

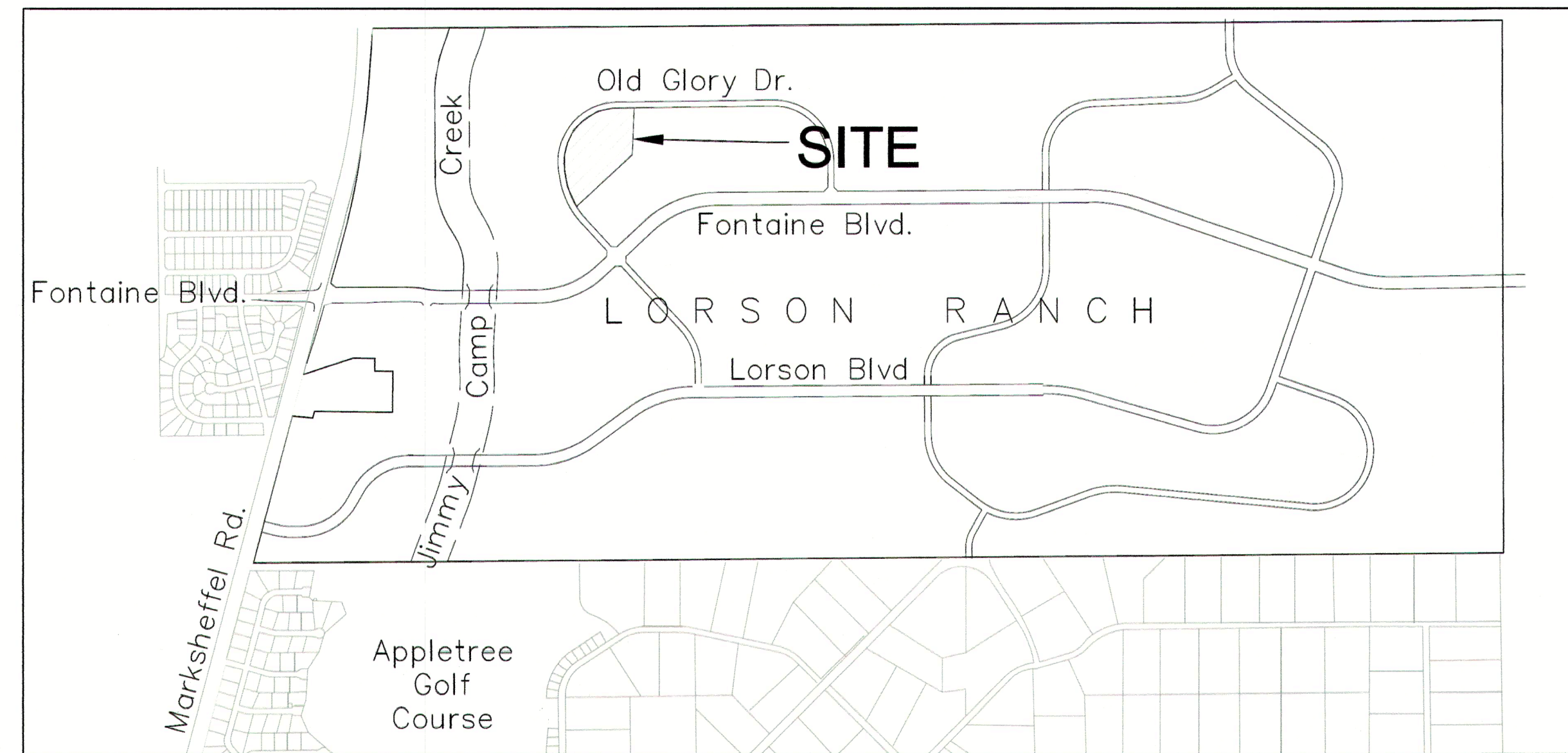
CONSTRUCTION PLANS
FOR
**PONDEROSA AT
LORSON RANCH FILING NO. 3**
STREET/STORM SEWER AND UTILITY CONSTRUCTION PLANS



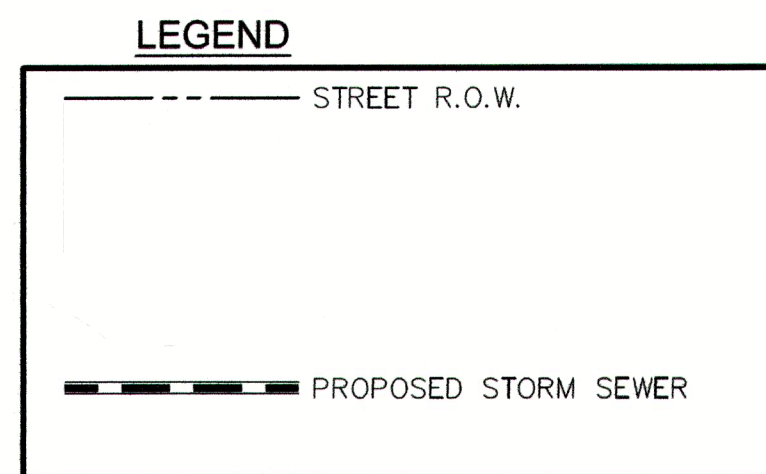
Know what's below.
Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

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**CORE
ENGINEERING GROUP**
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 612-895-1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com



VICINITY MAP
NO SCALE



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 [Signature] 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

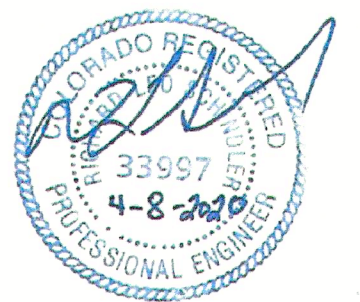
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS 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 PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

DATE
DESCRIPTION
NO.
PROJECT: PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGUE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

COVER SHEET
STREET/STORM SEWER
AND UTILITY PLANS



DATE: APR 8, 2020
PROJECT NO. 100.050
SHEET NUMBER C0.1
TOTAL SHEETS: 30

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

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

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

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

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

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

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 [Signature]
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 [Signature]
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

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

BENCHMARK

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

TRAFFIC CONTROL NOTE

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

PUDSP-19-010

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 AERIAL CONTOURS AND PREVIOUS CONSTRUCTION DOCUMENTS. 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 SUBJECT 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 THIS PROJECT.

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 EL PASO COUNTY 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 DSD. 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 WORK DEPARTMENT AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PWD, 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:

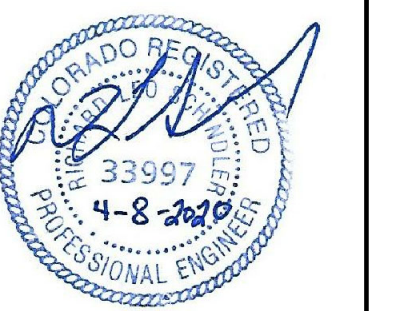
- CONTRACTOR SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUIL JOINT GASKET FOR ALL RCP STORM SEWER JOINTS

CORE ENGINEERING GROUP
 1501 1ST AVENUE, SUITE 301
 BOULDER, CO 80502
 PH: 719-659-7800
 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
 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**

NOTES

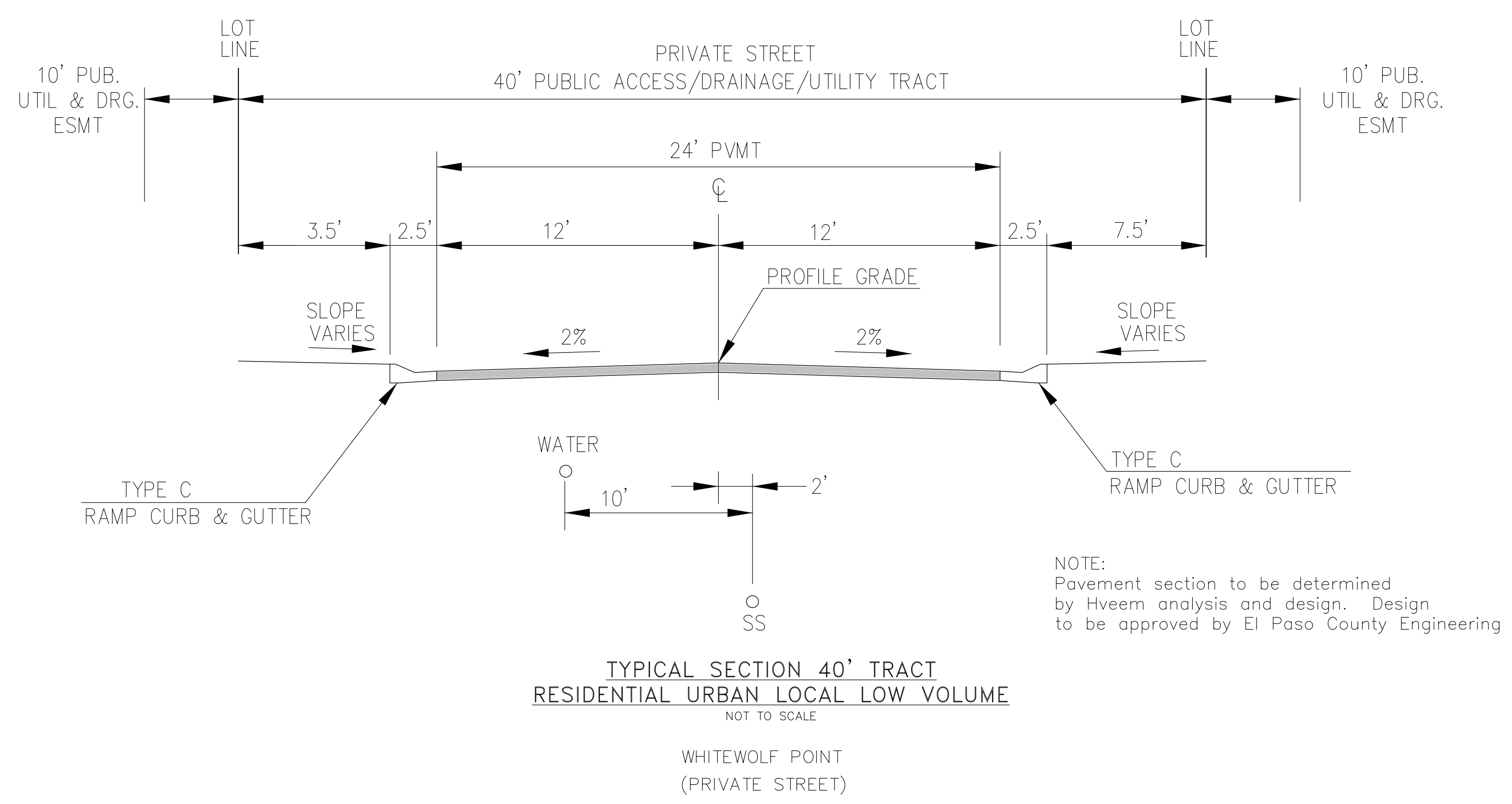
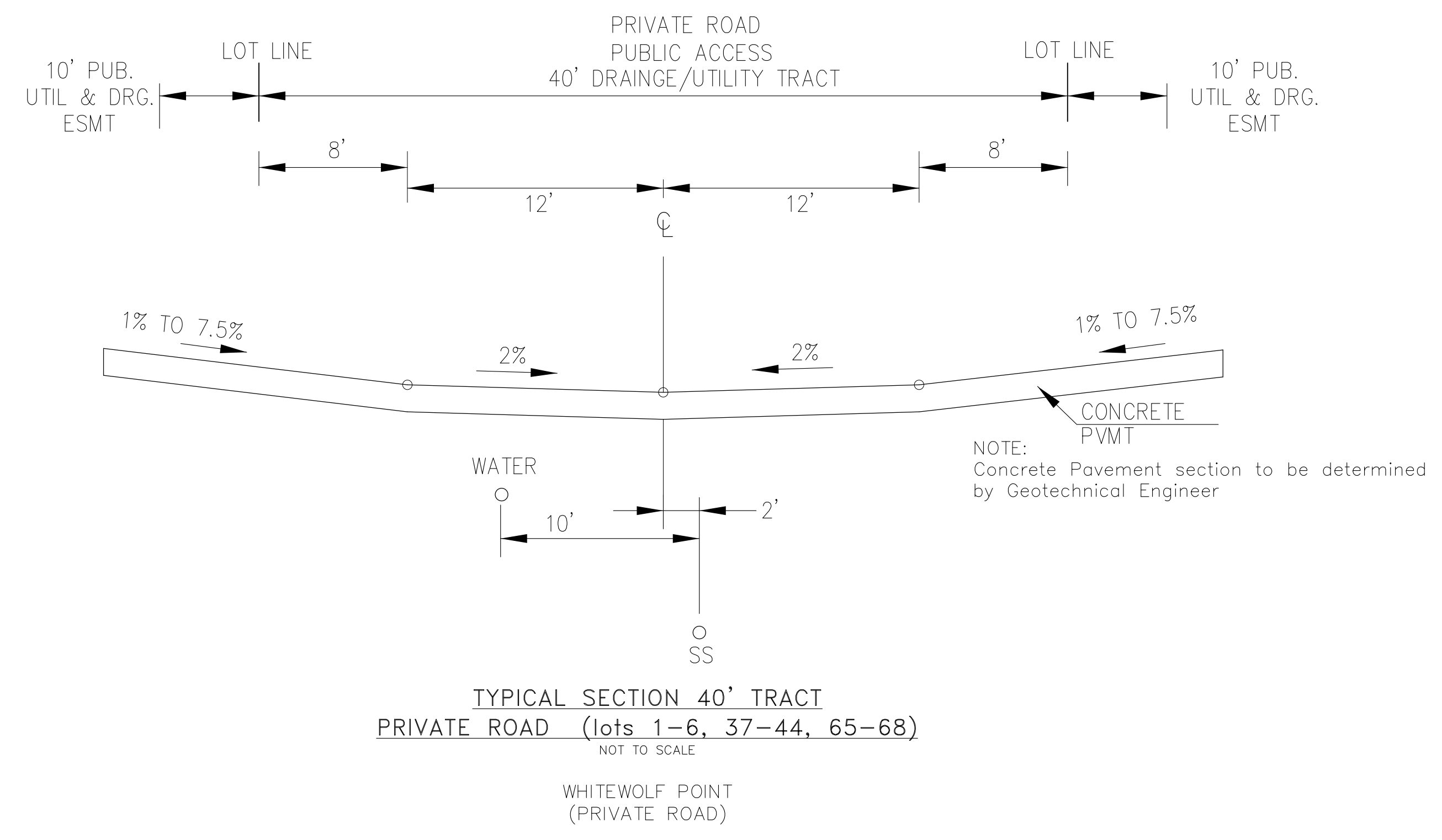
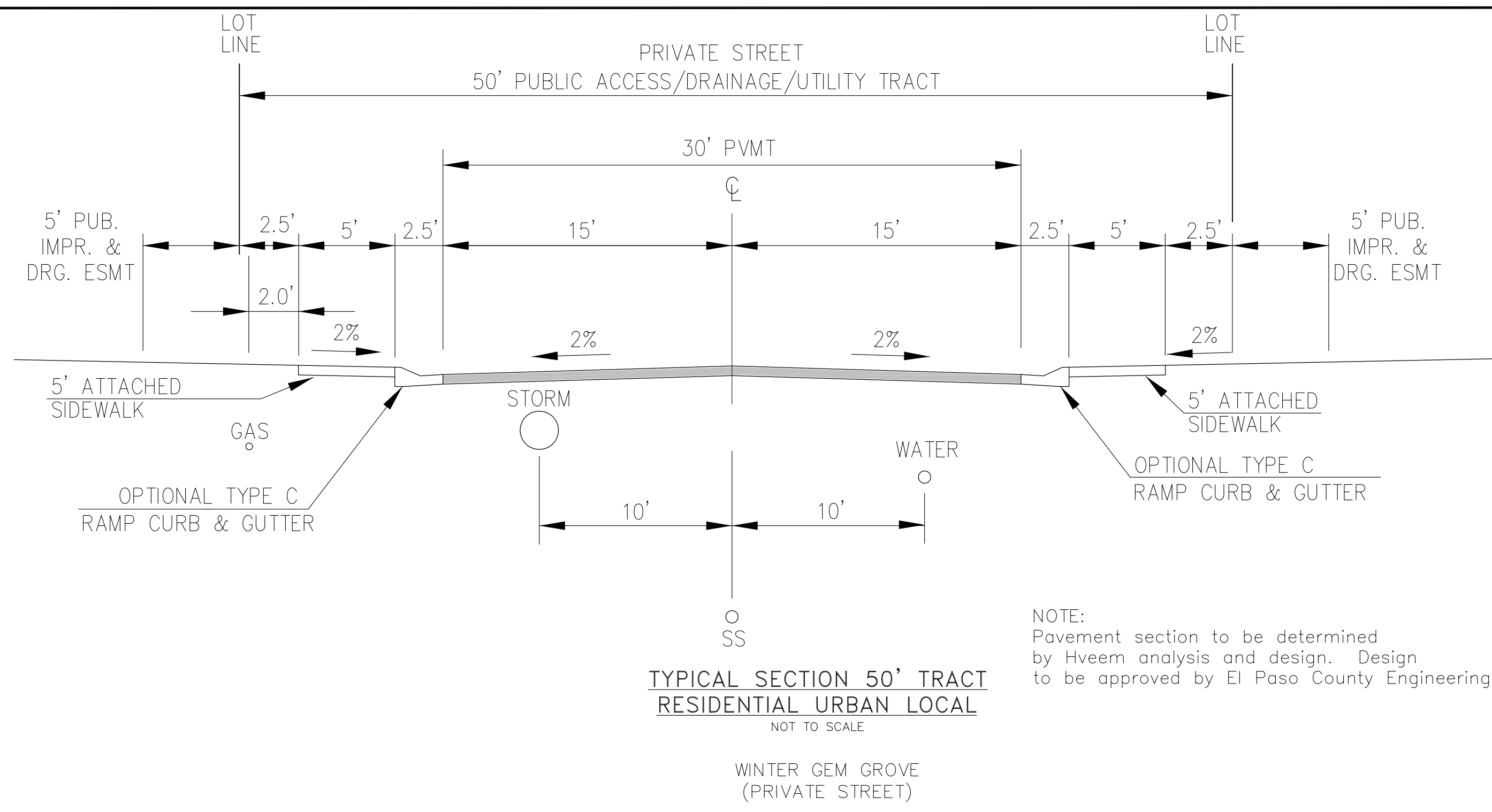


DATE: **APR 8, 2020**

PROJECT NO. **100.050**

SHEET NUMBER **C0.2**

TOTAL SHEETS: 30



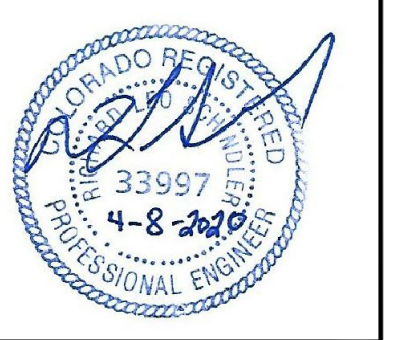
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719-659-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

TYPICAL STREET AND DRIVEWAY SECTIONS

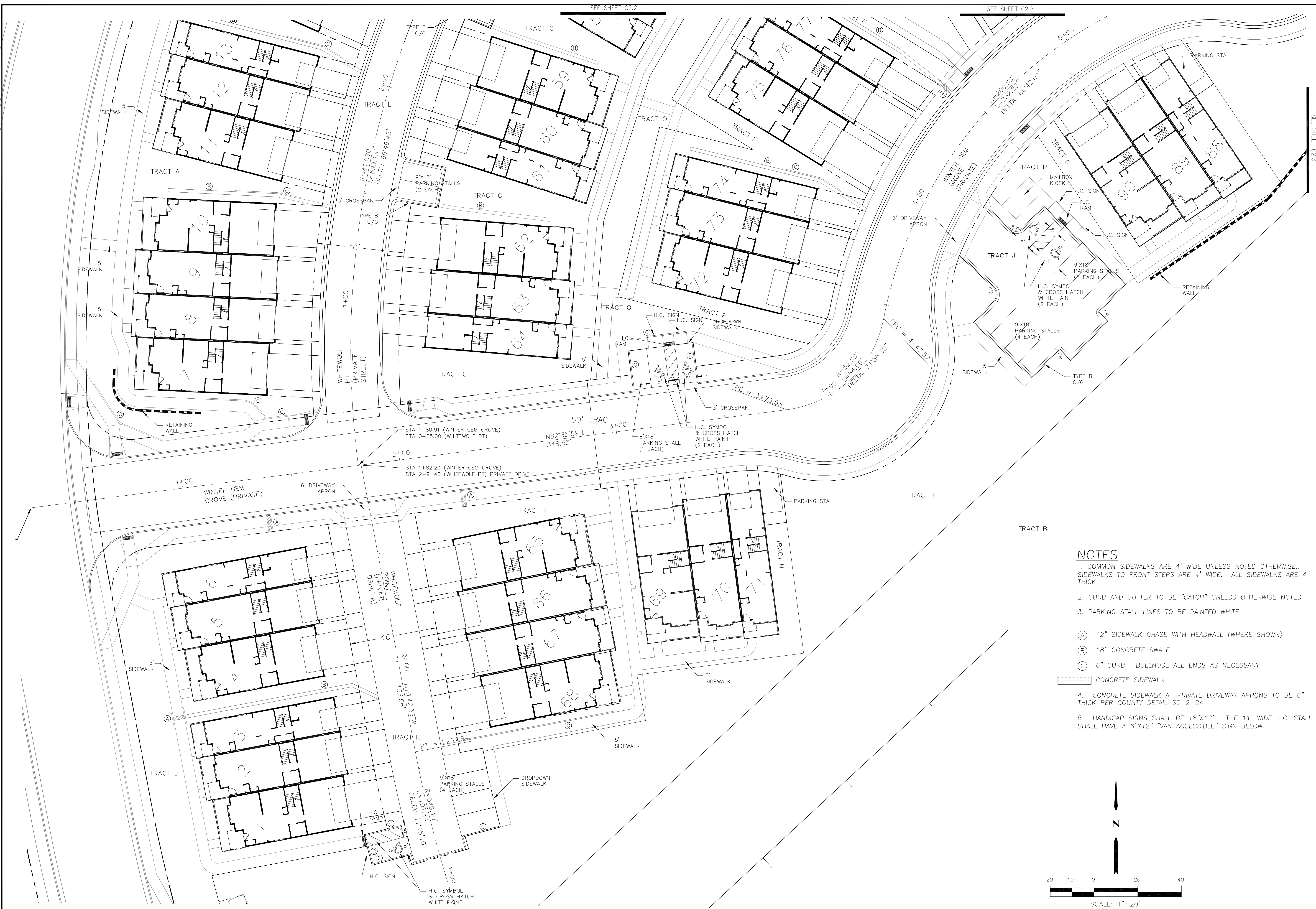


DATE:
APR 8, 2020

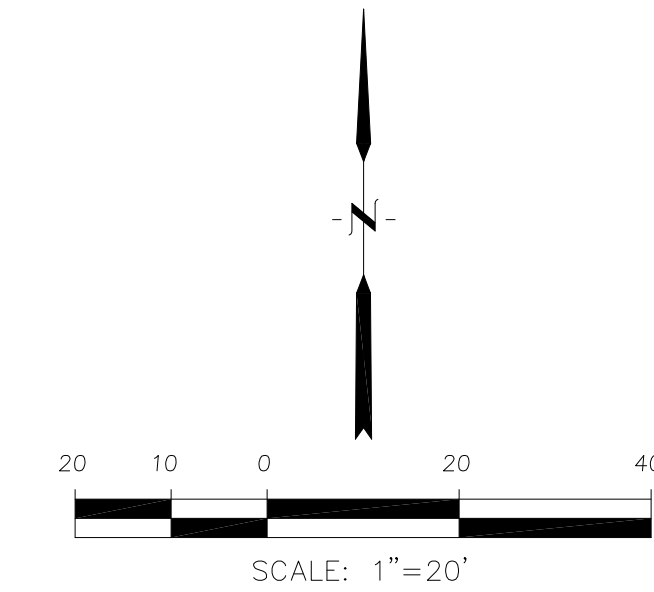
PROJECT NO.
100.050

SHEET NUMBER
C0.4

TOTAL SHEETS: 30



- NOTES**
- COMMON SIDEWALKS ARE 4' WIDE UNLESS NOTED OTHERWISE. SIDEWALKS TO FRONT STEPS ARE 4' WIDE. ALL SIDEWALKS ARE 4" THICK
 - CURB AND GUTTER TO BE "CATCH" UNLESS OTHERWISE NOTED
 - 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
- CONCRETE SIDEWALK AT PRIVATE DRIVEWAY APRONS TO BE 6" THICK PER COUNTY DETAIL SD_2-24
 - 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.
 BIRCH CREEK, CO 80150
 PH: 303-791-6599
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceng1.com

DATE: _____
 DESCRIPTION: _____
 NO. _____

PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (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. 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.
 BIRMGHAM, AL 35206
 PH: 205-959-7800
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

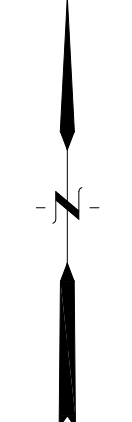
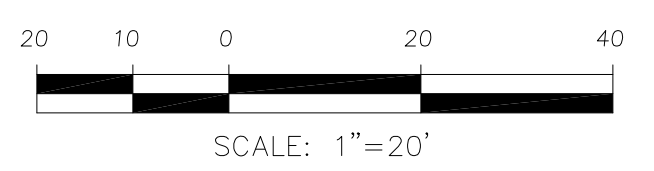
DATE: _____
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 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **PONDEROSA AT LORSON RANCH FILING NO. 3**
 LITTLE DOGIE DR - OLD GLORY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

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

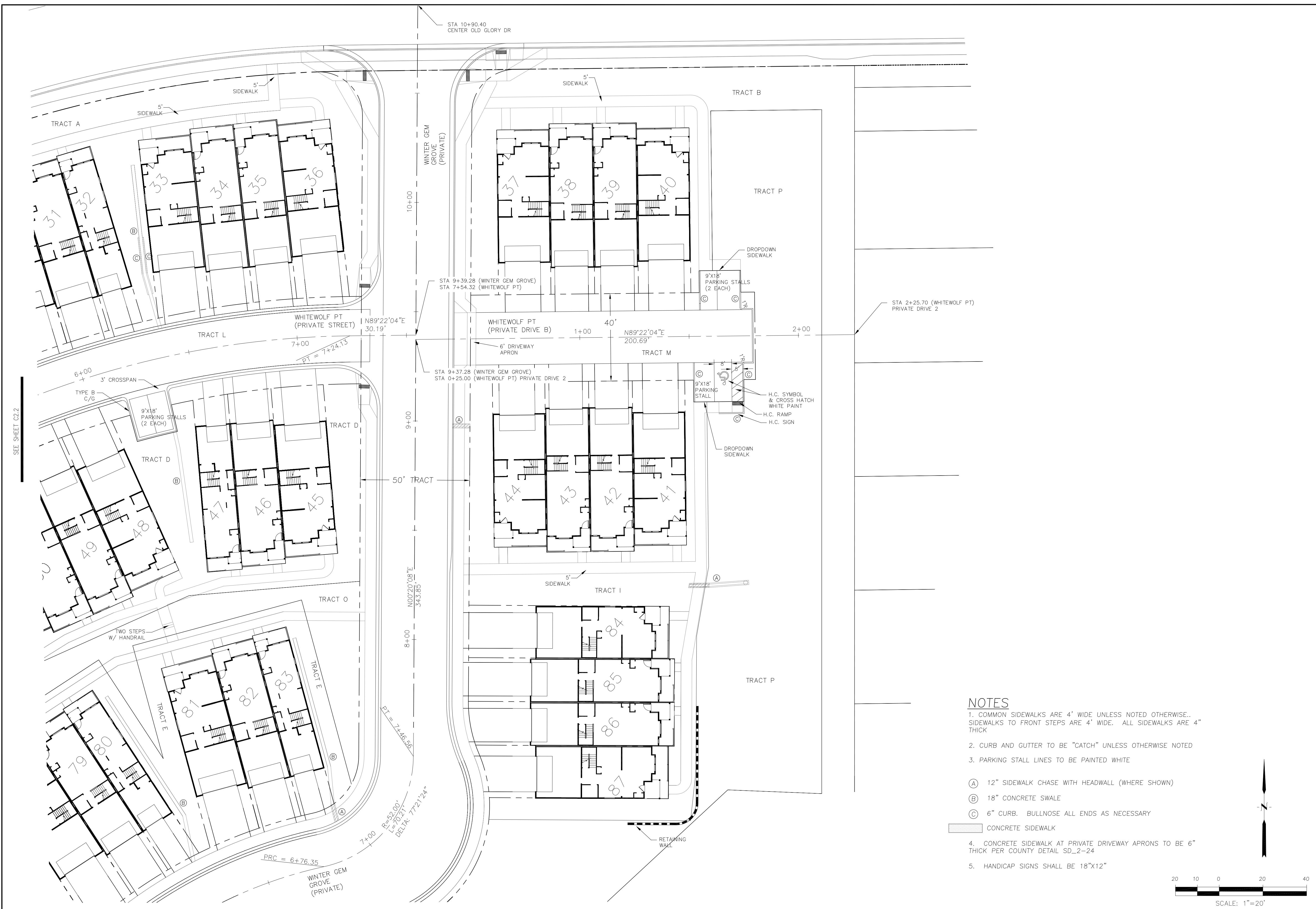


SEE SHEET C2.3

SEE SHEET C2.3

SEE SHEET C2.3

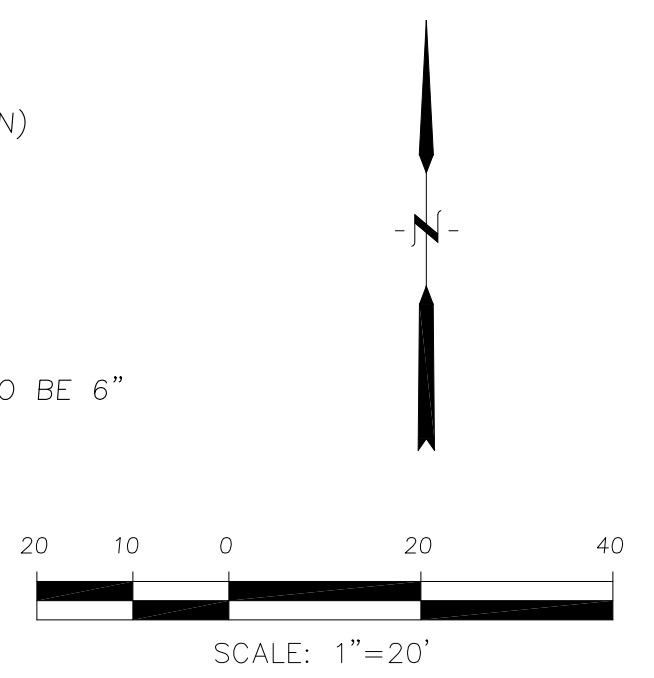
SEE SHEET C2.1



SEE SHEET C2.2

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
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- (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"



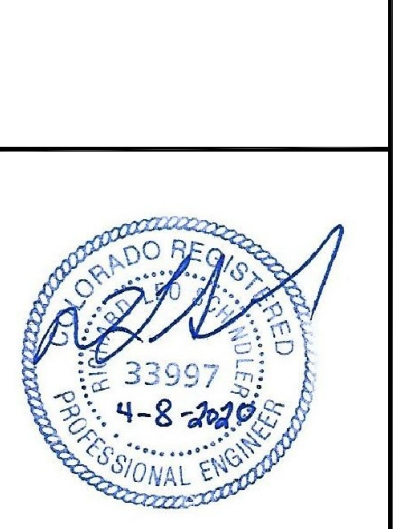
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BIRCH CREEK, CO 80150
 PH: 719-659-7800
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO: _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

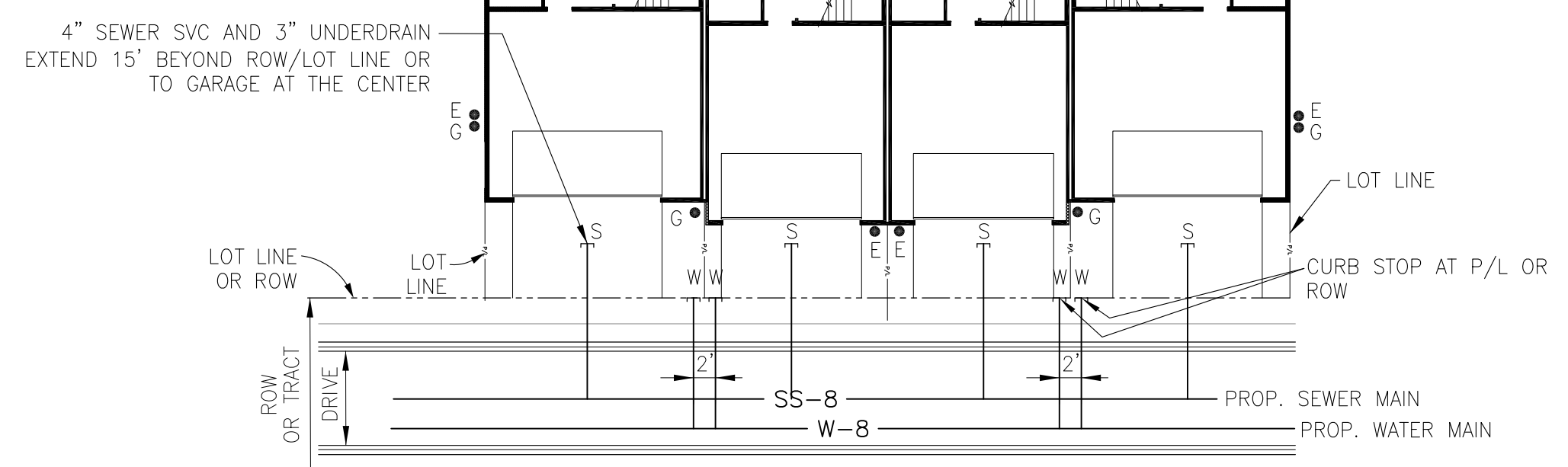
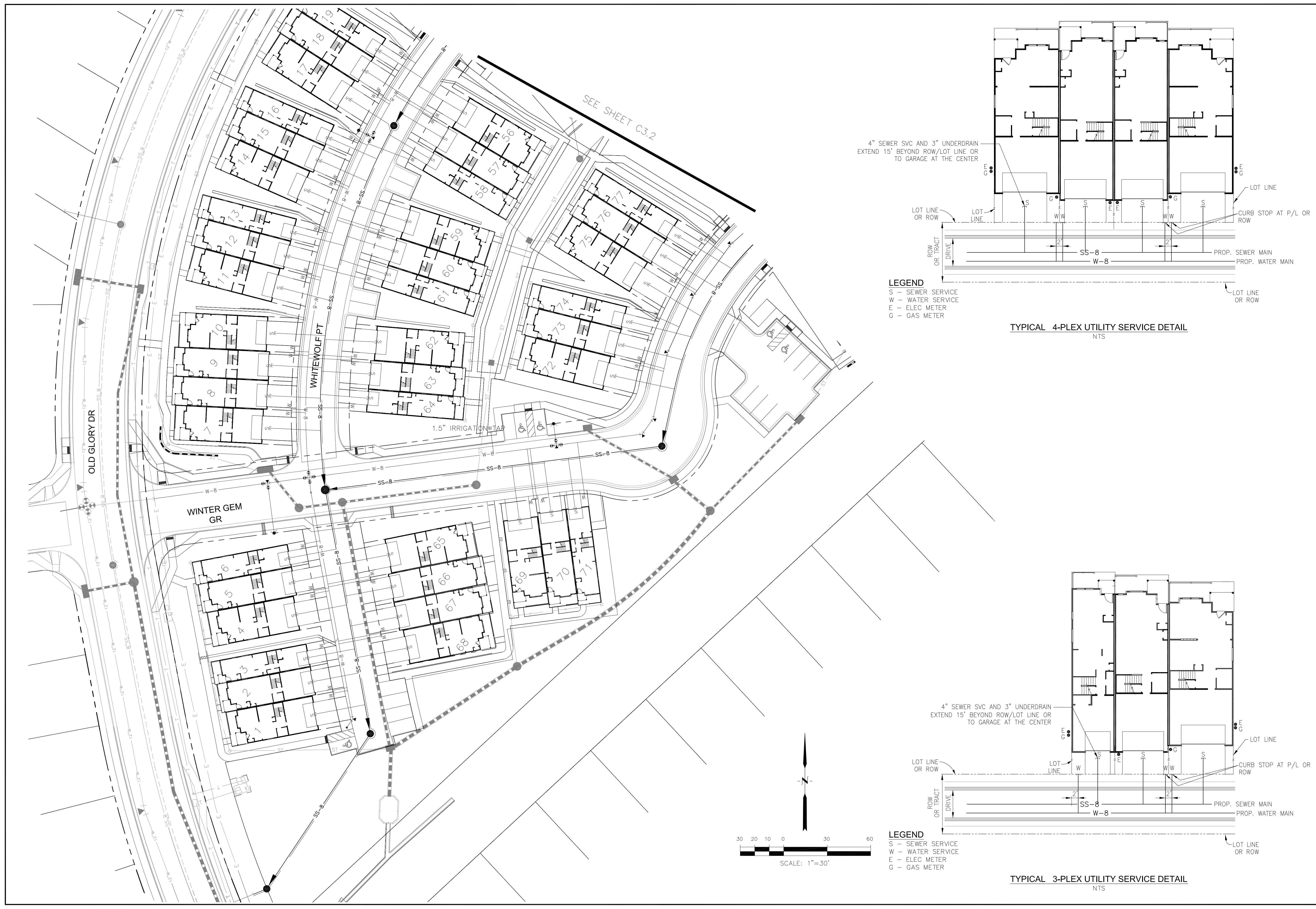
PROJECT: **PONDEROSA AT LORSON RANCH FILING NO. 3**
 LITTLE DOGIE DR - OLD GLORY DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

**PONDEROSA AT LORSON RANCH
 FILING NO. 3
 HORIZONTAL CONTROL PLAN**

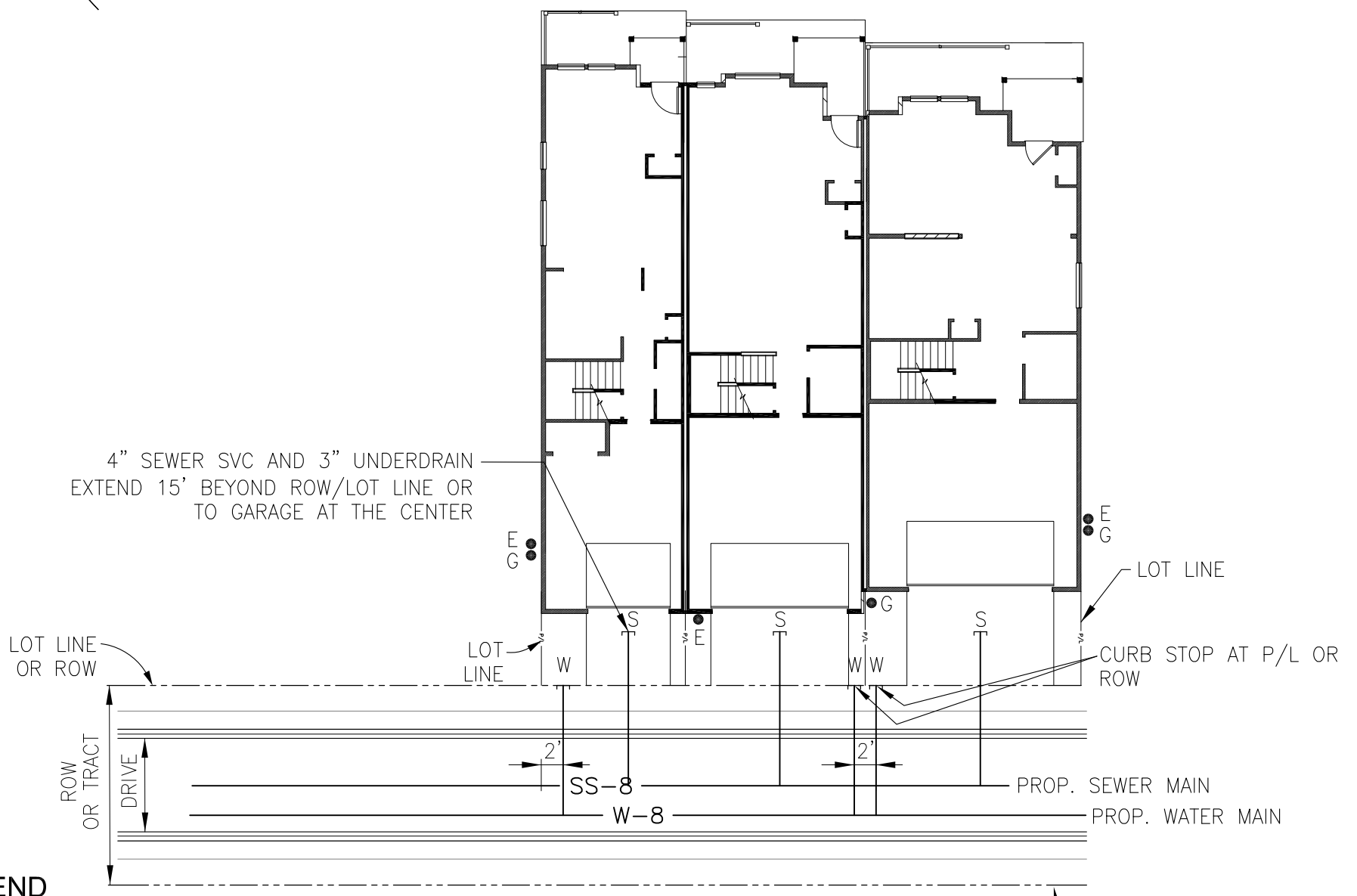


DATE: APR 8, 2020
 PROJECT NO. 100.050
 SHEET NUMBER **C2.3**
 TOTAL SHEETS: 30



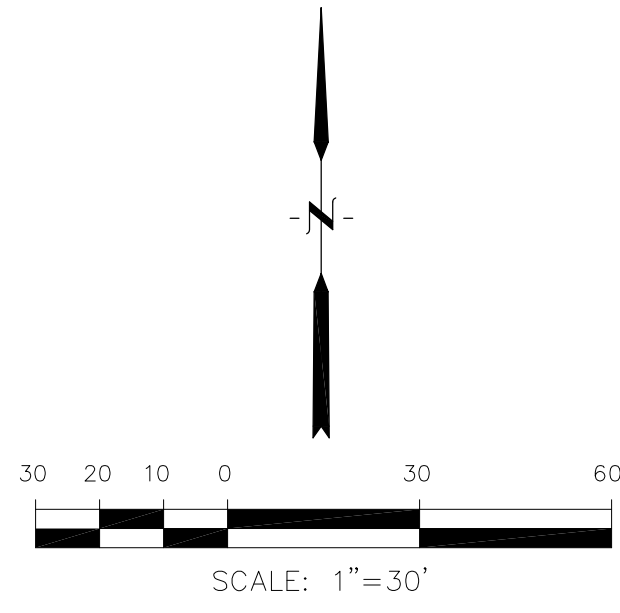
LEGEND
 S - SEWER SERVICE
 W - WATER SERVICE
 E - ELEC METER
 G - GAS METER

TYPICAL 4-PLEX UTILITY SERVICE DETAIL
 NTS



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

TYPICAL 3-PLEX UTILITY SERVICE DETAIL
 NTS



CORE	
ENGINEERING GROUP	
15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719-659-7800 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@cegi.com	
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 DESIGNED: RLS CHECKED: RLS	DATE: _____ DESCRIPTION: _____ NO.: _____
PONDEROSA AT LORSON RANCH FILING NO. 3 UTILITY SERVICES PLAN	
DATE: APR 8, 2020 PROJECT NO: 100.050 SHEET NUMBER: C3.1 TOTAL SHEETS: 30	



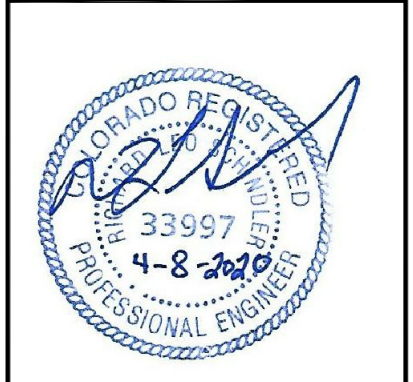
CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNSVILLE, MN 55306
 PH: 719-659-7800
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: rich@cegi.com

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

PONDEROSA AT LORSON RANCH FIL NO. 3
UTILITY SERVICES PLAN

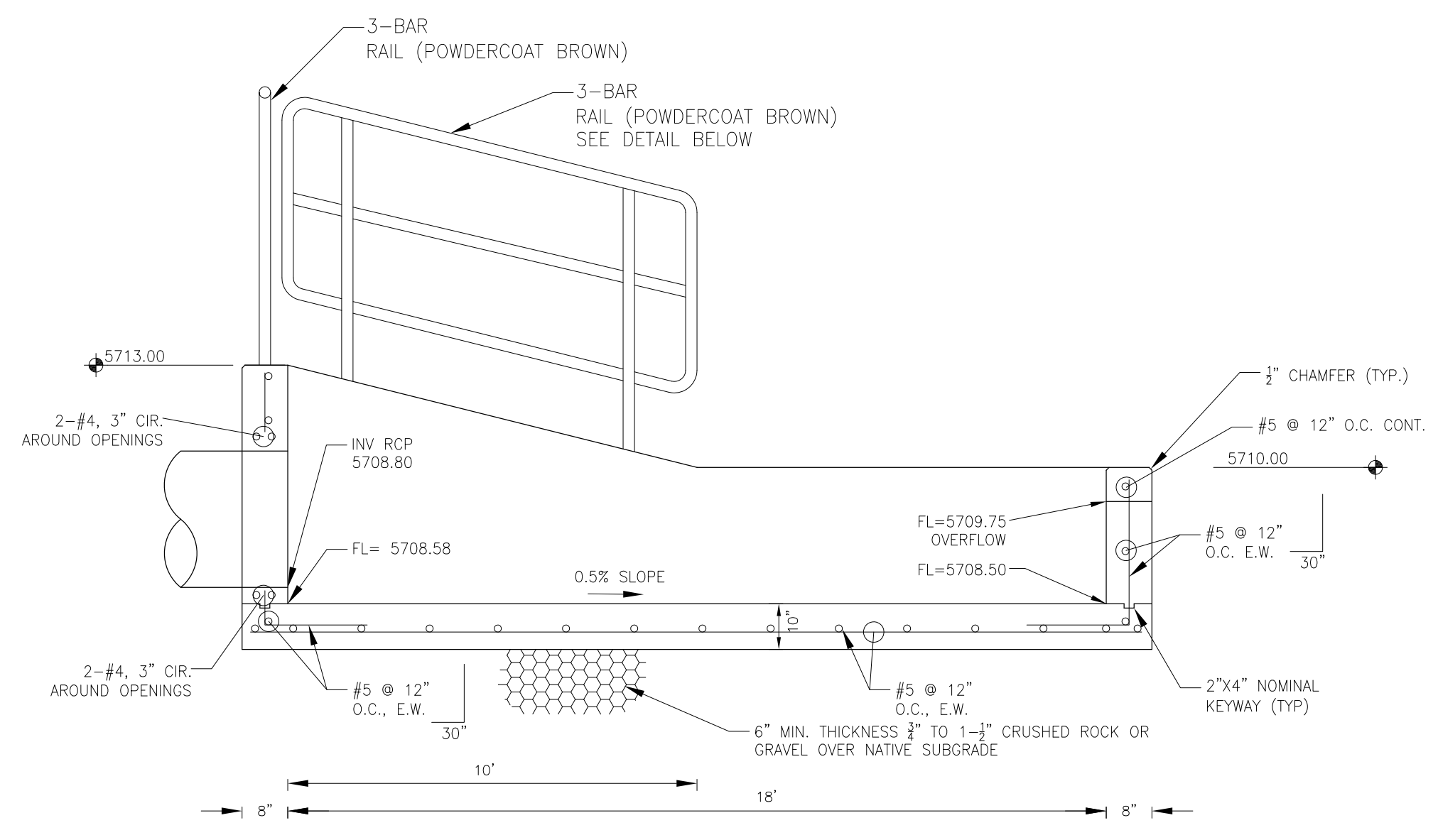


DATE:
 APR 8, 2020

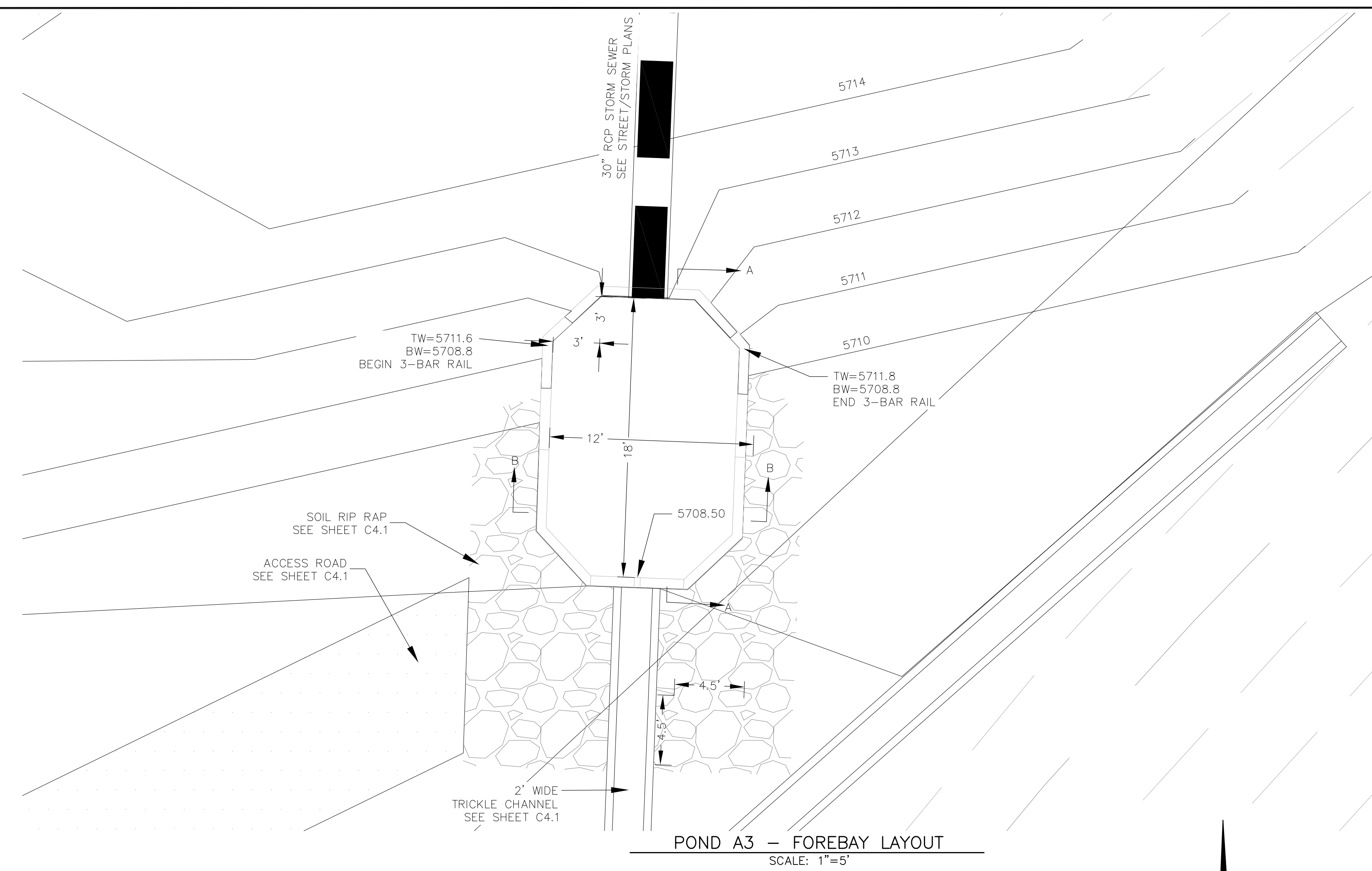
PROJECT NO.
 100.050

SHEET NUMBER
C3.2

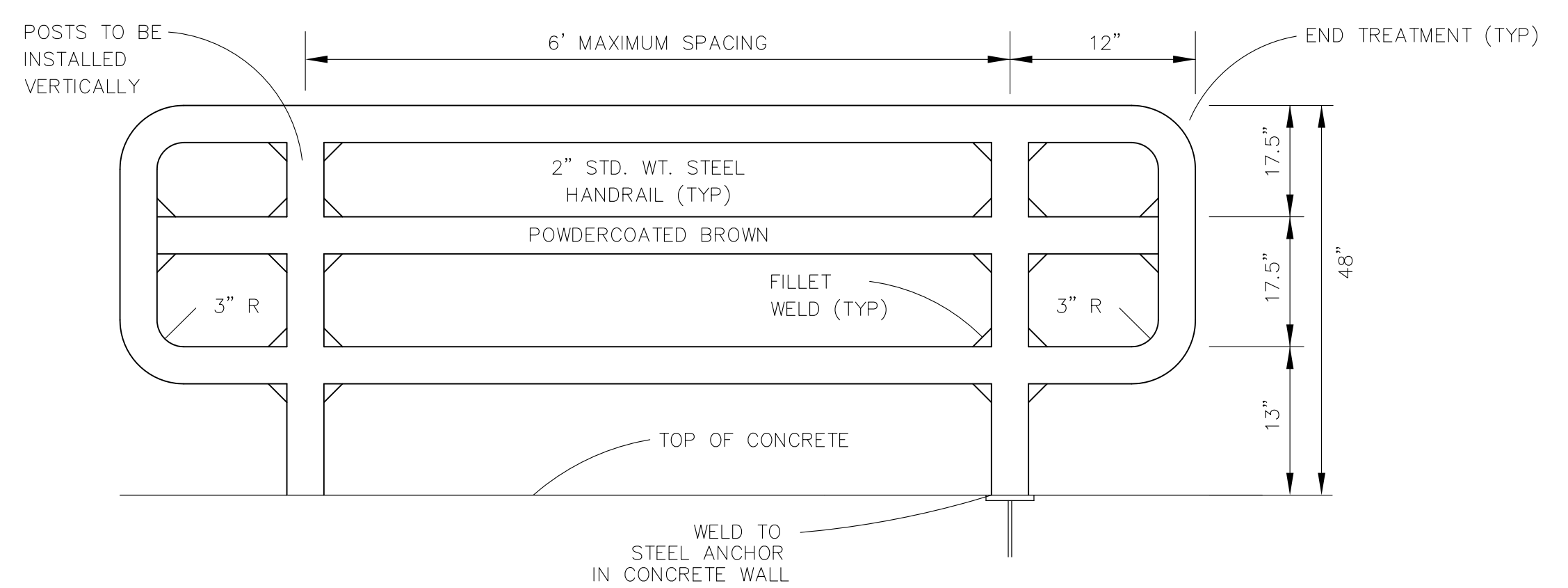
TOTAL SHEETS: 30



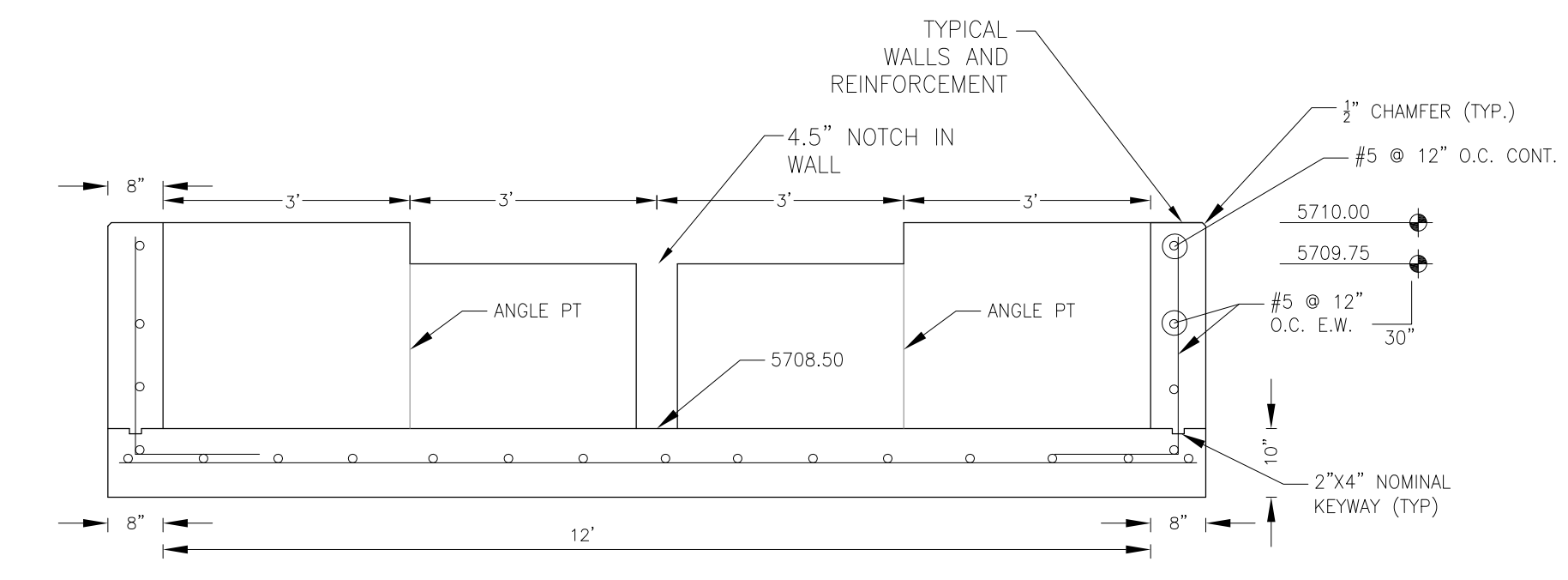
FOREBAY SECTION A-A
NO SCALE



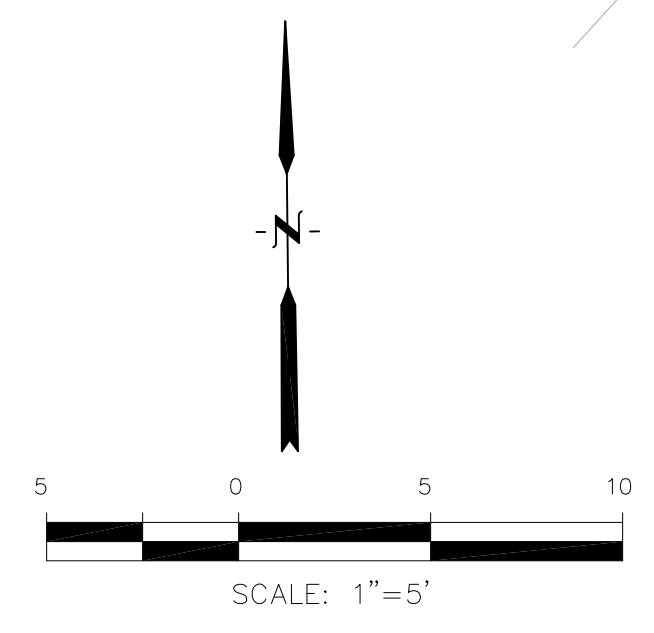
POND A3 - FOREBAY LAYOUT
SCALE: 1"=5'



3-BAR RAIL DETAIL
NO SCALE



FOREBAY SECTION B-B
NO SCALE



NOTE: ALL CONCRETE FOR FOREBAY SHALL BE CDOT TYPE D

CORE ENGINEERING GROUP
15004 1ST AVENUE, SUITE 301
DENVER, CO 80202
PHONE: 719-659-7800
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: **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

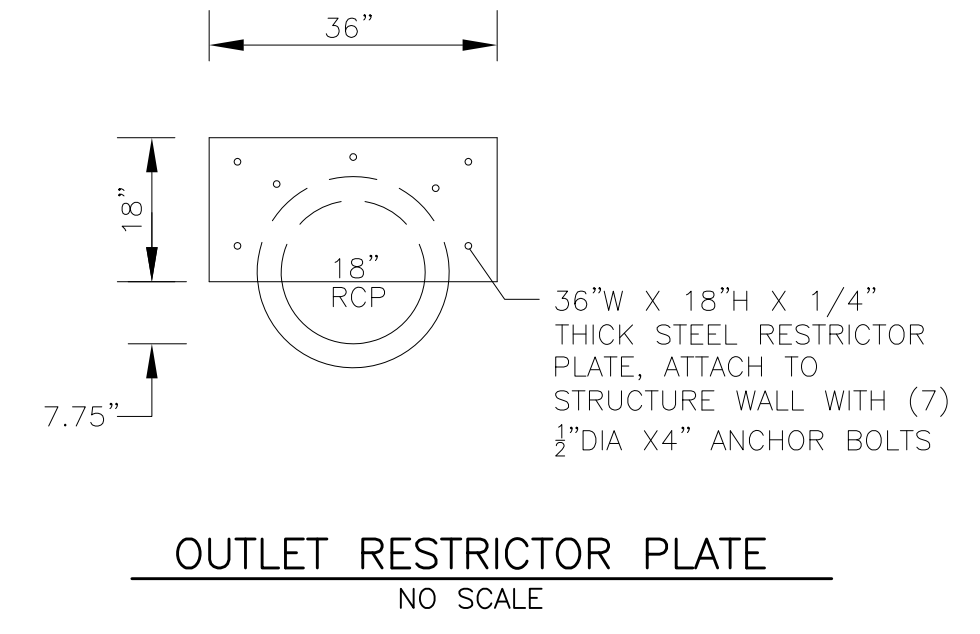
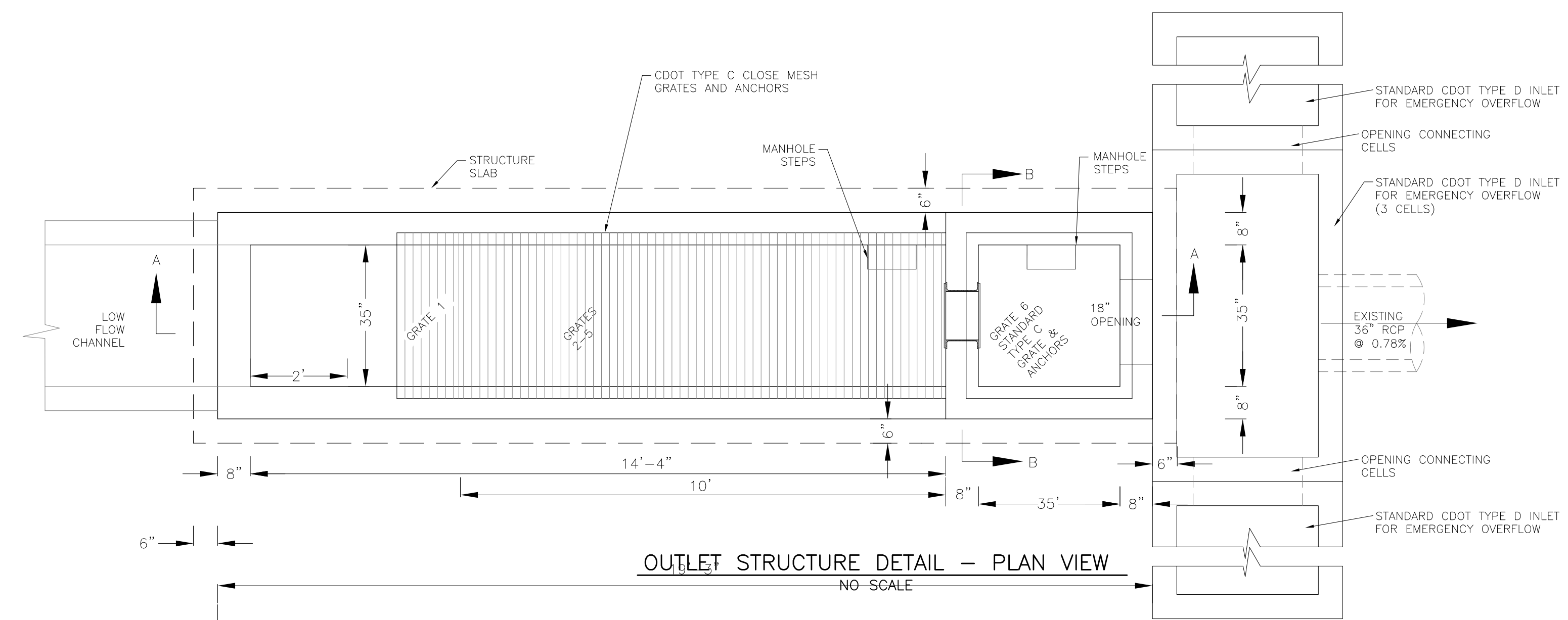
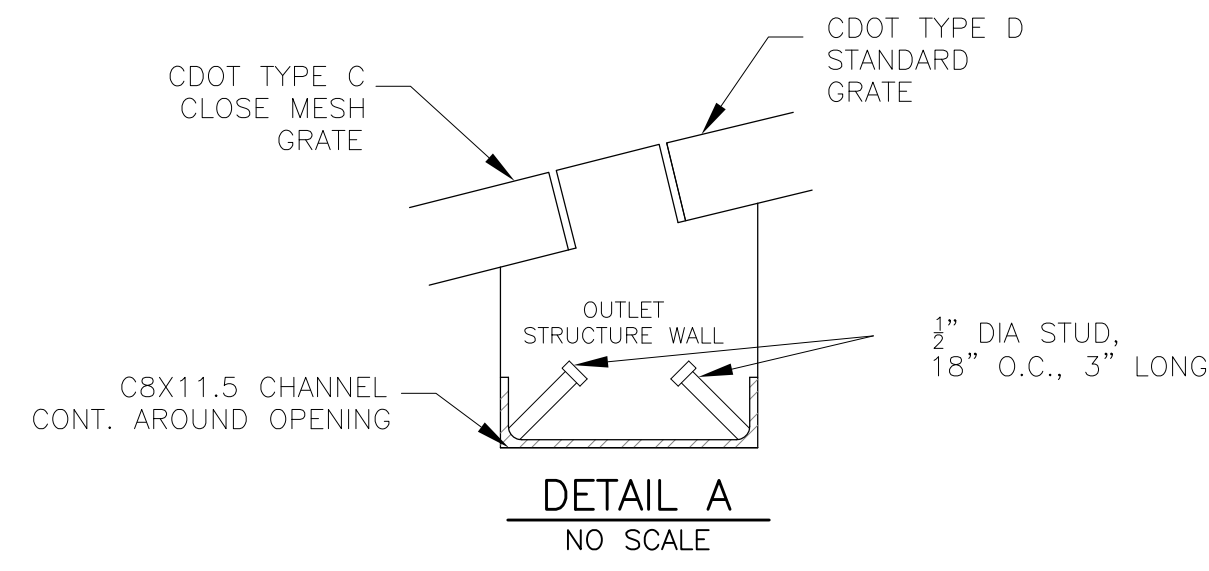


DATE: **APR 8, 2020**

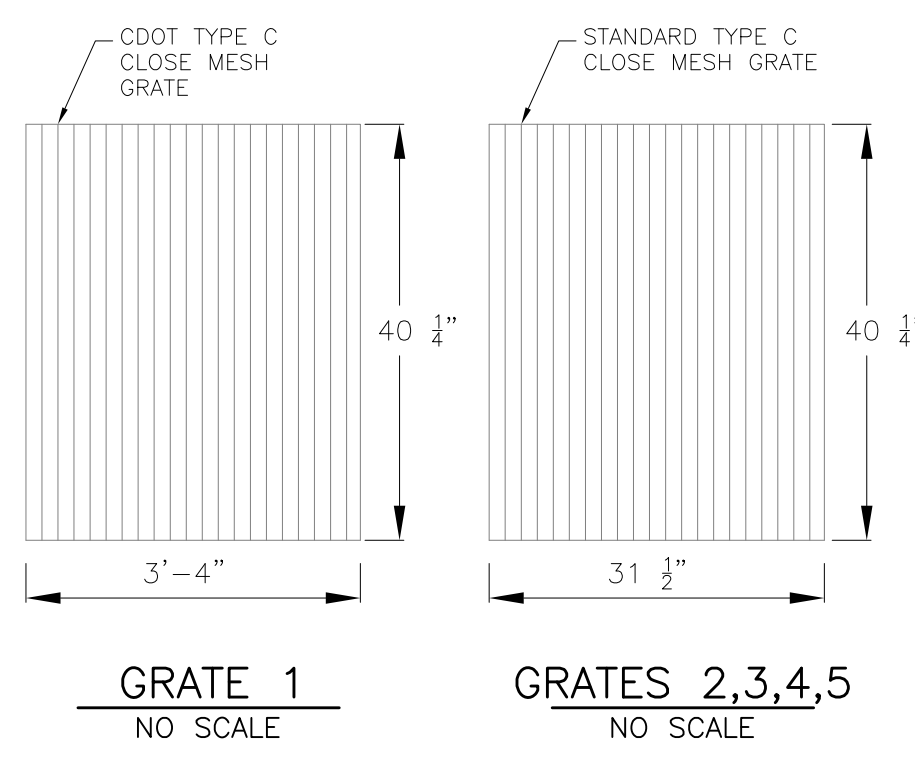
PROJECT NO. **100.050**

SHEET NUMBER **C4.2**

TOTAL SHEETS: 30



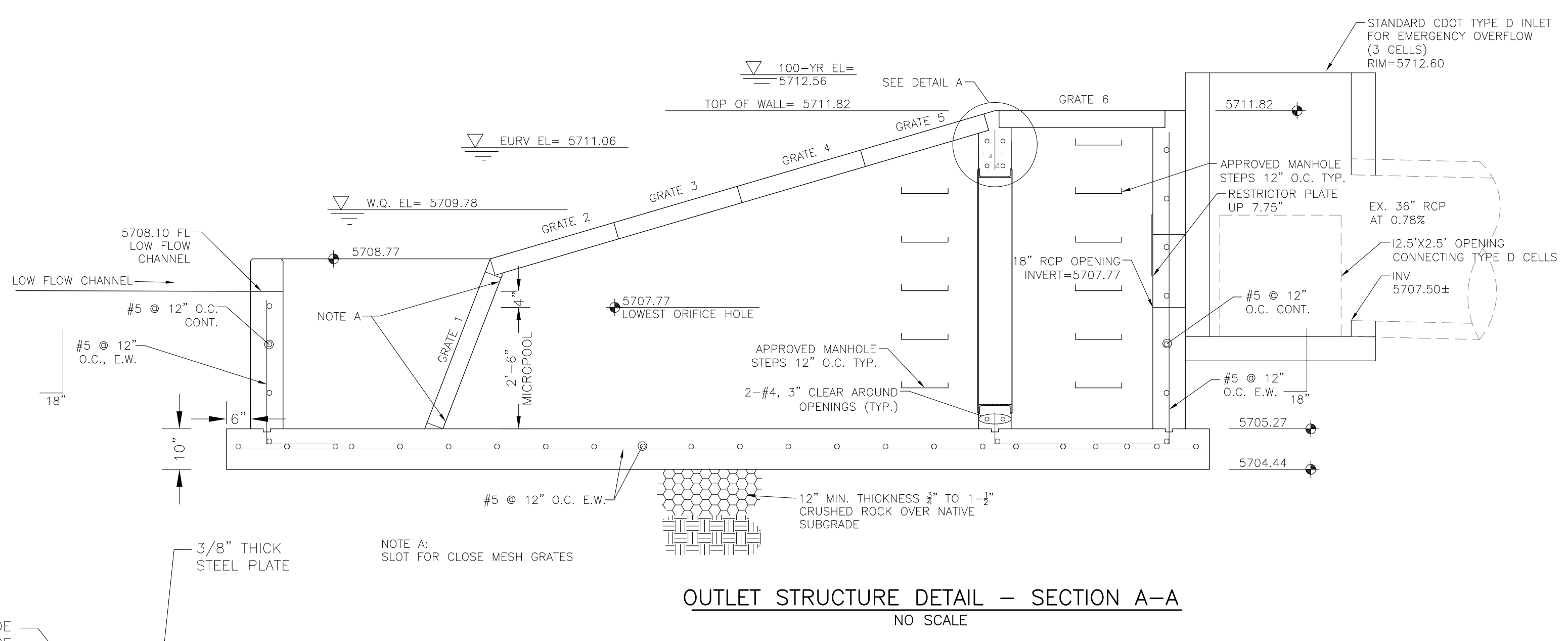
NOTE:
AFTER CONCRETE STRUCTURE HAS BEEN POURED
ALL GRATE DIMENSIONS SHALL BE FIELD VERIFIED
PRIOR TO GRATE CONSTRUCTION



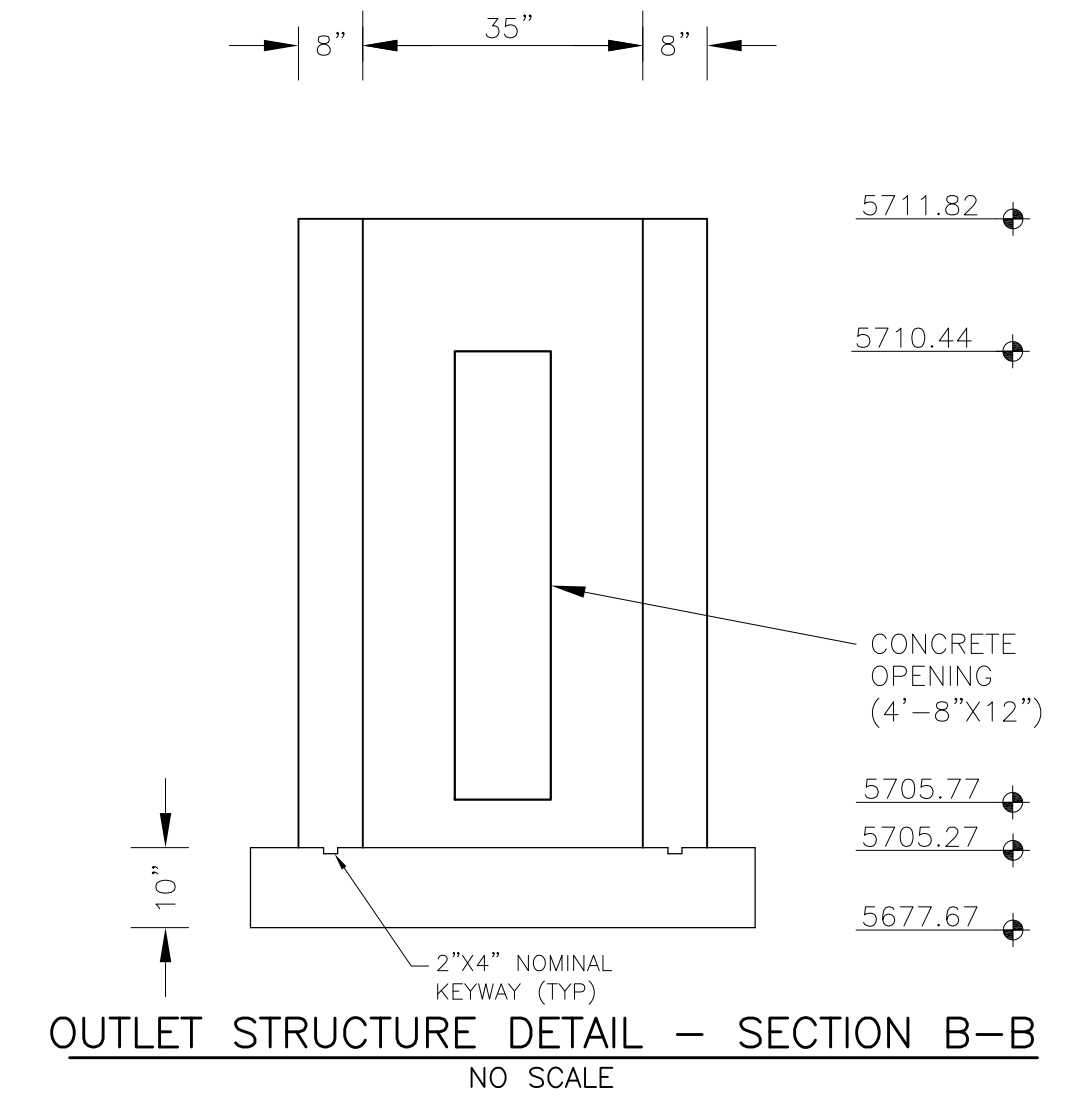
GRATE 1
NO SCALE



GRATES 2,3,4,5
NO SCALE



OUTLET STRUCTURE DETAIL - SECTION A-A
NO SCALE



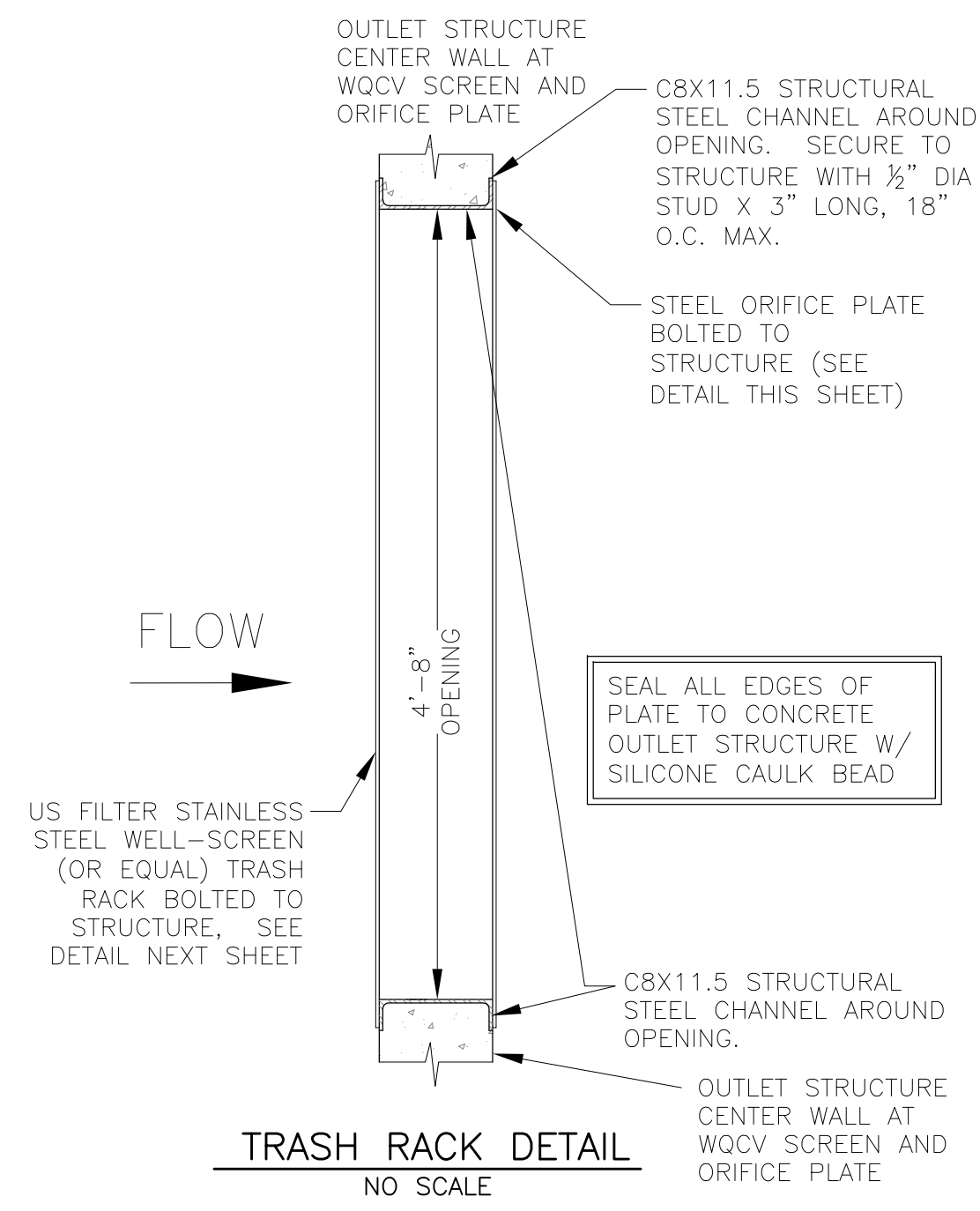
OUTLET STRUCTURE DETAIL - SECTION B-B
NO SCALE

OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

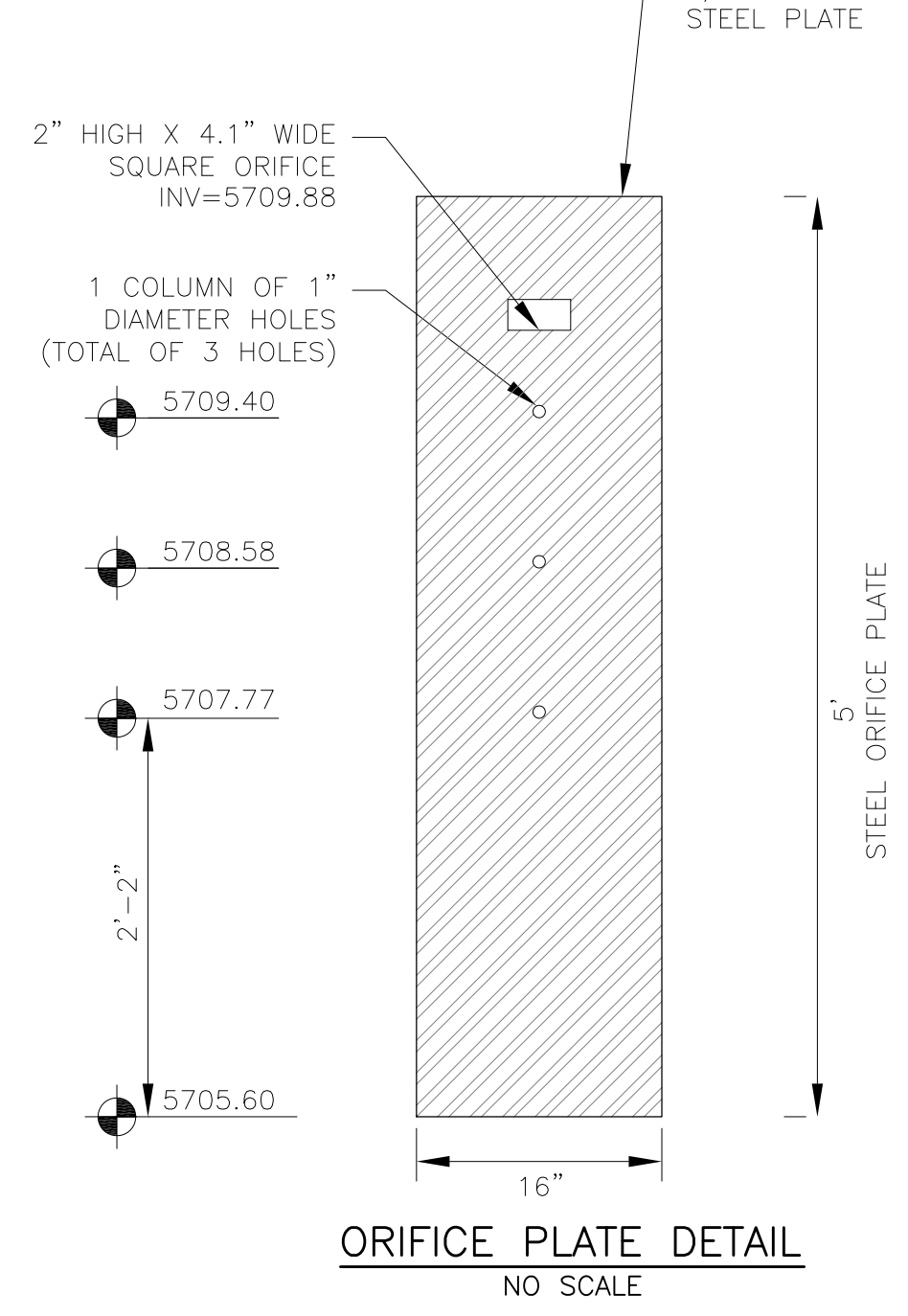
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
 - GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE FOR THE MINIMUM LAP SPLICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE A TWO-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE, UNLESS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

WQCV WELL-SCREEN NOTES:

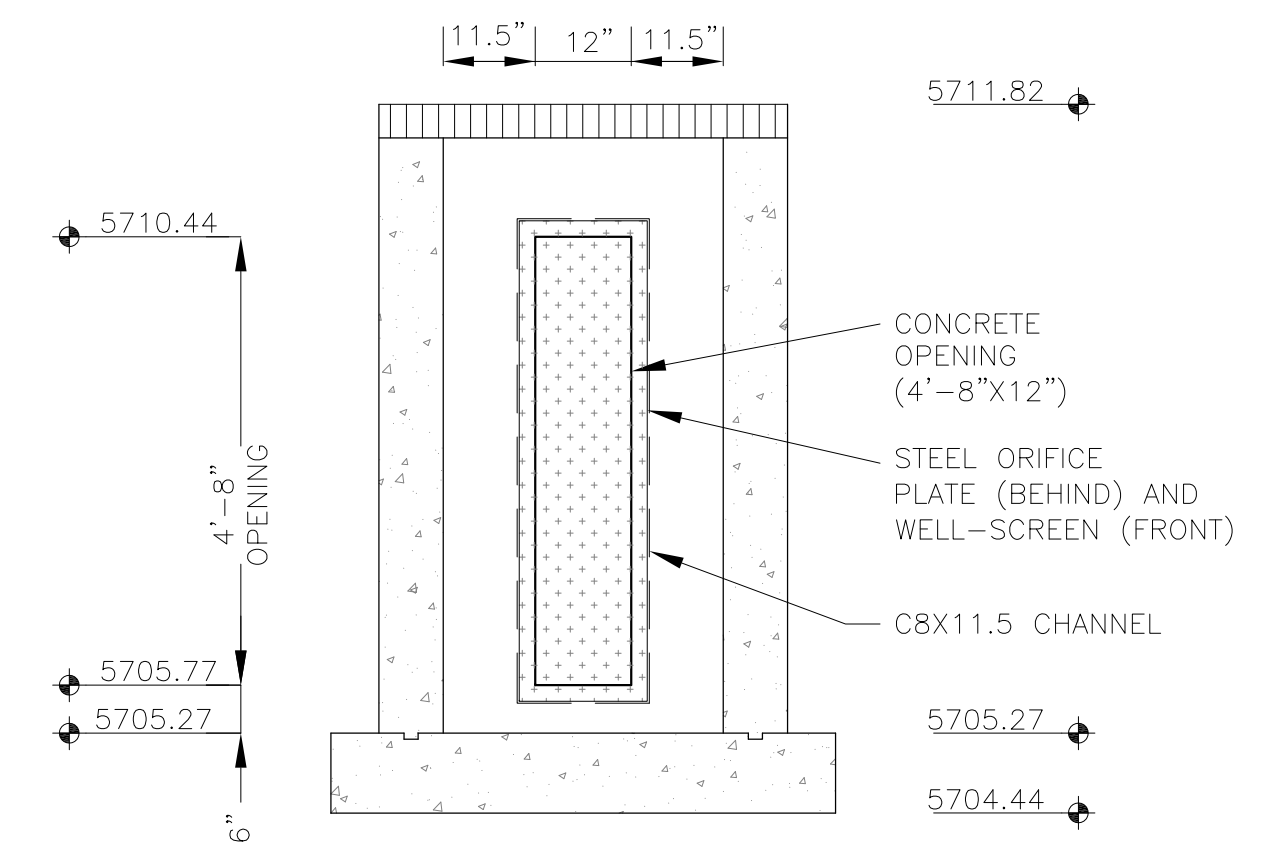
- Well-Screen shall be stainless steel and attached by stainless steel bolts along edge of the mounting frame.
- WQCV Well Screen
 - Type of Screen: Stainless steel #93 Vee Wire (Johnson Vee Wire (tm) Stainless Steel Screen or equivalent with 60% open area)
 - Screen slot opening dimension: 0.139" (Screen #93 Vee Wire Slot Opening)
 - Type and Size of Support Rod: 1E 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



TRASH RACK DETAIL
NO SCALE



ORIFICE PLATE DETAIL
NO SCALE



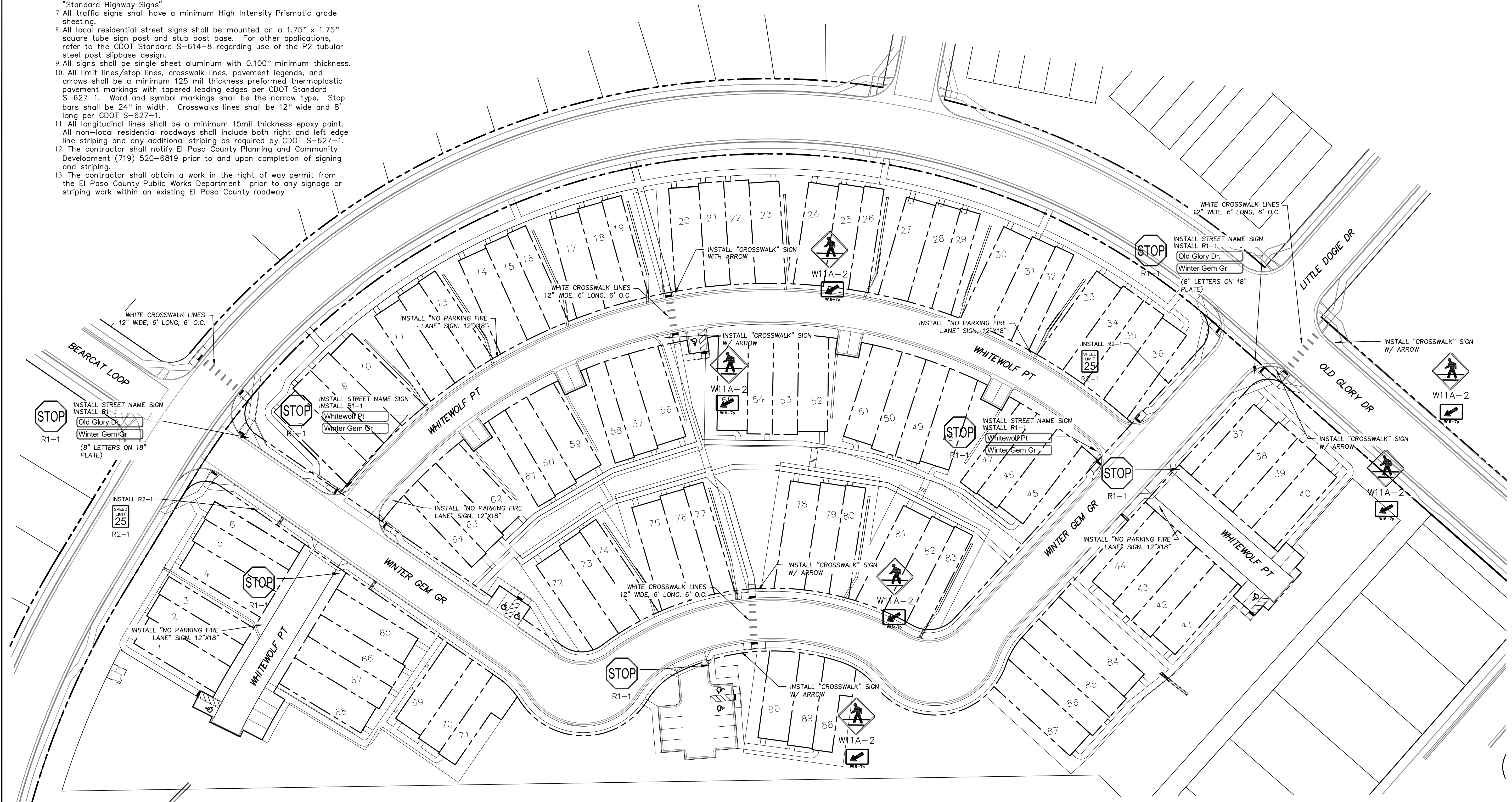
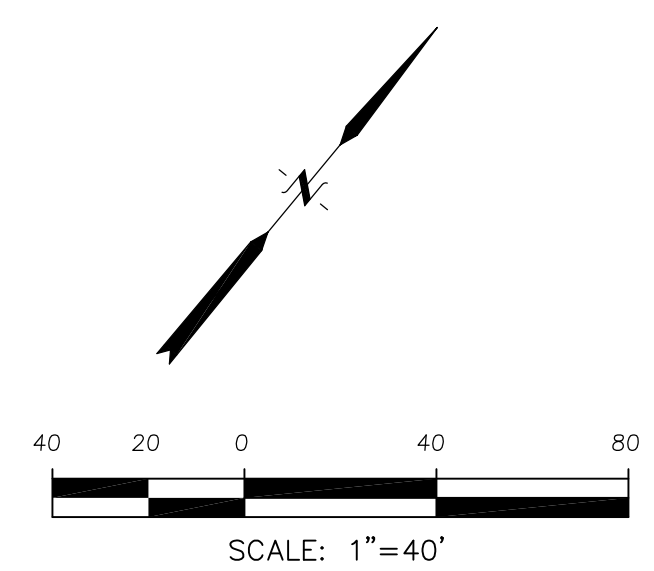
OUTLET STRUCTURE DETAIL - SECTION B-B
NO SCALE

Signing and Striping Notes:

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

Notes:

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



CORE ENGINEERING GROUP
 15004 1ST AVENUE, SUITE 300
 COLORADO SPRINGS, COLORADO 80903
 PHONE: 719-559-7800
 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: **PONDEROSA AT LORSON RANCH FILING NO. 3**
 LITTLE DOGIE DR - OLD GLORY DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: 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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DATE:
APR 8, 2020

PROJECT NO.
100.050

SHEET NUMBER
C5.2

TOTAL SHEETS: 30

SIGNING PLAN
PONDEROSA AT LORSON
RANCH FILING NO. 3

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

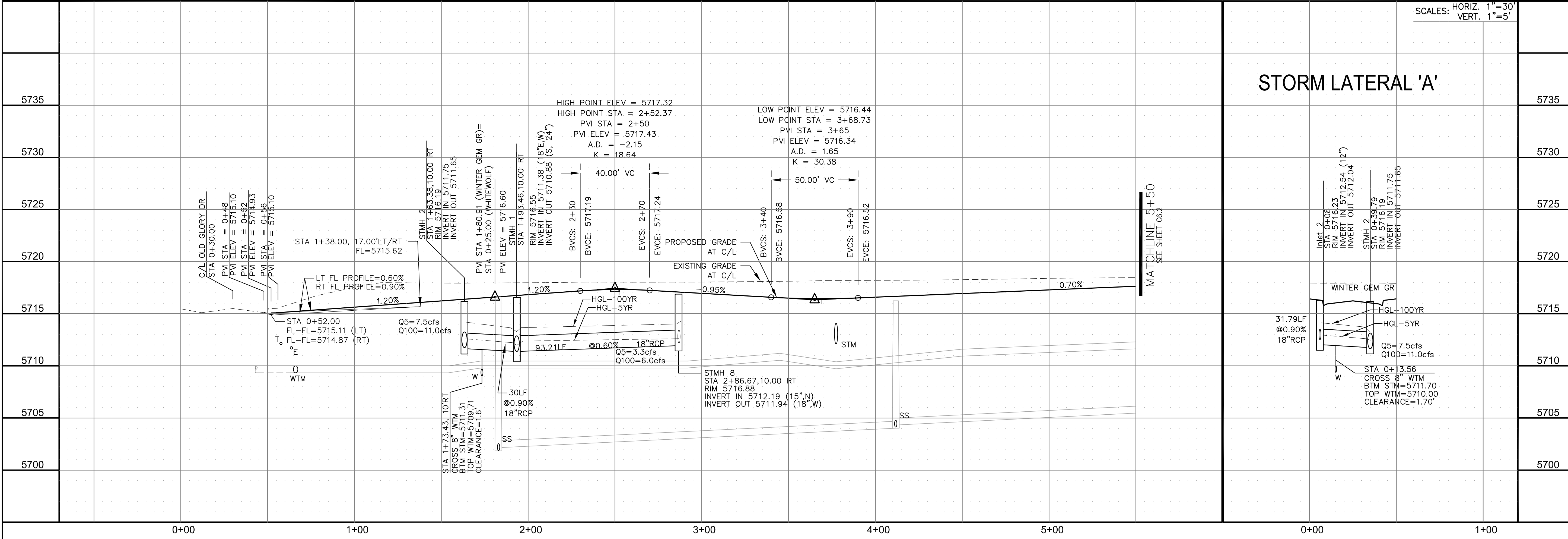
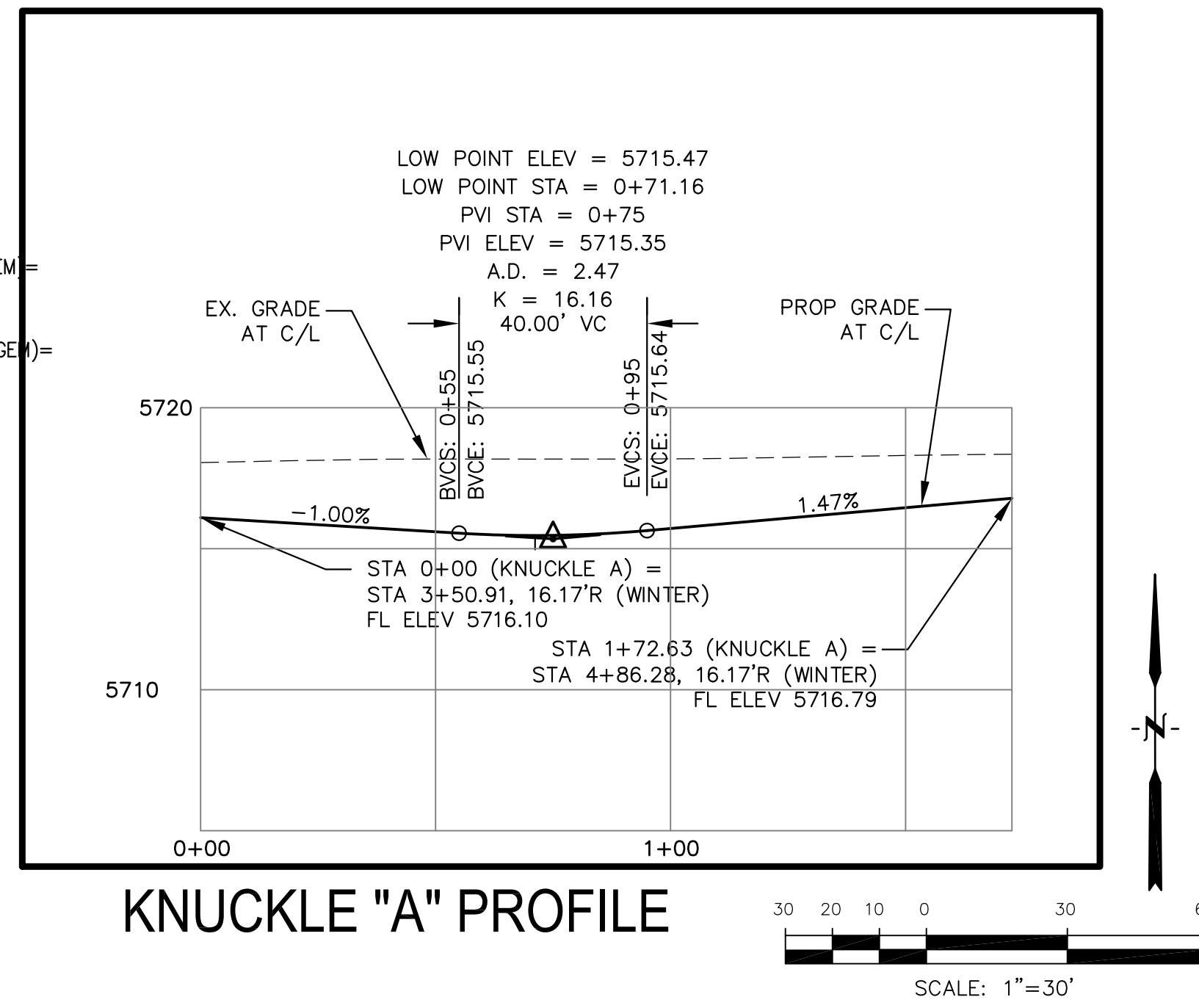
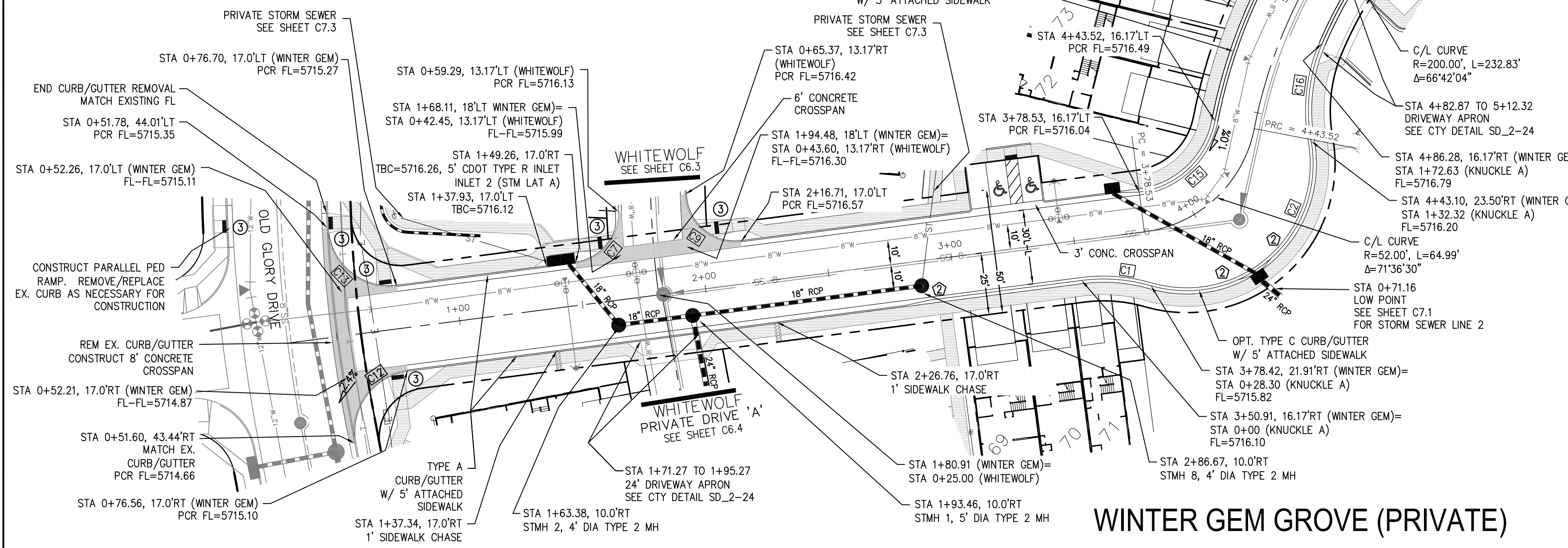
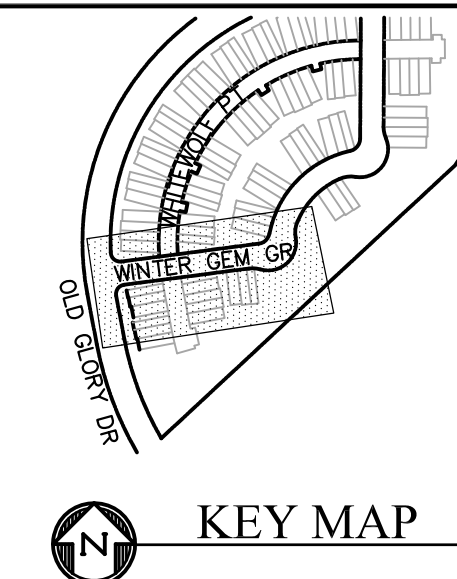
PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

CORE
ENGINEERING GROUP
1500 S. 1ST AVENUE, SUITE 100
DENVER, CO 80202
PHONE: 719-559-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

- 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"



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

DATE: _____

DESCRIPTION: _____

NO. _____

PROJECT: **PONDEROSA AT LORSON RANCH FILING NO. 3**
 212 N. WAHSATCH AVE. SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 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
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

DATE: APR 8, 2020

PROJECT NO. 100.050

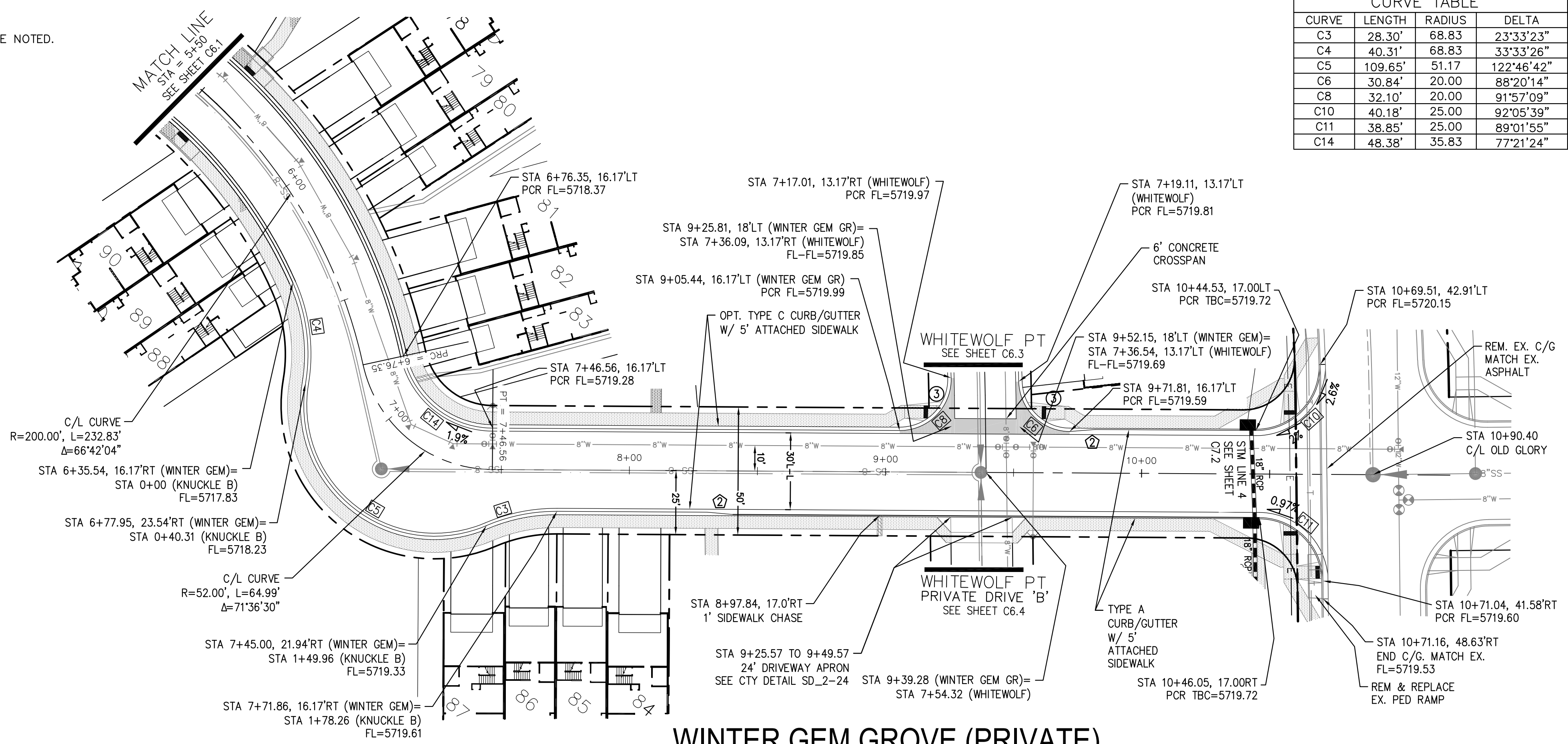
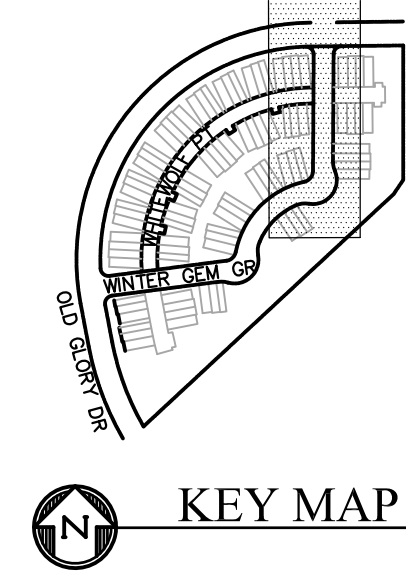
SHEET NUMBER C6.1

TOTAL SHEETS: 30

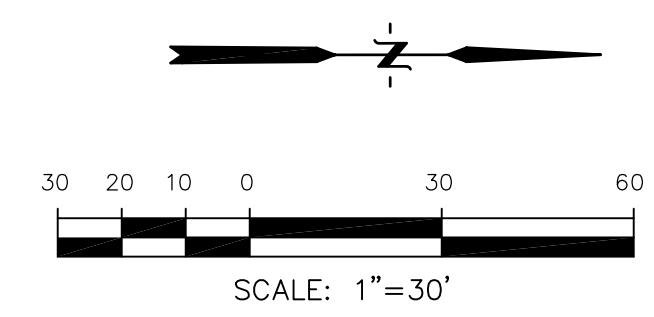
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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)



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 79 870 1100
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____

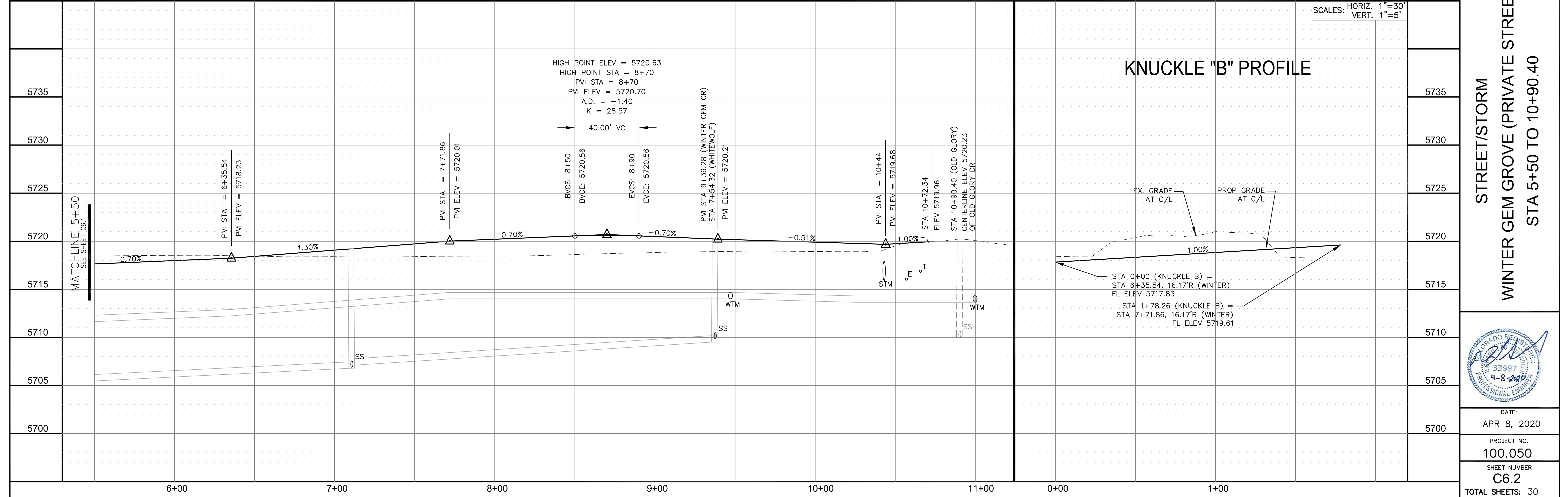
DESCRIPTION: _____

NO: _____

PROJECT: **PONDEROSA AT LORSON RANCH FILING NO. 3**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS



STREET/STORM

WINTER GEM GROVE (PRIVATE STREET)

STA 5+50 TO 10+90.40

DATE: APR 8, 2020

PROJECT NO. 100.050

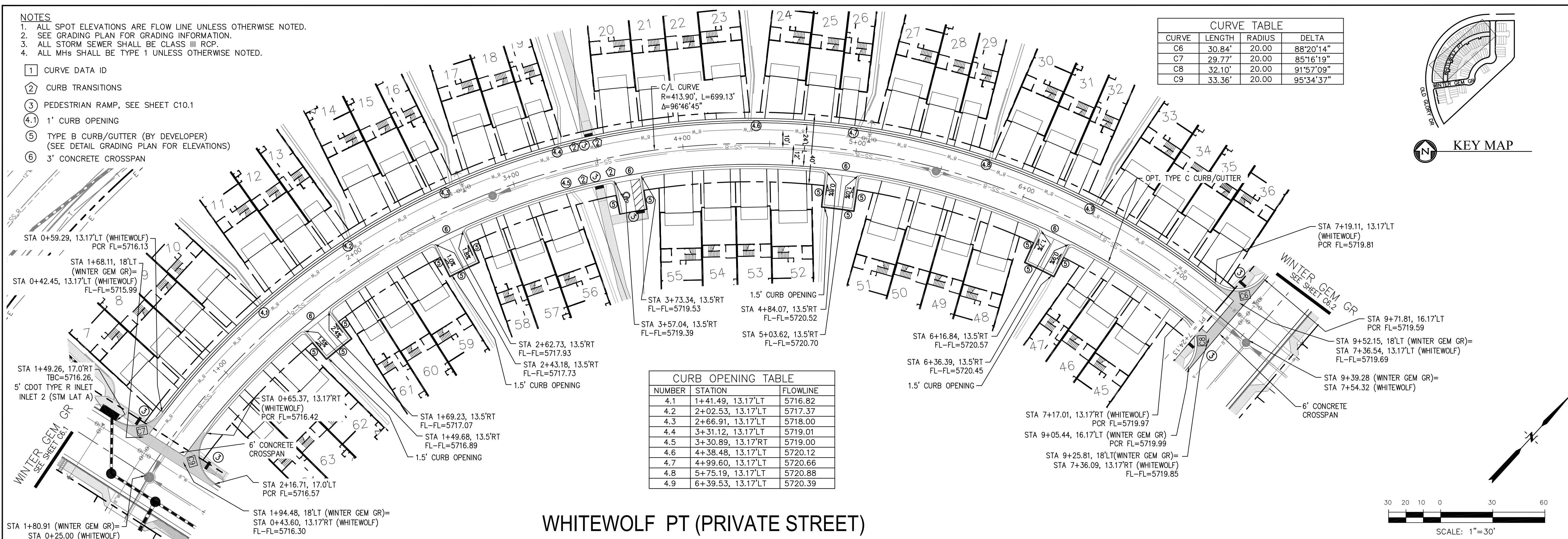
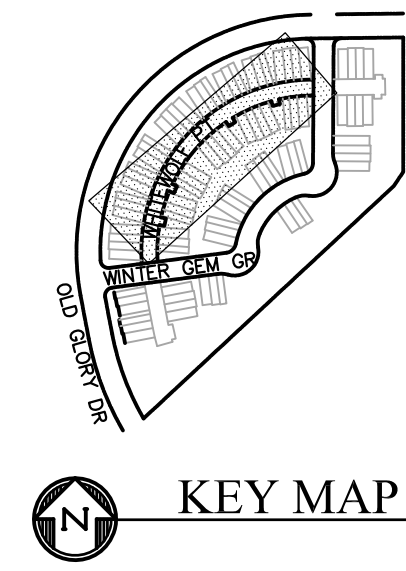
SHEET NUMBER C6.2

TOTAL SHEETS: 30

- 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.

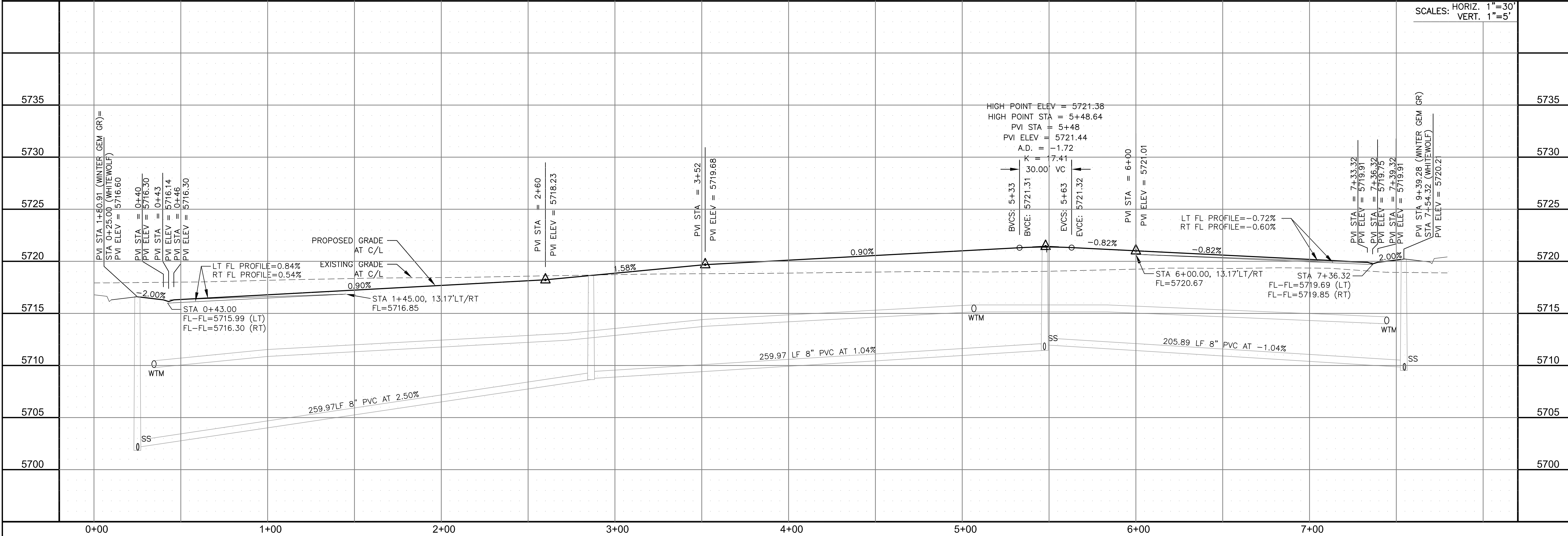
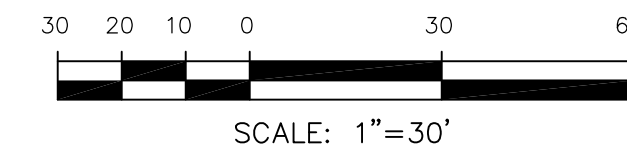
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1
- ④.1 1' CURB OPENING
- ⑤ TYPE B CURB/GUTTER (BY DEVELOPER)
(SEE DETAIL GRADING PLAN FOR ELEVATIONS)
- ⑥ 3' CONCRETE CROSSSPAN

CURVE	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"



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'LT	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)



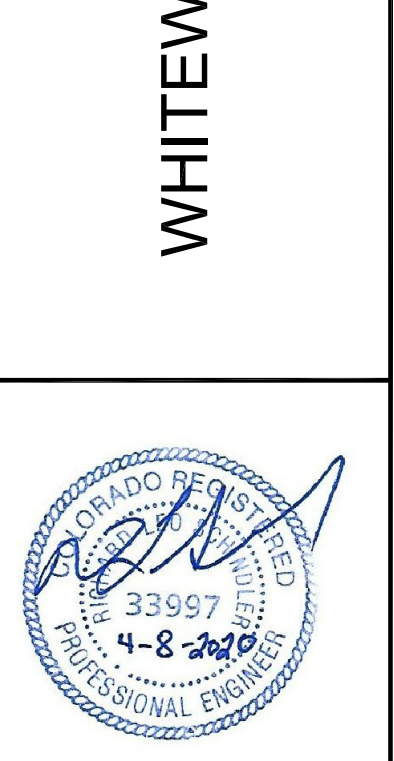
CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOOD, CO 80906
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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



DATE:
APR 8, 2020

PROJECT NO.
100.050

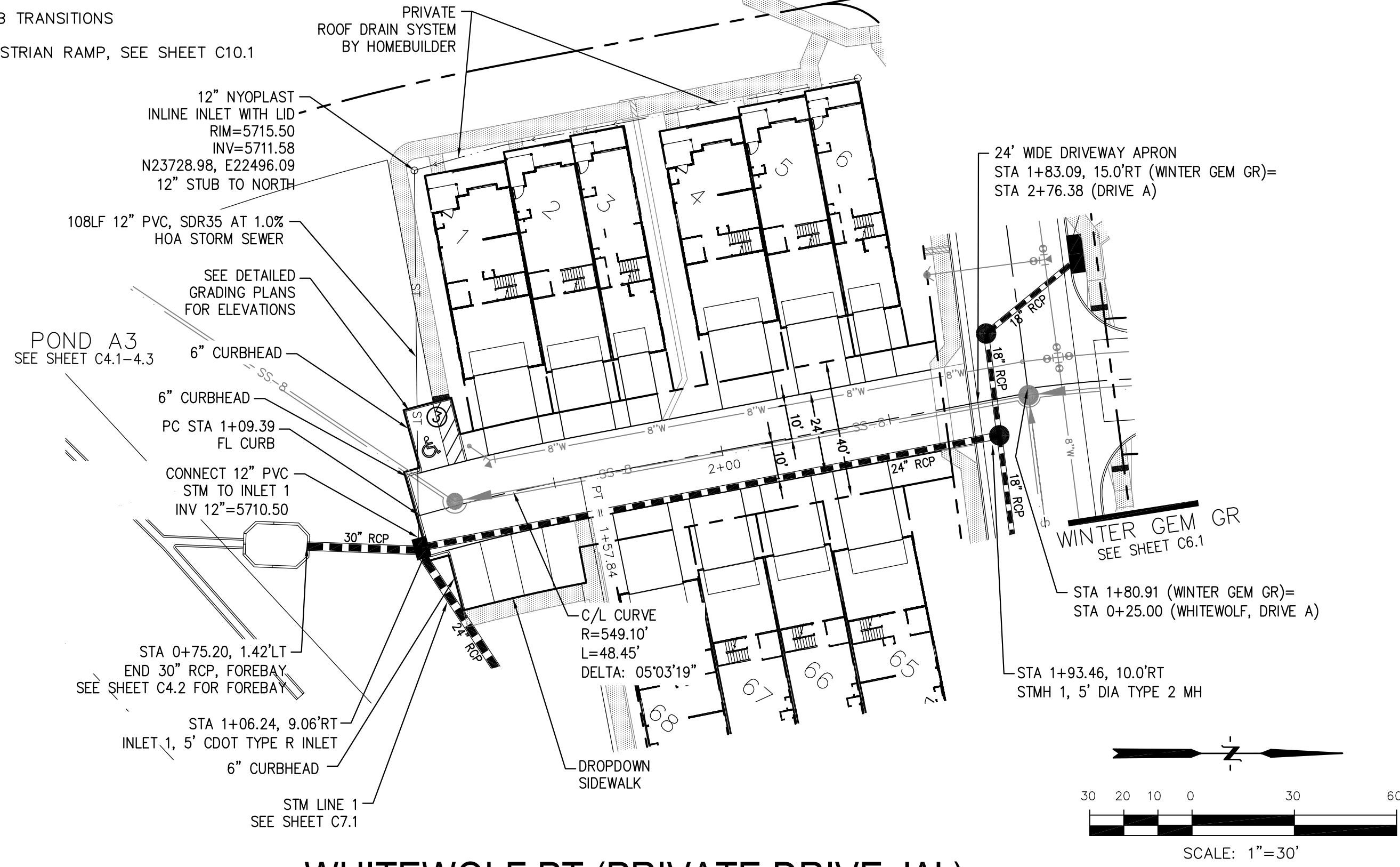
SHEET NUMBER
C6.3

TOTAL SHEETS: 30

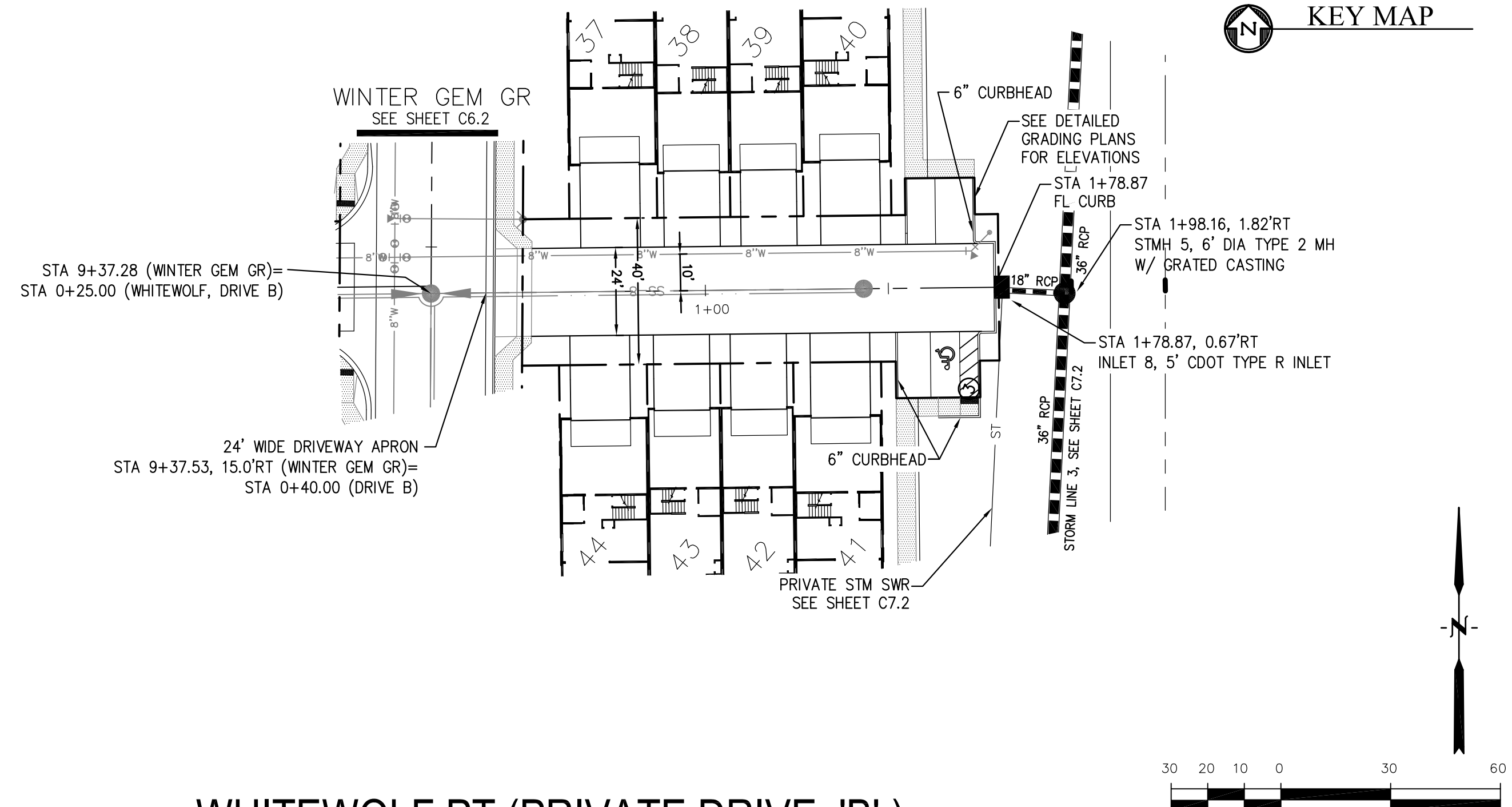
NOTES

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.

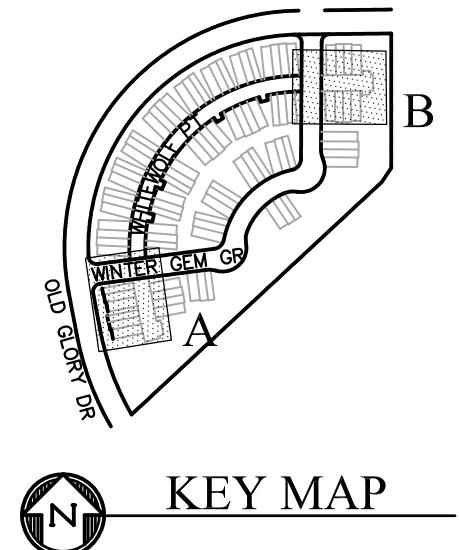
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



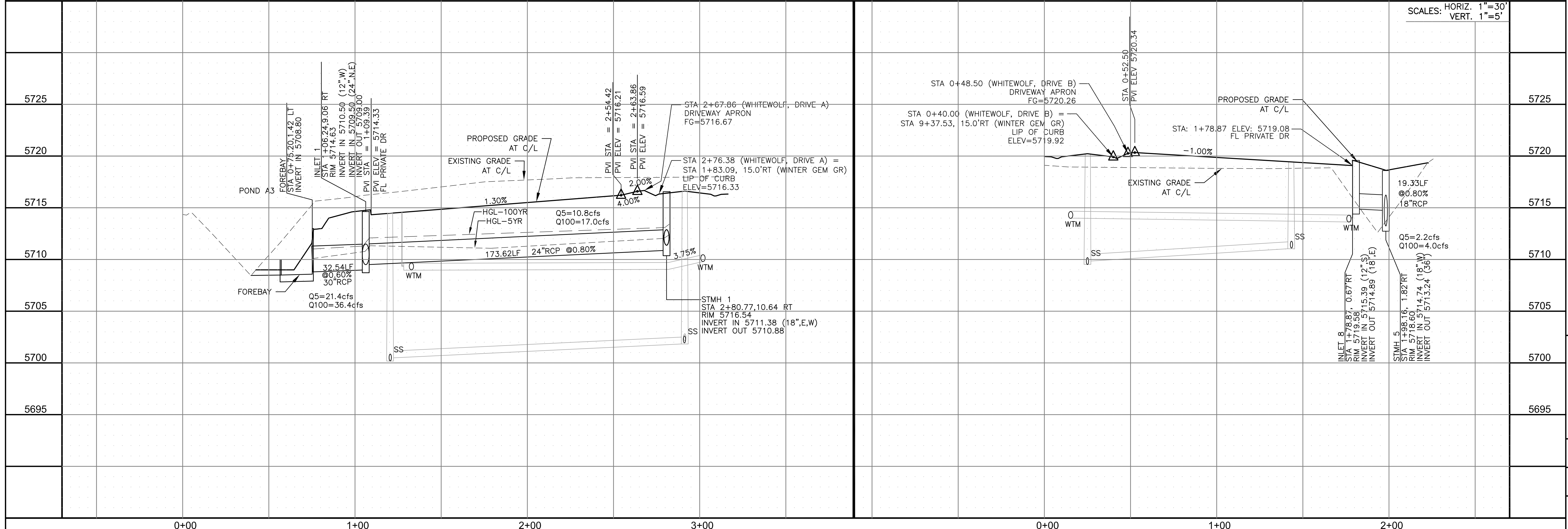
WHITEWOLF PT (PRIVATE DRIVE 'A')



WHITEWOLF PT (PRIVATE DRIVE 'B')



KEY MAP



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

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

DATE: _____
 DESCRIPTION: _____
 NO: _____
 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

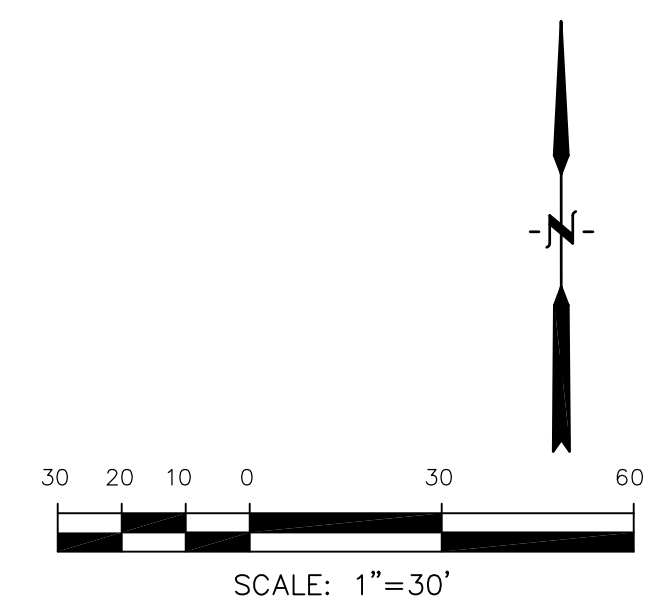
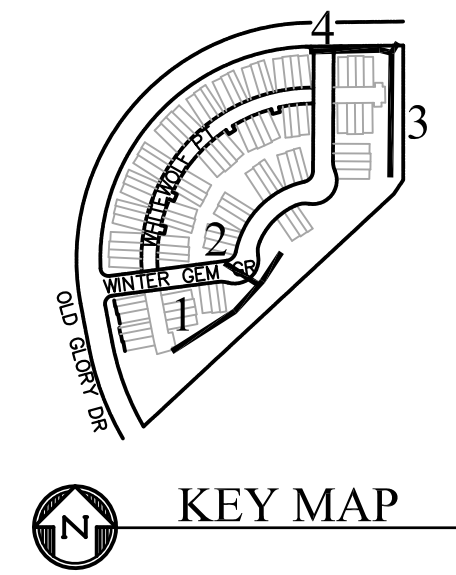
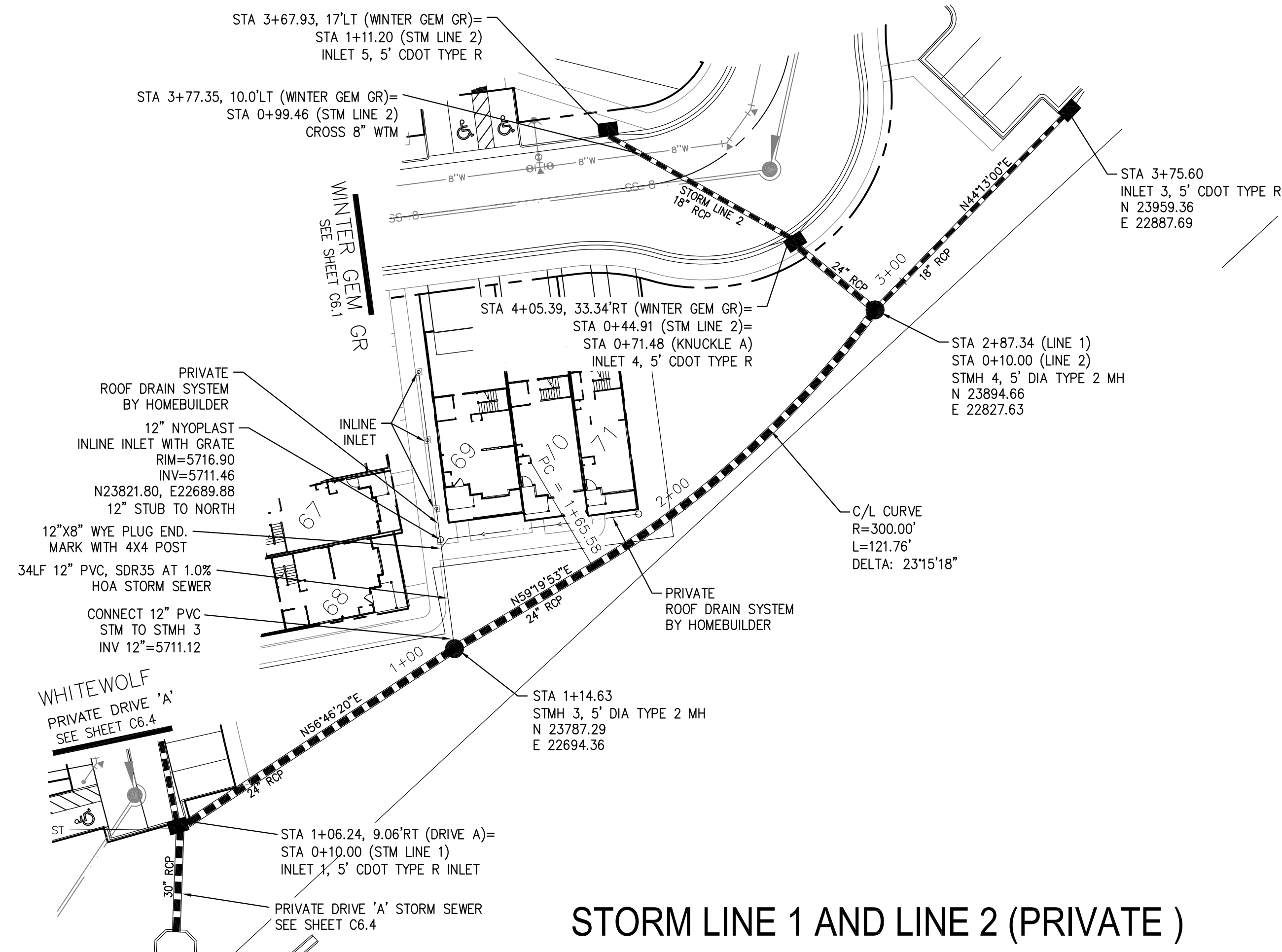
PROJECT: **PONDEROSA AT LORSON RANCH FILING NO. 3**
 LITTLE DOGIE DR - OLD GLORY DR
 COLORADO SPRINGS, COLORADO

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



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

DATE: _____

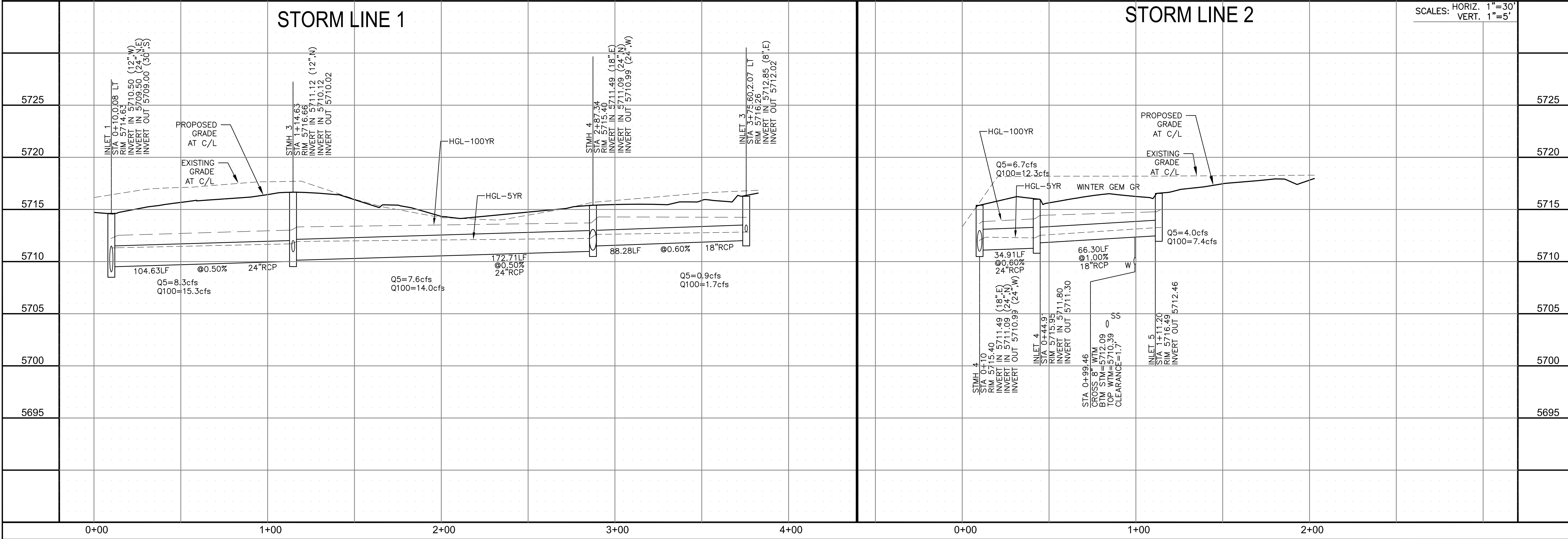
DESCRIPTION: _____

NO. _____

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



PRIVATE STORM SEWER PLAN & PROFILE

STORM SEWER LINE 1 AND LINE 2

DATE: APR 8, 2020

PROJECT NO. 100.050

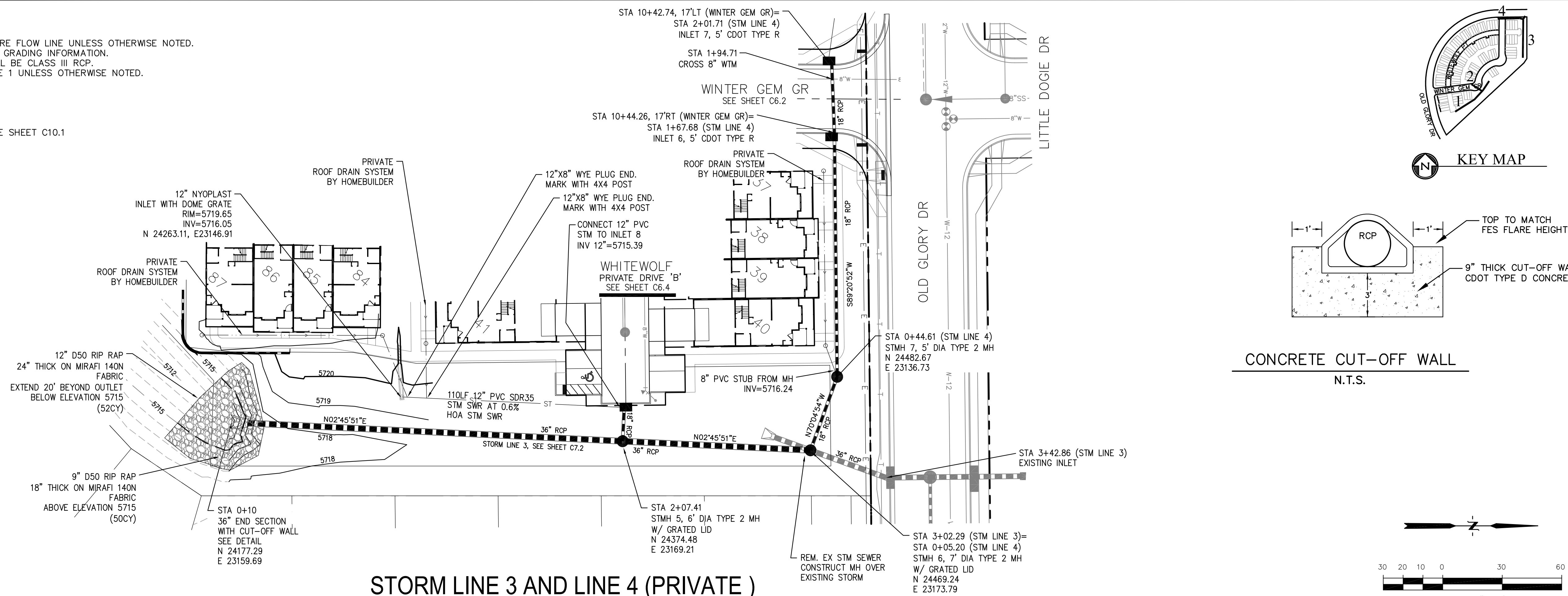
SHEET NUMBER C7.1

TOTAL SHEETS: 30

PROFESSIONAL ENGINEER
 RICHARD L. SCHINDLER, P.E.
 33997
 4-8-2020

- 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

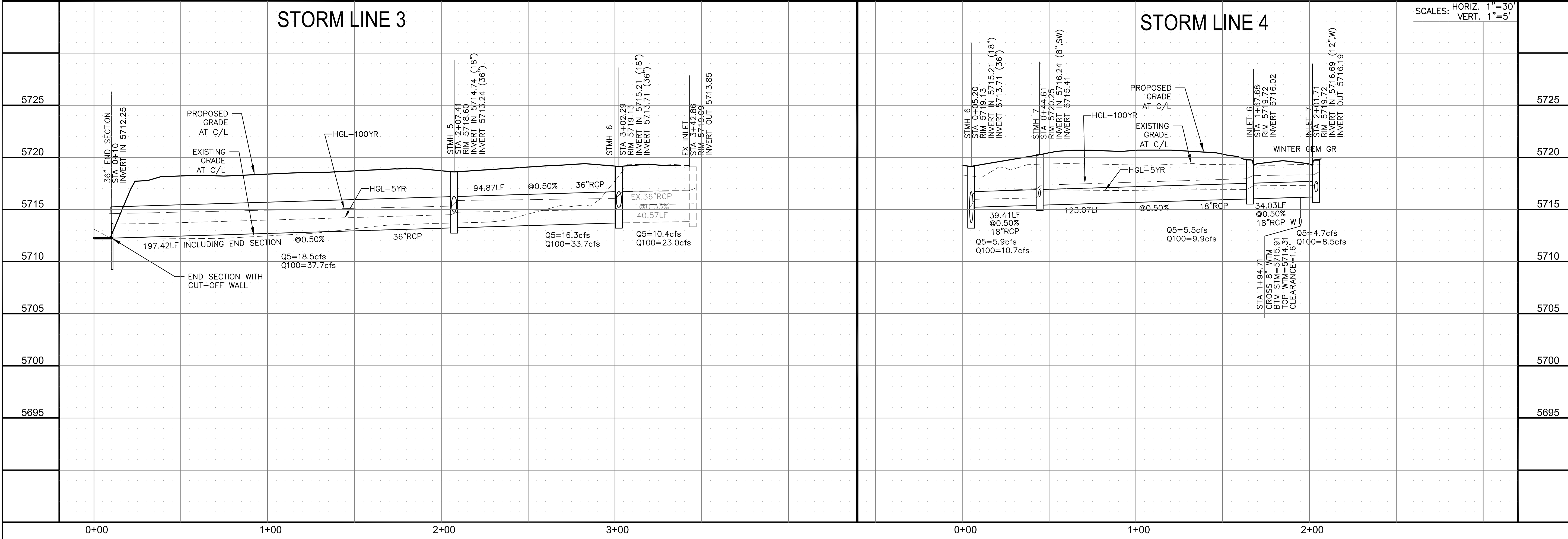


STORM LINE 3 AND LINE 4 (PRIVATE)

STORM LINE 3

STORM LINE 4

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. _____

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
PROJECT:
PONDEROSA AT LORSON RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

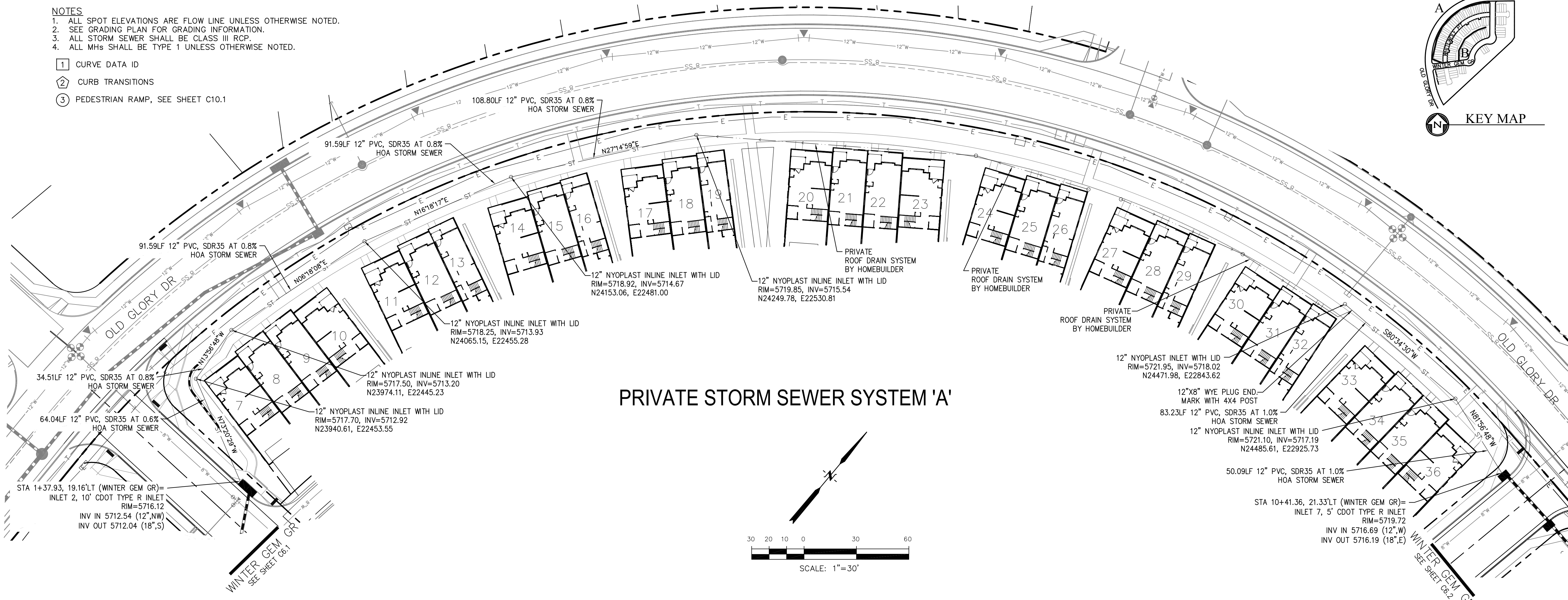
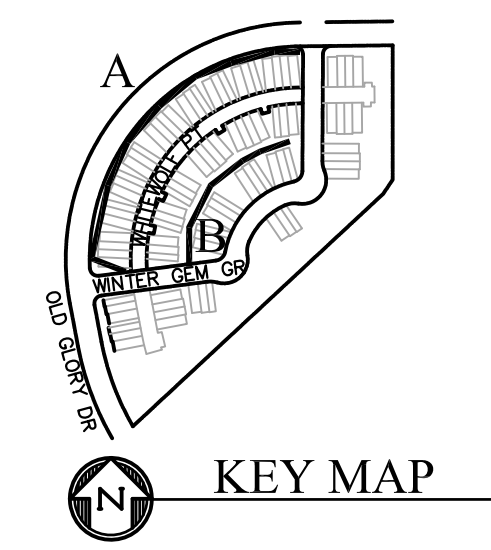
**PRIVATE STORM SEWER
PLAN & PROFILE
STORM SEWER LINE 3 AND LINE 4**



DATE:
APR 8, 2020
PROJECT NO.
100.050
SHEET NUMBER
C7.2
TOTAL SHEETS: 30

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

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



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 790-6506
 BLDG 790-7800
 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: **PONDEROSA AT LORSON RANCH FILING NO. 3**
 LITTLE DOGIE DR - OLD GLORY DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

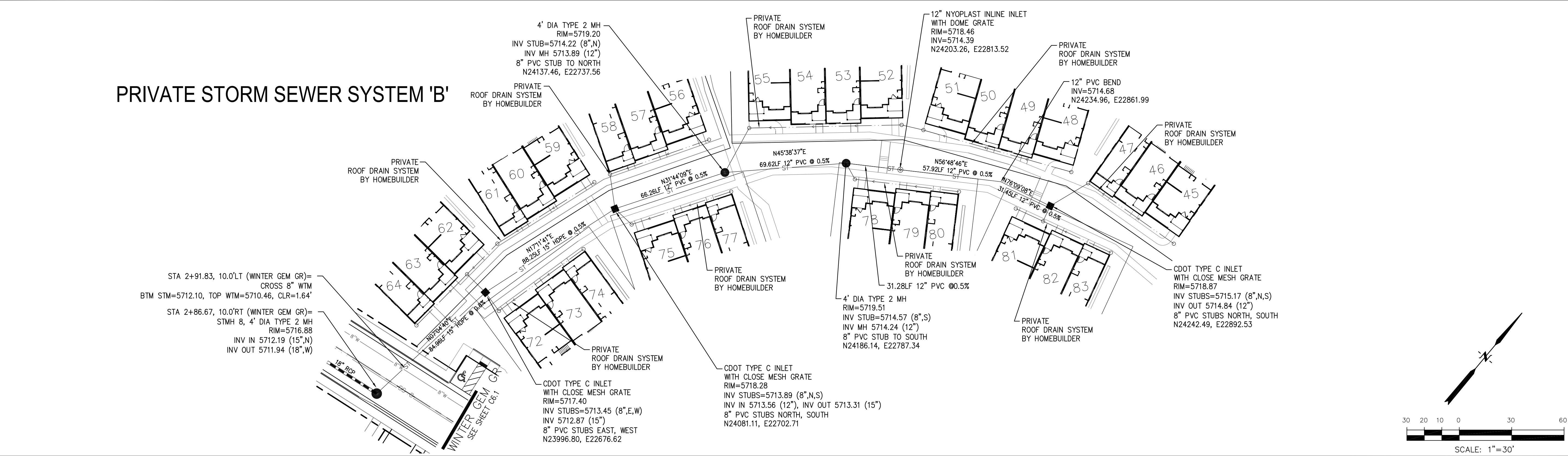
PRIVATE STORM SEWER SYSTEM PLAN & PROFILE SYSTEM 'A' & 'B'

DATE: APR 8, 2020

PROJECT NO. 100.050

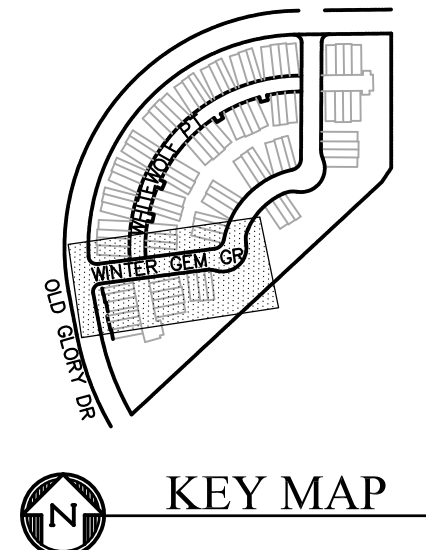
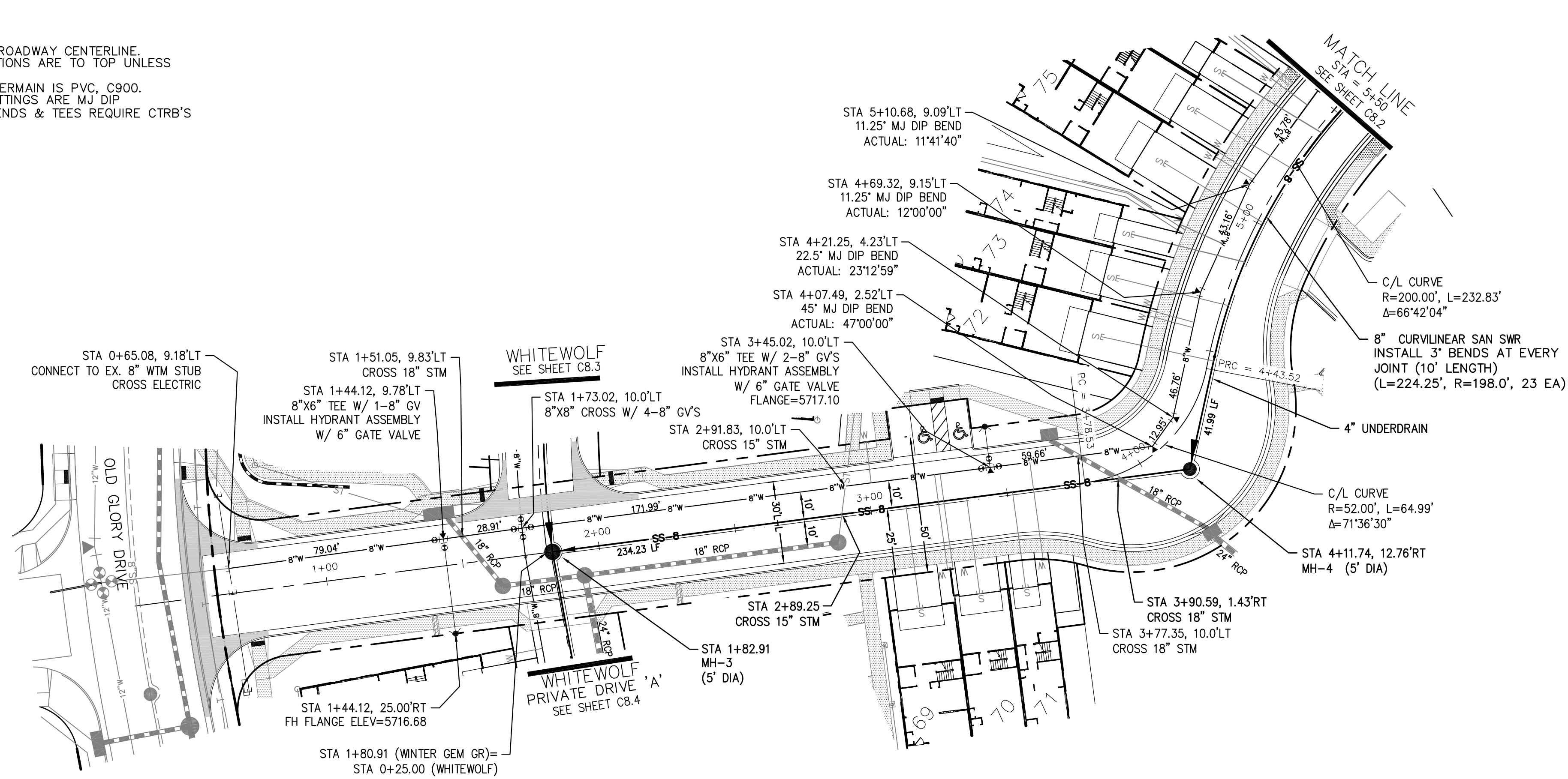
SHEET NUMBER C7.3

TOTAL SHEETS: 30

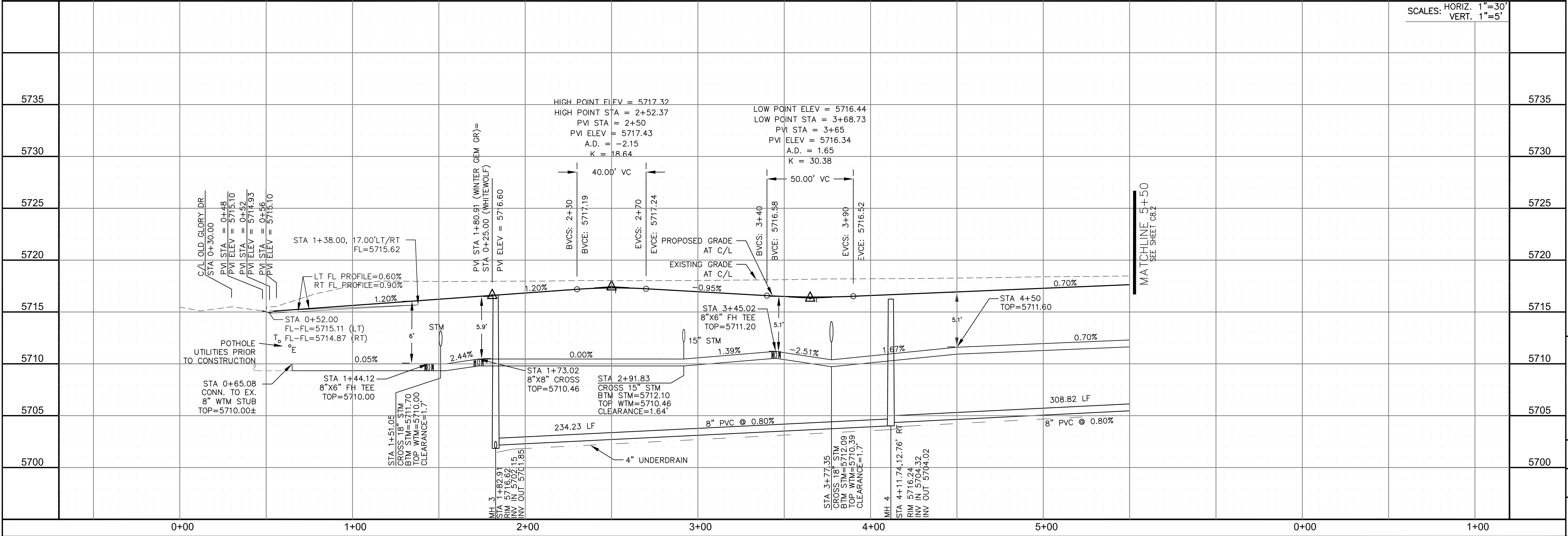
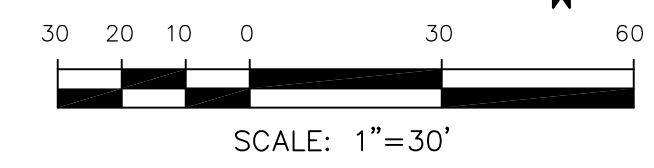


NOTES

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



WINTER GEM GROVE (PRIVATE)



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

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

DATE: _____
DESCRIPTION: _____
NO. _____
PROJECT: **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: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

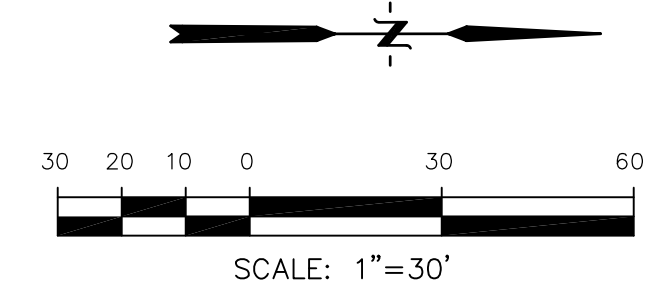
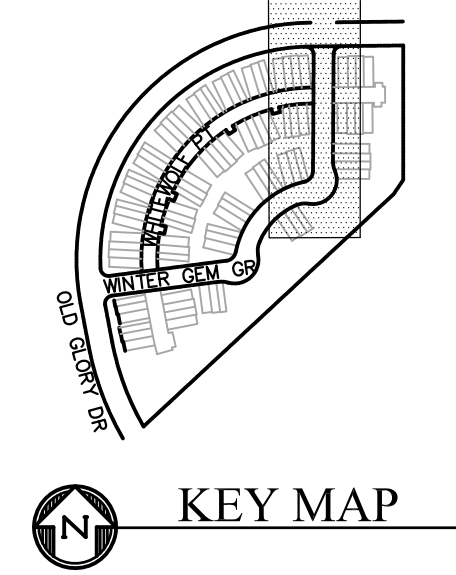
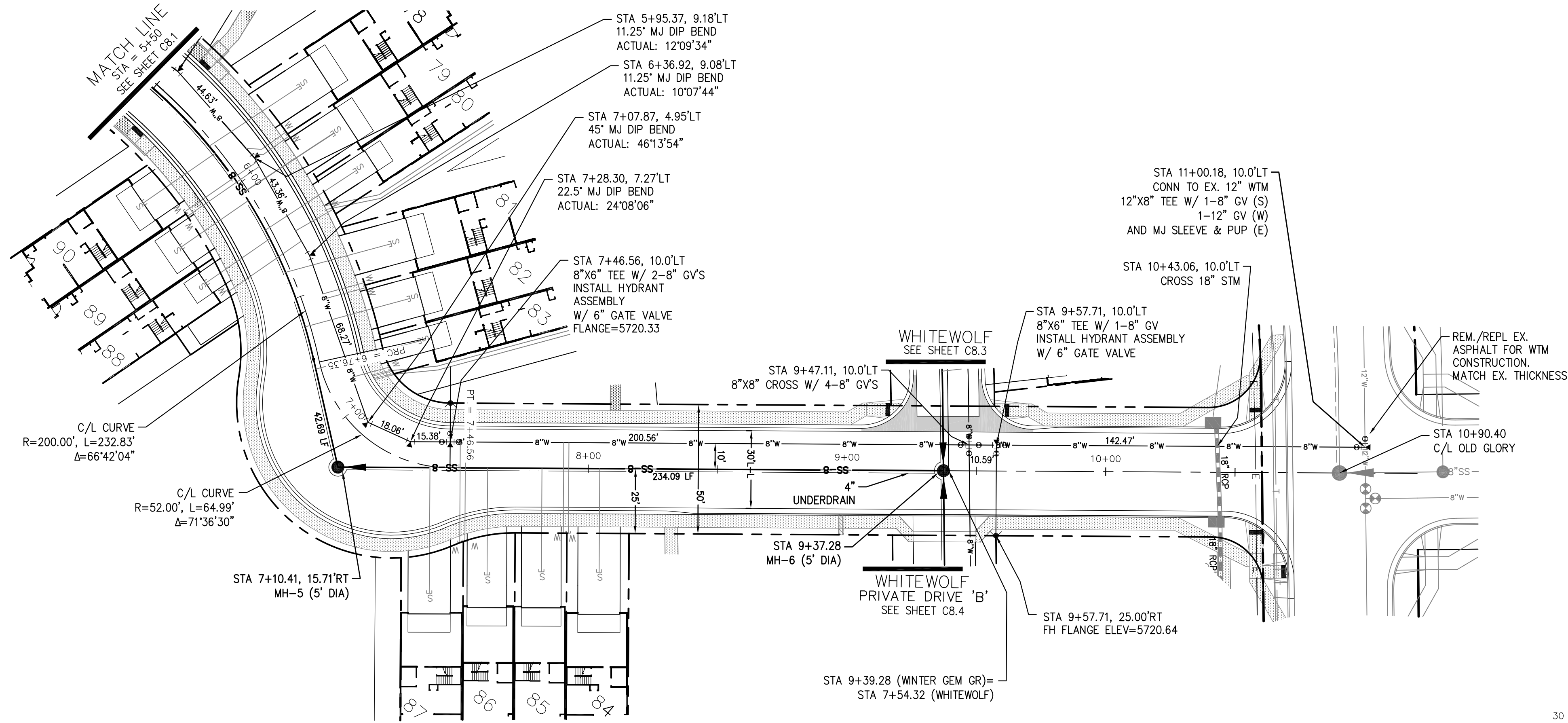
SANITARY / WATERMAIN
WINTER GEM GROVE (PRIVATE STREET)
STA 0+00 TO 5+50



DATE: **APR 8, 2020**
PROJECT NO. **100.050**
SHEET NUMBER **C8.1**
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



NO.	DESCRIPTION	DATE
5735		5735
5730		5730
5725		5725
5720		5720
5715		5715
5710		5710
5705		5705
5700		5700

NO.	DESCRIPTION	DATE
5735		5735
5730		5730
5725		5725
5720		5720
5715		5715
5710		5710
5705		5705
5700		5700

NO.	DESCRIPTION	DATE
5735		5735
5730		5730
5725		5725
5720		5720
5715		5715
5710		5710
5705		5705
5700		5700

NO.	DESCRIPTION	DATE
5735		5735
5730		5730
5725		5725
5720		5720
5715		5715
5710		5710
5705		5705
5700		5700

NO.	DESCRIPTION	DATE
5735		5735
5730		5730
5725		5725
5720		5720
5715		5715
5710		5710
5705		5705
5700		5700

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

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

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
DESIGNED: RLS
CHECKED: RLS

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

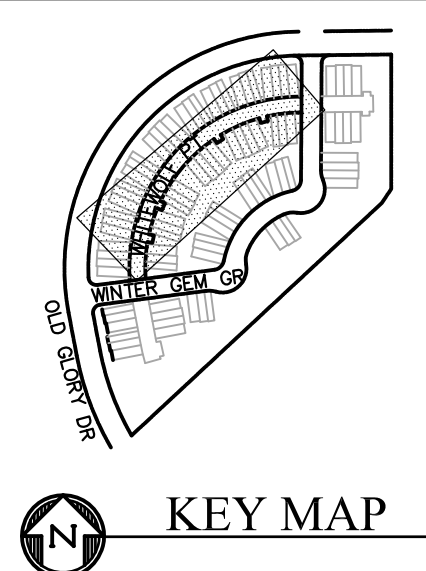
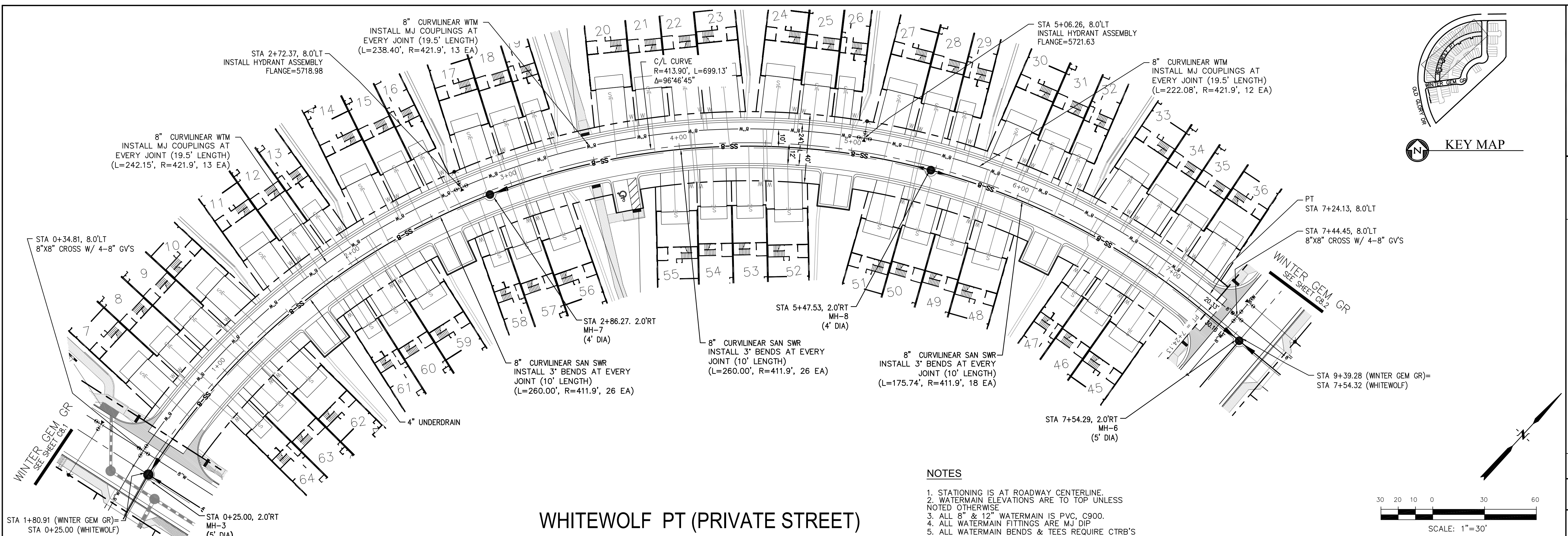


DATE:
APR 8, 2020

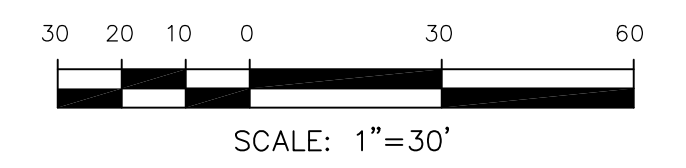
PROJECT NO.
100.050

SHEET NUMBER
C8.2

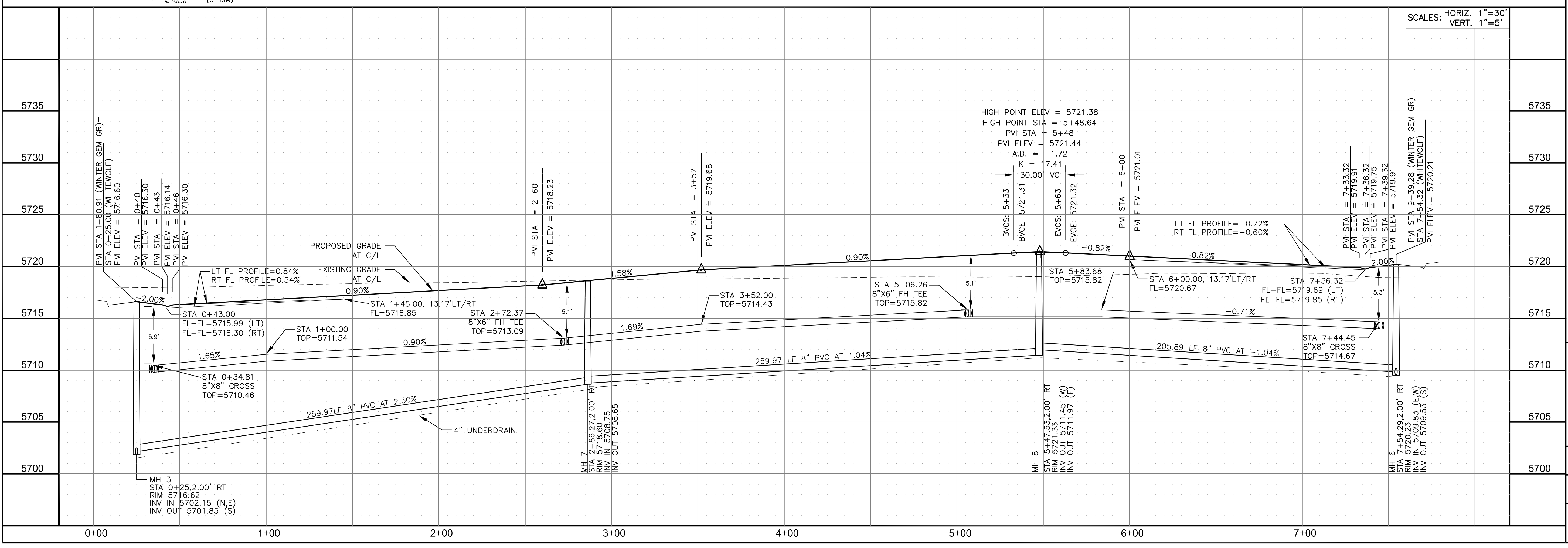
TOTAL SHEETS: 30



- 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



WHITEWOLF PT (PRIVATE STREET)



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

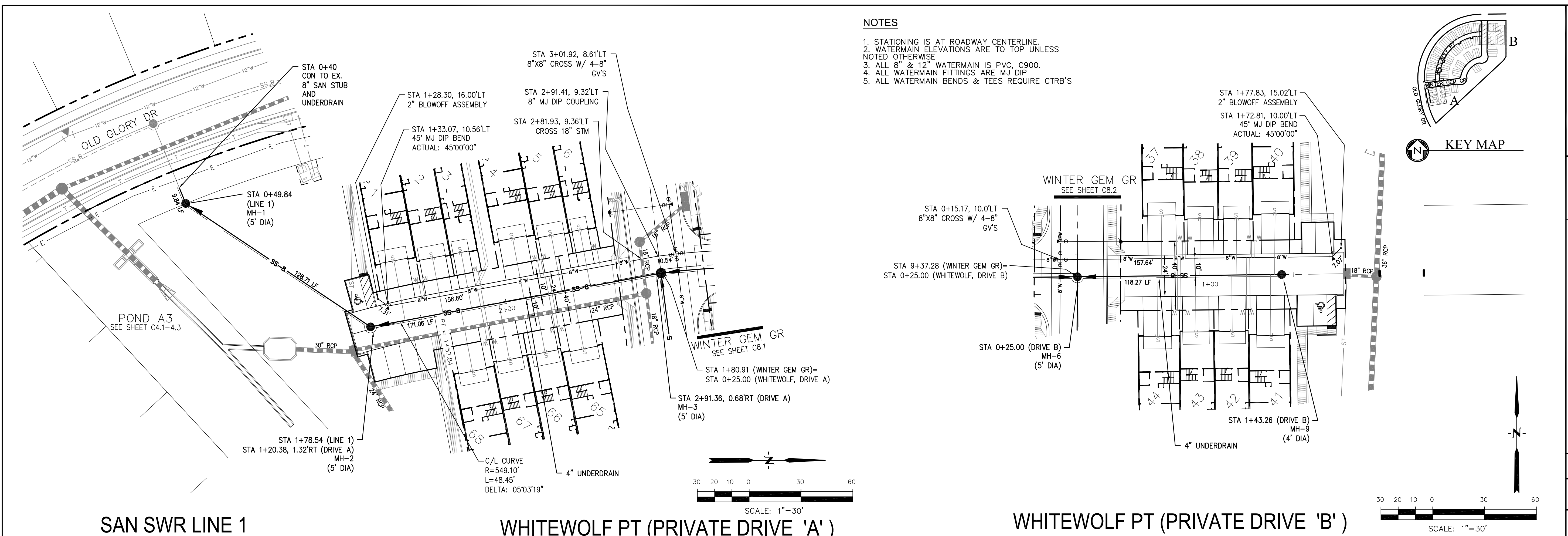
DATE: _____
 DESCRIPTION: _____
 NO. _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **PONDEROSA AT LORSON RANCH FILING NO. 3**
 LITTLE DOGE DR - OLD GLORY DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

SANITARY / WATERMAIN
WHITEWOLF POINT (PRIVATE STREET)
STA 0+00 TO 7+54



DATE: APR 8, 2020
 PROJECT NO: 100.050
 SHEET NUMBER: C8.3
 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

CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 79 8701100
 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
 (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

		SAN SWR LINE 1		WHITEWOLF PT (PRIVATE DRIVE 'A')		WHITEWOLF PT (PRIVATE DRIVE 'B')			
		SCALE: 1"=30'		SCALE: 1"=30'		SCALE: 1"=30'		SCALE: HORIZ. 1"=30' VERT. 1"=5'	
5725									5725
5720									5720
5715									5715
5710									5710
5705									5705
5700									5700
5695									5695
		0+00	1+00	1+00	2+00	3+00	0+00	1+00	2+00

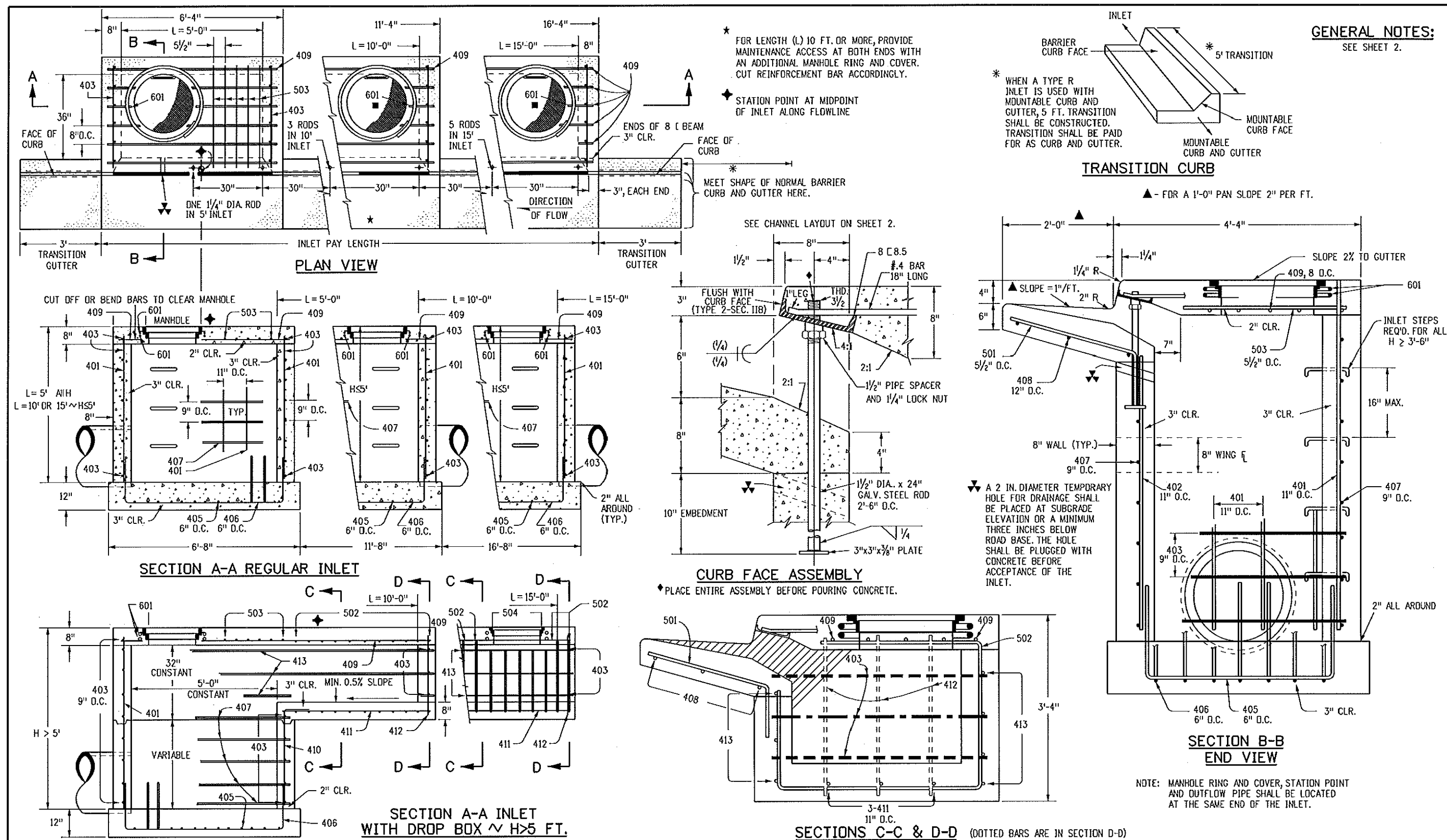
SANITARY / WATERMAIN
WHITEWOLF POINT
PRIVATE DRIVES 'A' & 'B'

DATE: APR 8, 2020

PROJECT NO. 100.050

SHEET NUMBER C8.4

TOTAL SHEETS: 30



Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: DD	Date:	Comments:	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820		M-604-12	
Last Modification Date: 07/04/12	Initials: LTA			Project Development Branch DD/LTA		Sheet No. 1 of 2	
Full Path: www.coloradodot.info/business/designsupport				Issued By: Project Development Branch July 4, 2012			
Drawing File Name: 60401202.dgn							
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English					

MARK	BAR # OR SIZE	D.C. SPACING	TYPE	ALL INLETS				INLETS: H ≤ 5 FT.				INLETS: H > 5 FT.			
				L = 5 FT.		L = 10 FT.		L = 15 FT.		L = 10 FT.		L = 15 FT.		L = 10 FT.	
NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH
401	4	11"	II	15	7	21	11	26	11	11	7	11	7	11	7
402	4	11"	II	7	7	13	7	18	7	7	7	7	7	7	7
403	4	9"	II	8	4'-0"	8	4'-0"	8	4'-0"	8	4'-0"	8	4'-0"	8	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	7	5'-10"	7	10'-10"	7	15'-10"	7	5'-10"	7	5'-10"	7	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-10"	3	6'-10"	3	6'-10"	3	6'-10"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	5'-10"	6	5'-10"	6	5'-10"
410	4	11"	VII	10	7	10	7	13	7	10	7	10	7	10	7
411	4	11"	II	10	7	10	7	13	7	10	7	10	7	10	7
412	4	11"	II	10	7	10	7	13	7	10	7	10	7	10	7
413	4	9"	II	10	7	10	7	13	7	10	7	10	7	10	7
501	5	5/8"	IV	11	3'-4"	22	3'-4"	33	3'-4"	11	3'-4"	11	3'-4"	11	3'-4"
502	5	5/8"	III	11	3'-4"	22	3'-4"	33	3'-4"	11	3'-4"	11	3'-4"	11	3'-4"
503	5	5/8"	II	5	3'-6"	16	3'-6"	27	3'-6"	5	3'-6"	5	3'-6"	5	3'-6"
504	5	5/8"	IX	11	3'-4"	22	3'-4"	33	3'-4"	11	3'-4"	11	3'-4"	11	3'-4"
601	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"
REB.5				2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"

* VARIABLE REFER TO TABLE TWO.
 ■ INCLUDE #4, 18 IN BARS (SEE CHANNEL LAYOUT).
 REGULAR INLETS DROP BOX INLETS

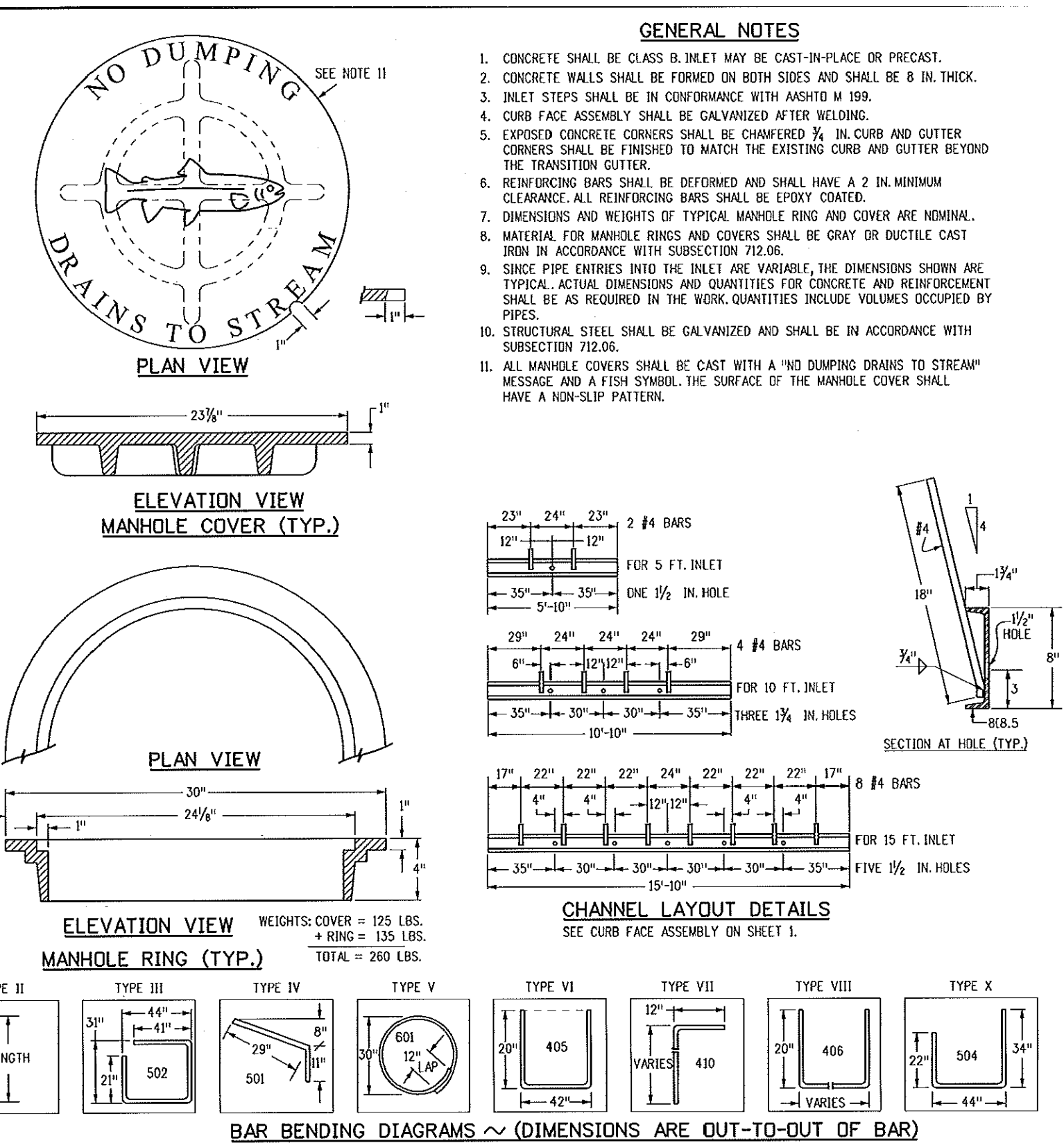
TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

"H"	LENGTH	REGULAR		DROP BOX		L = 5 FT.		L = 10 FT.		L = 15 FT.	
		CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.
3'-0"	2'-8"	1-8"	10	7	3.2	285	5.3	497	7.4	706	
3'-6"	3'-2"	2'-2"	10	7	3.4	305	5.7	528	7.9	747	
4'-0"	3'-8"	2'-8"	12	9	3.7	326	6.0	559	8.1	786	
4'-6"	4'-2"	3'-2"	12	9	3.9	334	6.4	571	8.8	803	
5'-0"	4'-8"	3'-8"	14	11	4.1	354	6.7	602	9.3	844	
5'-6"	5'-2"	4'-2"	16	13	4.4	375	6.9	607	7.4	850	
6'-0"	5'-8"	4'-8"	16	13	4.6	382	6.2	616	7.6	860	
6'-6"	6'-2"	5'-2"	18	15	4.8	402	6.4	637	7.8	880	
7'-0"	6'-8"	5'-8"	20	17	5.0	423	6.6	654	8.0	897	
7'-6"	7'-2"	6'-2"	20	17	5.3	430	6.9	684	8.3	907	
8'-0"	7'-8"	6'-8"	22	19	5.5	451	7.1	684	8.5	927	
8'-6"	8'-2"	7'-2"	24	21	5.7	471	7.3	702	8.7	944	
9'-0"	8'-8"	7'-8"	24	21	6.0	479	7.6	711	9.0	954	
9'-6"	9'-2"	8'-2"	26	23	6.2	499	7.8	732	9.2	974	
10'-0"	9'-8"	8'-8"	28	25	6.4	520	8.0	749	9.4	992	
10'-6"	10'-2"	9'-2"	28	25	6.7	527	8.3	759	9.7	1001	
11'-0"	10'-8"	9'-8"	30	27	6.9	547	8.5	779	9.9	1022	

NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT.
 REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
 DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
 STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

"H"	LENGTH	REGULAR		DROP BOX		L = 5 FT.		L = 10 FT.		L = 15 FT.	
		CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.
3'-0"	2'-8"	1-8"	10	7	3.2	285	5.3	497	7.4	706	
3'-6"	3'-2"	2'-2"	10	7	3.4	305	5.7	528	7.9	747	
4'-0"	3'-8"	2'-8"	12	9	3.7	326	6.0	559	8.1	786	
4'-6"	4'-2"	3'-2"	12	9	3.9	334	6.4	571	8.8	803	
5'-0"	4'-8"	3'-8"	14	11	4.1	354	6.7	602	9.3	844	
5'-6"	5'-2"	4'-2"	16	13	4.4	375	6.9	607	7.4	850	
6'-0"	5'-8"	4'-8"	16	13	4.6	382	6.2	616	7.6	860	
6'-6"	6'-2"	5'-2"	18	15	4.8	402	6.4	637	7.8	880	
7'-0"	6'-8"	5'-8"	20	17	5.0	423	6.6	654	8.0	897	
7'-6"	7'-2"	6'-2"	20	17	5.3	430	6.9	684	8.3	907	
8'-0"	7'-8"	6'-8"	22	19	5.5	451	7.1	684	8.5	927	
8'-6"	8'-2"	7'-2"	24	21	5.7	471	7.3	702	8.7	944	
9'-0"	8'-8"	7'-8"	24	21	6.0	479	7.6	711	9.0	954	
9'-6"	9'-2"	8'-2"	26	23	6.2	499	7.8	732	9.2	974	
10'-0"	9'-8"	8'-8"	28	25	6.4	520	8.0	749	9.4	992	
10'-6"	10'-2"	9'-2"	28	25	6.7	527	8.3	759	9.7	1001	
11'-0"	10'-8"	9'-8"	30	27	6.9	547	8.5	779	9.9	1022	



Computer File Information

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 Last Modification Date: 07/04/12 Initials: LTA
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Sheet Revisions

Date:	Comments:

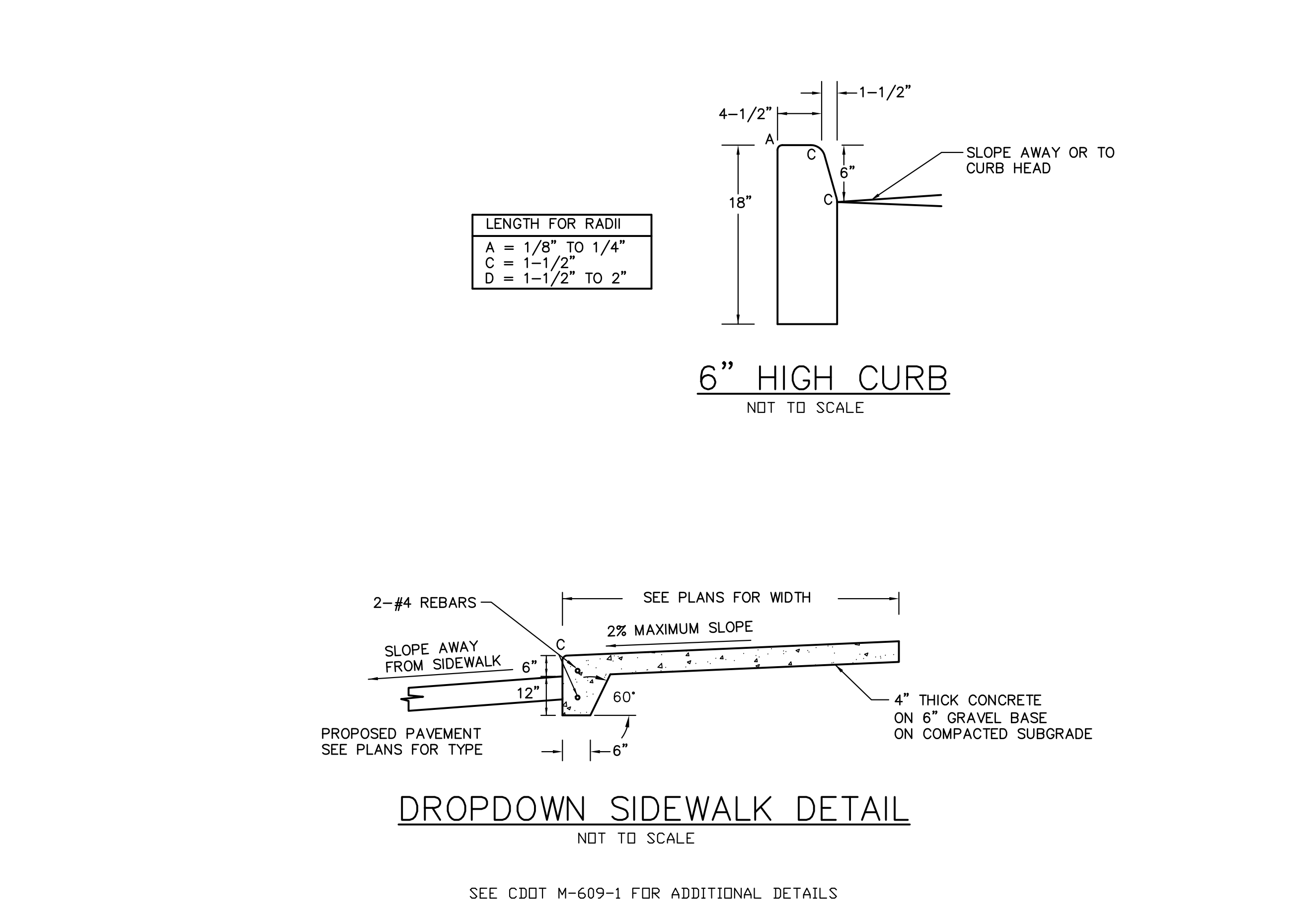
Colorado Department of Transportation
 4201 East Arkansas Avenue
 Denver, Colorado 80222
 Phone: (303) 757-9083
 Fax: (303) 757-9820
 Project Development Branch DD/LTA

CURB INLET TYPE R

STANDARD PLAN NO.
 M-604-12

Issued By: Project Development Branch July 4, 2012

Sheet No. 2 of 2



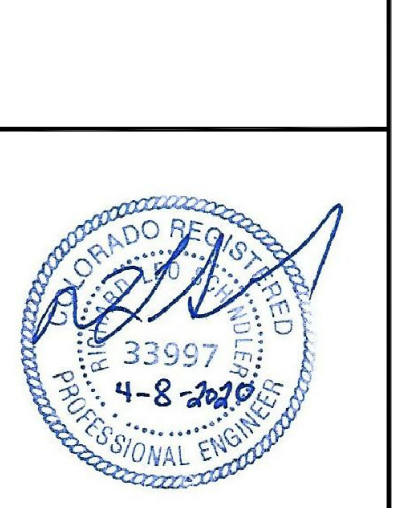
CORE ENGINEERING GROUP
 15004 151st AVENUE S.E.
 PLYMOUTH, CO. 80455
 PHONE: 719-459-7800
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

PONDEROSA AT LORSON RANCH
FILING NO. 3
STORM SEWER & STREET DETAILS

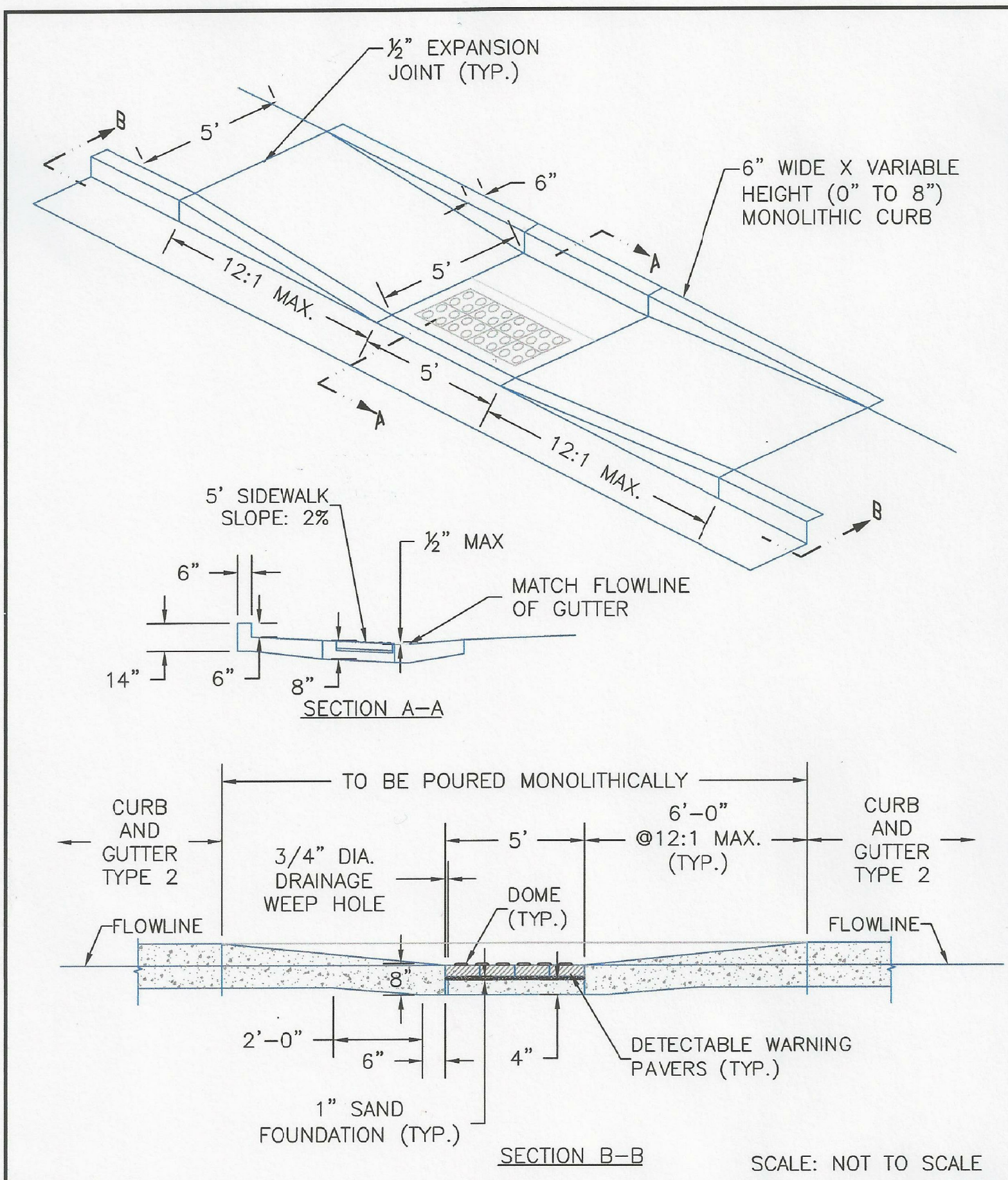


DATE:
 APR 8, 2020

PROJECT NO.
 100.050

SHEET NUMBER
 C10.2

TOTAL SHEETS: 30

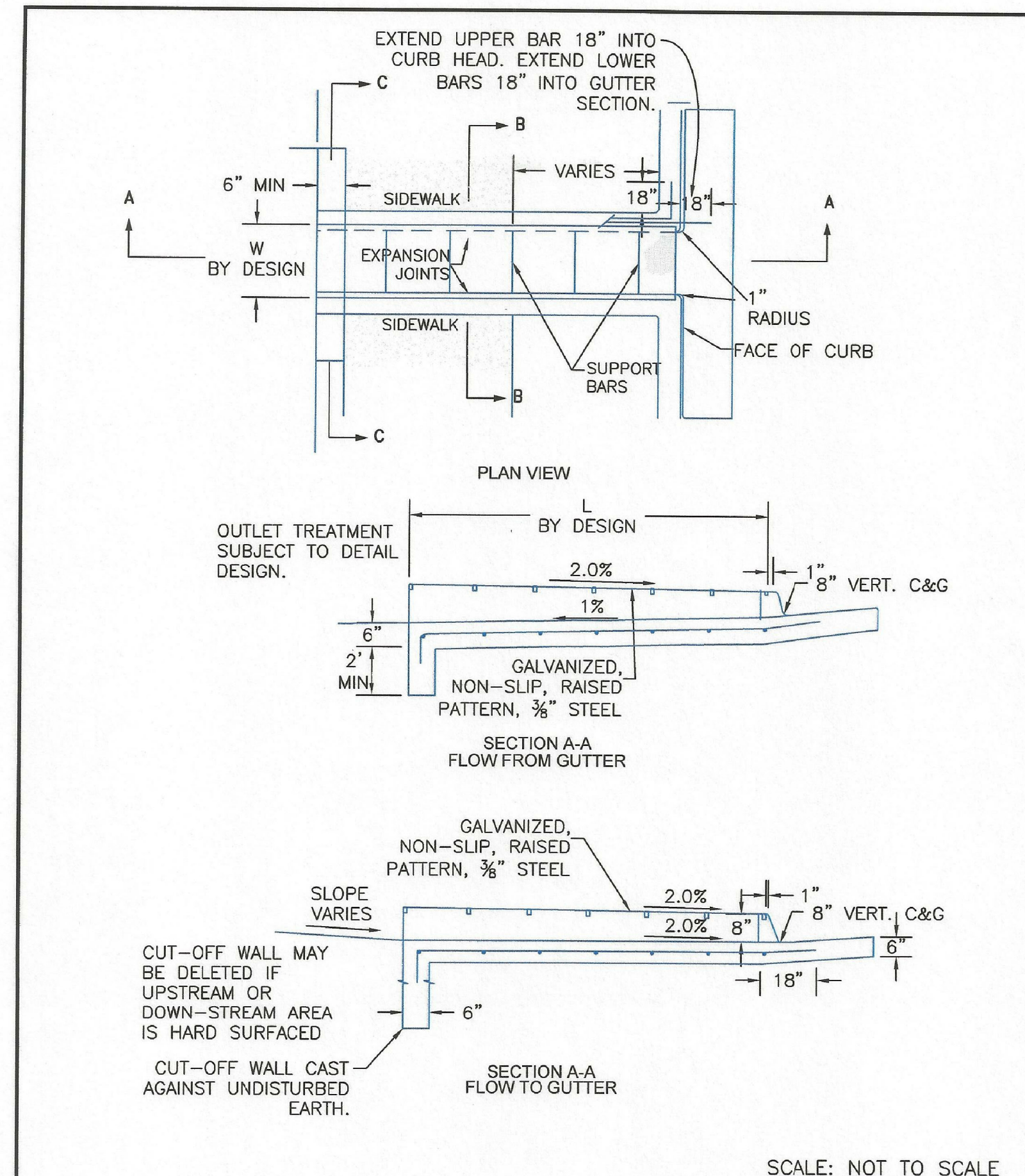


8/11/11
DATE APPROVED: André P. Brackin
DEPARTMENT OF TRANSPORTATION

Parallel Pedestrian Ramp Detail
Standard Drawing

REVISION DATE: 12/8/15
FILE NAME: SD_2-50

EL PASO COUNTY
DEPARTMENT OF TRANSPORTATION

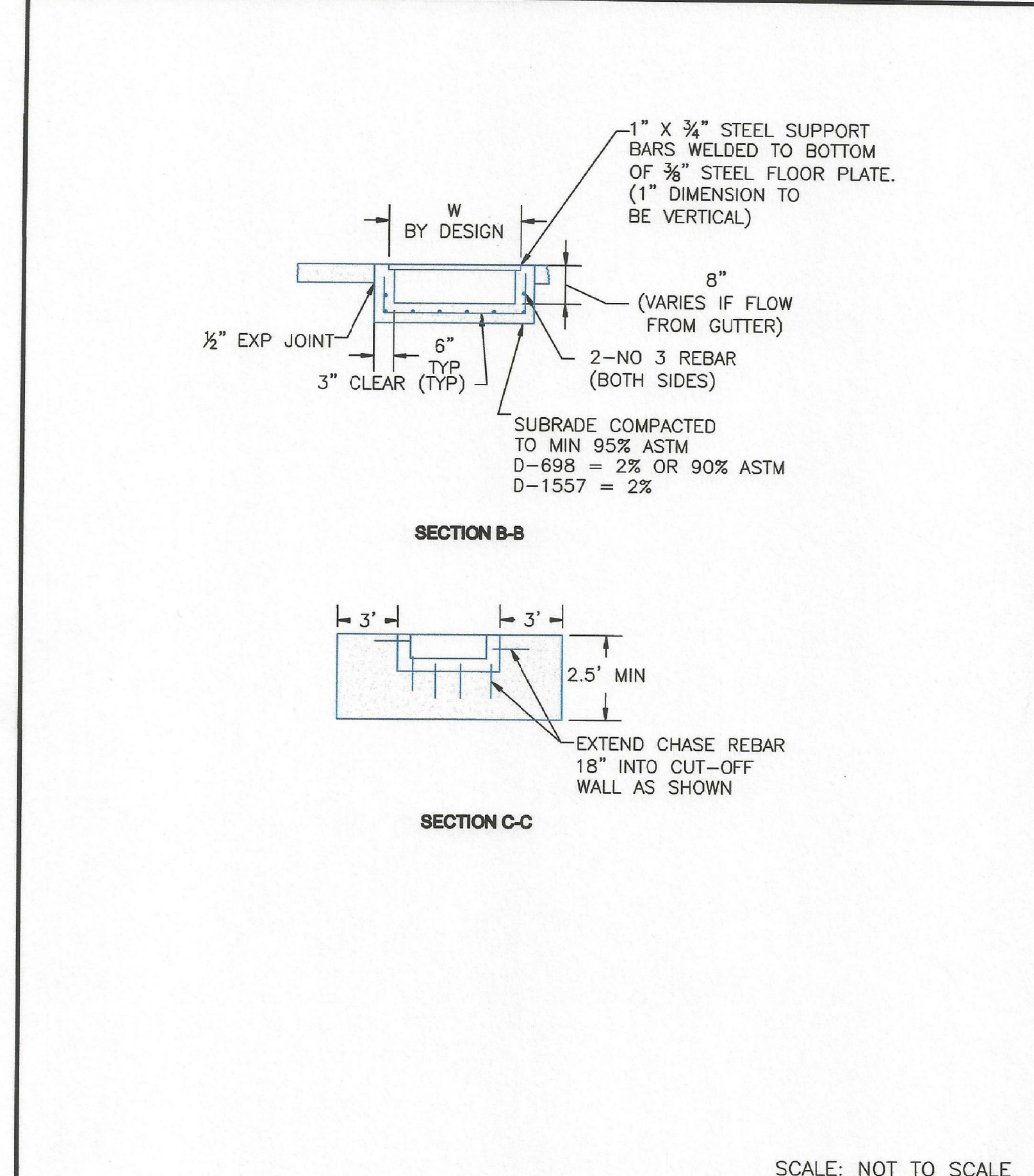


8/11/11
DATE APPROVED: André P. Brackin
DEPARTMENT OF TRANSPORTATION

Curb Opening with Drainage Chase Detail 1 of 2
Standard Drawing

REVISION DATE: 12/8/15
FILE NAME: SD_3-25

EL PASO COUNTY
DEPARTMENT OF TRANSPORTATION

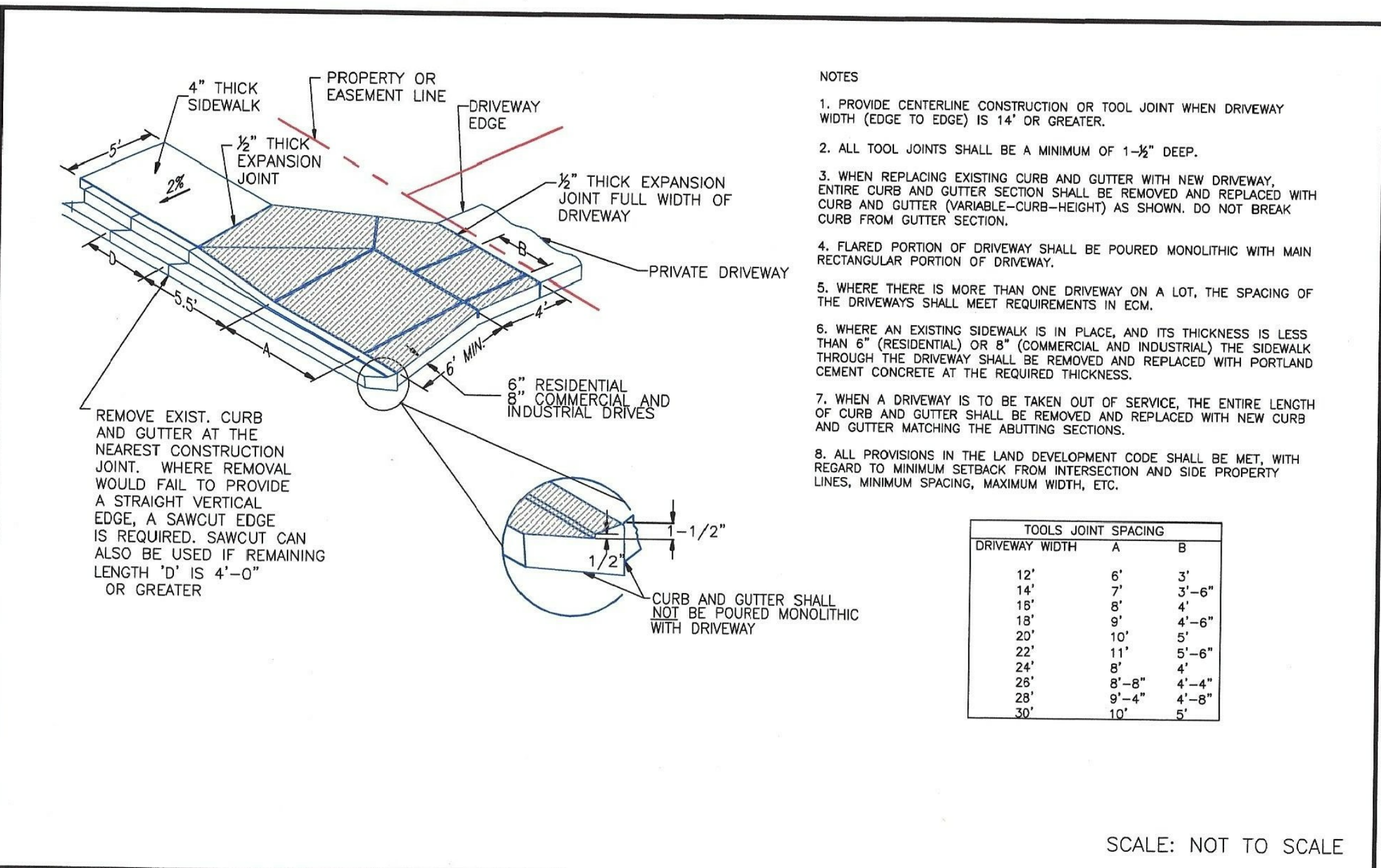


8/11/11
DATE APPROVED: André P. Brackin
DEPARTMENT OF TRANSPORTATION

Curb Opening with Drainage Chase Detail 2 of 2
Standard Drawing

REVISION DATE: 11/10/04
FILE NAME: SD_3-25A

EL PASO COUNTY
DEPARTMENT OF TRANSPORTATION



8/11/11
DATE APPROVED: André P. Brackin
DEPARTMENT OF TRANSPORTATION

Driveway Detail With Attached Sidewalk
Standard Drawing

REVISION DATE: 11/10/04
FILE NAME: SD_2-24

EL PASO COUNTY
DEPARTMENT OF TRANSPORTATION

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. _____

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

PROJECT: **PONDEROSA AT LORSON RANCH FILING NO. 3**
LITTLE DOGLE BL. OLD CLOBY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

**PONDEROSA AT LORSON RANCH
FILING NO. 3
ROADWAY DETAILS**

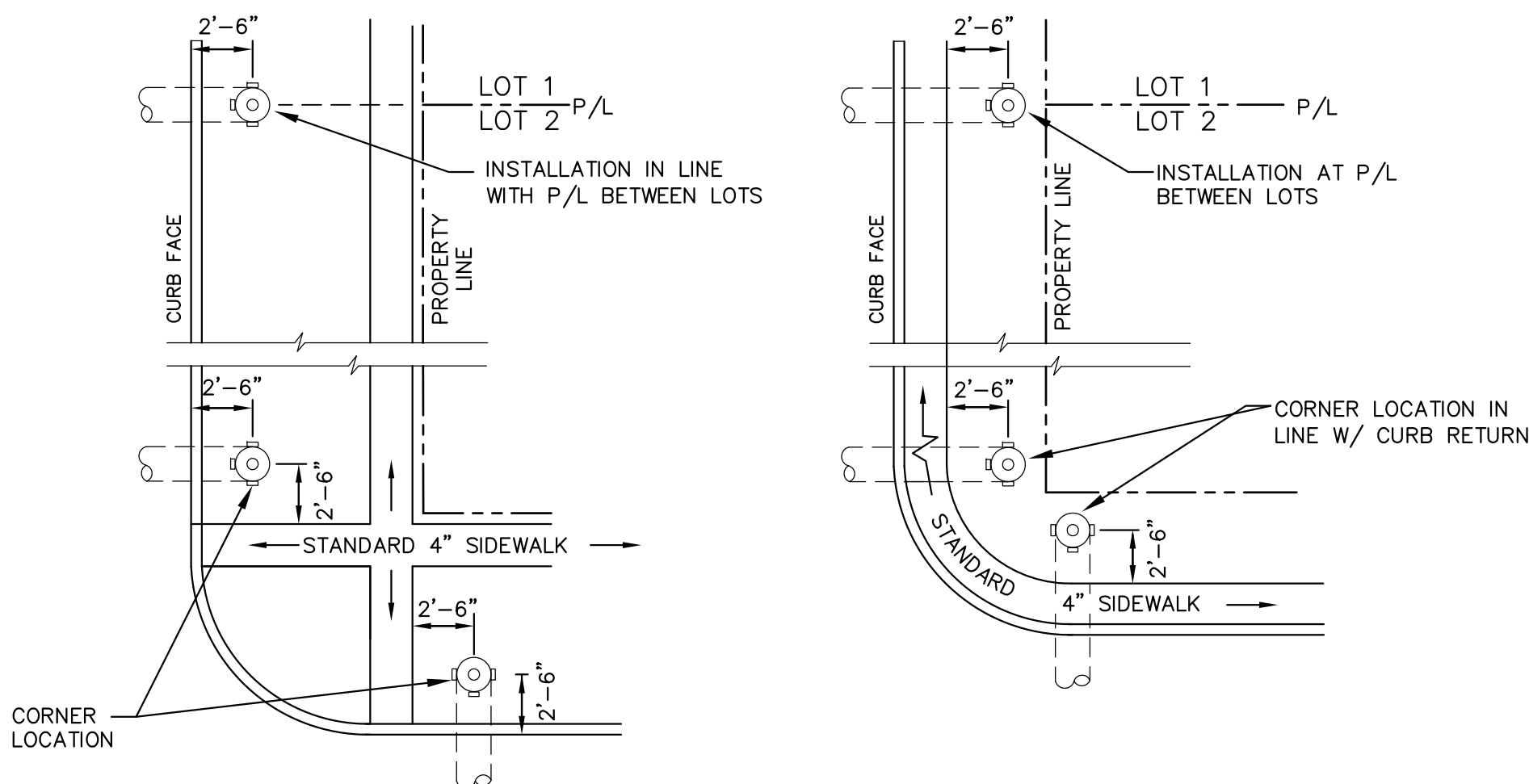
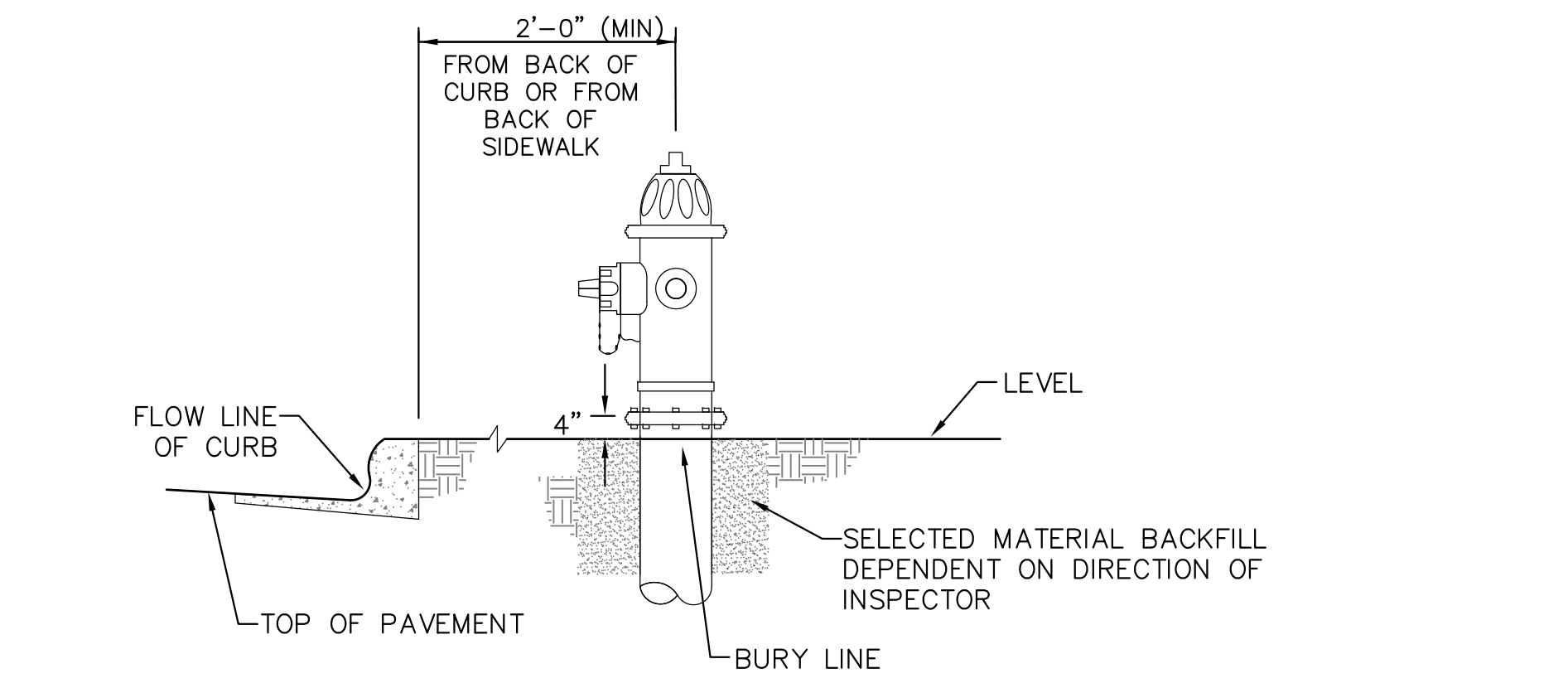
DATE: APR 8, 2020

PROJECT NO. 100.050

SHEET NUMBER C10.3

TOTAL SHEETS: 30

EL PASO COUNTY
DEPARTMENT OF TRANSPORTATION



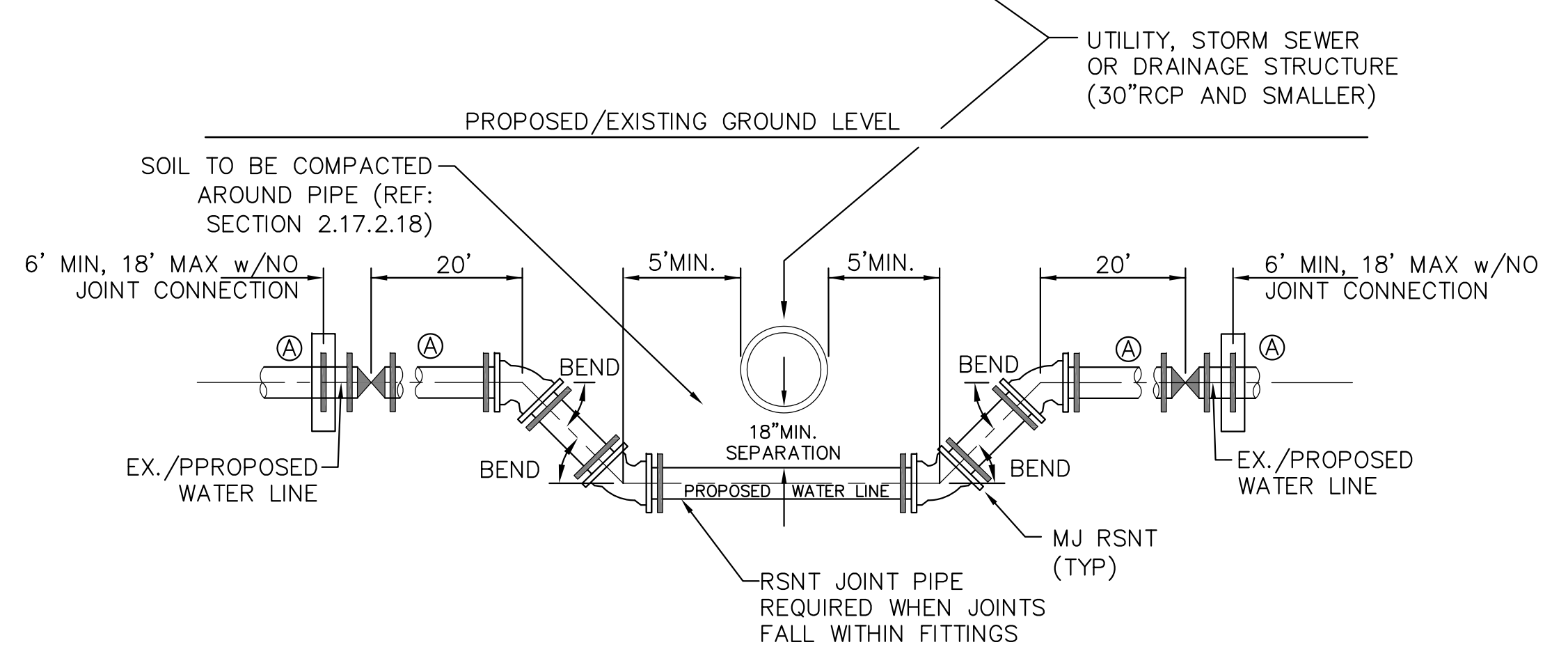
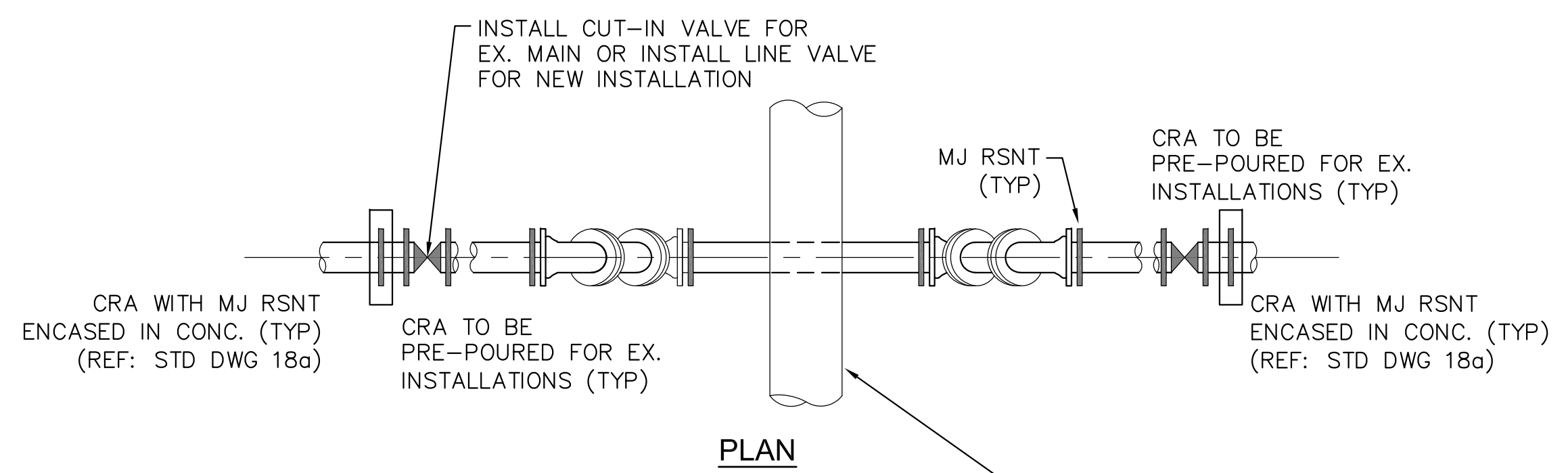
DETACHED SIDEWALK LOCATION
 NO SCALE

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



ELEVATION
30"RCP AND SMALLER - UTILITY STRUCTURE
 NO SCALE

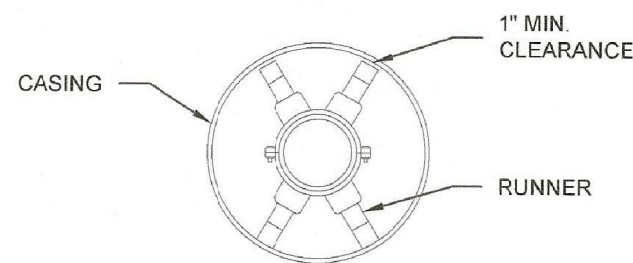
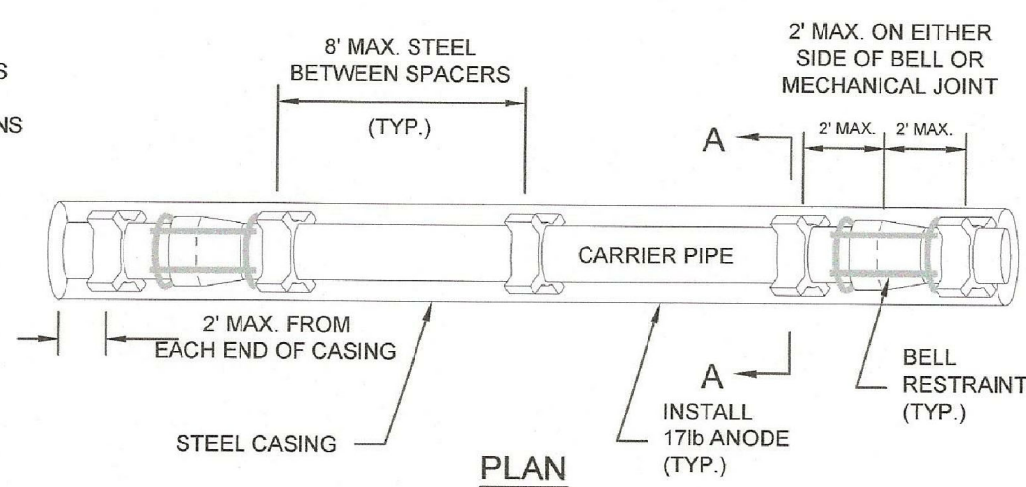
- GENERAL NOTES**
1. D.I.P. PIPE REQUIRED IN LOWERINGS (AT THE DISCRETION OF THE WRD/INSPECTOR PVC PIPE MAYBE APPROVED).
 2. (A) LOWERINGS TO BE CATHODIC PROTECTED UNDER THE DIRECTION OF THE WRD INSPECTOR. (17 1b).
 3. ALL FITTINGS SHALL HAVE MJ RSNTS. SEE DRAWINGS NO. 27, 28 & SECTION 5.14 OF THE WRD 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

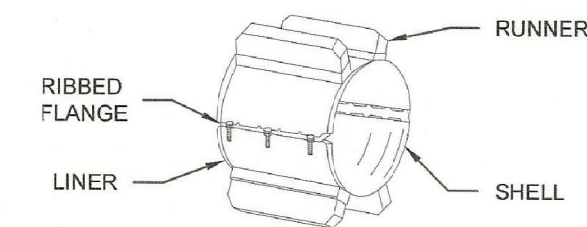
CASING PIPE MINIMUM SIZES AND THICKNESSES (TO BE VERIFIED BY THE DESIGN ENGINEER) BASED ON ACTUAL LOADING AND SITE CONDITIONS

CASING PIPE NOMINAL SIZE (IN)	MIN. THICKNESS (IN)
12	0.250
14	0.312
16	0.312
18	0.312
20	0.375
24	0.500
32	0.500
36	0.625

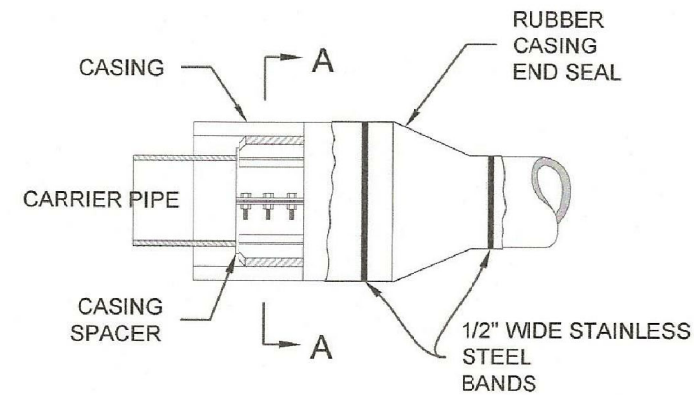
CASING PIPE MINIMUM SIZES AND THICKNESSES ARE BASED ON E80 LOADING. VARIANCES TO THESE MINIMUMS MAY BE ALLOWED WITH SUPPORTING CALCULATIONS FROM THE DESIGN ENGINEER



TYPICAL PIPE SUPPORT CASING ARRANGEMENT (CENTERED/RESTRAINED)



SPACER



CARRIER PIPE:

- CARRIER PIPE SHALL BE CENTERED WITHIN CASING BY USE OF APPROVED STAINLESS STEEL CASING SPACERS AS MANUFACTURED BY APPROVED MANUFACTURER BY COLORADO SPRINGS UTILITIES. (REFERENCE CHAPTER 2)

PLACEMENT OF SPACERS ON CARRIER PIPE:

- GENERAL - ONE SPACER SHALL BE PLACED MAX. 2' FROM EACH END OF CASING AND ON EITHER SIDE OF EACH BELL OR MECHANICAL JOINT. SUBSEQUENT SPACERS SHALL BE PLACED AT 8' INTERVALS WITHIN THE CASING, OR IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS.

END SEALS:

- END SEALS SHALL BE USED TO ENSURE A WATER TIGHT SEAL ON EITHER END OF THE CASING.

CATHODIC PROTECTION:

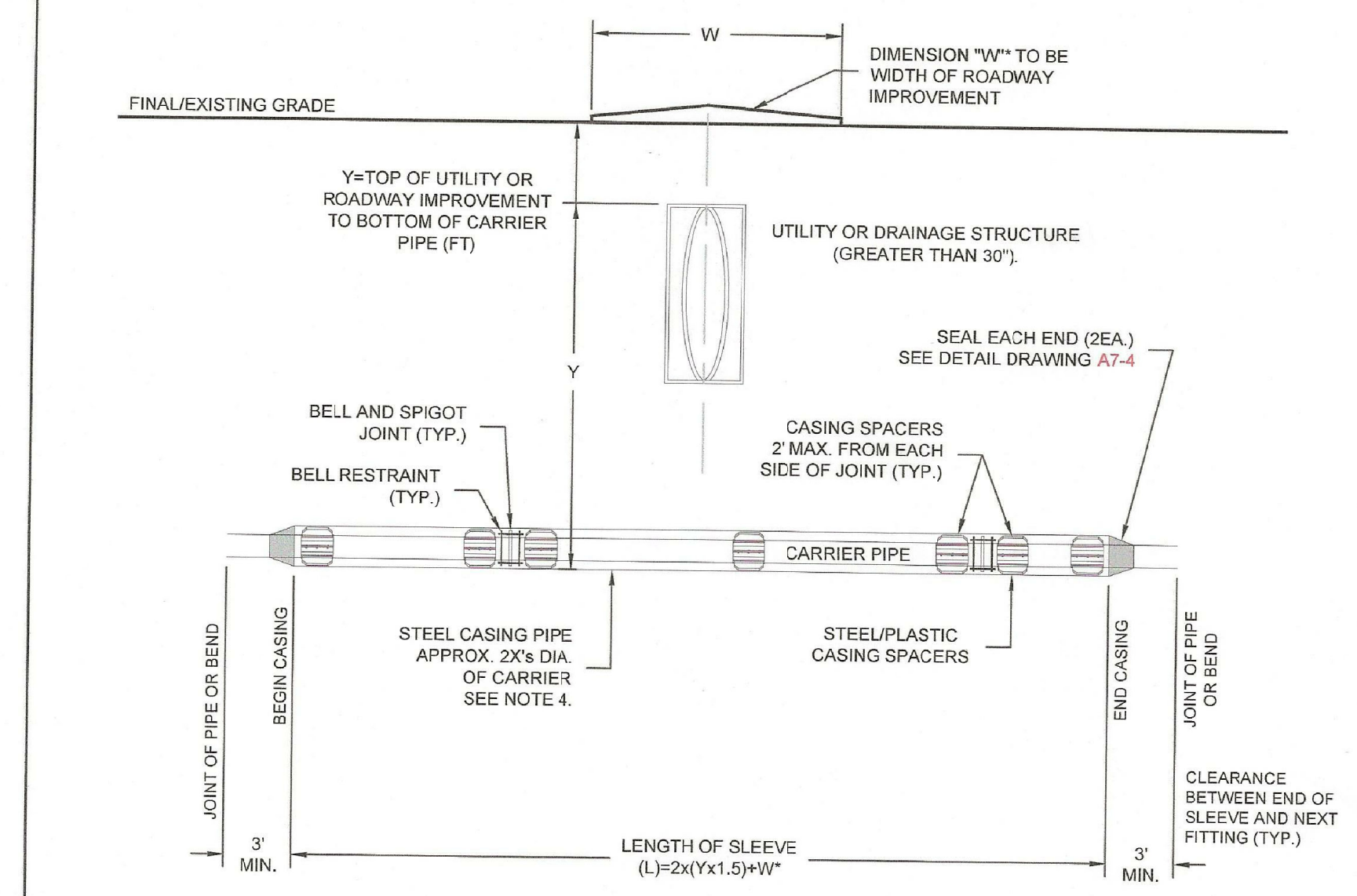
- CASING SHALL BE CATHODICALLY PROTECTED PER SECTION 2.6.1.



TYPICAL STEEL CASING INSTALLATION

A7-4

DATED 06/2015



NOTE:
AN ADDITIONAL CASING SPACER SHALL BE CENTERED ON THE PIPE WHEN 18' TO 20' LONG PIPE JOINTS ARE USED. (TYP.)
**"W" SHALL BE ADDED WHEN A SLEEVE IS REQUIRED TO CROSS A ROADWAY IMPROVEMENT SUCH AS A ROUNDABOUT OR MEDIAN. "W" IS NOT REQUIRED WHEN CROSSING AN UNDERGROUND UTILITY.

NOTES:

- ALL FITTINGS AND BELLS SHALL BE RESTRAINED IN THE CASING PIPE.
- LOCATE CASING SPACERS AT "HOMING" LOCATION FOR SLEEVES GREATER THAN 50 FEET IN LENGTH TO PREVENT DAMAGE TO BELL DURING INSTALLATION AND EXTRACTION OF PIPE, IF REMOVED.
- CASING SHALL BE STEEL PIPE WITH A MINIMUM YIELD STRENGTH OF 35,000 PSI. CASING THICKNESS SHALL BE SPECIFIED BY THE DESIGN ENGINEER ON THE PLANS BASED ON THE ANTICIPATED LOADS. SEE DETAIL DRAWING A7-4.
- THE DIAMETER OF THE CASING SHALL BE SPECIFIED BY THE DESIGN ENGINEER. THE DIAMETER SHALL TAKE INTO ACCOUNT THE MAXIMUM O.D. WITH THE USE OF RESTRAINED JOINT PIPE.
- SEE DETAIL DRAWING A7-4 FOR CASING SPACER DETAILS.
- LOCATE SPACERS ON BOTH SIDES OF JOINTS TO ELIMINATE DEFLECTION OF THE JOINT IN THE SLEEVE.
- WHERE WATER MAIN CROSSES UNDER STORM SEWER, WASTEWATER OR NON-POTABLE WATER INFRASTRUCTURE, REFERENCE SECTION 2.6.H.2.
- WHEN CROSSING A ROADWAY IMPROVEMENT, THE WIDTH OF THE IMPROVEMENT SHALL BE ADDED TO THE LENGTH OF THE SLEEVE.



TYPICAL STEEL CASING INSTALLATION

A7-3

DATED 06/2015

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. _____
PREPARED FOR: **LORSON, LLC**
212 N. WAHSAATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
PROJECT: **PONDEROSA AT LORSON RANCH FILING NO. 3**
LITTLE DOGIE DR - OLD GLOVE DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

WATER/SEWER
DETAILS



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