CANYON CREEK RANCH

LOCATED IN THE SW 1/4 OF SECTION 14
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
DRIVEWAY IMPROVEMENT PLANS
COUNTY OF EL PASO, STATE OF COLORADO

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
CANYON CREEK RANCH
11550 PARALLAX HEIGHTS
COLORADO SPRINGS, CO 80908
GREGG CRAWLFIELD
BILL@GUMAN.NET
(719)-633-9700

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BASIS OF BEARINGS

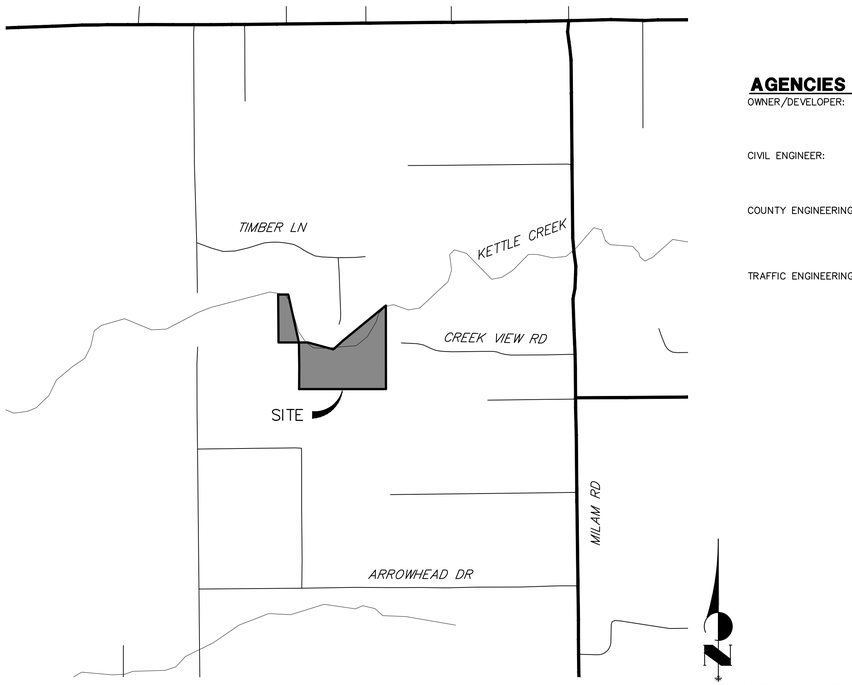
THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 9132" AT THE SOUTH 1/4 CORNER AND A 2-1/2" ALUMINUM CAP STAMPED "LS 9132" AT THE CENTER 1/4 CORNER, SAID LINE BEARING N00°11'44"W AS SHOWN ON THE PLAT OF CATHEDRAL PINES SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 205001738 IN THE RECORDERS OF THE EL PASO COUNTY CLERK AND RECORDER.

BENCHMARKS

1. SITE VERTICAL DATUM NGVD88 FROM PLANS BY LEIGH-WHITEHEAD ELEVATION 7436.65 NO. 4 REBAR 23' NORTH AND 20' EAST OF THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, SAID SECTION CORNER BEING A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PLS 9132" BEING APPROPRIATELY MARKED

2. 1" IRON PIPE AT SOUTHEAST CORNER OF SITE BEING 367'+/- NORTH OF THE INTERSECTION OF PEREGRINE WAY AND WINSLOW DRIVE AND 30' WESTERLY OF THE CENTERLINE OF WINSLOW DRIVE ELEVATION = 7347.65

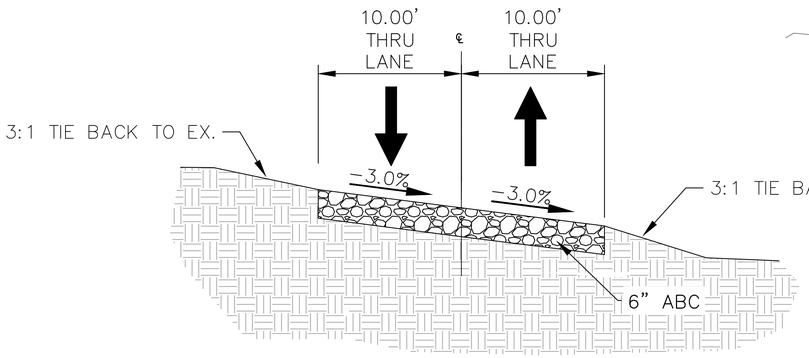
3. THE NORTHWEST CORNER OF AN AREA INLET BEING EASTERLY OF WINSLOW DRIVE AND BEING 900' +/- NORTH OF THE INTERSECTION OF PEREGRINE WAY AND WINSLOW DRIVE ELEVATION = 7347.47



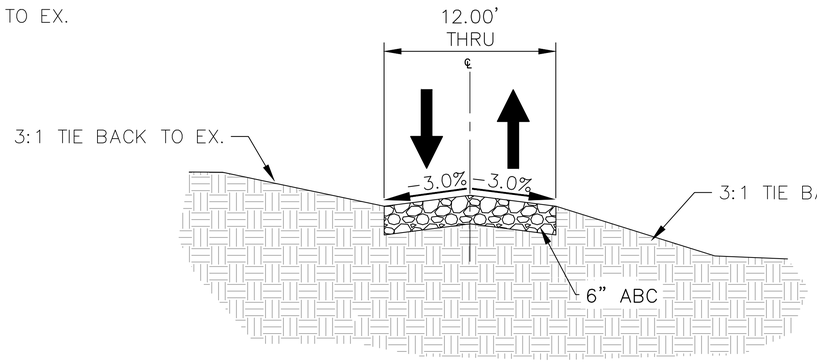
AGENCIES

OWNER/DEVELOPER:	VILLAGREE LUXURY HOMES 11550 PARALLAX HEIGHTS COLORADO SPRINGS, CO 80908 GREGG CAWLFIELD	FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 BRYAN LAW P.E. (303) 267-6254	GAS DEPARTMENT:	BLACK HILLS ENERGY 7080 ALEGRE STREET FOUNTAIN, CO 80817 (719) 393-6625
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 CHARLENE DURHAM, P.E. (719) 520-7951	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460	COMMUNICATIONS:	U.S. WEST COMMUNICATIONS (LOCATORS) (800) 922-1987

SHEET INDEX:



TYPICAL PRIVATE ENTRY DRIVEWAY
SCALE: 1" = 5'



TYPICAL SECTION A-1 AND A-2
SCALE: 1" = 5'

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

PCD FILE NO. SF-2440

OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

BILL GUMAN — DATE

CANYON CREEK DEVELOPMENT
731 NORTH WEBER STREET, STE 10
COLORADO SPRINGS, CO 80903

EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA PALMER, P.E. — DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLAN AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

COLORADO REGISTERED BRYAN T. LAW 25043 PROFESSIONAL ENGINEER

BRYAN T. LAW, P.E. — DATE
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

No.	REVISION	BY	DATE

H-SCALE 1"=1000' | V-SCALE N/A | DATE 04/22/26
DESIGNED BY DSG | DRAWN BY DSG | CHECKED BY

CANYON CREEK RANCH
COVER SHEET

SHEET 1 OF 5
JOB NO. 25322.00

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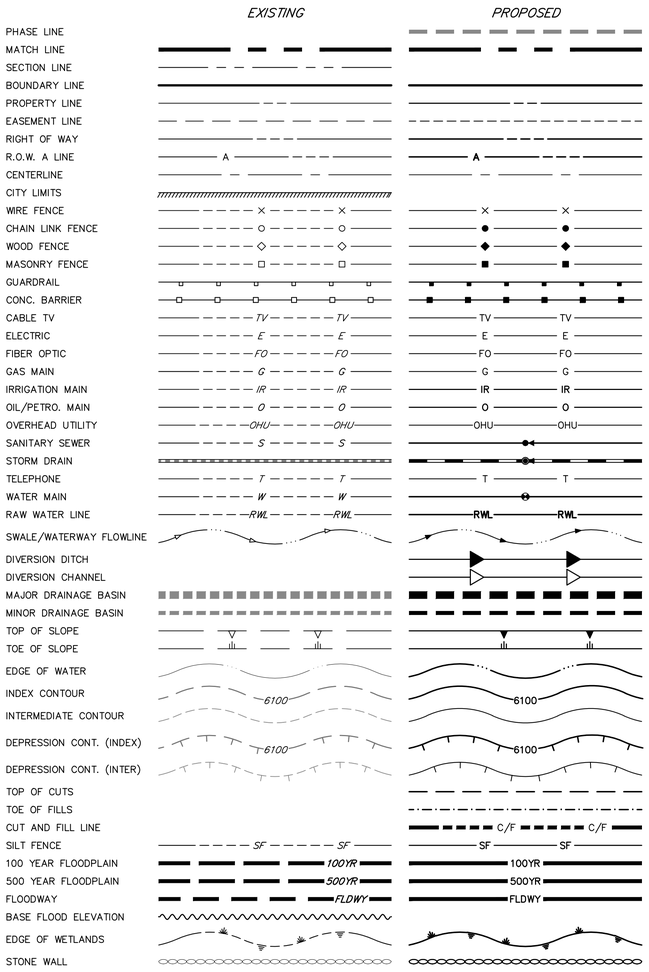
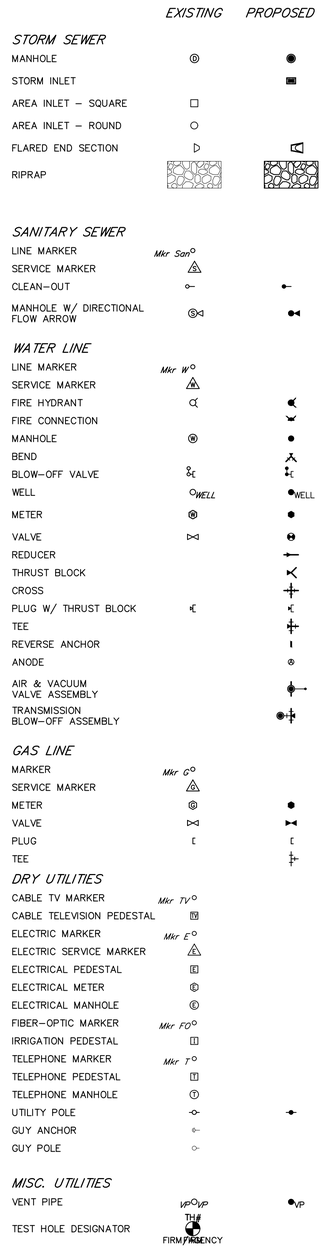
LAYER LINETYPE LEGEND



UTILITIES LEGEND



STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).

3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   - 3.1. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   - 3.2. CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   - 3.3. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
   - 3.4. CDOT M&S STANDARDS

4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSIONS OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE EINGEER9NG CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER–THE–FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

6. CONTRACTOR SHALL SCHEDULE A PRE–CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS–ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.

8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.

9. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.

10. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

11. SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.

12. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.

13. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT–OF–WAY AND SPECIAL TRANSPORT PERMITS.

14. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWENER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF–SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

GENERAL CONSTRUCTION NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.

2. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.

3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.

4. ALL BACKFILL, SUB–BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.

5. ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP)..

6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K – 1.2C.

7. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.

8. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.

SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE 'D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER–LOWER CASE LETTERING ON 8" BLANK AND NON–LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER–LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI–LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER–LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON–RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S–614–8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S–627–1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S–627–1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON–LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S–627–1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520–6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

Know what's **below.**
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

COLORADO REGISTERED BRYAN T. LAW 25043 PROFESSIONAL ENGINEER

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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No.	REVISION	BY	DATE

H–SCALE	N/A
V–SCALE	N/A
DATE	04/22/26
DESIGNED BY	DSG
DRAWN BY	DSG
CHECKED BY	

CANYON CREEK RANCH

LEGEND AND GENERAL NOTES

SHEET 2 OF 5

JOB NO. 25322.00

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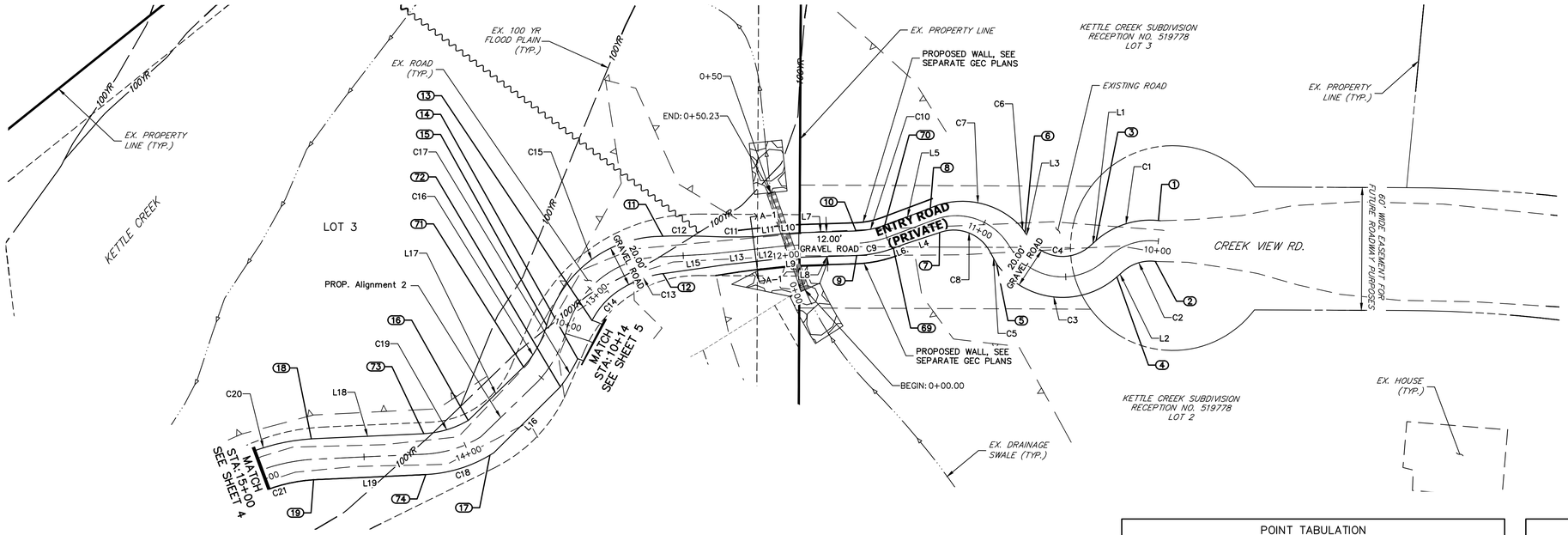
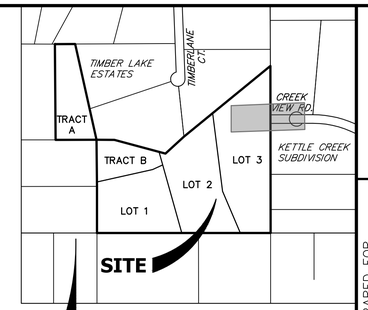
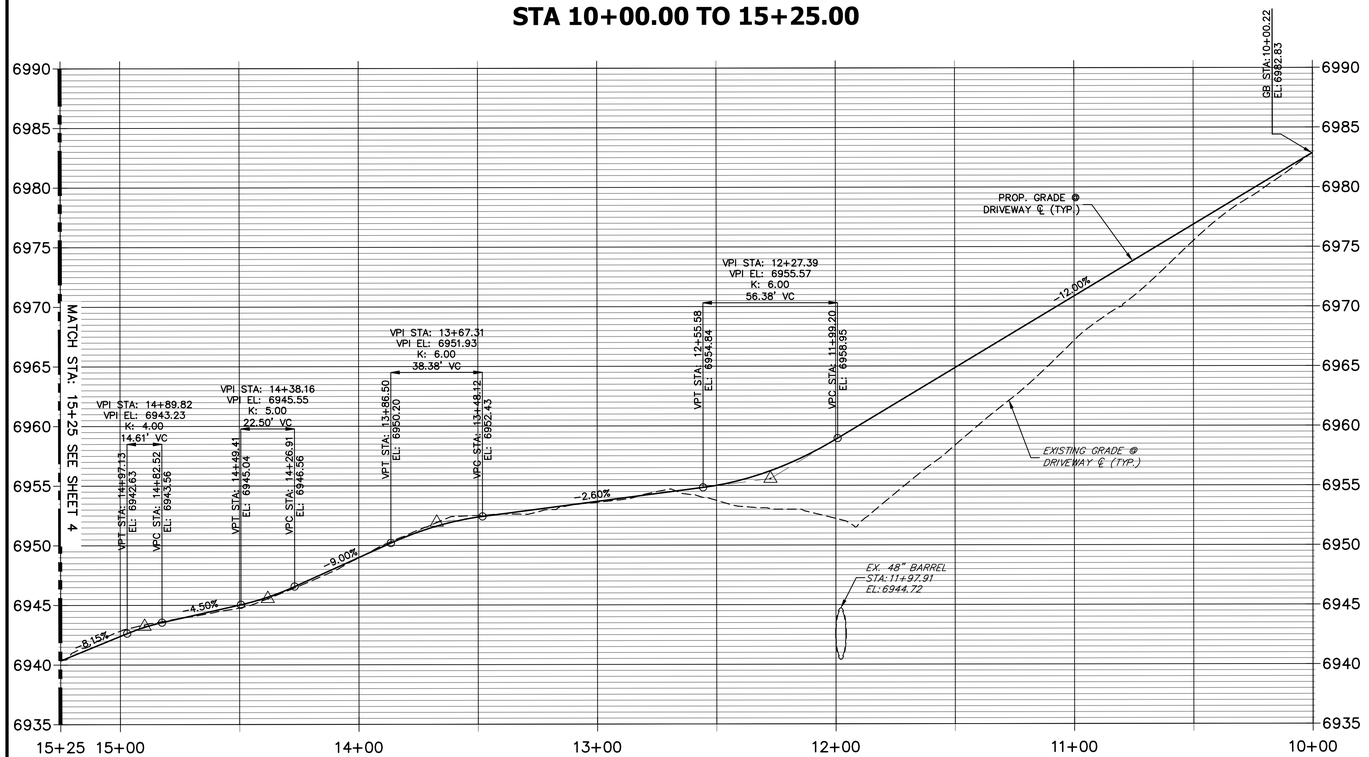




KEY MAP
SCALE: 1"=500'

ALIGNMENT 2 PROFILE (A)
STA 10+00.00 TO 15+25.00



POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	10+00.98	10.00' (RT)	Alignment 2	6982.43	TIE INTO EX
2	10+00.23	10.00' (LT)	Alignment 2	6983.17	TIE INTO EX.
3	10+25.66	10.00' (RT)	Alignment 2	6979.48	PRC
4	10+29.78	10.00' (LT)	Alignment 2	6979.58	PRC
5	10+79.75	10.00' (LT)	Alignment 2	6973.59	BEGIN 10:1 TAPER/PRC
6	10+84.28	10.00' (RT)	Alignment 2	6972.45	BEGIN 10:1 TAPER/PRC
7	11+24.99	6.75' (LT)	Alignment 2	6967.66	PT
8	11+24.99	6.00' (RT)	Alignment 2	6967.68	PT
9	11+65.18	6.00' (LT)	Alignment 2	6962.86	PT
10	11+65.18	6.00' (RT)	Alignment 2	6962.86	PT
11	12+59.43	10.00' (RT)	Alignment 2	6954.44	END 10:1 TAPER/PC
12	12+60.13	8.26' (LT)	Alignment 2	6954.47	END 10:1 TAPER/PC
13	13+13.62	10.00' (LT)	Alignment 2	6953.62	PI
14	13+33.94	10.00' (LT)	Alignment 2	6953.10	PI
15	13+23.77	10.00' (RT)	Alignment 2	6952.76	PRC
16	13+90.22	10.00' (RT)	Alignment 2	6949.46	PC
17	13+92.14	10.00' (LT)	Alignment 2	6949.92	PC
18	14+75.23	10.00' (RT)	Alignment 2	6943.58	PC
19	14+75.14	10.00' (LT)	Alignment 2	6944.18	PC
69	11+48.81	6.00' (LT)	Alignment 2	6964.82	PC
70	11+48.81	6.00' (RT)	Alignment 2	6964.82	PC
71	13+52.65	10.00' (RT)	Alignment 2	6952.00	PT
72	13+47.74	10.00' (LT)	Alignment 2	6952.74	PT
73	14+20.30	10.00' (RT)	Alignment 2	6946.86	PT
74	14+20.30	10.00' (LT)	Alignment 2	6947.46	PT

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	48°19'13"	40.00'	33.73'
C2	49°56'28"	20.12'	17.54'
C3	95°25'54"	40.00'	66.62'
C4	98°35'15"	20.00'	34.41'
C5	3°35'50"	93.71'	5.88'
C6	9°39'35"	25.50'	4.30'
C7	69°23'05"	39.16'	47.43'
C8	84°03'16"	20.08'	29.46'
C9	18°46'04"	56.00'	18.34'
C10	18°46'04"	44.00'	14.41'
C11	4°13'48"	340.47'	25.14'
C12	5°24'14"	266.54'	25.14'
C13	22°18'56"	50.16'	19.53'
C14	34°53'53"	38.64'	23.54'
C15	70°39'02"	58.64'	72.31'
C16	26°00'46"	51.71'	23.48'
C17	12°50'30"	71.71'	16.07'
C18	30°01'20"	67.06'	35.14'
C19	27°48'18"	47.06'	22.84'
C20	32°59'46"	98.83'	56.92'
C21	26°06'39"	78.83'	35.93'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N48°12'25"E	4.12'
L2	N48°12'25"E	4.12'
L3	S33°12'19"E	2.87'
L4	N71°27'13"E	17.80'
L5	N69°01'48"E	23.81'
L7	N87°47'52"E	28.82'
L8	N87°47'52"E	28.82'
L9	N85°33'00"E	7.37'
L10	N85°33'00"E	8.32'
L11	N83°18'07"E	11.60'
L12	N83°18'07"E	16.13'
L13	N83°24'57"E	12.13'
L15	N81°28'05"E	30.69'
L16	S44°53'01"W	45.98'
L17	N45°33'22"E	37.57'
L18	N86°58'25"E	55.01'
L19	S86°58'25"W	54.84'

30 15 0 30 60

HORIZONTAL
ORIGINAL SCALE: 1" = 30'

VERTICAL
ORIGINAL SCALE: 1" = 6'

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

COLORADO REGISTERED BRYAN T. LAW 25043 PROFESSIONAL ENGINEER

BRYAN T. LAW, P.E. — DATE
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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COLORADO SPRINGS, CO 80908
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No.	REVISION	BY	DATE

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V-SCALE	1"=6'
DATE	04/22/26
DESIGNED BY	DSG
DRAWN BY	DSG
CHECKED BY	

CANYON CREEK RANCH

DRIVEWAY IMPROVEMENT PLAN

SHEET 3 OF 5

JOB NO. 25322.00

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C22	21°52'23"	95.75'	36.55'
C23	18°54'09"	127.49'	42.06'
C24	5°38'25"	117.82'	11.60'
C25	6°35'34"	133.80'	15.40'
C26	26°07'49"	62.83'	28.66'
C27	26°16'03"	71.02'	32.56'
C28	3°02'49"	84.72'	4.51'
C29	35°20'19"	134.77'	83.12'
C30	35°20'19"	114.77'	70.79'
C31	70°11'37"	23.00'	28.18'
C32	70°02'52"	43.00'	52.57'
C33	36°44'01"	68.40'	43.86'
C34	36°44'01"	88.40'	56.68'
C35	59°14'22"	49.21'	50.88'
C36	59°45'14"	69.21'	72.18'
C37	23°31'47"	30.00'	12.32'
C38	23°31'47"	50.00'	20.53'
C39	20°35'46"	100.00'	35.95'
C40	258°33'04"	50.00'	225.63'
C41	57°57'19"	100.00'	101.15'

30 15 0 30 60

HORIZONTAL
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VERTICAL
ORIGINAL SCALE: 1" = 6'

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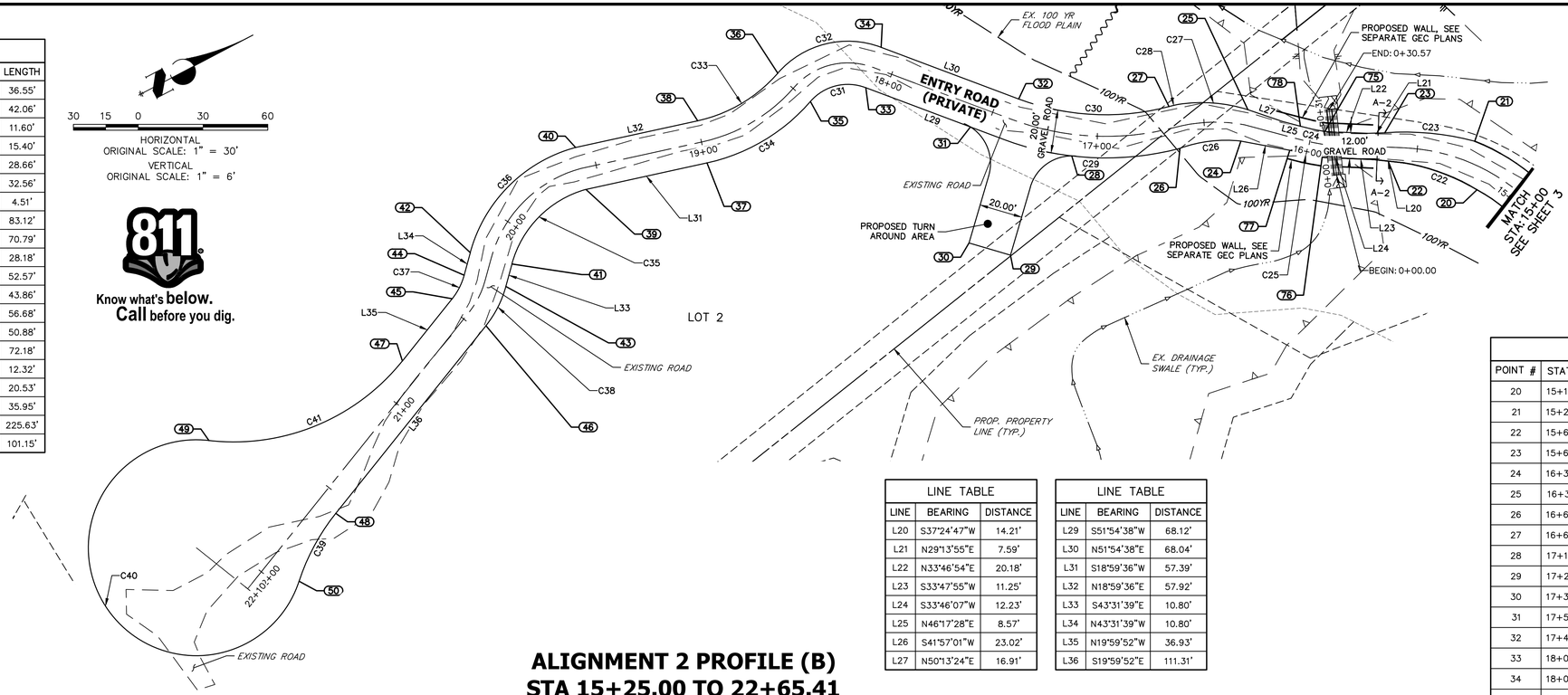
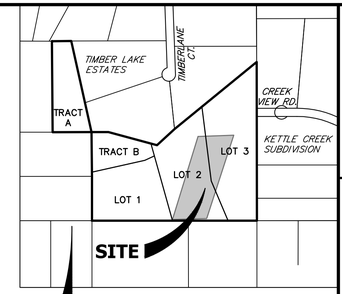




KEY MAP
SCALE: 1"=500'

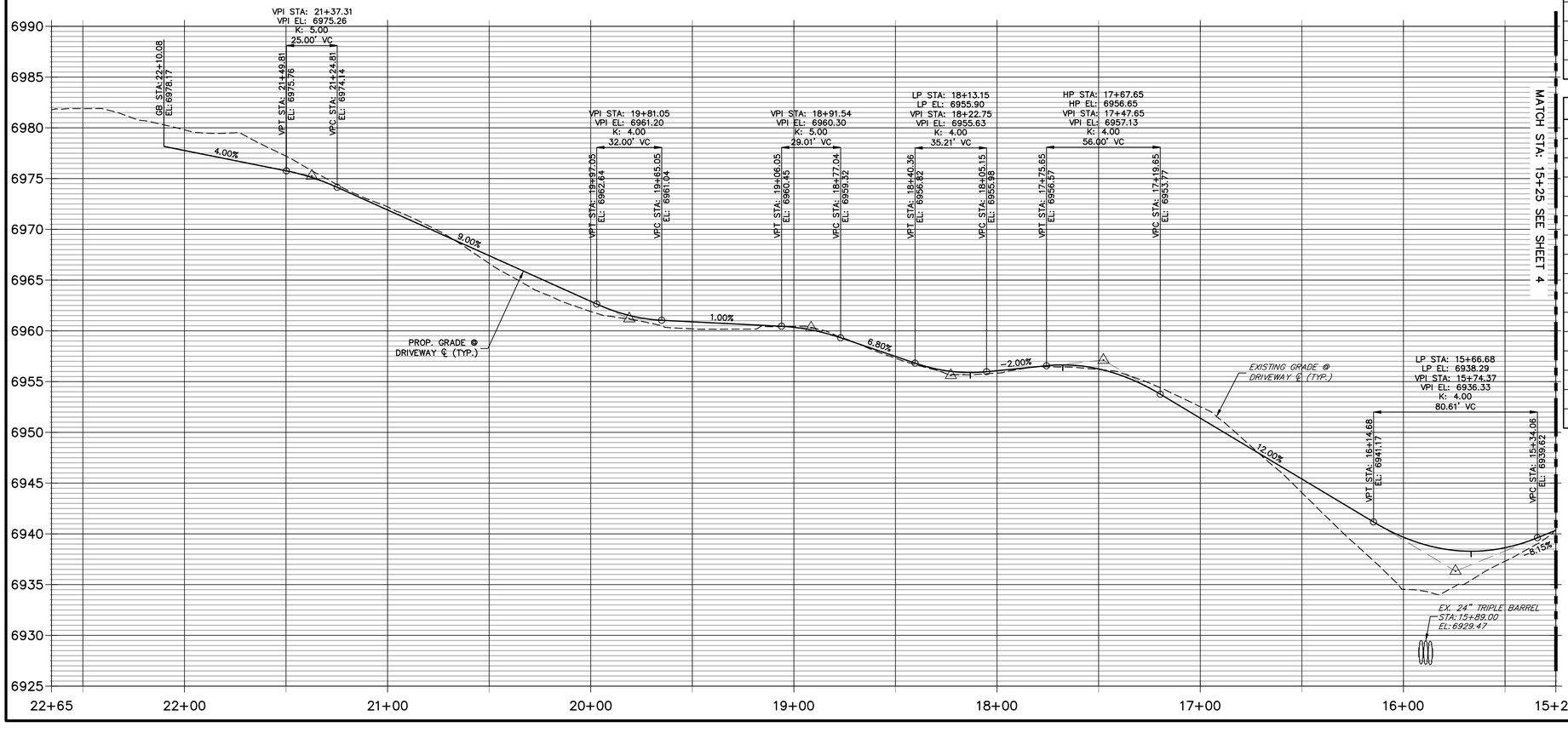
LINE TABLE		
LINE	BEARING	DISTANCE
L20	S37°24'47"W	14.21'
L21	N29°13'55"E	7.59'
L22	N33°46'54"E	20.18'
L23	S33°47'55"W	11.25'
L24	S33°46'07"W	12.23'
L25	N46°17'28"E	8.57'
L26	S41°57'01"W	23.02'
L27	N50°13'24"E	16.91'

LINE TABLE		
LINE	BEARING	DISTANCE
L29	S51°54'38"W	68.12'
L30	N51°54'38"E	68.04'
L31	S18°59'36"W	57.39'
L32	N18°59'36"E	57.92'
L33	S43°31'39"E	10.80'
L34	N43°31'39"W	10.80'
L35	N19°59'52"W	36.93'
L36	S19°59'52"E	111.31'

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
20	15+15.80	10.00' (LT)	Alignment 2	6941.41	BEGIN 10:1 TAPER/PCC
21	15+26.30	10.00' (RT)	Alignment 2	6939.95	BEGIN 10:1 TAPER/PCC
22	15+63.26	6.46' (LT)	Alignment 2	6938.12	PT
23	15+65.38	6.59' (RT)	Alignment 2	6938.10	PT
24	16+30.87	7.74' (LT)	Alignment 2	6942.88	PCC
25	16+31.19	7.16' (RT)	Alignment 2	6942.94	PCC
26	16+63.92	10.00' (LT)	Alignment 2	6947.38	END 10:1 TAPER/PRC
27	16+63.92	10.00' (RT)	Alignment 2	6946.84	END 10:1 TAPER/PRC
28	17+10.69	10.00' (LT)	Alignment 2	6952.99	PC
29	17+26.12	60.35' (LT)	Alignment 2	6957.07	PI
30	17+39.60	60.56' (LT)	Alignment 2	6957.67	PI
31	17+57.29	10.00' (LT)	Alignment 2	6956.80	PT
32	17+40.87	10.00' (RT)	Alignment 2	6955.45	PT
33	18+08.95	10.00' (LT)	Alignment 2	6956.22	PC
34	18+08.98	10.00' (RT)	Alignment 2	6955.62	PC
35	18+49.33	10.00' (LT)	Alignment 2	6957.73	PRC
36	18+49.33	10.00' (RT)	Alignment 2	6957.13	PRC
37	18+99.59	10.00' (LT)	Alignment 2	6960.64	PT
38	18+99.59	10.00' (RT)	Alignment 2	6960.04	PT
39	19+57.56	10.00' (LT)	Alignment 2	6961.26	PC

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
40	19+57.26	10.00' (RT)	Alignment 2	6960.66	PC
41	20+18.78	10.00' (LT)	Alignment 2	6964.89	PT
42	20+18.78	10.00' (RT)	Alignment 2	6964.29	PT
43	20+29.57	10.00' (LT)	Alignment 2	6965.87	PC
44	20+29.57	10.00' (RT)	Alignment 2	6965.27	PC
45	20+46.00	10.00' (RT)	Alignment 2	6966.75	PT
46	20+46.00	10.00' (LT)	Alignment 2	6967.35	PT
47	20+82.94	10.00' (RT)	Alignment 2	6970.07	PC
48	21+57.31	10.00' (LT)	Alignment 2	6976.36	PC
49	21+67.70	56.94' (RT)	Alignment 2	6975.17	PRC
50	21+92.49	16.39' (LT)	Alignment 2	6977.96	PRC
75	15+93.12	6.00' (RT)	Alignment 2	6939.01	PC
76	15+93.48	6.01' (LT)	Alignment 2	6939.01	PC
77	16+07.91	6.00' (LT)	Alignment 2	6940.24	PT
78	16+06.03	6.00' (RT)	Alignment 2	6940.05	PT

ALIGNMENT 2 PROFILE (B)
STA 15+25.00 TO 22+65.41



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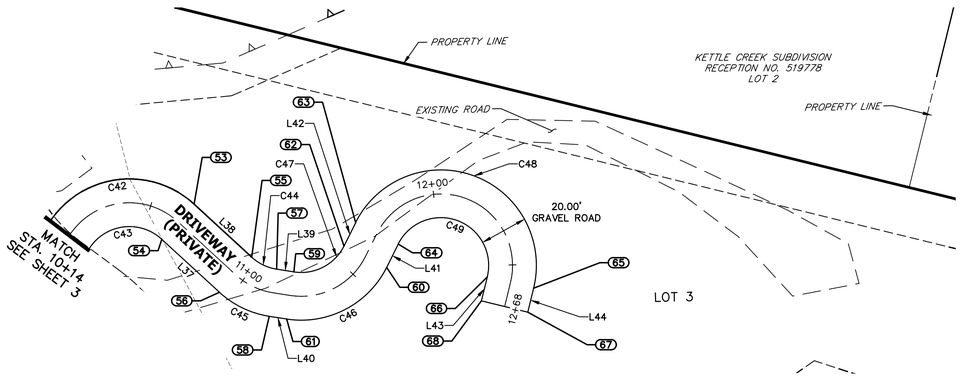
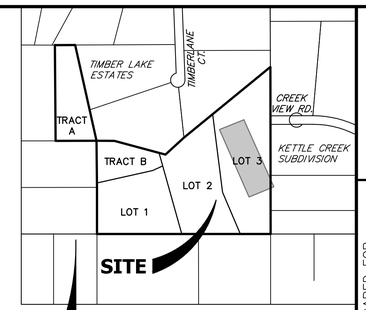
CANYON CREEK RANCH

DRIVEWAY IMPROVEMENT PLAN

SHEET 4 OF 5

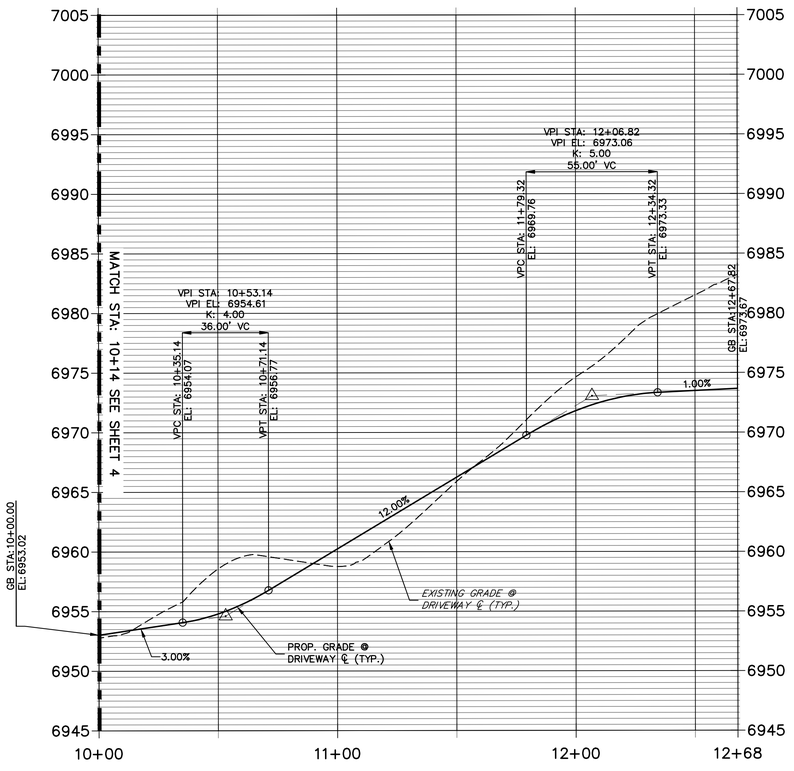
JOB NO. 25322.00





KEY MAP
SCALE: 1"=500'

ALIGNMENT 1 PROFILE
STA 10+00.00 TO 12+67.82



POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
53	10+63.31	10.00' (LT)	Alignment 1	6956.21	PT
54	10+63.33	10.00' (RT)	Alignment 1	6955.62	PT
55	10+96.14	10.00' (LT)	Alignment 1	6960.07	PC
56	10+96.14	10.00' (RT)	Alignment 1	6959.47	PC
57	11+13.79	10.00' (LT)	Alignment 1	6962.19	PT
58	11+13.79	10.00' (RT)	Alignment 1	6961.59	PT
59	11+21.13	10.00' (LT)	Alignment 1	6963.07	PC
60	11+58.99	10.00' (RT)	Alignment 1	6967.02	PT
61	11+21.13	10.00' (RT)	Alignment 1	6962.47	PC
62	11+58.99	10.00' (LT)	Alignment 1	6967.62	PT
63	11+69.91	10.00' (LT)	Alignment 1	6968.93	PC
64	11+69.91	10.00' (RT)	Alignment 1	6968.33	PC
65	12+57.44	10.00' (LT)	Alignment 1	6973.86	PT
66	12+57.44	10.00' (RT)	Alignment 1	6973.26	PT
67	12+67.82	10.00' (LT)	Alignment 1	6973.97	TIE INTO EX.
68	12+67.82	10.00' (RT)	Alignment 1	6973.37	TIE INTO EX.

LINE TABLE		
LINE	BEARING	DISTANCE
L37	N28°42'19"E	32.82'
L38	N28°42'19"E	32.80'
L39	N05°00'12"W	7.34'
L40	N05°00'12"W	7.34'
L41	N77°18'24"W	10.92'
L42	N77°18'24"W	10.92'
L43	N89°51'40"E	10.38'
L44	N89°51'40"E	10.38'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C42	101°11'54"	39.98'	70.62'
C43	103°58'46"	19.98'	36.26'
C44	33°42'31"	20.00'	11.77'
C45	33°42'31"	40.00'	23.53'
C46	72°18'12"	40.00'	50.48'
C47	72°18'12"	20.00'	25.24'
C48	167°10'04"	40.00'	116.71'
C49	167°10'04"	20.00'	58.35'

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CANYON CREEK RANCH

DRIVEWAY IMPROVEMENT PLAN

SHEET 5 OF 5

JOB NO. 25322.00

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