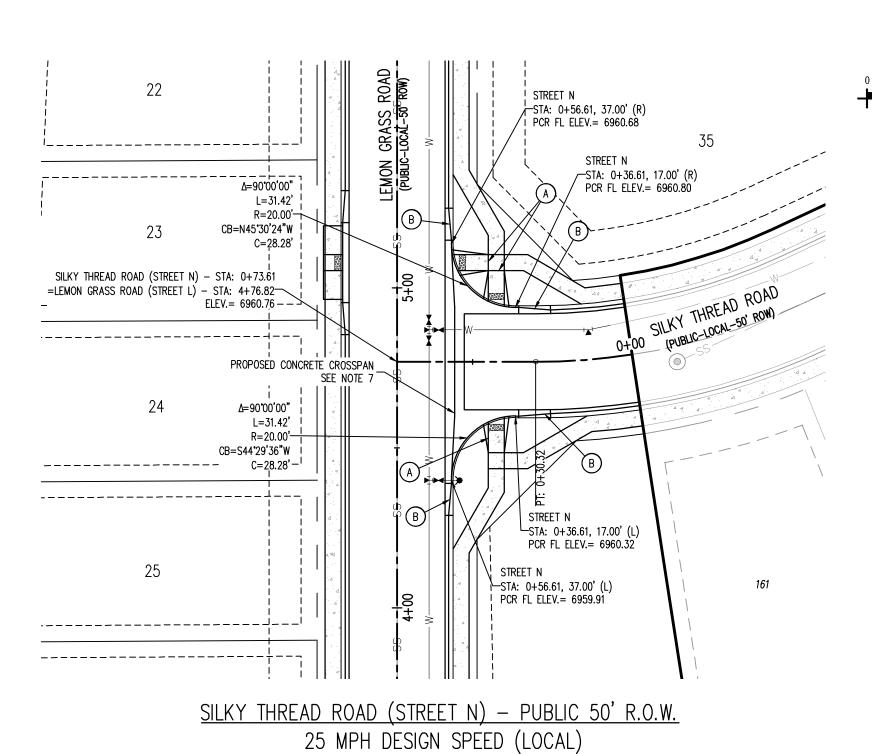
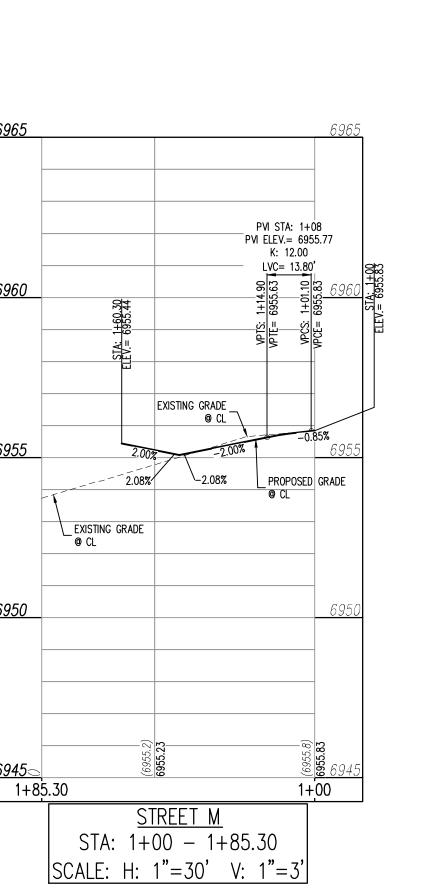
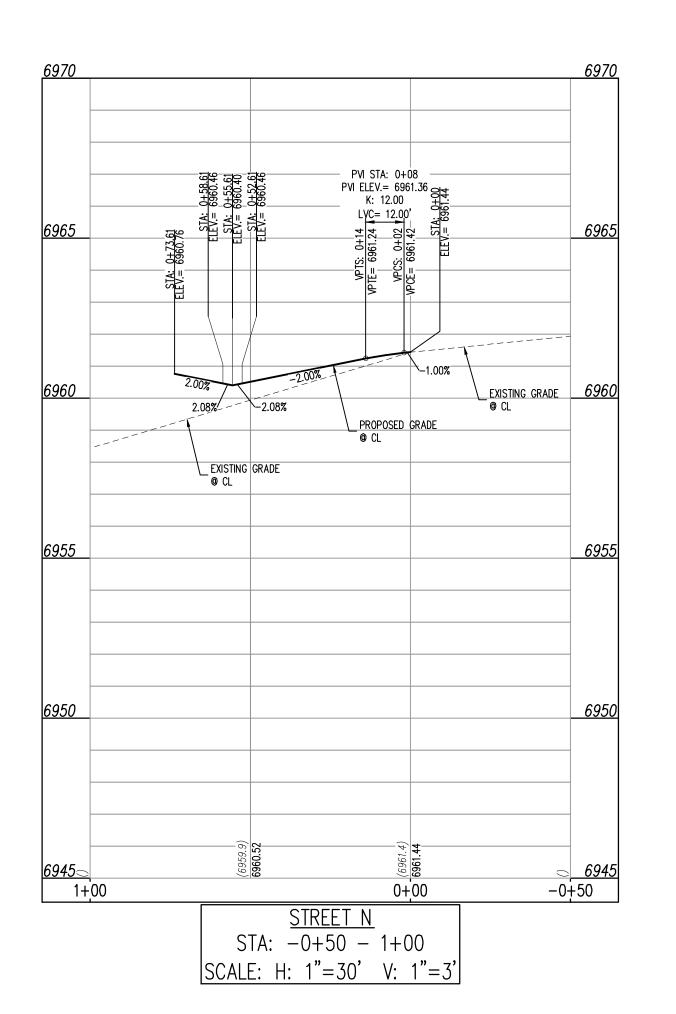
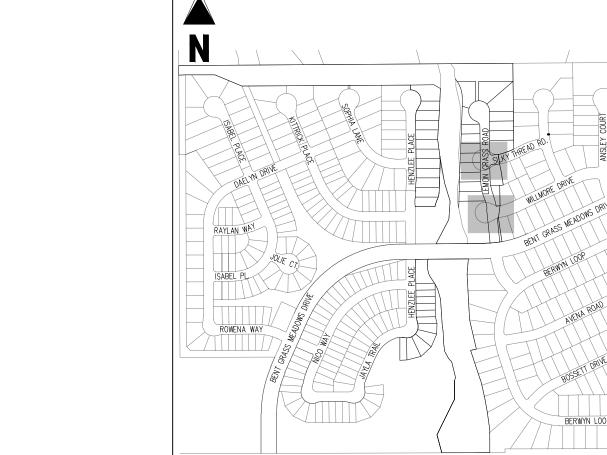


25 MPH DESIGN SPEED (LOCAL)









<u>KEY MAP</u>

LEOEND	SCALE: 1"=500'
LEGEND	EVICTING PROPERTY LINE (PROPOSED PROJECT POLINDARY)
	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
— — W——	EXISTING WATER LINE
W	PROPOSED WATER LINE
— — — SS—	EXISTING SANITARY SEWER LINE
SS	PROPOSED SANITARY SEWER LINE
· · · · ·	EXISTING DRAINAGE FEATURE OUTLINE

PROPOSED SWALE WITH FLOW DIRECTION

EXISTING SWALE WITH FLOW DIRECTION

100-YEAR FEMA FLOODPLAIN PROPOSED CONCRETE PROPOSED GRAVEL PER ECM TABLE D-7 PROPOSED RIP RAP EXISTING CONCRETE PAVING EXISTING GRAVEL PER ECM TABLE D-7 EXISTING 1" TO 2" CRUSHED ROCK EXISTING RIP RAP 113

EXISTING GROUTED BOULDERS PROPOSED LOT # EXISTING LOT # 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 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.

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

LENGTHS OF STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO

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 N00°13'46"W AND MONUMENTED AS SHOWN:

CONSTRUCTION.

BENCHMARK 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

<u>CAUTION - NOTICE TO CONTRACTOR</u>

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

Know what's below. Call before you dig.

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- 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 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 1 UNLESS OTHERWISE NOTED 7. ALL CROSS PANS SHALL CONFORM TO EL PASO COUNTY DETAIL SD2-26
- (A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)
- B) PROPOSED 10' CURB TRANSITION
- C PROPOSED 5' CURB TRANSITION
- D SIGHT DISTANCE LINE
- E PROPOSED RETAINING WALL (SEE GEC PLANS BY GALLOWAY FOR DETAILS)



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THESE PLANS ARE AN INSTRUMENT OF SERVICE

AND ARE THE PROPERTY OF GALLOWAY, AND MAY

NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED

FILING NO. CUMEN-AT BEN-COMMUNTIE CONSTRUCTION DOC FALCON MEADOWS A FOR CHALLENGER COMMI

Date Issue / Description 12/16/2024 ADA RAMP ADJUSTMENTS CMWJ

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

Sheet 8 of 14

ROAD IMPROVEMENT **PLANS**