



GRANDWOOD RANCH

EL PASO COUNTY, CO

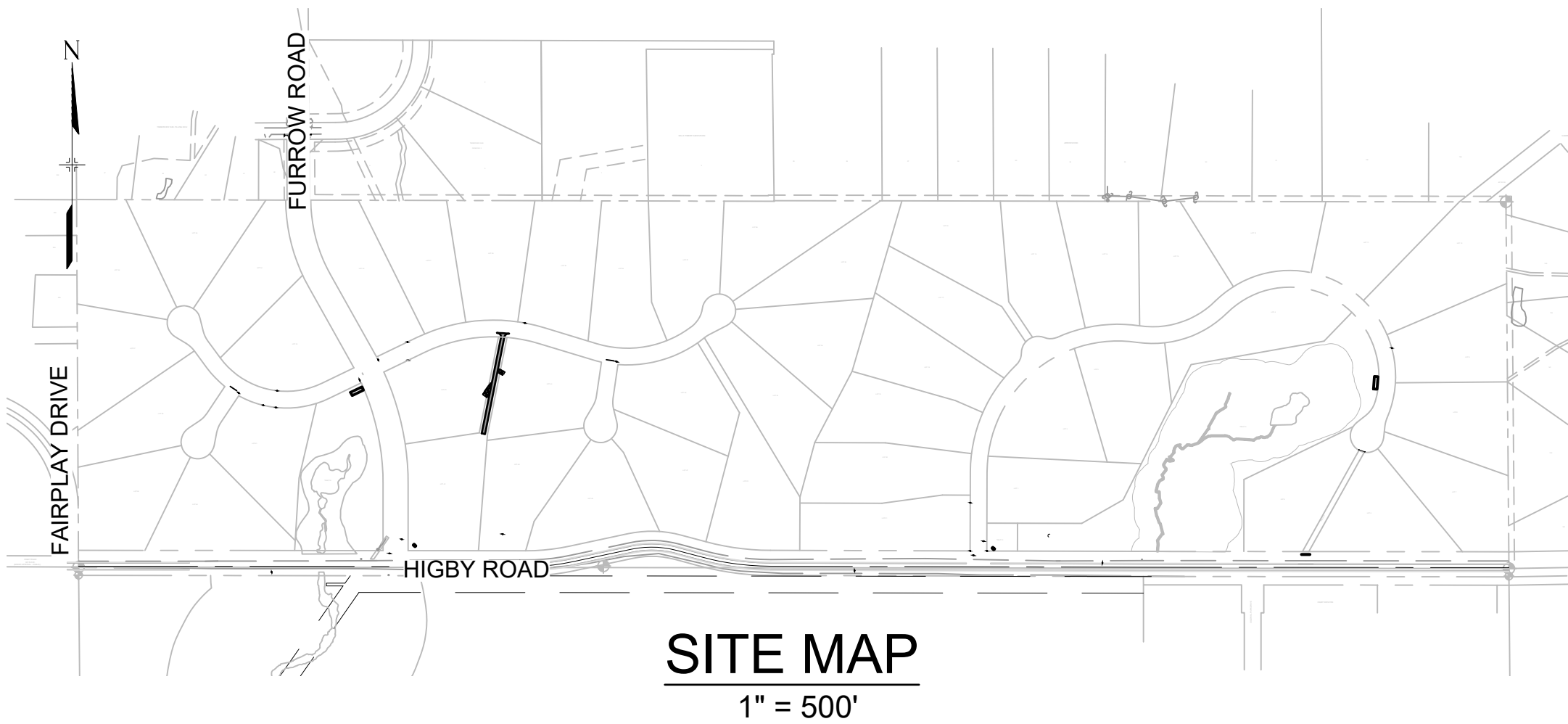
ROAD AND STORM PLANS

FEBRUARY, 2021

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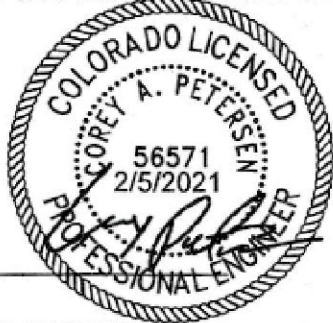
AGENCIES

SERVICE	ENTITY	P.O.C.
DEVELOPER:	SYLVAN VISTA, INC. 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, COLORADO 80921	WILLIAM F. HEREBIC II (719) 651-9152
CIVIL ENGINEER:	MATRIX DESIGN GROUP, INC. 2435 RESEARCH PKWY, SUITE 300 COLORADO SPRINGS, COLORADO 80920	COREY PETERSEN (719) 575-0100
EPC INSPECTIONS:	EPC PLANNING AND COMMUNITY DEVELOPMENT SERVICES 2880 INTERNATIONAL CIR, SUITE 110 COLORADO SPRINGS, COLORADO 80903	BRAD WALTERS (719) 520-6300
EPC STORMWATER TEAM:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DR. COLORADO SPRINGS, COLORADO 80922	GLEN REESE (719) 675-2654
GAS:	BLACK HILLS ENERGY 105 SOUTH VICTORIA AVENUE PUEBLO, COLORADO 81003	(888) 890-5554
ELECTRIC:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN RD. PEYTON, COLORADO, 80831	CATHY HANSEA-LEE (719) 495-2283
TELEPHONE COMPANY:	XFENITY/COMCAST 6850 S TUSCON ENGLEWOOD, CO 80112	STEVEN CREIGHTON (720) 854-5745
	FORCE BROADBAND 18410 APPALOOSA RD. MONUMENT, CO 80132	GEOFF CANNON (719) 896-2120
FIRE DEPARTMENT:	TRI-LAKES MONUMENT FIRE RESCUE 16055 OLD FOREST PT, SUITE 103 MONUMENT, COLORADO, 80132	JAMEY BUMGARNER (719) 484-0911



ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERION ESTABLISHED BY THE COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSE FOR WHICH THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.



By: _____ Date: _____

COREY A. PETERSEN, PE #56571
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

EL PASO COUNTY:

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.

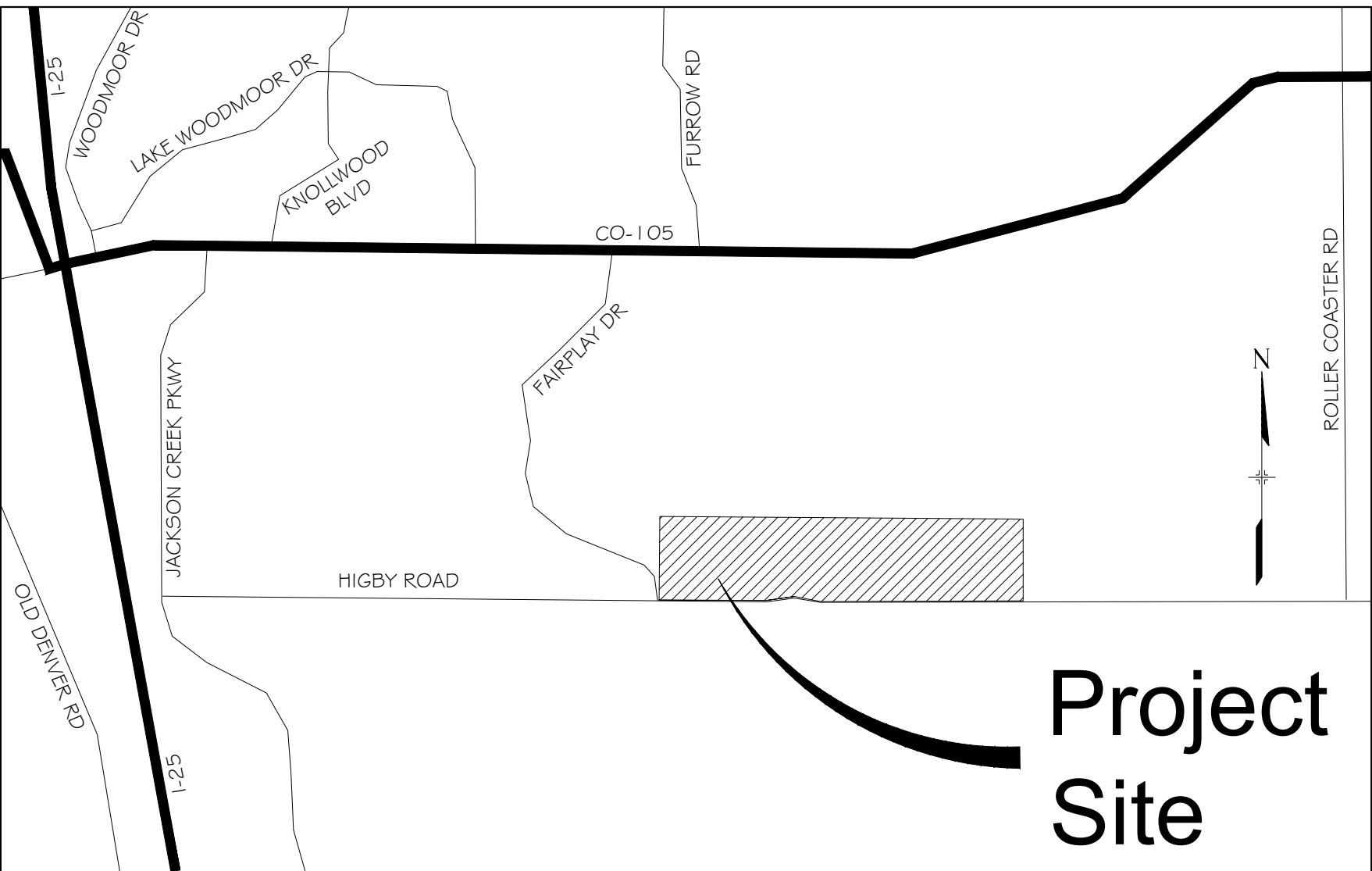
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

APPROVED Engineering Department

JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

04/16/2021 9:16:57 AM
dsdnijkamp

EPC Planning & Community
Development Department



VICINITY MAP
N.T.S.

OWNER/DEVELOPER STATEMENT:

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

William F. Herbic II
WILLIAM F. HEREBIC II
SYLVAN VISTA, INC.

14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

DATE

2-5-21

BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

OWNER:
SYLVAN VISTA, INC.
WILLIAM F. HEREBIC II,
MANAGER
14160 GLENEAGLE DRIVE,
COLORADO SPRINGS, CO 80921

PREPARED BY:



SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.
DRAWN BY:	CAP	HORIZ.	N/A		
CHECKED BY:	NMS	VERT.	N/A		
			SHEET	1 OF 40	TS01

REFERENCE DRAWINGS	ENGINEERING RECORD DRAWINGS
X-1105-PR-SITE X-Title-Plan & Profile	THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.
	<i>Corey Petersen</i> Date: 2/17/23 COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
	FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\TS01.dwg CTB FILE: PLOT DATE: June 9, 2025 1:32:44 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL, REVISED 12-13-2016 AND CDOT STANDARD SPECIFICATIONS, LATEST REVISION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
3. NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE FIELD ENGINEER.
4. SUBMITTALS SHALL BE MADE FOR ALL MATERIALS TO BE INCORPORATED INTO THE PROJECT.
5. UTILITY LINES AS SHOWN ON THE PLAN SHEETS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND PROTECTION OF ALL UTILITIES IN PLACE.
6. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 TWO BUSINESS DAYS IN ADVANCE OF ANY EXCAVATION OR GRADING.
7. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITY AND STRUCTURES AFFECTED BY THE WORK AND ANY DAMAGE SHALL BE REPAIRED AND RESTORED TO THE SATISFACTION OF THE RESPECTIVE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL UTILITY RELOCATIONS AS NECESSARY. THE COUNTY ENGINEERING INSPECTIONS, UTILITY DEPARTMENTS AND UTILITY OWNERS SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WHERE THESE UTILITIES MAY BE AFFECTED.
8. IN SOME OF THE PROPOSED AREAS OF CONSTRUCTION EXISTING UNDERGROUND TELEPHONE, FIBER AND CABLE TELEVISION FACILITIES MAY BE LOCATED IN CLOSE PROXIMITY TO THE WORK. THE CONTRACTOR MAY, IF NECESSARY, TEMPORARILY DISPLACE THE CABLES DURING CONSTRUCTION AND REINSTALL THEM IN ACCORDANCE WITH THE APPROPRIATE TELEPHONE, FIBER OR CABLE COMPANY'S GUIDELINES. COORDINATION WITH BOTH THE TELEPHONE AND CABLE TELEVISION COMPANY IS REQUIRED TO BE DONE BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL OBTAIN AN APPROVED TRAFFIC CONTROL PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
10. THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS THEMSELVES OF THE CONDITIONS TO BE ENCOUNTERED DURING THE CONSTRUCTION.
11. THE CONTRACTOR SHALL LIMIT ALL WORK AND STORAGE AREAS TO THE PUBLIC RIGHT-OF-WAYS AND EASEMENTS. USE OF ANY PRIVATE AREAS FOR THIS PROJECT BY THE CONTRACTOR MUST BE APPROVED IN WRITING BY THE PROPERTY OWNER WITH A COPY OF THIS APPROVAL PROVIDED TO THE FIELD ENGINEER PRIOR TO USAGE.
12. ALL CONSTRUCTION IS TO INCLUDE COMPACTION AND FINISH GRADING IN THE UNIT PRICE RELATED WORK ITEM.
13. ALL WORK SHALL BE DONE TO THE LINES, GRADES, SECTIONS, AND ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED OR APPROVED BY THE FIELD ENGINEER.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY EL PASO COUNTY AND THE FIELD ENGINEER.
15. THE FIELD ENGINEER SHALL BE NOTIFIED WITHIN 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
16. PAYMENT, DIMENSIONS AND RADII ARE SHOWN TO THE LIP OF CURB UNLESS OTHERWISE NOTED.
17. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AND/OR TOES OF SLOPE AS SHOWN ON THE PLANS. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT HIS/HER OWN EXPENSE.
18. THE CONTRACTOR SHALL CLOSELY MONITOR ACCESS FOR HEAVY CONSTRUCTION EQUIPMENT THROUGH THE PROJECT AREAS.
19. WHERE PAVEMENT IS TO ABUT EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE REMOVED TO A NEAT VERTICAL LINE BY FULL DEPTH SAWING. SAWING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCIDENTAL TO "REMOVAL OF ASPHALT PAVEMENT". THE CONTRACTOR WILL BE REQUIRED TO PAINT THE EDGE OF CUT PAVEMENT WITH DILUTED EMULSIFIED ASPHALT (SLOW SETTING) PRIOR TO PAVING OPERATIONS. VERTICAL EDGES SHALL NOT REMAIN OVERNIGHT. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF ONE PART EMULSIFIED ASPHALT AND ONE PART WATER.
20. WATER SHALL BE USED AS A DUST PALLIATIVE WHERE REQUIRED. LOCATIONS SHALL BE AS ORDERED. THE COST OF WATER SHALL BE INCIDENTAL TO OTHER BID ITEMS.
21. THE PHYSICAL FEATURES REQUIRING REMOVAL OR OBLITERATION WITHIN THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF OFF-SITE.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ANY MONUMENT, RANGE POINTS, TIES, BENCHMARKS AND/OR SURVEY CONTROL POINTS WHICH MAY BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENT BY A REGISTERED PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO.
23. THE CONTRACTOR SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS AND PLANS ON SITE FOR THE DURATION OF THE PROJECT.
24. THE CONTRACTOR SHALL NOT STOCKPILE MATERIAL WITHIN 10 FEET OF THE EDGE OF TRAVELED WAY.
25. ANY LAYER OF BITUMINOUS PAVEMENT THAT IS TO HAVE SUCCEEDING LAYER PLACED THEREON SHALL BE COMPLETED FULL WIDTH BEFORE SUCCEEDING LAYER IS PLACED.
26. BEFORE PLACEMENT OF THE TACK COAT, THE CONTRACTOR SHALL CLEAN THE PRESENT ROADWAY AS DIRECTED. CLEANING WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE PROJECT.
27. A TACK COAT OF EMULSIFIED ASPHALT (SLOW SETTING) IS TO BE APPLIED BETWEEN PAVEMENT COURSES TO IMPROVE BOND. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF 1 PART EMULSIFIED ASPHALT AND 1 PART WATER.

GENERAL NOTES con't.:

28. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY TRAFFIC CONTROL DEVICES NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT TRAFFIC ENGINEERING FORTY- EIGHT (48) HOURS IN ADVANCE FOR ANY REQUIRED MODIFICATION OF TRAFFIC SIGNALS WITHIN CONSTRUCTION AREAS AS NECESSARY TO MAINTAIN SAFE OPERATIONS.
29. ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND WORK SHALL STOP UNTIL THE DISCREPANCY IS DISCUSSED AND DECISIONS/AGREEMENTS HAVE BEEN MADE.

EARTHWORK:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL DISPOSAL OF ANY EXCESS SOIL, DEBRIS AND WASTE MATERIAL OFF OF THE PROJECT SITE.
2. ANY MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF, BY AND AT THE EXPENSE OF THE CONTRACTOR.
3. ANY SOIL LYING BELOW THE SUBGRADE ELEVATION WHICH IS DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS.

BENCHMARK AND SURVEY CONTROL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING OF BOTH HORIZONTAL AND VERTICAL LAYOUT ON THIS PROJECT. COORDINATES ARE REFERENCED IN THE COORDINATE LIST SHOWN ON THESE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER FOR INTERPRETATION AND INFORMATION IN STAKING OF THE PROJECT FOR CONSTRUCTION.
2. PRIOR TO PROJECT COMPLETION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PROPERTY MONUMENTATION DISTURBED OR REMOVED BY CONSTRUCTION OPERATIONS. THIS WORK SHALL BE PERFORMED BY A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO. PROPERTY CORNERS WHICH FALL WITHIN NEW CONCRETE FLATWORK SHALL BE DURABLE AND SET FLUSH. THIS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

TRAFFIC GENERAL NOTES:

1. THE CONTRACTOR SHALL PREPARE A DETAILED TRAFFIC CONTROL PLAN, SUBMIT TO EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS FOR APPROVAL, AND OBTAIN APPROPRIATE PERMITS IN ACCORDANCE WITH THE M.U.T.C.D.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL, INCLUDING PEDESTRIAN DETOURS. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING, AND MAINTAINING THE TEMPORARY TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE PROJECT.
3. APPROVAL OF THESE PLANS BY THE COUNTY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
4. THE APPROVAL OF THESE PLANS OR ISSUANCE OF A PERMIT BY EL PASO COUNTY DOES NOT AUTHORIZE THE OWNER OR CONTRACTOR TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
5. ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND TRAFFIC SIGNALS SHALL MEET OR EXCEED M.U.T.C.D. STANDARDS.
6. THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING SIGNS, PAVEMENT MARKINGS, OR TRAFFIC SIGNALS DURING THE PROJECT WITHOUT SIGNED AUTHORIZATION OF THE EL PASO COUNTY INSPECTOR ASSIGNED TO THE PROJECT.

CONSTRUCTION NOTES:

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 SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:

a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)

b. EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2

c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

d. 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 VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING 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.

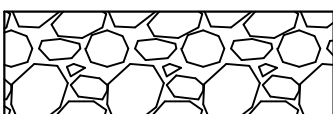
CONSTRUCTION NOTES con't.:

6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND 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. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. 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.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

SIGNING & 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.

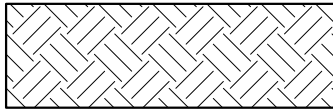
MATERIALS LEGEND



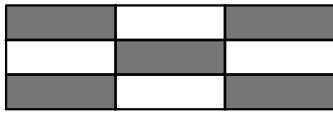
AGGREGATE BASE COURSE



CONCRETE



COMPACTED SUBGRADE



BITUMINOUS PAVEMENT (ASPHALT)

ABBREVIATIONS:

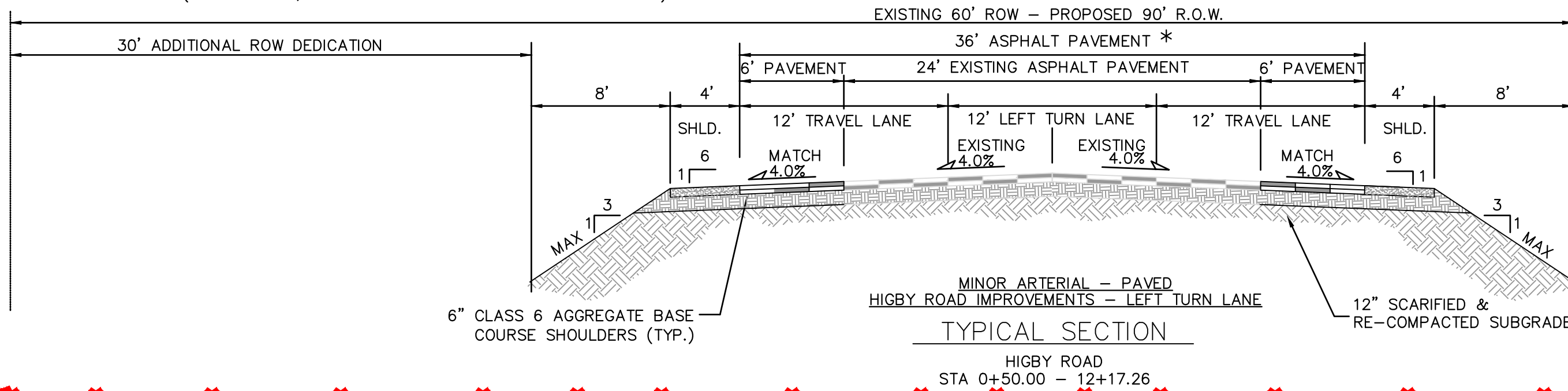
AD	ALGEBRAIC DIFFERENCE
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
APPROX	APPROXIMATE or APPROXIMATELY
AVE	AVENUE
AVG	AVERAGE
B/C	BACK OF CURB
± or B/L	BASELINE
BLVD	BOULEVARD
BTM	BOTTOM
CI	CAST IRON
CEN	CENTER
± or CL	CENTERLINE
CFS	CUBIC FEET PER SECOND
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
EA	EACH
EGL	ENERGY GRADE LINE
ELEV or EL	ELEVATION
ELL	ELBOW
EOP	EDGE OF PAVEMENT
EOS	EDGE OF SHOULDER
ESMT	EASEMENT
EW	EACHWAY
EX or EXIST	EXISTING
FES	FLARED END SECTION
FIN	FINISHED
± or FL	FLOWLINE
FLG	FLANGE
FT	FOOT / FEET
FRP	FIBERGLASS REINFORCED PIPE
GAL	GALLON
GALV	GALVANIZED
GAU	GAUGE (MATERIAL)
GV	GATE VALVE
GW	GROUNDWATER
HBP	HOT BITUMINOUS PAVEMENT
HGL	HYDRAULIC GRADE LINE
HP	HIGH POINT
HORIZ	HORIZONTAL
HCL	HORIZONTAL CONTROL LINE
HR	HOUR
INV	INVERT
K	VERTICAL CURVE FACTOR
LBS	POUNDS
LF	LINEAR FEET
LN	LANE
LP	LOW POINT
LS	LANDSCAPING
LT	LEFT
MAX	MAXIMUM
MFGR	MANUFACTURER
MH	MANHOLE
MID	MIDDLE or MIDPOINT
MIN	MINIMUM
MJ	MECHANICAL JOINT
MSL	MEAN SEA LEVEL

SYMBOLS

	PROPOSED MANHOLE
	PROPOSED AREA INLET
	PROPOSED END SECTION
	EXISTING POWER POLE
	THRUST BLOCK
	FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	WATER FITTINGS
	EXISTING STORM INLET
	PROPOSED STORM DRAIN/INLET
	PLUG PIPE
	PROPOSED SIGN
	EXISTING SIGN

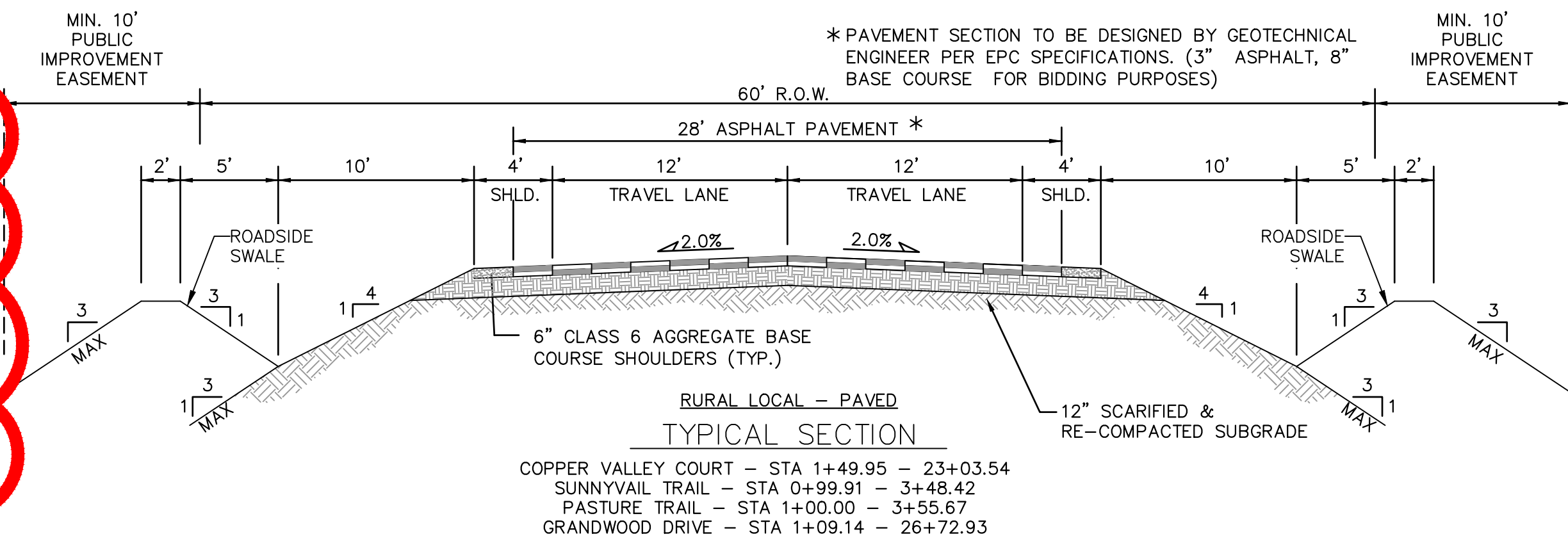
REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PR-SITE	ENGINEERING RECORD DRAWINGS		BENCHMARK NGS T 294 ELEVATION - 7247.10' NAVD 88
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* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS. (4" ASPHALT, 8" BASE COURSE FOR BIDDING PURPOSES)

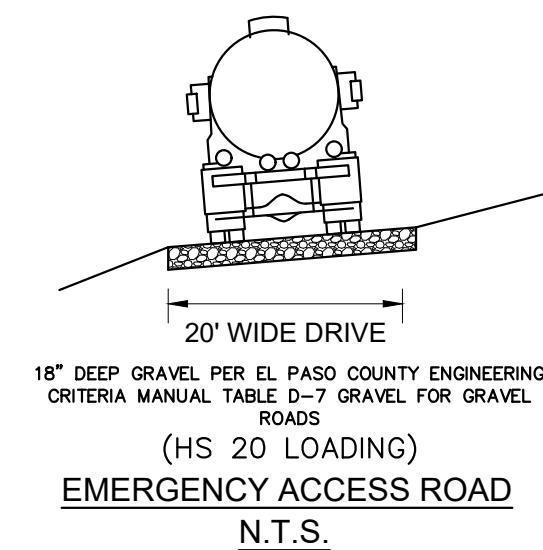
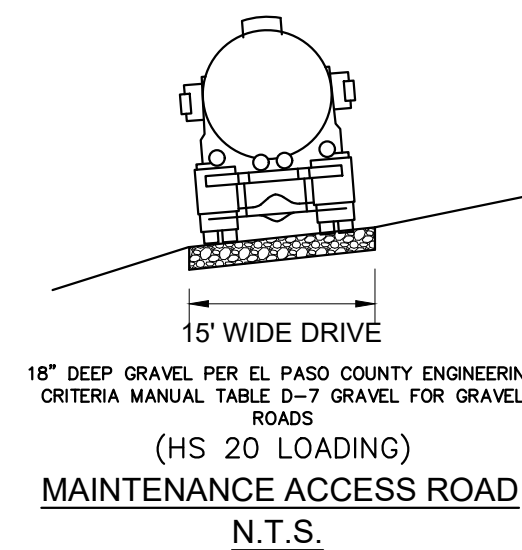
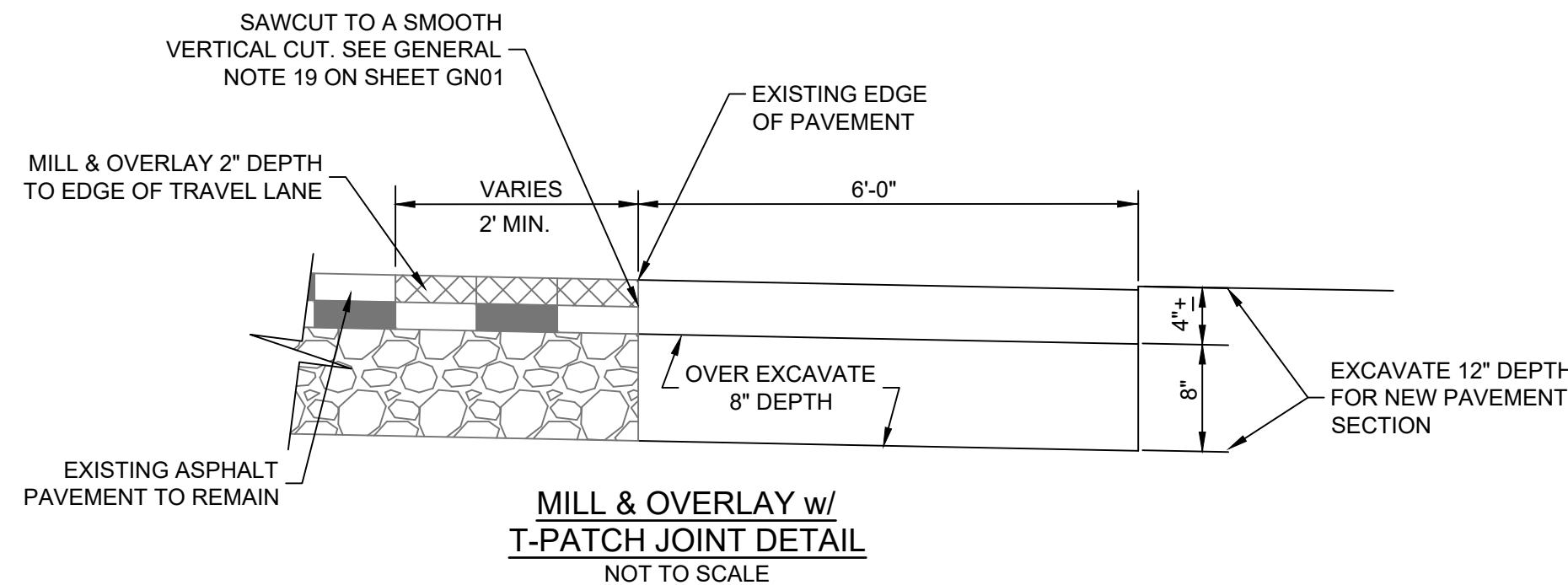
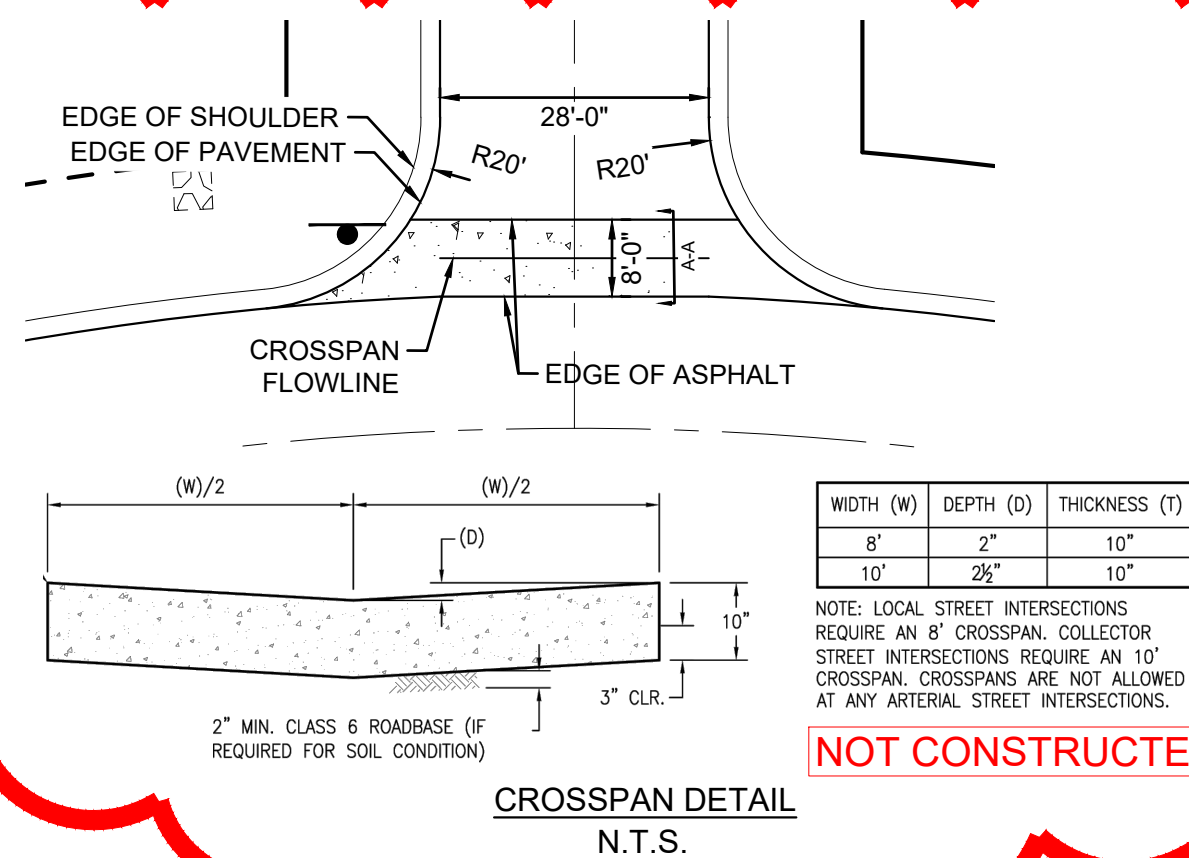
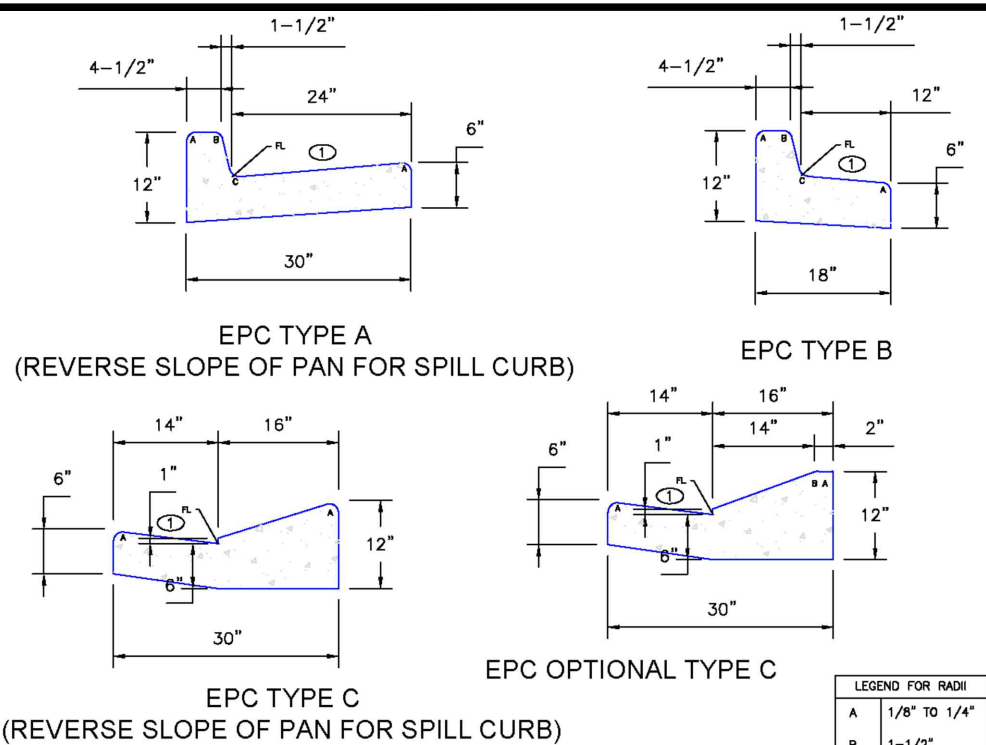
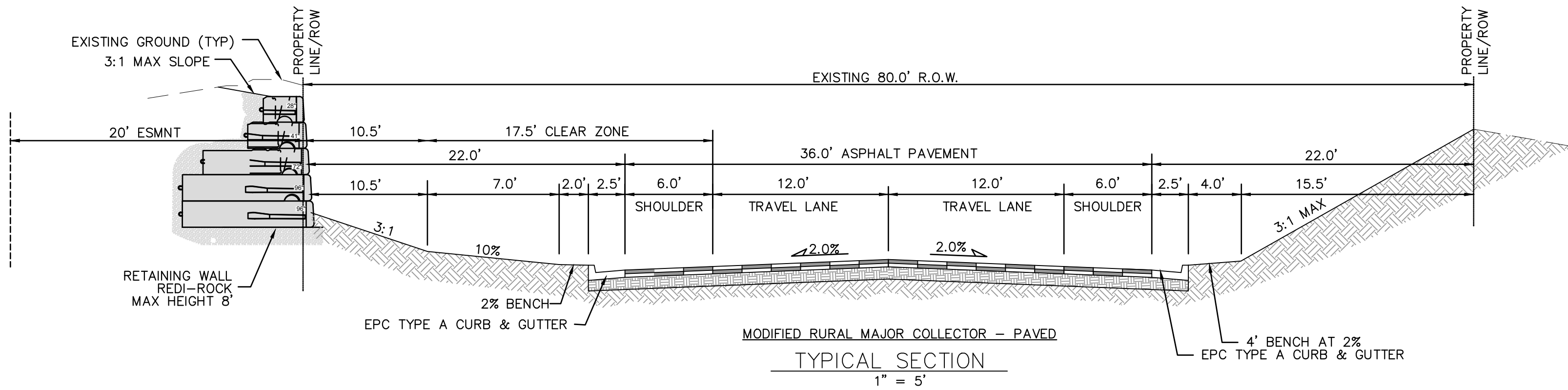
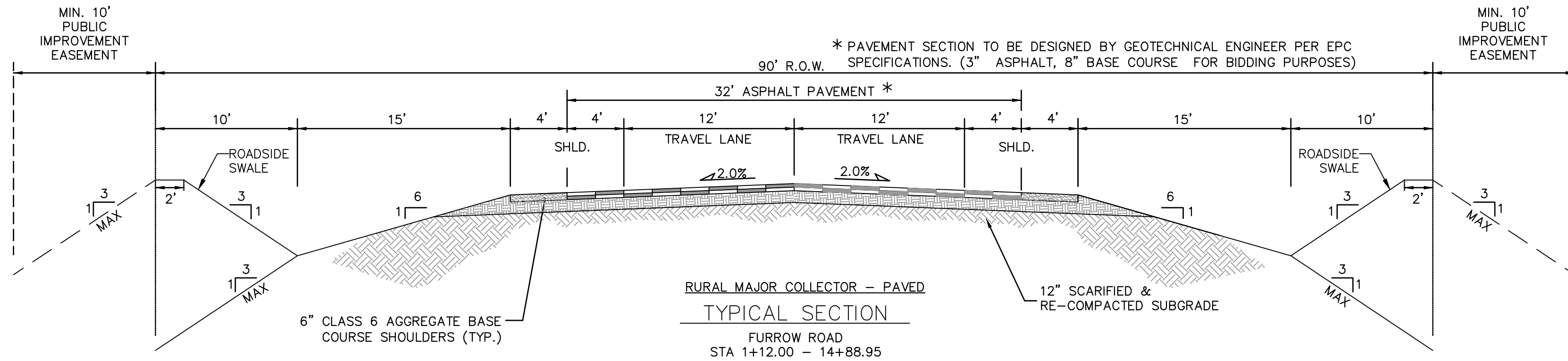




HIGBY ROAD IS NOW OWNED BY TRI-VIEW METROPOLITAN DISTRICT. PER REQUEST FROM TRI-VIEW METROPOLITAN DISTRICT, PROPOSED IMPROVEMENTS TO HIGBY ROAD WITH THE GRANDWOOD RANCH DEVELOPMENT ARE NOT TO BE CONSTRUCTED.

* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS. (3" ASPHALT, 8" BASE COURSE FOR BIDDING PURPOSES)



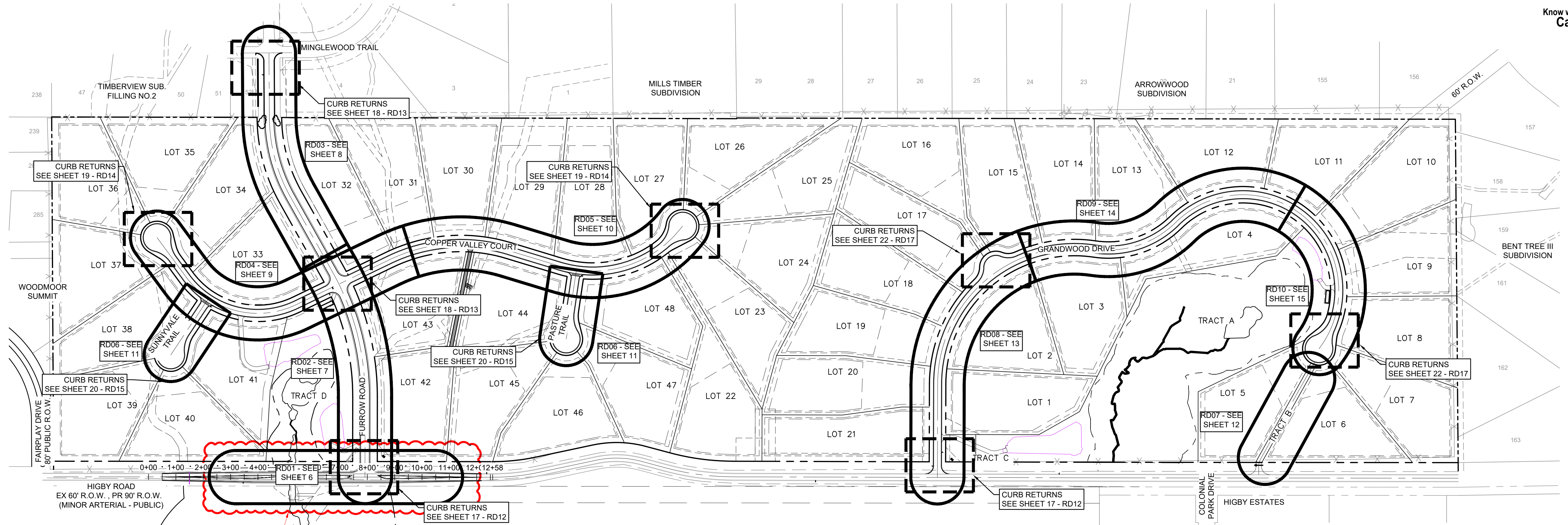
* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS. (3" ASPHALT, 8" BASE COURSE FOR BIDDING PURPOSES)



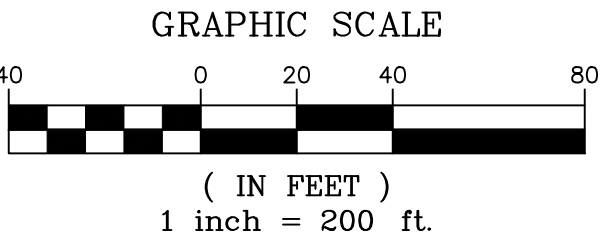
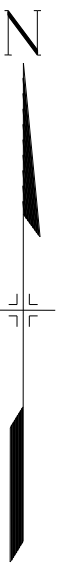
REFERENCE DRAWINGS <small>X-Title-Plan & Profile X-1105-PR-SITE</small>	ENGINEERING RECORD DRAWINGS			BENCHMARK			OWNER: SYLVAN VISTA, INC., WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921			SEAL			GRANDWOOD RANCH											
	<p>THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.</p> <div><div>Date: 2/17/23</div><div>COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.</div></div>						NGS T 294 ELEVATION - 7247.10' NAVD 88						EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS											
							BASIS OF BEARING: A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"						PREPARED BY: 						FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003					
													FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\GN01.dwg CTB FILE: --- PLOT DATE: June 9, 2025 2:02:03 PM <small>THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</small>											
												ROADWAY GENERAL NOTES												
												DESIGNED BY: CAP DRAWN BY: CAP CHECKED BY: NMS						SCALE HORIZ. N/A VERT. N/A		DATE ISSUED: FEBRUARY, 2021 SHEET 4 OF 40		DRAWING No. TY01		



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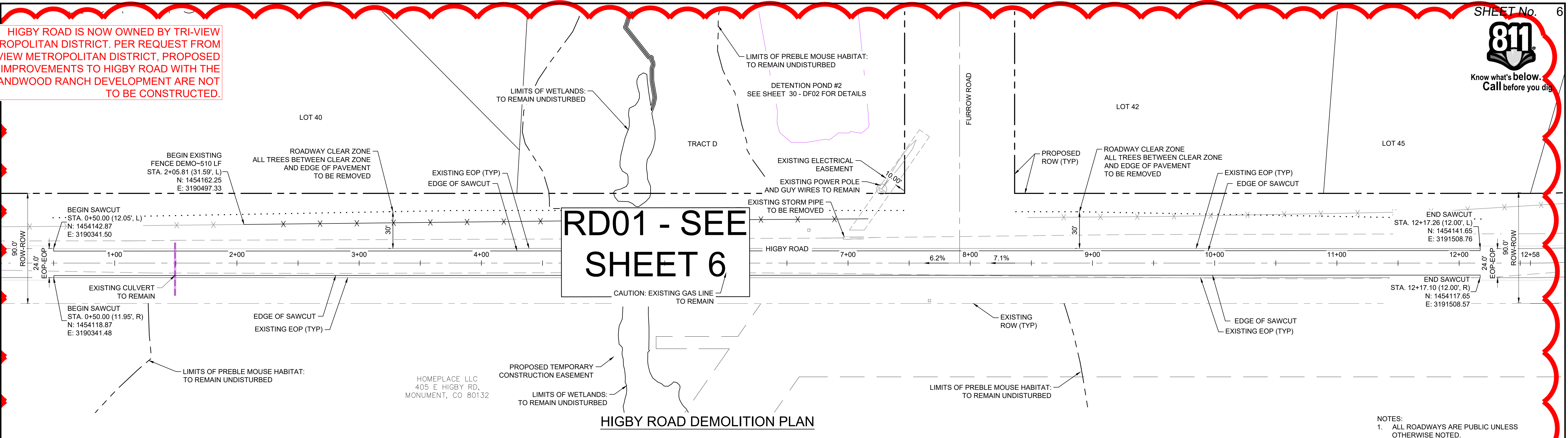


HIGBY ROAD IS NOW OWNED BY TRI-VIEW METROPOLITAN DISTRICT. PER REQUEST FROM TRI-VIEW METROPOLITAN DISTRICT, PROPOSED IMPROVEMENTS TO HIGBY ROAD WITH THE GRANDWOOD RANCH DEVELOPMENT ARE NOT TO BE CONSTRUCTED.

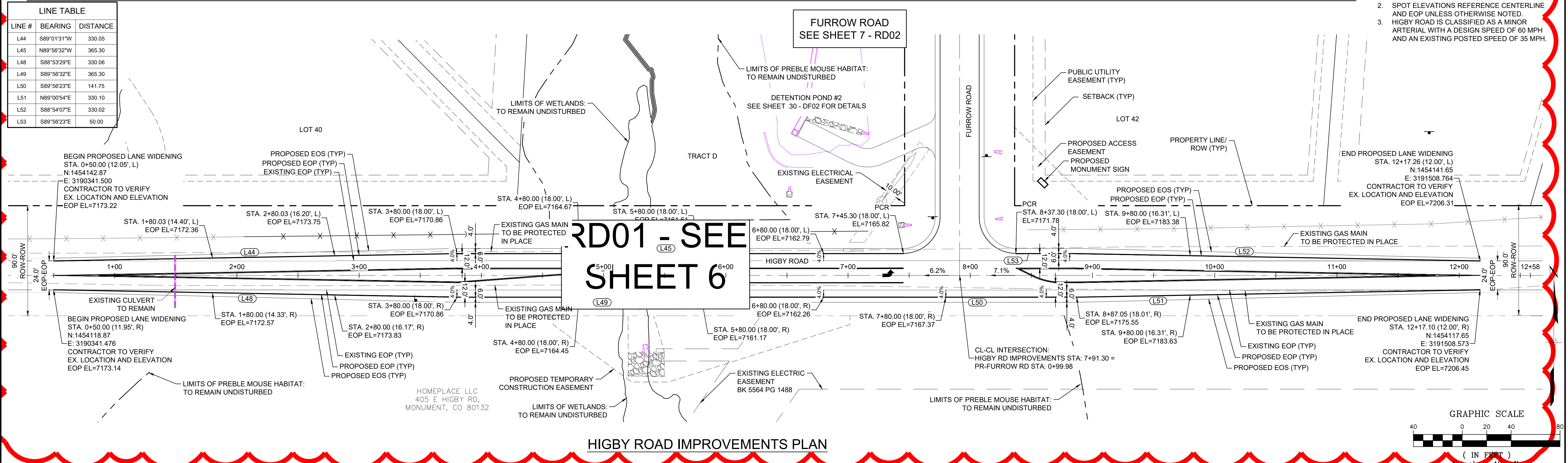


REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PR-SITE	ENGINEERING RECORD DRAWINGS		BENCHMARK NGS T 294 ELEVATION - 7247.10' NAVD 88 <
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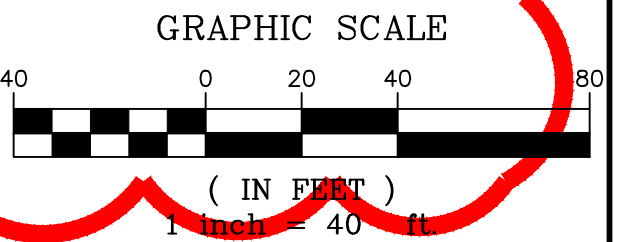
HIGBY ROAD IS NOW OWNED BY TRI-VIEW METROPOLITAN DISTRICT. PER REQUEST FROM TRI-VIEW METROPOLITAN DISTRICT, PROPOSED IMPROVEMENTS TO HIGBY ROAD WITH THE GRANDWOOD RANCH DEVELOPMENT ARE NOT TO BE CONSTRUCTED.



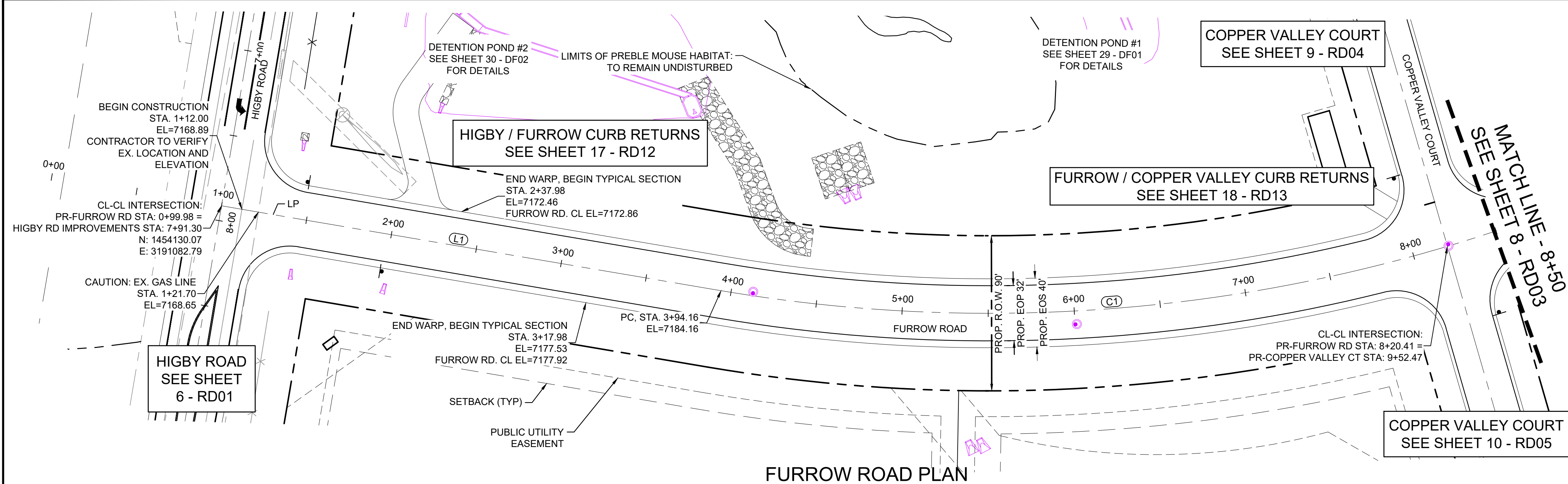
LINE TABLE		
LINE #	BEARING	DISTANCE
L44	S89°01'31\"W	330.05
L45	N89°56'32\"W	365.30
L48	S88°53'29\"E	330.06
L49	S89°56'32\"E	365.30
L50	S89°56'23\"E	141.75
L51	N89°00'54\"E	330.10
L52	S88°54'07\"E	330.02
L53	S89°56'23\"E	50.00



- NOTES:
- ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
 - SPOT ELEVATIONS REFERENCE CENTERLINE AND EOP UNLESS OTHERWISE NOTED.
 - HIGBY ROAD IS CLASSIFIED AS A MINOR ARTERIAL WITH A DESIGN SPEED OF 60 MPH AND AN EXISTING POSTED SPEED OF 35 MPH.



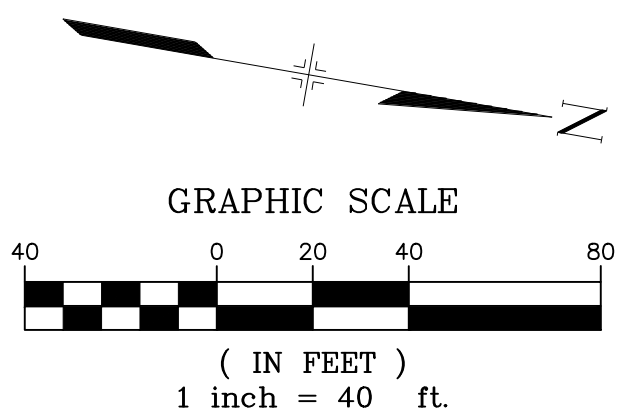
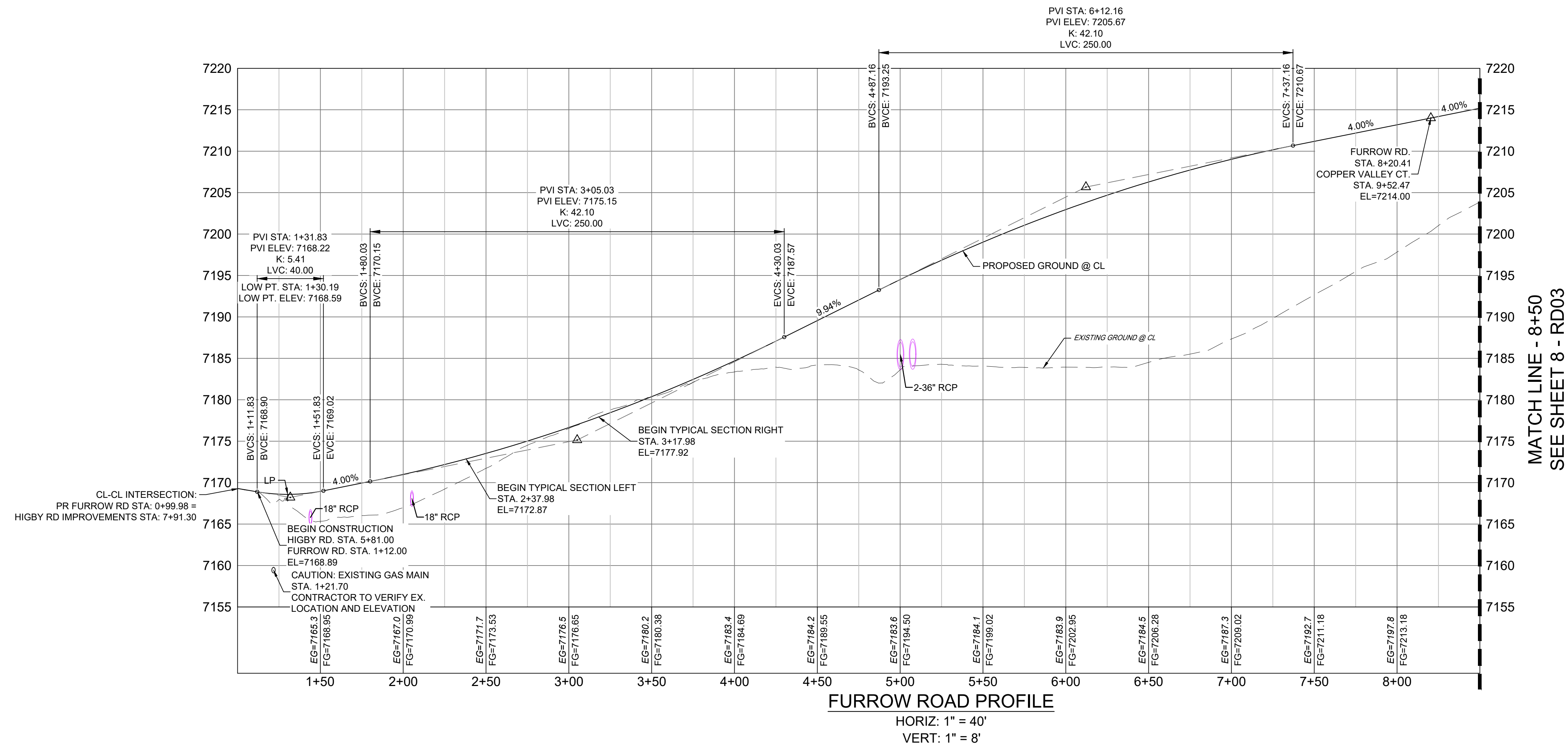
REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PR-SITE	ENGINEERING RECORD DRAWINGS			SHEET KEY 	BENCHMARK NGS T 294 ELEVATION - 7247.10' NAVD 88 BASIS OF BEARING: A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32\"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8\" DIAMETER REBAR, 18\" IN LENGTH WITH 1-1/2\" ALUMINUM CAPS \"LWA PLS 28658\"	OWNER: SYLVAN VISTA, INC. WILLIAM F. HERBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921 PREPARED BY: 	SEAL	GRANDWOOD RANCH						
	THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.							EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS						
	Date: 2/17/23 COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.							ROADWAY PLAN						
	FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD01.dwg CTB FILE: June 9, 2025 2:12:37 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.							FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003						
DESIGNED BY: CAP CHECKED BY: NMS		SCALE HORIZ. 1\" = 40' VERT. N/A		DATE ISSUED: FEBRUARY, 2021 SHEET 6 OF 40		DRAWING No. RD01								

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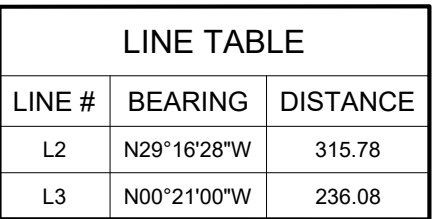
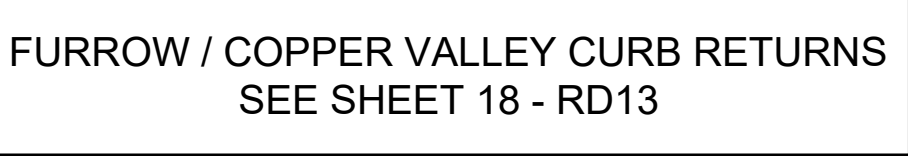
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°03'30"E	276.18

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	476.11	930.00	29°19'57"	N14°36'30"W	470.93

- NOTES:
1. ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
 2. SPOT ELEVATIONS REFERENCE CENTERLINE AND EOS UNLESS OTHERWISE NOTED.



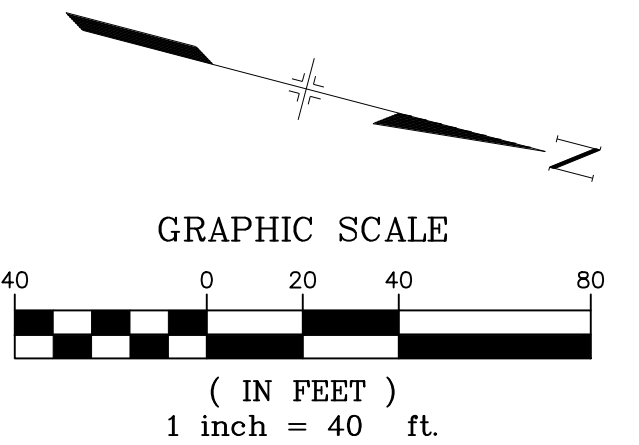
REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PR-SITE	ENGINEERING RECORD DRAWINGS		SHEET KEY 	BENCHMARK NGS T 294 ELEVATION - 7247.10' NAVD 88 BASIS OF BEARING: A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"	OWNER: SYLVAN VISTA, INC. WILLIAM F. HERBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921 PREPARED BY: 	SEAL	GRANDWOOD RANCH					
	THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.						EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS					
	Date: 2/17/23 COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.						ROADWAY PLAN AND PROFILE					
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CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	302.90	600.00	28°55'28"	N14°48'44"W	299.69

NOTES:

1. ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
2. SPOT ELEVATIONS REFERENCE CENTERLINE UNLESS OTHERWISE NOTED.

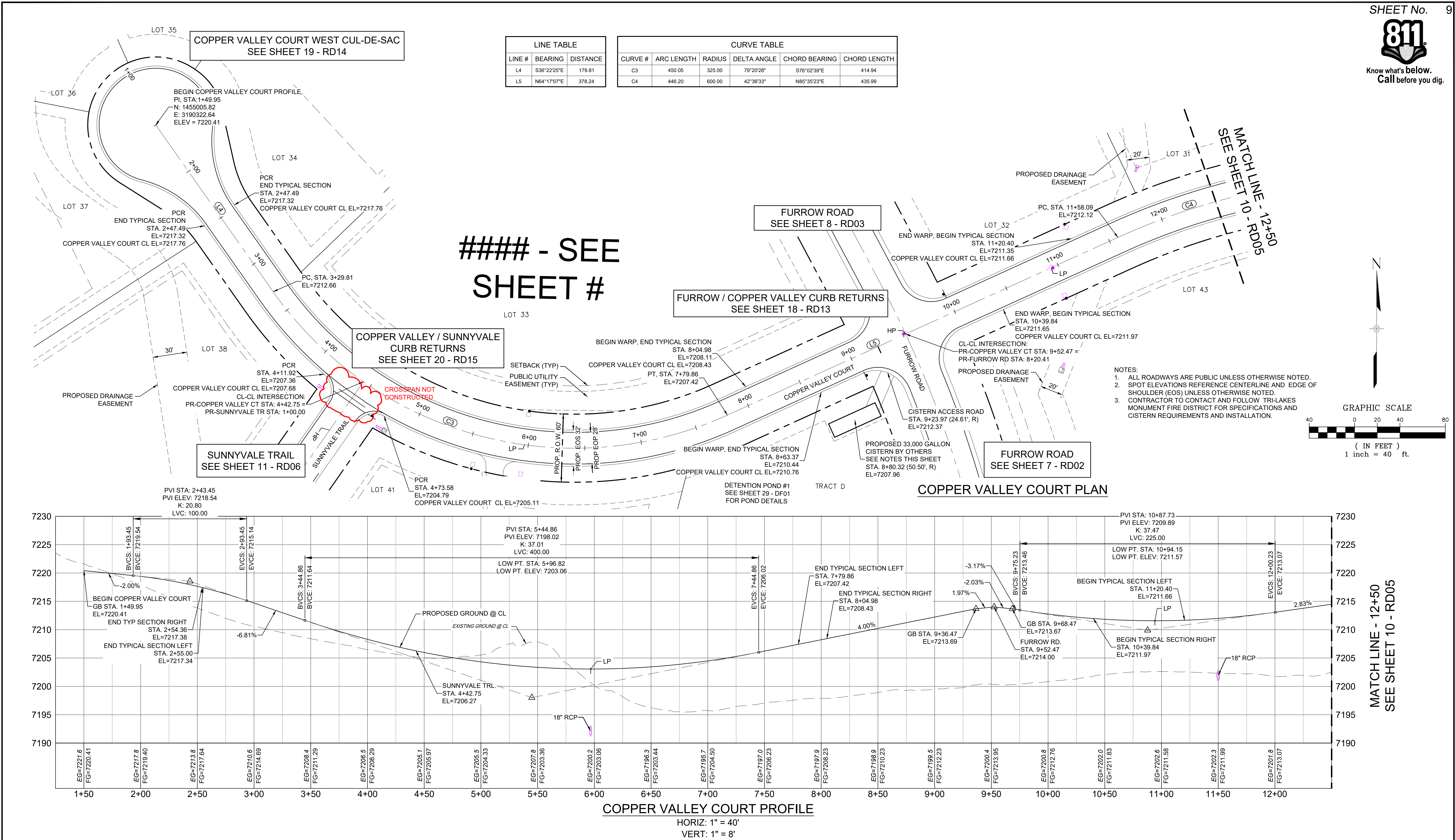


HORIZ: 1" = 40'
VERT: 1" = 8'

DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No. RD03
DRAWN BY:	CAP	HORIZ. 1" = 40'	SHEET 8 OF 40		
CHECKED BY:	NMS	VERT. 1" = 8'			



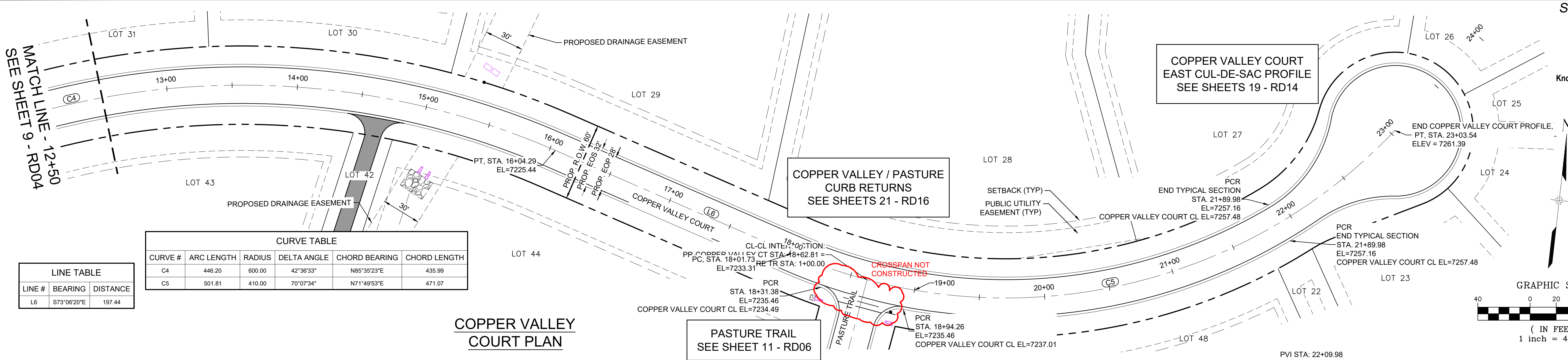
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REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PR-SITE	ENGINEERING RECORD DRAWINGS THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS. Date: 2/17/23 COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.			SHEET KEY 	BENCHMARK NGS T 294 ELEVATION - 7247.10' NAVD 88 BASIS OF BEARING: A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"	OWNER: SYLVAN VISTA, INC. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921 PREPARED BY: 	SEAL FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003	GRANDWOOD RANCH EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS		
	ROADWAY PLAN AND PROFILE									
	DESIGNED BY: CAP	SCALE HORIZ. 1" = 40' VERT. 1" = 8'	DATE ISSUED: FEBRUARY, 2021					DRAWING No.: RD04		
	CHECKED BY: NMS		SHEET 9 OF 40							



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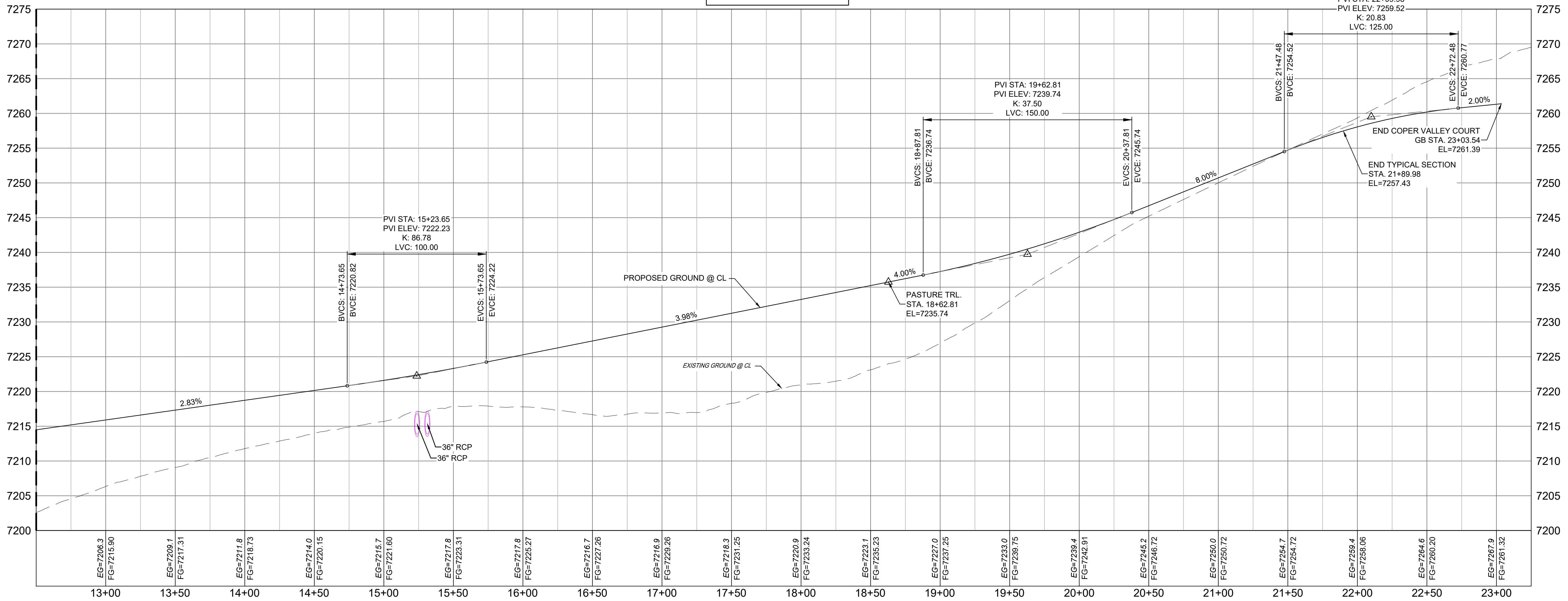


LINE TABLE		
LINE #	BEARING	DISTANCE
L6	S73°06'20"E	197.44

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C4	446.20	600.00	42°36'33"	N85°35'23"E	435.99
C5	501.81	410.00	70°07'34"	N71°49'53"E	471.07

COPPER VALLEY COURT PLAN

MATCH LINE - 12+50
SEE SHEET 9 - RD04



COPPER VALLEY COURT PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'

- NOTES:
- ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
 - SPOT ELEVATIONS REFERENCE CENTERLINE AND EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.

REFERENCE DRAWINGS
X-Title-Plan & Profile
X-1105-PR-SITE

ENGINEERING RECORD DRAWINGS

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Corey Petersen
Date: 2/17/23
COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD02.dwg
CTB FILE:
PLOT DATE: June 9, 2025 2:14:27 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:
A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

OWNER:
SYLVAN VISTA, INC.
WILLIAM F. HEREBIC II,
MANAGER
14160 GLENEAGLE DRIVE,
COLORADO SPRINGS, CO 80921

PREPARED BY:

SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

GRANDWOOD RANCH

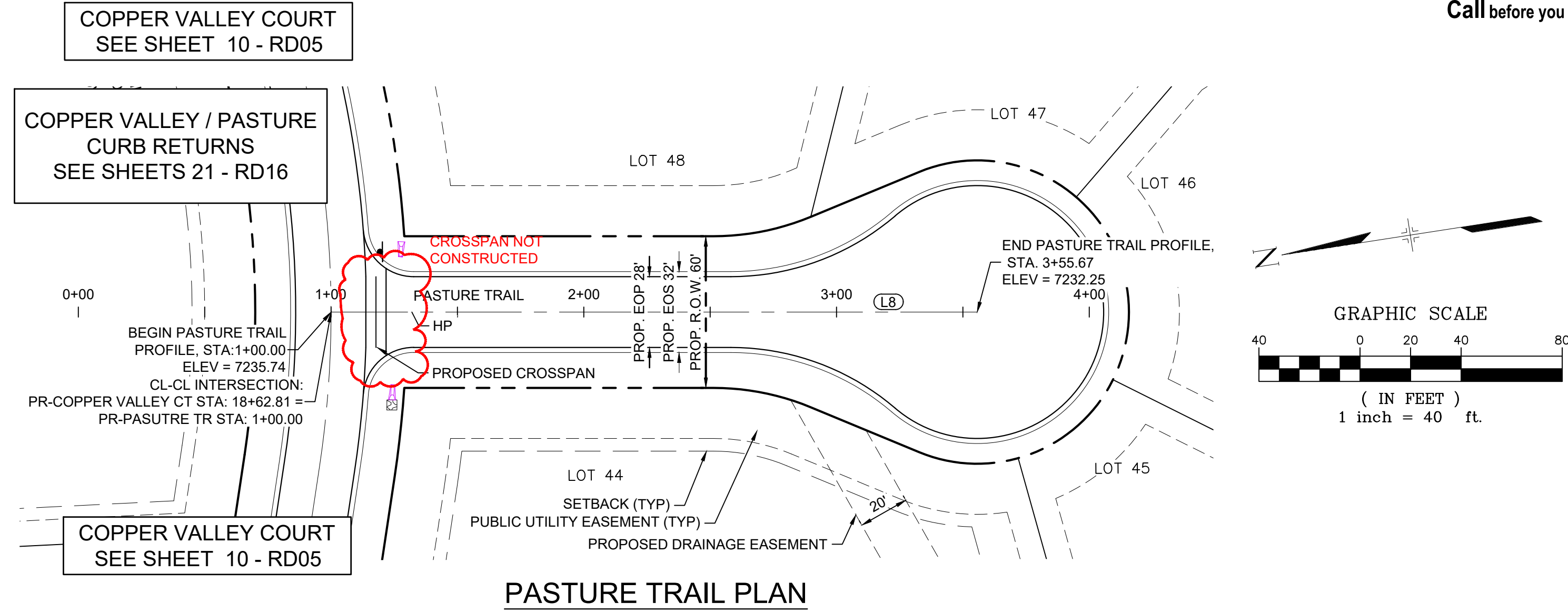
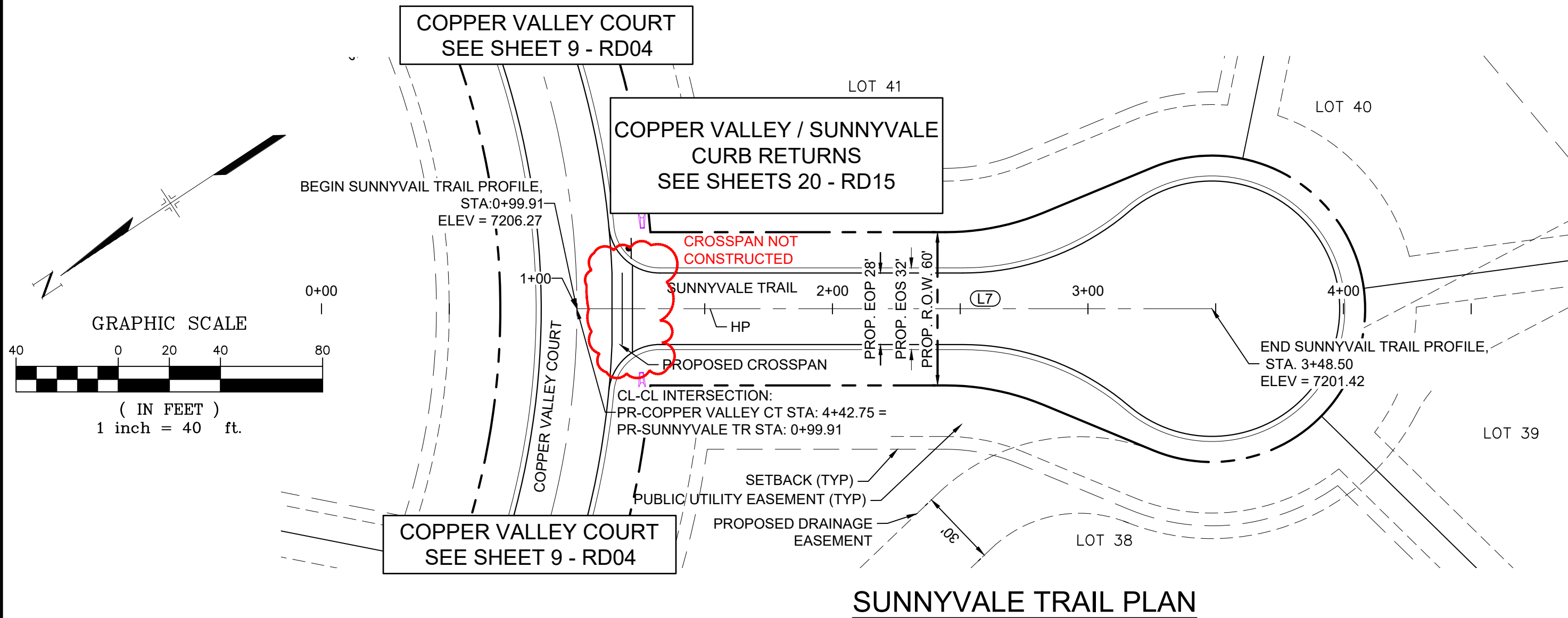
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

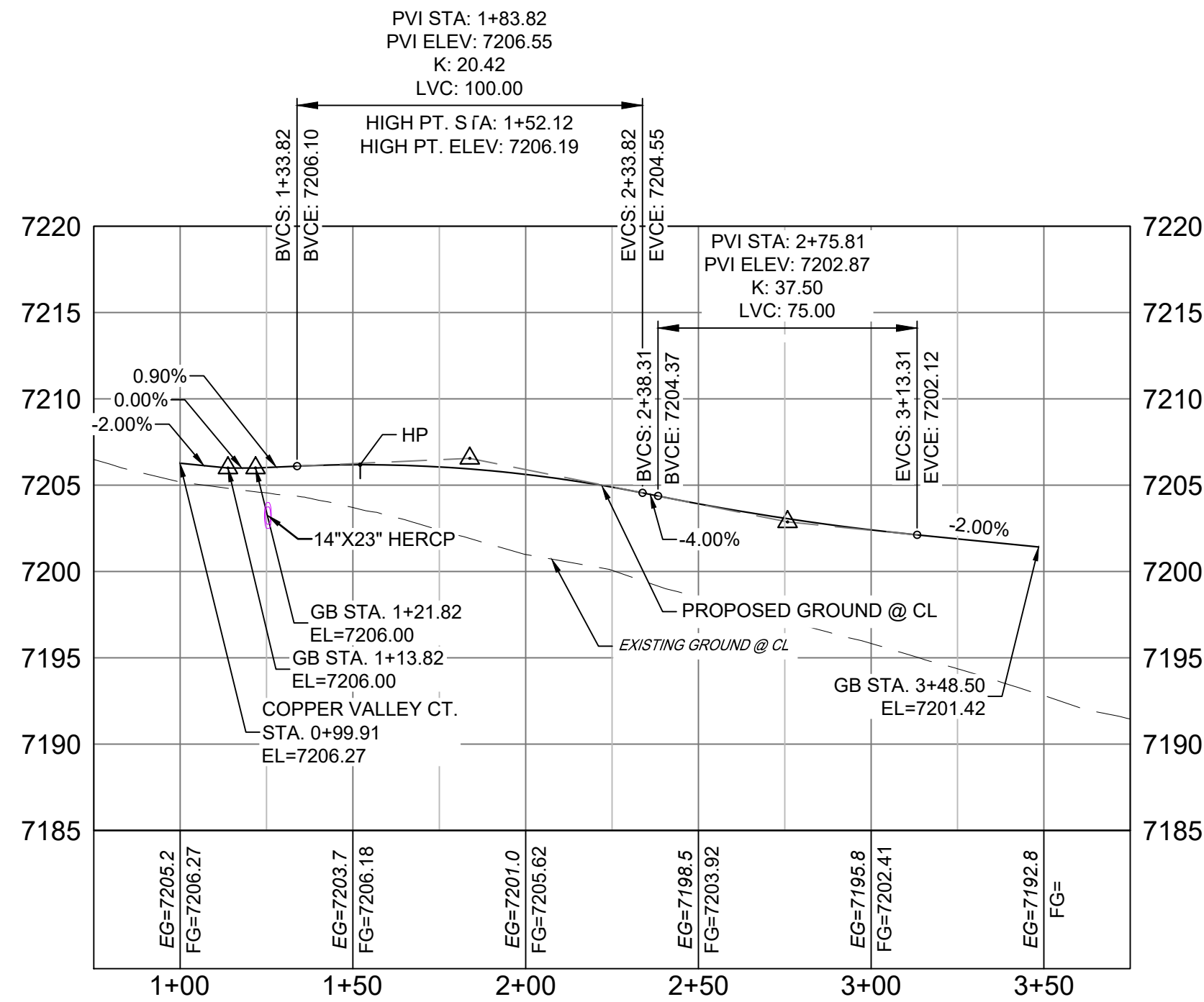
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.
CHECKED BY:	NMS	HORIZ. 1" = 40' VERT. 1" = 8'	SHEET	10 OF 40	RD05



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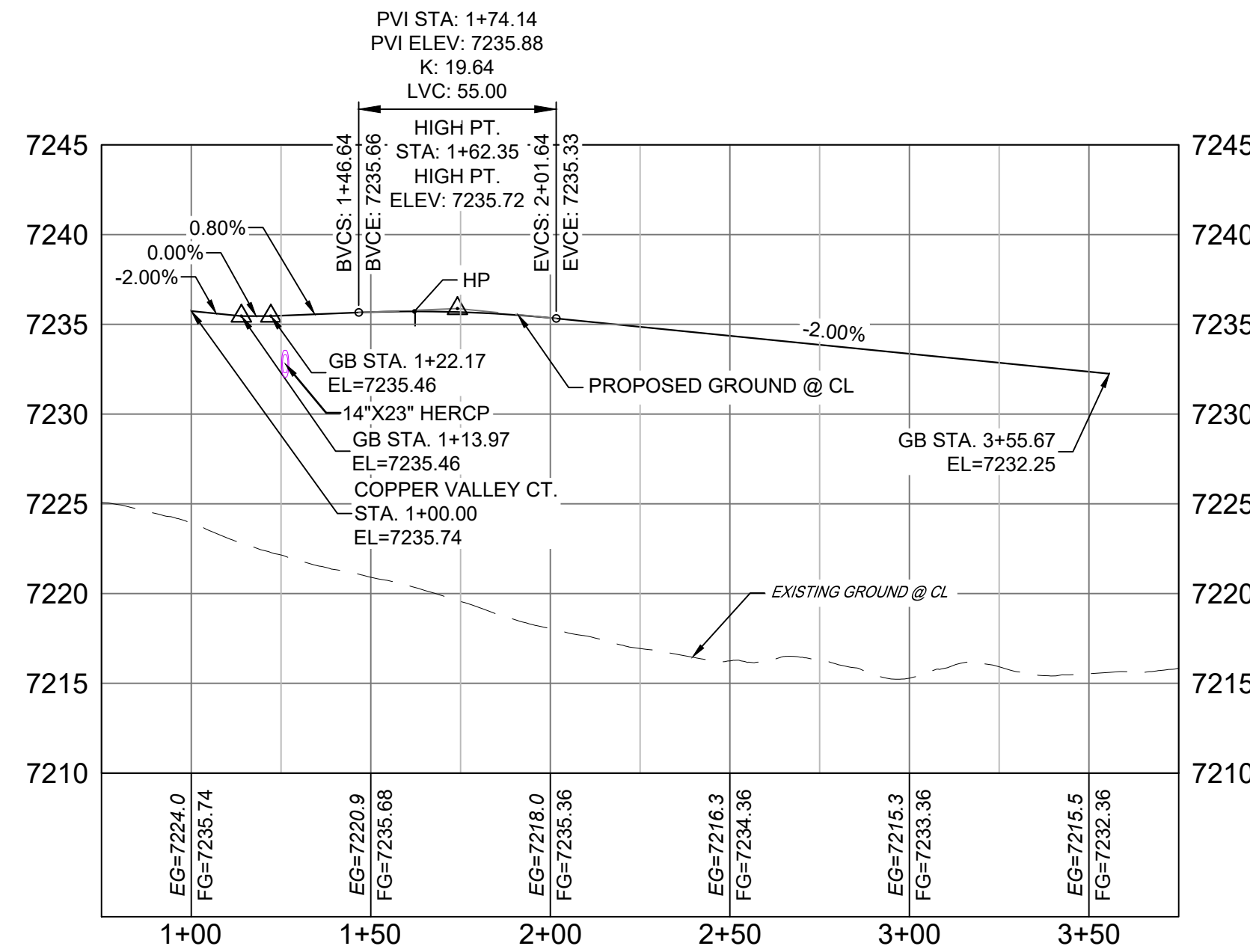


LINE TABLE		
LINE #	BEARING	DISTANCE
L7	S33°42'56"W	248.50



SUNNYVALE TRAIL PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

LINE TABLE		
LINE #	BEARING	DISTANCE
L8	S08°21'30"W	255.67



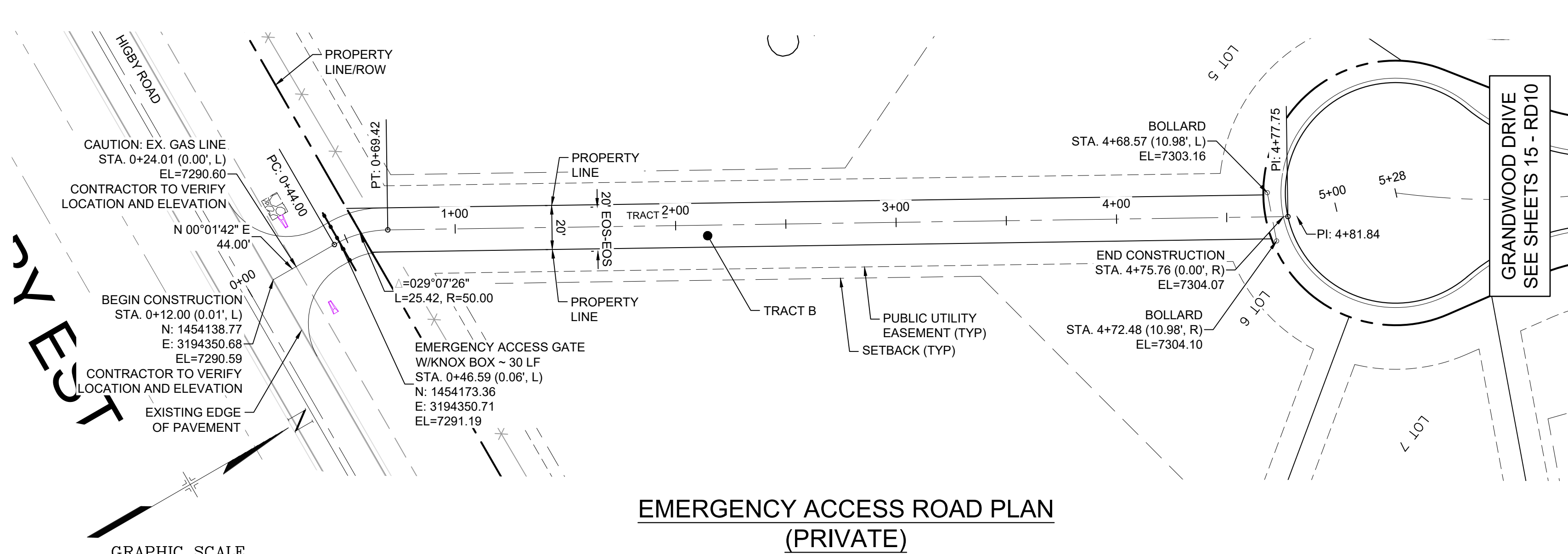
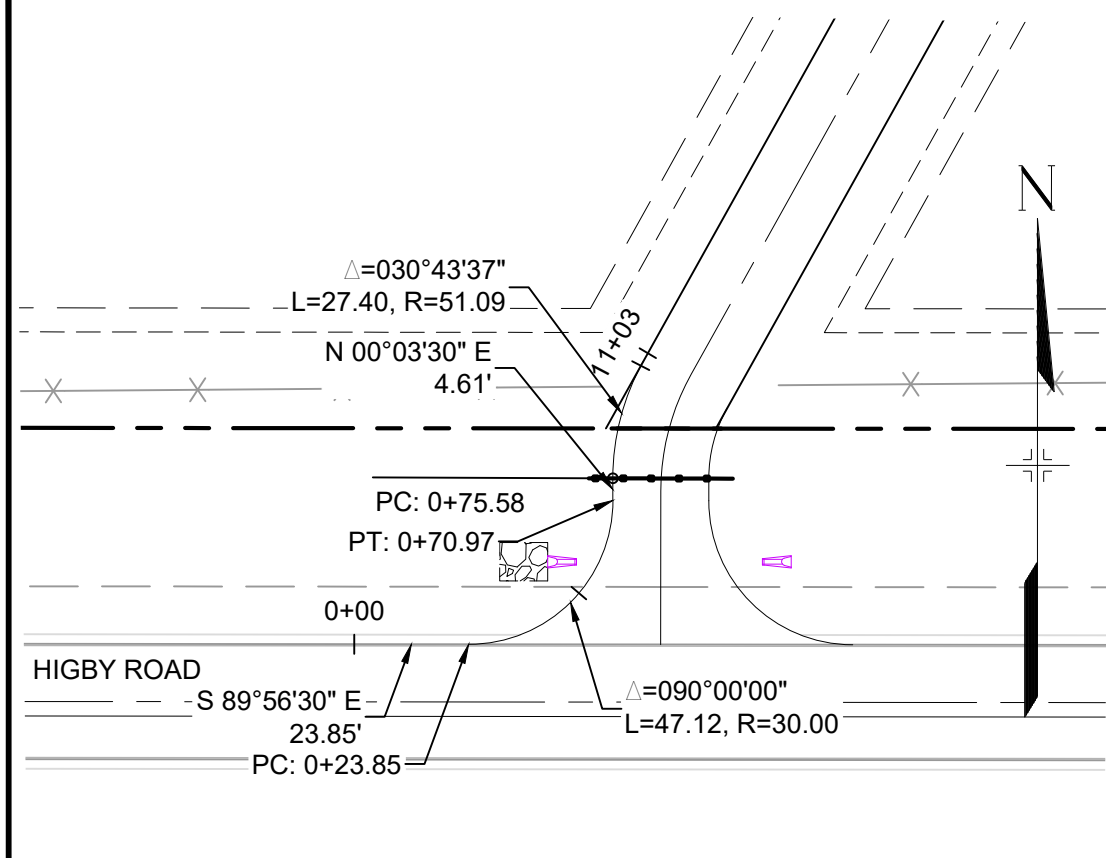
PASTURE TRAIL PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

- NOTES:
1. ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
 2. SPOT ELEVATIONS REFERENCE CENTERLINE AND EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.

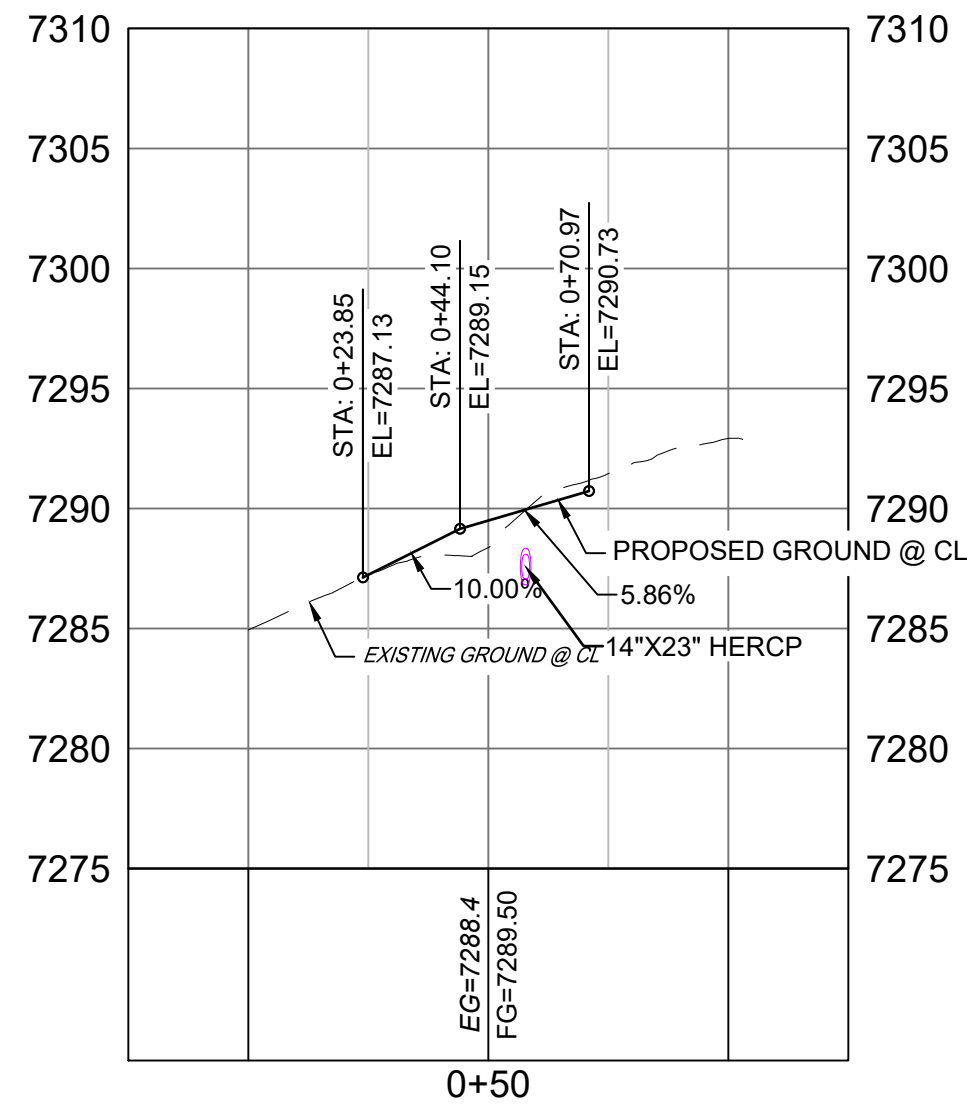
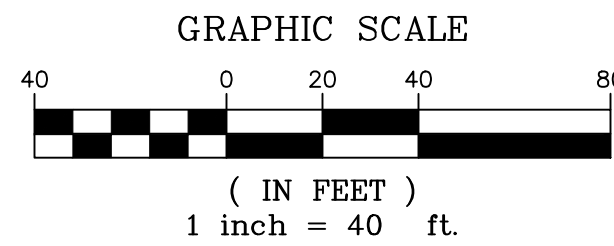
REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PR-SITE		ENGINEERING RECORD DRAWINGS THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS. Date: 2/17/23 COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.		SHEET KEY 		BENCHMARK NGS T 294 ELEVATION - 7247.10' NAVD 88 BASIS OF BEARING: A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"		OWNER: SYLVAN VISTA, INC. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921 PREPARED BY: 		SEAL FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003		GRANDWOOD RANCH EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS ROADWAY PLAN AND PROFILE	
FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD02.dwg CTB FILE: PLOT DATE: June 9, 2025 2:14:54 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.		DESIGNED BY: CAP CAP CHECKED BY: NMS		SCALE HORIZ. 1" = 40' VERT. 1" = 8'		DATE ISSUED: FEBRUARY, 2021 SHEET 11 OF 40		DRAWING No. RD06					



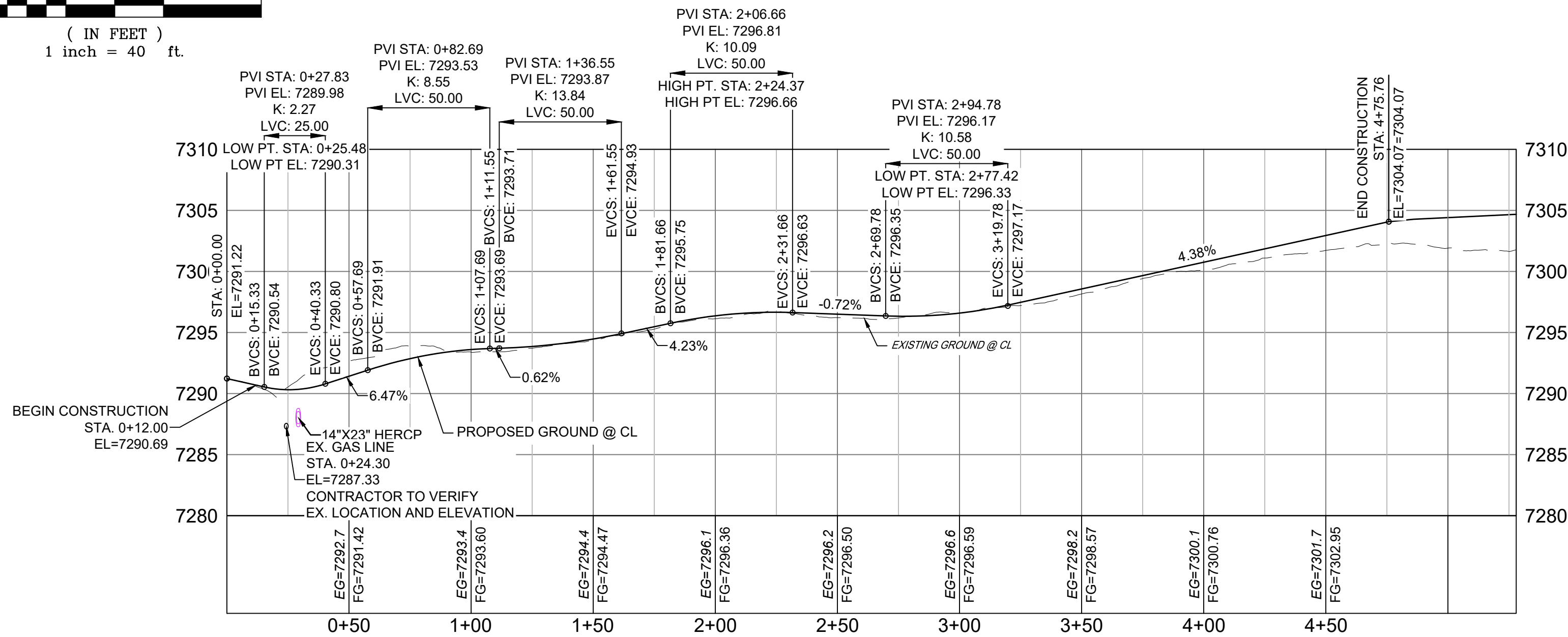
Know what's below.
Call before you dig.



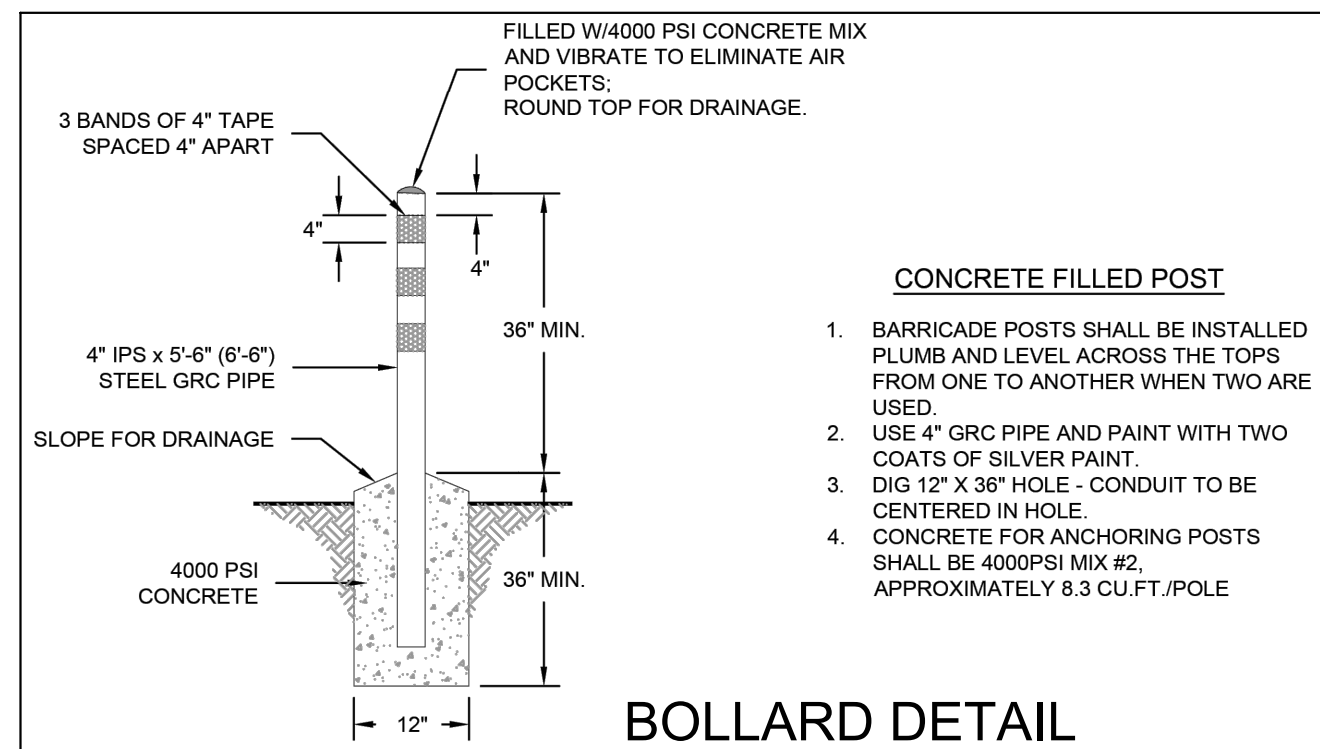
EMERGENCY ACCESS ROAD PLAN
(PRIVATE)



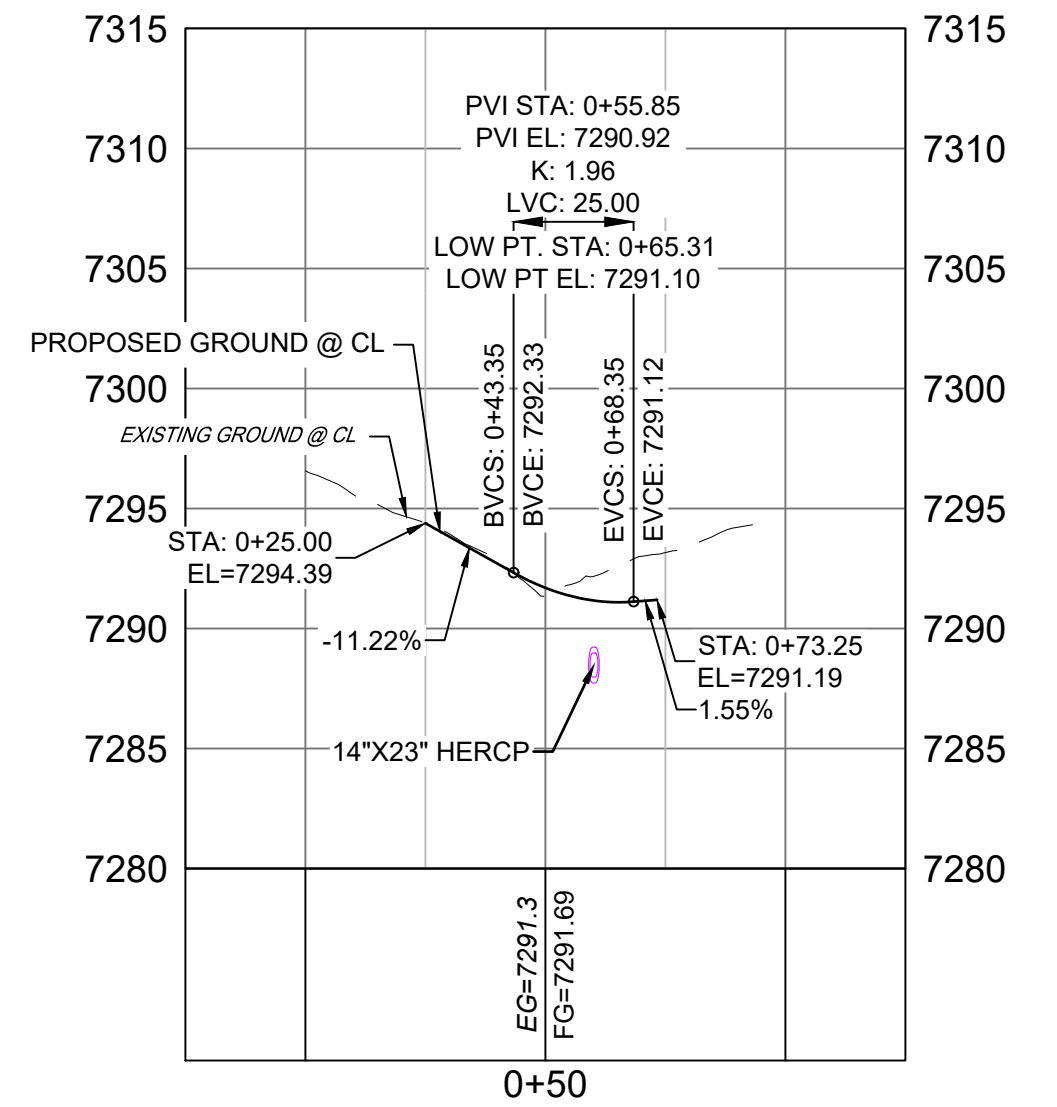
PR-EMERGENCY ACCESS - FL WEST PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: -0+25.00, END STA: 1+25.00



PR-EMERGENCY ACCESS PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 0+00.00, END STA: 5+27.97



BOLLARD DETAIL
(CSU WATER LESS A5-4)
SCALE: NTS



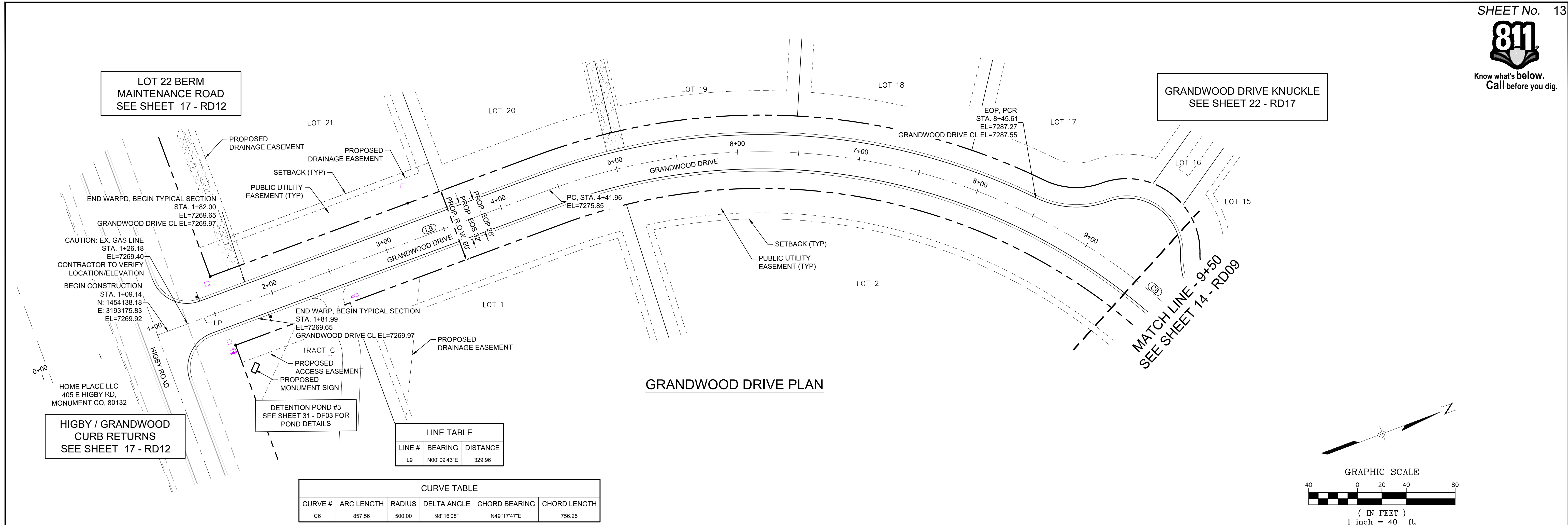
PR-EMERGENCY ACCESS - FL EAST PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: -0+25.00, END STA: 1+25.00

- NOTES:
1. ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
 2. SPOT ELEVATIONS REFERENCE CENTERLINE AND EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.

<div>REFERENCE DRAWINGS</div> <div>X-Title Plan & Profile X-1105-PR-SITE</div>	<div>ENGINEERING RECORD DRAWINGS</div> <div>THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.</div> <div><div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></d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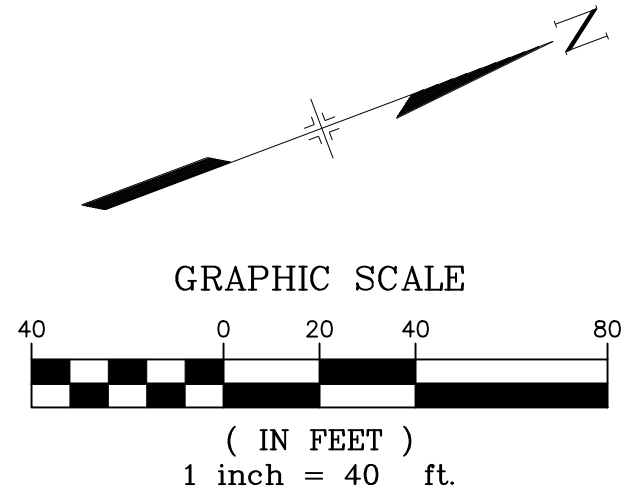


Know what's below.
Call before you dig.

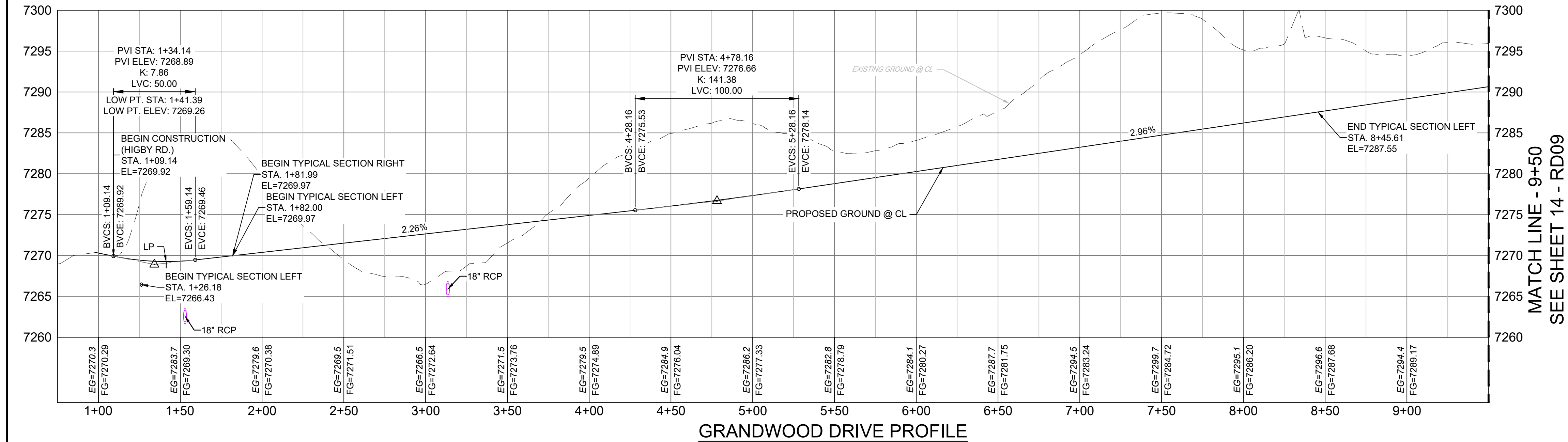


LINE TABLE		
LINE #	BEARING	DISTANCE
L9	N00°09'43"E	329.96

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	857.56	500.00	98°16'08"	N49°17'47"E	756.25



- NOTES:
1. ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
 2. SPOT ELEVATIONS REFERENCE CENTERLINE AND EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.



REFERENCE DRAWINGS

X-Title-Plan & Profile
X-1105-PR-SITE

ENGINEERING RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

Corey Petersen Date: 2/17/23
COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD03.dwg
CTB FILE:
PLOT DATE: June 9, 2025 2:15:59 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

OWNER:

SYLVAN VISTA, INC.
WILLIAM F. HEREBIC II,
MANAGER
14160 GLENEAGLE DRIVE,
COLORADO SPRINGS, CO 80921

PREPARED BY:

SEAL

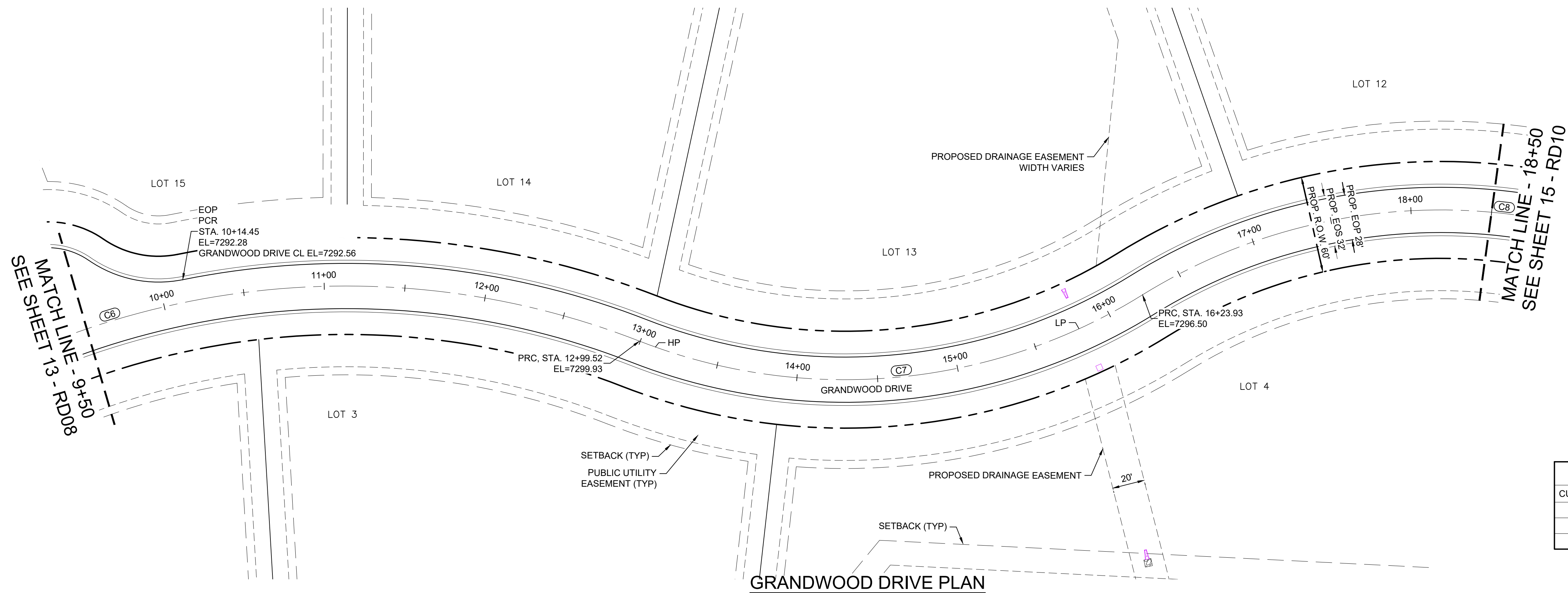
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

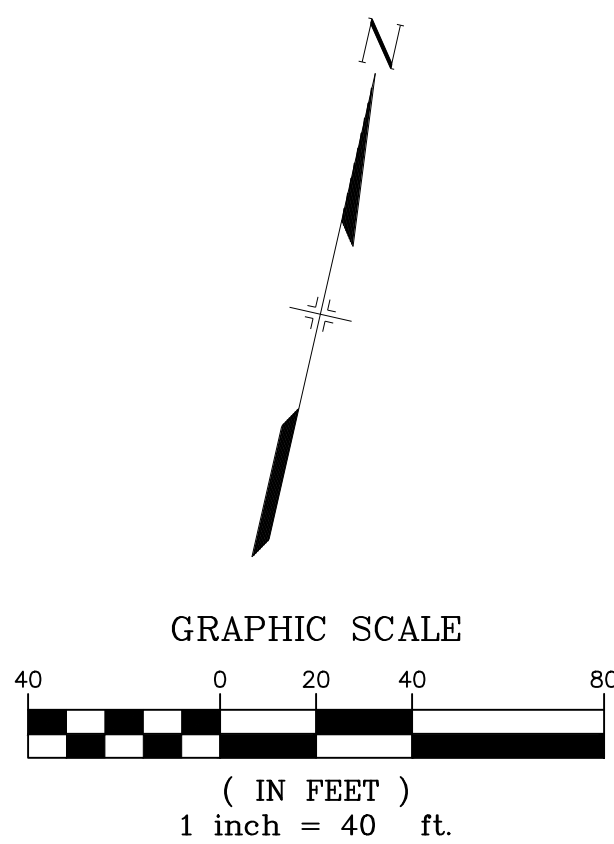
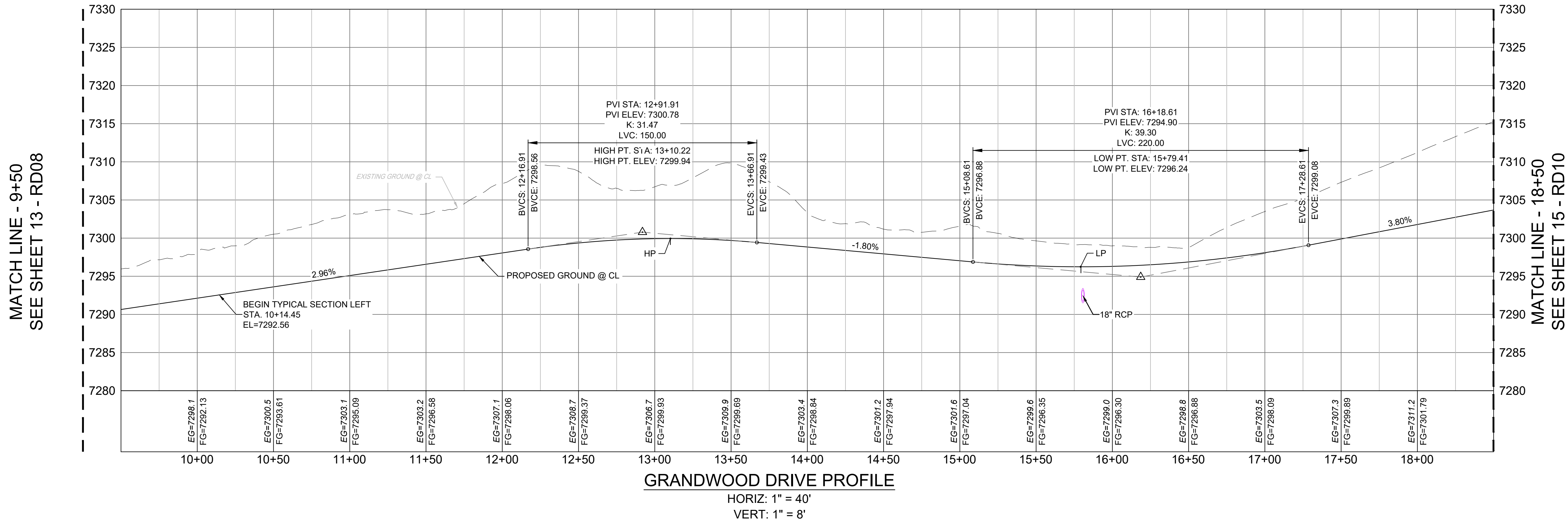
ROADWAY PLAN AND PROFILE

DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.
DRAWN BY:	CAP	HORIZ. 1" = 40'	SHEET	13 OF 40	RD08
CHECKED BY:	NMS	VERT. 1" = 8'			

Know what's below.
Call before you dig.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	857.56	500.00	98°16'08"	N49°17'47"E	756.25
C7	324.41	350.00	53°06'22"	N71°52'40"E	312.92
C8	1048.99	350.00	171°43'21"	S48°48'49"E	698.18

- NOTES:
- ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
 - SPOT ELEVATIONS REFERENCE CENTERLINE AND EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.

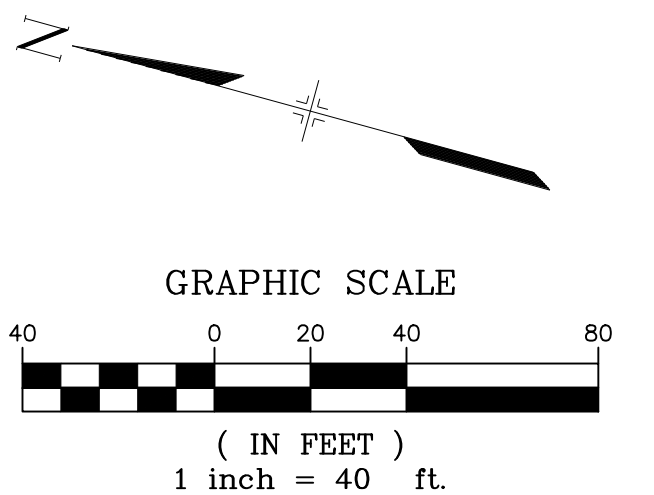


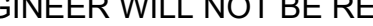
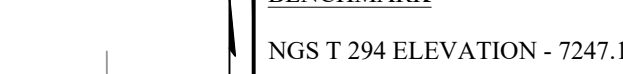

REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PR-SITE	ENGINEERING RECORD DRAWINGS		SHEET KEY 	BENCHMARK NGS T 294 ELEVATION - 7247.10' NAVD 88 BASIS OF BEARING: A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS *LWA PLS 28658"	OWNER: SYLVAN VISTA, INC. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921 PREPARED BY: 	SEAL	GRANDWOOD RANCH			
	EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS									
	ROADWAY PLAN AND PROFILE									
	FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD03.dwg CTB FILE: PLOT DATE: June 9, 2025 2:16:15 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	Date: 2/17/23 COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.					DESIGNED BY: CAP DRAWN BY: CAP CHECKED BY: NMS	SCALE HORIZ. 1" = 40' VERT. 1" = 8'	DATE ISSUED: FEBRUARY, 2021 SHEET 14 OF 40	DRAWING No. RD09

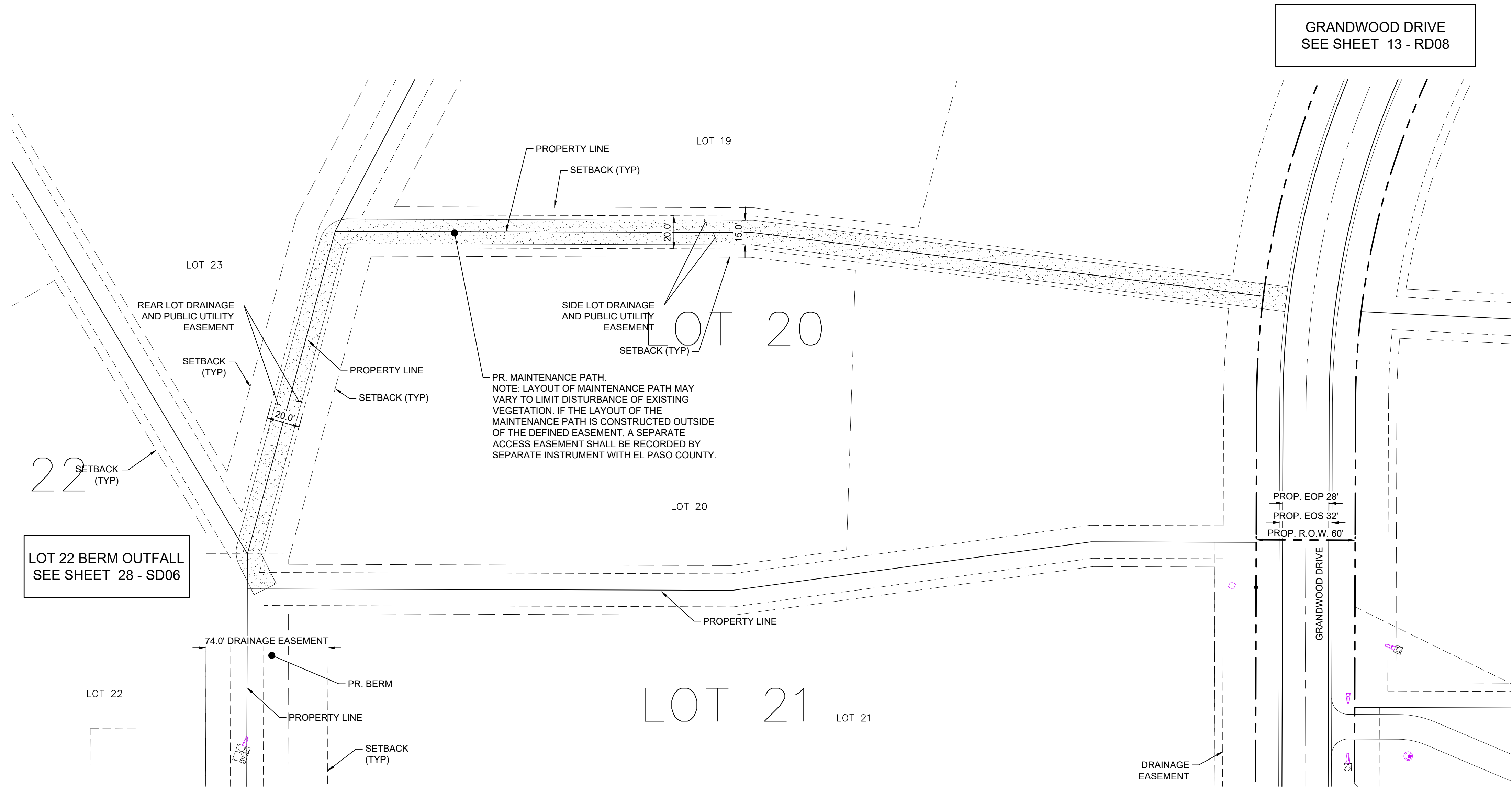


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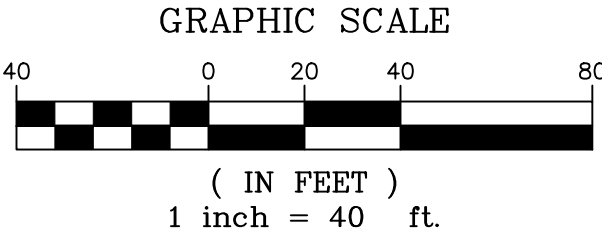
1. ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
2. SPOT ELEVATIONS REFERENCE CENTERLINE AND EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO CONTACT AND FOLLOW TRI-LAKES MONUMENT FIRE DISTRICT FOR SPECIFICATIONS AND CISTERN REQUIREMENTS AND INSTALLATION.



<div>REFERENCE DRAWINGS</div> <div>X=Title-Plan & Profile X=1105-FPB-SITE</div>	<div>ENGINEERING RECORD DRAWINGS</div> <div>THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.</div> <div><div></div><div>Date: 2/17/23</div></div> <div>COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.</div>	<div>SHEET KEY</div> <div></div>	<div>BENCHMARK</div> <div>NGS T 294 ELEVATION - 7247.10' NAVD 88</div> <div><div>BASIS OF BEARING:</div><div>A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"</div></div>	<div>OWNER:</div> <div>SYLVAN VISTA, INC. WILLIAM F. HERBIC II, MANAGER 14160 GLENEAGLES DRIVE, COLORADO SPRINGS, CO 80921</div> <div><div>PREPARED BY:</div><div> Matrix</div></div>	<div>SEAL</div> <div>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003</div>	<div>GRANDWOOD RANCH</div>	<div>DESIGNED BY: CAP DRAWN BY: CAP CHECKED BY: NMS</div>	<div>SCALE</div> <div>HORIZ 1" = 40' VERT. 1" = 8'</div>	<div>DATE ISSUED: FEBRUARY, 2021</div>	<div>DRAWING No. RD10</div>
	<div>EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS</div>					<div>15 OF 40</div>				
	<div>ROADWAY PLAN AND PROFILE</div>									

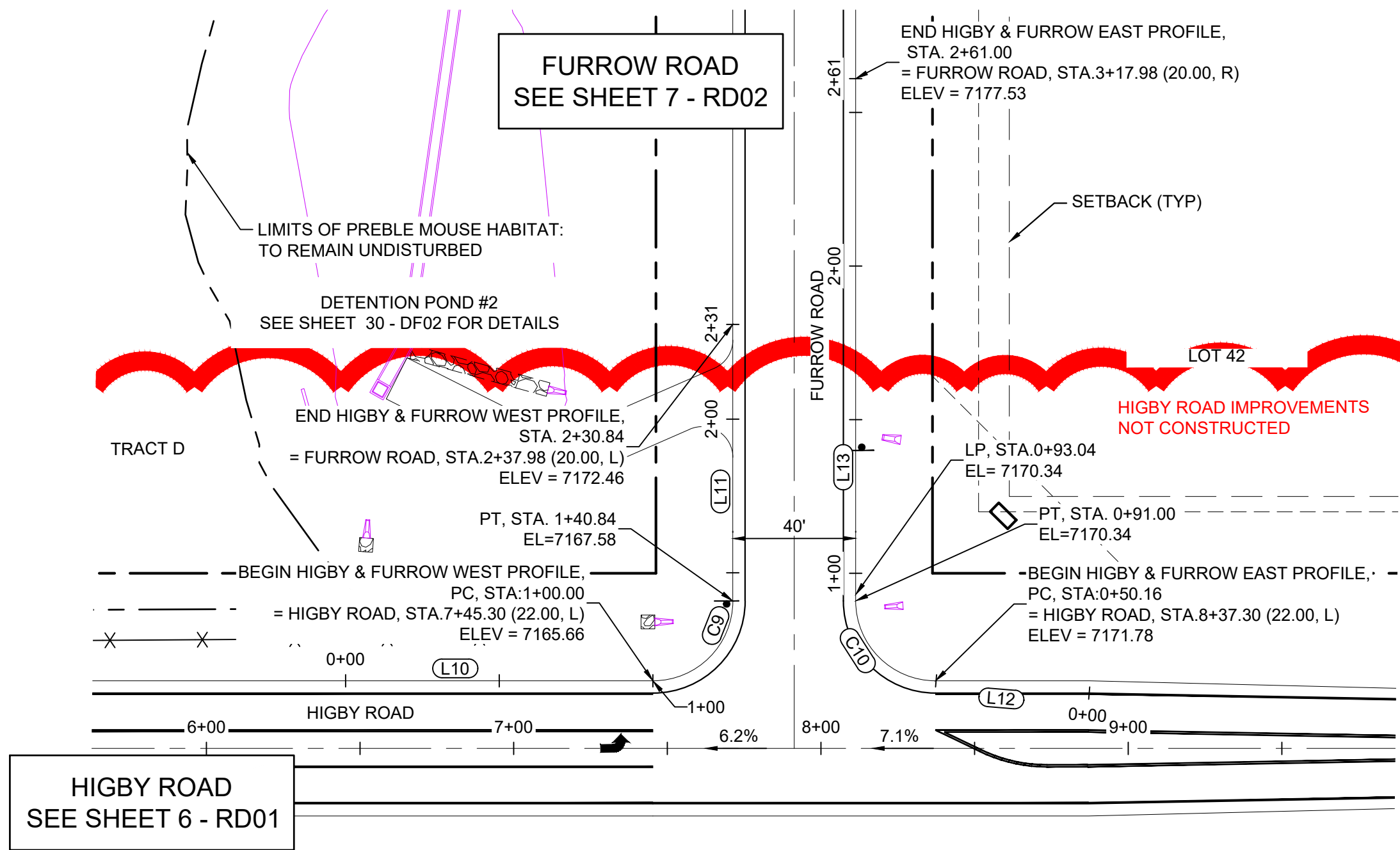


- NOTES:
1. ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
 2. SPOT ELEVATIONS REFERENCE CENTERLINE UNLESS OTHERWISE NOTED.

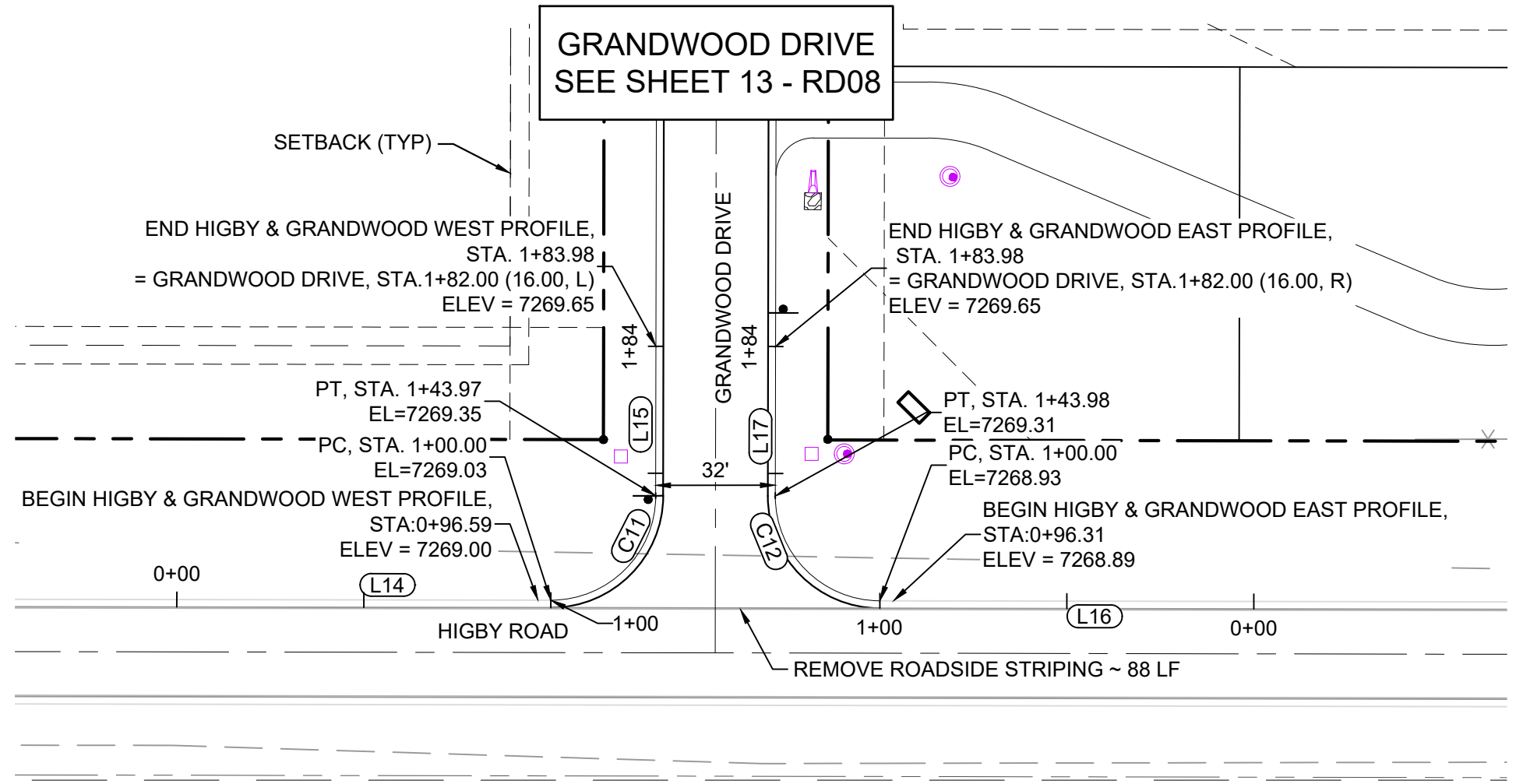


LOT 22 MAINTENANCE ACCESS ROAD PLAN - PRIVATE

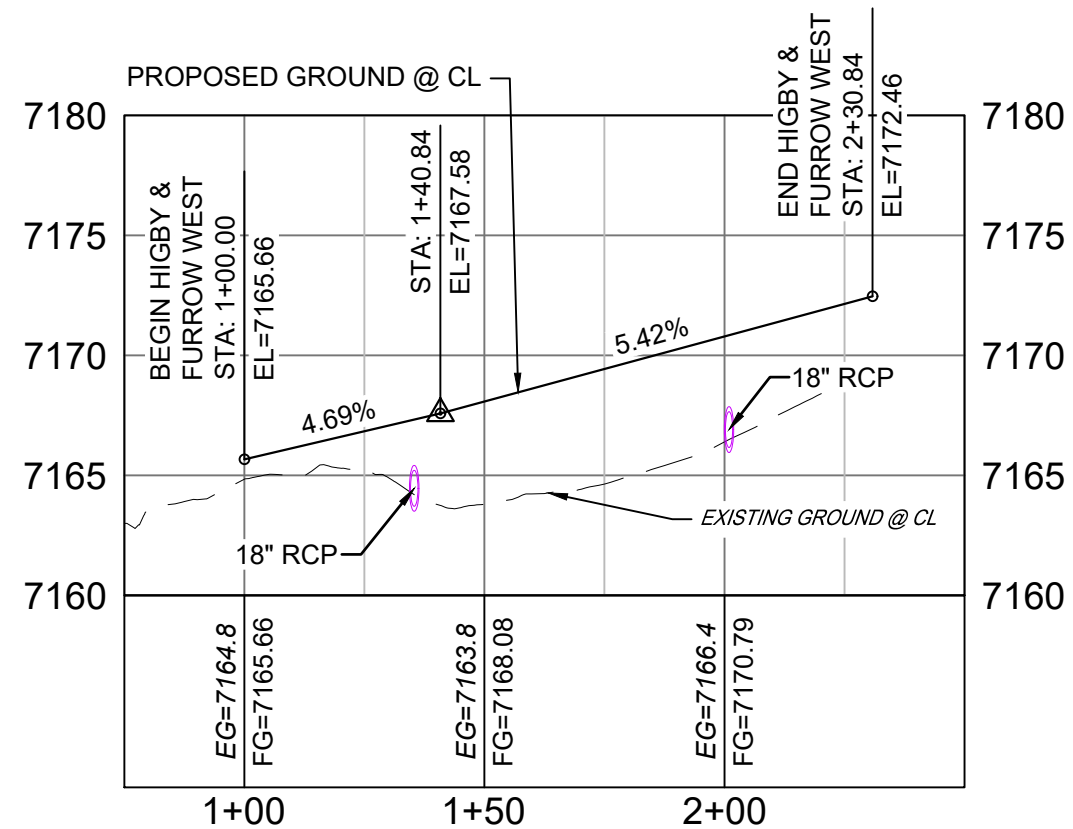
REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PR-SITE	<div>ENGINEERING RECORD DRAWINGS</div> <div>THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.</div> <div><div></div><div>Date: 2/17/23</div><div>COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.</div></div> <div><div>FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD03.dwg</div><div>CTB FILE: ---</div><div>PLOT DATE: June 9, 2025 2:16:36 PM</div><div>THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</div></div>		<div>SHEET KEY</div> <div></div>	<div>BENCHMARK</div> <div>NGS T 294 ELEVATION - 7247.10' NAVD 88</div> <div><div>BASIS OF BEARING:</div><div>A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"</div></div>	<div>OWNER:</div> <div>SYLVAN VISTA, INC. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921</div> <div><div>PREPARED BY:</div><div></div></div>	<div>SEAL</div>	<div>GRANDWOOD RANCH</div> <div>EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS</div> <div>ROADWAY PLAN AND PROFILE</div>								
	<div>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003</div>						<div>DESIGNED BY:</div> <div>DRAWN BY:</div> <div>CHECKED BY:</div>	<div>CAP</div> <div>CAP</div> <div>JA</div>	<div>SCALE</div> <div>HORIZ</div> <div>VERT.</div>	<div>N/A</div> <div>N/A</div> <div>N/A</div>	<div>DATE ISSUED: FEBRUARY, 2021</div> <div>SHEET</div> <div>16 OF 40</div>	<div>DRAWING No.</div> <div>RD11</div>			



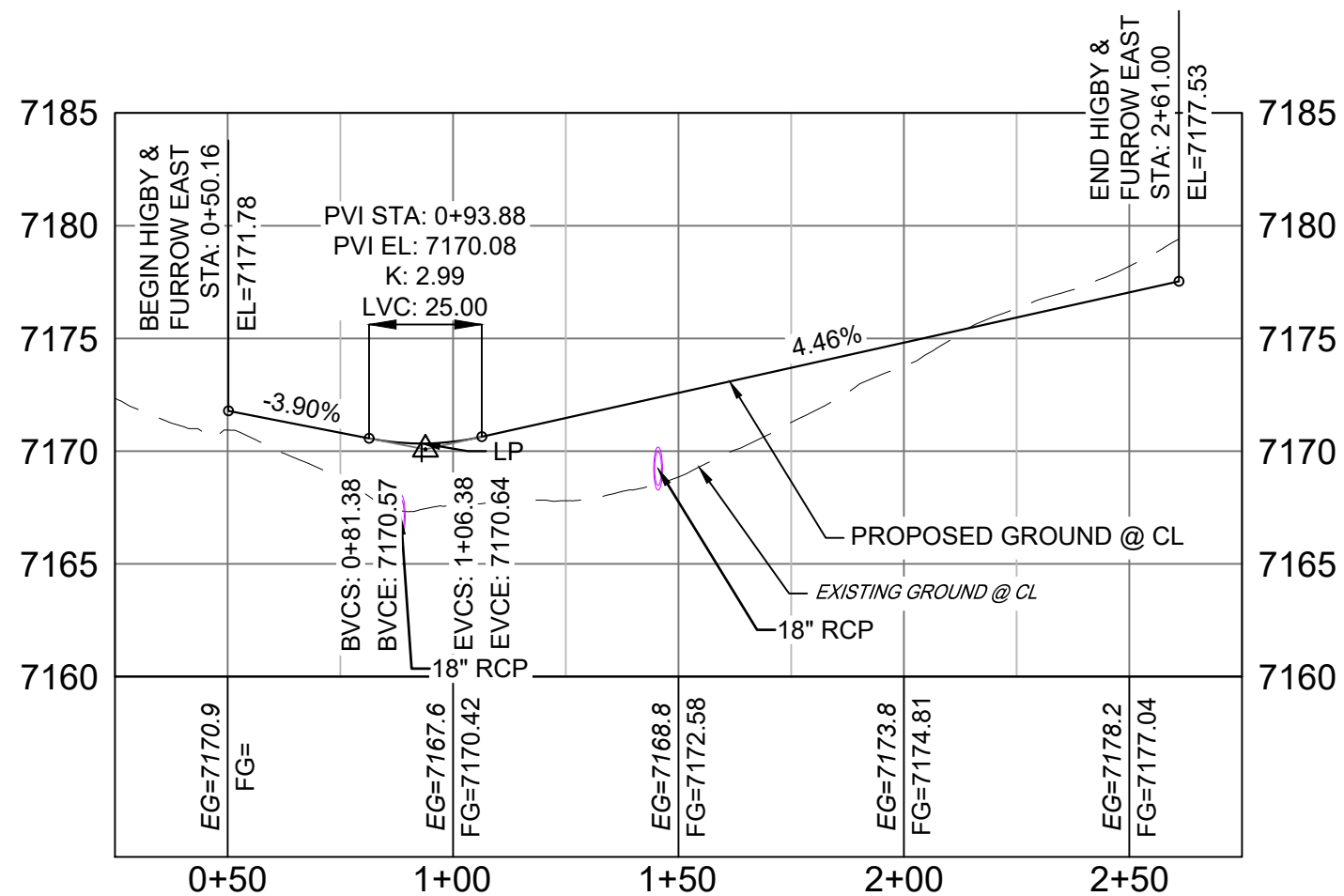
HIGBY ROAD & FURROW ROAD PLAN



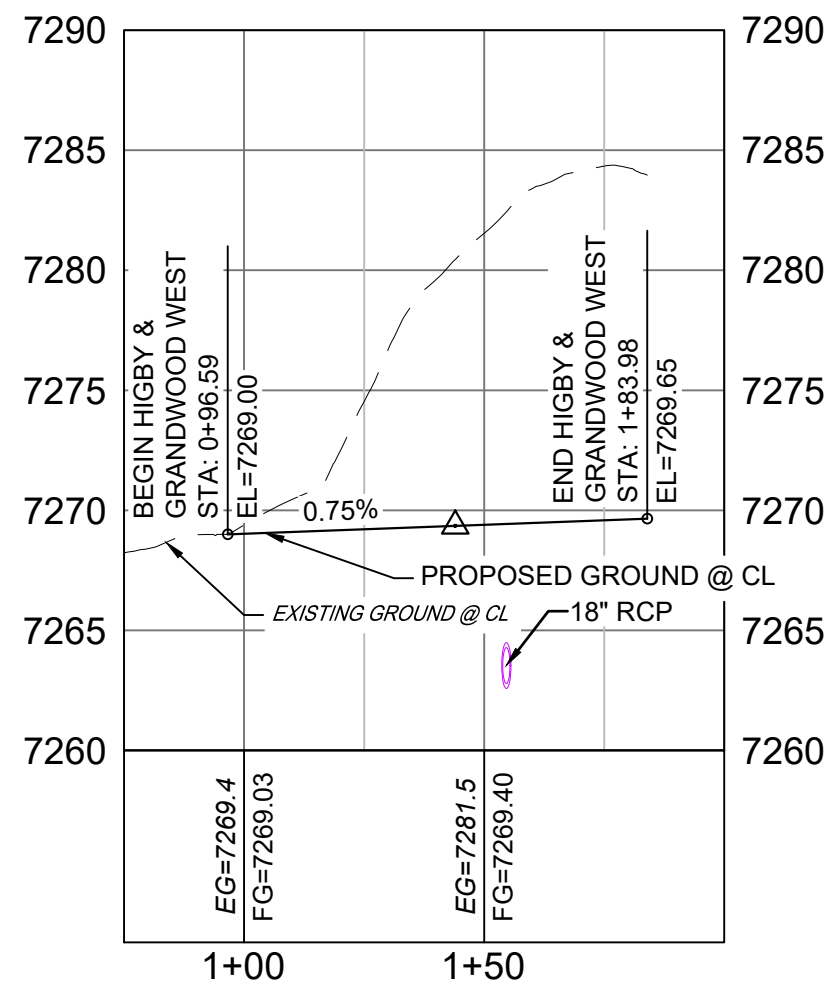
HIGBY ROAD & GRANDWOOD DRIVE PLAN



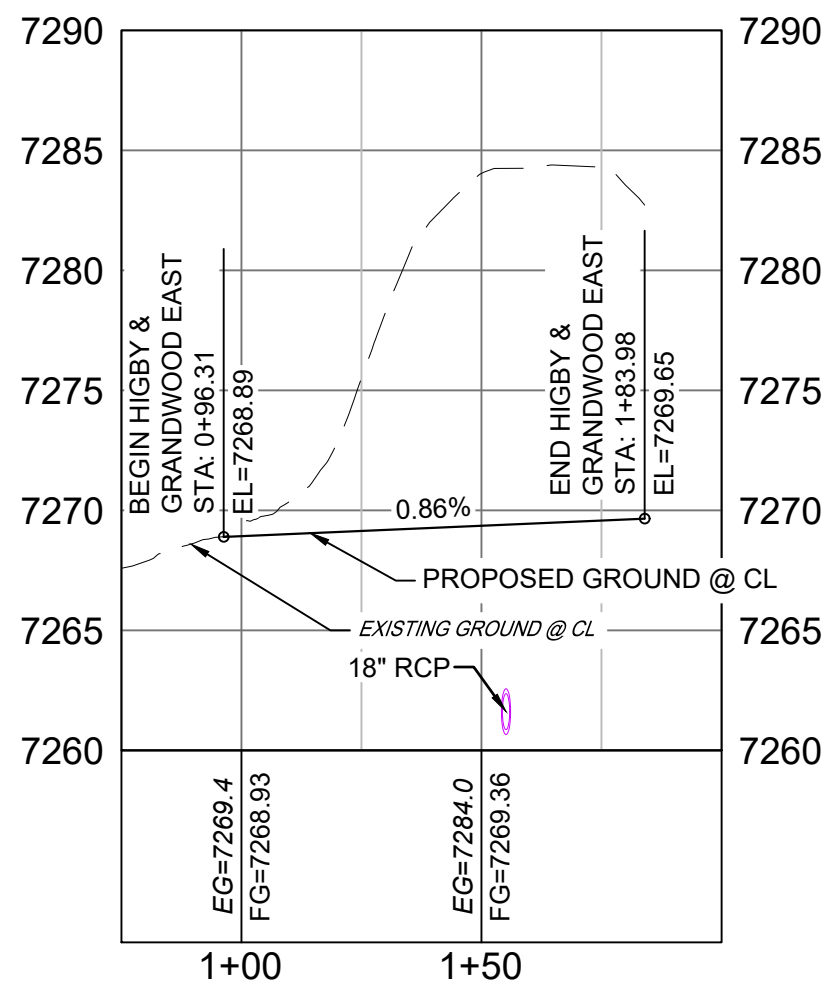
HIGBY ROAD & FURROW ROAD WEST PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



HIGBY ROAD & FURROW ROAD EAST PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



HIGBY ROAD & GRANDWOOD DRIVE WEST PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



HIGBY ROAD & GRANDWOOD DRIVE EAST PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

LINE TABLE		
LINE #	BEARING	DISTANCE
L10	S89°56'32"E	100.00
L11	N00°03'29"E	90.00
L12	N85°21'04"W	49.84
L13	N00°03'28"E	170.00
L14	S89°50'17"E	100.00
L15	N00°09'43"E	40.00
L16	N89°50'17"W	99.99
L17	N00°09'43"E	40.01

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C9	40.84	26.00	89°59'55"	N45°03'35"E	36.77
C10	41.00	26.02	90°17'39"	N45°06'06"W	36.89
C11	43.97	28.00	89°58'48"	N45°10'19"E	39.59
C12	43.99	28.00	90°00'41"	N44°50'38"W	39.60

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 - LINE AND CURVE INFORMATION REFERENCE EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.

REFERENCE DRAWINGS
X-Title-Plan & Profile
X-1105-PR-SITE

ENGINEERING RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

Date: 2/17/23
COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD01.dwg
CTB FILE:
PLOT DATE: June 9, 2025 2:17:43 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:
A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

OWNER:
SYLVAN VISTA, INC.
WILLIAM F. HEREBIC II,
MANAGER
14160 GLENEAGLE DRIVE,
COLORADO SPRINGS, CO 80921

PREPARED BY:

SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

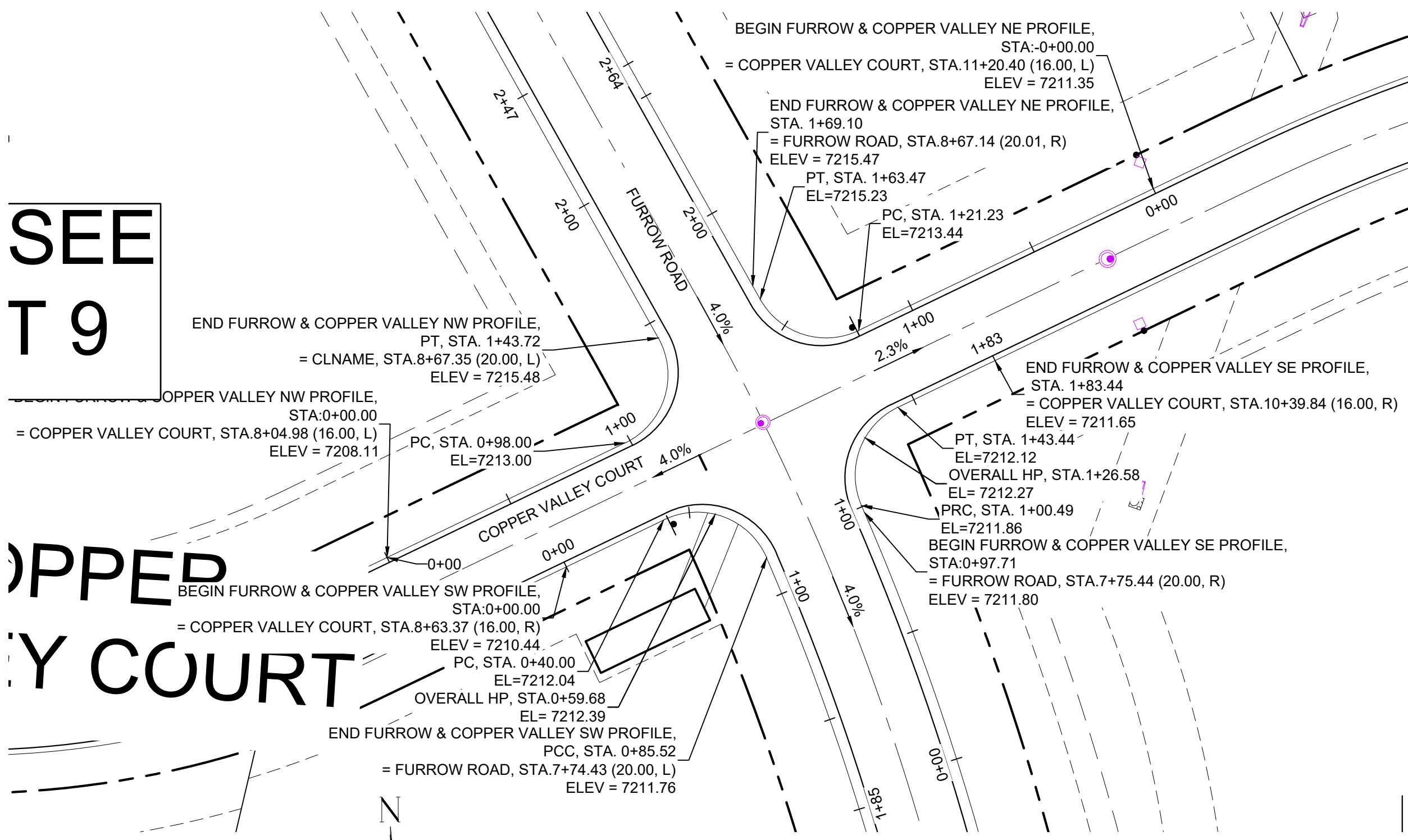
ROADWAY PLAN AND PROFILE

DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.
CHECKED BY:	NMS	HORIZ. 1" = 40' VERT. 1" = 8'	SHEET	17 OF 40	RD12

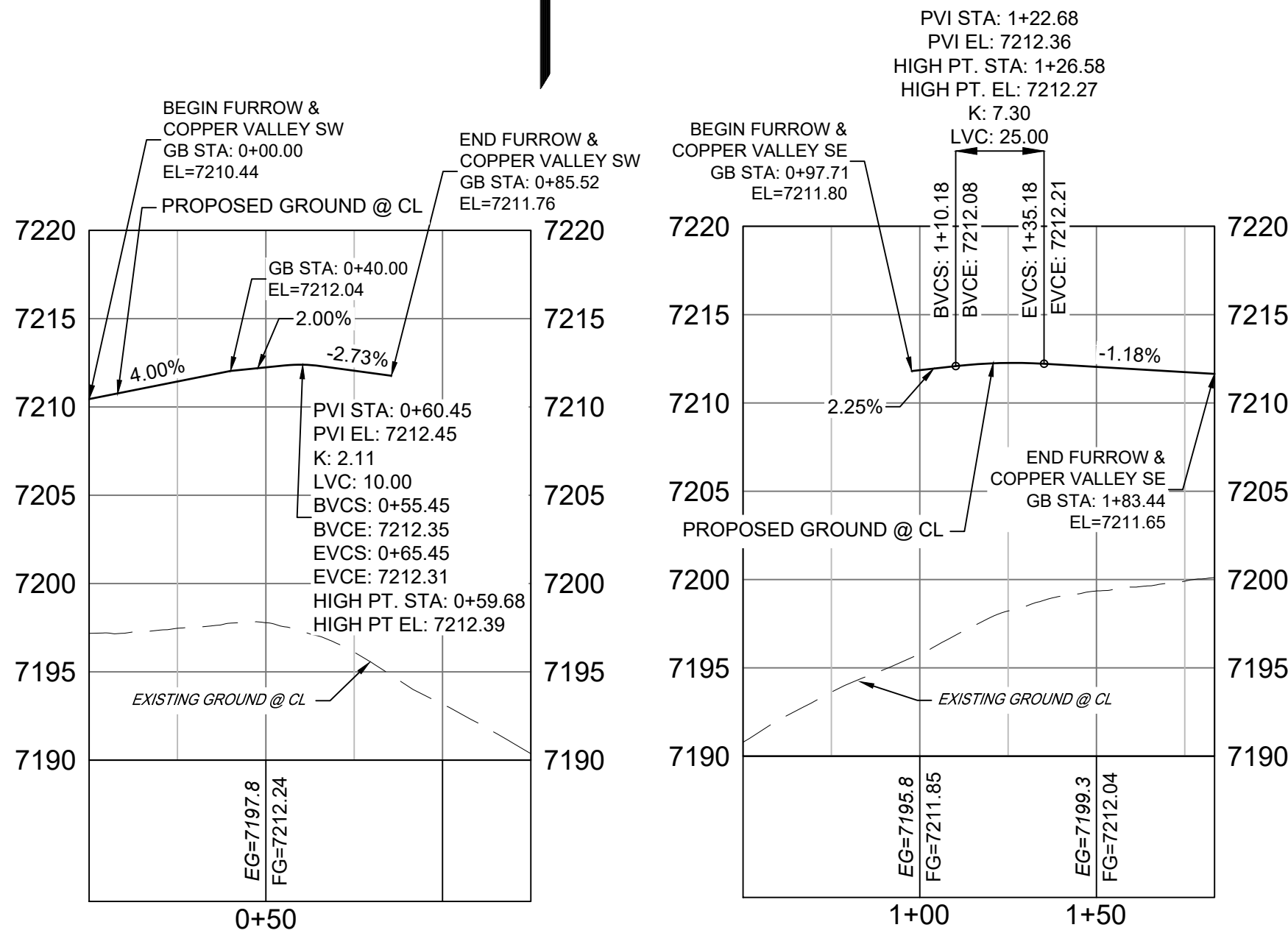
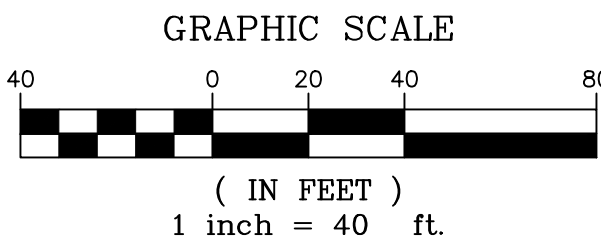


Know what's below.
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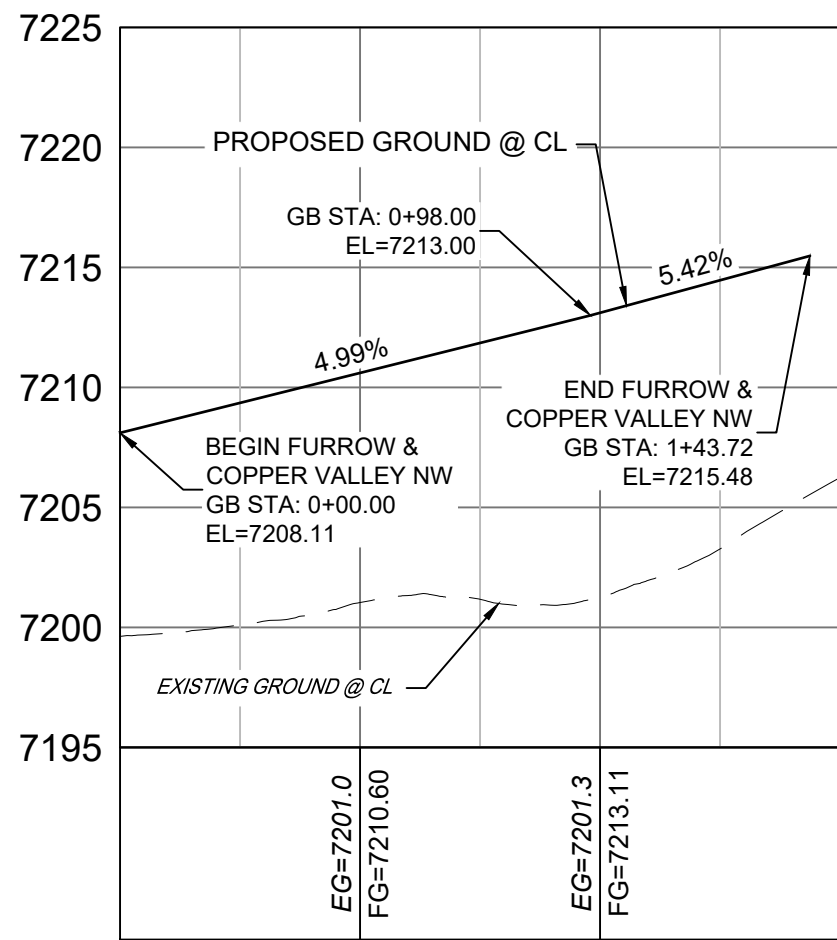


FURROW ROAD & COPPER VALLEY COURT PLAN

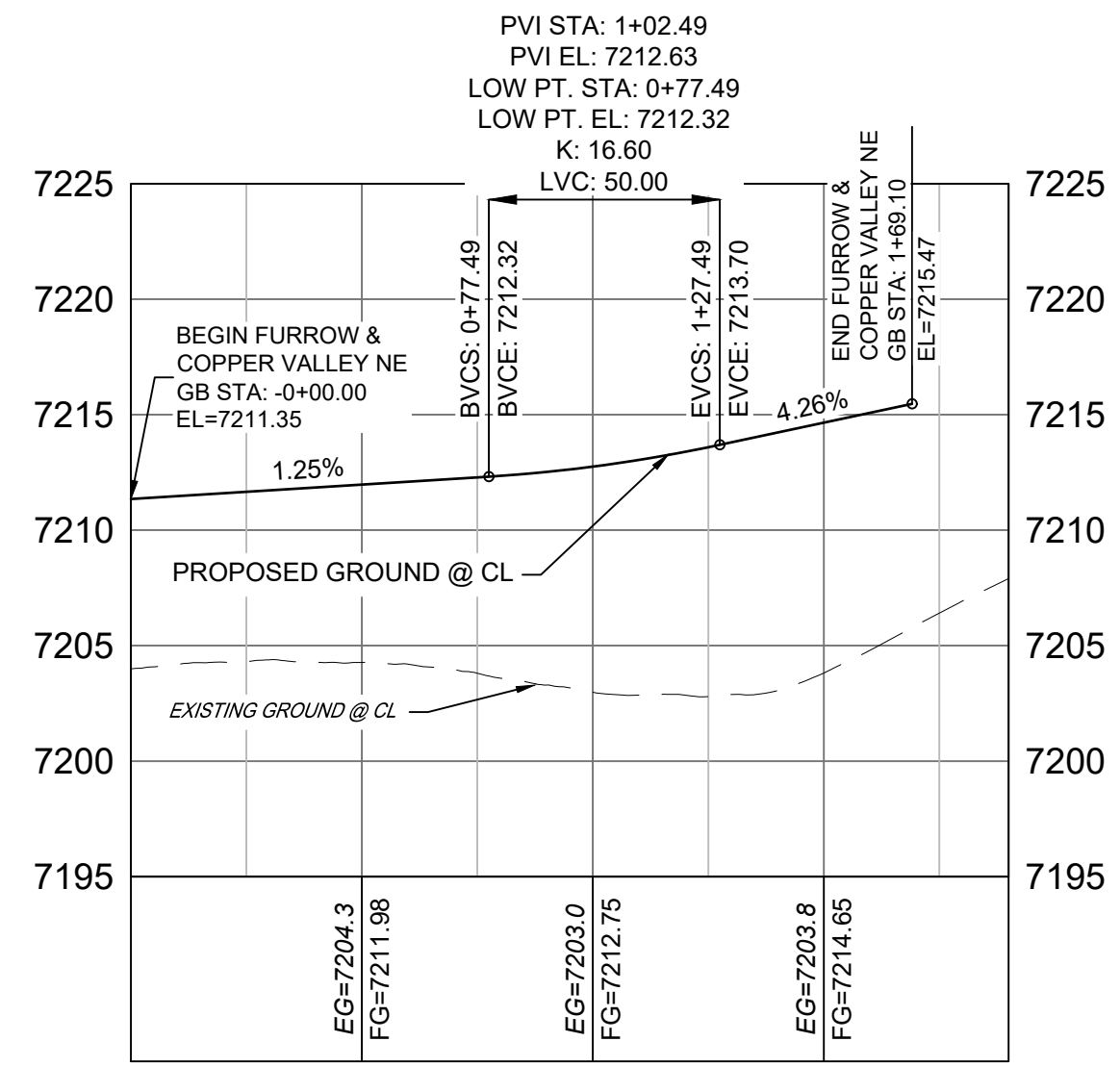


FURROW ROAD & COPPER VALLEY COURT SW PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

FURROW ROAD & COPPER VALLEY COURT SE PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



FURROW ROAD & COPPER VALLEY COURT NW PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

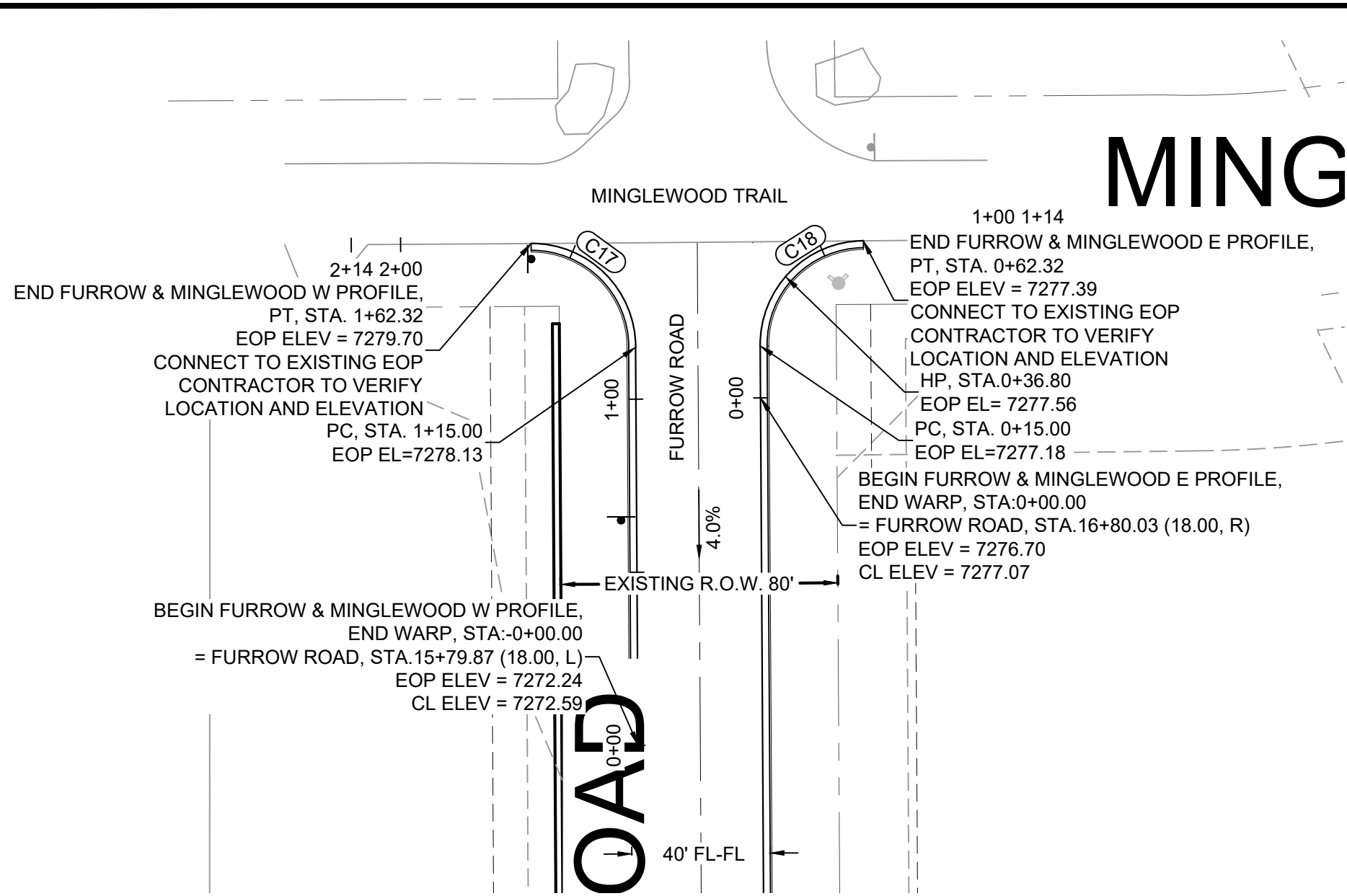


FURROW ROAD & COPPER VALLEY COURT NE PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

LINE TABLE		
LINE #	BEARING	DISTANCE
L18	N64°17'07"E	40.00
L19	N64°17'07"E	98.00
L20	S29°16'28"E	5.63
L21	N64°17'08"E	121.23
L22	S23°30'58"E	2.79
L23	S64°17'07"W	40.00

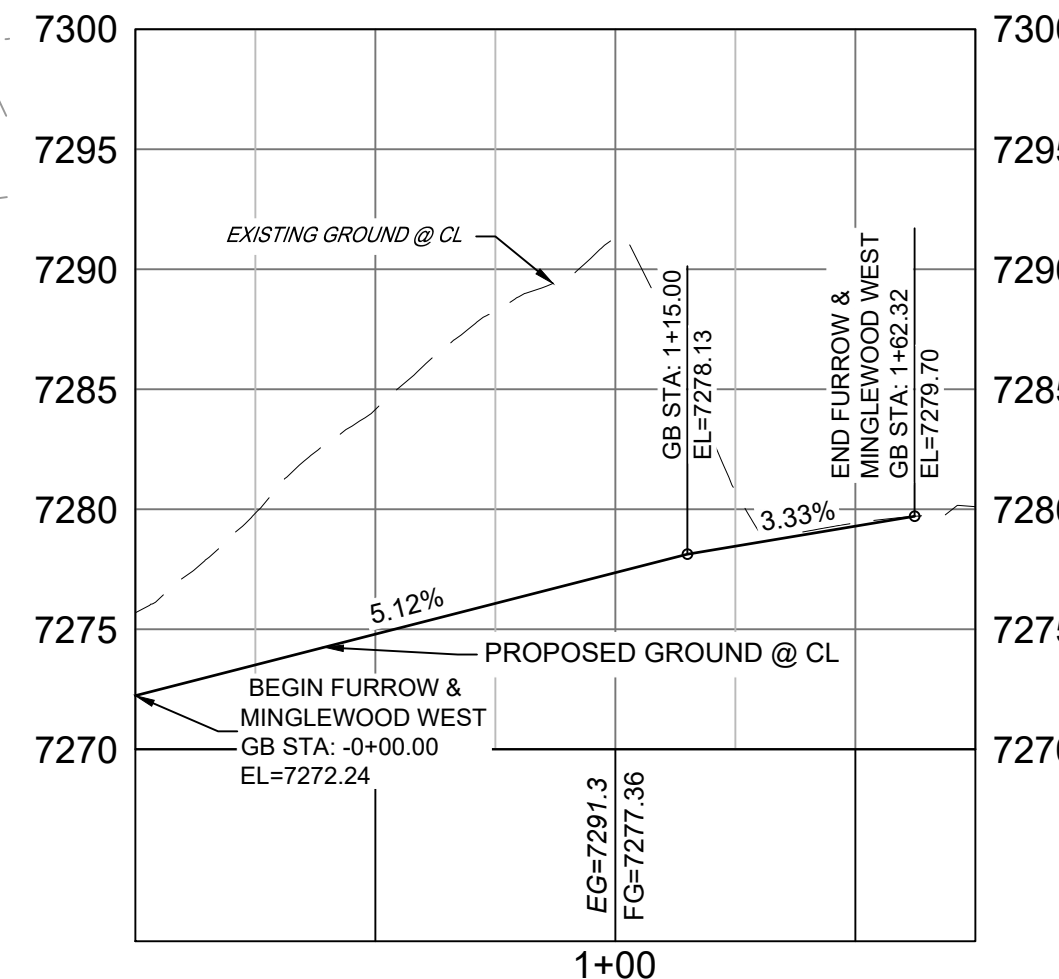
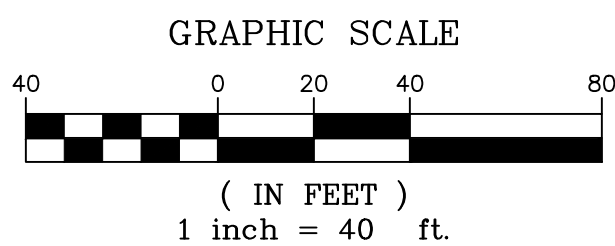
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C13	45.52	28.00	93°08'09"	S69°56'30"E	40.67
C14	45.72	28.00	93°33'35"	N17°30'20"E	40.81
C15	42.24	28.00	86°26'24"	S72°29'40"E	38.35
C16	42.95	28.00	87°53'06"	S20°20'34"W	38.86

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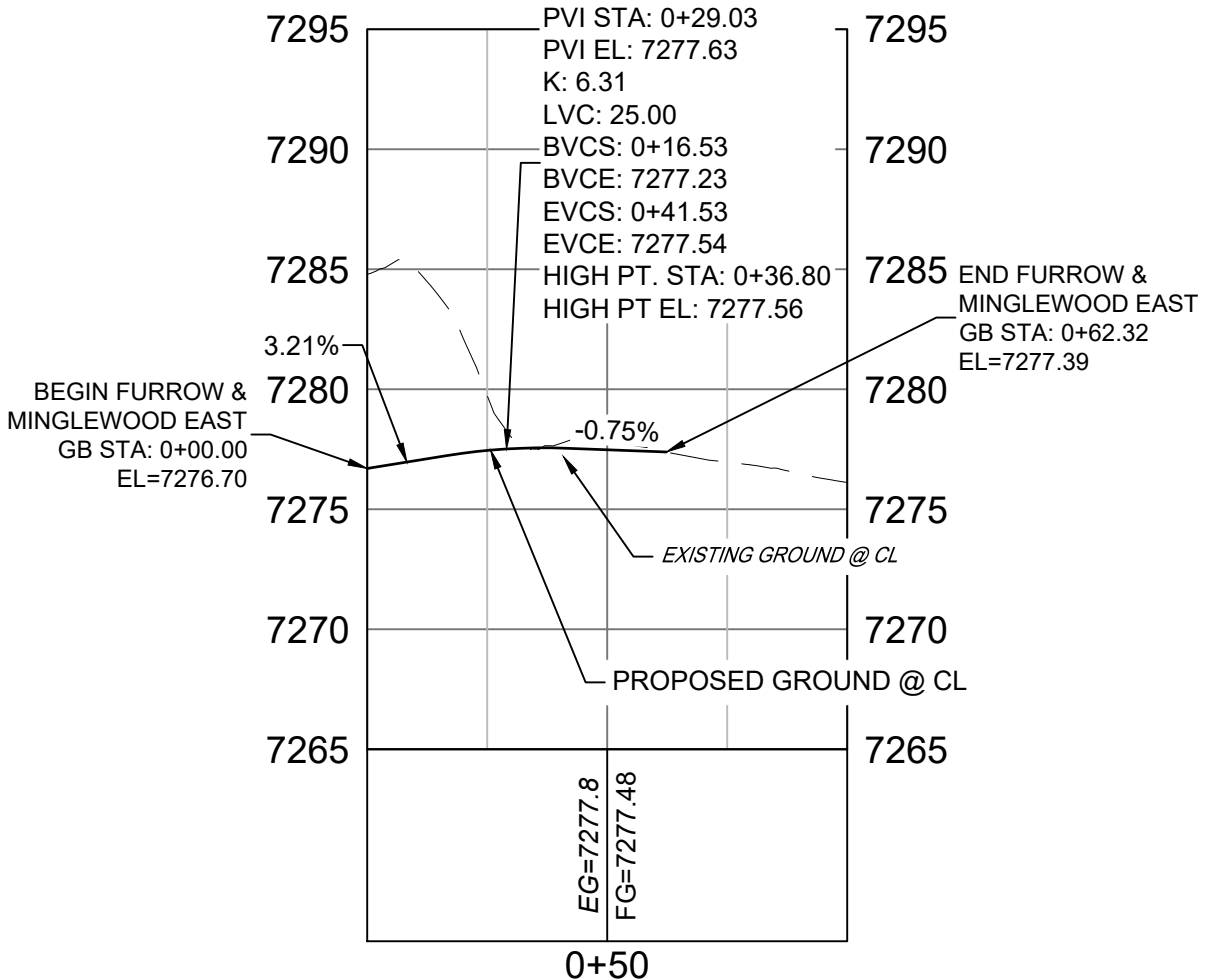


CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C17	47.32	30.01	90°21'21"	S45°11'01"E	42.57
C18	47.49	30.00	90°41'10"	N44°20'00"E	42.68

NOTE: LINE AND CURVE INFORMATION REPRESENT EDGE OF PAVEMENT.



FURROW ROAD & MINGLEWOOD TRAIL W PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



FURROW ROAD & MINGLEWOOD TRAIL E PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

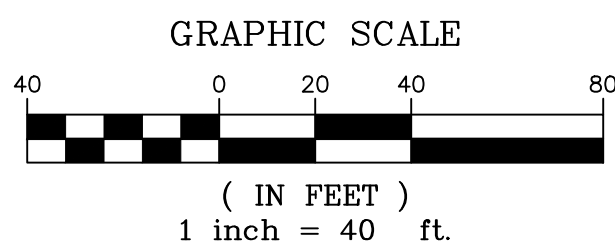
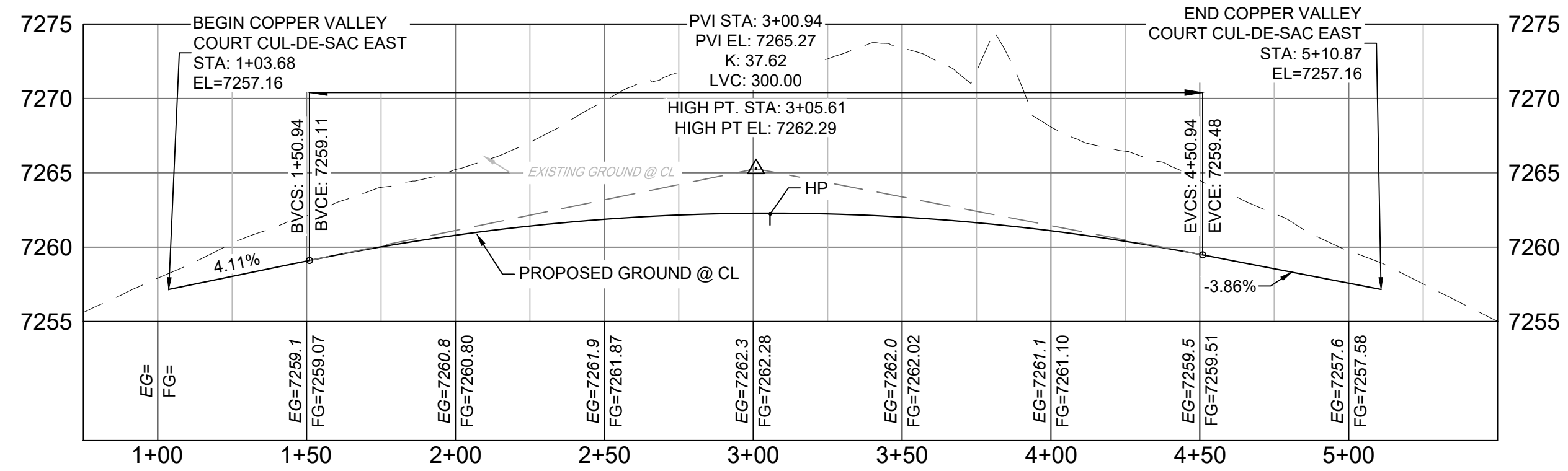
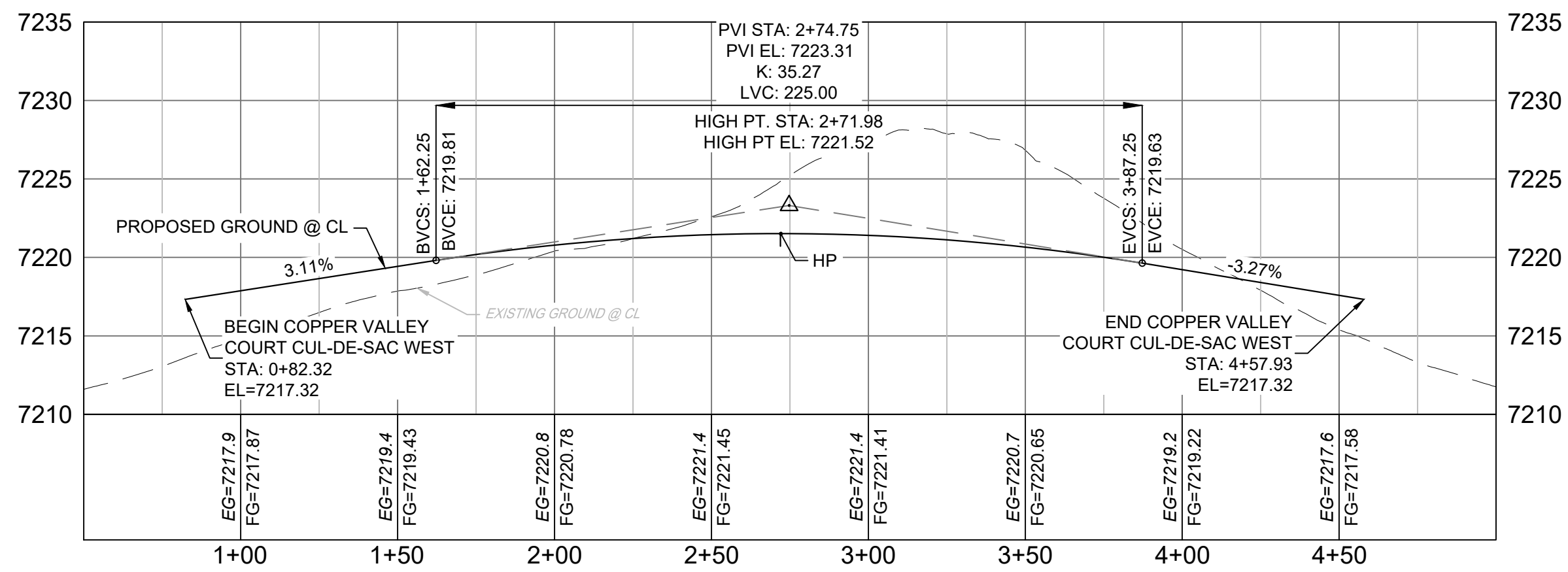
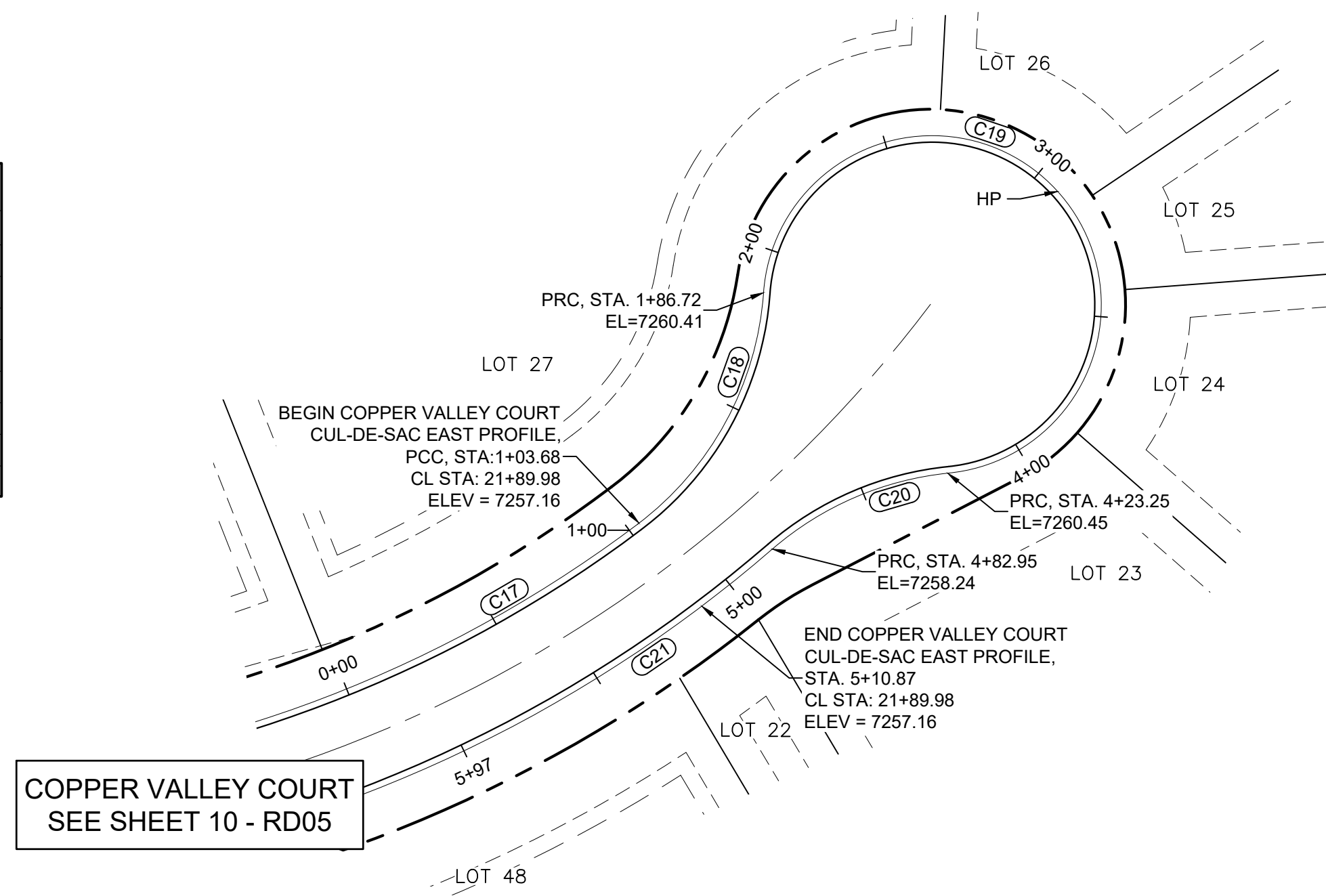
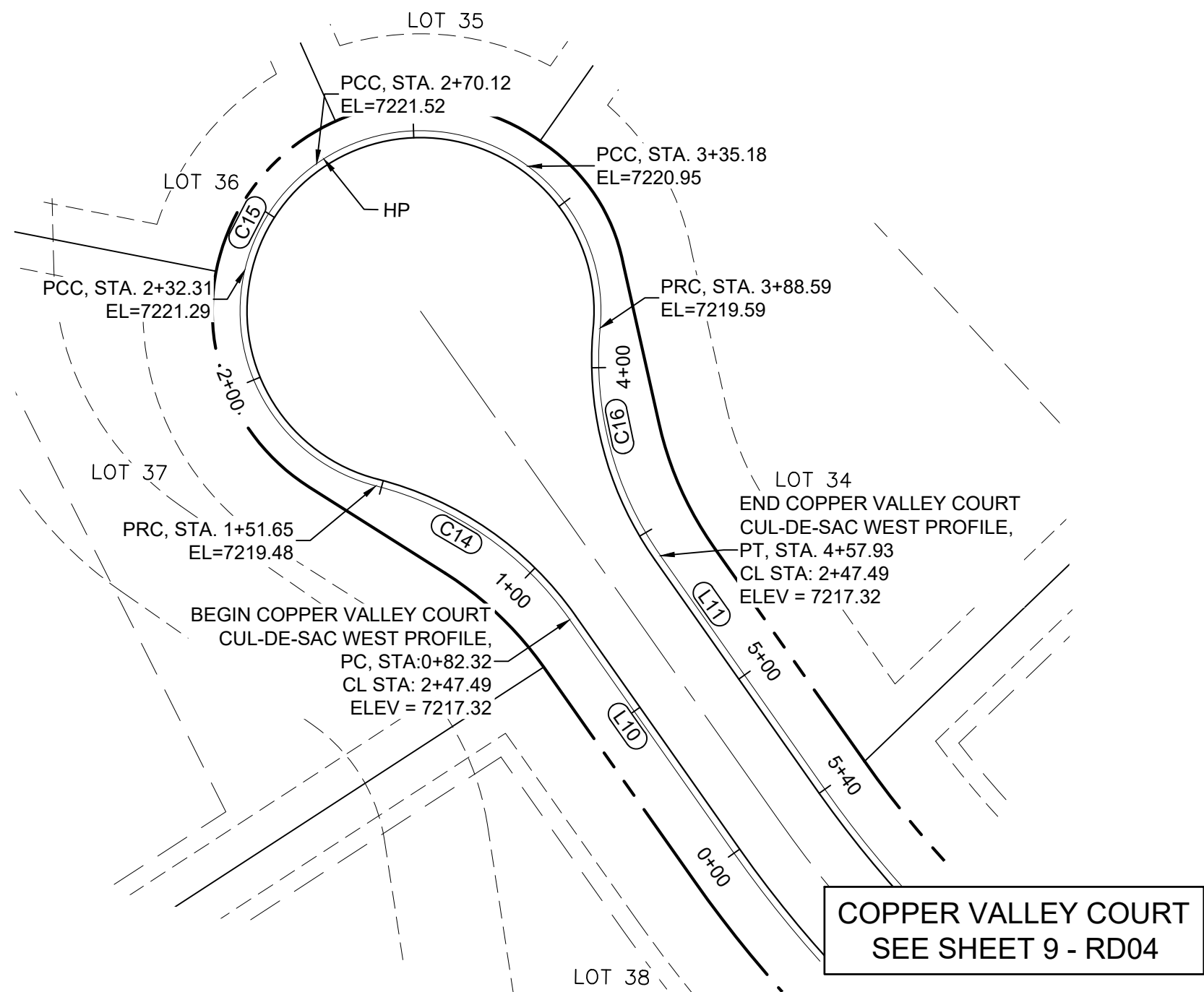
<p>REFERENCE DRAWINGS</p> <p>X-Title-Plan & Profile</p> <p>X-1105-PR-SITE</p>	<p>ENGINEERING RECORD DRAWINGS</p> <p>THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.</p> <p><i>Corey Petersen</i> Date: 2/17/23</p> <p>COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.</p>	<p>SHEET KEY</p>	<p>BENCHMARK</p> <p>NGS T 294 ELEVATION - 7247.10 NAVD 88</p> <p>BASIS OF BEARING:</p> <p>A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"</p>	<p>OWNER:</p> <p>SYLVAN VISTA, INC.</p> <p>WILLIAM F. HEREBIC II, MANAGER</p> <p>14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921</p> <p>PREPARED BY:</p> <p><i>Matrix</i></p>	<p>SEAL</p> <p>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003</p>	<p>GRANDWOOD RANCH</p> <p>EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS</p> <p>ROADWAY PLAN AND PROFILE</p>	<p>DESIGNED BY: CAP</p> <p>DRAWN BY: NMS</p> <p>CHECKED BY: NMS</p> <p>SCALE: 1" = 40' HORIZ. 1" = 8' VERT.</p> <p>DATE ISSUED: FEBRUARY, 2021</p> <p>SHEET 18 OF 40</p> <p>DRAWING No. RD13</p>
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Know what's below.
Call before you dig.


LINE TABLE		
LINE #	BEARING	DISTANCE
L10	N36°22'25"W	75.45
L11	S36°22'25"E	75.45

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C14	69.33	98.00	40°32'09"	N56°38'30"W	67.90
C15	236.94	52.00	261°04'18"	N53°37'34"E	79.04
C16	69.33	98.00	40°32'09"	S16°06'21"E	67.90
C17	103.68	394.00	15°04'40"	N60°10'34"E	103.39
C18	83.04	98.01	48°32'40"	N26°07'06"E	80.58
C19	236.13	52.00	260°10'29"	S46°04'03"E	79.57
C20	60.10	98.00	35°08'16"	S66°27'04"W	59.16
C21	113.70	426.00	15°17'31"	S56°31'41"W	113.36




NOTES:

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3. LINE AND CURVE INFORMATION REFERENCE EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.

<p>REFERENCE DRAWINGS</p> <p>X-Title-Plan & Profile X-1105-PR-SITE</p>	<h2 style="text-align: center;">ENGINEERING RECORD DRAWINGS</h2> <p>THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.</p> <div style="text-align: center;">  <p>Date: 2/17/23</p> <p>COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.</p> </div>
	<p>FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD05.dwg</p> <p>CTB FILE: ---</p> <p>PLOT DATE: June 9, 2025 2:19:23 PM</p>
	<p>THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</p>

SHEET KEY



BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56:32"W - 5135.84', THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

OWNER:
SYLVAN VISTA, INC.
WILLIAM F. HEREBIC II,
MANAGER
14160 GLENEAGLE DRIVE,
COLORADO SPRINGS, CO 80921

PREPARED BY:



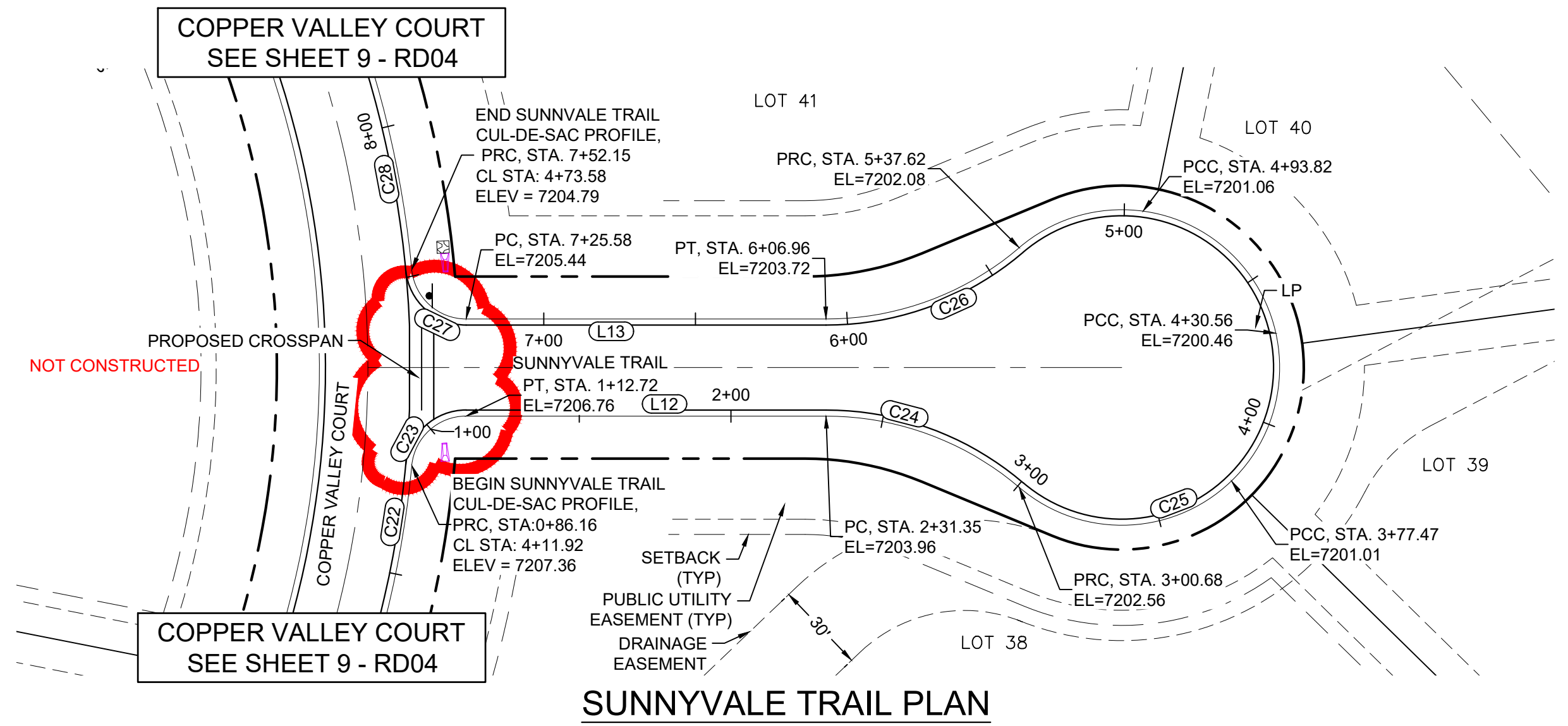
SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

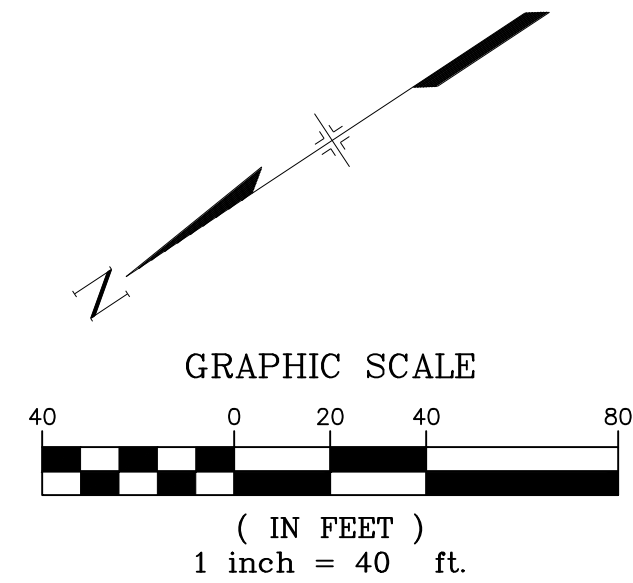
GRANDWOOD RANCH				
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS				
ROADWAY PLAN AND PROFILE				
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021
DRAWN BY:	CAP	HORIZ	N/A	
CHECKED BY:	JA	VERT.	N/A	
			SHEET	19 OF 40
				RD14



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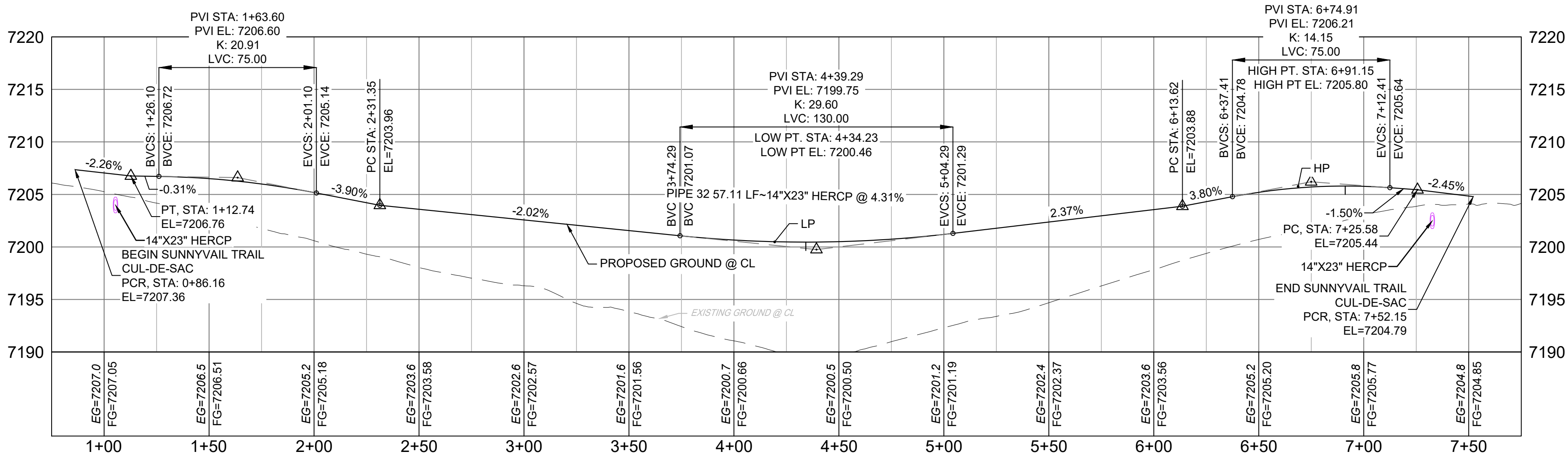


SUNNYVALE TRAIL PLAN



LINE TABLE		
LINE #	BEARING	DISTANCE
L12	S33°42'56\"W	118.63
L13	N33°42'56\"E	117.51

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C22	86.16	341.00	14°28'35\"	S43°36'43\"E	85.93
C23	26.57	18.00	84°33'56\"	S08°34'02\"E	24.22
C24	69.33	98.00	40°32'08\"	S53°59'00\"W	67.90
C25	236.94	52.00	261°04'18\"	S56°17'04\"E	79.04
C26	69.33	98.00	40°32'09\"	N13°26'51\"E	67.90
C27	27.68	18.08	87°43'15\"	N74°16'50\"E	25.06
C28	92.56	341.00	15°33'10\"	S69°29'44\"E	92.28



SUNNYVALE TRAIL
CUL-DE-SAC PROFILE

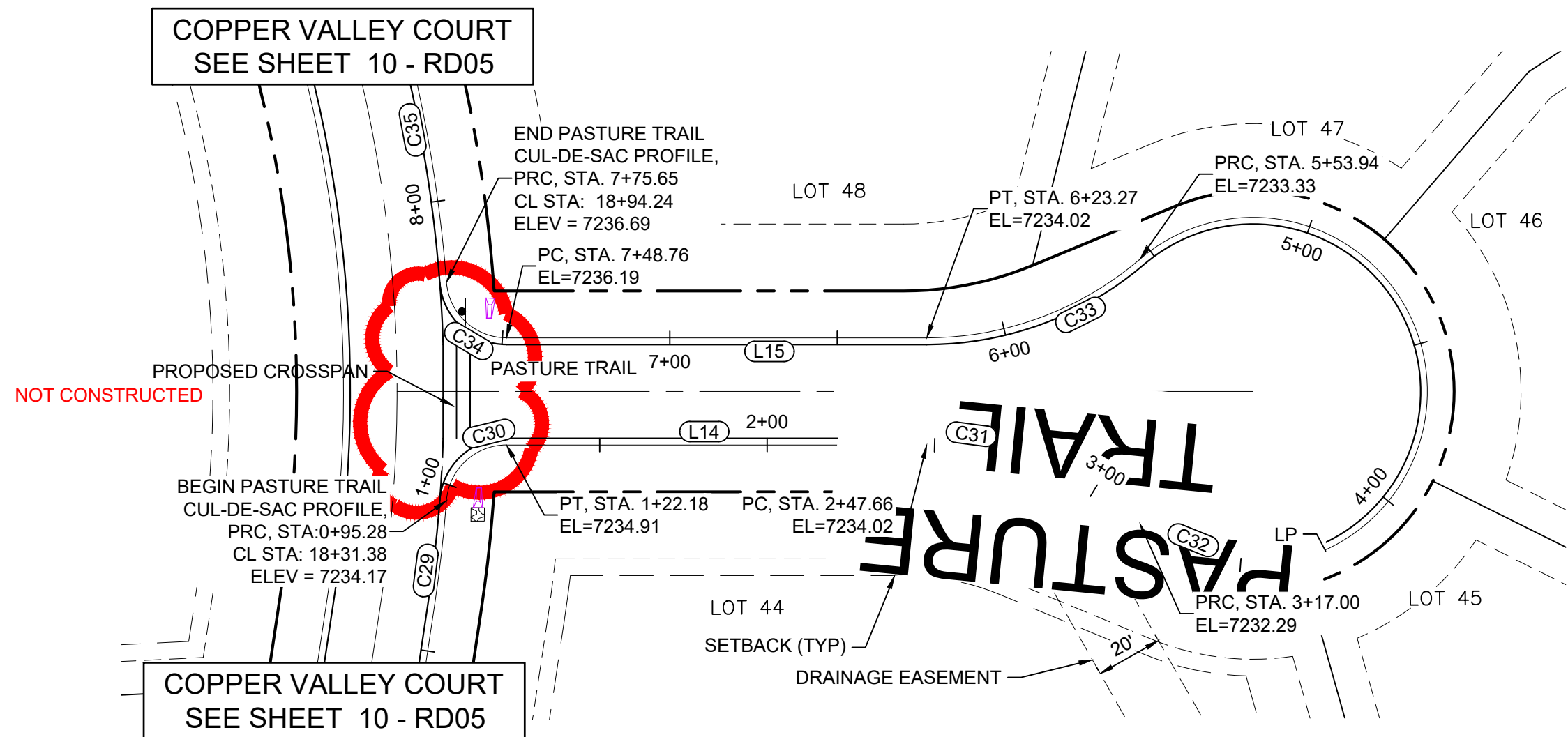
HORIZ: 1" = 40'
VERT: 1" = 8'

- NOTES:
1. ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
 2. SPOT ELEVATIONS REFERENCE EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.

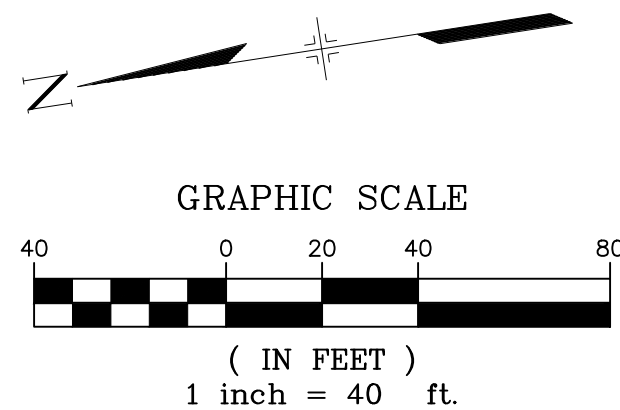
REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PR-SITE	ENGINEERING RECORD DRAWINGS		SHEET KEY 	BENCHMARK NGS T 294 ELEVATION - 7247.10' NAVD 88 BASIS OF BEARING: A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32\"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8\" DIAMETER REBAR, 18\" IN LENGTH WITH 1-1/2\" ALUMINUM CAPS \"LWA PLS 28658\"	OWNER: SYLVAN VISTA, INC. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921 PREPARED BY: 	SEAL	GRANDWOOD RANCH					
	THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.						EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS					
	Date: 2/17/23 COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.						ROADWAY PLAN AND PROFILE					
	FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD05.dwg CTB FILE: PLOT DATE: June 9, 2025 2:19:42 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.						DESIGNED BY: CAP DRAWN BY: CAP CHECKED BY: JA	SCALE HORIZ: N/A VERT: N/A	DATE ISSUED: FEBRUARY, 2021 SHEET 20 OF 40	DRAWING No. RD15		



Know what's below.
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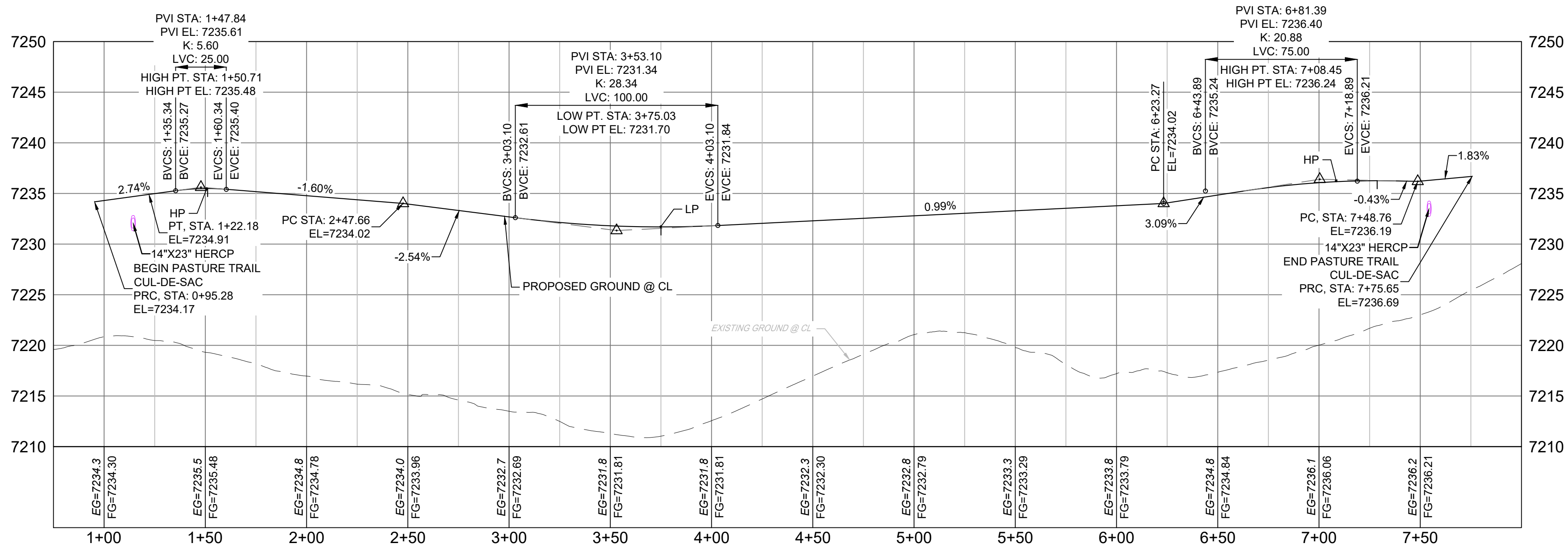


PASTURE TRAIL PLAN



LINE TABLE		
LINE #	BEARING	DISTANCE
L14	S08°21'30"W	125.49
L15	N08°21'30"E	125.48

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C29	30.81	426.00	4°08'39"	S75°10'40"E	30.81
C30	26.89	18.00	85°36'29"	S34°26'45"E	24.46
C31	69.33	98.00	40°32'08"	S28°37'34"W	67.90
C32	236.94	52.00	261°04'20"	S81°38'31"E	79.04
C33	69.33	98.00	40°32'08"	N11°54'34"W	67.90
C34	26.89	18.00	85°36'29"	N51°09'44"E	24.46
C35	93.23	426.00	12°32'22"	N87°41'48"E	93.05



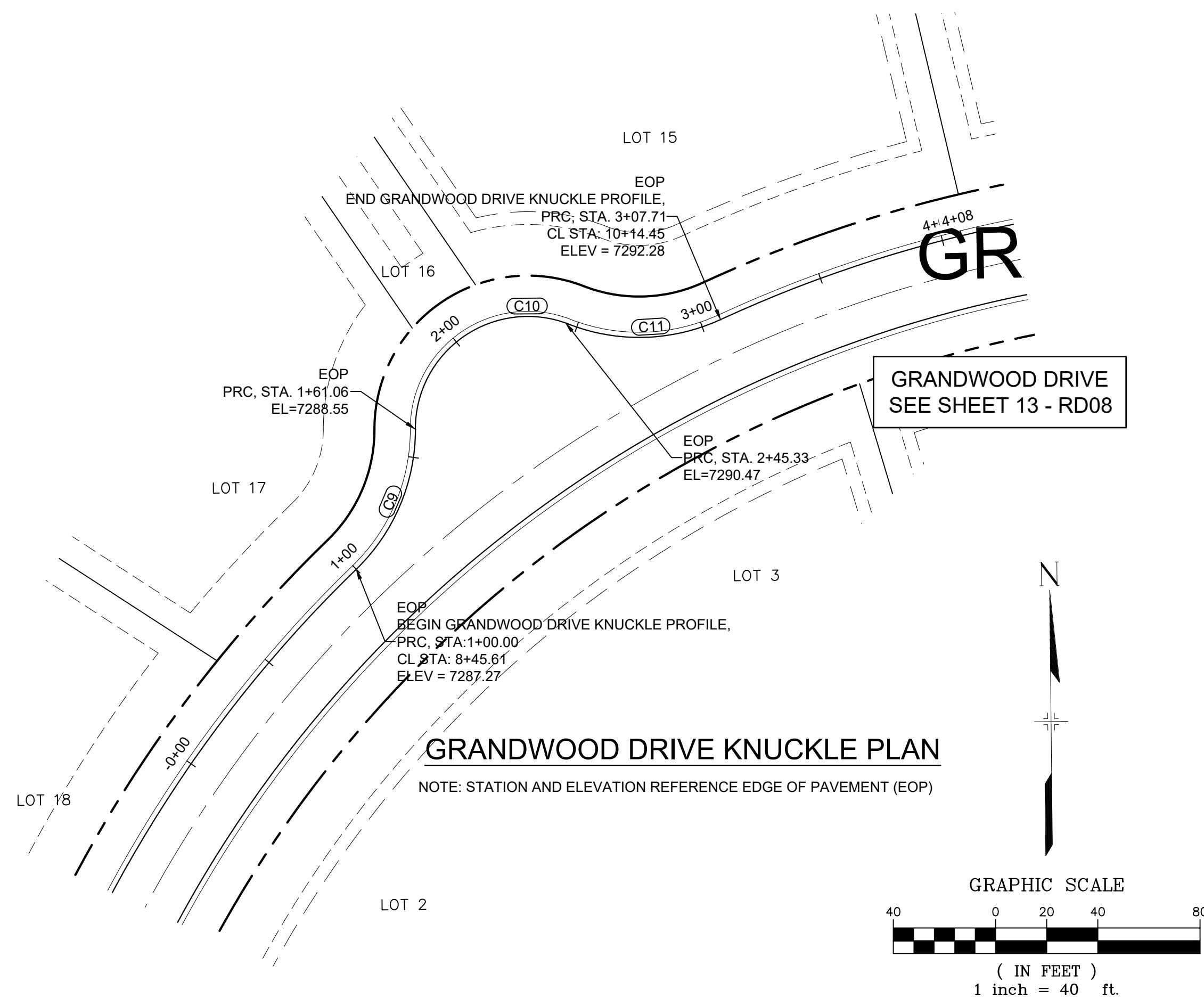
PASTURE TRAIL
CUL-DE-SAC PROFILE

HORIZ: 1" = 40'

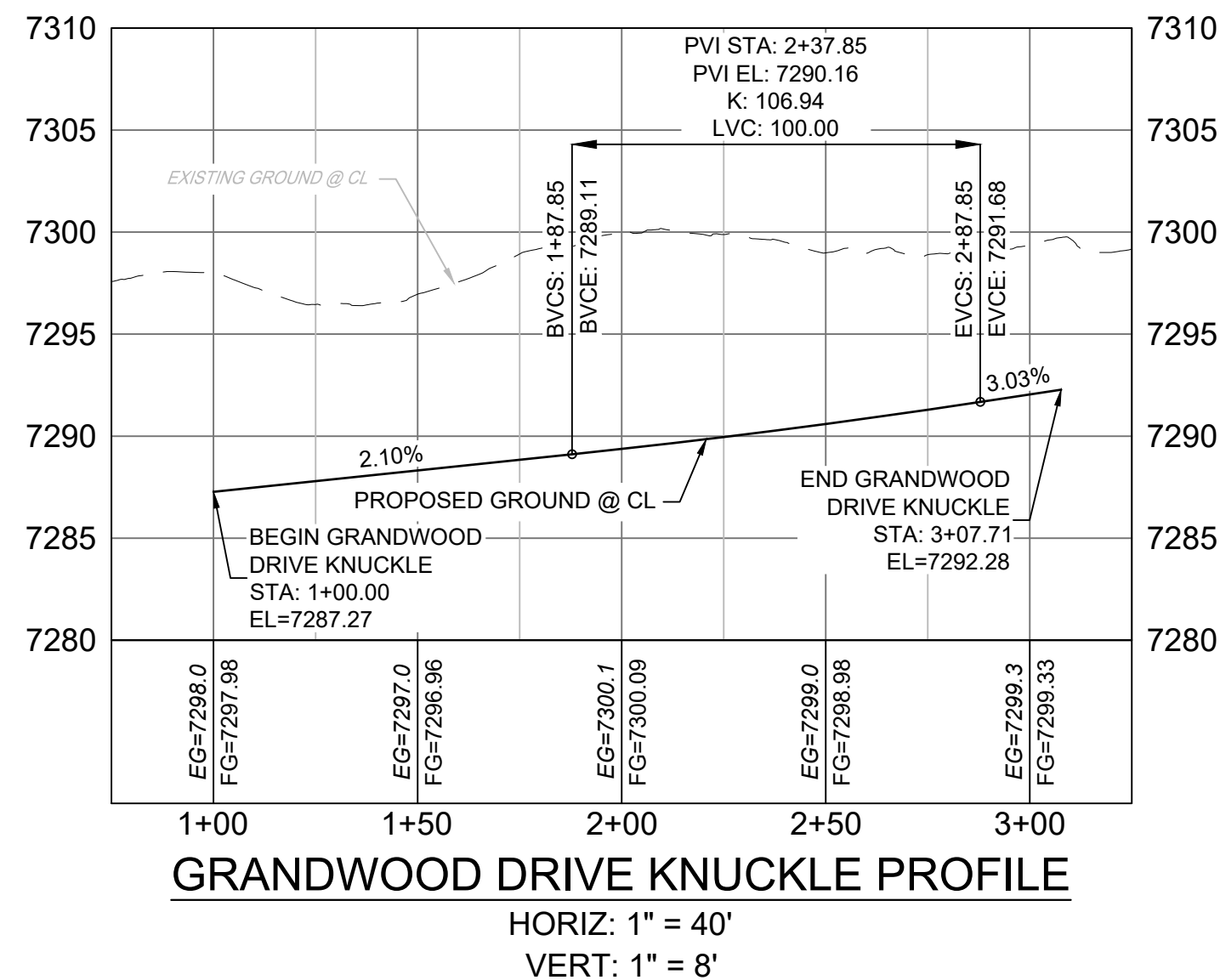
VERT: 1" = 8'

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 2. SPOT ELEVATIONS REFERENCE EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.

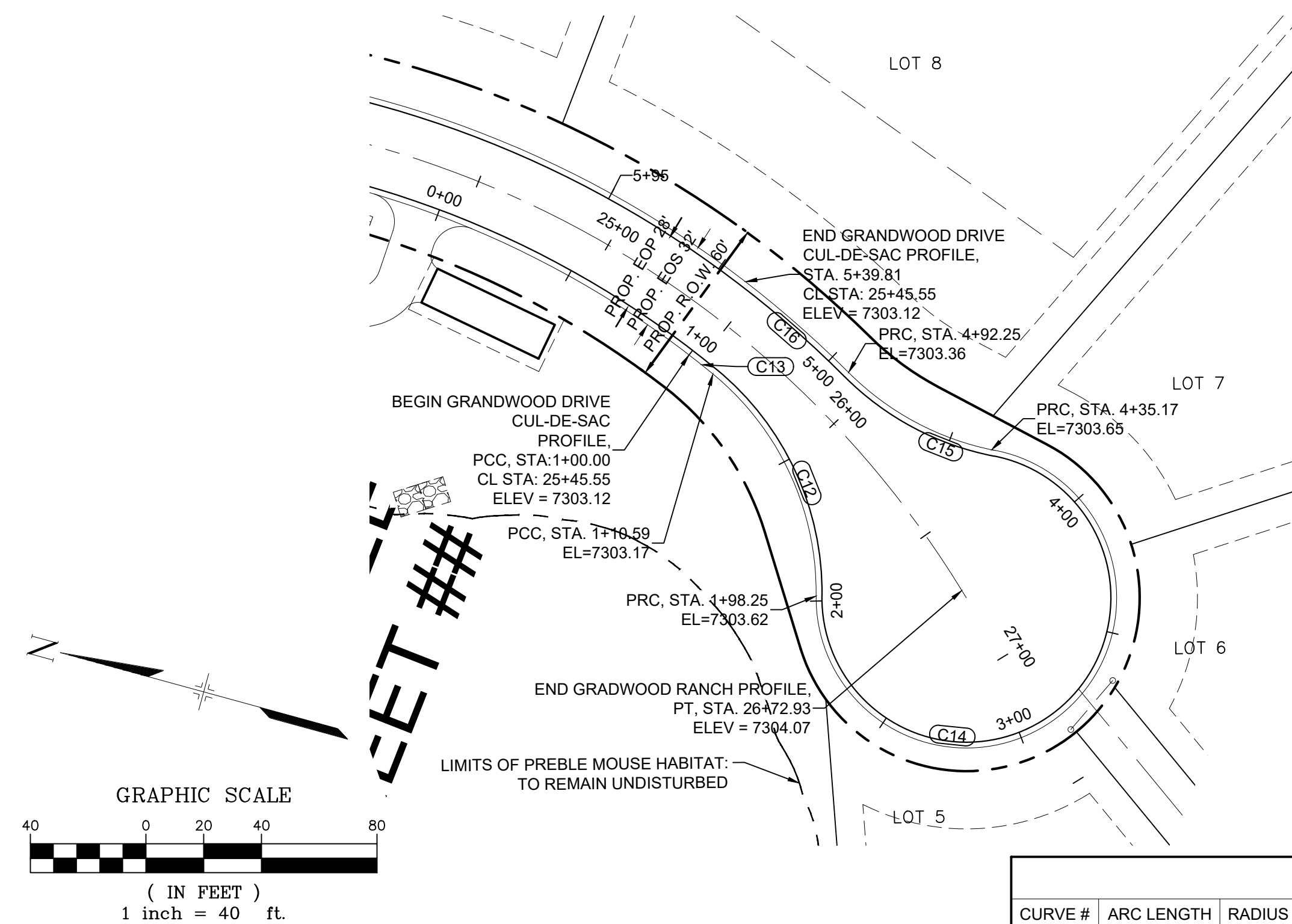
REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PR-SITE		ENGINEERING RECORD DRAWINGS THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS. Date: 2/17/23 COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.		SHEET KEY 		BENCHMARK NGS T 294 ELEVATION - 7247.10' NAVD 88 BASIS OF BEARING: A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"		OWNER: SYLVAN VISTA, INC. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921 PREPARED BY: 		SEAL FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003		GRANDWOOD RANCH EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS ROADWAY PLAN AND PROFILE	
FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD05.dwg CTB FILE: PLOT DATE: June 9, 2025 2:20:02 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.		DESIGNED BY: CAP CHECKED BY: JA		SCALE HORIZ: N/A VERT: N/A		DATE ISSUED: FEBRUARY, 2021 SHEET 21 OF 40		DRAWING No. RD16					

Know what's below.
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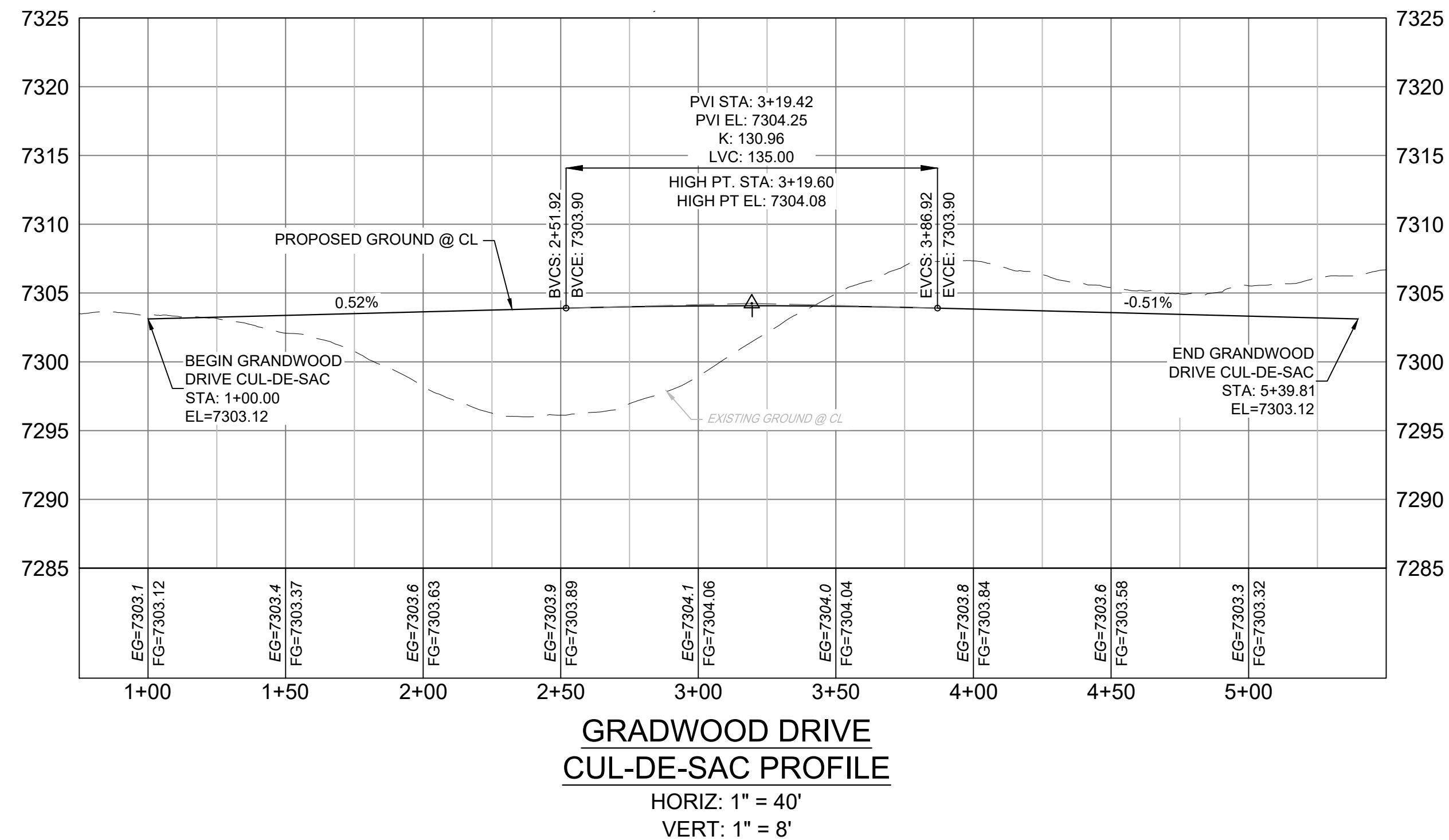
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C9	61.06	76.00	46°02'01"	N23°24'00"E	59.43
C10	84.24	44.14	109°20'57"	N55°11'27"E	72.03
C11	62.37	75.67	47°13'42"	N89°19'46"E	60.62



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CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C12	87.66	98.00	51°15'09"	S43°38'17"W	84.77
C13	10.59	334.00	1°48'57"	S17°06'14"W	10.59
C14	236.92	52.00	261°03'12"	S61°15'44"E	79.05
C15	57.08	98.27	33°16'53"	N06°58'39"E	56.28
C16	47.56	366.00	7°26'44"	N19°55'07"E	47.53



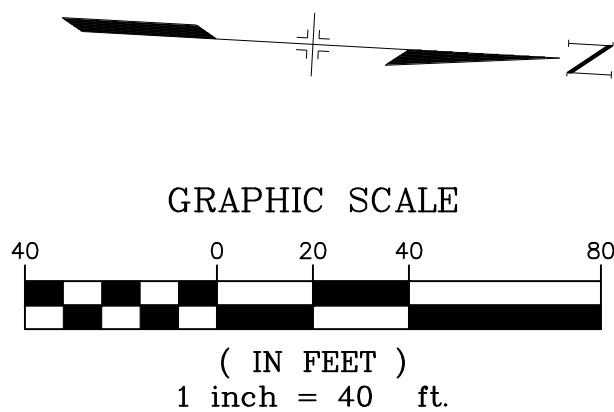
REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PR-SITE	ENGINEERING RECORD DRAWINGS		SHEET KEY 	BENCHMARK NGS T 294 ELEVATION - 7247.10' NAVD 88 BASIS OF BEARING: A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"	OWNER: SYLVAN VISTA, INC. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921 PREPARED BY: 	SEAL	GRANDWOOD RANCH					
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	Date: 2/17/23 COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.						ROADWAY PLAN AND PROFILE					
	FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD06.dwg CTB FILE: PLOT DATE: June 9, 2025 2:20:58 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.						FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003	DESIGNED BY: CAP CHECKED BY: JA SCALE HORIZ. N/A VERT. N/A DATE ISSUED: FEBRUARY, 2021 SHEET 22 OF 40 DRAWING No. RD17				

Know what's below.
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UTILITY CROSSING DETAILS				
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	SEPARATION
1	N 1,454,528.27 E 3,191,074.79	18" RCP STM EL=7180.97	36" RCP STM EL=7183.52	2.55'
2	N 1,454,535.93 E 3,191,074.27	18" RCP STM EL=7181.62	36" RCP STM EL=7183.60	1.98'

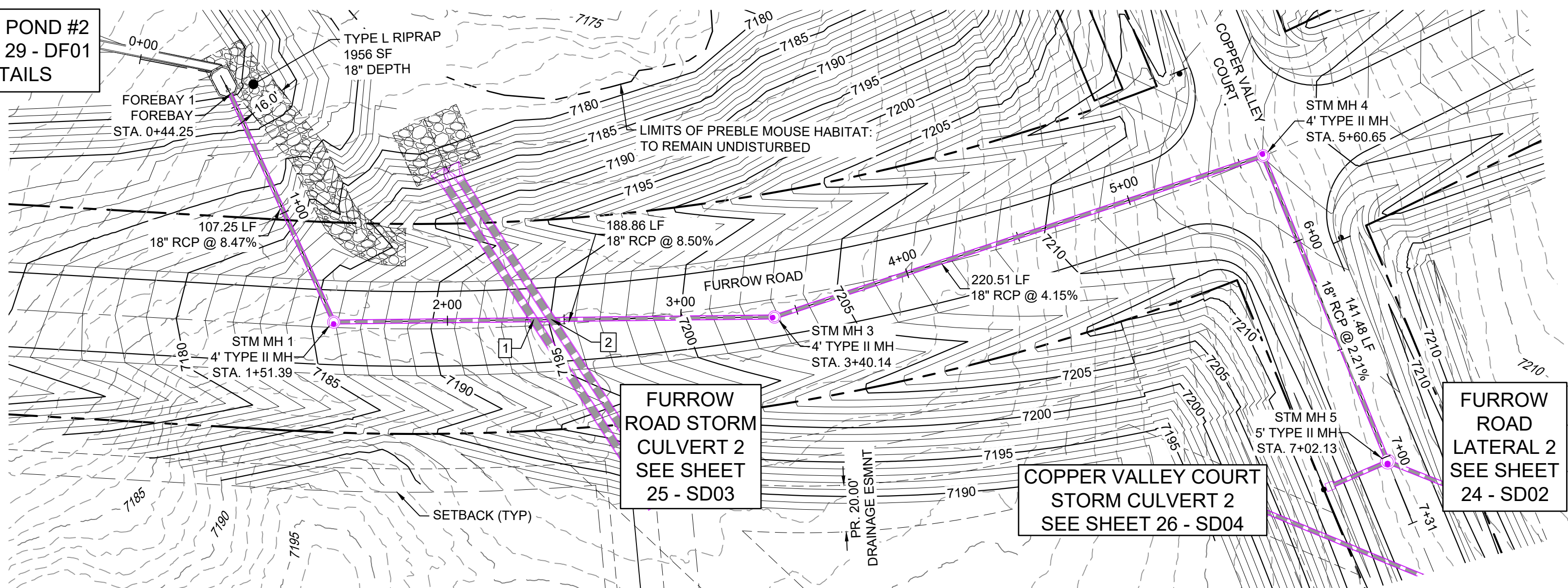
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 1	18" RCP	107.25	8.47%	S62°23'11"W
PIPE 3	18" RCP	188.86	8.50%	S03°53'02"E
PIPE 4	18" RCP	220.51	4.15%	S21°28'15"E
PIPE 5	18" RCP	141.48	2.21%	S64°37'53"W

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FOREBAY 1	FOREBAY	RIM=7163.61 PIPE 1 INV IN=7161.90	N: 1454393.08 E: 3190985.55
STM MH 1	4' TYPE II MH	RIM=7185.84 PIPE 3 INV IN=7171.98 PIPE 1 INV OUT=7170.98	N: 1454442.79 E: 3191080.59
STM MH 3	4' TYPE II MH	RIM=7202.05 PIPE 4 INV IN=7199.03 PIPE 3 INV OUT=7198.03	N: 1454631.22 E: 3191067.80
STM MH 4	4' TYPE II MH	RIM=7214.02 PIPE 5 INV IN=7199.18 PIPE 4 INV OUT=7198.18	N: 1454836.42 E: 3190987.09
STM MH 5	5' TYPE II MH	RIM=7211.55 PIPE 15 INV IN=7202.50 PIPE 16 INV IN=7202.50 PIPE 5 INV OUT=7202.31	N: 1454897.04 E: 3191114.93

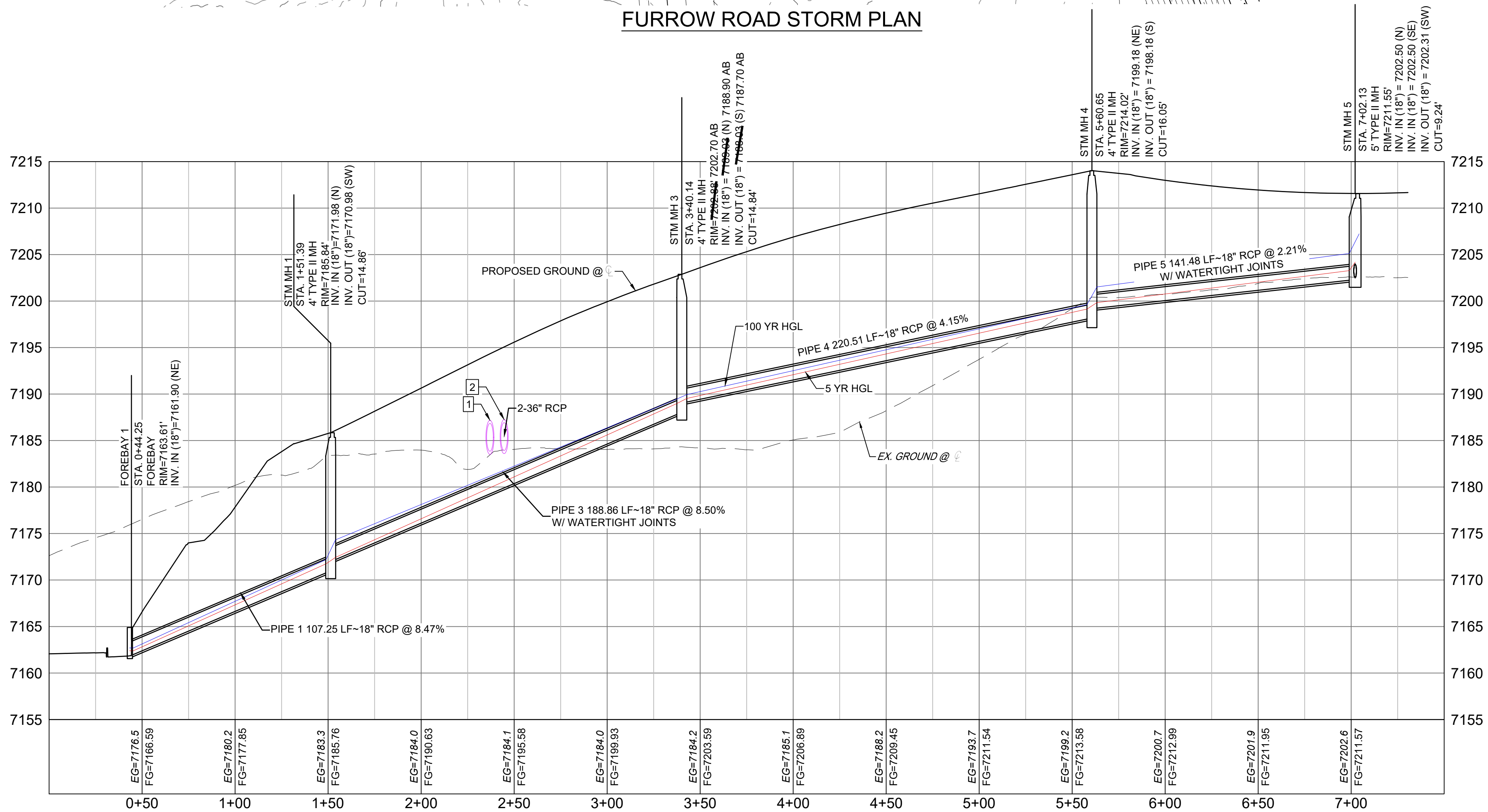


NOTES:

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- SECTIONS OF STORM PIPE WITH PRESSURE HEAD DURING THE 100 YR STORM SHALL USE WATERTIGHT JOINTS WITH A 100 YR SERVICE LIFE PER ECM 3.3.1.B.2.
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DETENTION POND #2
SEE SHEET 29 - DF01
FOR DETAILS

FURROW ROAD STORM PLAN



FURROW ROAD STORM PROFILE

HORIZ: 1" = 40'

VERT: 1" = 8'

REFERENCE

DRAWINGS
X-Title-Plan & Profile
X-1105-PR-SITE

ENGINEERING RECORD DRAWINGS

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Corey Petersen
Date: 2/17/23
COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\SD01.dwg
CTB FILE:
PLOT DATE: June 9, 2025 2:25:19 PM
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SHEET KEY



BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

OWNER:

SYLVAN VISTA, INC.
WILLIAM F. HERBIC II,
MANAGER
14160 GLENEAGLE DRIVE,
COLORADO SPRINGS, CO 80921

PREPARED BY:



SEAL

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

STORM PLAN AND PROFILE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

DESIGNED BY:
DRAWN BY:
CHECKED BY:

CAP
HORIZ
VERT

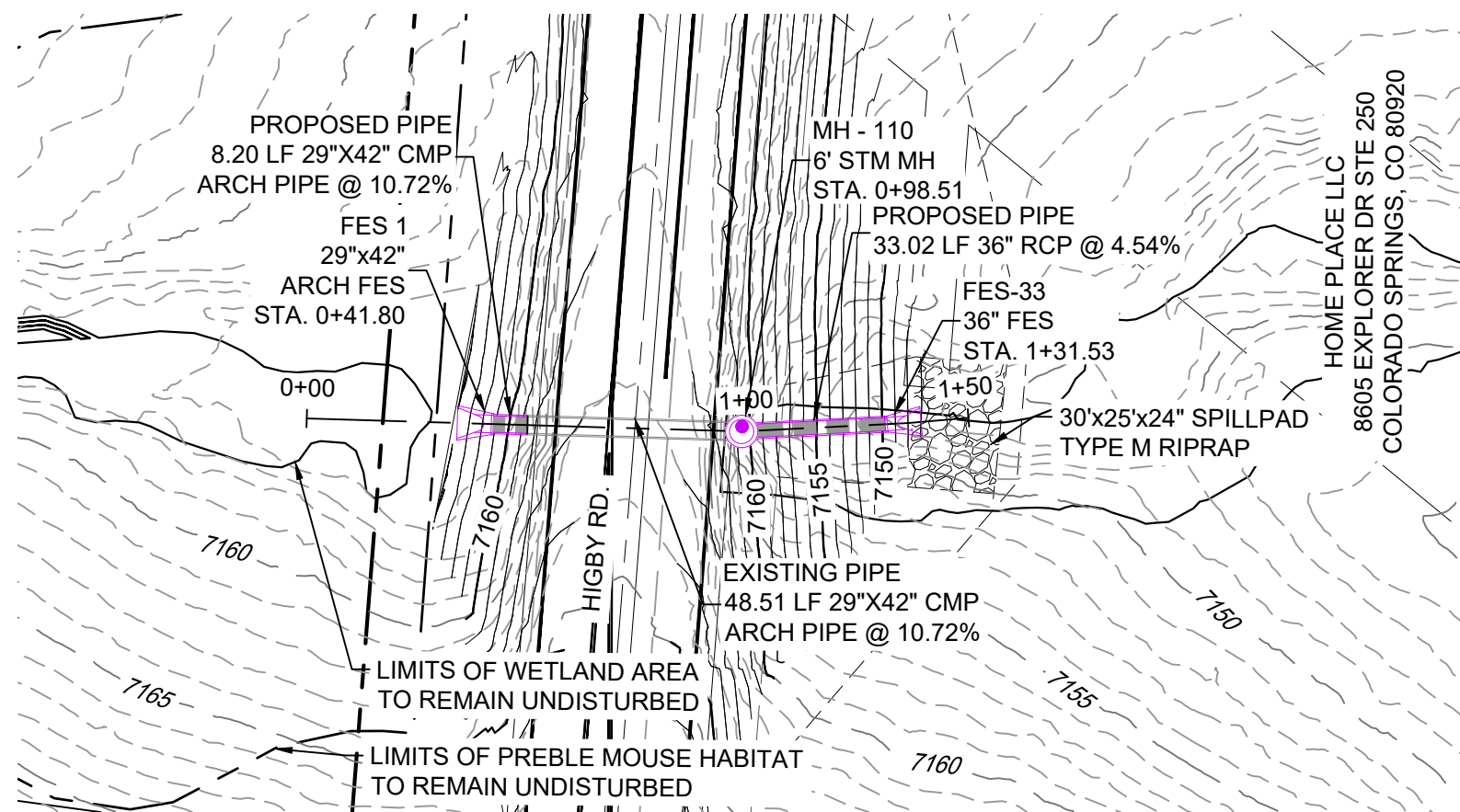
SCALE
1" = 40'
1" = 8'

DATE ISSUED: FEBRUARY, 2021
SHEET 23 OF 40

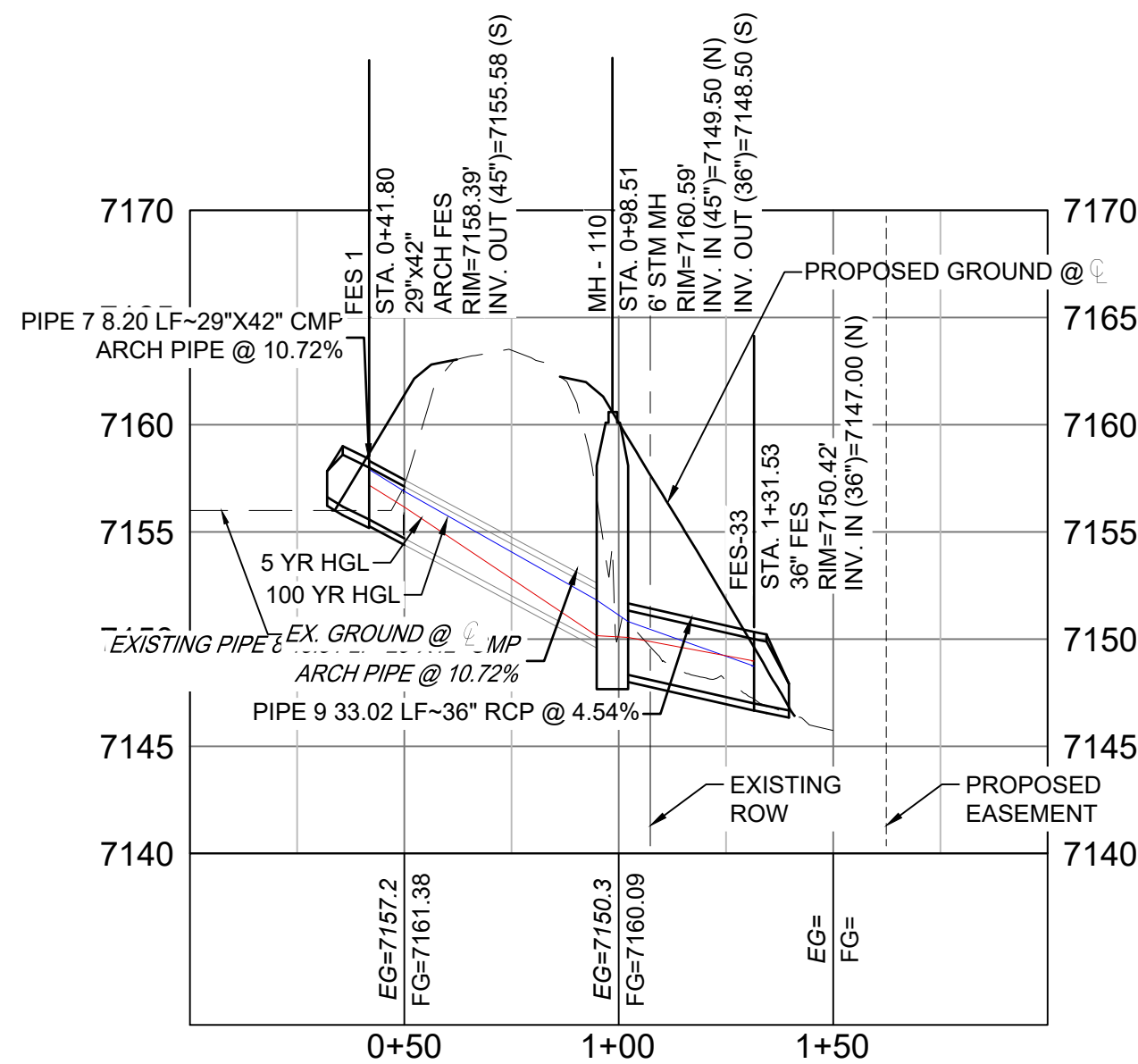
DRAWING No.
SD01



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HIGBY ROAD STORM CULVERT PLAN

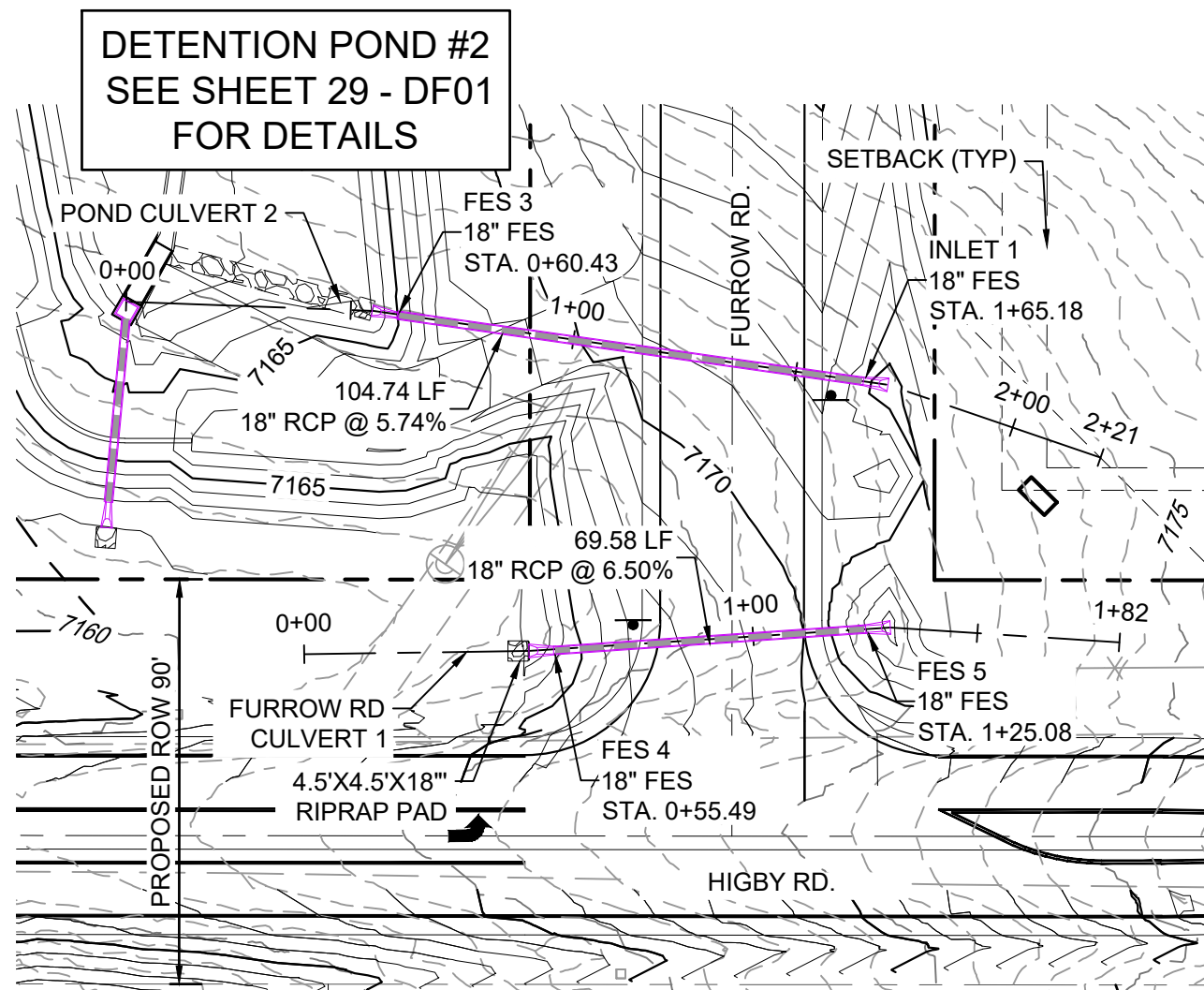
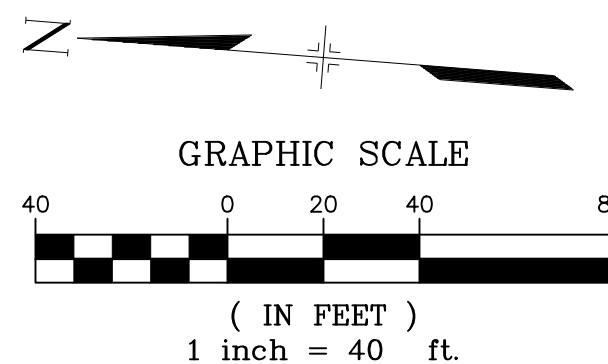


HIGBY ROAD STORM CULVERT PROFILE (WEST)

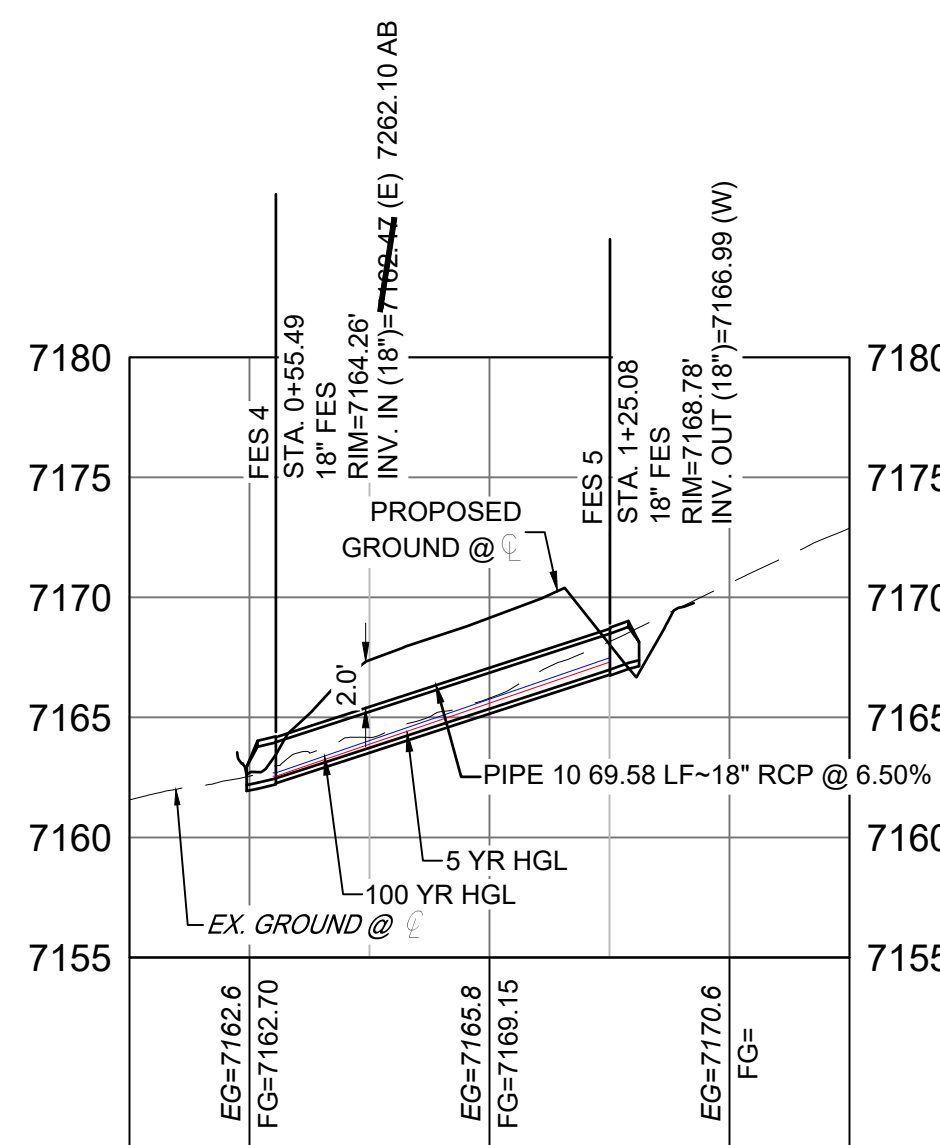
HORIZ: 1" = 40'
VERT: 1" = 8'

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 7	29"x42" CMP ARCH PIPE	8.20	10.72%	S02°43'03"E
PIPE 8	29"x42" CMP ARCH PIPE	48.51	10.72%	S02°43'03"E
PIPE 9	36" RCP	33.02	4.54%	S07°19'03"E

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES-33	36" FES	RIM=7150.42 PIPE 9 INV IN=7147.00	N: 1454073.42 E: 3190825.35
FES 1	29"x42" ARCH FES	RIM=7158.39 PIPE 7 INV OUT=7155.58	N: 1454162.82 E: 3190818.46
MH - 110	6' STM MH	RIM=7160.59 PIPE 8 INV IN=7149.50 PIPE 9 INV OUT=7148.50	N: 1454106.17 E: 3190821.15



HIGBY ROAD / FURROW ROAD STORM PLAN

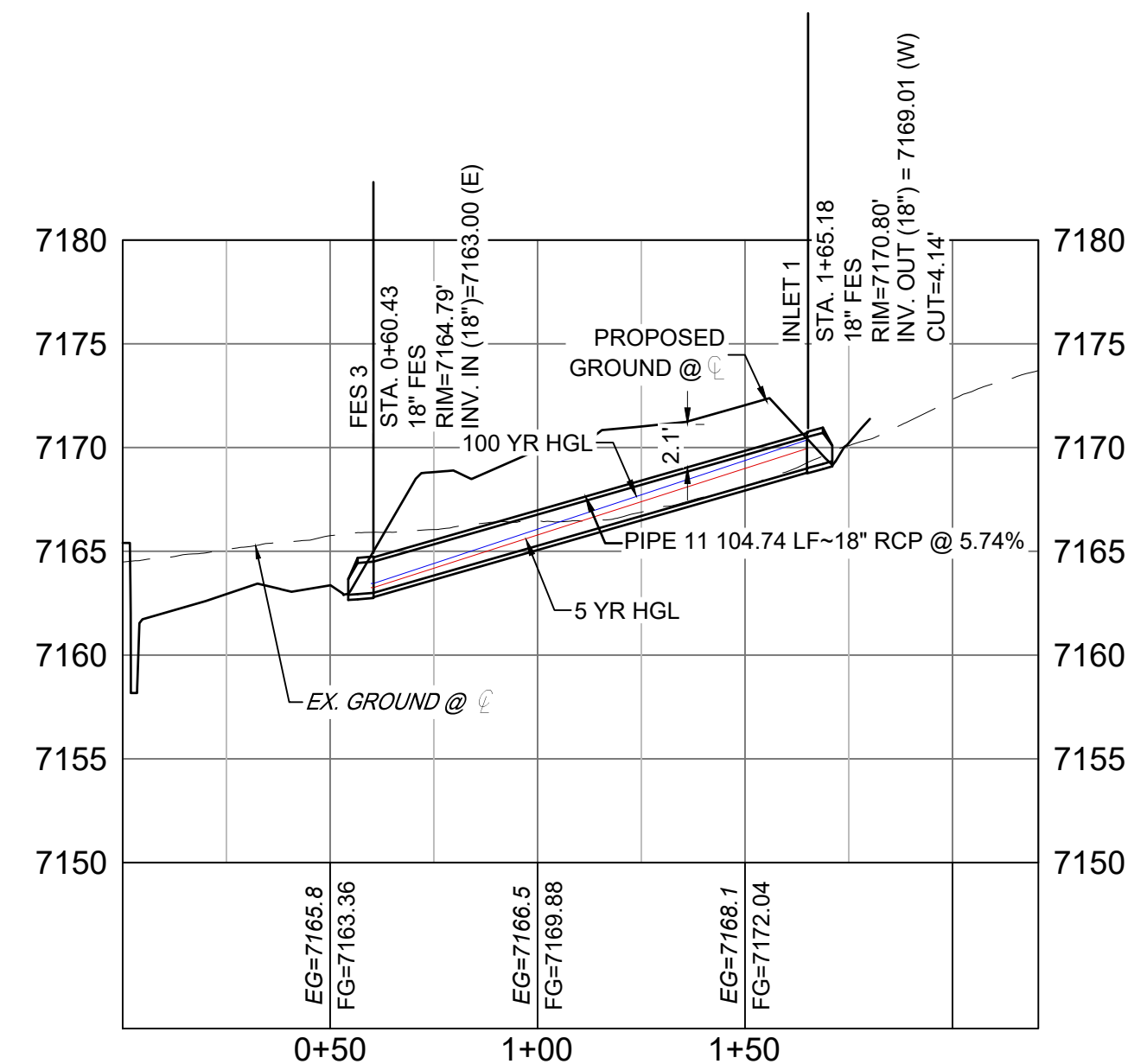


FURROW ROAD STORM CULVERT 1 PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 10	18" RCP	69.58	6.50%	S86°04'11"W

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 4	18" FES	RIM=7164.26 PIPE 10 INV IN=7162.10 AB	N: 1454171.36 E: 3191043.14
FES 5	18" FES	RIM=7168.78 PIPE 10 INV OUT=7166.99	N: 1454176.13 E: 3191112.56



POND STORM CULVERT 2 PROFILE

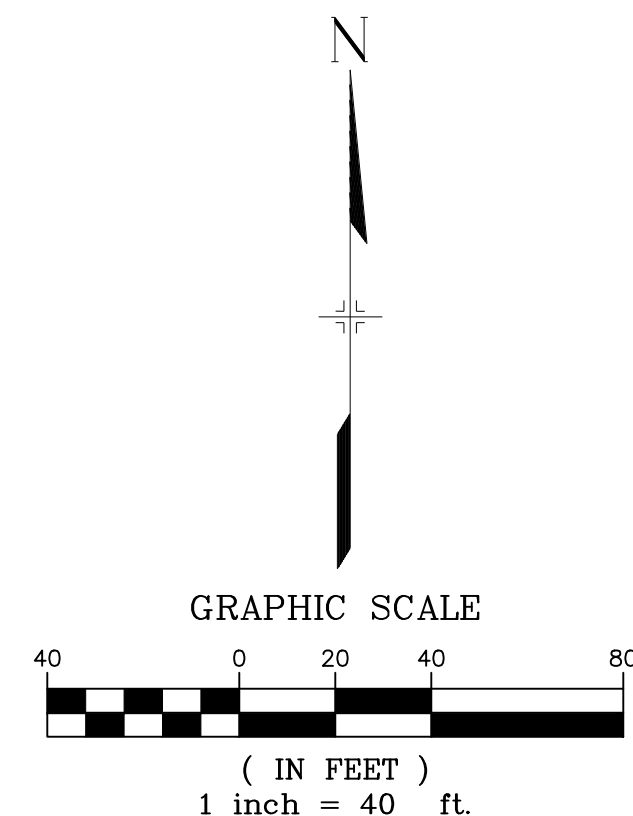
HORIZ: 1" = 40'
VERT: 1" = 8'

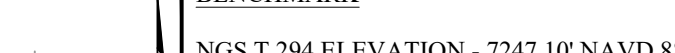


PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 11	18" RCP	104.74	5.74%	N81°55'24"W

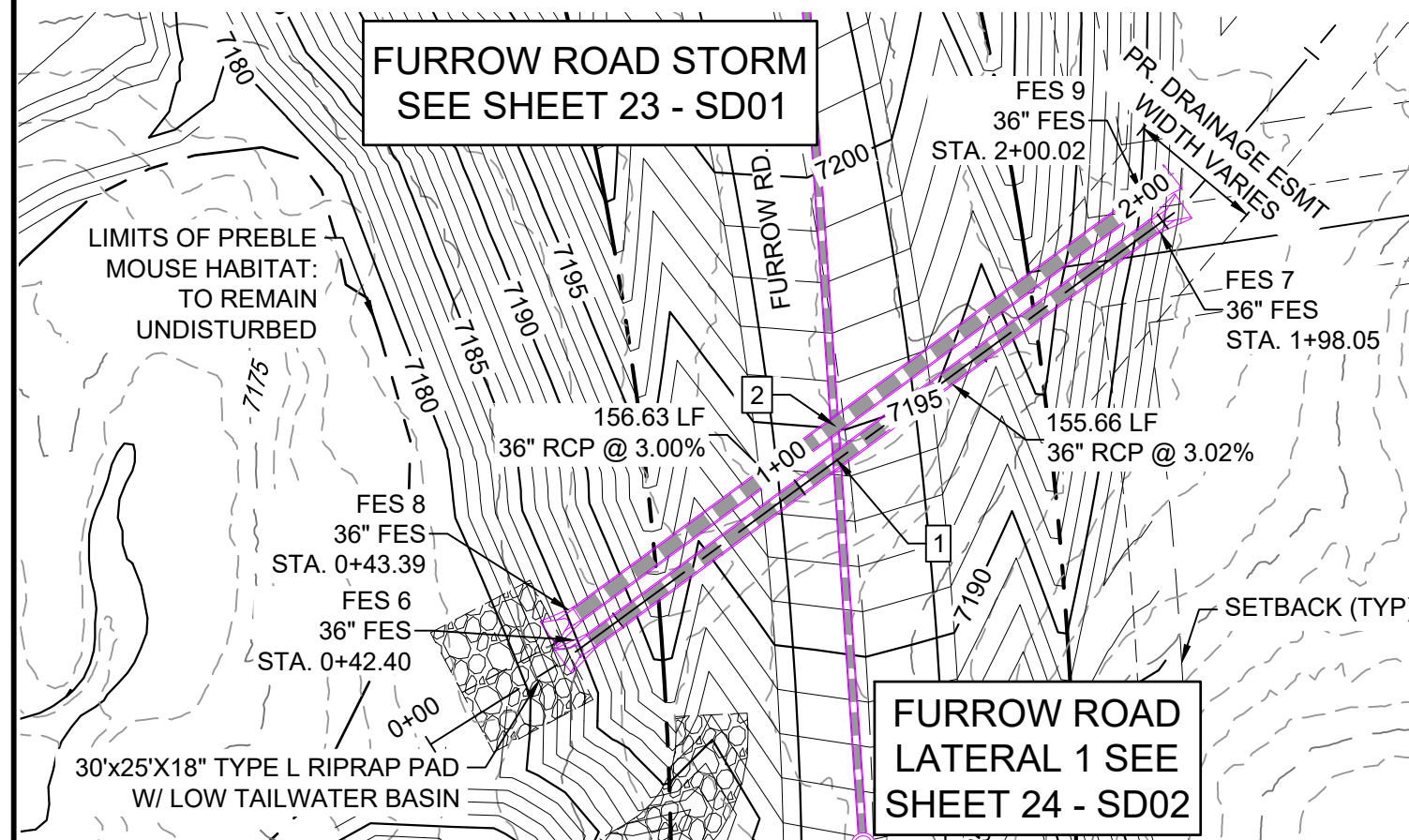
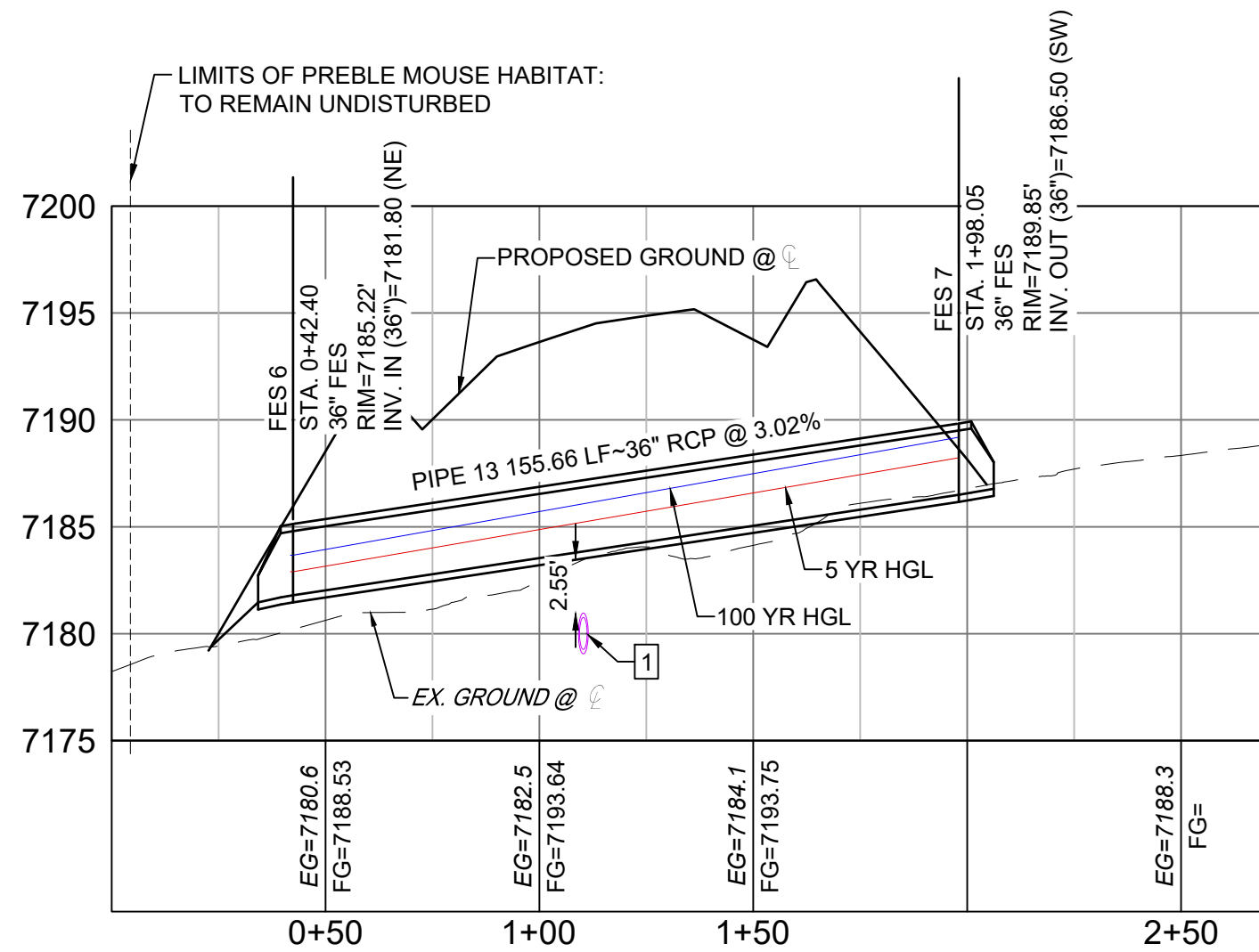
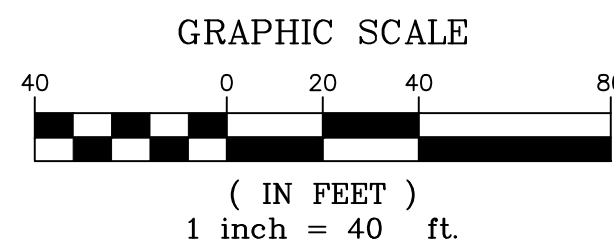
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 3	18" FES	RIM=7164.79 PIPE 11 INV IN=7163.00	N: 1454245.94 E: 3191008.37
INLET 1	18" FES	RIM=7170.80 PIPE 11 INV OUT=7169.01	N: 1454231.22 E: 3191112.07

NOTES:

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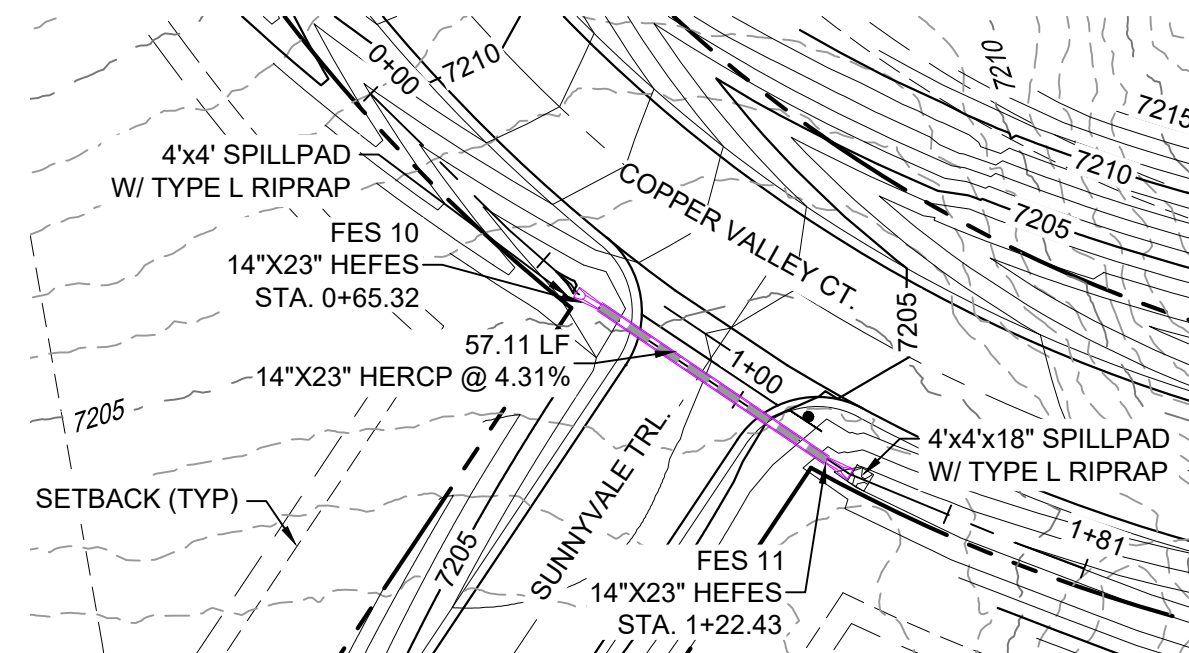
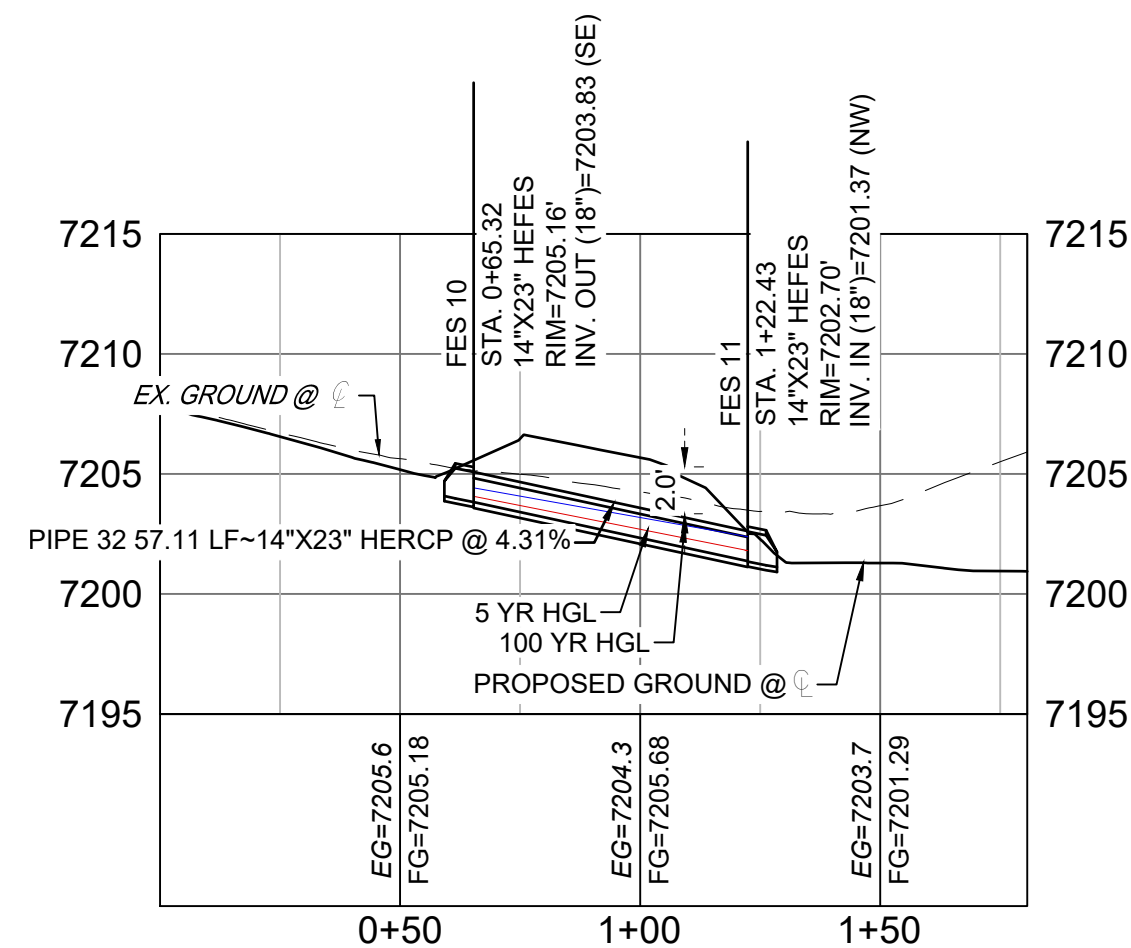
REFERENCE DRAWINGS		ENGINEERING RECORD DRAWINGS			SHEET KEY		BENCHMARK		OWNER:		SEAL		DRAWING No.	
X-Title-Plan & Profile X-1105-PR-SITE		THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.					NGS T 294 ELEVATION - 7247.10' NAVD 88		SYLVAN VISTA, INC. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921				SD02	
FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\SD01.dwg CTB FILE: ---- PLOT DATE: June 9, 2025 2:25:33 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.		Date: 2/17/23 COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.					BASIS OF BEARING: A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"		PREPARED BY: 		FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003		SD02	
											DESIGNED BY: CAP DRAWN BY: CAP CHECKED BY: NMS		SCALE HORIZ. 1" = 40' VERT. 1" = 8' SHEET 24 OF 40	

Know what's below.
Call before you dig.FURROW ROAD STORM
CULVERT 2 PLANFURROW ROAD STORM
CULVERT 2 PROFILEHORIZ: 1" = 40'
VERT: 1" = 8'

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 6	36" FES	RIM=7185.22 PIPE 13 INV IN=7181.80	N: 1454488.06 E: 3191020.12
FES 7	36" FES	RIM=7189.85 PIPE 13 INV OUT=7186.50	N: 1454580.35 E: 3191145.46
FES 8	36" FES	RIM=7185.22 PIPE 14 INV IN=7181.80	N: 1454493.95 E: 3191017.02
FES 9	36" FES	RIM=7189.92 PIPE 14 INV OUT=7186.50	N: 1454586.57 E: 3191143.34

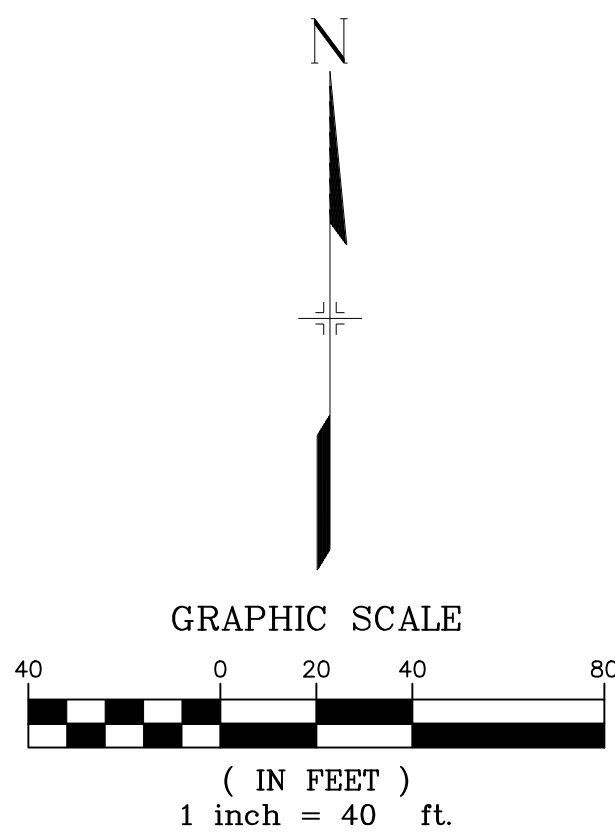
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 13	36" RCP	155.66	3.02%	S53°38'04"W
PIPE 14	36" RCP	156.63	3.00%	S53°45'03"W

UTILITY CROSSING DETAILS				
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	SEPARATION
1	N 1,454,528.27 E 3,191,074.79	18" RCP STM EL=7180.97	36" RCP STM EL=7183.52	2.55'
2	N 1,454,535.93 E 3,191,074.27	18" RCP STM EL=7181.62	36" RCP STM EL=7183.60	1.98'

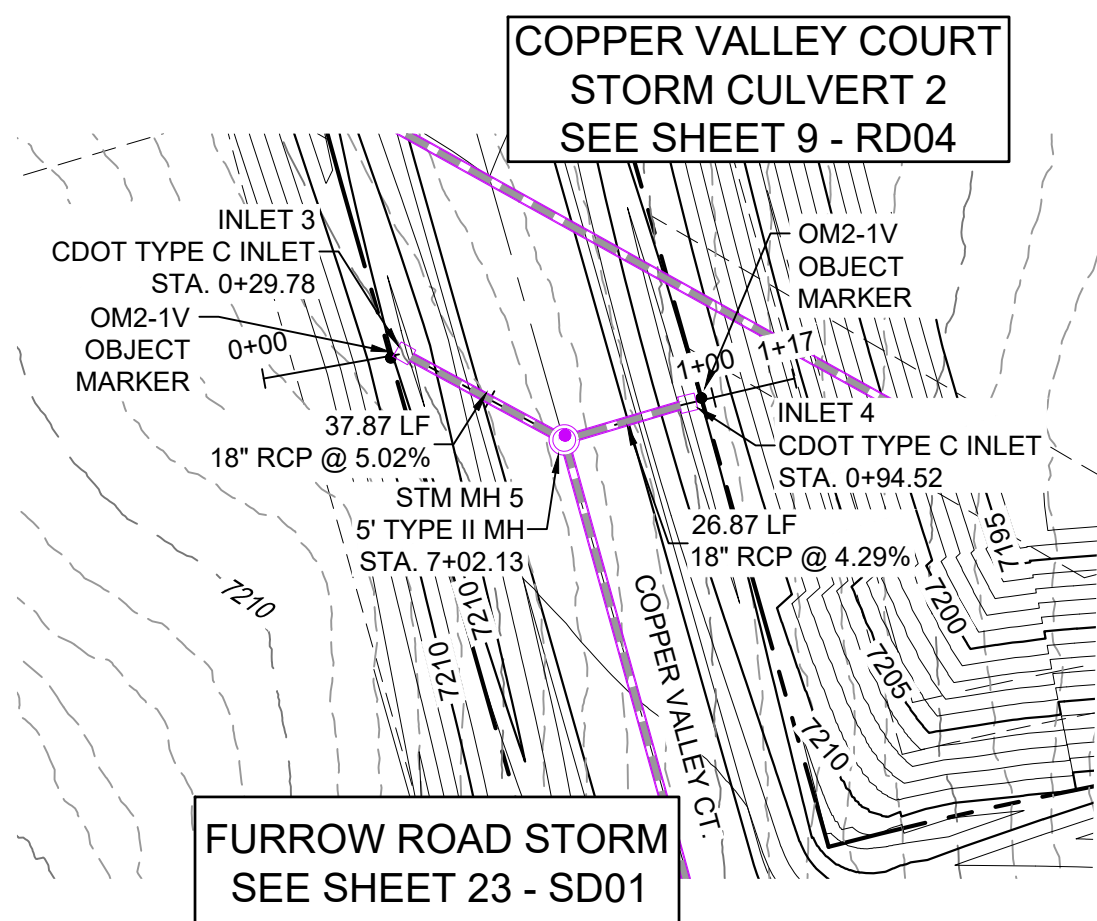
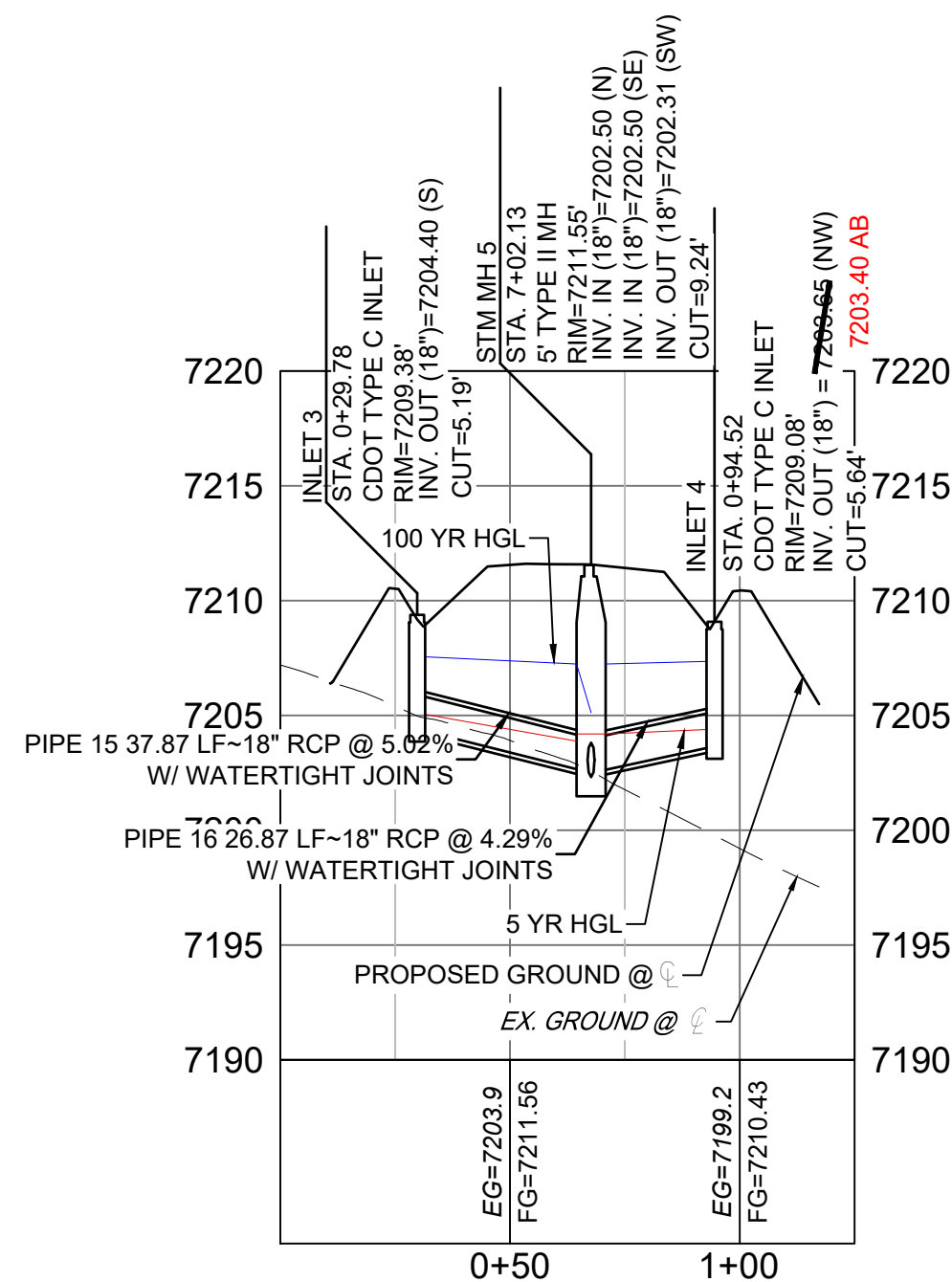
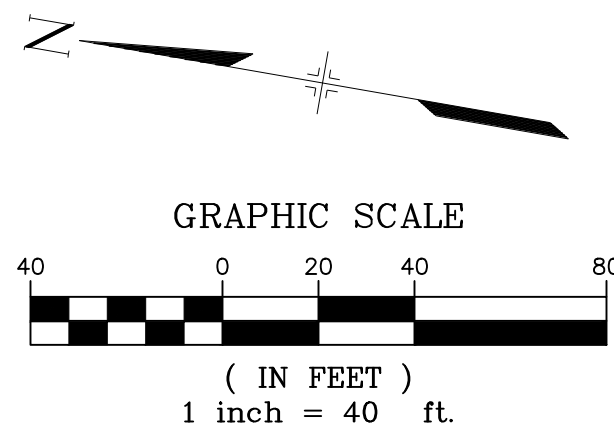
COPPER VALLEY COURT
STORM CULVERT 1 PLANCOPPER VALLEY COURT
STORM CULVERT 1 PROFILEHORIZ: 1" = 40'
VERT: 1" = 8'

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 10	14"X23" HEFES	RIM=7205.16 PIPE 32 INV OUT=7203.83	N: 1454776.43 E: 3190475.60
FES 11	14"X23" HEFES	RIM=7202.70 PIPE 32 INV IN=7201.37	N: 1454744.42 E: 3190522.90

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 32	14"X23" HERCP	57.11	4.31%	S55°54'57"E



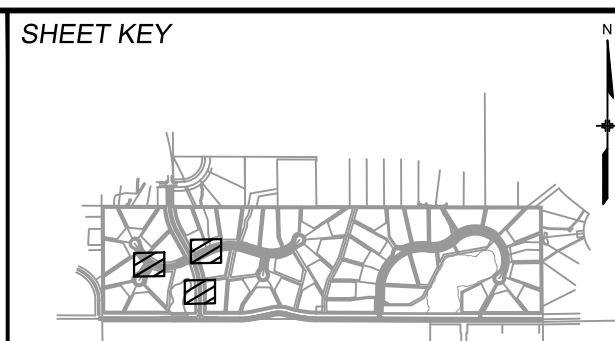
- NOTES:
1. ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
 2. PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
 3. ALL PIPE BENDS ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
 4. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
 5. ALL TYPE C AND TYPE D INLETS SHALL BE CONSTRUCTED AND INSTALLED PER CDOT M&S STANDARD DETAILS. ELEVATIONS PROVIDED REFER TO TOP OF GRATE/STRUCTURE ELEVATION.
 6. ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
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 8. PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL, MANHOLES SHALL BE INSTALLED 1/8" BELOW THE SURFACE OF THE PAVEMENT ON THE LOWEST SIDE OF THE MANHOLE."
 9. SECTIONS OF STORM PIPE WITH PRESSURE HEAD DURING THE 100 YR STORM SHALL USE WATERTIGHT JOINTS WITH A 100 YR SERVICE LIFE PER ECM 3.3.1.B.2.
 10. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED. ALL DETENTION PONDS ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE GRANDWOOD RANCH HOMEOWNERS ASSOCIATION, INC.
 11. ALL CDOT TYPE C AND CDOT TYPE D INLET TO BE PLACED WITH A OM2-1V OBJECT TO BE LOCATED ON THE BACK SIDE OF THE INLET. ROADSIDE EDGE OF CDOT TYPE C INLET TO BE PLACED AT FLOWLINE OF ROADSIDE DITCH. BACKSLOPE BEHIND TYPE C INLET TO BE GRADED BACK TO EXISTING AT MAX 3:1 SLOPE.

COPPER VALLEY COURT
STORM CULVERT 2
SEE SHEET 9 - RD04FURROW ROAD STORM
SEE SHEET 23 - SD01FURROW ROAD STORM
LATERAL 2 PLANFURROW ROAD STORM
LATERAL 2 PROFILEHORIZ: 1" = 40'
VERT: 1" = 8'

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 15	18" RCP	37.87	5.02%	S18°32'52"W
PIPE 16	18" RCP	26.87	4.29%	N26°24'14"W

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
INLET 3	CDOT TYPE C INLET	RIM=7209.38 PIPE 15 INV OUT=7204.40	N: 1454932.94 E: 3191126.97
INLET 4	CDOT TYPE C INLET	RIM=7209.08 PIPE 16 INV OUT=7203.63	N: 1454872.97 E: 3191126.88
STM MH 5	5' TYPE II MH	RIM=7211.55 PIPE 15 INV IN=7202.50 PIPE 16 INV IN=7202.50 PIPE 5 INV OUT=7202.31	N: 1454897.04 E: 3191114.93

REFERENCE DRAWINGS		ENGINEERING RECORD DRAWINGS	
X-Title-Plan & Profile X-1105-PR-SITE		THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.	
		Date: 2/17/23 COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.	
FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\SD01.dwg CTB FILE: PLOT DATE: June 9, 2025 2:25:48 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



BENCHMARK	
NGS T 294 ELEVATION - 7247.10' NAVD 88	
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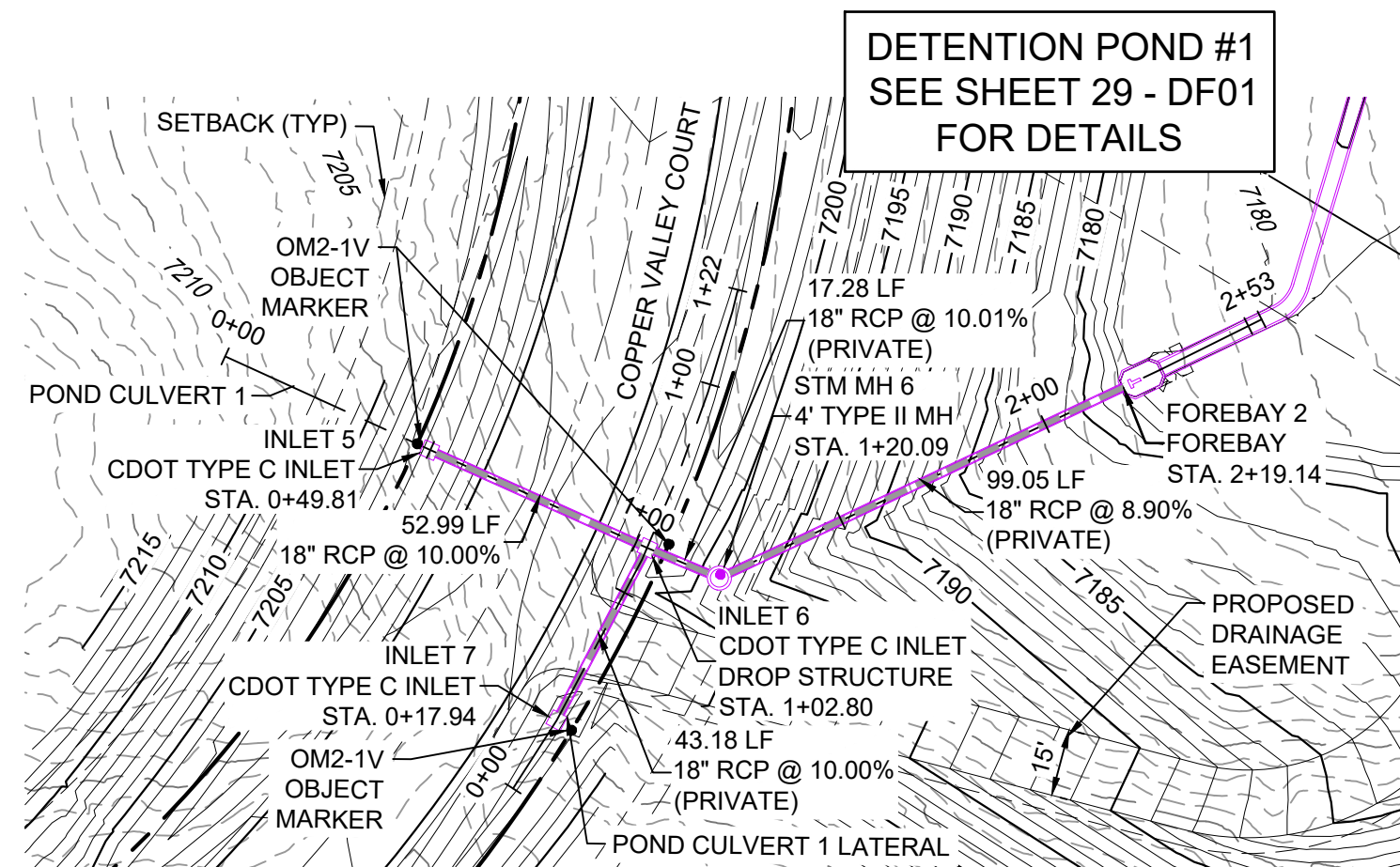
OWNER: SYLVAN VISTA, INC. WILLIAM F. HERBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921	
PREPARED BY:	

SEAL	
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003	

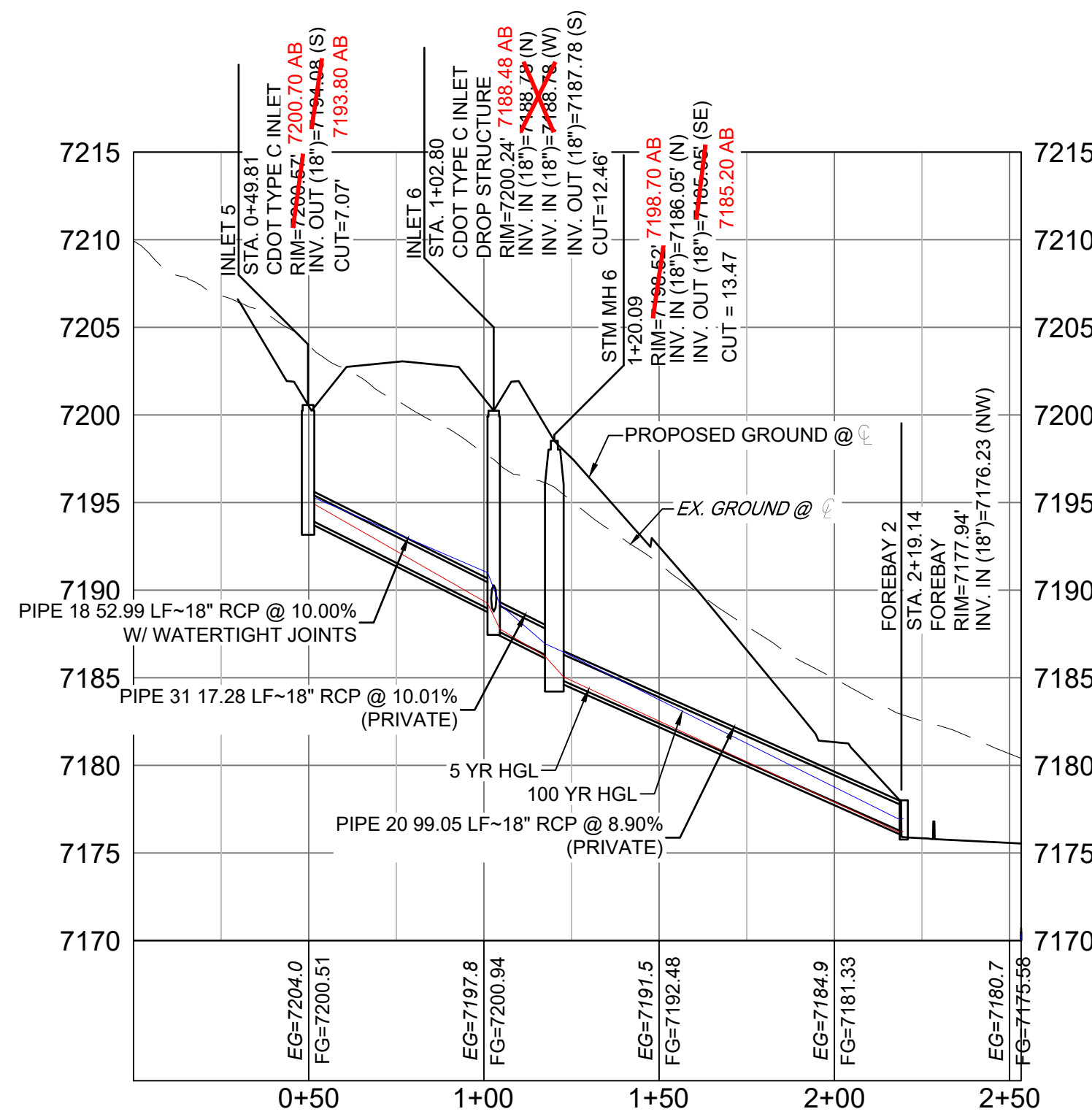
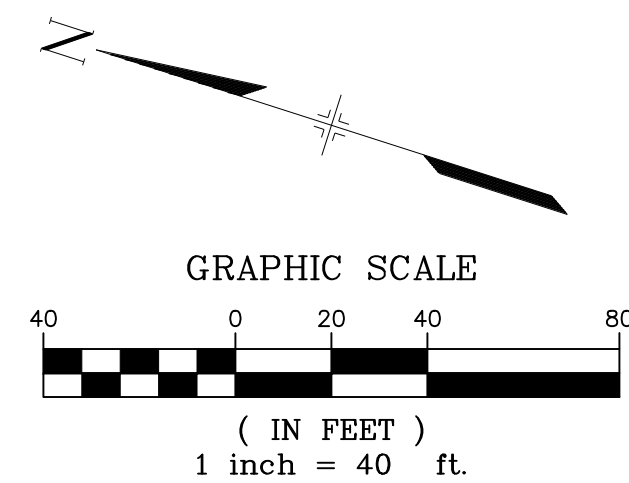
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
STORM PLAN AND PROFILE			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: FEBRUARY, 2021
DRAWN BY:	CAP	HORIZ. 1" = 100'	DRAWING No. SD03
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET 25 OF 40



Know what's below.
Call before you dig.

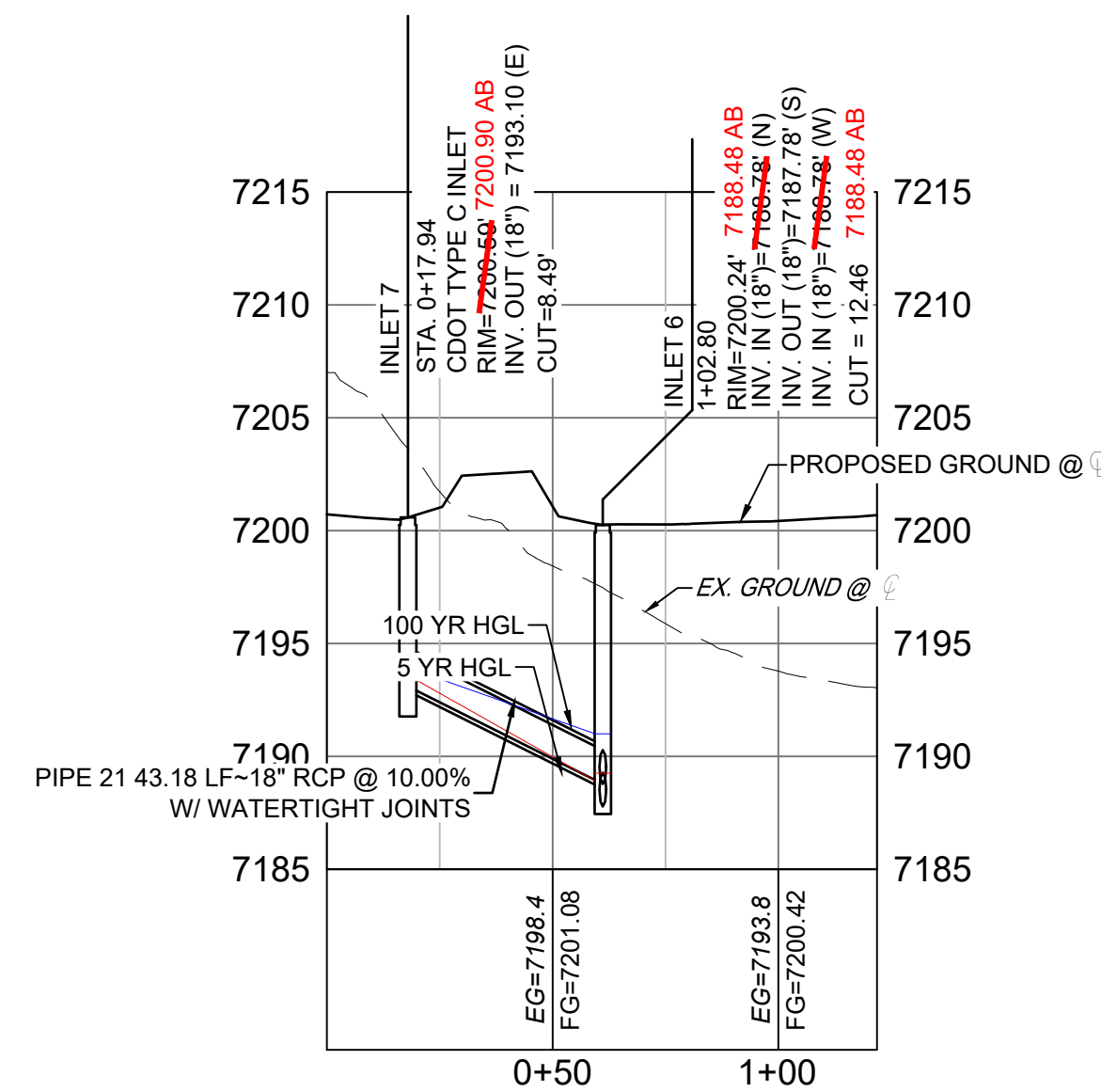


POND STORM CULVERT 1 PLAN



POND STORM CULVERT 1 PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'

POND STORM CULVERT 1
LATERAL PROFILE

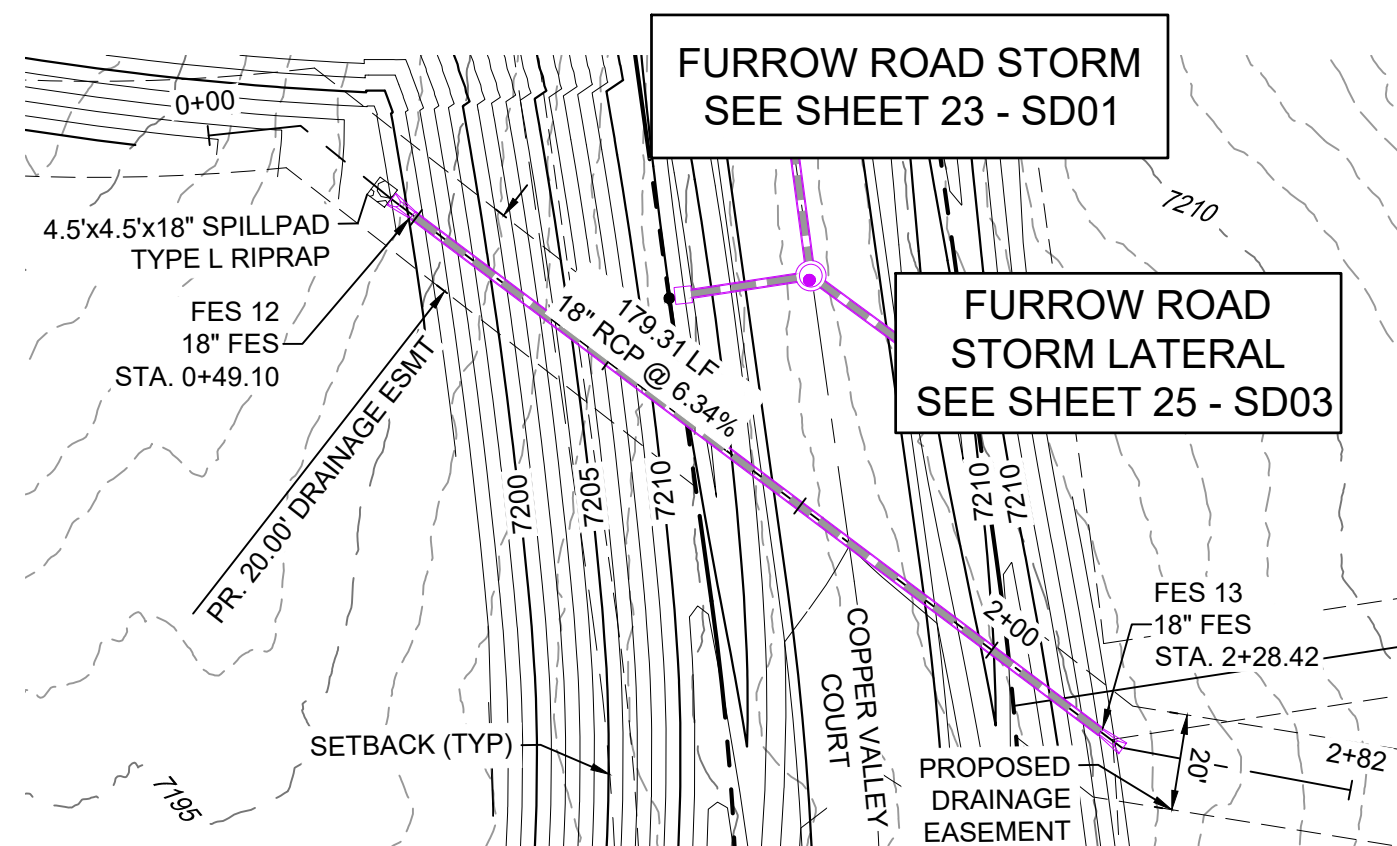
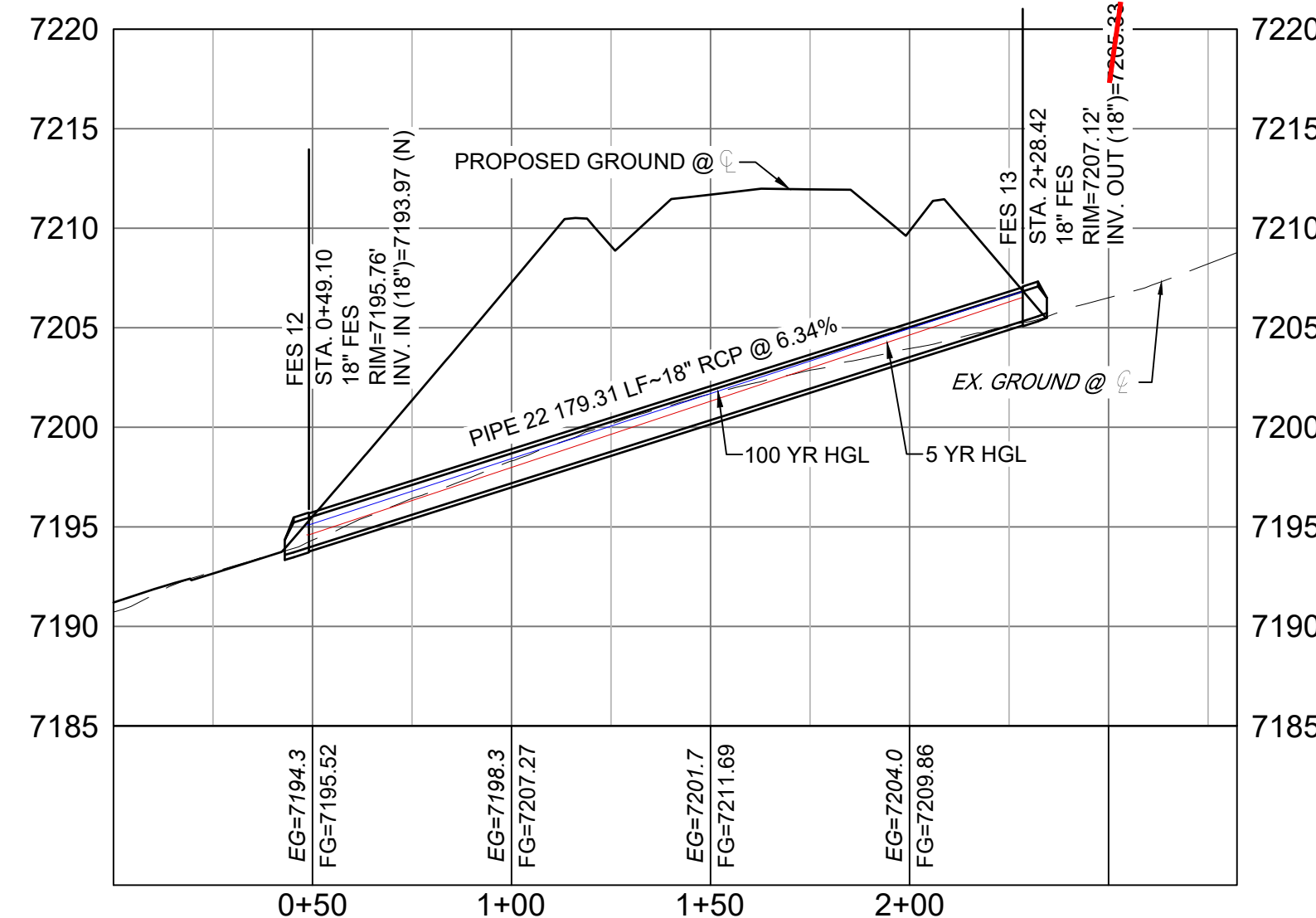
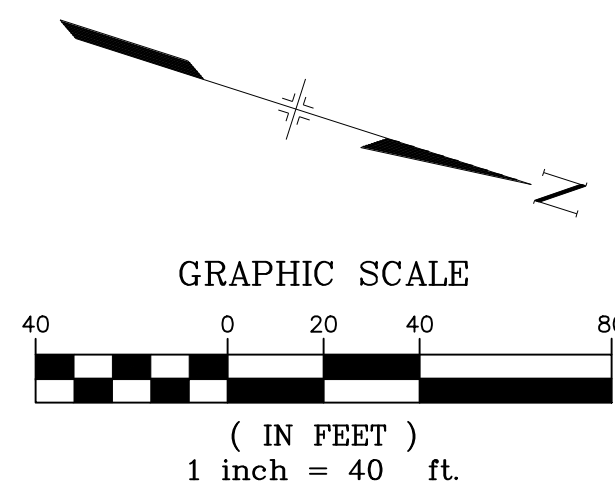
HORIZ: 1" = 40'
VERT: 1" = 8'

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 18	18" RCP	52.99	10.00%	S06°25'58"W
PIPE 20	18" RCP	99.05	8.90%	S43°01'59"E
PIPE 21	18" RCP	43.18	10.00%	S79°58'47"E
PIPE 31	18" RCP	17.28	10.01%	S04°55'04"W

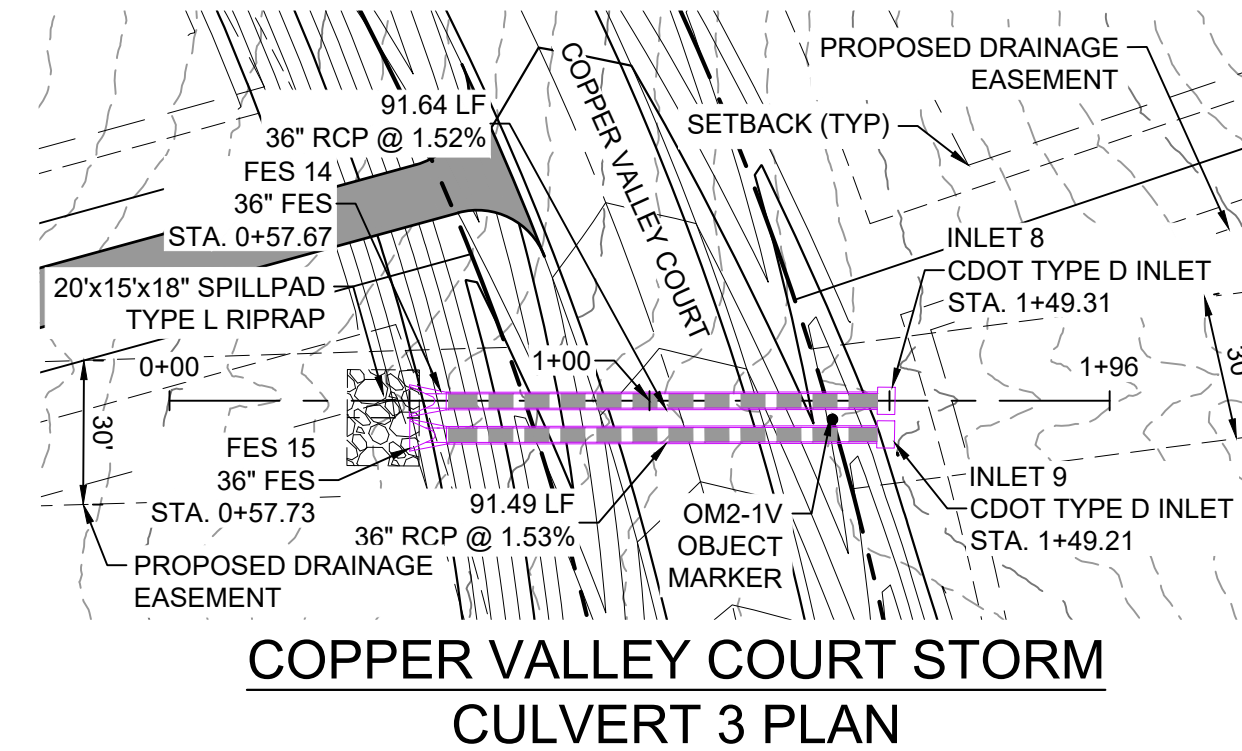
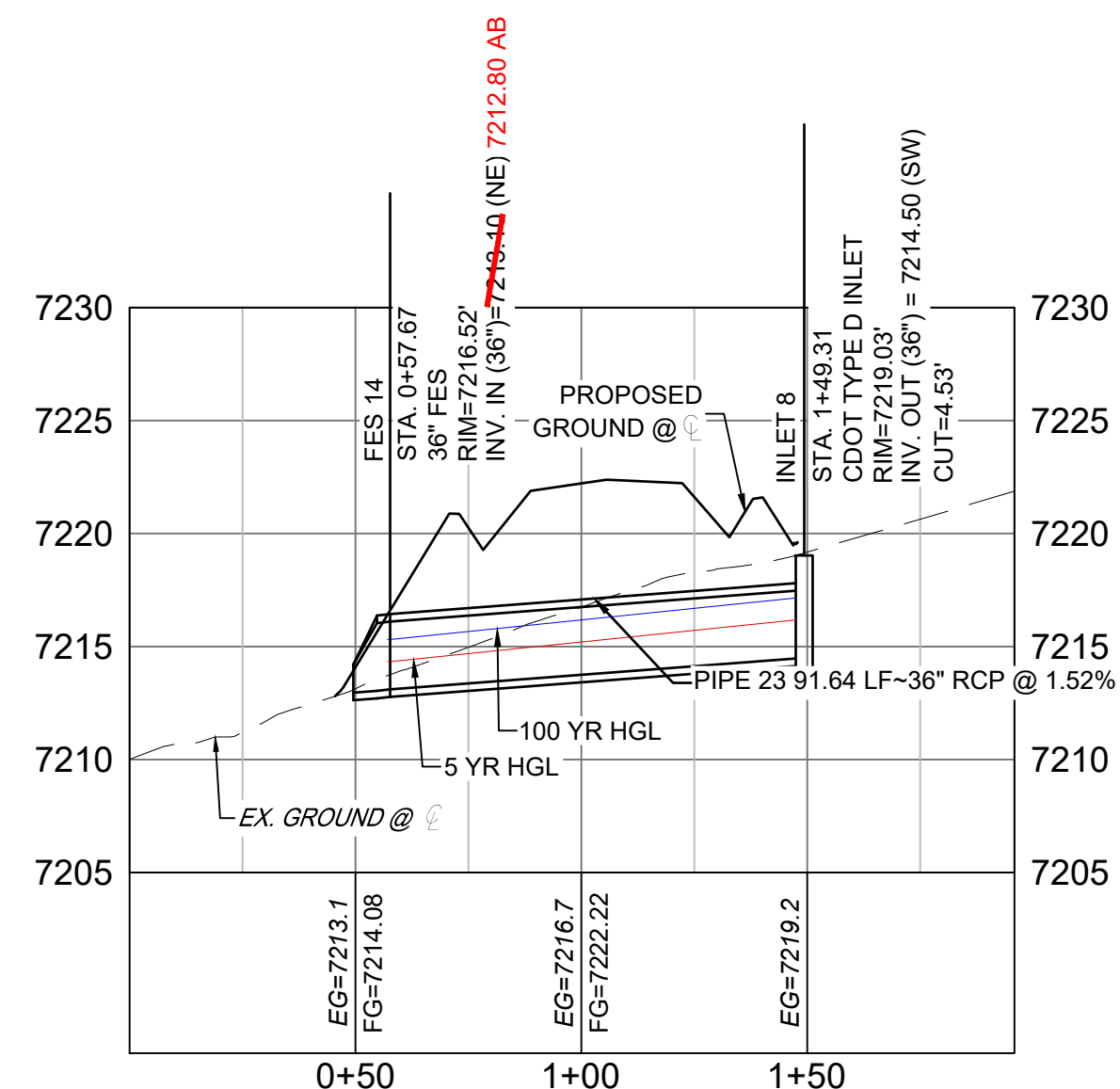
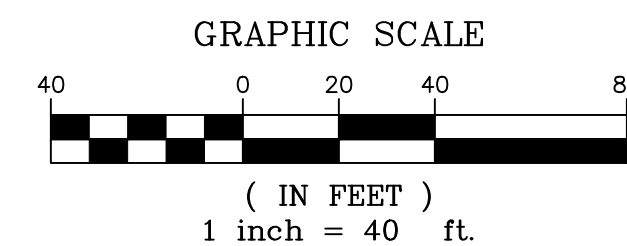
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FOREBAY 2	FOREBAY	RIM = 7177.94 PIPE 20 INV IN = 7176.23	N: 1454615.42 E: 3190717.02
INLET 5	CDOT TYPE C INLET	RIM = 7200.70 AB PIPE 18 INV OUT = 7193.80 AB	N: 1454757.70 E: 3190656.84
INLET 6	CDOT TYPE C INLET DROP STRUCTURE	RIM = 7200.24 7188.48 AB PIPE 18 INV IN = 7188.78 PIPE 21 INV IN = 7188.78 PIPE 31 INV OUT = 7187.78	N: 1454705.04 E: 3190650.91
INLET 7	CDOT TYPE C INLET	RIM = 7200.39 PIPE 21 INV OUT = 7193.10	N: 1454712.56 E: 3190608.38
STM MH 6	4' TYPE II MH	RIM = 7188.78 PIPE 31 INV IN = 7186.05 PIPE 20 INV OUT = 7185.20 AB	N: 1454687.82 E: 3190649.43

NOTES:

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COPPER VALLEY COURT STORM
CULVERT 2 PLANCOPPER VALLEY COURT STORM
CULVERT 2 PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'

COPPER VALLEY COURT STORM
CULVERT 3 PLANCOPPER VALLEY COURT STORM
CULVERT 3 PROFILE

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 22	18" RCP	179.31	6.34%	S19°09'22"W

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 12	18" FES	RIM = 7195.76 PIPE 22 INV IN = 7193.97	N: 1454814.21 E: 3191128.19
FES 13	18" FES	RIM = 7207.12 PIPE 22 INV OUT = 7205.50 AB	N: 1454983.59 E: 3191187.03

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 23	36" RCP	91.64	1.52%	S26°40'11"W
PIPE 24	36" RCP	91.49	1.53%	S26°35'02"W

REFERENCE
DRAWINGS

X-Title-Plan & Profile
X-1105-PR-SITE

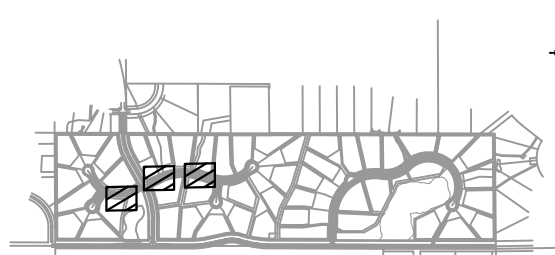
ENGINEERING RECORD DRAWINGS

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Corey Petersen
Date: 2/17/23
COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\SD02.dwg
CTB FILE:
PLOT DATE: June 9, 2025 2:26:42 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

OWNER:

SYLVAN VISTA, INC.
WILLIAM F. HEREBIC II,
MANAGER
14160 GLENEAGLE DRIVE,
COLORADO SPRINGS, CO 80921

PREPARED BY:



SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

GRANDWOOD RANCH

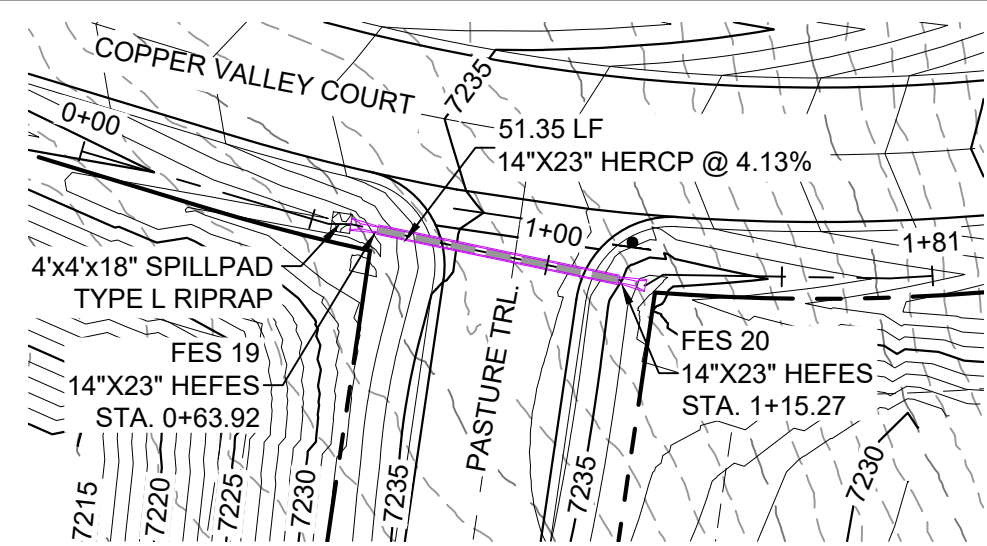
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

STORM PLAN AND PROFILE

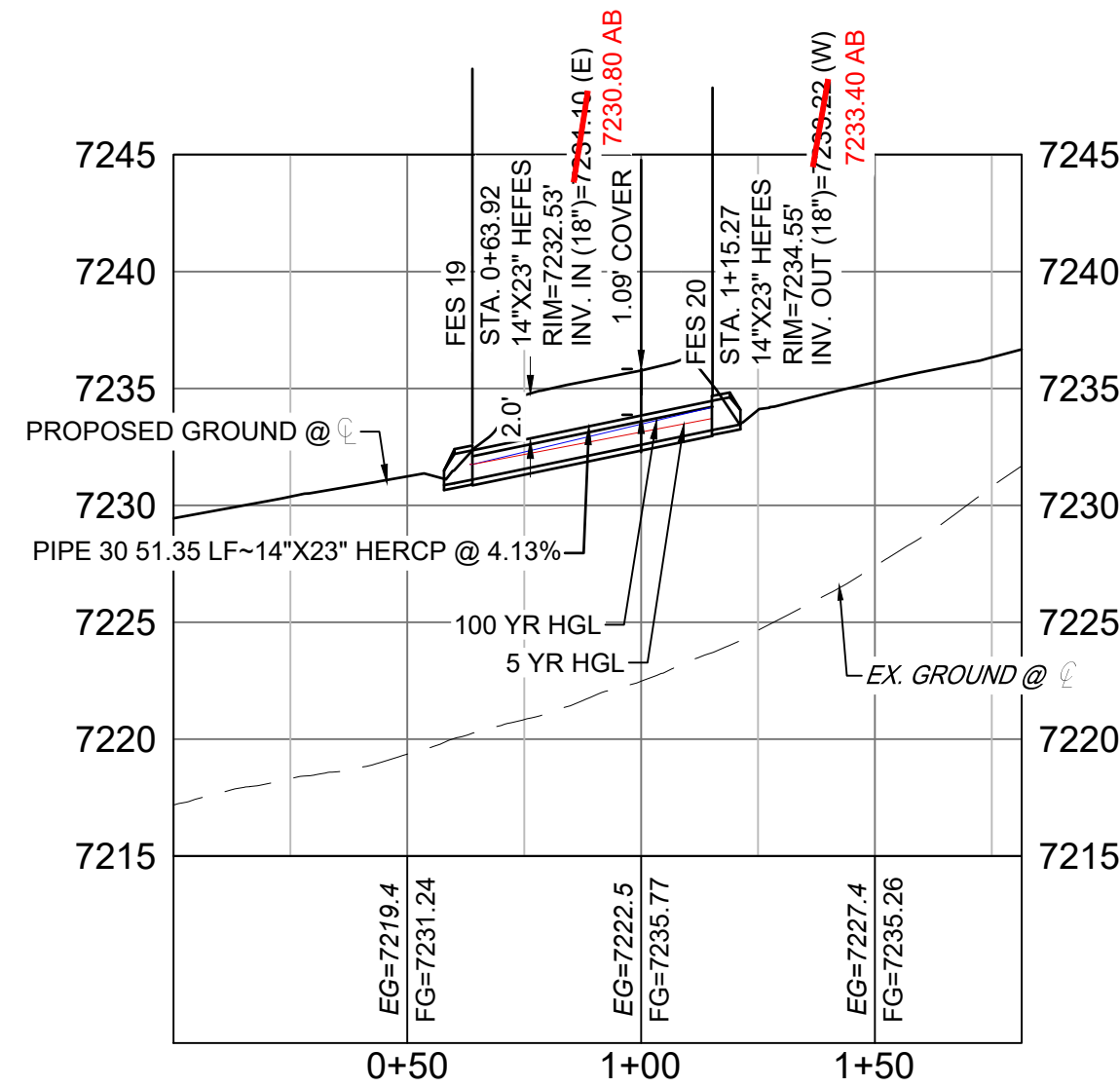
DESIGNED BY: CAP SCALE: DATE ISSUED: FEBRUARY, 2021
DRAWN BY: CAP HORIZ: 1" = 40'
CHECKED BY: NMS VERT: 1" = 8' SHEET 26 OF 40
DRAWING No. SD04



Know what's below.
Call before you dig.



**COPPER VALLEY COURT
STORM CULVERT 4 PLAN**



**COPPER VALLEY COURT STORM
CULVERT 4 PROFILE**

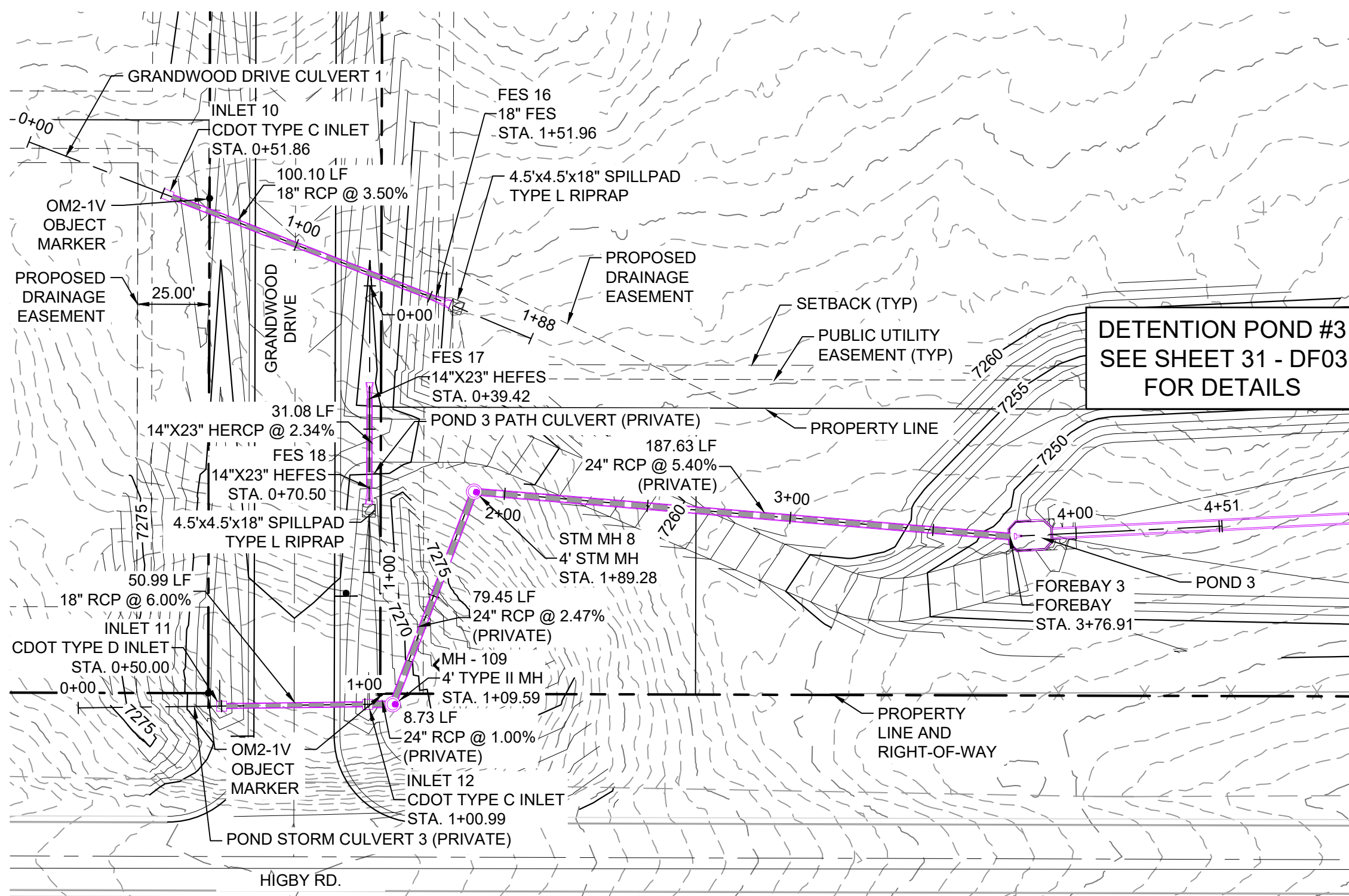
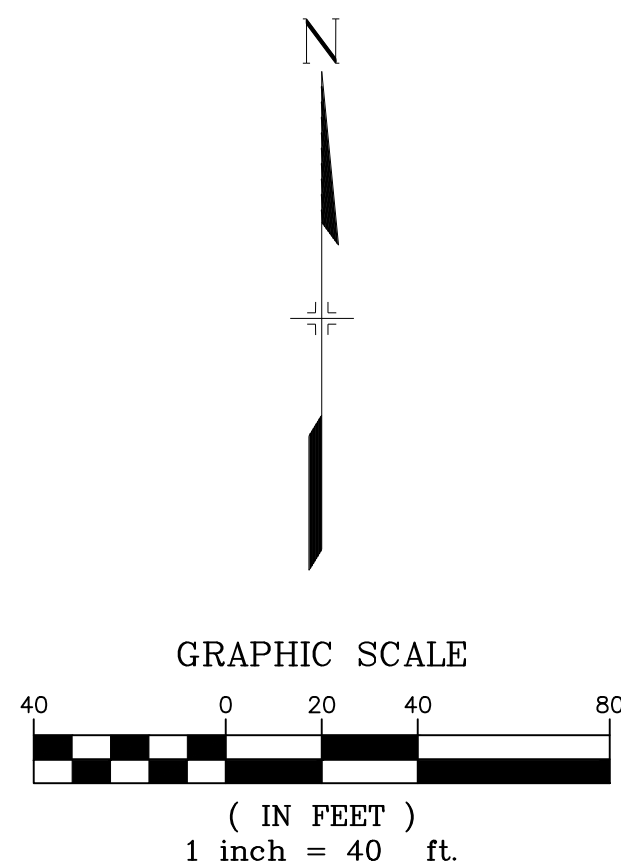
HORIZ: 1" = 40'
VERT: 1" = 8'

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 19	14"x23" HEFES	RIM = 7232.53 PIPE 30 INV IN = 7234.10 INV. IN (18") = 7230.80 AB	N: 1454867.92 E: 3191823.61
FES 20	14"x23" HEFES	RIM = 7234.55 PIPE 30 INV OUT = 7233.22 INV. OUT (18") = 7233.40 AB	N: 1454857.43 E: 3191873.88

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 30	14"x23" HERCP	51.35	4.13%	N78°12'45"W

NOTES:

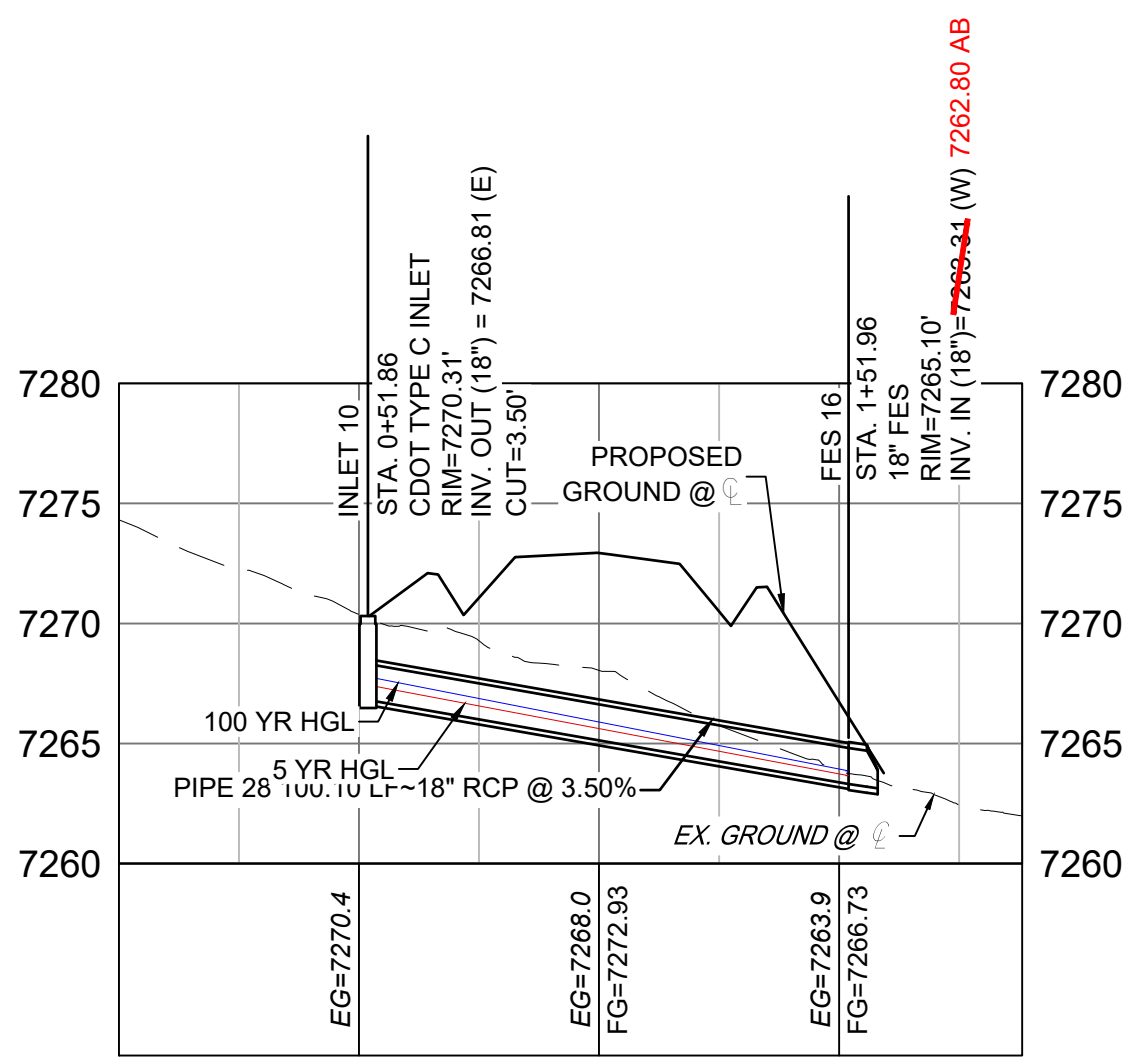
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GRANDWOOD DRIVE STORM PLAN

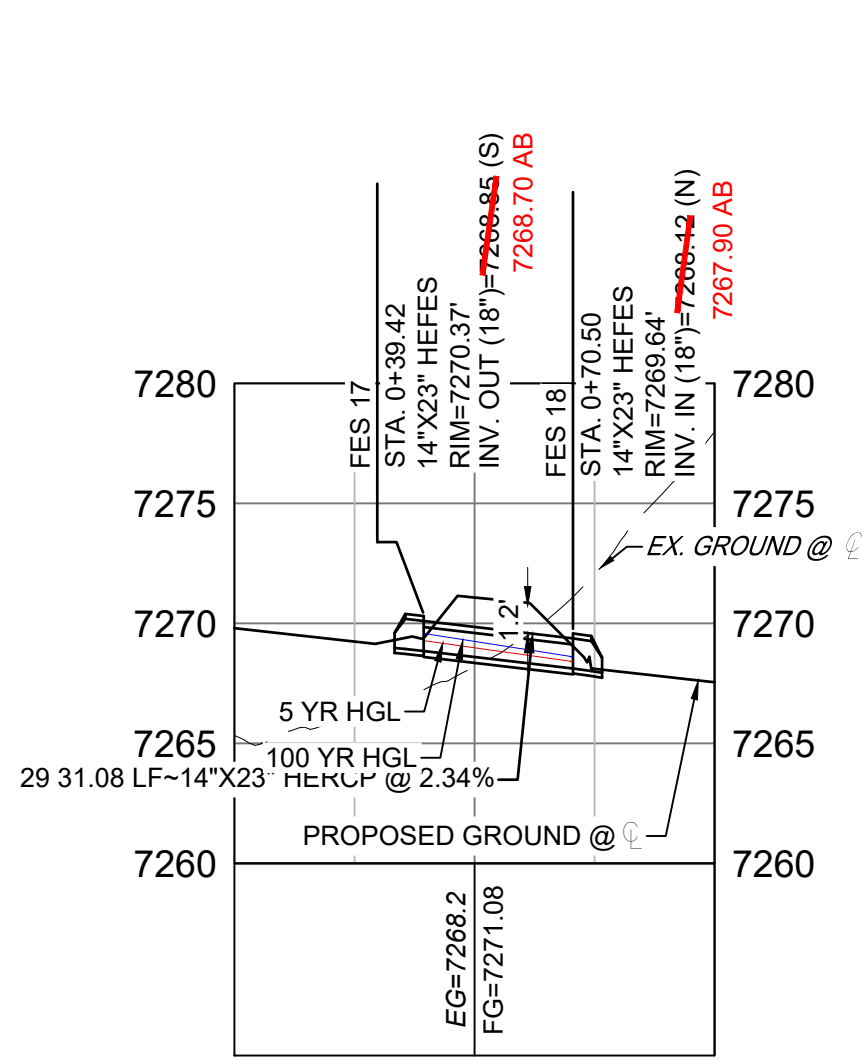
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 16	18" FES	RIM = 7265.10 PIPE 28 INV IN = 7263.11 INV. IN (18") = 7262.80 AB	N: 1454323.80 E: 3193225.19
INLET 10	CDOT TYPE C INLET	RIM = 7270.31 PIPE 28 INV OUT = 7266.81	N: 1454359.90 E: 3193131.83

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 28	18" RCP	100.10	3.50%	S68°51'39"E



**GRANDWOOD DRIVE STORM
CULVERT 1 PROFILE**

HORIZ: 1" = 40'
VERT: 1" = 8'

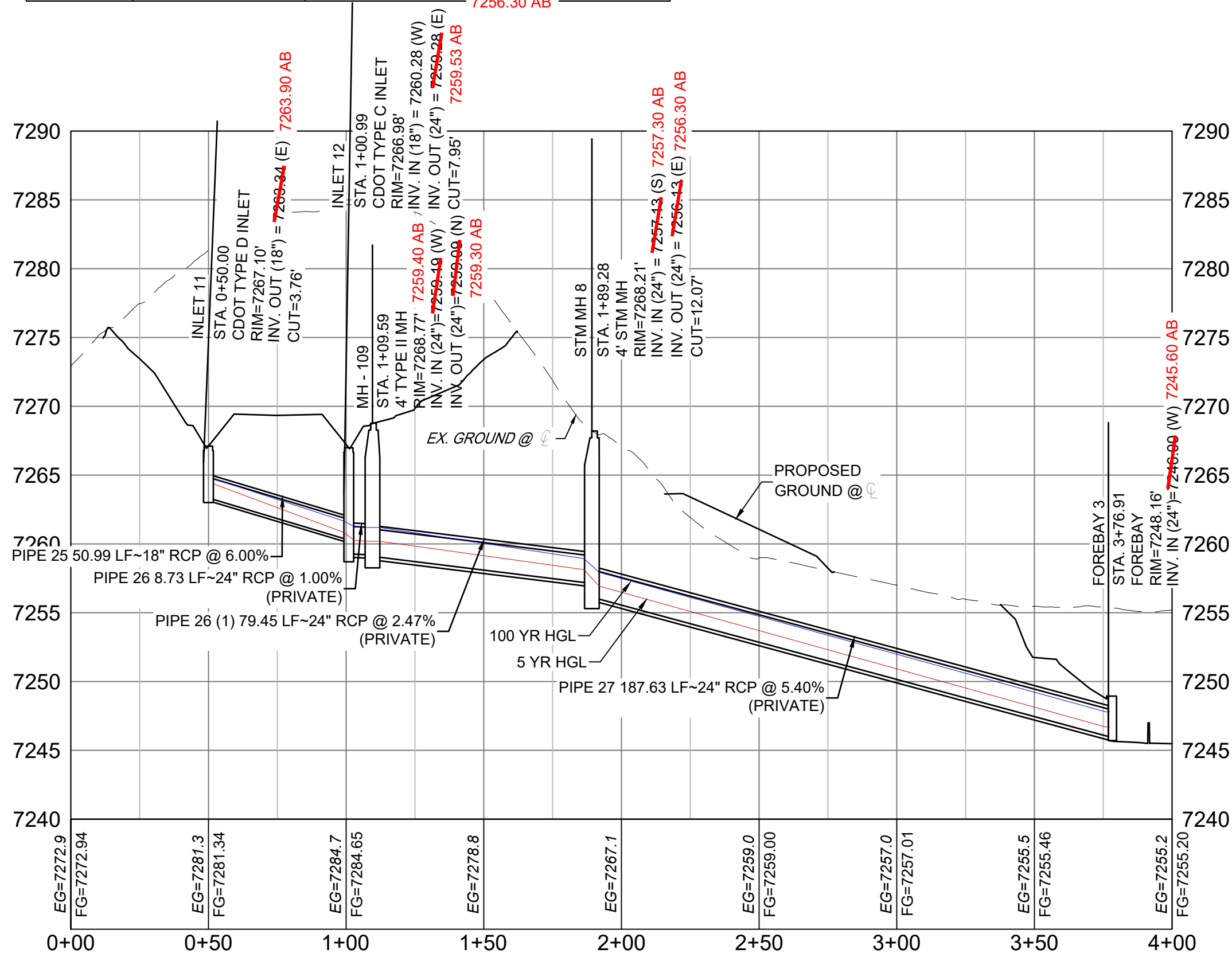


**GRANDWOOD DRIVE STORM
CULVERT 1 PROFILE**

HORIZ: 1" = 40'
VERT: 1" = 8'

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 25	18" RCP	50.99	6.00%	N89°17'24"E
PIPE 26	24" RCP	8.73	1.00%	N89°56'51"E
PIPE 26 (1)	24" RCP	79.45	2.47%	N20°54'26"E
PIPE 27	24" RCP	187.63	5.40%	S85°12'44"E

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FOREBAY 3	FOREBAY	RIM = 7248.16 PIPE 27 INV IN = 7246.00 INV. IN (18") = 7245.60 AB	N: 1454240.80 E: 3193425.69
INLET 11	CDOT TYPE D INLET	RIM = 7267.10 PIPE 25 INV OUT = 7263.31 INV. OUT (18") = 7263.90 AB	N: 1454181.61 E: 3193150.64
INLET 12	CDOT TYPE C INLET	RIM = 7266.98 PIPE 25 INV IN = 7260.28 PIPE 26 INV OUT = 7259.23 INV. OUT (24") = 7259.53 AB	N: 1454182.24 E: 3193201.62
MH - 109	4' TYPE II MH	RIM = 7268.77 PIPE 26 INV IN = 7259.19 PIPE 26 (1) INV OUT = 7259.09 INV. OUT (24") = 7259.30 AB	N: 1454182.25 E: 3193210.36
STM MH 8	4' STM MH	RIM = 7268.21 PIPE 26 (1) INV IN = 7257.13 PIPE 27 INV OUT = 7256.13 INV. OUT (24") = 7256.30 AB	N: 1454256.47 E: 3193238.71



POND STORM CULVERT 3 PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'

ENGINEERING RECORD DRAWINGS

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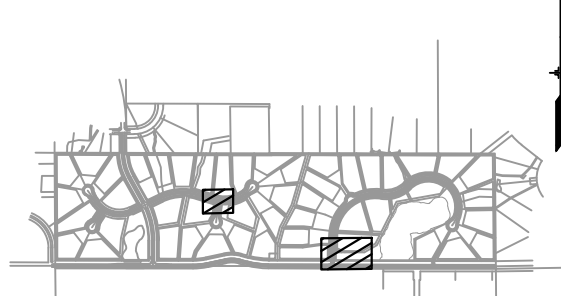
Corey Petersen

Date: 2/17/23

COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\SD02.dwg
CTB FILE:
PLOT DATE: June 9, 2025 2:26:57 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

OWNER:

SYLVAN VISTA, INC.
WILLIAM F. HERBIC II,
MANAGER
14160 GLENEAGLE DRIVE,
COLORADO SPRINGS, CO 80921

PREPARED BY:



SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

DESIGNED BY: CAP SCALE: 1" = 40'
DRAWN BY: CAP HORIZ: 1" = 40'
CHECKED BY: NMS VERT: 1" = 8' SHEET: 27 OF 40

GRANDWOOD RANCH

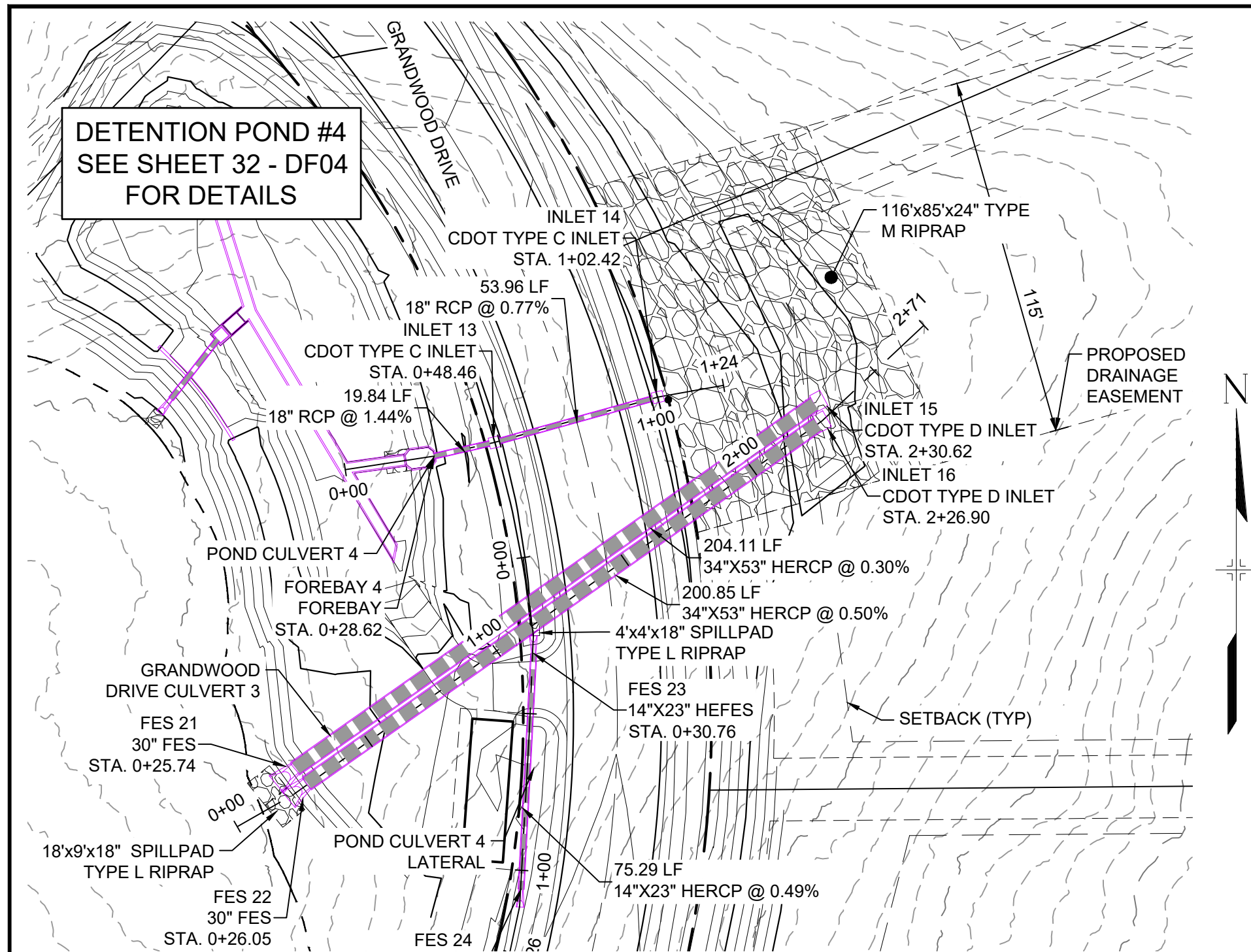
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

STORM PLAN AND PROFILE

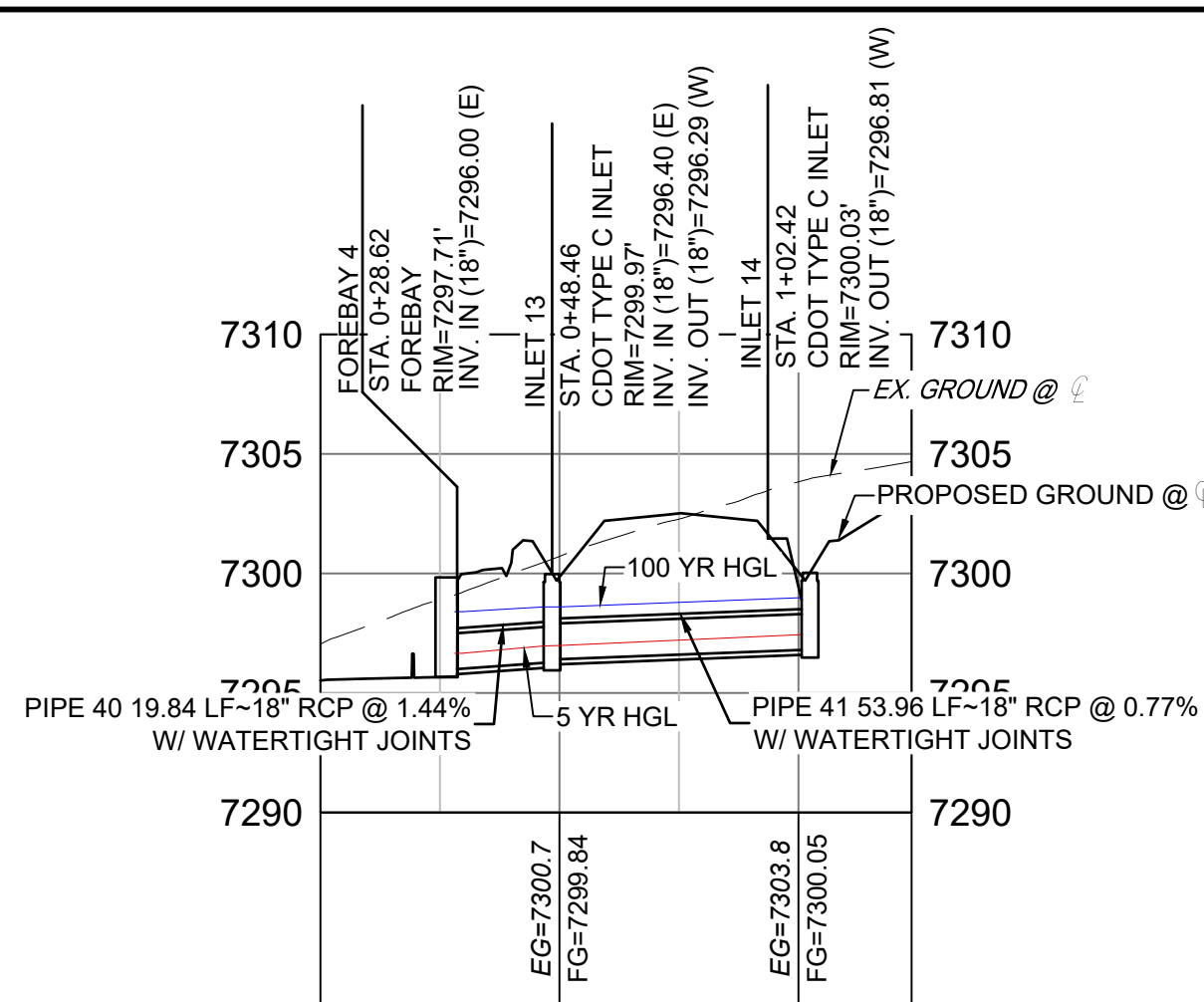
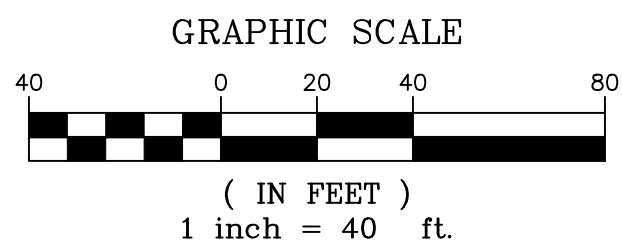
SD05



Know what's below.
Call before you dig.



GRANDWOOD DRIVE STORM PLAN

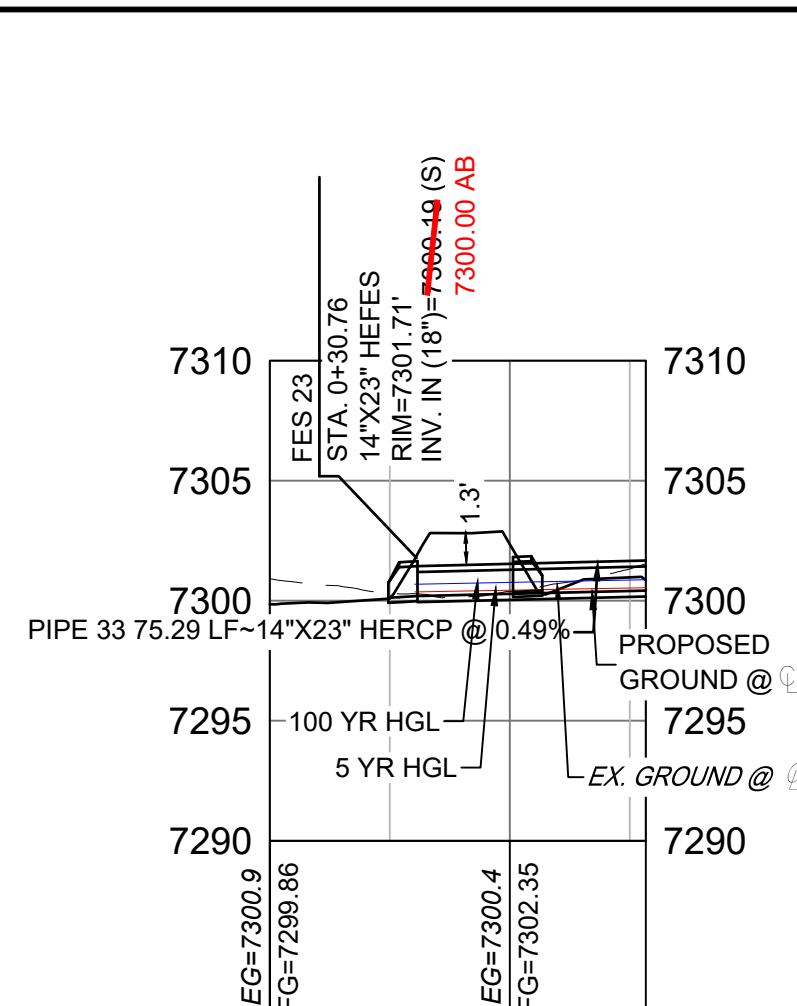


POND STORM CULVERT 4 PROFILE

HORIZ: 1" = 40' VERT: 1" = 8'

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 40	18" RCP	19.84	1.44%	S77°12'09"W
PIPE 41	18" RCP	53.96	0.77%	S74°30'29"W

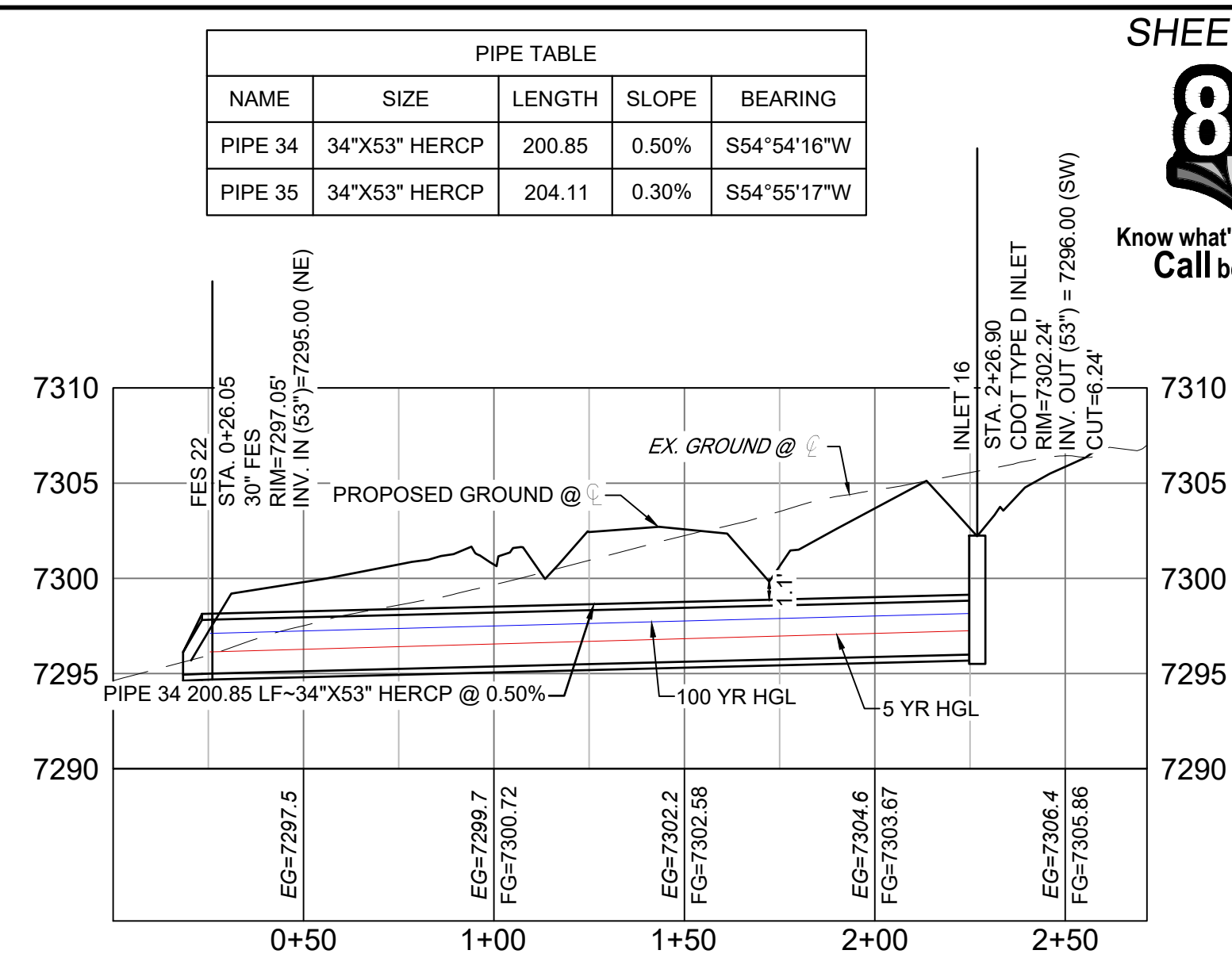
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FOREBAY 4	FOREBAY	RIM = 7297.71 PIPE 40 INV IN = 7296.00	N: 1454896.05 E: 3194585.07
INLET 13	CDOT TYPE C INLET	RIM = 7299.97 PIPE 41 INV IN = 7296.40 PIPE 40 INV OUT = 7296.29	N: 1454900.44 E: 3194604.42
INLET 14	CDOT TYPE C INLET	RIM = 7300.03 PIPE 41 INV OUT = 7296.81	N: 1454914.85 E: 3194656.42

POND STORM CULVERT 4
LATERAL PROFILE

HORIZ: 1" = 40' VERT: 1" = 8'

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 23	14"X23" HEFES	RIM = 7301.71 PIPE 33 INV IN = 7296.40 7300.00 AB	N: 1454833.14 E: 3194616.86
FES 24	14"X23" HEFES	RIM = 7301.70 PIPE 33 INV OUT = 7300.56	N: 1454757.96 E: 3194612.83

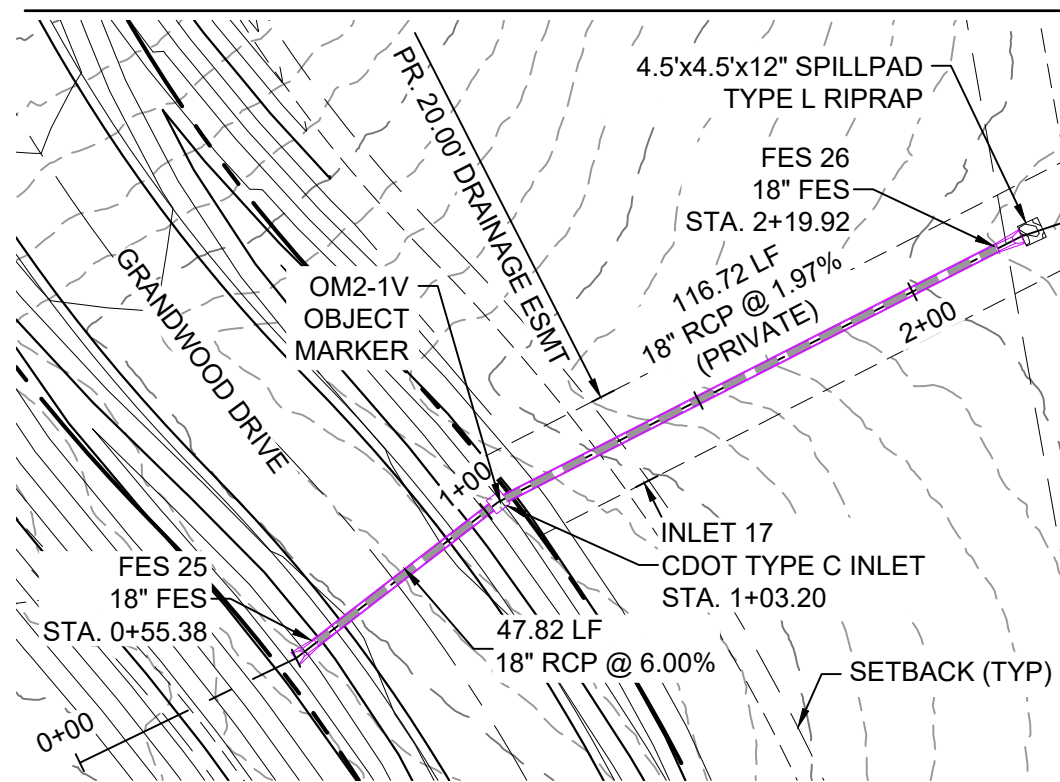
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 33	14"X23" HERCP	75.29	0.49%	N03°04'12"E



GRANDWOOD DRIVE STORM CULVERT 3 PROFILE

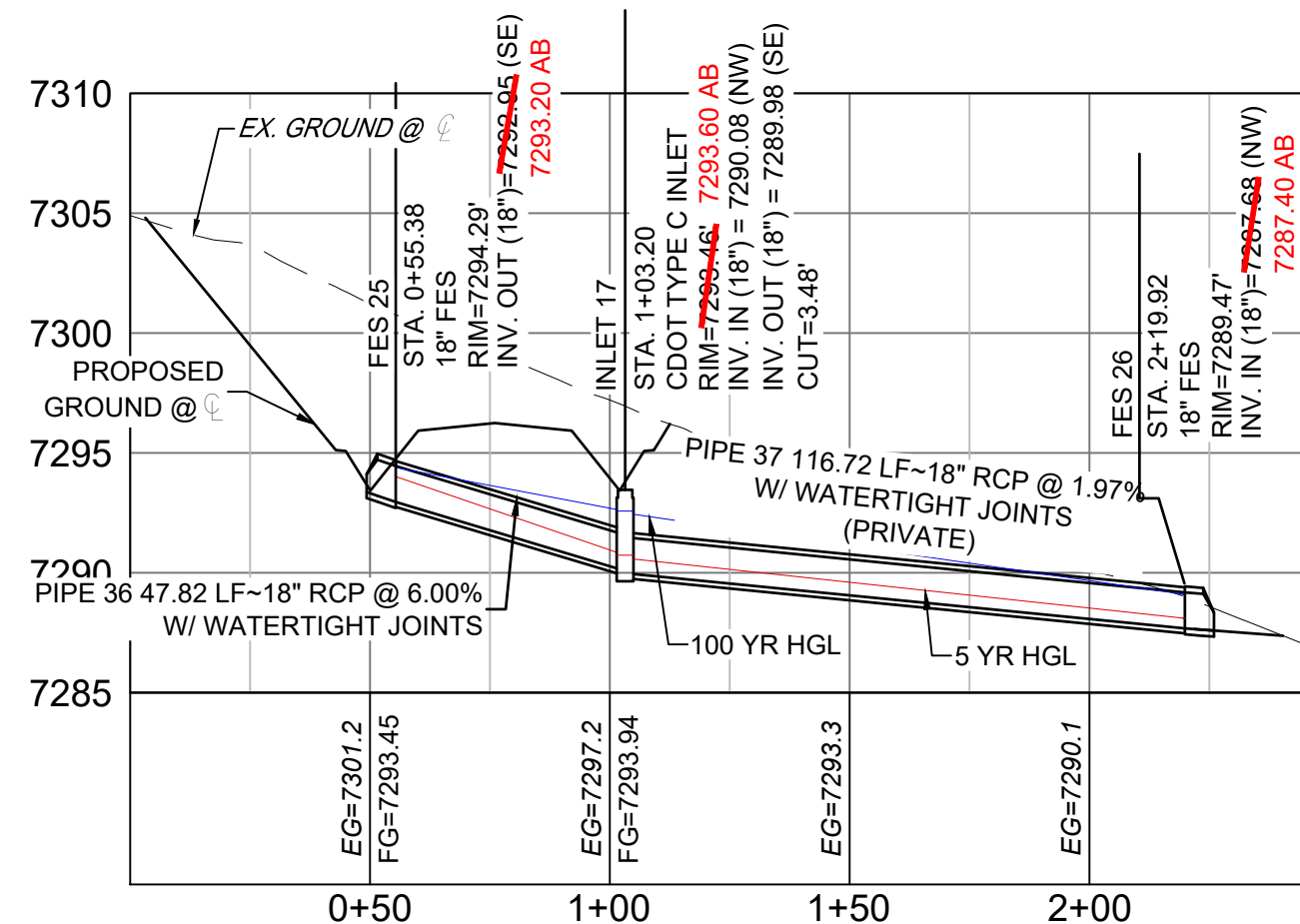
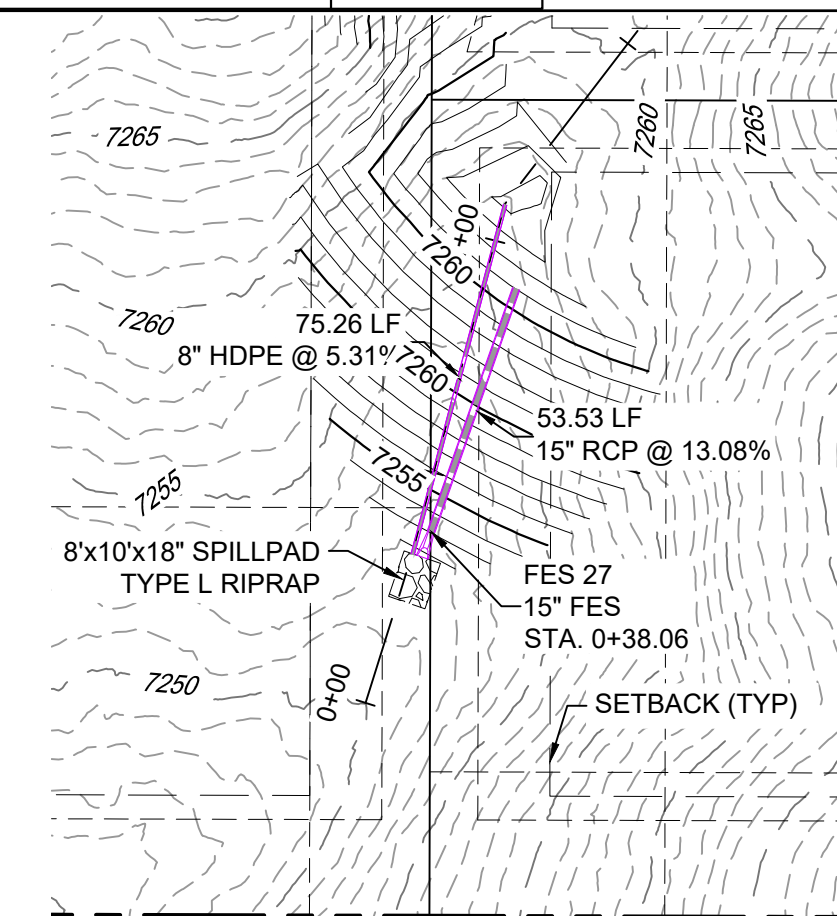
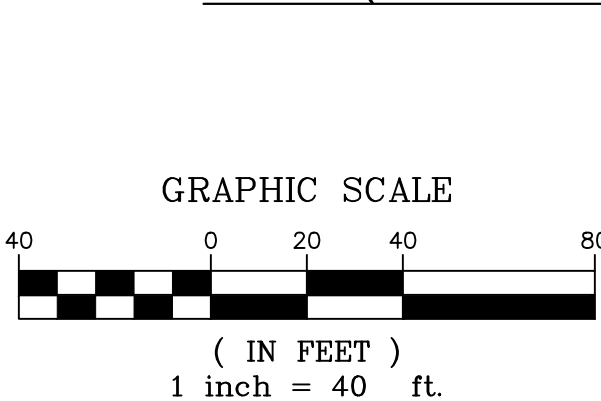
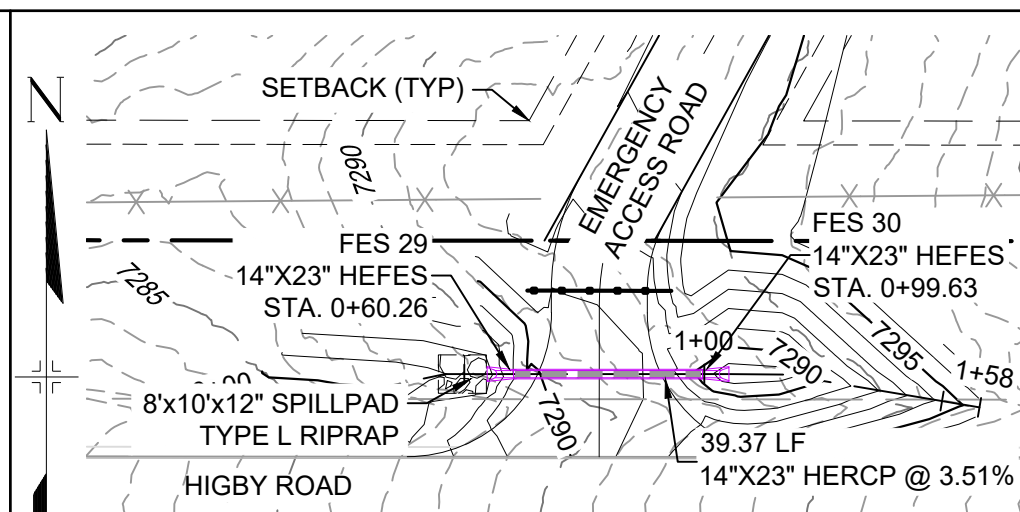
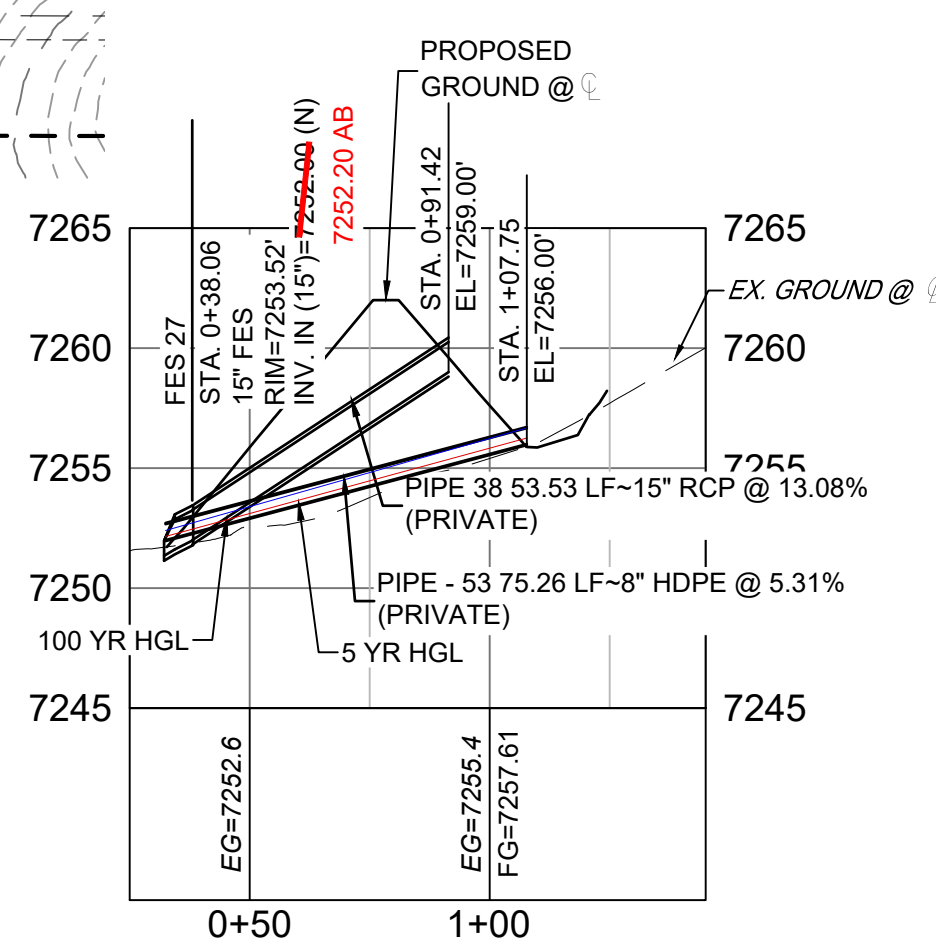
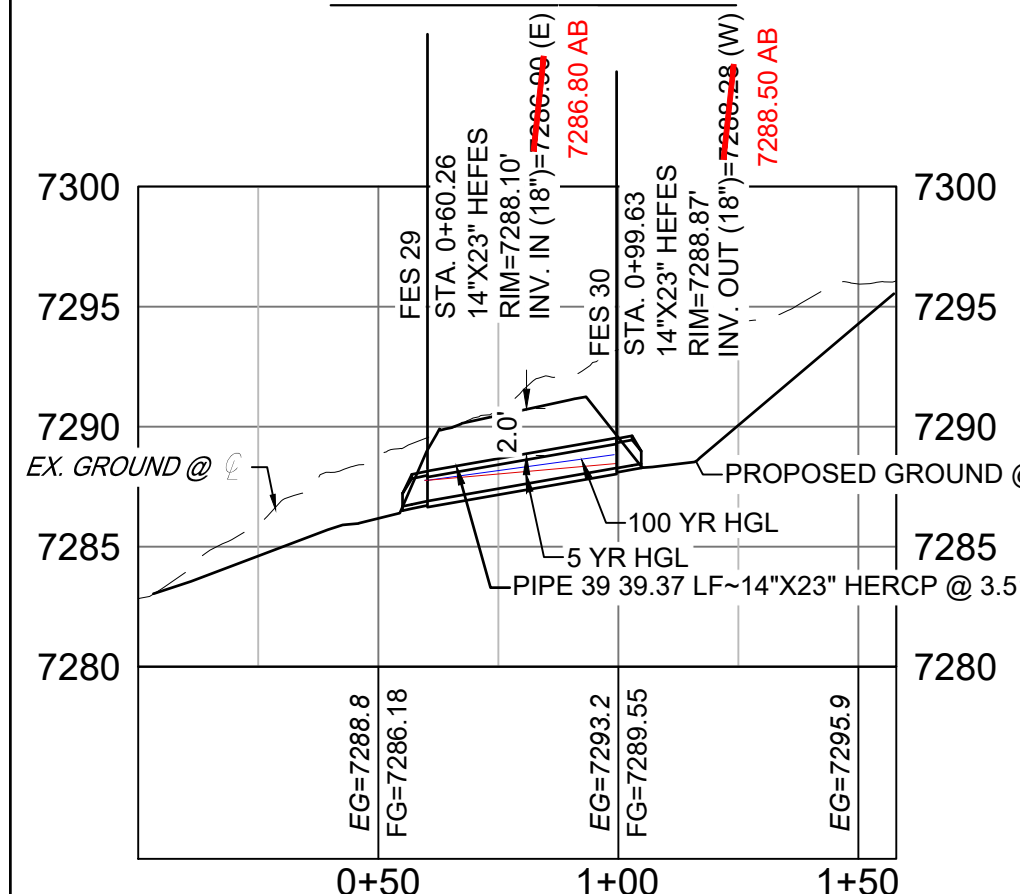
HORIZ: 1" = 40' VERT: 1" = 8'

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 21	30" FES	RIM = 7298.93 PIPE 35 INV IN = 7295.00	N: 1454796.38 E: 3194540.72
FES 22	30" FES	RIM = 7297.05 PIPE 34 INV IN = 7295.00	N: 1454791.65 E: 3194544.45
INLET 15	CDOT TYPE D INLET	RIM = 7302.24 PIPE 35 INV OUT = 7295.61	N: 1454913.68 E: 3194707.76
INLET 16	CDOT TYPE D INLET	RIM = 7302.24 PIPE 34 INV OUT = 7296.00	N: 1454907.12 E: 3194708.79

GRANDWOOD DRIVE STORM
CULVERT 2 PLAN

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 25	18" FES	RIM = 7294.29 PIPE 36 INV OUT = 7292.95 7293.20 AB	N: 1455049.48 E: 3194002.25
FES 26	18" FES	RIM = 7289.47 PIPE 37 INV IN = 7287.06 7287.40 AB	N: 1454907.63 E: 3194084.45
INLET 17	CDOT TYPE C INLET	RIM = 7293.46 PIPE 36 INV IN = 7290.08 PIPE 37 INV OUT = 7289.98	N: 1455011.64 E: 3194031.48

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 36	18" RCP	47.82	6.00%	S37°41'01"E
PIPE 37	18" RCP	116.72	1.97%	S26°59'17"E

GRANDWOOD DRIVE STORM
CULVERT 2 PROFILEHORIZ: 1" = 40'
VERT: 1" = 8'LOT 22 BERM OUTFALL
PLAN (PRIVATE)LOT 22 DETENTION
OUFFALL PROFILEHORIZ: 1" = 40'
VERT: 1" = 8'EMERGENCY ACCESS STORM
CULVERT PLANEMERGENCY ACCESS STORM
CULVERT PROFILE

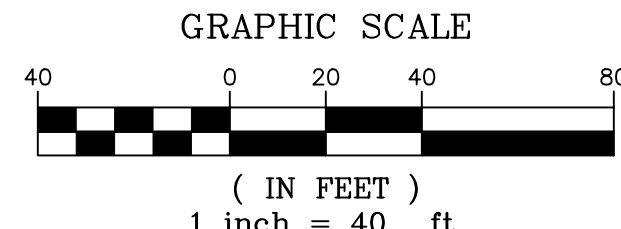
HORIZ: 1" = 40' VERT: 1" = 8'

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 39	14"X23" HERCP	39.37	3.51%	N90°00'00"W

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 29	14"X23" HEFES	RIM = 7288.103 PIPE 39 INV IN = 7286.80 7286.80 AB	N: 1454156.0 E: 3194332.82
FES 30	14"X23" HEFES	RIM = 7285.673 PIPE 39 INV OUT = 7283.38 7283.38 AB	N: 1454156.0 E: 3194372.18

NOTES:

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- PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
- ALL PIPE BENDS ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
- ALL TYPE C AND TYPE D INLETS SHALL BE CONSTRUCTED AND INSTALLED PER CDOT M&S STANDARD DETAILS. ELEVATIONS PROVIDED REFER TO TOP OF GRATE/STRUCTURE ELEVATION. ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED. PIPES OF DIFFERENT SIZES ARE TO BE MATCHED TO THE CROWN OF THE INSIDE WALL OF PIPE.
- PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL, MANHOLES SHALL BE INSTALLED 1/8" BELOW THE SURFACE OF THE PAVEMENT ON THE LOWEST SIDE OF THE MANHOLE.
- SECTIONS OF STORM PIPE WITH PRESSURE HEAD DURING THE 100 YR STORM SHALL USE WATERTIGHT JOINTS WITH A 100 YR SERVICE LIFE PER ECM 3.3.1.B.2.
- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. STORM SEWER SHALL BE OWNED AND MAINTAINED BY THE GRANDWOOD RANCH HOMEOWNER ASSOCIATION, INC.



REFERENCE DRAWINGS

X-Title-Plan & Profile
X-1105-PR-SITE

ENGINEERING RECORD DRAWINGS

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Corey Petersen
Date: 2/17/23
COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

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CTB FILE:
PLOT DATE: June 9, 2025 2:27:20 PM
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SHEET KEY

BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

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OWNER:
SYLVAN VISTA, INC.
WILLIAM F. HEREBIC II,
MANAGER
14160 GLENEAGLE DRIVE,
COLORADO SPRINGS, CO 80921

PREPARED BY:

Matrix

SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

DESIGNED BY:
CAP
DRAWN BY:
NMS
CHECKED BY:

SCALE
HORIZ: 1" = 40'
VERT: 1" = 8'

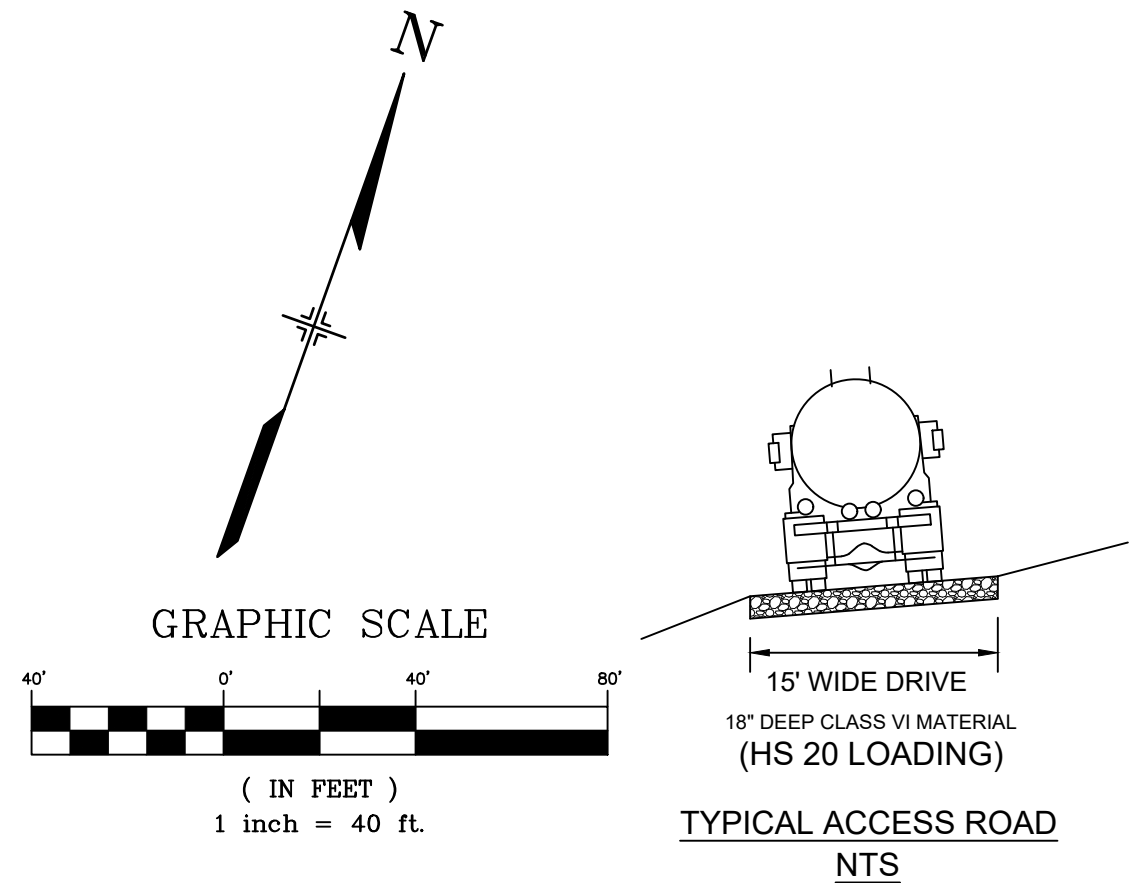
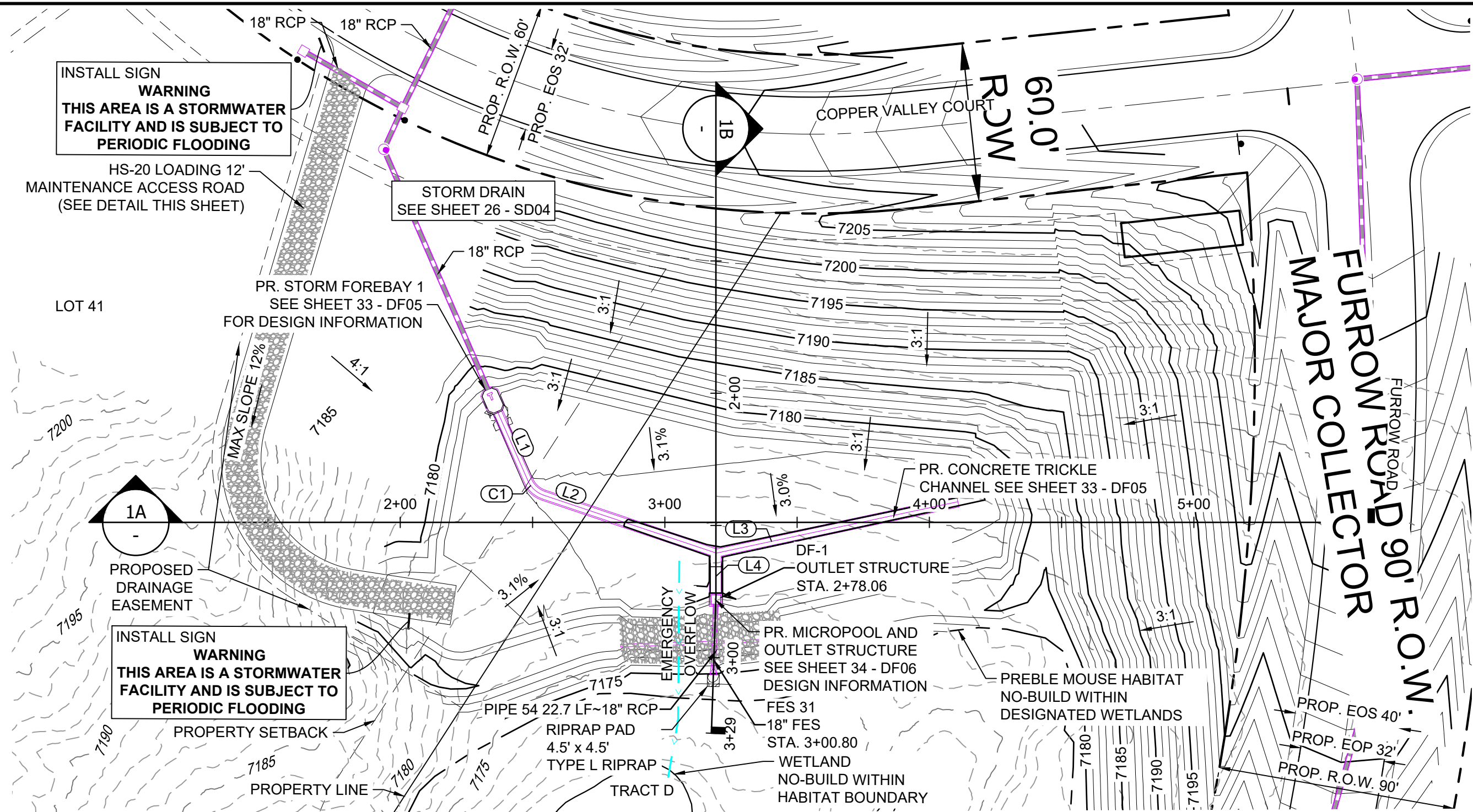
DATE ISSUED: FEBRUARY, 2021
SHEET 28 OF 40

DRAWING No. SD06

GRANDWOOD RANCH

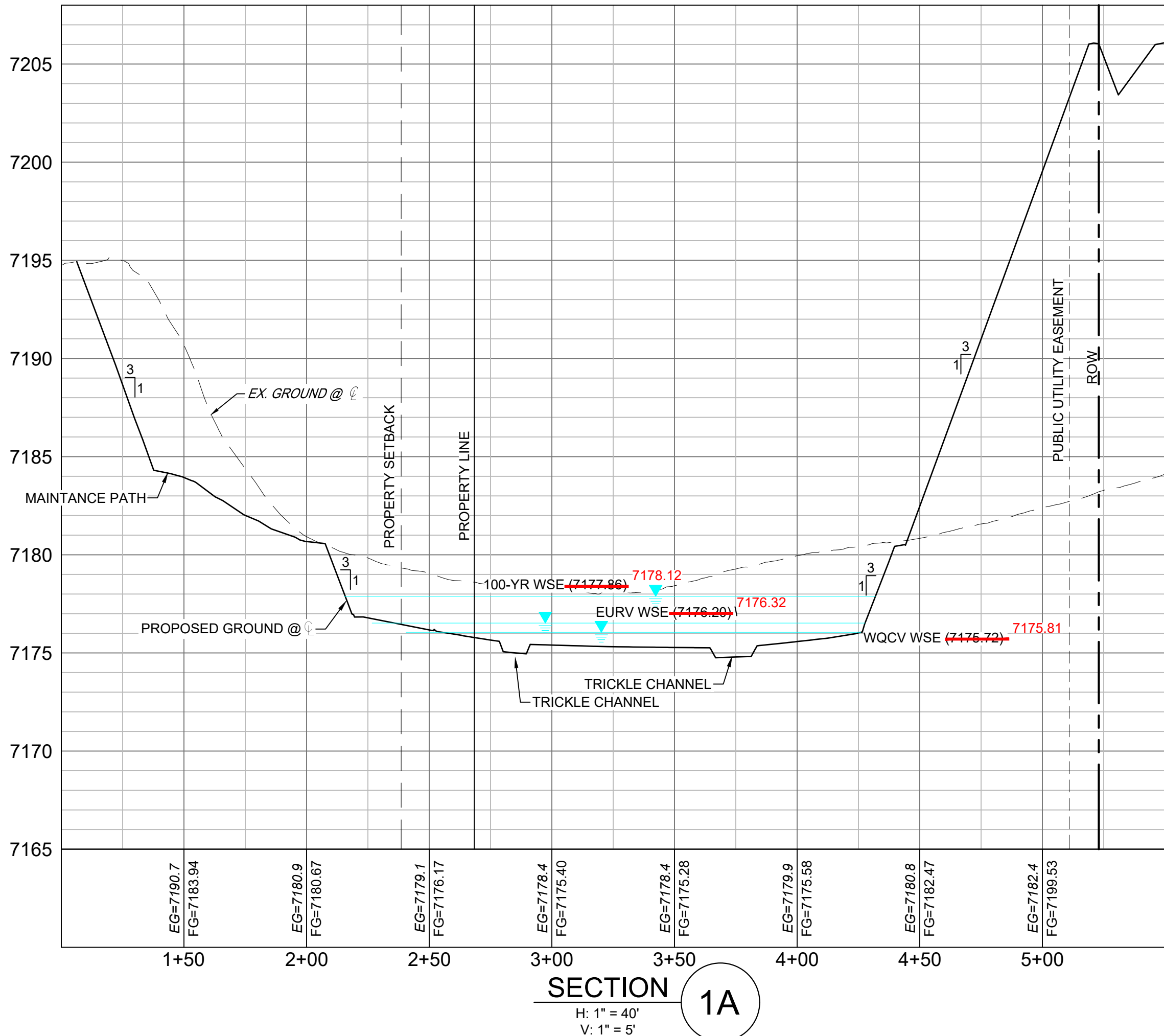
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

STORM PLAN AND PROFILE



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 7. REFER TO POND DETAIL SHEETS FOR POND STRUCTURE/INFRASTRUCTURE DETAILS

POND DF-1 LAYOUT

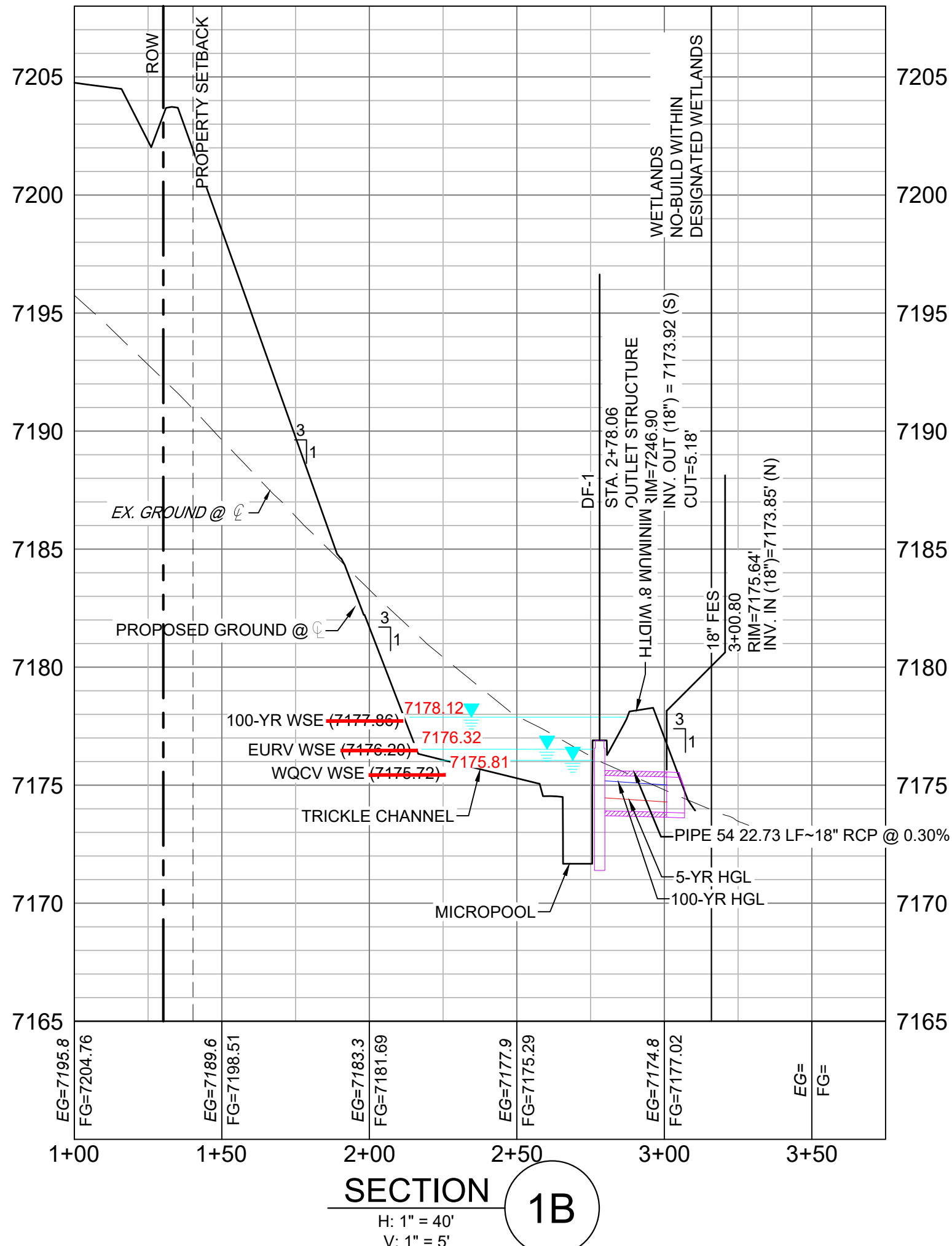


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S43°20'59"E	28.14
L2	N88°54'09"E	68.68
L3	N58°21'24"E	93.50
L4	S19°37'57"E	15.16

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.33	10.00	47°44'53"	S67°13'25"E	8.09

STRUCTURE TABLE					
STRUCTURE NAME	STRUCTURE STATION	STRUCTURE DETAILS	STRUCTURE TYPE	NORTHING & EASTING	CUT
DF-1	2+78.06	RIM = 7246.90' SUMP = 7171.72 PIPE 54 INV OUT (18") = 7173.92	OUTLET STRUCTURE	N: 1454569.59 E: 3190824.90	5.18
FES 31	3+00.80	RIM = 7175.64 PIPE 54 INV IN (18") = 7173.85	18" FES	N: 1454547.90 E: 3190831.69	

PIPE SUMMARY TABLE					
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING	CHORD LENGTH
PIPE 54	18" RCP	0.30%	22.73	S17°22'42"E	22.73



REFERENCE DRAWINGS

X-1105-PR-SITE
X-1106-W-R&S

ENGINEERING RECORD DRAWINGS

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Date: 8/12/22

COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\DF01.dwg

CTB FILE: Matrix(black).ctb

PLOT DATE: June 9, 2025 3:22:55 PM

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SHEET KEY

BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

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OWNER:

GRANDWOOD ENTERPRISES, LLC
WILLIAM F. HERBIC II, MANAGER
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

PREPARED BY:

SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

DF-1 POND PLAN & PROFILE

DESIGNED BY: CP

DRAWN BY: CRD

CHECKED BY: CP

SCALE

HORIZ. 1" = 40'

VERT. 1" = 5'

DATE ISSUED:

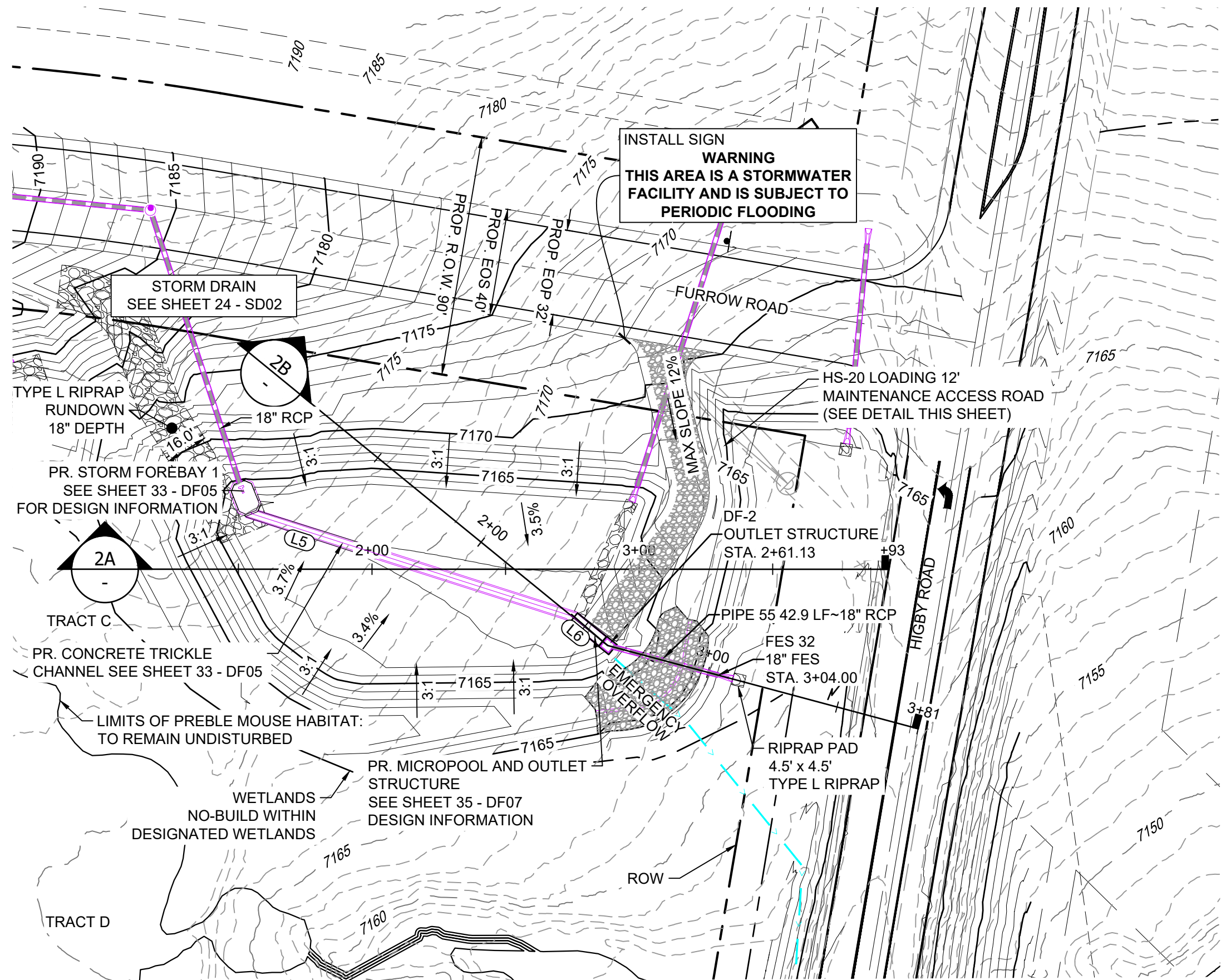
FEBRUARY, 2021

SHEET

29 OF 40

DRAWING No.

DF01

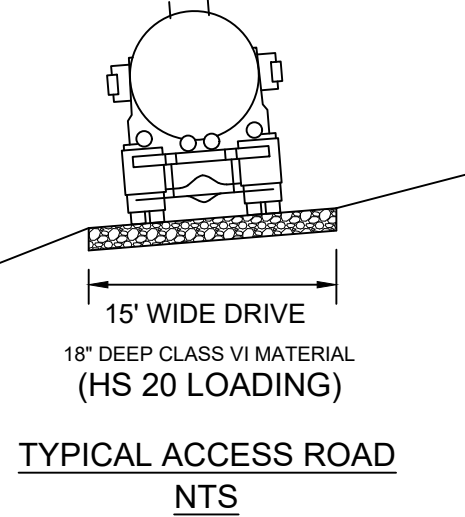
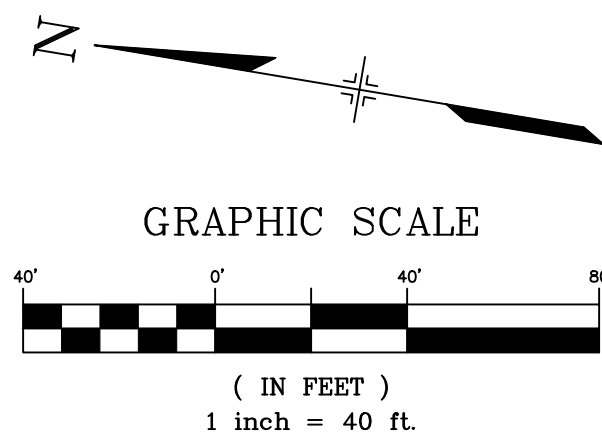


POND DF-2 LAYOUT

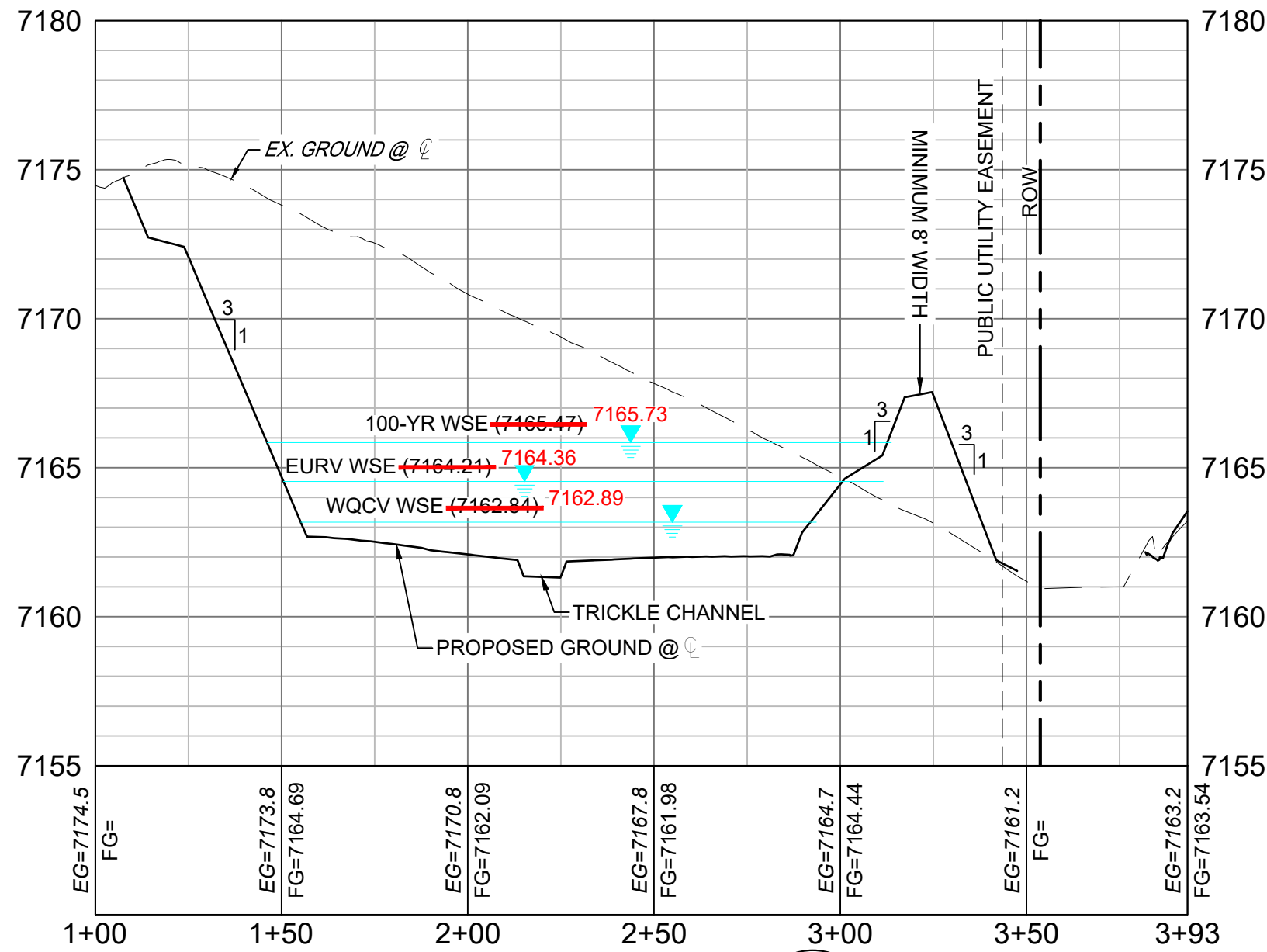
LINE TABLE		
LINE #	BEARING	DISTANCE
L5	N08°11'42"E	125.54
L6	N29°42'25"E	14.98

STRUCTURE TABLE					
STRUCTURE NAME	STRUCTURE STATION	STRUCTURE DETAILS	STRUCTURE TYPE	NORTHING & EASTING	CUT
DF-2	2+61.13	RIM = 7165.40 SUMP = 7158.54 PIPE 55 INV OUT (18") = 7160.42	OUTLET STRUCTURE	N: 1454247.01 E: 3190948.19	6.86
FES 32	3+04.00	RIM = 7162.08 PIPE 55 INV IN (18") = 7160.29	18" FES	N: 1454204.33 E: 3190944.09	

PIPE SUMMARY TABLE						
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING	CHORD LENGTH	RADIUS
PIPE 55	18" RCP	0.30%	42.88	S05°29'55"W	42.88	0.00

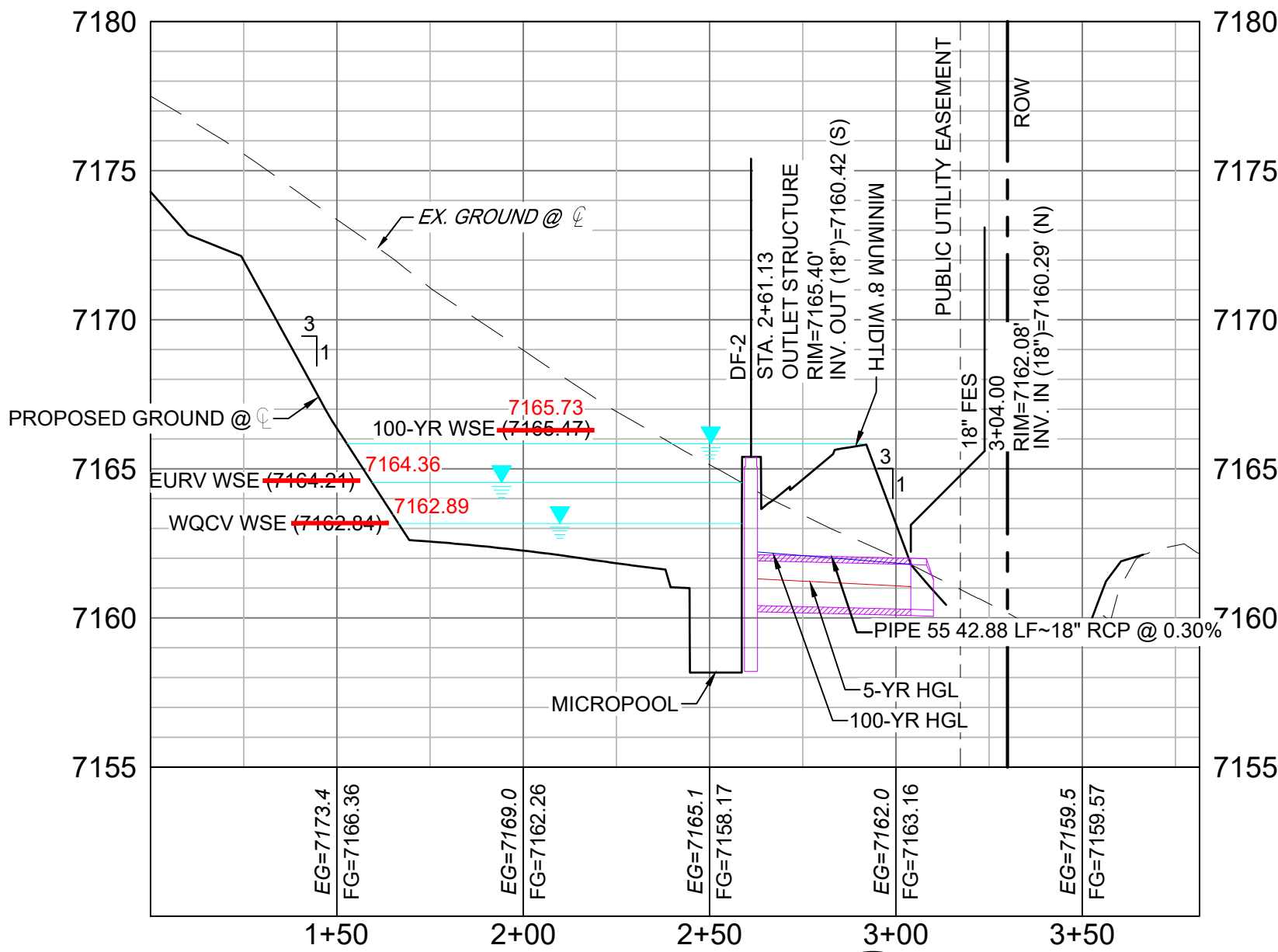


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SECTION 2A

H: 1" = 40'
V: 1" = 5'



SECTION 2B

H: 1" = 40'
V: 1" = 5'

REFERENCE
DRAWINGS
X-1105-PR-SITE
X-1106-W-R&S

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COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

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CTB FILE: Matrix(black).ctb
PLOT DATE: June 9, 2025 3:23:26 PM
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SHEET KEY

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OWNER:
GRANDWOOD ENTERPRISES, LLC
WILLIAM F. HERBIC II, MANAGER
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

PREPARED BY:

SEAL

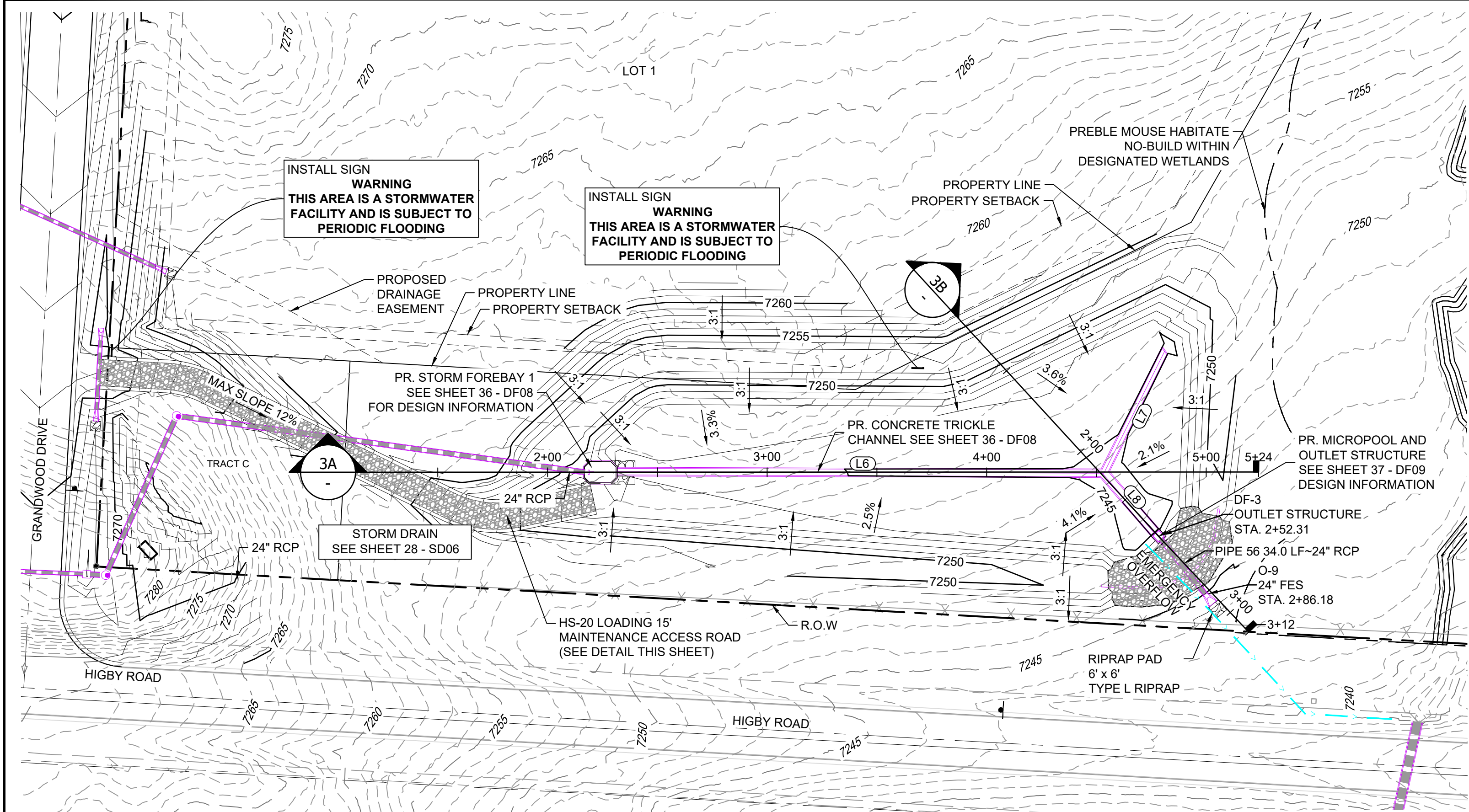
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

DF-2 POND PLAN & PROFILE

DESIGNED BY:	CP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.
CHECKED BY:	CP	HORIZ. 1"=40' VERT. 1"=5'	SHEET	30 OF 40	DF02

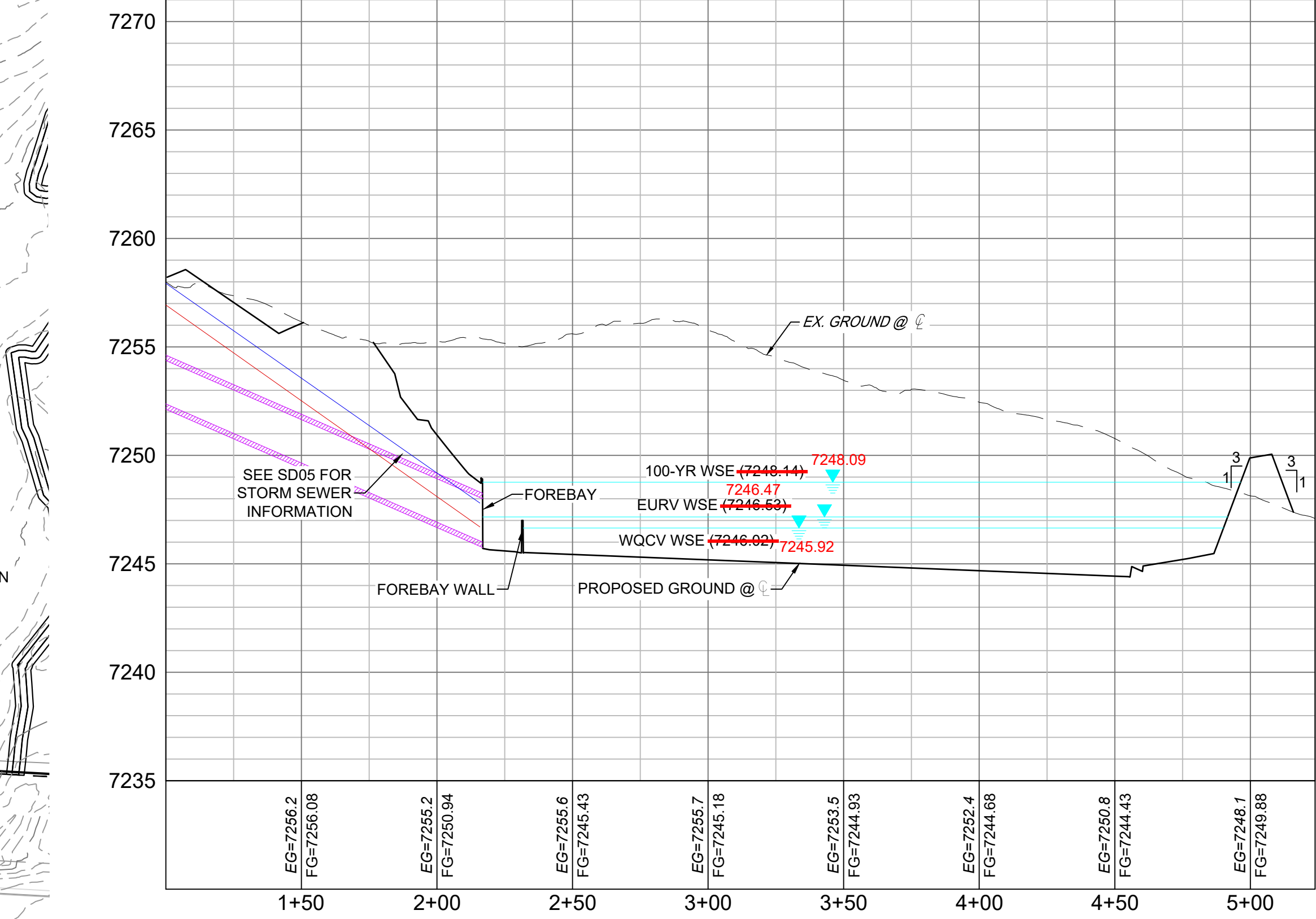


POND DF-3 LAYOUT

LINE TABLE		
LINE #	BEARING	DISTANCE
L6	N87°06'48"E	220.78
L7	S23°22'43"W	63.33
L8	S43°55'53"E	35.98

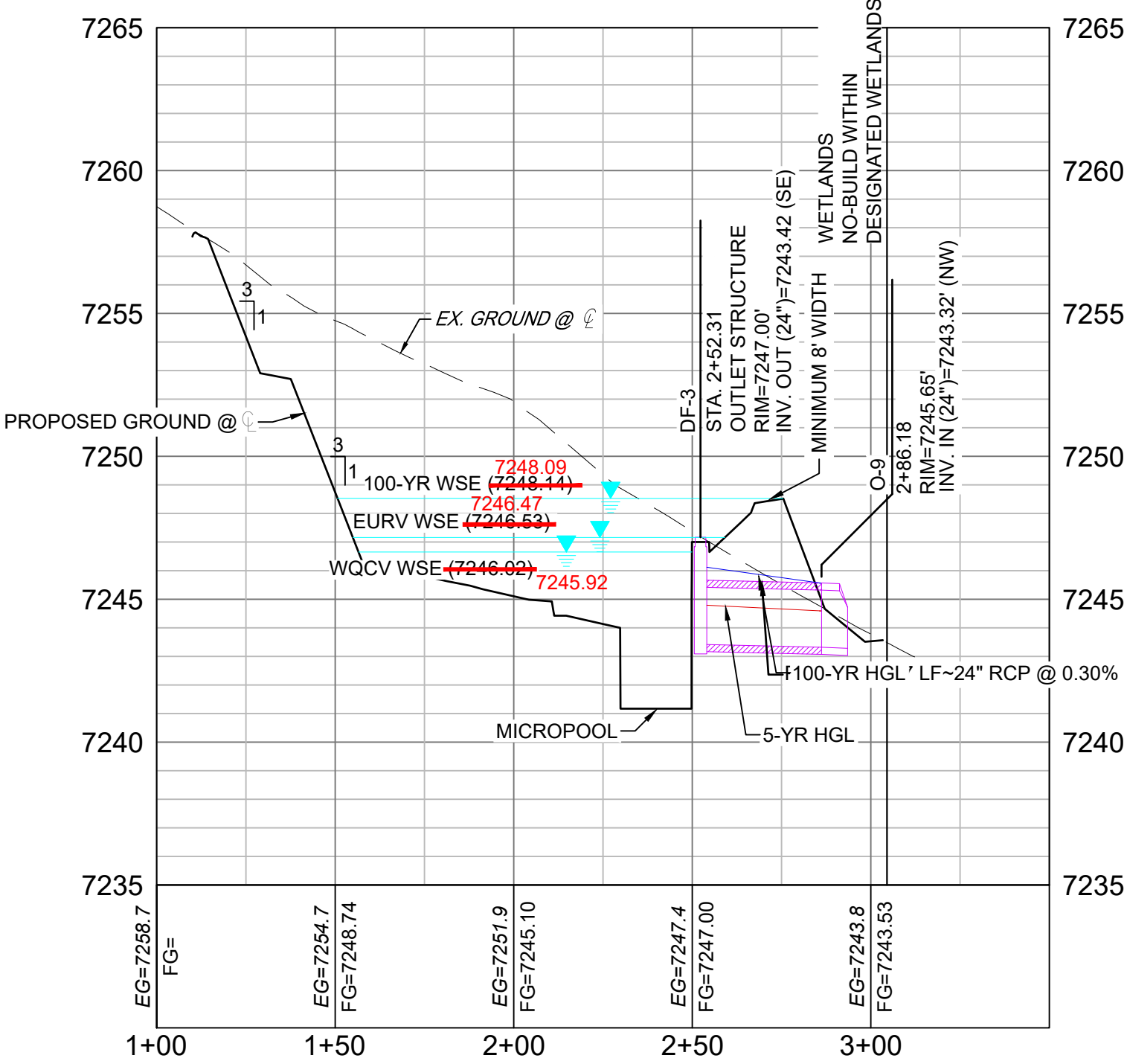
STRUCTURE TABLE					
STRUCTURE NAME	STRUCTURE STATION	STRUCTURE DETAILS	STRUCTURE TYPE	NORTHING & EASTING	CUT
DF-3	2+52.31	RIM = 7247' SUMP = 7243.42 PIPE 56 INV OUT (24") = 7243.42	OUTLET STRUCTURE	N: 1454225.72 E: 3193688.25	3.75
O-9	2+86.18	RIM = 7245.65 PIPE 56 INV IN (24") = 7243.32	24" FES	N: 1454200.47 E: 3193710.97	

PIPE SUMMARY TABLE						
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING	CHORD LENGTH	RADIUS
PIPE 56	24" RCP	0.30%	33.97	S41°58'44"E	33.97	0.00



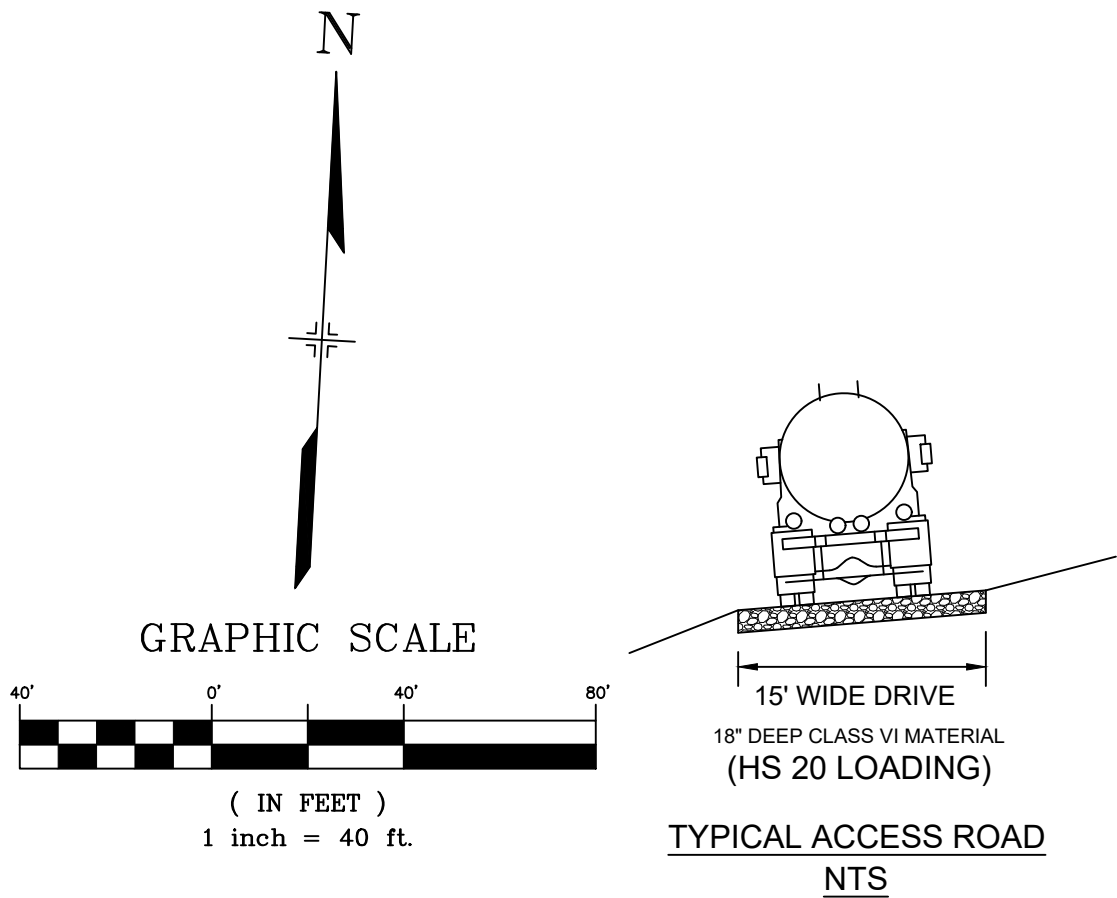
SECTION 3A

H: 1" = 40'
V: 1" = 5'



SECTION 3B

H: 1" = 40'
V: 1" = 5'



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 2. PIPE LENGTHS ARE MEASURED FROM THE OUTSIDE FACE OF ALL STRUCTURES.
 3. ALL PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 4. ALL PIPE BEND ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
 5. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
 6. REFER TO LANDSCAPE PLAN OR GRADING EROSION CONTROL FOR FINAL LANDSCAPE AND FINAL STABILIZATION.
 7. REFER TO POND DETAIL SHEETS FOR POND STRUCTURE/INFRASTRUCTURE DETAILS

REFERENCE DRAWINGS

X-1105-PR-SITE
X-1106-W-R&S

ENGINEERING RECORD DRAWINGS

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FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\DF03.dwg
CTB FILE: Matrix(black).ctb
PLOT DATE: June 9, 2025 3:24:01 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

DATE: 8/12/22

COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

SHEET KEY

BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

OWNER:

GRANDWOOD ENTERPRISES, LLC
WILLIAM F. HERBIC II, MANAGER
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

PREPARED BY:

Matrix

SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

DESIGNED BY: CP
DRAWN BY: CRD
CHECKED BY: CP

SCALE

HORIZ. 1" = 40'
VERT. 1" = 5'

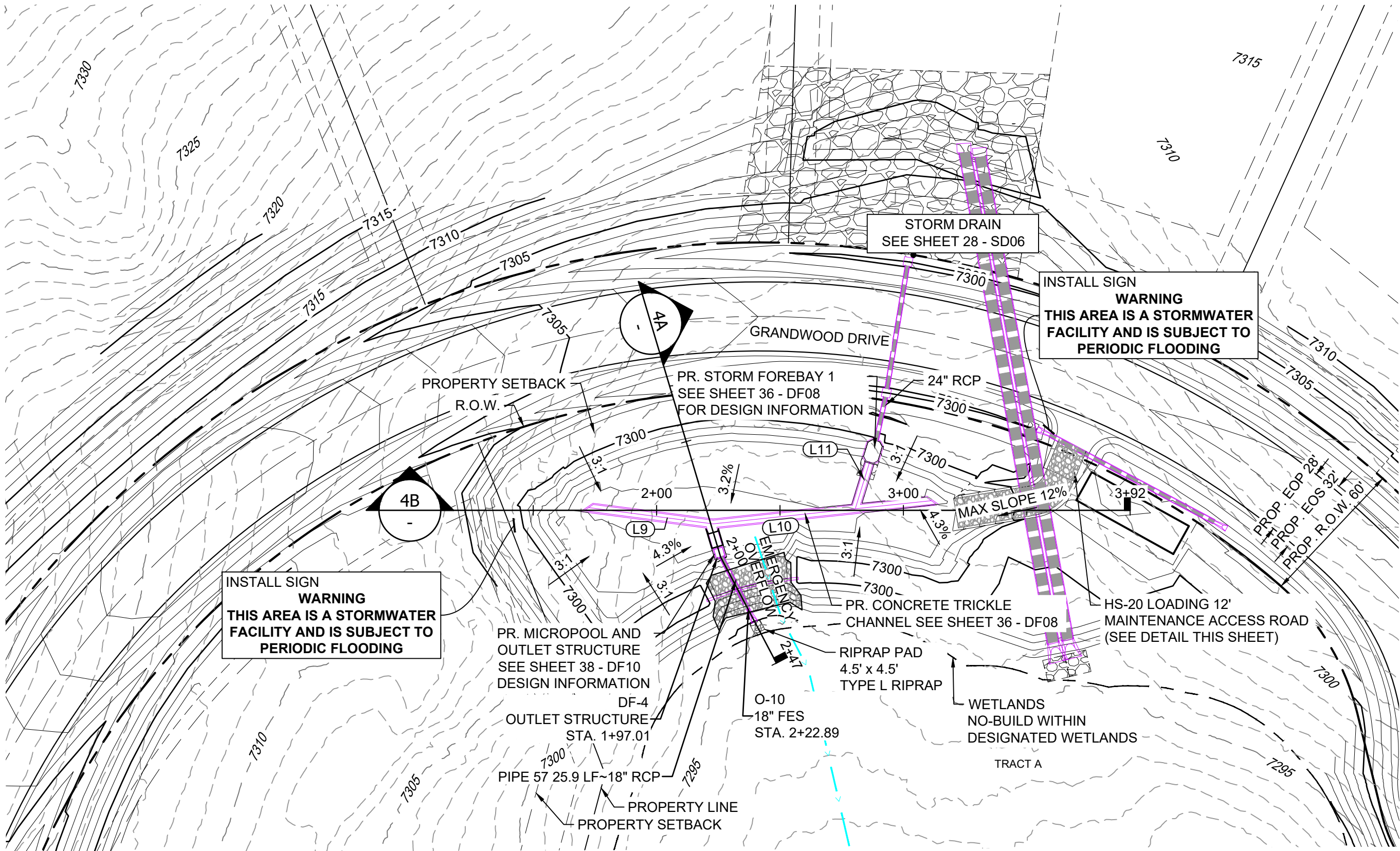
DATE ISSUED:

FEBRUARY, 2021

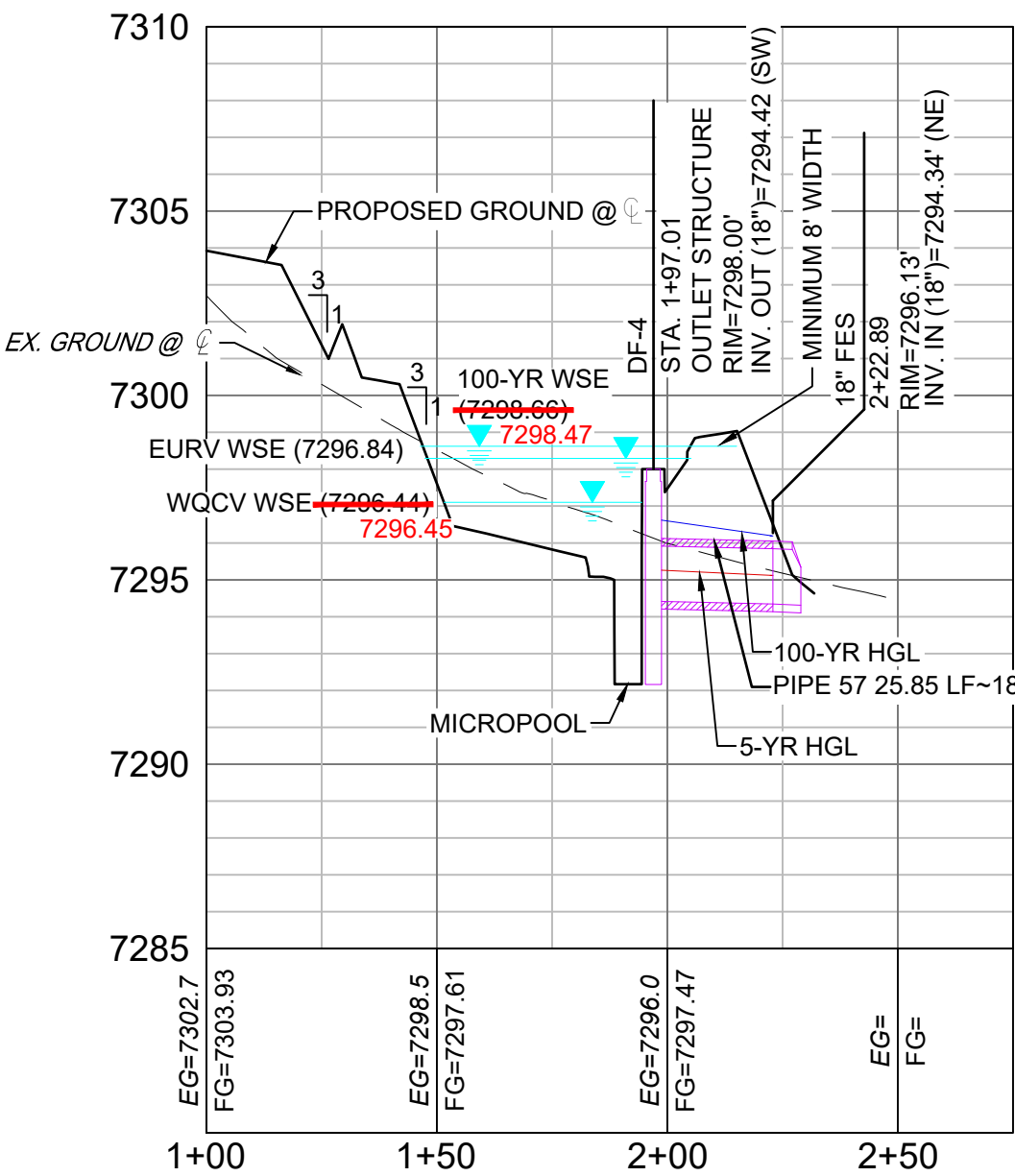
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DF03

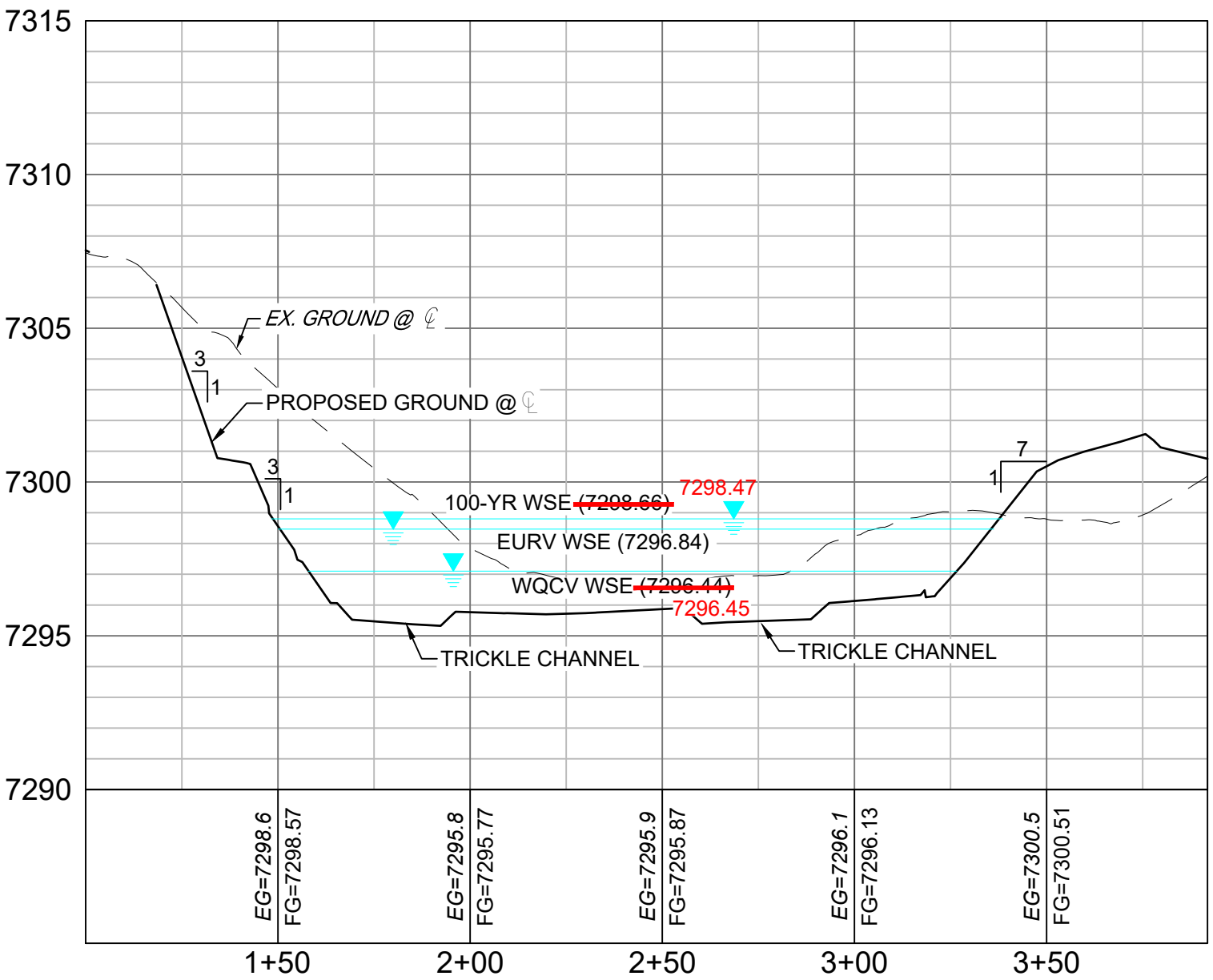
31 OF 40



POND DF-4 LAYOUT



SECTION 4A

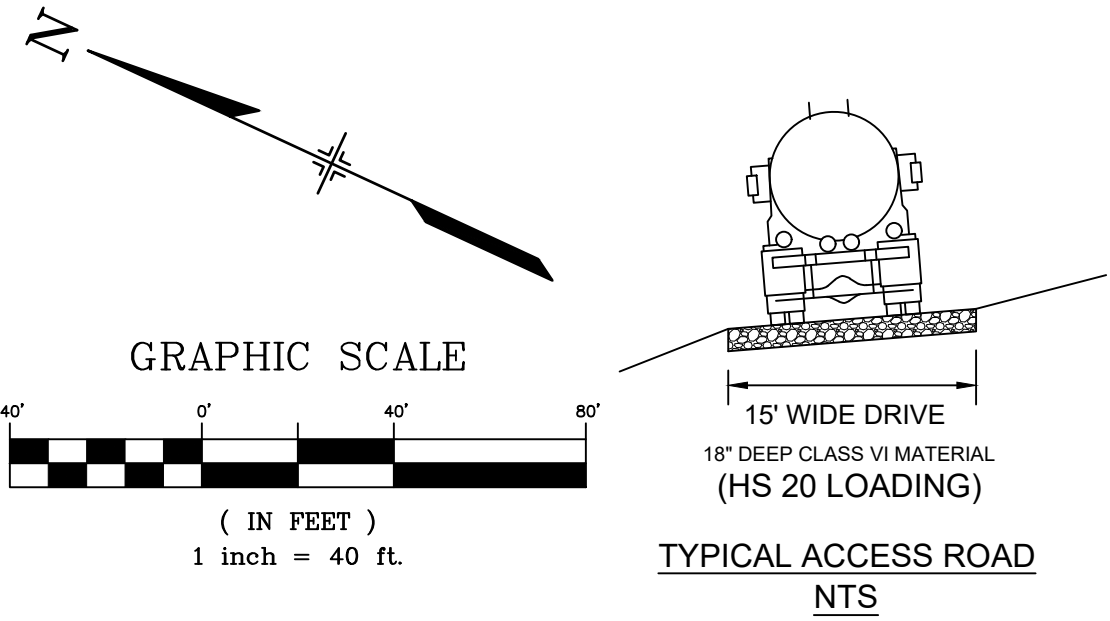


SECTION 4B

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S17°24'05"E	50.79
L10	N30°56'48"W	88.95
L11	S82°14'39"W	19.31

STRUCTURE TABLE					
STRUCTURE NAME	STRUCTURE STATION	STRUCTURE DETAILS	STRUCTURE TYPE	NORTHING & EASTING	CUT
DF-4	1+97.01	RIM = 7298.00 SUMP = 7292.50 PIPE 57 INV OUT (18") = 7294.42	OUTLET STRUCTURE	N: 1454934.62 E: 3194517.20	5.50
O-10	2+22.89	RIM = 7296.13 PIPE 57 INV IN (18") = 7294.34	18" FES	N: 1454914.28 E: 3194501.24	

PIPE SUMMARY TABLE						
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING	CHORD LENGTH	RADIUS
PIPE 57	18" RCP	0.30%	25.85	S38°05'55"W	25.85	0.00



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Date: 8/12/22

COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\DF04.dwg

CTB FILE: Matrix(black).ctb

PLOT DATE: June 9, 2025 3:24:32 PM

THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

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OWNER:

GRANDWOOD ENTERPRISES, LLC

WILLIAM F. HEREBIC II, MANAGER

14160 GLENEAGLE DRIVE

COLORADO SPRINGS, CO 80921

PREPARED BY:

SEAL

FOR AND ON BEHALF OF

MATRIX DESIGN GROUP, INC.

PROJECT No. 20.1120.003

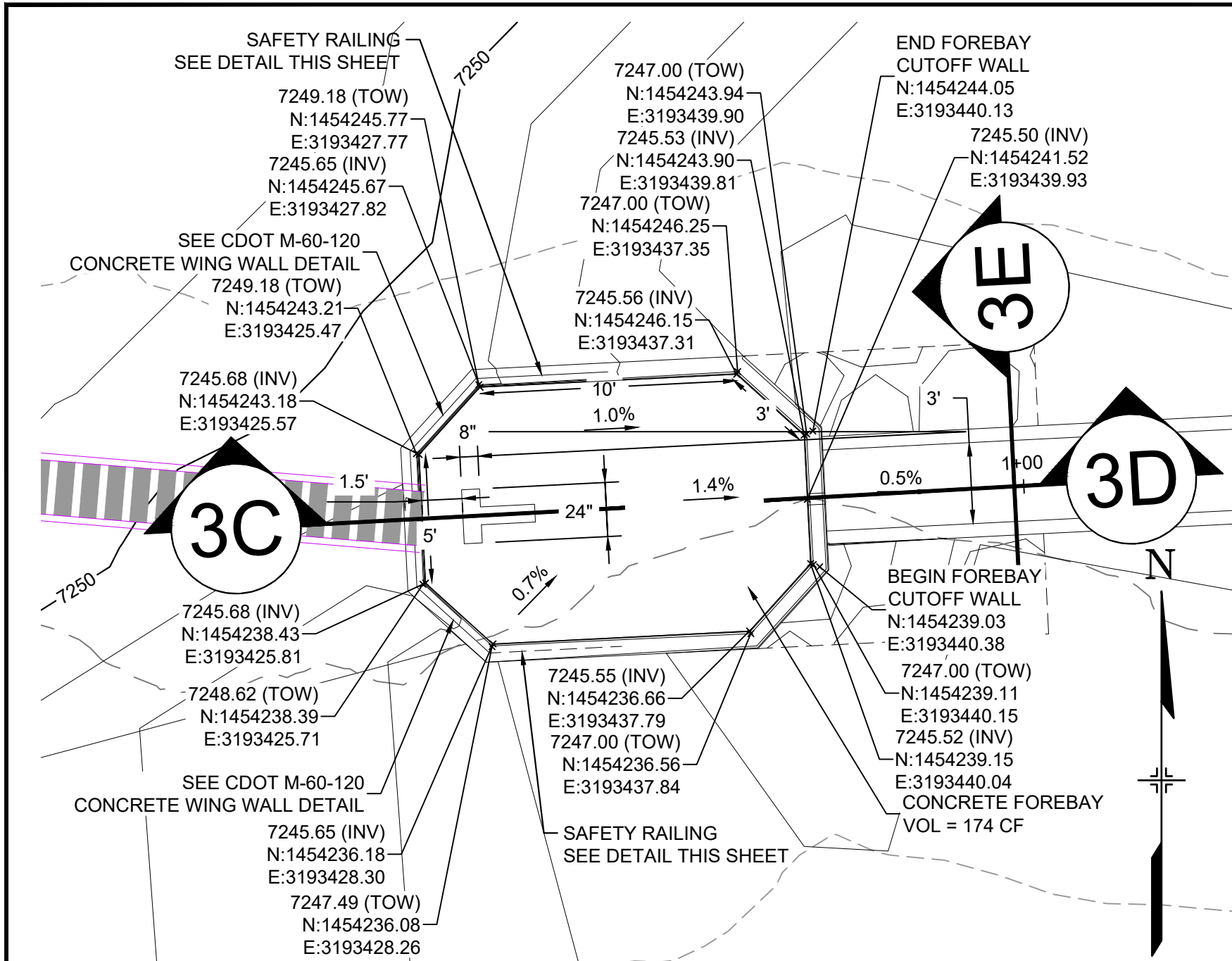
DESIGNED BY:	CP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.
DRAWN BY:	CRD	HORIZ 1" = 40'	SHEET	32 OF 40	DF04
CHECKED BY:	CP	VERT. 1" = 5'			

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026

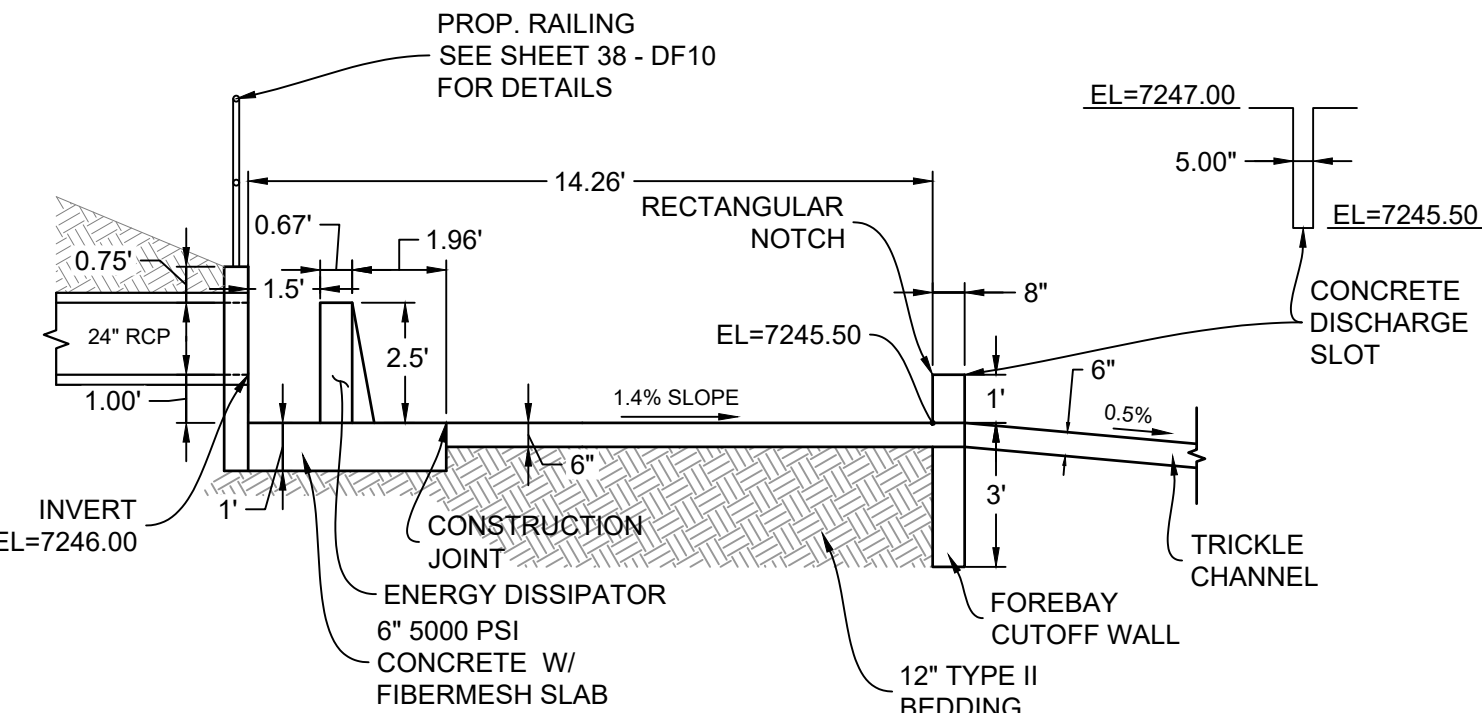
ROAD AND STORM PLANS

DF-4 POND PLAN & PROFILE



STORM FOREBAY - 3

HORIZ: 1" = 5'

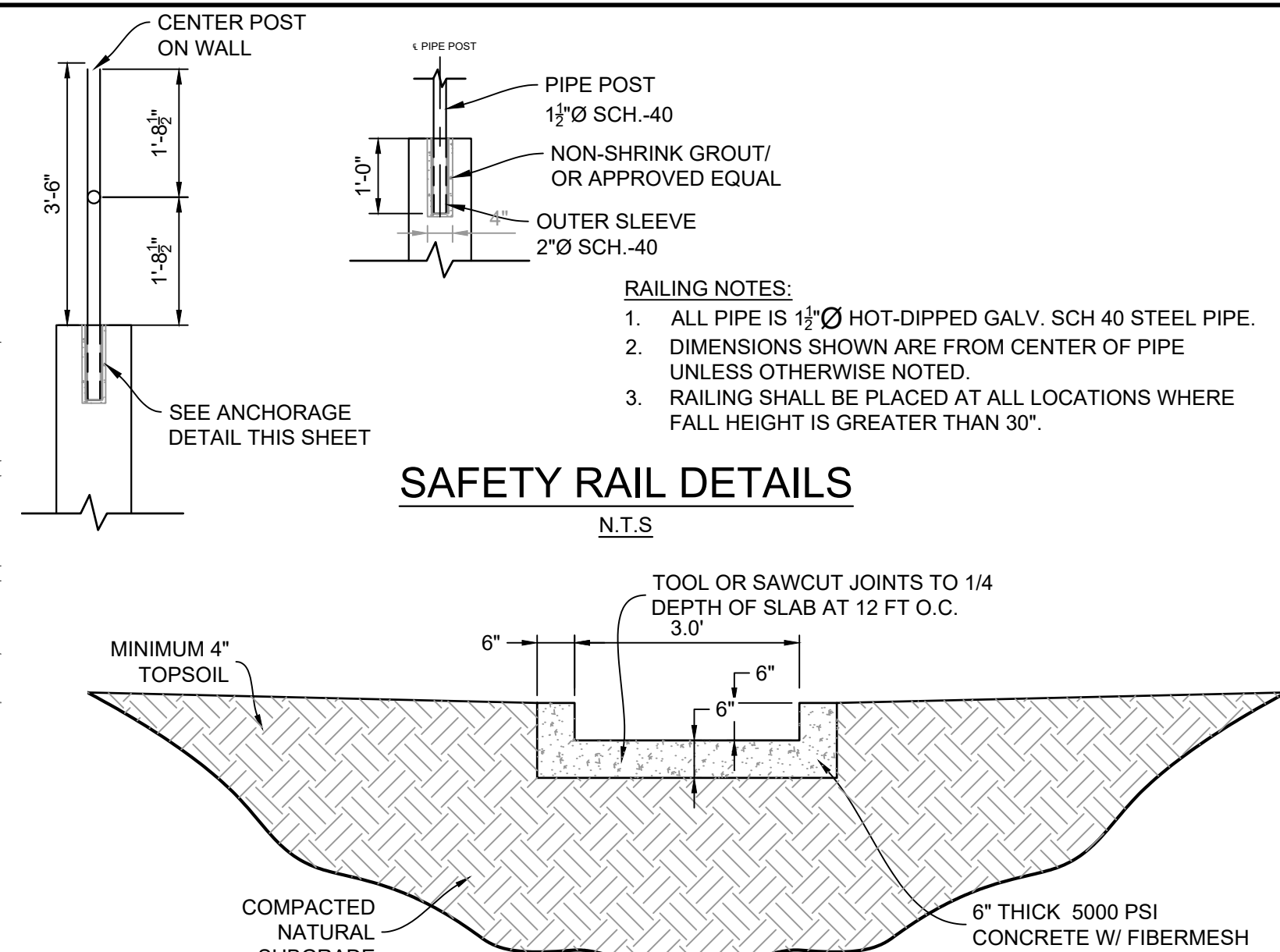
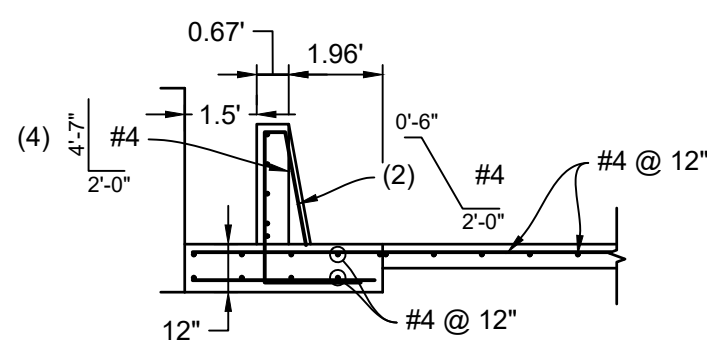


SECTION 3C

H: 1"=4' (FOREBAY THIS SHEET)

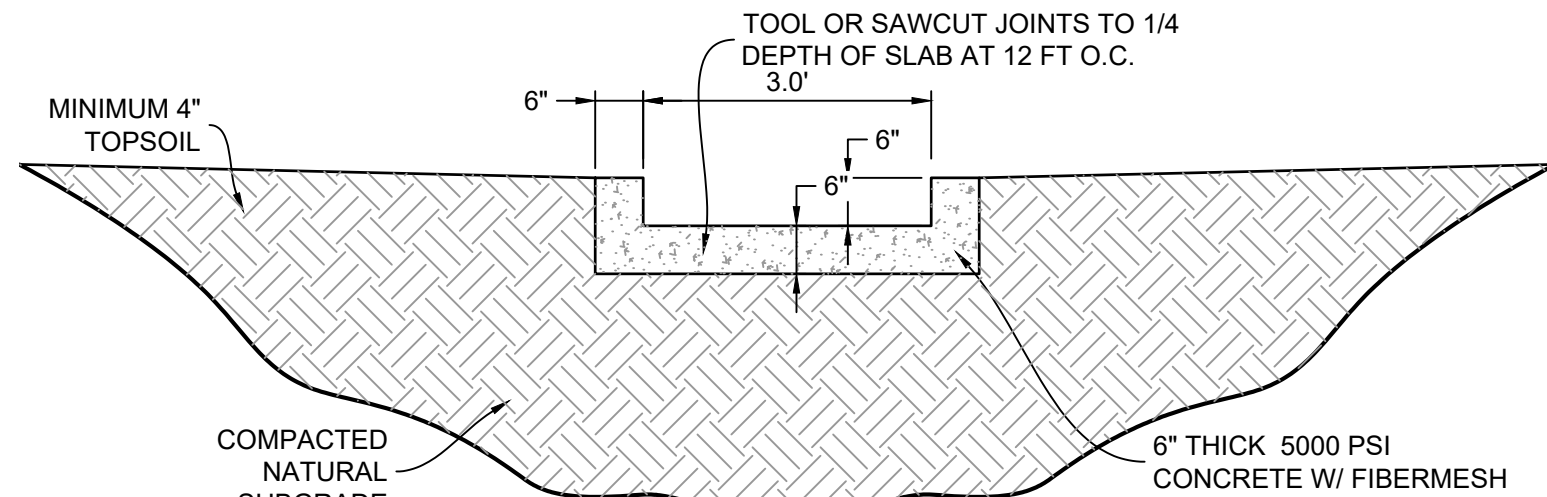
EMERGENCY OVERFLOW SPILLWAY STEM WALL DETAIL (SECTION)

FOREBAY 3 REINFORCING



SAFETY RAIL DETAILS

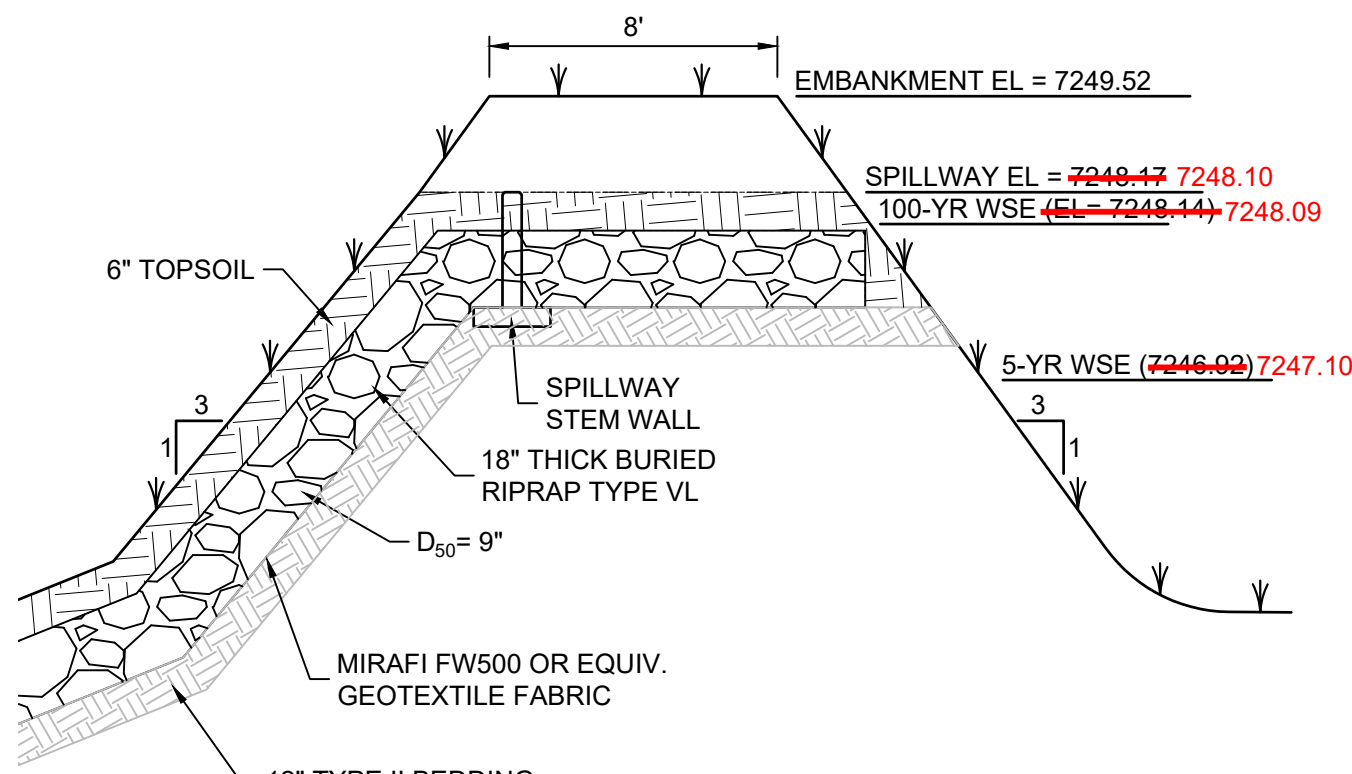
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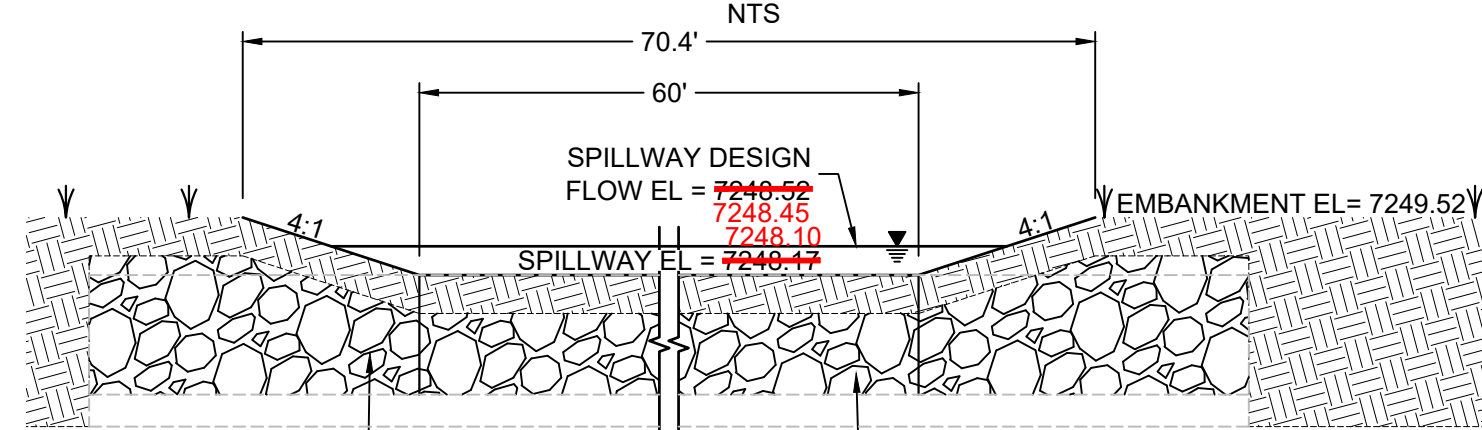
DETENTION BASIN TRICKLE CHANNELS

SECTION 3E

H: 1"=2'

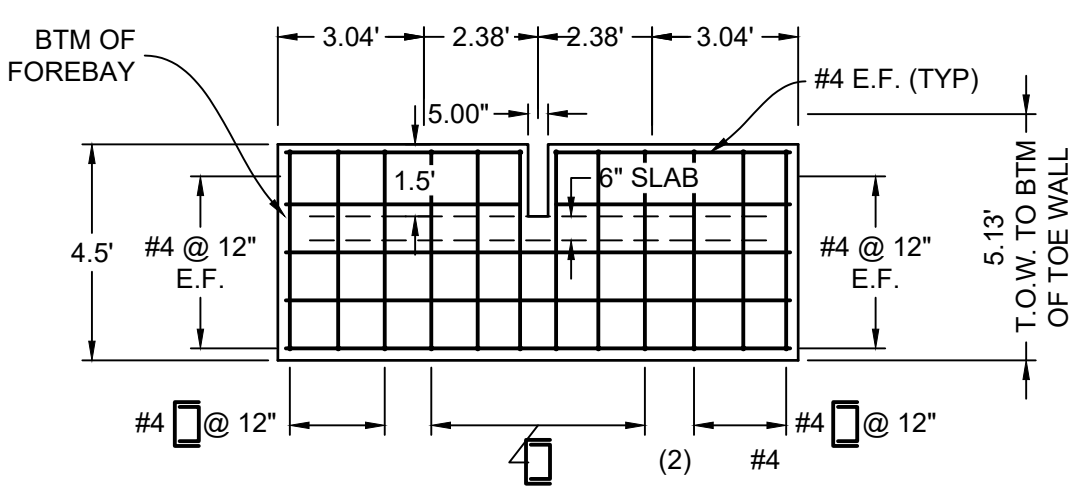


SPILLWAY CROSS SECTION DF-3

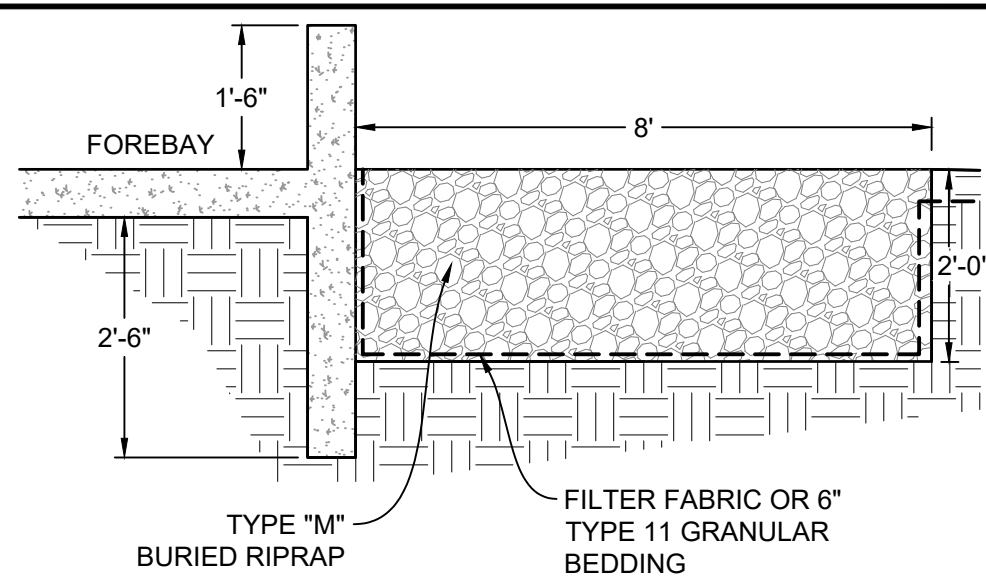


SPILLWAY DETAILS DF-3

N.T.S.



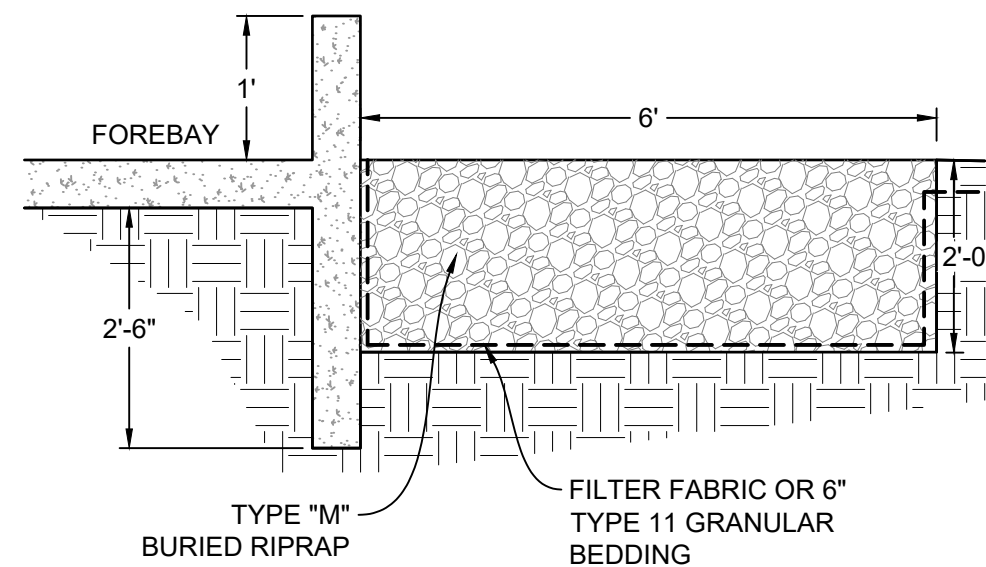
FOREBAY 3 WALL PROFILE



FOREBAY CUTOFF WALL AND TYPE "M" RIPRAP DETAIL

SECTION 3D

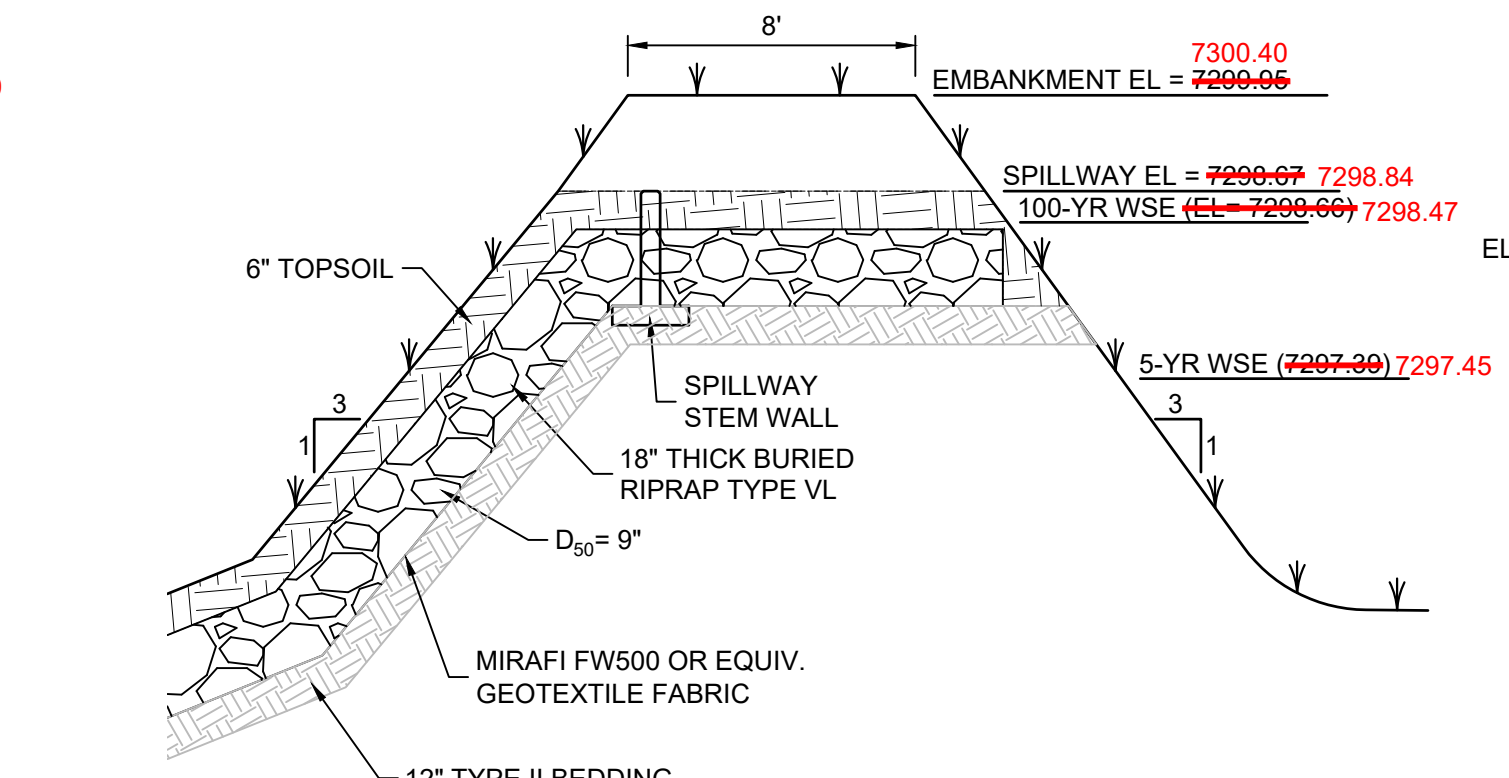
H: 1"=2'



FOREBAY CUTOFF WALL AND TYPE "M" RIPRAP DETAIL

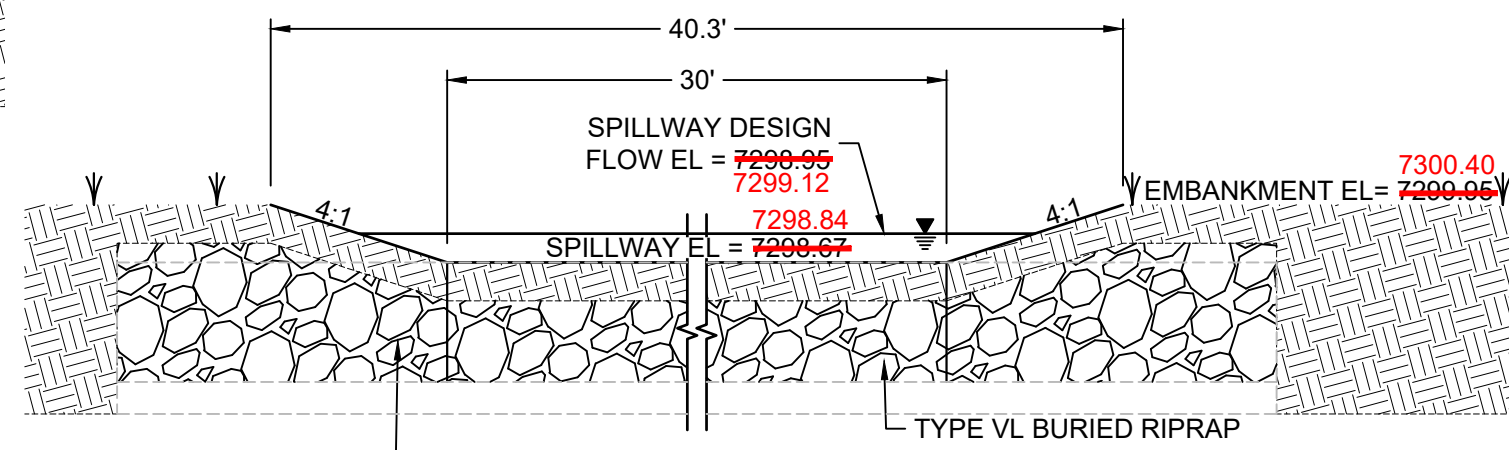
SECTION 4D

H: 1"=2'



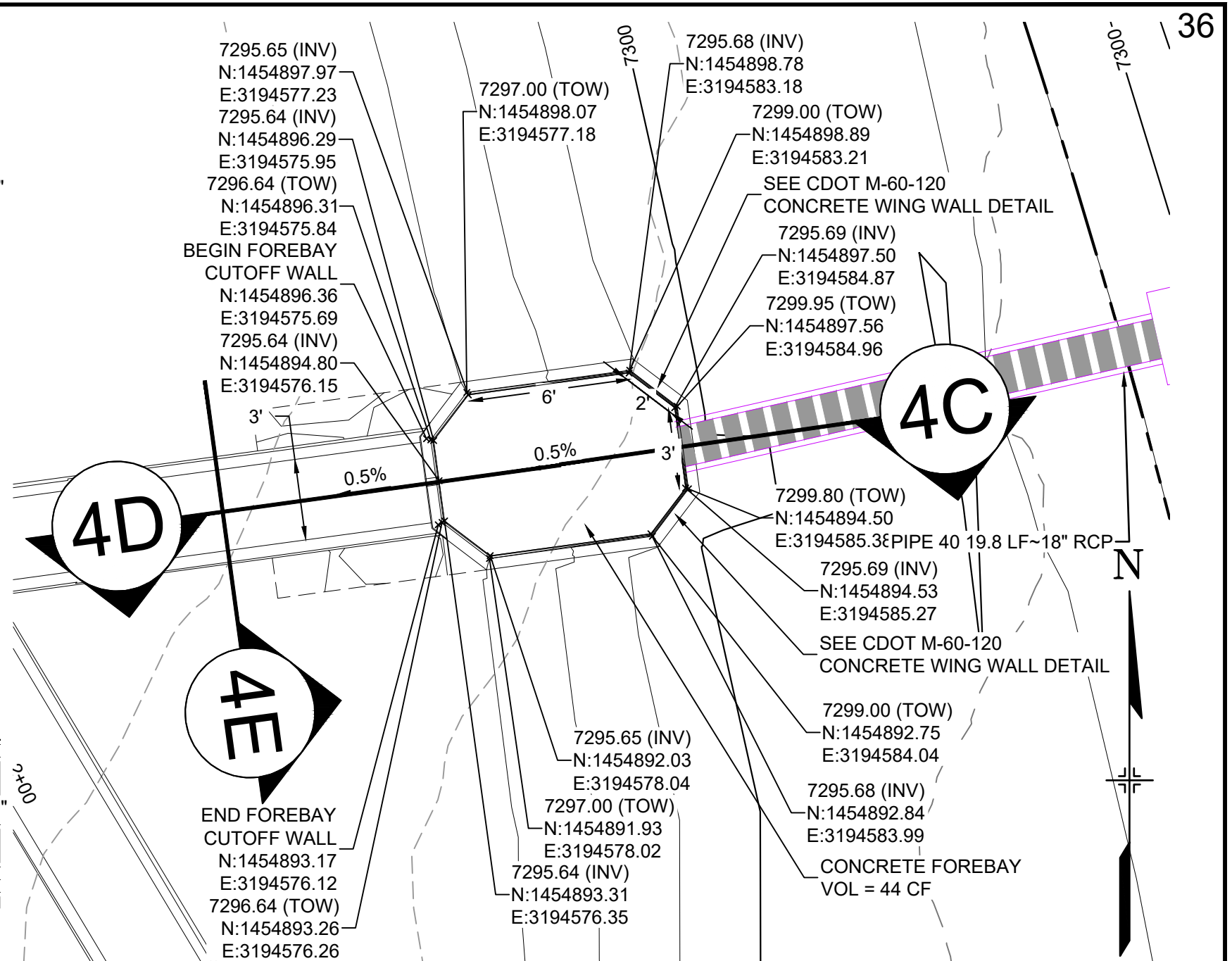
SPILLWAY CROSS SECTION DF-4

N.T.S.



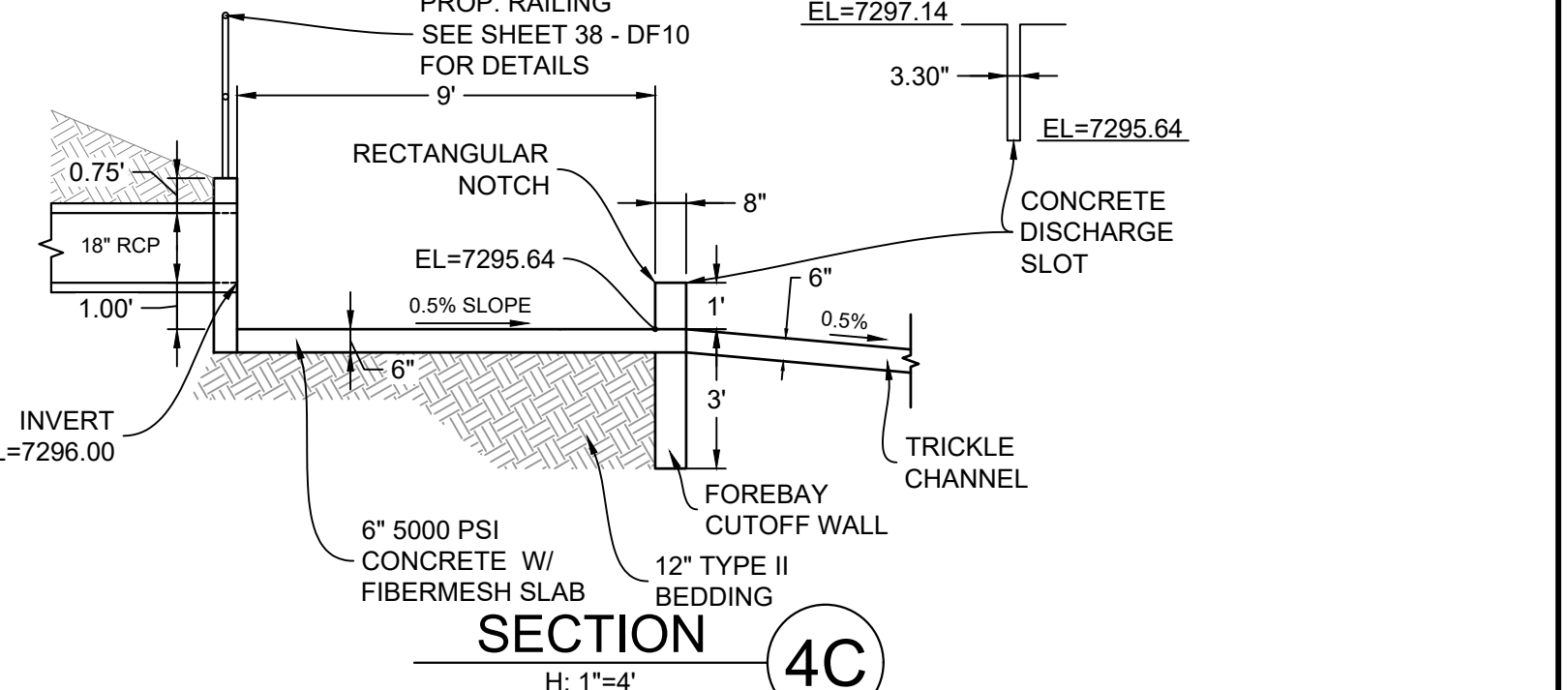
SPILLWAY DETAILS DF-4

N.T.S.



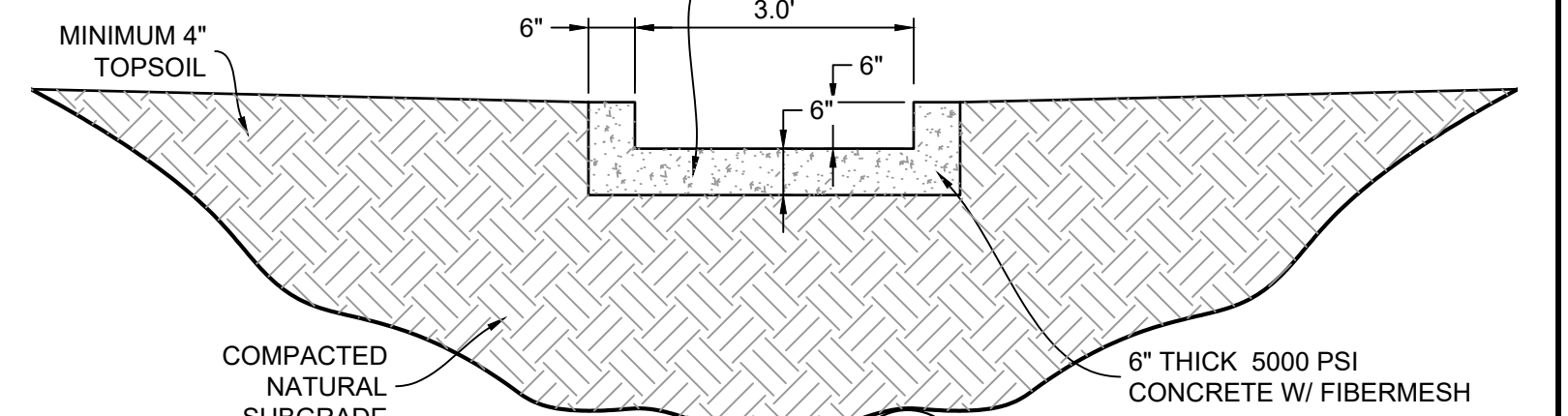
STORM FOREBAY - 4

HORIZ: 1" = 10'



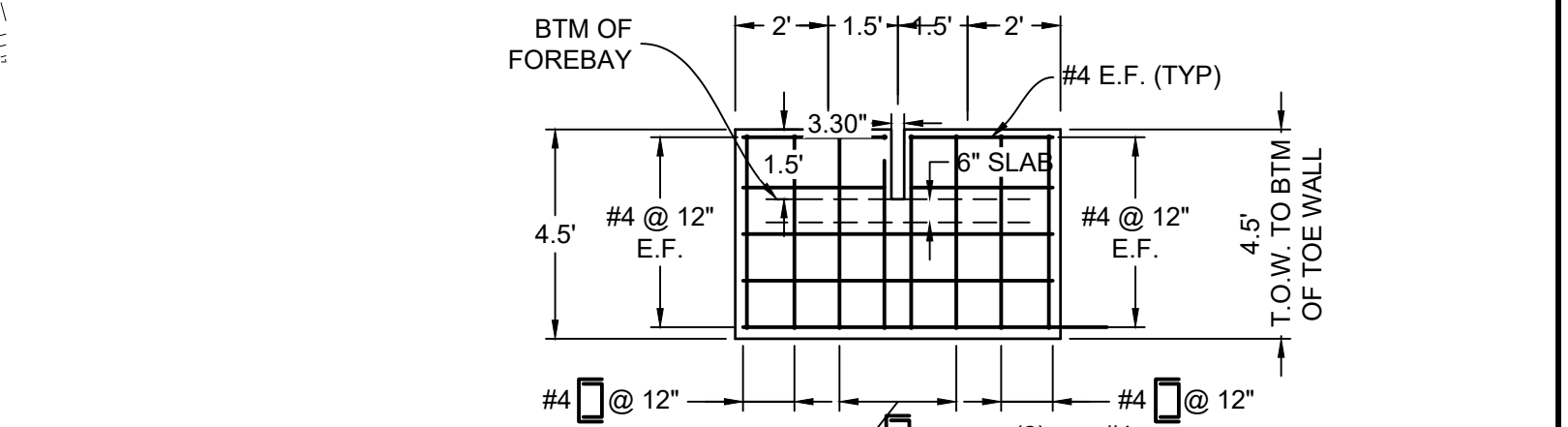
SECTION 4C

H: 1"=4' (FOREBAY THIS SHEET)






SECTION 4E

H: 1"=2'

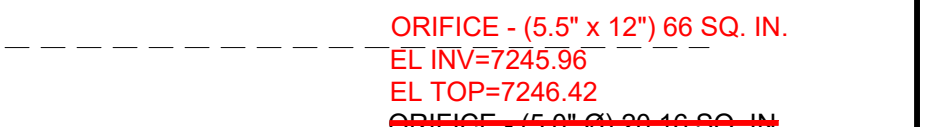
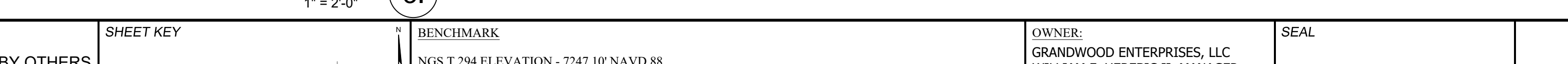
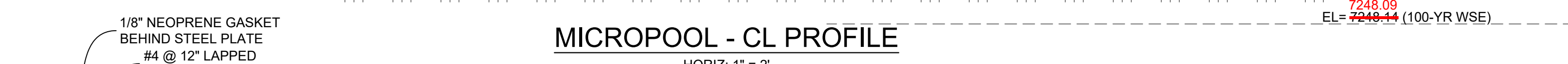


FOREBAY 4 WALL PROFILE

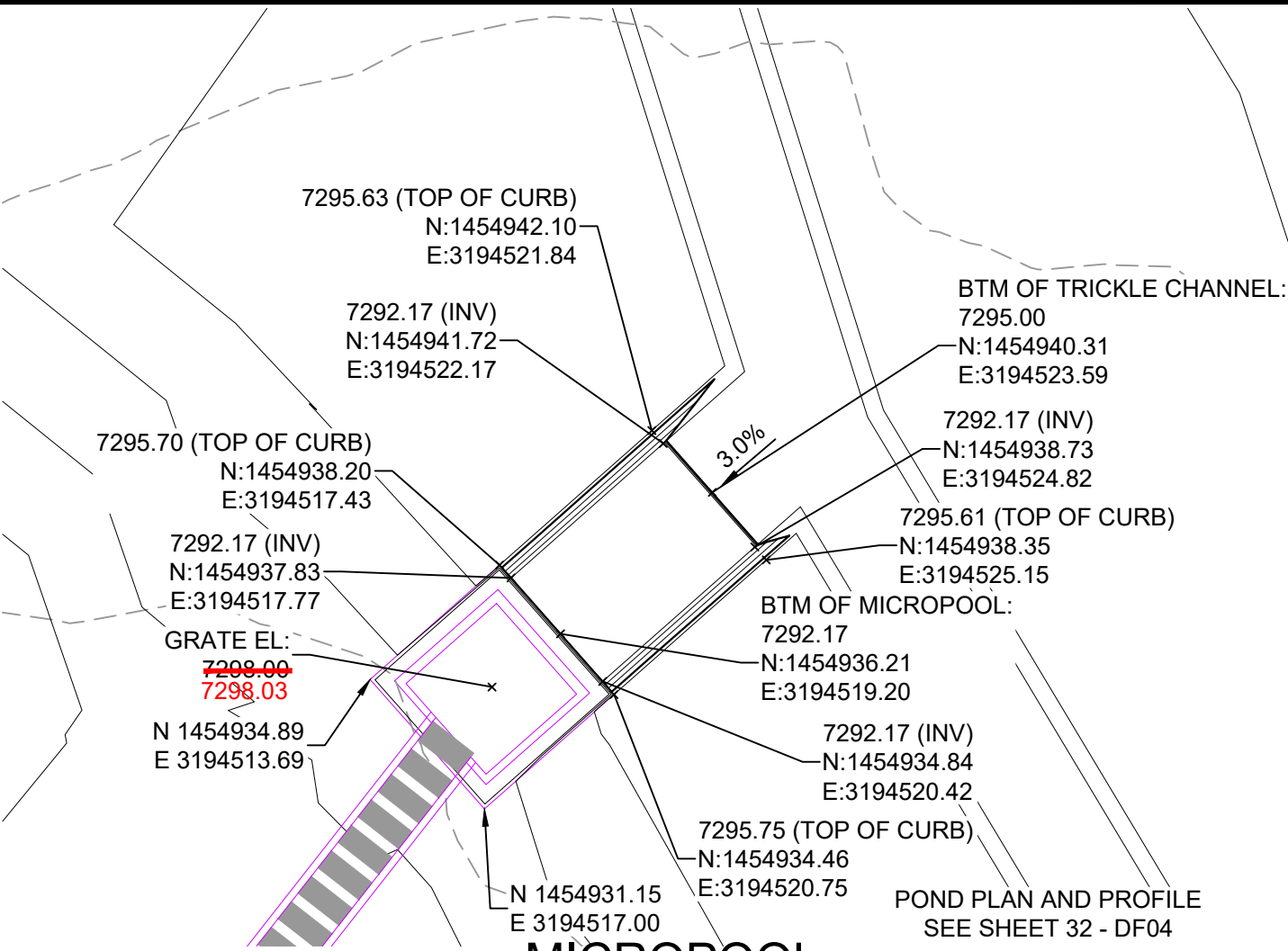
<div>REFERENCE DRAWINGS</div> <div>X-1105-EX SITE DESIGN X-1105-PR-SITE X-Title-W-R&S</div>	<div>ENGINEERING RECORD DRAWINGS</div> <div>THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.</div> <div><div></div><div>Date: 8/12/22</div><div>COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.</div></div>			<div>SHEET KEY</div> <div></div>	<div>BENCHMARK</div> <div>NGS T 294 ELEVATION - 7247.10' NAVD 88</div> <div><div>BASIS OF BEARING:</div><div>A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENETNER LINE OF SECTION 19, T11S, R66W, N89°56'32" W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"</div></div>	<div>OWNER:</div> <div>GRANDWOOD ENTERPRISES, LLC WILLIAM F. HERBEC II, MANAGER 14160 GLENEAGLE DRIVE COLORADO SPRINGS, CO 80921</div> <div><div>PREPARED BY:</div><div></div></div>	<div>SEAL</div> <div><div>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003</div></div>	<div>GRANDWOOD RANCH</div> <div>EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS</div> <div>DF-3 & DF-4 FOREBAY PLANS & DETAILS</div>			



A cross-sectional diagram of a concrete slab. Two vertical lines represent the 'STAINLESS STEEL SUPPORT BARS' at the ends of the slab. The slab itself is a horizontal rectangle. The text 'STAINLESS STEEL SUPPORT BARS' is written twice, once on each side, with arrows pointing to the respective bars.

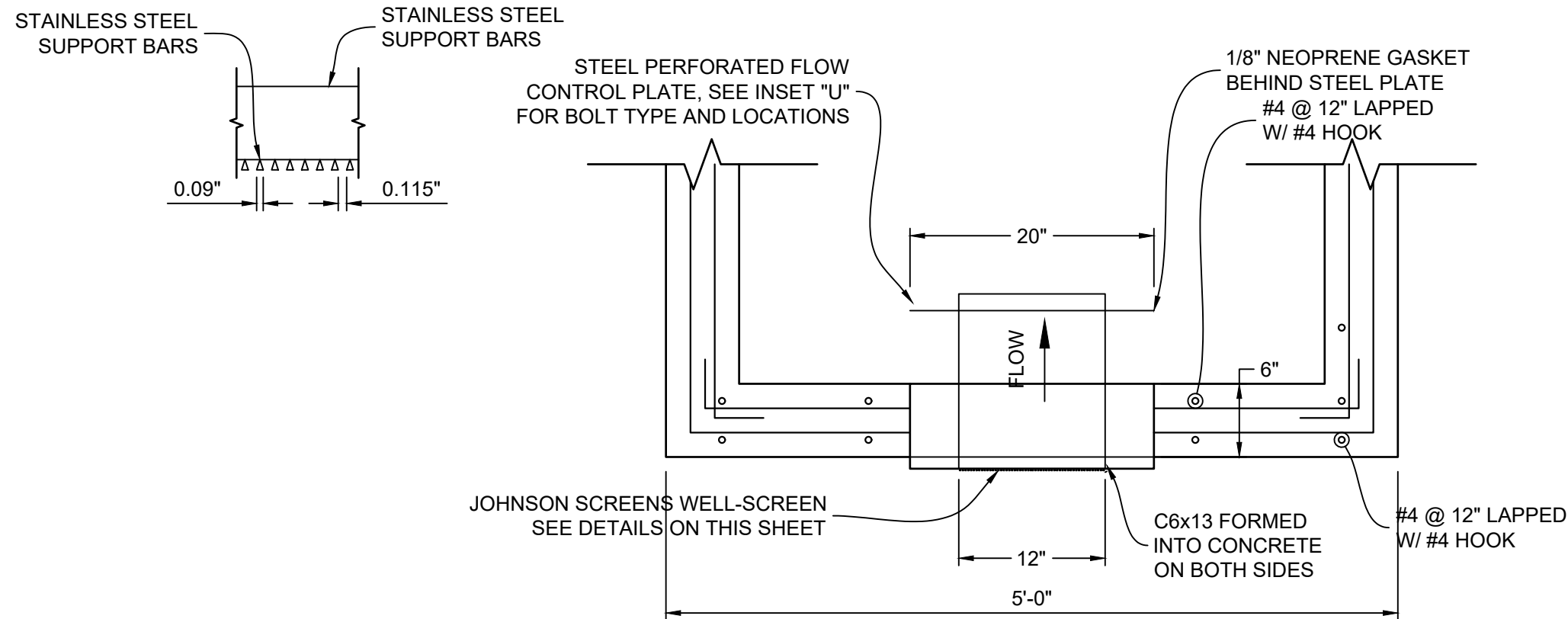


<div>REFERENCE DRAWINGS</div> <div>X-1105-EX SITE DESIGN X-1105-PR-SITE X-Title-W-R&S</div>	<div>ENGINEERING RECORD DRAWINGS</div> <div>THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.</div> <div><div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></d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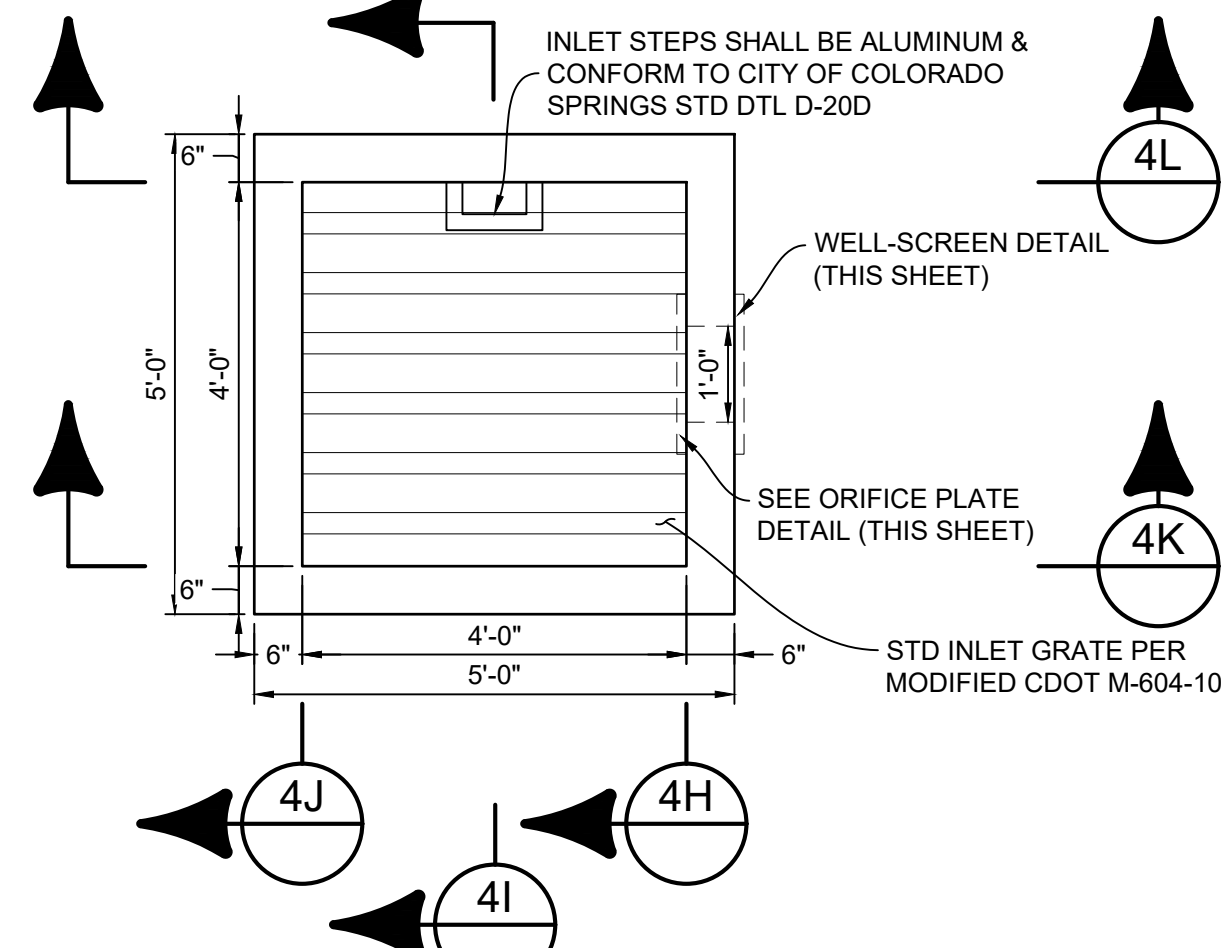
JOHNSON SCREENS STAINLESS STEEL VEE WIRE FILTERS WELL-SCREEN (OR EQUAL)

STRUCTURE	SCREEN #93 VEE WIRE SLOT OPENING	SUPPORT ROD TYPE & SPACING	TOTAL SCREEN THICKNESS	CARBON STEEL FRAME TYPE
OUTLET STRUCTURE	0.139	#156 VEE @ 3/4" O.C.	0.31"	3/8" x 1" BAR



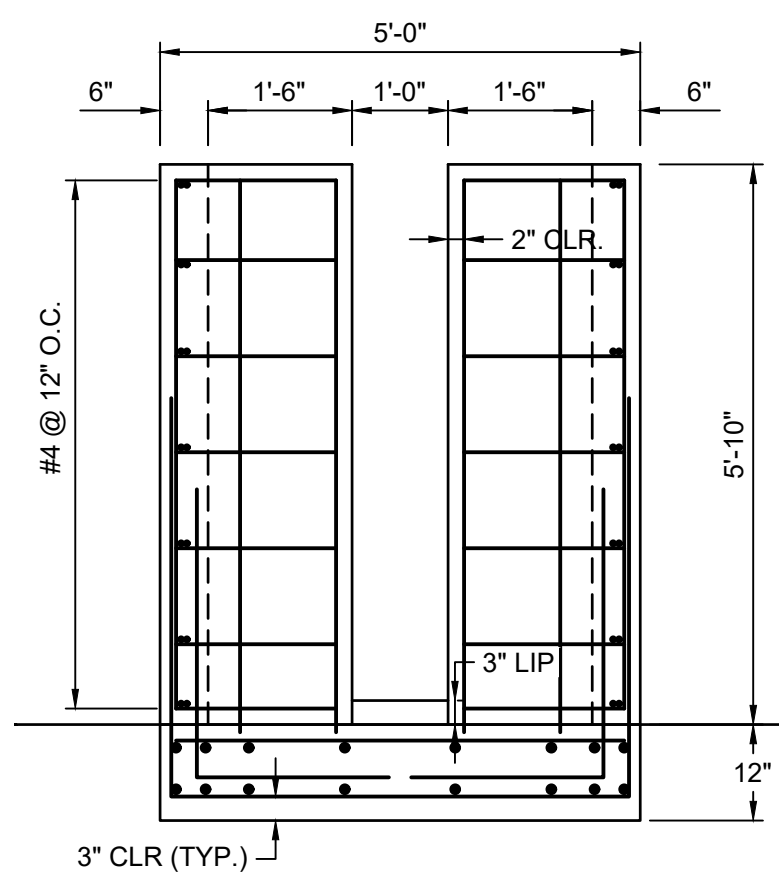
STRUCTURE DETAILS AT ORIFICE PLATE

SCALE: 1" = 1"



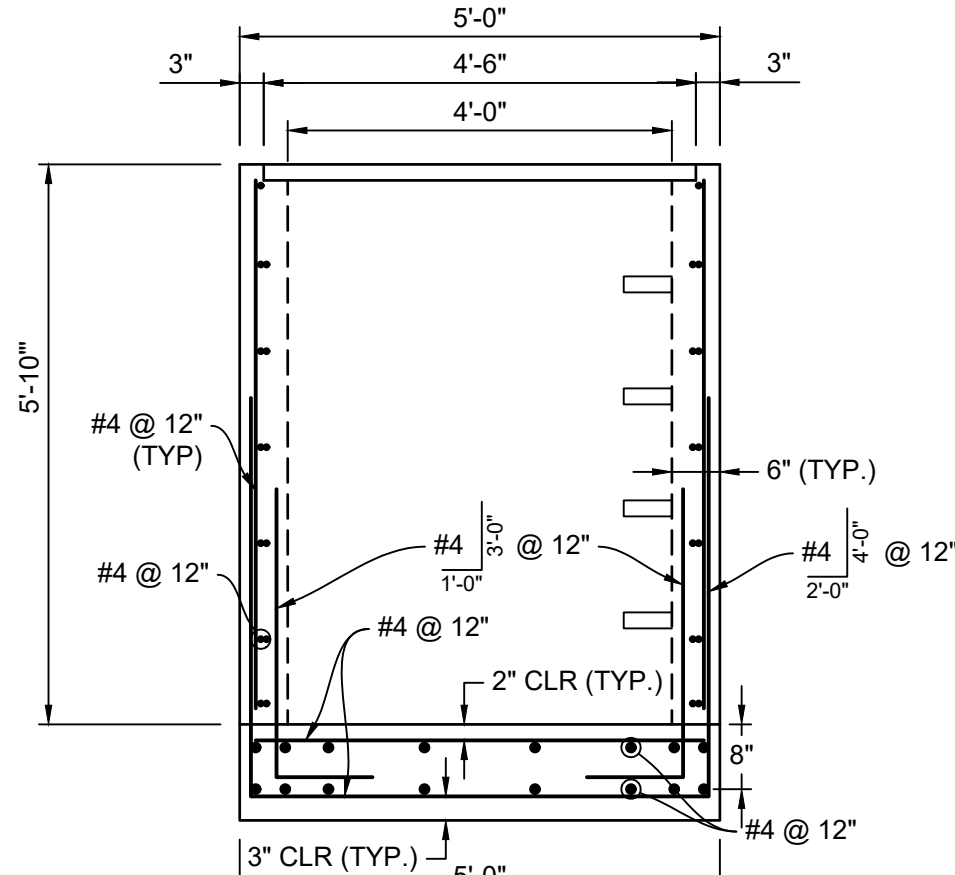
OUTLET STRUCTURE DETAILS

SCALE: 1" = 4"



SECTION 4H

1" = 2'-0"



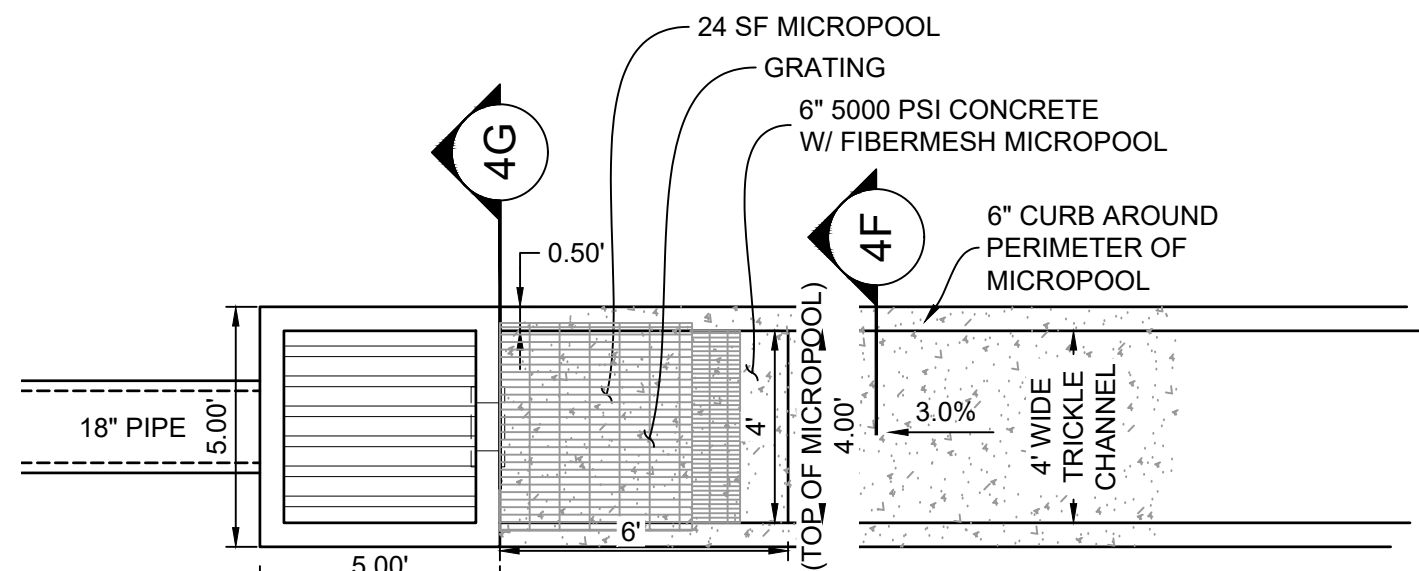
SECTION 4I

1" = 2'-0"

SAFETY RAIL CORNER DETAIL

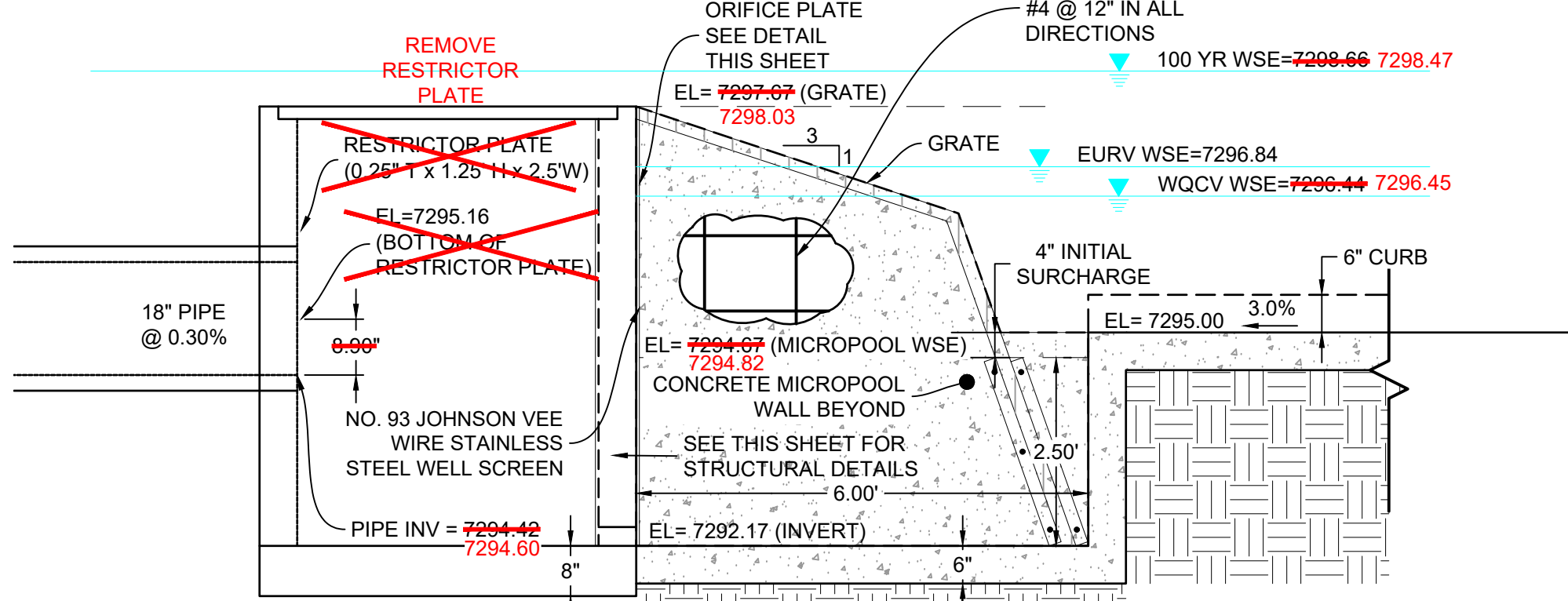
1" = 1"

- RAIL NOTES:
1. ALL PIPE IS 1 1/2" Ø HOT-DIPPE GALV. SCH 40 STEEL PIPE
 2. DIMENSIONS SHOWN ARE FROM CENTER OF PIPE UNLESS OTHERWISE NOTED.
 3. RAILING SHALL BE PLACE AT ALL LOCATIONS WHERE FALL HEIGHT IS GREATER THAN 30".
 4. MAXIMUM HORIZONTAL SPACING FOR ANCHOR POSTS TO BE 8'.



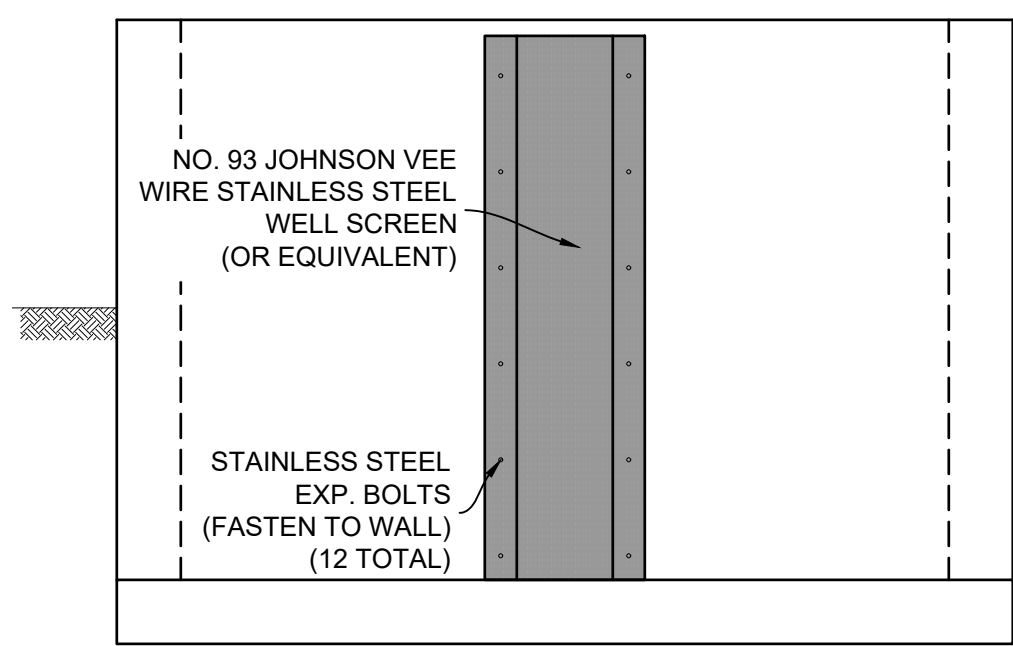
OUTLET STRUCTURE DETAILS

SCALE: 1" = 4"



MICROPOOL - CL PROFILE

HORIZ: 1" = 2"

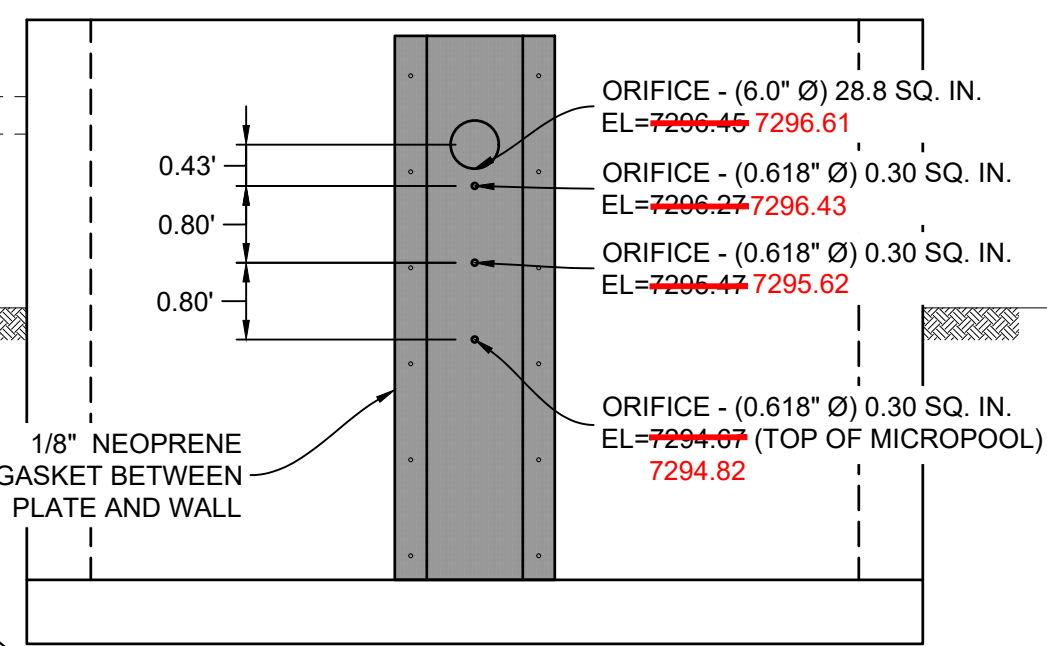


WELL SCREEN DETAIL

HORIZ: 1" = 2"

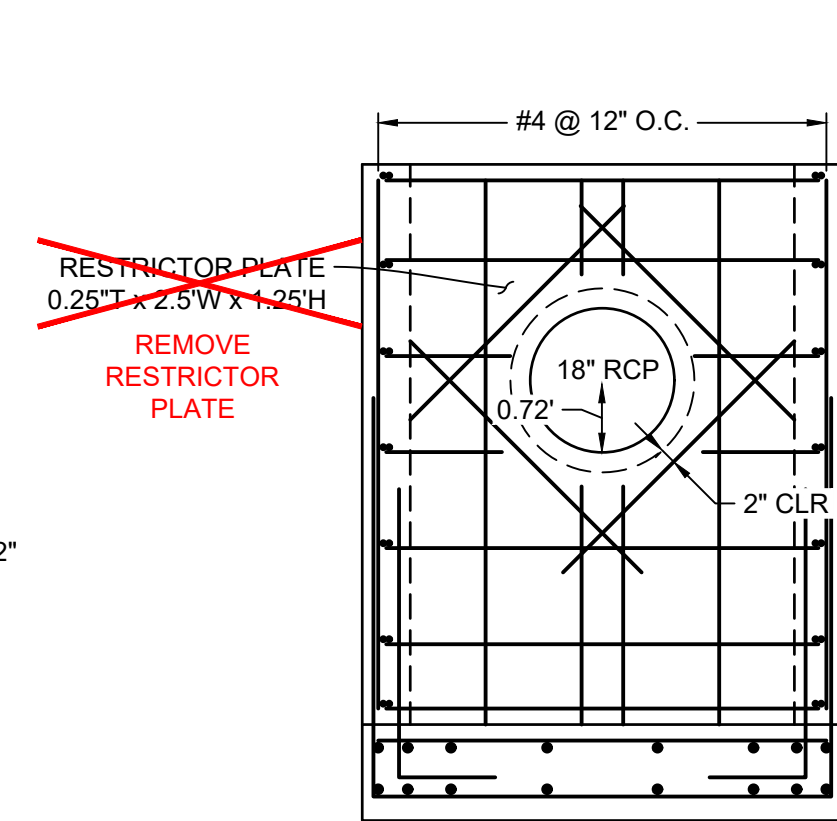
SECTION 4G

SECTION AT WELLSCREEN



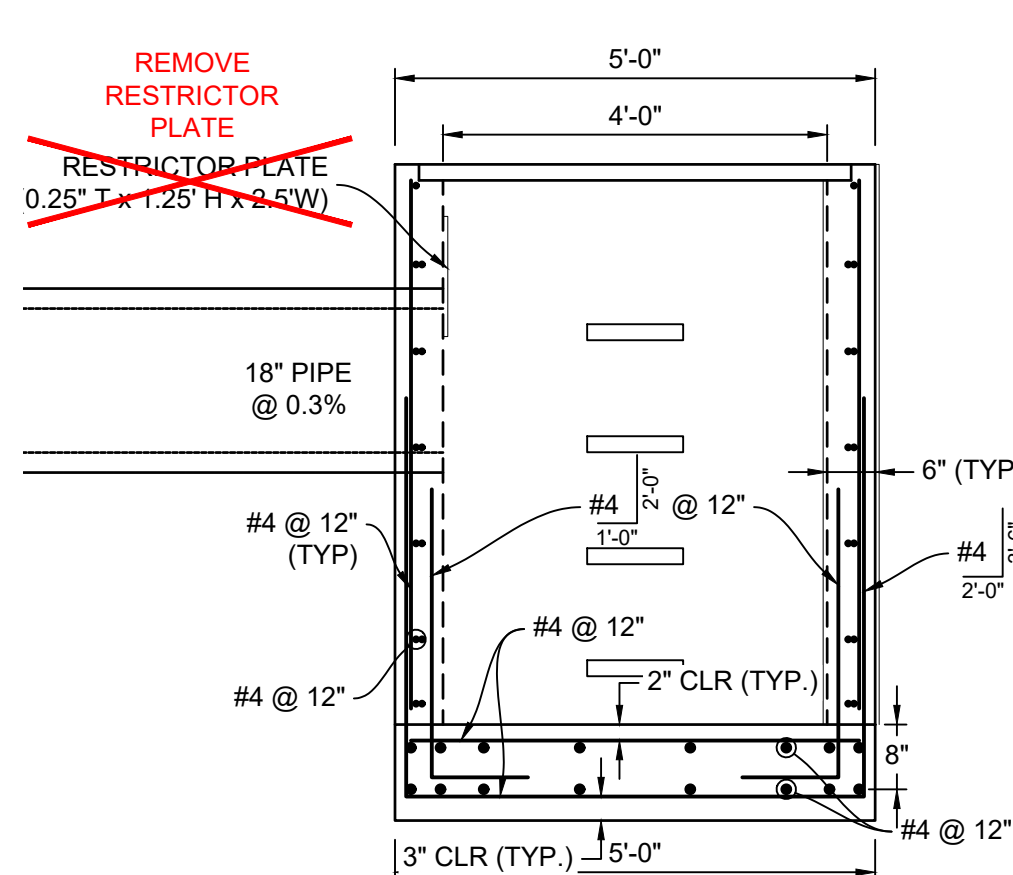
ORIFICE PLATE DETAIL

HORIZ: 1" = 2"



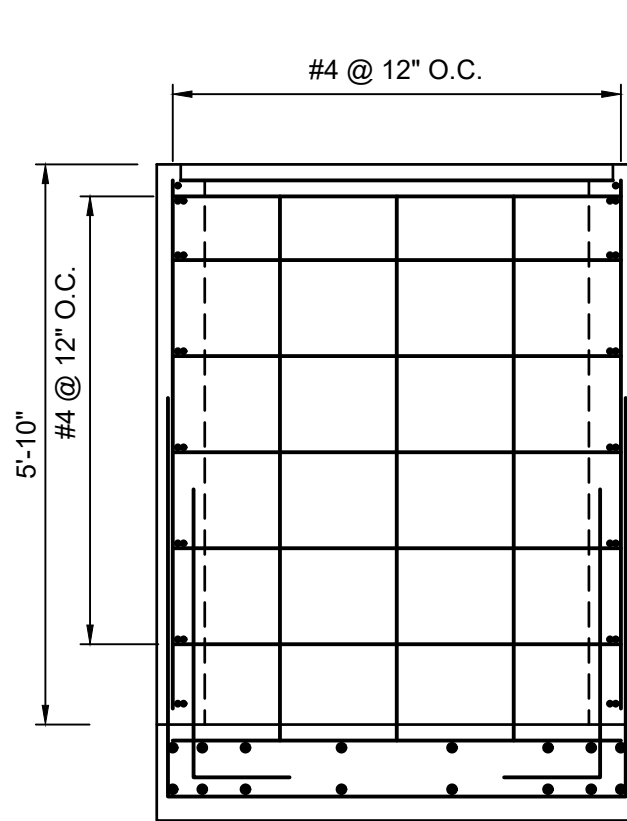
SECTION 4J

1" = 2'-0"



SECTION 4K

1" = 2'-0"



SECTION 4L

1" = 2'-0"

REFERENCE DRAWINGS

X-1105 EX SITE DESIGN
X-1105-PR SITE
X-1105-W-RAS

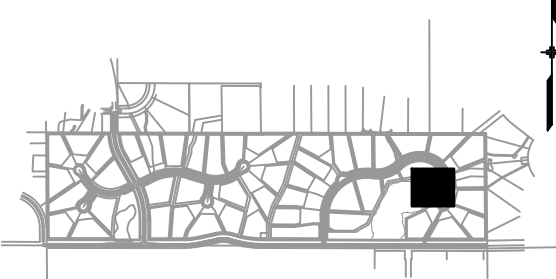
ENGINEERING RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

Corey Petersen, PE #56571
Date: 8/12/22
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\1104 plan set\construction plans\road & storm plans\DF08-10.dwg
CTB FILE: Matrix(black).ctb
PLOT DATE: June 9, 2025 1:55:15 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENETNER LINE OF SECTION 19, T11S, R66W, N89°56.32'W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

OWNER:

GRANDWOOD ENTERPRISES, LLC
WILLIAM F. HEREBIC II, MANAGER
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

PREPARED BY:



SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT NO. 20.1120.003

DESIGNED BY: BAS
DRAWN BY: CP
CHECKED BY: CP

SCALE: N/A
VERT. N/A

DATE ISSUED: FEBRUARY, 2021
SHEET 38 OF 40

DRAWING No. DF10

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

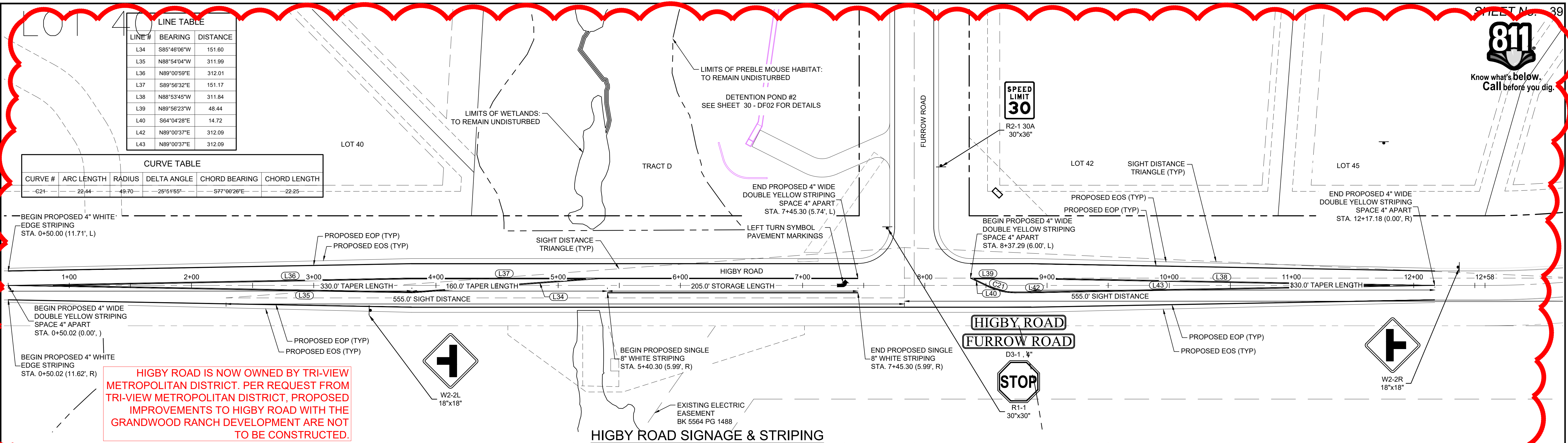
DF-4 OUTLET STRUCTURE PLAN & DETAILS



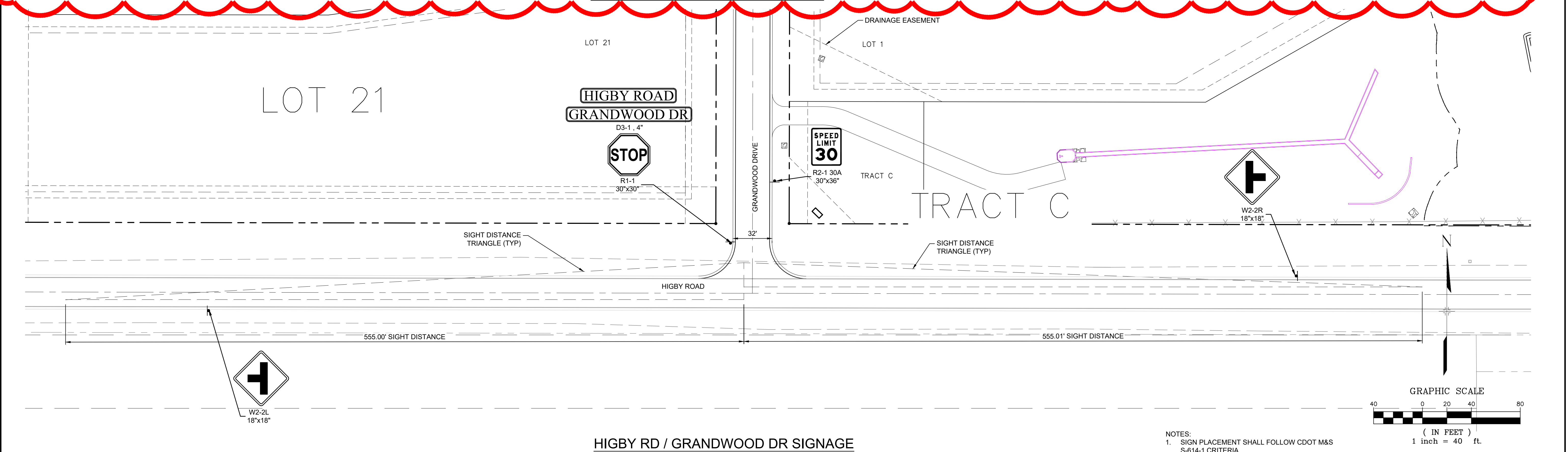
Now what's below.
Call before you dig.

LINE TABLE		
LINE #	BEARING	DISTANCE
L34	S85°46'06"W	151.60
L35	N88°54'04"W	311.99
L36	N89°00'59"E	312.01
L37	S89°56'32"E	151.17
L38	N88°53'45"W	311.84
L39	N89°56'23"W	48.44
L40	S64°04'28"E	14.72
L42	N89°00'37"E	312.09
L43	N89°00'37"E	312.09

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
-C21-	22.44	49.70	25°51'55"	S77°00'26"E	22.25




HIGBY ROAD IS NOW OWNED BY TRI-VIEW METROPOLITAN DISTRICT. PER REQUEST FROM TRI-VIEW METROPOLITAN DISTRICT, PROPOSED IMPROVEMENTS TO HIGBY ROAD WITH THE GRANDWOOD RANCH DEVELOPMENT ARE NOT TO BE CONSTRUCTED.



NOTES:
1. SIGN PLACEMENT SHALL FOLLOW CDOT M&S
S-614-1 CRITERIA.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

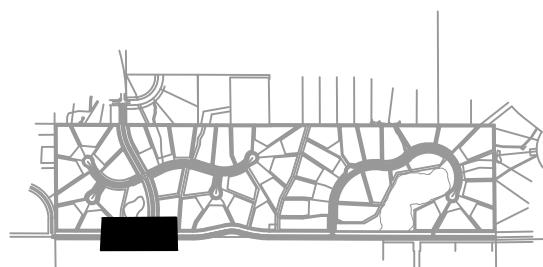
ENGINEERING RECORD DRAWINGS

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 Date: 2/17/23
COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\SN01.dwg
CTB FILE: ----
PLOT DATE: June 9, 2025 2:35:13 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56;32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

OWNER:
SYLVAN VISTA, INC.
WILLIAM F. HEREBIC II,
MANAGER
14160 GLENEAGLE DRIVE,
COLORADO SPRINGS, CO 80921

PREPARED BY:



SEAL

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

SIGNAGE AND STRIPING PLAN

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

DESIGNED BY: CAM
DRAWN BY: CAM
CHECKED BY: NMS

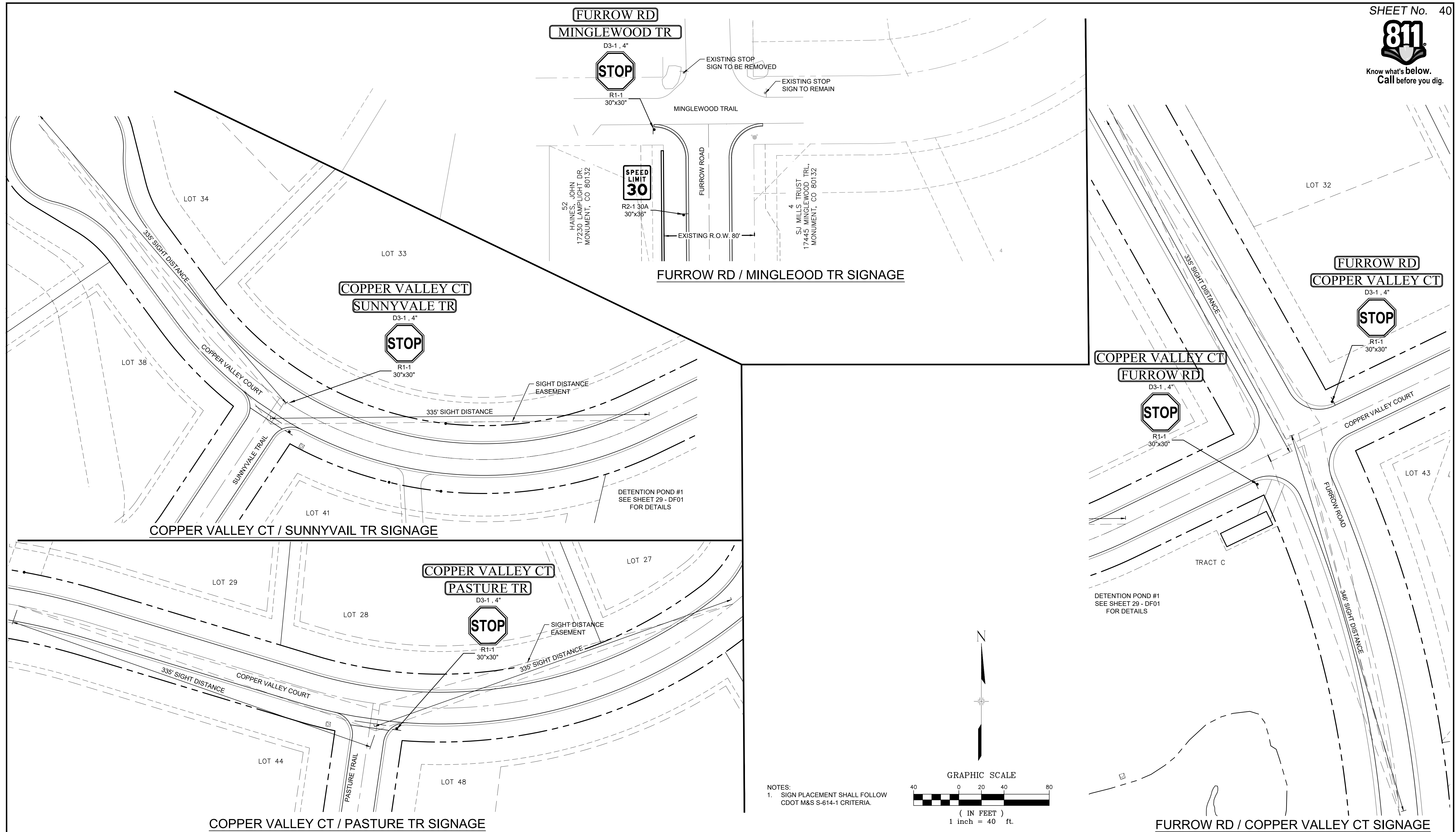
CAP	SCALE	
CAP	HORIZ.	1" = 40'
NMS	VERT.	N/A

DATE ISSUED:	FEBRUARY, 2021	DR
SHEET	39 OF 40	

WING No.
SN01





Know what's below.
Call before you dig.



NOTES:
1. SIGN PLACEMENT SHALL FOLLOW
CDOT M&S S-614-1 CRITERIA.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

REFERENCE DRAWINGS	ENGINEERING RECORD DRAWINGS		SHEET KEY	BENCHMARK	OWNER: SYLVAN VISTA, INC. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921	SEAL	GRANDWOOD RANCH			
	THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.						EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
							SIGNAGE AND STRIPING PLAN			
							FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\SNO1.dwg CTB FILE: --- PLOT DATE: June 9, 2025 2:35:17 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.		FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003	
Date: 2/17/23 COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.			NGS T 294 ELEVATION - 7247.10' NAVD 88	BASIS OF BEARING: A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56.32'W - S135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"	PREPARED BY:  Matrix	DESIGNED BY: CAP DRAWN BY: CAP CHECKED BY: NMS		SCALE HORIZ. 1" = 40' VERT. N/A	DATE ISSUED: FEBRUARY, 2021 SHEET 40 OF 40	DRAWING No. SNO2