

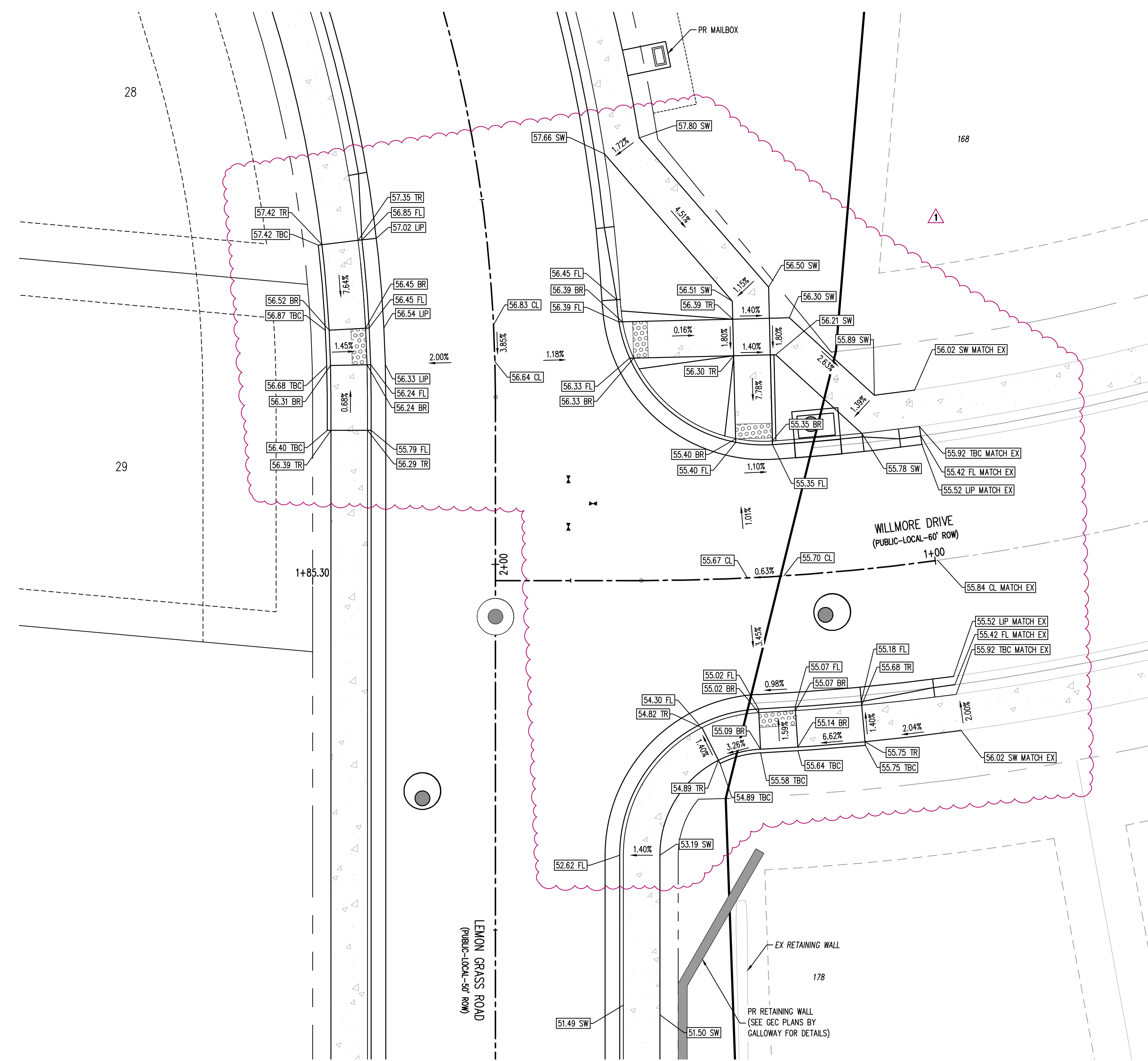
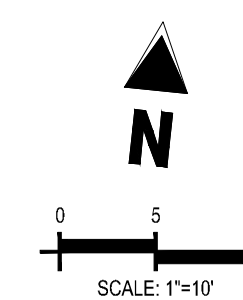
COPYRIGHT
 THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY. AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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

- KEY MAP**
 SCALE: 1"=500'
- LEGEND**
- 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
 - PROPOSED 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 GROUDED BOULDERS
 - PROPOSED LOT #
 - EXISTING LOT #



LEMONGRASS ROAD & WILLMORE DRIVE DETAIL GRADING

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, T13S, R65W AND THE WEST QUARTER CORNER SECTION 1, T13S, R65W IS N007°34'46"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.



#	Date	Issue / Description	Init.
1	11/22/2024	ADA RAMP ADJUSTMENTS	CMWJ

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

INTERSECTION DETAIL