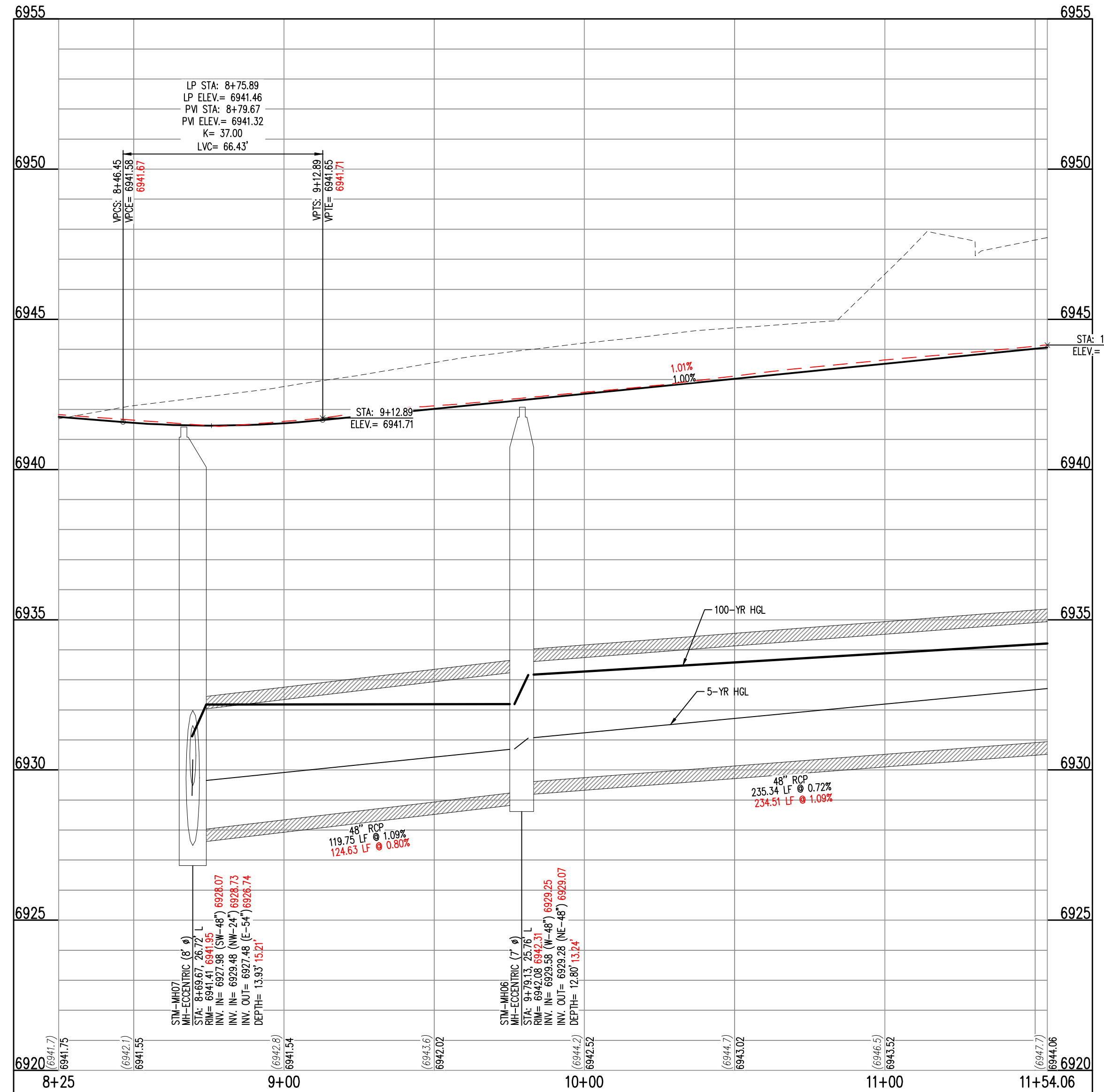


JAYLA TRAIL & LINLEY WAY (STREET A-EAST) - PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)

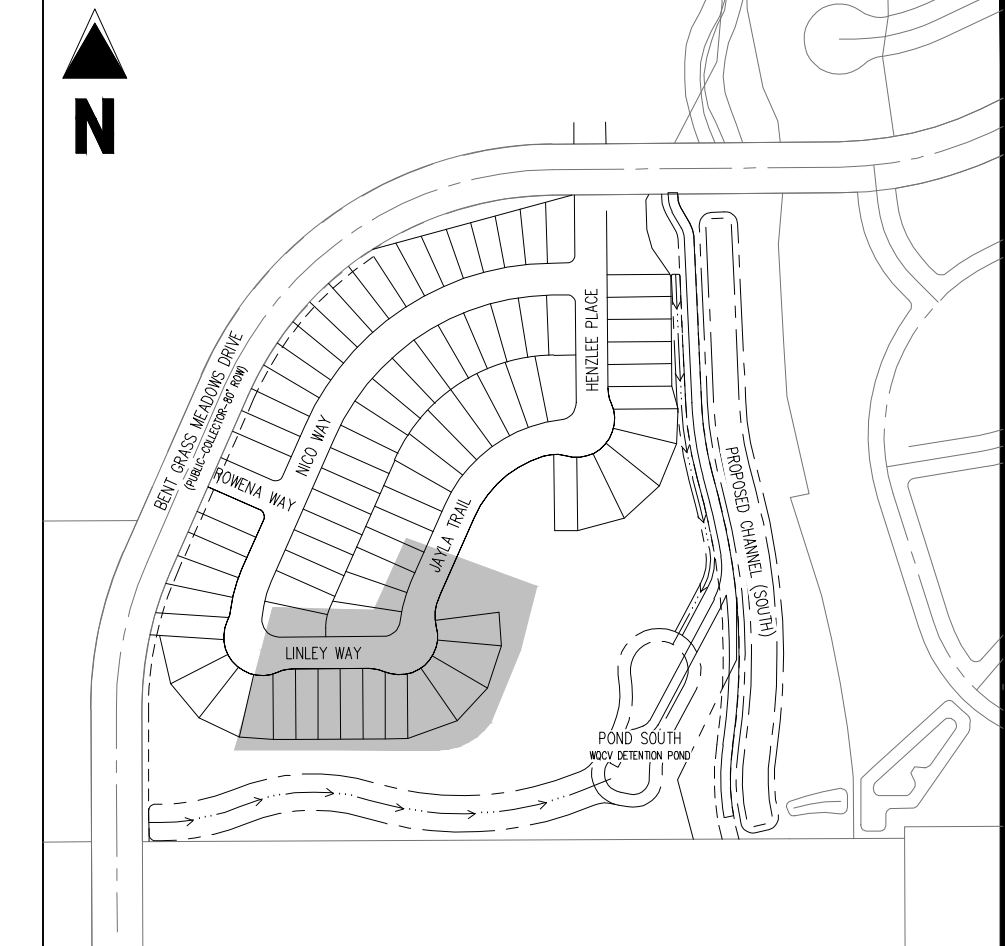


JAYLA TRAIL & LINLEY WAY (STREET A-EAST)
STA: 8+25 - 11+54.06
SCALE: H: 1"=30' V: 1"=10'

- NOTES**
1. ALL STATION CALLOUTS ARE IN RELATION TO THE CENTERLINE OF ROADWAY; THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH GRADE DEPRESSION AT STORM SEWER INLET.
 2. STORM SEWER INLET FLOW LINE ELEVATION CALLOUTS TO NOT ACCOUNT FOR FLOW LINE DEPRESSION AT STORM SEWER INLET.
 3. ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
 4. SEE GRADING PLAN FOR ALL GRADING INFORMATION.
 5. ALL STORM SEWER SHALL BE CLASS III RCP.
 6. ALL STORM SEWER MANHOLES SHALL BE TYPE I UNLESS OTHERWISE NOTED.

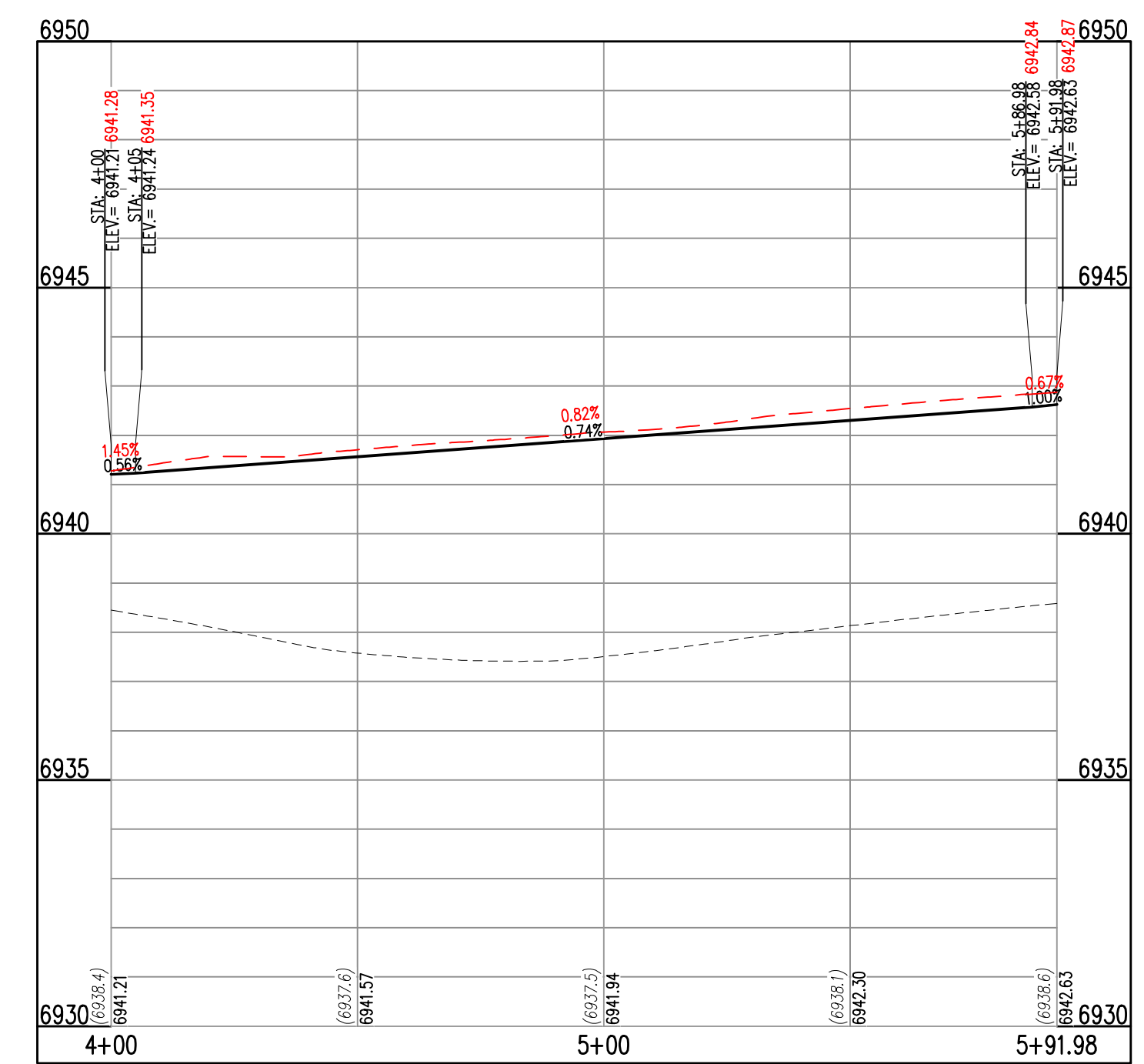
- CD** CURVE TABLE ID
- (A)** PEDESTRIAN RAMP, SEE DETAILS (EPC SD.2-40 & SD.2-41)
- (B)** PROPOSED 10' CURB TRANSITION
- (C)** PROPOSED 5' CURB TRANSITION

CURVE TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C9	33°33'26"	41.00	70.00	N12°5'43"E	40.41
C10	128°34'32"	112.20	50.00	N48°56'15"E	90.10
C11	23°33'23"	28.78	70.00	S78°33'10"E	28.58



KEY MAP
SCALE: 1"=300'

- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING PROPERTY LINE TO BE REMOVED
 - PROPOSED RIGHT OF WAY LINE
 - EXISTING LOT LINE
 - PROPOSED LOT LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - PROPOSED PIE EASEMENT
 - SIGHT DISTANCE
 - EXISTING SUBDIVISION BUFFER
 - EXISTING STORM DRAIN PIPE
 - PROPOSED STORM DRAIN PIPE
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING DRAINAGE FEATURE OUTLINE
 - PROPOSED DRAINAGE FEATURE OUTLINE
 - EXISTING SWALE WITH FLOW DIRECTION
 - PROPOSED SWALE WITH FLOW DIRECTION
 - 100-YR FEMA FLOODPLAIN
 - PROPOSED CDOT CLASS 6 GRAVEL
 - PROPOSED RIP RAP
 - EXISTING CONCRETE PAVING
 - EXISTING CDOT CLASS 6 GRAVEL
 - EXISTING 1" TO 2" CRUSHED ROCK
 - EXISTING RIP RAP
 - EXISTING GROUTED BOULDERS
 - PROPOSED LOT #
 - EXISTING LOT # (BENT GRASS FILING NO. 2)
 - PROPOSED ADA RAMP
 - PROPOSED FIRE HYDRANT
 - PROPOSED GATE VALVE
 - PROPOSED REDUCER
 - PROPOSED WATER BEND/TEE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED FES
 - PROPOSED STORM MANHOLE
 - PROPOSED CDOT TYPE R STORM INLET



KNUCKLE 2
STA: 4+00 - 5+91.98
SCALE: H: 1"=30' V: 1"=10'

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT 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.

LENGTHS OF STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

MAINTAIN MINIMUM 18" VERTICAL AND 10" HORIZONTAL SEPARATION BETWEEN STORM SEWER AND POTABLE WATER OR WASTEWATER. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

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 BEARINGS
ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, 113S, R65W AND THE WEST QUARTER CORNER SECTION 1, 113S, R65W IS N007°14'46"W AND MONUMENTED AS SHOWN.

BENCHMARK
THE SOUTHWEST CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L5# 24554 ELEVATION = 6947.67

CAUTION - NOTICE TO CONTRACTOR

1. 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 FIELD 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.
2. 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.

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

ENGINEERING RECORD DRAWINGS

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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 1
FOR
CHALLENGER COMMUNITIES, LLC
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.
1	9/30/2021	STORM TBC ELEVATIONS	CMWJ

Project No: CLH000018
Drawn By: CMWJ
Checked By: RGD
Date: 09/10/2022

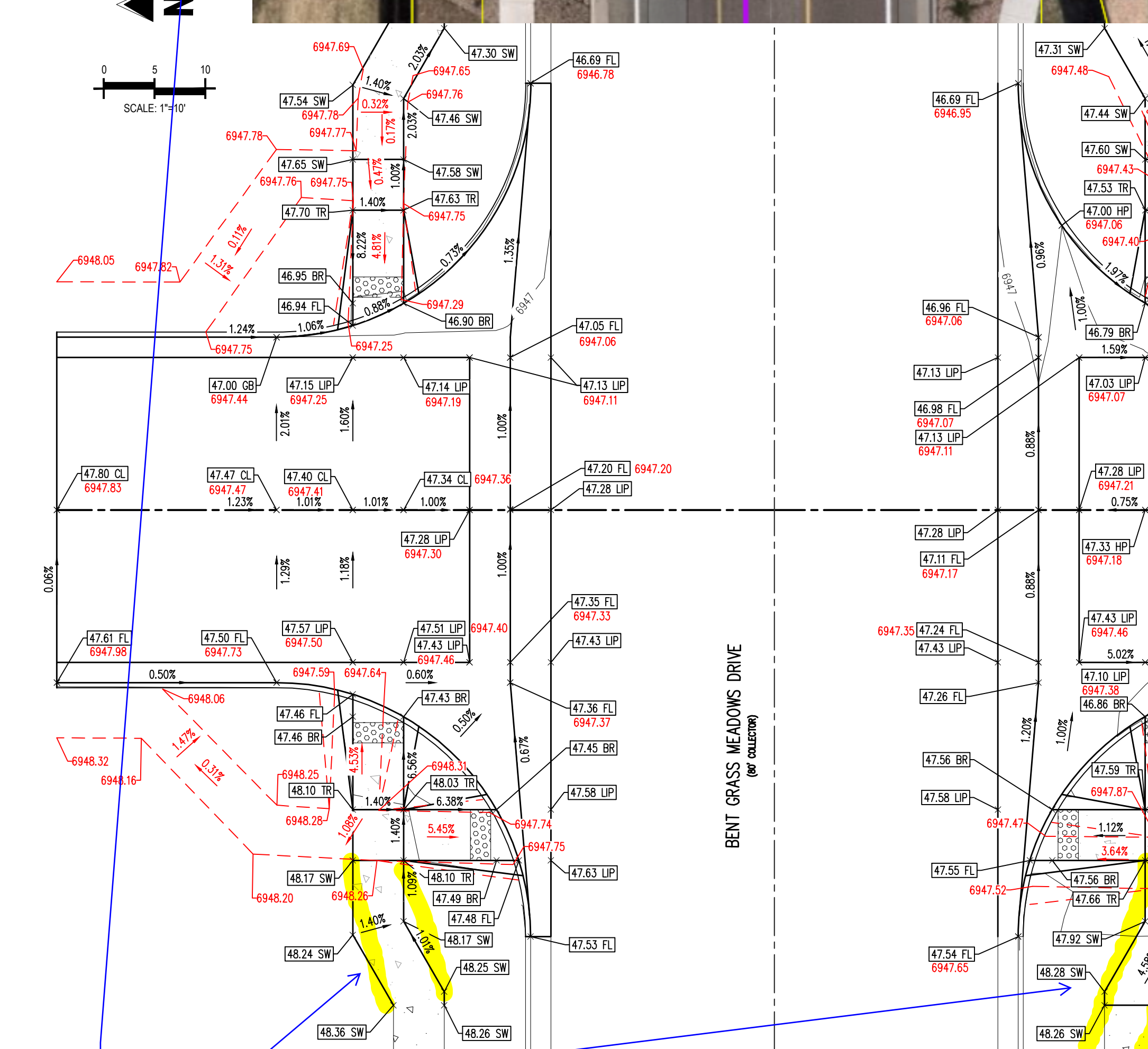
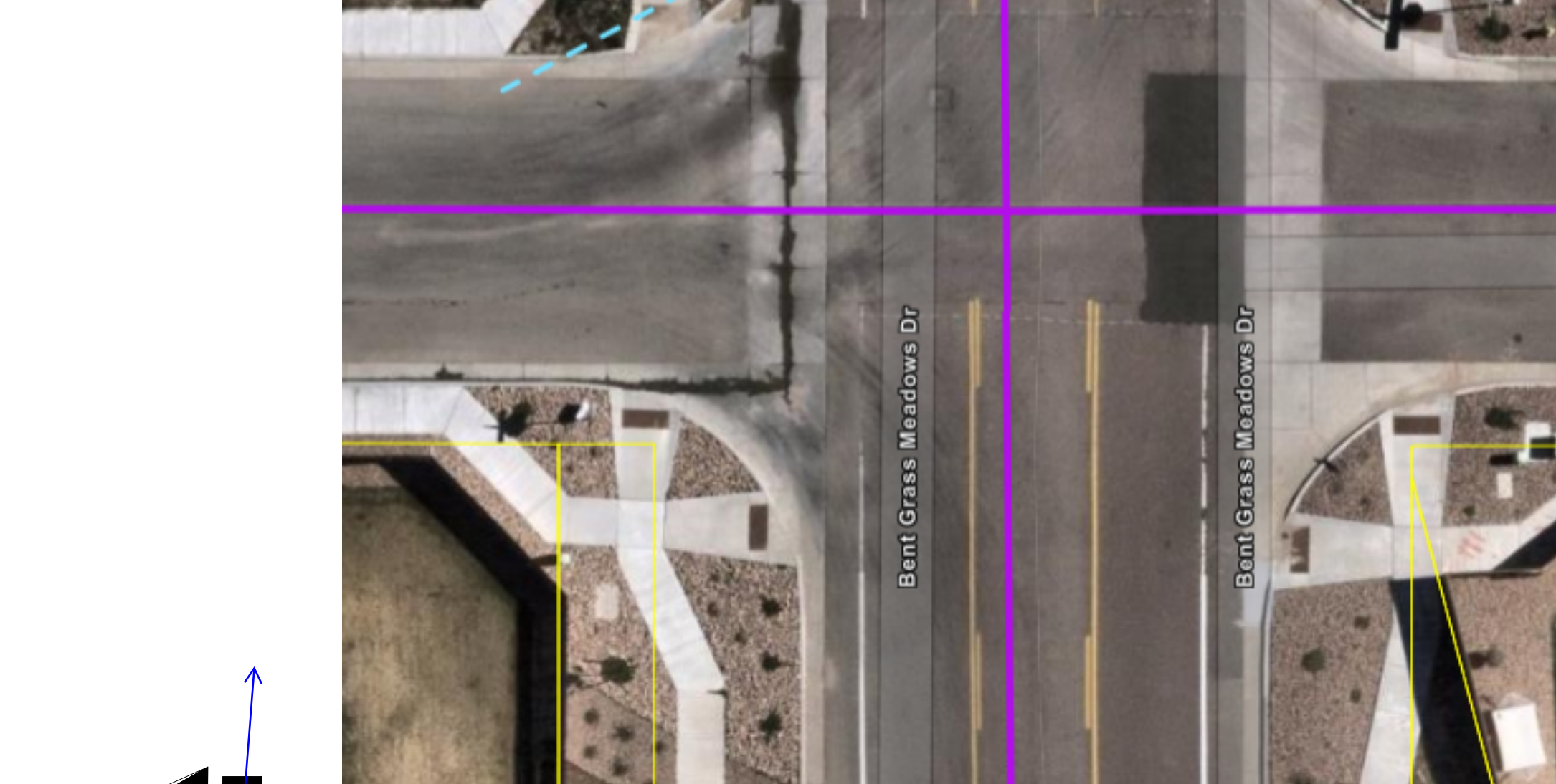
LINLEY WAY STREET IMPROVEMENT PLAN

ASB2520

C2.3
Sheet 9 of 17

LEGEND

	EXISTING PROPERTY LINE		PROPOSED CDOT CLASS 6 GRAVEL		PROPOSED SPOT ELEVATION
	EXISTING PROPERTY LINE TO BE REMOVED		PROPOSED RIP RAP		FLOWLINE
	PROPOSED RIGHT OF WAY LINE		EXISTING CONCRETE PAVING		LIP OF GUTTER
	EXISTING LOT LINE		EXISTING CDOT CLASS 6 GRAVEL		EDGE OF SIDEWALK
	PROPOSED LOT LINE		EXISTING 1" TO 2" CRUSHED ROCK		TOP OF PED RAMP
	EXISTING EASEMENT		EXISTING RIP RAP		BOTTOM OF PED RAMP
	PROPOSED EASEMENT		EXISTING GROUTED BOULDERS		ROADWAY CENTER LINE
	EXISTING SUBDIVISION BUFFER		PROPOSED LOT #		TOP BACK OF CURB
	EXISTING STORM DRAIN PIPE		EXISTING LOT # (BENT GRASS FILING NO. 2)		GRADE BREAK
	PROPOSED STORM DRAIN PIPE		PROPOSED ADA RAMP		PROPOSED SLOPE ARROW



BENT GRASS MEADOWS DR. & HENZLEE PLACE DETAIL GRADING

show changes to sidewalk

Show the public improvement easement lines to ensure that the sidewalks are still within the easement lines

CONTRACTOR MUST COORDINATE WORK WITH WOODMEN HILLS METROPOLITAN DISTRICT 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.

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BENCHMARK

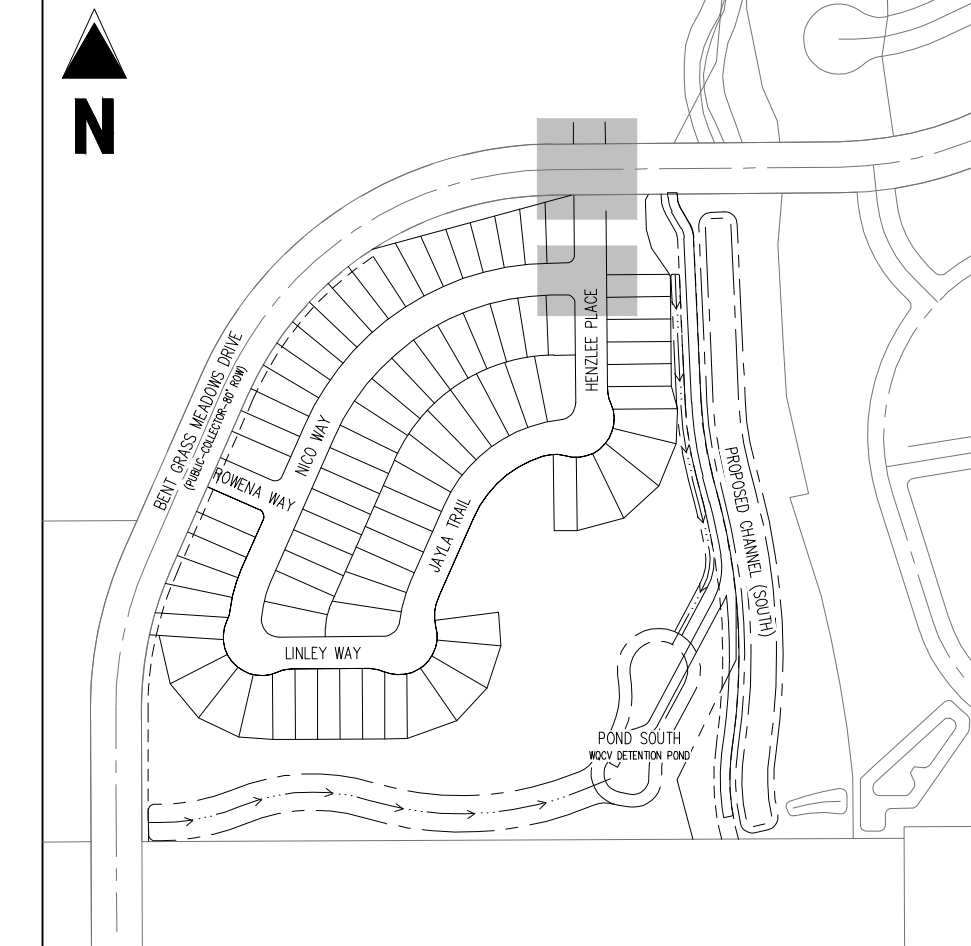
THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR L5J 24954 ELEVATION = 6947.67

CAUTION - NOTICE TO CONTRACTOR

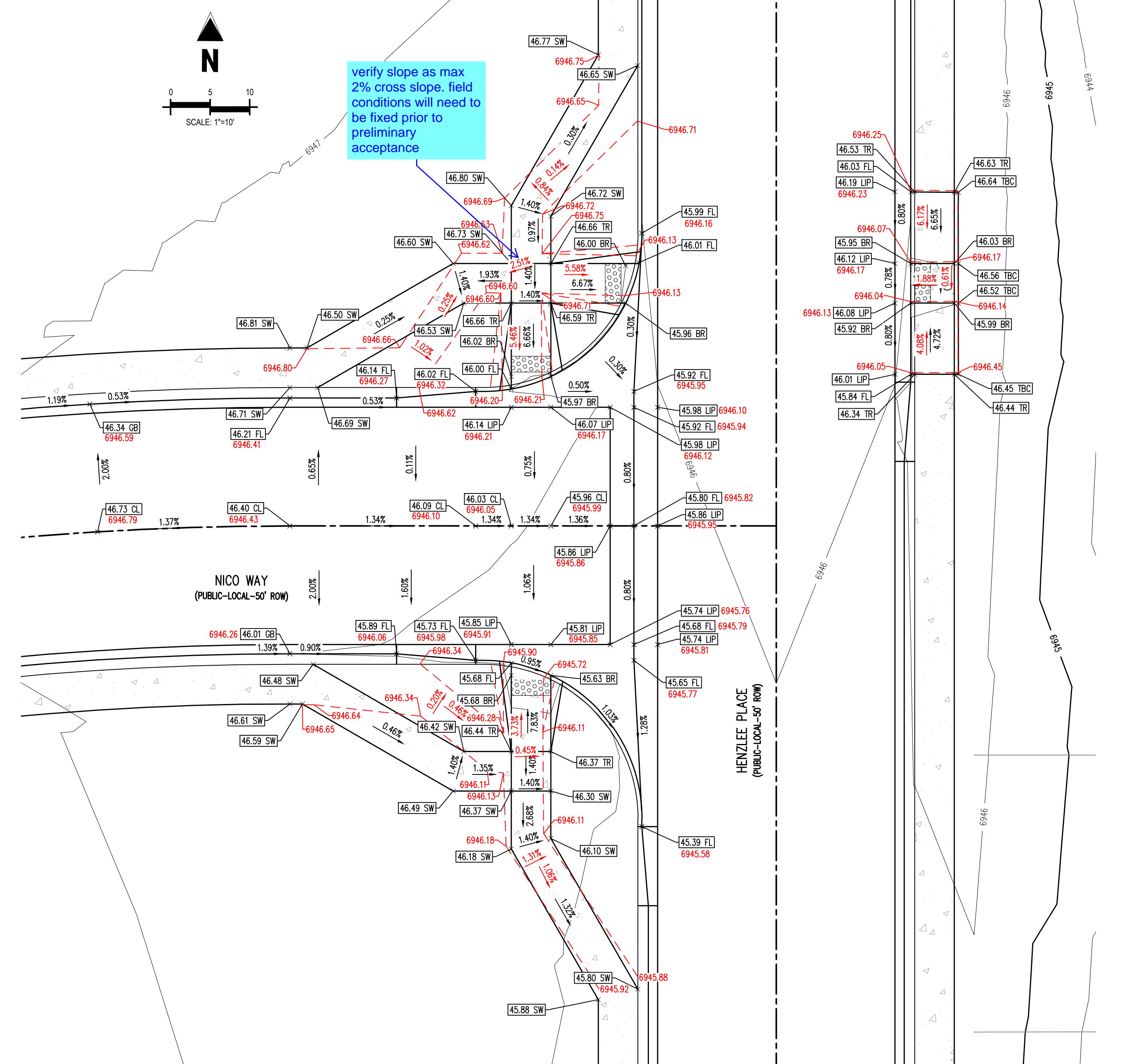
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Know what's below. Call before you dig.



KEY MAP
SCALE: 1"=300'



NICO WAY & HENZLEE PLACE DETAIL GRADING



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Drawn By: TPT
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INTERSECTION DETAILS

