

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
	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 OVERHEAD ELECTRIC
	EXISTING GAS LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER
	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

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	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

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' 13" 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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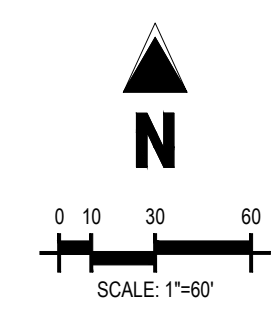
**ELK VIEW ESTATES
GRADING & EROSION CONTROL PLAN**

OLD RANCH RD.
EL PASO COUNTY, CO

#	Date	Issue / Description	Init.
1	11/28/2025	1ST COUNTY SUBMITTAL	ELB

Project No:	ERD01
Drawn By:	ELB
Checked By:	JAO
Date:	4/28/2026

INTERIM EROSION CONTROL PLAN



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 — 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

- GHE — EXISTING OVERHEAD ELECTRIC
- G — EXISTING GAS LINE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER
- S — EXISTING STORM SEWER
- S — 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

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