

LEGEND

Legend table listing symbols for existing and proposed lines, elevations, and features like storm sewers, water lines, and easements.

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT PRIOR TO BEGINNING WORK... MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN STORM SEWER AND POTABLE WATER OR WASTEWATER...

BASIS OF BEARINGS

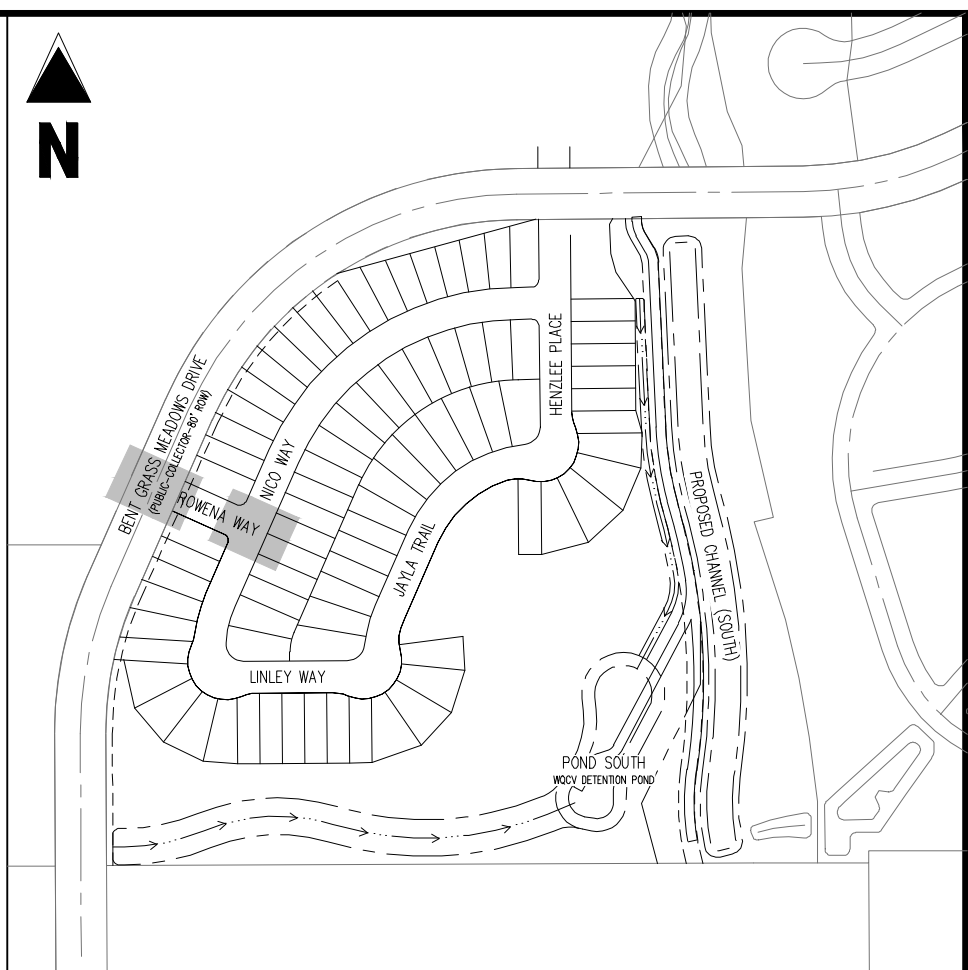
ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983...

BENCHMARK

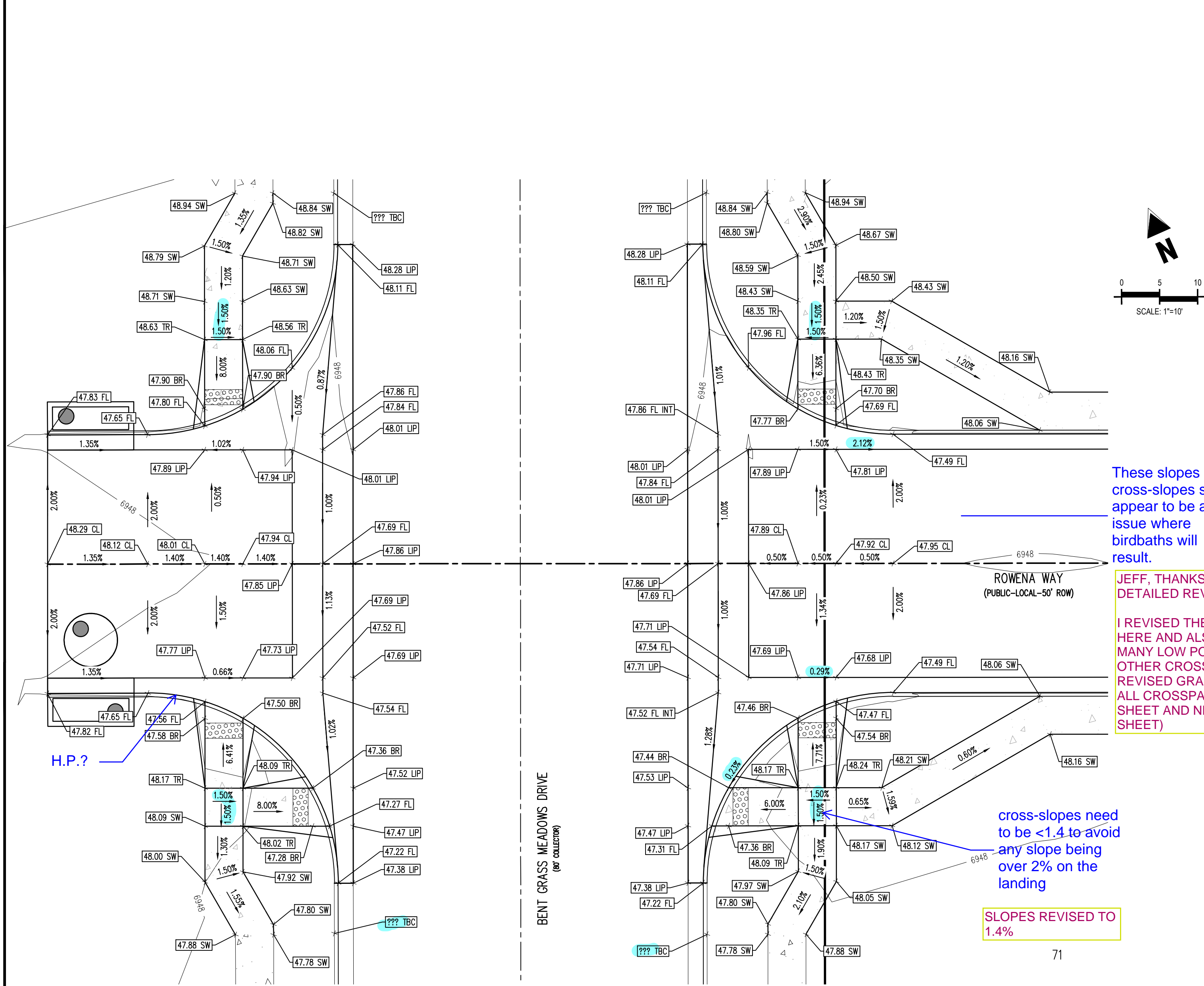
THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L5H 24954 ELEVATION = 6947.67

CAUTION - NOTICE TO CONTRACTOR

- 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY... 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY...

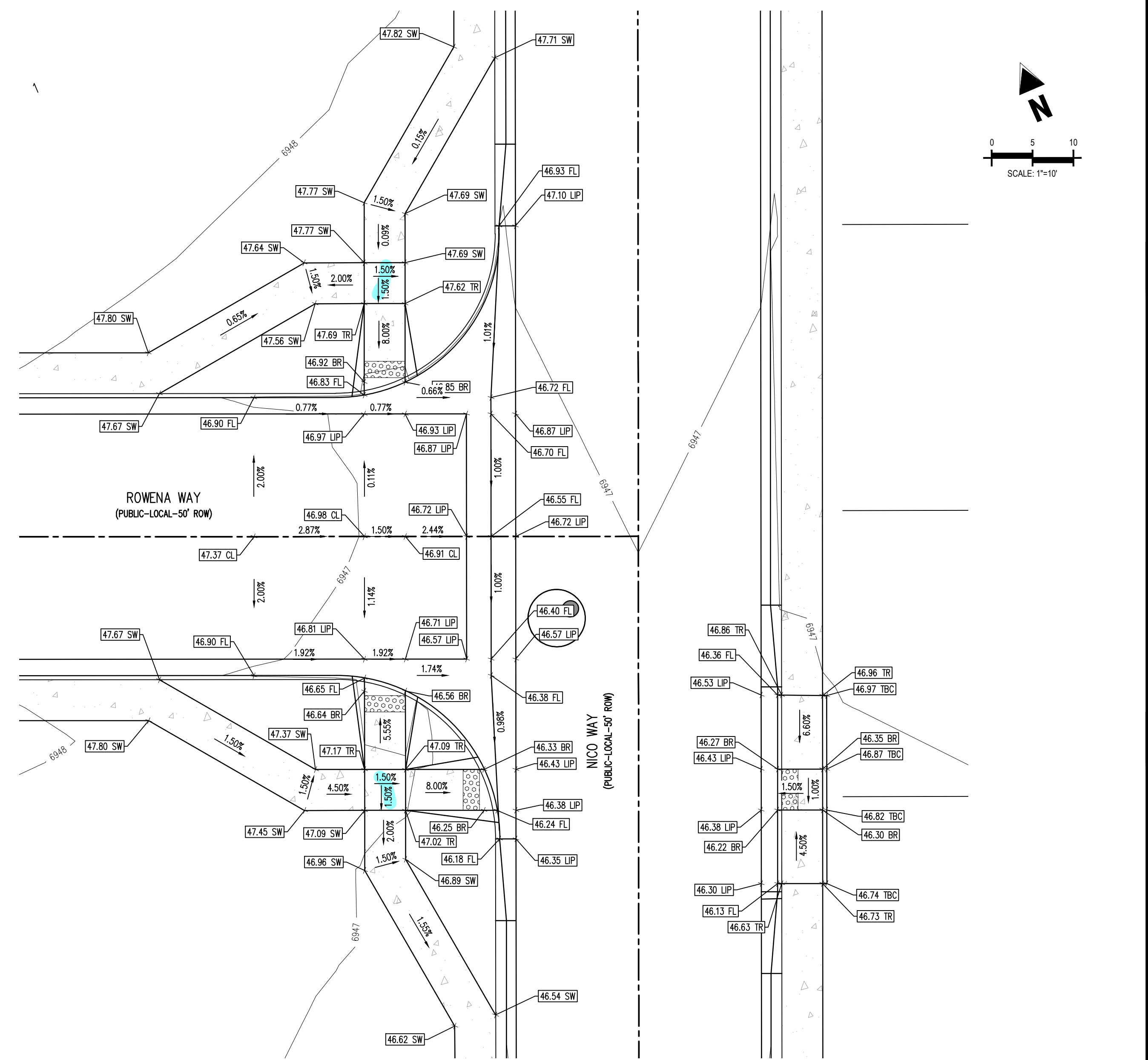


KEY MAP SCALE: 1"=300'



These slopes and cross-slopes still appear to be an issue where birdbaths will result. JEFF, THANKS FOR THE DETAILED REVIEW. I REVISED THE SLOPES HERE AND ALSO FOUND MANY LOW POINTS IN OTHER CROSSPANS. REVISED GRADING ON ALL CROSSPANS (THIS SHEET AND NEXT SHEET)

cross-slopes need to be <1.4 to avoid any slope being over 2% on the landing SLOPES REVISED TO 1.4%



BENT GRASS MEADOWS DR. & ROWENA WAY DETAIL GRADING

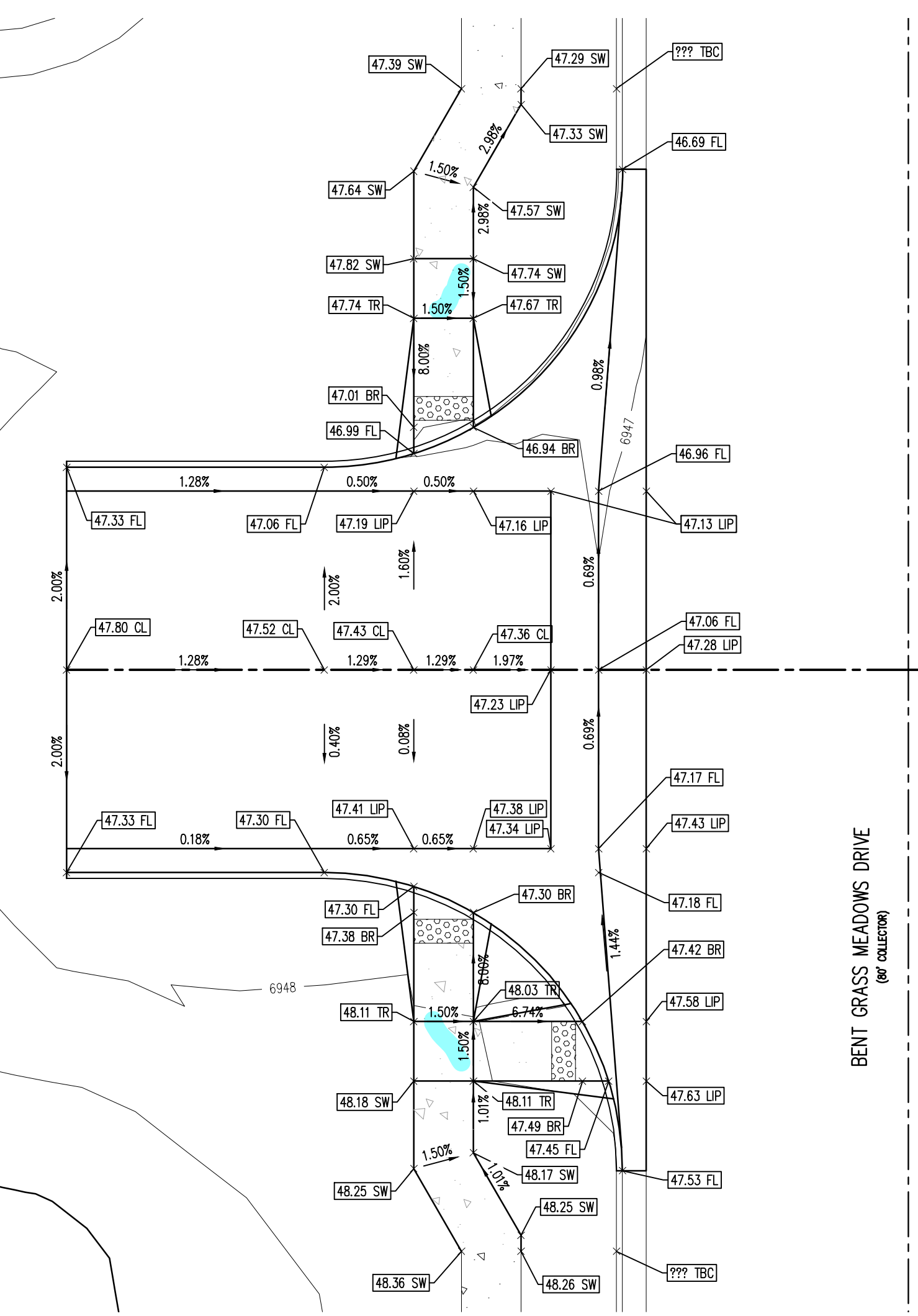
NICO WAY & ROWENA WAY DETAIL GRADING

Revision table with columns: #, Date, Issue / Description, Init.

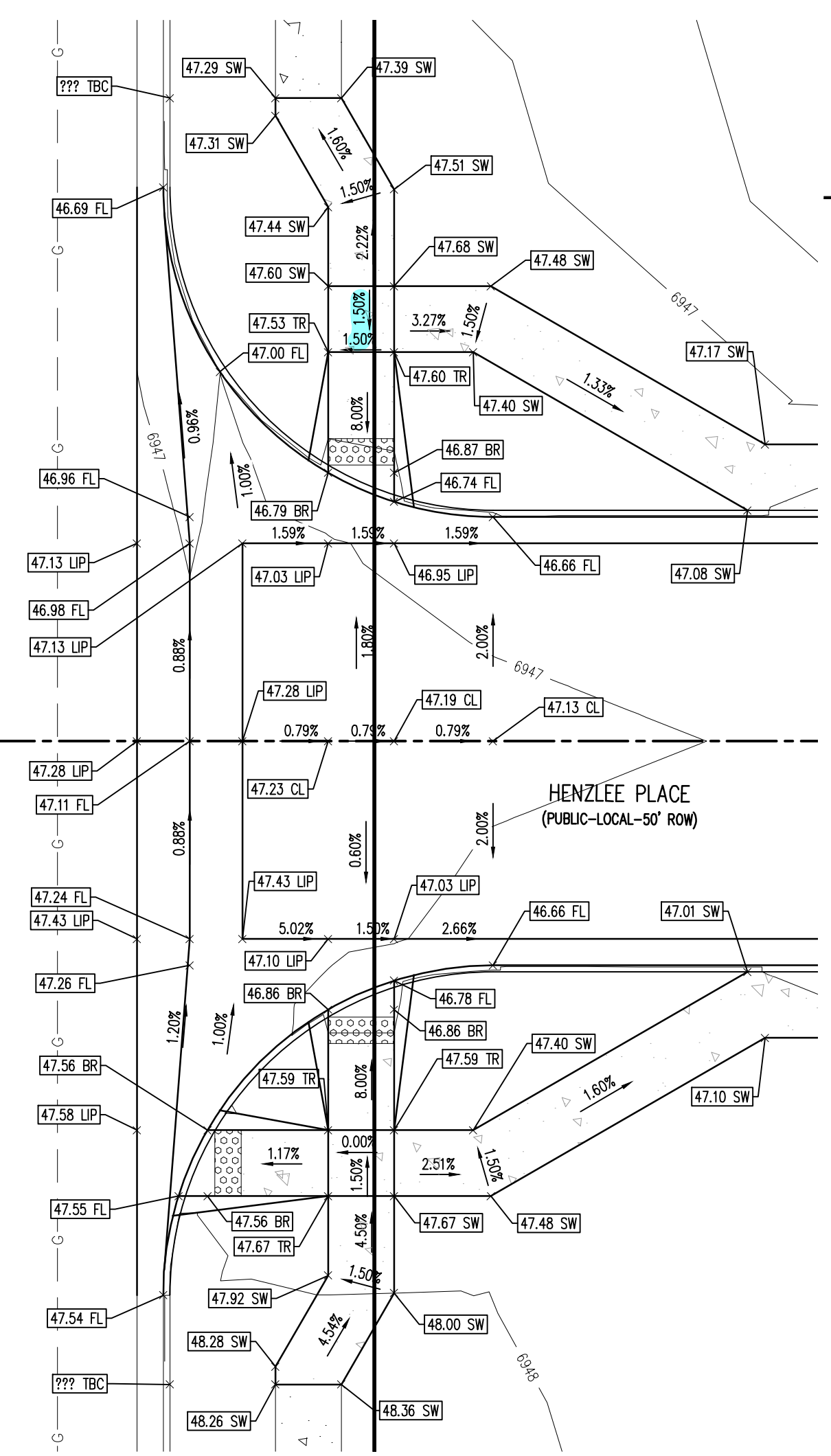
LEGEND

	EXISTING PROPERTY LINE		PROPOSED CDOT CLASS 6 GRAVEL		PROPOSED SPOT ELEVATION
	EXISTING PROPERTY LINE TO BE REMOVED		PROPOSED RIP RAP		FLOWLINE
	PROPOSED RIGHT OF WAY LINE		EXISTING CONCRETE PAVING		LIP OF GUTTER
	EXISTING LOT LINE		EXISTING CDOT CLASS 6 GRAVEL		EDGE OF SIDEWALK
	PROPOSED LOT LINE		EXISTING 1" TO 2" CRUSHED ROCK		TOP OF PED RAMP
	EXISTING EASEMENT		EXISTING RIP RAP		BOTTOM OF PED RAMP
	PROPOSED EASEMENT		EXISTING GROUTED BOULDERS		ROADWAY CENTER LINE
	EXISTING SUBDIVISION BUFFER		PROPOSED LOT #		TOP BACK OF CURB
	EXISTING STORM DRAIN PIPE		EXISTING LOT # (BENT GRASS FILING NO. 2)		PROPOSED SLOPE ARROW
	PROPOSED STORM DRAIN PIPE		PROPOSED ADA RAMP		
	EXISTING WATER LINE		PROPOSED FIRE HYDRANT		
	PROPOSED WATER LINE		PROPOSED GATE VALVE		
	EXISTING SANITARY SEWER LINE		PROPOSED REDUCER		
	PROPOSED SANITARY SEWER LINE		PROPOSED WATER BEND/TEE		
	EXISTING DRAINAGE FEATURE OUTLINE		PROPOSED SANITARY MANHOLE		
	PROPOSED DRAINAGE FEATURE OUTLINE		PROPOSED FES		
	EXISTING SWALE WITH FLOW DIRECTION		PROPOSED STORM MANHOLE		
	PROPOSED SWALE WITH FLOW DIRECTION		PROPOSED CDOT TYPE R STORM INLET		
	100YR 100-YEAR FEMA FLOODPLAIN				

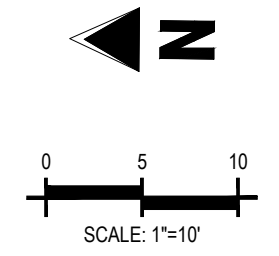
REVISED LOW POINTS AND CROSS SLOPES TO 1.4%



BENT GRASS MEADOWS DR. & HENZLEE PLACE DETAIL GRADING



NICO WAY & HENZLEE PLACE DETAIL GRADING



BASIS OF BEARINGS

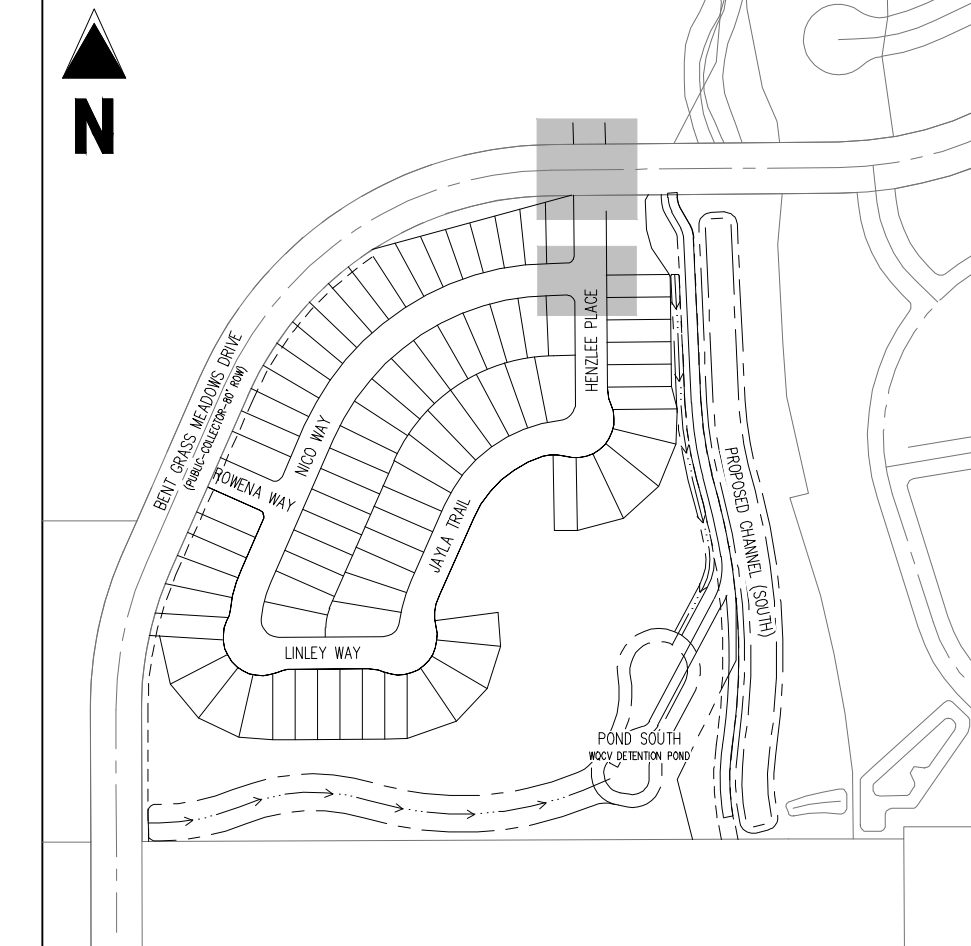
ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N00°13'46"W AND MONUMENTED AS SHOWN.

BENCHMARK

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L5# 24954 ELEVATION = 6947.67

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLES OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



KEY MAP
SCALE: 1"=300'

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CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 1
FOR
CHALLENGER COMMUNITIES, LLC
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No: CLH000018
Drawn By: TPT
Checked By: RG
Date: 07/19/2021

INTERSECTION DETAILS