

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
TOTAL AREA = (106.64 AC +/-)



LINE #	BEARING
(R)1	N231°27'27"E
(R)2	N62°22'43"W
(R)3	N15°09'21"W
(R)4	N49°27'07"W
(R)5	N65°08'52"W
(R)6	S89°16'05"W
(R)7	S59°26'12"W
(R)8	N85°35'02"E
(R)9	N54°31'21"W
(R)10	N77°15'51"W
(R)11	N34°26'47"W
(R)12	N82°24'17"E
(R)13	S62°02'42"E
(R)14	S24°48'51"E
(R)15	N49°40'23"W
(R)16	N37°55'00"W
(R)17	N14°24'20"W
(R)18	S23°30'28"E
(R)19	S24°56'50"W
(R)20	N26°04'28"E
(R)21	N76°00'01"E
(R)22	S44°47'19"E
(R)23	S31°46'20"E
(R)24	S30°30'28"E
(R)25	S27°10'06"E
(R)26	S17°04'37"E
(R)27	S35°57'58"E
(R)28	S74°46'23"E
(R)29	S61°55'39"E
(R)30	S64°13'29"E
(R)31	S39°06'05"E
(R)32	S34°23'20"E
(R)33	S25°09'54"E
(R)34	S17°44'07"E
(R)35	S82°08'39"E

CURVE #	LENGTH	RADIUS	DELTA
C1	28.39	20.00	811°19'32"
C2	32.67	20.00	93°34'48"
C3	33.08	20.00	94°46'49"
C4	33.08	20.00	94°46'49"
C5	33.08	20.00	94°46'49"
C6	33.08	20.00	94°46'49"
C7	30.05	20.00	86°05'26"
C8	30.05	20.00	86°05'26"
C9	31.42	20.00	90°00'00"
C10	27.72	20.00	79°24'58"
C11	43.08	35.00	70°31'44"
C12	29.45	20.00	84°22'48"
C13	29.45	20.00	90°00'00"
C14	31.42	20.00	90°00'00"
C15	31.42	20.00	90°00'00"
C16	30.33	20.00	86°53'34"
C17	30.33	20.00	86°53'38"
C18	32.63	20.00	93°29'02"
C19	32.63	20.00	93°29'02"
C20	26.65	60.00	255°56'48"
C21	24.67	60.00	233°32'33"
C22	35.75	27.00	75°51'58"
C23	31.41	20.00	89°58'29"
C24	31.42	20.00	90°00'58"
C25	32.37	20.00	92°33'28"
C26	31.42	20.00	90°00'00"
C27	19.10	225.00	4°31'50"
C28	14.86	175.00	4°31'50"
C29	31.42	20.00	90°00'00"
C30	31.26	20.00	89°33'20"
C31	31.42	20.00	89°59'59"
C32	31.42	20.00	90°00'00"
C33	24.67	60.00	233°32'33"
C34	26.54	60.00	252°03'34"
C35	21.61	60.00	207°50'01"
C36	39.73	27.00	84°18'17"
C37	10.79	27.00	22°34'06"
C38	45.30	175.00	14°49'56"
C39	58.25	225.00	14°49'56"
C40	24.67	60.00	233°32'33"
C41	24.67	60.00	233°32'33"
C42	47.42	27.00	100°38'00"

CURVE #	LENGTH	RADIUS	DELTA
V1	3.71	225.00	0°56'39"
V2	4.05	650.00	0°21'26"
V3	2.85	175.00	0°55'56"
V4	6.18	650.00	0°32'41"
V5	2.94	550.00	0°18'24"
V6	2.95	550.26	0°18'15"
V7	3.47	550.00	0°21'41"
V8	3.47	550.00	0°21'41"
V9	3.77	650.00	0°19'57"
V10	5.38	650.00	0°28'29"
V11	12.48	225.00	31°03'38"
V12	10.71	438.50	1°33'48"
V13	10.71	438.50	1°33'48"
V14	115.14	388.50	16°56'16"
V15	3.69	810.50	0°15'39"
V16	3.69	810.50	0°15'39"
V17	122.89	760.50	91°43'37"
V18	3.28	760.50	0°14'49"
V19	5.87	175.00	1°55'18"
V20	6.11	225.00	1°33'33"

CURVE #	LENGTH	RADIUS	DELTA
E1	24.87	175.00	8°08'32"
E2	25.99	650.00	2°15'20"

LINE #	DISTANCE	BEARING
E1	33.99	S55°16'37"W
E2	7.50	N75°10'11"W

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C1	28.39	20.00	811°19'32"
C2	32.67	20.00	93°34'48"
C3	33.08	20.00	94°46'49"
C4	33.08	20.00	94°46'49"
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C23	31.41	20.00	89°58'29"
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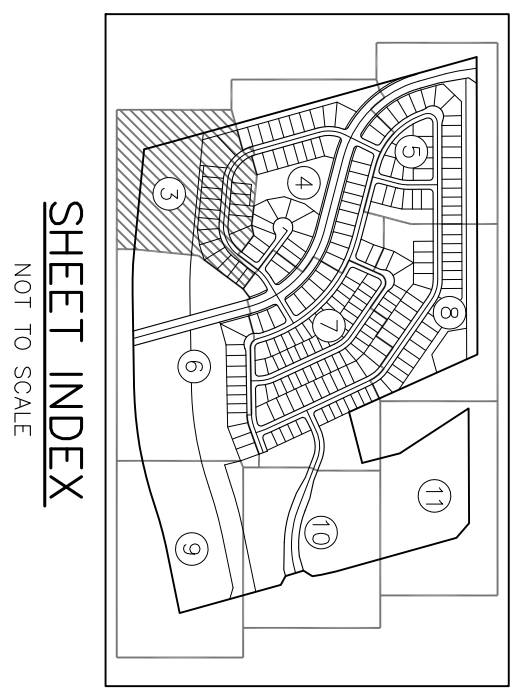
CURVE #	LENGTH	RADIUS	DELTA
C1	28.39	20.00	811°19'32"
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C4	33.08	20.00	94°46'49"
C5			

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

A PORTION OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW $\frac{1}{4}$) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

LEGEND:

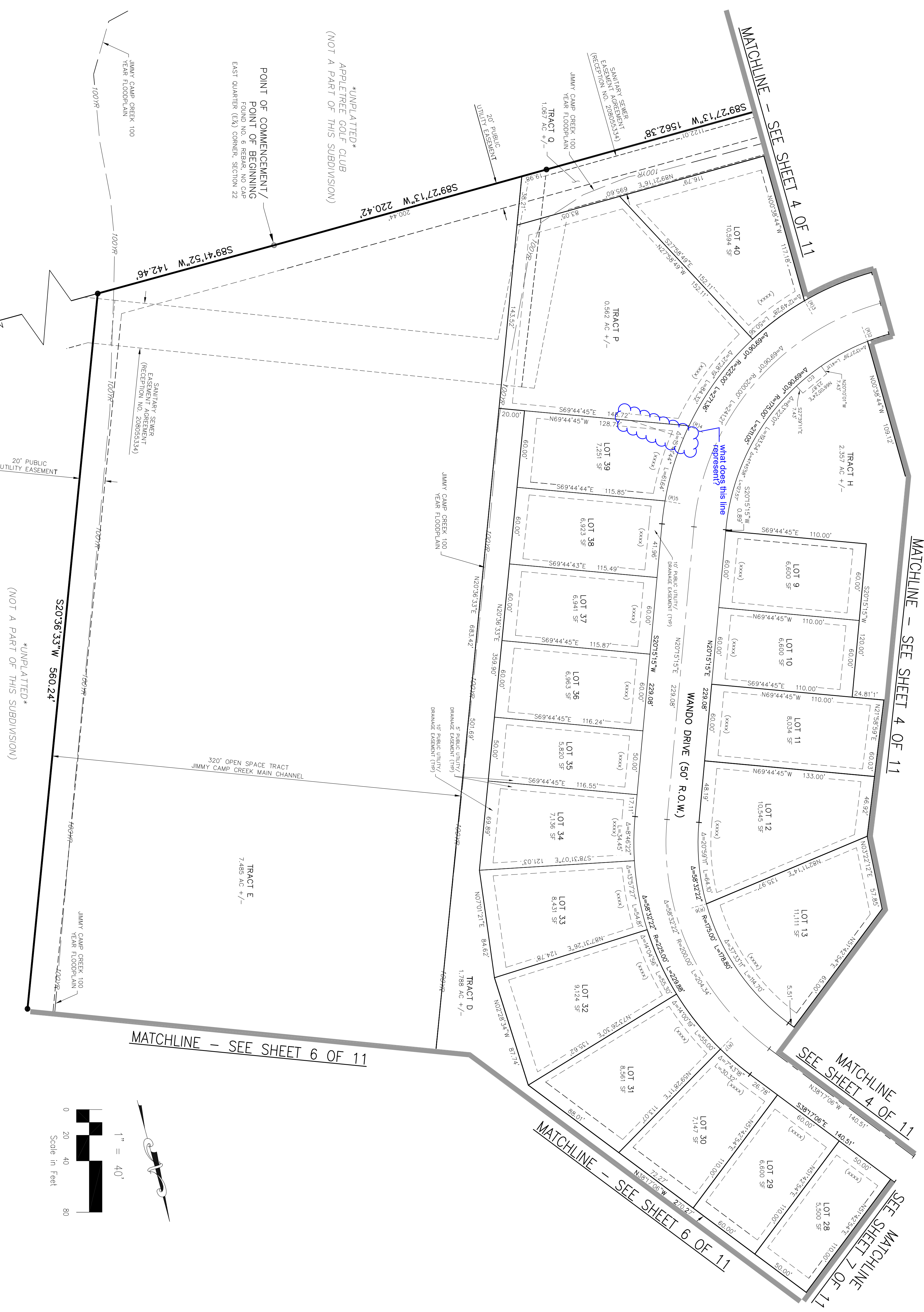
- SF SQUARE FEET
- (R) RADIAL
- (XXXX) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
- ALUMINUM SURVEYORS CAP FOUND AS NOTED
- REBAR FOUND AS NOTED
- * NOT A PART OF THE SUBDIVISION
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- RIGHTS-OF-WAY COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- SITE VISIBILITY TRIANGLE DIMENSIONS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- EASEMENT COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- ELEV



Please provide a reference label as to where we are in Lorson, this sheet (following sheets) is confusing as to location: Jimmy Camp Creek, Markstetter!

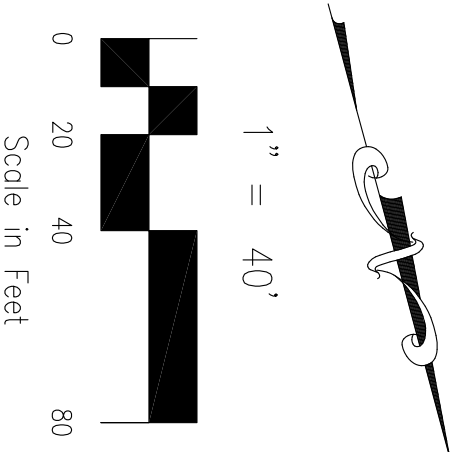
UNPLATTED APPLETREE GOLF CLUB (NOT A PART OF THIS SUBDIVISION)

POINT OF COMMENCEMENT/ POINT OF BEGINNING FOUND NO. 6 REBAR, NO CAP EAST QUARTER (EA) CORNER, SECTION 22



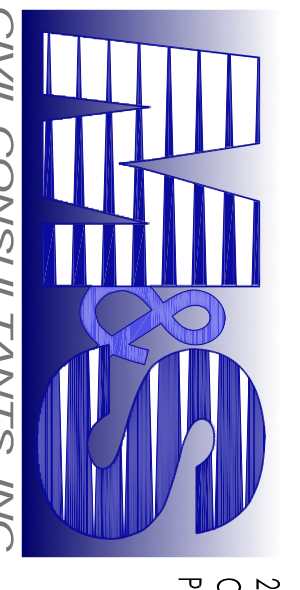
UNPLATTED (NOT A PART OF THIS SUBDIVISION)

FOUND 3x7x6 STAMPED "M&S CIVIL PLS 3161" (WEST QUARTER CORNER SECTION 29)



FINAL PLAT
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:

POD FILE NUMBER: SFT7-11



20 ROLLER CREST SUE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.585.5485

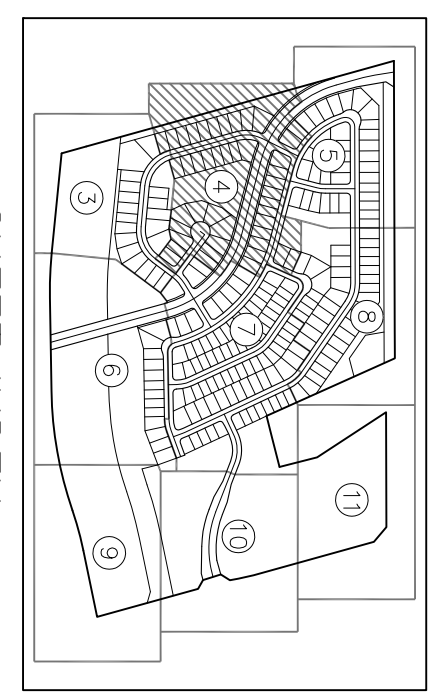
CARRIAGE MEADOWS SOUTH AT LORSON RANCH

A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



Is this 20' intended to be centered on the property line? Should it read either 10' or 20' centered on property line?

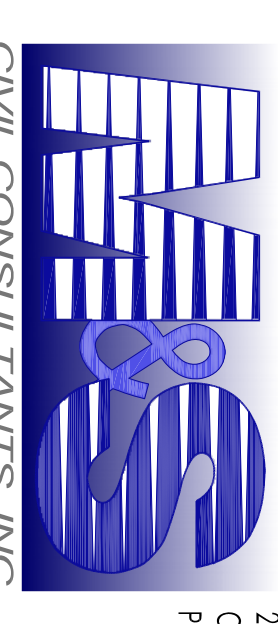
there should be a sight visibility line shown here.



SHEET INDEX
NOT TO SCALE

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (XXX) ADDRESS
 - CH CHORD
 - CH L CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
 - ALUMINUM SURVEYORS CAP FOUND AS NOTED
 - REBAR FOUND AS NOTED
 - * NOT A PART OF THE SUBDIVISION
 - BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - EASEMENT LINE
 - ADJACENT SUBDIVISION LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - SECTION/QUARTER SECTION LINE
 - MATCHLINE
 - Cxx CURVE
 - Lxx LINE
 - Uxx UTM
 - Vxx VERT
 - ECCX EASEMENT COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11

FINAL PLAT
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:



20 BOLLINGER CREEK SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.553.5485

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

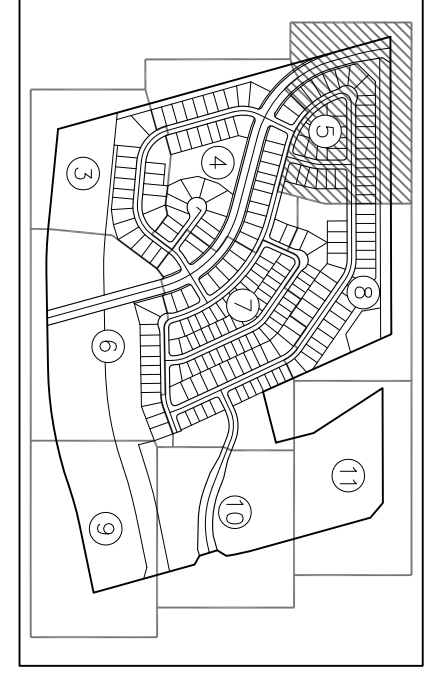
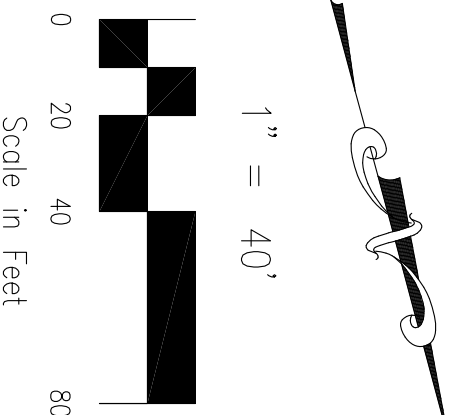
A PORTION OF THE NORTHEAST ONE-QUARTER (NE¹/₄) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¹/₄) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



EXISTING MARKSHEFFEL ROAD
(ROW VARIES)

N14°49'49"E 1502.96'

MATCHLINE - SEE SHEET 8 OF 11

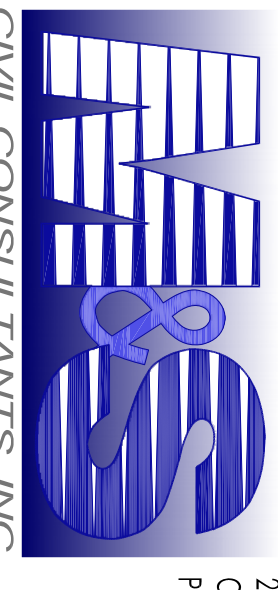


LEGEND.

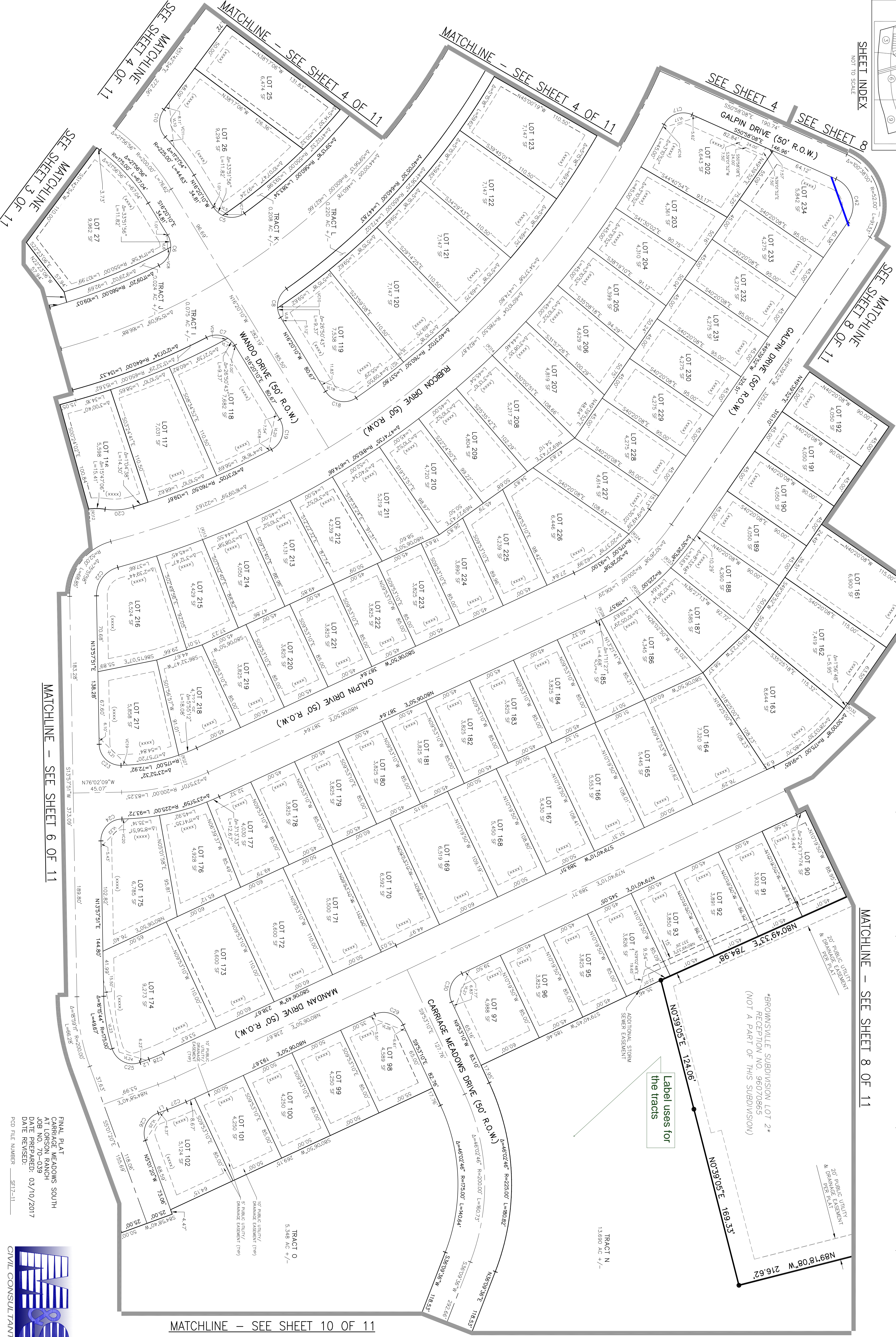
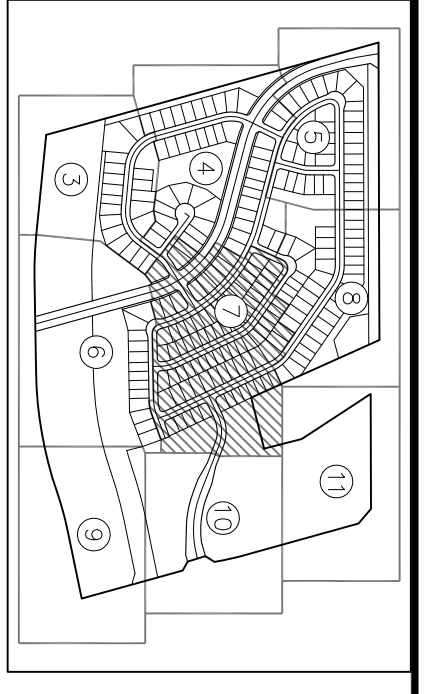
- SF SQUARE FEET
- (R) RADIAL
- (XXXX) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED W/MS. VINYL PLS. 25220
- ALUMINUM SURVEYORS CAP FOUND AS NOTED
- REBAR FOUND AS NOTED
- * NOT A PART OF THE SUBDIVISION
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- Cxx CURVE
- Lxx LINE
- Wxxx WALK
- Mxxx MISC
- Exxx EXISTING
- ELxx EX

FINAL PLAT
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISION:

POD FILE NUMBER: 5717-11



20 BOLDER CREEK SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.553.5485



CARRIAGE MEADOWS SOUTH AT LORSON RANCH

A PORTION OF THE NORTHEAST ONE-QUARTER (NE¼) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¼) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

SHEET INDEX
NOT TO SCALE

MATCHLINE - SEE SHEET 8 OF 11

MATCHLINE - SEE SHEET 6 OF 11

MATCHLINE - SEE SHEET 10 OF 11

MATCHLINE - SEE SHEET 10 OF 11

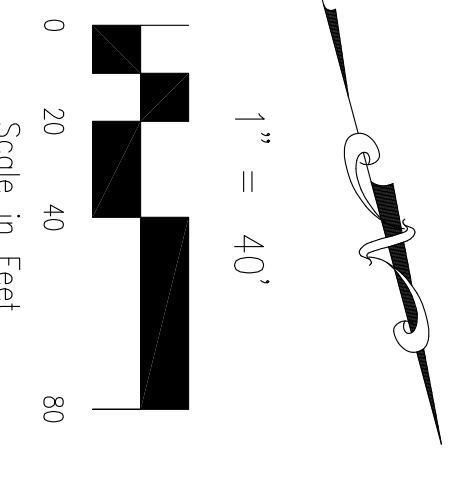
Label uses for
the tracts

BROWNSVILLE SUBDIVISION LOT 2
RECEPTION NO. 96070565
(NOT A PART OF THIS SUBDIVISION)

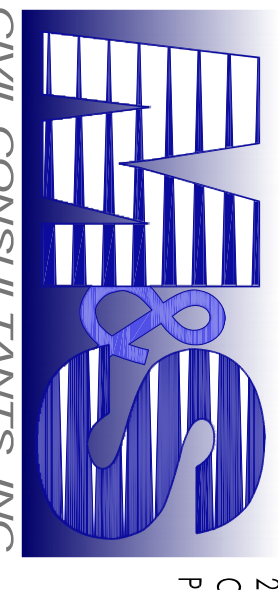
20' PUBLIC UTILITY
& DRAINAGE EASEMENT
& DRAINAGE PLAT

TRACT N
13.880 AC +/-

TRACT O
5.348 AC +/-



FINAL PLAT
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISION:
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20 ROLLER CRESTING SUE 110
COLORADO SPRINGS CO 80903
PHONE: 719.553.5485

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

A PORTION OF THE NORTHEAST ONE-QUARTER (NE¹/₄) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¹/₄) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

Where is the way? Please identify and state who is constructing and maintaining it in the plat notes.

EXISTING MARKSHEFFEL ROAD (ROW VARIES)

RESOLUTION NO. 16-066
PE-56 REC. NO. 216022300/
POSSESSION & USE AGREEMENT
REC. NO. 216005100

RESOLUTION NO. 16-066
PE-54 REC. NO. 216022302
POSSESSION & USE AGREEMENT
REC. NO. 216022303

RESOLUTION NO. 16-066
PE-54 REC. NO. 216022302
POSSESSION & USE AGREEMENT
REC. NO. 216022303

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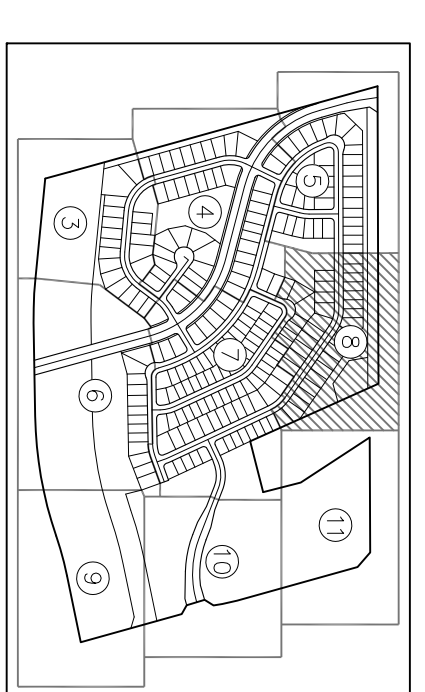
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RESOLUTION NO. 16-066
PE-54 REC. NO. 216022302
POSSESSION & USE AGREEMENT
REC. NO. 216022303



SHEET INDEX
NOT TO SCALE

LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (XXXX) ADDRESS
- CH CHORD
- CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
- ALUMINUM SURVEYORS CAP FOUND AS NOTED
- REBAR FOUND AS NOTED
- * NOT A PART OF THE SUBDIVISION
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- RIGHTS-OF-WAY COURSE TACK, SEE SHEET 11
- LINE AND CURVE TABLES SHEET 2 OF 11
- SITE VISIBILITY TRIANGLE DIMENSIONS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- EASEMENT COURSE TACK, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- Exxx

BROWNSVILLE SUBDIVISION LOT 2
RECEPTION NO. 96070865
(NOT A PART OF THIS SUBDIVISION)

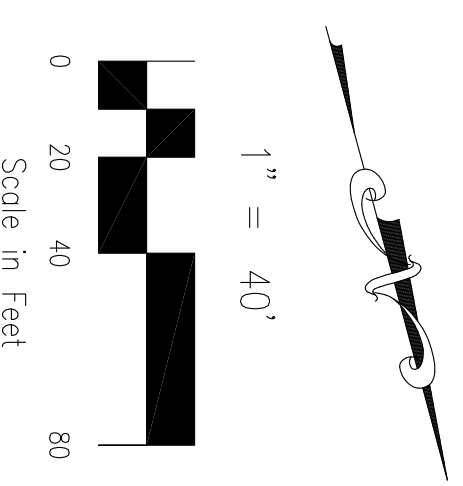
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MATCHLINE - SEE SHEET 5 OF 11

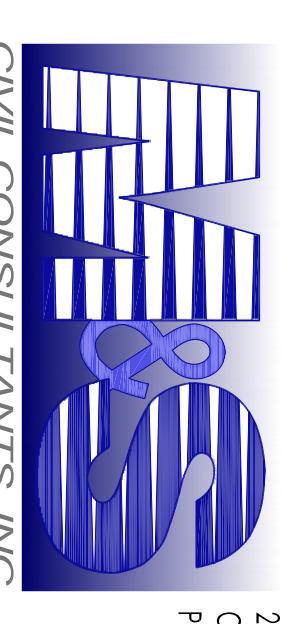
MATCHLINE - SEE SHEET 4 OF 11

MATCHLINE - SEE SHEET 7 OF 11

MATCHLINE - SEE SHEET 11 OF 11



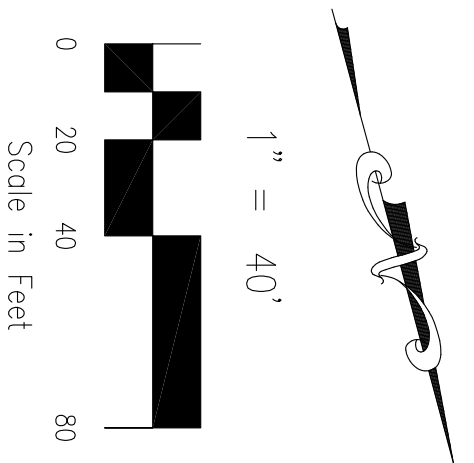
FINAL PLAT
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:



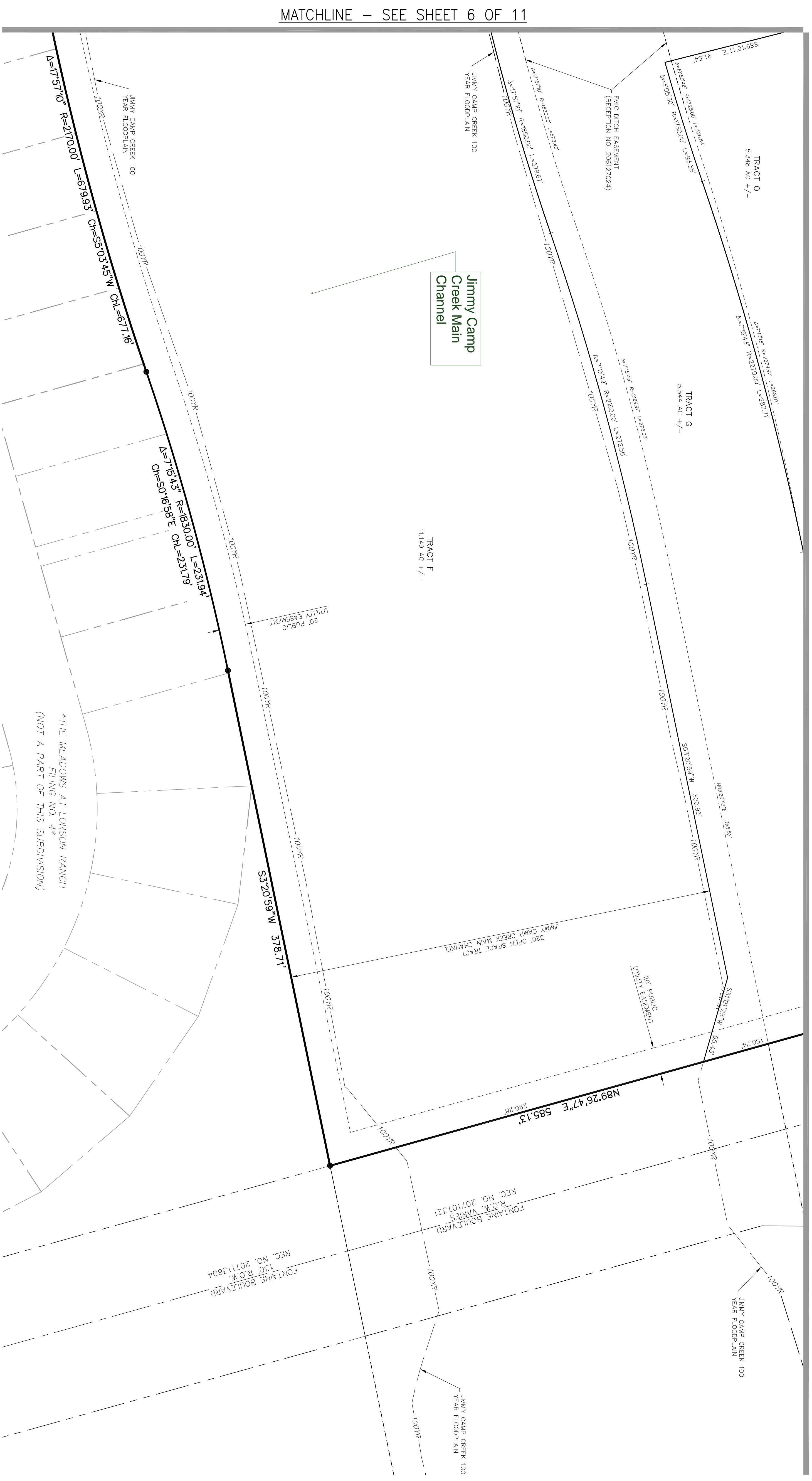
20 ROLLER CRESTING SUITE 110
COLORADO SPRINGS CO 80903
PHONE: 719.583.5485

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

A PORTION OF THE NORTHEAST ONE-QUARTER (NE¹/₄) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¹/₄) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



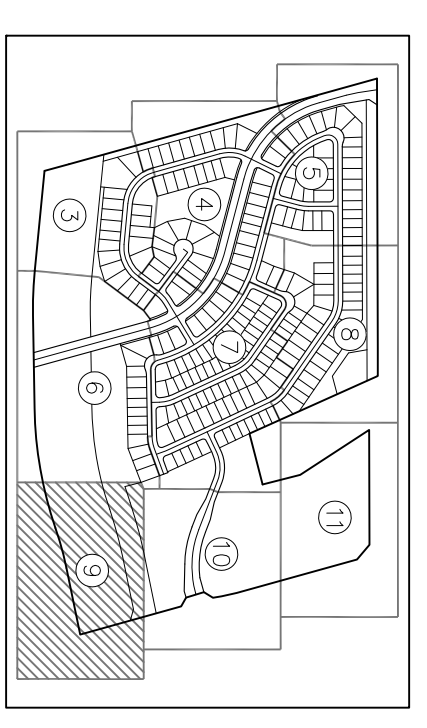
MATCHLINE - SEE SHEET 10 OF 11



*THE MEADOWS AT LORSON RANCH
FILING NO. 4*
(NOT A PART OF THIS SUBDIVISION)

LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (XXXX) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
- ALUMINUM SURVEYORS CAP FOUND AS NOTED
- REBAR FOUND AS NOTED
- * NOT A PART OF THE SUBDIVISION
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- RIGHTS-OF-WAY COURSE TAGS, SEE SHEET 2 OF 11
- LINE AND CURVE TABLES SHEET 2 OF 11
- SITE VISIBILITY TRIANGLE DIMENSIONS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- EASEMENT COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- ELEV
- ELK



SHEET INDEX
NOT TO SCALE

FINAL PLAT
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:

POD FILE NUMBER SFT-11

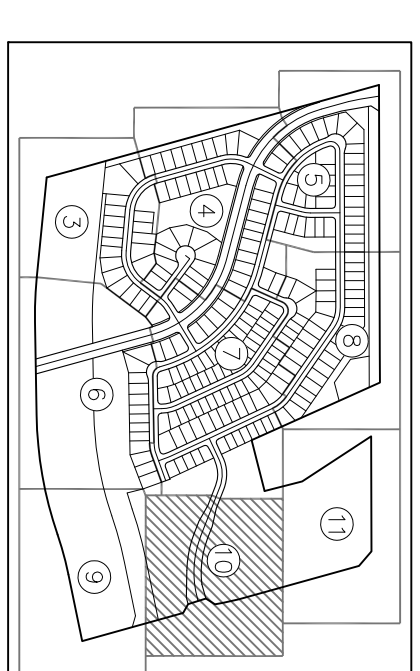


20 ROLLER CREST SUE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.553.5485

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

A PORTION OF THE NORTHEAST ONE-QUARTER (NE¹/₄) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¹/₄) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

MATCHLINE - SEE SHEET 11 OF 11

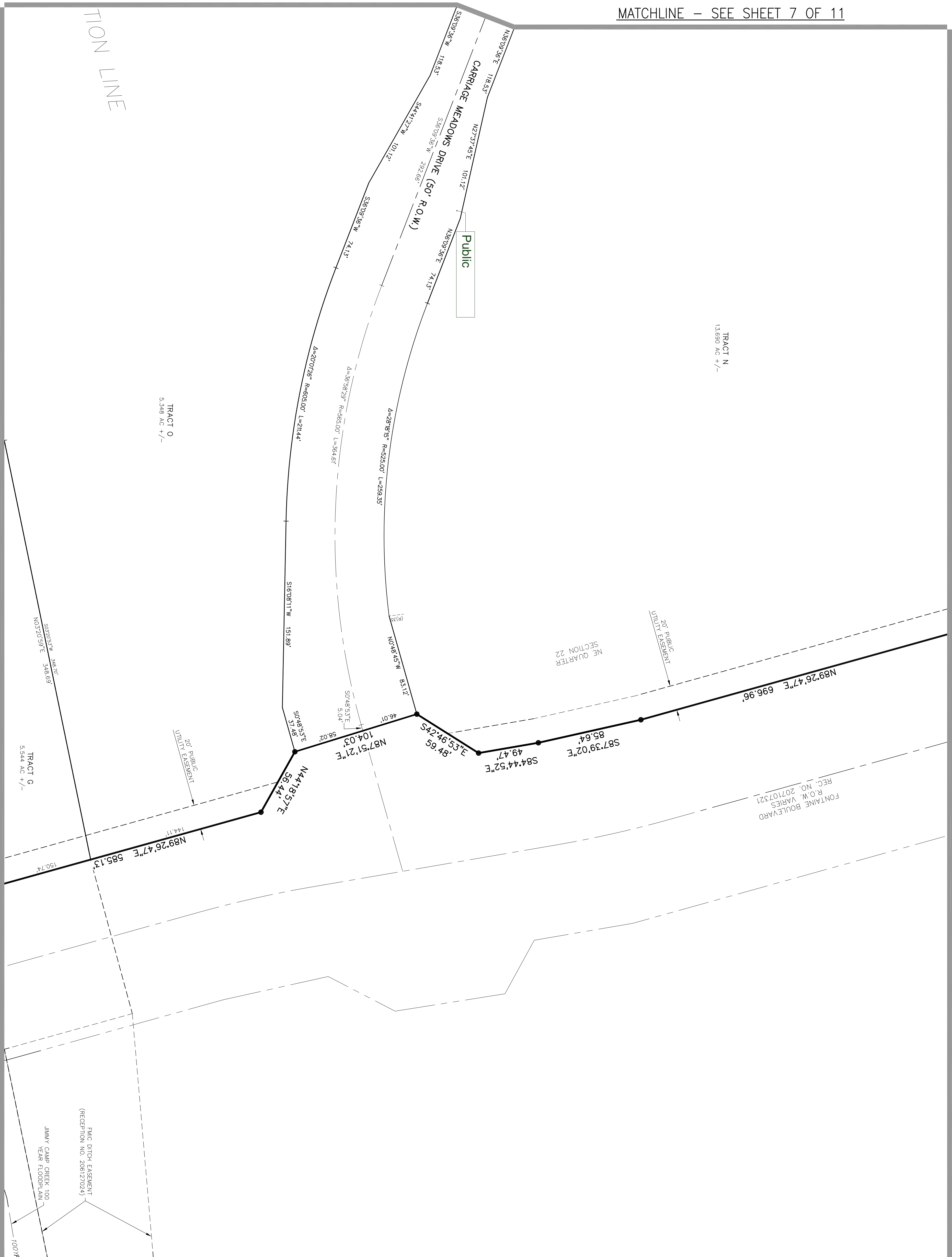


SHEET INDEX
NOT TO SCALE

LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (XXXX) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLUS 32820"
- ⊙ ALUMINUM SURVEYORS CAP FOUND AS NOTED
- REBAR FOUND AS NOTED
- * NOT A PART OF THE SUBDIVISION
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- ⊕ RIGHT-OF-WAY COURSE TACKS, SEE FIG. 11
- ⊖ LINE AND CURVE TABLES SHEET 2 OF 11
- ⊗ SITE VISIBILITY TRIANGLE DIMENSIONS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- ⊘ EASEMENT COURSE TACKS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- ⊙ ELEM

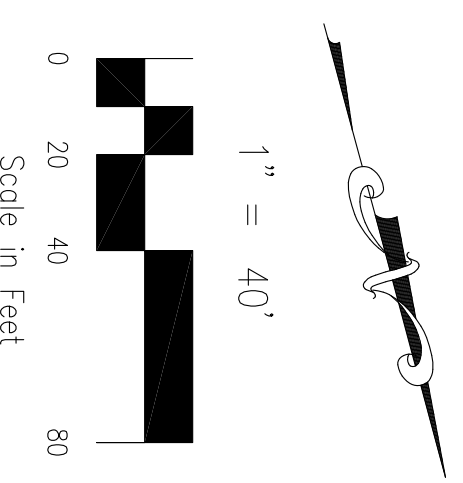
MATCHLINE - SEE SHEET 7 OF 11



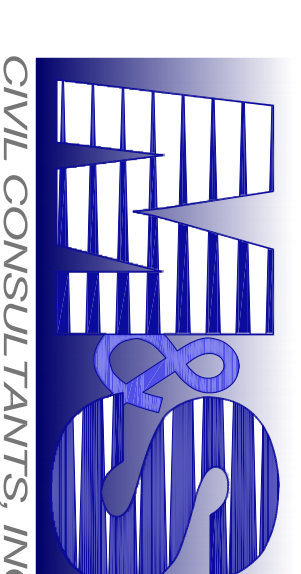
MATCHLINE - SEE SHEET 7 OF 11

TION LINE

MATCHLINE - SEE SHEET 9 OF 11



FINAL PLAT
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:



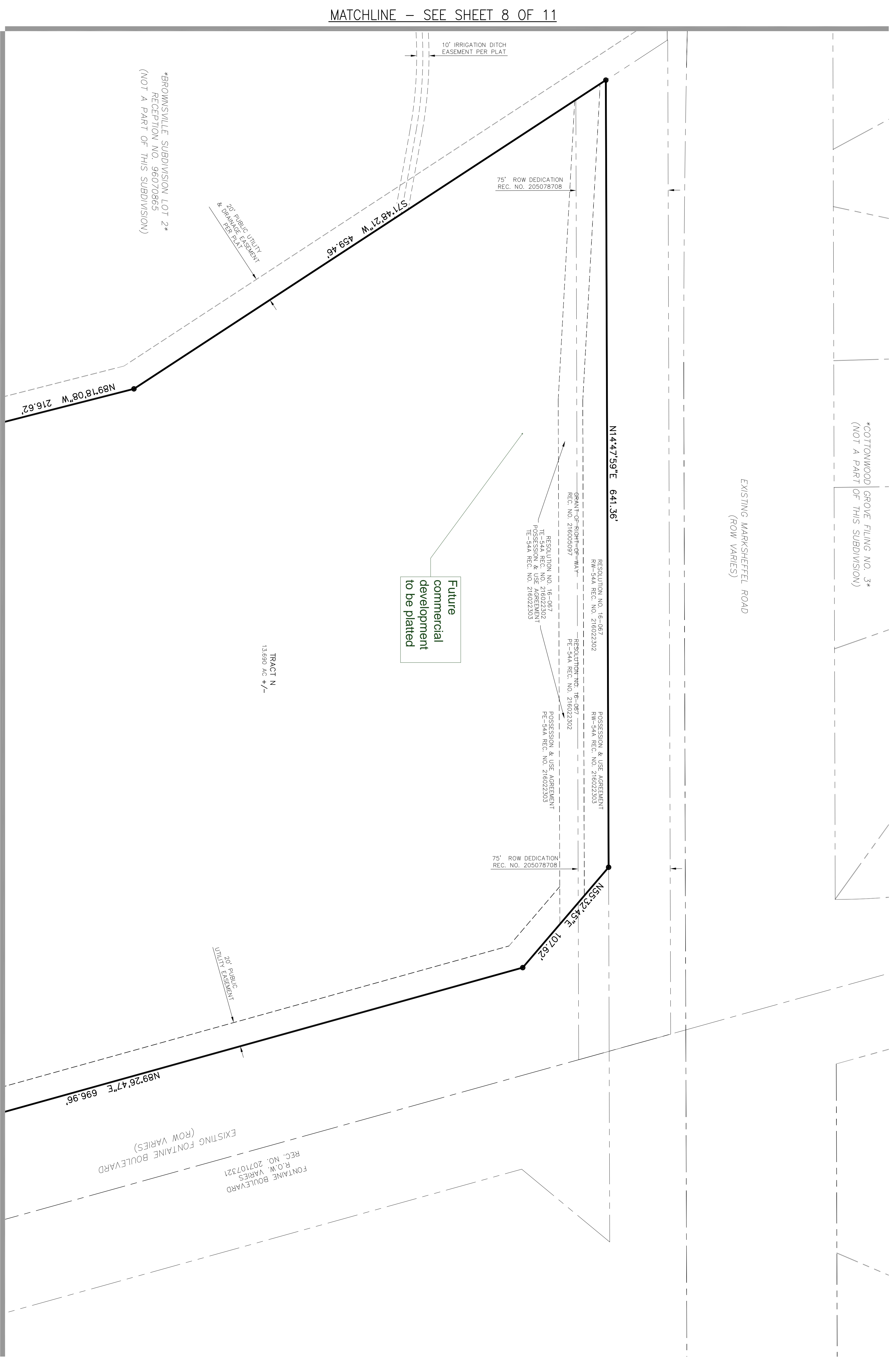
20 BOLDER CREEK SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.583.5485

POD FILE NUMBER SETZ-11

SHEET 10 OF 11

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

A PORTION OF THE NORTHEAST ONE-QUARTER (NE¹/₄) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¹/₄) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

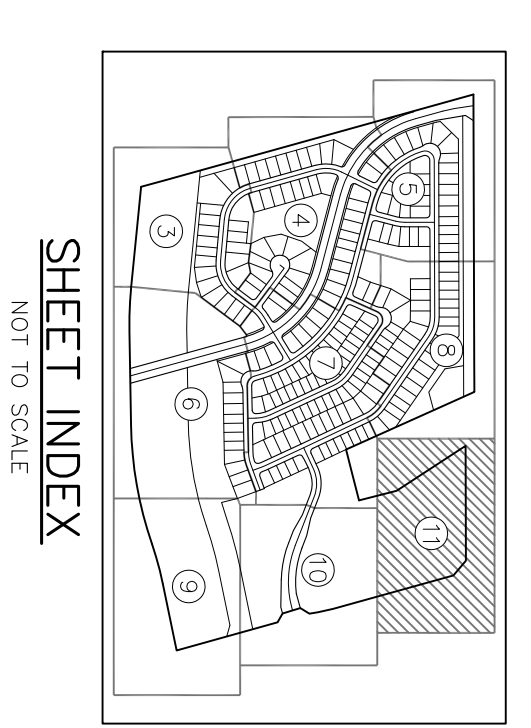
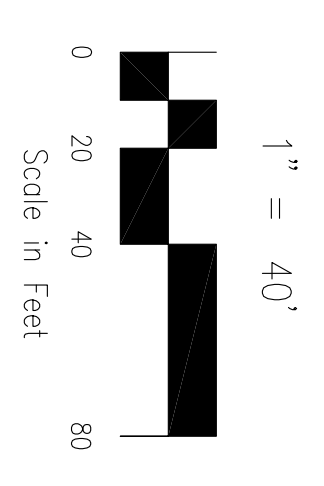


MATCHLINE - SEE SHEET 10 OF 11

MATCHLINE - SEE SHEET 8 OF 11

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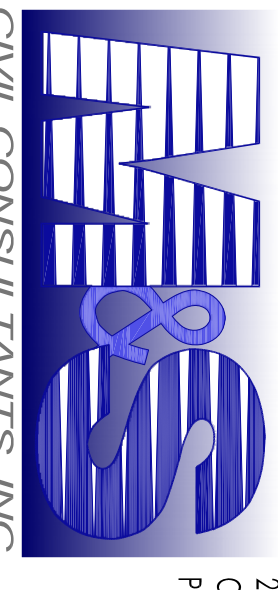
- SR SQUARE FEET
- (R) RADIAL
- (XXX) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 3/26/07"
- ALUMINUM SURVEYORS CAP FOUND AS NOTED
- REBAR FOUND AS NOTED
- * NOT A PART OF THE SUBDIVISION
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- ADJACENT SUBDIVISION LINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- Cxx RIGHTS-OF-WAY COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- Lxx SITE VISIBILITY TRIANGLE DIMENSIONS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- Wxx EASEMENT COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- ELxx



SHEET INDEX
NOT TO SCALE

FINAL PLAT
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:

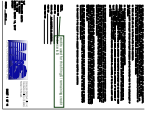
PDD FILE NUMBER SFT7-11



20 BOLDER CRESTVIEW SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.553.5485

Markup Summary

dspdparsons (14)



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Page Label: 1
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/3/2017 10:49:00 AM
Color: ■

credits used for this filing \$ / remaining credit balance is \$



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Author: dsdparsons
Date: 8/3/2017 10:51:12 AM
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Remove and Add the standard PID inclusion language.



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Add Filing No. 1 & the description to each page and plat name reference though out plat. The second filing will be the multi-family or commercial filings based on the prelim plan.



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Add fees not due per the school land agreement as recorded at reception no. ETC...



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Author: dsdparsons
Date: 8/3/2017 10:55:38 AM
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Please provide a reference label as to where we are in Lorson; this sheet (following sheets) is confusing as to location: Jimmy Camp Creek, Marksheffel



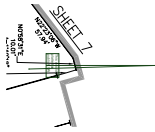
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Date: 8/3/2017 10:59:28 AM
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Where is the trail? Who is installing it and maintaining it?



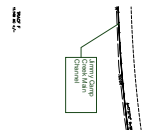
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Checkmark: Unchecked
Author: dsdparsons
Date: 8/3/2017 11:09:24 AM
Color: ■

increase font size for all plat numbering, acreage, labels, etc... as this will not be legible when plat is recorded on all sheets please



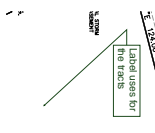
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Date: 8/3/2017 11:02:54 AM
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This should be platted as public ROW



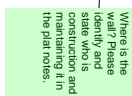
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Jimmy Camp Creek Main Channel



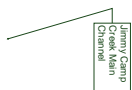
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Label uses for the tracts



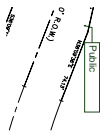
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Where is the wall? Please identify and state who is construction and maintaining it in the plat notes.



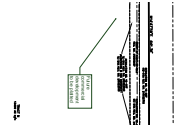
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Jimmy Camp Creek Main Channel



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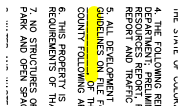
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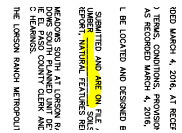
Future commercial development to be platted

dsdnijkamp (12)

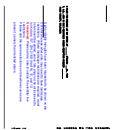


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Author: dsdnijkamp
Date: 8/3/2017 9:26:04 AM
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Author: dsdnijkamp
Date: 8/1/2017 4:15:05 PM
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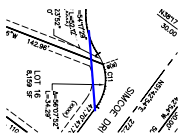


Sight visibility triangles have been requested to be shown on the CD's for all areas where lots may need to have landscape restrictions. Where landscape restrictions are required, a plat note should be added. some lots (may not be all inclusive) to look at are 137, 234, 216,8 (tract H), 12, and 13.
 Unresolved. Please add a note to outline the visibility line restrictions.
 Please add the same restrictions on lots where curves are present, namely the lots listed above.

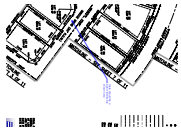


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Date: 8/3/2017 8:18:20 AM
Color: ■

what does this line represent?

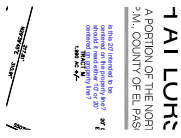


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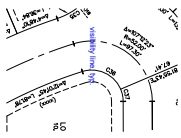
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Date: 8/3/2017 8:34:06 AM
Color: ■

there should be a sight visibility line shown here.



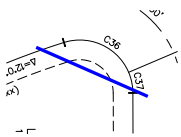
Subject: Text Box
Page Label: 4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/2/2017 3:15:22 PM
Color: ■

is this 20' intended to be centered on the property line? should it read either 10' or 20' centered on property line?

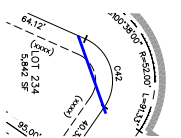


Subject: Text Box
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/3/2017 9:11:44 AM
Color: ■

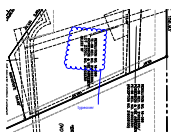
visibility line, typ.



Subject: Line
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/3/2017 9:11:55 AM
Color: ■



Subject: Line
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/3/2017 9:13:45 AM
Color: ■



Subject: Cloud+
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/3/2017 9:15:08 AM
Color: ■

typeover



Subject: Callout
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/2/2017 3:10:55 PM
Color: ■

this appears deceiving. it doesn't look like it is centered on the property line. Please call out how much is on each side of the property line.