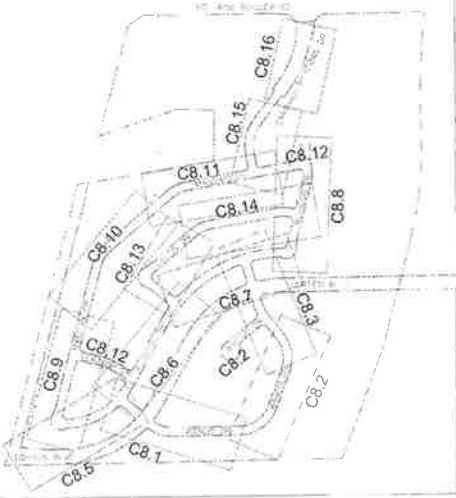


CONSTRUCTION PLANS FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH WATERMAIN AND SANITARY SEWER CONSTRUCTION PLANS



Know what's Below.
Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG. 1-800-OR-811 OR
BY STATE 7-88 THE BELL RINGING
UNDERGROUND MEMBER STATES



SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
C8.1	CLEAR CUT NOTES
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C8.3	WATERMAIN AND SANITARY SEWER
C8.4	WATERMAIN AND SANITARY SEWER
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C8.6	WATERMAIN AND SANITARY SEWER
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C8.8	WATERMAIN AND SANITARY SEWER
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C8.13	WATERMAIN AND SANITARY SEWER
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C8.15	WATERMAIN AND SANITARY SEWER
C8.16	WATERMAIN AND SANITARY SEWER

DEVELOPER'S STATEMENT

THE UNDERSIGNED OWNER/DEVELOPER HAS READ AND APPROVES WITH ALL THE NECESSARY DETAILS IN THESE CONSTRUCTION PLANS AND THE INFORMATION CONTAINED THEREIN.

DATE: 4/27/17
SIGNATURE: [Signature]
TITLE: [Title]
ADDRESS: 212 N. WASHINGTON ST., COLORED SPRINGS, CO 81302

FIRE DISTRICT APPROVAL

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATION IS TO BE IN ACCORD WITH THE MAIN PLAN AS INDICATED BY THIS WATER INSTALLATION PLAN AND ADEQUATE TO SATISFY THE REQUIREMENTS OF THE DISTRICT FIRE PROTECTION DISTRICTS FIRE AND RESCUE DEPARTMENT. THIS APPROVAL IS BASED ON THE INFORMATION OF THESE PLANS, SPECIFICATIONS AND SUPPLEMENTAL INFORMATION PROVIDED BY THE DESIGN ENGINEER. NO OTHER APPROVALS ARE REQUIRED AND THE DISTRICT ENGINEER'S APPROVAL IS NOT NECESSARY.

DATE: 4-27-17
SIGNATURE: [Signature]

CONSTRUCTION APPROVAL

THESE PLANS HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE 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 COMPLIANCE WITH ANY REGULATORY OR CODE REQUIREMENTS.

DATE: 4 MAY 2017
SIGNATURE: [Signature]

ENGINEER'S APPROVAL

THESE DETAILED PLANS AND SPECIFICATIONS WITH SUPPORTING DATA, CALCULATIONS AND SUPERVISION OF THE WORK SHALL BE IN ACCORD WITH THE DESIGN AND CONSTRUCTION OF THE PROJECT AS ESTABLISHED BY THE COUNTY DESIGN CRITERIA. THE ENGINEER'S APPROVAL IS NOT NECESSARY FOR THE PROJECT TO BE CONSIDERED COMPLETE. THE ENGINEER'S APPROVAL IS NOT NECESSARY FOR THE PROJECT TO BE CONSIDERED COMPLETE. THE ENGINEER'S APPROVAL IS NOT NECESSARY FOR THE PROJECT TO BE CONSIDERED COMPLETE.

DATE: 4/27/17
SIGNATURE: [Signature]

RICHARD L. SCHMIDT, P.E., 1997
1000 W. 10TH ST., SUITE 100, COLORED SPRINGS, CO 81302

KEY MAP

WATER / SANITARY
MUNICIPAL WATER AND SANITARY SEWER DISTRICT
17 WINDHILL BLVD
SECURITY CO MO 64501
417-322-1111

CABLE
CABLE ONE
2000 N. 10TH ST
DENVER CO 80202
303-733-4777

ELECTRIC
Xcel Energy
11140 E. 17TH AVE
DENVER CO 80231
303-733-4777

SECURITY FIRE PROTECTION DISTRICT
SECURITY FIRE PROTECTION DISTRICT
500 W. 17TH ST
SECURITY CO MO 64501
417-322-1111

PREPARED FOR
LORSON, LLC
15004 1ST AVENUE S
DENVER CO 80231
303-733-4777
CONTACT JEFF MANN

PREPARED BY
CORE ENGINEERING GROUP
15004 1ST AVENUE S
DENVER CO 80231
303-733-4777
CONTACT JEFF MANN

DISTRICT APPROVAL (WATER)

THE DISTRICT ENGINEER HAS REVIEWED THE DESIGN ENGINEER'S PLAN AND HAS LIMITED LIABILITY FOR THE DESIGN AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES SHALL APPLY.

DATE: 4/27/17
SIGNATURE: [Signature]

BY CAUSE OF OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES SHALL APPLY.

DISTRICT APPROVAL (WASTEWATER)

THE DISTRICT ENGINEER HAS REVIEWED THE DESIGN ENGINEER'S PLAN AND HAS LIMITED LIABILITY FOR THE DESIGN AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES SHALL APPLY.

DATE: 4/27/17
SIGNATURE: [Signature]

IN CASE OF OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES SHALL APPLY.

DATE: 4/27/17
SIGNATURE: [Signature]

TELEPHONE
CENTRAL
1725 INDUSTRIAL BLVD
COLORED SPRINGS CO 81302
719-448-4559

CAS
CABLE ONE
2000 N. 10TH ST
DENVER CO 80202
303-733-4777

EL PASO COUNTY
DEVELOPMENT SERVICES
2800 N. UNIVERSITY AVE
EL PASO TX 79902
915-552-1100

BASIS OF BEARING
ALL DIMENSIONS AND BEARINGS ARE BASED ON THE 1983 NAD 83 DATUM. THE BEARING OF THE MERIDIAN IS 100° 00' 00". THE BEARING OF THE MERIDIAN IS 100° 00' 00".

BENCHMARK
THE BENCHMARK IS THE 1983 NAD 83 DATUM. THE BENCHMARK IS THE 1983 NAD 83 DATUM.

TRAFFIC CONTROL NOTE
THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL DURING CONSTRUCTION.

PUDSP-16-002

CORE ENGINEERING GROUP

COVER SHEET

WATERMAIN AND SANITARY SEWER CONSTRUCTION PLANS

DATE: 4/27/17

PROJECT NO: 100.030

SHEET NUMBER: C1.1

TOTAL SHEETS: 28

LORSON, LLC
15004 1ST AVENUE S
DENVER CO 80231
303-733-4777

CARRIAGE MEADOWS SOUTH AT LORSON RANCH
15004 1ST AVENUE S
DENVER CO 80231
303-733-4777

CONSTRUCTION NOTES

- ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY
- EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM DREKEL, BARNHILL & CO., JULY, 2005. SUPPLEMENTAL SURVEY DATA WAS OBTAINED FOR MARKSHEPTEL ROAD FROM M&S CIVIL GROUP IN NOVEMBER, 2016. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS
- DEPTH OF MOISTURE-DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
BASE OF ALL CUTS AND FILLS - 12 INCHES;
FULL DEPTH OF ALL EMBANKMENTS
- THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS
- THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
- PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED 888 FRONT-END LOADER OR SIMILAR HEAVY RUBBER TIRED VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT THE PRESSURES OF 90 PS) 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-1557) AT 0 TO +4.0% OF OPTIMUM MOISTURE CONTENT FOR A-6 AND A-7-6 SOILS ENCOUNTERED. OTHER SUBGRADE TYPES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED (18 INCHES FOR A-7-6 SOILS BELOW FULL-DEPTH ASPHALT CONCRETE) AND COMPACTED AS OUTLINED ABOVE PRIOR TO PAVING OPERATIONS. SUBGRADE FILL SHALL BE PLACED IN SIX-INCH LIFTS AND UNIFORMLY COMPACTED, MEETING THE REQUIREMENTS AS PREVIOUSLY DESCRIBED.
- SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS
- FILL SHALL BE PLACED IN 8-INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS
- THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:
 - HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER
 - SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER
 - TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER
 - MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER
 - TEMPORARY VEHICLE TRACING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER
 - CONCRETE WASH AREAS
 - INLET PROTECTION
 THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
- FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE CON-0512E ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEO-TECHNICAL STUDY" FOR LORSON RANCH.

WIDEFIELD WATER AND SANITATION DISTRICT GENERAL NOTES

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WIDEFIELD WATER AND SANITATION DISTRICT SPECIFICATIONS. CONSTRUCTION REQUIREMENTS SHALL BE USE STANDARD PROCTOR AS DETERMINED BY ASTM TESTS, UNLESS OTHERWISE APPROVED BY THE WIDEFIELD WATER AND SANITATION DISTRICT OR A HIGHER STANDARD IS IMPOSED BY ANOTHER AGENCY HAVING RIGHT-OF-WAY JURISDICTION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE WIDEFIELD WATER AND SANITATION DISTRICT. THE WIDEFIELD WATER AND SANITATION DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- THE DEVELOPER OR HIS ENGINEER HAS LOCATED ALL FIRE HYDRANTS AND FUTURE SERVICE STUBS. ANY REQUIRED RELOCATION, EITHER HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER.
- ALL DUCTILE IRON PIPE, TO INCLUDE FITTINGS, VALVES AND FIRE HYDRANTS WILL BE WRAPPED WITH POLYETHYLENE TUBING, BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED.
- ALL DUCTILE IRON PIPE SHALL BE DOUBLE BONDED. DIP SHALL HAVE CATHODIC PROTECTION USING NO. 5 WIRE WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET.
- PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.
- ALL FITTINGS SHALL BE DUCTILE IRON -MECHANICAL JOINT AND HAVE 1 LB. MAGNESIUM ANODES AT EVERY FITTING.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT (360-7111) 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 MAIN UTILITY LINES.
- THE LOCATION OF ALL UTILITIES AS SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
- THE CONTRACTOR SHALL FIELD EXCAVATE AND VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL TIE-INS. CONTRACTOR SHALL NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER OF THE FIELD VERIFIED INFORMATION PRIOR TO CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.
- ANY WATER UTILITY MATERIAL REMOVED AND NOT REUSED SHALL BE RETURNED TO THE WIDEFIELD WATER AND SANITATION DISTRICT IF THE DISTRICT SO REQUESTS.
- THE CONTRACTOR SHALL AT HIS EXPENSE SUPPORT AND PROTECT ALL UTILITY MAINS SO THAT THEY WILL FUNCTION CONTINUOUSLY DURING CONSTRUCTION. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT WILL BE REPLACED IMMEDIATELY BY EITHER THE CONTRACTOR OR THE WIDEFIELD WATER AND SANITATION DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.
- ANY PUMPING OR BYPASS OPERATIONS MUST BE REVEALED AND APPROVED PRIOR TO EXECUTION BY BOTH THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER.
- DISINFECTION SHALL BE ACCOMPLISHED BY GLUING TABLETS TO THE TOP OF THE LINE. POWDER OR GRANULAR HTM SHALL NOT BE USED. SEE WIDEFIELD SPECS FOR FURTHER DEFINITION OF DISINFECTION TECHNIQUES.
- CONTRACTOR MUST REPLACE OR REPAIR ANY DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
- ALL WATER LINES 6" AND LARGER, AND ALL SEWER LINES 8" AND LARGER, SHALL HAVE AS-BUILT PLANS PREPARED AND APPROVED PRIOR TO FINAL ACCEPTANCE BY THE WIDEFIELD WATER AND SANITATION DISTRICT.
- PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE IS REQUIRED A MINIMUM OF 72 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. TO SET THE PRE-CONSTRUCTION CONFERENCE CONTACT BRANDON BELMANS (WATER SUPERINTENDENT (464-2091) AND/OR MARK MCCORMICK (WASTEWATER SUPERINTENDENT) OF THE WIDEFIELD WATER AND SANITATION DISTRICT FOR A TIME. NO PRE-CONSTRUCTION CONFERENCE TIMES WILL BE SET UNTIL 6 SETS OF SIGNED DRAWINGS ARE RECEIVED BY THE WIDEFIELD WATER AND SANITATION DISTRICT. THE CONSTRUCTION DATE /DETAILS

WIDEFIELD WATER AND SANITATION DISTRICT UTILITY CONSTRUCTION NOTES

- ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE CATHODIC PROTECTION AND 1 LB MAGNESIUM ANODES AT EVERY FITTING
- ALL FIRE HYDRANTS SHALL BE MULLER SUPER CENTURION 200 OR AMERICAN AVX SERIES 2700, (MODERN)

UNDERDRAIN CONSTRUCTION NOTES

- SUMP PUMP DISCHARGES FROM HOUSES MUST DISCHARGE TO UNDERGROUND UNDERDRAIN LATERALS, OPEN SPACE, PONDS, OR STAKES AND ARE NOT ALLOWED TO FLOW OVER PUBLIC SIDEWALK OR CURB/GUTTER.
- ALL PVC UNDERDRAIN MAINS SHALL BE 6" PVC, SDR 35
- UNDERDRAIN LATERALS SHALL BE 3" PVC, SDR 35
- UNDERDRAIN CLEANOUT BOXES ON THE MAINS SHALL BE A CAST IRON TWO PIECE HEAVY DUTY VALVE BOX MANUFACTURED BY SIAR PIPE PRODUCTS OR APPROVED EQUAL. THE TOP PIECE SHALL BE 16" TALL AND THE BOTTOM PIECE SHALL BE 36" TALL.
- PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.
- ALL FITTINGS SHALL BE DUCTILE IRON -MECHANICAL JOINT AND HAVE 1 LB. MAGNESIUM ANODES AT EVERY FITTING.
- THE LOCATION OF ALL UTILITIES AS SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
- THE CONTRACTOR SHALL FIELD EXCAVATE AND VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL TIE-INS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE FIELD VERIFIED INFORMATION PRIOR TO CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL AT HIS EXPENSE SUPPORT AND PROTECT ALL UTILITY MAINS SO THAT THEY WILL FUNCTION CONTINUOUSLY DURING CONSTRUCTION. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT WILL BE REPLACED IMMEDIATELY BY THE CONTRACTOR AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.

CORE ENGINEERING GROUP
 1500 W. MEADOWS BLVD. SUITE 201
 FORT HARRIS, COLORADO 80633
 PHONE: 303.733.1100
 FAX: 303.733.1100
 EMAIL: CORE@CORE-ENG.COM

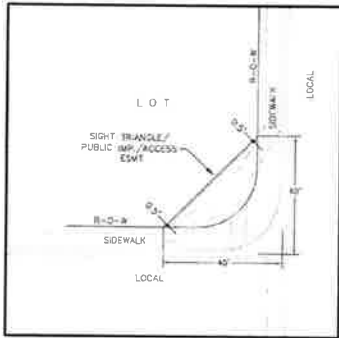
CARRIDGE MEADOWS SOUTH
 PROJECT: LORSON, LLC
 212 N. SPRING CANYON BLVD. SUITE 201
 COLORADO SPRINGS, COLORADO 80903
 PHONE: 719.575.1100
 FAX: 719.575.1100
 EMAIL: CARRIDGE@CARRIDGE-ENG.COM

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

**GENERAL NOTES
SEWER AND WATER**

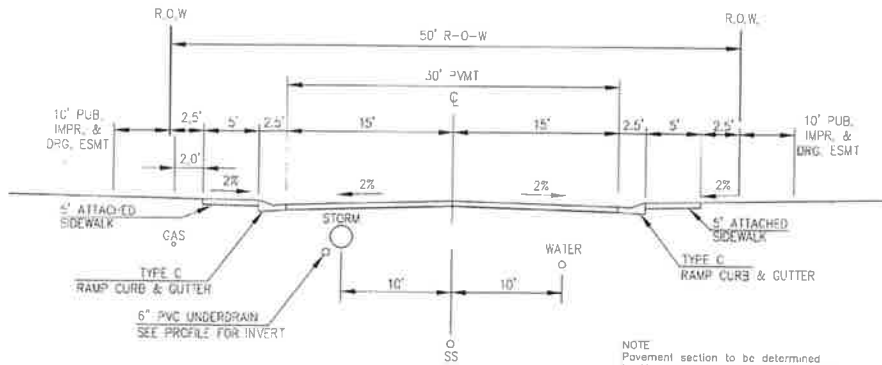
DATE: MARCH, 2017
 PROJECT NO: 100 030
 SHEET NUMBER: C1.2
 TOTAL SHEETS: 28

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.



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

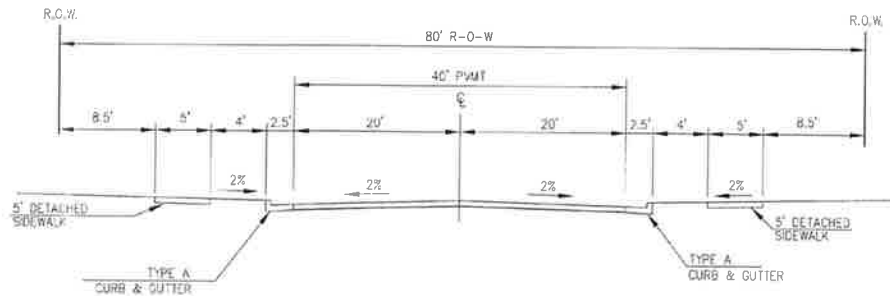
NOTE:
ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE
SIDEWALK ENCROACHES INTO THE PRIVATE LOTS. SEE CONSTRUCTION DRAWINGS
AND THE FINAL PLAN.



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

WANDO DRIVE
RUBICON DRIVE
MANDAN DRIVE
CLATSOP DRIVE
GALPIN DRIVE
SMOGE DRIVE
CARRIAGE MEADOWS DRIVE (INTERIM)

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



**TYPICAL SECTION 80' R.O.W.
RESIDENTIAL URBAN COLLECTOR**
NOT TO SCALE

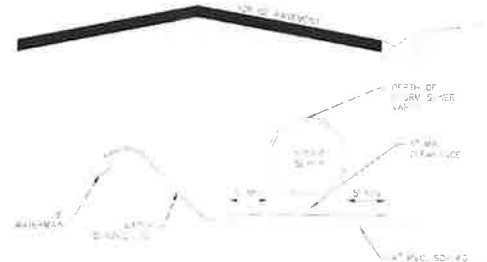
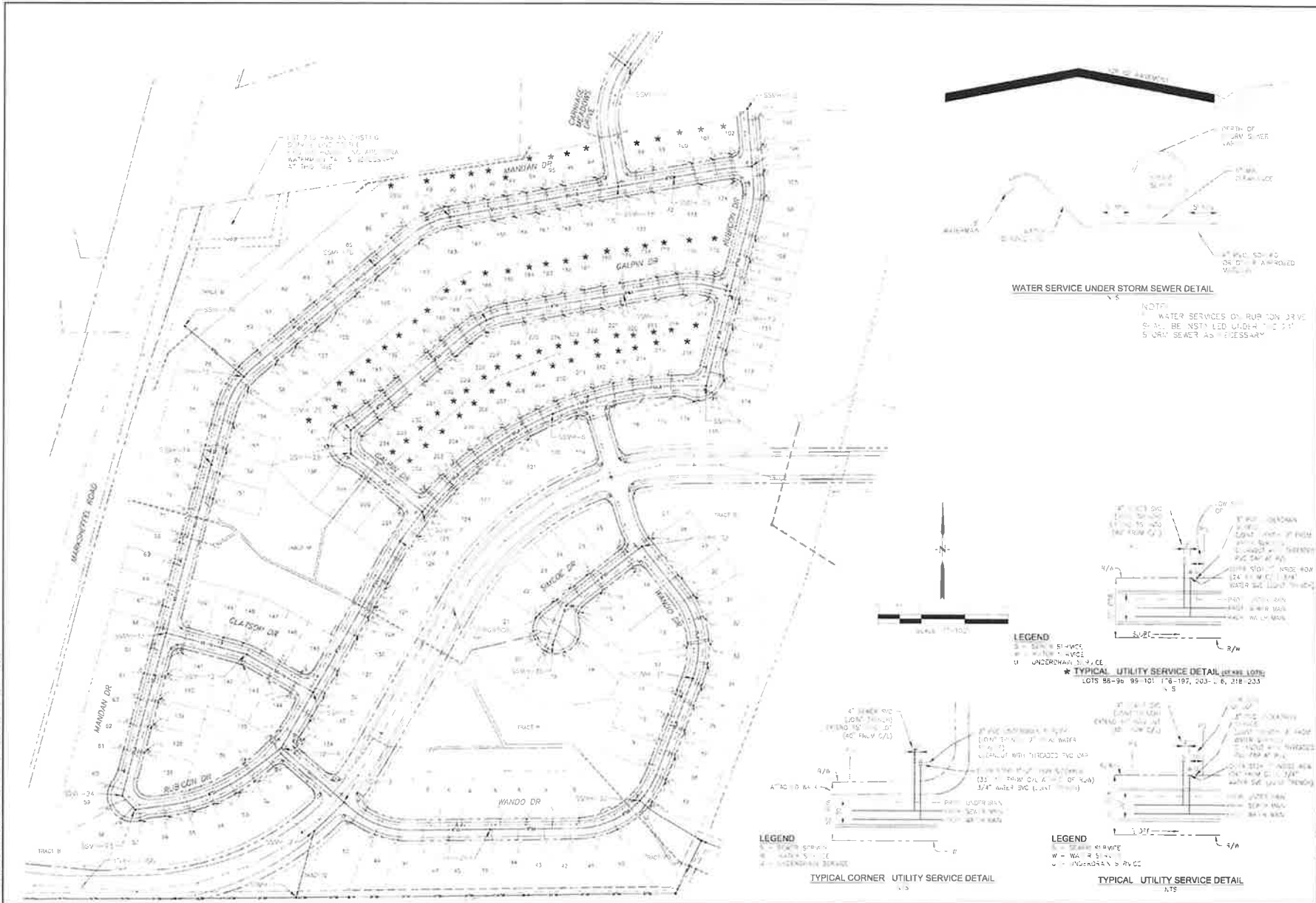
LORSON BOULEVARD

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



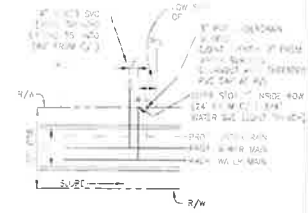
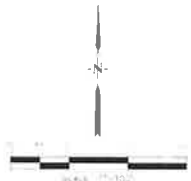
DATE	
REVISION	
PREPARED FOR	LORSON, LLC
PROJECT	CARRIAGE MEADOWS SOUTH
DESIGNED BY	ROBERT L. SCHRIKLER, P.E.
CHECKED BY	EL PASO COUNTY ENGINEERING
DATE	MARCH, 2017
PROJECT NO.	100 030
SHEET NUMBER	C1.3
TOTAL SHEETS	28

TYPICAL STREET SECTIONS



WATER SERVICE UNDER STORM SEWER DETAIL

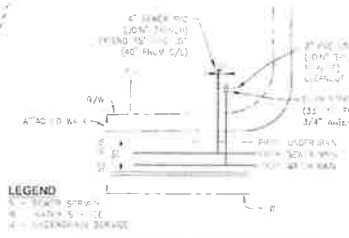
NOTES:
 1. WATER SERVICES ON BURTON DRIVE SHALL BE INSTALLED UNDER THE STORM SEWER AS NECESSARY.



LEGEND

- 4" WATER SVC (20\"/>

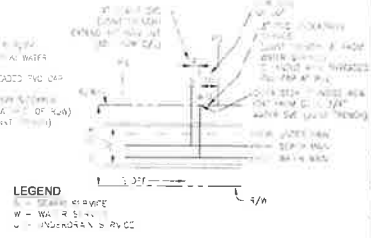
TYPICAL UTILITY SERVICE DETAIL (LOT 100)
 LOTS 98-99, 99-101, 102-107, 203-206, 218-233



LEGEND

- 4" WATER SVC (20\"/>

TYPICAL CORNER UTILITY SERVICE DETAIL

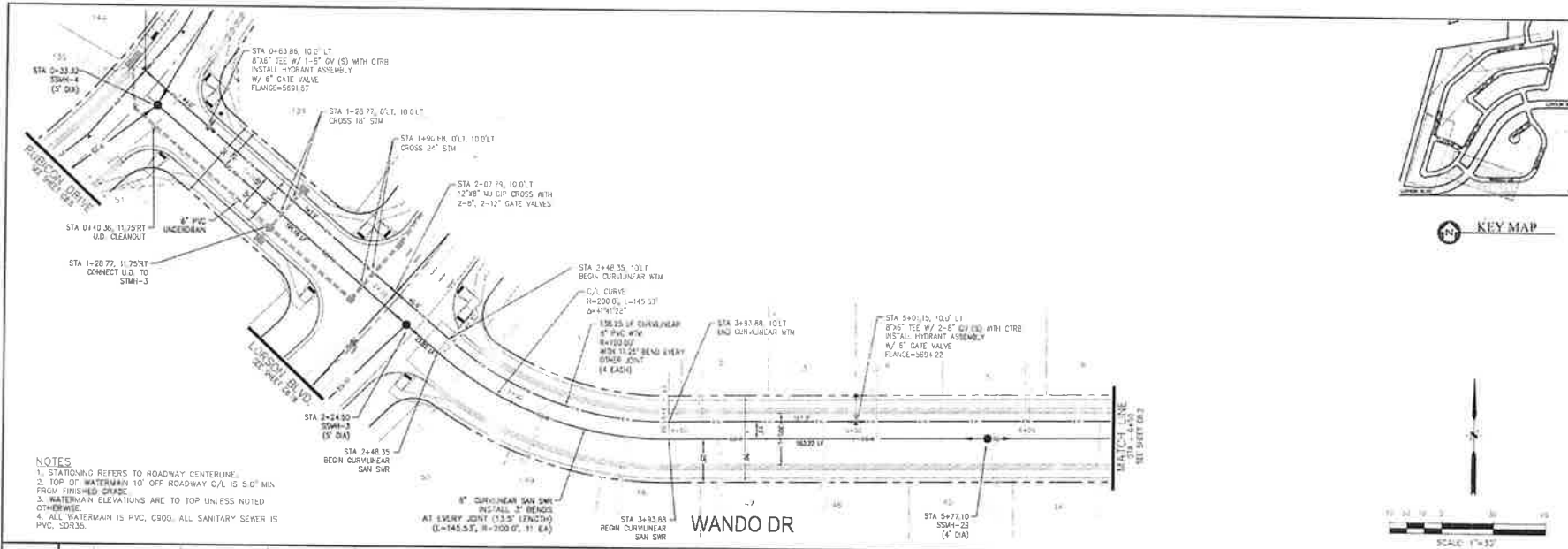


LEGEND

- 4" WATER SVC (20\"/>

TYPICAL UTILITY SERVICE DETAIL

		PROJECT NO. 100-030 SHEETS: 11	
		DATE: 03/17/2017	
PROJECT: CARRIAGE MEADOWS SOUTH LOCATION: 100-030		CLIENT: LORSON, LLC ADDRESS: 100-030 COUNTY: GARFIELD COUNTY, CO CITY: SOUTHWEST COLO, CO	
DESIGNER: [Name] CHECKER: [Name]		DATE: [Date]	
PROJECT NO. 100-030		SHEET NO. 11	
TOTAL SHEETS: 28		C3.1	



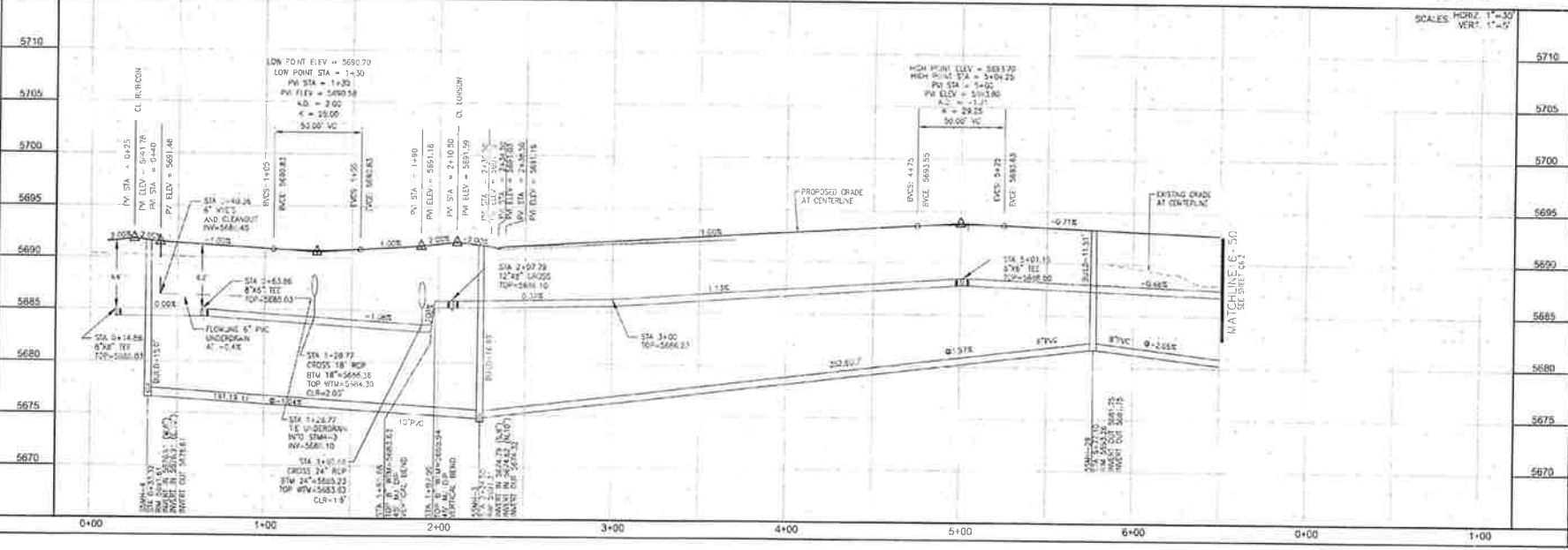
- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE.
 2. TOP OF WATERMAIN 10' OFF ROADWAY C/L IS 5.0' MIN FROM FINISHED GRADE.
 3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
 4. ALL WATERMAIN IS PVC, C900. ALL SANITARY SEWER IS PVC, SDR35.



CORE ENGINEERING GROUP
 1000 W. WASHINGTON AVE. SUITE 200
 COVINGTON, LA 70010
 PHONE: 504.835.8800
 FAX: 504.835.8801
 EMAIL: core@core-eng.com

PROJECT
 CARRIAGE MEADOWS SOUTH
 WATERMAIN AND SANITARY SEWER
 STA 0+25 TO STA 6+50
 WANDO DRIVE
 E. PARDI COUNTY, LOUISIANA

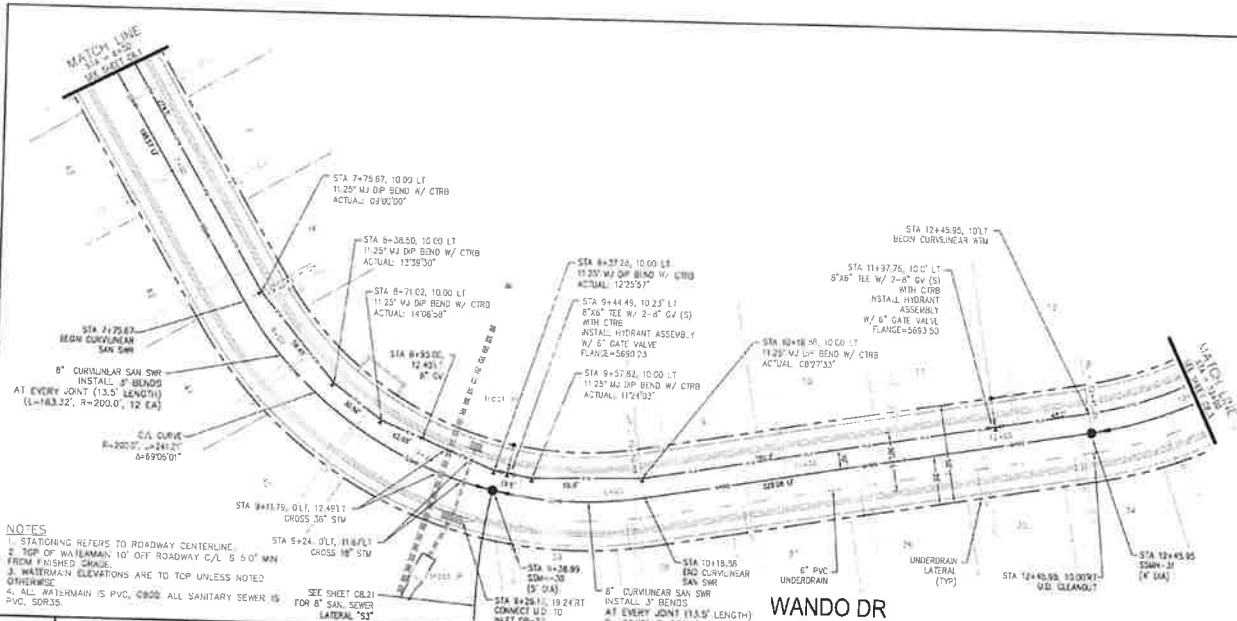
DESIGNED BY
 LORSON, LLC
 274 N. WINDYBARK AVE., SUITE 301
 COVINGTON, LA 70010
 PHONE: 504.835.8800
 FAX: 504.835.8801
 EMAIL: jerry@lorson.com



SCALE: HORIZ. 1"=30'
 VERT. 1"=4'

**WATERMAIN AND SANITARY SEWER
 STA 0+25 TO STA 6+50
 WANDO DRIVE**

SHEET
 MARCH, 2017
 PROJECT NO.
 100.028
 SHEET NUMBER
 C8.1
 TOTAL SHEETS: 28



- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE.
 2. TOP OF WATERMAIN 10' OUT ROADWAY C/L 5.5' MIN FROM FINISHED GRADE.
 3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
 4. ALL WATERMAIN IS PVC, Ø600. ALL SANITARY SEWER IS PVC, Ø300.

WANDO DR



KEY MAP

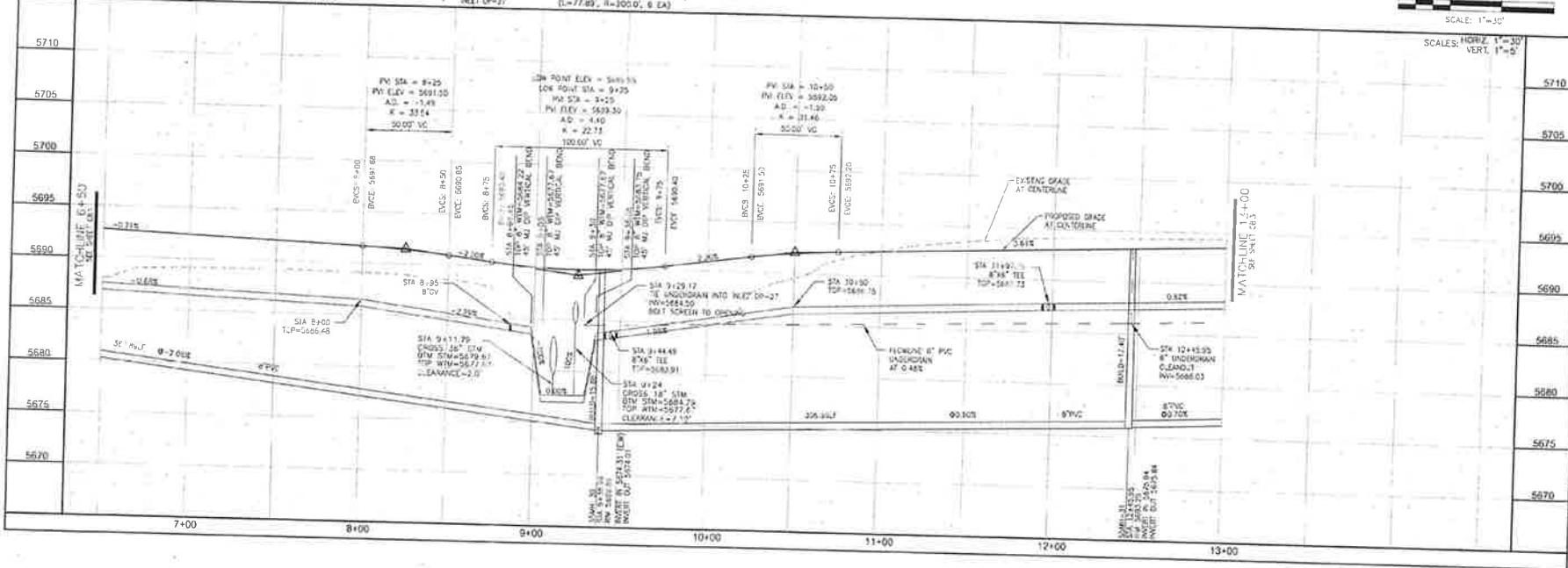


SCALE: 1"=30'

CORE ENGINEERING GROUP
 1000 N. UNIVERSITY BLVD.
 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.8800
 FAX: 303.733.8801
 WWW: COREENGR.COM

DESIGNED BY: [Blank]
 CHECKED BY: [Blank]
 DATE: [Blank]

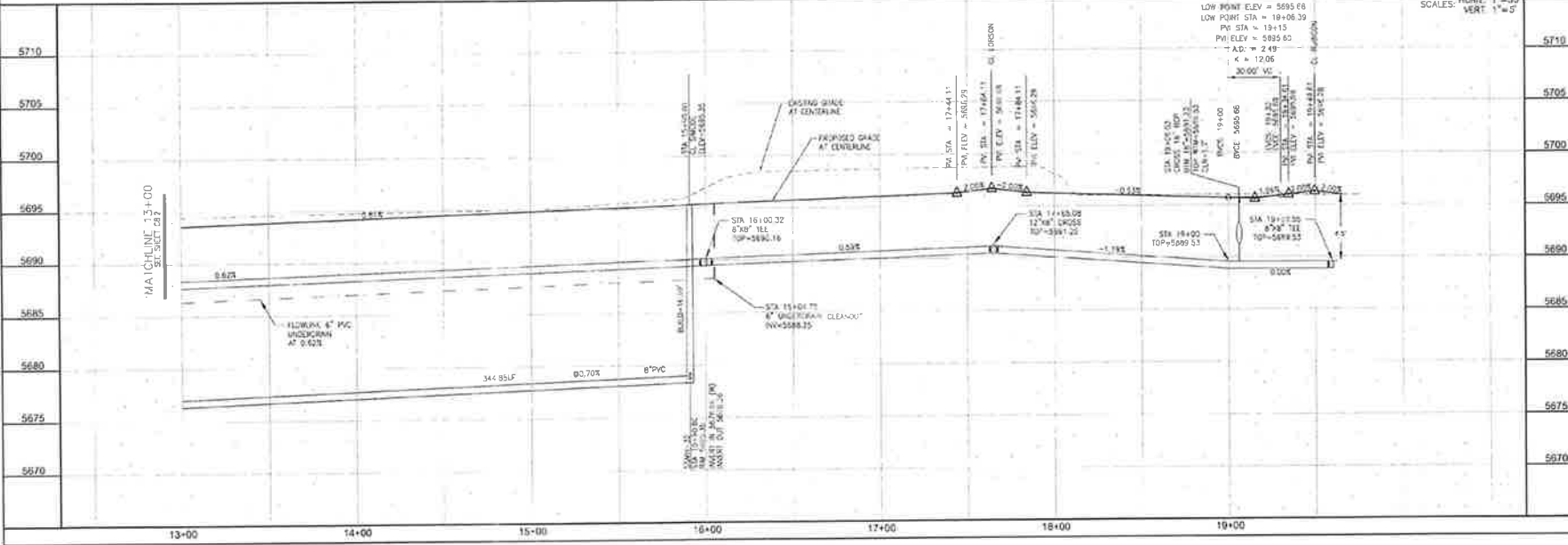
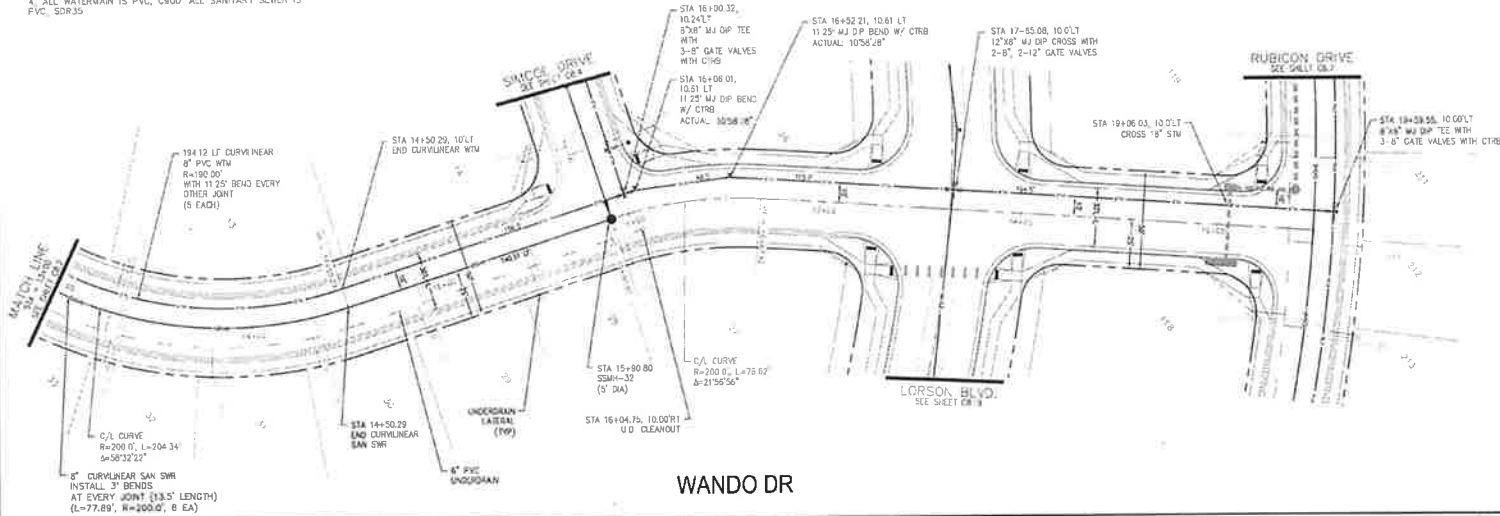
PROJECT NO: 100-030
 SHEET NO: C8.2
 TOTAL SHEETS: 28



WATERMAIN AND SANITARY SEWER
 STA 6+50 TO STA 13+00
 WANDO DRIVE

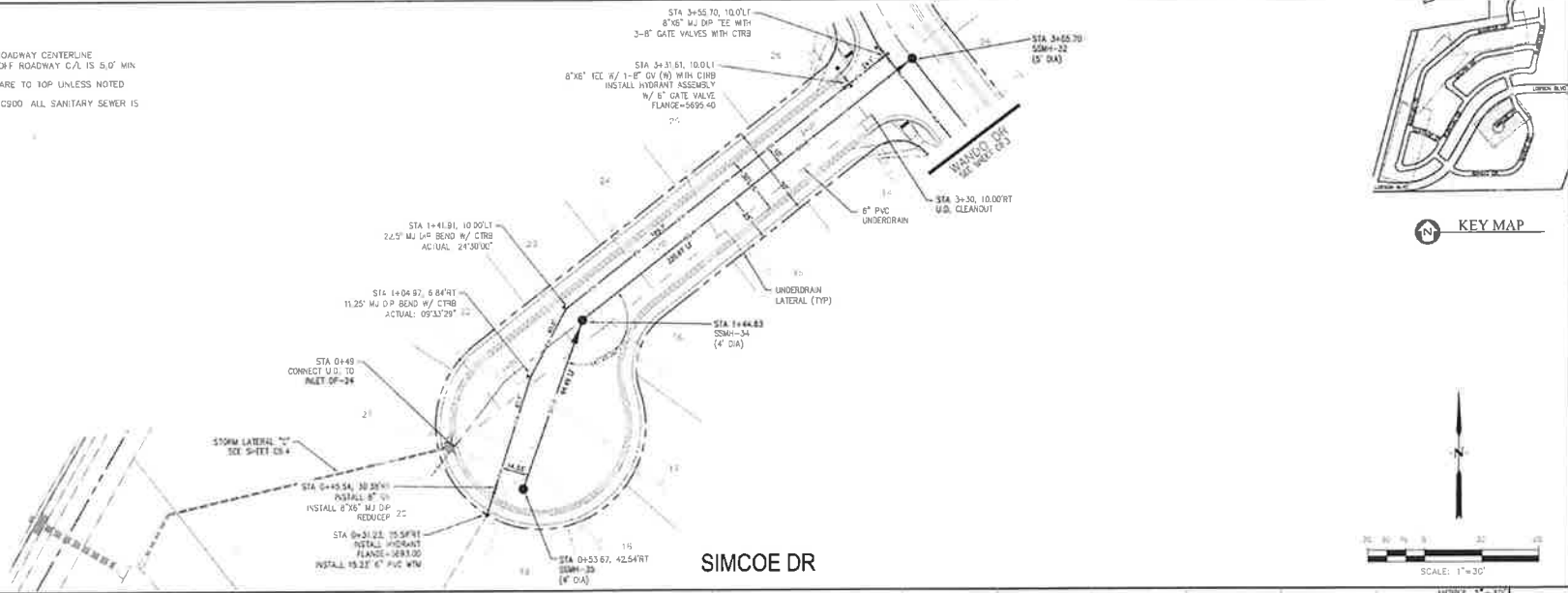
DATE: MARCH, 2017
 PROJECT NO: 100-030
 SHEET NUMBER: C8.2
 TOTAL SHEETS: 28

- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE.
 2. TOP OF WATERMAIN 10" OFF ROADWAY C/L IS 5.0' MIN FROM FINISHED GRADE.
 3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
 4. ALL WATERMAIN IS PVC, C900. ALL SANITARY SEWER IS PVC, SDR35.



CORE ENGINEERING GROUP	
15004 LET AVE. S. SUITE 500 P.O. BOX 782707 DALLAS, TEXAS 75278 PHONE: 972.782.7000 FAX: 972.782.7001 WWW.CORE-ENG.COM	
LORSON L.L.C. 1710 E. 23RD AVE. SUITE 300 COLORADO SPRINGS, COLORADO 80902 PHONE: 719.582.2000 FAX: 719.582.2000 WWW.LORSON.COM	
CARRIAGE MEADOWS SOUTH	
DATE: _____	DESCRIPTION: _____
DRAWN: _____	DESIGNED: _____
CHECKED: _____	PLS: _____
WATERMAIN AND SANITARY SEWER STA 13+00 TO STA 19+60 WANDO DRIVE	
DATE: MARCH, 2017	
PROJECT NO: 100.030	
SHEET NUMBER: C8.3	
TOTAL SHEETS: 28	

- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE
 2. TOP OF WATERMAIN 10' OFF ROADWAY C/L IS 5.0' MIN FROM FINISHED GRADE
 3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
 4. ALL WATERMAIN IS PVC, C900 ALL SANITARY SEWER IS PVC, SDR35



CORE ENGINEERING GROUP
 10004 1ST AVE. S. #2000
 P.O. BOX 570110
 DENVER, CO 80257
 PHONE: 303.733.8800
 FAX: 303.733.8801
 WWW.CORE-ENG.COM

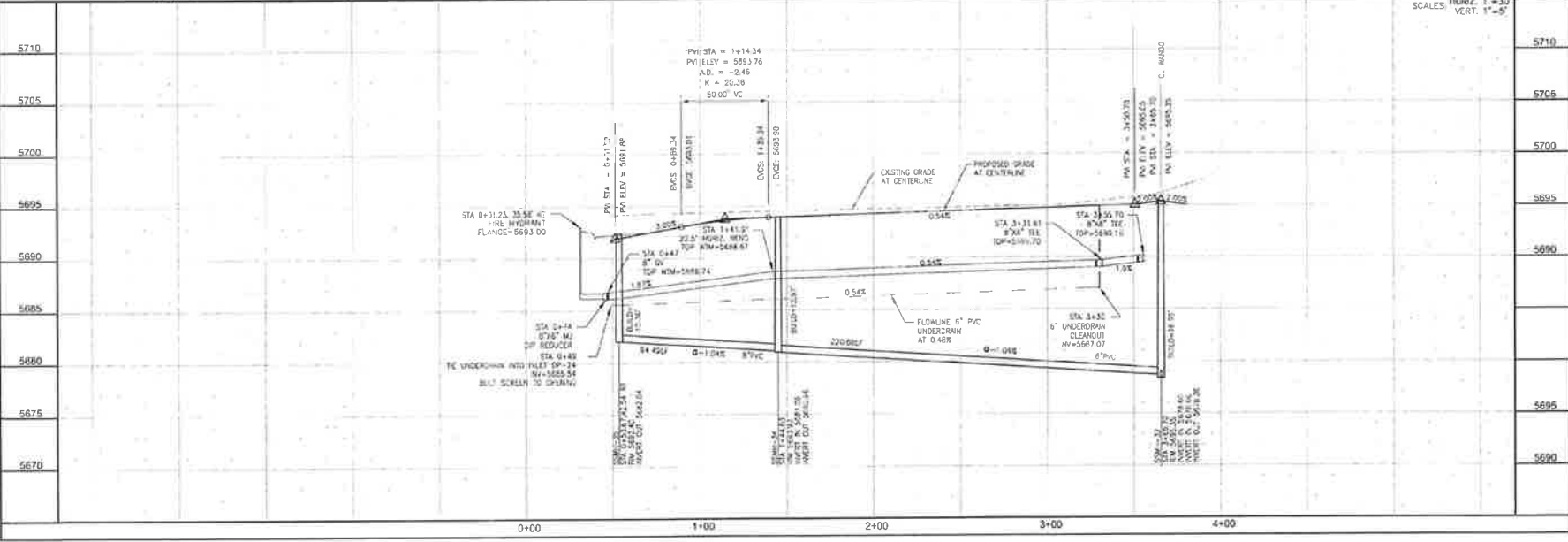
KEY MAP

PREPARED FOR:
CARRIAGE MEADOWS SOUTH
 10000 S. WOODMERE DR.
 DENVER, CO 80231
 (303) 757-7888
 (303) 757-7888

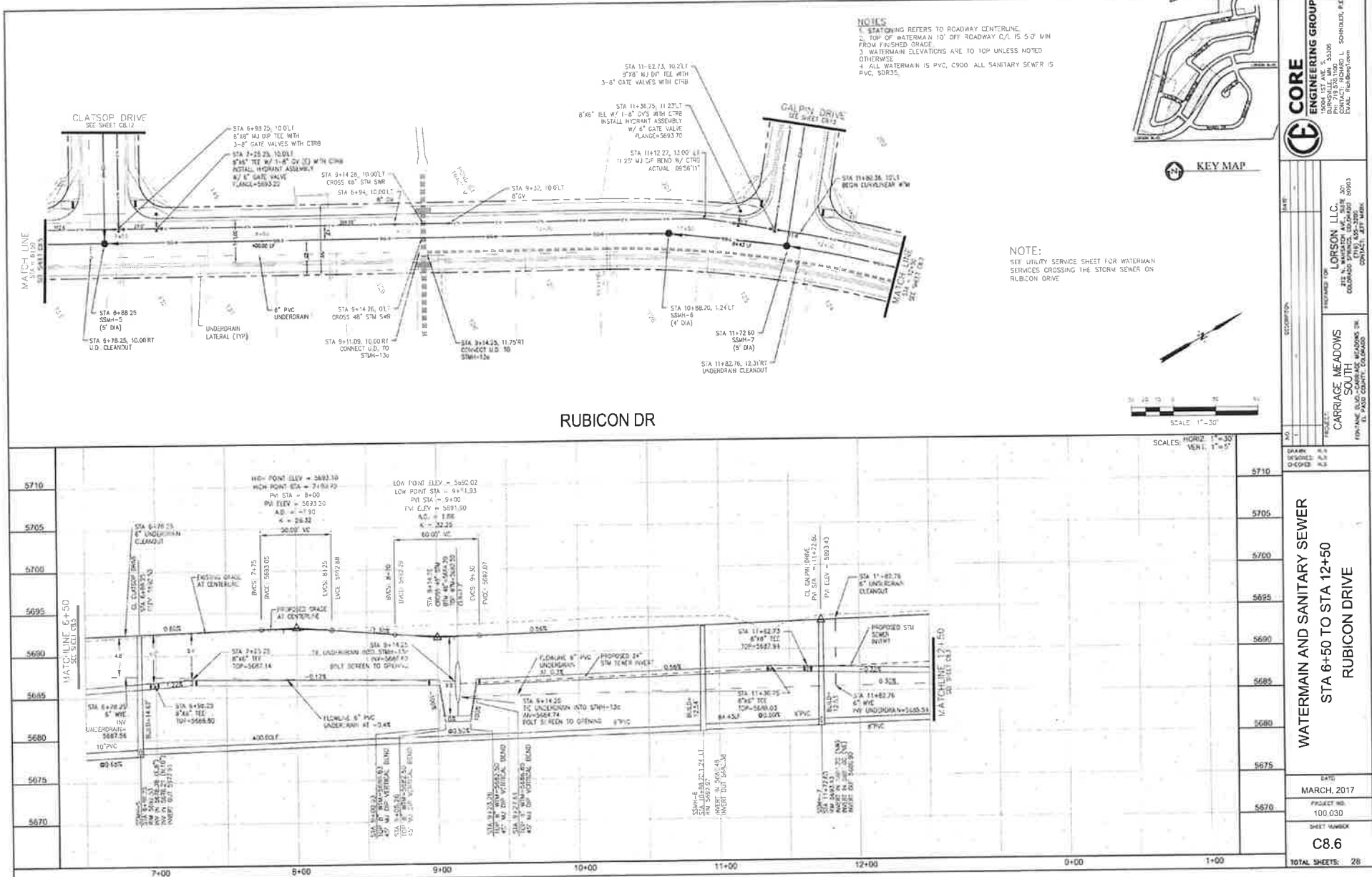
PROJECT:
 WATERMAIN AND SANITARY SEWER
 STA 0+30 TO STA 3+65
 SIMCOE DRIVE

SCALE: 1"=30'

VERT. SCALE: 1"=5'



DATE	2017
PROJECT	WATERMAIN AND SANITARY SEWER STA 0+30 TO STA 3+65 SIMCOE DRIVE
SCALE	1"=30'
VERT. SCALE	1"=5'
TOTAL SHEETS	28



- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE.
 2. TOP OF WATERMAIN 10' OFF ROADWAY C/L IS 5'0" MIN FROM FINISHED GRADE.
 3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
 4. ALL WATERMAIN IS PVC, C900 ALL SANITARY SEWER IS PVC, SDR35.

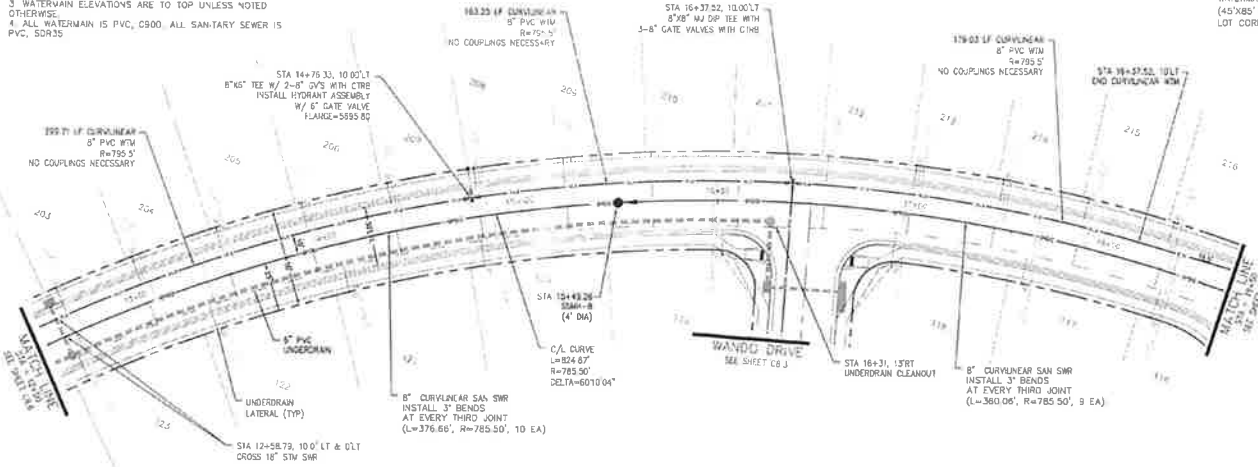


NOTE:
SEE UTILITY SERVICE SHEET FOR WATERMAIN SERVICES CROSSING THE STORM SEWER ON RUBICON DRIVE

	CORE ENGINEERING GROUP 1400 1ST AVE. S. DENVER, CO 80202 CONTACT: RICHARD L. SPRINGER, P.E. EMAIL: RSPRINGER@CORE-ENG.COM
	PROJECT: CARRIAGE MEADOWS CLIENT: CARRIAGE MEADOWS INC. 1700 W. WASHINGTON AVE., SUITE 300 COLORADO SPRINGS, CO 80903 PHONE: (303) 592-3300 CONTACT: JEFF MARR
WATERMAIN AND SANITARY SEWER STA. 6+50 TO STA. 12+50 RUBICON DRIVE	
DATE: MARCH, 2017 PROJECT NO: 100.030 SHEET NUMBER: C8.6 TOTAL SHEETS: 28	ELEVATION: 5710 5705 5700 5695 5690 5685 5680 5675 5670

- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE
 2. TOP OF WATERMAIN 10' OFF ROADWAY C/L IS 5' 0" MIN FROM FINISHED GRADE.
 3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
 4. ALL WATERMAIN IS PVC, C900, ALL SANITARY SEWER IS PVC, SDR35

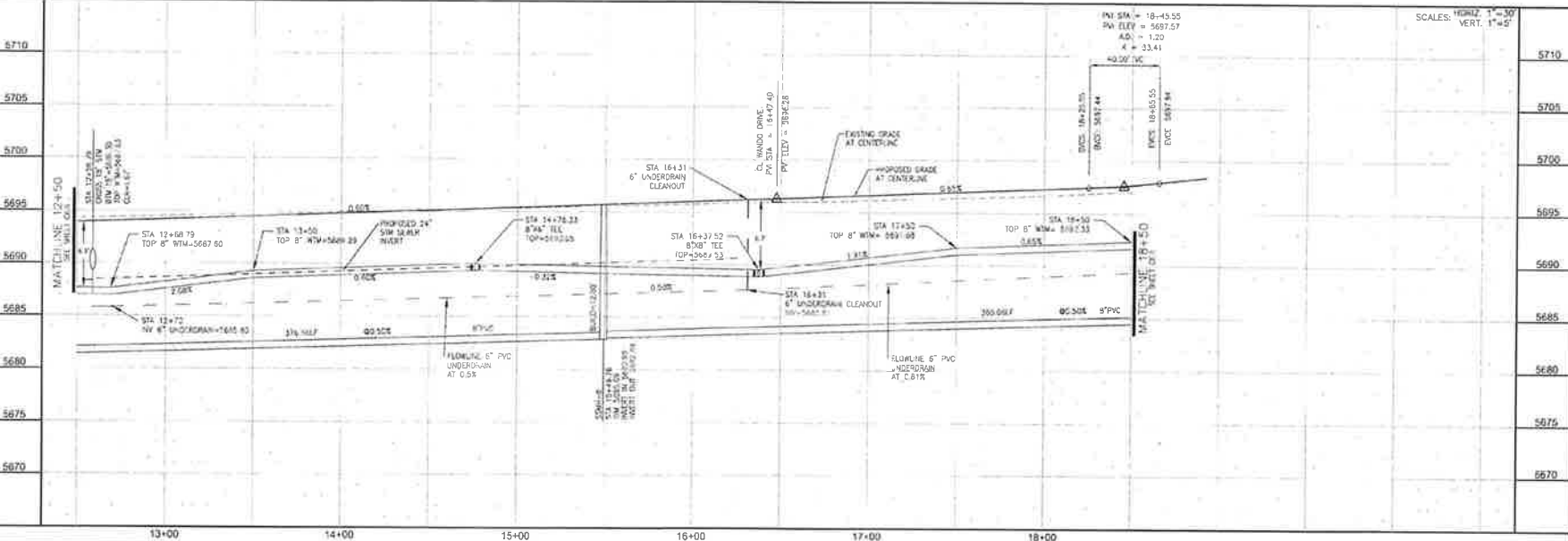
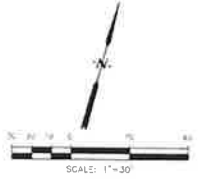
NOTE:
WATERMAIN SERVICE FOR LOTS 203-216 (45'X85' LOTS) ARE 5' FROM THE LOW SIDE LOT CORNER



RUBICON DR

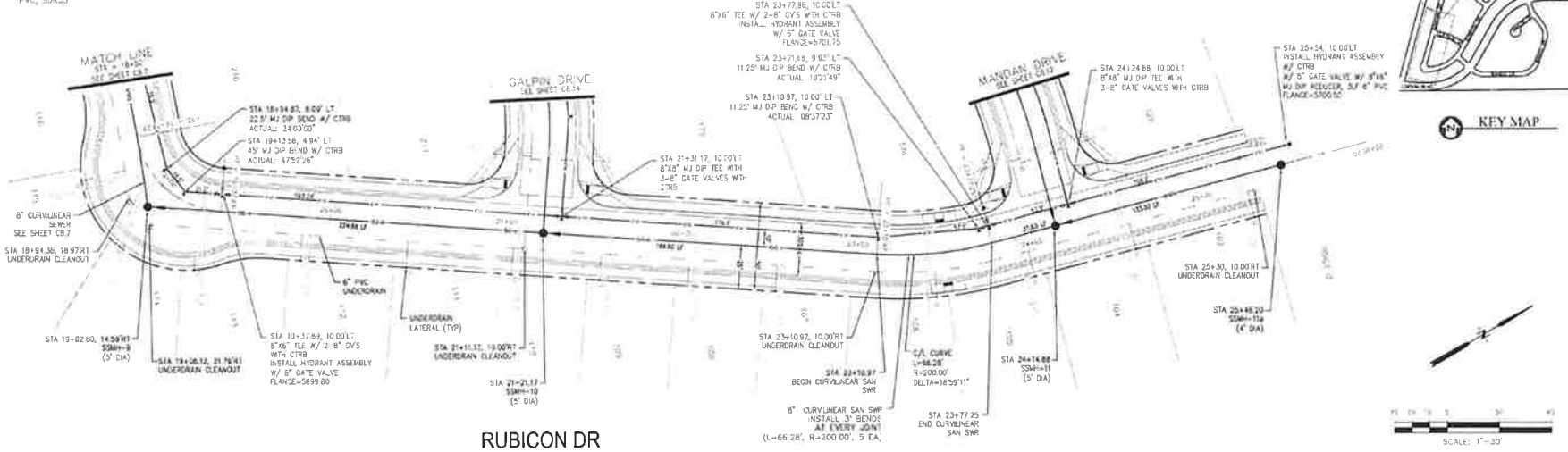


KEY MAP



<p>CORE ENGINEERING GROUP 1000 W. 10th St., Suite 300 Lincoln, NE 68502 (402) 441-1100 www.coreeng.com</p>		DATE: _____
		DESCRIPTION: _____
PREPARED BY: LORSON, LLC 273 N. WASHINGTON AVE., SUITE 300 CEDAR RAPIDS, IA 52401 (319) 253-3333 CONTRACT: 3717 NAME: _____		SHEET NO.: _____ TOTAL SHEETS: 26
WATERMAIN AND SANITARY SEWER STA 12+50 TO STA 18+40 RUBICON DRIVE		
DATE: MARCH, 2017		
PROJECT NO.: 100.030		
SHEET NUMBER: C8.7		

- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE
 2. TOP OF WATERMAIN 10' OFF ROADWAY C.A. IS 5.0' MIN FROM FINISHED GRADE
 3. WATERMAIN ELEVATIONS ARE 10' TOP UNLESS NOTED OTHERWISE
 4. ALL WATERMAIN IS PVC, C900 ALL SANITARY SEWER IS PVC, SDR35



CORE ENGINEERING GROUP

10800 E. AVE. S. SUITE 5000
 DENVER, CO 80231
 PHONE: 773.761.1100
 FAX: 773.761.1101
 EMAIL: info@coreeg.com

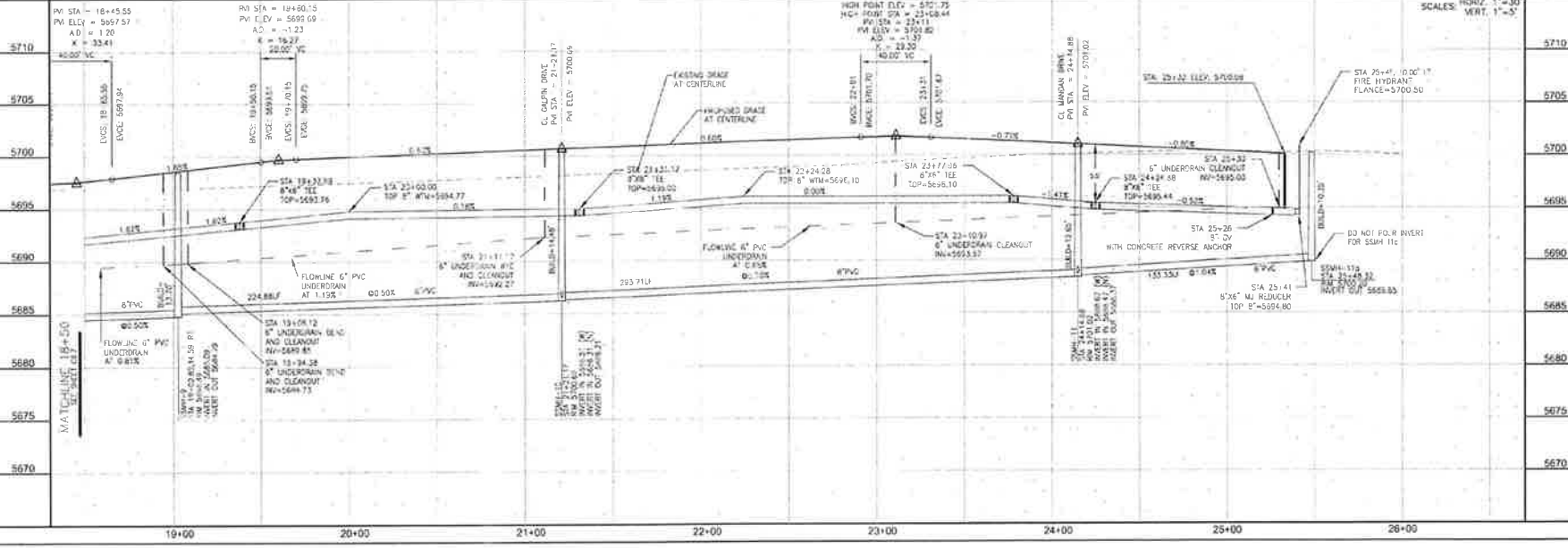
LORSON, LLC

300
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARR

**WATERMAIN AND SANITARY SEWER
 STA 18+50 TO STA 25+50
 RUBICON DRIVE**

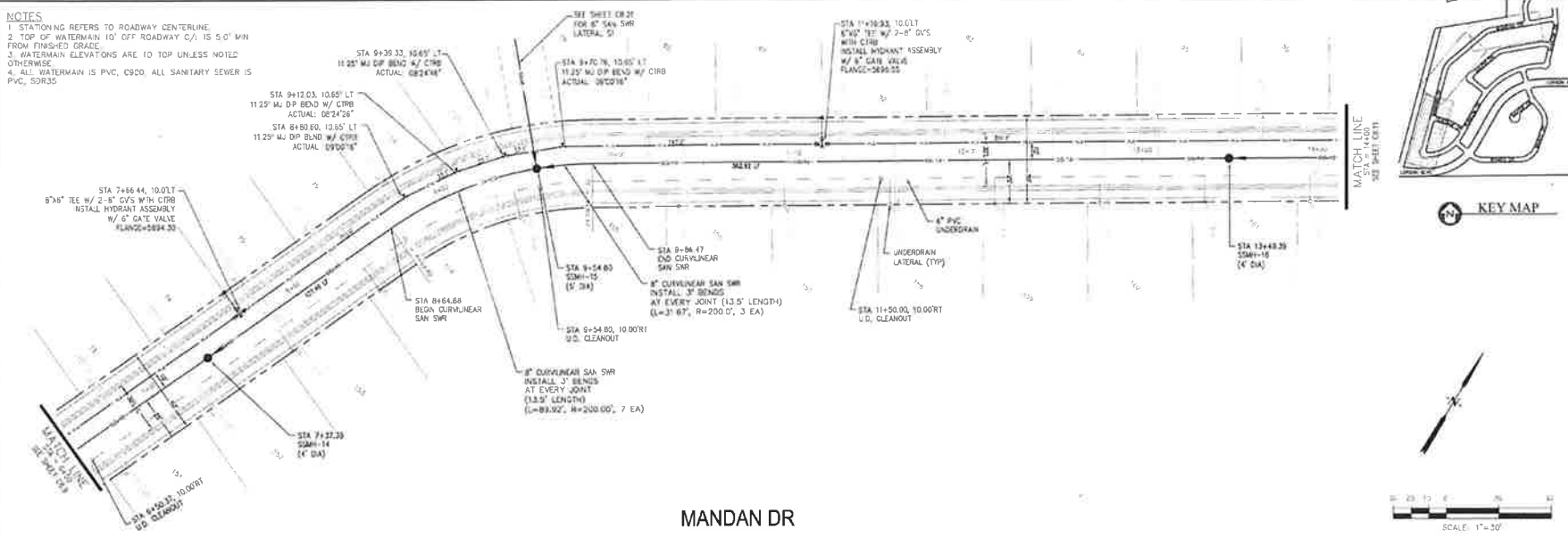
DATE: MARCH, 2017
 SHEET NO: 100.030
 SHEET NUMBER: C8.8

TOTAL SHEETS: 28

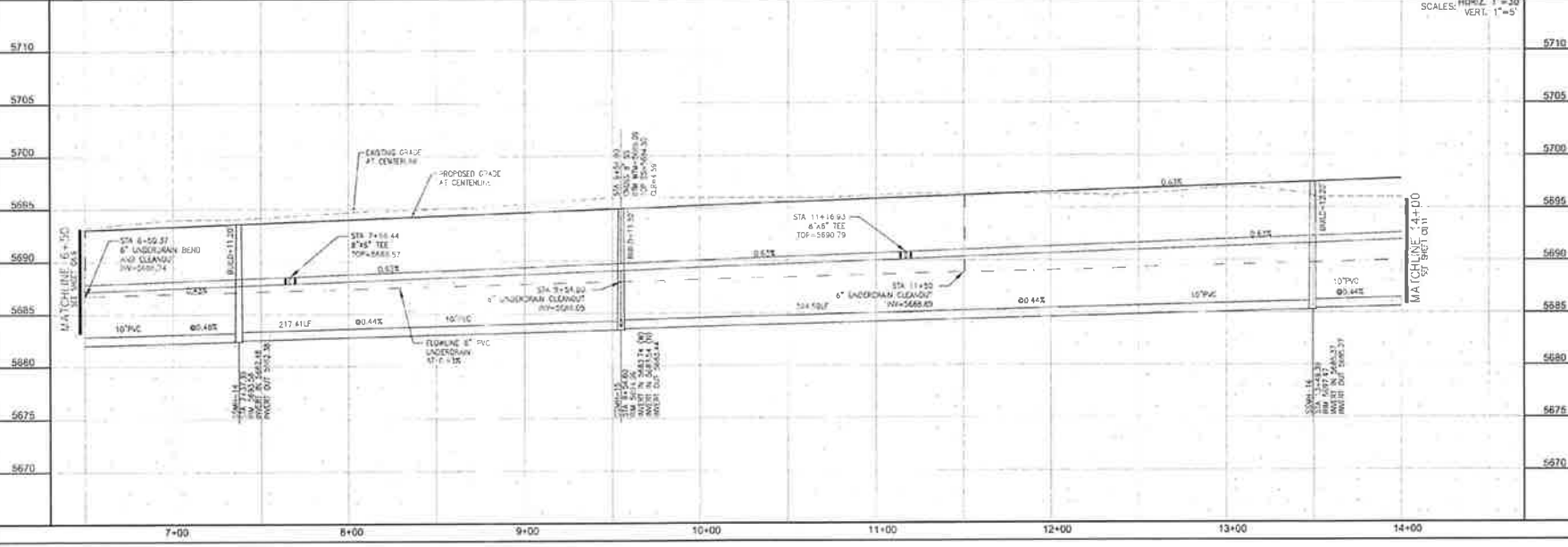


NOTES

1. STATIONING REFERS TO ROADWAY CENTERLINE.
2. TOP OF WATERMAIN 10' OFF ROADWAY C/L IS 5.0' MIN FROM FINISHED GRADE.
3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
4. ALL WATERMAIN IS PVC, C900, ALL SANITARY SEWER IS PVC, SDR35.



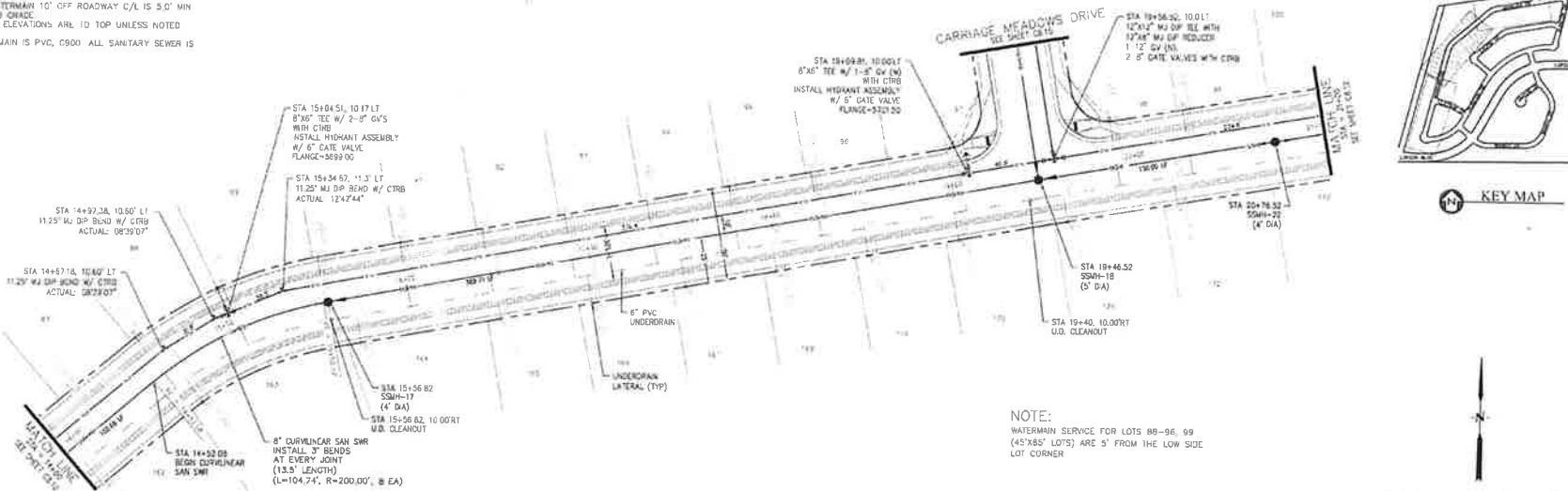
MANDAN DR



<p>CORE ENGINEERING GROUP 3300 S. 10TH AVE. SUITE 500 DENVER, CO 80202 PH: 724.741.1100 FAX: 724.741.1101 EMAIL: info@coreeng.com</p>		DATE	MARCH, 2017
		PROJECT NO.	100 030
<p>PREPARED FOR: ORSON, LLC 212 N. S. STREET, SUITE 201 COLORADO SPRINGS, COLORADO 80903 CONTRACT # 2017-0046</p>		DESCRIPTION	WATERMAIN AND SANITARY SEWER STA 6+50 TO STA 14+00 MANDAN DRIVE
		PROJECT	CARRIAGE MEADOWS SOUTH
<p>FORNASE, R. S. COUNTY, COLORADO C. P. S. COUNTY, COLORADO</p>		NO. 1	SHEET NUMBER
<p>DRIVER: P. S. COUNTY, COLORADO CHECKED: P. S. COUNTY, COLORADO</p>		TOTAL SHEETS:	28

NOTES

1. STATIONING REFERS TO ROADWAY CENTERLINE.
2. TOP OF WATERMAIN 10' OFF ROADWAY C/L IS 5.0' MIN FROM FINISHED GRADE.
3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
4. ALL WATERMAIN IS PVC, C900. ALL SANITARY SEWER IS PVC, SDR35.



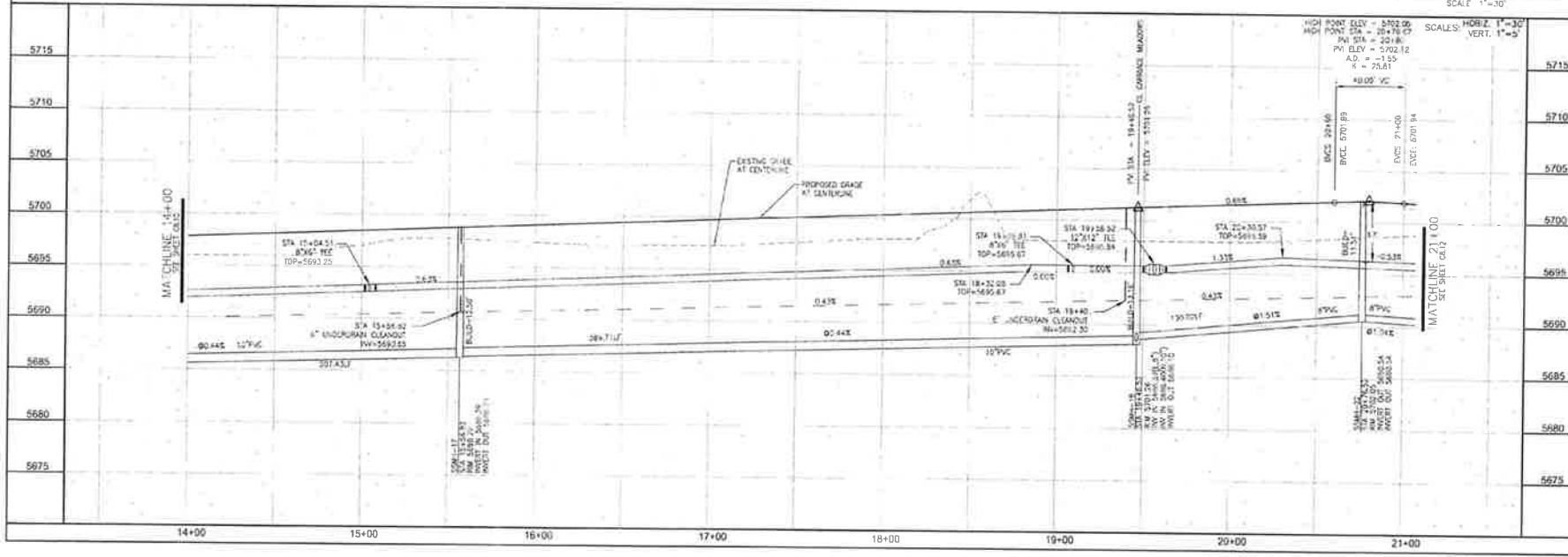
MANDAN DR

NOTE:
WATERMAIN SERVICE FOR LOTS 88-96, 99 (45'X85' LOTS) ARE 5' FROM THE LOW SIDE LOT CORNER



CORE ENGINEERING GROUP
 1300 N. 10TH ST.
 BIRMINGHAM, AL 35208
 CONTACT: ROBERT L. SCHUBERT, P.E.
 EMAIL: RLS@CORE-ENG.COM

LORSON LLC.
 1000 1/2 S. 10TH ST.
 COLUMBIA, SC 29204
 (716) 432-3300
 CONTACT: JEFF WAIN
 EMAIL: JFWAIN@LORSON.COM



**WATERMAIN AND SANITARY SEWER
 STA 14+00 TO STA 21+00
 MANDAN DRIVE**

DATE: MARCH, 2017
 PROJECT NO.: 100 030
 SHEET NUMBER: C8.11
 TOTAL SHEETS: 26

- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE
 2. TOP OF WATERMAIN 10' OFF ROADWAY C/L IS 5.0' MIN FROM FINISHED GRADE
 3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
 4. ALL WATERMAIN IS PVC, C900. ALL SANITARY SEWER IS PVC, SDR35.



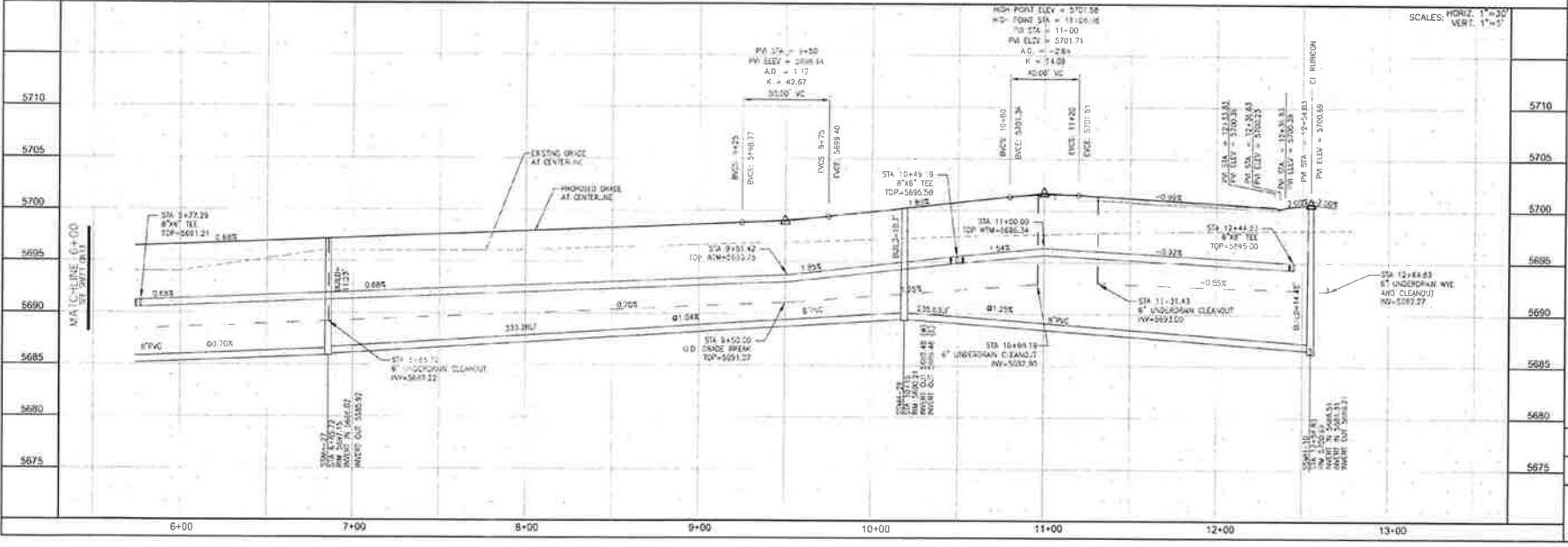
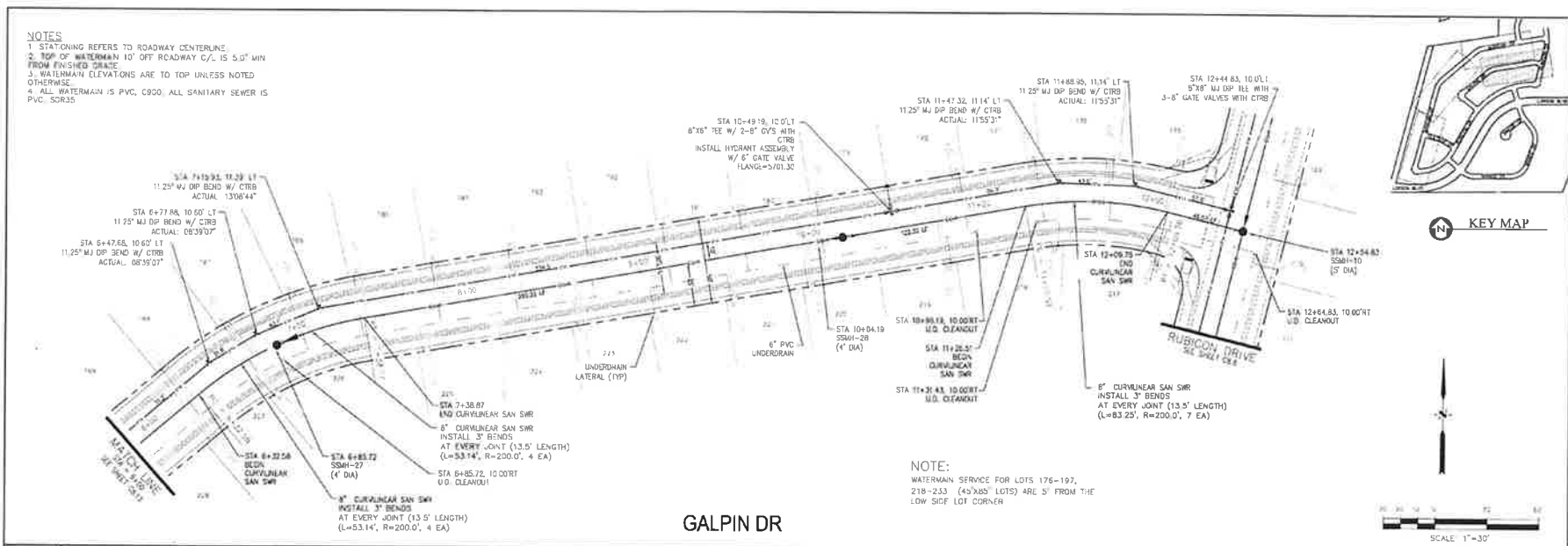
CORE ENGINEERING GROUP
 BIRMINGHAM, AL 35208
 CONTACT: ROBERT L. ZOSINGER, P.E.
 EMAIL: rzb@coreeng.com

LORSON, L.L.C.
 177 W. WALTON AVENUE, SUITE 200
 BIRMINGHAM, AL 35203
 CONTACT: JEFF MANN
 TEL: 205-975-3300

CARRIAGE MADOWS SOUTH
 10000 W. WALTON AVENUE, SUITE 200
 BIRMINGHAM, AL 35203
 CONTACT: JEFF MANN

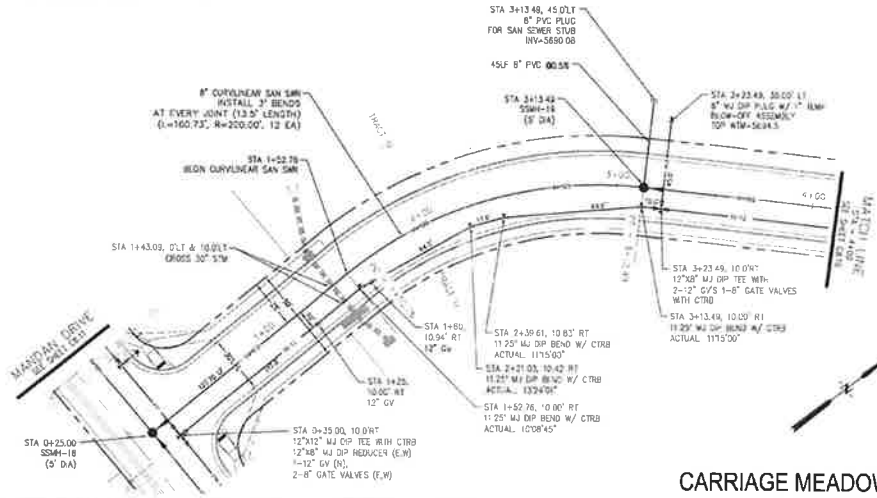
**WATERMAIN AND SANITARY SEWER
 STA 6+00 TO STA 12+55
 GALPIN DRIVE**

DATE: MARCH, 2017
 PROJECT NO: 100.030
 SHEET NUMBER: C8.14
 TOTAL SHEETS: 28

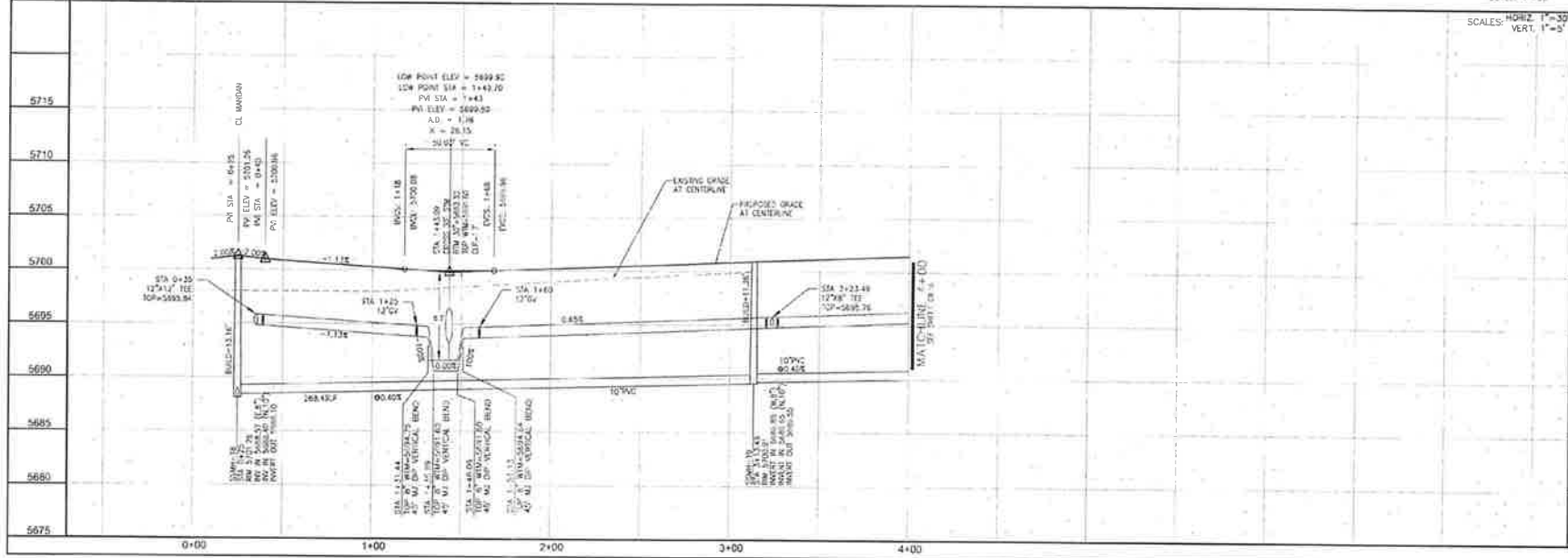
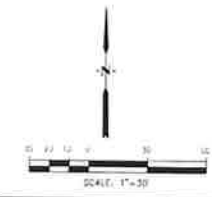


NO.	DATE	DESCRIPTION	BY	CHECKED
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- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE
 2. TOP OF WATERMAIN 10' OFF ROADWAY C/L IS 5.0' MIN FROM FINISHED GRADE
 3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
 4. ALL WATERMAIN IS PVC, C900. ALL SANITARY SEWER IS PVC, SDR35.



CARRIAGE MEADOWS DRIVE



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

**WATERMAIN AND SANITARY SEWER
STA 0+25 TO STA 4+00
CARRIAGE MEADOWS DRIVE**

DATE: MARCH, 2017
PROJECT NO.: 100 030
SHEET NUMBER: C8.15
TOTAL SHEETS: 28

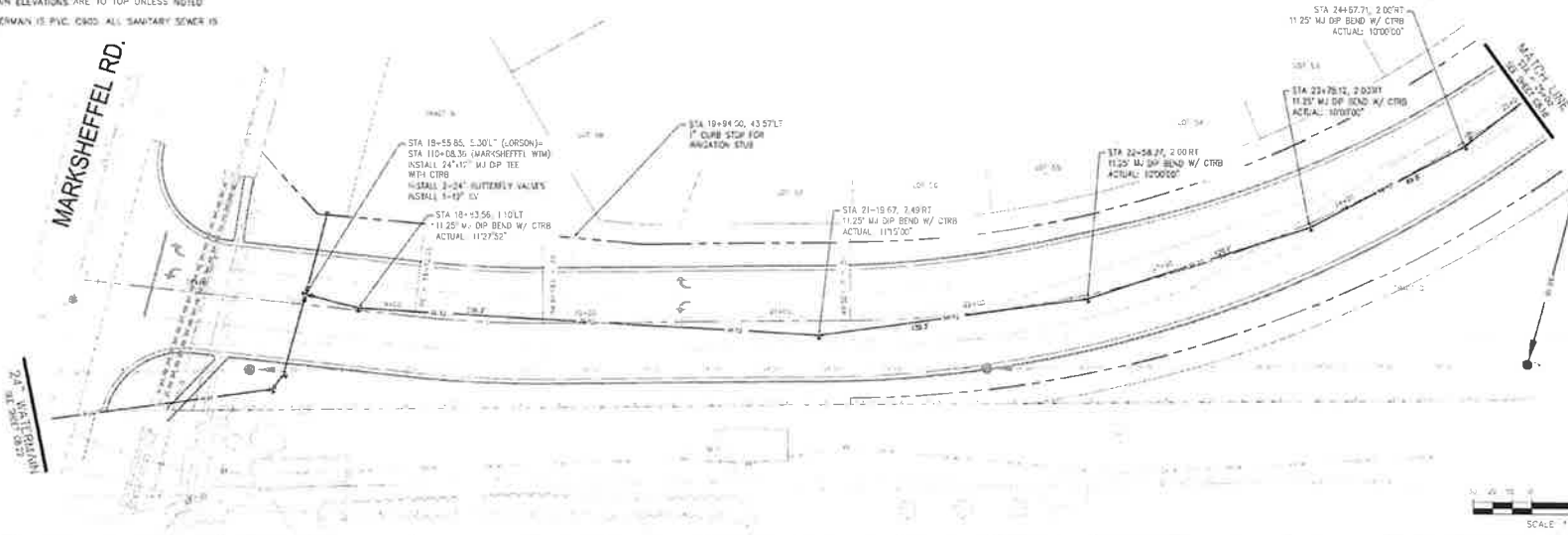
CORE ENGINEERING GROUP
15004 1ST AVE. S.
BIRMINGHAM, AL 35208
CONTACT: EDWARD L. SCHWEDER, P.E.
EMAIL: ed@coreeng.com

PROJECT FOR: **LORSON LLC.**
1111 S. SOUTH
COLUMBIA TOWNSHIP, CO. 04003
PHONE: 603-895-3000
CL. IN CO. COUNTY, CO. 04000
CONTACT: GUY D. BARK

DESIGNER: RLS
CHECKER: RLS

- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE
 2. TOP OF WATERMAIN 10' OFF ROADWAY C/A IS 5.0' MIN FROM FINISHED GRADE
 3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
 4. ALL WATERMAIN IS PVC. C905. ALL SANITARY SEWER IS PVC. 30X35

MARKSHEFFEL RD.



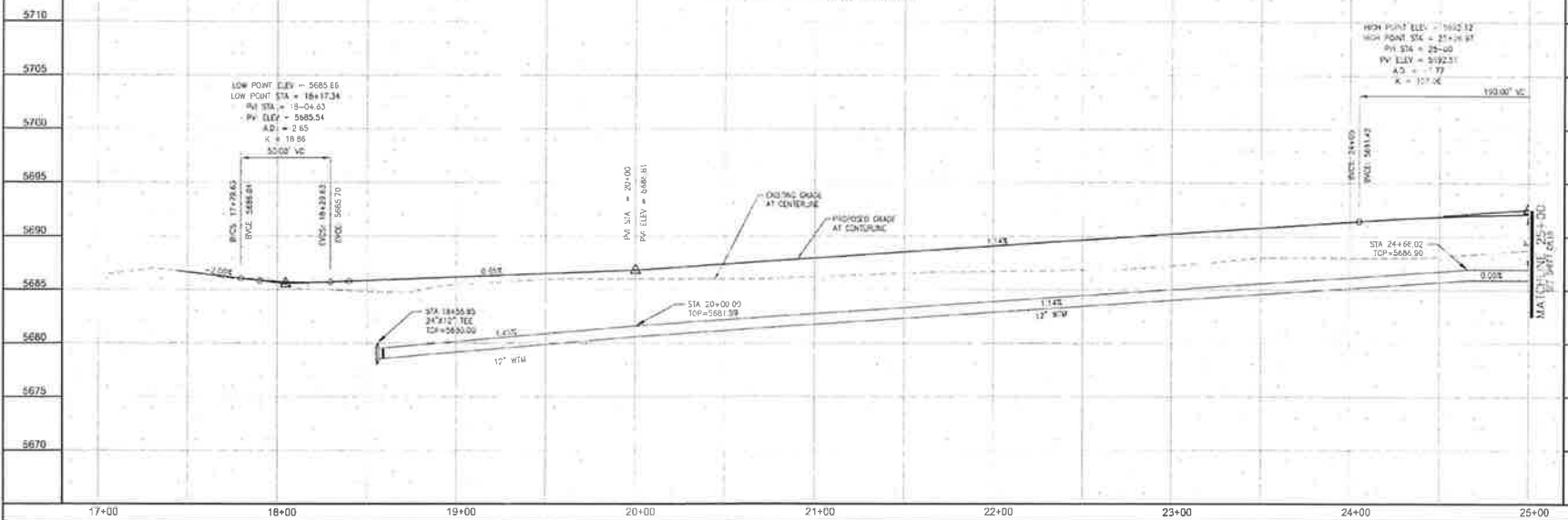
CORE ENGINEERING GROUP
 6008 1ST AVE. S.
 BUREAU BLVD. SUITE 200
 CONTACT: RICHARD L. SCHROEDER, P.E.
 GREGG@CORE-ENG.COM

PREPARED FOR
LORSON L.L.C.
 1000 W. 10TH ST. SUITE 200
 CARBONADO SPRING, CO 80520
 (719) 435-3300
 CONTRACT: 257-0003

PROJECT
CARRIAGE MEADOWS SOUTH
 1000 W. 10TH ST. SUITE 200
 CARBONADO SPRING, CO 80520

LORSON BOULEVARD

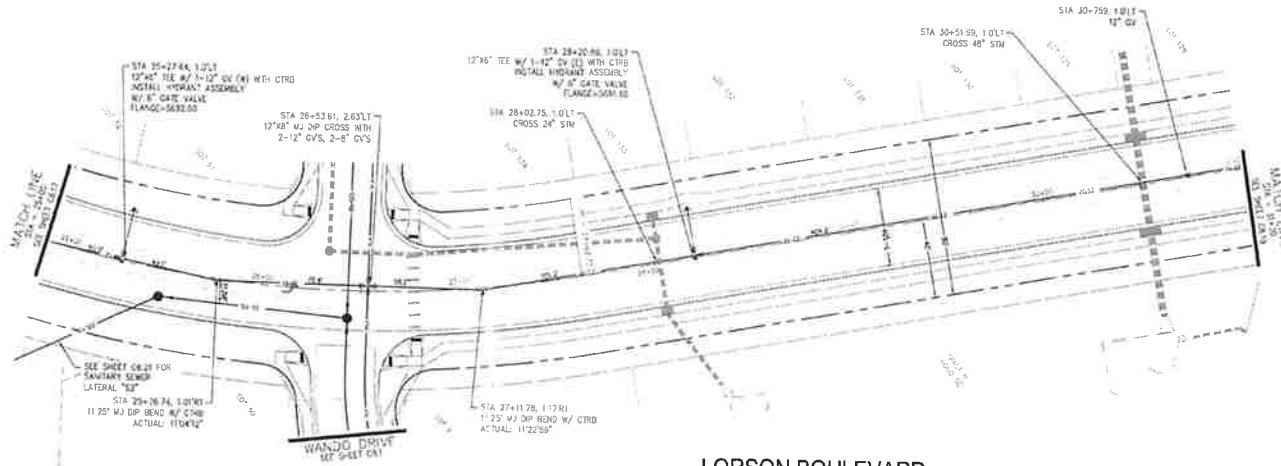
SCALE: HORIZ. 1"=30'
 VERT. 1"=5'



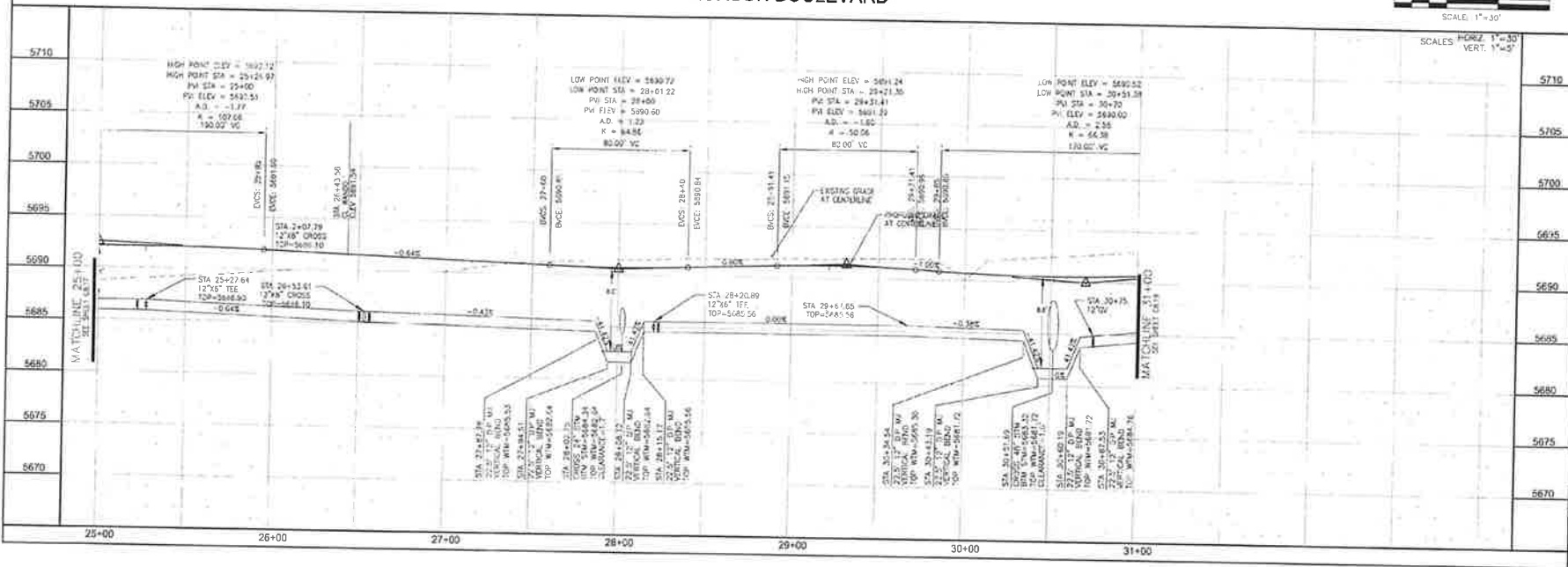
WATERMAIN AND SANITARY SEWER
 STA 17+00 TO STA 25+00
 LORSON BOULEVARD

DATE: MARCH, 2017
 PROJECT NO: 100 030
 SHEET NUMBER: C8.17
 TOTAL SHEETS: 28

- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE
 2. TOP OF WATERMAIN 10' OFF ROADWAY GRADE IS 5.0' MIN FROM FINISHED GRADE
 3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
 4. ALL WATERMAIN IS PVC, C900. ALL SANITARY SEWER IS PVC, SDR35



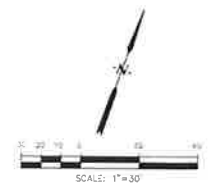
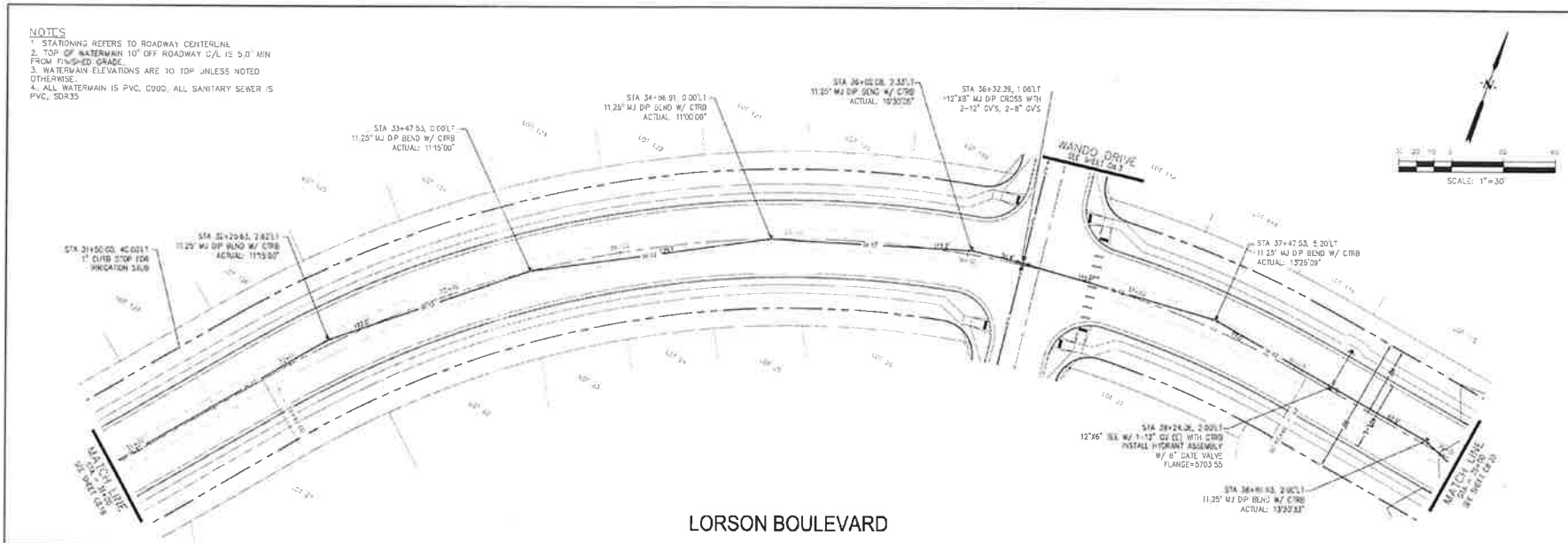
LORSON BOULEVARD



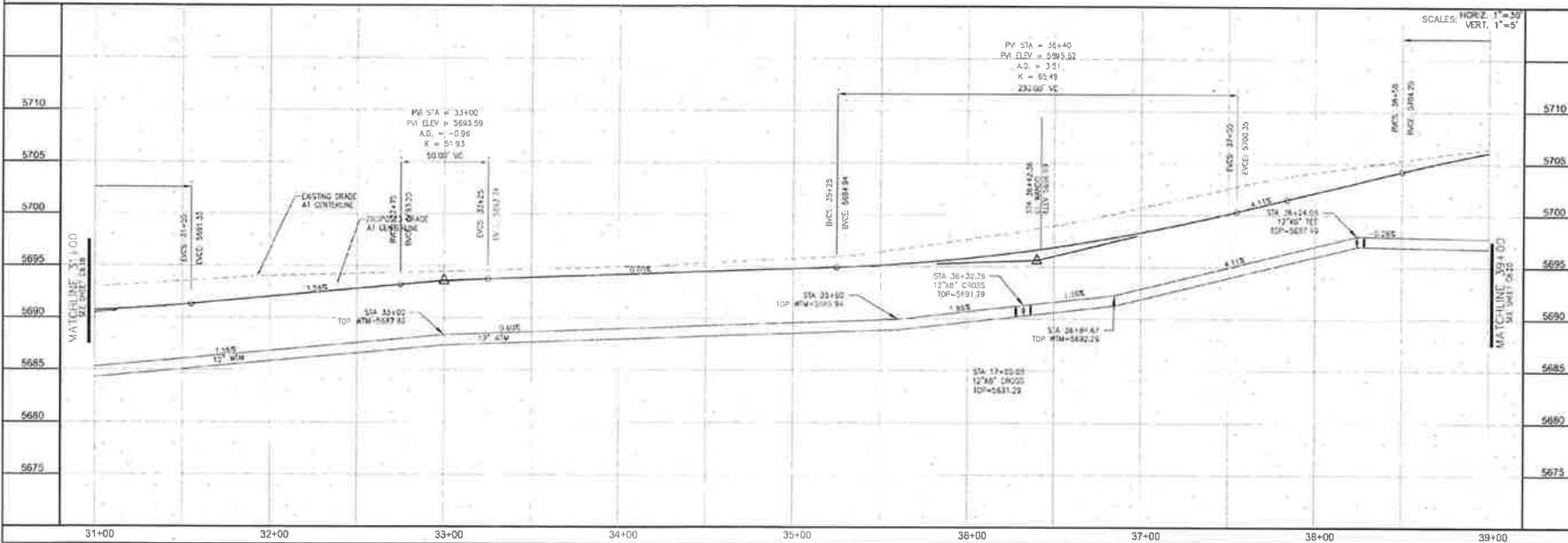
<p>CORE ENGINEERING GROUP 15204 1ST AVE. S. BENTONVILLE, MO. 63306 CONTACT: ROBERT L. SCHRIELER, P.E. EMAIL: RLS@CORE-ENG.COM</p>	
<p>PROJECT FOR CARRIAGE MEADOWS SOUTH 303 S. W. 10TH ST. OKLAHOMA SPRING, OKLAHOMA 73060 TEL: 405.233.1111 WWW.CORE-ENG.COM</p>	<p>DATE: _____ EXCAVATION: _____ DESIGNED: RLS CHECKED: RLS</p>
<p>WATERMAIN AND SANITARY SEWER STA 25+00 TO STA 31+00 LORSON BOULEVARD</p>	
<p>DATE: MARCH, 2017 PROJECT NO: 100.030 SHEET NUMBER: C8.18</p>	<p>TOTAL SHEETS: 26</p>

NOTES

1. STATIONING REFERS TO ROADWAY CENTERLINE.
2. TOP OF WATERMAIN 10' OFF ROADWAY C/L IS 3.0' MIN FROM FINISHED GRADE.
3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
4. ALL WATERMAIN IS PVC, C900. ALL SANITARY SEWER IS PVC, SDR35.

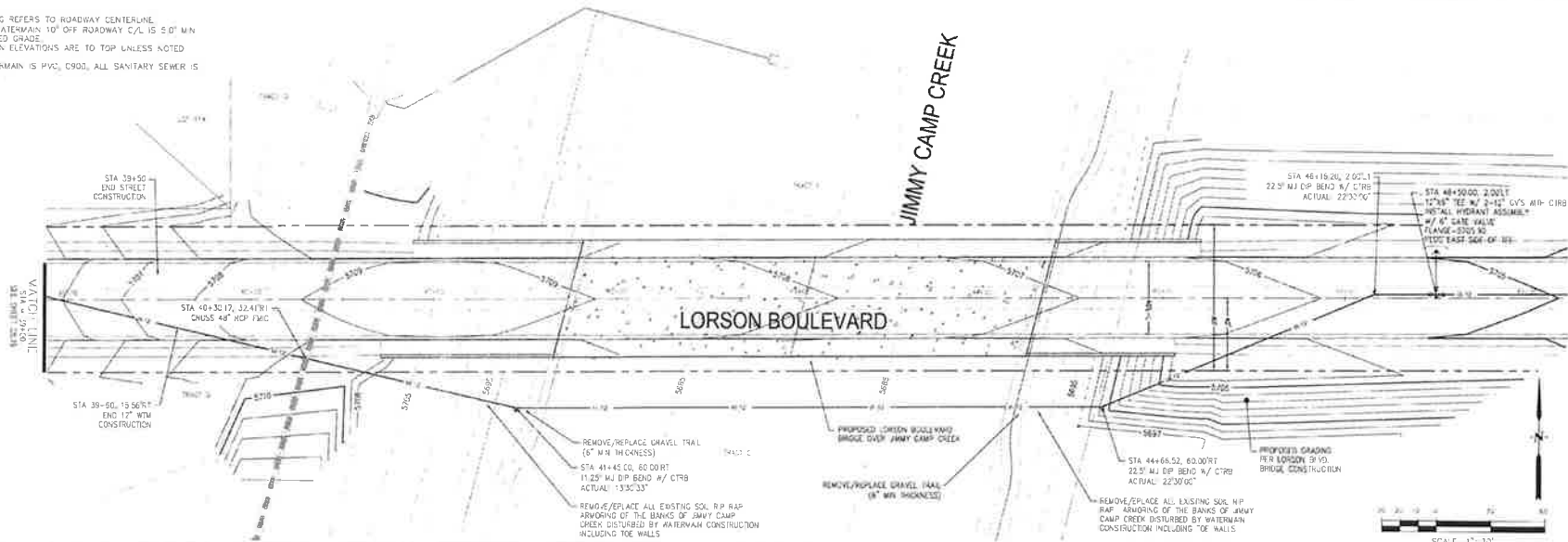


LORSON BOULEVARD



<p>CORE ENGINEERING GROUP 1004 1ST AVE. S. DENVER, CO 80202 PH: 303.733.1100 WWW.CORE-ENG.COM</p>		DATE: _____	SCALE: _____
		PROJECT: _____	SCALE: _____
PREPARED FOR: LORSON LLC. 215 S. W. 10TH ST. COLORADO SPRINGS, COLORADO 80903 PHONE: 719.575.1100 CONTROL NO. 2010		DRAWN: RLS DESIGNED: RLS CHECKED: RLS	SHEET NO: C8.19
PROJECT: CARRIAGE MEADOWS SOUTH 15000 E. 142ND COUNTY, COLORADO		DATE: MARCH, 2017	SHEET NUMBER: C8.19
WATERMAIN AND SANITARY SEWER STA 31+00 TO STA 39+00 LORSON BOULEVARD		PROJECT NO: 100 030	TOTAL SHEETS: 28

- NOTES
1. STATIONING REFERS TO ROADWAY CENTERLINE.
 2. TOP OF WATERMAIN 10' OF ROADWAY C/L IS 5.0' MIN FROM FINISHED GRADE.
 3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE.
 4. ALL WATERMAIN IS PVC, C900, ALL SANITARY SEWER IS PVC, SDR35.

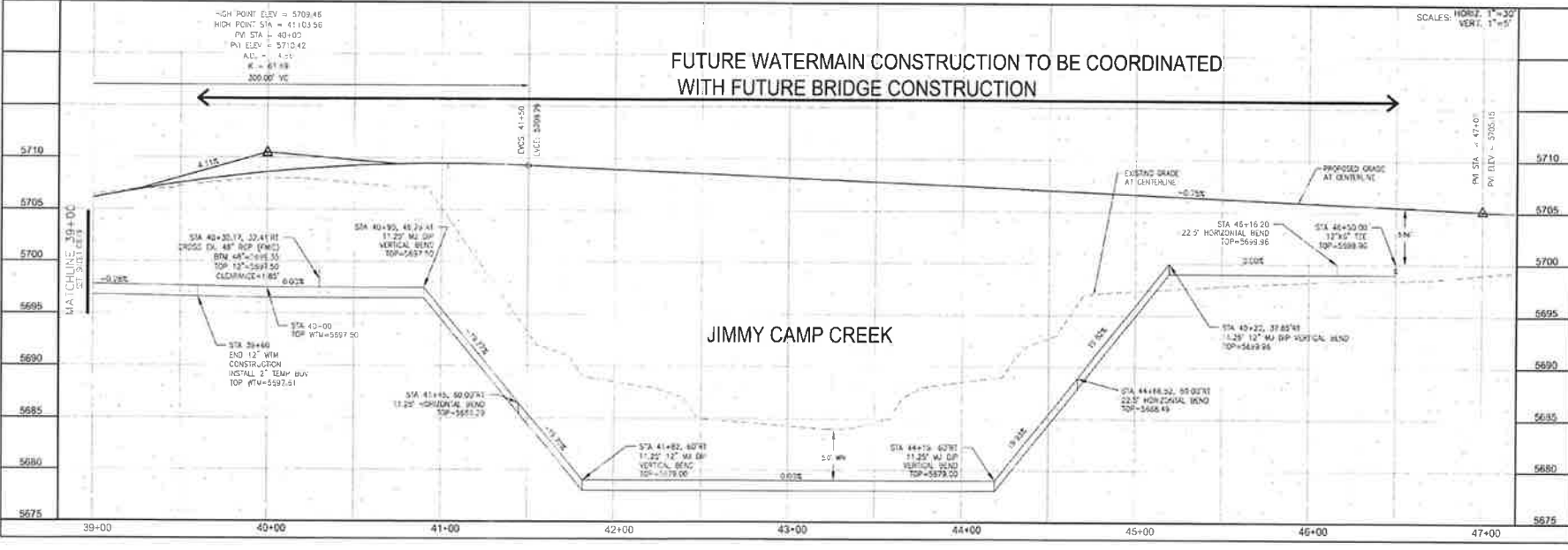


CORE ENGINEERING GROUP
 10001 1ST AVE. S.
 BIRMINGHAM, TN 37636
 CONTACT: 800-390-1100
 EMAIL: info@coreeng.com

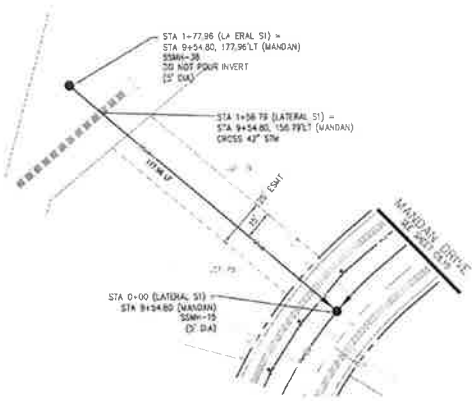
LORSON, LLC
 10000 1ST AVE. S.
 BIRMINGHAM, TN 37636
 CONTACT: 800-390-1100
 EMAIL: info@lorson.com

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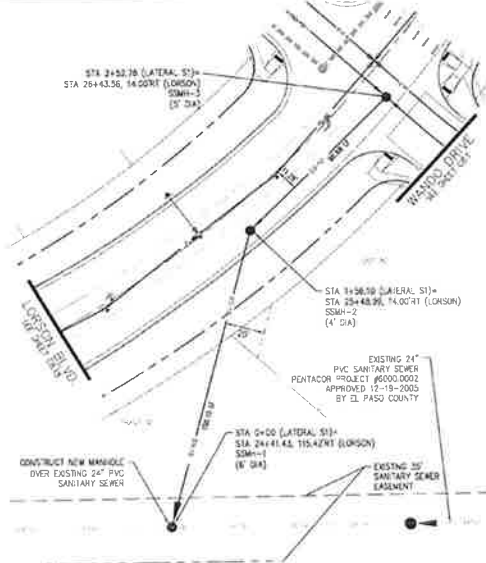
PROJECT: CARRIAGE MEADOWS SOUTH
 PRODUCT: WATERMAIN AND SANITARY SEWER
 DATE: MARCH, 2017
 PROJECT NO: 100 030
 SHEET NUMBER: C8.20
 TOTAL SHEETS: 26



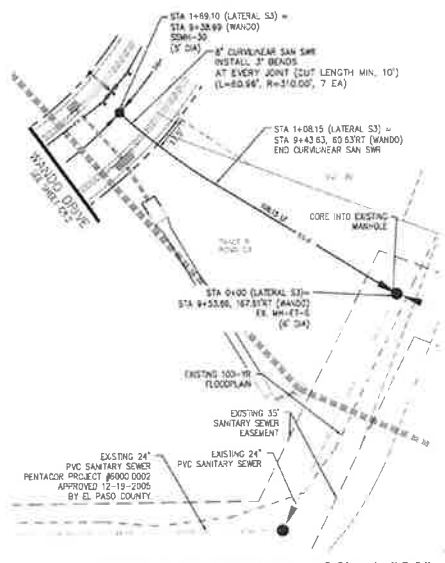
- NOTES**
1. STATIONING REFERS TO ROADWAY CENTERLINE
 2. TOP OF WATERMAIN 10' OFF ROADWAY C/L IS 5' 0" MIN FROM FINISHED GRADE
 3. WATERMAIN ELEVATIONS ARE TO TOP UNLESS NOTED OTHERWISE
 4. ALL WATERMAIN IS PVC, C900 ALL SANITARY SEWER IS PVC, SDR35



SANITARY SEWER LATERAL "S1"



SANITARY SEWER LATERAL "S2"

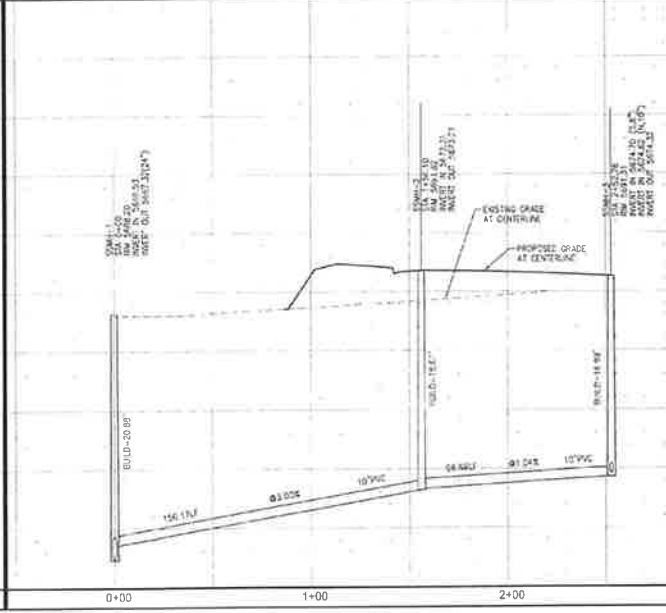
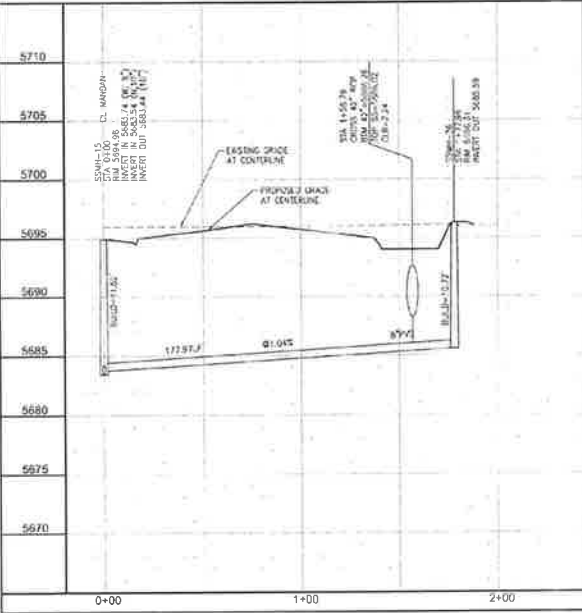


SANITARY SEWER LATERAL "S3"



ENGINEERING GROUP
 15004 1ST AVE. S.
 BURNING WOOD, MN 55306
 CONTACT: RICHARD L. SCHRIEBER, P.E.
 EMAIL: RLS@CORE-ENG.COM

PROJECT: CARRIAGE MEADOWS SOUTH
 PREPARED FOR: LORSON LLC
 2712 N. WASHINGTON AVE., SUITE 200
 COONRAPID, MN 55007-0880
 CONTACT: GUY L. MADDEN, DR.
 CL. PASO COUNTY, COLORADO
 PROJECT NO. 100.030
 SHEET NO. C8.21
 TOTAL SHEETS 28



WATERMAIN AND SANITARY SEWER
 SEWER LATERAL S1, S2, S3
 DATE: MARCH, 2017
 PROJECT NO. 100.030
 SHEET NUMBER C8.21
 TOTAL SHEETS 28

