



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

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.

Vicinity map showing the location of the site (hatched area) relative to surrounding roads and landmarks. The site is located east of Lorson Ranch, bounded by Grayling Dr., Walleye Dr., and Lamprey Dr. Key roads include Fontaine Blvd., Old Glory Dr., Creek, Camp, Jimmy, Marksheffel Rd., and Appletree Golf Course.

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

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL

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

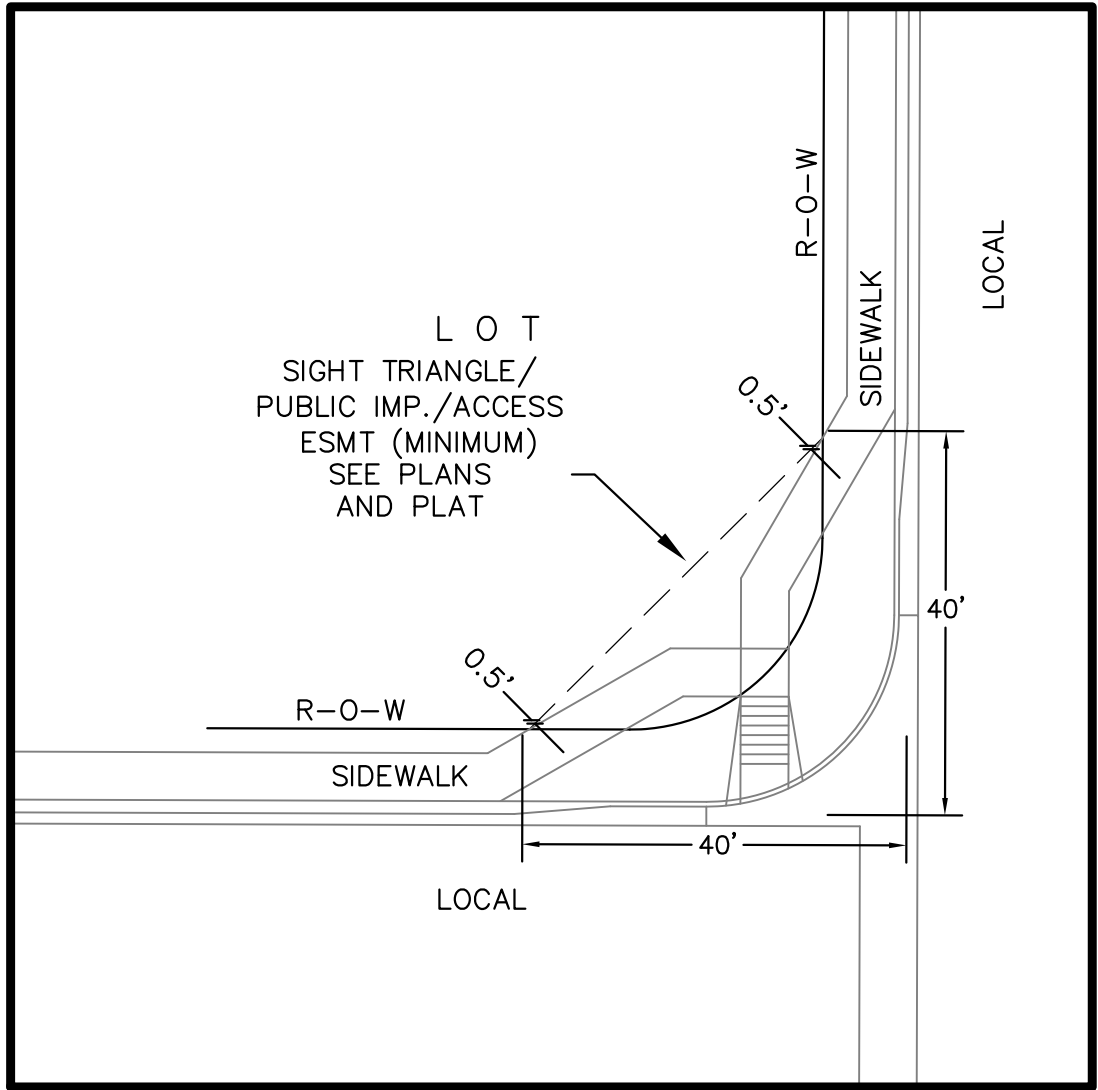
RICHARD L. SCHINDLER, P.E. # 33997
FOR AND ON BEHALF OF CORE ENGINEERING GROUP

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

SHEET NUMBER
C0.1

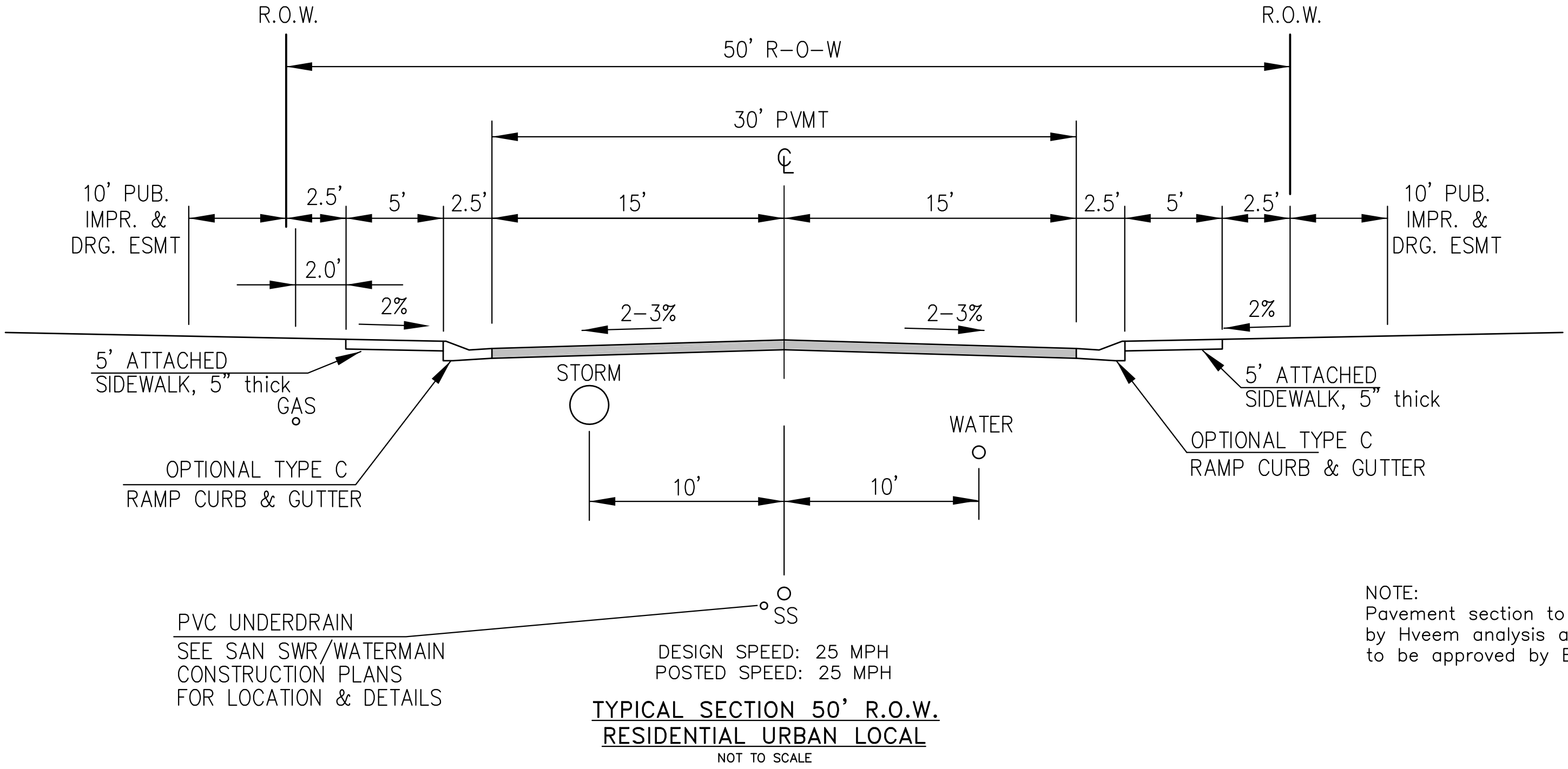
TOTAL SHEETS: 40

<div>CONSTRUCTION NOTES</div> <div><div><div>1. ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.</div><div>2. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM DREXEL, BARRELL & CO., JULY, 2005. SUPPLEMENTAL SURVEY DATA WAS OBTAINED FOR MARKSHEFFEL ROAD FROM M&S CIVIL GROUP IN NOVEMBER, 2016. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.</div><div>3. DEPTH OF MOISTURE–DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS: BASE OF ALL CUTS AND FILLS – 12 INCHES, FULL DEPTH OF ALL EMBANKMENTS</div><div>4. THE CONTRACTOR IS RESPONSIBLE FOR THE RE–ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.</div><div>5. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.</div><div>6. PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF–ROLLED WITH A LOADED 988 FRONT–END LOADER OR SIMILAR HEAVY RUBBER Tired VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER–EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D–698) AT 0 TO +4.0% OF OPTIMUM MOISTURE CONTENT FOR A–6 AND A–7–6 SOILS ENCOUNTERED. OTHER SUBGRADE TYPES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D–1557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED (18 INCHES FOR A–7–6 SOILS BELOW FULL–DEPTH ASPHALT CONCRETE) AND COMPACTED AS OUTLINED ABOVE PRIOR TO PAVING OPERATIONS. SUBGRADE FILL SHALL BE PLACED IN SIX–INCH LIFTS AND UNIFORMLY COMPACTED, MEETING THE REQUIREMENTS AS PREVIOUSLY DESCRIBED.</div><div>7. SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.</div><div>8. FILL SHALL BE PLACED IN 8–INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.</div><div>9. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:<div><div>– HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.</div><div>– SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.</div><div>– TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.</div><div>– MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.</div><div>– TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.</div><div>– CONCRETE WASH AREAS.</div><div>– INLET PROTECTION.</div></div>THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.</div><div>10. FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR LORSON RANCH.</div></div></div> <div><div>WIDEFIELD WATER AND SANITATION DISTRICT GENERAL NOTES</div><div><div><div>1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WIDEFIELD WATER AND SANITATION DISTRICT SPECIFICATIONS. COMPACTION REQUIREMENTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE WIDEFIELD WATER AND SANITATION DISTRICT OR A HIGHER STANDARD IS IMPOSED BY ANOTHER AGENCY HAVING RIGHT–OF–WAY JURISDICTION.</div><div>2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE WIDEFIELD WATER AND SANITATION DISTRICT. THE WIDEFIELD WATER AND SANITATION DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.</div><div>3. THE DEVELOPER OR HIS ENGINEER HAS LOCATED ALL FIRE HYDRANTS AND FUTURE SERVICE STUBS. ANY REQUIRED REALIGNMENT, EITHER HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER.</div><div>4. ALL DUCTILE IRON PIPE, TO INCLUDE FITTINGS, VALVES AND FIRE HYDRANTS WILL BE WRAPPED WITH POLYETHEYLENE TUBING, BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED.</div><div>5. ALL DUCTILE IRON PIPE SHALL BE DOUBLE BONDED. DIP SHALL HAVE CATHODIC PROTECTION USING NO. 6 WIRE WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET.</div><div>6. PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.</div><div>7. ALL FITTINGS SHALL BE DUCTILE IRON –MECHANICAL JOINT AND HAVE 9 LB. MAGNESIUM ANODES AT EVERY FITTING.</div><div>8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT (390–7111) A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.</div><div>9. THE LOCATION OF ALL UTILITIES AS SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.</div><div>10. THE CONTRACTOR SHALL FIELD EXCAVATE AND VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL TIE–INS. CONTRACTOR SHALL NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER OF THE FIELD VERIFIED INFORMATION PRIOR TO CONSTRUCTION.</div><div>11. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.</div><div>12. ANY WATER UTILITY MATERIAL REMOVED AND NOT REUSED SHALL BE RETURNED TO THE WIDEFIELD WATER AND SANITATION DISTRICT IF THE DISTRICT SO REQUESTS.</div><div>13. THE CONTRACTOR SHALL AT HIS EXPENSE SUPPORT AND PROTECT ALL UTILITY MAINS SO THAT THEY WILL FUNCTION CONTINUOUSLY DURING CONSTRUCTION. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT WILL BE REPLACED IMMEDIATELY BY EITHER THE CONTRACTOR OR THE WIDEFIELD WATER AND SANITATION DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.</div><div>14. ANY PUMPING OR BYPASS OPERATIONS MUST BE REVIEWED AND APPROVED PRIOR TO EXECUTION BY BOTH THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER.</div><div>15. 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.</div><div>16. CONTRACTOR MUST REPLACE OR REPAIR ANY DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.</div><div>17. ALL WATER LINES 6" AND LARGER, AND ALL SEWER LINES 8" AND LARGER, SHALL HAVE AS "AS–BUILT" PLANS PREPARED AND APPROVED PRIOR TO FINAL ACCEPTANCE BY THE WIDEFIELD WATER AND SANITATION DISTRICT.</div><div>18. PRIOR TO CONSTRUCTION, A <u>PRE–CONSTRUCTION CONFERENCE IS REQUIRED</u> 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. <u>NO PRE–CONSTRUCTION CONFERENCE TIMES WILL BE SET UNTIL 4 SETS OF SIGNED DRAWINGS ARE RECEIVED BY THE WIDEFIELD W & S DISTRICT.</u> PRE–CONSTRUCTION DATE /INITIALS</div></div></div><div><div>WIDEFIELD WATER AND SANITATION DISTRICT UTILITY CONSTRUCTION NOTES</div><div><div><div>1. ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE CATHODIC PROTECTION AND 9 LB MAGNESIUM ANODES AT EVERY FITTING.</div><div>2. ALL FIRE HYDRANTS SHALL BE GUARDIAN K–81D HYDRANT KENNEDY VALVE OR AMERICAN AVK SERIES 2700, (MODERN)</div></div></div></div><div><div>UNDERDRAIN CONSTRUCTION NOTES</div><div><div><div>1. 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.</div><div>2. ALL PVC UNDERDRAIN MAINS SHALL BE 4" PVC, SDR 35.</div><div>3. UNDERDRAIN LATERALS SHALL BE 3" PVC, SDR 35</div><div>4. UNDERDRAIN CLEANOUT BOXES ON THE MAINS SHALL BE A CAST IRON TWO PIECE HEAVY DUTY VALVE BOX MANUFACTURED BY STAR PIPE PRODUCTS OR APPROVED EQUAL. THE TOP PIECE SHALL BE 16" TALL AND THE BOTTOM PIECE SHALL BE 36" TALL.</div><div>5. PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.</div><div>6. ALL FITTINGS SHALL BE DUCTILE IRON –MECHANICAL JOINT AND HAVE 1 LB. MAGNESIUM ANODES AT EVERY FITTING.</div><div>7. 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EMAIL: Rich@ceg.com</div></td></tr><tr><td colspan="2"><div>DATE</div><div></div><div></div><div></div><div></div></td></tr><tr><td colspan="2"><div>DESCRIPTION</div><div></div><div></div><div></div><div></div></td></tr><tr><td colspan="2"><div>NO.</div><div></div><div></div><div></div><div></div></td></tr><tr><td colspan="2"><div>DRAWN: RLS DESIGNED: RLS CHECKED: RLS</div></td></tr><tr><td colspan="2"><div>PROJECT FOR: THE HILLS AT LORSON RANCH FILING NO. 1 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK</div></td></tr><tr><td colspan="2"><div>SANITARY SEWER/WATERMAIN</div><div>NOTES</div></td></tr><tr><td colspan="2"><div>DATE: AUGUST 1, 2020</div></td></tr><tr><td colspan="2"><div>PROJECT NO. 100.062</div></td></tr><tr><td colspan="2"><div>SHEET NUMBER C1.2</div></td></tr><tr><td colspan="2"><div>TOTAL SHEETS: 40</div></td></tr></div>		<div>CORE</div> <div>ENGINEERING GROUP</div> <div>15004 1ST AVENUE S. 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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

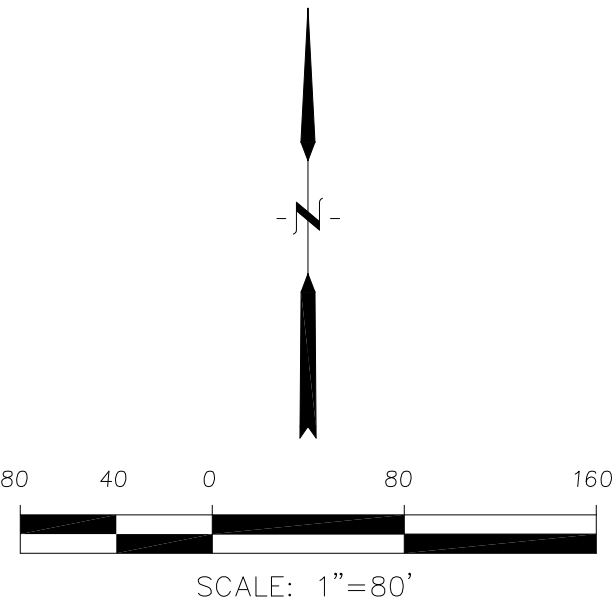


MURRELET DR, BUFFLEHEAD LN, HOUSEFINCH LN, BOBOLINK TR,
ANHINGA CT, YELLOWTHROAT TER, WIGEON WAY, SANDERLING ST,
WHISTLING DUCK WAY, PIPING PLOVER PL, BIG BIRD DR,
GODWIT LN, SCRUB JAY TR, PALAFOXIA PL, RUSHPINK ST,
LAKE TROUT DR, SHADBUSH LN, KITFOX CT, ROUNDTAIL WAY,
SPLAKE ST, SAUGEYE ST, PIKEMINNOW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

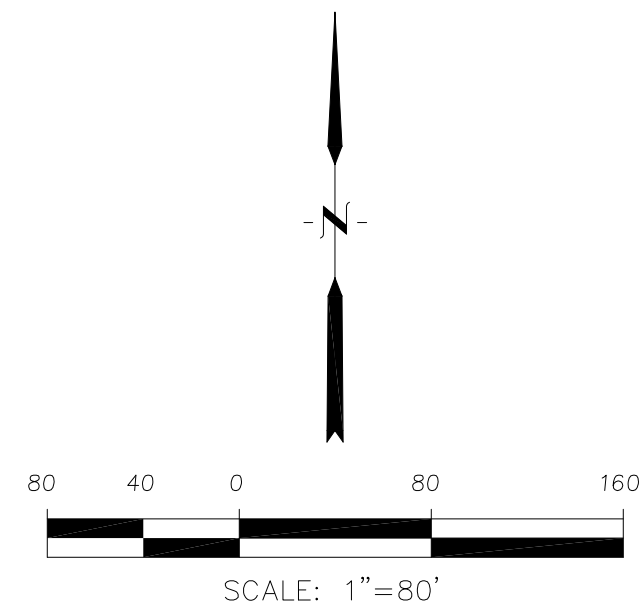
NOTE:
Pavement section to be determined
by Hveem analysis and design. Design
to be approved by El Paso County PCD Engineering

TYPICAL SECTIONS

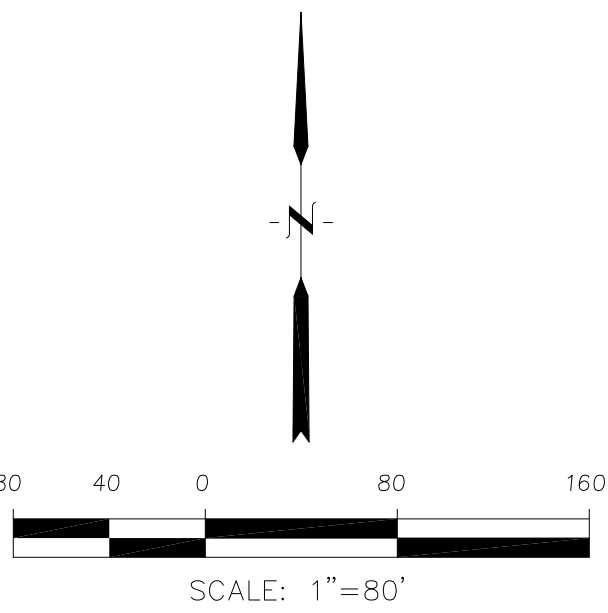
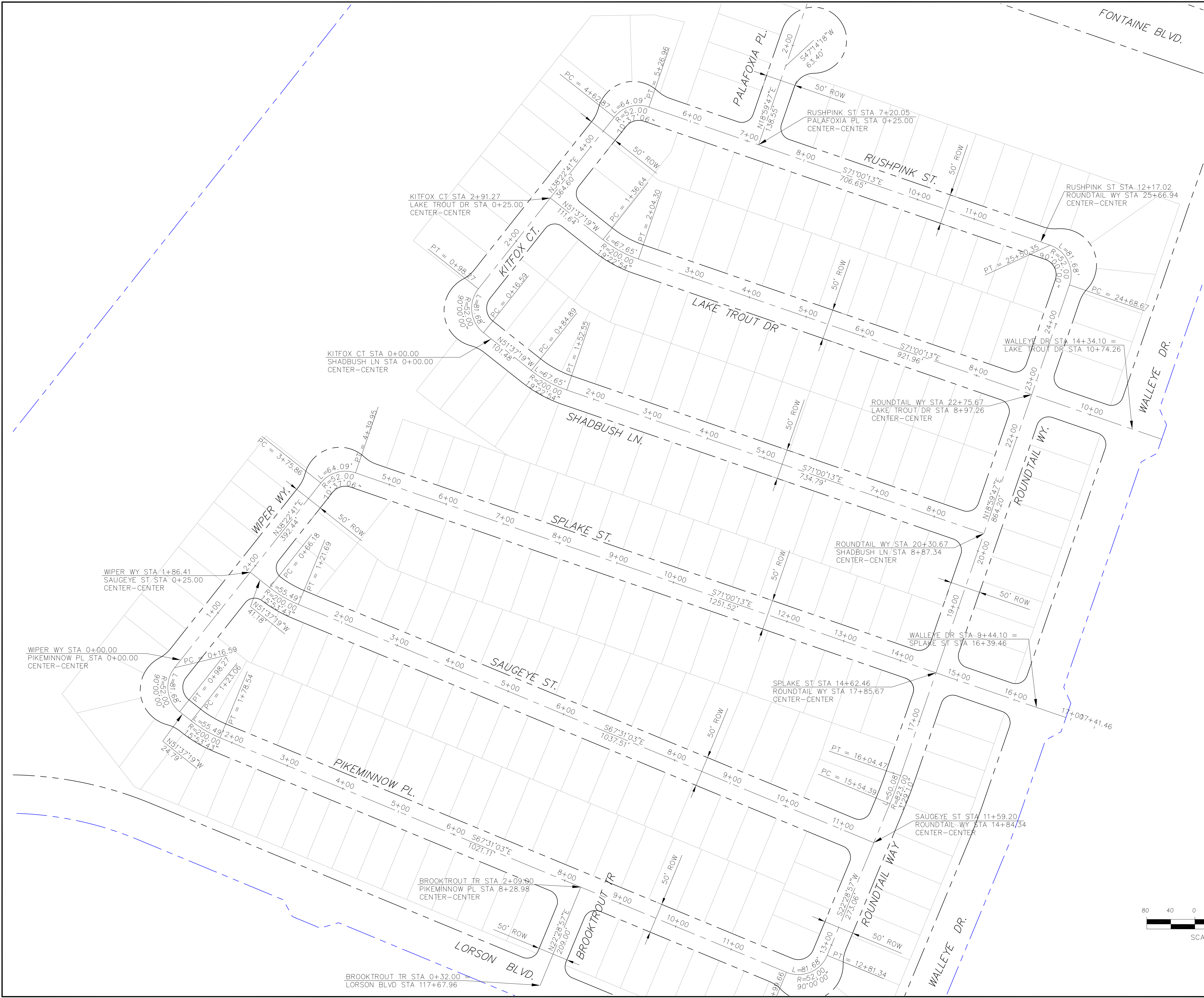
CORE ENGINEERING GROUP	DATE	
	DESCRIPTION	
	NO.	
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PREPARED FOR:	LORSON, LLC 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903	CONTACT: JEFF MARK
CONTACT: RICHARD L. SCHINDLER, P.E. 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719.570.1100 EMAIL: Rich@ceg.com		
DRAWN:	RLS	
DESIGNED:	RLS	
CHECKED:	RLS	
DATE:	AUGUST 1, 2020	
PROJECT NO.	100.062	
SHEET NUMBER	C1.3	
TOTAL SHEETS: 40		



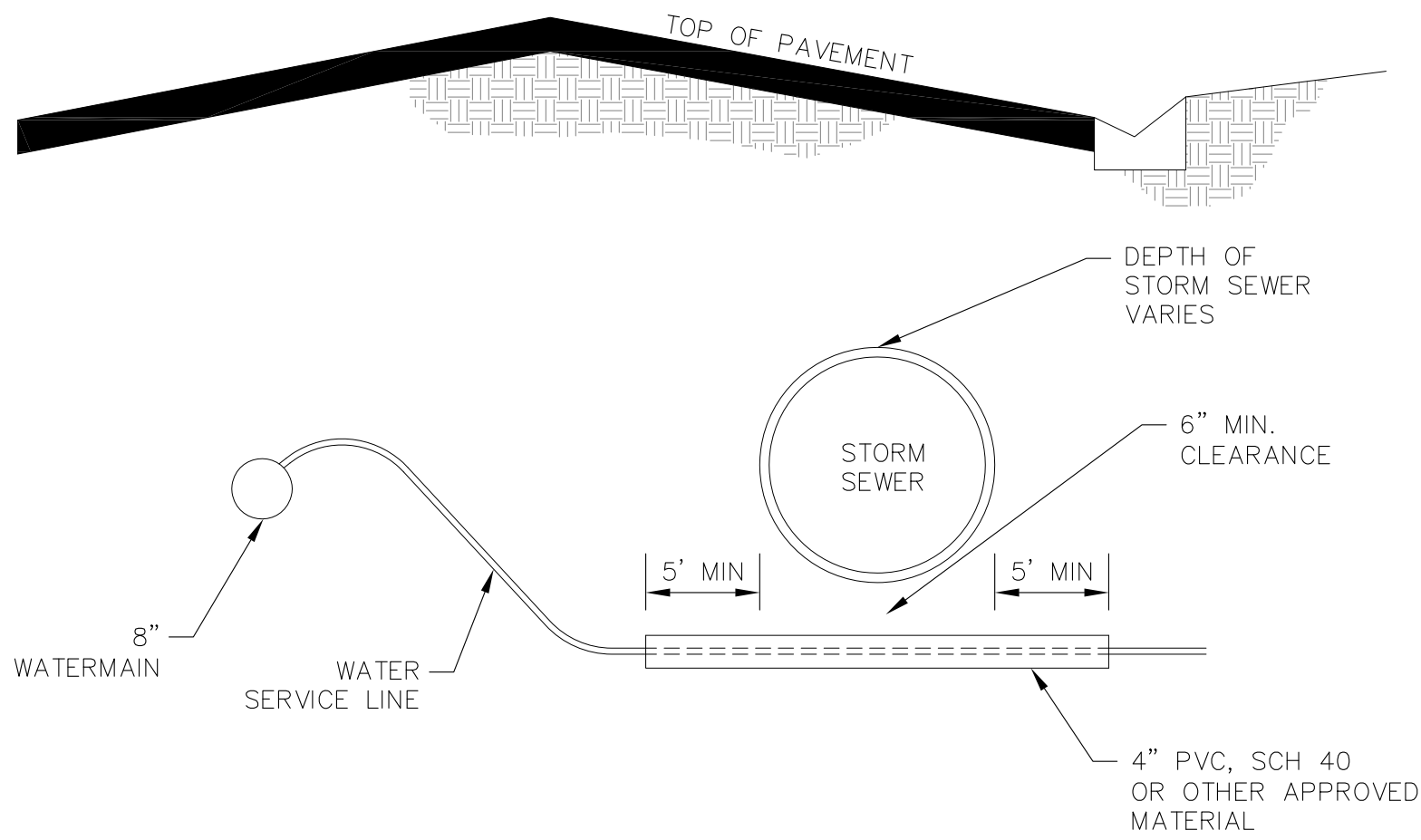
CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNING WOOD, WY 83506 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com		
NO.	DESCRIPTION	DATE
PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1 LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK		
DRAWN: RLS DESIGNED: RLS CHECKED: RLS		
THE HILLS AT LORSON RANCH FIL. NO. 1 AREA 'B' HORIZONTAL CONTROL PLAN		
DATE: AUGUST 1, 2020		
PROJECT NO. 100.062		
SHEET NUMBER C2.1		
TOTAL SHEETS: 40		



CORE ENGINEERING GROUP 15004 1ST AVENUE S. DENVER, CO 80202 PHONE: 303.733.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com		DATE: _____
PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK		DESCRIPTION: _____
DRAWN: RLS DESIGNED: RLS CHECKED: RLS		NO: _____
THE HILLS AT LORSON RANCH FIL. NO. 1 AREA 'C' HORIZONTAL CONTROL PLAN		
DATE: AUGUST 1, 2020		
PROJECT NO. 100.062		
SHEET NUMBER C2.2		
TOTAL SHEETS: 40		

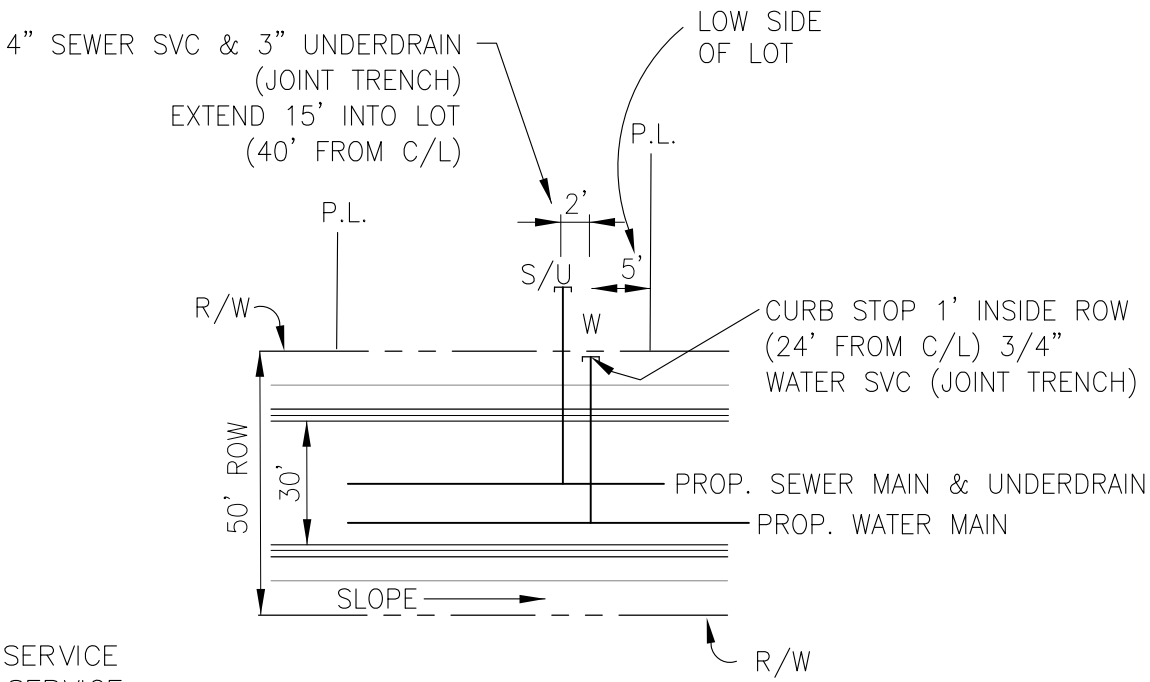
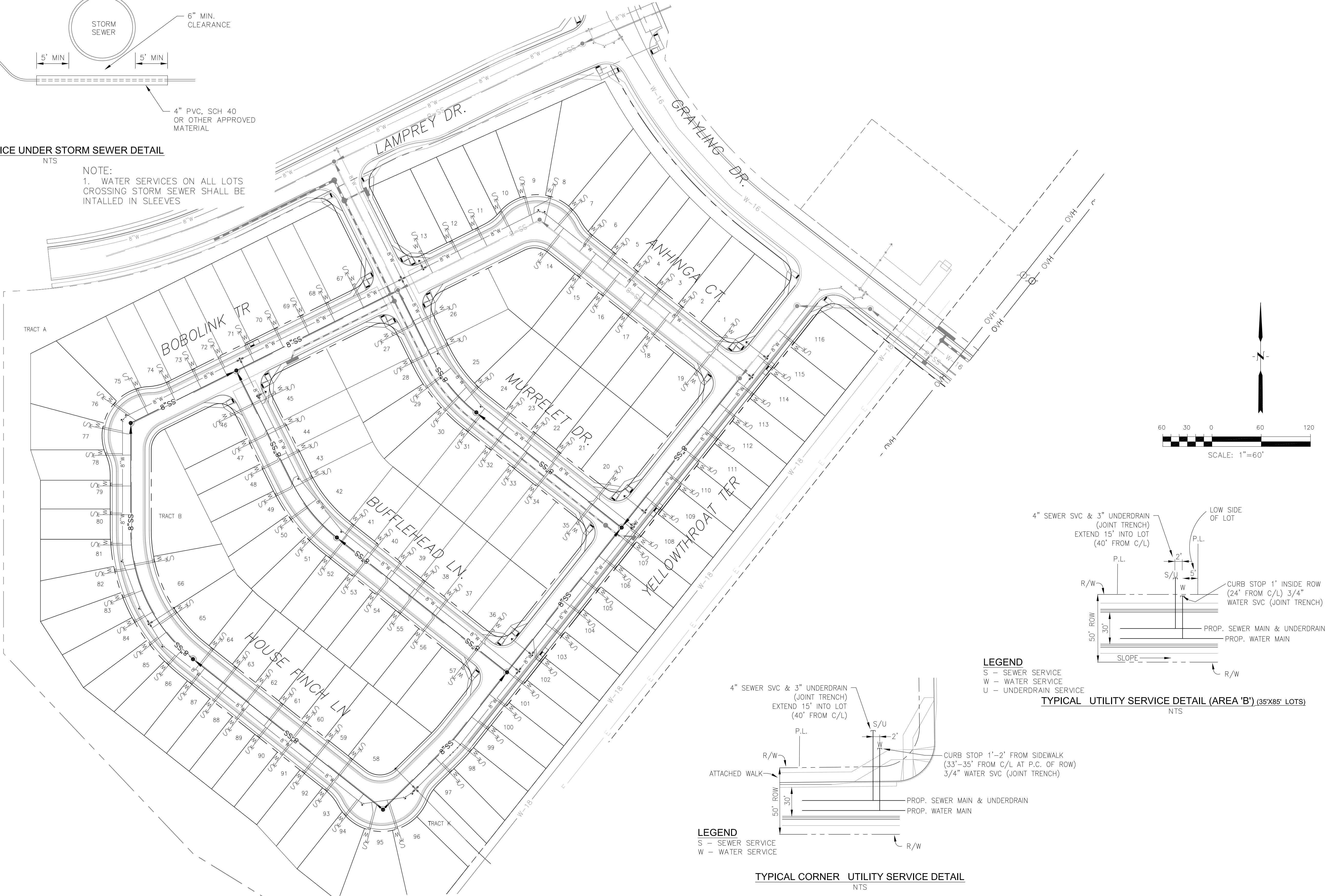


CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNING WOOD, CO 80903 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	
DATE	
DESCRIPTION	
NO.	
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1 RANCH FILING NO. 1 WALLEYE DR COLORADO SPRINGS, COLORADO	
PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	
THE HILLS AT LORSON RANCH FIL. NO. 1 AREA 'E' & 'G' HORIZONTAL CONTROL PLAN	
DATE: AUGUST 1, 2020	
PROJECT NO. 100.062	
SHEET NUMBER C2.3	
TOTAL SHEETS: 40	

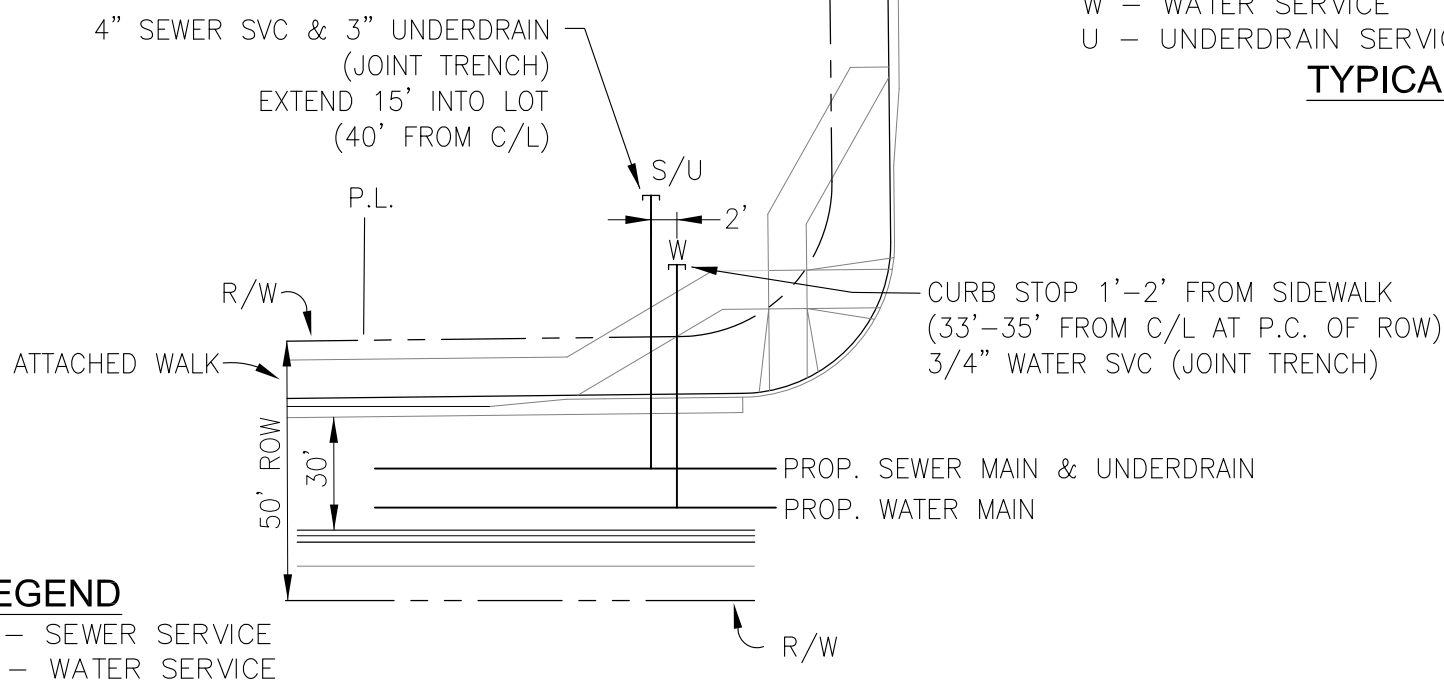


WATER SERVICE UNDER STORM SEWER DETAIL
NTS

NOTE:
1. WATER SERVICES ON ALL LOTS
CROSSING STORM SEWER SHALL BE
INTALLED 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@ceg.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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

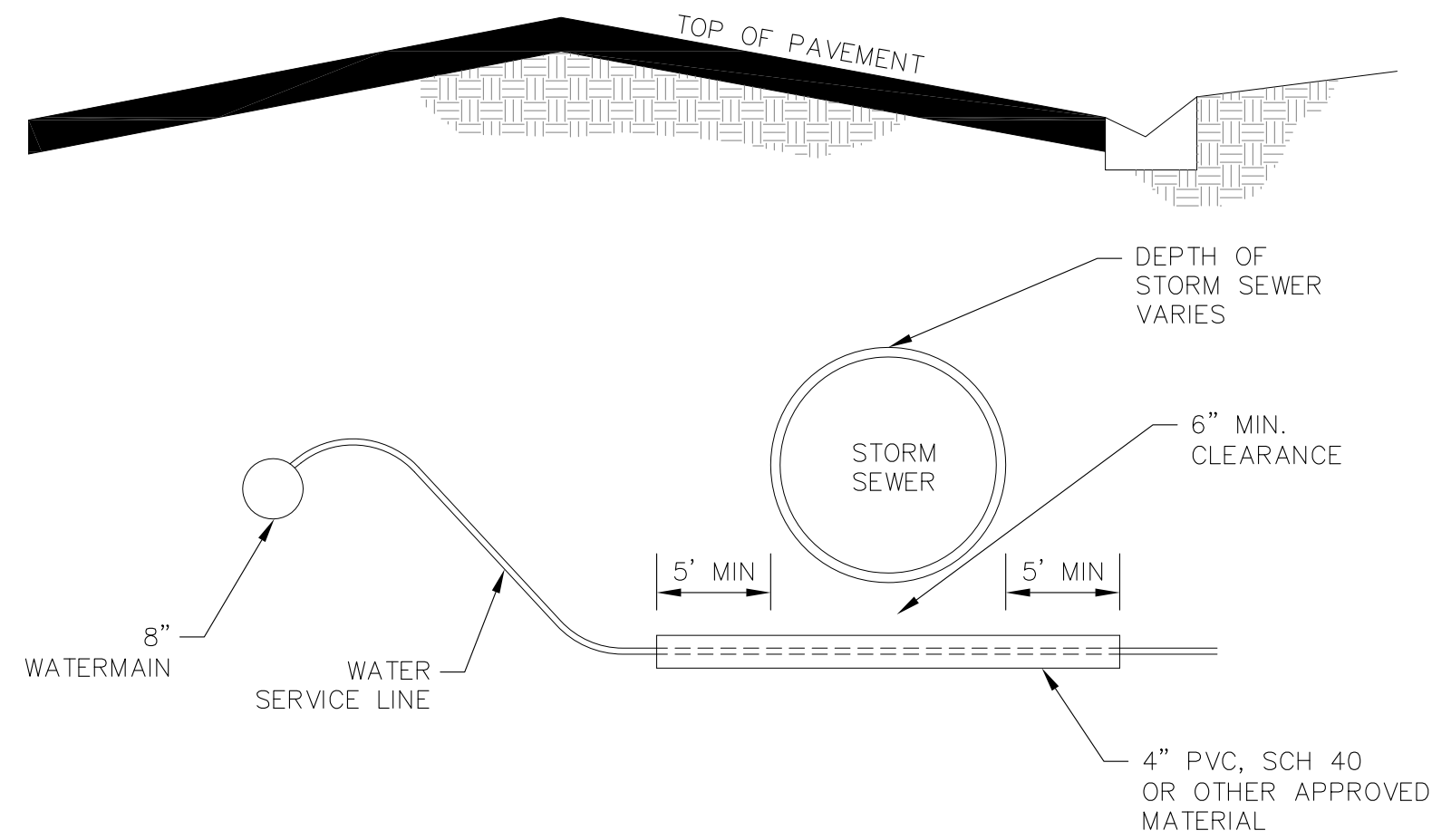
THE HILLS AT LORSON RANCH FIL NO. 1
AREA 'B'
UTILITY SERVICES PLAN

DATE:
AUGUST 1, 2020

PROJECT NO.
100.062

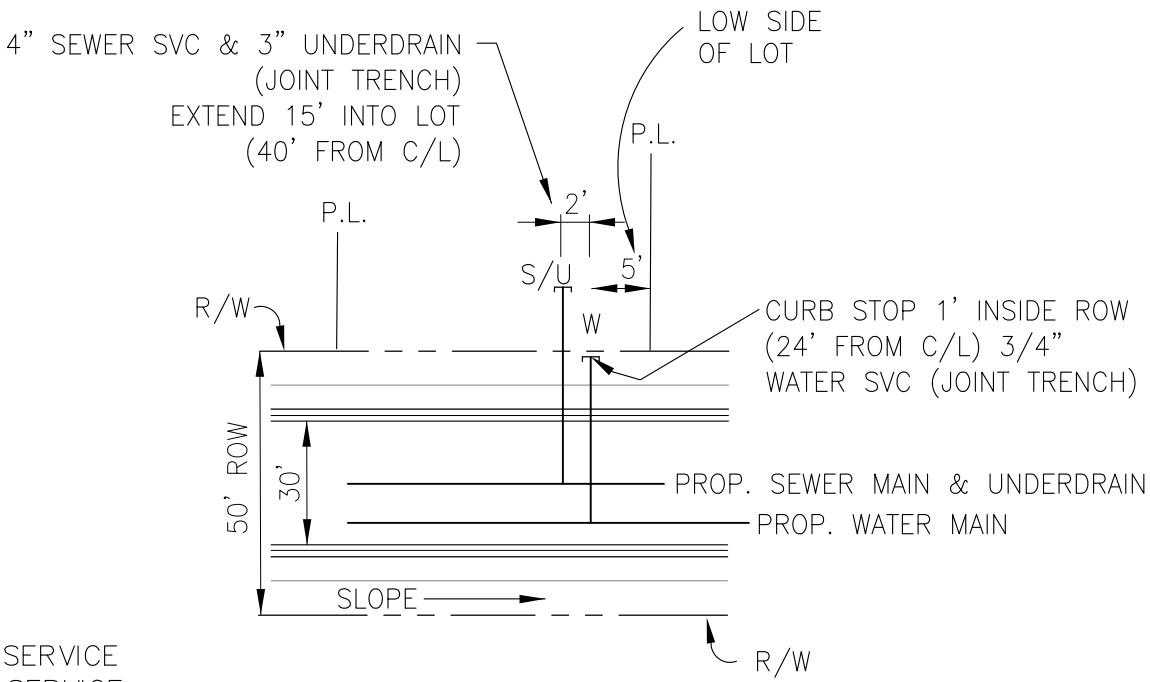
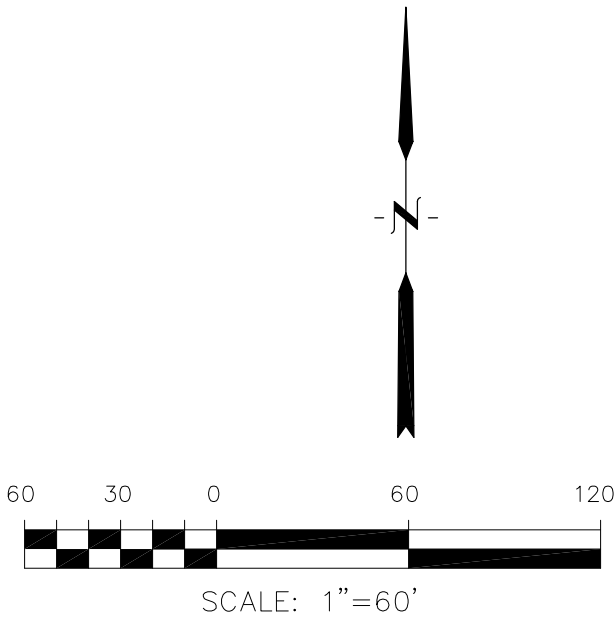
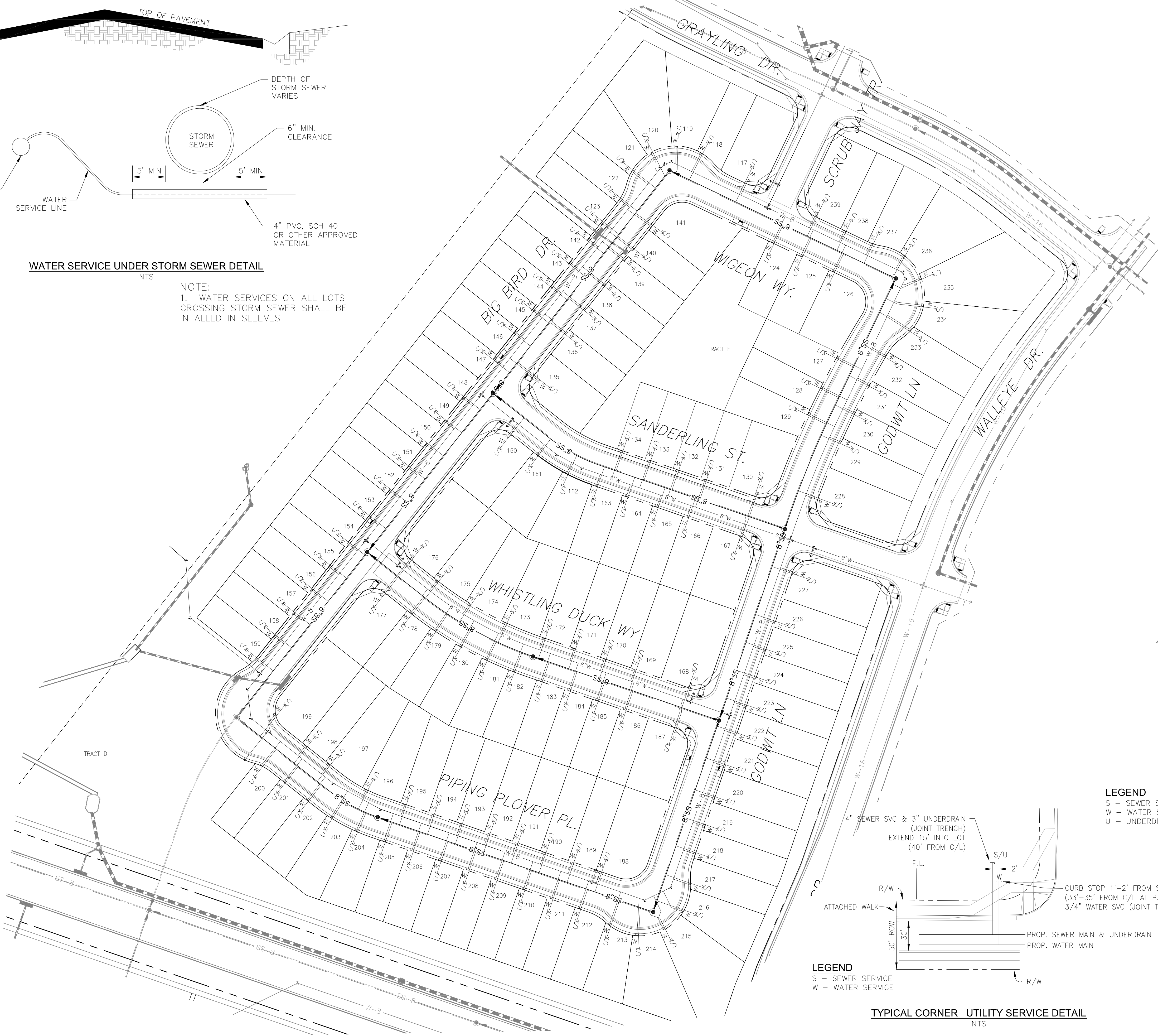
SHEET NUMBER
C3.1

TOTAL SHEETS: 40



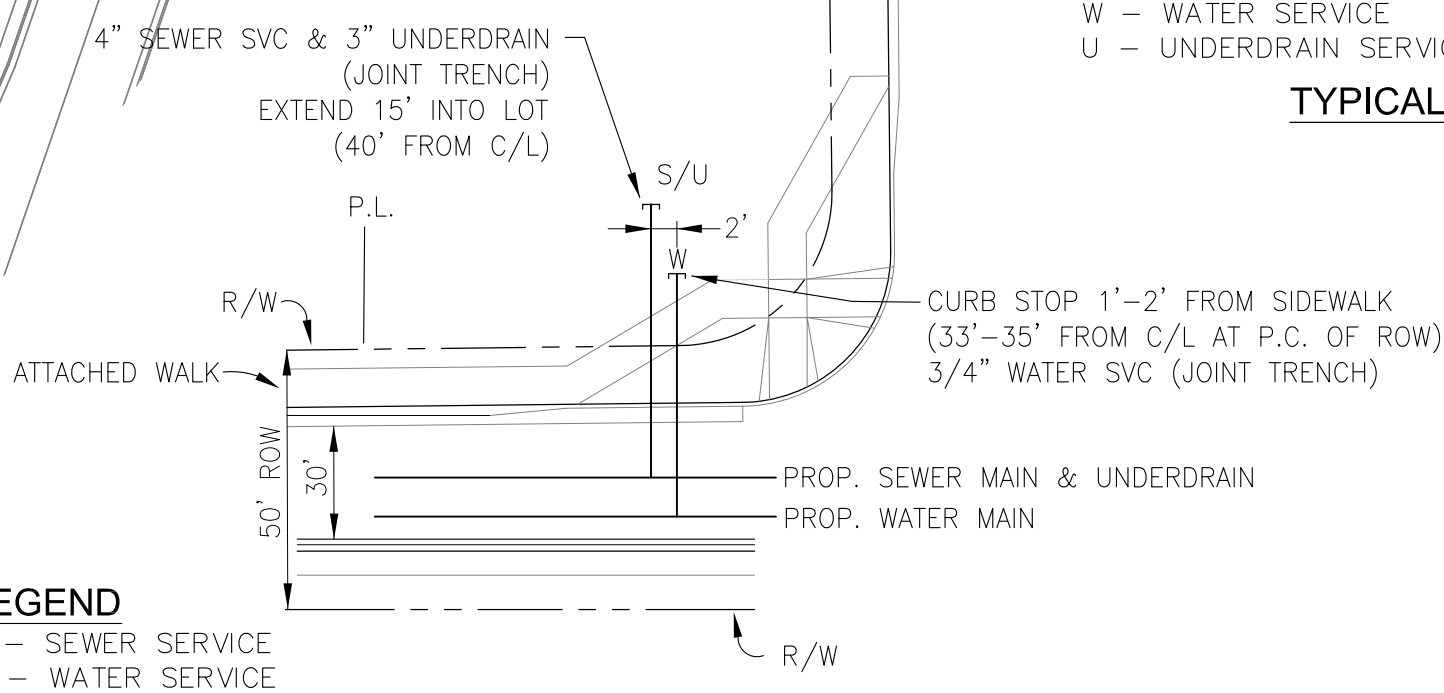
WATER SERVICE UNDER STORM SEWER DETAIL
NTS

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



TYPICAL UTILITY SERVICE DETAIL (AREA 'C') (35'X85' LOTS)
NTS

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



TYPICAL CORNER UTILITY SERVICE DETAIL
NTS

LEGEND
S - SEWER SERVICE
W - WATER SERVICE

CORE

ENGINEERING GROUP

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BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
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DATE

DESCRIPTION

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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
1910 S. 10TH AVE. SUITE 100
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DATE: AUGUST 1, 2020

PROJECT NO. 100.062

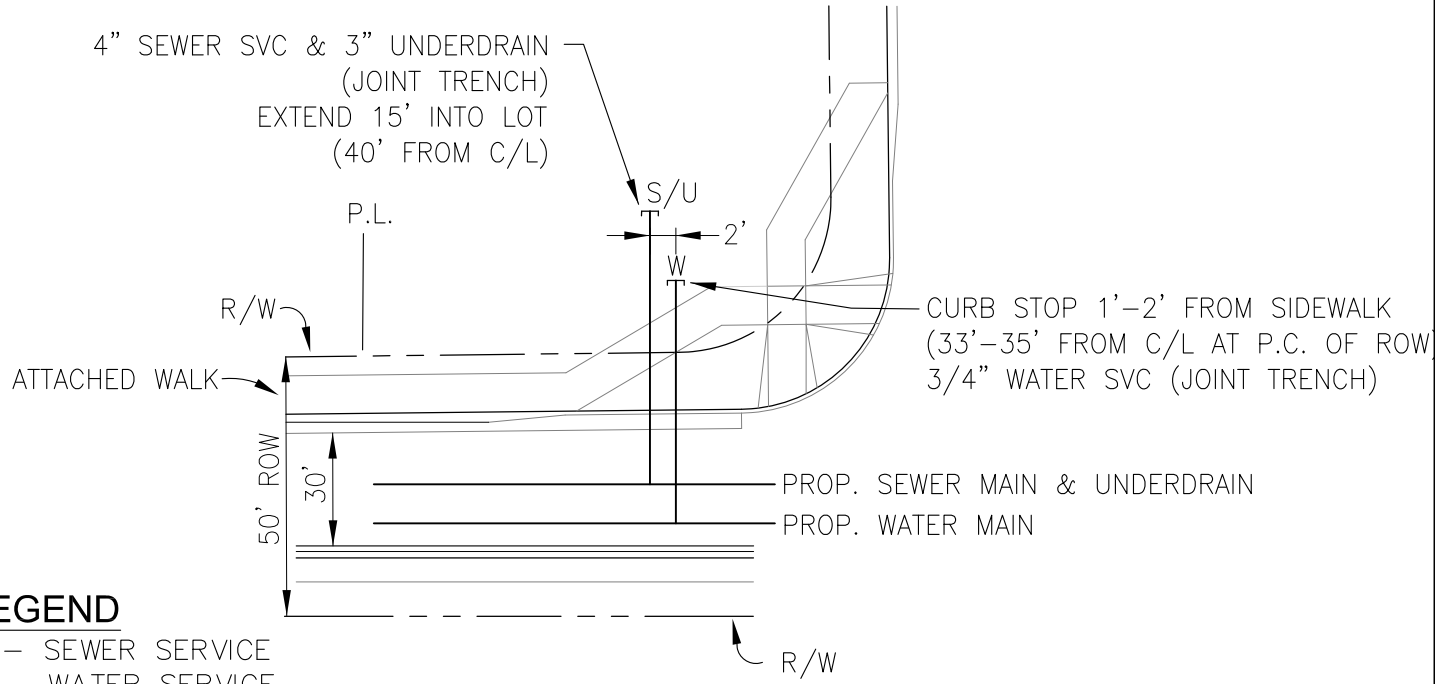
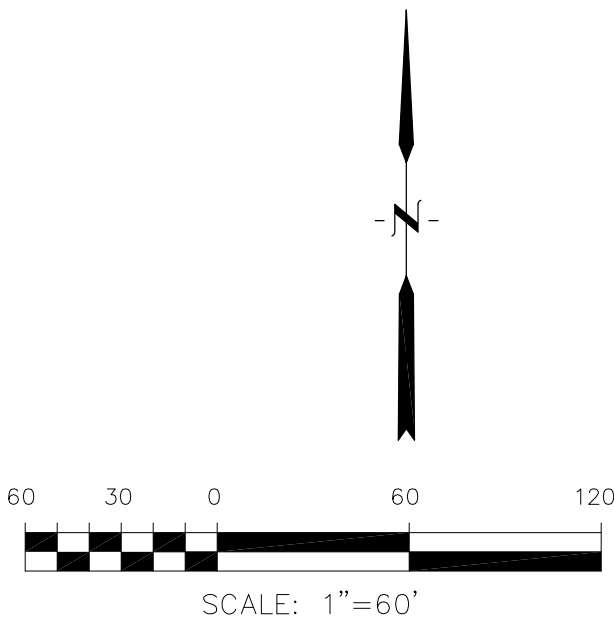
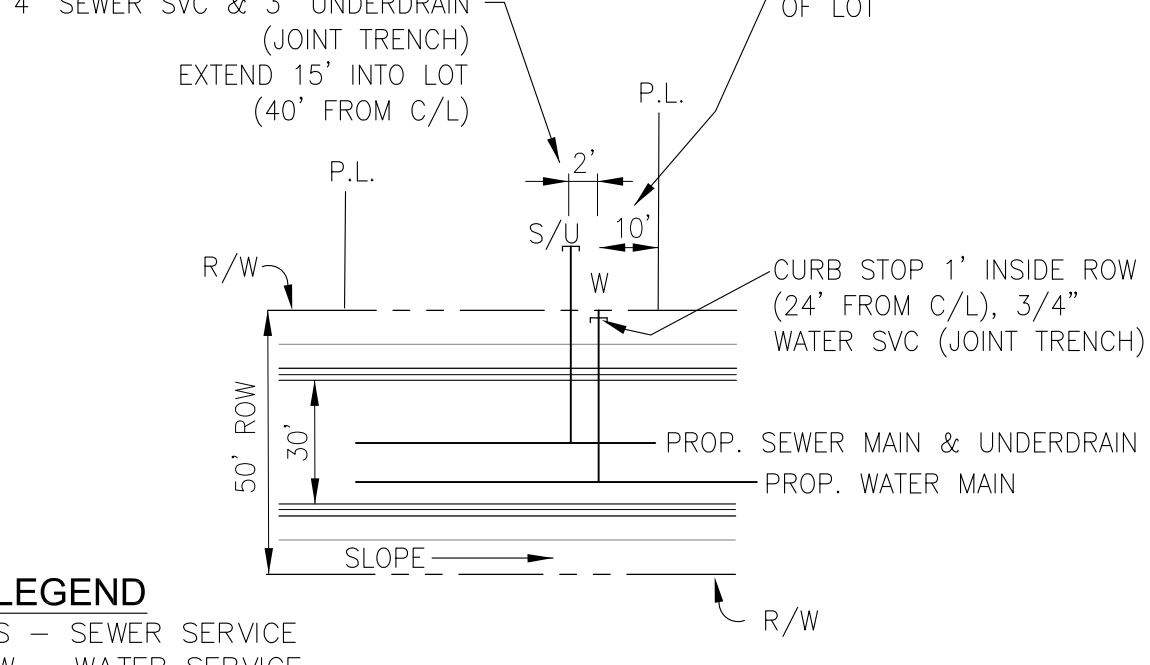
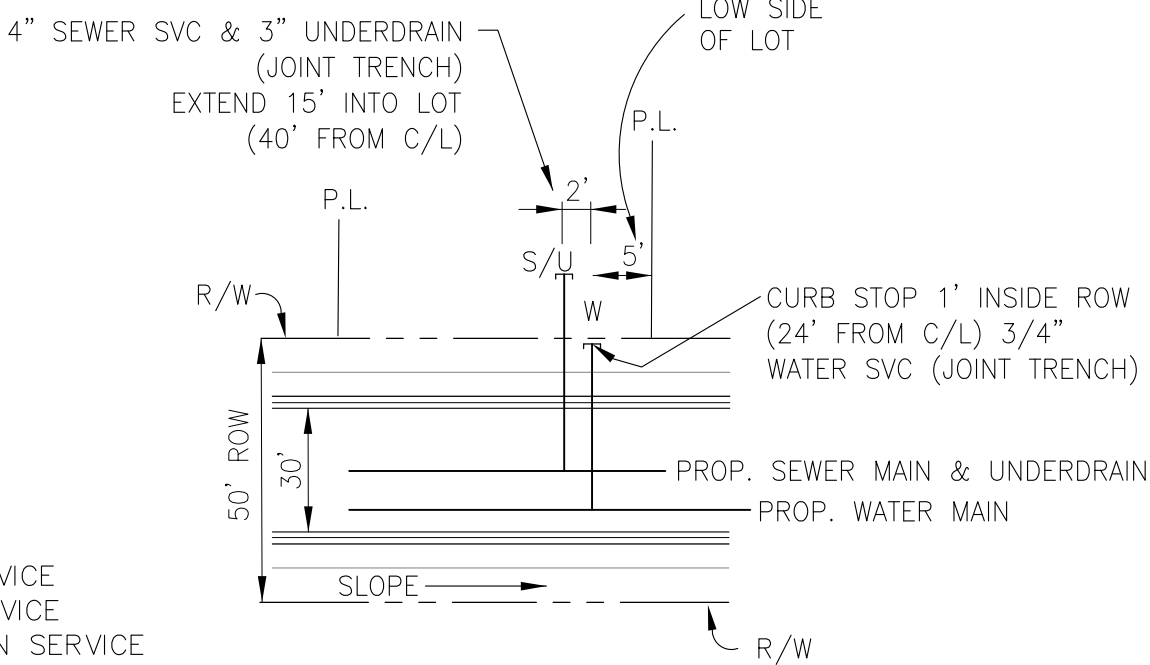
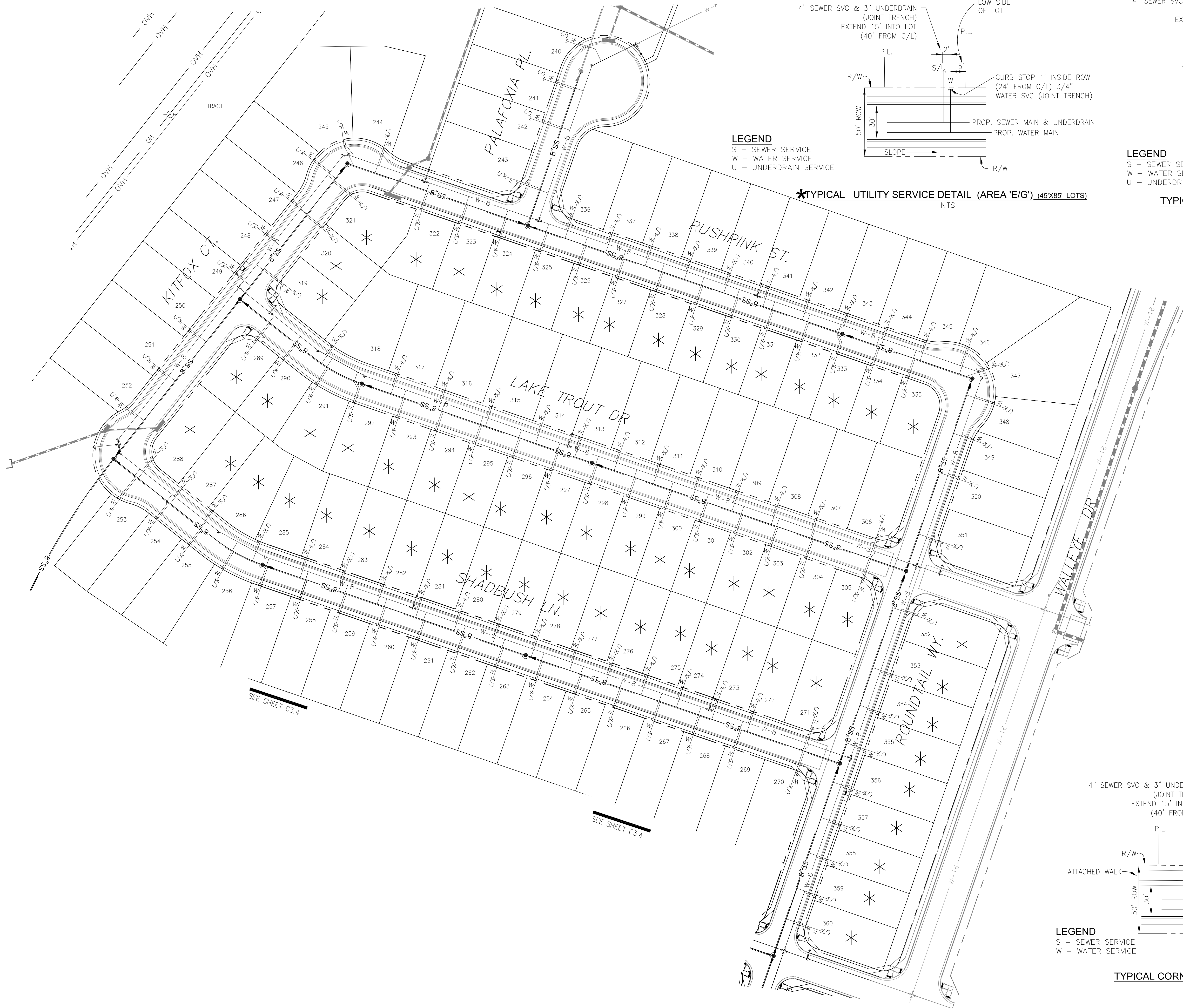
SHEET NUMBER C3.2

TOTAL SHEETS: 40

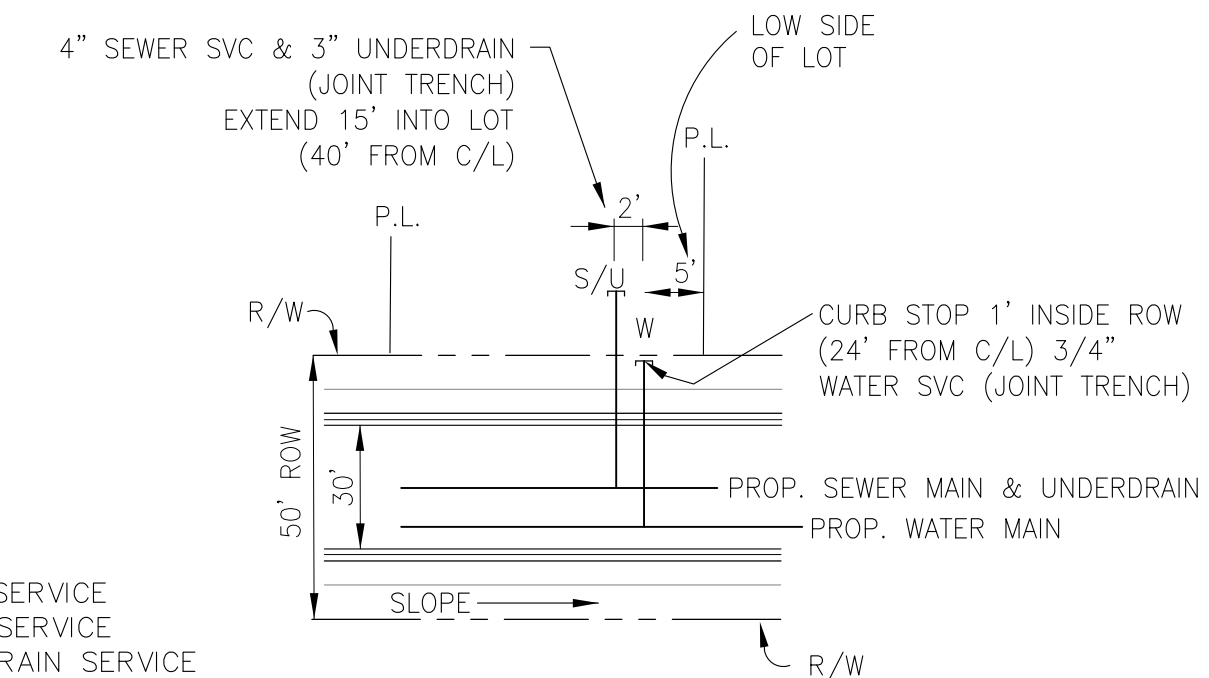
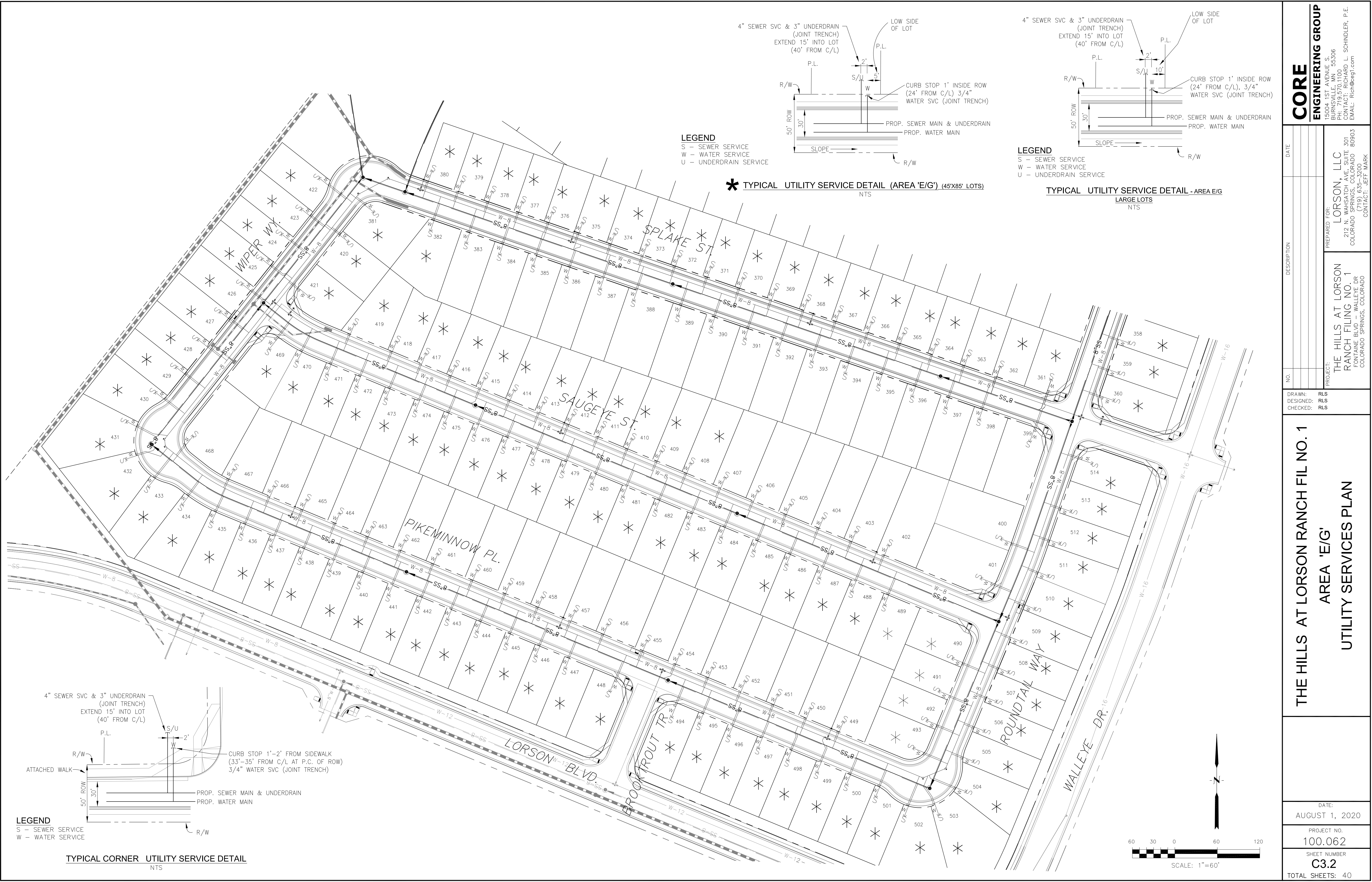
THE HILLS AT LORSON RANCH FIL NO. 1

AREA 'C'

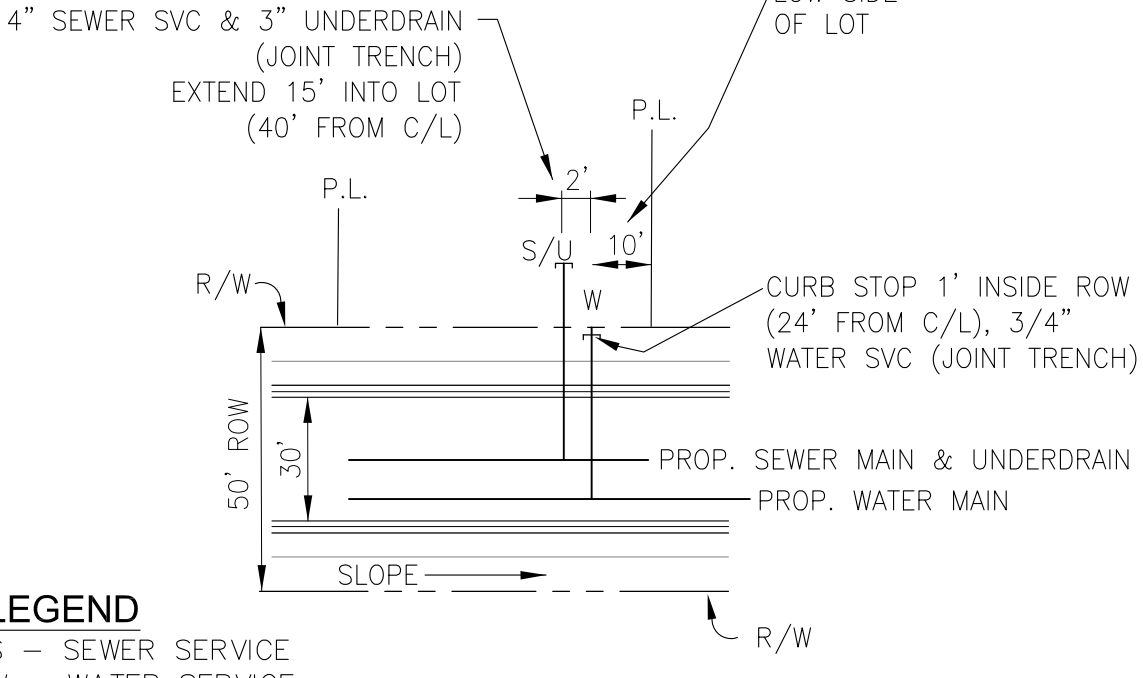
UTILITY SERVICES PLAN



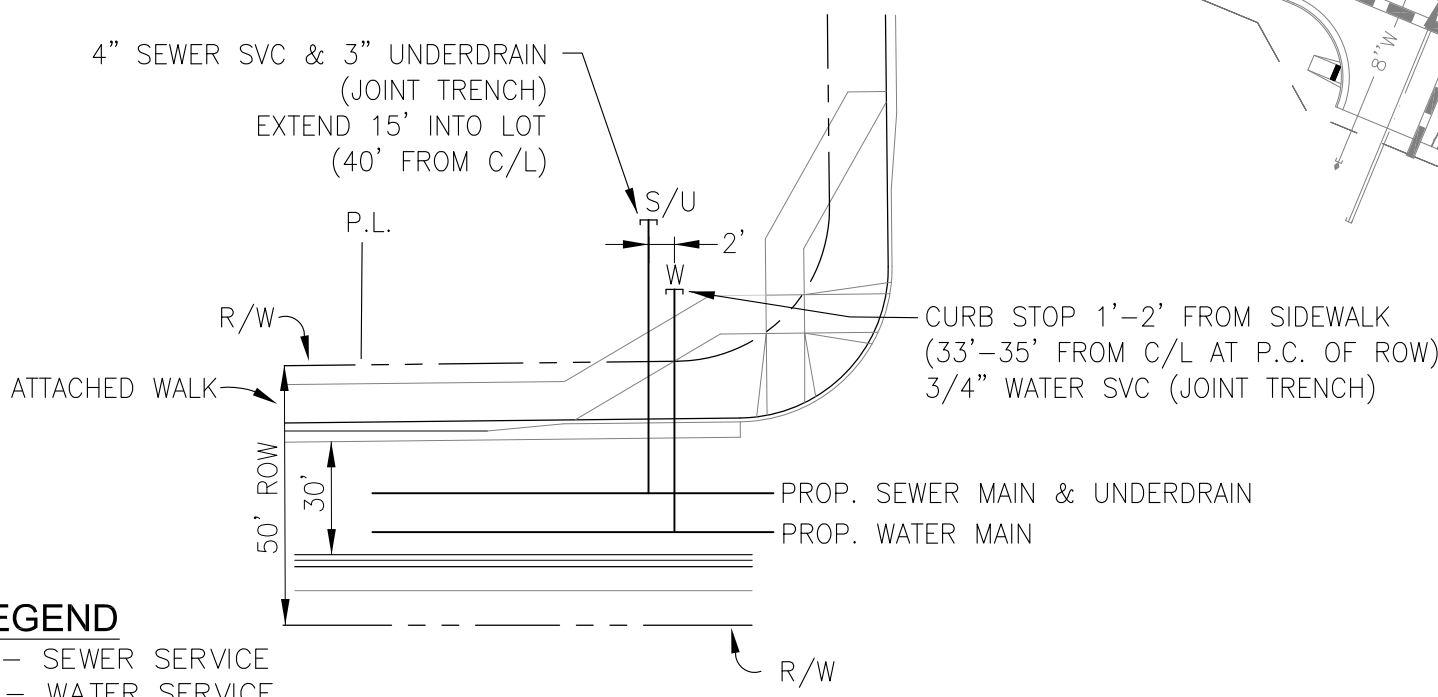
CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@ceg.com	
DATE	
DESCRIPTION	
NO.	
PROJECT:	THE HILLS AT LORSON RANCH FILING NO. 1 RANCH BLVD - WALLEYE DR COLORADO SPRINGS, COLORADO
PREPARED FOR:	LORSON, LLC 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK
DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS
THE HILLS AT LORSON RANCH FIL NO. 1 AREA 'E/G' UTILITY SERVICES PLAN	
DATE:	AUGUST 1, 2020
PROJECT NO.	100.062
SHEET NUMBER	C3.2
TOTAL SHEETS: 40	



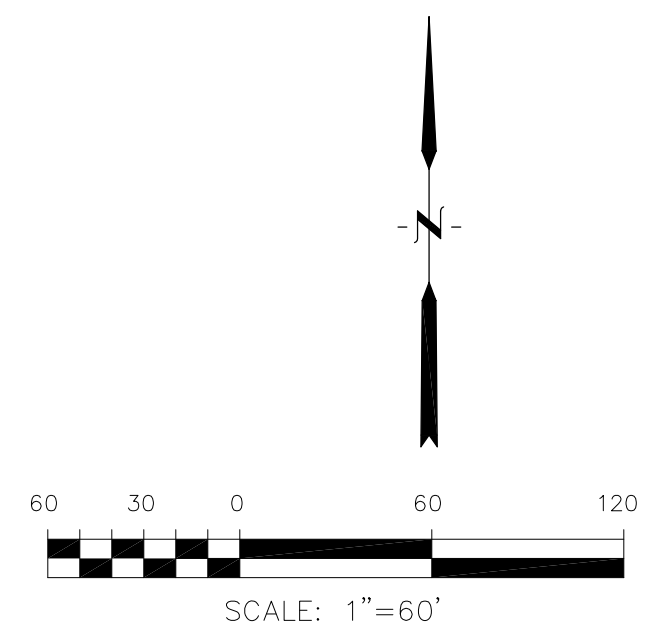
* TYPICAL UTILITY SERVICE DETAIL (AREA 'E/G') (45'X85' LOTS) NTS



TYPICAL UTILITY SERVICE DETAIL - AREA E/G LARGE LOTS NTS

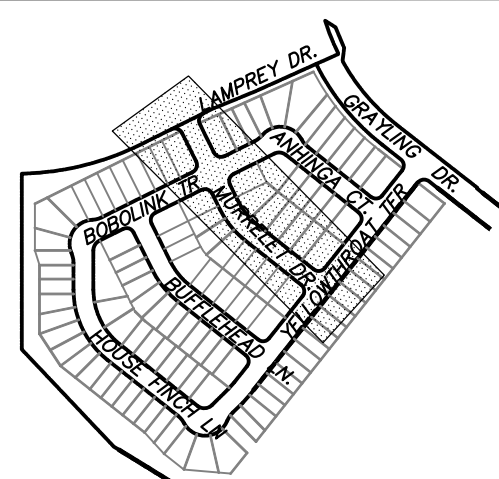


TYPICAL CORNER UTILITY SERVICE DETAIL NTS



CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@ceg.com	
DATE	
DESCRIPTION	
NO.	
PROJECT	THE HILLS AT LORSON RANCH FILING NO. 1 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: JEFF MARK
DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS
THE HILLS AT LORSON RANCH FIL NO. 1 AREA 'E/G' UTILITY SERVICES PLAN	
DATE: AUGUST 1, 2020	
PROJECT NO. 100.062	
SHEET NUMBER C3.2	
TOTAL SHEETS: 40	

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

ON	DATE

PREPARED FOR:

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

[illegible]

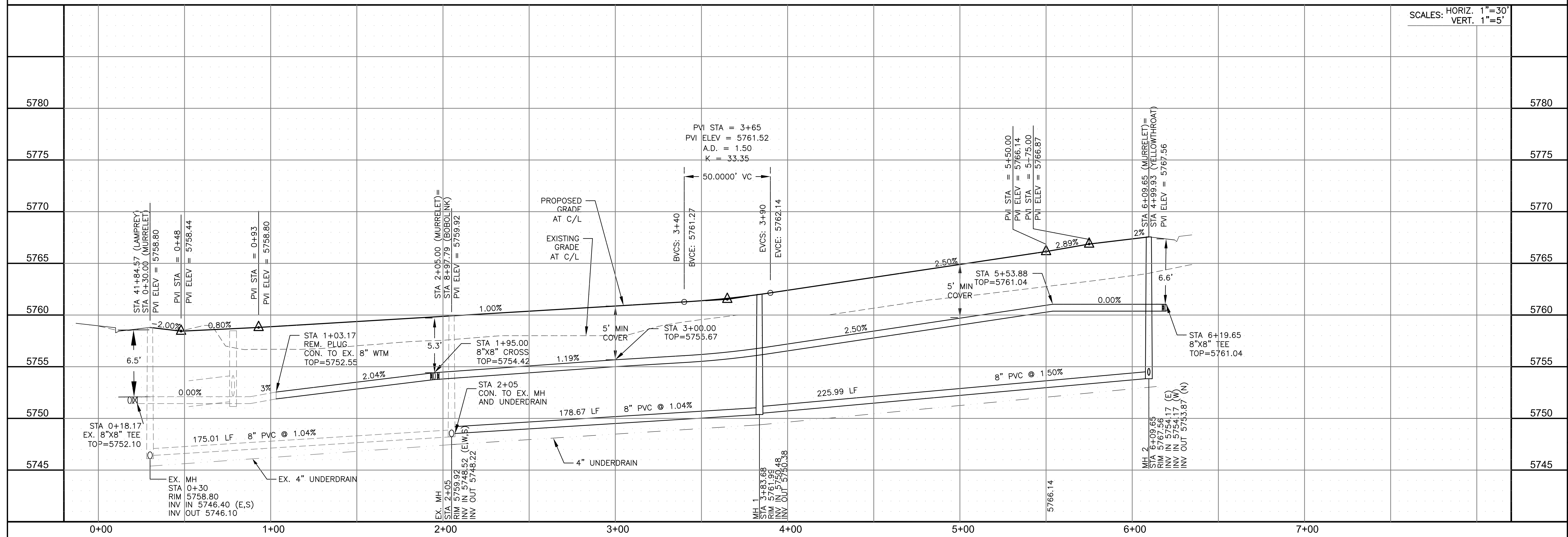
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

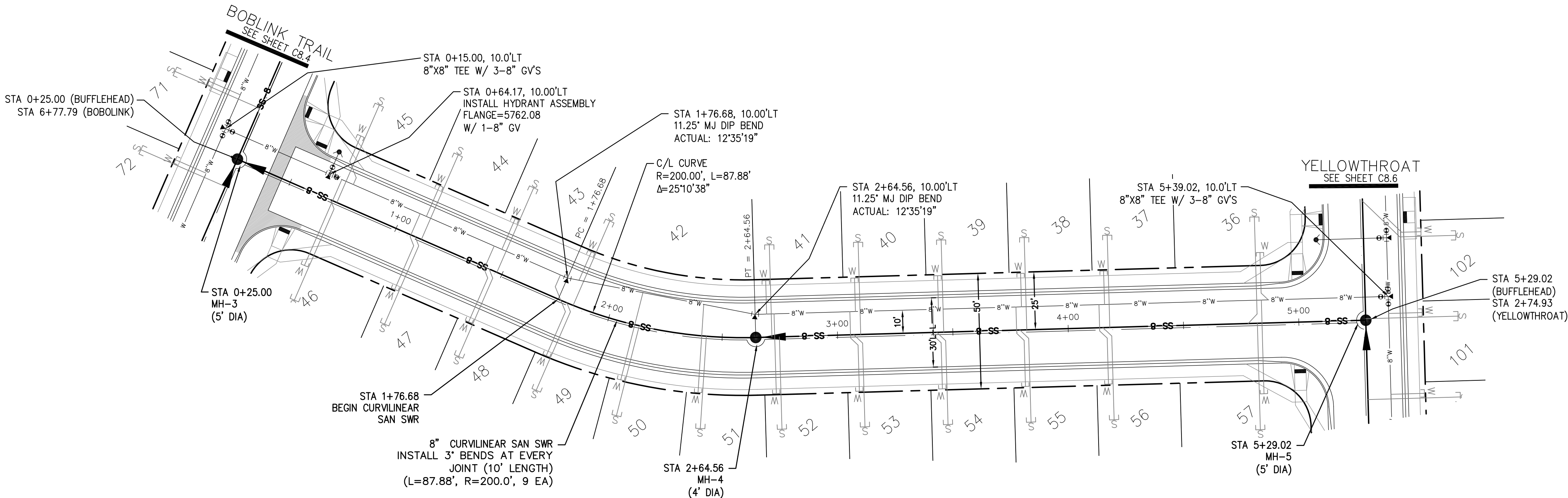
DATE:
AUG 1, 2020

PROJECT NO.
100.062

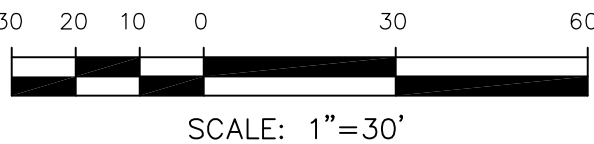
SHEET NUMBER
C8.1



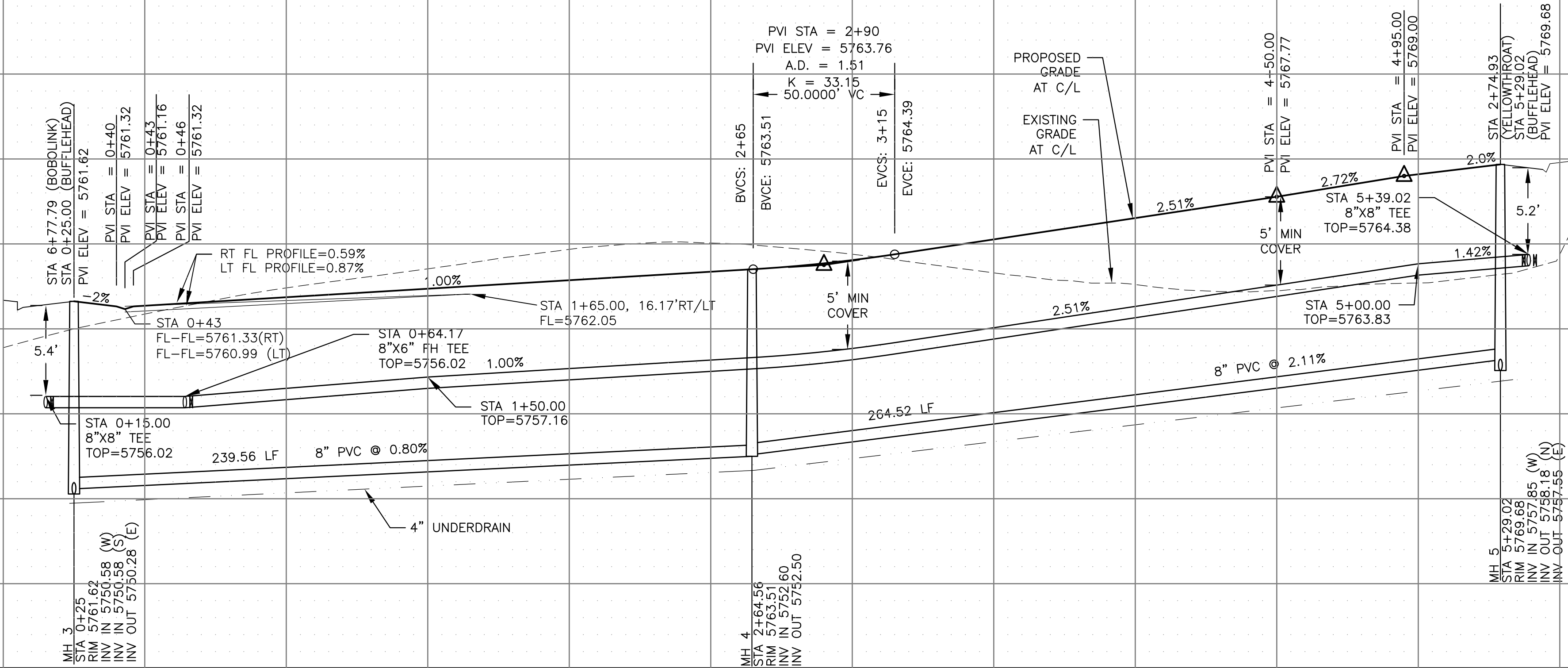
- NOTES
1. STATIONING IS AT ROADWAY CENTERLINE.
 2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
 3. ALL 8" & 12" WATERMAIN IS PVC, C900.
 4. ALL WATERMAIN FITTINGS ARE MJ DIP
 5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



BUFFLEHEAD LANE



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



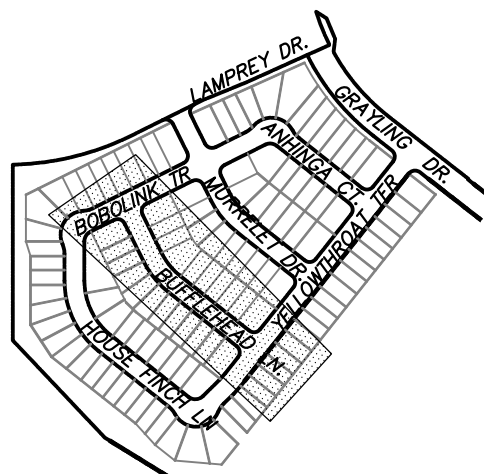
WATER / SANITARY - AREA 'B'
BUFFLEHEAD LANE
STA 0+00 TO 5+54

DATE:
AUG 1, 2020

PROJECT NO.
100.062

SHEET NUMBER
C8.2

TOTAL SHEETS: 40



KEY MAP
AREA 'B'

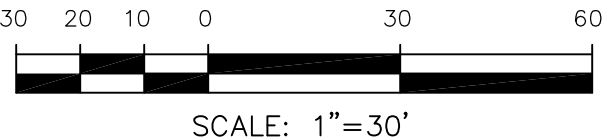
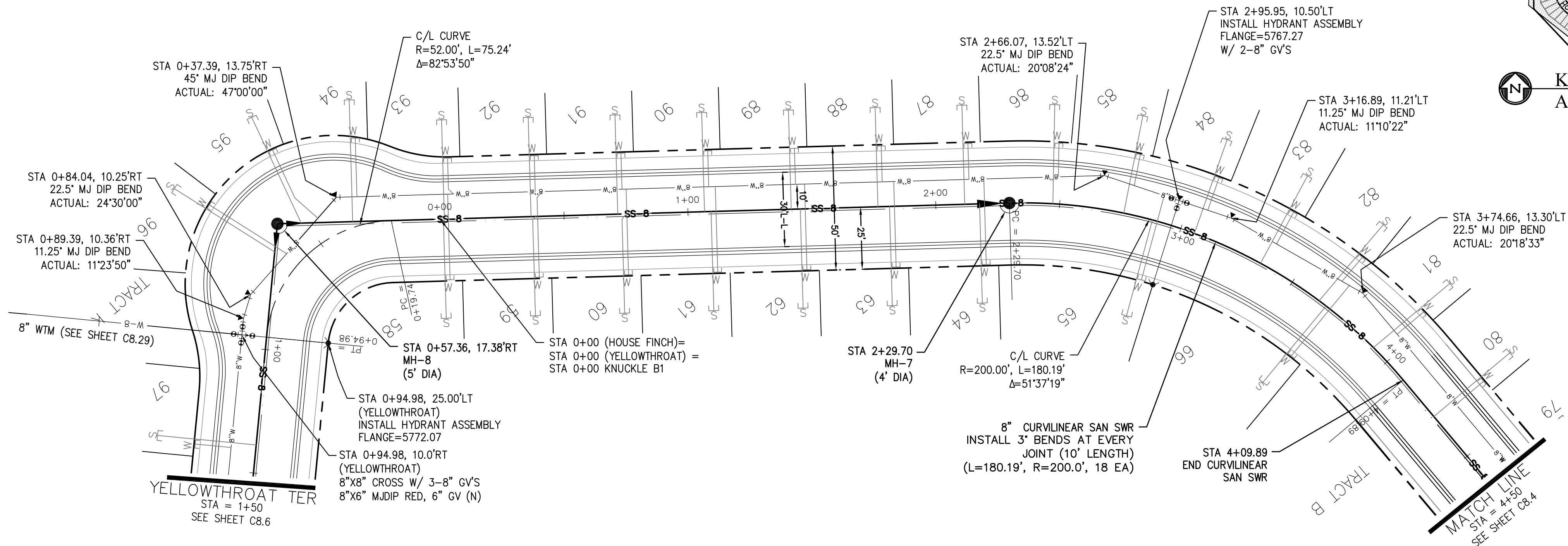
CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOOD, MO 65506
PHONE: 636-251-1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

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

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

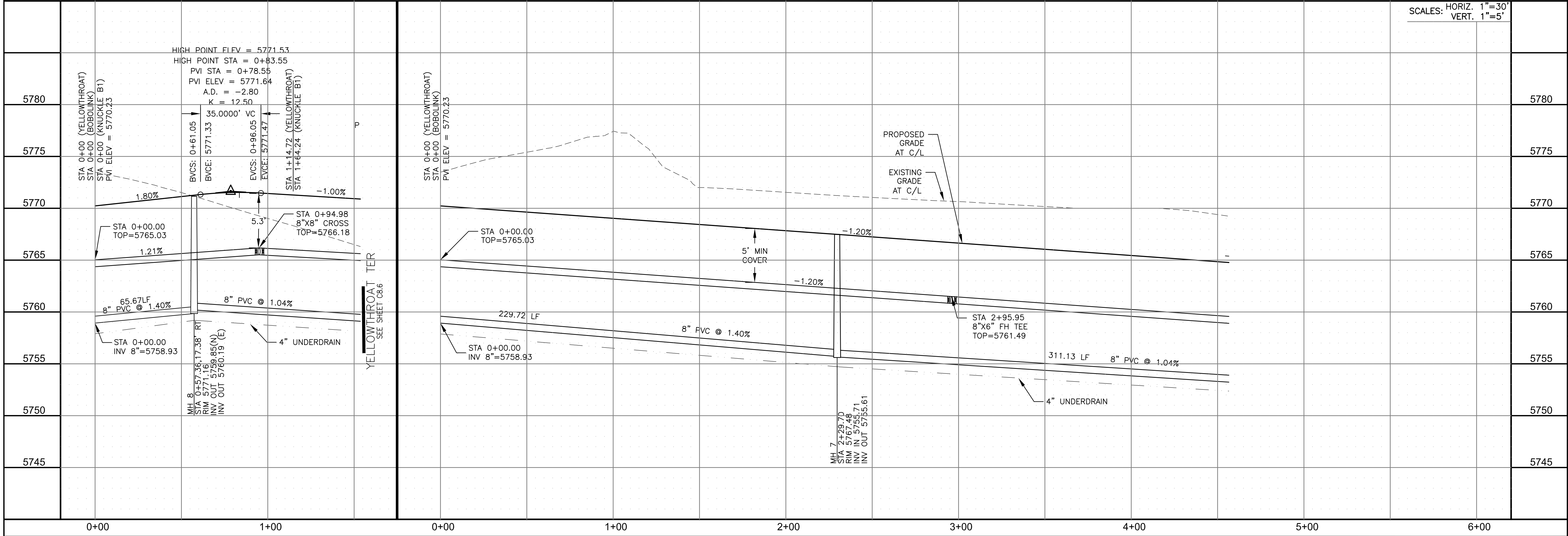
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

- NOTES
1. STATIONING IS AT ROADWAY CENTERLINE.
 2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
 3. ALL 8" & 12" WATERMAIN IS PVC, C900.
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YELLOWTHROAT TERRACE

HOUSE FINCH LANE



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

DATE: _____

DESCRIPTION: _____

NO: _____

PREPARED FOR:
LORSON, LLC
212 N. WAHSAATCH 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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

WATER / SANITARY - AREA 'B'

YELLOWTHROAT TER & HOUSE FINCH LN

STA 0+00 TO 4+50

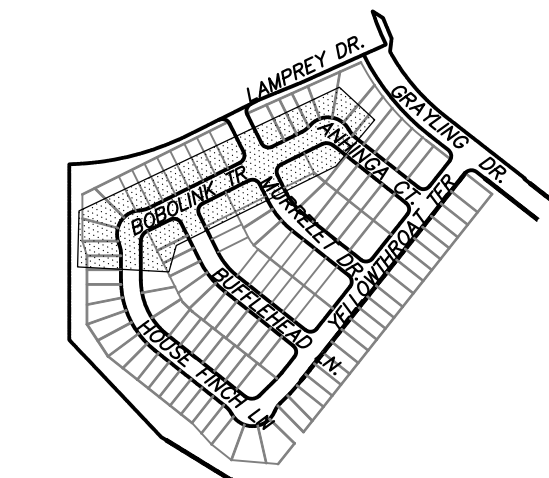
DATE:
AUG 1, 2020

PROJECT NO.
100.062

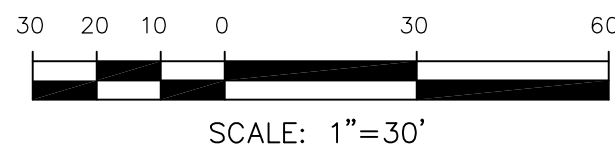
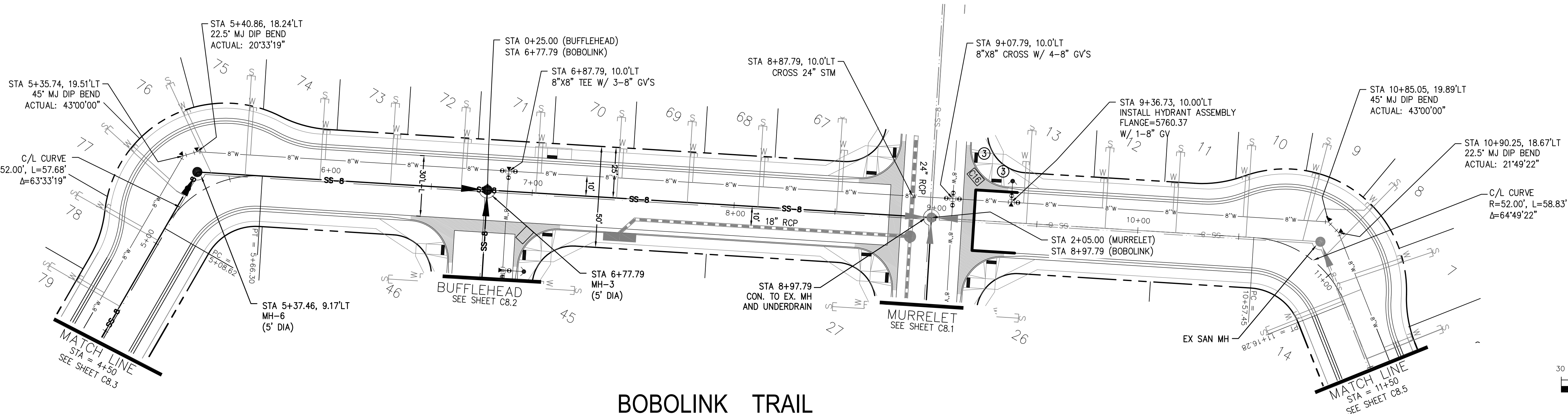
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C8.3

TOTAL SHEETS: 42

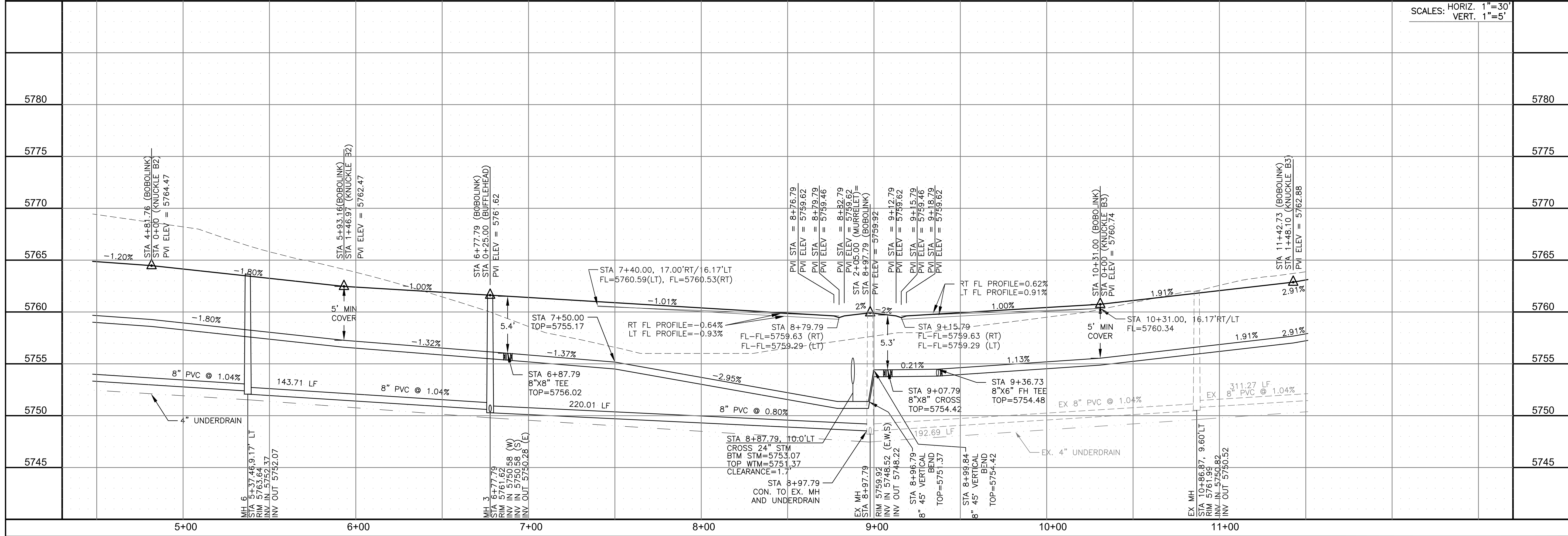
- NOTES
1. STATIONING IS AT ROADWAY CENTERLINE.
 2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
 3. ALL 8" & 12" WATERMAIN IS PVC, C900.
 4. ALL WATERMAIN FITTINGS ARE MJ DIP
 5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



KEY MAP
AREA 'B'



BOBOLINK TRAIL



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

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

DATE:
AUG 1, 2020

PROJECT NO.
100.062

SHEET NUMBER
C8.4

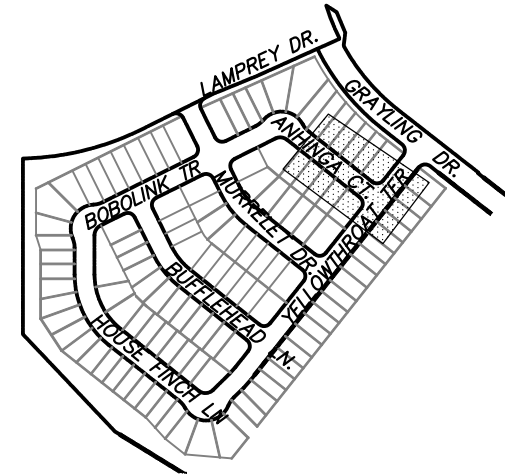
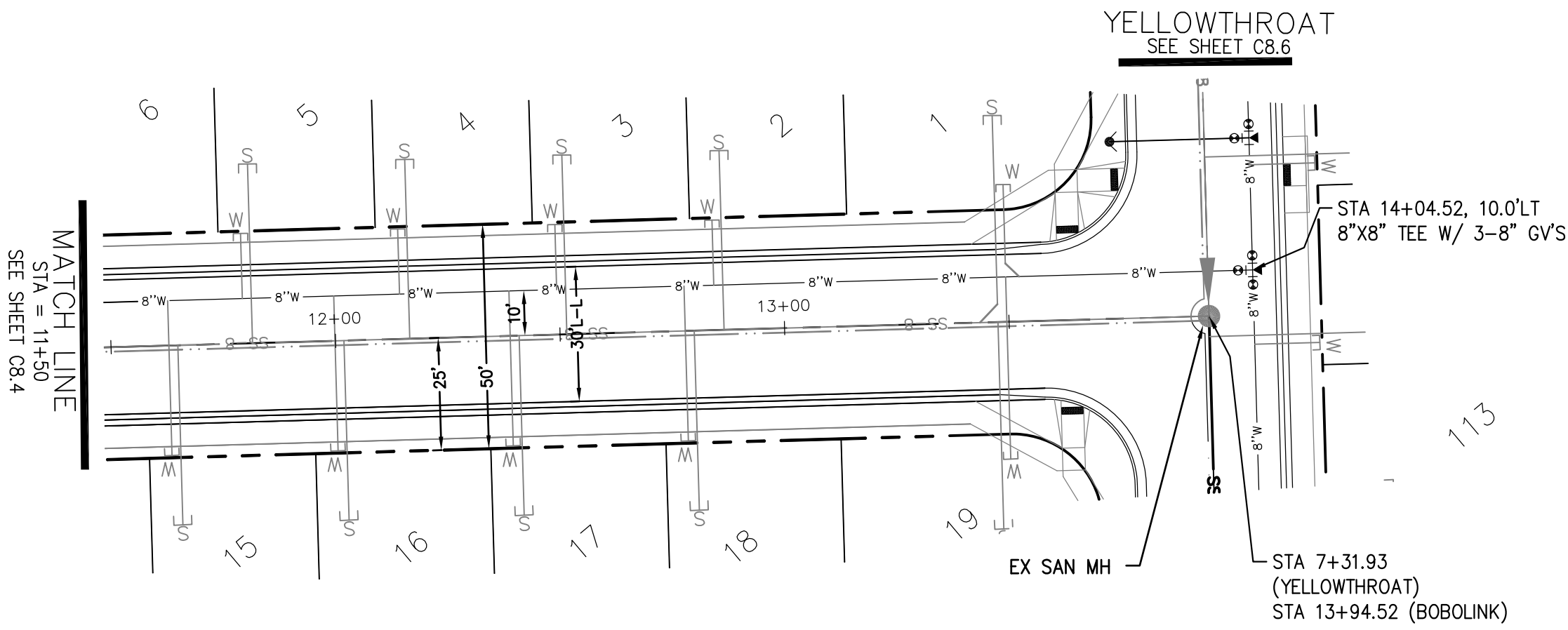
TOTAL SHEETS: 42

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

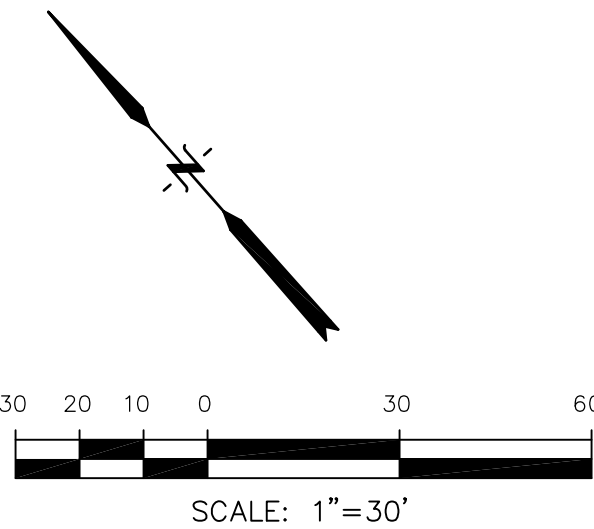
DATE
DESCRIPTION
NO.
PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

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

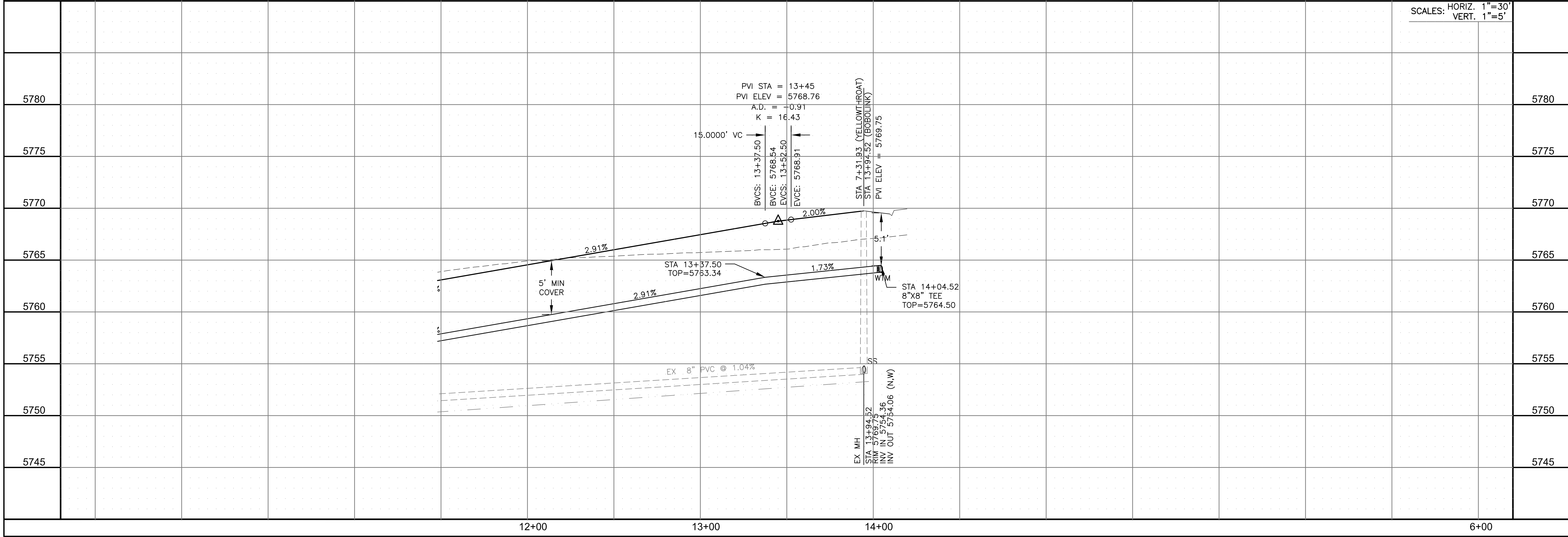
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS



KEY MAP
AREA 'B'



ANHINGA CT



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, MO 63306
PHONE: 636-251-1100
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
FONTAINE BLVD. 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

WATER / SANITARY - AREA 'B'

ANHINGA CT.

STA 11+50 TO 13+94

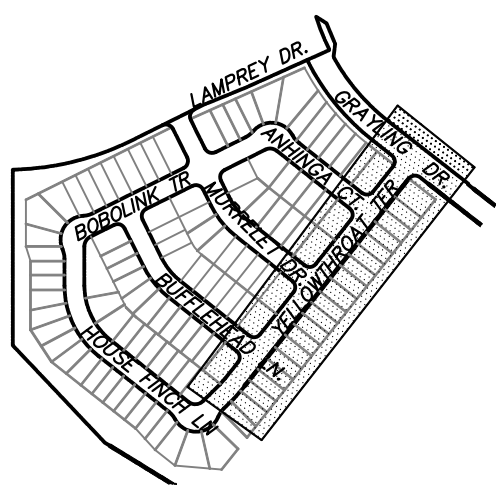
DATE:
AUG 1, 2020

PROJECT NO.
100.062

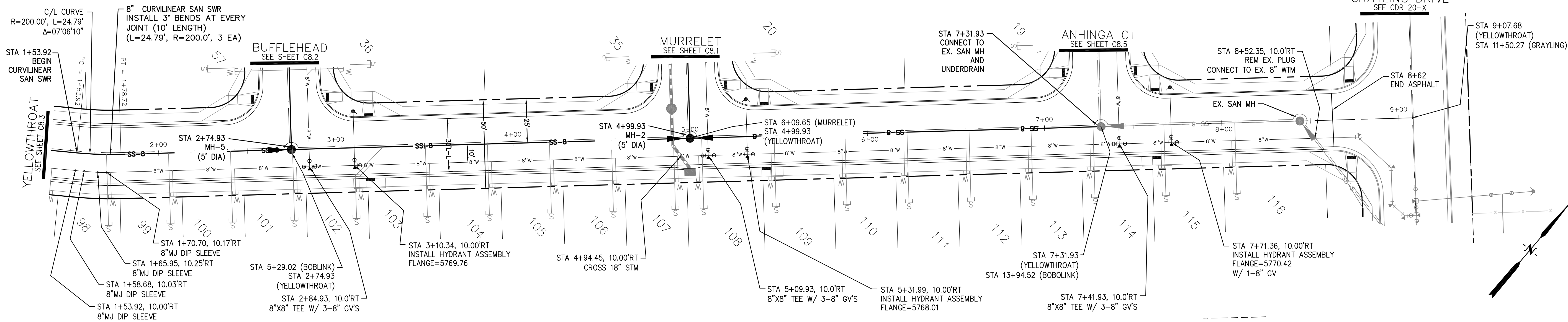
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TOTAL SHEETS: 42

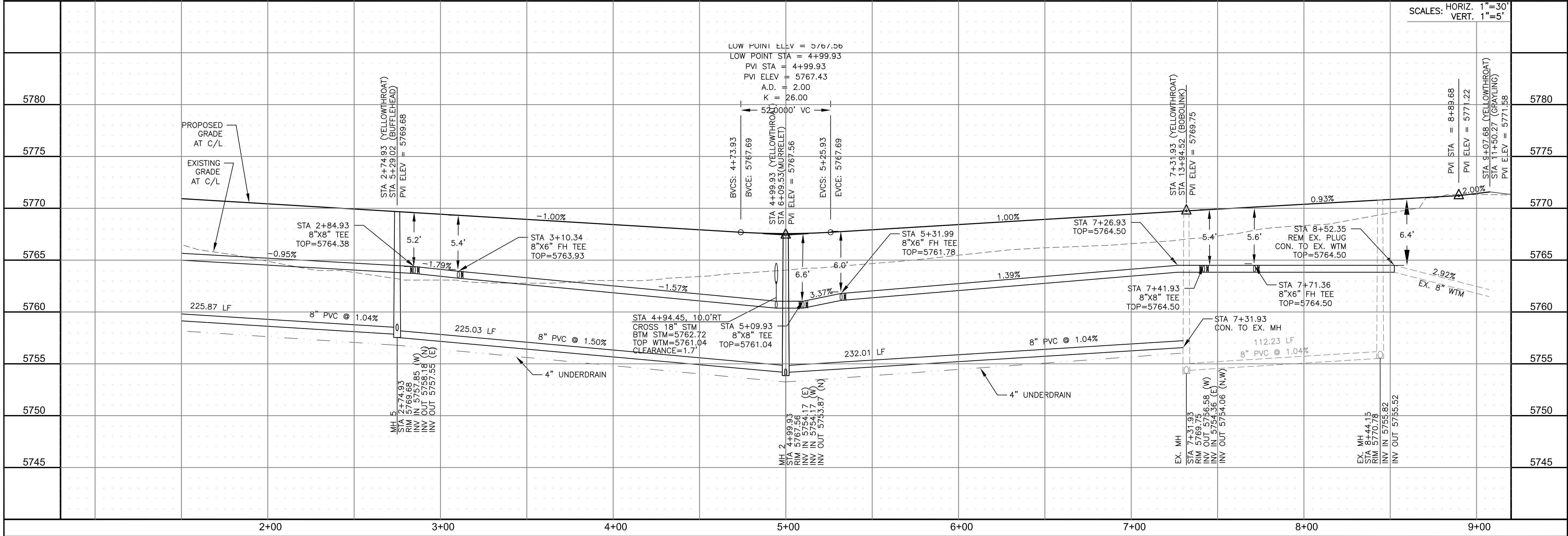
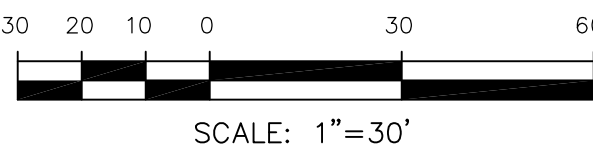
- NOTES
1. STATIONING IS AT ROADWAY CENTERLINE.
 2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
 3. ALL 8" & 12" WATERMAIN IS PVC, C900.
 4. ALL WATERMAIN FITTINGS ARE MJ DIP
 5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



KEY MAP
AREA 'B'



YELLOWTHROAT TERRACE



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNSVILLE, MO 65306
PHONE: 636.221.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

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

DATE:
AUG 1, 2020

PROJECT NO.
100.062

SHEET NUMBER
C8.6

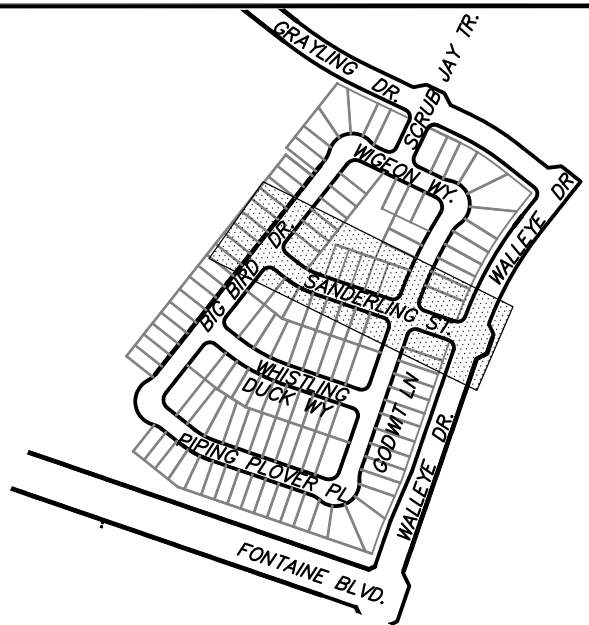
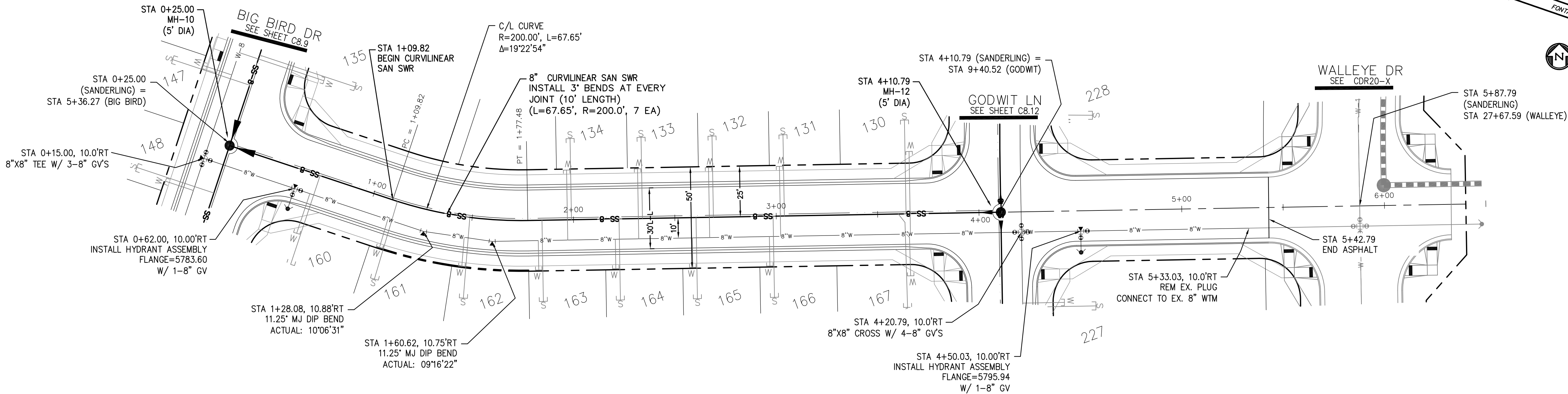
TOTAL SHEETS: 40

WATER / SANITARY - AREA 'B'

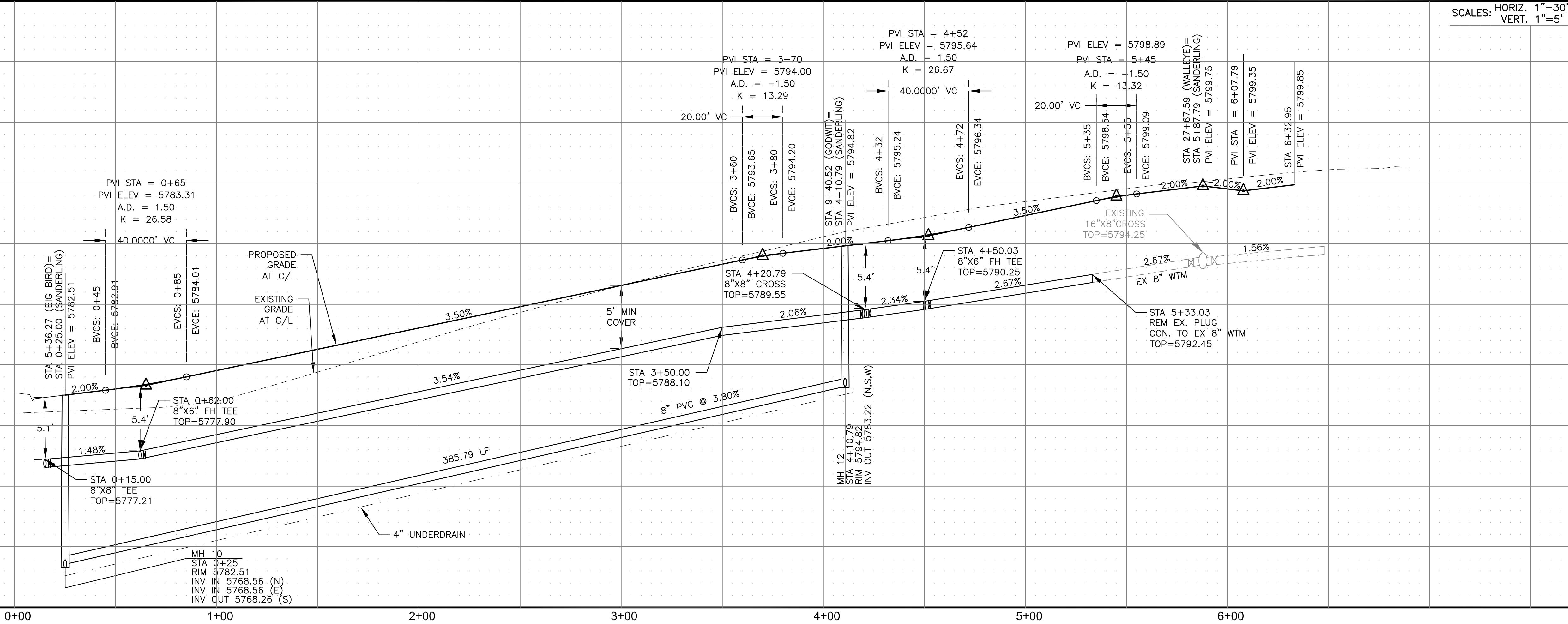
YELLOWTHROAT TERRACE

STA 1+50 TO 9+07

- 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.
BURNESVILLE, MO 65306
PHONE: 660.444.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PROJECT NO.

100.062

SHEET NUMBER

C8.7

TOTAL SHEETS: 40

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. & WALLEYE DR
COLORADO SPRINGS, COLORADO

DATE:

AUG 1, 2020

PROJECT NO.

100.062

SHEET NUMBER

C8.7

TOTAL SHEETS: 40

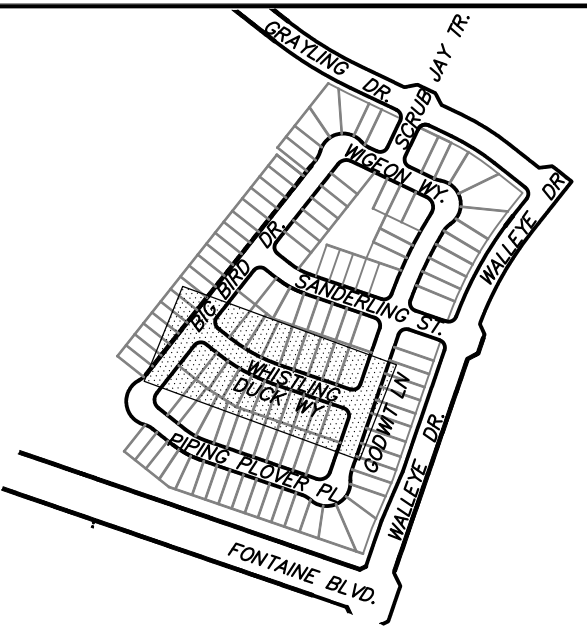
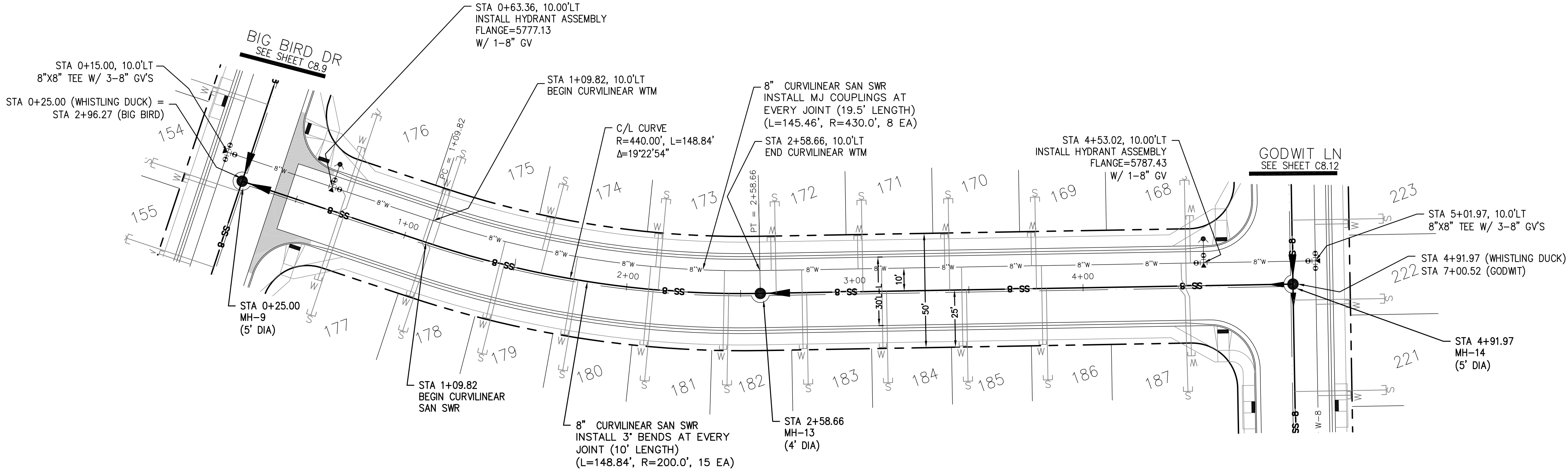
WATER / SANITARY - AREA 'C'

SANDERLING ST

STA 0+00 TO 6+00

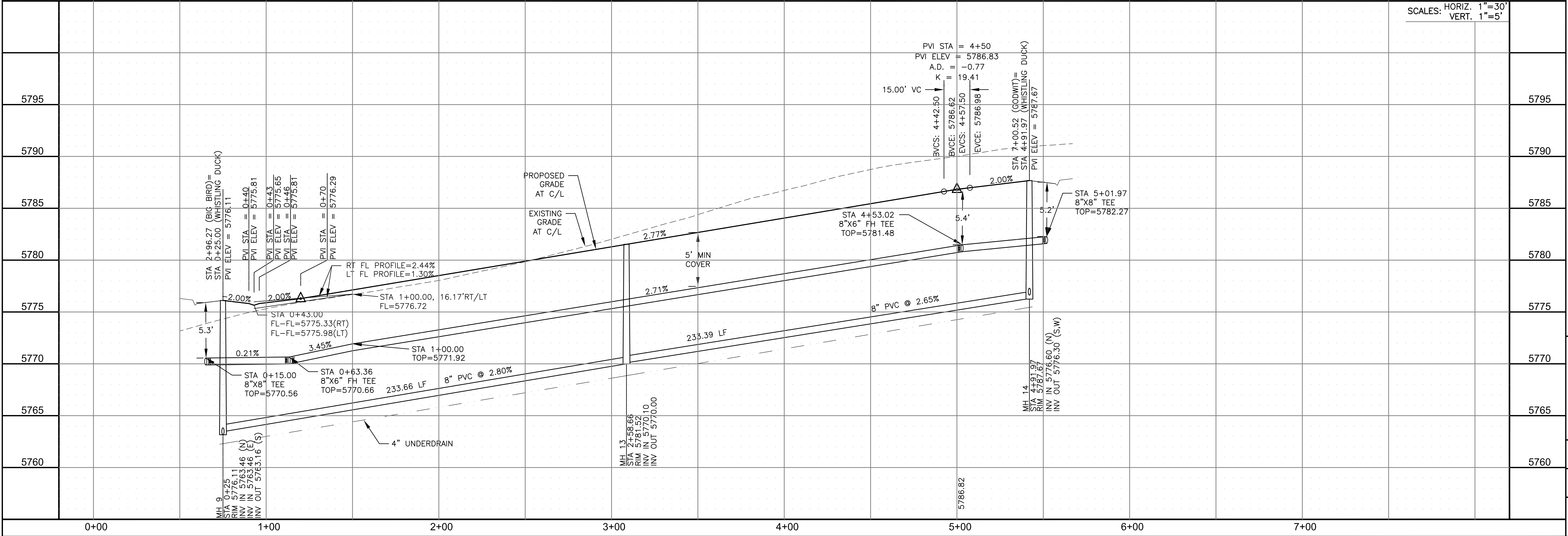
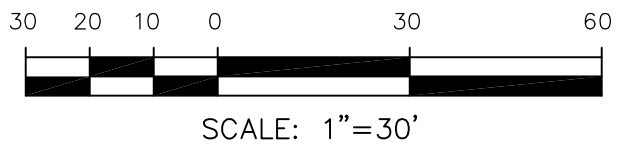
NOTES

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'

WHISTLING DUCK WAY



CORE
ENGINEERING GROUP

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

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

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

DATE:
AUG 1, 2020

PROJECT NO.
100.062

SHEET NUMBER
C8.8

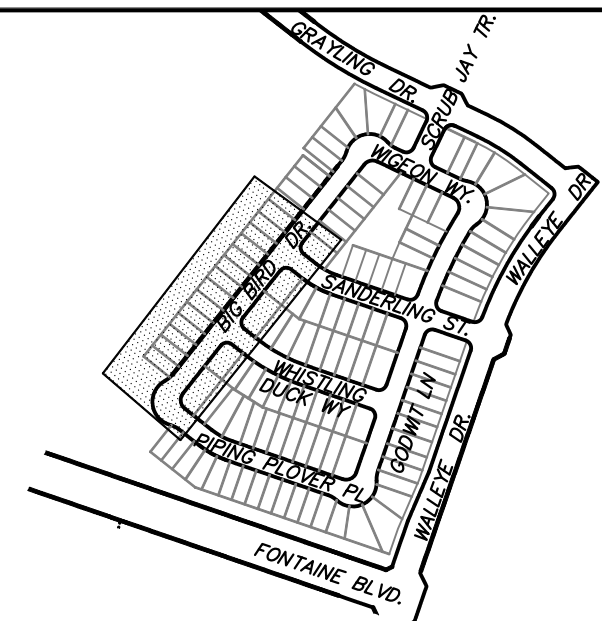
TOTAL SHEETS: 40

WATER / SANITARY - AREA 'C'

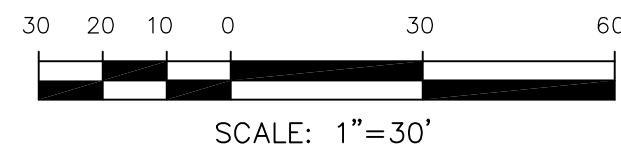
WHISTLING DUCK WAY

STA 0+00 TO 4+91

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



 KEY MAP
AREA 'C'



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

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 (719) 635-3200 CONTACT: JEFF MARK
NO.	DESCRIPTION	DATE

DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS

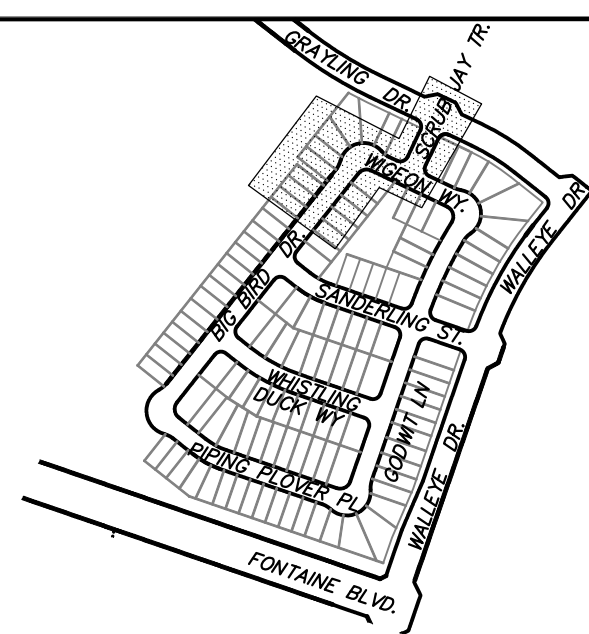
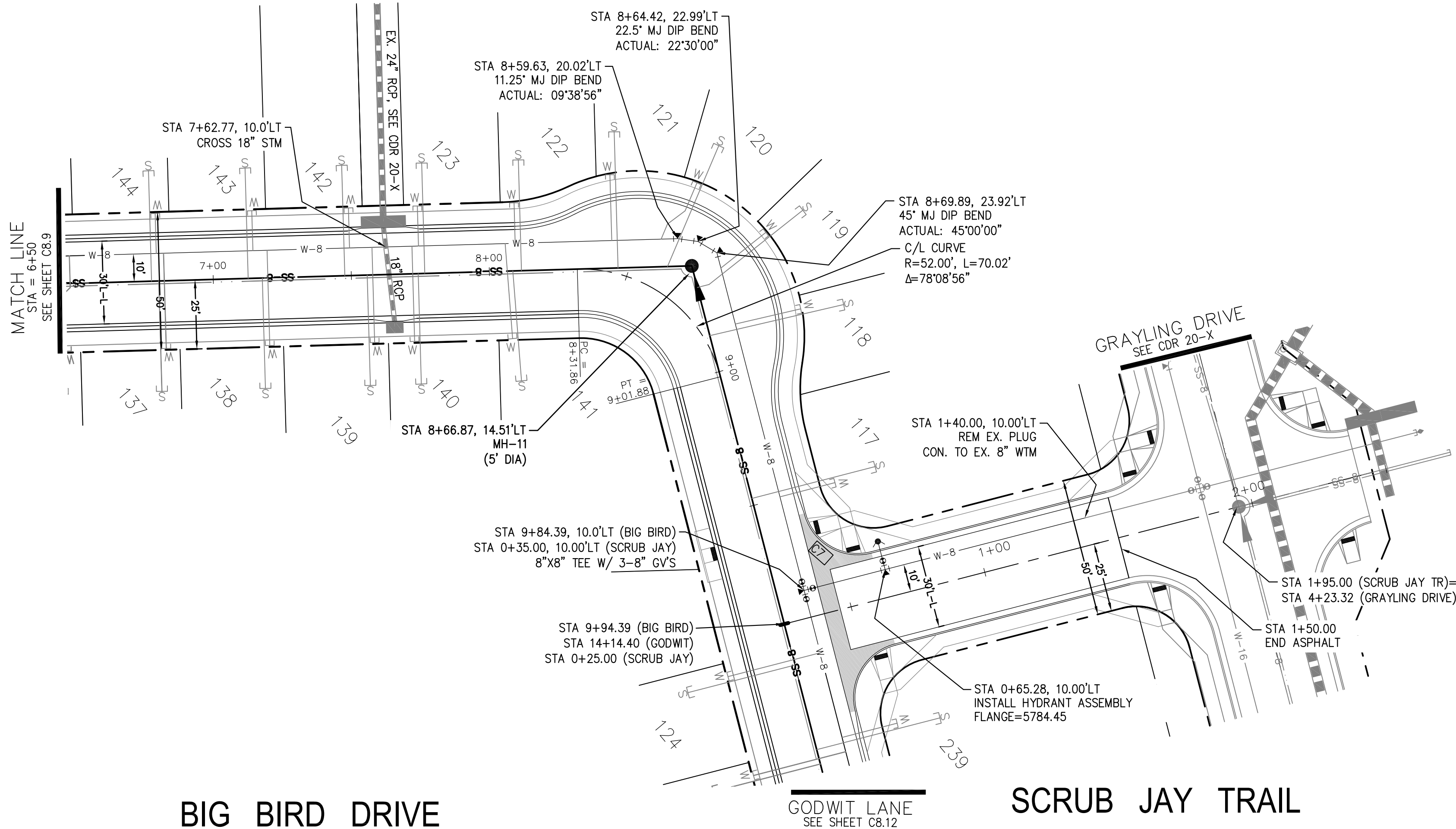


DATE:
AUG 1, 2020

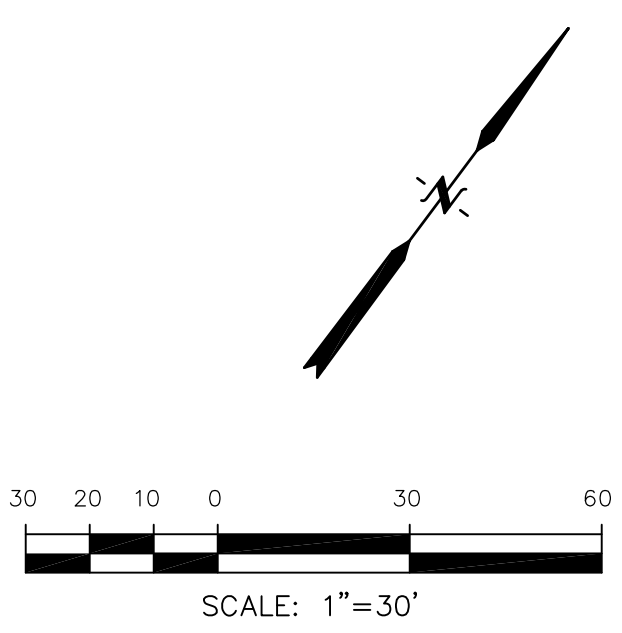
PROJECT NO.
100.062

SHEET NUMBER
C8.9

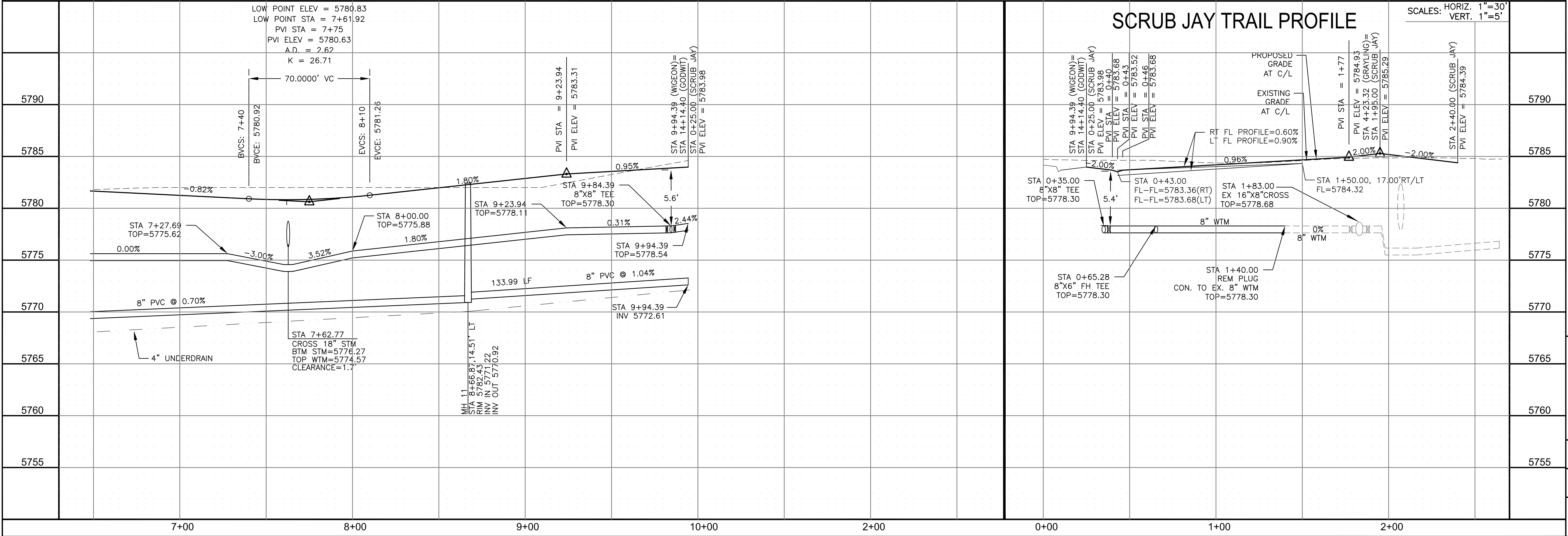
TOTAL SHEETS: 40



KEY MAP
AREA 'C'



BIG BIRD DRIVE
GODWIT LANE
SCRUB JAY TRAIL



CORE
ENGINEERING GROUP

15004 1ST AVENUE S.
BURNESVILLE, MO 65306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

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

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

DATE:
AUG 1, 2020

PROJECT NO.
100.062

SHEET NUMBER
C8.10

TOTAL SHEETS: 40

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.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@eg1.com

ON	DATE

PREPARED FOR:

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

	DESCR

EJECT:

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

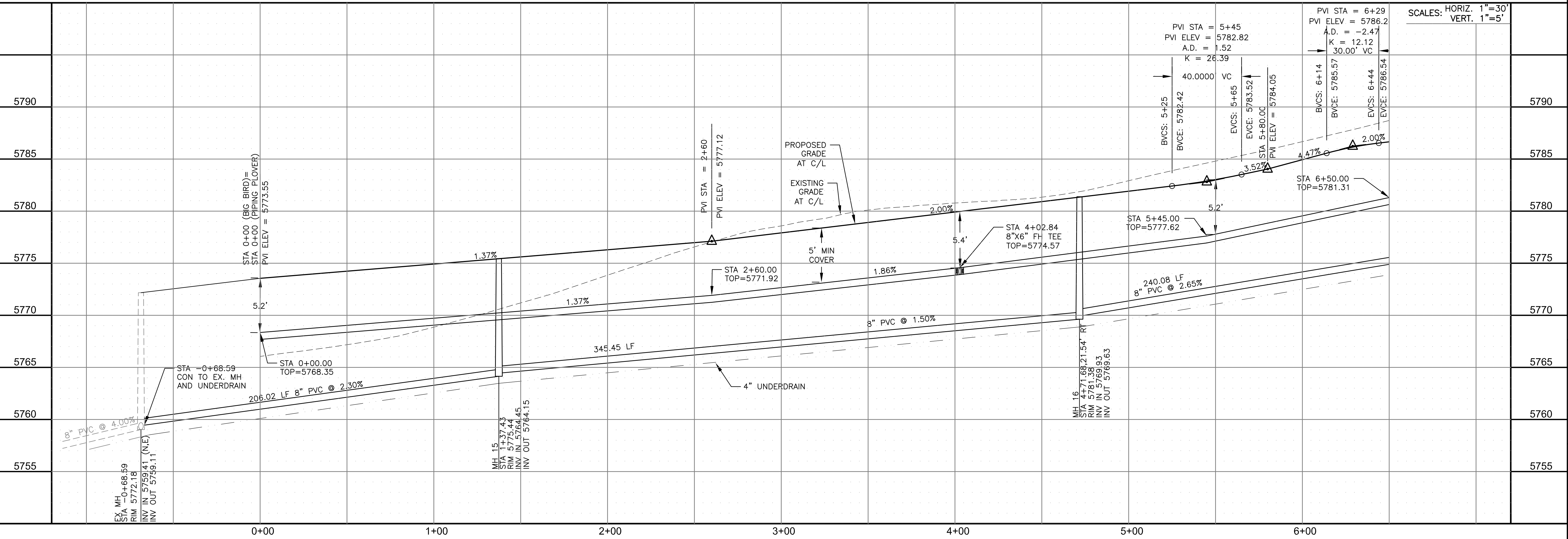
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

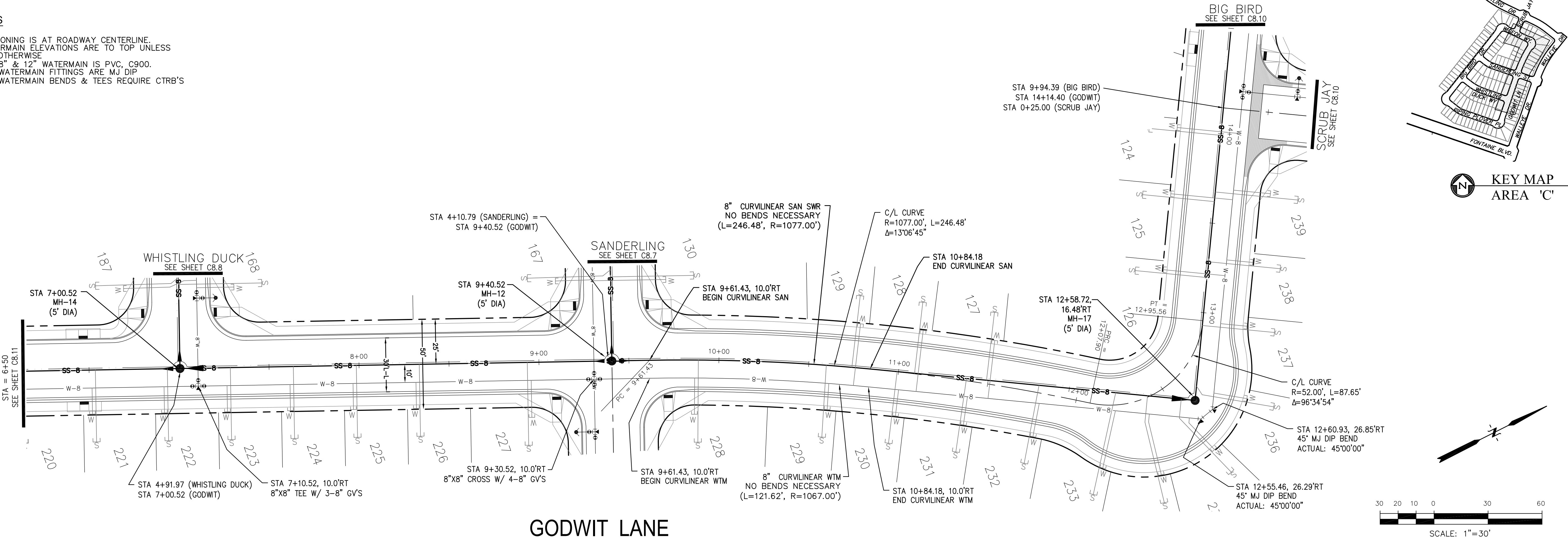
DATE:
AUG 1, 2020

PROJECT NO.
100.062

SHEET NUMBER
C8.11

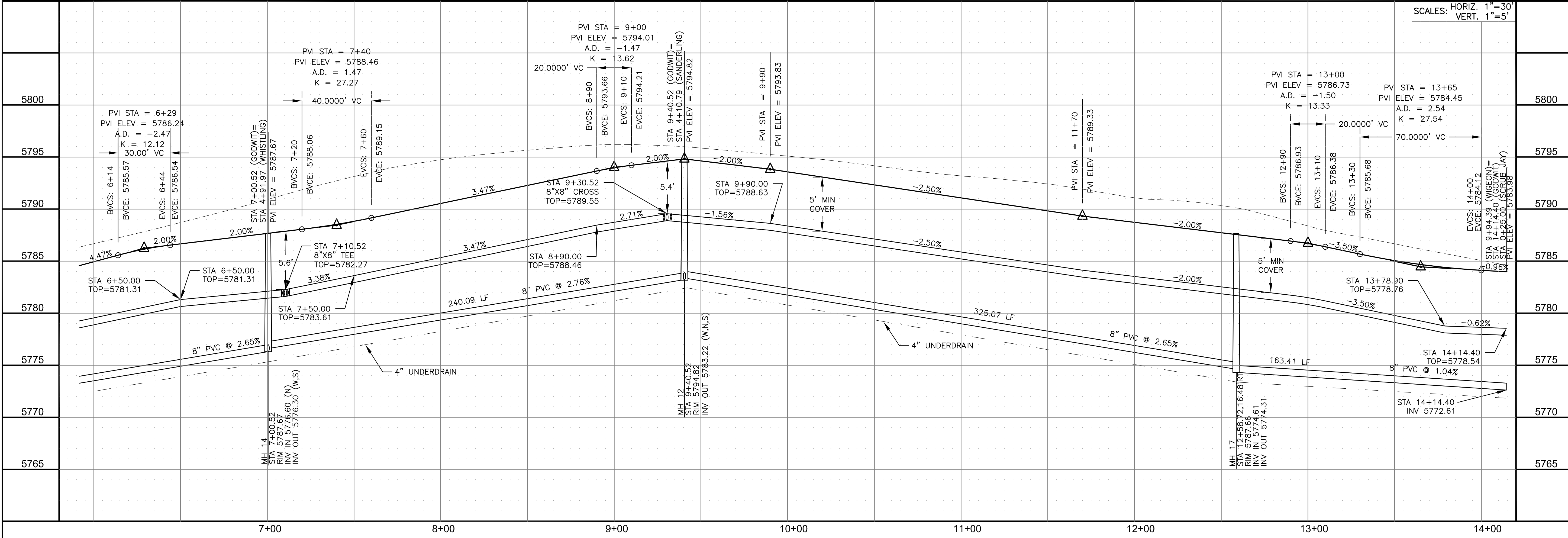


- NOTES
1. STATIONING IS AT ROADWAY CENTERLINE.
 2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
 3. ALL 8" & 12" WATERMAIN IS PVC, C900.
 4. ALL WATERMAIN FITTINGS ARE MJ DIP
 5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



GODWIT LANE

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



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, CO 80903
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

DATE: AUG 1, 2020

PROJECT NO. 100.062

SHEET NUMBER C8.12

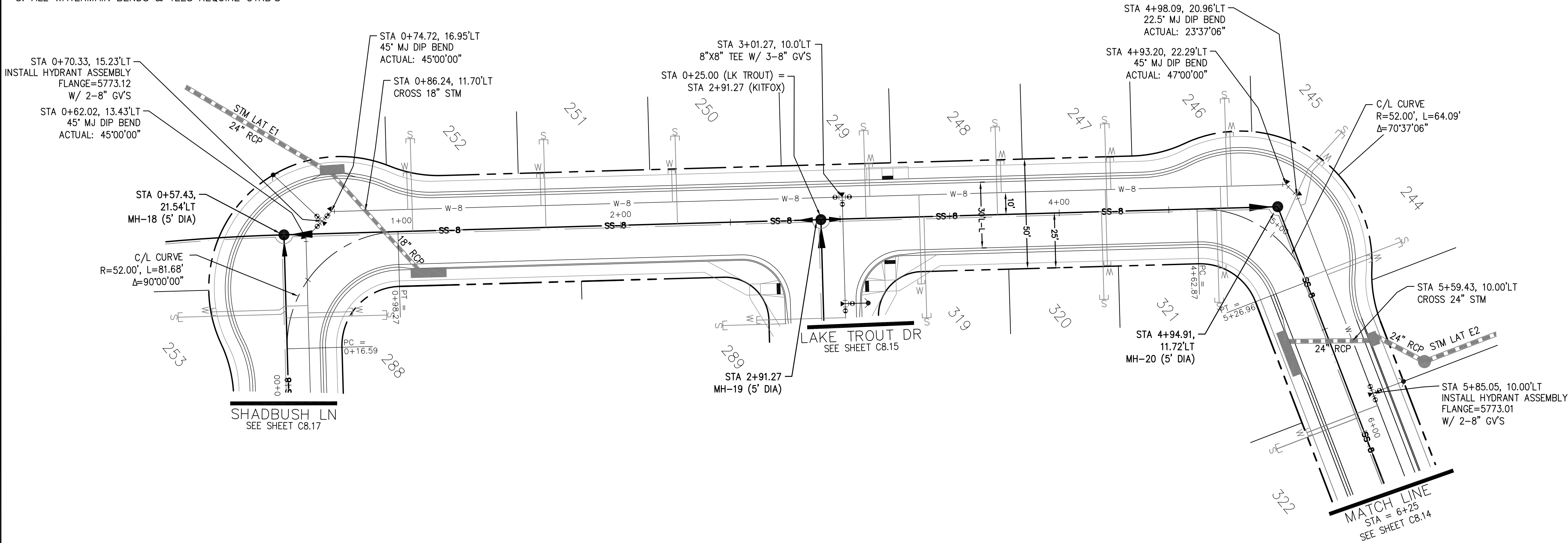
TOTAL SHEETS: 40

WATER / SANITARY - AREA 'C'

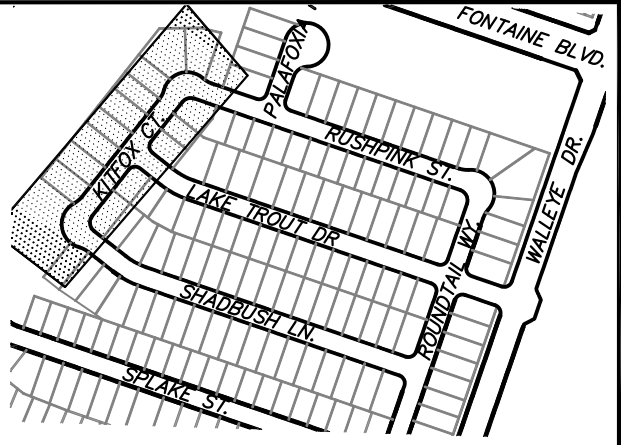
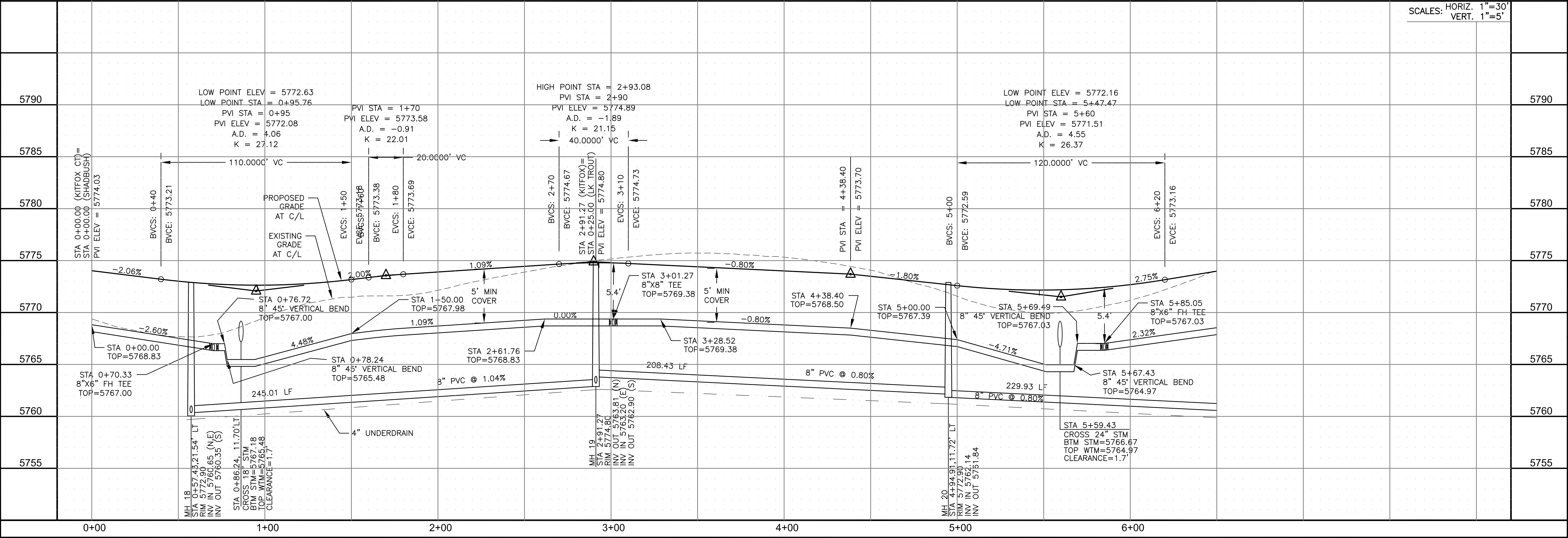
GODWIT LANE

STA 6+50 TO 14+14

- 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



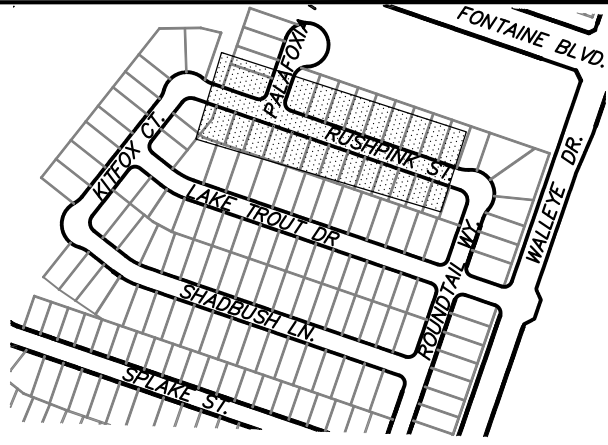
KEY MAP
AREA 'E/G'

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOOD, MO 63306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

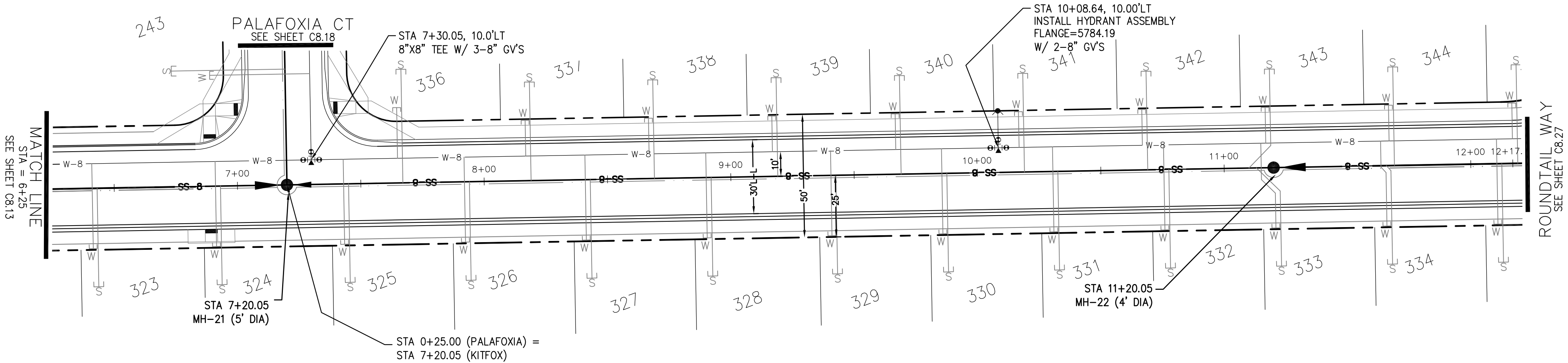
DATE: _____
DESCRIPTION: _____
NO: _____
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS
PROJECT: **THE HILLS AT LORSON, LLC**
RANCH FILING NO. 1
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

WATER / SANITARY - AREA 'E / G'
KITFOX CT
STA 0+00 TO 6+25
DATE: AUG 1, 2020
PROJECT NO. 100.062
SHEET NUMBER C8.13
TOTAL SHEETS: 40

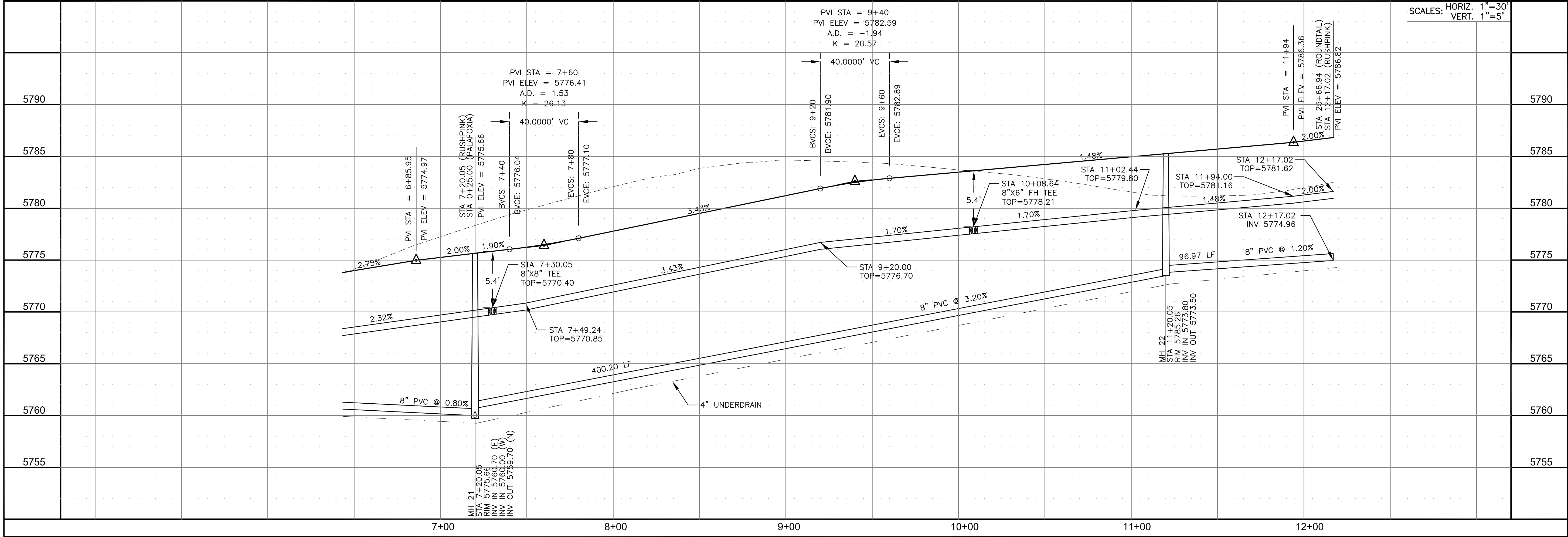
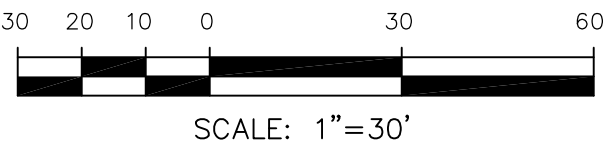
- NOTES
1. STATIONING IS AT ROADWAY CENTERLINE.
 2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
 3. ALL 8" & 12" WATERMAIN IS PVC, C900.
 4. ALL WATERMAIN FITTINGS ARE WJ, DIP
 5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



KEY MAP
AREA 'E/G'



RUSHPINK STREET



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNESVILLE, MO 65306
PHONE: 660.441.1100
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
(719) 635-3200
CONTACT: JEFF MARK

PREPARED FOR:

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

DATE:

AUG 1, 2020

PROJECT NO.

100.062

SHEET NUMBER

C8.14

TOTAL SHEETS:

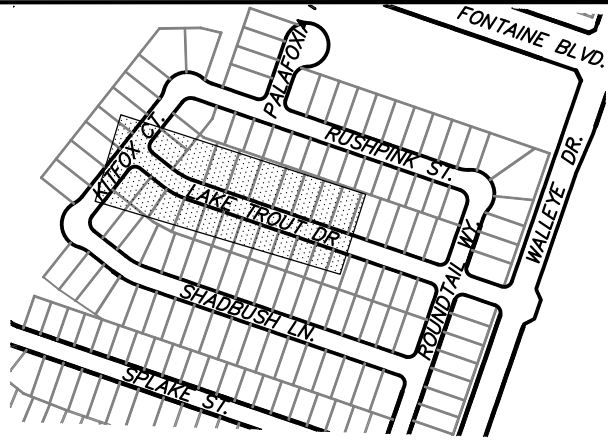
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WATER / SANITARY - AREA 'E / G'

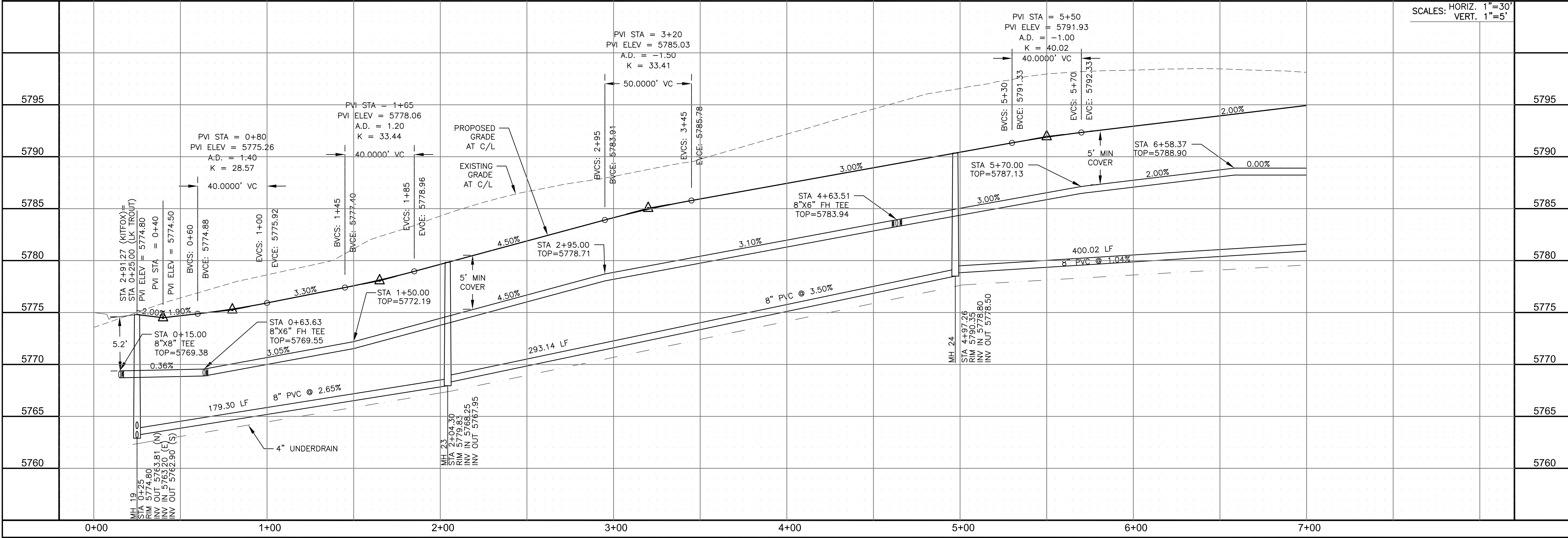
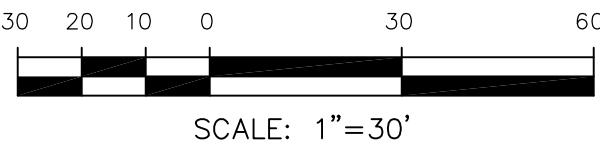
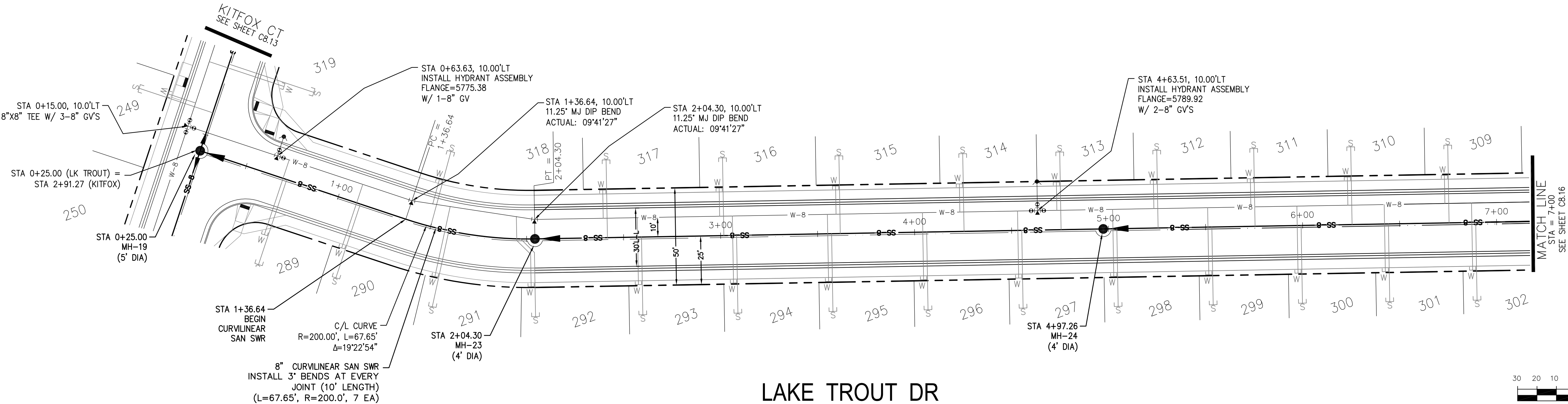
RUSHPINK STREET

STA 6+25 TO 12+17

- 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 WOOD, MO 65506
PHONE: 636.261.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

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

DATE:
AUG 1, 2020

PROJECT NO.
100.062

SHEET NUMBER
C8.15

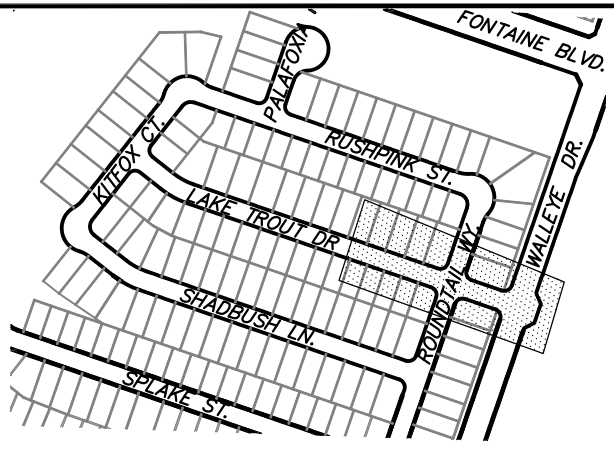
TOTAL SHEETS: 40

WATER / SANITARY - AREA 'E / G'

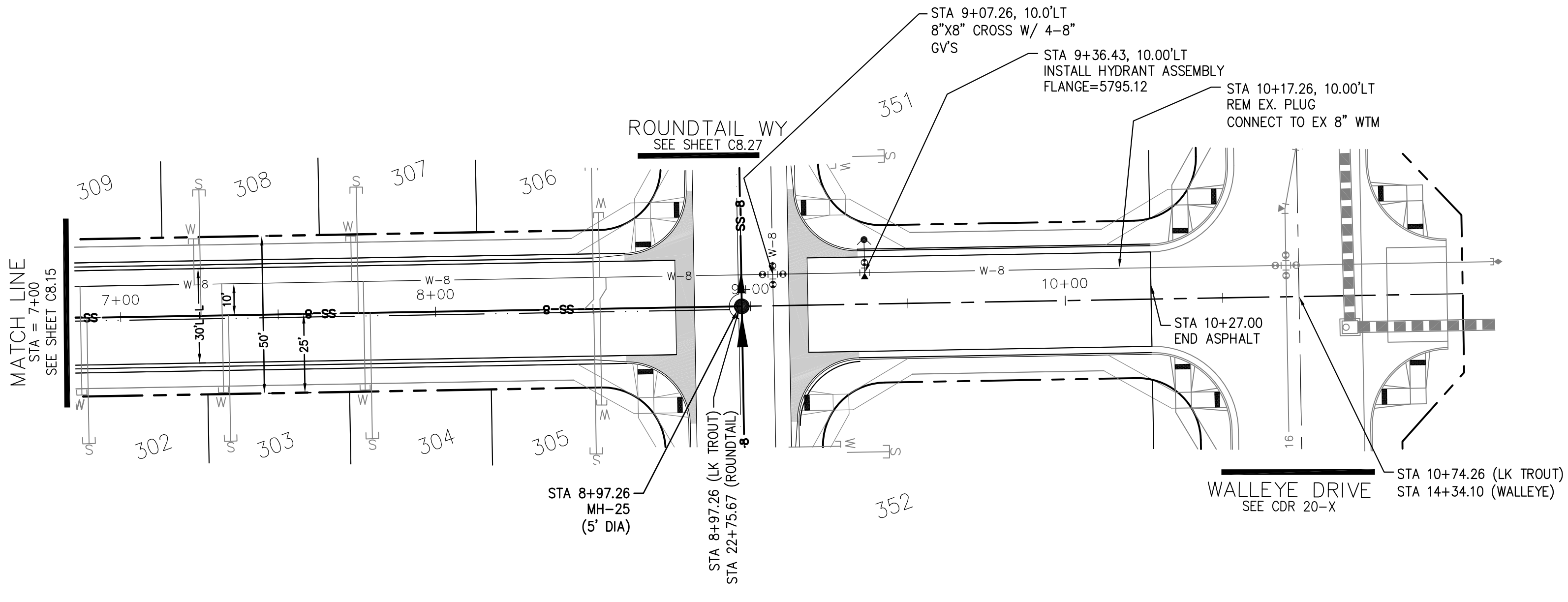
LAKE TROUT DR
STA 0+00 TO 7+00

NOTES

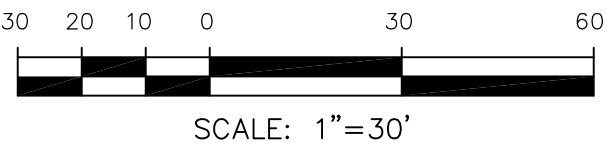
1. STATIONING IS AT ROADWAY CENTERLINE.
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4. ALL WATERMAIN FITTINGS ARE MJ DIP
5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



KEY MAP
AREA 'E/G'



LAKE TROUT DR



CORE

ENGINEERING GROUP

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

DATE

DESCRIPTION

NO.

PROJECT:

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

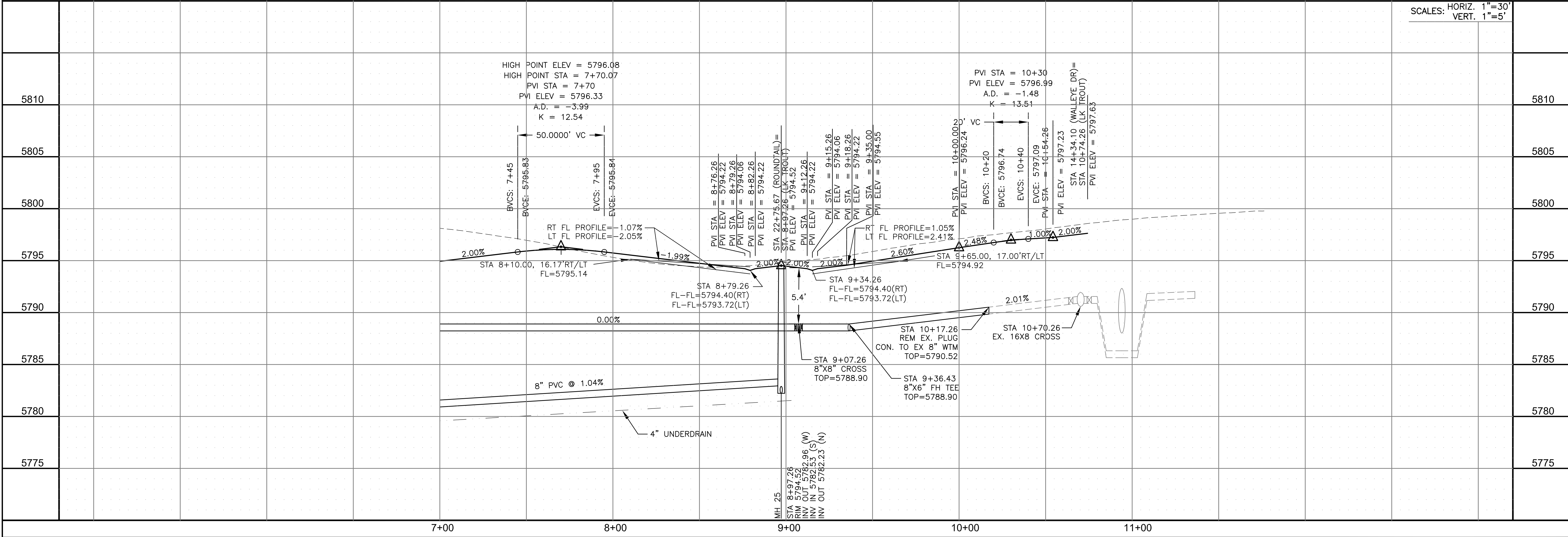
PREPARED FOR:

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

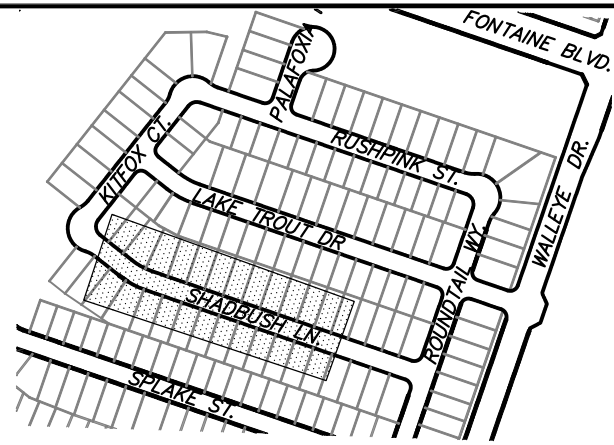
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DESIGNED: RLS
CHECKED: RLS

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

DATE:
AUG 1, 2020
PROJECT NO.
100.062
SHEET NUMBER
C8.16
TOTAL SHEETS: 40

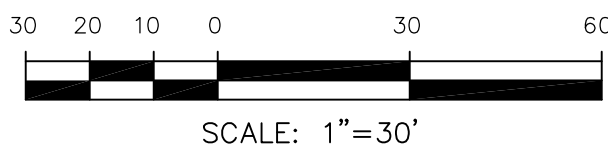


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4. ALL WATERMAIN FITTINGS ARE MJ DIP
5. ALL WATERMAIN BENDS & TEES REQUIRE CTB'S



KEY MAP

AREA 'E/G'



CORE

ENGINEERING GROUP

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

DATE _____

DESCRIPTION

NO.

D

C

PREPARED FOR:

LORSON, LLC

THE HILLS AT LORSON

BRANCH FILING NO. 1

RANCH FILING NO. 1

BRANCH FILING NO.

BRANCH FILING NO.

BRANCH FILING NO.

BRANCH FILING NOTICE

RANCH FILING M...
CONTAINING...

BRANCH FILING

RANCH FILING

RANCH FILING

RANCH FILM
CONTAINS D.V.B.

RANCH FILLS
CONTAINS 2 LBS

RANCH FILM

RANCH F
CONTAINING 211

RANCH

RANCH
CONTAINING

BRANCH
CONTAINS

FRANC
COMITUM

TRAN
CONT

RAI

72

Y

WATER / SANITARY - AREA 'E / G'

SHADBUSH LANE

STA 0+00 TO 7+00

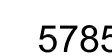
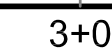
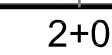
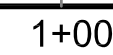
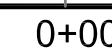
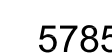
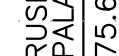
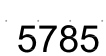
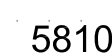
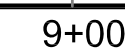
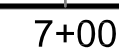
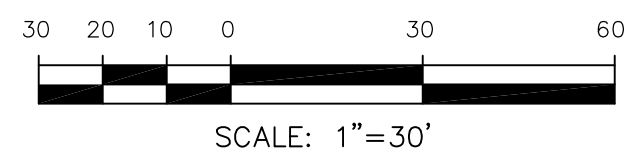
DATE: AUG 1, 2020

PROJECT NO.
100.062

SHEET NUMBER
C8.17

TOTAL SHEETS: 40

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



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

DATE:
AUG 1, 2020

PROJECT NO.
100.062

SHEET NUMBER
C8.18

TOTAL SHEETS: 40

DESD

ACT:

THE HILLS AT LORSON
RANCH FILING NO. 1
FONTAINE BLVD – WALLEYE DR

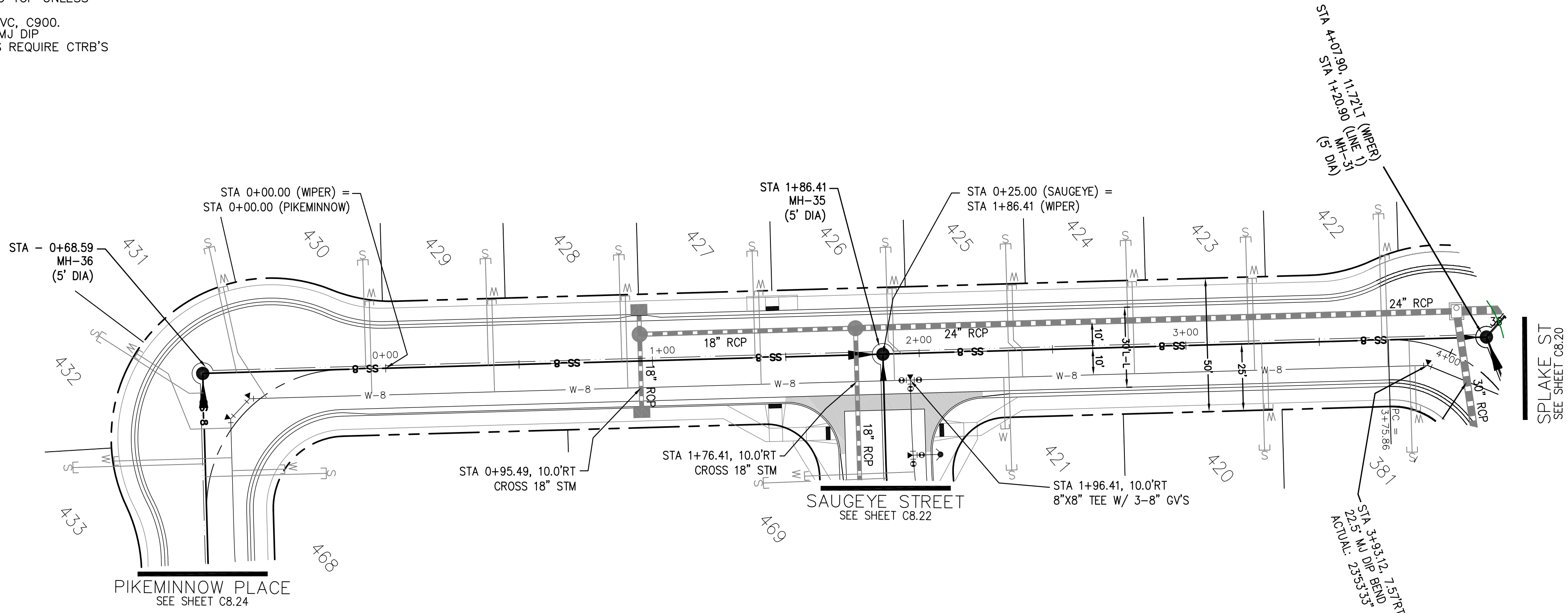
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DESIGNED: RLS
CHECKED: RLS

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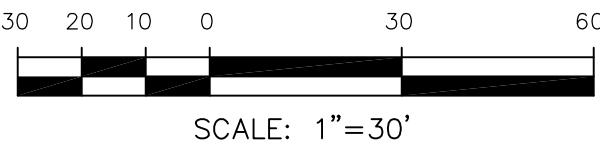
CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NOTES

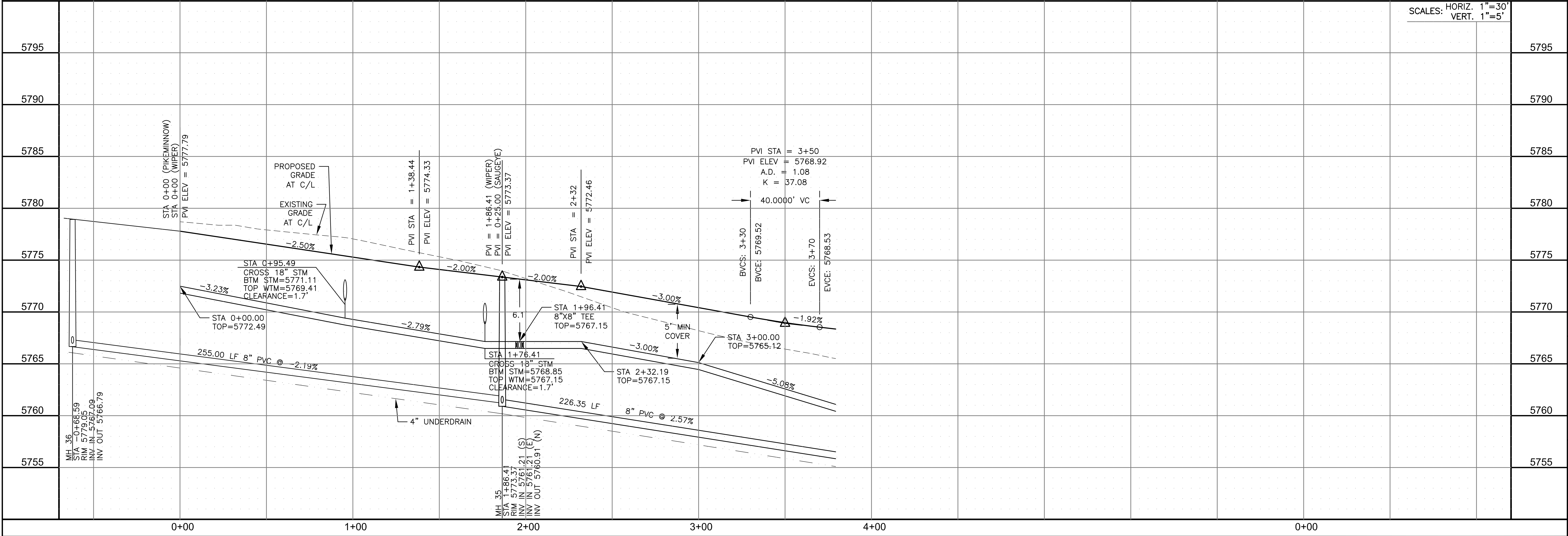
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3. ALL 8" & 12" WATERMAIN IS PVC, C900.
4. ALL WATERMAIN FITTINGS ARE MJ DIP
5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



WIPER WAY



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



WATER / SANITARY - AREA 'E / G'

WIPER WAY

STA 0+00 TO 3+90

DATE: AUG 1, 2020

PROJECT NO. 100.062

SHEET NUMBER C8.19

TOTAL SHEETS: 40

CORE ENGINEERING GROUP

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

THE HILLS AT LORSON RANCH FILING NO. 1

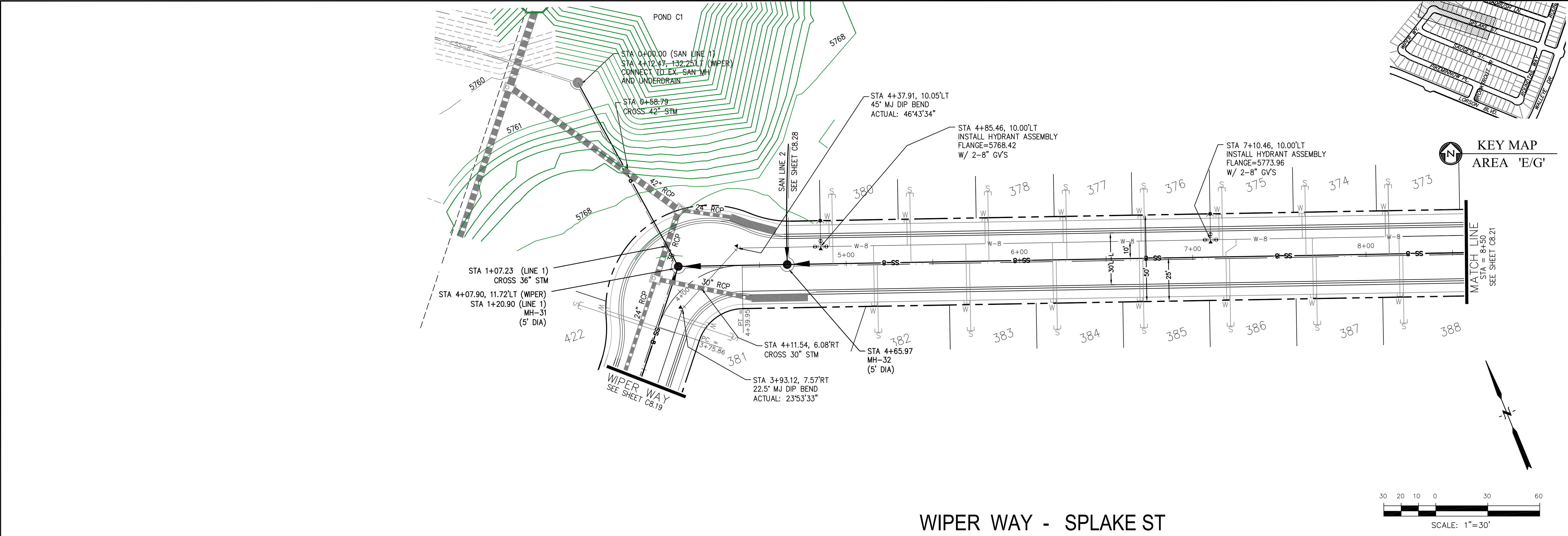
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

DATE

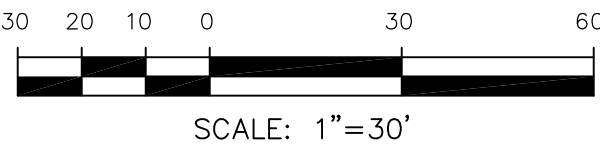
DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS



WIPER WAY - SPLAKE ST



KEY MAP
AREA 'E/G'

CORE

ENGINEERING GROUP

15004 1ST AVENUE S.
BURNING WOOD, MO 63306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE

DESCRIPTION

NO.

PREPARED FOR:

PROJECT:

DRAWN:

DESIGNED:

CHECKED:

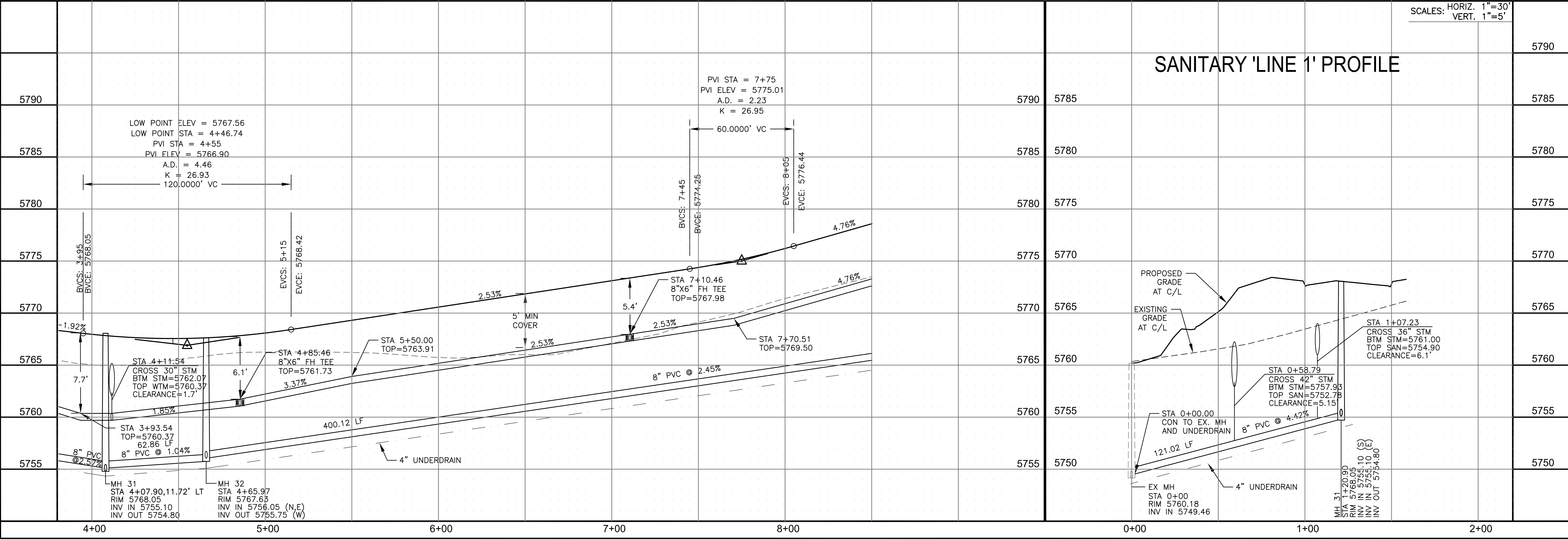
THE HILLS AT LORSON

RANCH FILING NO. 1

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

LORSON, LLC

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



SANITARY 'LINE 1' PROFILE

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

WATER / SANITARY - AREA 'E / G'

WIPER WAY - SPLAKE STREET

STA 3+90 TO 8+50

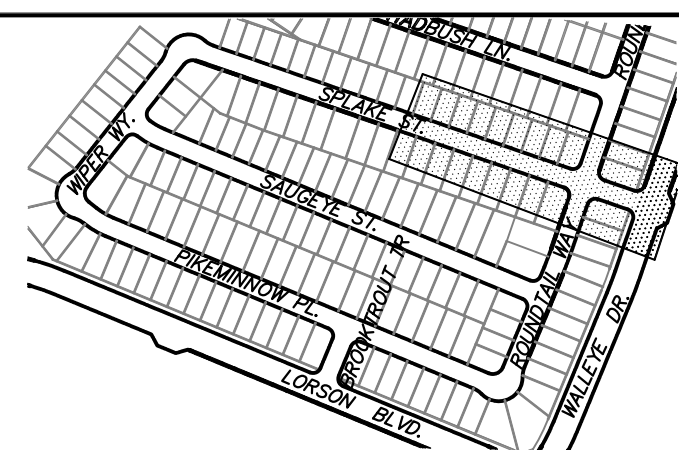
DATE:

PROJECT NO.

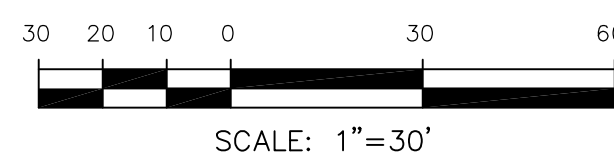
SHEET NUMBER

TOTAL SHEETS: 40

1. STATIONING IS AT ROADWAY CENTERLINE.
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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
15504 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

ON	DATE

PREPARED FOR:

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

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

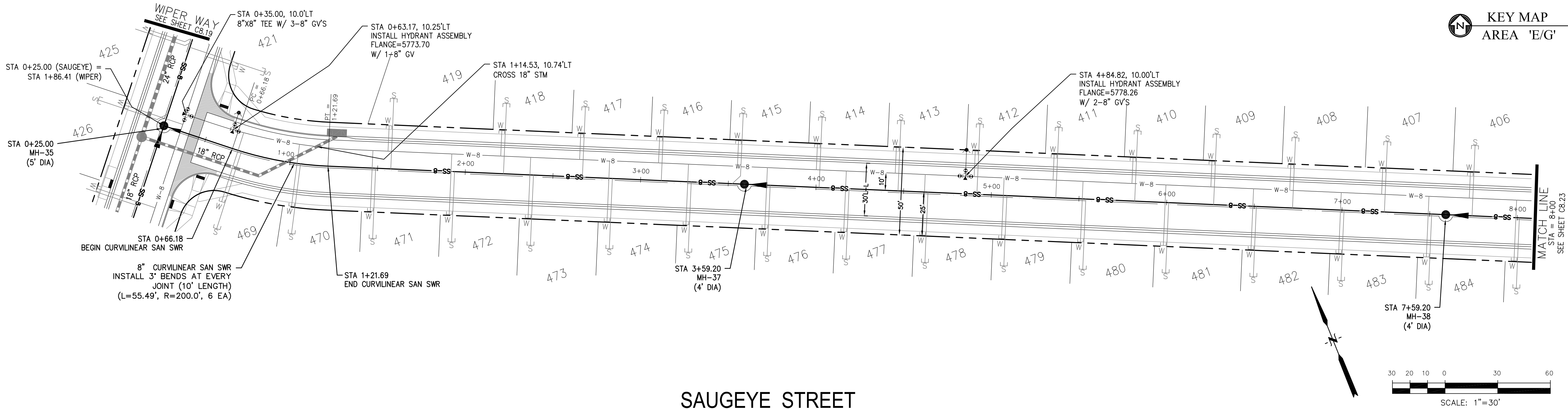
DATE:
AUG 1, 2020

PROJECT NO.
100.062

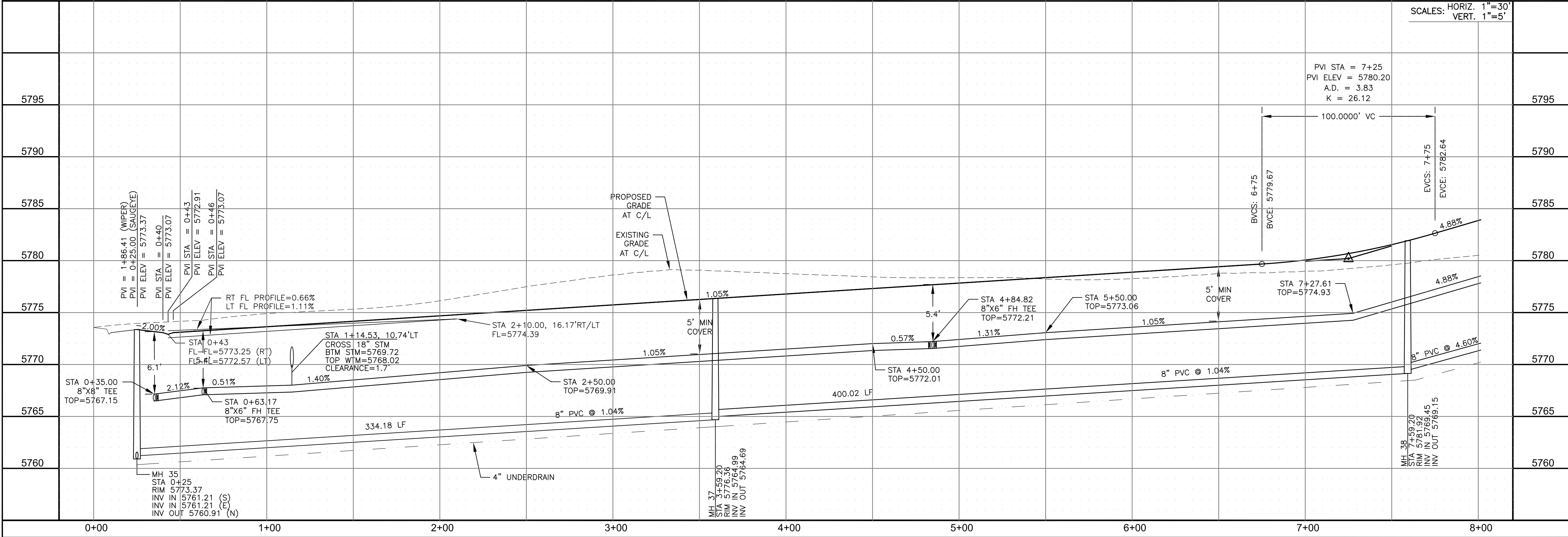
SHEET NUMBER
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TOTAL SHEETS: 40

- NOTES
1. STATIONING IS AT ROADWAY CENTERLINE.
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SAUGEYE STREET



CORE

ENGINEERING GROUP

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

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

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

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

DATE:
AUG 1, 2020

PROJECT NO.
100.062

SHEET NUMBER
C8.22

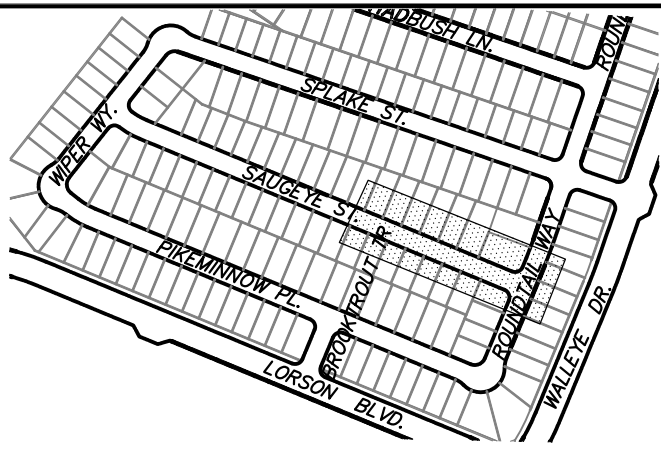
TOTAL SHEETS: 40

WATER / SANITARY - AREA 'E / G'

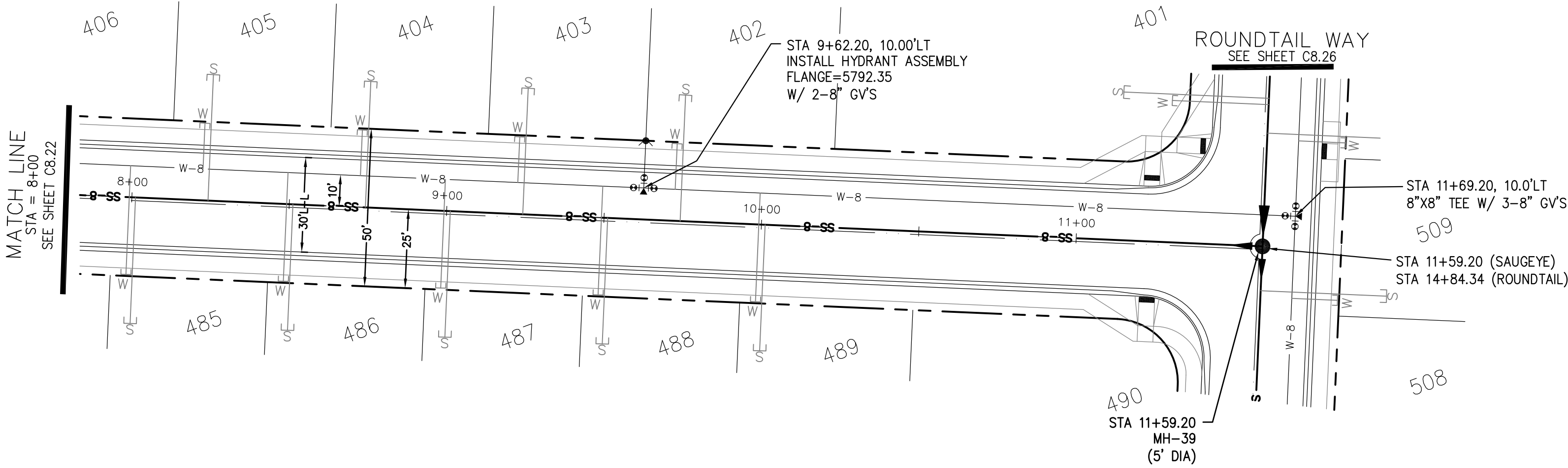
SAUGEYE STREET

STA 0+00 TO 8+00

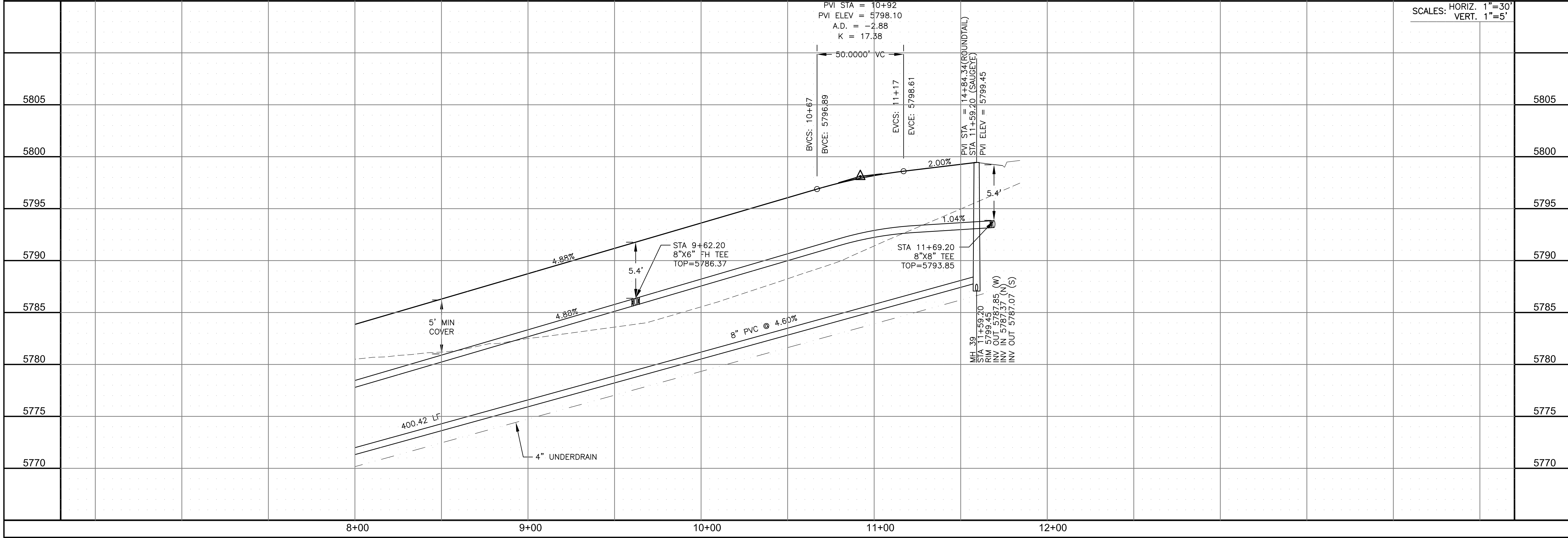
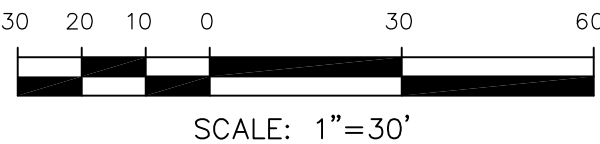
- NOTES
1. STATIONING IS AT ROADWAY CENTERLINE.
 2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
 3. ALL 8" & 12" WATERMAIN IS PVC, C900.
 4. ALL WATERMAIN FITTINGS ARE MJ DIP
 5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



KEY MAP
AREA 'E/G'



SAUGEYE STREET



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

DATE:
AUG 1, 2020

PROJECT NO.
100.062

SHEET NUMBER
C8.23

TOTAL SHEETS: 40

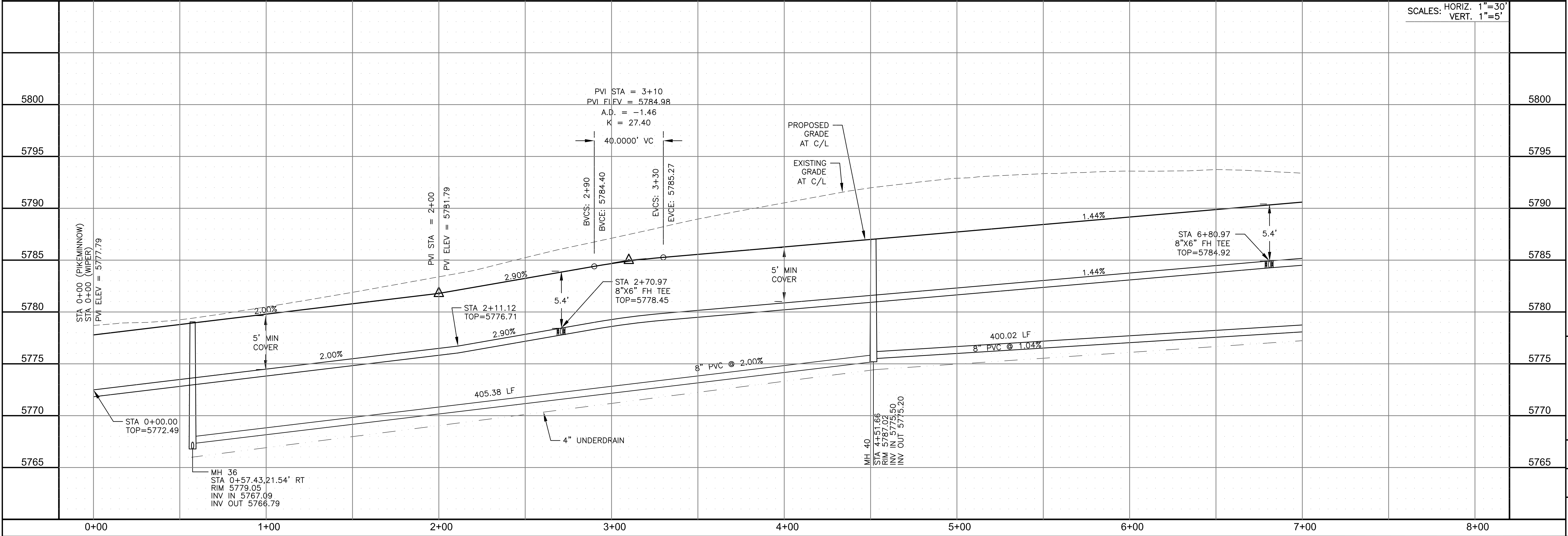
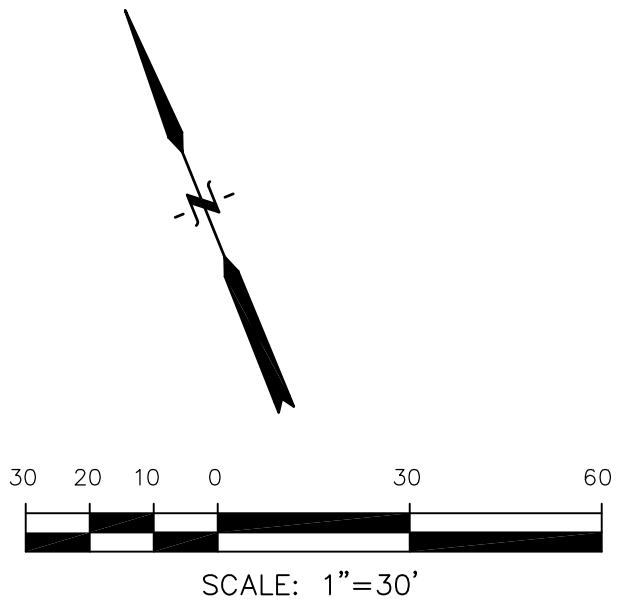
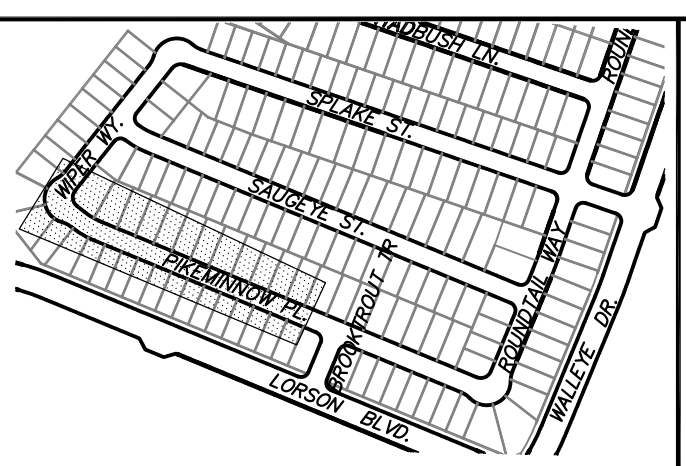
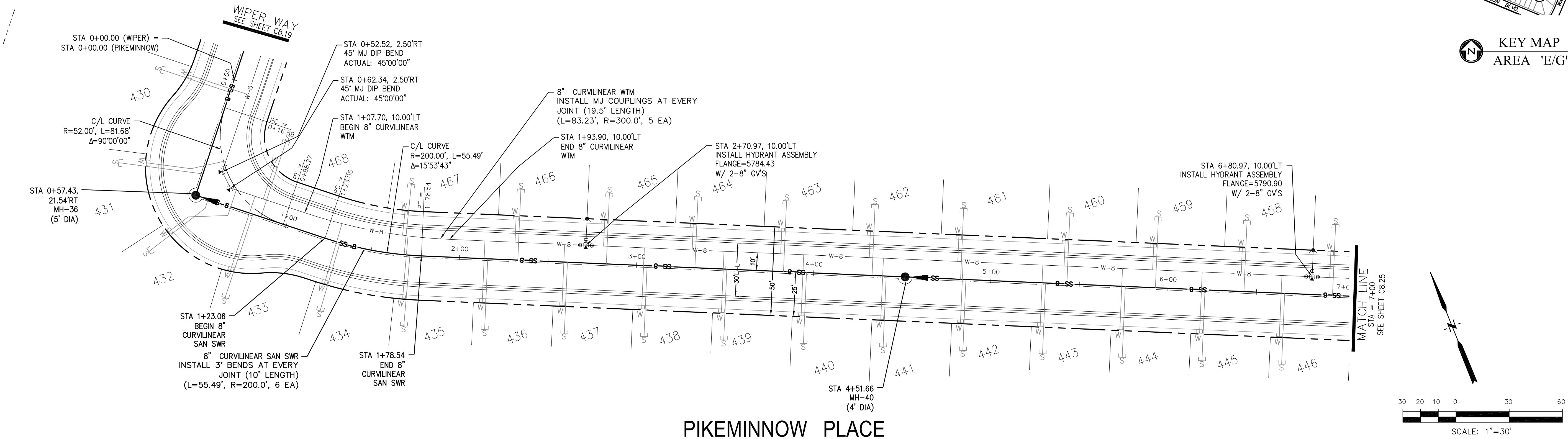
CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNESVILLE, MO 65306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

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

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

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

- 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.
BURNSTED, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE

DESCRIPTION

NO.

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PROJECT NO.
100.062

SHEET NUMBER
C8.24

TOTAL SHEETS: 40

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. WALLETE DR
COLORADO SPRINGS, COLORADO

DATE:
AUG 1, 2020

PROJECT NO.
100.062

SHEET NUMBER
C8.24

TOTAL SHEETS: 40

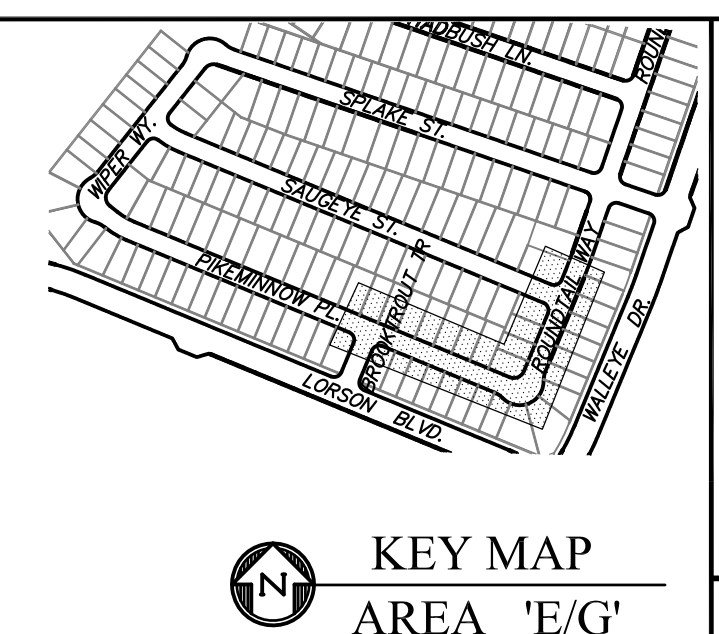
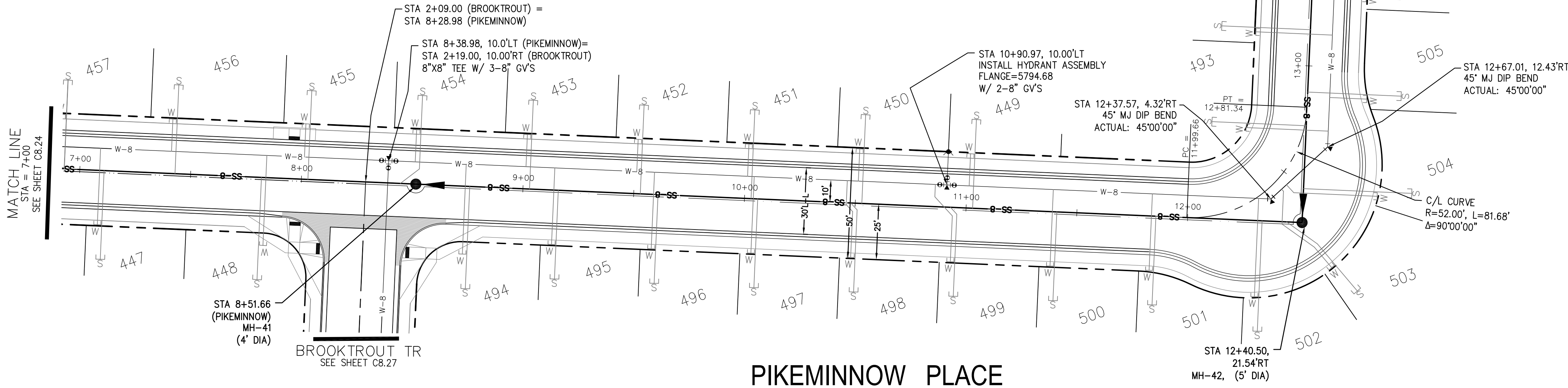
WATER / SANITARY - AREA 'E / G'

PIKEMINNOW PLACE

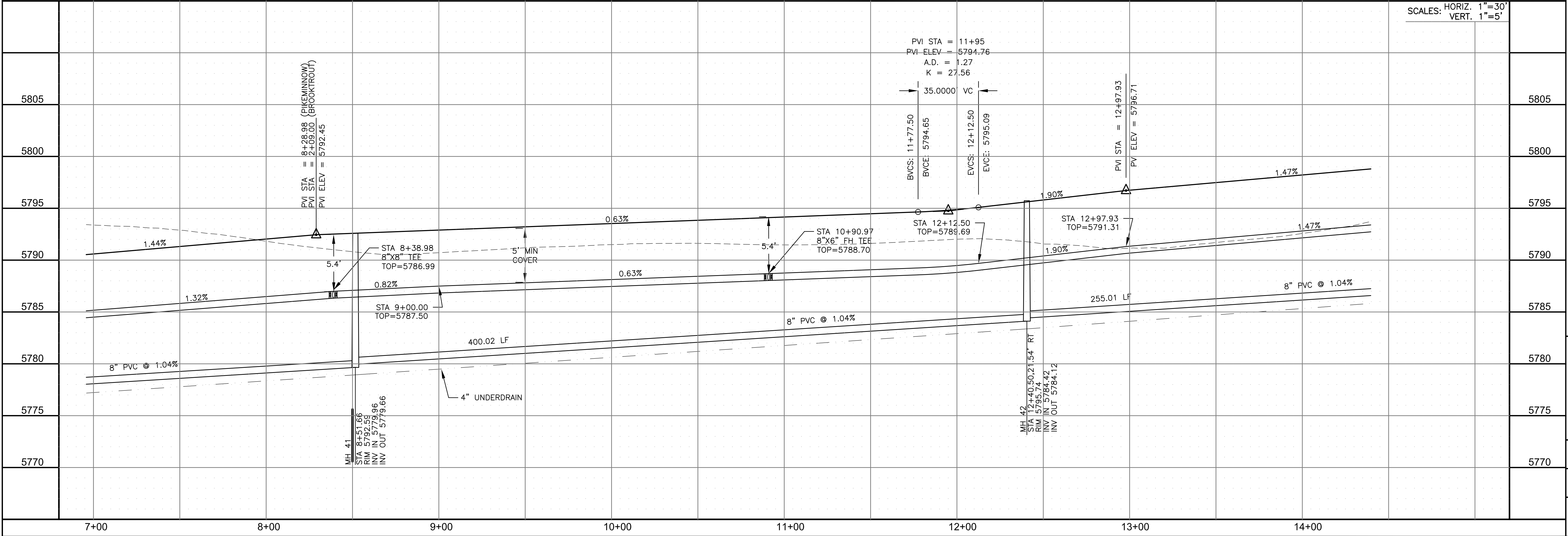
STA 0+00 TO 7+00

NOTES

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5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



PIKEMINNOW PLACE



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

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNESVILLE, MO 65306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE: _____

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

DESCRIPTION: _____

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

NO. _____

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

DATE: _____

DATE: **AUG 1, 2020**

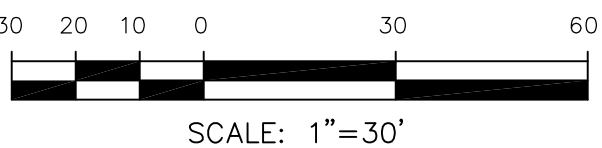
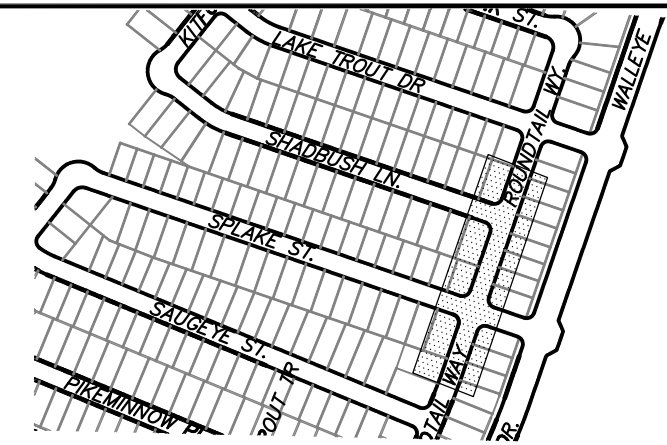
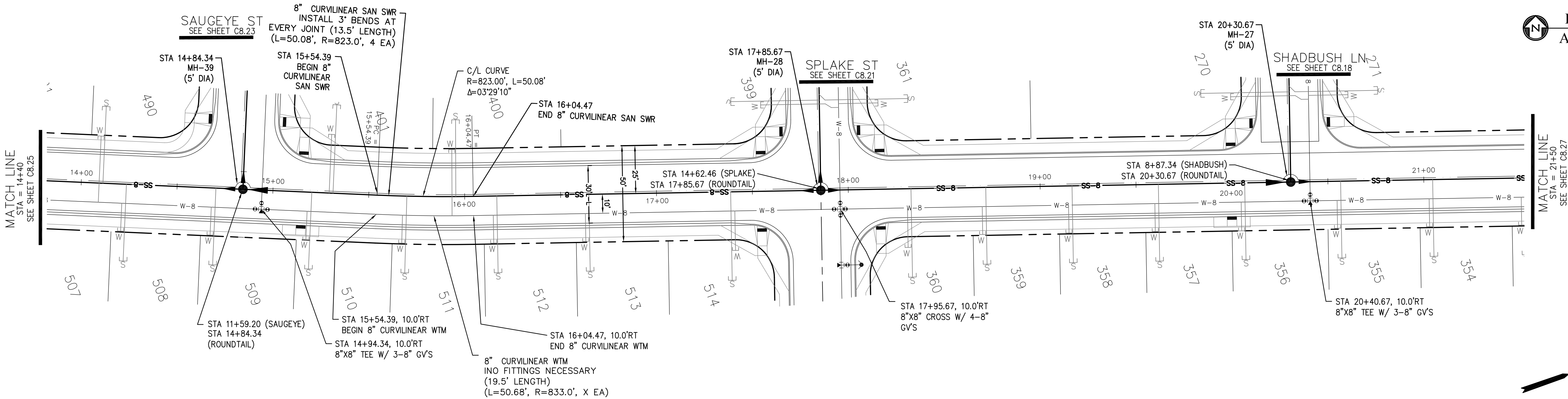
PROJECT NO. **100.062**

SHEET NUMBER **C8.25**

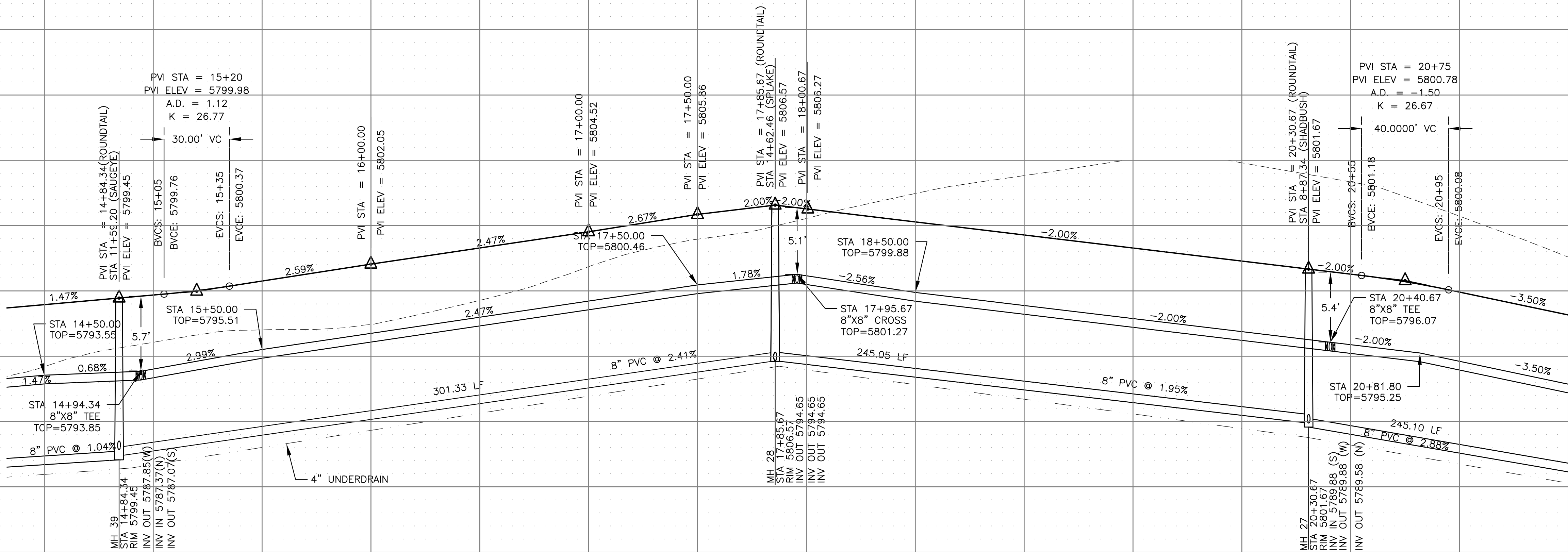
TOTAL SHEETS: 40

WATER / SANITARY - AREA 'E / G'
PIKEMINNOW PLACE
STA 7+00 TO 14+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.
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 5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



ROUNDTAIL WAY



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

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

DATE:
AUG 1, 2020

PROJECT NO.
100.062

SHEET NUMBER
C8.26

TOTAL SHEETS: 40

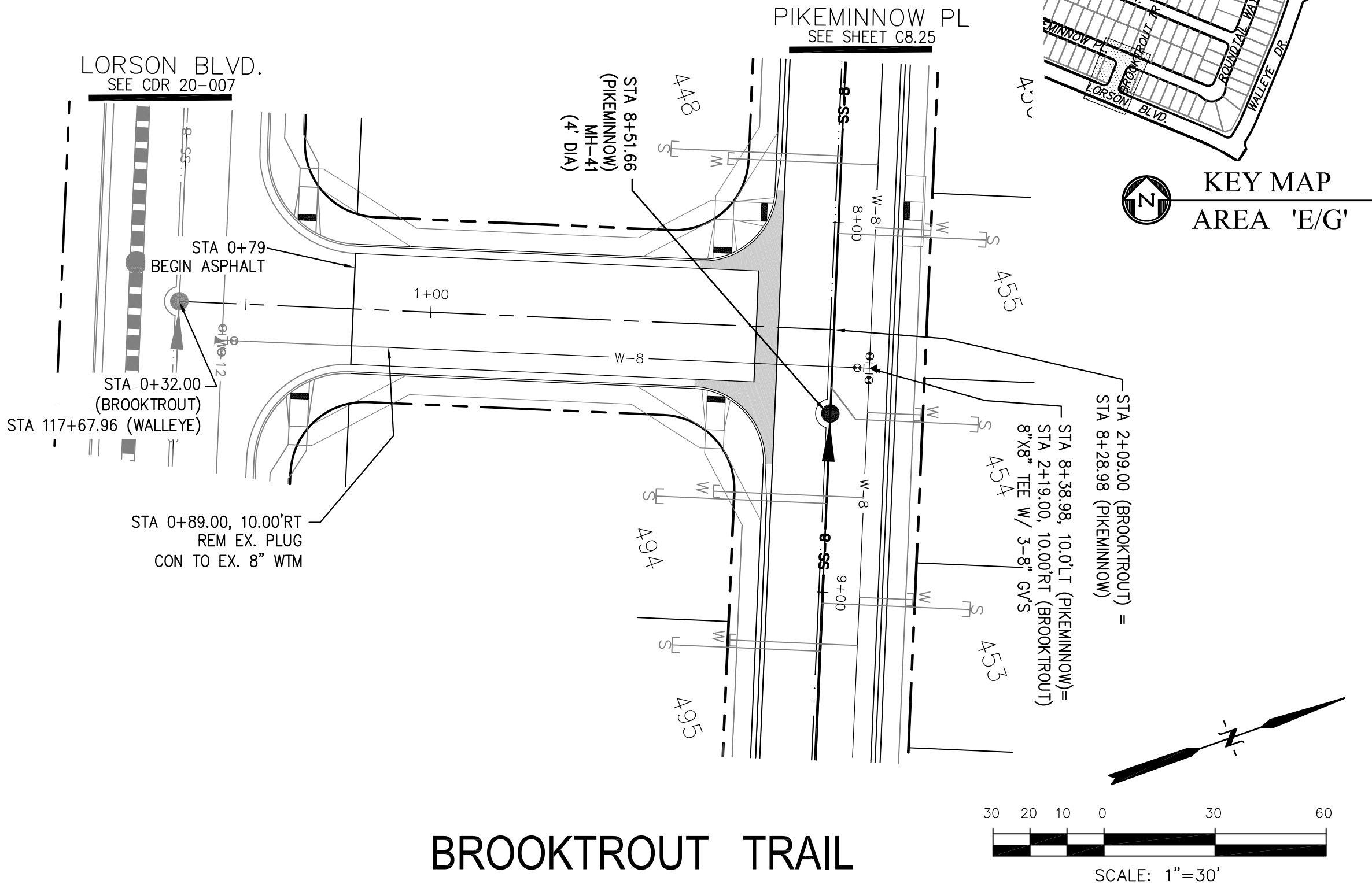
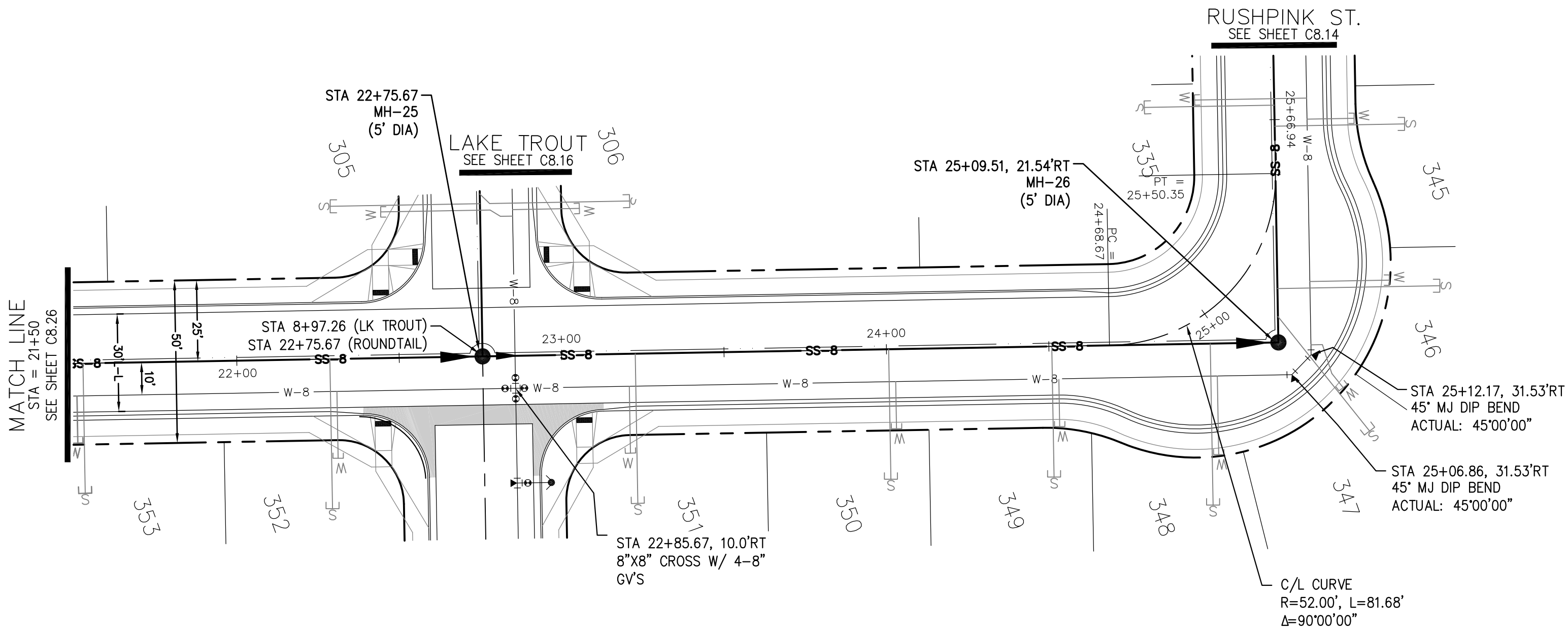
CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOOD, MO 63306
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE
DESCRIPTION
NO.

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

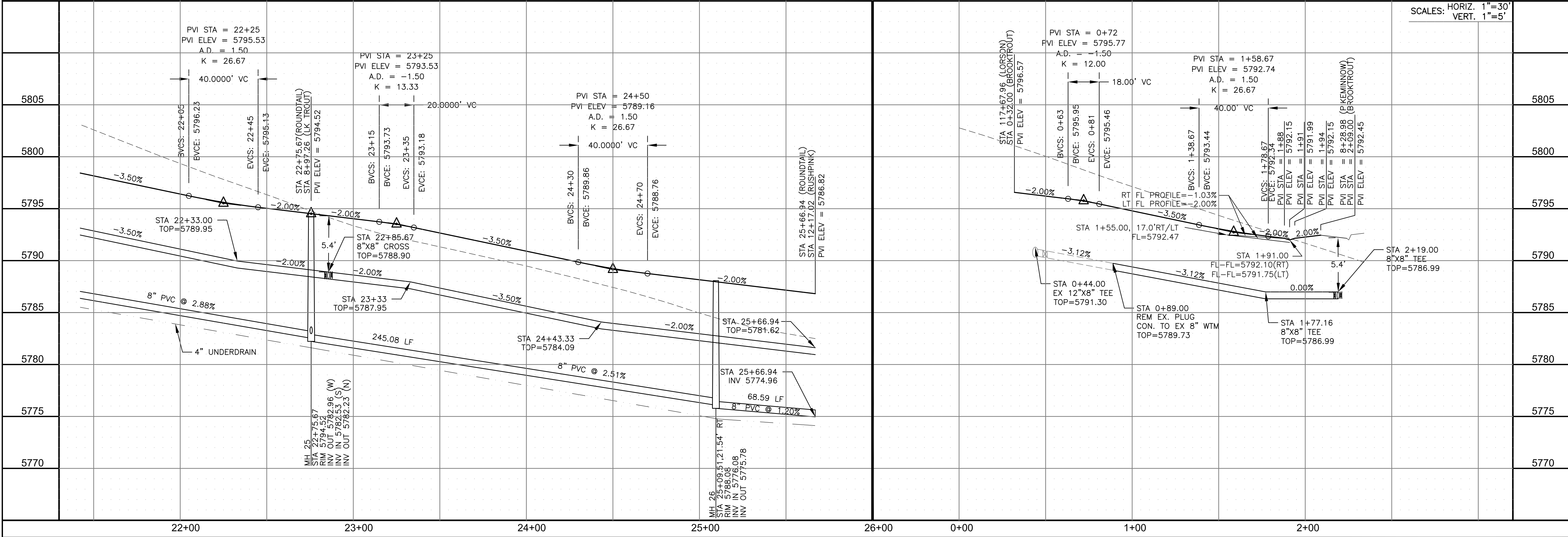
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

- NOTES
1. STATIONING IS AT ROADWAY CENTERLINE.
 2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
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 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.
BURNSVILLE, MO 64005
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

DATE:

DESCRIPTION:

NO.:

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PREPARED FOR:

PROJECT:

THE HILLS AT LORSON
RANCH FILING NO. 1
FONTAINE BLVD. & WALLEYE DR
COLORADO SPRINGS, COLORADO 80903

DATE:

PROJECT NO.

SHEET NUMBER

TOTAL SHEETS:

100.062

C8.27

40

WATER / SANITARY - AREA 'E / G'

ROUNDTAIL WAY & BROOKTROUT TRAIL

STA 21+50 TO 25+66

DATE:

PROJECT NO.

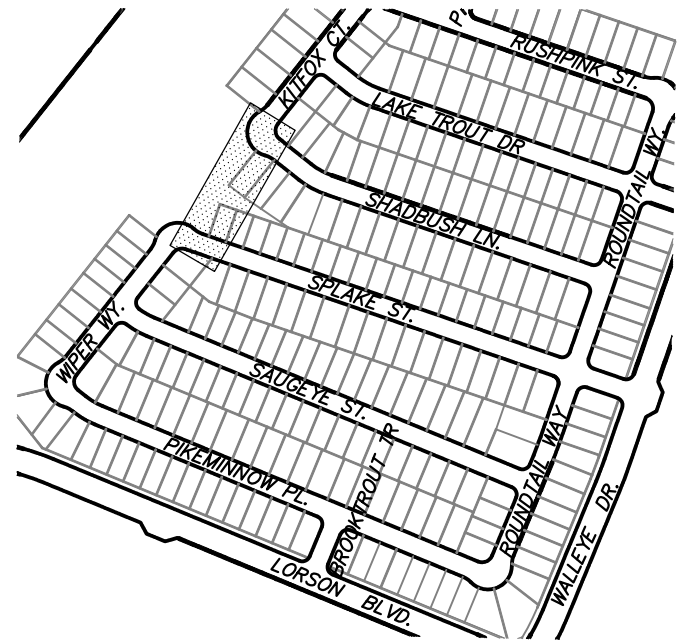
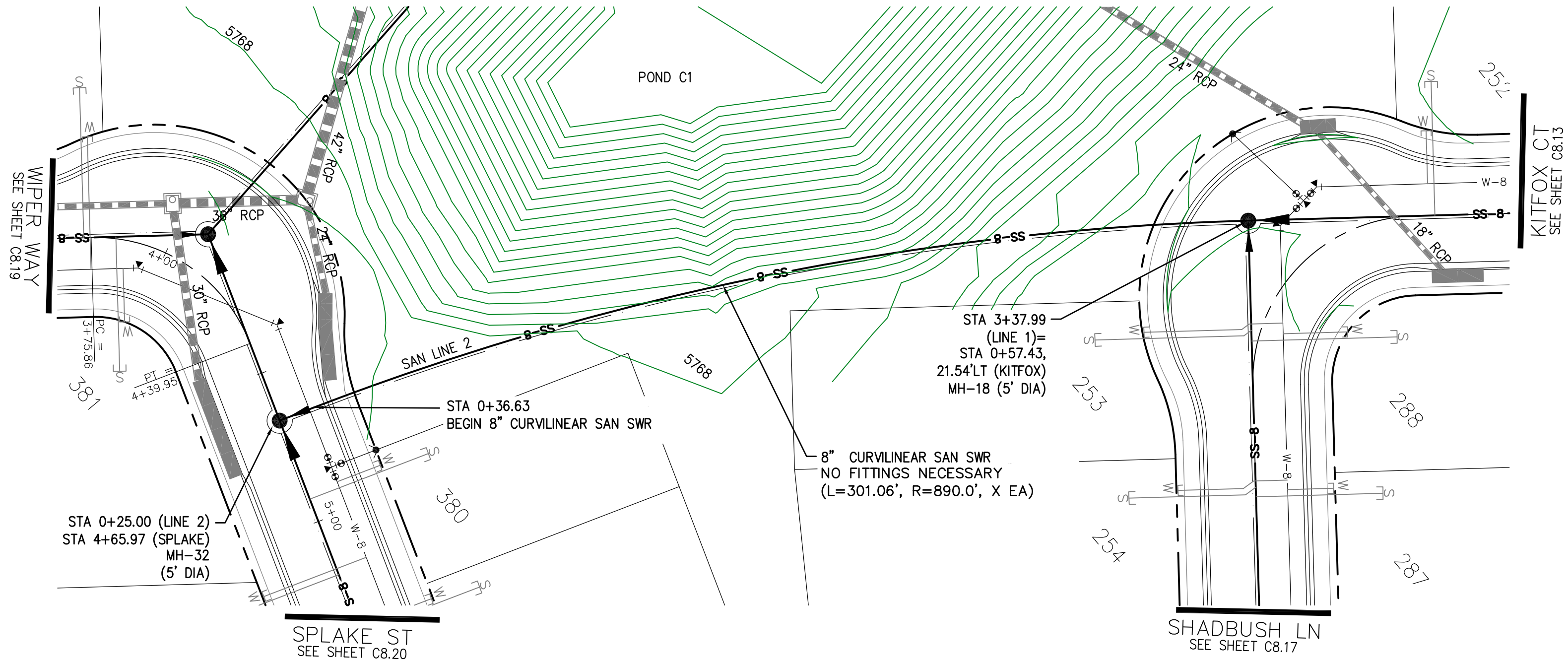
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TOTAL SHEETS:

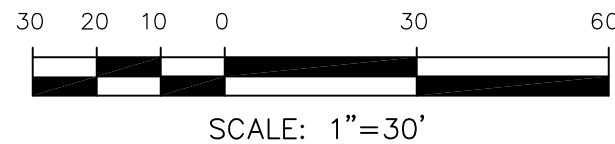
100.062

C8.27

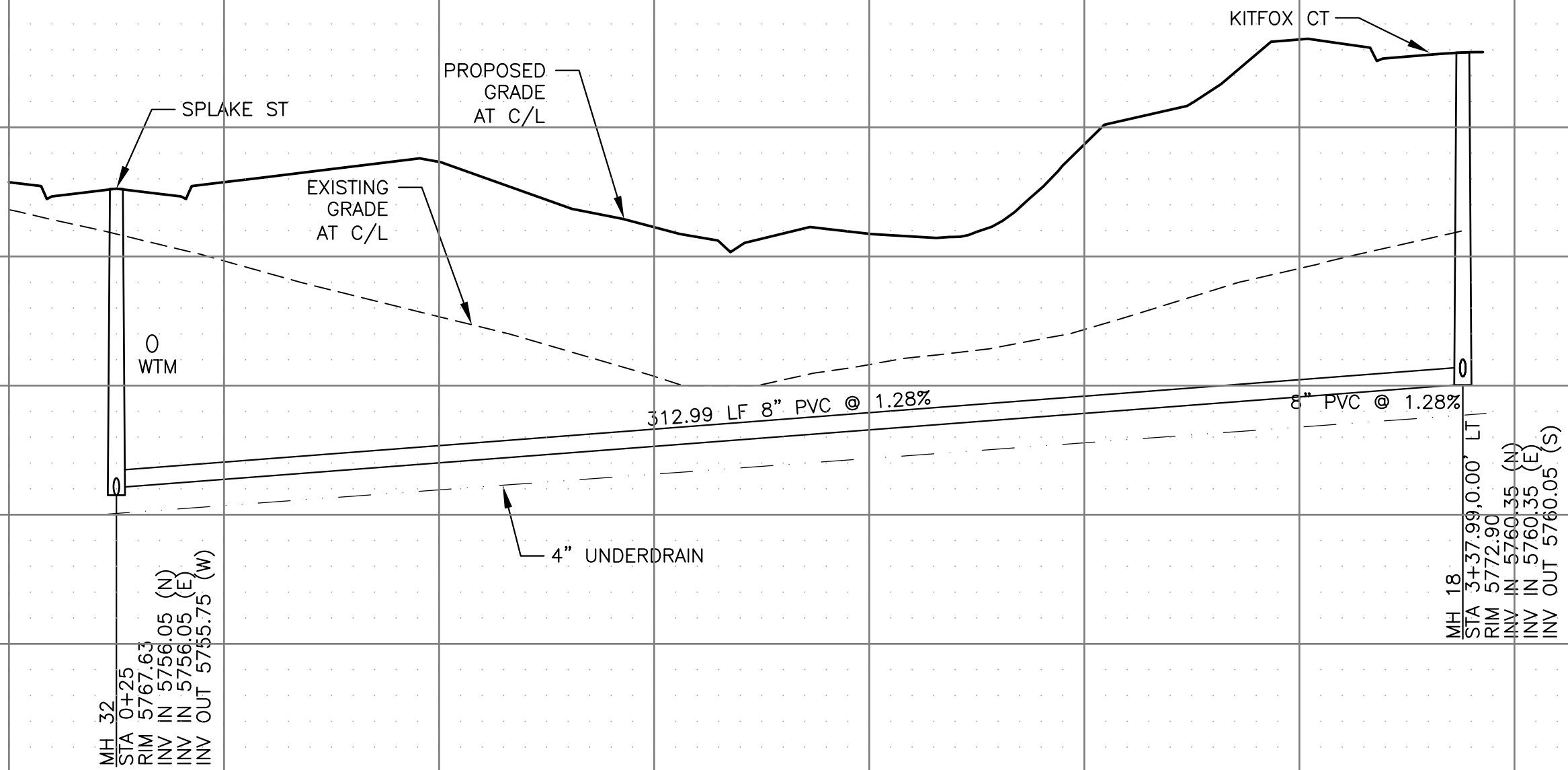
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KEY MAP
AREA 'E/G'



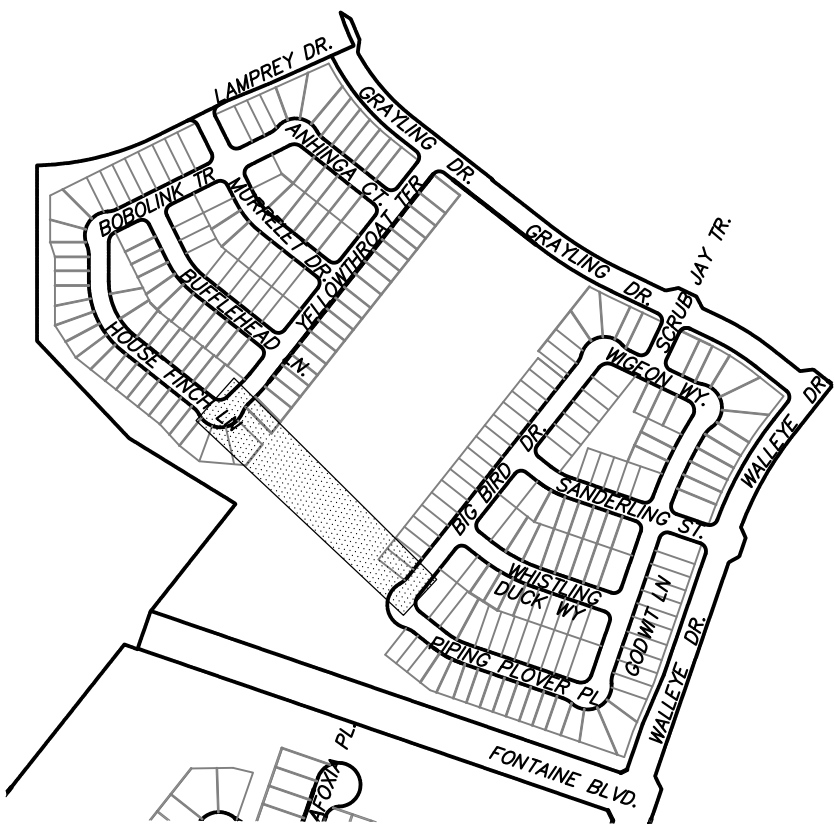
SANITARY SEWER LINE 2



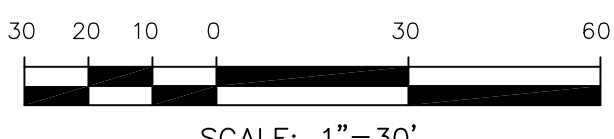
SCALES: HORIZ. 1"=30'
VERT. 1"=5'

<p>CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURVICK, CO. 80506 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com</p>	
<p>DATE: _____</p>	<p>DESCRIPTION: _____</p>
<p>NO. _____</p>	<p>PROJECT: THE HILLS AT LORSON RANCH FILING NO. 1 FONTAINE BLVD. WALLEYE DR COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK</p>
<p>DRAWN: RLS DESIGNED: RLS CHECKED: RLS</p>	<p>PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK</p>
<p>WATER / SANITARY - AREA 'E/G'</p> <p>SANITARY SEWER LINE 2</p> <p>STA 0+00 TO 3+37.99</p>	
<p>DATE: AUG 1, 2020</p>	<p>PROJECT NO. 100.062</p>
<p>SHEET NUMBER C8.28</p>	<p>TOTAL SHEETS: 40</p>

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/C'



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

ON	DATE

PREPARED FOR:

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

	DESCRIPTION

EFFECT:

THE HILLS AT LORSON RANCH FILING NO. 1

FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS

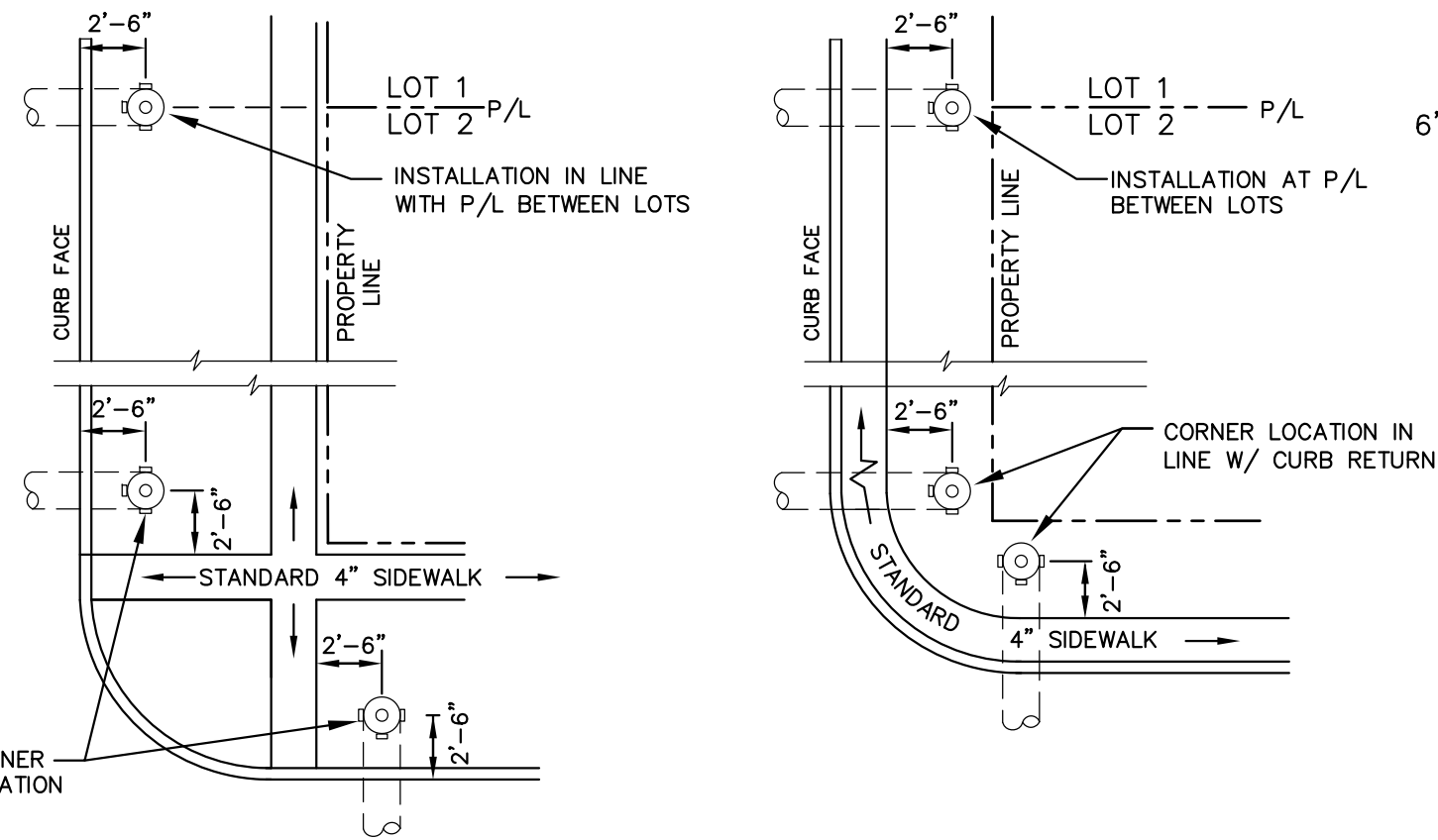
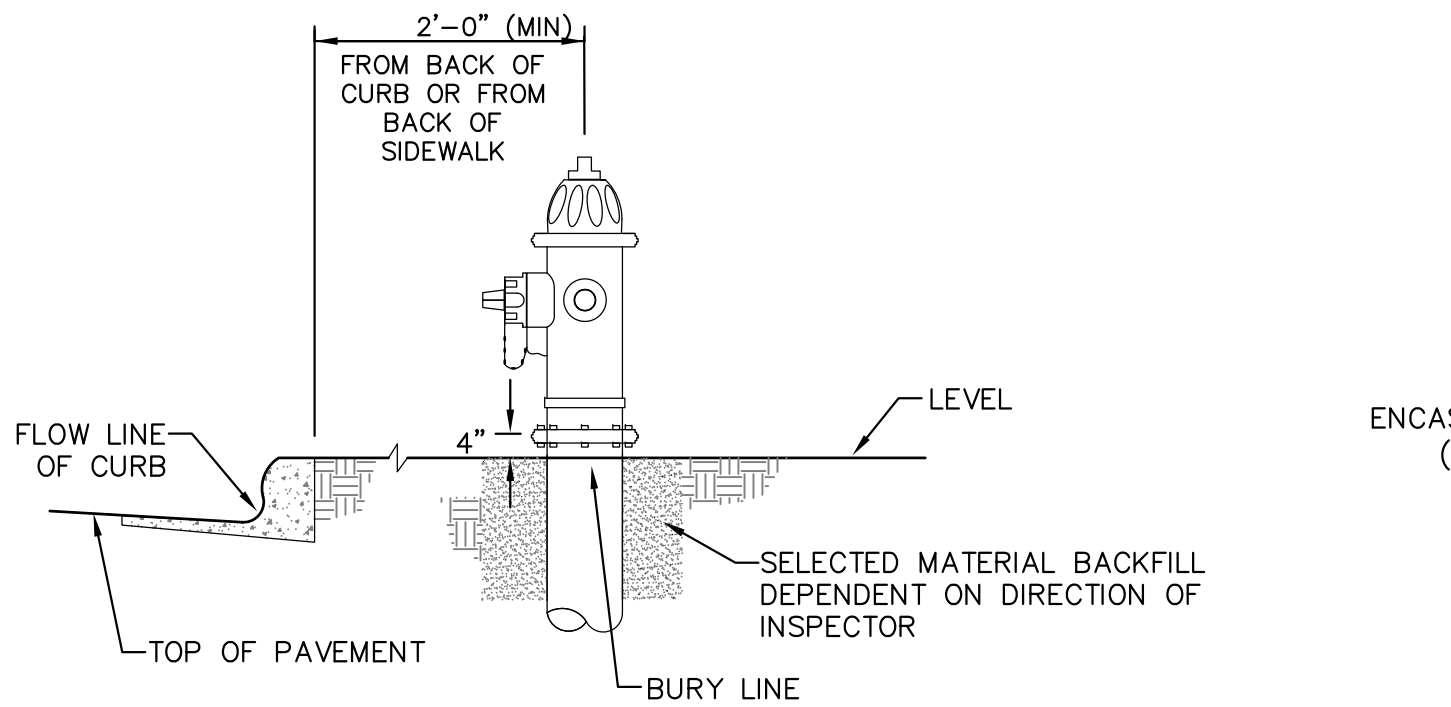
WATER / SANITARY - AREA 'B' / C'
OFFSITE WATERMAIN AREA 'B' AND 'C'
STA 0+00 TO 6+75

DATE:
AUG 1, 2020

PROJECT NO.
100.062

SHEET NUMBER
C8.29

TOTAL SHEETS: 40



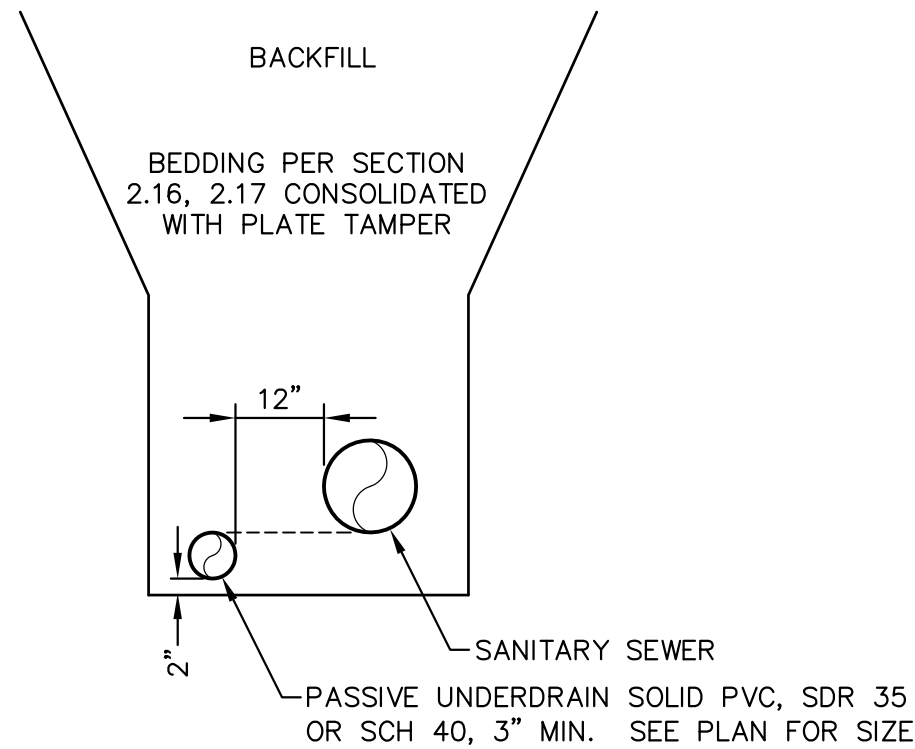
DETACHED SIDEWALK LOCATION
NO SCALE

ATTACHED SIDEWALK LOCATION
NO SCALE

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

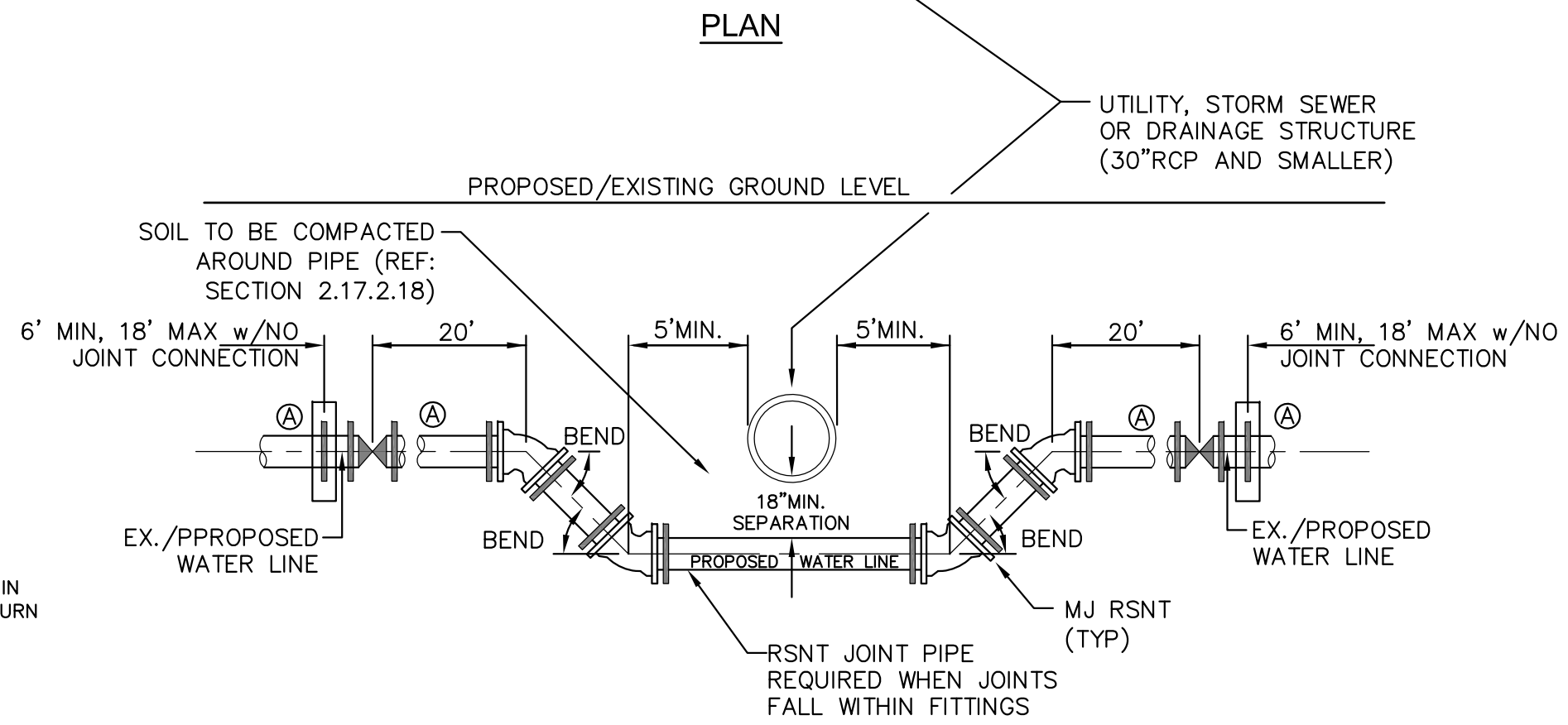
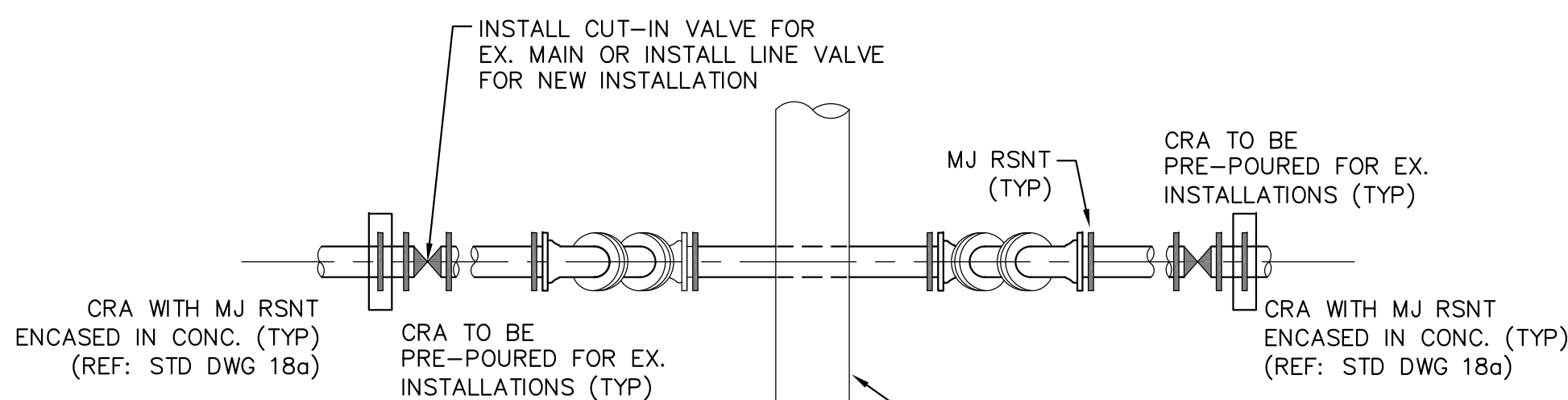
- NOTES**
- HYDRANT NOZZLE SHALL BE POSITIONED AT RIGHT ANGLES TO CURB. IF NO CURB OR SIDEWALK EXIST, NOZZLE SHALL BE PLACED AT RIGHT ANGLE TO STREET OR ALLEY.
 - HYDRANTS WILL BE PLACED A MINIMUM OF 5.0 FEET FROM ANY UTILITY OR DRAINAGE STRUCTURE (TO BE CO-ORDINATED WITH JOINT TRENCH INSTALLATION)
 - 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" SCH 40.

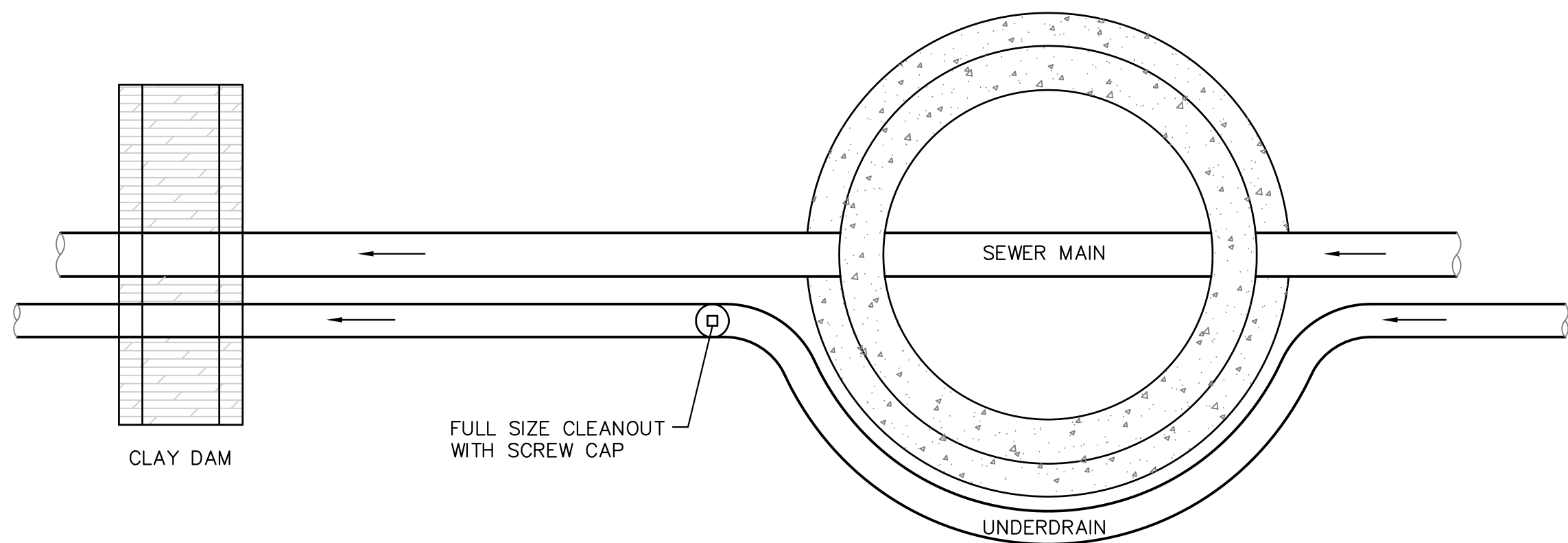


30"RCP AND SMALLER - UTILITY STRUCTURE
NO SCALE

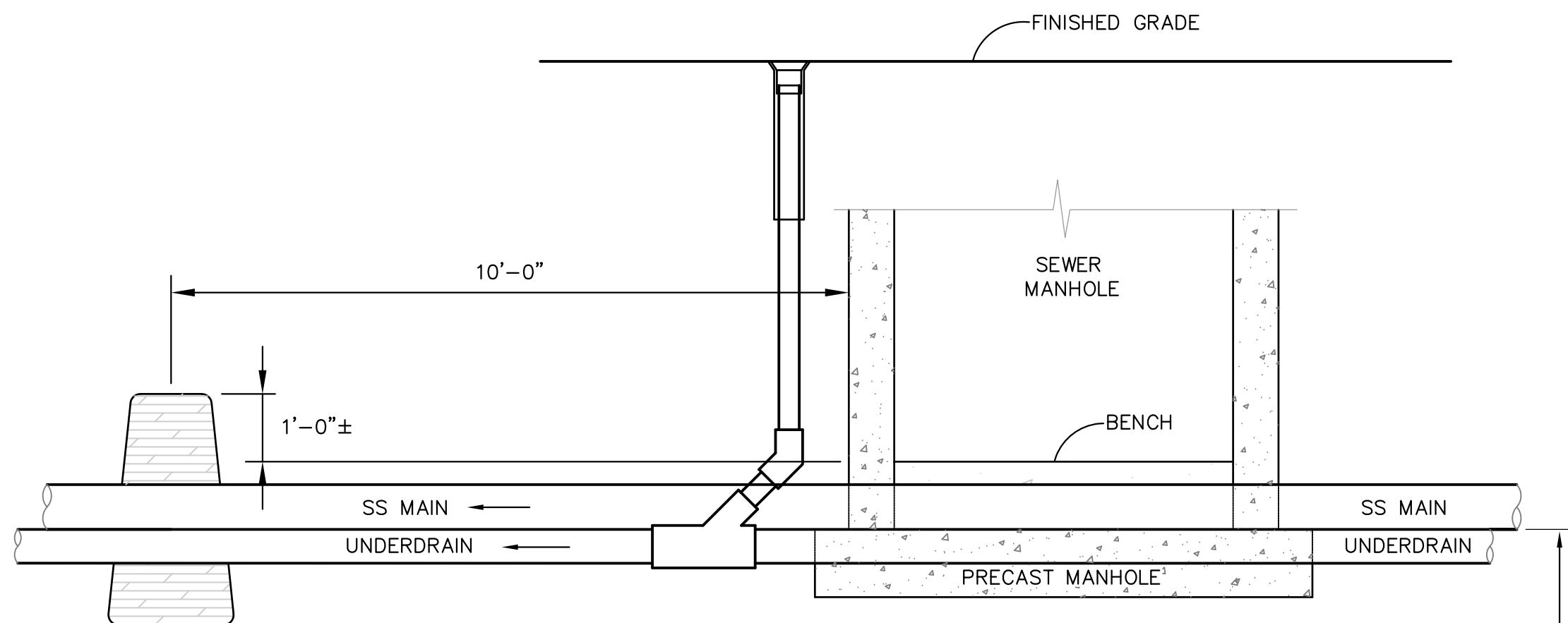
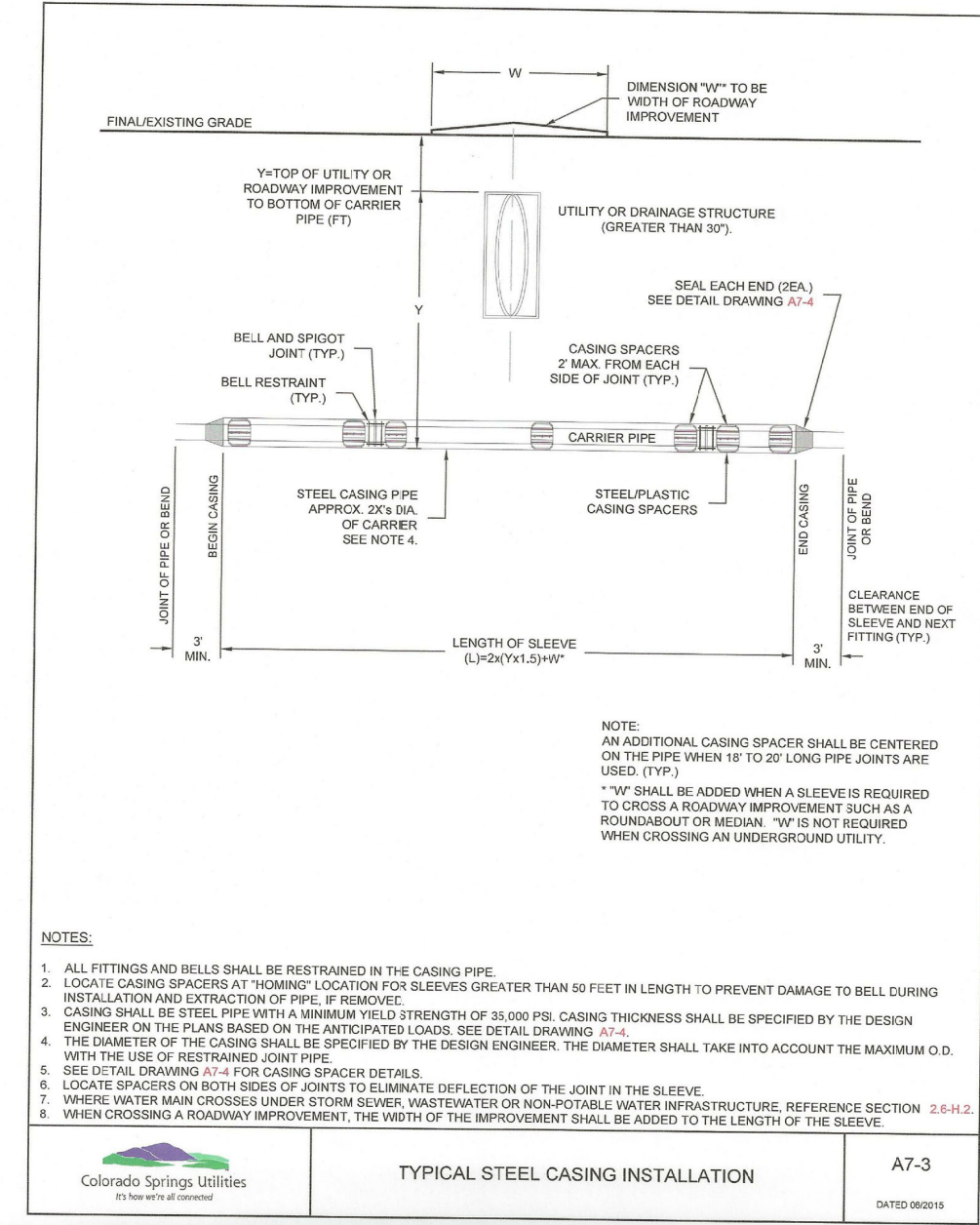
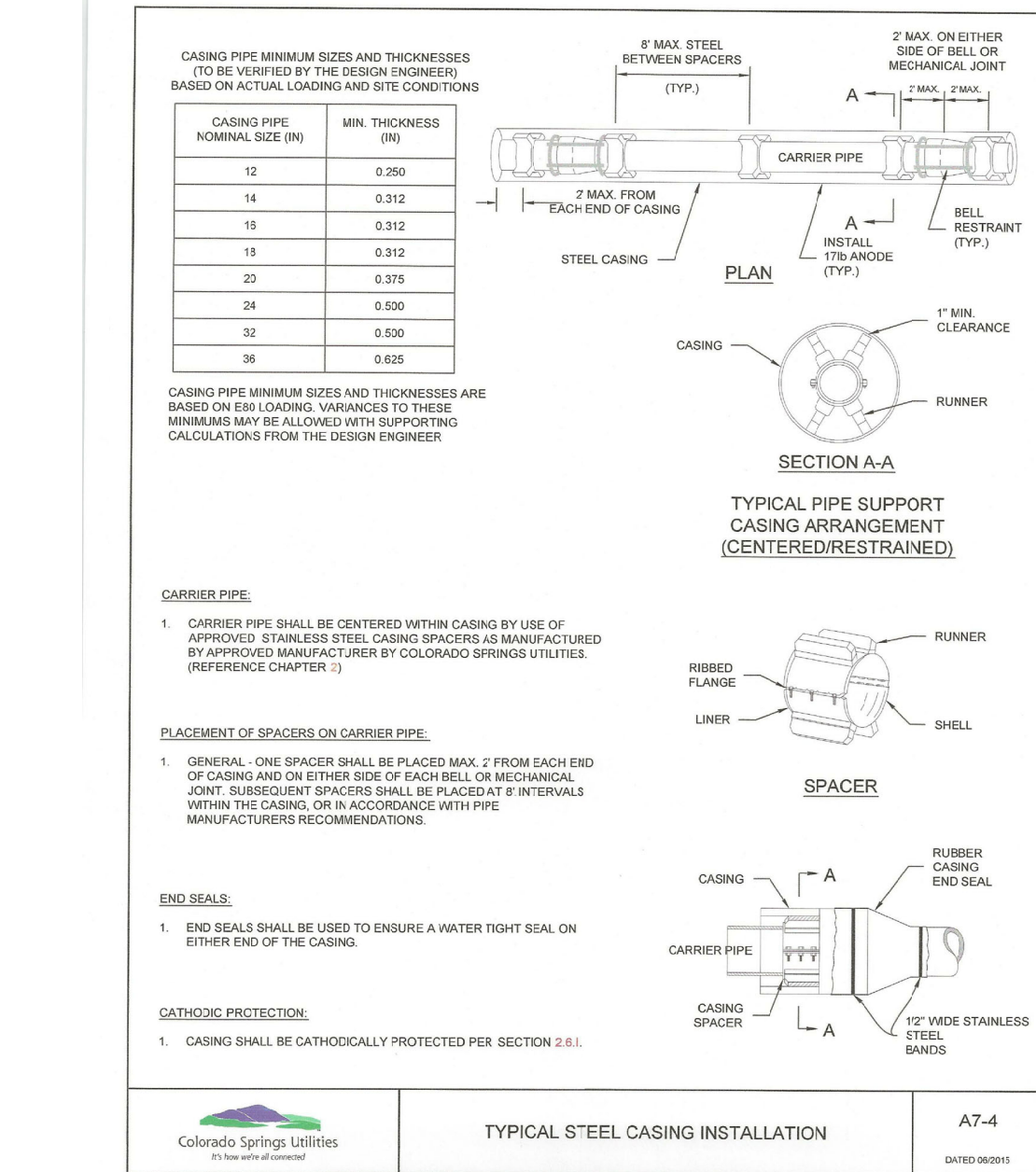
GENERAL NOTES

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



PLAN



GROUNDWATER UNDERDRAIN CLEANOUT (PASSIVE) LOCATIONS OUTSIDE MANHOLE

(PER CSU STANDARD # WW-12)
NO SCALE

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. _____
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PREPARED FOR: **LORSON, LLC**
212 N. WAHSAATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-5500
CONTACT: JEFF MARK

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

WATER/SEWER DETAILS

DATE: **AUGUST 1, 2020**
PROJECT NO: **100.062**
SHEET NUMBER: **C12.1**
TOTAL SHEETS: **40**