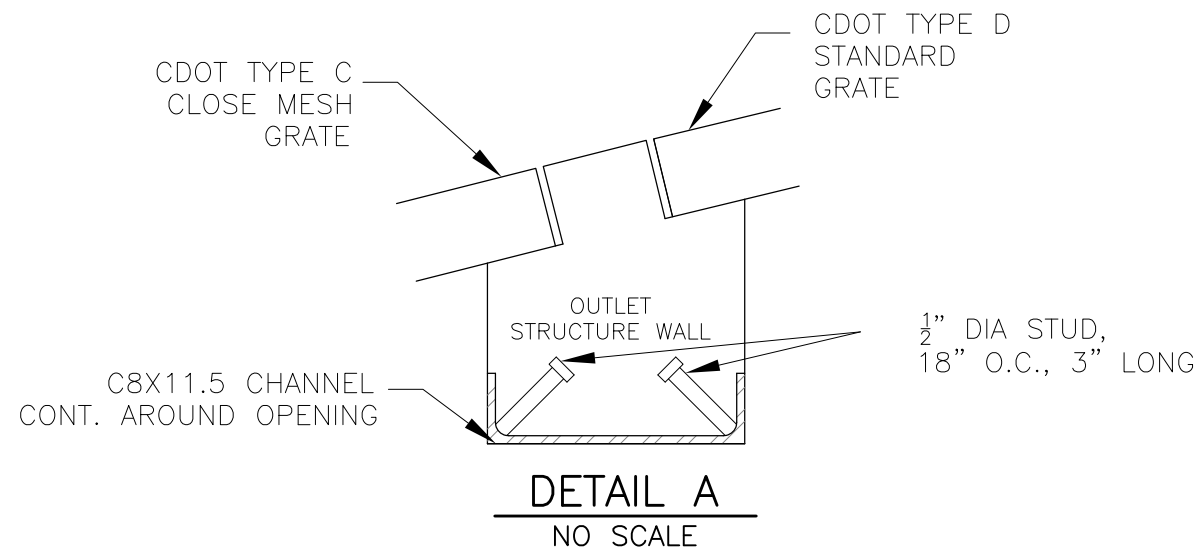
- Well-Screen shall be stainless steel and attached by stainless steel bolts along edge of the mounting frame.
- WQCV Well Screen
 - Type of Screen: Stainless steel #93 Vee Wire (Johnson Vee Wire (tm) Stainless Steel Screen or equivalent with 60% open area)
 - Screen slot opening dimension: 0.139" (Screen #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



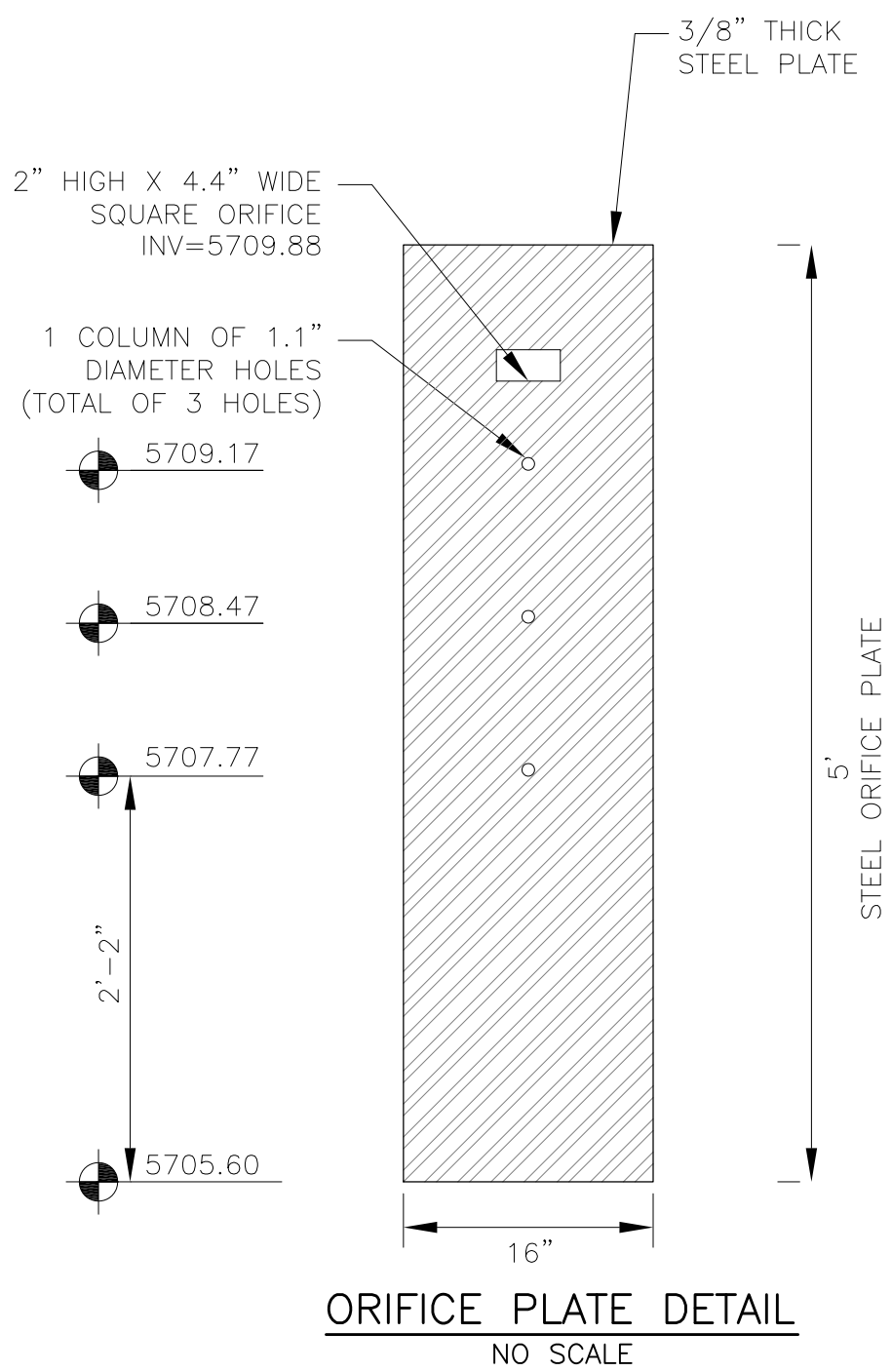
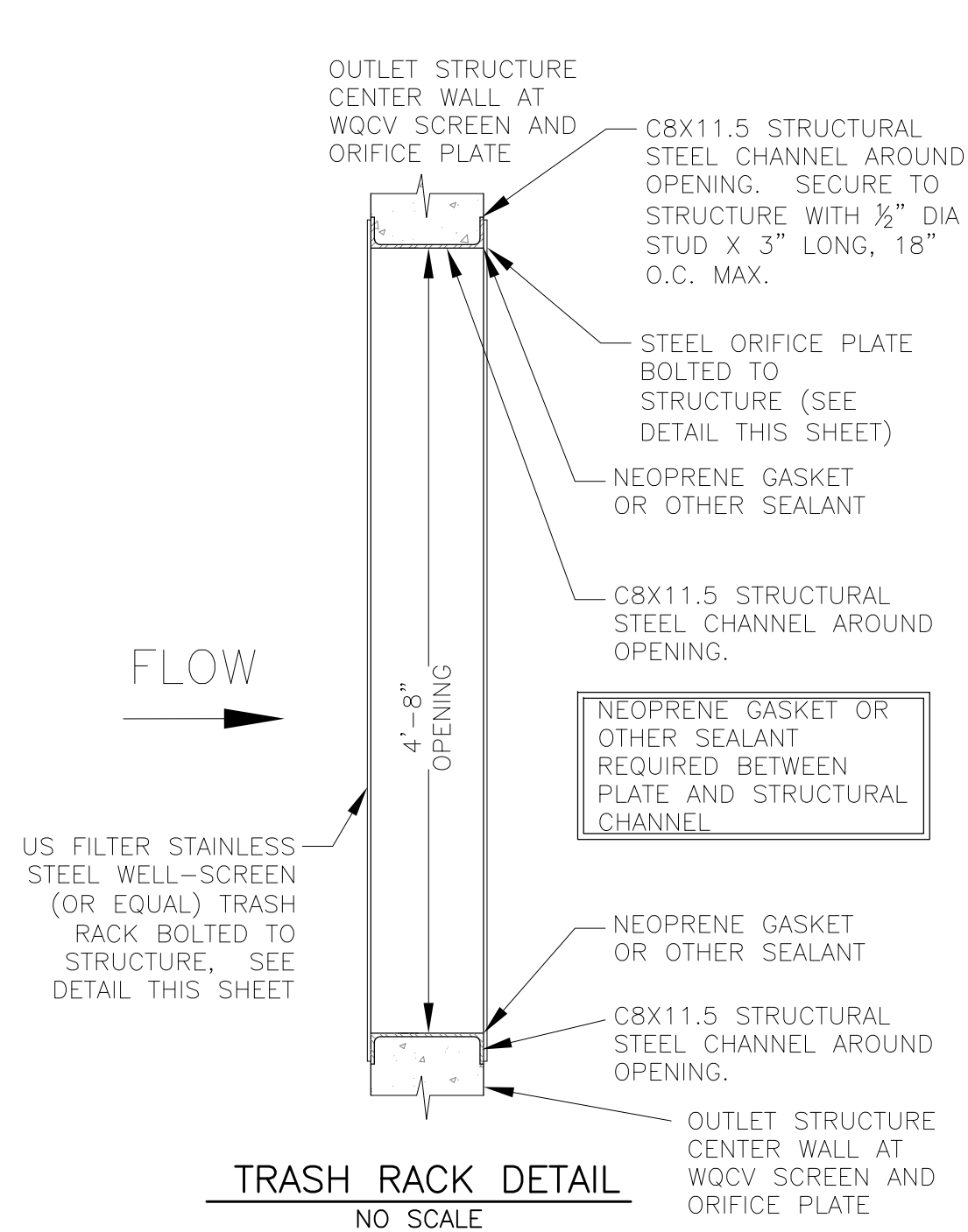
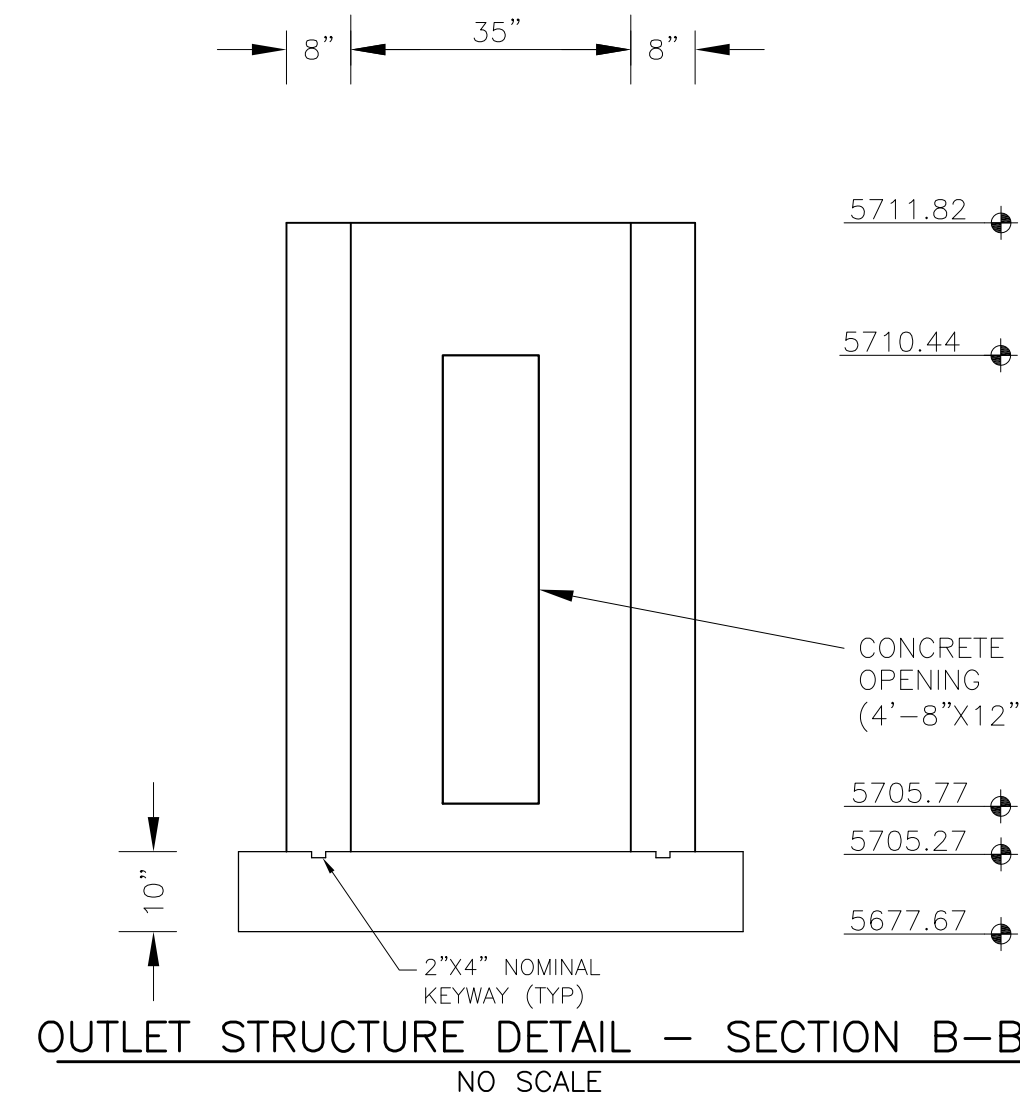
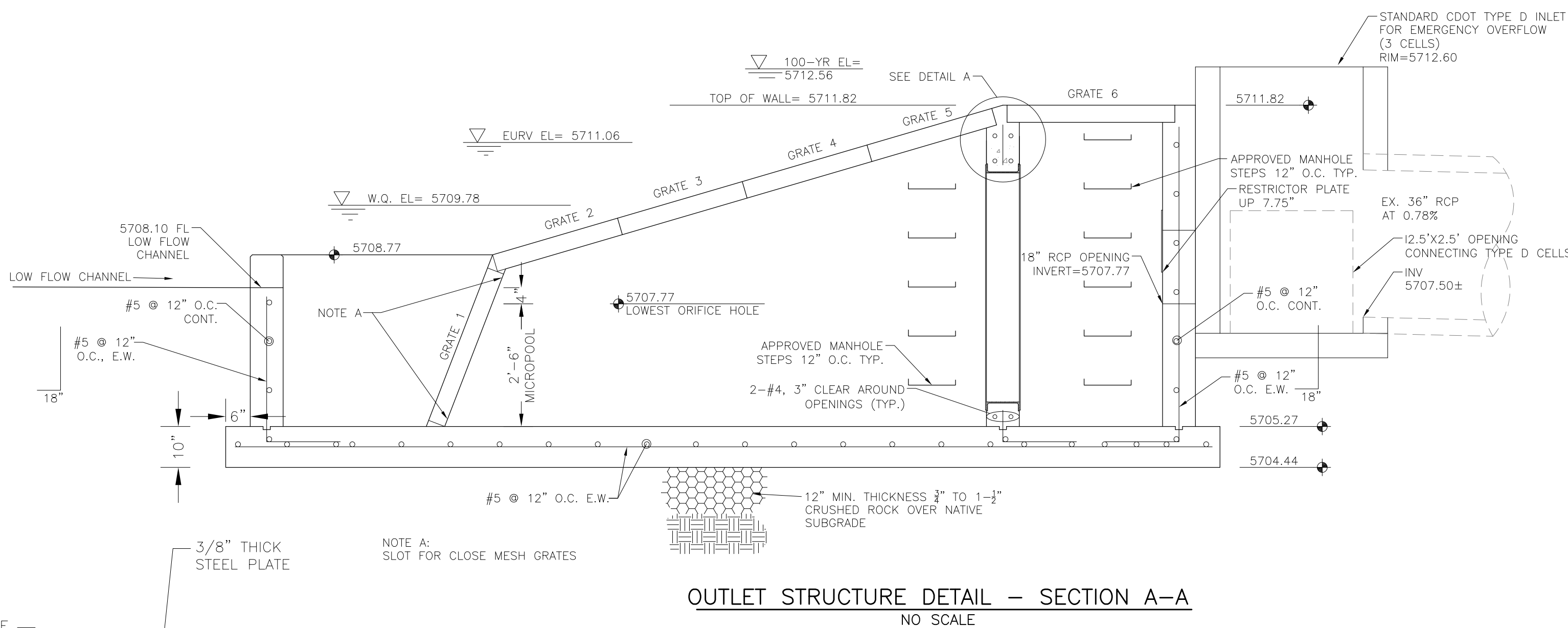
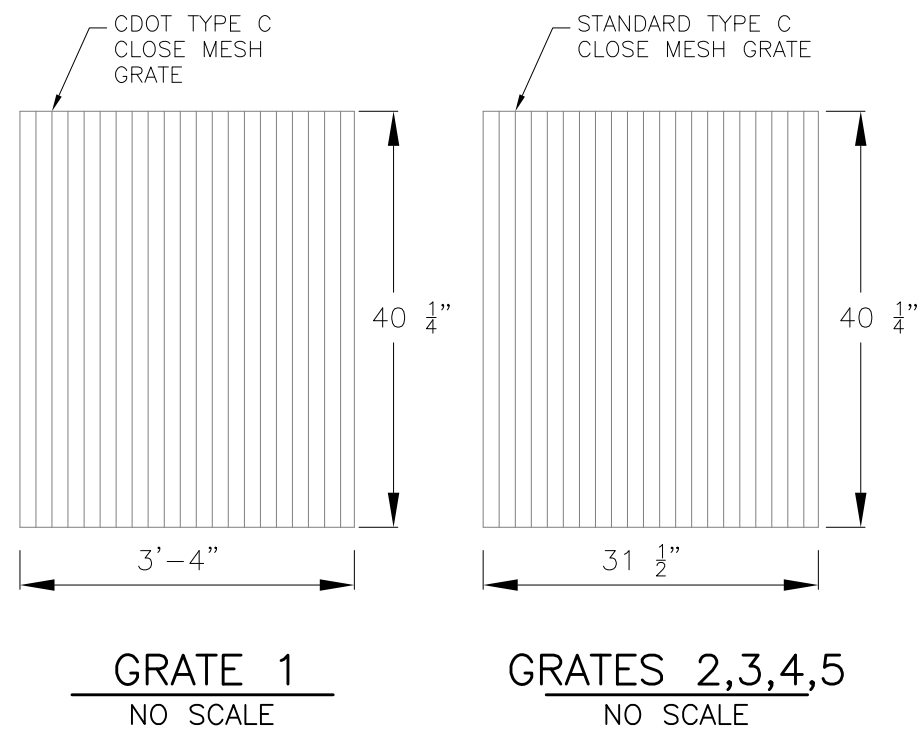
OUTLET STRUCTURE DETAIL - SECTION B-B
NO SCALE

CORE ENGINEERING GROUP 15004 1ST AVENUE S. DENVER, CO 80202 PHONE: 303-755-5306 FAX: 303-755-7800 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	DATE	
	DESCRIPTION	
	NO.	
	PROJECT	
PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	PROJECT: PONDEROSA AT LORSON RANCH FILING NO. 3 LITTLE DOGIE DR - OLD GLORY DR COLORADO SPRINGS, COLORADO	
DRAWN: RLS DESIGNED: RLS CHECKED: RLS		
POND A3 FULL SPECTRUM OUTLET STRUCTURE DETAILS		
DATE: APR 8, 2020	PROJECT NO. 100.050	SHEET NUMBER C4.3
TOTAL SHEETS: 30		

EPC 8/12/2020



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



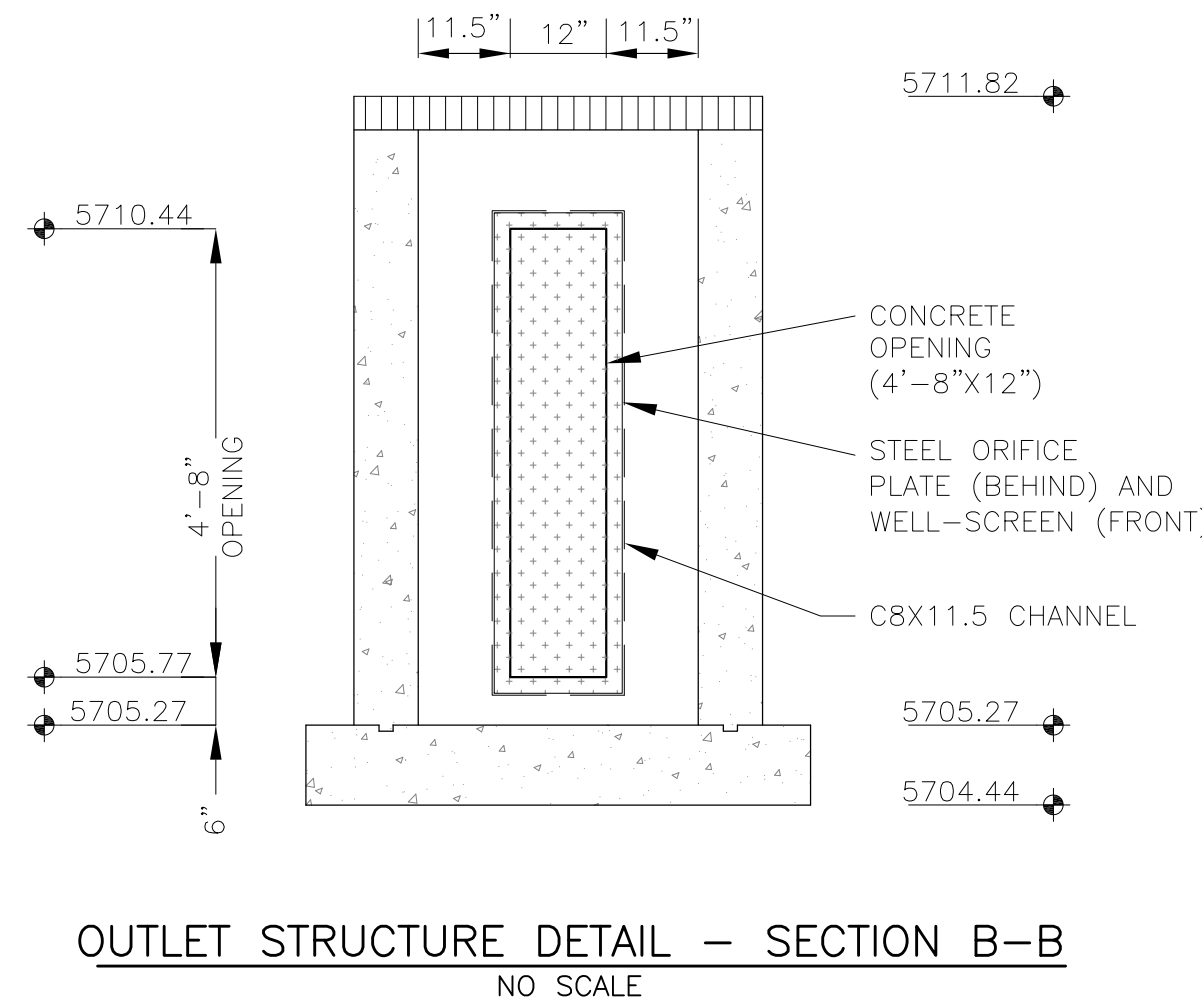
OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

- 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.
- 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

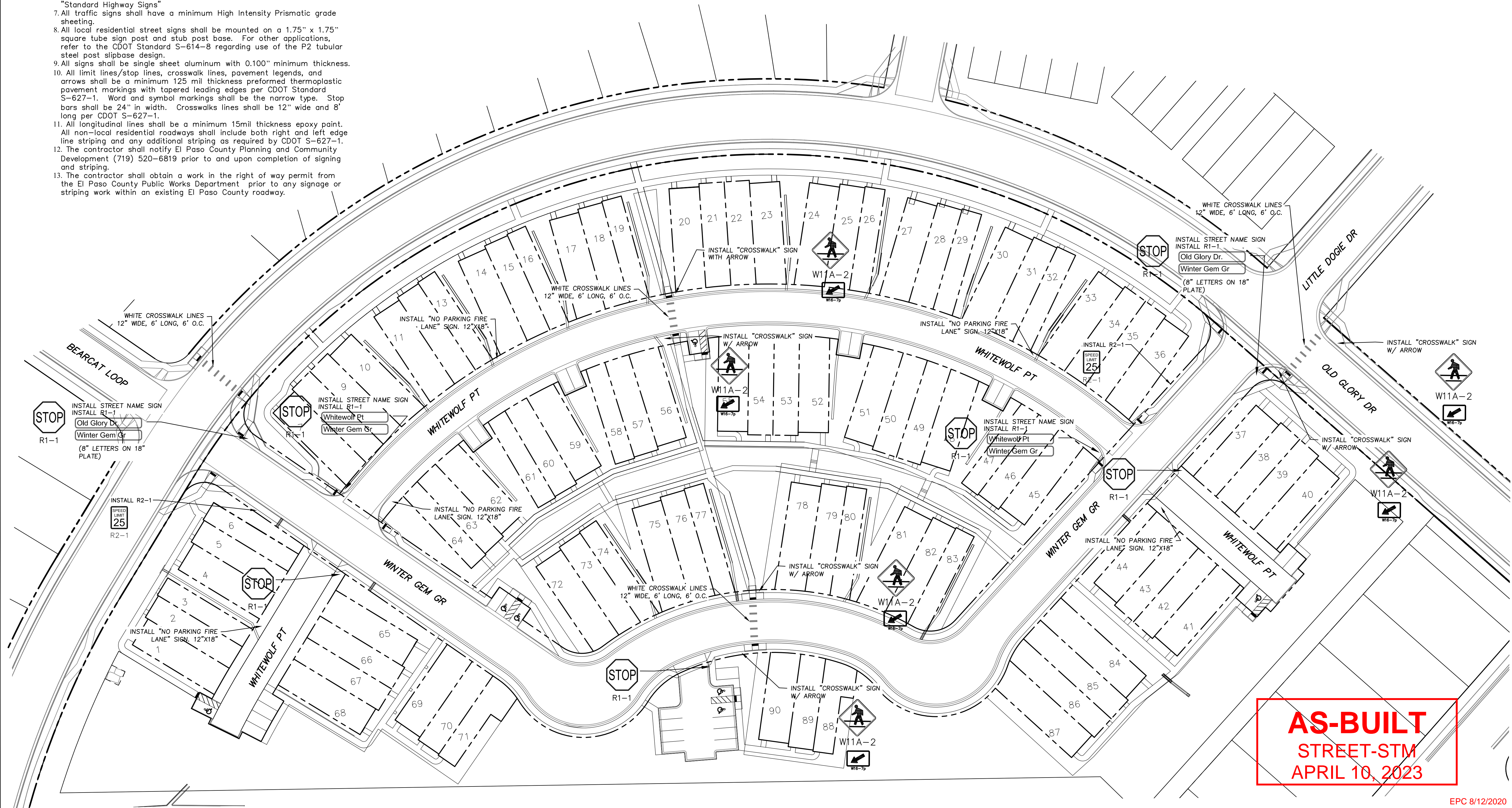
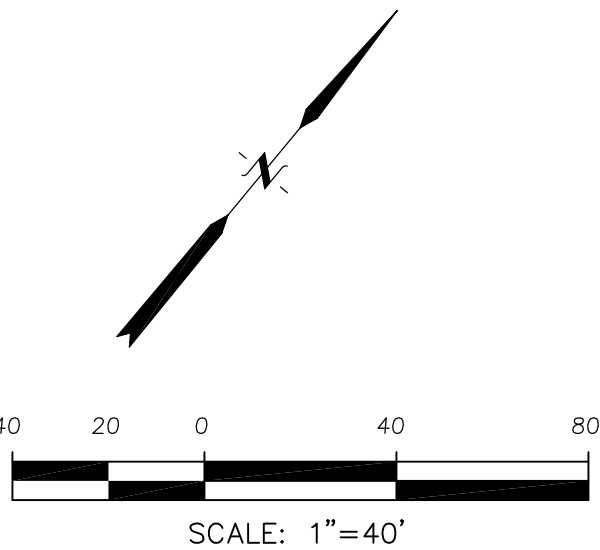
AS-BUILT
DATE: 10/03/2021



CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNING WOODS, CO 80015 PHONE: 303-780-7800 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	
DATE	DESCRIPTION
NO.	PROJECT: POND A3 FULL SPECTRUM OUTLET STRUCTURE DETAILS
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	
DATE: SEPT 2, 2020 PROJECT NO. 100.050 SHEET NUMBER C4.8 TOTAL SHEETS: 14	

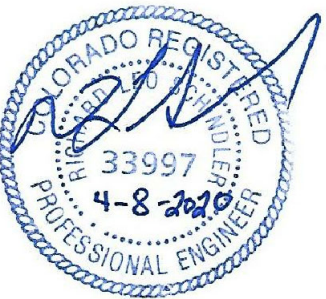
- Signing and Striping Notes:
1. All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
 2. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall 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



CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNHEIM, CO 80015 PHONE: 719-559-7800 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg.com	
DATE	
DESCRIPTION	
NO.	
PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK	
PROJECT: PONDEROSA AT LORSON RANCH FILING NO. 3 LITTLE DOGIE DR - OLD GLORY DR COLORADO SPRINGS, COLORADO	
DRAWN: RLS	CHECKED: RLS
DESIGNED: RLS	
SIGNING PLAN PONDEROSA AT LORSON RANCH FILING NO. 3	
DATE:	APR 8, 2020
PROJECT NO.	100.050
SHEET NUMBER	C5.1
TOTAL SHEETS:	30

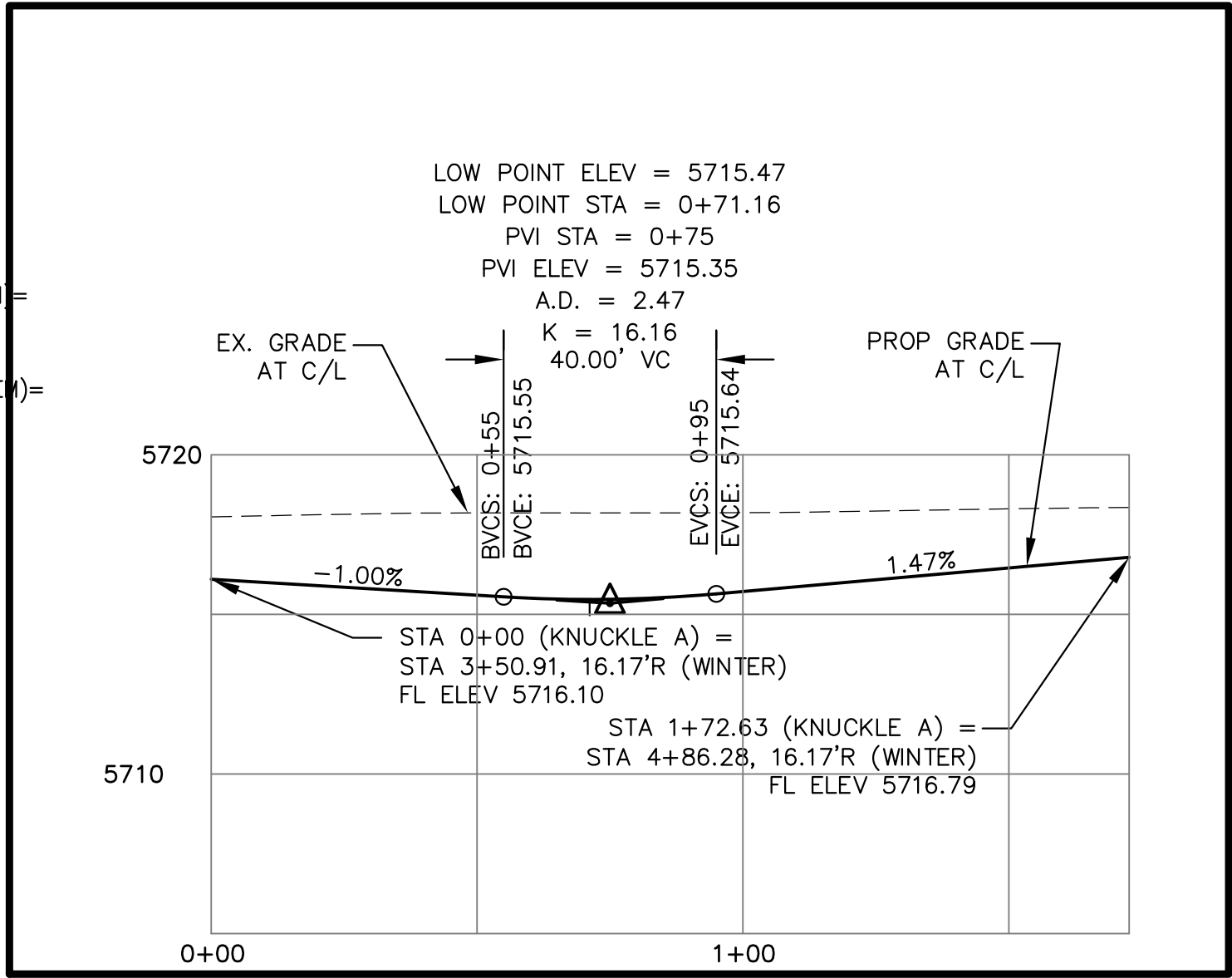
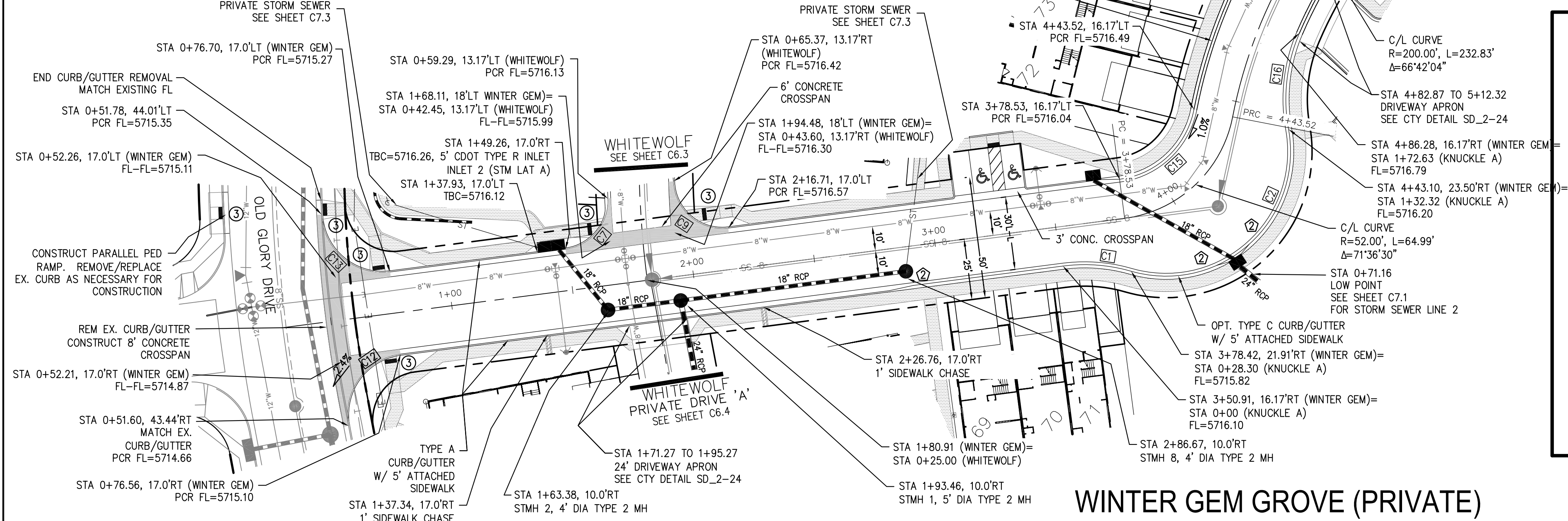
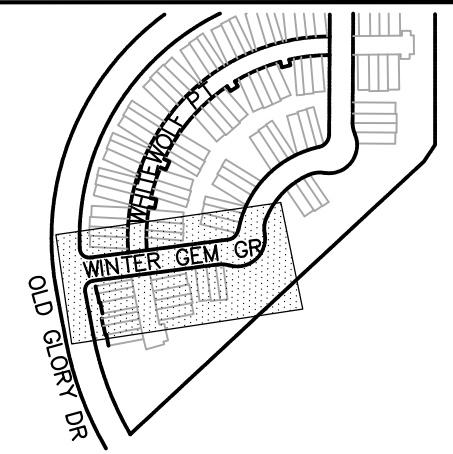
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intentionally
left blank

DRAWN: RLS DESIGNED: RLS CHECKED: RLS		NO.	DESCRIPTION	DATE
SIGNING PLAN PONDEROSA AT LORSON RANCH FILING NO. 3				
		PROJECT:		
		PONDEROSA AT LORSON RANCH FILING NO. 3 LITTLE DOGIE DR - OLD GLORY DR COLORADO SPRINGS, COLORADO		
DATE: APR 8, 2020		PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK		
PROJECT NO. 100.050		CORE ENGINEERING GROUP 15004 1ST AVENUE S. DENVER, CO 80202 PHONE: 719-659-7800 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com		
SHEET NUMBER C5.2				
TOTAL SHEETS: 30				

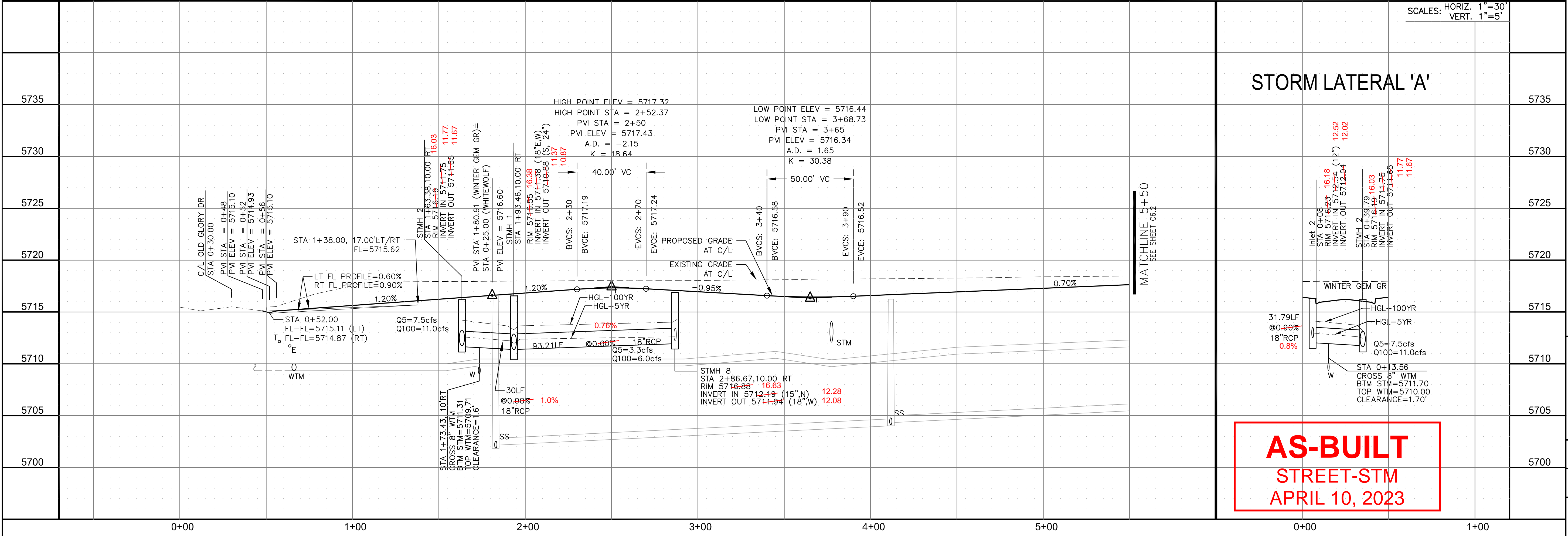
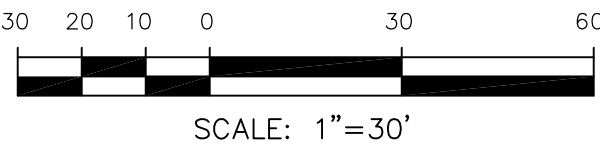
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	28.30'	68.83	23°33'23"
C2	104.02'	51.17	116°28'19"
C7	29.77'	20.00	85°16'19"
C9	33.36'	20.00	95°34'37"
C12	40.71'	25.00	93°18'32"
C13	41.29'	25.00	94°37'58"
C15	44.78'	35.83	71°36'30"
C16	40.31'	68.83	33°33'26"



KNUCKLE "A" PROFILE



AS-BUILT
STREET-STM
APRIL 10, 2023

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

DATE: _____

DESCRIPTION: _____

NO: _____

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

PROJECT:
PONDEROSA AT LORSON
RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

STREET/STORM
WINTER GEM GROVE (PRIVATE STREET)
STA 0+00 TO 5+50

COLORADO REGISTERS
33997
4-8-2020
PROFESSIONAL ENGINEER

DATE:
APR 8, 2020

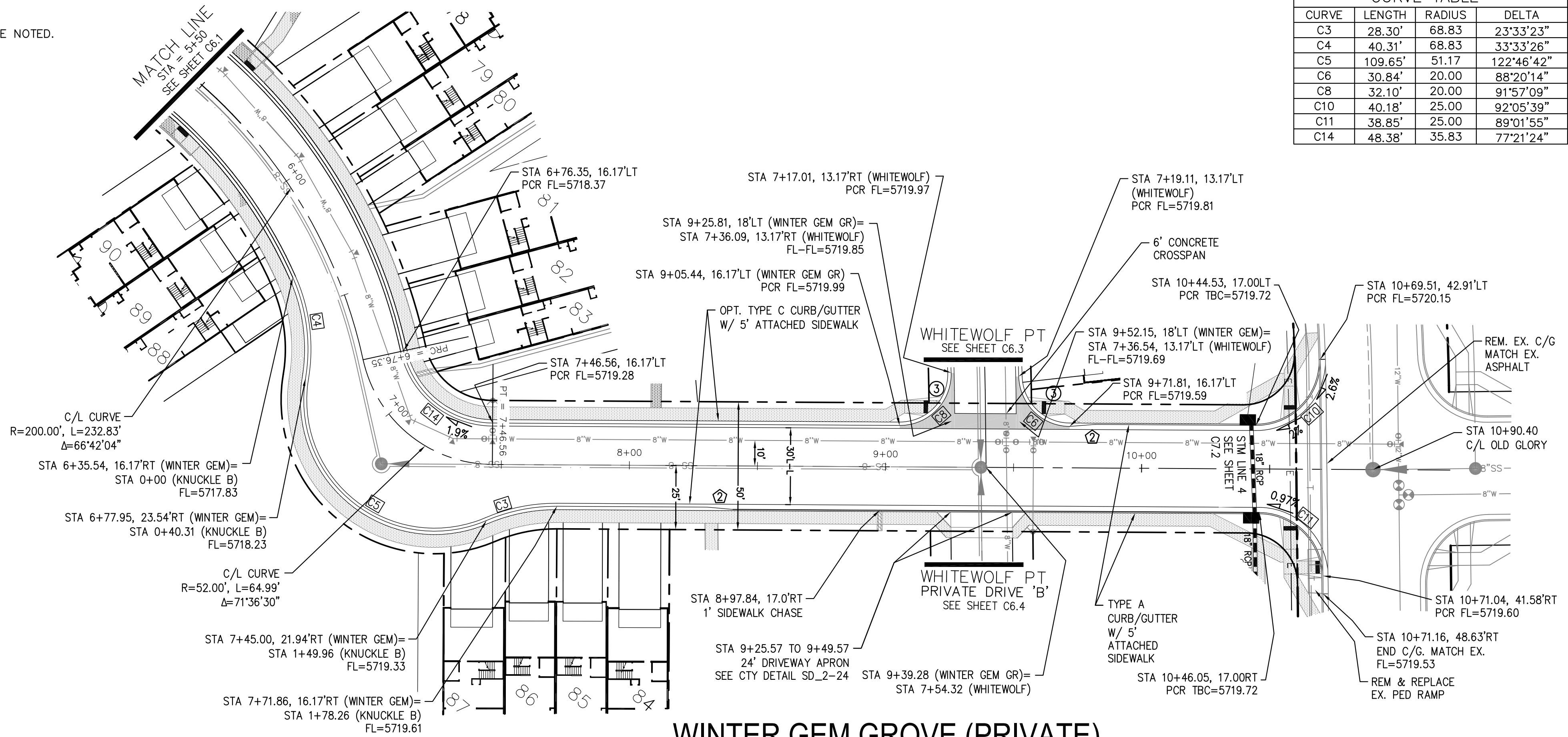
PROJECT NO.
100.050

SHEET NUMBER
C6.1

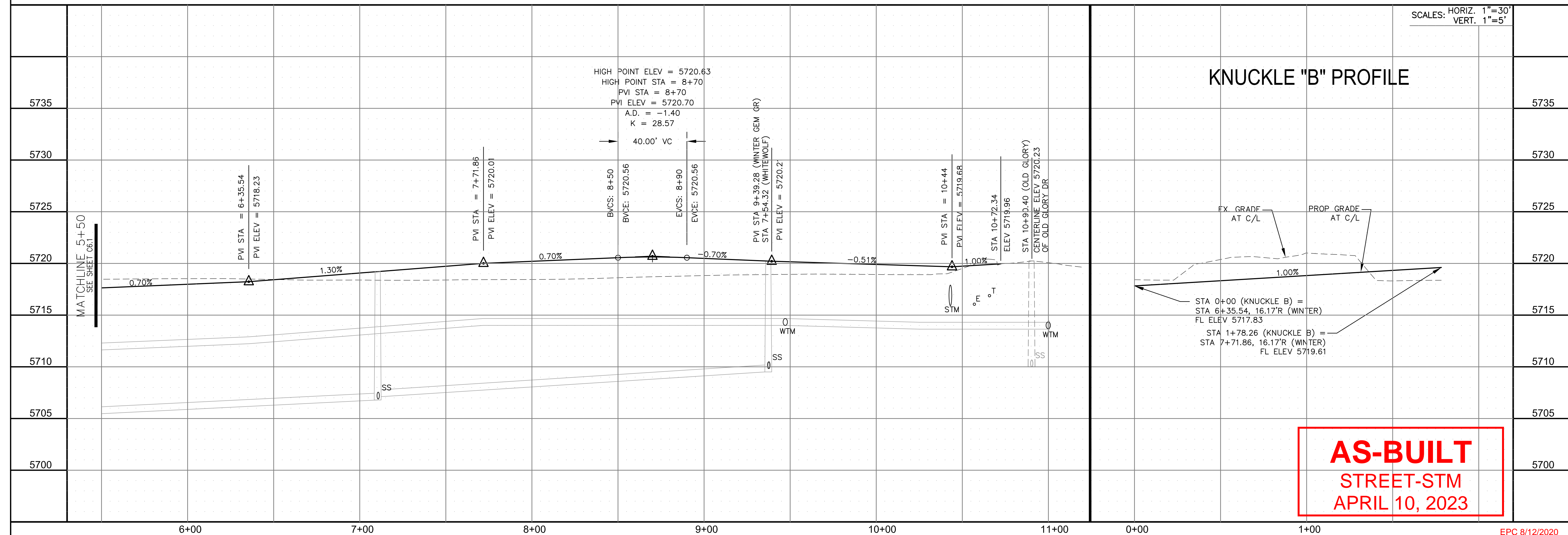
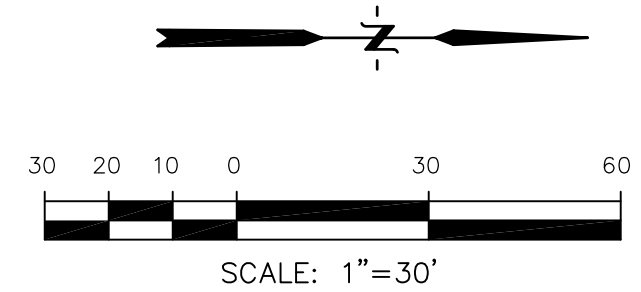
TOTAL SHEETS: 30

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 |
| C3 | 28.30' | 68.83 | 23°33'23" |
| C4 | 40.31' | 68.83 | 33°33'26" |
| C5 | 109.65' | 51.17 | 122°46'42" |
| C6 | 30.84' | 20.00 | 88°20'14" |
| C8 | 32.10' | 20.00 | 91°57'09" |
| C10 | 40.18' | 25.00 | 92°05'39" |
| C11 | 38.85' | 25.00 | 89°01'55" |
| C14 | 48.38' | 35.83 | 77°21'24" |



WINTER GEM GROVE (PRIVATE)



AS-BUILT
STREET-STM
APRIL 10, 2023

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
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

CT: ANDEROSA AT LORSON
RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET/STORM
WINTER GEM GROVE (PRIVATE STREET)
STA 5+50 TO 10+90.40



DATE:
APR 8, 2020

PROJECT NO.
100.050

SHEET NUMBER
C6.2

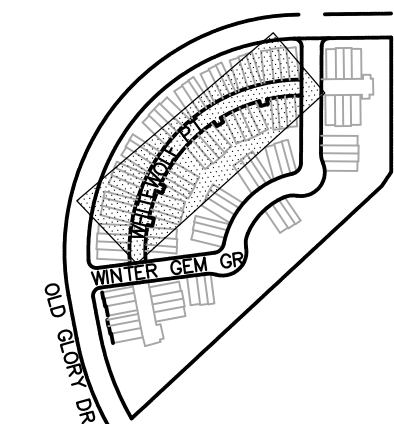
TOTAL SHEETS: 30

EPC 8/12/2020

- 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
- 4.1 1' CURB OPENING
- 5 TYPE B CURB/GUTTER (BY DEVELOPER)
(SEE DETAIL GRADING PLAN FOR ELEVATIONS)
- 6 3' CONCRETE CROSSSPAN

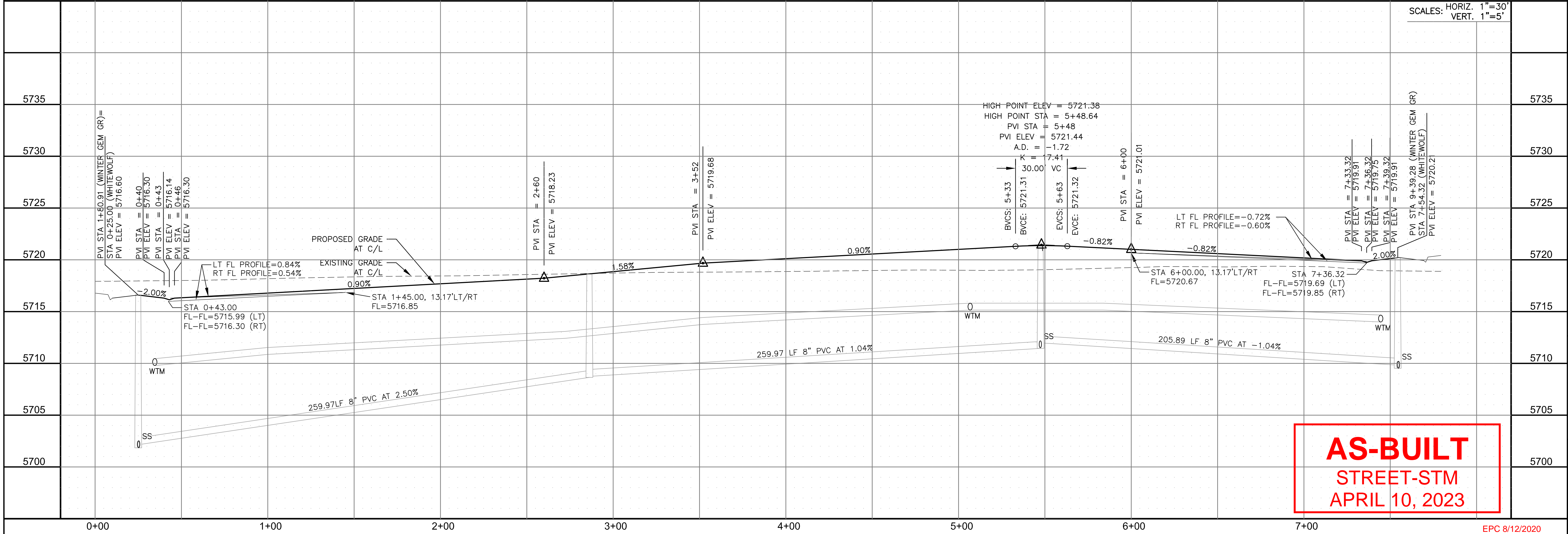
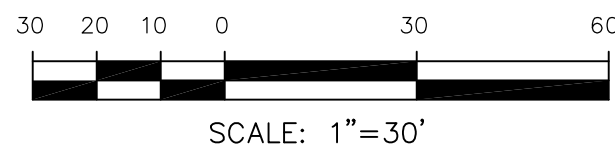
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C6	30.84'	20.00	88°20'14"
C7	29.77'	20.00	85°16'19"
C8	32.10'	20.00	91°57'09"
C9	33.36'	20.00	95°34'37"



KEY MAP

CURB OPENING TABLE		
NUMBER	STATION	FLOWLINE
4.1	1+41.49, 13.17'LT	5716.82
4.2	2+02.53, 13.17'LT	5717.37
4.3	2+66.91, 13.17'LT	5718.00
4.4	3+31.12, 13.17'LT	5719.01
4.5	3+30.89, 13.17'RT	5719.00
4.6	4+38.48, 13.17'LT	5720.12
4.7	4+99.60, 13.17'RT	5720.66
4.8	5+75.19, 13.17'LT	5720.88
4.9	6+39.53, 13.17'LT	5720.39

WHITEWOLF PT (PRIVATE STREET)



AS-BUILT
STREET-STM
APRIL 10, 2023

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNESVILLE, MO 65306
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

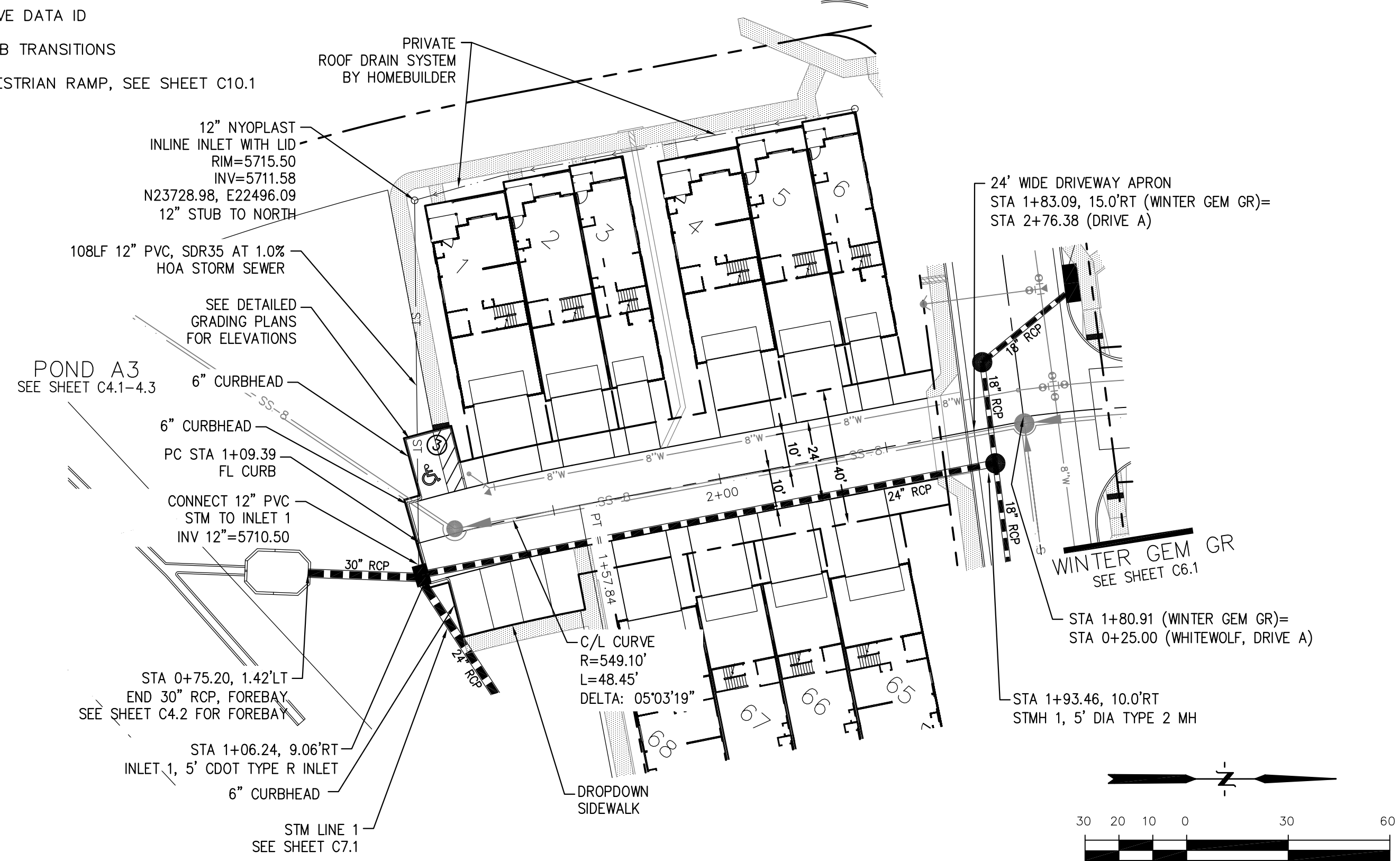
PROJECT:
PONDEROSA AT LORSON
RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

STREET/STORM
WHITEWOLF PT (PRIVATE STREET)
STA 0+00 TO 7+54

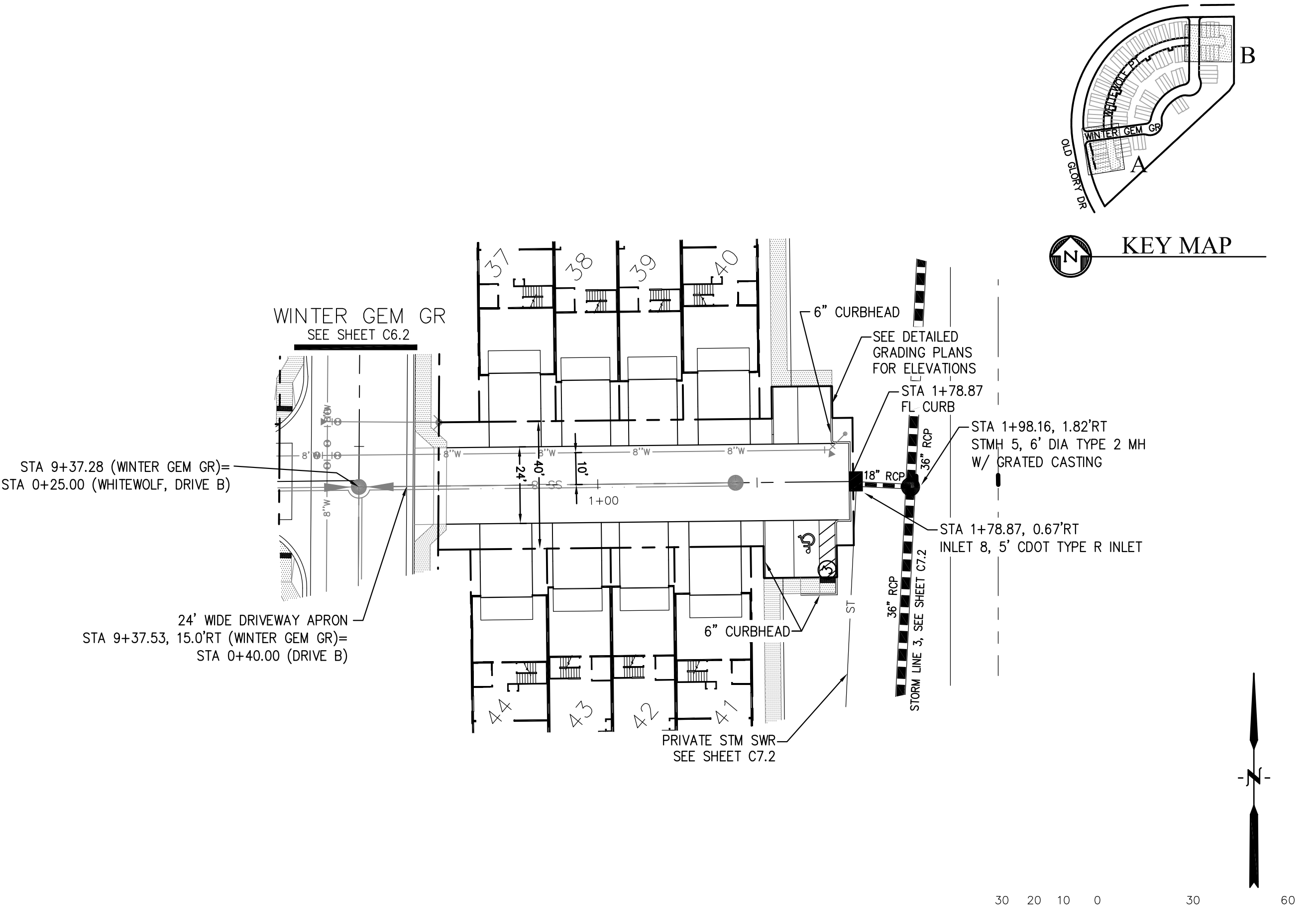
DATE:
APR 8, 2020
PROJECT NO.
100.050
SHEET NUMBER
C6.3
TOTAL SHEETS: 30

- 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.

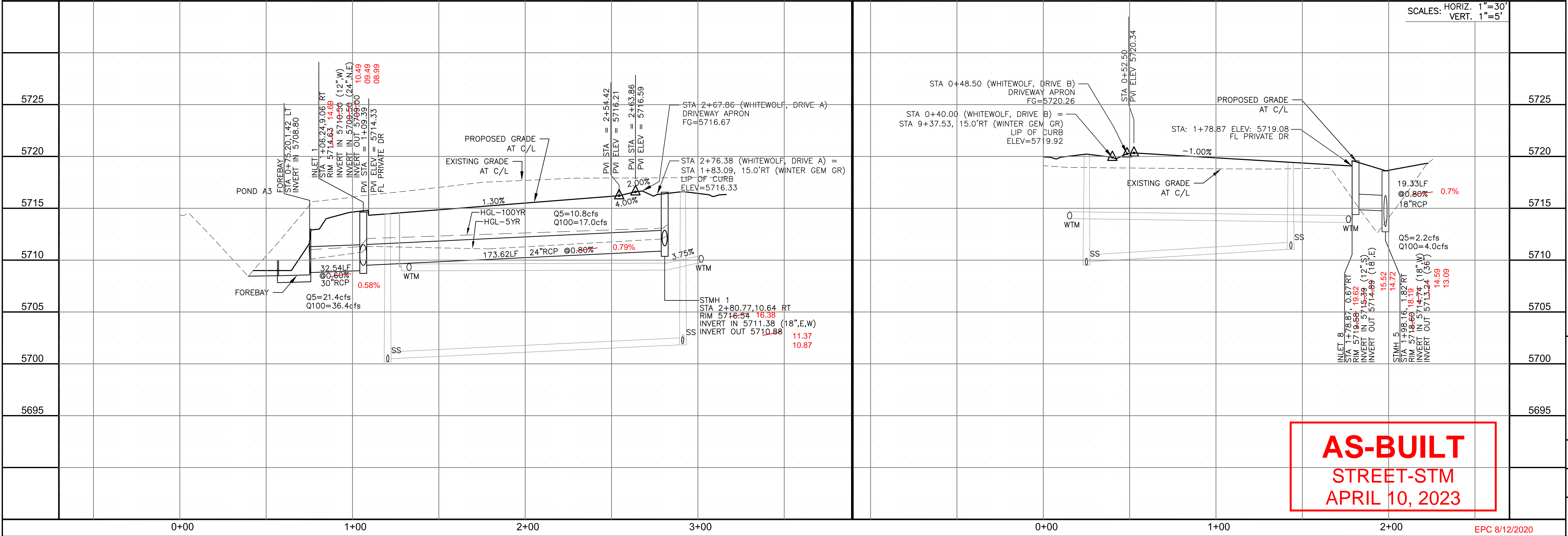
- 1 CURVE DATA ID
2 CURB TRANSITIONS
3 PEDESTRIAN RAMP, SEE SHEET C10.1



WHITEWOLF PT (PRIVATE DRIVE 'A')



WHITEWOLF PT (PRIVATE DRIVE 'B')



AS-BUILT
STREET-STM
APRIL 10, 2023

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOOD, MO 63306
PHONE: 636.251.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

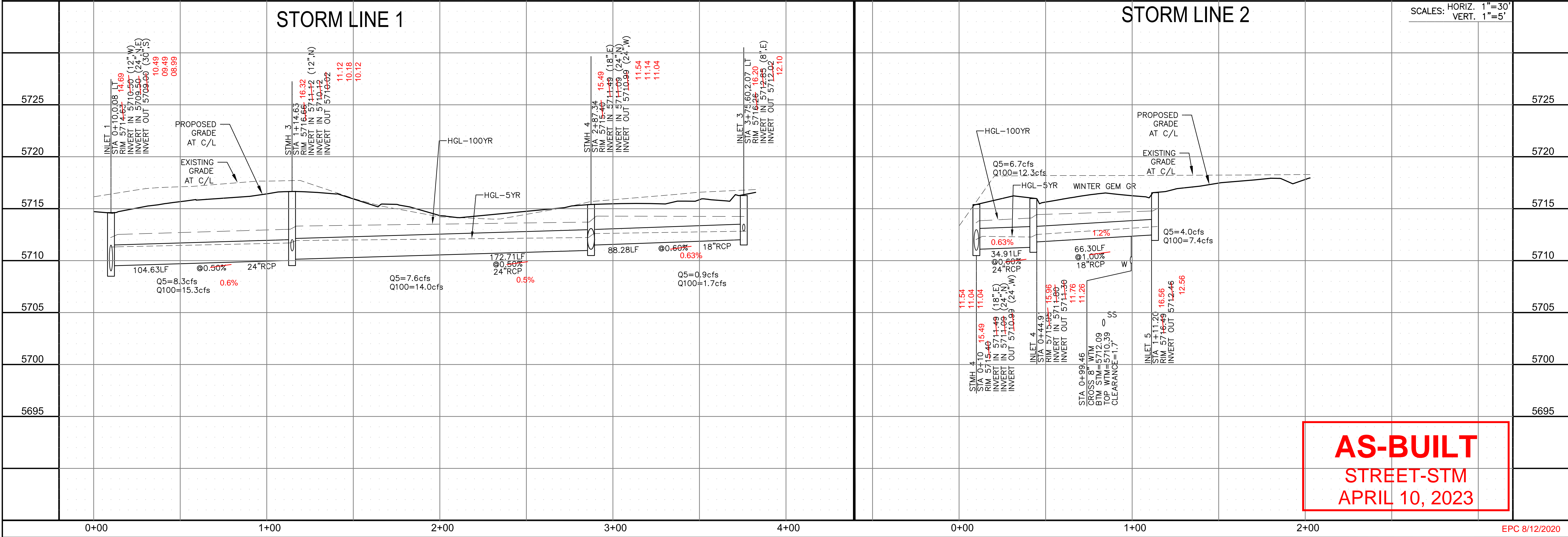
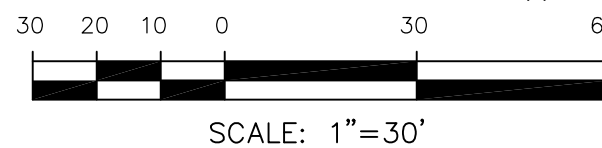
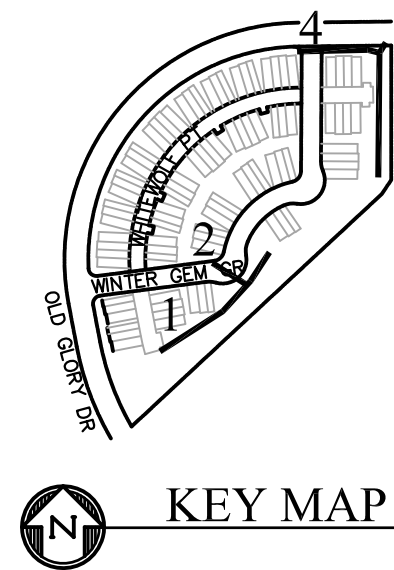
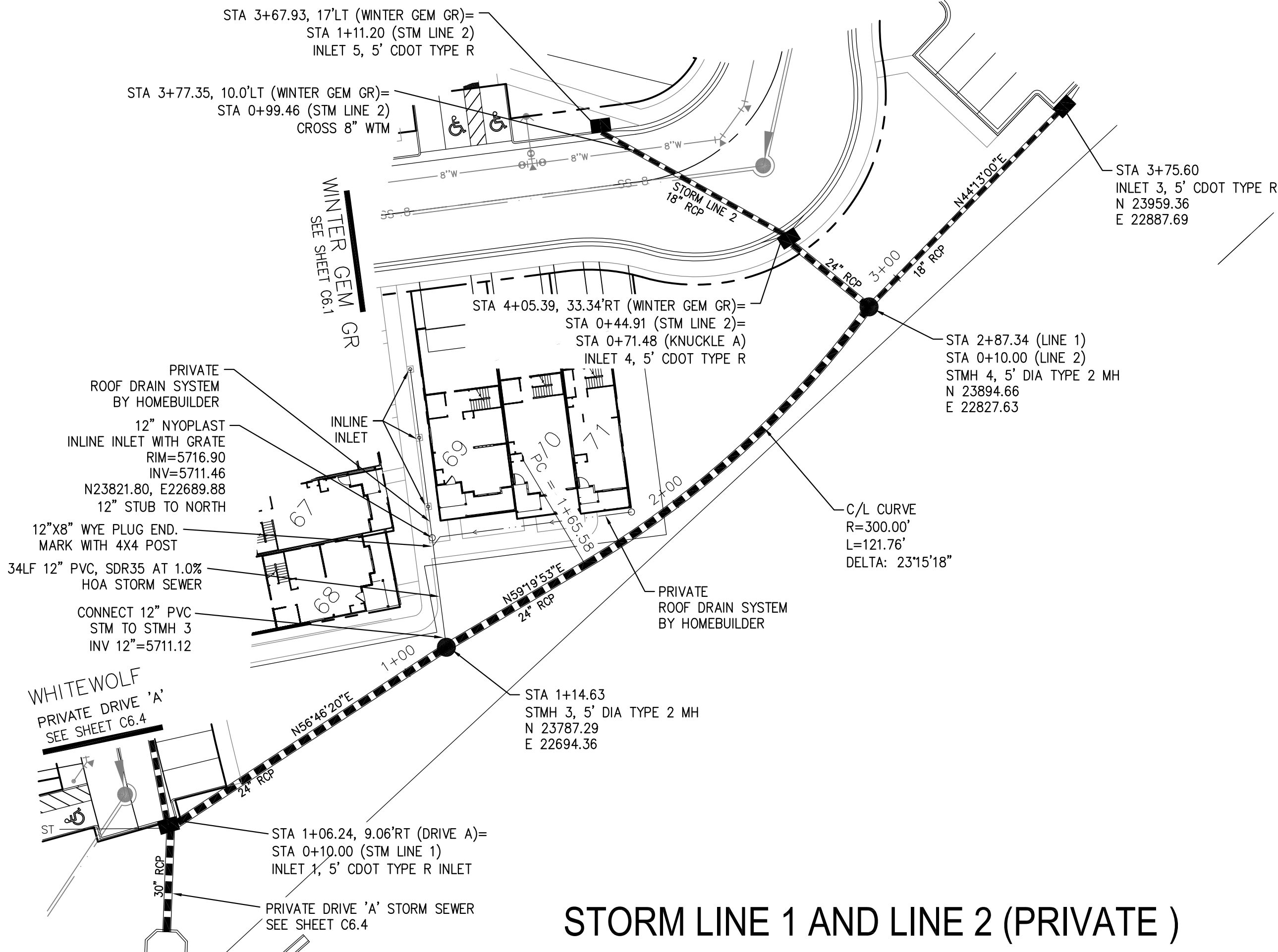
PROJECT:
**PONDEROSA AT LORSON
RANCH FILING NO. 3**
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

STREET/STORM
WHITEWOLF PT
PRIVATE DRIVES 'A' & 'B'

DATE:
APR 8, 2020
PROJECT NO.
100.050
SHEET NUMBER
C6.4
TOTAL SHEETS: 30

- 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



AS-BUILT
STREET-STM
APRIL 10, 2023

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

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

PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

PRIVATE STORM SEWER PLAN & PROFILE
STORM SEWER LINE 1 AND LINE 2

AS-BUILT
STREET-STM
APRIL 10, 2023

PROFESSIONAL ENGINEER
33997
4-8-2020

DATE: APR 8, 2020

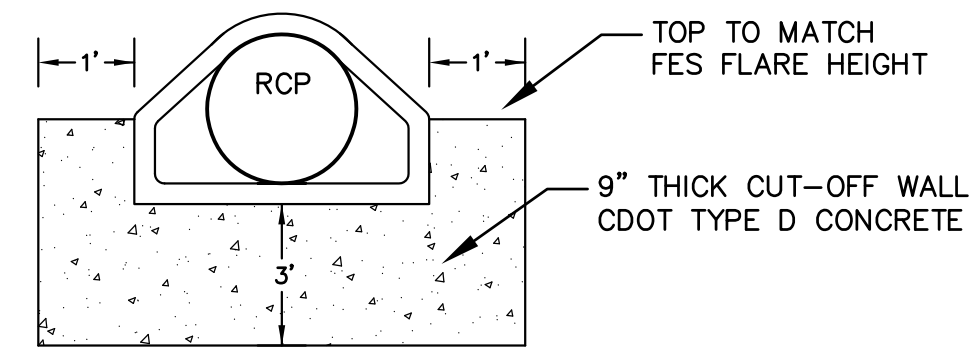
PROJECT NO. 100.050

SHEET NUMBER C7.1

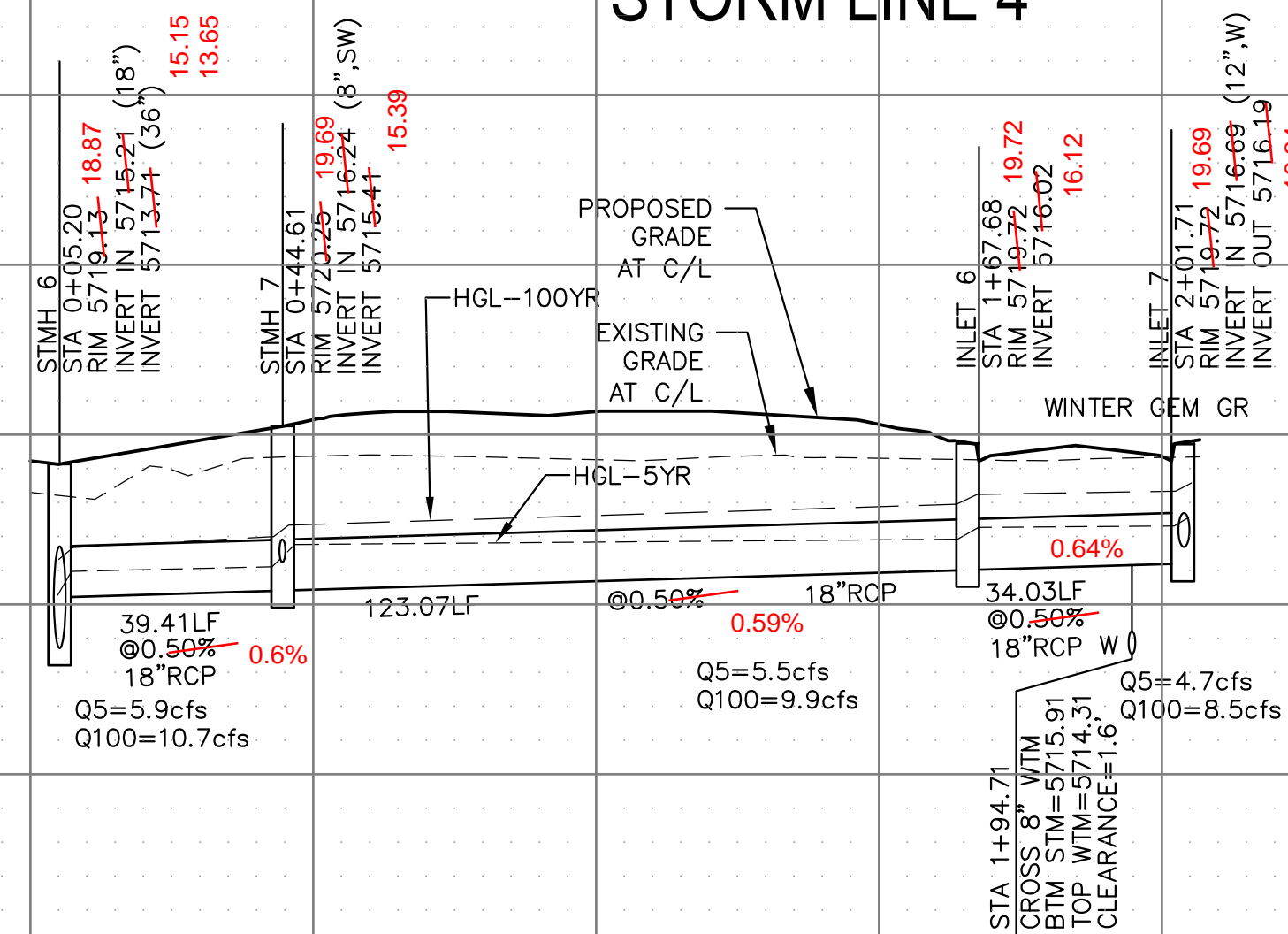
TOTAL SHEETS: 30

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.

-



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



PRIVATE STORM SEWER
PLAN & PROFILE
STORM SEWER LINE 3 AND LINE 4



DATE:
APR 8, 2020

PROJECT NO.
100.050

SHEET NUMBER
C7.2

TOTAL SHEETS: 30

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cag1.com

PREPARED FOR:

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

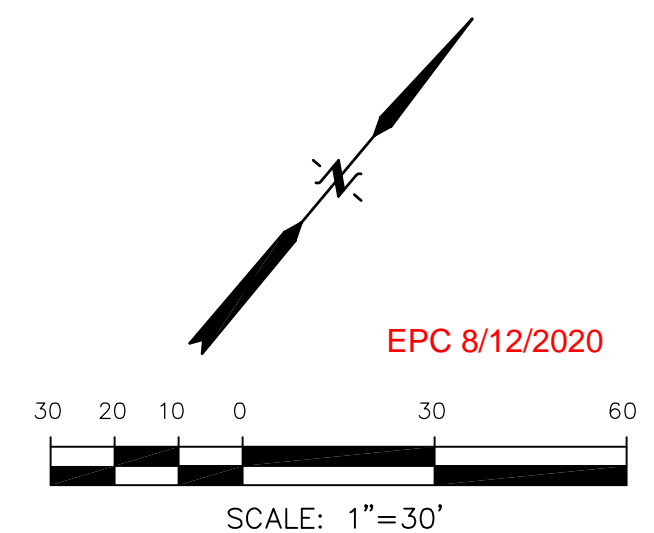
PROJECT: PONDEROSA AT LORSON
RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

-
- A map of the study area showing the location of the study site (B) relative to the Old Glory Dr. and the Key Map. The map shows a curved road labeled 'OLD GLORY DR.' and a study site labeled 'B' located near the intersection of 'WINNEM' and 'SEM GR'. A north arrow is shown in the bottom left corner, and a 'KEY MA' is indicated in the bottom right corner.

PRIVATE STORM SEWER SYSTEM 'A'



PROJECT:	<p>PONDEROSA AT LORSON RANCH FILING NO. 3 LITTLE DOGIE BR OLD GLORY DR COLORADO SPRINGS, COLORADO</p>	<p>PREPARED FOR:</p> <p>LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK</p>
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DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PRIVATE STORM SEWER SYSTEM

PLAN & PROFILE SYSTEM 'A' & 'B'



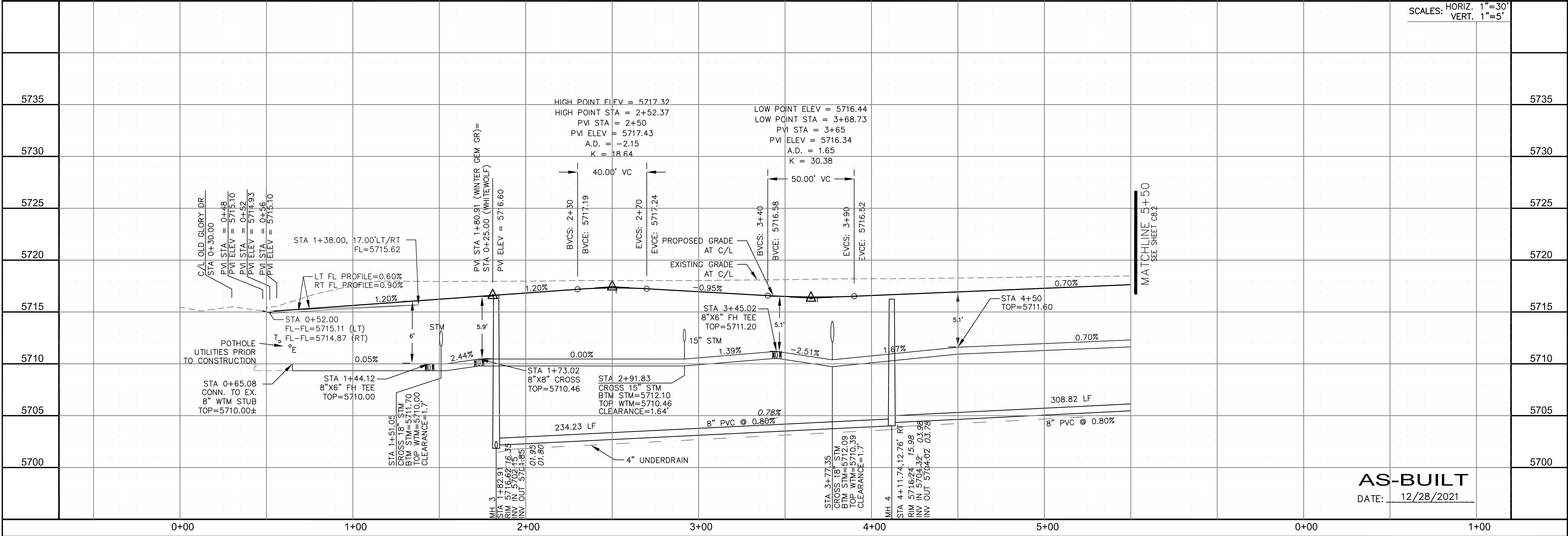
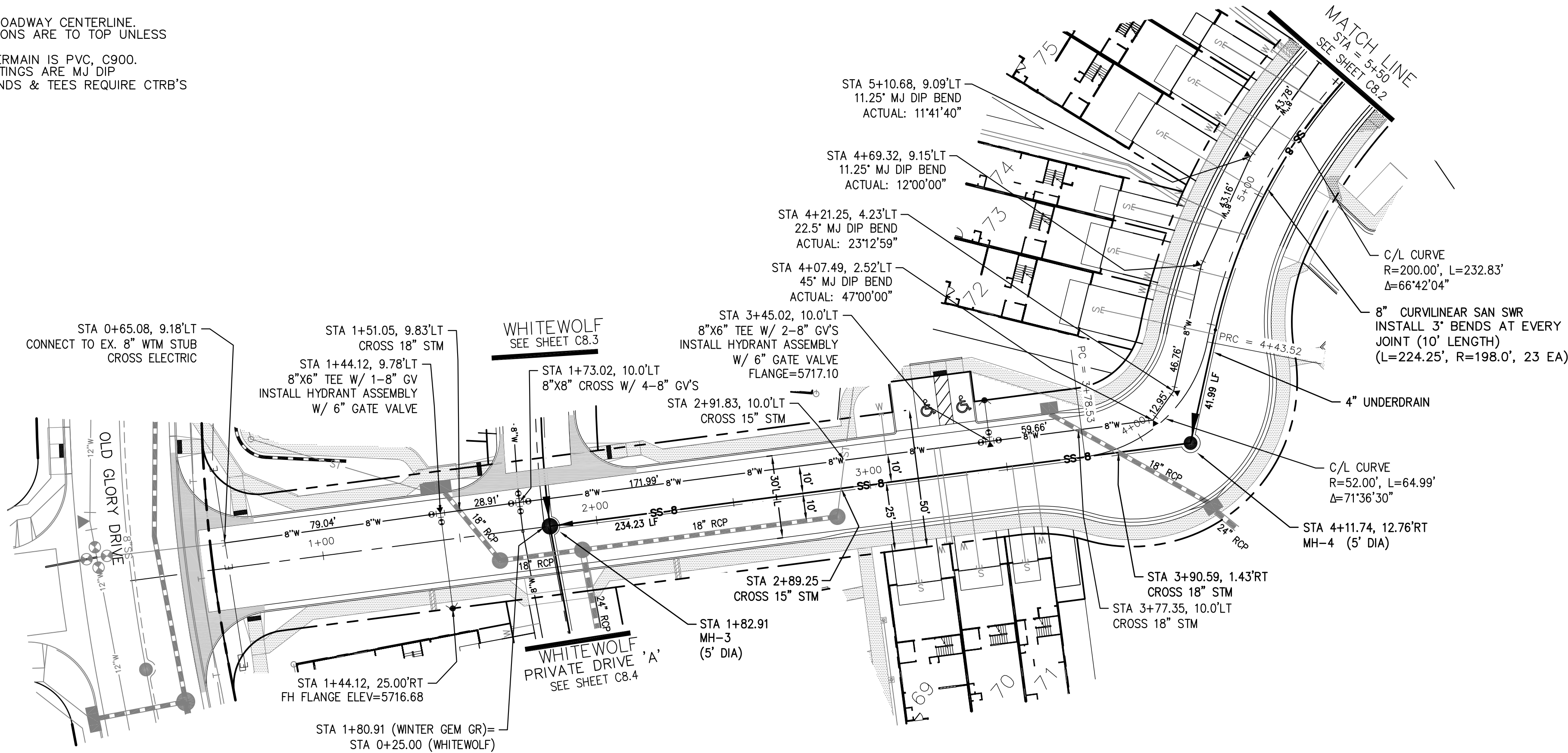
DATE:
APR 8, 2020

PROJECT NO.
100.050

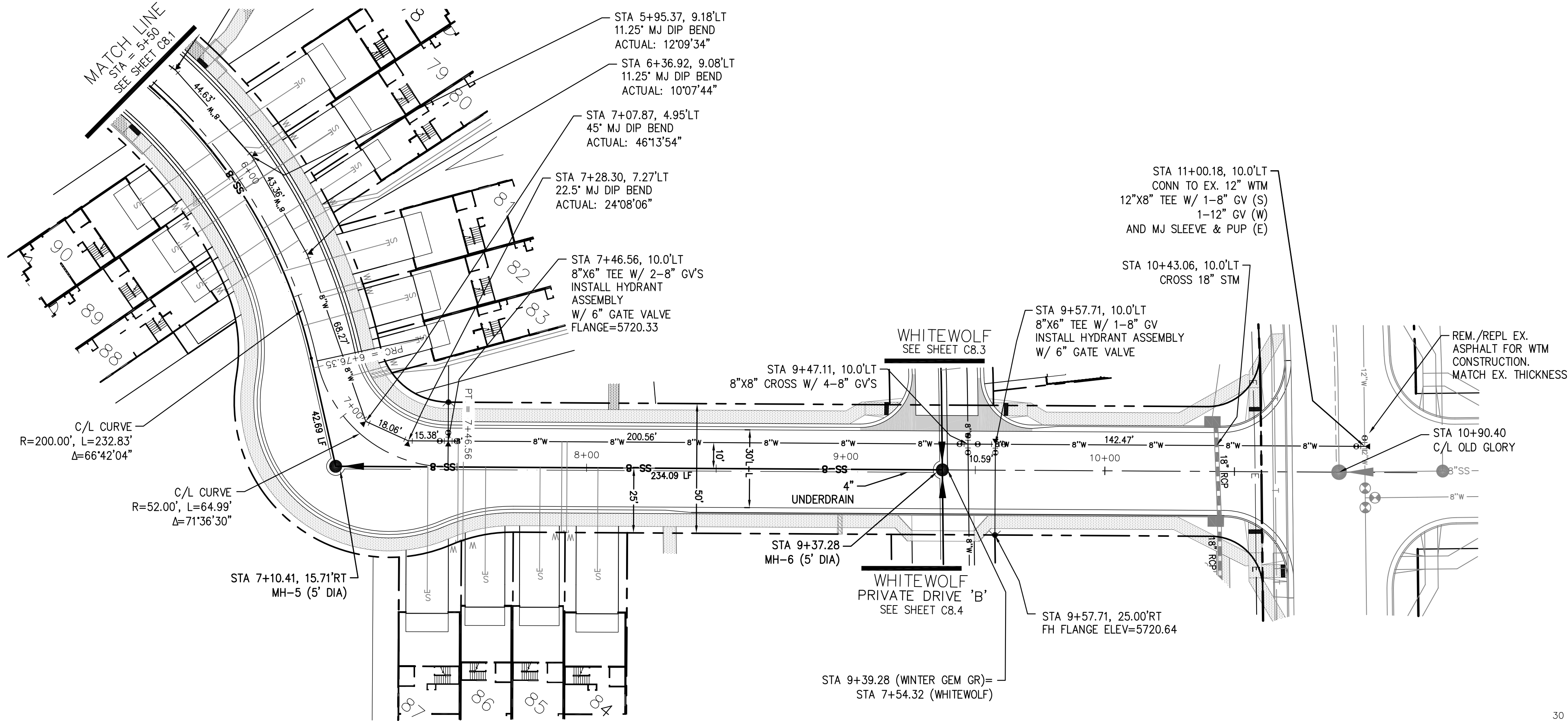
SHEET NUMBER
C7.3

TOTAL SHEETS: 30

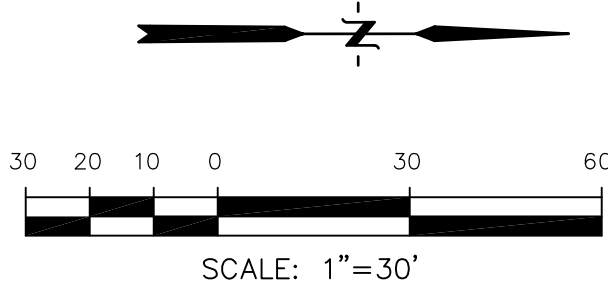
- NOTES
1. STATIONING IS AT ROADWAY CENTERLINE.
 2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
 3. ALL 8" & 12" WATERMAIN IS PVC, C900.
 4. ALL WATERMAIN FITTINGS ARE MJ DIP
 5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



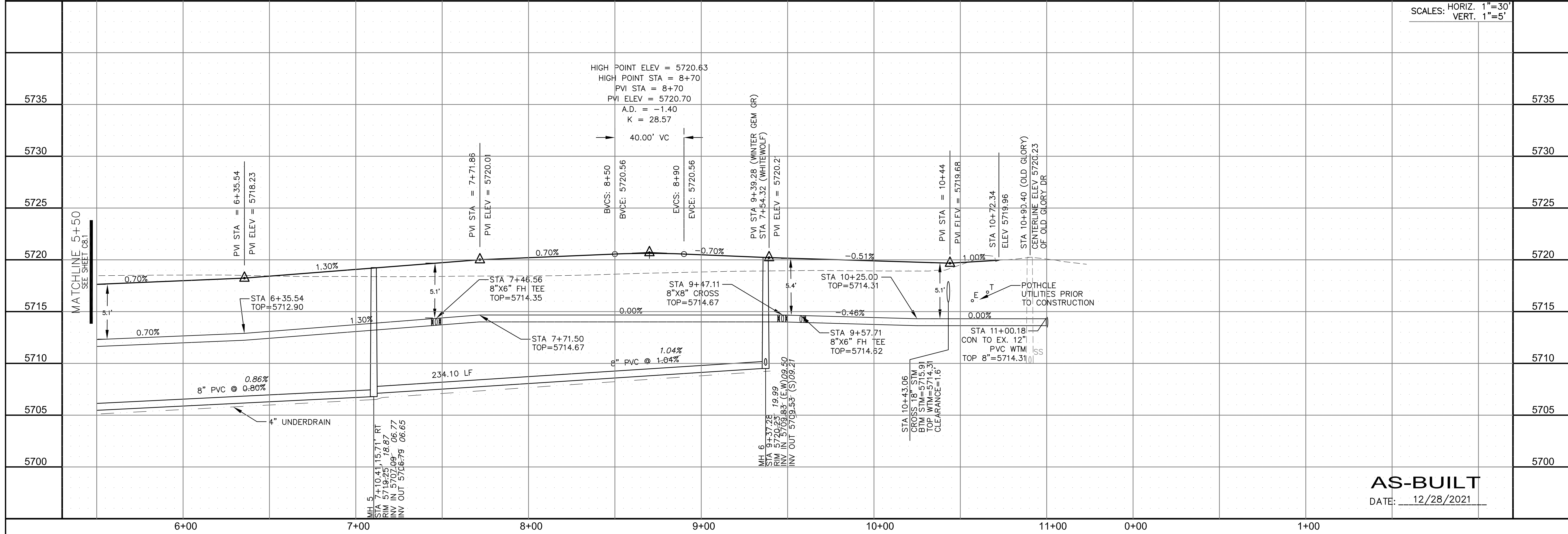
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 4. ALL WATERMAIN FITTINGS ARE MJ DIP
 5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



WINTER GEM GROVE (PRIVATE)

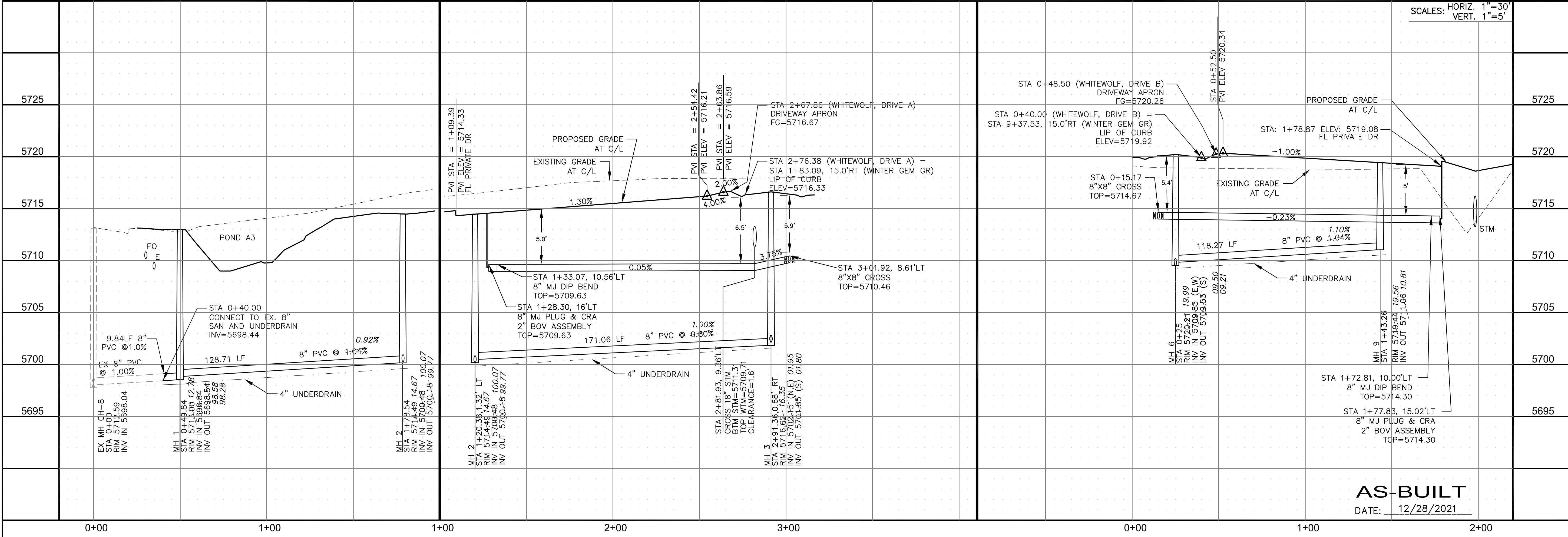
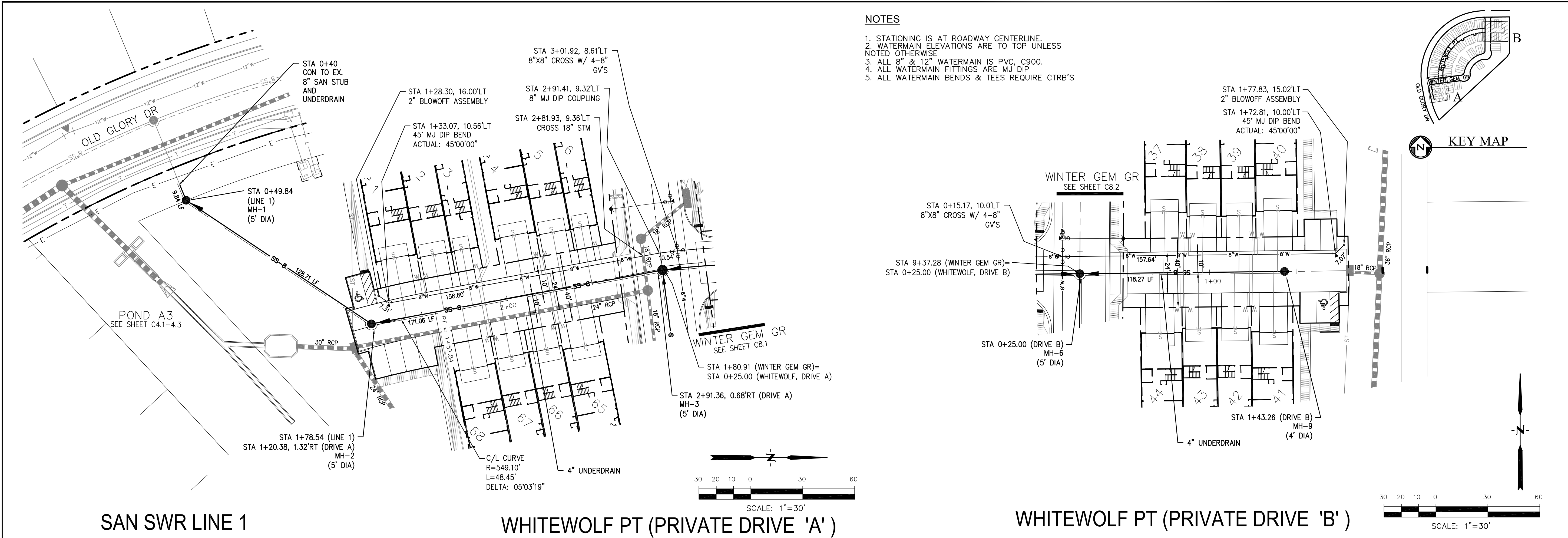


SCALES: HORIZ. 1"=30'
VERT. 1"=5'



AS-BUILT
DATE: 12/28/2021

CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNESVILLE, MO 64405 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	
DATE	DESCRIPTION
NO.	PROJECT: PONDEROSA AT LORSON RANCH FILING NO. 3 LITTLE DOGIE DR - OLD GLORY DR COLORADO SPRINGS, COLORADO
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	PREPARED FOR: LORSON, LLC 212 N. WAHATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK
SANITARY / WATERMAIN WINTER GEM GROVE (PRIVATE STREET) STA 5+50 TO 10+90.40	
DATE: APR 8, 2020	PROJECT NO. 100.050
SHEET NUMBER C8.2	
TOTAL SHEETS: 30	



CORE ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, MO 63306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

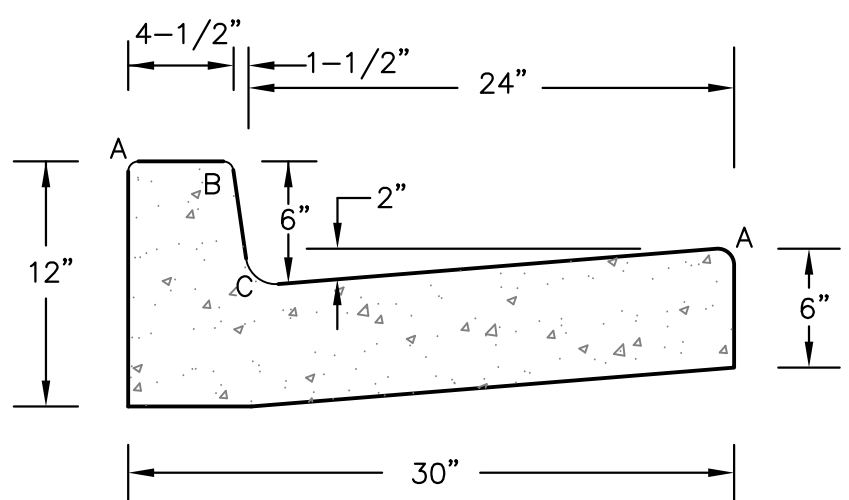
PROJECT: **PONDEROSA AT LORSON RANCH FILING NO. 3**
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

DATE: APR 8, 2020

PROJECT NO. 100.050

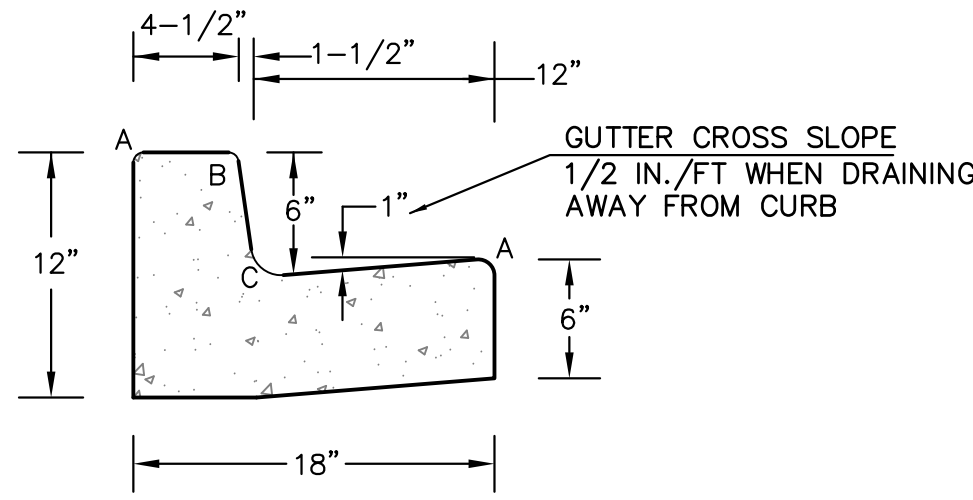
SHEET NUMBER C8.4

TOTAL SHEETS: 30



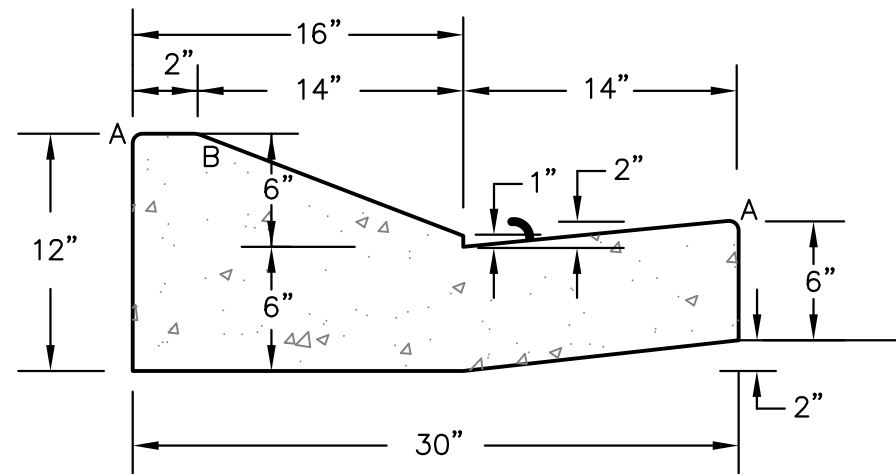
TYPE 'A'
VERTICAL CURB AND GUTTER

SCALE 1" = 1'-0"



TYPE 'B'
VERTICAL CURB AND GUTTER

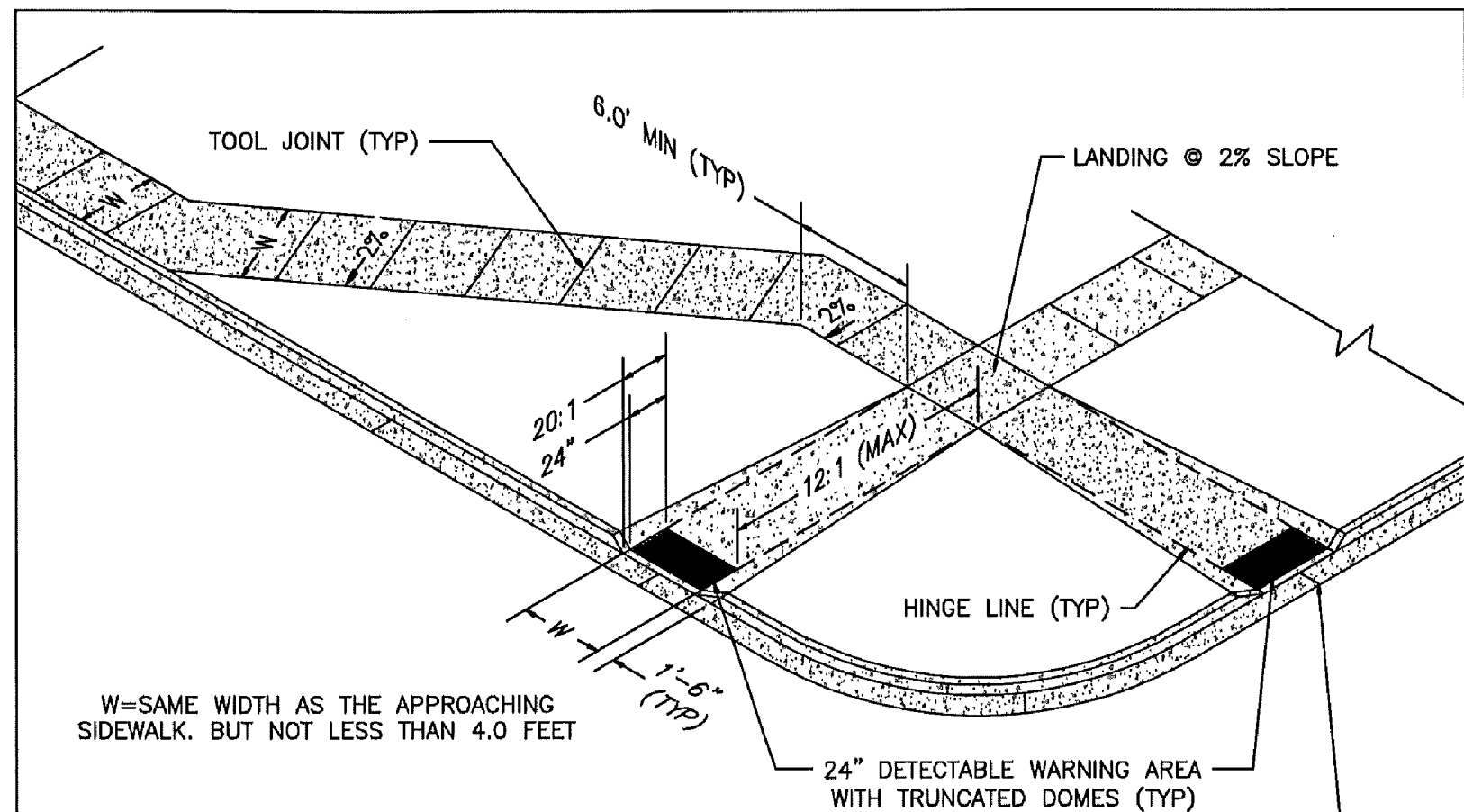
SCALE 1" = 1'-0"



TYPE 'C'
TYPE C RAMP CURB AND GUTTER

SCALE 1" = 1'

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 PREFABRICATED REDDISH INTEGRALLY COLORED TRUNCATED-DOMES.
- THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
- RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4" MINIMUM.
- ALL RAMP SHALL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMP WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
- AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.

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 RAMP ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMP.
- AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMP, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.



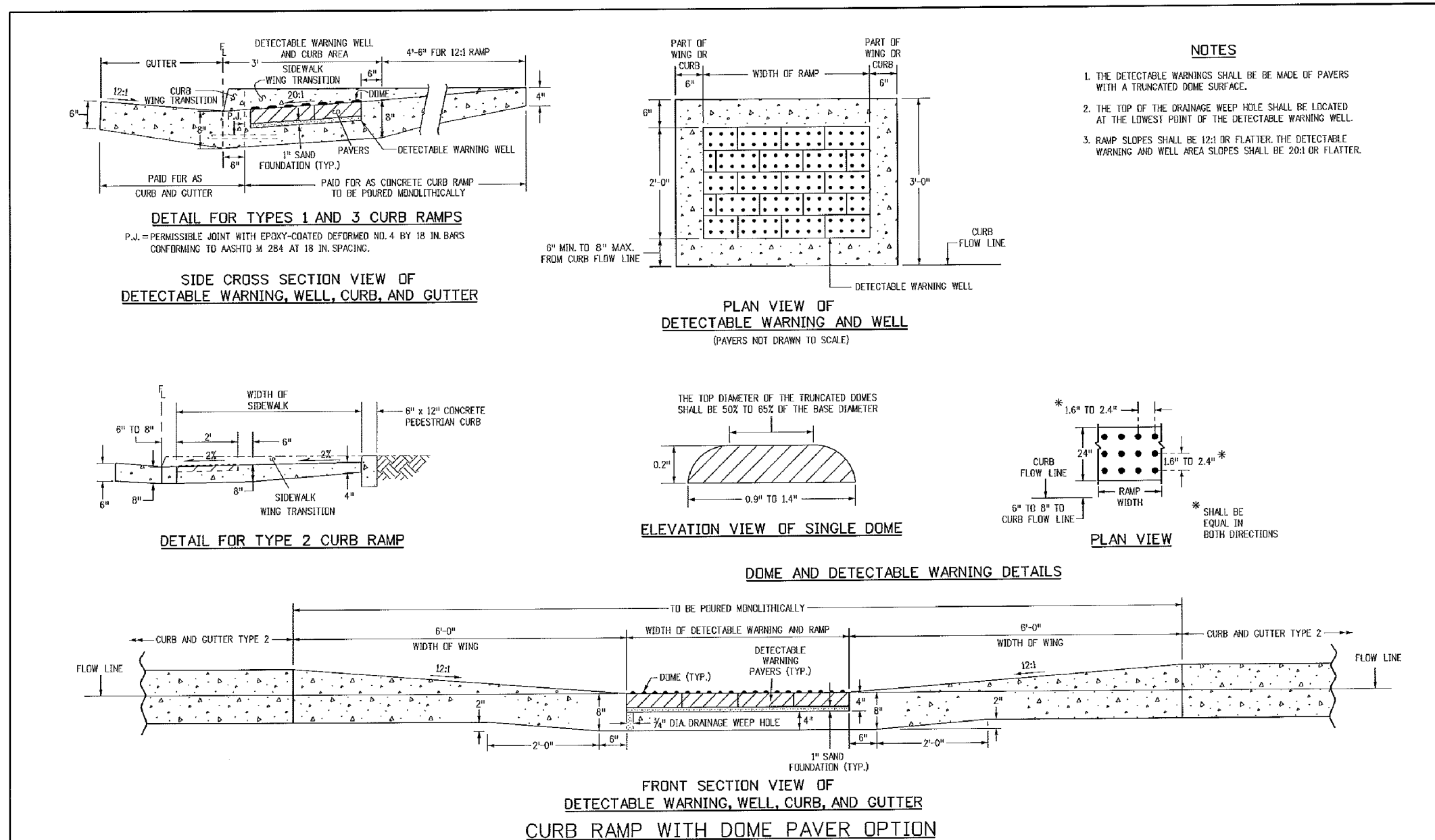
7/9/09
DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION

Pedestrian Intersection
Ramp
Standard Drawing

REVISION DATE: 1/18/11
FILE NAME: SD_2-41

PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD 2-40)

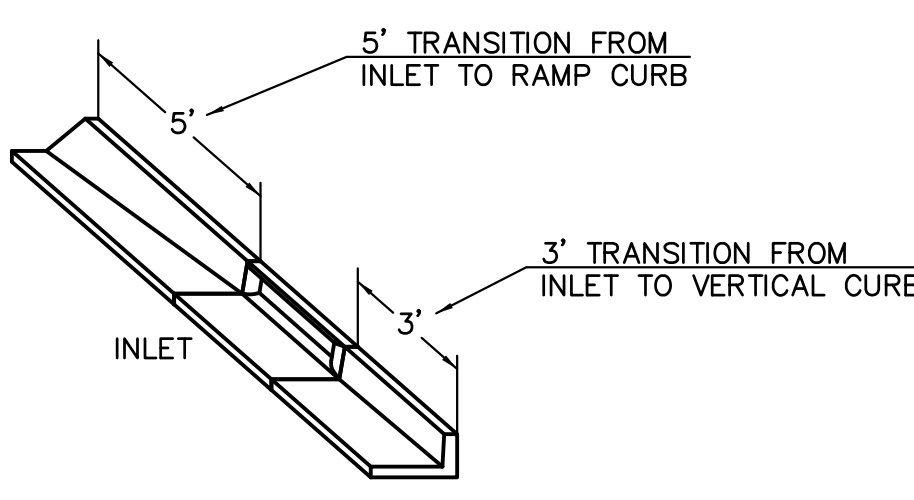
NO SCALE



Computer File Information		Sheet Revisions		CURB RAMPS		STANDARD PLAN NO.	
Question Date: 07/04/12	Issued: DD	Date:	Comments:	4201 East Arapahoe Avenue		M-608-1	
Last Modification Date: 07/04/12	Issued: LTA			Denver, Colorado 80222			
Drawn By: www.colocounty.net/transportation/design-support	Checked: DD			Phone: (303) 757-6800			
Drawing File Name: SD020608.dgn	Checked: DD			Fax: (303) 757-6800			
CD: Ver: Mod: Station: V8 Scale: Not to Scale Units: English				Project Development Branch	DD/LTA		
				Issued By: Project Development Branch on July 4, 2012		Sheet No. 6 of 6	

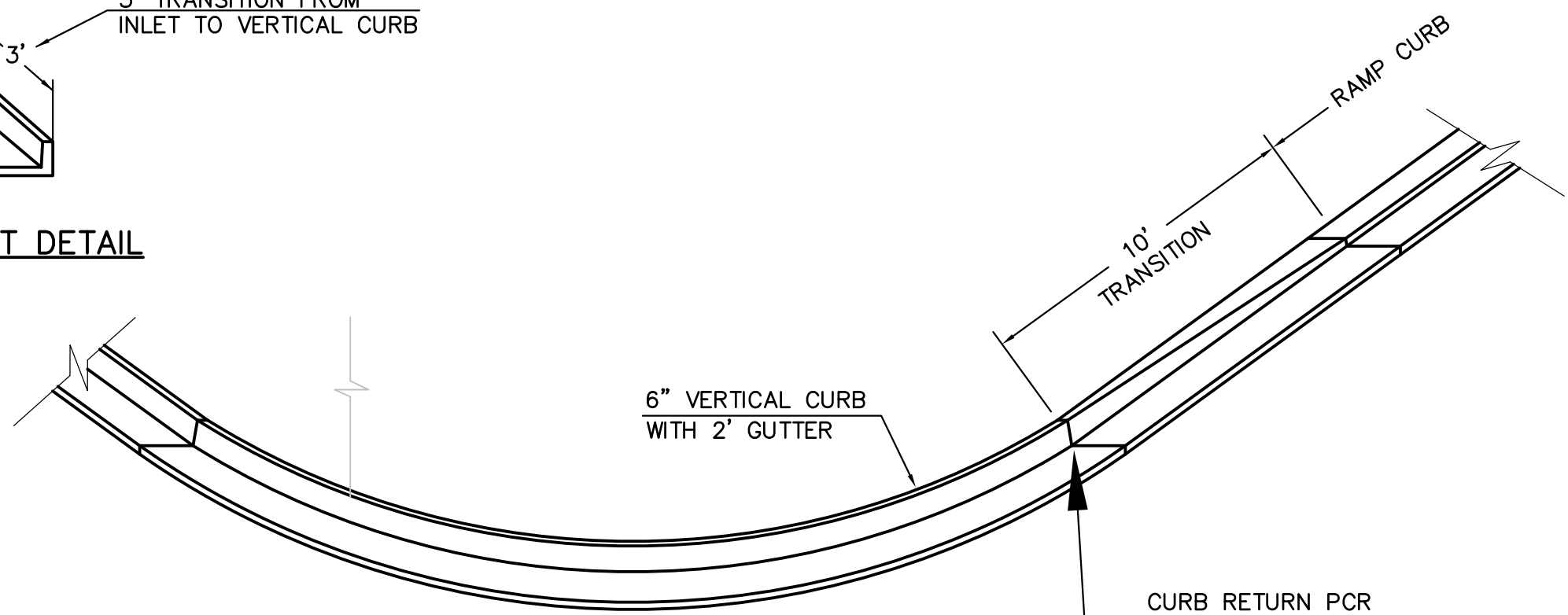
TRUNCATED DOME DETAILS (ECM SD 2-42)

NO SCALE



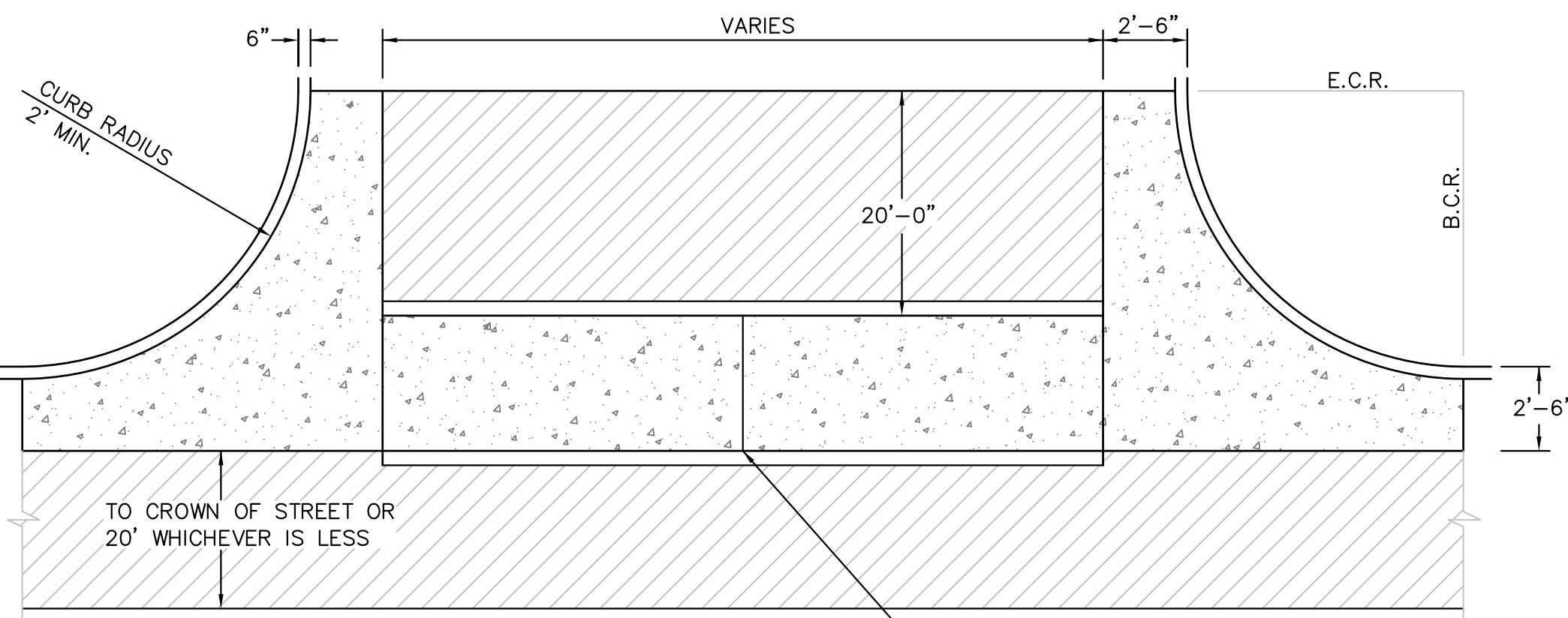
CURB INLET DETAIL

NTS

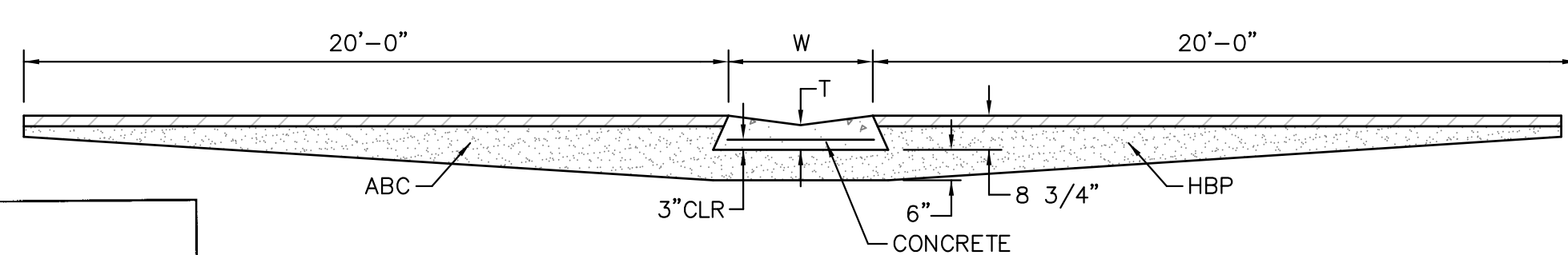


CURB TRANSITION DETAIL

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.

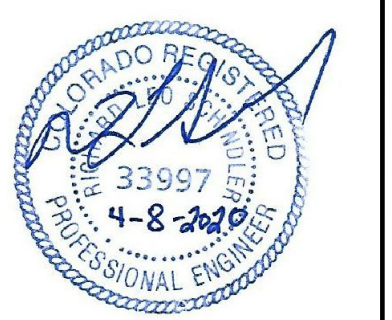
AS-BUILT
STREET-STM
APRIL 10, 2023

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719-659-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

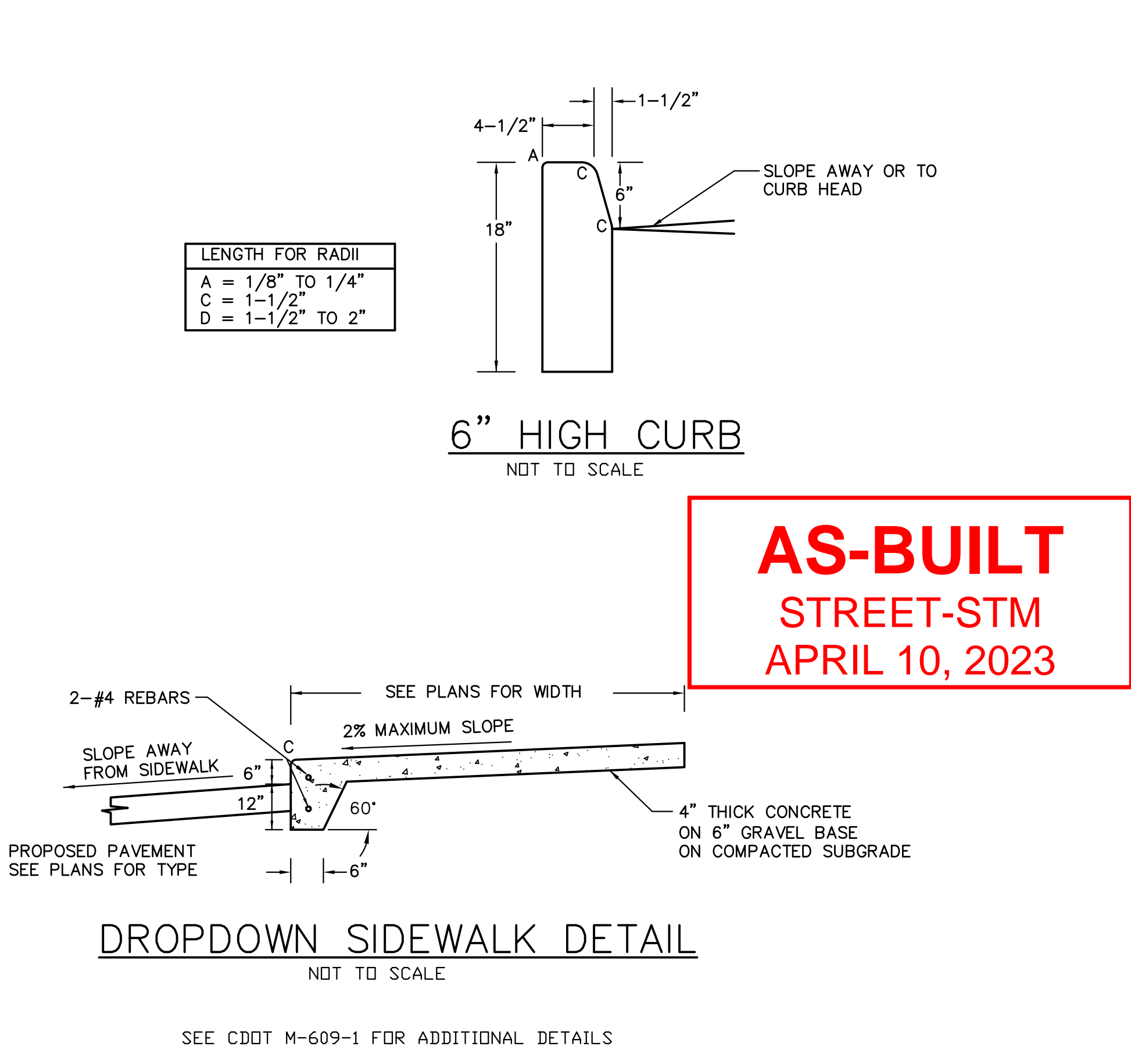
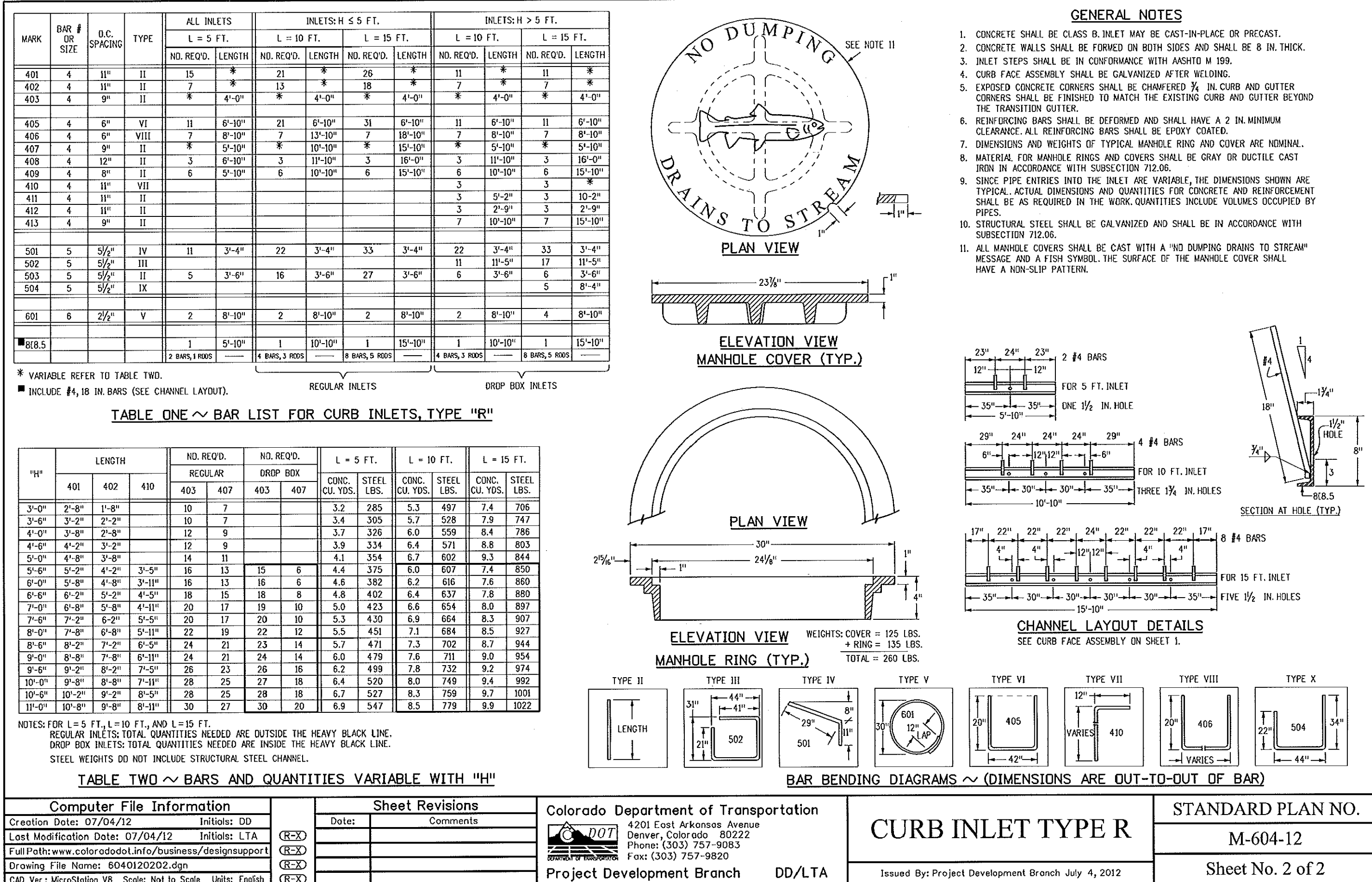
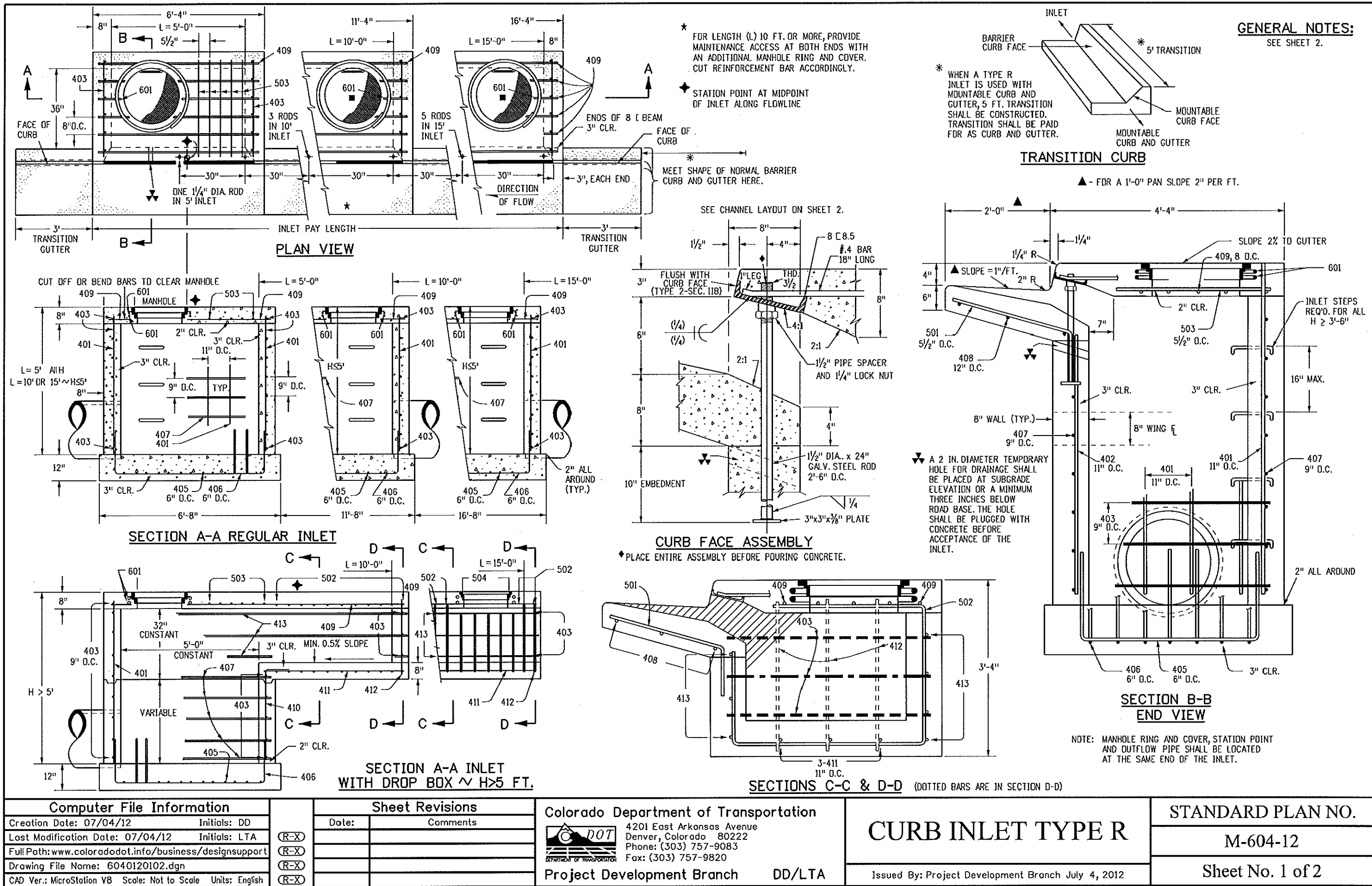
PROJECT:
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

ROADWAY DETAIL SHEET



DATE: APR 8, 2020
PROJECT NO. 100.050
SHEET NUMBER C10.1
TOTAL SHEETS: 30

EPC 8/12/2020



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80232
PHONE: (303) 757-9820
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

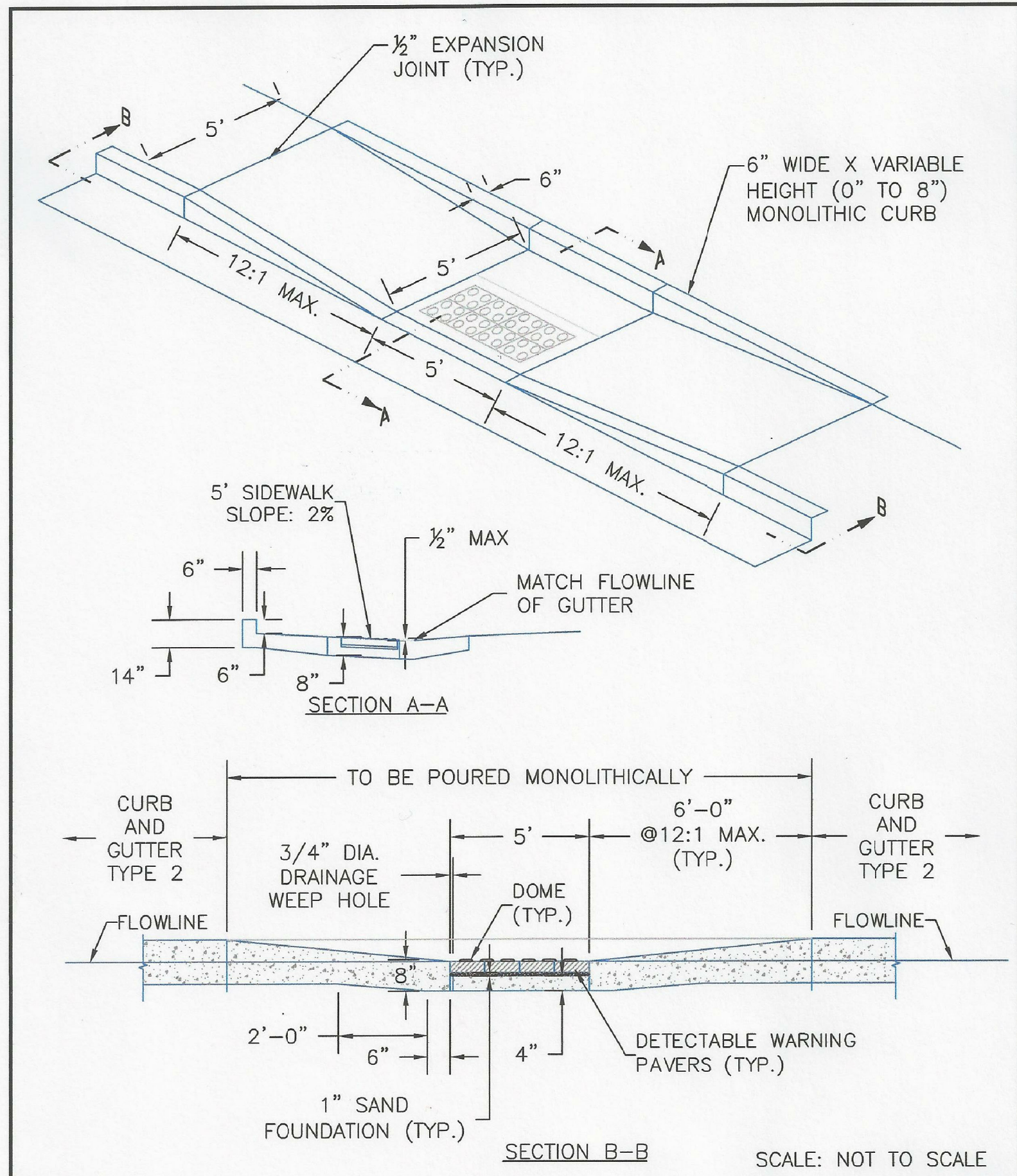
PROJECT: PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

DATE: APR 8, 2020

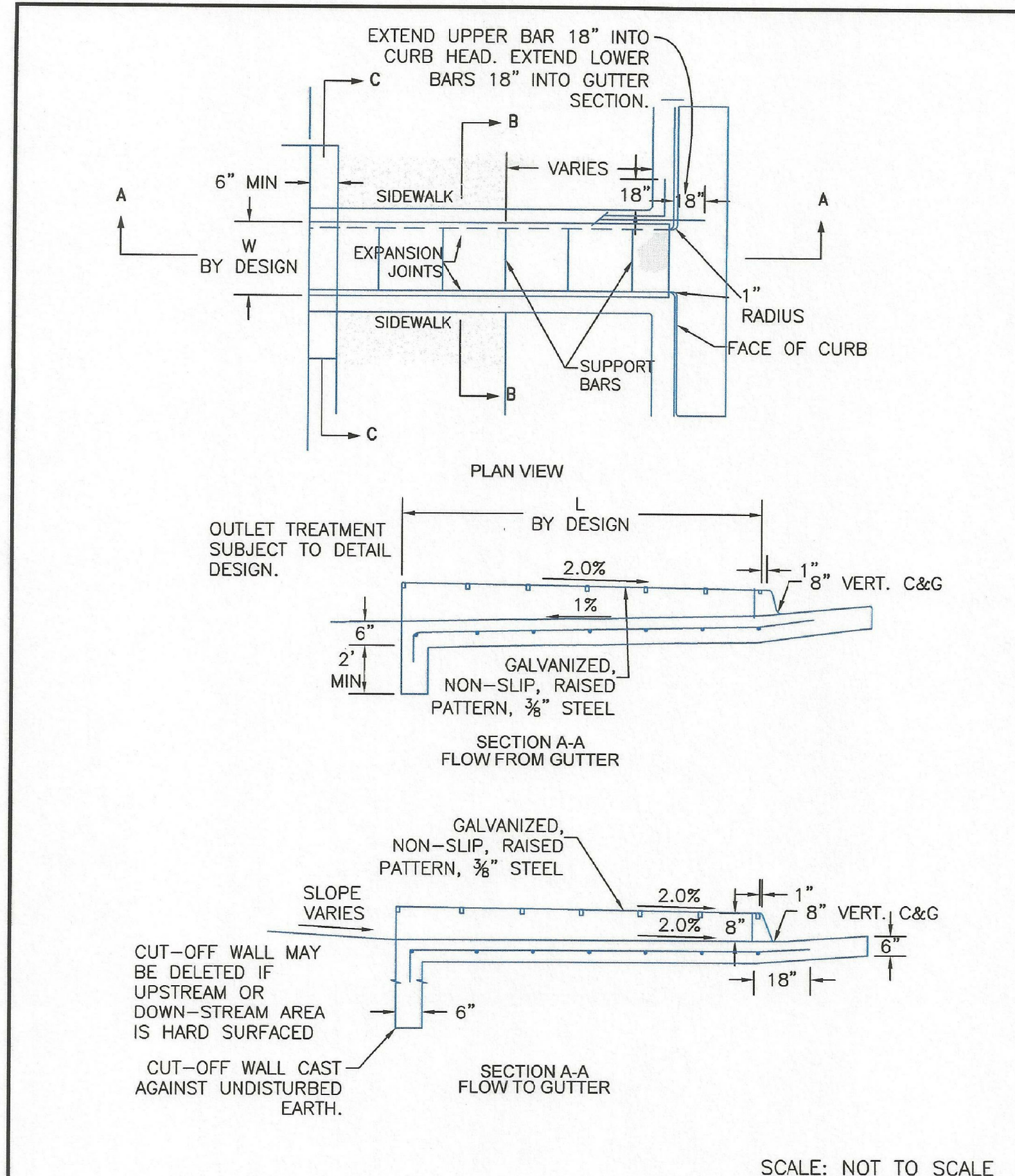
PROJECT NO. 100.050

SHEET NUMBER C10.2

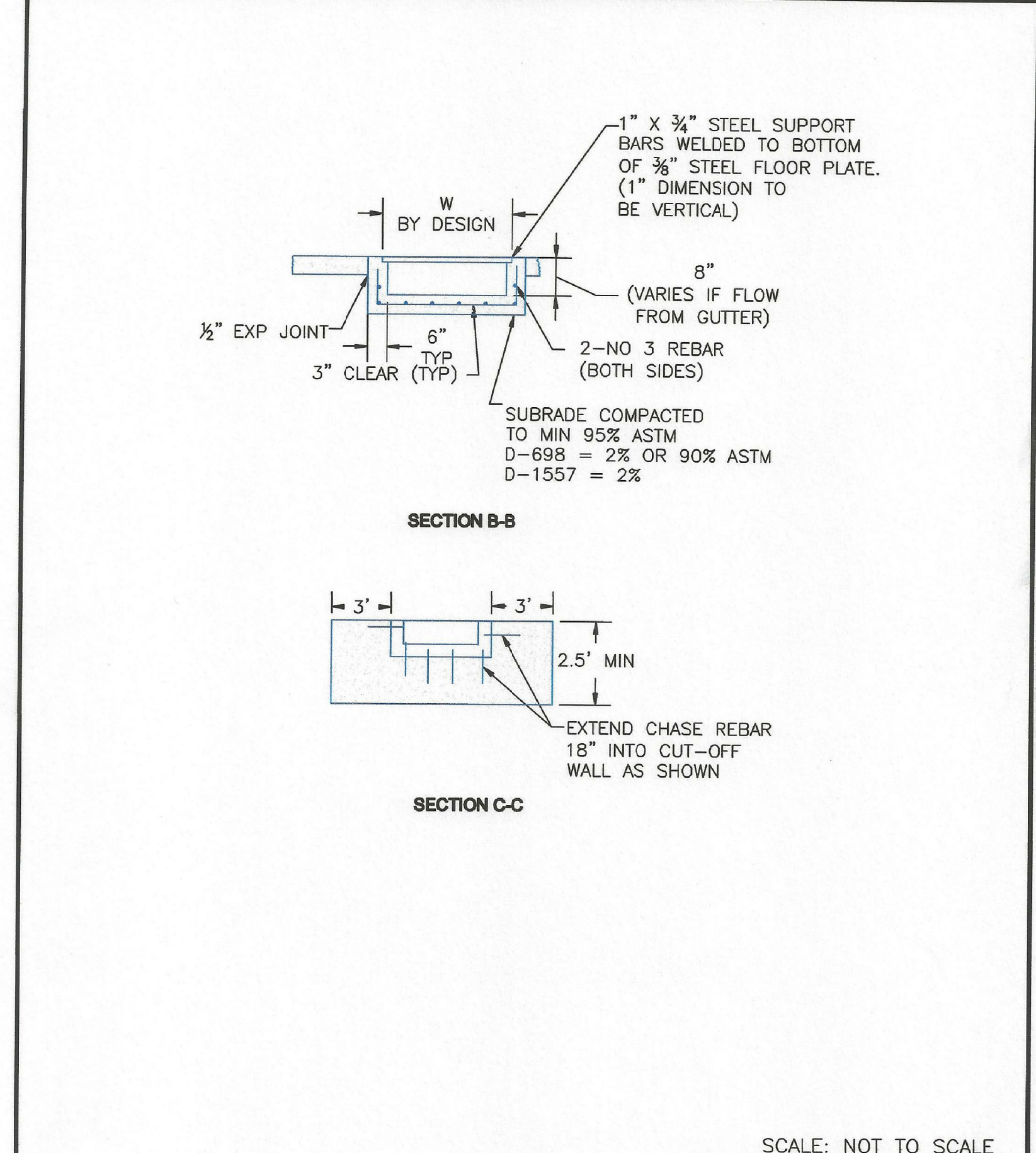
TOTAL SHEETS: 30



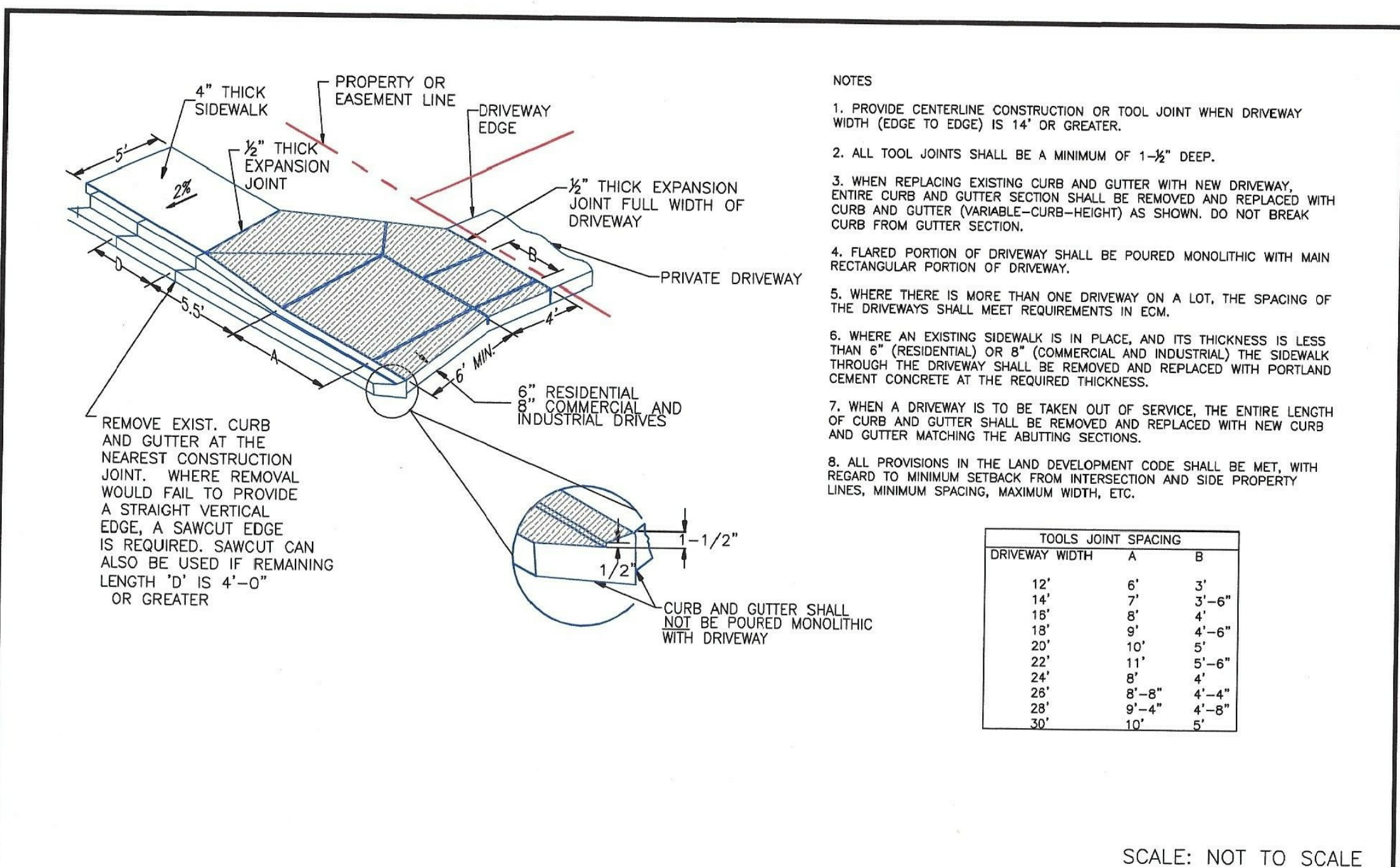
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DATE APPROVED:	REVISION DATE:		FILE NAME:
André P. Brackin	12/8/15		SD_2-50



8/11/11	Curb Opening with Drainage Chase Detail 1 of 2		
DATE APPROVED:	REVISION DATE:		FILE NAME:
André P. Brackin	12/8/15		SD_3-25



8/11/11	Curb Opening with Drainage Chase Detail 2 of 2		
DATE APPROVED:	REVISION DATE:		FILE NAME:
André P. Brackin	11/10/04		SD_3-25A



8/11/11	Driveway Detail With Attached Sidewalk		
DATE APPROVED:	REVISION DATE:		FILE NAME:
André P. Brackin	11/10/04		SD_2-24

CORE
ENGINEERING GROUP
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BURNSVILLE, MN 55306
PH: 719-659-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

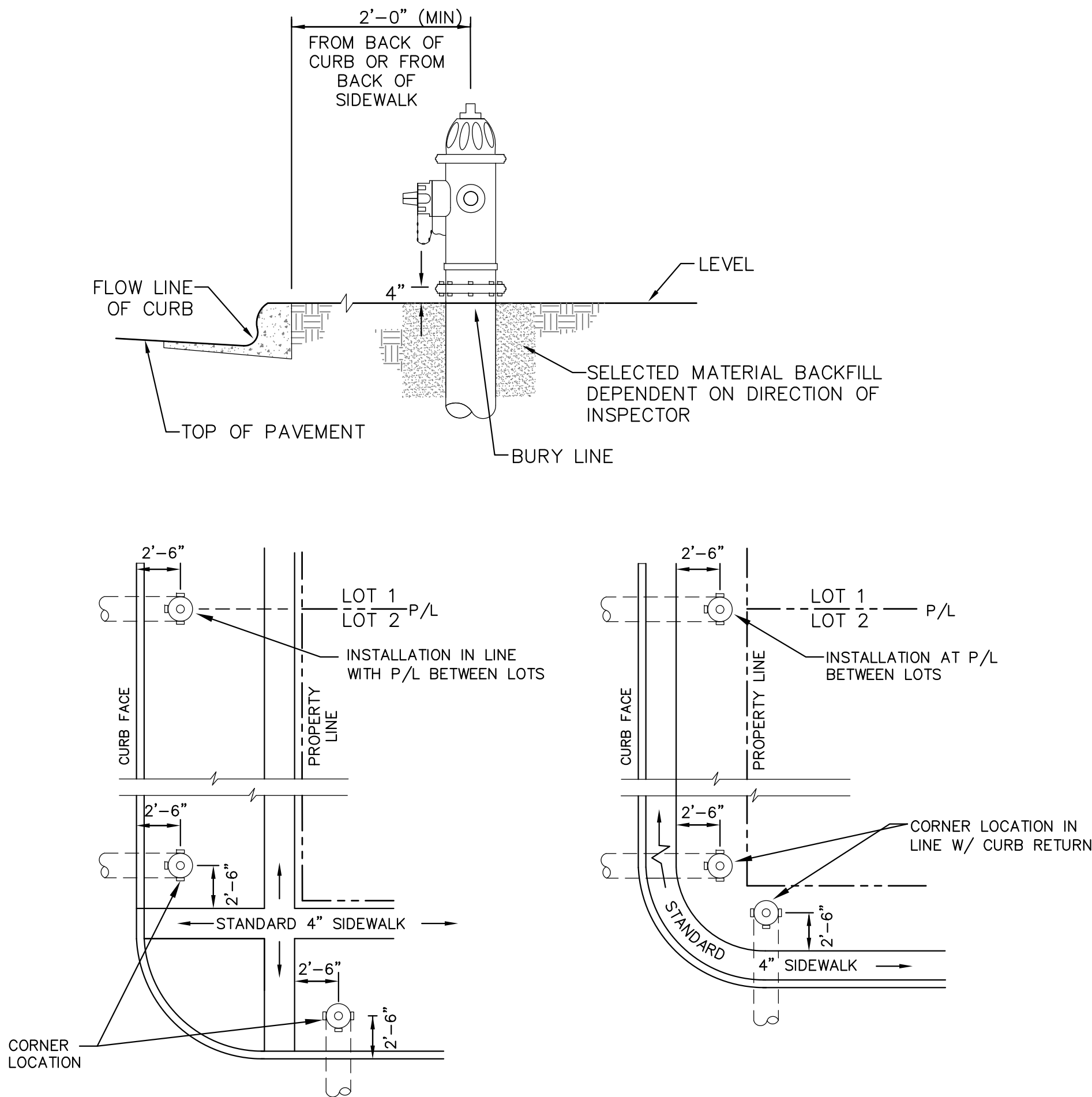
PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

PROJECT: **PONDEROSA AT LORSON RANCH**
FILING NO. 3
LITTLE ROCK, ARKANSAS, COLORADO

PONDEROSA AT LORSON RANCH
FILING NO. 3
ROADWAY DETAILS

DATE: APR 8, 2020
PROJECT NO. 100.050
SHEET NUMBER C10.3
TOTAL SHEETS: 30

AS-BUILT
STREET-STM
APRIL 10, 2023



DETACHED SIDEWALK LOCATION

NO SCALE

ATTACHED SIDEWALK LOCATION

NO SCALE

NOTE

ALL HYDRANTS SHALL BE GUARDIAN K-81D OR AVK SERIES 2700.

NOTES

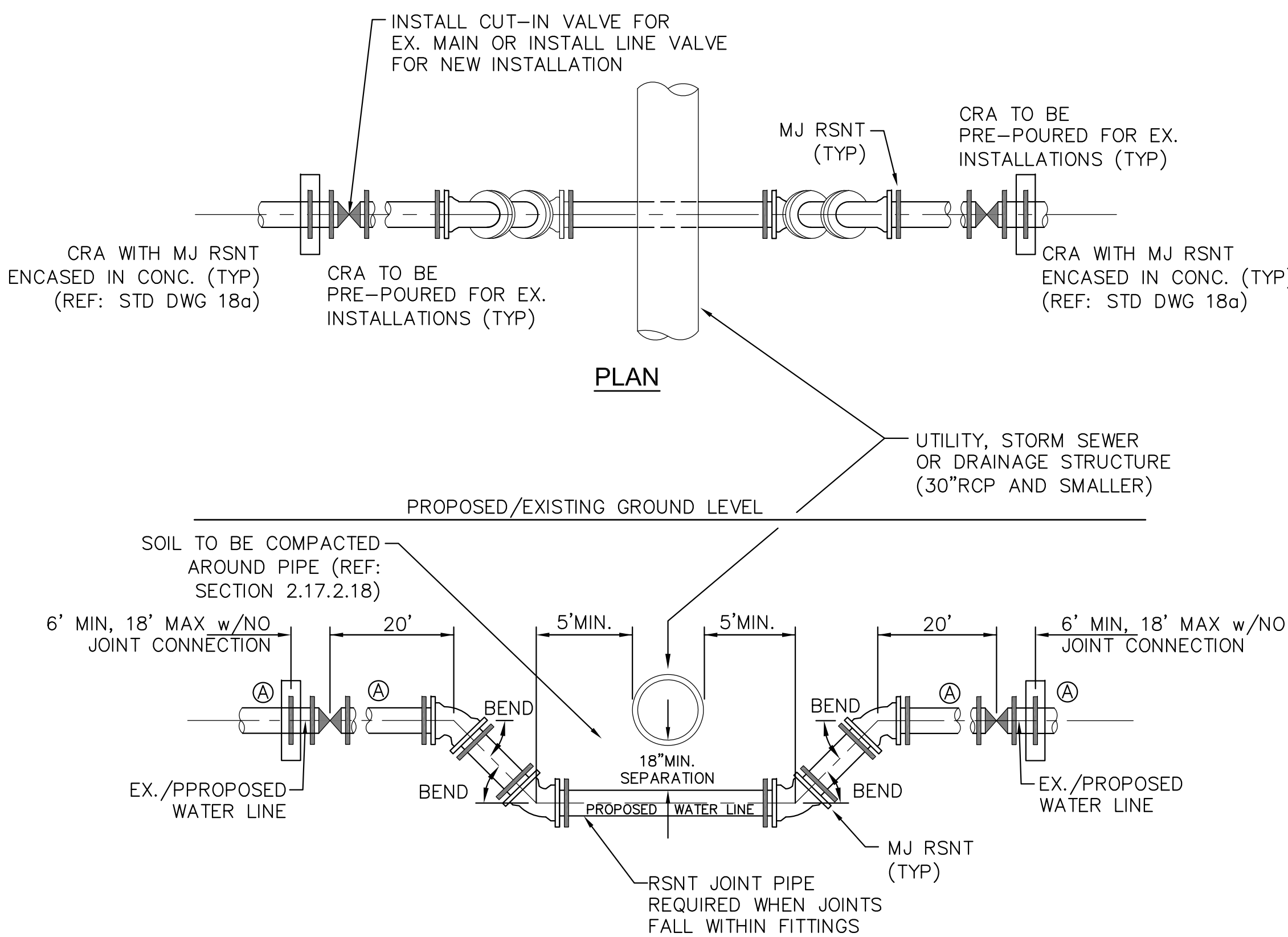
1. HYDRANT NOZZLE SHALL BE POSITIONED AT RIGHT ANGLES TO CURB. IF NO CURB OR SIDEWALK EXIST, NOZZLE SHALL BE PLACED AT RIGHT ANGLE TO STREET OR ALLEY.

2. HYDRANTS WILL BE PLACED A MINIMUM OF 5.0 FEET FROM ANY UTILITY OR DRAINAGE STRUCTURE (TO BE CO-ORDINATED WITH JOINT TRENCH INSTALLATION)

3. ANY HYDRANT BEING INSTALLED WITH CONDITIONS OTHER THAN THOSE MENTIONED AND/OR DETAILED BELOW WILL REQUIRE SIGNED APPROVAL FROM SECURITY FIRE PROTECTION DISTRICT.

FIRE HYDRANT LOCATIONS

NO SCALE



30"RCP AND SMALLER - UTILITY STRUCTURE

NO SCALE

GENERAL NOTES

1. D.I.P. PIPE REQUIRED IN LOWERINGS (AT THE DISCRETION OF THE WRD/INSPECTOR PVC PIPE MAYBE APPROVED).
2. (A) LOWERINGS TO BE CATHODIC PROTECTED UNDER THE DIRECTION OF THE WRD INSPECTOR. (17 1b).
3. ALL FITTINGS SHALL HAVE MJ RSNTS. SEE DRAWINGS NO. 27, 28 & SECTION 5.14 OF THE WRD SPECIFICATIONS.
4. EXAMPLE CAN VARY DUE TO SITE CONDITIONS AND INSPECTOR'S DIRECTION'S.

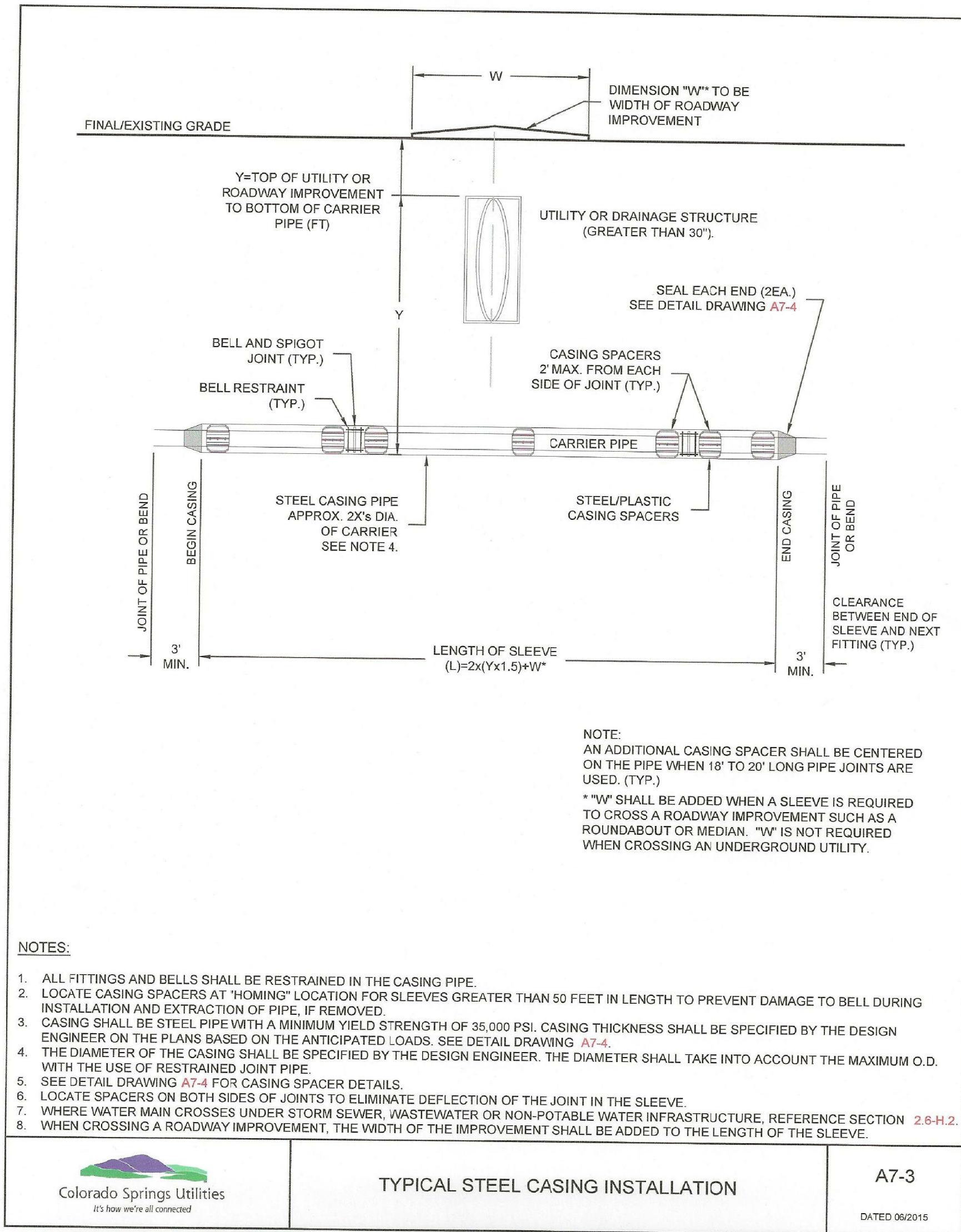
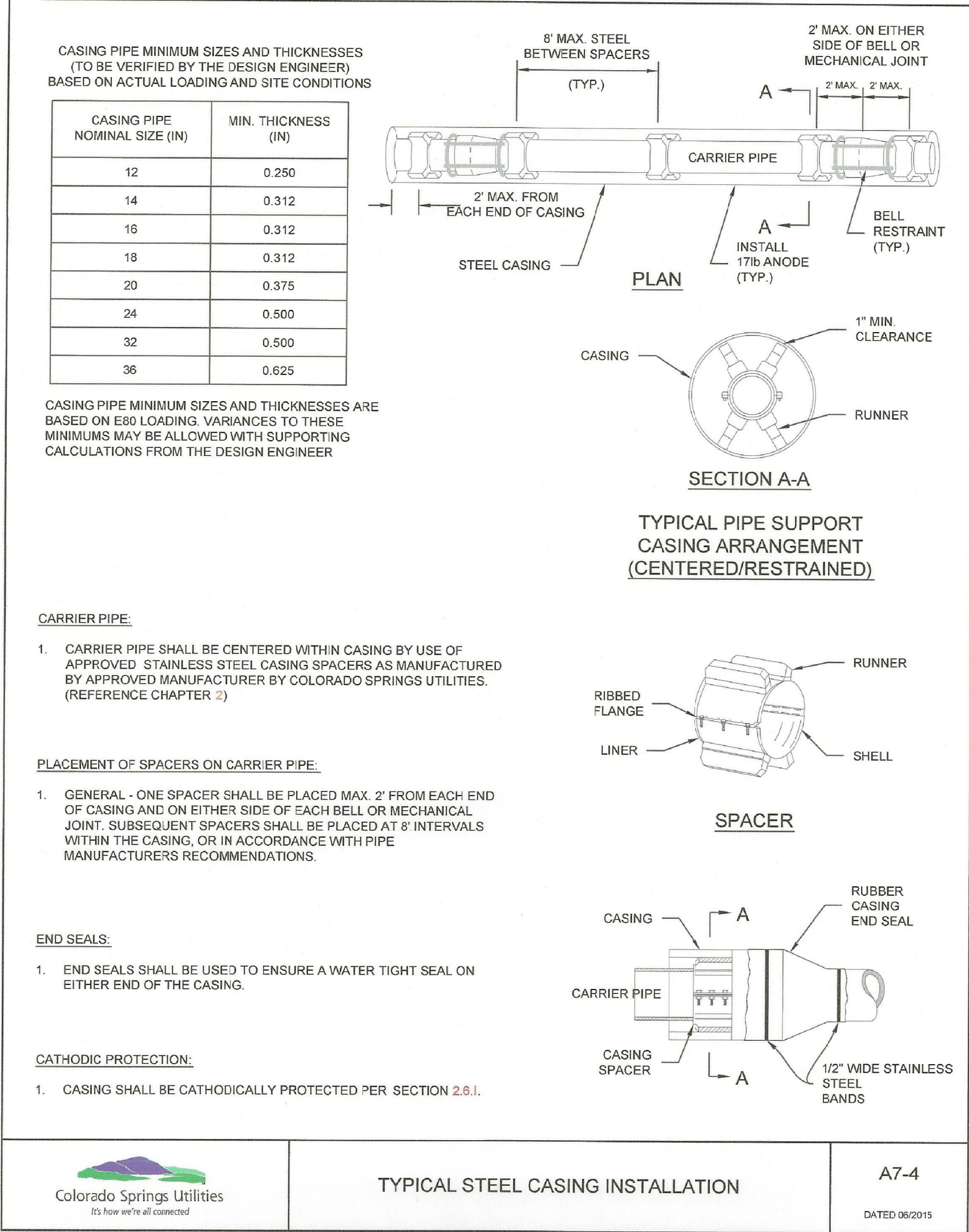
LOWERING DETAIL WITH MJ RSNT FITTINGS AND RSNT JOINT PIPE (w/APPROVAL OF W.R.D.)

(PER CSU STANDARD # 20a)
NO SCALE

AS-BUILT
STREET-STM
APRIL 10, 2023

EPC 8/12/2020

CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719-659-7800 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@cegi.com	DATE	
	DESCRIPTION	
	NO.	
	DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
WATER/SEWER DETAILS	PREPARED FOR: LORSON, LLC 212 N. WAHSAATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-5500 CONTACT: JEFF MARK	PROJECT: PONDEROSA AT LORSON RANCH FILING NO. 3 LITTLE DOGE DR - OLD GLOBY DR COLORADO SPRINGS, COLORADO
	DATE:	APR 8, 2020
	PROJECT NO.	100.050
	SHEET NUMBER	C12.1
	TOTAL SHEETS:	30



AS-BUILT
STREET-STM
APRIL 10, 2023

CORE
ENGINEERING GROUP
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BURNSVILLE, MN 55306
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DATE:
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PREPARED FOR: **LORSON, LLC**
212 N. WAHSAATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 659-7800
CONTACT: JEFF MARK

PROJECT: **PONDEROSA AT LORSON RANCH FILING NO. 3**
LITTLE DOGE DR - OLD GLOVE DR
COLORADO SPRINGS, COLORADO

WATER/SEWER DETAILS

DATE: **APR 8, 2020**
PROJECT NO. **100.050**
SHEET NUMBER **C12.2**
TOTAL SHEETS: **30**