



SITE LEGEND

- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- EXISTING ADJACENT LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTERLINE
- EXISTING ROAD CENTERLINE
- PROPOSED RIDGE LINE
- PROPOSED SWALE LINE
- EXISTING SWALE LINE
- EXISTING FENCE
- X—X—X—X— PROPOSED FENCE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF ASPHALT
- PROPOSED GRAVEL SHOULDER PER EOM TABLE D-7
- EXISTING SIGN
- PROPOSED SIGN

UTILITY LEGEND

- EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE

EROSION CONTROL LEGEND

- 5460 — EXISTING MAJOR CONTOUR
- 52 — EXISTING MINOR CONTOUR
- 5485 — PROPOSED MAJOR CONTOUR
- 65 — PROPOSED MINOR CONTOUR
- FLOW ARROW
- LOD — LIMITS OF DISTURBANCE/CONSTRUCTION
- VTC — VEHICLE TRACKING CONTROL
- SSA — STABILIZED STAGING AREA
- CIP — CULVERT INLET PROTECTION
- SF — SILT FENCE
- CD — CHECK DAM
- SR/SM — SURFACE ROUGHENING/SEEDING & MULCH
- CWA — CONCRETE WASHOUT AREA
- IP — INLET PROTECTION

CUT/FILL TABLE			
	COLOR	VOLUME (CY)	NET (CY)
CUT	Red	2,733	
FILL	Green	6,337	±3,604

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

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

BASIS OF BEARING
ALL BEARINGS USED ON THIS PLAN ARE BASED ON AN ASSUMED BEARING BETWEEN A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER AND A NO. 4 REBAR WITH CAP STAMPED "RMLS NO. 19625" AT THE SOUTHWEST CORNER. THE ASSUMED BEARING BETWEEN THESE MONUMENTS IS S 89° 58' 15" W.

BENCHMARK
A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER. THE INTERPOLATED ELEVATION USED THEREON IS 7128.06'.

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



NOT FOR CONSTRUCTION

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ELK VIEW ESTATES
GRADING & EROSION CONTROL PLAN

OLD RANCH RD.
EL PASO COUNTY, CO

#	Date	Issue / Description	Init.
1	11/26/2025	1ST COUNTY SUBMITTAL	ELB

Project No:	ER001
Drawn By:	ELB
Checked By:	JAO
Date:	06/27/2025

CUT AND FILL PLAN