













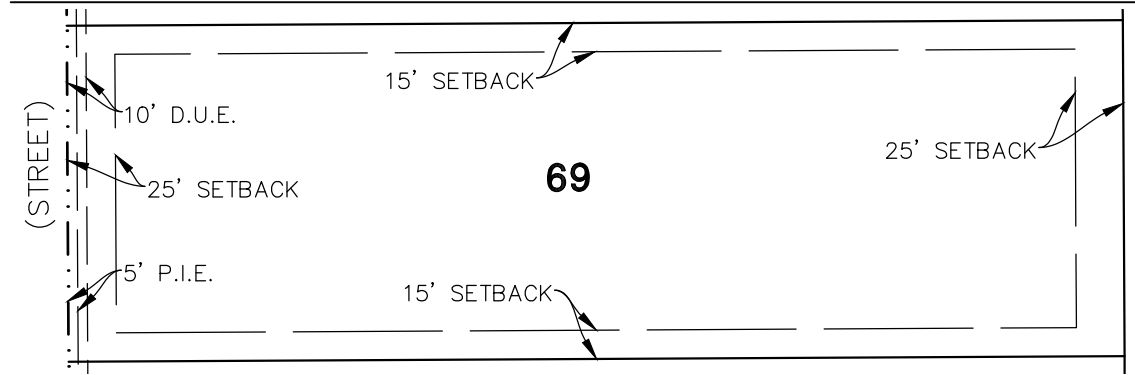




# BEN LOMAND MOUNTAIN VILLAGE

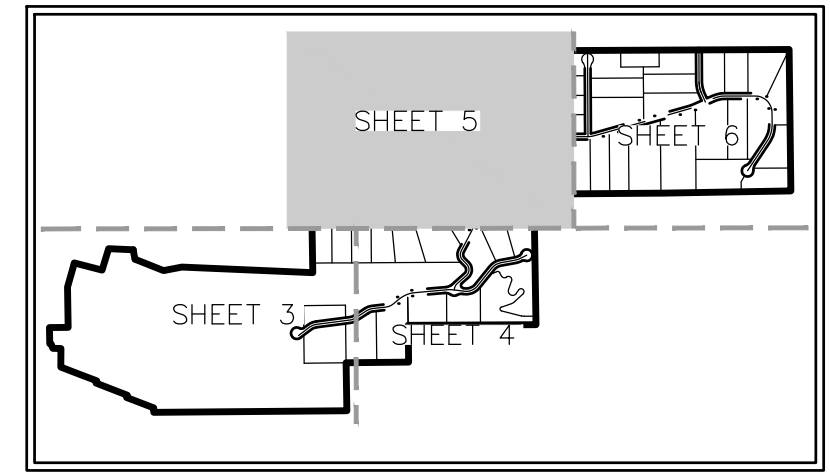
PRELIMINARY PLAT  
 LOCATED IN A PORTION OF THE EAST HALF OF SECTION 5, A PORTION OF THE NORTH HALF AND THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, ALL WITHIN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

TYPICAL LOT DETAIL

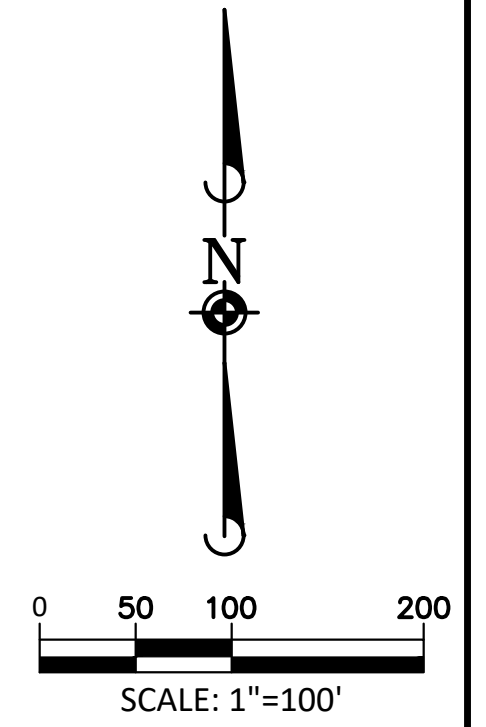


**LEGEND**

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT OF WAY LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- ROAD CENTERLINE
- S.F. = SQUARE FEET
- AC = ACRES
- 12 = ADJOINING LOT NUMBER
- P.I.E. = PROPOSED IMPROVEMENTS EASEMENT HEREBY DEDICATED
- D.U.E. = DRY UTILITY EASEMENT HEREBY DEDICATED
- L# = LINE DATA NUMBER
- C# = CURVE DATA NUMBER
- (RB) = RADIAL BEARING



KEY MAP



NOTE: SEE SHEET 7 FOR LINE AND CURVE DATA TABLES.

**MONUMENT LEGEND**

- ◆ = SECTION CORNER AS NOTED
- 1 = RECOVERED NO. 4 REBAR = W/ 1" YELLOW PLASTIC CAP STAMPED, "PLS 17496"
- 10 = RECOVERED NO. 4 REBAR = W/ 1" YELLOW PLASTIC CAP (ILLEGIBLE)



March 1, 2026 - 12:38 Draw Name: P:\Vncmcc01\Ben Lomand Mountain Village Preliminary Plat\UNC\MOCC00-5000.dwg Updated By: editw

DRAWN BY	
REVISIONS	
DATE	

**Manhard CONSULTING**  
 7000 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.768.0800 manhard.com  
 Civil Engineering | Surveying & Geospatial Services | GIS  
 Water Resource Management | Construction Management

**BEN LOMAND MOUNTAIN VILLAGE**  
 COUNTY OF EL PASO, STATE OF COLORADO  
 PRELIMINARY PLAT

PROJ MGR:	SLJ
PROJ ASSOC:	SLJ
DRAWN BY:	CAD
DATE:	1/22/26
SCALE:	1" = 100'

SHEET  
9 OF 23  
 UNC.MOCC001

SEE SHEET 4

SEE SHEET 6

FOR AND ON BEHALF OF  
 MANHARD CONSULTING



# BEN LOMAND MOUNTAIN VILLAGE

## PRELIMINARY PLAT

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 5, A PORTION OF THE NORTH HALF AND THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, ALL WITHIN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LINE	BEARING	LENGTH
L1	S53°07'07"W	34.51'
L2	S73°59'51"W	56.06'
L3	N63°41'05"W	59.35'
L4	S80°06'47"W	13.76'
L5	N53°57'45"W	66.64'
L6	S44°30'29"W	45.92'
L7	S85°33'28"W	67.42'
L8	N65°19'24"W	62.27'
L9	S65°19'24"E	62.27'
L10	N85°33'28"E	67.42'
L11	N44°30'29"E	45.92'
L12	S53°57'45"E	66.64'
L13	N80°06'47"E	13.76'
L14	S63°41'05"E	59.35'
L15	N73°59'51"E	56.06'
L16	N53°07'07"E	13.97'
L17	S53°07'07"W	53.89'
L18	N83°20'44"E	138.92'
L19	N49°45'35"E	70.14'
L20	N49°45'35"E	70.14'
L21	N49°45'35"E	70.14'
L22	S83°06'15"E	127.01'
L23	S03°55'42"W	1.65'
L24	N83°06'15"W	13.88'
L25	N63°37'34"E	13.57'
L26	N63°37'34"E	84.99'
L27	S63°37'34"W	13.57'
L28	S73°26'46"W	29.41'
L29	N69°05'53"E	37.21'
L30	S28°18'42"E	37.56'

LINE	BEARING	LENGTH
L31	N57°50'04"E	4.89'
L32	N35°01'25"E	43.85'
L33	S44°24'40"E	64.37'
L34	S44°24'40"E	64.37'
L35	N44°24'40"W	64.37'
L36	S12°33'13"W	46.13'
L37	S12°33'13"W	46.13'
L38	S12°33'13"W	46.13'
L39	N89°41'42"E	7.52'
L40	S89°41'42"W	8.56'
L41	N53°10'45"E	9.77'
L42	S36°49'15"E	5.03'
L43	S53°10'45"W	9.77'
L44	N36°49'15"W	5.03'
L45	S00°18'18"E	32.77'
L46	S65°54'37"W	103.47'
L47	S24°05'23"E	67.44'
L48	S24°05'23"E	97.44'
L49	N24°05'23"W	67.44'
L50	S65°54'37"W	61.60'
L51	S30°37'04"W	72.52'
L52	S36°49'15"E	35.03'
L53	N53°10'45"E	39.77'
L54	N89°46'00"E	30.00'
L55	N89°37'22"E	30.00'
L56	N89°43'15"E	30.00'
L57	N89°43'15"E	30.00'
L58	N89°45'41"E	30.00'
L59	N89°45'41"E	30.00'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	20°52'44"	96.50'	35.17'	S63°33'29"W	34.97'
C2	42°19'04"	96.50'	71.27'	N84°50'37"W	69.66'
C3	36°12'08"	183.50'	115.94'	N81°47'09"W	114.02'
C4	45°55'27"	96.50'	77.35'	N76°55'29"W	75.29'
C5	40°37'40"	48.50'	34.39'	N74°16'36"W	33.67'
C6	40°54'05"	48.50'	34.62'	S64°57'32"W	33.89'
C7	41°02'59"	81.50'	58.39'	S65°01'59"W	57.15'
C8	29°07'08"	81.50'	41.42'	N79°52'58"W	40.98'
C9	54°14'24"	83.50'	79.05'	S87°33'24"W	76.13'
C10	53°39'16"	141.50'	132.51'	S87°15'50"W	127.72'
C11	328°04'33"	60.00'	343.56'	N24°05'28"E	33.00'
C12	53°39'16"	108.50'	101.60'	N87°15'50"E	97.93'
C13	54°14'24"	116.50'	110.29'	N87°33'24"E	106.21'
C14	29°07'08"	48.50'	24.65'	S79°52'58"E	24.38'
C15	41°02'59"	48.50'	34.75'	N65°01'59"E	34.01'
C16	40°54'05"	81.50'	58.18'	N64°57'32"E	56.95'
C17	40°37'40"	81.50'	57.79'	S74°16'36"E	56.59'
C18	45°55'27"	63.50'	50.90'	S76°55'29"E	49.55'
C19	36°12'08"	216.50'	136.79'	S81°47'09"E	134.53'
C20	42°19'04"	63.50'	46.90'	S84°50'37"E	45.84'
C21	20°52'44"	63.50'	23.14'	N63°33'29"E	23.01'
C22	246°55'39"	60.00'	258.58'	N03°55'29"W	100.11'
C23	66°25'13"	40.00'	46.37'	N86°19'44"E	43.82'
C24	29°31'45"	180.00'	92.77'	S67°53'00"W	91.75'
C25	29°31'45"	150.00'	77.31'	S67°53'00"W	76.45'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C26	29°31'45"	120.00'	61.85'	S67°53'00"W	61.16'
C27	25°38'27"	120.00'	53.70'	S69°49'39"W	53.26'
C28	25°38'27"	150.00'	67.13'	S69°49'39"W	66.57'
C29	25°38'27"	180.00'	80.55'	N69°49'39"E	79.88'
C30	26°20'19"	180.00'	82.75'	N70°10'35"E	82.02'
C31	26°20'19"	150.00'	68.95'	N70°10'35"E	68.35'
C32	26°20'19"	120.00'	55.16'	N70°10'35"E	54.68'
C33	33°35'09"	120.00'	70.34'	N66°33'09"E	69.34'
C34	33°35'09"	150.00'	87.93'	N66°33'09"E	86.67'
C35	33°35'09"	180.00'	105.51'	N66°33'09"E	104.01'
C36	35°10'24"	330.00'	202.58'	N67°20'47"E	199.42'
C37	35°10'24"	300.00'	184.17'	N67°20'47"E	181.29'
C38	35°10'24"	270.00'	165.75'	S67°20'47"W	163.16'
C39	40°25'56"	100.55'	70.96'	N74°51'03"W	69.49'
C40	64°03'56"	60.00'	67.09'	S86°40'02"E	63.65'
C41	35°35'49"	100.55'	62.47'	N79°05'52"E	61.47'
C42	11°57'46"	200.00'	41.76'	S89°05'08"E	41.68'
C43	30°06'16"	100.55'	52.83'	N69°52'51"E	52.23'
C44	52°41'5"	60.00'	5.66'	N57°31'51"E	5.66'
C45	21°23'51"	100.55'	37.55'	N49°32'03"E	37.33'
C46	10°02'55"	130.00'	22.80'	N43°51'35"E	22.77'
C47	44°57'21"	100.00'	78.46'	S26°24'22"W	76.47'
C48	131°59'18"	30.00'	69.11'	S17°06'36"E	54.81'
C49	57°58'26"	120.00'	121.42'	N67°54'32"E	116.31'
C50	57°58'26"	150.00'	151.78'	N67°54'32"E	145.38'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C51	57°58'26"	180.00'	182.13'	N67°54'32"E	174.46'
C52	40°46'28"	120.00'	85.40'	N59°18'33"E	83.61'
C53	40°46'28"	150.00'	106.75'	N59°18'33"E	104.51'
C54	40°46'28"	180.00'	128.10'	S59°18'33"W	125.41'
C55	16°04'13"	120.00'	33.66'	S71°39'40"W	33.55'
C56	16°04'13"	150.00'	42.07'	N71°39'40"E	41.93'
C57	16°04'13"	180.00'	50.49'	N71°39'40"E	50.32'
C58	45°34'23"	40.00'	31.82'	N40°50'23"E	30.98'
C59	27°10'8"46"	60.00'	283.94'	N26°22'26"W	84.00'
C60	45°34'23"	40.00'	31.82'	S86°24'45"W	30.98'
C61	43°18'32"	25.00'	18.90'	S89°14'51"E	18.45'
C62	82°35'25"	25.00'	36.04'	S69°36'25"E	33.00'
C63	93°51'14"	35.00'	57.33'	S75°14'19"E	51.13'
C64	141°28'35"	35.00'	86.42'	S51°25'38"E	66.08'
C65	164°17'14"	45.00'	129.03'	S62°49'58"E	89.16'
C66	192°22'00"	31.00'	104.08'	S48°47'35"E	61.64'
C67	22°54'08"	100.00'	39.97'	S58°50'29"W	39.71'
C68	146°13'46"	20.00'	51.04'	S02°49'20"W	38.28'
C69	147°17'00"	100.00'	24.93'	S83°04'43"E	24.86'
C70	93°17'42"	110.00'	179.11'	N02°14'12"E	159.97'
C71	93°17'42"	80.00'	130.26'	S02°14'12"W	116.34'
C72	93°17'42"	50.00'	81.42'	N02°14'12"E	72.71'
C73	72°09'13"	50.00'	62.97'	S08°20'03"E	58.89'
C74	72°09'13"	80.00'	100.75'	S08°20'03"E	94.22'
C75	72°09'13"	110.00'	138.52'	S08°20'03"E	129.55'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C76	15°11'20"	270.00'	71.58'	S20°08'53"W	71.37'
C77	15°11'20"	300.00'	79.53'	S20°08'53"W	79.30'
C78	15°11'20"	330.00'	87.48'	N20°08'53"E	87.23'
C79	30°10'14"	330.00'	173.77'	S27°38'20"W	171.77'
C80	30°10'14"	300.00'	157.97'	S27°38'20"W	156.15'
C81	30°10'14"	270.00'	142.18'	S27°38'20"W	140.54'
C82	79°32'42"	205.00'	284.61'	N02°57'06"E	262.29'
C83	79°32'42"	175.00'	242.96'	S02°57'06"W	223.91'
C84	79°32'42"	145.00'	201.31'	S02°57'06"W	185.53'
C85	36°38'20"	970.00'	620.28'	N71°29'55"E	609.77'
C87	36°38'20"	1030.00'	658.65'	S71°29'55"W	647.49'
C88	36°30'57"	270.00'	172.08'	N18°33'47"W	169.18'
C89	36°30'57"	300.00'	191.20'	S18°33'47"E	187.98'
C90	36°30'57"	330.00'	210.32'	S18°33'47"E	206.77'
C91	36°30'57"	1030.00'	656.44'	N71°26'14"E	645.38'
C92	36°30'57"	970.00'	618.20'	S71°26'13"W	607.79'
C93	45°00'00"	270.00'	212.06'	N22°48'18"W	206.65'
C94	45°00'00"	300.00'	235.62'	S22°48'18"E	229.61'
C95	45°00'00"	330.00'	259.18'	N22°48'18"W	252.57'
C96	44°56'27"	330.00'	258.84'	S22°50'05"E	252.26'
C97	44°55'40"	300.00'	235.24'	N22°50'28"W	229.26'
C98	44°55'40"	270.00'	211.72'	N22°50'28"W	206.33'
C99	35°47'29"	100.55'	62.81'	N71°47'57"E	61.79'
C99	33°27'25"	270.00'	157.66'	S16°40'55"W	155.43'
C100	98°08'35"	60.00'	100.68'	S78°01'30"E	89.28'

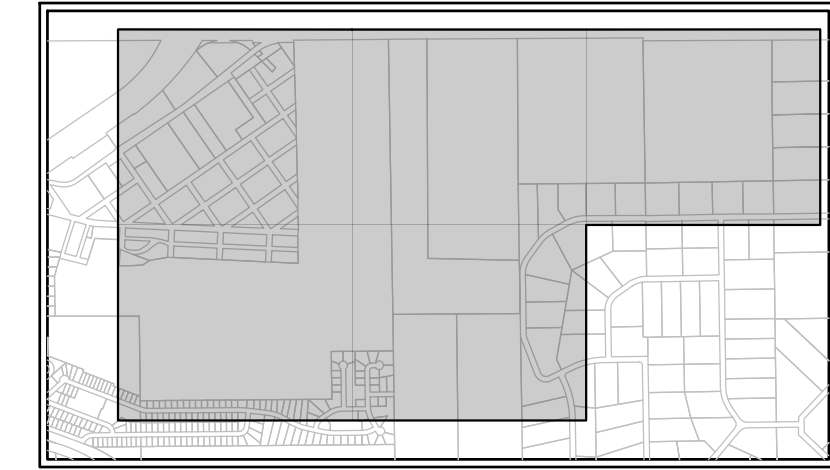
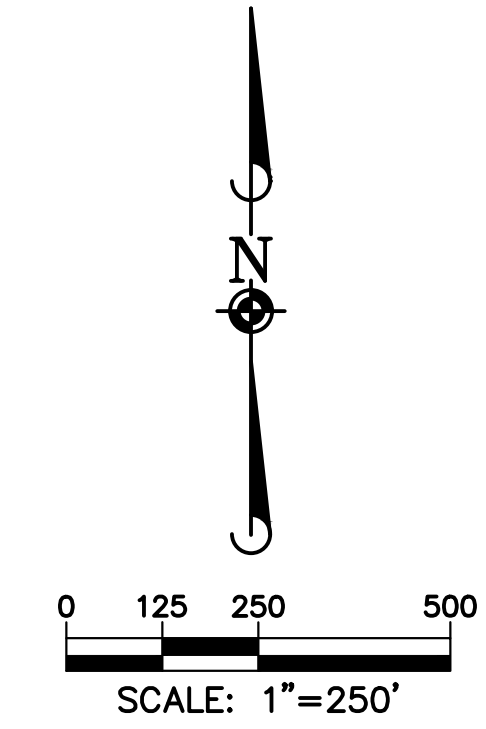
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C101	95°02'48"	60.00'	99.53'	S77°34'16"W	88.51'
C102	35°23'58"	100.55'	62.12'	S72°36'19"E	61.14'
C104	15°37'00"	330.00'	89.94'	N82°00'35"E	89.67'
C105	15°37'00"	300.00'	81.77'	N82°00'35"E	81.52'
C106	7°46'13"	270.00'	36.62'	N78°05'12"E	36.59'
C107	35°35'45"	100.55'	62.47'	S17°29'34"W	61.47'
C108	35°35'45"	100.55'	62.47'	N18°06'11"W	61.47'
C109	251°11'31"	60.00'	263.05'	S89°41'42"W	97.58'
C110	8°17'28"	270.00'	39.07'	S70°03'21"W	39.04'
C111	8°17'28"	300.00'	43.41'	N70°03'21"E	43.37'
C112	8°17'28"	330.00'	47.75'	N70°03'21"E	47.71'
C113	23°47'04"	330.00'	136.99'	S12°11'50"E	136.01'
C114	23°47'04"	300.00'	124.54'	S12°11'50"E	123.64'
C115	23°47'04"	270.00'	112.08'	S12°11'50"E	111.28'
C116	24°02'35"	330.00'	138.48'	S77°55'55"W	137.47'
C117	24°02'35"	300.00'	125.89'	N77°55'55"E	124.97'
C118	24°02'35"	270.00'	113.30'	N77°55'55"E	112.47'
C119	90°00'00"	205.00'	322.01'	N45°02'47"W	289.91'
C120	90°00'00"	145.00'	227.77'	S45°02'47"E	205.06'
C121	33°27'25"	330.00'	192.70'	S16°40'55"W	189.97'
C122	33°27'25"	300.00'	175.18'	S16°40'55"W	172.70'
C123	35°35'45"	100.55'	62.47'	S51°12'30"W	61.47'
C124	251°11'31"	60.00'	263.05'	S86°35'22"E	97.58'
C125	35°35'45"	100.55'	62.47'	S15°36'45"W	61.47'
C126	01°01'4"	690.37'	2.05'	S15°00'09"E	2.05'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C127	14°40'54"	690.37'	176.90'	S07°34'35"E	176.42'
C128	12°04'26"	690.37'	145.48'	S09°03'03"E	145.21'
C129	4°30'13"	690.37'	54.27'	S00°45'43"E	54.25'
C130	1°43'32"	690.37'	20.79'	S00°37'38"W	20.79'

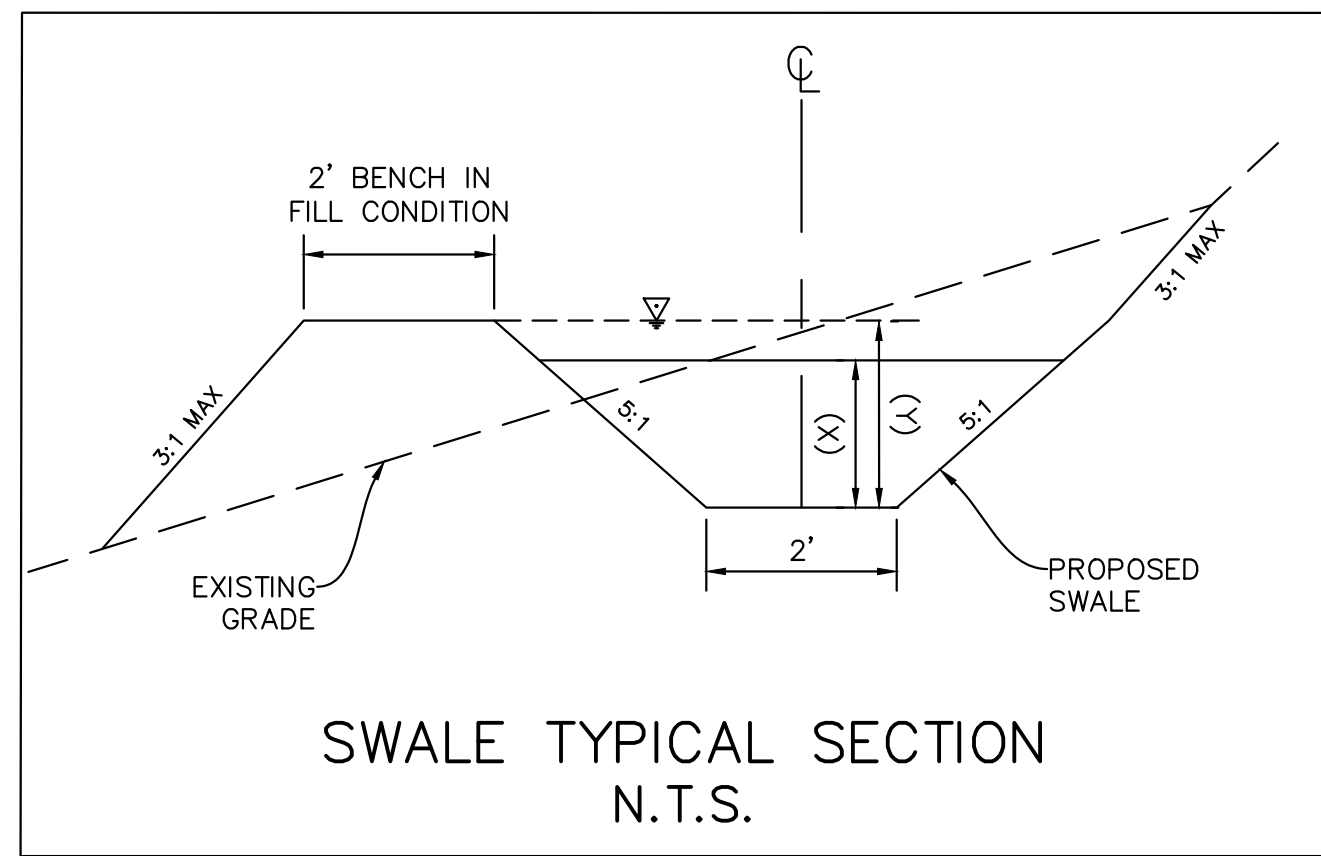
TRACT SUMMARY CHART					
TRACT	AREA (SF.)	AREA (AC.)	USE	OWNERSHIP	

**GRADING NOTES:**

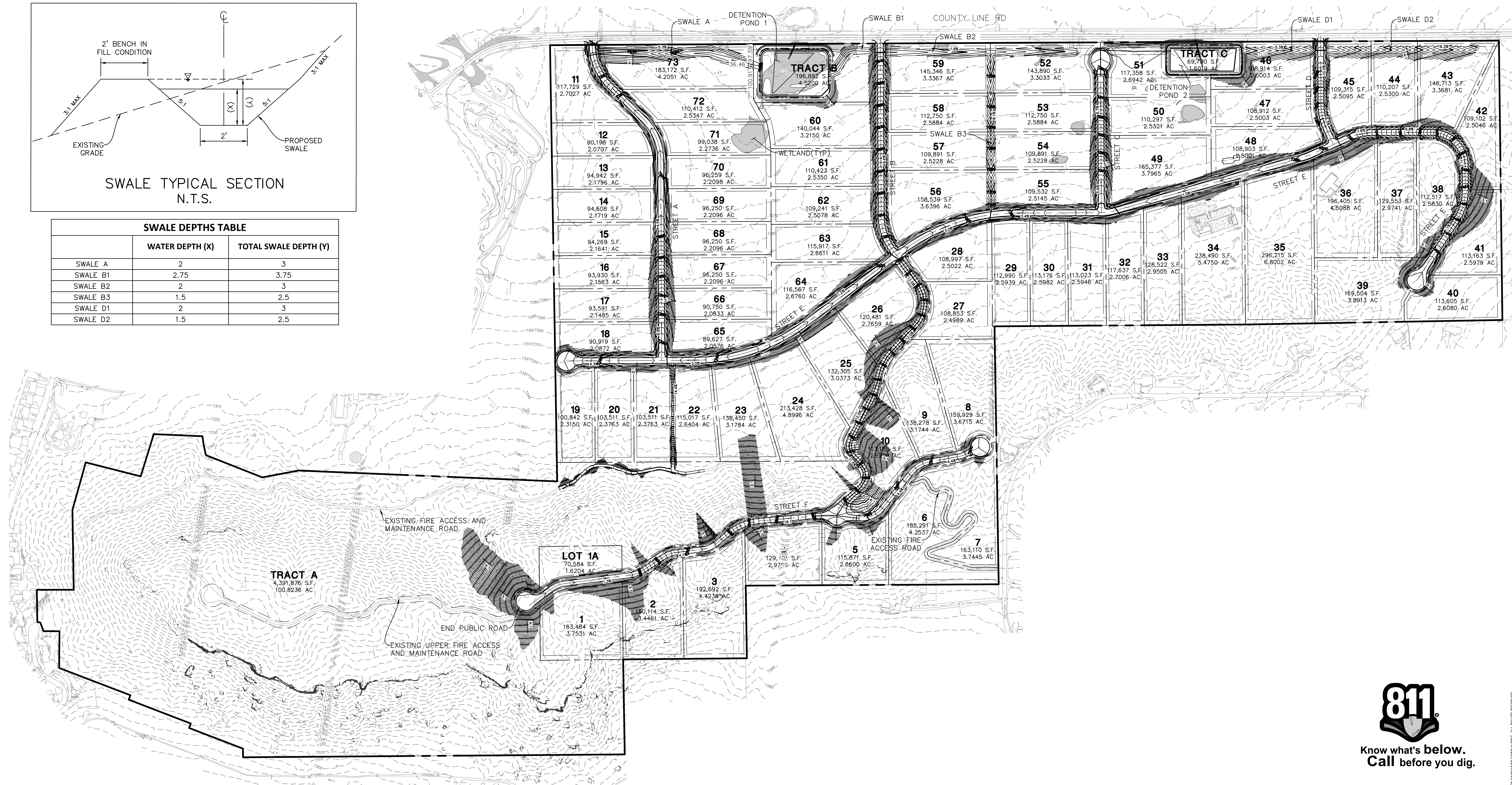
1. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER'S REPORT TO ENSURE REQUIREMENTS FOR MINIMUM GROUND SLOPE ARE MET.
2. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
3. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING LTD. ON JULY/07/2024. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
8. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2:1 UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.



KEY MAP



SWALE DEPTHS TABLE		
	WATER DEPTH (X)	TOTAL SWALE DEPTH (Y)
SWALE A	2	3
SWALE B1	2.75	3.75
SWALE B2	2	3
SWALE B3	1.5	2.5
SWALE D1	2	3
SWALE D2	1.5	2.5



Plotted: 3/7/2026 4:58 PM. Draw Name: p:\uncmoco01\Draw\Eng\Final Drawings\Plan Set\Overall Grading.dwg. Updated By: mhirsch



Know what's below.  
Call before you dig.

DATE	REVISIONS

**Manhard CONSULTING**  
 7600 East Orchard Road, Suite 100, Greenwood Village, CO 80121, phone: 303.738.0500 manhard.com  
 Civil Engineering | Surveying & Geospatial Services | GIS  
 Water Resource Management | Construction Management

BEN LOMAND MOUNTAIN VILLAGE  
 EL PASO COUNTY, CO  
 OVERALL GRADING

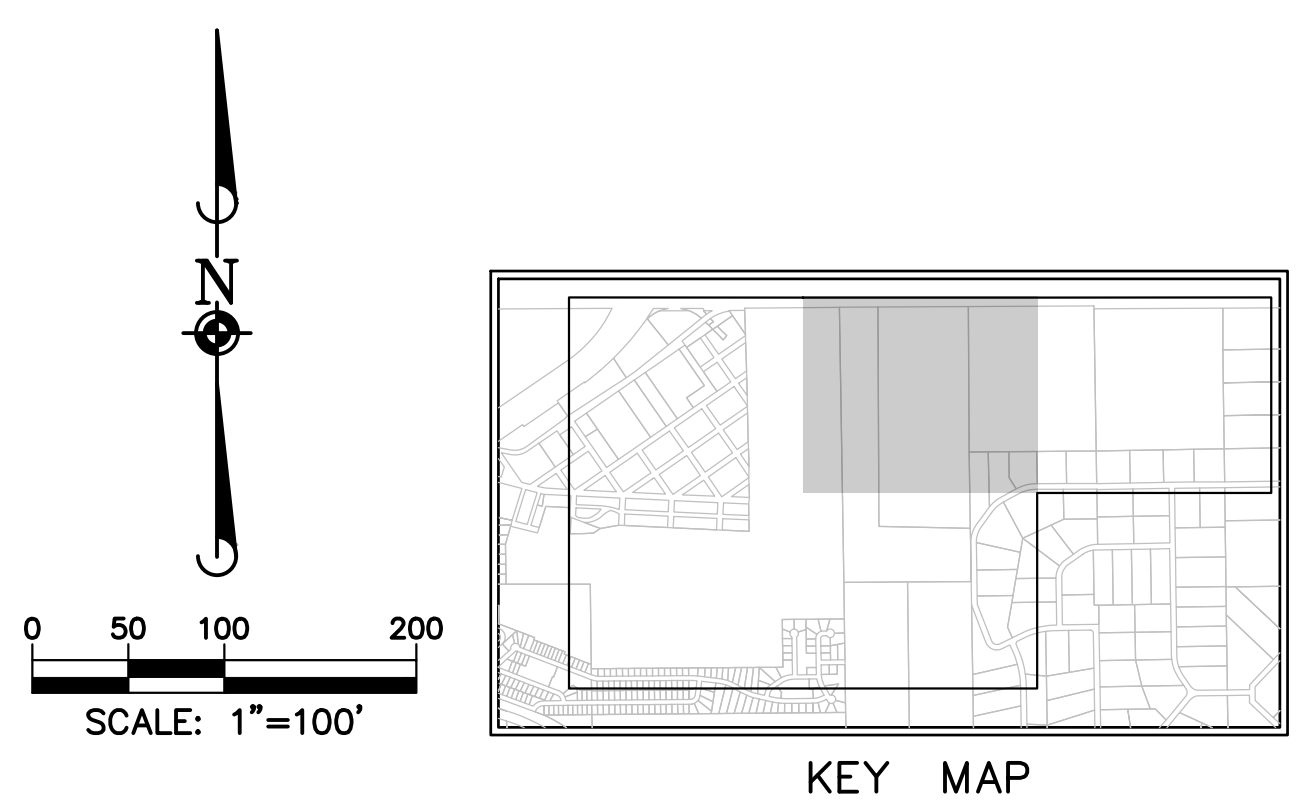
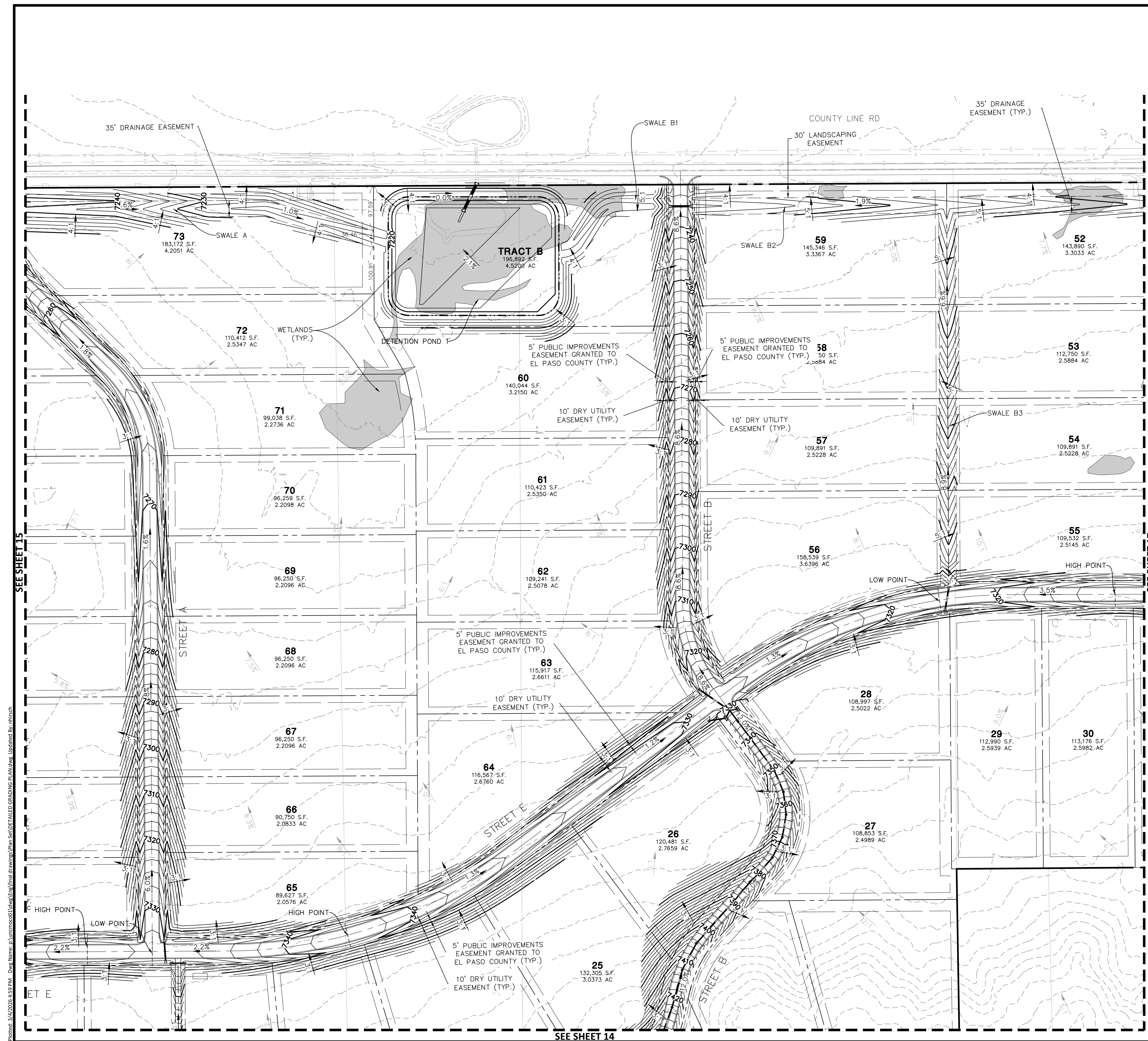
PROJ. MGR.: DJM  
 PROJ. ASSOC.: BB  
 DRAWN BY: ---  
 DATE: 03/06/2026  
 SHEET  
**12 OF 23**  
 UNCMCO01

PRELIM PLANS - NOT FOR CONSTRUCTION









- GRADING NOTES:**
- CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER'S REPORT TO ENSURE REQUIREMENTS FOR MINIMUM GROUND SLOPE ARE MET.
  - RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
  - MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
  - THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
  - EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING LTD. ON JULY/07/2024. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
  - TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2:1 UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.



Know what's below.  
Call before you dig.

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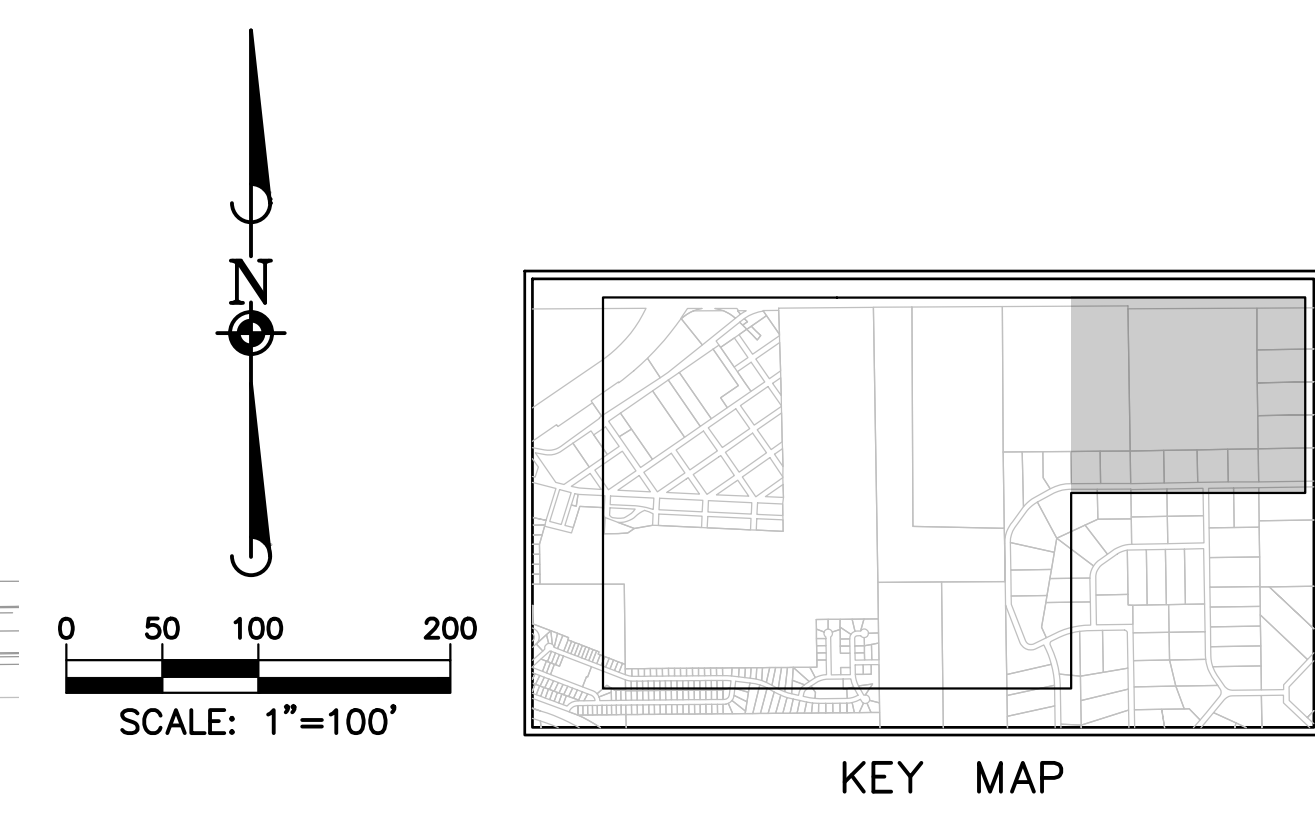
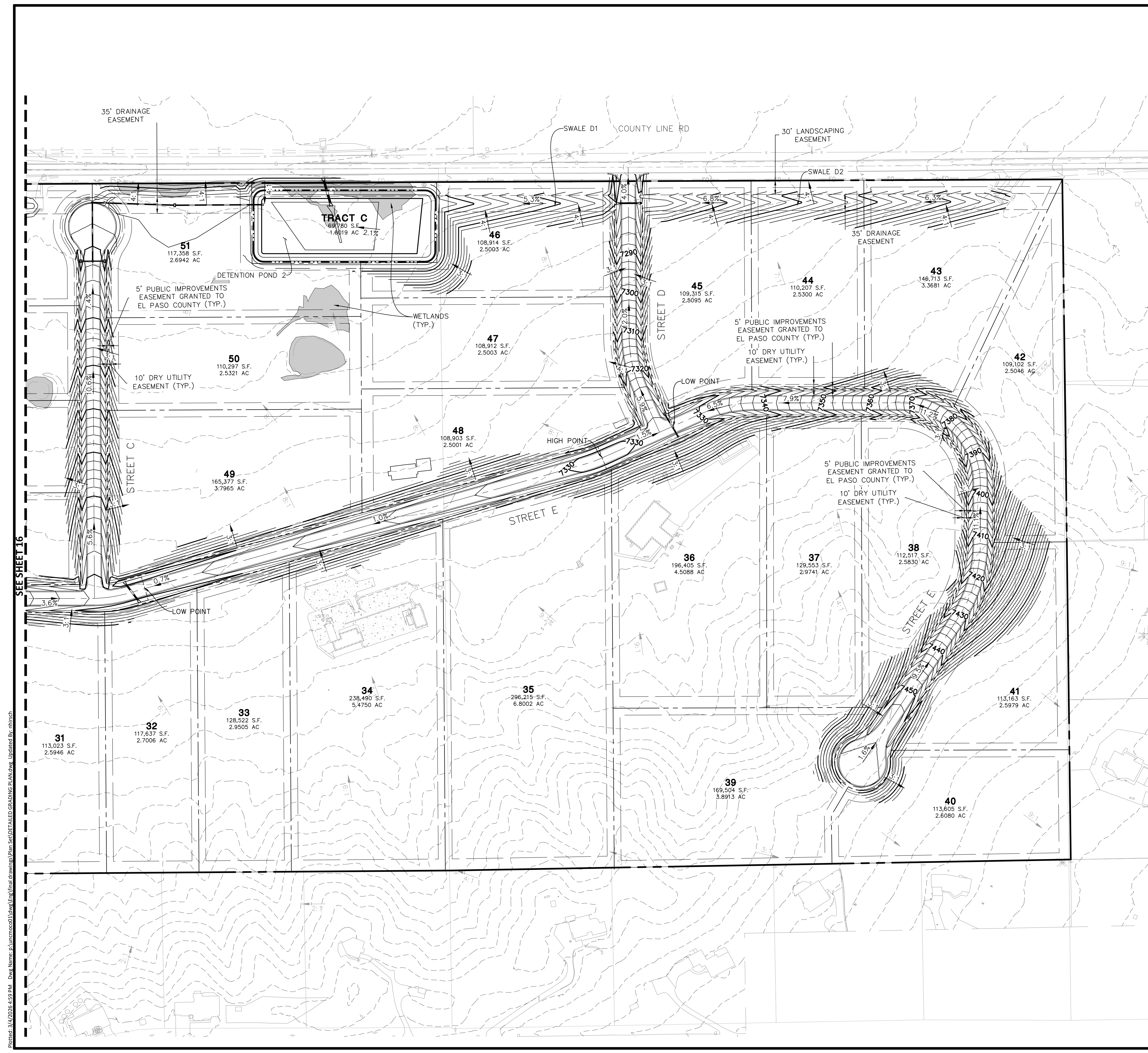
DATE	REVISIONS

**Manhard CONSULTING**  
 7600 East Orchard Road, Suite 100, Colorado Springs, CO 80911, phone: 719.578.0500 manhard.com  
 Civil Engineering | Surveying & Geospatial Services | GIS | Water Resource Management | Construction Management

**BEN LOMAND MOUNTAIN VILLAGE**  
**EL PASO COUNTY, CO**  
**DETAILED GRADING PLAN 4**

PROJ. MGR.: DJM	SHEET
PROJ. ASSOC.: BB	16 OF 23
DRAWN BY: NH	UNCMOCO01
DATE: 03/06/2026	

PRELIM PLANS - NOT FOR CONSTRUCTION



- GRADING NOTES:**
1. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER'S REPORT TO ENSURE REQUIREMENTS FOR MINIMUM GROUND SLOPE ARE MET.
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  3. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
  4. THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
  5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
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NO.	DATE	REVISIONS

**Manhard CONSULTING**  
 7600 East Orchard Road, Suite 100, Colorado Springs, CO 80911, ph: 303.720.0500 manhard.com  
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

**BEN LOMAND MOUNTAIN VILLAGE**  
**EL PASO COUNTY, CO**  
**DETAILED GRADING PLAN 5**

PROJ. MGR.: DJM	SHEET
PROJ. ASSOC.: BB	17 OF 23
DRAWN BY: NH	UNCMOCO01
DATE: 03/06/2026	

PRELIM PLANS - NOT FOR CONSTRUCTION











