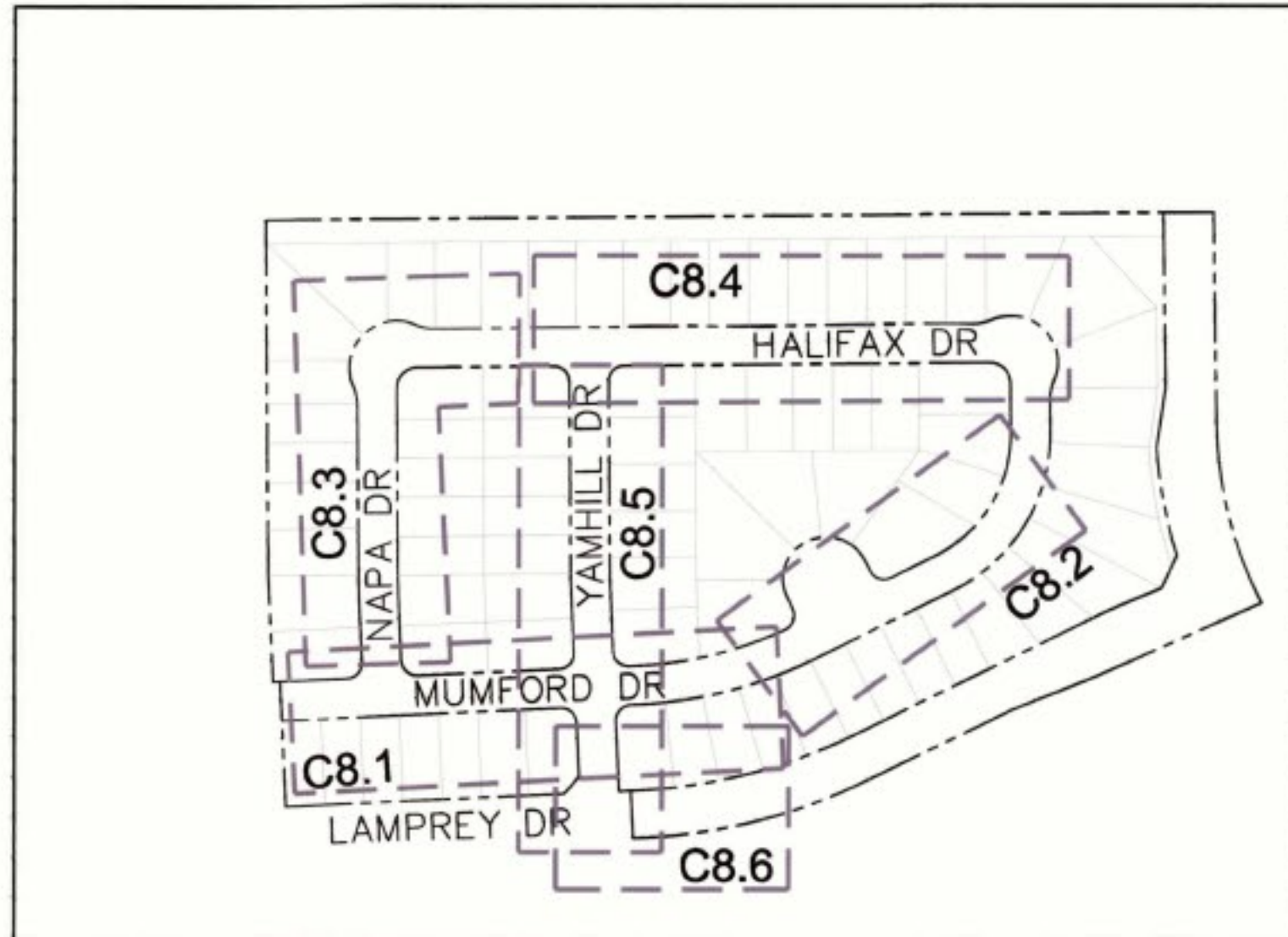


CONSTRUCTION PLANS  
FOR

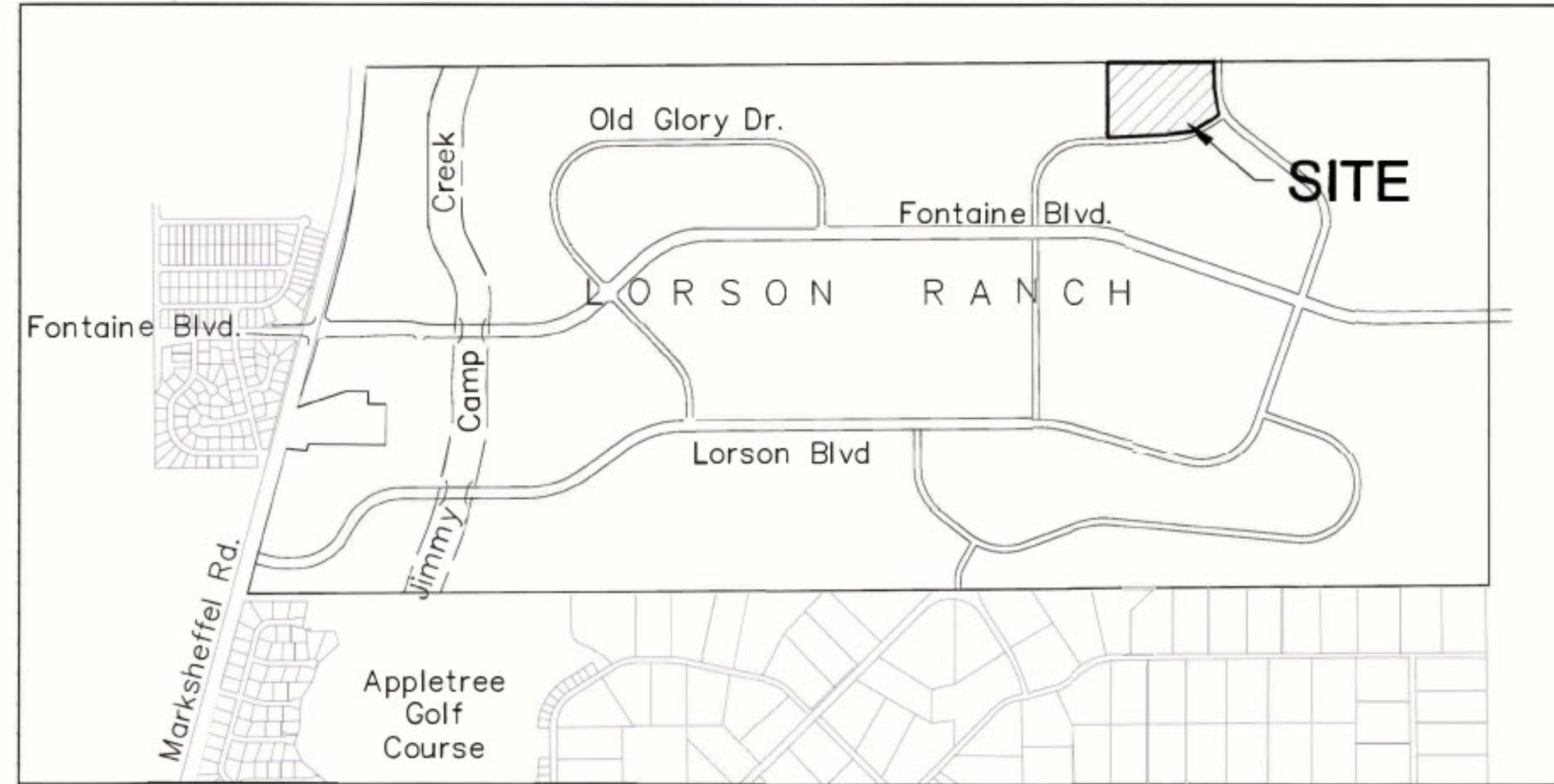
LORSON RANCH EAST FILING NO. 3  
SANITARY SEWER AND WATERMAIN  
CONSTRUCTION PLANS



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



KEY MAP  
NO SCALE



VICINITY MAP  
NO SCALE

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
C1.1	COVER SHEET
C1.2	NOTES
C1.3	TYPICAL SECTIONS
C2.1	STREET HORIZONTAL CONTROL
C3.1	UTILITY SERVICE PLAN
C8.1-C8.6	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 [Signature] DATE 1/24/19  
TITLE Authorized Signing Agent  
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 \_\_\_\_\_ DATE \_\_\_\_\_  
BY FIRE PROTECTION CHIEF OR COORDINATOR

CONSTRUCTION APPROVAL

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

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

JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR DATE \_\_\_\_\_  
CONDITIONS:

ENGINEER'S APPROVAL

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

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

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

**ELECTRIC**  
MOUNTAIN VIEW ELECTRIC  
11140 E. WOODMEN RD.  
COLORADO SPRINGS, CO 80833  
719-495-2283

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

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

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

DISTRICT APPROVAL (WATER)

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

WIDEFIELD WATER AND SANITATION DISTRICT  
WATER DESIGN APPROVAL  
DATE 1/24/2019 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 1/28/2019 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-16-003**  
**EGP 18-002**

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

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

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

BASIS OF BEARING

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

BENCHMARK

FMS 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.

**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

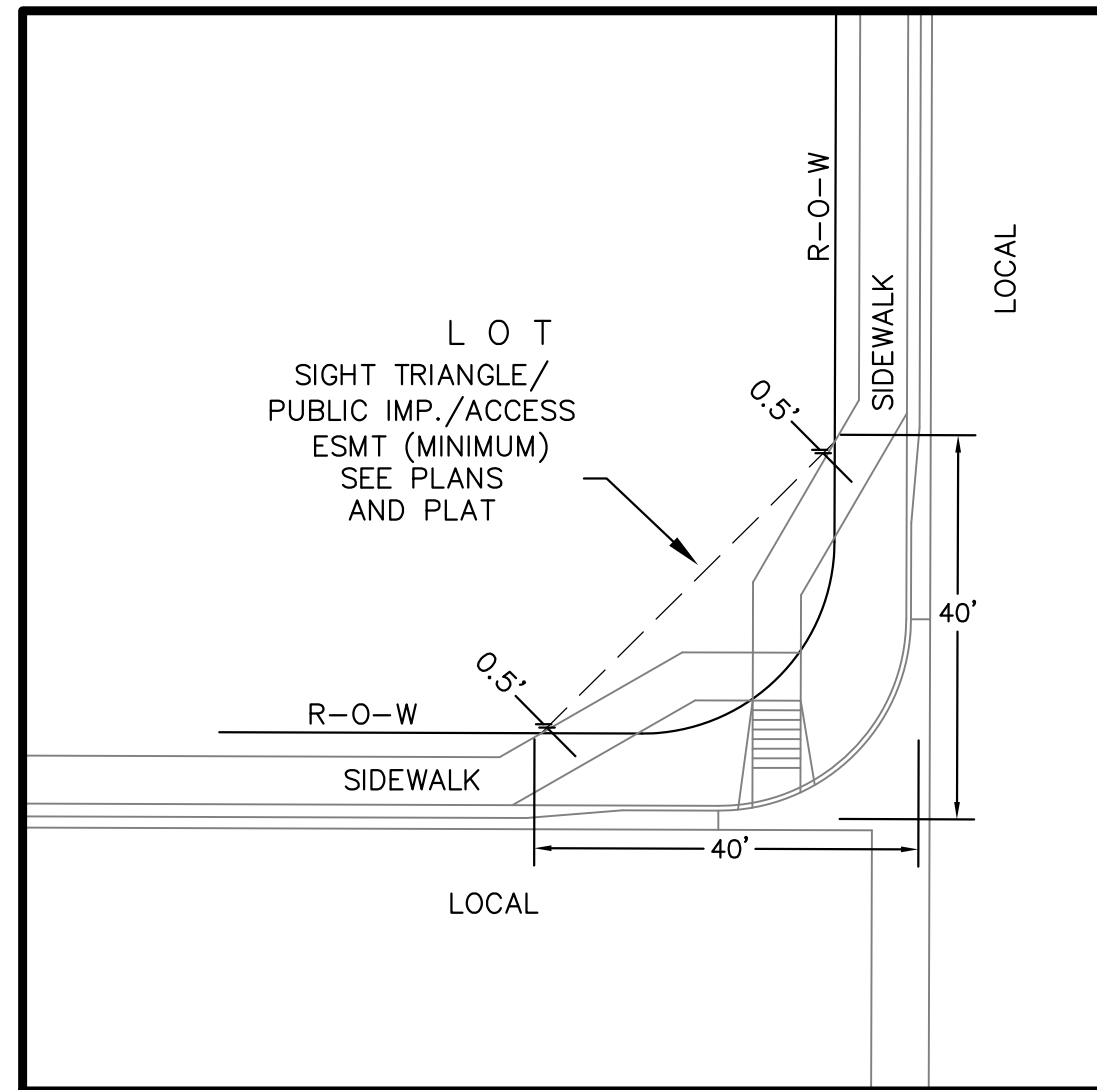
PROJECT: **LORSON RANCH EAST FILING NO. 3**  
PREPARED FOR: **LORSON, LLC**  
212 N. WAHSATCH AVE. SUITE 301  
COLORADO SPRINGS, CO 80903  
CONTACT: JEFF MARK

**LORSON RANCH EAST FILING NO. 3**  
**SANITARY / WATERMAIN CONSTRUCTION PLANS**

DATE: **JANUARY 15, 2018**  
PROJECT NO. **100.049**  
SHEET NUMBER **C0.1**  
TOTAL SHEETS: 12

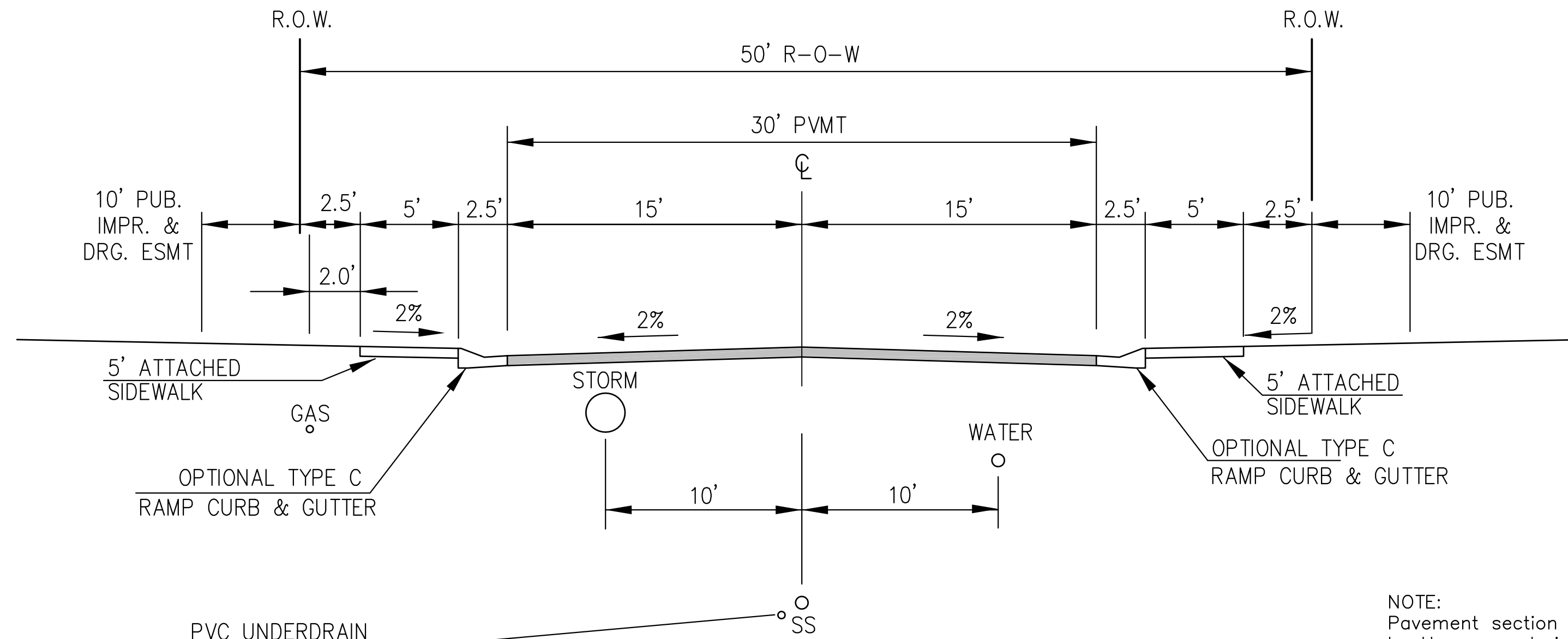






**LOCAL ROADWAY SIGHT TRIANGLE  
PUBLIC IMPROVEMENT ESMT.**  
NOT TO SCALE

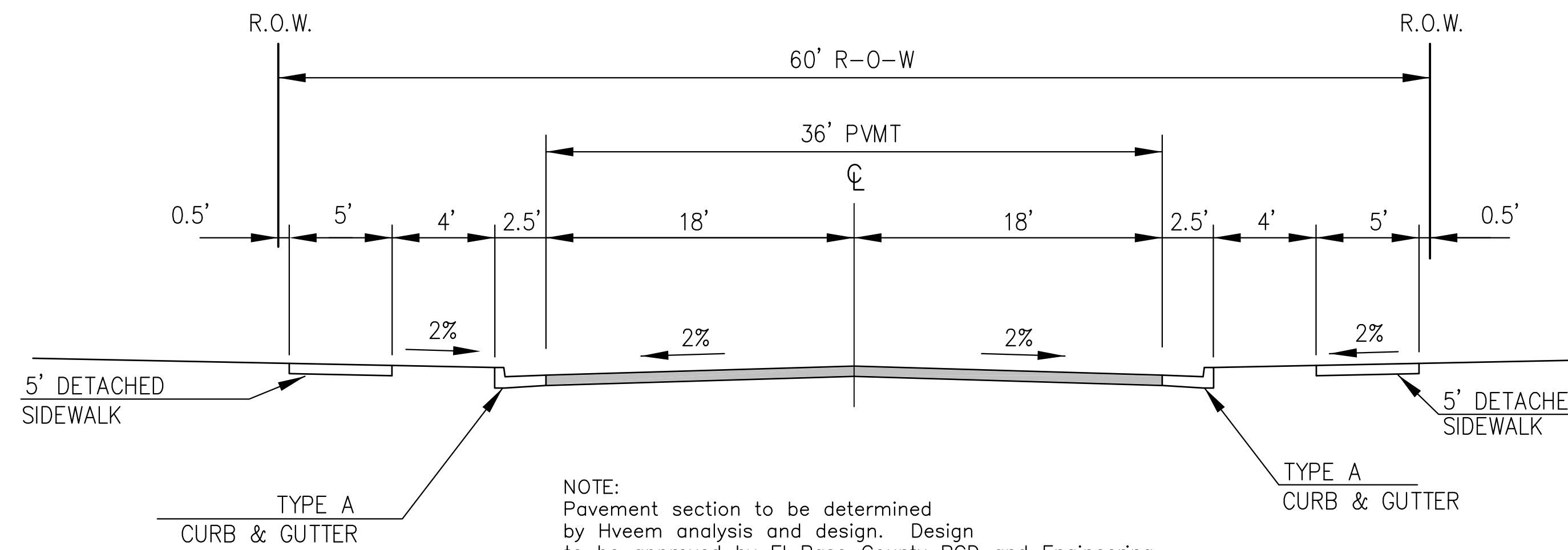
NOTE:  
ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE  
SIDEWALK ENCROACHES INTO THE PRIVATE LOTS. SEE CONSTRUCTION DRAWINGS  
AND THE FINAL PLAT. SEE CONSTRUCTION DRAWINGS AND PLAT FOR SIGHT TRIANGLES



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

MUMFORD DRIVE, NAPA DRIVE, HALIFAX DRIVE, YAMHILL DRIVE

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



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

LAMPREY DRIVE

DESIGN SPEED: 40MPH

NOTE:  
Pavement section to be determined  
by Hveem analysis and design. Design  
to be approved by El Paso County PCD and 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:  
**LORSON RANCH EAST**  
**FILING NO. 3**  
LAMPREY DR - YAMHILL DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

TYPICAL SECTIONS

DATE:  
JANUARY 15, 2018

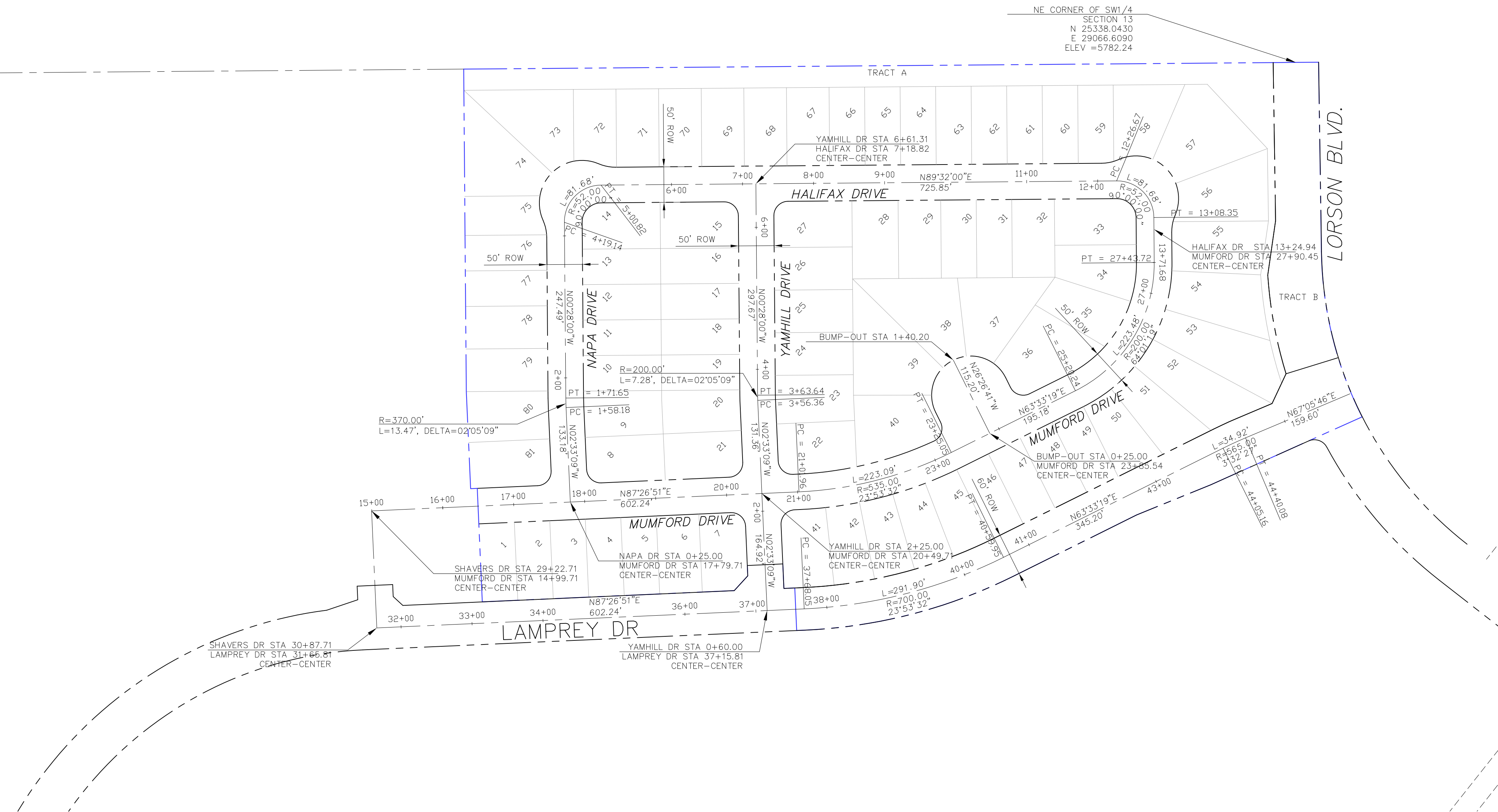
PROJECT NO.  
100.049

SHEET NUMBER  
C1.3

TOTAL SHEETS: 12

NE CORNER OF SE1/4  
SECTION 14  
N 25316.7240  
E 26412.4600  
ELEV = 5726.05

NE CORNER OF SW1/4  
SECTION 13  
N 25338.0430  
E 29066.6090  
ELEV = 5782.24



**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S,  
DENVER, CO 80202  
PHONE: 303.750.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

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

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

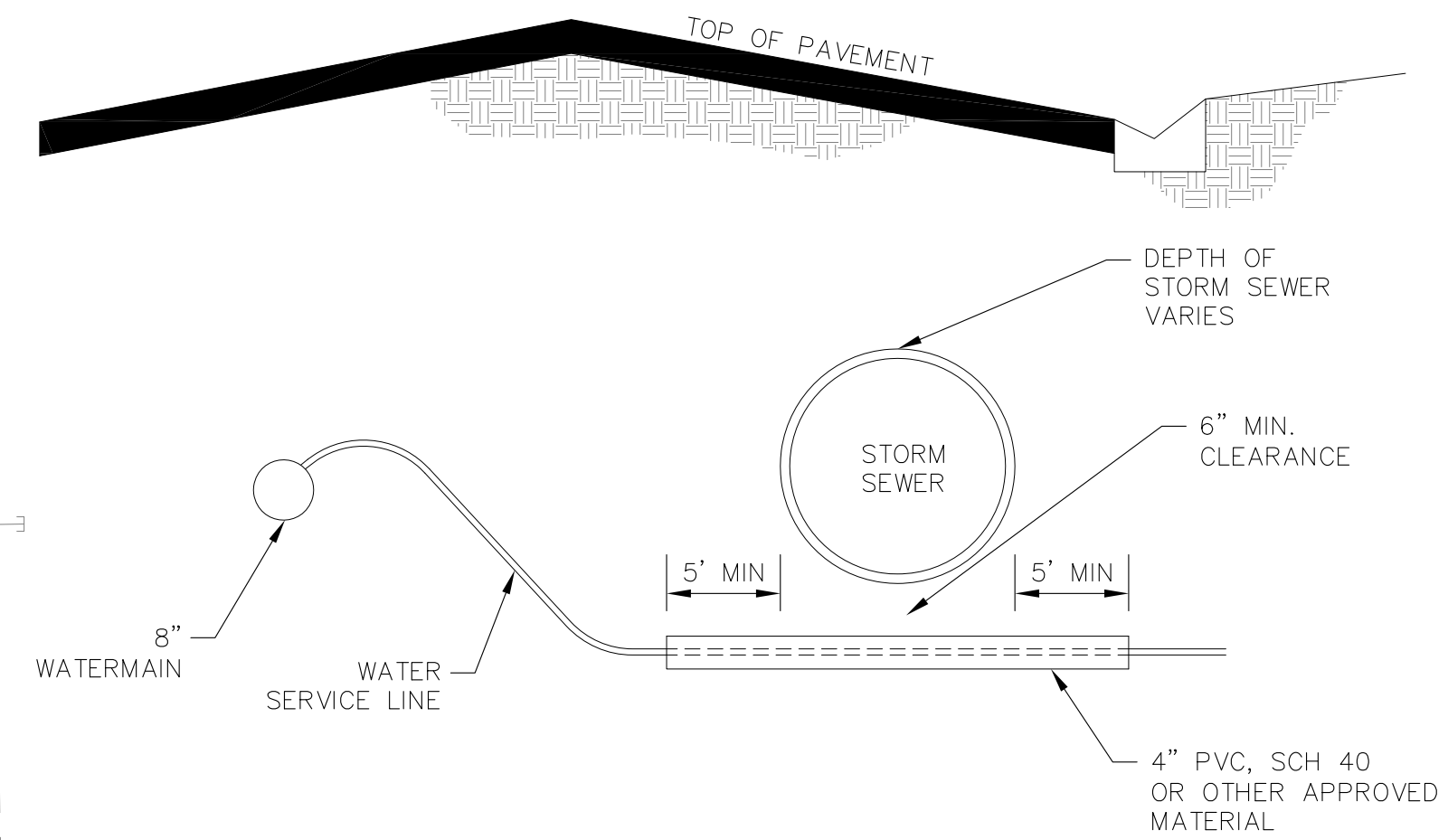
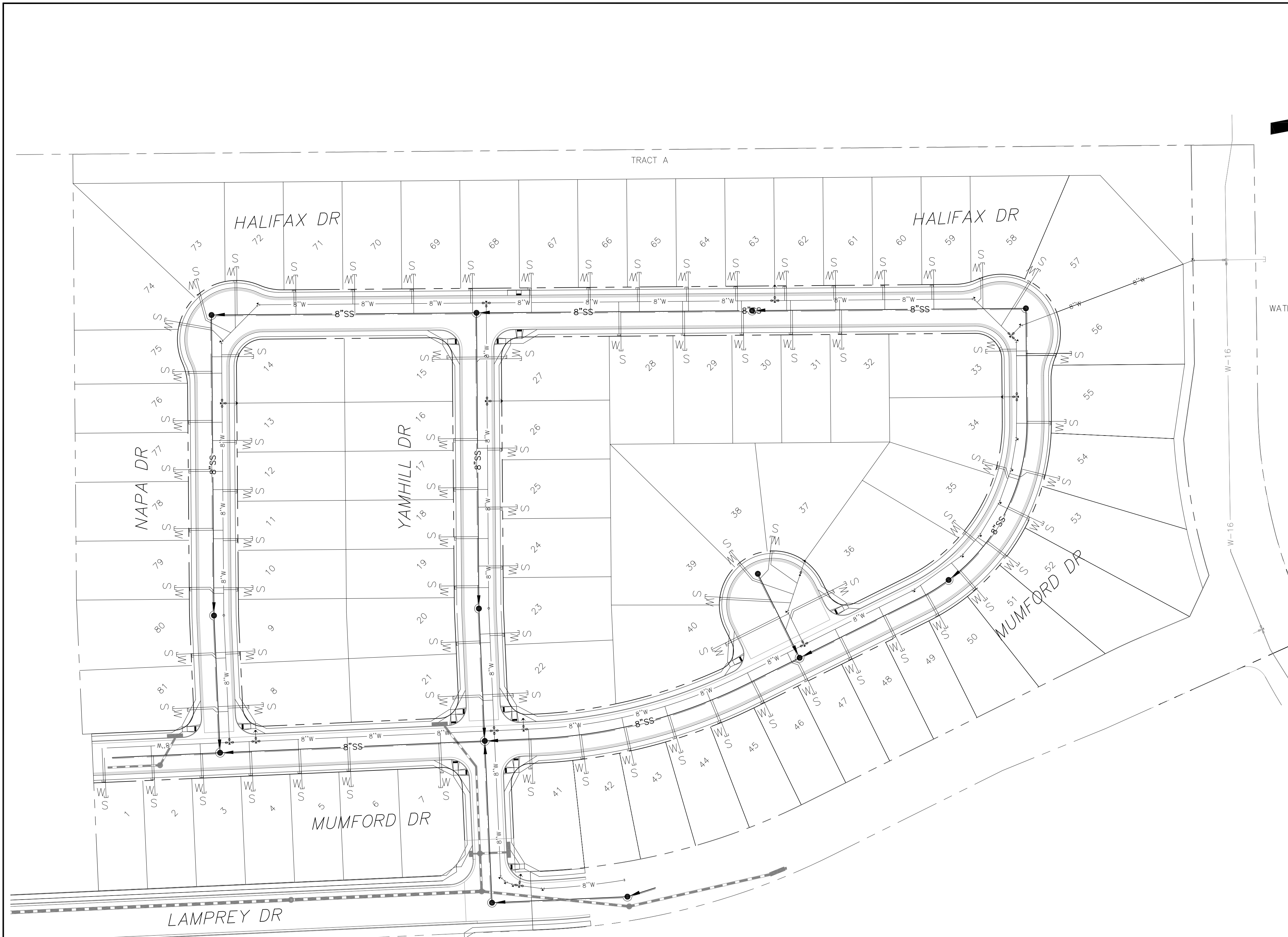
**LORSON RANCH EAST FILING NO. 3**  
**HORIZONTAL CONTROL PLAN**

DATE:  
JANUARY 15, 2018

PROJECT NO.  
100.049

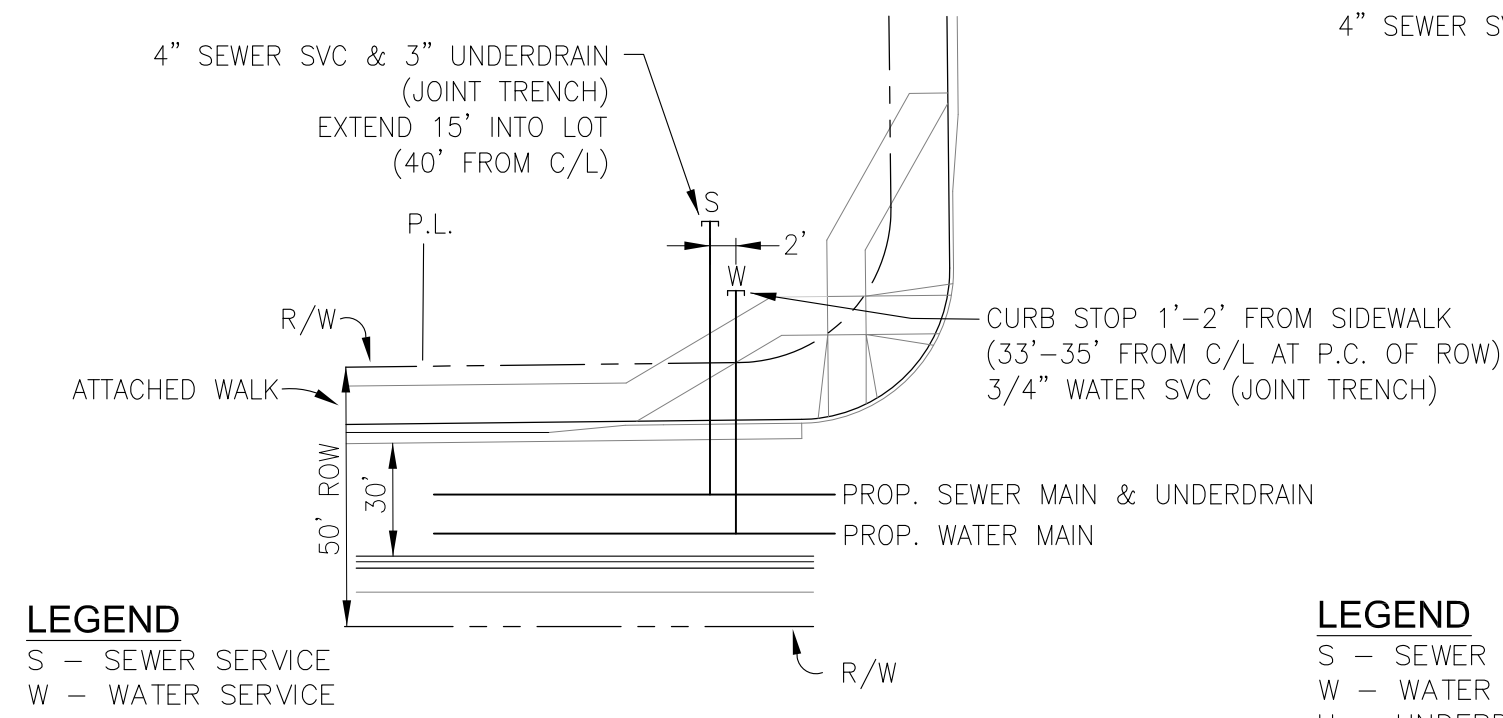
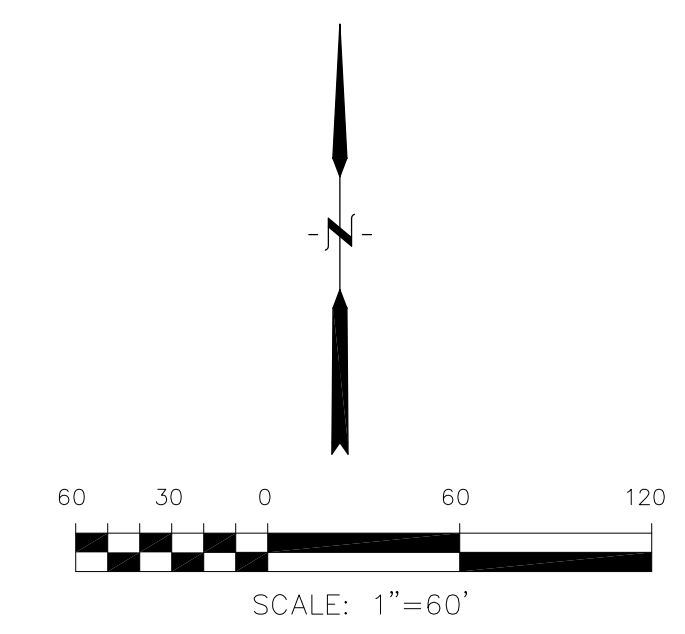
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TOTAL SHEETS: 12



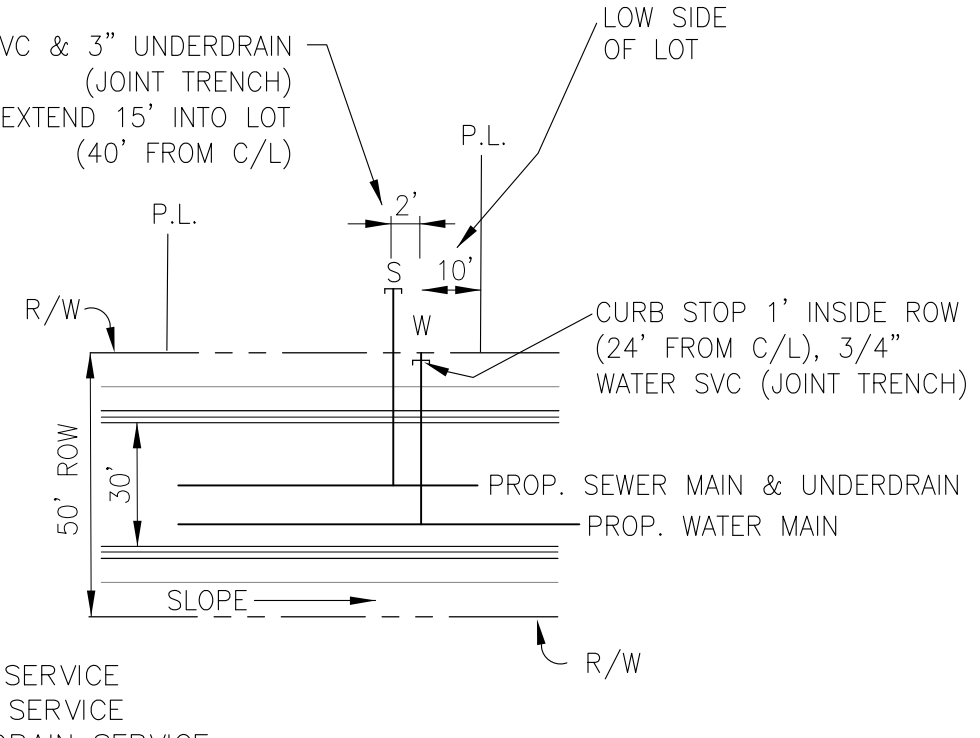
**WATER SERVICE UNDER STORM SEWER DETAIL**  
NTS

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



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

**TYPICAL CORNER UTILITY SERVICE DETAIL**  
NTS



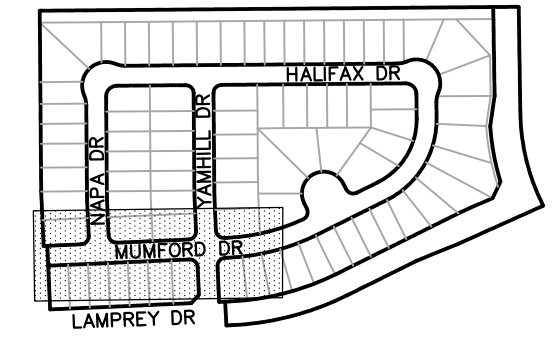
**LEGEND**  
S - SEWER SERVICE  
W - WATER SERVICE  
U - UNDERDRAIN SERVICE

**TYPICAL UTILITY SERVICE DETAIL**  
NTS

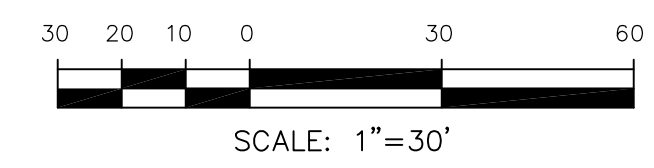
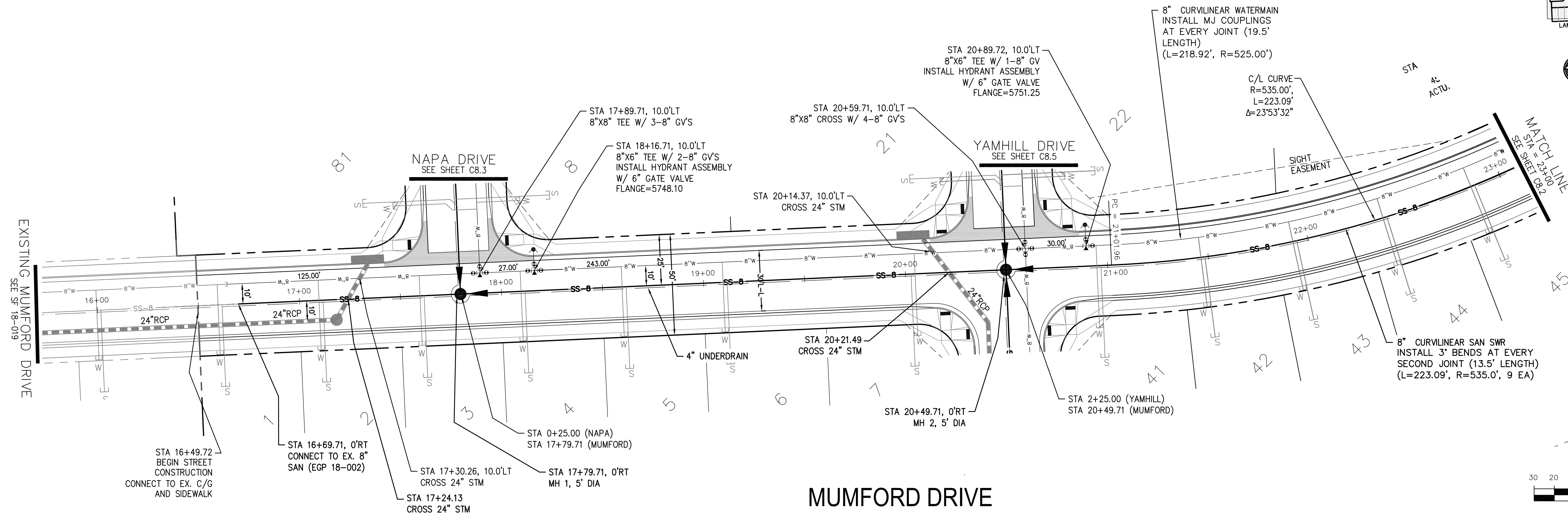
<b>CORE</b>	<b>ENGINEERING GROUP</b> 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719.579.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@cegi.com
DATE	PREPARED FOR: <b>LORSON, LLC</b> 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK
DESCRIPTION	PROJECT: <b>LORSON RANCH EAST</b> <b>FILING NO. 3</b> LAMPREY DR - YAMHILL DR COLORADO SPRINGS, COLORADO
NO.	DRAWN: RLS DESIGNED: RLS CHECKED: RLS
<b>LORSON RANCH EAST FILING NO. 3</b> <b>UTILITY SERVICES PLAN</b>	
DATE: JANUARY 15, 2018	
PROJECT NO. 100.049	
SHEET NUMBER <b>C3.1</b>	
TOTAL SHEETS: 12	



- 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



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

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

PROJECT: **LORSON RANCH EAST FILING NO. 3**  
 LAMPREY DR - YAMHILL 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

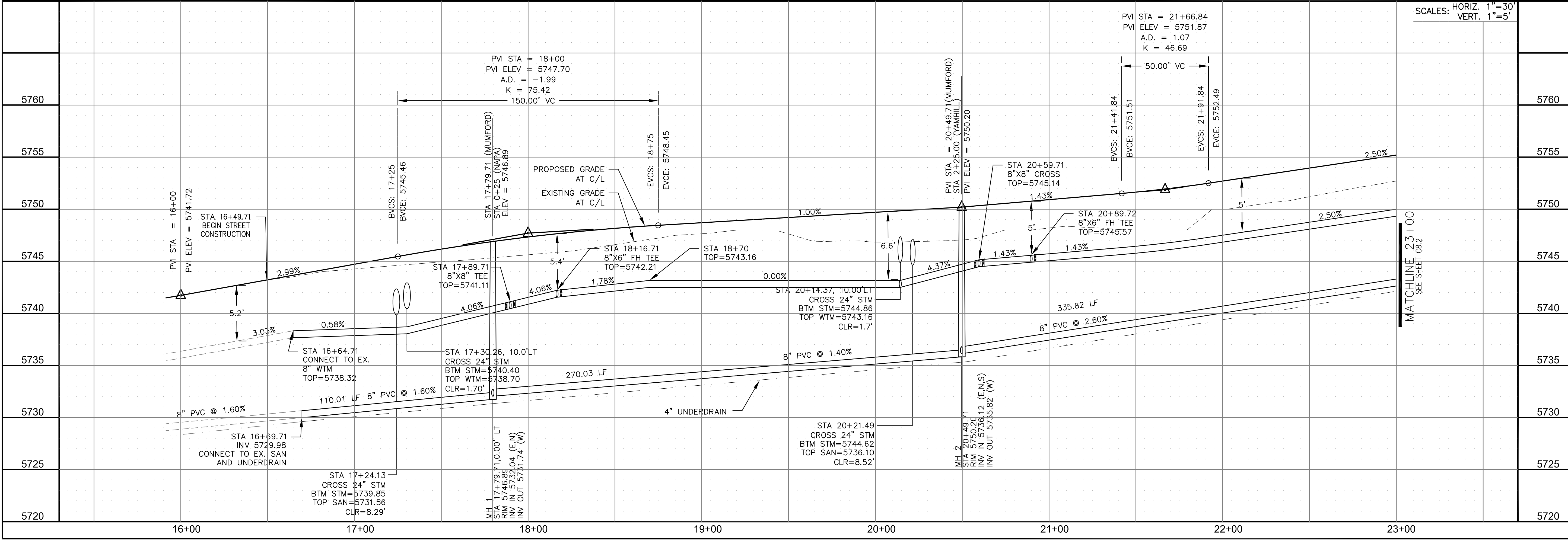
**SANITARY / WATERMAIN**  
**MUMFORD DRIVE**  
**STA 16+49 TO 23+00**

DATE:  
 JANUARY 15, 2018

PROJECT NO.  
**100.049**

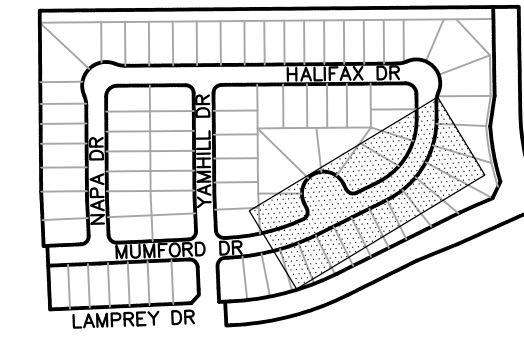
SHEET NUMBER  
**C8.1**

TOTAL SHEETS: 12

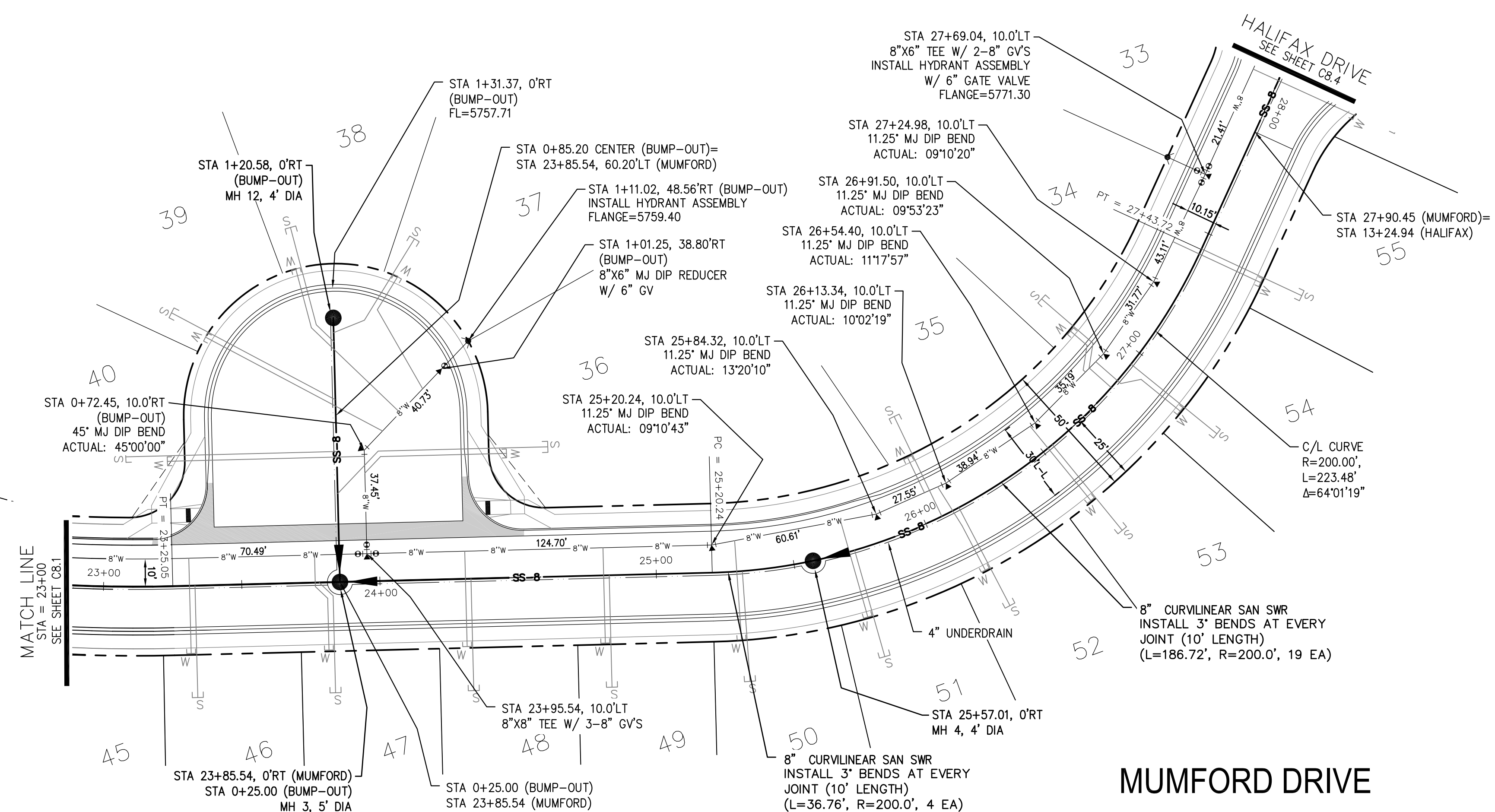
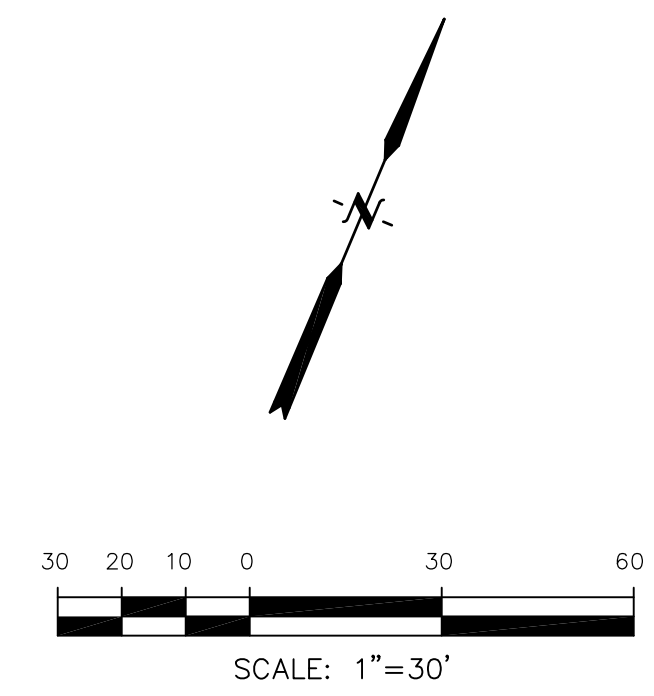


**NOTES**

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



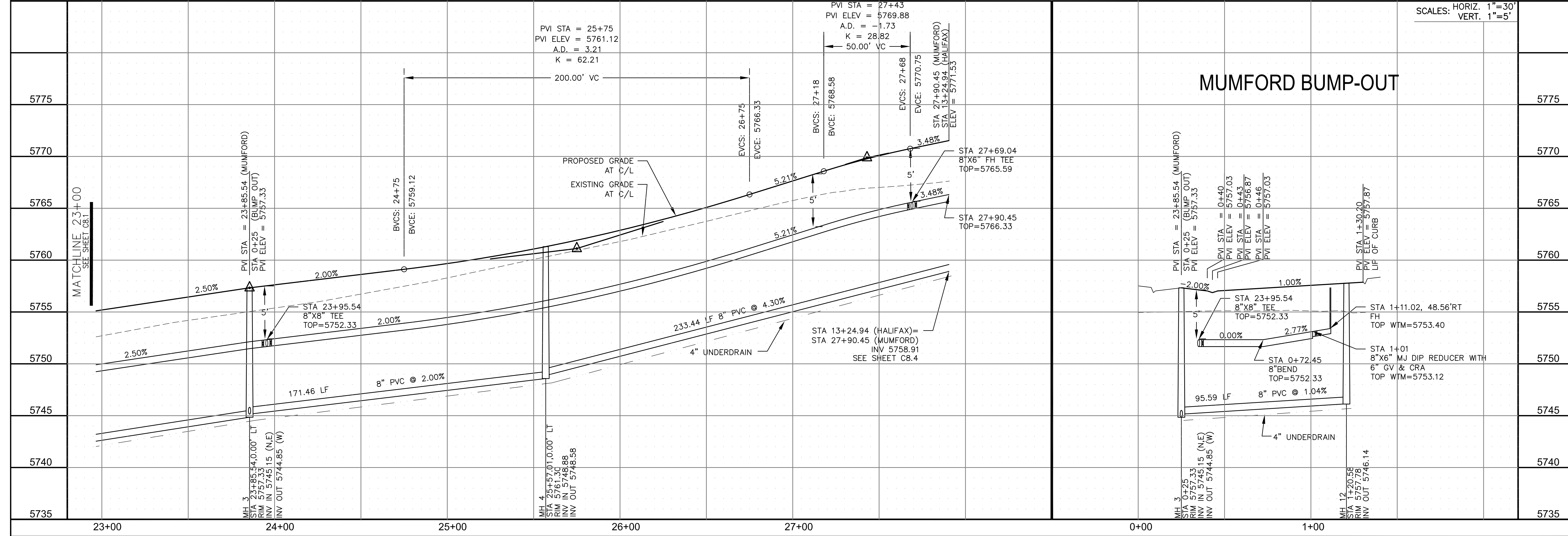
KEY MAP



**MUMFORD DRIVE**

**MUMFORD BUMP-OUT**

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: \_\_\_\_\_  
NO. \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
PROJECT: **LORSON RANCH EAST**  
**FILING NO. 3**  
LAMPREY DR - YAMHILL DR  
COLORADO SPRINGS, COLORADO  
PREPARED FOR: **LORSON, LLC**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

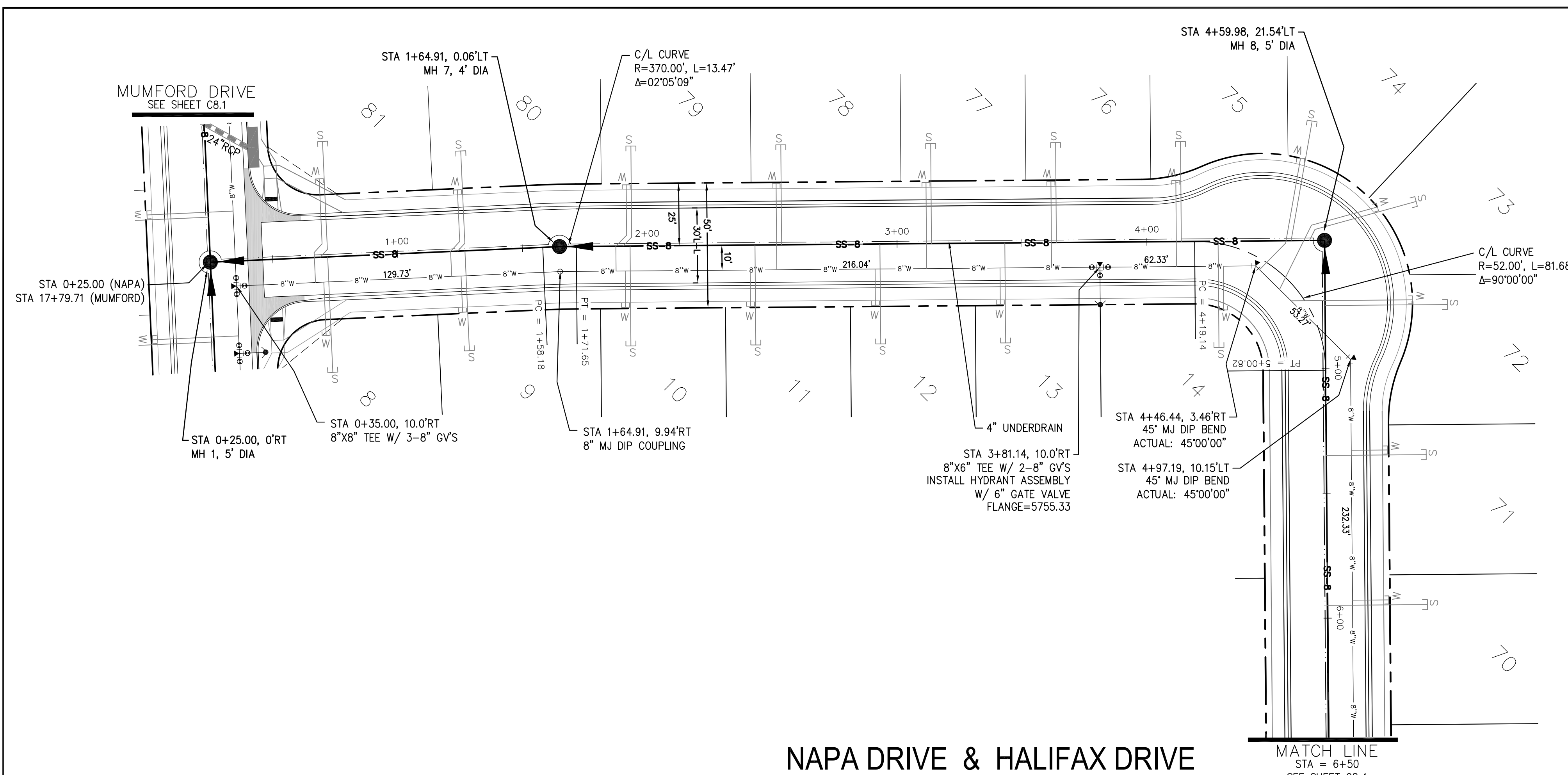
**SANITARY / WATERMAIN**  
**MUMFORD DRIVE**  
**STA 23+00 TO 27+90**

DATE: **JANUARY 15, 2018**

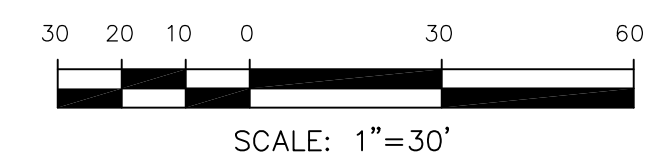
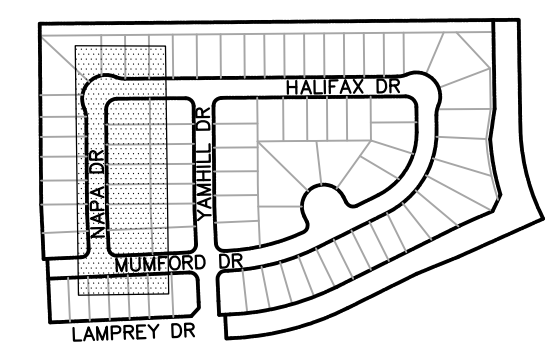
PROJECT NO. **100.049**

SHEET NUMBER **C8.2**

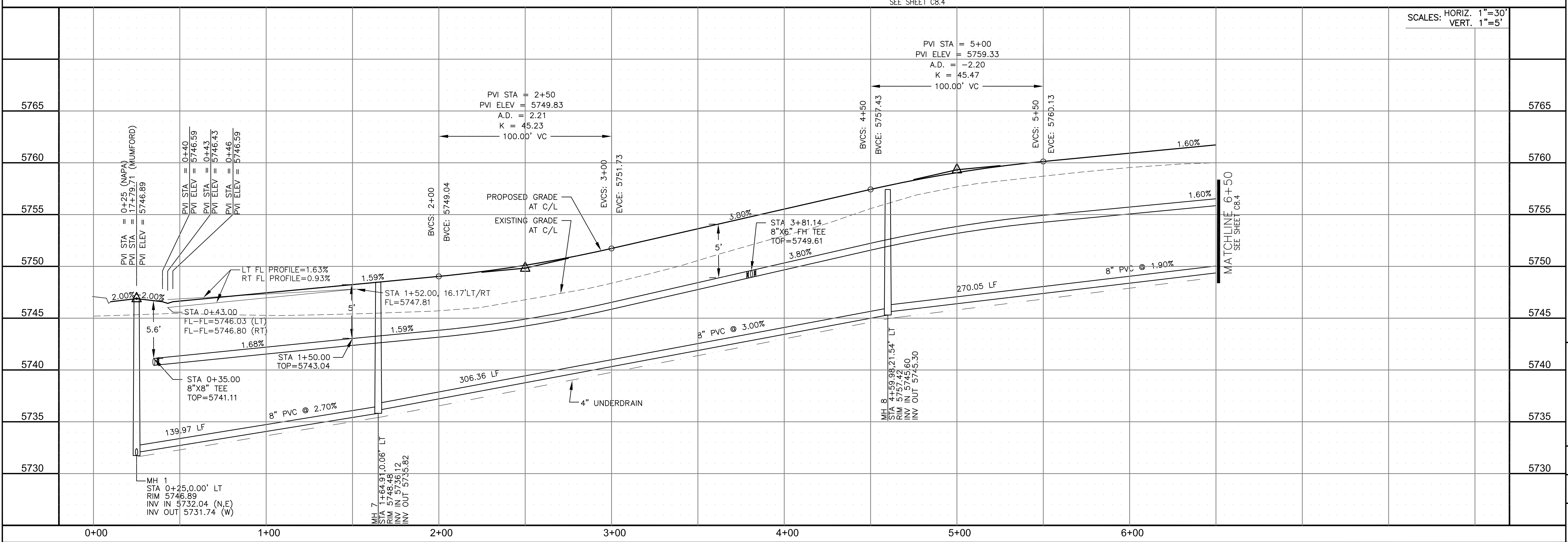
TOTAL SHEETS: 12



- 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



**NAPA DRIVE & HALIFAX DRIVE**



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

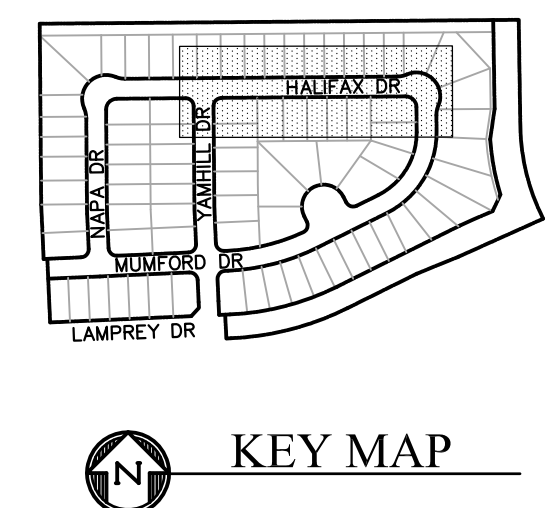
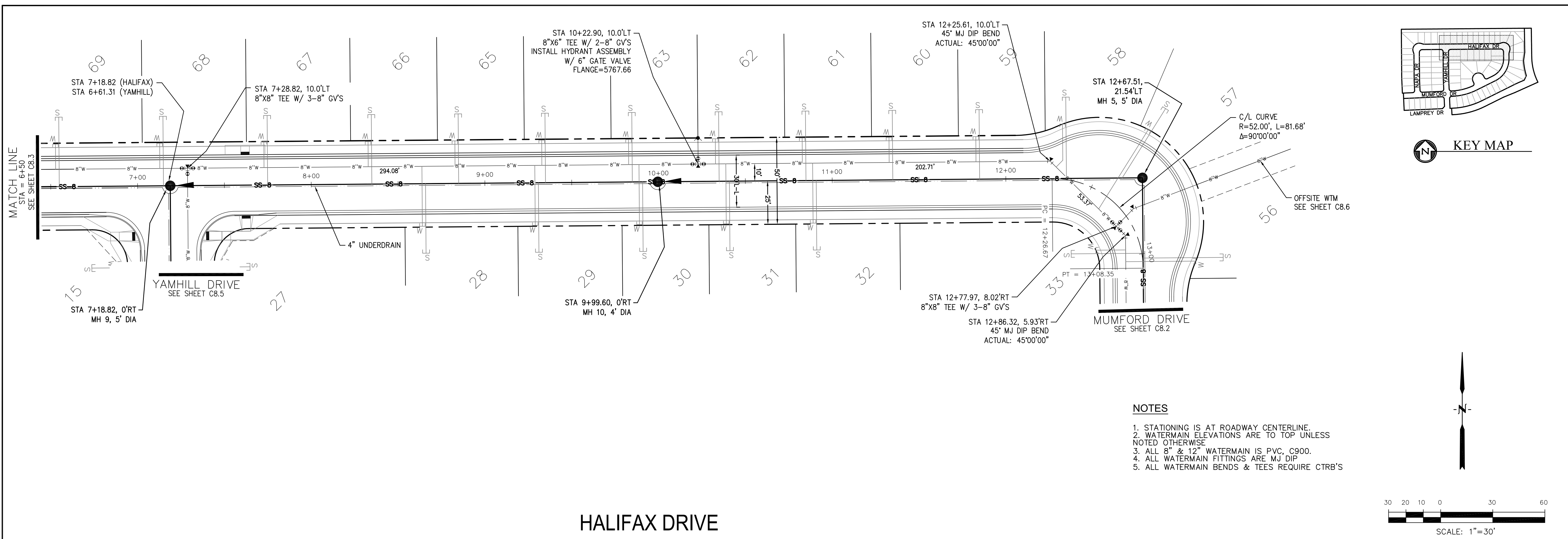
DATE: \_\_\_\_\_  
NO. \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
PROJECT: **LORSON RANCH EAST**  
**FILING NO. 3**  
LAMPREY DR - YAMHILL DR  
COLORADO SPRINGS, COLORADO  
PREPARED FOR: **LORSON, LLC**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

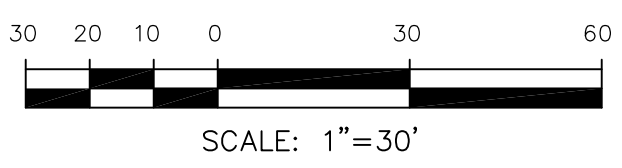
**SANITARY / WATERMAIN**  
**NAPA DRIVE & HALIFAX DRIVE**  
**STA 0+25 TO 6+50**

DATE: **JANUARY 15, 2018**  
PROJECT NO. **100.049**  
SHEET NUMBER **C8.3**  
TOTAL SHEETS: 12

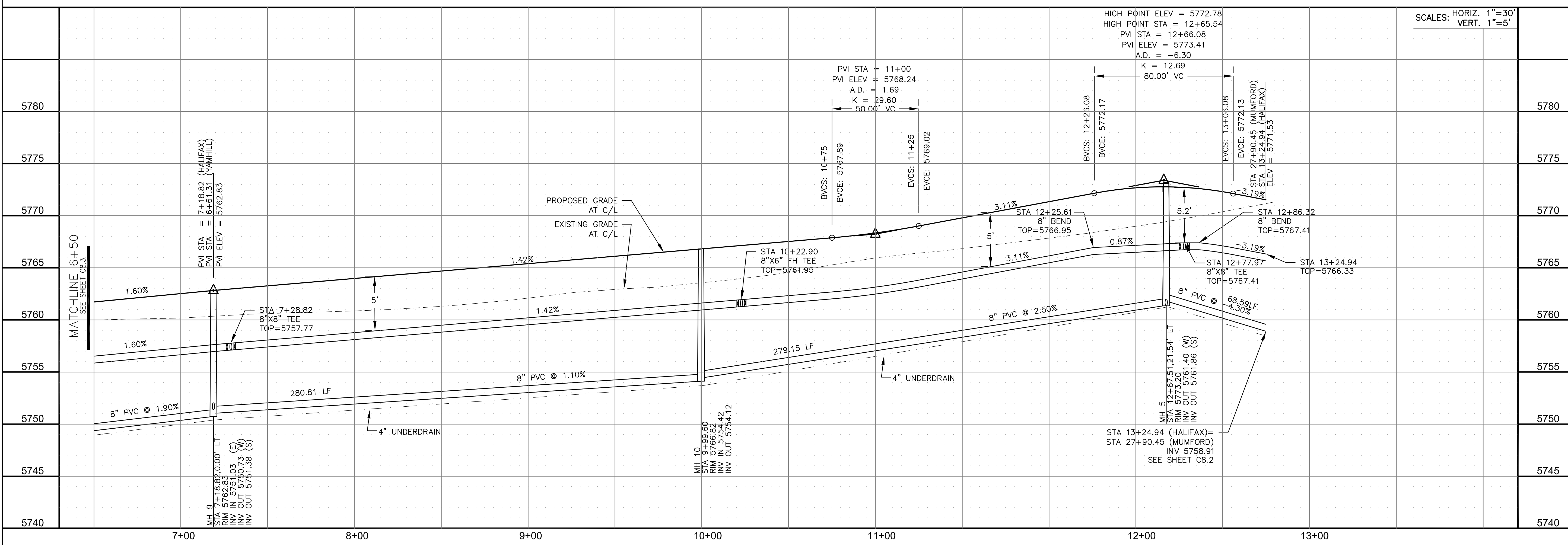




- NOTES**
1. STATIONING IS AT ROADWAY CENTERLINE.
  2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
  3. ALL 8" & 12" WATERMAIN IS PVC, C900.
  4. ALL WATERMAIN FITTINGS ARE MJ DIP.
  5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



**HALIFAX DRIVE**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BLDG 100, SUITE 5506  
 PARKWAY BLVD, 1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@cegi.com

**PREPARED FOR:**  
**LORSON RANCH EAST**  
 212 N. WAHSATCH AVE, SUITE 301  
 COLORADO SPRINGS, COLORADO 80903  
 LAMPREY DR - YAMHILL DR  
 COLORADO SPRINGS, COLORADO  
 CONTACT: JEFF MARK

**PROJECT:**  
**LORSON RANCH EAST**  
**FILING NO. 3**  
 LAMPREY DR - YAMHILL DR  
 COLORADO SPRINGS, COLORADO

**DATE:**  
 JANUARY 15, 2018

**PROJECT NO.:**  
 100.049

**SHEET NUMBER:**  
 C8.4

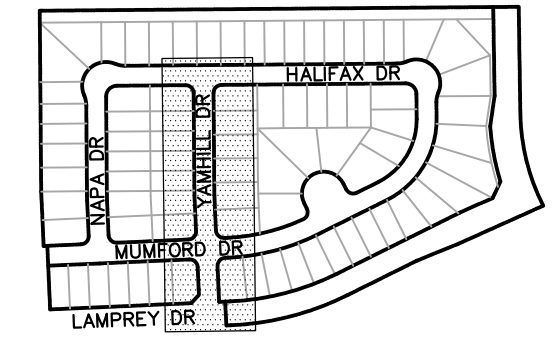
**TOTAL SHEETS:** 12

**DRAWN:** RLS  
**DESIGNED:** RLS  
**CHECKED:** RLS

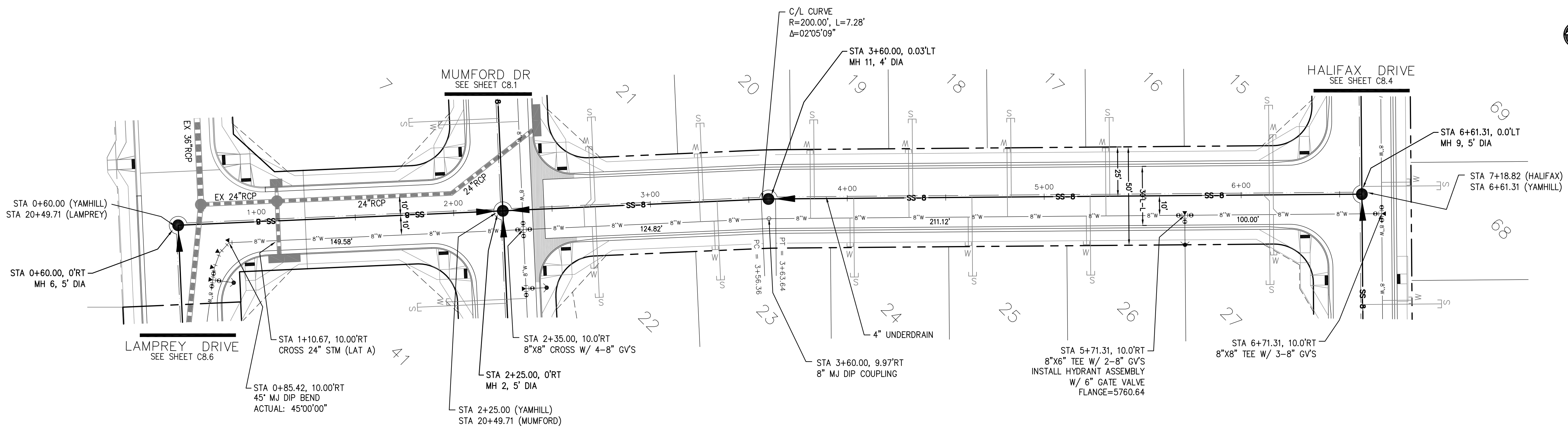
**SANITARY / WATERMAIN**  
**HALIFAX DRIVE**  
**STA 6+50 TO 13+25**



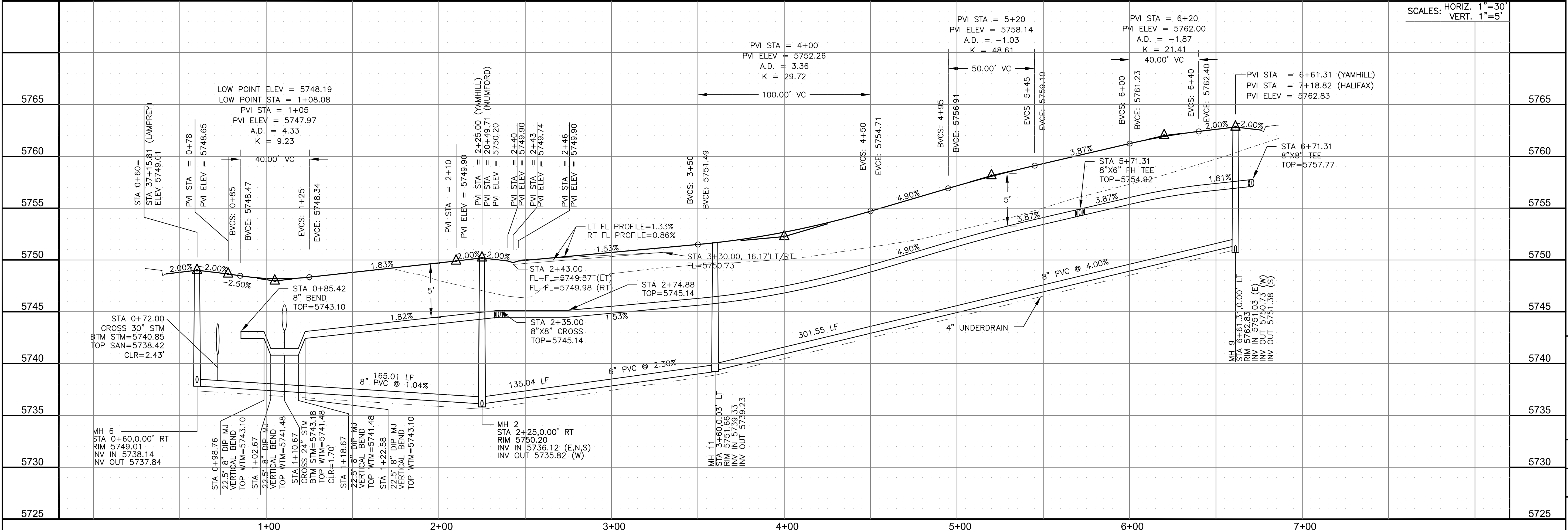
- NOTES**
1. STATIONING IS AT ROADWAY CENTERLINE.
  2. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
  3. ALL 8" & 12" WATERMAIN IS PVC, C900.
  4. ALL WATERMAIN FITTINGS ARE MJ DIP.
  5. ALL WATERMAIN BENDS & TEES REQUIRE CTRB'S



KEY MAP



**YAMHILL DRIVE**



**CORE ENGINEERING GROUP**  
 15004 1ST AVENUE S.  
 BURNING WOODS, CO 80506  
 PH: 719.576.1100  
 CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceg1.com

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

PROJECT: **LORSON RANCH EAST**  
**FILING NO. 3**  
 LAMPREY DR - YAMHILL 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

**SANITARY / WATERMAIN**  
**YAMHILL DRIVE**  
**STA 0+60 TO 6+61**

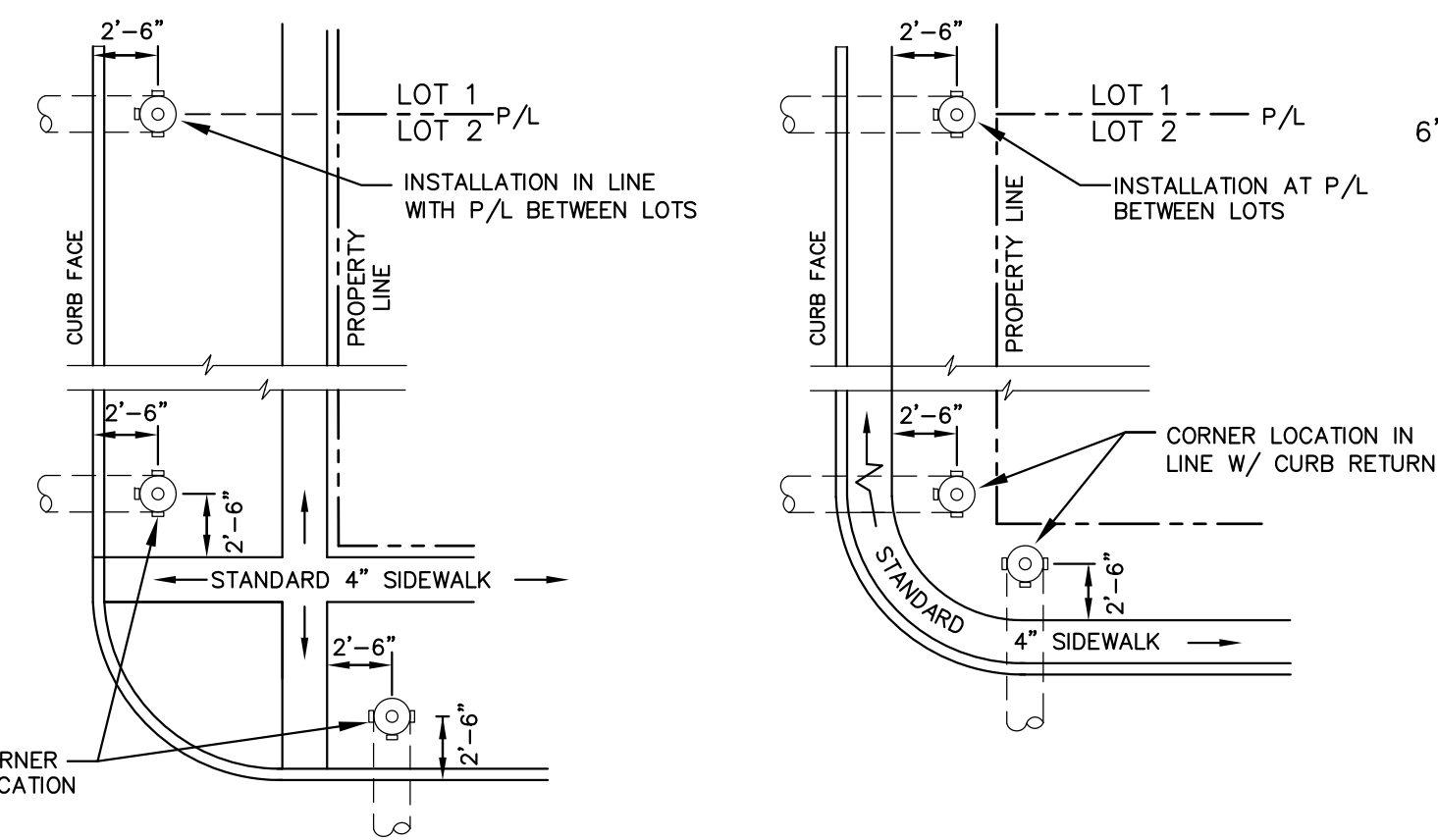
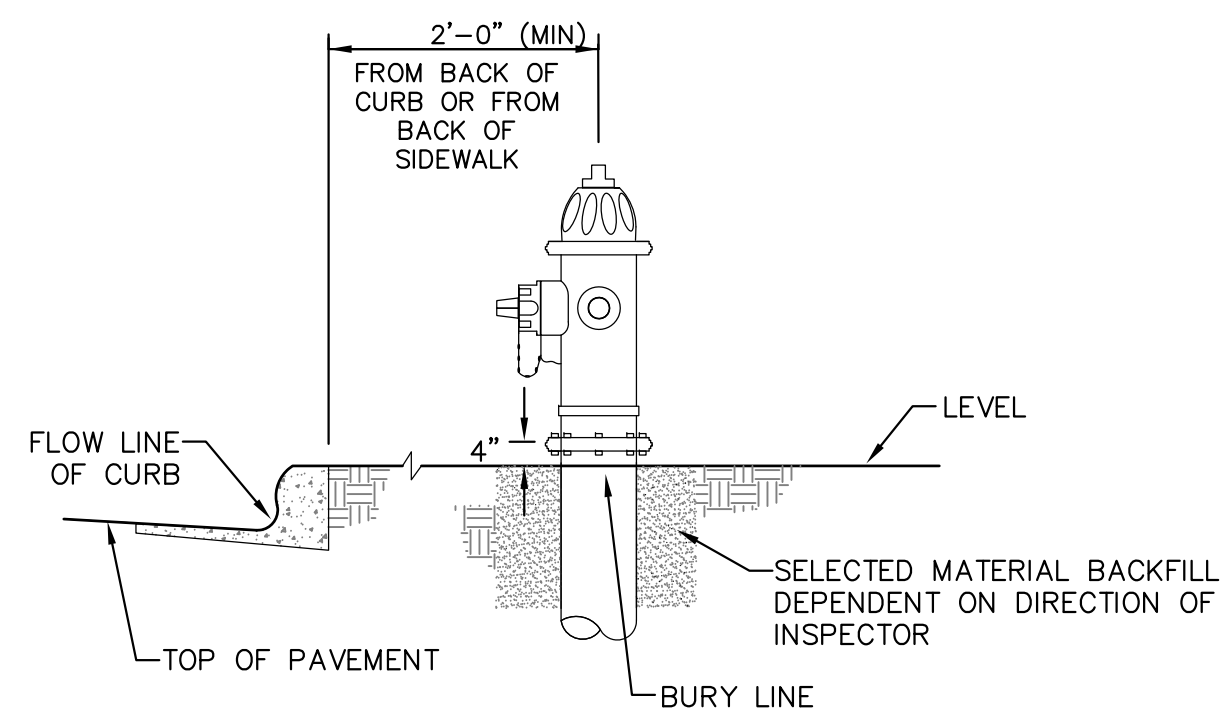
DATE: **JANUARY 15, 2018**

PROJECT NO. **100.049**  
 SHEET NUMBER **C8.5**  
 TOTAL SHEETS: 12









**DETACHED SIDEWALK LOCATION**  
NO SCALE

**ATTACHED SIDEWALK LOCATION**  
NO SCALE

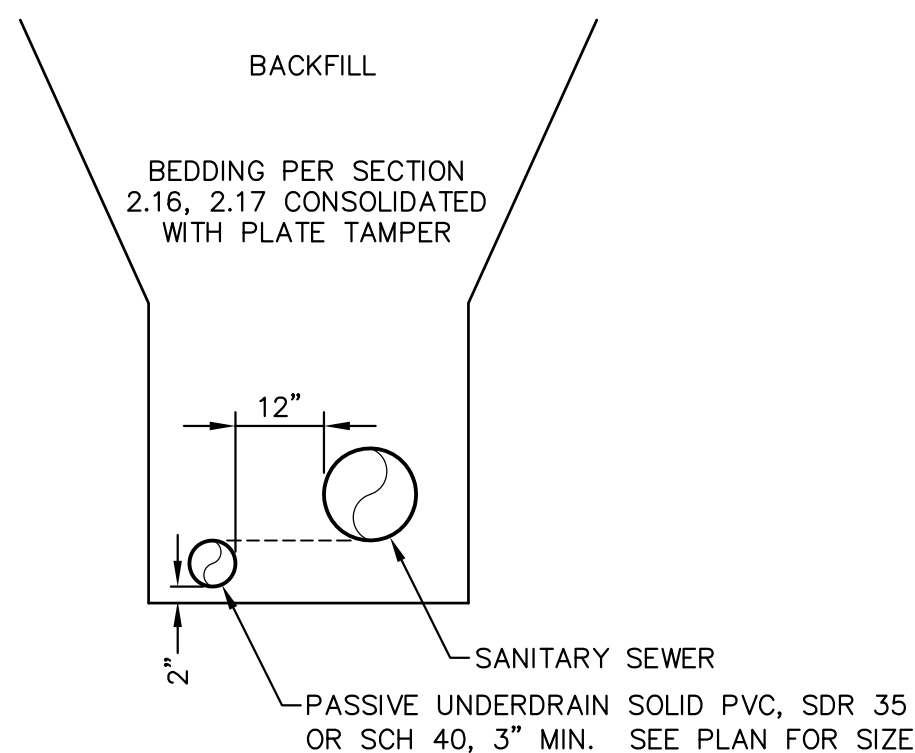
**NOTE**

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

**NOTES**

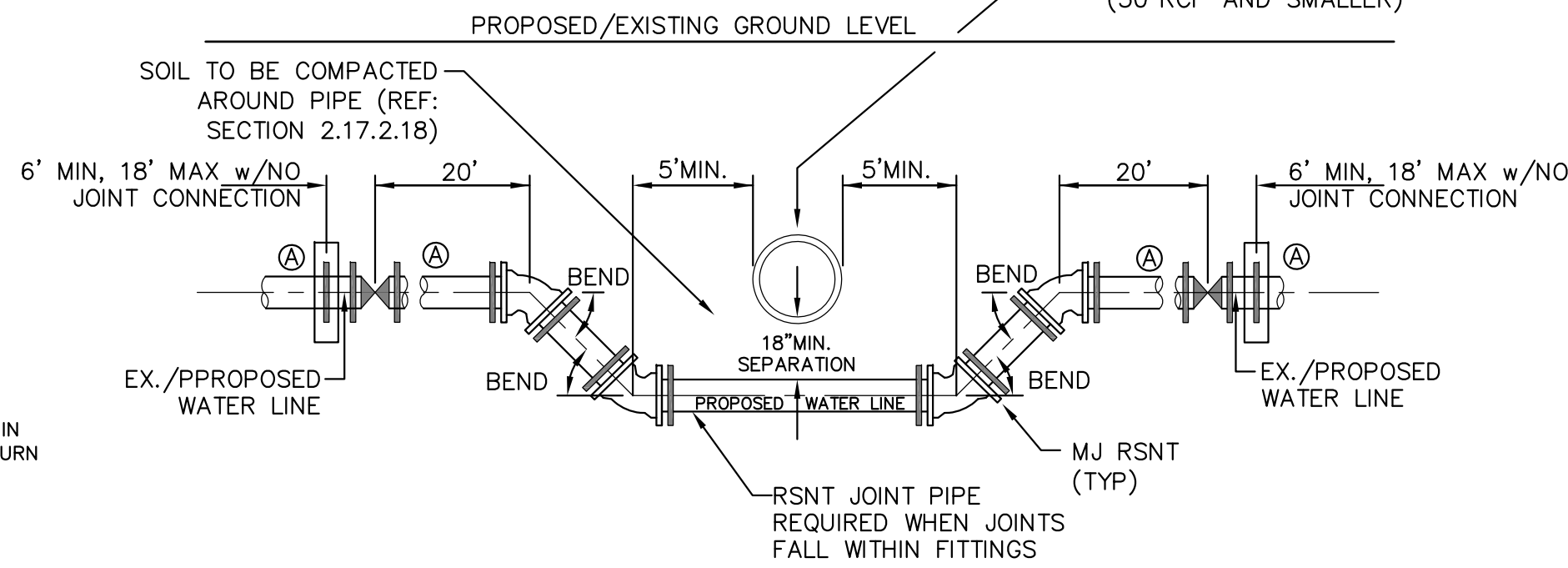
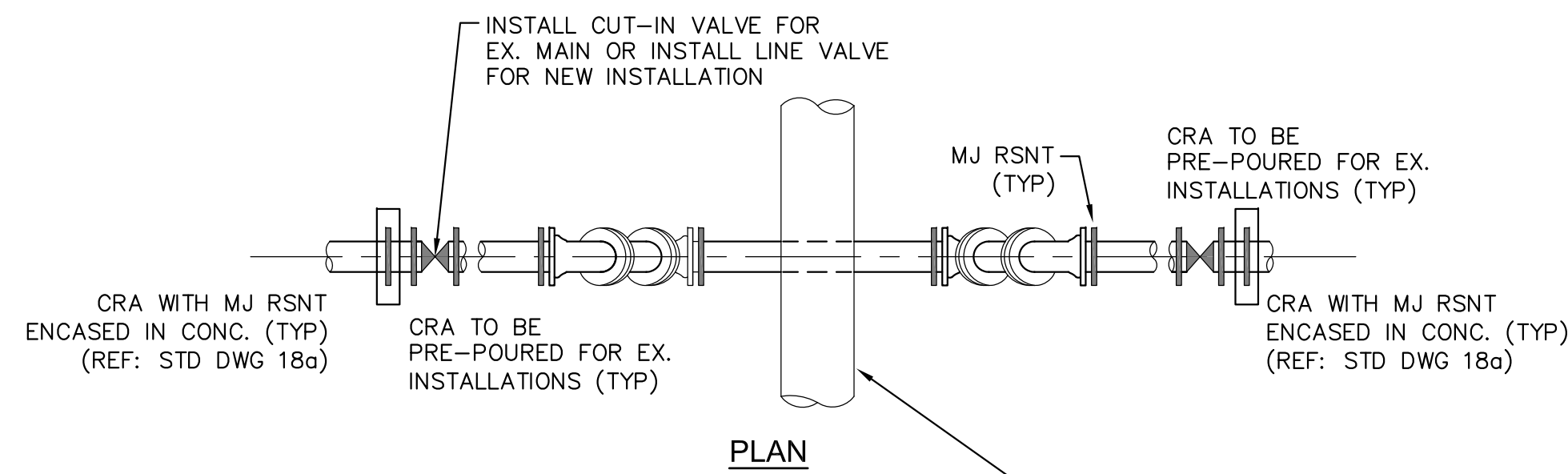
- HYDRANT NOZZLE SHALL BE POSITIONED AT RIGHT ANGLES TO CURB. IF NO CURB OR SIDEWALK EXIST, NOZZLE SHALL BE PLACED AT RIGHT ANGLE TO STREET OR ALLEY.
- HYDRANTS WILL BE PLACED A MINIMUM OF 5.0 FEET FROM ANY UTILITY OR DRAINAGE STRUCTURE (TO BE CO-ORDINATED WITH JOINT TRENCH INSTALLATION)
- ANY HYDRANT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

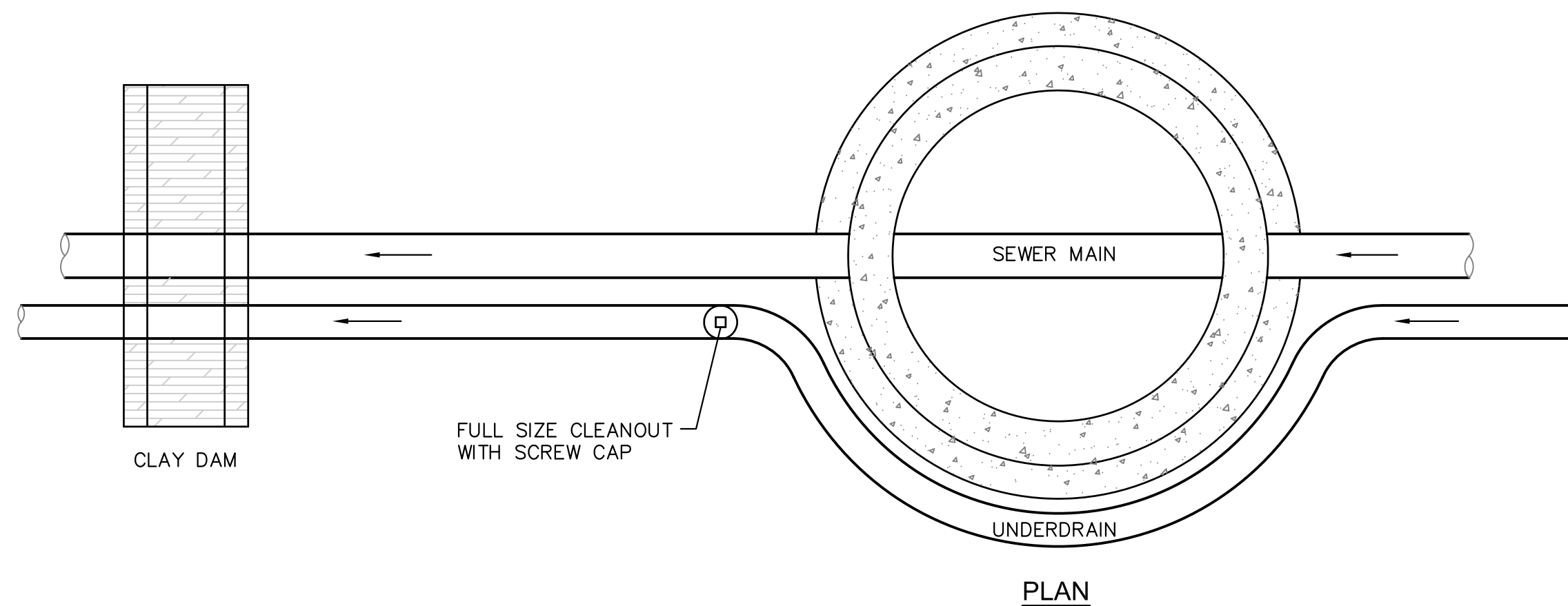


**30\"/>**

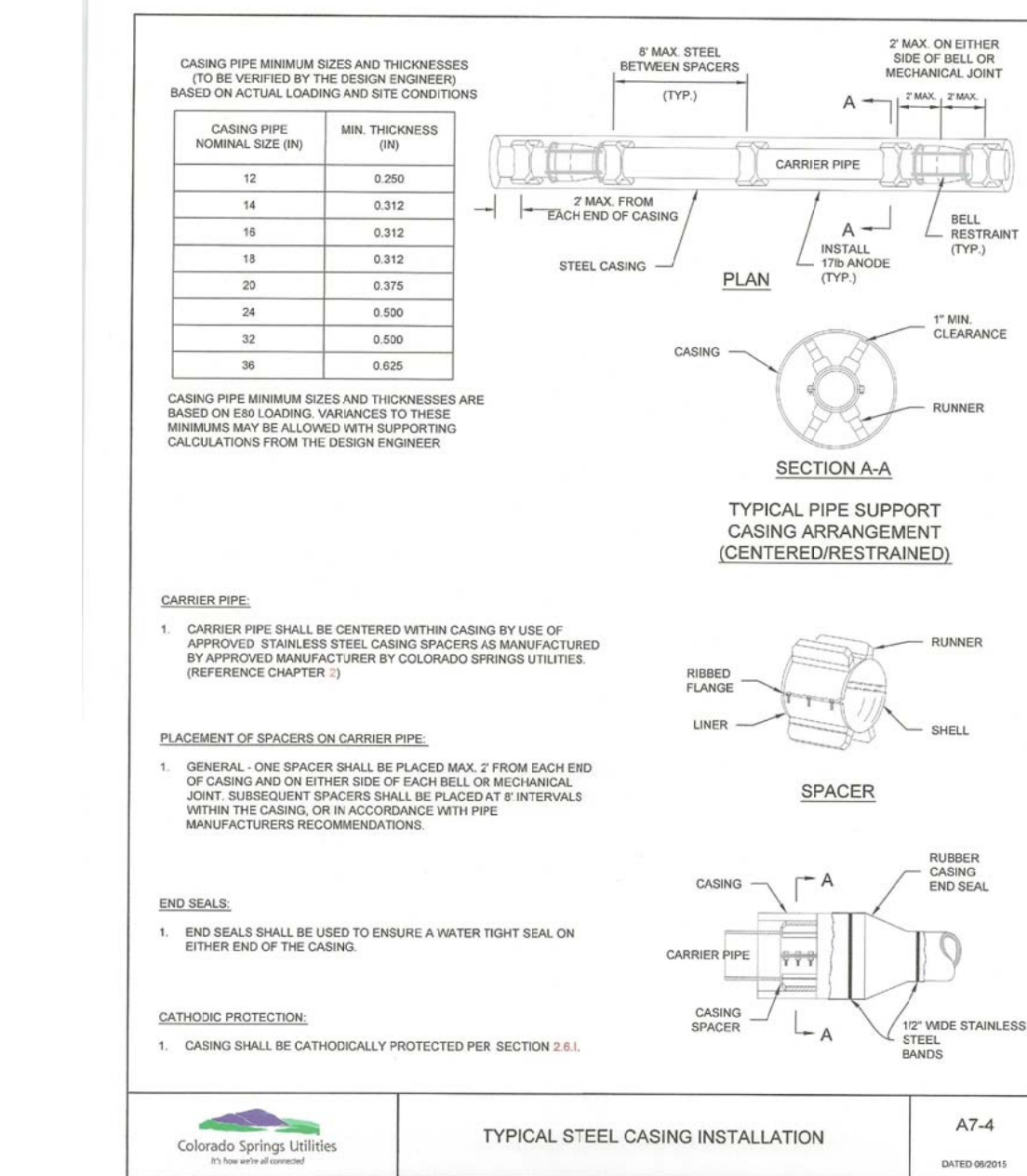
**GENERAL NOTES**

- D.I.P. PIPE REQUIRED IN LOWERINGS (AT THE DISCRETION OF THE WRD/INSPECTOR PVC PIPE MAYBE APPROVED).
- (A) 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

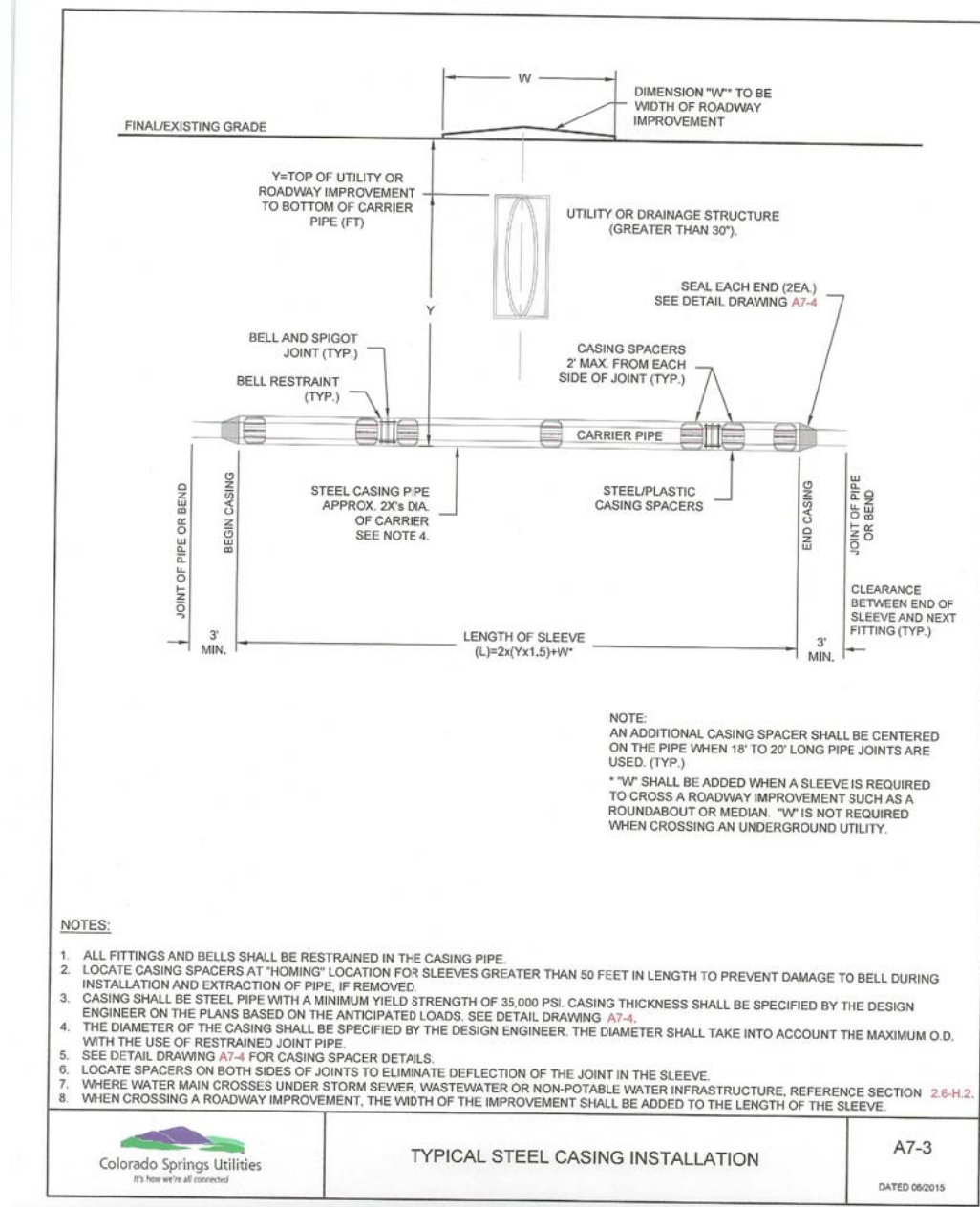


**PLAN**



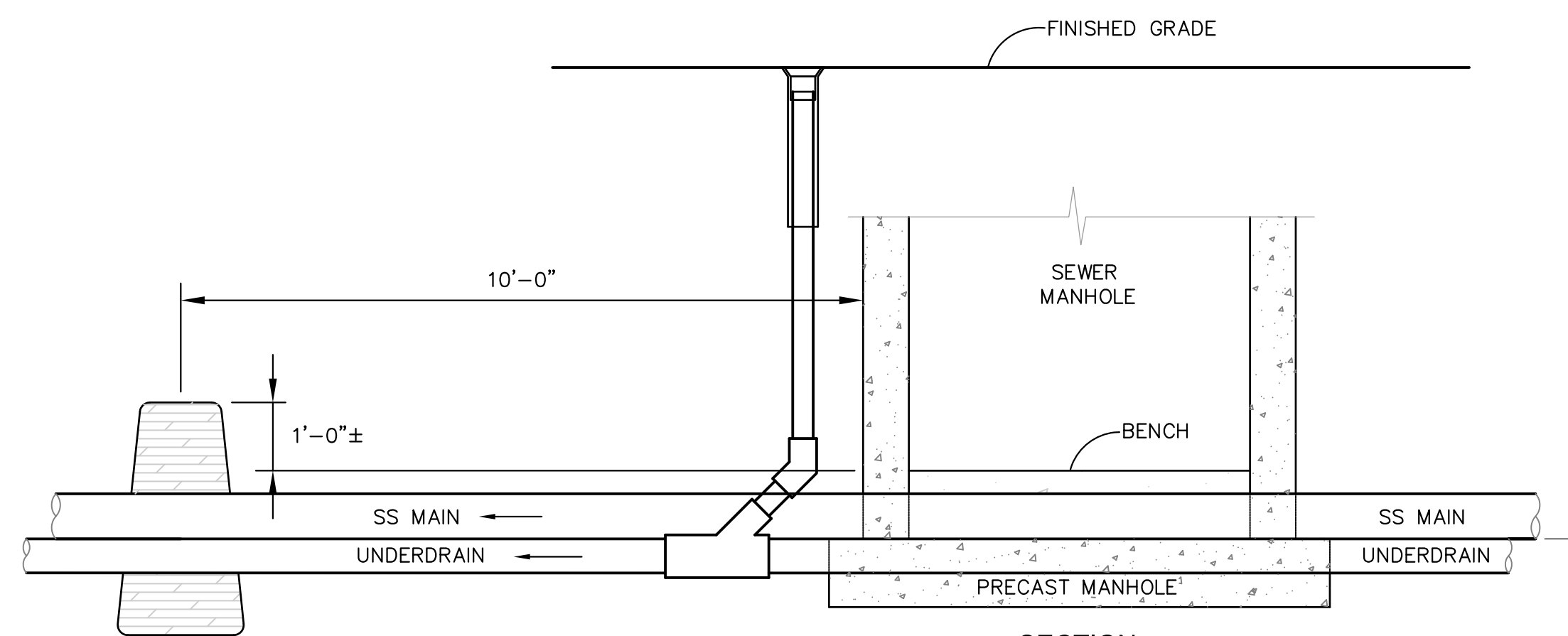
**TYPICAL STEEL CASING INSTALLATION**

**A7-4**



**TYPICAL STEEL CASING INSTALLATION**

**A7-3**



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

(PER CSU STANDARD # WW-12)  
NO SCALE

**SECTION**  
TOP OF UNDERDRAIN EQUALS BOTTOM OF SEWER MAIN UNLESS NOTED OTHERWISE

**CORE ENGINEERING GROUP**  
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CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: rich@cegi.com

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

PREPARED FOR: **LORSON, LLC**  
**LORSON RANCH EAST**  
**FILING NO. 3**  
212 N. WAHSAATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**WATER/SEWER DETAILS**

DATE: **JANUARY 15, 2018**  
PROJECT NO. **100.049**  
SHEET NUMBER **C12.1**  
TOTAL SHEETS: **12**