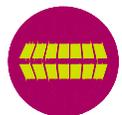


NOT FOR CONSTRUCTION

DISCLAIMER
 THESE PLANS ARE PREPARED BY GALLOWAY ENGINEERING AND ARCHITECTURE, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO OTHER USES OR REPRODUCTIONS ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF GALLOWAY ENGINEERING AND ARCHITECTURE, INC.



THE PRESERVE AT MESA CREEK - SINGLE FAMILY DEVELOPMENT PLAN
 GOODWIN KNIGHT, LLC
 SEC W FLORENCE ST & GRAND VISTA CIR
 COLORADO SPRINGS, CO 80904

#	Date	Issue / Description	By
1	08/08/2024	ISSUED FOR PERMIT	JPM
2	08/08/2024	ISSUED FOR PERMIT	JPM
3	08/08/2024	ISSUED FOR PERMIT	JPM
4	08/08/2024	ISSUED FOR PERMIT	JPM
5	08/08/2024	ISSUED FOR PERMIT	JPM
6	08/08/2024	ISSUED FOR PERMIT	JPM
7	08/08/2024	ISSUED FOR PERMIT	JPM
8	08/08/2024	ISSUED FOR PERMIT	JPM
9	08/08/2024	ISSUED FOR PERMIT	JPM
10	08/08/2024	ISSUED FOR PERMIT	JPM
11	08/08/2024	ISSUED FOR PERMIT	JPM
12	08/08/2024	ISSUED FOR PERMIT	JPM
13	08/08/2024	ISSUED FOR PERMIT	JPM
14	08/08/2024	ISSUED FOR PERMIT	JPM
15	08/08/2024	ISSUED FOR PERMIT	JPM
16	08/08/2024	ISSUED FOR PERMIT	JPM
17	08/08/2024	ISSUED FOR PERMIT	JPM
18	08/08/2024	ISSUED FOR PERMIT	JPM
19	08/08/2024	ISSUED FOR PERMIT	JPM
20	08/08/2024	ISSUED FOR PERMIT	JPM

PRELIMINARY GRADING
 Project No.: 2024000023
 Drawn By: JPM
 Checked By: JPM
 Date: 08/08/2024

C2.3
 Sheet 10 of 35



KEY LAMP SCALE (1"=100')

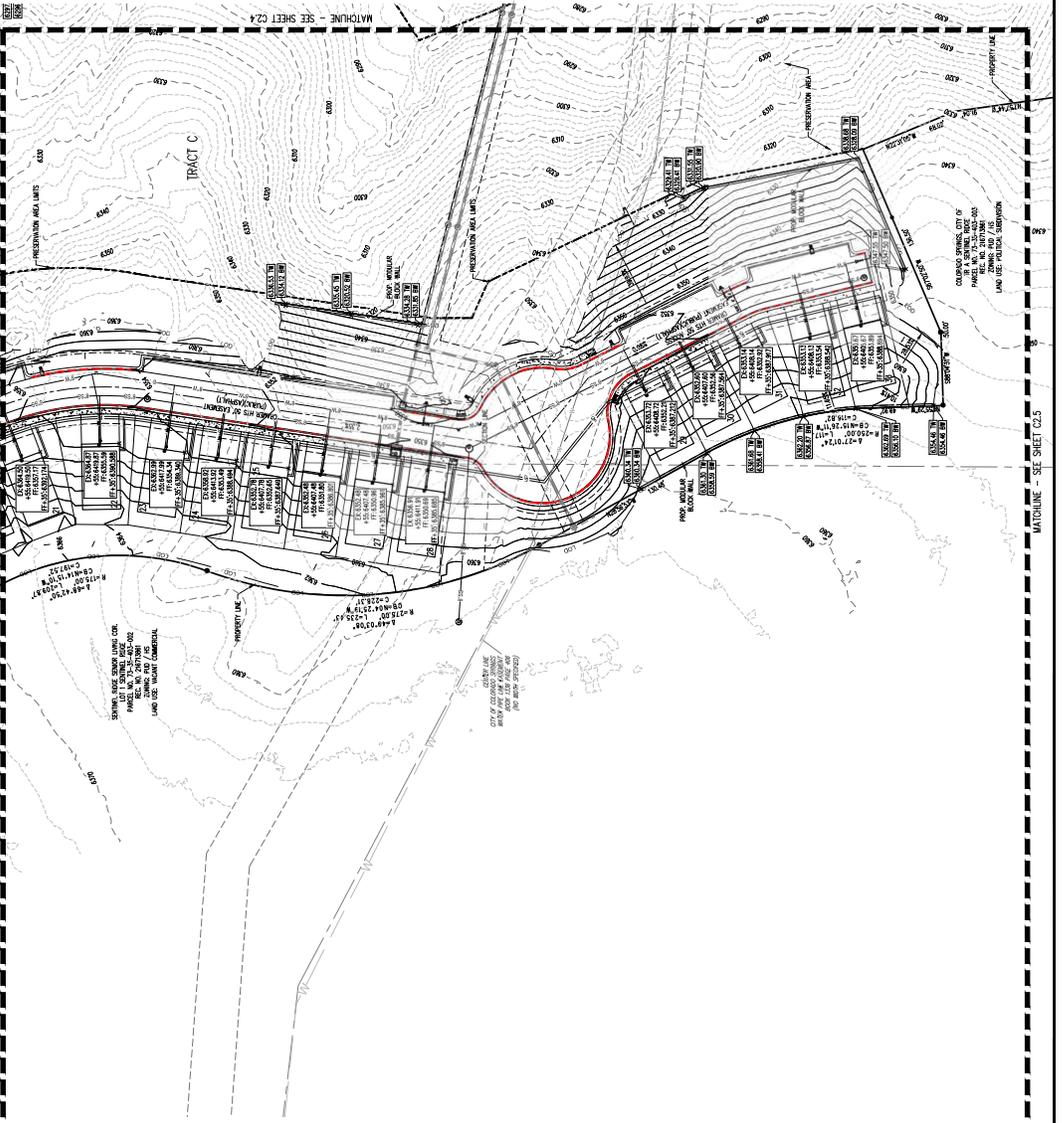
LEGEND

(Symbol)	EXISTING PROPERTY LINE
(Symbol)	EXISTING EASEMENT
(Symbol)	PROPOSED EASEMENT
(Symbol)	EXISTING STORM
(Symbol)	PROPOSED STORM
(Symbol)	EXISTING WATER MAIN
(Symbol)	PROPOSED WATER MAIN
(Symbol)	EXISTING SANITARY SEWER
(Symbol)	PROPOSED SANITARY SEWER
(Symbol)	EXISTING WATER LINE
(Symbol)	PROPOSED WATER LINE
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING TREE CANOPY
(Symbol)	PROPOSED CONCRETE PAVING
(Symbol)	PROPOSED ASPHALT PAVING
(Symbol)	PROPOSED BUILDING FOOTING
(Symbol)	PROPOSED RETAINABLE WALL
(Symbol)	PROPOSED 6" SANDFILL SEWER
(Symbol)	PROPOSED 8" WATER LINE
(Symbol)	PROPOSED SANITARY SERVICE
(Symbol)	PROPOSED WATER SERVICE
(Symbol)	EXISTING STORM SERVICE
(Symbol)	PROPOSED SANITARY STRUCTURES
(Symbol)	PROPOSED GAS SERVICE
(Symbol)	PROPOSED ELECTRIC SERVICE
(Symbol)	EXISTING FIRE HYDRANT
(Symbol)	PROPOSED FIRE HYDRANT
(Symbol)	EXISTING MAJOR CONDUIT
(Symbol)	PROPOSED MAJOR CONDUIT
(Symbol)	EXISTING MINOR CONDUIT
(Symbol)	PROPOSED MINOR CONDUIT
(Symbol)	PROPOSED SLOPE
(Symbol)	TOP OF WALL
(Symbol)	BOTTOM OF WALL
(Symbol)	SPOT GRADE ELEVATION
(Symbol)	LIMITS OF DISTURBANCE
(Symbol)	EXISTING MAJOR CONDUIT PATH

- THE APPURTENANCE ACCESS NOTES**
1. ALL DRIVEWAY SERVICES ARE DESIGNED TO ACCOMMODATE A VEHICLE EXCEEDING WEIGHT OF 8000 LBS.
 2. THE ANGLES OF APPROACH AND DEPARTURE AT ALL INTERSECTIONS OR CHANGES IN GRADE SHALL BE LESS THAN 90 DEGREES.
 3. THE MAXIMUM SLOPE AT ANY DRIVE ACCESS DOES NOT EXCEED 10%.
 4. THE APPURTENANCE SERVICE SHALL HAVE MINIMUMS OF THE FIRE EXTINGUISHER ACCORDANCE AN INCH RANGE OF 30 FT AND AN OUTSIDE RANGE OF 30 FT.

FOR CITY USE:

CITY FILE NUMBER: _____
 MAP NO: 22-00023-0001 & 02 & 03 & 04 & 05 & 06 & 07 & 08 & 09 & 10 & 11 & 12 & 13 & 14 & 15 & 16 & 17 & 18 & 19 & 20 & 21 & 22 & 23 & 24 & 25 & 26 & 27 & 28 & 29 & 30 & 31 & 32 & 33 & 34 & 35



CAUTION - NOTICE TO CONTRACTOR
 ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS AND FIELD SURVEY DATA. CONTRACTORS ARE TO VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. CONTRACTORS ARE TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND THE COLORADO SPRINGS WATER AND SEWER UTILITY DEPARTMENT. CONTRACTORS ARE TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO SPRINGS WATER AND SEWER UTILITY DEPARTMENT. CONTRACTORS ARE TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO SPRINGS WATER AND SEWER UTILITY DEPARTMENT.



City of Colorado Springs
 Water and Sewer Utility Department
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 Colorado Springs, CO 80904
 Phone: 719.594.3000
 Fax: 719.594.3001
 Website: www.csparks.gov