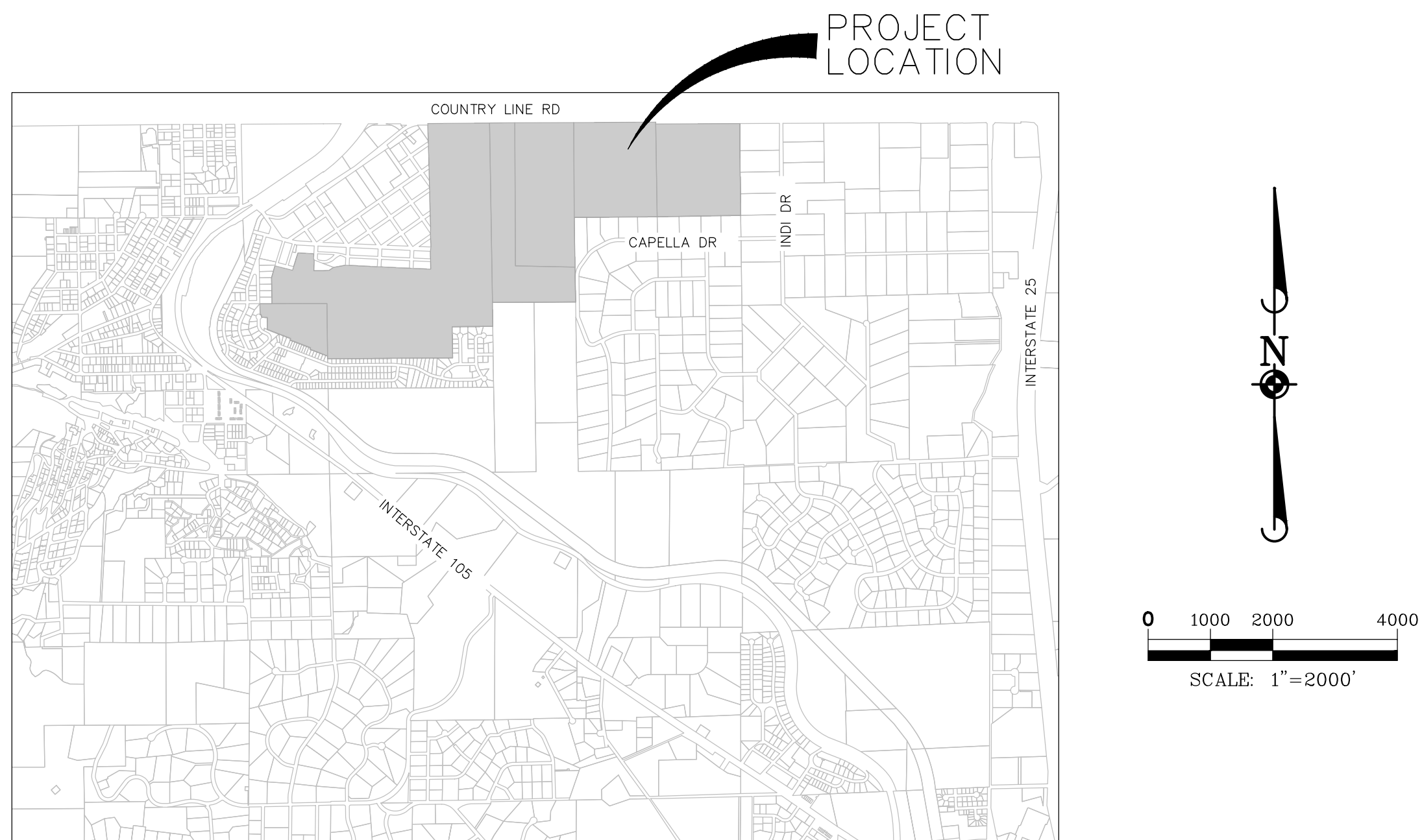


344 ± ACRES, LYING IN THE NORTHEAST QUARTER OF SECTION 4, AND THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	TYPICAL SECTIONS
5	PRELIMINARY PLAT (1 OF 7)
6	PRELIMINARY PLAT (2 OF 7)
7	PRELIMINARY PLAT (3 OF 7)
8	PRELIMINARY PLAT (4 OF 7)
9	PRELIMINARY PLAT (5 OF 7)
10	PRELIMINARY PLAT (6 OF 7)
11	PRELIMINARY PLAT (7 OF 7)
12	OVERALL GRADING
13	DETAILED GRADING PLAN 1
14	DETAILED GRADING PLAN 2
15	DETAILED GRADING PLAN 3
16	DETAILED GRADING PLAN 4
17	DETAILED GRADING PLAN 5
18	OVERALL UTILITY
19	DETAILED UTILITY PLAN 1
20	DETAILED UTILITY PLAN 2
21	DETAILED UTILITY PLAN 3
22	DETAILED UTILITY PLAN 4
23	DETAILED UTILITY PLAN 5

8.4.1 (G) Preservation of Natural Landscape. The primary importance of the preservation and enhancement of the natural landscape and enhancement shall be considered. The layout and design of lots, blocks, and rights-of-way shall provide desirable settings for structures by making use of natural features, unique or distinctive topographic features including buttes and rock outcroppings; existing vegetation; drainage; riparian and wetland areas; significant wildlife habitats; identified aquifer recharge areas; and aesthetic features. Alteration of features shall be kept to a minimum and shall be based on practical engineering considerations.

This applies to all wetlands not just federal. Please place in No-build areas and depict on lots in Preliminary Plan. The Wetlands report identifies many wetlands. Please coordinate with USACE on qualifying wetlands

ADJ	ADJUST	INL	INLET	SAN	SANITARY SEWER
AGG	AGGREGATE GRAVEL	INV	INVERT	SF	SQUARE FOOT
BC	BACK OF CURB	LP	LOW POINT	SHT	SHEET
BOP	BOTTOM OF PIPE	LT	LEFT	SSMH	SANITARY SEWER MANHOLE
BVC	BEGIN VERTICAL CURVE	MAX	MAXIMUM	ST	STORM SEWER
BW	BACK OF WALK	MIN	MINIMUM	STA	STATION
C	CENTERLINE	NT	NOT TO EXCEED	STD	STANDARD
CMP	CORRUGATED METAL PIPE	OS	OFFSET FROM CENTERLINE	STMH	STORM MANHOLE
CONC	CONCRETE	P	PAVEMENT	W	SIDEWALK
CY	CUBIC YARDS	PC	POINT OF CURVATURE	Y	SQUARE YARDS
D	DITCH	PCC	POINT OF COMPOUND CURVE	T	TELEPHONE
DIA (ø)	DIAMETER	PCR	POINT OF CURB RETURN	TB	THRUST BLOCK
DIP	DUCTILE IRON PIPE	PI	POINT OF INTERSECTION	TBR	TO BE REMOVED
ELEV	ELEVATION	R	PROPERTY LINE	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	PP	POWER POLE	TEMP	TEMPORARY
EVC	END VERTICAL CURVE	PROP	PROPOSED	TF	TOP OF FOUNDATION
EX	EXISTING	PRC	POINT OF REVERSE CURVE	TOP	TOP OF PIPE
FES	FLARED END SECTION	PT	POINT OF TANGENCY	TRANS	TRANSFORMER
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	TW	TOP OF WALL
FG	FINISHED GRADE	PVC	POINT OF VERTICAL CURVATURE	Typ	TYPICAL
FL	FLOW LINE	PVI	POINT OF VERTICAL INTERSECTION	VB	VALVE BOX
FM	FORCE MAIN	PVT	POINT OF VERTICAL TANGENCY	VV	VALVE VAULT
GV	GATE VALVE	R	RADIUS	WM	WATER MAIN
HDPE	HIGH DENSITY POLYETHYLENE	RCP	REINFORCED CONCRETE PIPE	WSE	WATER SURFACE ELEVATION
HP	HIGH POINT	REM	REMOVAL		
HWL	HIGH WATER LEVEL	ROW	RIGHT-OF-WAY		
HYD	HYDRANT	RR	RAILROAD		
		RT	RIGHT		



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
Water Resource Management | Construction Management

<u>OWNER</u> COMPANY: UNITED CONGRESSIONAL CHURCH ADDRESS: 3191 COUNTY LINE ROAD MONUMENT, CO 80132 CONTACT: ROGER SUNG (PASTOR) PHONE:	<u>REVIEW AGENCY</u> EL PASO COUNTY – PLANNING & COMMUNITY DEPARTMENT ADDRESS: 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 CONTACT: EL PASO COUNTY PHONE: 719–520–6300
<u>ENGINEER—MANHARD CONSULTING</u> 7600 EAST ORCHARD ROAD SUITE 150–N GREENWOOD VILLAGE, CO 80111 CONTACT: DANIEL J. MADISON PHONE: 303.531.3217	<u>GAS</u> COMPANY: BLACK HILLS ENERGY ADDRESS: PO BOX 1400 RAPID CITY, SD 57709 CONTACT: COLORADO NEW CONSTRUCTION/ BUILDER SERVICES PHONE: 888–690–5554
<u>ELECTRIC</u> COMPANY: CORE ELECTRIC COOPERATIVE ADDRESS: 800 E. HIGHWAY 24 WOODLAND PARK, CO 80863 CONTACT: NEW SERVICE ENGINEERING PHONE: 800–332–9540	<u>TELECOM</u> COMPANY: CENTURY LINK, LUMEN, COMCAST XFINITY ADDRESS CONTACT: PHONE:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON JULY 7, 2024. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

SOURCE BENCHMARK:
VERTICAL RELIEF IS BASED ON NGS DESIGNATION "K354" (PID: KK0173), BEING A 3.5" BRASS DISC APPROXIMATELY 0.3 MILES NORTH FROM PALMER LAKE AND 0.3 MILES NORTH ALONG THE DENVER AND RIO GRANDE WESTERN RAILROAD FROM THE ATCHISON, TOPEKA AND SANTA FE RAILROAD STATION AT PALMER LAKE, 14 FEET EAST OF THE EAST RAIL, SET IN THE TOP OF THE SOUTH END OF THE EAST HEADWALL OF A CONCRETE PIPE CULVERT, WITH A NAVD 88 ELEVATION OF 7141.87 FEET.

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 IS ASSUMED TO BEAR NORTH 89°40'03" EAST 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 3.5" ALUMINUM CAP STAMPED, "EL PASO COUNTY DOT, 2001, LS 17496" IN A MONUMENT BOX.



Know what's below.
Call before you dig.

MANHARD CONSULTING, LTD IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

GENERAL CONDITIONS CONTRACTOR ACKNOWLEDGES AND AGREES THAT 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 (A.H.J.) SPECIFICATIONS SHALL BE SUPPLIED UNLESS DISTINCTLY SO NOTED. MATERIALS OR WORK DESCRIBED IN WORDS, WHICH SO APPLIED HAVE A WELL-KNOWN TECHNICAL OR TRADE 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 FURNISH THE ACTUAL LOCATION OF ALL PRIOR FACILITIES AND UTILITIES. THE CONTRACTOR SHALL SO 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.

THE CONTRACTOR, HIS AGENTS AND EMPLOYEES AND THEIR EMPLOYEES AND ALL EQUIPMENT, MACHINERY AND VEHICLES SHALL CONFINED 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.

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.

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. THIS 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.

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.

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.

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 CODES 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 AS ALL WORK IS COMPLETED AND THE SITE IS IDENTIFIED. THE 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.

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 ATTORNEY'S FEES, ARISING OUT OF, OR 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 OR EQUIPMENT, WHETHER OR NOT THE SAME BE USED IN CONNECTION WITH OR CAUSED BY OR TO ANY OF THE ABOVE 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.

IN ANY AND ALL CLAIMS AGAINST THE CLIENT OR ENGINEER OR ANY OF THEIR AGENTS AND EMPLOYEES AND CONSULTANTS BY ANY PARTY, INCLUDING ANY EMPLOYEE OF THE CONTRACTOR OR ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKERS' OR WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS OR ANY INSURANCE MAINTAINED BY CONTRACTOR OR ANY SUBCONTRACTOR OR ANY OTHER PARTY.

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 INSUREDS UNDER SUCH INSURANCE POLICY; PROVIDED THAT ANY PARTY USING OR RELYING ON THESE PLANS HAVING OBLIGATIONS TO MAINTAIN SPECIFIC PERFORMANCE 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.

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

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Manhard
CONSULTINGTM
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 MOUNTIAN VILLAGE

EL PASO COUNTY, CO

GENERAL NOTES

PROJ. MGR.: DIM
PROJ. ASSOC.: BB
DRAWN BY: ----
DATE: 03/06/2026

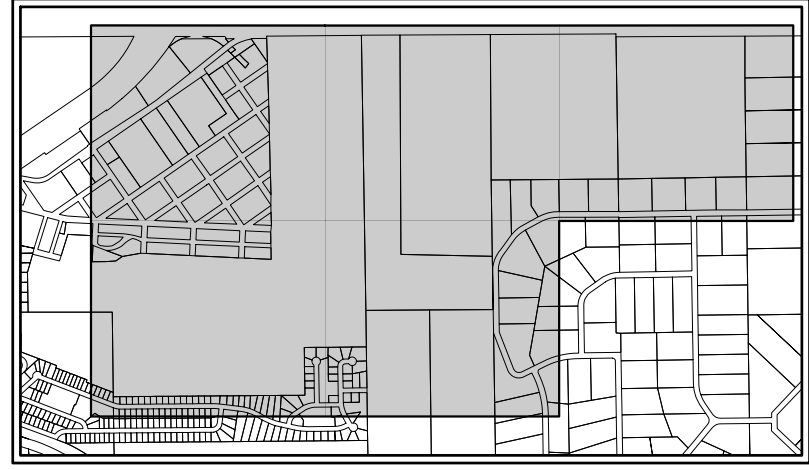
SHEET

2 OF 23

UNCMOCO01

PRELIM PLANS - NOT FOR CONSTRUCTION

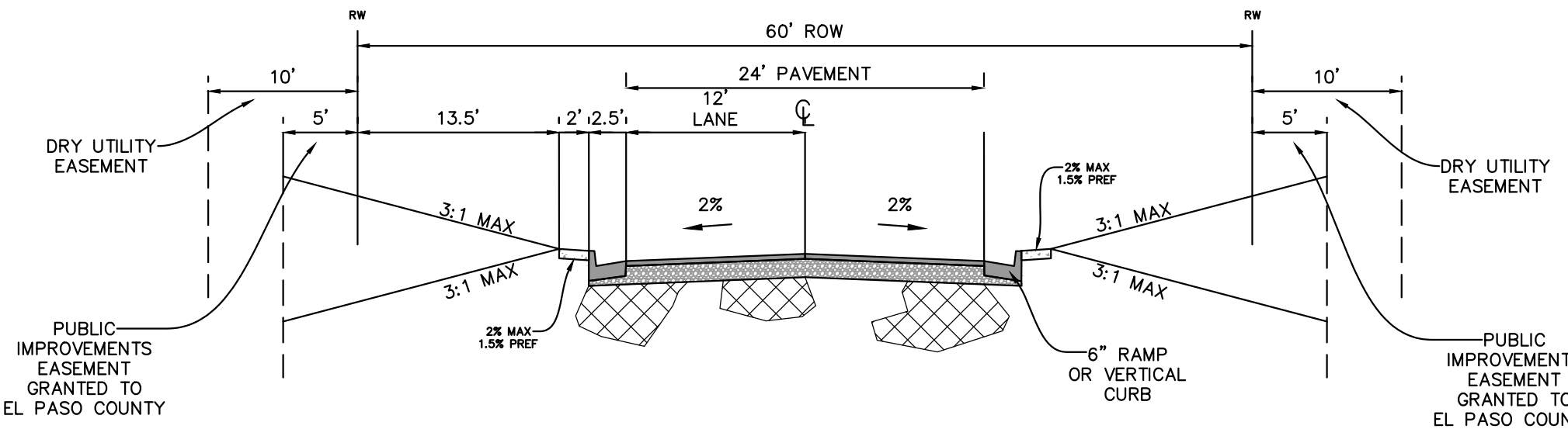
1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF 07/02/2024. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE THEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK 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.



This topographic map illustrates a property with various annotations for removal and retention of structures and infrastructure. The map includes contour lines and labels for the following items:

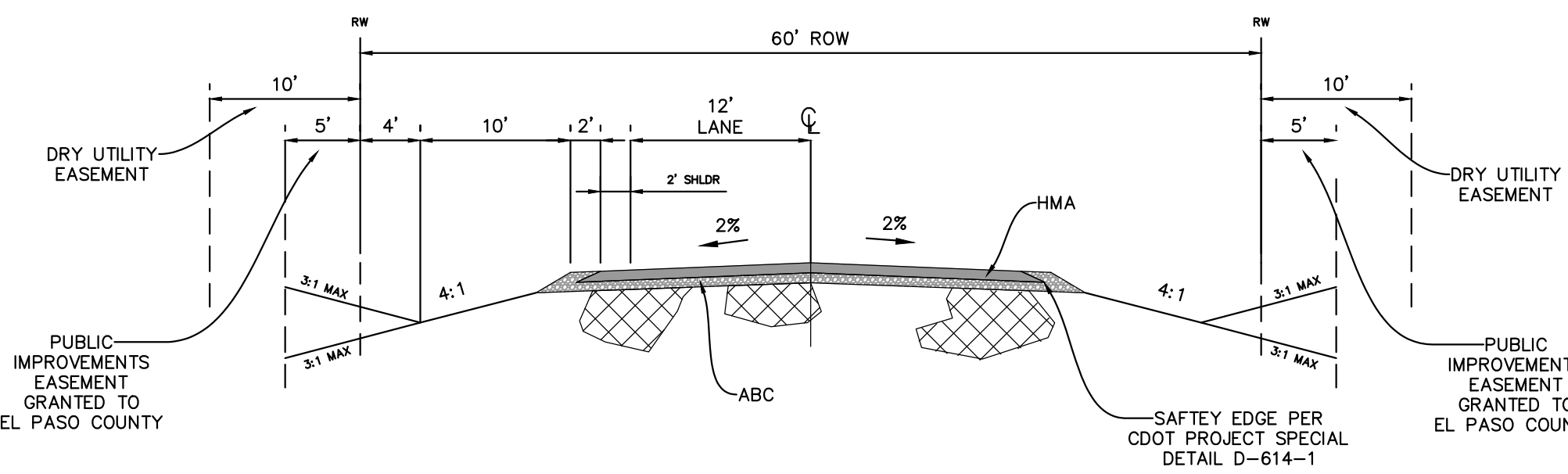
- EXISTING ROAD TO BE REMOVED (TYP)** (multiple locations)
- EXISTING BUILDING TO BE REMOVED** (multiple locations)
- EXISTING BUILDING TO BE RELOCATED**
- EXISTING BUILDING TO REMAIN** (multiple locations)
- EXISTING COURTS TO REMAIN**
- EXISTING ASPHALT TO REMAIN**
- EXISTING BUILDING TO REMAIN** (multiple locations)
- EXISTING FENCE TO BE REMOVED (TYP)**
- EXISTING ROAD TO BE REMOVED (TYP)** (multiple locations)
- EXISTING FIRE ACCESS AND MAINTENANCE ROAD TO REMAIN** (multiple locations)
- EXISTING UPPER FIRE ACCESS AND MAINTENANCE ROAD TO REMAIN**
- EXISTING WETLANDS TO REMAIN (TYP)**
- DEBRIS TO BE REMOVED (TYP)** (multiple locations)
- EX 24" STORM TO REMAIN**
- EX (2) 24" STORM TO REMAIN**
- EX 18" STORM TO REMAIN**
- EX 18" STORM TO BE REMOVED**
- EX ELECTRIC LINE TO REMAIN**
- EX GAS LINE TO REMAIN**
- OVERHEAD POWERLINE TO BE REMOVED**
- OVERHEAD POWERPOLE TO BE REMOVED**
- COUNTY LINE RD**

Use EPC ECM standards in Chapter 2



HYBRID LOCAL ROADWAY
ROW (60')
N.T.S.

PRIVATE ROAD WAY



RURAL LOCAL ROADWAY
ROW (60')
N.T.S.

PRIVATE ROAD WAY

[illegible]

BEN LOMAND MOUNTAIN VILLAGE

EL PASO COUNTY, CO

TYPICAL SECTIONS

J. MGR.: DJM
 J. ASSOC.: BB
 WNN BY: NH
 E: 03/06/2026

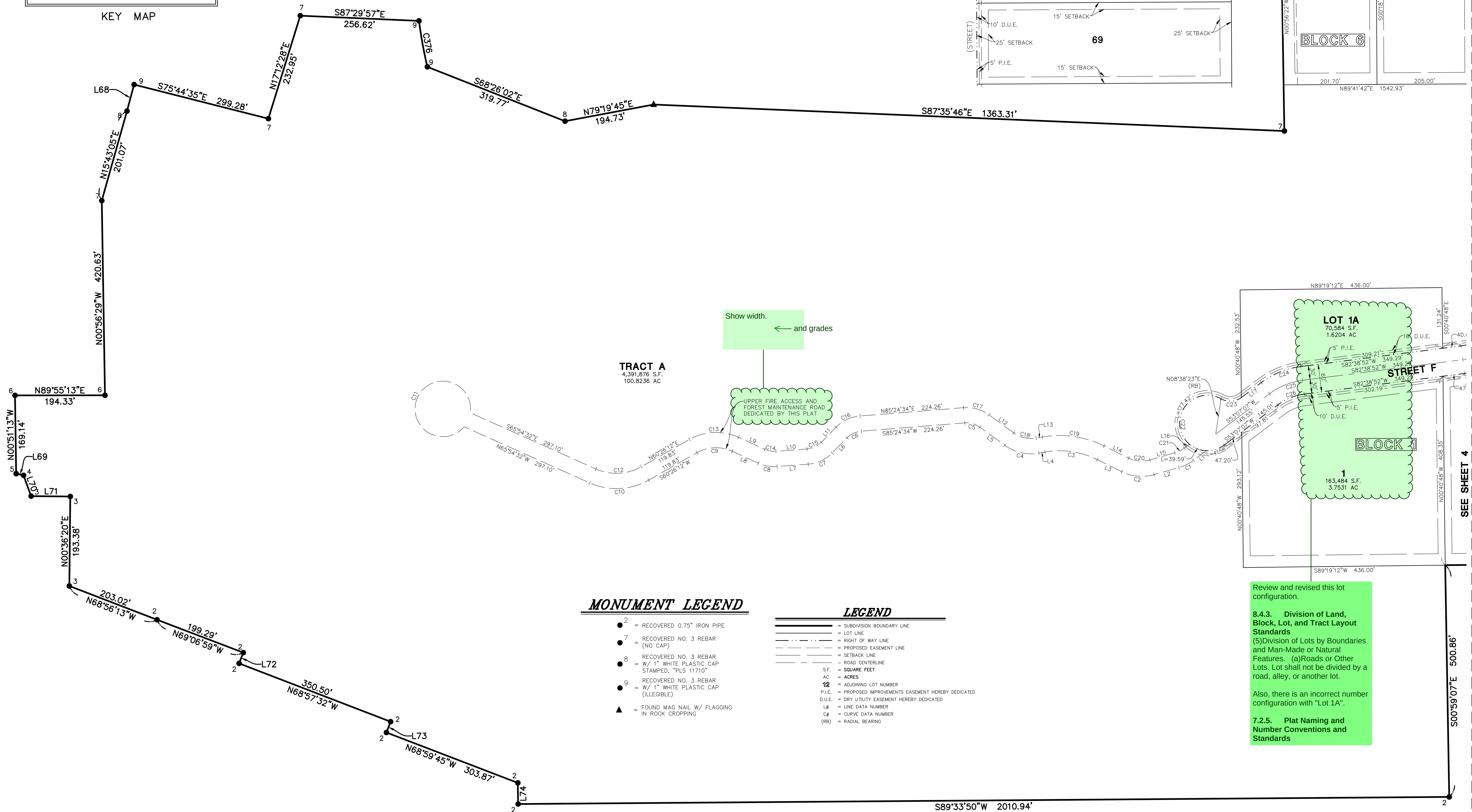
EET

4 OF 23

CMOC001

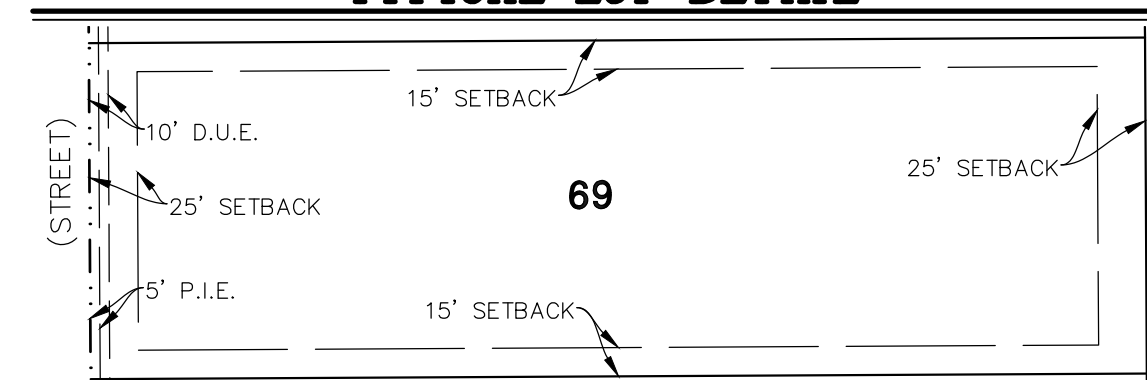
PRELIMINARY PLAT

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

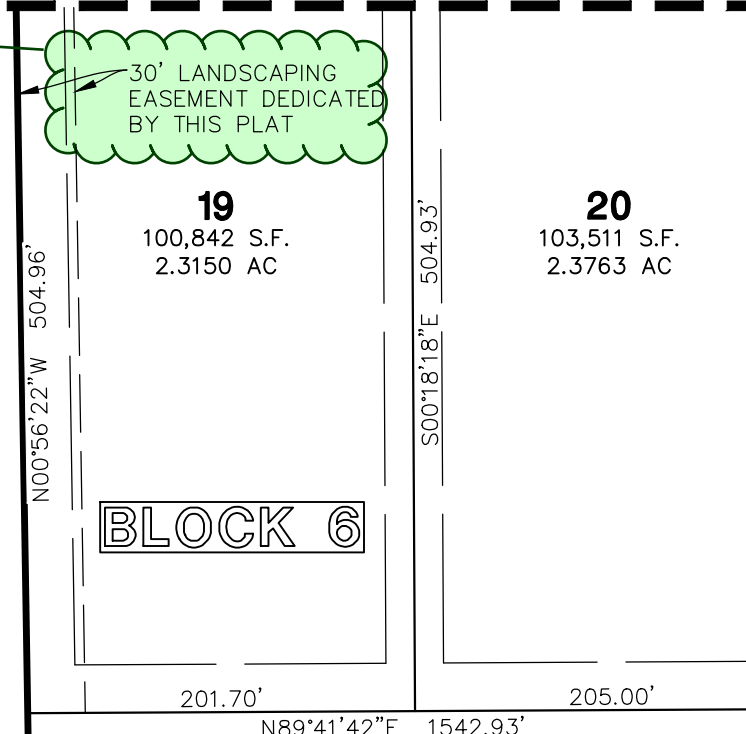


Please add a specific easement note regarding which lots have landscape easements.

TYPICAL LOT DETAIL



SEE SHEET 5



Show width. ← and grades

TRACT A
4,391,876 S.F.
100.8236 AC

UPPER FIRE ACCESS AND
FOREST MAINTENANCE ROAD
DEDICATED BY THIS PLAT

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 =
 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
 (R#) = RADIAL BEARING

Review and revised this lot configuration.

8.4.3. Division of Land, Block, Lot, and Tract Layout Standards
(5) Division of Lots by Boundaries and Man-Made or Natural Features. (a) Roads or Other Lots. Lot shall not be divided by a road, alley, or another lot.

Also, there is an incorrect number configuration with "Lot 1A".

7.2.5. Plat Naming and Number Conventions and Standards

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

FOR AND ON BEHALF OF
MANHARD CONSULTING

[illegible]

PRELIMINARY PLAT

PRELIMINARY PLAT

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

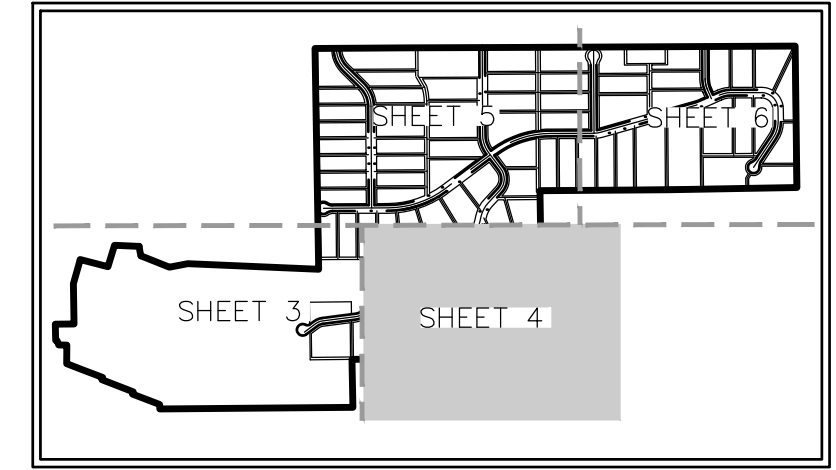
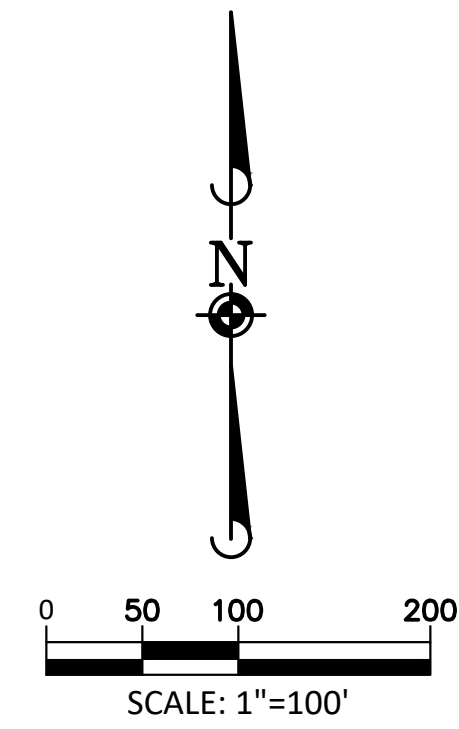
SHEET
7 OF 23
UNC.MOC001

BEN LOMAND MOUNTAIN VILLAGE

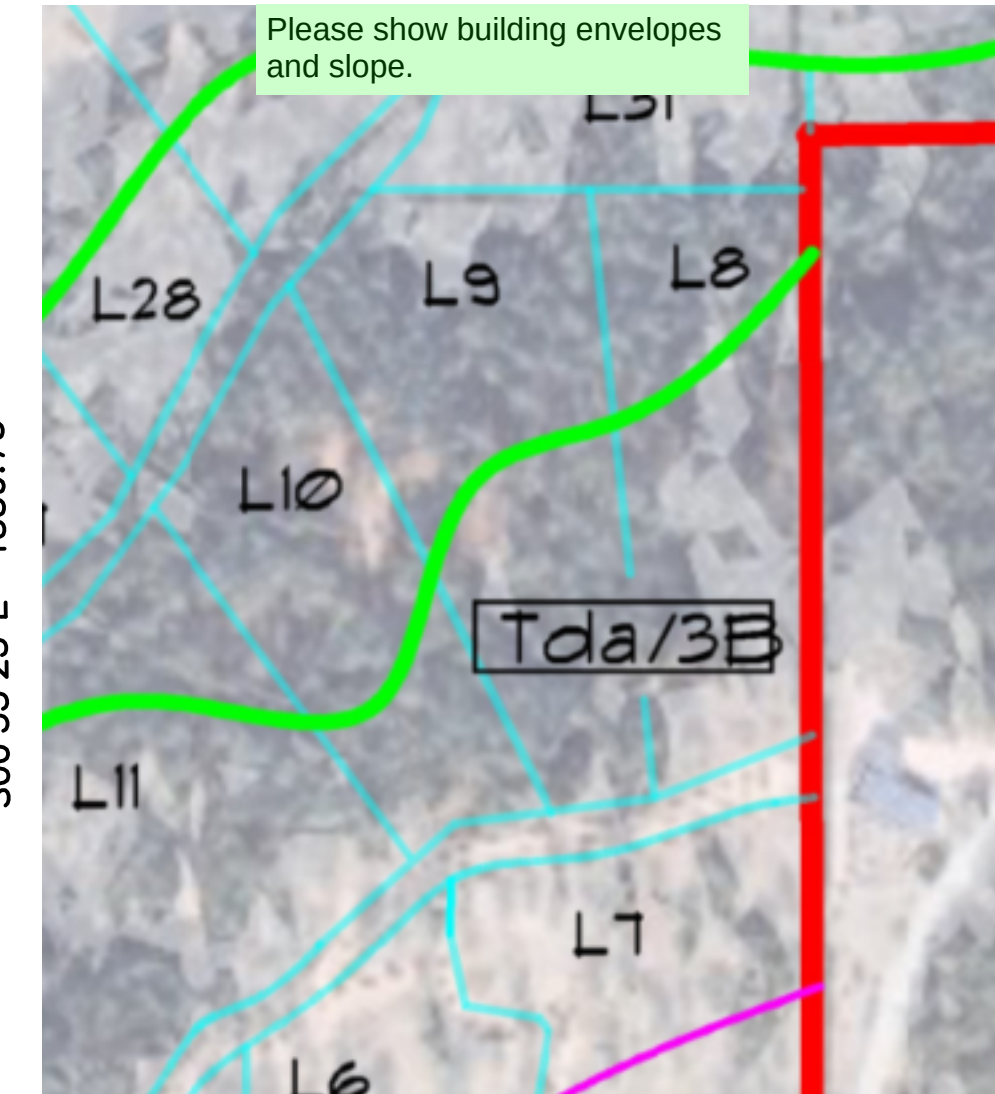
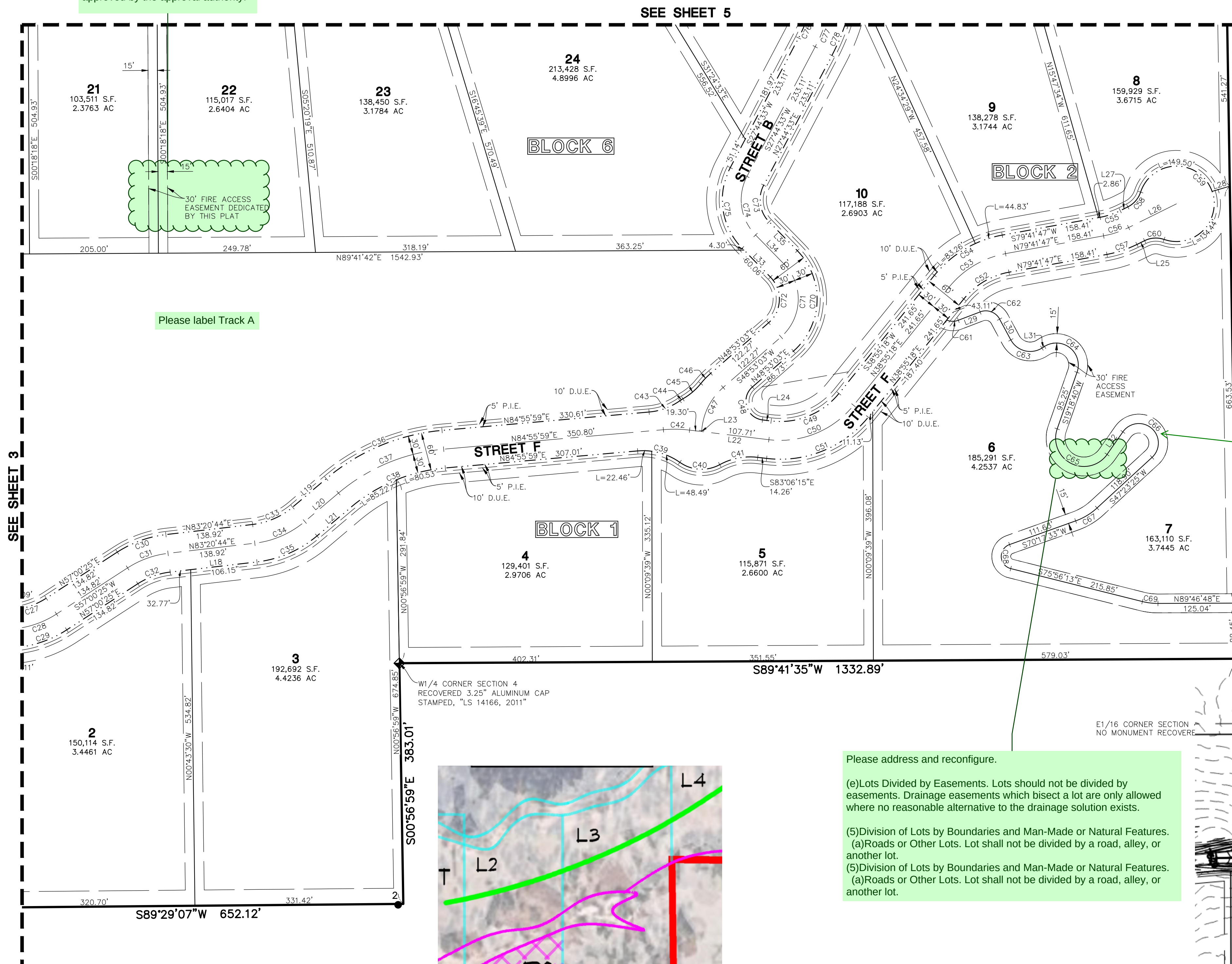
PRELIMINARY PLAT

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

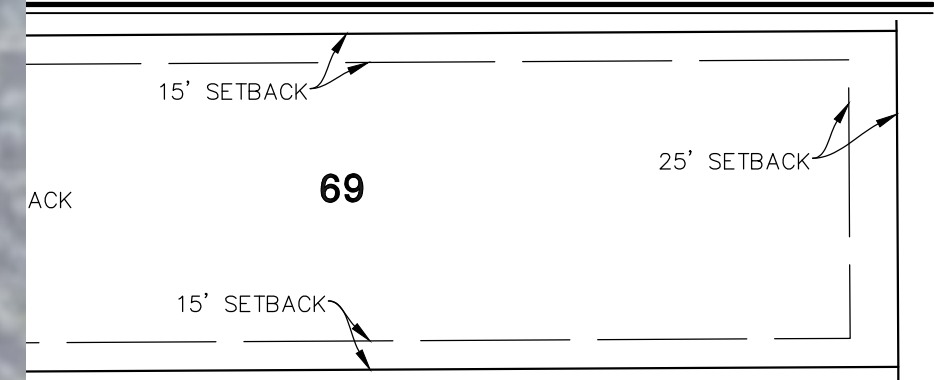
Please show • Cistern Turnaround: A dedicated turnaround shall be placed no more than 50 feet from a fire cistern, and the standpipe shall be within 8 feet of the nearest usable portion of the dedicated right-of-way or approved easement, unless otherwise recommended by the applicable Fire Authority and approved by the approval authority.



KEY MAP



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
 _____ CURVE
 _____ RIGHT OF WAY LINE
 _____ PROPOSED EASEMENT LINE
 _____ SETBACK LINE
 _____ ROAD CENTERLINE
 _____ SQUARE FEET
 _____ ACRES
 _____ ADJOINING LOT NUMBER
 _____ PROPOSED IMPROVEMENTS EASEMENT HEREBY DEDICATED
 _____ DRY UTILITY EASEMENT HEREBY DEDICATED

turning radius,
surface and weight
shall be provided in a
detail

Please add more detail to explain line work, no-building, steep slope, hatching etc.

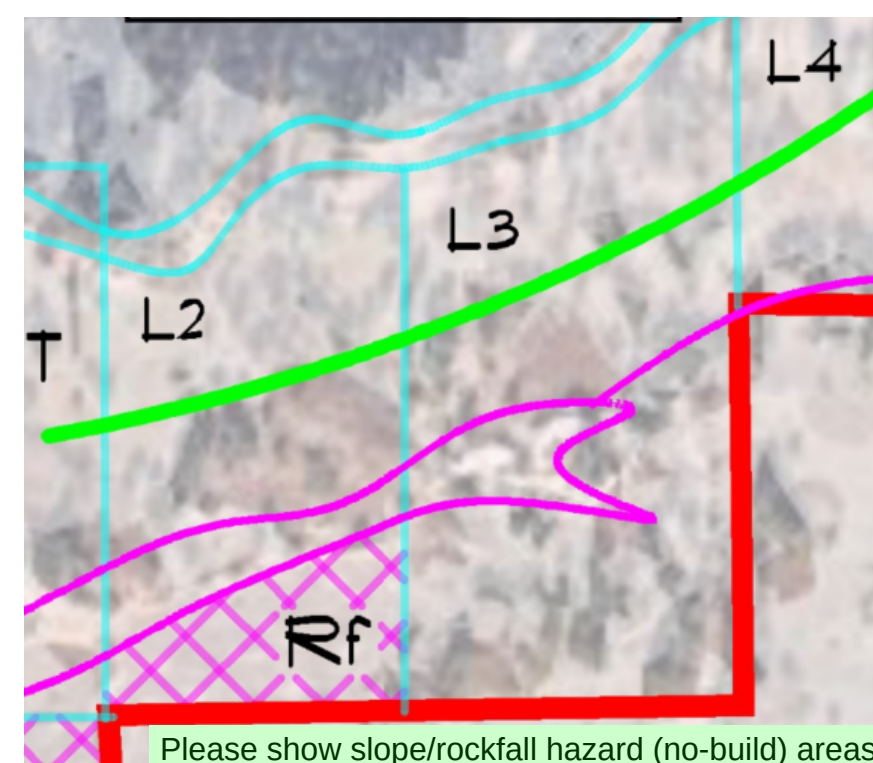
Please address and reconfigure.

(e) Lots Divided by Easements. Lots should not be divided by easements. Drainage easements which bisect a lot are only allowed where no reasonable alternative to the drainage solution exists.

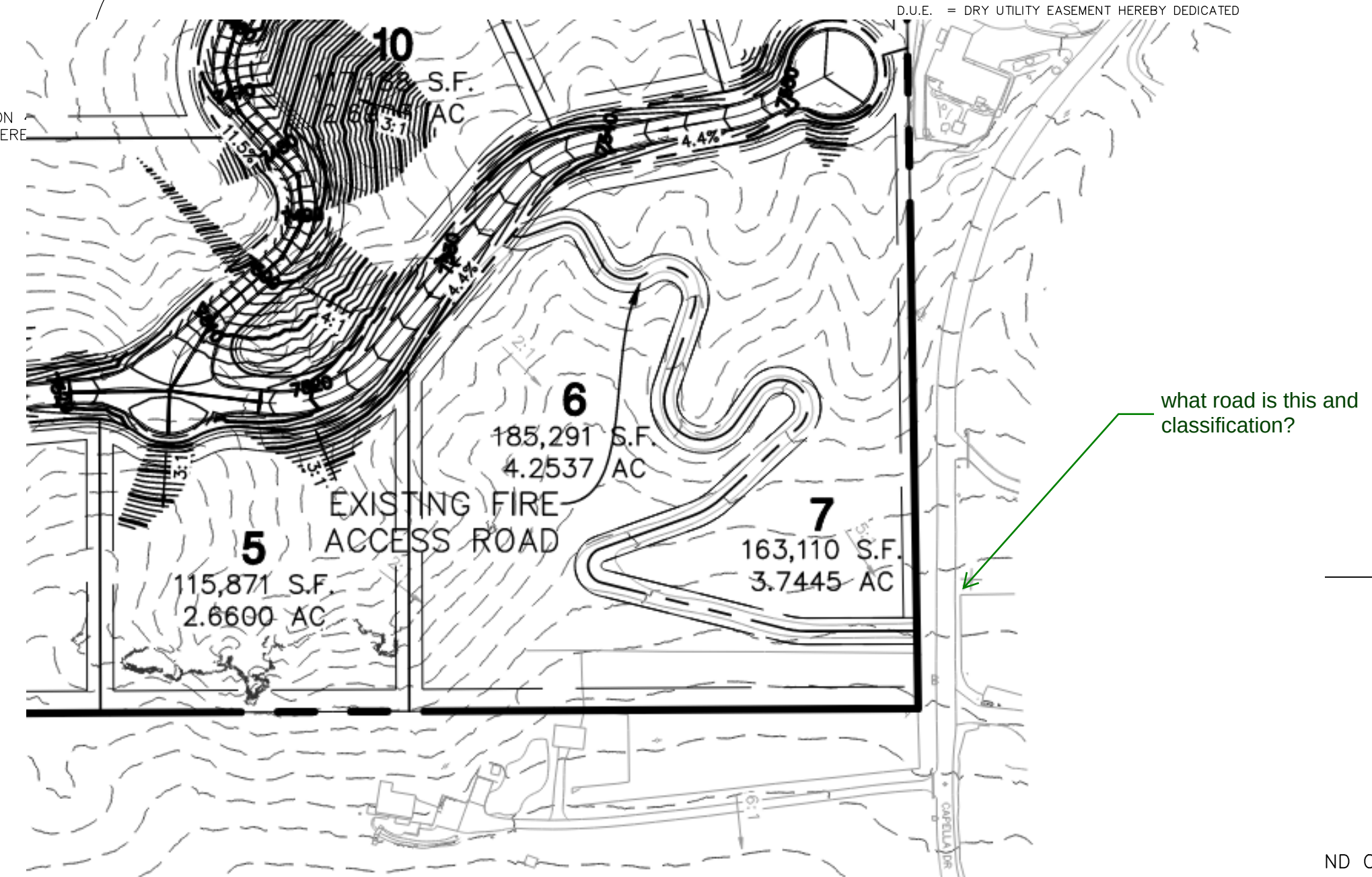
(5) Division of Lots by Boundaries and Man-Made or Natural Features.
(a) Roads or Other Lots. Lot shall not be divided by a road, alley, or another lot.

(5) Division of Lots by Boundaries and Man-Made or Natural Features.

(a) Roads or Other Lots. Lot shall not be divided by a road, alley, or another lot.



Please show slope/rockfall hazard (no-build) areas and building envelopes. Please address fire access issues in the LOI with driveways over 150ft.



what road is this and classification?

ND ON BEHALF OF
MANHARD CONSULTING

[illegible]

Mannard
CONSULTING

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

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

SHEET

8 OF 23

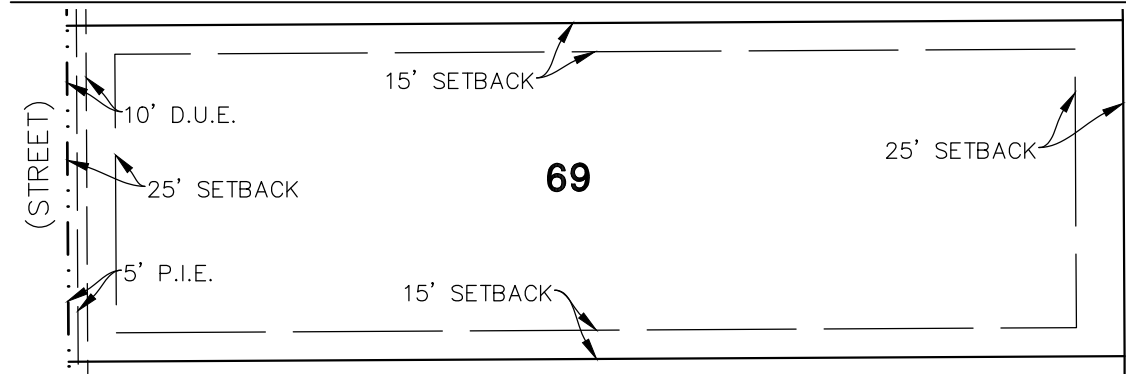
UNC.MOC001

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

TYPICAL LOT DETAIL



Please show all hazards as detailed in the soils and geo report. Including ponds, drainage easements, etc. Label as "No-Build easement"

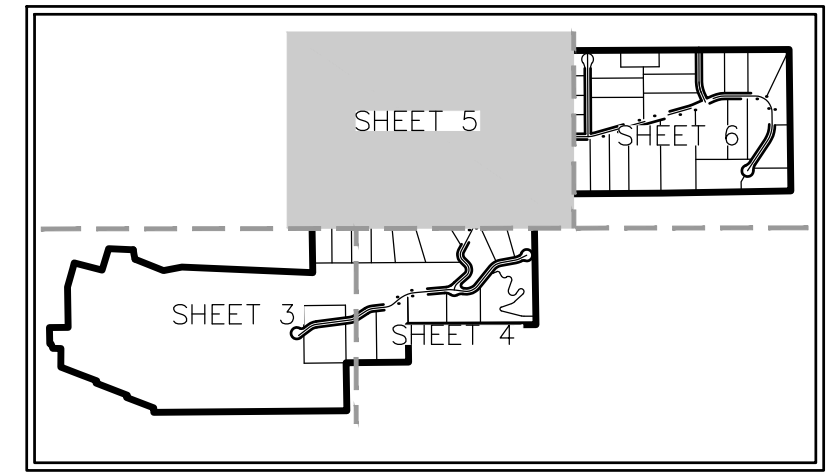
Please label wetland areas and pond as "No-build easement"

COUNTY LINE ROAD

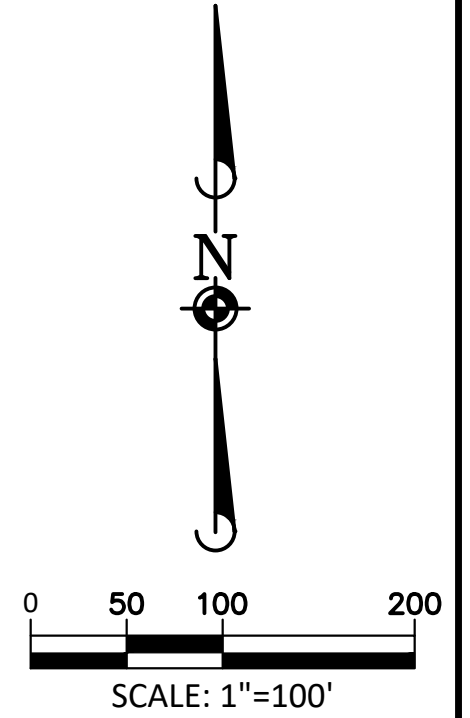
(60' PUBLIC R.O.W.)
(BOOK 42, PAGE 464)

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
- 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)



SEE SHEET 4

SEE SHEET 6

BEN LOMAND MOUNTAIN VILLAGE

COUNTY OF EL PASO, STATE OF COLORADO

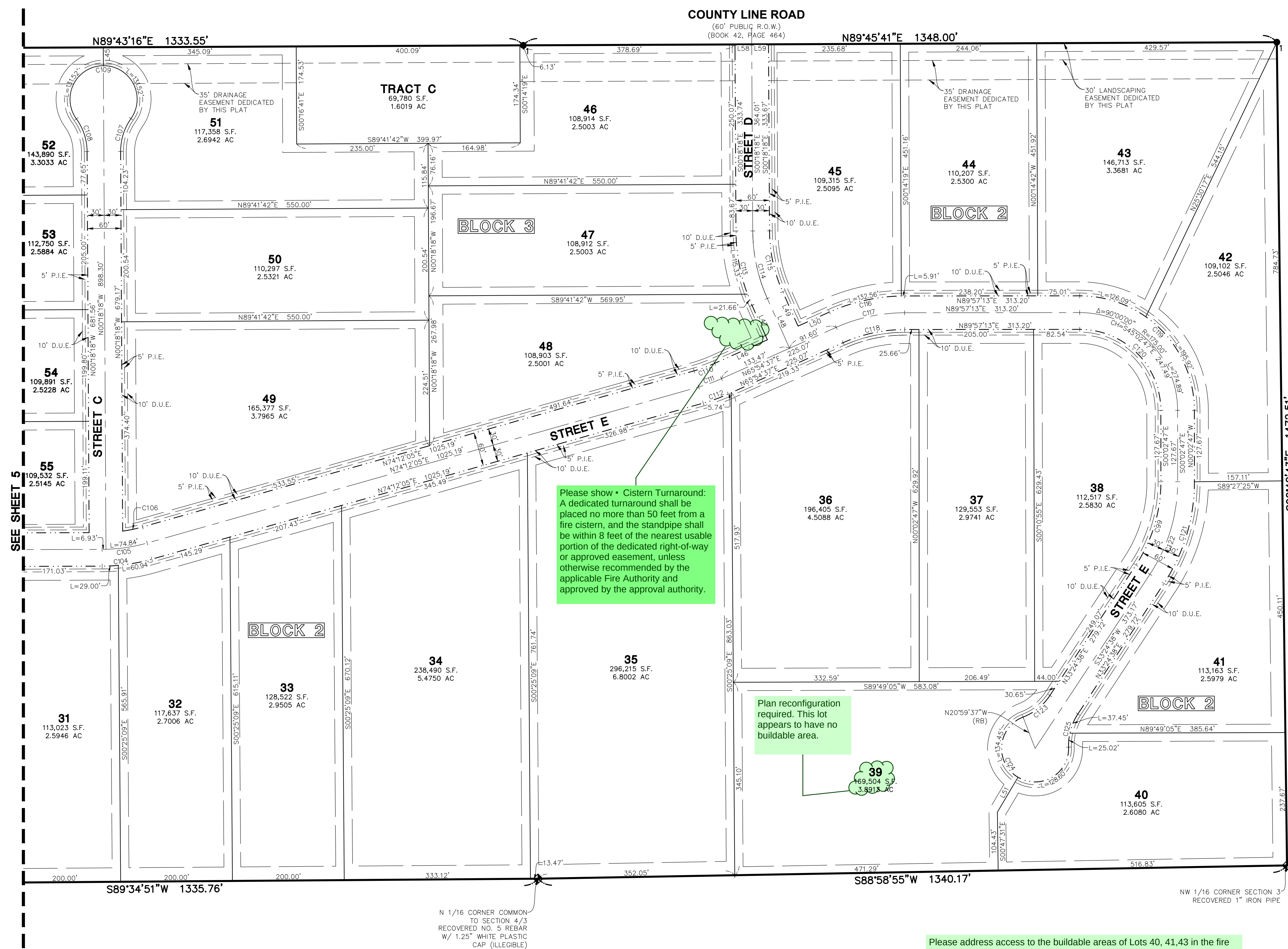
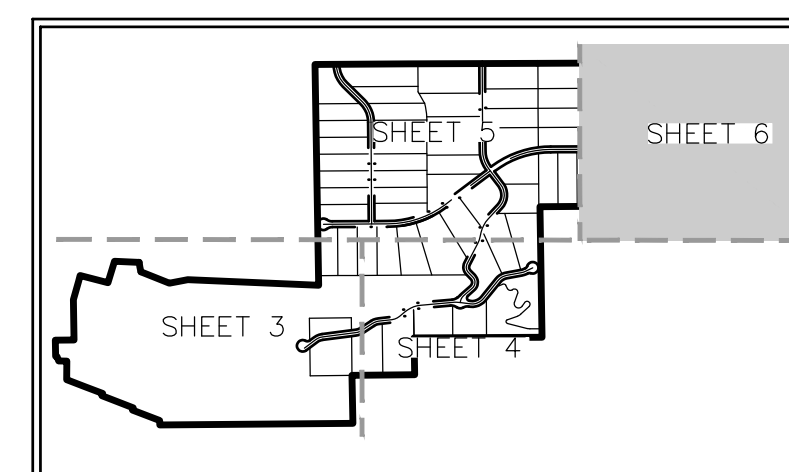
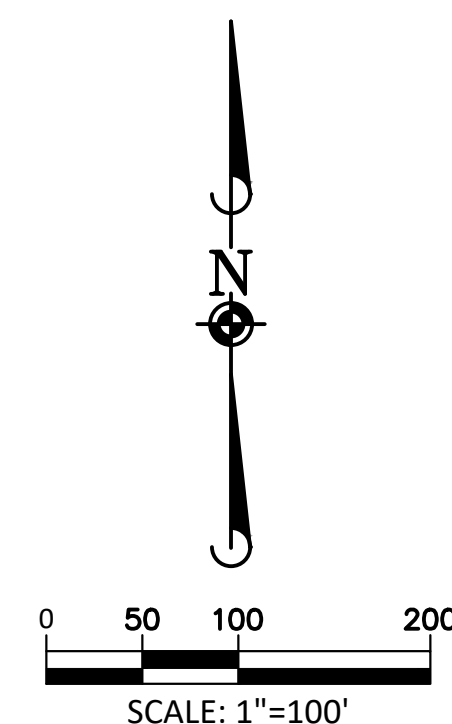
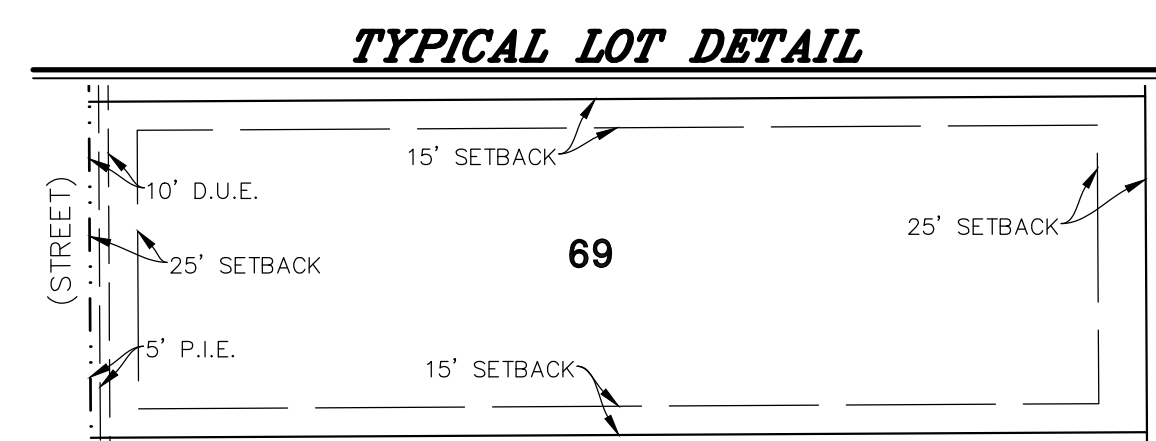
PRELIMINARY PLAT

PROJ MGR: SLJ
PROJ ASSOC: SLJ
DRAWN BY: CAD
DATE: 1/22/26
SCALE: 1" = 100'
SHEET
9 OF 23
UNC.MOC001

FOR AND ON BEHALF OF
MANHARD CONSULTING

BEN LOMAND MOUNTAIN VILLAGE

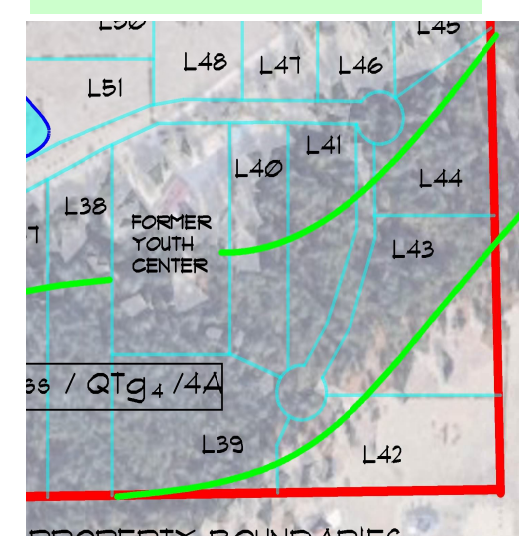
PRELIMINARY PLAT
LOCATED IN A PORTION OF THE EAST HALF OF SECTION 5, A PORTION OF THE
NORTH HALF AND THE SOUTHWEST QUARTER OF SECTION 4 AND THE
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, ALL WITHIN
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE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



Please show all hazards as detailed in the soils and geo report. Including ponds, drainage easements, etc. Label as "No-Build easement"

Please show building envelopes for lots affected by major slope/hazard constraints.

When building envelopes are utilized on the plat: Building envelopes indicate areas allowing residential construction and are more restrictive than the setbacks required by zoning and will govern all building placement. The building envelopes are used to describe purpose: avoid soil hazards, avoid rock outcroppings, protect wetlands, etc.. Building envelopes shall contain the primary residential structure, any accessory structures, the well, and the On-Site Wastewater system, unless otherwise noted.

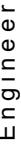


FOR AND ON BEHALF OF
MANHARD CONSULTING

BEN LOMAND MOUNTAIN VILLAGE

COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAT

[illegible]

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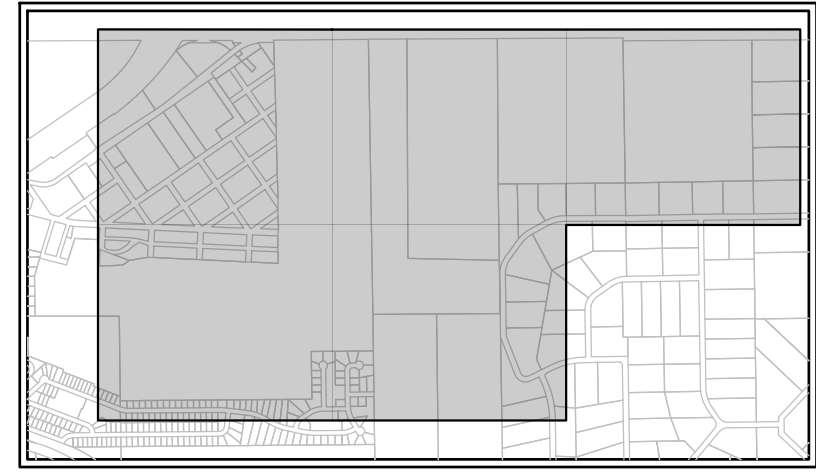
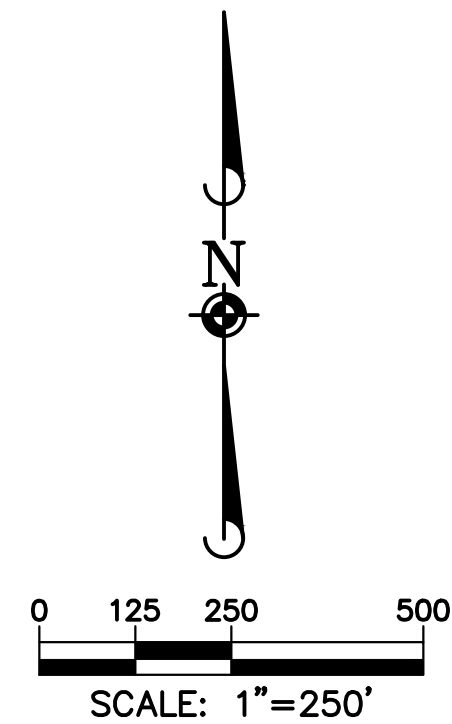
Surveying & Geospatial Services | GIS
 Water, Resource Management | Construction Management

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SCALE: 1" = 100'

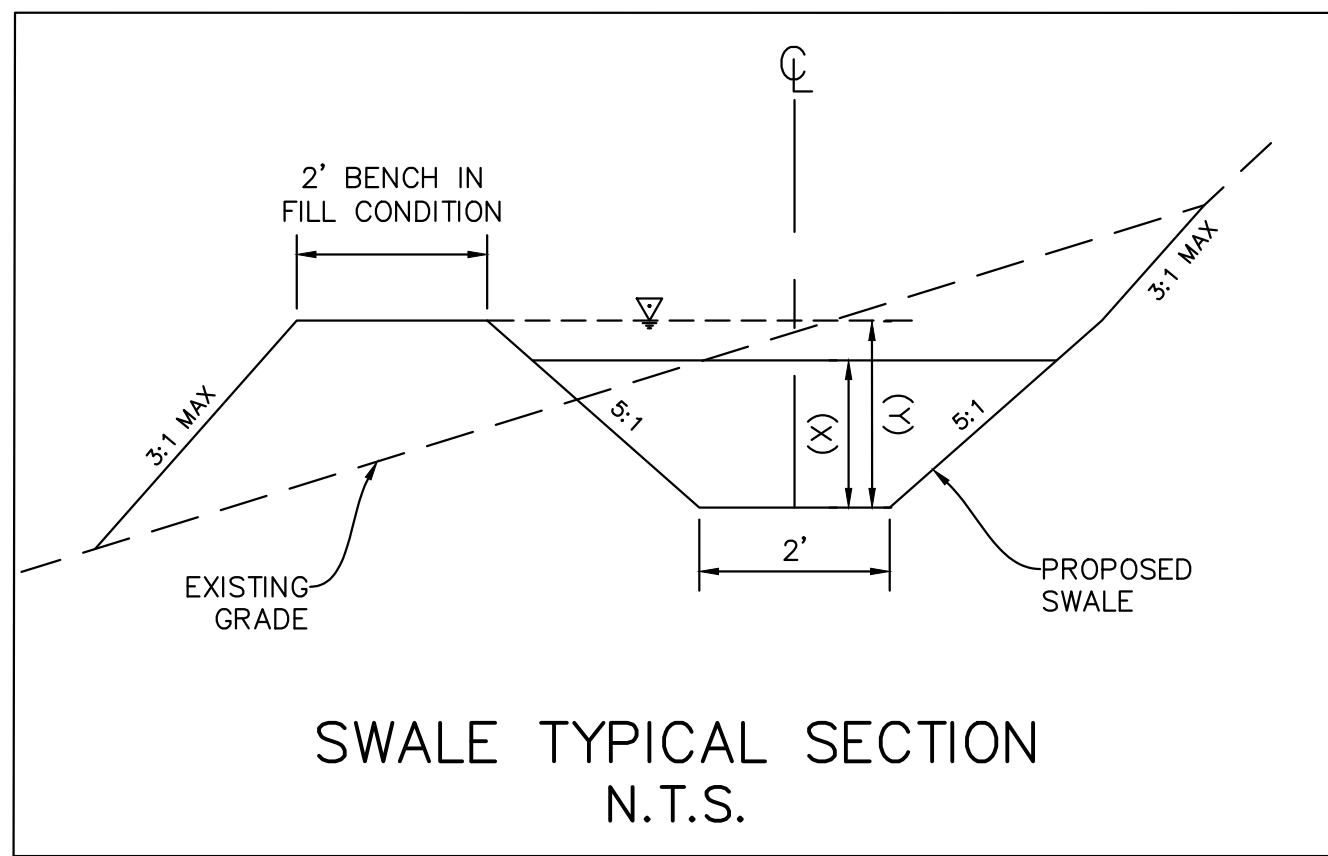
SHEET
10 OF 23
UNC.MOC001

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

Resolution No. 25-100
Page 3

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-2.5 (Residential Rural) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

please remove a lot ; lots are required to be 2.5 acres in the RR-2.5 zoning district per a condition of approval

the detention basins are in conflict with the potential dedication of 15' for the prescriptive ROW for County Line Road.

Add the following note here " No direct lot access is allowed to County Line Road".

Add Standard Notes for El Paso County Construction Plans, use the following link to download them (make sure to fill and complete number 16):
<https://publicworks.elpasoco.com/departament-public-works/county-engineer/#docacc-ess-7cebb6510a913aad9810495307fc6dd1dd19f4a6b84264dbd31846c74faaa7e>

Typical where it occurs: Max cut-de-sac length is 1600, per ECM 2.3.8 Deviation will not be considered without an expressed written endorsement from the FIRE District.

All roads must meet EPC maximum slopes requirements (No deviations will accepted).

No work is allowed on slopes greater than 30% slopes.

Add a "street name" sign plan.

Next submittal is considered the 1st submittal.



Know what's below.
Call before you dig.

BEN LOMAND MOUNTAIN VILLAGE

EL PASO COUNTY, CO

OVERALL GRADING

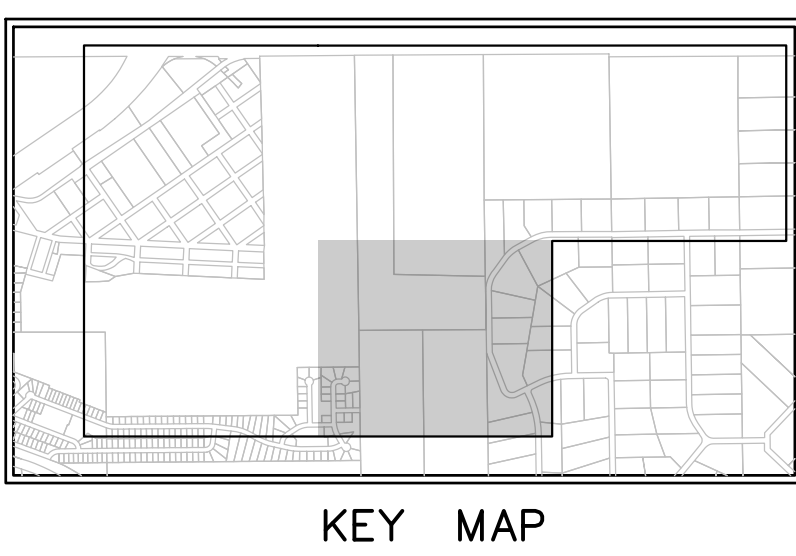
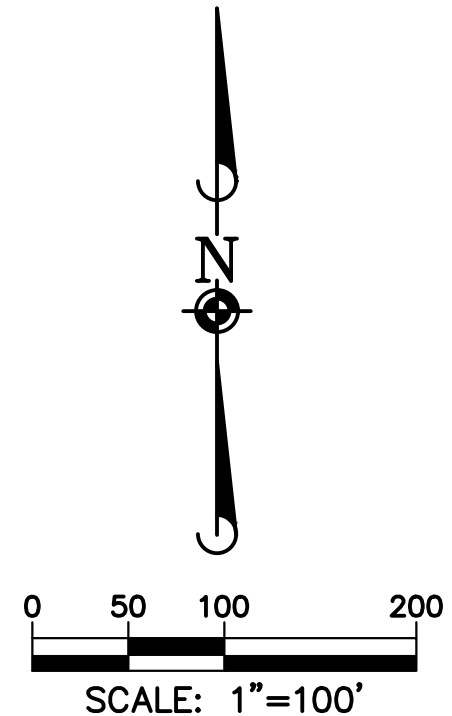
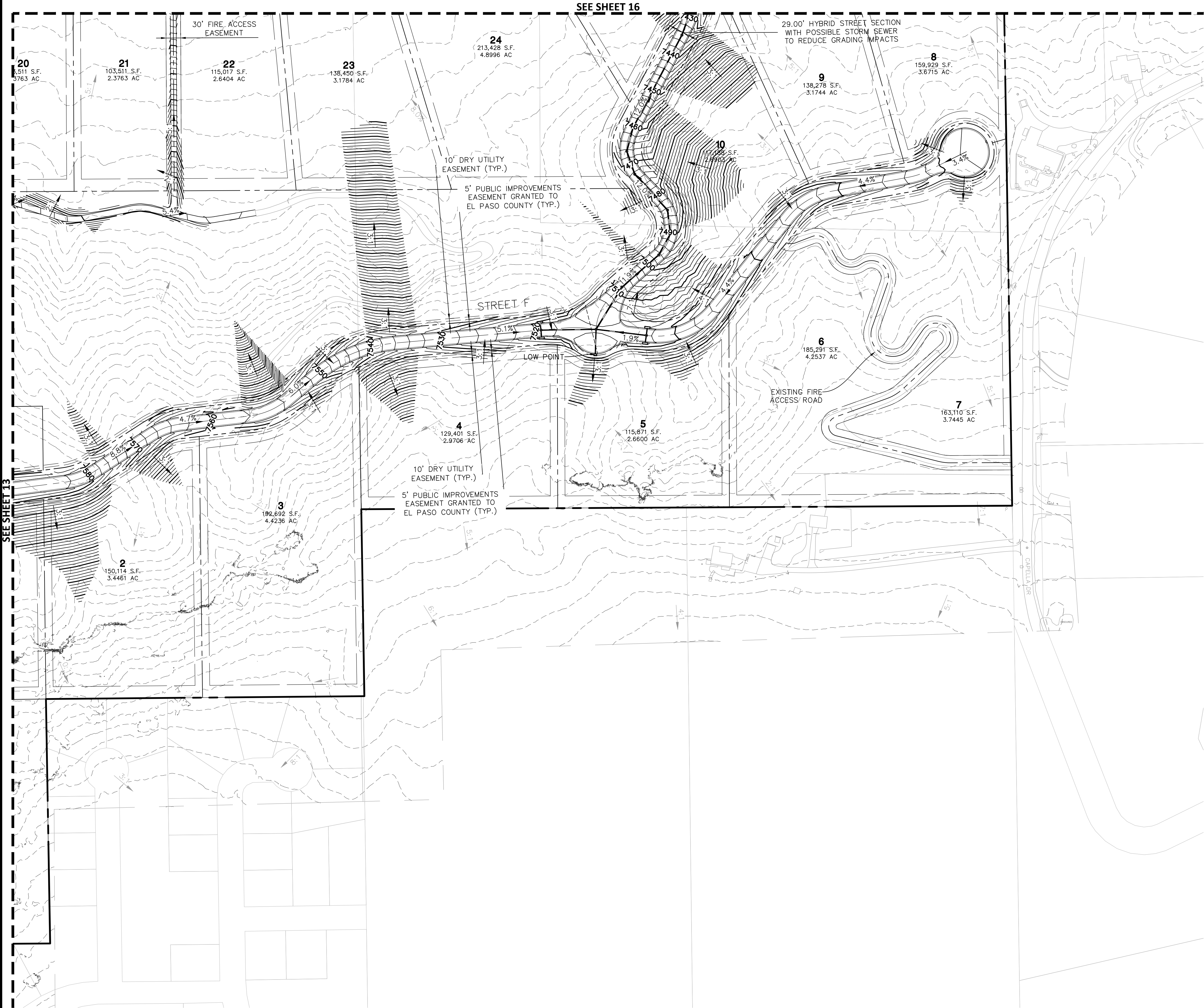
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PROJ. ASSOC.: BB
DRAWN BY: ---
DATE: 03/06/2026
SHEET
12 OF 23
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PRELIM PLANS - NOT FOR CONSTRUCTION

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Plotted: 3/7/2026 4:59 PM Draw Name: p:\uncmoc001\Draws\Eng\Final Drawings\Plan Set\Detailed Grading\PLAN.dwg Updated by: chirsch



GRADING NOTES:

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**Know what's below.
Call before you dig.**

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REVISIONS	
DATE	

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BEN LOMAND MOUNTAIN VILLAGE
EL PASO COUNTY, CO
DETAILED GRADING PLAN 2

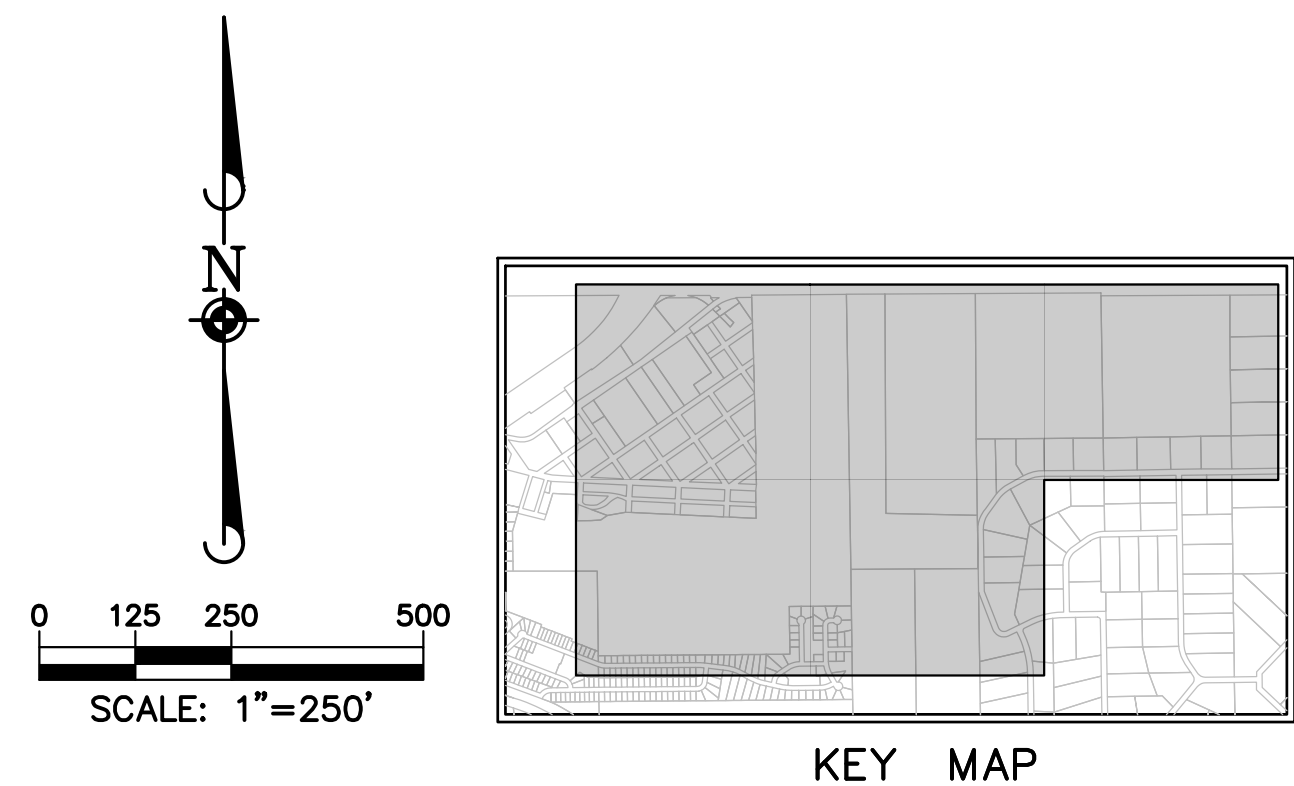
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PROJ. ASSOC.: BB
DRAWN BY: NH
DATE: 03/06/2026
SHEET
14 OF 23
UNCMOC001

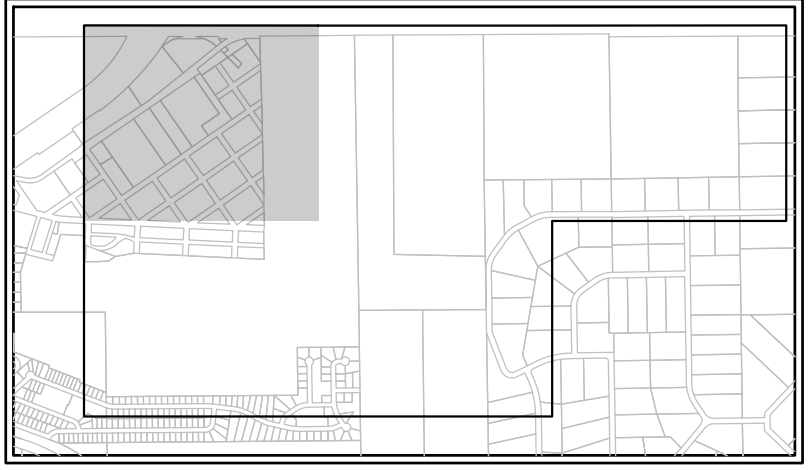
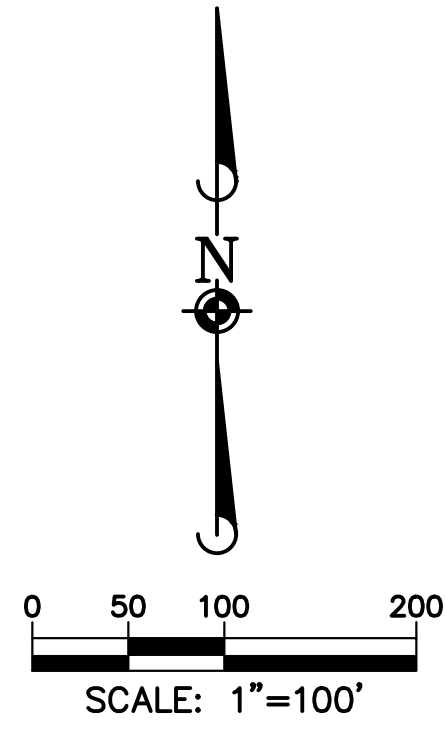
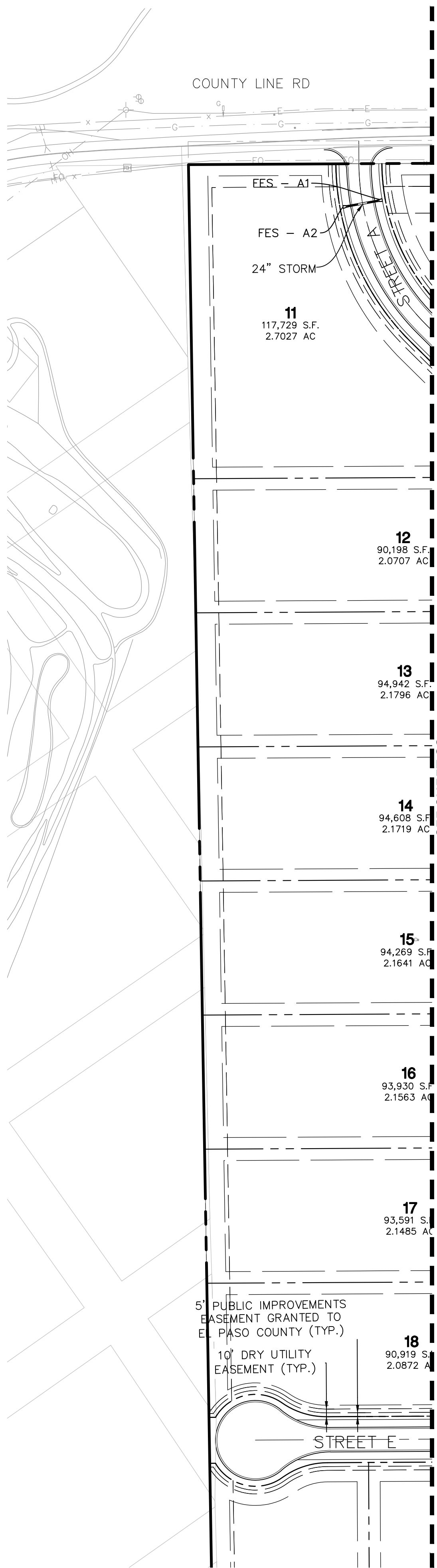
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PRELIM PLANS - NOT FOR CONSTRUCTION

UTILITY NOTES

1. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
2. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
4. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
5. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
6. TYPE R INLET ELEVATIONS ARE TO TOP OF CURB AT THE MIDPOINT OF THE INLET UNLESS OTHERWISE NOTED.
7. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
8. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON 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.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, TO TREES OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
11. PROPERTY TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC ON EACH LOT.
12. TWO FIRE CISTERNS OR UNDERGROUND STORAGE TANKS ARE PLANNED FOR THE DEVELOPMENT.

[illegible]



KEY MAP

UTILITY NOTES

- THE CONTRACTOR SHALL CONTACT 311 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
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8. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON 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.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE WHEN PLACED, TO TREES OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
11. PROPERTY TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC ON EACH LOT.
12. TWO FIRE CISTERNS OR UNDERGROUND STORAGE TANKS ARE PLANNED FOR THE DEVELOPMENT.



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