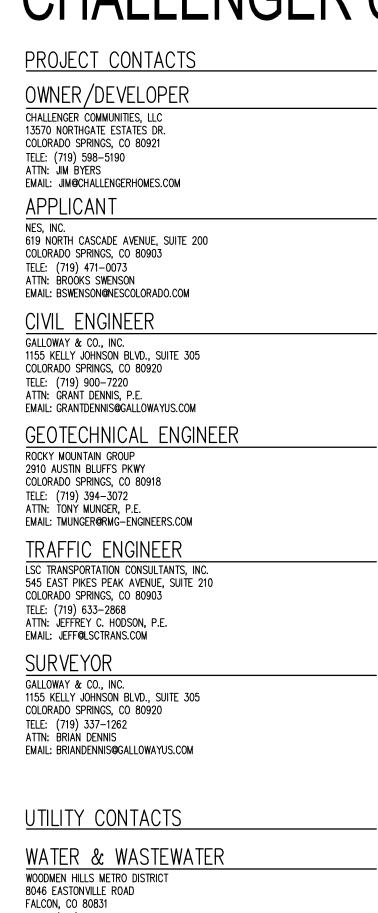
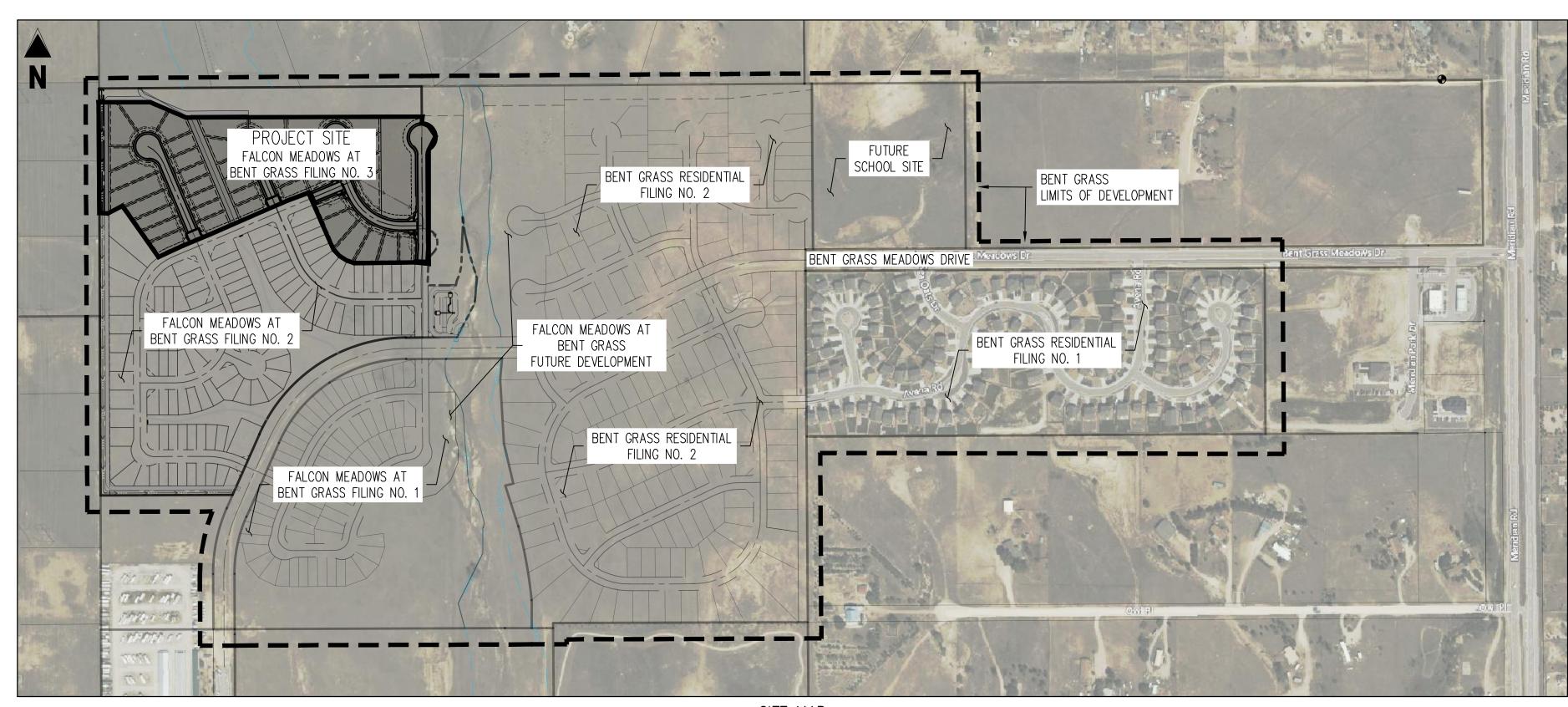
# ROADWAY AND STORM SEWER CONSTRUCTION PLANS FALCON MEADOWS AT BENT GRASS FILING NO. 3 FALCON, CO 80831 - EL PASO COUNTY CHALLENGER COMMUNITIES, LLC



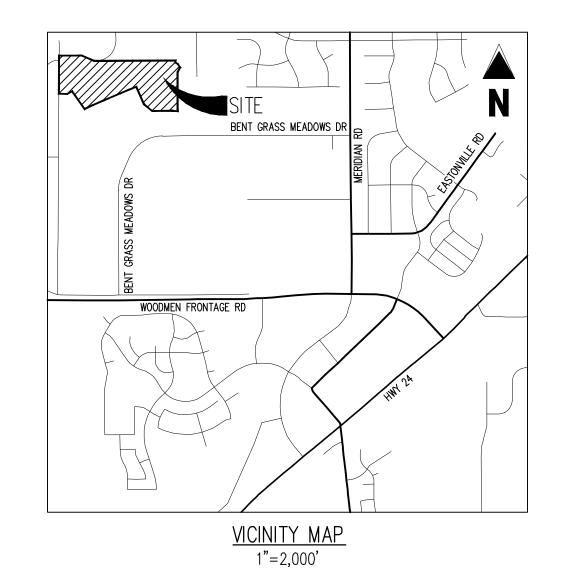
TELE: (719) 495-2500 ATTN: CODÝ RITTER EMAIL: CODY@WHMD.ORG **ELECTRIC** MOUNTAIN VIEW ELECRIC 11140 E WOODMEN RD FALCON, CO 80831 TELE: (719) 495-2283 CATHY HANSEN-LEE EMAIL: CATHY.H@MVEA.COOP NATURAL GAS COLORADO SPRINGS UTILITIES (CSU) 7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150 COLORADO SPRINGS, CO 80947-2150 TELE: (719) 668-5573 AARON CAŚSIO EMAIL: ACASSIO@CSU.ORG FALCON FIRE PROTECTION DISTRICT

7030 OLD MERIDIAN ROAD PEYTON, CO 80831 TELE: (719) 495-4050

EMAIL: FALCONFIRE@FALCONFIREPD.ORG



SITE MAP
SCALE: 1"=300'



#### ENGINEER'S STATEMENT

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.

ASK

BRADY A. SHYROCK, COLORADO P.E. NO. 38164

07/11/2023

07/14/2023

### OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENT SPECIFIED IN THESE DETAILED PLANS AND

Jim Byers
om Byers
Challenger Homes, Inc.

#### FI PASO COUNT

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 MANIMAL VOLUMES 1 AND 2 AND ENCINEERING CRITERIA MANIMAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION

JOSHUA PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

Date

By: Gilbert LaForce, P.E.
Engineering Manager
Date: 08/18/2023 9:35:56 AM
El Paso County Department of Public Works

improvements
must be posted
prior to
commencement
of work shown in
this plan set

## PCD FILING NO.

PUDSP-20-005 (FALCON MEADOWS AT BENT GRASS PRELIMINARY PLAN) SF-22-16 (FALCON MEADOWS AT BENT GRASS FILING NO. 3)

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	C0.0
2	NOTES	C0.1
3	OVERALL HORIZONTAL CONTROL	C1.0
4	KEY MAP	C2.0
5	HENZLEE PLACE STREET IMPROVEMENT PLAN	C2.1
6	HENZLEE PLACE STREET IMPROVEMENT PLAN	C2.2
7	SOPHIA LANE STREET IMPROVEMENT PLAN	C2.3
8	SOPHIA LANE STREET IMPROVEMENT PLAN	C2.4
9	DAELYN DRIVE STREET IMPROVEMENT PLAN	C2.5
10	KITTRICK PLACE STREET IMPROVEMENT PLAN	C2.6
11	ISABEL PLACE STREET IMPROVEMENT PLAN	C2.7
12	SIGNAGE PLAN	C3.0
13	INTERSECTION DETAIL	C3.1

INTERSECTION DETAIL

# 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 NO013'46"W AND MONUMENTED AS SHOWN:

C3.2

#### BENCHMARK

CONSTRUCTION.

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LS# 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 ENGINEEER PRIOR TO

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, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO



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LING NO. 3

COMMUNTIES, LLC

FOR CHALLENGER COMM

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Project No:	CLH000020
Drawn By:	CMW
Checked By:	RGI
Date:	08/25/2022
COVER SHEET	

C0.0

8/18/2023

Sheet 1 of 14

#### GENERAL CONSTRUCTION NOTES

BY THE CONTRACTOR.

- 1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED
- 3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF
- 4. ALL BACKFILL, SUB-BASE AND / OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
- 5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
- 6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
- 7. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
- 8. ALL CULVERT AND STORM PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), OR REINFORCED CONCRETE PIPE (RCP), ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNERS GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- 9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
- 10. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
- 11. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH WOODMAN HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- 12. ALL POTABLE WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
- 13. ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
- 14. ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND / OR RODDING AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER
- 15. MAXIMUM DEFLECTION OF 8" OR 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25' OR 22.5' BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
- 16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEWER AND SANITARY. SEWER MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER
- 17. SANITARY SEWER PIPE AND FITTINGS: PVC 4" 8" ASTM D3034, TYPE PSM, SDR 35: PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTIONS, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SANITARY SEWER MAIN)

#### STANDARD NOTES FOR EPC CONSTRUCTION PLAN

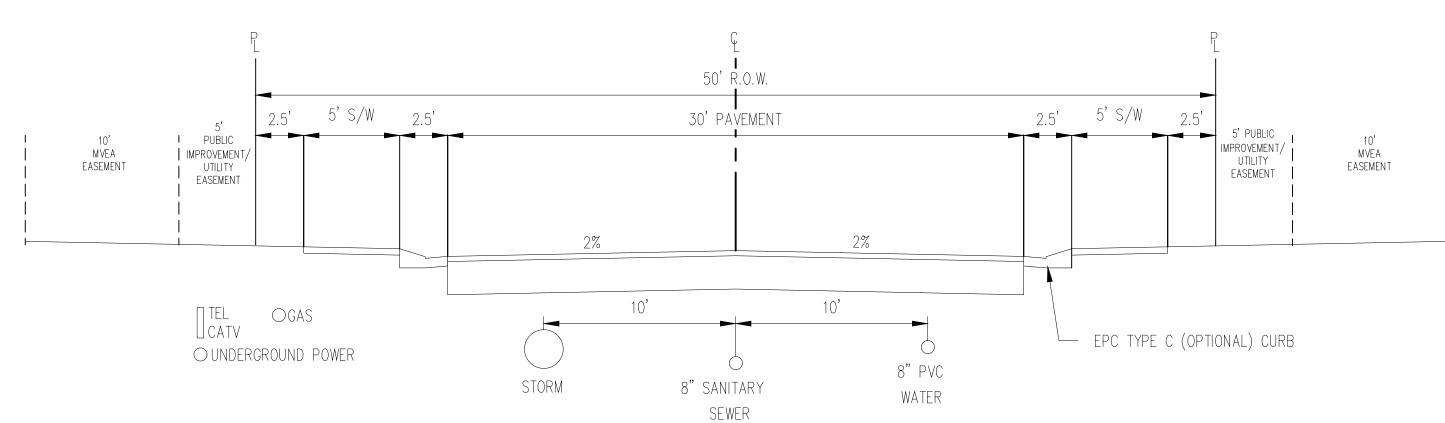
- 1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION 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).
- 3. 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:
- A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM) B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1
- C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- D. CDOT M & S STANDARDS
- 4. 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.
- 5. 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.
- 6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) — INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 7. 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
- 8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- 9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED
- 10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- 11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION
- 12. 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.
- 13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- 14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 15. 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.

#### 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 PLANNING AND COMMUNITY DEVELOPMENT.
- 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 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" 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". SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
- 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 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.
- 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. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG.
- 12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
- 13. 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 STRIPING AS REQUIRED BY CDOT S-627-1.
- 14. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- 15. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



TYPICAL STREET SECTION - URBAN LOCAL ROADWAY N.T.S.

#### STREET NAMES

- HENZLEE PL
- SOPHIA LN
- 3. DAELYN DR
- ISABEL PL

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# Date Issue / Description

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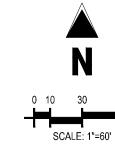
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Date:	08/25/2022
Checked By:	RGD
Drawn By:	CMWJ
Floject No.	CLH000020

NOTES

Sheet 2 of 14







	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE TO BE REM
	PROPOSED RIGHT OF WAY LINE
	PROPOSED CENTER LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
100YR	100-YEAR FEMA FLOODPLAIN
113	PROPOSED LOT #
101	EXISTING LOT #

BASIS OF BEARINGS

BENCHMARK

CONSTRUCTION.

CONSTRUCTION.

T13S, R65W IS N0013'46"W AND MONUMENTED AS SHOWN:

CAUTION - NOTICE TO CONTRACTOR

ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS
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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

IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO

SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION.
REPORT ANY DISCREPANCIES TO THE ENGINEEER PRIOR TO

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT

Call before you dig.

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



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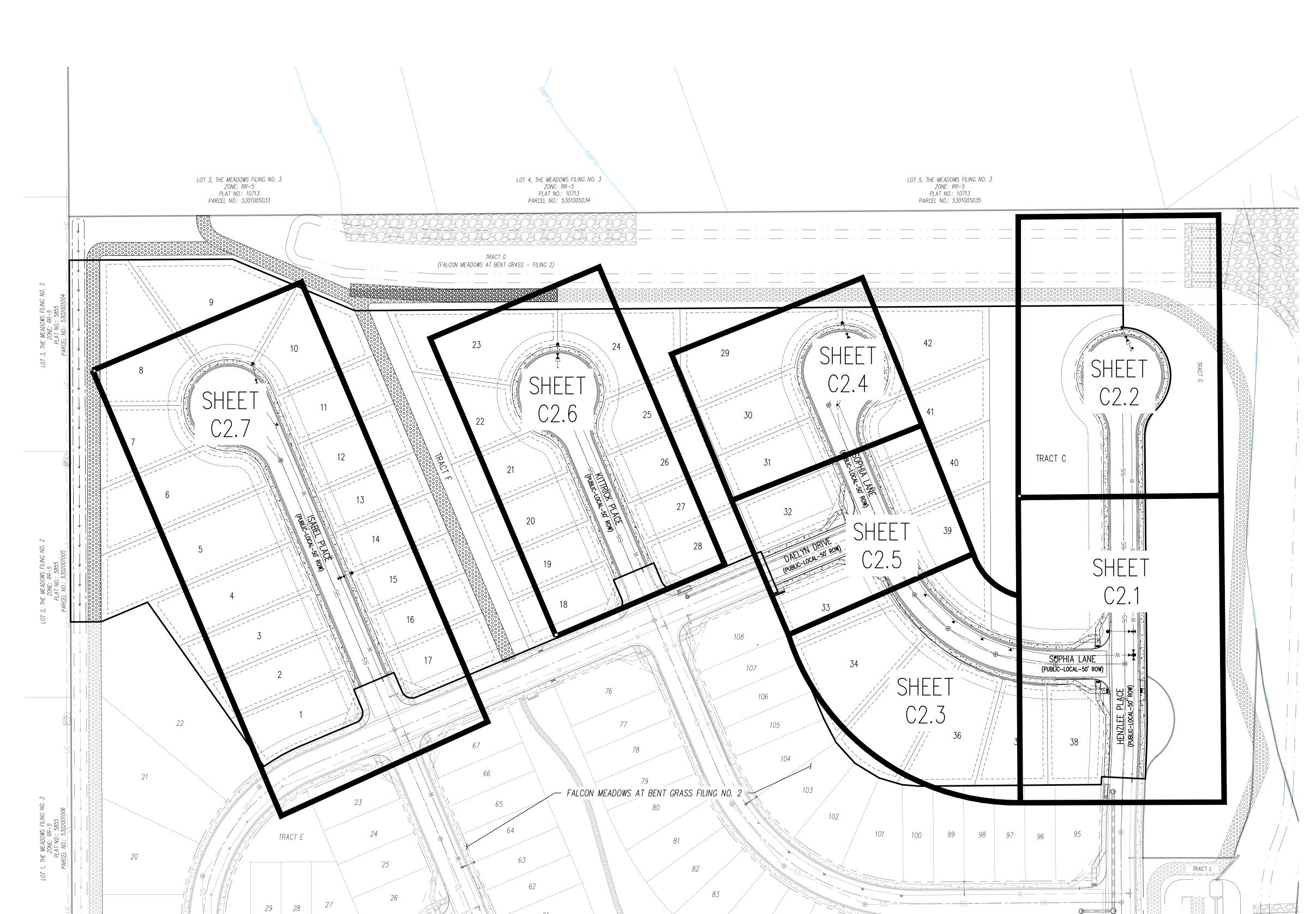
CHALLENGER HOMES—

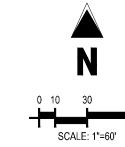
# Date Issue / Description Init.

CLH000020 Project No: CMWJ Checked By: RGD 08/25/2022

OVERALL HORIZONTAL CONTROL

Sheet 3 of 14





#### LEGEND EXISTING PROPERTY LINE EXISTING PROPERTY LINE TO BE REMOVED EXISTING LOT LINE PROPOSED LOT LINE EXISTING EASEMENT — — — — — — PROPOSED EASEMENT ---- EXISTING SUBDIVISION BUFFER EXISTING STORM DRAIN PIPE PROPOSED STORM DRAIN PIPE ---- W----- EXISTING WATER LINE PROPOSED WATER LINE ——SS—— —— EXISTING SANITARY SEWER LINE PROPOSED SANITARY SEWER LINE EXISTING DRAINAGE FEATURE OUTLINE PROPOSED DRAINAGE FEATURE OUTLINE EXISTING SWALE WITH FLOW DIRECTION —— —— 100YR— 100-YEAR FEMA FLOODPLAIN PROPOSED 1" TO 2" CRUSHED ROCK PROPOSED RIP RAP EXISTING CONCRETE PAVING EXISTING CDOT CLASS 6 GRAVEL EXISTING 1" TO 2" CRUSHED ROCK EXISTING RIP RAP EXISTING GROUTED BOULDERS 113 PROPOSED LOT #

EXISTING LOT #
PROPOSED ADA RAMP

BASIS OF BEARINGS

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BENCHMARK

CONSTRUCTION.

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FILING NO.

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LENGER COMMUNTIES, LLC SRASS MEADOWS DRIVE & MERDIAN RO

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 Project No:
 CLH000020

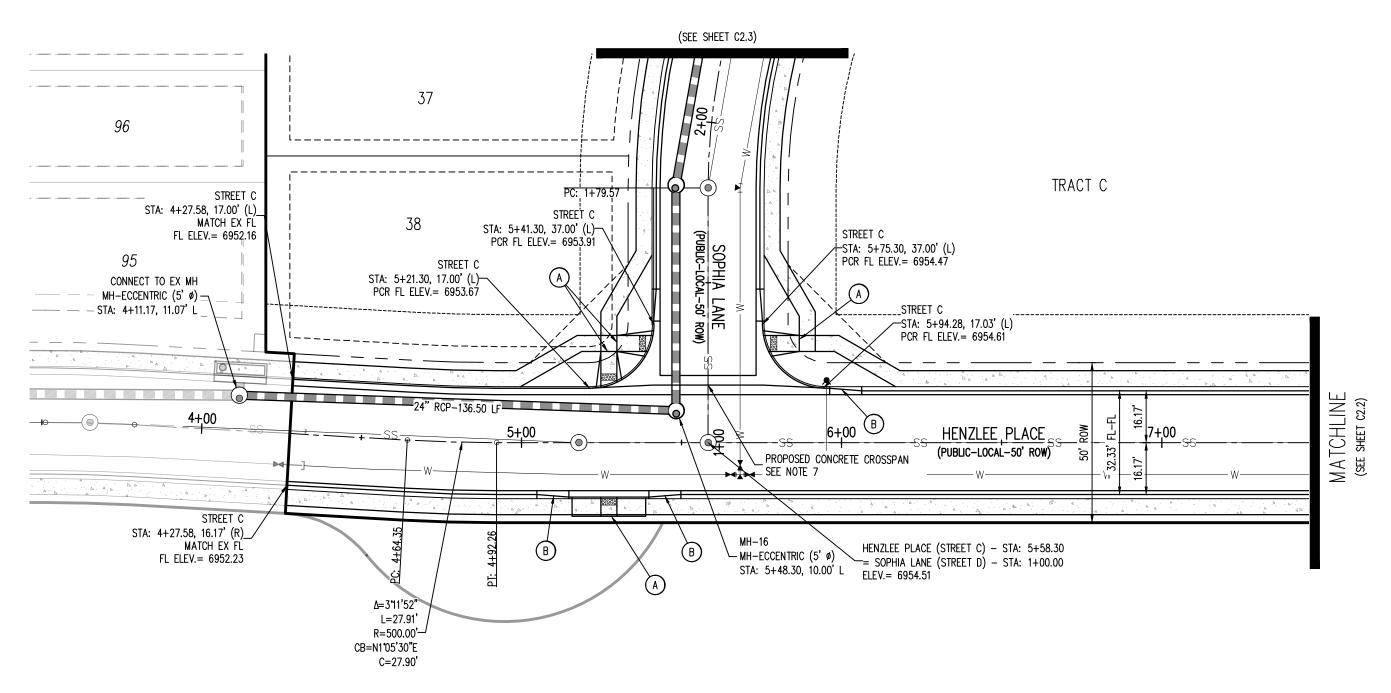
 Drawn By:
 CMWJ

 Checked By:
 RGD

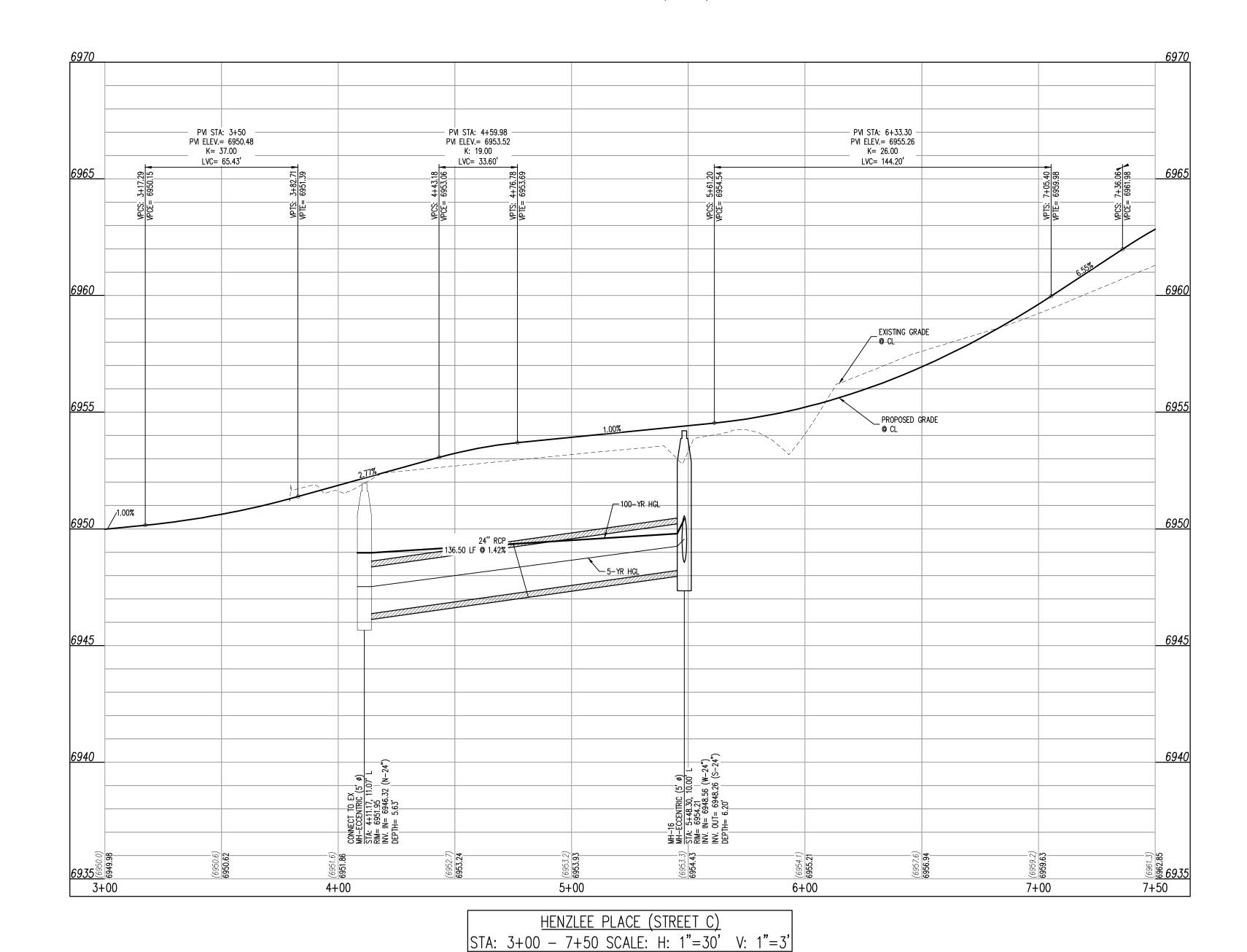
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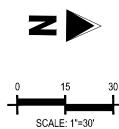
 KEY MAP

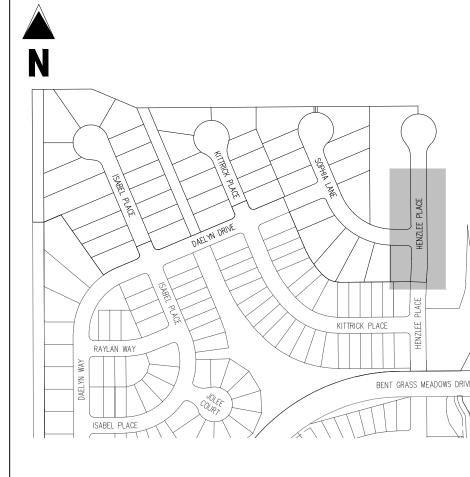
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HENZLEE PLACE (STREET C) - PUBLIC 50' R.O.W. 25 MPH DESIGN SPEED (LOCAL)







1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE 2. STORM SEWER INLET FLOW LINE ELEVATION CALLOUTS TO NOT ACCOUNT FOR FLOW LINE DEPRESSION AT STORM SEWER INLET

3. ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED 4. SEE GRADING PLAN FOR ALL GRADING INFORMATION

5. ALL STORM SEWER SHALL BE CLASS III RCP ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED ALL CROSS PANS SHALL CONFORM TO EL PASO COUNTY DETAIL SD2-26

C1) CURVE TABLE ID

A PEDESTRIAN RAMP, SEE DETAILS (EPC SD\_2-40 & SD\_2-41)

B) PROPOSED 10' CURB TRANSITION

C PROPOSED 5' CURB TRANSITION

# <u>KEY MAP</u> SCALE: 1"=300'

## LEGEND

	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE TO BE REMOV
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING SUBDIVISION BUFFER
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN PIPE
— — W—	EXISTING WATER LINE
W	PROPOSED WATER LINE
—ss— — — —	EXISTING SANITARY SEWER LINE
—— SS————	PROPOSED SANITARY SEWER LINE
	EXISTING DRAINAGE FEATURE OUTLINE
	PROPOSED DRAINAGE FEATURE OUTLINE
$\longrightarrow \cdots \longrightarrow \cdots \longrightarrow \cdots \longrightarrow \cdots$	EXISTING SWALE WITH FLOW DIRECTION
<del></del>	PROPOSED SWALE WITH FLOW DIRECTION
— — 100YR—	100-YEAR FEMA FLOODPLAIN
	PROPOSED CDOT CLASS 6 GRAVEL
	PROPOSED RIP RAP

EXISTING CONCRETE PAVING EXISTING CDOT CLASS 6 GRAVEL EXISTING 1" TO 2" CRUSHED ROCK EXISTING RIP RAP EXISTING GROUTED BOULDERS

PROPOSED LOT # EXISTING LOT # (BENT GRASS FILING NO. 2)

PROPOSED ADA RAMP PROPOSED FIRE HYDRANT PROPOSED GATE VALVE PROPOSED REDUCER PROPOSED WATER BEND/TEE PROPOSED SANITARY MANHOLE PROPOSED FES

PROPOSED STORM MANHOLE PROPOSED CDOT TYPE R STORM INLET

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

LENGTHS OF STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN STORM SEWER AND POTABLE WATER OR WASTEWATER. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

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### BENCHMARK

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

### <u>CAUTION - NOTICE TO CONTRACTOR</u>

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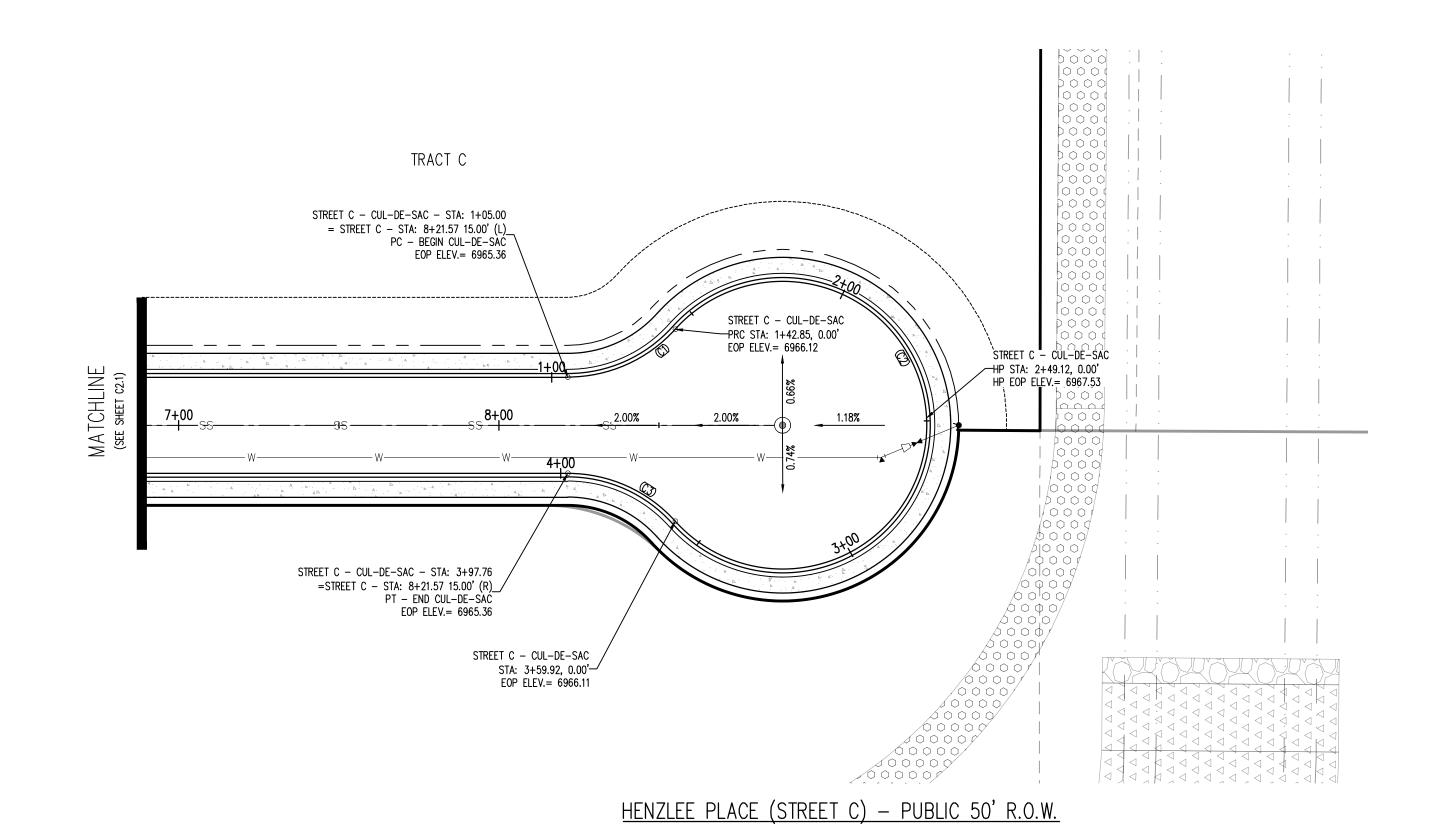
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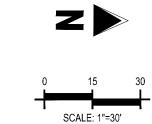
CLH000020 Project No: CMWJ Drawn By: RGD Checked By: 08/25/2022

HENZLEE PLACE STREET IMPROVEMENT PLAN

Sheet 5 of 14



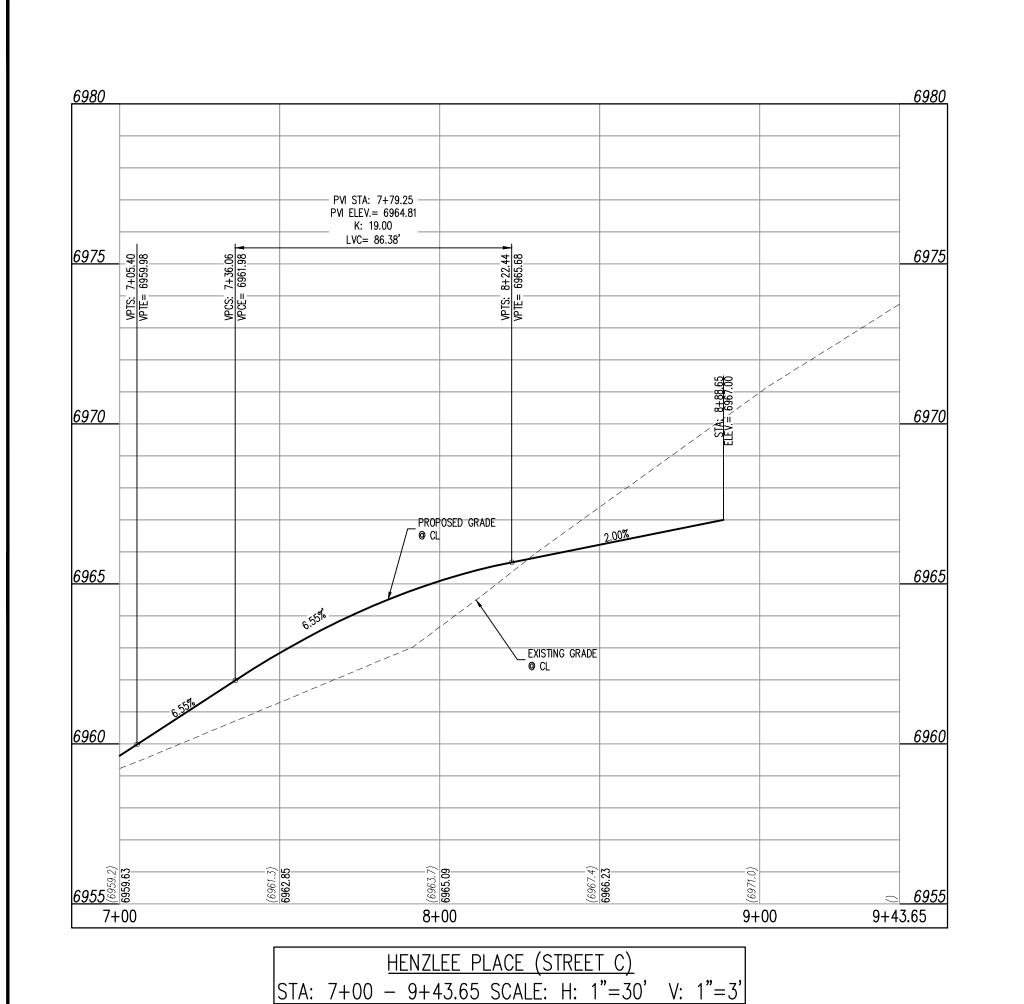
25 MPH DESIGN SPEED (LOCAL)

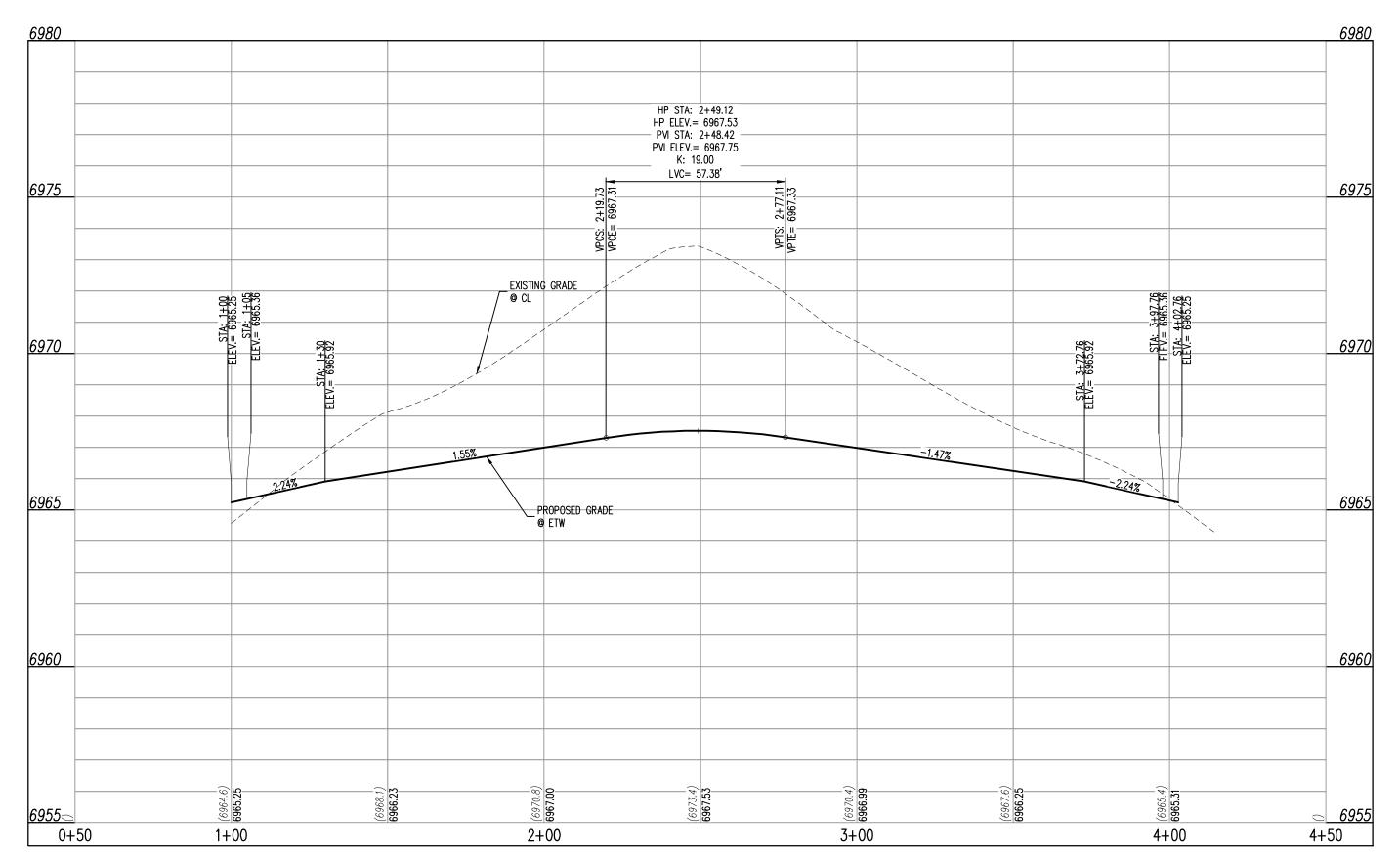


- 1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE 2. STORM SEWER INLET FLOW LINE ELEVATION CALLOUTS TO NOT ACCOUNT FOR FLOW LINE
- DEPRESSION AT STORM SEWER INLET

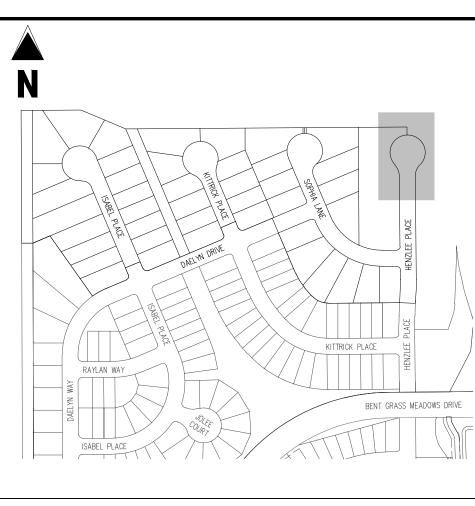
  3. ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED
- 4. SEE GRADING PLAN FOR ALL GRADING INFORMATION ALL STORM SEWER SHALL BE CLASS III RCP
- 6. ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED 7. ALL CROSS PANS SHALL CONFORM TO EL PASO COUNTY DETAIL SD2-26
- C1) CURVE TABLE ID
- (A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD\_2-40 & SD\_2-41)
- B PROPOSED 10' CURB TRANSITION
- C PROPOSED 5' CURB TRANSITION

CURVE SEGMENT TABLE — EDGE OF PAVEMENT				NT		
	CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (F
	C1	48"11'23"	37.85	45.00	S24°36'07"E	36.74
	C2	276*22'46"	217.07	45.00	S89*29'34"W	60.00
	C3	48"11'23"	37.85	45.00	N23°35'16"E	36.74





HENZLEE PLACE (STREET C - CUL-DE-SAC) STA: 0+50 - 4+50 SCALE: H: 1"=30' V: 1"=3'



#### <u>KEY MAP</u> SCALE: 1"=300'

## LEGEND

	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE TO BE REMOVED
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING SUBDIVISION BUFFER
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN PIPE
— — W—	EXISTING WATER LINE
W	PROPOSED WATER LINE
—SS— — — —	EXISTING SANITARY SEWER LINE
SS	PROPOSED SANITARY SEWER LINE

#### EXISTING DRAINAGE FEATURE OUTLINE EXISTING SWALE WITH FLOW DIRECTION

100-YEAR FEMA FLOODPLAIN PROPOSED CDOT CLASS 6 GRAVEL PROPOSED RIP RAP EXISTING CONCRETE PAVING EXISTING CDOT CLASS 6 GRAVEL EXISTING 1" TO 2" CRUSHED ROCK EXISTING RIP RAP

113

PROPOSED LOT # EXISTING LOT # (BENT GRASS FILING NO. 2)

EXISTING GROUTED BOULDERS

PROPOSED ADA RAMP PROPOSED FIRE HYDRANT PROPOSED GATE VALVE PROPOSED REDUCER PROPOSED WATER BEND/TEE PROPOSED SANITARY MANHOLE PROPOSED FES PROPOSED STORM MANHOLE PROPOSED CDOT TYPE R STORM INLET

### CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

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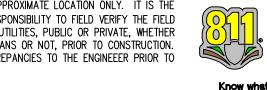
# BENCHMARK

CONSTRUCTION.

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

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Know what's below. 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT Call before you dig. IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO



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ONSTRUCTION DOCUMENTALCON MEADOWS AT BENT OR HALLENGER ( # Date Issue / Description

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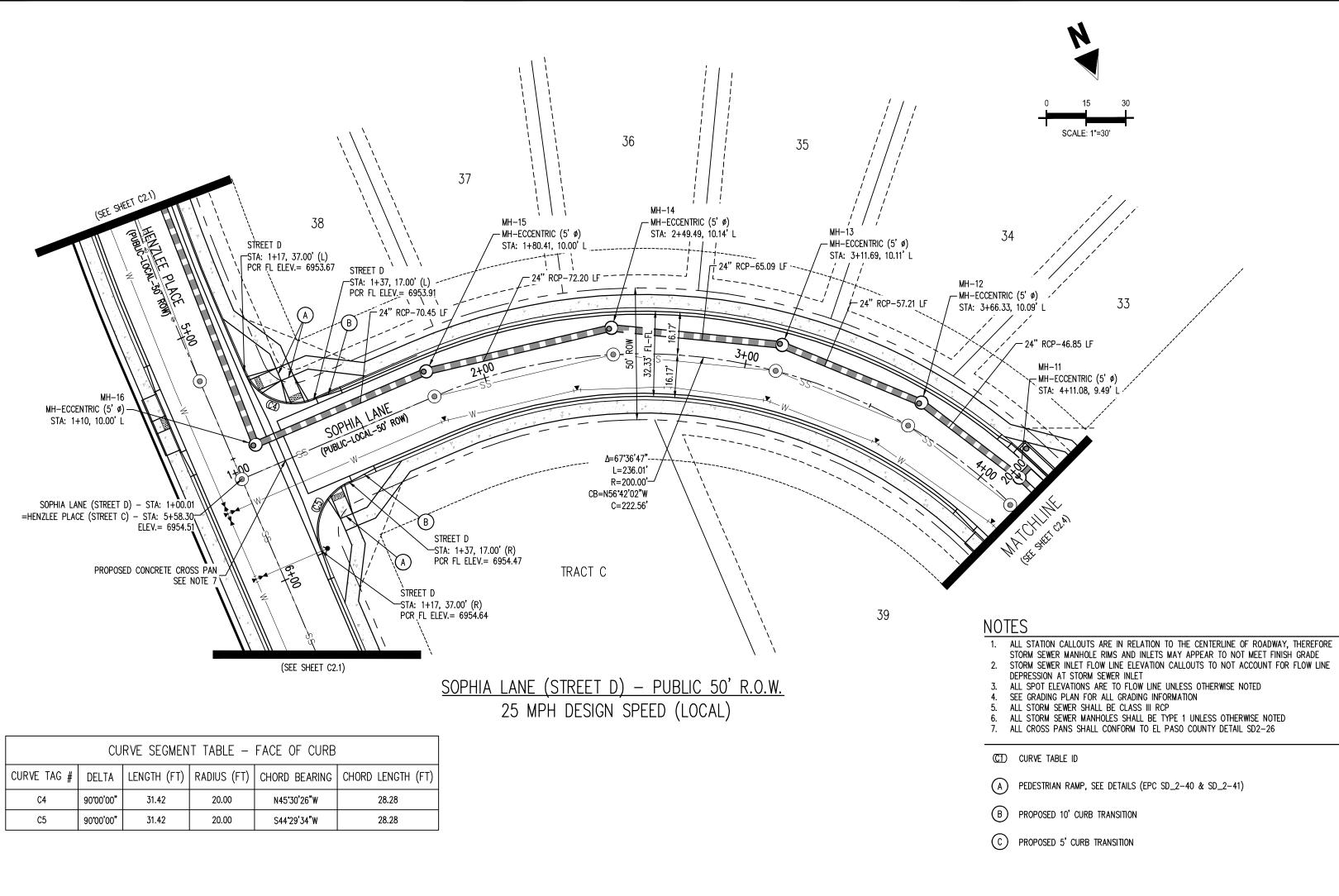
08/25/2022 HENZLEE PLACE STREET

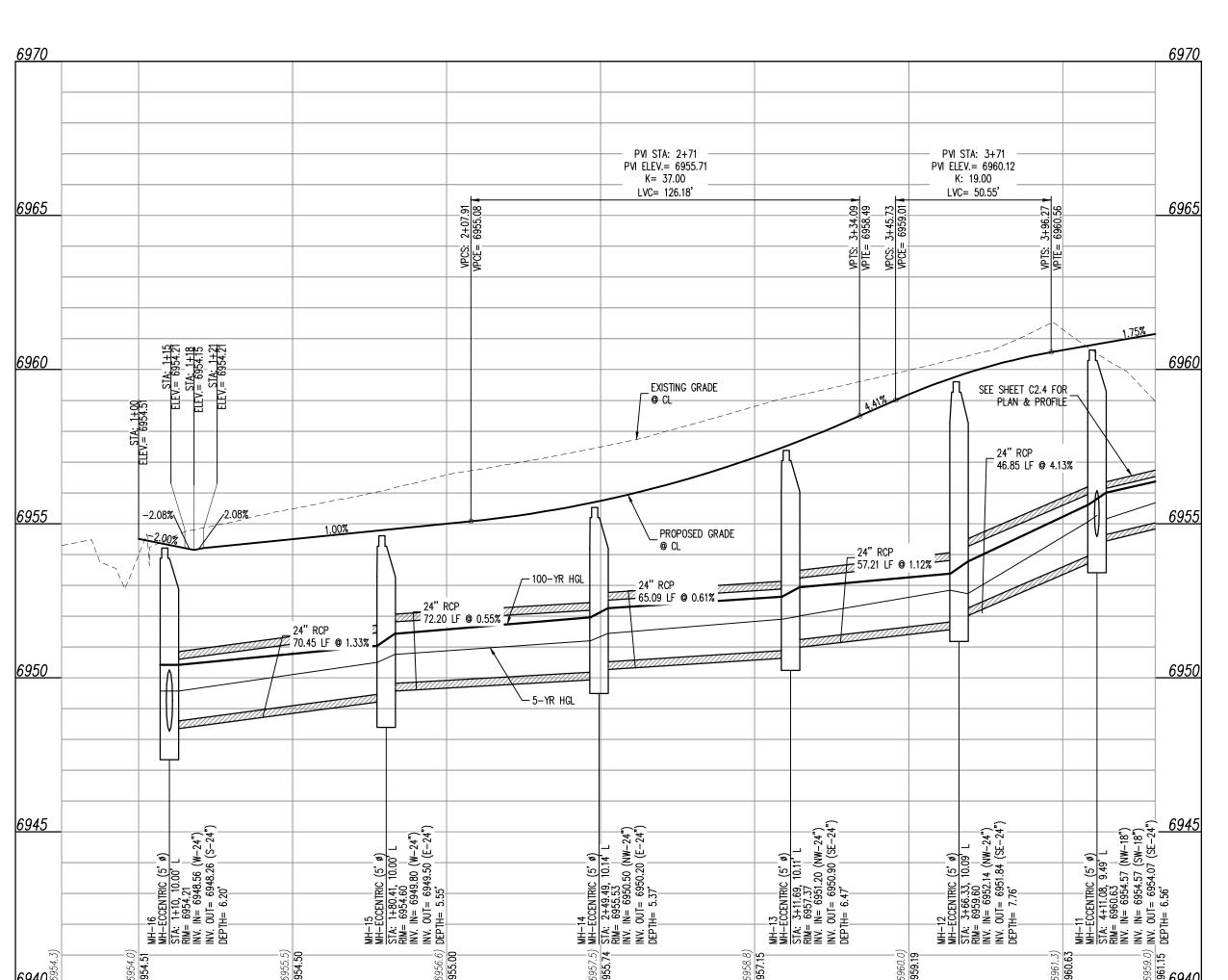
**IMPROVEMENT PLAN** 

RGD

Checked By:

Sheet 6 of 14





SOPHIA LANE (STREET D)

STA: 0+75 - 4+30 SCALE: H: 1"=30' V: 1"=3'

3+00

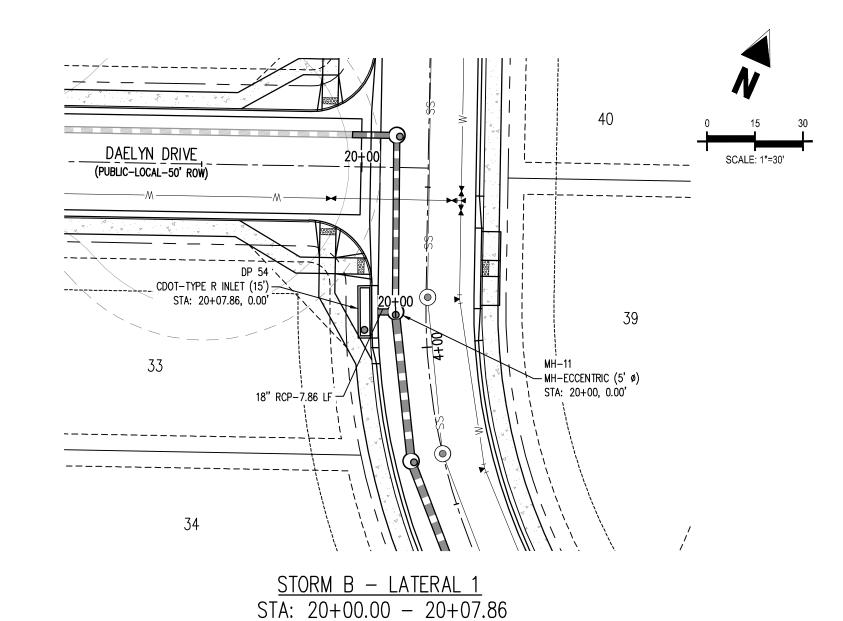
4+00

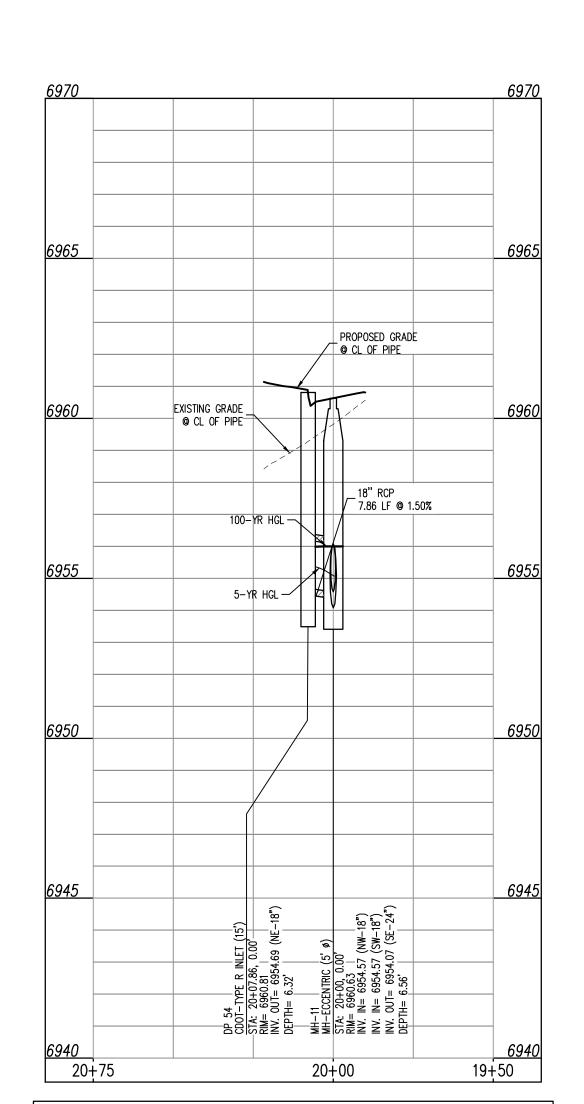
4+30

2+00

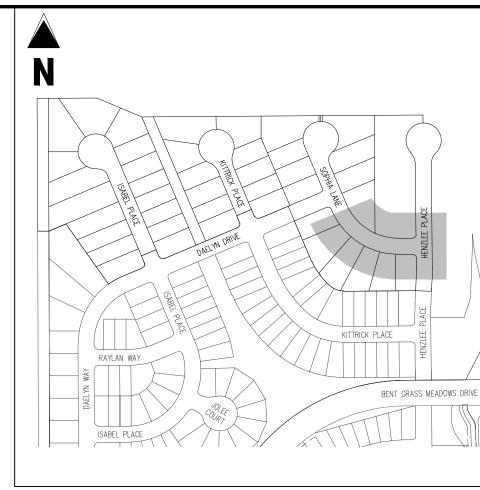
1+00

0+75





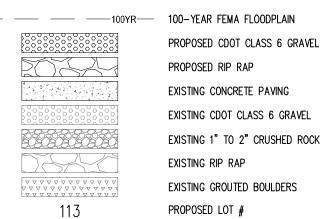
STORM B - LATERAL 1 STA: 20+00.00 - 20+07.86 SCALE: H: 1"=30' V: 1"=3'



#### <u>KEY MAP</u> SCALE: 1"=300'

#### LEGEND EXISTING PROPERTY LINE EXISTING PROPERTY LINE TO BE REMOVED PROPOSED RIGHT OF WAY LINE EXISTING LOT LINE PROPOSED LOT LINE EXISTING EASEMENT PROPOSED EASEMENT EXISTING SUBDIVISION BUFFER EXISTING STORM DRAIN PIPE PROPOSED STORM DRAIN PIPE EXISTING WATER LINE

PROPOSED WATER LINE EXISTING SANITARY SEWER LINE PROPOSED SANITARY SEWER LINE EXISTING DRAINAGE FEATURE OUTLINE EXISTING SWALE WITH FLOW DIRECTION PROPOSED SWALE WITH FLOW DIRECTION



EXISTING CONCRETE PAVING EXISTING CDOT CLASS 6 GRAVEL EXISTING 1" TO 2" CRUSHED ROCK EXISTING RIP RAP EXISTING GROUTED BOULDERS PROPOSED LOT #

EXISTING LOT # (BENT GRASS FILING NO. 2) PROPOSED ADA RAMP PROPOSED FIRE HYDRANT PROPOSED GATE VALVE

PROPOSED REDUCER PROPOSED WATER BEND/TEE PROPOSED SANITARY MANHOLE PROPOSED FES PROPOSED STORM MANHOLE PROPOSED CDOT TYPE R STORM INLET

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# BENCHMARK

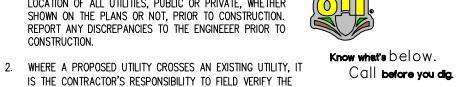
THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LS# 24954 ELEVATION = 6947.67

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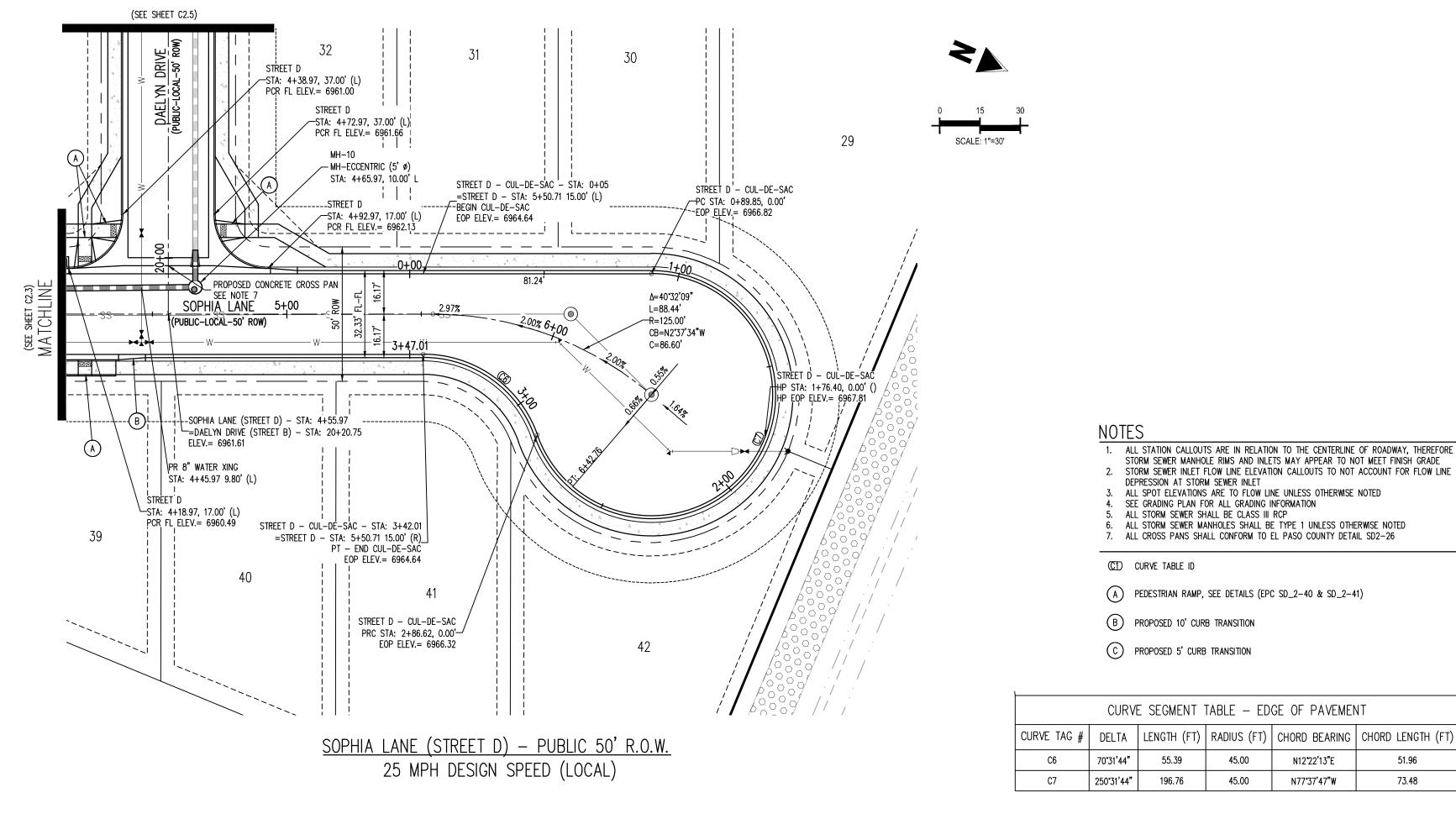
Date Issue / Description

CLH000020 Project No: CMWJ Drawn By: Checked By RGD 08/25/2022

SOPHIA LANE STREET IMPROVEMENT PLAN

8/18/2023

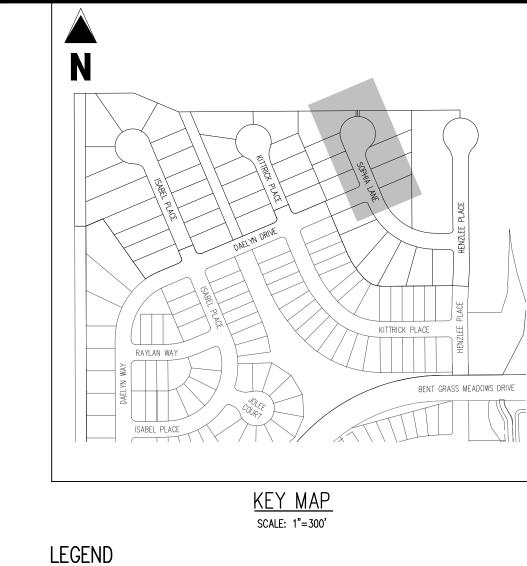
Sheet 7 of 14



0+00

-0+25

6+97.76



EXISTING PROPERTY LINE EXISTING PROPERTY LINE TO BE REMOVED PROPOSED RIGHT OF WAY LINE EXISTING LOT LINE PROPOSED LOT LINE EXISTING EASEMENT \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ PROPOSED EASEMENT EXISTING SUBDIVISION BUFFER EXISTING STORM DRAIN PIPE PROPOSED STORM DRAIN PIPE ---- W----- EXISTING WATER LINE PROPOSED WATER LINE EXISTING SANITARY SEWER LINE

PROPOSED SANITARY SEWER LINE EXISTING DRAINAGE FEATURE OUTLINE EXISTING SWALE WITH FLOW DIRECTION --- 100YR- 100-YEAR FEMA FLOODPLAIN

PROPOSED CDOT CLASS 6 GRAVEL PROPOSED RIP RAP EXISTING CONCRETE PAVING EXISTING RIP RAP

EXISTING LOT # (BENT GRASS FILING NO. 2) PROPOSED ADA RAMP PROPOSED FIRE HYDRANT PROPOSED GATE VALVE PROPOSED REDUCER PROPOSED WATER BEND/TEE

PROPOSED SANITARY MANHOLE PROPOSED FES PROPOSED STORM MANHOLE PROPOSED CDOT TYPE R STORM INLET

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POTABLE WATER OR WASTEWATER. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN

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BENCHMARK

CONSTRUCTION.

CONSTRUCTION.

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A

# YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LS# 24954 ELEVATION = 6947.67

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Call before you dig.

HP STA: 1+76.40 HP FIFV = 6967.81PVI STA: 1+78.21 PVI ELEV.= 6968.00 K: 19.00 LVC= 54.41' PVI ELEV.= 6966.29 PVI ELEV.= 6966.11 K: 21.61 K: 23.55 LVC= 50.00' LVC= 50.00' \_PROPOSED\_GRADE *6965* <u>6960</u>

SOPHIA LANE (STREET D) STA: 4+18 - 6+97.76 SCALE: H: 1"=30' V: 1"=3'

6+00

PVI STA: 5+55

PVI ELEV.= 6965.24

K: 19.00

LVC= 48.60'

<sup>\</sup>4.56%

\_PROPOSED\_GRADE

- PVI STA: 4+87.17

PVI ELEV.= 6962.15

K = 26.00

LVC= 73.01'

EXISTING GRADE

/- 100−YR HGL

MH-STA: INV. DEP]

5+00

STA: -0+25 - 3+50 SCALE: H: 1"=30' V: 1"=3'

SOPHIA LANE (STREET D - CUL-DE-SAC)

2+00

1+00

Sheet 8 of 14

8/18/2023

1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE 2. STORM SEWER INLET FLOW LINE ELEVATION CALLOUTS TO NOT ACCOUNT FOR FLOW LINE DEPRESSION AT STORM SEWER INLET 3. ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED 4. SEE GRADING PLAN FOR ALL GRADING INFORMATION ALL STORM SEWER SHALL BE CLASS III RCP ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED ALL CROSS PANS SHALL CONFORM TO EL PASO COUNTY DETAIL SD2-26 C1) CURVE TABLE ID (A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD\_2-40 & SD\_2-41) B) PROPOSED 10' CURB TRANSITION (C) PROPOSED 5' CURB TRANSITION CURVE SEGMENT TABLE - EDGE OF PAVEMENT

55.39

196.76

45.00

250\*31'44"

N12°22'13"E

N77°37'47"W

3+00

3+50

51.96

EXISTING CDOT CLASS 6 GRAVEL EXISTING 1" TO 2" CRUSHED ROCK EXISTING GROUTED BOULDERS 113 PROPOSED LOT #

MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN STORM SEWER AND

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL

BASIS OF BEARINGS

T13S, R65W IS NOO\*13'46"W AND MONUMENTED AS SHOWN:

PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD 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 ENGINEEER PRIOR TO

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT

UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO

IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING



**IMPROVEMENT PLAN** 

Project No:

Checked By

Editing Sheet Sets

4+18

SOPHIA LANE STREET

CLH000020

08/25/2022

CMWJ

RGD

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**CHALLENGER** 

- HOMES -

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9

FILING

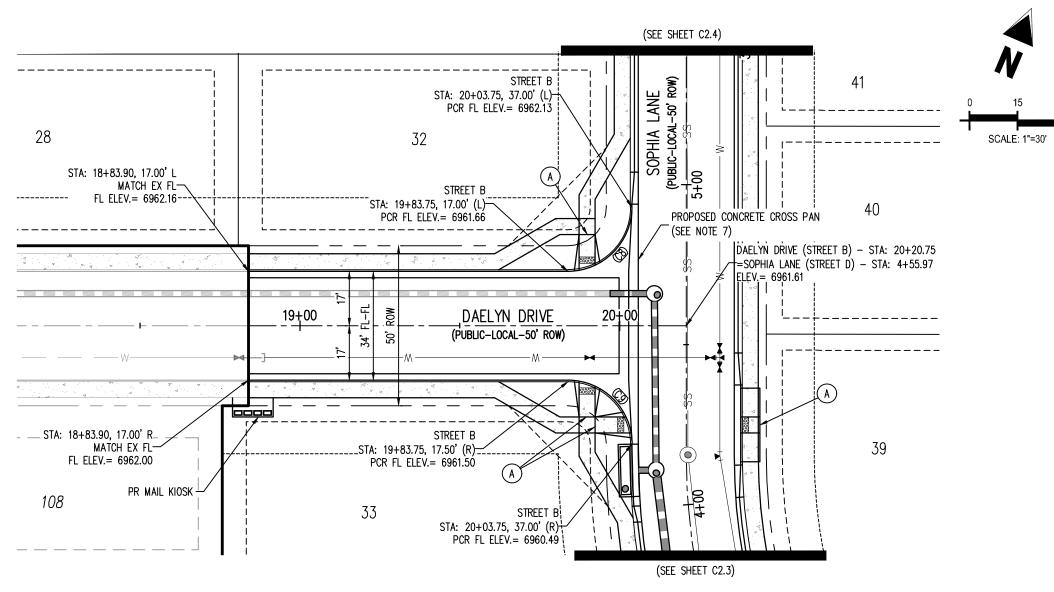
ONSTRUCTION DOCUMENALCON MEADOWS AT BEN

COMMUNTIE

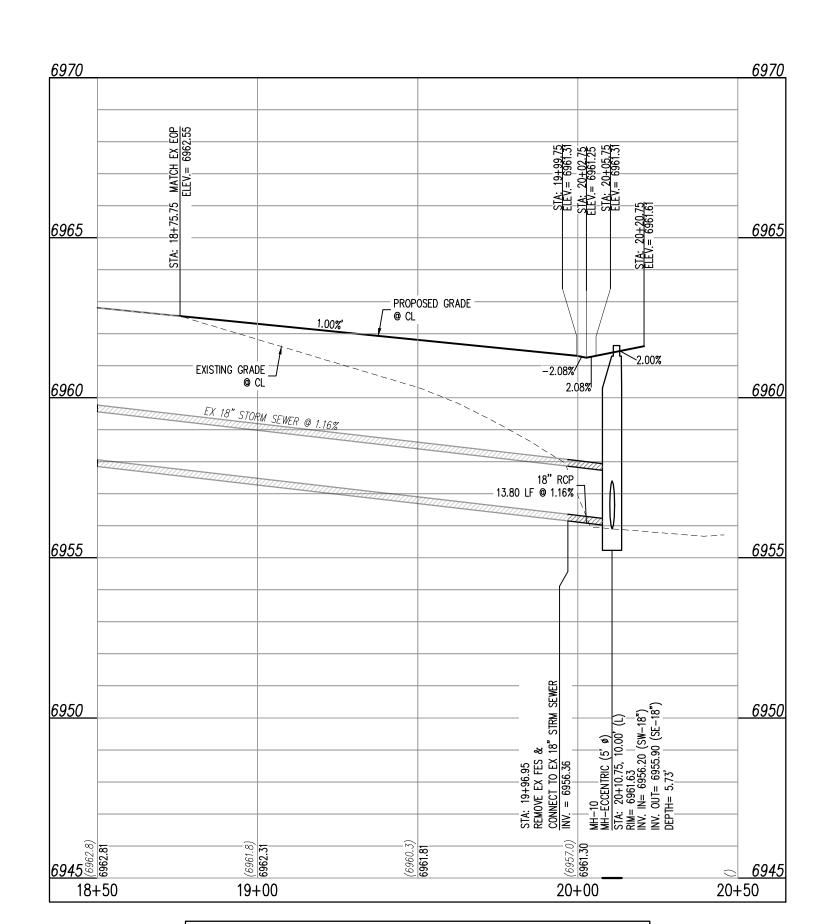
OR HALLENGER (

Date Issue / Description

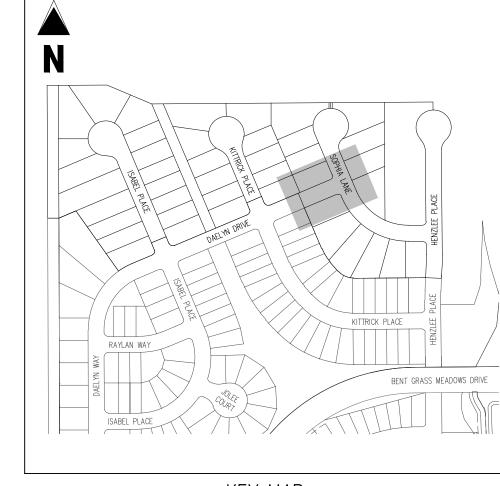
GallowayUS.com



DAELYN DRIVE (STREET B) - PUBLIC 50' R.O.W. 25 MPH DESIGN SPEED (LOCAL)



DAELYN DRIVE (STREET B) STA: 18+50 - 20+50 SCALE: H: 1"=30' V: 1"=3'



#### <u>KEY MAP</u> SCALE: 1"=300'

LEGEND	)	
		EXISTING PROPERTY LINE
		EXISTING PROPERTY LINE TO BE REMOVED
		PROPOSED RIGHT OF WAY LINE
		EXISTING LOT LINE
		PROPOSED LOT LINE
		EXISTING EASEMENT
		PROPOSED EASEMENT
		EXISTING SUBDIVISION BUFFER
		EXISTING STORM DRAIN PIPE
		PROPOSED STORM DRAIN PIPE
	W	EXISTING WATER LINE
W		PROPOSED WATER LINE

1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE

2. STORM SEWER INLET FLOW LINE ELEVATION CALLOUTS TO NOT ACCOUNT FOR FLOW LINE

3. ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED

. ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED

'. ALL CROSS PANS SHALL CONFORM TO EL PASO COUNTY DETAIL SD2-26

SEE GRADING PLAN FOR ALL GRADING INFORMATION

(A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD\_2-40 & SD\_2-41)

CURVE SEGMENT TABLE

CURVE TAG # DELTA LENGTH (FT) RADIUS (FT) CHORD BEARING CHORD LENGTH (F

20.00

20.00

S22°06'21"W

N67°53'39"W

28.28

28.28

ALL STORM SEWER SHALL BE CLASS III RCP

DEPRESSION AT STORM SEWER INLET

C1) CURVE TABLE ID

C8 90°00'00"

90'00'00"

B) PROPOSED 10' CURB TRANSITION

C PROPOSED 5' CURB TRANSITION

31.42

31.42

EXISTING SANITARY SEWER LINE PROPOSED SANITARY SEWER LINE EXISTING DRAINAGE FEATURE OUTLINE EXISTING SWALE WITH FLOW DIRECTION 100-YEAR FEMA FLOODPLAIN — — 100YR— PROPOSED CDOT CLASS 6 GRAVEL PROPOSED RIP RAP EXISTING CONCRETE PAVING

EXISTING CDOT CLASS 6 GRAVEL EXISTING 1" TO 2" CRUSHED ROCK EXISTING RIP RAP EXISTING GROUTED BOULDERS PROPOSED LOT #

EXISTING LOT # (BENT GRASS FILING NO. 2) PROPOSED ADA RAMP PROPOSED FIRE HYDRANT PROPOSED GATE VALVE PROPOSED REDUCER PROPOSED WATER BEND/TEE PROPOSED SANITARY MANHOLE PROPOSED FES PROPOSED STORM MANHOLE PROPOSED CDOT TYPE R STORM INLET

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

LENGTHS OF STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN STORM SEWER AND POTABLE WATER OR WASTEWATER. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

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 NOO"13'46"W AND MONUMENTED AS SHOWN:

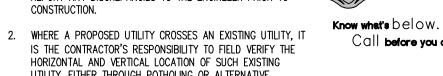
BENCHMARK

CONSTRUCTION.

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

<u>CAUTION - NOTICE TO CONTRACTOR</u> 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS

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FILING NO. CUMEN-AT BEN-COMMUNTIE CONSTRUCTION DOC FALCON MEADOWS A FOR CHALLENGER COMMI

# Date Issue / Description

CLH000020 Project No: CMWJ Drawn By: Checked By: RGD 08/25/2022 DAELYN DRIVE STREET

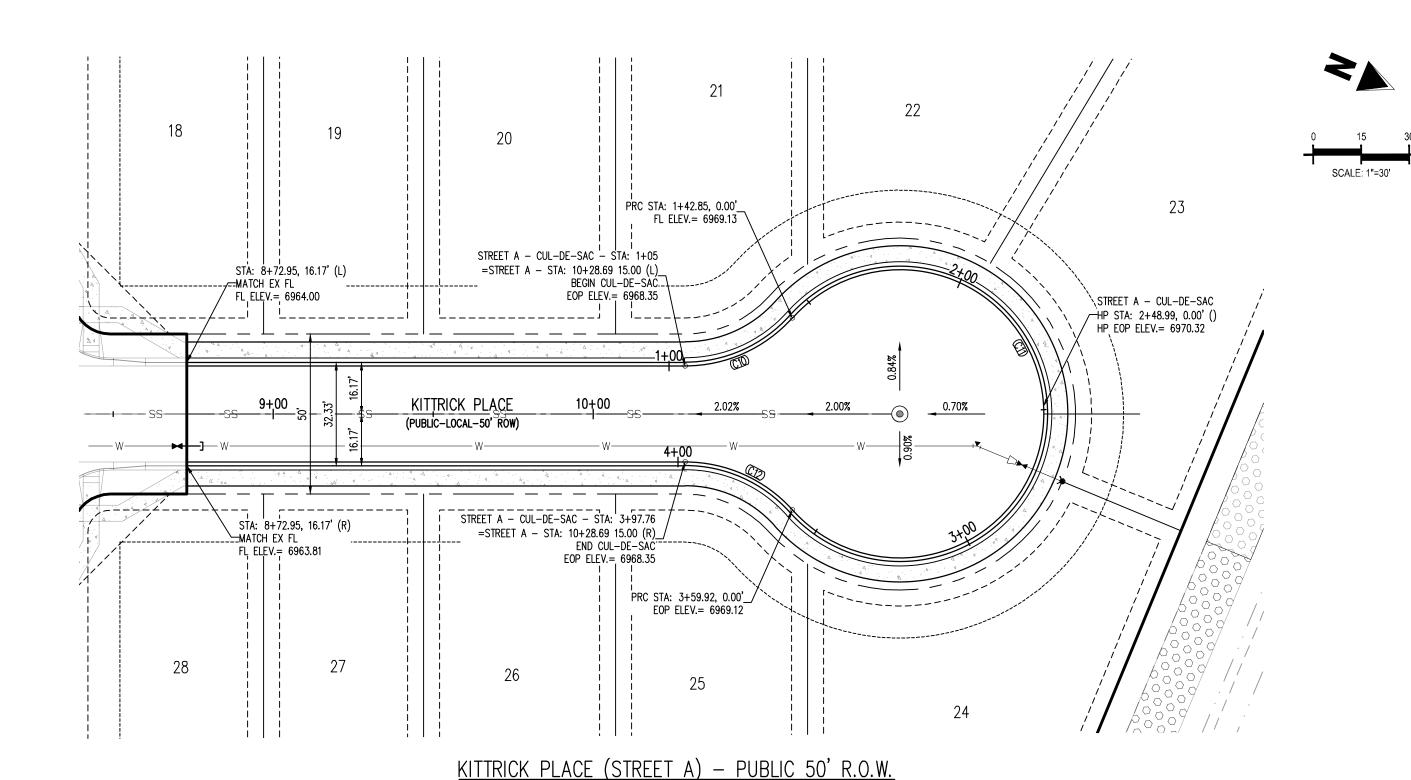
IMPROVEMENT PLAN

Call before you dig.

8/18/2023

HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO

Sheet 9 of 14

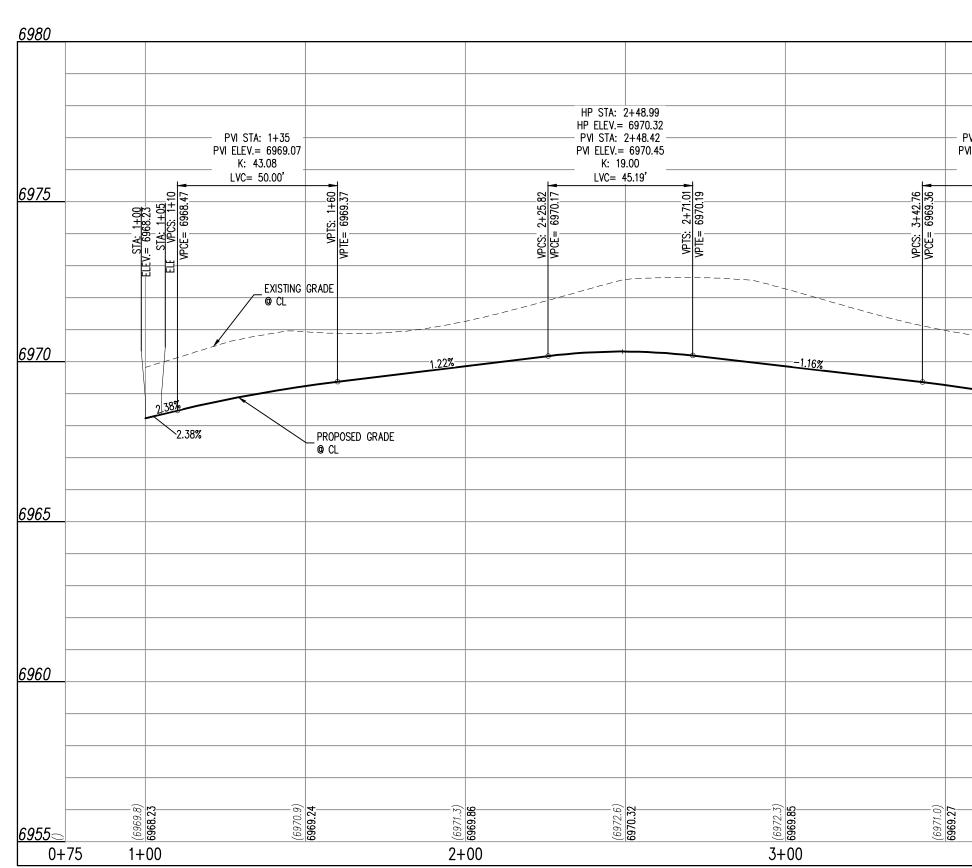


25 MPH DESIGN SPEED (LOCAL)

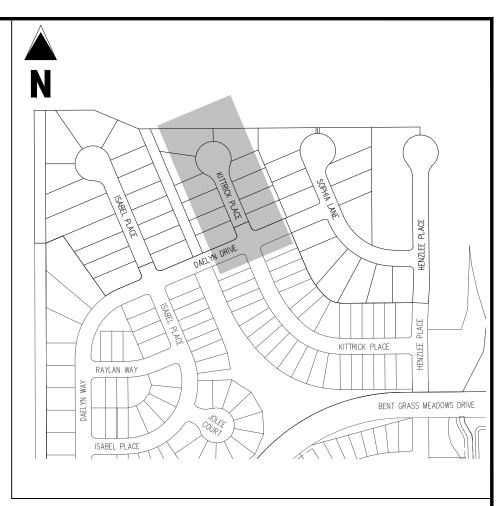
11+50

- 1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE 2. STORM SEWER INLET FLOW LINE ELEVATION CALLOUTS TO NOT ACCOUNT FOR FLOW LINE
- DEPRESSION AT STORM SEWER INLET 3. ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED 4. SEE GRADING PLAN FOR ALL GRADING INFORMATION
- 5. ALL STORM SEWER SHALL BE CLASS III RCP ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED ALL CROSS PANS SHALL CONFORM TO EL PASO COUNTY DETAIL SD2-26
- C1) CURVE TABLE ID
- A PEDESTRIAN RAMP, SEE DETAILS (EPC SD\_2-40 & SD\_2-41)
- B) PROPOSED 10' CURB TRANSITION
- C PROPOSED 5' CURB TRANSITION

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C10	48"11'23"	37.85	45.00	S46*59'20"E	36.74
C11	276*22'46"	217.07	45.00	S67°06'21"W	60.00
C12	48"11'23"	37.85	45.00	N1°12'03"E	36.74



STA: 0+75 - 4+20 SCALE: H: 1"=30' V: 1"=3'



#### <u>KEY MAP</u> SCALE: 1"=300'

# LEGEND

	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE TO BE REMOVED
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING SUBDIVISION BUFFER
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN PIPE
— — W—	EXISTING WATER LINE
—— W————	PROPOSED WATER LINE
—ss— — — —	EXISTING SANITARY SEWER LINE

#### PROPOSED SANITARY SEWER LINE EXISTING DRAINAGE FEATURE OUTLINE

EXISTING SWALE WITH FLOW DIRECTION --- 100YR- 100-YEAR FEMA FLOODPLAIN

PROPOSED CDOT CLASS 6 GRAVEL PROPOSED RIP RAP EXISTING CONCRETE PAVING EXISTING CDOT CLASS 6 GRAVEL EXISTING 1" TO 2" CRUSHED ROCK EXISTING RIP RAP EXISTING GROUTED BOULDERS

> PROPOSED LOT # EXISTING LOT # (BENT GRASS FILING NO. 2)

> > PROPOSED CDOT TYPE R STORM INLET

PROPOSED ADA RAMP PROPOSED FIRE HYDRANT PROPOSED GATE VALVE PROPOSED REDUCER PROPOSED WATER BEND/TEE PROPOSED SANITARY MANHOLE PROPOSED FES PROPOSED STORM MANHOLE

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# BENCHMARK

CONSTRUCTION.

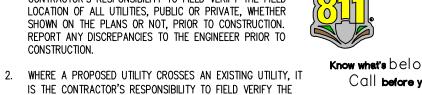
4+00 4+20

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

### <u>CAUTION - NOTICE TO CONTRACTOR</u>

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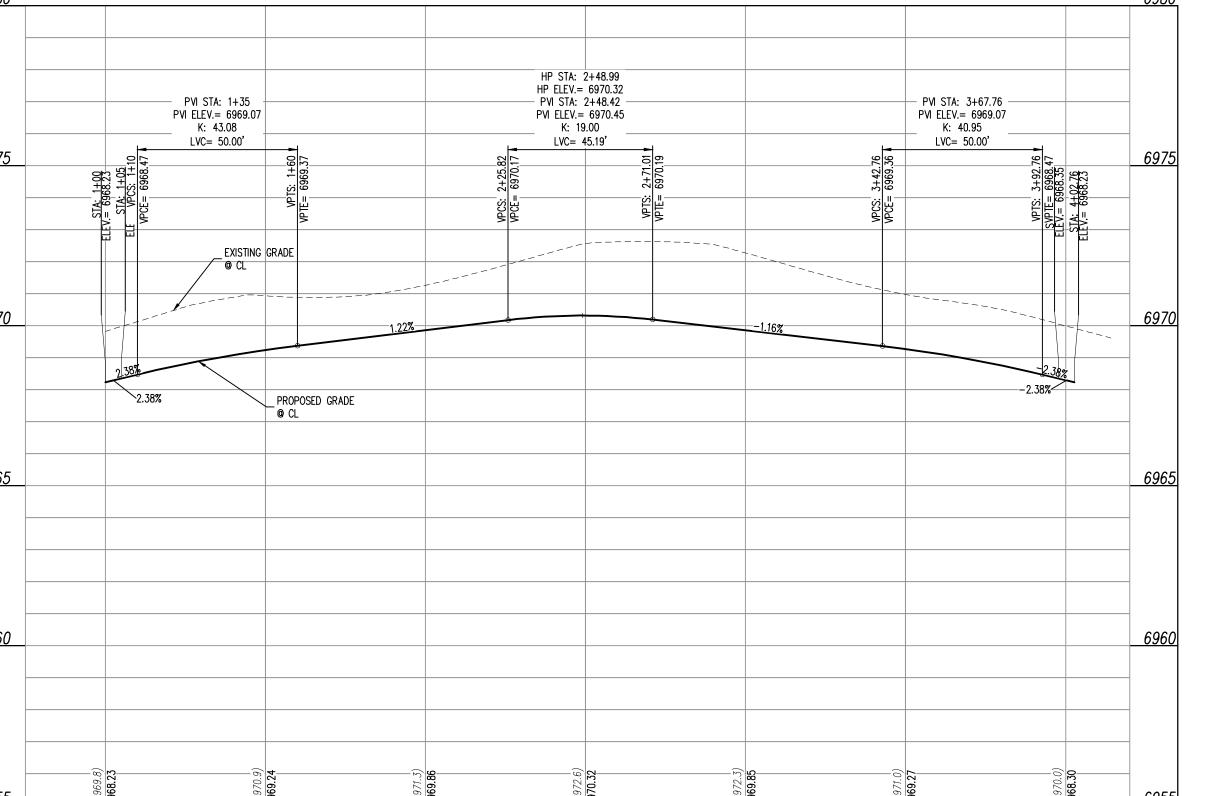


Know what's below. Call before you dig.

Sheet 10 of 14

PVI STA: 8+94.98 - PVI STA: 10+22.29 -PVI ELEV.= 6964.53 PVI ELEV.= 6968.53 K: 19.00 K = 37.00LVC= 60.78' LVC= 21.70' EXISTING GRADE @ CL PROPOSED GRADE *6955* € 10+00 9+00 11+00 8+50

KITTRICK PLACE (STREET A) STA: 8+50 - 11+50 SCALE: H: 1"=30' V: 1"=3'



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CHALLENGER HOMES—

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> COMMUNTIE OR HALLENGER (

FILING NO.

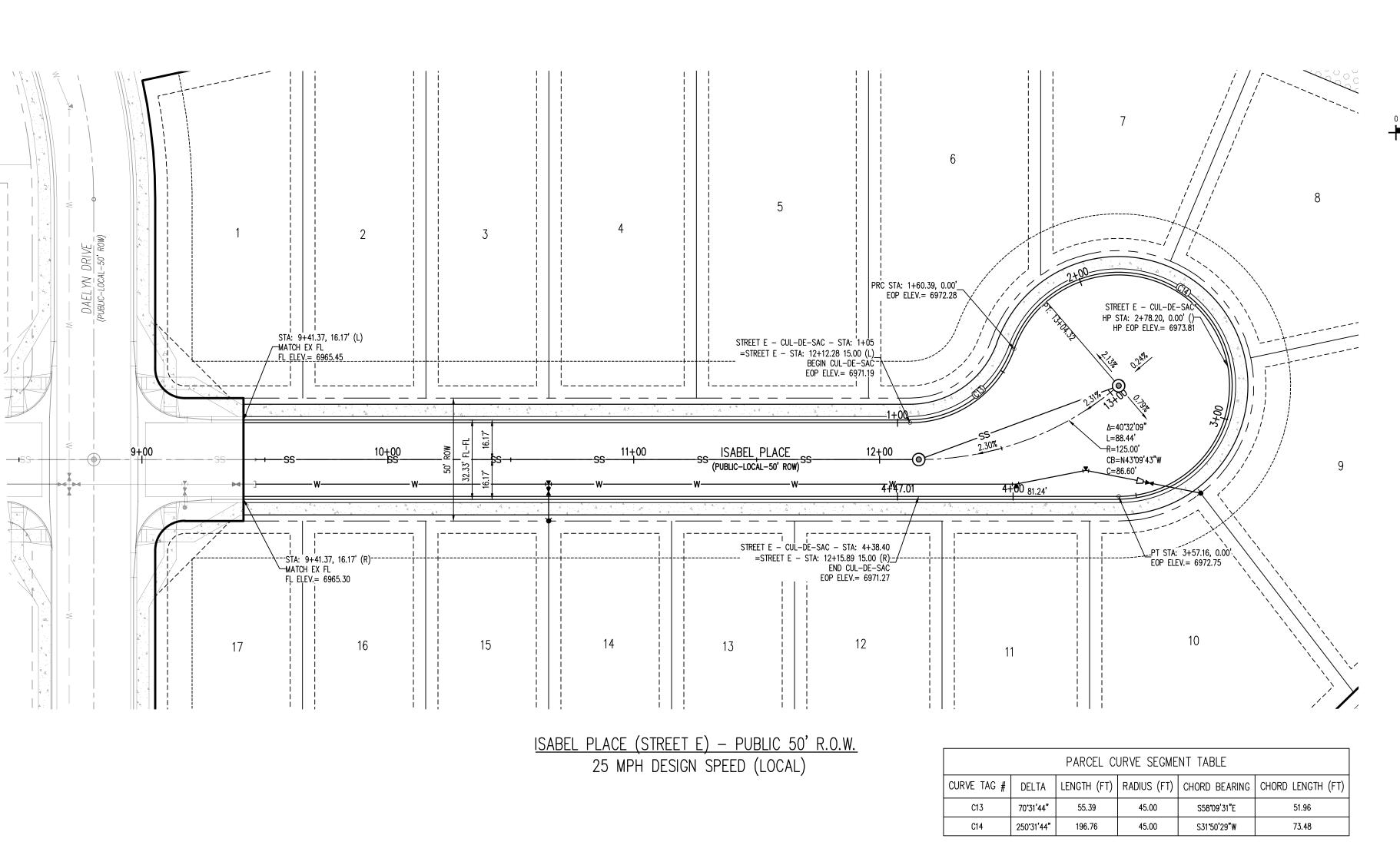
ONSTRUCTION DOCUMENALCON MEADOWS AT BEN

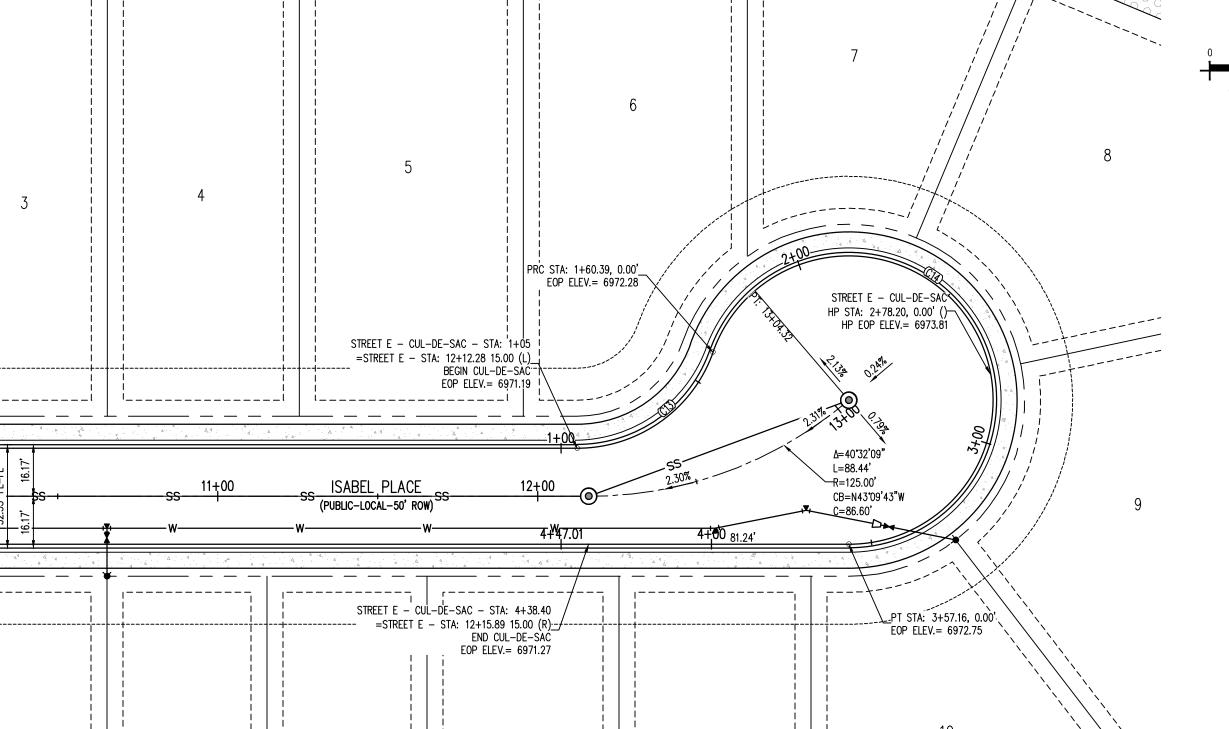
# Date Issue / Description

CLH000020 Project No: CMWJ Drawn By: Checked By: RGD 08/25/2022

KITTRICK PLACE STREET

IMPROVEMENT PLAN

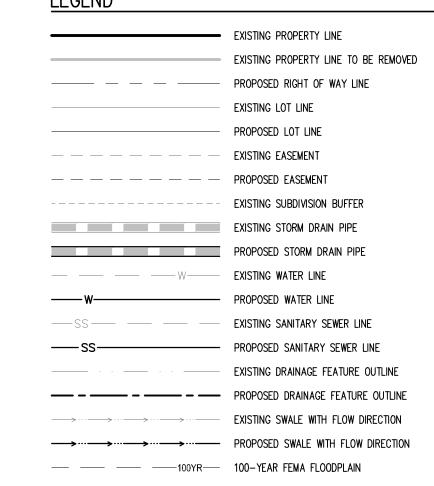


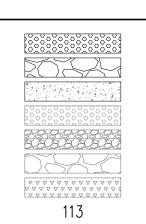




- 1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE
- 2. STORM SEWER INLET FLOW LINE ELEVATION CALLOUTS TO NOT ACCOUNT FOR FLOW LINE
- DEPRESSION AT STORM SEWER INLET

  3. ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED 4. SEE GRADING PLAN FOR ALL GRADING INFORMATION
- 5. ALL STORM SEWER SHALL BE CLASS III RCP 6. ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED 7. ALL CROSS PANS SHALL CONFORM TO EL PASO COUNTY DETAIL SD2-26
- C1) CURVE TABLE ID
- A PEDESTRIAN RAMP, SEE DETAILS (EPC SD\_2-40 & SD\_2-41)
- B) PROPOSED 10' CURB TRANSITION
- © PROPOSED 5' CURB TRANSITION





EXISTING CDOT CLASS 6 GRAVEL EXISTING 1" TO 2" CRUSHED ROCK EXISTING RIP RAP EXISTING GROUTED BOULDERS PROPOSED LOT # EXISTING LOT # (BENT GRASS FILING NO. 2) PROPOSED ADA RAMP PROPOSED FIRE HYDRANT PROPOSED GATE VALVE PROPOSED REDUCER PROPOSED WATER BEND/TEE PROPOSED SANITARY MANHOLE PROPOSED FES PROPOSED STORM MANHOLE PROPOSED CDOT TYPE R STORM INLET

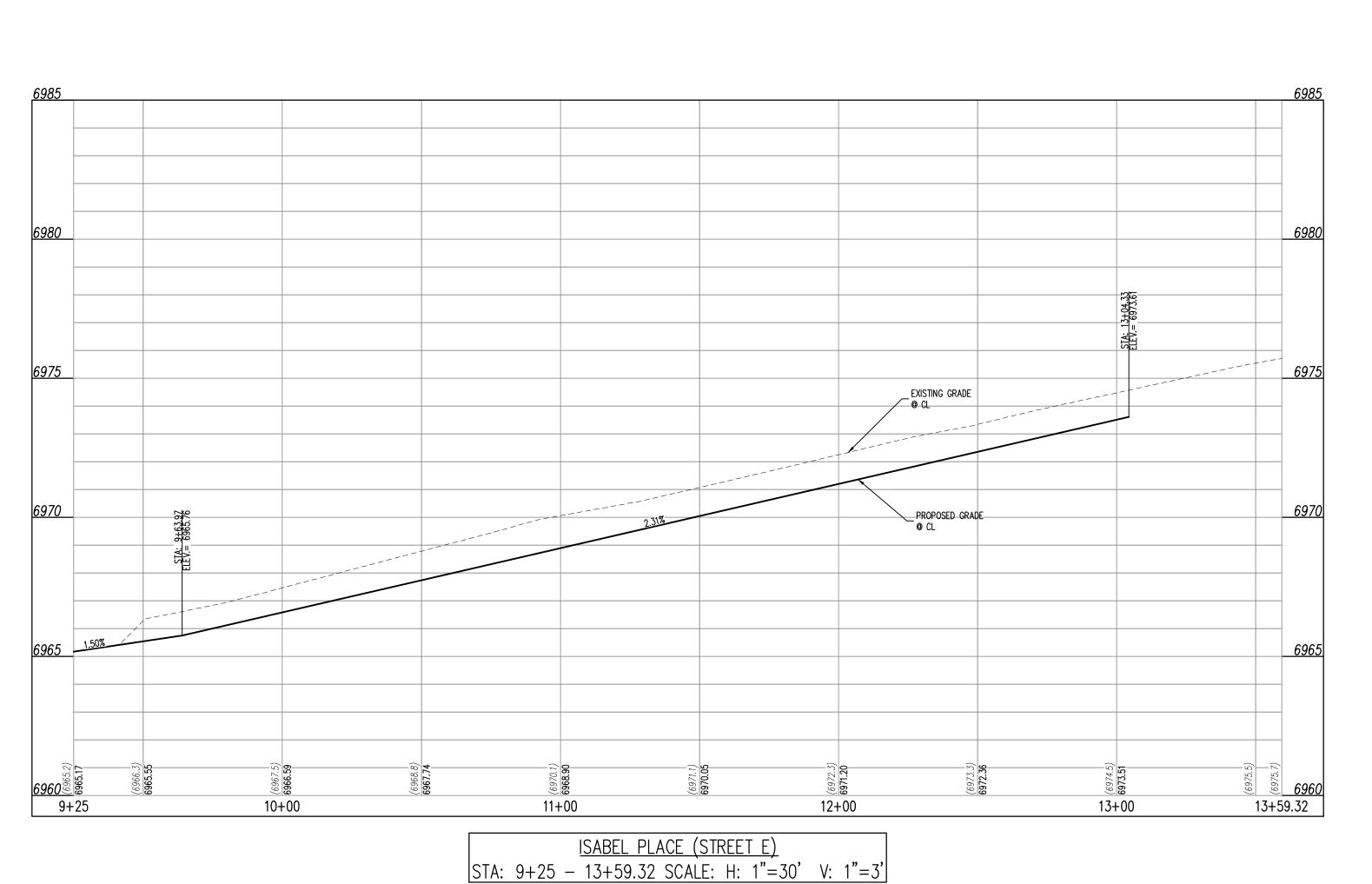
<u>KEY MAP</u>

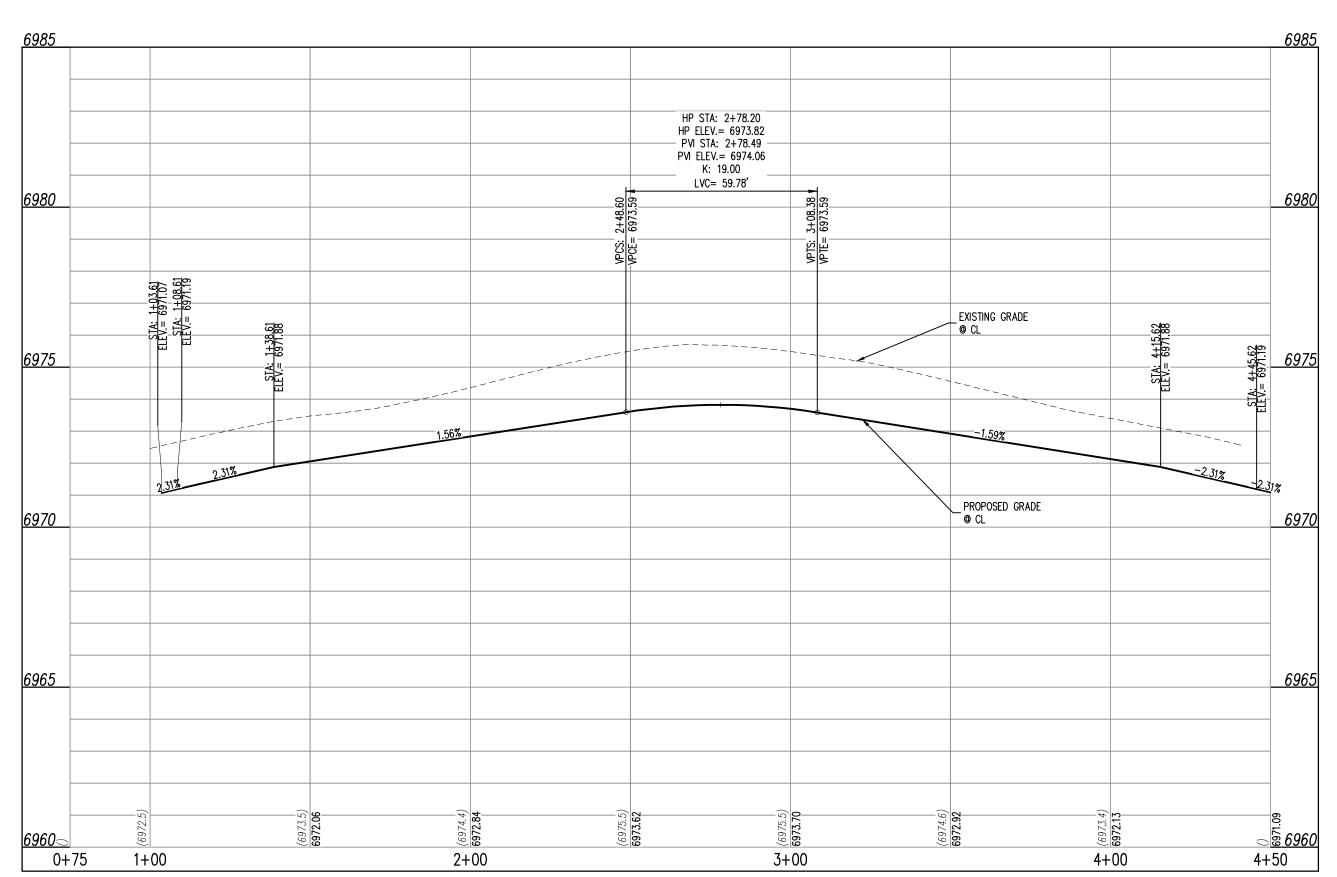
SCALE: 1"=300'

PROPOSED CDOT CLASS 6 GRAVEL

PROPOSED RIP RAP

EXISTING CONCRETE PAVING





<u>ISABEL PLACE (STREET E - CUL-DE-SAC)</u> STA: 0+75 - 4+50 SCALE: H: 1"=30' V: 1"=3'



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BENT GRASS MEADOWS DRIV

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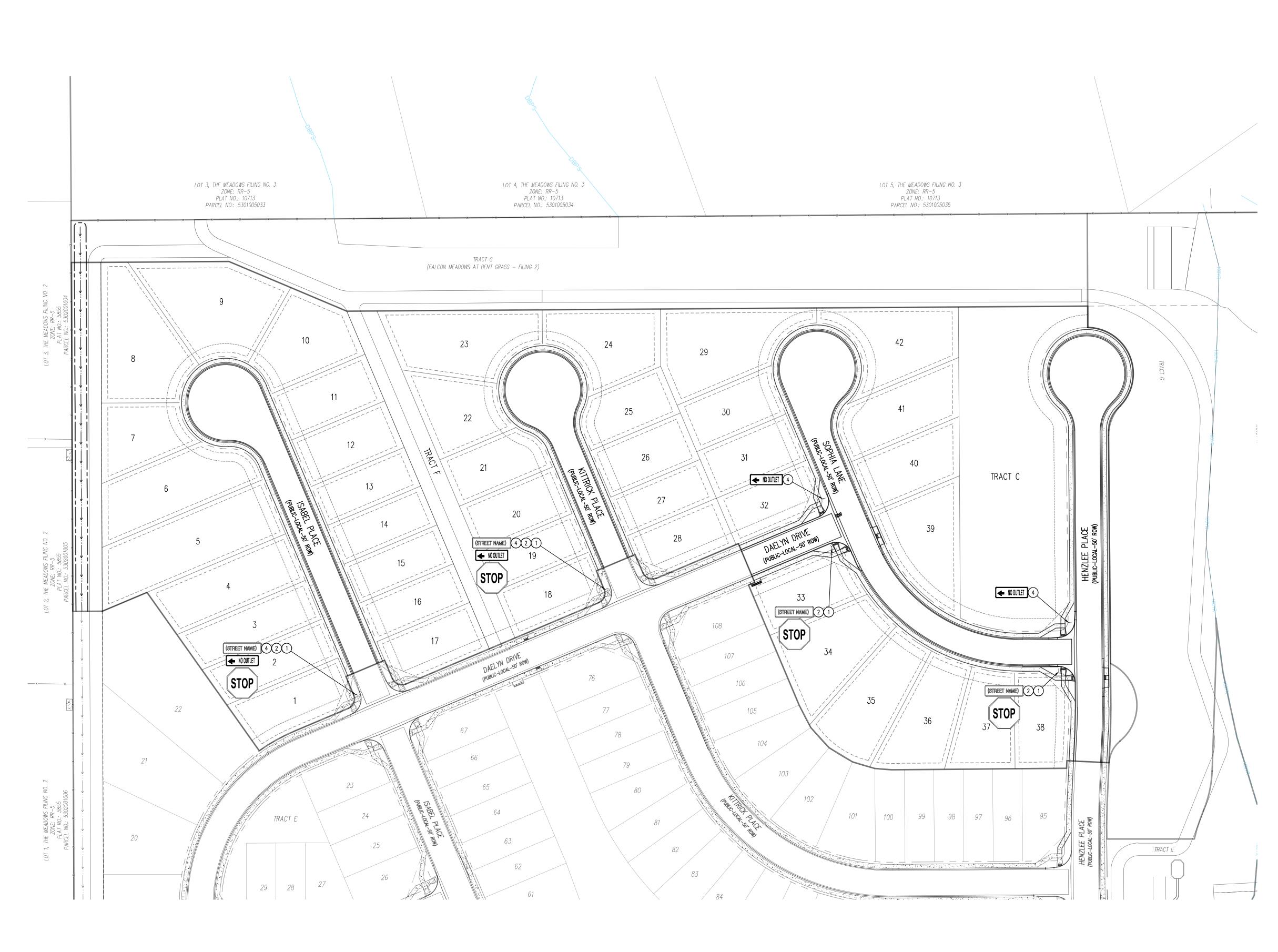
CONSTRUCTION DOCUMENTS FALCON MEADOWS AT BENT FOR CHALLENGER COMMUNTIES,

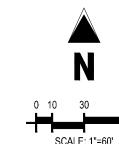
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Project No:	CLH000020
Drawn By:	CMWJ
Checked By:	RGD
Date:	08/25/2022

ISABEL PLACE STREET IMPROVEMENT PLAN

Sheet 11 of 14 8/18/2023







	EXISTING PROPERTY LINE (PROJECT BOUNDAI
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	PROPOSED PROPERTY LINE (PROJECT BOUND
	PROPOSED RIGHT OF WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	PROPOSED EASEMENT
100YR	100-YEAR FEMA FLOODPLAIN
51	PROPOSED LOT NUMBER
101	EXISTING LOT #

- 1) PROPOSED STOP SIGN, MUTCD SIGN R1-1
- 2) PROPOSED STREET NAME SIGN, MUTCD SIGN D3-1
- (4) PROPOSED NO OUTLET SIGN, MUTCD W14-2A

## <u>SCHEDULE</u>

- 3 PROPOSED TYPE III BARRICADE W/ MUTCD R11-2

BASIS OF BEARINGS

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### BENCHMARK

CONSTRUCTION.

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

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Galloway

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# Date Issue / Description

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Project No:	CLH000020
Drawn By:	CMWJ
Checked By:	RGD
Date:	08/25/2022
SIGNAGE PLAN	

#### 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 TOP OF PED RAMP EXISTING 1" TO 2" CRUSHED ROCK EXISTING EASEMENT EXISTING RIP RAP BOTTOM OF PED RAMP — — — — — — PROPOSED EASEMENT EXISTING GROUTED BOULDERS ROADWAY CENTER LINE PROPOSED LOT # EXISTING SUBDIVISION BUFFER TOP BACK OF CURB EXISTING LOT # (BENT GRASS FILING NO. 2) EXISTING STORM DRAIN PIPE PROPOSED SLOPE ARROW PROPOSED STORM DRAIN PIPE PROPOSED ADA RAMP PROPOSED FIRE HYDRANT --- W---- EXISTING WATER LINE PROPOSED GATE VALVE PROPOSED REDUCER ——SS—— — EXISTING SANITARY SEWER LINE PROPOSED WATER BEND/TEE PROPOSED SANITARY SEWER LINE PROPOSED SANITARY MANHOLE EXISTING DRAINAGE FEATURE OUTLINE PROPOSED FES PROPOSED STORM MANHOLE EXISTING SWALE WITH FLOW DIRECTION PROPOSED CDOT TYPE R STORM INLET — — 100YR— 100-YEAR FEMA FLOODPLAIN

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

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## 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 NOO'13'46"W AND MONUMENTED AS SHOWN:

### BENCHMARK

CONSTRUCTION.

CONSTRUCTION.

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

# CAUTION - NOTICE TO CONTRACTOR

IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE

METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO

HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING

UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE

1. 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 ENGINEEER PRIOR TO

Know what's below. 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT Call before you dig.



<u>KEY MAP</u> SCALE: 1"=300'

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> > CHALLENGER HOMES

THESE PLANS ARE AN INSTRUMENT OF SERVICE

AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY.

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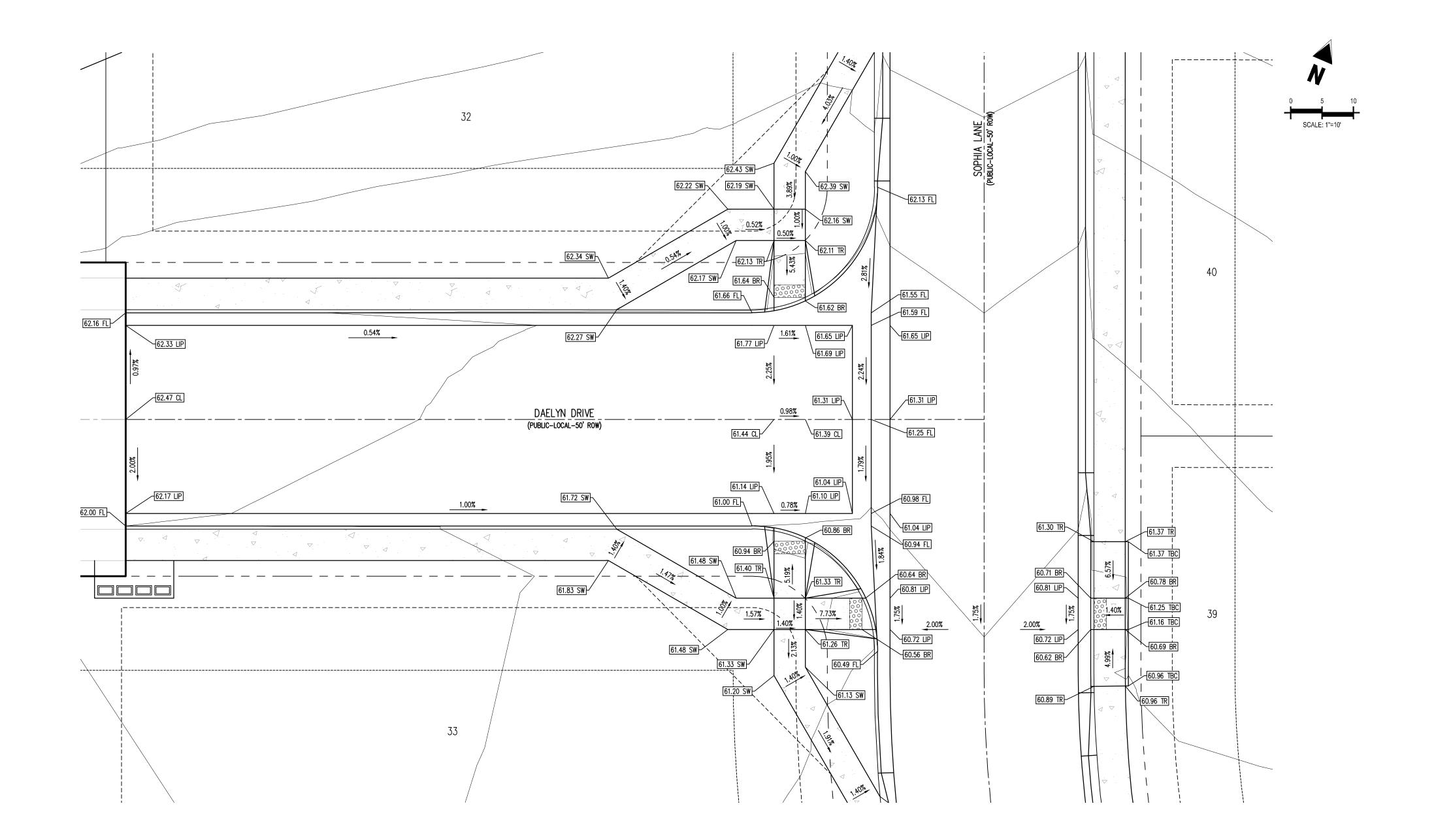
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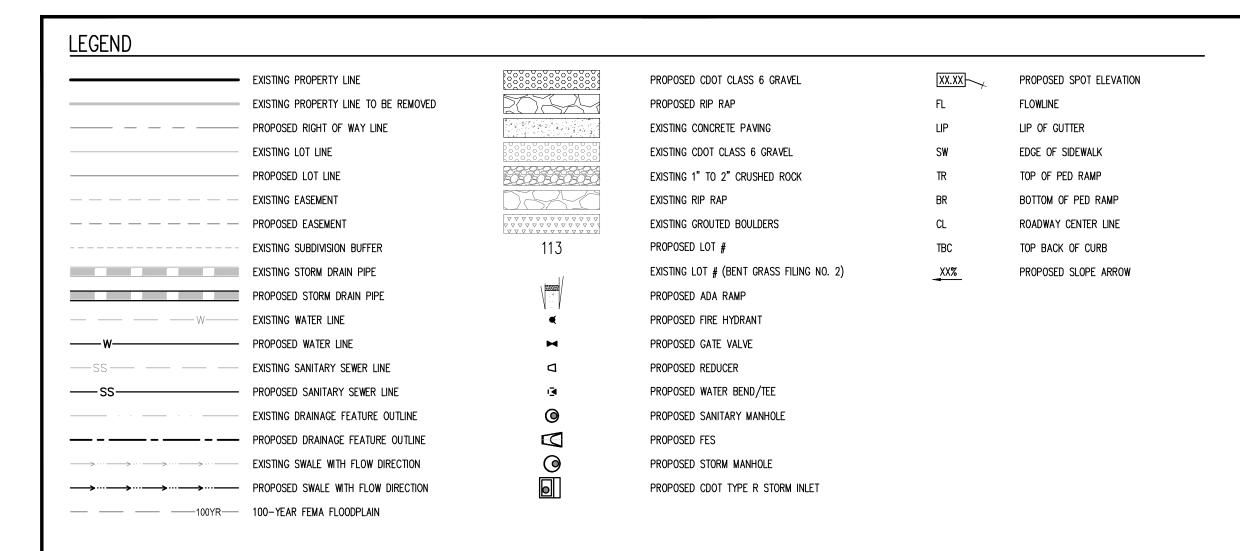
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CLH000020 08/25/2022

INTERSECTION DETAIL



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CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

LENGTHS OF STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN STORM SEWER AND POTABLE WATER OR WASTEWATER. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

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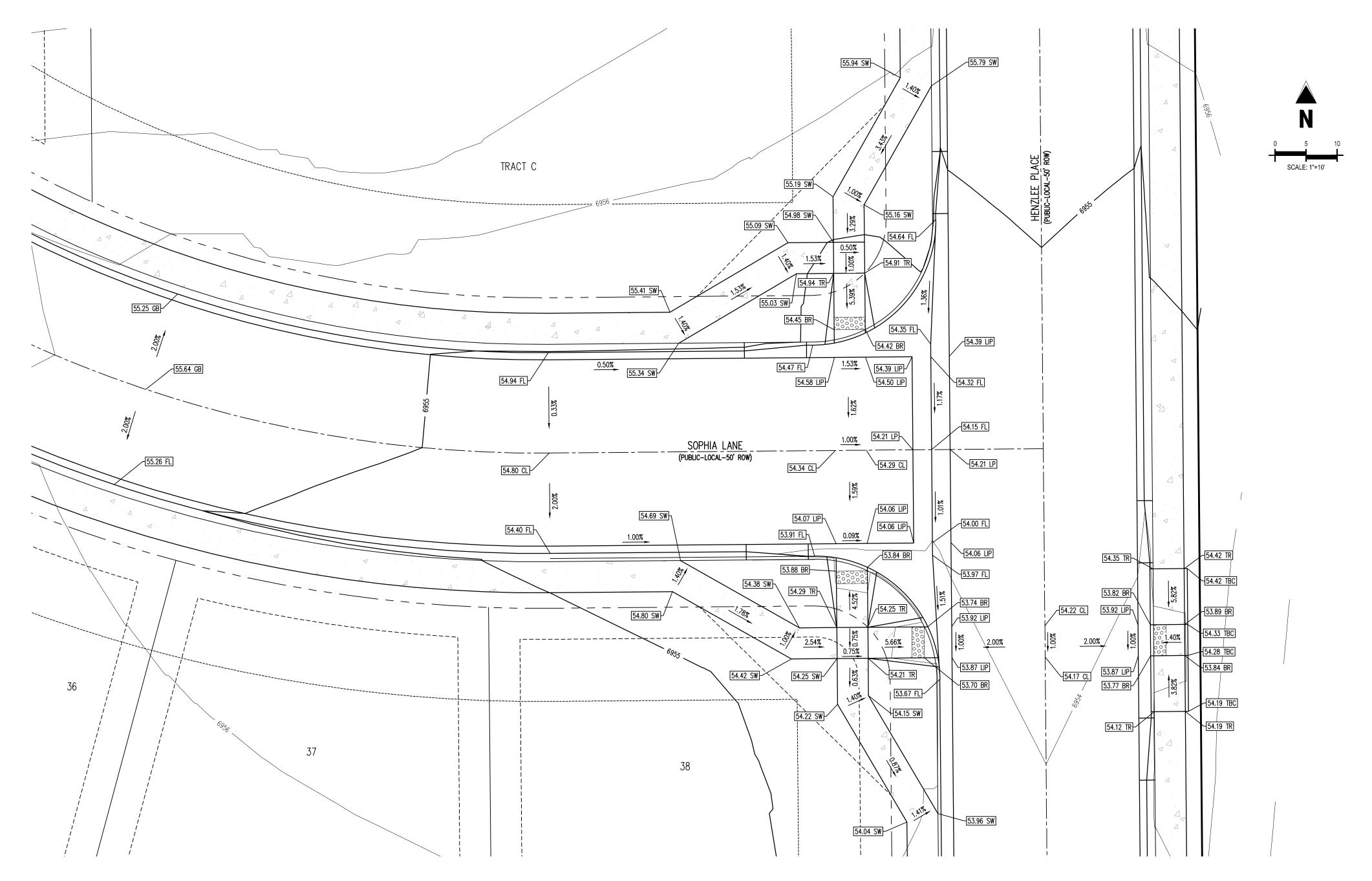


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