



## KEY MAP SCALE: 1"=500'

<u>LEGEND</u> EXISTING PROPERTY LINE (PROPOSED PROJECT BOUNDARY) EXISTING PROPERTY LINE PROPOSED PROPERTY LINE (PROPOSED PROJECT BOUNDARY) EXISTING RIGHT OF WAY LINE PROPOSED RIGHT OF WAY LINE EXISTING LOT LINE PROPOSED LOT LINE EXISTING EASEMENT ---- PROPOSED EASEMENT EXISTING ROADWAY CENTER LINE PROPOSED ROADWAY CENTER LINE 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 EXISTING SWALE WITH FLOW DIRECTION PROPOSED SWALE WITH FLOW DIRECTION 100-YEAR FEMA FLOODPLAIN PROPOSED CONCRETE 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

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.

PROPOSED LOT #

EXISTING LOT #

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

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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, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS NO013'46"W AND MONUMENTED AS SHOWN:

## **BENCHMARK**

CONSTRUCTION.

THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LS# 24954 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 ENGINEEER 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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO

Galloway

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CONSTRUCTION DOCUMENTS

FALCON MEADOWS AT BENT GRASS FILING NO.

FOR

SHALLENGER COMMUNTIES, LLC

SENT GRASS MEADOWS DRIVE & MERDIAN ROAD

 Project No:
 CLH000021

 Drawn By:
 JDM, BLB

 Checked By:
 BAS, CMWJ

 Date:
 05/17/2024

INTERSECTION DETAIL

C4.1

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