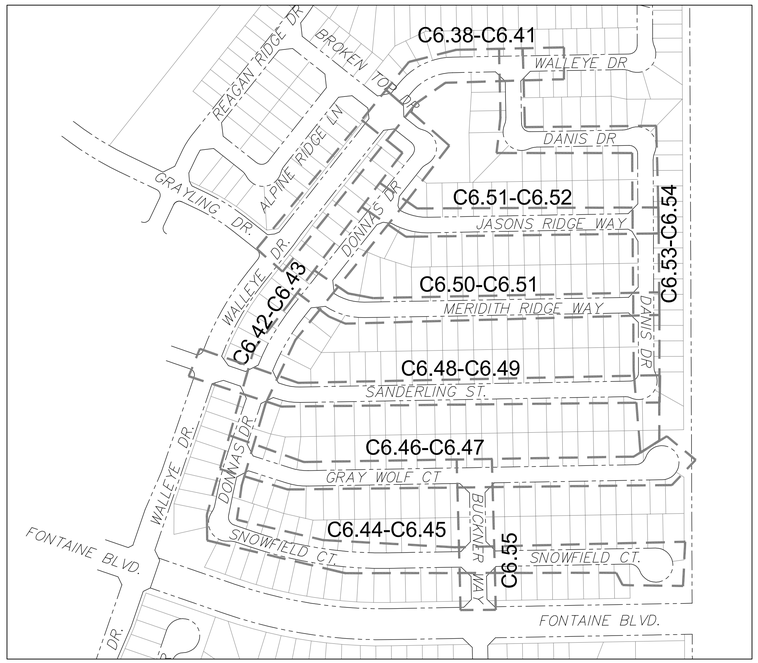
CONSTRUCTION PLANS
FOR

THE RIDGE AT LORSON RANCH FILING NO. 2

STREET & STORM SEWER CONSTRUCTION PLANS

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

Know what's **below.** **Call** before you dig.



KEY MAP
NO SCALE

VICINITY MAP
NO SCALE

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DEVELOPER'S STATEMENT

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

BUSINESS NAME Lorson, LLC
BY _____ DATE AUGUST 2, 2022
TITLE MANAGER
ADDRESS 212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, CO 80903

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.

AS-BUILT
STREET-STM
FEB 9, 2024

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING AND PROPOSED RIGHT OF WAY
- EXISTING AND PROPOSED LOT LINES
- EXISTING AND PROPOSED EASEMENTS
- STREET CENTERLINE
- PROPOSED CURB AND GUTTER
- EX-W — EXISTING WATERMAIN
- W-8 — PROPOSED WATERMAIN
- SS-8 — EXISTING SANITARY SEWER
- SS-8 — PROPOSED SANITARY SEWER
- SS-24 — EXISTING 24" SANITARY SEWER
- G — EXISTING GASMAIN
- E — EXISTING UNDERGROUND ELECTRIC
- OHE — EXISTING OVERHEAD ELECTRIC
- TV — EXISTING CABLE TV
- T — EXISTING PHONE OR FIBER OPTIC
- EXISTING STORM DRAIN
- PROPOSED STORM SEWER
- EXISTING MANHOLES
- PROPOSED SANITARY AND STORM MANHOLES
- EXISTING AND PROPOSED WATERMAIN VALVES
- EXISTING AND PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE
- PROPOSED STORM SEWER INLET

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

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

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

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

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

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

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

BASIS OF BEARING
BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEING SOUTH 89°41'52" WEST. THE EAST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 3-1/2" ALUMINUM CAP MONUMENT AND THE WEST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 2-1/2" ALUMINUM CAP MONUMENT

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

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

SF 22-005

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

JOSHUA PALMER, COUNTY ENGINEER
CONDITIONS:

APPROVED
Engineering Department
09/13/2022 5:02:13 PM
dsdnijkamp
EPC Planning & Community Development Department

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

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

THE RIDGE AT LORSON RANCH FIL NO. 2
STREET & STORM SEWER
CONSTRUCTION PLANS

DATE: AUG 2, 2022
PROJECT NO. 100.067
SHEET NUMBER C1.1
TOTAL SHEETS: 29

CONSTRUCTION NOTES

1. ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.

2. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM DREXEL, BARRELL & CO., JULY, 2005. SUPPLEMENTAL SURVEY DATA WAS OBTAINED FOR MARKSHEFFEL ROAD FROM M&S CIVIL GROUP IN NOVEMBER, 2016. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.

3. DEPTH OF MOISTURE–DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
   BASE OF ALL CUTS AND FILLS – 12 INCHES,
   FULL DEPTH OF ALL EMBANKMENTS

4. THE CONTRACTOR IS RESPONSIBLE FOR THE RE–ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.

5. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.

6. PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF–ROLLED WITH A LOADED 988 FRONT–END LOADER OR SIMILAR HEAVY RUBBER 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 (ASTMM D–698) AT 0 TO +4.0% OF OPTIMUM MOISTURE CONTENT FOR A–6 AND A–7–6 SOILS ENCOUNTERED. OTHER SUBGRADE TYPES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D–1557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED (18 INCHES FOR A–7–6 SOILS BELOW FULL–DEPTH ASPHALT CONCRETE) AND COMPACTED AS OUTLINED ABOVE PRIOR TO PAVING OPERATIONS. SUBGRADE FILL SHALL BE PLACED IN SIX–INCH LIFTS AND UNIFORMLY COMPACTED, MEETING THE REQUIREMENTS AS PREVIOUSLY DESCRIBED.

7. SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.

8. FILL SHALL BE PLACED IN 8–INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.

9. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:
   - HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
   - SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
   - TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
   - MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.
   - TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.
   - CONCRETE WASH AREAS.
   - INLET PROTECTION.

   THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.

10. FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR LORSON RANCH.

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

1. *ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.*

2. *CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).*

3. *CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:*
   a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   d. CDOT M & S STANDARDS

4. *NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER–THE–FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.*

5. *IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.*

6. *CONTRACTOR SHALL SCHEDULE A PRE–CONSTRUCTION MEETING WITH PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.*

7. *IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS–ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.*

8. *CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.*

9. *ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.*

10. *CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.*

11. *ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.*

12. *SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.*

13. *SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORKS DEPARTMENT AND MUTCD CRITERIA.*

14. *CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PUBLIC WORKS DEPARTMENT, INCLUDING WORK WITHIN THE RIGHT–OF–WAY AND SPECIAL TRANSPORT PERMITS.*

15. *THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF–SITE DISTURBANCE, GRADING, OR CONSTRUCTION.*

STORM SEWER NOTES:

1. *CONTRACTOR SHALL USE "TYLOX SUPER SEAL" OR APPROVED EQUL JOINT GASKET FOR ALL RCP STORM SEWER JOINTS*

AS-BUILT
STREET-STM
FEB 9, 2024

EPC 9/13/2022

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CONTACT: RICHARD L. SCHINDLER, P.E.
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NO.	DESCRIPTION	DATE

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(719) 635–3200
CONTACT: JEFF MARK

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD. – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

THE RIDGE AT LORSON RANCH FIL NO. 2
STREET / STORM SEWER NOTES

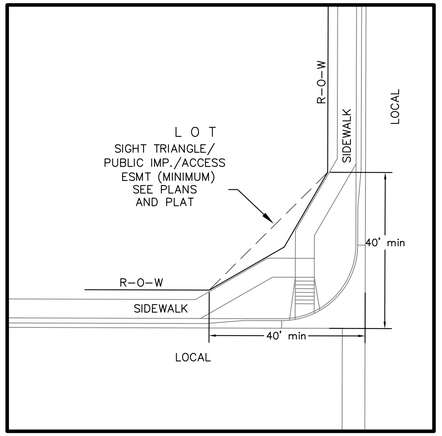
COLORADO REGISTERED 33997 9-2-2022 PROFESSIONAL ENGINEER

DATE: AUG 2, 2022

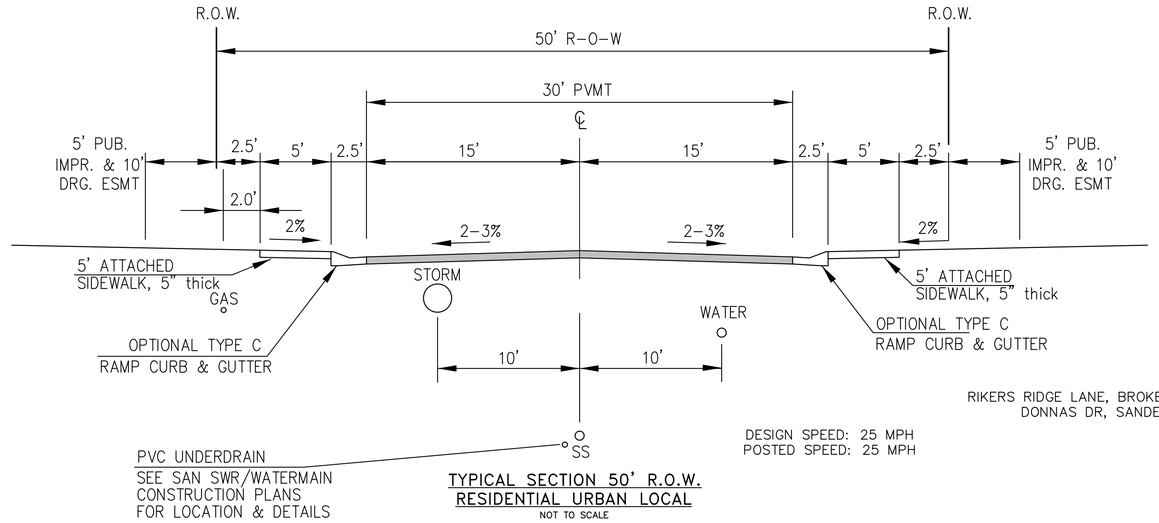
PROJECT NO. 100.067

SHEET NUMBER C1.2

TOTAL SHEETS: 29



LOCAL ROADWAY SIGHT TRIANGLE
PUBLIC IMPROVEMENT ESMT.
NOT TO SCALE



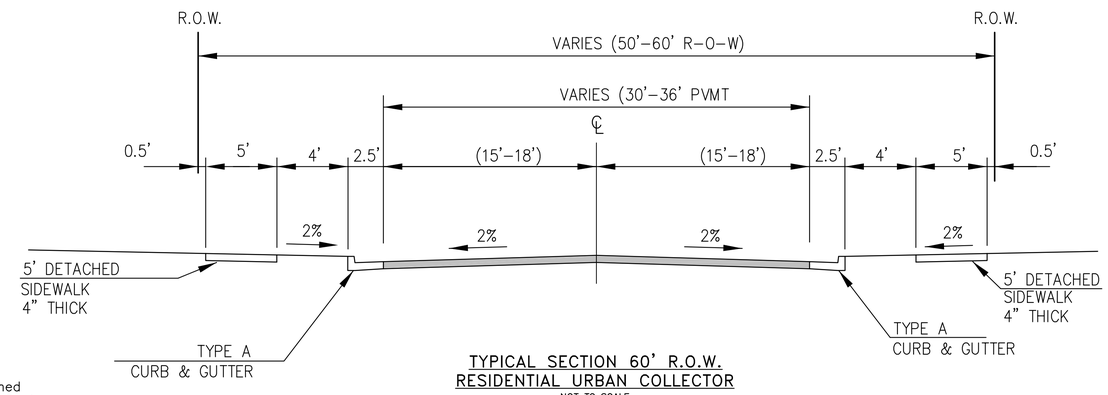
TYPICAL SECTION 50' R.O.W.
RESIDENTIAL URBAN LOCAL
NOT TO SCALE

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

RIKERS RIDGE LANE, BROKEN TOP DR, DANIS DR, JASONS RIDGE WAY, MERIDITH RIDGE WAY,
DONNAS DR, SANDERLING ST, GRAY WOLF CT, SNOWFIELD CT, BUCKNER WAY,
WALLEYE DR (STA 33+33 TO 46+20)

DESIGN SPEED: 25 MPH
POSTED SPEED: 25 MPH

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



TYPICAL SECTION 60' R.O.W.
RESIDENTIAL URBAN COLLECTOR
NOT TO SCALE

WALLEYE DR
(STA 32+43 TO 33+33)

DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH

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

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FONTAINE BLVD. - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

TYPICAL SECTIONS

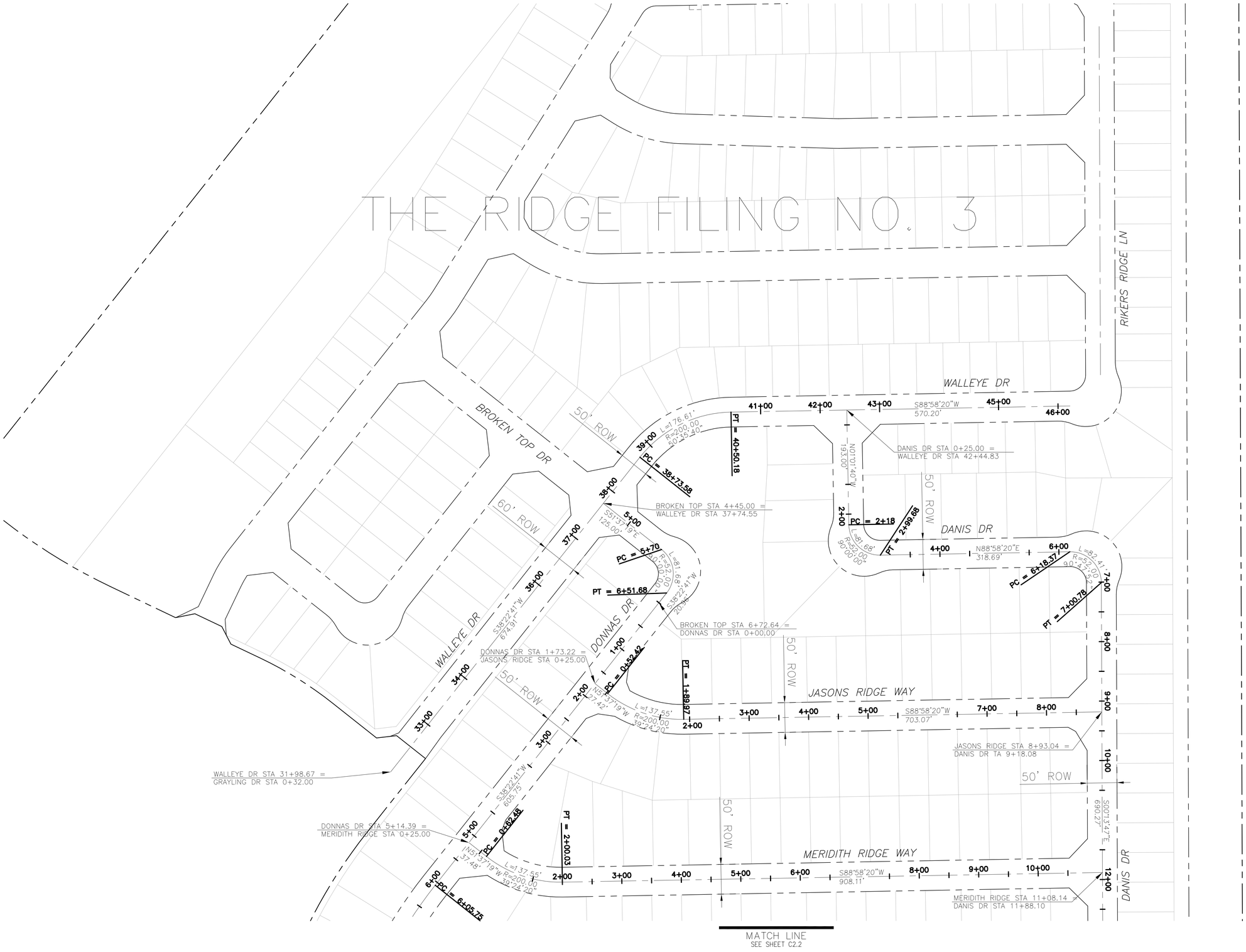
COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
No. 33997
9-2-2022

DATE:
AUG 2, 2022

PROJECT NO.
100.067

SHEET NUMBER
C1.3

TOTAL SHEETS: 29



AS-BUILT
STREET-STM
FEB 9, 2024

SCALE: 1"=80'
EPC 9/13/2022

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COLORADO SPRINGS, COLORADO

DRAWN: RLS
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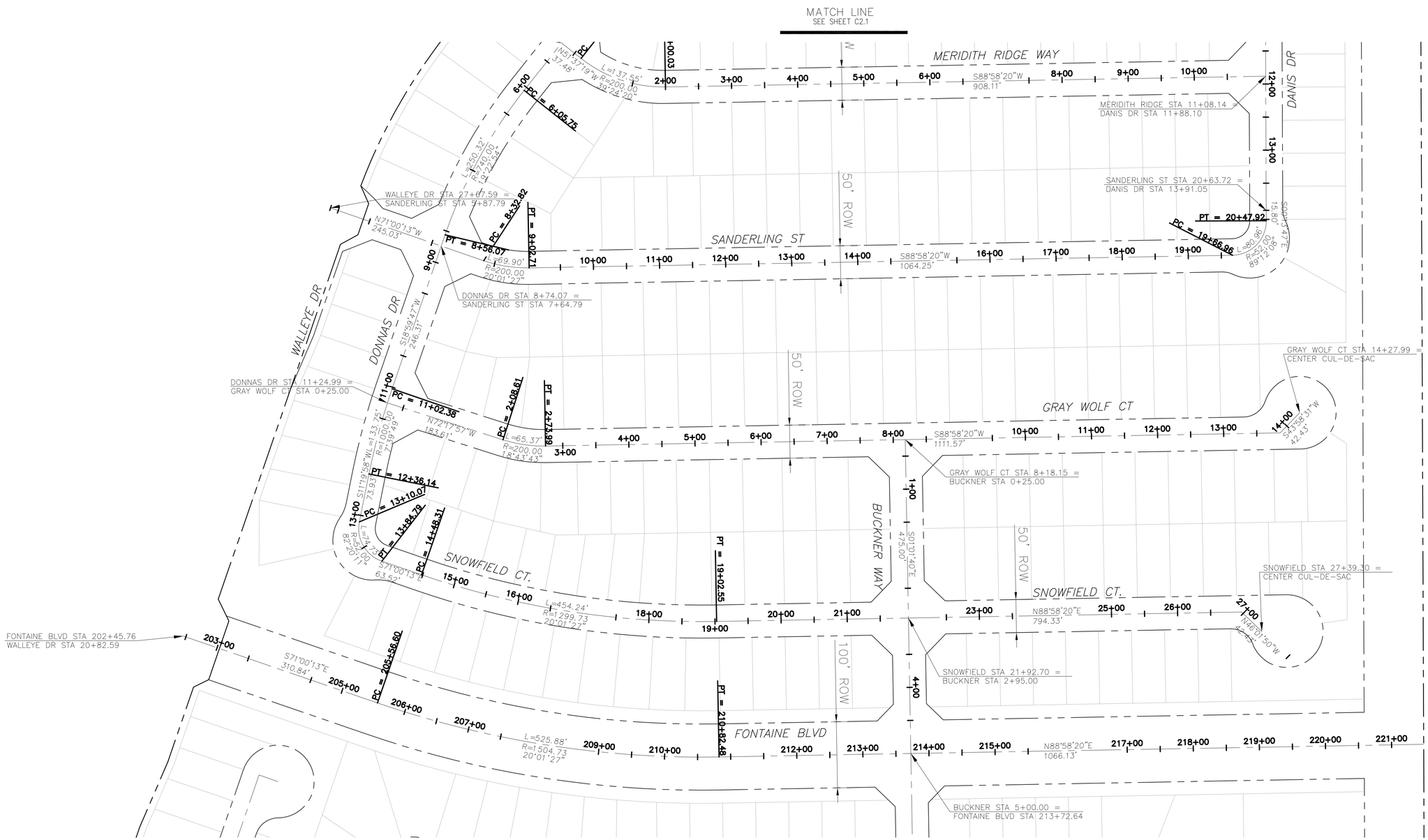
CHECKED: RLS

THE RIDGE AT LORSON RANCH FIL. 2 HORIZONTAL CONTROL PLAN

RICHARD L. SCHINDLER
33997
9-2-2022
PROFESSIONAL ENGINEER

DATE: AUG 2, 2022
PROJECT NO. 100.067
SHEET NUMBER C2.1
TOTAL SHEETS: 29



AS-BUILT
STREET-STM
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SCALE: 1"=80'

EPC 9/13/2022

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COLORADO SPRINGS, COLORADO

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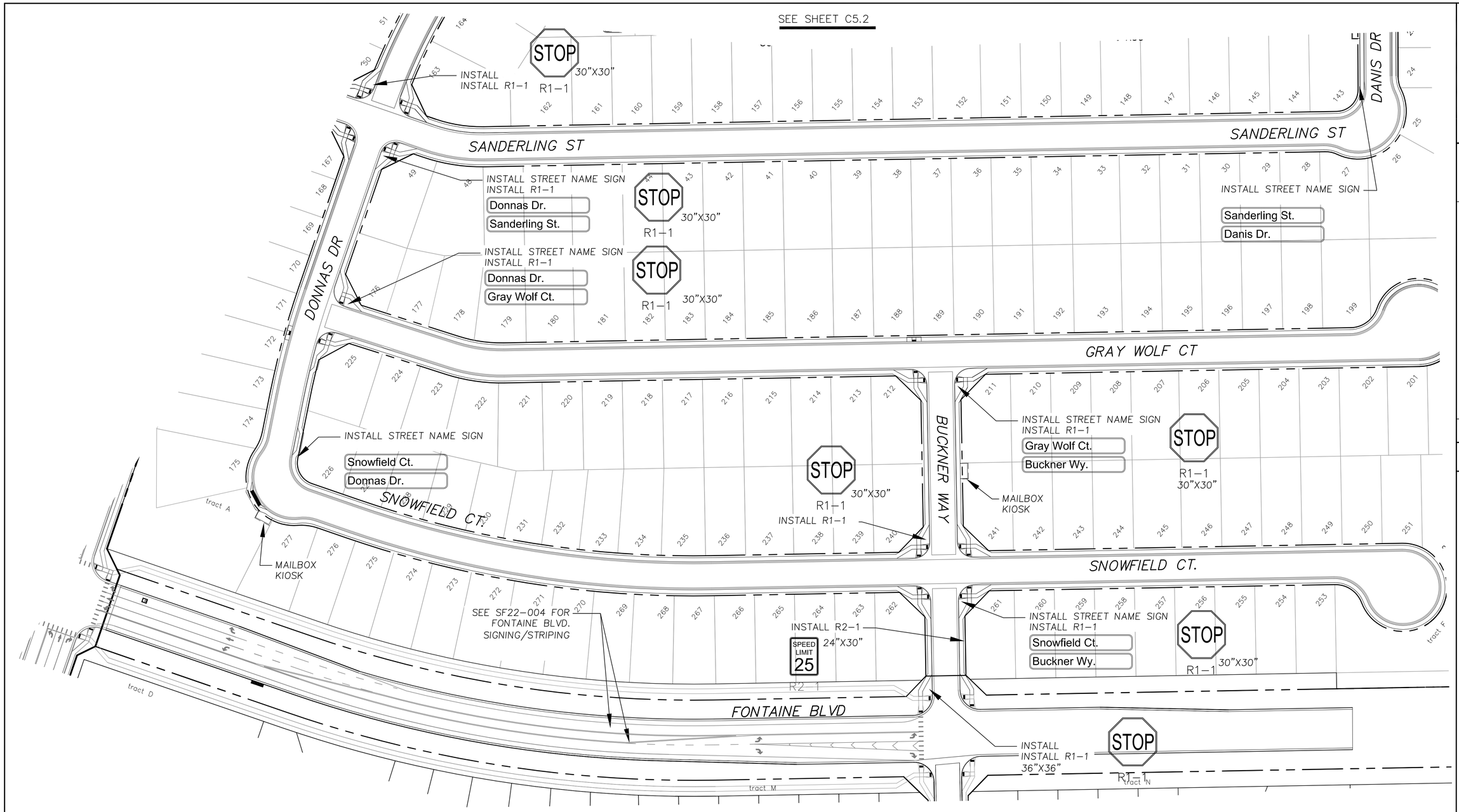
THE RIDGE AT LORSON RANCH FIL. 2 HORIZONTAL CONTROL PLAN

DATE: AUG 2, 2022

PROJECT NO. 100.067

SHEET NUMBER C2.2

TOTAL SHEETS: 29



Signing and Striping Notes:

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

Notes:

1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs
2. Stop signs shall be 30"x30" for local streets and 36"x36" when crossing collector streets and above

AS-BUILT
STREET-STM
FEB 9, 2024

EPC 9/13/2022

SCALE: 1"=60'

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

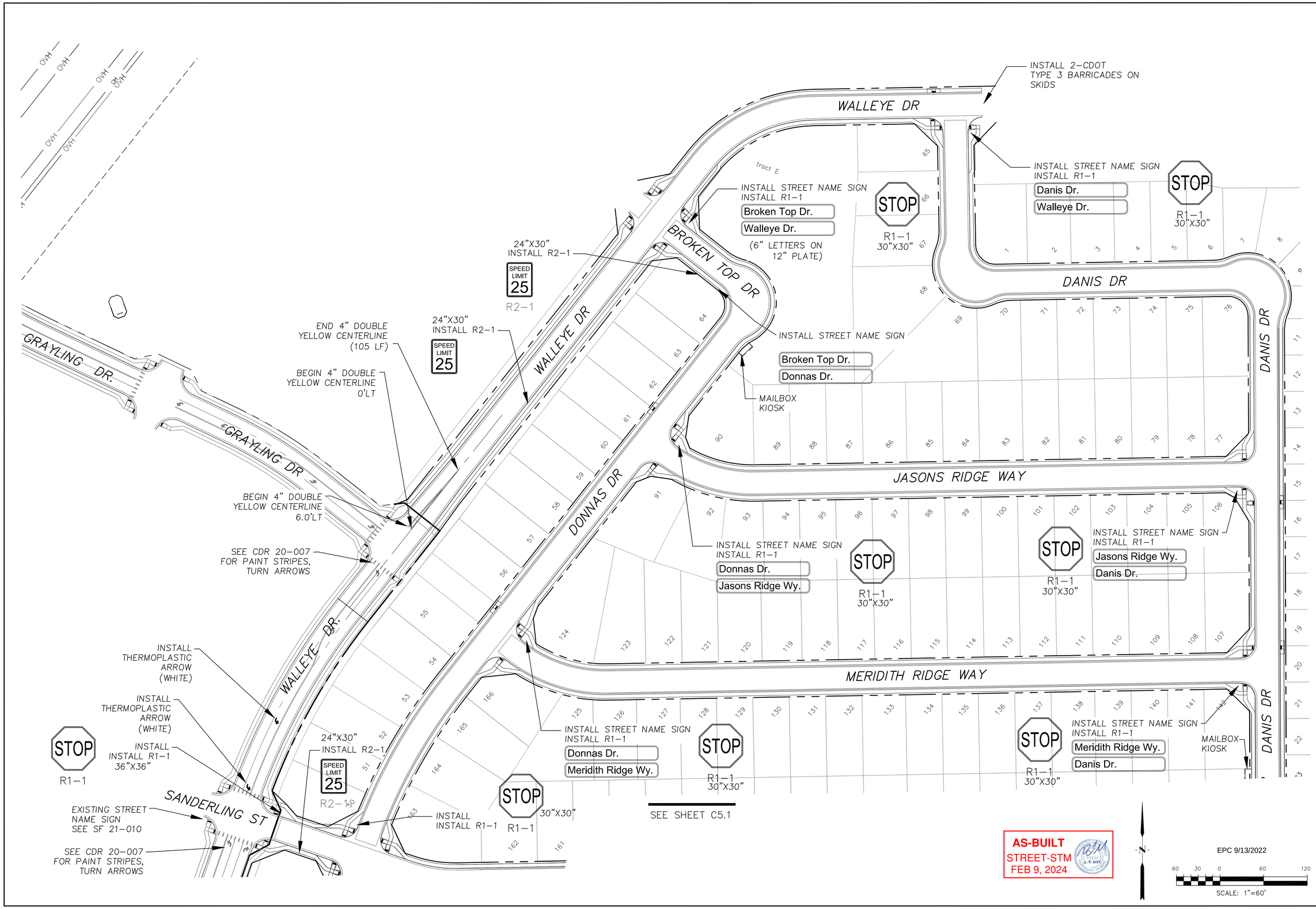
SIGNING AND STRIPING PLAN - THE RIDGE AT LORSON RANCH FIL. NO. 2

DATE: AUG 2, 2022

PROJECT NO. 100.067

SHEET NUMBER C5.1

TOTAL SHEETS: 29



CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD. - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

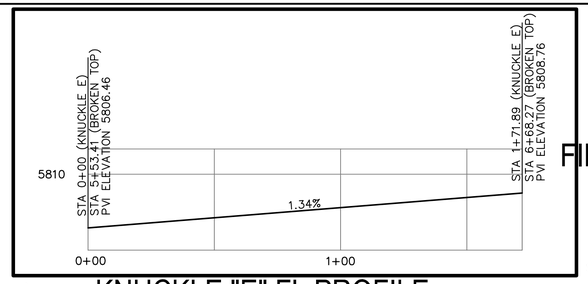
SIGNING AND STRIPING PLAN
-
THE RIDGE AT LORSON RANCH FIL. NO. 2

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
STATE OF COLORADO
33997
8-2-2022
PROFESSIONAL ENGINEER

DATE: AUG 2, 2022
PROJECT NO. 100.067
SHEET NUMBER C5.2
TOTAL SHEETS: 29

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 AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

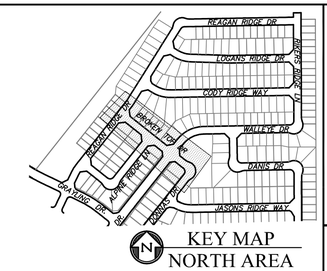
(1) CURVE DATA ID
(2) CURB TRANSITIONS
(3) PEDESTRIAN RAMP, SEE SHEET C10.1

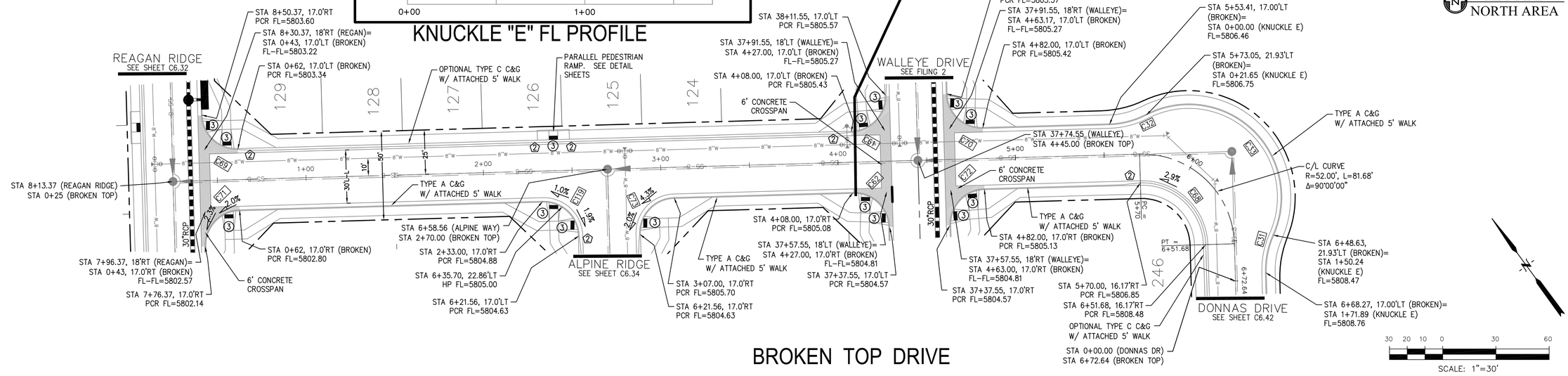


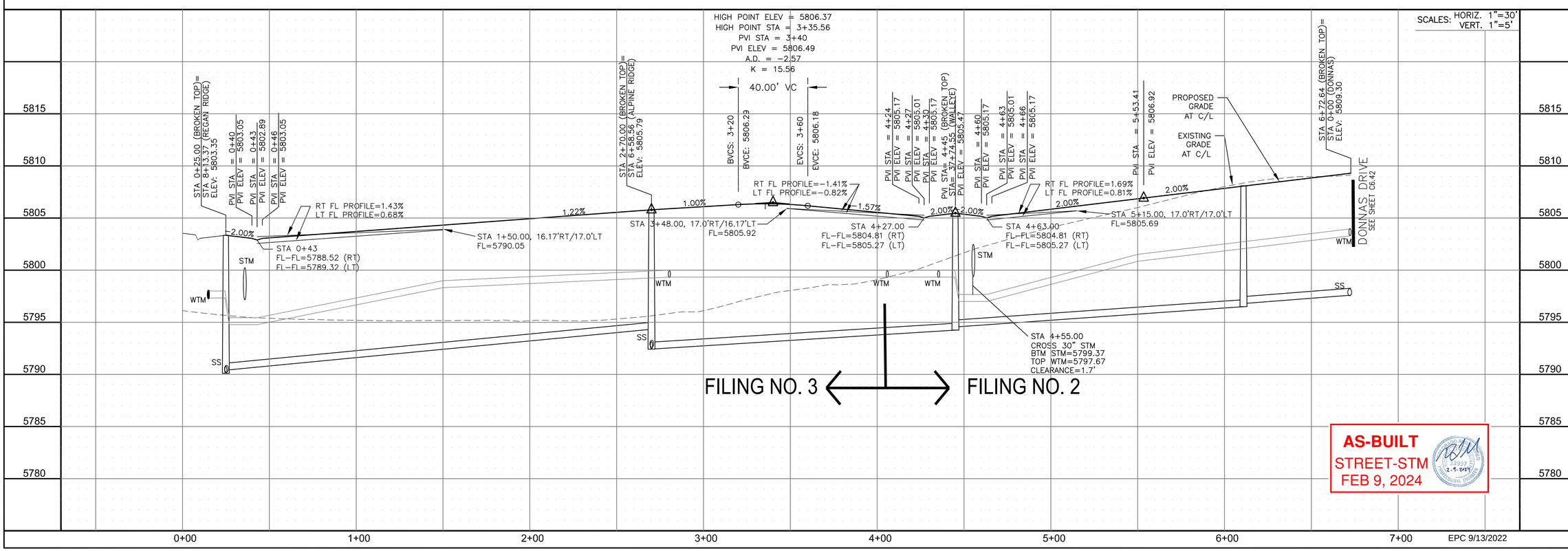
KNUCKLE "E" FL PROFILE

FILING NO. 3 ⟷ FILING NO. 2

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C31	21.65'	48.00	25°50'31"
C32	21.65'	48.00	25°50'31"
C33	128.59'	52.00	141°41'02"
C61	31.42'	20.00	90°00'00"
C62	31.42'	20.00	90°00'00"
C68	56.28'	35.83	90°00'00"
C70	31.42'	20.00	90°00'00"
C72	31.42'	20.00	90°00'00"







AS-BUILT
STREET-STM
FEB 9, 2024

EPC 9/13/2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
BROKEN TOP DRIVE
STA 0+00 TO 6+72

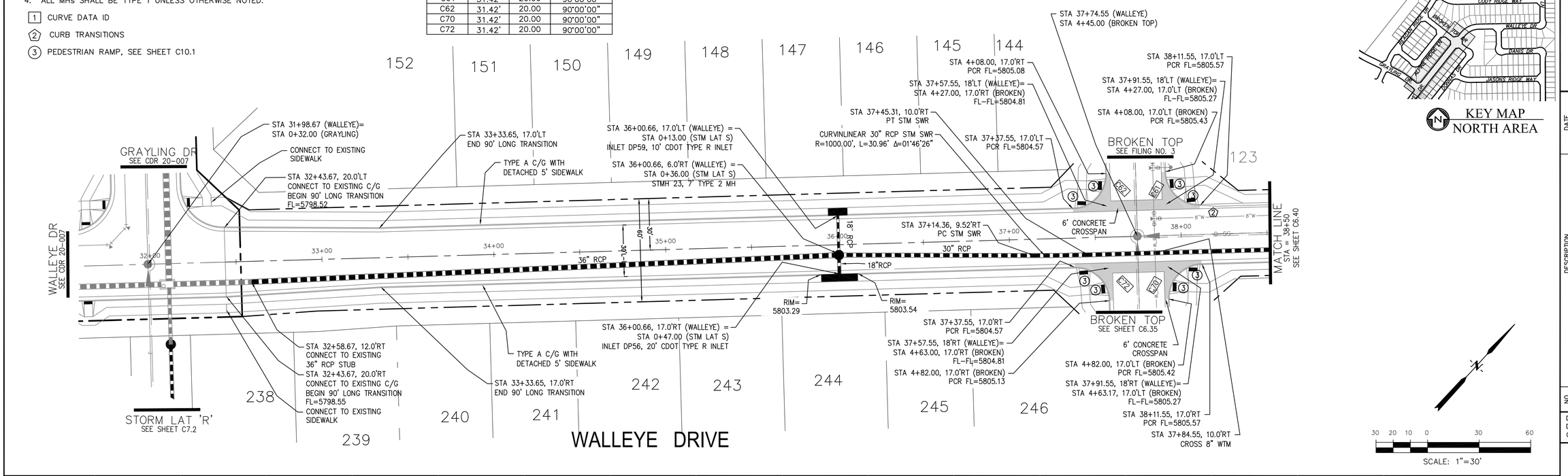
DATE: AUG 2, 2022
PROJECT NO. 100.067
SHEET NUMBER C6.35
TOTAL SHEETS: 29

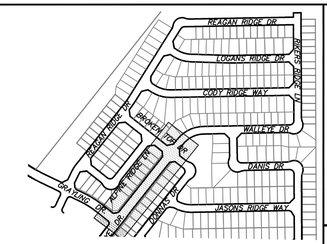
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

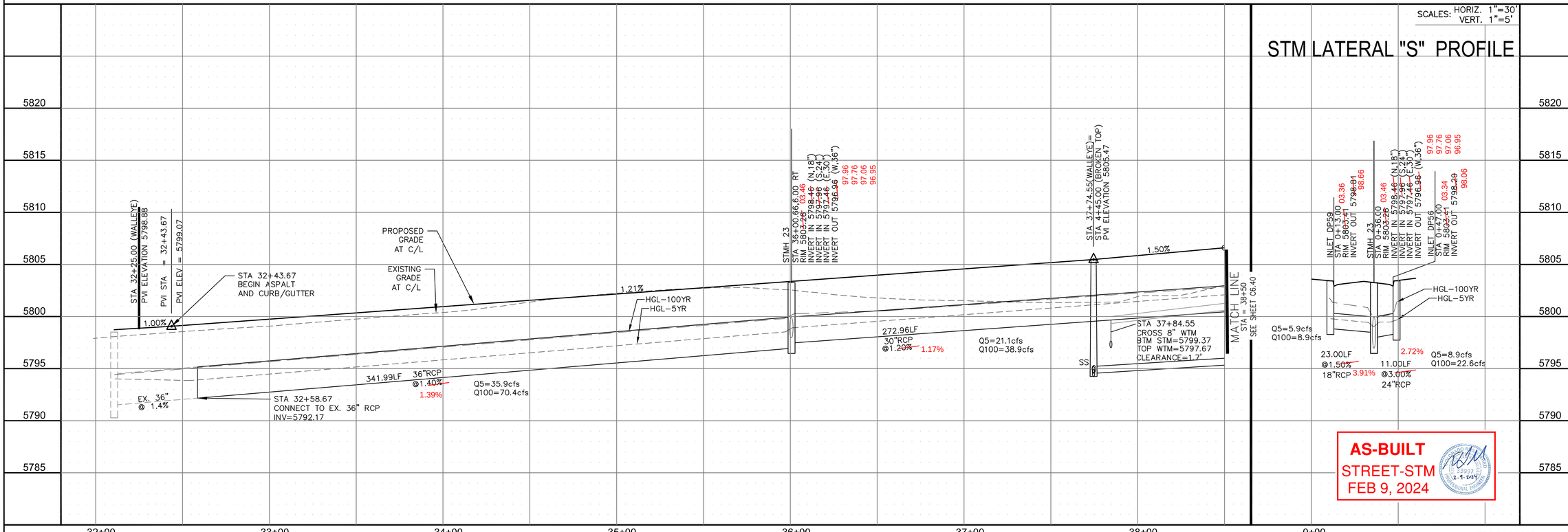
1 CURVE DATA ID
2 CURB TRANSITIONS
3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C61	31.42'	20.00	90°00'00"
C62	31.42'	20.00	90°00'00"
C70	31.42'	20.00	90°00'00"
C72	31.42'	20.00	90°00'00"

*** NO LOTS ACCESS WALLEYE DRIVE FROM STATION 32+00 TO 37+74







AS-BUILT
STREET-STM
FEB 9, 2024

EPC 9/13/2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
WALLEYE DRIVE
STA 31+98 TO 38+50

DATE: AUG 2, 2022
PROJECT NO. 100.067
SHEET NUMBER C6.39
TOTAL SHEETS: 29

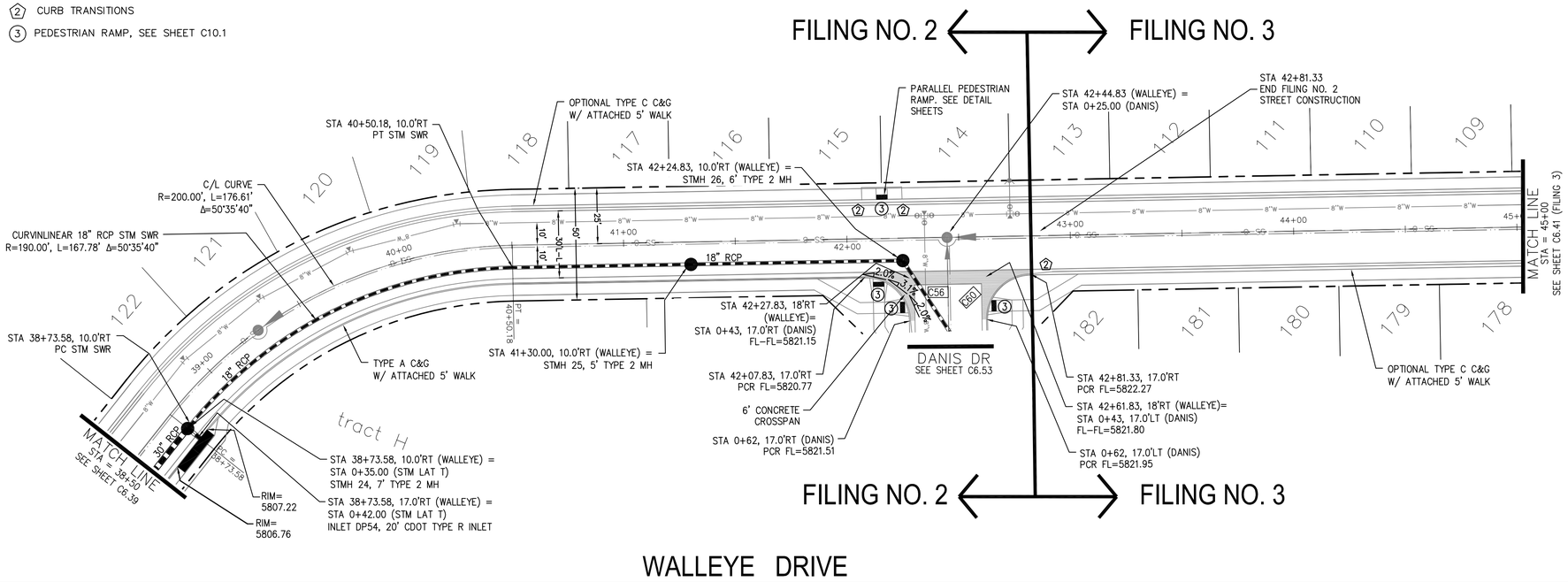
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

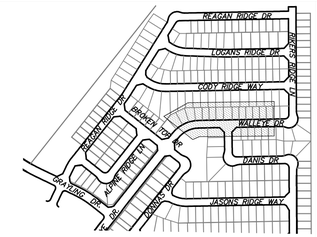
(1) CURVE DATA ID

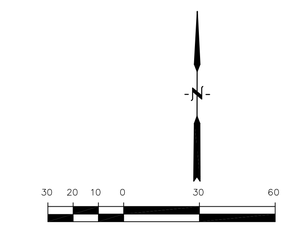
(2) CURB TRANSITIONS

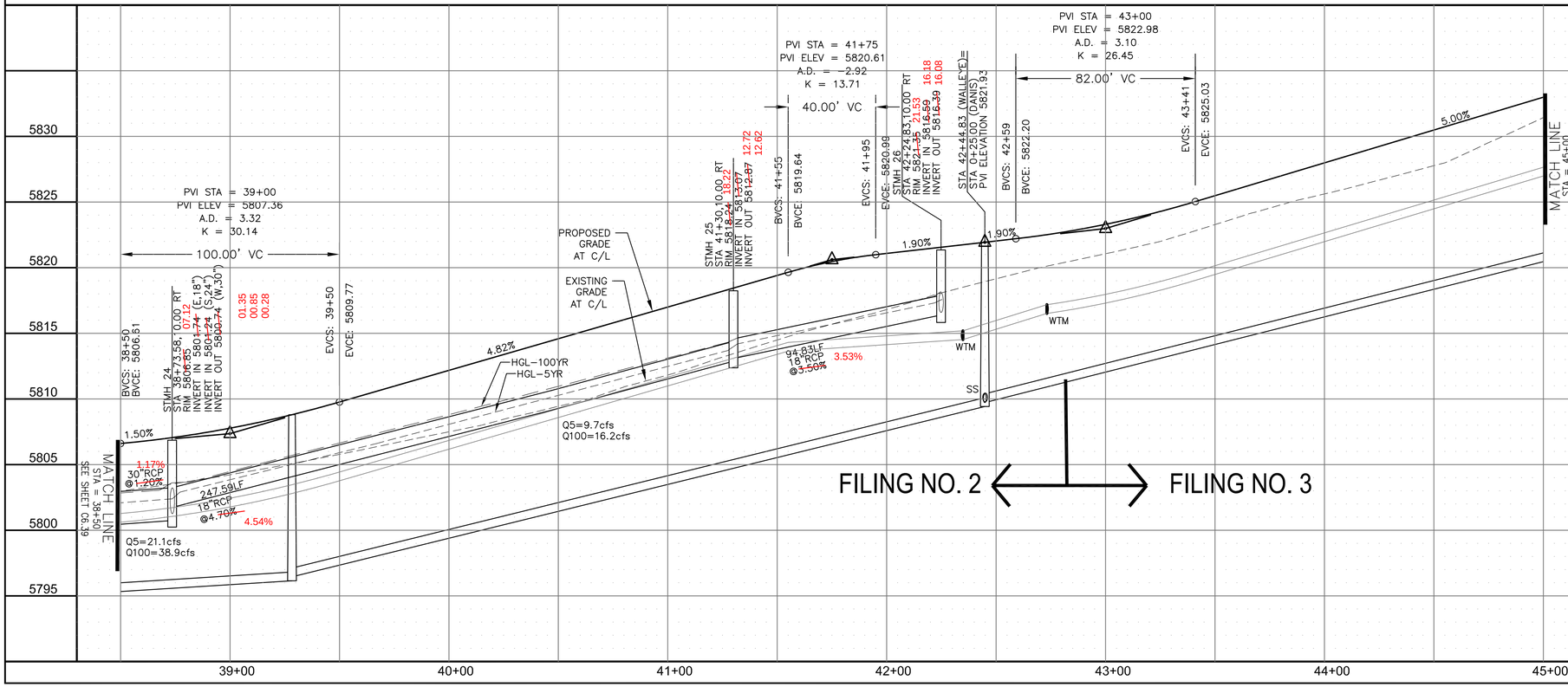
(3) PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C56	31.42'	20.00	90°00'00"
C60	31.42'	20.00	90°00'00"









AS-BUILT
STREET-STM
FEB 9, 2024

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
WALLEYE DRIVE
STA 38+50 TO 45+00

DATE: AUG 2, 2022
PROJECT NO. 100.067
SHEET NUMBER C6.40
TOTAL SHEETS: 29

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 AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

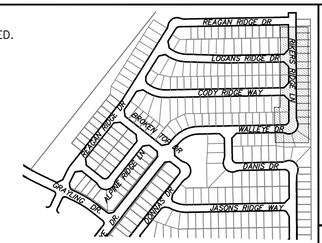
(1) CURVE DATA ID

(2) CURB TRANSITIONS

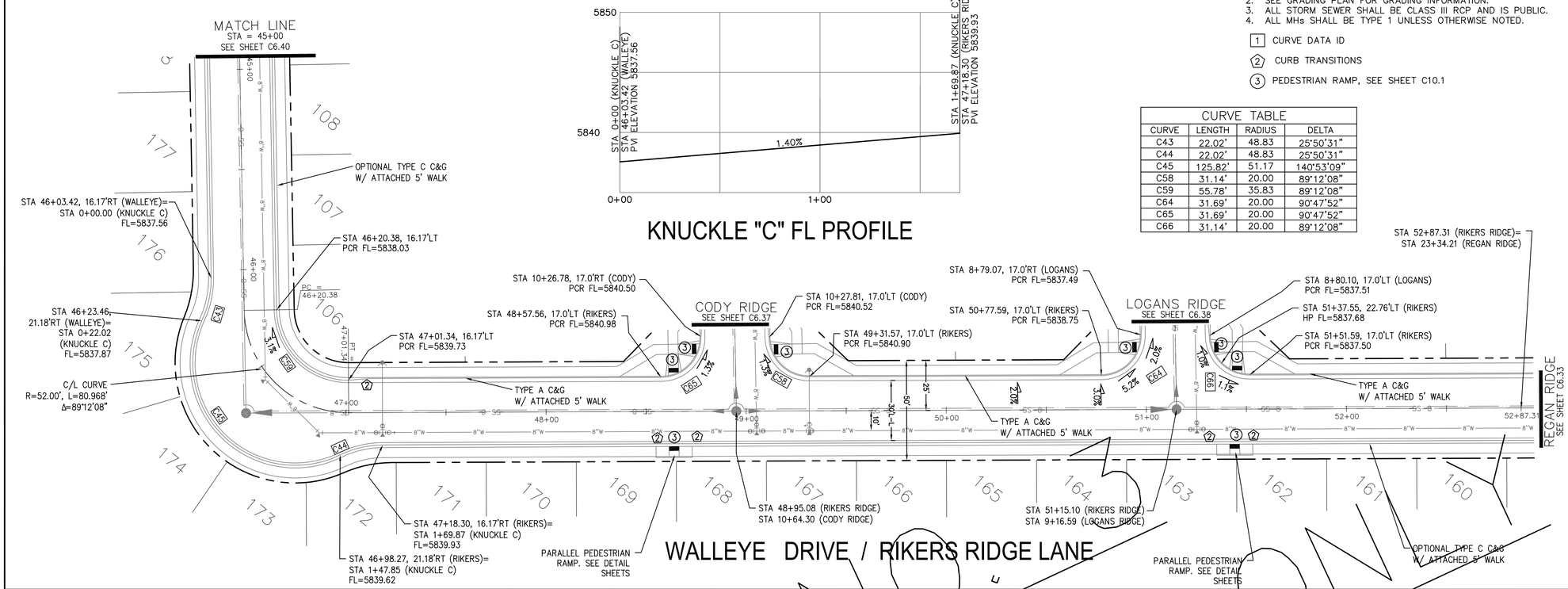
(3) PEDESTRIAN RAMP, SEE SHEET C10.1

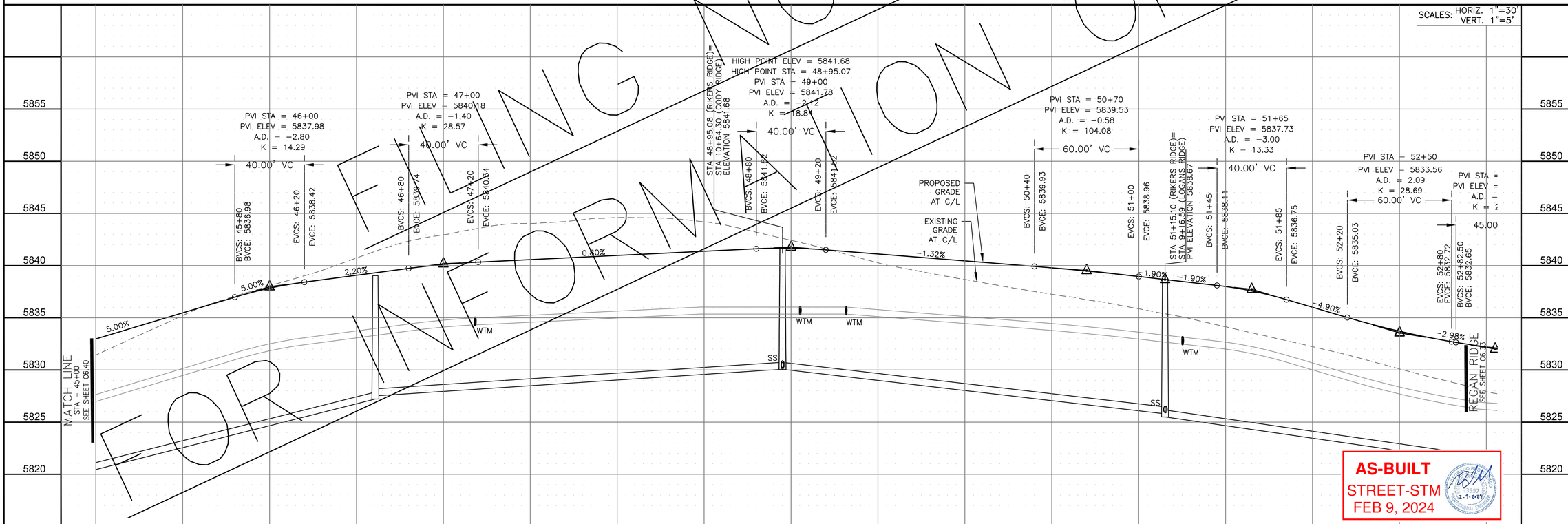
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C43	22.02'	48.83	25°50'31"
C44	22.02'	48.83	25°50'31"
C45	125.82'	51.17	140°53'09"
C58	31.14'	20.00	89°12'08"
C59	55.78'	35.83	89°12'08"
C64	31.69'	20.00	90°47'52"
C65	31.69'	20.00	90°47'52"
C66	31.14'	20.00	89°12'08"

KNUCKLE "C" FL PROFILE



KEY MAP
NORTH AREA





FOR INFORMATION ONLY

AS-BUILT
STREET-STM
FEB 9, 2024

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
WALLEYE DRIVE / RIKERS RIDGE LANE
STA 45+00 TO 52+87

DATE: AUG 2, 2022
PROJECT NO. 100.067
SHEET NUMBER C6.41
TOTAL SHEETS: 29

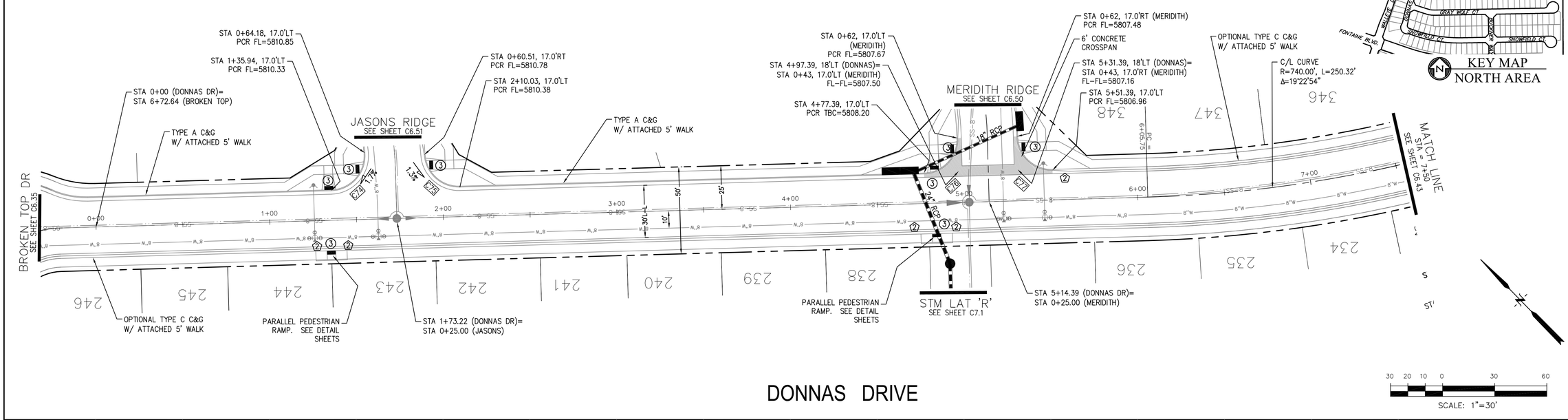
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

(1) CURVE DATA ID

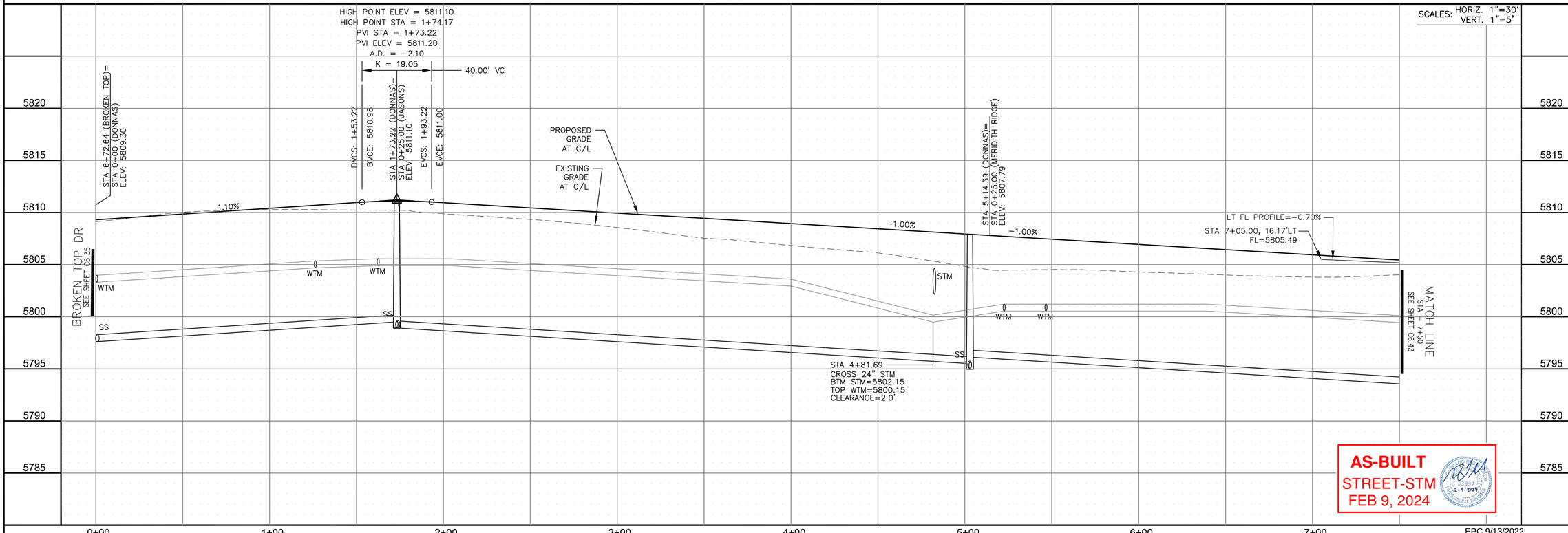
(2) CURB TRANSITIONS

(3) PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C74	32.59'	20.00	93°22'15"
C75	30.61'	20.00	87°40'56"
C76	31.36'	20.00	89°49'51"
C77	31.46'	20.00	90°06'59"



DONNAS DRIVE



CORE ENGINEERING GROUP
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BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
DONNAS DRIVE
STA 0+00 TO 7+50

DATE: AUG 2, 2022

PROJECT NO. 100.067

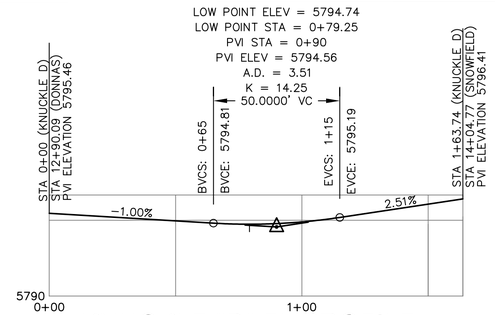
SHEET NUMBER C6.42

TOTAL SHEETS: 29

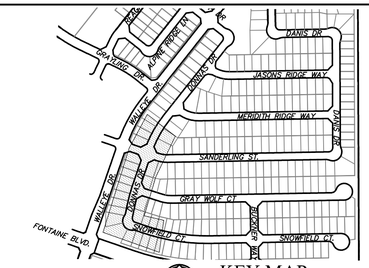
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

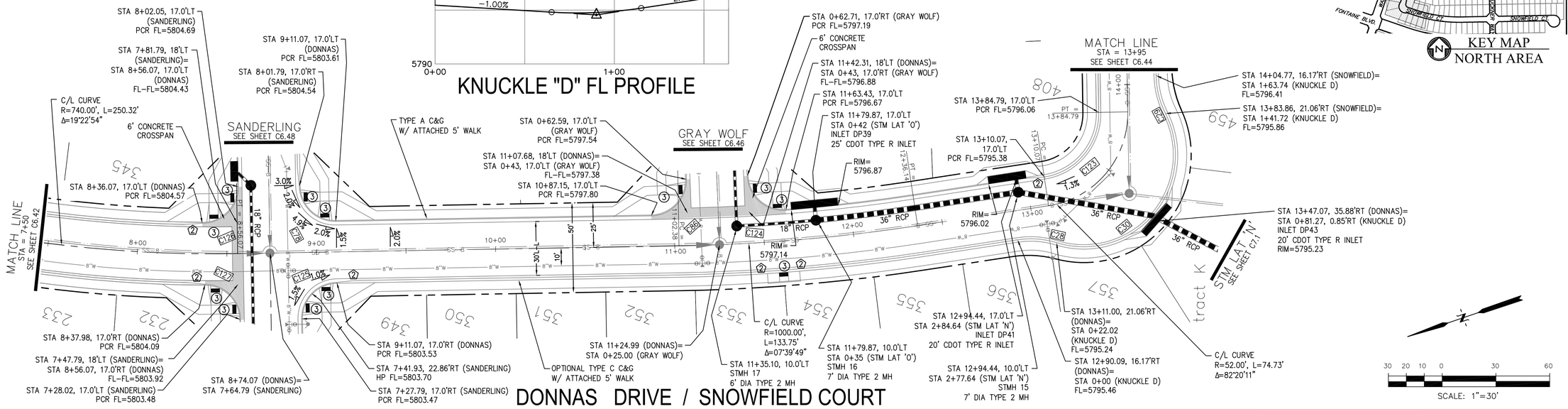
(1) CURVE DATA ID
(2) CURB TRANSITIONS
(3) PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C28	22.02'	48.83	25°50'31"
C29	22.02'	48.83	25°50'31"
C30	119.69'	51.17	134°01'13"
C78	31.42'	20.00	90°00'00"
C86	31.87'	20.00	91°17'44"
C123	51.49'	35.83	82°20'11"
C124	32.18'	20.00	92°12'07"
C125	31.42'	20.00	90°00'00"
C126	31.96'	20.00	91°32'55"
C127	30.93'	20.00	88°35'56"

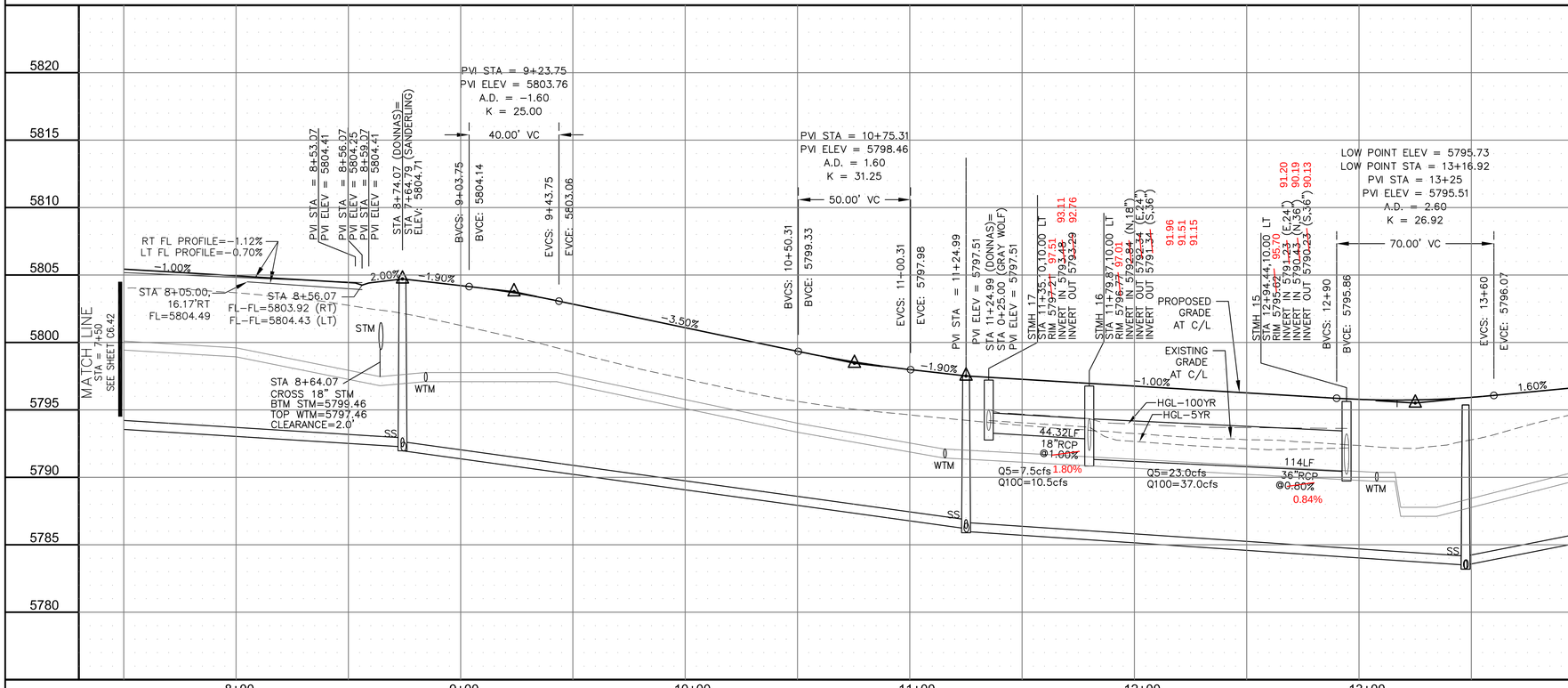


KNUCKLE "D" FL PROFILE

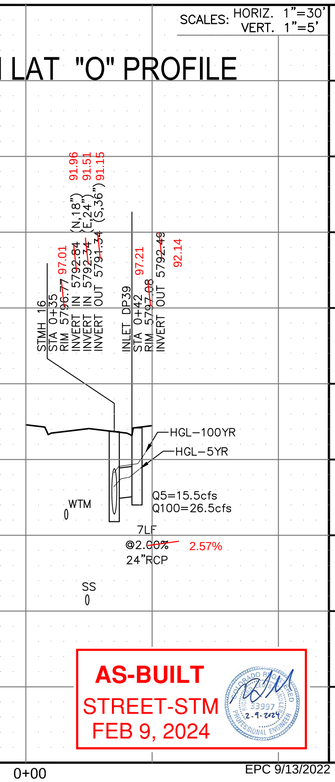




DONNAS DRIVE / SNOWFIELD COURT



STM LAT "O" PROFILE



AS-BUILT
STREET-STM
FEB 9, 2024

EPC 9/13/2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
DONNAS DRIVE / SNOWFIELD CT
STA 7+50 TO 13+95

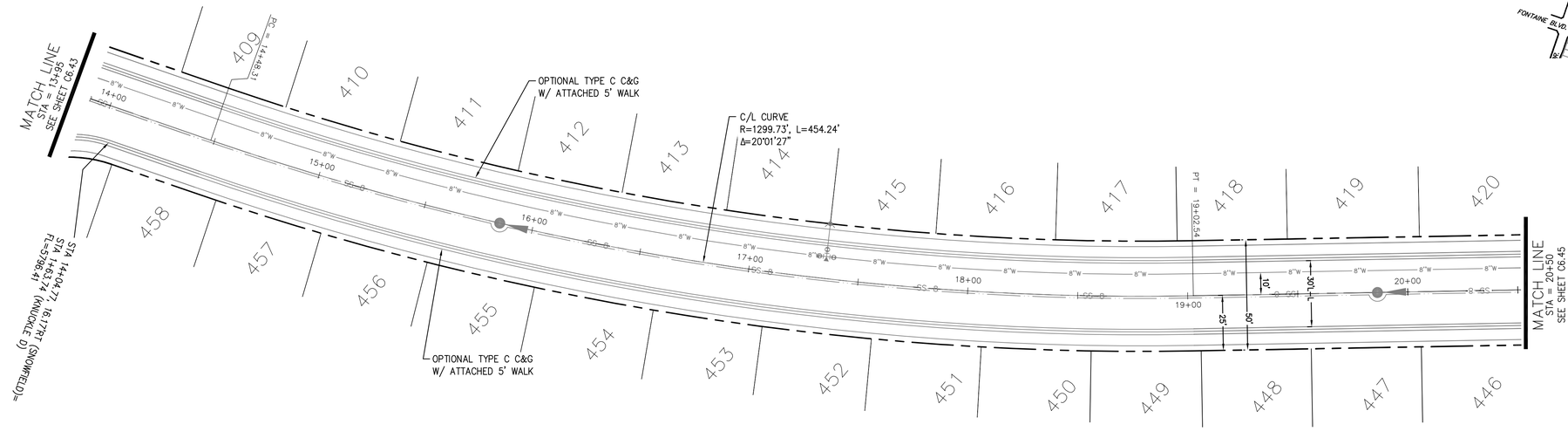
DATE: AUG 2, 2022
PROJECT NO. 100.067
SHEET NUMBER C6.43
TOTAL SHEETS: 29

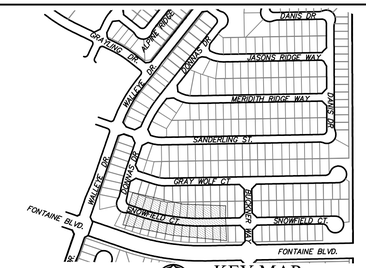
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

2 CURB TRANSITIONS

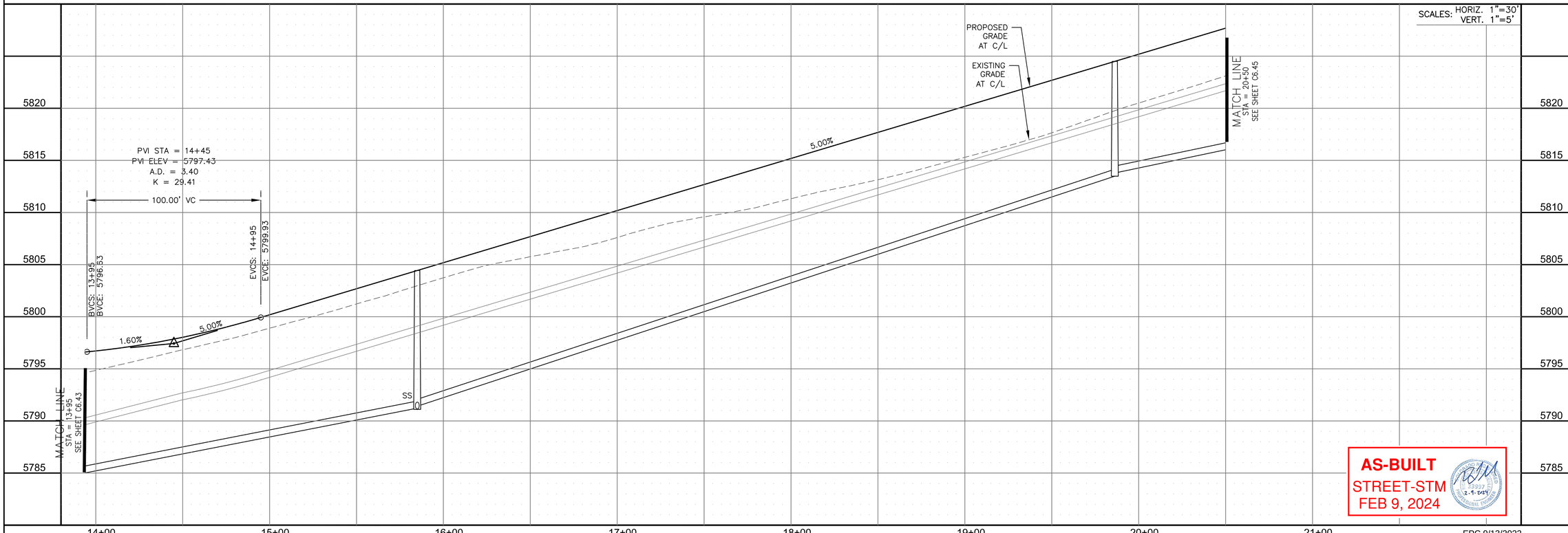
3 PEDESTRIAN RAMP, SEE SHEET C10.1





SNOWFIELD COURT

SCALE: 1"=30'



AS-BUILT
STREET-STM
FEB 9, 2024

EPC 9/13/2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
SNOWFIELD CT
STA 13+95 TO 20+50

DATE: AUG 2, 2022

PROJECT NO. 100.067

SHEET NUMBER C6.44

TOTAL SHEETS: 29

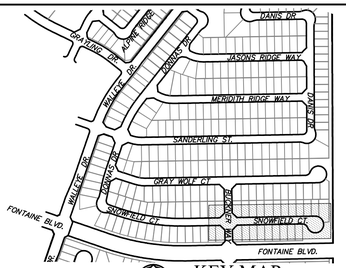
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

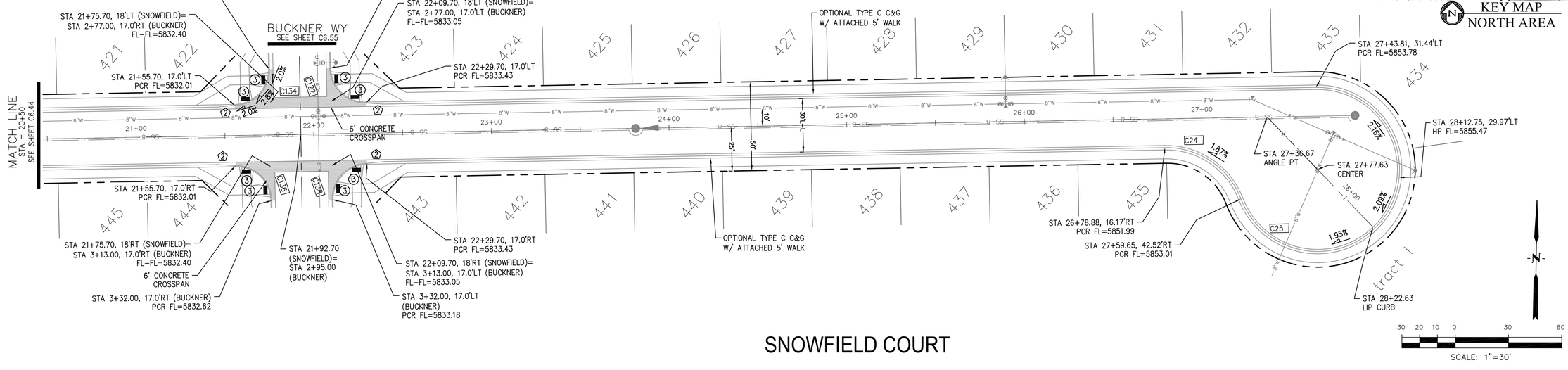
1 CURVE DATA ID

2 CURB TRANSITIONS

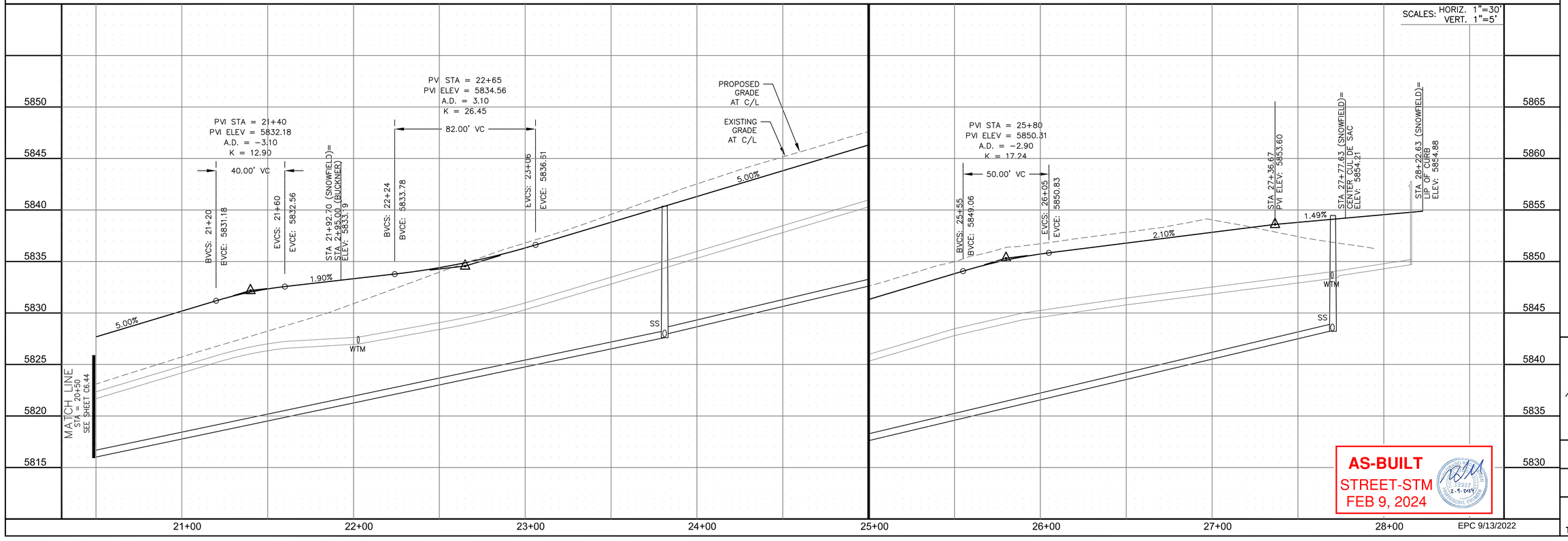
3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C24	54.98'	45.00	70°00'29"
C25	201.46'	46.17	250°00'42"
C122	31.42'	20.00	90°00'00"
C134	31.42'	20.00	90°00'00"
C136	31.42'	20.00	90°00'00"
C138	31.42'	20.00	90°00'00"





SNOWFIELD COURT



EPC 9/13/2022

AS-BUILT
STREET-STM
FEB 9, 2024

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
SNOWFIELD CT
STA 20+50 TO 28+22

DATE: AUG 2, 2022

PROJECT NO. 100.067

SHEET NUMBER C6.45

TOTAL SHEETS: 29

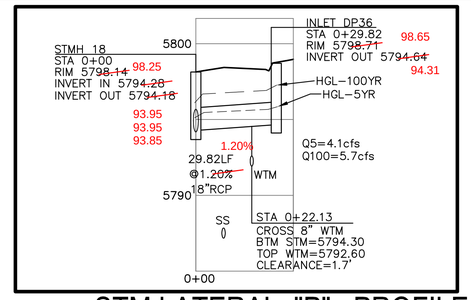
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

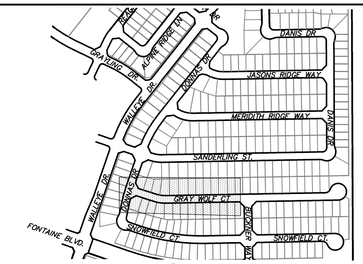
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

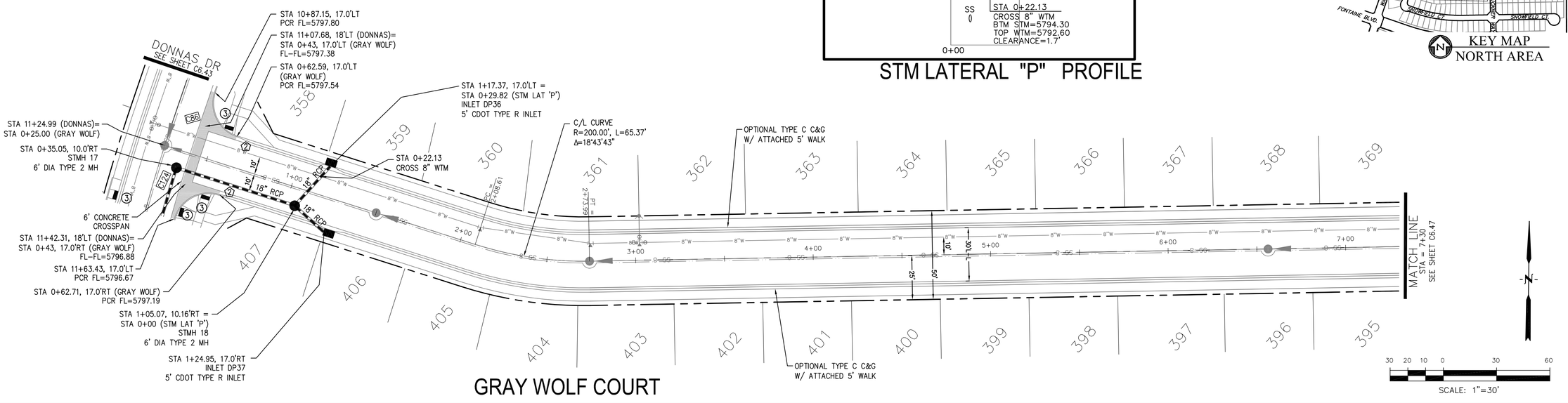
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C86	31.87'	20.00	91°17'44"
C124	32.18'	20.00	92°12'07"



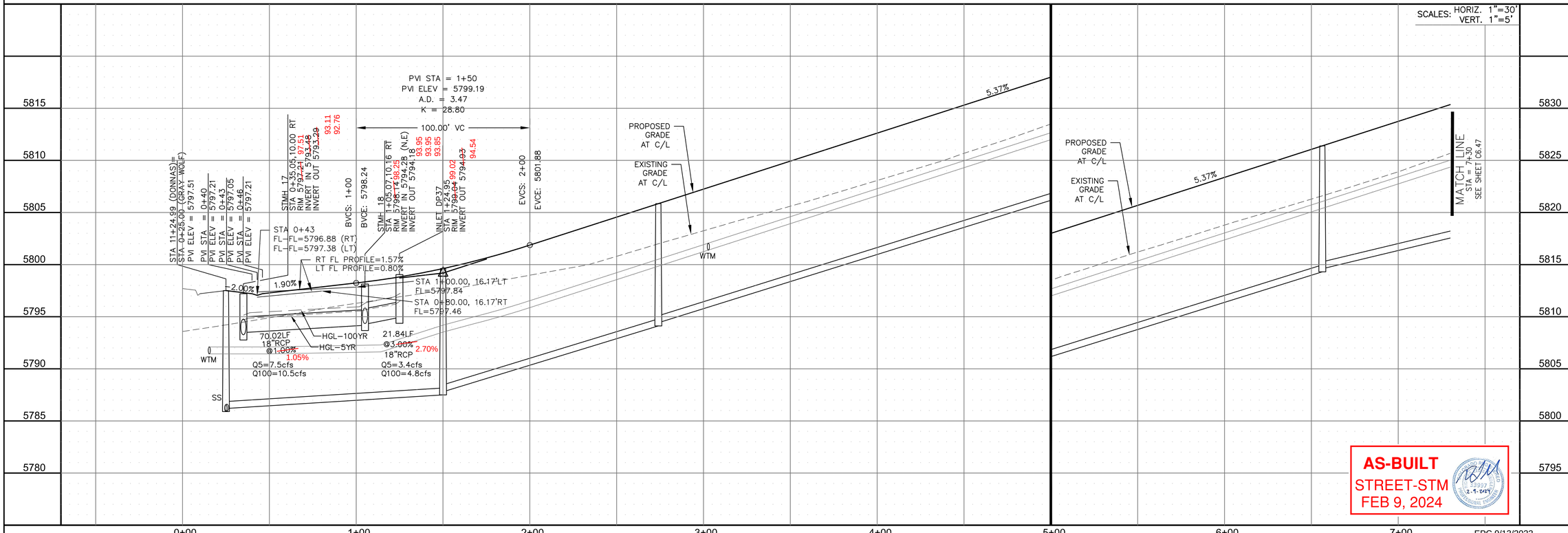
STM LATERAL "P" PROFILE



KEY MAP
NORTH AREA



GRAY WOLF COURT



EPC 9/13/2022

AS-BUILT
STREET-STM
FEB 9, 2024

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
GRAY WOLF COURT
STA 0+00 TO 7+30

DATE: AUG 2, 2022

PROJECT NO. 100.067

SHEET NUMBER C6.46

TOTAL SHEETS: 29

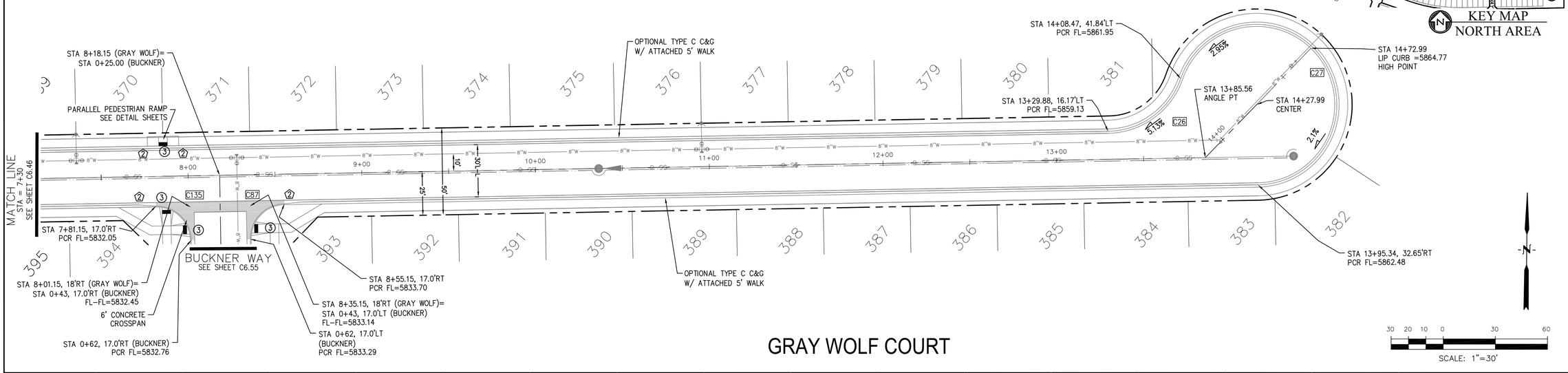
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

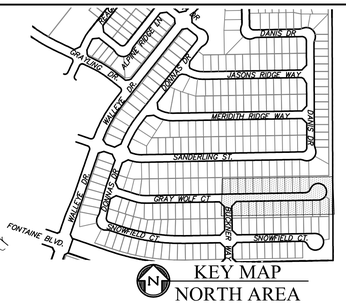
2 CURB TRANSITIONS

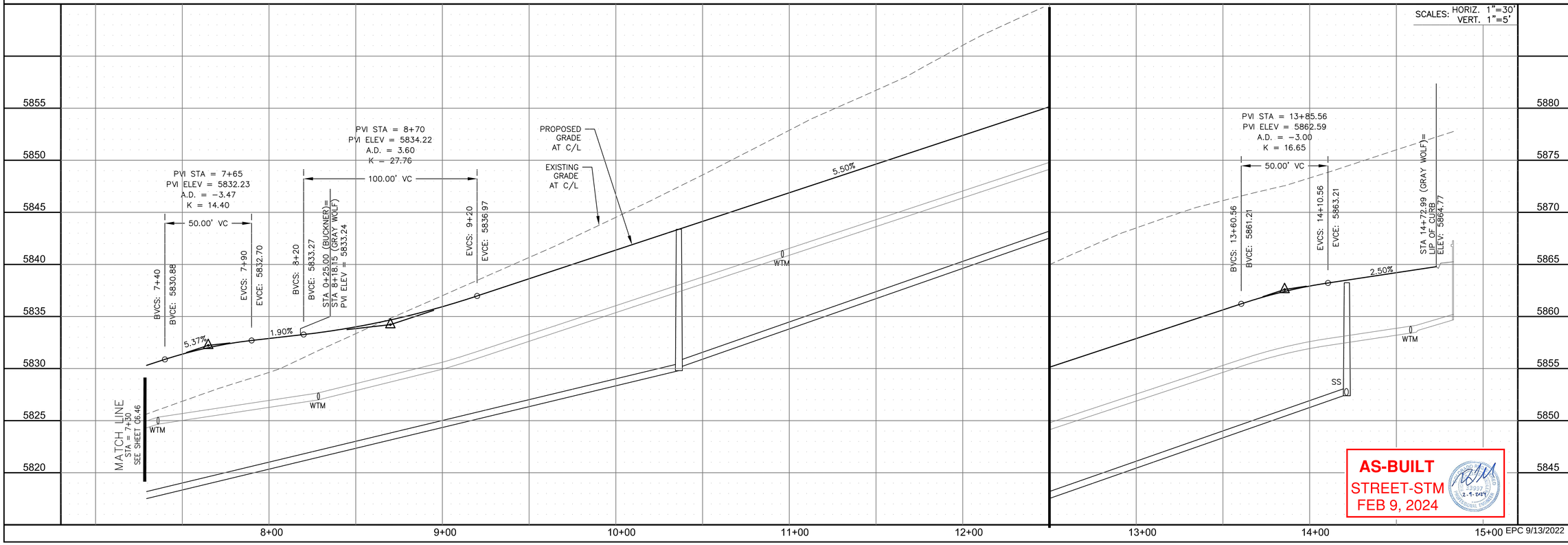
3 PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C26	54.98'	45.00	70°00'29"
C27	201.46'	46.17	250°00'43"
C87	31.42'	20.00	90°00'00"
C135	31.42'	20.00	90°00'00"



GRAY WOLF COURT





AS-BUILT
STREET-STM
FEB 9, 2024

EPC 9/13/2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
GRAY WOLF COURT
STA 7+30 TO 14+72

DATE: AUG 2, 2022

PROJECT NO. 100.067

SHEET NUMBER C6.47

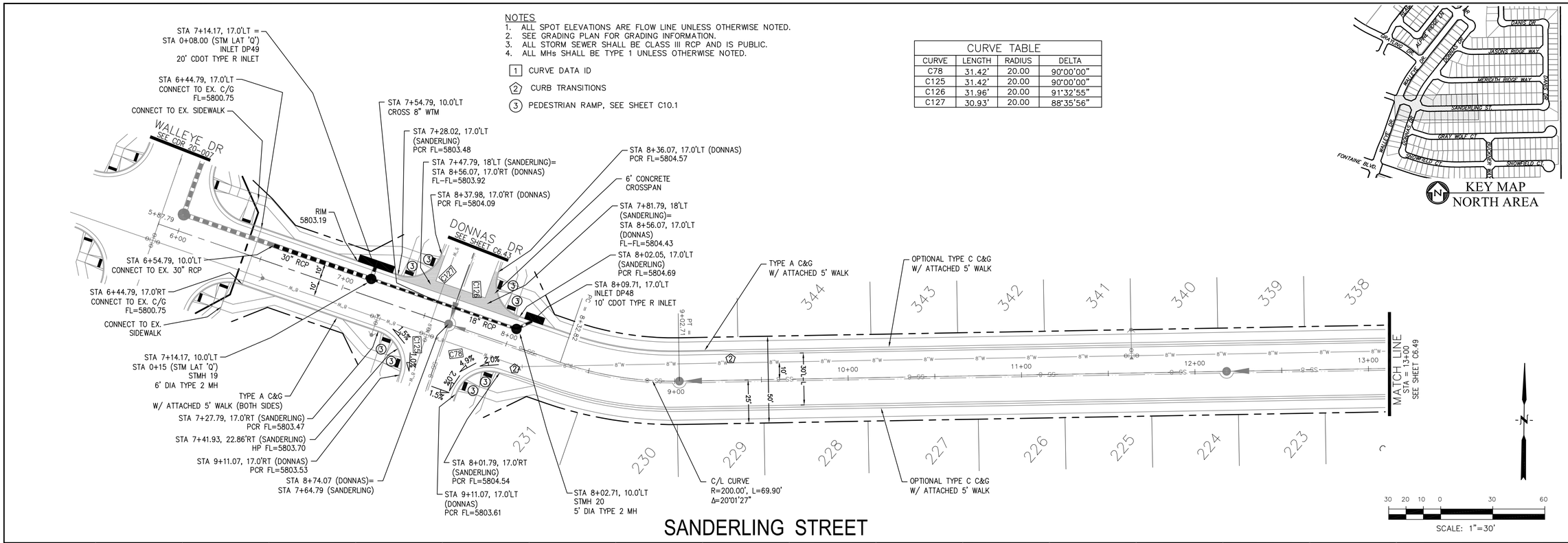
TOTAL SHEETS: 29

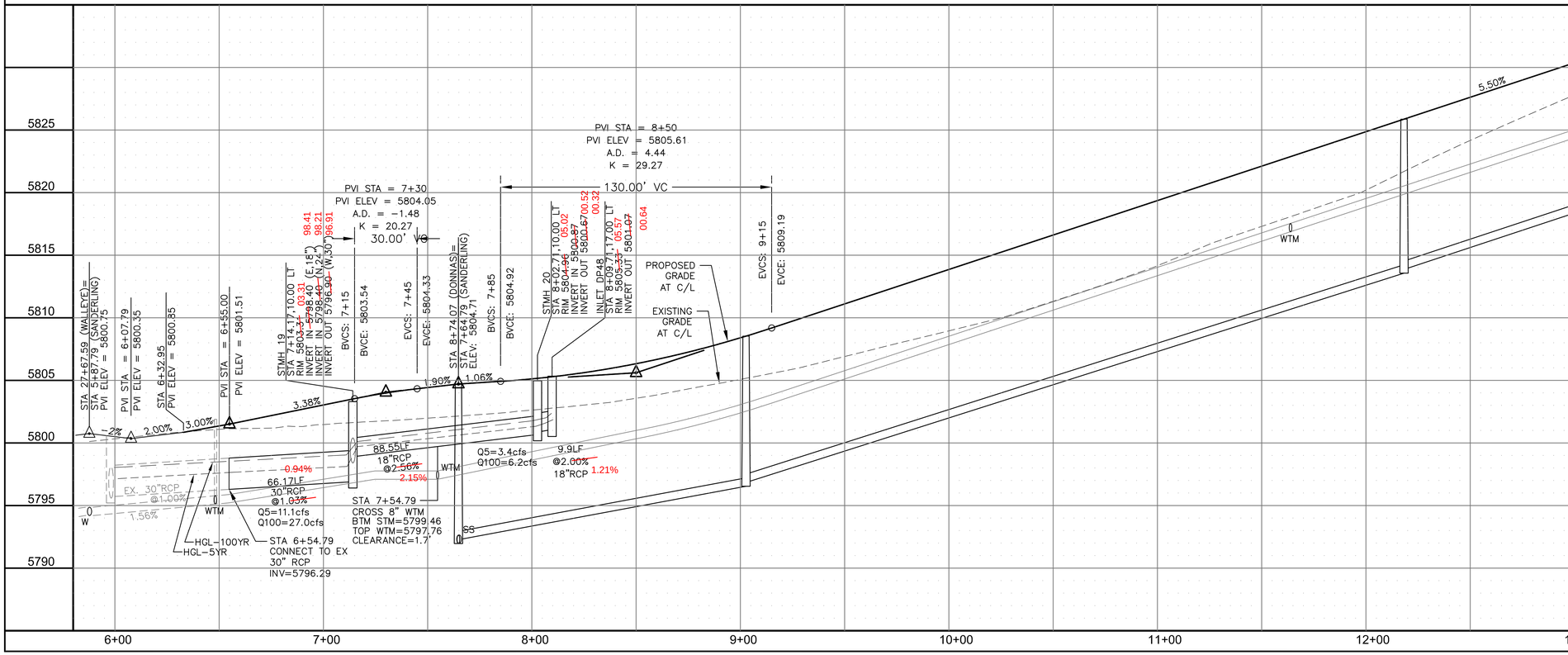
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C78	31.42'	20.00	90°00'00"
C125	31.42'	20.00	90°00'00"
C126	31.96'	20.00	91°32'55"
C127	30.93'	20.00	88°35'56"





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

STM LAT "Q" PROFILE

AS-BUILT
STREET-STM
FEB 9, 2024

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
SANDERLING STREET
STA 6+44 TO 13+00

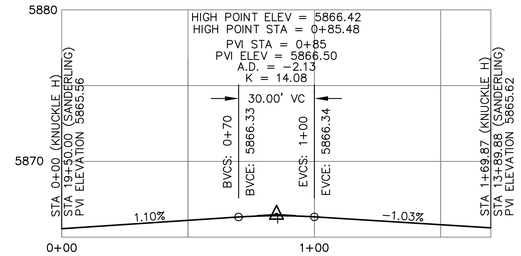
DATE: AUG 2, 2022
PROJECT NO. 100.067
SHEET NUMBER C6.48
TOTAL SHEETS: 29

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 AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

(1) CURVE DATA ID

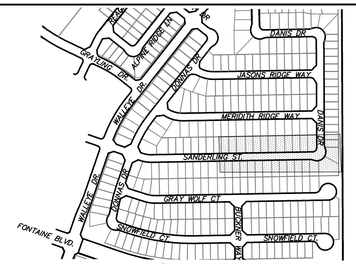
(2) CURB TRANSITIONS

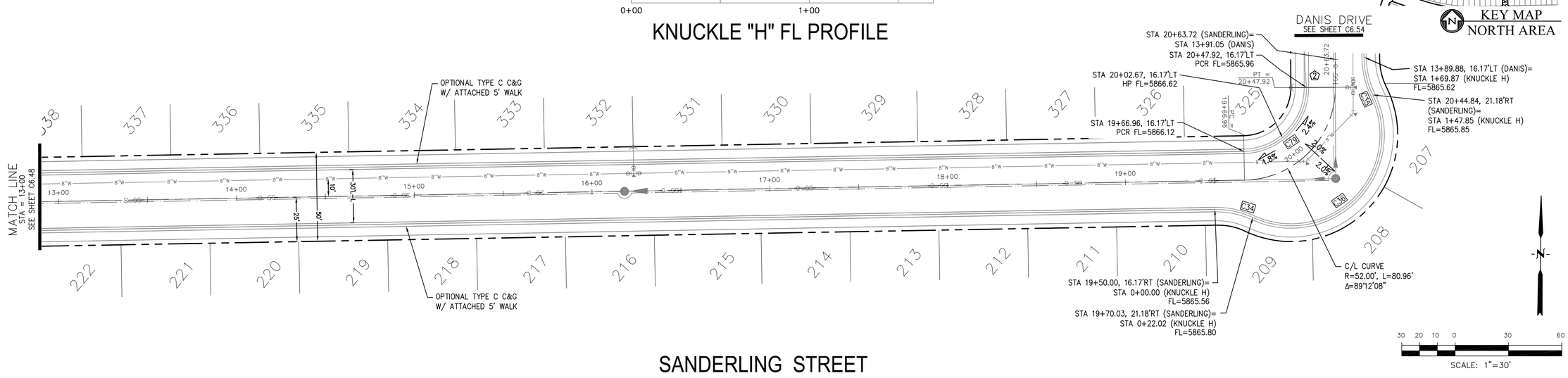
(3) PEDESTRIAN RAMP, SEE SHEET C10.1



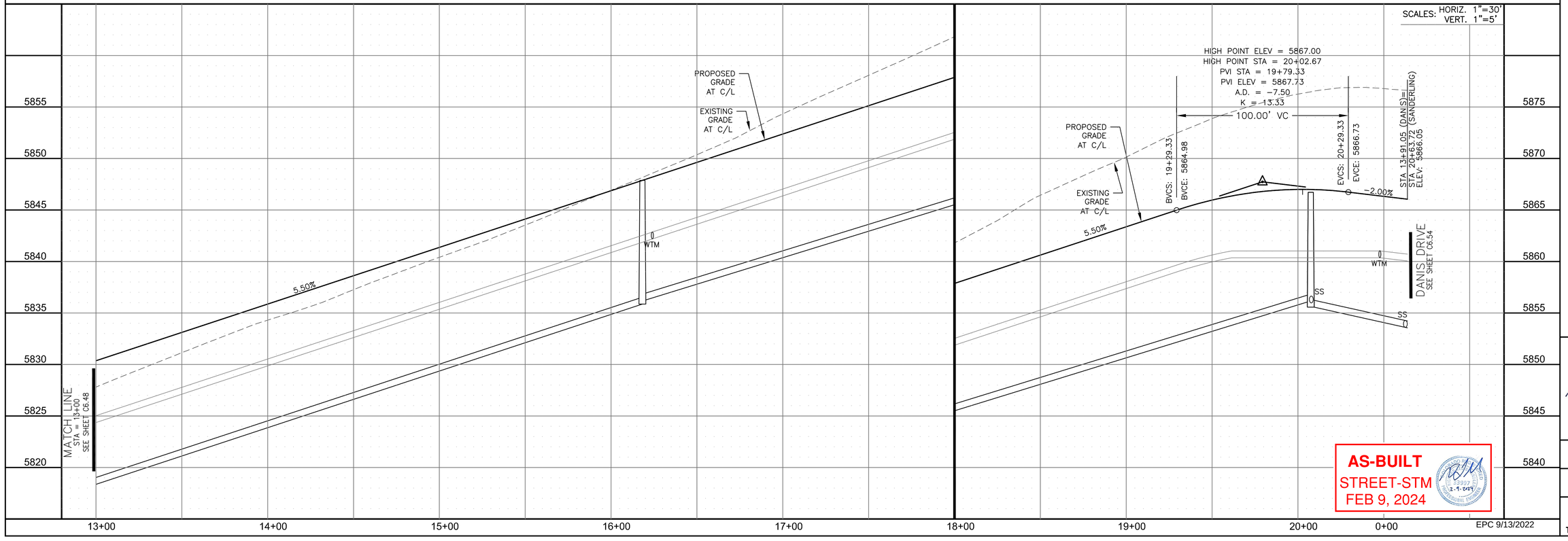
KNUCKLE "H" FL PROFILE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C34	22.02'	48.83	25°50'31"
C35	22.02'	48.83	25°50'31"
C36	125.82'	51.17	140°53'09"
C79	55.78'	35.83	89°12'08"





SANDERLING STREET



AS-BUILT
STREET-STM
FEB 9, 2024

EPC 9/13/2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
SANDERLING STREET
STA 13+00 TO 20+63

RICHARD L. SCHINDLER
STATE OF COLORADO
33997
9-2-2022
PROFESSIONAL ENGINEER

DATE: AUG 2, 2022

PROJECT NO. 100.067

SHEET NUMBER C6.49

TOTAL SHEETS: 29

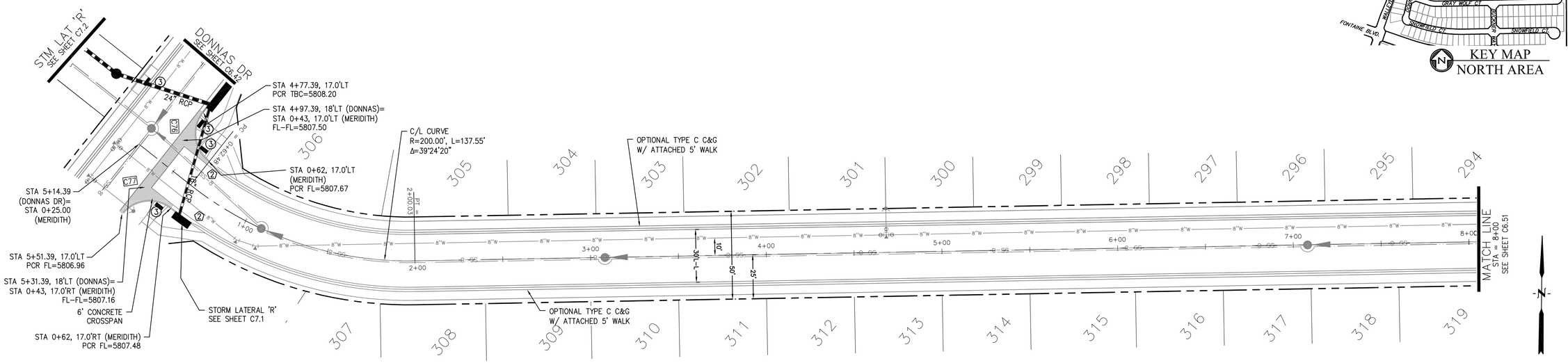
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

(1) CURVE DATA ID

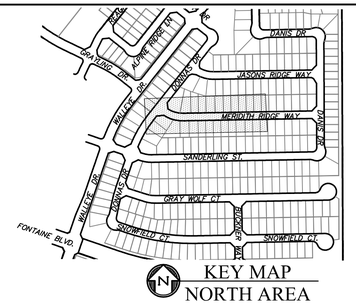
(2) CURB TRANSITIONS

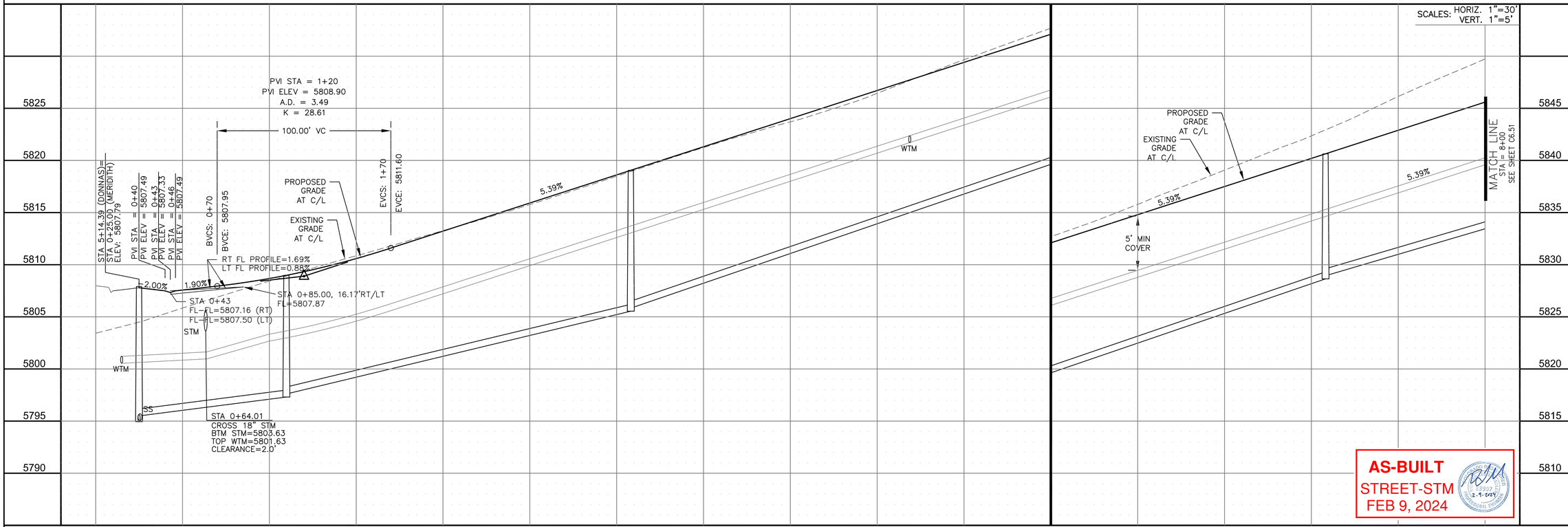
(3) PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C76	31.36'	20.00	89°49'51"
C77	31.46'	20.00	90°06'59"



MERIDITH RIDGE WAY





AS-BUILT
STREET-STM
FEB 9, 2024

EPC 9/13/2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
MERIDITH RIDGE WAY
STA 0+00 TO 8+00

DATE: AUG 2, 2022

PROJECT NO. 100.067

SHEET NUMBER C6.50

TOTAL SHEETS: 29

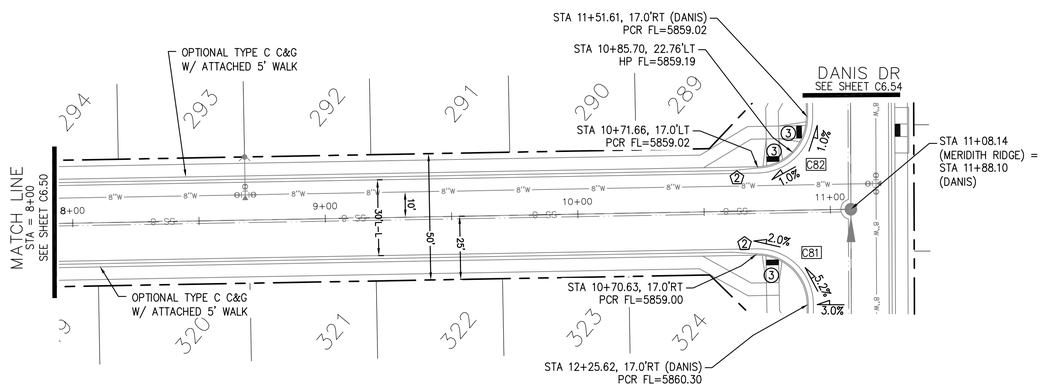
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

(1) CURVE DATA ID

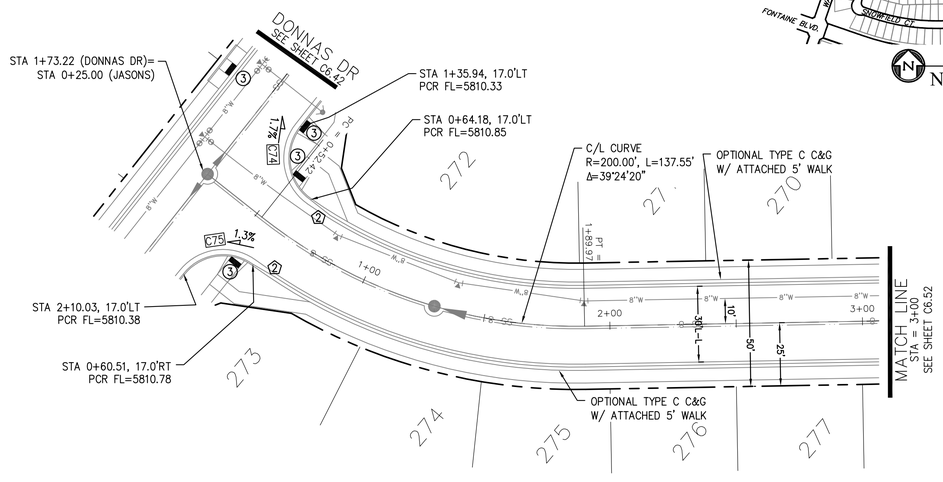
(2) CURB TRANSITIONS

(3) PEDESTRIAN RAMP, SEE SHEET C10.1

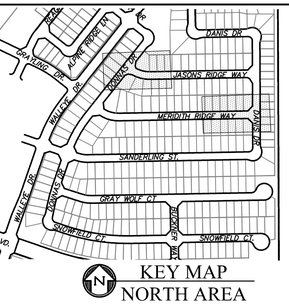
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C74	32.59'	20.00	93°22'15"
C75	30.61'	20.00	87°40'56"
C81	31.69'	20.00	90°47'52"
C82	31.14'	20.00	89°12'08"



MERIDITH RIDGE WAY

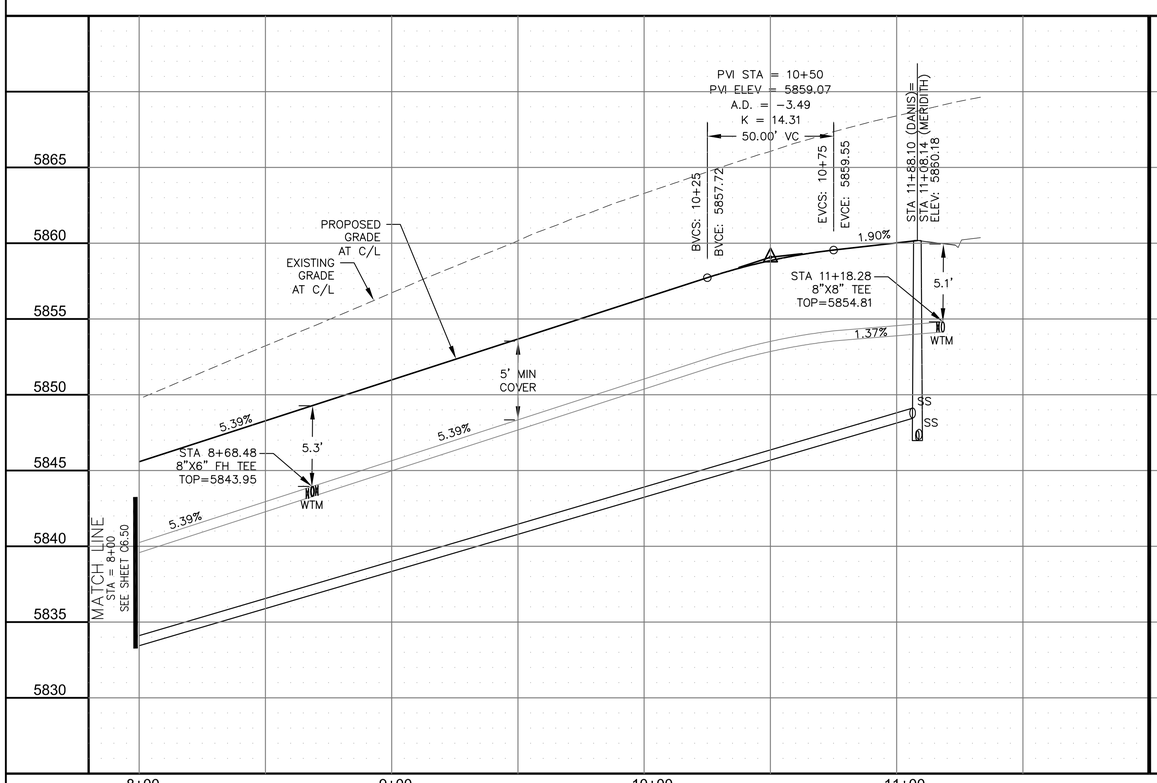


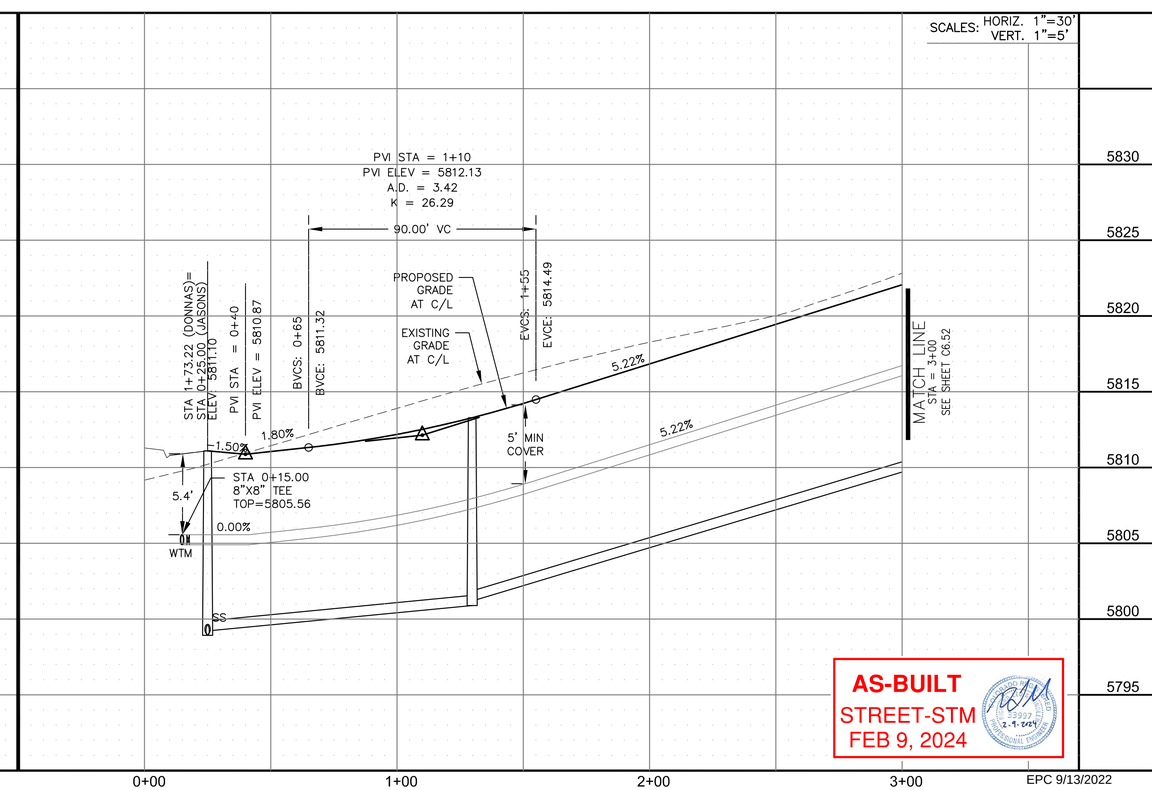
JASONS RIDGE WAY



SCALE: 1"=30'

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





AS-BUILT
STREET-STM
FEB 9, 2024

EPC 9/13/2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
MERIDITH RIDGE WY / JASONS RIDGE WY
STA 8+00 TO 11+08

REGISTERED PROFESSIONAL ENGINEER 33997 9-9-2022

DATE: AUG 2, 2022

PROJECT NO. 100.067

SHEET NUMBER C6.51

TOTAL SHEETS: 29

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 AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

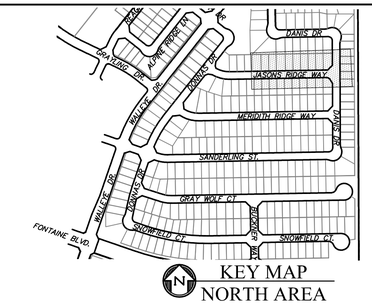
(1) CURVE DATA ID

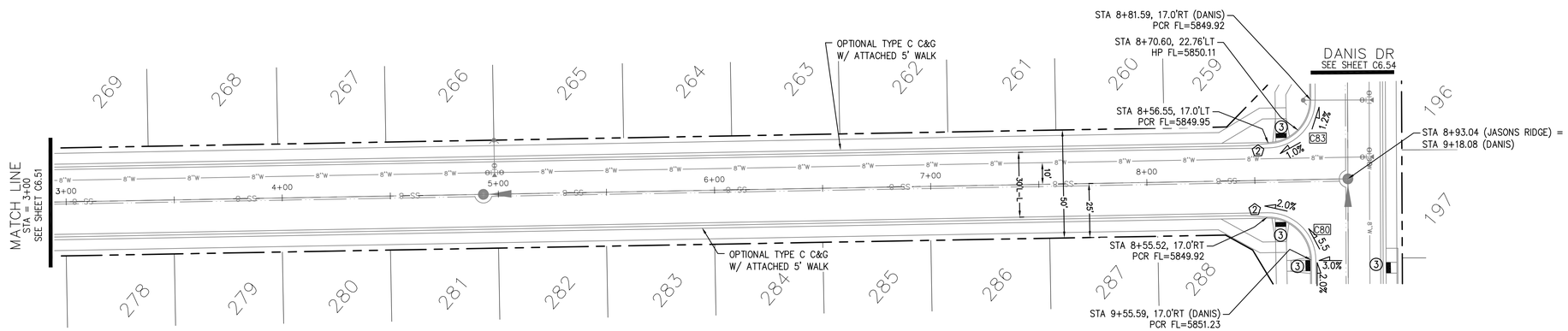
(2) CURB TRANSITIONS

(3) PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE

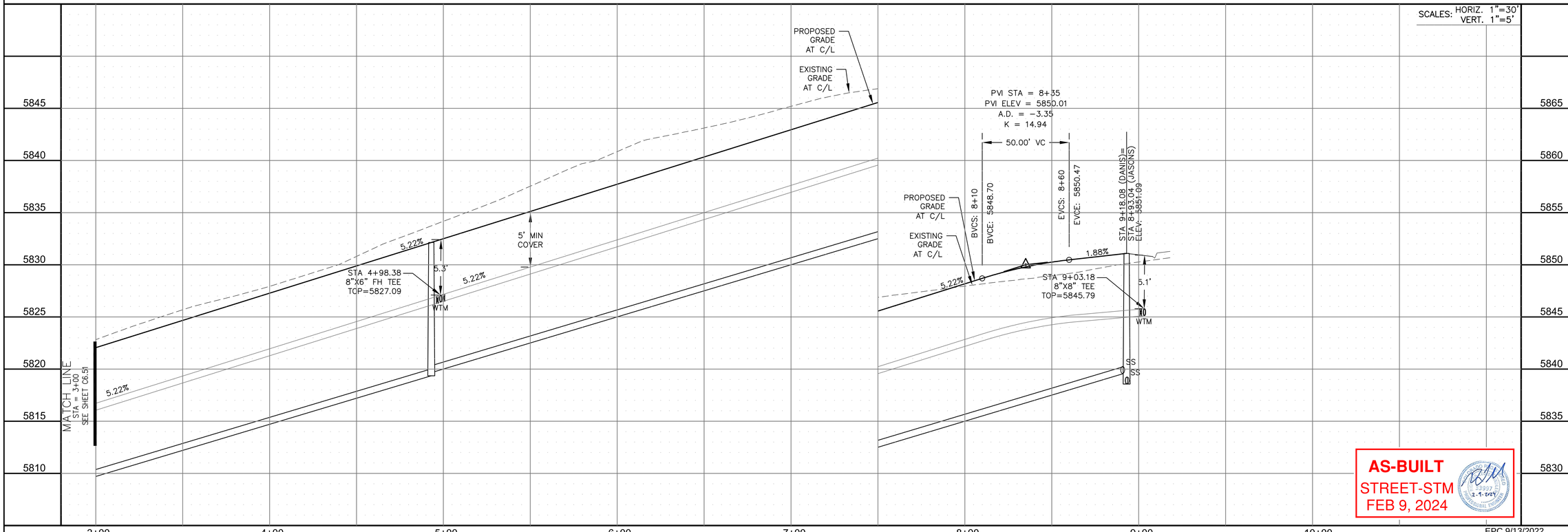
CURVE	LENGTH	RADIUS	DELTA
C80	31.69'	20.00	90°47'52"
C83	31.14'	20.00	89°12'08"





JASONS RIDGE WAY

SCALE: 1"=30'



AS-BUILT
STREET-STM
FEB 9, 2024

EPC 9/13/2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
JASONS RIDGE WAY
STA 3+00 TO 8+93

DATE: AUG 2, 2022

PROJECT NO. 100.067

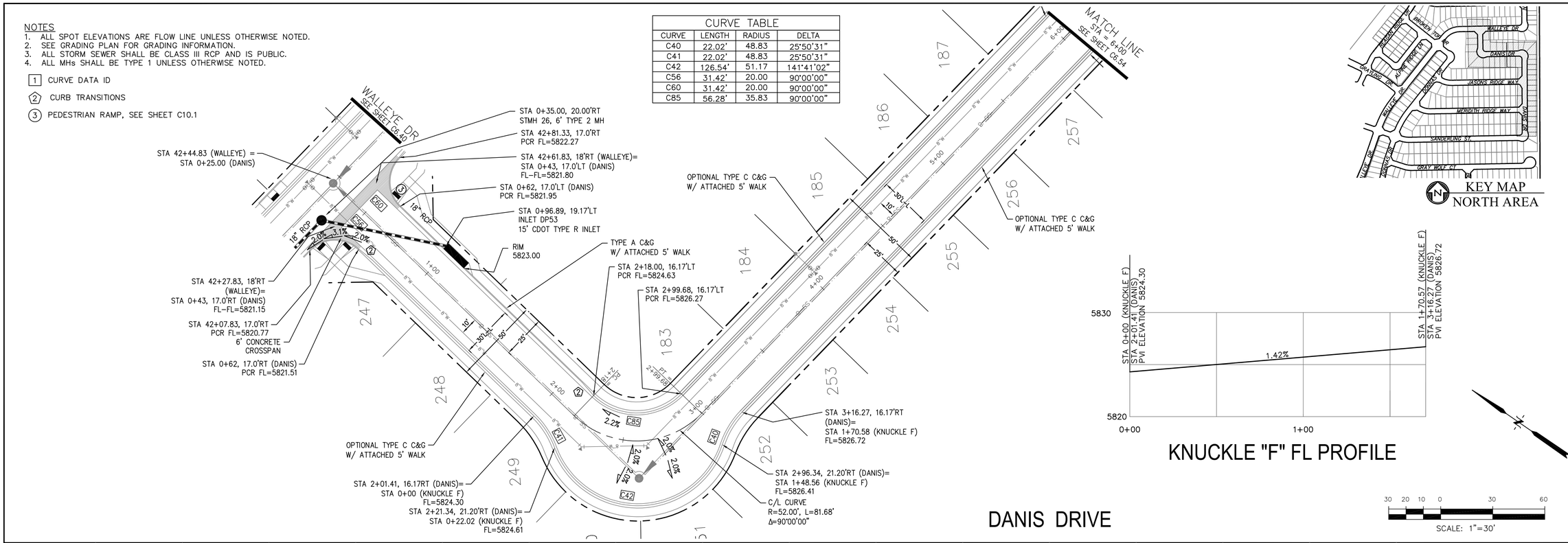
SHEET NUMBER C6.52

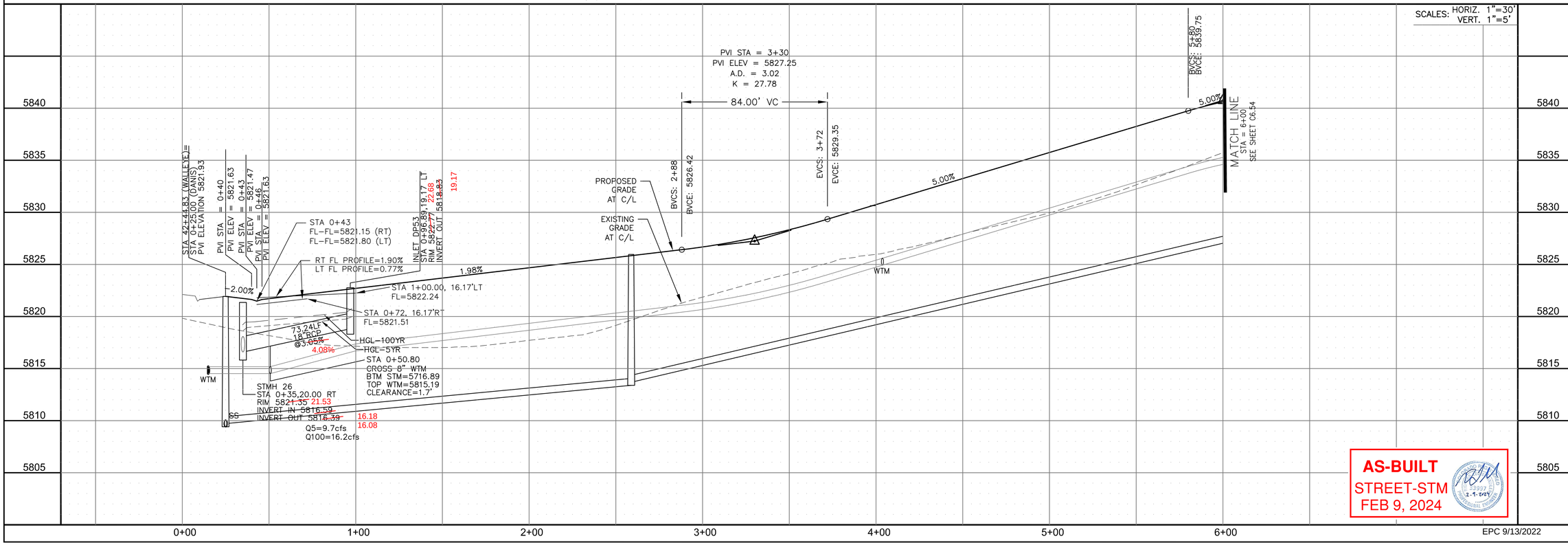
TOTAL SHEETS: 29

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 AND IS PUBLIC.
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
C40	22.02'	48.83	25°50'31"
C41	22.02'	48.83	25°50'31"
C42	126.54'	51.17	141°41'02"
C56	31.42'	20.00	90°00'00"
C60	31.42'	20.00	90°00'00"
C85	56.28'	35.83	90°00'00"





AS-BUILT
STREET-STM
FEB 9, 2024

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
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COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
DANIS DRIVE
STA 0+00 TO 6+00

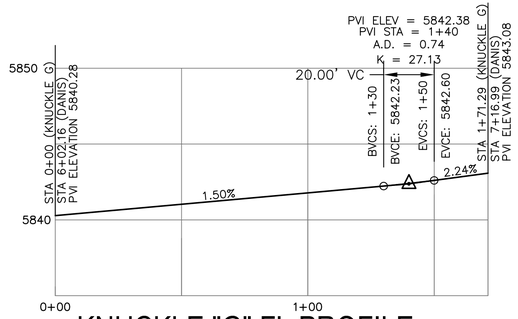
DATE: AUG 2, 2022
PROJECT NO. 100.067
SHEET NUMBER C6.53
TOTAL SHEETS: 29

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 AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

1 CURVE DATA ID

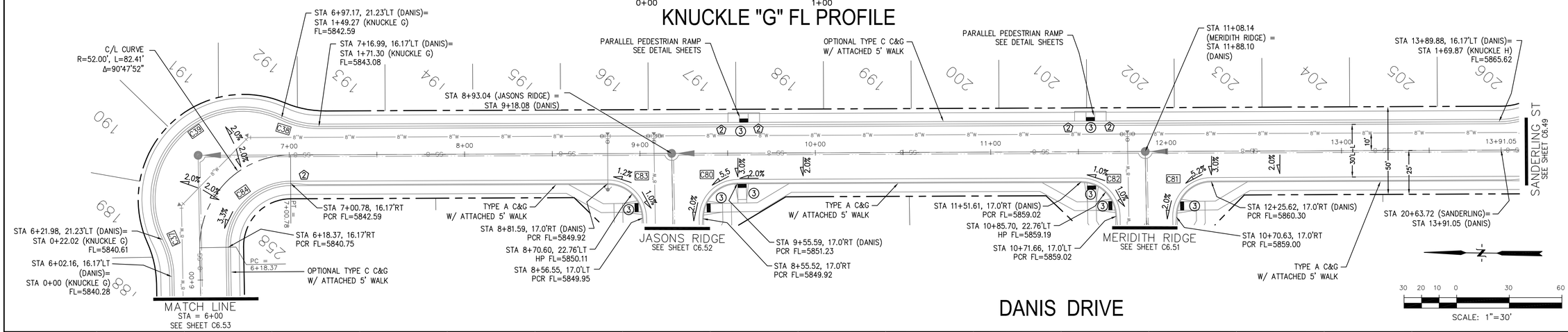
2 CURB TRANSITIONS

3 PEDESTRIAN RAMP, SEE SHEET C10.1

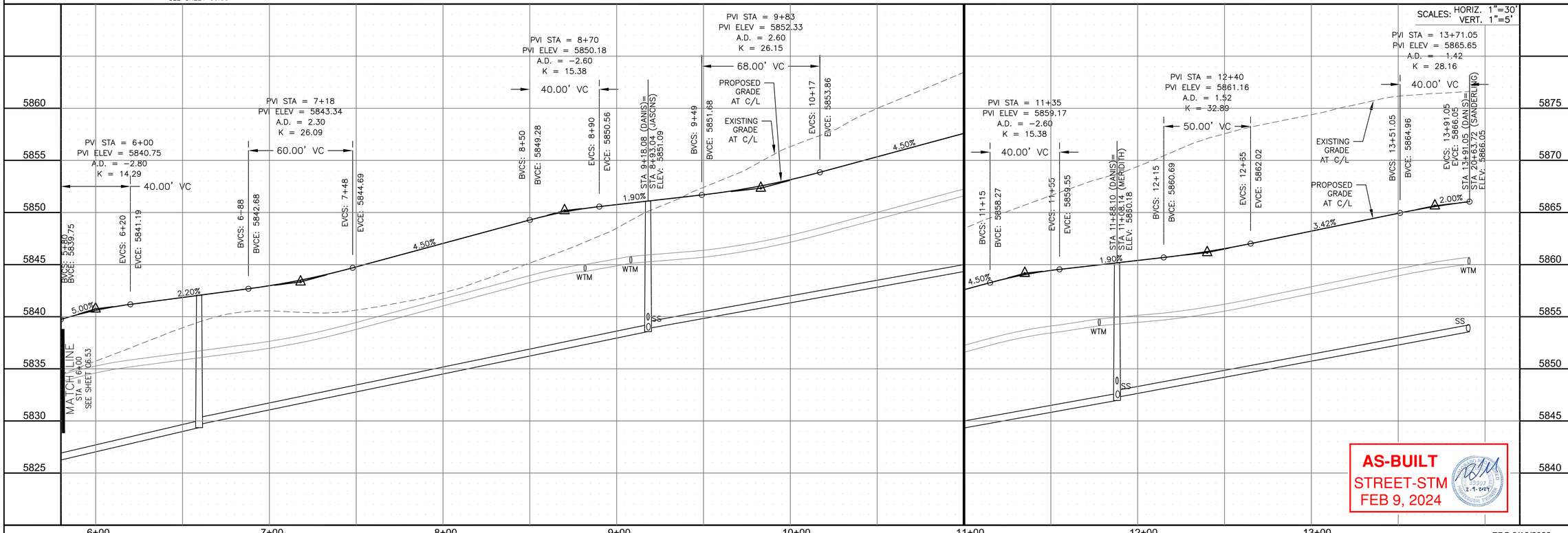


KNUCKLE "G" FL PROFILE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C37	22.02'	48.83	25°50'31"
C38	22.02'	48.83	25°50'31"
C39	127.25'	51.17	142°28'54"
C80	31.69'	20.00	90°47'52"
C81	31.69'	20.00	90°47'52"
C82	31.14'	20.00	89°12'08"
C83	31.14'	20.00	89°12'08"
C84	56.78'	35.83	90°47'52"



DANIS DRIVE



AS-BUILT
STREET-STM
FEB 9, 2024

EPC 9/13/2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
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NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
DANIS DRIVE
STA 6+00 TO 13+91

DATE: AUG 2, 2022

PROJECT NO. 100.067

SHEET NUMBER C6.54

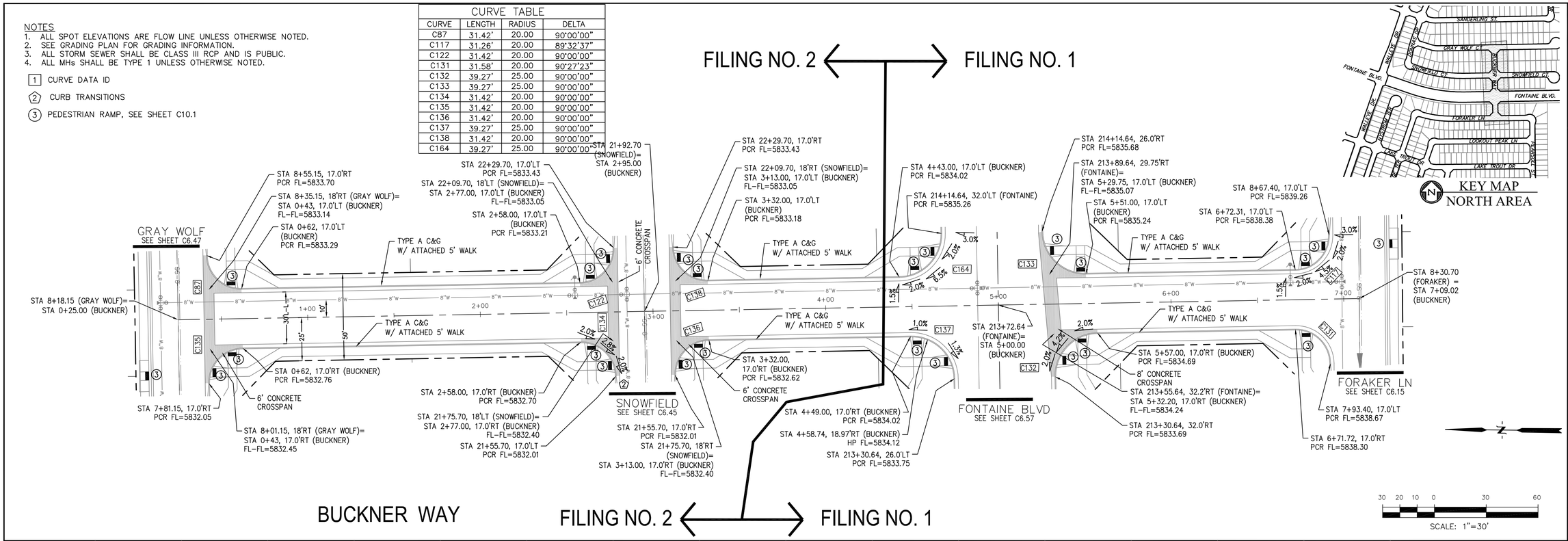
TOTAL SHEETS: 29

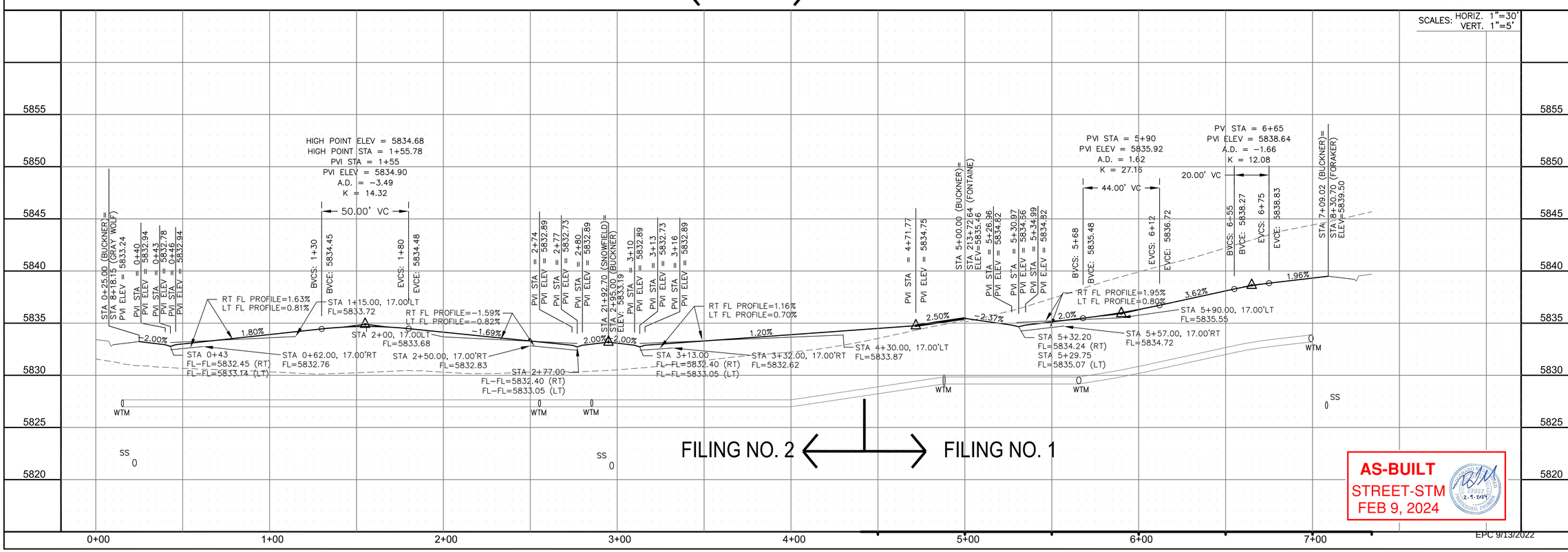
NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C87	31.42'	20.00	90°00'00"
C117	31.26'	20.00	89°32'37"
C122	31.42'	20.00	90°00'00"
C131	31.58'	20.00	90°27'23"
C132	39.27'	25.00	90°00'00"
C133	39.27'	25.00	90°00'00"
C134	31.42'	20.00	90°00'00"
C135	31.42'	20.00	90°00'00"
C136	31.42'	20.00	90°00'00"
C137	39.27'	25.00	90°00'00"
C138	31.42'	20.00	90°00'00"
C164	39.27'	25.00	90°00'00"





AS-BUILT
STREET-STM
FEB 9, 2024

EPC 9/13/2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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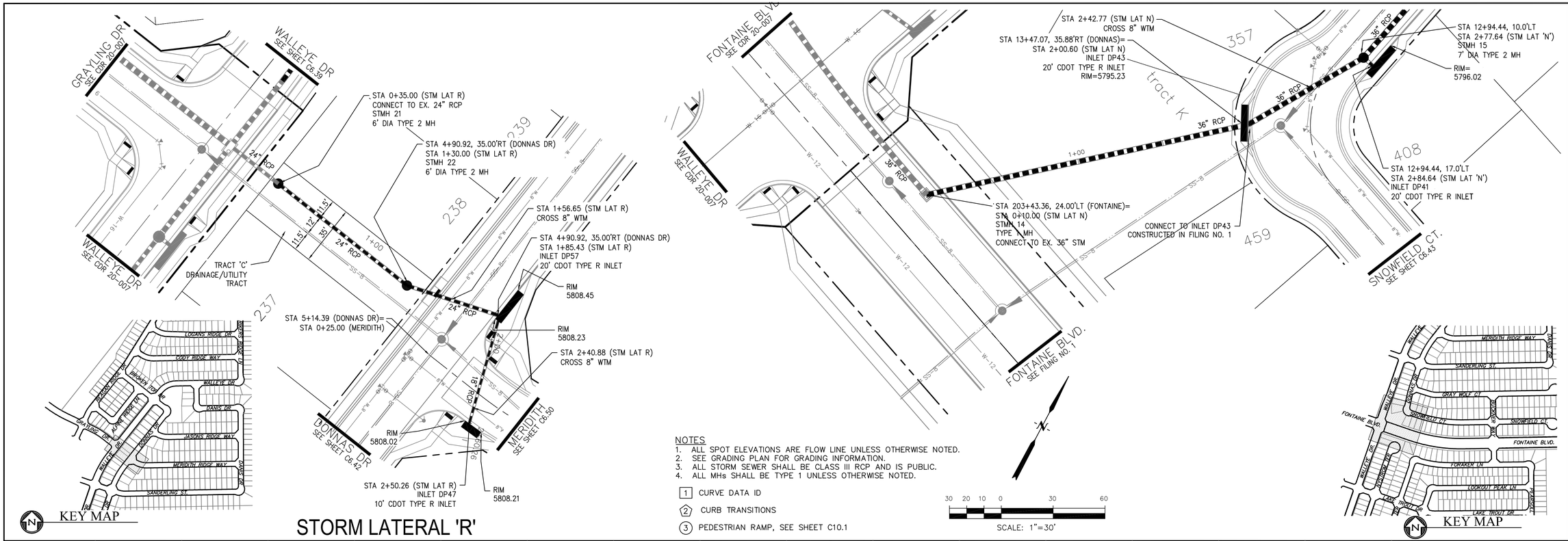
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
BUCKNER WAY
STA 0+00 TO 7+09

DATE: AUG 2, 2022
PROJECT NO. 100.067
SHEET NUMBER C6.55
TOTAL SHEETS: 29

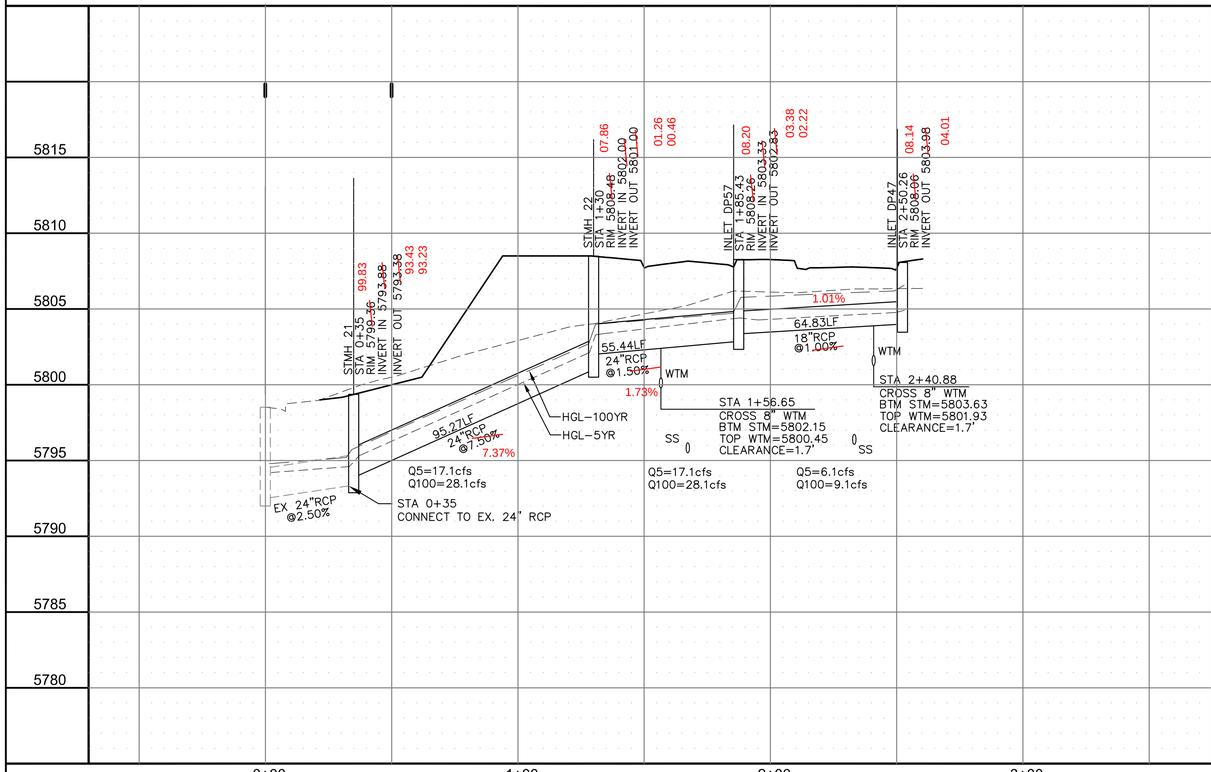


NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

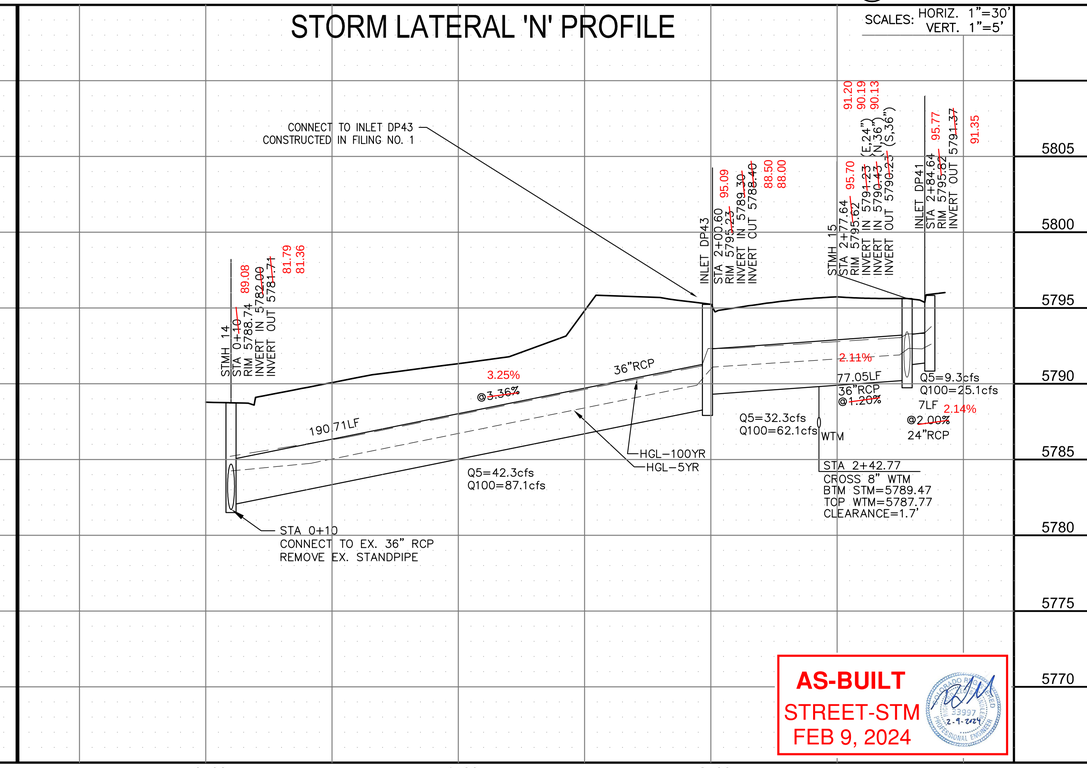
SCALE: 1"=30'

STORM LATERAL 'R'



STORM LATERAL 'N' PROFILE

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



EPC 9/13/2022

AS-BUILT
STREET-STM
FEB 9, 2024

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
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NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD – WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

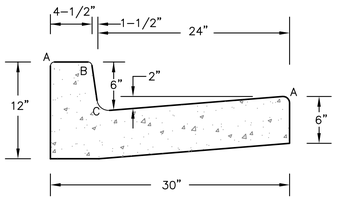
STREET / STORM
STORM LATERAL 'R' & 'N'

DATE:
AUG 2, 2022

PROJECT NO.
100.067

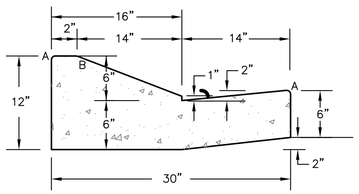
SHEET NUMBER
C7.1

TOTAL SHEETS: 29



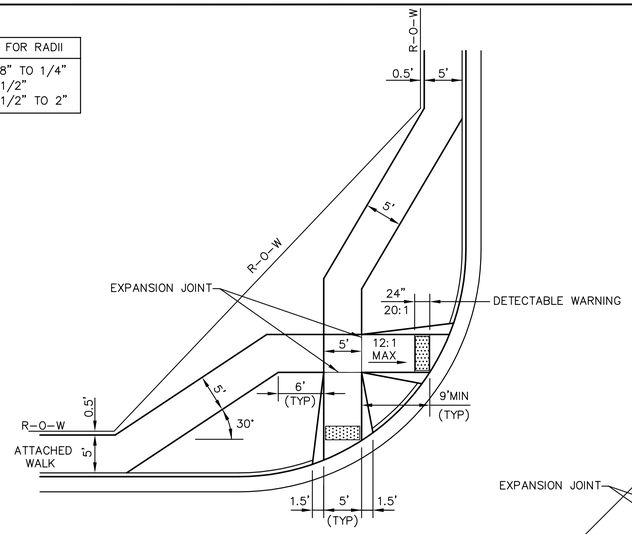
TYPE 'A'
VERTICAL CURB AND GUTTER
SCALE 1" = 1'-0"

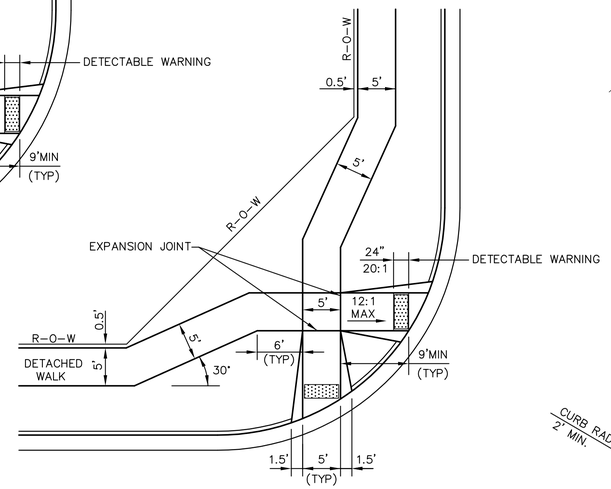
LENGTH FOR RADII
A = 1/8" TO 1/4"
B = 1-1/2"
C = 1-1/2" TO 2"



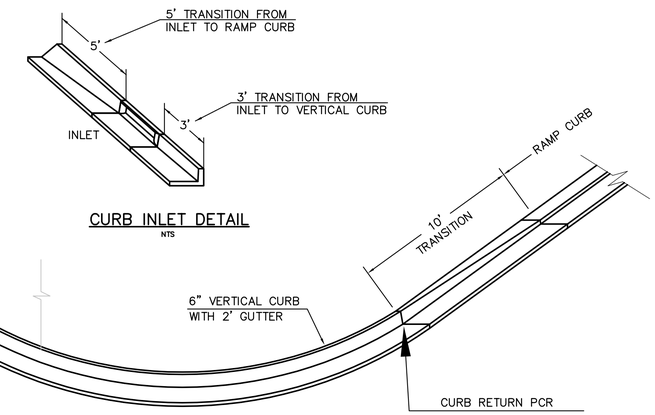
TYPE 'C'
OPTIONAL TYPE C RAMP CURB AND GUTTER
SCALE 1" = 1'

CURB DETAILS (ECM SD_2-20)



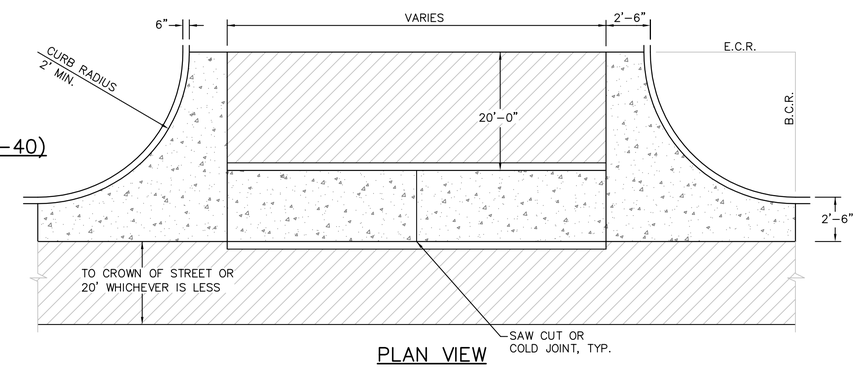


PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD_2-40)
NO SCALE

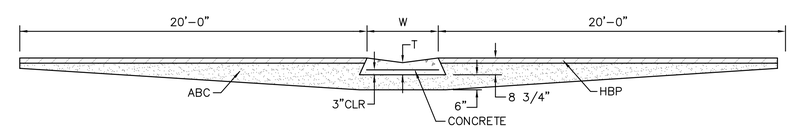


CURB INLET DETAIL
NTS

CURB TRANSITION DETAIL
NTS



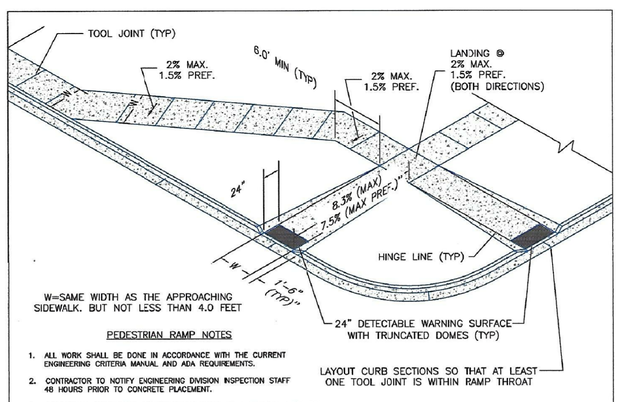
PLAN VIEW



SECTION A – A

TYPICAL CROSSPAN LAYOUT (ECM SD_2-26)
NO SCALE

NOTES
1. W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, 10' FOR ARTERIAL ROADS.
2. 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).
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.



PEDESTRIAN RAMP NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

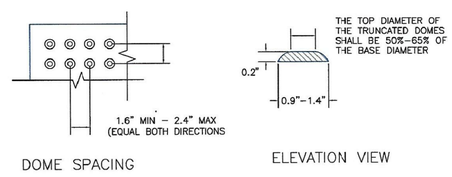
GENERAL NOTES

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

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing	REVISION DATE: 6/23/20	FILE NAME: SD_2-41

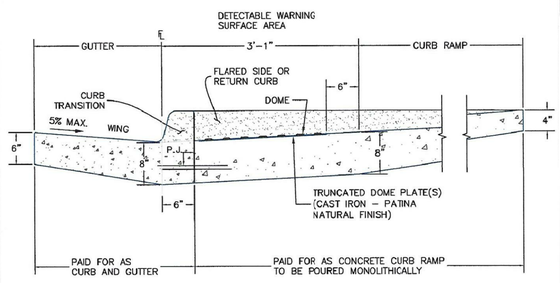
DEPARTMENT OF PUBLIC WORKS

TRUNCATED DOME DETAILS



DOME SPACING

ELEVATION VIEW



P.J.= PERMISSABLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF
DETECTABLE WARNING SURFACE, CURB AND GUTTER

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

DEPARTMENT OF PUBLIC WORKS

AS-BUILT
STREET-STM
FEB 9, 2024

EPC 9/13/2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN
PH: 763.210.1150 55306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD. WALLCE DR
COLORADO SPRINGS, COLORADO

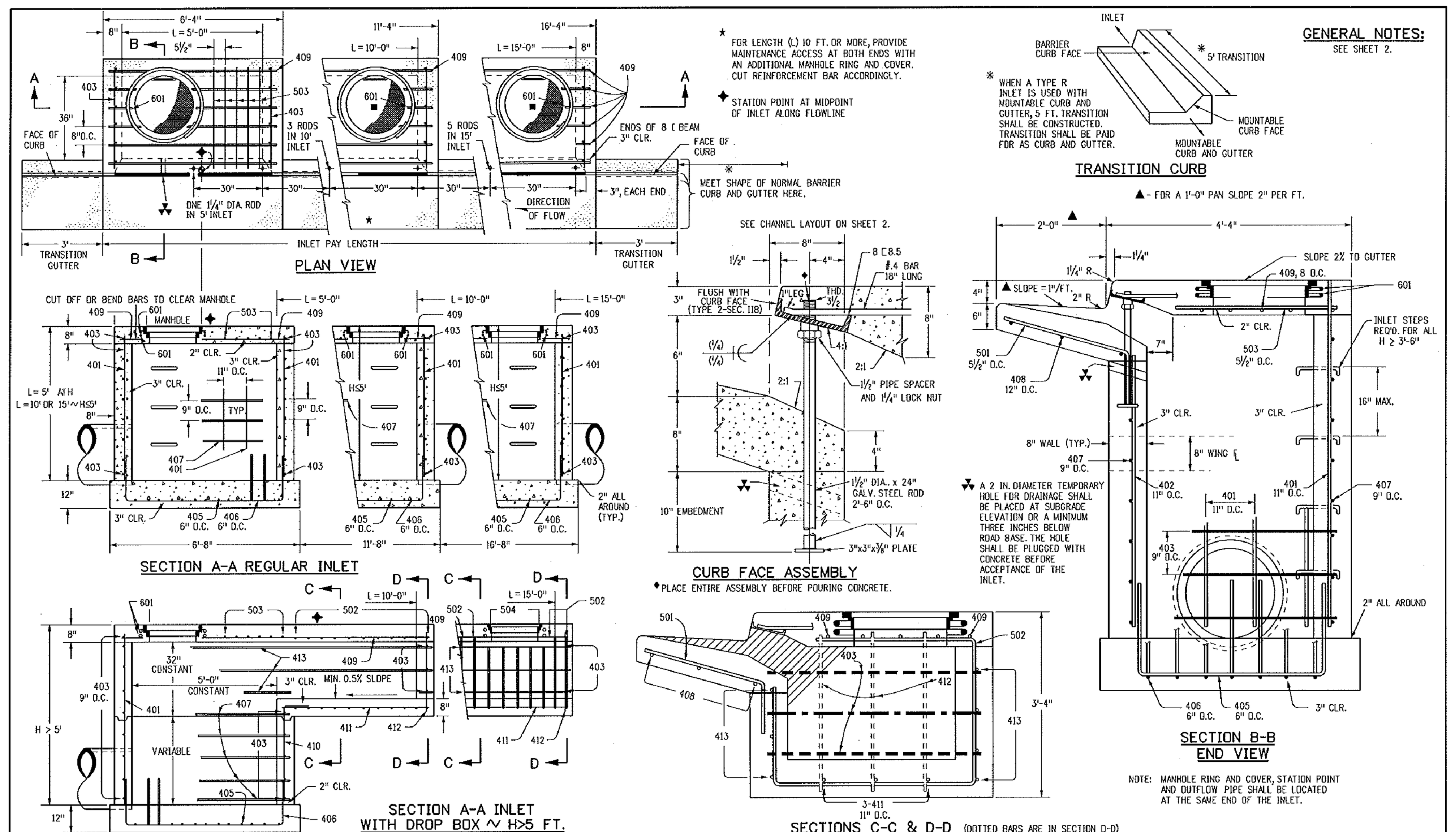
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

ROADWAY DETAIL SHEET

DATE:
AUG 2, 2022

PROJECT NO.
100.067

SHEET NUMBER
C10.1
TOTAL SHEETS: 29



★ FOR LENGTH (L) 10 FT. OR MORE, PROVIDE MAINTENANCE ACCESS AT BOTH ENDS WITH AN ADDITIONAL MANHOLE RING AND COVER. CUT REINFORCEMENT BAR ACCORDINGLY.

♦ STATION POINT AT MIDPOINT OF INLET ALONG FLOWLINE

* WHEN A TYPE R INLET IS USED WITH MOUNTABLE CURB AND GUTTER, 5 FT. TRANSITION SHALL BE CONSTRUCTED. TRANSITION SHALL BE PAID FOR AS CURB AND GUTTER.

A 2 IN. DIAMETER TEMPORARY HOLE FOR DRAINAGE SHALL BE PLACED AT SUBGRADE ELEVATION OR A MINIMUM THREE INCHES BELOW ROAD BASE. THE HOLE SHALL BE PLUGGED WITH CONCRETE BEFORE ACCEPTANCE OF THE INLET.

GENERAL NOTES:
SEE SHEET 2.

Computer File Information		Sheet Revisions	
Creation Date: 07/04/12	Initials: DD	Date:	Comments
Last Modification Date: 07/04/12	Initials: LTA		
Full Path: www.coloradodot.info/business/designsupport			
Drawing File Name: 6040120102.dgn			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			

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
Issued By: Project Development Branch July 4, 2012
STANDARD PLAN NO. M-604-12
Sheet No. 1 of 2

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

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	LENGTH	INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D.	LENGTH	L = 15 FT. NO. REQ'D.	LENGTH	INLETS: H > 5 FT. L = 10 FT. NO. REQ'D.	LENGTH	L = 15 FT. NO. REQ'D.	LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	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"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3		3	*
411	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■ 8[8.5				1 (2 BARS, 1 RODS)	5'-10"	1 (4 BARS, 3 RODS)	10'-10"	1 (8 BARS, 5 RODS)	15'-10"	1 (4 BARS, 3 RODS)	10'-10"	1 (8 BARS, 5 RODS)	15'-10"

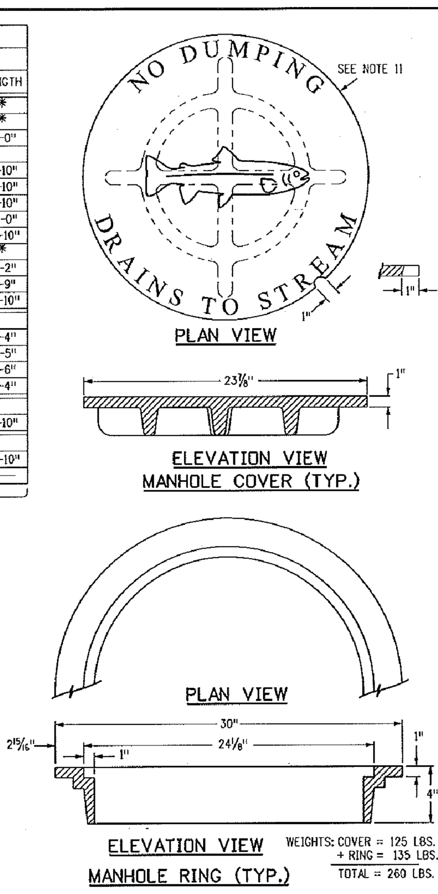
REGULAR INLETS — DROP BOX INLETS

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

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

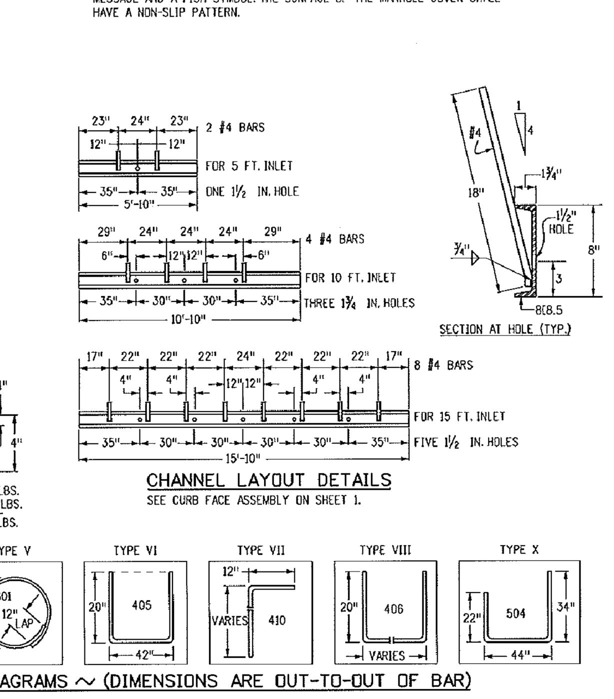
"H"	LENGTH 401	LENGTH 402	LENGTH 410	NO. REQ'D. REGULAR 403	REGULAR 407	NO. REQ'D. DROP BOX 403	DROP BOX 407	L = 5 FT. CONC. CU. YDS.	STEEL LBS.	L = 10 FT. CONC. CU. YDS.	STEEL LBS.	L = 15 FT. CONC. CU. YDS.	STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	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"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	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.



GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ IN. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.



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Last Modification Date: 07/04/12	Initials: LTA		
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Drawing File Name: 6040120202.dgn			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			

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
Issued By: Project Development Branch July 4, 2012
STANDARD PLAN NO. M-604-12
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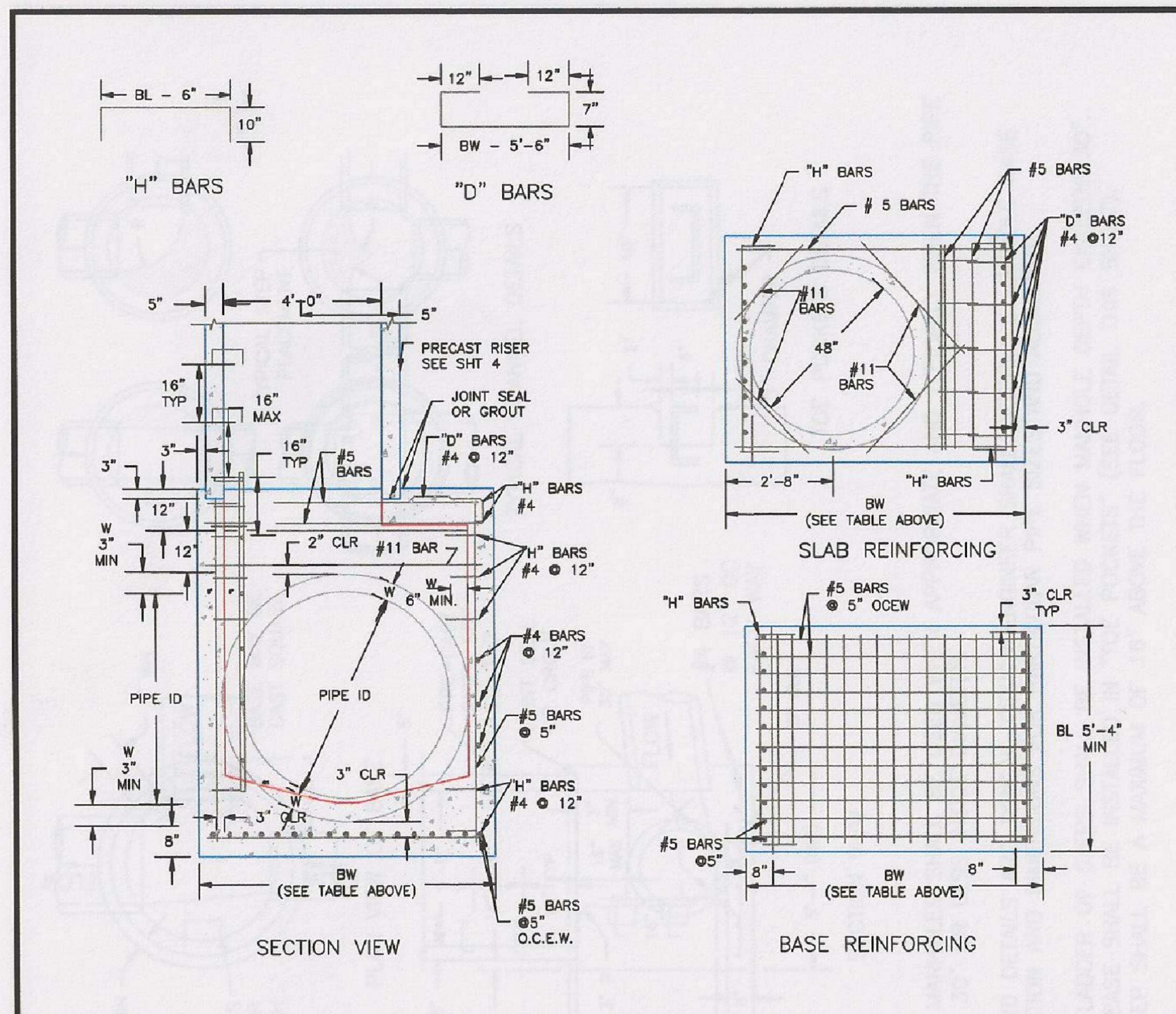


PIPE ID	BW
48" AND SMALLER	6'-4"
54"	6'-10"
60" AND LARGER	OD + 16"

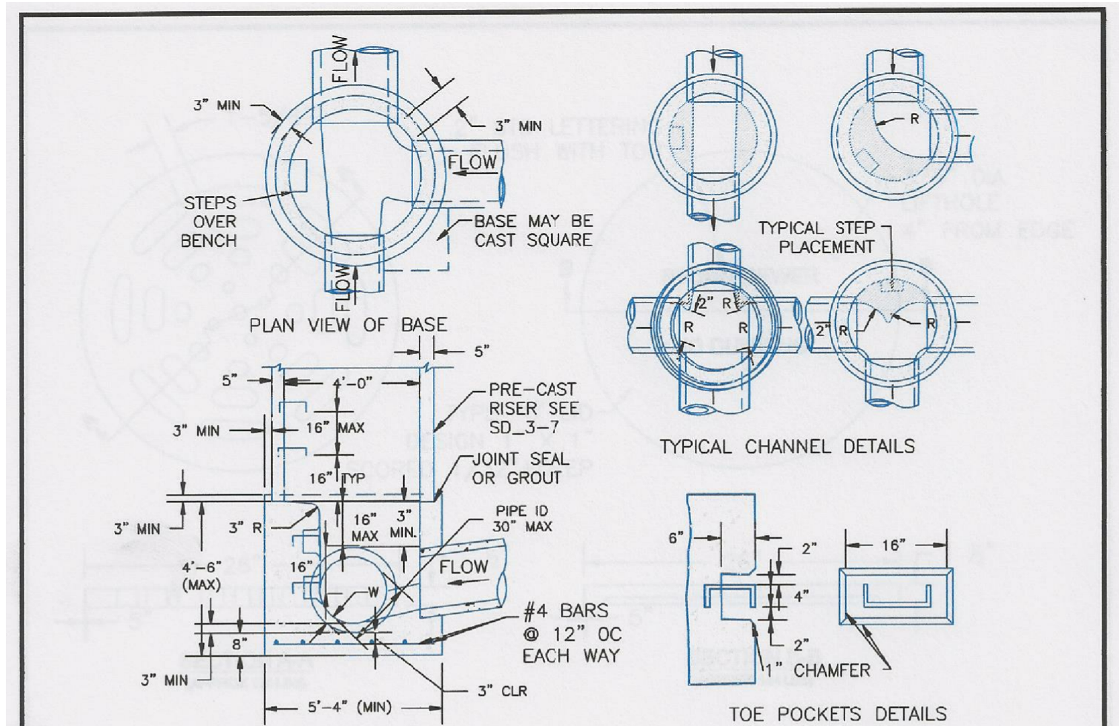
NOTES

1. TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D..
2. VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
3. EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE BE A MAXIMUM OF 16" ABOVE THE FLOOR.
4. FLOOR OF THE MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., ½" PER FT. MIN). FLOOR SHALL BE SHAPED AND CHANNELED; SEE SD_3-2 FOR TYPICAL CHANNEL DETAILS.

SCALE: NOT TO SCALE

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

Storm Sewer Manhole Detail
Type I
Standard Drawing
REVISION DATE: 7/9/09
FILE NAME: SD_3-1
EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



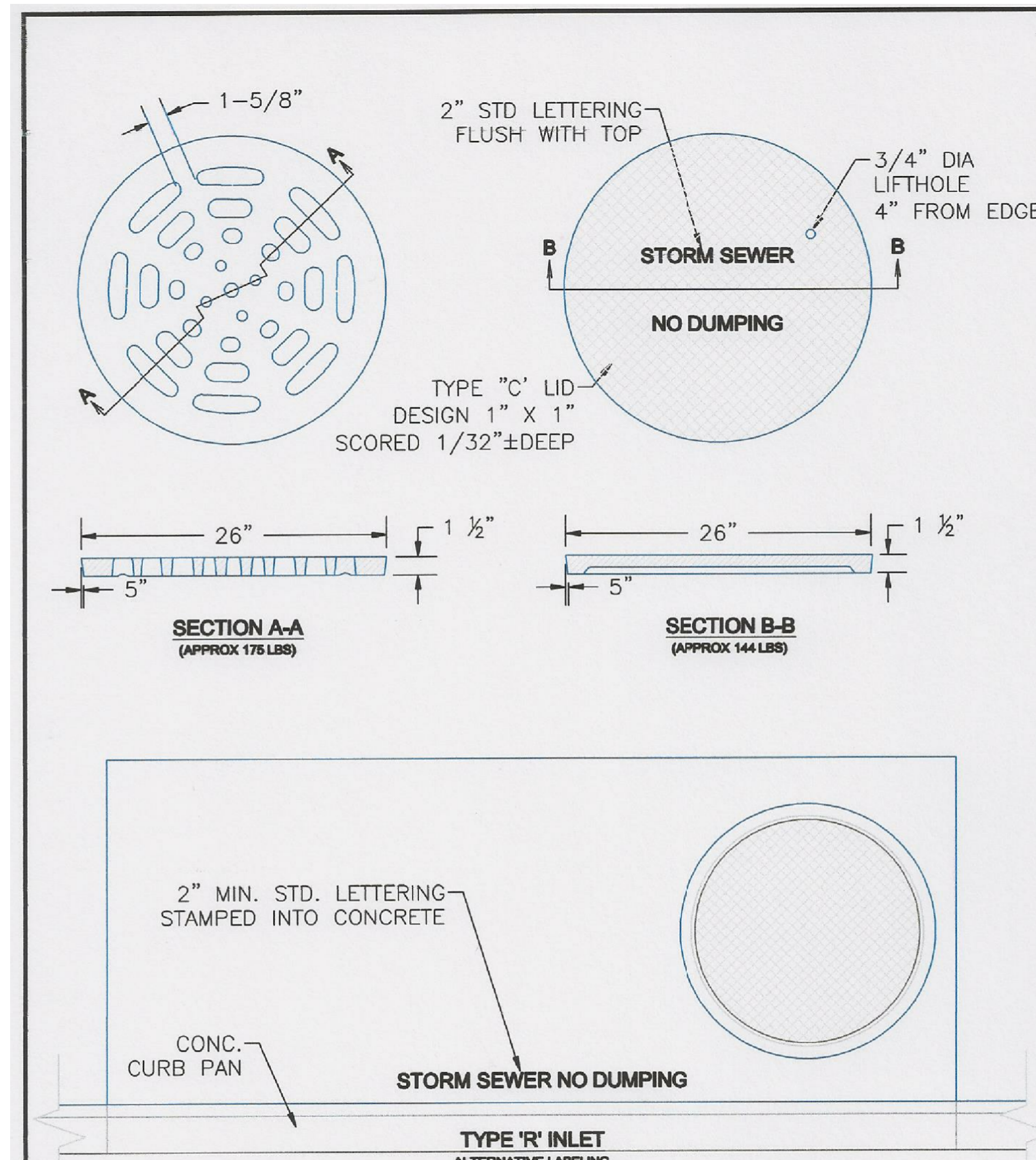
NOTES

1. TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
3. EITHER LADDER OF STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., ½" PER FOOT. MIN.).
6. FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1., ½" PER FT. MIN.) . FLOOR SHALL BE SHAPED AND CHANNELED; SEE DETAILS THIS SHEET.

SCALE: NOT TO SCALE

DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Detail
Type II
Standard Drawing
REVISION DATE: 11/10/04
FILE NAME: SD_3-2
EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



SCALE: NOT TO SCALE

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

Storm Sewer Manhole Details
Standard Drawing
REVISION DATE: 9/16/10
FILE NAME: SD_3-5
EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

AS-BUILT
STREET-STM
FEB 9, 2024

EPC 9/13/2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

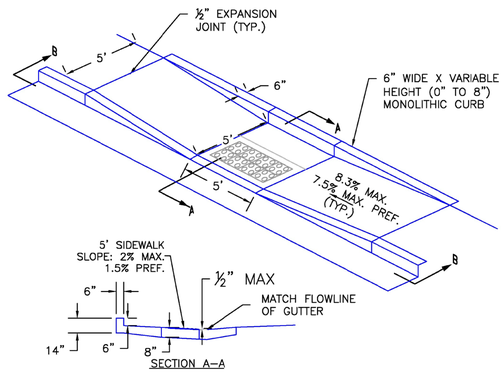
PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

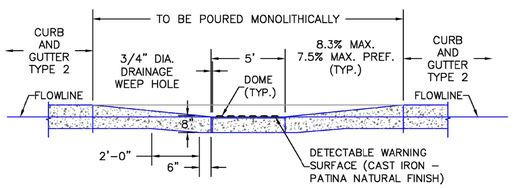
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STORM SEWER DETAILS

COLORADO REGISTERED PROFESSIONAL ENGINEER RICHARD L. SCHINDLER 33997 8-2-2022

DATE: AUG 2, 2022
PROJECT NO. 100.067
SHEET NUMBER C10.2
TOTAL SHEETS: 29





SECTION B–B

SCALE: NOT TO SCALE

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

AS-BUILT
STREET-STM
FEB 9, 2024

EPC 9/13/2022

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 763.170.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 2
FONTAINE BLVD & WALLACE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

ROADWAY DETAIL SHEET

REGISTERED PROFESSIONAL ENGINEER 33997 9-2-2022

DATE: AUG 2, 2022

PROJECT NO. 100.067

SHEET NUMBER C10.3

TOTAL SHEETS: 29