

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 ECM TABLE D-7
- EXISTING SIGN
- PROPOSED SIGN

UTILITY LEGEND

- OHE - EXISTING OVERHEAD ELECTRIC
- G - EXISTING GAS LINE
- W - EXISTING WATER LINE
- SS - EXISTING SANITARY SEWER
- SS - PROPOSED SANITARY SEWER
- SS - EXISTING STORM SEWER
- SS - PROPOSED STORM SEWER
- W - EXISTING WATER VALVE
- W - PROPOSED WATER VALVE
- W - EXISTING FIRE HYDRANT
- W - PROPOSED FIRE HYDRANT
- W - EXISTING STORM SEWER MANHOLE
- W - PROPOSED STORM SEWER MANHOLE
- W - EXISTING SANITARY SEWER MANHOLE
- W - PROPOSED SANITARY SEWER MANHOLE

PAVING LEGEND

- PROPOSED CONCRETE
- EXISTING CONCRETE/ASPHALT PAVING
- PROPOSED ASPHALT PAVING

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

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

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.

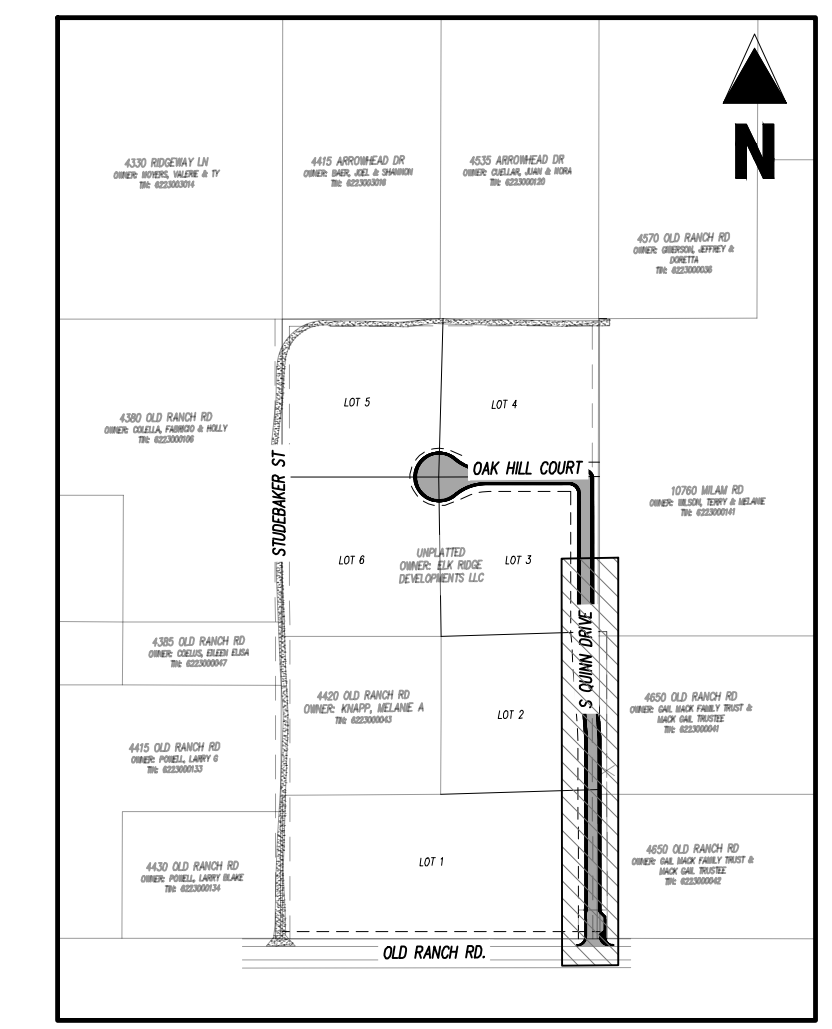
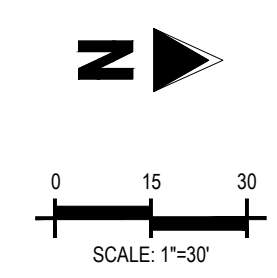
BENCHMARK
 A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER. THE INTERPOLATED ELEVATION USED THEREON IS 7128.06'.

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.



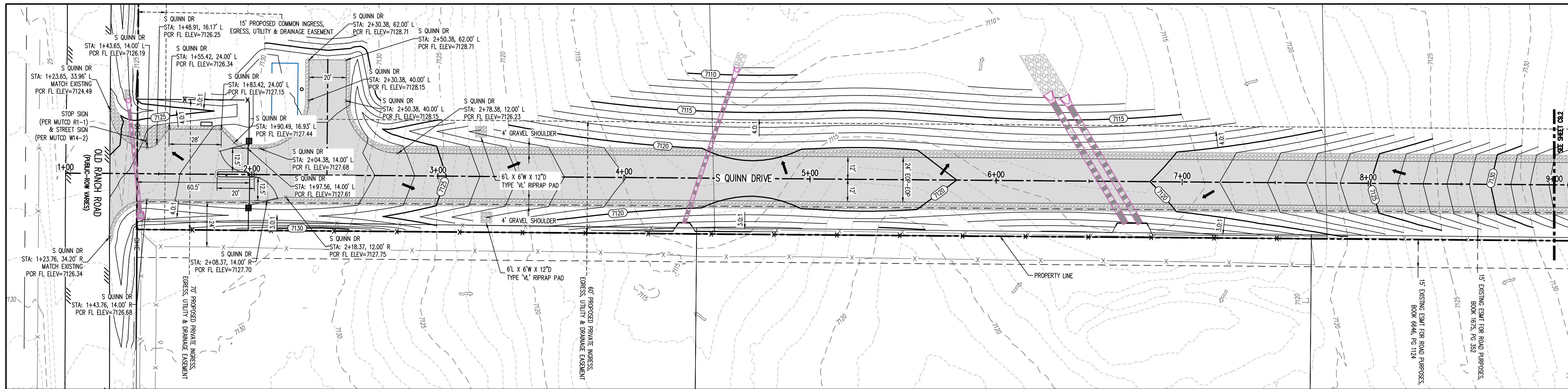
Know what's below.
Call before you dig.



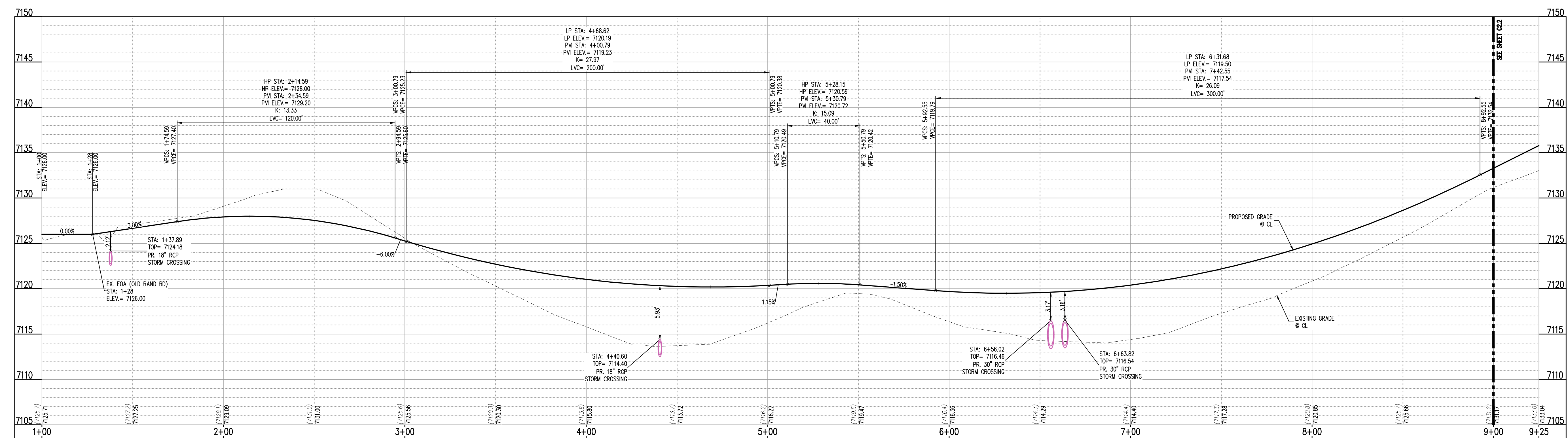
KEY MAP
SCALE: 1"=400'

NOT FOR CONSTRUCTION

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PRIVATE ROADWAY - EASEMENT VARIES
 25 MPH DESIGN SPEED (RURAL-LOCAL)
 SCALE: 1"=30'



ALIGN - S QUINN DRIVE (STA: 1+00 TO 9+25) - SCALE: H: 1"=30' V: 1"=6'

ELK VIEW ESTATES
 CONSTRUCTION DRAWINGS

OLD RANCH ROAD
 EL PASO COUNTY, CO

#	Date	Issue / Description	Init.
1	11/26/2025	1ST COUNTY SUBMITTAL	ELB
2	06/02/2026	2ND COUNTY SUBMITTAL	ELB

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

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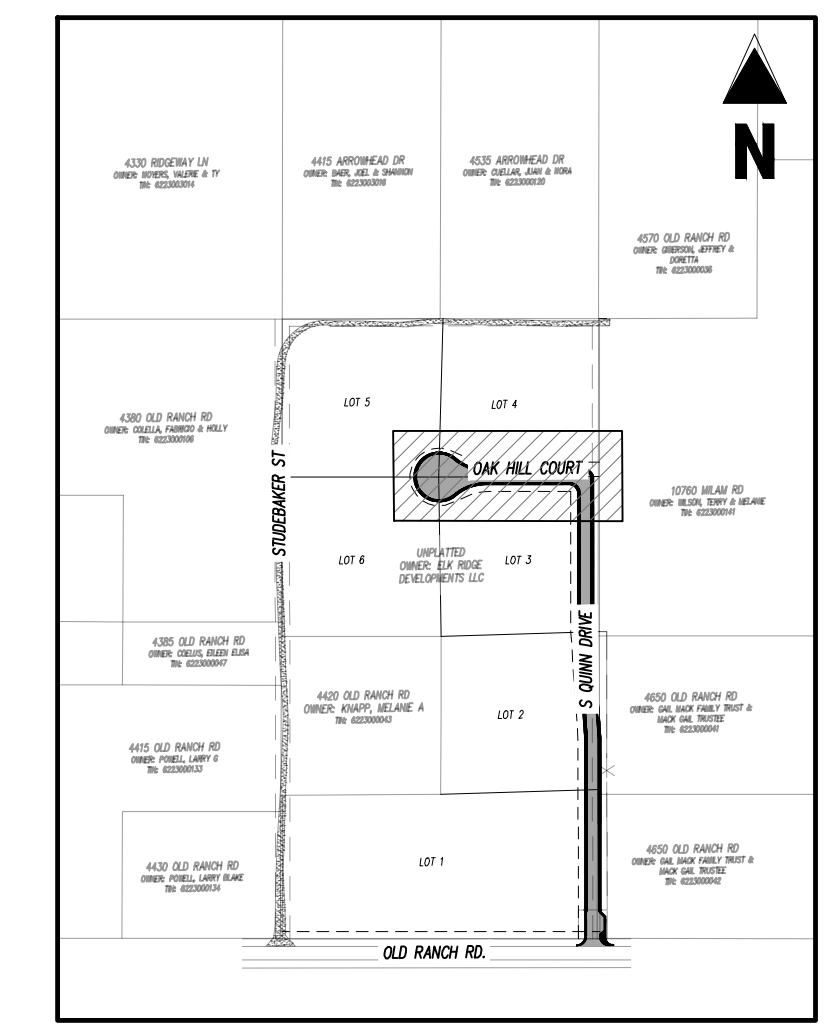
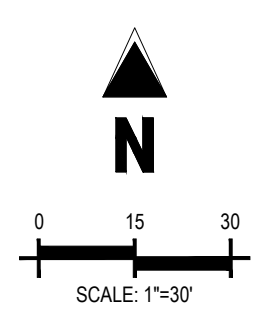
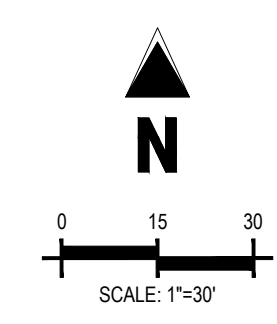


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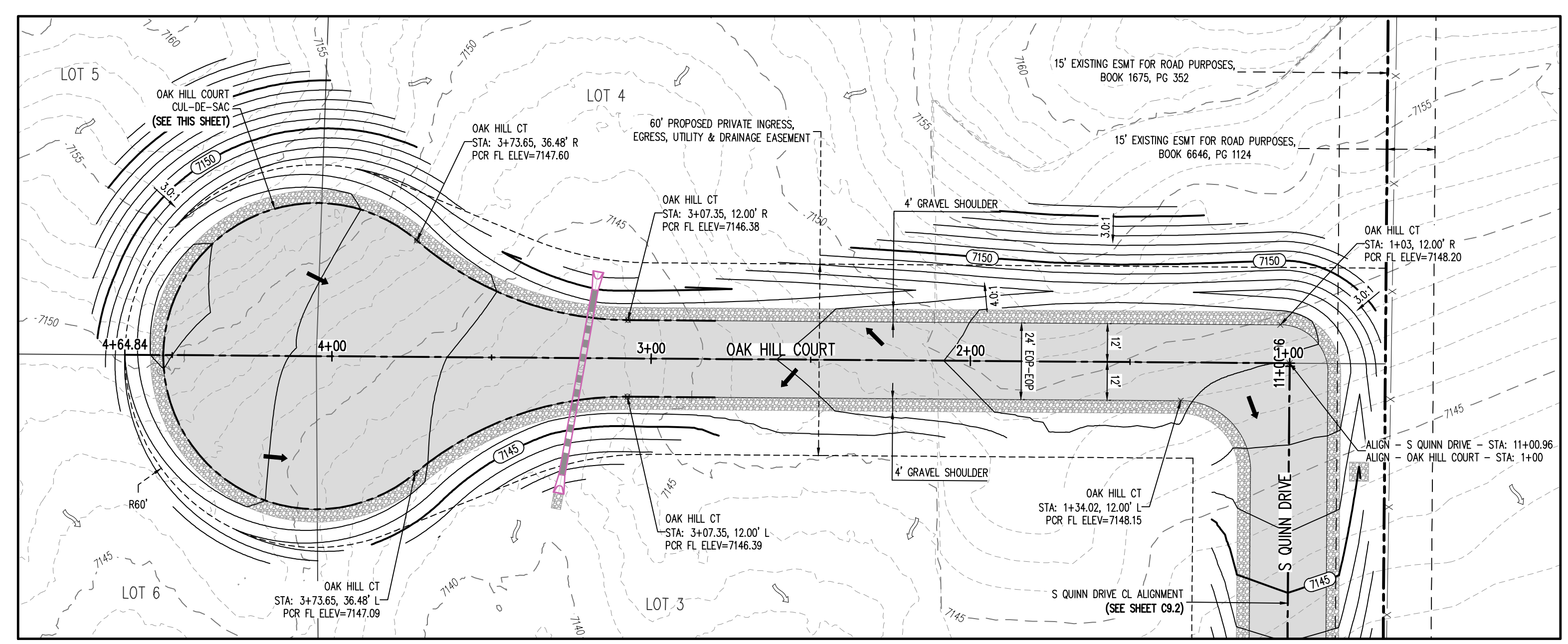
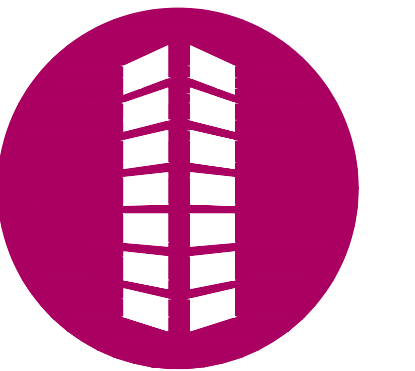
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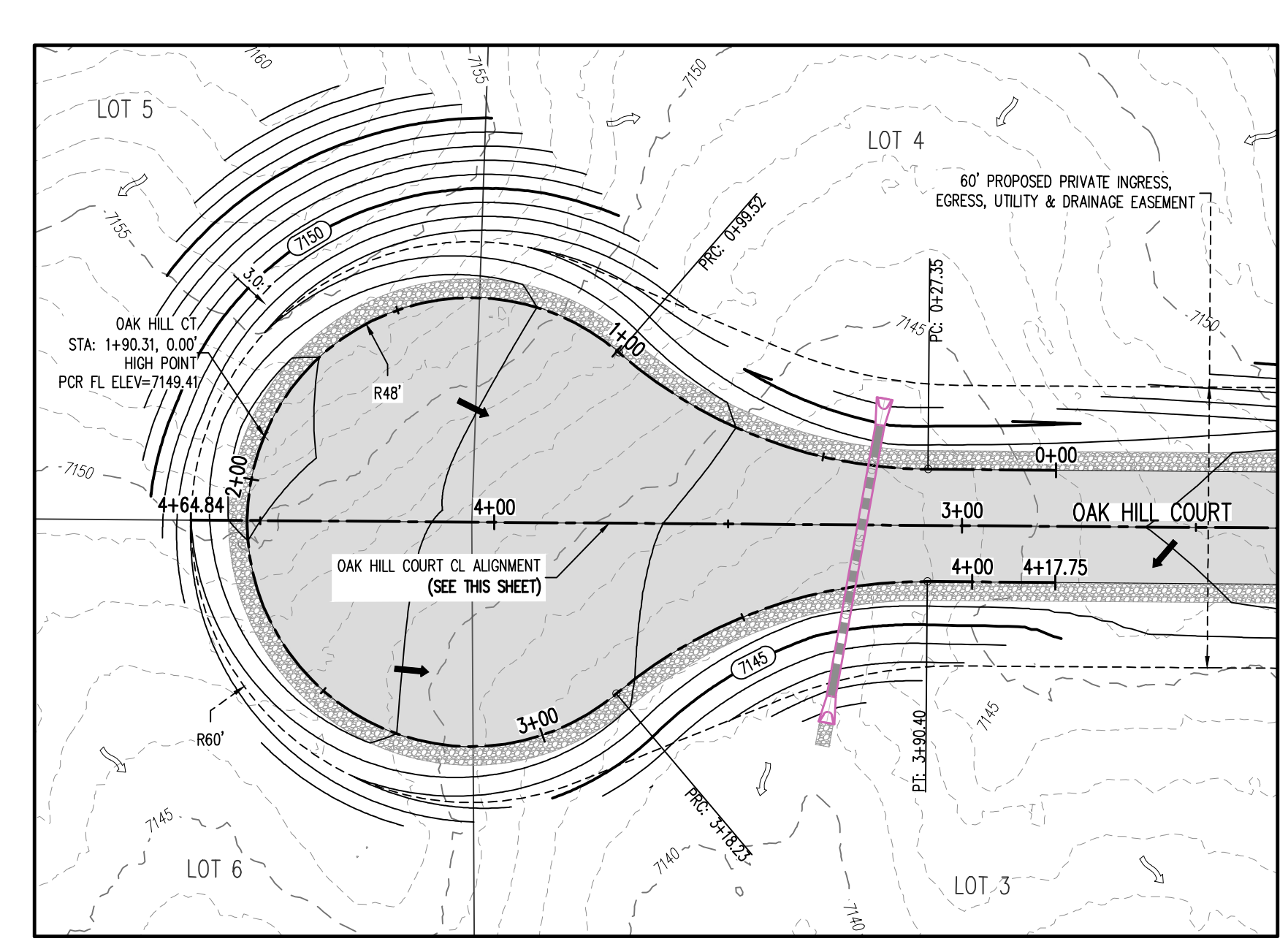
KEY MAP
SCALE: 1"=400'

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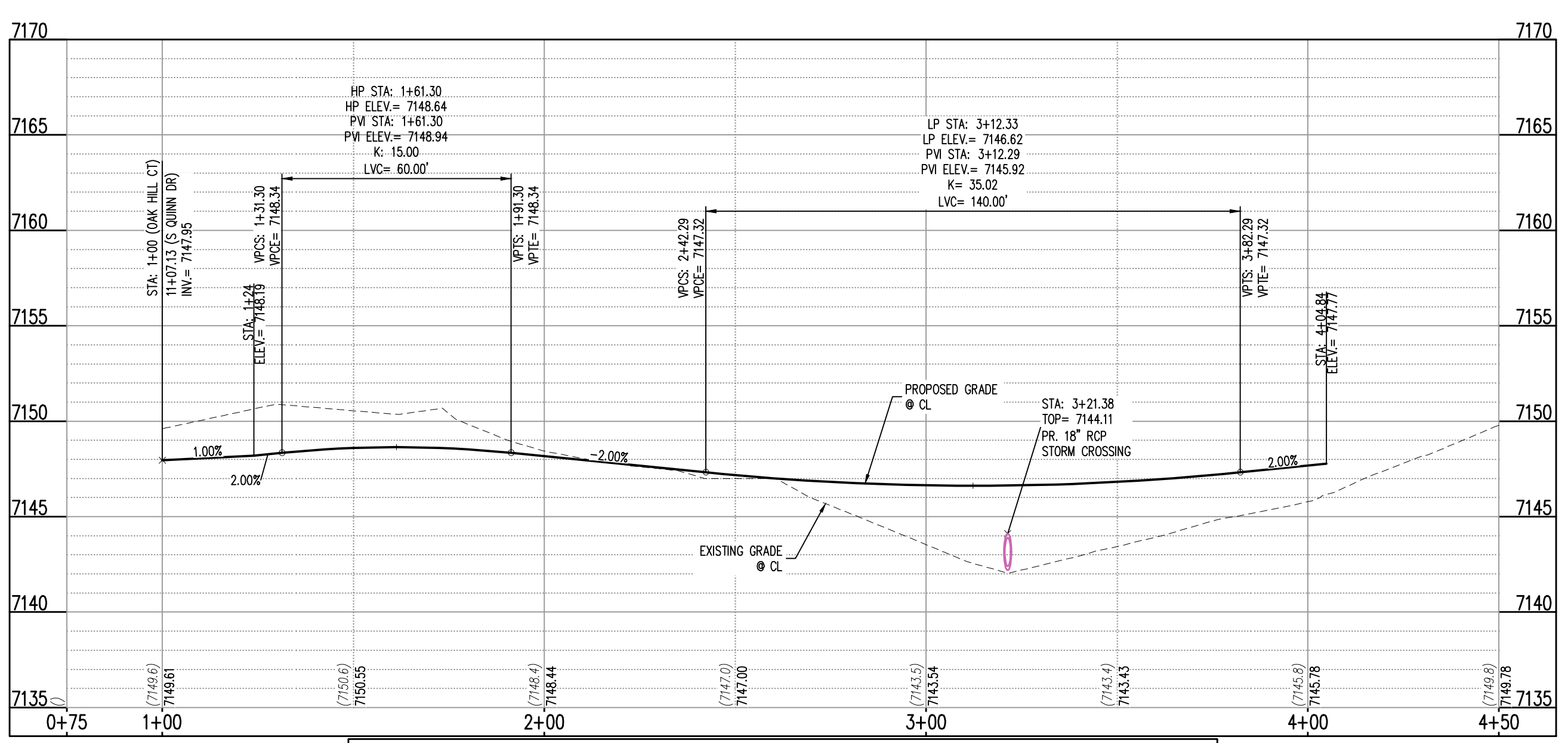
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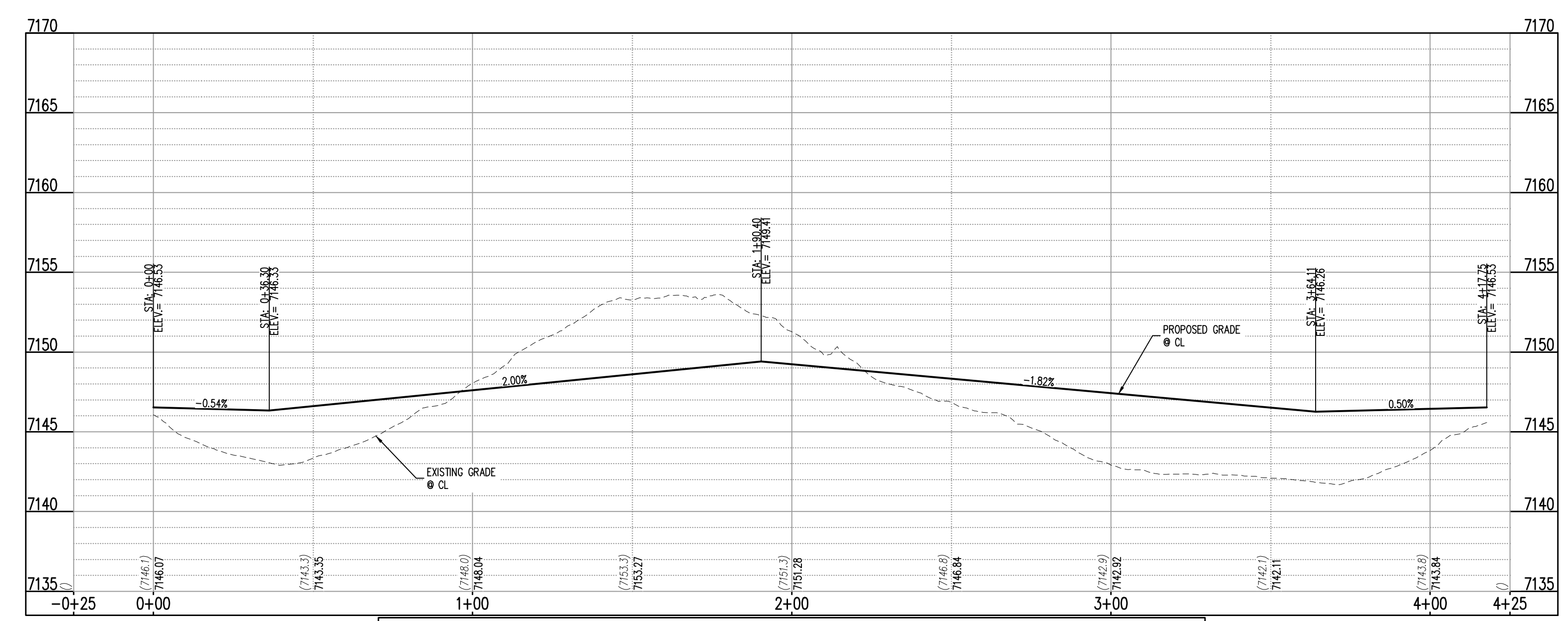
PRIVATE ROADWAY - 60' EASEMENT
 25 MPH DESIGN SPEED (RURAL-LOCAL)
 SCALE: 1"=30'



PRIVATE ROADWAY - 60' EASEMENT
 25 MPH DESIGN SPEED (RURAL-LOCAL)
 SCALE: 1"=30'



ALIGN - OAK HILL COURT (STA: 0+75 TO 4+50) - SCALE: H: 1"=30' V: 1"=6'



ALIGN - OAK HILL COURT CDS EOP (STA: -0+25 TO 4+25) - SCALE: H: 1"=30' V: 1"=6'

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