

MANHARD CONSULTING, LTD. NOTES:

1. **GENERAL CONDITIONS** CONTRACTOR ACKNOWLEDGES AND AGREES THAT THE USE AND RELIANCE OF THESE PLANS IS SUFFICIENT CONSIDERATION FOR CONTRACTOR'S COVENANTS STATED HEREIN.
2. **DEFINITION OF TERMS**

A. "CLIENT" SHALL MEAN UNITED CONGRESSIONAL CHURCH, WHICH IS THE PERSON OR ENTITY WITH WHOM MANHARD CONSULTING, LTD. HAS CONTRACTED WITH TO PREPARE CIVIL ENGINEERING PLANS.

B. "ENGINEER" SHALL MEAN MANHARD CONSULTING, LTD., A CIVIL ENGINEERING CONSULTANT ON THE SUBJECT PROJECT.

C. "PLANS" SHALL MEAN THE CIVIL ENGINEERING PLANS PREPARED BY THE ENGINEER, WHICH MAY BE A PART OF THE CONTRACT DOCUMENTS FOR THE SUBJECT PROJECT.

D. "CONTRACTOR" SHALL MEAN ANY PERSON OR ENTITY PERFORMING ANY WORK DESCRIBED IN THE PLANS.

E. "JURISDICTIONAL GOVERNMENTAL ENTITY" SHALL MEAN ANY MUNICIPAL, COUNTY, STATE OR FEDERAL UNIT OF GOVERNMENT FROM WHOM AN APPROVAL, PERMIT AND/OR REVIEW IS REQUIRED FOR ANY ASPECT OF THE SUBJECT PROJECT.
3. **INTENT OF THE PLANS**

THE INTENT OF THE PLANS IS TO SET FORTH CERTAIN REQUIREMENTS OF PERFORMANCE, TYPE OF EQUIPMENT AND STRUCTURES, AND STANDARDS OF MATERIALS AND CONSTRUCTION. THEY MAY ALSO IDENTIFY LABOR AND MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK BUT ARE NOT INTENDED TO BE INFINITELY DETERMINED SO AS TO INCLUDE MINOR ITEMS OBVIOUSLY REQUIRED AS PART OF THE WORK. THE PLANS REQUIRE NEW MATERIAL AND EQUIPMENT UNLESS OTHERWISE INDICATED, AND TO REQUIRE COMPLETE PERFORMANCE OF THE WORK IN SPITE OF OMISSIONS OF SPECIFIC REFERENCES TO ANY MINOR COMPONENT PART. IT IS NOT INTENDED, HOWEVER, THAT MATERIALS OR WORK NOT COVERED BY OR PROPERLY INFERRED FROM ANY HEADING, BRANCH, CLASS OR TRADE OF THE AUTHORITY HOLDING JURISDICTION'S (AHJ) SPECIFICATIONS SHALL BE SUPPLIED UNLESS DISTINCTLY SO NOTED. MATERIALS OR WORK DESCRIBED IN WORDS, WHICH SO APPLIED HAVE A WELL-KNOWN TECHNICAL OR ADE MEANING, SHALL BE HELD TO REFER TO SUCH RECOGNIZED STANDARDS.
4. **INTERPRETATION OF PLANS**

A. THE CLIENT AND/OR CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES IN THE PLANS TO THE ENGINEER. QUESTIONS AS TO MEANING OF PLANS SHALL BE INTERPRETED BY THE ENGINEER, WHOSE DECISION SHALL BE FINAL AND BINDING ON ALL PARTIES CONCERNED.

B. THE ENGINEER WILL PROVIDE THE CLIENT WITH SUCH INFORMATION AS MAY BE REQUIRED TO SHOW REVISED OR ADDITIONAL DETAILS OF CONSTRUCTION.

C. SHOULD ANY DISCREPANCIES OR CONFLICTS ON THE PLANS BE DISCOVERED EITHER PRIOR TO OR AFTER AWARD OF THE CONTRACT, THE ENGINEER'S ATTENTION SHALL BE CALLED TO THE SAME BEFORE THE WORK IS BEGUN THEREON AND THE PROPER CORRECTIONS MADE. NEITHER THE CLIENT NOR THE CONTRACTOR MAY TAKE ADVANTAGE OF ANY ERROR OR OMISSIONS IN THE PLANS. THE ENGINEER WILL PROVIDE INFORMATION WHEN ERRORS OR OMISSIONS ARE DISCOVERED.
5. **GOVERNING BODIES**

ALL WORKS HEREIN PROPOSED SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS OF ANY JURISDICTIONAL GOVERNMENTAL ENTITY. IF A DISCREPANCY IS NOTED BETWEEN THE PLANS AND REQUIREMENTS OF ANY JURISDICTIONAL GOVERNMENTAL ENTITY, THE CLIENT AND/OR THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.
6. **LOCATION OF UNDERGROUND FACILITIES AND UTILITIES**

WHEN THE PLANS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF EXISTING UNDERGROUND FACILITIES AND UTILITIES (INCLUDING BUT NOT LIMITED TO WATER MAINS, SANITARY SEWERS, STORM SEWERS, ELECTRIC, TELEPHONE, GAS AND CABLE TV LINES), SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE APPROXIMATE LOCATION AND ELEVATION OF SUCH FACILITIES AND UTILITIES. AT THE LOCATIONS WHEREIN DETAILED POSITIONS OF THESE FACILITIES AND UTILITIES BECOME NECESSARY TO THE NEW CONSTRUCTION, INCLUDING ALL POINTS OF CONNECTION, THE CONTRACTOR SHALL FURNISH ALL LABOR AND TOOLS TO VERIFY OR DEFINITELY ESTABLISH THE HORIZONTAL LOCATION, ELEVATION, SIZE AND MATERIAL (IF APPROPRIATE) OF THE FACILITIES AND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES IN EXISTING UTILITY INFORMATION OR CONFLICTS WITH EXISTING UTILITIES EXIST. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATEVER WITH RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, NOR THE MANNER IN WHICH THEY ARE REMOVED OR ADJUSTED.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO CONSTRUCTION, TO NOTIFY ALL UTILITY COMPANIES OF THE INTENT TO BEGIN CONSTRUCTION AND TO VERIFY THE ACTUAL LOCATION OF ALL SUCH FACILITIES AND UTILITIES. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES THE WORKING SCHEDULES FOR REMOVING OR ADJUSTING THESE FACILITIES.
7. **UNSUITABLE SOILS**

THE PLANS HAVE BEEN PREPARED BY THE ENGINEER BASED ON THE ASSUMPTION THAT ALL SOILS ON THE PROJECT ARE SUITABLE TO SUPPORT THE PROPOSED IMPROVEMENTS SHOWN. THE CLIENT OR CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IF HE DISCOVERS OR ENCOUNTERS AN OBSTRUCTION THAT PREVENTS THE INSTALLATION OF THE IMPROVEMENT ACCORDING TO THE LINE AND GRADES SHOWN ON THE PLANS.
8. **PROTECTION OF TREES**

ALL TREES THAT ARE NOT TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE. TREES SHALL NOT BE REMOVED UNLESS REQUESTED TO DO SO IN WRITING BY THE CLIENT.
9. **NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES**

THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE JURISDICTIONAL GOVERNMENTAL ENTITIES OR UTILITY COMPANIES, I.E., WATER, SEWER, ELECTRIC, TELEPHONE, GAS AND CABLE TV PRIOR TO BEGINNING ANY CONSTRUCTION SO THAT SAID ENTITY OR COMPANY CAN ESTABLISH THE LOCATION AND ELEVATION OF UNDERGROUND PIPES, CONDUITS OR CABLES ADJOINING OR CROSSING PROPOSED CONSTRUCTION.
10. **TRAFFIC CONTROL**

THE CONTRACTOR SHALL PROVIDE WHEN REQUIRED BY ANY JURISDICTIONAL GOVERNMENTAL ENTITY, ALL SIGNS, EQUIPMENT, AND PERSONNEL NECESSARY TO PROVIDE FOR SAFE AND EFFICIENT TRAFFIC FLOW IN ALL AREAS WHERE THE WORK WILL INTERRUPT, INTERFERE OR CAUSE TO CHANGE IN ANY FORM, THE CONDITIONS OF TRAFFIC FLOW THAT EXISTED PRIOR TO THE COMMENCEMENT OF ANY PORTIONS OF THE WORK. THE CLIENT MAY, AT HIS DISCRETION, REQUIRE THE CONTRACTOR TO FURNISH TRAFFIC CONTROL UNDER THESE OR OTHER CIRCUMSTANCES WHERE IN HIS OPINION IT IS NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED AT ALL TIMES, UNLESS AUTHORIZED BY THE CLIENT OR CLIENT'S CONSTRUCTION REPRESENTATIVE. ALL EXISTING ACCESS POINTS SHALL BE MAINTAINED AT ALL TIMES BY THE CONTRACTOR. THE NEED FOR TRAFFIC CONTROL SHALL BE ANTICIPATED BY THE CLIENT.

11. **WORK AREA**

THE CONTRACTOR, HIS AGENTS AND EMPLOYEES AND THEIR EMPLOYEES AND ALL EQUIPMENT, MACHINERY AND VEHICLES SHALL CONFINE THEIR WORK WITHIN THE BOUNDARIES OF THE PROJECT OR WORK AREA SPECIFIED BY THE CLIENT. THE CONTRACTOR SHALL BE SOLELY LIABLE FOR DAMAGE CAUSED BY HIM OR HIS AGENTS AND EMPLOYEES AND THEIR EQUIPMENT, MACHINERY AND VEHICLES ON ADJACENT PROPERTY OR AREAS OUTSIDE DESIGNATED WORK AREAS.
12. **UTILITY POLES**

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE RELOCATION OR BRACING OF EXISTING UTILITY POLES THAT MAY BE WITHIN THE WORKING LIMITS OF THIS CONTRACT. IT IS EXPRESSLY UNDERSTOOD THAT ALL WORK AND COSTS CONNECTED WITH THE MAINTENANCE OF THESE UTILITY POLES, THEIR TEMPORARY RELOCATIONS, ETC., SHALL BE THE RESPONSIBILITY OF THE CLIENT OR THE CONTRACTOR.
13. **RESTORATION**

IT IS THE INTENT OF THESE PLANS THAT CLEAN-UP AND FINAL RESTORATION SHALL BE PERFORMED IMMEDIATELY UPON COMPLETION OF EACH PHASE OF THE WORK, BOTH INSIDE AND OUTSIDE THE PROJECT, OR WHEN SO DIRECTED BY THE CLIENT SO THAT THESE AREAS WILL BE RESTORED AS NEARLY AS POSSIBLE TO THEIR ORIGINAL CONDITION OR BETTER, AND SHALL INCLUDE BUT NOT BE LIMITED TO RESTORATION OF MAINTAINED LAWNS AND RIGHTS-OF-WAY, ROADWAYS, DRIVEWAYS, SIDEWALKS, DITCHES, BUSHES, HEDGES, TREES, SHRUBS, FENCES, MAILBOXES, SEWERS, DRAIN TILES, WATER MAINS, ETC.
14. **CLEANING UP**

THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIAL OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK, AND AT THE COMPLETION OF THE WORK HE SHALL REMOVE ALL HIS RUBBISH, TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE HIS WORK "BROOM CLEAN" OR ITS EQUIVALENT, UNLESS MORE EXACTLY SPECIFIED.
15. **ROAD CLEANING**

THE CONTRACTOR SHALL MAINTAIN ROADWAYS ADJOINING THE PROJECT SITE FREE FROM MUD AND DEBRIS AT ALL TIMES. IF MUD AND/OR DEBRIS IS CARRIED ONTO THE ROADWAYS FROM VEHICLES ENTERING ONTO THE HIGHWAY FROM EITHER THE CONTRACTOR'S TRUCKS, HIS EMPLOYEES' VEHICLES, OR HIS MATERIAL SUPPLIERS, THE CONTRACTOR SHALL IMMEDIATELY REMOVE SAID MUD AND/OR DEBRIS.
16. **SAFETY AND PROTECTION**

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS RELATING TO THE SAFETY OF PERSONS OR PROPERTY, OR TO THE PROTECTION OF PERSONS OR PROPERTY FROM DAMAGE, INJURY, OR LOSS; AND SHALL ERECT AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR SUCH SAFETY AND PROTECTION. CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR SAFETY AND FOR PROTECTION OF THE WORK SHALL CONTINUE UNTIL SUCH TIME AS ALL WORK IS COMPLETED AND THE CLIENT HAS NOTIFIED CONTRACTOR THAT THE WORK IS ACCEPTABLE. THE DUTIES OF THE ENGINEER DO NOT INCLUDE REVIEW OF THE ADEQUACY OF EITHER THE CONTRACTOR'S OR THE GENERAL PUBLIC'S SAFETY IN, ON, OR NEAR THE CONSTRUCTION SITE.
17. **HOLD HARMLESS**

TO THE FULLEST EXTENT PERMITTED BY LAW, ANY CONTRACTOR, MATERIAL SUPPLIER OR OTHER ENTITY BY USE OF THESE PLANS HEREBY WAIVES ANY RIGHT OF CONTRIBUTION AND AGREES TO INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS THE CLIENT AND ENGINEER AND ITS AGENTS, EMPLOYEES AND CONSULTANTS FROM AND AGAINST ALL MANNER OF CLAIMS, CAUSES, CAUSES OF ACTION, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO, ATTORNEYS' FEES ARISING OUT OF, RESULTING FROM OR IN CONNECTION WITH THE PERFORMANCE OF ANY WORK, PURSUANT TO OR WITH RESPECT TO THESE PLANS. HOWEVER, THIS INDEMNITY SHALL NOT BE CONSTRUED TO INDEMNIFY ENGINEER, ITS CONSULTANTS, AGENTS OR EMPLOYEES AGAINST ITS OWN NEGLIGENCE.

CLAIMS, DAMAGES, LOSSES AND EXPENSES AS THESE WORDS ARE USED IN THE AGREEMENT SHALL MEAN AND INCLUDE, BUT NOT BE LIMITED TO (1) INJURY OR DAMAGE OCCURRING BY REASON OF THE FAILURE OF OR USE OR MISUSE OF ANY HOIST, RIGGINGS, BLOCKING, SCAFFOLDING OR ANY AND ALL OTHER KINDS OF ITEMS OF EQUIPMENT, WHETHER OR NOT THE SAME BE OWNED, FURNISHED OR LOANED BY ANY PART OR ENTITY, INCLUDING ANY CONTRACTOR; (2) ALL ATTORNEYS' FEES AND COSTS INCURRED IN BRINGING AN ACTION TO ENFORCE THE PROVISIONS OF THIS INDEMNITY; (3) COSTS FOR TIME EXPENDED BY THE INDEMNIFIED PARTY AND ITS EMPLOYEES, AT ITS USUAL RATES PLUS COSTS OR TRAVEL, LONG DISTANCE TELEPHONE AND REPRODUCTION OF DOCUMENTS AND (4) CONSEQUENTIAL DAMAGES.
18. **INSURANCE**

ANY PARTY USING OR RELYING ON THESE PLANS, INCLUDING ANY CONTRACTOR, MATERIAL SUPPLIER, OR OTHER ENTITY SHALL OBTAIN, (PRIOR TO COMMENCING ANY WORK) GENERAL PUBLIC LIABILITY INSURANCE INSURING AGAINST ALL DAMAGES AND CLAIMS FOR ANY BODILY INJURIES, DEATH OR PROPERTY DAMAGE ARISING OUT OF ANY WORK, INCLUDING THE CONSTRUCTION WORK PROVIDED FOR IN THESE PLANS, AND SHALL NAME THE CLIENT AND ENGINEER AND ITS CONSULTANTS, AGENTS AND REPRESENTATIVES AS ADDITIONAL INSURED UNDER SUCH INSURANCE POLICY; PROVIDED THAT ANY PARTY USING OR RELYING ON THESE PLANS HAVING OBLIGATIONS TO MAINTAIN SPECIFIC INSURANCE BY REASON OF ANY AGREEMENT WITH CLIENT OR ANY CONTRACTOR OR ENGINEER SHALL PROVIDE EVIDENCE AND CERTIFICATES OF INSURANCE AS REQUIRED BY SUCH CONTRACT OR AGREEMENT. SUCH INSURANCE MUST CONTAIN A CLAUSE STATING THAT THE INSURANCE IS PRIMARY COVERAGE FOR ENGINEER AND ENGINEER'S OTHER APPLICABLE COVERAGE IS CONSIDERED SECONDARY. SUCH INSURANCE SHALL NOT LIMIT ANY LIABILITY OF ANY PARTY PROVIDING WORK OR SERVICES OR PROVIDING MATERIALS.
19. **THIRD PARTY BENEFICIARY**

MANHARD CONSULTING, LTD., THE ENGINEER, IS INTENDED TO BE A THIRD PARTY BENEFICIARY OF THIS WILLING AGREEMENT AND REQUIREMENT.

CORE will require the following language be added to the preliminary plan & plat notes.

No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof.

The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems fiber and other purposes as shown hereon. The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities

DATE	REVISED					DRAWN BY

Manhard

CONSULTING

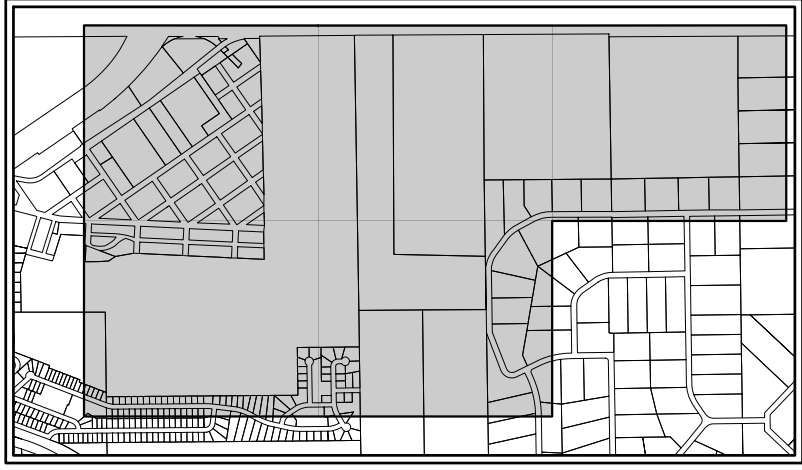
7600 East Orchard Road, Suite 400A, Greenwood Village, CO 80111, ph:303.738.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

BEN LOMAND MOUNTIAN VILLAGE

EL PASO COUNTY, CO

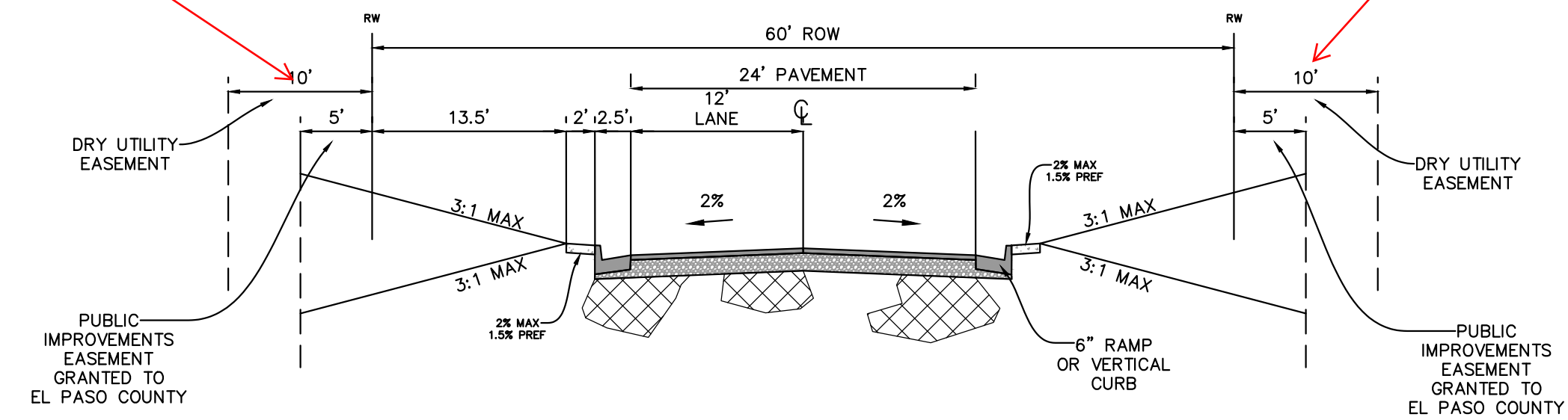
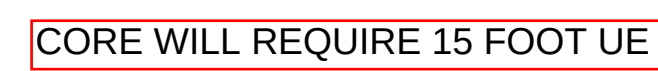
GENERAL NOTES

1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF 07/02/2024. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE THEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

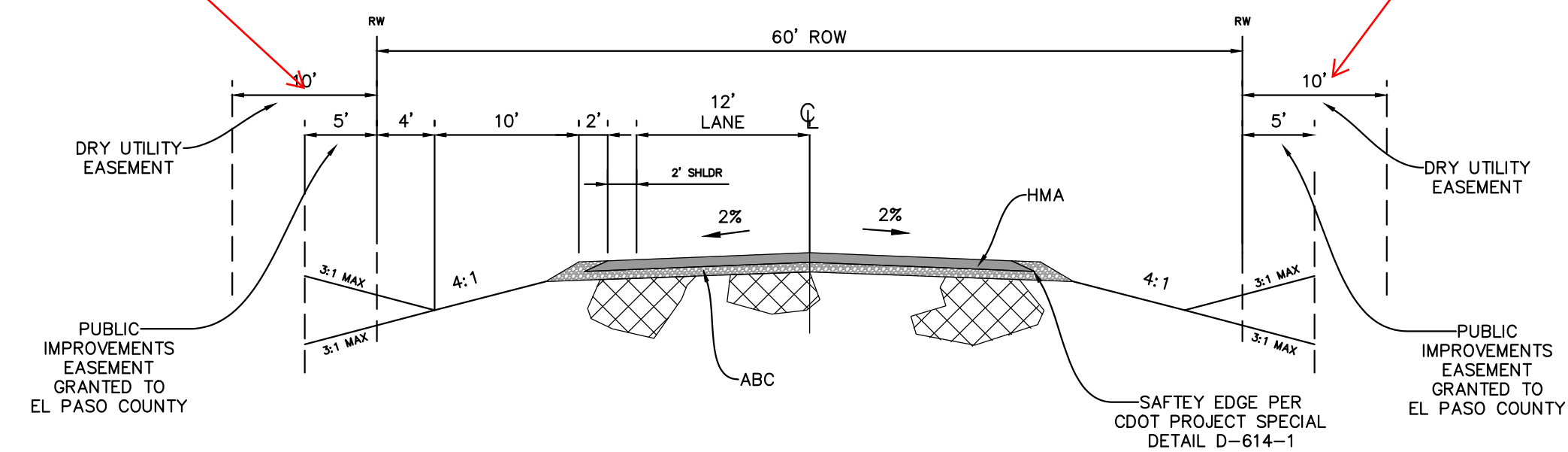
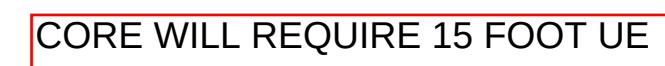


KEY MAP





PRIVATE ROAD WAY



PRIVATE ROAD WAY

PRELIMINARY PLAT

[illegible]

(1'' = 2000')

UNITED CONGREGATIONAL CHURCH HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____
20_____, A.D.

SIGNATURE

TITLE

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D.

BY _____

WITNESS MY HAND AND OFFICIAL SEAL

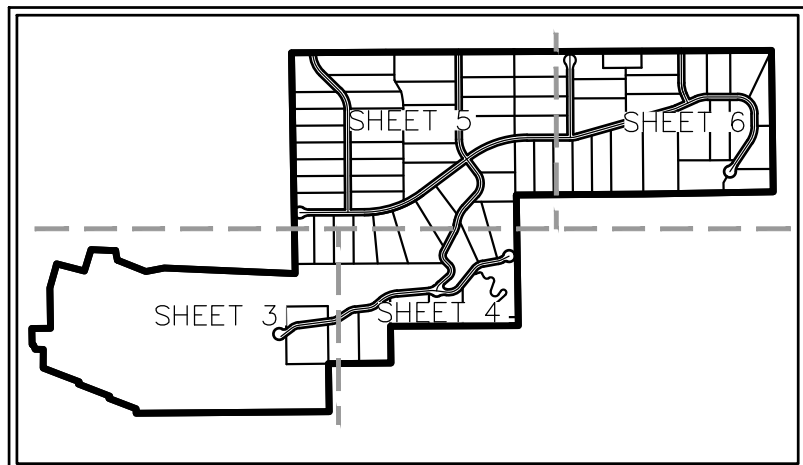
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THIS PLAN FOR BEN LOMAND MOUNTAIN VILLAGE WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL, THE DEDICATIONS OF LAND TO THE PUBLIC STREETS, TRAILS, ASSEMBLED, DRIVEWAYS, ACCESS, AND IMPROVEMENTS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE AGREEMENT, BUT THE PUBLIC IMPROVEMENTS HEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE _____



KEY MAP

SHEET 1 - COVER SHEET
SHEET 2 - BOUNDARY SHEET
SHEET 3-6 - DETAIL SHEETS
SHEET 7 - CURVE AND LINE TABLES

1. **NOTICE:** ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON PURSUANT TO STATE STATUTE 13-80-105 C.R.S.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4--508, C.R.S.
3. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY, 1200/3937 METERS.
4. **BASIS OF BEARINGS:** THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 IS ASSUMED TO BEAR SOUTH 89°43'17" WEST AND BEING MONUMENTED AT THE CENTER QUARTER CORNER OF SECTION 4 BY A FOUND 2.5" IRON PIPE WITH A 3" IRON CAP STAMPED, "WC CTR, SEC. 4, T11S, R67W" AND AT THE WEST QUARTER CORNER OF SECTION 4 A FOUND 3.25" ALUMINUM CAP, STAMPED LS 14166 WAGNER 2011" IN A MONUMENT BOX.
5. **FLOODPLAIN:** THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08041C0044G, 08041C0256G AND 08041C0257G BOTH WITH A MAP REVISED DATES OF DECEMBER 7, 2018.
6. SURVEY FIELD WORK WAS PERFORMED APRIL 15, 2025.
7. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
8. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT (USE 5 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT (USE 7 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
9. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
1. THE ADDRESSES EXHIBIT ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
2. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
3. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

5. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

6. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR TRAFFIC SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAILER IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTAL. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

CORE will require the following language be added to the preliminary plan & plat notes.

No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof.

The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems fiber and other purposes as shown hereon. The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities

MANHARD CONSULTING

OWNER:
COMPANY: UNITED CONGRESSIONAL CHURCH
ADDRESS: 3195 COUNTY LINE ROAD
MONUMENT, CO 80132
(719) 332-2607

ENGINEER:
COMPANY: MANHARD CONSULTING
ADDRESS: 6200 S SYRACUSE WAY
GREENWOOD VILLAGE, CO 80111
(303)-462-1100

SURVEYOR:
COMPANY: MANHARD CONSULTING
ADDRESS: 6200 S SYRACUSE WAY
GREENWOOD VILLAGE, CO 80111
(303)-462-1100

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20__, AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

[illegible]

Manhard
CONSULTING

7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com

Civil Engineering | Surveying & Geospatial Services | GIS

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:	N/A

SHEET

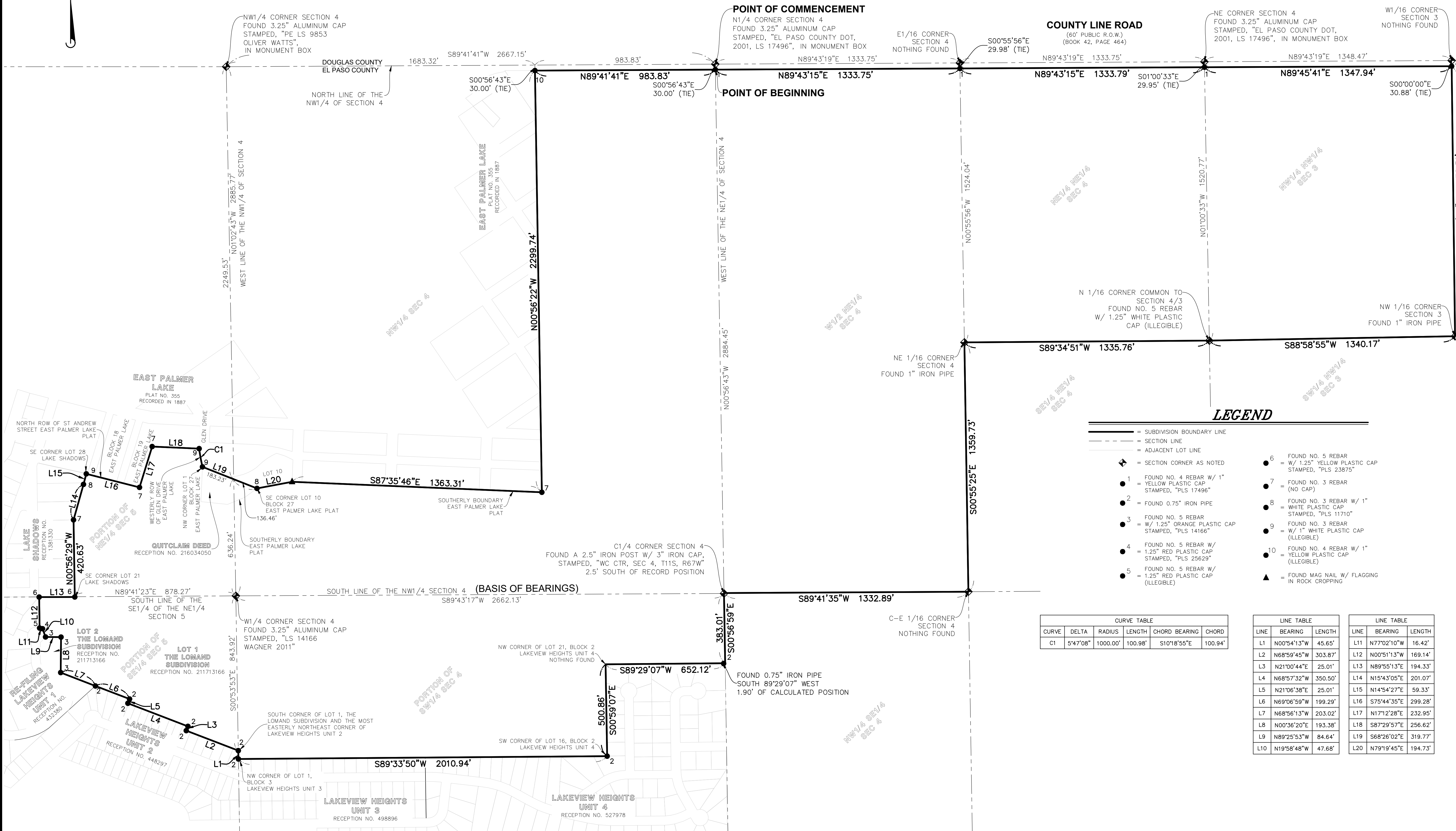
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April 3, 2026 -- 09:31 Data Name: P:\uncres001\Drawings\Plat of Subdivision\ Preliminary Plat\UNCMOCC-5100-Cover.dwg Updated By: cdillon © 2021 MANHARD CONSULTING. ALL RIGHTS RESERVED.

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



DRAWN BY

REVISIONS

DATE

Manhard CONSULTING

7600 East Orchard Road, Suite 650 • Greenwood Village, CO 80111 • ph:303.768.0600 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" = 250'

SHEET

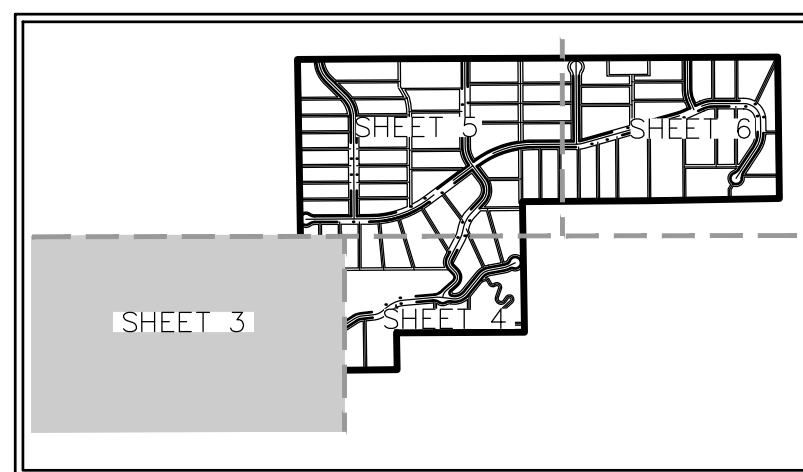
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UNC.MOC001

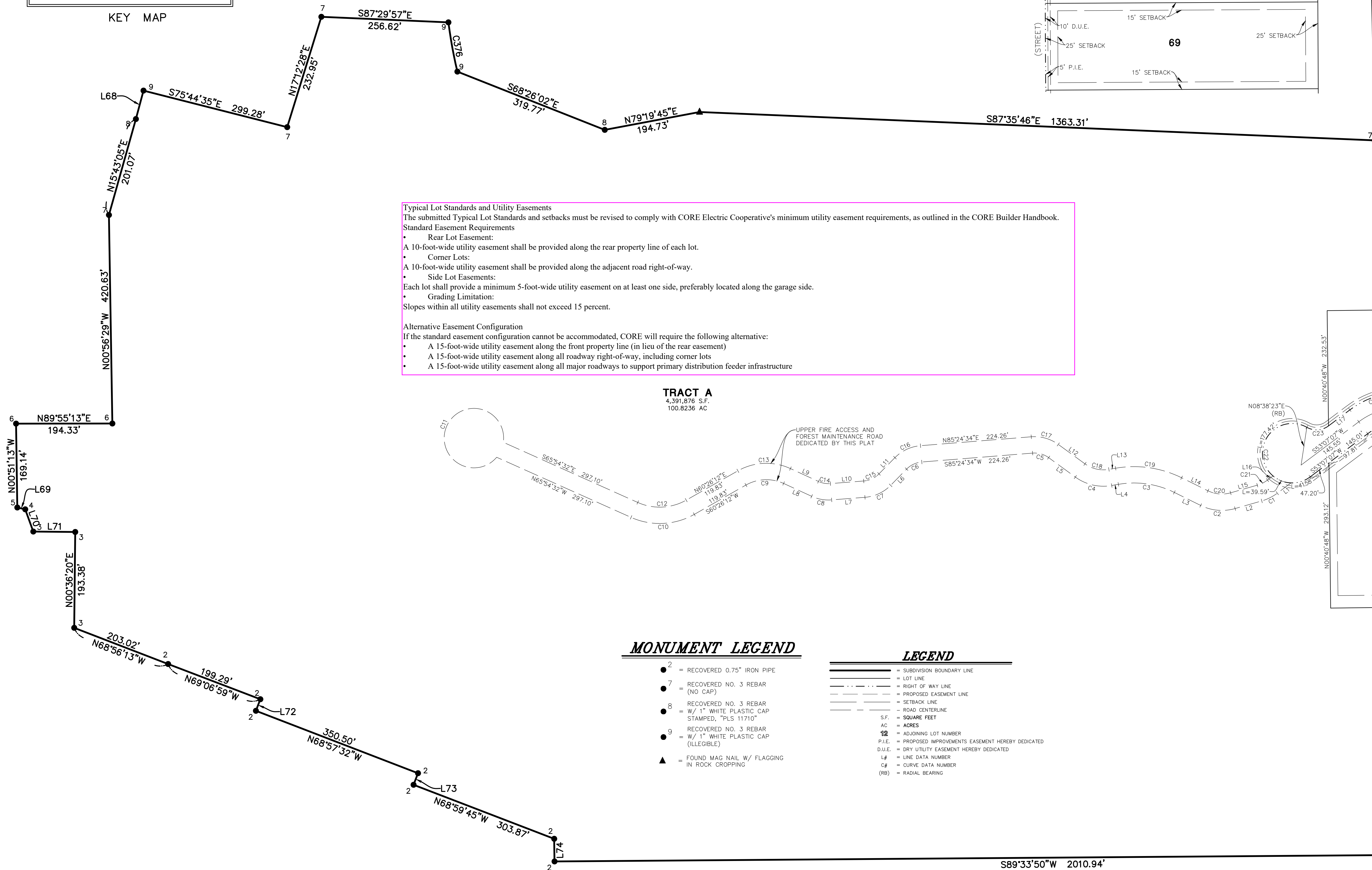
BEN LOMAND MOUNTAIN VILLAGE

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



KEY MAP



MONUMENT LEGEND

- 2 = RECOVERED 0.75" IRON PIPE
- 7 = RECOVERED NO. 3 REBAR (NO CAP)
- 8 = RECOVERED NO. 3 REBAR W/ 1" WHITE PLASTIC CAP STAMPED, "PLS 11710"
- 9 = RECOVERED NO. 3 REBAR W/ 1" WHITE PLASTIC CAP (ILLEGIBLE)
- ▲ = FOUND MAG NAIL W/ FLAGGING IN ROCK CROPPING

LEGEND

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

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

FOR AND ON BEHALF OF
MANHARD CONSULTING

[illegible]

Manhard
CONSULTING

4000 East Orchard Road, Suite 150-M, Greenwood Village, CO 80111 ph: 303.708.0500 manhard.com
Civil Engineering Surveying & Geospatial Services GIS
Management Project Management Management

500-59 07 E 500.06 SEE SHEET 4

BEN LOMAND MOUNTAIN VILLAGE

COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAT

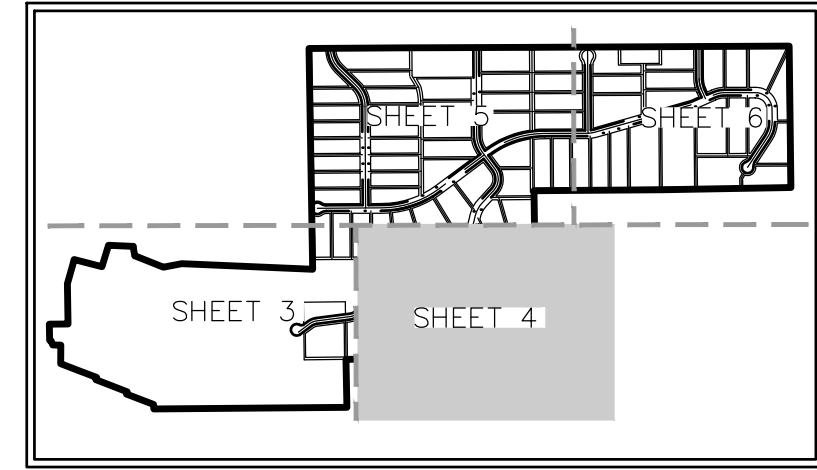
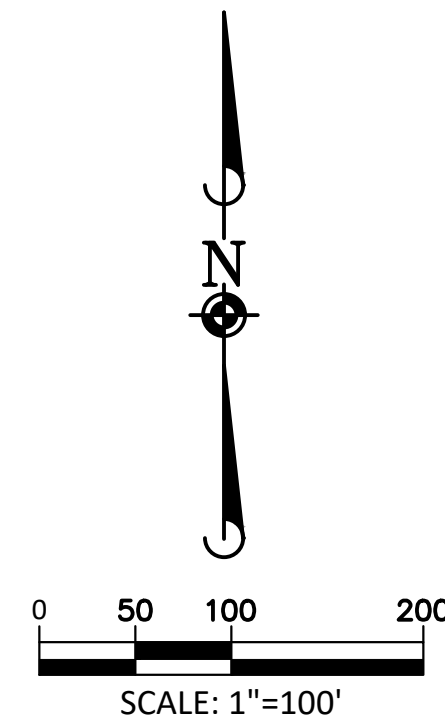
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 PROJ ASSOC: SLJ
 DRAWN BY: CAD
 DATE: 1/22/26
 SCALE: 1" = 100'

SHEET
7 OF 23
 UNC.MOC001

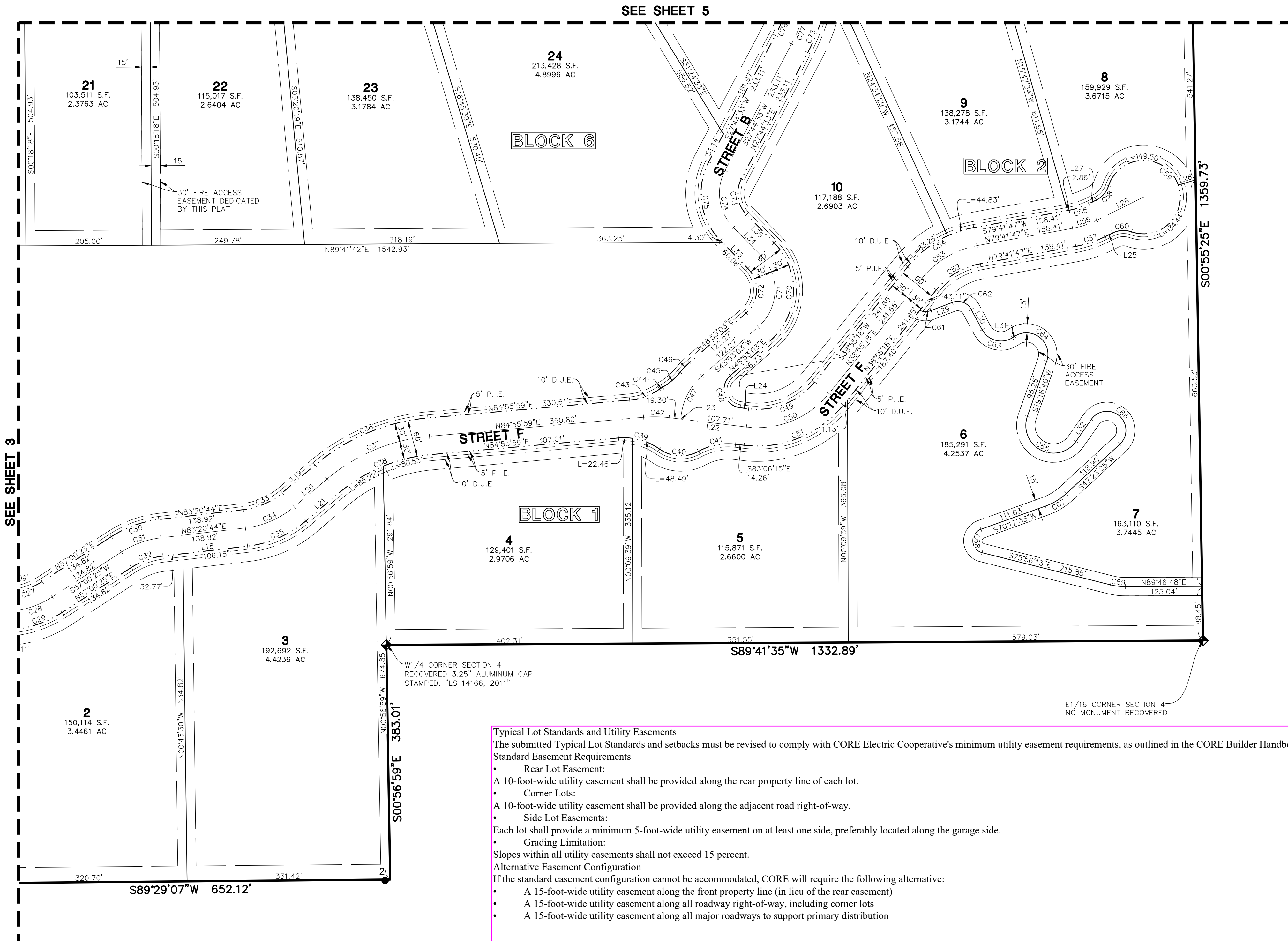
BEN LOMAND MOUNTAIN VILLAGE

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



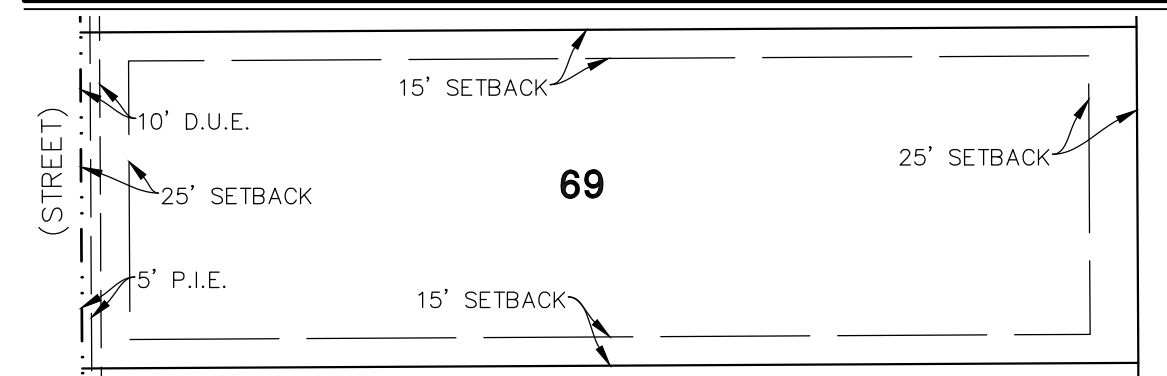
KEY MAP



SEE SHEET 3

SEE SHEET 5

TYPICAL LOT DETAIL



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

MONUMENT LEGEND

- = SECTION CORNER AS NOTED
- = RECOVERED 0.75" IRON PIPE

LEGEND

- = SUBDIVISION BOUNDARY LINE
- = LOT LINE
- = RIGHT OF WAY LINE
- = PROPOSED EASEMENT LINE
- = SETBACK LINE
- = ROAD CENTERLINE
- S.F. = SQUARE FEET
- AC = ACRES
- = 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

Typical Lot Standards and Utility Easements

The submitted Typical Lot Standards and setbacks must be revised to comply with CORE Electric Cooperative's minimum utility easement requirements, as outlined in the CORE Builder Handbook.

Standard Easement Requirements

- Rear Lot Easement:
 - A 10-foot-wide utility easement shall be provided along the rear property line of each lot.
- Corner Lots:
 - A 10-foot-wide utility easement shall be provided along the adjacent road right-of-way.
- Side Lot Easements:
 - Each lot shall provide a minimum 5-foot-wide utility easement on at least one side, preferably located along the garage side.
- Grading Limitation:
 - Slopes within all utility easements shall not exceed 15 percent.

Alternative Easement Configuration

If the standard easement configuration cannot be accommodated, CORE will require the following alternative:

- A 15-foot-wide utility easement along the front property line (in lieu of the rear easement)
- A 15-foot-wide utility easement along all roadway right-of-way, including corner lots
- A 15-foot-wide utility easement along all major roadways to support primary distribution

DRAWN BY	
REVISIONS	
DATE	

Manhard
CONSULTING

7000 East Orchard Road, Suite 650, Greenwood Village, CO 80111, ph: 303.768.0600, 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

8 OF 23

UNC.MOC001

FOR AND ON BEHALF OF
MANHARD CONSULTING

BEN LOMAND MOUNTAIN VILLAGE

PRELIMINARY PLAT

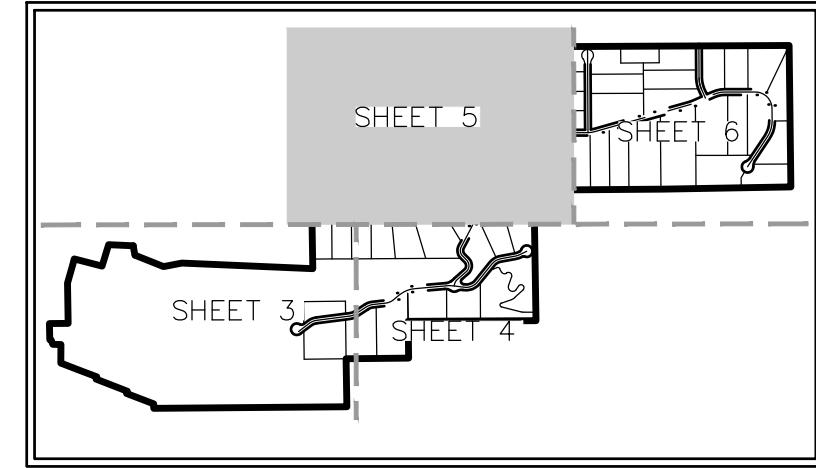
LOCATED IN A PORTION OF THE EAST HALF OF SECTION 5, A PORTION OF THE NORTH HALF AND THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, ALL WITHIN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

CORE WILL REQUIRE 15-FOOT UE

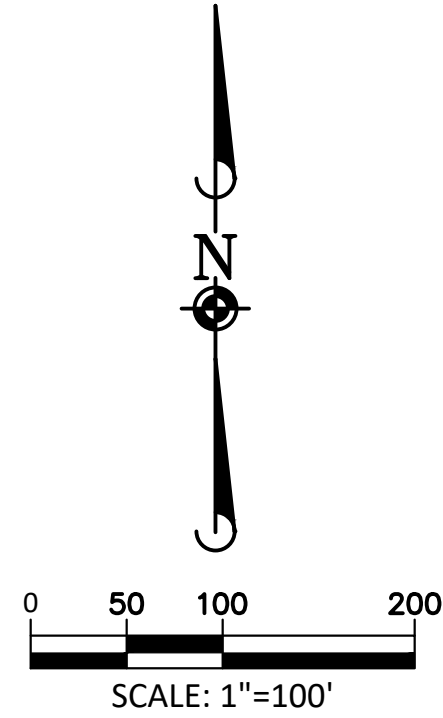
NO STRUCTURES INCLUDING COLUMNS FOR PROPOSED FENCE MAY ENCR OACH INTO UE

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT OF WAY LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- ROAD CENTERLINE
- SQUARE FEET
- ACRES
- ADJOINING LOT NUMBER
- P.I.E. = PROPOSED IMPROVEMENTS EASEMENT HEREBY DEDICATED
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- L# = LINE DATA NUMBER
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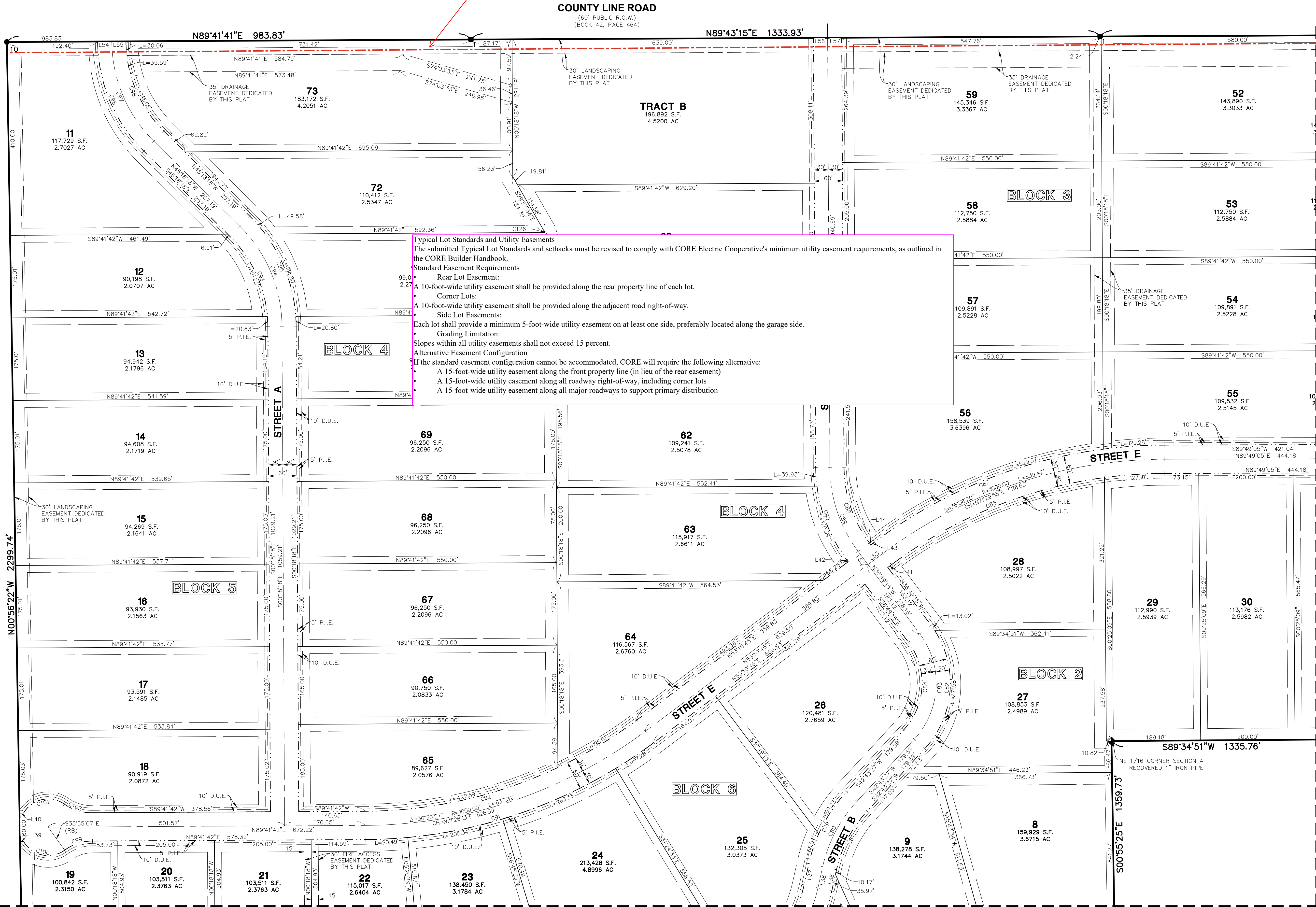
KEY MAP



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)



Typical Lot Standards and Utility Easements
The submitted Typical Lot Standards and setbacks must be revised to comply with CORE Electric Cooperative's minimum utility easement requirements, as outlined in the CORE Builder Handbook.

Standard Easement Requirements

- Rear Lot Easement:
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SEE SHEET 4

SEE SHEET 6

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

FOR AND ON BEHALF OF
MANHARD CONSULTING

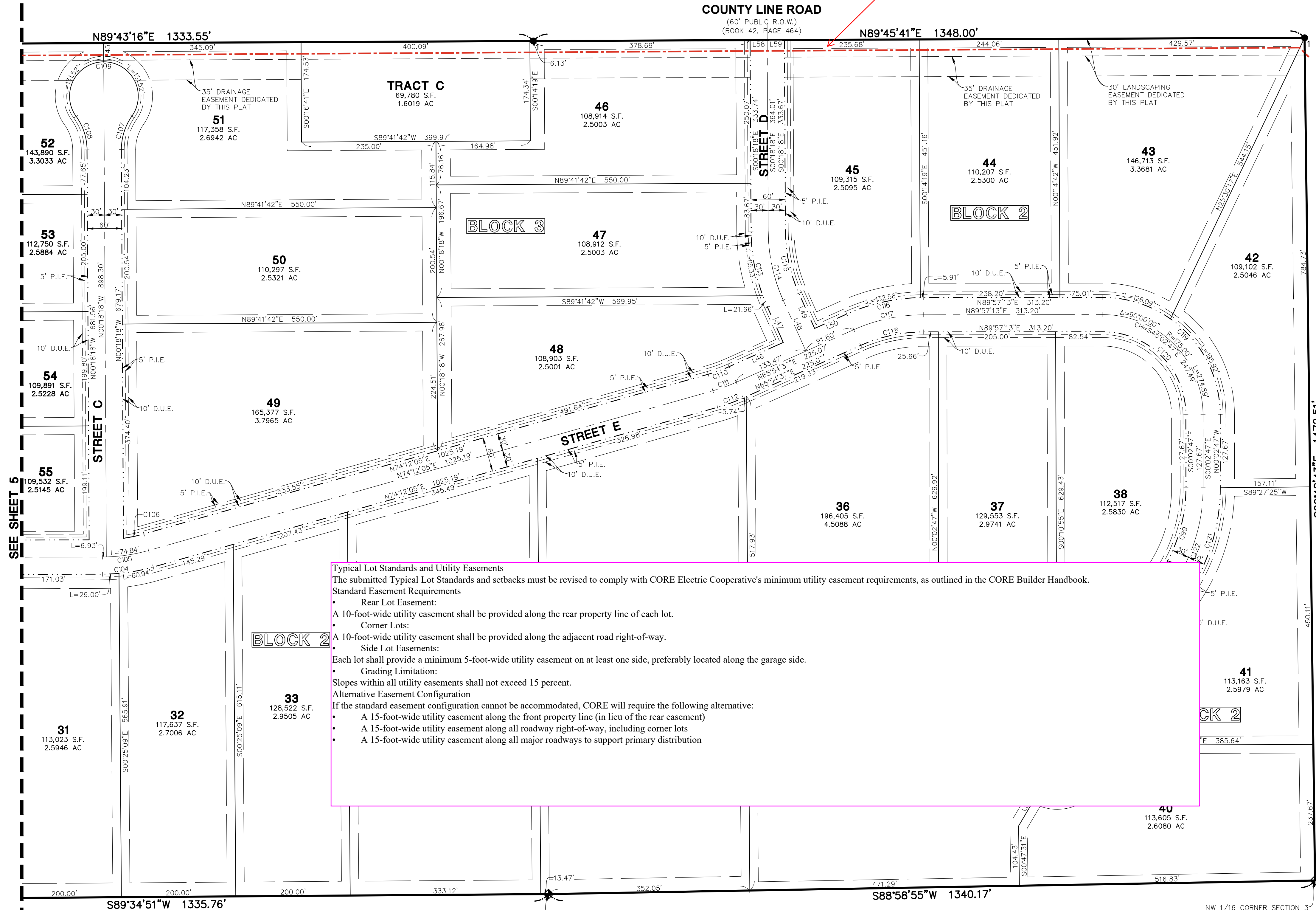
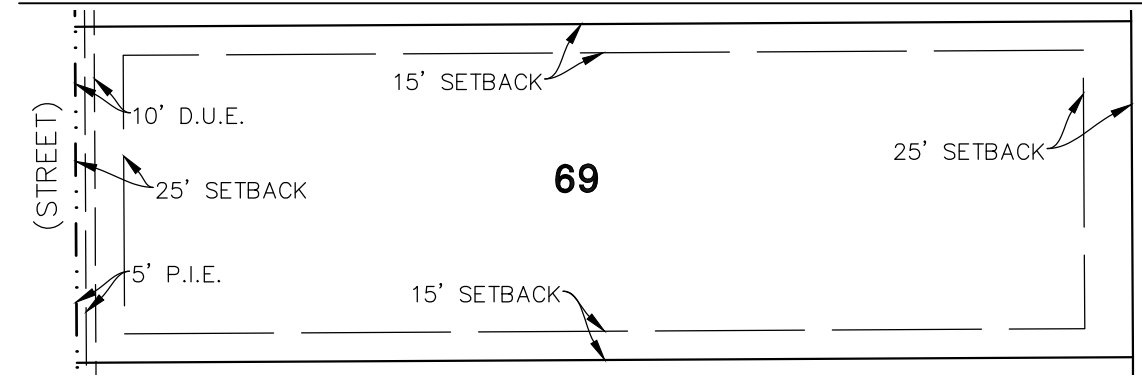
BEN LOMAND MOUNTAIN VILLAGE

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

CORE WILL REQUIRE 15-FOOT UE
NO STRUCTURES INCLUDING COLUMNS FOR
PROPOSED FENCE MAY ENCR OACH INTO UE

TYPICAL LOT DETAIL



SEE SHEET 5

Typical Lot Standards and Utility Easements
The submitted Typical Lot Standards and setbacks must be revised to comply with CORE Electric Cooperative's minimum utility easement requirements, as outlined in the CORE Builder Handbook.

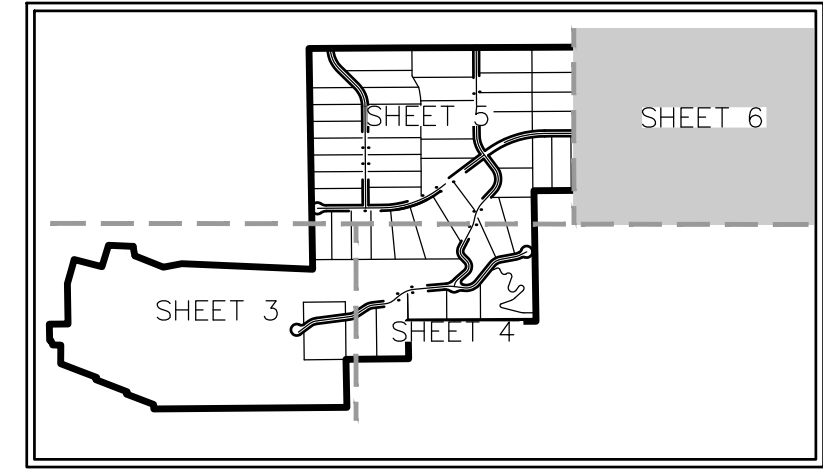
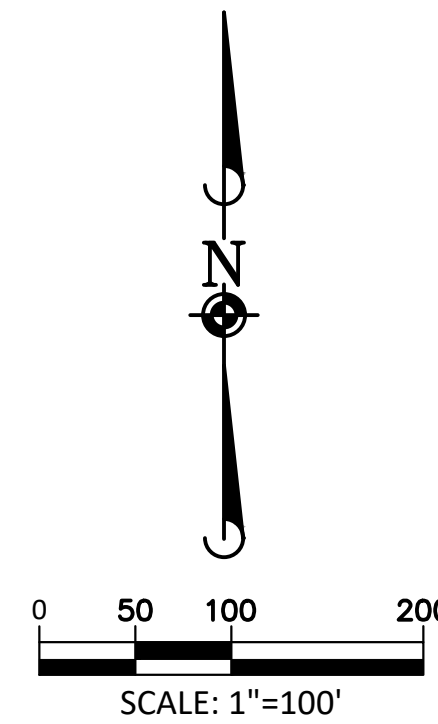
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N 1/16 CORNER COMMON
TO SECTION 4/3
RECOVERED NO. 5 REBAR
W/ 1.25" WHITE PLASTIC
CAP (ILLEGIBLE)



KEY MAP

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
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MONUMENT LEGEND

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- 1 = RECOVERED NO. 4 REBAR
- = W/ 1" YELLOW PLASTIC CAP STAMPED, "PLS 17496"

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

FOR AND ON BEHALF OF
MANHARD CONSULTING

DRAWN BY	
REVISIONS	
DATE	

Manhard
CONSULTING

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Civil Engineering & Surveying | 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
10 OF 23
UNC.MOCO01

March 8, 2026 - 12:38 Dwg Name: P:\Vermont\01\Draws\ Preliminary Plat\UNC\MOCO-5100.dwg Updated By: cdlw © 2021 MANHARD CONSULTING. ALL RIGHTS RESERVED.

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 TABLE		
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 TABLE		
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 TABLE					
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 TABLE					
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	96°08'35"	60.00'	100.68'	S78°01'30"E	89.28'

CURVE TABLE					
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	5°24'15"	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 TABLE					
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'	S66°35'22"E	97.58'
C125	35°35'45"	100.55'	62.47'	S15°36'45"W	61.47'
C126	0°10'14"	690.37'	2.05'	S15°00'09"E	2.05'

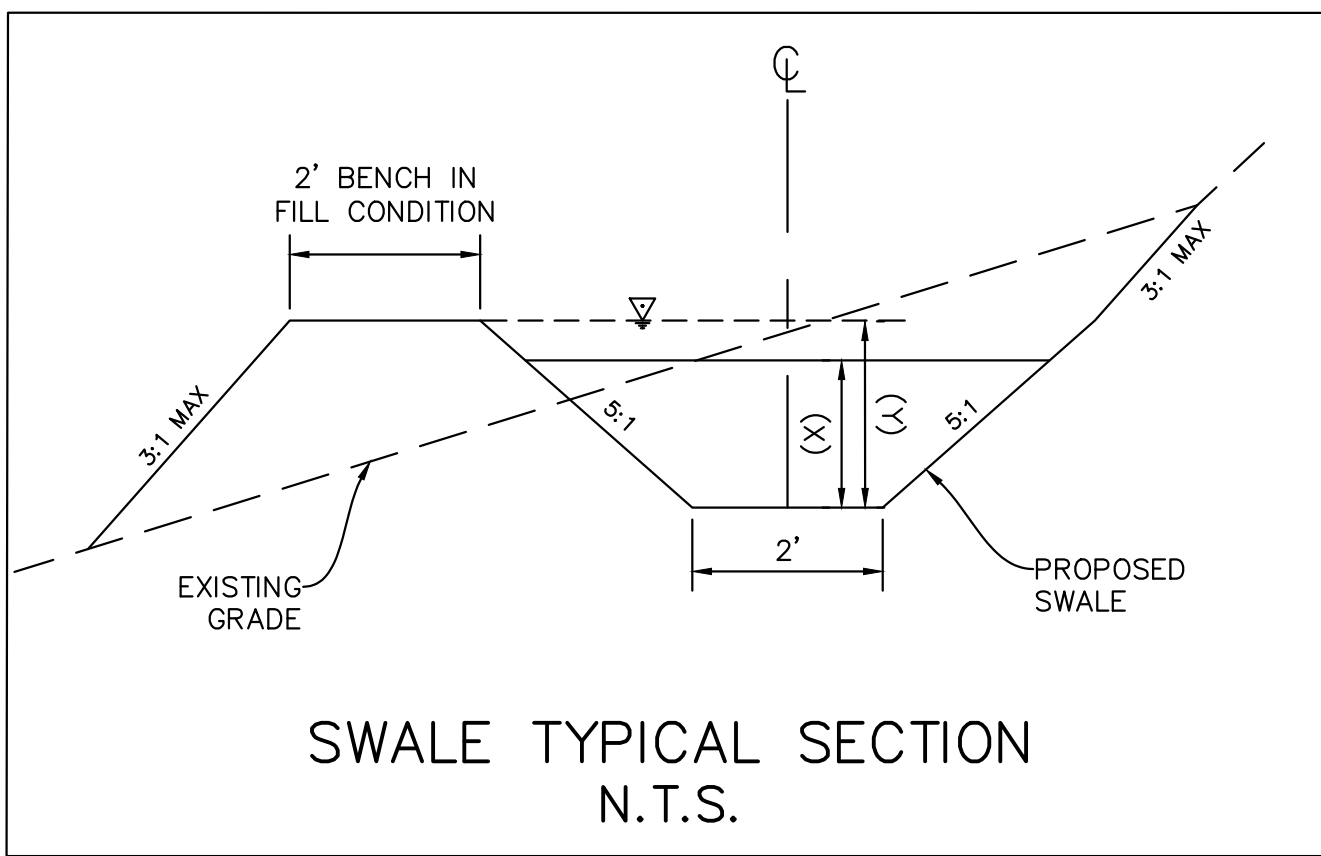
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C51	57°58'26"	180.00'	182.13'	N67°54'32"E	174.46'
C52	40°46'28"	120.00'	85.40'	N59°18'33"E	83.61'
C53	40°46'28"	150.00'	106.75'	N59°18'33"E	104.51'
C54	40°46'28"	180.00'	128.10'	S59°18'33"W	125.41'
C55	16°04'13"	120.00'	33.66'	S71°39'40"W	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	271°08'46"	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"E	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 TABLE					
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'

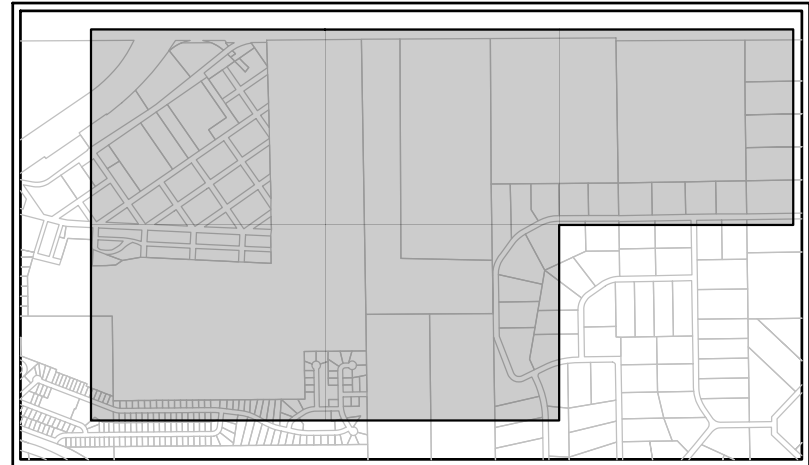
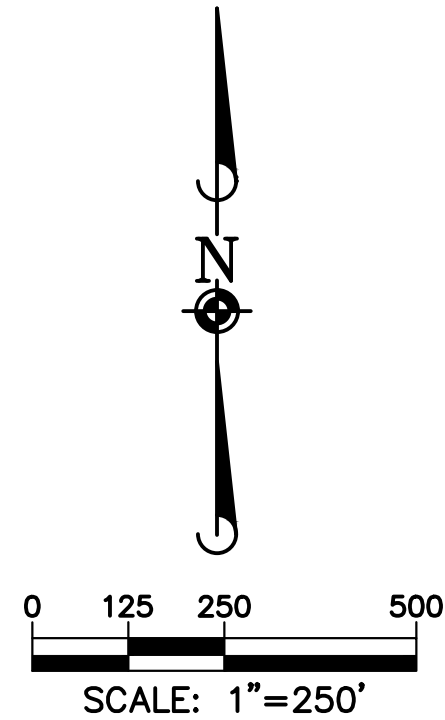
GRADING NOTES:

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.

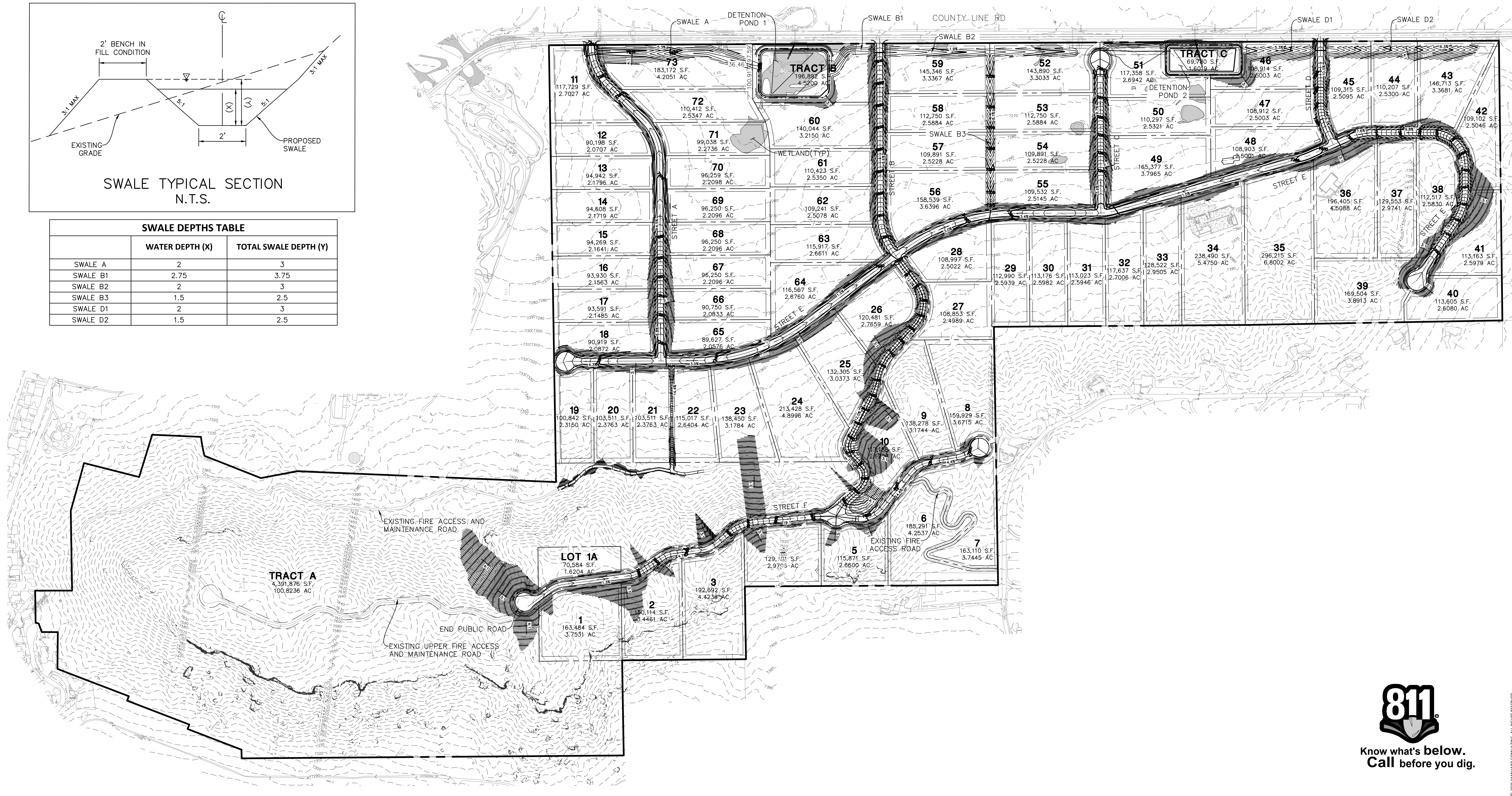
GRADE WITHIN UTILITY EASEMENTS MAY NOT EXCEED 15% SIDE SLOPE
RETAINING WALL AND ITS COMPONENTS MAY NOT ENCROACH INTO
UTILITY EASEMENTS



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



KEY MAP



Know what's below.
Call before you dig.

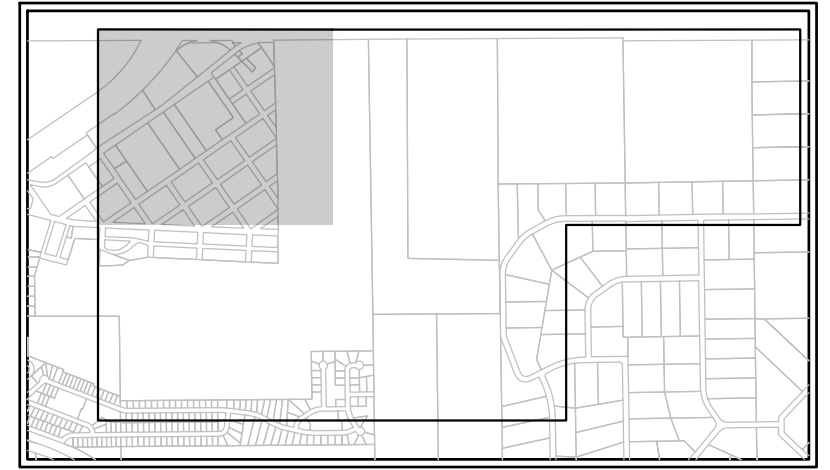
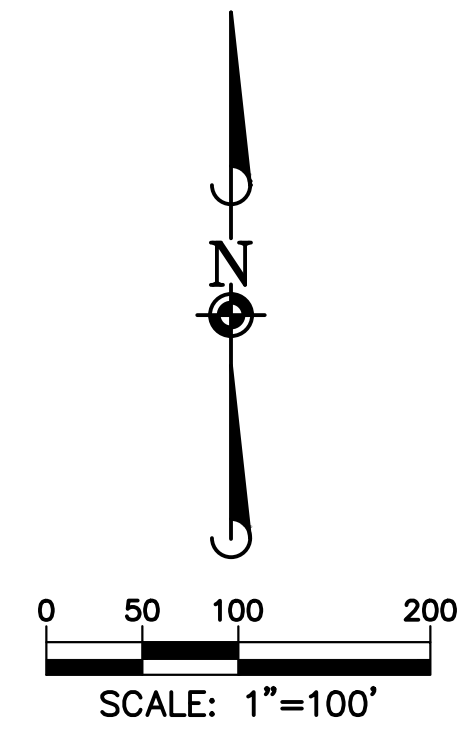
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REVISIONS	
DATE	



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
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PRELIM PLANS - NOT FOR CONSTRUCTION



GRADE WITHIN UTILITY EASEMENTS MAY NOT EXCEED 15% SIDE SLOPE
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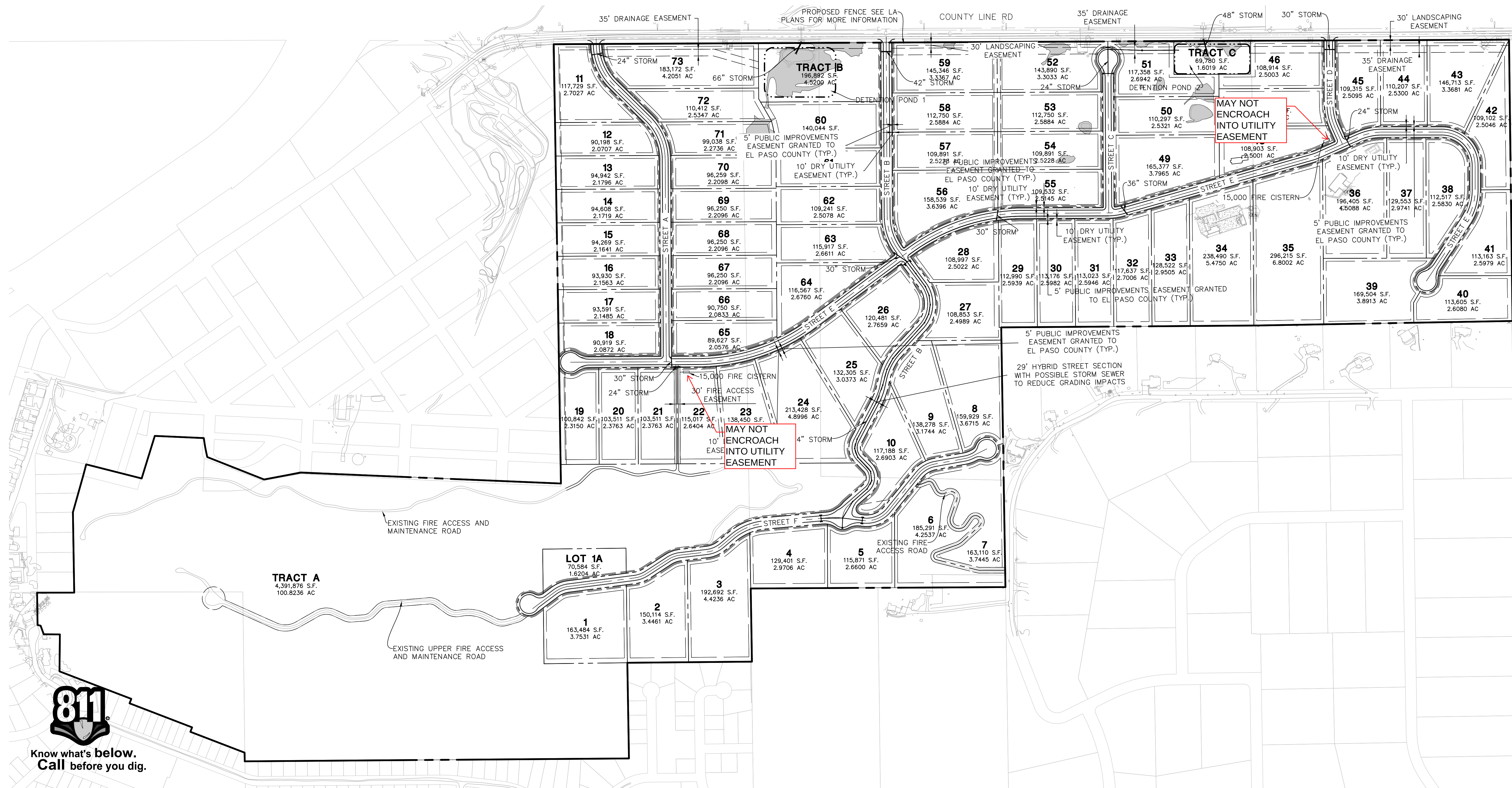
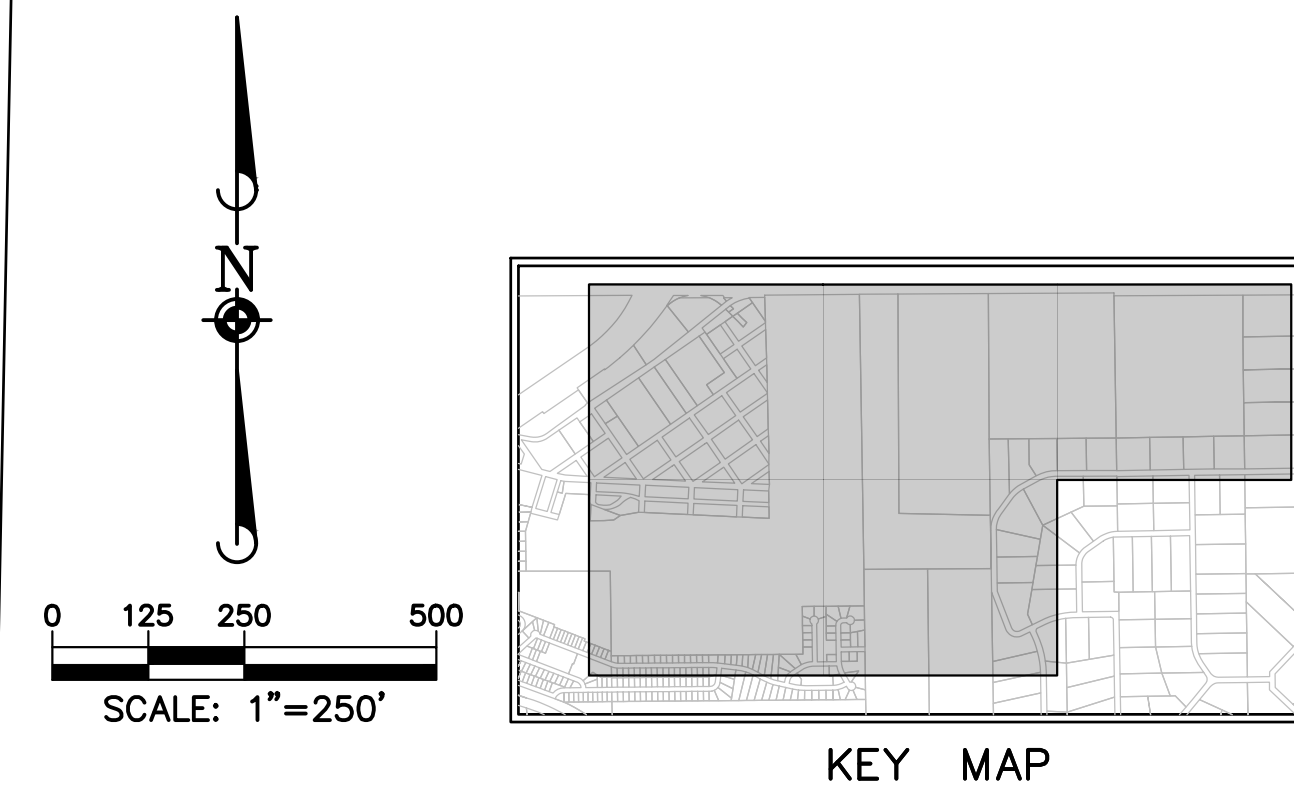
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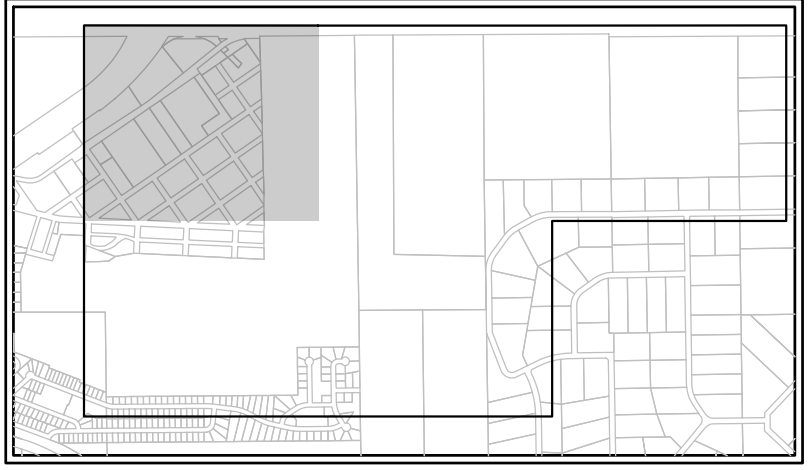
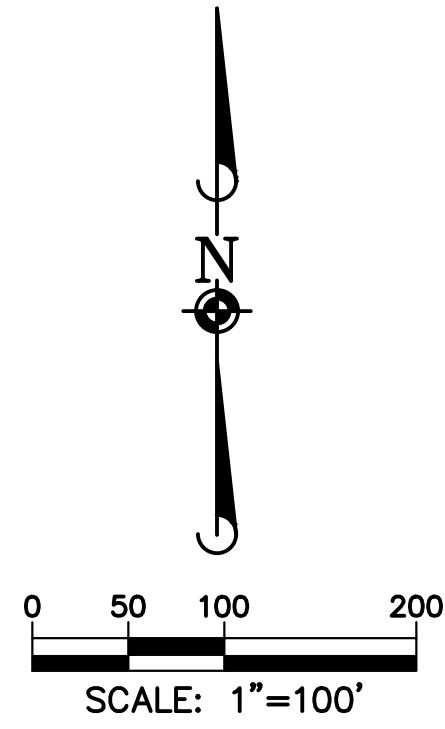
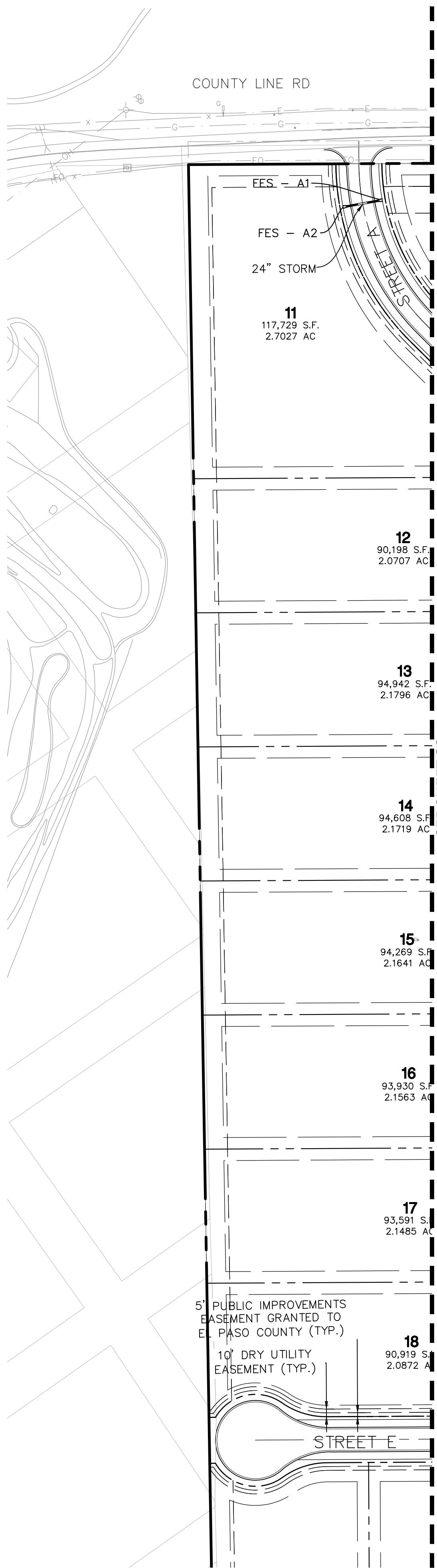


Know what's below.
Call before you dig.

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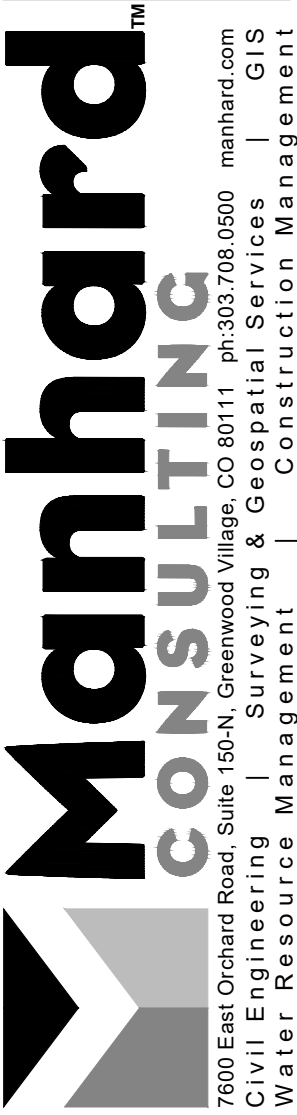
KEY MAP

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Know what's below.
Call before you dig.

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BEN LOMAND MOUNTIAN VILLAGE

EL PASO COUNTY, CO

DETAILED UTILITY PLAN 3

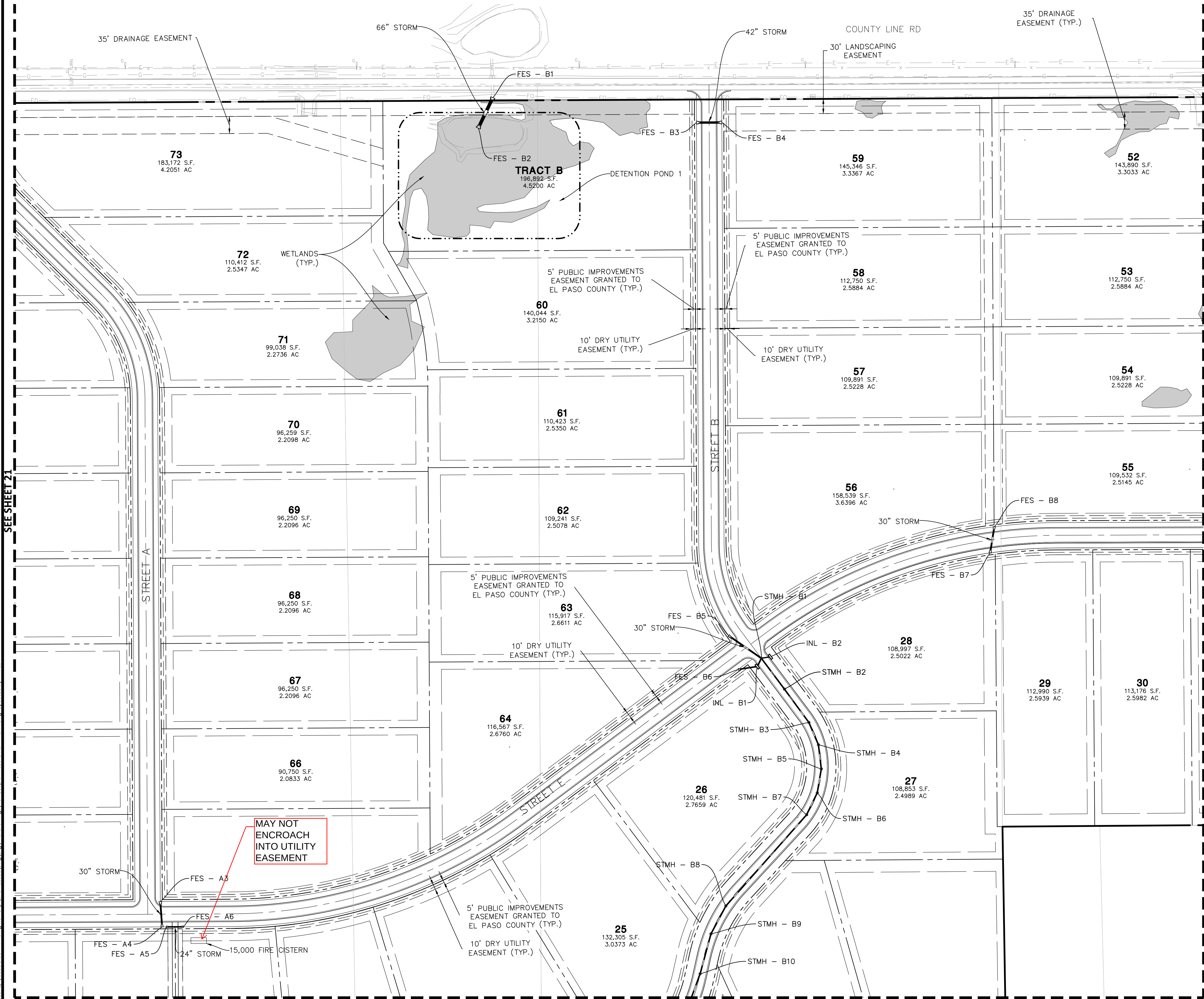
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PROJ. ASSOC.: BB
DRAWN BY: NH
DATE: 03/06/2026

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21 OF 23

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Plotted: 3/4/2026 5:00 PM Draw Name: p:\uncmoco01\dwg\Elg\Final drawings\Plan Set\Detailed Utility Plan.dwg, Updated By: nhirsch



- ### UTILITY NOTES
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REVISIONS	

DATE	

Manhard CONSULTING
7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.730.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Water Resource Management | Construction Management

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

PROJ. MGR.: DJM
PROJ. ASSOC.: BB
DRAWN BY: NH
DATE: 03/06/2026
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