

CONSTRUCTION PLANS
FOR

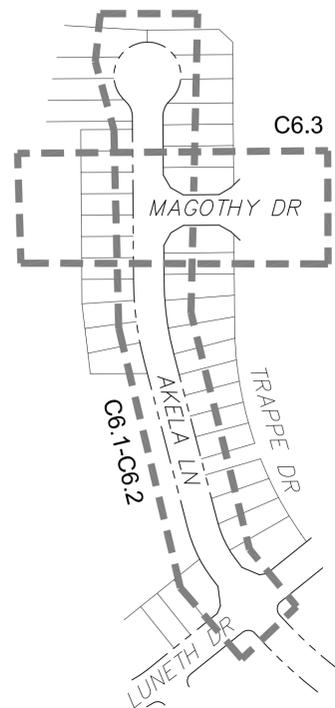
CREEKSIDE SOUTH AT LORSON RANCH FIL. 2

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



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-C8.3	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 _____ DATE XX, 2022

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

JOSHUA PALMER, P.E., 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

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 _____ BY _____
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 _____ BY _____
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

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

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

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

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

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

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

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

BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEING SOUTH 89°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.

CORE ENGINEERING GROUP

15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719-570-1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
CREEKSIDE SOUTH AT LORSON RANCH FIL 2
LORSON BLVD - TRAPPE DR
COLORADO SPRINGS, COLORADO

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

**HILLSIDE AT LORSON RANCH
SANITARY / WATERMAIN
CONSTRUCTION PLANS**

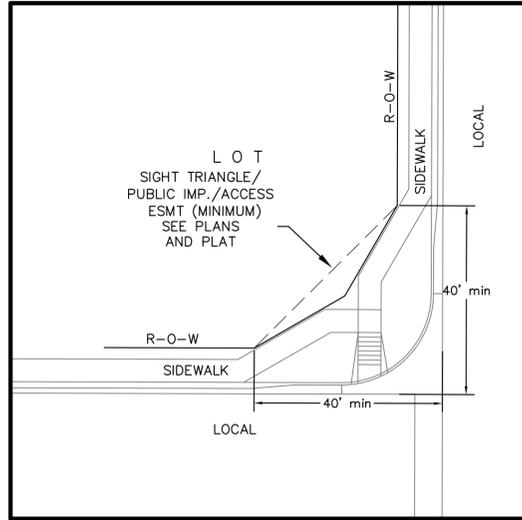
DATE:
JULY, 2022

PROJECT NO.
100.069

SHEET NUMBER
C0.1

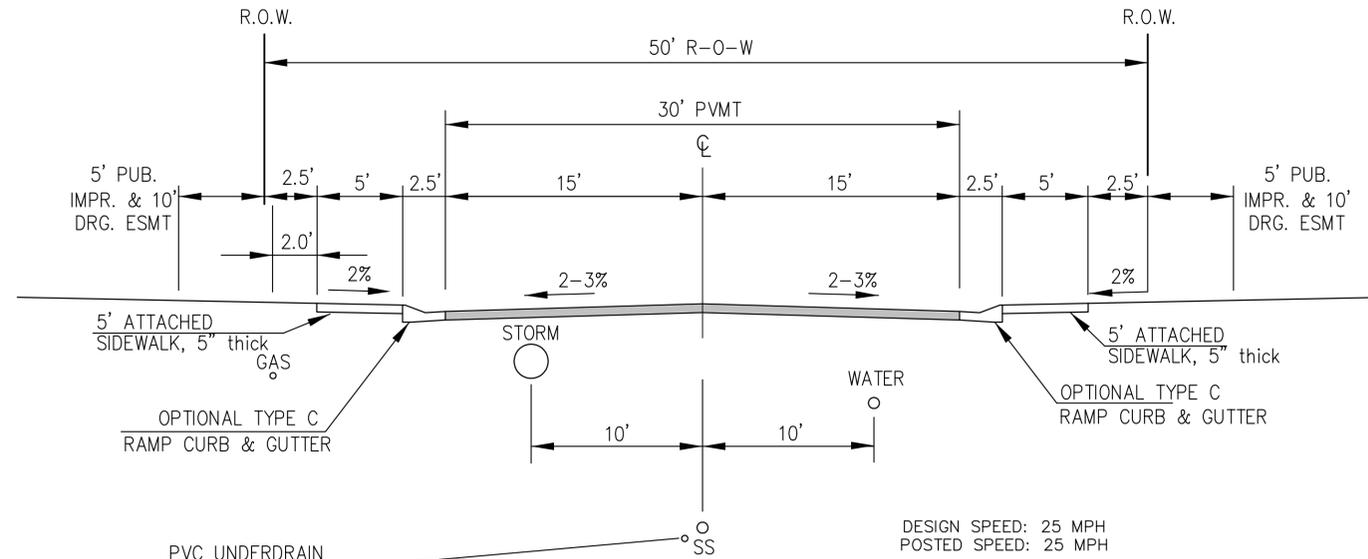
TOTAL SHEETS: 9

PUDSP-22-003



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

NOTE:
ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE
SIDEWALK ENCLOSES 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

AKELA LANE & MAGOTHY DRIVE

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

FOR INFORMATION ONLY

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

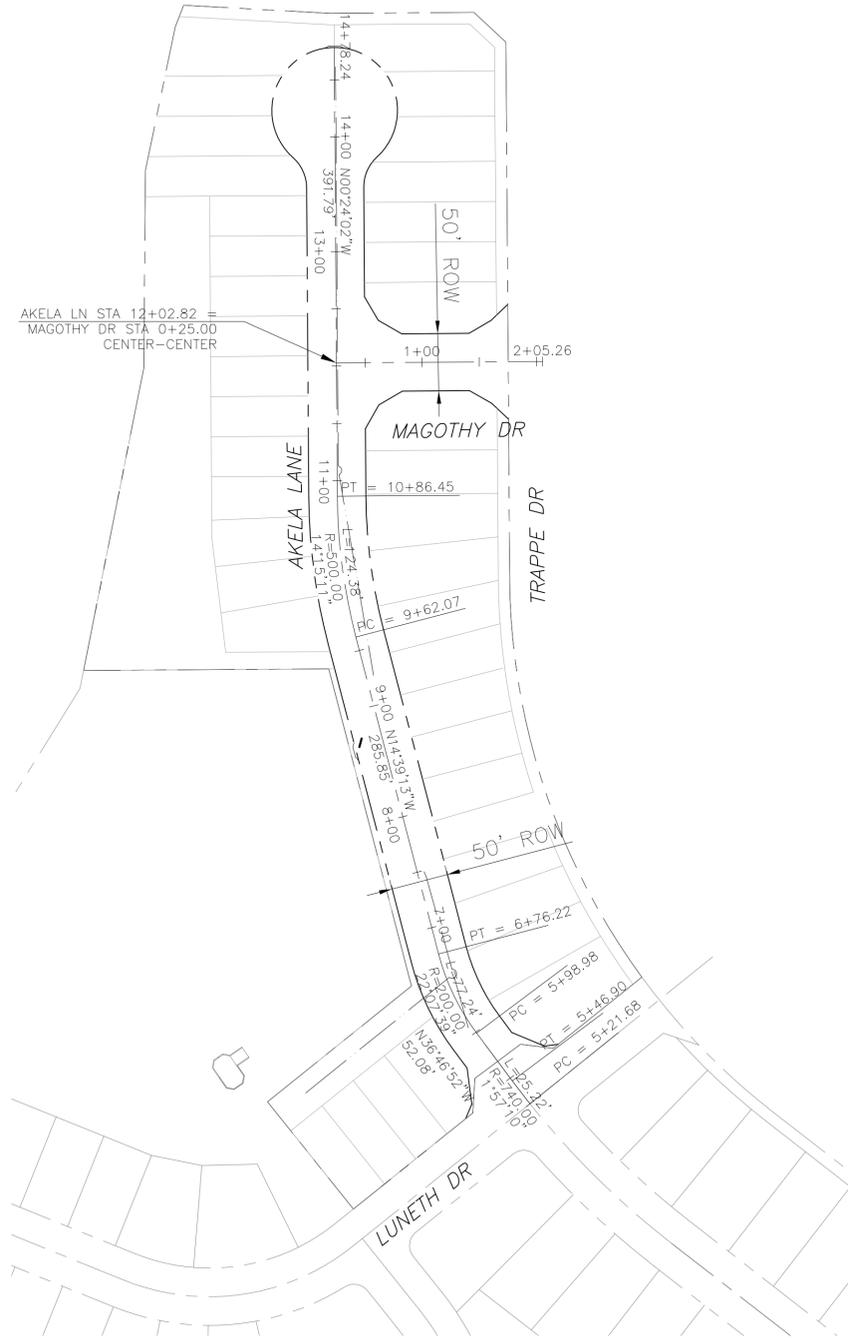
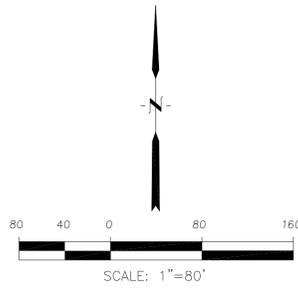
DATE: _____
DESCRIPTION: _____
NO. _____
PREPARED FOR:
LORSON, LLC
212 N. WASHBACH AVE., SUITE 301
COLORADO SPRINGS, CO 80903
CONTACT: JEFF MARK

PROJECT:
**CREEKSIDE SOUTH AT
LORSON RANCH FIL 2**
LORSON BLVD., TRAPPE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

TYPICAL SECTIONS

DATE:
JULY, 2022
PROJECT NO.
100.069
SHEET NUMBER
C1.3
TOTAL SHEETS: 9



CORE
ENGINEERING GROUP
 15004 1ST AVENUE S,
 BIRMGHAM, AL 35206
 PH: 205.970.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

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

PROJECT:
**CREEKSIDE SOUTH AT
 LORSON RANCH FIL 2**
 LORSON BLVD - TRAPPE DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

**CREEKSIDE SOUTH
 AT LORSON RANCH FIL. 2
 HORIZONTAL CONTROL PLAN**

DATE:
 JULY, 2022

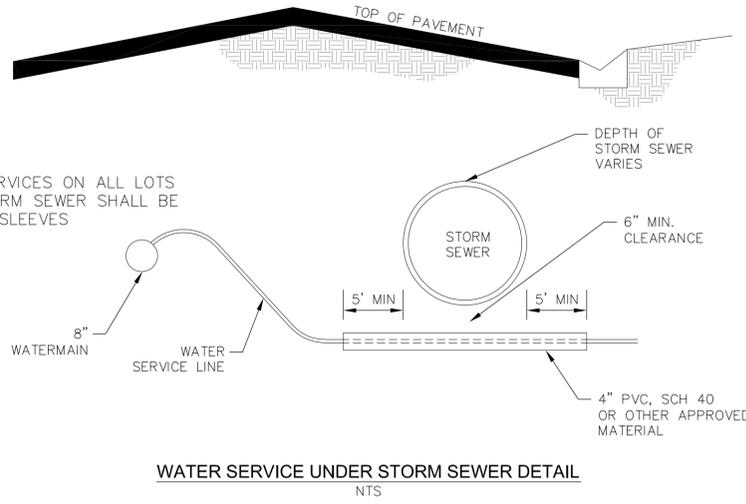
PROJECT NO.
 100.069

SHEET NUMBER
C2.1

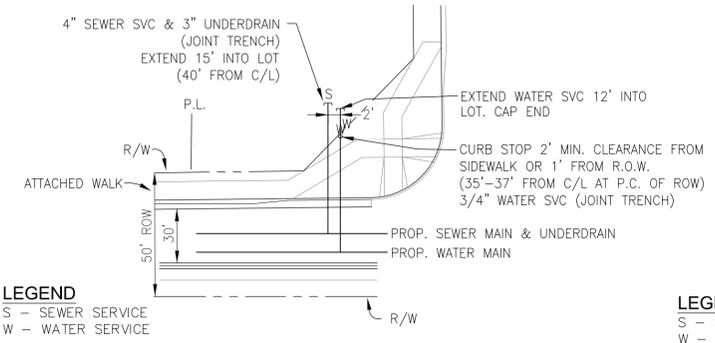
TOTAL SHEETS: 9

NOTE:

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

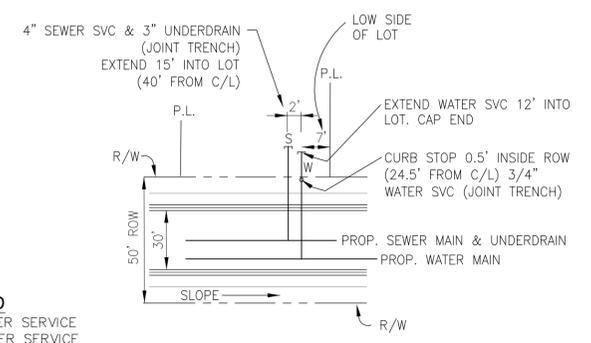


WATER SERVICE UNDER STORM SEWER DETAIL
NTS



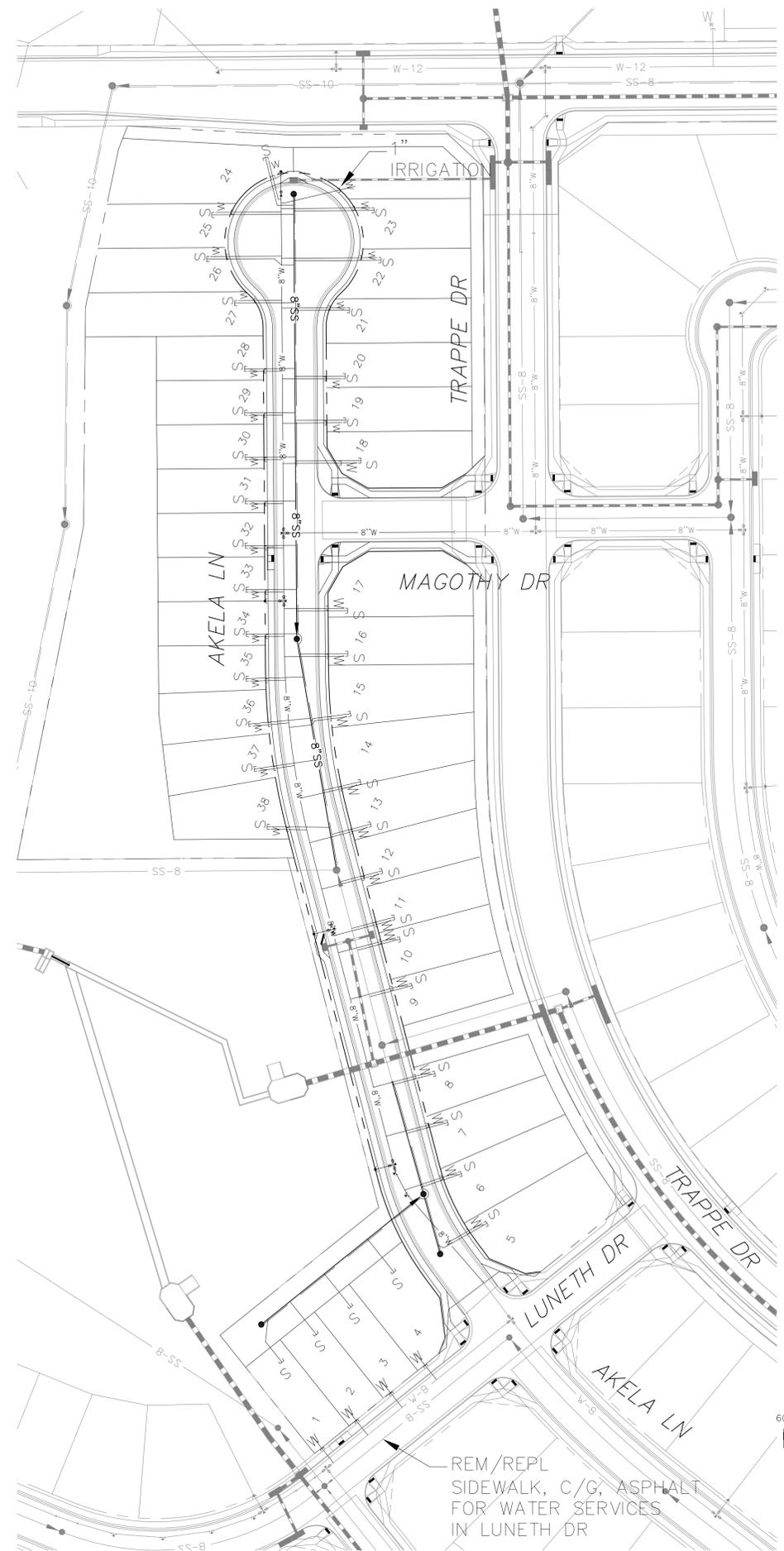
LEGEND
S - SEWER SERVICE
W - WATER SERVICE

TYPICAL CORNER UTILITY SERVICE DETAIL
NTS

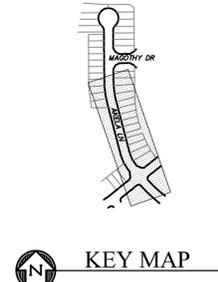
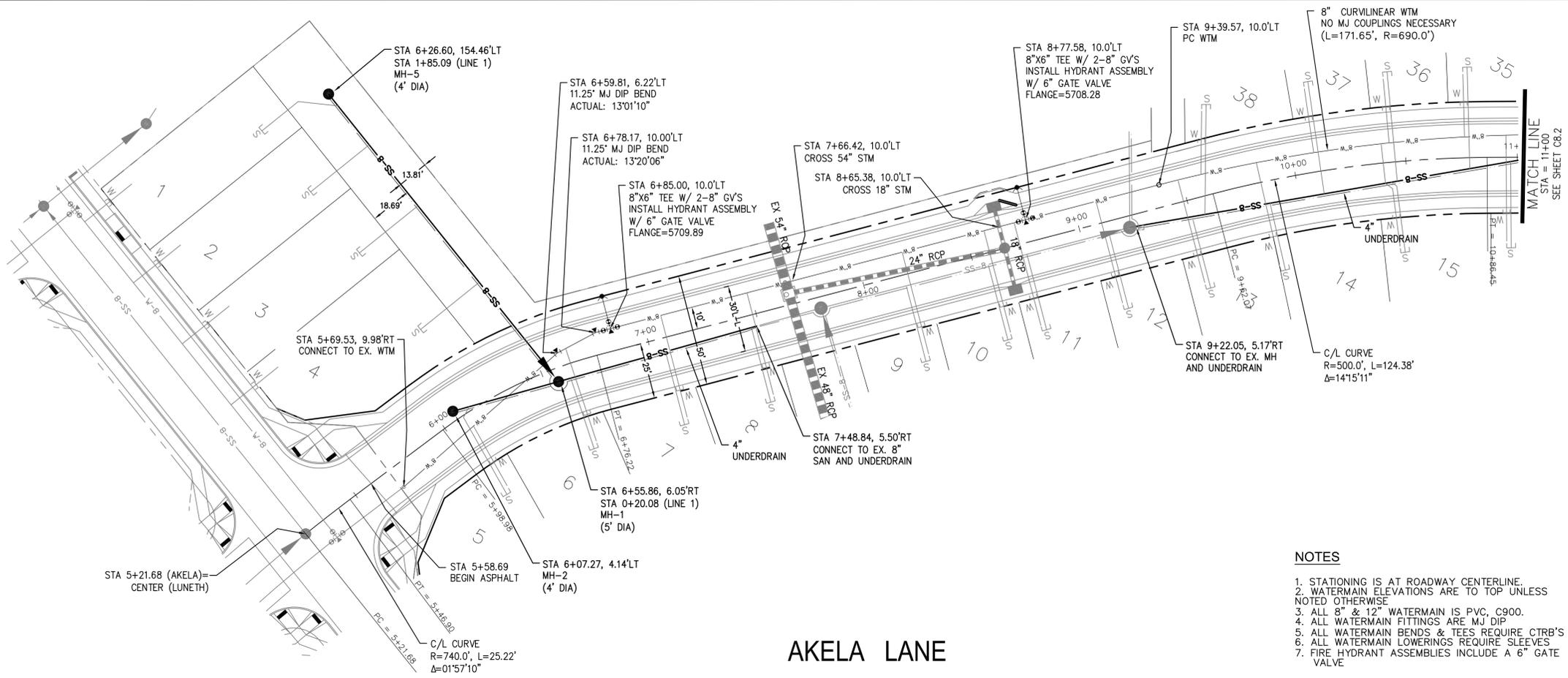


LEGEND
S - SEWER SERVICE
W - WATER SERVICE
U - UNDERDRAIN SERVICE

TYPICAL UTILITY SERVICE DETAIL (35' TO 45' WIDE LOTS)
NTS

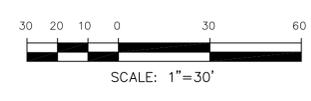


<p>CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: rich@cegi.com</p>		DATE
<p>PROJECT: CREEKSIDE SOUTH AT LORSON RANCH - FIL 2 LORSON BLVD - TRAPPE DR COLORADO SPRINGS, COLORADO</p>	<p>PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK</p>	DESCRIPTION
		NO.
		DATE
		DESIGNER
		CHECKED
		DRAWN
		DESIGNED
		CHECKED
<p>CREEKSIDE SOUTH AT LORSON RANCH 2 UTILITY SERVICES PLAN</p>		
		DATE
		JULY, 2022
		PROJECT NO.
		100.069
		SHEET NUMBER
		C3.1
		TOTAL SHEETS: 9



AKELA LANE

- 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
 6. ALL WATERMAIN LOWERINGS REQUIRE SLEEVES
 7. FIRE HYDRANT ASSEMBLIES INCLUDE A 6" GATE VALVE



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

DATE: _____

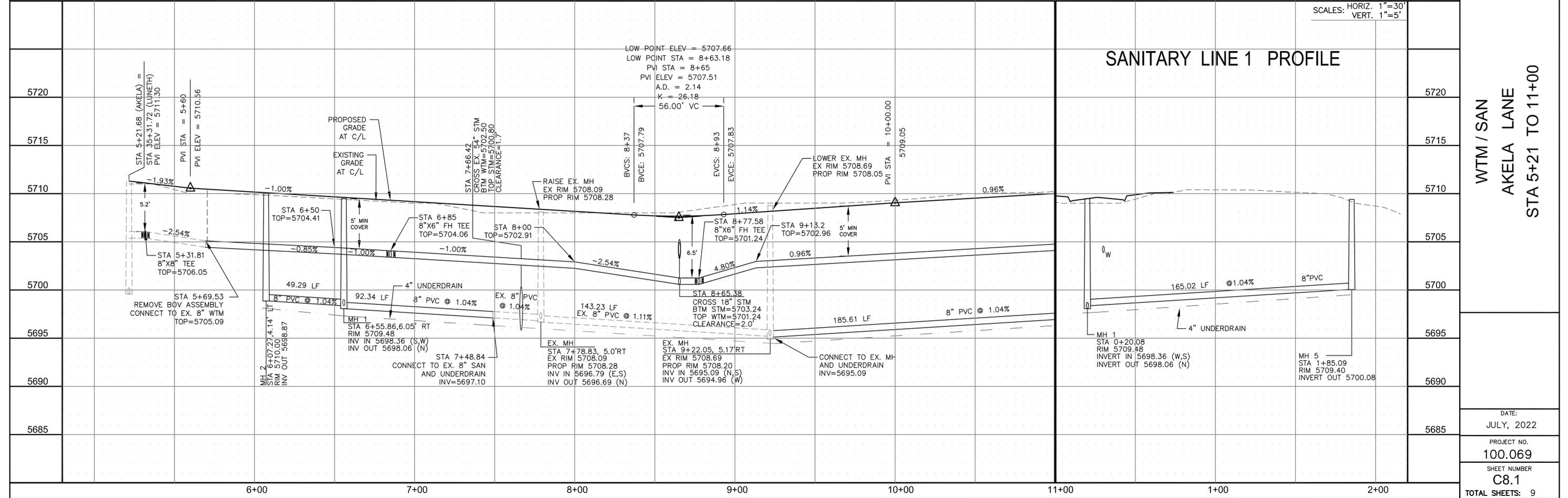
DESCRIPTION: _____

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:
CREEKSIDE SOUTH AT LORSON RANCH FIL 2
 LORSON BLVD - TRAPPE DR
 COLORADO SPRINGS, COLORADO



SANITARY LINE 1 PROFILE

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

WTM / SAN
 AKELA LANE
 STA 5+21 TO 11+00

DATE:
 JULY, 2022

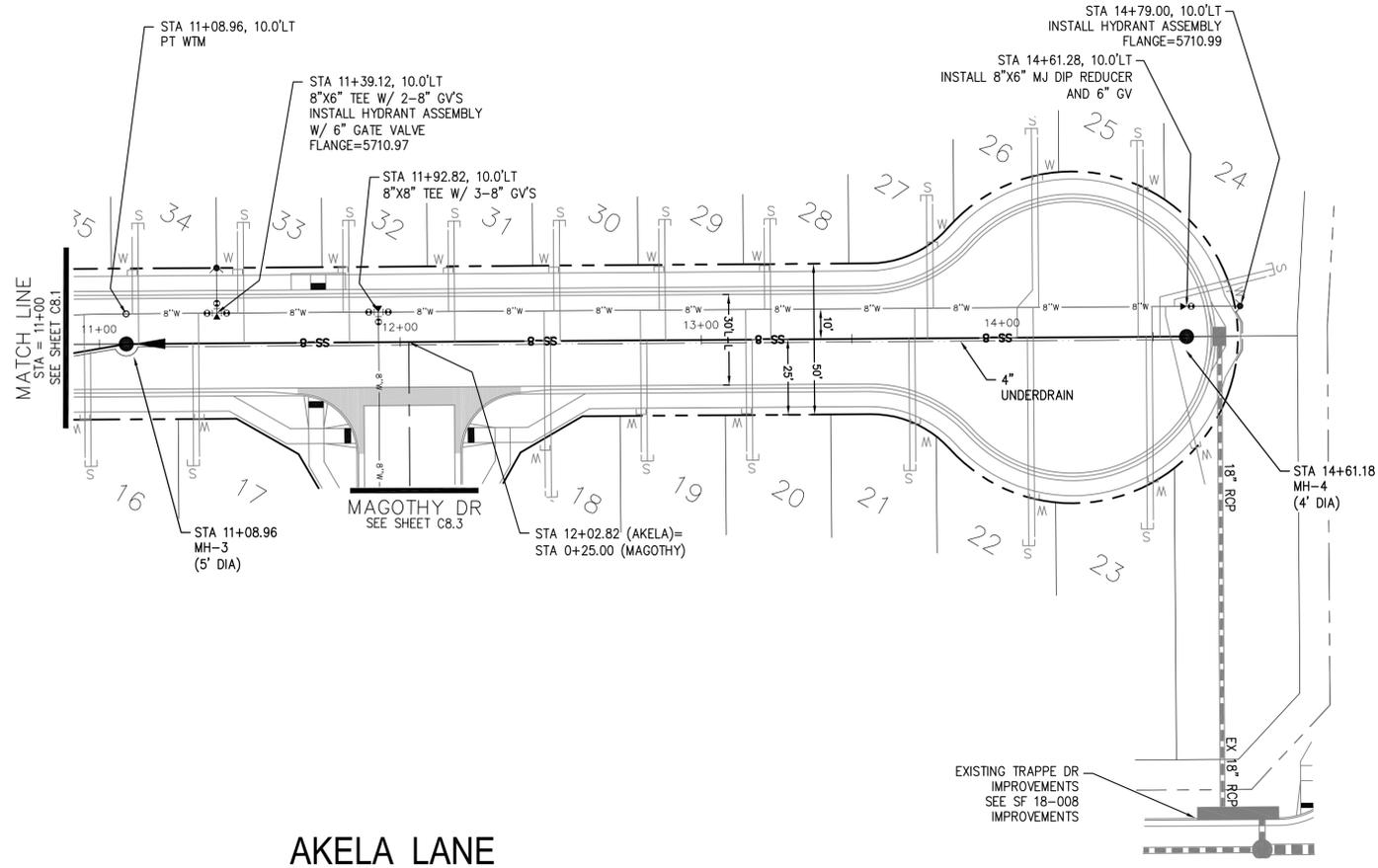
PROJECT NO.
 100.069

SHEET NUMBER
 C8.1

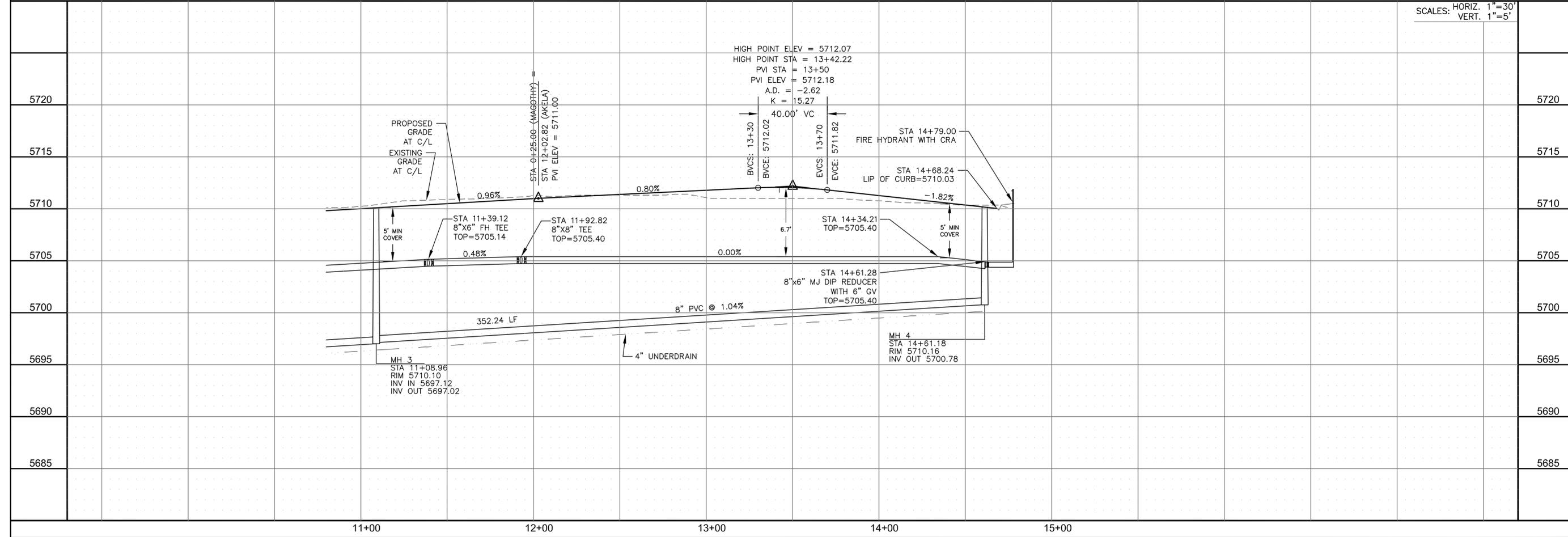
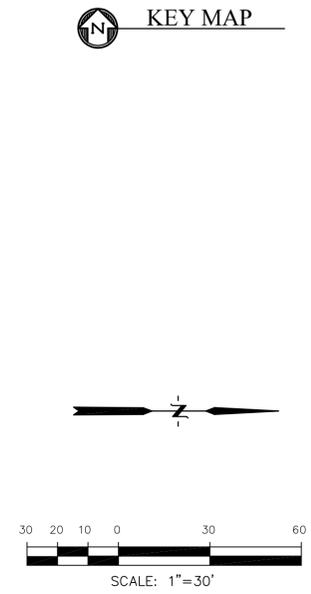
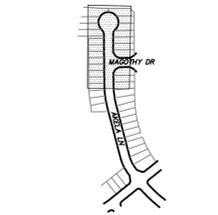
TOTAL SHEETS: 9

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.
6. ALL WATERMAIN LOWERINGS REQUIRE SLEEVES.
7. FIRE HYDRANT ASSEMBLIES INCLUDE A 6" GATE VALVE.



AKELA LANE



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

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

DATE: _____
DESCRIPTION: _____
NO. _____

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

DRAWN: RLS
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CHECKED: RLS

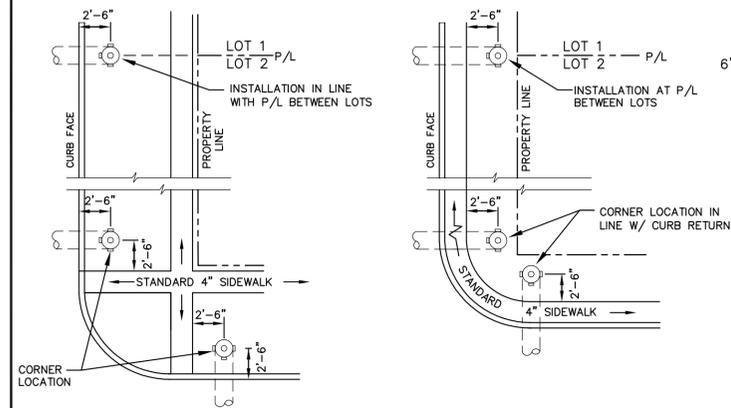
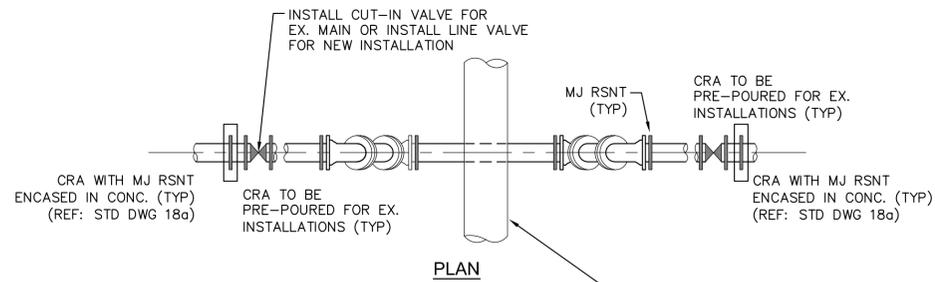
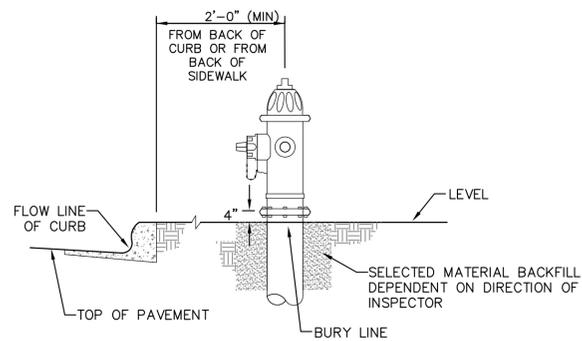
WTM / SAN
AKELA LANE
STA 11+00 TO 14+78

DATE:
JULY, 2022

PROJECT NO.
100.069

SHEET NUMBER
C8.2

TOTAL SHEETS: 9



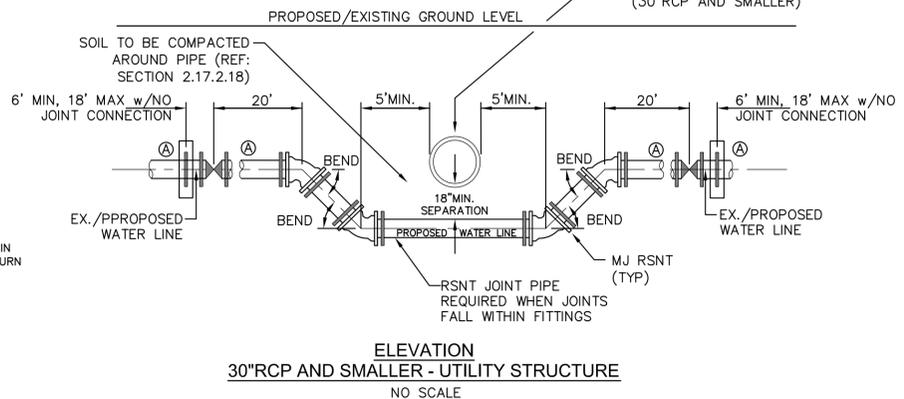
DETACHED SIDEWALK LOCATION
NO SCALE

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.

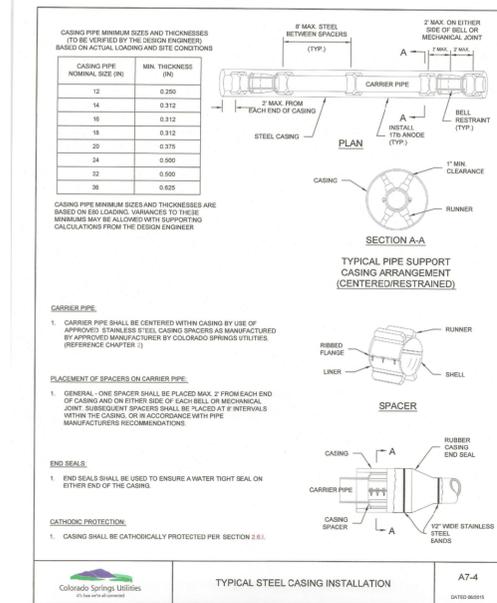
FIRE HYDRANT LOCATIONS
NO SCALE



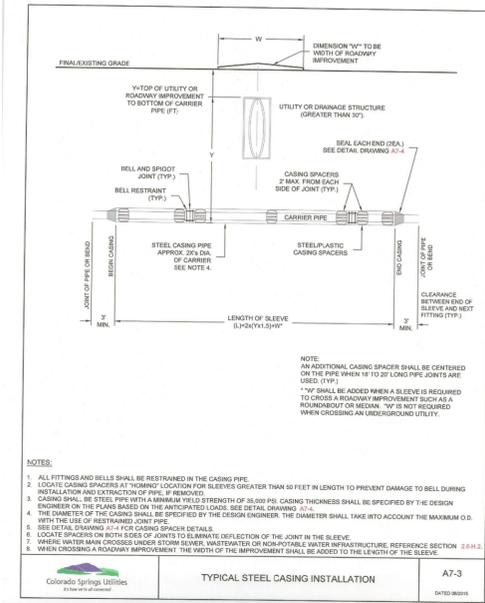
GENERAL NOTES

- 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.

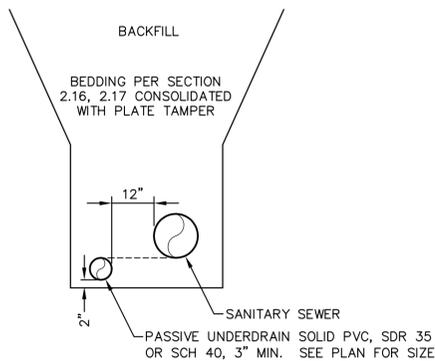
LOWERING DETAIL WITH MJ RSNT FITTINGS AND RSNT JOINT PIPE (w/APPROVAL OF W.R.D.)
(PER CSU STANDARD # 20a)
NO SCALE



TYPICAL STEEL CASING INSTALLATION
A7-4
DATE: 08/19/19

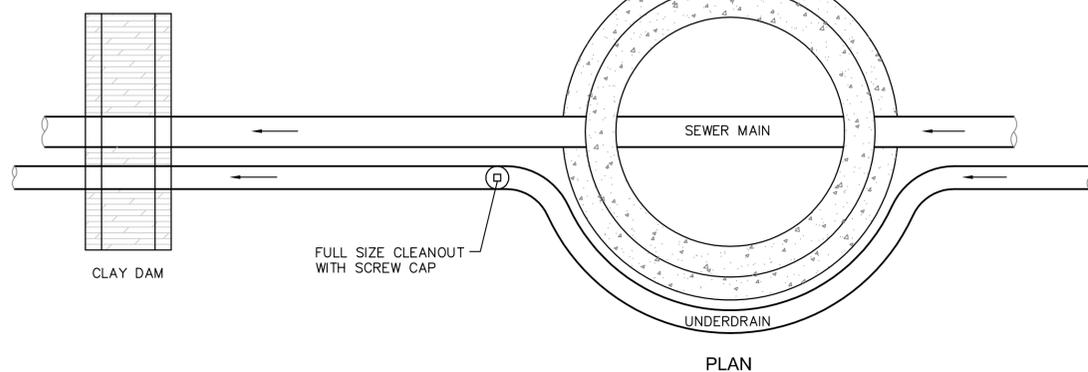


TYPICAL STEEL CASING INSTALLATION
A7-3
DATE: 08/19/19

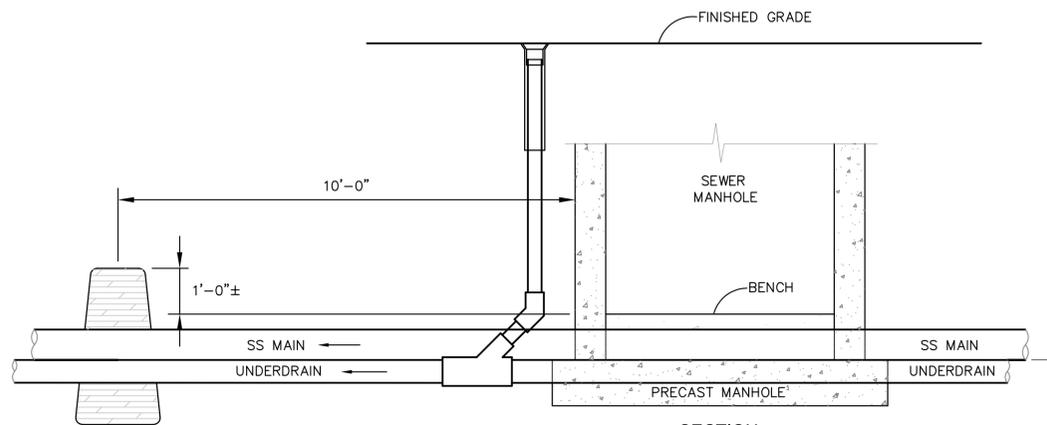


SANITARY SEWER PASSIVE UNDERDRAIN DETAIL
(PER CSU STANDARD # WW-11A)
NO SCALE

NOTE:
POINT OF DISCHARGE TO PUBLIC SYSTEM IS REQUIRED. UNDERDRAIN CONNECTIONS SHALL BE 3" SCH 40.



PLAN



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
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 718.970.1100
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
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

WATER/SEWER DETAILS

DATE: JULY, 2022
PROJECT NO: 100.069
SHEET NUMBER: C12.1
TOTAL SHEETS: 9