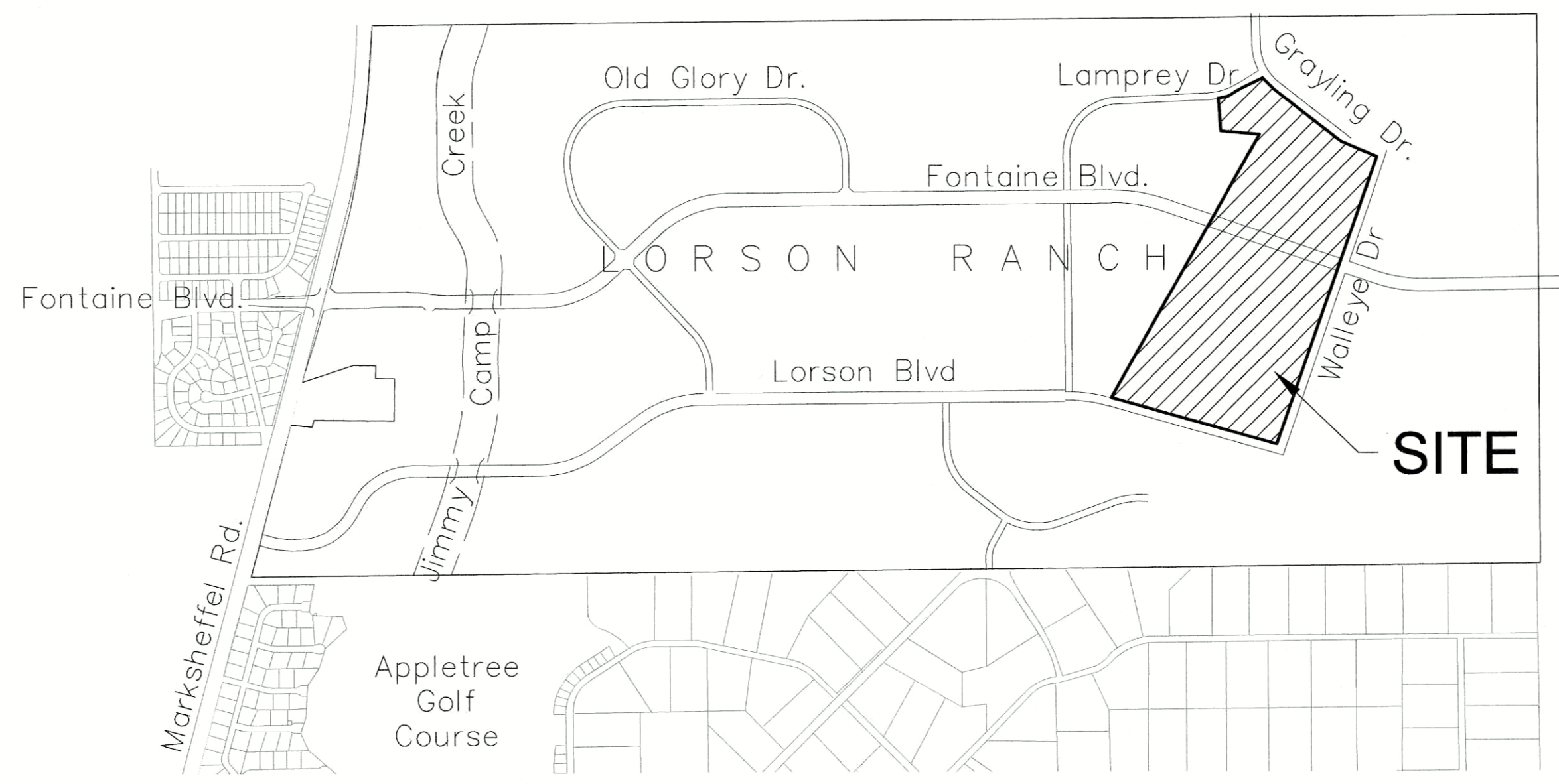


KEY MAP  
NO SCALE

# CONSTRUCTION PLANS FOR THE HILLS AT LORSON RANCH FILING NO. 1 WATERMAIN AND SANITARY SEWER CONSTRUCTION PLANS



VICINITY MAP  
NO SCALE



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

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
C1.1	COVER SHEET
C1.2	NOTES
C1.3	TYPICAL SECTIONS
C2.1-C2.3	STREET HORIZONTAL CONTROL
C3.1-C3.4	UTILITY SERVICE PLAN
C8.1-C8.29	PLAN AND PROFILES
C12.1	DETAILS

**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 Jam DATE 11/13/20  
 TITLE Authorized Signer  
 ADDRESS 212 N. WAHSATCH AVE. SUITE 301  
COLORADO SPRINGS, CO 80903

**FIRE DISTRICT APPROVAL**

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

SIGNED [Signature] DATE 11/18/2020  
 BY FIRE PROTECTION CHIEF OR COORDINATOR

**CONSTRUCTION APPROVAL**

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

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

JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR DATE  
 CONDITIONS: APPROVAL OF THESE PLANS IS ONLY FOR UTILITY CONSTRUCTION, NOT ROADS AT THIS TIME

**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

- |   |  |  |  |
|---|--|--|--|
| <b>WATER / SANITARY</b><br>WIDEFIELD WATER AND SANITATION DISTRICT<br>8495 FONTAINE BLVD.<br>COLORADO SPRINGS, CO 80925<br>719-390-7111 | <b>CABLE</b><br>COMCAST<br>P.O. BOX 173838<br>DENVER, CO 80217<br>970-641-4774             | <b>ELECTRIC</b><br>MOUNTAIN VIEW ELECTRIC<br>11140 E. WOODMEN RD.<br>COLORADO SPRINGS, CO 80831<br>719-495-2283                        | <b>SECURITY FIRE PROTECTION DISTRICT</b><br>400 SECURITY BOULEVARD<br>SECURITY, CO 80911<br>719-392-7121 |
| <b>TELEPHONE</b><br>CENTURYLINK<br>7925 INDUSTRY ROAD<br>COLORADO SPRINGS, CO 80939<br>719-278-4651                                     | <b>GAS</b><br>BLACK HILLS ENERGY<br>7060 ALLEGRE ST.<br>FOUNTAIN, CO 80817<br>719-393-6639 | <b>EL PASO COUNTY</b><br>PLANNING AND COMMUNITY DEVELOPMENT<br>2880 INTERNATIONAL CIRCLE<br>COLORADO SPRINGS, CO 80919<br>719-520-6300 |  |

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

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

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

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

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

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

WIDEFIELD WATER AND SANITATION DISTRICT  
 WATER DESIGN APPROVAL  
 DATE 11/18/2020 BY [Signature]  
 PROJECT NO. \_\_\_\_\_

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE.  
 APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL

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

WIDEFIELD WATER AND SANITATION DISTRICT  
 WATER DESIGN APPROVAL  
 DATE 11/18/2020 BY [Signature]  
 PROJECT NO. \_\_\_\_\_

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE.  
 APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL

PUDSP 20-003

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55306  
 PH: 719.570.1100  
 FAX: 719.570.1100  
 EMAIL: Rich@ceg.com

**THE HILLS AT LORSON RANCH FILING NO. 1**  
 WATERMAIN / SANITARY SEWER  
 CONSTRUCTION PLANS

**NOV 12, 2020**

PROJECT NO. **100.062**

SHEET NUMBER **C0.1**

TOTAL SHEETS: 40

**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.

**WIDEFIELD WATER AND SANITATION DISTRICT GENERAL NOTES**

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WIDEFIELD WATER AND SANITATION DISTRICT SPECIFICATIONS. COMPACTION REQUIREMENTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE WIDEFIELD WATER AND SANITATION DISTRICT OR A HIGHER STANDARD IS IMPOSED BY ANOTHER AGENCY HAVING RIGHT-OF-WAY JURISDICTION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE WIDEFIELD WATER AND SANITATION DISTRICT. THE WIDEFIELD WATER AND SANITATION DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- THE DEVELOPER OR HIS ENGINEER HAS LOCATED ALL FIRE HYDRANTS AND FUTURE SERVICE STUBS. ANY REQUIRED REALIGNMENT, EITHER HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER.
- ALL DUCTILE IRON PIPE, TO INCLUDE FITTINGS, VALVES AND FIRE HYDRANTS WILL BE WRAPPED WITH POLYETHYLENE TUBING, BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED.
- ALL DUCTILE IRON PIPE SHALL BE DOUBLE BONDED. DIP SHALL HAVE CATHODIC PROTECTION USING NO. 6 WIRE WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET.
- PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.
- ALL FITTINGS SHALL BE DUCTILE IRON -MECHANICAL JOINT AND HAVE 9 LB. MAGNESIUM ANODES AT EVERY FITTING.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT (390-7111) A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
- THE LOCATION OF ALL UTILITIES AS SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
- THE CONTRACTOR SHALL FIELD EXCAVATE AND VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL TIE-INS. CONTRACTOR SHALL NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER OF THE FIELD VERIFIED INFORMATION PRIOR TO CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.
- ANY WATER UTILITY MATERIAL REMOVED AND NOT REUSED SHALL BE RETURNED TO THE WIDEFIELD WATER AND SANITATION DISTRICT IF THE DISTRICT SO REQUESTS.
- THE CONTRACTOR SHALL AT HIS EXPENSE SUPPORT AND PROTECT ALL UTILITY MAINS SO THAT THEY WILL FUNCTION CONTINUOUSLY DURING CONSTRUCTION. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT WILL BE REPLACED IMMEDIATELY BY EITHER THE CONTRACTOR OR THE WIDEFIELD WATER AND SANITATION DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.
- ANY PUMPING OR BYPASS OPERATIONS MUST BE REVIEWED AND APPROVED PRIOR TO EXECUTION BY BOTH THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER.
- DISINFECTION SHALL BE ACCOMPLISHED BY GLUING TABLETS TO THE TOP OF THE LINE. POWDER OR GRANULER HTH SHALL NOT BE USED. SEE WIDEFIELD SPECS FOR FURTHER DEFINITION OF DISINFECTION TECHNIQUES.
- CONTRACTOR MUST REPLACE OR REPAIR ANY DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
- ALL WATER LINES 6" AND LARGER, AND ALL SEWER LINES 8" AND LARGER, SHALL HAVE AS "AS-BUILT" PLANS PREPARED AND APPROVED PRIOR TO FINAL ACCEPTANCE BY THE WIDEFIELD WATER AND SANITATION DISTRICT.
- PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE IS REQUIRED A MINIMUM OF 72 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. TO SET THE PRE-CONSTRUCTION CONFERENCE, CONTACT BRANDON BERNARD-WATER DEPARTMENT MANAGER AND/OR JASON DREESEN, WASTEWATER DEPARTMENT MANAGER OF THE WIDEFIELD WATER AND SANITATION DISTRICT AT 719-955-0548 FOR A TIME. NO PRE-CONSTRUCTION CONFERENCE TIMES WILL BE SET UNTIL 4 SETS OF SIGNED DRAWINGS ARE RECEIVED BY THE WIDEFIELD W & S DISTRICT. PRE-CONSTRUCTION DATE /INITIALS

**WIDEFIELD WATER AND SANITATION DISTRICT UTILITY CONSTRUCTION NOTES**

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

**UNDERDRAIN CONSTRUCTION NOTES**

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

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

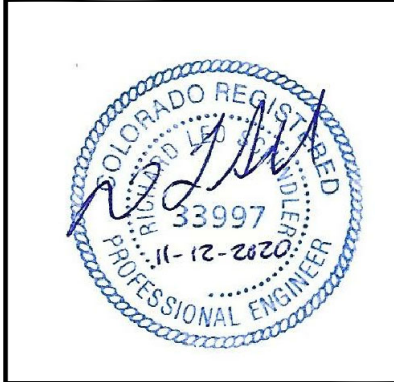
NO.	DESCRIPTION	DATE

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

PROJECT:  
**THE HILLS AT LORSON RANCH FILING NO. 1**  
 FONTAINE BLVD - WALLEYE DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**SANITARY SEWER/WATERMAIN NOTES**

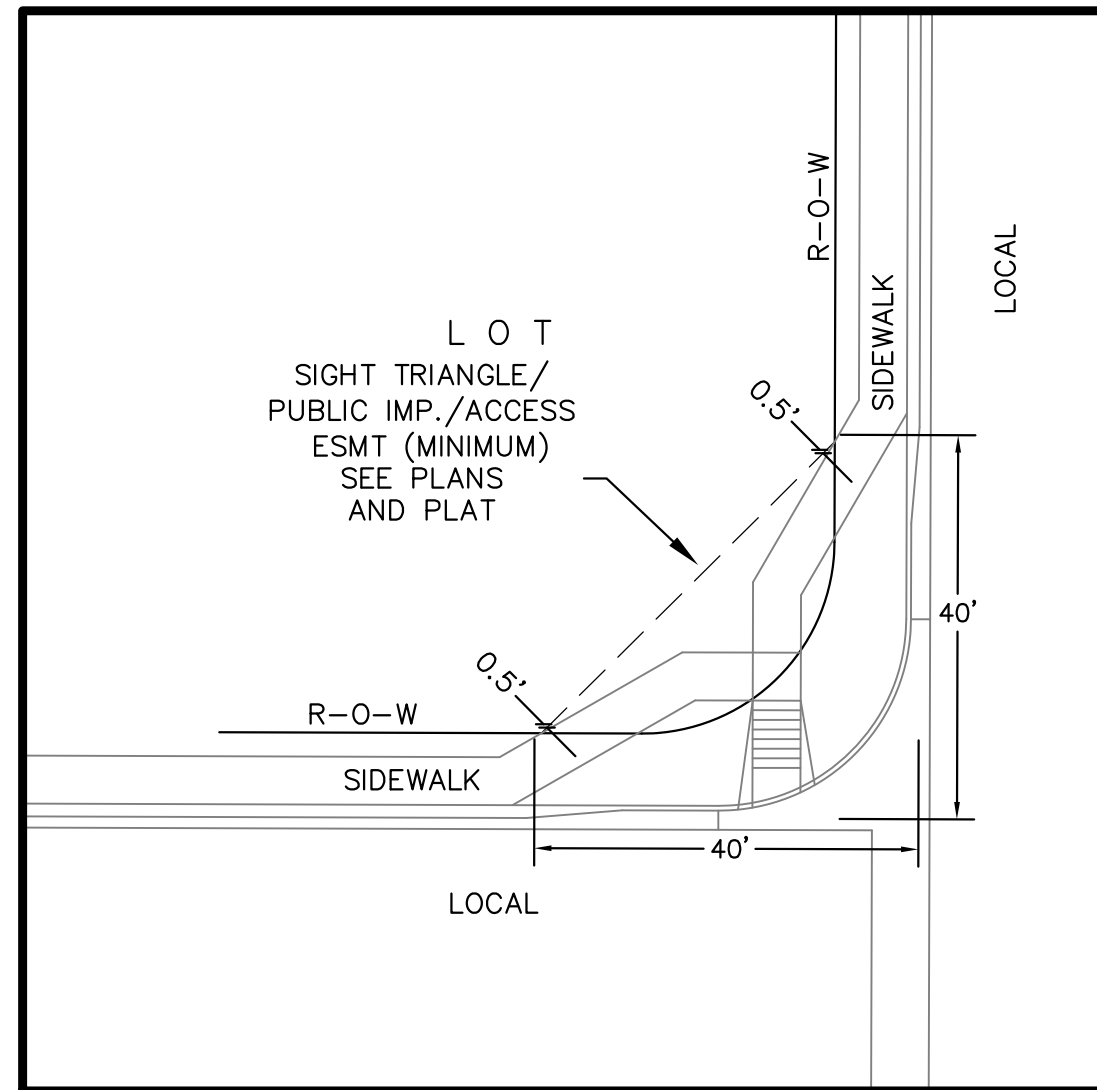


DATE:  
**NOV 12, 2020**

PROJECT NO.  
**100.062**

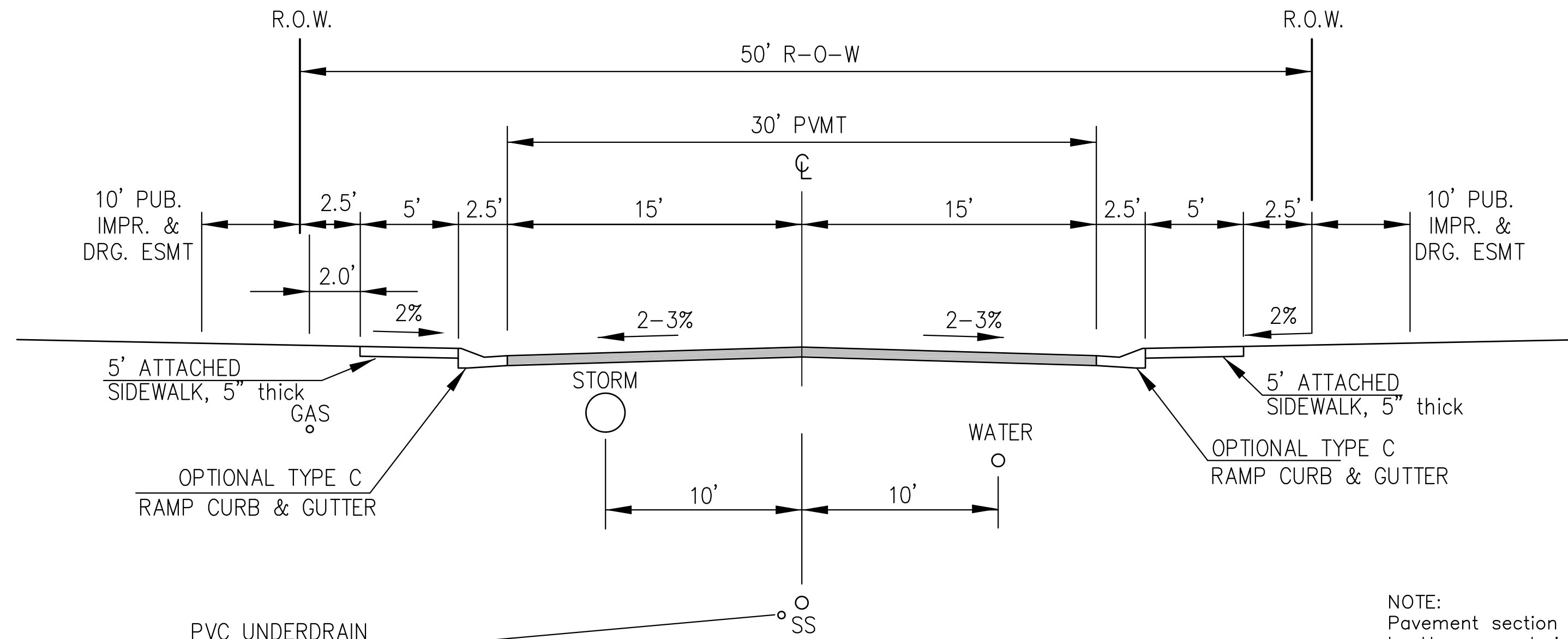
SHEET NUMBER  
**C1.2**

TOTAL SHEETS: 40



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

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



PVC UNDERDRAIN  
SEE SAN SWR/WATERMAIN  
CONSTRUCTION PLANS  
FOR LOCATION & DETAILS

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

MURRELET DR, BUFFLEHEAD LN, HOUSEFINCH LN, BOBOLINK TR,  
ANHINGA CT, YELLOWTHROAT TER, WIGEON WAY, SANDERLING ST,  
WHISTLING DUCK WAY, PIPING PLOVER PL, BIG BIRD DR,  
GODWIT LN, SCRUB JAY TR, PALAFOXIA PL, RUSHPINK ST,  
LAKE TROUT DR, SHADBUSH LN, KITFOX CT, ROUNDTAIL WAY,  
SPLAKE ST, SAUGEYE ST, PIKEMINNOW PL, BROOKTROUT TR,  
WIPER WAY

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

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

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

PROJECT:  
**THE HILLS AT LORSON  
RANCH FILING NO. 1**  
FONTAINE BLVD - WALLEYE DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

TYPICAL SECTIONS

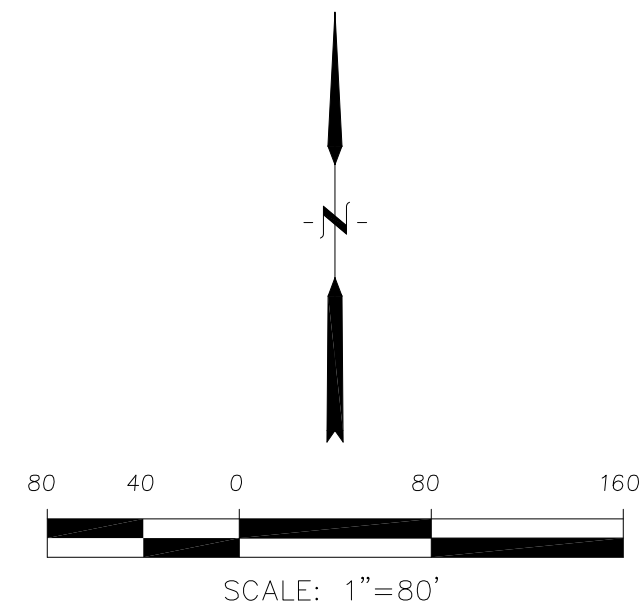
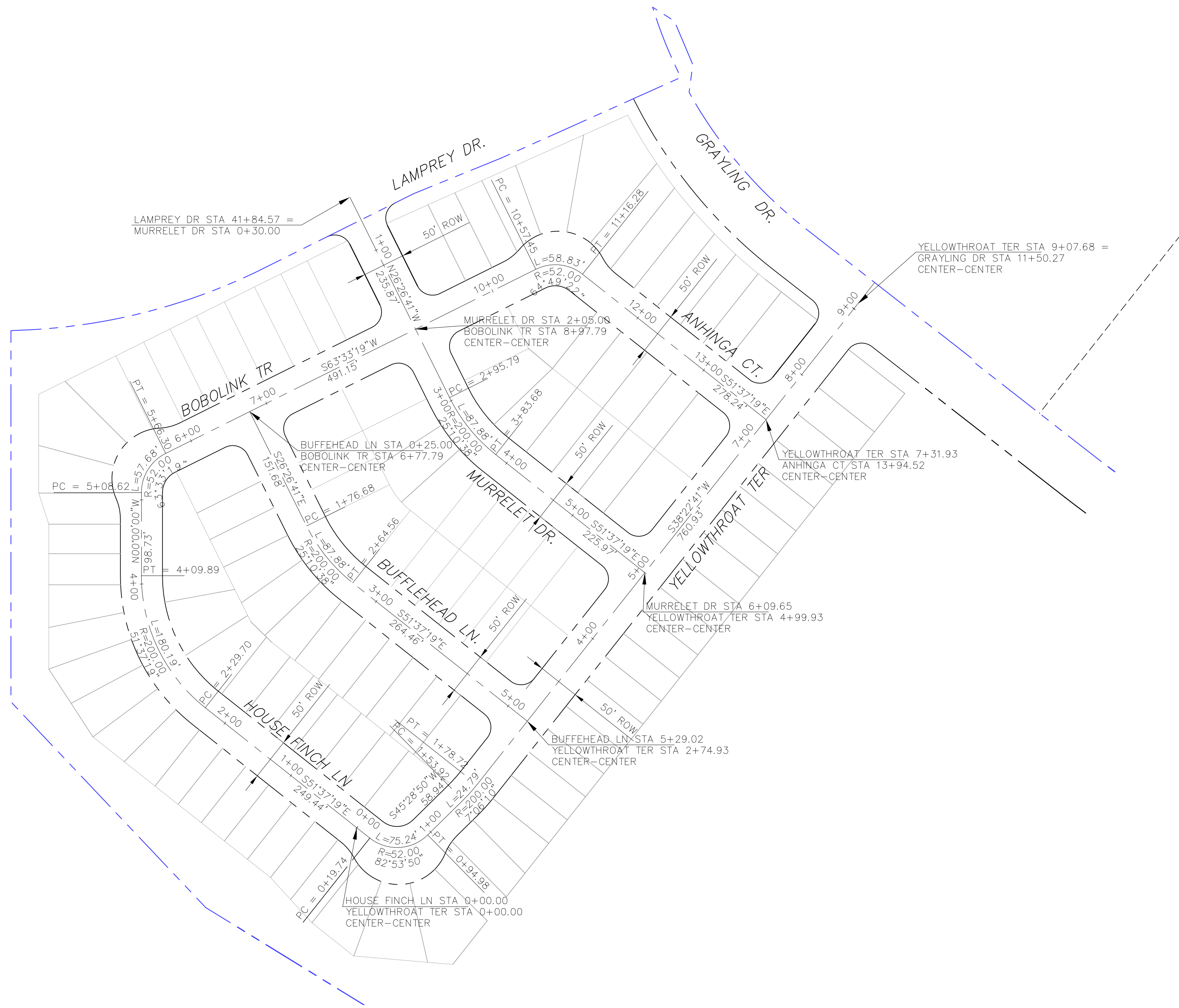


DATE:  
NOV 12, 2020

PROJECT NO.  
100.062

SHEET NUMBER  
C1.3

TOTAL SHEETS: 40



**CORE**  
**ENGINEERING GROUP**  
 15004 1ST AVENUE S,  
 BIRCHWOOD, CO 80506  
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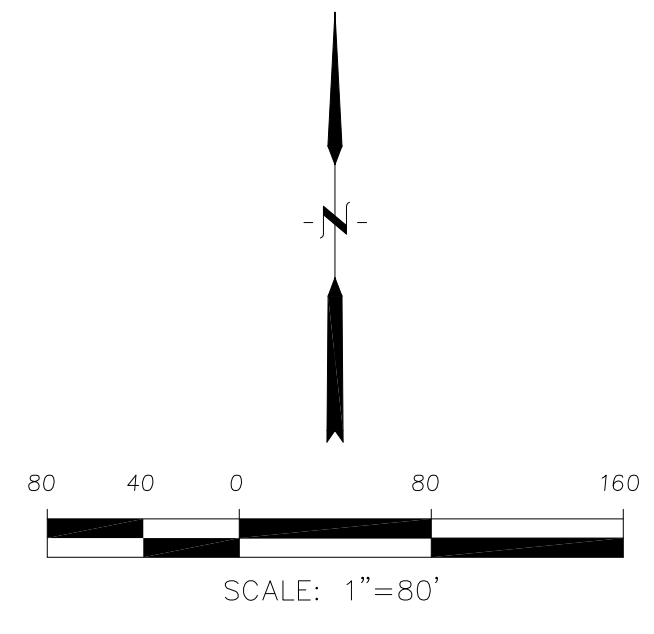
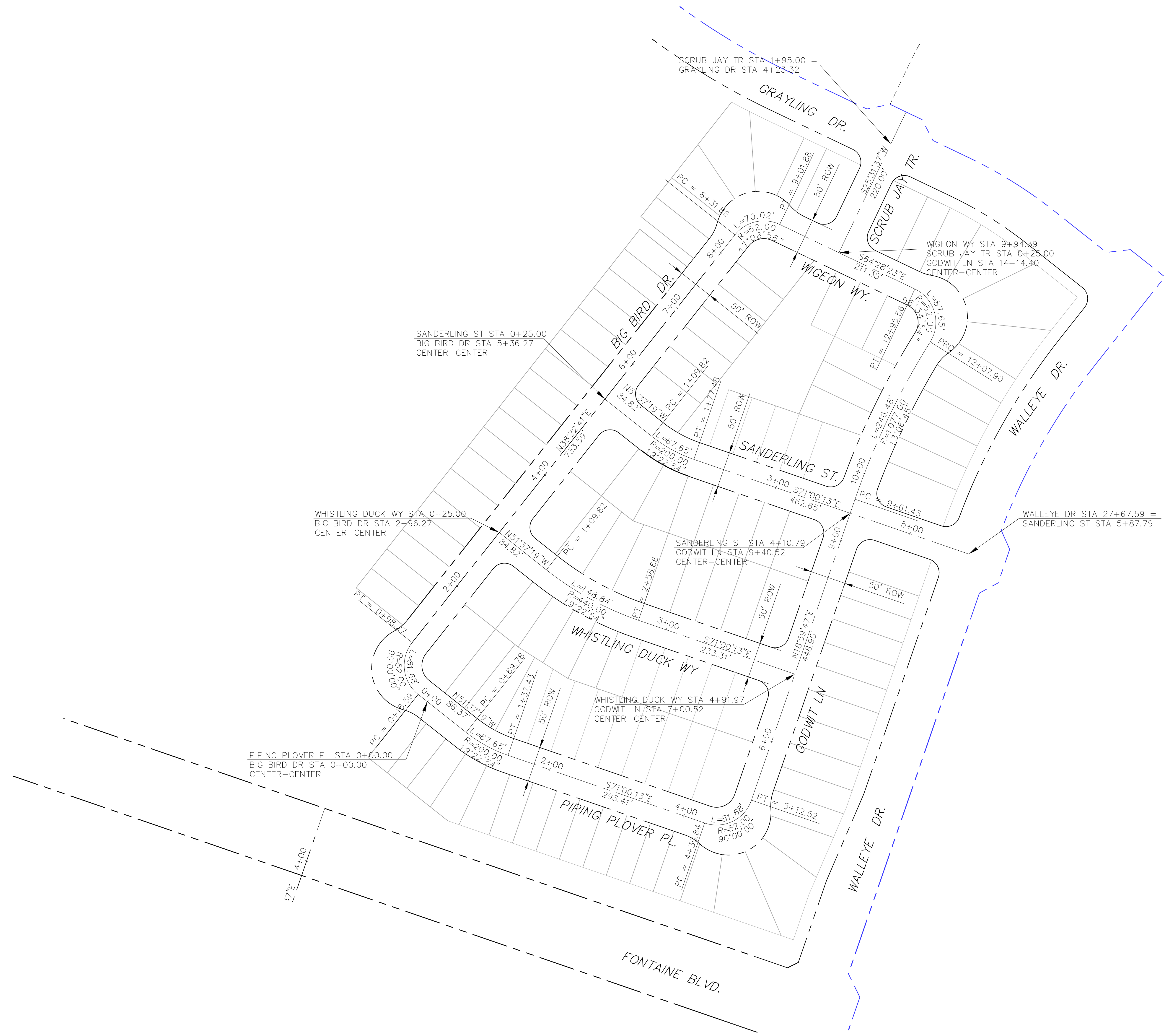
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 NO: \_\_\_\_\_  
 PROJECT FOR: **THE HILLS AT LORSON RANCH FILING NO. 1**  
 FOR NAME: WALLECH DR  
 COLORADO SPRINGS, COLORADO  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 (719) 635-3200  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**THE HILLS AT LORSON RANCH FIL. NO. 1**  
**AREA 'B'**  
**HORIZONTAL CONTROL PLAN**



DATE: **NOV 12, 2020**  
 PROJECT NO. **100.062**  
 SHEET NUMBER **C2.1**  
 TOTAL SHEETS: 40



**CORE**  
ENGINEERING GROUP  
15004 1ST AVENUE S,  
DENVER, CO 80232  
PHONE: 303.750.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

NO. \_\_\_\_\_ DATE \_\_\_\_\_

DESCRIPTION \_\_\_\_\_

PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
FOR ANNE BL, WALLEYE DR  
COLORADO SPRINGS, COLORADO

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

THE HILLS AT LORSON RANCH FIL. NO. 1  
AREA 'C'  
HORIZONTAL CONTROL PLAN

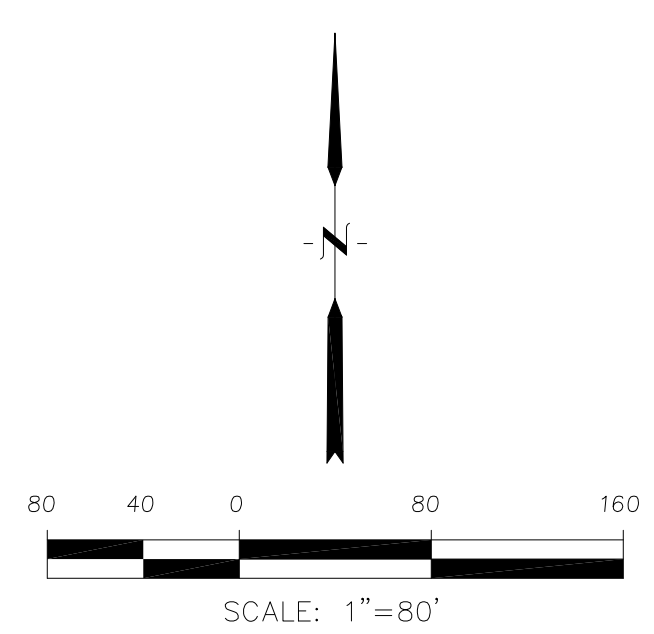
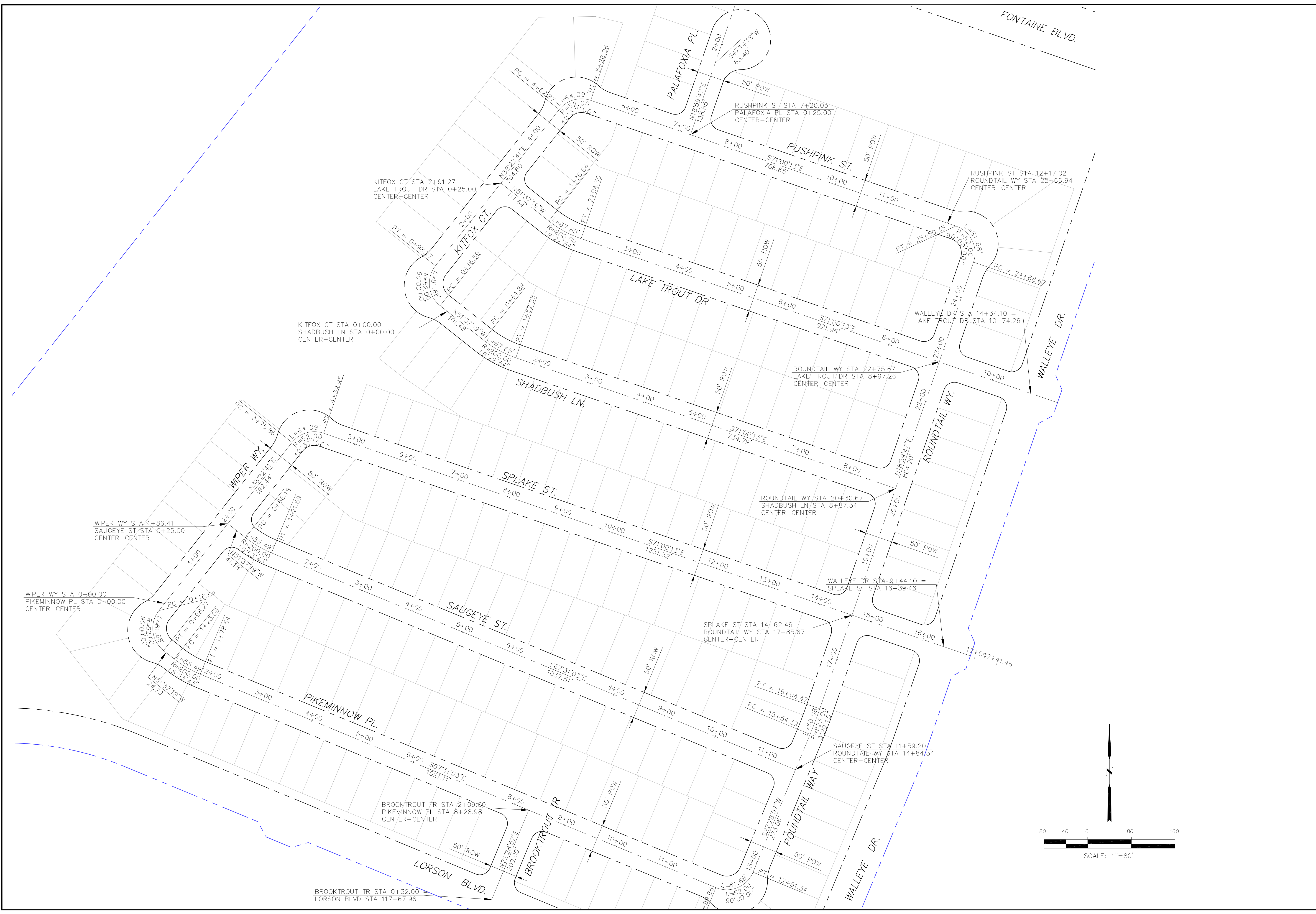


DATE: NOV 12, 2020

PROJECT NO. 100.062

SHEET NUMBER C2.2

TOTAL SHEETS: 40

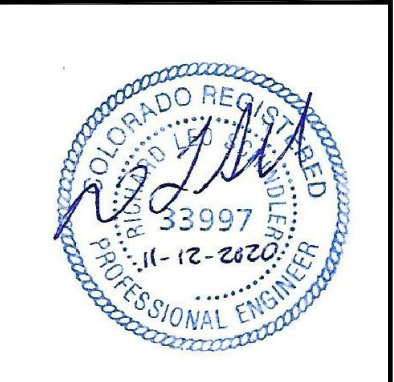


**CORE**  
**ENGINEERING GROUP**  
 15004 1ST AVENUE S,  
 BIRCHWOOD, CO 80506  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

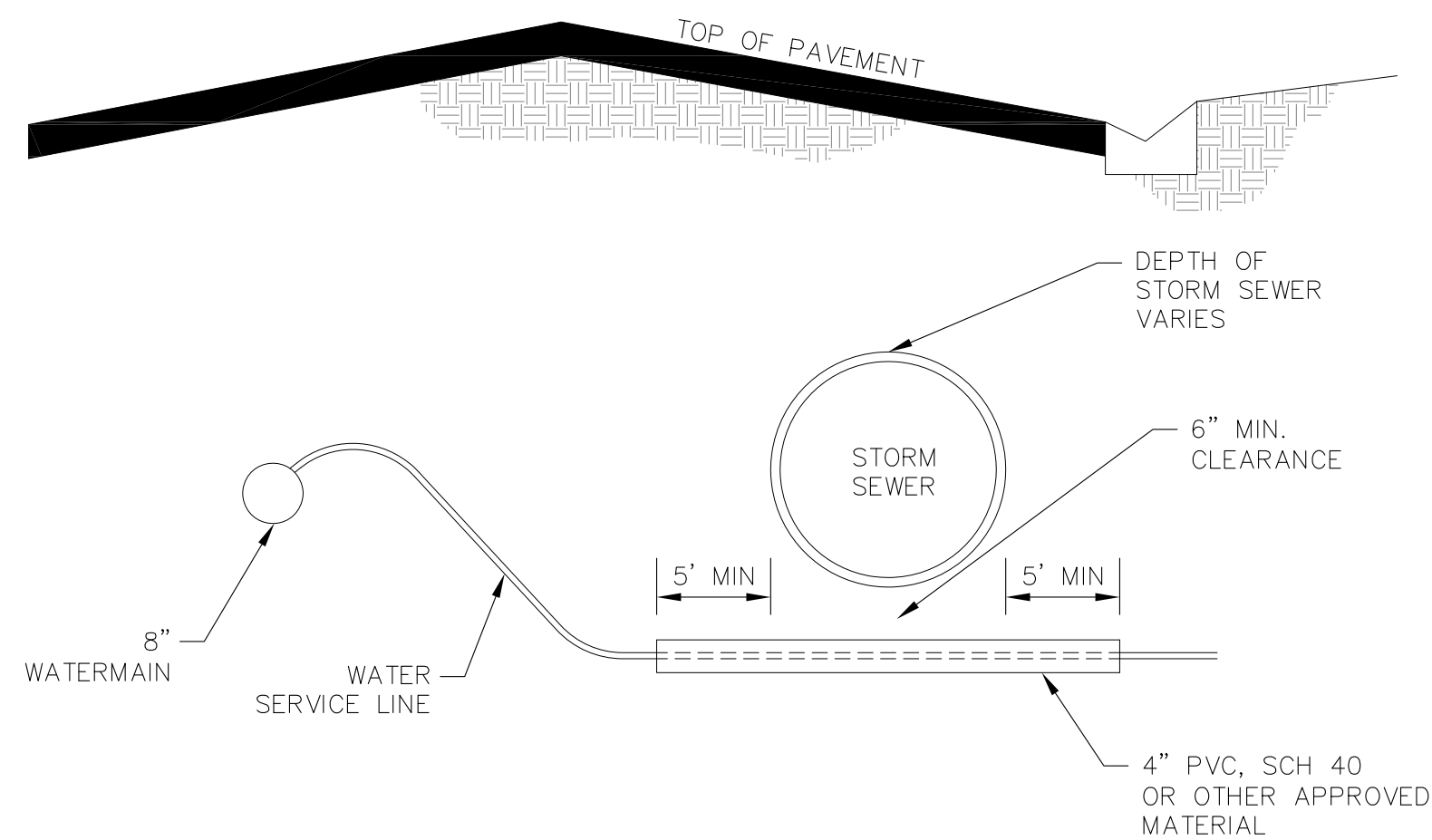
DATE: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 PREPARED FOR:  
**LORSON, LLC**  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT:  
**THE HILLS AT LORSON**  
**RANCH FILING NO. 1**  
 FONTAINE BLVD, WALLEYE DR  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**THE HILLS AT LORSON RANCH FIL. NO. 1**  
**AREA 'E' & 'G'**  
**HORIZONTAL CONTROL PLAN**

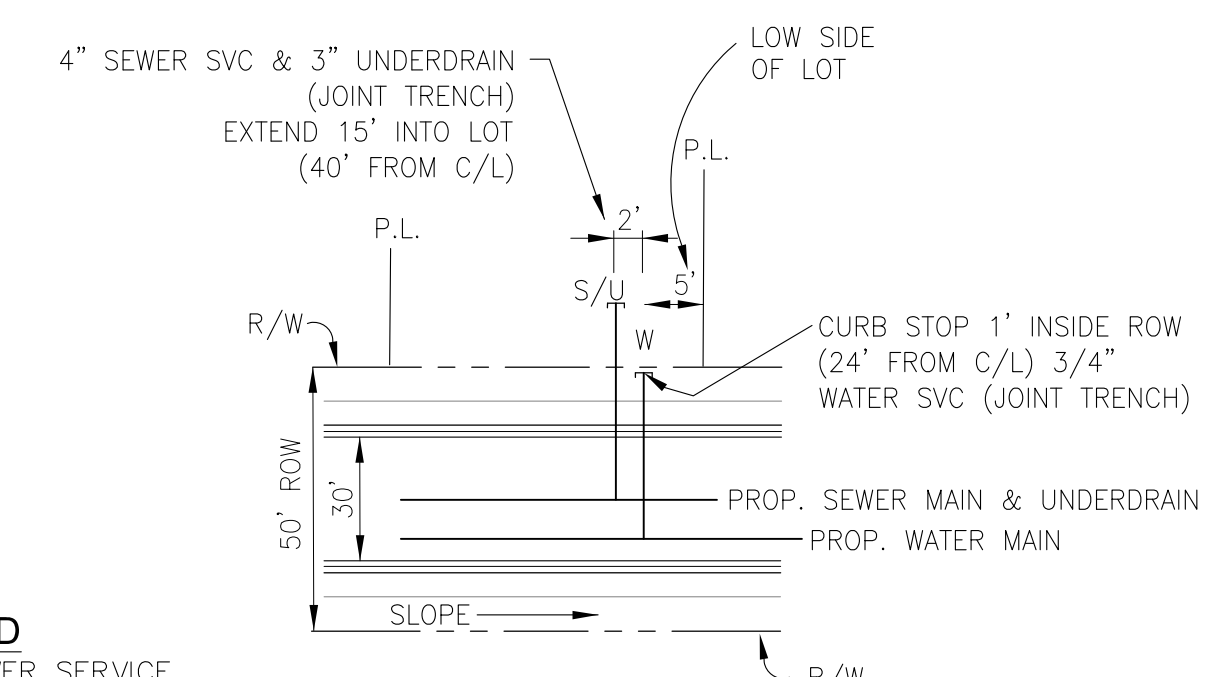
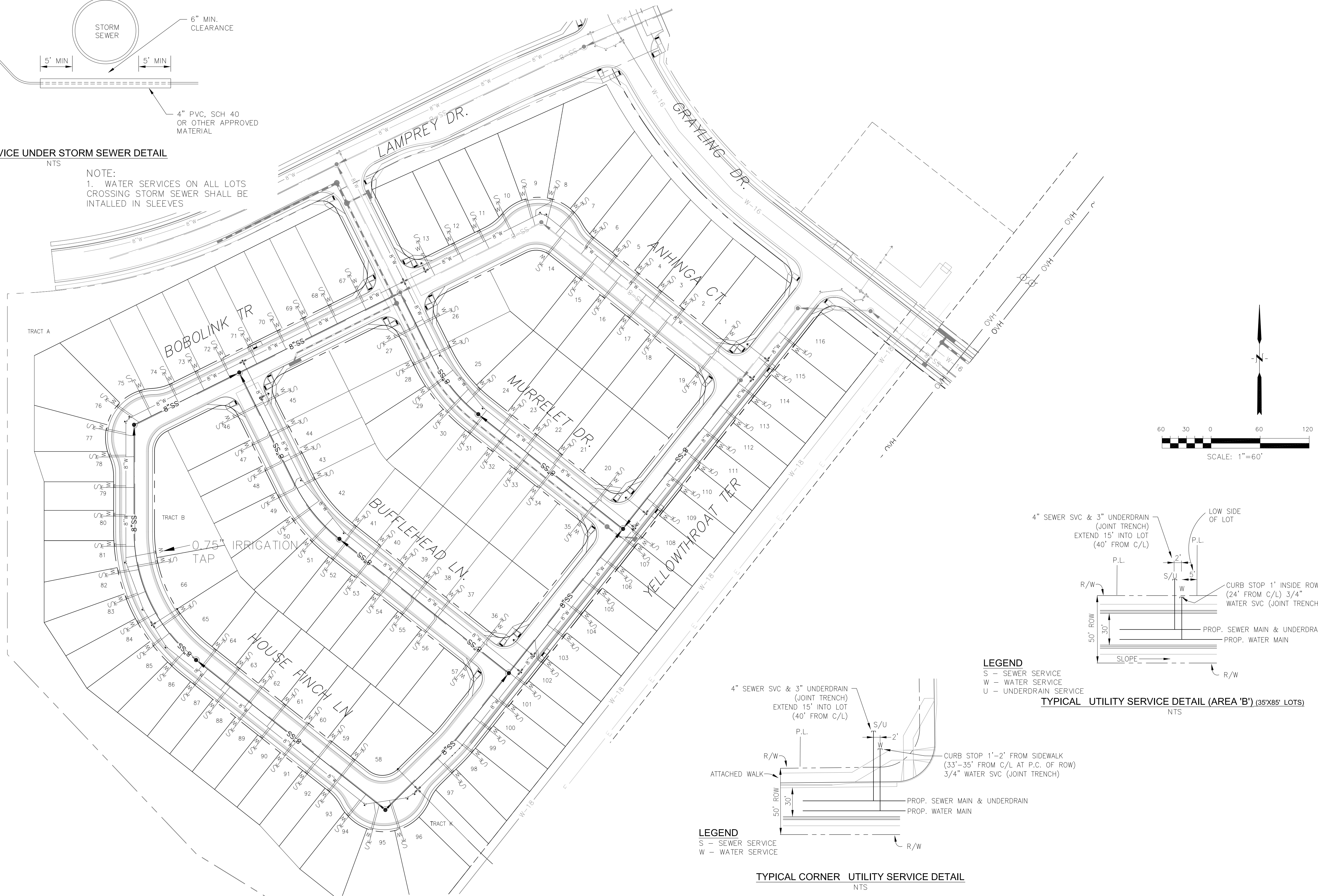


DATE:  
 NOV 12, 2020  
 PROJECT NO.  
 100.062  
 SHEET NUMBER  
**C2.3**  
 TOTAL SHEETS: 40

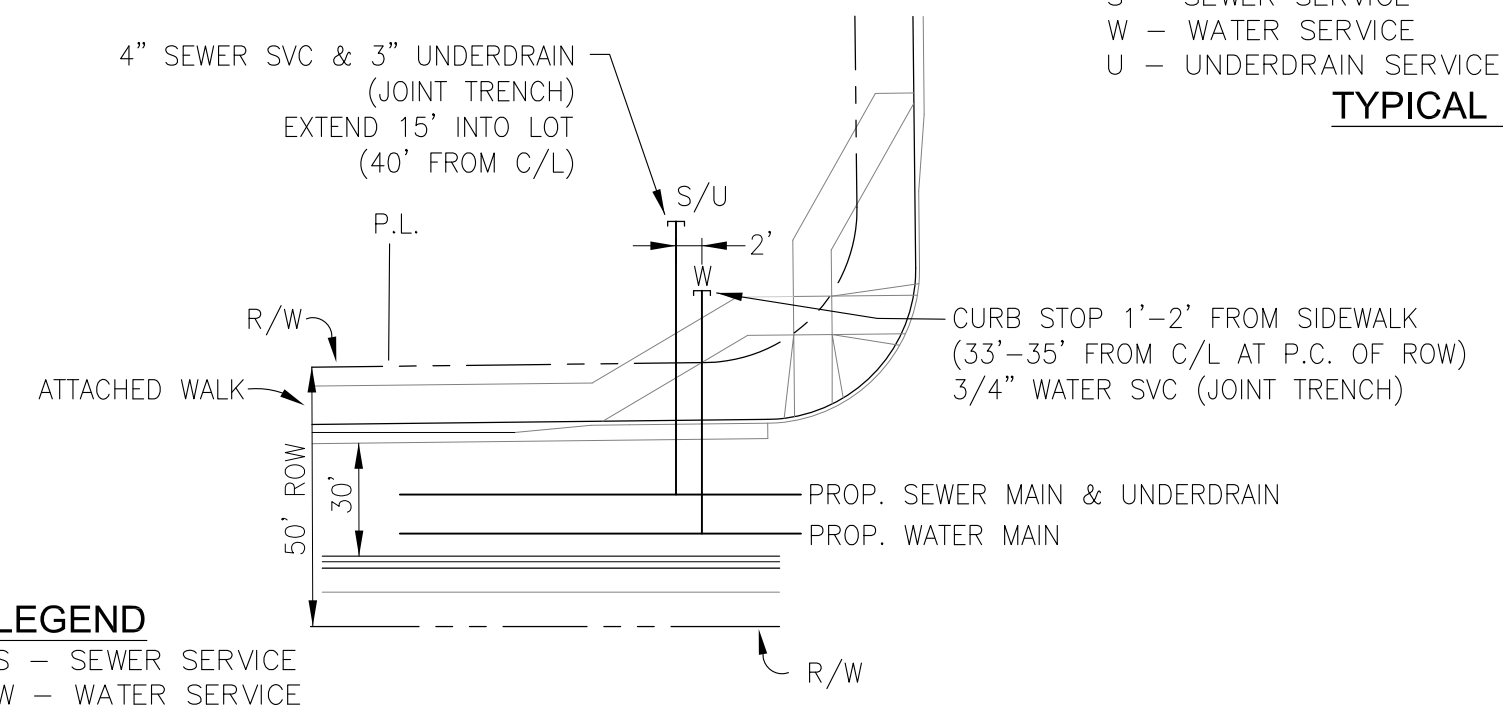


**WATER SERVICE UNDER STORM SEWER DETAIL**  
NTS

NOTE:  
1. WATER SERVICES ON ALL LOTS CROSSING STORM SEWER SHALL BE INSTALLED IN SLEEVES



**LEGEND**  
S - SEWER SERVICE  
W - WATER SERVICE  
U - UNDERDRAIN SERVICE



**LEGEND**  
S - SEWER SERVICE  
W - WATER SERVICE

**TYPICAL CORNER UTILITY SERVICE DETAIL**  
NTS

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

PREPARED FOR:  
**THE HILLS AT LORSON RANCH FILING NO. 1**  
FONTAINE BLVD - WALLEYE DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**THE HILLS AT LORSON RANCH FIL NO. 1**  
**AREA 'B'**  
**UTILITY SERVICES PLAN**

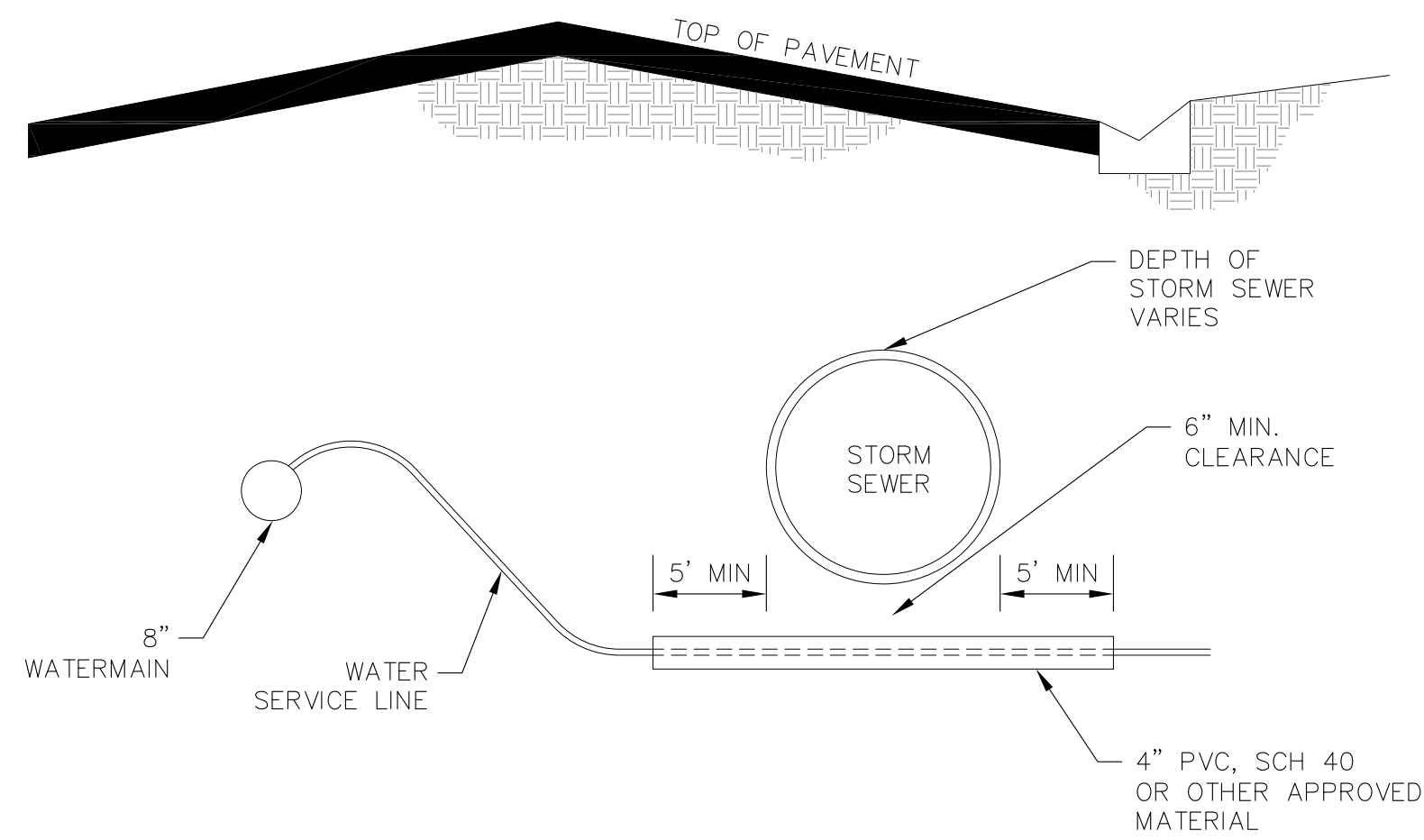


DATE:  
NOV 12, 2020

PROJECT NO.  
100.062

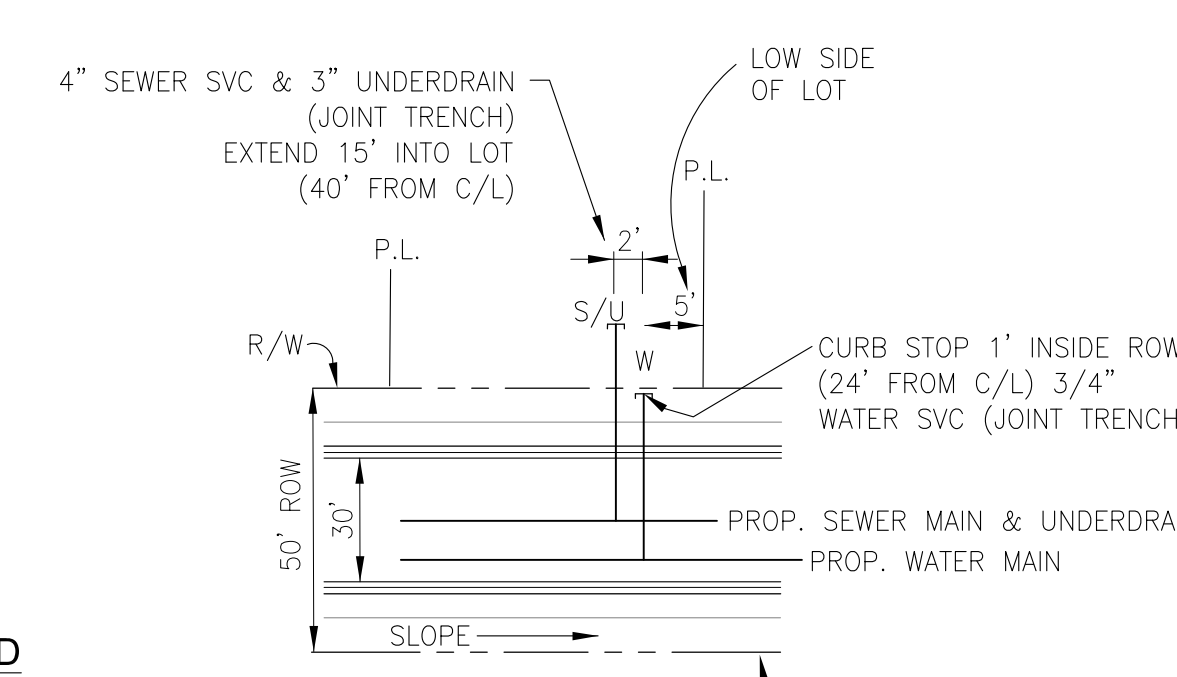
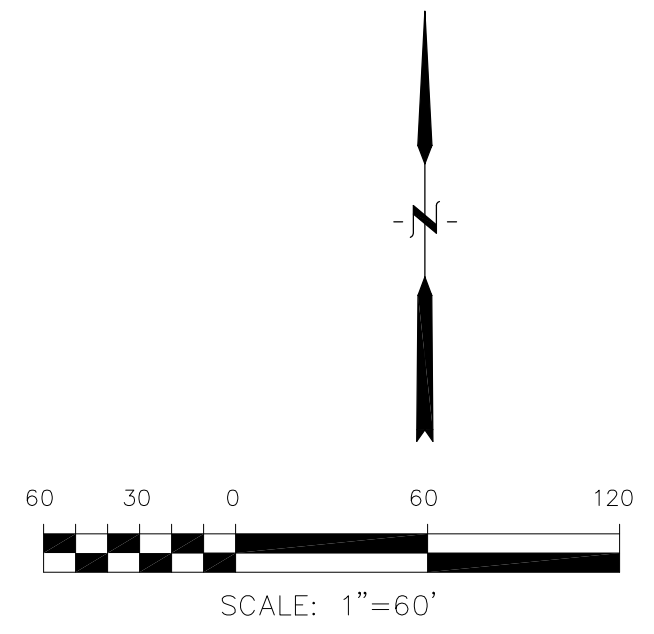
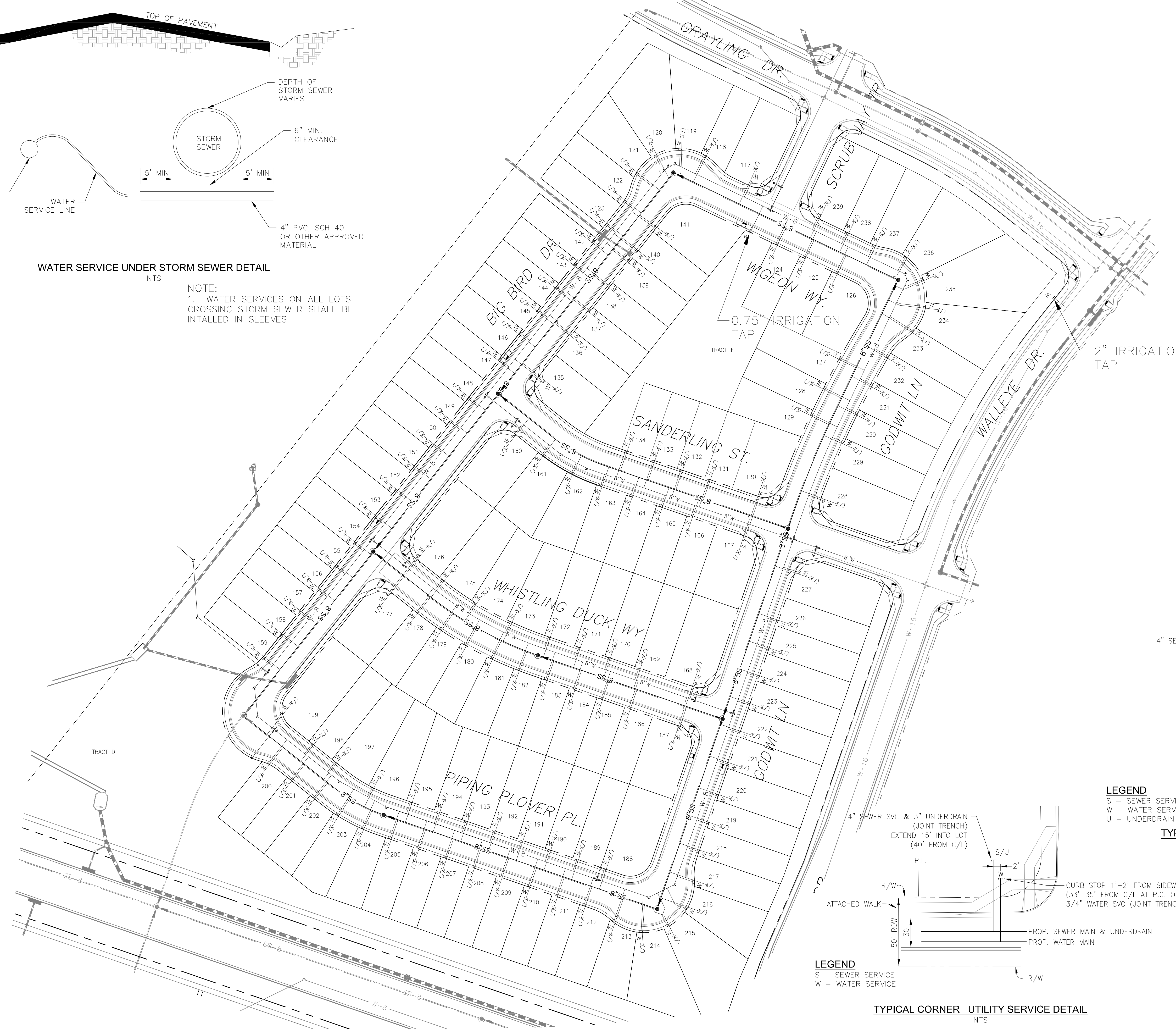
SHEET NUMBER  
C3.1

TOTAL SHEETS: 40



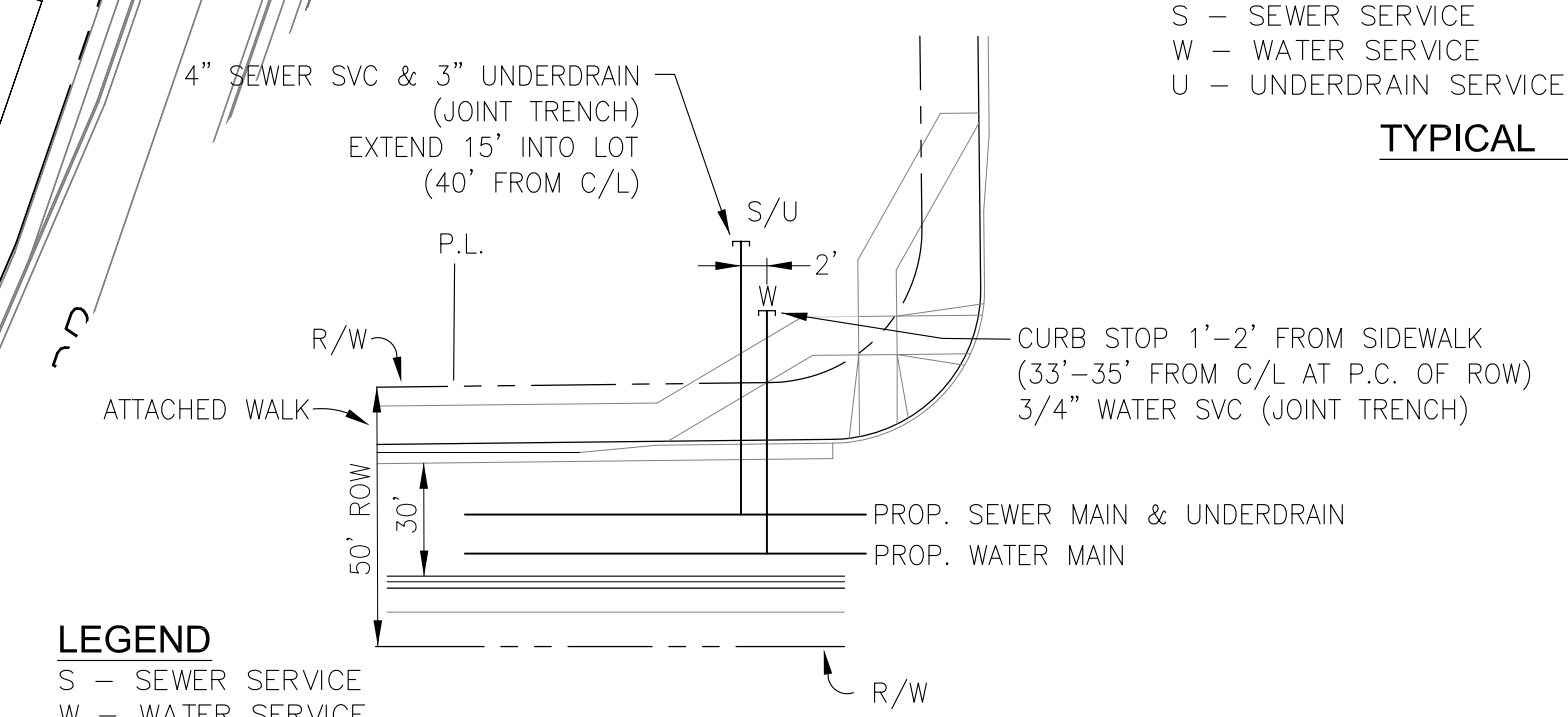
**WATER SERVICE UNDER STORM SEWER DETAIL**  
NTS

NOTE:  
1. WATER SERVICES ON ALL LOTS CROSSING STORM SEWER SHALL BE INSTALLED IN SLEEVES



**LEGEND**  
S - SEWER SERVICE  
W - WATER SERVICE  
U - UNDERDRAIN SERVICE

**TYPICAL UTILITY SERVICE DETAIL (AREA 'C') (35'x85' LOTS)**  
NTS



**LEGEND**  
S - SEWER SERVICE  
W - WATER SERVICE

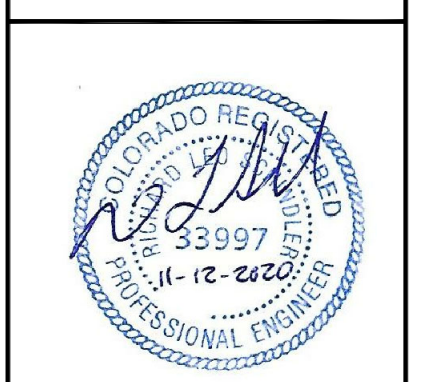
**TYPICAL CORNER UTILITY SERVICE DETAIL**  
NTS

**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**  
PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**THE HILLS AT LORSON RANCH FIL NO. 1**  
**AREA 'C'**  
**UTILITY SERVICES PLAN**



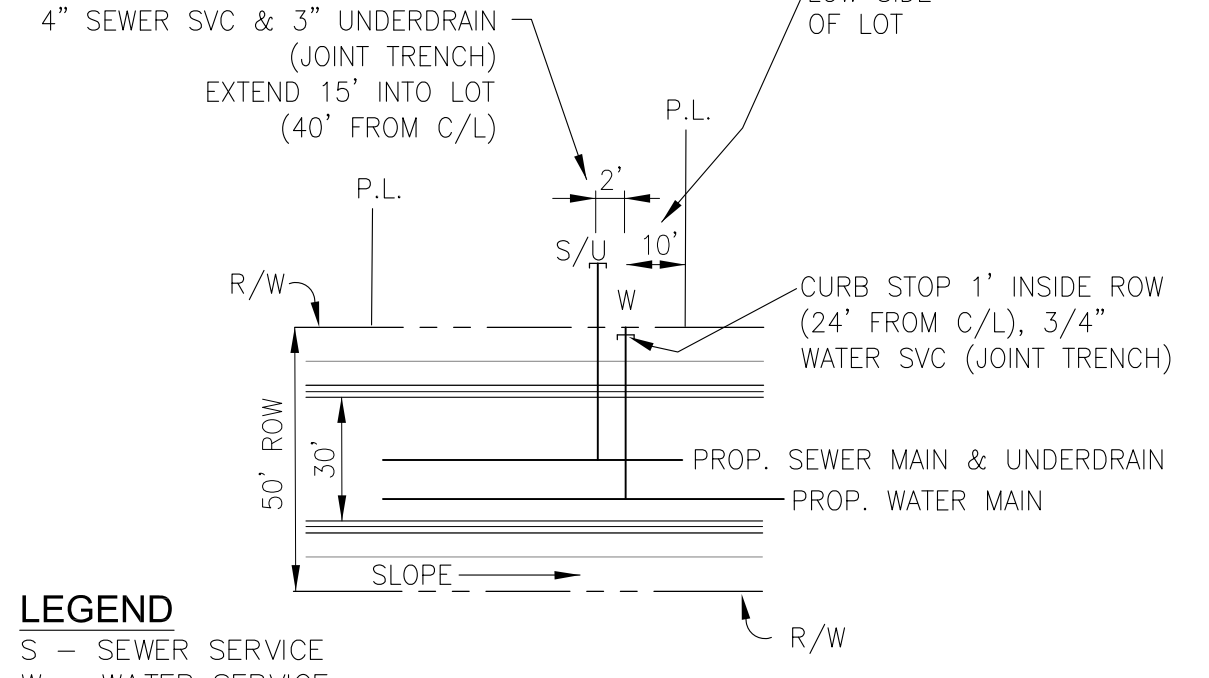
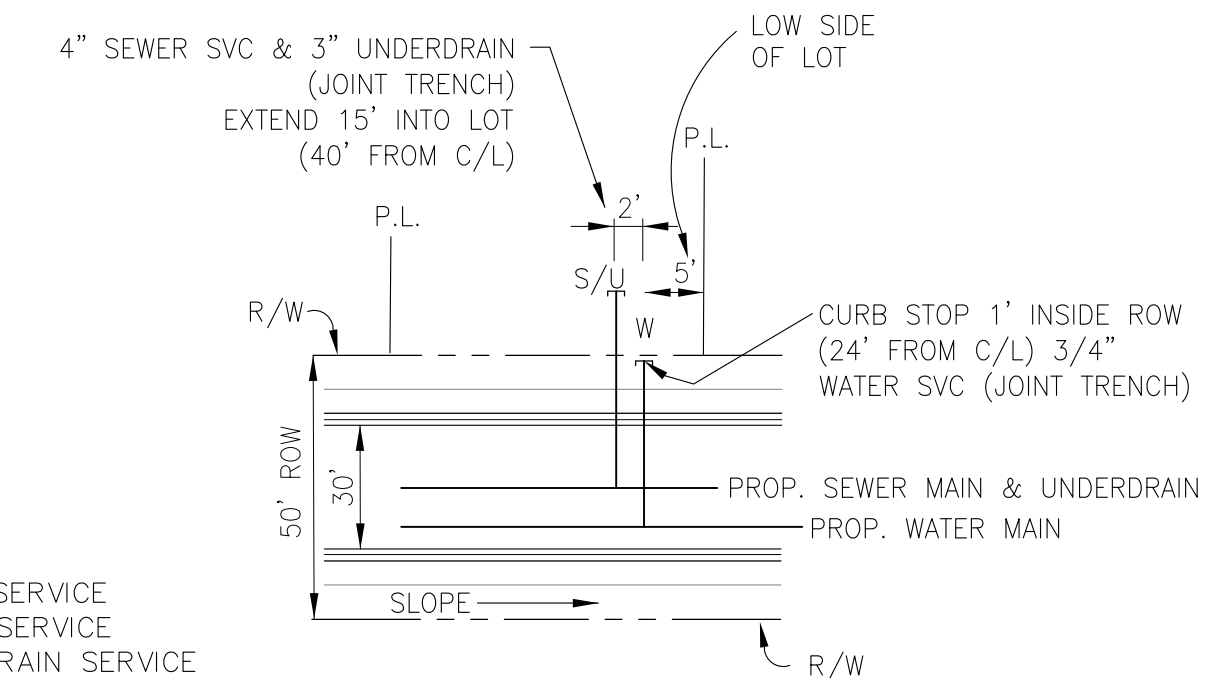
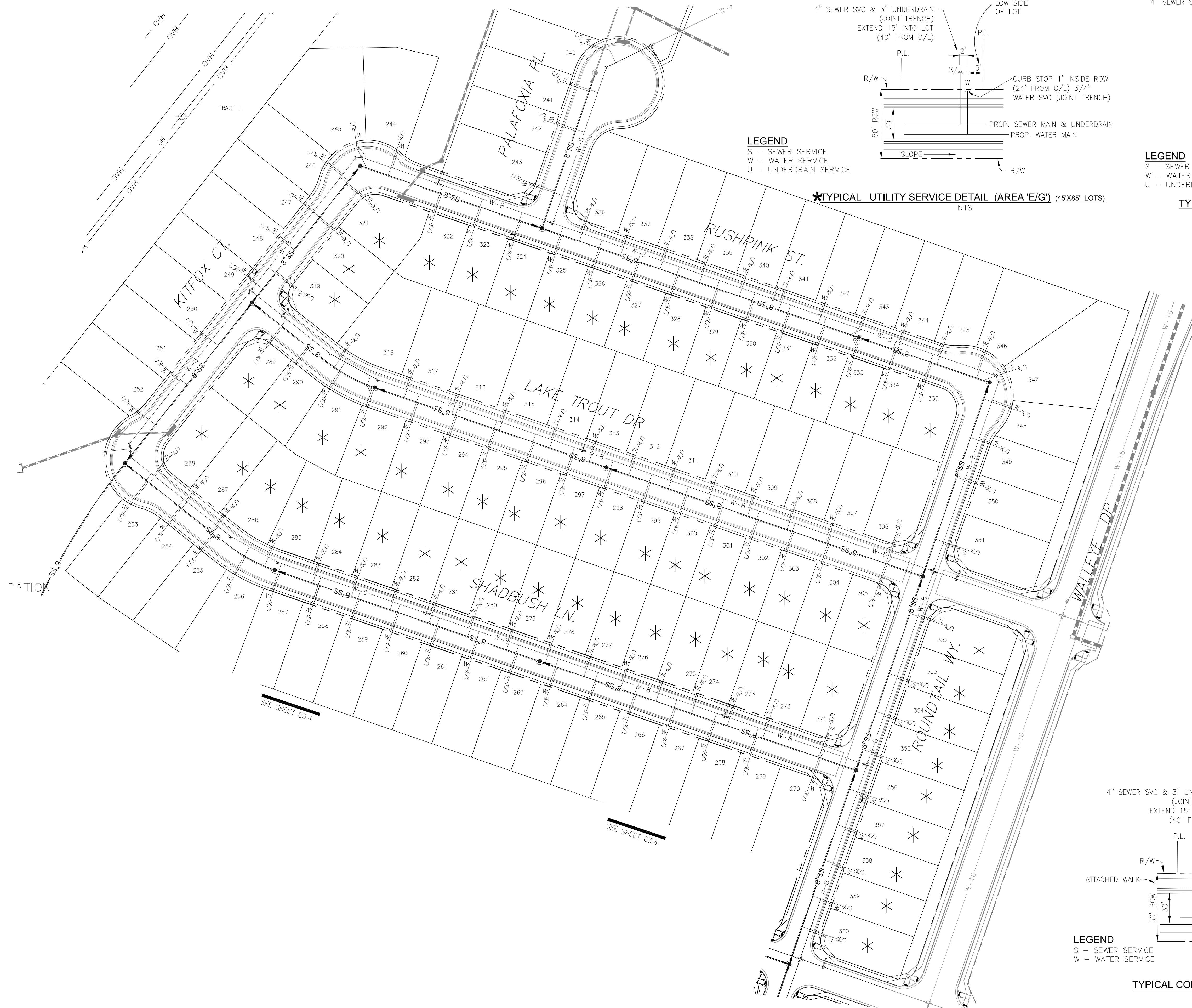
DATE: NOV 12, 2020

PROJECT NO. 100.062

SHEET NUMBER **C3.2**

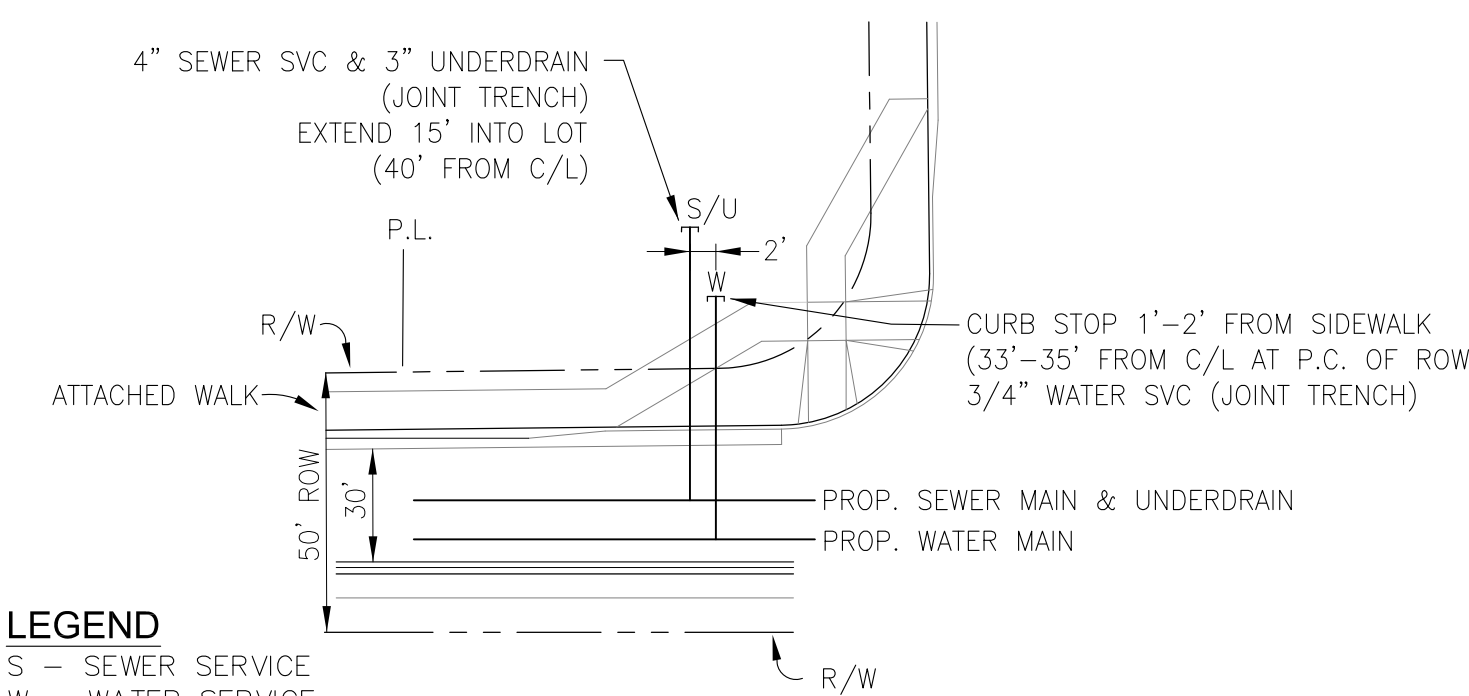
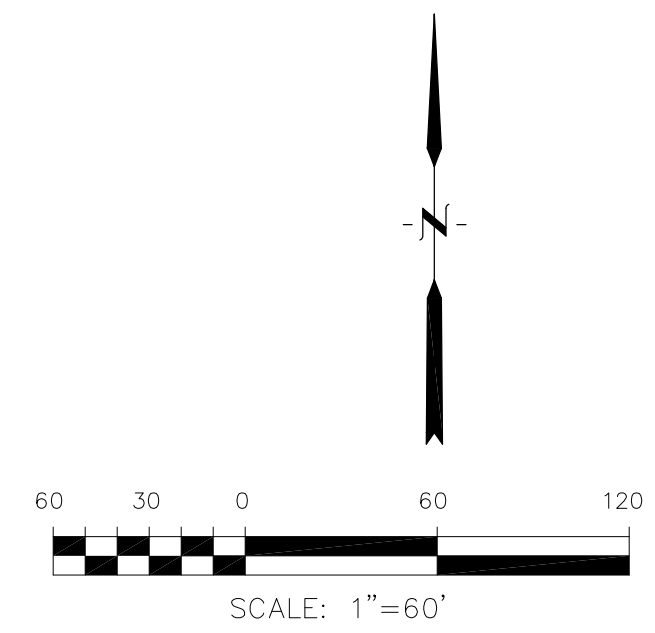
TOTAL SHEETS: 40





**LEGEND**  
 S - SEWER SERVICE  
 W - WATER SERVICE  
 U - UNDERDRAIN SERVICE

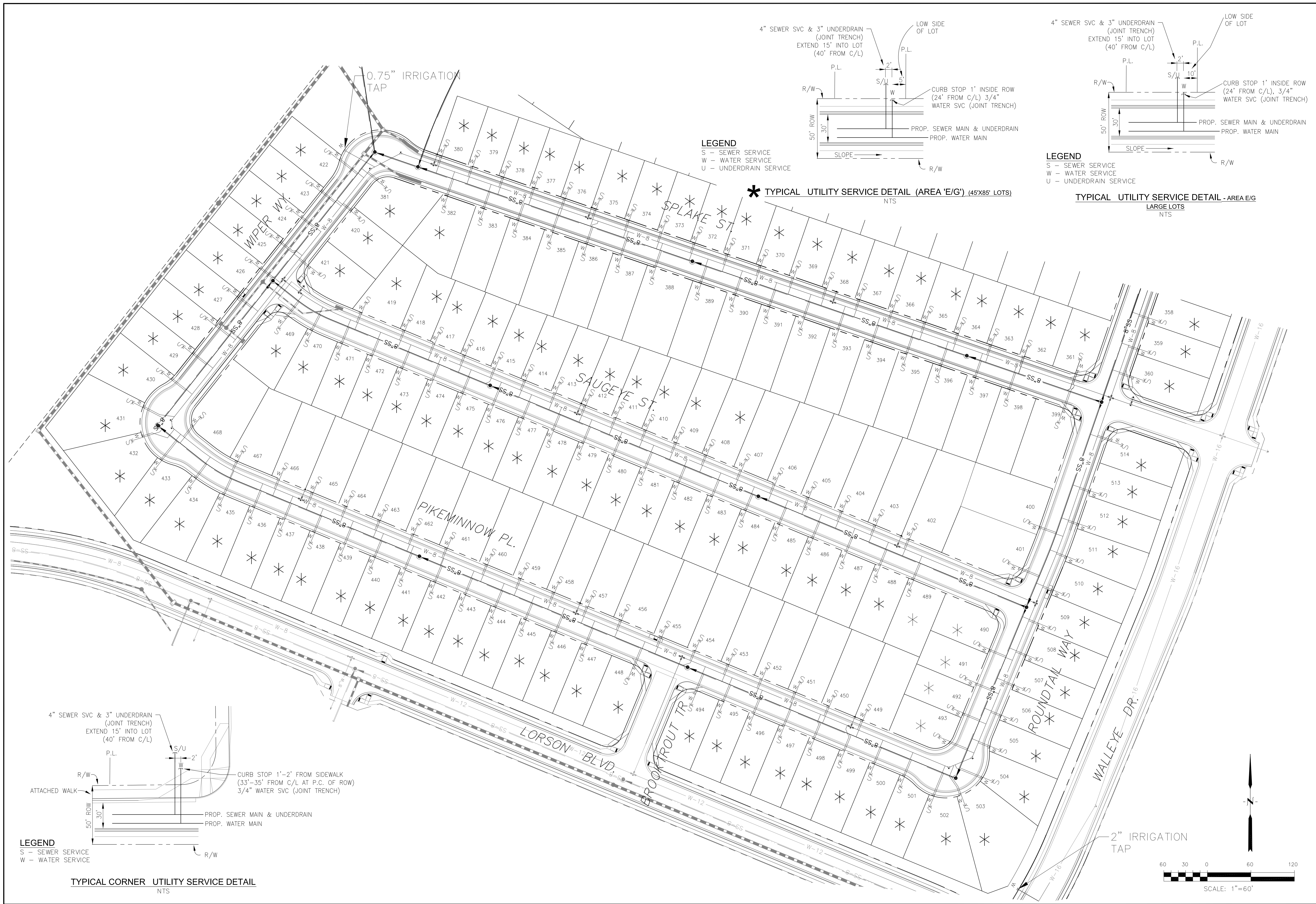
**LEGEND**  
 S - SEWER SERVICE  
 W - WATER SERVICE  
 U - UNDERDRAIN SERVICE



**LEGEND**  
 S - SEWER SERVICE  
 W - WATER SERVICE

**TYPICAL CORNER UTILITY SERVICE DETAIL**  
 NTS

<b>CORE ENGINEERING GROUP</b>	
15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719.579.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@cegi.com	
PREPARED FOR: <b>LORSON, LLC</b> 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK	PROJECT: <b>THE HILLS AT LORSON RANCH FILING NO. 1</b> FONTAINE BLVD - WALLEYE DR COLORADO SPRINGS, COLORADO
DATE: _____ DESCRIPTION: _____ NO. _____	DRAWN: RLS DESIGNED: RLS CHECKED: RLS
<b>THE HILLS AT LORSON RANCH FILING NO. 1</b> <b>AREA 'E/G'</b> <b>UTILITY SERVICES PLAN</b>	
DATE: NOV 12, 2020	
PROJECT NO. 100.062	
SHEET NUMBER <b>C3.3</b>	
TOTAL SHEETS: 40	



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55306  
 PH: 719.579.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: rich@cegi.com

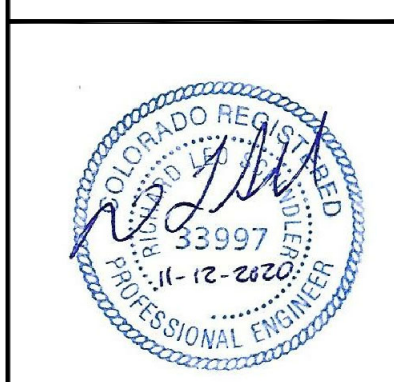
DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_

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

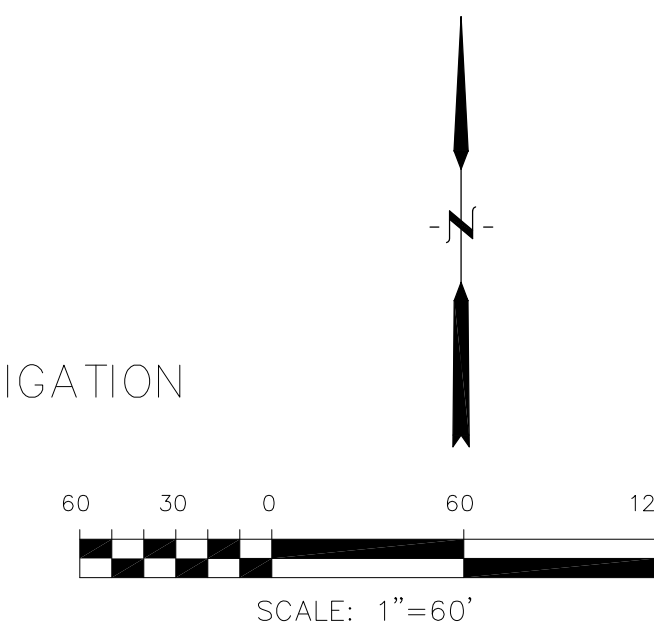
PROJECT:  
**THE HILLS AT LORSON RANCH FILING NO. 1**  
 FOUNTAIN BLVD - WALLEYE DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**THE HILLS AT LORSON RANCH FIL NO. 1**  
**AREA 'E/G'**  
**UTILITY SERVICES PLAN**

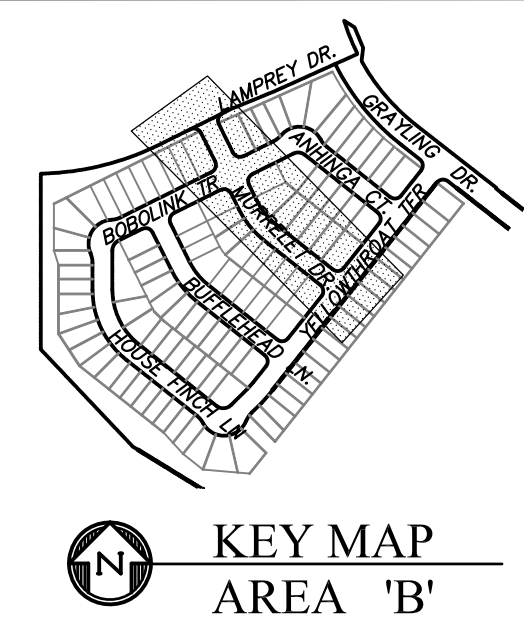
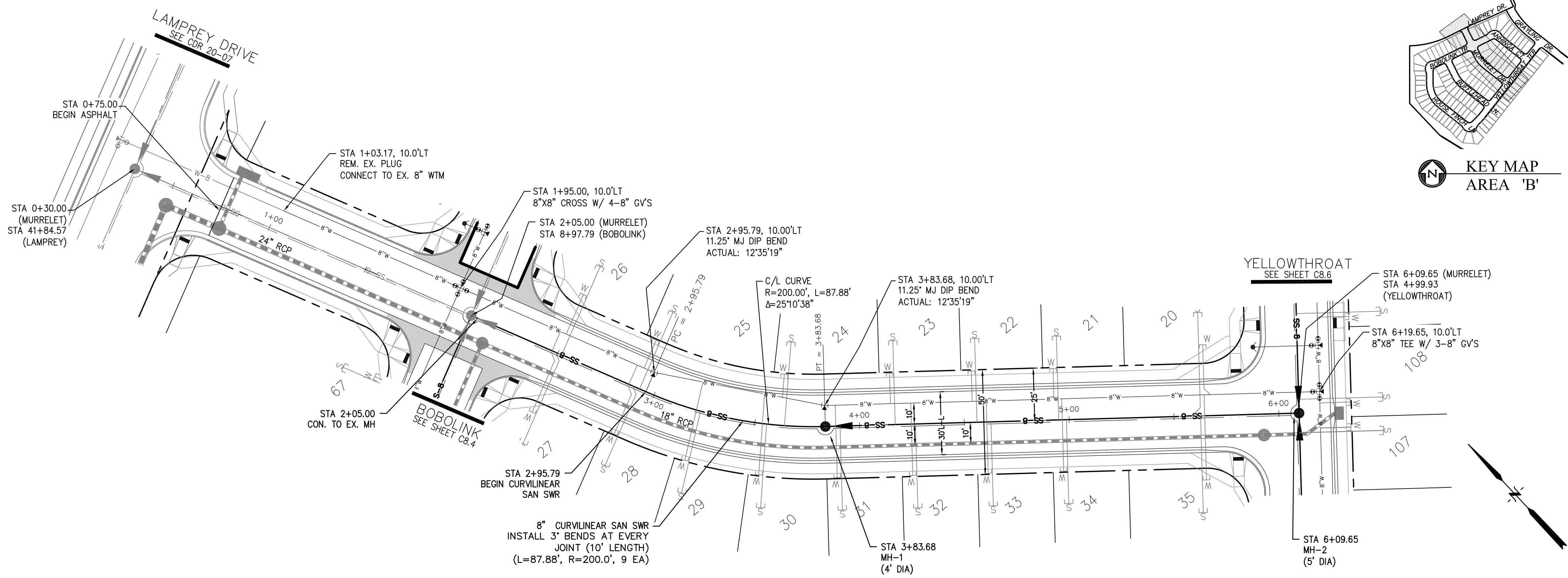


DATE: NOV 12, 2020  
 PROJECT NO: 100.062  
 SHEET NUMBER: C3.4  
 TOTAL SHEETS: 40

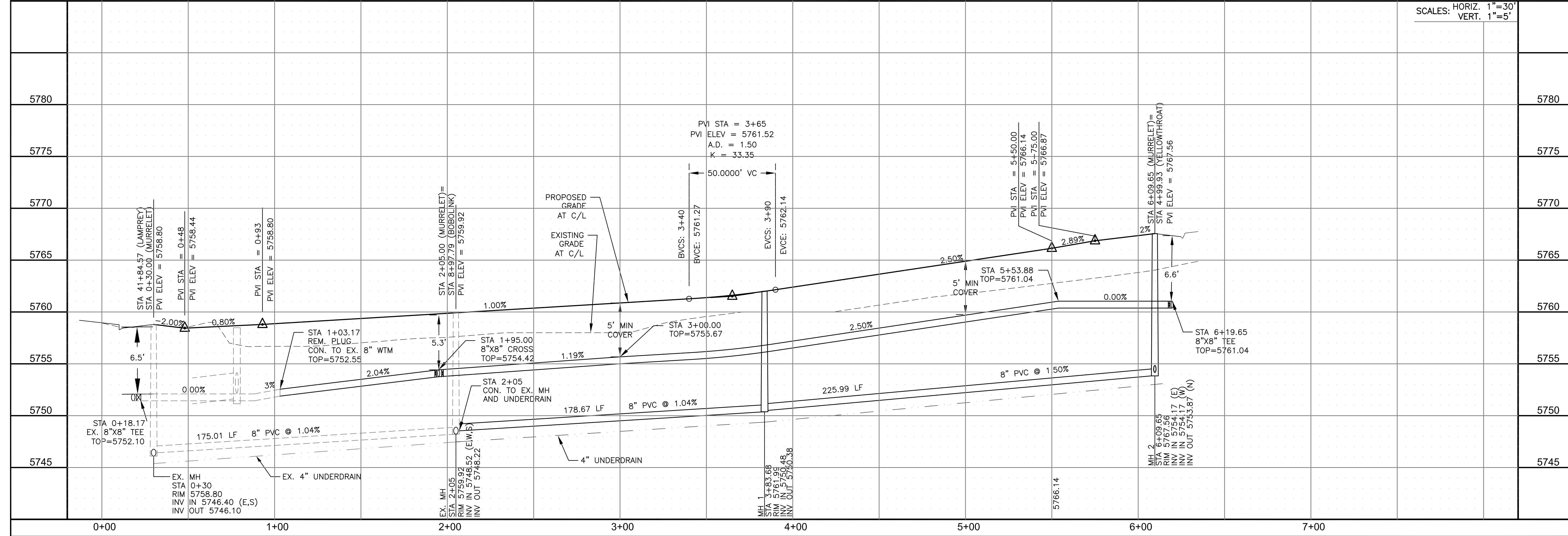
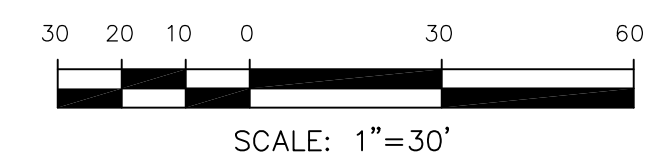


**NOTES**

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



**MURRELET DRIVE**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 100, SUITE 300  
 BIRMGHAM, AL 35206  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO.: \_\_\_\_\_

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

PROJECT:  
**THE HILLS AT LORSON RANCH FILING NO. 1**  
 FONTAINE BLVD. VALLEJO DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

WATER / SANITARY  
 MURRELET DR  
 STA 0+00 TO 6+34



DATE:  
 NOV 12, 2020

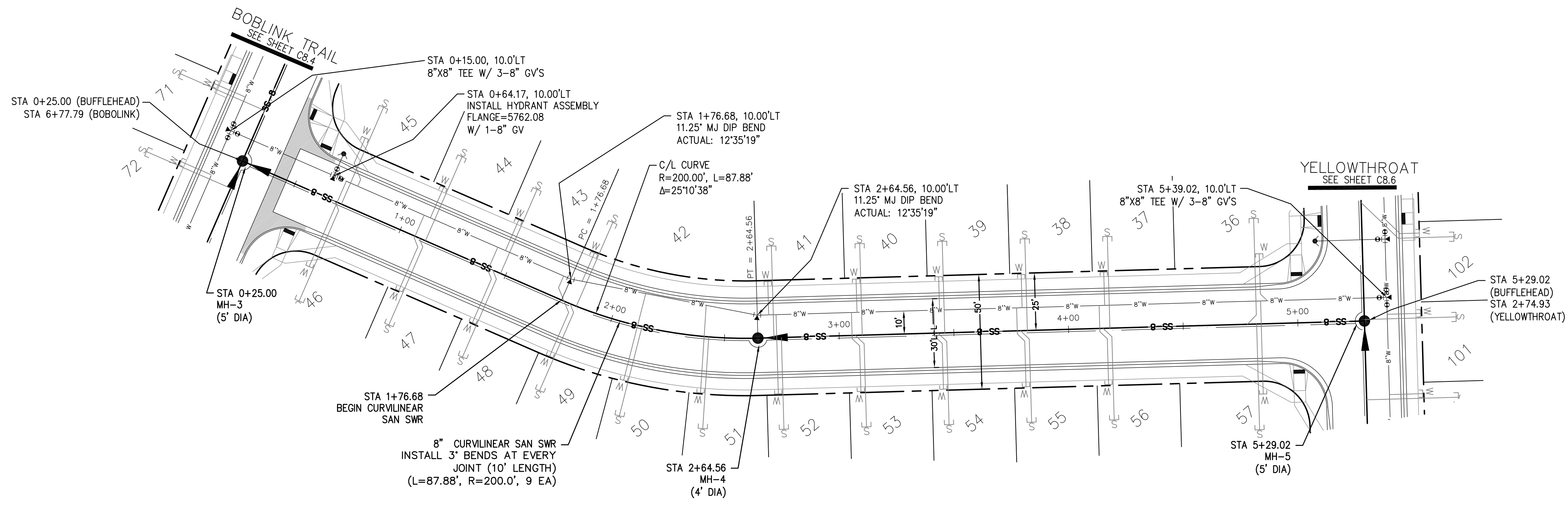
PROJECT NO.  
 100.062

SHEET NUMBER  
 C8.1

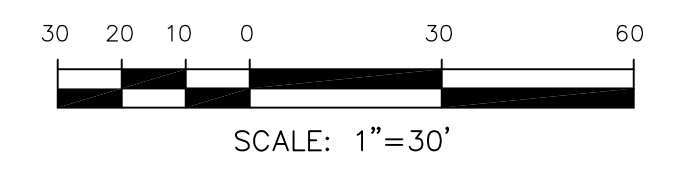
TOTAL SHEETS: 40

**NOTES**

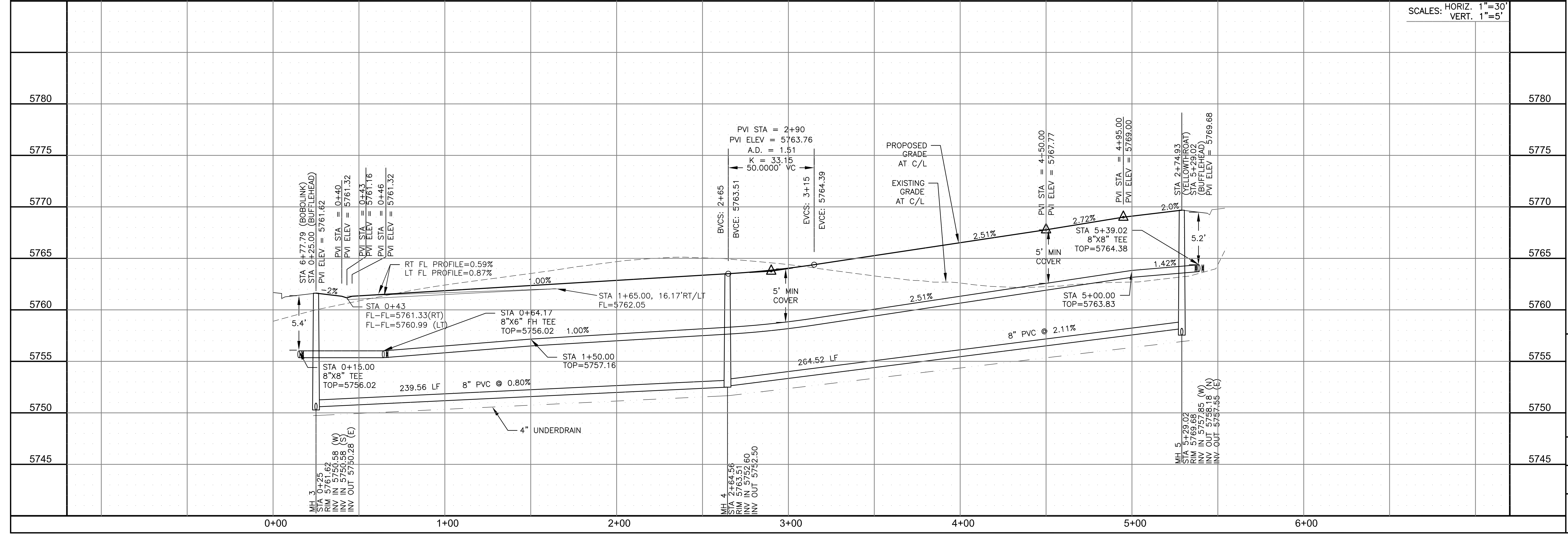
1. STATIONING IS AT ROADWAY CENTERLINE.
2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
3. ALL 8" & 12" WATERMAIN IS PVC, C900.
4. ALL WATERMAIN FITTINGS ARE MJ DIP
5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



**BUFFLEHEAD LANE**



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



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



DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_

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

PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
FONTAINE BLVD. VALLEJO DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

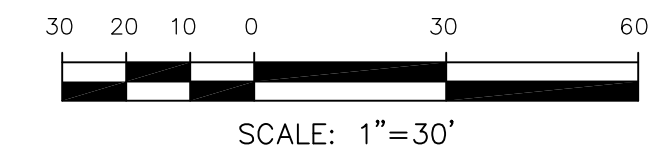
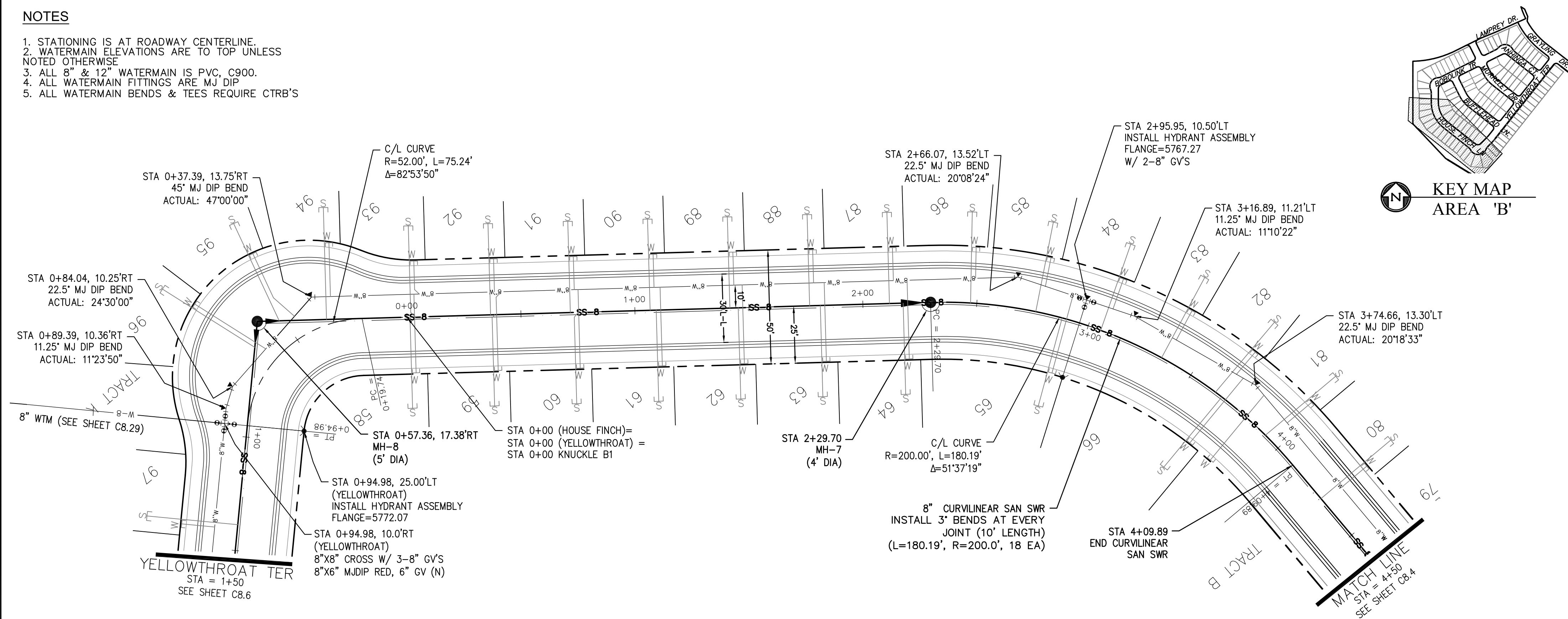
**WATER / SANITARY - AREA 'B'**  
**BUFFLEHEAD LANE**  
**STA 0+00 TO 5+54**



DATE: NOV 12, 2020  
PROJECT NO. 100.062  
SHEET NUMBER C8.2  
TOTAL SHEETS: 40

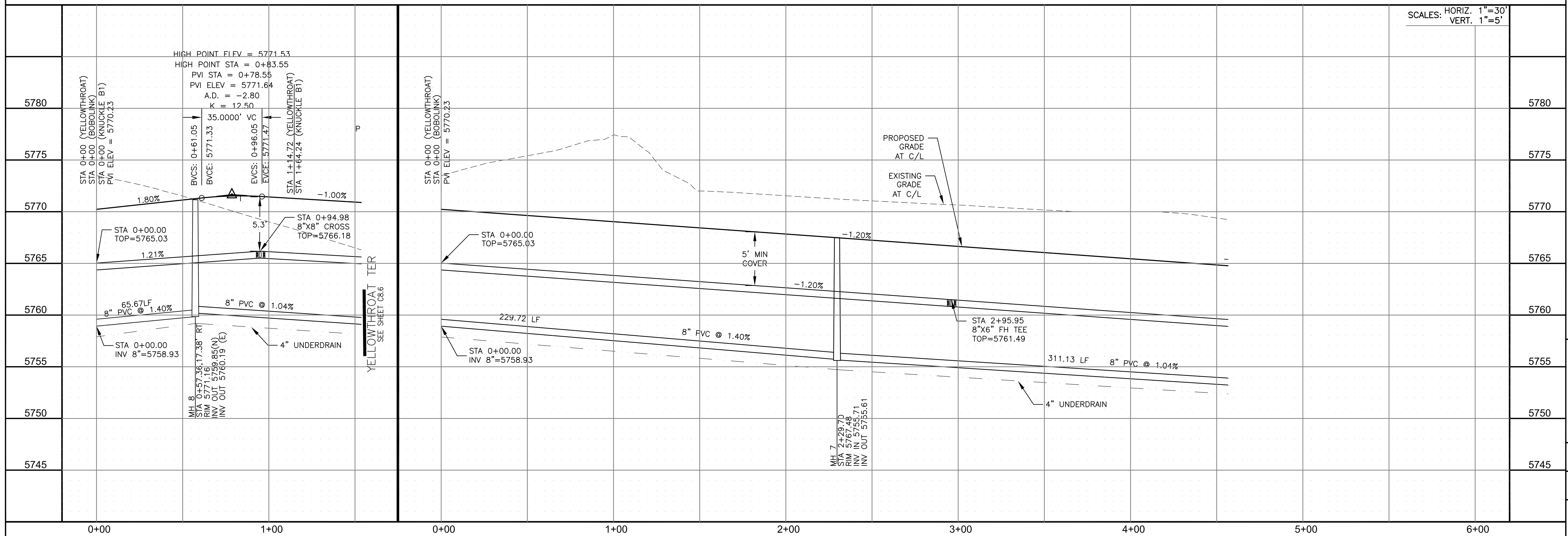
**NOTES**

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



**YELLOWTHROAT TERRACE**

**HOUSE FINCH LANE**



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

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BIRCH CREEK, CO 80150  
PHONE: 303.779.5700  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
FOR NAME: WALES 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

**WATER / SANITARY - AREA 'B'**  
**YELLOWTHROAT TER & HOUSE FINCH LN**  
**STA 0+00 TO 4+50**



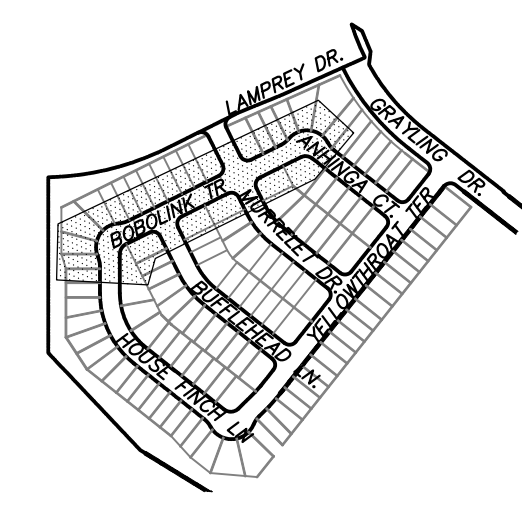
DATE: **NOV 12, 2020**

PROJECT NO. **100.062**

SHEET NUMBER **C8.3**  
TOTAL SHEETS: 40

**NOTES**

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



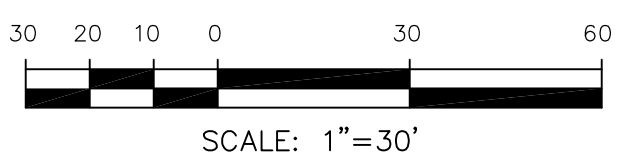
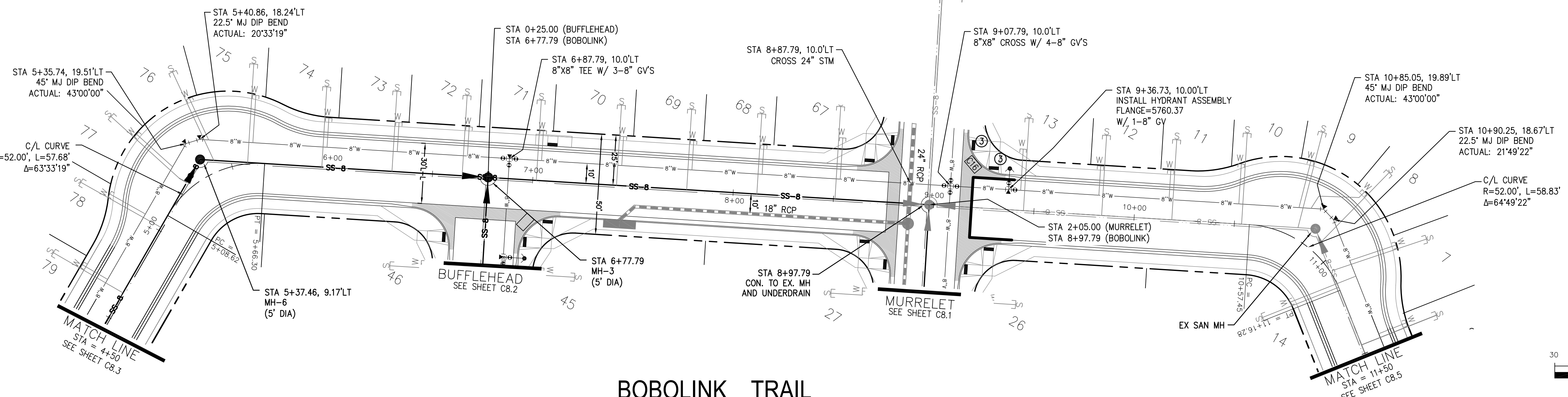
KEY MAP  
AREA 'B'

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

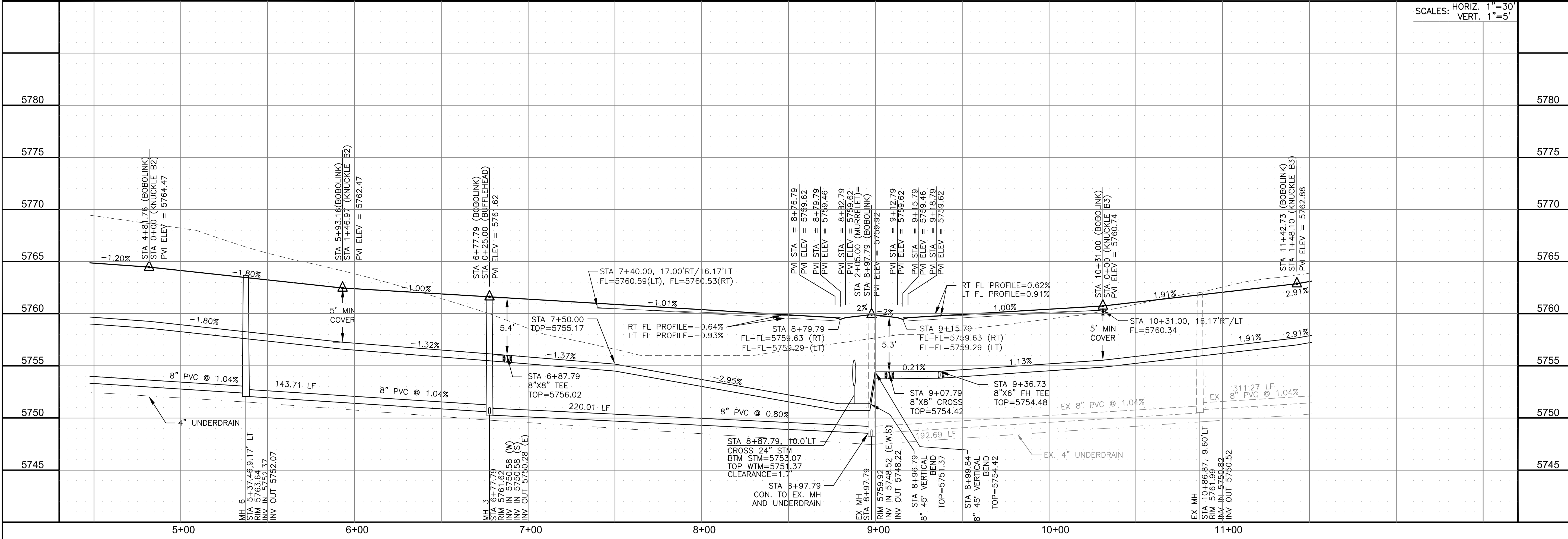
DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

PROJECT:  
**THE HILLS AT LORSON RANCH FILING NO. 1**  
FONTAINE BLVD. VALLEJO DR  
COLORADO SPRINGS, COLORADO



**BOBOLINK TRAIL**



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

**WATER / SANITARY - AREA 'B'**  
**BOBOLINK TRAIL**  
**STA 4+50 TO 11+50**

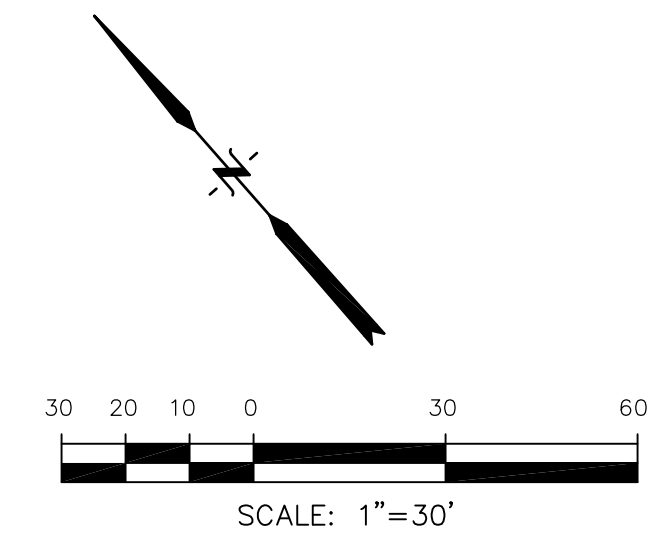
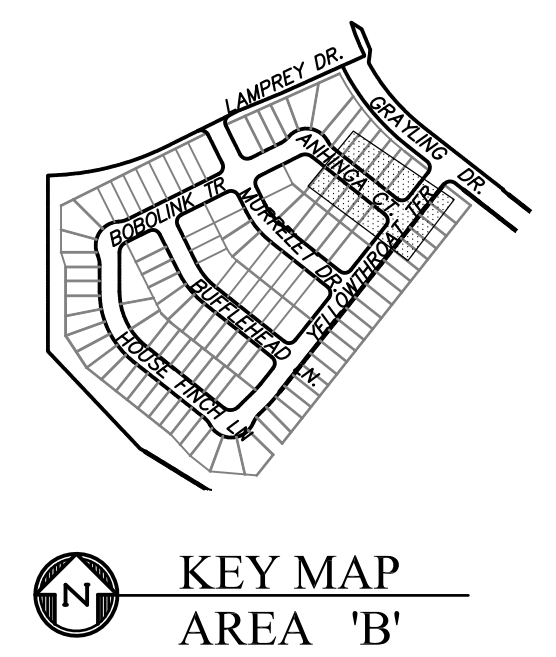
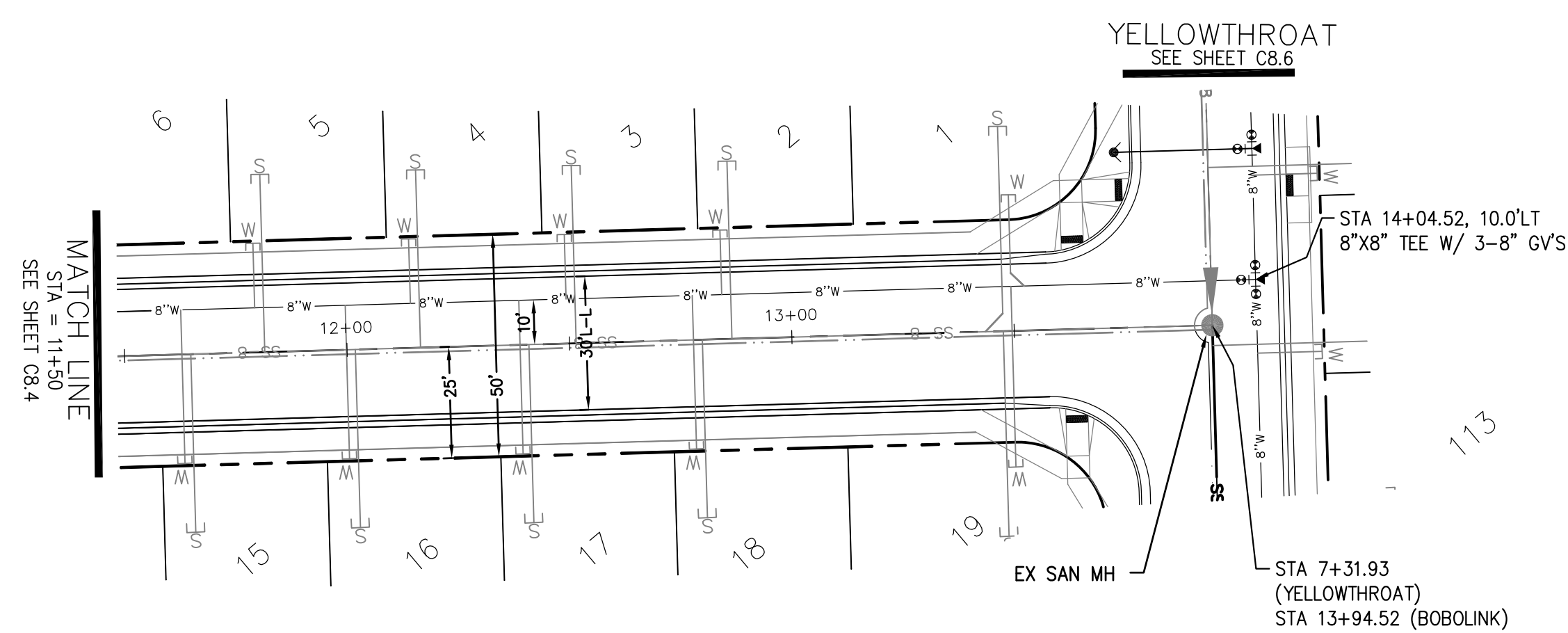


DATE:  
NOV 12, 2020

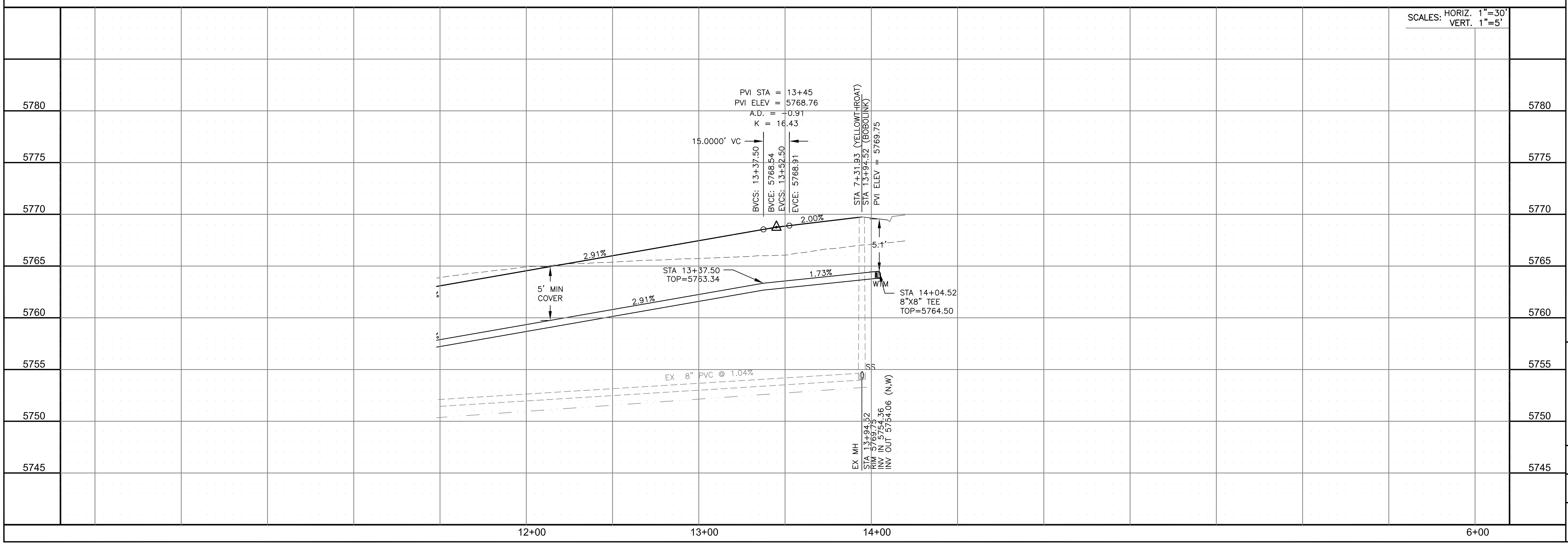
PROJECT NO.  
100.062

SHEET NUMBER  
C8.4

TOTAL SHEETS: 40



ANHINGA CT



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

5780																				5780
5775																				5775
5770																				5770
5765																				5765
5760																				5760
5755																				5755
5750																				5750
5745																				5745

**CORE ENGINEERING GROUP**

15004 1ST AVENUE S.  
DENVER, CO 80202  
PH: 720-570-1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1

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

NO. \_\_\_\_\_ DATE \_\_\_\_\_

DESCRIPTION \_\_\_\_\_

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

WATER / SANITARY - AREA 'B'

ANHINGA CT.

STA 11+50 TO 13+94

PROFESSIONAL ENGINEER

33997

11-12-2020

DATE: NOV 12, 2020

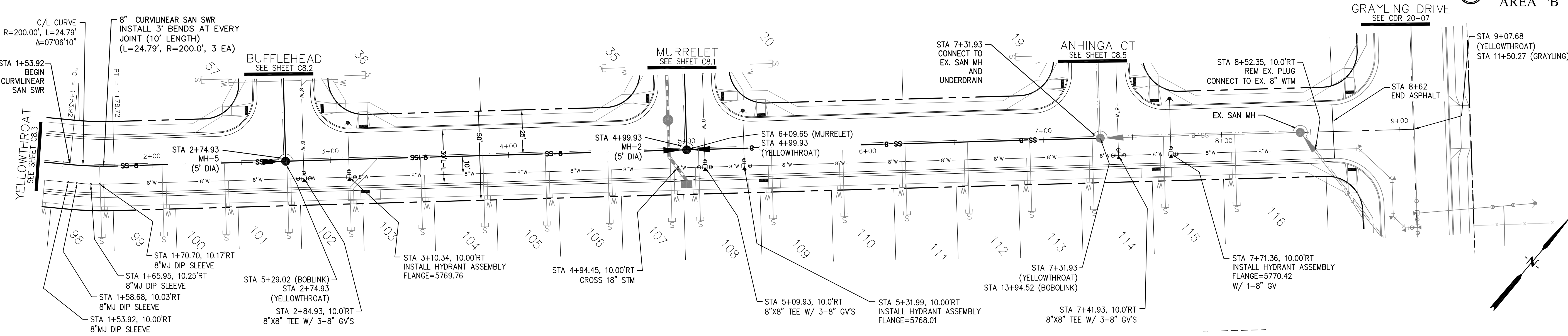
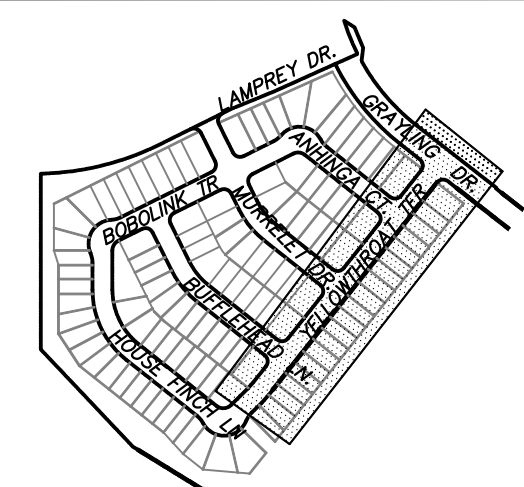
PROJECT NO. 100.062

SHEET NUMBER C8.5

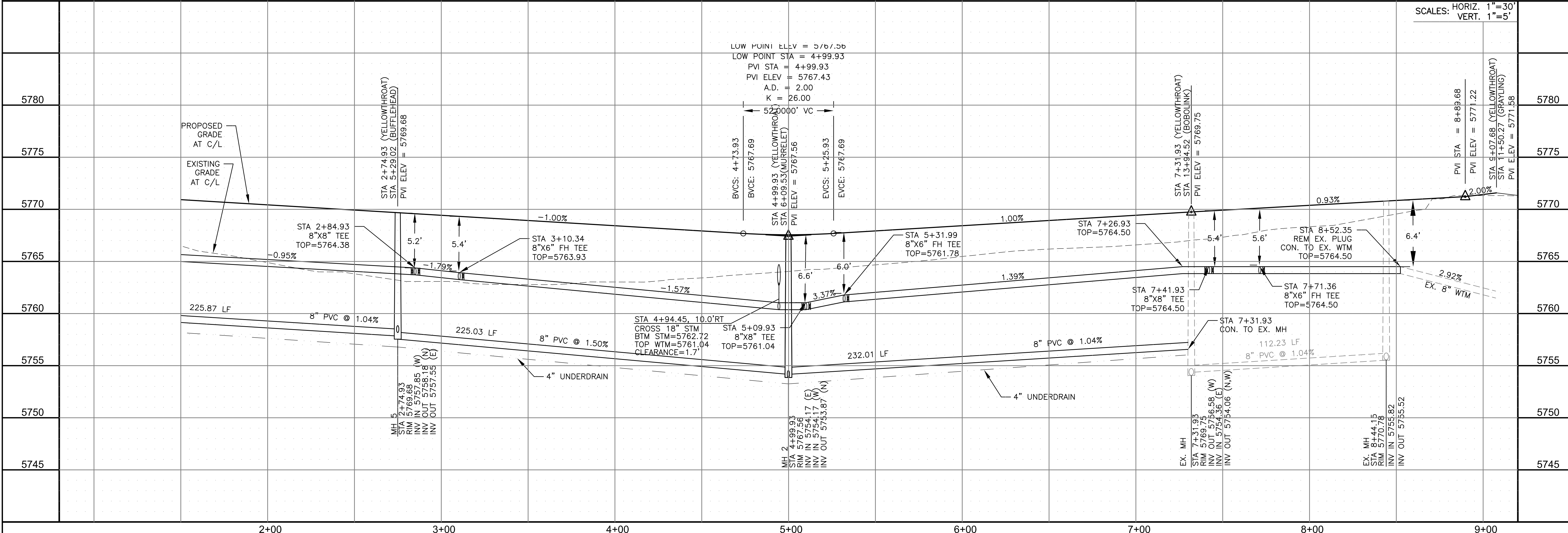
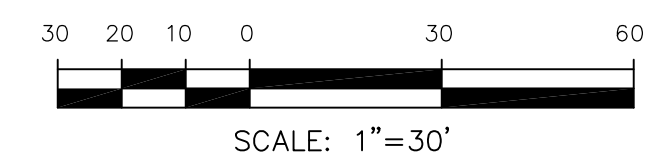
TOTAL SHEETS: 40

**NOTES**

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



**YELLOWTHROAT TERRACE**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRCHMOUNT, CO 80506  
 PH: 719.570.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceg1.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_

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

PROJECT:  
**THE HILLS AT LORSON RANCH FILING NO. 1**  
 FONTAINE BLVD. VALLEJO DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

**WATER / SANITARY - AREA 'B'**  
**YELLOWTHROAT TERRACE**  
**STA 1+50 TO 9+07**



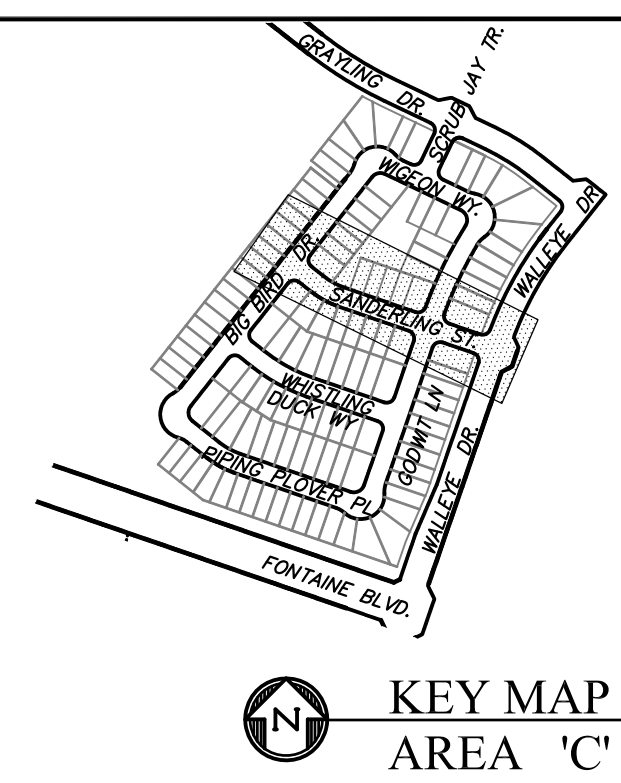
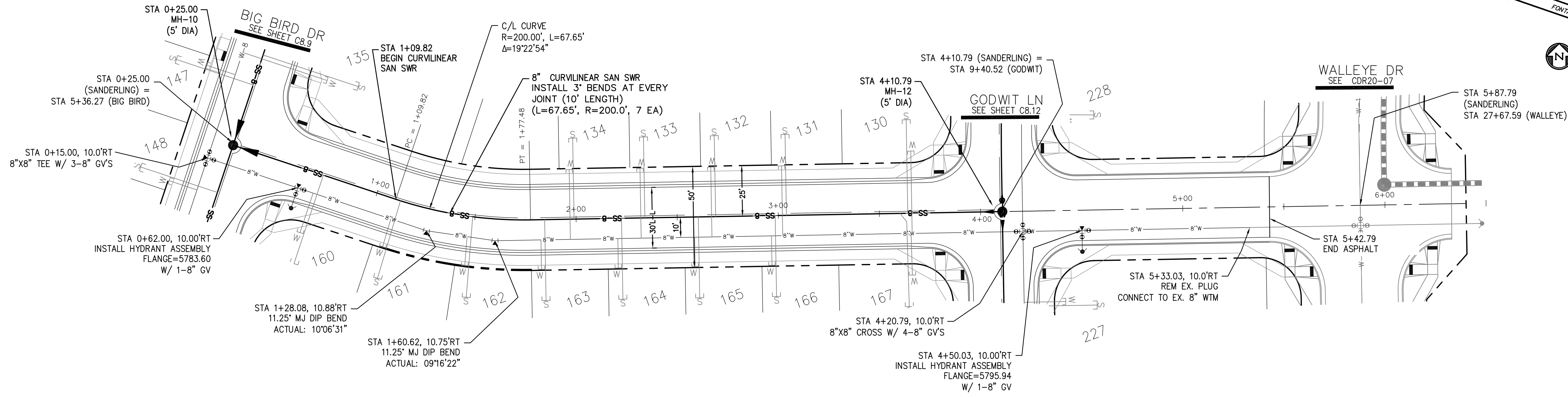
DATE:  
 NOV 12, 2020

PROJECT NO.  
 100.062  
 SHEET NUMBER  
 C8.6  
 TOTAL SHEETS: 40

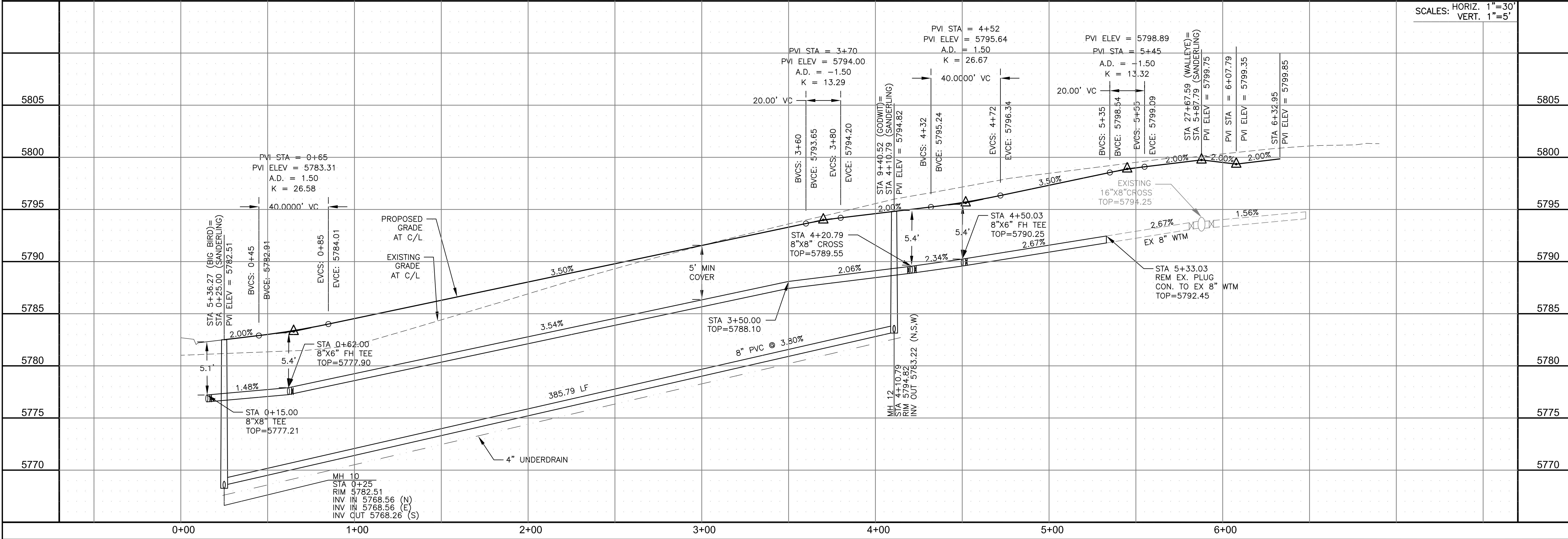
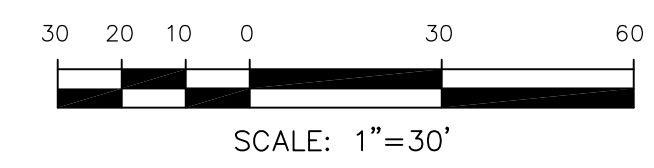


**NOTES**

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



**SANDERLING ST**



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

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO: \_\_\_\_\_  
 DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

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

PROJECT:  
**THE HILLS AT LORSON RANCH FILING NO. 1**  
 FONTAINE BLVD, WALLEYE DR  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

**WATER / SANITARY - AREA 'C'**  
**SANDERLING ST**  
**STA 0+00 TO 6+00**



DATE:  
 NOV 12, 2020

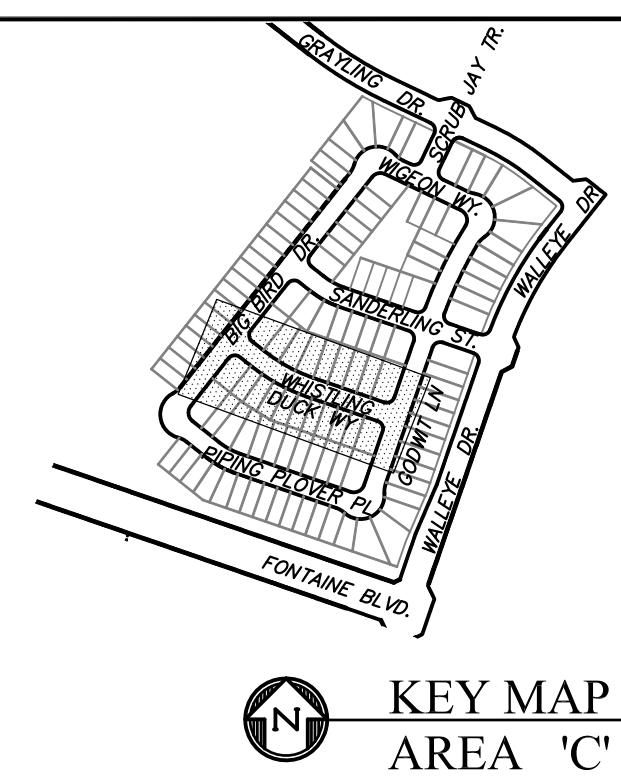
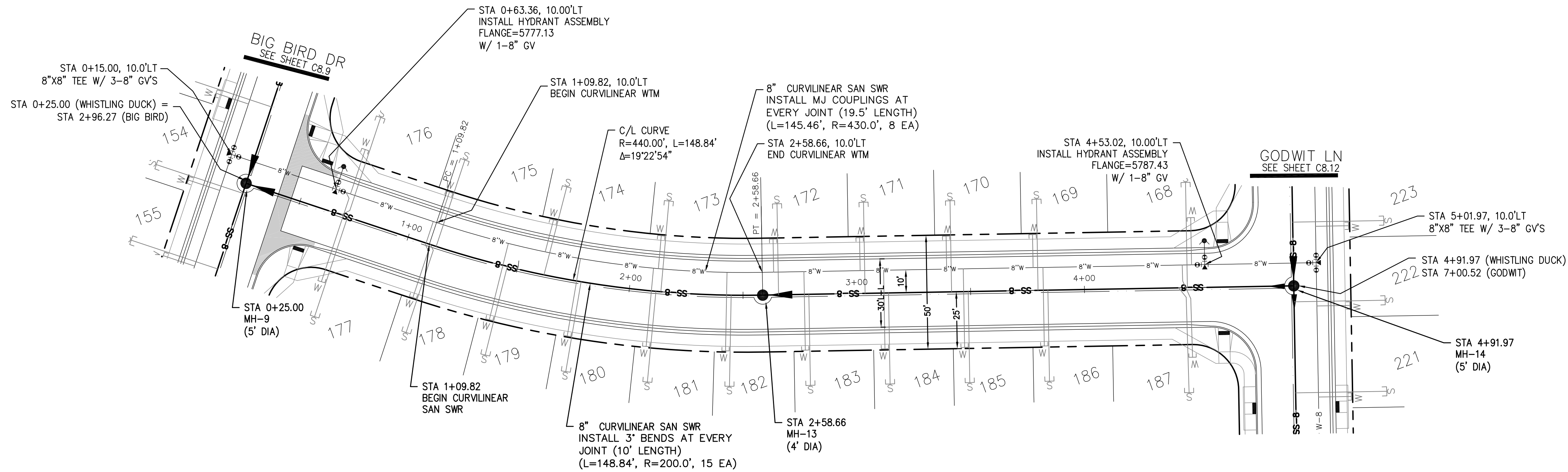
PROJECT NO.  
 100.062

SHEET NUMBER  
 C8.7

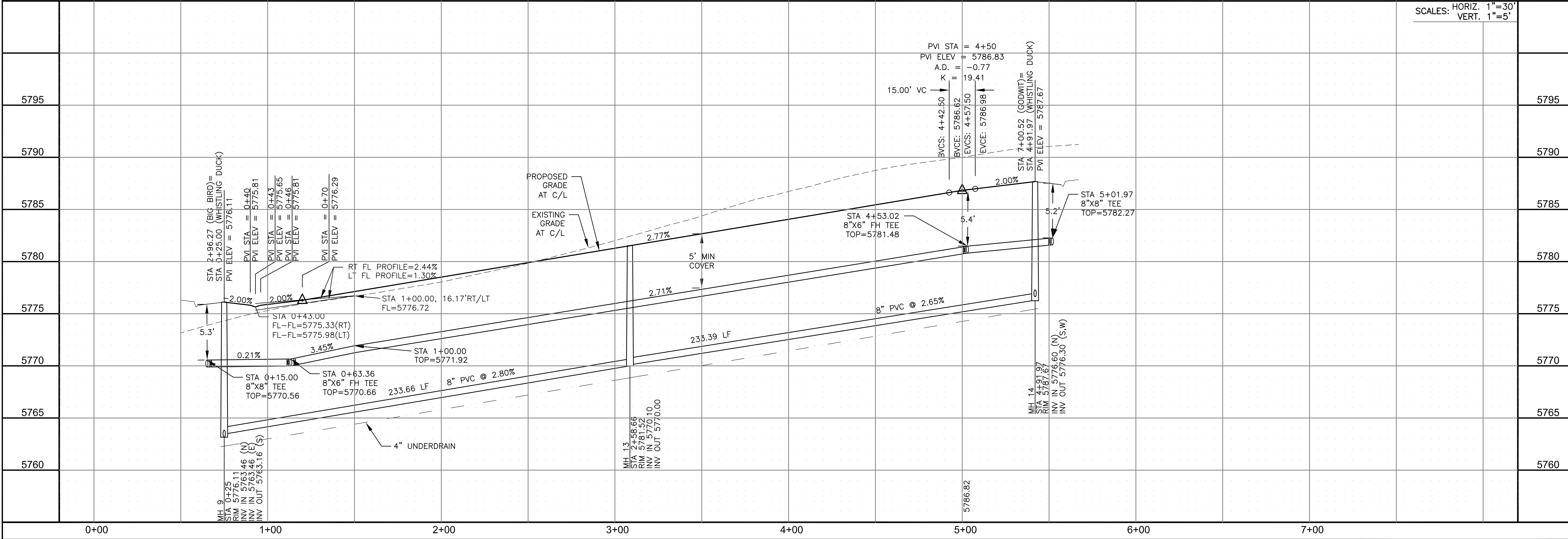
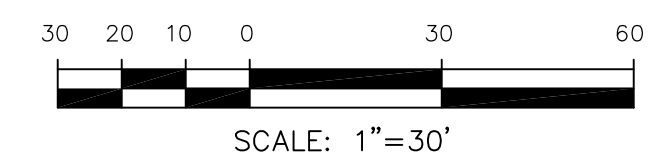
TOTAL SHEETS: 40

**NOTES**

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



**WHISTLING DUCK WAY**



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

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
 FONDAINE BLVD. VALLEJO DR  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

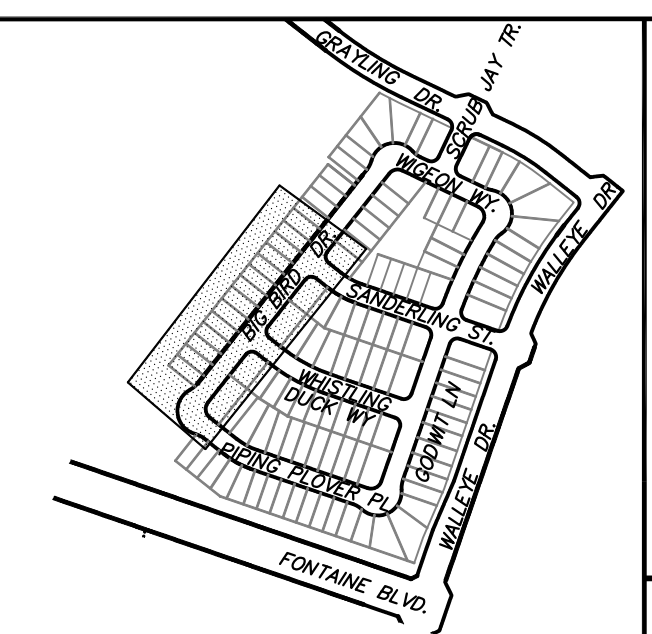
**WATER / SANITARY - AREA 'C'**  
**WHISTLING DUCK WAY**  
**STA 0+00 TO 4+91**



DATE: NOV 12, 2020  
 PROJECT NO. 100.062  
 SHEET NUMBER C8.8  
 TOTAL SHEETS: 40

**NOTES**

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



KEY MAP  
AREA 'C'

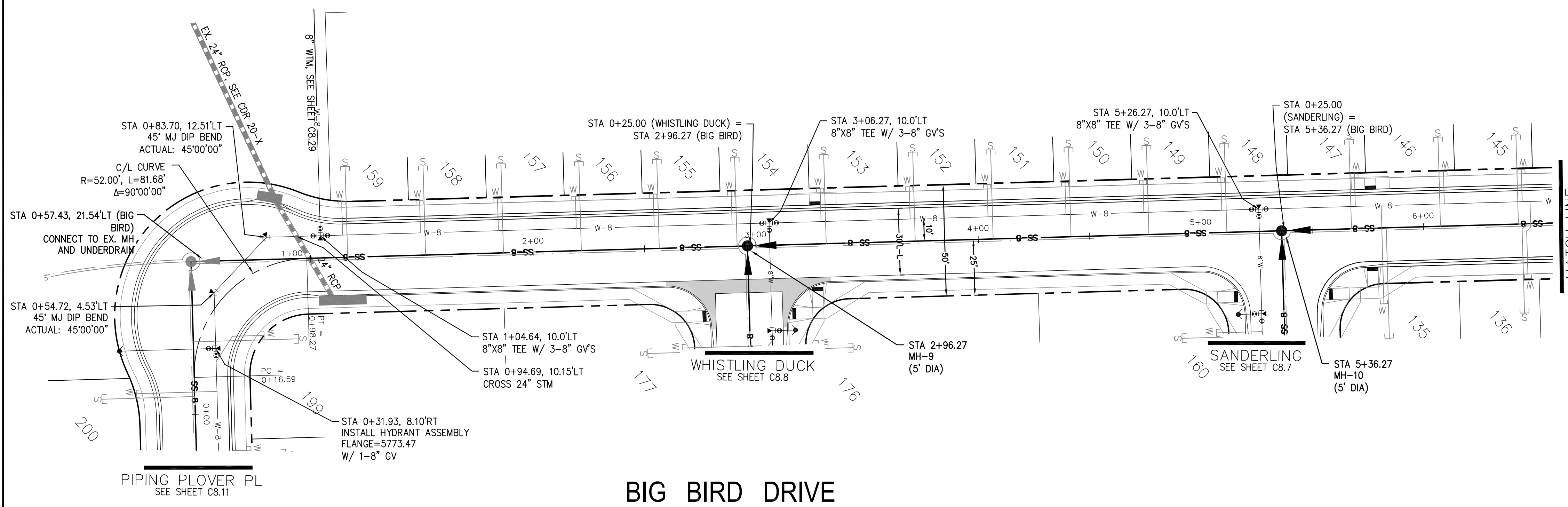
**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BIRCH CREEK, CO 80150  
PHONE: 303.757.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_

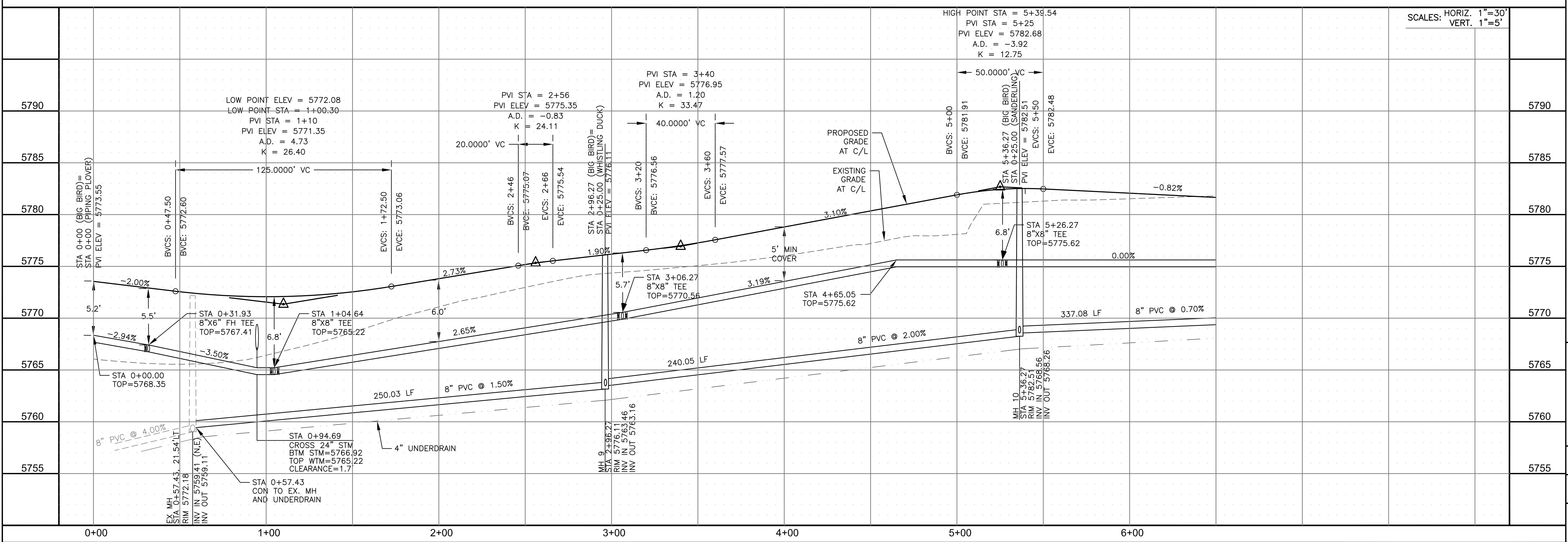
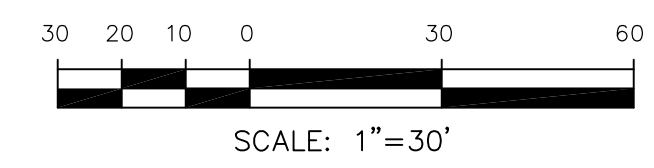
PREPARED FOR:  
**LORSON, LLC**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

PROJECT:  
**THE HILLS AT LORSON RANCH FILING NO. 1**  
FOUNTAIN BLVD, VALLEJO DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS



**BIG BIRD DRIVE**



WATER / SANITARY - AREA 'C'  
BIG BIRD DRIVE  
STA 0+00 TO 6+50

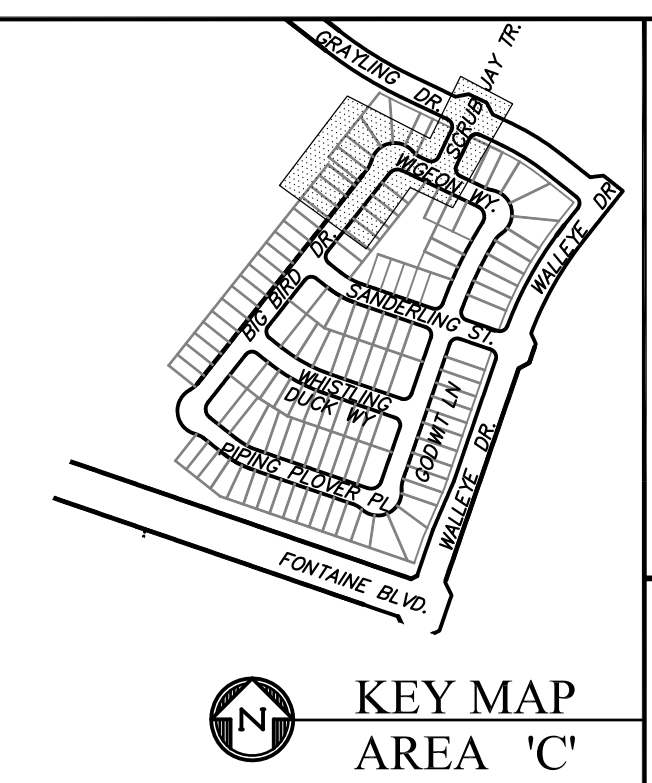
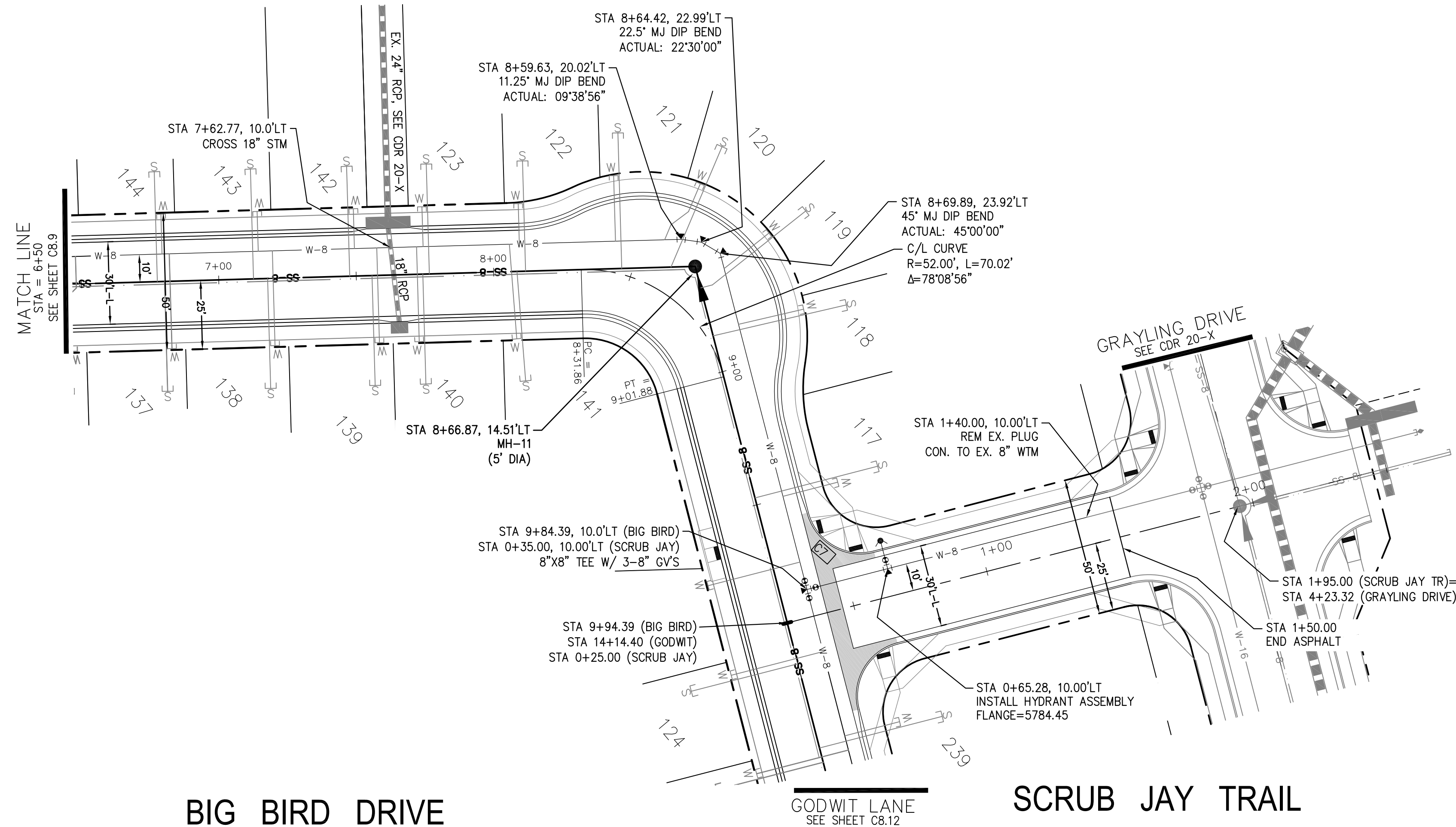


DATE:  
NOV 12, 2020

PROJECT NO.  
100.062

SHEET NUMBER  
C8.9

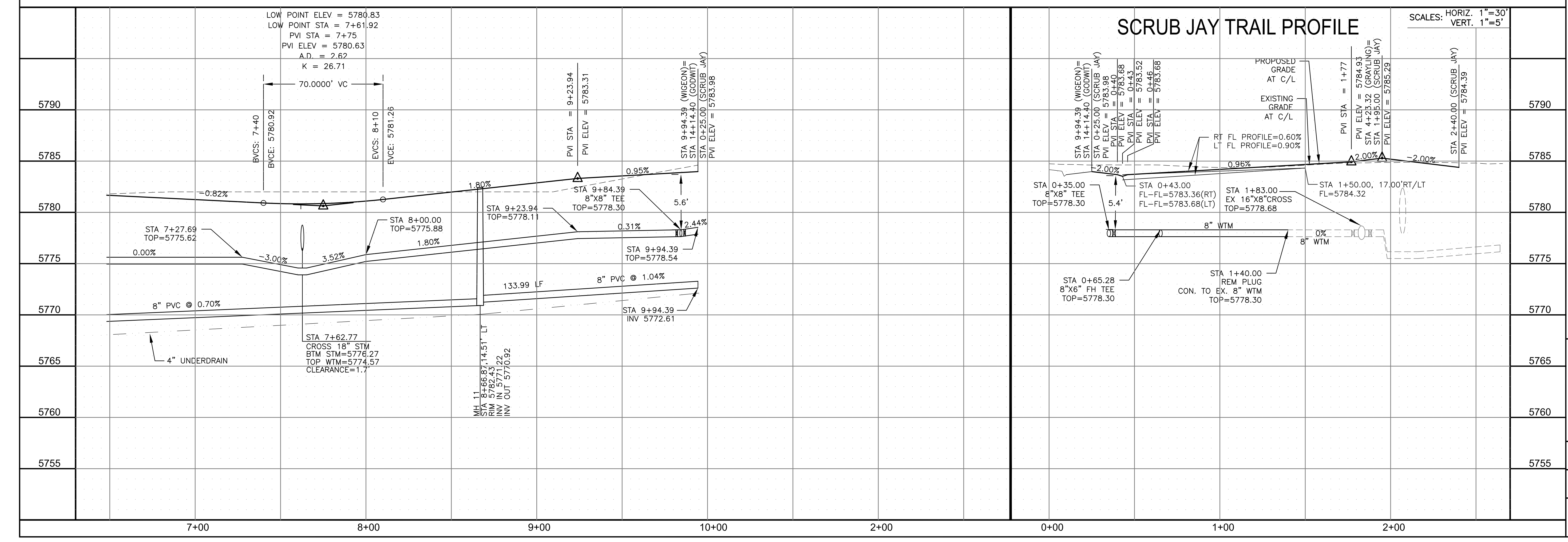
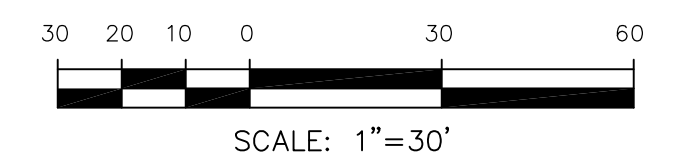
TOTAL SHEETS: 40



**BIG BIRD DRIVE**

**GODWIT LANE**  
SEE SHEET C8.12

**SCRUB JAY TRAIL**



**SCRUB JAY TRAIL PROFILE**

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

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 720.570.1100  
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 HILLS AT LORSON RANCH FILING NO. 1**  
FONTAINE BLVD. VALLEJO DR  
COLORADO SPRINGS, COLORADO

**WATER / SANITARY - AREA 'C'**  
**BIG BIRD DR & SCRUB JAY TR**  
**STA 6+50 TO 9+94**



DATE:  
NOV 12, 2020

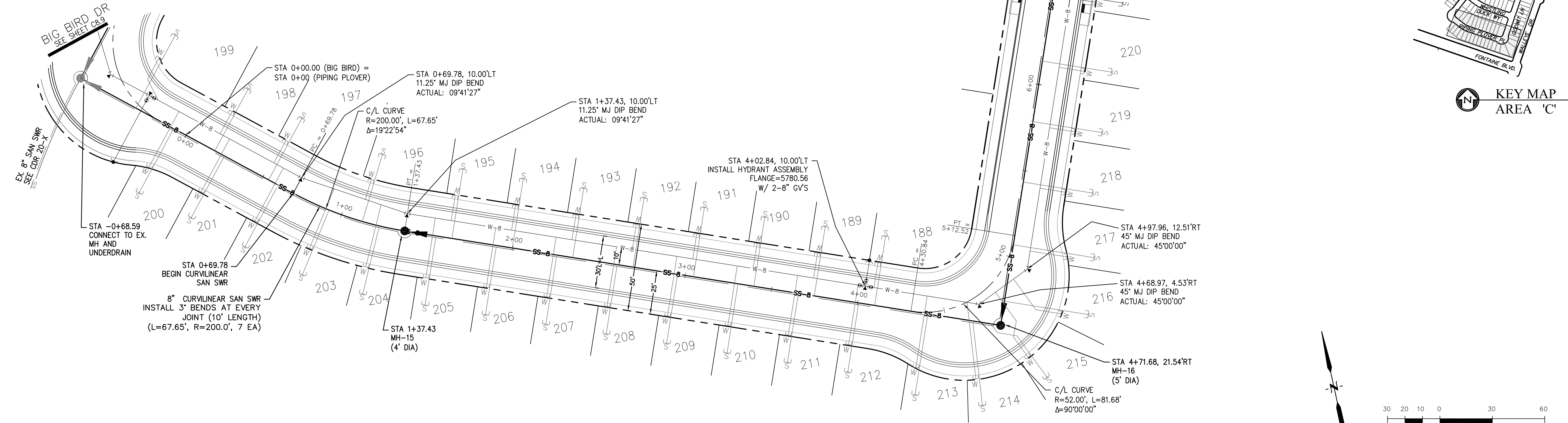
PROJECT NO.  
100.062

SHEET NUMBER  
C8.10

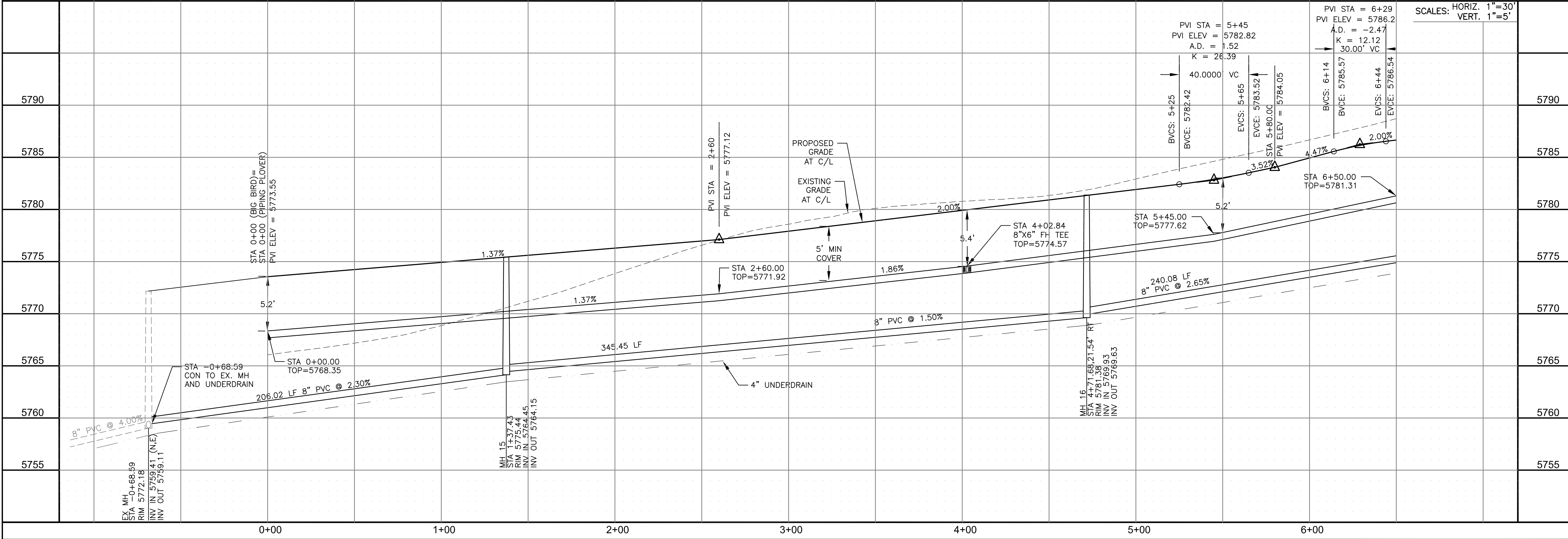
TOTAL SHEETS: 40

**NOTES**

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



**PIPING PLOVER PLACE**



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

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 FONTS BLVD. VALLEY DR  
 COLORADO SPRINGS, COLORADO  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 (719) 635-3200  
 CONTACT: JEFF MARK

**WATER / SANITARY - AREA 'C'**  
**PIPING PLOVER PL & GODWIT LN**  
**STA 0+00 TO 6+50**

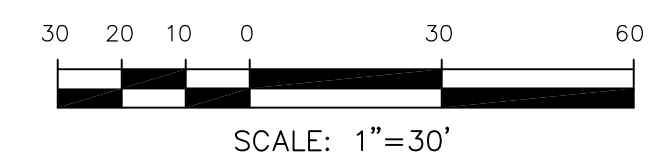
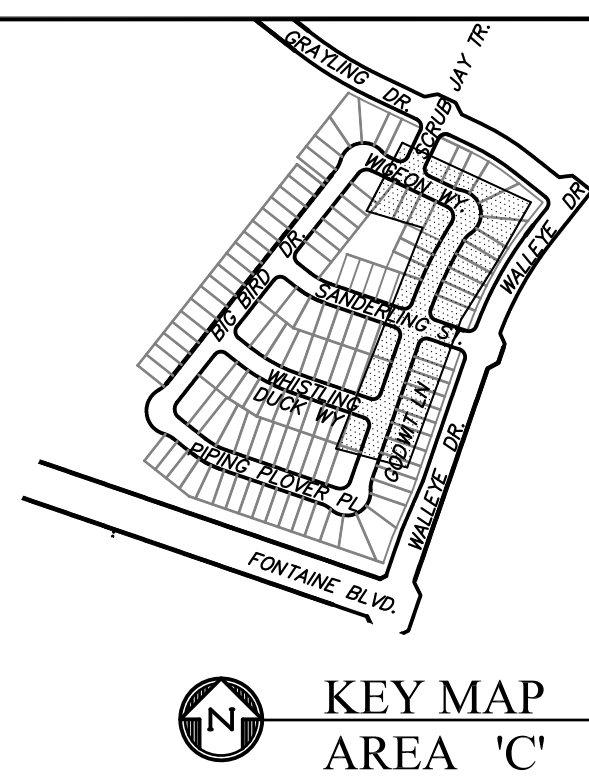
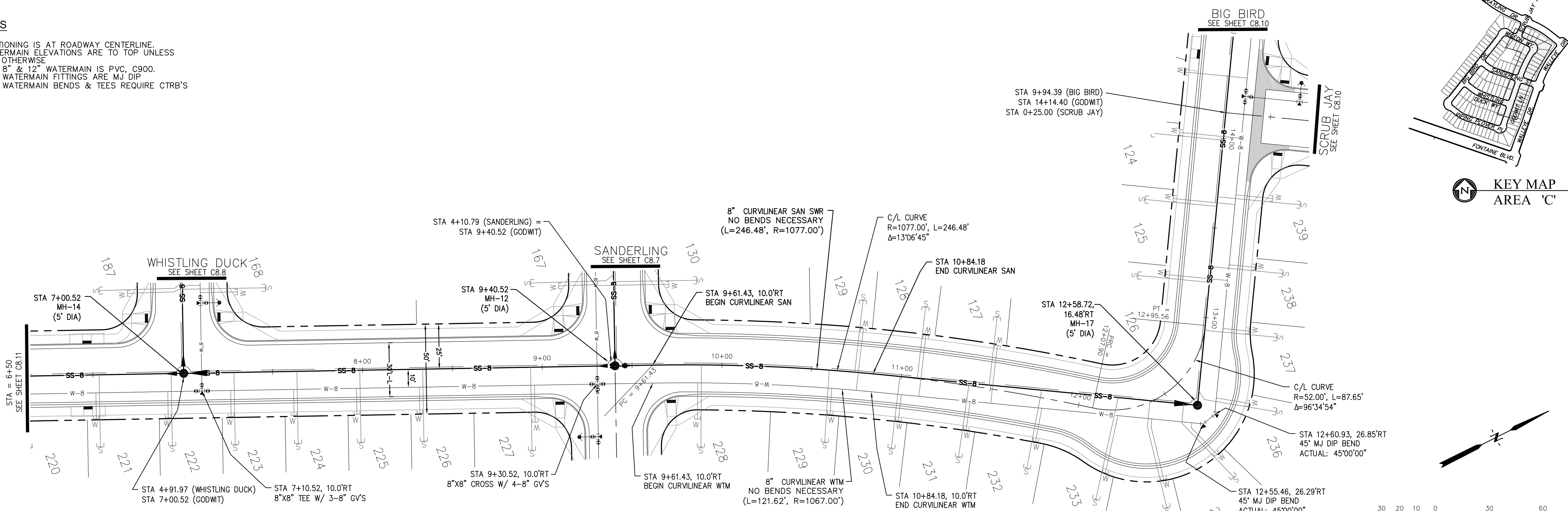
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 PROJECT NO: 100.062  
 SHEET NUMBER: C8.11  
 TOTAL SHEETS: 40

SCALE: 1"=30'

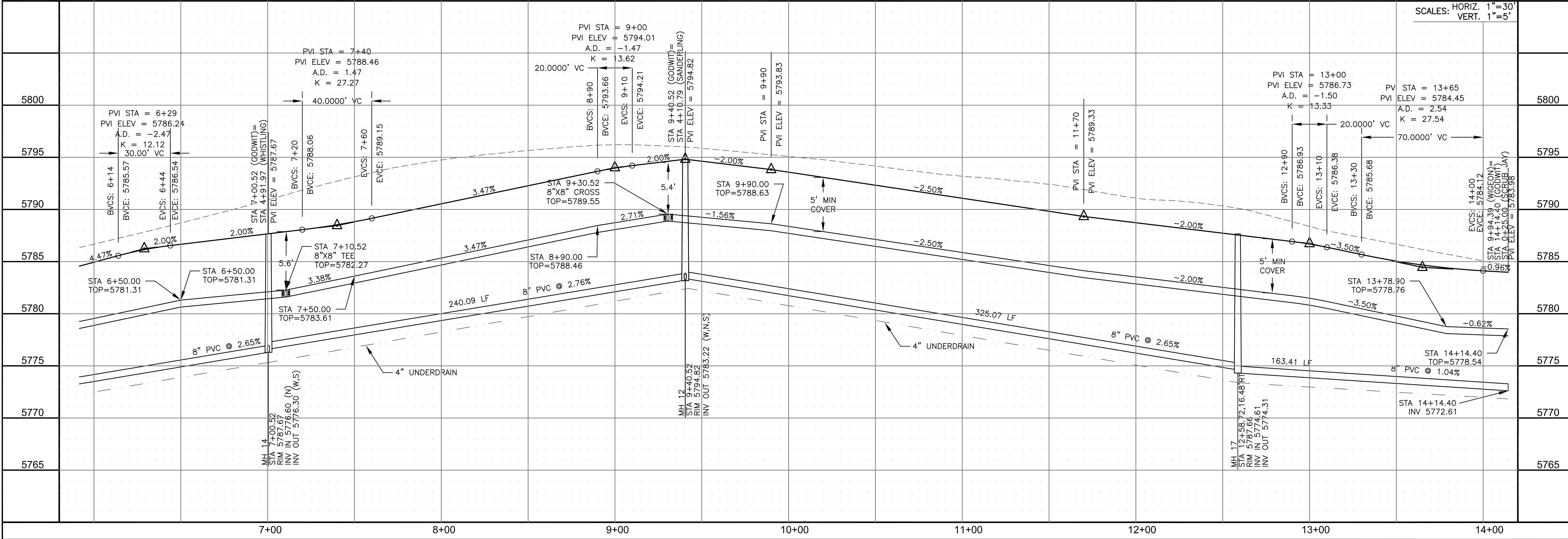
PROFESSIONAL ENGINEER  
 RICHARD L. SCHINDLER, P.E.  
 NO. 33997  
 EXPIRES 11-12-2020

**NOTES**

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



**GODWIT LANE**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOODS, 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

**WATER / SANITARY - AREA 'C'**  
**GODWIT LANE**  
**STA 6+50 TO 14+14**

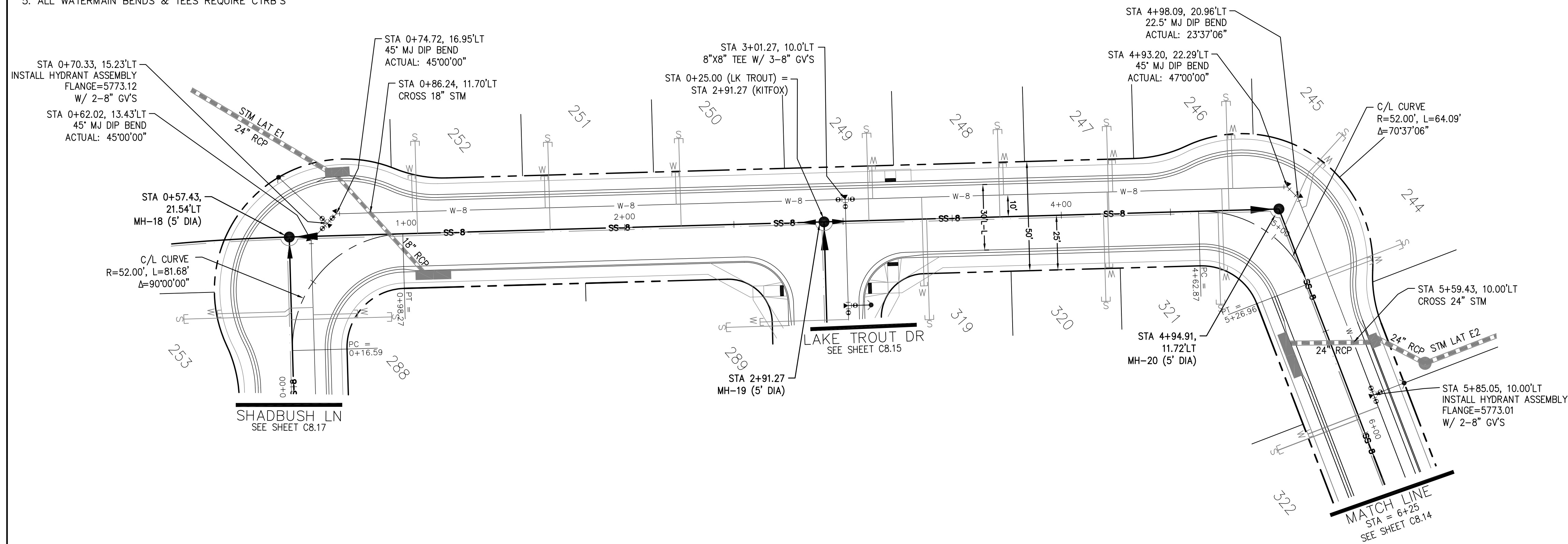


DATE:  
 NOV 12, 2020

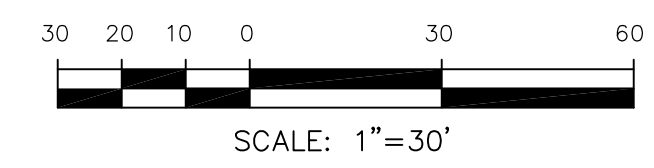
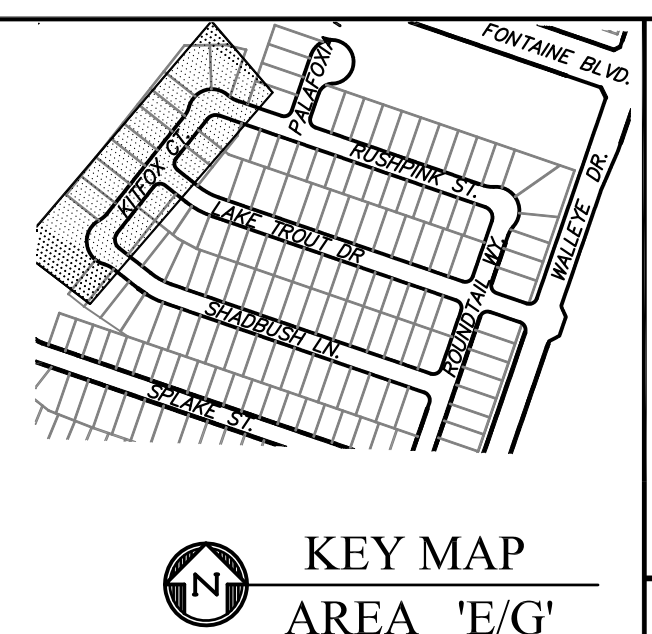
PROJECT NO.  
**100.062**  
 SHEET NUMBER  
**C8.12**  
 TOTAL SHEETS: 40

**NOTES**

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



**KITFOX COURT**



Station	Description	Station	Description
5790	LOW POINT ELEV = 5772.63 LOW POINT STA = 0+95.76 PVI STA = 1+70 PVI ELEV = 5773.58 A.D. = 4.06 K = 27.12	5790	LOW POINT ELEV = 5772.16 LOW POINT STA = 5+47.47 PVI STA = 5+60 PVI ELEV = 5771.51 A.D. = 4.55 K = 26.37
5785	110.0000' VC	5785	120.0000' VC
5780	PROPOSED GRADE AT C/L EXISTING GRADE AT C/L	5780	
5775	STA 0+00.00 (KITFOX CT) = STA 0+00.00 (SHADBUSH) PVI ELEV = 5774.03	5775	
5770	STA 0+76.72 8" 45° VERTICAL BEND TOP=5767.00	5770	STA 3+01.27 8"x8" TEE TOP=5769.38
5765	STA 0+78.24 8" 45° VERTICAL BEND TOP=5765.48	5765	STA 4+38.40 TOP=5768.50
5760	STA 0+70.33 8"x6" FH TEE TOP=5767.00	5760	STA 5+00.00 TOP=5767.39
5755	4" UNDERDRAIN	5755	STA 5+69.49 8" 45° VERTICAL BEND TOP=5767.03

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

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

PROJECT:  
**THE HILLS AT LORSON RANCH FILING NO. 1**  
 FONTAINE BLVD, WALLELE DR  
 COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

WATER / SANITARY - AREA 'E/G'  
 KITFOX CT  
 STA 0+00 TO 6+25

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

DATE:  
 NOV 12, 2020

PROJECT NO.  
 100.062

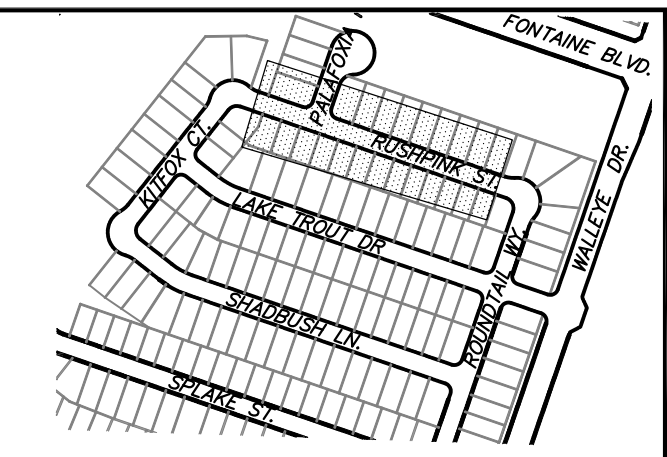
SHEET NUMBER  
 C8.13

TOTAL SHEETS: 40



**NOTES**

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

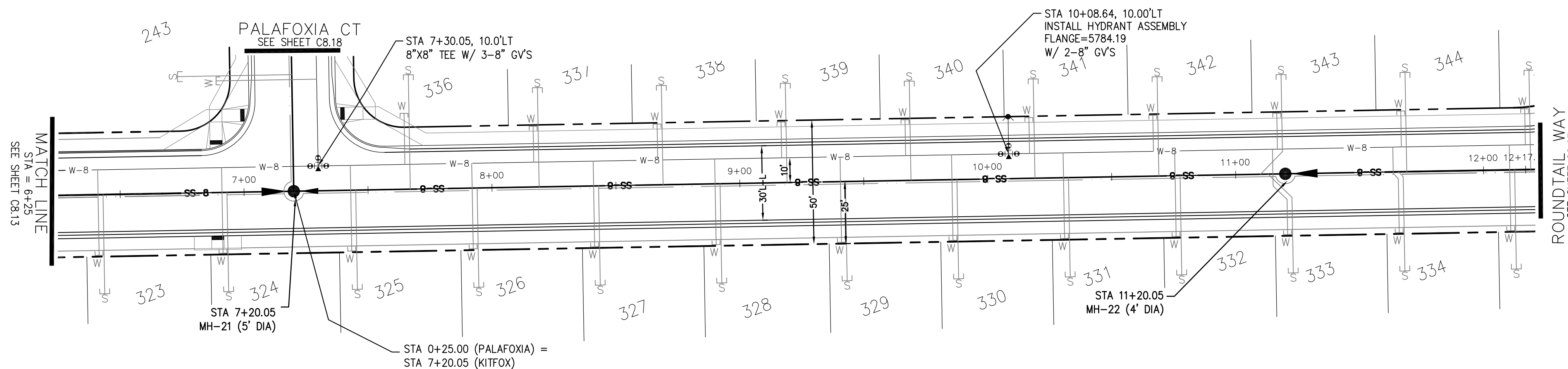


KEY MAP  
AREA 'E/G'

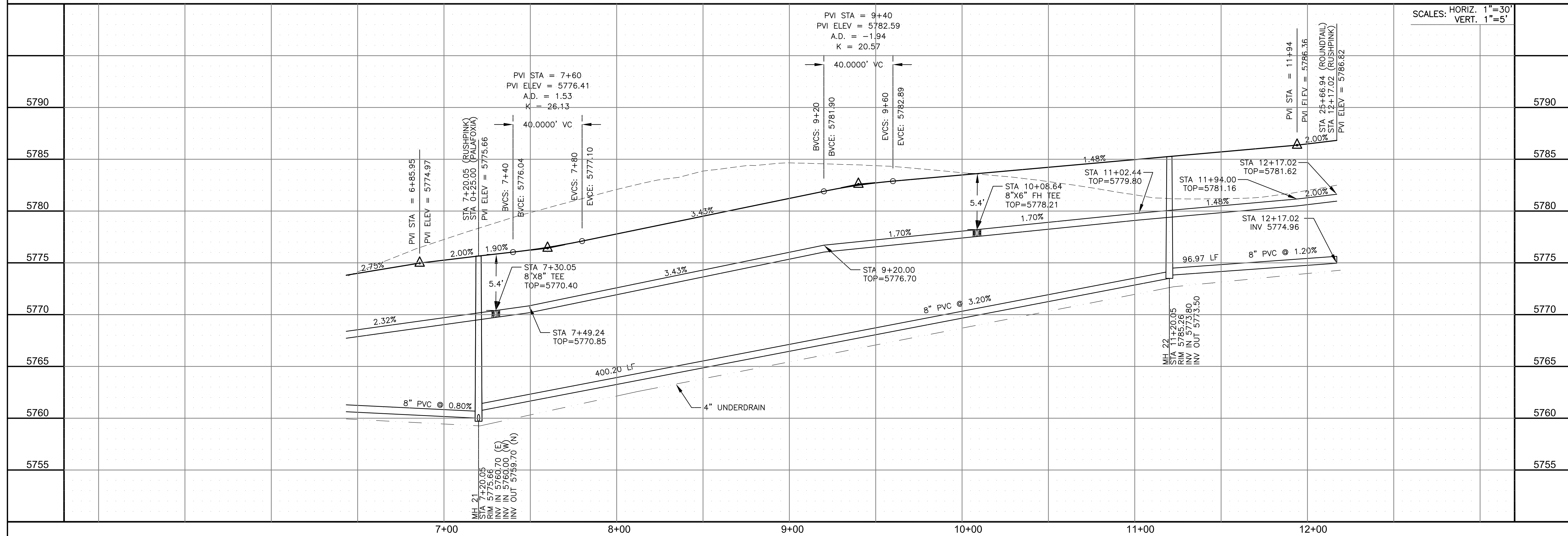
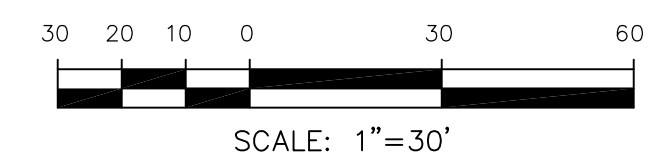
**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNING WOODS, CO 80903  
PHONE: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
FOR ANNE BLUMBAUM, DR  
COLORADO SPRINGS, COLORADO  
PREPARED FOR: **LORSON, LLC**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

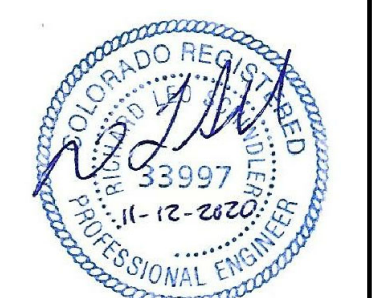
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS



**RUSHPINK STREET**



WATER / SANITARY - AREA 'E / G'  
RUSHPINK STREET  
STA 6+25 TO 12+17

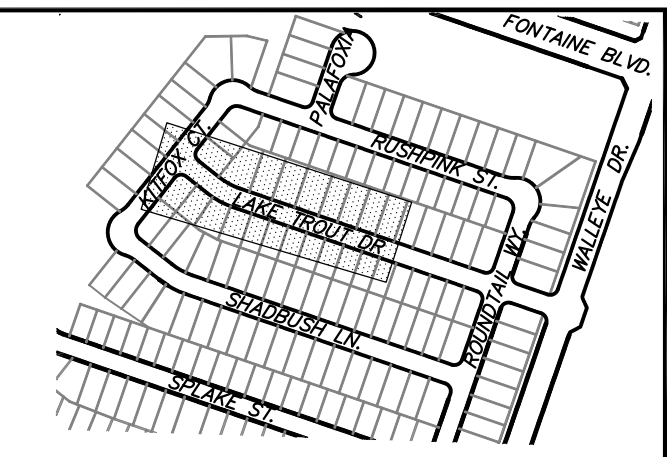


DATE: NOV 12, 2020  
PROJECT NO. 100.062  
SHEET NUMBER C8.14  
TOTAL SHEETS: 40



**NOTES**

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



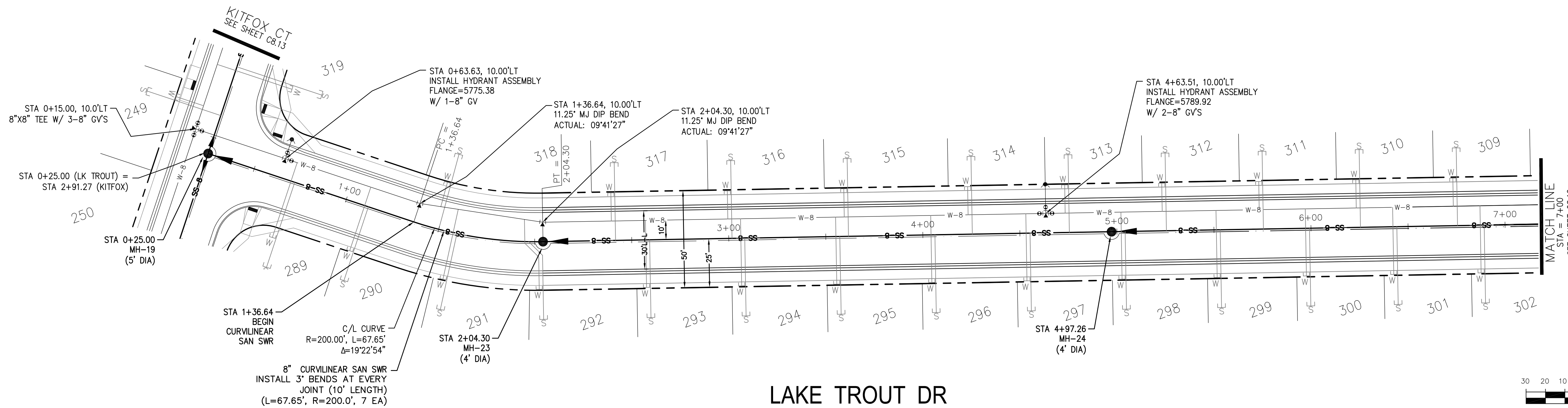
KEY MAP  
AREA 'E/G'

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

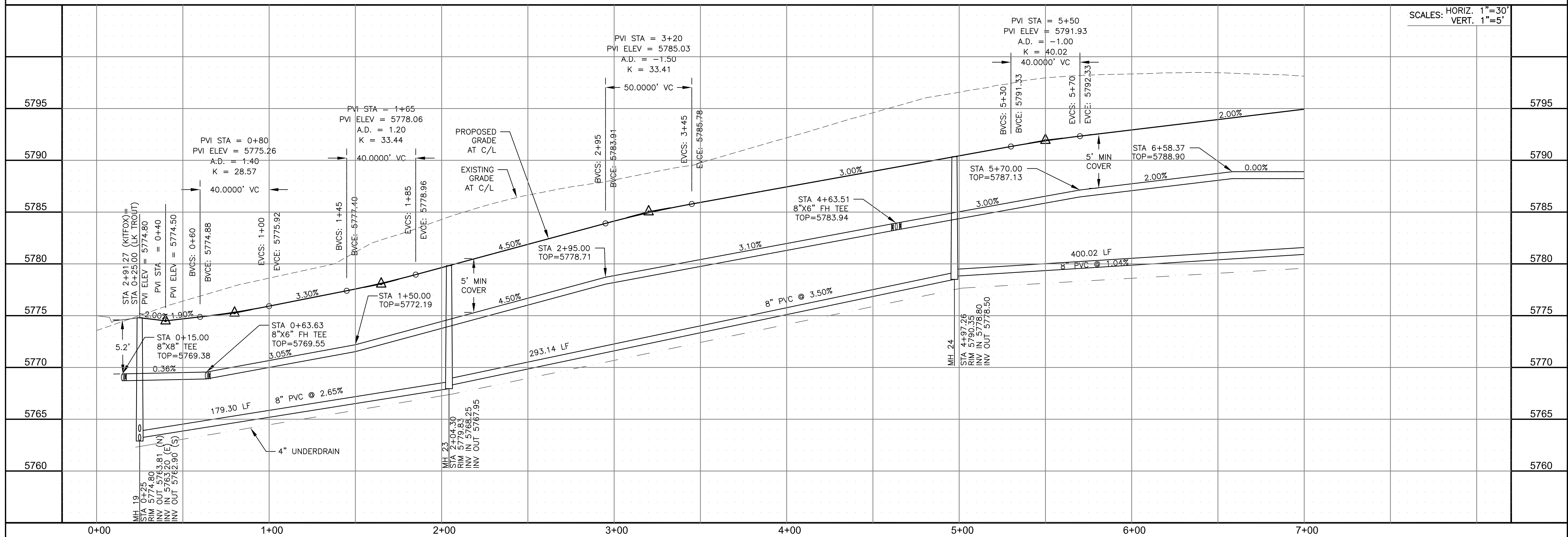
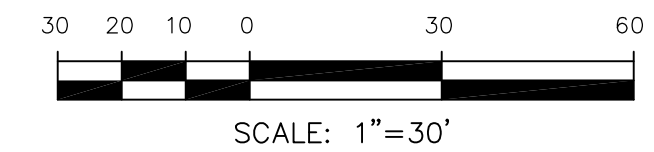
DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_  
PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

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

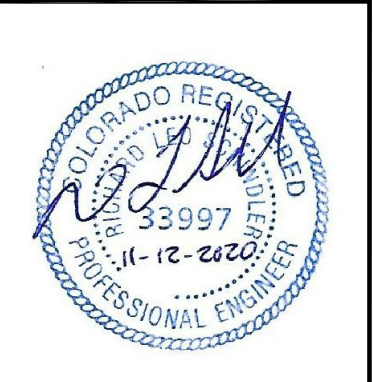
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS



**LAKE TROUT DR**



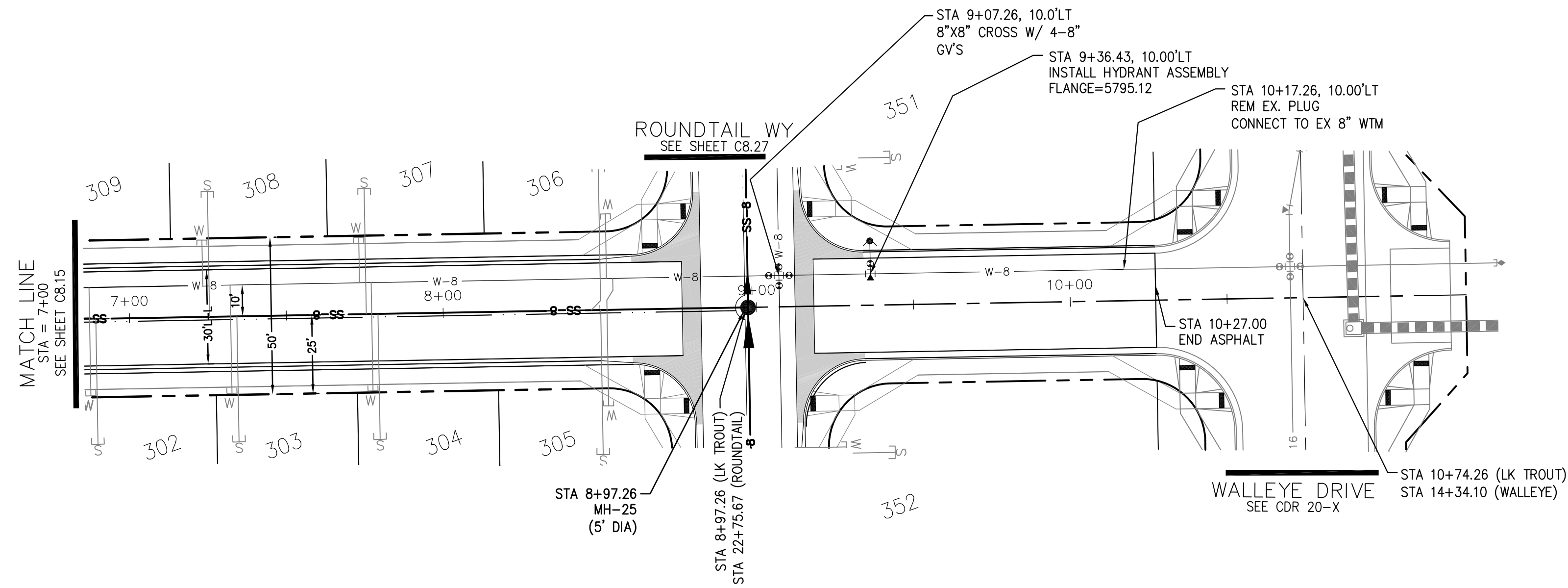
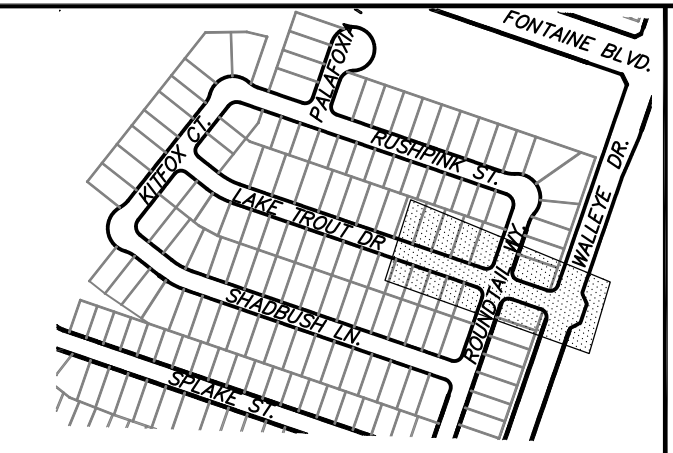
**WATER / SANITARY - AREA 'E/G'**  
**LAKE TROUT DR**  
**STA 0+00 TO 7+00**



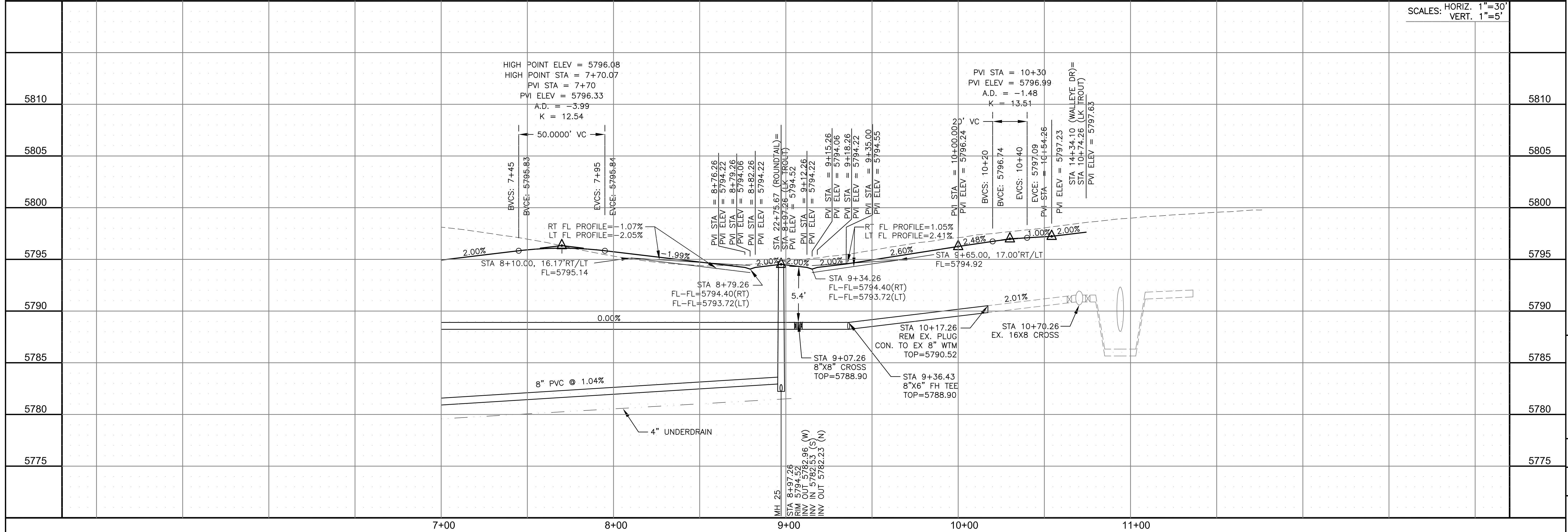
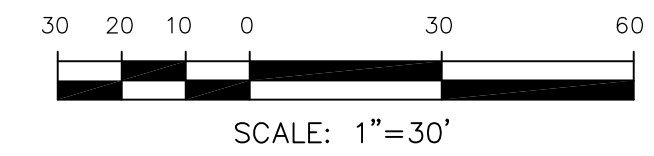
DATE: NOV 12, 2020  
PROJECT NO. 100.062  
SHEET NUMBER C8.15  
TOTAL SHEETS: 40

**NOTES**

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



**LAKE TROUT DR**



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

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNING WOODS, CO 80506  
PHONE: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
FOUNTAIN BLVD 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

**WATER / SANITARY - AREA 'E / G'**  
**LAKE TROUT DR**  
**STA 7+00 TO 10+27**



DATE: NOV 12, 2020

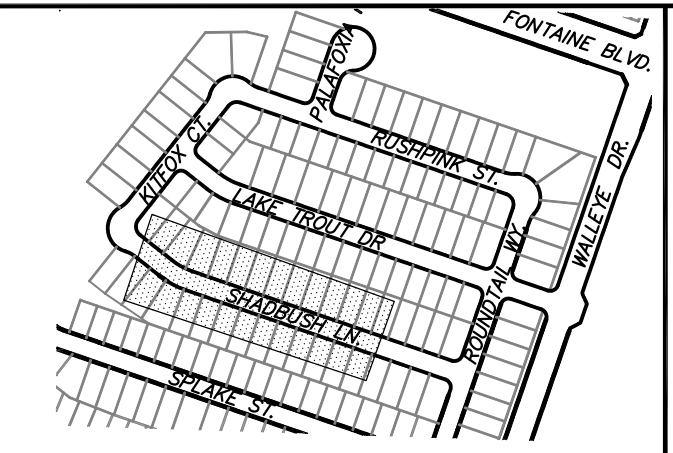
PROJECT NO. 100.062

SHEET NUMBER C8.16

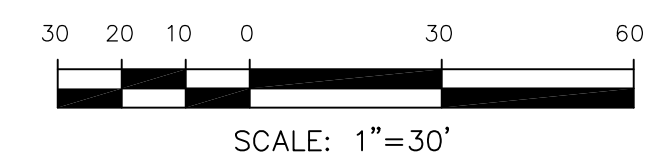
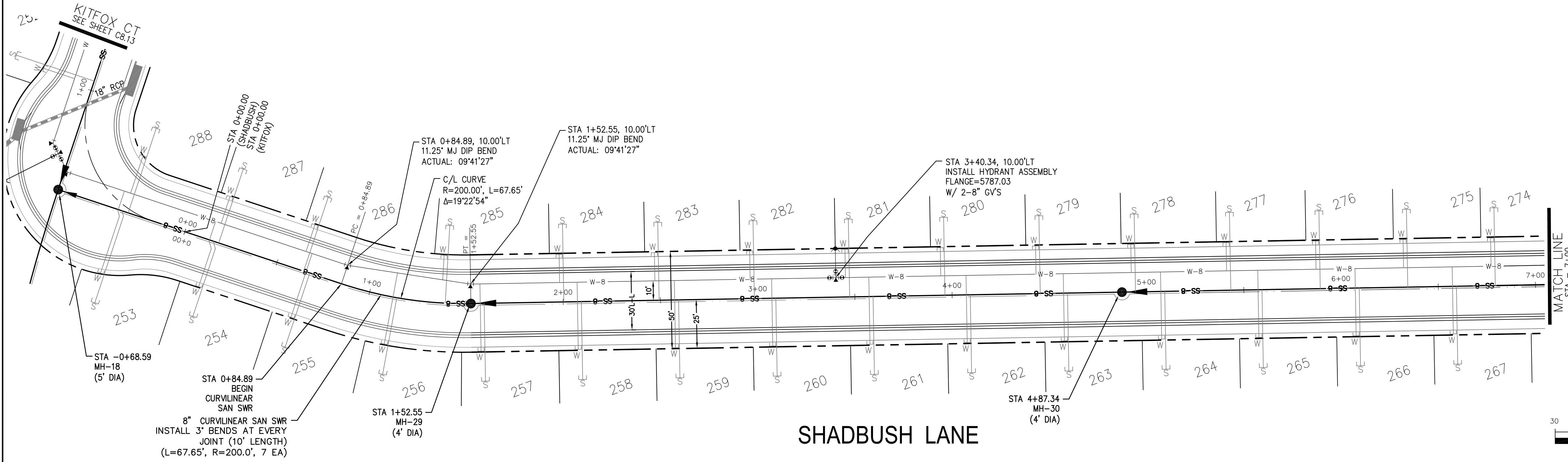
TOTAL SHEETS: 40

**NOTES**

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



KEY MAP  
AREA 'E/G'



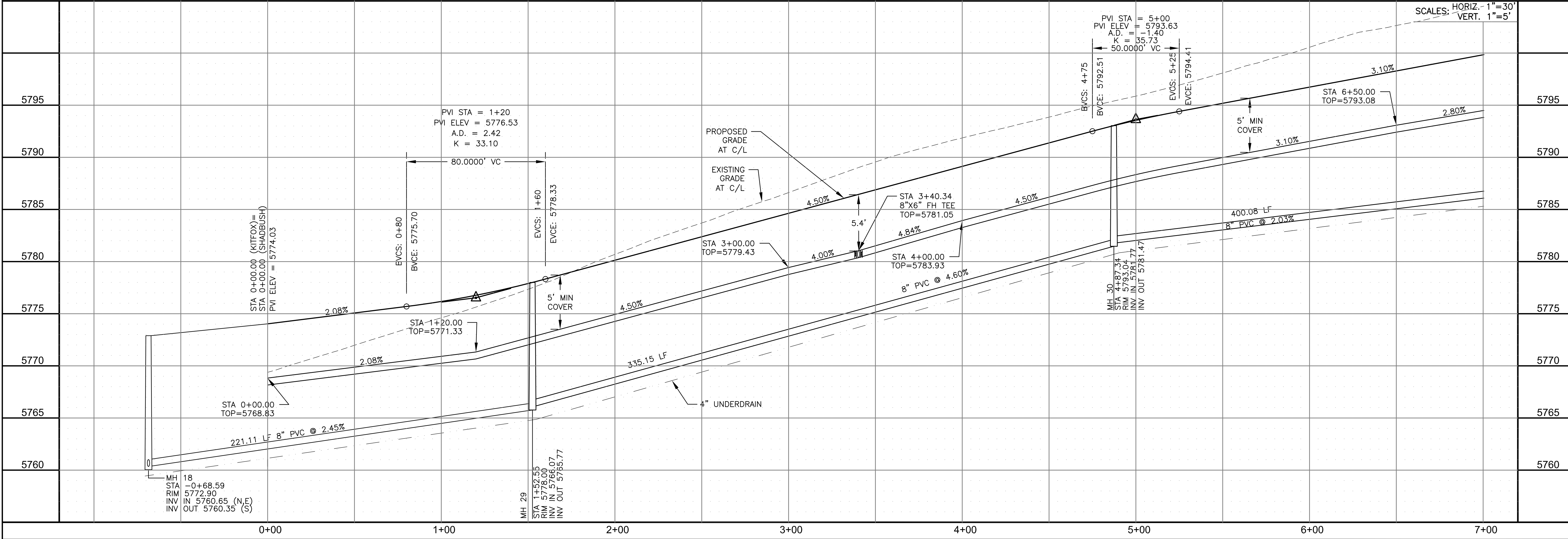
**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNING WOODS, CO 80906  
PHONE: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_

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

PROJECT:  
**THE HILLS AT LORSON RANCH FILING NO. 1**  
FOUNTAIN BLVD, WALKER DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS



WATER / SANITARY - AREA 'E/G'  
SHADBUSH LANE  
STA 0+00 TO 7+00



DATE:  
NOV 12, 2020

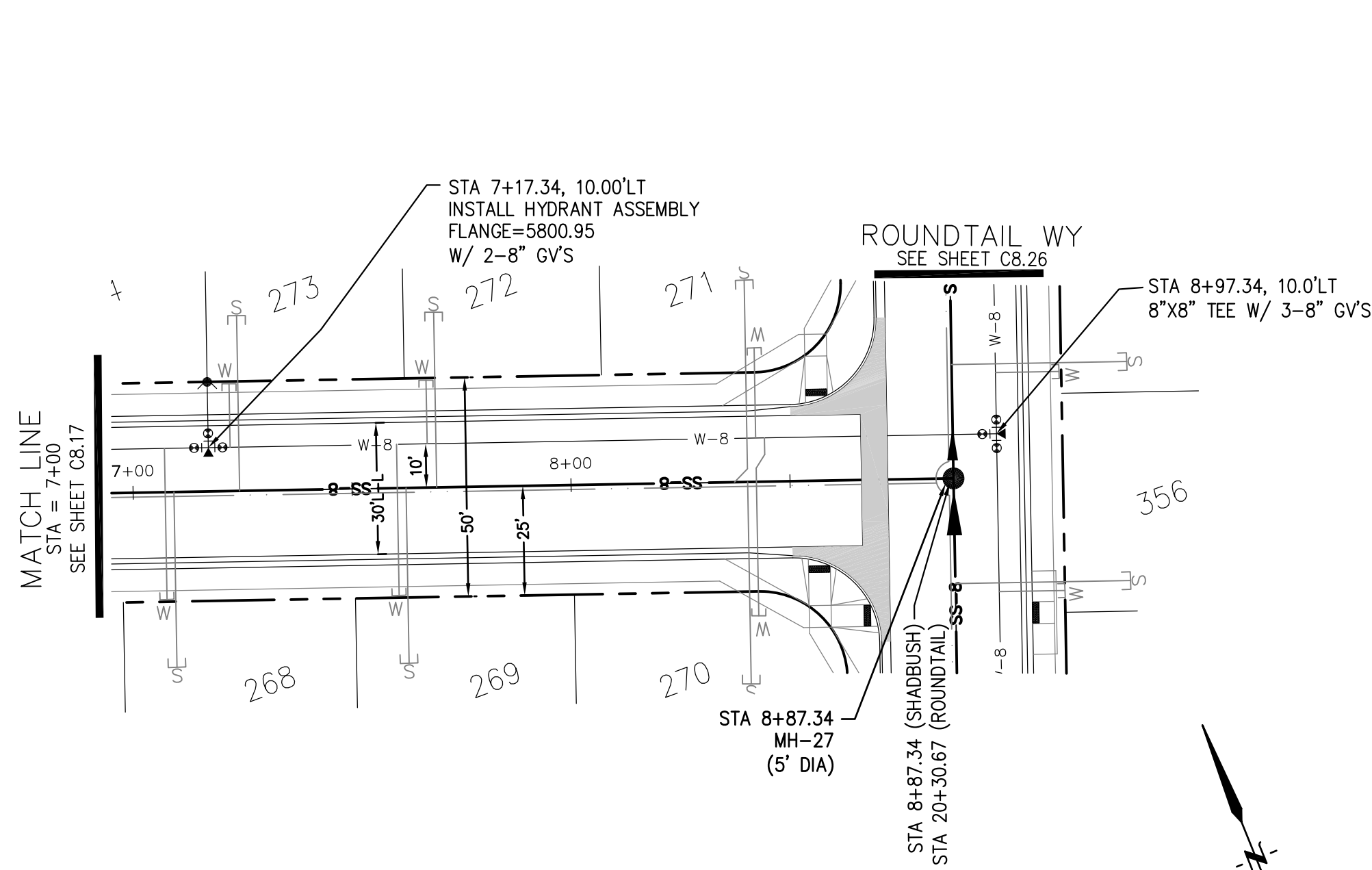
PROJECT NO.  
100.062

SHEET NUMBER  
C8.17

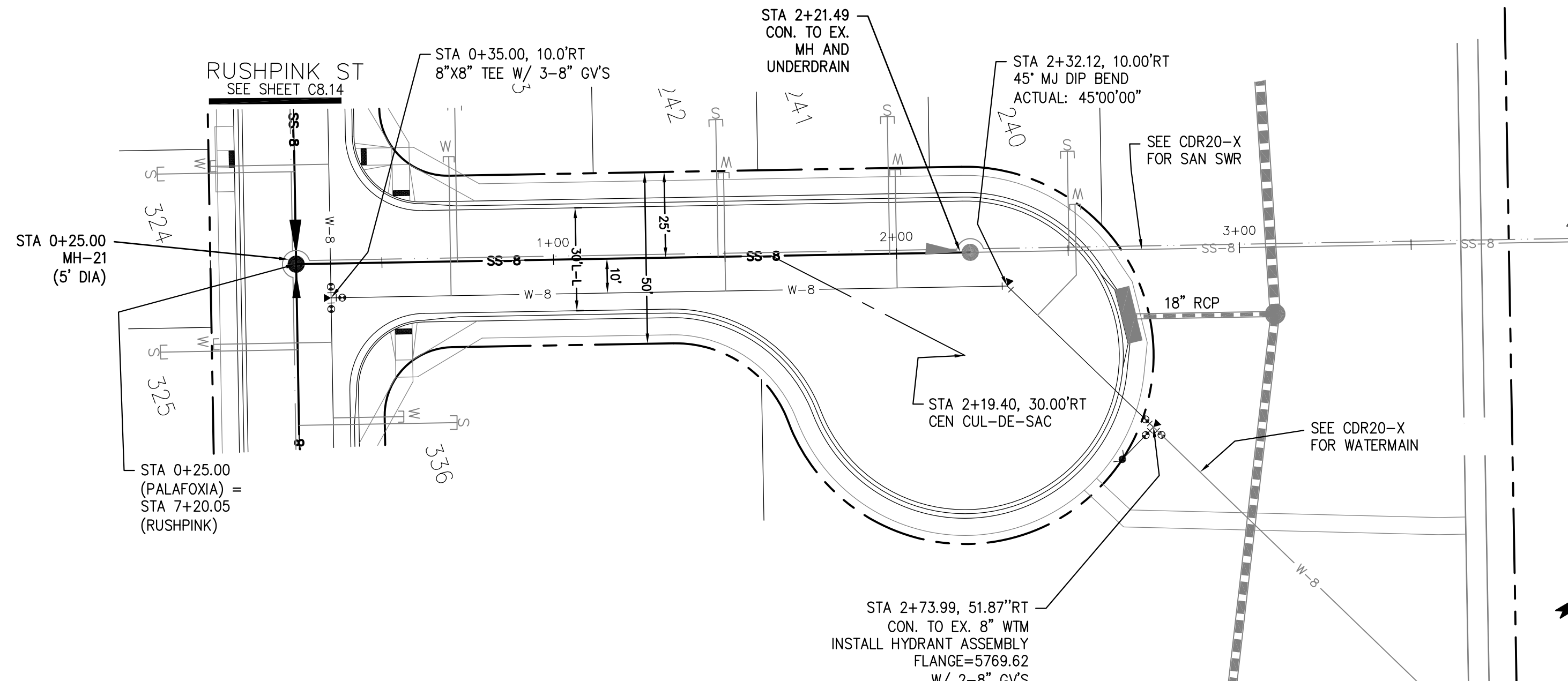
TOTAL SHEETS: 40

**NOTES**

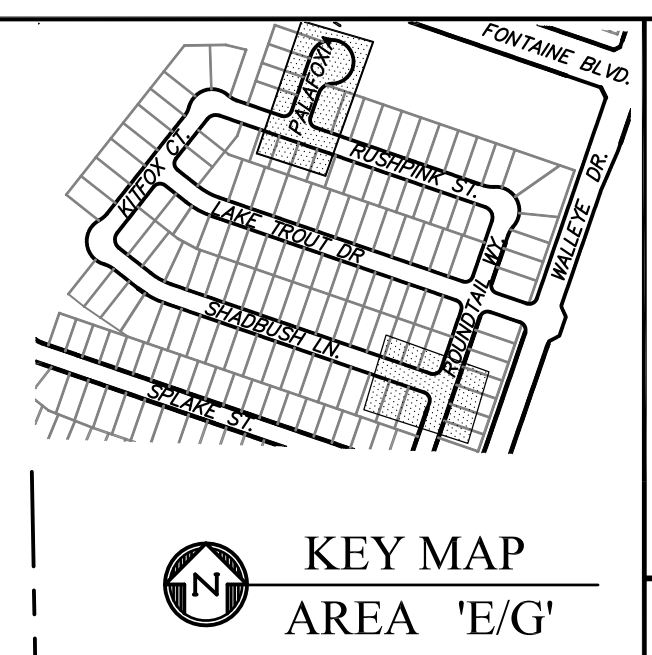
1. STATIONING IS AT ROADWAY CENTERLINE.
2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
3. ALL 8" & 12" WATERMAIN IS PVC, C900.
4. ALL WATERMAIN FITTINGS ARE MJ DIP.
5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



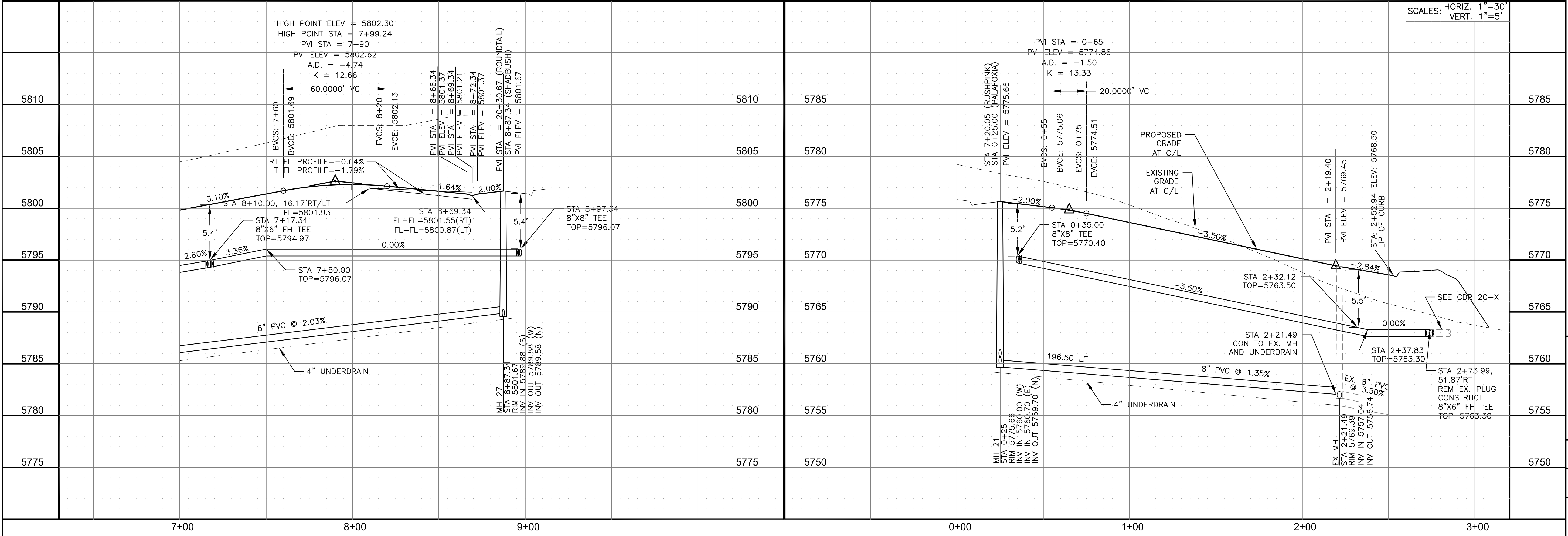
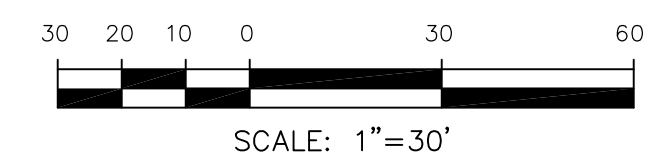
**SHADBUSH LANE**



**PALAFOXIA PLACE**



**KEY MAP**  
AREA 'E/G'



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

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
FOR ANNE B. WALLEY, DR  
COLORADO SPRINGS, COLORADO  
PREPARED FOR: **LORSON, LLC**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

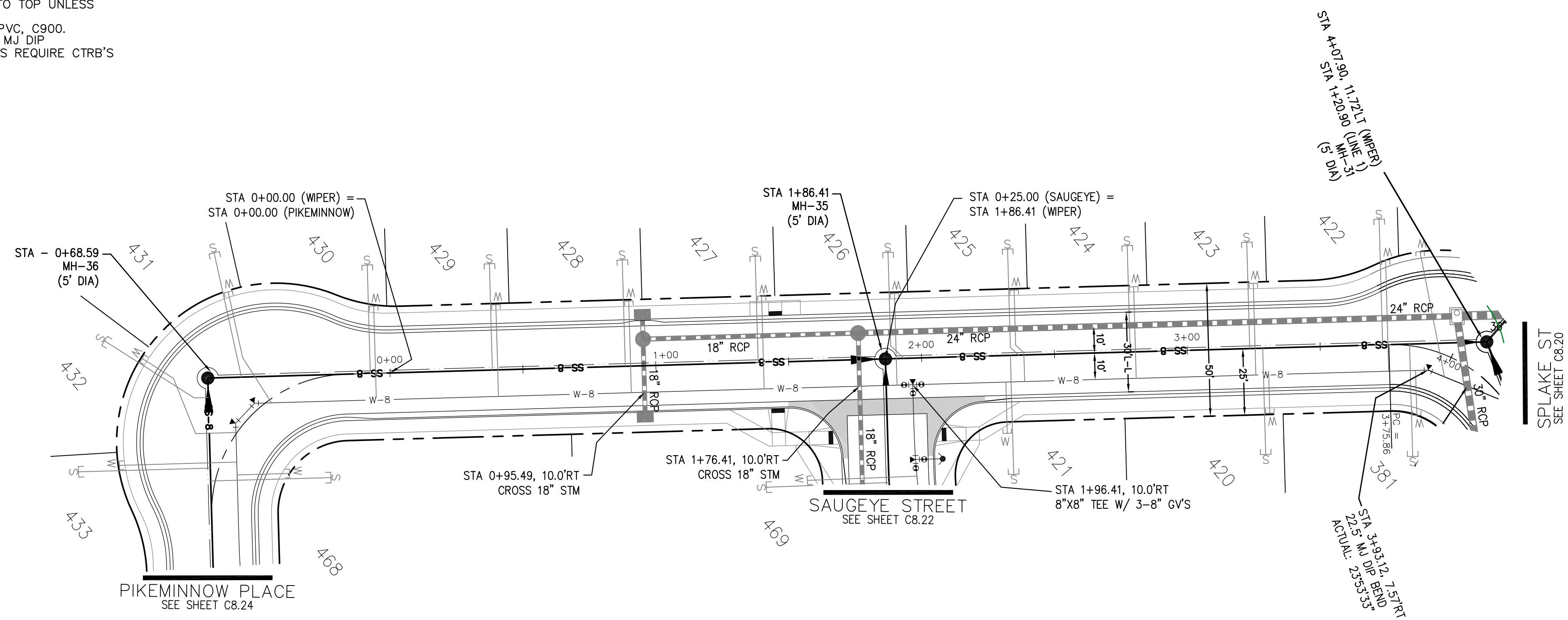
**WATER / SANITARY - AREA 'E/G'**  
**SHADBUSH LN & PALAFOXIA PL**  
**STA 7+00 TO 10+27**



DATE: NOV 12, 2020  
PROJECT NO: 100.062  
SHEET NUMBER: C8.18  
TOTAL SHEETS: 40

**NOTES**

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



**WIPER WAY**



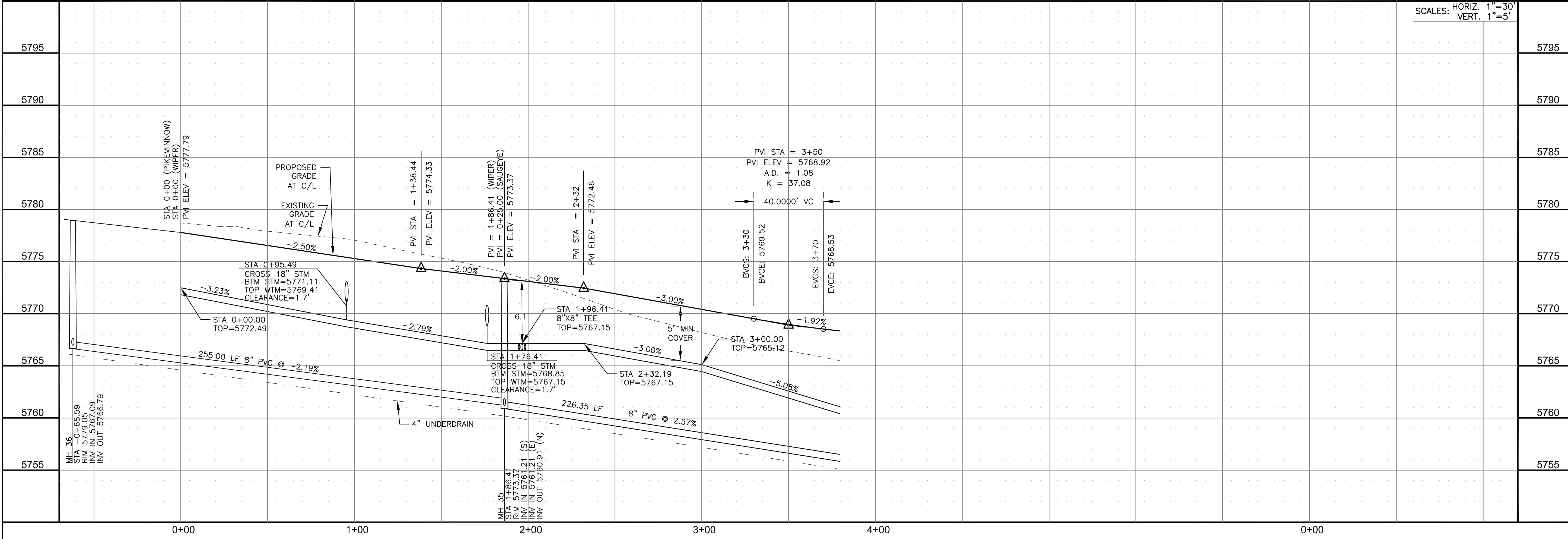
**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRMGHAM, AL 35206  
 PH: 205.833.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceg1.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_

PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
 FONTAINE BLVD WALLEDR 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



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

WATER / SANITARY - AREA 'E / G'  
 WIPER WAY  
 STA 0+00 TO 3+90

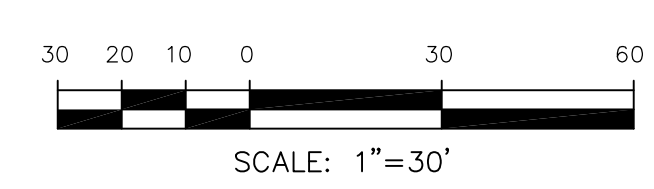
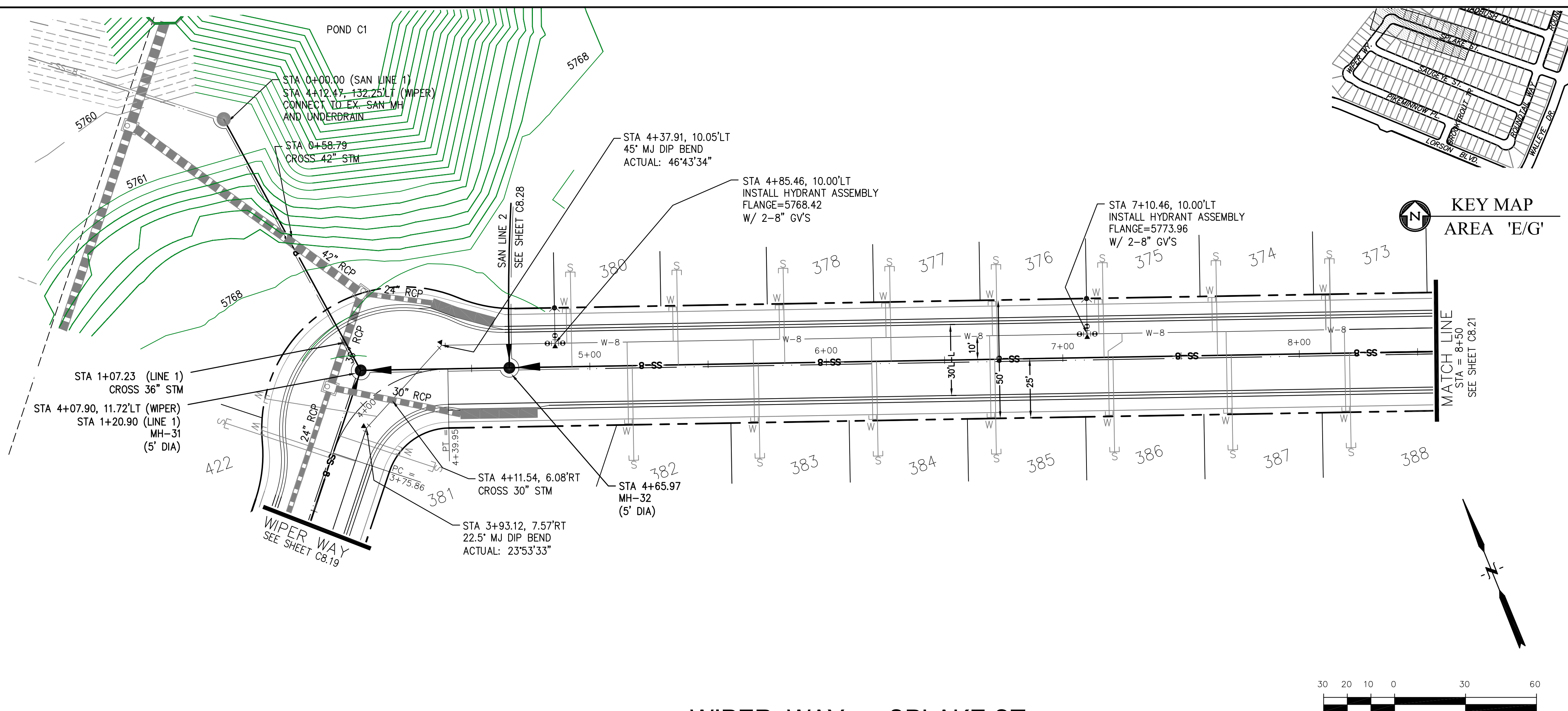


DATE: NOV 12, 2020

PROJECT NO. 100.062

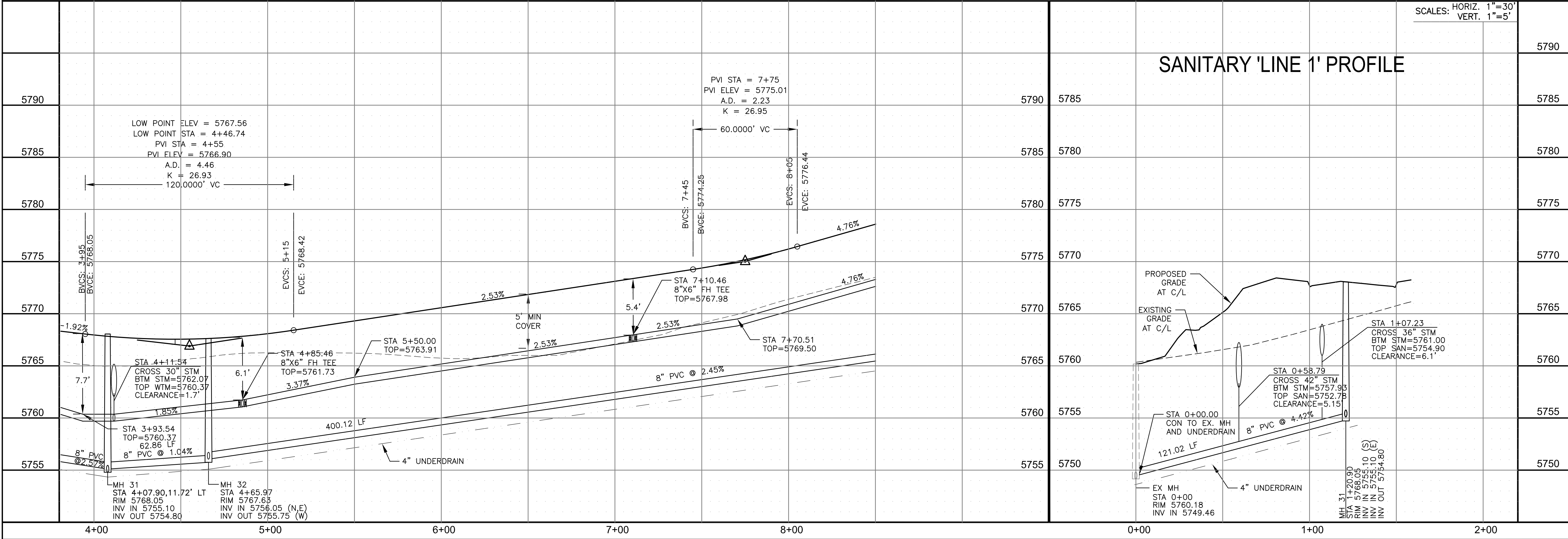
SHEET NUMBER C8.19

TOTAL SHEETS: 40



WIPER WAY - SPLAKE ST

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



**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNING WOODS, CO 80506  
PH: 303.799.5700  
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 HILLS AT LORSON**  
RANCH FILING NO. 1  
FONTAINE BLVD. WALLELA DR  
COLORADO SPRINGS, COLORADO

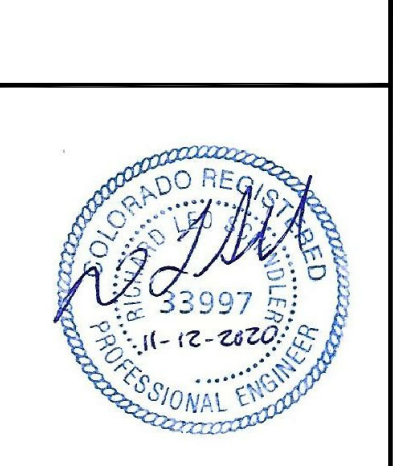
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

DATE: \_\_\_\_\_  
NOV 12, 2020

PROJECT NO.  
**100.062**

SHEET NUMBER  
**C8.20**

TOTAL SHEETS: 40



DATE: NOV 12, 2020

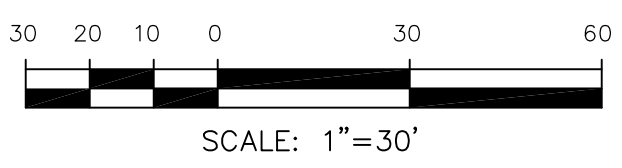
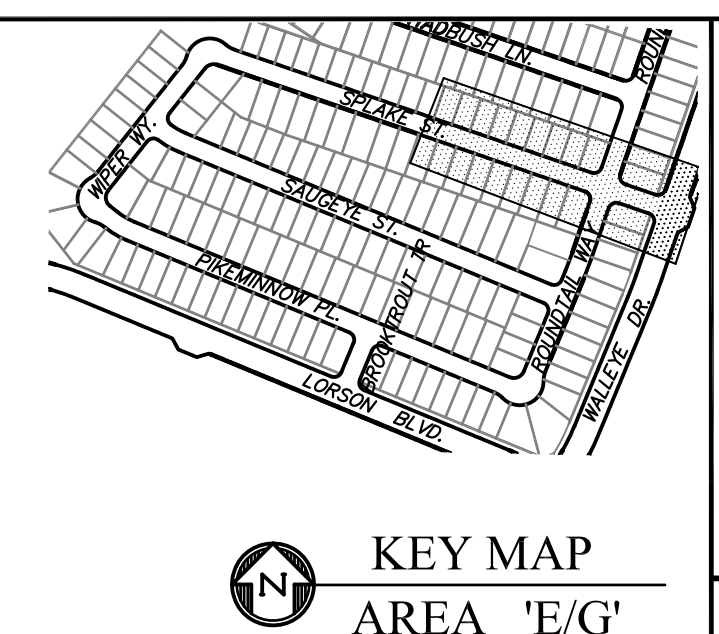
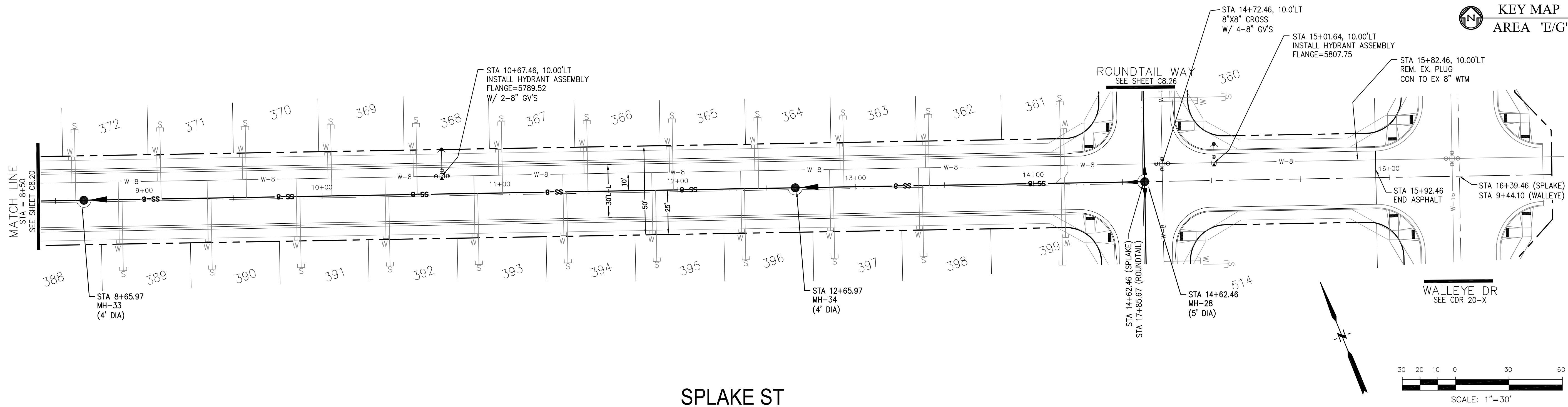
PROJECT NO. 100.062

SHEET NUMBER C8.20

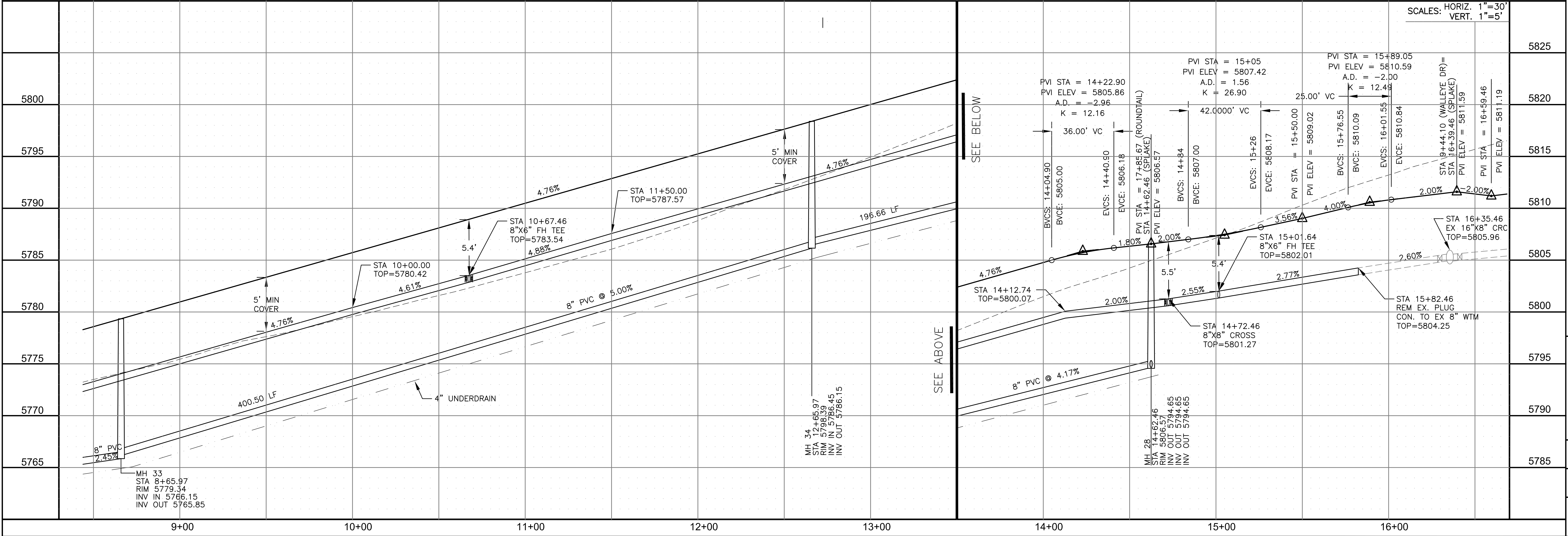
TOTAL SHEETS: 40

**NOTES**

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



**SPLAKE ST**



**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: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
 FONTAINE BLVD WALLEYE DR  
 COLORADO SPRINGS, COLORADO  
 PREPARED FOR: **LORSON, LLC**  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 (719) 635-3200  
 CONTACT: JEFF MARK

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

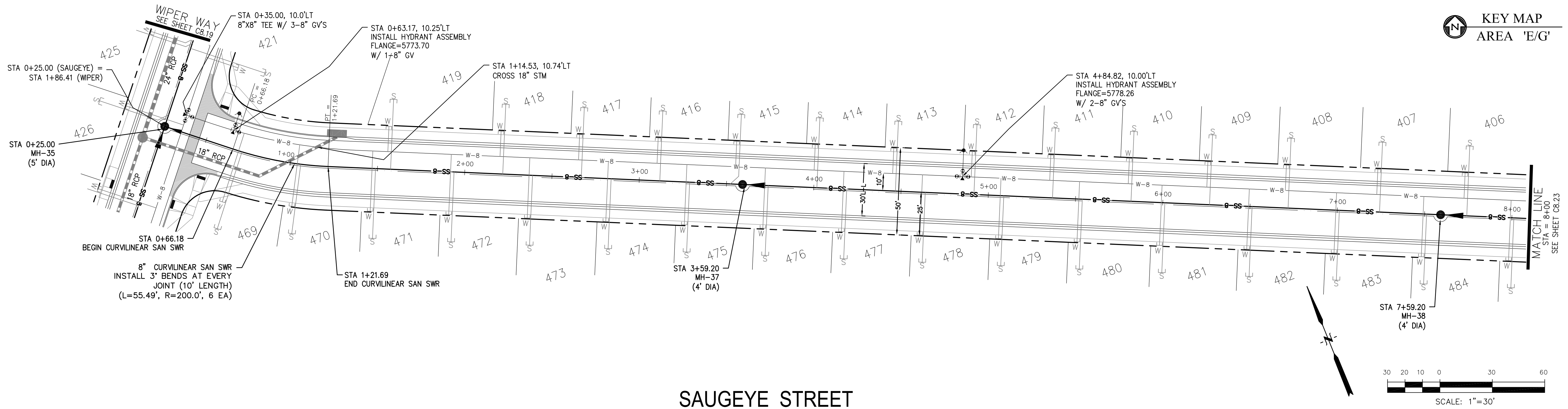
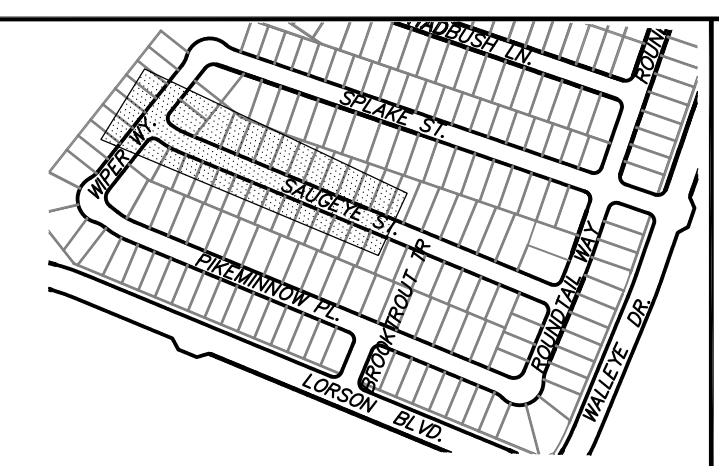
**WATER / SANITARY - AREA 'E / G'**  
**SPLAKE STREET**  
**STA 8+50 TO 15+92**



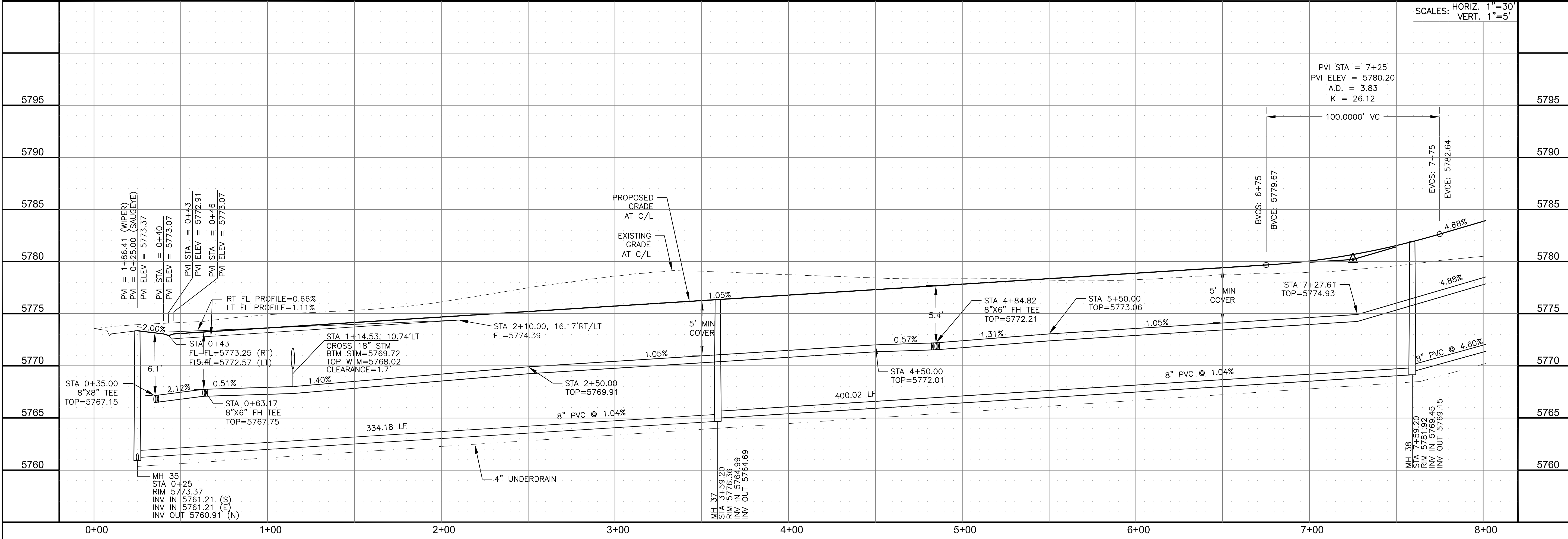
DATE: NOV 12, 2020  
 PROJECT NO: 100.062  
 SHEET NUMBER: C8.21  
 TOTAL SHEETS: 40

**NOTES**

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



**SAUGEYE STREET**



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

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
 FONTAINE BLVD WALLEE DR  
 COLORADO SPRINGS, COLORADO

WATER / SANITARY - AREA 'E / G'  
 SAUGEYE STREET  
 STA 0+00 TO 8+00

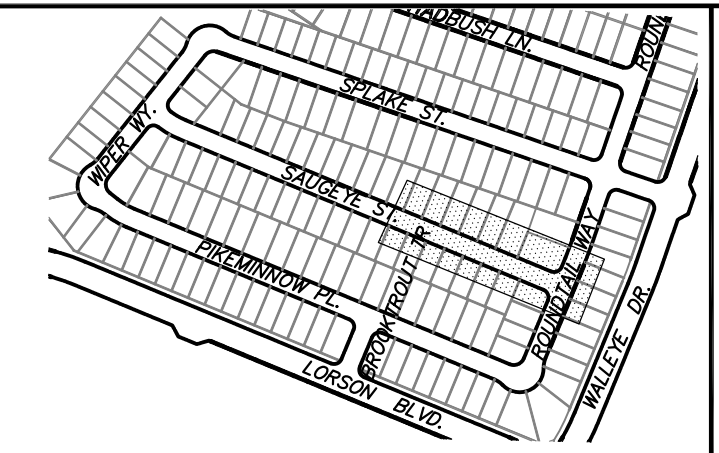


DATE: NOV 12, 2020  
 PROJECT NO. 100.062  
 SHEET NUMBER C8.22  
 TOTAL SHEETS: 40

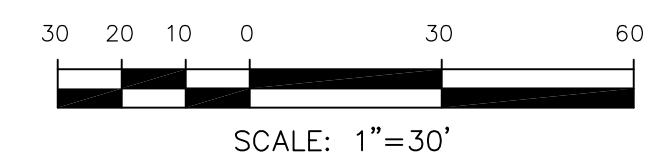
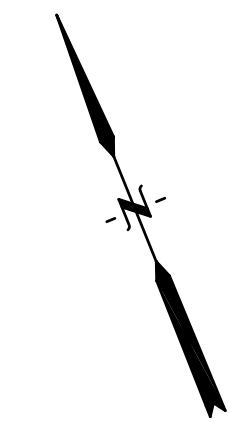
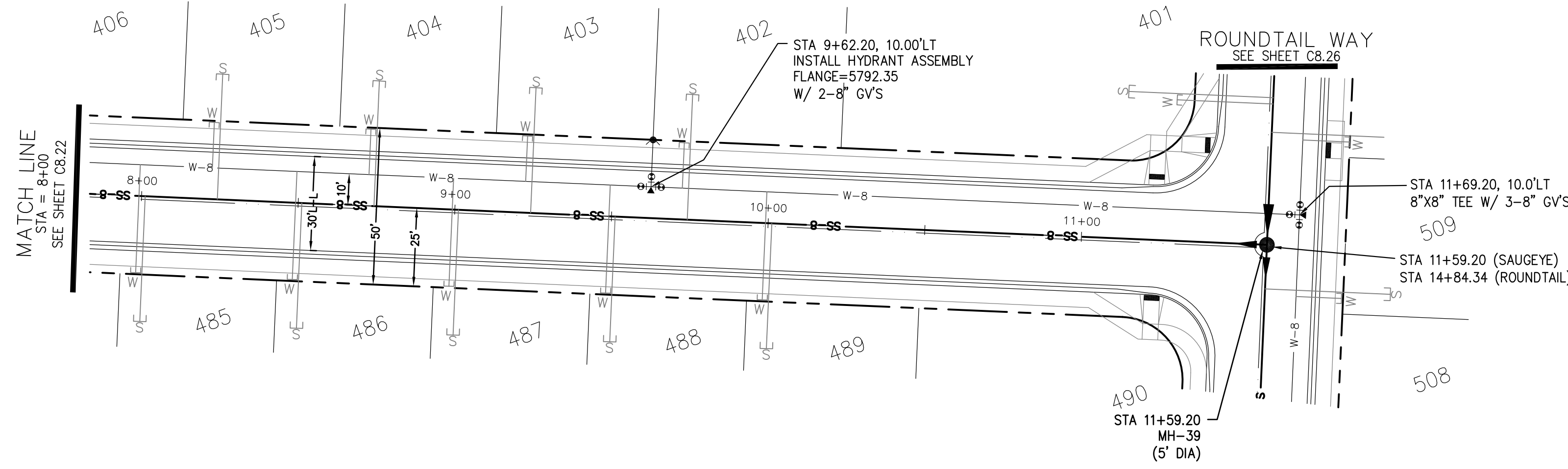


**NOTES**

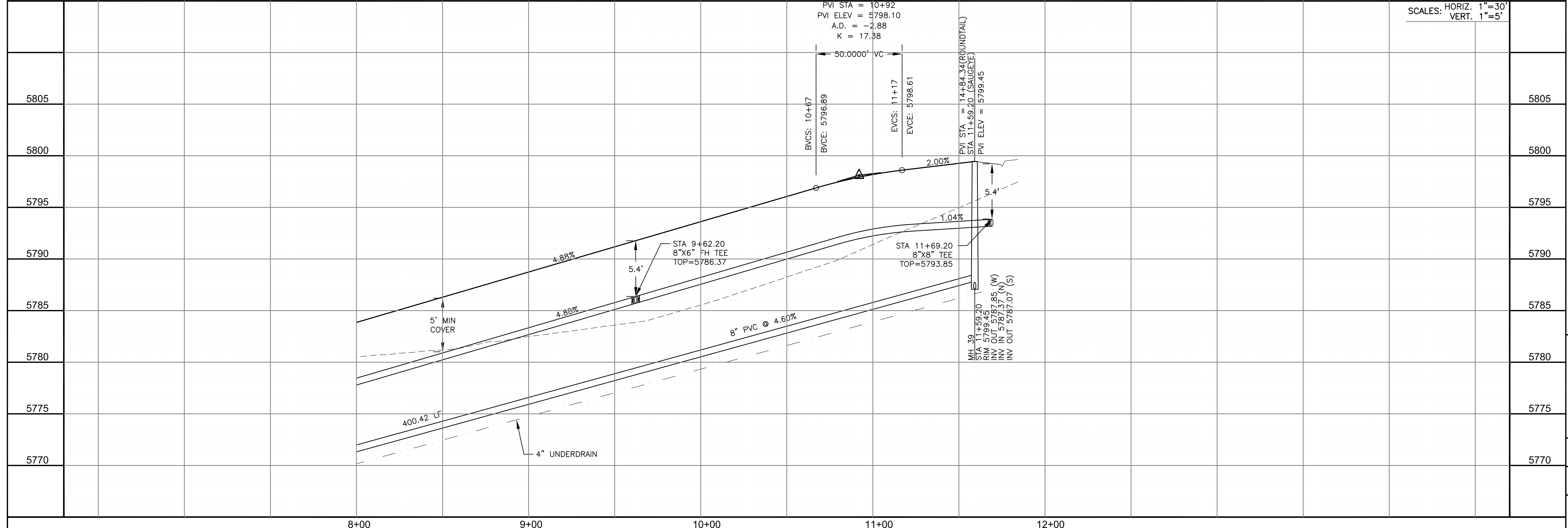
1. STATIONING IS AT ROADWAY CENTERLINE.
2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
3. ALL 8" & 12" WATERMAIN IS PVC, C900.
4. ALL WATERMAIN FITTINGS ARE MJ DIP
5. ALL WATERMAIN BENDS & TEES REQUIRE CTB'S



KEY MAP  
AREA 'E/G'



**SAUGEYE STREET**



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

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BIRCH CREEK, CO 80150  
PHONE: 303.470.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
FONTAINE BLVD WALLEY DR  
COLORADO SPRINGS, COLORADO  
PREPARED FOR: **LORSON, LLC**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**STREET / STORM - AREA 'E / G'**  
**SAUGEYE STREET**  
**STA 8+00 TO 11+59**



DATE:  
NOV 12, 2020

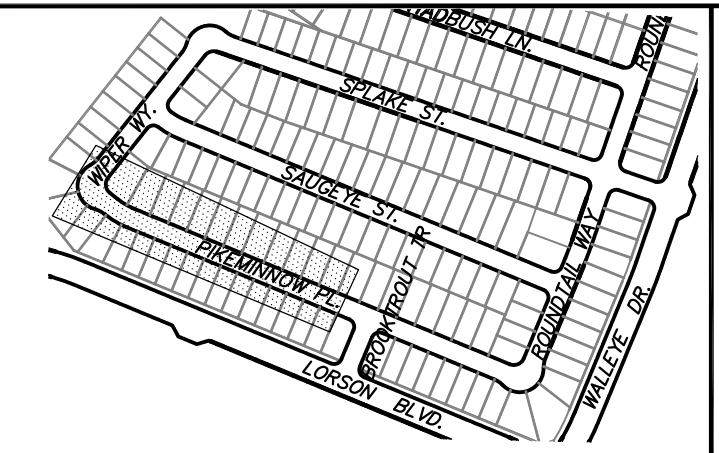
PROJECT NO.  
100.062

SHEET NUMBER  
C8.23

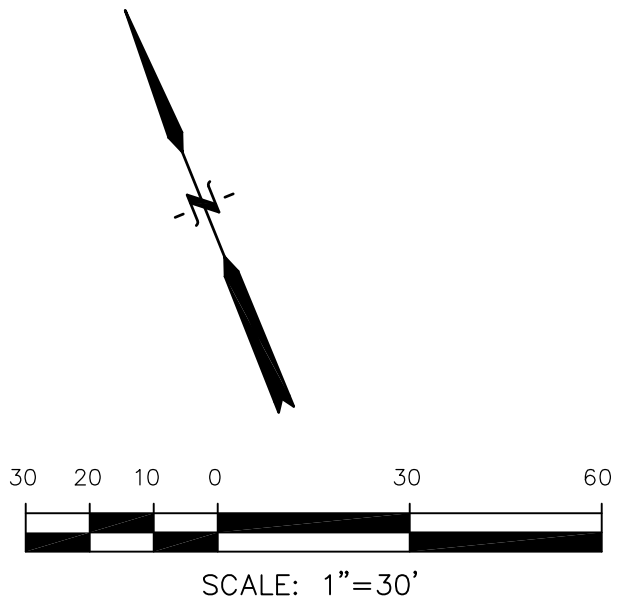
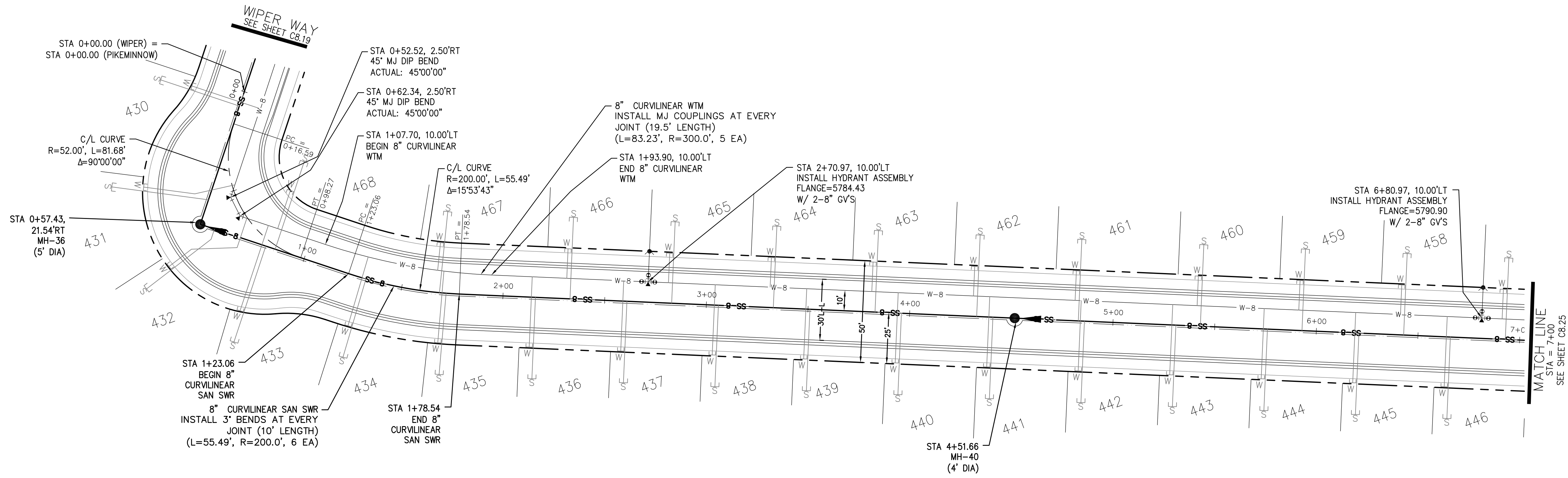
TOTAL SHEETS: 40

**NOTES**

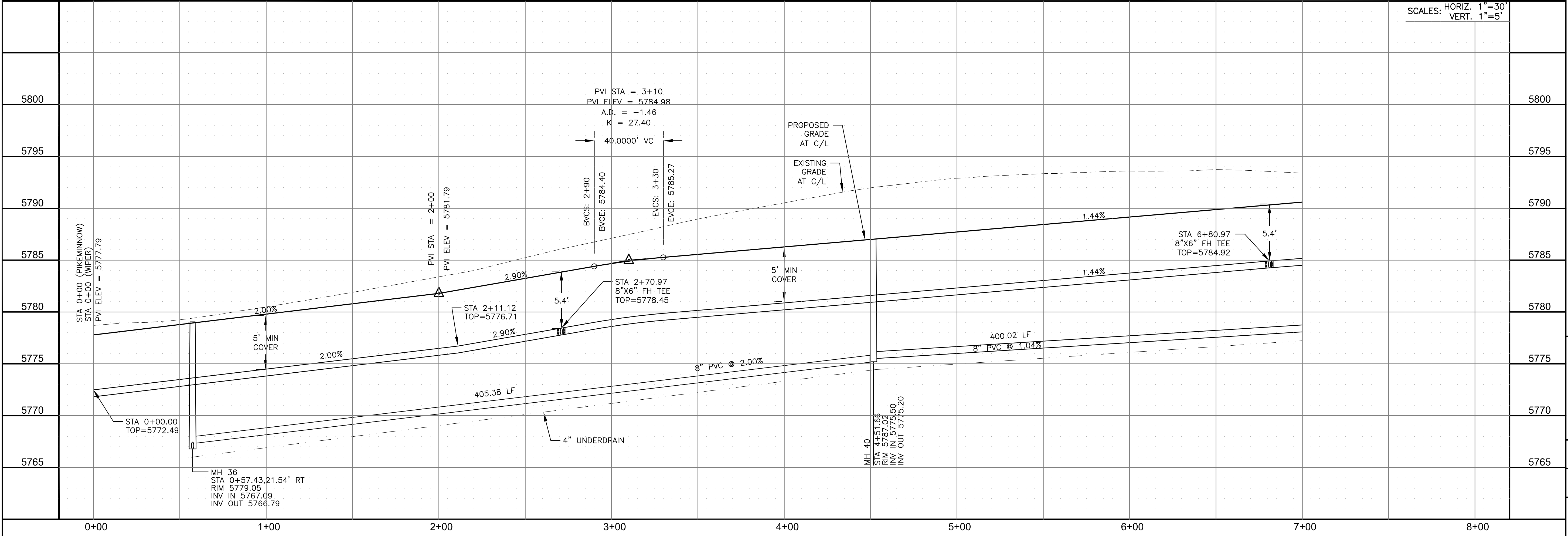
1. STATIONING IS AT ROADWAY CENTERLINE.
2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
3. ALL 8" & 12" WATERMAIN IS PVC, C900.
4. ALL WATERMAIN FITTINGS ARE MJ DIP.
5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



KEY MAP  
AREA 'E/G'



**PIKEMINNOW PLACE**



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

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

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
FOR THE: **LORSON, LLC**  
212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**WATER / SANITARY - AREA 'E / G'**  
**PIKEMINNOW PLACE**  
**STA 0+00 TO 7+00**



DATE:  
NOV 12, 2020

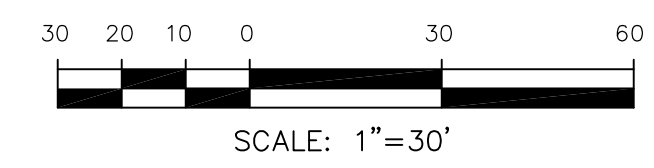
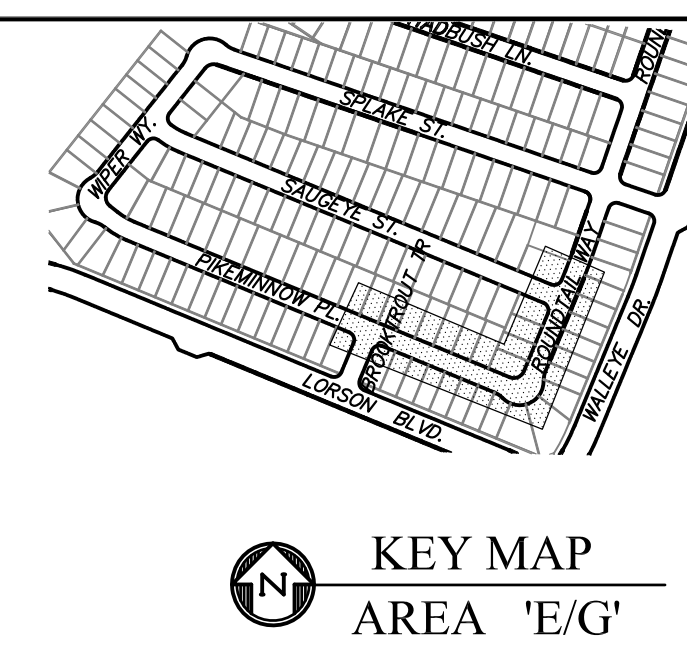
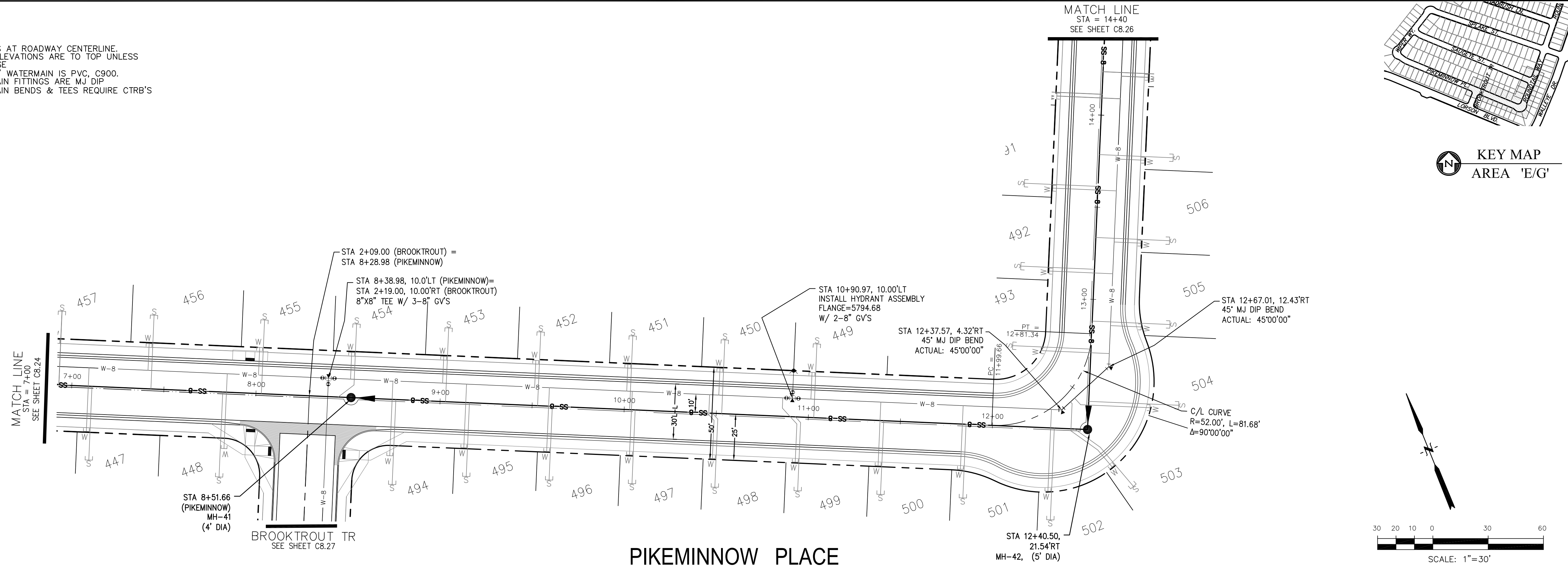
PROJECT NO.  
**100.062**

SHEET NUMBER  
**C8.24**

TOTAL SHEETS: 40

**NOTES**

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



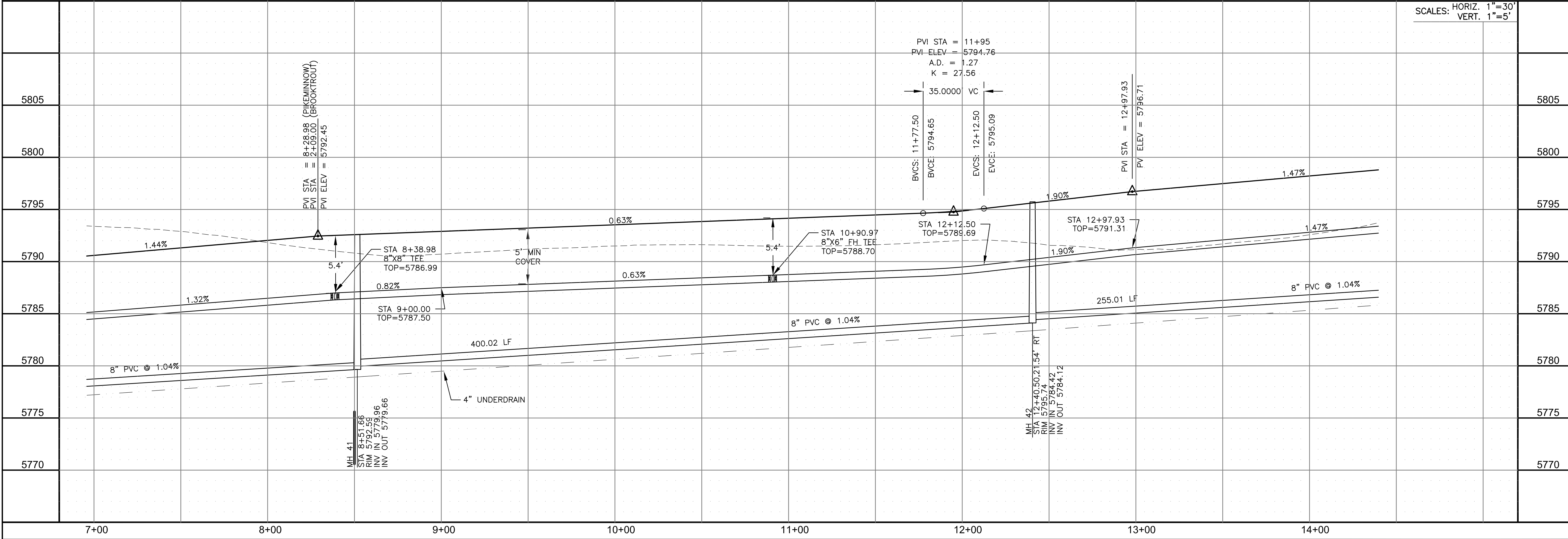
**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRMGHAM, AL 35206  
 PH: 205 970 1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_

PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
 FONTAINE BLVD. VALLEJO DR  
 COLORADO SPRINGS, COLORADO

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

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS



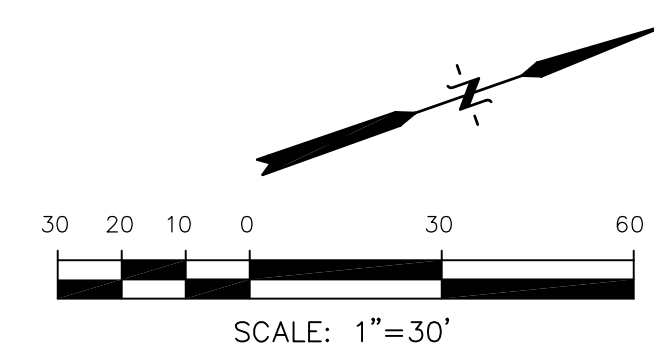
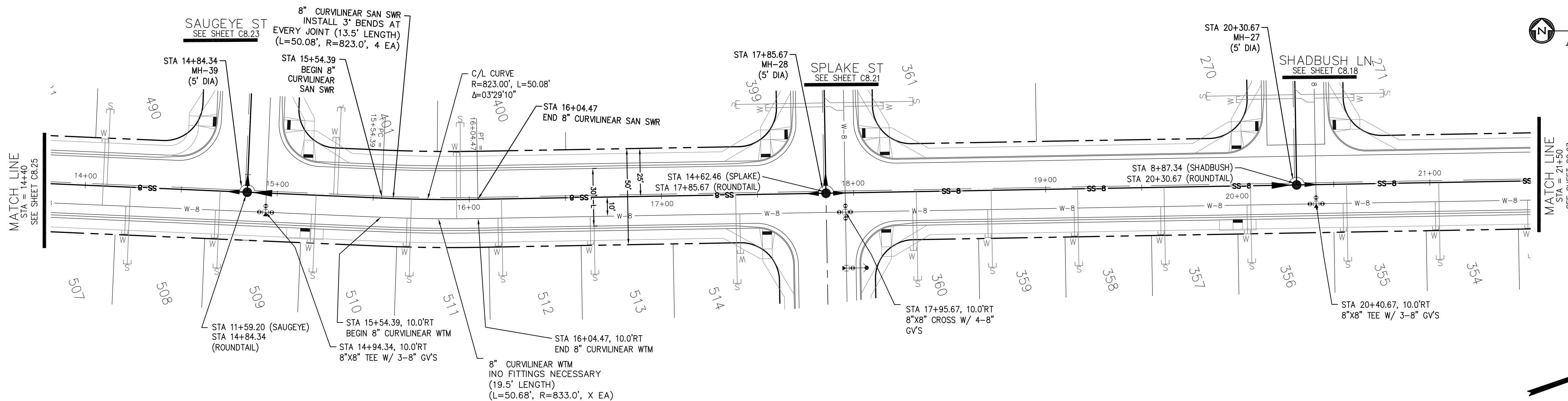
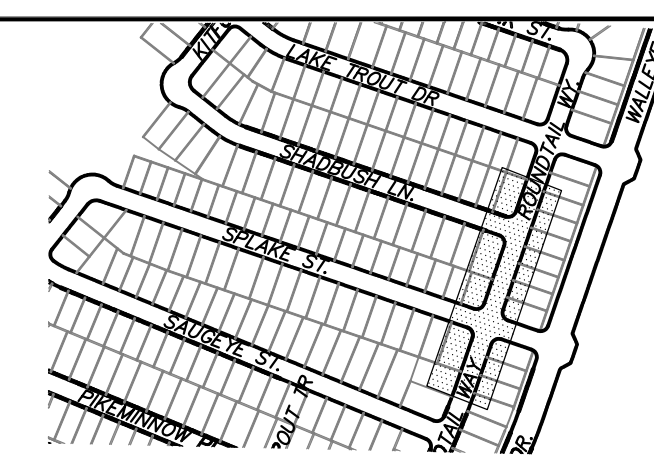
WATER / SANITARY - AREA 'E/G'  
 PIKEMINNOW PLACE  
 STA 7+00 TO 14+40



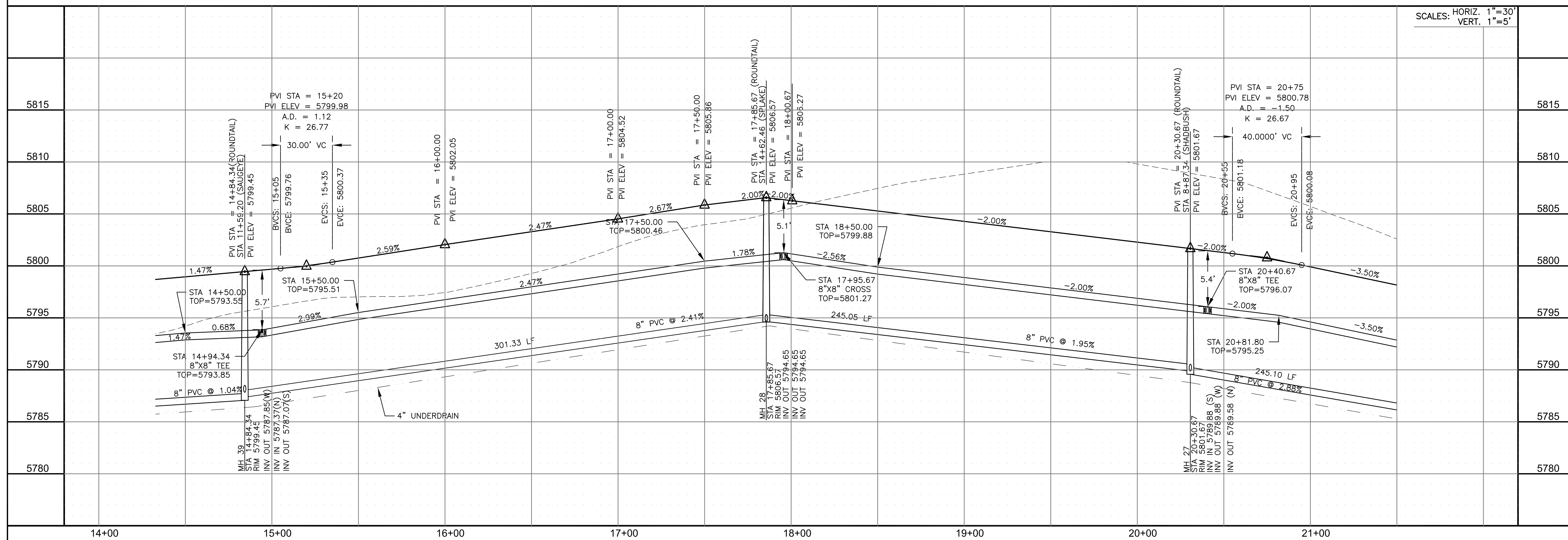
DATE: NOV 12, 2020  
 PROJECT NO. 100.062  
 SHEET NUMBER C8.25  
 TOTAL SHEETS: 40

**NOTES**

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



**ROUNDTAIL WAY**



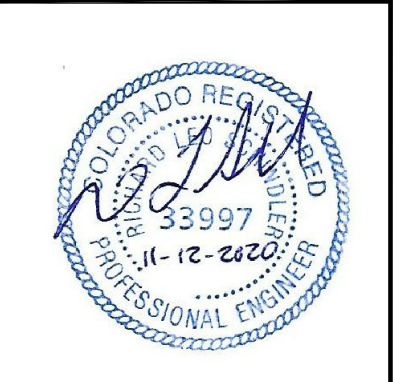
SCALES: HORIZ. 1"=30'  
VERT. 1"=5'

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

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
FOR ANNE BLUMELLE DR  
COLORADO SPRINGS, COLORADO  
PREPARED FOR: **LORSON, LLC**  
212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: RICHARD L. SCHINDLER, P.E.  
(719) 635-3200  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**WATER / SANITARY - AREA 'E/G'**  
**ROUNDTAIL WAY**  
**STA 14+40 TO 21+50**

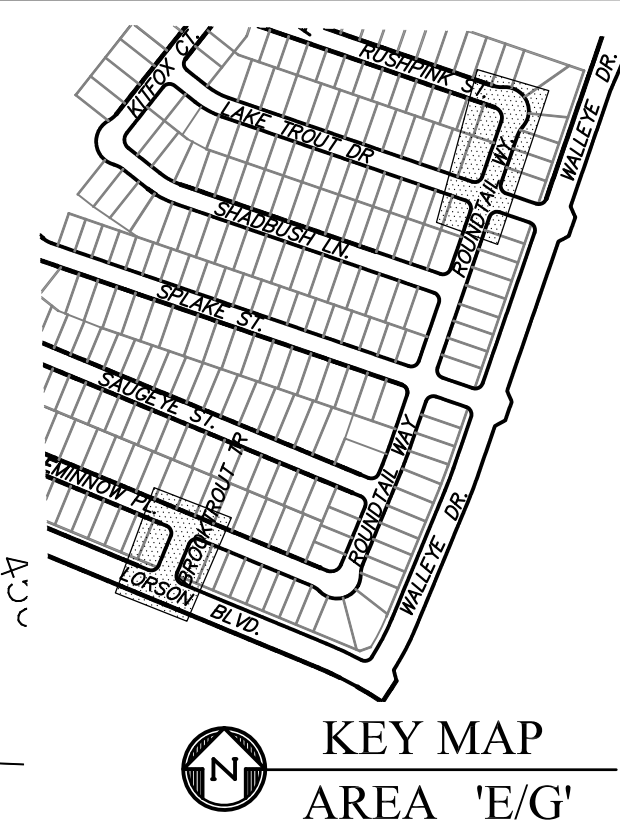
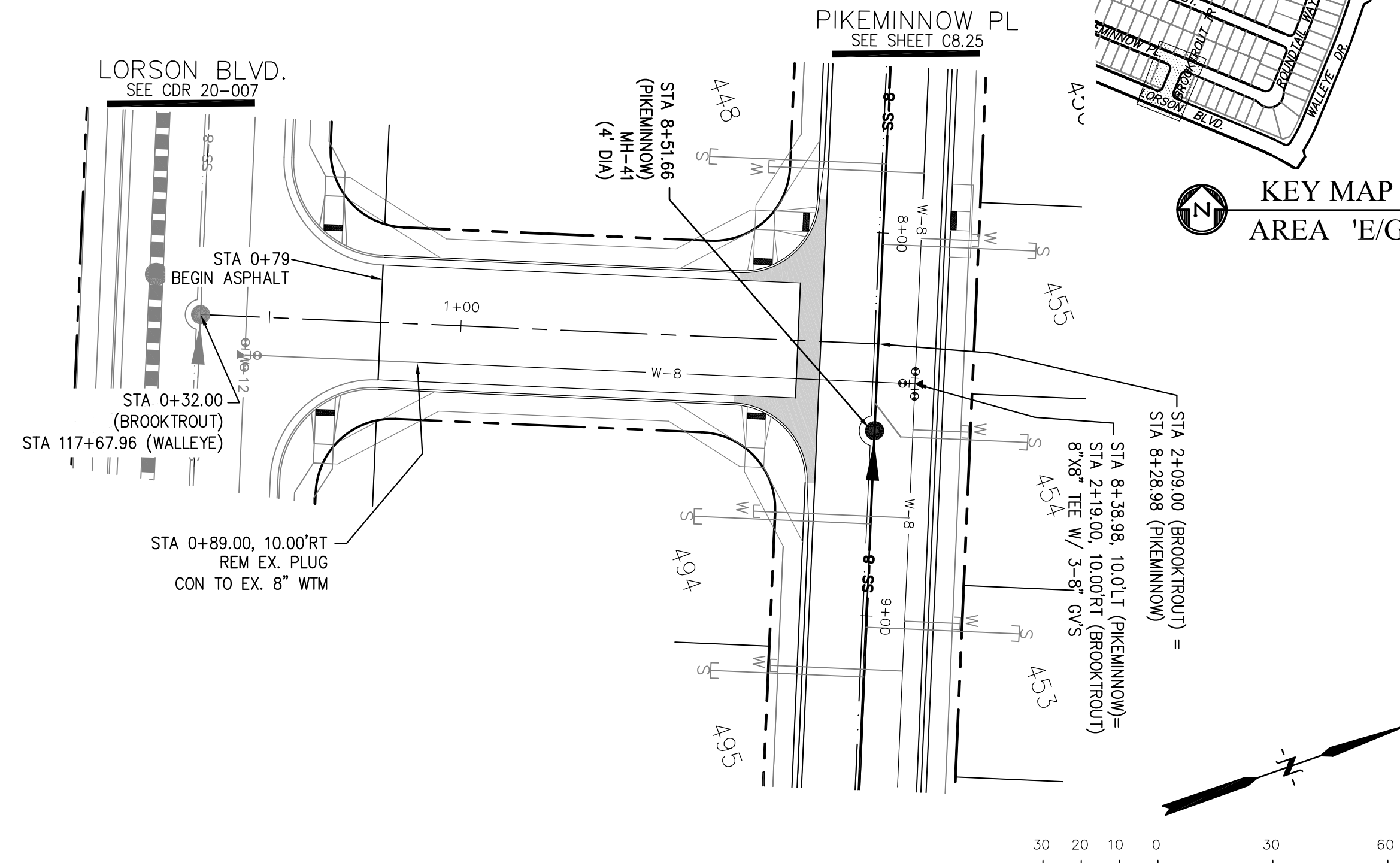
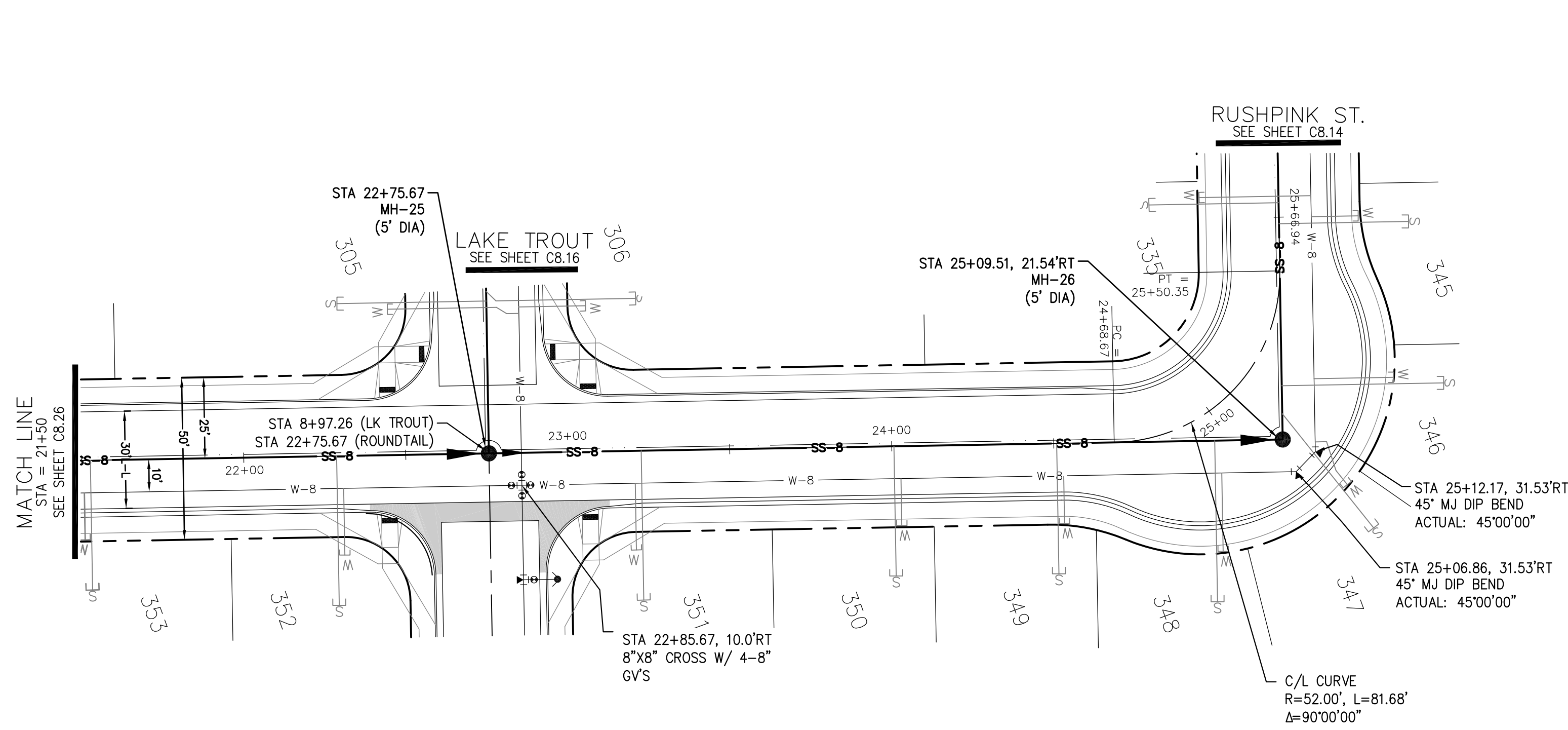


DATE: NOV 12, 2020

PROJECT NO. 100.062  
SHEET NUMBER C8.26  
TOTAL SHEETS: 40

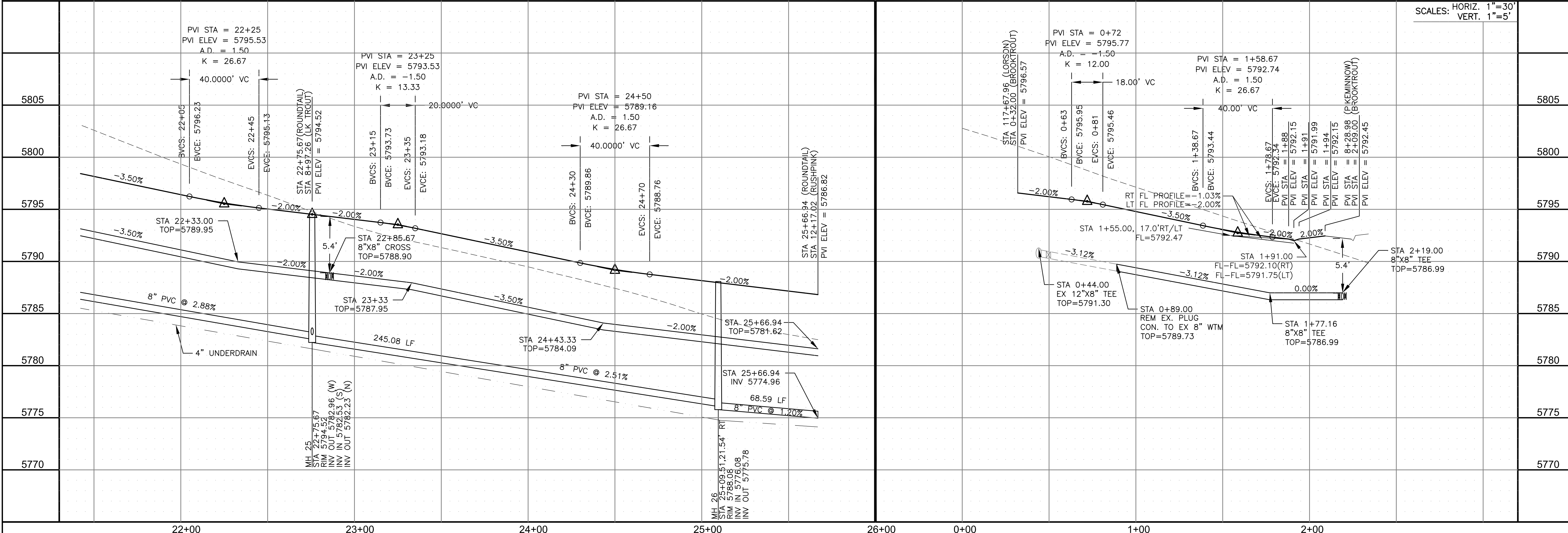
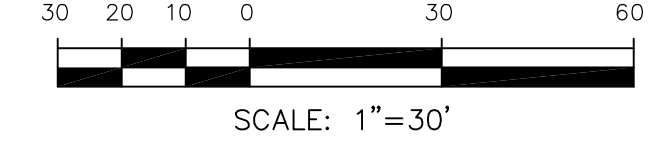
**NOTES**

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



**ROUNDTAIL WAY**

**BROOKTROUT TRAIL**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOODS, CO 80506  
 PH: 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 HILLS AT LORSON RANCH FILING NO. 1**  
 FONTAINE BLVD. WALLEYE DR  
 COLORADO SPRINGS, COLORADO

**WATER / SANITARY - AREA 'E/G'**  
**ROUNDTAIL WAY & BROOKTROUT TRAIL**  
**STA 21+50 TO 25+66**

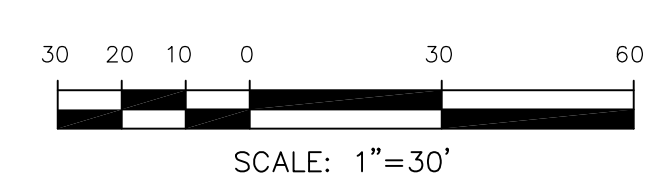
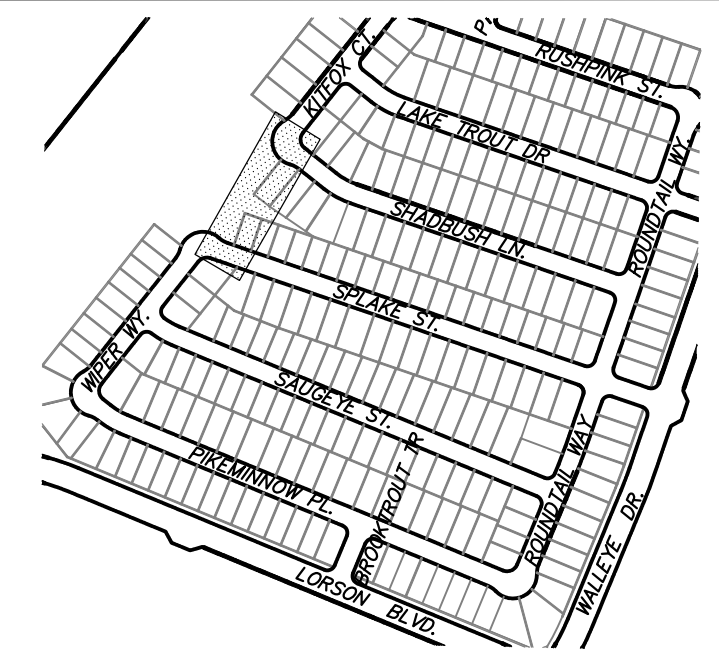
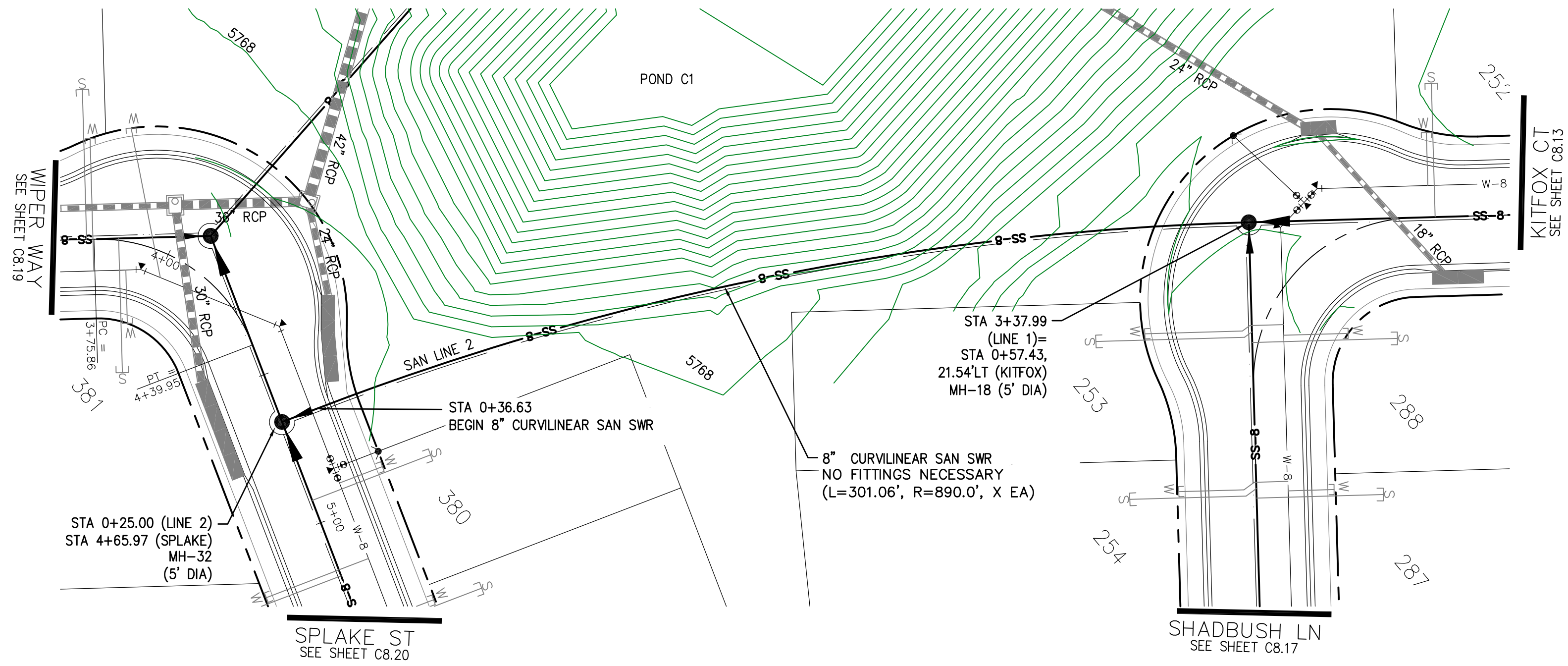


DATE:  
 NOV 12, 2020

PROJECT NO.  
 100.062

SHEET NUMBER  
 C8.27

TOTAL SHEETS: 40



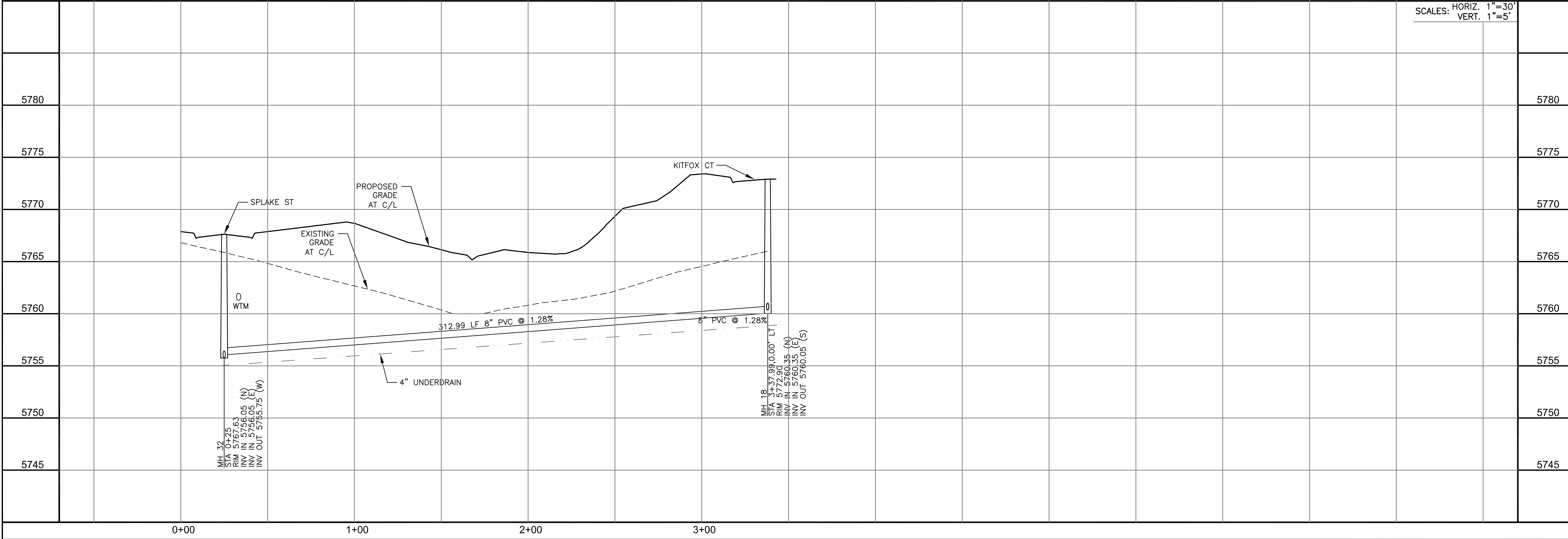
SANITARY SEWER LINE 2

**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 790 570 1100  
 COLORADO SPRINGS, CO 80903  
 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 HILLS AT LORSON RANCH FILING NO. 1**  
 FONTAINE BLVD. VALLEY DR  
 COLORADO SPRINGS, COLORADO



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

WATER / SANITARY - AREA 'E/G'  
 SANITARY SEWER LINE 2  
 STA 0+00 TO 3+37.99



DATE:  
 NOV 12, 2020

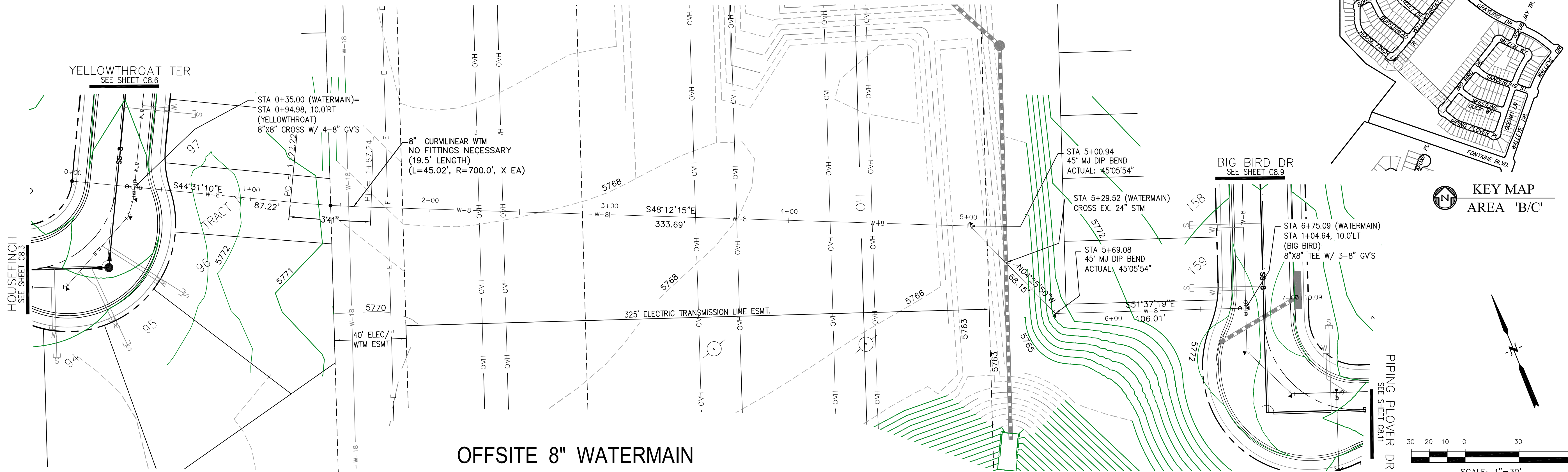
PROJECT NO.  
 100.062

SHEET NUMBER  
 C8.28

TOTAL SHEETS: 40

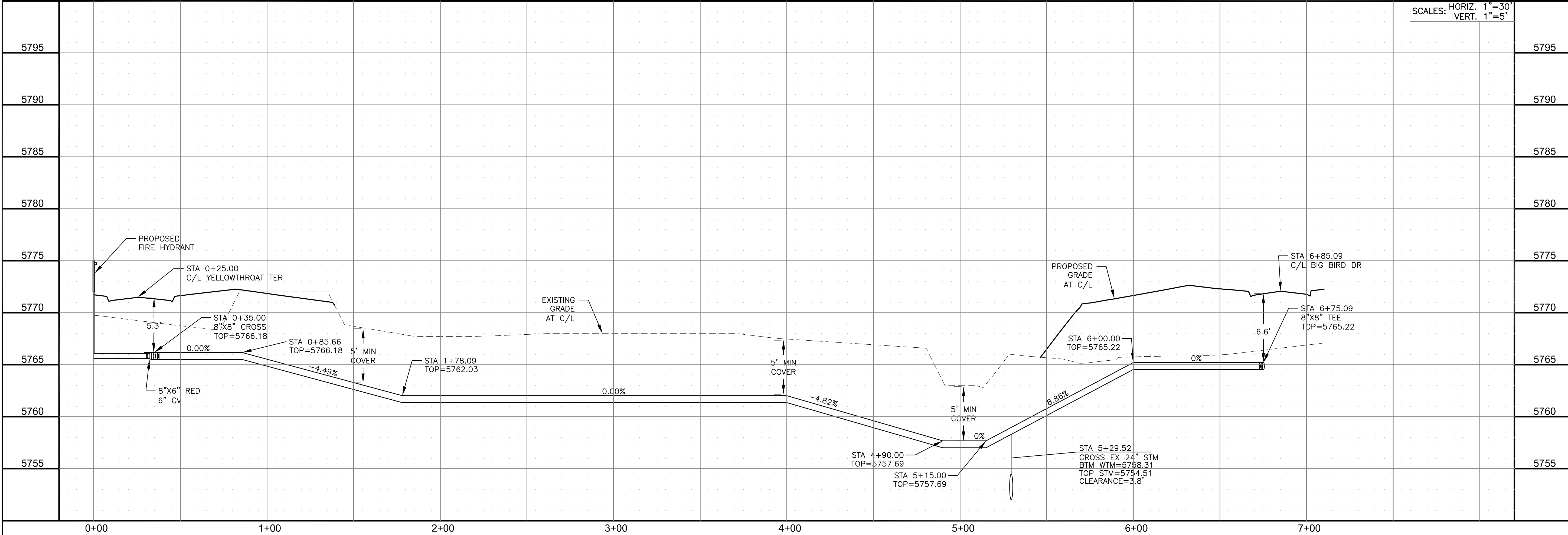
**NOTES**

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



**OFFSITE 8" WATERMAIN**

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



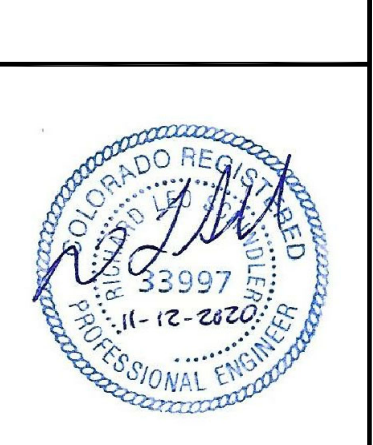
**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BIRCH CREEK, CO 80150  
 PHONE: 303.479.5700  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceg1.com

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1  
 212 N. WAHSATCH AVE., SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 CONTACT: JEFF MARK

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

**WATER / SANITARY - AREA 'B/C'**  
**OFFSITE WATERMAIN AREA 'B' AND 'C'**  
**STA 0+00 TO 6+75**

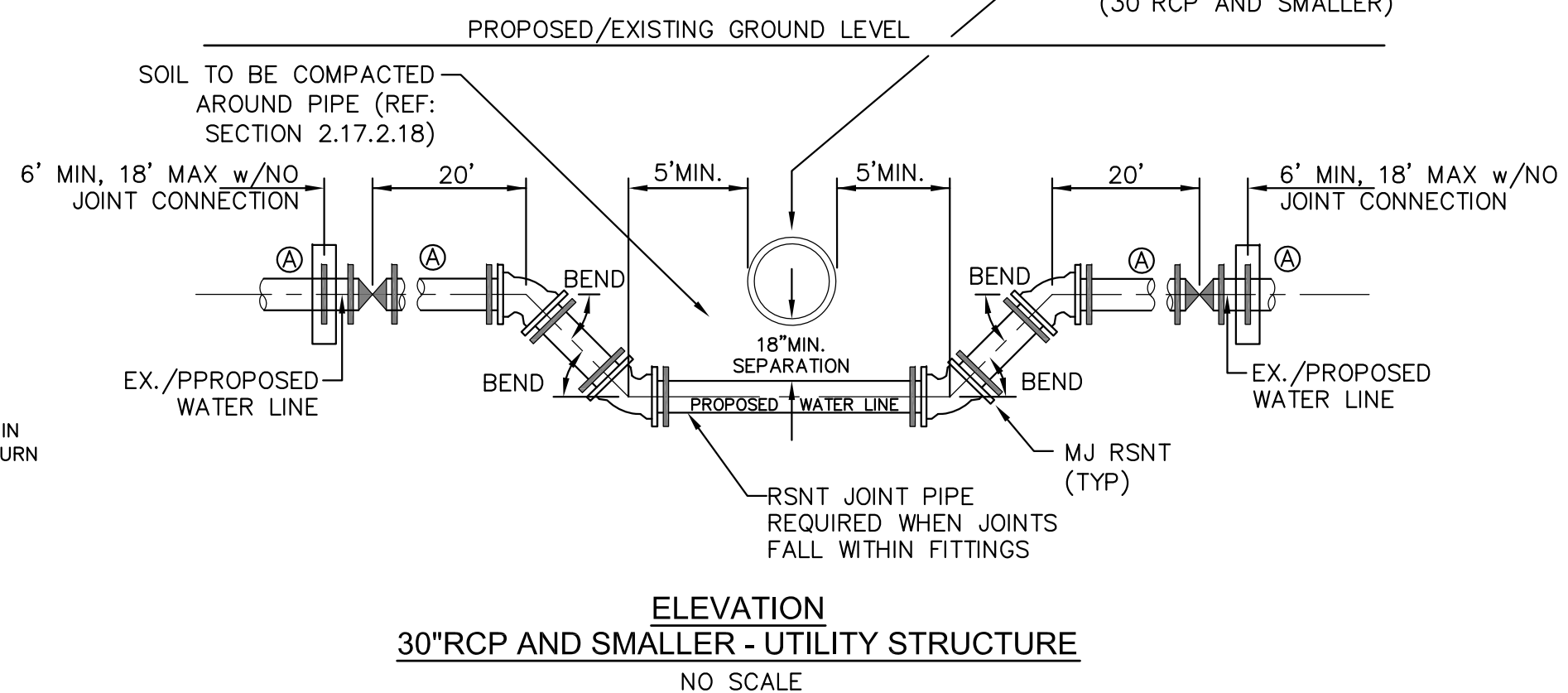
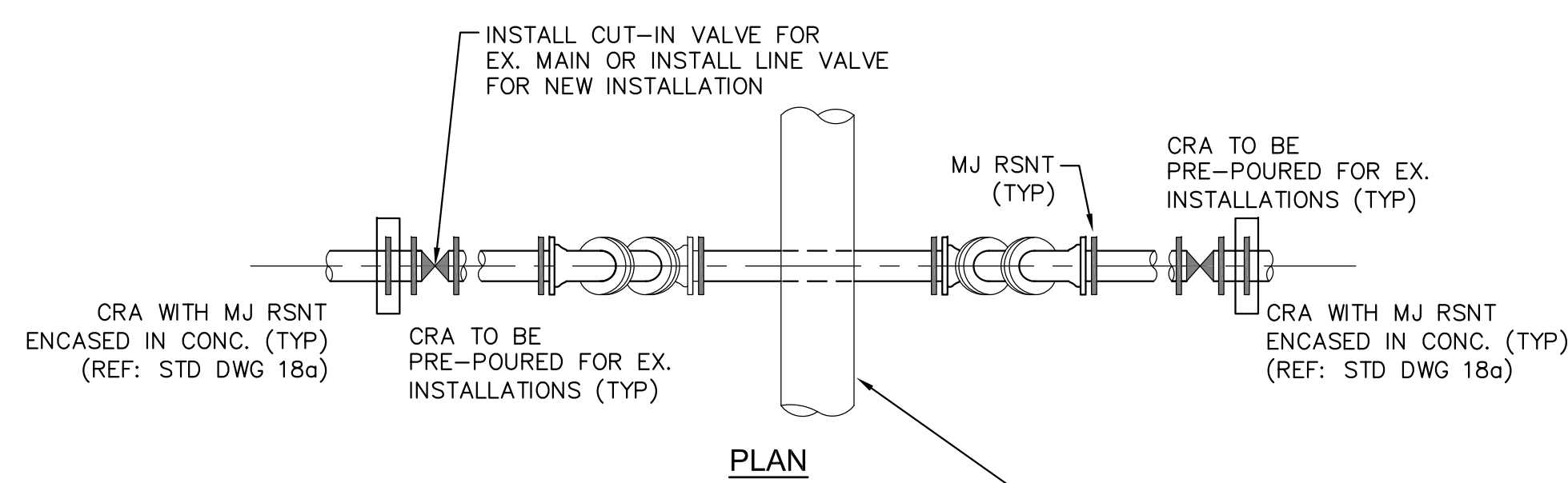
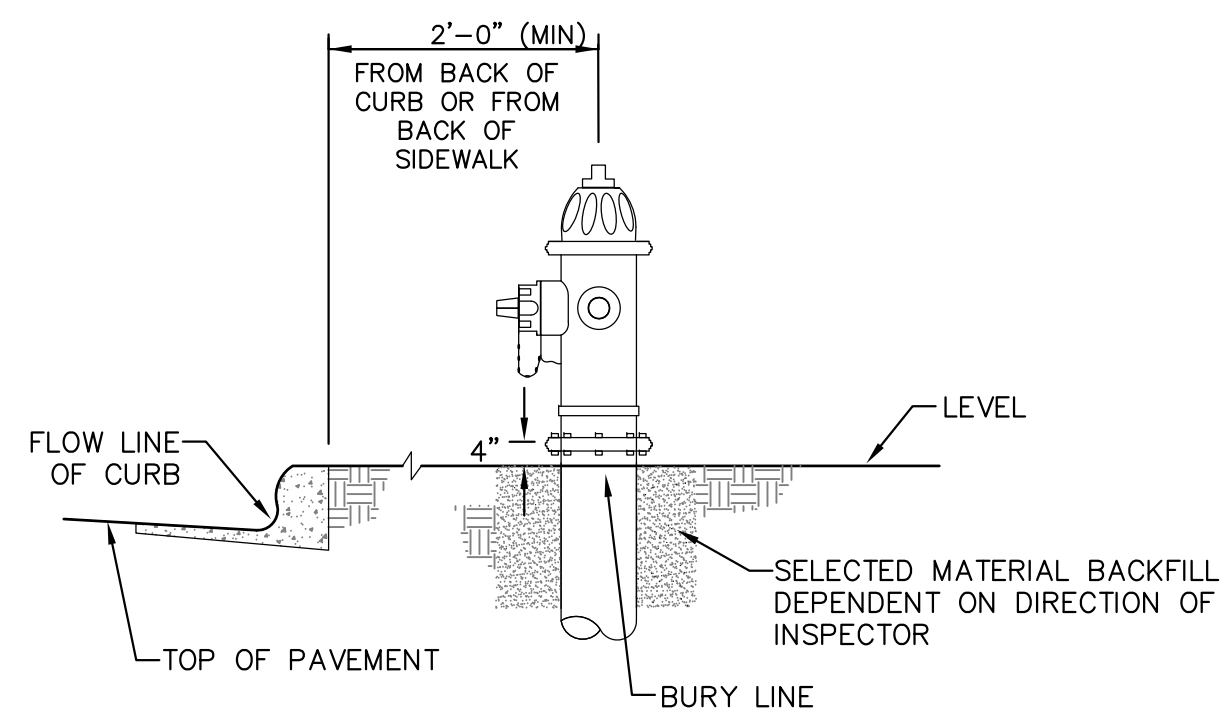


DATE: NOV 12, 2020

PROJECT NO. 100.062

SHEET NUMBER C8.29

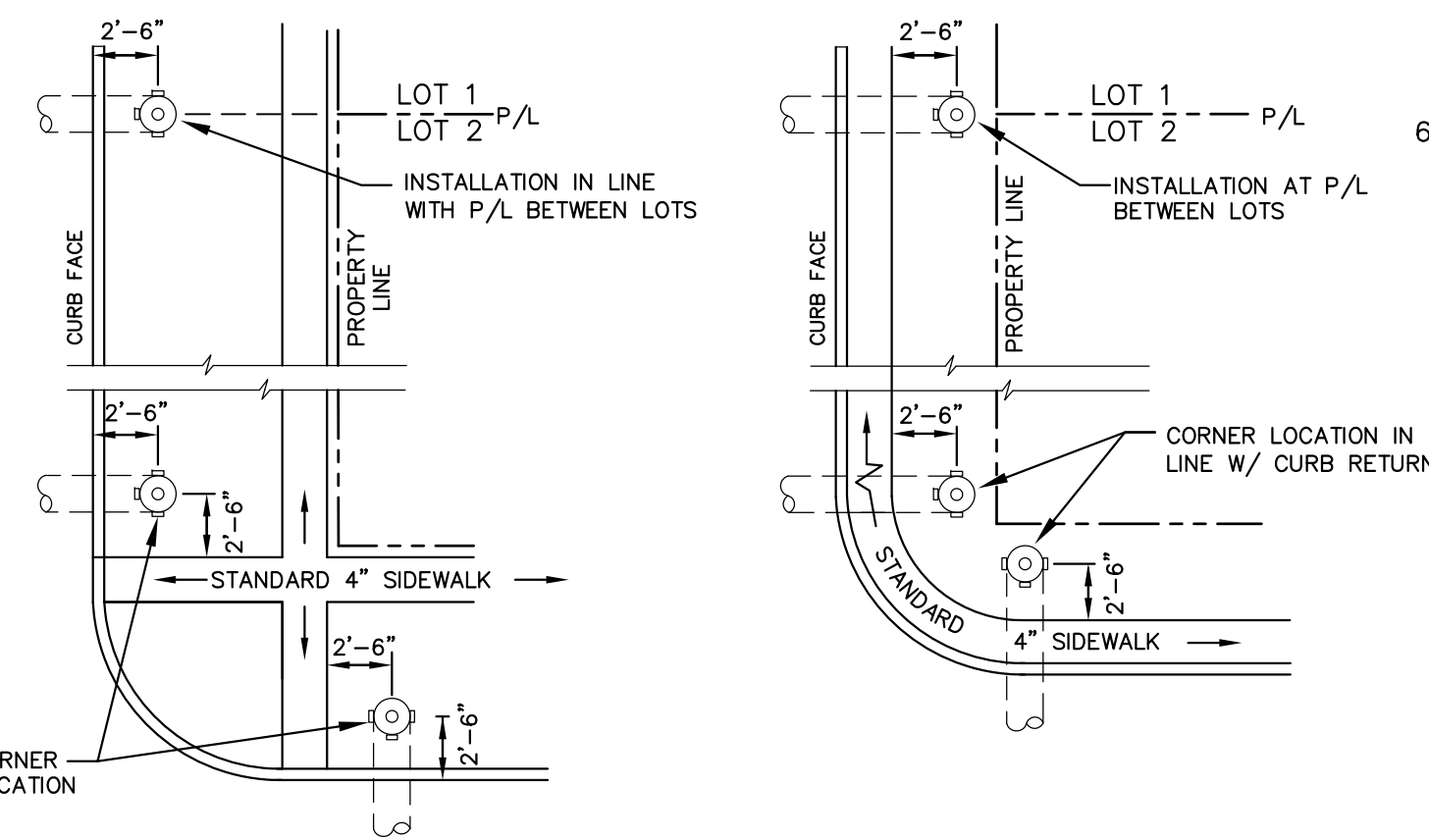
TOTAL SHEETS: 40



**GENERAL NOTES**

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

**LOWERING DETAIL WITH MJ RSNT FITTINGS AND RSNT JOINT PIPE (w/APPROVAL OF W.R.D.) (PER CSU STANDARD # 20a) NO SCALE**



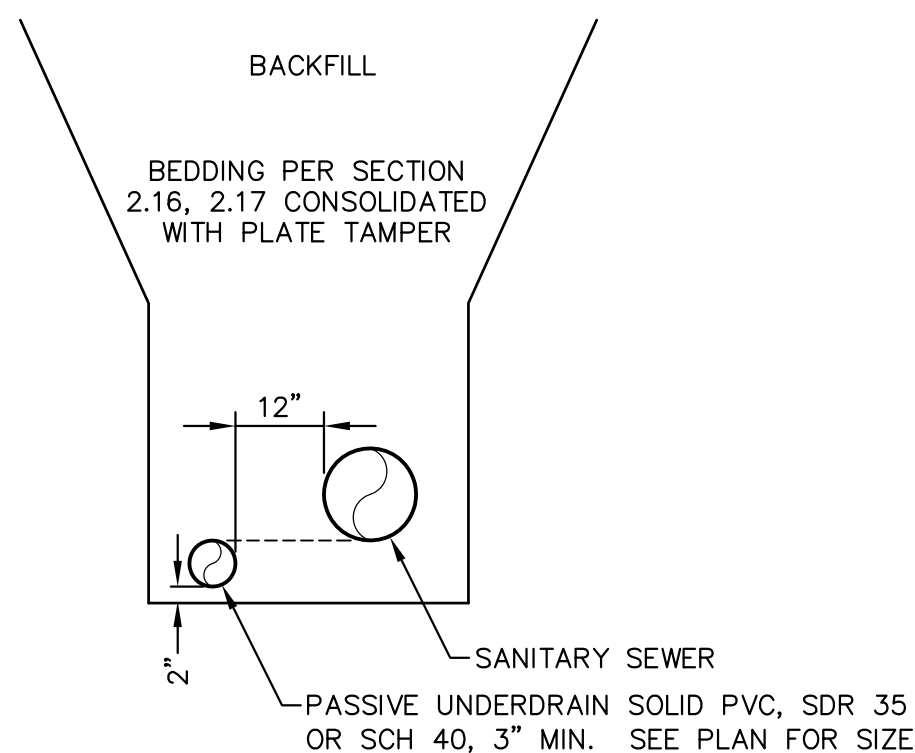
**DETACHED SIDEWALK LOCATION NO SCALE**

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

**NOTES**

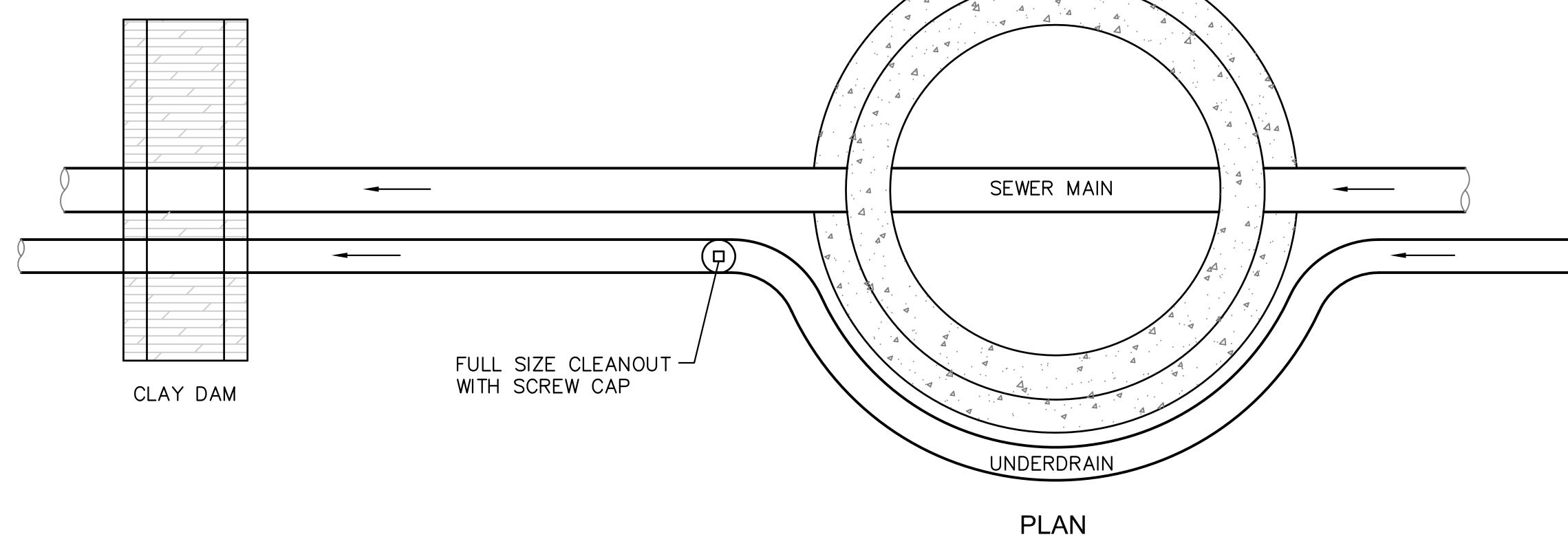
1. HYDRANT NOZZLE SHALL BE POSITIONED AT RIGHT ANGLES TO CURB. IF NO CURB OR SIDEWALK EXIST, NOZZLE SHALL BE PLACED AT RIGHT ANGLE TO STREET OR ALLEY.
2. HYDRANTS WILL BE PLACED A MINIMUM OF 5.0 FEET FROM ANY UTILITY OR DRAINAGE STRUCTURE (TO BE CO-ORDINATED WITH JOINT TRENCH INSTALLATION)
3. ANY HYDRANT BEING INSTALLED WITH CONDITIONS OTHER THAN THOSE MENTIONED AND/OR DETAILED BELOW WILL REQUIRE SIGNED APPROVAL FROM SECURITY FIRE PROTECTION DISTRICT.

**FIRE HYDRANT LOCATIONS NO SCALE**

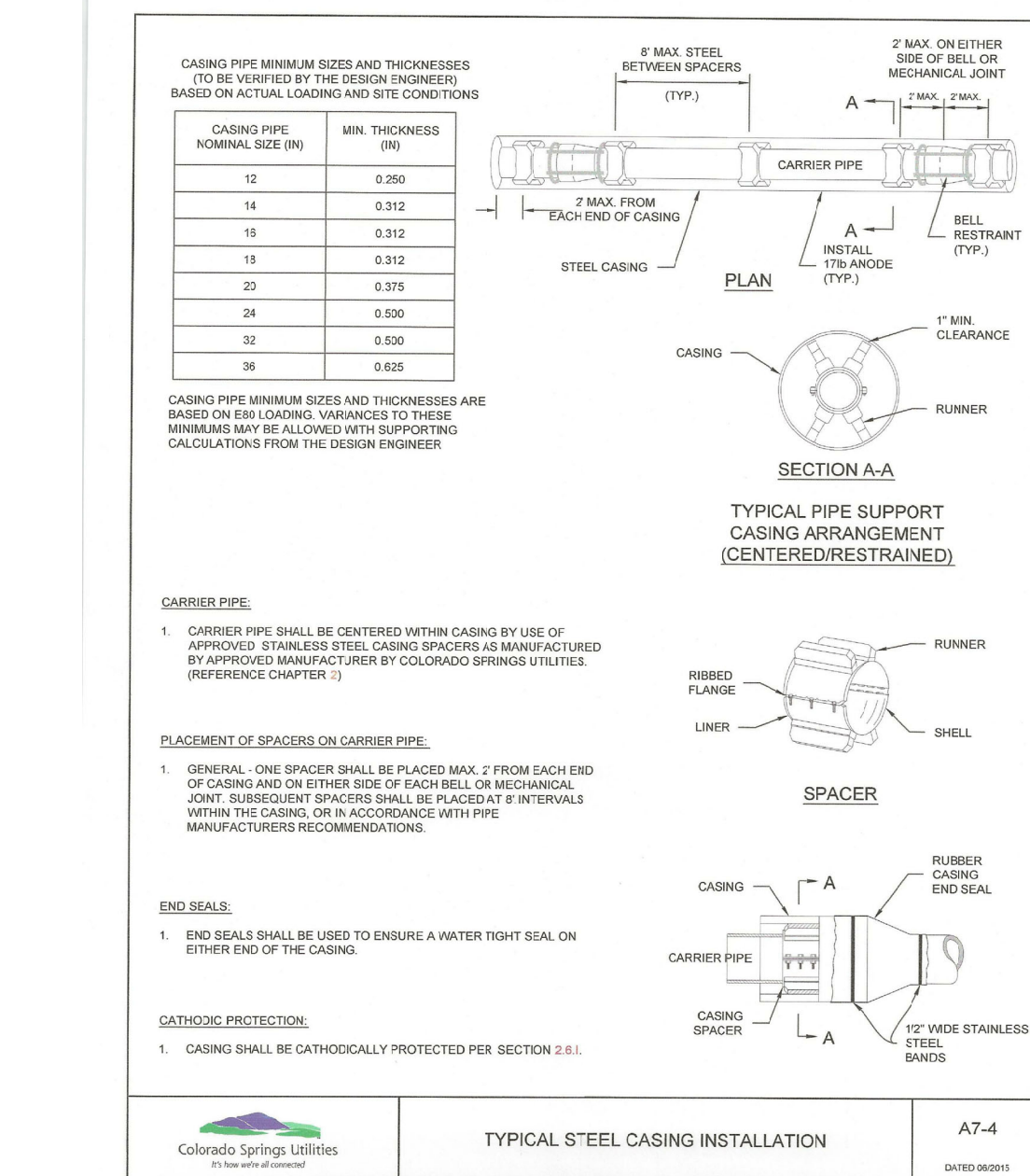


**SANITARY SEWER PASSIVE UNDERDRAIN DETAIL (PER CSU STANDARD # WW-11A) NO SCALE**

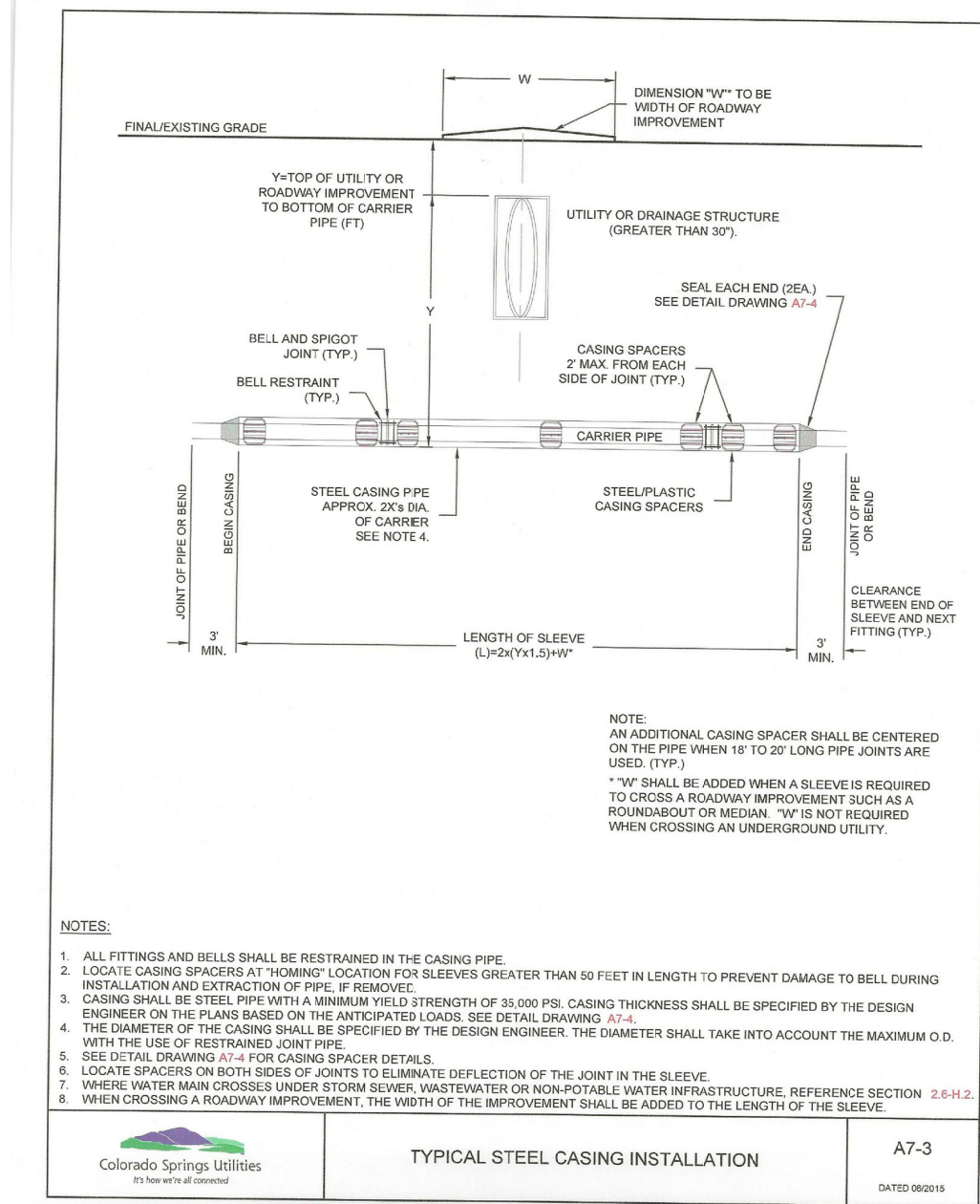
**NOTE:**  
POINT OF DISCHARGE TO PUBLIC SYSTEM IS REQUIRED. UNDERDRAIN CONNECTIONS SHALL BE 3\"/>



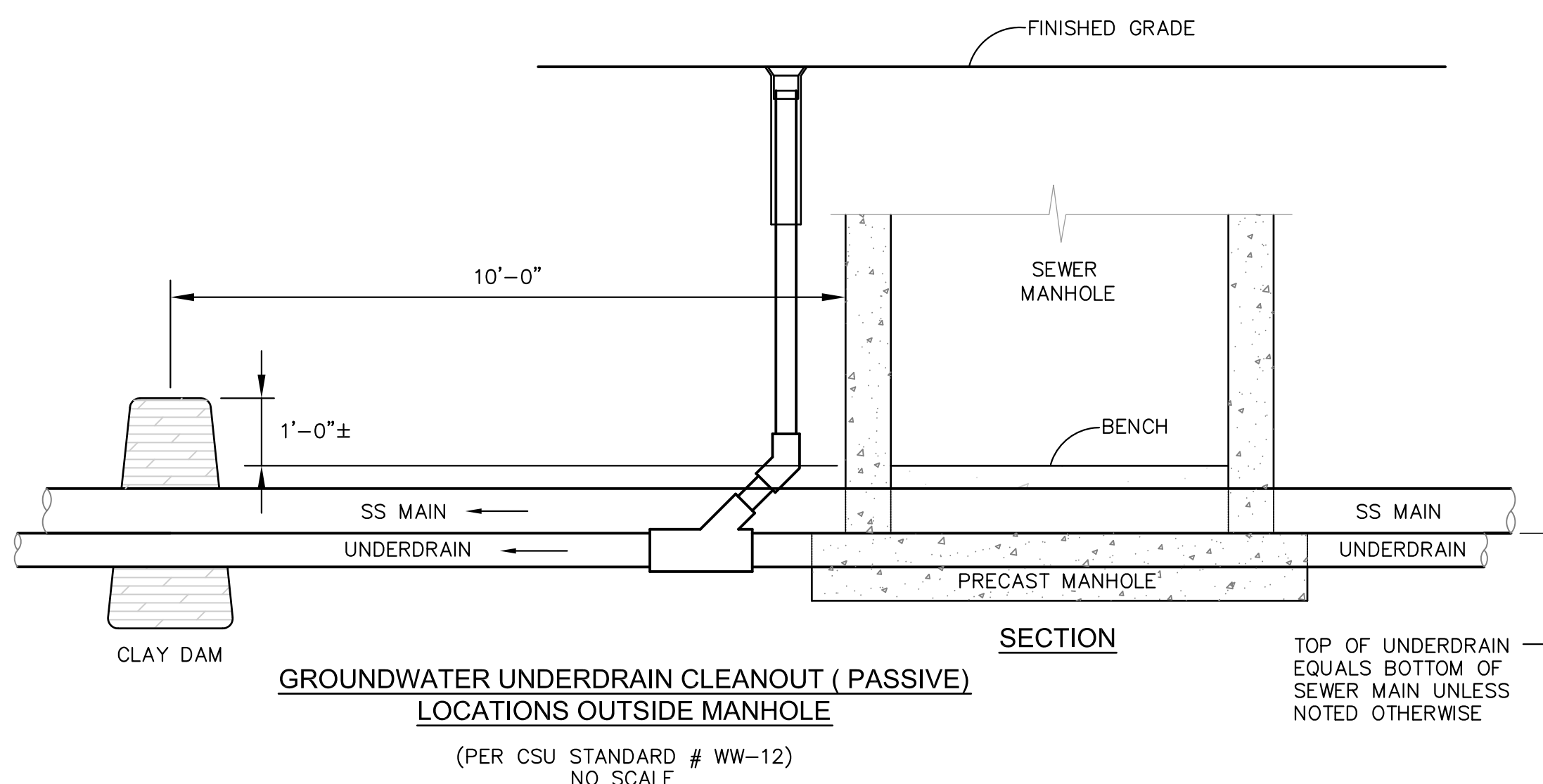
**PLAN**



**TYPICAL STEEL CASING INSTALLATION A7-4**



**TYPICAL STEEL CASING INSTALLATION A7-3**



**GROUNDWATER UNDERDRAIN CLEANOUT (PASSIVE) LOCATIONS OUTSIDE MANHOLE**

(PER CSU STANDARD # WW-12) NO SCALE

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

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_  
PREPARED FOR: **LORSON, LLC**  
212 N. WAHSAATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
PROJECT: **THE HILLS AT LORSON RANCH FILING NO. 1**  
FONTAINE BLVD - WALLEYE DR  
COLORADO SPRINGS, COLORADO  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**WATER/SEWER DETAILS**



DATE: NOV 12, 2020  
PROJECT NO: 100.062  
SHEET NUMBER: C12.1  
TOTAL SHEETS: 40