

Please show the name of this document to be the same as the proposed Plat name (i.e. filing no 1?).

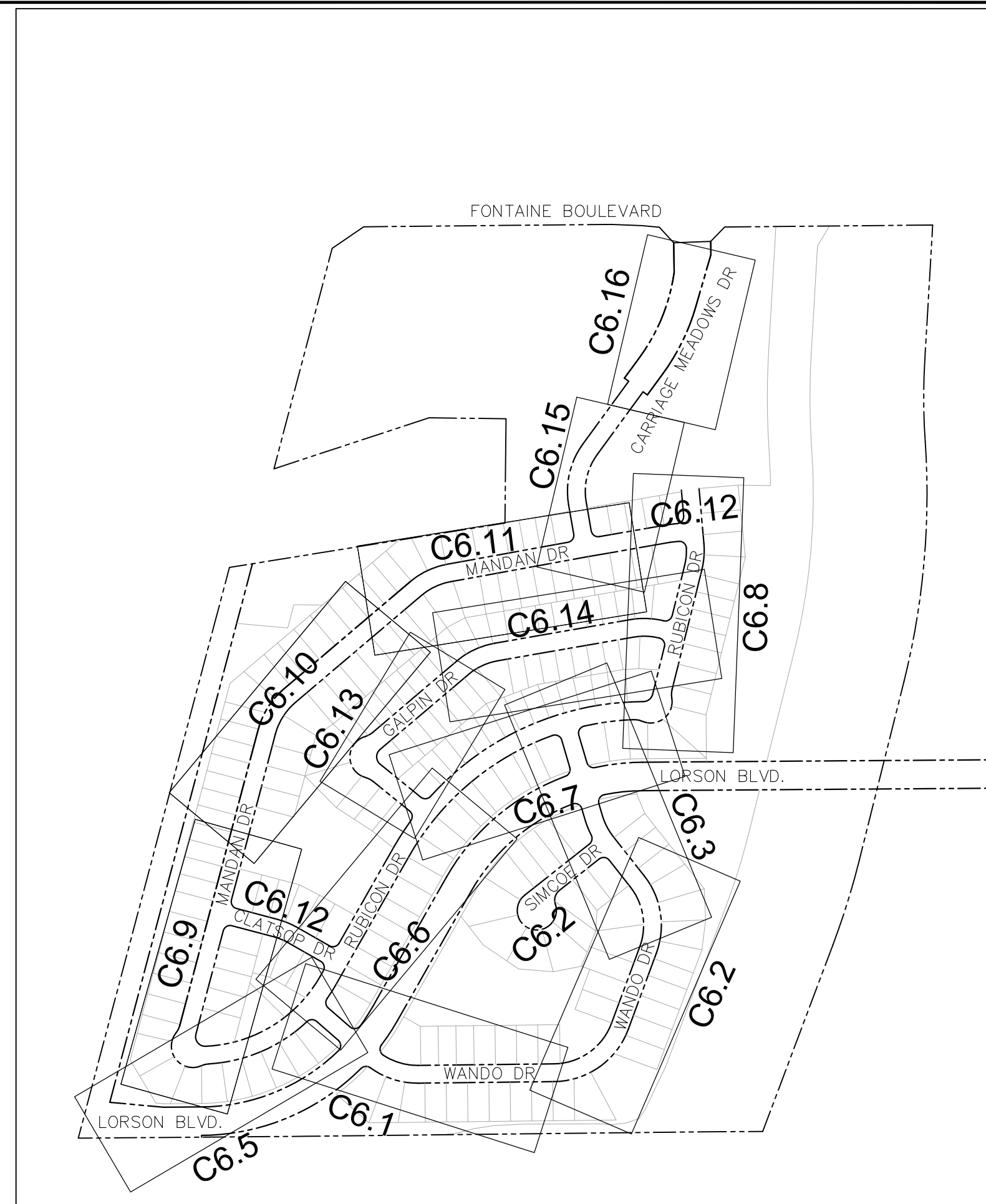


Know what's below.
Call before you dig.

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

CONSTRUCTION PLANS FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH

STREET, STORM SEWER, AND POND CONSTRUCTION PLANS



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
C5.1—C5.3	SIGNING/STRIPING PLANS
C6.1—C6.16	PLAN AND PROFILES
C6.17—C6.20	PLAN AND PROFILE — LORSON BOULEVARD
C6.21	MARKSHEFFEL ROAD TURN LANE CONSTRUCTION
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C9.1—C9.6	DETENTION POND DETAILS
C10.1—C10.2	DETAILS

A detailed or final Grading plan is required for this site. Please add to this plan.

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 _____

TITLE _____

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.

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

KEY MAP
NO SCALE

WATER / SANITARY
WIDEFIELD WATER AND SANITATION DISTRICT
37 WIDEFIELD BLVD.
SECURITY, CO 80911
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 DEVELOPMENT SERVICES
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
719-520-6300

Planning and Community Development

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

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

TRAFFIC CONTROL NOTE

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

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

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

Please add: Construction documents will be valid for a period of 2 years from the date signed by the El Paso County Engineer".

Please change to SF 17-011

PUDSP-16-002

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

PROJECT:
CARRIAGE MEADOWS SOUTH
BLVD. - CARRIAGE MEADOWS DR
FONTAINE BLVD.
EL PASO COUNTY, COLORADO

COVER SHEET
STREET, STORM SEWER AND POND
CONSTRUCTION PLANS

DATE
MARCH, 2017

PROJECT NO.
100.030

SHEET NUMBER
C1.1

TOTAL SHEETS: **37**

CONSTRUCTION NOTES

- ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
- EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM DREXEL, BARRELL & CO., JULY, 2005. SUPPLEMENTAL SURVEY DATA WAS OBTAINED FOR MARKSHEFFEL ROAD FROM M&S CIVIL GROUP IN NOVEMBER, 2016. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
- DEPTH OF MOISTURE-DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
BASE OF ALL CUTS AND FILLS - 12 INCHES,
FULL DEPTH OF ALL EMBANKMENTS
- THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
- THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
- PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED 988 FRONT-END LOADER OR SIMILAR HEAVY RUBBER Tired VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER-EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) AT 0 TO +4.0% OF OPTIMUM MOISTURE CONTENT FOR A-6 AND A-7-6 SOILS ENCOUNTERED. OTHER SUBGRADE TYPES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED (18 INCHES FOR A-7-6 SOILS BELOW FULL-DEPTH ASPHALT CONCRETE) AND COMPACTED AS OUTLINED ABOVE PRIOR TO PAVING OPERATIONS. SUBGRADE FILL SHALL BE PLACED IN SIX-INCH LIFTS AND UNIFORMLY COMPACTED, MEETING THE REQUIREMENTS AS PREVIOUSLY DESCRIBED.
- SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
- FILL SHALL BE PLACED IN 8-INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:
 - HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.
 - TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.
 - CONCRETE WASH AREAS.
 - INLET PROTECTION.
 THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
- FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR LORSON RANCH.

show on plan.

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY DSD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

Planning and Community Development (PCD).

PCD

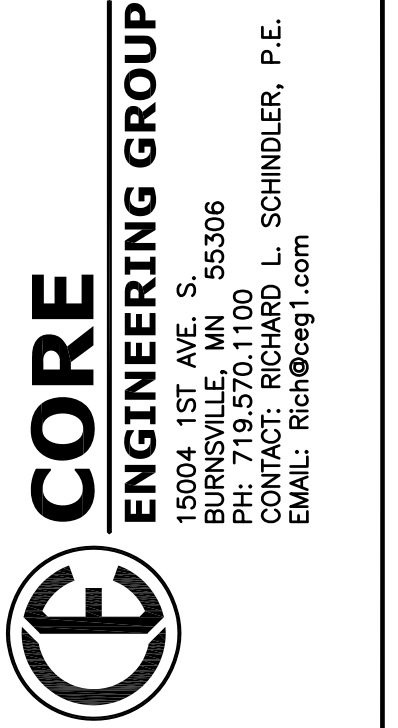
PCD

PCD

Public Works Department

UNDERDRAIN CONSTRUCTION NOTES

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

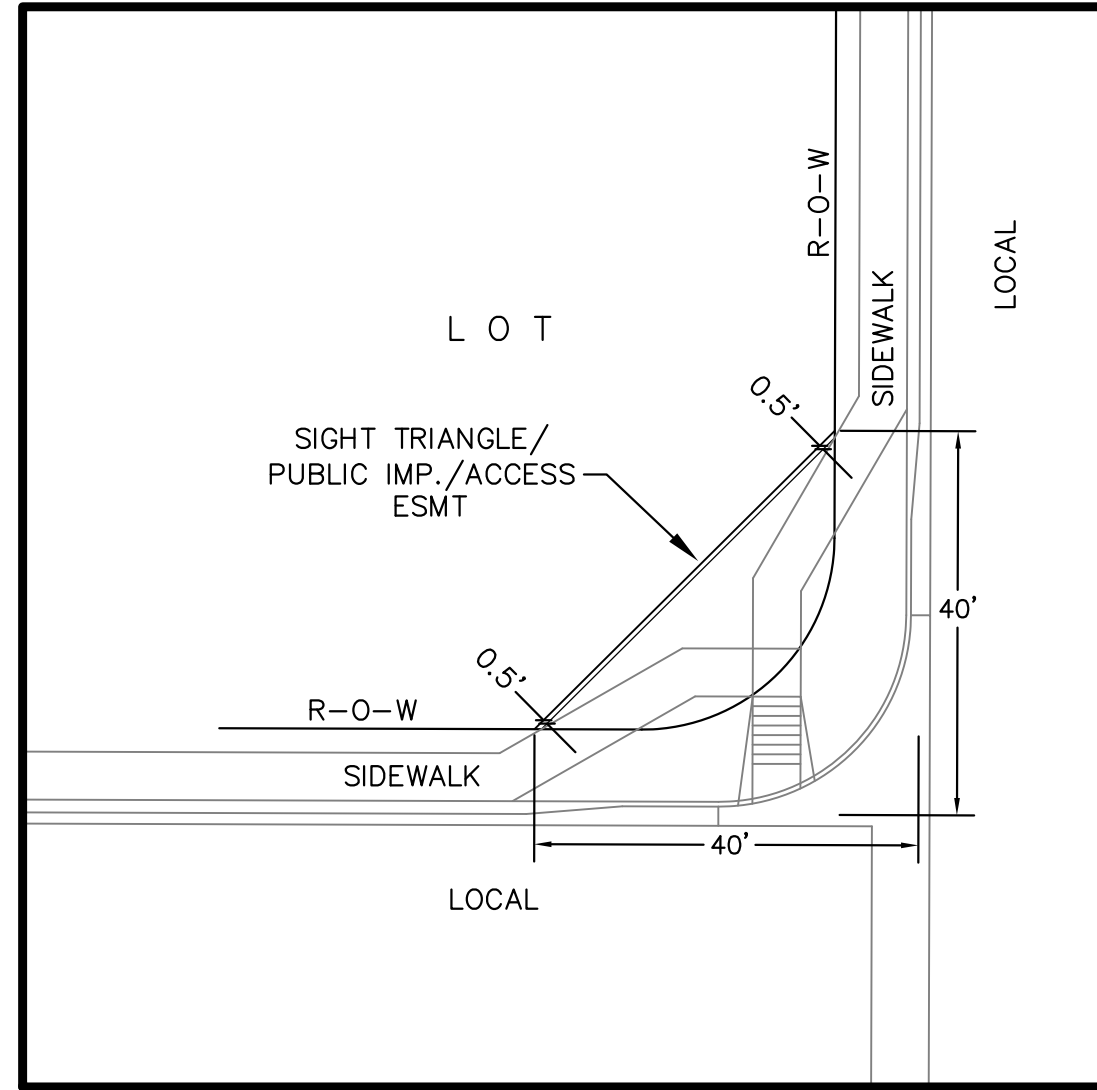


DATE	
DESCRIPTION	
NO.	
PROJECT:	LORSON, LLC 212 N. WASHINGTON AVE. SUITE 301 COLORADO SPRINGS, CO 80903 CONTACT: JEFF MARK
PROJECT:	CARRIAGE MEADOWS SOUTH FONTAINE BLVD - CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

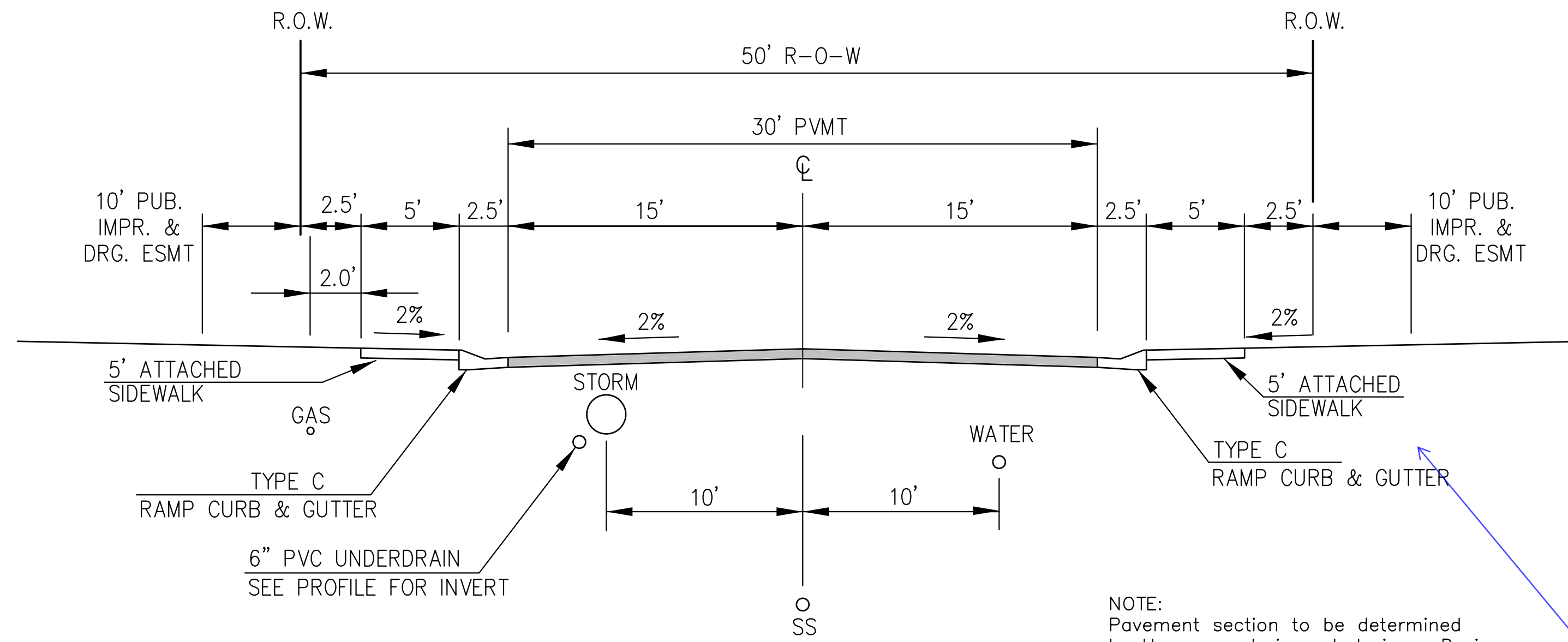
**GENERAL NOTES
STREET AND STORM SEWER**

DATE	MARCH, 2017
PROJECT NO.	100.030
SHEET NUMBER	C1.2
TOTAL SHEETS:	37



**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.



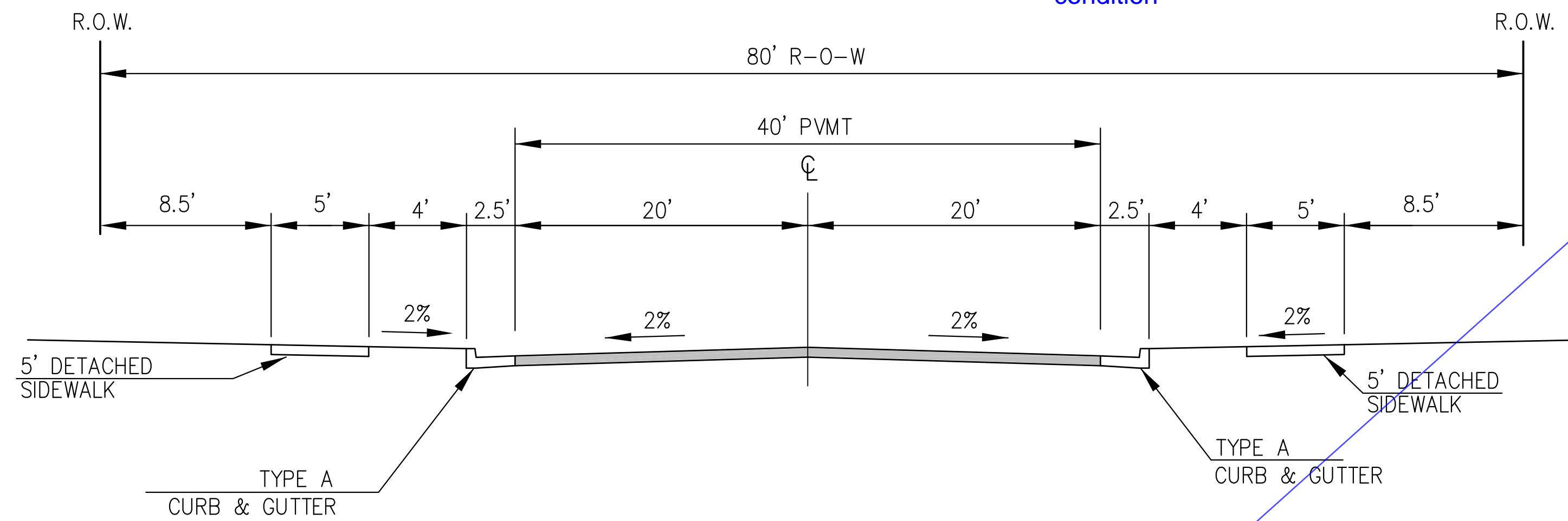
**TYPICAL SECTION 50' R.O.W.
RESIDENTIAL URBAN LOCAL**
NOT TO SCALE

- WANDO DRIVE
- RUBICON DRIVE
- MANDAN DRIVE
- CLATSOP DRIVE
- GALPIN DRIVE
- SIMCOE 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

for better
performance,
please use
EPC optional
type C curb
and gutter per
SD 2-20.

please show
the anticipated
'ultimate'
condition



**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

to be
approved by
El Paso
County PCD/
Engineering

Please show cross section of Carriage
Meadows Drive just before the intersection
with Fontaine.

Please add
posted speed
and design
speed to this
document.

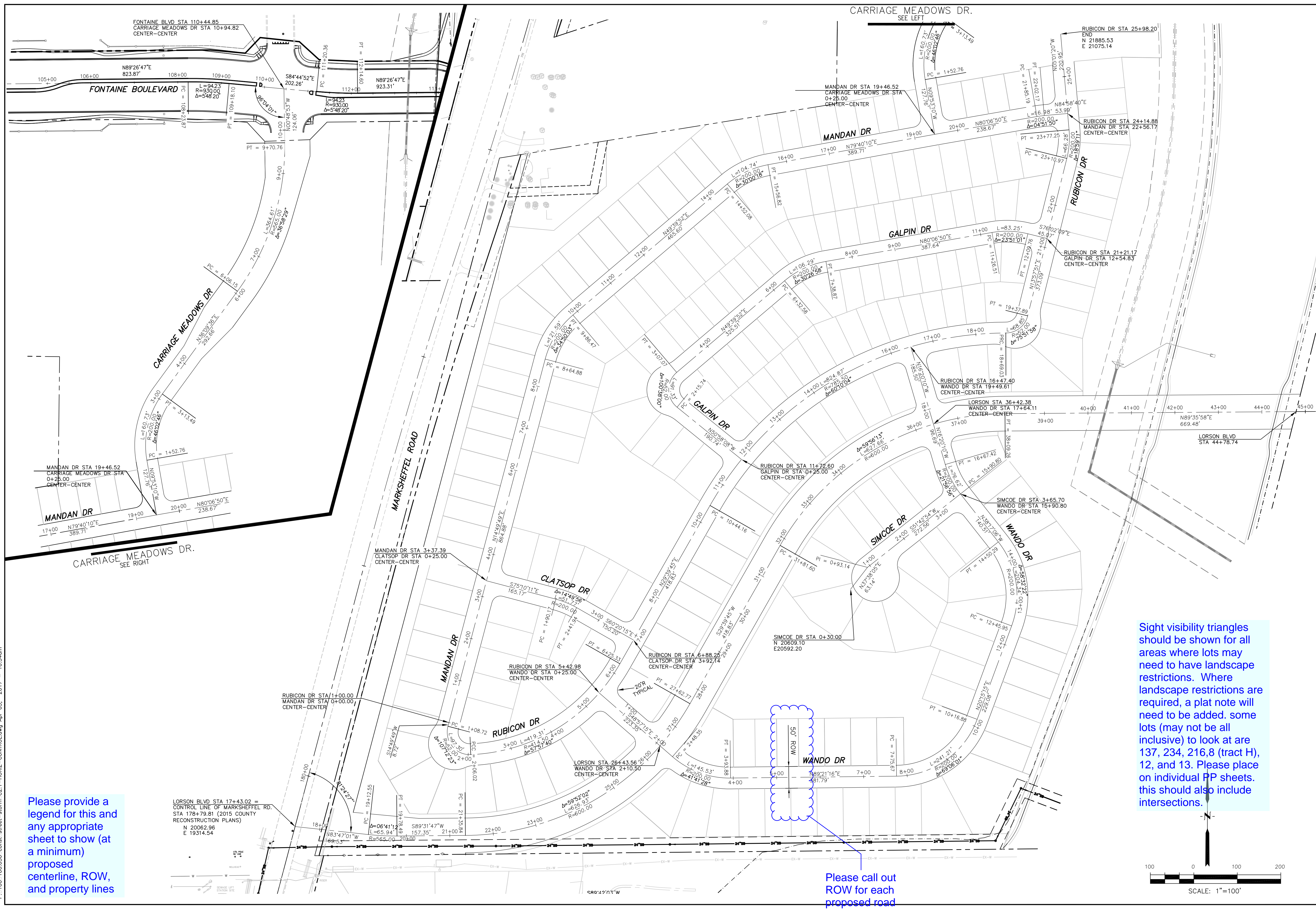
CORE ENGINEERING GROUP
15004 1ST AVE. S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceeg.com

DATE: _____
DESCRIPTION: _____
NO. _____
PROJECT: CARRIAGE MEADOWS SOUTH
PREPARED FOR: LORSON, LLC
219 N. WASHINGTON AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK
FONTAINE BLVD - CARRIAGE MEADOWS DR.
EL PASO COUNTY, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

TYPICAL STREET SECTIONS

DATE: MARCH, 2017
PROJECT NO.: 100.030
SHEET NUMBER: C1.3
TOTAL SHEETS: 37



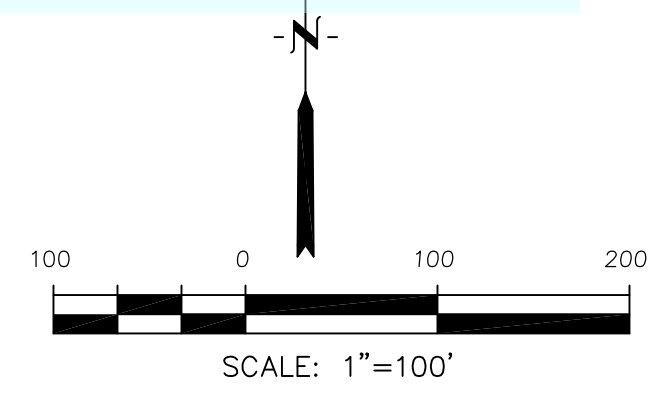
P:\100\100.030.const-storm-C2.1-HORIZ-CONTROL.dwg Apr. 03, 2017 10:54am

Please provide a legend for this and any appropriate sheet to show (at a minimum) proposed centerline, ROW, and property lines

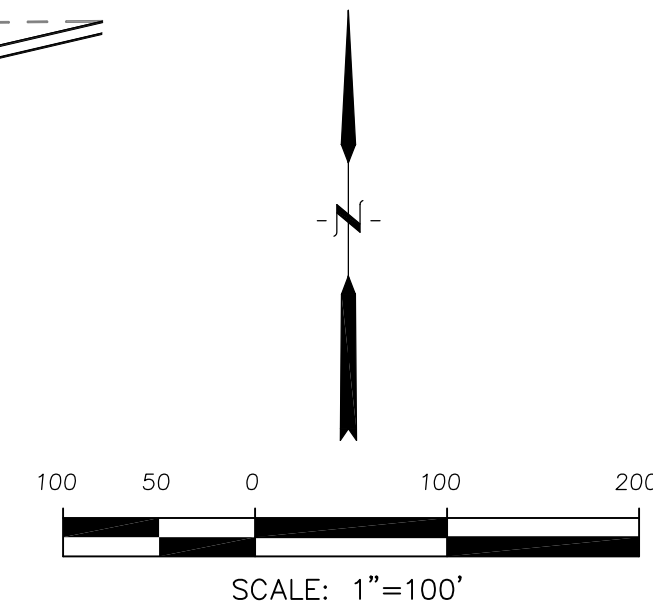
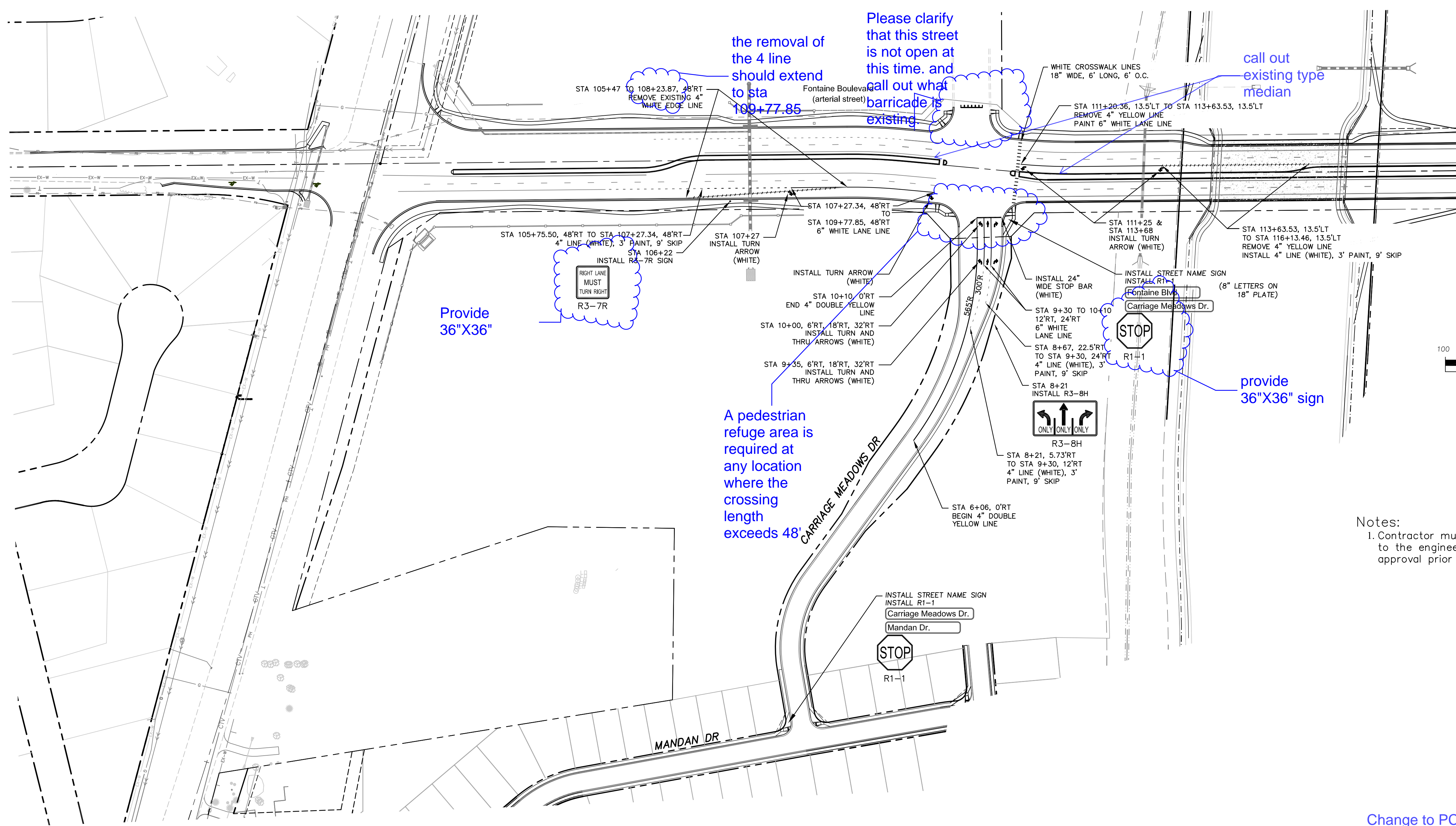
LORSON BLVD STA 17+43.02 = CONTROL LINE OF MARKSHEFFEL RD. STA 178+79.81 (2015 COUNTY RECONSTRUCTION PLANS)
 N 20062.96
 E 19314.54

Sight visibility triangles should be shown for all areas where lots may need to have landscape restrictions. Where landscape restrictions are required, a plat note will need to be added. some lots (may not be all inclusive) to look at are 137, 234, 216,8 (tract H), 12, and 13. Please place on individual PP sheets. this should also include intersections.

Please call out ROW for each proposed road similar to this.



		ENGINEERING GROUP 15004 1ST AVE. S. BURKSVILLE, MN 55306 PH: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceeg.com	
		PREPARED FOR: LORSON, LLC 219 N WAKARUSA AVE SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK	
NO.	DATE	DESCRIPTION	PROJECT:
			CARRIAGE MEADOWS SOUTH FONTAINE BLVD - CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO
DRAWN:	DESIGNED:	CHECKED:	
RLS	RLS	RLS	
HORIZONTAL CONTROL PLAN			
DATE		MARCH, 2017	
PROJECT NO.		100.030	
SHEET NUMBER		C2.1	
TOTAL SHEETS:		37	



Notes:
 1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs

Please clarify that this street is not open at this time. and call out what barricade is existing

call out existing type median

Provide 36"X36"

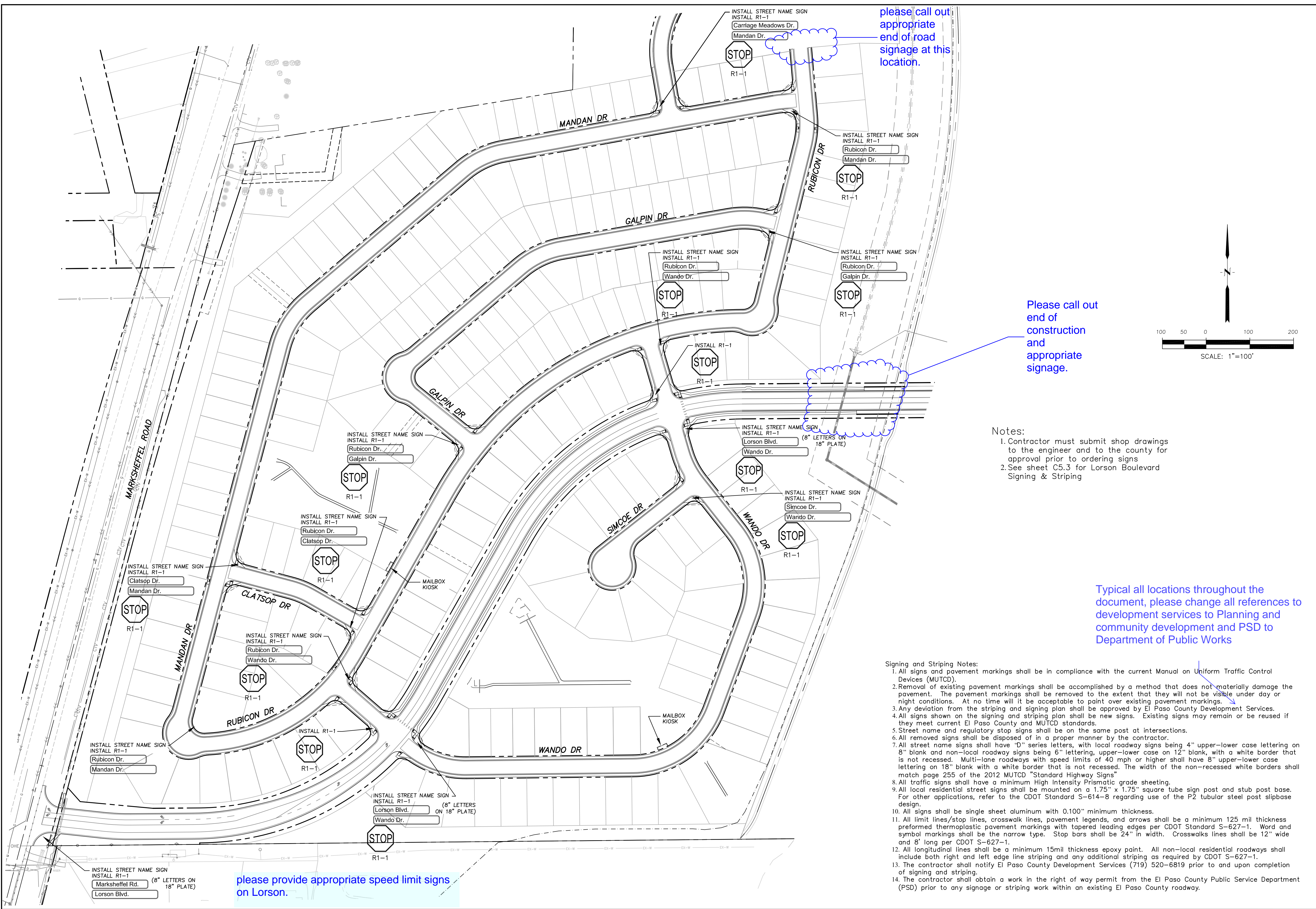
A pedestrian refuge area is required at any location where the crossing length exceeds 48'

provide 36"X36" sign

Change to PCD and DPW

- Signing and Striping Notes:
- All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
 - Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
 - Any deviation from the striping and signing plan shall be approved by El Paso County Development Services.
 - All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County and MUTCD standards.
 - Street name and regulatory stop signs shall be on the same post at intersections.
 - All removed signs shall be disposed of in a proper manner by the contractor.
 - All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 40 mph or higher shall have 8" upper-lower case lettering on 18" blank with a white border that is not recessed. The width of the non-recessed white borders shall match page 255 of the 2012 MUTCD "Standard Highway Signs".
 - All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
 - All local residential street signs shall be mounted on a 1.75" x 1.75" square tube sign post and stub post base. For other applications, refer to the CDOT Standard S-614-8 regarding use of the P2 tubular steel post slipbase design.
 - All signs shall be single sheet aluminum with 0.100" minimum thickness.
 - All limit lines/stop lines, crosswalk lines, pavement legends, and arrows shall be a minimum 125 mil thickness preformed thermoplastic pavement markings with tapered leading edges per CDOT Standard S-627-1. Word and symbol markings shall be the narrow type. Stop bars shall be 24" in width. Crosswalks lines shall be 12" wide and 8' long per CDOT S-627-1.
 - All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
 - The contractor shall notify El Paso County Development Services (719) 520-6819 prior to and upon completion of signing and striping.
 - The contractor shall obtain a work in the right of way permit from the El Paso County Public Service Department (PSD) prior to any signage or striping work within an existing El Paso County roadway.

SIGNING AND STRIPING PLAN
FONTAINE BLVD &
CARRIAGE MEADOWS DR



please call out appropriate end of road signage at this location.

Please call out end of construction and appropriate signage.

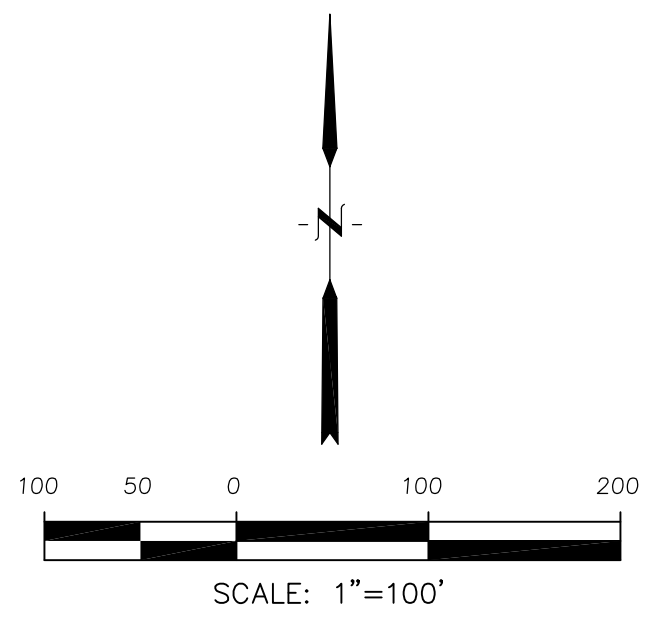
please provide appropriate speed limit signs on Lorson.

- Notes:
1. Contractor must submit shop drawings to the engineer and to the county for approval prior to ordering signs
 2. See sheet C5.3 for Lorson Boulevard Signing & Striping

Typical all locations throughout the document, please change all references to development services to Planning and community development and PSD to Department of Public Works

- Signing and Striping Notes:
1. All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
 2. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
 3. Any deviation from the striping and signing plan shall be approved by El Paso County Development Services.
 4. All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County and MUTCD standards.
 5. Street name and regulatory stop signs shall be on the same post at intersections.
 6. All removed signs shall be disposed of in a proper manner by the contractor.
 7. All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 40 mph or higher shall have 8" upper-lower case lettering on 18" blank with a white border that is not recessed. The width of the non-recessed white borders shall match page 255 of the 2012 MUTCD "Standard Highway Signs"
 8. All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
 9. All local residential street signs shall be mounted on a 1.75" x 1.75" square tube sign post and stub post base. For other applications, refer to the CDOT Standard S-614-8 regarding use of the P2 tubular steel post slibase design.
 10. All signs shall be single sheet aluminum with 0.100" minimum thickness.
 11. All limit lines/stop lines, crosswalk lines, pavement legends, and arrows shall be a minimum 125 mil thickness preformed thermoplastic pavement markings with tapered leading edges per CDOT Standard S-627-1. Word and symbol markings shall be the narrow type. Stop bars shall be 24" in width. Crosswalks lines shall be 12" wide and 8' long per CDOT S-627-1.
 12. All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
 13. The contractor shall notify El Paso County Development Services (719) 520-6819 prior to and upon completion of signing and striping.
 14. The contractor shall obtain a work in the right of way permit from the El Paso County Public Service Department (PSD) prior to any signage or striping work within an existing El Paso County roadway.

SIGNING AND STRIPING PLAN
CARRIAGE MEADOWS SOUTH



A pedestrian refuge area is required at any location where the crossing length exceeds 48'

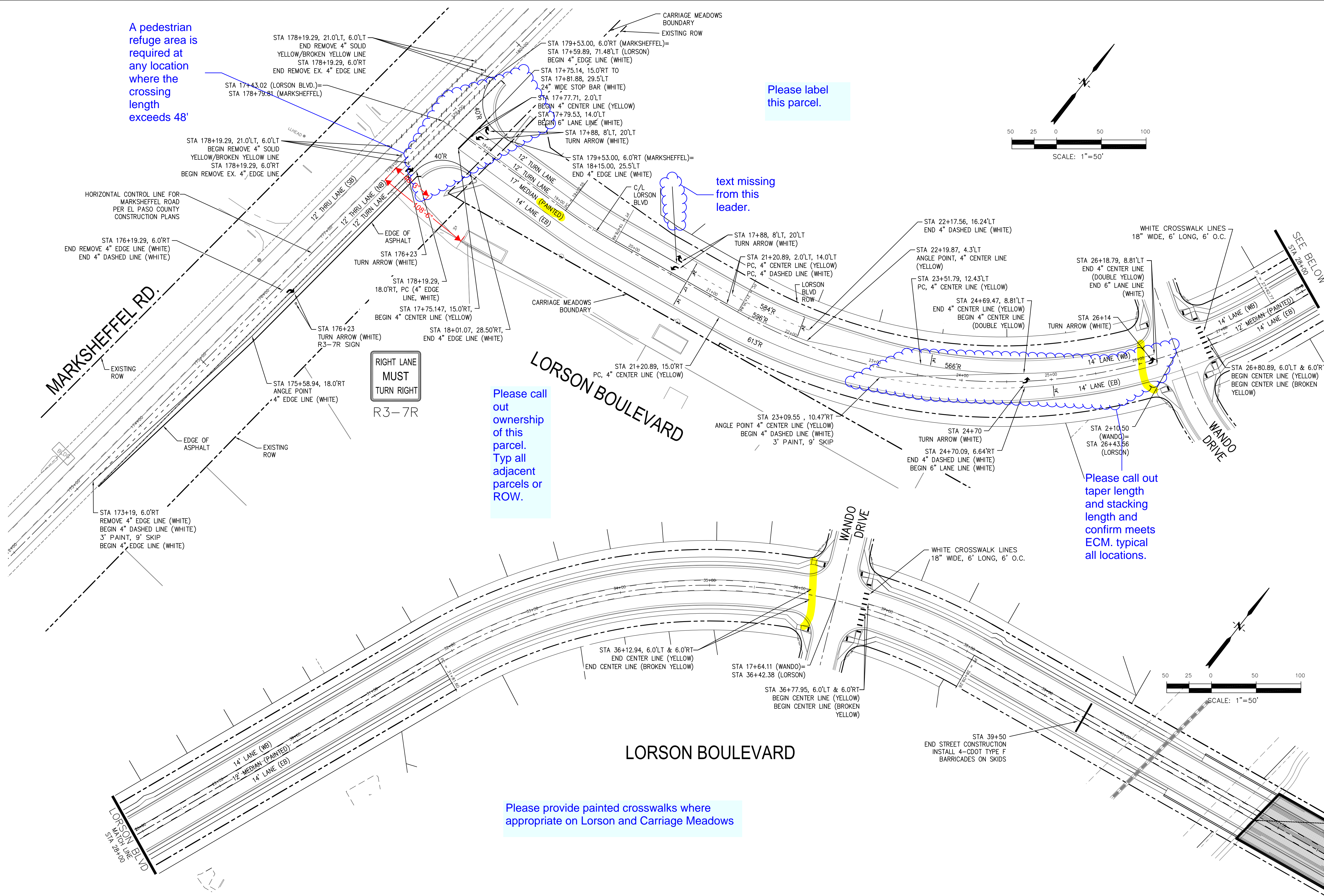
Please label this parcel.

text missing from this leader.

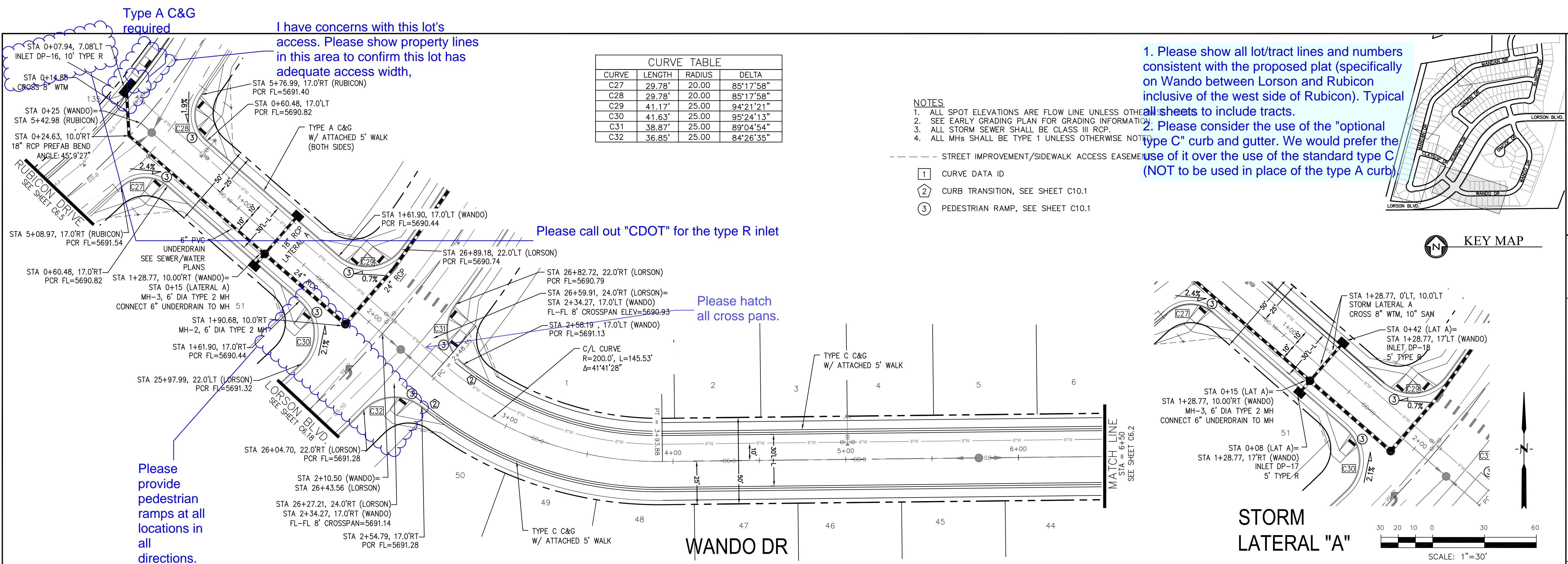
Please call out ownership of this parcel. Typ all adjacent parcels or ROW.

Please call out taper length and stacking length and confirm meets ECM. typical all locations.

Please provide painted crosswalks where appropriate on Lorson and Carriage Meadows



NO.	1	DATE	
DESCRIPTION			
PROJECT	CARRIAGE MEADOWS SOUTH		
PREPARED FOR:	LORSON, LLC 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903		
PROJECT:	FONTAINE BLVD.-CARRIAGE MEADOWS DR. EL PASO COUNTY, COLORADO		
DRAWN:	RLS	DATE	
DESIGNED:	RLS		
CHECKED:	RLS		

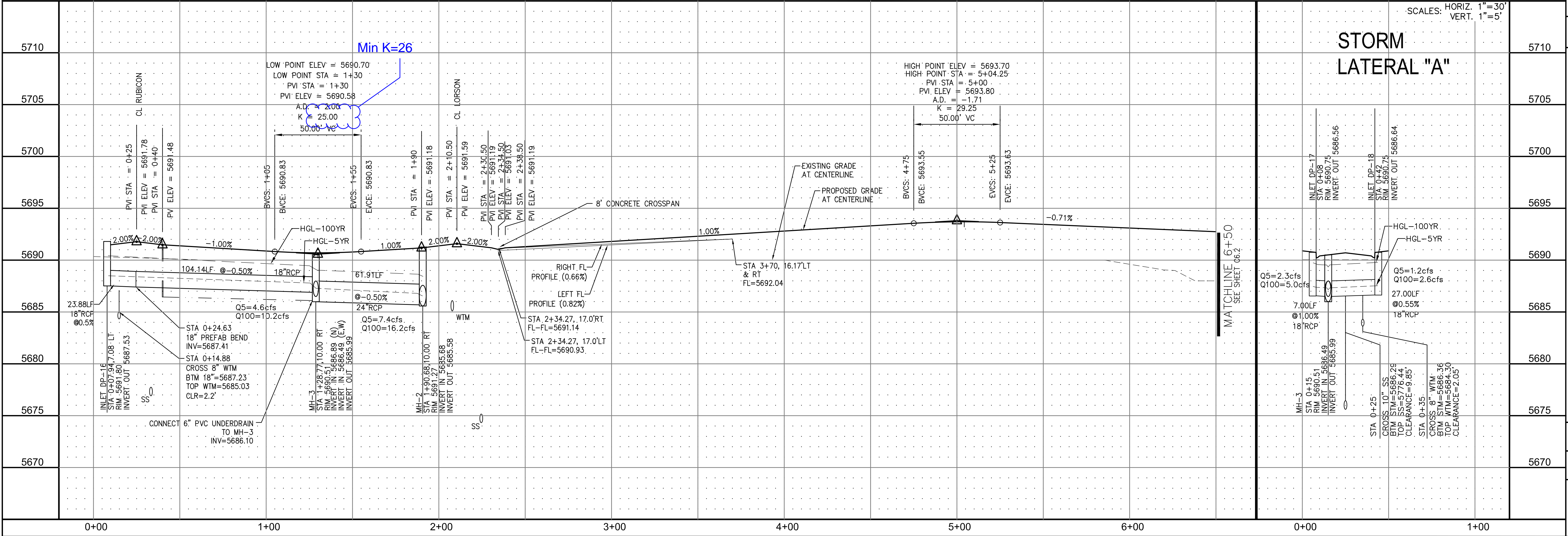
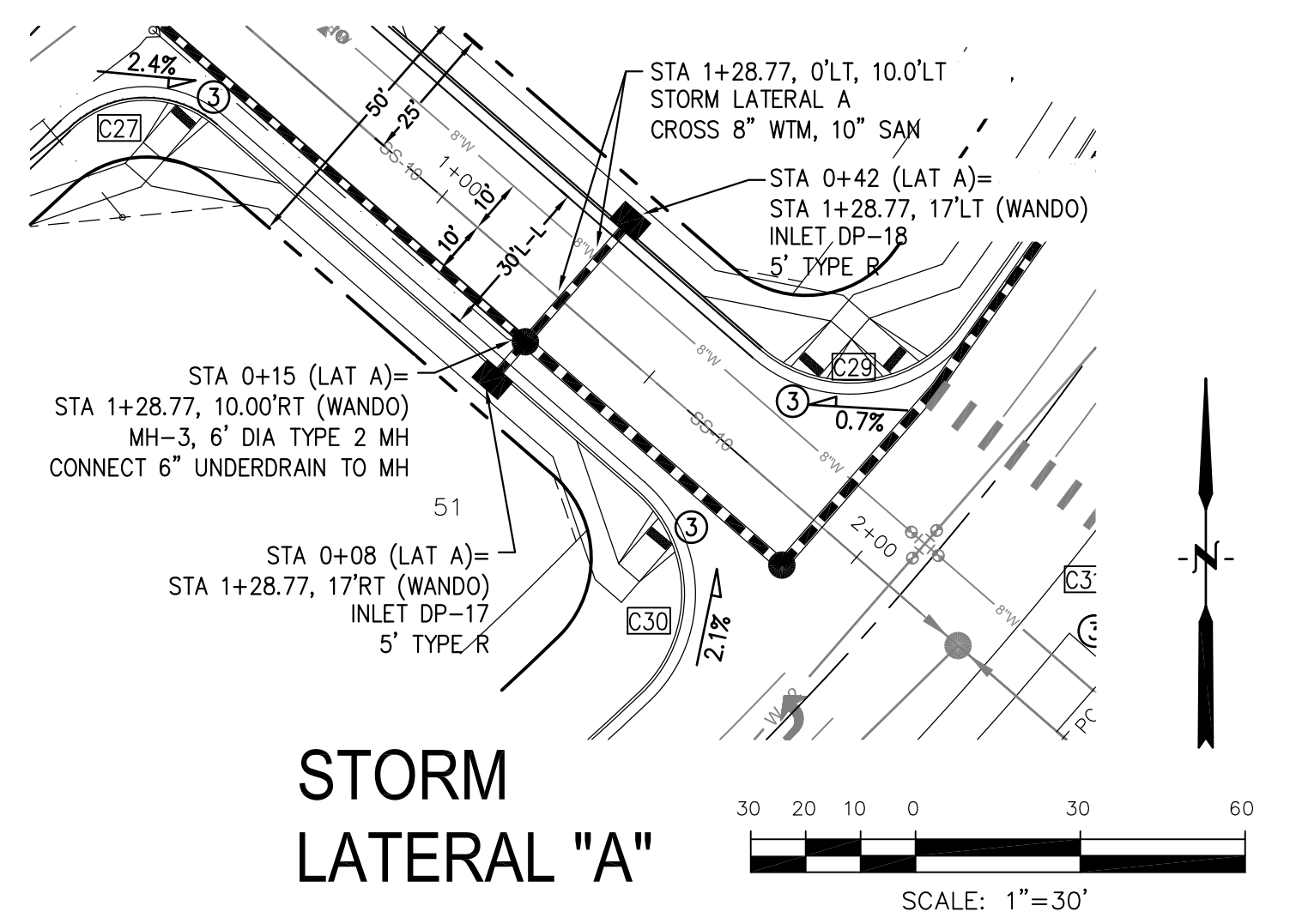
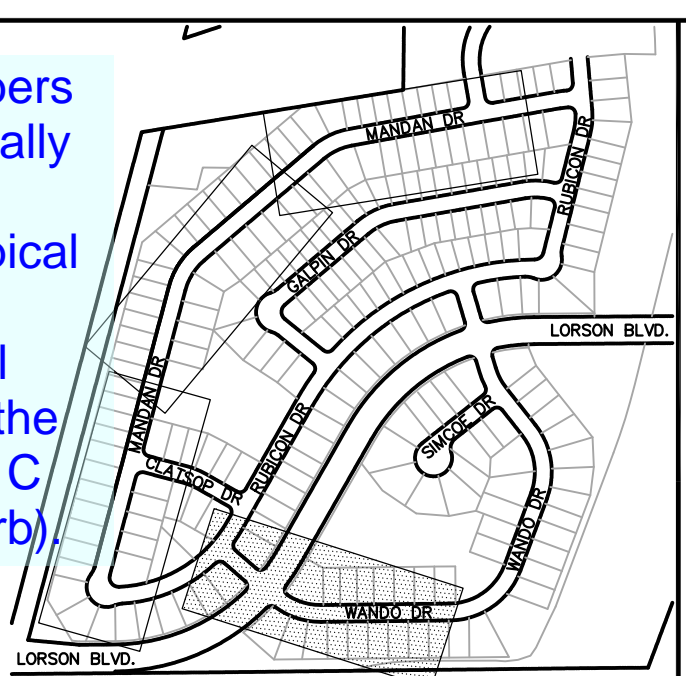


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C27	29.78'	20.00	85°17'58"
C28	29.78'	20.00	85°17'58"
C29	41.17'	25.00	94°21'21"
C30	41.63'	25.00	95°24'13"
C31	38.87'	25.00	89°04'54"
C32	36.85'	25.00	84°26'35"

- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT
- ① CURVE DATA ID
 - ② CURB TRANSITION, SEE SHEET C10.1
 - ③ PEDESTRIAN RAMP, SEE SHEET C10.1

1. Please show all lot/tract lines and numbers consistent with the proposed plat (specifically on Wando between Lorson and Rubicon inclusive of the west side of Rubicon). Typical sheets to include tracts.

2. Please consider the use of the "optional type C" curb and gutter. We would prefer the use of it over the use of the standard type C (NOT to be used in place of the type A curb).



CORE ENGINEERING GROUP
 15004 1ST AVE. S. #5506
 BURNING WOODS, CO. 80016
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

ENGINEERING GROUP

DATE: _____

DESCRIPTION: _____

NO. 1

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

PROJECT: **CARRIAGE MEADOWS SOUTH**
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.
 EL PASO COUNTY, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET AND STORM SEWER
STA 0+25 TO STA 6+50
WANDO DRIVE

DATE: MARCH, 2017

PROJECT NO. 100.030

SHEET NUMBER **C6.1**

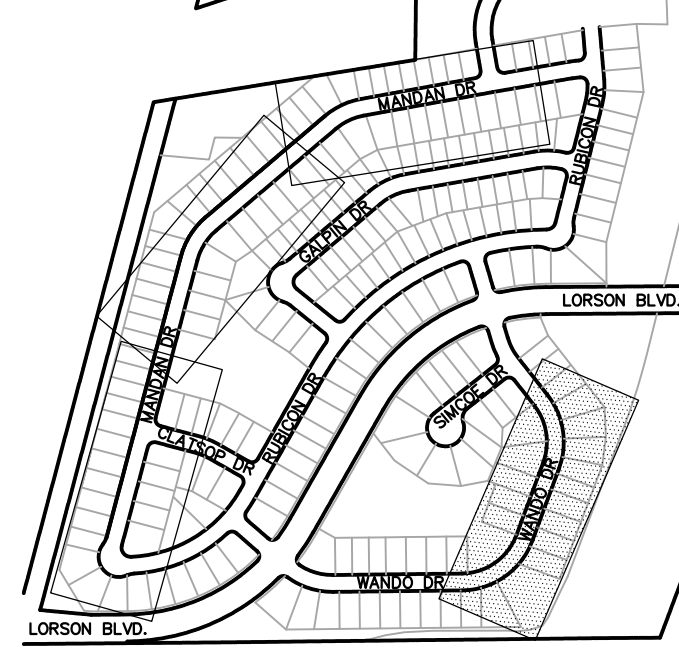
TOTAL SHEETS: 37

Please call out all tracts.

Detailed grading plan is required.

- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT
- ① CURVE DATA ID
 - ② CURB TRANSITION, SEE SHEET C10.1
 - ③ PEDESTRIAN RAMP, SEE SHEET C10.1



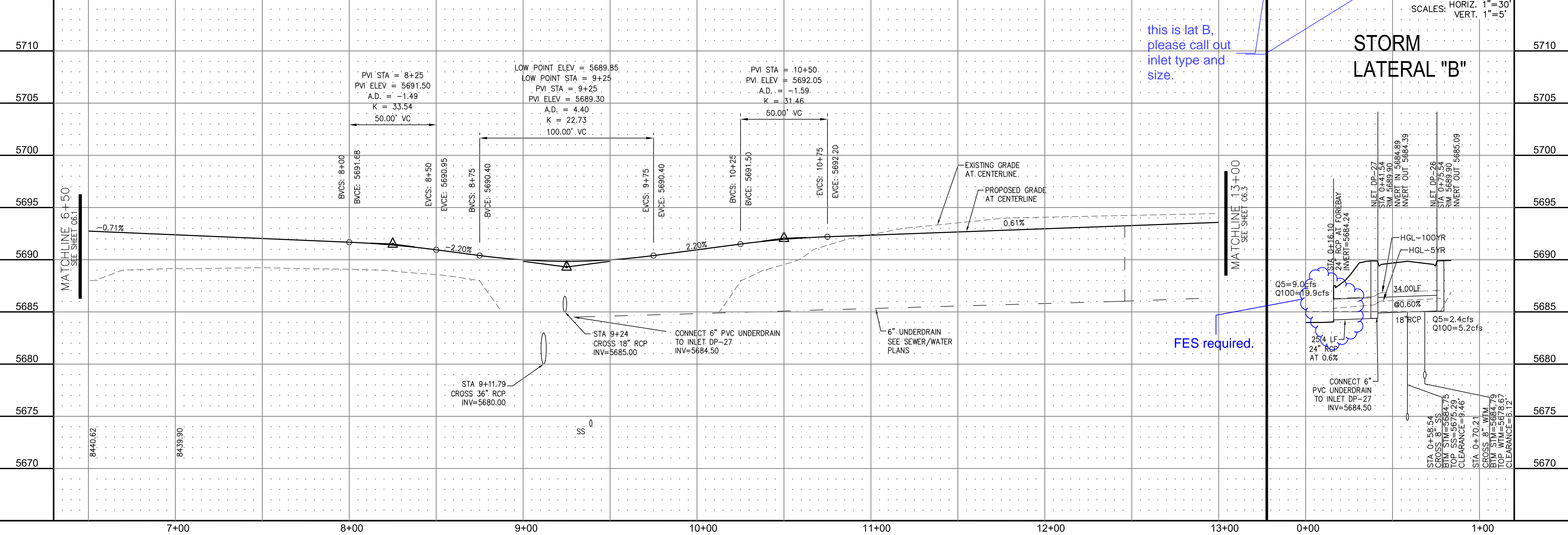
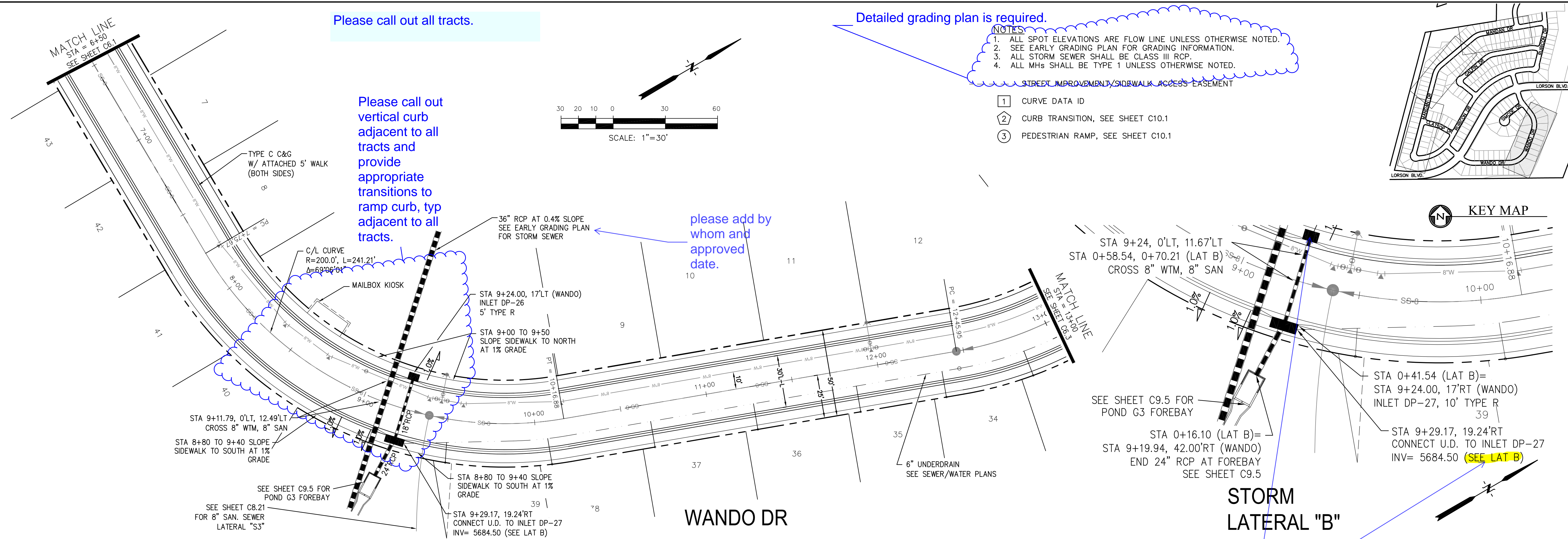
CORE ENGINEERING GROUP
 15004 1ST AVE. S. SUITE 301
 BIRMGHAM, AL 35206
 PH: 205.970.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

Please call out vertical curb adjacent to all tracts and provide appropriate transitions to ramp curb, typ adjacent to all tracts.

please add by whom and approved date.

this is lat B, please call out inlet type and size.

FES required.



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

STREET AND STORM SEWER
 STA 6+50 TO STA 13+00
 WANDO DRIVE

DATE: MARCH, 2017
 PROJECT NO. 100.030
 SHEET NUMBER C6.2
 TOTAL SHEETS: 37

- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

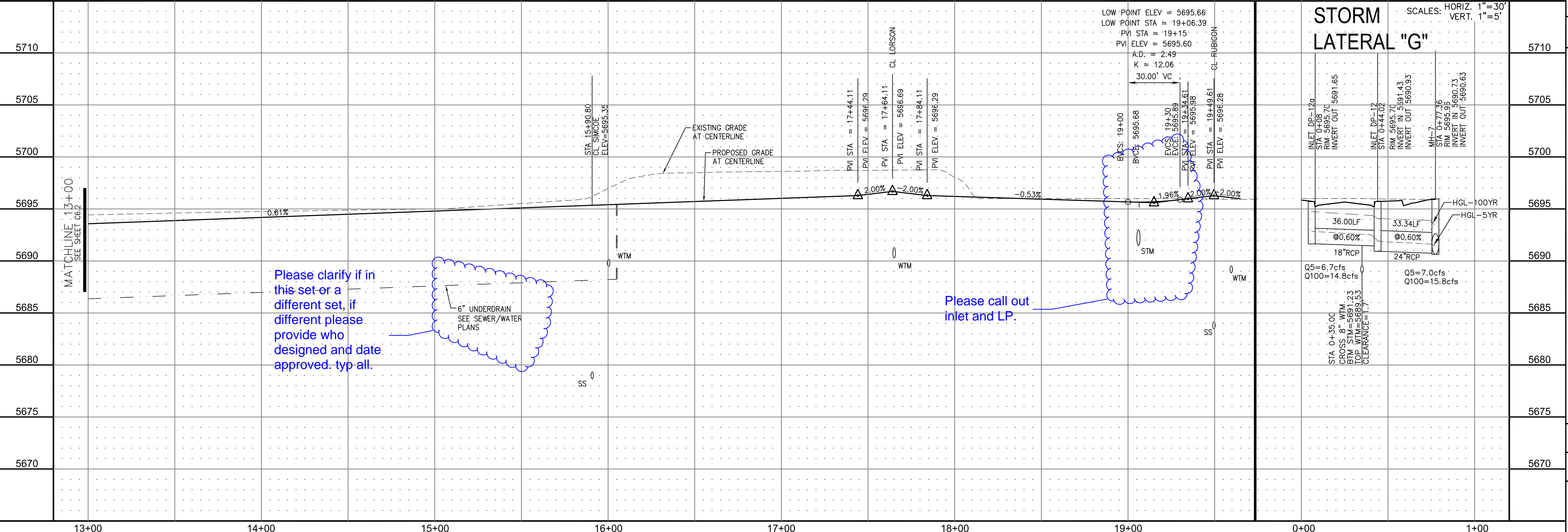
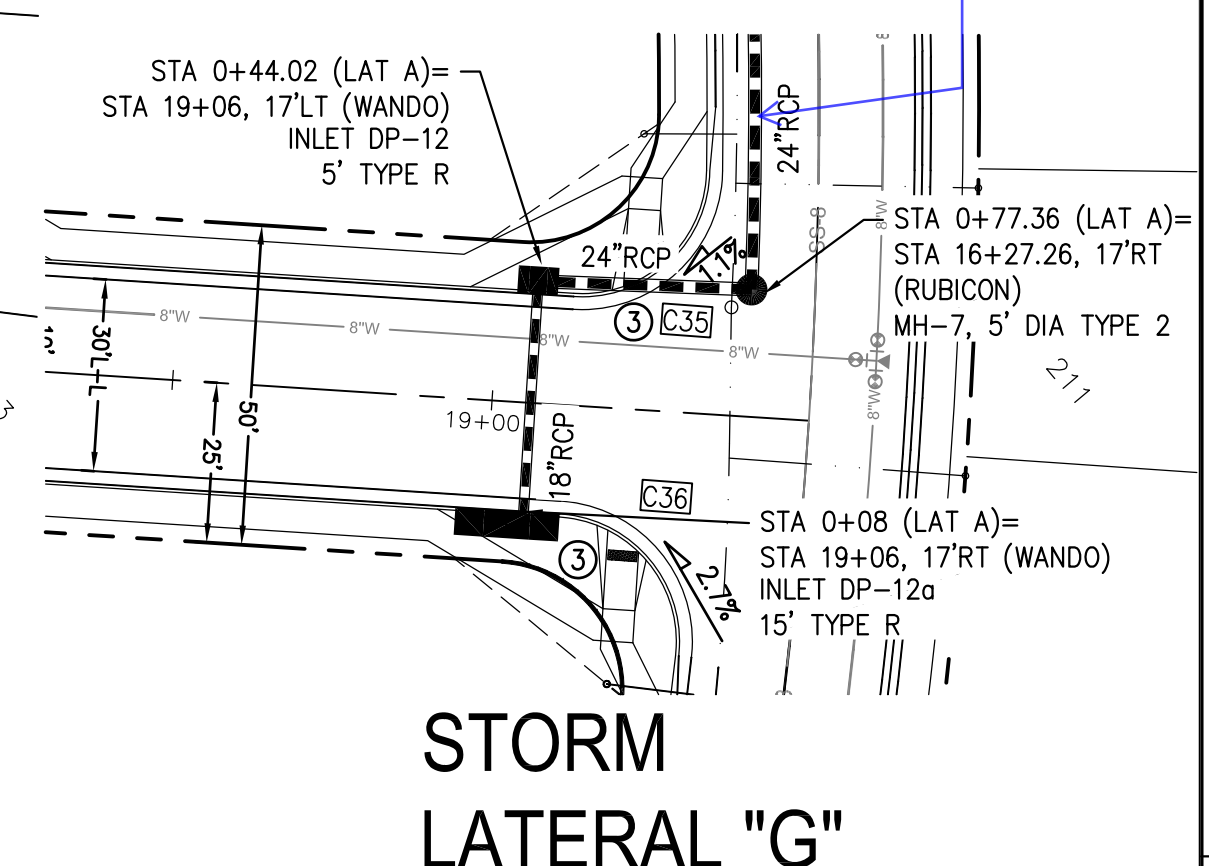
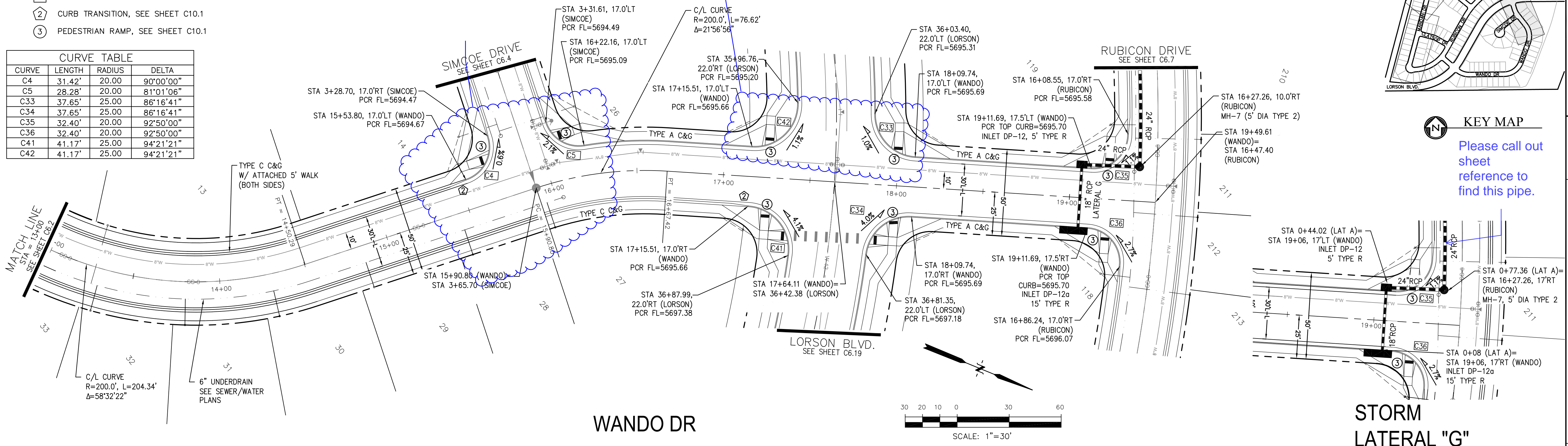
--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

provide a pedestrian ramp crossing at this location.

Pedestrian ramps required

CURVE	LENGTH	RADIUS	DELTA
C4	31.42'	20.00	90°00'00"
C5	28.28'	20.00	81°01'06"
C33	37.65'	25.00	86°16'41"
C34	37.65'	25.00	86°16'41"
C35	32.40'	20.00	92°50'00"
C36	32.40'	20.00	92°50'00"
C41	41.17'	25.00	94°21'21"
C42	41.17'	25.00	94°21'21"



Please clarify if in this set or a different set, if different please provide who designed and date approved. typ all.

Please call out inlet and LP.

CORE ENGINEERING GROUP
 15004 1ST AVE. S. SUITE 301
 BURNING WOODS, CO 80016
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

PROJECT: CARRIAGE MEADOWS SOUTH
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.
 EL PASO COUNTY, COLORADO

STREET AND STORM SEWER
 STA 13+00 TO STA 19+50
 WANDO DRIVE

DATE: MARCH, 2017
 PROJECT NO. 100.030
 SHEET NUMBER C6.3
 TOTAL SHEETS: 37

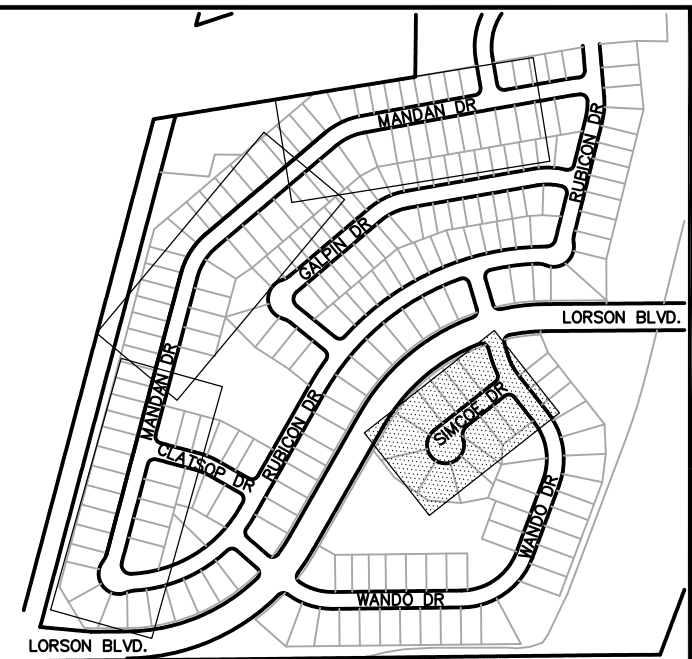
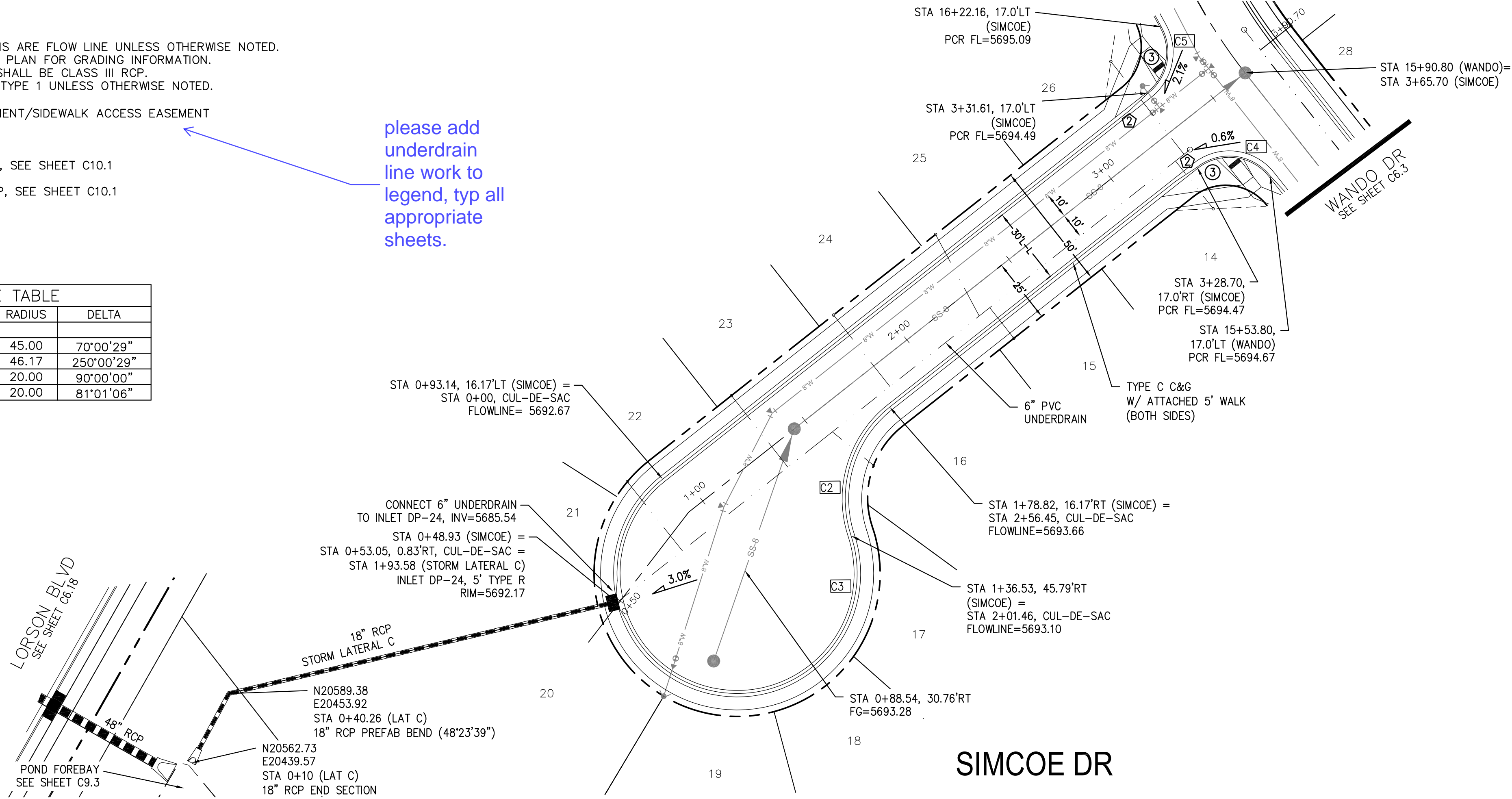
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

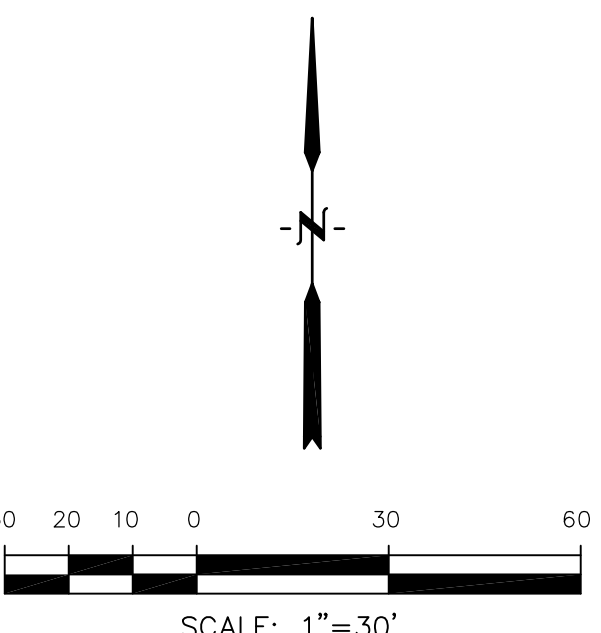
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

please add underdrain line work to legend, typ all appropriate sheets.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	54.98'	45.00	70°00'29"
C3	201.46'	46.17	250°00'29"
C4	31.42'	20.00	90°00'00"
C5	28.28'	20.00	81°01'06"



KEY MAP



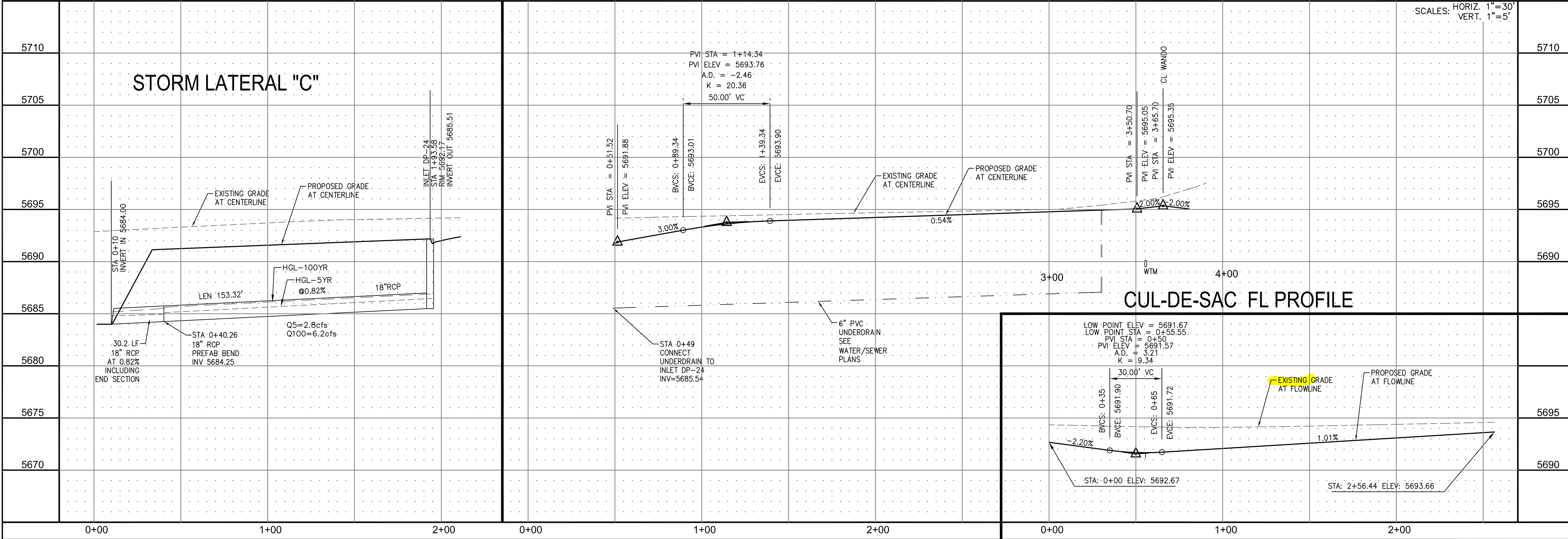
CORE ENGINEERING GROUP
 15004 1ST AVE. S. #5506
 BIRMGHAM, AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. 1
 PREPARED FOR: **LORSON LLC.**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

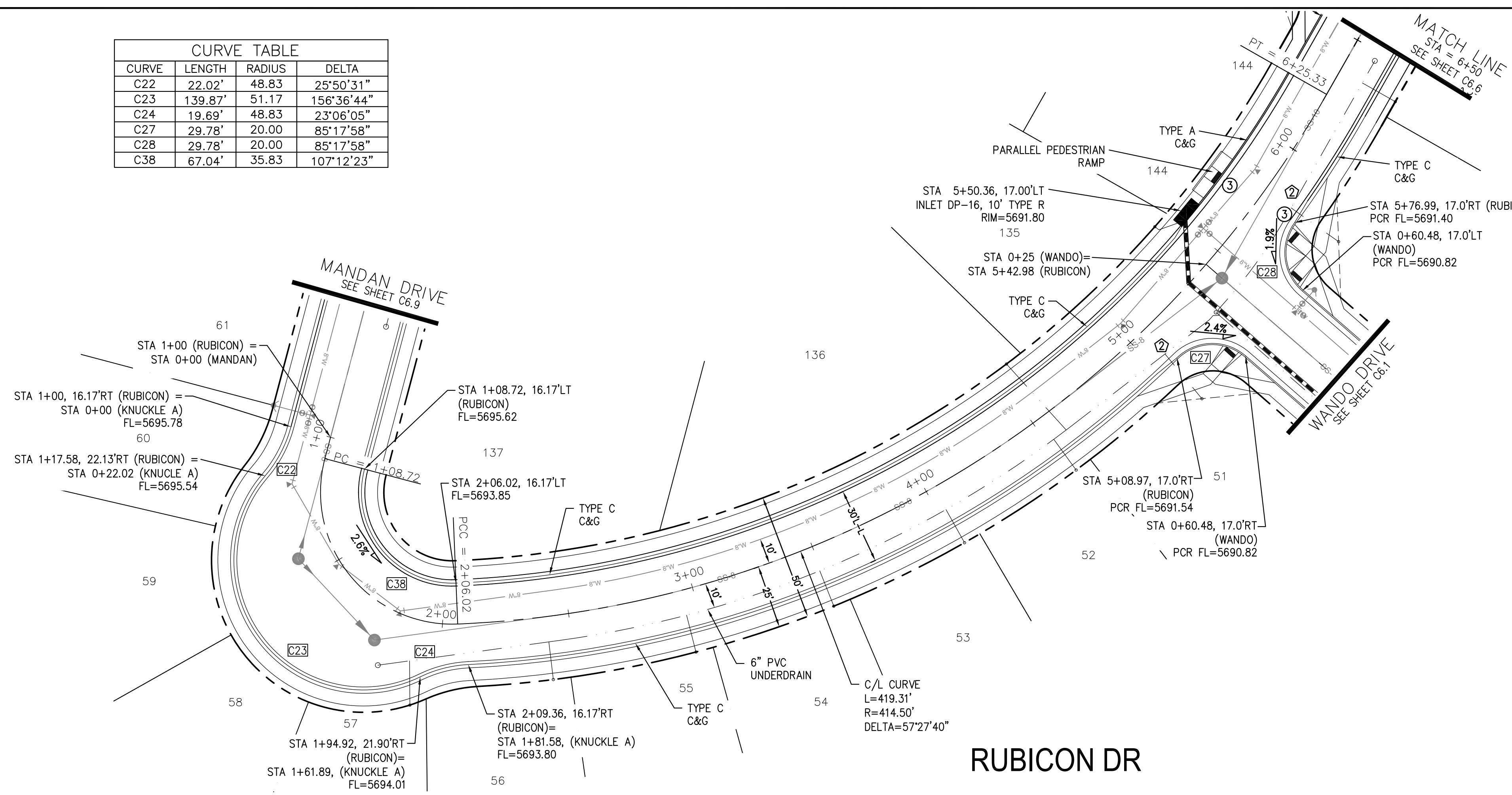
PROJECT: **CARRIAGE MEADOWS SOUTH**
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.
 EL PASO COUNTY, COLORADO

DATE: MARCH, 2017
 PROJECT NO. 100.030
 SHEET NUMBER **C6.4**
 TOTAL SHEETS: 37

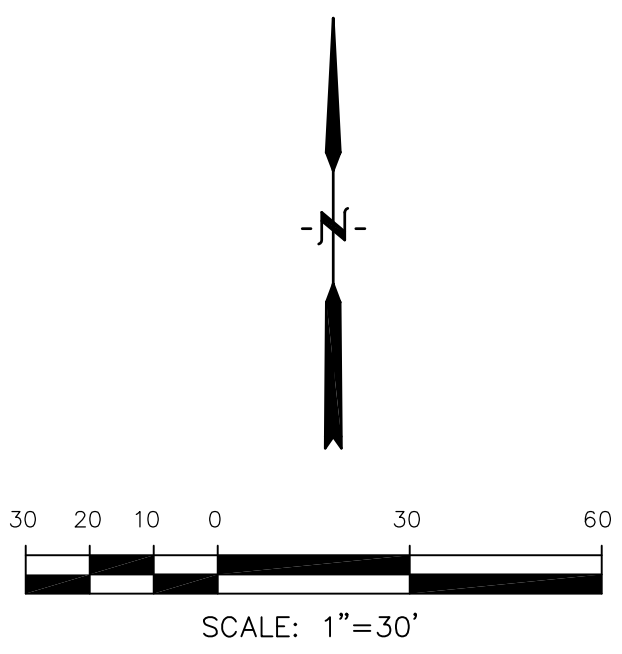
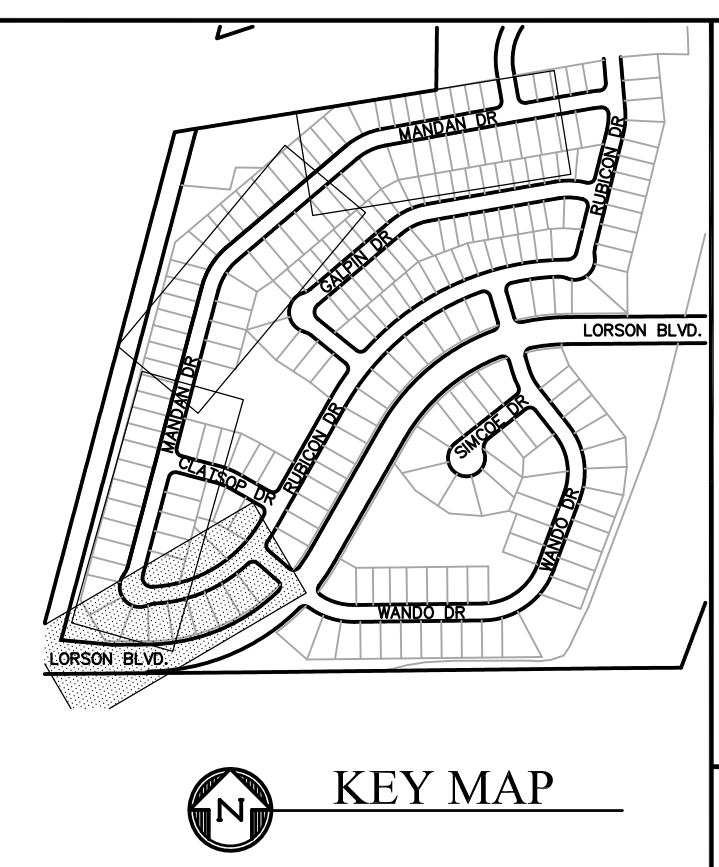


STREET AND STORM SEWER
 STA 0+50 TO STA 3+65
 SIMCOE DRIVE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C22	22.02'	48.83	25°50'31"
C23	139.87'	51.17	156°36'44"
C24	19.69'	48.83	23°06'05"
C27	29.78'	20.00	85°17'58"
C28	29.78'	20.00	85°17'58"
C38	67.04'	35.83	107°12'23"

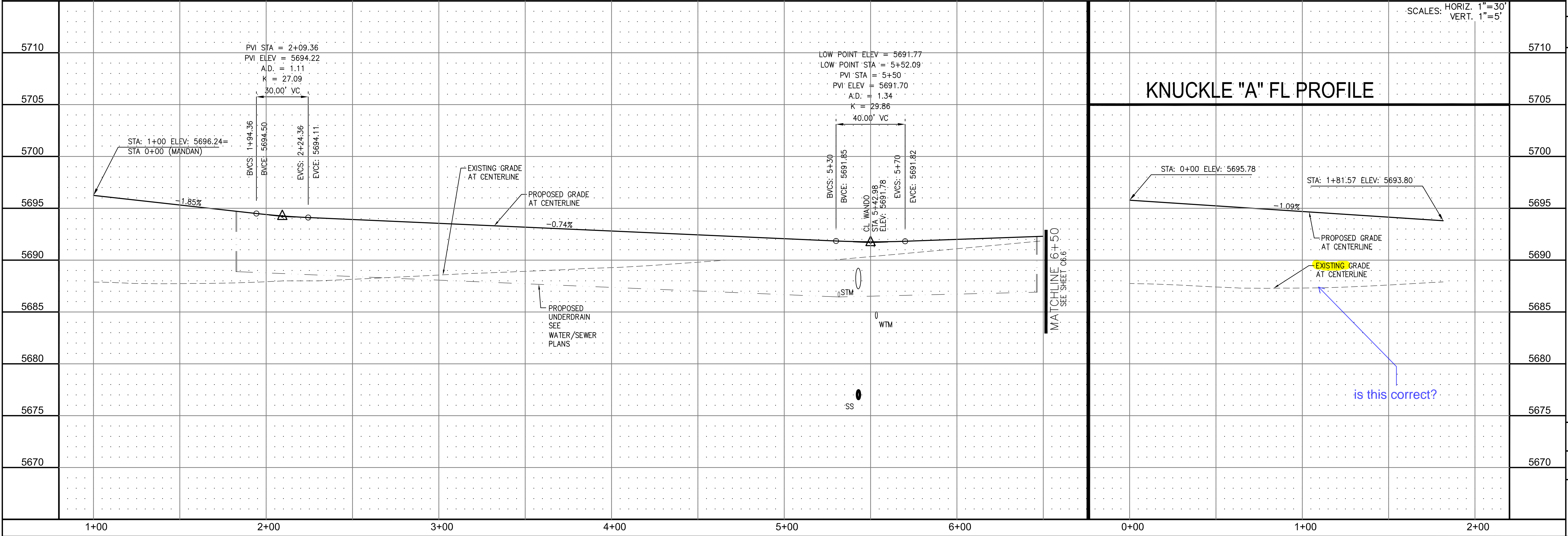


- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT
- ① CURVE DATA ID
 - ② CURB TRANSITION, SEE SHEET C10.1
 - ③ PEDESTRIAN RAMP, SEE SHEET C10.1



CORE ENGINEERING GROUP
 15004 1ST AVE. S. #55306
 BURNING WOODS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. 1
 PREPARED FOR: **LORSON LLC.**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK



KNUCKLE "A" FL PROFILE

is this correct?

STREET AND STORM SEWER
 STA 1+00 TO STA 6+50
 RUBICON DRIVE

DATE: MARCH, 2017
 PROJECT NO. 100.030
 SHEET NUMBER C6.5
 TOTAL SHEETS: 37

- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C12	30.52'	20.00	87°25'18"
C13	30.52'	20.00	87°25'18"
C25	31.42'	20.00	90°00'00"
C26	31.42'	20.00	90°00'00"

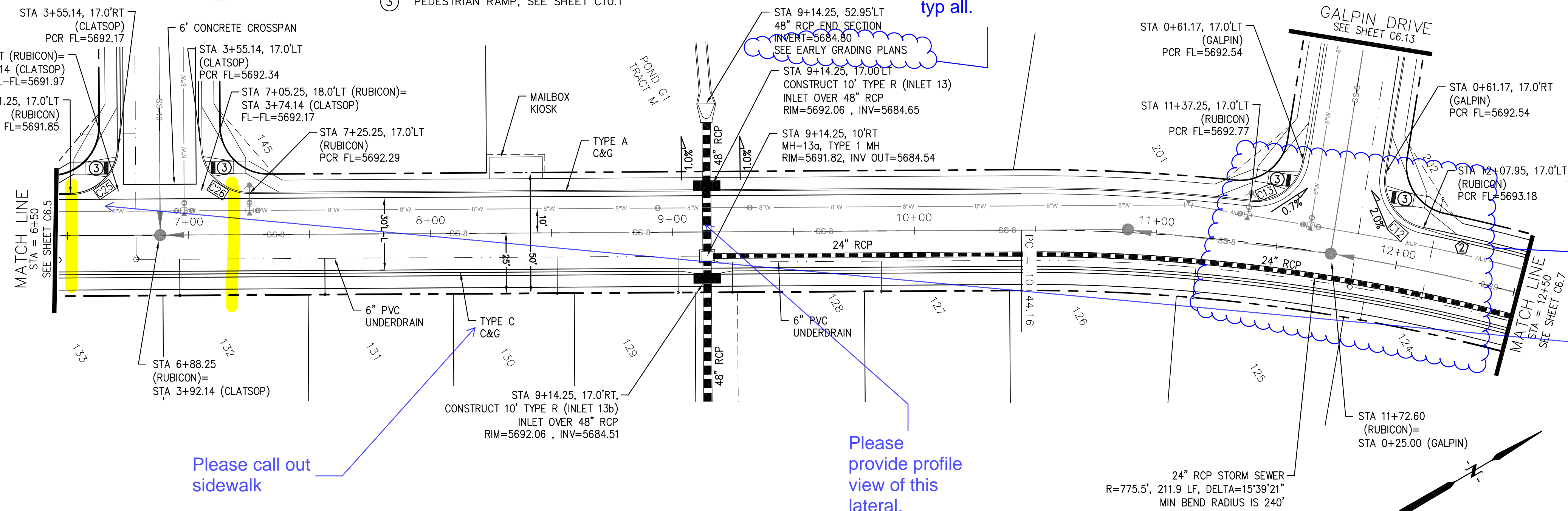
--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

Please add engineer and approval date, typ all.

CLATSOP DRIVE
SEE SHEET C6.12

GALPIN DRIVE
SEE SHEET C6.13

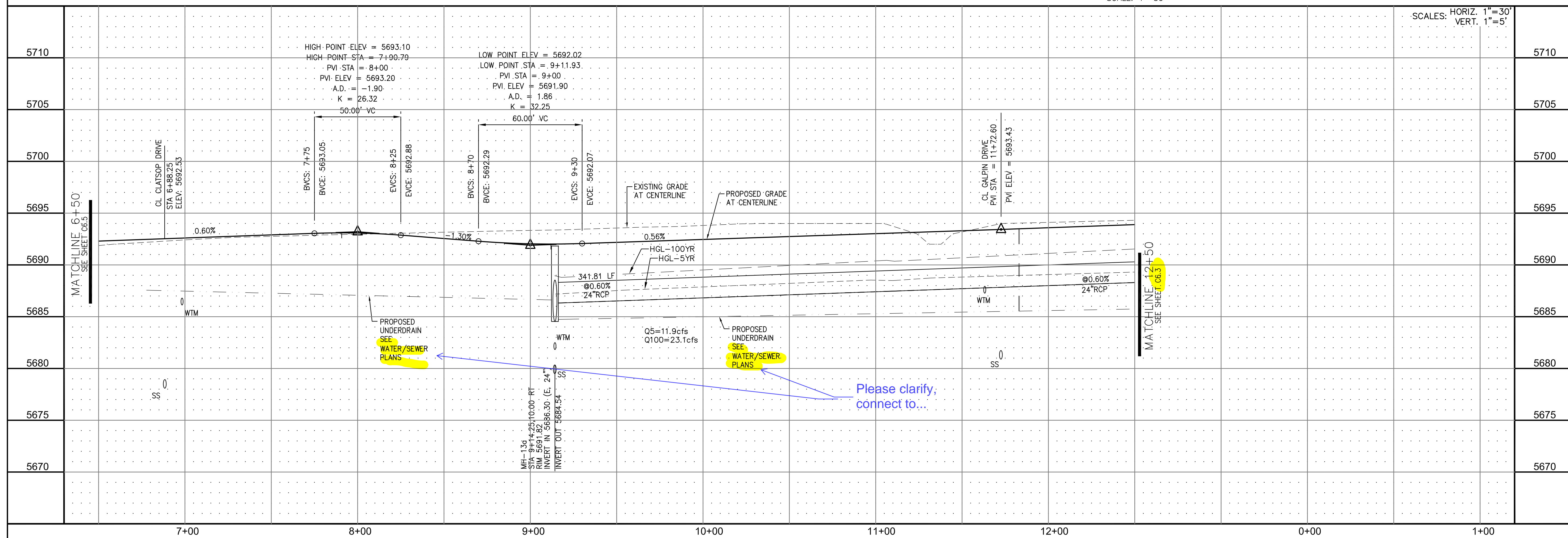
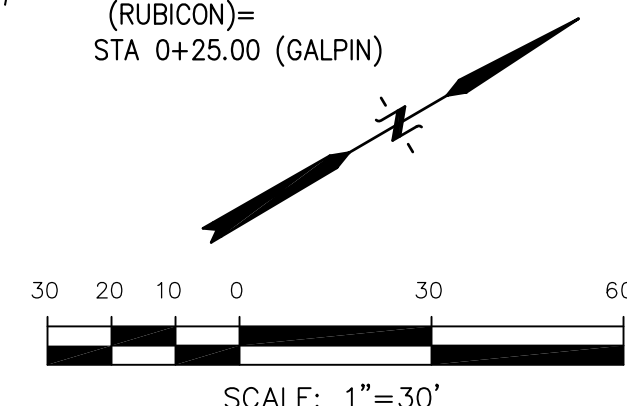


Please call out sidewalk

Please provide profile view of this lateral.

Pedestrian crossing required at all T intersections. Typical all.

RUBICON DR



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

CORE ENGINEERING GROUP
15004 1ST AVE. S. #5506
BURNING WOODS, CO 80016
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

PROJECT:
CARRIAGE MEADOWS SOUTH
FONTAINE BLVD. - CARRIAGE MEADOWS DR.
EL PASO COUNTY, COLORADO

STREET AND STORM SEWER
STA 6+50 TO STA 12+50
RUBICON DRIVE

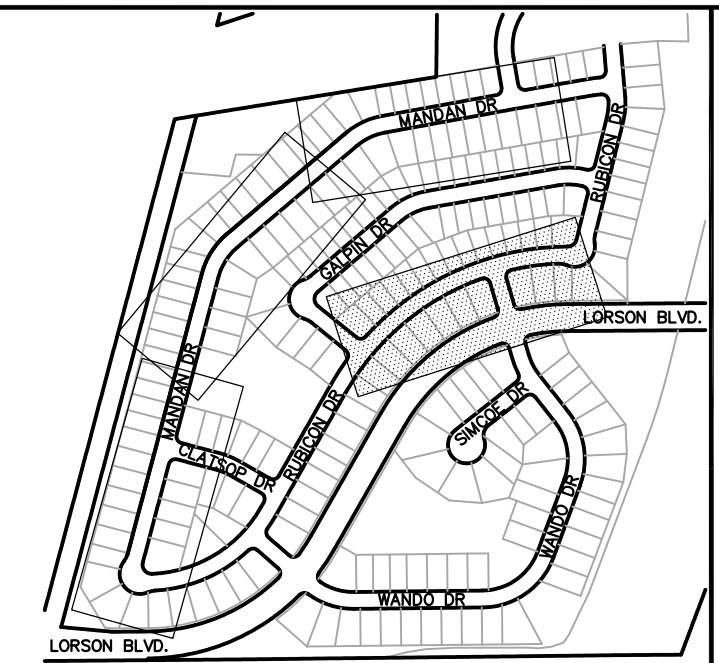
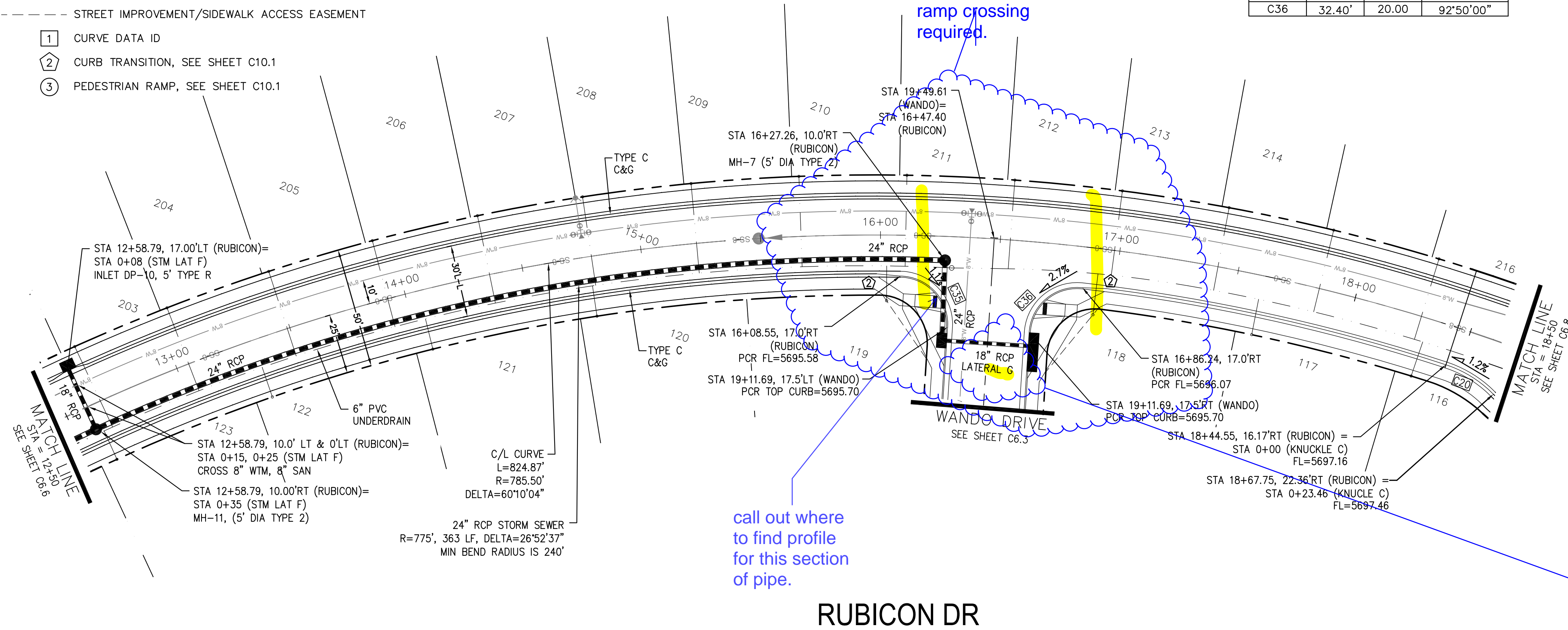
DATE: MARCH, 2017
PROJECT NO. 100.030
SHEET NUMBER **C6.6**
TOTAL SHEETS: 37

- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

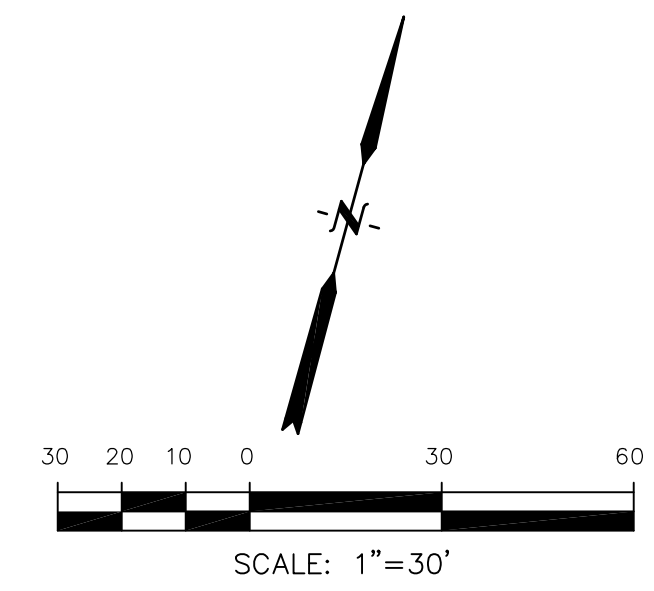
--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE	LENGTH	RADIUS	DELTA
C20	23.46'	48.83	27°31'28"
C35	32.40'	20.00	92°50'00"
C36	32.40'	20.00	92°50'00"



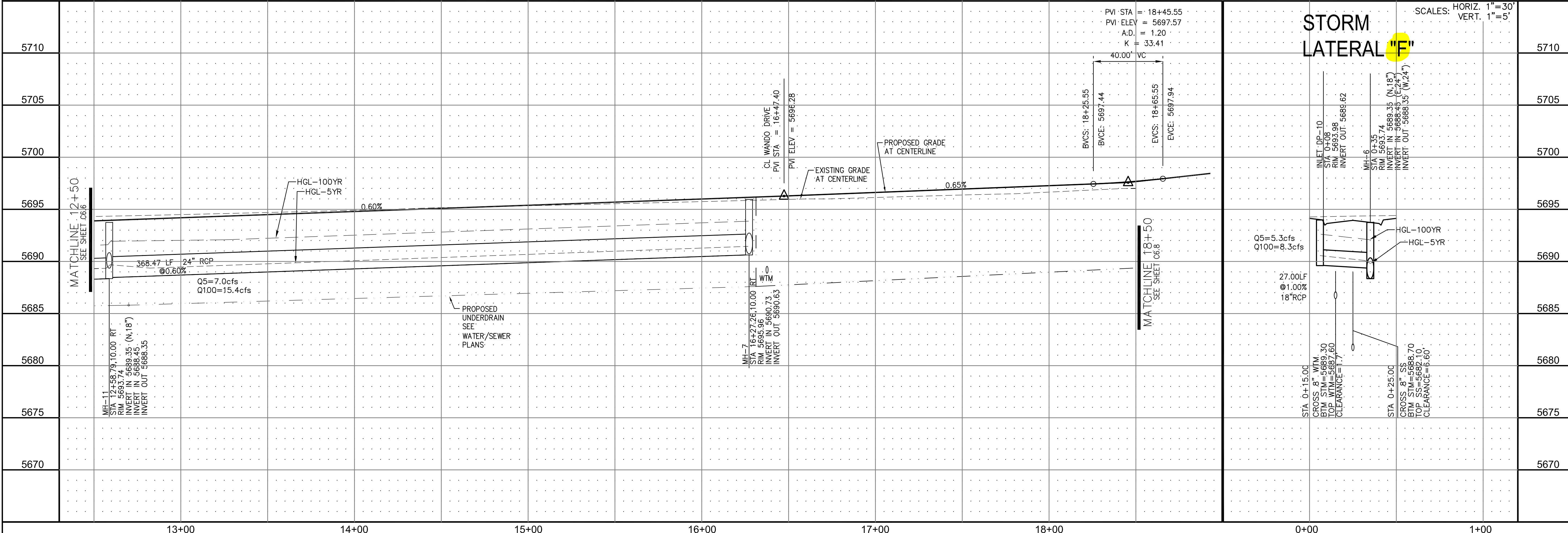
KEY MAP



CORE ENGINEERING GROUP
 15004 1ST AVE. S. 55306
 BURNING WOODS, CO. 80016
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com



DATE: _____
 DESCRIPTION: _____
 NO. 1
 PREPARED FOR: **LORSON LLC.**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: (719) 635-3200
 CONTACT: JEFF MARK



STREET AND STORM SEWER
 STA 12+50 TO STA 18+40
 RUBICON DRIVE

DATE: MARCH, 2017
 PROJECT NO. 100.030
 SHEET NUMBER C6.7
 TOTAL SHEETS: 37

NOTES

1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

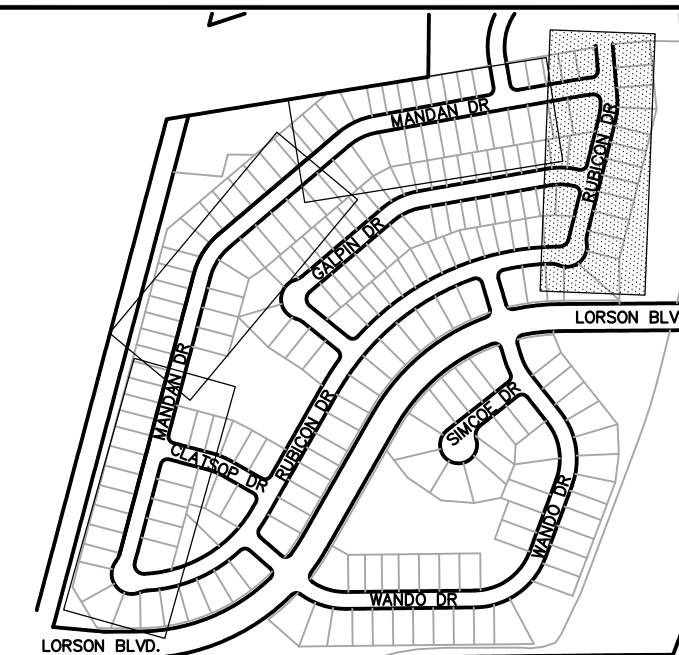
--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

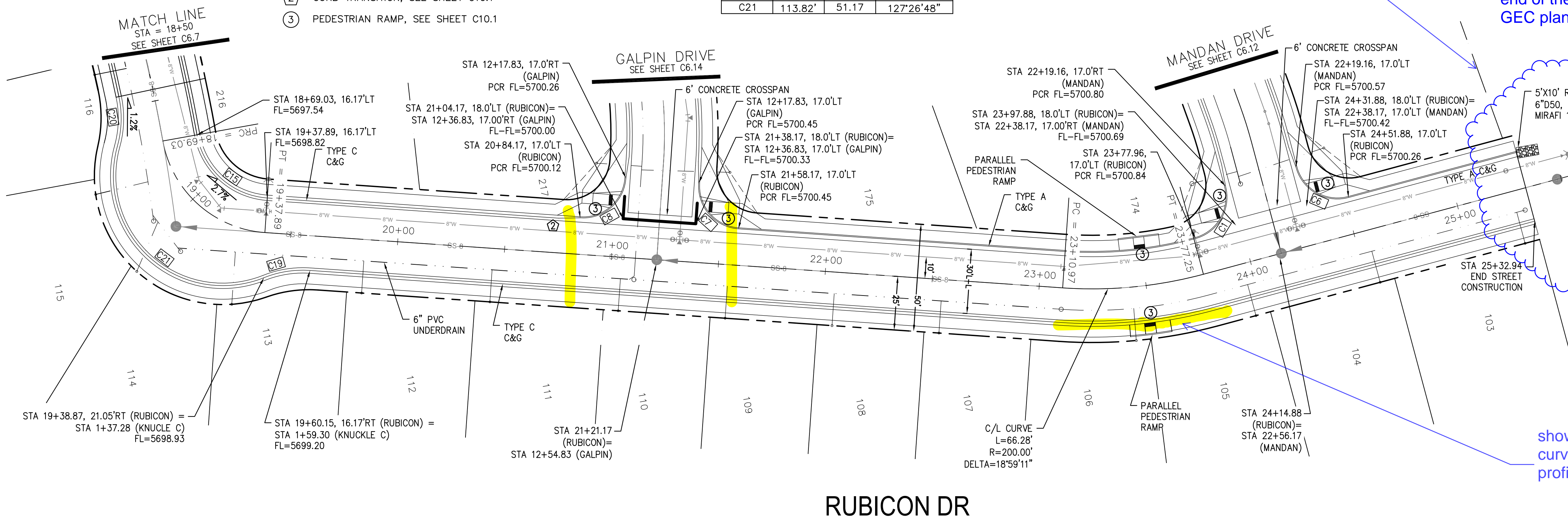
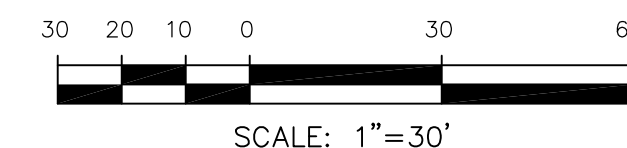
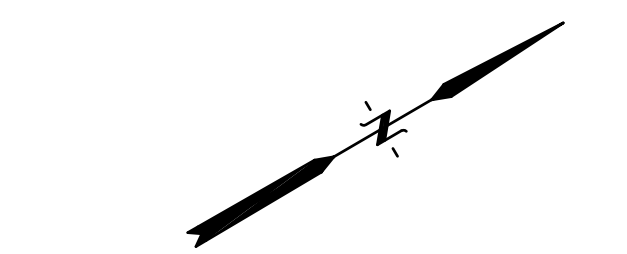
CURVE	LENGTH	RADIUS	DELTA
C1	31.34'	20.00	89°46'39"
C6	31.42'	20.00	90°00'00"
C7	31.42'	20.00	90°00'00"
C8	31.42'	20.00	90°00'00"
C15	47.44'	35.83	75°51'58"
C19	22.02'	48.83	25°50'31"
C20	23.46'	48.83	27°31'28"
C21	113.82'	51.17	127°26'48"

Please provide extents of lot, construction should go to furthest lot line (102 or 103).

Please provide protection on both C&G end sections as well as across the end of the EOA, on a GEC plan.

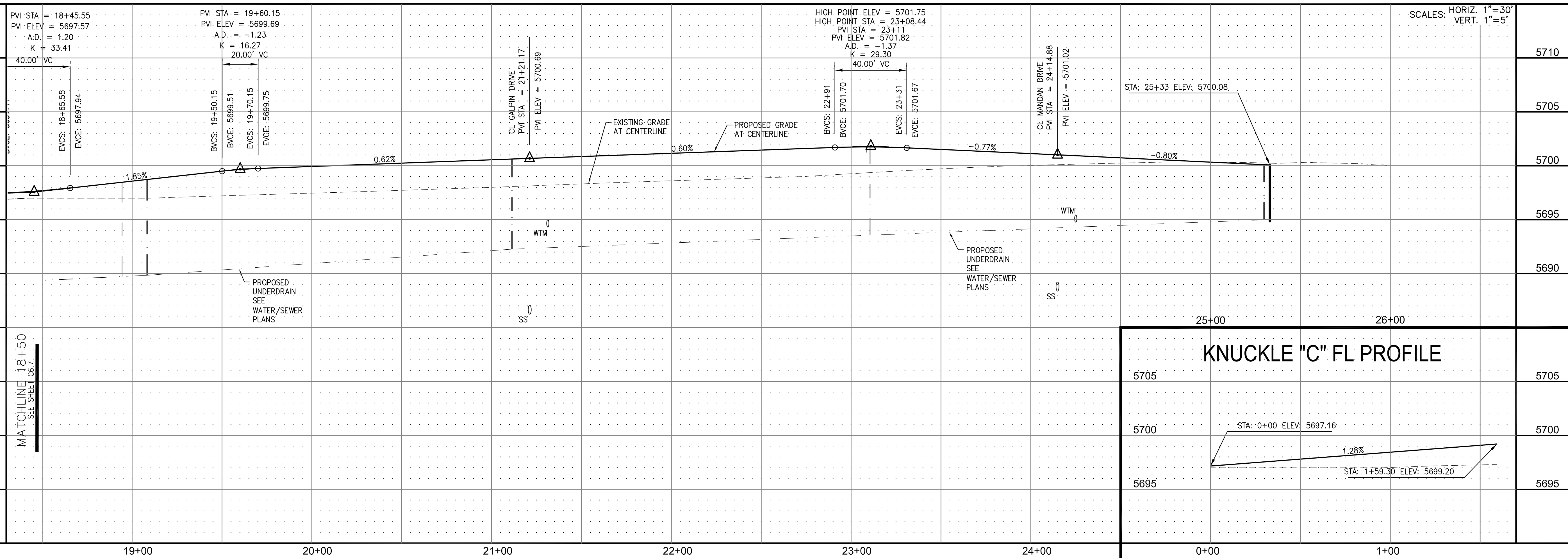


KEY MAP



RUBICON DR

show outside curve FL profile.



CORE ENGINEERING GROUP
 15004 1ST AVE. S. #55306
 BURNING WOODS, CO 80016
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

PROJECT:
CARRIAGE MEADOWS SOUTH
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.
 EL PASO COUNTY, COLORADO

STREET AND STORM SEWER
STA 18+50 TO STA 25+50
RUBICON DRIVE

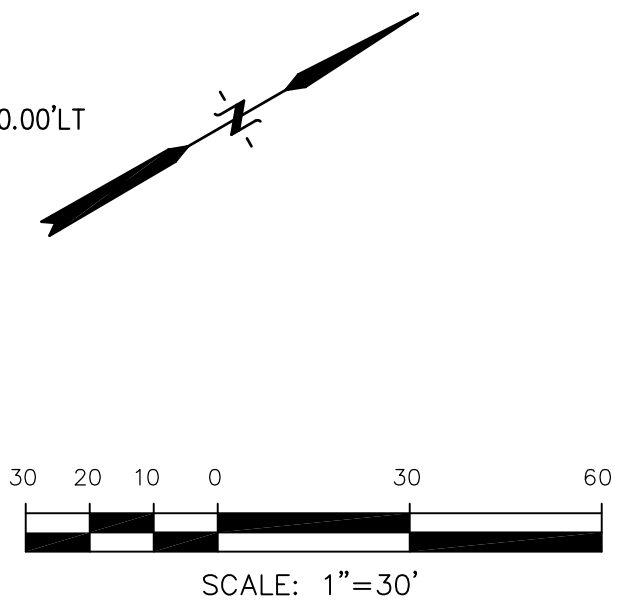
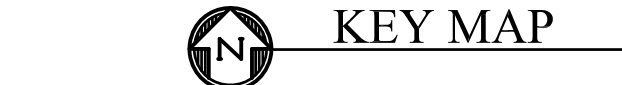
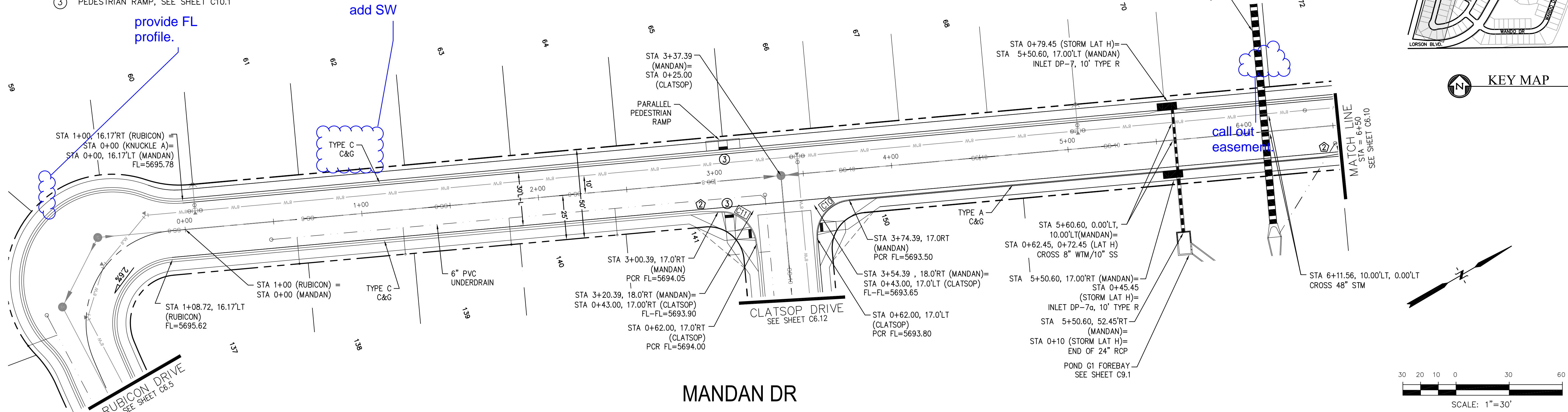
DATE: MARCH, 2017
 PROJECT NO. 100.030
 SHEET NUMBER **C6.8**
 TOTAL SHEETS: 37

- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

CURVE	LENGTH	RADIUS	DELTA
C10	31.42'	20.00	90°00'00"
C11	31.42'	20.00	90°00'00"

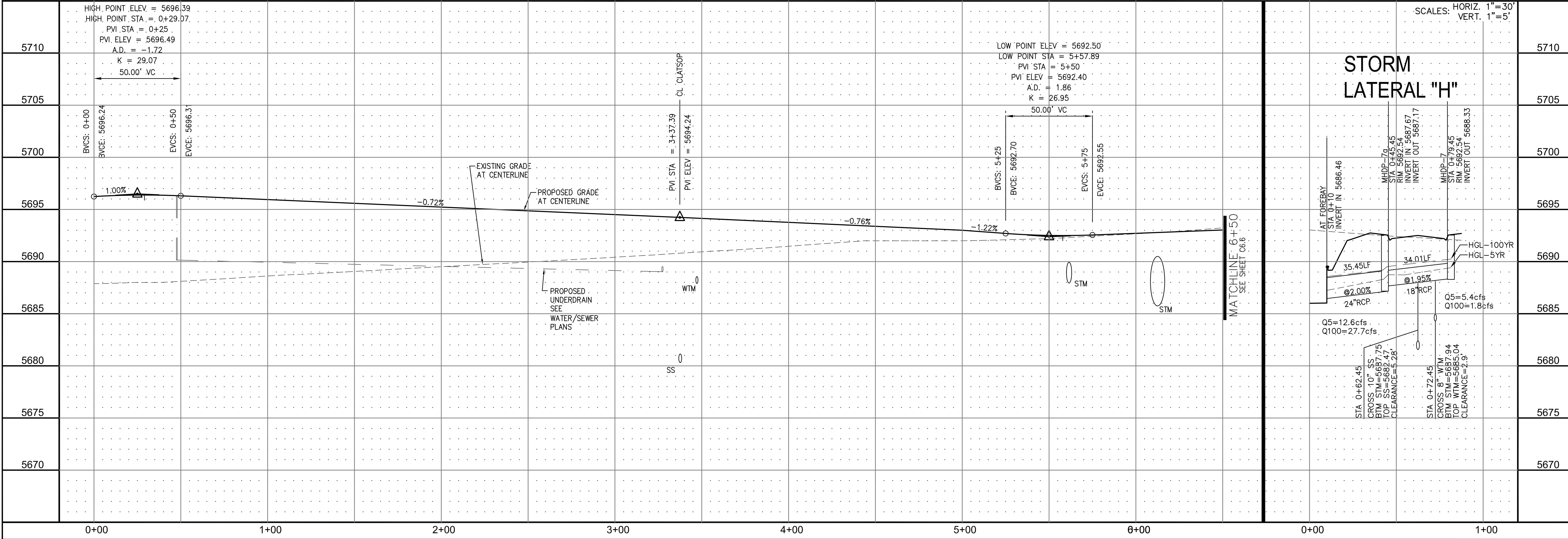
--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



CORE ENGINEERING GROUP
 15004 1ST AVE. S. 55306
 BURNING WOOD, CO. 80633
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. 1
 PREPARED FOR: **LORSON LLC.**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: (719) 635-3200
 CONTACT: JEFF MARK



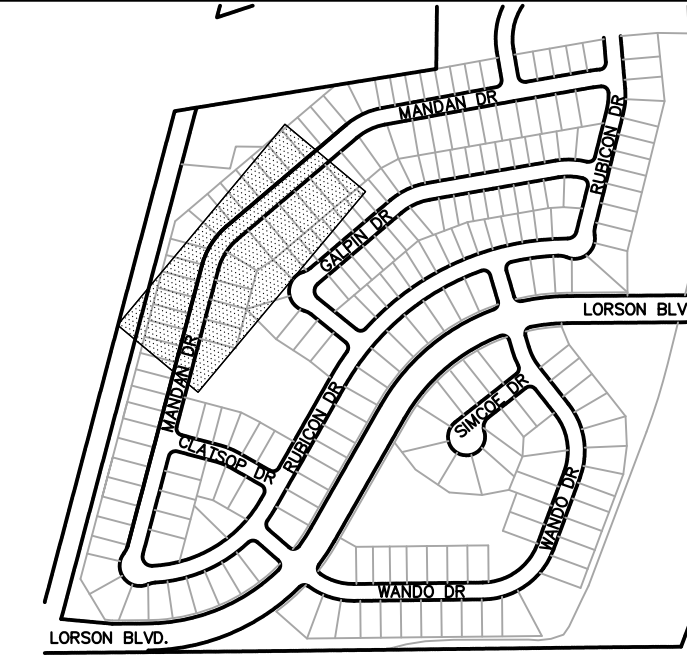
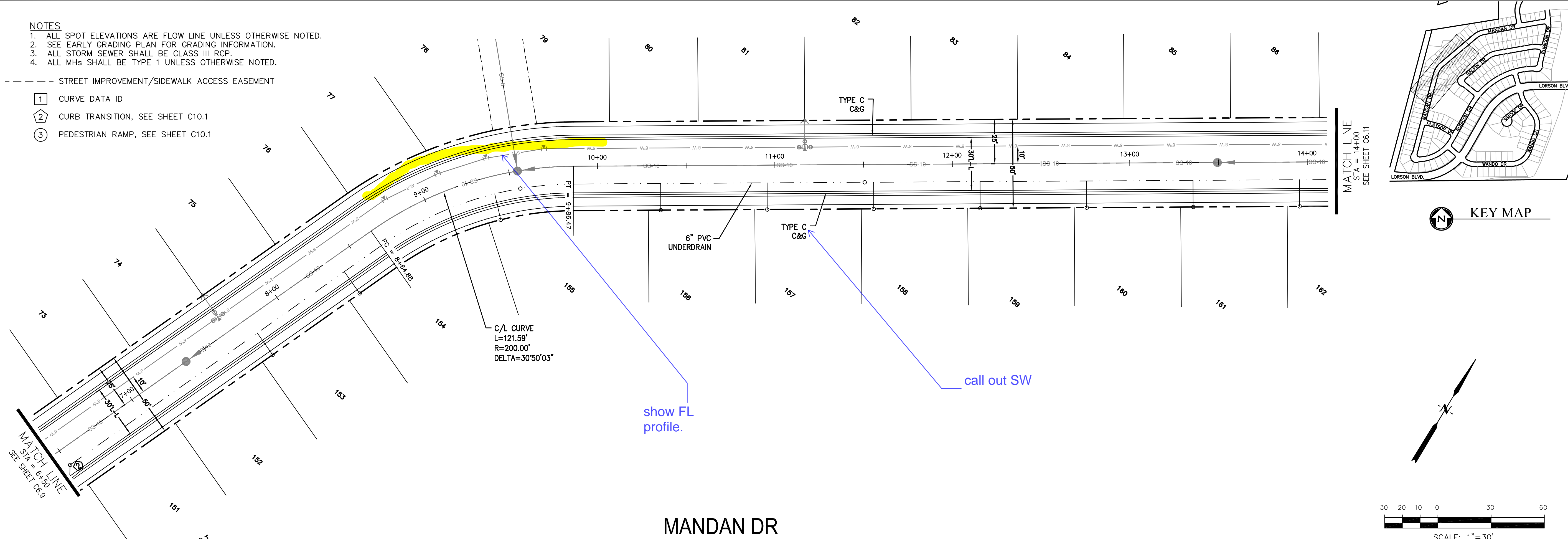
STREET AND STORM SEWER
 STA 0+00 TO STA 6+50
 MANDAN DRIVE

DATE: MARCH, 2017
 PROJECT NO. 100.030
 SHEET NUMBER **C6.9**
 TOTAL SHEETS: 37

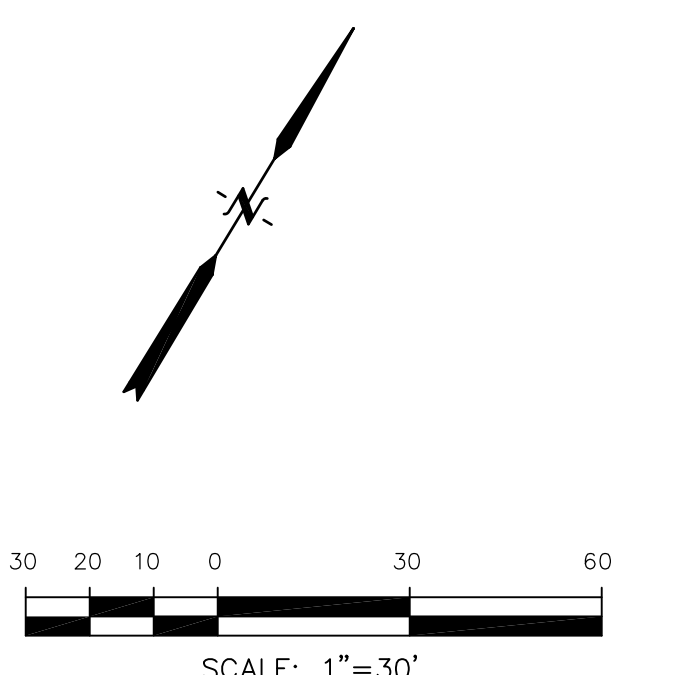
- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



KEY MAP



MANDAN DR

NO.	DESCRIPTION	ELEVATION
5710		5710
5705		5705
5700		5700
5695		5695
5690		5690
5685		5685
5680		5680
5675		5675
5670		5670

STATION	EXISTING GRADE AT CENTERLINE	PROPOSED GRADE AT CENTERLINE	PROPOSED UNDERDRAIN	WATER/SEWER PLANS	SS
7+00					
8+00					
9+00					
10+00					
11+00					
12+00					
13+00					
14+00					

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

CORE ENGINEERING GROUP
 15004 1ST AVE. S. 55306
 BURNING WOODS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com



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

PROJECT:
CARRIAGE MEADOWS SOUTH
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.
 EL PASO COUNTY, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET AND STORM SEWER
STA 6+50 TO STA 14+00
MANDAN DRIVE

DATE:
MARCH, 2017

PROJECT NO.
100.030

SHEET NUMBER
C6.10

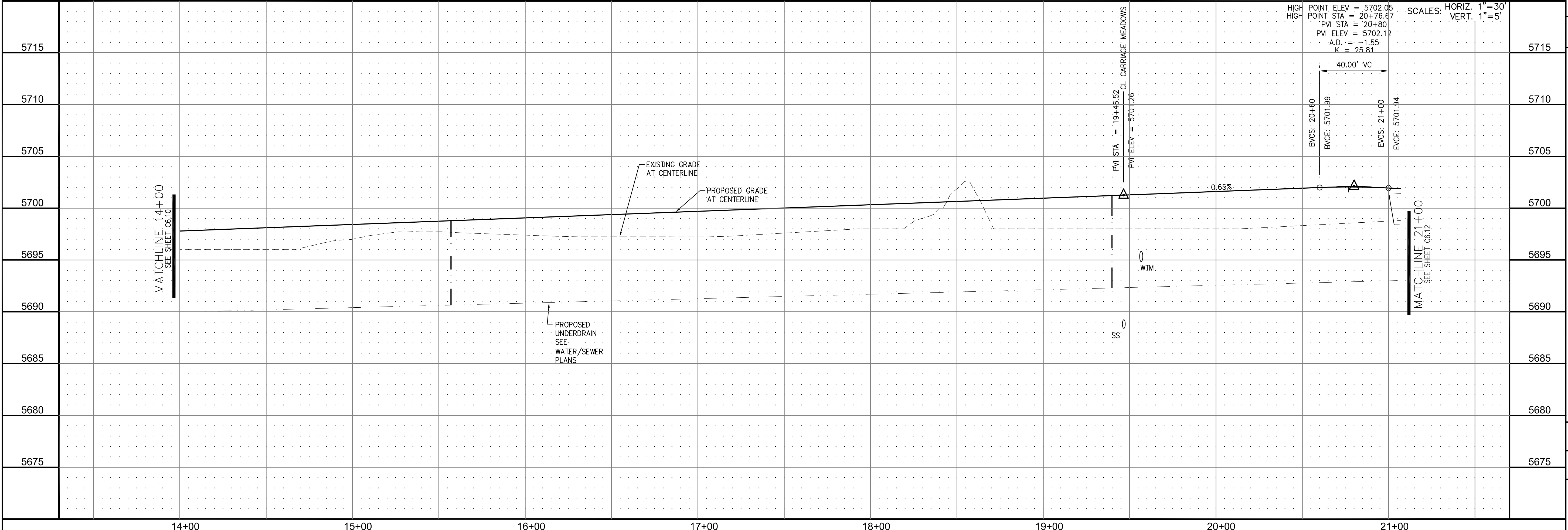
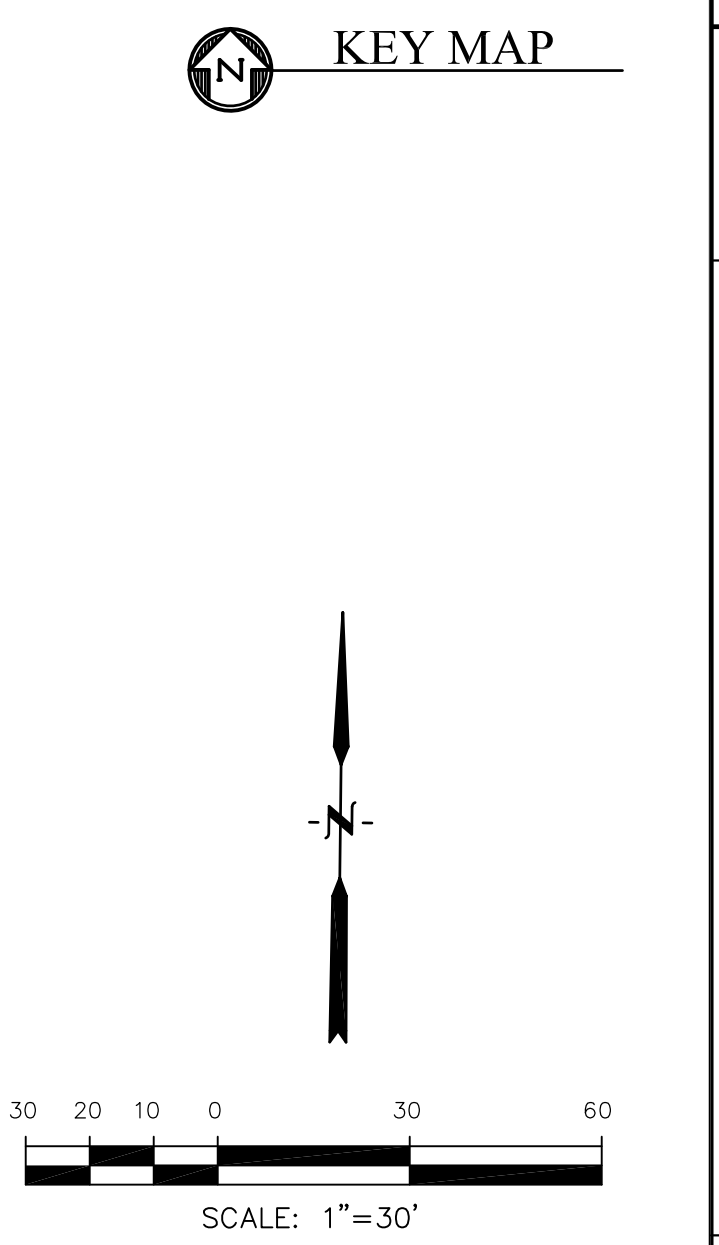
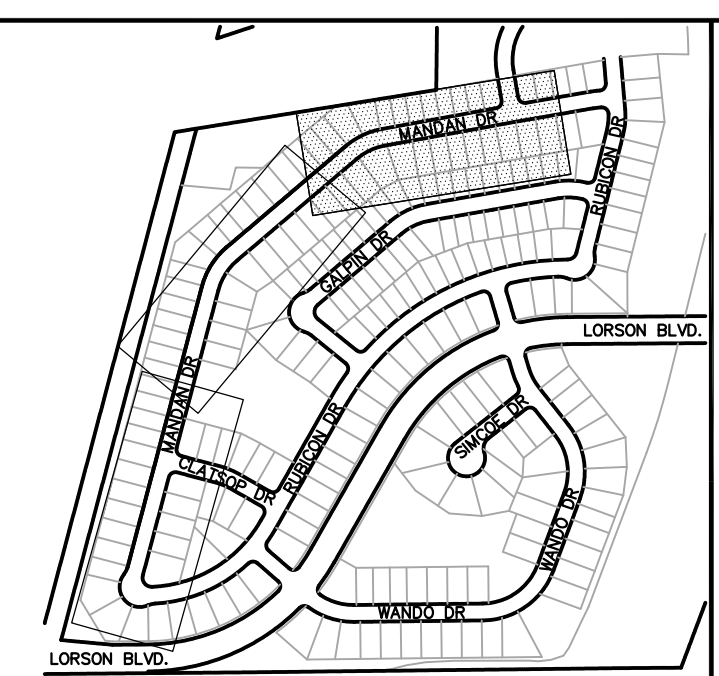
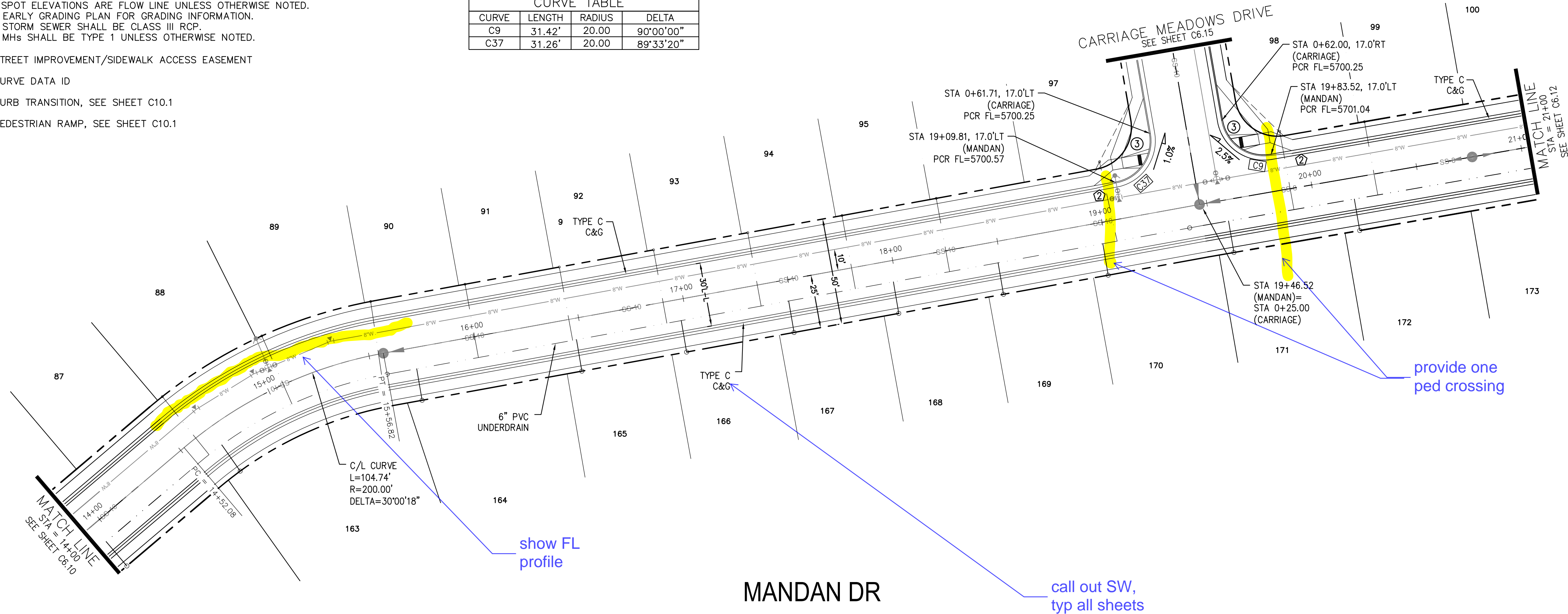
TOTAL SHEETS: 37

- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	31.42'	20.00	90°00'00"
C37	31.26'	20.00	89°33'20"

--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



CORE ENGINEERING GROUP
 15004 1ST AVE. S. #55306
 BIRDAIR, CO 80101
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

PROJECT: CARRIAGE MEADOWS SOUTH MANDAN DRIVE
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.
 EL PASO COUNTY, COLORADO

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

DATE: _____
 DESCRIPTION: _____
 NO. 1

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

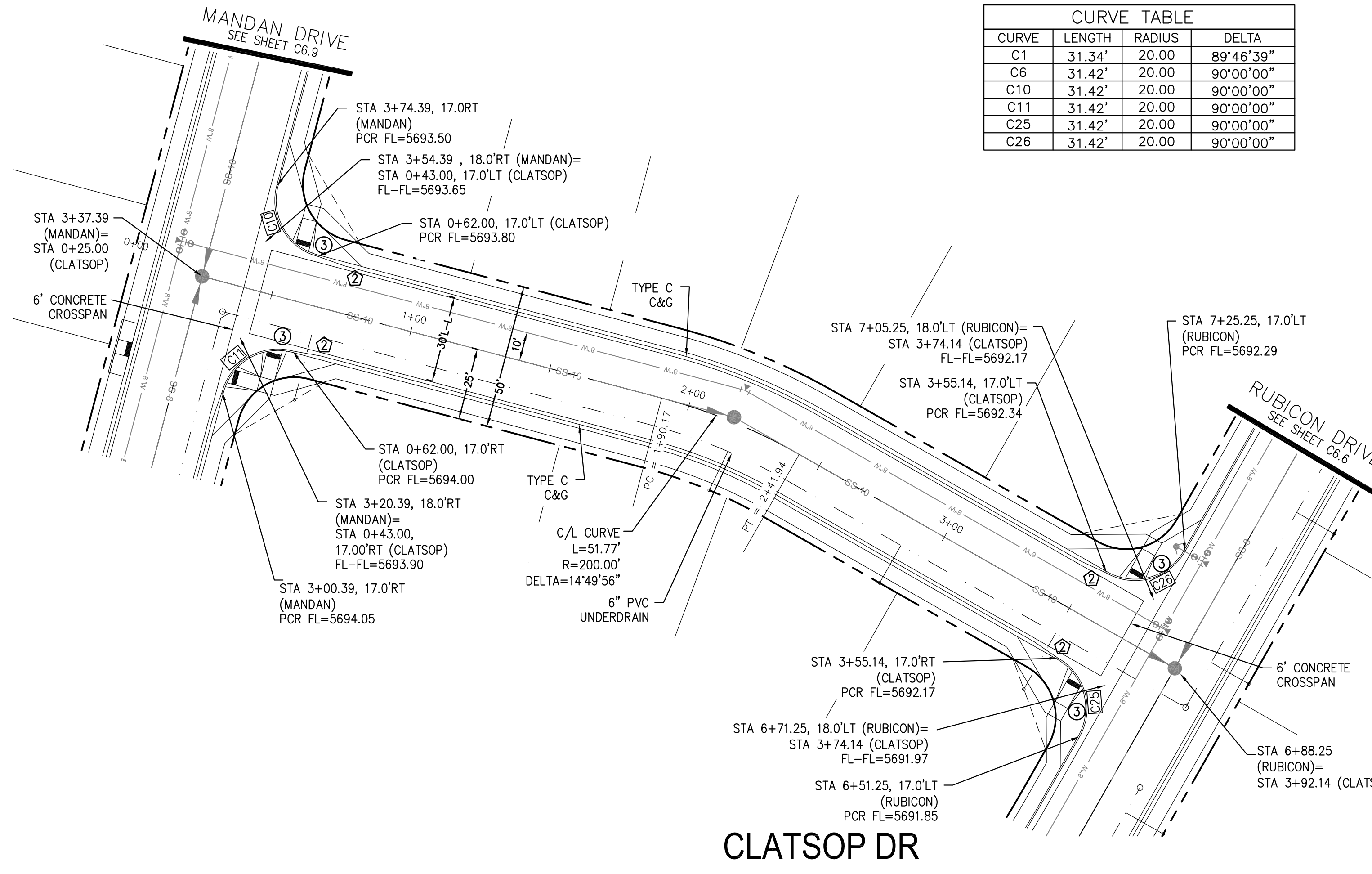
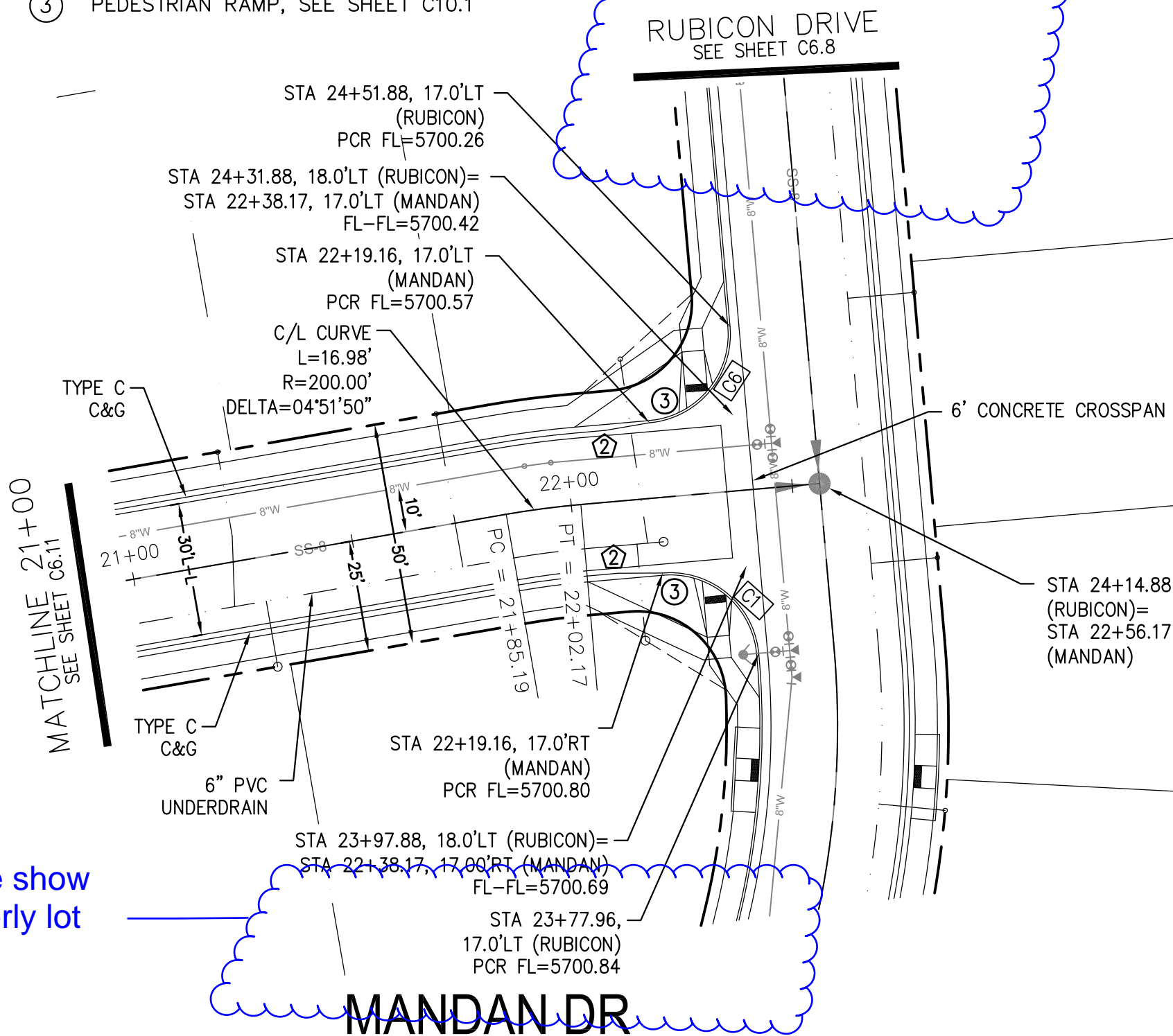
DATE: MARCH, 2017
 PROJECT NO. 100.030
 SHEET NUMBER C6.11
 TOTAL SHEETS: 37

- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

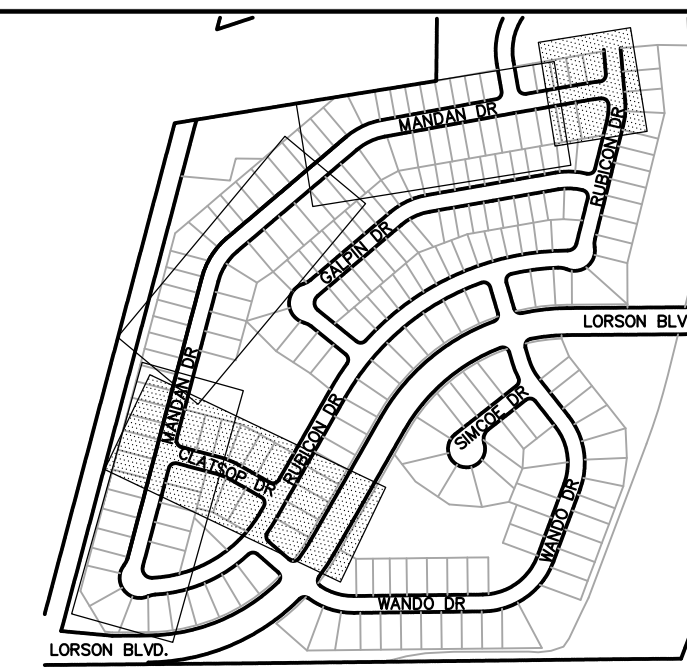
is this match line correct?

--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

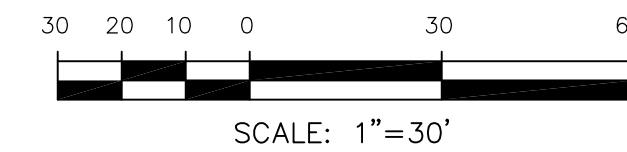
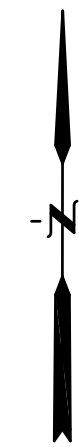
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



CURVE	LENGTH	RADIUS	DELTA
C1	31.34'	20.00	89°46'39"
C6	31.42'	20.00	90°00'00"
C10	31.42'	20.00	90°00'00"
C11	31.42'	20.00	90°00'00"
C25	31.42'	20.00	90°00'00"
C26	31.42'	20.00	90°00'00"



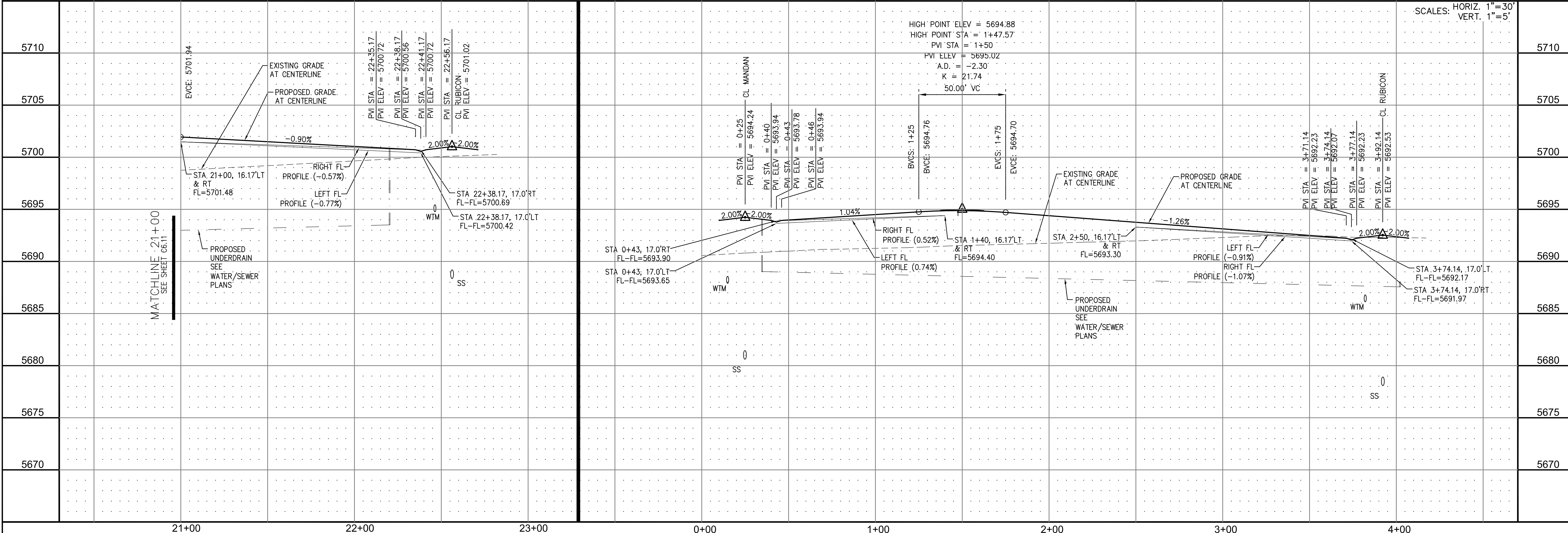
KEY MAP



Please show southerly lot line.

CORE ENGINEERING GROUP
 15004 1ST AVE. S. 55306
 BURKE, CO 80150
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 PREPARED FOR: **LORSON LLC.**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
CARRIAGE MEADOWS SOUTH
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.
 EL PASO COUNTY, COLORADO
 CONTACT: JEFF MARK



NO. 1
 DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

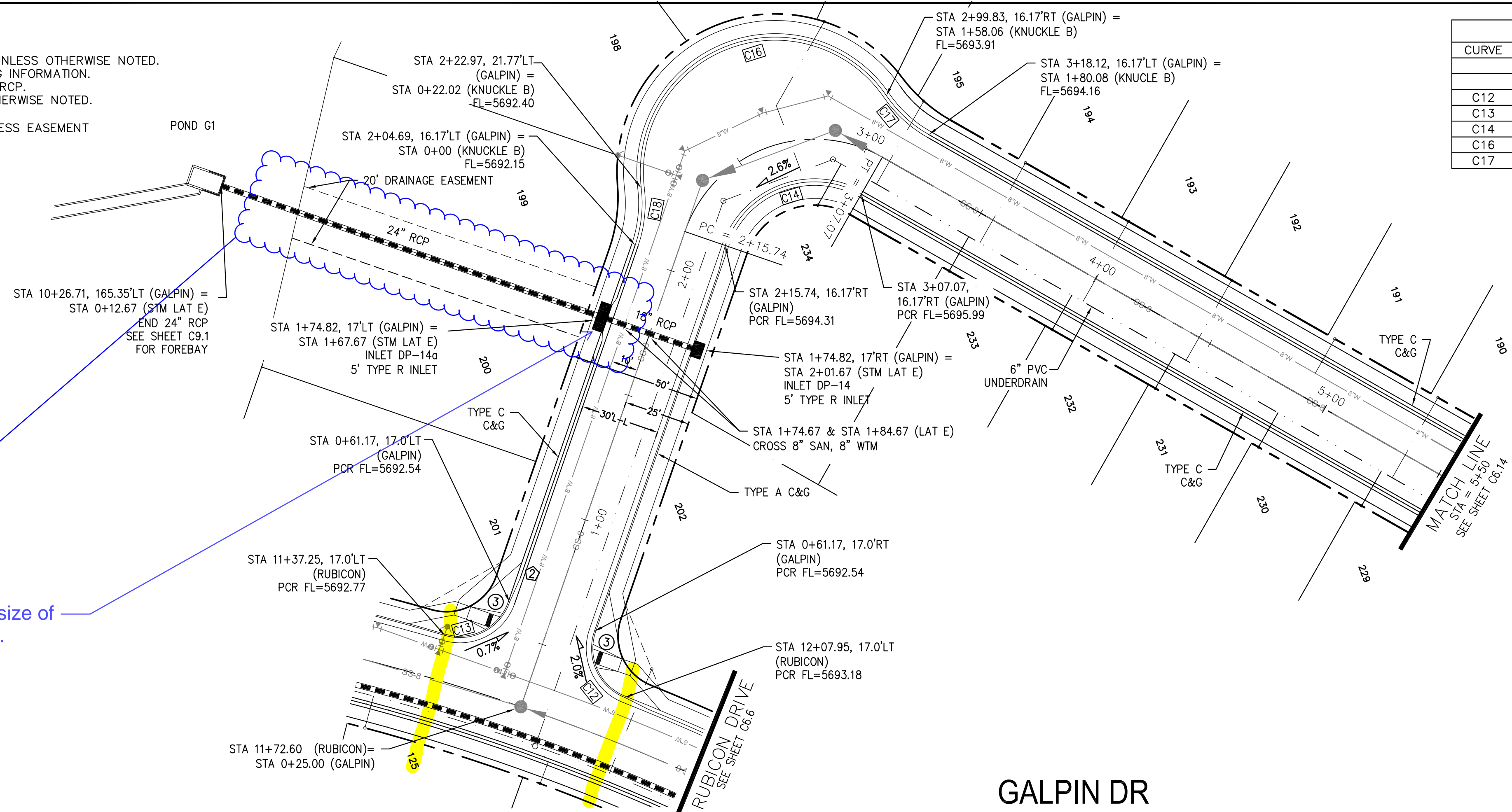
STREET AND STORM SEWER
STA 21+00 TO STA 22+57 (MANDAN)
STA 0+00 TO 3+92 (CLATSOP)

DATE: MARCH, 2017
 PROJECT NO. 100.030
 SHEET NUMBER **C6.12**
 TOTAL SHEETS: 37

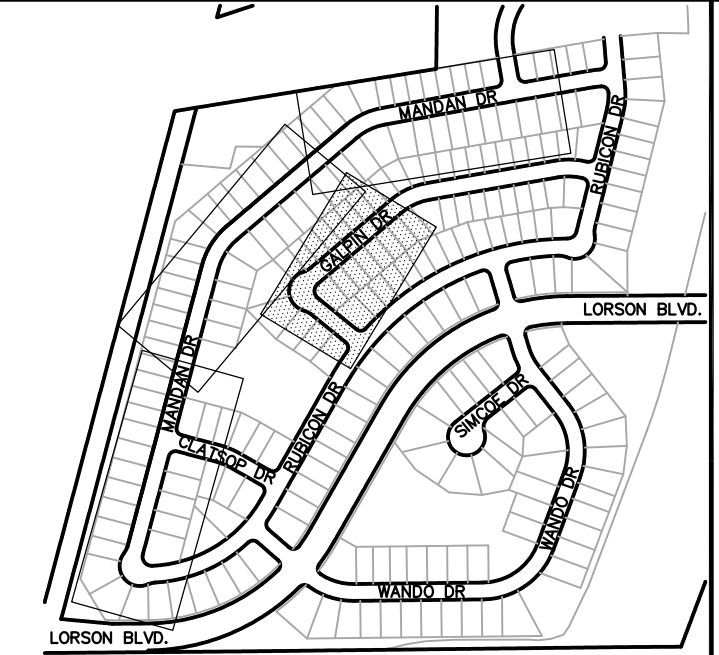
- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

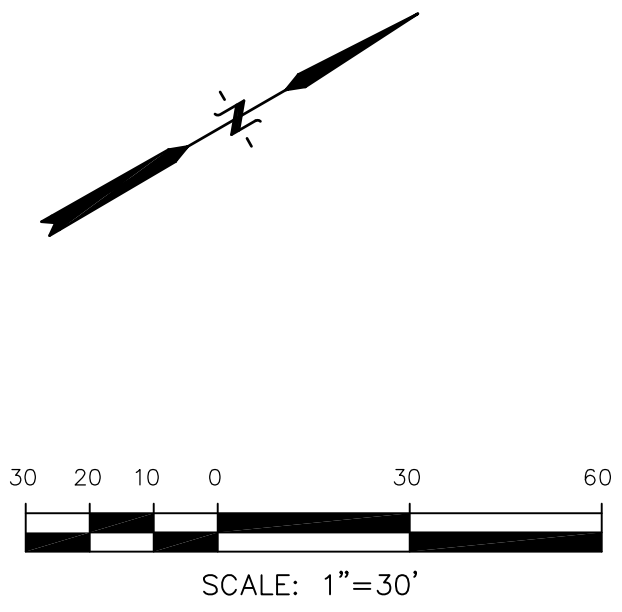
- 1 CURVE DATA ID
- 2 CURB TRANSITION, SEE SHEET C10.1
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C12	30.52'	20.00	87°25'18"
C13	30.52'	20.00	87°25'18"
C14	62.93'	35.83	100°38'00"
C16	136.03'	51.17	152°19'02"
C17	22.02'	48.83	25°50'31"



KEY MAP

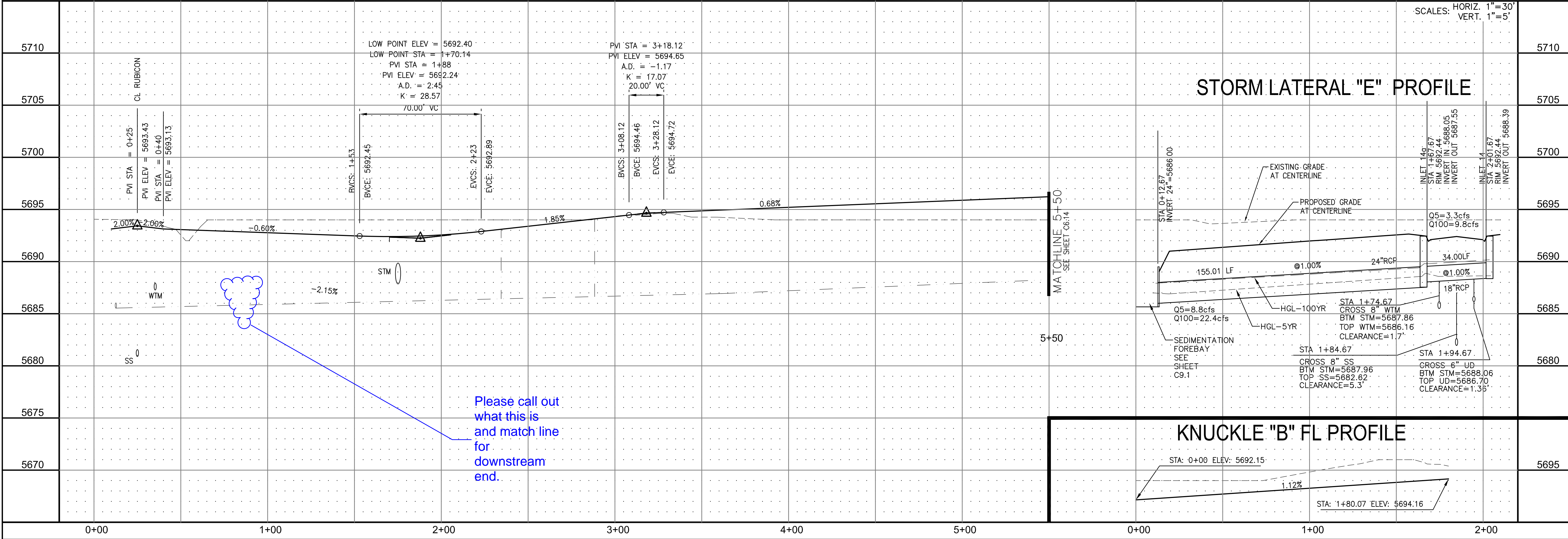


Please clarify if this is centered on the property line.

Please confirm size of this inlet.

Please call out what this is and match line for downstream end.

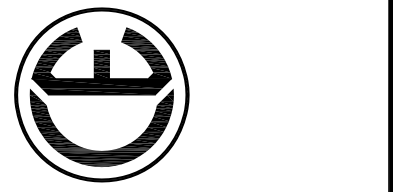
GALPIN DR



STORM LATERAL "E" PROFILE

KNUCKLE "B" FL PROFILE

CORE ENGINEERING GROUP
 15004 1ST AVE. S. #5506
 BIRMGHAM, AL 35206
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com



DATE: _____
 DESCRIPTION: _____
 NO. 1
 PREPARED FOR: **LORSON LLC.**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **CARRIAGE MEADOWS SOUTH**
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.
 EL PASO COUNTY, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET AND STORM SEWER
 STA 0+00 TO STA 6+00
 GALPIN DRIVE

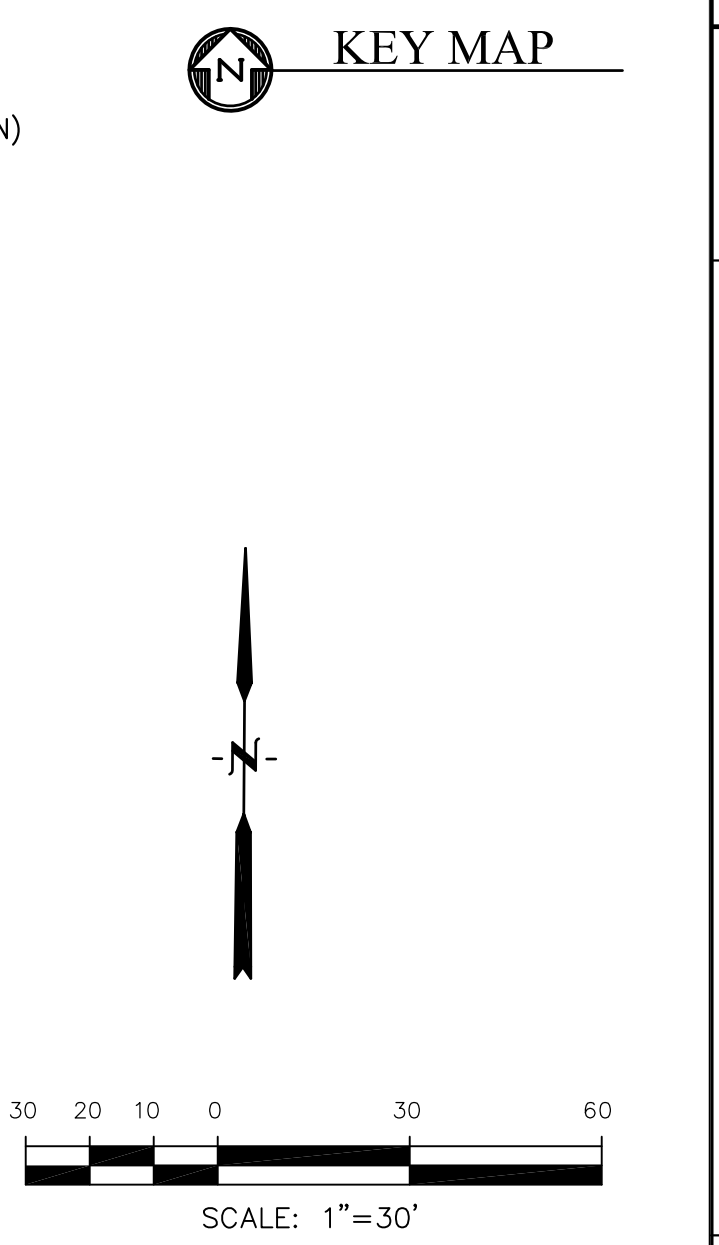
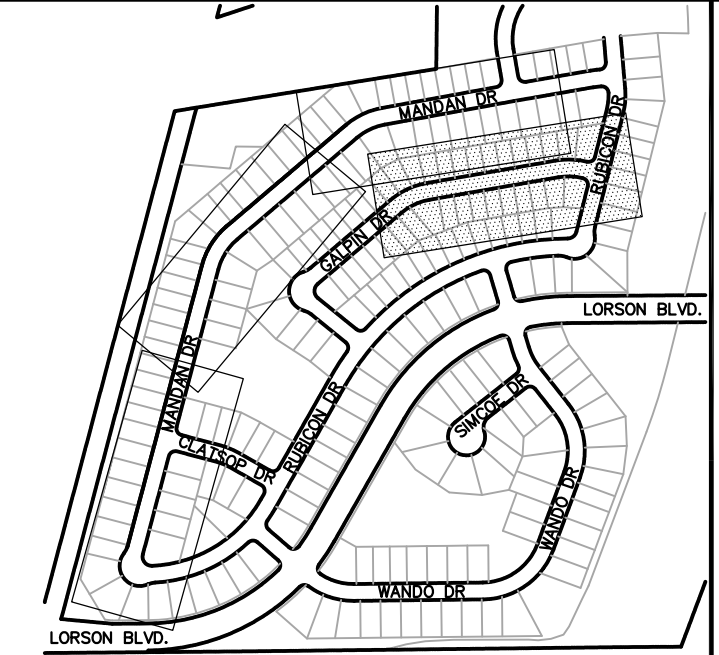
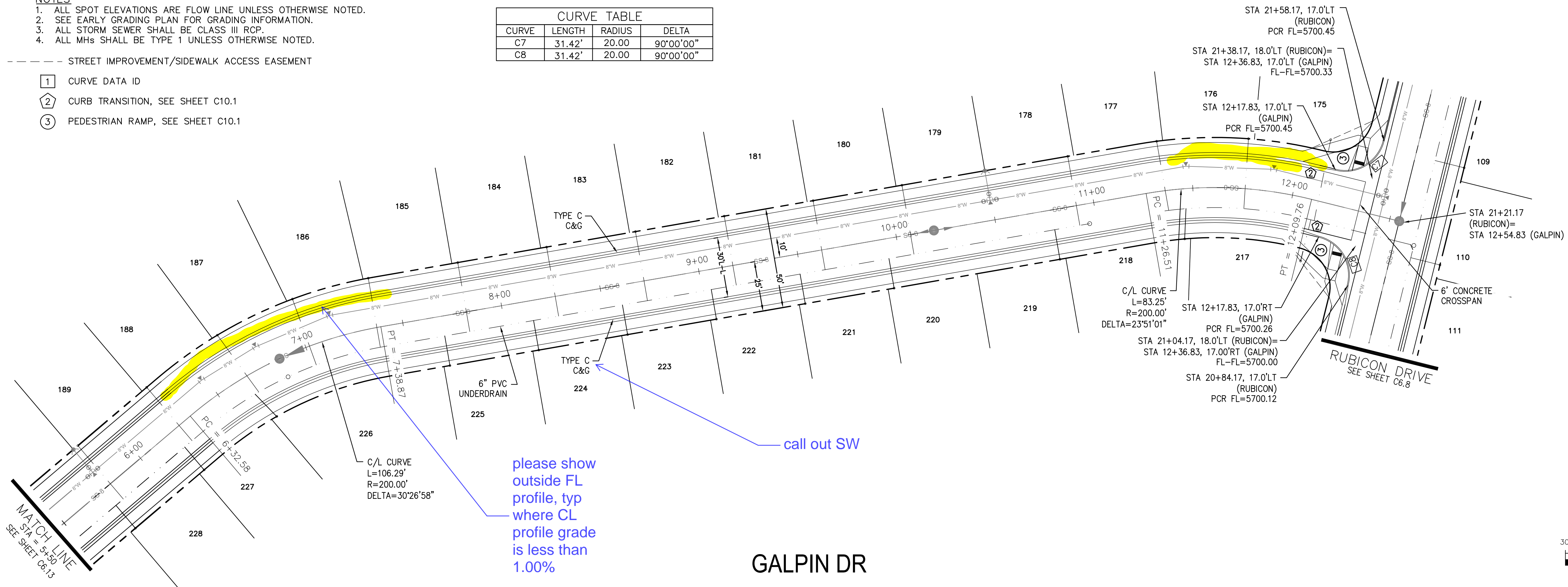
DATE: MARCH, 2017
 PROJECT NO. 100.030
 SHEET NUMBER **C6.13**
 TOTAL SHEETS: 37

- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

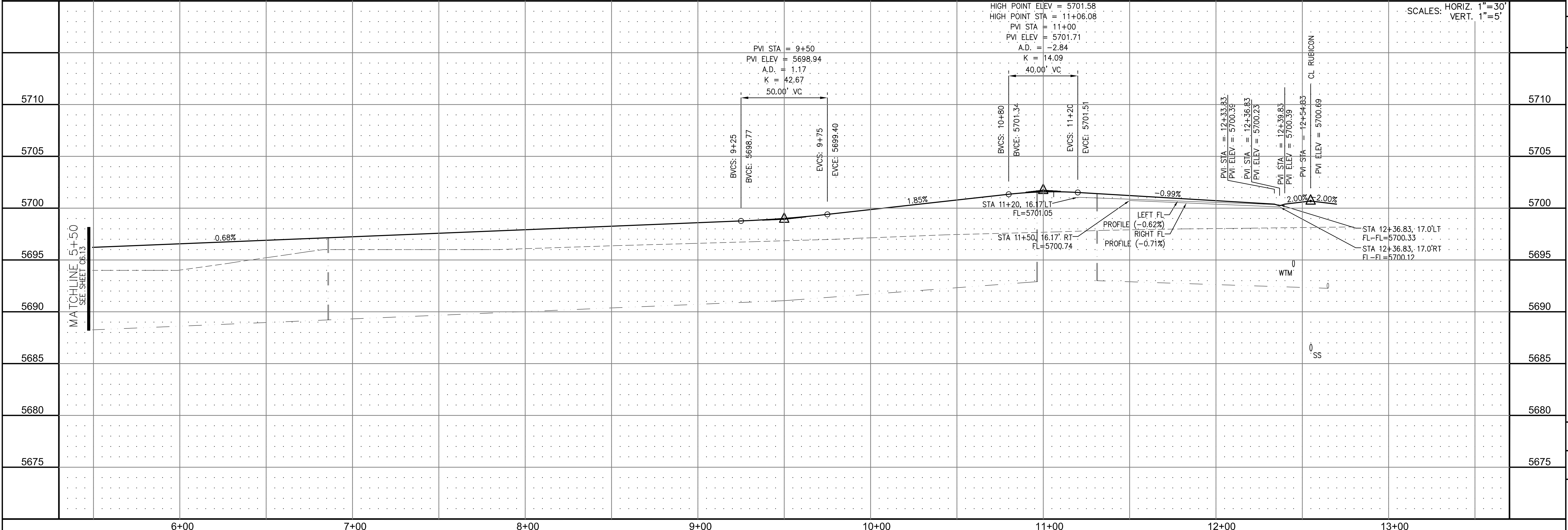
- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE	LENGTH	RADIUS	DELTA
C7	31.42'	20.00	90°00'00"
C8	31.42'	20.00	90°00'00"



GALPIN DR

please show outside FL profile, typ where CL profile grade is less than 1.00%

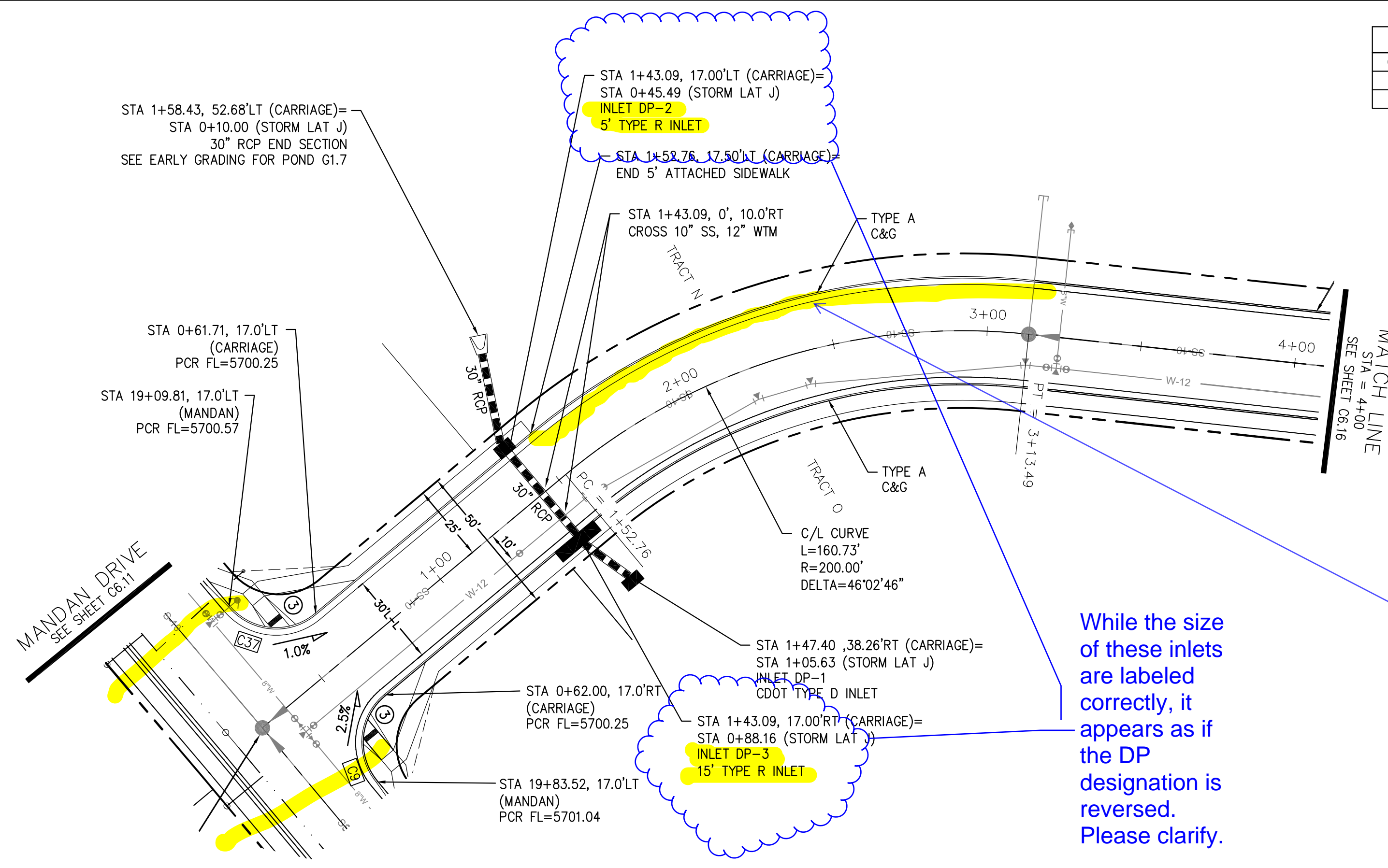


CORE ENGINEERING GROUP
 15004 1ST AVE. S. #5506
 BIRCH CREEK, CO 80150
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

CARRIAGE MEADOWS SOUTH
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.
 EL PASO COUNTY, COLORADO

DATE: MARCH, 2017
 PROJECT NO. 100.030
 SHEET NUMBER C6.14
 TOTAL SHEETS: 37



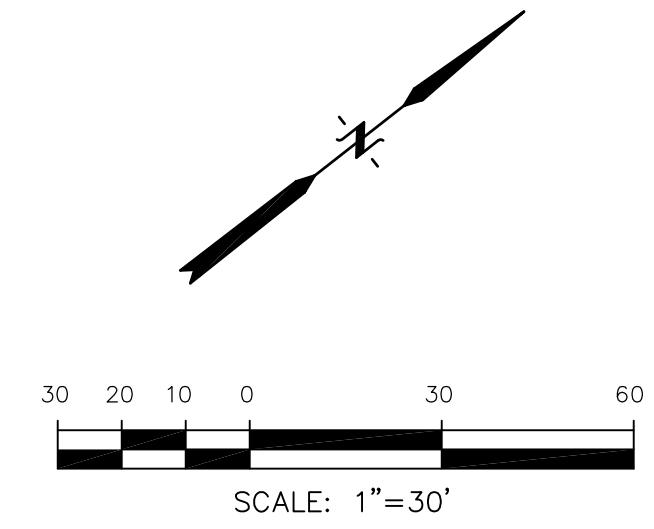
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	31.42'	20.00	90°00'00"
C37	31.26'	20.00	89°33'20"

- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

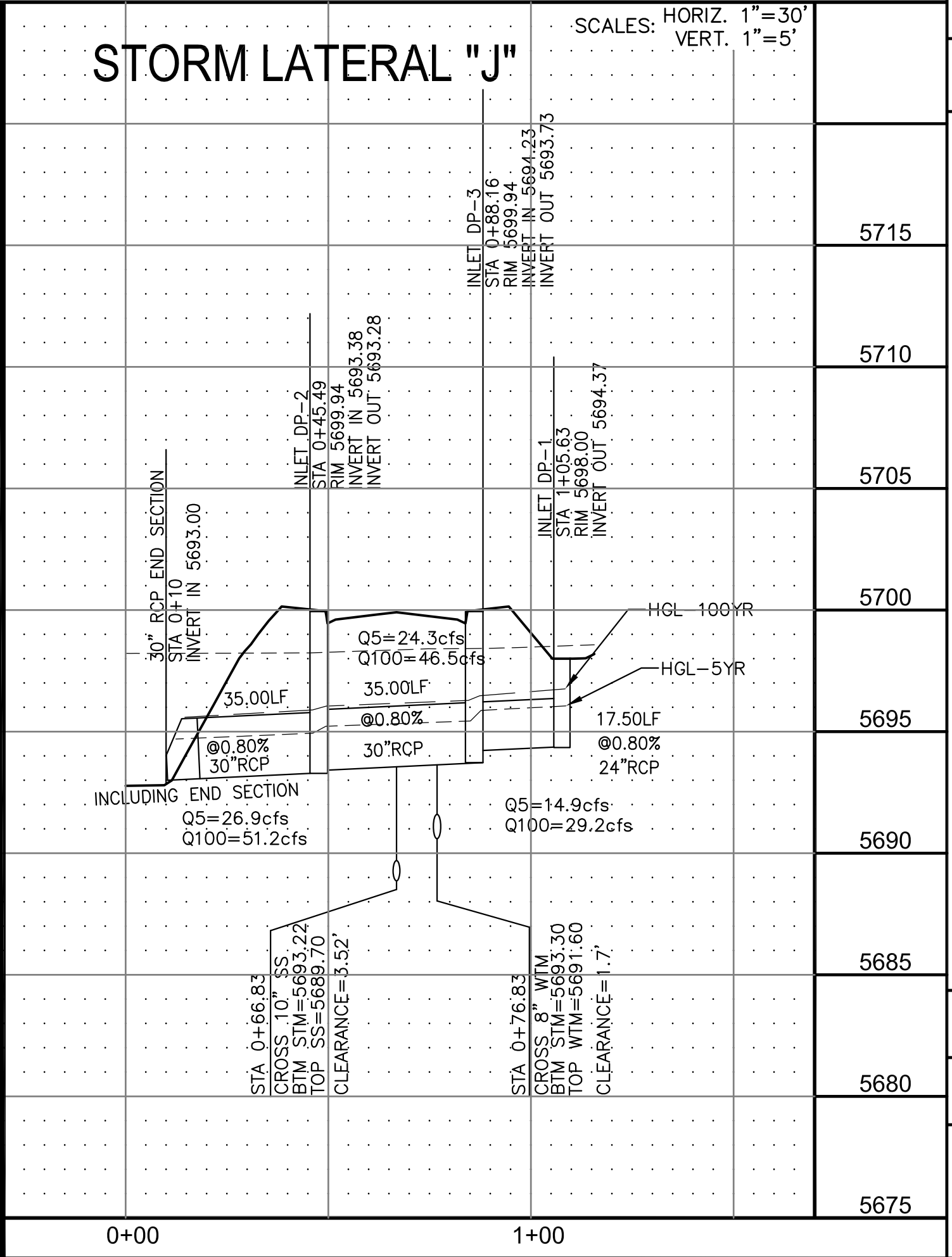
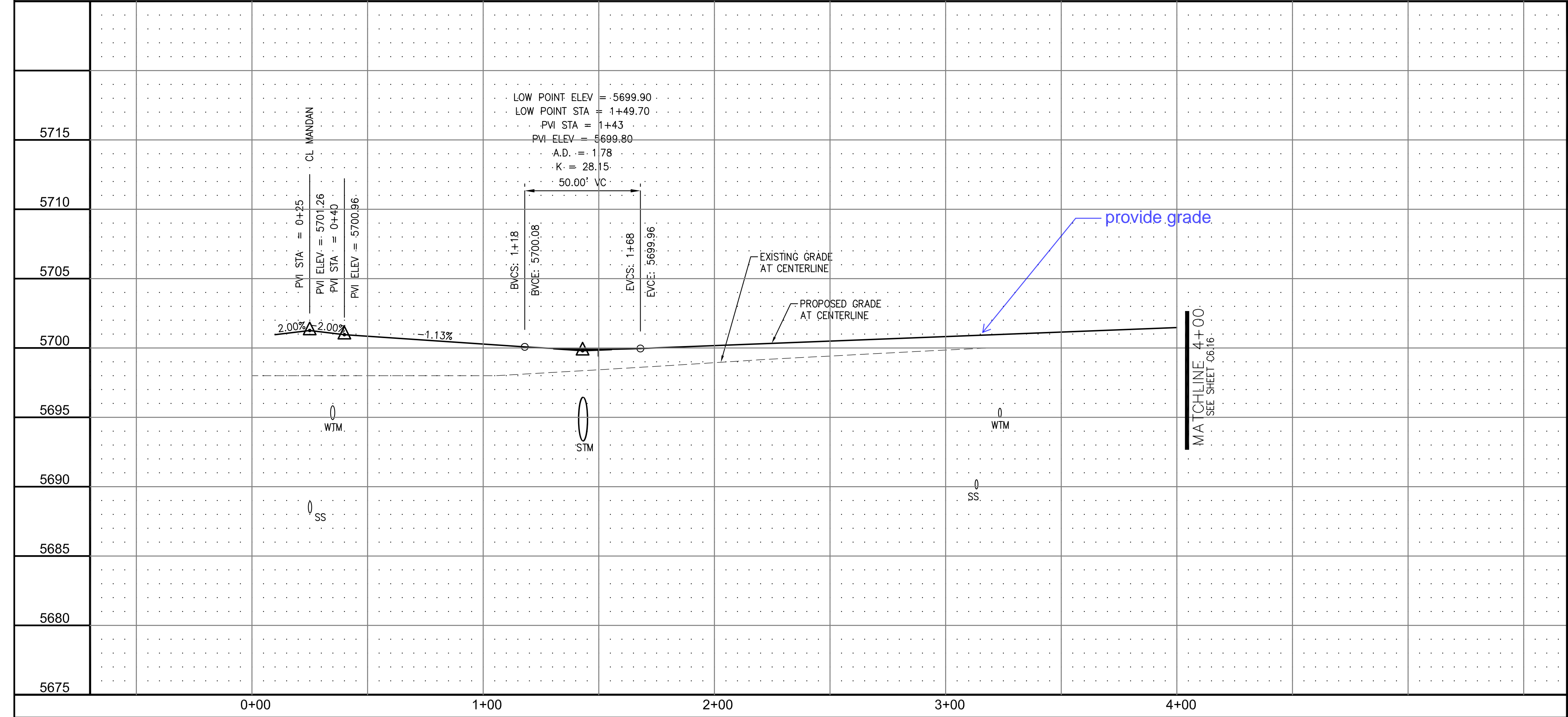
- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT
- ① CURVE DATA ID
 - ② CURB TRANSITION, SEE SHEET C10.1
 - ③ PEDESTRIAN RAMP, SEE SHEET C10.1

While the size of these inlets are labeled correctly, it appears as if the DP designation is reversed. Please clarify.

if CL grade is less than 1.00%, please provide FL profile.



CARRIAGE MEADOWS DRIVE



CORE ENGINEERING GROUP

15004 1ST AVE. S. #55306
 BLDG 79 ST. 1100
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

PROJECT: CARRIAGE MEADOWS SOUTH

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

STREET AND STORM SEWER
 STA 0+25 TO STA 4+00
 CARRIAGE MEADOWS DRIVE

DATE: MARCH, 2017

PROJECT NO. 100.030

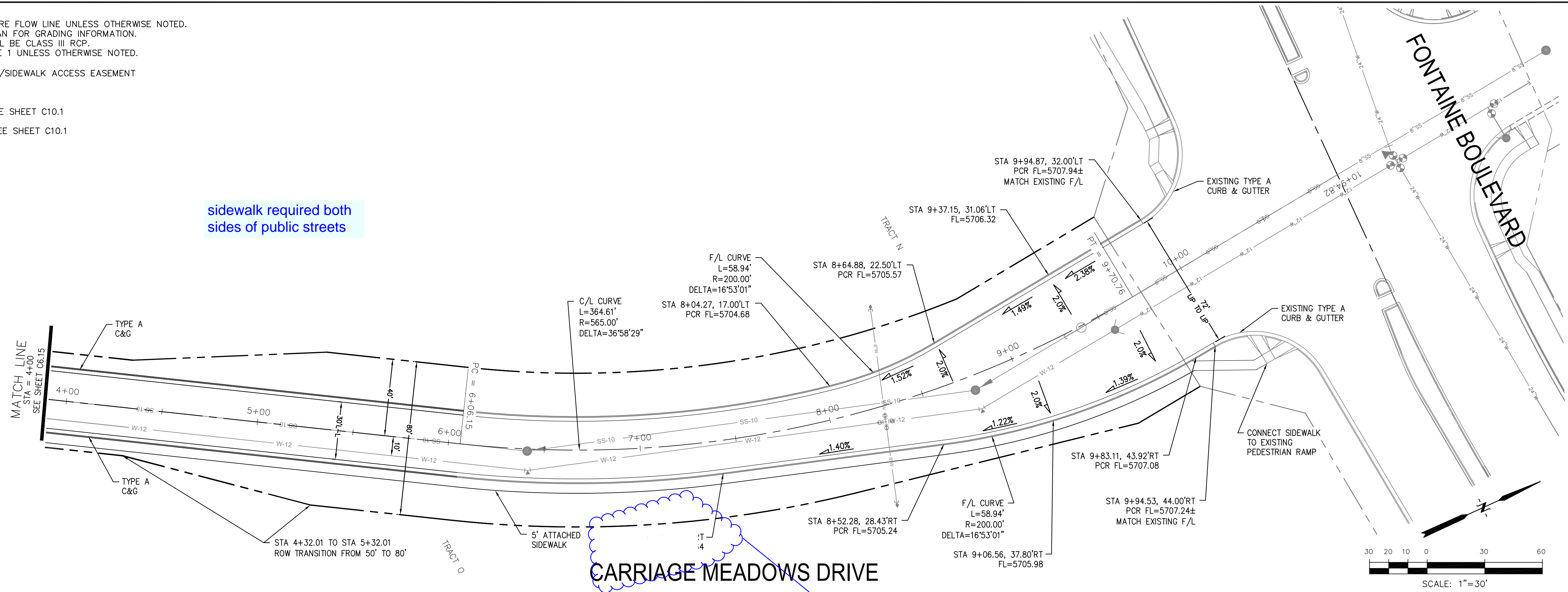
SHEET NUMBER C6.15

TOTAL SHEETS: 37

- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
 2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
 3. ALL STORM SEWER SHALL BE CLASS III RCP.
 4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

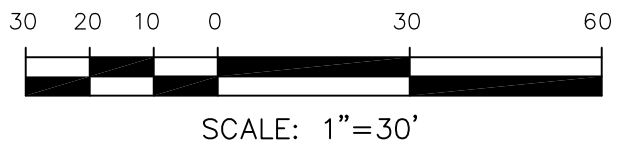
- 1 CURVE DATA ID
- 2 CURB TRANSITION, SEE SHEET C10.1
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



sidewalk required both sides of public streets

CARRIAGE MEADOWS DRIVE

appears to be missing text here



STATION	ELEVATION	PROPOSED GRADE AT CENTERLINE	EXISTING GRADE AT CENTERLINE	VERTICAL CURVE DATA	GRADES	SCALE: HORIZ. 1"=30' VERT. 1"=5'
5710						
5705						
5700						
5695						
5690						
5685						
5680						
5675						
4+00						
5+00						
6+00						
7+00						
8+00						
9+00						
10+00						
11+00						

CORE ENGINEERING GROUP
 15004 1ST AVE. S. #5506
 BURNING WOODS, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

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

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET AND STORM SEWER
 STA 4+00 TO STA 10+00
 CARRIAGE MEADOWS DRIVE

DATE: MARCH, 2017
 PROJECT NO. 100.030
 SHEET NUMBER C6.16
 TOTAL SHEETS: 37

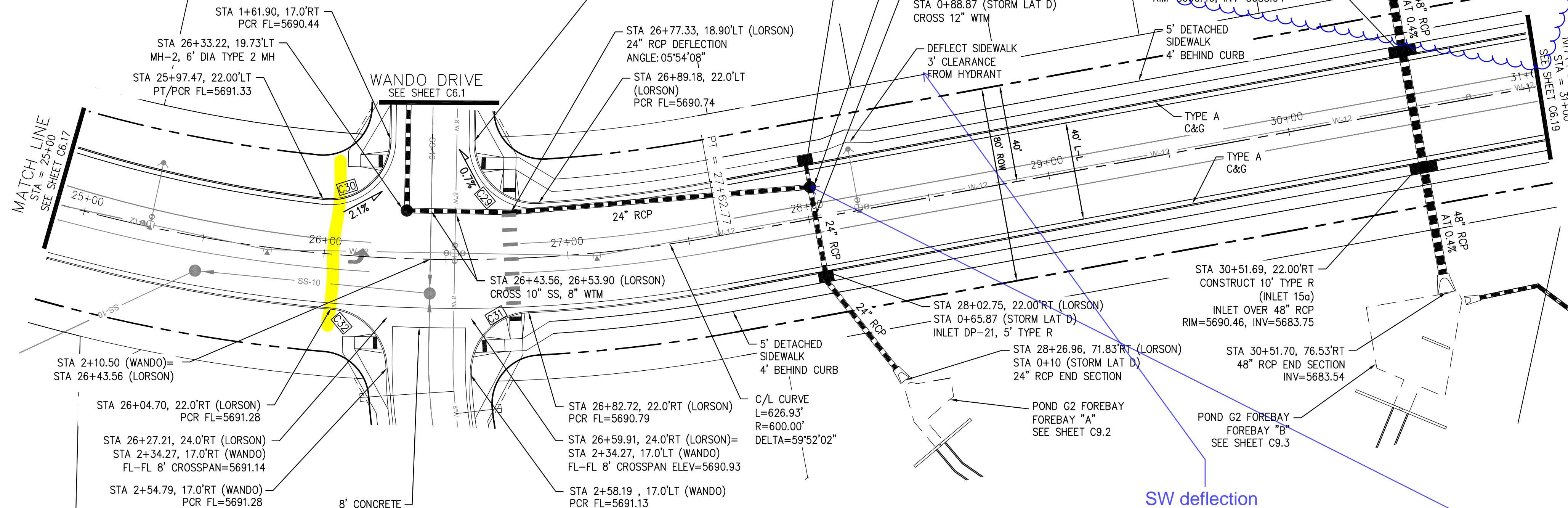
NOTES

1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

CURVE	LENGTH	RADIUS	DELTA
C29	41.17'	25.00	94°21'21"
C30	41.63'	25.00	95°24'13"
C31	38.87'	25.00	89°04'54"
C32	36.85'	25.00	84°26'35"

--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- 1 CURVE DATA ID
- 2 CURB TRANSITION, SEE SHEET C10.1
- 3 PEDESTRIAN RAMP, SEE SHEET C10.1



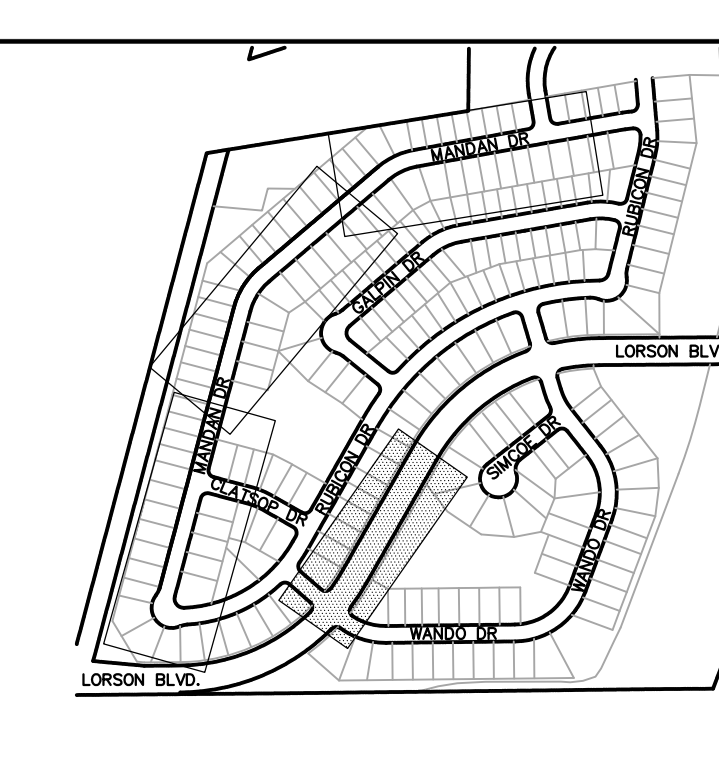
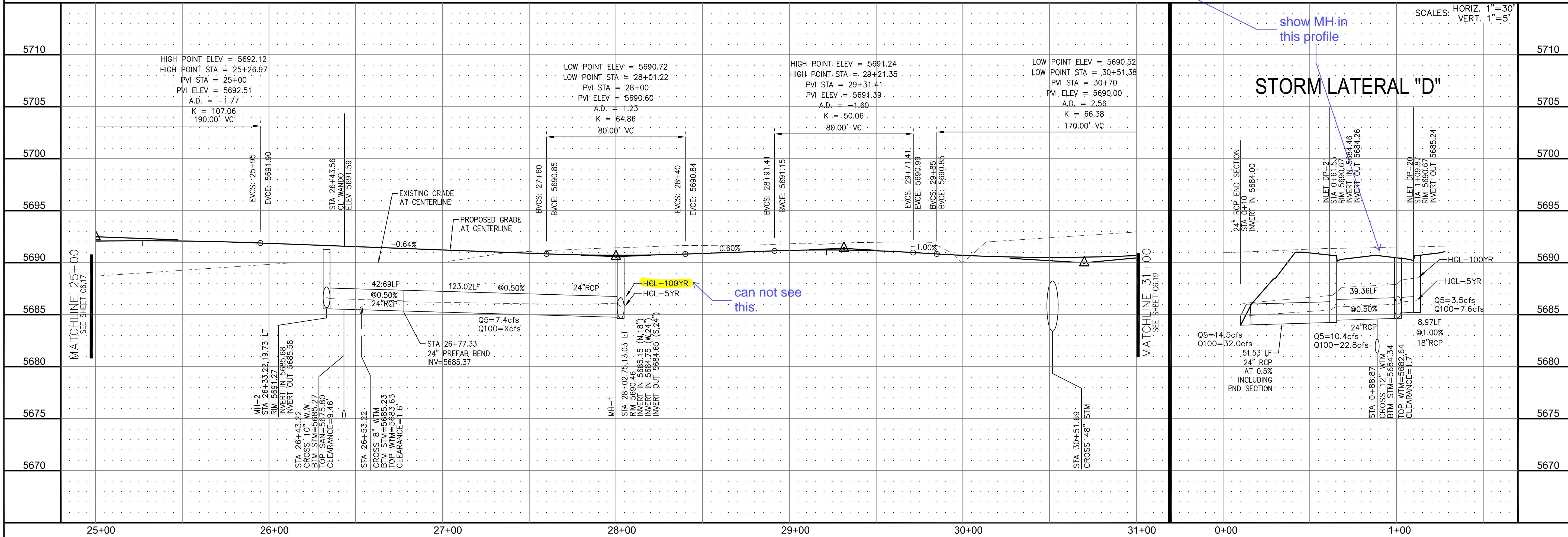
show lot numbers for clarification of where easement is required

call out tracts, lots, and or adjacent owners or ROW

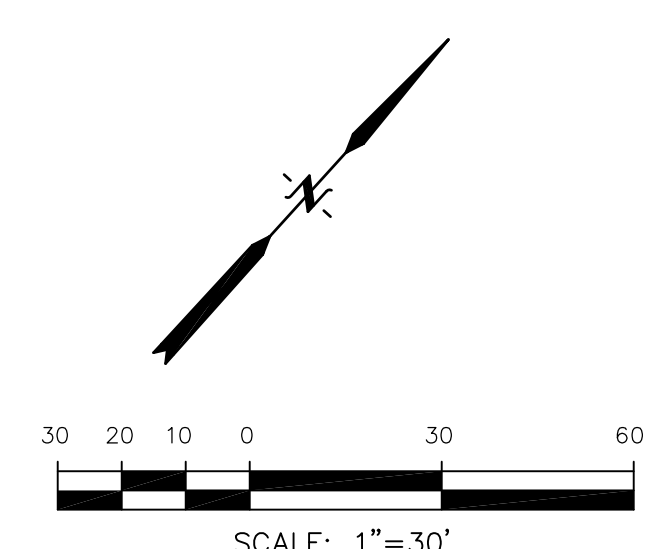
SW deflection should be 30 degrees or 1:5'

show MH in this profile

can not see this.



KEY MAP



CORE ENGINEERING GROUP
 15004 1ST AVE. S. #5306
 BURNING WOOD, CO 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. 1
 PREPARED FOR: **LORSON LLC.**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **CARRIAGE MEADOWS SOUTH**
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.
 EL PASO COUNTY, COLORADO
 CONTACT: JEFF MARK

STREET AND STORM SEWER
 STA 25+00 TO STA 31+00
LORSON BOULEVARD

DATE: MARCH, 2017
 PROJECT NO. 100.030
 SHEET NUMBER **C6.18**
 TOTAL SHEETS: 37

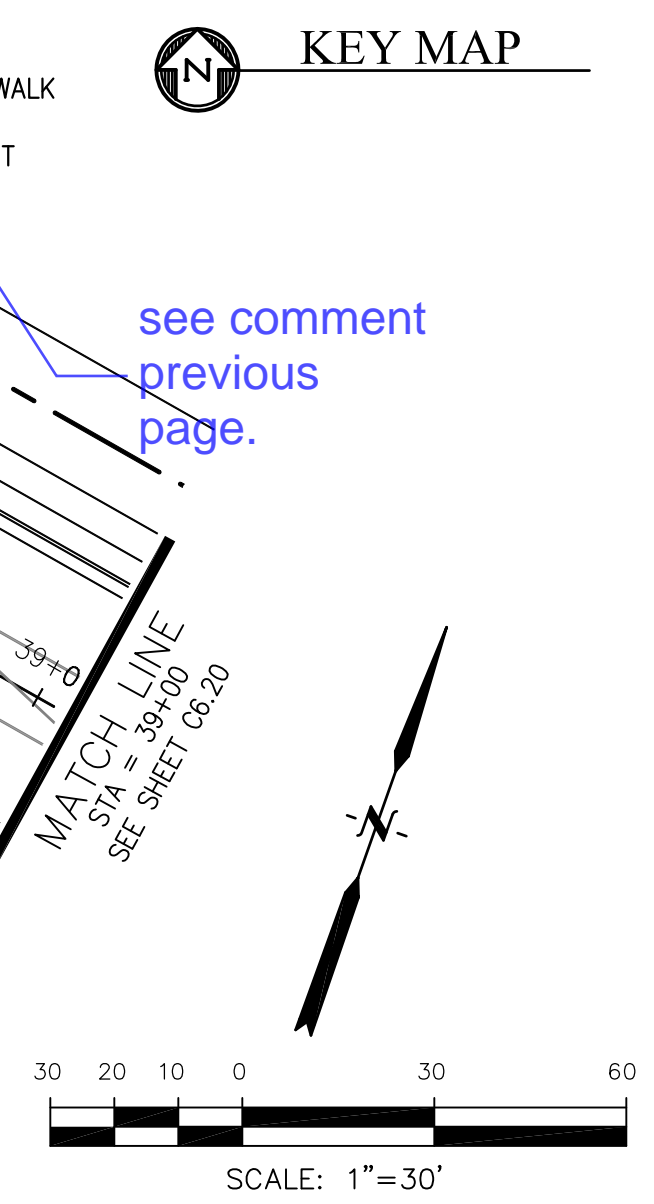
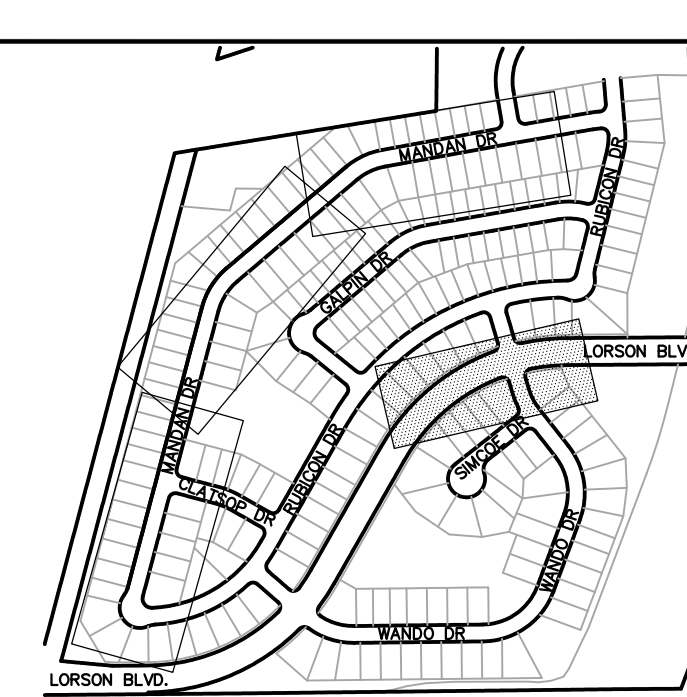
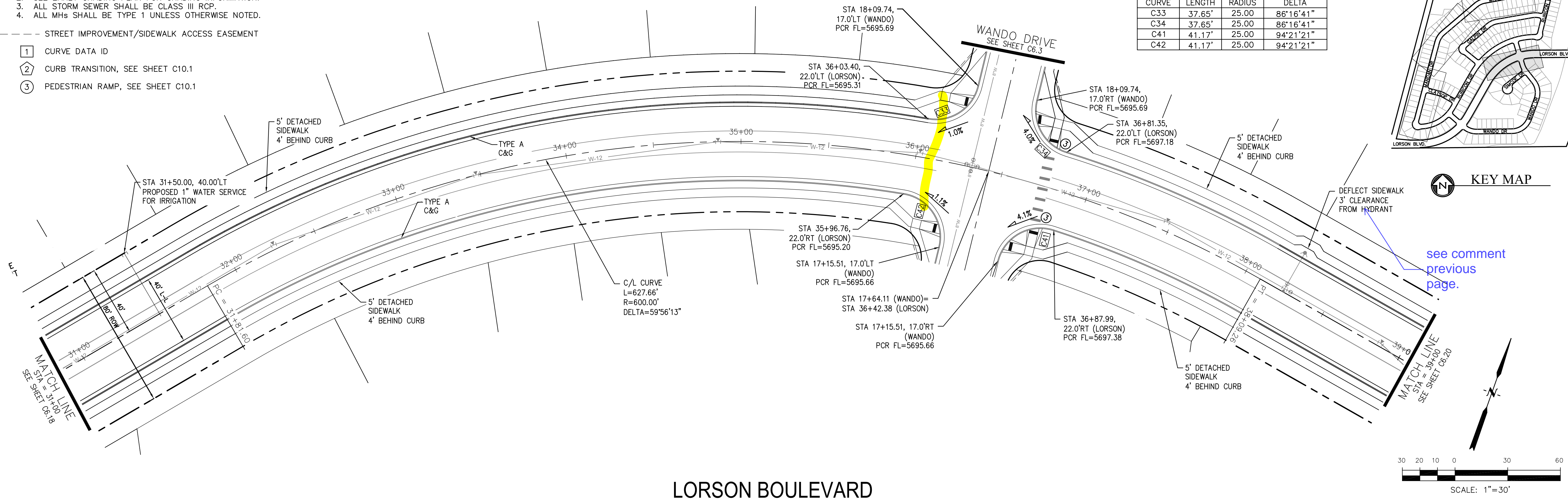
NOTES

1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

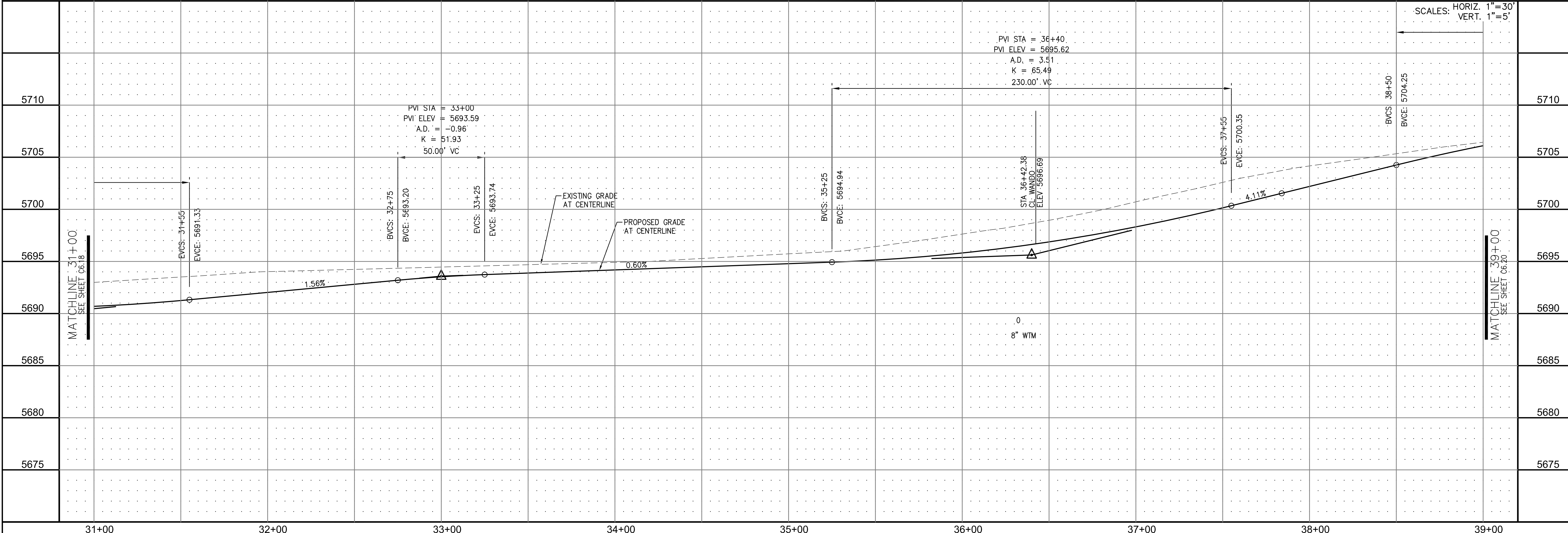
--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C33	37.65'	25.00	86°16'41"
C34	37.65'	25.00	86°16'41"
C41	41.17'	25.00	94°21'21"
C42	41.17'	25.00	94°21'21"



LORSON BOULEVARD



CORE ENGINEERING GROUP
 15004 1ST AVE. S. #5506
 BURNING WOODS, CO. 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. 1
 PREPARED FOR: **LORSON LLC.**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
CARRIAGE MEADOWS SOUTH
 FONTAINE BLVD. - CARRIAGE MEADOWS DR.
 EL PASO COUNTY, COLORADO
 CONTACT: JEFF MARK

STREET AND STORM SEWER
 STA 31+00 TO STA 39+00
 LORSON BOULEVARD

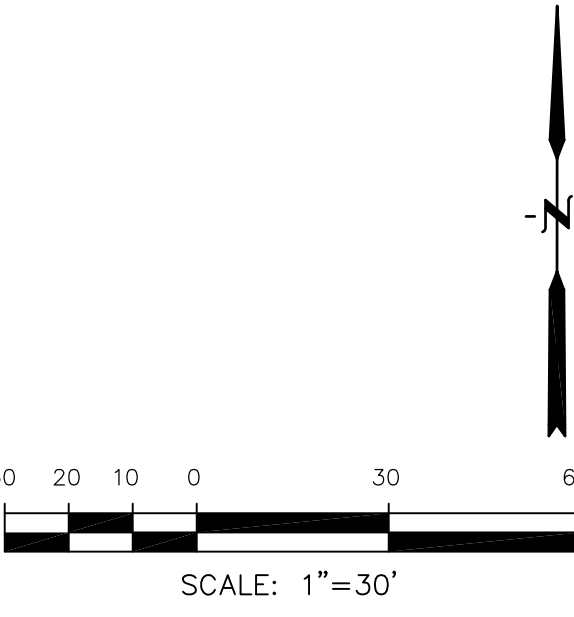
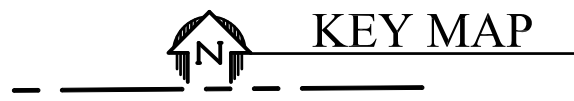
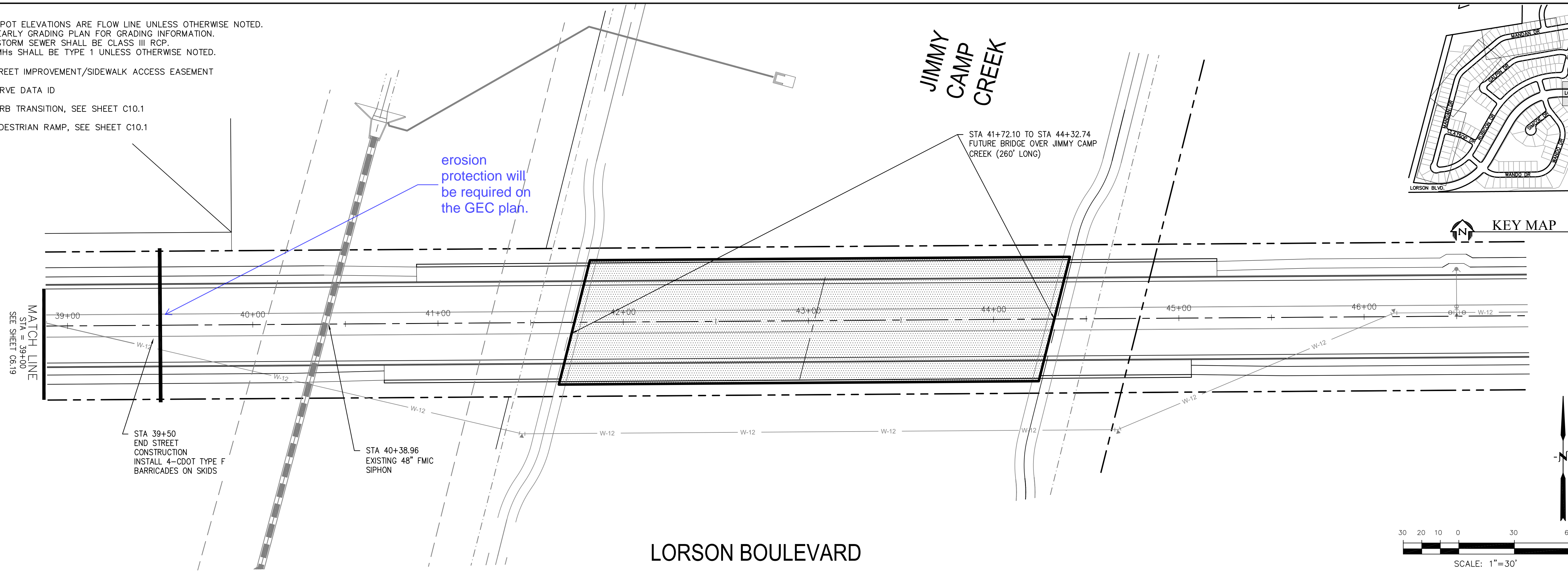
DATE: MARCH, 2017
 PROJECT NO. 100.030
 SHEET NUMBER **C6.19**
 TOTAL SHEETS: 37

NOTES

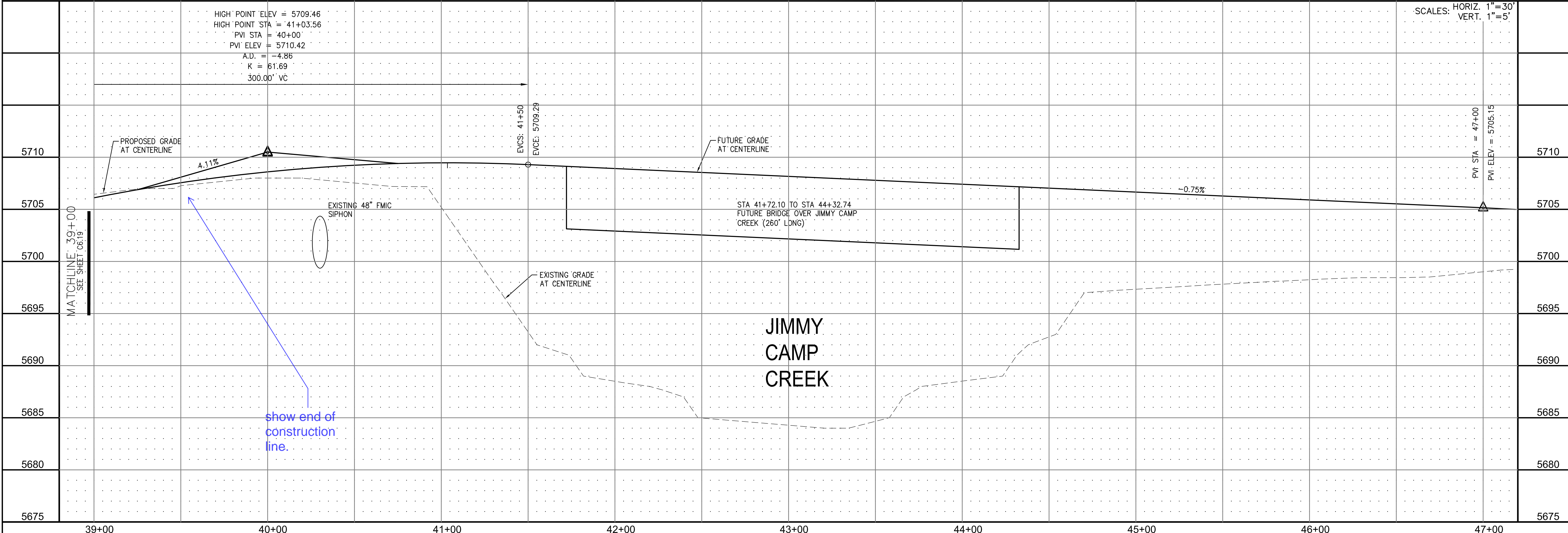
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE EARLY GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

--- STREET IMPROVEMENT/SIDEWALK ACCESS EASEMENT

- ① CURVE DATA ID
- ② CURB TRANSITION, SEE SHEET C10.1
- ③ PEDESTRIAN RAMP, SEE SHEET C10.1



LORSON BOULEVARD



HIGH POINT ELEV = 5709.46
 HIGH POINT STA = 41+03.56
 PVI STA = 40+00'
 PVI ELEV = 5710.42
 A.D. = -4.86
 K = 61.69
 300.00' VC

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

CORE ENGINEERING GROUP
 15004 1ST AVE. S. #55306
 BURNING WOODS, CO. 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

DATE: _____
 DESCRIPTION: _____
 NO. 1
 PREPARED FOR: **LORSON LLC.**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

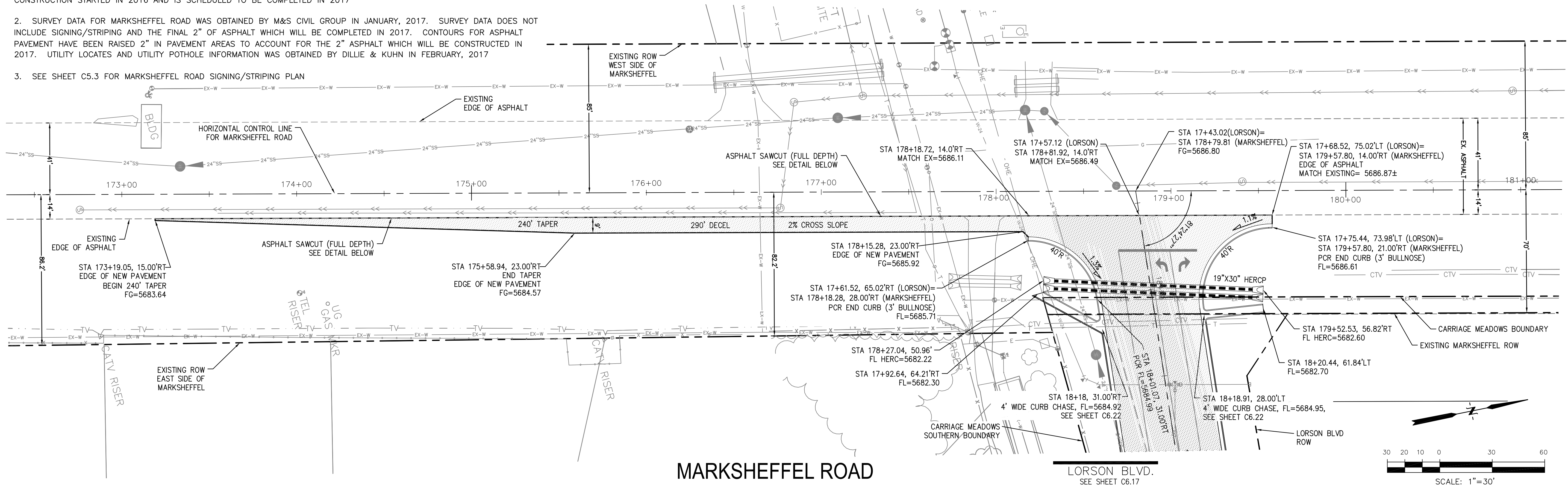
DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

STREET AND STORM SEWER
STA 38+00 TO STA 46+50
LORSON BOULEVARD

DATE: MARCH, 2017
 PROJECT NO. 100.030
 SHEET NUMBER **C6.20**
 TOTAL SHEETS: 37

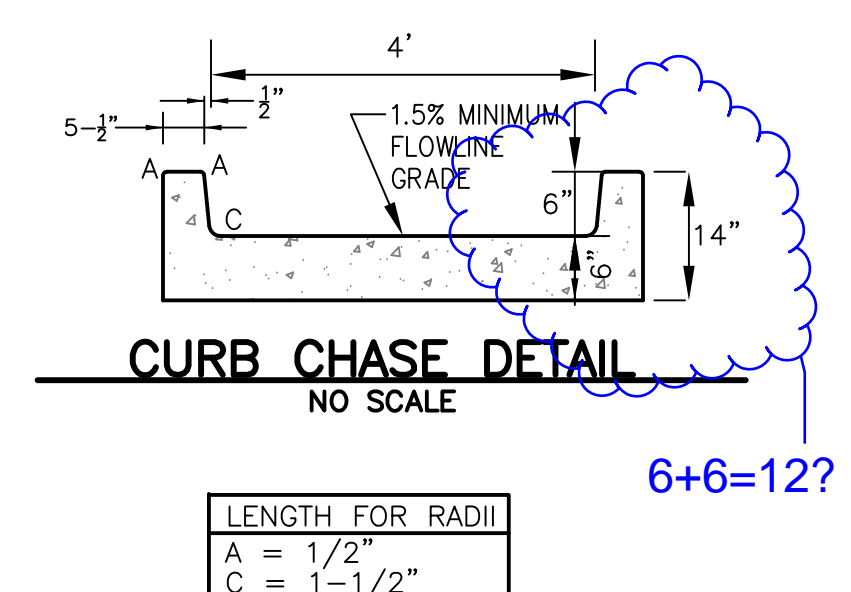
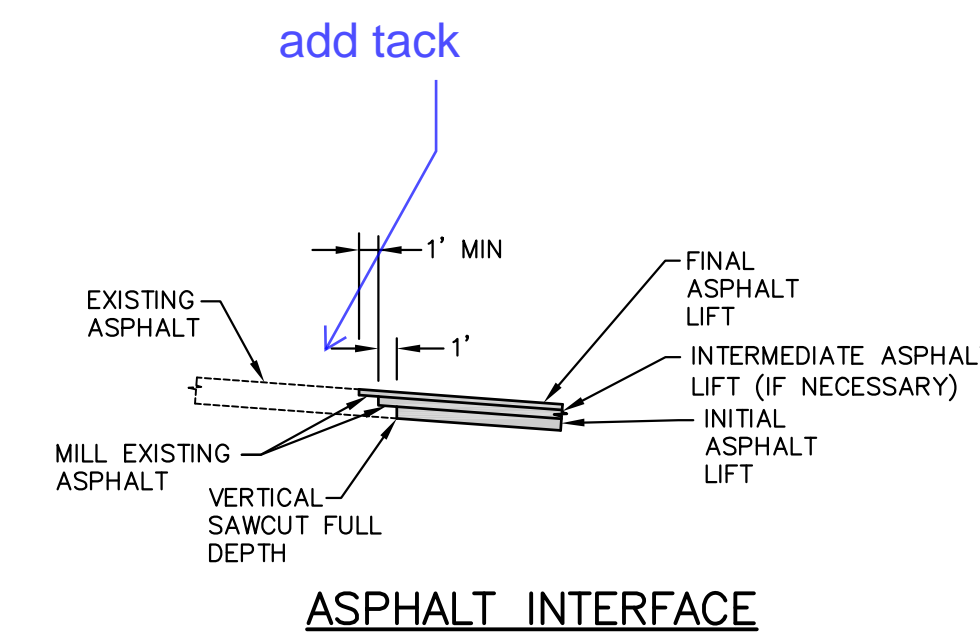
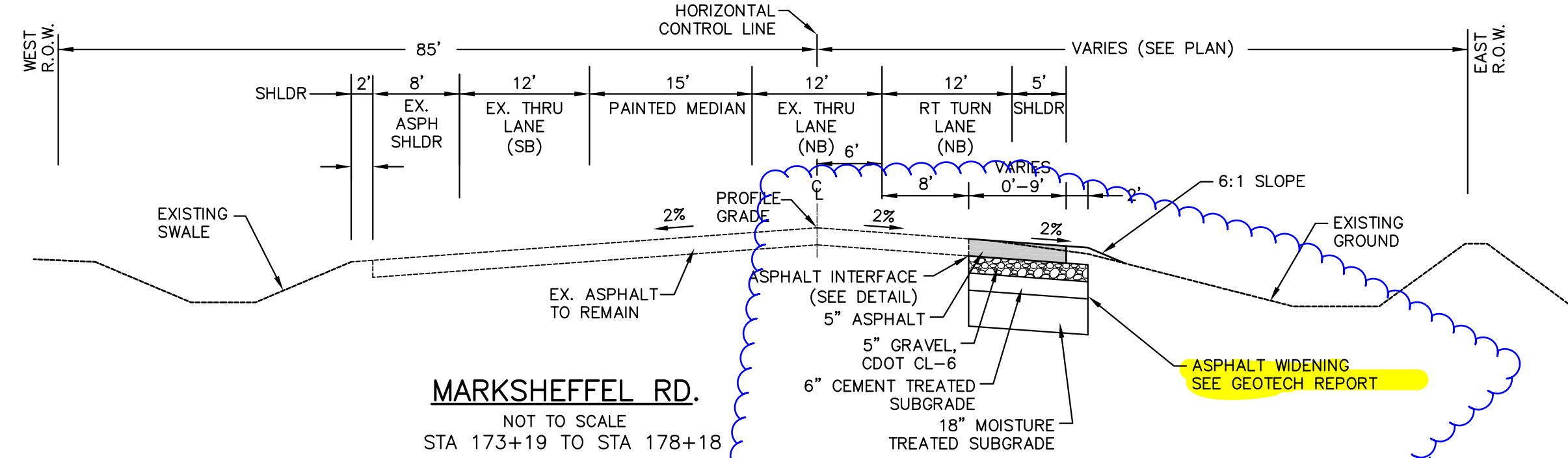
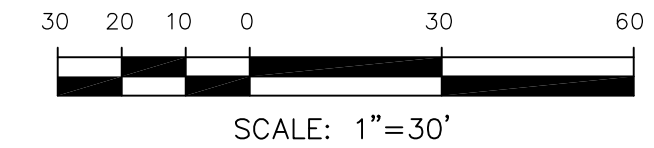
NOTES

- MARKSHEFFEL ROAD HORIZONTAL CONTROL LINE IS BASED ON CONSTRUCTION PLANS PREPARED BY PARSONS BRINKERHOFF FOR EL PASO COUNTY FOR MARKSHEFFEL ROAD DATED AUGUST 25, 2016 UNDER PROJECT #IFB 15-060. MARKSHEFFEL ROAD CONSTRUCTION STARTED IN 2016 AND IS SCHEDULED TO BE COMPLETED IN 2017
- SURVEY DATA FOR MARKSHEFFEL ROAD WAS OBTAINED BY M&S CIVIL GROUP IN JANUARY, 2017. SURVEY DATA DOES NOT INCLUDE SIGNING/STRIPING AND THE FINAL 2" OF ASPHALT WHICH WILL BE COMPLETED IN 2017. CONTOURS FOR ASPHALT PAVEMENT HAVE BEEN RAISED 2" IN PAVEMENT AREAS TO ACCOUNT FOR THE 2" ASPHALT WHICH WILL BE CONSTRUCTED IN 2017. UTILITY LOCATES AND UTILITY POTHOLE INFORMATION WAS OBTAINED BY DILLIE & KUHN IN FEBRUARY, 2017
- SEE SHEET C5.3 FOR MARKSHEFFEL ROAD SIGNING/STRIPING PLAN



MARKSHEFFEL ROAD

LORSON BLVD.
SEE SHEET C6.17



NO.	DESCRIPTION	DATE
1		

STATION	DESCRIPTION	DATE
5695	MARKSHEFFEL RD. NOT TO SCALE STA 173+19 TO STA 178+18	5695
5690		5690
5685		5685
5680	STA 173+19.05, 15.00'RT BEGIN 240' TAPER	5680
5675		5675
5670		5670

i do not believe i have this yet? Please call out by who and date on front of report. Please provide a copy.

Please provide appropriate erosion protection at each end per ECM.

CORE ENGINEERING GROUP
15004 1ST AVE. S. #5506
BURNING WOODS, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

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

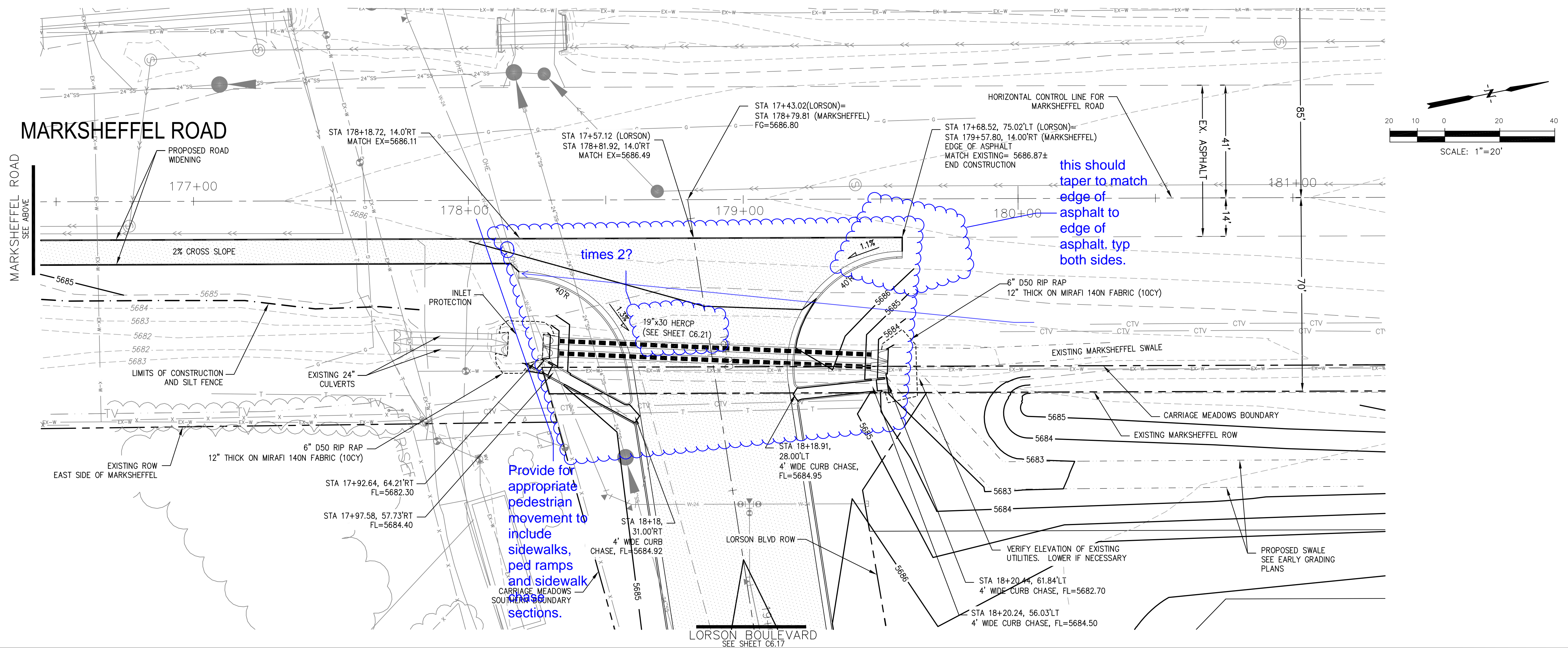
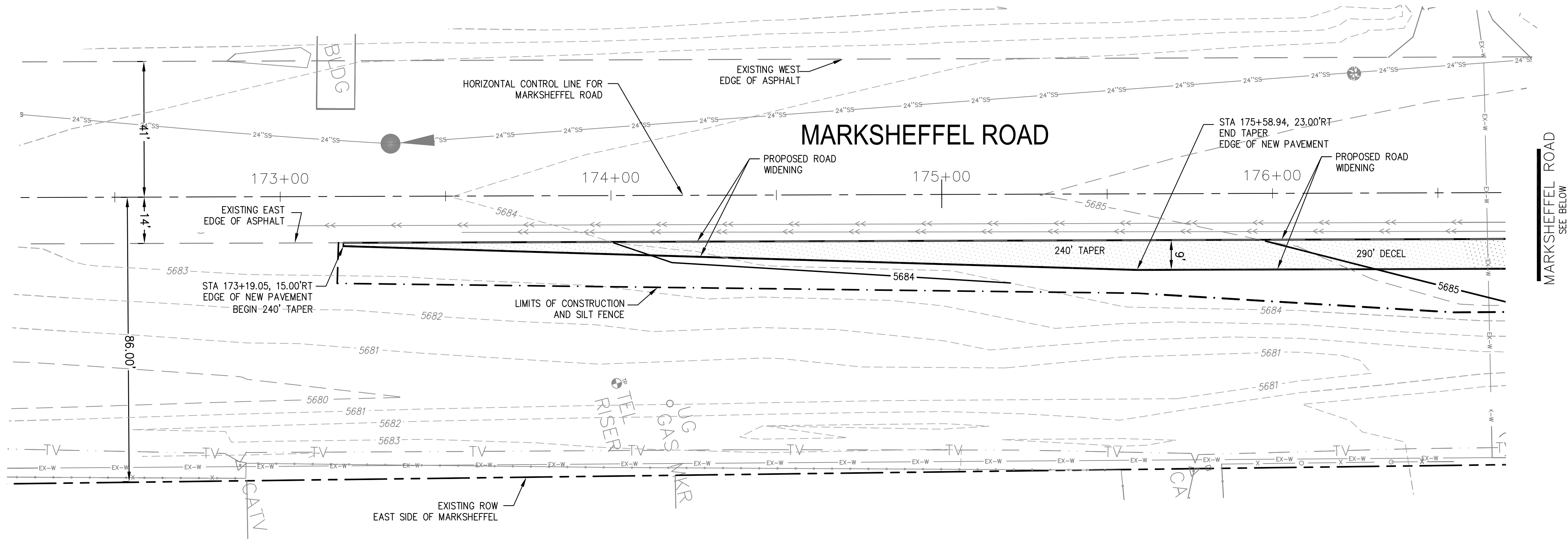
CARRIAGE MEADOWS SOUTH
FONTAINE BLVD. - CARRIAGE MEADOWS DR.
EL PASO COUNTY, COLORADO

STREET PLAN AND PROFILE
STA 173+19 TO STA 179+58
MARKSHEFFEL ROAD

DATE: MARCH, 2017
PROJECT NO. 100.030
SHEET NUMBER C6.21
TOTAL SHEETS: 37

NOTES

- MARKSHEFFEL ROAD HORIZONTAL CONTROL LINE IS BASED ON CONSTRUCTION PLANS PREPARED BY PARSONS BRINKERHOFF FOR EL PASO COUNTY FOR MARKSHEFFEL ROAD DATED AUGUST 25, 2016 UNDER PROJECT #FB 15-060. MARKSHEFFEL ROAD CONSTRUCTION STARTED IN 2016 AND IS SCHEDULED TO BE COMPLETED IN 2017
- SURVEY DATA FOR MARKSHEFFEL ROAD WAS OBTAINED BY M&S CIVIL GROUP IN JANUARY, 2017. SURVEY DATA DOES NOT INCLUDE SIGNING/STRIPING AND THE FINAL 2" OF ASPHALT WHICH WILL BE COMPLETED IN 2017. CONTOURS FOR ASPHALT PAVEMENT HAVE BEEN RAISED 2" IN PAVEMENT AREAS TO ACCOUNT FOR THE 2" ASPHALT WHICH WILL BE CONSTRUCTED IN 2017. UTILITY LOCATES AND UTILITY POTHOLE INFORMATION WAS OBTAINED BY DILLIE & KUHN IN FEBRUARY, 2017
- SEE SHEET C5.3 FOR MARKSHEFFEL ROAD SIGNING/STRIPING PLAN



CORE ENGINEERING GROUP
 15004 1ST AVE. S. SUITE 301
 BURNING WATERS, CO. 80903
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegl.com

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

PROJECT: CARRIAGE MEADOWS SOUTH
 FONTAINE BLVD.-CARRIAGE MEADOWS DR.
 EL PASO COUNTY, COLORADO

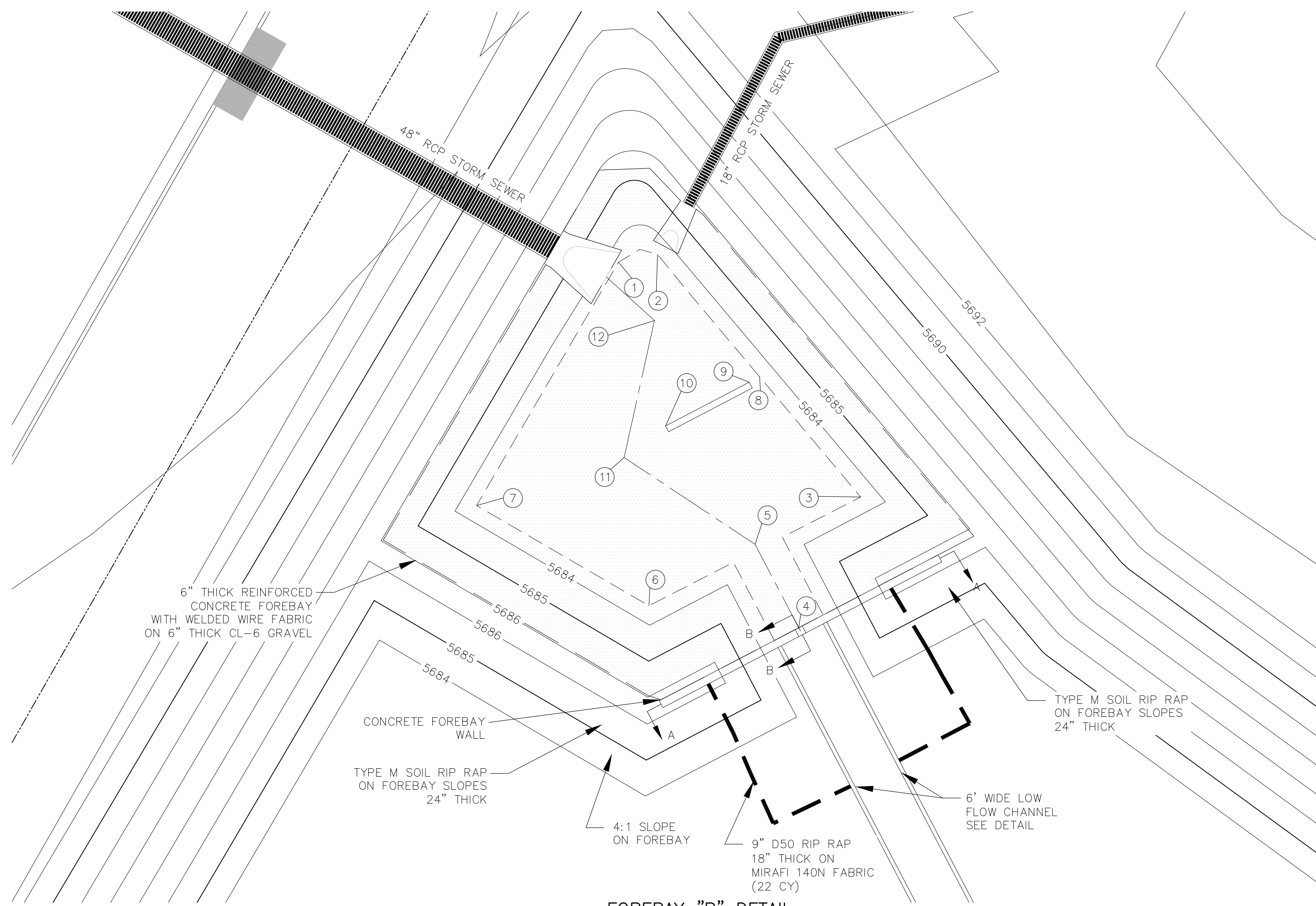
DATE: MARCH, 2017

PROJECT NO.: 100.030

SHEET NUMBER: C6.22

TOTAL SHEETS: 37

GRADING AND EROSION CONTROL PLAN
MARKSHEFFEL ROAD
TURN LANE CONSTRUCTION



POINT TABLE				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	20560.79	20433.55	5683.54	FOREBAY BOTTOM
2	20561.80	20438.53	5683.54	FOREBAY BOTTOM
3	20530.94	20464.35	5683.54	FOREBAY BOTTOM
4	20514.32	20456.47	5683.30	FOREBAY BOTTOM
5	20524.93	20450.92	5683.35	FOREBAY BOTTOM
6	20517.12	20437.44	5683.54	FOREBAY BOTTOM
7	20529.87	20415.52	5683.54	FOREBAY BOTTOM
8	20546.23	20451.50	5683.54	FOREBAY BOTTOM
9	20545.54	20450.19	5683.53	ENERGY DISSIPATER WALL
10	20539.98	20439.55	5683.48	ENERGY DISSIPATER WALL
11	20535.97	20434.28	5683.43	FOREBAY BOTTOM
12	20553.38	20438.13	5683.50	FOREBAY BOTTOM

6" THICK REINFORCED CONCRETE FOREBAY WITH WELDED WIRE FABRIC ON 6" THICK CL-6 GRAVEL

CONCRETE FOREBAY WALL

TYPE M SOIL RIP RAP ON FOREBAY SLOPES 24" THICK

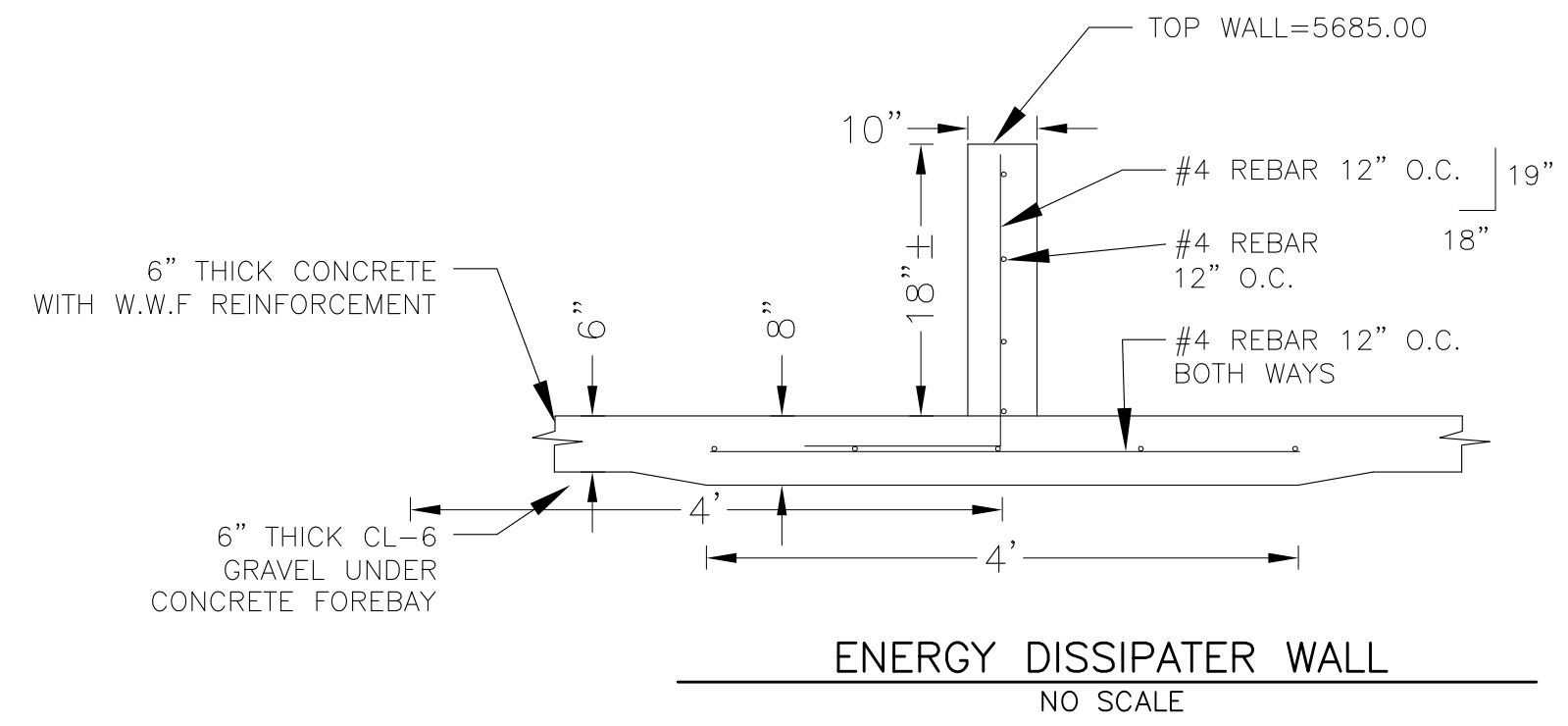
4:1 SLOPE ON FOREBAY

9" D50 RIP RAP 18" THICK ON MIRAFI 140N FABRIC (22 CY)

6" WIDE LOW FLOW CHANNEL SEE DETAIL

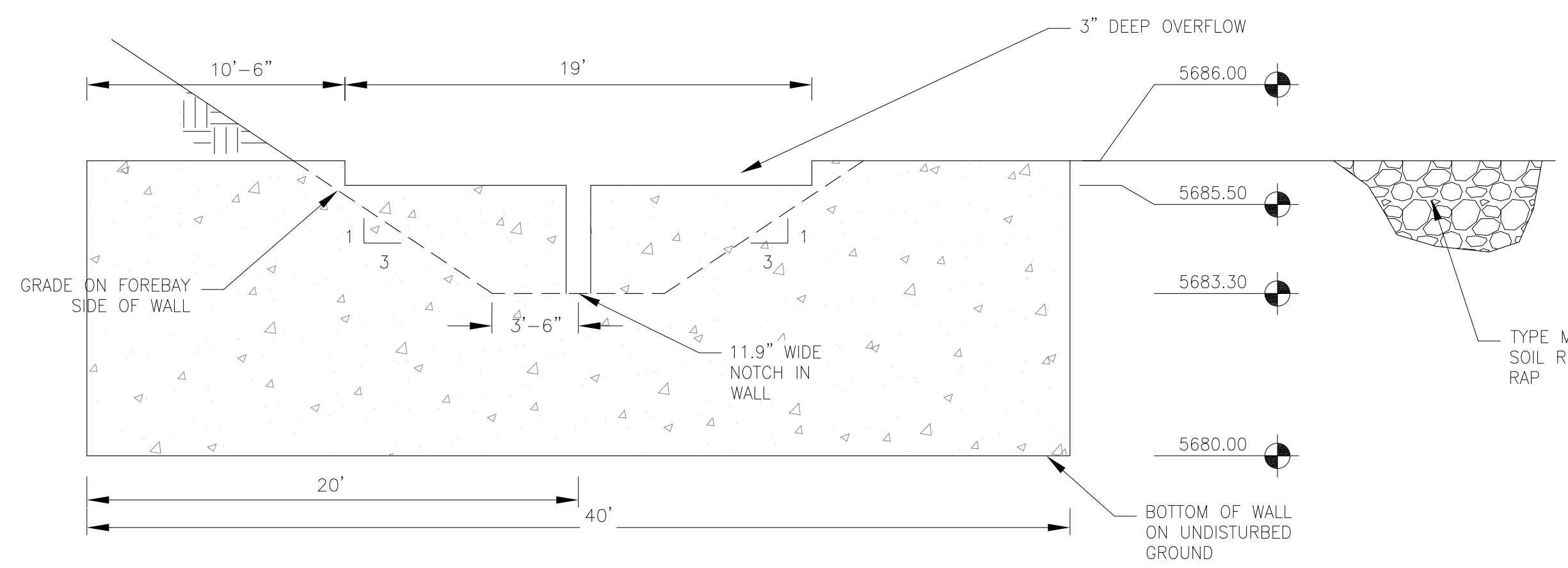
TYPE M SOIL RIP RAP ON FOREBAY SLOPES 24" THICK

FOREBAY "B" DETAIL
1"=10'

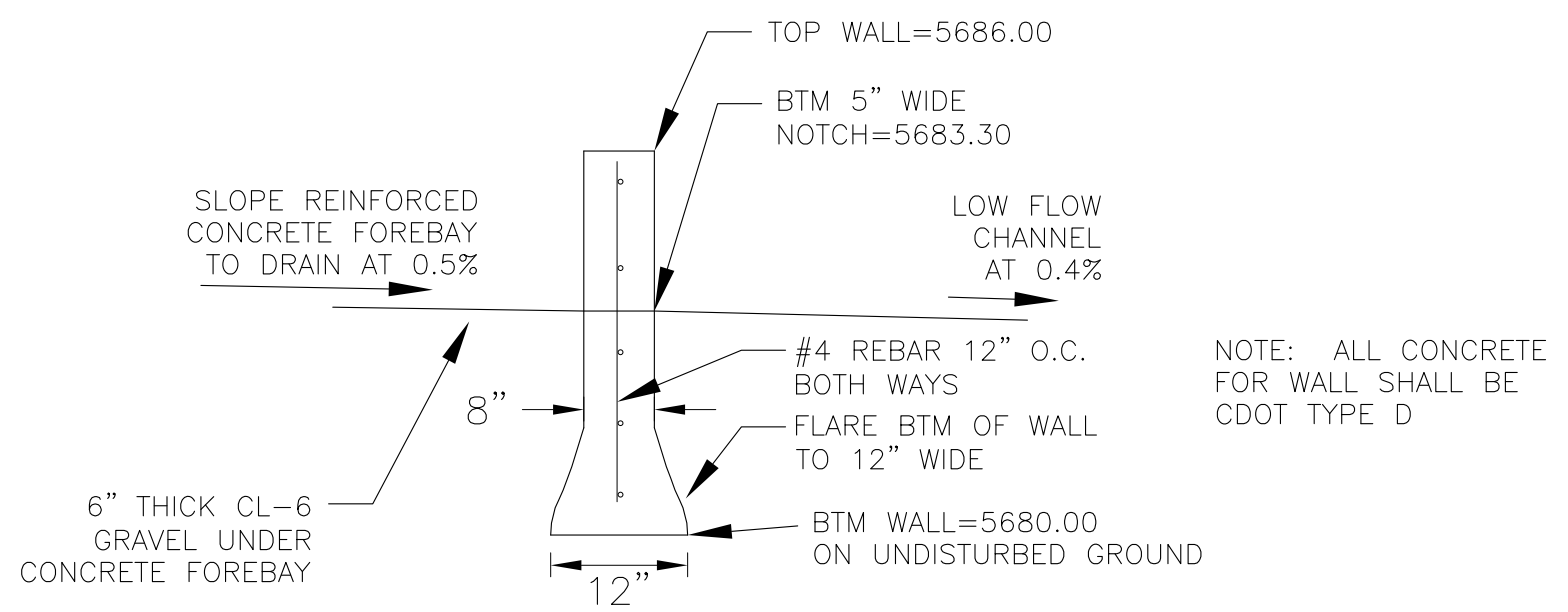


NOTE: ALL CONCRETE FOR WALL SHALL BE CDOT TYPE D

ENERGY DISSIPATER WALL
NO SCALE

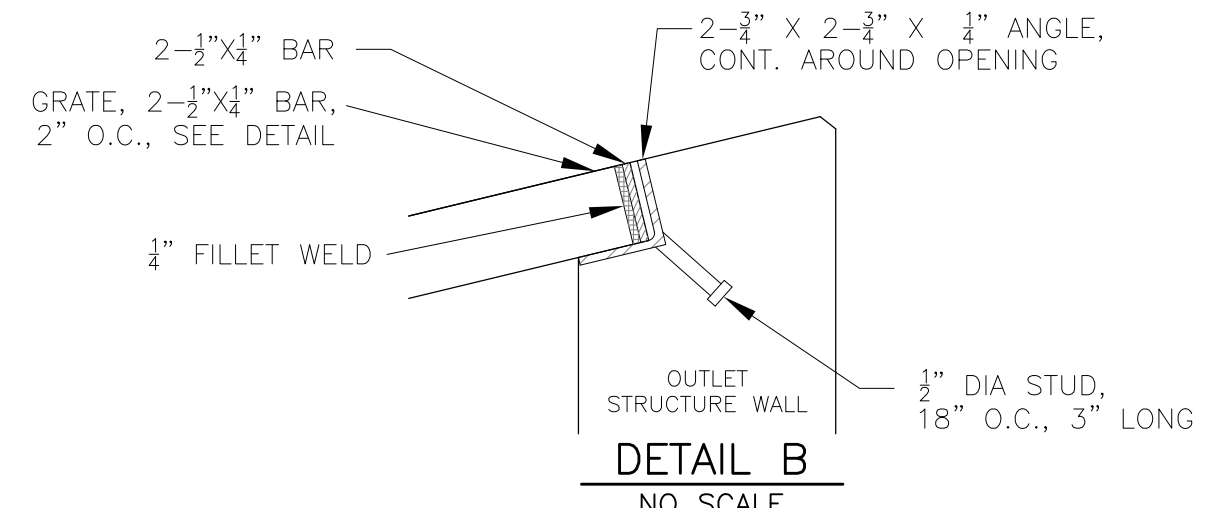
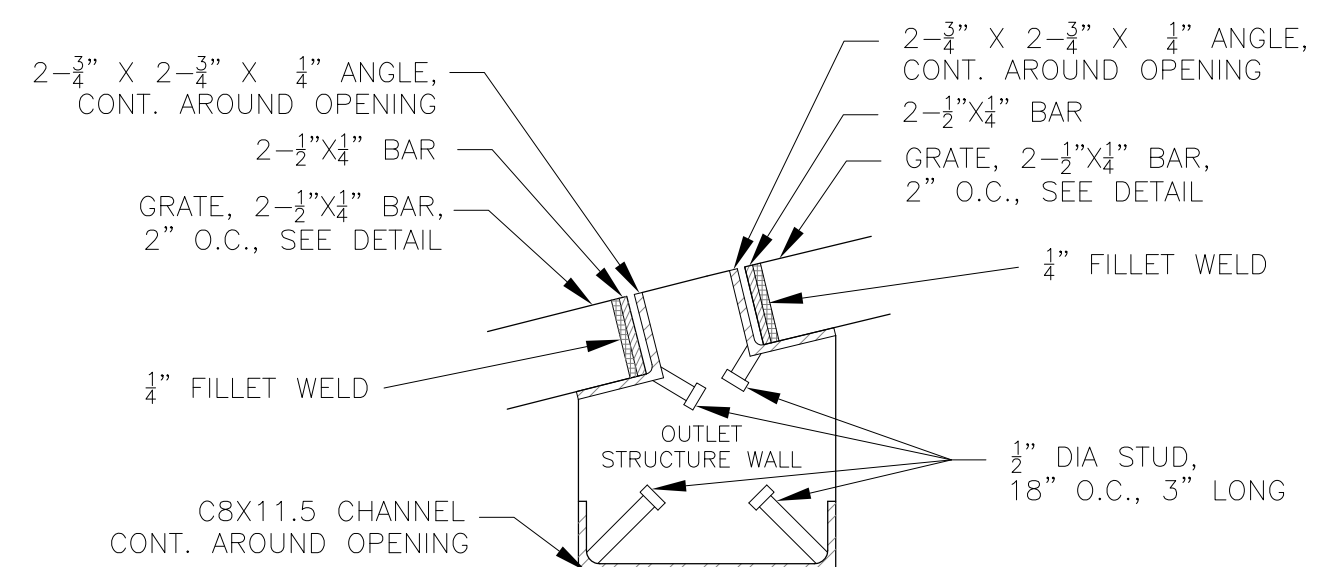


WALL SECTION A-A
1"=10'

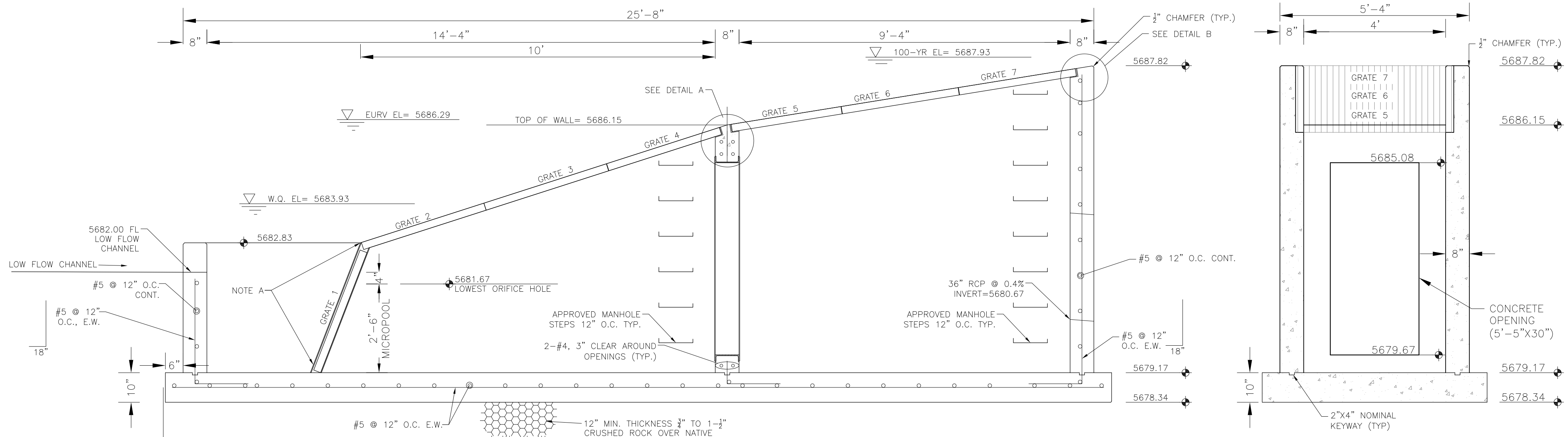
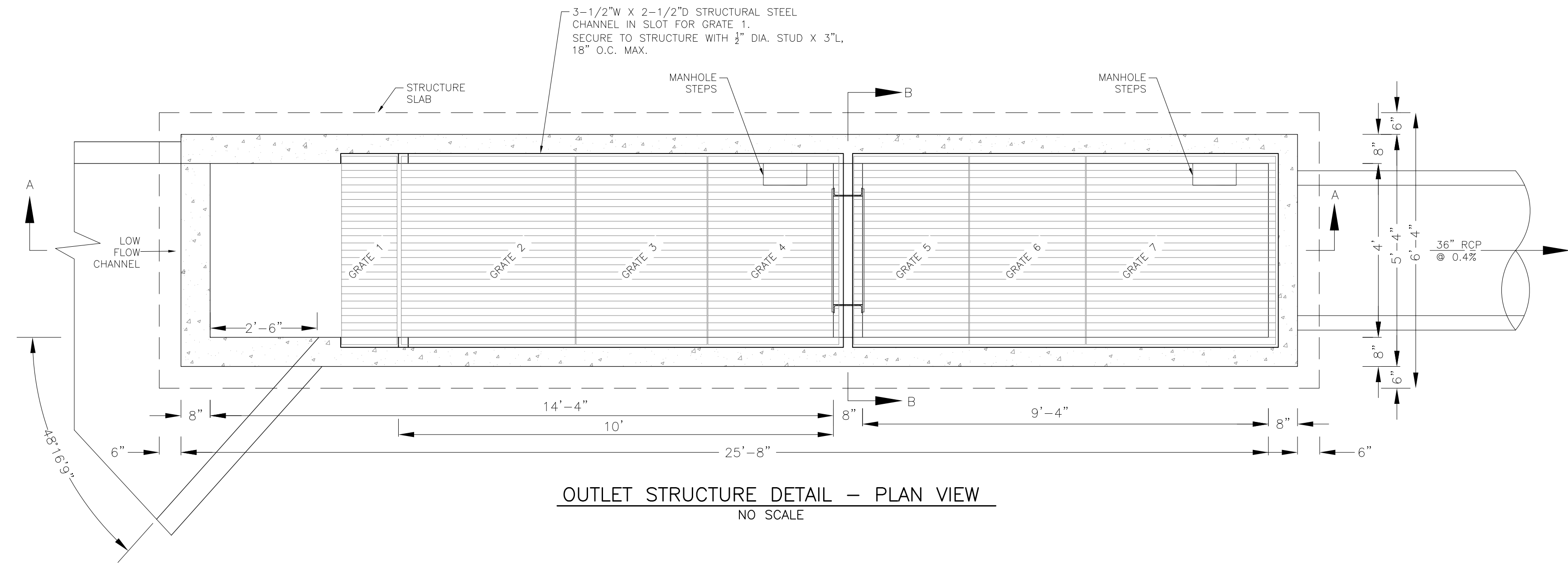
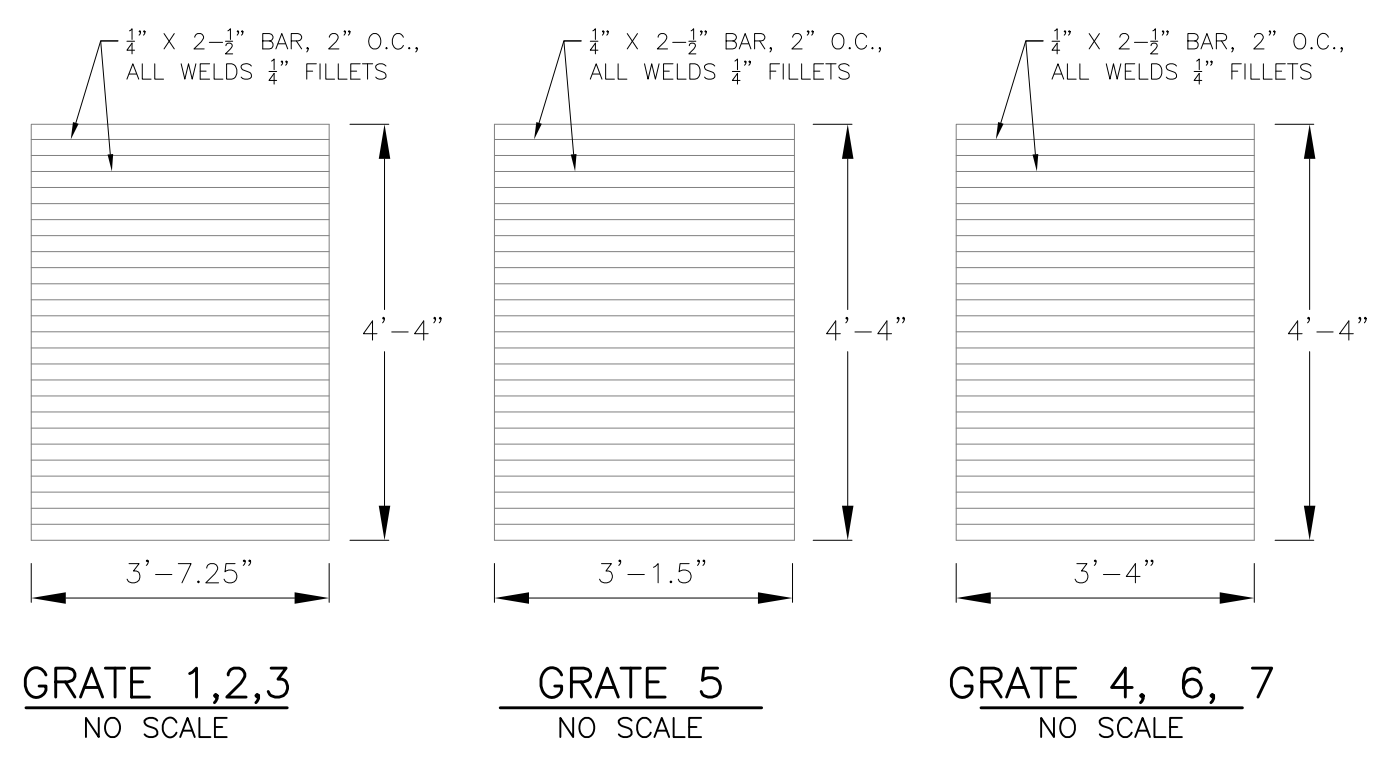


NOTE: ALL CONCRETE FOR WALL SHALL BE CDOT TYPE D

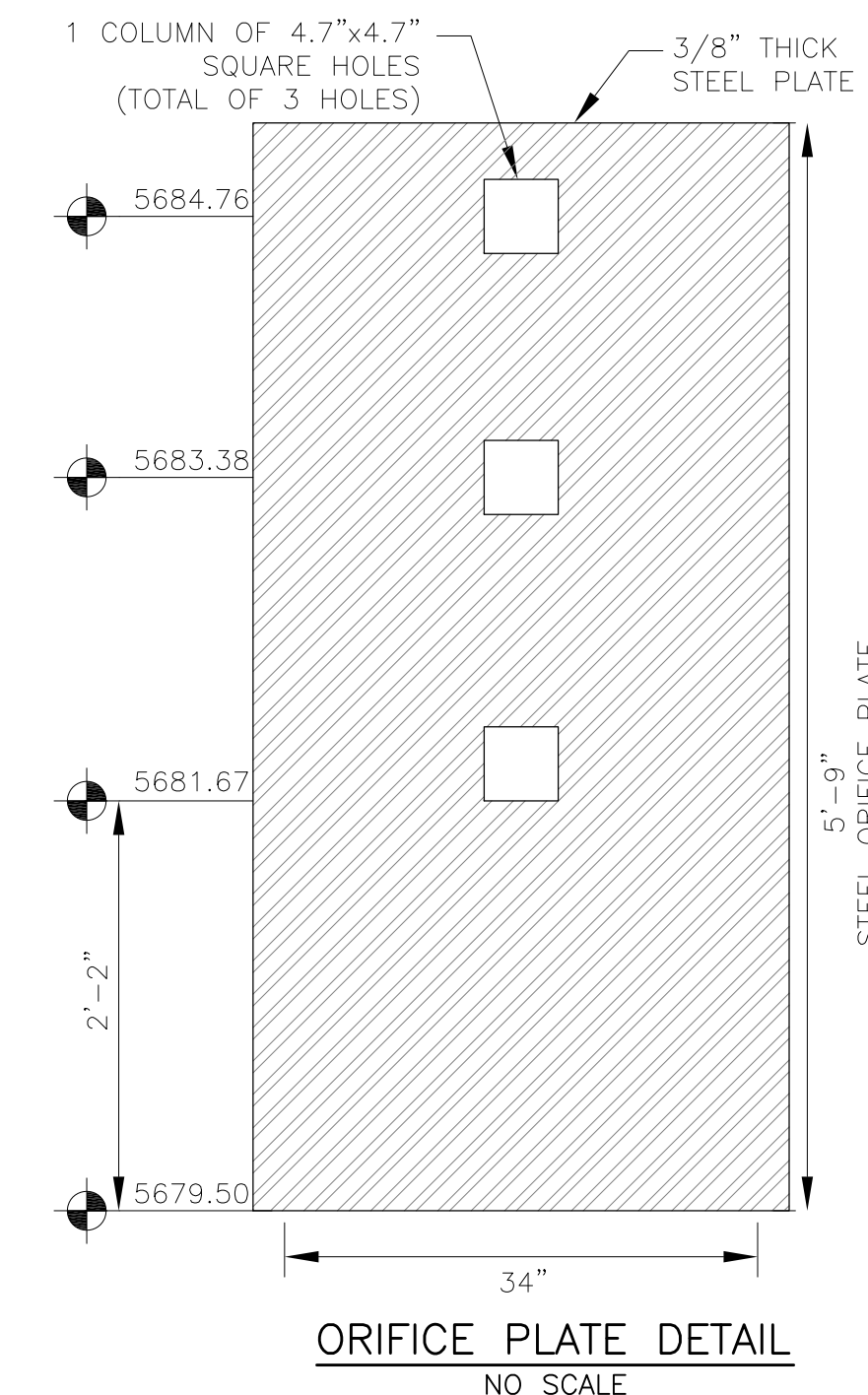
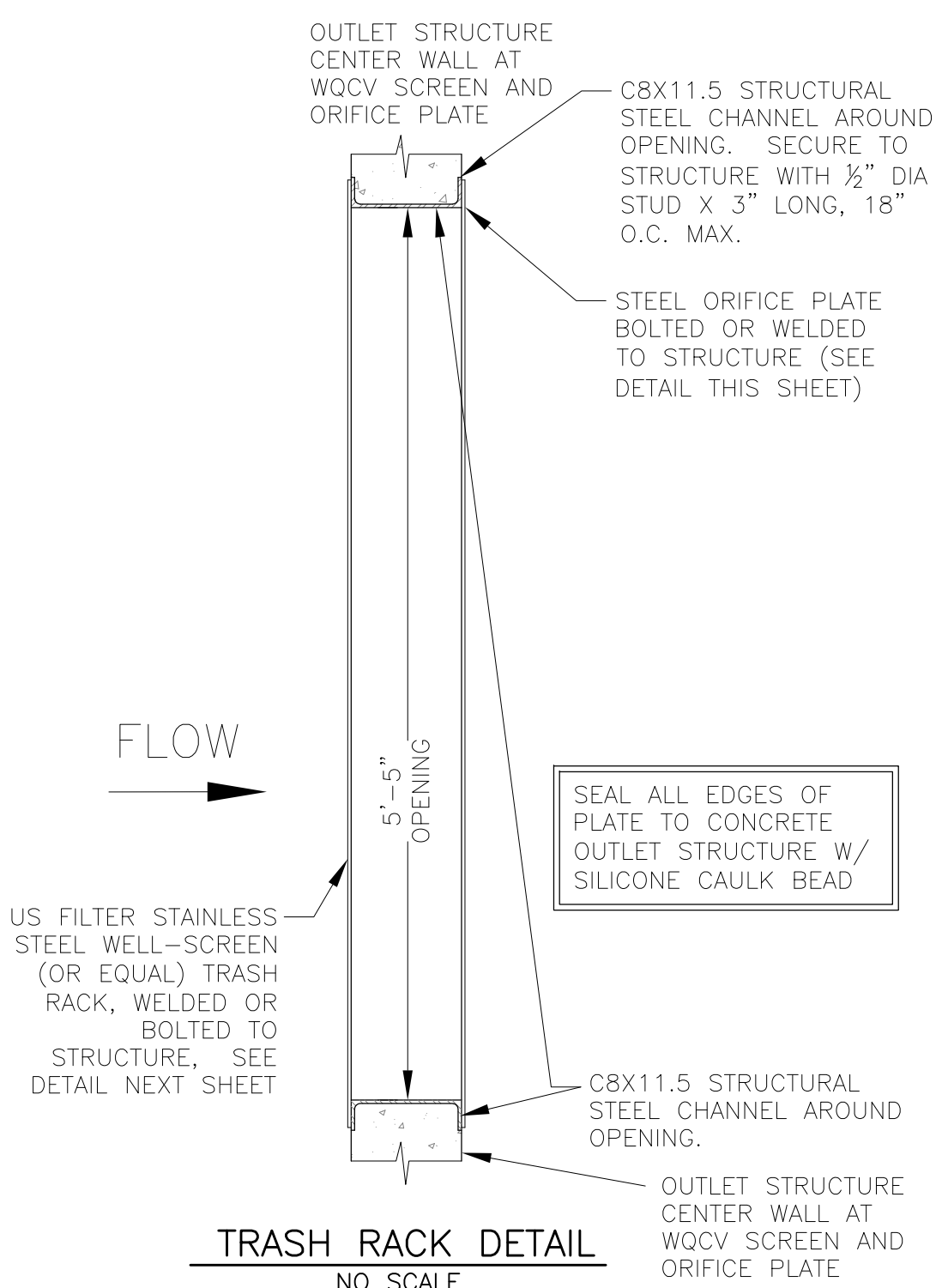
WALL SECTION B-B
NO SCALE



NOTE:
AFTER CONCRETE STRUCTURE HAS BEEN POURED
ALL GRATE DIMENSIONS SHALL BE FIELD VERIFIED
PRIOR TO GRATE CONSTRUCTION



OUTLET STRUCTURE DETAIL - SECTION B-B
NO SCALE

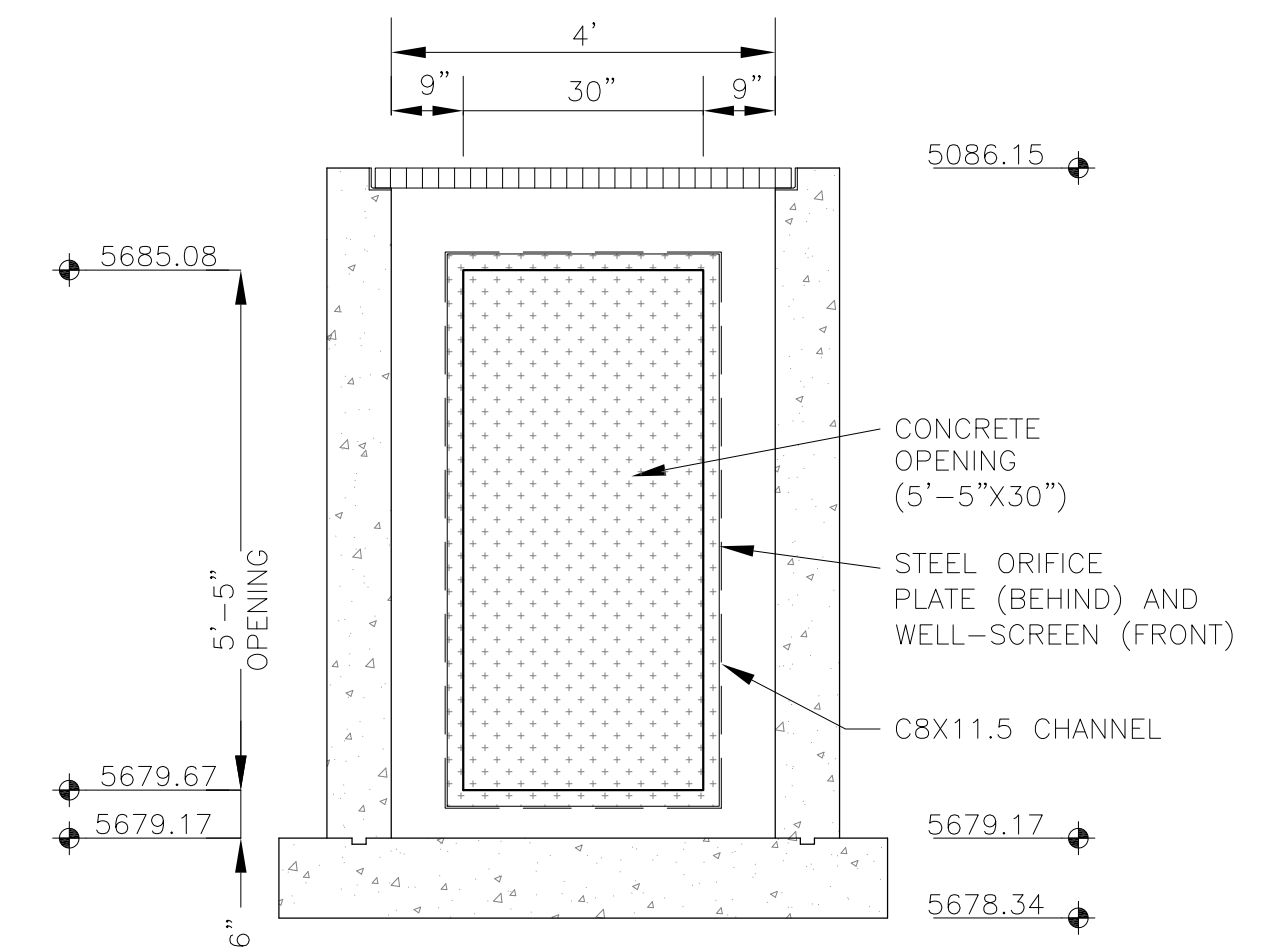


OUTLET STRUCTURE DETAIL - SECTION A-A
NO SCALE

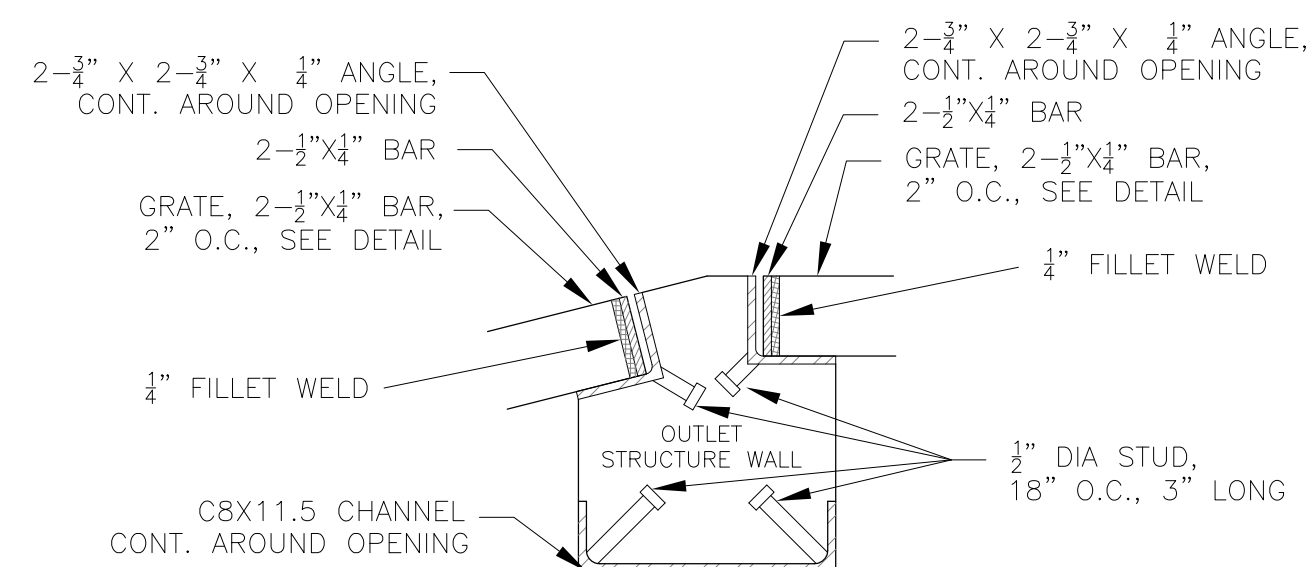
OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
2. GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE FOR THE MINIMUM LAP SPLICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE A TWO-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE, UNLESS OTHERWISE NOTED.
3. CONCRETE FOR THE OUTLET STRUCTURE AND FOREBAY SHALL BE CDOT CLASS D CONCRETE.
4. CONCRETE FOR DRAIN CHANNELS SHALL BE CDOT CLASS B CONCRETE
5. EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK, SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE AND THE JOINT SHALL BE SEALED, REFER TO DETAILS.
6. ALL EXPOSED CONCRETE CORNERS SHALL HAVE A 3/8" CHAMFER UNLESS OTHERWISE NOTED.
7. SUBGRADE TO BE 12" THICK CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM M698 UNDER STRUCTURE.
8. REFER TO SHEET XX FOR PRESEDIMENTATION/FOREBAY DESIGN.
9. ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING CONSTRUCTION OF OUTLET STRUCTURE TO SCHEDULE OBSERVATION VISITS FOR STRUCTURES.

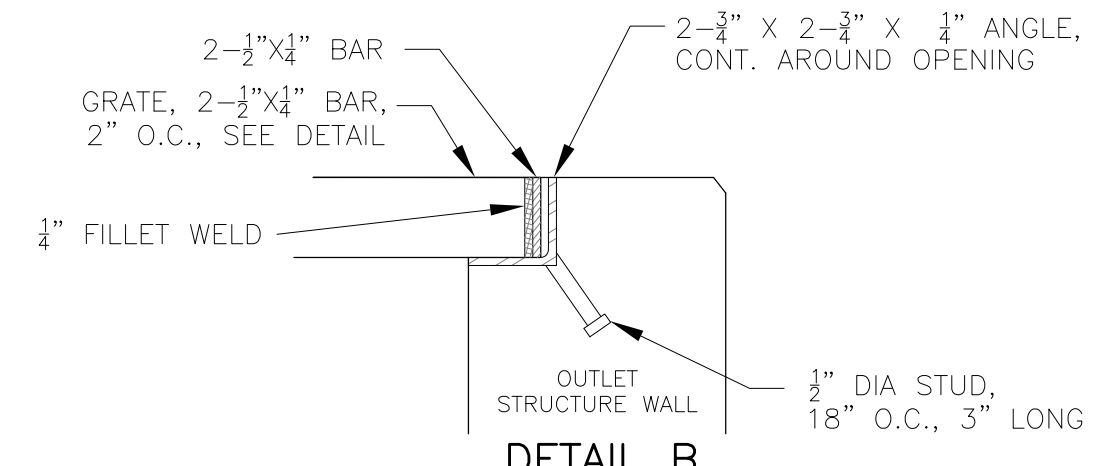
BAR SIZE	#4	#5	#6
MIN. SPLICE LENGTH	1'-3"	1'-7"	2'-0"



OUTLET STRUCTURE DETAIL - SECTION B-B
NO SCALE

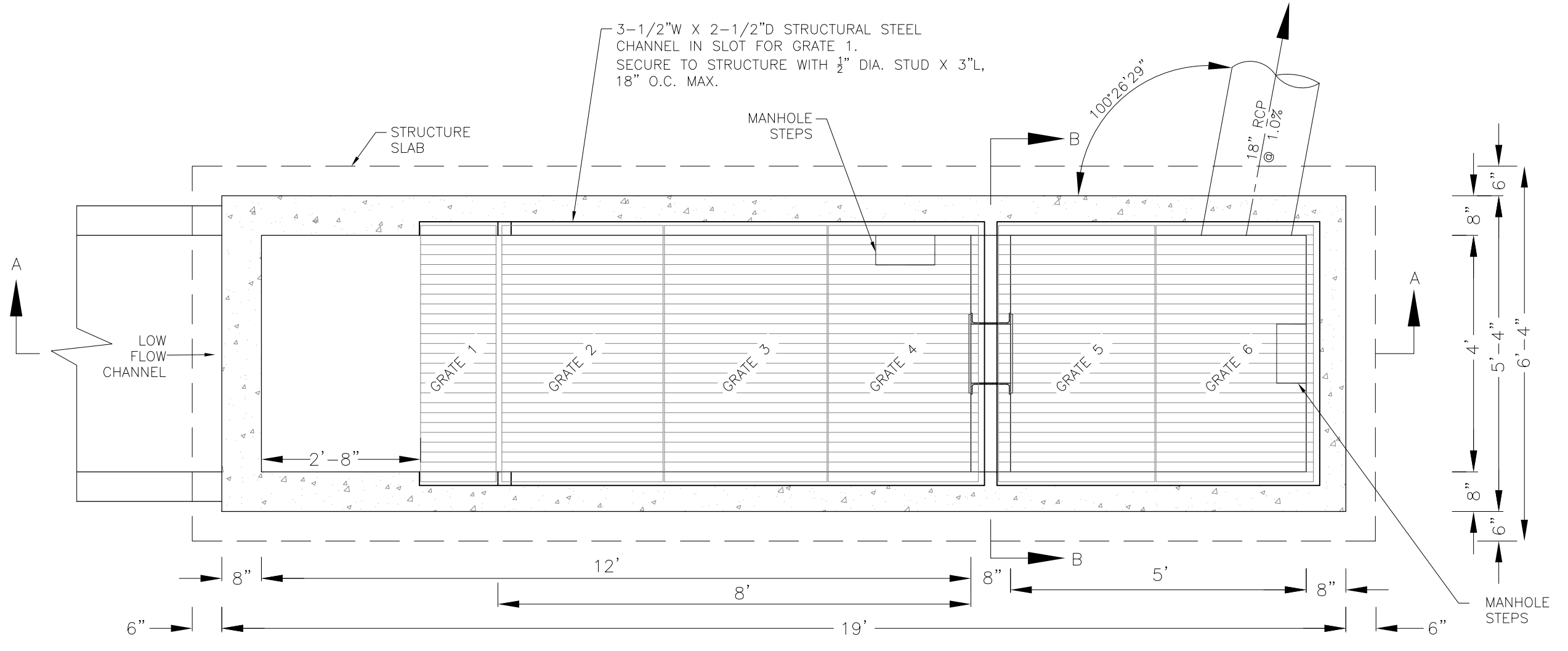
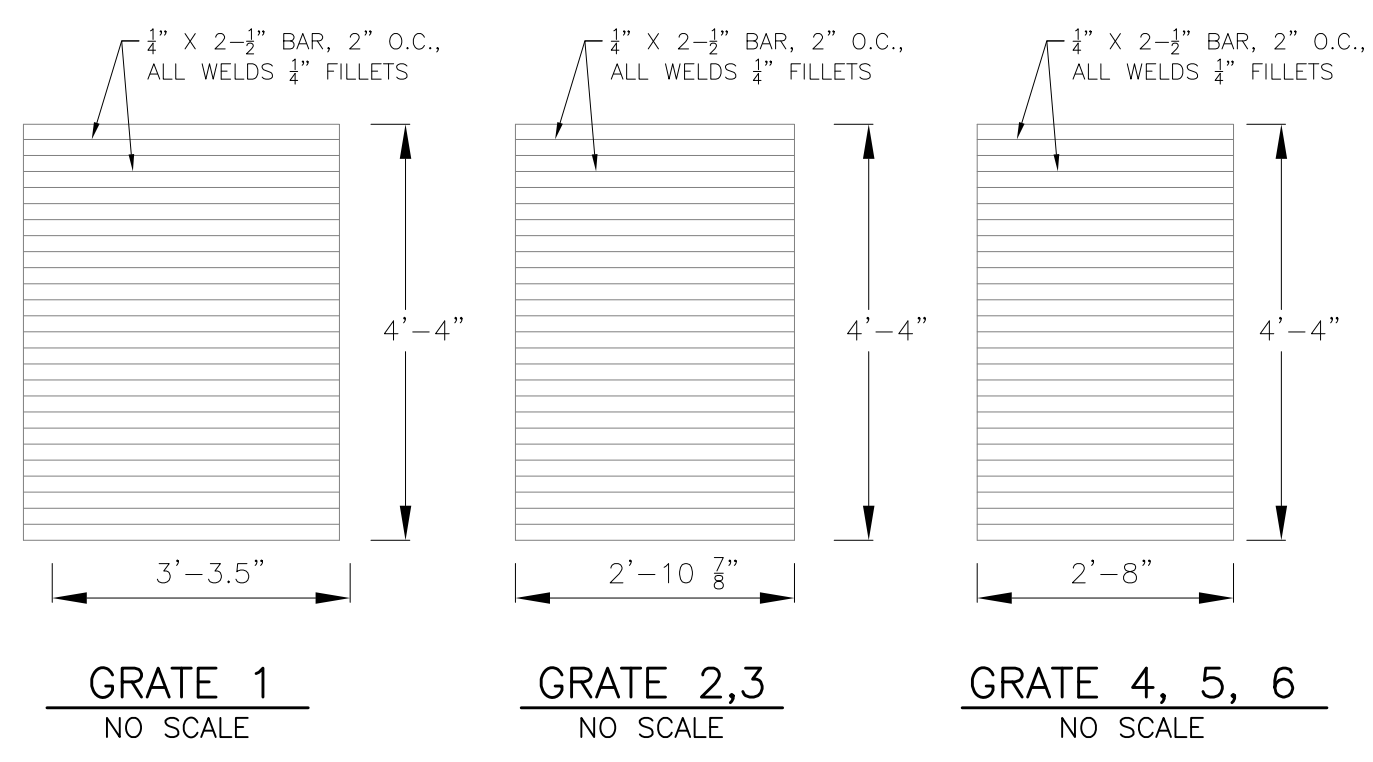


DETAIL A
NO SCALE

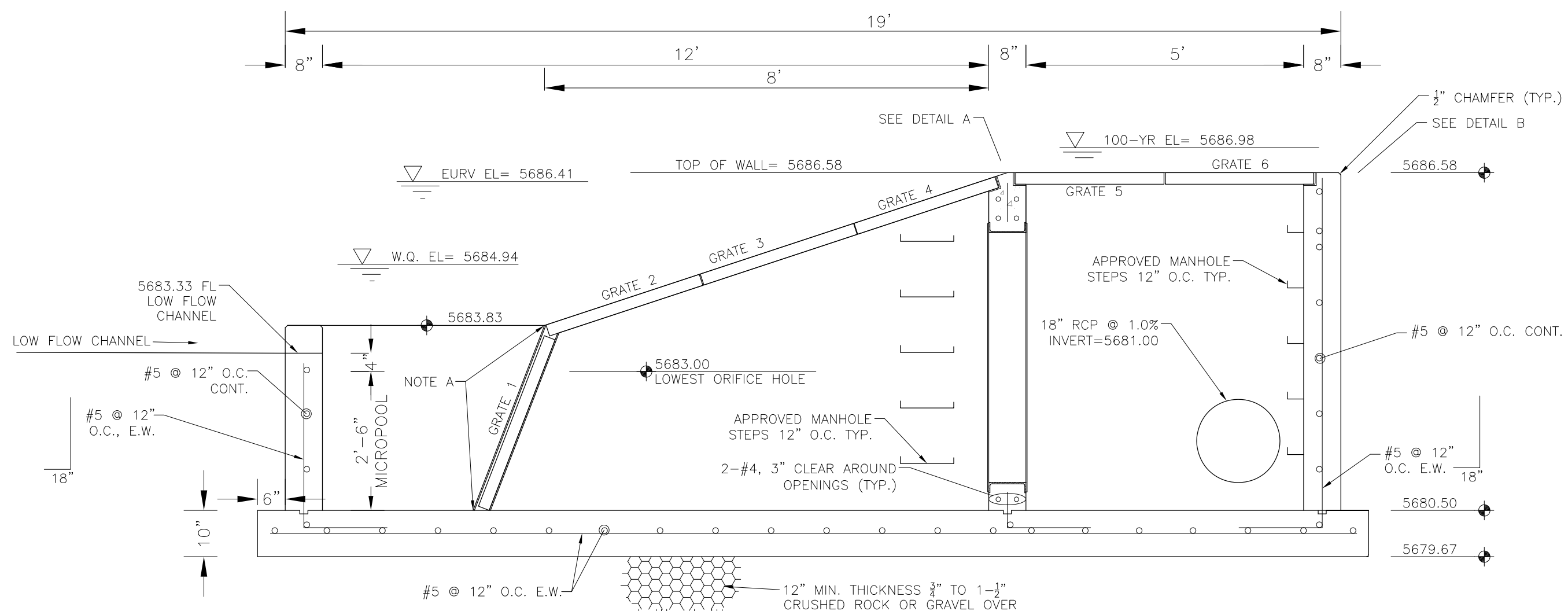


DETAIL B
NO SCALE

NOTE:
AFTER CONCRETE STRUCTURE HAS BEEN POURED
ALL GRATE DIMENSIONS SHALL BE FIELD VERIFIED
PRIOR TO GRATE CONSTRUCTION



OUTLET STRUCTURE DETAIL - PLAN VIEW
NO SCALE

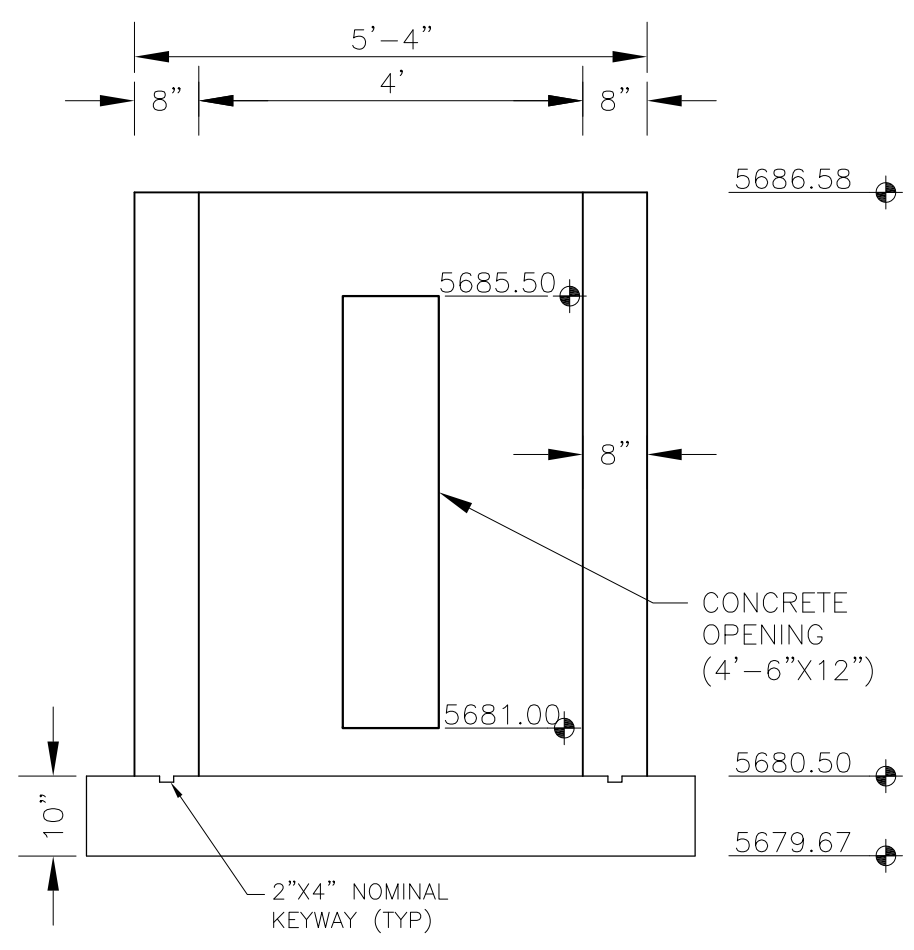


OUTLET STRUCTURE DETAIL - SECTION A-A
NO SCALE

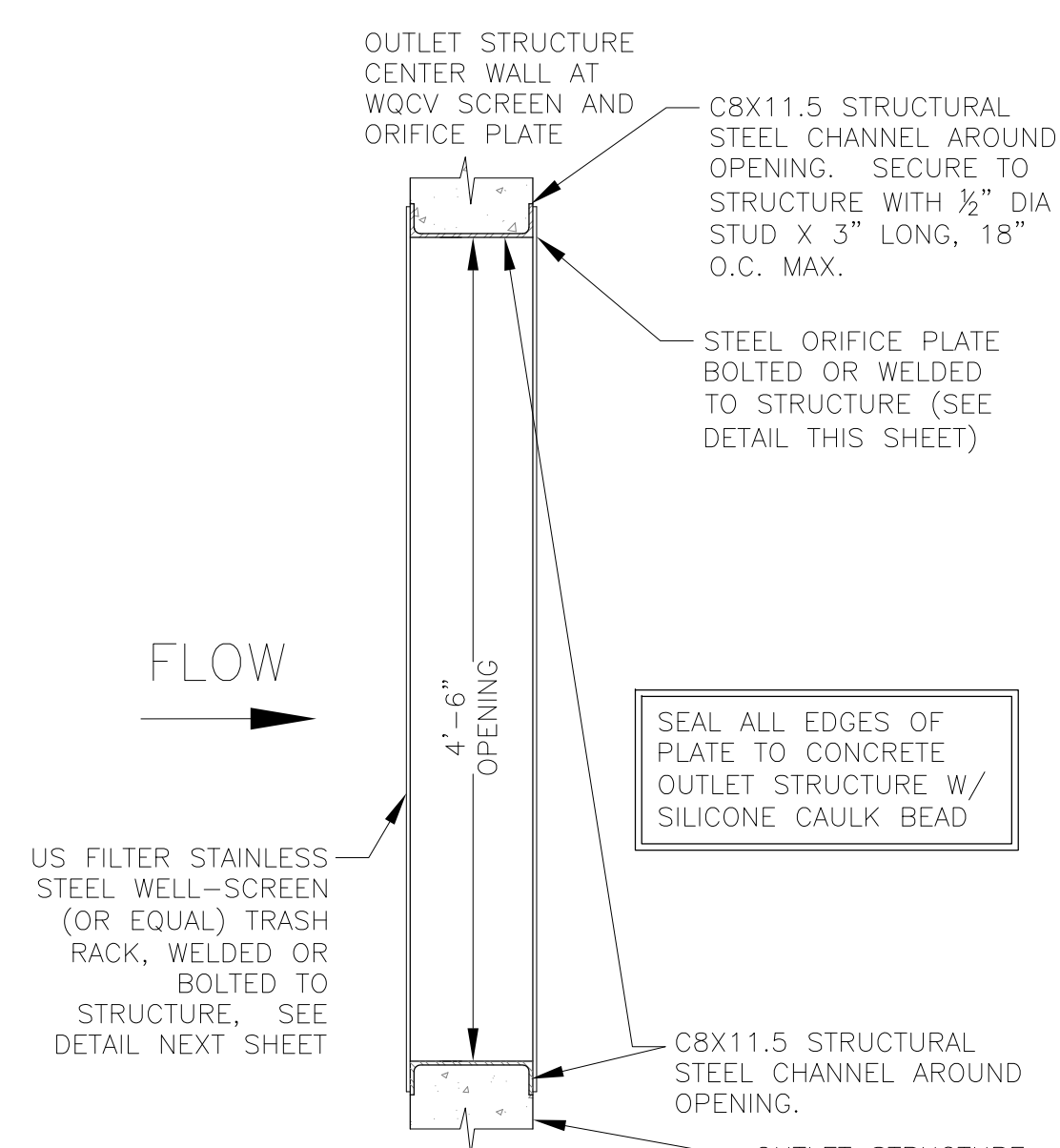
OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
- GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE FOR THE MINIMUM LAP SPLICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE A TWO-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE, UNLESS OTHERWISE NOTED.

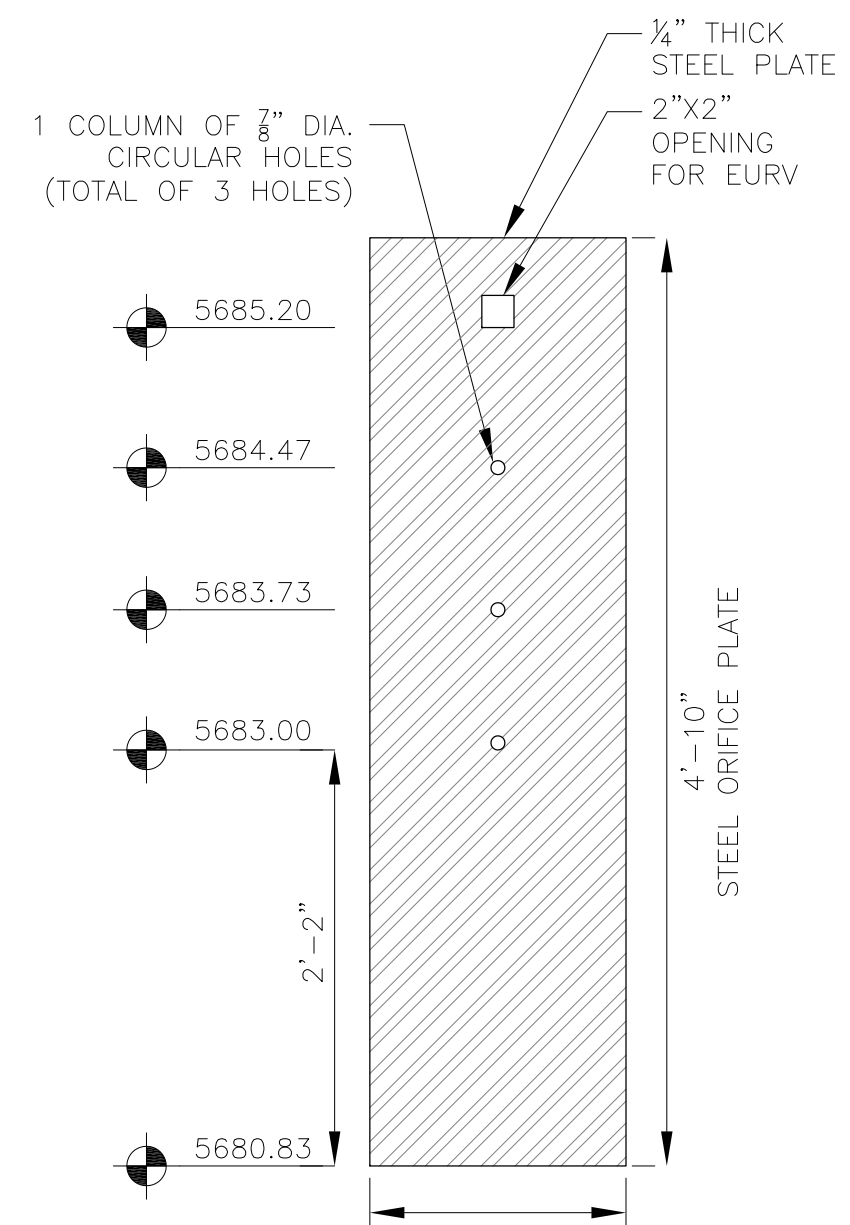
BAR SIZE	#4	#5	#6
MIN. SPLICE LENGTH	1'-3"	1'-7"	2'-0"
- CONCRETE FOR THE OUTLET STRUCTURE AND FOREBAY SHALL BE CDOT CLASS D CONCRETE.
- CONCRETE FOR DRAIN CHANNELS SHALL BE CDOT CLASS B CONCRETE
- EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK, SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE AND THE JOINT SHALL BE SEALED, REFER TO DETAILS.
- ALL EXPOSED CONCRETE CORNERS SHALL HAVE A 3/8" CHAMFER UNLESS OTHERWISE NOTED.
- SUBGRADE TO BE 12" THICK CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM M698 UNDER STRUCTURE.
- REFER TO SHEET XX FOR PRESEDIMENTATION/FOREBAY DESIGN.
- ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING CONSTRUCTION OF OUTLET STRUCTURE TO SCHEDULE OBSERVATION VISITS FOR STRUCTURES.



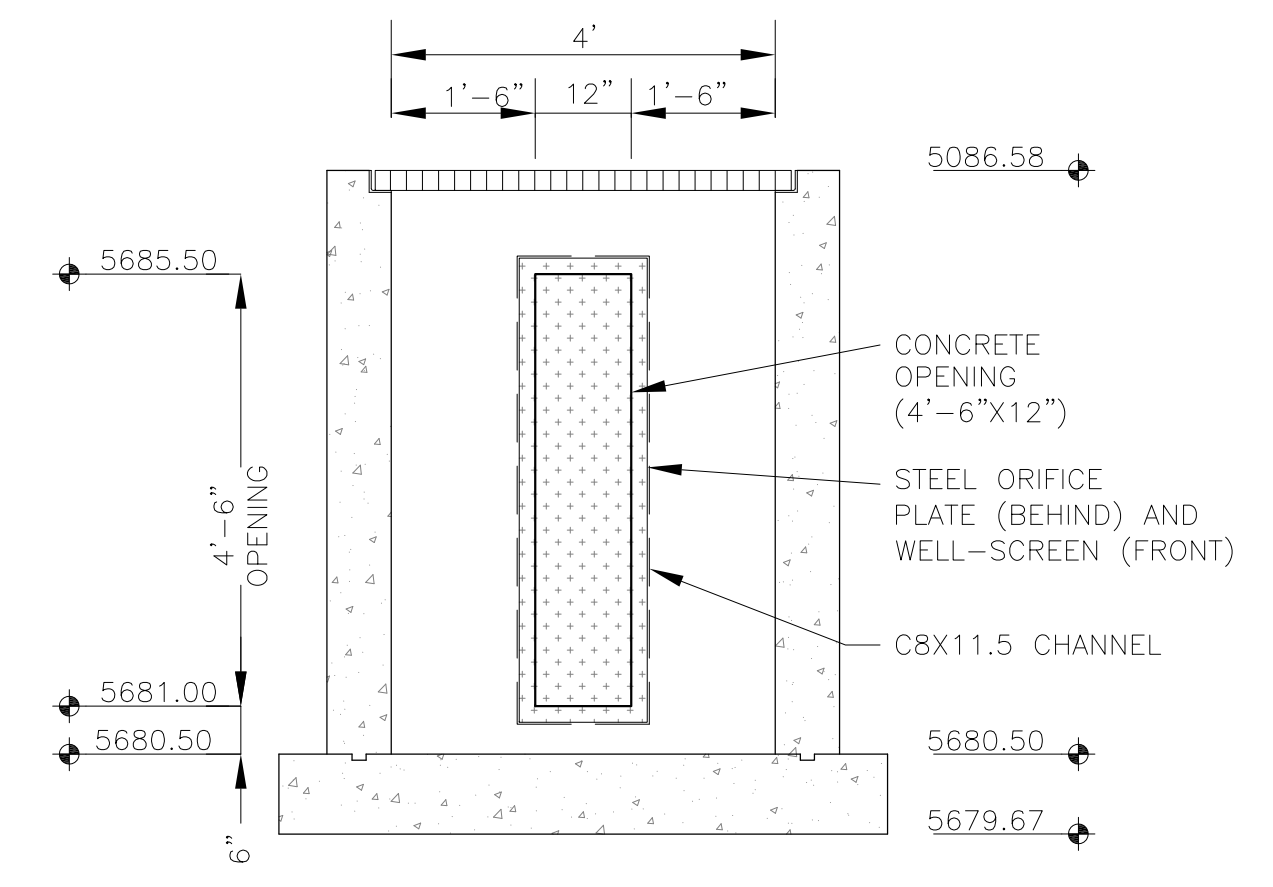
OUTLET STRUCTURE DETAIL - SECTION B-B
NO SCALE



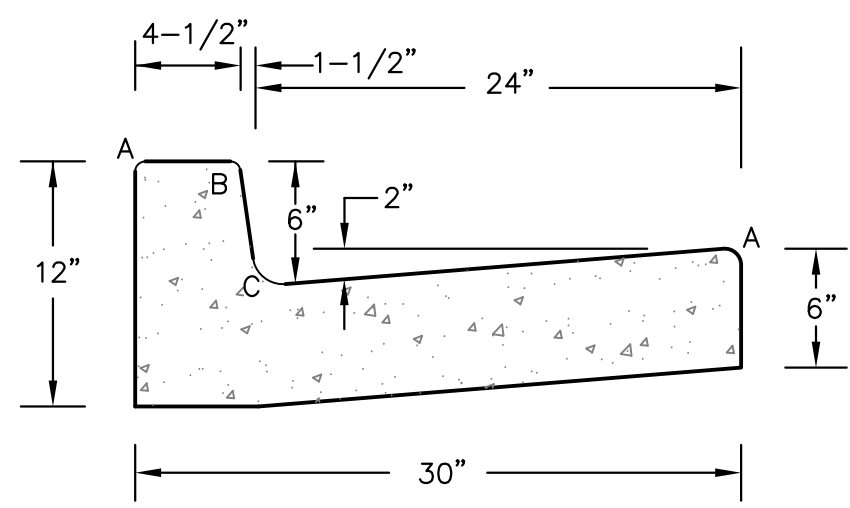
TRASH RACK DETAIL
NO SCALE



ORIFICE PLATE DETAIL
NO SCALE



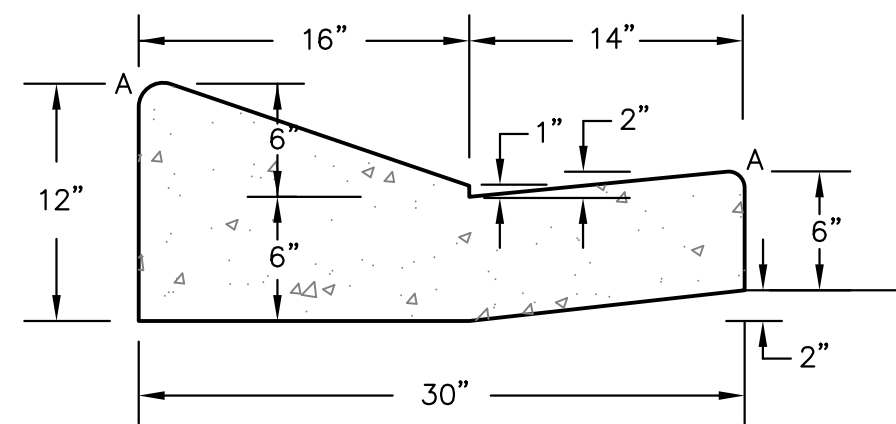
OUTLET STRUCTURE DETAIL - SECTION B-B
NO SCALE



TYPE 'A'
VERTICAL CURB AND GUTTER
SCALE 1" = 1'-0"

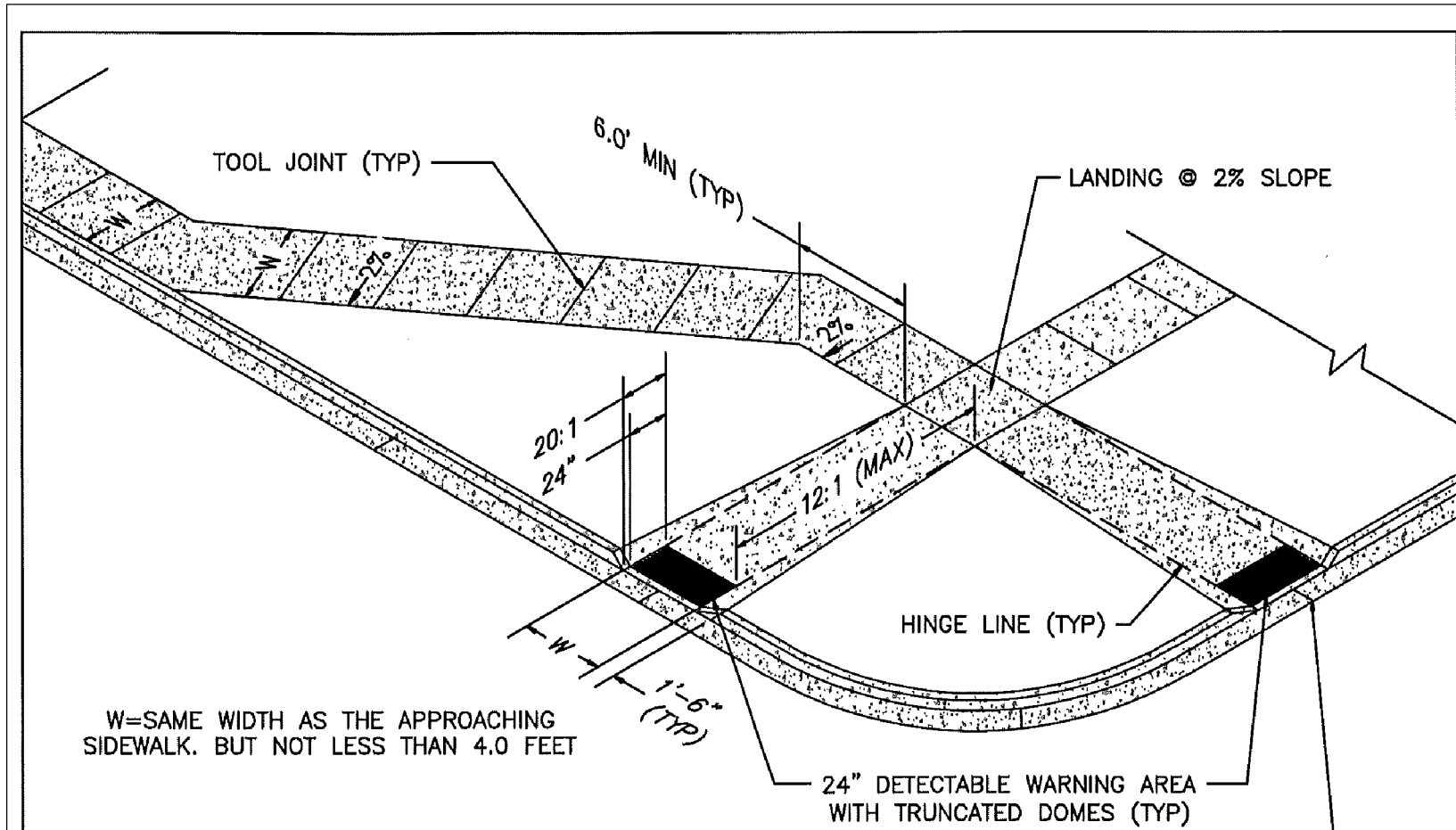
Provide detail for parallel pedestrian ramp as proposed in this plan set.

LENGTH FOR RADI	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"



TYPE 'C'
RAMP CURB AND GUTTER
SCALE 1" = 1'

CURB DETAILS (ECM SD 2-20)



W=SAME WIDTH AS THE APPROACHING SIDEWALK, BUT NOT LESS THAN 4.0 FEET

24" DETECTABLE WARNING AREA WITH TRUNCATED DOMES (TYP)

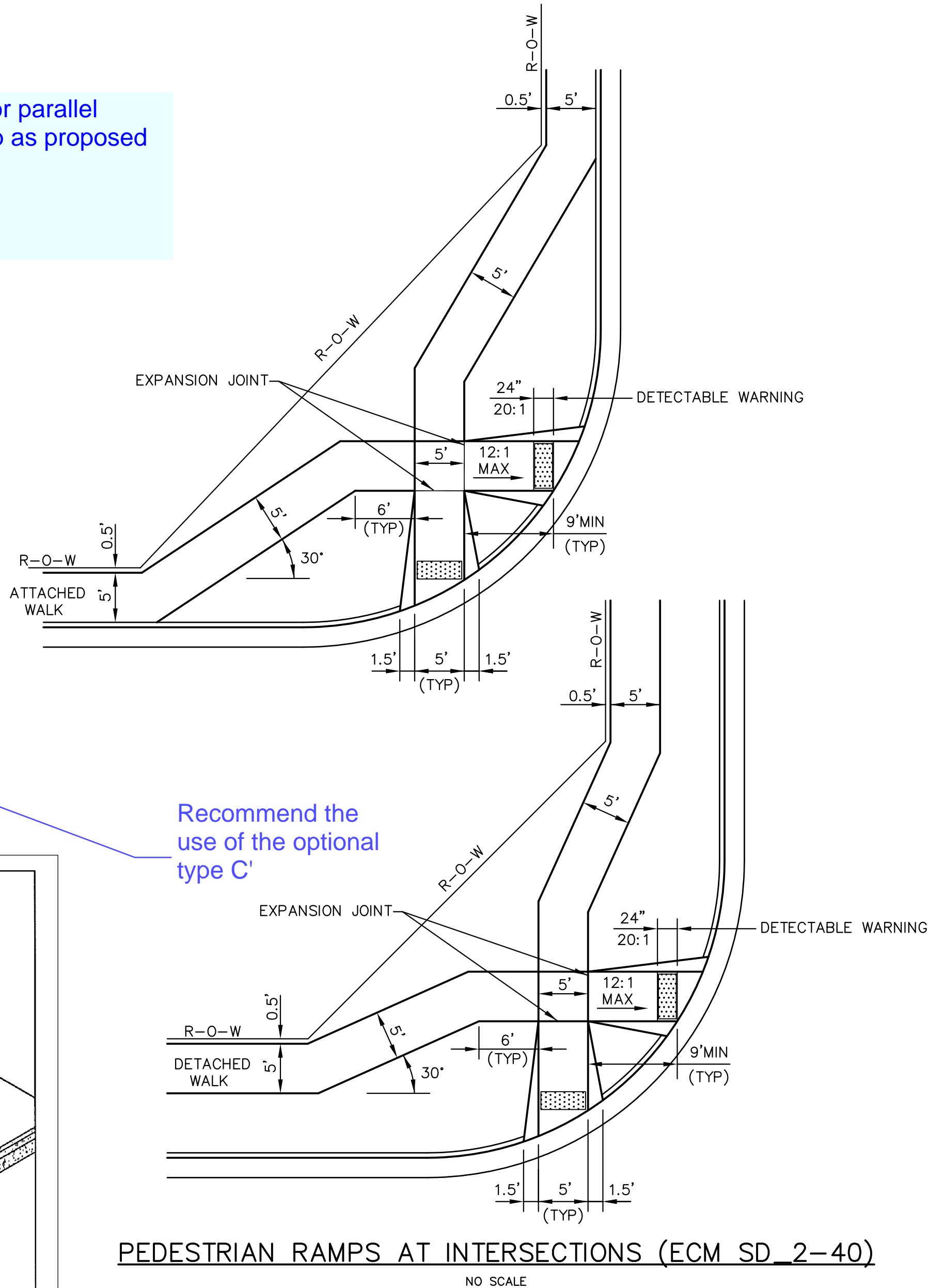
PEDESTRIAN RAMP NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
- RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS.
- DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
- DETECTABLE WARNING AREA SHALL BE PREFABRICATED REDDISH INTEGRALLY COLORED TRUNCATED-DOMES.
- THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
- RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
- ALL RAMP WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMP WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
- AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.

LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

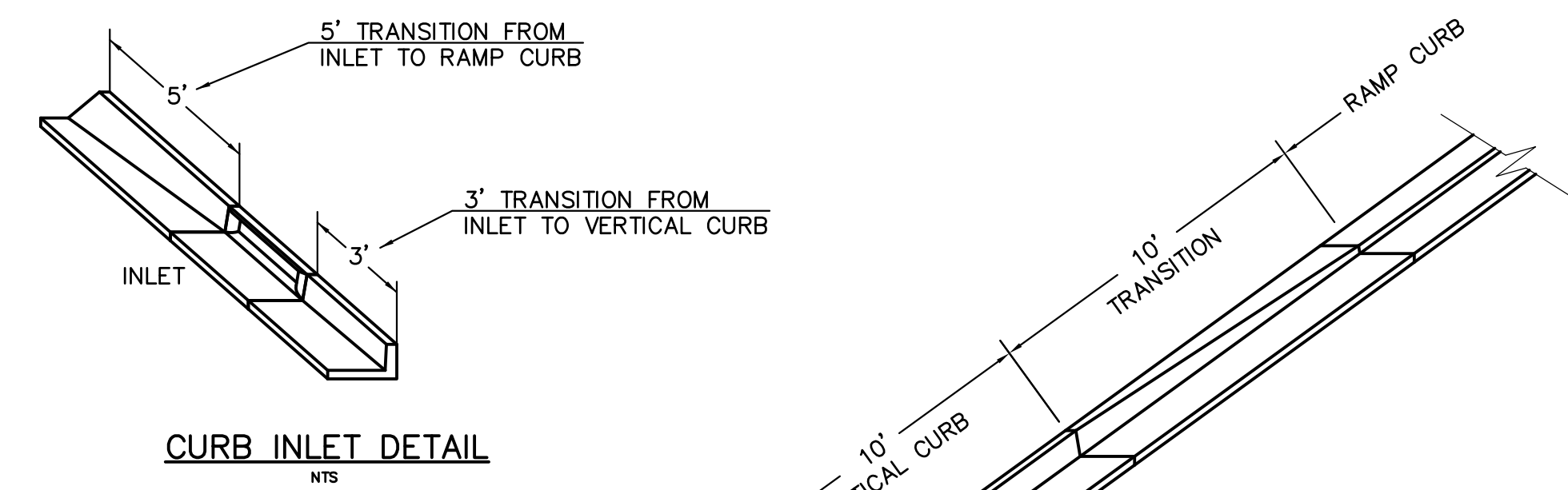
GENERAL NOTES

- WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
- PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMP ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMP.
- AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMP, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

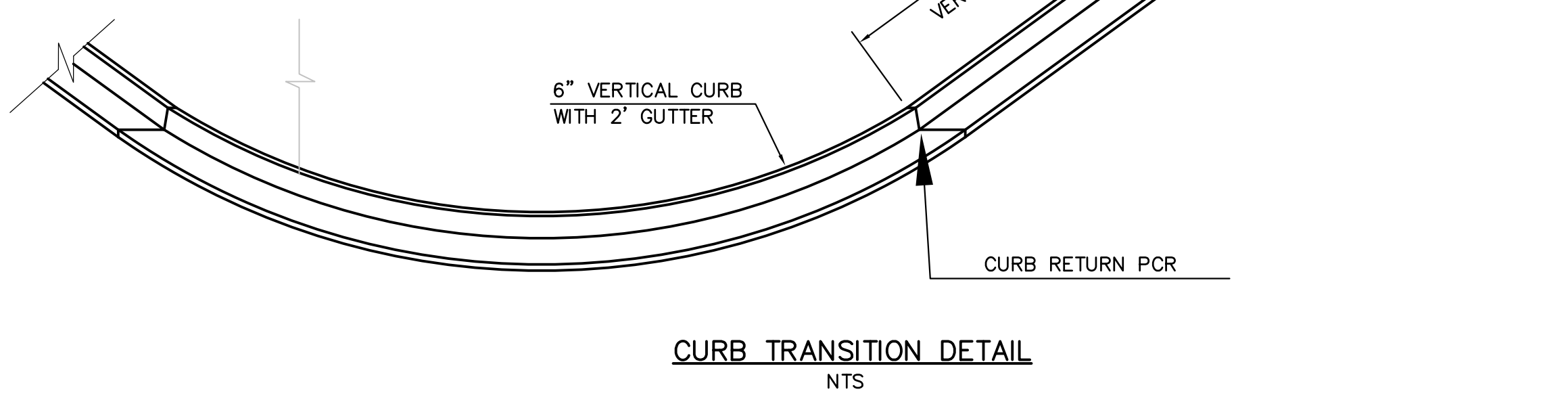


PEDESTRIAN RAMPS AT INTERSECTIONS (ECM SD 2-40)
NO SCALE

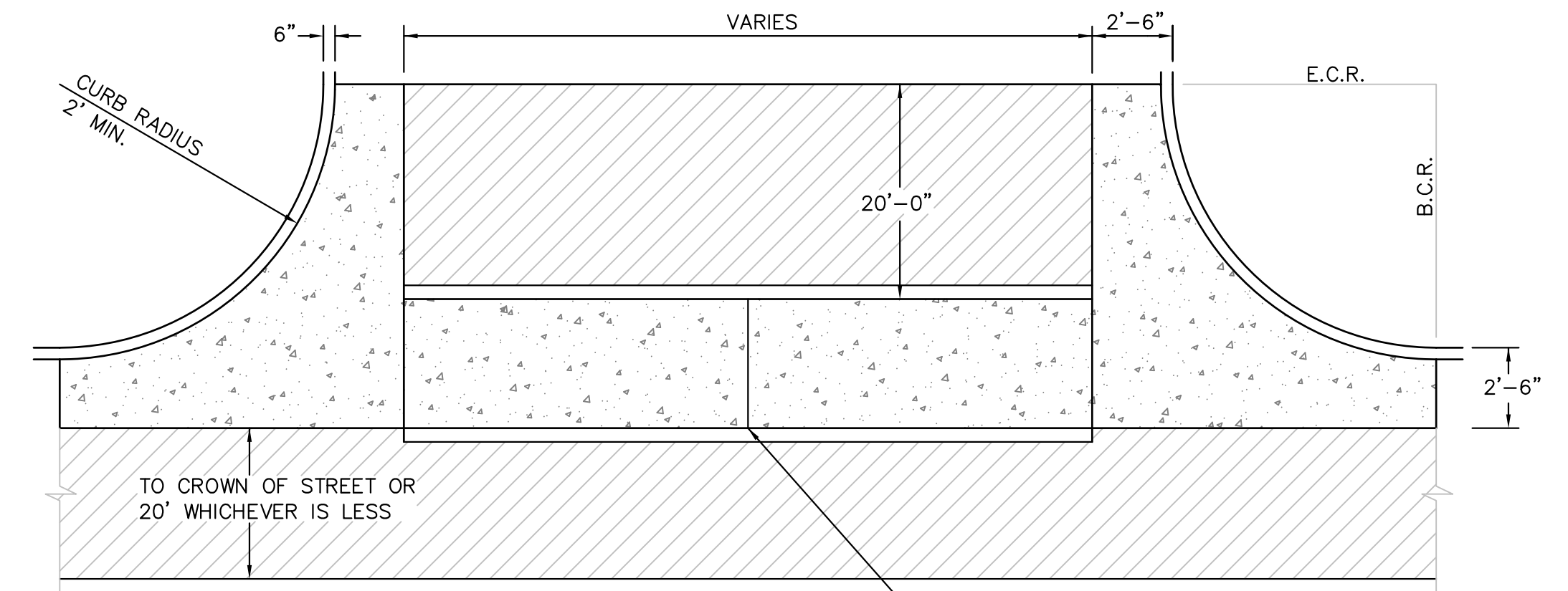
Recommend the use of the optional type C'



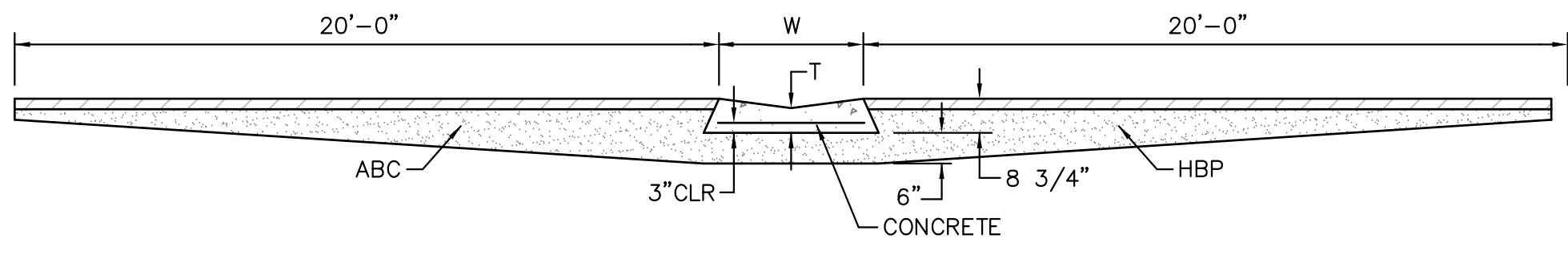
CURB INLET DETAIL
NTS



CURB TRANSITION DETAIL
NTS

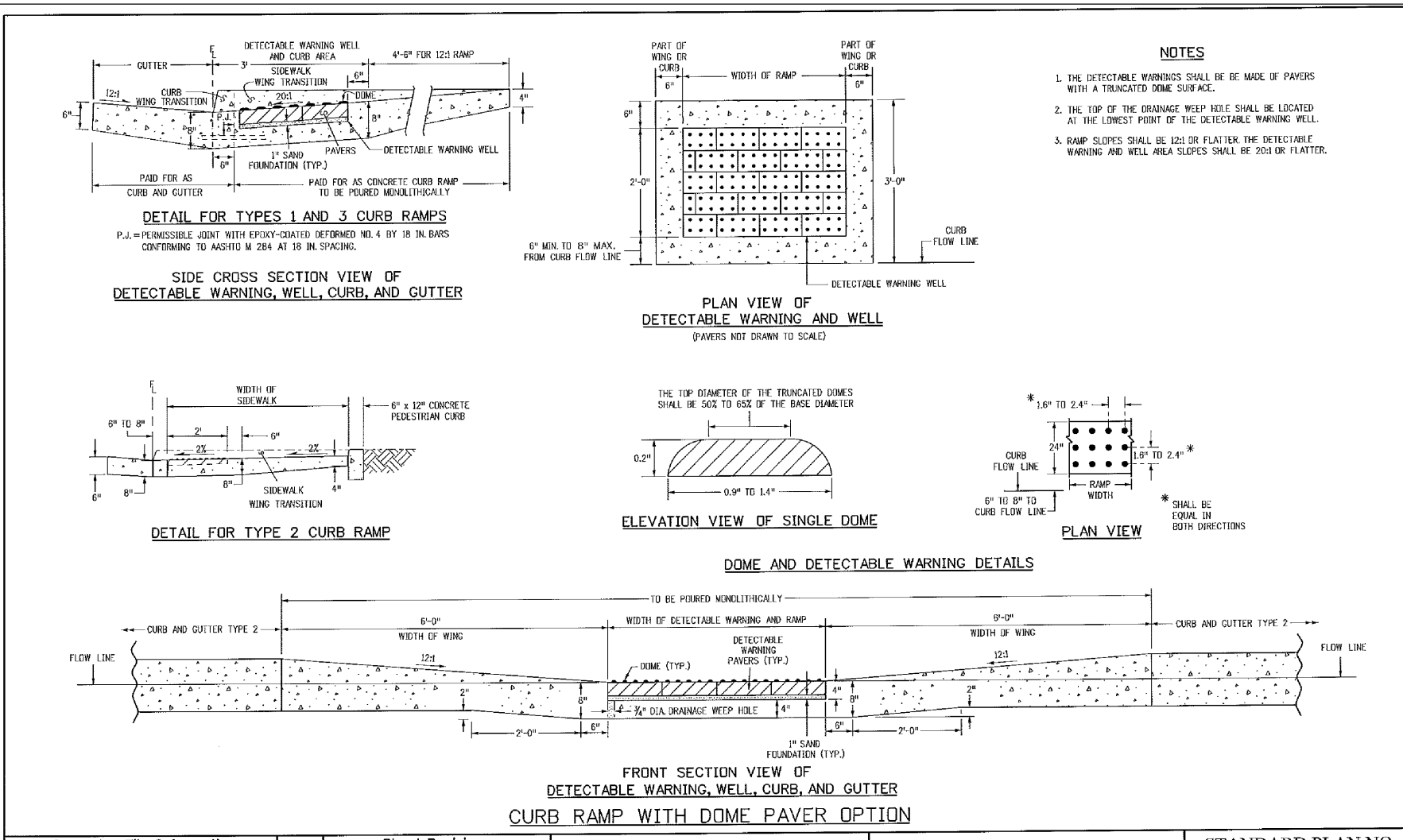


PLAN VIEW



TYPICAL CROSSSPAN LAYOUT (ECM SD 2-26)
NO SCALE

- NOTES**
- W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, 10' FOR ARTERIAL ROADS.
 - T = SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8" PCC, OR 9" FOR COLLECTORS MINIMUM WITH 6x6 - 4.4 WWF OR #4 @ 18"E.W.
 - 3" = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
 - DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.



TRUNCATED DOME DETAILS (ECM SD 2-42)
NO SCALE

Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
C:\projects\100_030\const-street-storm-C10_1-DETAILS.dwg User: RLS Date: 1/18/11 Project: 100-030	01: Initial 02: Revisions	Project Development Branch DD/LTA	M-608-1 Sheet No. 6 of 6

CORE ENGINEERING GROUP
15004 1ST AVE. S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceeg1.com

DATE: _____

DESCRIPTION: _____

NO. _____

PROJECT: **CARRIAGE MEADOWS SOUTH**
212 N. WAHATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
FONTAINE BLVD. CARRIAGE MEADOWS DR.
EL PASO COUNTY, COLORADO
CONTACT: JEFF MARK

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

ROADWAY DETAIL SHEET

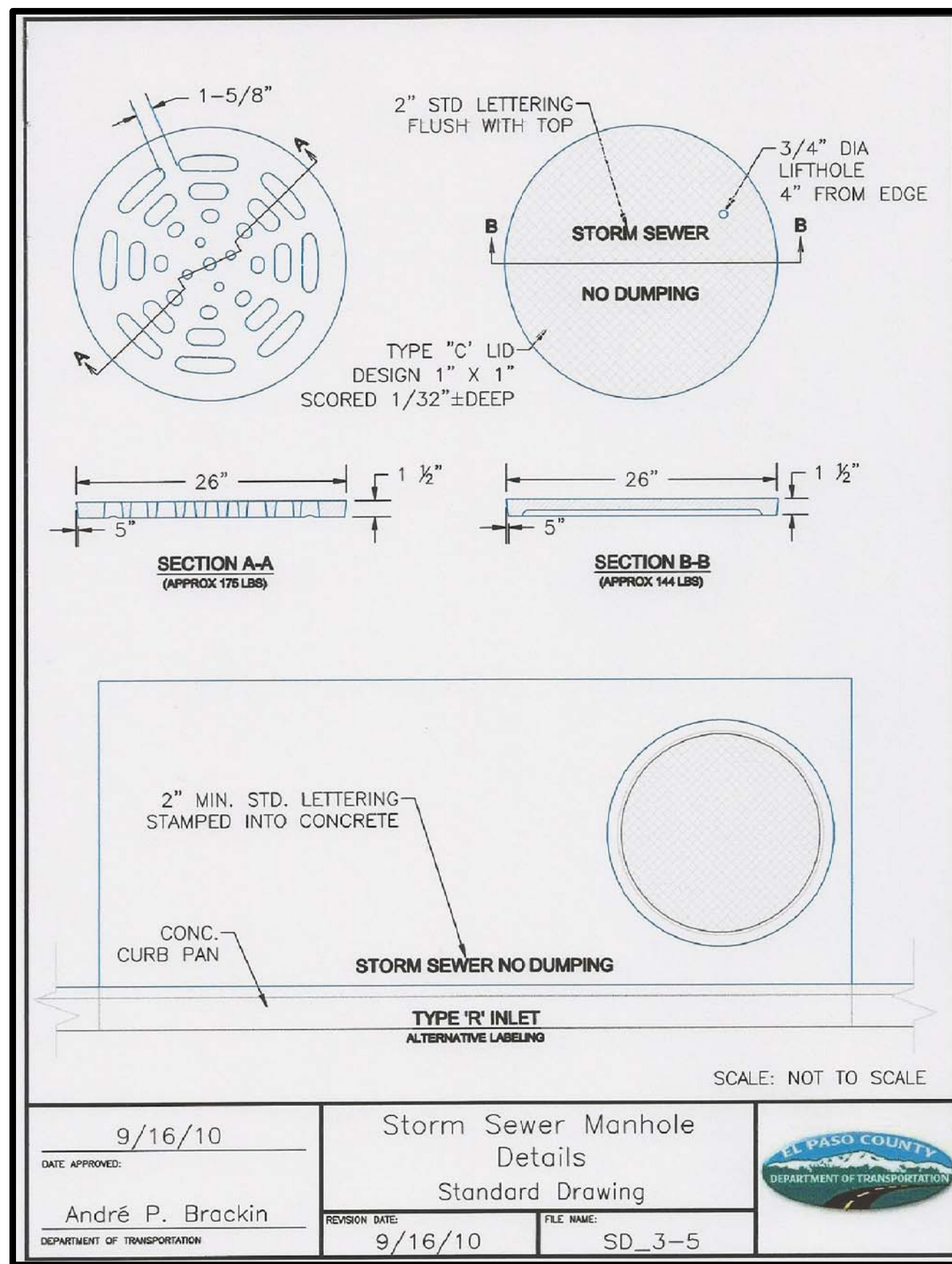
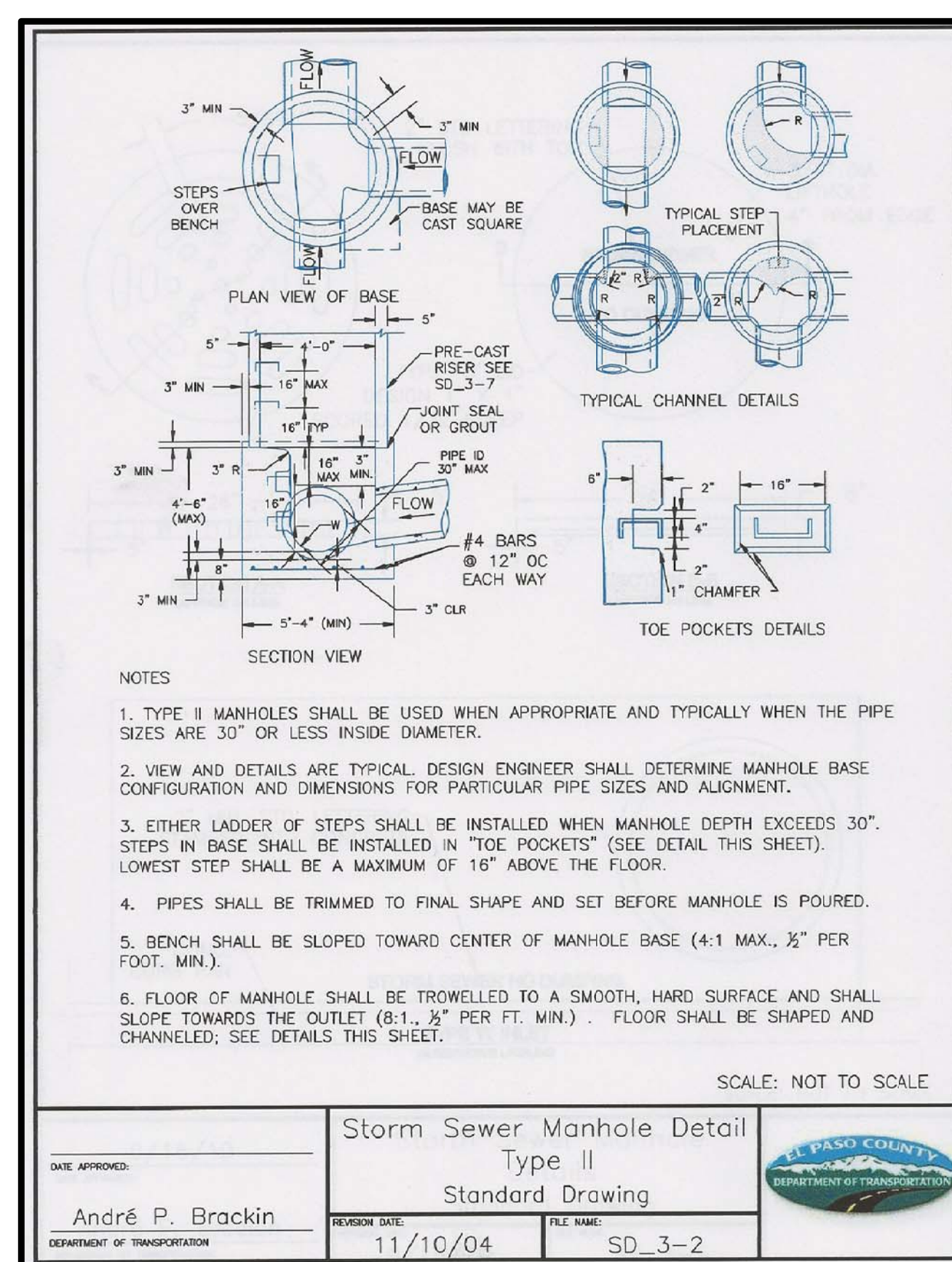
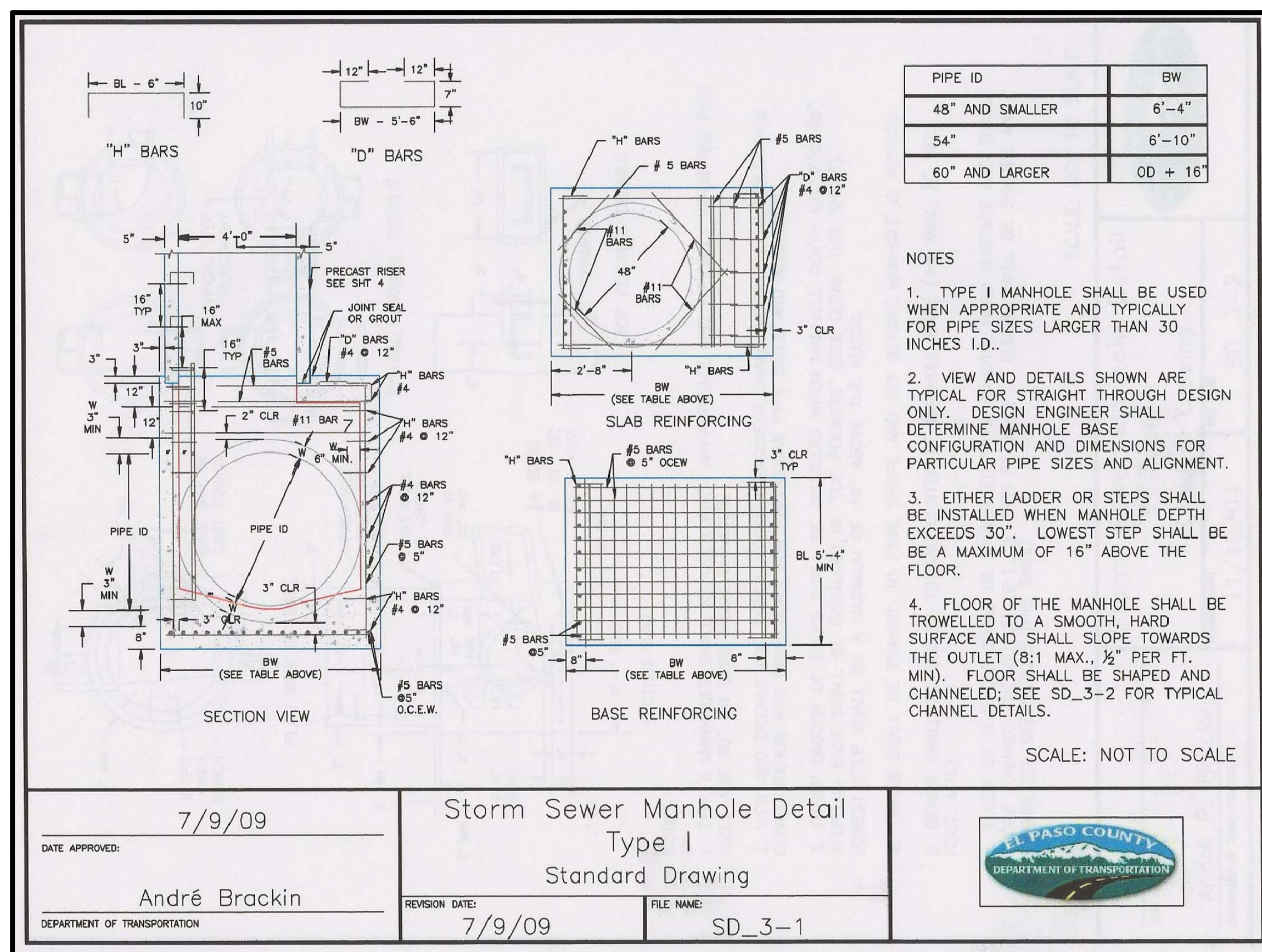
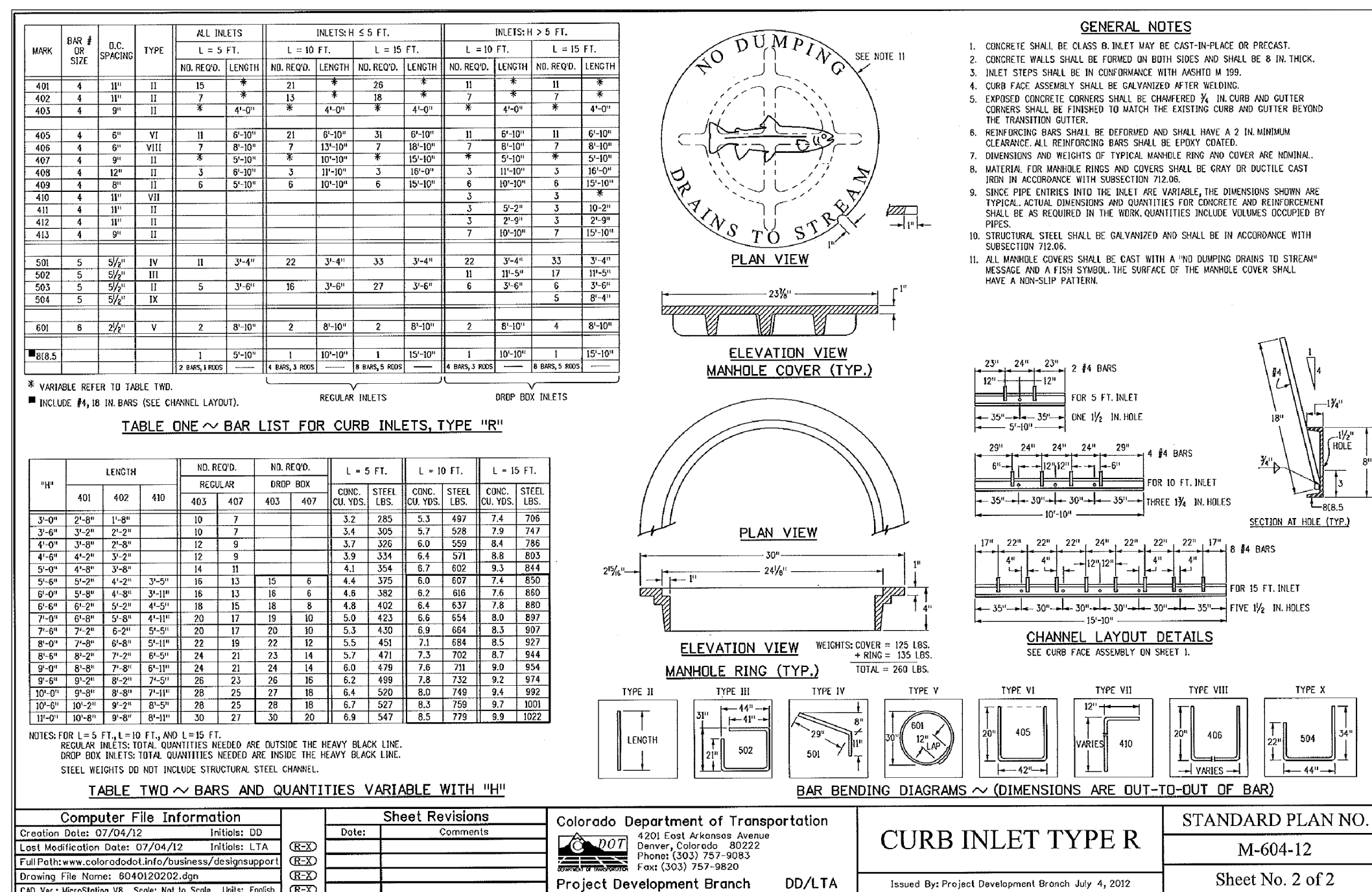
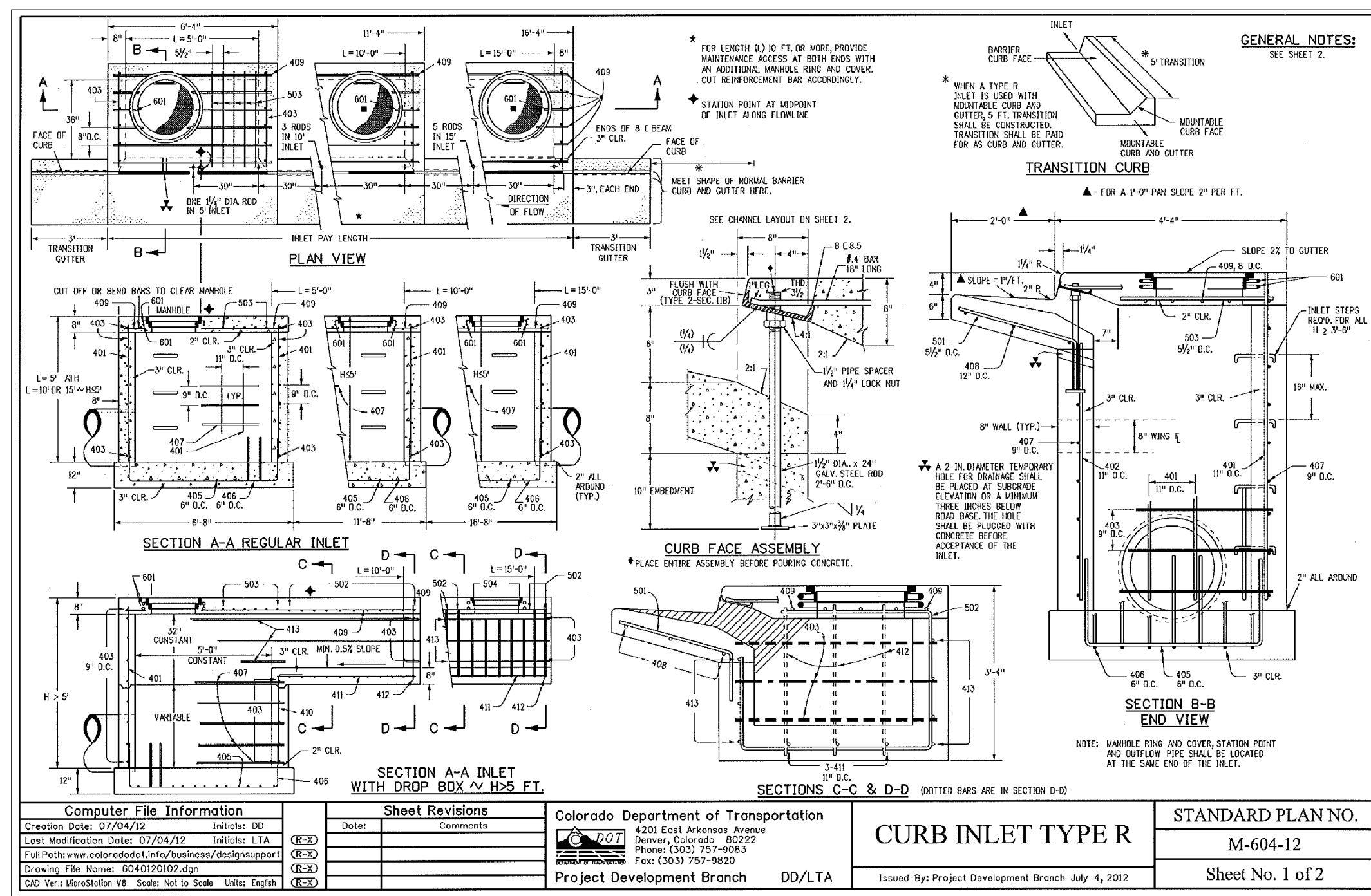
DATE: MARCH, 2017

PROJECT NO.: 100.030

SHEET NUMBER: C10.1

TOTAL SHEETS: 37

P: 100_030.const-street-storm-C10_1-DETAILS.dwg Apr 03, 2017 - 12:10pm



Markup Summary

dsdnijkamp (171)



Subject: Text Box

Page Label: 1

Lock: Unlocked

Status:

Checkmark: Unchecked

Author: dsdnijkamp

Date: 5/31/2017 7:54:30 AM

Color: ■

Please show the name of this document to be the same as the proposed Plat name (i.e. filing no 1?).



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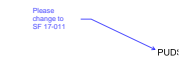
Checkmark: Unchecked

Author: dsdnijkamp

Date: 5/30/2017 9:12:28 AM

Color: ■

Please add: Construction documents will be valid for a period of 2 years from the date signed by the El Paso County Engineer".



Subject: Callout

Page Label: 1

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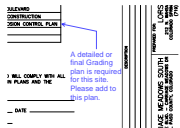
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Author: dsdnijkamp

Date: 5/25/2017 3:57:40 PM

Color: ■

Please change to SF 17-011



Subject: Callout

Page Label: 1

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Status:

Checkmark: Unchecked

Author: dsdnijkamp

Date: 5/30/2017 1:52:28 PM

Color: ■

A detailed or final Grading plan is required for this site. Please add to this plan.



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Page Label: 2

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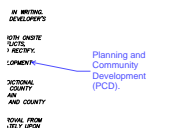
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Author: dsdnijkamp

Date: 5/31/2017 3:29:33 PM

Color: ■

Planning and Community Development (PCD).



Subject: Callout

Page Label: 2

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Status:

Checkmark: Unchecked

Author: dsdnijkamp

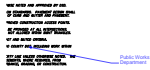
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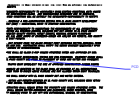
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Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 4:59:43 PM
Color: ■

show on plan.



Subject: Callout
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/25/2017 3:51:59 PM
Color: ■

Public Works Department



Subject: Callout
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/25/2017 3:51:02 PM
Color: ■

PCD



Subject: Callout
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/25/2017 3:50:47 PM
Color: ■

PCD



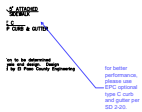
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PCD



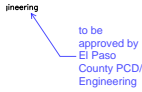
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Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/25/2017 4:47:28 PM
Color: ■

Please add posted speed and design speed to this document.



Subject: Callout
Page Label: 3
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Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/25/2017 4:49:31 PM
Color: ■

for better performance, please use EPC optional type C curb and gutter per SD 2-20.



Subject: Callout
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 9:15:59 AM
Color: ■

to be approved by El Paso County PCD/ Engineering



Subject: Text Box
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 7:52:40 AM
Color: ■

Please show cross section of Carriage Meadows Drive just before the intersection with Fontaine.

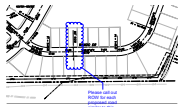


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Page Label: 3
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Author: dsdnijkamp
Date: 5/31/2017 8:49:03 AM
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please show the anticipated 'ultimate' condition

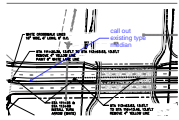


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Date: 5/25/2017 4:47:37 PM
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Subject: Cloud+
Page Label: 4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 9:20:51 AM
Color: ■

Please call out ROW for each proposed road similar to this.



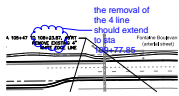
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Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 5:22:19 PM
Color: ■

call out existing type median



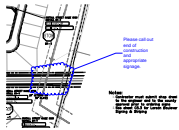
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Page Label: 5
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Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 6/1/2017 8:42:02 AM
Color: ■

A pedestrian refuge area is required at any location where the crossing length exceeds 48'



Subject: Cloud+
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 6/1/2017 7:39:48 AM
Color: ■

the removal of the 4 line should extend to sta 109+77.85



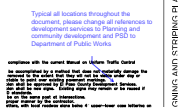
Subject: Cloud+
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 6/1/2017 8:26:13 AM
Color: ■

Please call out end of construction and appropriate signage.



Subject: Cloud+
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 6/1/2017 8:22:56 AM
Color: ■

please call out appropriate end of road signage at this location.



Subject: Callout
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/25/2017 4:54:27 PM
Color: ■

Typical all locations throughout the document, please change all references to development services to Planning and community development and PSD to Department of Public Works



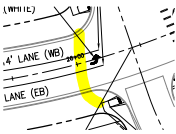
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Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 6/1/2017 8:21:48 AM
Color: ■

please provide appropriate speed limit signs on Lorson.



Subject: Text Box
Page Label: 7
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Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 6/1/2017 8:43:35 AM
Color: ■

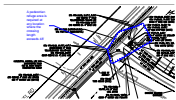
Please provide painted crosswalks where appropriate on Lorson and Carriage Meadows



Subject: Highlight
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 6/1/2017 8:44:46 AM
Color: ■

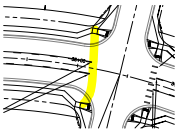


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Date: 5/31/2017 9:25:48 AM
Color: ■

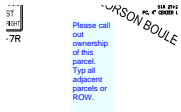


Subject: Cloud+
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 6/1/2017 8:41:16 AM
Color: ■

A pedestrian refuge area is required at any location where the crossing length exceeds 48'

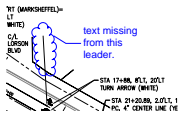


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Author: dsdnijkamp
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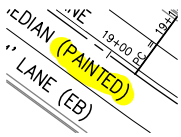
Subject: Text Box
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 6/1/2017 7:41:56 AM
Color: ■

Please call out ownership of this parcel. Typ all adjacent parcels or ROW.



Subject: Cloud+
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 6/1/2017 8:06:29 AM
Color: ■

text missing from this leader.



Subject: Highlight
Page Label: 7
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Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 9:25:57 AM
Color: ■

Please label this parcel.

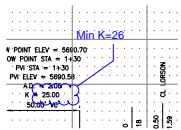
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Page Label: 7
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Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 9:28:04 AM
Color: ■

Please label this parcel.



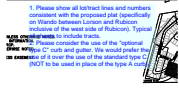
Subject: Cloud+
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 6/1/2017 8:30:26 AM
Color: ■

Please call out taper length and stacking length and confirm meets ECM. typical all locations.



Subject: Cloud+
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 10:35:14 AM
Color: ■

Min K=26



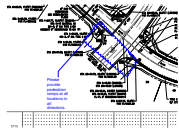
Subject: Text Box
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 10:23:57 AM
Color: ■

1. Please show all lot/tract lines and numbers consistent with the proposed plat (specifically on Wando between Lorson and Rubicon inclusive of the west side of Rubicon). Typical all sheets to include tracts.
 2. Please consider the use of the "optional type C" curb and gutter. We would prefer the use of it over the use of the standard type C (NOT to be used in place of the type A curb).



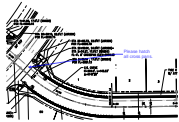
Subject: Cloud+
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 9:33:42 AM
Color: ■

I have concerns with this lot's access. Please show property lines in this area to confirm this lot has adequate access width,



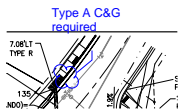
Subject: Cloud+
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 9:37:21 AM
Color: ■

Please provide pedestrian ramps at all locations in all directions.



Subject: Callout
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 1:53:00 PM
Color: ■

Please hatch all cross pans.



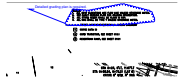
Subject: Cloud+
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 10:22:07 AM
Color: ■

Type A C&G required



Subject: Cloud+
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 8:01:16 AM
Color: ■

Please call out "CDOT" for the type R inlet



Subject: Cloud+
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 2:38:32 PM
Color: ■

Detailed grading plan is required.



Subject: Cloud+
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 10:39:43 AM
Color: ■

Please call out vertical curb adjacent to all tracts and provide appropriate transitions to ramp curb, typ adjacent to all tracts.

Please call out all tracts.

Subject: Text Box
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 2:37:11 PM
Color: ■

Please call out all tracts.



Subject: Callout
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 10:43:30 AM
Color: ■

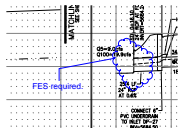
this is lat B, please call out inlet type and size.

7, 19.24' RT
 D. TO INLET DP-2
 50 (SEE LAT B)



Subject: Highlight
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 2:21:44 PM
Color: ■

FES required.

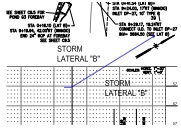


Subject: Cloud+
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 2:41:59 PM
Color: ■



Subject: Callout
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 2:21:18 PM
Color: ■

please add by whom and approved date.

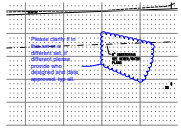


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Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 10:43:44 AM
Color: ■



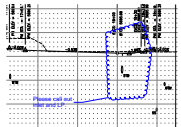
Subject: Cloud+
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 2:46:49 PM
Color: ■

Pedestrian ramps required



Subject: Cloud+
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 10:52:47 AM
Color: ■

Please clarify if in this set or a different set, if different please provide who designed and date approved. typ all.



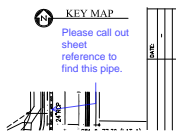
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Author: dsdnijkamp
Date: 5/30/2017 2:48:07 PM
Color: ■

Please call out inlet and LP.



Subject: Cloud+
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 10:47:02 AM
Color: ■

provide a pedestrian ramp crossing at this location.

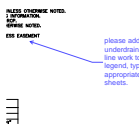


Subject: Callout
Page Label: 10
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Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 2:50:05 PM
Color: ■

Please call out sheet reference to find this pipe.

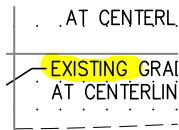


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Author: dsdnijkamp
Date: 5/30/2017 3:08:51 PM
Color: ■

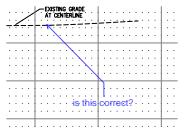


Subject: Callout
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:07:21 PM
Color: ■

please add underdrain line work to legend, typ all appropriate sheets.

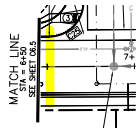


Subject: Highlight
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:07:46 PM
Color: ■



Subject: Callout
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:08:24 PM
Color: ■

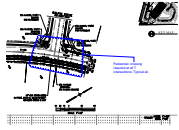
is this correct?



Subject: Highlight
Page Label: 13
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 10:57:30 AM
Color: ■

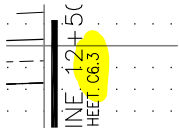


Subject: Callout
Page Label: 13
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:17:58 PM
Color: ■

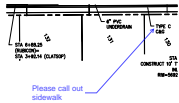


Subject: Cloud+
Page Label: 13
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:17:31 PM
Color: ■

Pedestrian crossing required at all T intersections.
 Typical all.

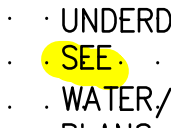


Subject: Highlight
Page Label: 13
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:22:01 PM
Color: ■

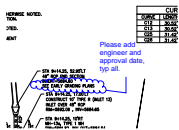


Subject: Callout
Page Label: 13
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:16:30 PM
Color: ■

Please call out sidewalk

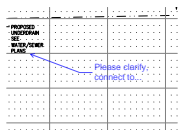


Subject: Highlight
Page Label: 13
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:15:27 PM
Color: ■



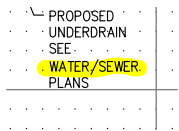
Subject: Cloud+
Page Label: 13
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:11:07 PM
Color: ■

Please add engineer and approval date, typ all.

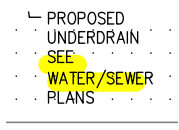


Subject: Callout
Page Label: 13
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:15:50 PM
Color: ■

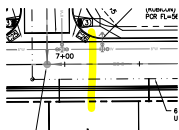
Please clarify, connect to...



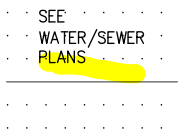
Subject: Highlight
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Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:15:31 PM
Color: ■



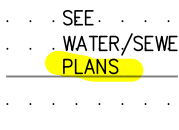
Subject: Highlight
Page Label: 13
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:19:25 PM
Color: ■



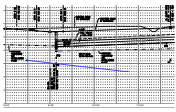
Subject: Highlight
Page Label: 13
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 10:57:29 AM
Color: ■



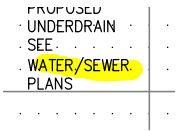
Subject: Highlight
Page Label: 13
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:19:27 PM
Color: ■



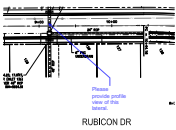
Subject: Highlight
Page Label: 13
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:15:32 PM
Color: ■



Subject: Callout
 Page Label: 13
 Lock: Unlocked
 Status:
 Checkmark: Unchecked
 Author: dsdnijkamp
 Date: 5/30/2017 3:19:32 PM
 Color: ■

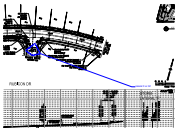


Subject: Highlight
 Page Label: 13
 Lock: Unlocked
 Status:
 Checkmark: Unchecked
 Author: dsdnijkamp
 Date: 5/30/2017 3:15:29 PM
 Color: ■



Subject: Callout
 Page Label: 13
 Lock: Unlocked
 Status:
 Checkmark: Unchecked
 Author: dsdnijkamp
 Date: 5/31/2017 8:40:56 AM
 Color: ■

Please provide profile view of this lateral.

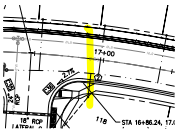


Subject: Cloud+
 Page Label: 14
 Lock: Unlocked
 Status:
 Checkmark: Unchecked
 Author: dsdnijkamp
 Date: 5/31/2017 10:58:32 AM
 Color: ■

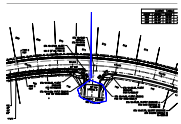
lateral F or G?



Subject: Highlight
 Page Label: 14
 Lock: Unlocked
 Status:
 Checkmark: Unchecked
 Author: dsdnijkamp
 Date: 5/31/2017 10:58:08 AM
 Color: ■

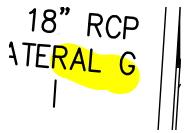


Subject: Highlight
 Page Label: 14
 Lock: Unlocked
 Status:
 Checkmark: Unchecked
 Author: dsdnijkamp
 Date: 5/31/2017 10:59:53 AM
 Color: ■

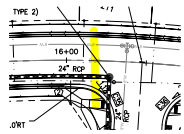


Subject: Cloud+
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 2:51:50 PM
Color: ■

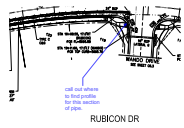
One pedestrian ramp crossing required.



Subject: Highlight
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 10:58:05 AM
Color: ■

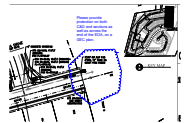


Subject: Highlight
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 10:59:52 AM
Color: ■



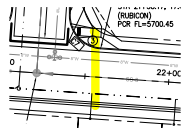
Subject: Callout
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 10:59:22 AM
Color: ■

call out where to find profile for this section of pipe.

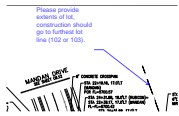


Subject: Cloud+
Page Label: 15
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:46:23 PM
Color: ■

Please provide protection on both C&G end sections as well as across the end of the EOA, on a GEC plan.

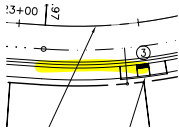


Subject: Highlight
Page Label: 15
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:36:11 PM
Color: ■

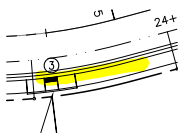


Subject: Callout
Page Label: 15
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:47:42 PM
Color: ■

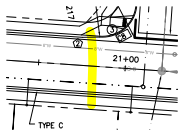
Please provide extents of lot, construction should go to furthest lot line (102 or 103).



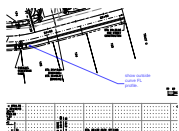
Subject: Highlight
Page Label: 15
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:49:08 PM
Color: ■



Subject: Highlight
Page Label: 15
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:49:12 PM
Color: ■

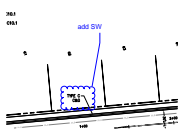


Subject: Highlight
Page Label: 15
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:36:09 PM
Color: ■



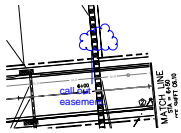
Subject: Callout
Page Label: 15
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:49:46 PM
Color: ■

show outside curve FL profile.



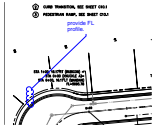
Subject: Cloud+
Page Label: 16
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:37:12 PM
Color: ■

add SW



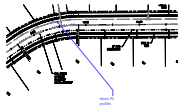
Subject: Cloud+
Page Label: 16
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:37:52 PM
Color: ■

call out easement.



Subject: Cloud+
Page Label: 16
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:36:55 PM
Color: ■

provide FL profile.

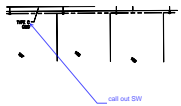


Subject: Callout
Page Label: 17
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:42:12 PM
Color: ■

show FL profile.

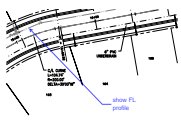


Subject: Highlight
Page Label: 17
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:41:57 PM
Color: ■



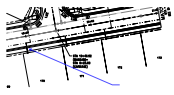
Subject: Callout
Page Label: 17
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:41:32 PM
Color: ■

call out SW

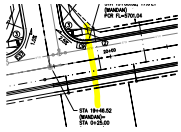


Subject: Callout
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:43:36 PM
Color: ■

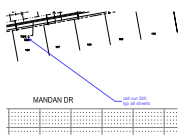
show FL profile



Subject: Callout
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:25:04 PM
Color: ■

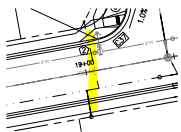


Subject: Highlight
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:23:56 PM
Color: ■

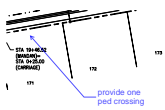


Subject: Callout
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:43:08 PM
Color: ■

call out SW, typ all sheets



Subject: Highlight
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:24:09 PM
Color: ■

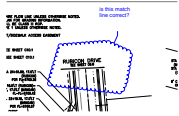


Subject: Callout
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:25:00 PM
Color: ■

provide one ped crossing

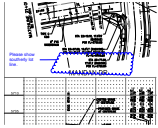


Subject: Highlight
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:43:24 PM
Color: ■



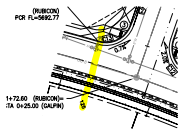
Subject: Cloud+
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 8:34:36 AM
Color: ■

is this match line correct?



Subject: Cloud+
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 1:18:08 PM
Color: ■

Please show southerly lot line.

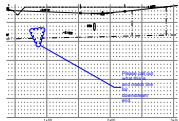


Subject: Highlight
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:18:46 AM
Color: ■



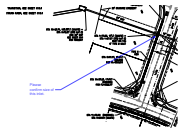
Subject: Cloud+
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 1:39:53 PM
Color: ■

Please clarify if this is centered on the property line.



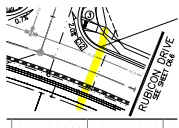
Subject: Cloud+
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 1:42:45 PM
Color: ■

Please call out what this is and match line for downstream end.

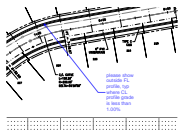


Subject: Callout
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 1:48:26 PM
Color: ■

Please confirm size of this inlet.

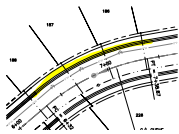


Subject: Highlight
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:18:47 AM
Color: ■

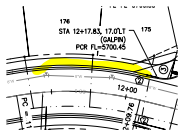


Subject: Callout
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 4:08:47 PM
Color: ■

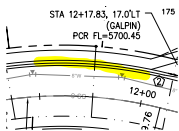
please show outside FL profile, typ where CL profile grade is less than 1.00%



Subject: Highlight
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 4:07:59 PM
Color: ■



Subject: Highlight
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 4:09:01 PM
Color: ■



Subject: Highlight
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 4:09:03 PM
Color: ■

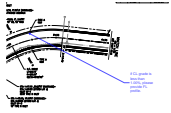


Subject: Callout
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 4:44:53 PM
Color: ■

call out SW

STA 1+43.09, 17.0
STA 0+45.49 (STO
INLET DP-2
5' TYPE R INLET
STA 1+52.76, 1'

Subject: Highlight
Page Label: 22
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 2:34:21 PM
Color: ■

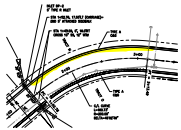


Subject: Callout
Page Label: 22
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 4:52:40 PM
Color: ■

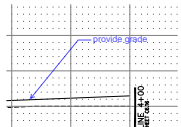
if CL grade is less than 1.00%, please provide FL profile.

STA 1+43.09, 17.00'RT ((STO
STA 0+88.16 (STORM LA
INLET DP-3
15' TYPE R INLET

Subject: Highlight
Page Label: 22
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 2:33:45 PM
Color: ■



Subject: Highlight
Page Label: 22
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 4:52:07 PM
Color: ■

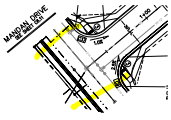


Subject: Callout
Page Label: 22
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 4:51:47 PM
Color: ■

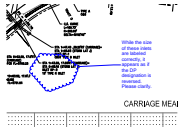
provide grade

STA 1+43.09, 17.0
STA 0+88.16 (STO
INLET DP-3
15' TYPE R INLET

Subject: Highlight
Page Label: 22
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 2:33:46 PM
Color: ■

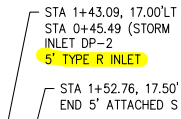


Subject: Highlight
Page Label: 22
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 8:53:00 AM
Color: ■

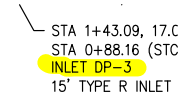


Subject: Cloud+
Page Label: 22
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 2:35:17 PM
Color: ■

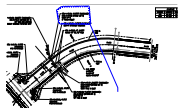
While the size of these inlets are labeled correctly, it appears as if the DP designation is reversed. Please clarify.



Subject: Highlight
Page Label: 22
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 2:33:56 PM
Color: ■



Subject: Highlight
Page Label: 22
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 2:33:48 PM
Color: ■



Subject: Cloud+
Page Label: 22
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 2:35:36 PM
Color: ■

sidewalk required both sides of public streets

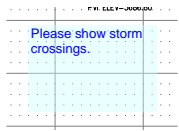
Subject: Text Box
Page Label: 23
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 8:47:02 AM
Color: ■

sidewalk required both sides of public streets



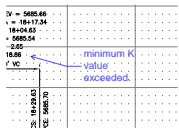
Subject: Cloud+
Page Label: 23
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 8:58:55 AM
Color: ■

appears to be missing text here



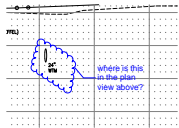
Subject: Text Box
Page Label: 24
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:48:38 AM
Color: ■

Please show storm crossings.



Subject: Callout
Page Label: 24
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:45:11 AM
Color: ■

minimum K value exceeded.



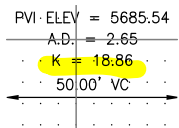
Subject: Cloud+
Page Label: 24
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:48:20 AM
Color: ■

where is this in the plan view above?

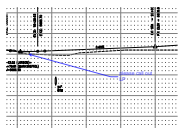


Subject: Callout
Page Label: 24
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:49:50 AM
Color: ■

X2

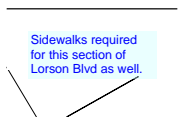


Subject: Highlight
Page Label: 24
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:44:26 AM
Color: ■



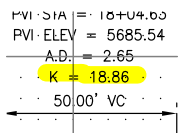
Subject: Callout
Page Label: 24
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:45:34 AM
Color: ■

please call out LP



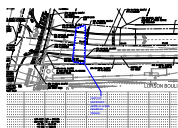
Subject: Text Box
Page Label: 24
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 9:28:03 AM
Color: ■

Sidewalks required for this section of Lorson Blvd as well.

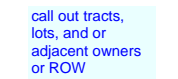


Subject: Highlight
Page Label: 24
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:44:28 AM
Color: ■

Call out pavement width in a few locations please.

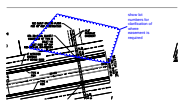


Subject: Cloud+
Page Label: 24
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 9:29:05 AM
Color: ■



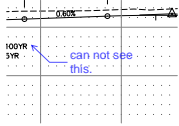
Subject: Text Box
Page Label: 25
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:55:51 AM
Color: ■

call out tracts, lots, and or adjacent owners or ROW



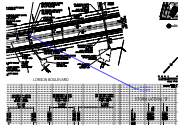
Subject: Cloud+
Page Label: 25
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:55:12 AM
Color: ■

show lot numbers for clarification of where easement is required



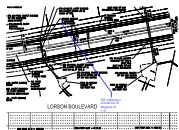
Subject: Callout
Page Label: 25
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:50:40 AM
Color: ■

can not see this.



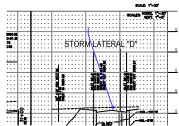
Subject: Callout
Page Label: 25
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:53:54 AM
Color: ■

show MH in this profile

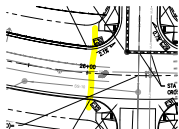


Subject: Callout
Page Label: 25
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:51:35 AM
Color: ■

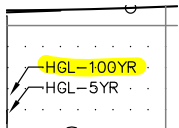
SW deflection should be 30 degrees or 1':5'



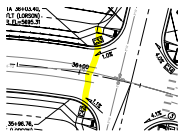
Subject: Callout
Page Label: 25
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:54:05 AM
Color: ■



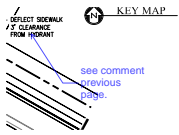
Subject: Highlight
Page Label: 25
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:50:11 AM
Color: ■



Subject: Highlight
Page Label: 25
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:50:25 AM
Color: ■



Subject: Highlight
Page Label: 26
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:56:24 AM
Color: ■



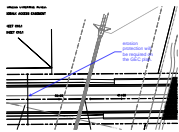
Subject: Callout
Page Label: 26
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:56:44 AM
Color: ■

see comment previous page.



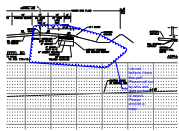
Subject: Callout
Page Label: 27
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:58:49 AM
Color: ■

show end of construction line.



Subject: Callout
Page Label: 27
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:58:11 AM
Color: ■

erosion protection will be required on the GEC plan.

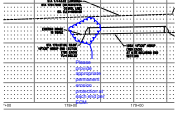


Subject: Cloud+
Page Label: 28
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 12:01:05 PM
Color: ■

i do not believe i have this yet? Please call out by who and date on front of report. Please provide a copy.

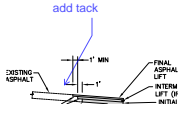


Subject: Highlight
Page Label: 28
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 12:00:31 PM
Color: ■



Subject: Cloud+
Page Label: 28
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 9:22:37 AM
Color: ■

Please provide appropriate permanent erosion protection at each end per ECM.

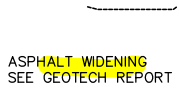


Subject: Callout
Page Label: 28
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 12:01:23 PM
Color: ■

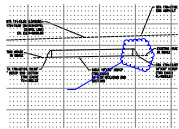
add tack



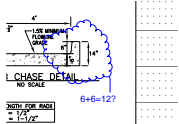
Subject: Highlight
Page Label: 28
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 12:00:30 PM
Color: ■



Subject: Highlight
Page Label: 28
Lock: Unlocked
Status:
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Author: dsdnijkamp
Date: 5/31/2017 12:00:33 PM
Color: ■

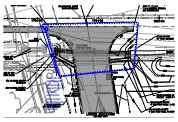


Subject: Cloud+
Page Label: 28
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 9:22:47 AM
Color: ■



Subject: Cloud+
Page Label: 28
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 12:02:00 PM
Color: ■

6+6=12?



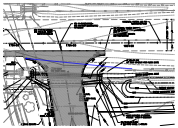
Subject: Cloud+
Page Label: 29
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 9:17:02 AM
Color: ■

Provide for appropriate pedestrian movement to include sidewalks, ped ramps and sidewalk chase sections.

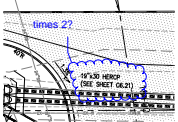


Subject: Cloud+
Page Label: 29
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:43:38 AM
Color: ■

this should taper to match edge of asphalt to edge of asphalt. typ both sides.

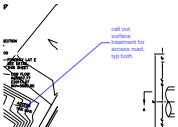


Subject: Callout
Page Label: 29
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:40:41 AM
Color: ■



Subject: Cloud+
Page Label: 29
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 9:15:35 AM
Color: ■

times 2?



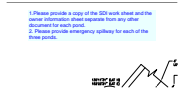
Subject: Callout
Page Label: 30
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 12:29:28 PM
Color: ■

call out surface treatment for access road, typ both



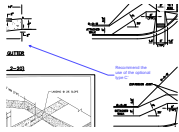
Subject: Cloud+
Page Label: 30
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 12:07:14 PM
Color: ■

forebay required



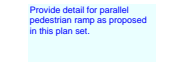
Subject: Text Box
Page Label: 30
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 6/1/2017 9:31:47 AM
Color: ■

1. Please provide a copy of the SDI work sheet and the owner information sheet separate from any other document for each pond.
2. Please provide emergency spillway for each of the three ponds.



Subject: Callout
Page Label: 36
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 6/1/2017 7:22:38 AM
Color: ■

Recommend the use of the optional type C'



Subject: Text Box
Page Label: 36
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 5:31:51 PM
Color: ■

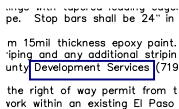
Provide detail for parallel pedestrian ramp as proposed in this plan set.

dsdrice (7)

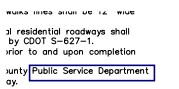


Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/15/2017 8:54:12 AM
Color: ■

Planning and Community Development



Subject: Rectangle
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/15/2017 11:55:20 AM
Color: ■



Subject: Rectangle
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/15/2017 11:55:07 AM
Color: ■

