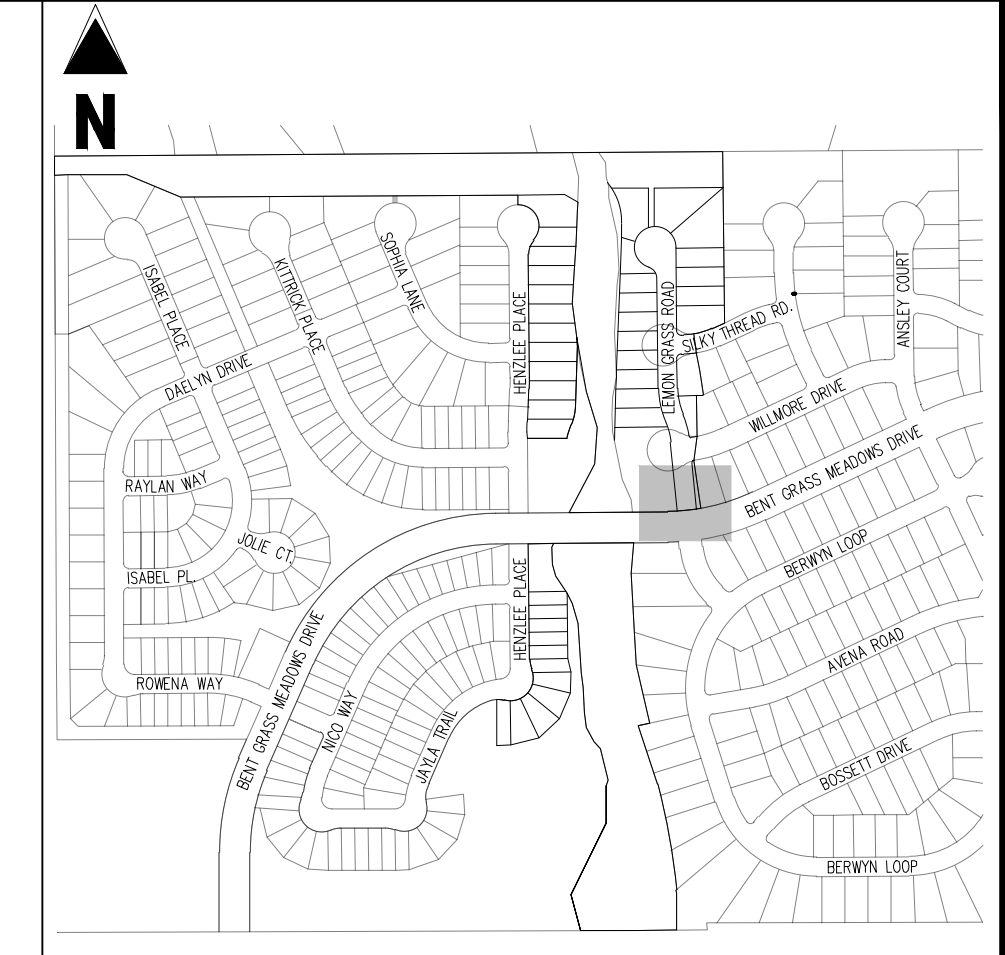


LEMON GRASS ROAD & BENT GRASS MEADOWS DRIVE DETAIL GRADING



KEY MAP
SCALE: 1"=500'

LEGEND	
(Dashed line)	EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
(Solid line)	EXISTING PROPERTY LINE
(Dashed line)	PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY)
(Dotted line)	EXISTING RIGHT OF WAY LINE
(Dotted line)	PROPOSED RIGHT OF WAY LINE
(Dotted line)	EXISTING LOT LINE
(Dotted line)	PROPOSED LOT LINE
(Dotted line)	EXISTING EASEMENT
(Dotted line)	PROPOSED EASEMENT
(Dotted line)	EXISTING ROADWAY CENTER LINE
(Dotted line)	PROPOSED ROADWAY CENTER LINE
(Dotted line)	EXISTING STORM DRAIN PIPE
(Dotted line)	PROPOSED STORM DRAIN PIPE
(Dotted line)	EXISTING WATER LINE
(Dotted line)	PROPOSED WATER LINE
(Dotted line)	EXISTING SANITARY SEWER LINE
(Dotted line)	PROPOSED SANITARY SEWER LINE
(Dotted line)	EXISTING DRAINAGE FEATURE OUTLINE
(Dotted line)	PROPOSED DRAINAGE FEATURE OUTLINE
(Dotted line)	EXISTING SWALE WITH FLOW DIRECTION
(Dotted line)	PROPOSED SWALE WITH FLOW DIRECTION
(Dotted line)	100-YEAR FEMA FLOODPLAIN
(Pattern)	PROPOSED CONCRETE
(Pattern)	PROPOSED CDOT CLASS 6 GRAVEL
(Pattern)	PROPOSED RIP RAP
(Pattern)	EXISTING CONCRETE PAVING
(Pattern)	EXISTING CDOT CLASS 6 GRAVEL
(Pattern)	EXISTING 1" TO 2" CRUSHED ROCK
(Pattern)	EXISTING RIP RAP
(Pattern)	EXISTING GROUTED BOULDERS
(Pattern)	PROPOSED LOT #
(Pattern)	EXISTING LOT #

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 N00°13'46"W AND MONUMENTED AS SHOWN.

BENCHMARK
THE SOUTHWESTERLY 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

- 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.
- 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.

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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 4
FOR
CHALLENGER COMMUNITIES, LLC
BENT GRASS MEADOWS DRIVE & MERIDIAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.
1	12/16/2024	ADA RAMP ADJUSTMENTS	CMWJ

Project No: CLH000021
Drawn By: JDM, BLB
Checked By: BAS, CMWJ
Date: 05/17/2024

INTERSECTION DETAIL

C4.2
Sheet 13 of 14

Approved
By: Daniel Torres, P.E.
Principal Engineer
Date: 12/18/2024 8:51:19 AM
El Paso County Department of Public Works

811
Know what's below.
Call before you dig.