

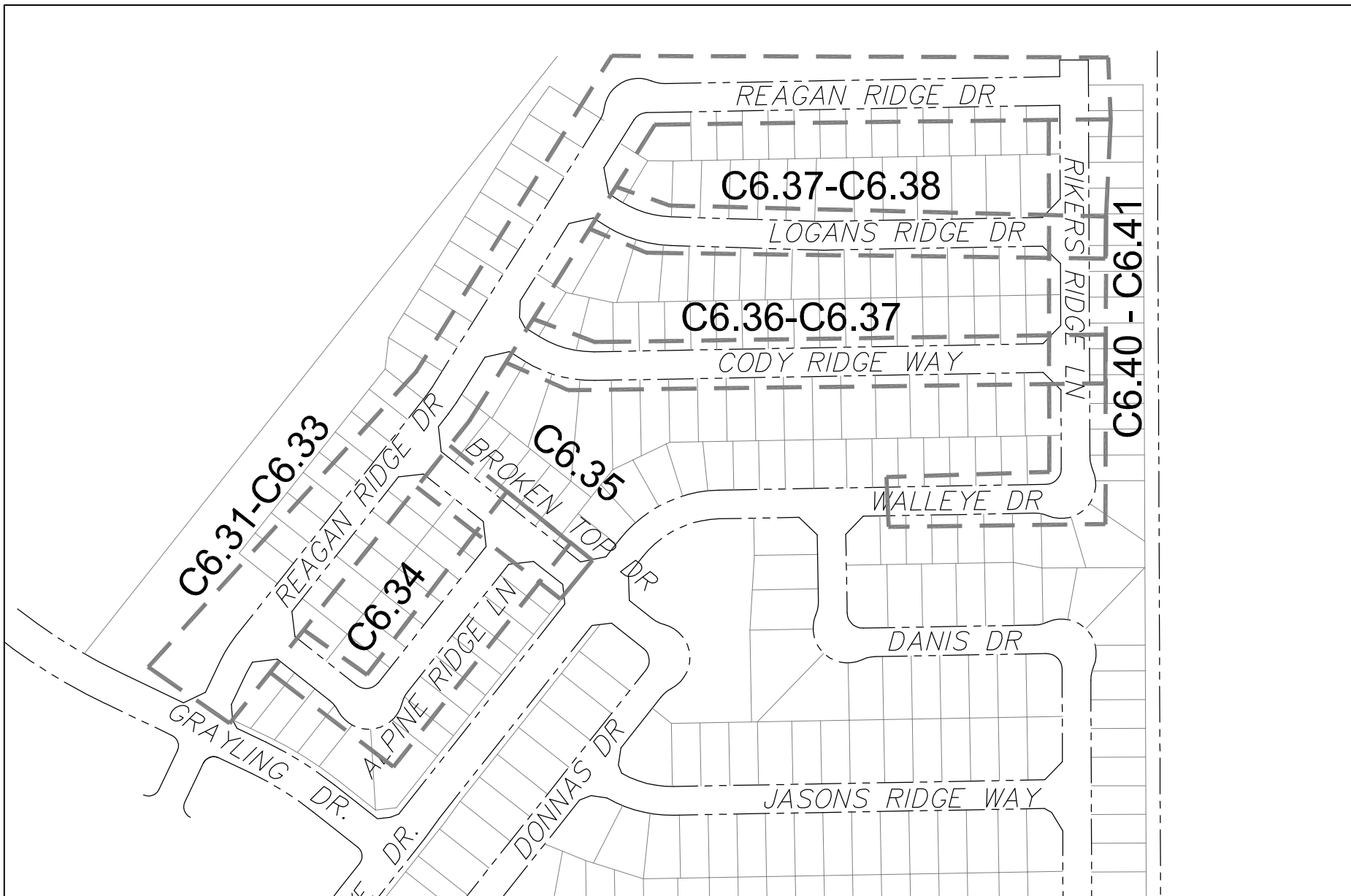
CONSTRUCTION PLANS FOR THE RIDGE AT LORSON RANCH FILING NO. 3

STREET & STORM SEWER CONSTRUCTION PLANS



Know what's below.
Call before you dig.

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



KEY MAP
NO SCALE



VICINITY MAP
NO SCALE

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

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SHEET NO.	SHEET DESCRIPTION
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DEVELOPER'S STATEMENT

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

BUSINESS NAME _____

BY Richard L. Schindler DATE AUG 2, 2022

TITLE MANAGER

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



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-S --- PROPOSED WATERMAIN
- SS-S --- EXISTING SANITARY SEWER
- SS-S --- PROPOSED SANITARY SEWER
- SS-24 --- EXISTING 24" SANITARY SEWER
- G --- EXISTING GASMAIN
- E --- EXISTING UNDERGROUND ELECTRIC
- OHE --- EXISTING OVERHEAD ELECTRIC
- TV --- EXISTING CABLE TV
- T --- EXISTING PHONE OR FIBER OPTIC
- EXISTING STORM DRAIN
- PROPOSED STORM SEWER
- EXISTING MANHOLES
- PROPOSED SANITARY AND STORM MANHOLES
- EXISTING AND PROPOSED WATERMAIN VALVES
- EXISTING AND PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE
- PROPOSED STORM SEWER INLET

CONSTRUCTION APPROVAL

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

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

APPROVED
Engineering Department
09/15/2022 10:46:00 AM
Joshua Palmer
EPC Planning & Community Development Department

JOSHUA PALMER, COUNTY ENGINEER
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 FOR MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

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.

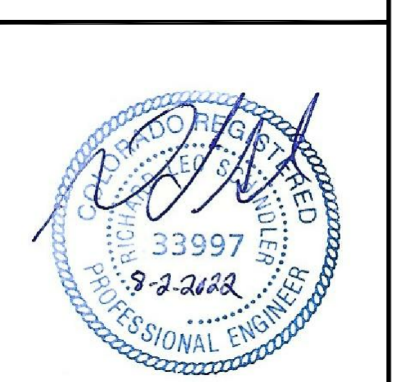
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CORE ENGINEERING GROUP
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BURNSVILLE, MN 55306
CONTACT: RICHARD L. SCHINDLER, P.E.
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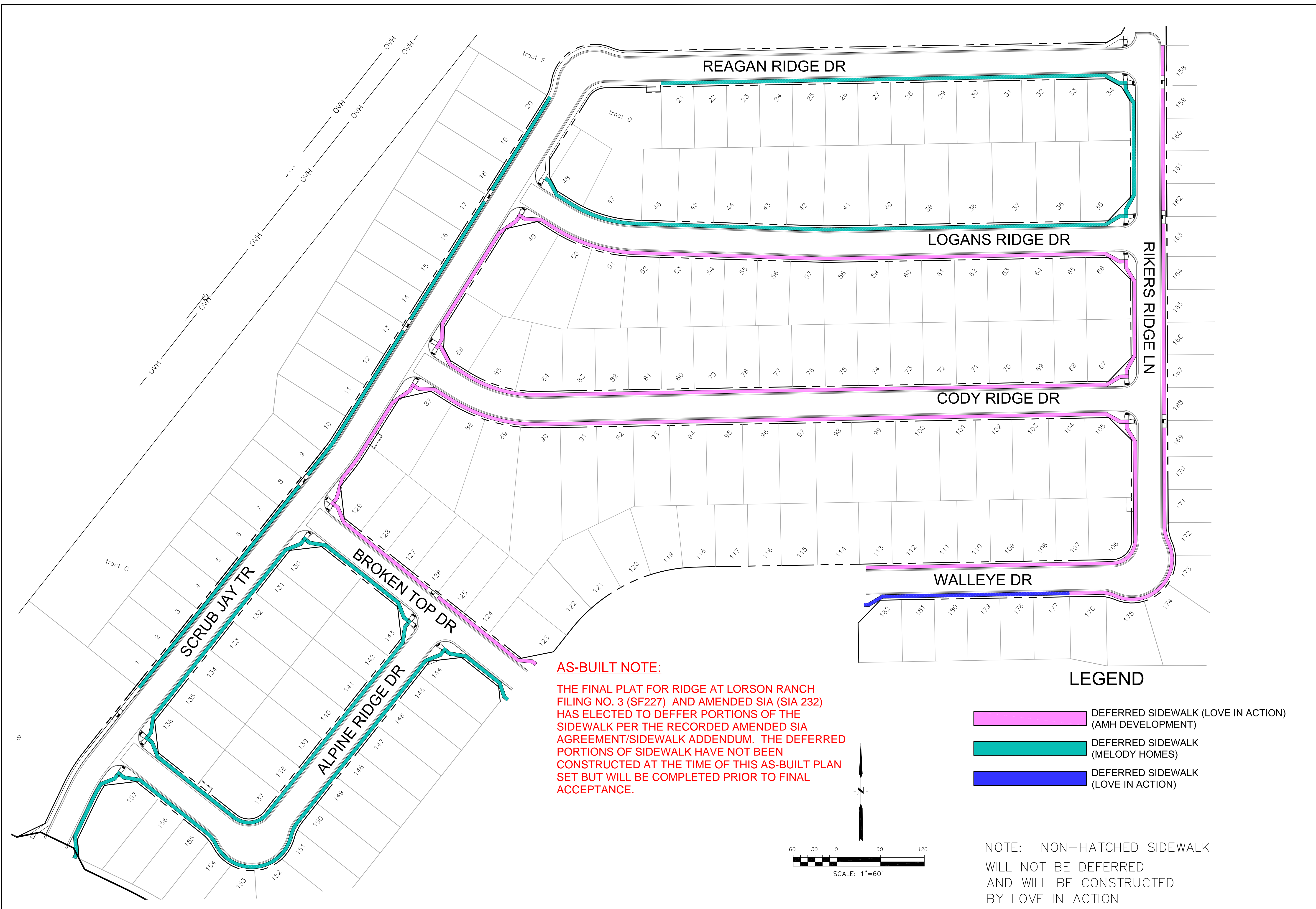
DATE: _____
DESCRIPTION: _____
NO: _____
PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

**THE RIDGE AT LORSON RANCH FIL NO. 3
STREET & STORM SEWER
CONSTRUCTION PLANS**



DATE: AUG 2, 2022
PROJECT NO. 100.068
SHEET NUMBER C1.1
TOTAL SHEETS: 18



AS-BUILT NOTE:

THE FINAL PLAT FOR RIDGE AT LORSON RANCH FILING NO. 3 (SF227) AND AMENDED SIA (SIA 232) HAS ELECTED TO DEFER PORTIONS OF THE SIDEWALK PER THE RECORDED AMENDED SIA AGREEMENT/SIDEWALK ADDENDUM. THE DEFERRED PORTIONS OF SIDEWALK HAVE NOT BEEN CONSTRUCTED AT THE TIME OF THIS AS-BUILT PLAN SET BUT WILL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

LEGEND

- DEFERRED SIDEWALK (LOVE IN ACTION) (AMH DEVELOPMENT)
- DEFERRED SIDEWALK (MELODY HOMES)
- DEFERRED SIDEWALK (LOVE IN ACTION)

NOTE: NON-HATCHED SIDEWALK WILL NOT BE DEFERRED AND WILL BE CONSTRUCTED BY LOVE IN ACTION

CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100
 PMB 719 570 1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____

PROJECT: RIDGE AT LORSON RANCH FILING NO. 3
 RANCH DR, LAUREL, CO
 COLORADO SPRINGS, COLORADO

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

**SIDEWALK ADDENDUM
 RIDGE AT
 LORSON RANCH FILING NO. 3**

DATE: DECEMBER 20, 2023
 PROJECT NO. 100.068
 SHEET NUMBER 1
 TOTAL SHEETS: 1

CONSTRUCTION NOTES

- ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
- EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM DREXEL, BARRELL & CO., JULY, 2005. SUPPLEMENTAL SURVEY DATA WAS OBTAINED FOR MARKSHEFFEL ROAD FROM M&S CIVIL GROUP IN NOVEMBER, 2016. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
- DEPTH OF MOISTURE-DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
BASE OF ALL CUTS AND FILLS - 12 INCHES,
FULL DEPTH OF ALL EMBANKMENTS
- THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
- THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
- PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED 988 FRONT-END LOADER OR SIMILAR HEAVY RUBBER Tired VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER-EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) AT 0 TO +4.0% OF OPTIMUM MOISTURE CONTENT FOR A-6 AND A-7-6 SOILS ENCOUNTERED. OTHER SUBGRADE TYPES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED (18 INCHES FOR A-7-6 SOILS BELOW FULL-DEPTH ASPHALT CONCRETE) AND COMPACTED AS OUTLINED ABOVE PRIOR TO PAVING OPERATIONS. SUBGRADE FILL SHALL BE PLACED IN SIX-INCH LIFTS AND UNIFORMLY COMPACTED, MEETING THE REQUIREMENTS AS PREVIOUSLY DESCRIBED.
- SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
- FILL SHALL BE PLACED IN 8-INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:
 - HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.
 - TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.
 - CONCRETE WASH AREAS.
 - INLET PROTECTION.
 THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
- FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR LORSON RANCH.

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORKS DEPARTMENT AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PUBLIC WORKS DEPARTMENT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

STORM SEWER NOTES:

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

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

DATE: _____
DESCRIPTION: _____
NO: _____
PROJECT: THE RIDGE AT LORSON RANCH FIL. NO. 3
RANCH FIL. NO. 3
212 N. WASHBACH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

**THE RIDGE AT LORSON RANCH FIL NO. 3
STREET / STORM SEWER
NOTES**



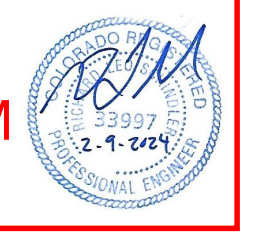
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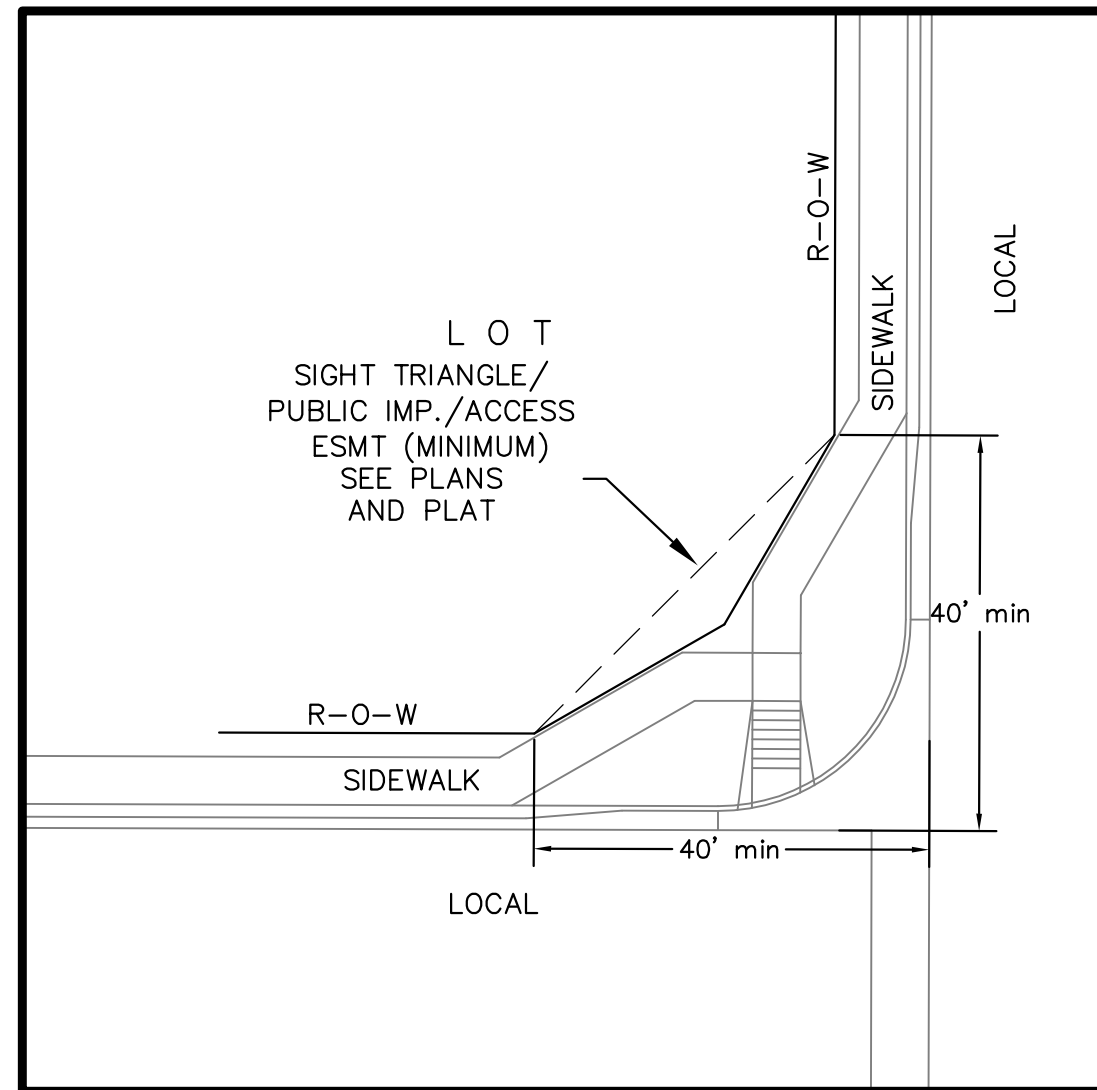
PROJECT NO. 100.068

SHEET NUMBER C1.2

TOTAL SHEETS: 18

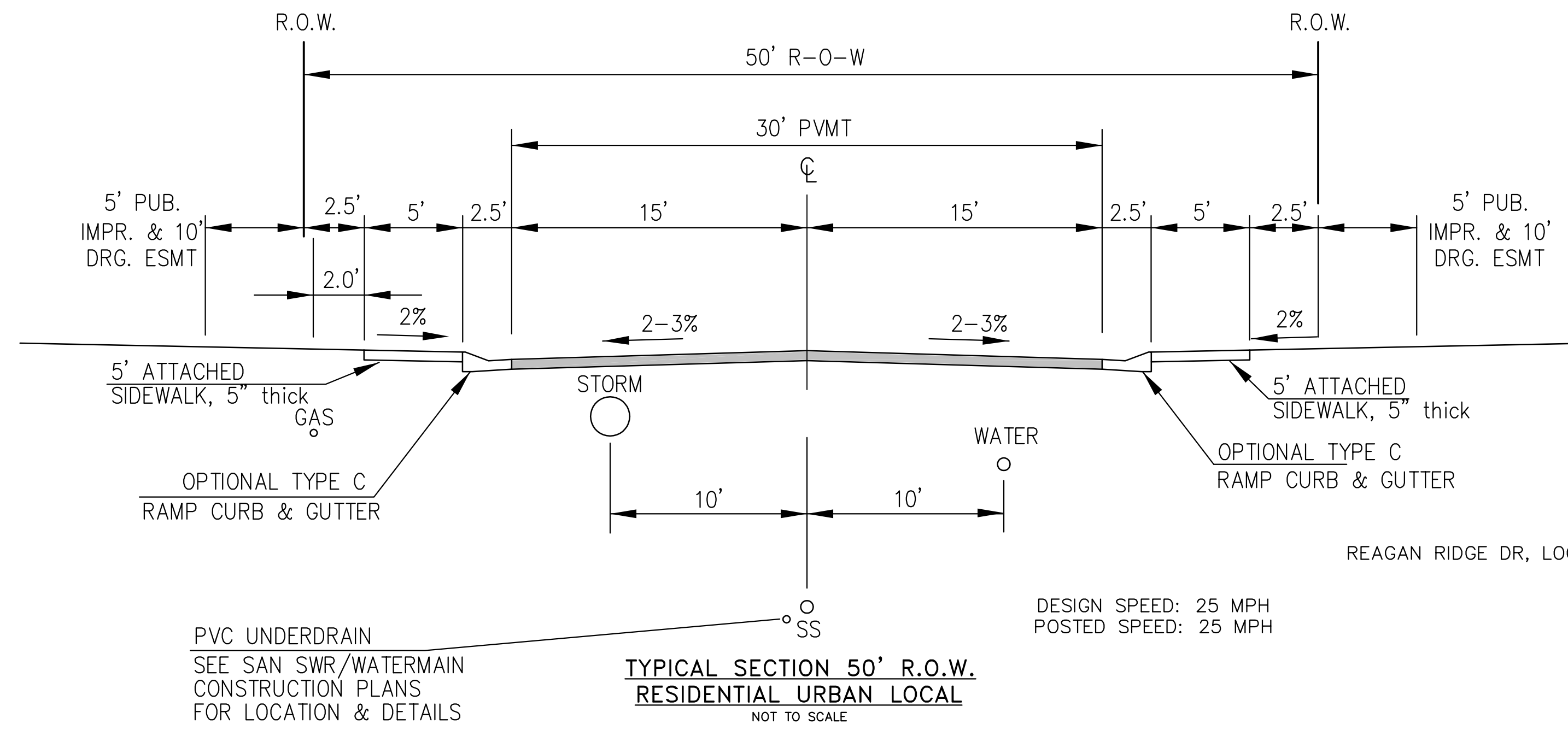
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STREET-STM
FEB 9, 2024





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

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



**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

REAGAN RIDGE DR, LOGANS RIDGE LN, CODY RIDGE WAY, WALLEYE DR, RIKERS RIDGE LANE,
BROKEN TOP DR, ALPINE RIDGE LANE

**CORE
ENGINEERING GROUP**
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PH: 719.570.1100
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DATE: _____
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LORSON, LLC
212 N. WASHACH AVE., SUITE 301
COLORADO SPRINGS, CO 80903
CONTACT: JEFF MARK

PROJECT:
**THE RIDGE AT LORSON
RANCH FIL. NO. 3**
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

TYPICAL SECTIONS

**AS-BUILT
STREET-STM
FEB 9, 2024**



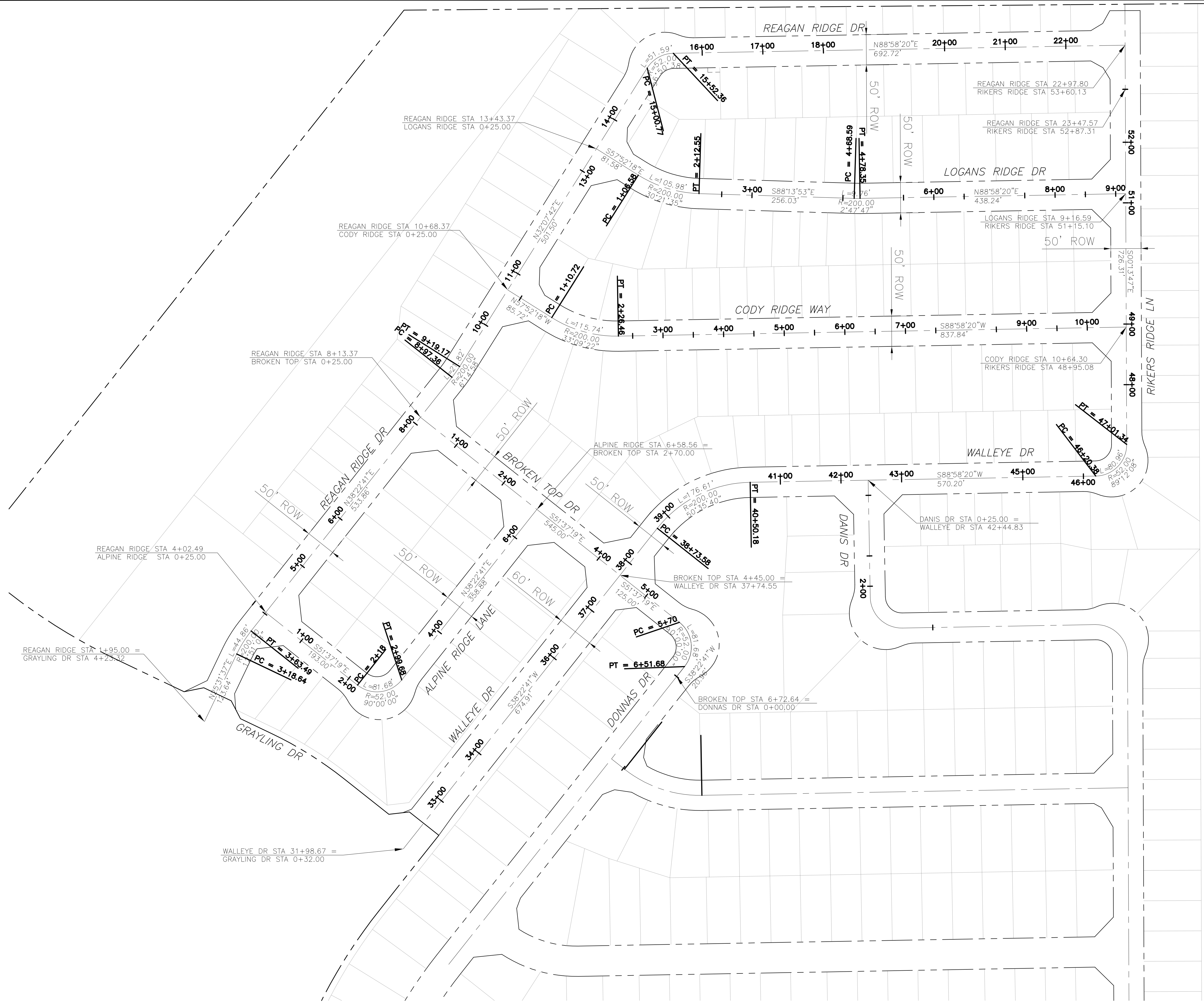
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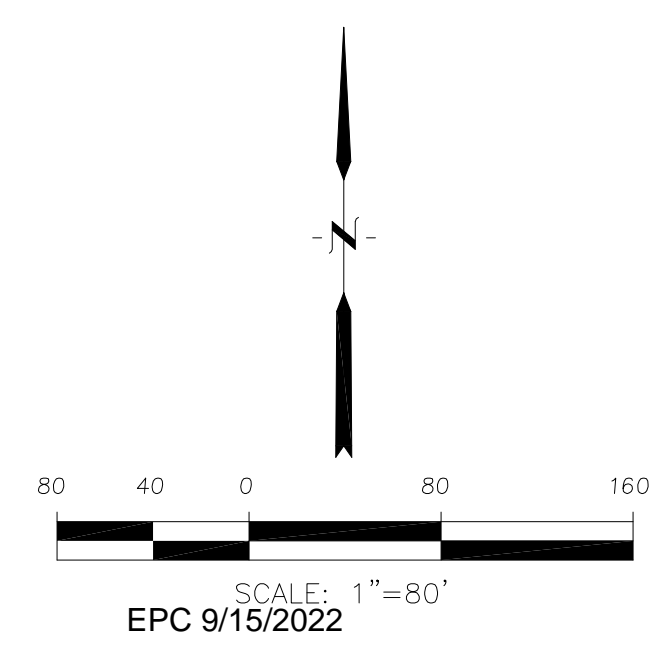
SHEET NUMBER
C1.3

TOTAL SHEETS: 18

EPC 9/15/2022



**AS-BUILT
STREET-STM
FEB 9, 2024**



**CORE
ENGINEERING GROUP**
15004 1ST AVENUE S,
BURNING WOOD, CO 80903
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

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

PROJECT:
**THE RIDGE AT LORSON
RANCH FIL NO. 3**
FOR THE BLDG. WALLEYE DR
COLORADO SPRINGS, COLORADO

**THE RIDGE
AT LORSON RANCH FIL NO. 3
HORIZONTAL CONTROL PLAN**

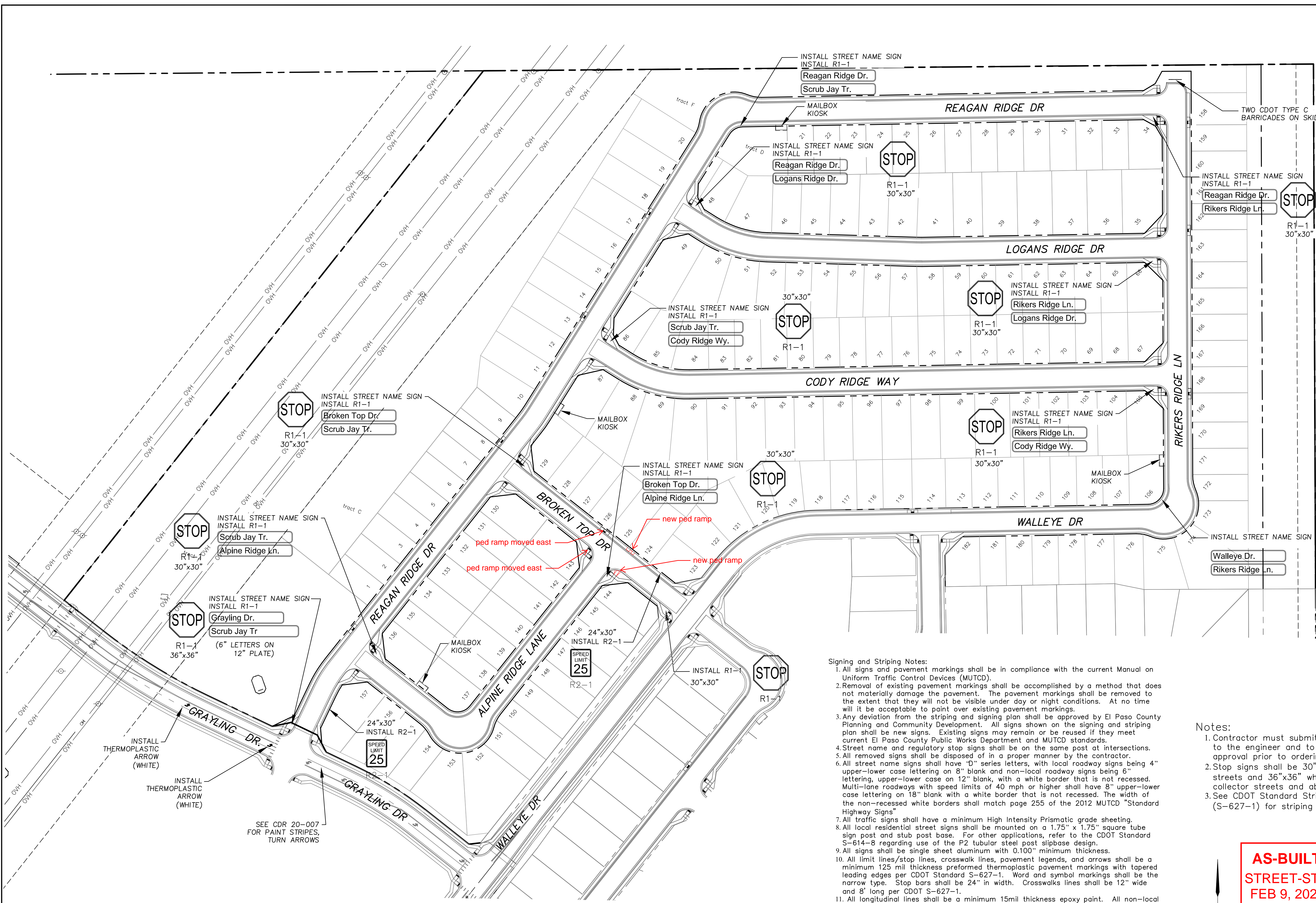


DATE:
AUG 2, 2022

PROJECT NO.
100.068

SHEET NUMBER
C2.1

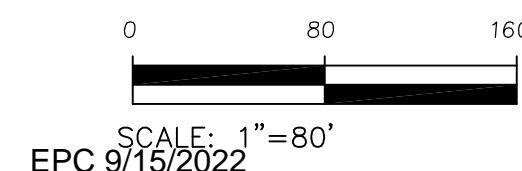
TOTAL SHEETS: 18



- 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
 - Stop signs shall be 30"x30" for local streets and 36"x36" when crossing collector streets and above
 - See CDOT Standard Striping Detail (S-627-1) for striping details.

AS-BUILT
STREET-STM
FEB 9, 2024



CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 P.O. BOX 5506
 P.O. BOX 719 570 1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

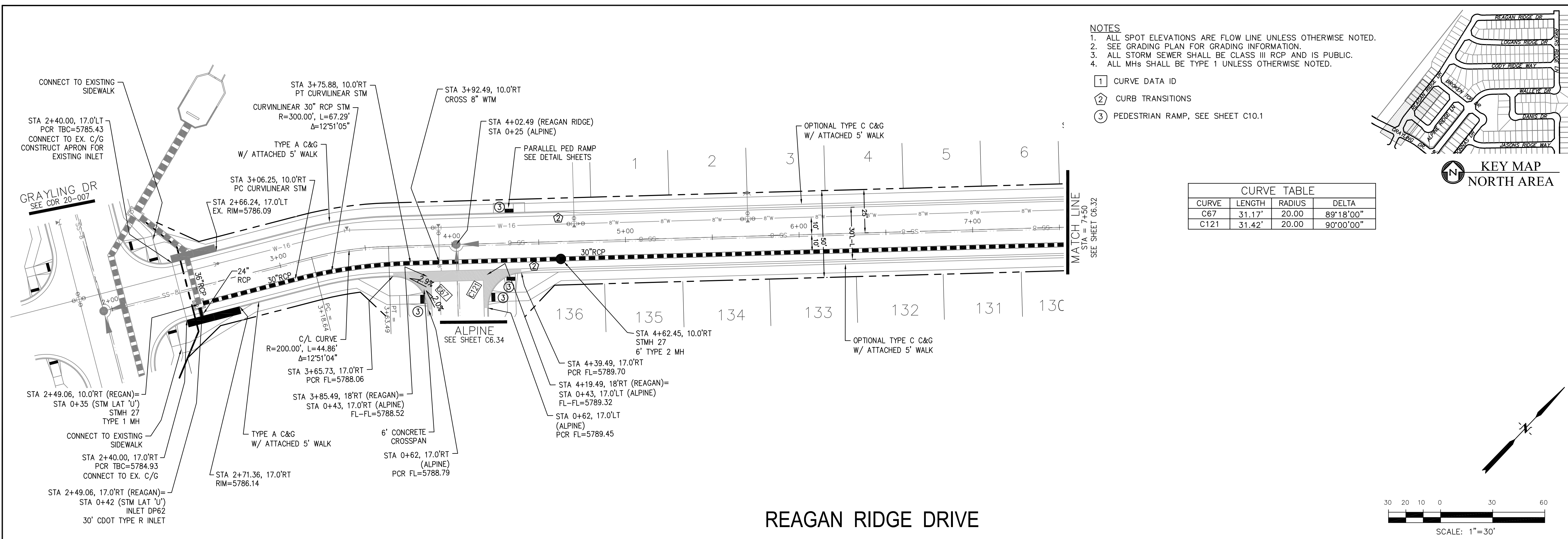
DATE: _____
 DESCRIPTION: _____
 NO: _____
 PREPARED FOR:
LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

SIGNING AND STRIPING PLAN
THE RIDGE AT LORSON RANCH FIL. NO. 3

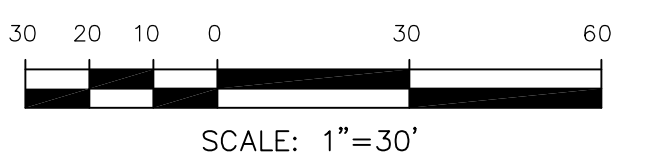
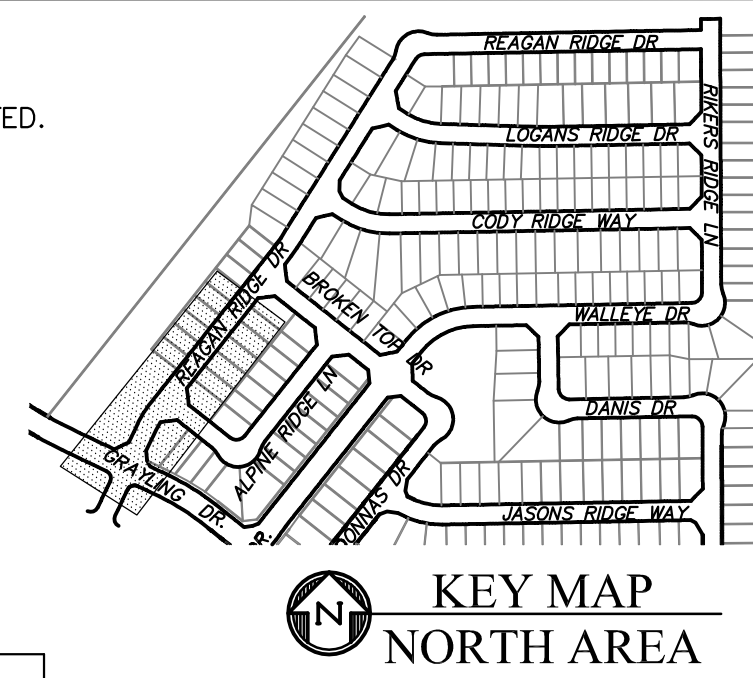


DATE:
 AUG 2, 2022
 PROJECT NO.
 100.068
 SHEET NUMBER
 C5.1
 TOTAL SHEETS: 18

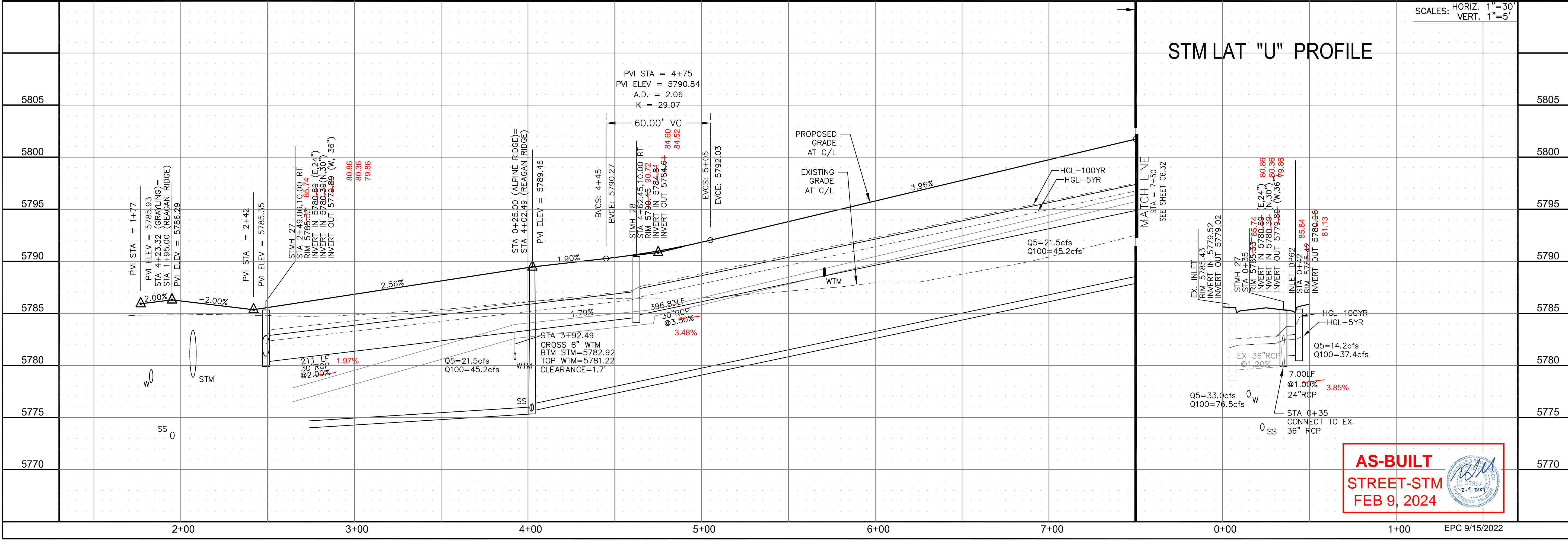


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- ① CURVE DATA ID
 - ② CURB TRANSITIONS
 - ③ PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C67	31.17'	20.00	89°18'00"
C121	31.42'	20.00	90°00'00"



REAGAN RIDGE DRIVE



AS-BUILT
STREET-STM
FEB 9, 2024

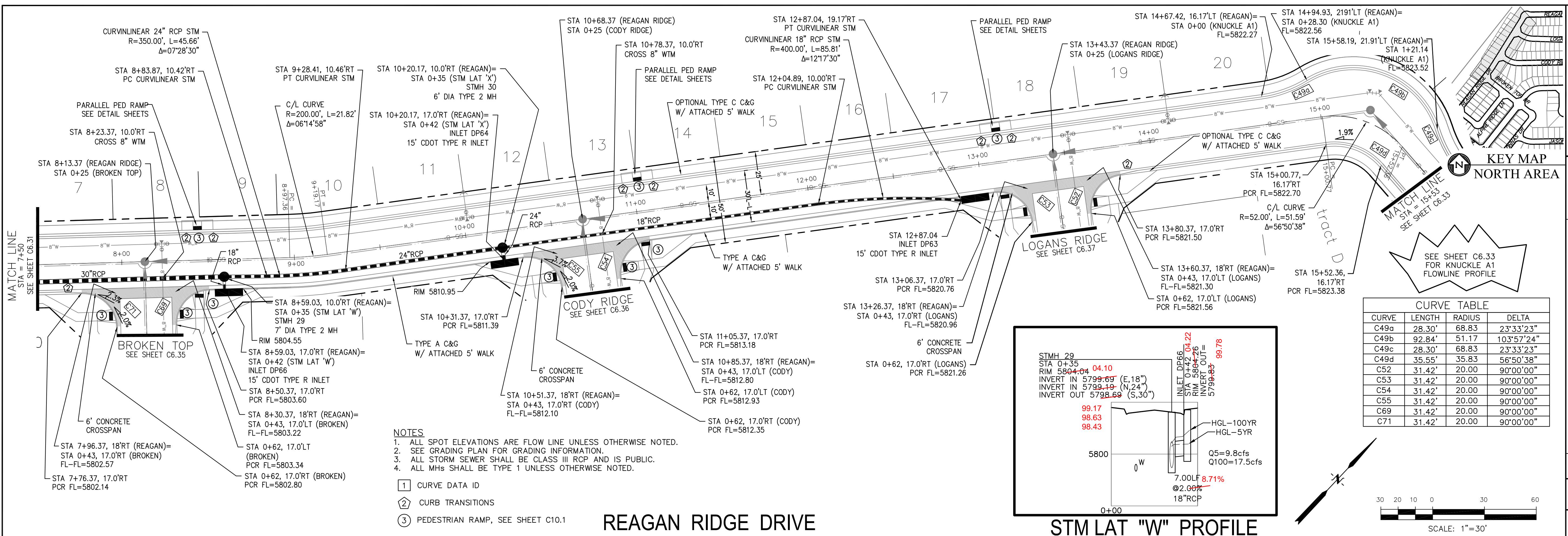
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100, SUITE 300
 PHOENIX, AZ 85006
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

THE RIDGE AT LORSON
 RANCH FIL. NO. 3
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

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

STREET / STORM - NORTH AREA
REAGAN RIDGE DRIVE
STA 1+95 TO 7+50

DATE: AUG 2, 2022
 PROJECT NO. 100.068
 SHEET NUMBER C6.31
 TOTAL SHEETS: 18



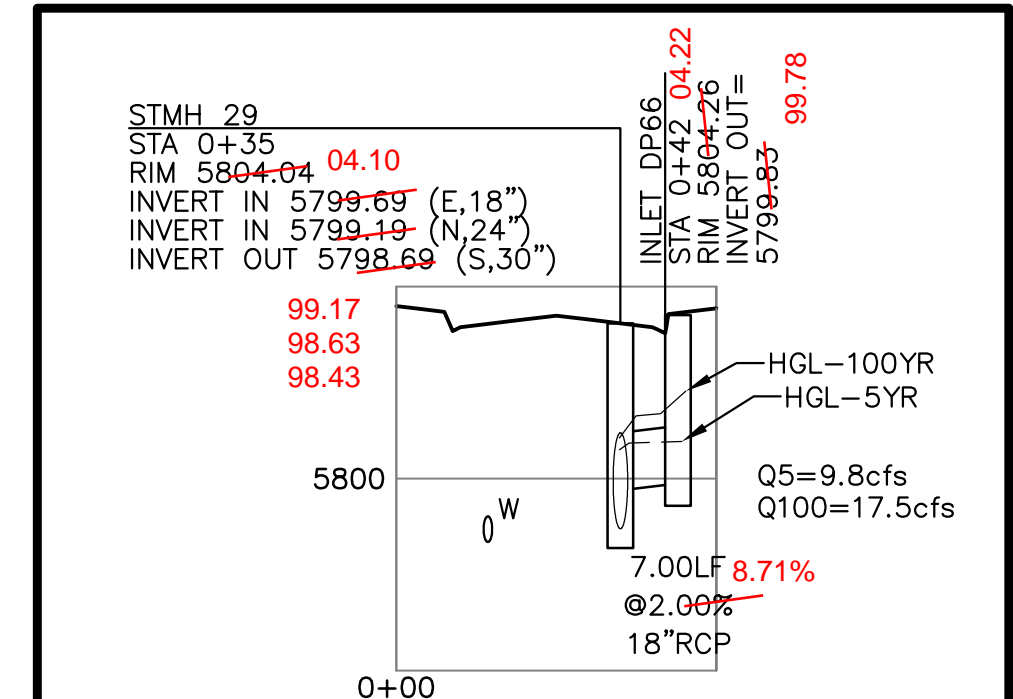
REAGAN RIDGE DRIVE

- 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.

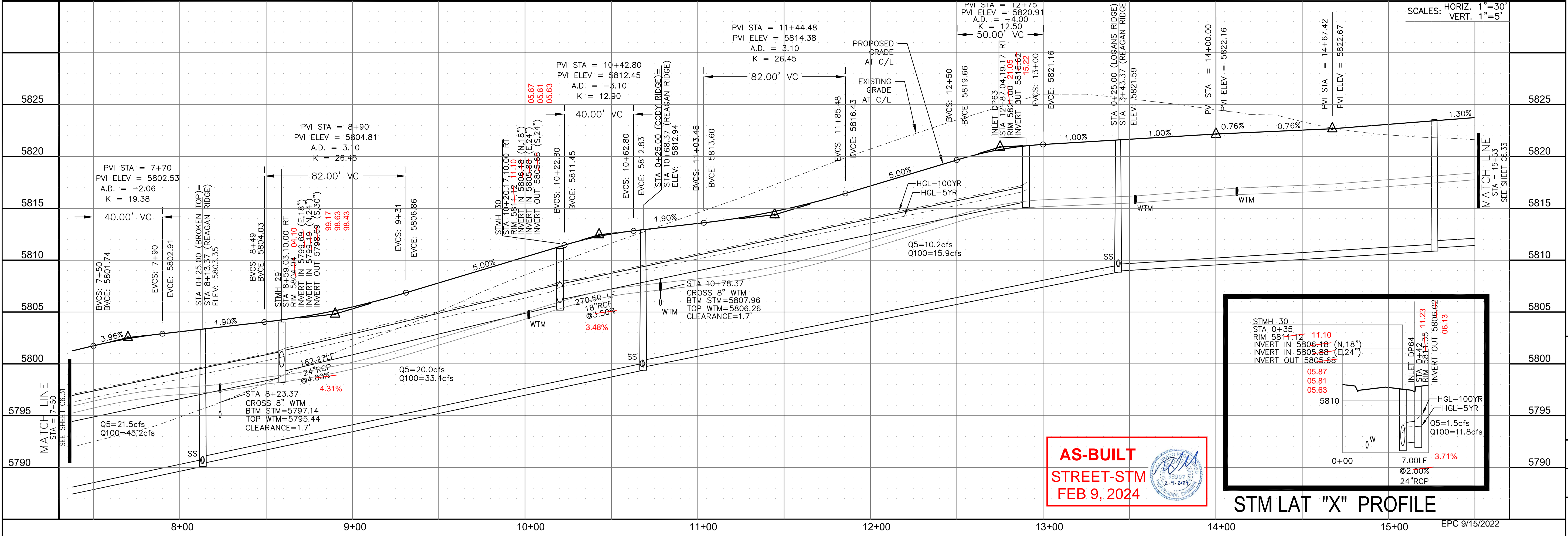
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C49a	28.30'	68.83	23°33'23"
C49b	92.84'	51.17	103°57'24"
C49c	28.30'	68.83	23°33'23"
C49d	35.55'	35.83	56°50'38"
C52	31.42'	20.00	90°00'00"
C53	31.42'	20.00	90°00'00"
C54	31.42'	20.00	90°00'00"
C55	31.42'	20.00	90°00'00"
C69	31.42'	20.00	90°00'00"
C71	31.42'	20.00	90°00'00"



STM LAT "W" PROFILE



STM LAT "X" PROFILE

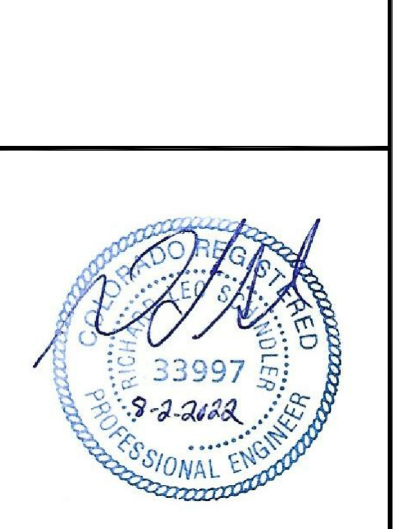
AS-BUILT
STREET-STM
FEB 9, 2024

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOODS, CO 80633
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
REAGAN RIDGE DRIVE
STA 7+50 TO 15+53



DATE:
AUG 2, 2022

PROJECT NO.
100.068

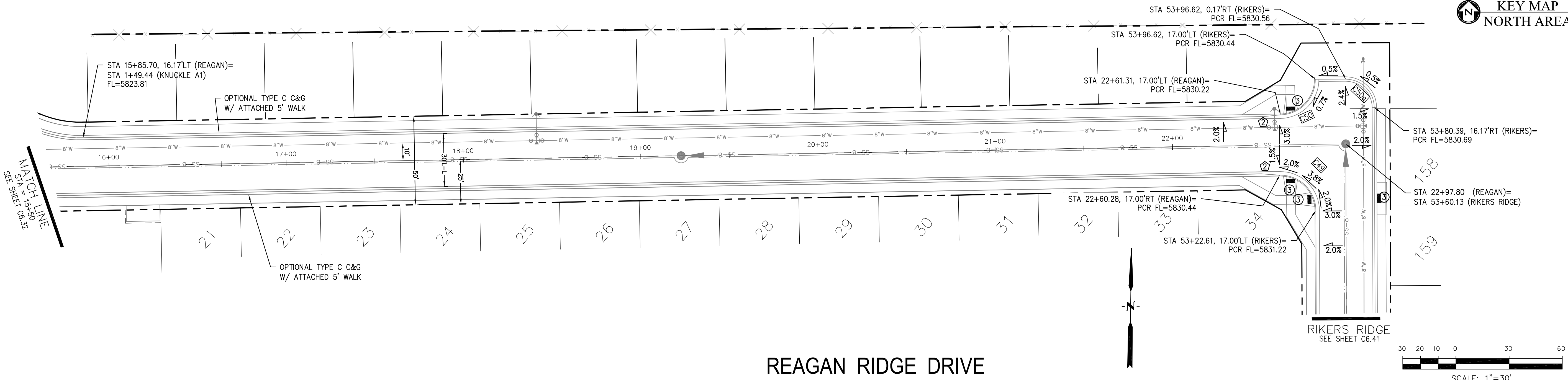
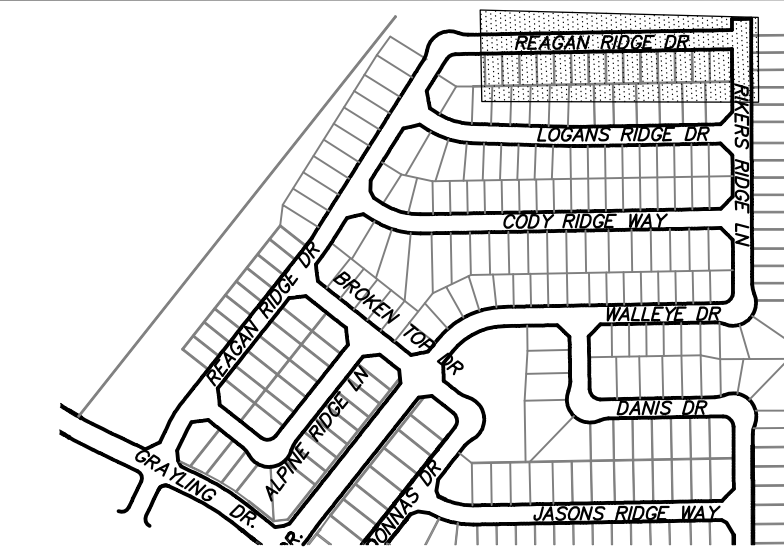
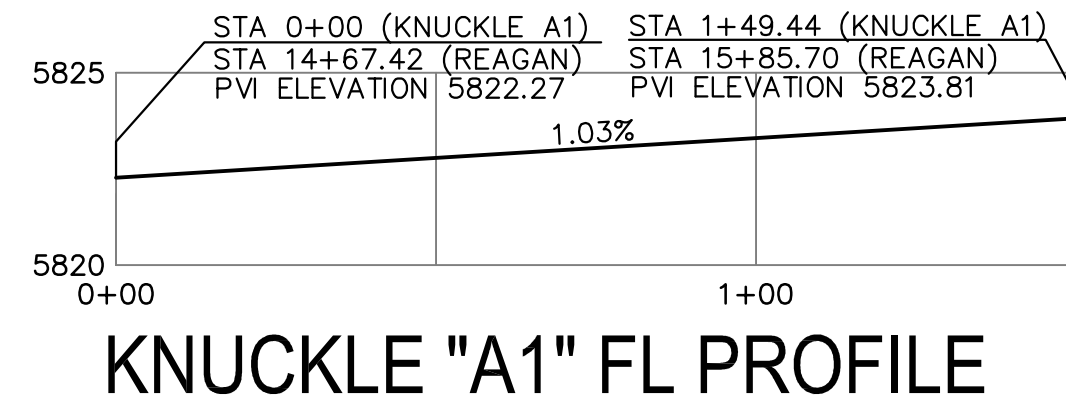
SHEET NUMBER
C6.32

TOTAL SHEETS: 18

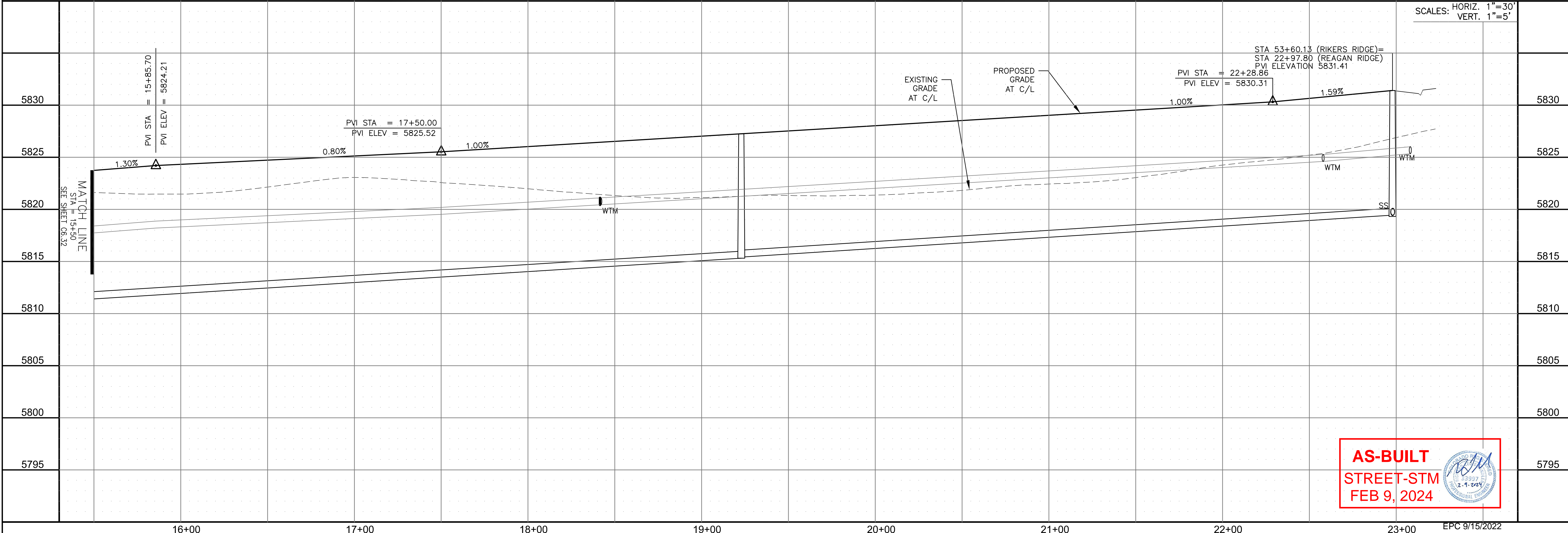
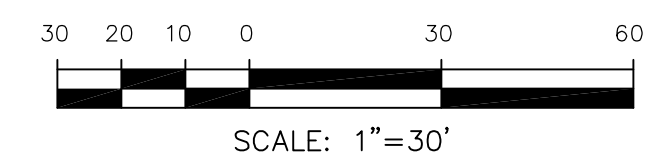
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C49	31.69'	20.00	90°47'52"
C50	31.14'	20.00	89°12'08"
C50a	25.13'	16.00	90°00'00"



REAGAN RIDGE DRIVE



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

AS-BUILT
STREET-STM
FEB 9, 2024

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

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

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

PROJECT:
THE RIDGE AT LORSON RANCH FIL. NO. 3
FOR THE USE OF WALLEY DR. COLORADO SPRINGS, COLORADO

STREET / STORM - NORTH AREA
REAGAN RIDGE DRIVE
STA 15+50 TO 22+97.80



DATE:
AUG 2, 2022

PROJECT NO.
100.068

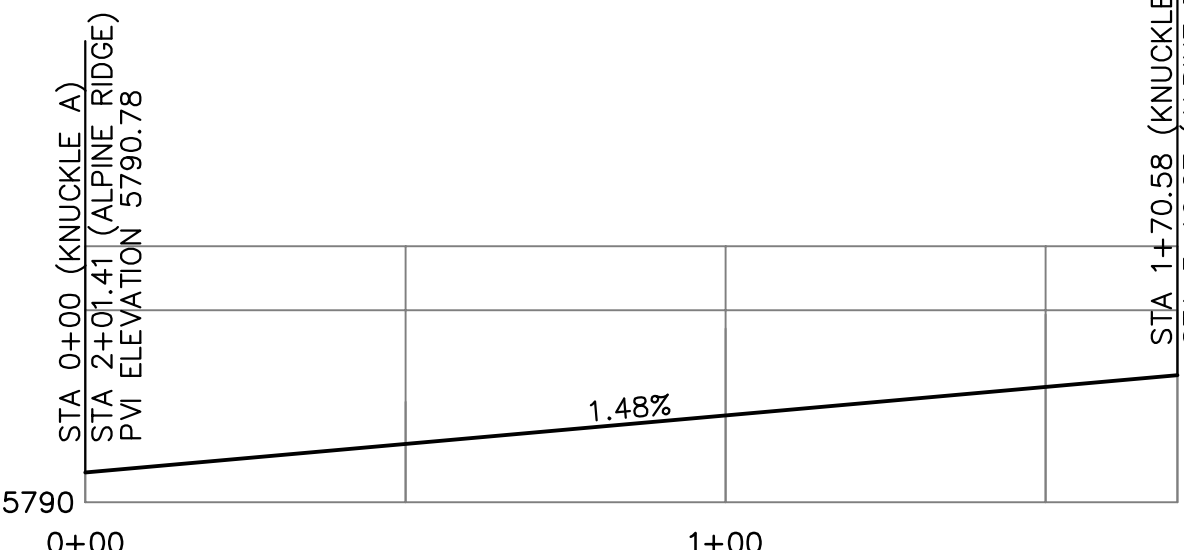
SHEET NUMBER
C6.33

TOTAL SHEETS: 18

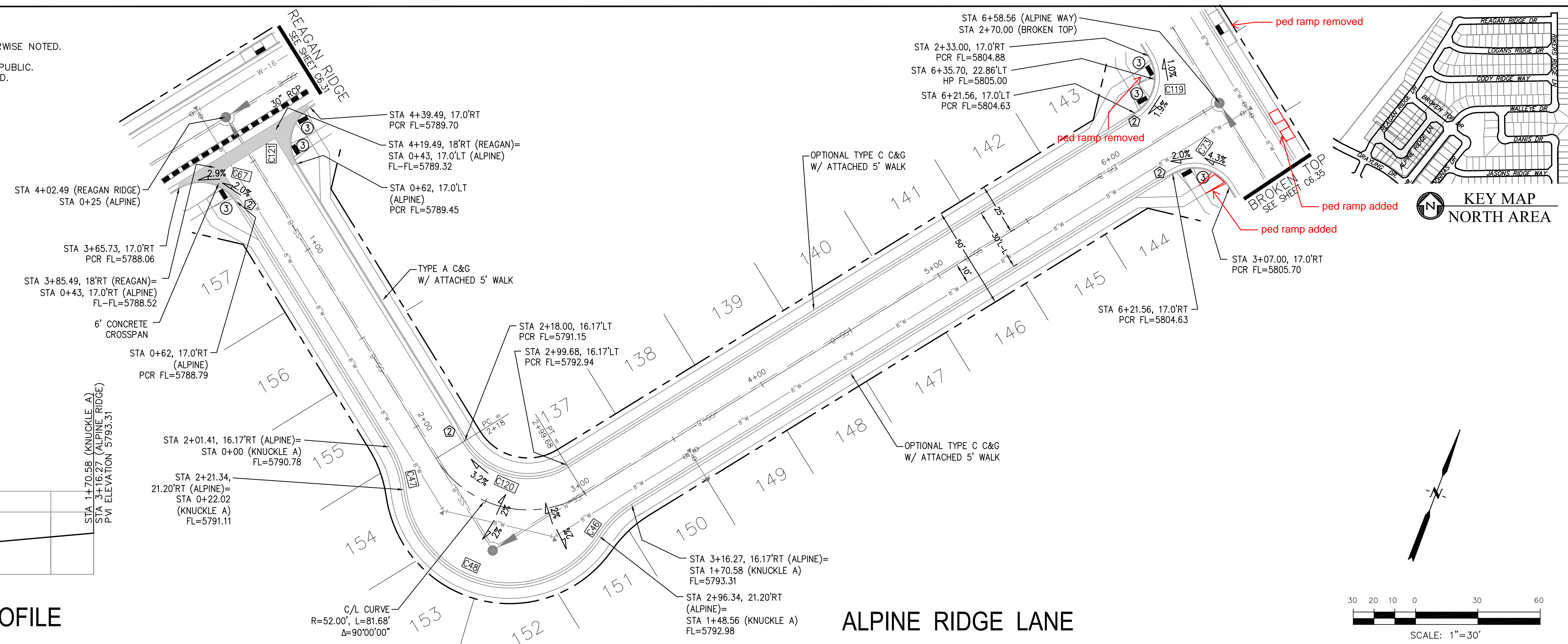
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

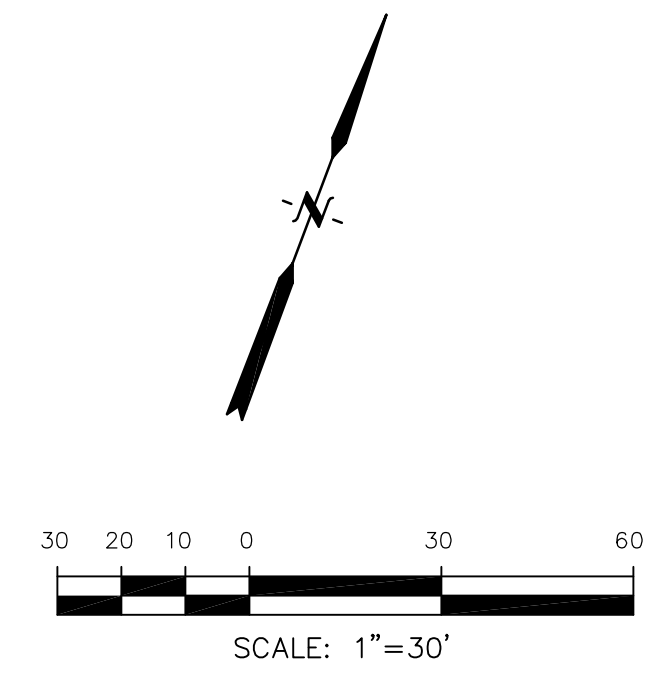
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C46	22.02'	48.83	25°50'31"
C47	22.02'	48.83	25°50'31"
C48	126.54'	51.17	141°41'02"
C67	31.17'	20.00	89°18'00"
C73	31.42'	20.00	90°00'00"
C119	31.42'	20.00	90°00'00"
C120	56.28'	35.83	90°00'00"
C121	31.42'	20.00	90°00'00"



KNUCKLE "A" FL PROFILE



ALPINE RIDGE LANE

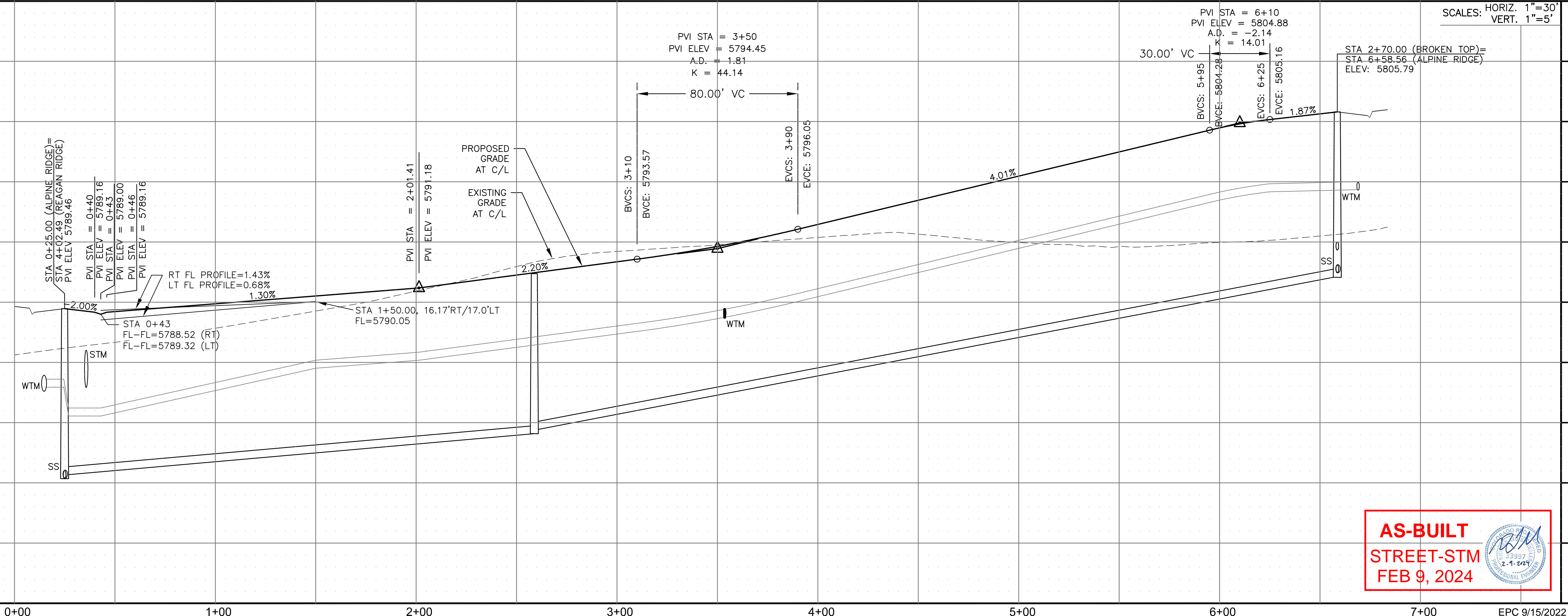


CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 719 570 1100
 COLORADO SPRINGS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

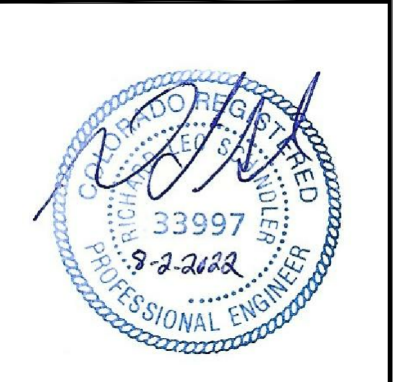
DATE: _____
 DESCRIPTION: _____
 NO. _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - NORTH AREA
ALPINE RIDGE LANE
STA 0+00 TO 6+58



AS-BUILT
STREET-STM
FEB 9, 2024



DATE: AUG 2, 2022
 PROJECT NO: 100.068
 SHEET NUMBER: C6.34
 TOTAL SHEETS: 18

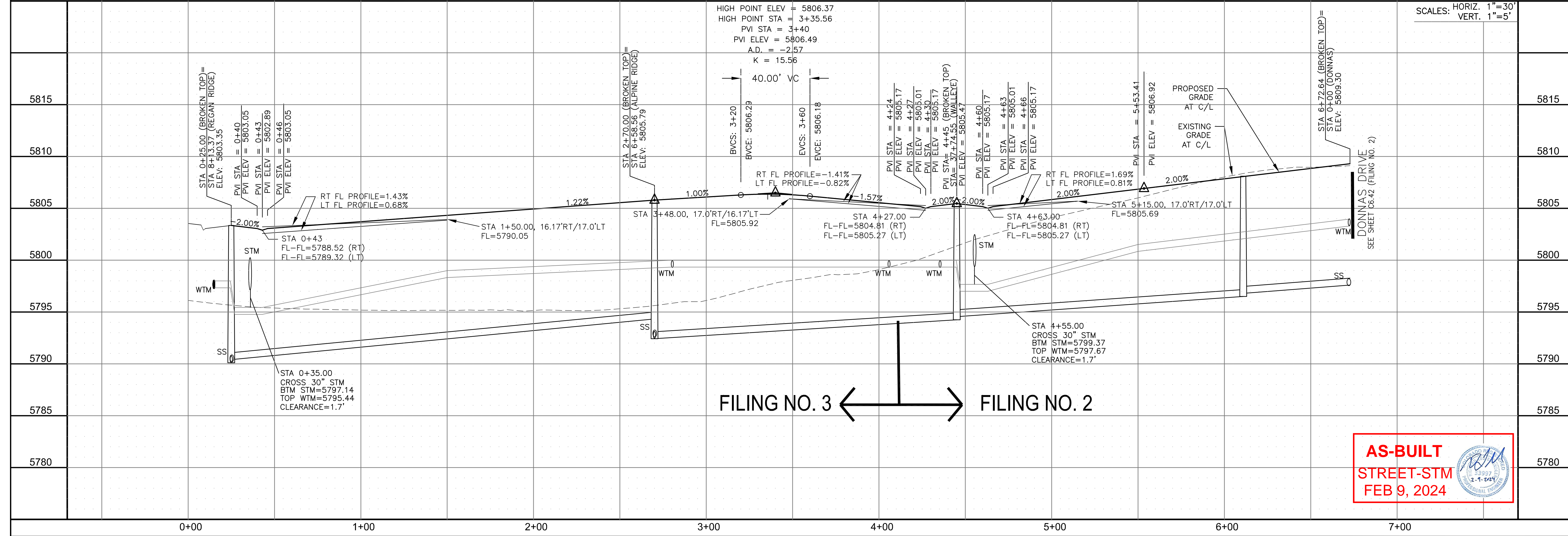
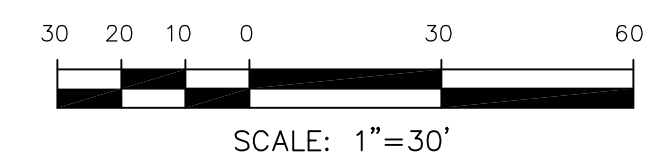
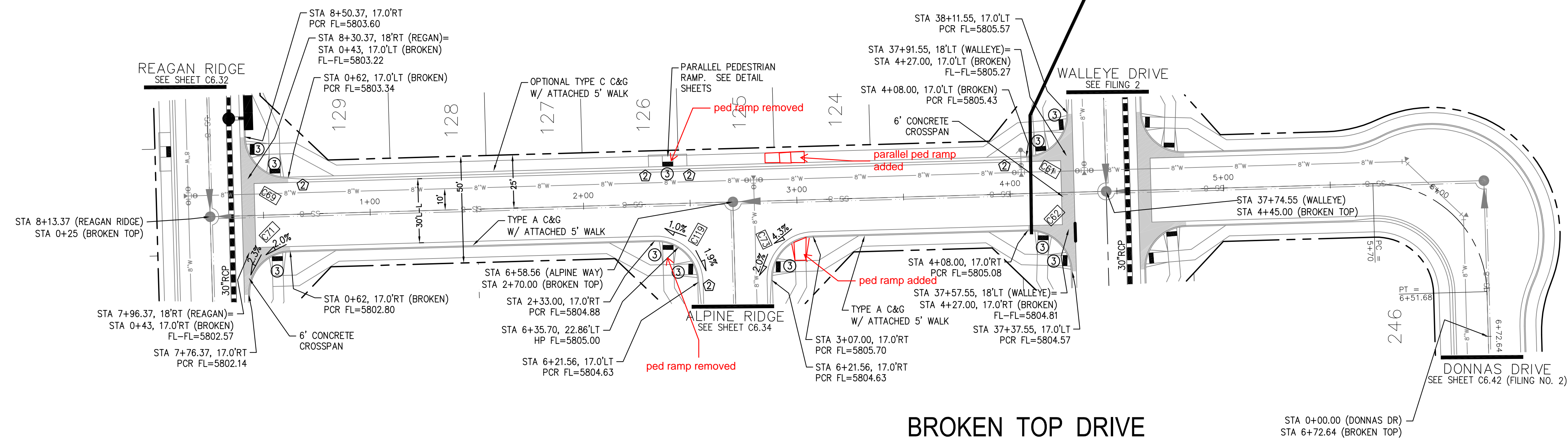
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 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"
C69	31.42'	20.00'	90°00'00"
C71	31.42'	20.00'	90°00'00"
C73	31.42'	20.00'	90°00'00"
C119	31.42'	20.00'	90°00'00"



CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100, SUITE 5506
 PLYMOUTH, CO 80455
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com



AS-BUILT
STREET-STM
FEB 9, 2024

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

PROJECT: THE RIDGE AT LORSON RANCH FIL. NO. 3
 FOR: LORSON, LLC
 COLORADO SPRINGS, COLORADO

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

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

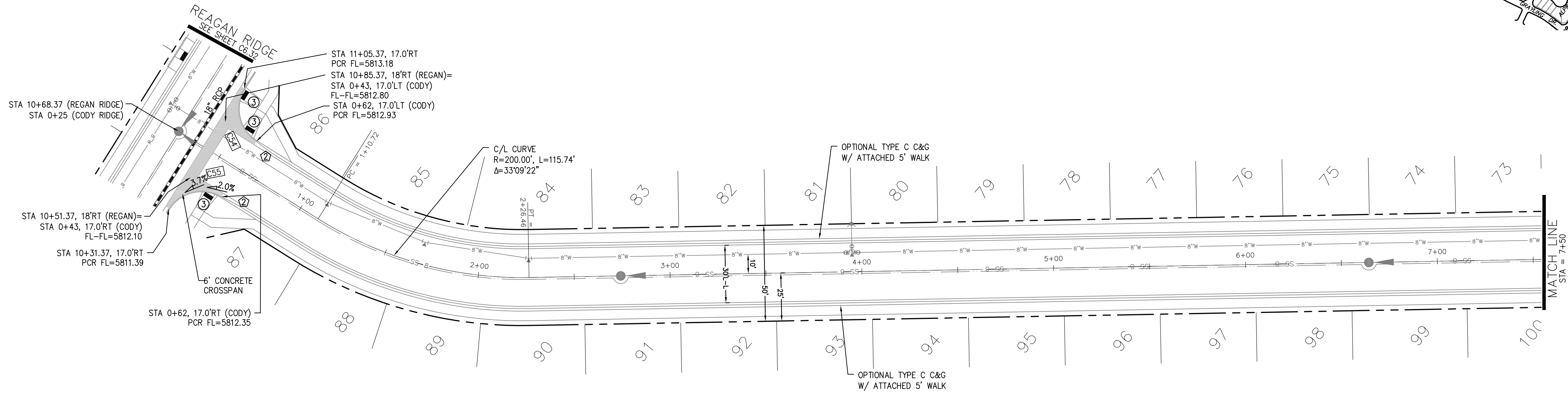
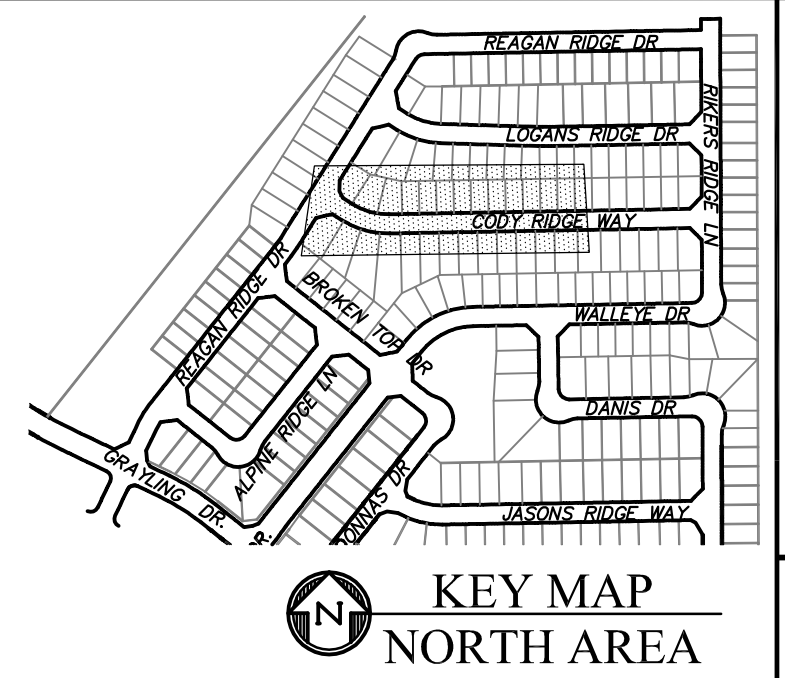


DATE: AUG 2, 2022
 PROJECT NO: 100.068
 SHEET NUMBER: C6.35
 TOTAL SHEETS: 18

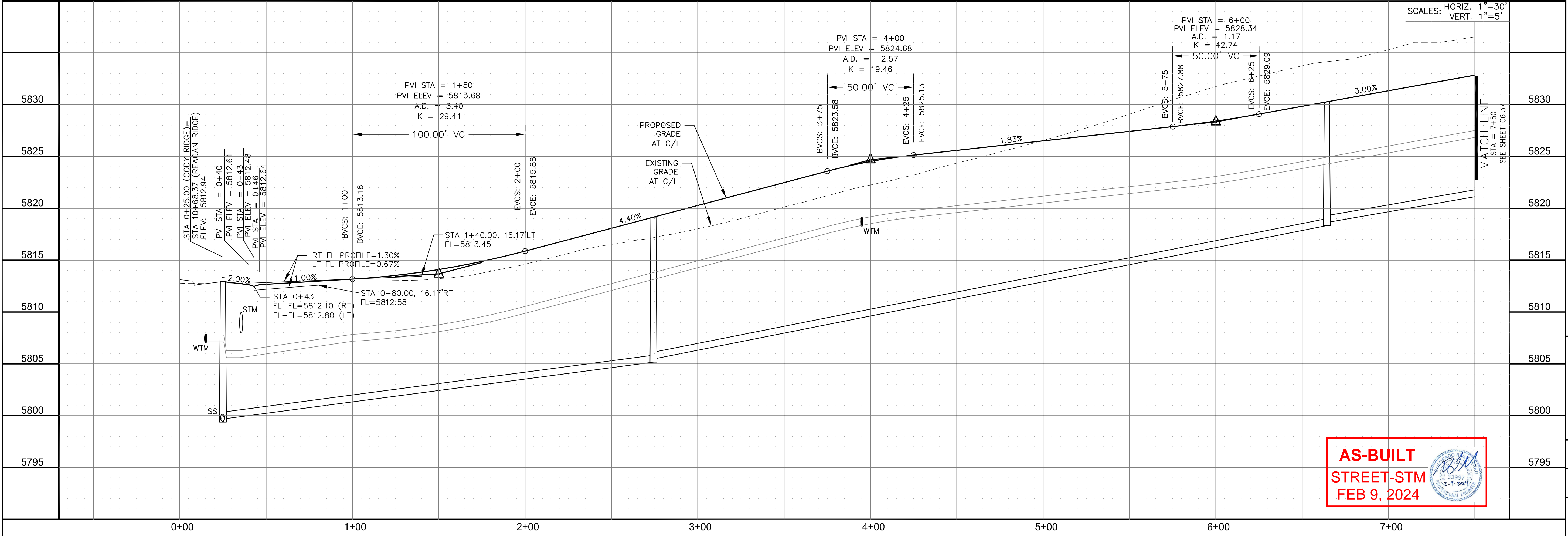
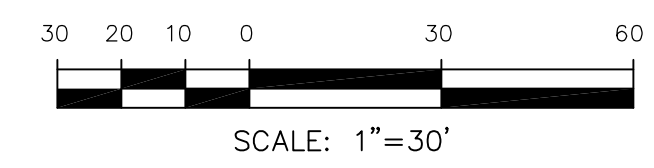
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C54	31.42'	20.00	90°00'00"
C55	31.42'	20.00	90°00'00"



CODY RIDGE WAY



AS-BUILT
STREET-STM
FEB 9, 2024

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

DATE: _____
DESCRIPTION: _____
NO. _____
PROJECT: THE RIDGE AT LORSON RANCH FIL. NO. 3 FOR THE LUDWIG WALKER PARK COLORADO SPRINGS, COLORADO
PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
CODY RIDGE WAY
STA 0+00 TO 7+50

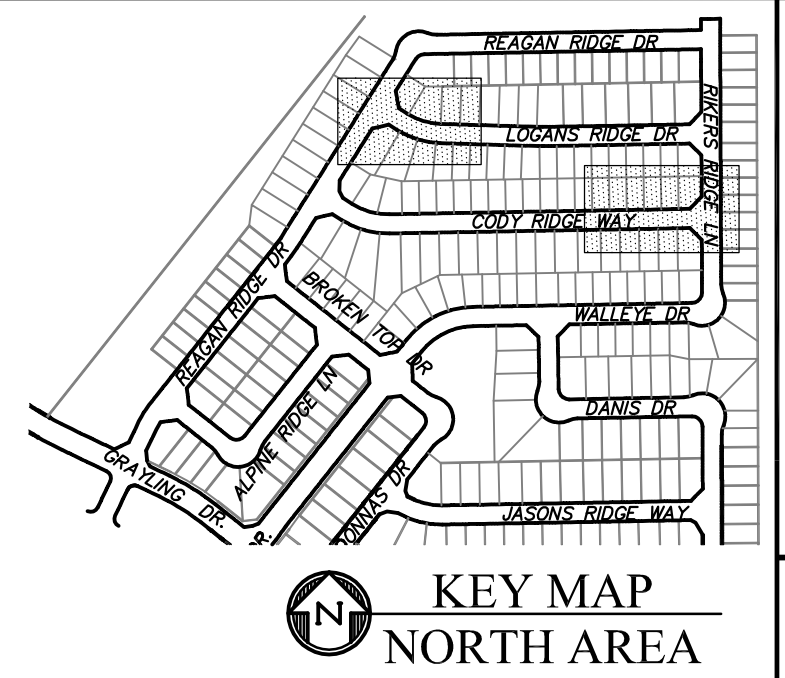


DATE: AUG 2, 2022
PROJECT NO. 100.068
SHEET NUMBER C6.36
TOTAL SHEETS: 18

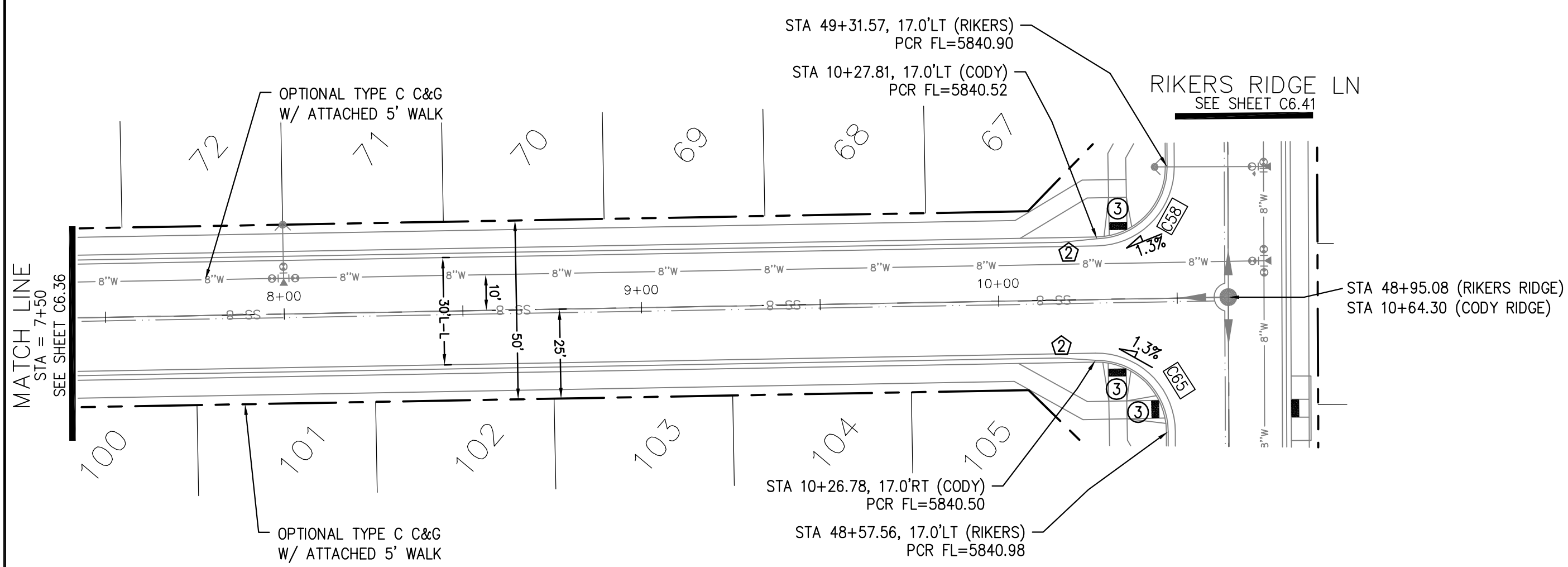
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

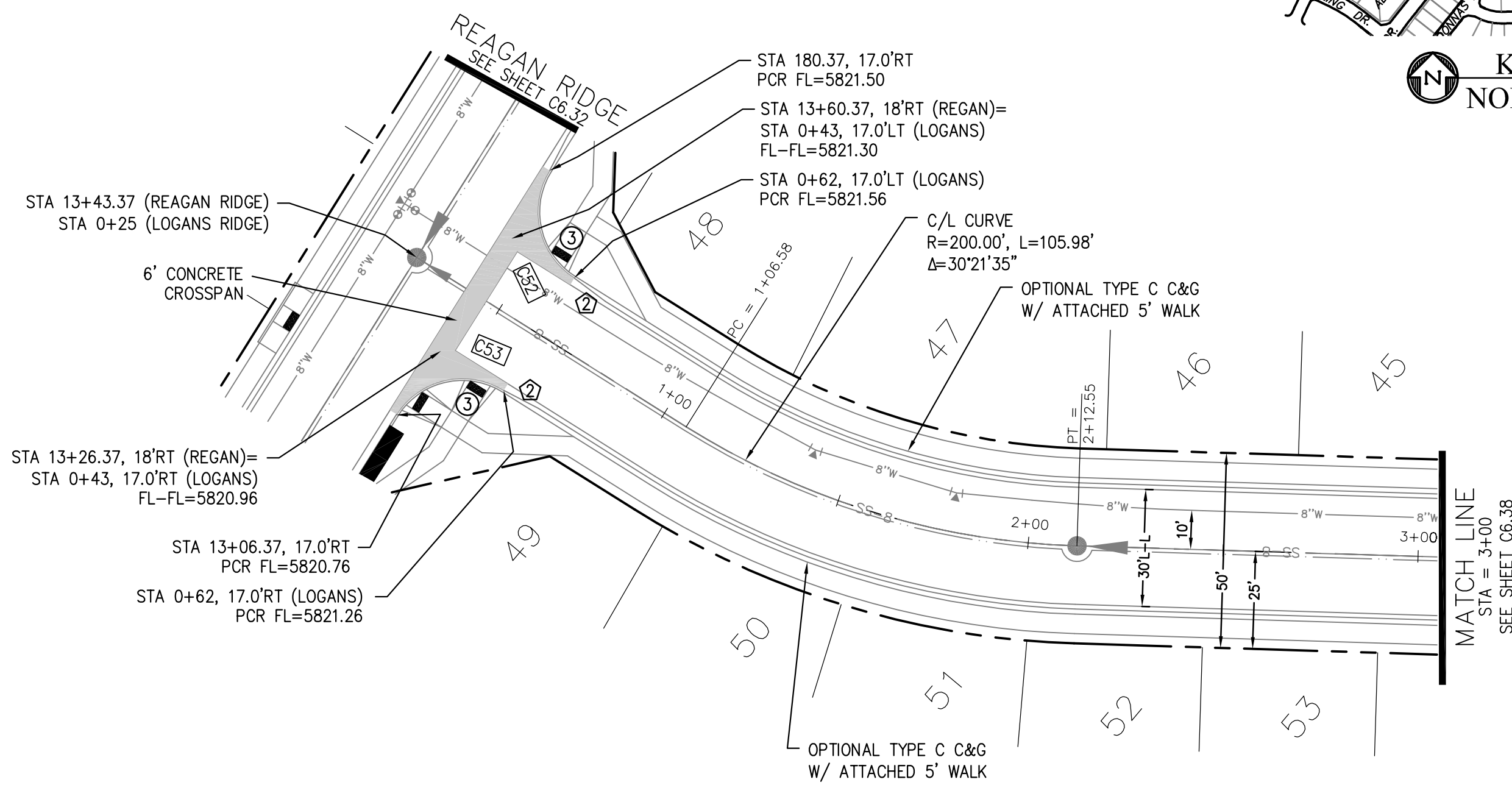
CURVE	LENGTH	RADIUS	DELTA
C52	31.42'	20.00	90°00'00"
C53	31.42'	20.00	90°00'00"
C58	31.14'	20.00	89°12'08"
C65	31.69'	20.00	90°47'52"



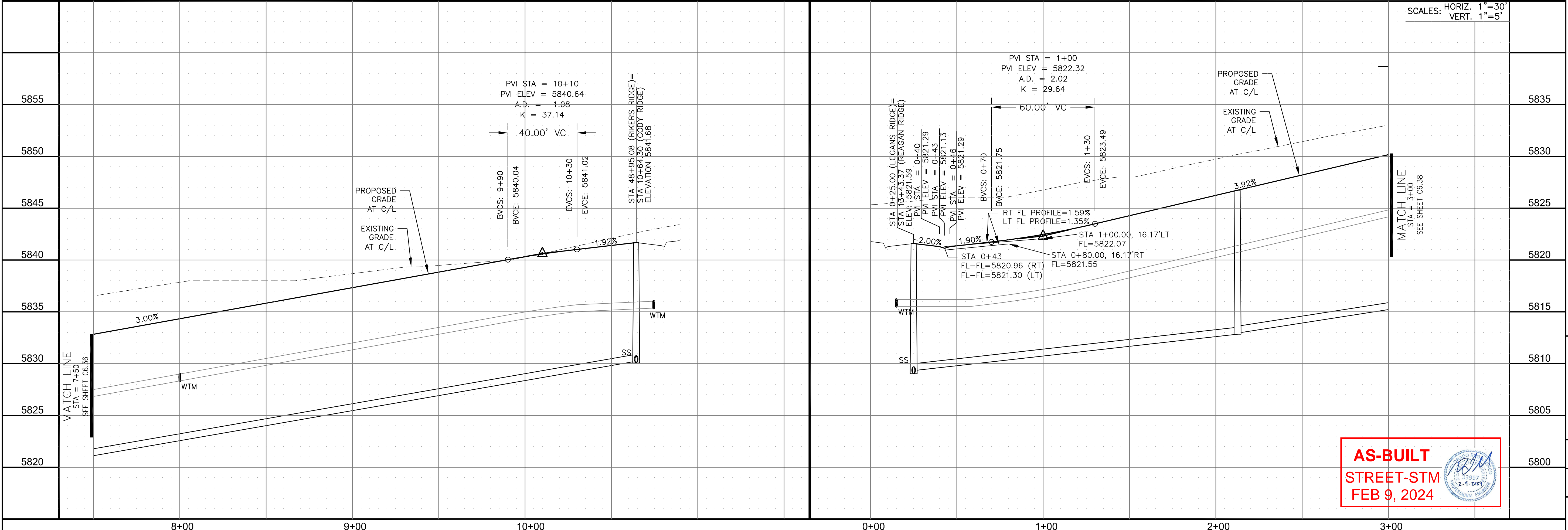
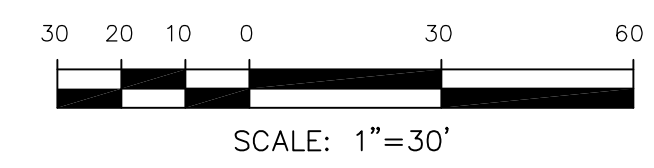
CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNING WOOD, CO 80903
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com



CODY RIDGE WAY



LOGANS RIDGE WAY



AS-BUILT
 STREET-STM
 FEB 9, 2024

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

STREET / STORM - NORTH AREA
 CODY RIDGE WAY / LOGANS RIDGE WAY
 STA 7+50 TO 10+64



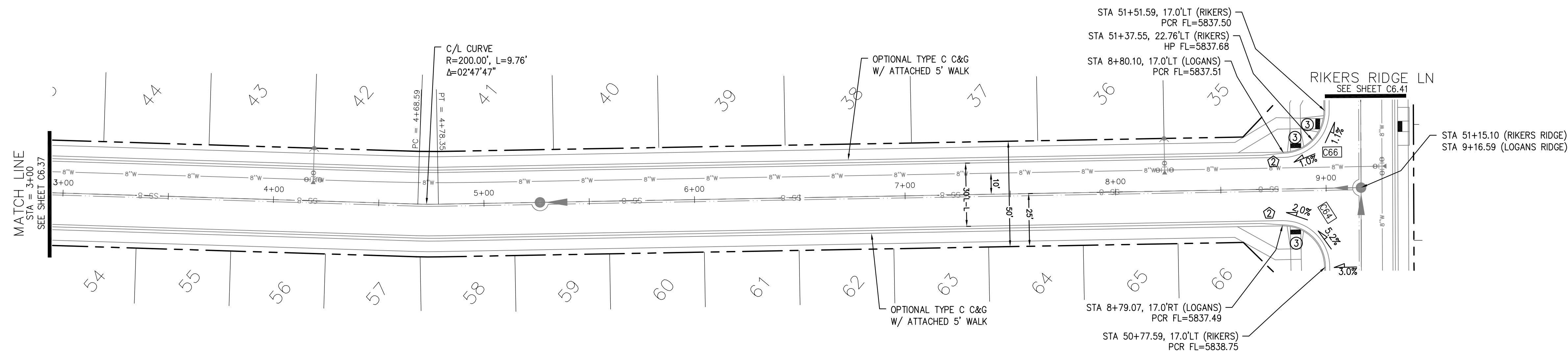
DATE: AUG 2, 2022
 PROJECT NO. 100.068
 SHEET NUMBER C6.37
 TOTAL SHEETS: 18

NOTES

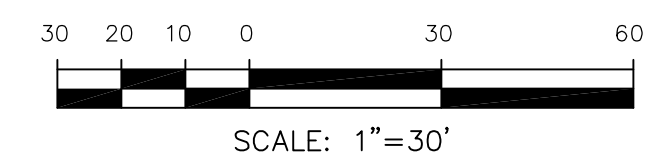
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP AND IS PUBLIC.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

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

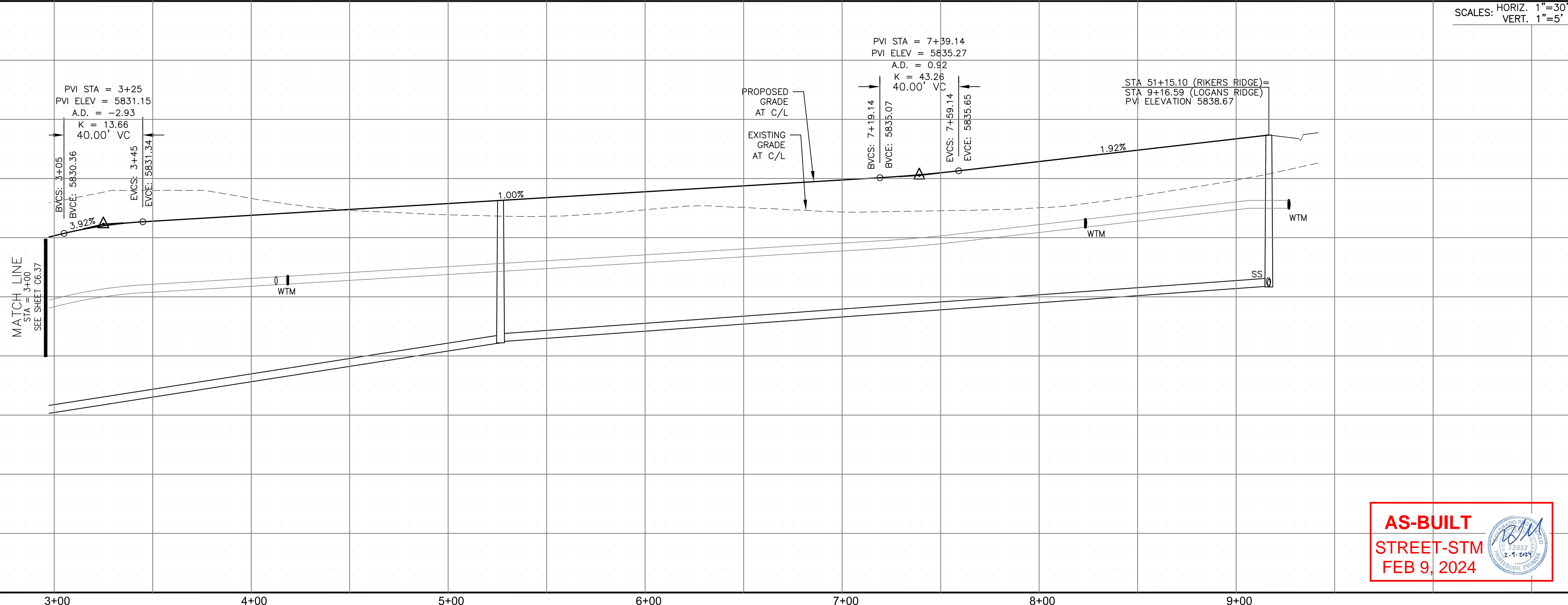
CURVE	LENGTH	RADIUS	DELTA
C64	31.69'	20.00	90°47'52"
C66	31.14'	20.00	89°12'08"



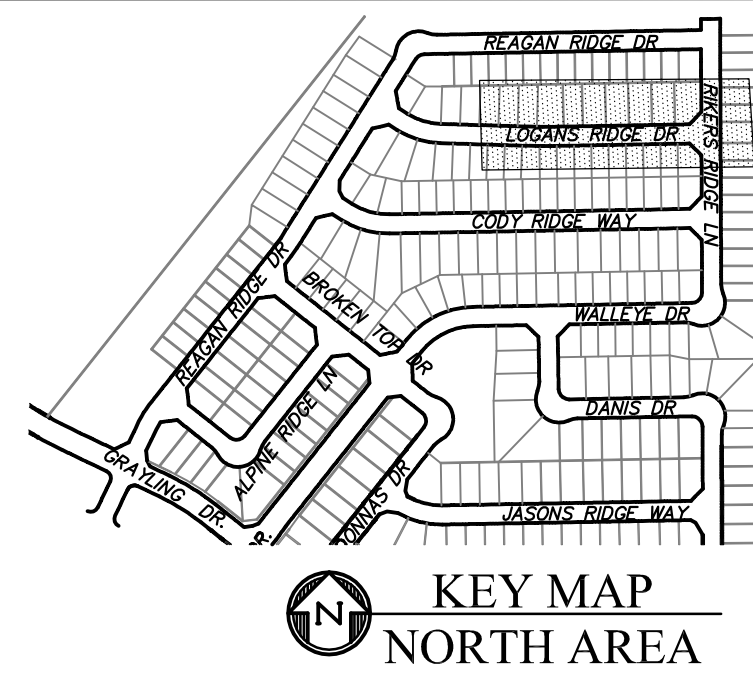
LOGANS RIDGE WAY



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



AS-BUILT
STREET-STM
FEB 9, 2024



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

DATE: _____
DESCRIPTION: _____
NO. _____
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:
THE RIDGE AT LORSON
RANCH FIL. NO. 3
FOR THE USE OF WALLEY DR
COLORADO SPRINGS, COLORADO

STREET / STORM - NORTH AREA
LOGANS RIDGE WAY
STA 3+00 TO 9+16



DATE:
AUG 2, 2022

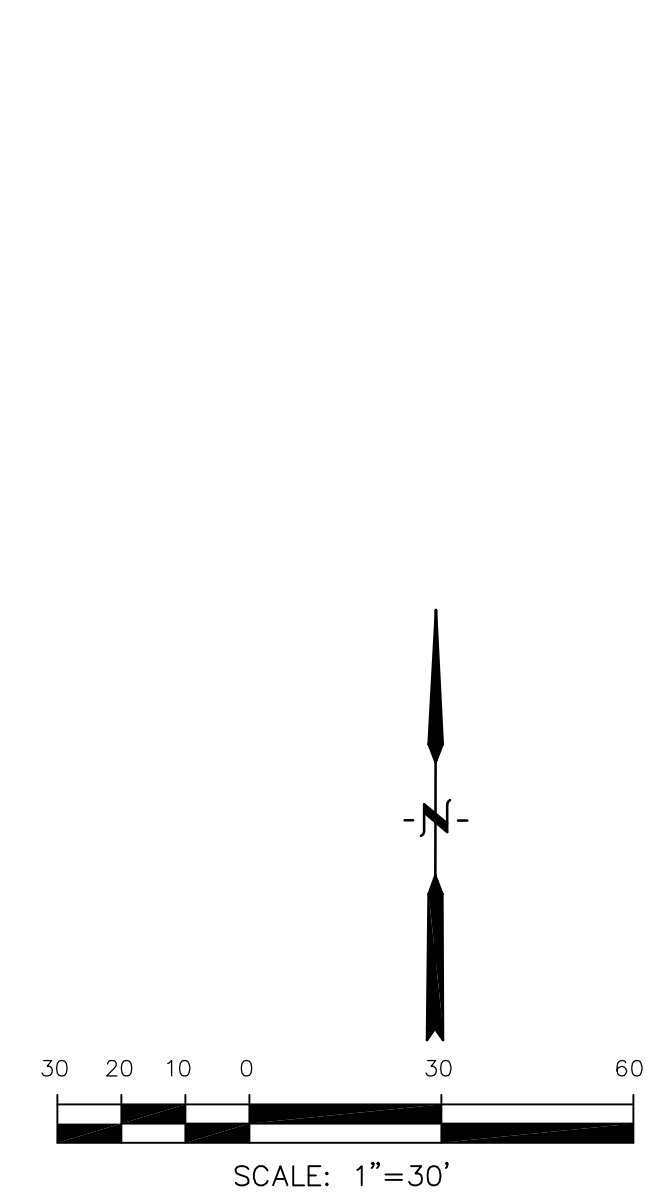
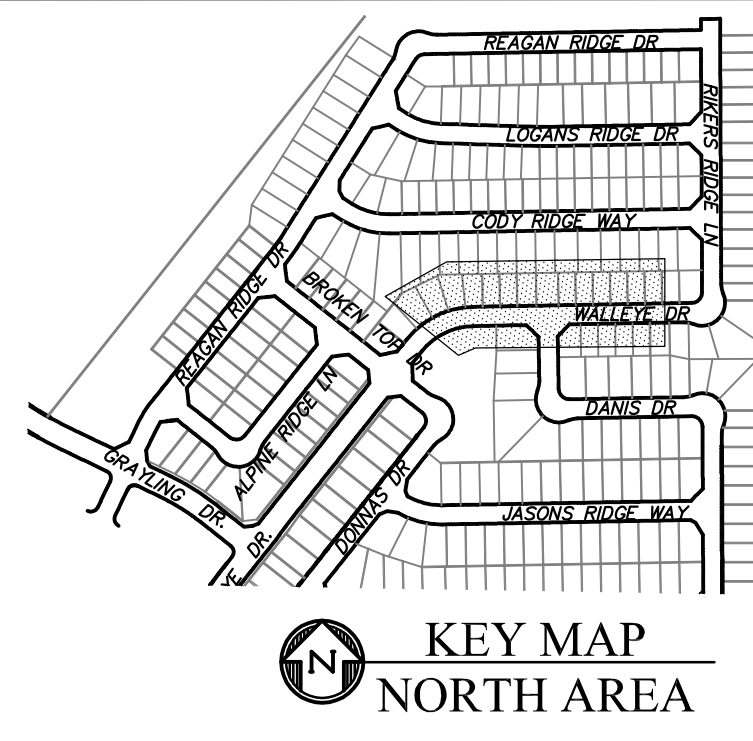
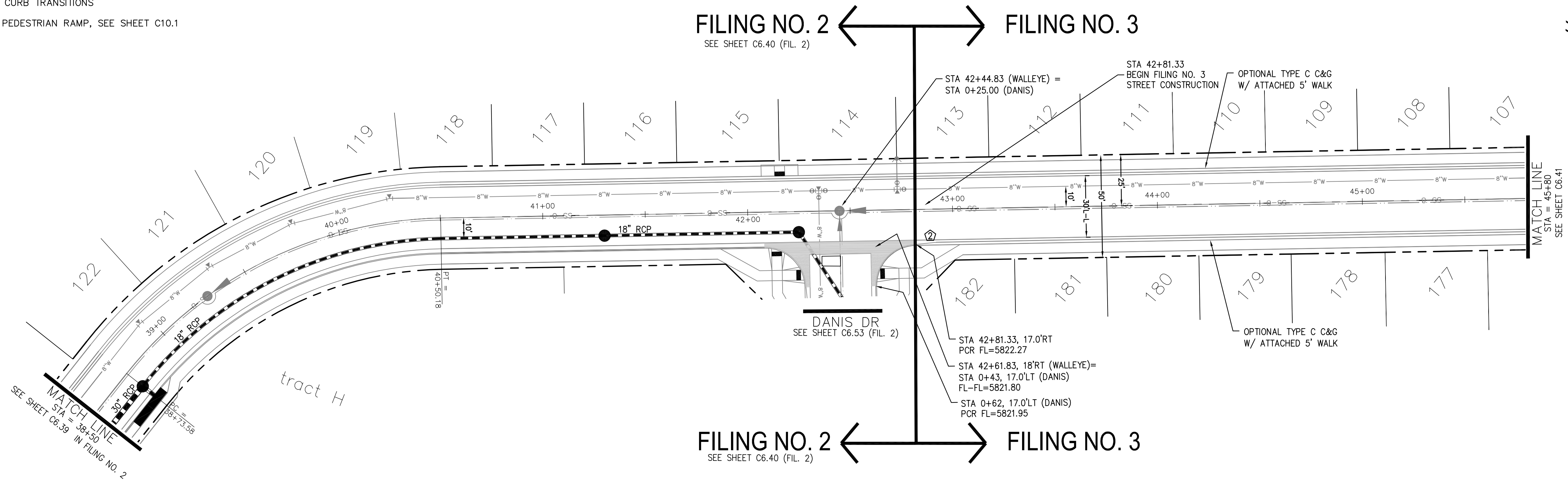
PROJECT NO.
100.068

SHEET NUMBER
C6.38

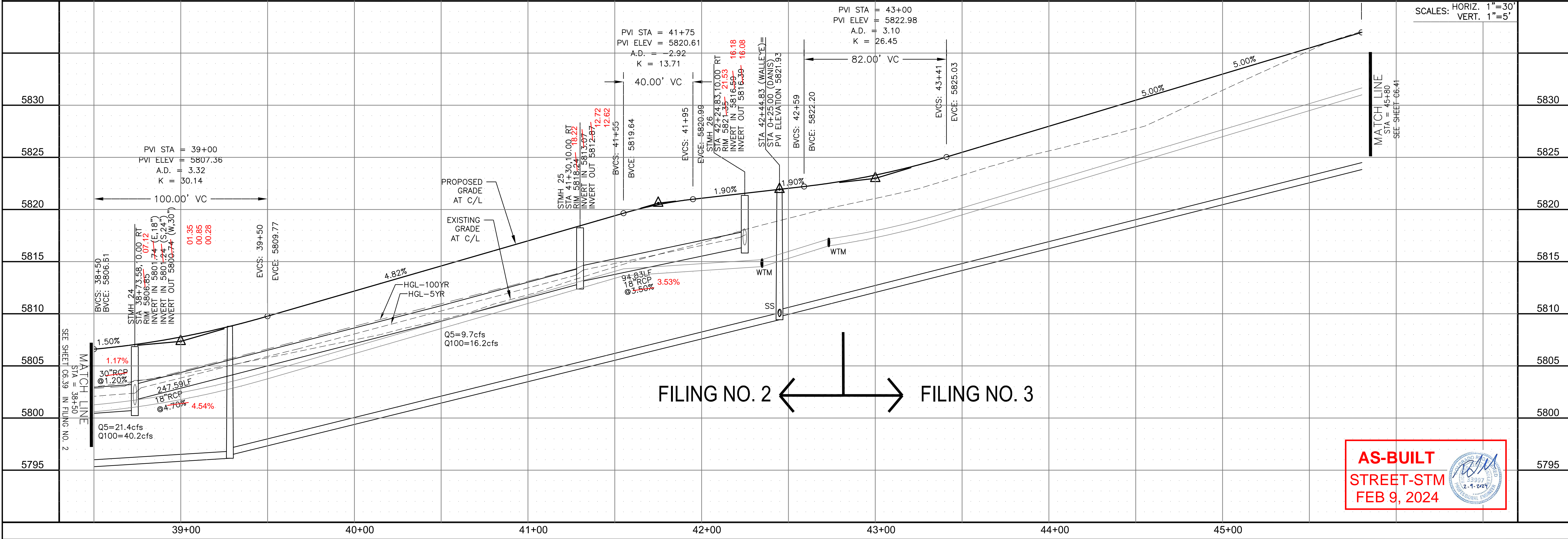
TOTAL SHEETS: 18

- 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



WALLEYE DRIVE



CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 BLDG 100, SUITE 55506
 BIRMGHAM, AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 NO. _____
 DESCRIPTION: _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK
 PROJECT: **THE RIDGE AT LORSON RANCH FIL. NO. 3**
 FOR: **WALLEYE DR**
 COLORADO SPRINGS, COLORADO

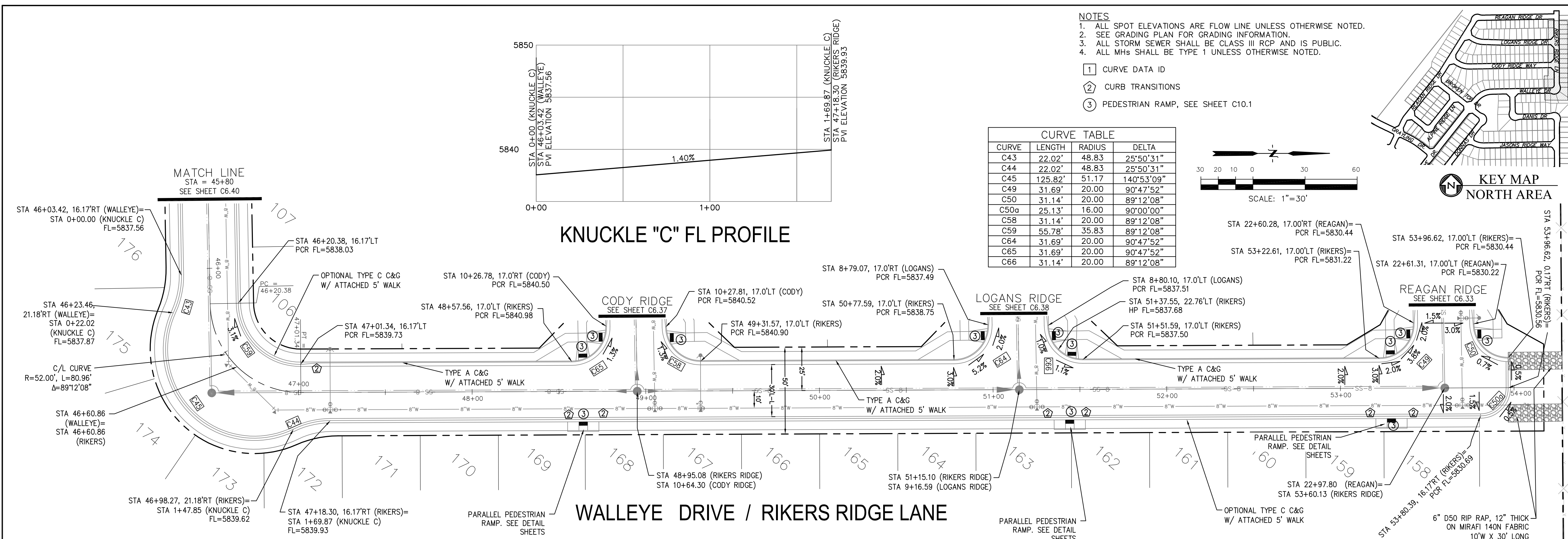
DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET / STORM - NORTH AREA
 WALLEYE DRIVE
 STA 42+81.33 TO 45+80



DATE: AUG 2, 2022
 PROJECT NO. 100.068
 SHEET NUMBER C6.40
 TOTAL SHEETS: 18

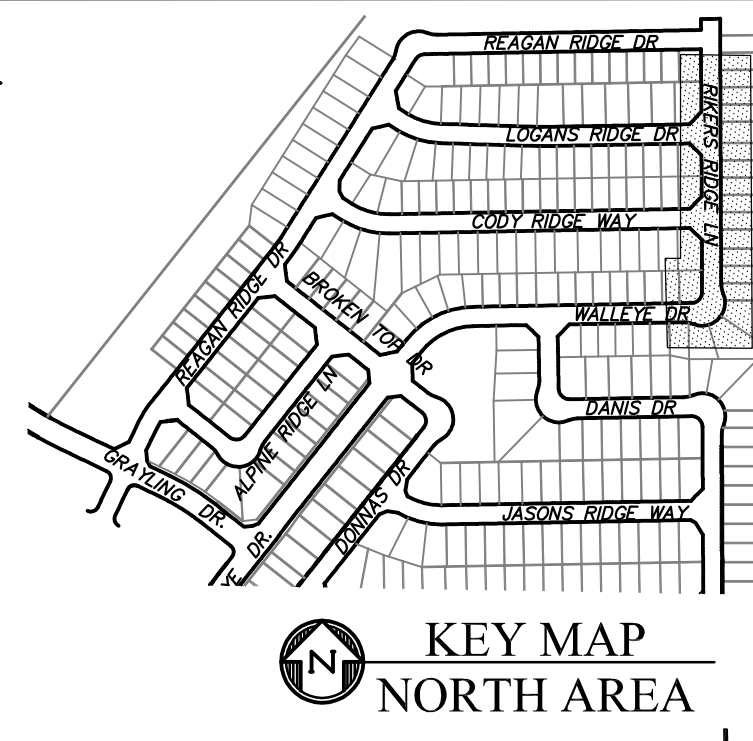
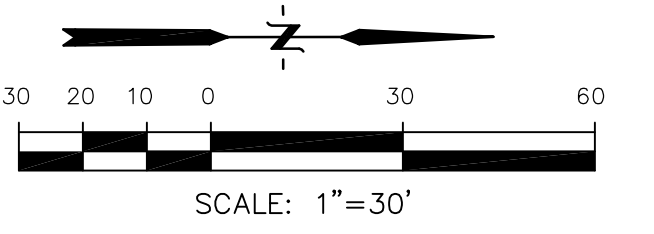
AS-BUILT
STREET-STM
 FEB 9, 2024



- 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.

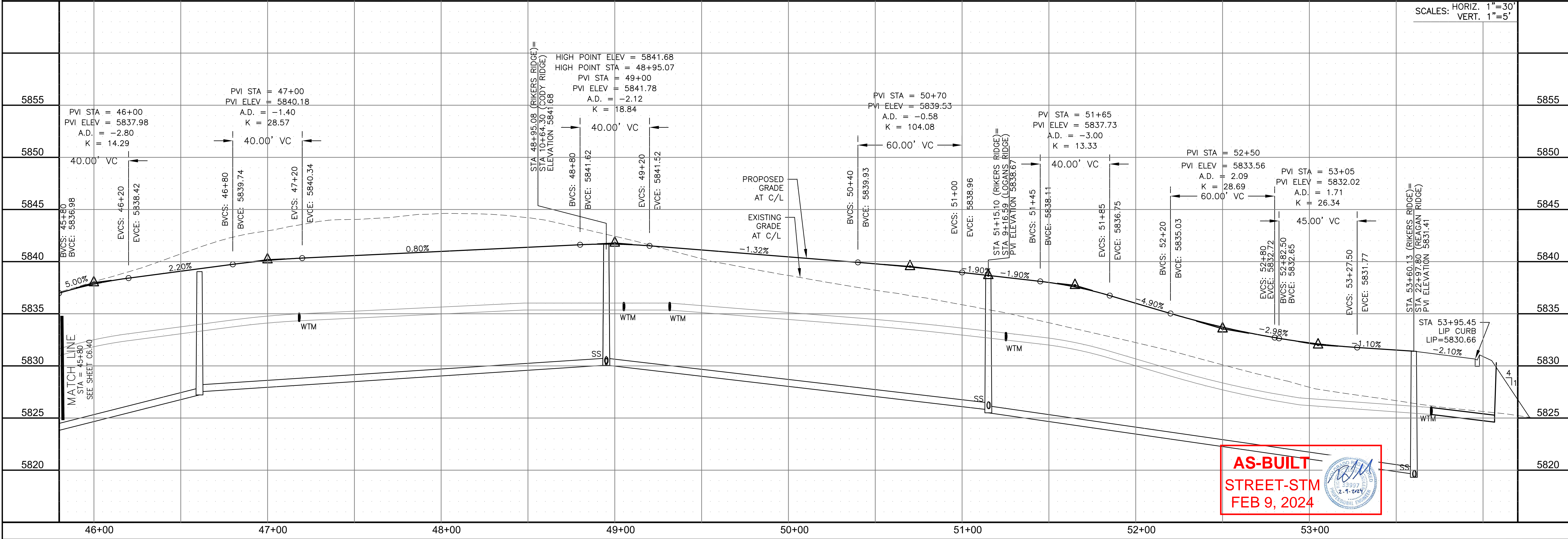
- ① CURVE DATA ID
- ② CURB TRANSITIONS
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE	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"
C49	31.69'	20.00	90°47'52"
C50	31.14'	20.00	89°12'08"
C50a	25.13'	16.00	90°00'00"
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

WALLEYE DRIVE / RIKERS RIDGE LANE



AS-BUILT
STREET-STM
FEB 9, 2024

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

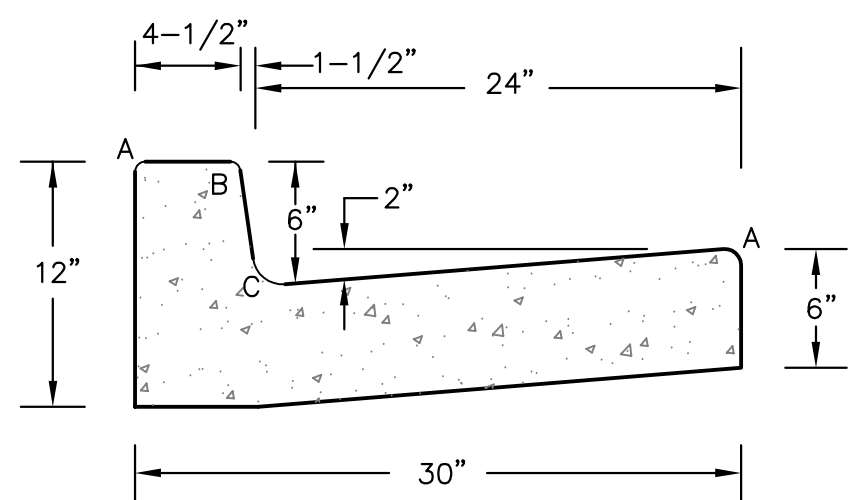
DATE: _____
DESCRIPTION: _____
NO. _____
PROJECT: **THE RIDGE AT LORSON**
RANCH FIL. NO. 3
FOR LIP AND WALLEYE DR
COLORADO SPRINGS, COLORADO
PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET / STORM - NORTH AREA
WALLEYE DRIVE / RIKERS RIDGE LANE
STA 45+80 TO 53+96

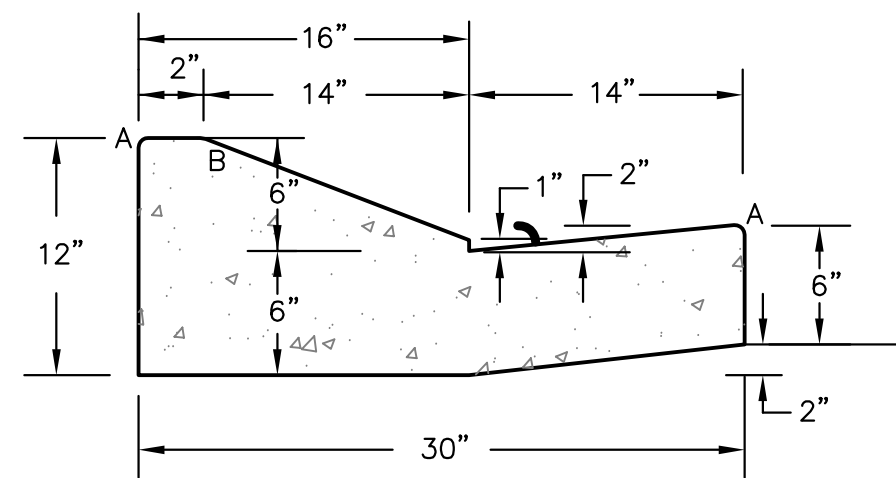


DATE: AUG 2, 2022
PROJECT NO. 100.068
SHEET NUMBER C6.41
TOTAL SHEETS: 18



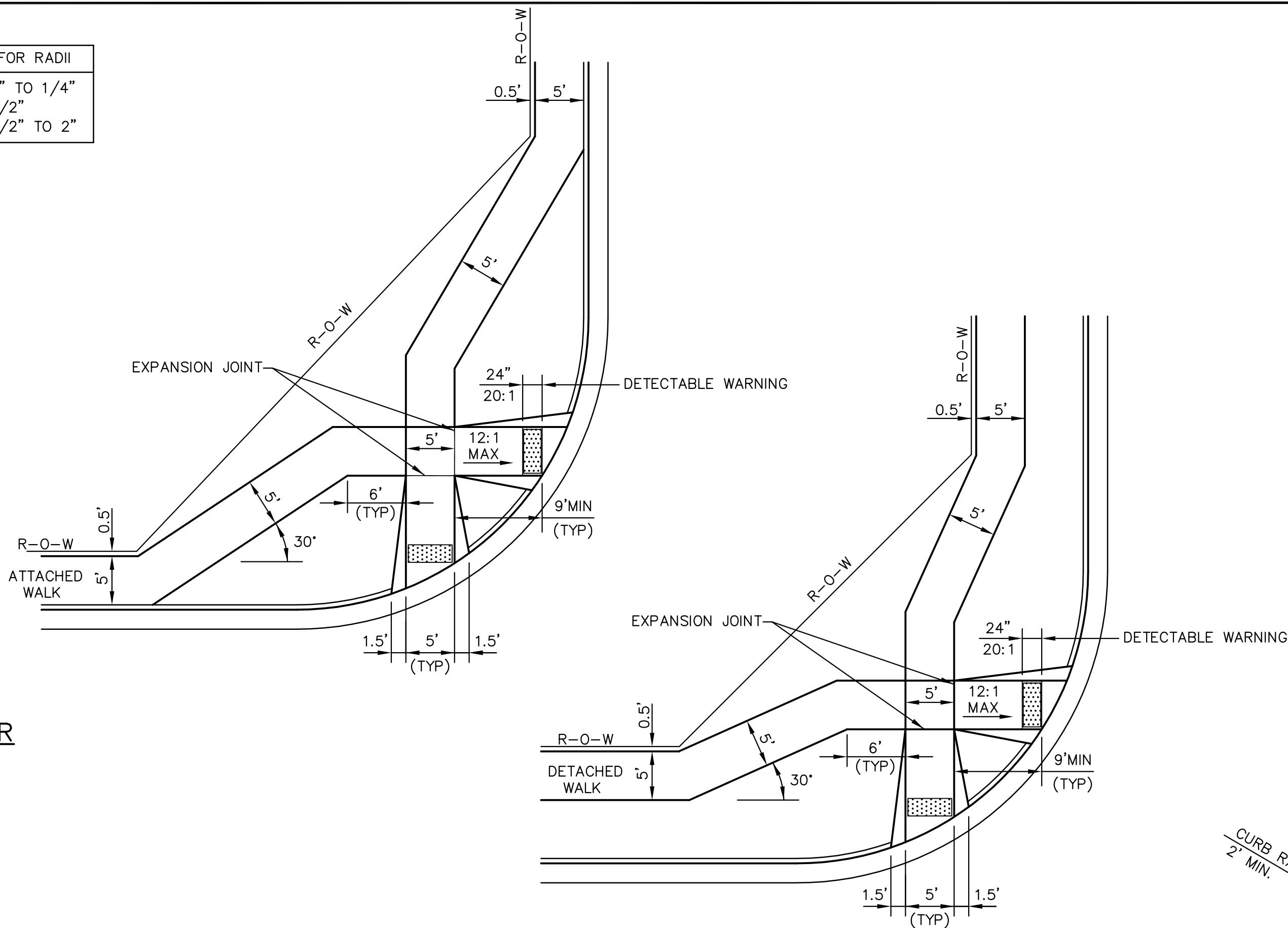
LENGTH FOR RADII	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

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

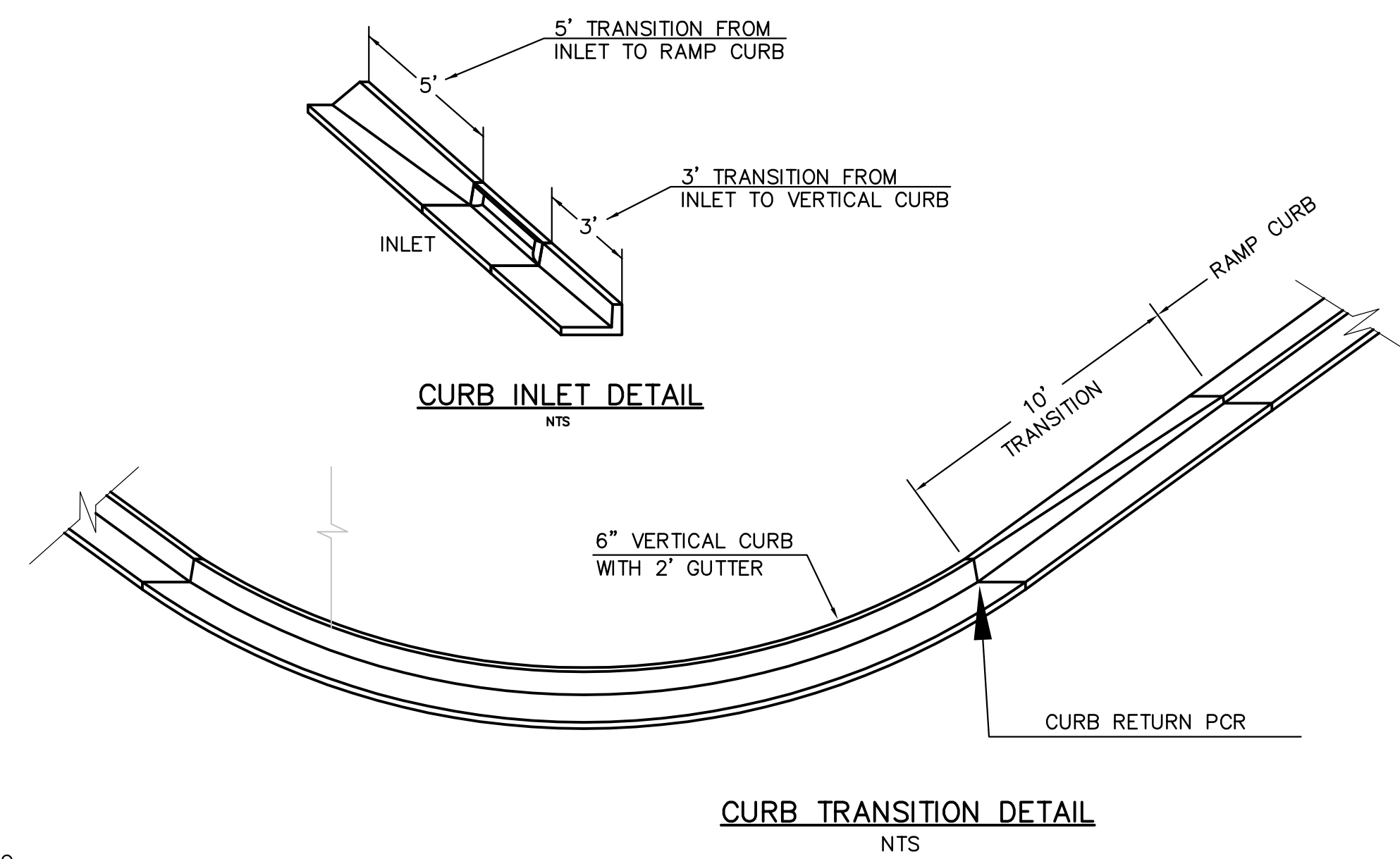


TYPE 'C'
OPTIONAL TYPE C RAMP CURB AND GUTTER
SCALE 1" = 1'

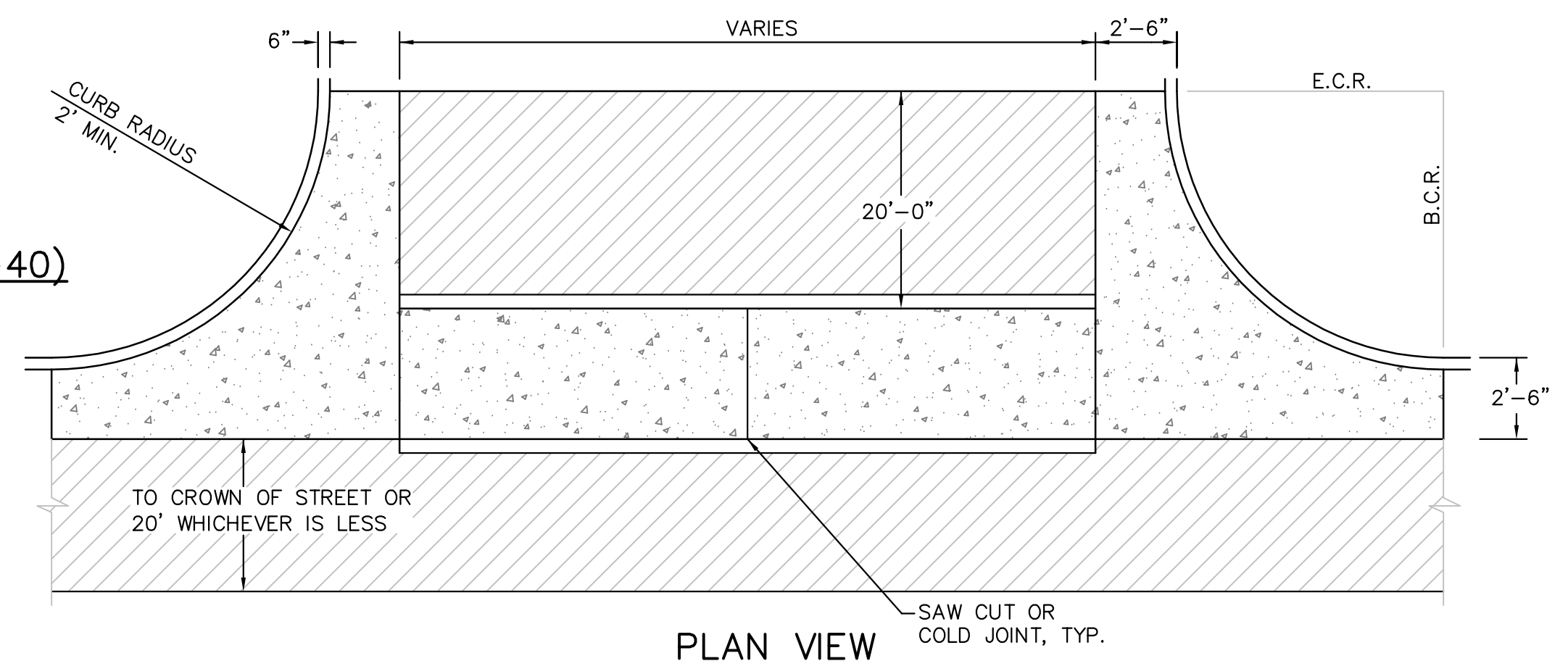
CURB DETAILS (ECM SD 2-20)



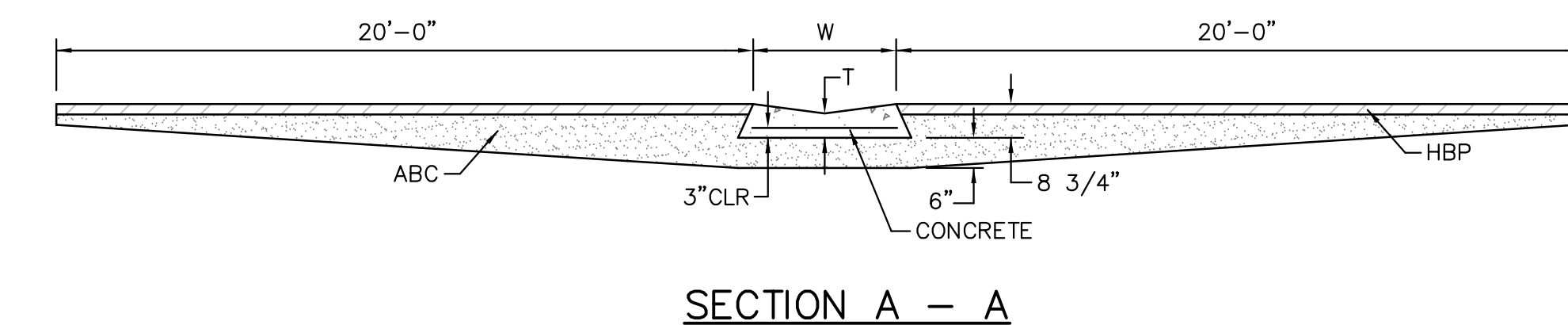
PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD 2-40)
NO SCALE



CURB TRANSITION DETAIL
NTS



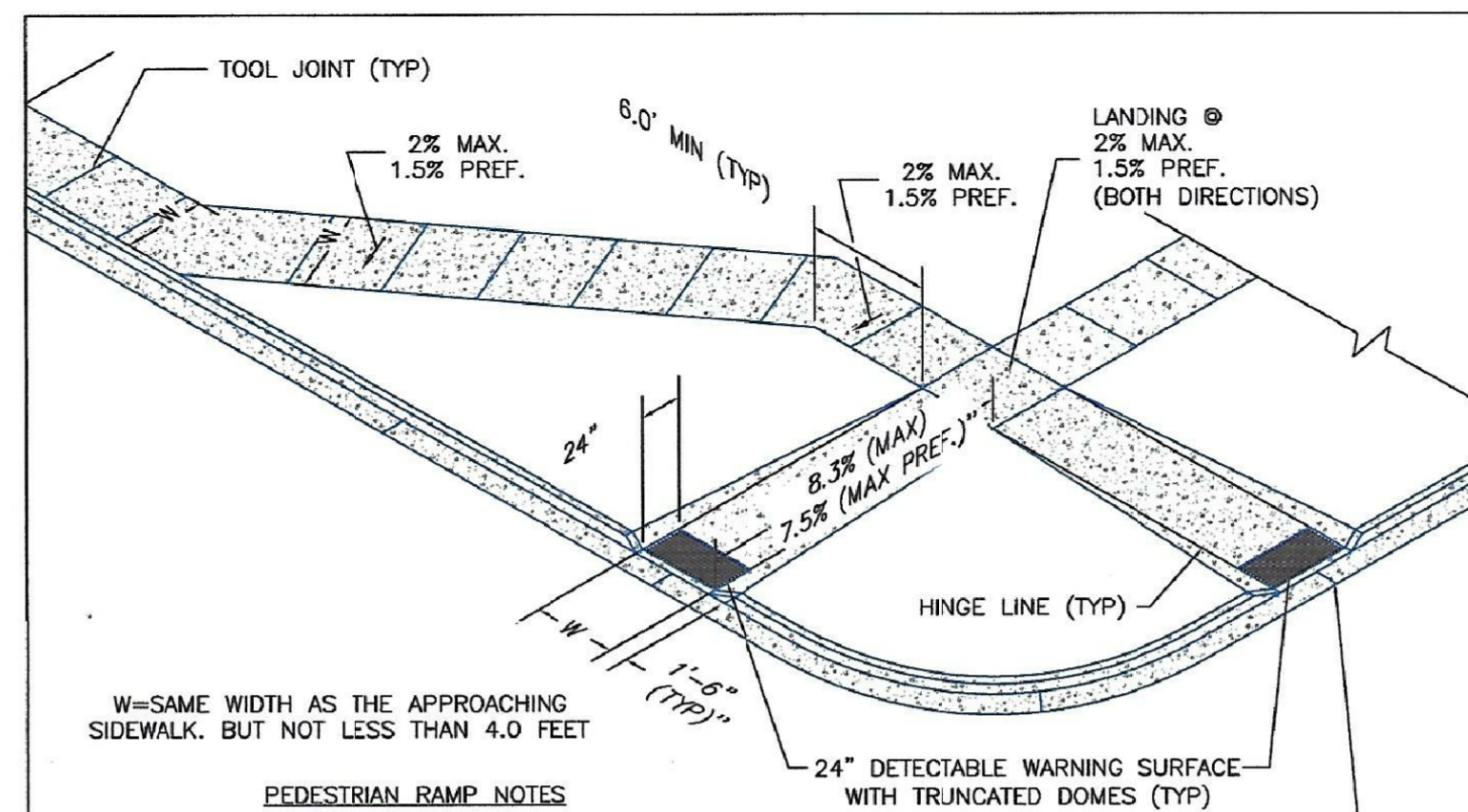
PLAN VIEW



SECTION A - A

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

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



W=SAME WIDTH AS THE APPROACHING SIDEWALK, BUT NOT LESS THAN 4.0 FEET

PEDESTRIAN RAMP NOTES

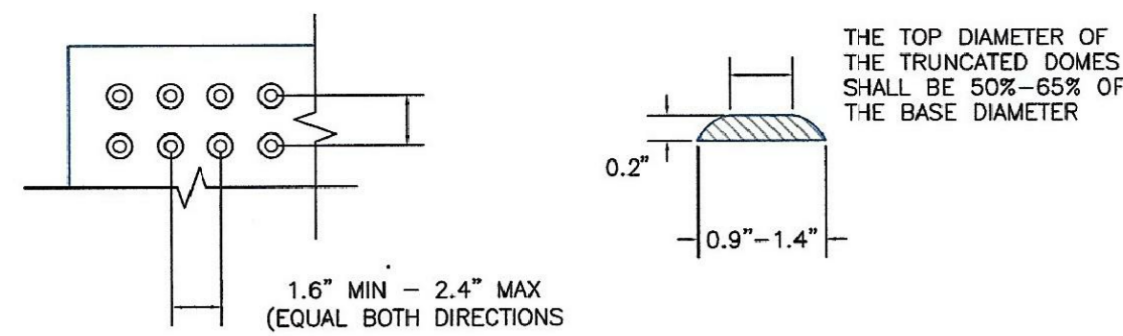
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED,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

GENERAL NOTES

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

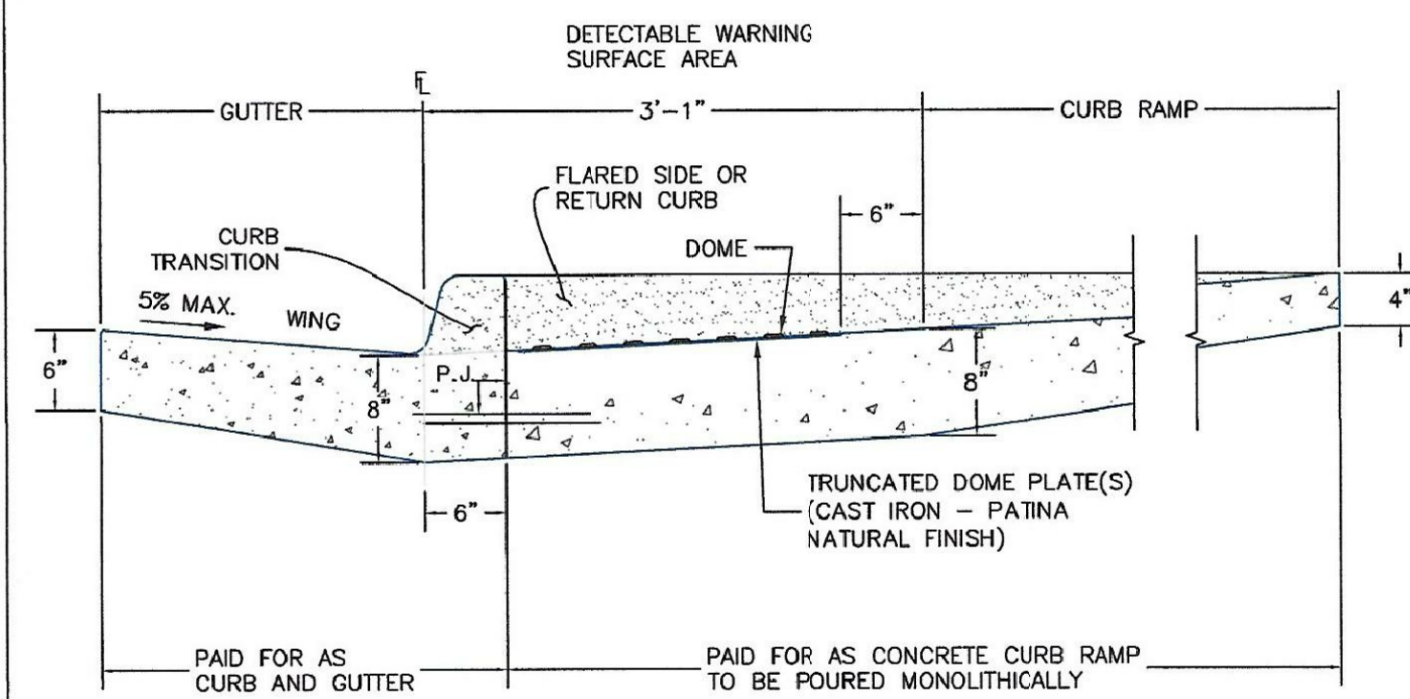
LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

TRUNCATED DOME DETAILS



DOMES SPACING

ELEVATION VIEW



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

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

PAID FOR AS CURB AND GUTTER PAID FOR AS CONCRETE CURB RAMP TO BE POURED MONOLITHICALLY

TRUNCATED DOME PLATE(S) (CAST IRON - PATINA NATURAL FINISH)

FLARED SIDE OR RETURN CURB

DETECTABLE WARNING SURFACE AREA

GUTTER

CURB RAMP

5% MAX. WING

3'-1"

6"

6"

0.2'

1.6" MIN - 2.4" MAX (EQUAL BOTH DIRECTIONS)

THE TOP DIAMETER OF THE TRUNCATED DOMES SHALL BE 50%-65% OF THE BASE DIAMETER

0.9"-1.4"

24"

8.3% (MAX) 7.5% (MAX PREF.)

2% MAX. 1.5% PREF. (BOTH DIRECTIONS)

LANDING @ 2% MAX. 1.5% PREF. (BOTH DIRECTIONS)

TOOL JOINT (TYP)

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

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

<p>CORE ENGINEERING GROUP</p> <p>15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@cegi.com</p>	DATE	
	DESCRIPTION	
<p>PREPARED FOR:</p> <p>LORSON, LLC</p> <p>212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-9200 CONTACT: JEFF MARK</p>	NO.	
<p>PROJECT:</p> <p>THE RIDGE AT LORSON</p> <p>RANCH FIL. NO. 3</p> <p>FONTAINE BLVD - WALLEYE DR COLORADO SPRINGS, COLORADO</p>	DATE	
<p>DRAWN: RLS</p> <p>DESIGNED: RLS</p> <p>CHECKED: RLS</p>	NO.	
ROADWAY DETAIL SHEET		
DATE:	AUG 2, 2022	
PROJECT NO.:	100.068	
SHEET NUMBER:	C10.1	
TOTAL SHEETS:	18	

AS-BUILT

STREET-STM

FEB 9, 2024

GENERAL NOTES:
 1. CONCRETE SHALL BE CLASS II MIXTURE WITH 3% AIR ENTRAINMENT ON PRECAST.
 2. CONCRETE WALLS SHALL BE FINISHED ON BOTH SIDES AND SHALL BE IN TRACK.
 3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 193.
 4. CURB FACE ASSEMBLY SHALL BE CALVED AT AFTER FINISHING.
 5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4" IN CURB AND OUTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION CURB.
 6. TRANSITION CURB SHALL BE SETBACKS AND SHALL HAVE A 2" IN NORMAL CLEARANCE ALL DIMENSIONS SHALL BE EPOXY GROUTED.
 7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE GENERAL.
 8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
 9. SIZE OF COVERS AND WEIGHTS SHALL BE AS SHOWN, THE DIMENSIONS SHOWN ARE TYPICAL ACTUAL DIMENSIONS AND WEIGHTS FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK QUANTITIES INCLUDE QUANTITIES OCCUPY BY PIPES.
 10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
 11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

Computer File Information
 Creation Date: 07/04/12
 Last Modification Date: 07/04/12
 User: lta
 Project: SD_3-1

Sheet Revisions
 Date: 07/04/12
 Comments: LTA

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

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

GENERAL NOTES:
 1. CONCRETE SHALL BE CLASS II MIXTURE WITH 3% AIR ENTRAINMENT ON PRECAST.
 2. CONCRETE WALLS SHALL BE FINISHED ON BOTH SIDES AND SHALL BE IN TRACK.
 3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 193.
 4. CURB FACE ASSEMBLY SHALL BE CALVED AT AFTER FINISHING.
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 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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 Project: SD_3-1

Sheet Revisions
 Date: 07/04/12
 Comments: LTA

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

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

CORE ENGINEERING GROUP
 1500K 15TH AVENUE S.E.
 DENVER, COLORADO 80202
 PHONE: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cgl.com

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

PREPARED FOR:
LORSON, LLC
 212 N. WAHSATCH AVE. SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PHONE: 719.570.1100
 CONTACT: JEFF MARK

PROJECT:
THE RIDGE AT LORSON
 RANCH #11, NO. 3
 1400 E. L. WALKER
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

PROJECT:
THE RIDGE AT LORSON
 RANCH #11, NO. 3
 1400 E. L. WALKER
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

PROJECT:
THE RIDGE AT LORSON
 RANCH #11, NO. 3
 1400 E. L. WALKER
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

DATE: _____
 PROJECT NO. 100.068
 SHEET NUMBER C10.2
 TOTAL SHEETS: 18

AS-BUILT
STREET-STM
FEB 9, 2024

DATE: _____

PROJECT NO. 100.068
 SHEET NUMBER C10.2
 TOTAL SHEETS: 18

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

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

SCALE: NOT TO SCALE

7/9/09
 Storm Sewer Manhole Detail
 Type I
 Standard Drawing
 André Brackin
 7/9/09
 SD_3-1

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

SCALE: NOT TO SCALE

Storm Sewer Manhole Detail
 Type II
 Standard Drawing
 André P. Brackin
 11/10/04
 SD_3-2

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

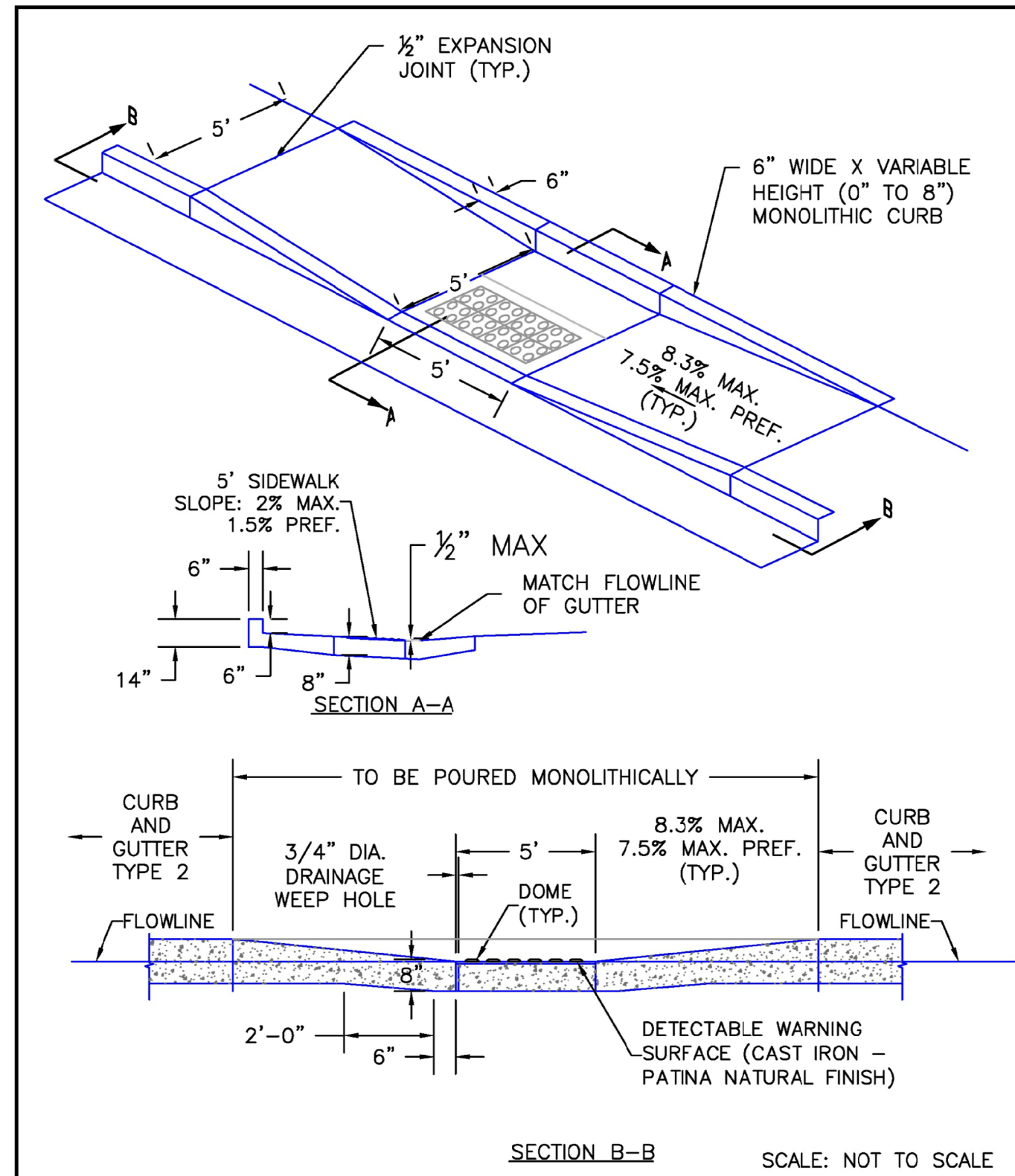
Storm Sewer Manhole
 Details
 Standard Drawing
 André P. Brackin
 9/16/10
 SD_3-5



DATE: _____

PROJECT NO. 100.068
 SHEET NUMBER C10.2
 TOTAL SHEETS: 18

DATE: _____



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

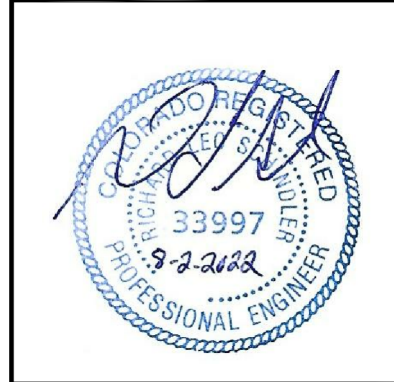
CORE
ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNSVILLE, MN 55306
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. _____
 PREPARED FOR:
LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-7200
 CONTACT: JEFF MARK

PROJECT:
THE RIDGE AT LORSON
RANCH FIL. NO. 3
 FONTAINE BLVD - WALLEYE DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

ROADWAY DETAIL SHEET



DATE:
AUG 2, 2022

PROJECT NO.
100.068

SHEET NUMBER
C10.3

TOTAL SHEETS: 18

AS-BUILT
STREET-STM
FEB 9, 2024