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GRANDWOOD RANCH

EL PASO COUNTY, CO

ROAD AND STORM PLANS

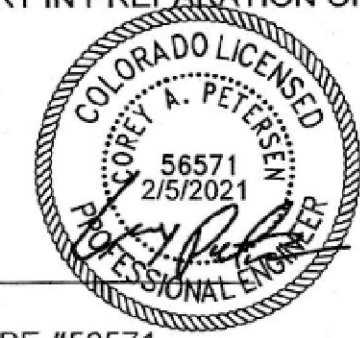
FEBRUARY, 2021

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:

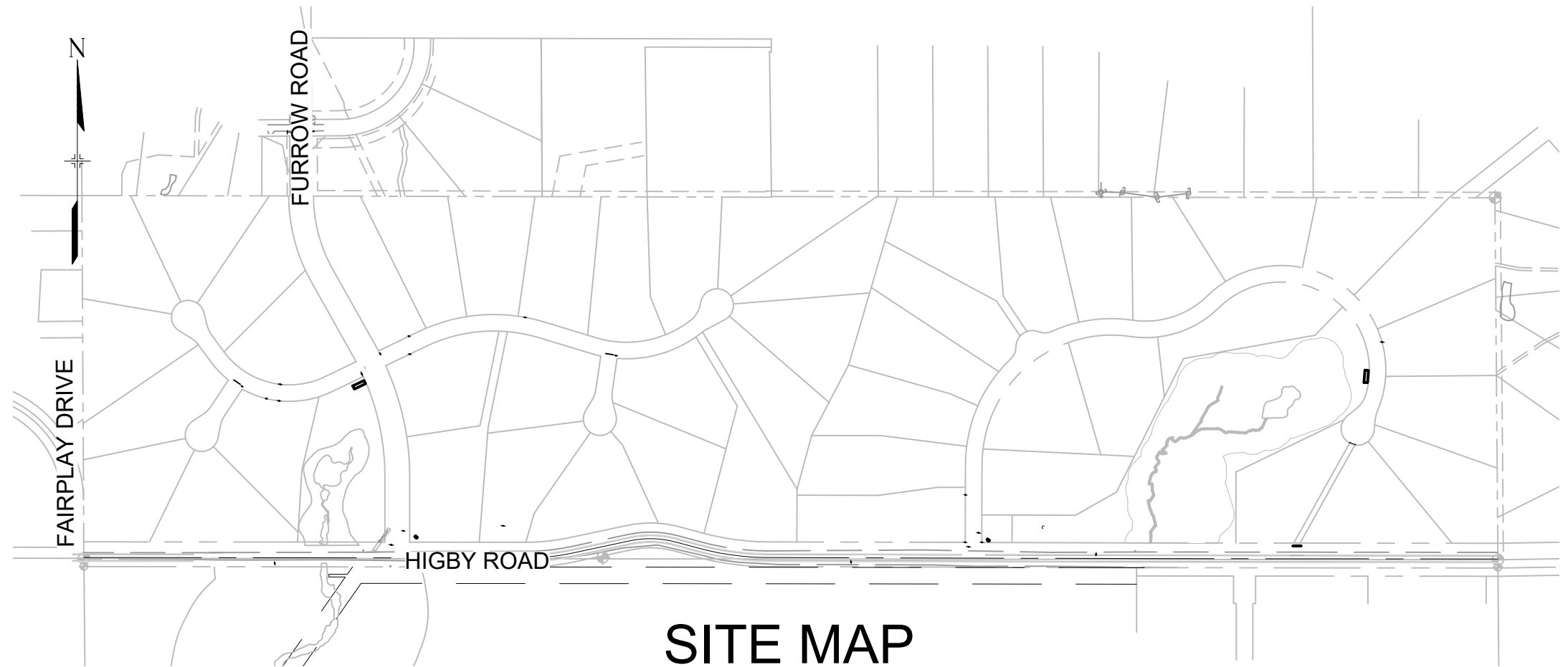
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

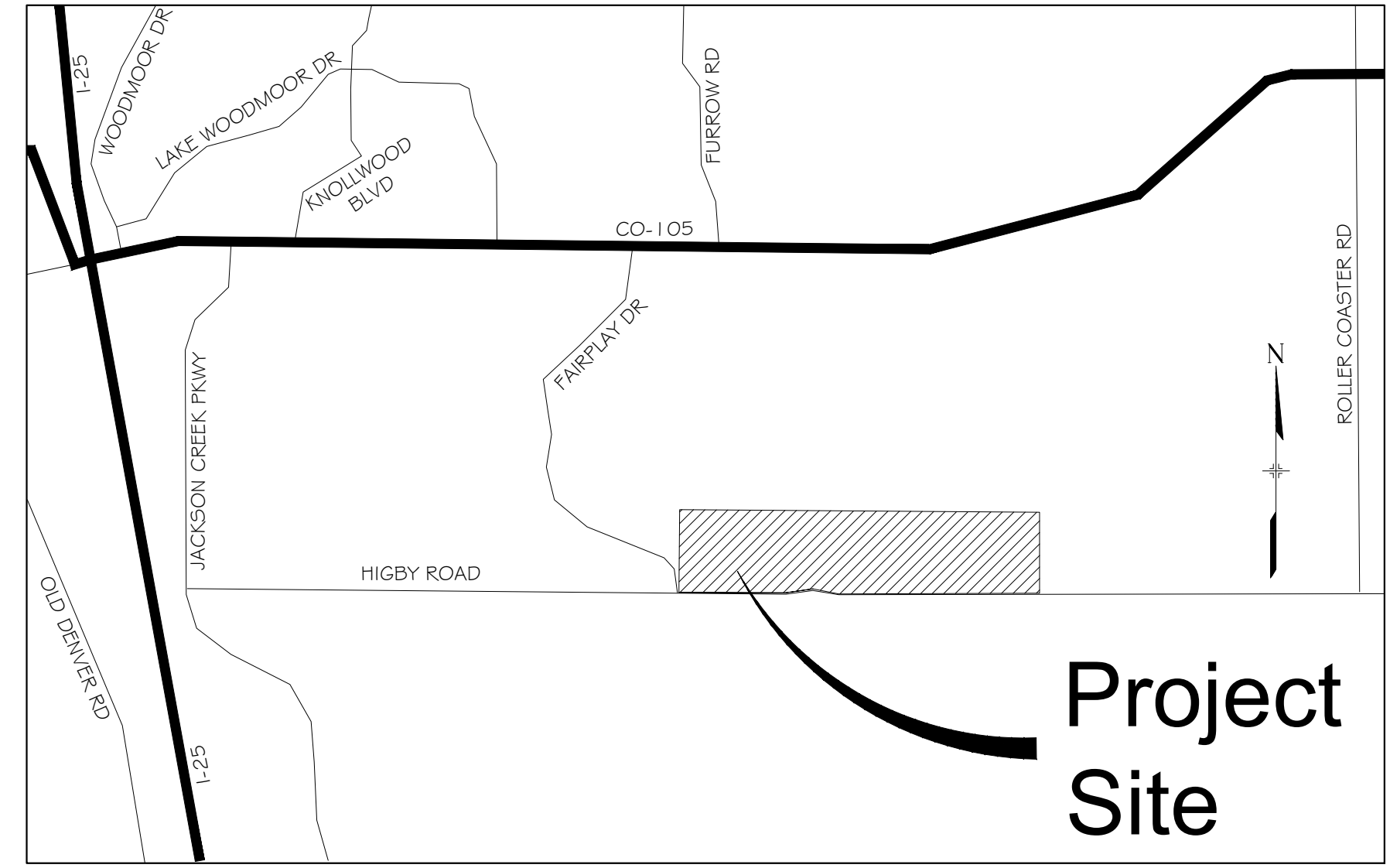
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

APPROVED
Engineering Department
04/16/2021 9:16:57 AM
dsdnijkamp
EPC Planning & Community
Development Department

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



SITE MAP
1" = 500'



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. Herebic II 2-5-21

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

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:
 Matrix

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

REFERENCE DRAWINGS X-1105-PR-SITE X-Title-Plan & Profile	<p style="text-align: center;">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 style="text-align: right;">Date: 8/12/22 COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.</p> <p>FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\TS01.dwg CTB FILE: --- PLOT DATE: December 8, 2022 3:35:56 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</p>	<p style="text-align: center;">Project Site</p>
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GENERAL NOTES:

- 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.
- 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.).
- NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE FIELD ENGINEER.
- SUBMITTALS SHALL BE MADE FOR ALL MATERIALS TO BE INCORPORATED INTO THE PROJECT.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL OBTAIN AN APPROVED TRAFFIC CONTROL PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- 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.
- 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.
- ALL CONSTRUCTION IS TO INCLUDE COMPACTION AND FINISH GRADING IN THE UNIT PRICE RELATED WORK ITEM.
- 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.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY EL PASO COUNTY AND THE FIELD ENGINEER.
- THE FIELD ENGINEER SHALL BE NOTIFIED WITHIN 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- PAYMENT, DIMENSIONS AND RADII ARE SHOWN TO THE LIP OF CURB UNLESS OTHERWISE NOTED.
- 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.
- THE CONTRACTOR SHALL CLOSELY MONITOR ACCESS FOR HEAVY CONSTRUCTION EQUIPMENT THROUGH THE PROJECT AREAS.
- 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.
- 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.
- THE PHYSICAL FEATURES REQUIRING REMOVAL OR OBLITERATION WITHIN THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF OFF-SITE.
- 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.
- THE CONTRACTOR SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS AND PLANS ON SITE FOR THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL NOT STOCKPILE MATERIAL WITHIN 10 FEET OF THE EDGE OF TRAVELED WAY.
- ANY LAYER OF BITUMINOUS PAVEMENT THAT IS TO HAVE SUCCEEDING LAYER PLACED THEREON SHALL BE COMPLETED FULL WIDTH BEFORE SUCCEEDING LAYER IS PLACED.
- 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.
- 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.:

- 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.
- 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:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL DISPOSAL OF ANY EXCESS SOIL, DEBRIS AND WASTE MATERIAL OFF OF THE PROJECT SITE.
- ANY MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF, BY AND AT THE EXPENSE OF THE CONTRACTOR.
- 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:

- 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.
- 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:

- 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.
- 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.
- APPROVAL OF THESE PLANS BY THE COUNTY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
- 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.
- ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND TRAFFIC SIGNALS SHALL MEET OR EXCEED M.U.T.C.D. STANDARDS.
- 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:

- 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.
- 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).
- 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:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- 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.
- 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.

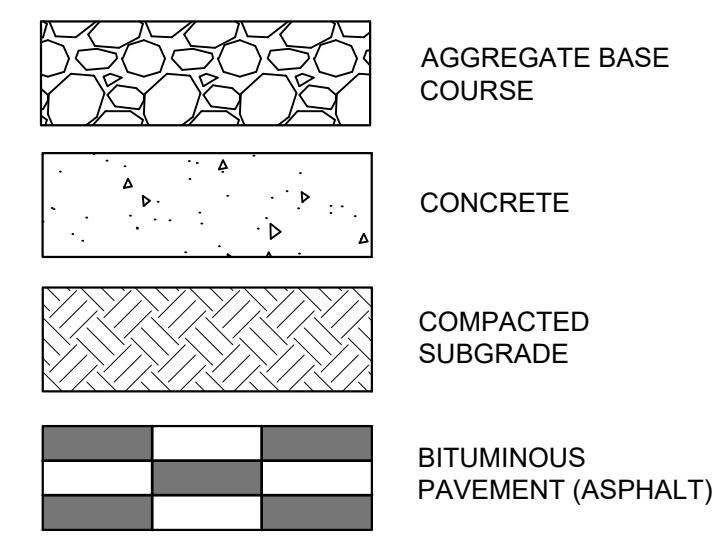
CONSTRUCTION NOTES con't.:

- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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 :

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- 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.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- 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"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 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.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- 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 SIGNS SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- 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.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- 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



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
MFG	MANUFACTURER
MH	MANHOLE
MID	MIDDLE or MIDPOINT
MIN	MINIMUM
MJ	MECHANICAL JOINT
MSL	MEAN SEA LEVEL

SYMBOLS

	PROPOSED CENTERLINE		PROPOSED MANHOLE
	EXISTING PAVED ROAD		PROPOSED AREA INLET
	EXISTING UNDERGROUND UTILITY		PROPOSED END SECTION
	PROPOSED UNDERGROUND UTILITY		EXISTING POWER POLE
	RIGHT OF WAY		THRUST BLOCK
	EASEMENT		FIRE HYDRANT
	EXISTING CURB & GUTTER		EXISTING WATER VALVE
	PROPOSED CURB & GUTTER		PROPOSED WATER VALVE
	EXISTING CONTOUR		WATER FITTINGS
	PROPOSED CONTOUR		EXISTING STORM INLET
	PROPERTY LINE		PROPOSED STORM DRAIN/INLET
	100 YEAR HGL		PLUG PIPE
	5 YEAR HGL		PROPOSED SIGN
			EXISTING SIGN

<p>REFERENCE DRAWINGS X-Title-Plan & Profile 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 style="text-align: right;">Date: 8/12/22</p> <p style="text-align: center;">COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.</p> <p>FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\GN01.dwg CTB FILE: ---- PLOT DATE: December 8, 2022 3:36:07 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</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. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921</p> <p>PREPARED BY:</p> <p style="text-align: center;"></p>	<p>SEAL</p>	<p>GRANDWOOD RANCH</p> <p>EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS</p> <p>ROADWAY GENERAL NOTES</p>
<p>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003</p>		<p>DESIGNED BY: CAP DRAWN BY: CAP CHECKED BY: NMS</p>	<p>SCALE HORIZ N/A VERT. N/A</p>	<p>DATE ISSUED: FEBRUARY, 2021 SHEET 2 OF 40</p>	<p>DRAWING No. GN01</p>



Know what's below.
Call before you dig.

STANDARD PERMANENT BEST MANAGEMENT PRACTICE (BMP) NOTES:

1. NO CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES SHALL BE PERMITTED PRIOR TO APPROVAL OF THE SITE GRADING AND EROSION CONTROL (GEC) PLAN. REFERENCE THE EL PASO COUNTY DRAINAGE CRITERIA MANUAL (DCM) VOLUME 2, CHAPTER 7 FOR MORE INFORMATION.
2. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE POLICIES AND PROCEDURES OUTLINED IN THE COUNTY DCM, AND THE APPROVED PRELIMINARY AND FINAL GEC PLAN.
3. THIS PERMANENT BMP PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY EL PASO COUNTY IF WORK ON THE PERMANENT BMP DOES NOT COMMENCE WITHIN 12 MONTHS OF PLAN APPROVAL, OR SHOULD ANY OF THE FOLLOWING OCCUR: A CHANGE IN PROPERTY OWNERSHIP, A CHANGE IN THE PROPOSED DEVELOPMENT, OR CHANGES TO THE DESIGN OF THE BMP.
4. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE OR CAUSE ANY DISTURBANCE WITHIN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. APPROVALS TO WORK WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY UTILITY EASEMENT OF RIGHT-OF-WAY WITHOUT THE APPROPRIATE WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARD UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE APPLICANT IS RESPONSIBLE FOR THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS.
5. A PROFESSIONAL ENGINEER (PE) CERTIFICATION THAT THE BMP HAS BEEN INSTALLED AND CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS WILL BE REQUIRED ONCE THE BMP IS FULLY CONSTRUCTED. AN AS-CONSTRUCTED SURVEY MUST BE COMPLETED TO VERIFY FACILITY VOLUMES AND ELEVATIONS. THE AS-BUILT DRAWINGS MUST BE SUBMITTED ALONG WITH THE PE CERTIFICATION. A PE CERTIFICATION REQUIRES PERIODIC ON-SITE OBSERVATIONS BY THE ENGINEER OF RECORD OR A PERSON UNDER THEIR RESPONSIBLE CHARGE. COORDINATION WITH THE ENGINEER OF RECORD TO ENSURE THAT THE NECESSARY ON-SITE OBSERVATIONS ARE COMPLETED IS THE RESPONSIBILITY OF THE APPLICANT.
6. THE CONTRACTOR SHOULD CONTACT THE ENGINEER OF RECORD AND GEC INSPECTOR IMMEDIATELY SHOULD CONSTRUCTION OF THE BMP VARY IN ANY WAY FROM THE PLANS.

NRCS SOIL SURVEY FOR EL PASO COUNTY

SOIL ID NO.	SOIL TYPE	HYDROLOGIC CLASSIFICATION
1	ALAMOSA LOAM (1%-3% SLOPES)	D
41	KETTLE GRAVELLY, LOAMY SAND (8%-40% SLOPES)	B
42	KETTLE-ROCK OUTCROP COMPLEX	B/D
71	PRING COARSE SANDY LOAM (3%-8% SLOPES)	B
93	TOMAH-CROWFOOT COMPLEX (8%-15% SLOPES)	B

PROJECT DATA

POND DF-1, POND DF-2, POND DF-3, POND DF-4

REPORT CONTAINING BMP DESIGN CALCULATIONS: PRELIMINARY DRAINAGE REPORT FOR GRANDWOOD RANCH (APPROVED 10/05/2020)

PARCEL NUMBER: TAX SCHEDULE NUMBER 611900003

GEC/STORMWATER QC PLAN: SEE "GRANDWOOD RANCH FINAL GRADING & EROSION CONTROL PLANS", SEPTEMBER 2020, BY MATRIX GROUP, INC.

DESIGN

FUNCTIONAL MAINTENANCE OF BMP: GRANDWOOD RANCH HOMEOWNER ASSOCIATION, INC.

AESTHETIC MAINTENANCE OF BMP: GRANDWOOD RANCH HOMEOWNER ASSOCIATION, INC.

POND DF-1

WQCV WATER SURFACE ELEVATION: 7175.72
 EURV WATER SURFACE ELEVATION: 7176.20
 100-YR WATER SURFACE ELEVATION: 7177.86

POND DF-2

WQCV WATER SURFACE ELEVATION: 7162.84
 EURV WATER SURFACE ELEVATION: 7164.21
 100-YR WATER SURFACE ELEVATION: 7165.47

POND DF-3

WQCV WATER SURFACE ELEVATION: 7246.02
 EURV WATER SURFACE ELEVATION: 7246.53
 100-YR WATER SURFACE ELEVATION: 7248.14

POND DF-4

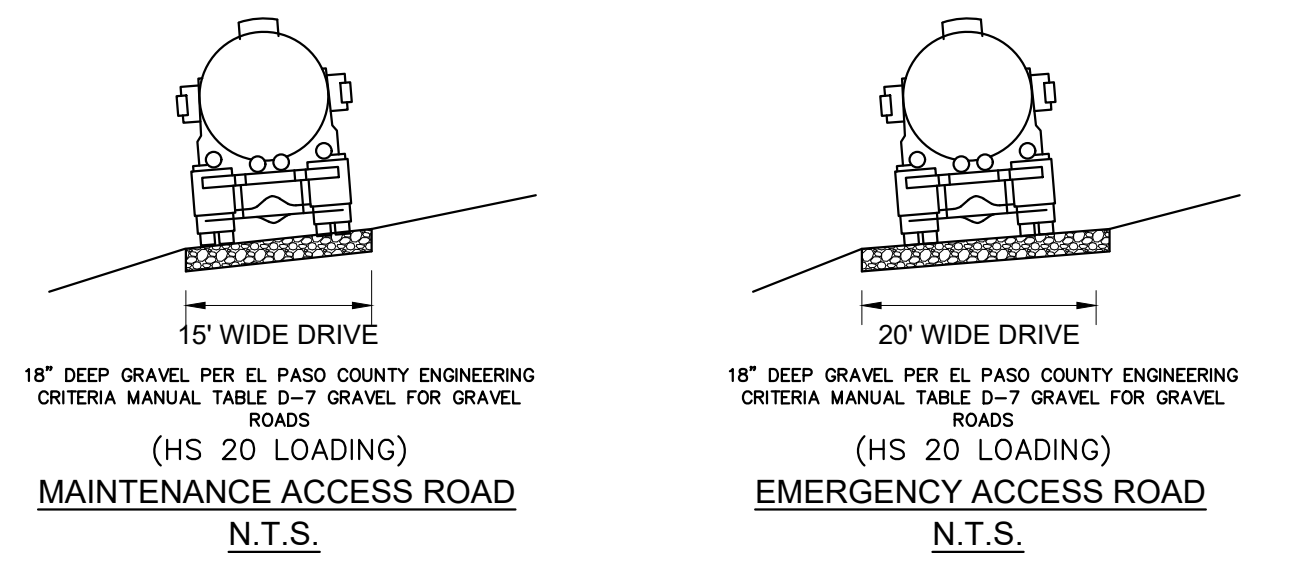
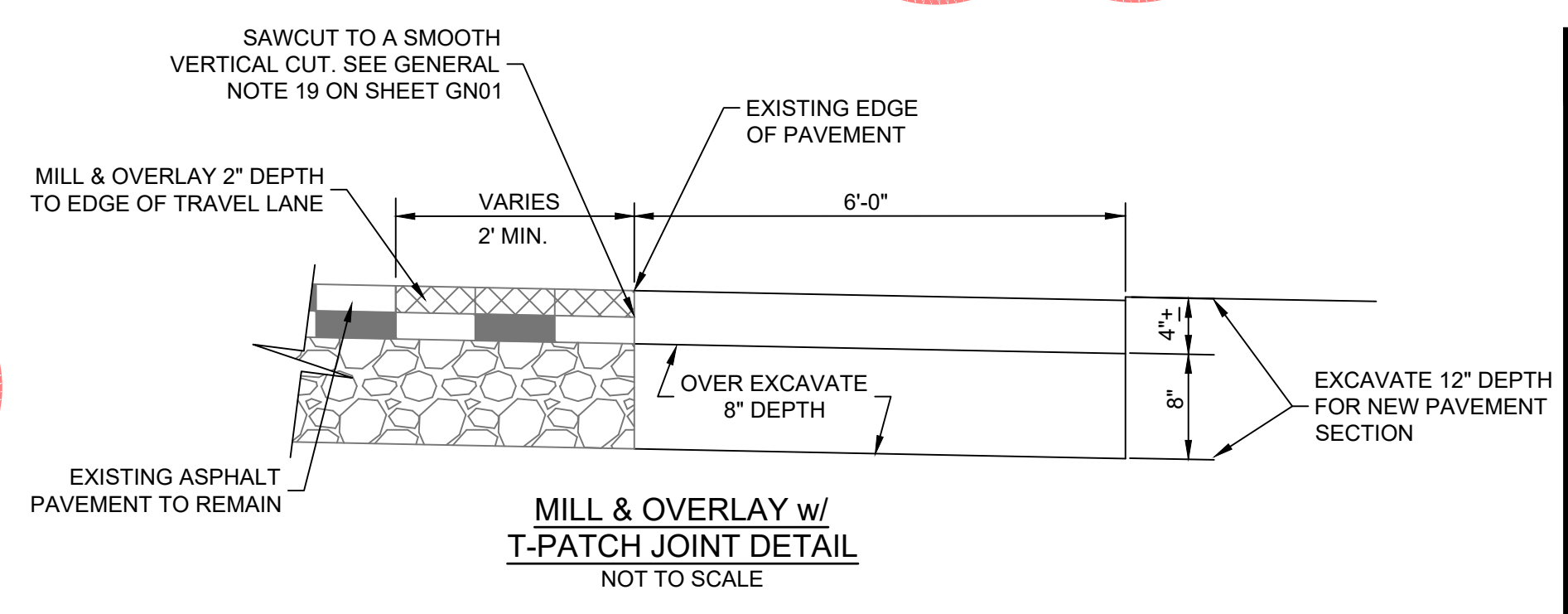
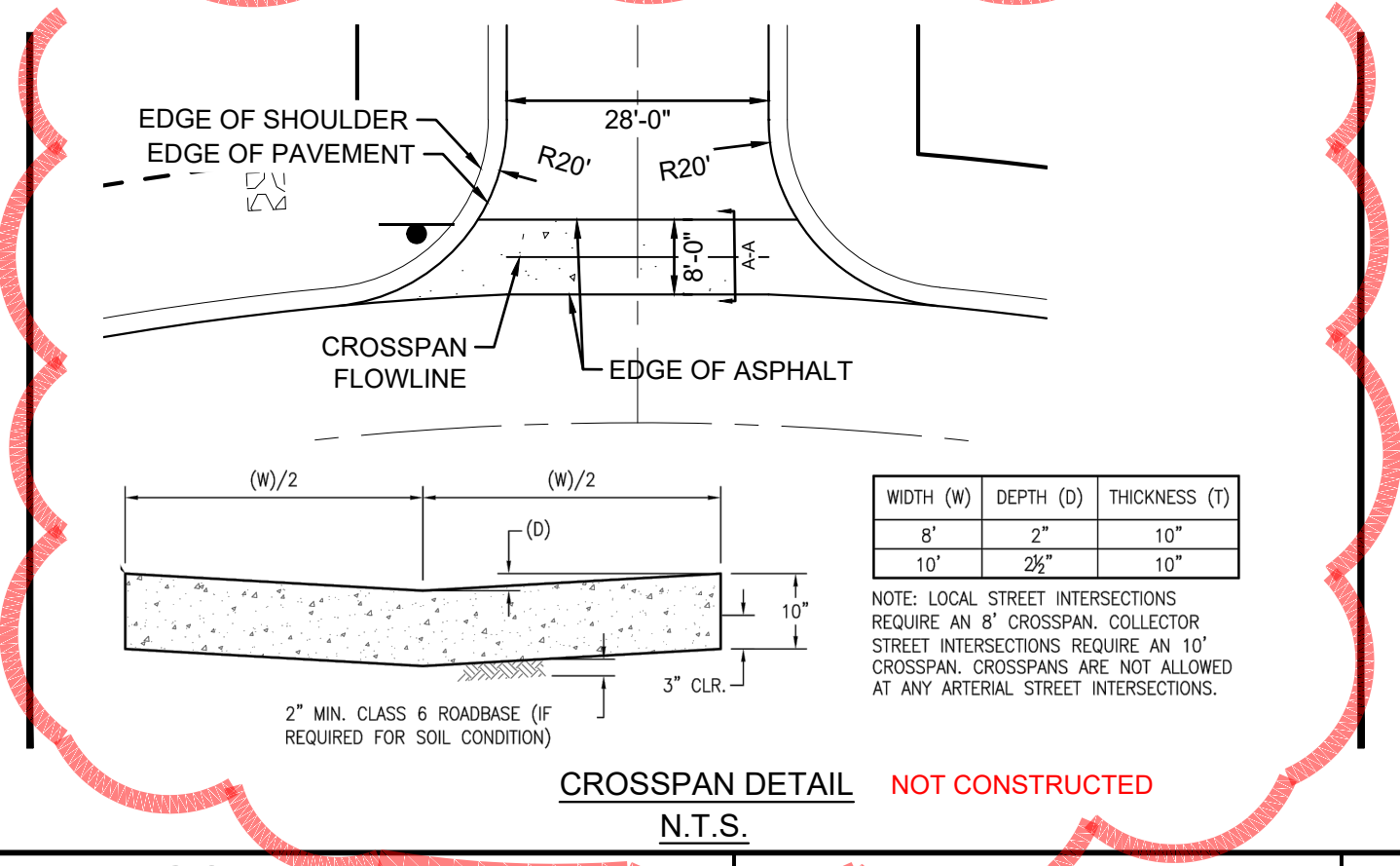
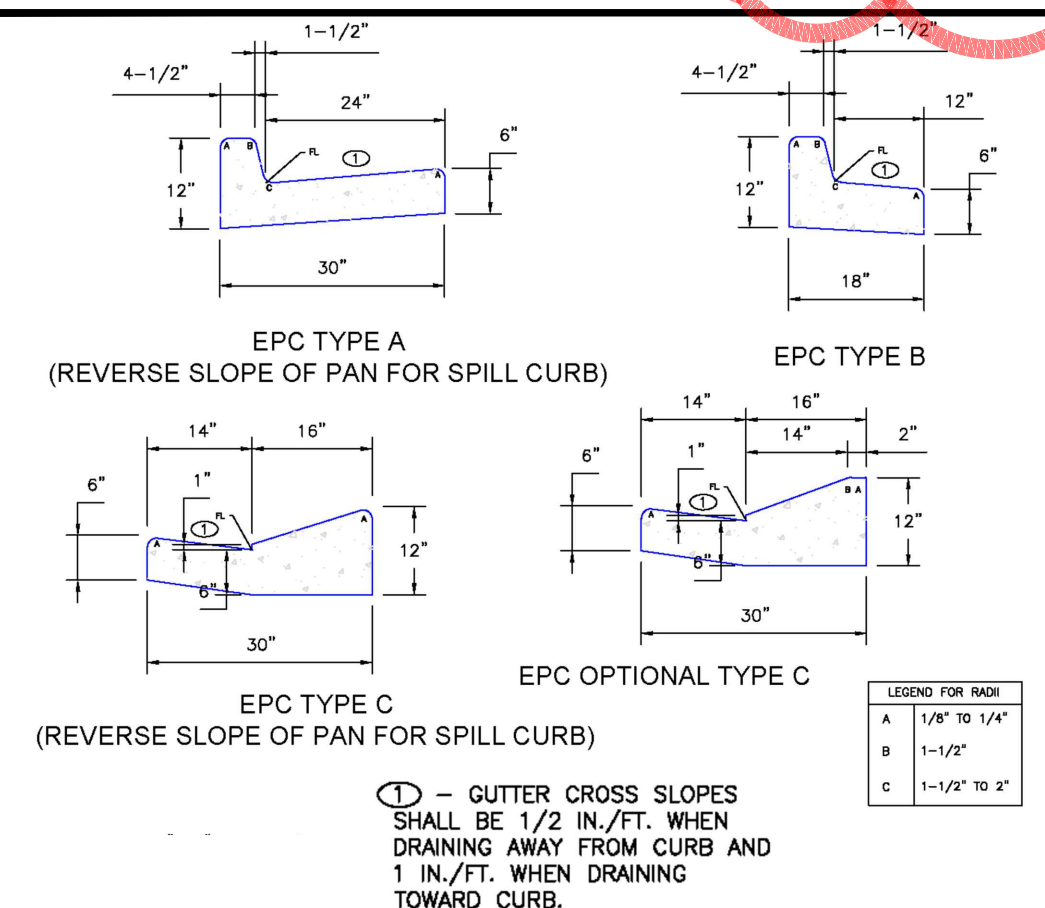
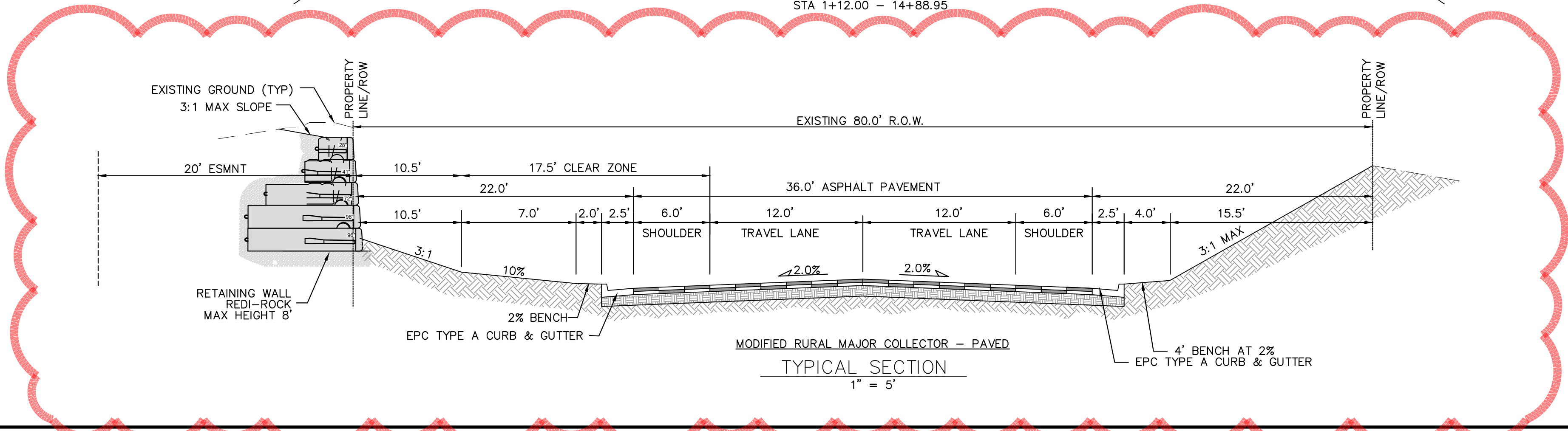
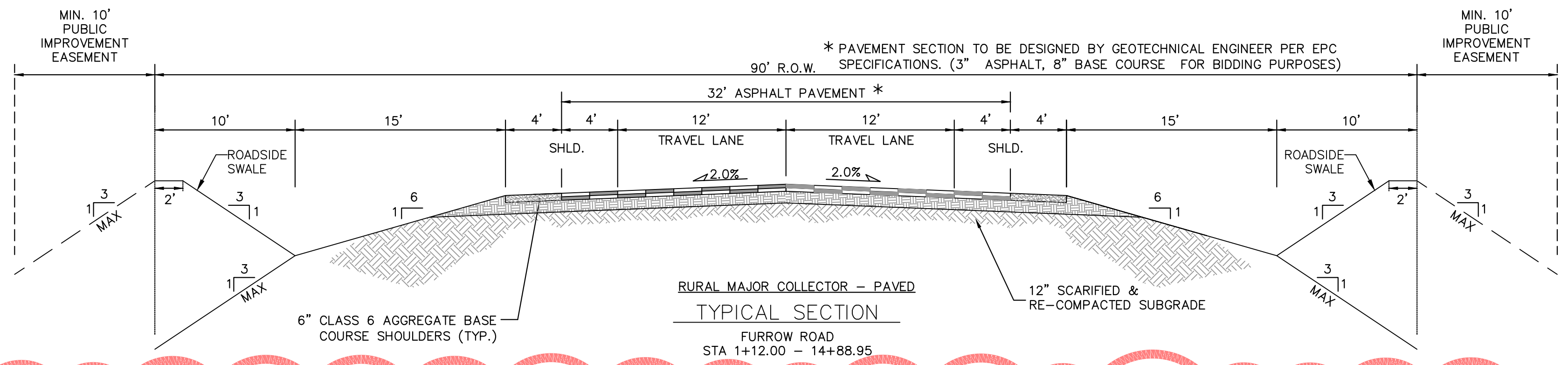
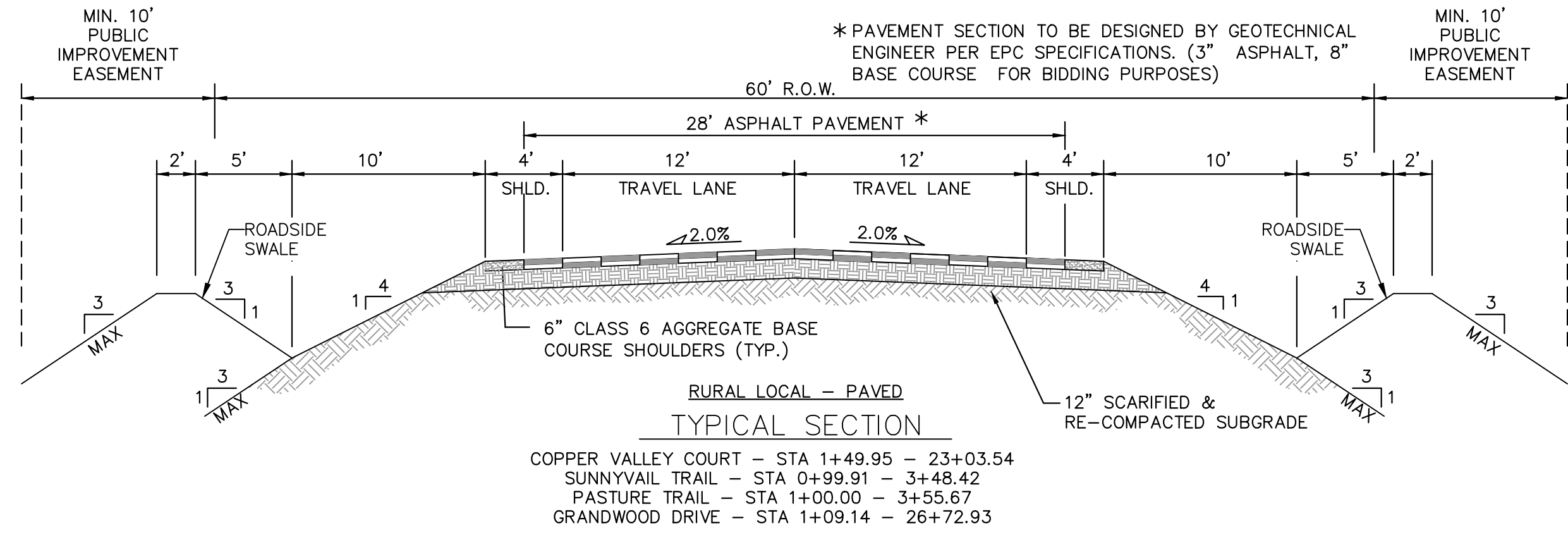
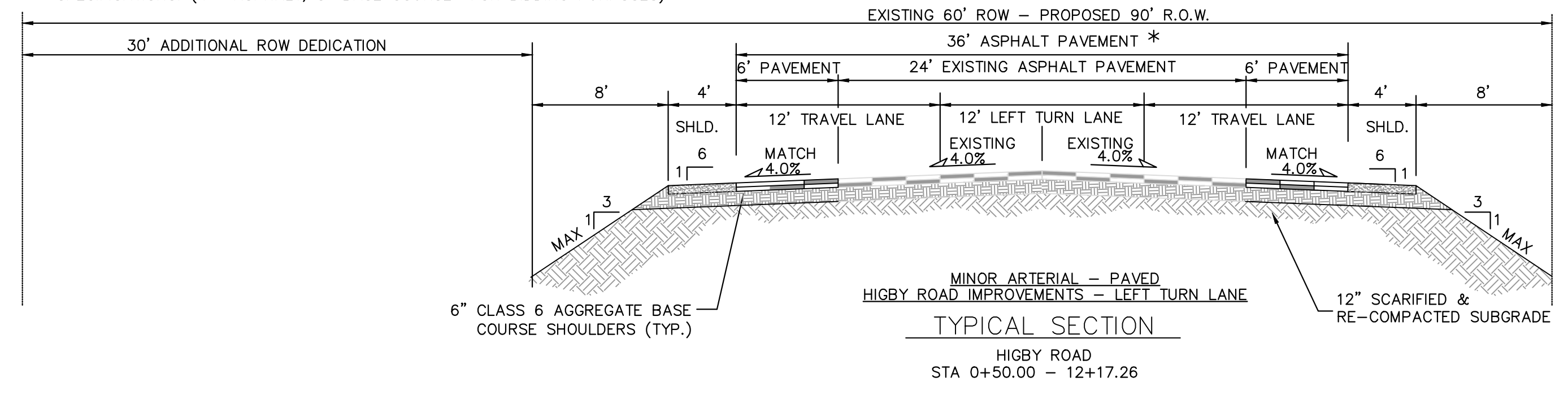
WQCV WATER SURFACE ELEVATION: 7296.44
 EURV WATER SURFACE ELEVATION: 7296.84
 100-YR WATER SURFACE ELEVATION: 7298.66

DEVIATION REQUESTS APPROVED WITH PRELIMINARY PLAN - EL PASO COUNTY JOB #SP195

1. DEVIATION FROM SECTION 2.2.5.B AND 2.2.5.D ROADWAY ACCESS CRITERIA - RURAL MINOR ARTERIAL AND COLLECTOR ACCESS STANDARDS AND FROM SECTION 2.3.2 DESIGN STANDARDS BY FUNCTION CLASSIFICATION. THE PROPOSED DEVIATION IS FOR INTERSECTION SPACING FOR THE ROADWAY CONNECTION POINTS TO HIGBY ROAD.
2. DEVIATION FROM SECTION 2.3.8.A ROADWAY TERMINATIONS - CUL-DE-SACS TO ALLOW FOR INCREASED CUL-DE-SAC LENGTH WITH THE USE OF A KNUCKLE MID-LENGTH THROUGH THE PROPOSED CUL-DE-SAC FOR EMERGENCY TURNAROUND USE.
3. DEVIATION FROM SECTION 2.3.4.B MAXIMUM AND MINIMUM GRADES FOR ROADWAYS AND FROM SECTION 2.3.7.C.4 INTERSECTION ALIGNMENT (VERTICAL ALIGNMENT). THE PROPOSED DEVIATION IS FOR CONNECTION TO EXISTING GRADES ALONG HIGBY ROAD AND FURROW ROAD.
4. DEVIATION FROM SECTION 2.3.2 DESIGN STANDARDS BY FUNCTIONAL CLASSIFICATION FOR MODIFIED RURAL MAJOR COLLECTOR HORIZONTAL CURVE RADIUS AND SPEED LIMIT.
5. DEVIATION FROM SECTION 2.3.2 DESIGN STANDARDS BY FUNCTIONAL CLASSIFICATION FOR A MODIFIED RURAL MAJOR COLLECTOR SECTION.


<p>REFERENCE DRAWINGS</p> <p>X-Title-Plan & Profile</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 style="text-align: right;">Date: 8/12/22</p> <p style="text-align: center;">COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.</p> <p>FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\DFGEN01.dwg CTB FILE: --- PLOT DATE: December 8, 2022 3:36:13 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</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. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921</p> <p>PREPARED BY:</p> <p></p>	<p>SEAL</p>	<p>GRANDWOOD RANCH</p> <p>EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS</p>	
	<p>GENERAL NOTES</p>					<p>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003</p>	

* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS. (4" ASPHALT, 8" BASE COURSE FOR BIDDING PURPOSES)



ENGINEERING RECORD DRAWINGS

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DESIGNED BY: 
 COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
 Date: 8/12/22

FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\GN01.dwg
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 PLOT DATE: December 8, 2022 3:36:23 PM
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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:


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 GENERAL NOTES

DESIGNED BY: CAP
 DRAWN BY: CAP
 CHECKED BY: NMS

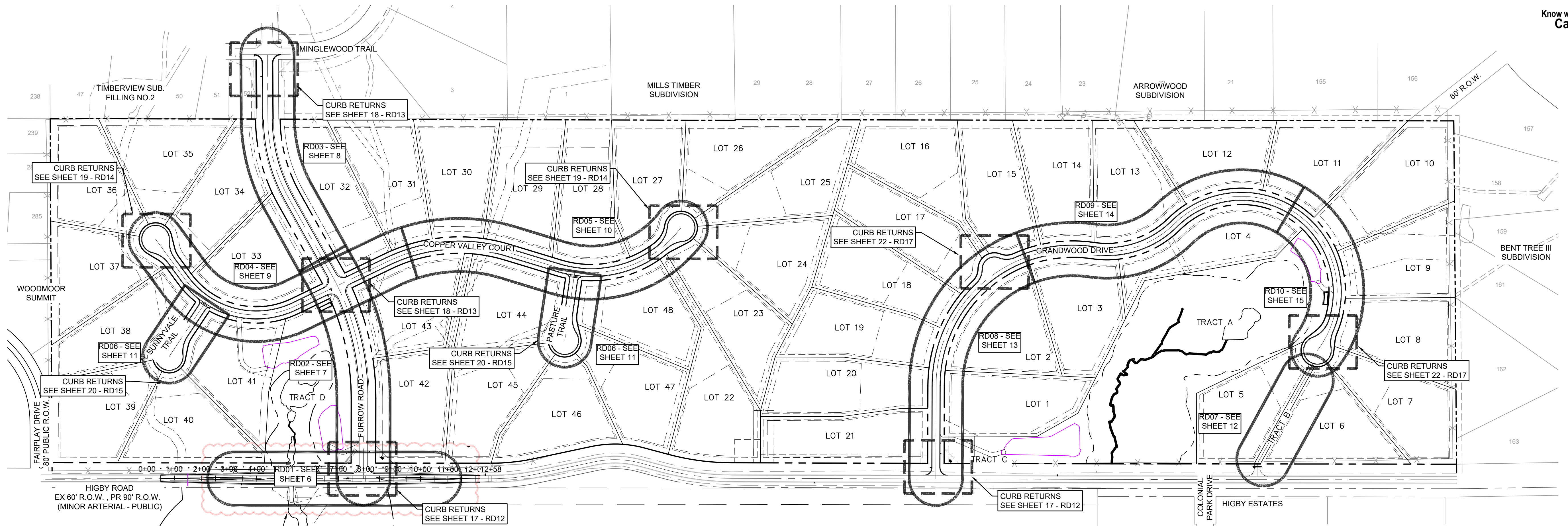
SCALE: HORIZ N/A
 VERT. N/A

DATE ISSUED: FEBRUARY, 2021
 SHEET: 4 OF 40

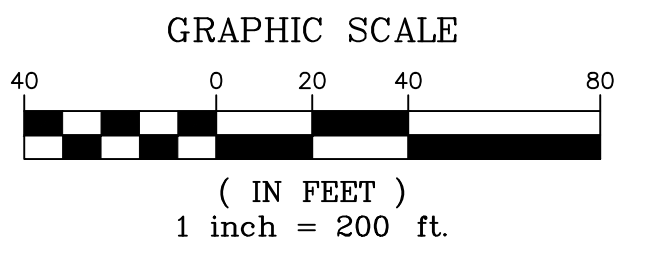
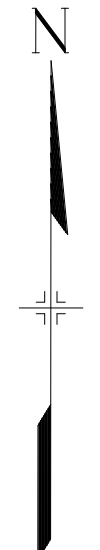
DRAWING No. TY01



Know what's below.
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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 <small>X-Title-Plan & Profile X-1105-PR-SITE</small>	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\RD01.dwg CTB FILE: --- PLOT DATE: December 8, 2022 3:37:22 PM <small>THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</small>	

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:

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

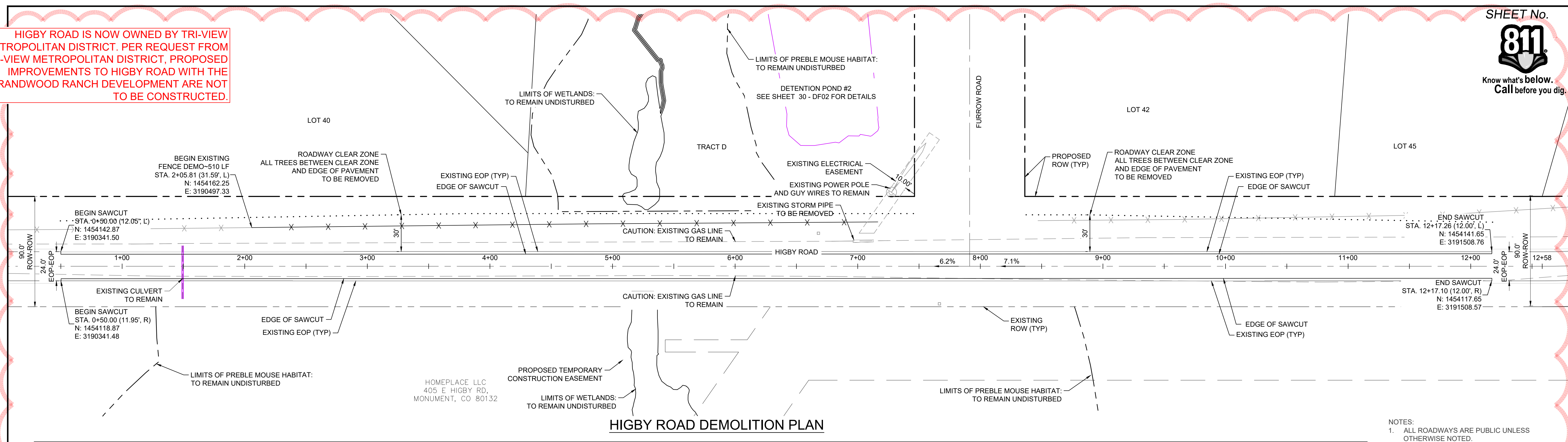
DESIGNED BY: CAP	SCALE	DATE ISSUED: FEBRUARY, 2021	DRAWING No.
DRAWN BY: CAP	HORIZ N/A	SHEET	RD00
CHECKED BY: NMS	VERT. N/A	5 OF 40	

GRANDWOOD RANCH	
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS	
ROADWAY KEY MAP	



Know what's below.
Call before you dig.

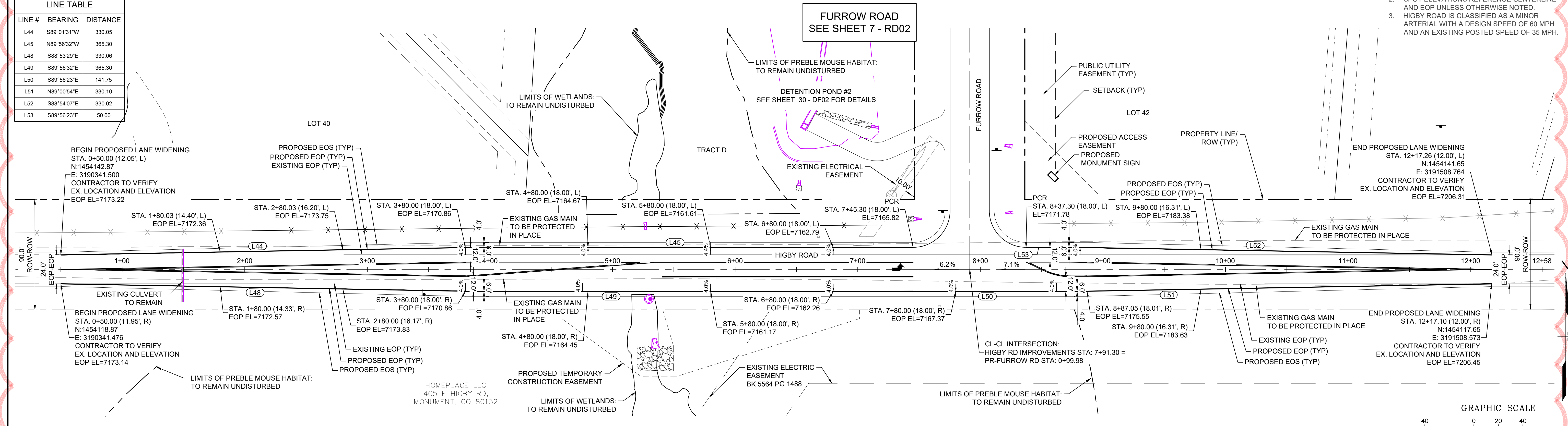
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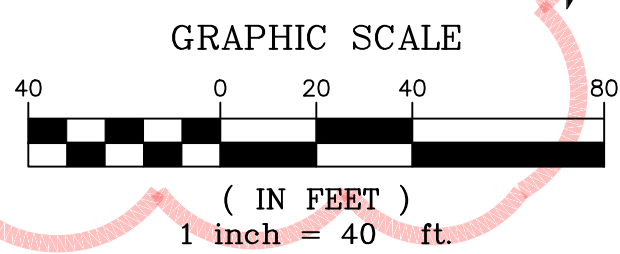
HIGBY ROAD DEMOLITION PLAN

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



HIGBY ROAD IMPROVEMENTS PLAN

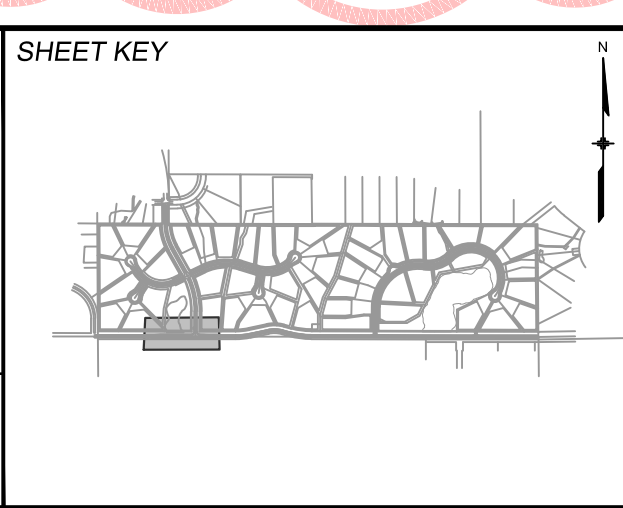


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Corey Petersen
COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. Date: 8/12/22

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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

ROADWAY PLAN

DESIGNED BY: CAP
 DRAWN BY: CAP
 CHECKED BY: NMS

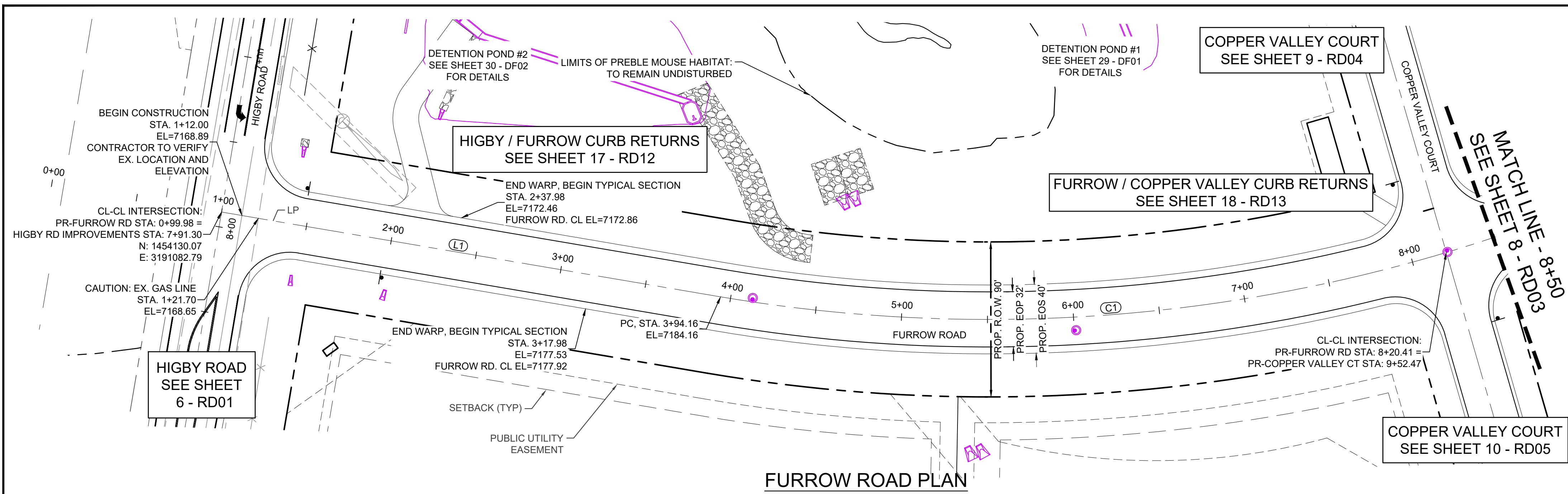
SCALE
 HORIZ 1" = 40'
 VERT. N/A

DATE ISSUED: FEBRUARY, 2021
 SHEET 6 OF 40

DRAWING No. RD01



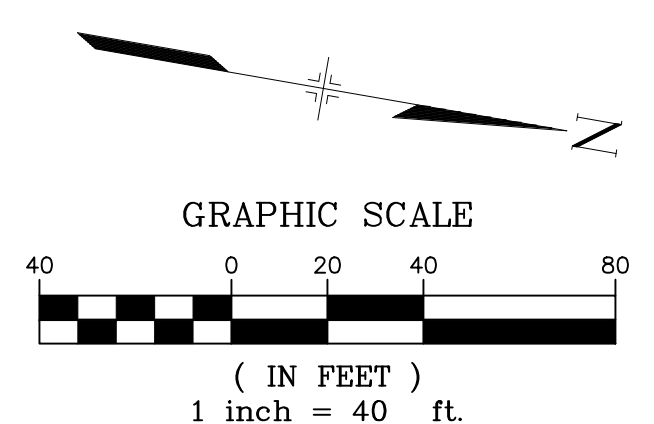
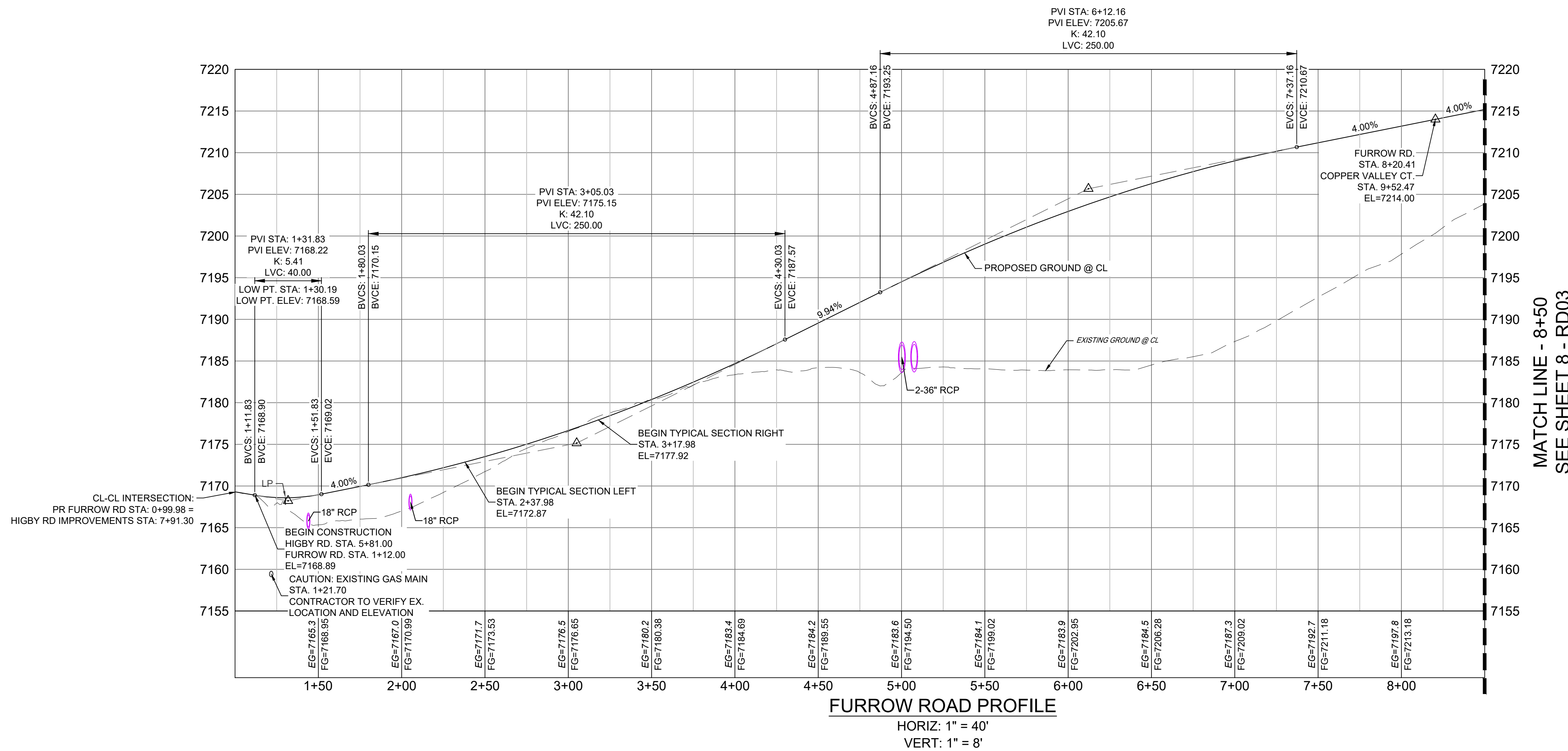
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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°03'30"E	276.18

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

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DATE: 8/12/22
 COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

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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:

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	7 OF 40	RD02
CHECKED BY:	NMS	VERT. 1" = 8'			



Know what's below.
Call before you dig.

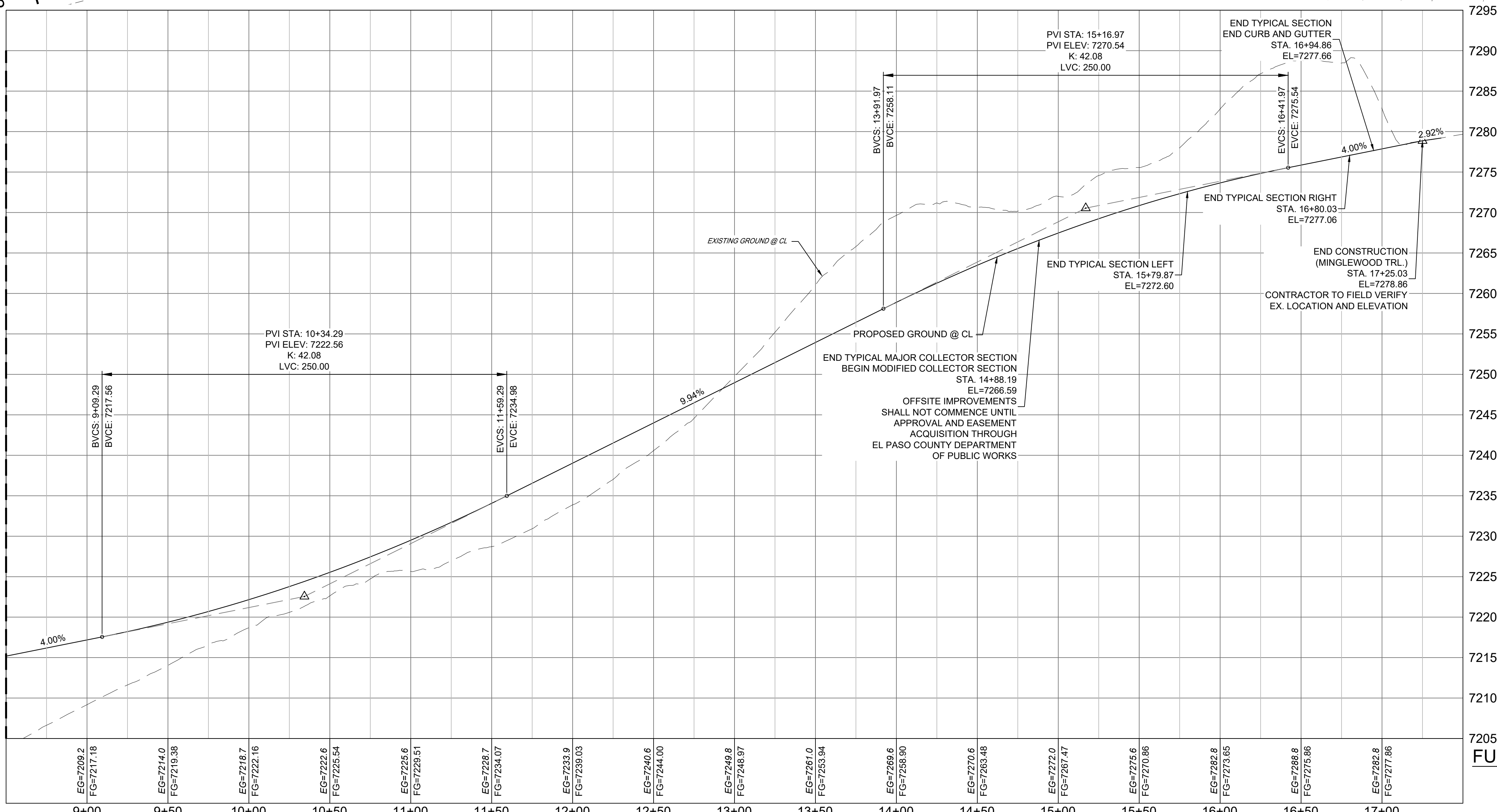
FURROW / COPPER VALLEY CURB RETURNS
SEE SHEET 18 - RD13

FURROW / COPPER VALLEY CURB RETURNS
SEE SHEET 18 - RD13

MATCH LINE - 8+50
SEE SHEET 7 - RD02

MATCH LINE - 8+50
SEE SHEET 7 - RD02

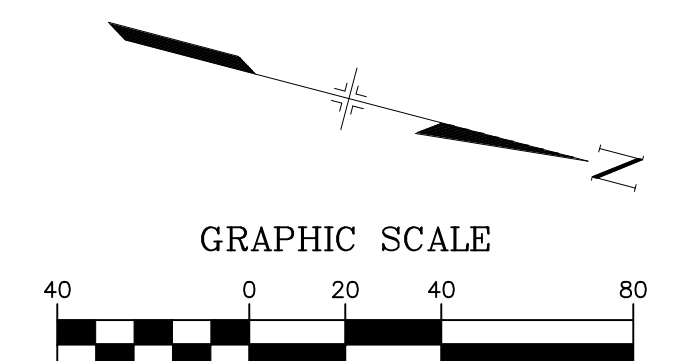
FURROW ROAD PLAN



LINE TABLE	
LINE #	DISTANCE
L2	315.78
L3	236.08

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C2	302.90	600.00	28°55'28"	N14°48'44"W

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



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

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\RD01.dwg
CTB FILE: ...
PLOT DATE: December 8, 2022 3:37:55 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:
Matrix

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

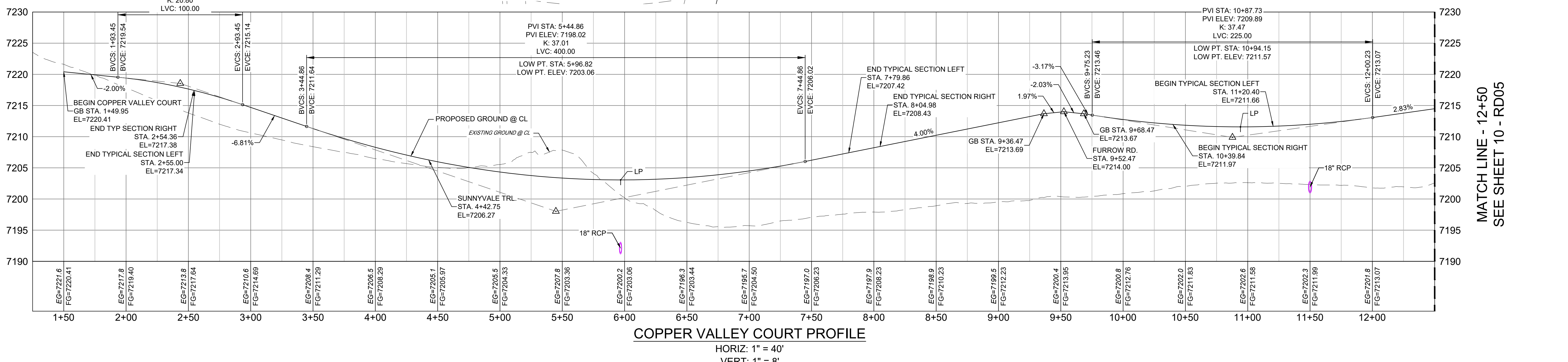
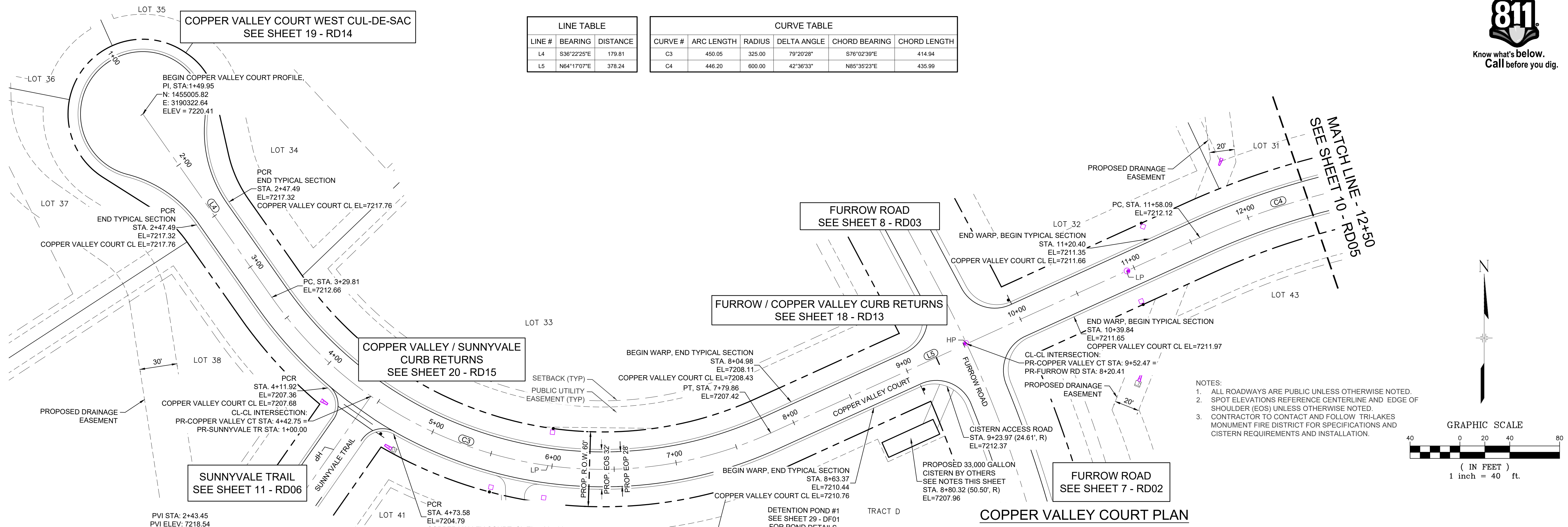
ROADWAY PLAN AND PROFILE

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



Know what's below.
Call before you dig.

LINE TABLE			CURVE TABLE					
LINE #	BEARING	DISTANCE	CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L4	S36°22'25"E	179.81	C3	450.05	325.00	79°20'28"	S76°02'39"E	414.94
L5	N64°17'07"E	378.24	C4	446.20	600.00	42°36'33"	N85°35'23"E	435.99

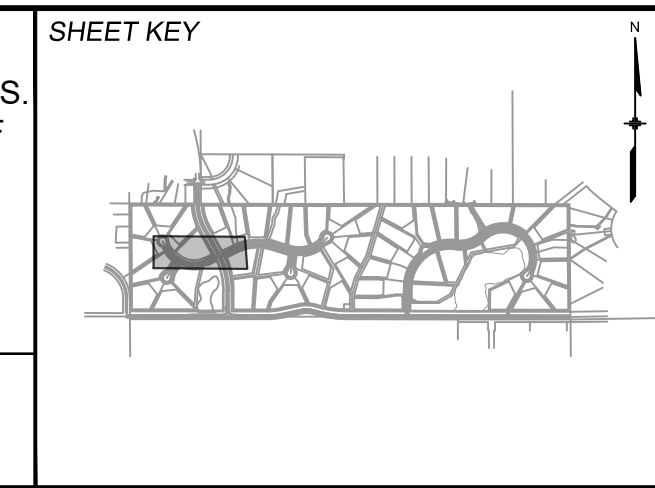


ENGINEERING RECORD DRAWINGS

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

FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD02.dwg
 CTB FILE: ...
 PLOT DATE: December 8, 2022 3:39:17 PM
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



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 - 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"

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
 DRAWN BY: CAP
 CHECKED BY: NMS

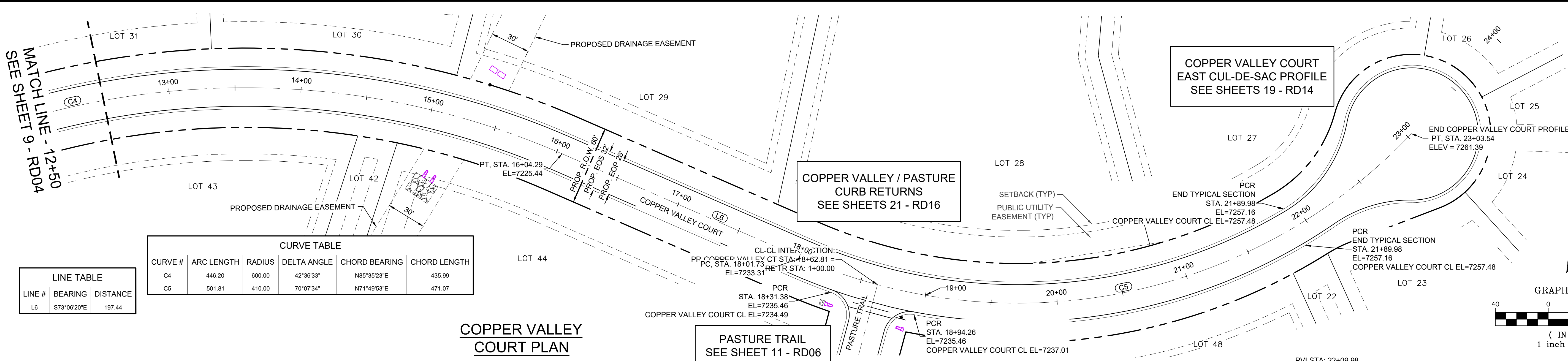
SCALE
 HORIZ 1" = 40'
 VERT 1" = 8'

DATE ISSUED: FEBRUARY, 2021
 SHEET 9 OF 40

DRAWING No. RD04

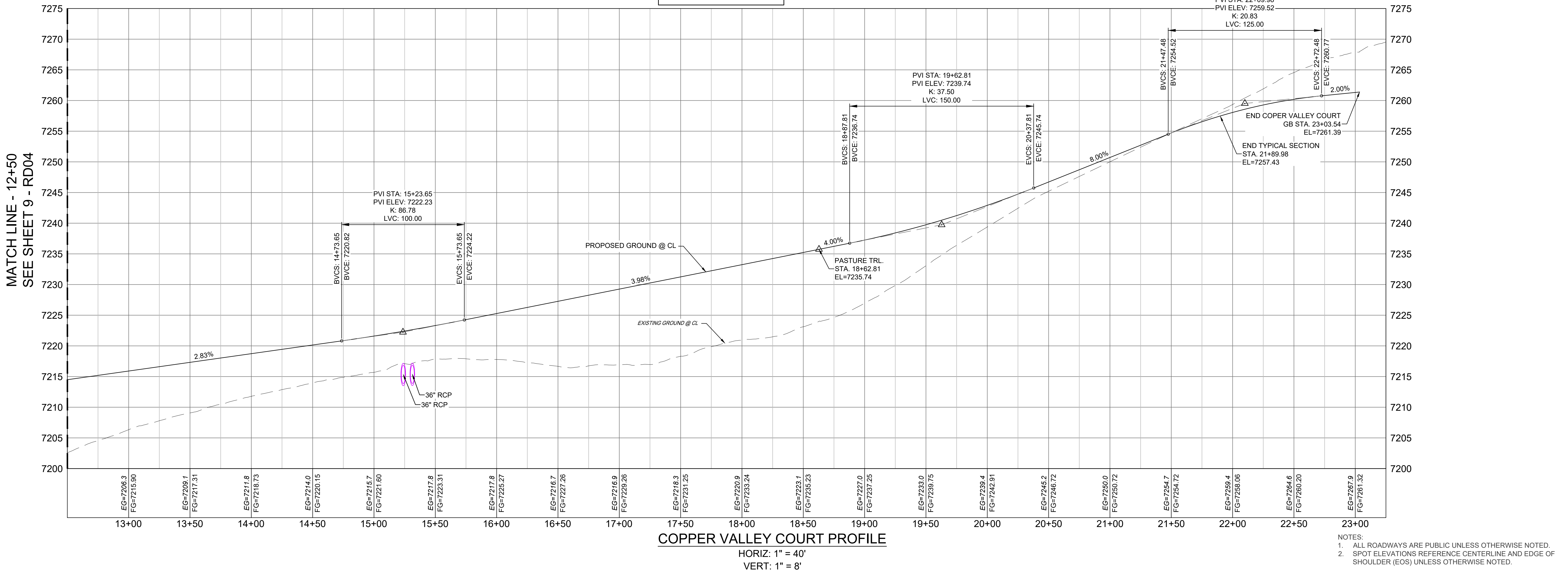
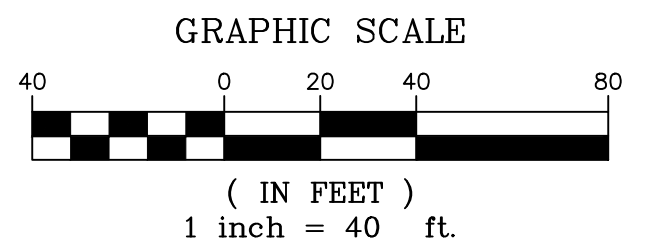


Know what's below.
Call before you dig.



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

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



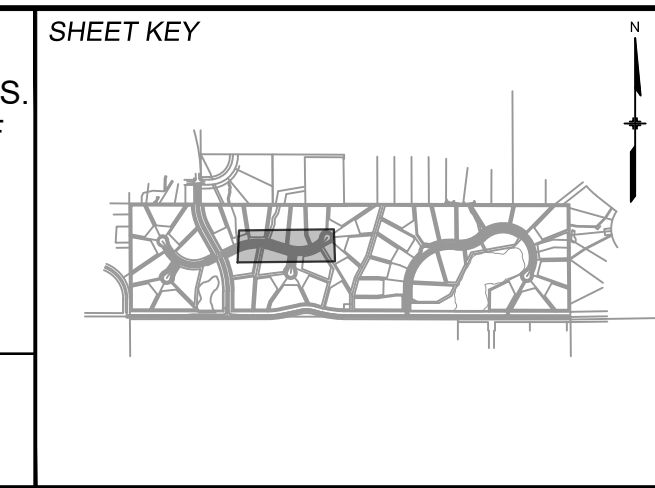
- NOTES:
- ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
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ENGINEERING RECORD DRAWINGS

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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\RD02.dwg
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 PLOT DATE: December 8, 2022 3:39:23 PM
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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:

SEAL

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

GRANDWOOD RANCH

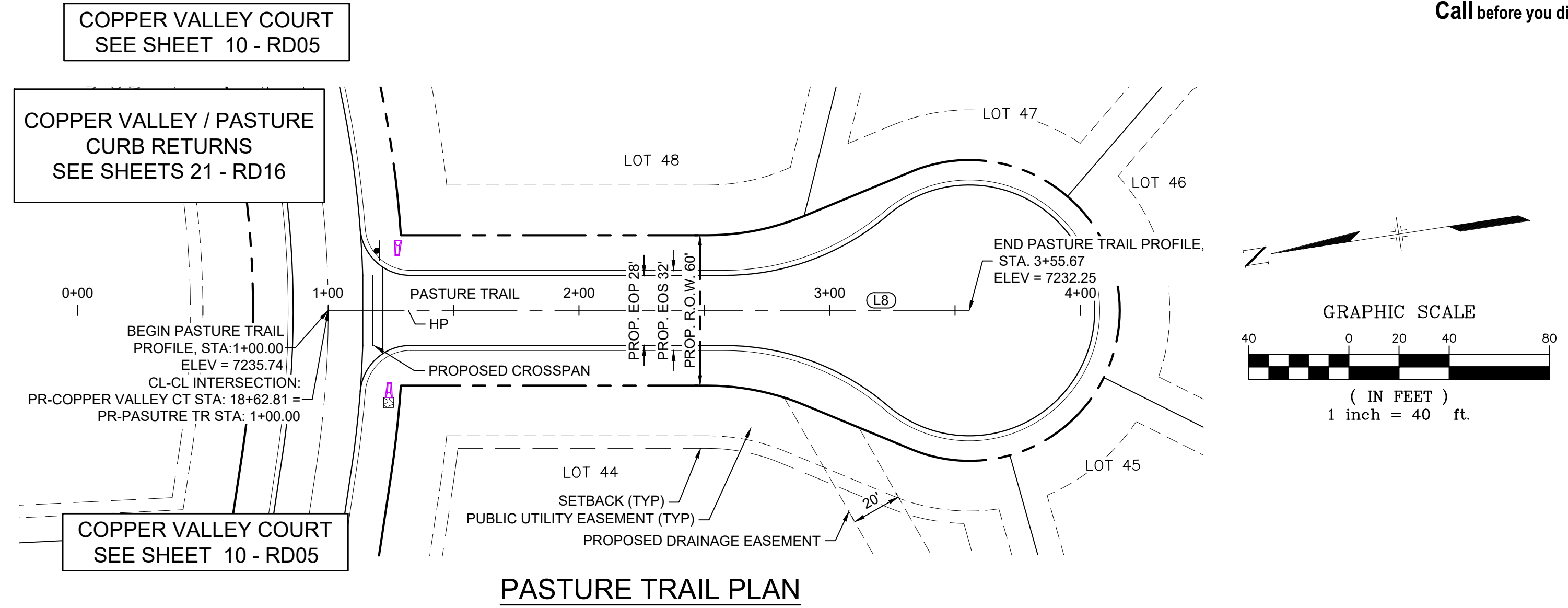
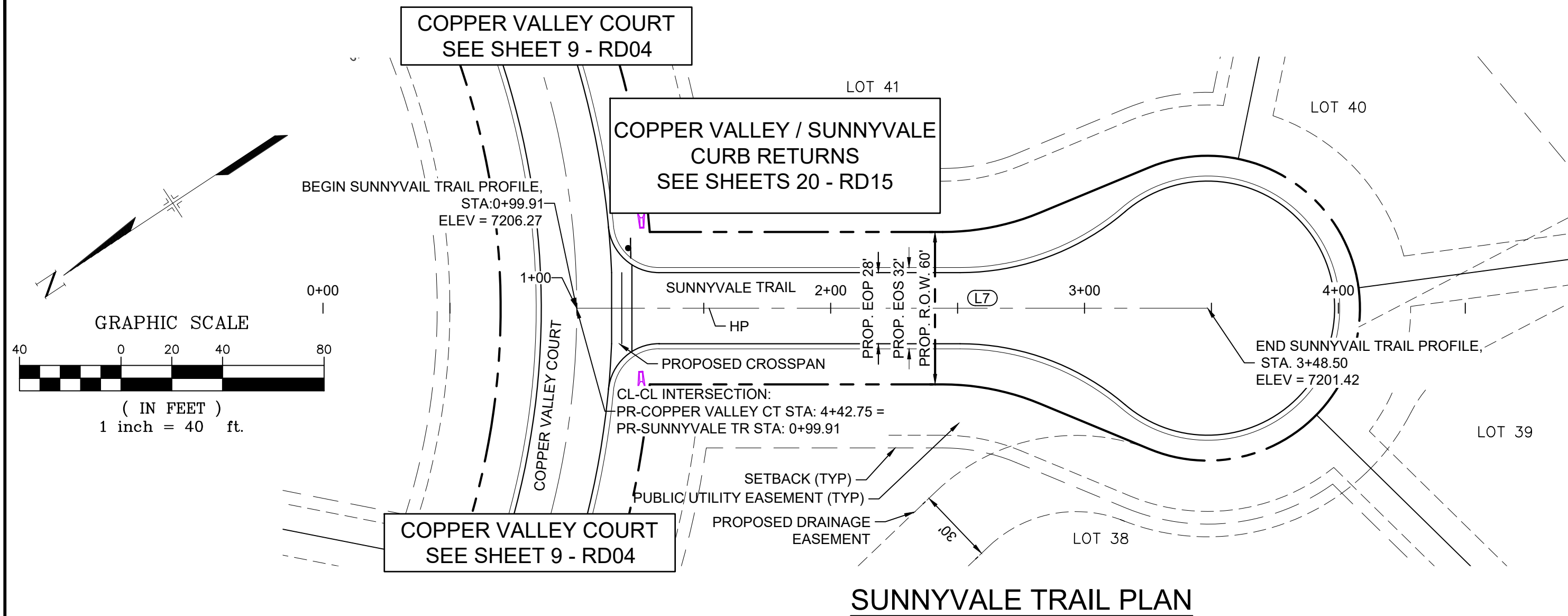
EL PASO COUNTY - SF 2026
 ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

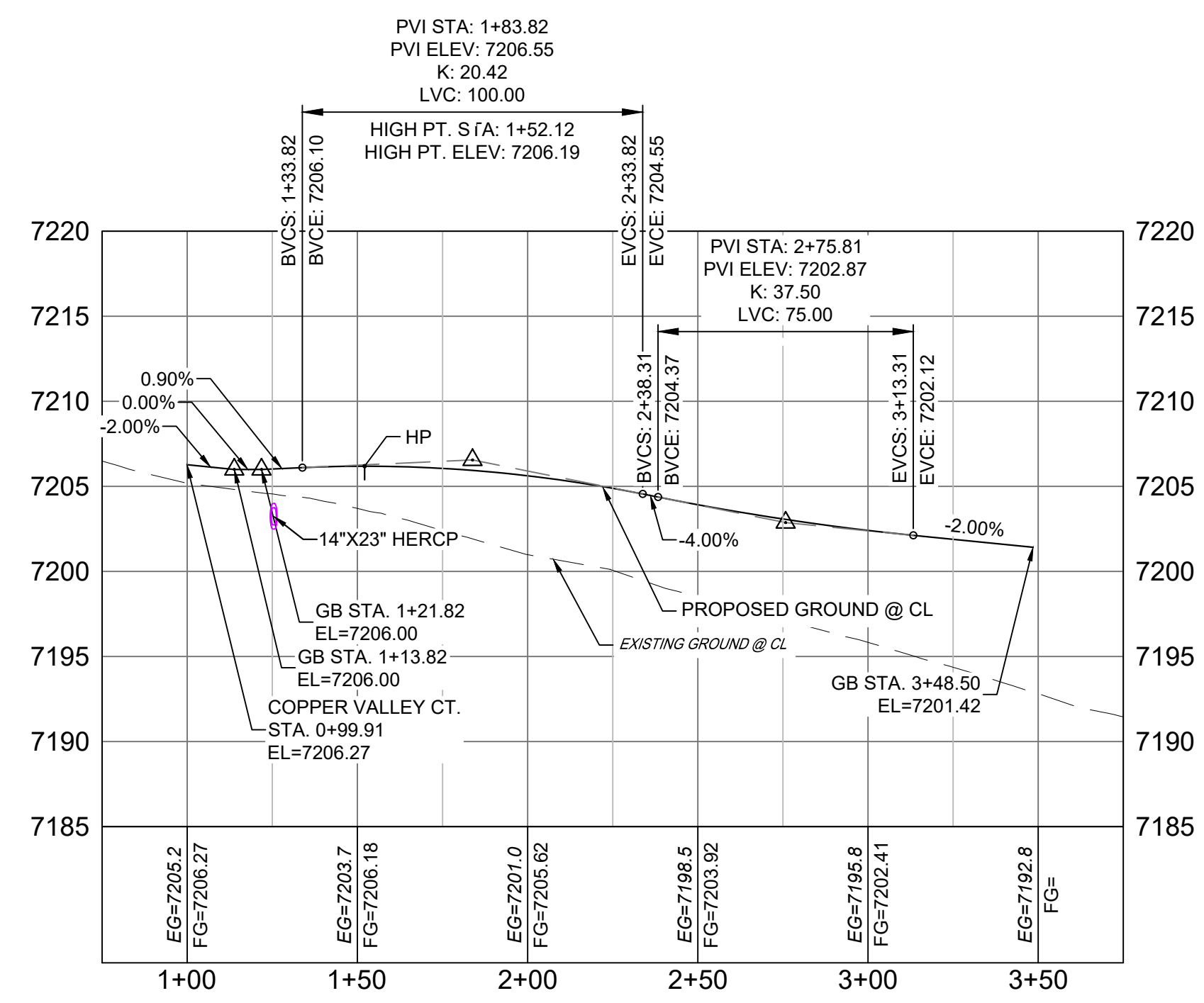
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DRAWN BY:	CAP	HORIZ. 1" = 40'	SHEET	10 OF 40	RD05
CHECKED BY:	NMS	VERT. 1" = 8'			



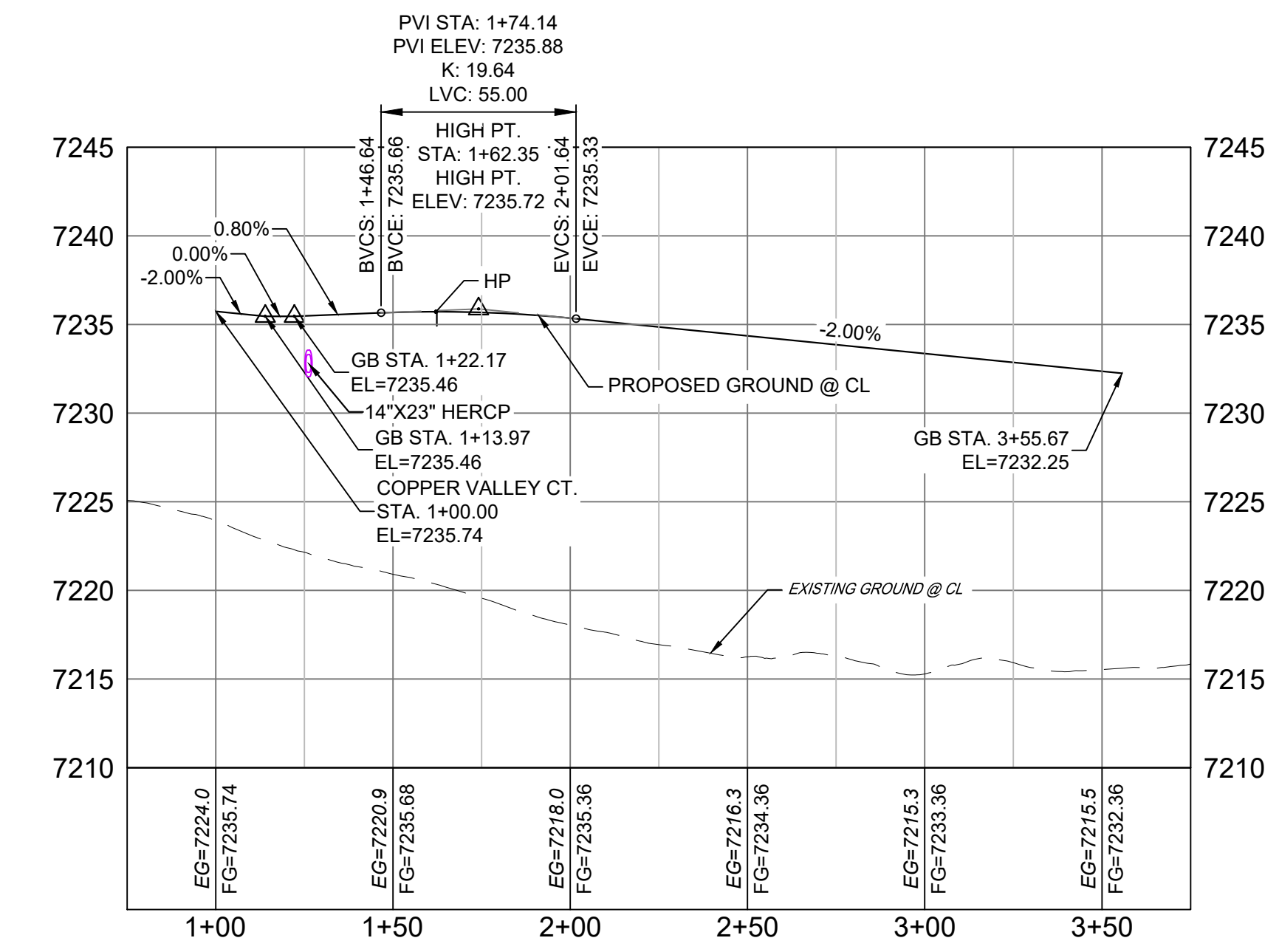
Know what's below.
Call before you dig.



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



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



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DATE: 8/12/22

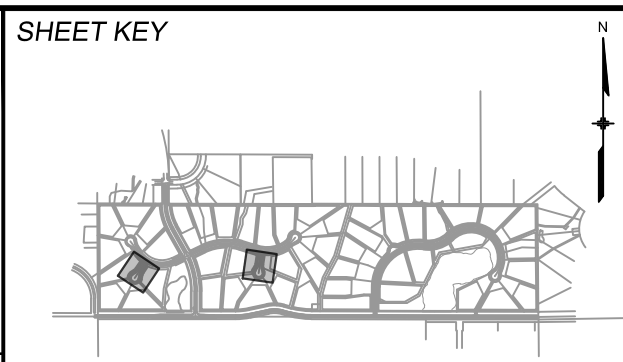
COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD02.dwg

CTB FILE: ---

PLOT DATE: December 8, 2022 3:39:30 PM

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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

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

DESIGNED BY: CAP
DRAWN BY: CAP
CHECKED BY: NMS

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

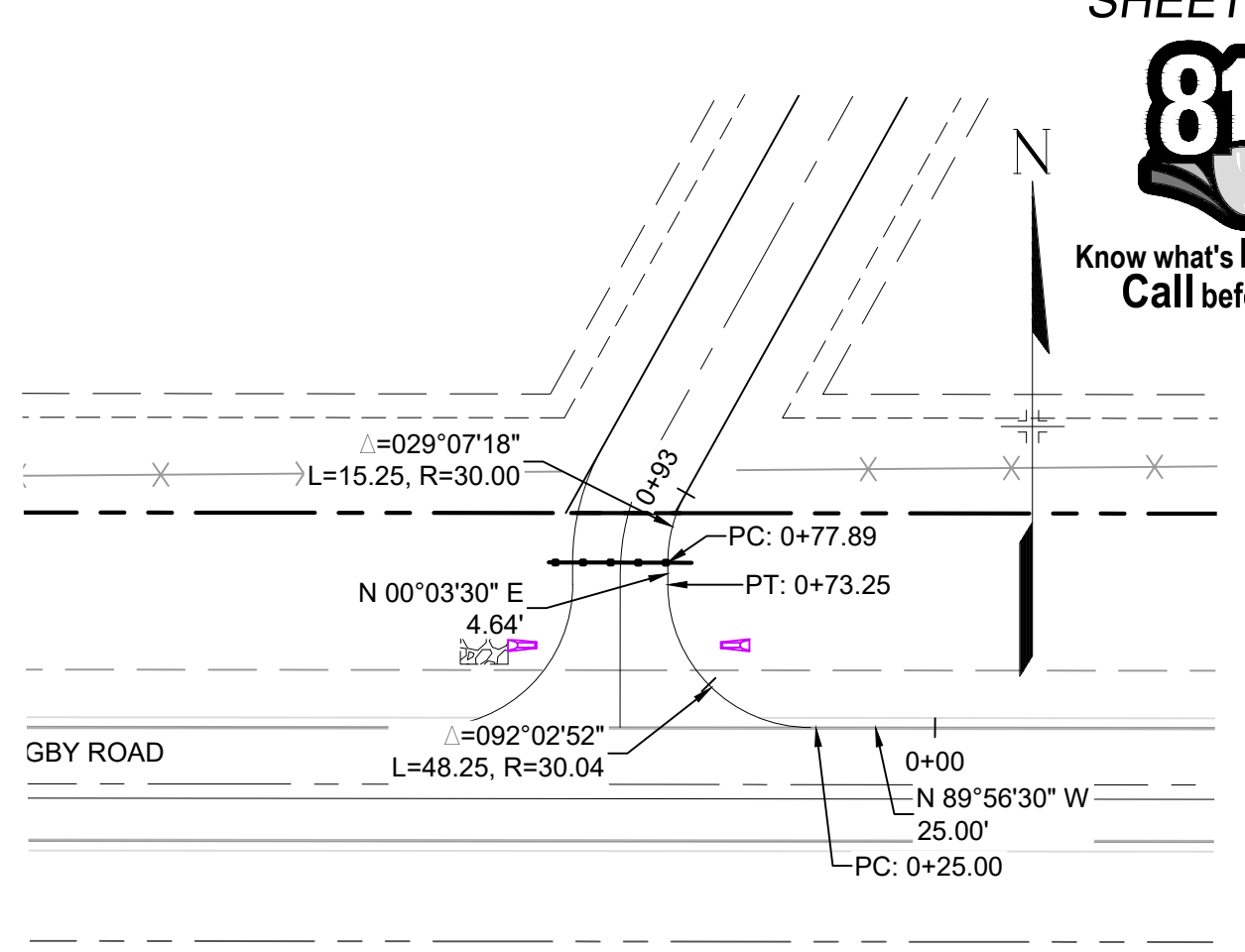
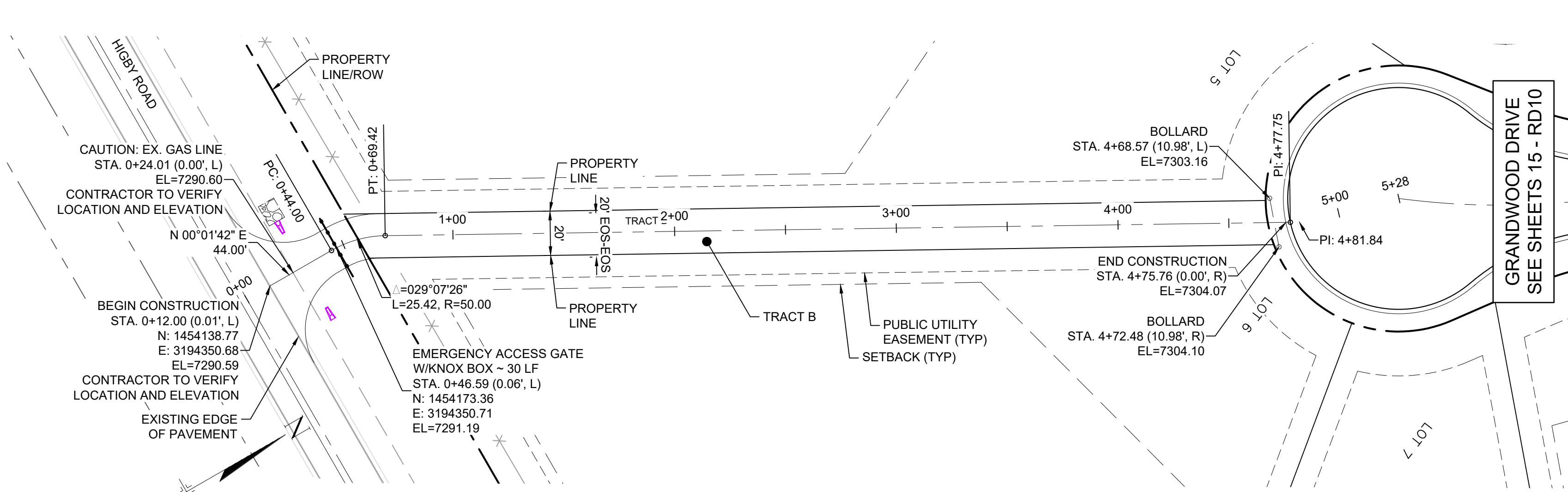
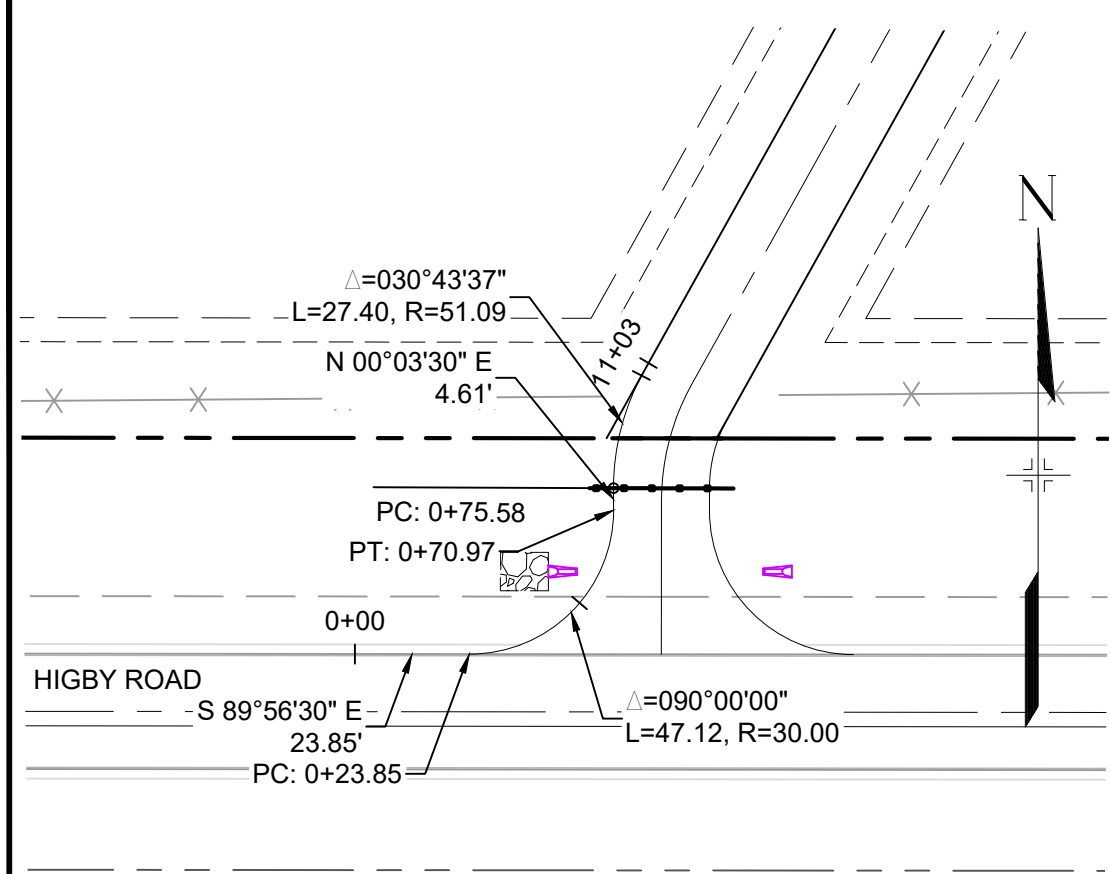
DATE ISSUED: FEBRUARY, 2021

DRAWING No. RD06

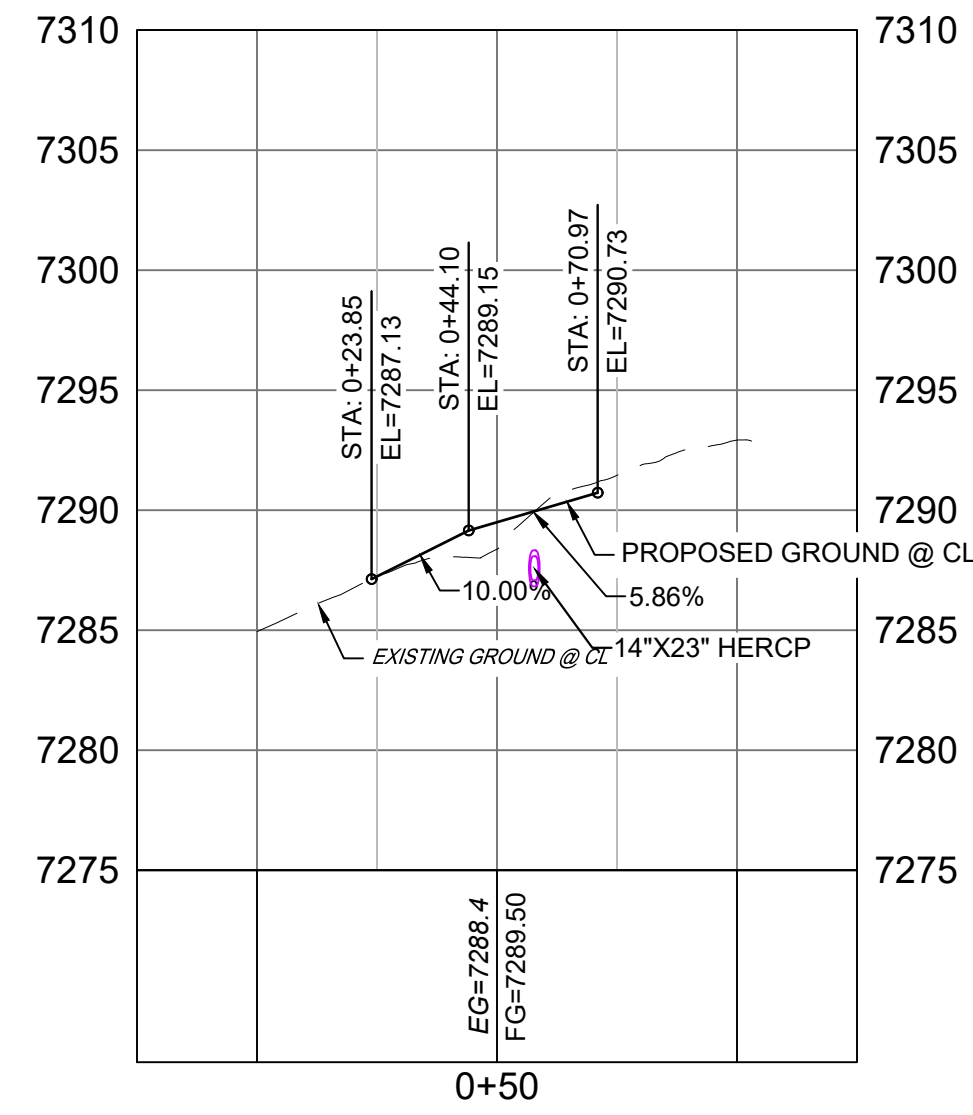
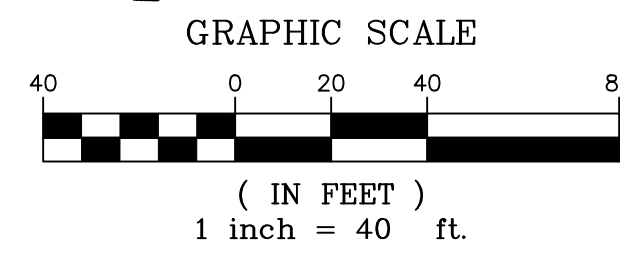
11 OF 40 SHEET



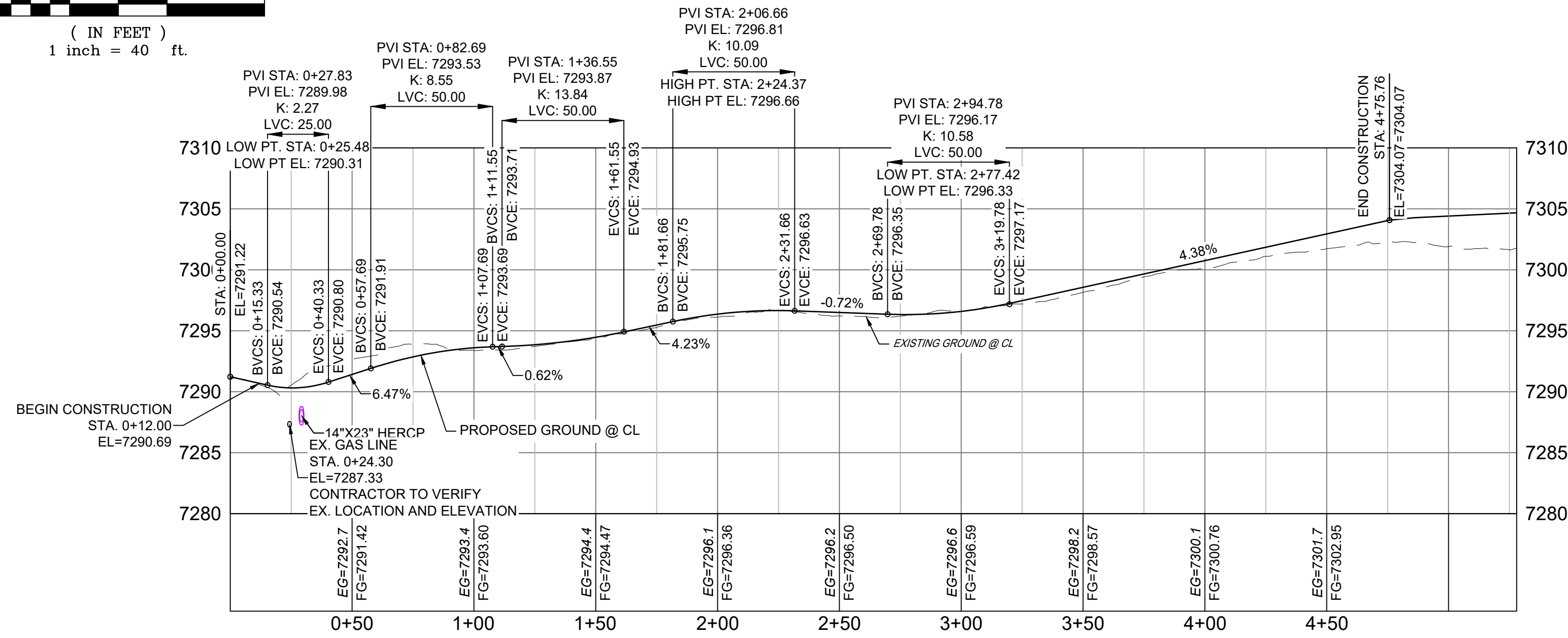
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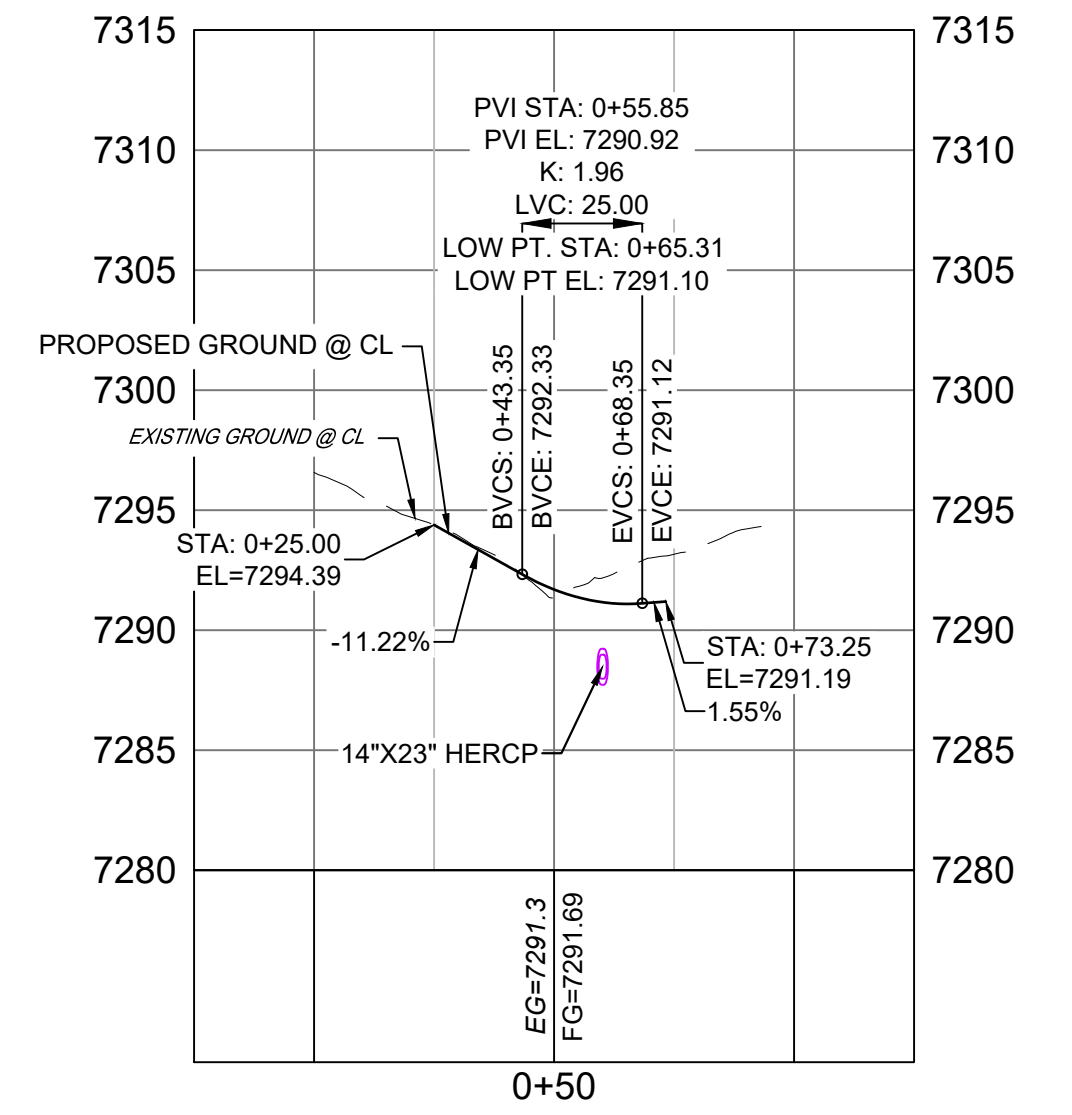
**EMERGENCY ACCESS ROAD PLAN
(PRIVATE)**



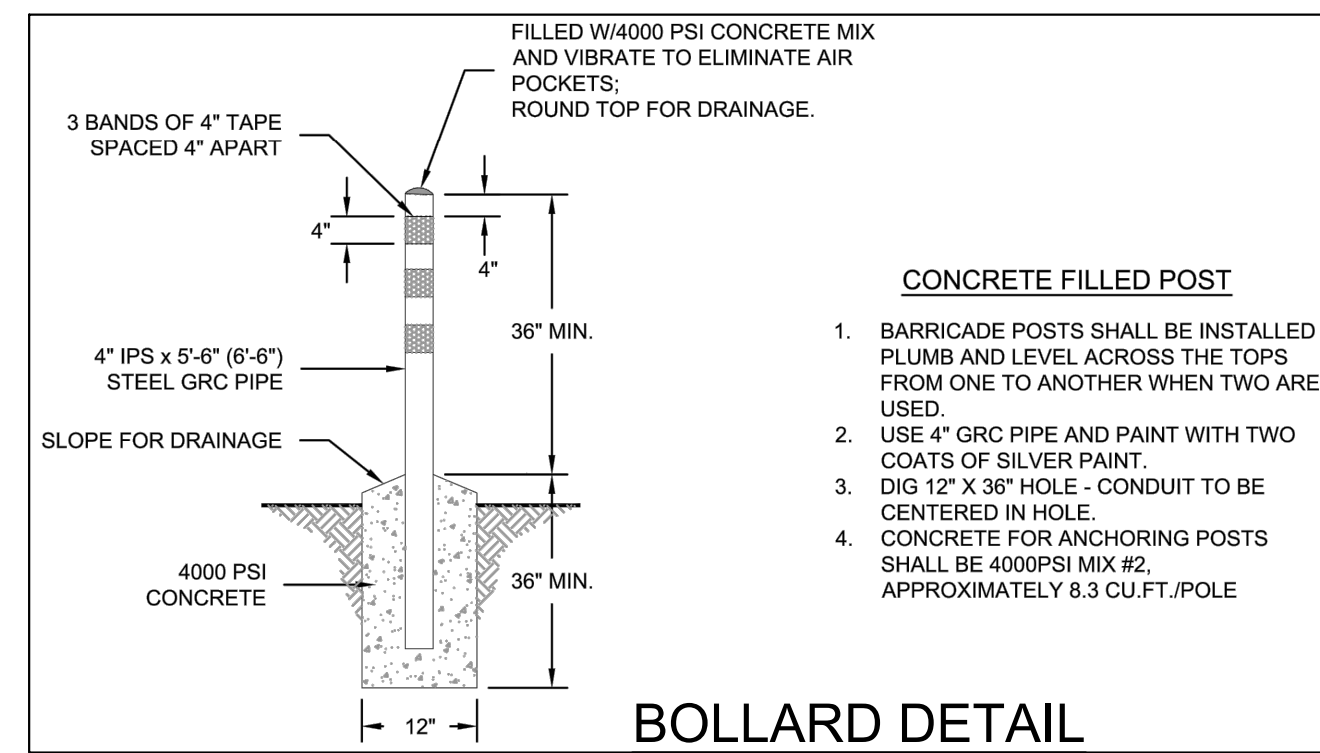
PR-EMERGENCY ACCESS - FL WEST PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: -0+25.00, END STA: 1+25.00



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



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



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

**EMERGENCY ACCESS ROAD PROFILE
(PRIVATE)**
HORIZ: 1" = 40'
VERT: 1" = 8'

- NOTES:
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 2. SPOT ELEVATIONS REFERENCE CENTERLINE AND EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.

ENGINEERING RECORD DRAWINGS

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Corey Petersen
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\RD02.dwg
CTB FILE: ---
PLOT DATE: December 8, 2022 3:39:39 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:
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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

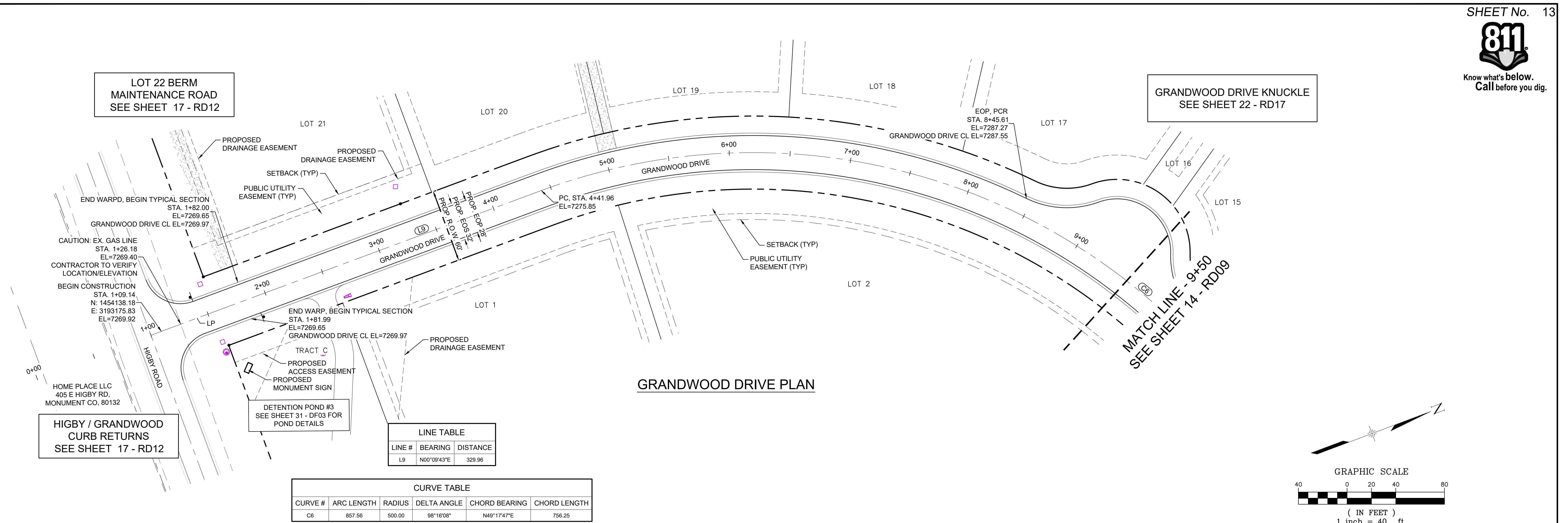
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

DESIGNED BY: CAP	SCALE: 1" = 40'	DATE ISSUED: FEBRUARY, 2021	DRAWING No. RD07
DRAWN BY: CAP	HORIZ: 1" = 40'	SHEET: 12 OF 40	
CHECKED BY: NMS	VERT: 1" = 8'		



Know what's below.
Call before you dig.

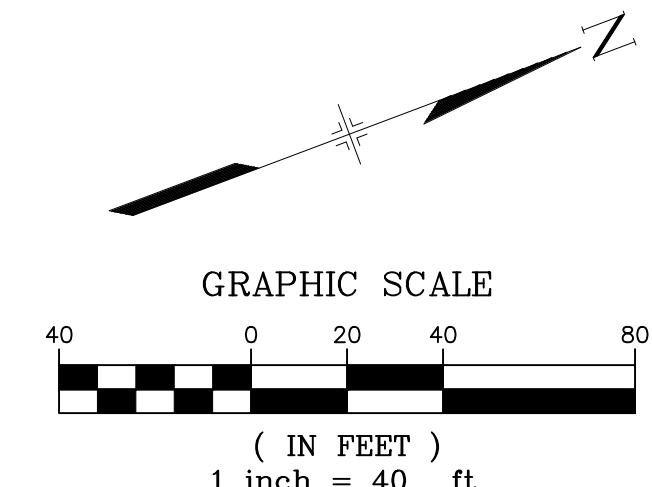


LINE TABLE

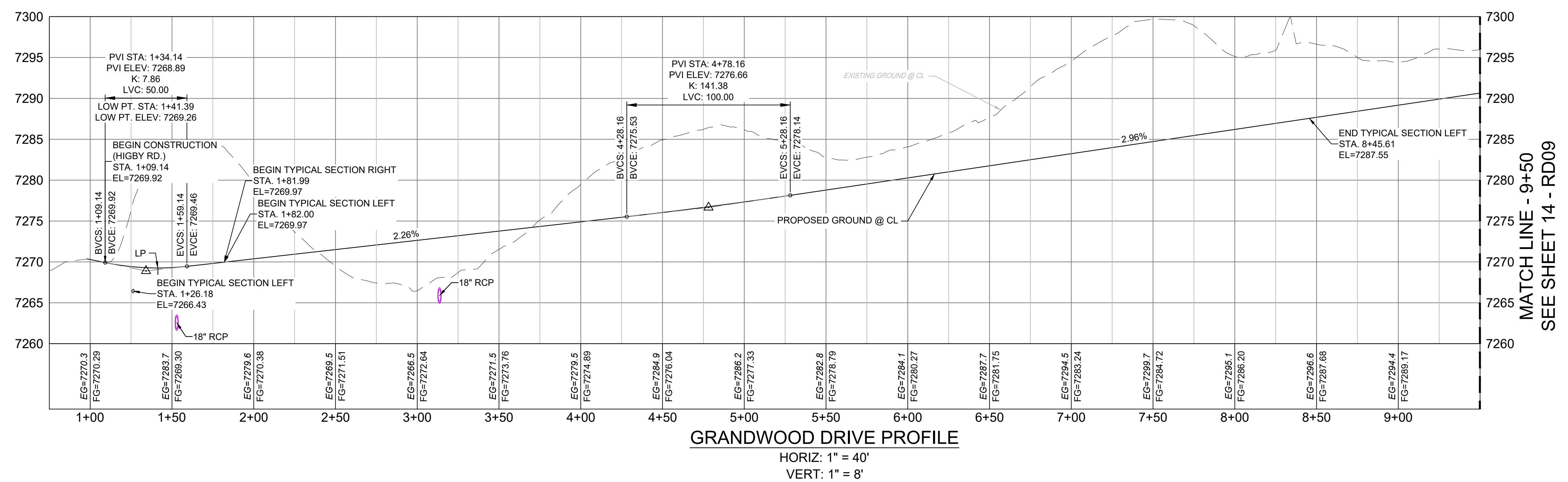
LINE #	BEARING	DISTANCE
L9	N00°09'43"E	329.96

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



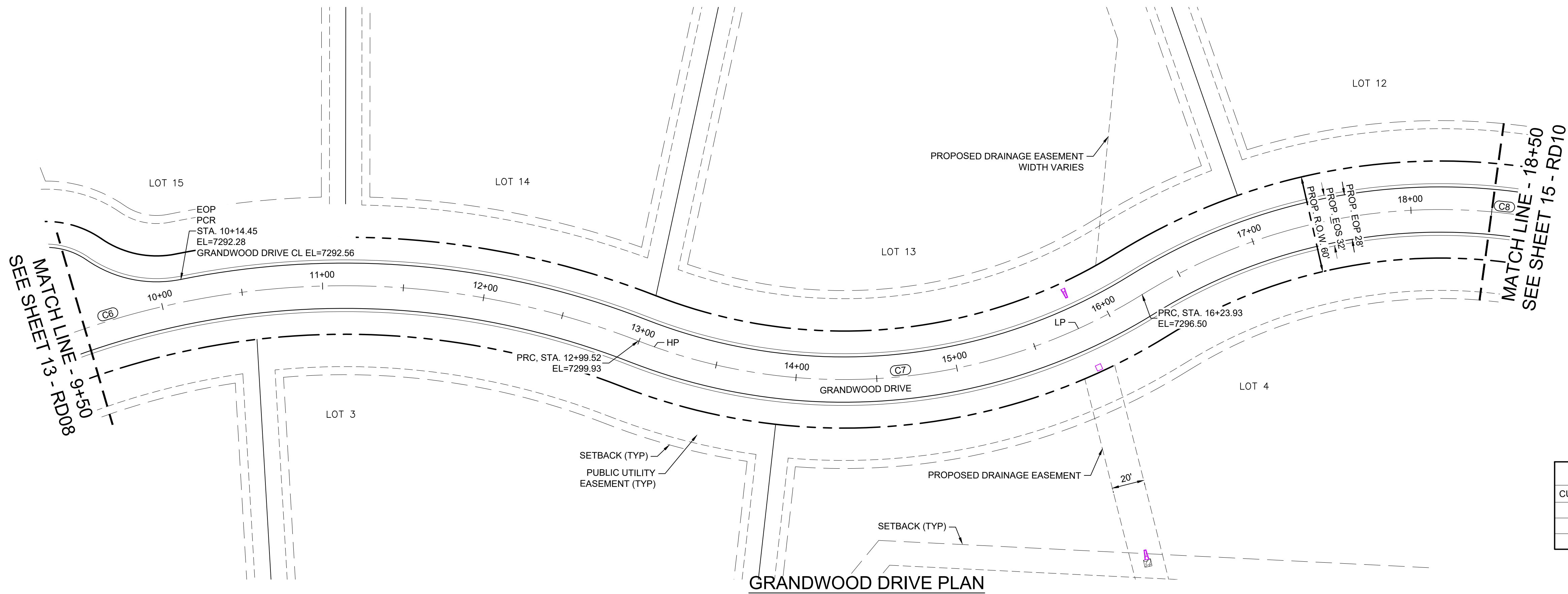
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<p>REFERENCE DRAWINGS</p> <p>X-Title-Plan & Profile X-1105-PR-SITE</p>	<p>ENGINEERING RECORD DRAWINGS</p> <p>THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL 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 style="text-align: right;">Date: 8/12/22</p> <p style="text-align: center;">COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.</p> <p>FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD03.dwg CTB FILE: ... PLOT DATE: December 8, 2022 3:40:58 PM <small>THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</small></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. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921</p> <p>PREPARED BY:</p> <p></p>	<p>SEAL</p>	<p>GRANDWOOD RANCH</p> <p>EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS</p> <p>ROADWAY PLAN AND PROFILE</p>	<p>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003</p>	<p>DESIGNED BY: CAP DRAWN BY: CAP CHECKED BY: NMS</p>	<p>SCALE</p> <p>HORIZ. 1" = 40' VERT. 1" = 8'</p>	<p>DATE ISSUED: FEBRUARY, 2021</p> <p>SHEET 13 OF 40</p>	<p>DRAWING No. RD08</p>
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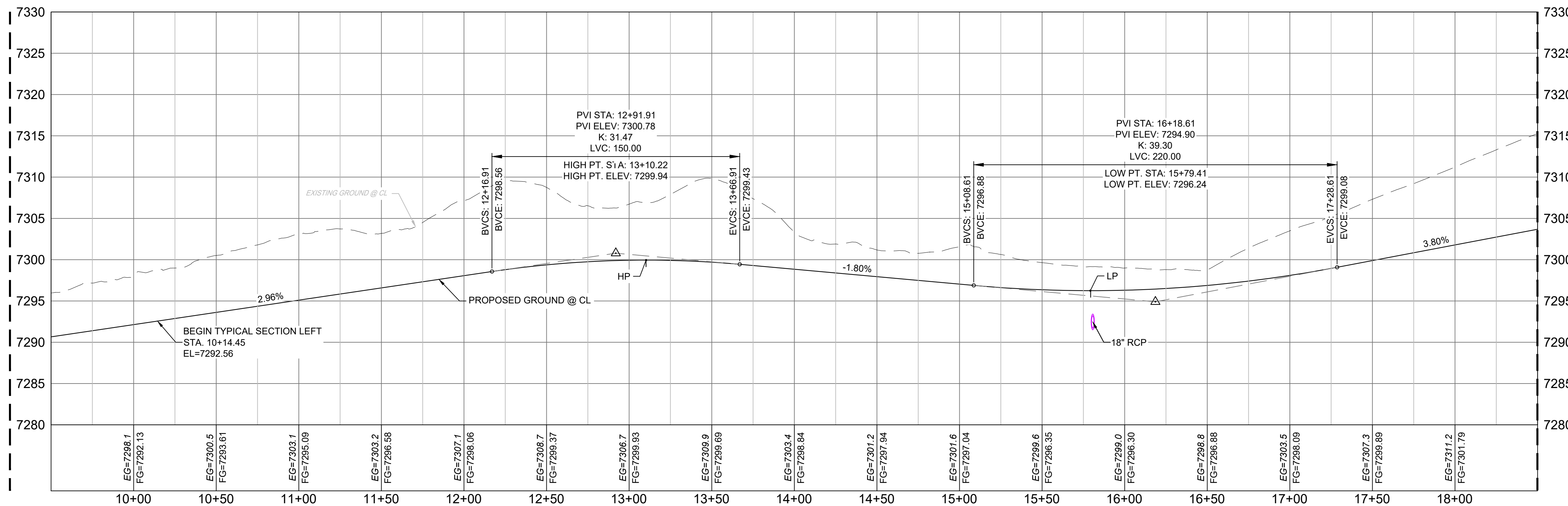
Know what's below.
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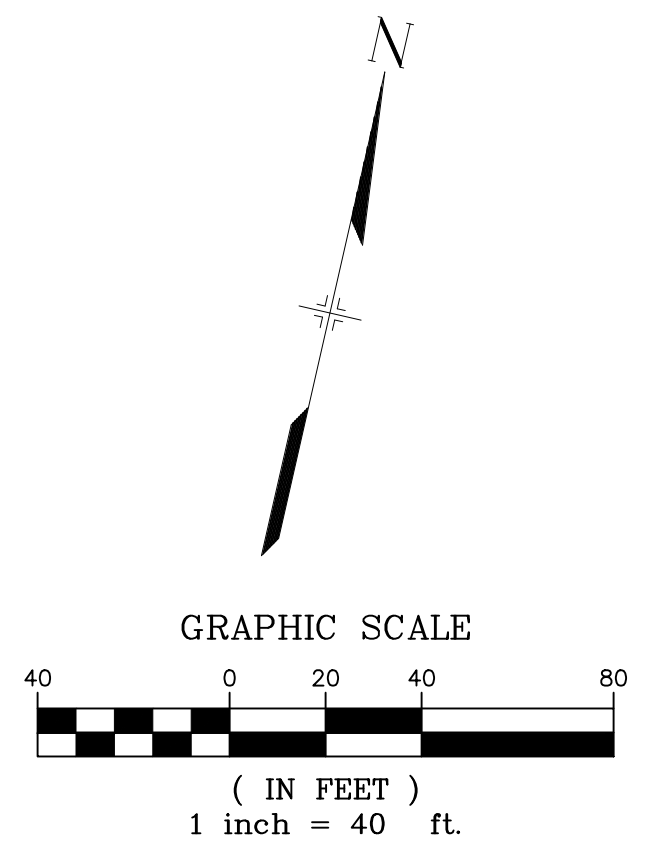
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	857.56	500.00	98°16'08"	N49°17'47"E	756.25
C7	324.41	350.00	53°06'22"	N71°52'40"E	312.92
C8	1048.99	350.00	171°43'21"	S48°48'49"E	698.18

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MATCH LINE - 9+50
SEE SHEET 13 - RD08



MATCH LINE - 18+50
SEE SHEET 15 - RD10



GRANDWOOD DRIVE PROFILE

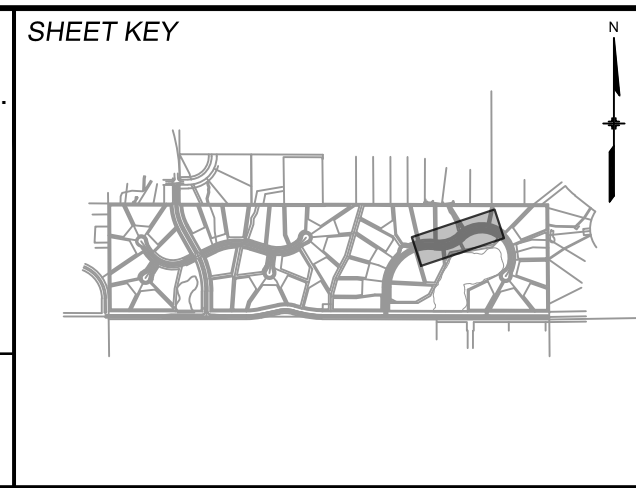
HORIZ: 1" = 40'
VERT: 1" = 8'

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Corey Petersen
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FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD03.dwg
CTB FILE: ---
PLOT DATE: December 8, 2022 3:41:02 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



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 - 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"

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

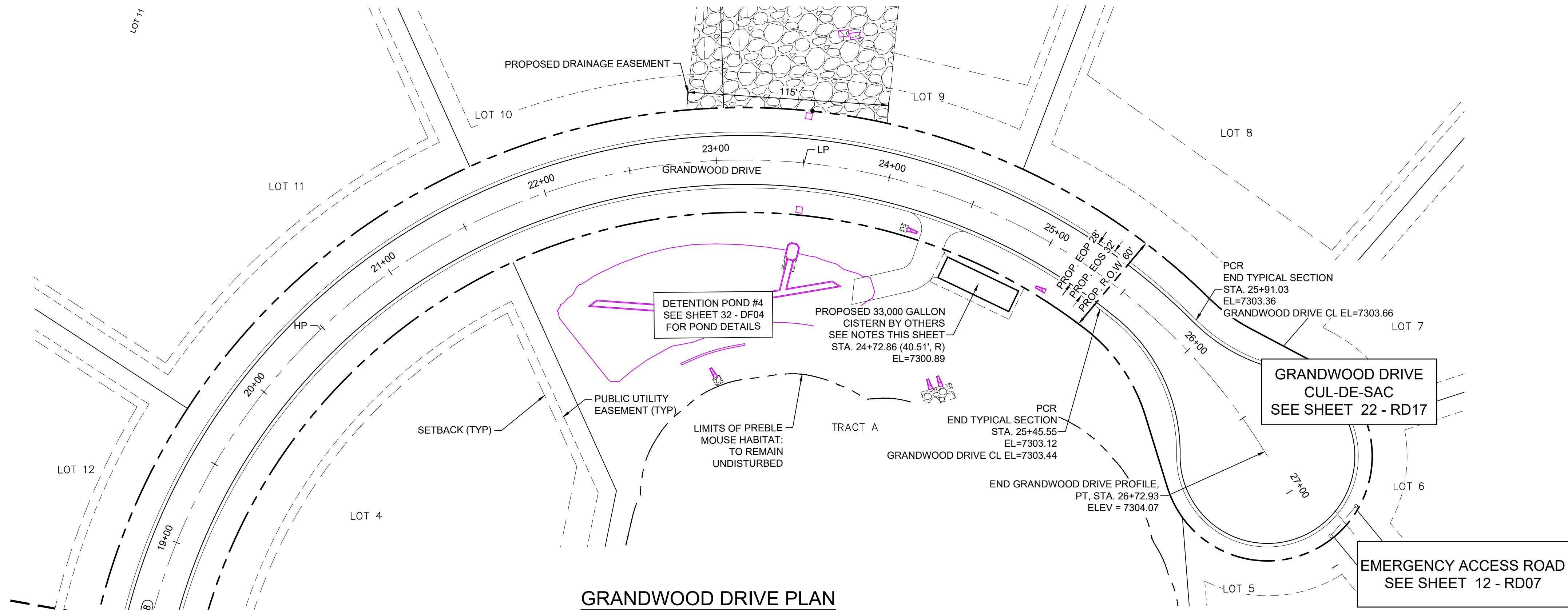
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.
DRAWN BY:	CAP	HORIZ 1" = 40'	SHEET	14 OF 40	RD09
CHECKED BY:	NMS	VERT 1" = 8'			



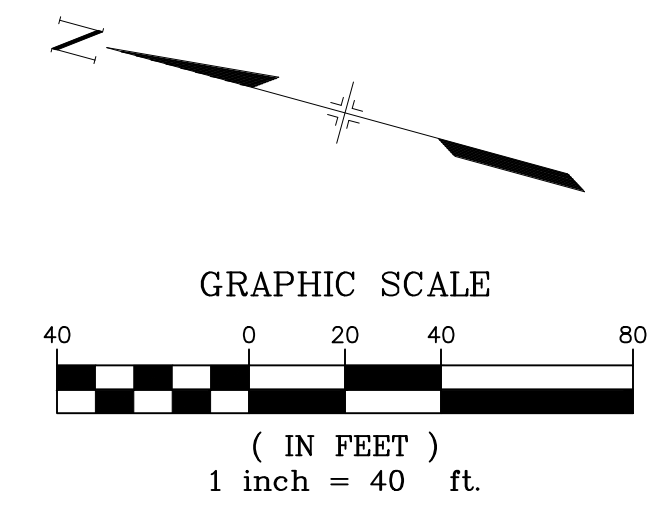
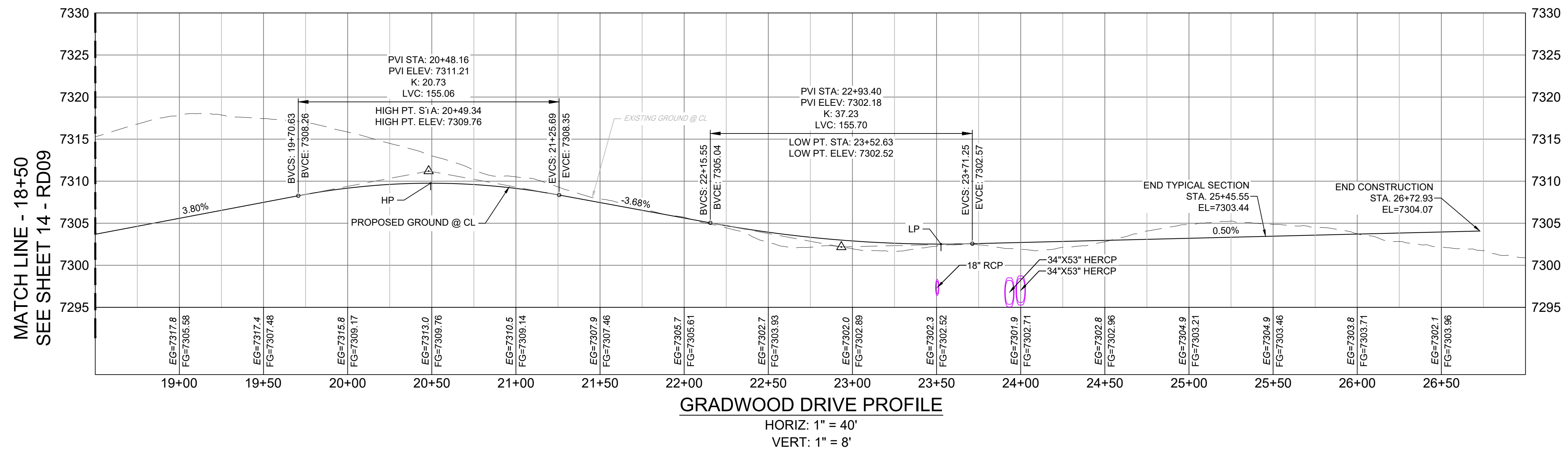
Know what's below.
Call before you dig.



MATCH LINE - 18+50
SEE SHEET 14 - RD09

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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.
 - CONTRACTOR TO CONTACT AND FOLLOW TRI-LAKES MONUMENT FIRE DISTRICT FOR SPECIFICATIONS AND CISTERN REQUIREMENTS AND INSTALLATION.

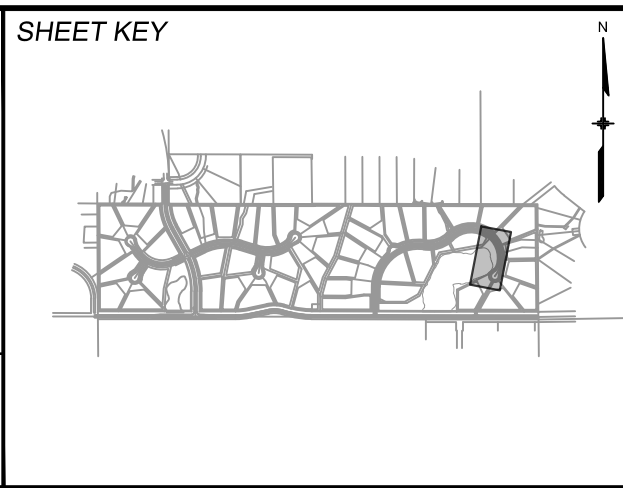


ENGINEERING RECORD DRAWINGS

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: 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\RD03.dwg
CTB FILE: ...
PLOT DATE: December 8, 2022 3:41:08 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



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:
Matrix

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
DRAWN BY: CAP
CHECKED BY: NMS

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

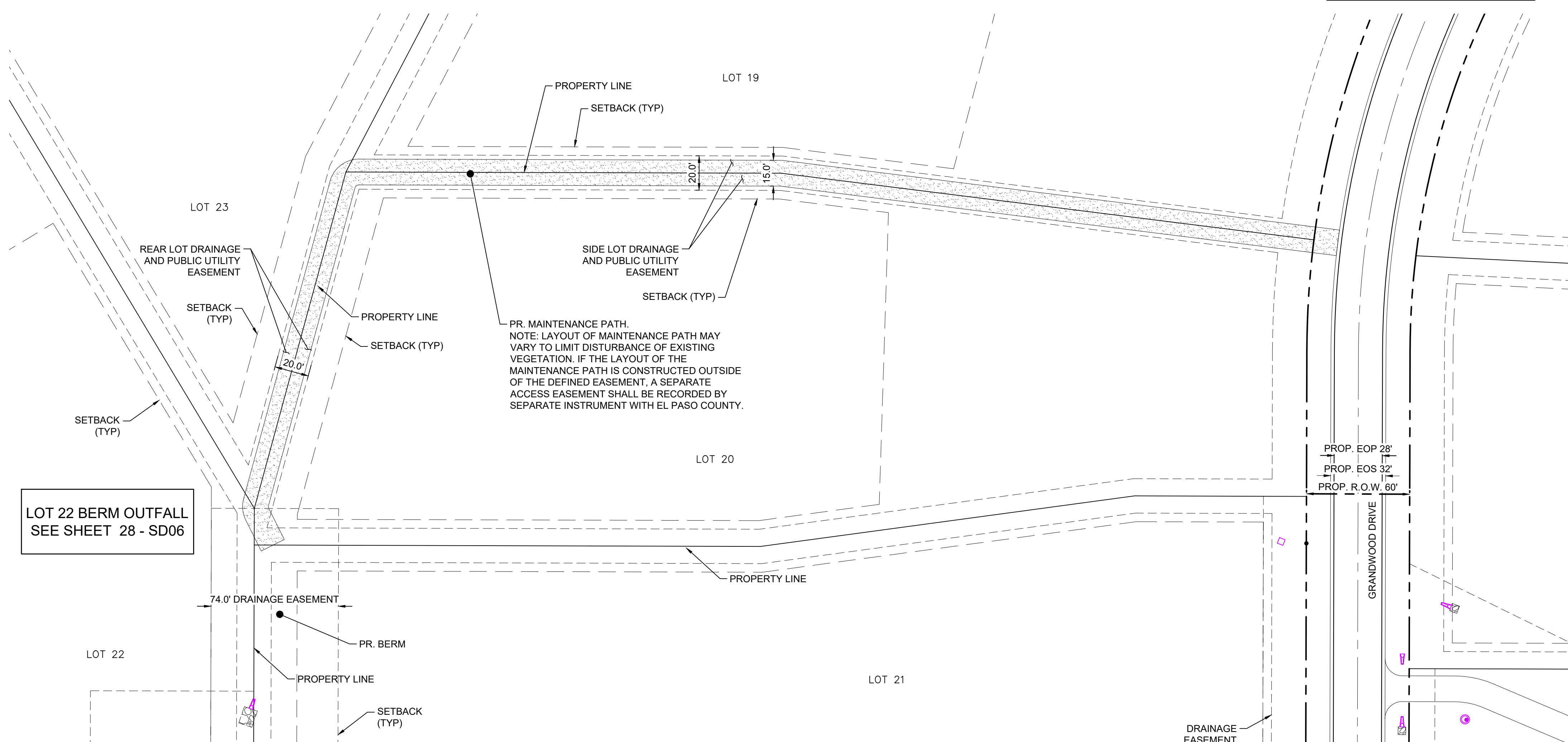
DATE ISSUED: FEBRUARY, 2021
SHEET 15 OF 40

DRAWING No. RD10

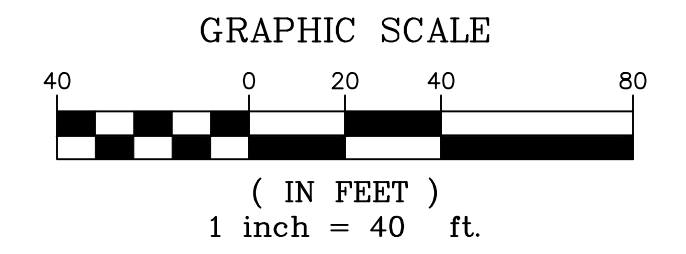
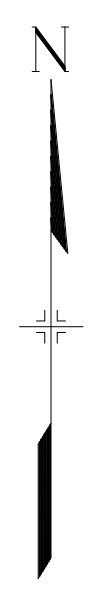


Know what's below.
Call before you dig.

GRANDWOOD DRIVE
SEE SHEET 13 - RD08



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



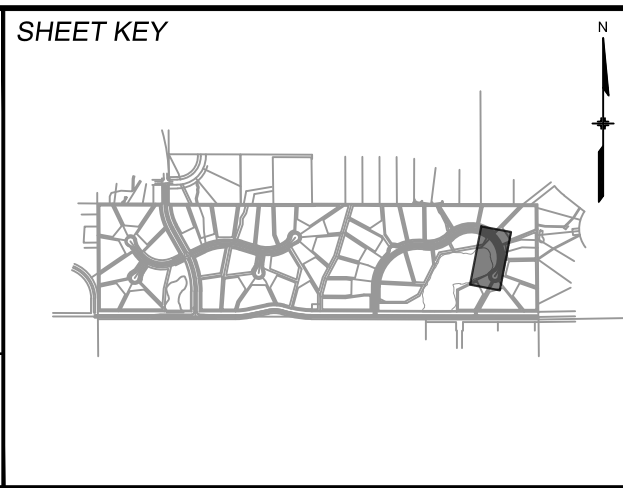
LOT 22 MAINTENANCE ACCESS ROAD PLAN - PRIVATE

ENGINEERING RECORD DRAWINGS

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Corey Petersen
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\RD03.dwg
CTB FILE: ---
PLOT DATE: December 8, 2022 3:41:12 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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

PREPARED BY:

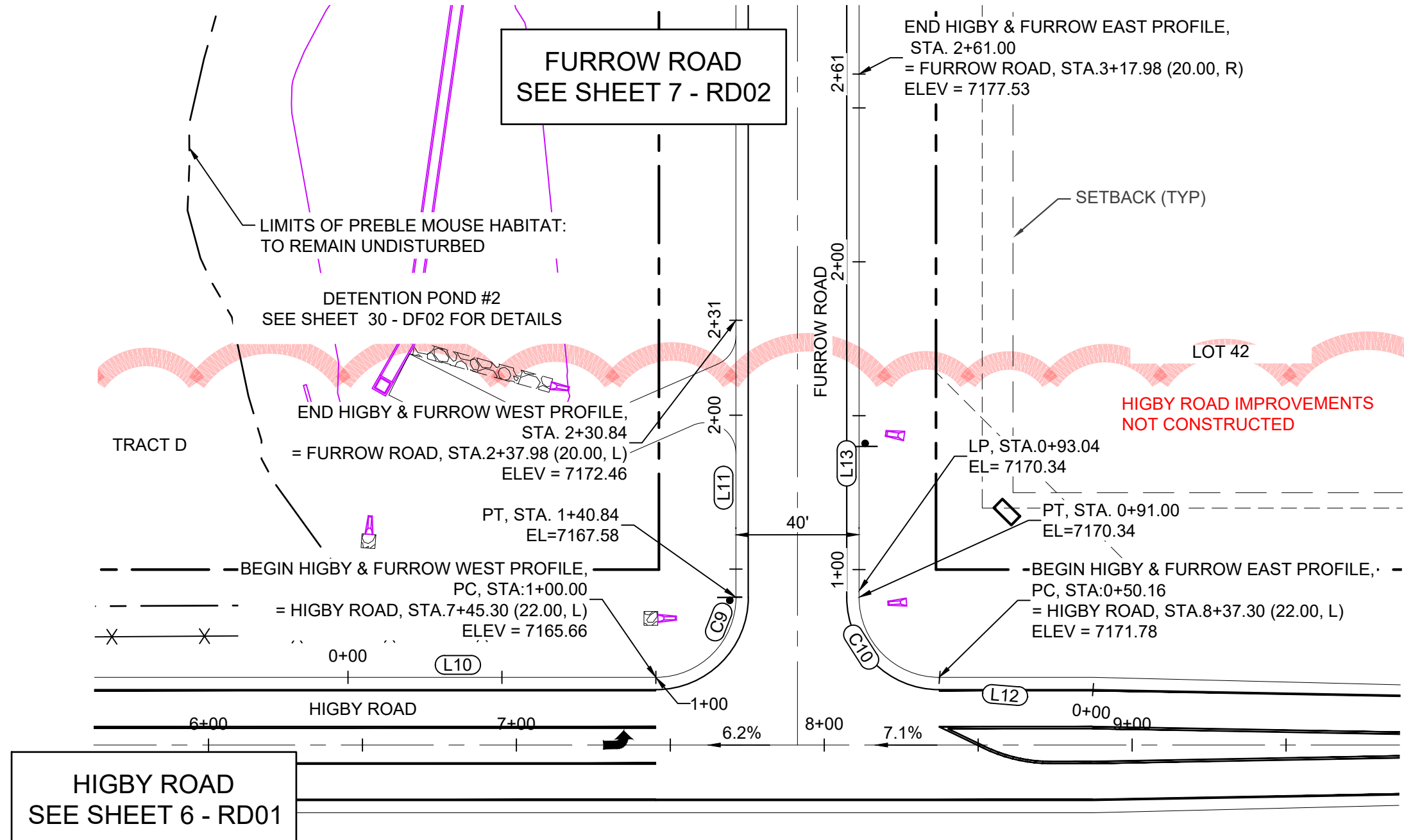
SEAL

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

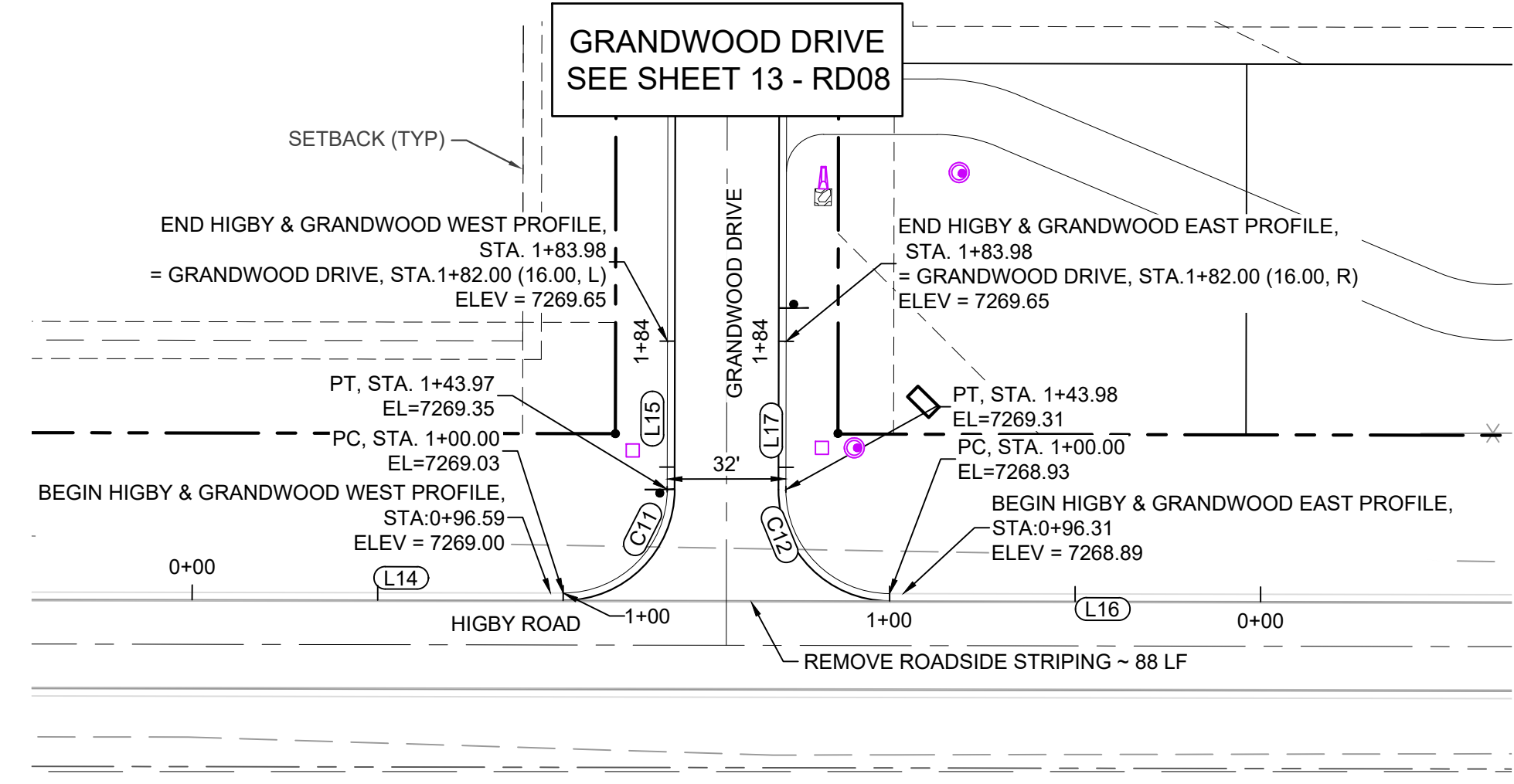
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: FEBRUARY, 2021
DRAWN BY:	CAP	HORIZ	N/A
CHECKED BY:	JA	VERT.	N/A
		SHEET	16 OF 40
			DRAWING No. RD11



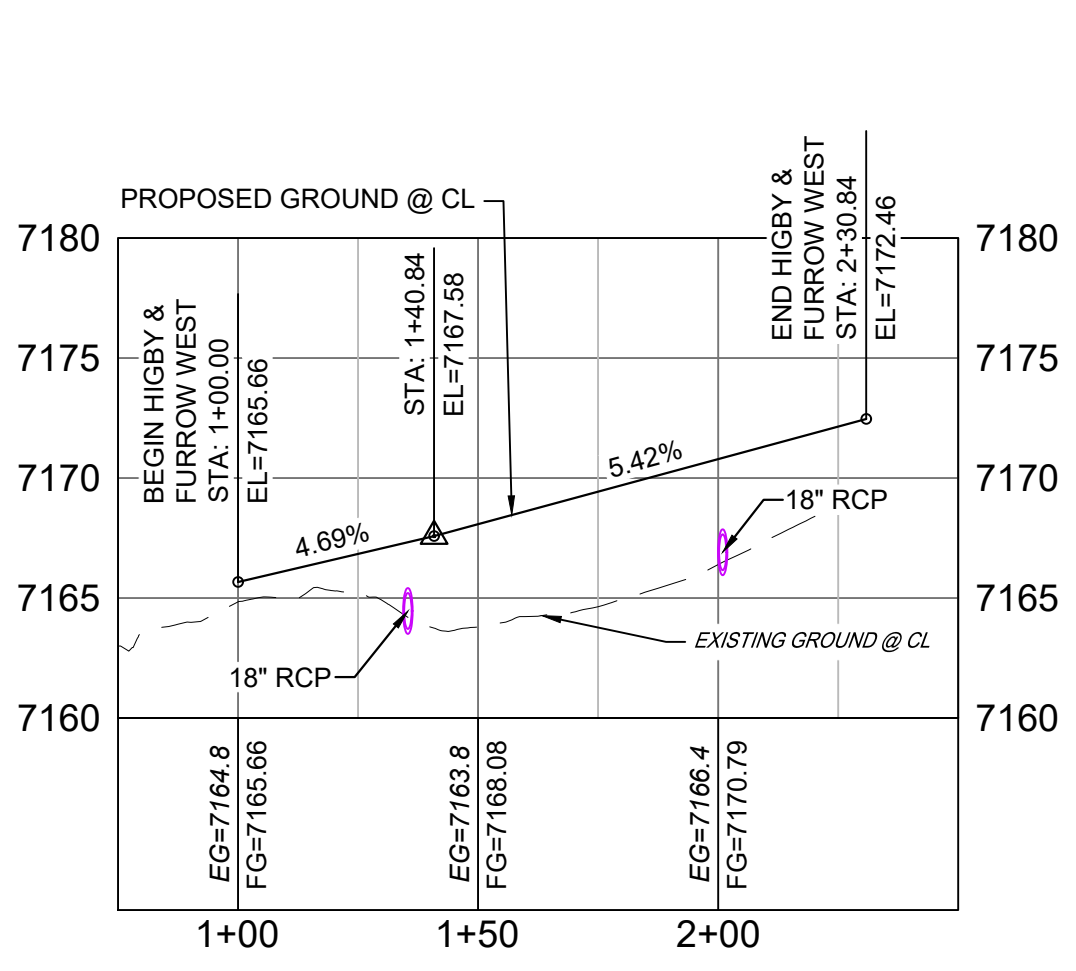
Know what's below.
Call before you dig.



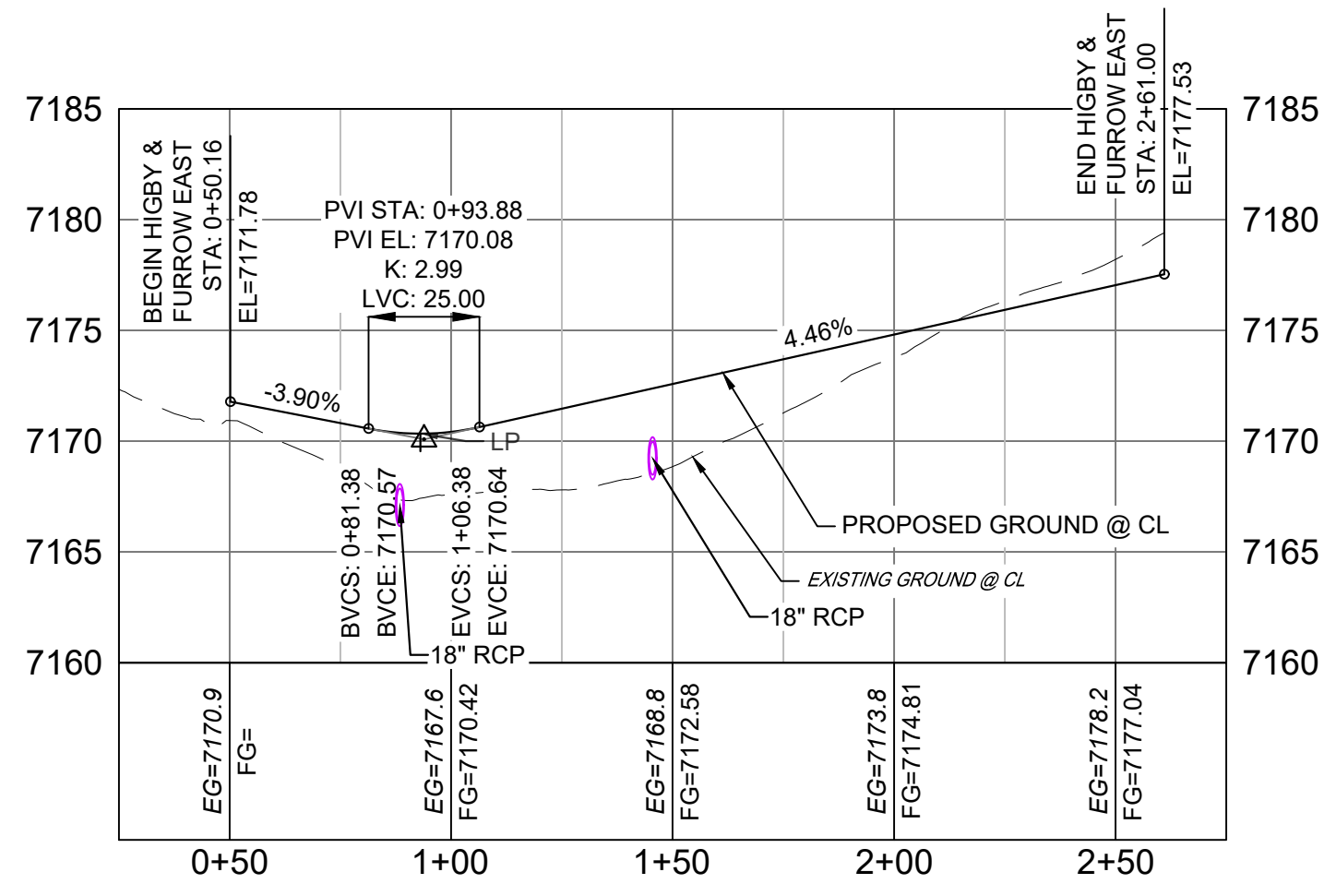
HIGBY ROAD & FURROW ROAD PLAN



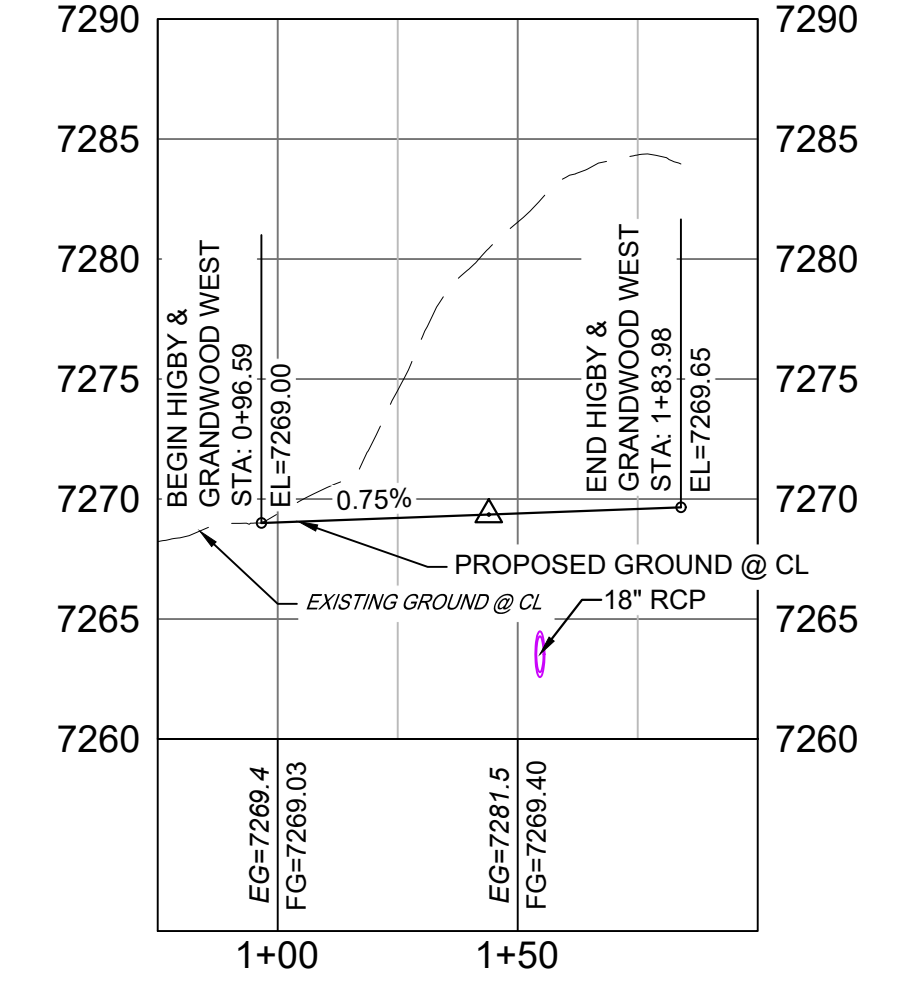
HIGBY ROAD & GRANDWOOD DRIVE PLAN



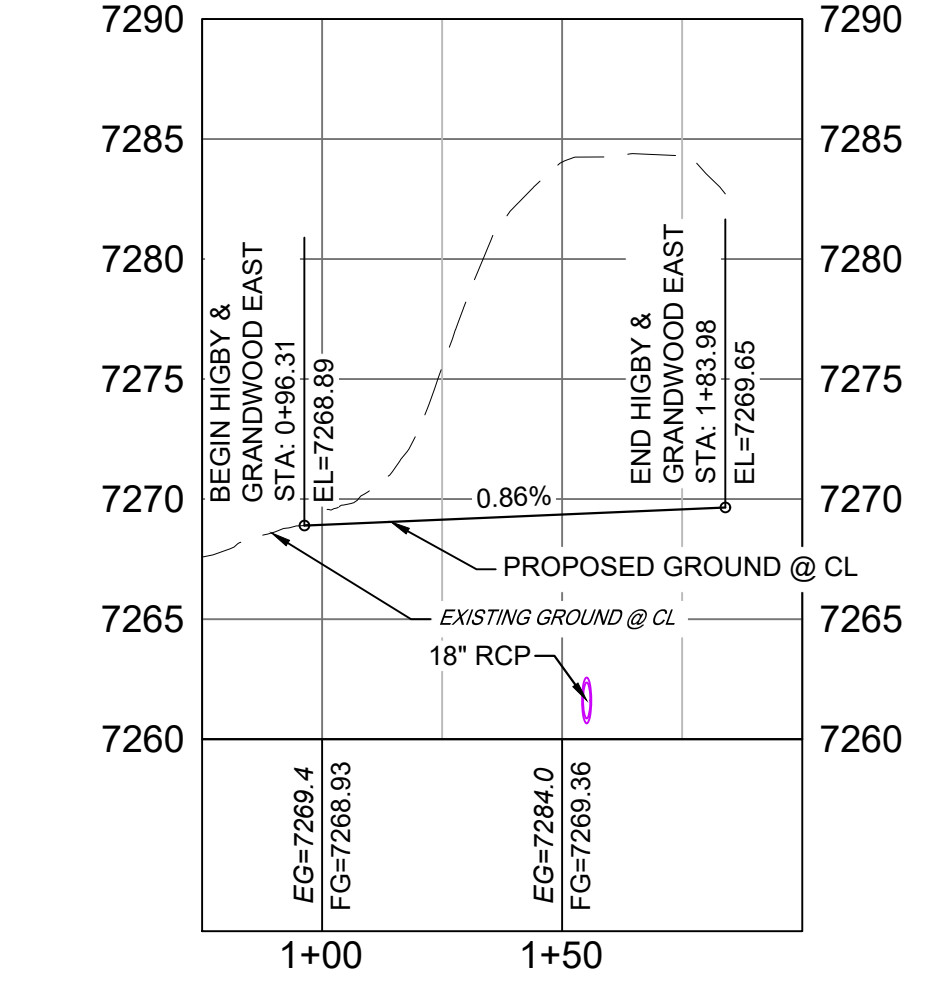
HIGBY ROAD & FURROW ROAD WEST PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



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



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

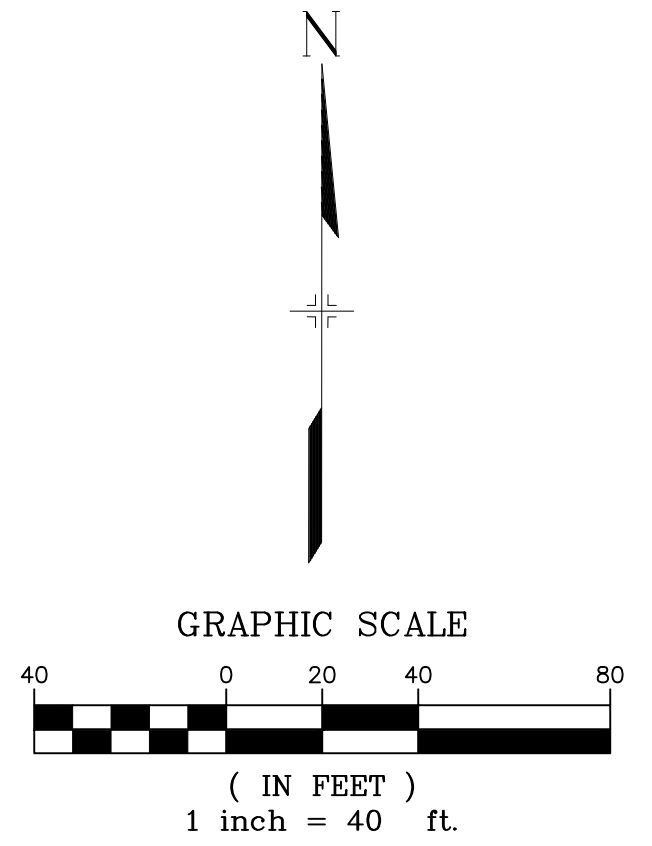


HIGBY ROAD & GRANDWOOD DRIVE EAST PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

LINE #	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 #	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°09'41"	N44°50'38"W	39.60

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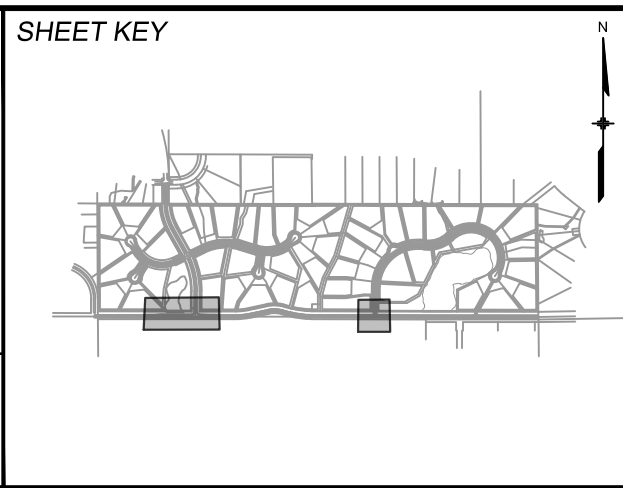


ENGINEERING RECORD DRAWINGS

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

FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD01.dwg
 CTB FILE: ...
 PLOT DATE: December 8, 2022 3:42:38 PM
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



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:
 Matrix

SEAL

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

GRANDWOOD RANCH

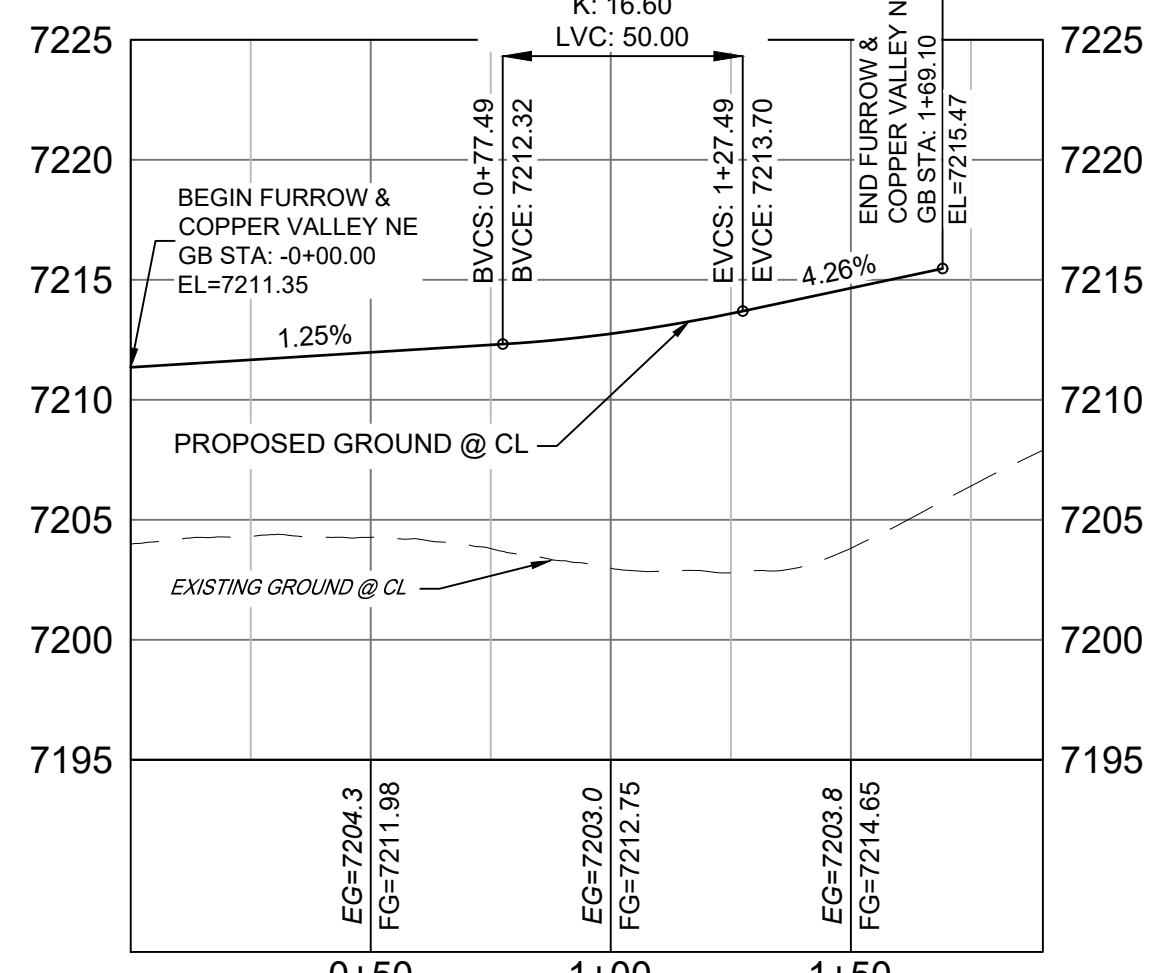
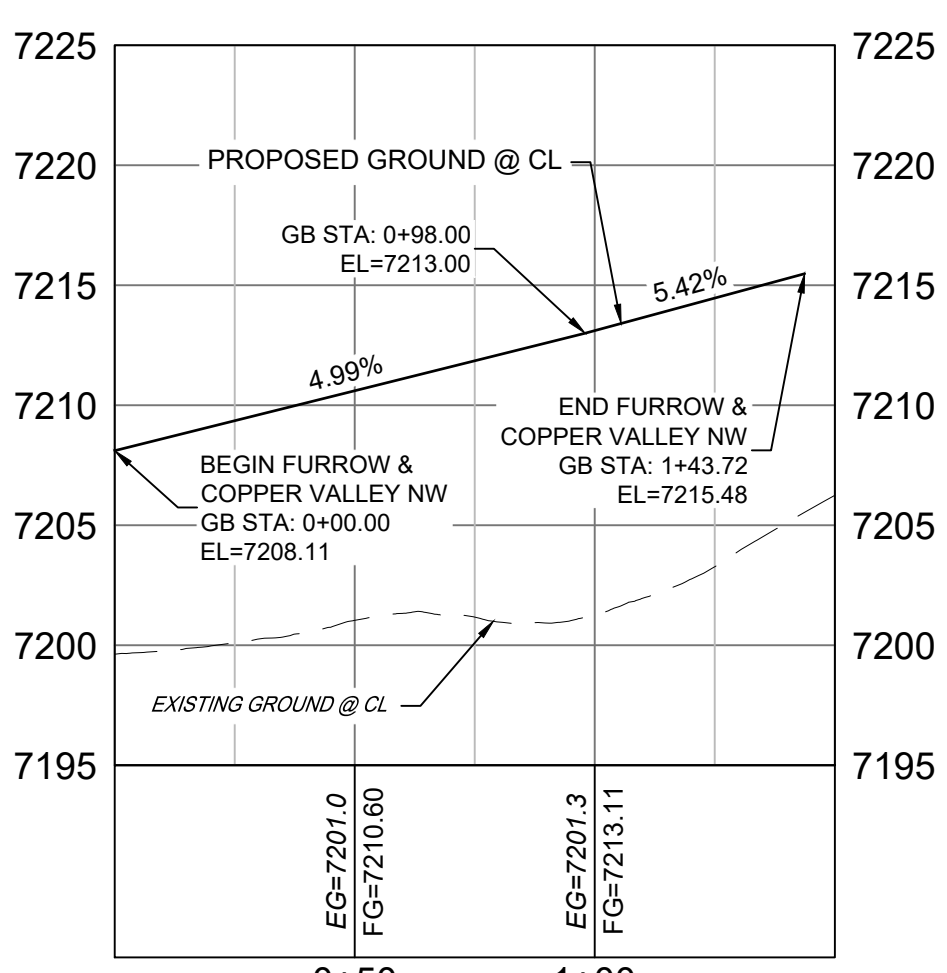
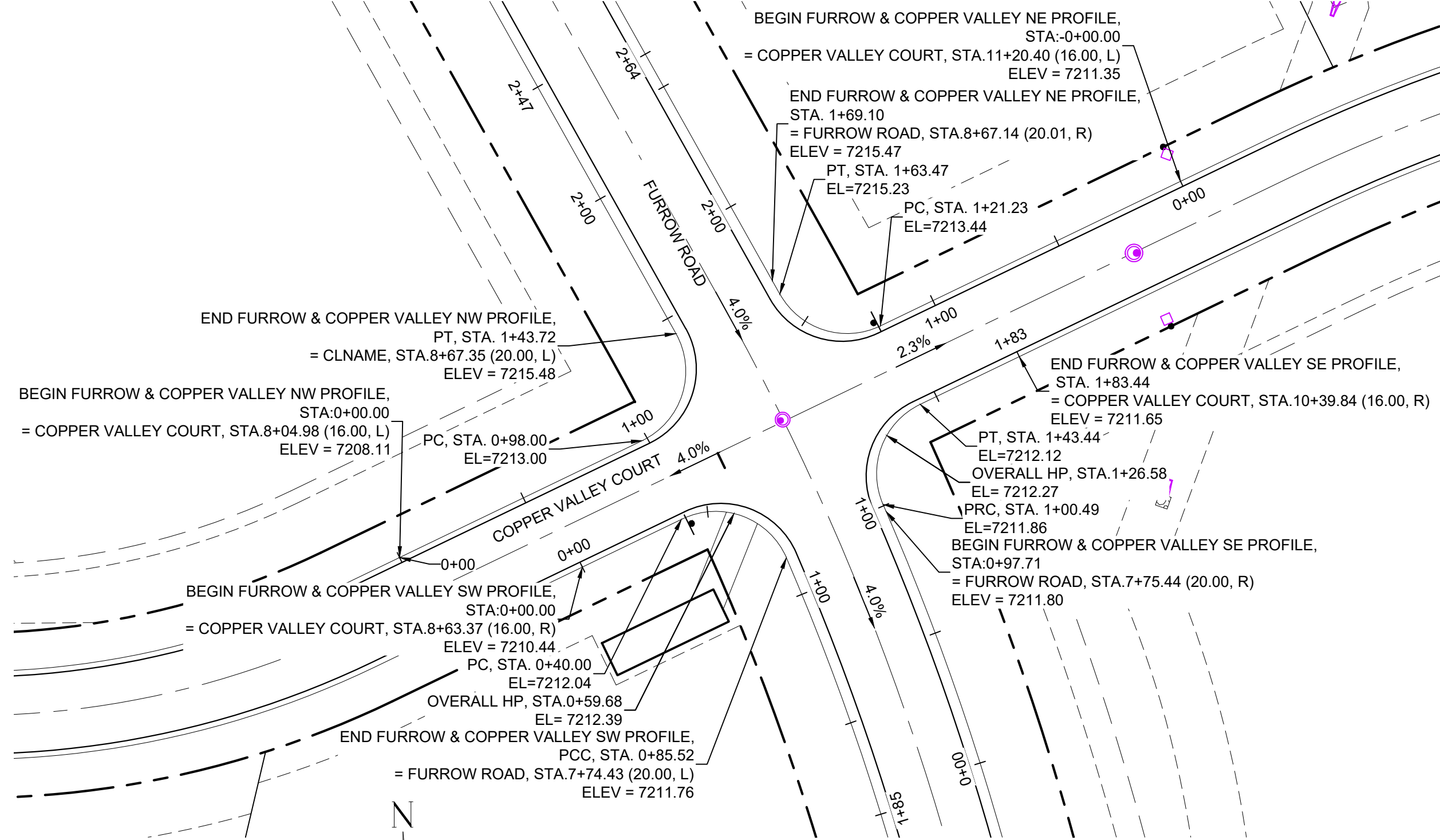
EL PASO COUNTY - SF 2026
 ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

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



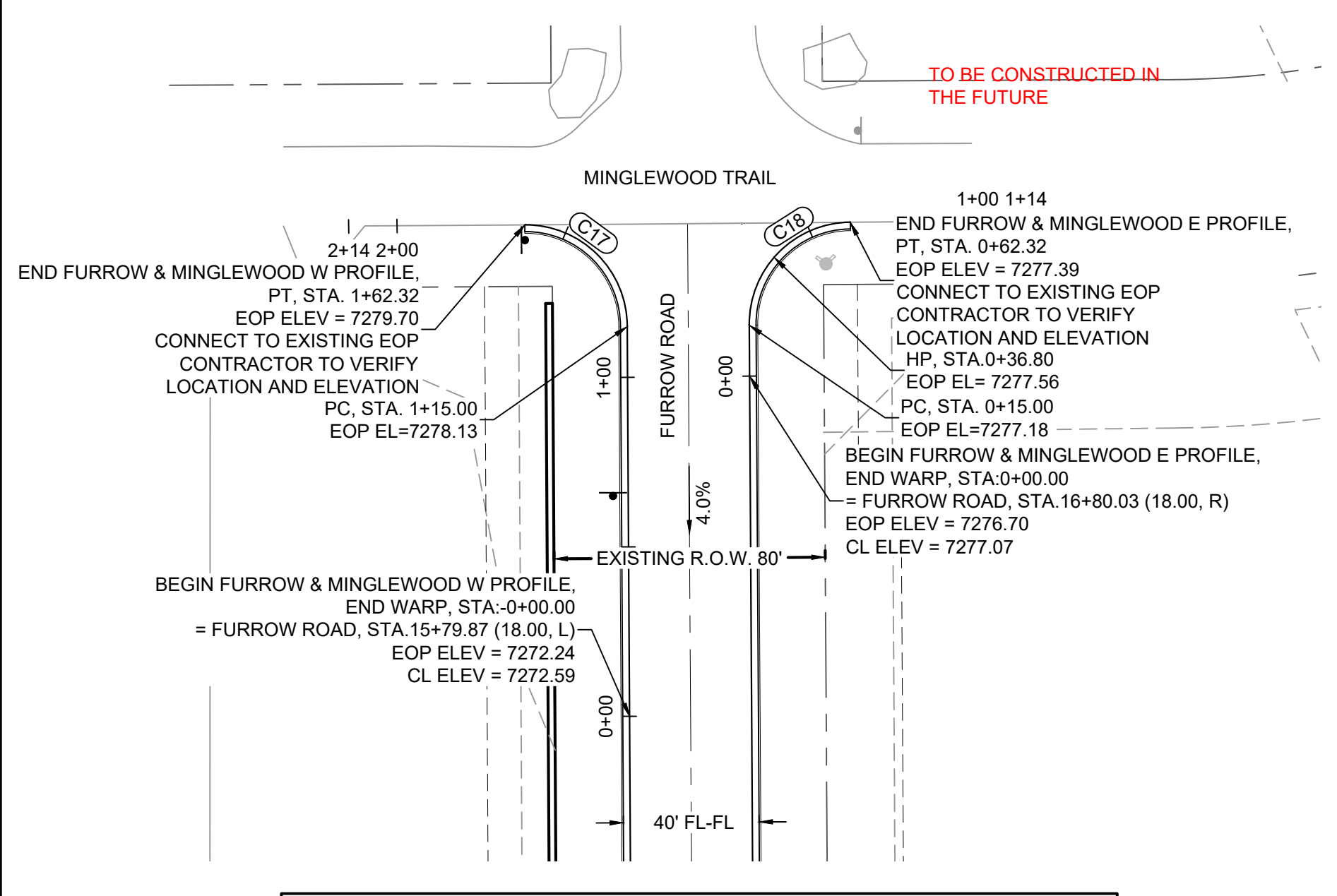
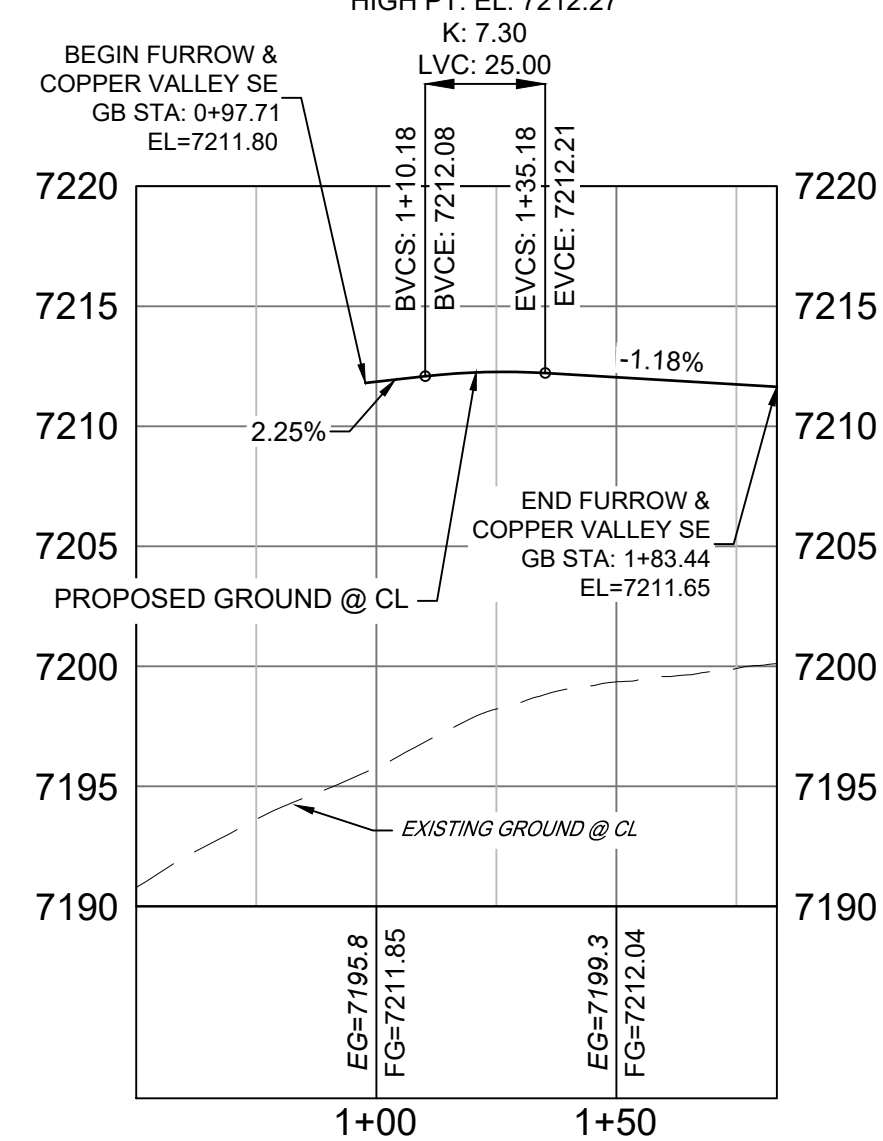
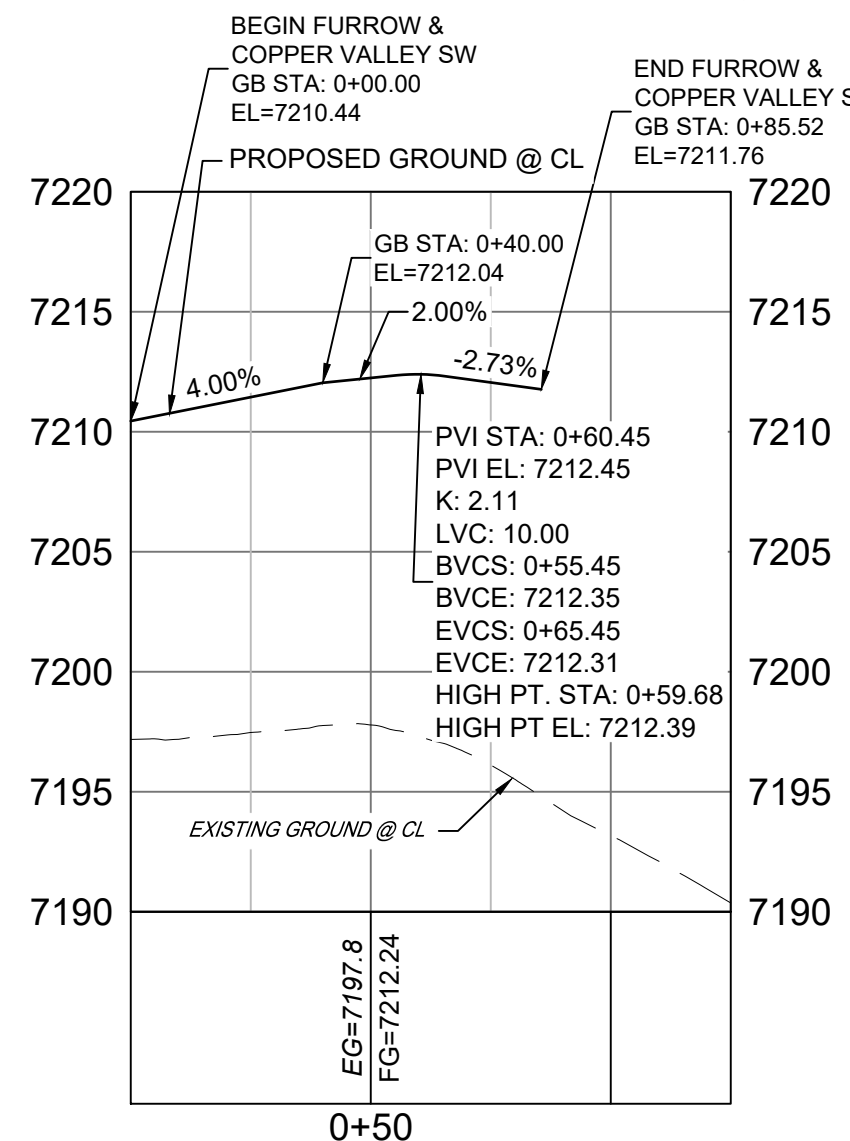
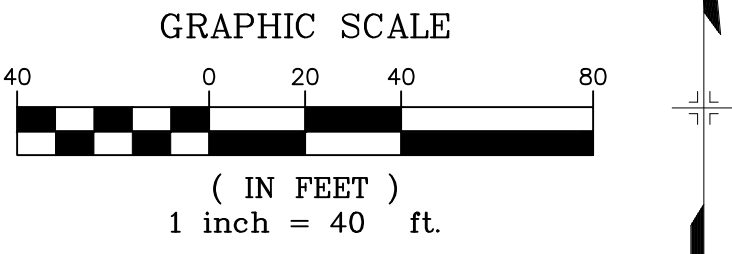
Know what's below.
Call before you dig.



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

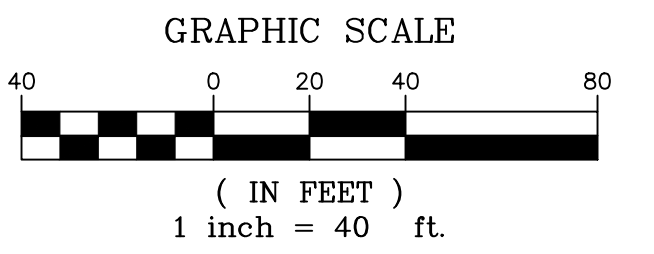
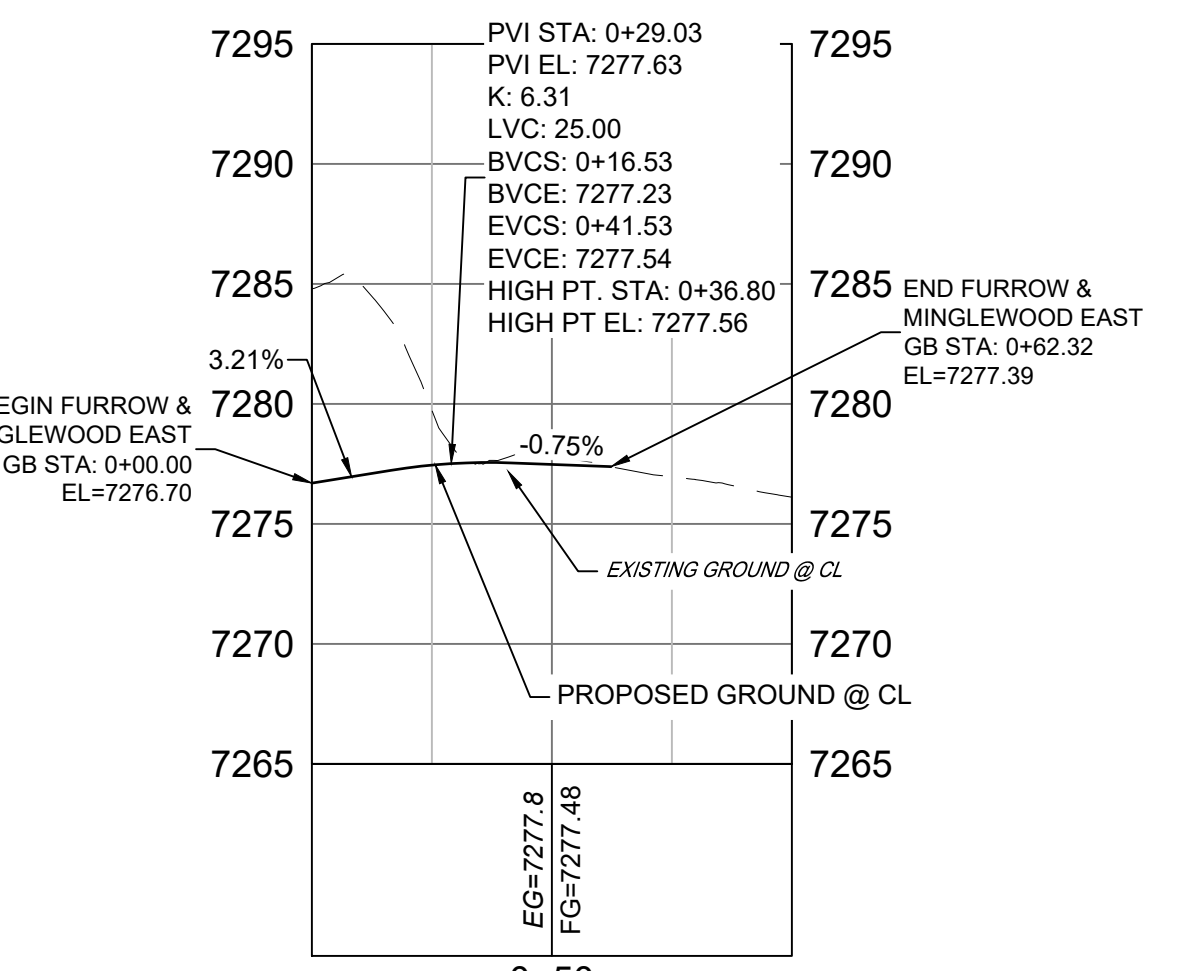
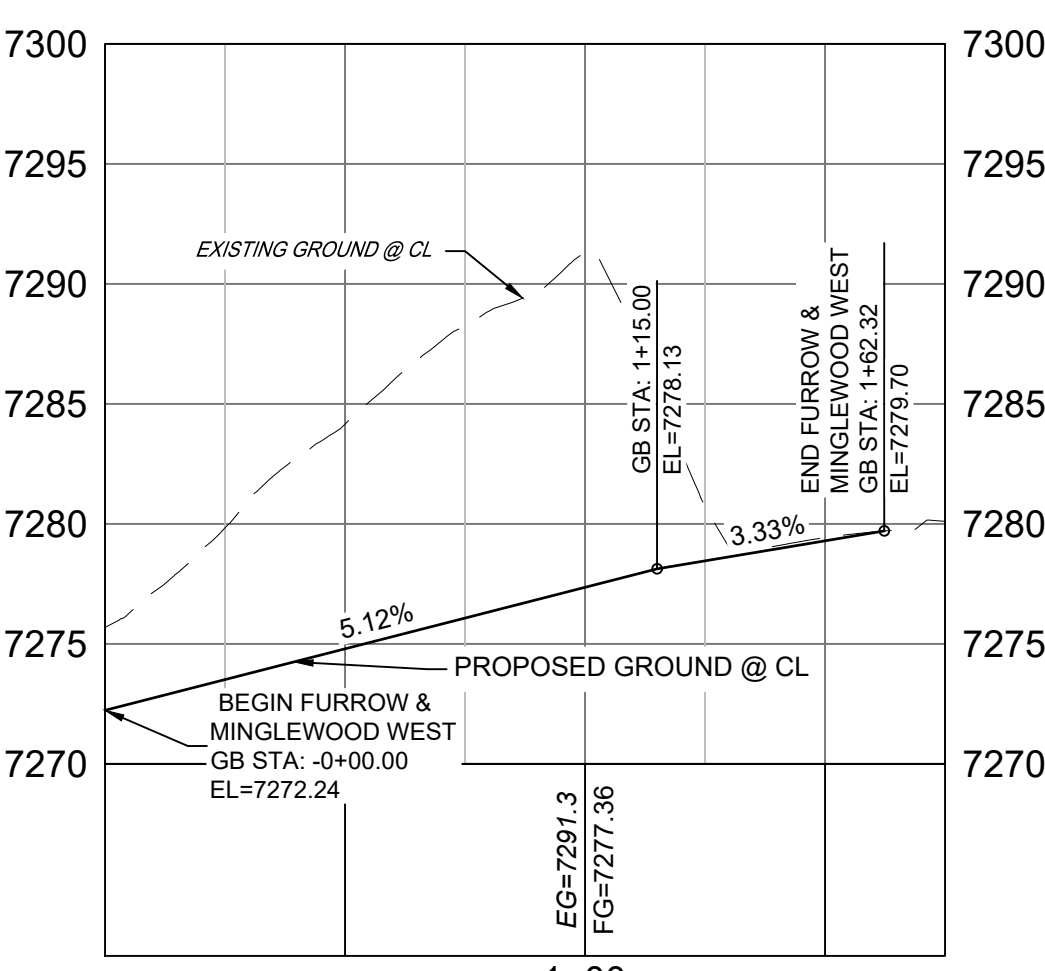
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C13	45.52	28.00	93°08'09"	S69°56'30"E	40.67
C14	45.72	28.00	93°33'35"	N17°30'20"E	40.81
C15	42.24	28.00	86°26'24"	S72°29'40"E	38.35
C16	42.95	28.00	87°53'06"	S20°20'34"W	38.86

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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.



ENGINEERING RECORD DRAWINGS

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Corey Petersen
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\RD01.dwg
CTB FILE: ---
PLOT DATE: December 8, 2022 3:42:53 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

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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

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

DESIGNED BY: CAP
DRAWN BY: CAP
CHECKED BY: NMS

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

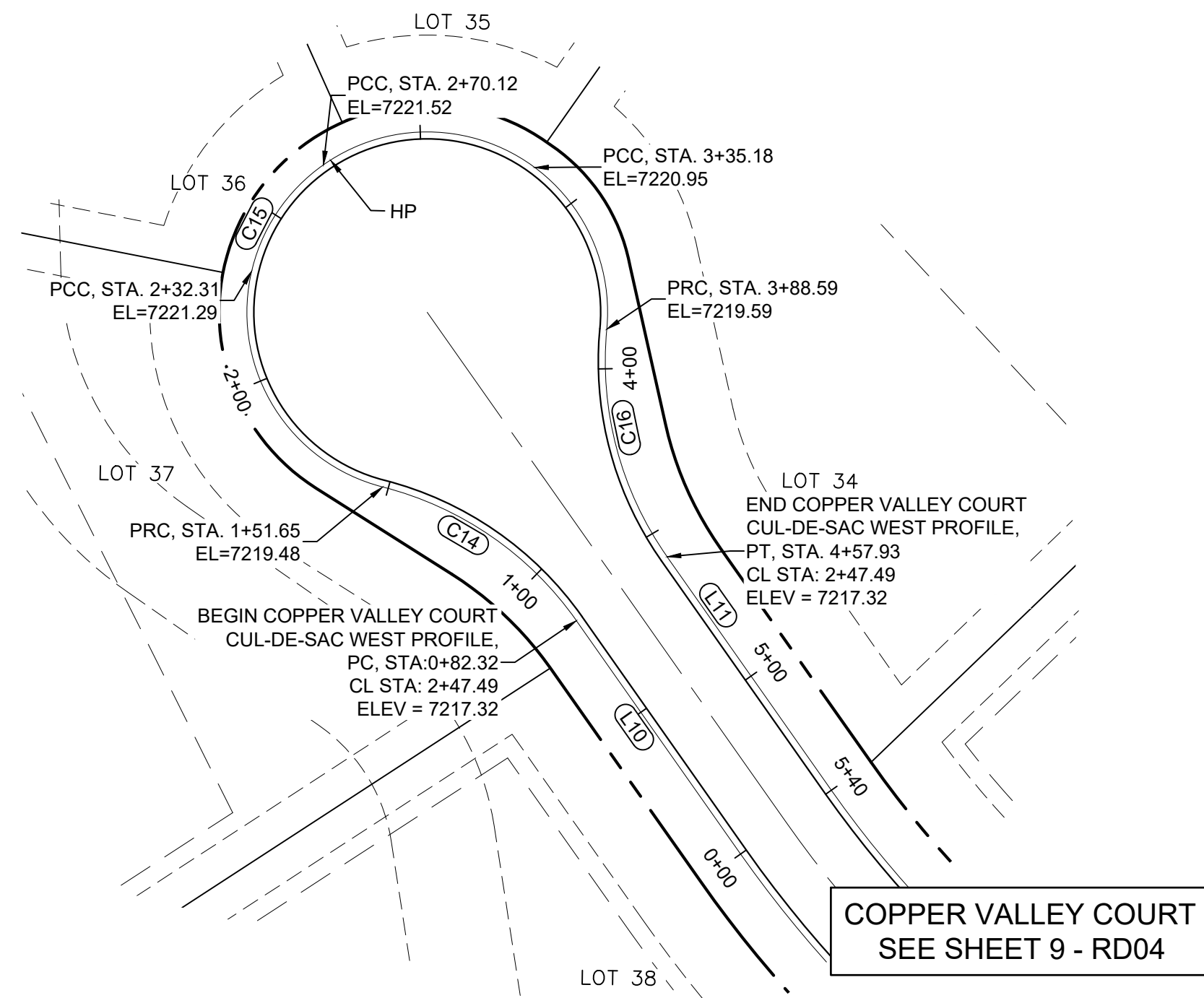
DATE ISSUED: FEBRUARY, 2021
SHEET 18 OF 40

DRAWING No. RD13



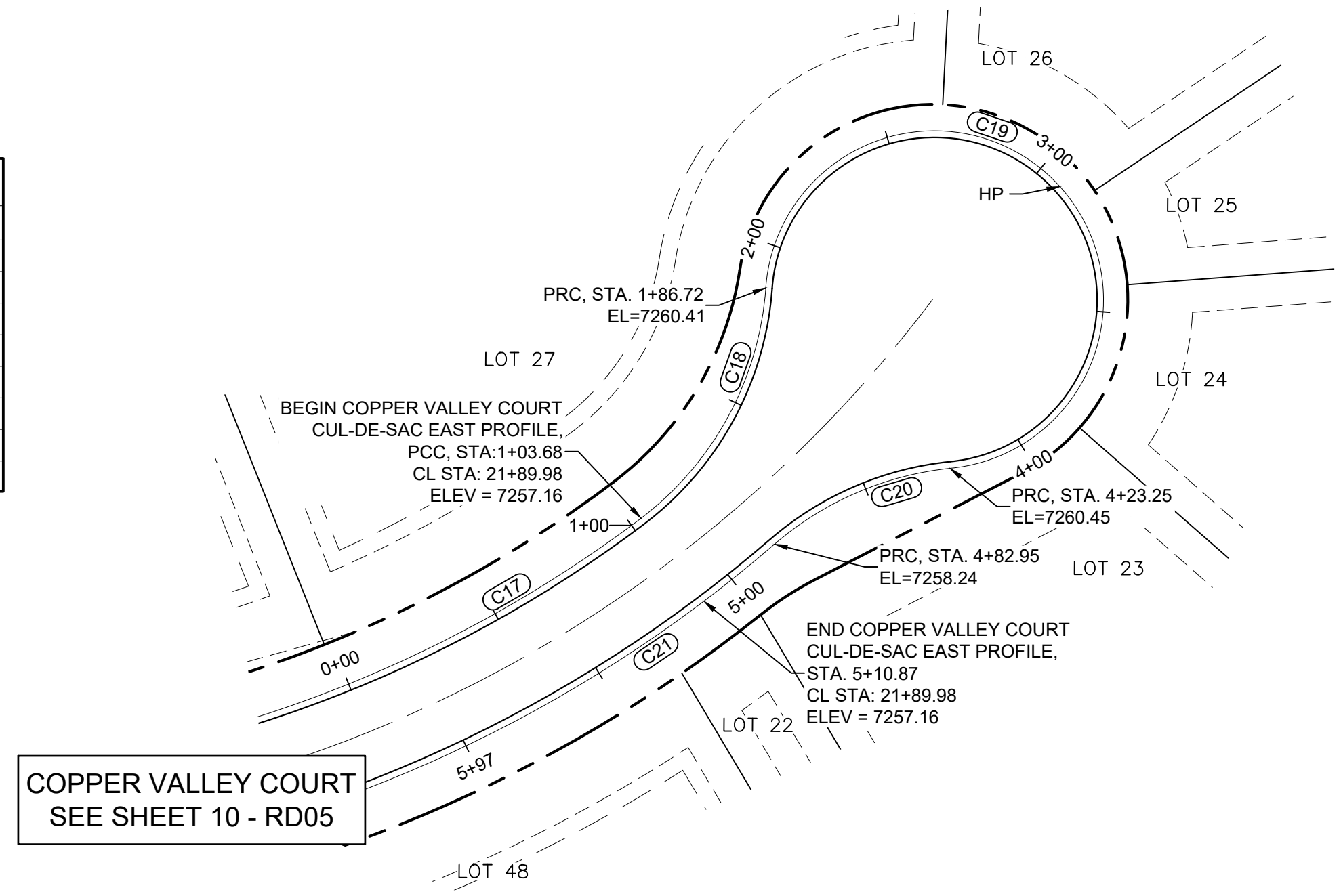
Know what's below.
Call before you dig.

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

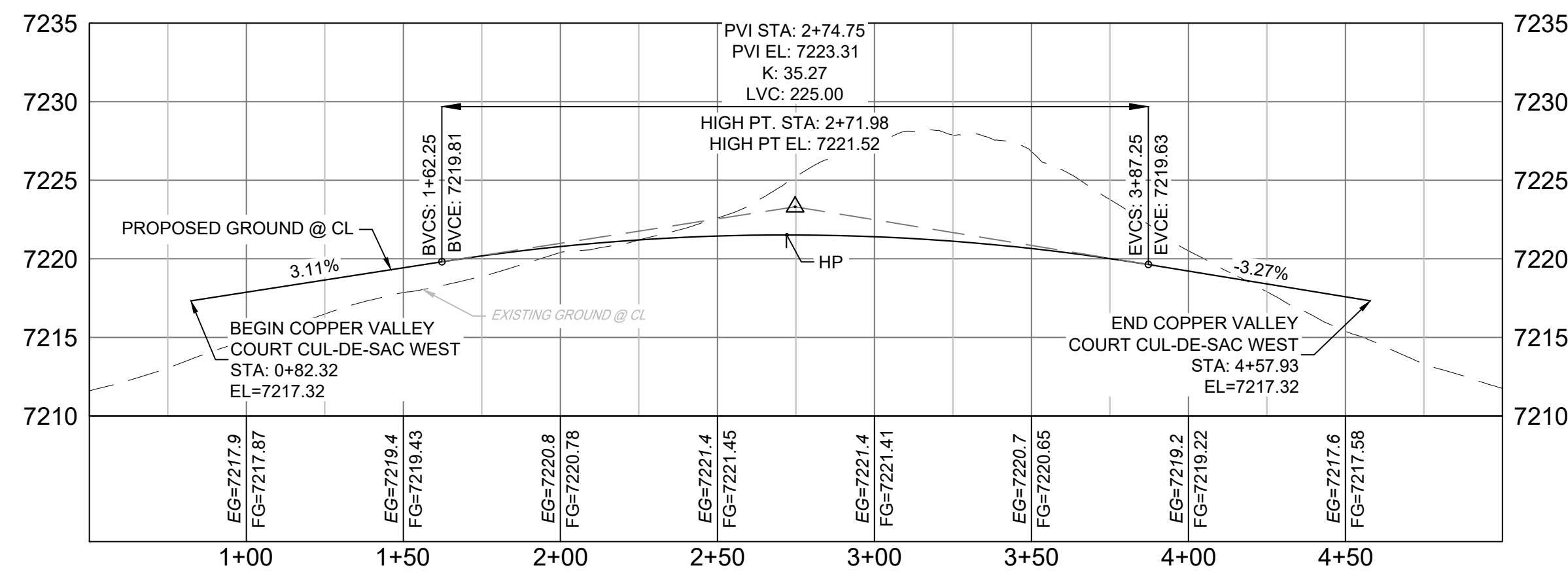


**COPPER VALLEY COURT
CUL-DE-SAC WEST PLAN**

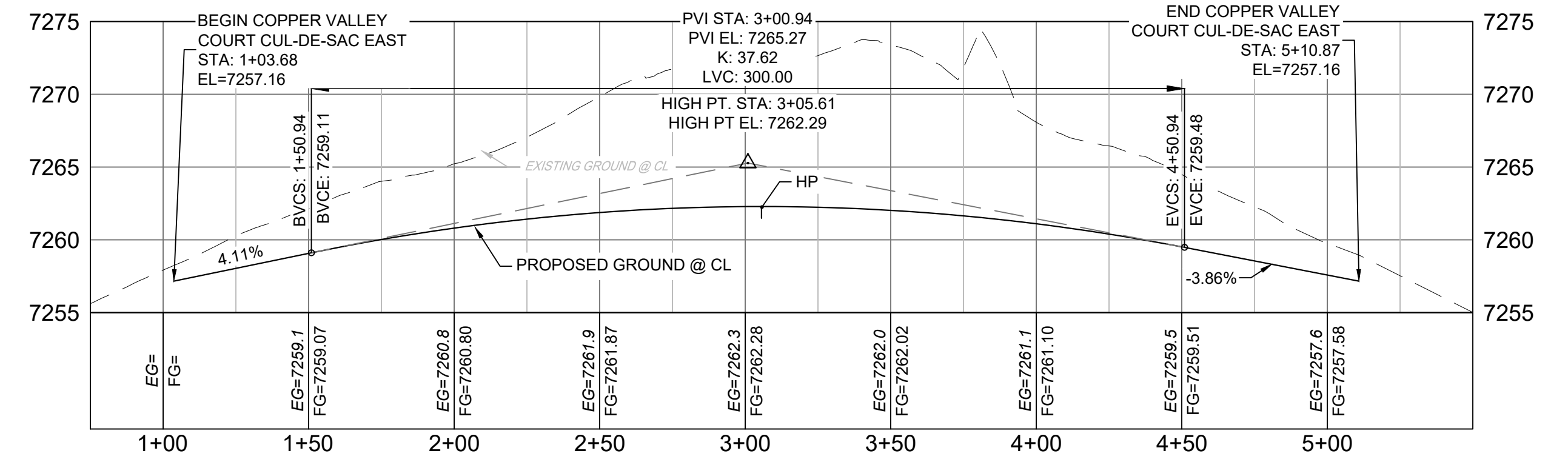
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C14	69.33	98.00	40°32'09"	N56°38'30"W	67.90
C15	236.94	52.00	261°04'18"	N53°37'34"E	79.04
C16	69.33	98.00	40°32'09"	S16°06'21"E	67.90
C17	103.68	394.00	15°04'40"	N60°10'34"E	103.39
C18	83.04	98.01	48°32'40"	N28°07'06"E	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



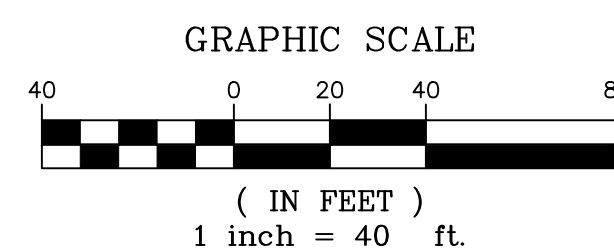
**COPPER VALLEY COURT
CUL-DE-SAC EAST PLAN**



**COPPER VALLEY COURT
WEST CUL-DE-SAC PROFILE**
HORIZ: 1" = 40'
VERT: 1" = 8'



**COPPER VALLEY COURT
EAST CUL-DE-SAC PROFILE**
HORIZ: 1" = 40'
VERT: 1" = 8'



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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\RD05.dwg
CTB FILE: ---
PLOT DATE: December 8, 2022 3:43:58 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

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OWNER:
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WILLIAM F. HEREBIC II,
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COLORADO SPRINGS, CO 80921

PREPARED BY:
Matrix

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
DRAWN BY: CAP
CHECKED BY: JA

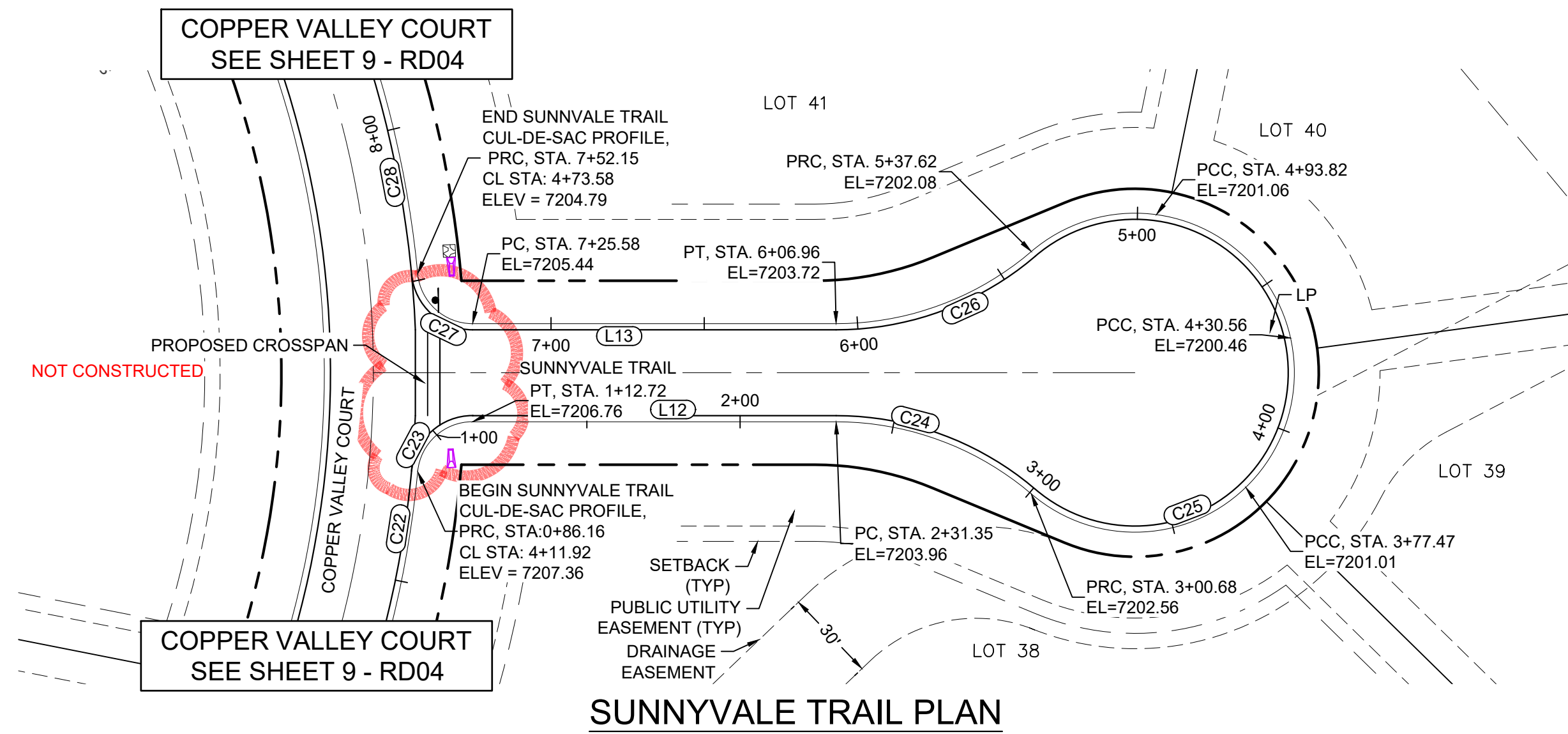
SCALE: HORIZ N/A
VERT. N/A

DATE ISSUED: FEBRUARY, 2021
SHEET 19 OF 40

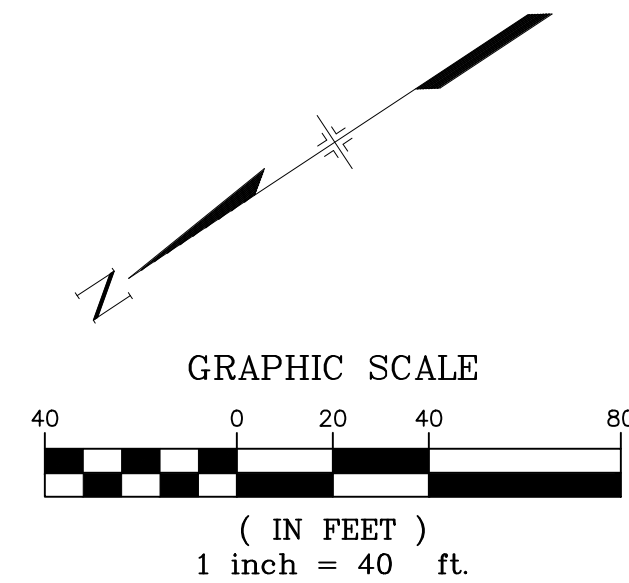
DRAWING No. RD14



Know what's below.
Call before you dig.

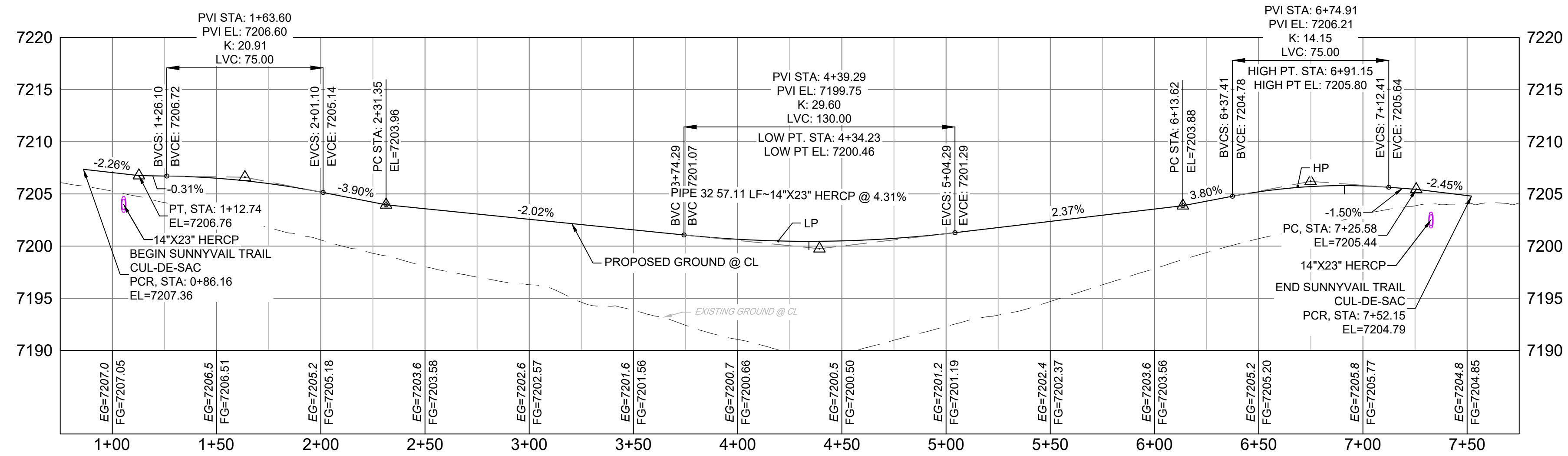


SUNNYVALE TRAIL PLAN



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

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: 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\RD05.dwg
CTB FILE: ---
PLOT DATE: December 8, 2022 3:44:04 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. 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

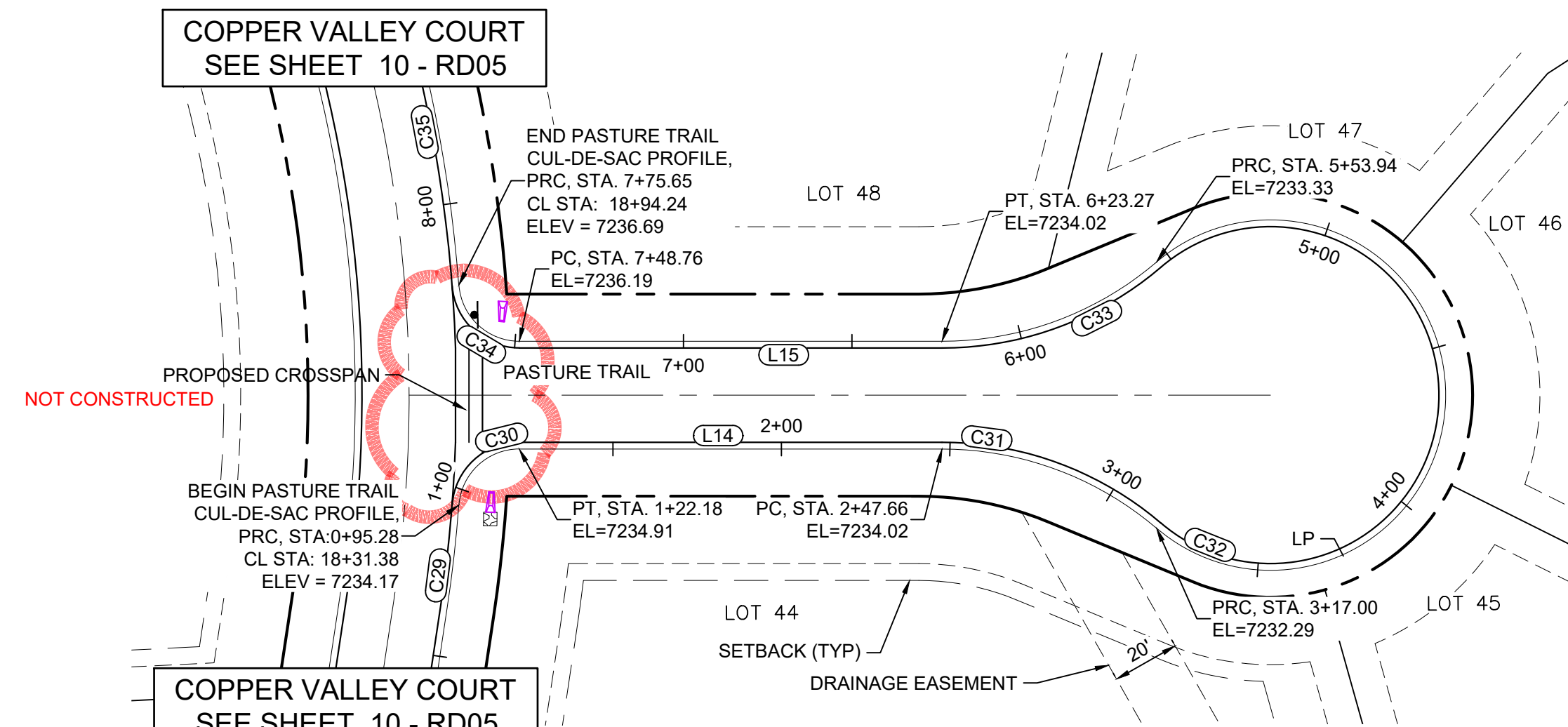
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

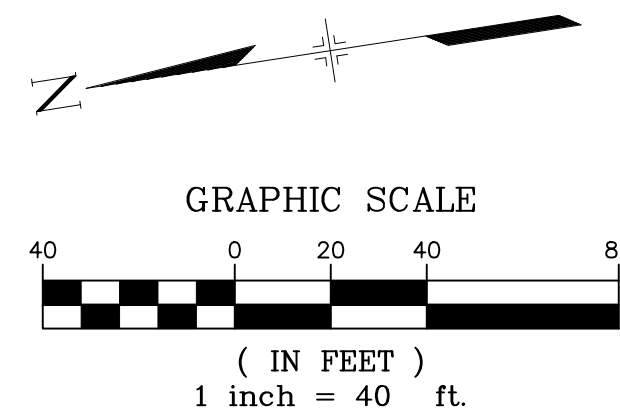
DESIGNED BY: CAP SCALE: DATE ISSUED: FEBRUARY, 2021 DRAWING No.
DRAWN BY: CAP HORIZ: N/A SHEET: 20 OF 40 RD15
CHECKED BY: JA VERT: N/A



Know what's below.
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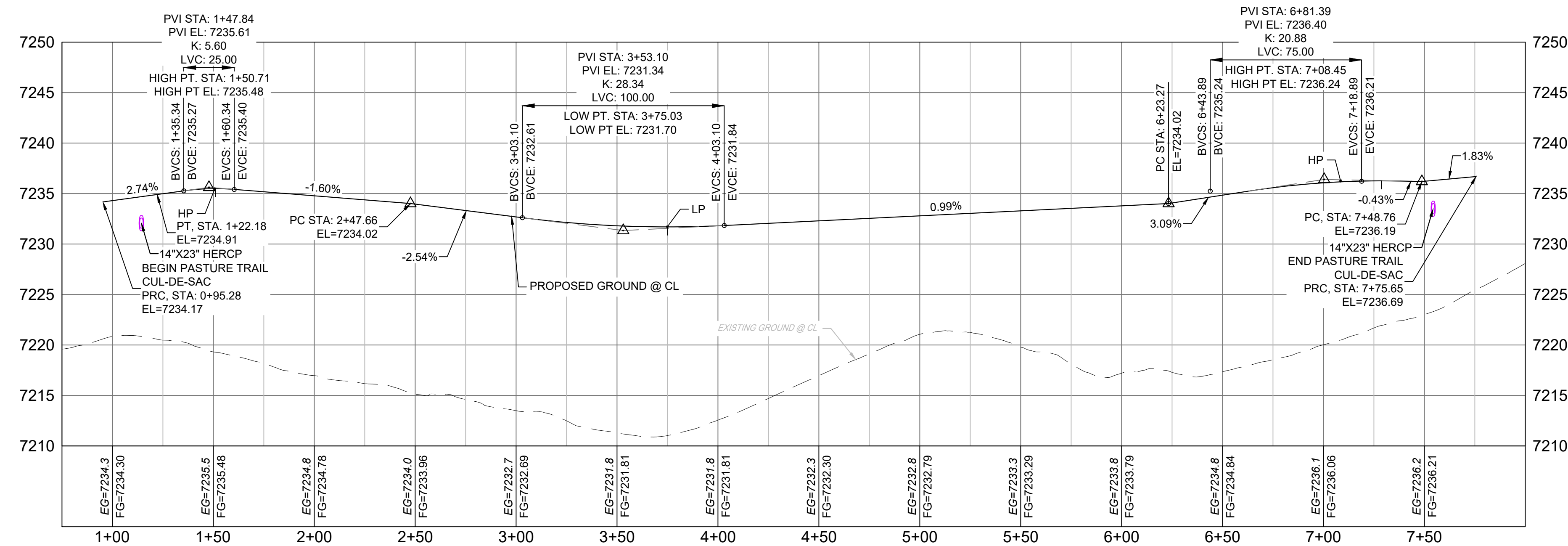


PASTURE TRAIL PLAN



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

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'

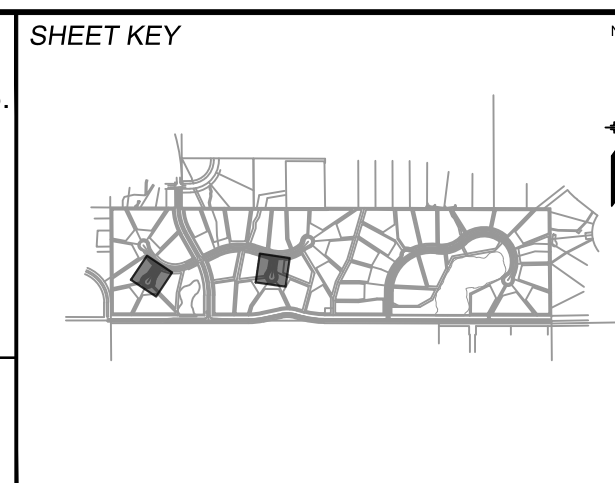
- NOTES:
- ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
 - SPOT ELEVATIONS REFERENCE EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.

ENGINEERING RECORD DRAWINGS

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Corey Petersen
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\RD05.dwg
CTB FILE: ---
PLOT DATE: December 8, 2022 3:44:08 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:
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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

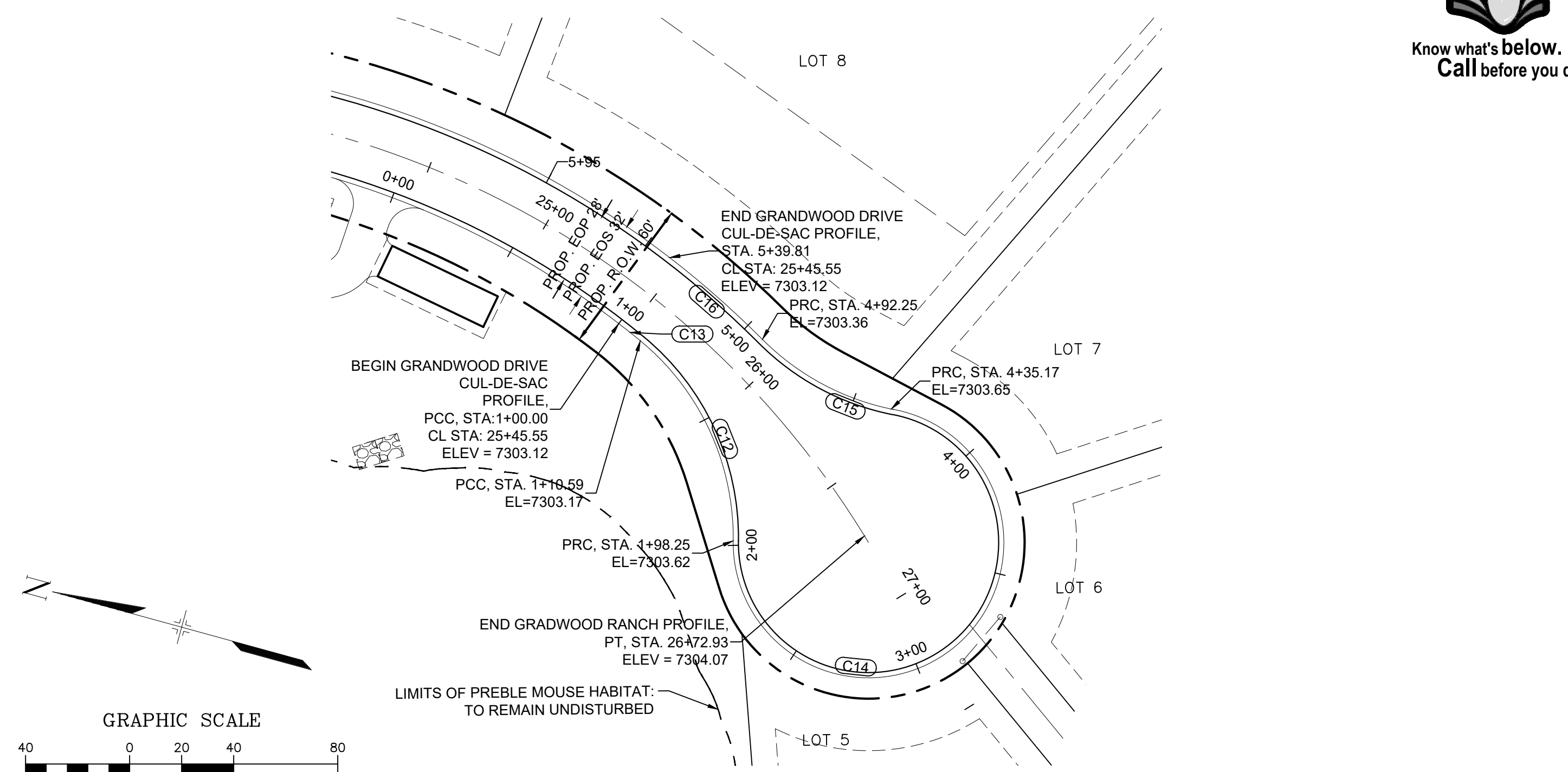
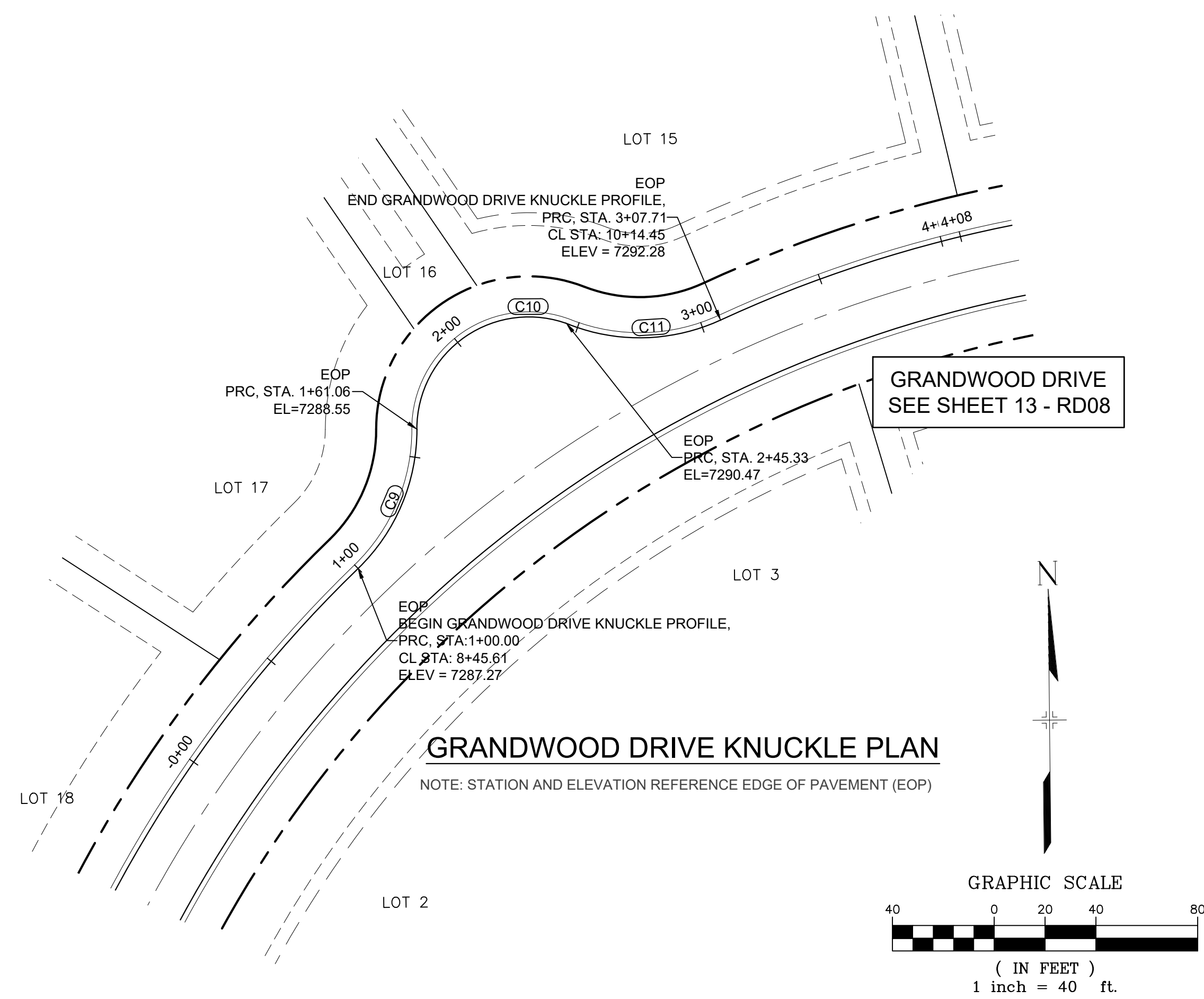
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

DESIGNED BY: CAP	SCALE	DATE ISSUED: FEBRUARY, 2021	DRAWING No.
CHECKED BY: JA	HORIZ N/A	SHEET	RD16
	VERT. N/A	21 OF 40	

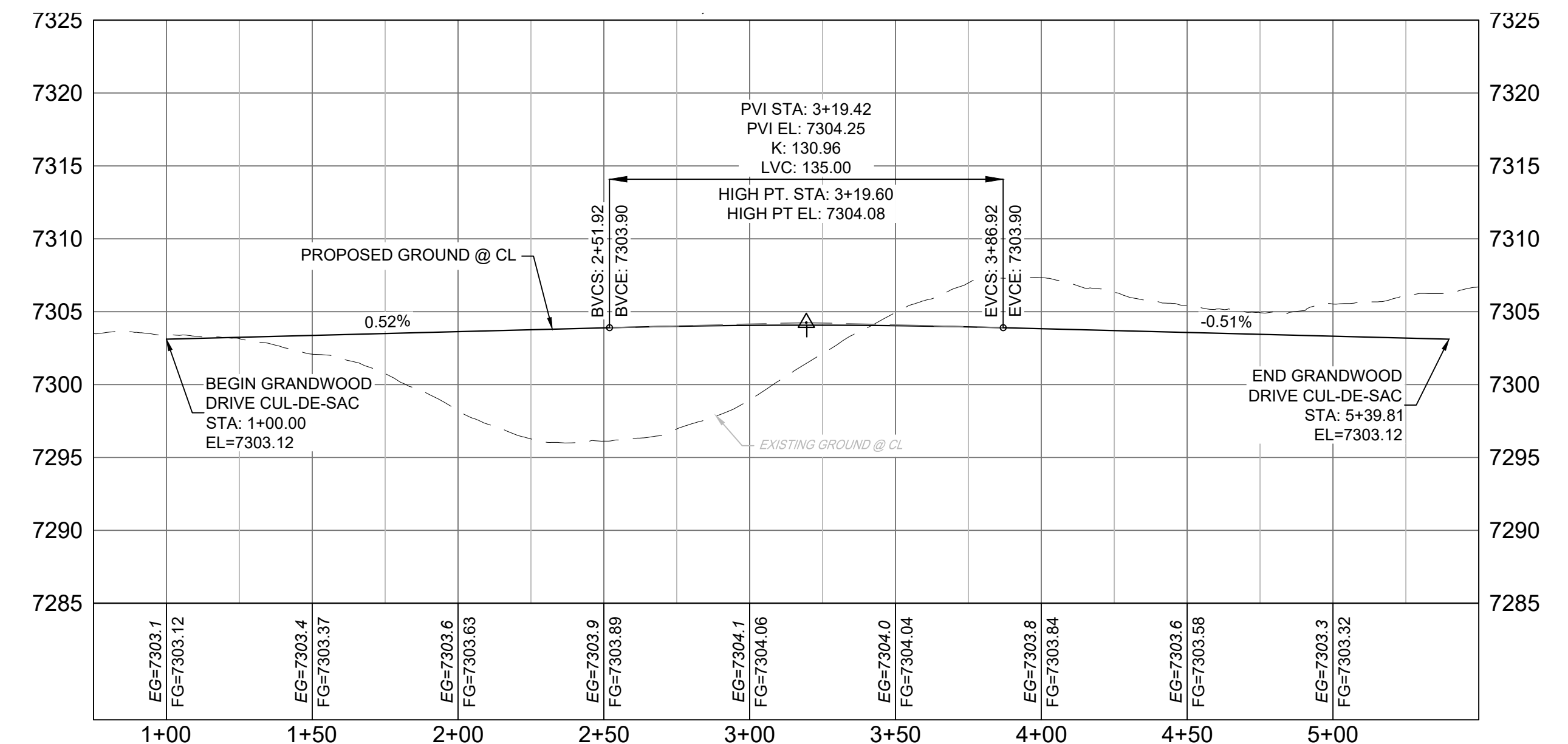
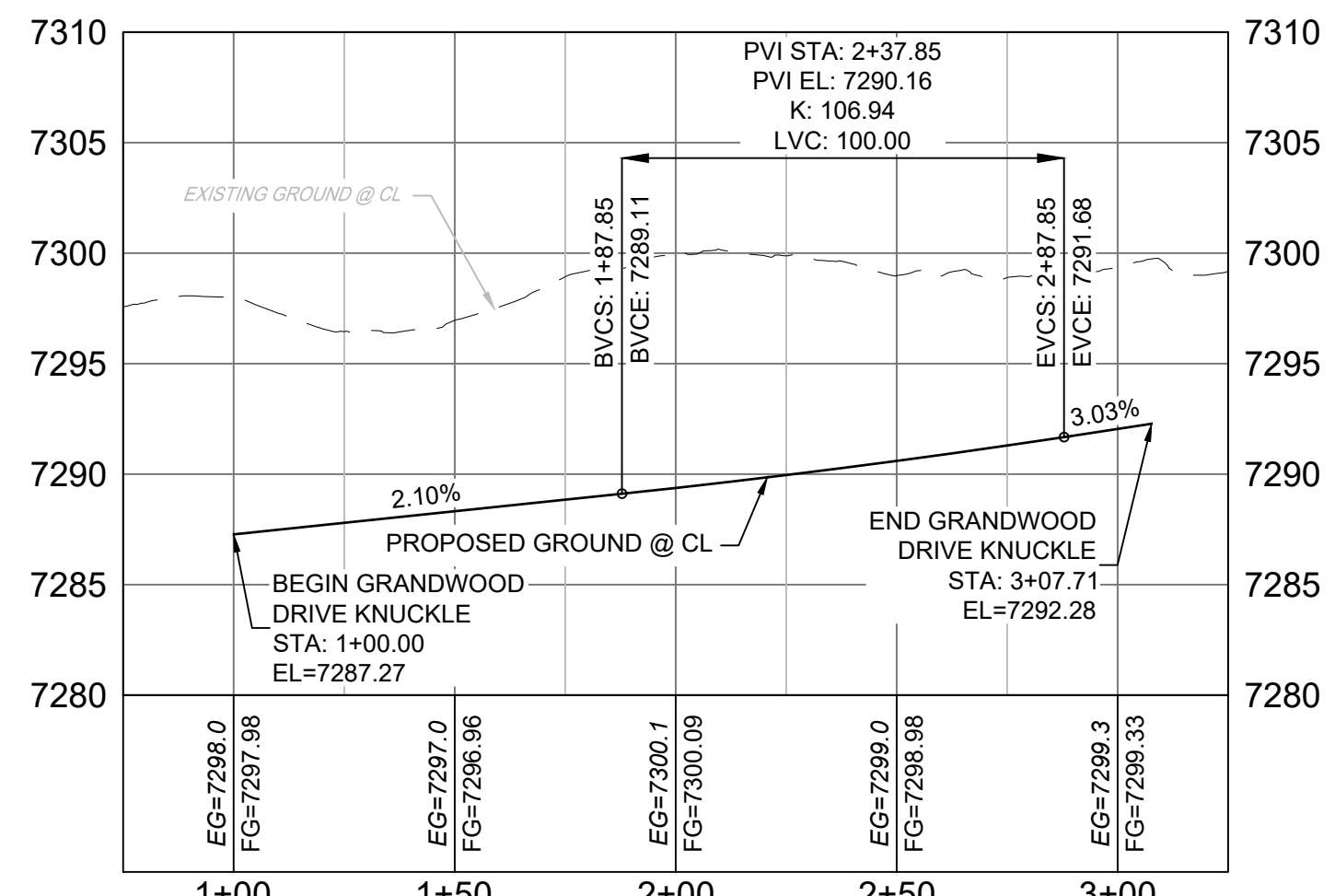


Know what's below.
Call before you dig.



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

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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DATE: 8/12/22
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FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD06.dwg
CTB FILE: ---
PLOT DATE: December 8, 2022 3:45:15 PM
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SHEET KEY

BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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OWNER:
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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

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

DESIGNED BY: CAP
DRAWN BY: CAP
CHECKED BY: JA

SCALE: HORIZ N/A
VERT. N/A

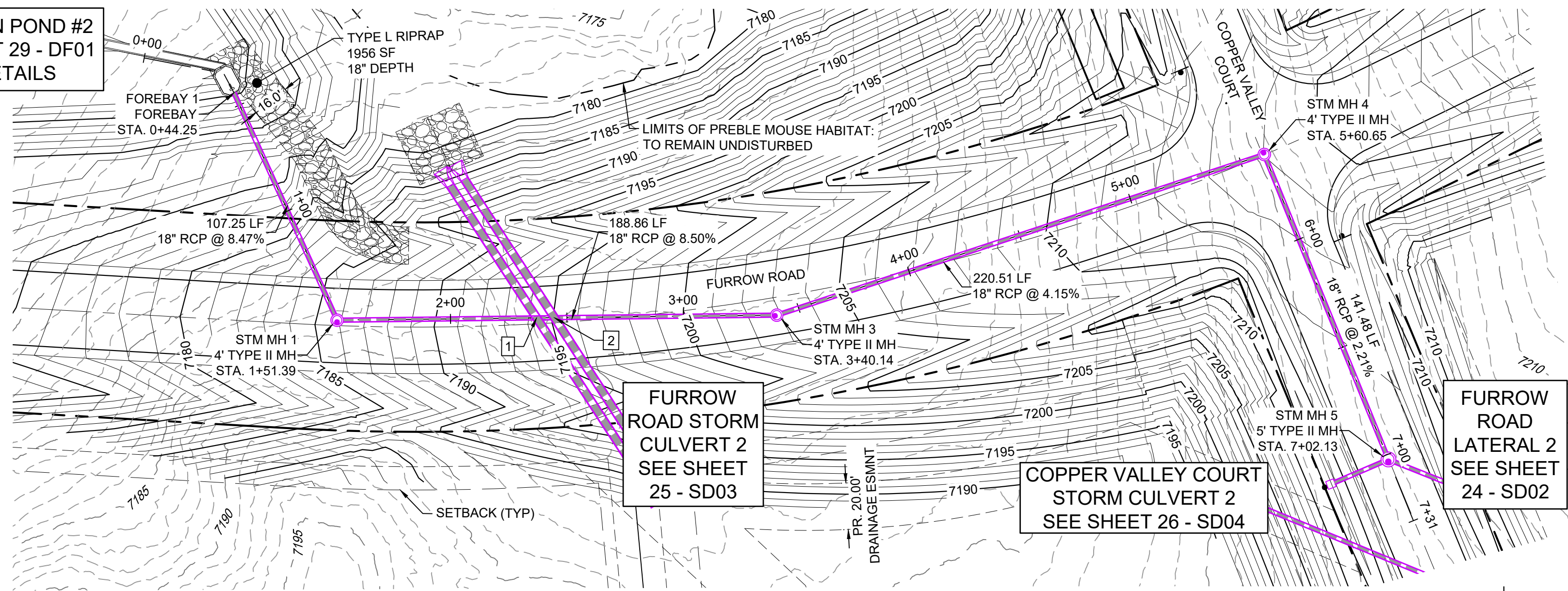
DATE ISSUED: FEBRUARY, 2021
SHEET: 22 OF 40

DRAWING No. RD17



Know what's below.
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DETENTION POND #2
SEE SHEET 29 - DF01
FOR DETAILS

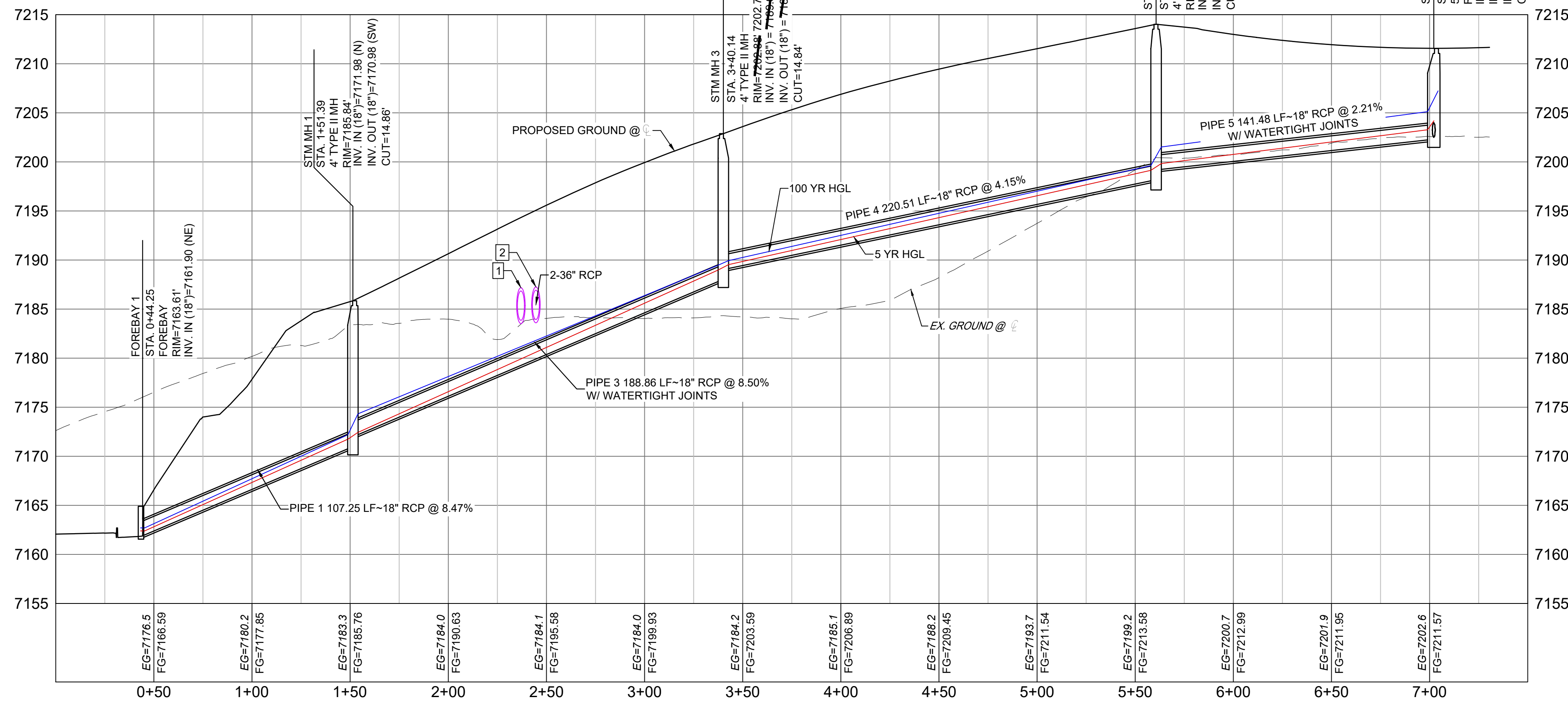


FURROW ROAD STORM PLAN

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'

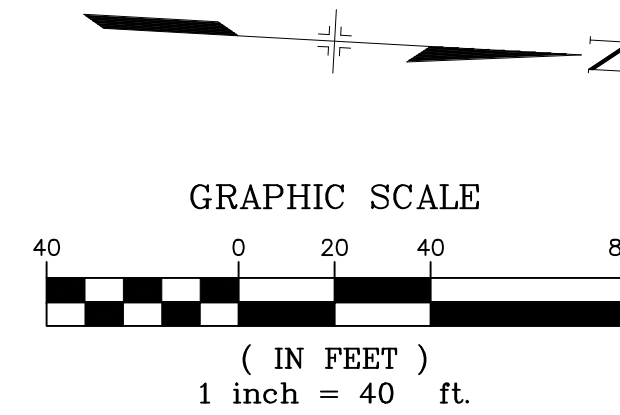
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 1	18" RCP	107.25	8.47%	S62°23'11"W
PIPE 3	18" RCP	188.86	8.50%	S03°53'02"E
PIPE 4	18" RCP	220.51	4.15%	S21°28'15"E
PIPE 5	18" RCP	141.48	2.21%	S64°37'53"W

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=7202.66 PIPE 4 INV IN=7188.03 PIPE 3 INV OUT=7187.70	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



FURROW ROAD STORM PROFILE

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



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 PUBLIC UNLESS OTHERWISE NOTED. ALL DETENTION PONDS ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE GRANDWOOD RANCH HOMEOWNERS ASSOCIATION, INC.
- 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.

ENGINEERING RECORD DRAWINGS

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Corey Petersen
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\SD01.dwg
CTB FILE: ---
PLOT DATE: December 8, 2022 3:46:34 PM
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SHEET KEY

BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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OWNER:
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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

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

STORM PLAN AND PROFILE

DESIGNED BY: CAP
DRAWN BY: CAP
CHECKED BY: NMS

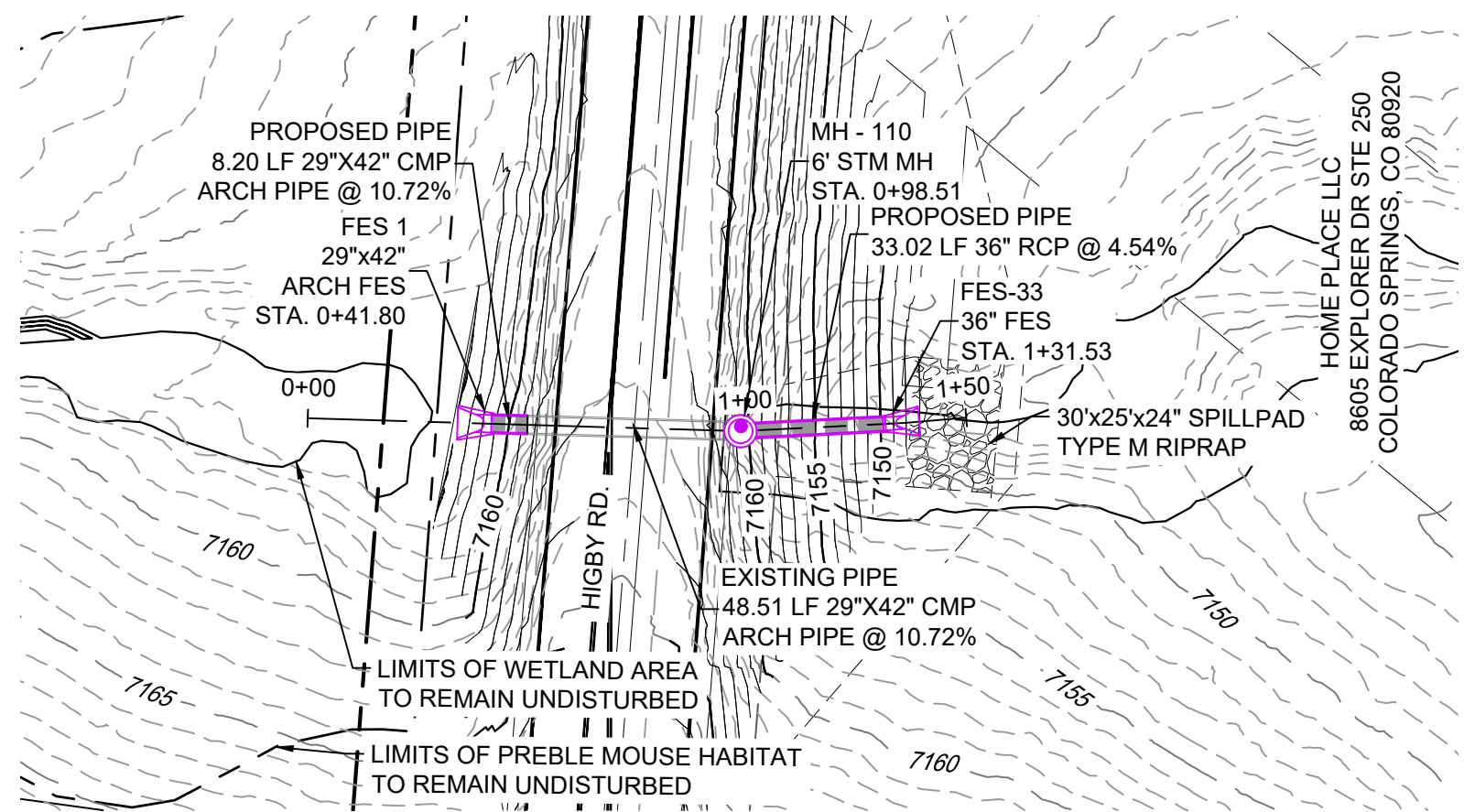
SCALE
HORIZ 1" = 40'
VERT 1" = 8'

DATE ISSUED: FEBRUARY, 2021
SHEET 23 OF 40

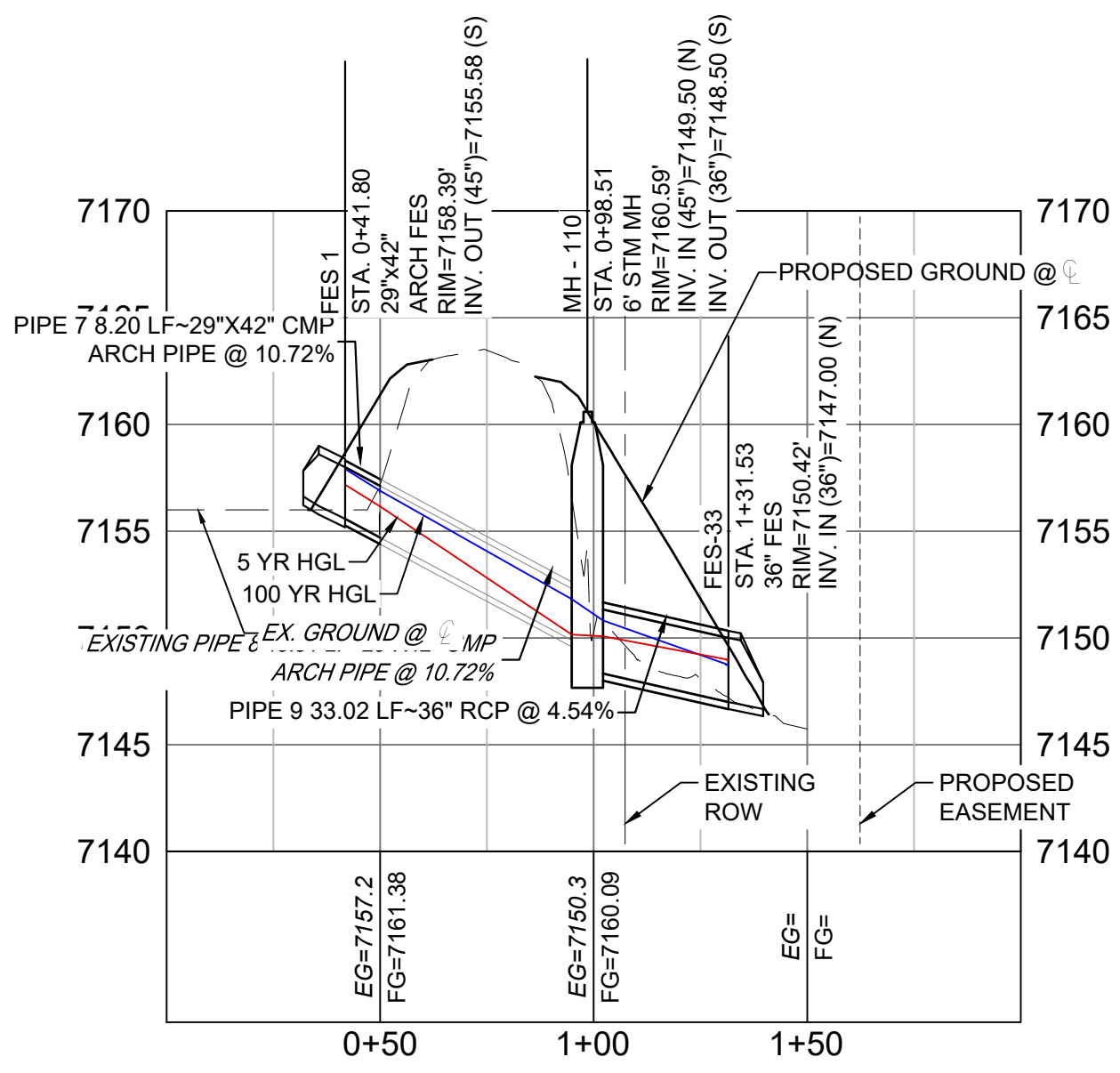
DRAWING No. SD01



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HIGBY ROAD STORM CULVERT PLAN

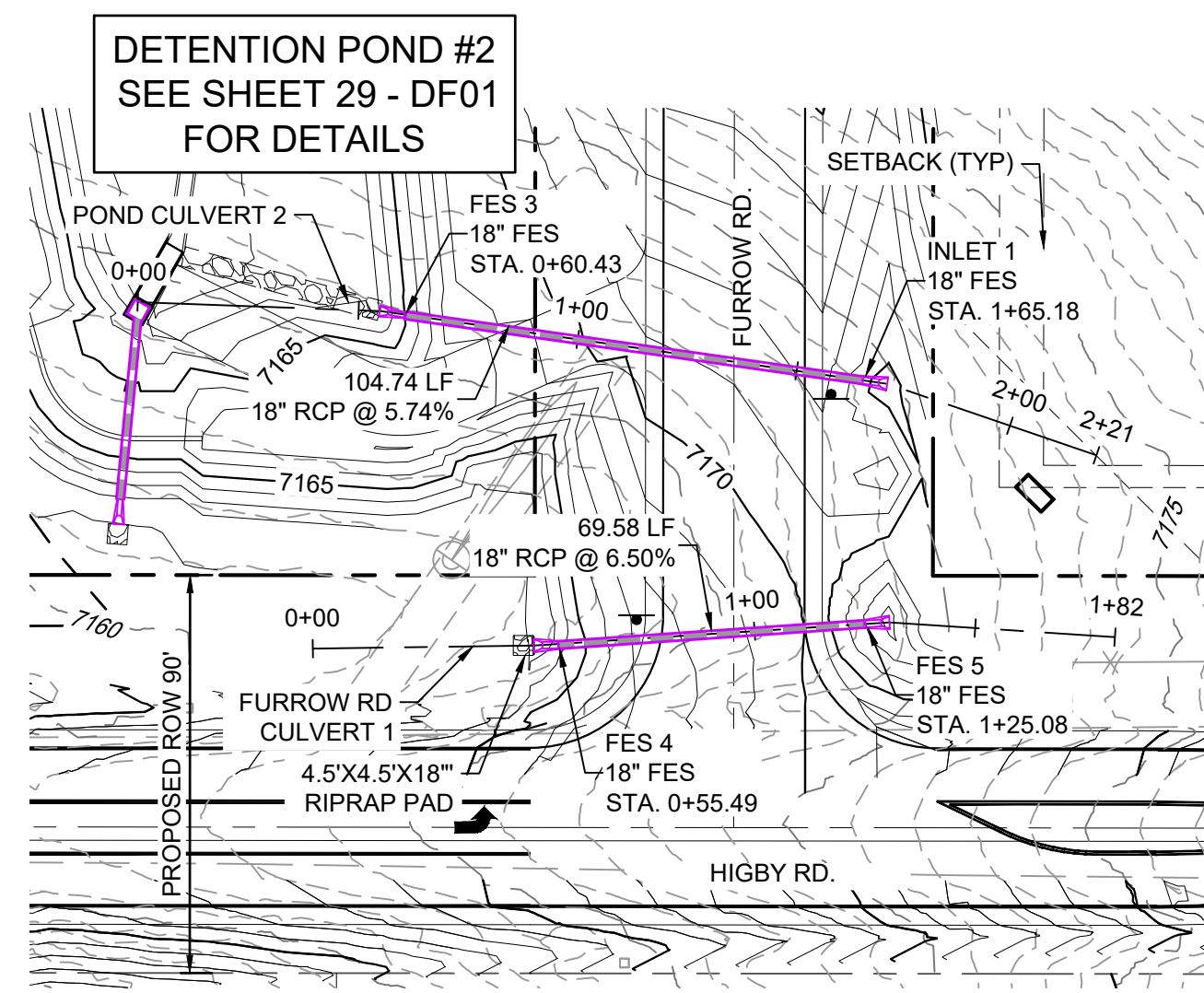
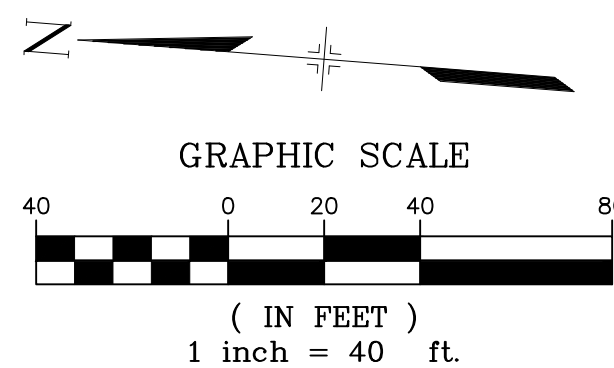


HIGBY ROAD STORM CULVERT PROFILE (WEST)

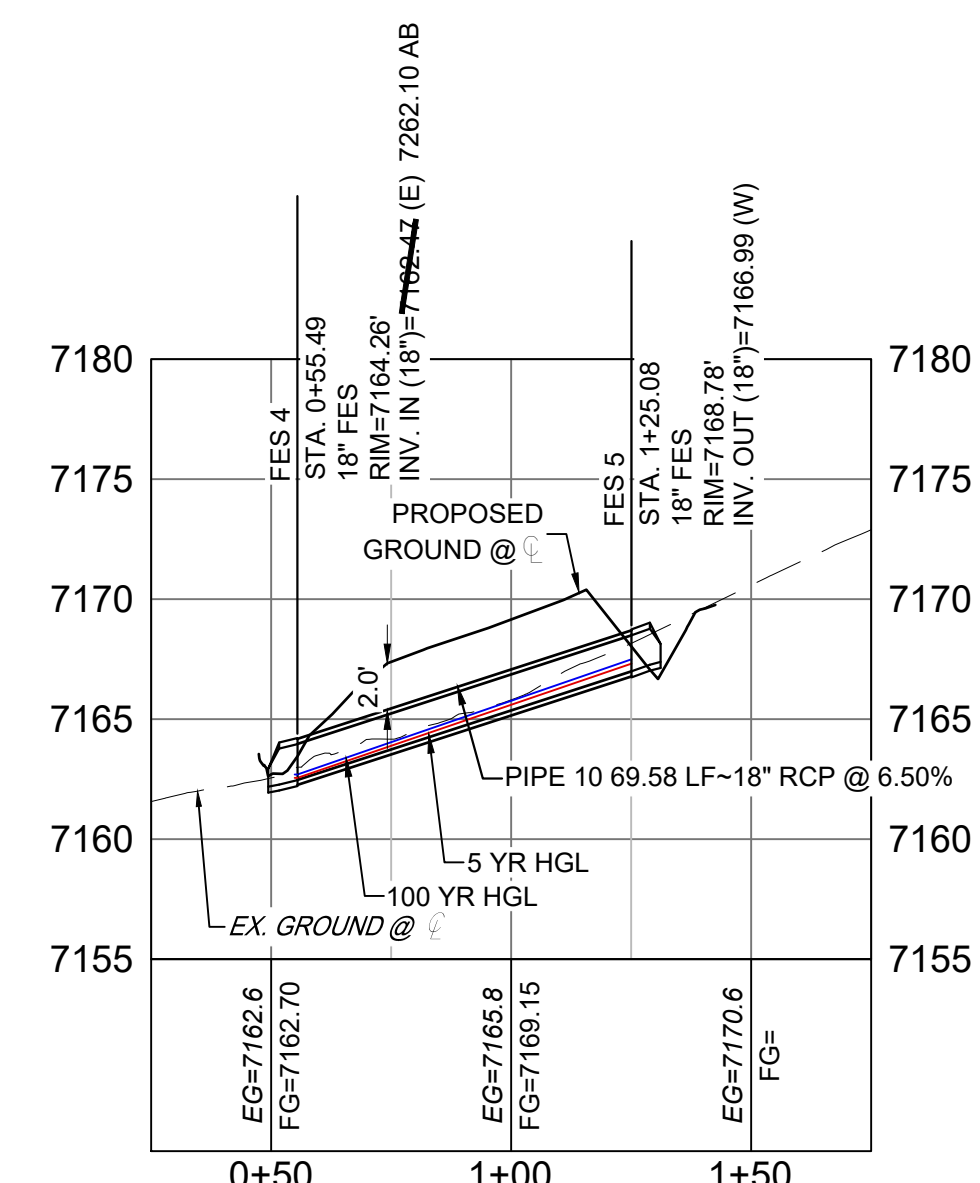
HORIZ: 1" = 40'
VERT: 1" = 8'

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

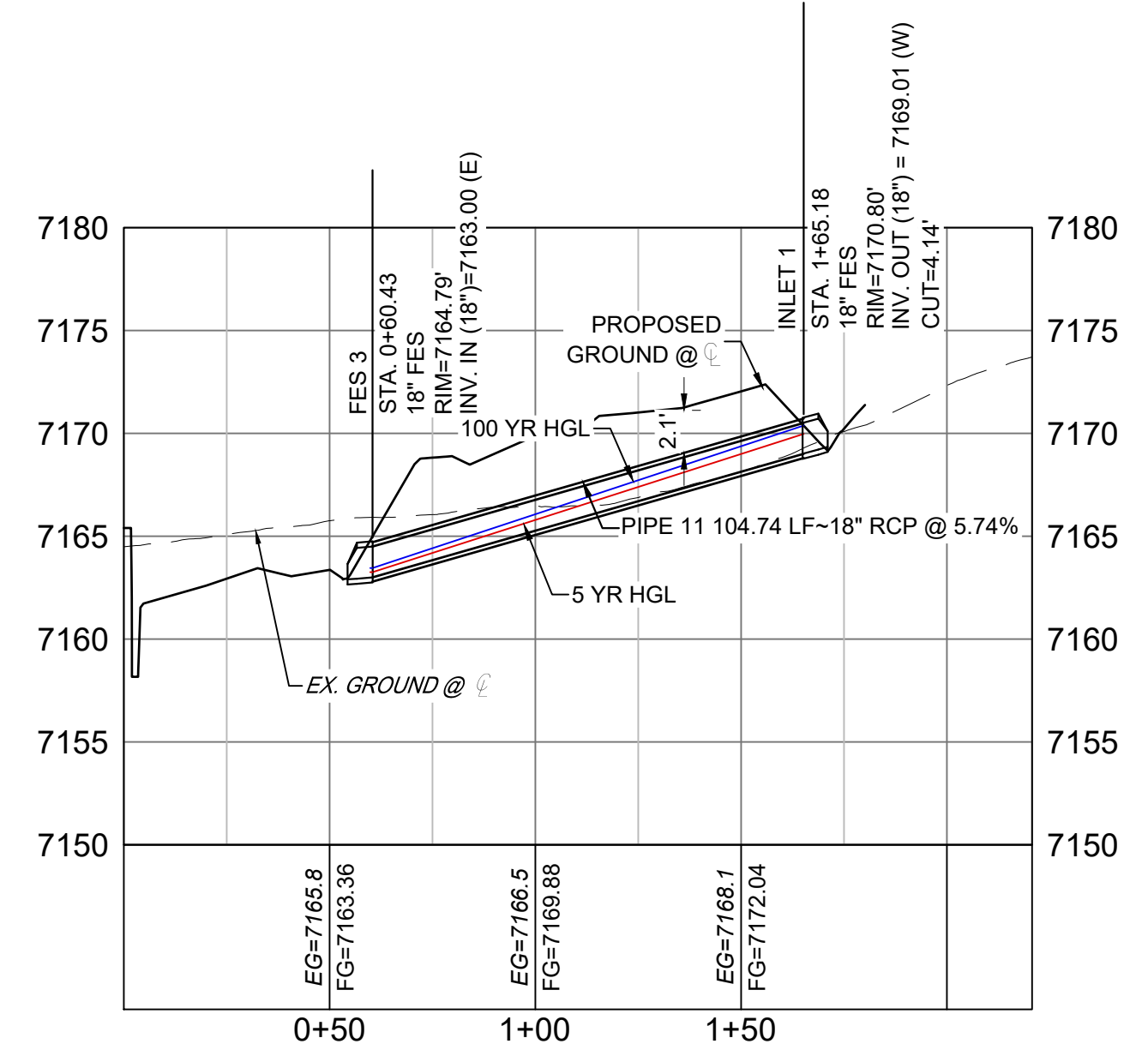


FURROW ROAD STORM CULVERT 1 PROFILE

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=7162.70	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

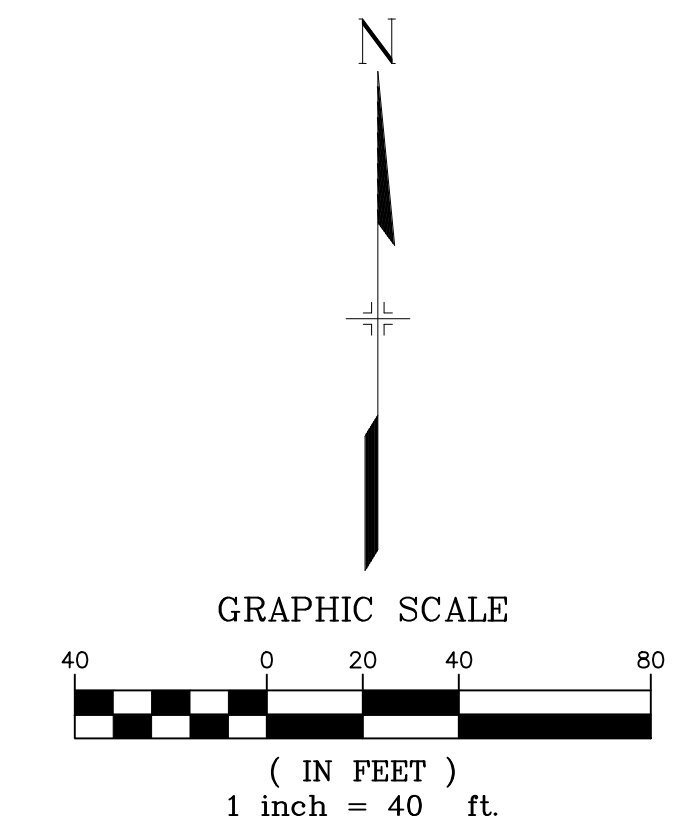


POND STORM CULVERT 2 PROFILE

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



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DATE: 8/12/22
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CTB FILE: ---
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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. 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

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

STORM PLAN AND PROFILE

DESIGNED BY: CAP
DRAWN BY: CAP
CHECKED BY: NMS

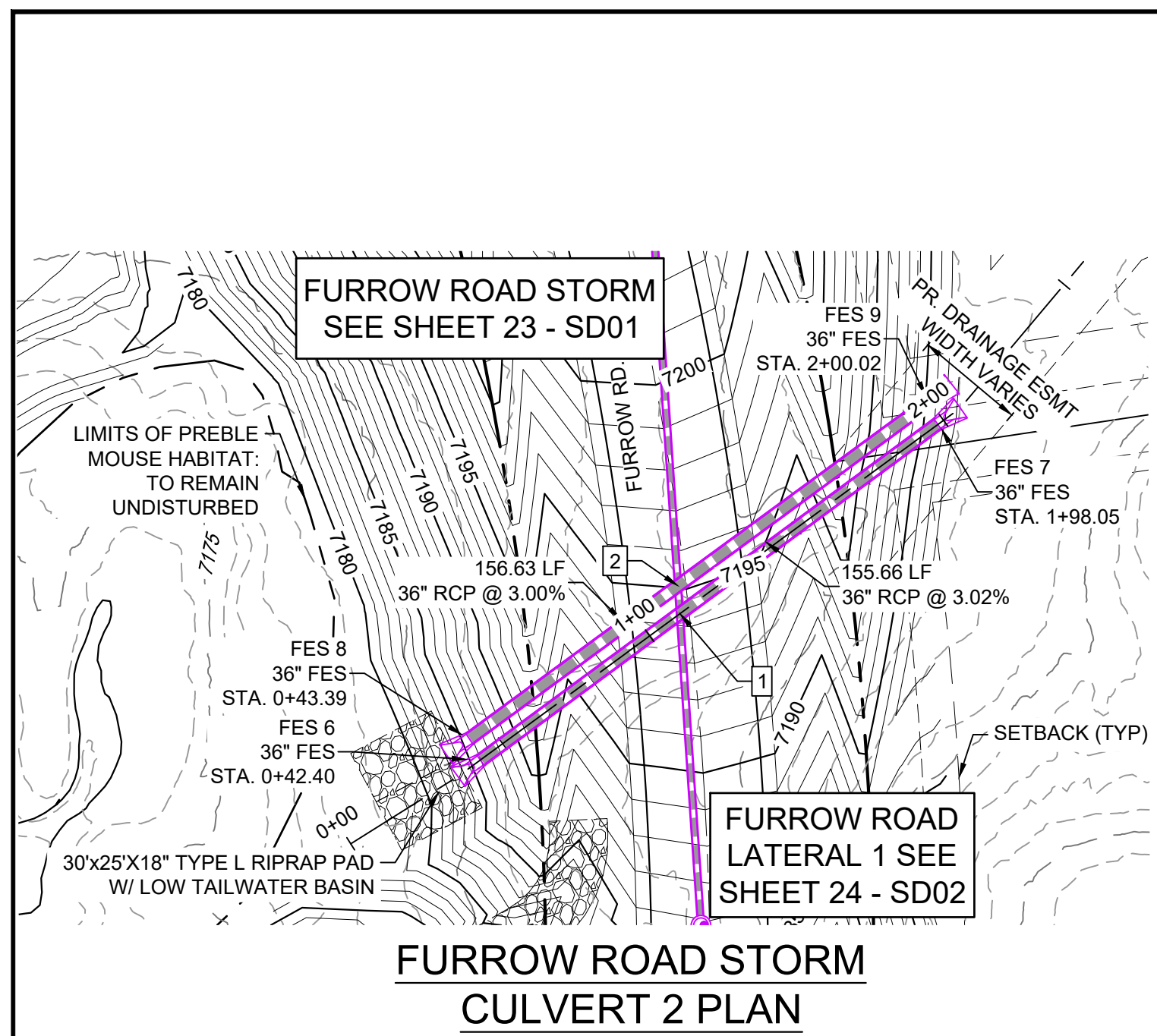
SCALE: 1" = 40'
1" = 8'

DATE ISSUED: FEBRUARY, 2021
SHEET: 24 OF 40

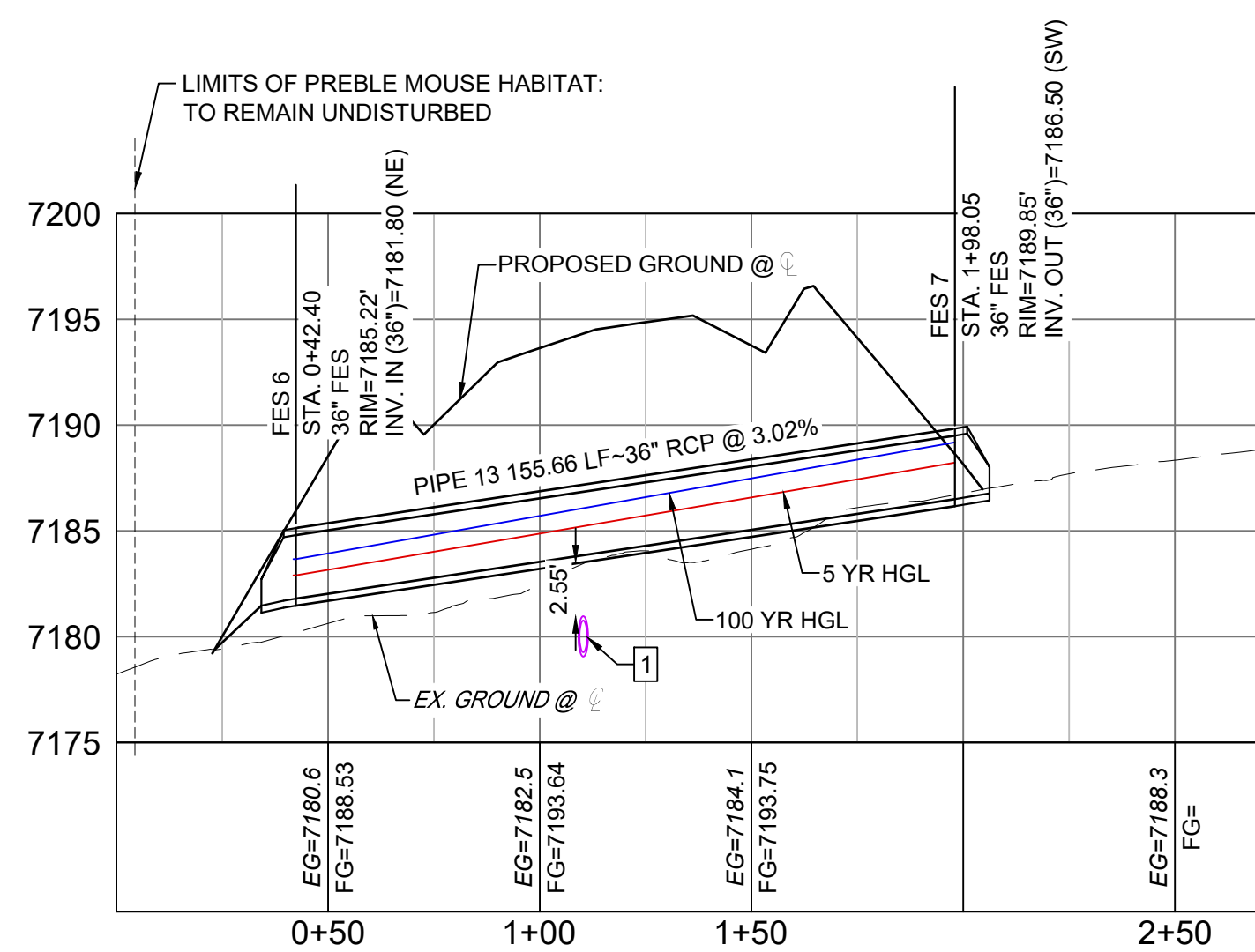
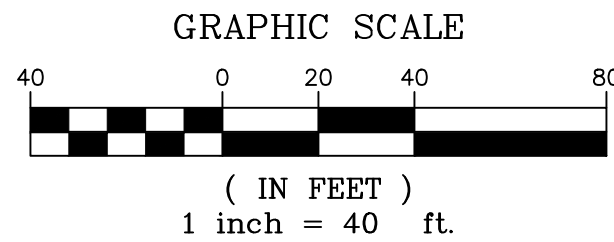
DRAWING No. SD02



Know what's below.
Call before you dig.



FURROW ROAD STORM CULVERT 2 PLAN



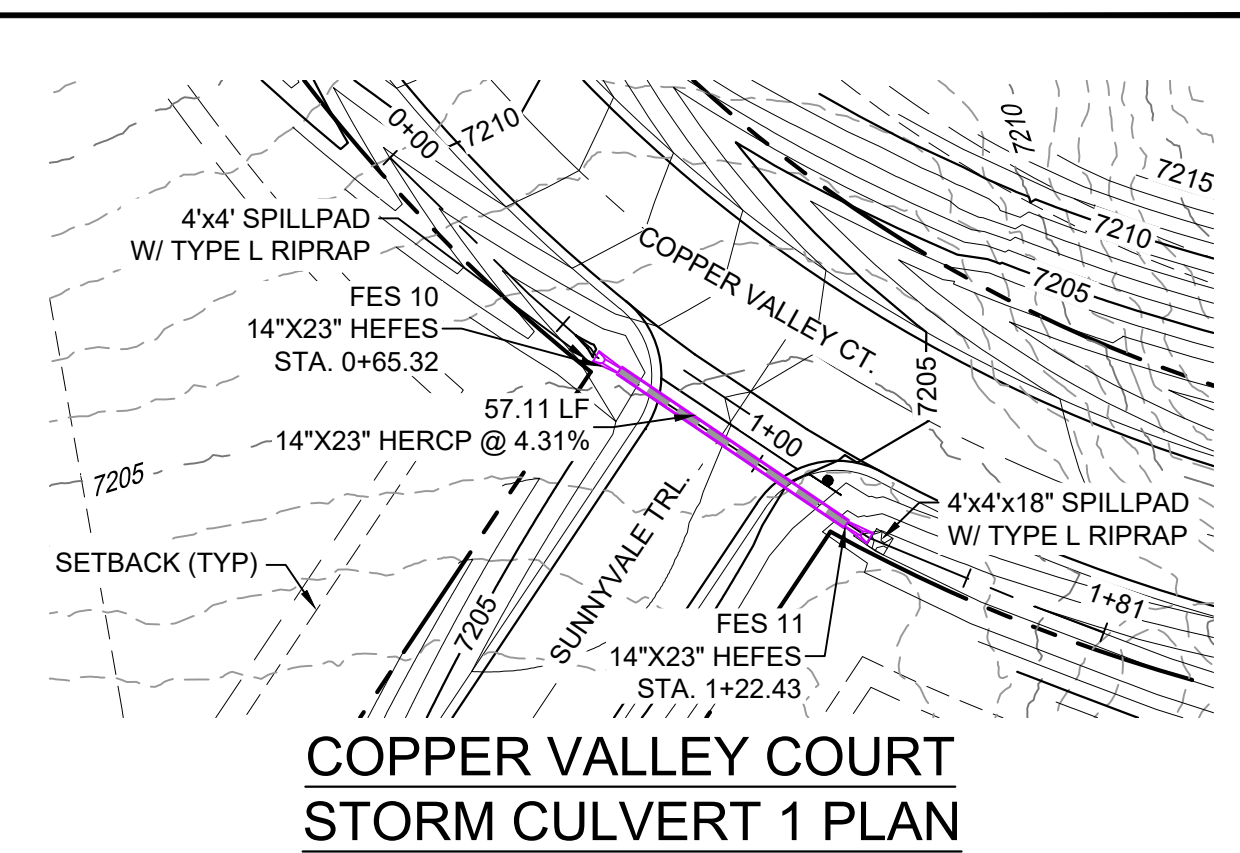
FURROW ROAD STORM CULVERT 2 PROFILE

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

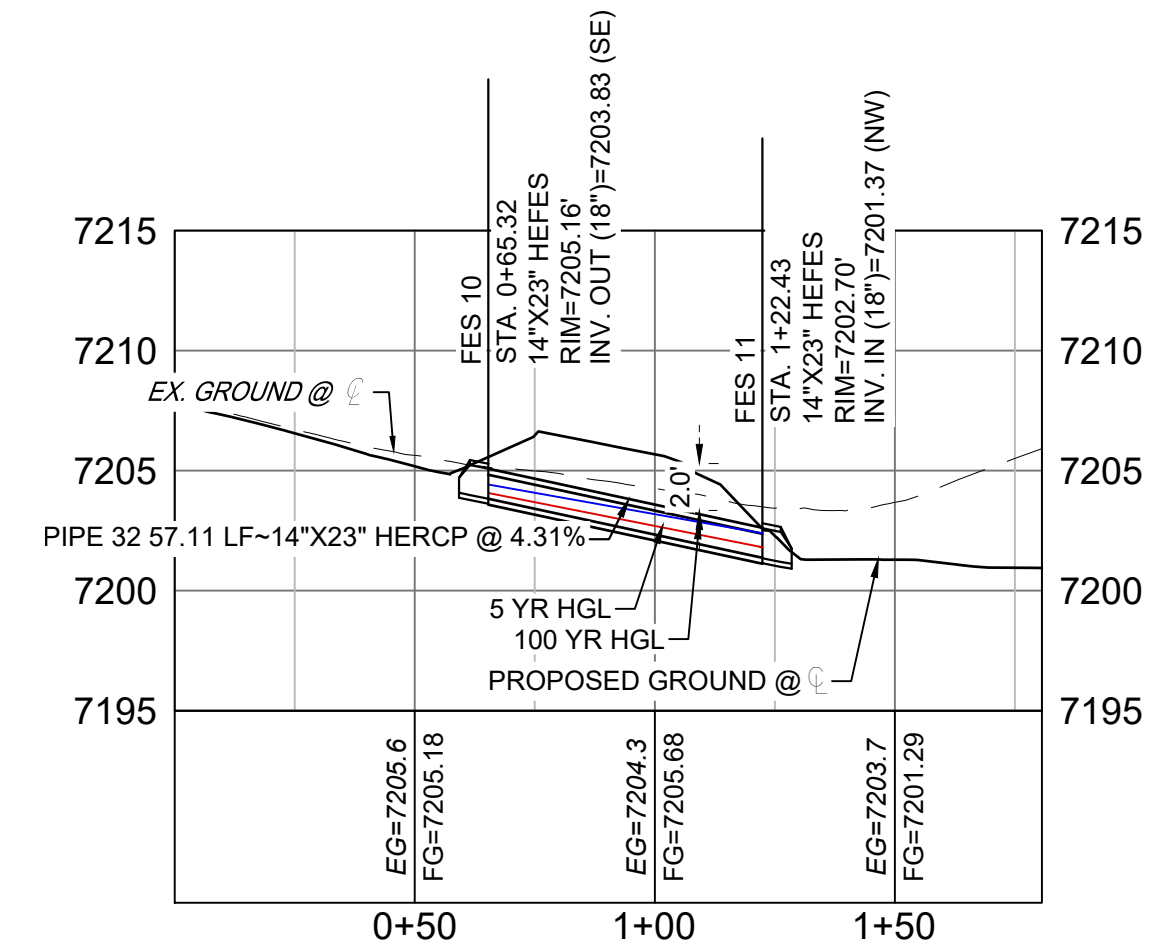
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 6	36" FES	PIPE 13 RIM=7185.22 INV IN=7181.80	N: 1454488.06 E: 3191020.12
FES 7	36" FES	PIPE 13 RIM=7189.85 INV OUT=7186.50	N: 1454580.35 E: 3191145.46
FES 8	36" FES	PIPE 14 RIM=7185.22 INV IN=7181.80	N: 1454493.95 E: 3191017.02
FES 9	36" FES	PIPE 14 RIM=7189.92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



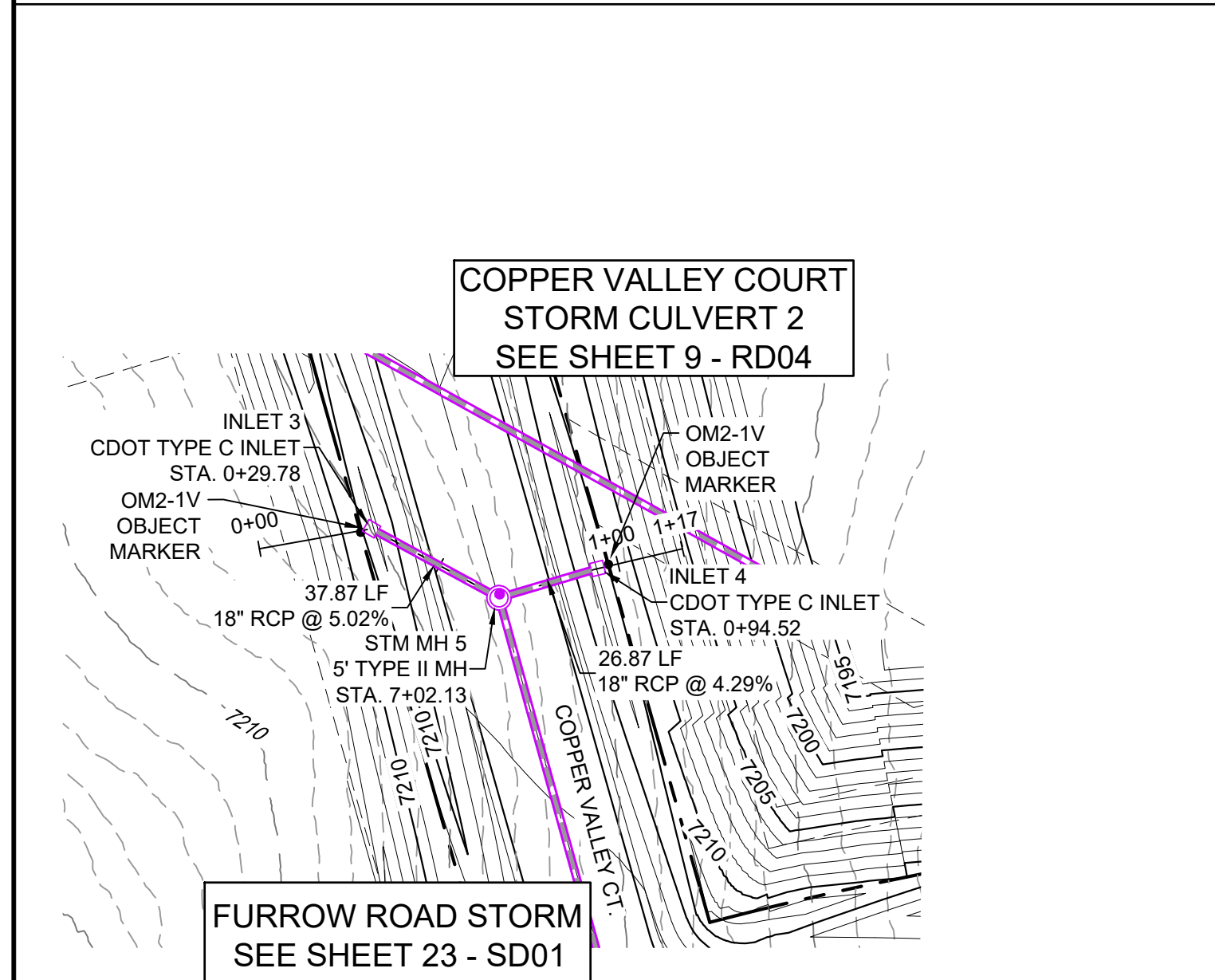
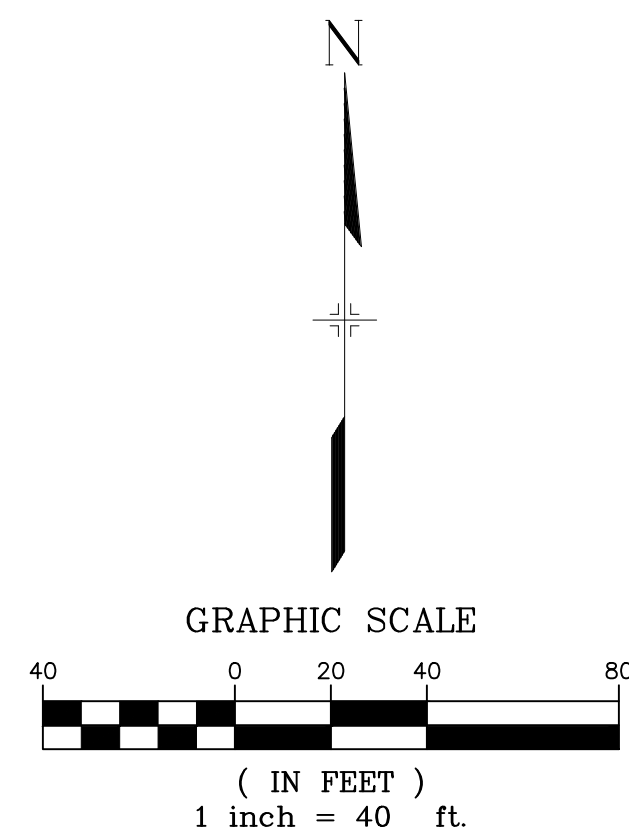
COPPER VALLEY COURT STORM CULVERT 1 PROFILE

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

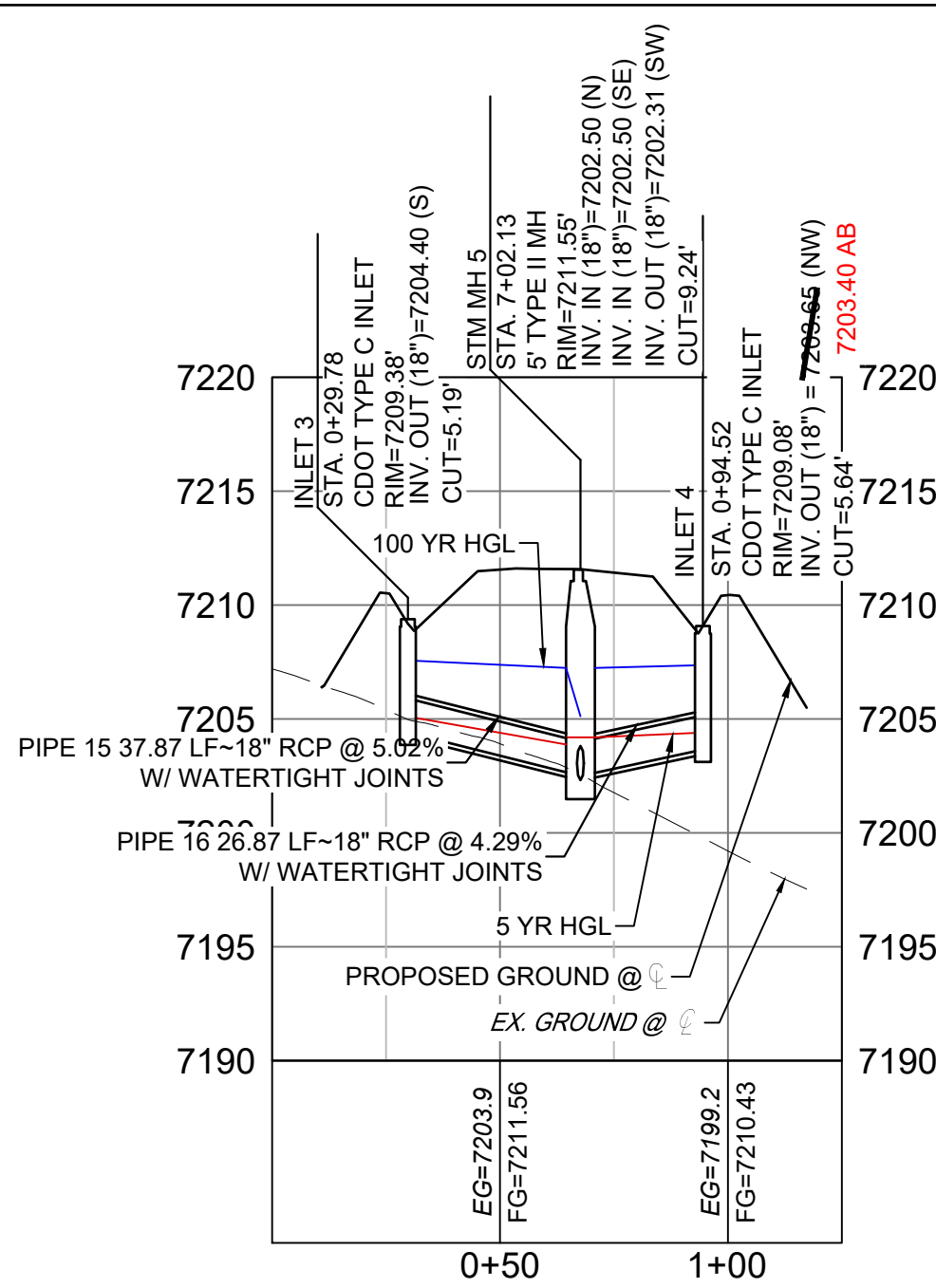
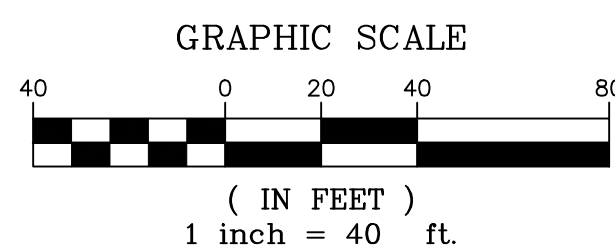
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 10	14"X23" HEFES	PIPE 32 RIM=7205.16 INV OUT=7203.83	N: 1454776.43 E: 3190475.60
FES 11	14"X23" HEFES	PIPE 32 RIM=7202.70 INV IN=7201.37	N: 1454744.42 E: 3190522.90

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

- NOTES:
- ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
 - 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.
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 - 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.
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 - 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.



FURROW ROAD STORM LATERAL 2 PLAN



FURROW ROAD STORM LATERAL 2 PROFILE

HORIZ: 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=7204.05	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

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: 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\SD01.dwg
CTB FILE: ---
PLOT DATE: December 8, 2022 3:46:55 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

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OWNER:
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COLORADO SPRINGS, CO 80921

PREPARED BY:
Matrix

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
DRAWN BY: CAP
CHECKED BY: NMS

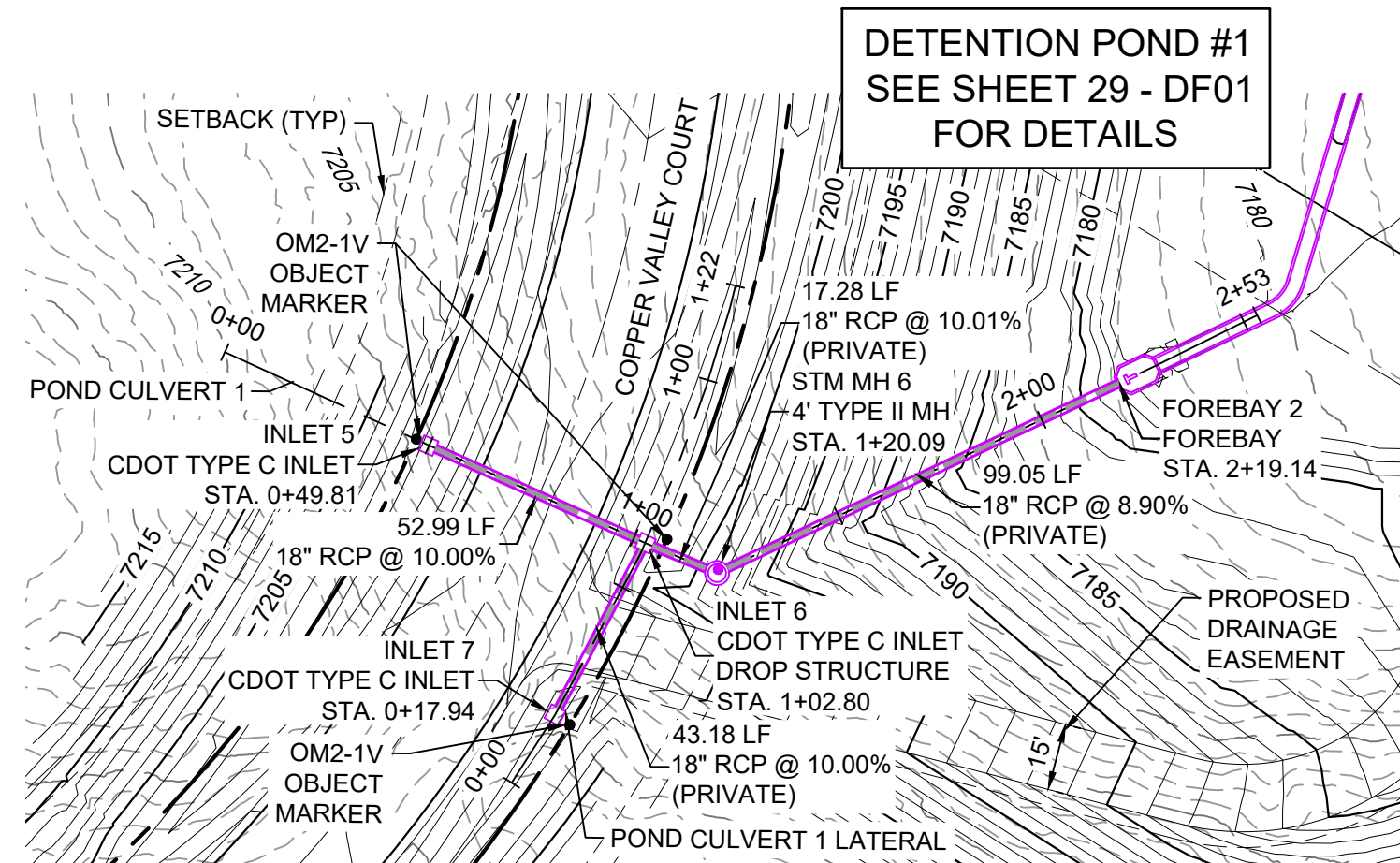
SCALE: HORIZ 1" = 100'
VERT 1" = 8'

DATE ISSUED: FEBRUARY, 2021
SHEET 25 OF 40

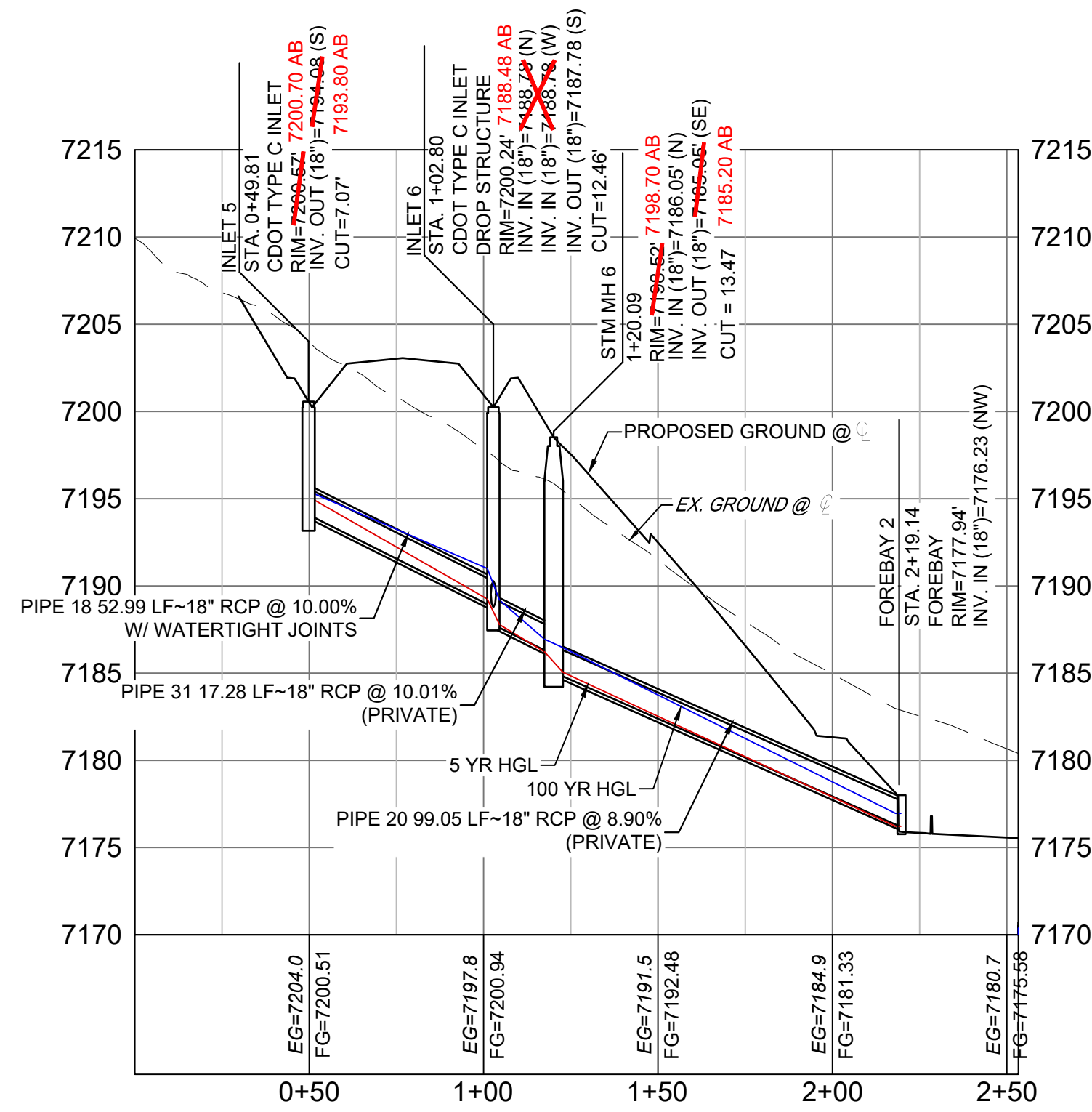
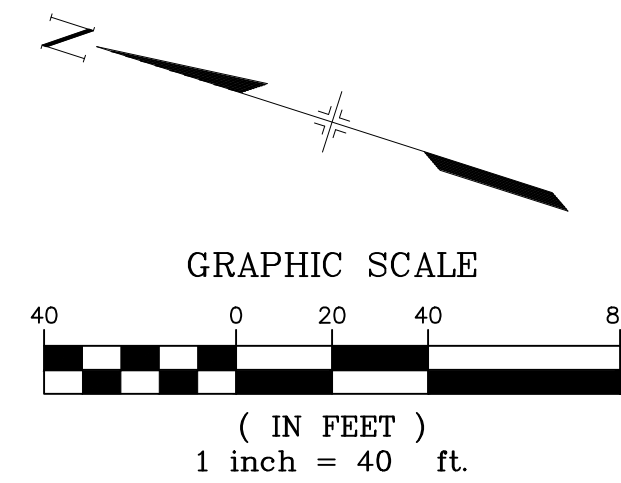
DRAWING No. SD03



Know what's below.
Call before you dig.

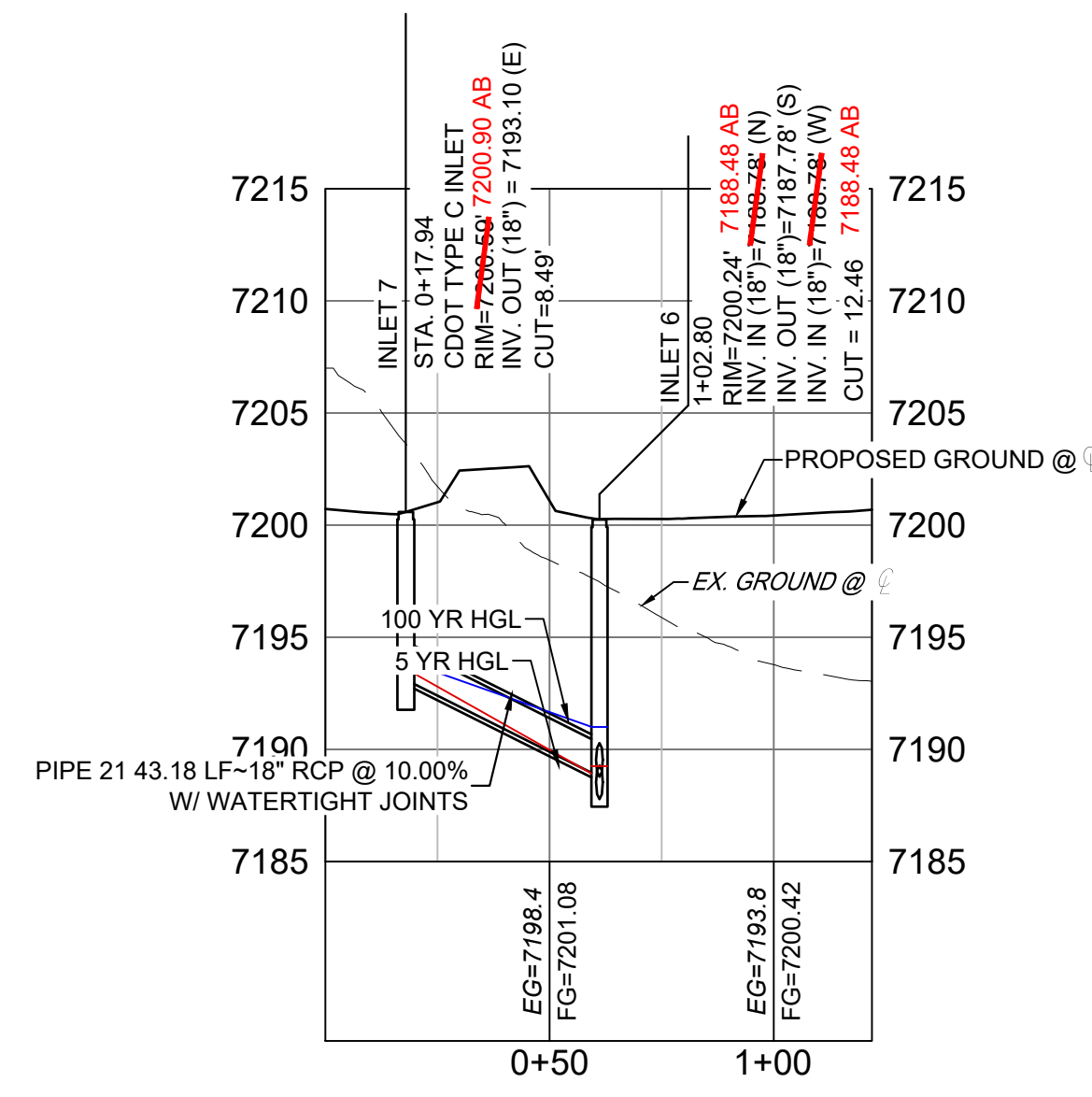


POND STORM CULVERT 1 PLAN



POND STORM CULVERT 1 PROFILE

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



POND STORM CULVERT 1 LATERAL PROFILE

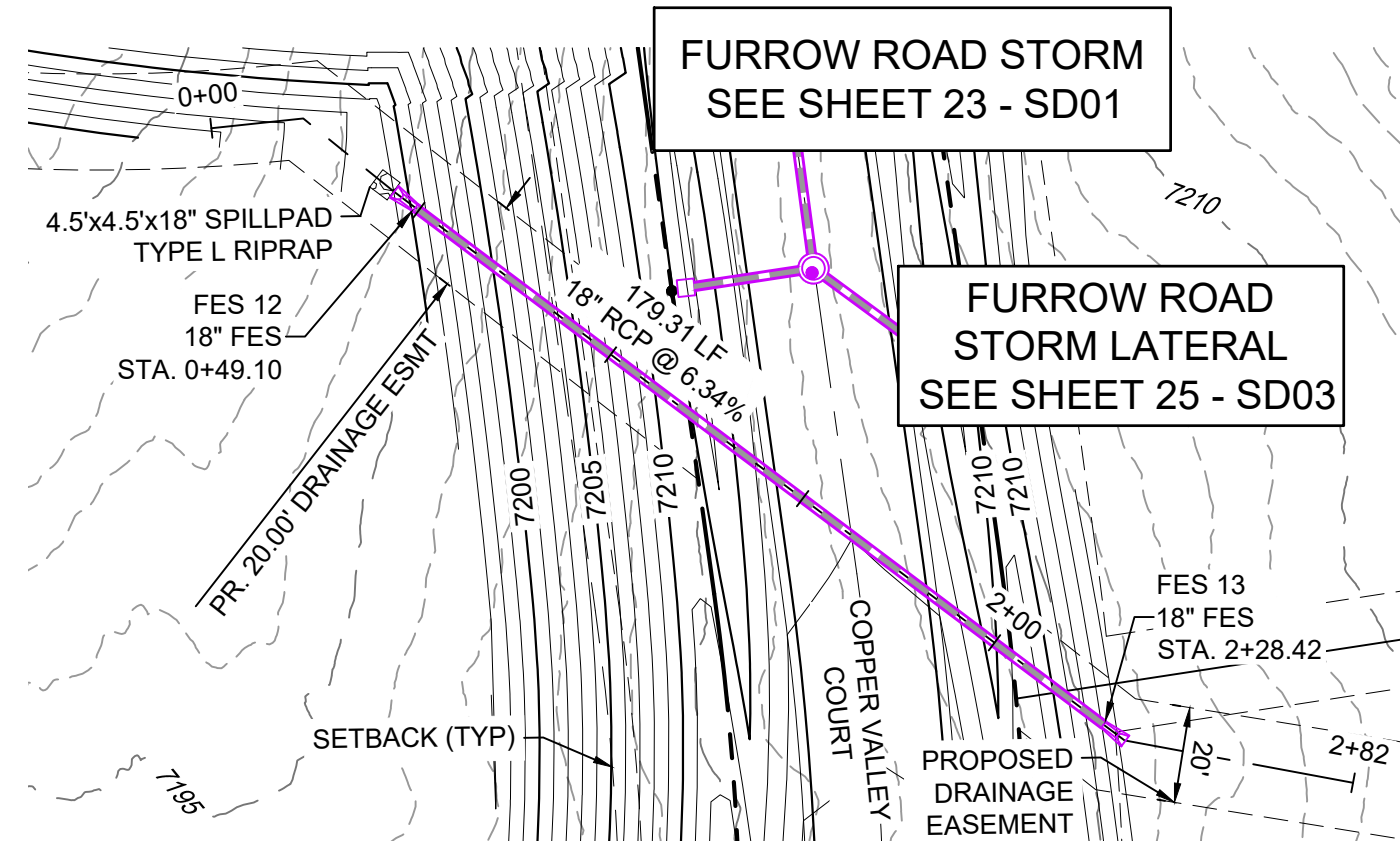
HORIZ: 1" = 40'
VERT: 1" = 8'

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

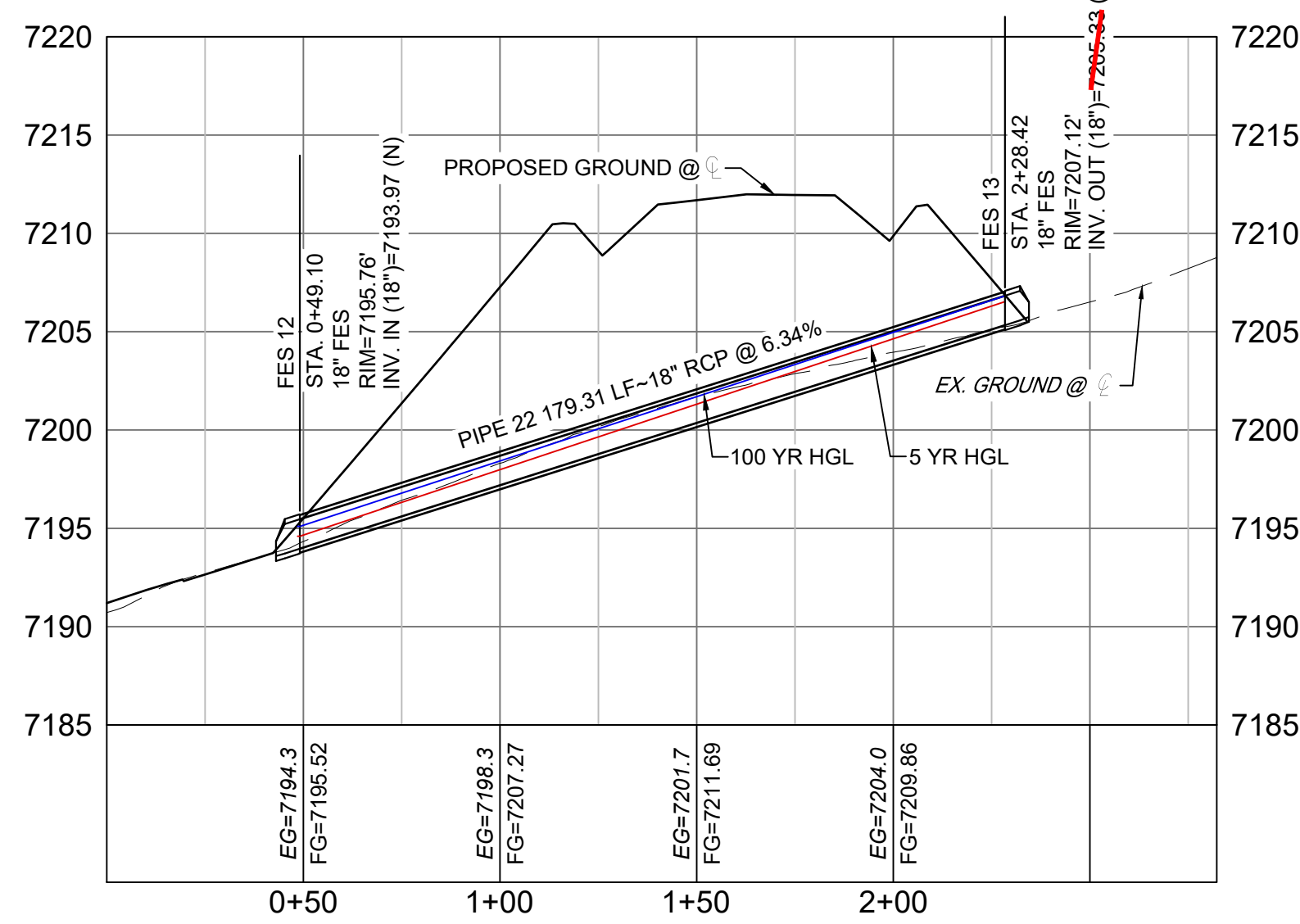
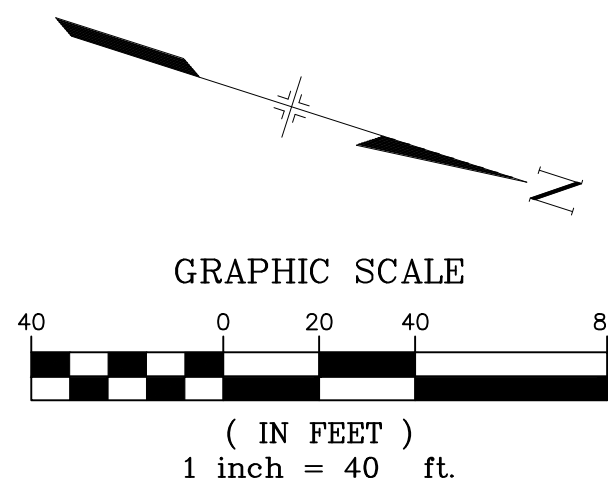
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FOREBAY 2	FOREBAY	RIM = 7177.94 PIPE 20 INV IN = 7176.23 7200.70 AB	N: 1454615.42 E: 3190717.02
INLET 5	CDOT TYPE C INLET	RIM = 7200.67 PIPE 18 INV OUT = 7194.46 7193.80 AB	N: 1454757.70 E: 3190656.84
INLET 6	CDOT TYPE C INLET DROP STRUCTURE	RIM = 7200.24 PIPE 18 INV IN = 7188.76 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 = 7200.99 PIPE 21 INV OUT = 7193.10 7198.70 AB	N: 1454712.56 E: 3190608.38
STM MH 6	4' TYPE II MH	RIM = 7193.8 PIPE 31 INV IN = 7186.05 PIPE 20 INV OUT = 7185.65 7185.20 AB	N: 1454687.82 E: 3190649.43

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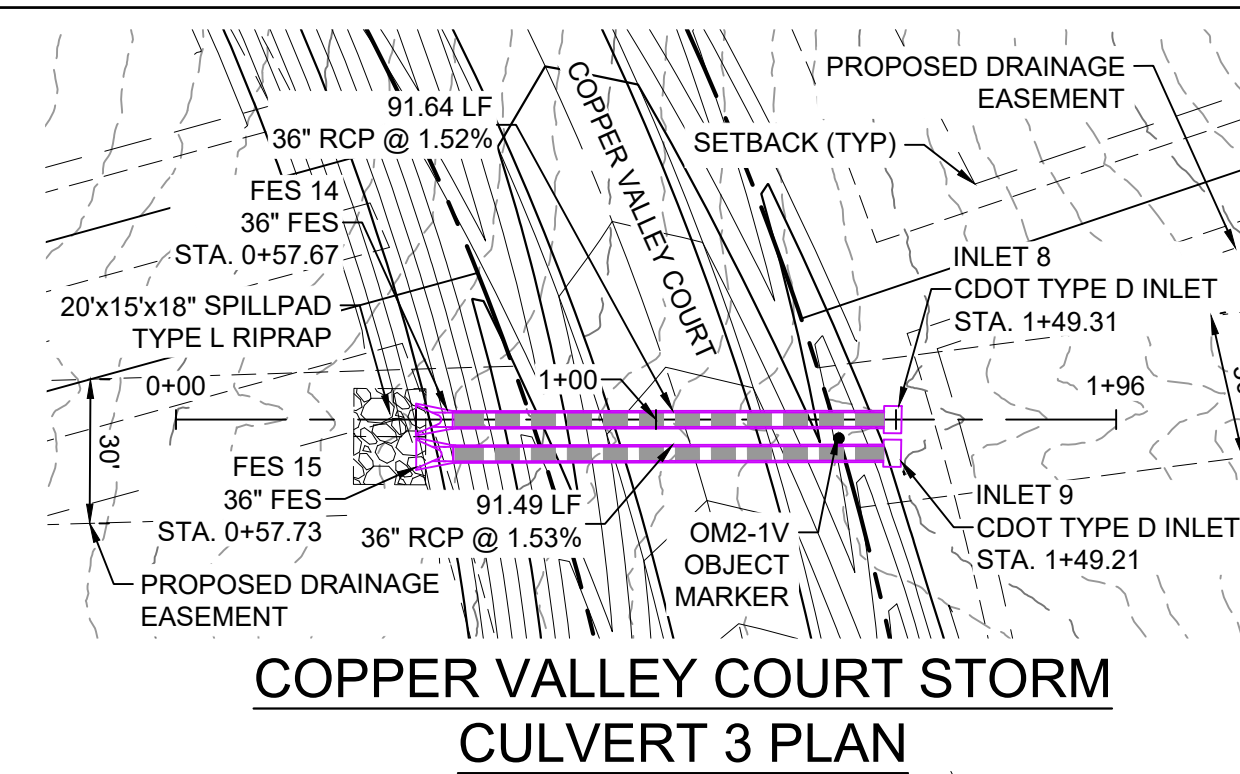


COPPER VALLEY COURT STORM CULVERT 2 PLAN

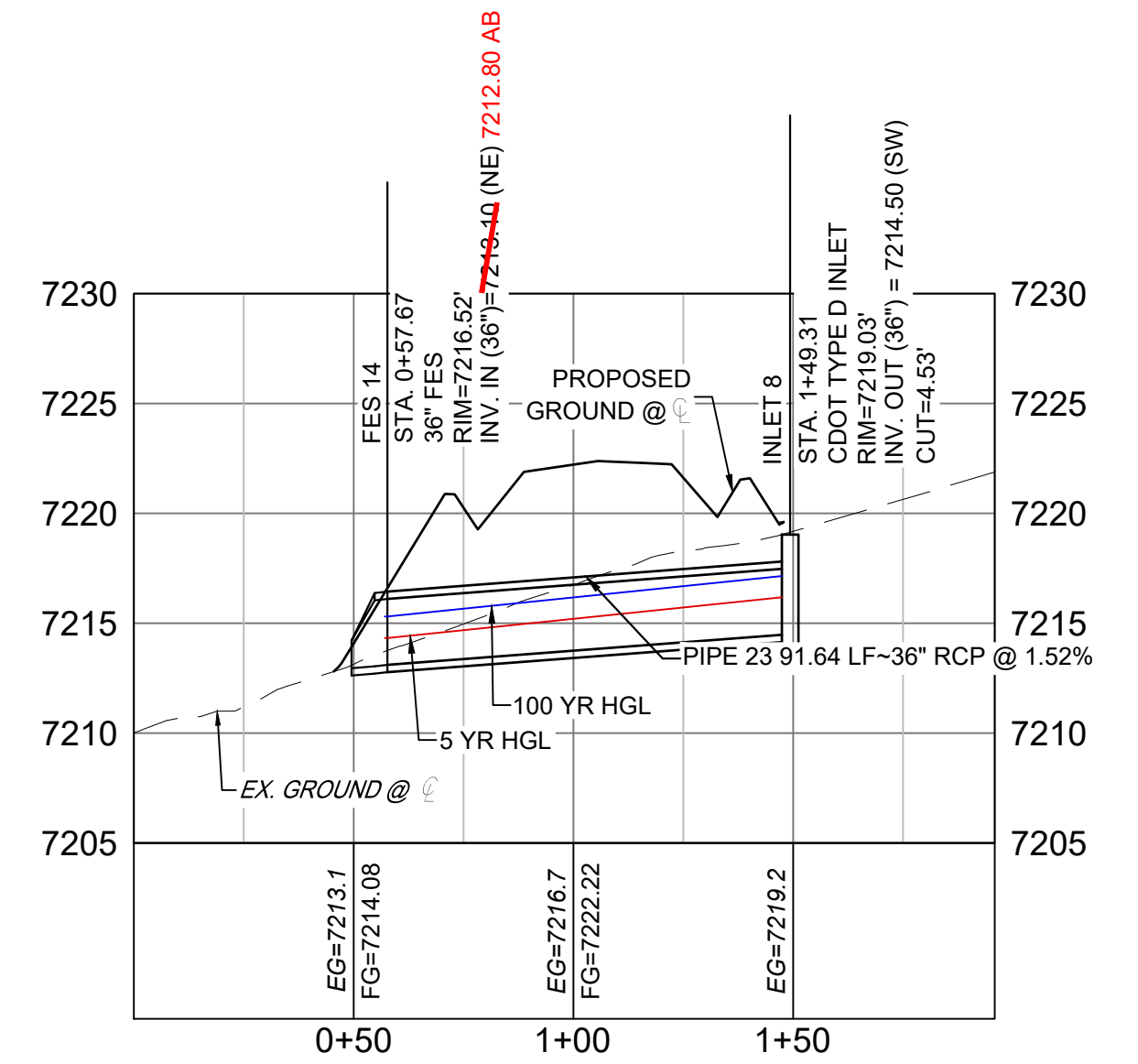
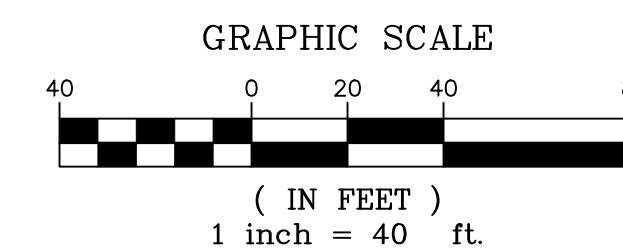


COPPER VALLEY COURT STORM CULVERT 2 PROFILE

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



COPPER VALLEY COURT STORM CULVERT 3 PLAN



COPPER 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 = 7205.85 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

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 14	36" FES	RIM = 7216.52 PIPE 23 INV IN = 7213.10 7212.80 AB	N: 1454933.90 E: 3191507.68
FES 15	36" FES	RIM = 7217.42 PIPE 24 INV IN = 7213.10	N: 1454930.75 E: 3191514.09
INLET 8	CDOT TYPE D INLET	RIM = 7219.03 PIPE 23 INV OUT = 7214.50	N: 1455015.80 E: 3191548.81
INLET 9	CDOT TYPE D INLET	RIM = 7221.63 PIPE 24 INV OUT = 7214.50	N: 1455012.56 E: 3191555.03

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\SD02.dwg
 CTB FILE: ---
 PLOT DATE: December 8, 2022 3:48:41 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

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PREPARED BY:

SEAL

FOR AND ON BEHALF OF
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 PROJECT No. 20.1120.003

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
 ROAD AND STORM PLANS

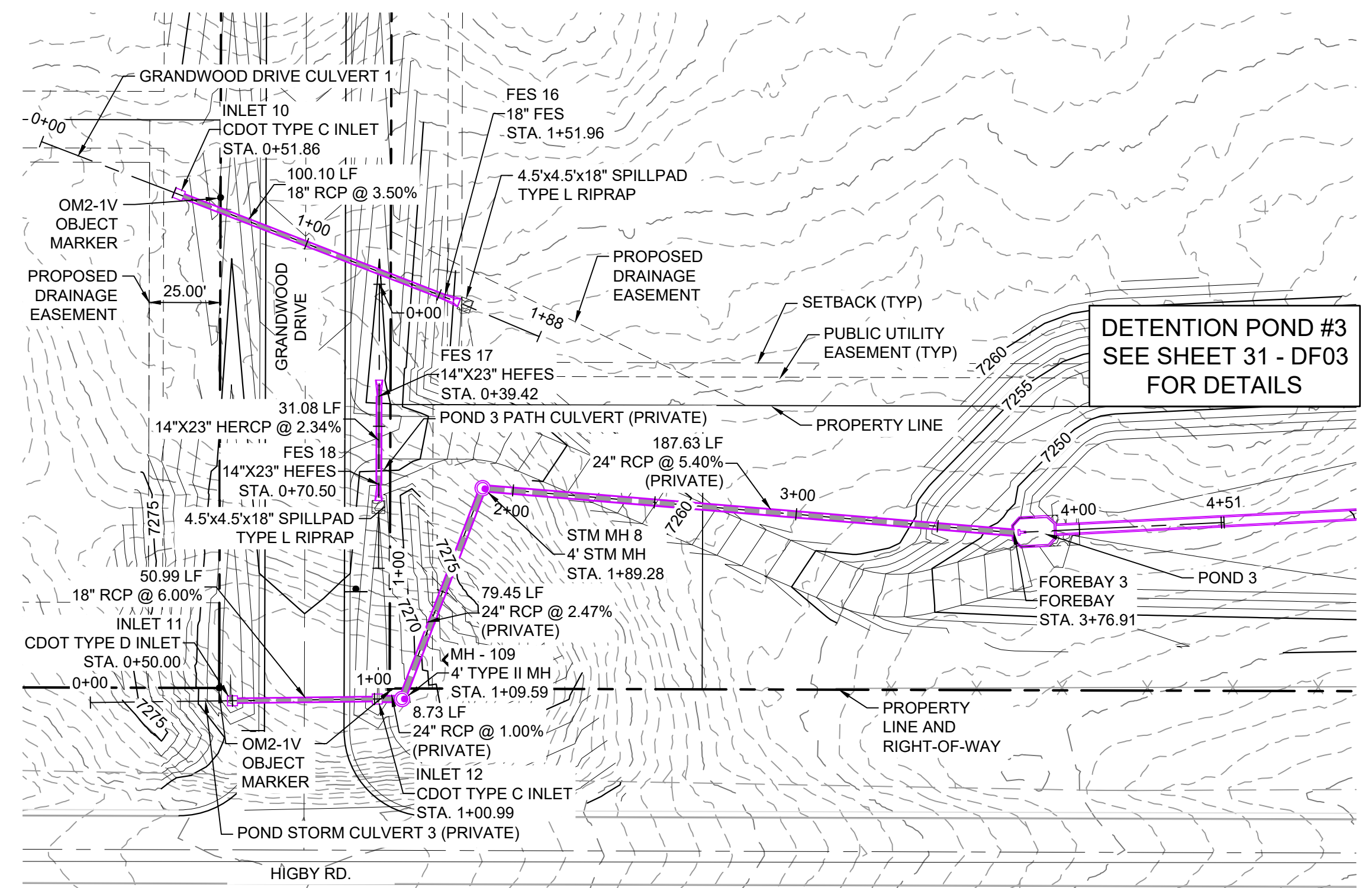
STORM PLAN AND PROFILE

DESIGNED BY: CAP
 DRAWN BY: CAP
 CHECKED BY: NMS

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

DATE ISSUED: FEBRUARY, 2021
 SHEET: 26 OF 40

DRAWING No. SD04



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 = 7245.60 AB	N: 1454240.80 E: 3193425.69
INLET 11	CDOT TYPE D INLET	RIM = 7267.10 PIPE 25 INV OUT = 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 = 7259.53 AB	N: 1454182.24 E: 3193201.62
MH - 109	4' TYPE II MH	RIM = 7268.77 PIPE 26 INV IN = 7259.40 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 = 7256.30 AB	N: 1454256.47 E: 3193238.71

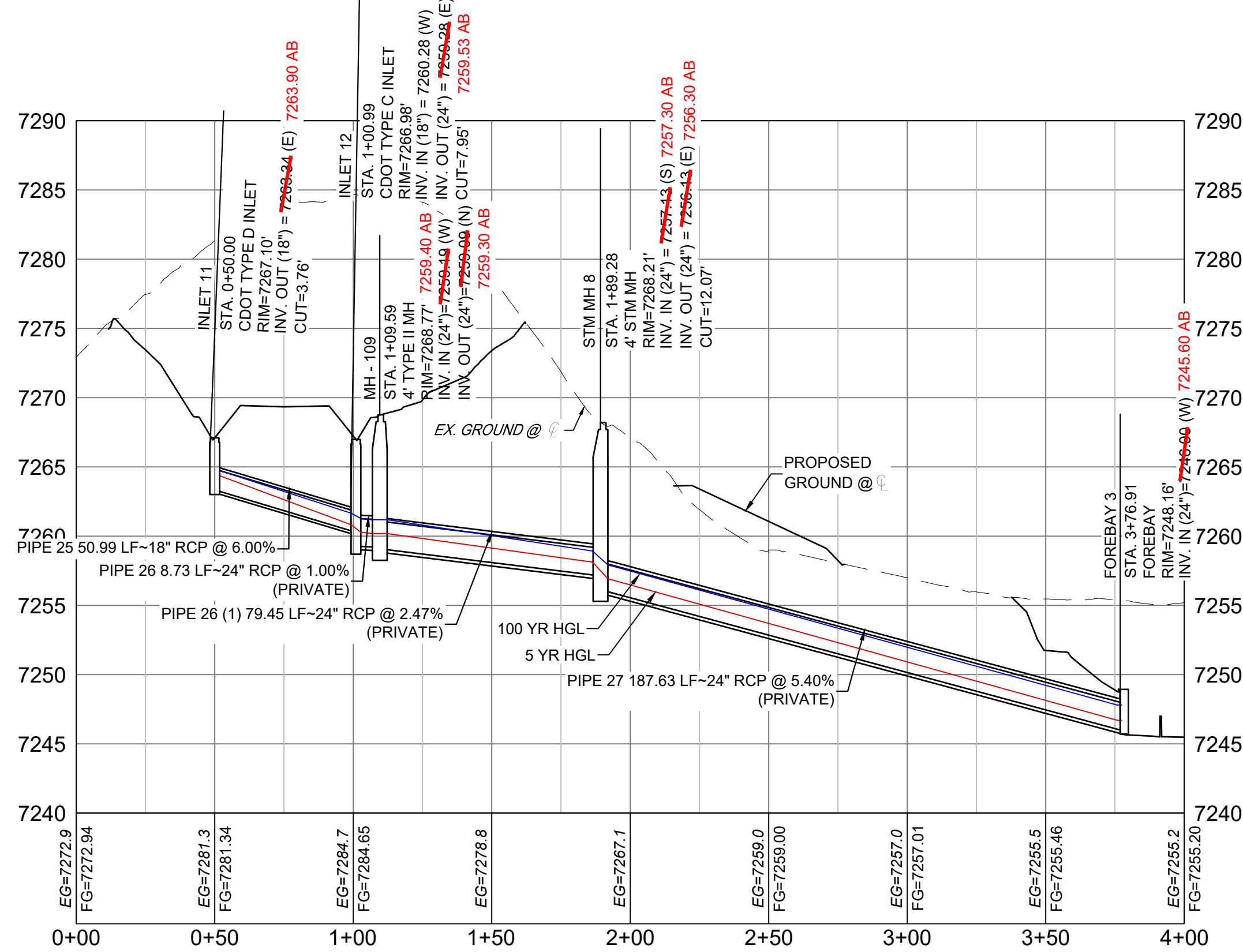
GRANDWOOD DRIVE STORM PLAN

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 16	18" FES	RIM = 7265.10 PIPE 28 INV IN = 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

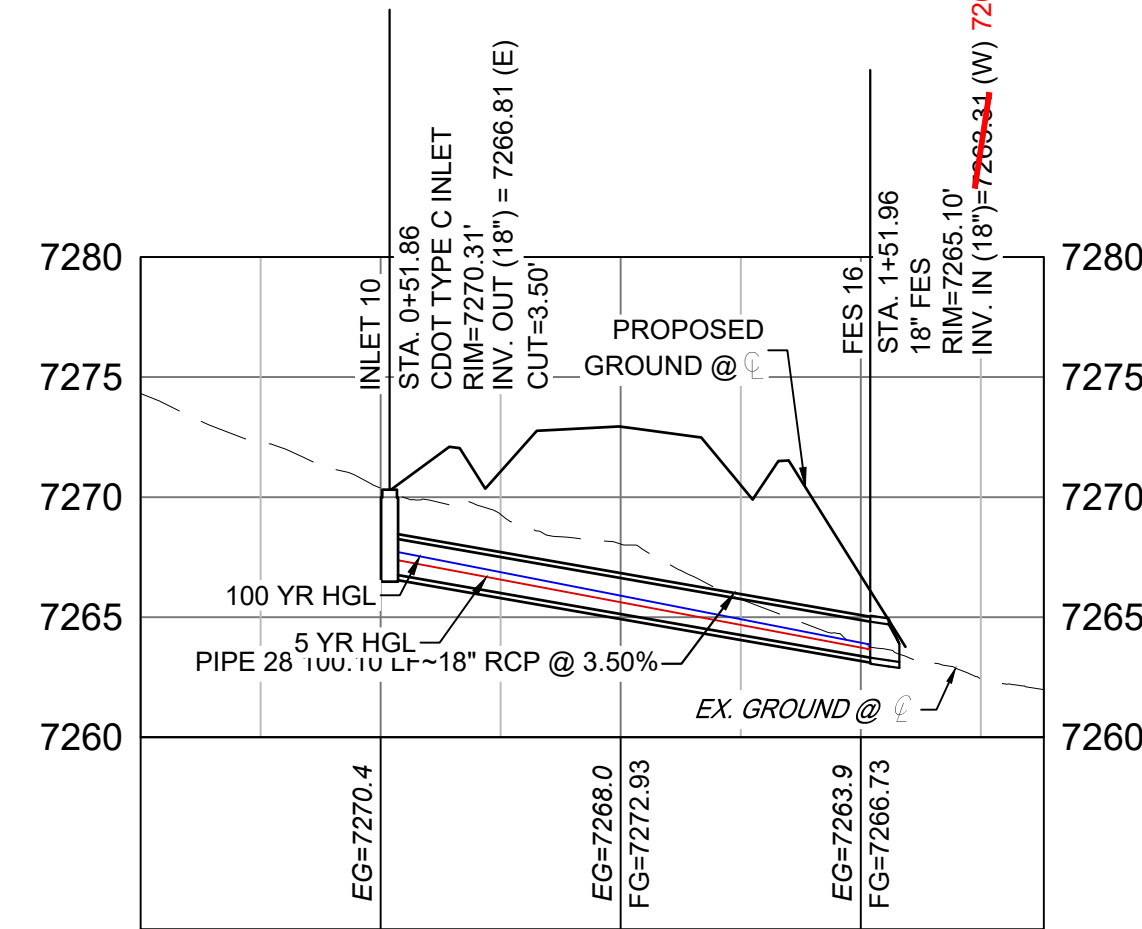
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 28	18" RCP	100.10	3.50%	S68°51'39"E

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 17	14"X23" HEFES	RIM = 7270.37 PIPE 29 INV OUT = 7268.70 AB	N: 1454288.84 E: 3193202.25
FES 18	14"X23" HEFES	RIM = 7269.64 PIPE 29 INV IN = 7268.17	N: 1454257.76 E: 3193202.16

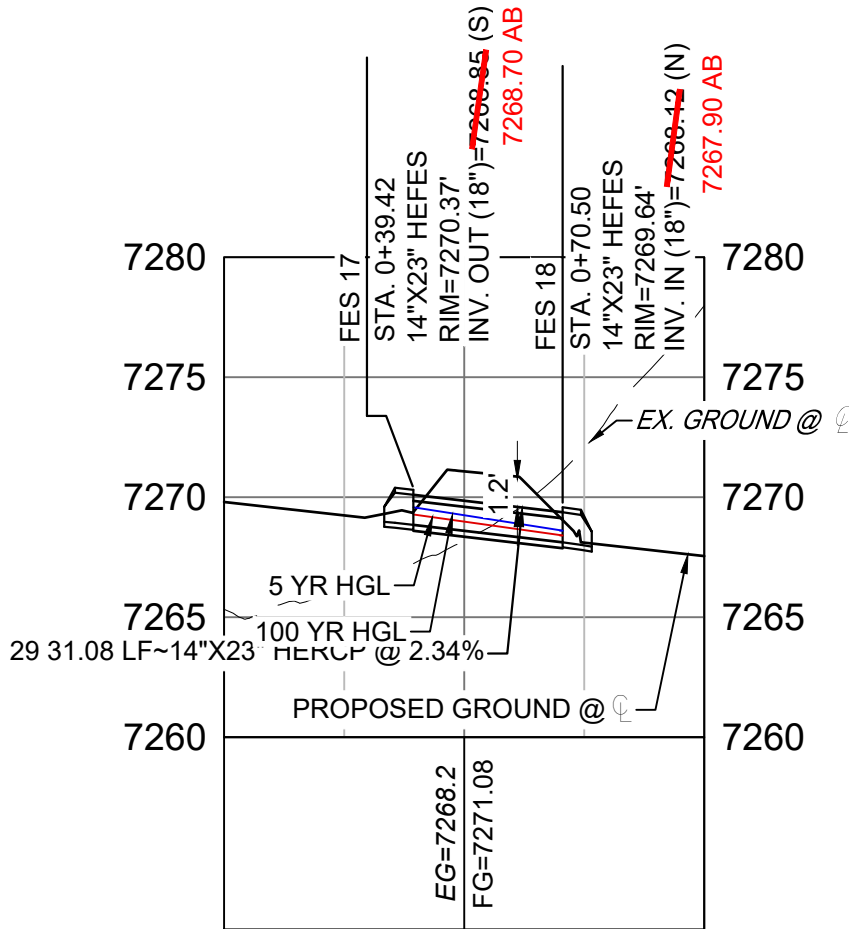
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 29	14"X23" HERCP	31.08	2.34%	S00°09'43"W



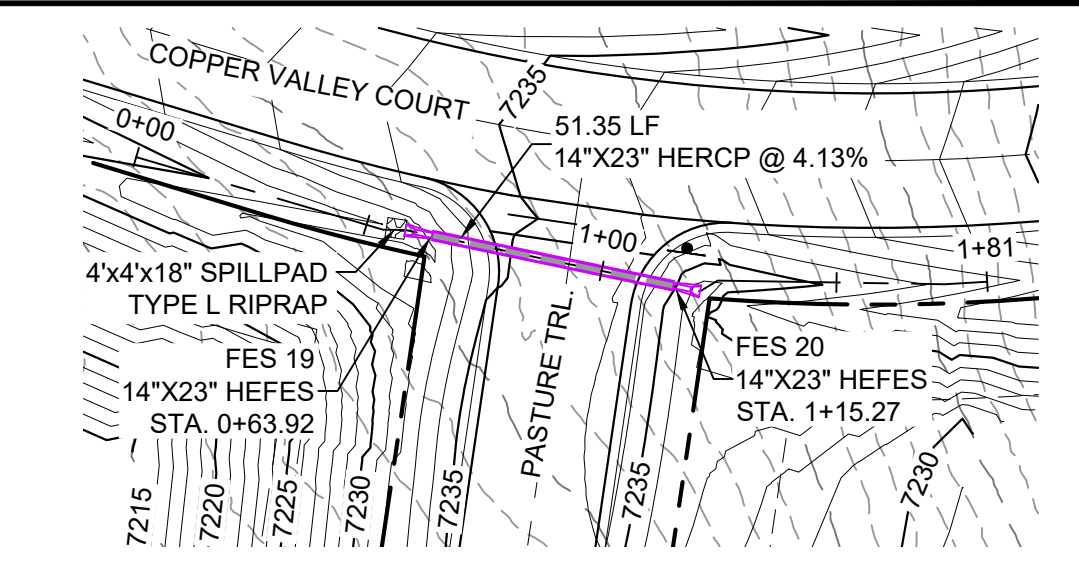
POND STORM CULVERT 3 PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



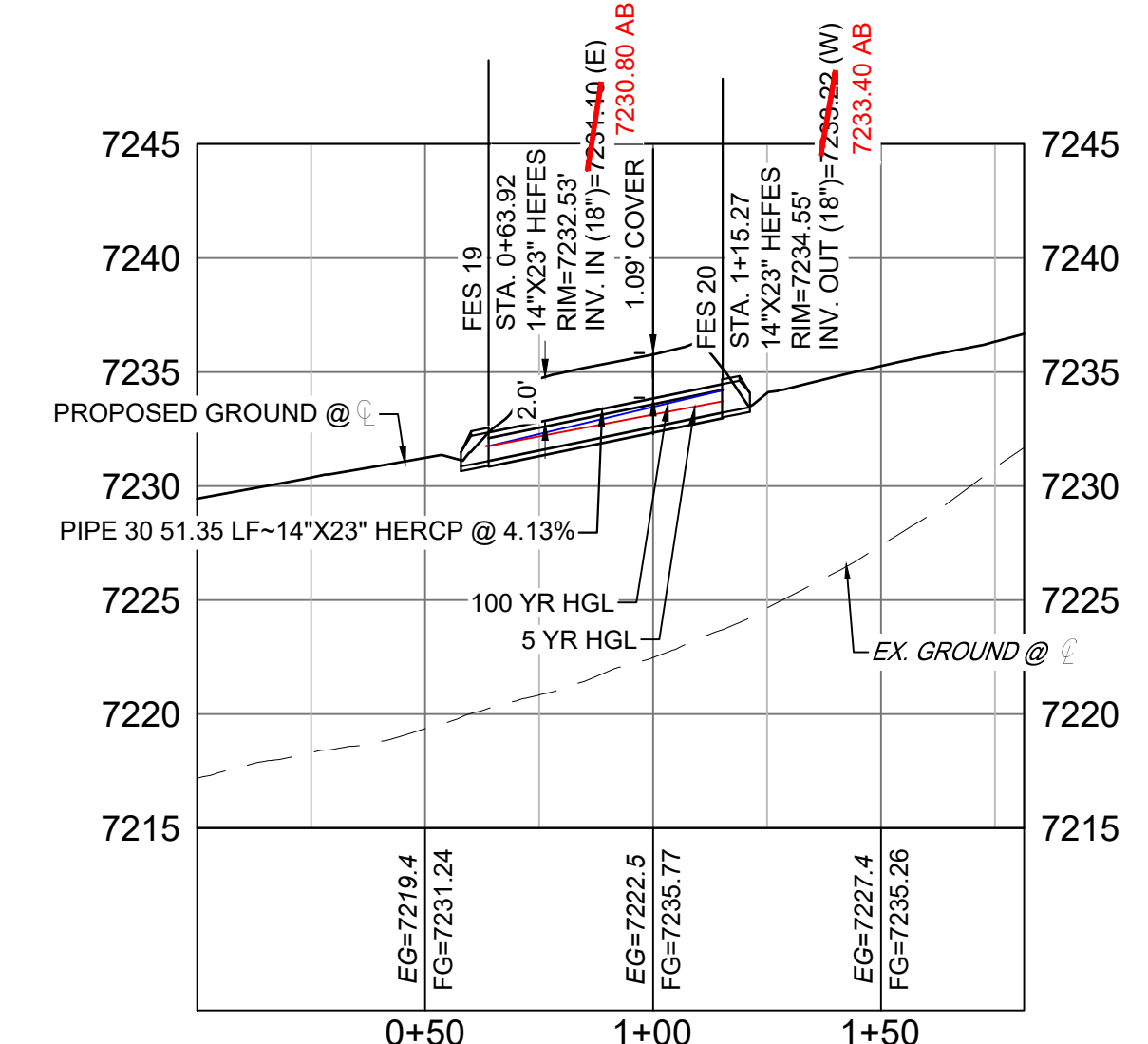
GRANDWOOD DRIVE STORM CULVERT 1 PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



GRANDWOOD DRIVE STORM CULVERT 1 PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



COPPER VALLEY COURT STORM CULVERT 4 PLAN

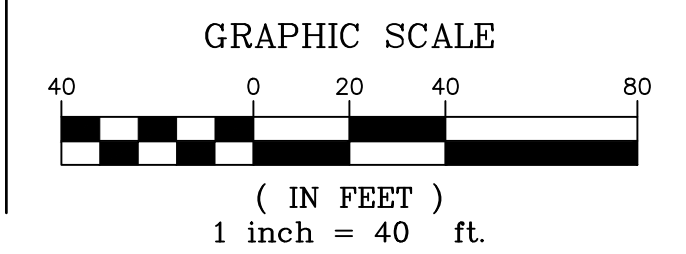


COPPER VALLEY COURT STORM CULVERT 4 PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 19	14"X23" HEFES	RIM = 7232.53 PIPE 30 INV IN = 7230.80 AB	N: 1454867.92 E: 3191823.61
FES 20	14"X23" HEFES	RIM = 7234.55 PIPE 30 INV OUT = 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

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 - 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 WATER TIGHT 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.

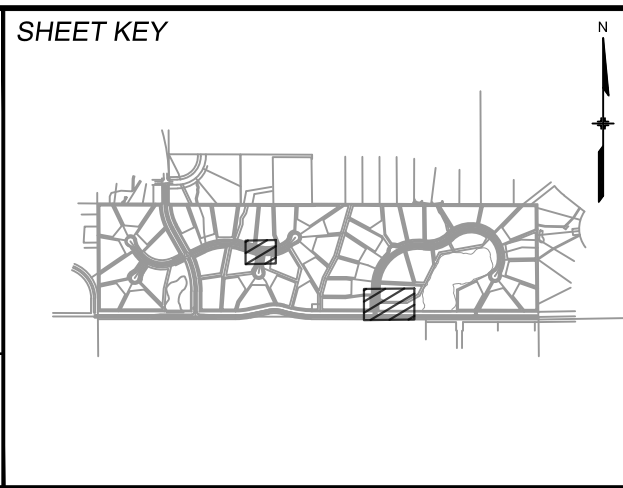


ENGINEERING RECORD DRAWINGS

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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\SD02.dwg
 CTB FILE: ...
 PLOT DATE: December 8, 2022 3:49:09 PM
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



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, T15S, 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:

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

GRANDWOOD RANCH

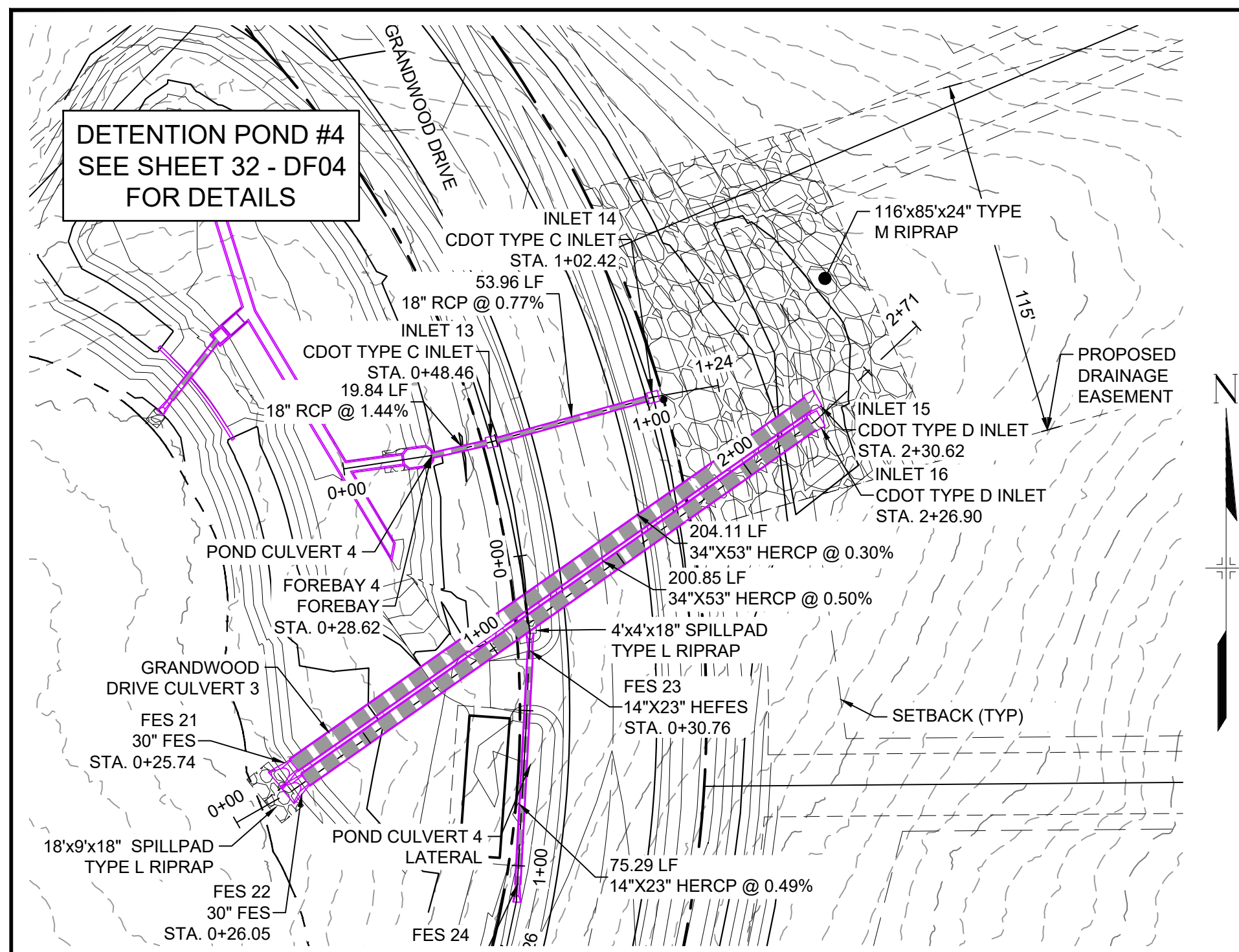
EL PASO COUNTY - SF 2026
 ROAD AND STORM PLANS

STORM PLAN AND PROFILE

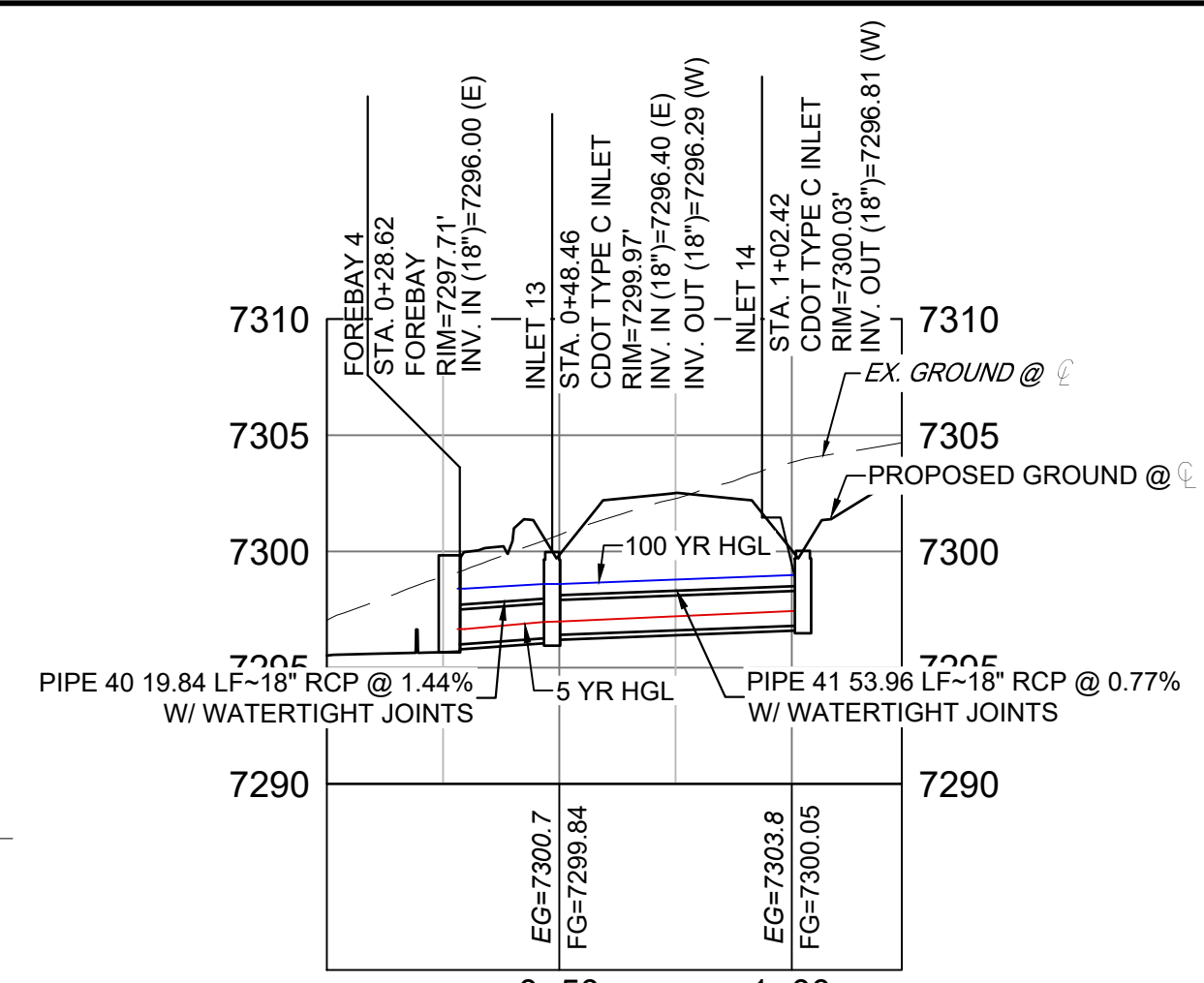
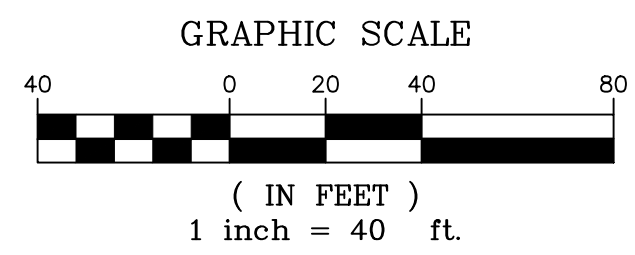
DESIGNED BY: CAP	SCALE: 1" = 40'	DATE ISSUED: FEBRUARY, 2021	DRAWING No. SD05
DRAWN BY: CAP	HORIZ: 1" = 40'	SHEET 27 OF 40	
CHECKED BY: NMS	VERT: 1" = 8'		



Know what's below.
Call before you dig.



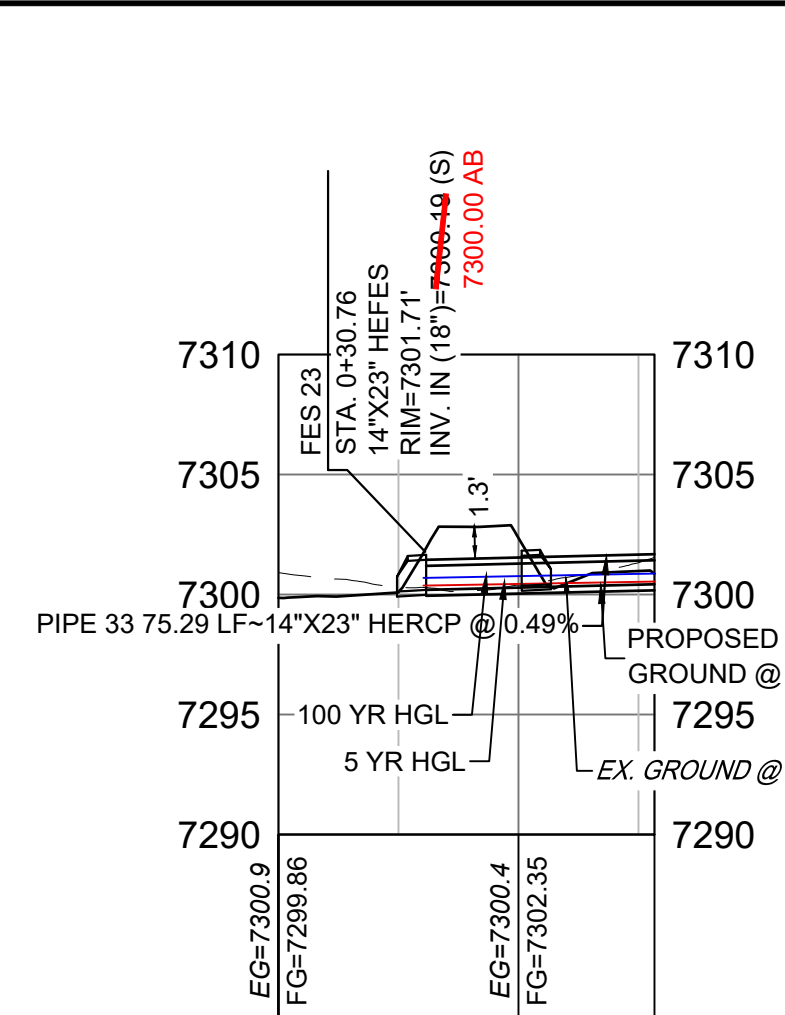
GRANDWOOD DRIVE STORM PLAN



POND STORM CULVERT 4 PROFILE

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

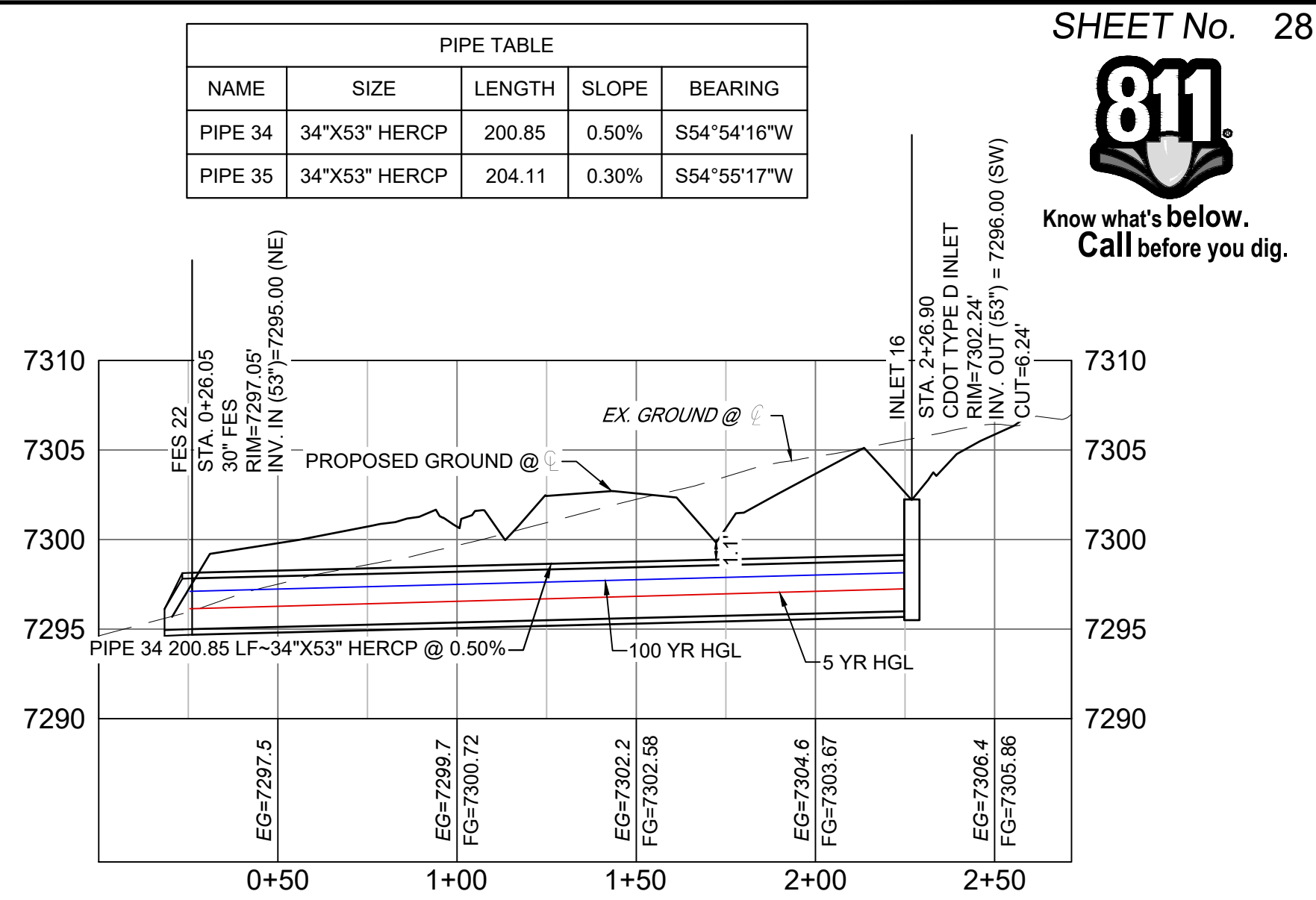
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FOREBAY 4	FOREBAY	RIM = 7297.71 PIPE 40 INV IN = 7296.00	N: 1454896.05 E: 3194585.07
INLET 13	CDOT TYPE C INLET	RIM = 7299.97 PIPE 41 INV IN = 7296.40 PIPE 40 INV OUT = 7296.29	N: 1454900.44 E: 3194604.42
INLET 14	CDOT TYPE C INLET	RIM = 7300.03 PIPE 41 INV OUT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



POND STORM CULVERT 4 LATERAL PROFILE

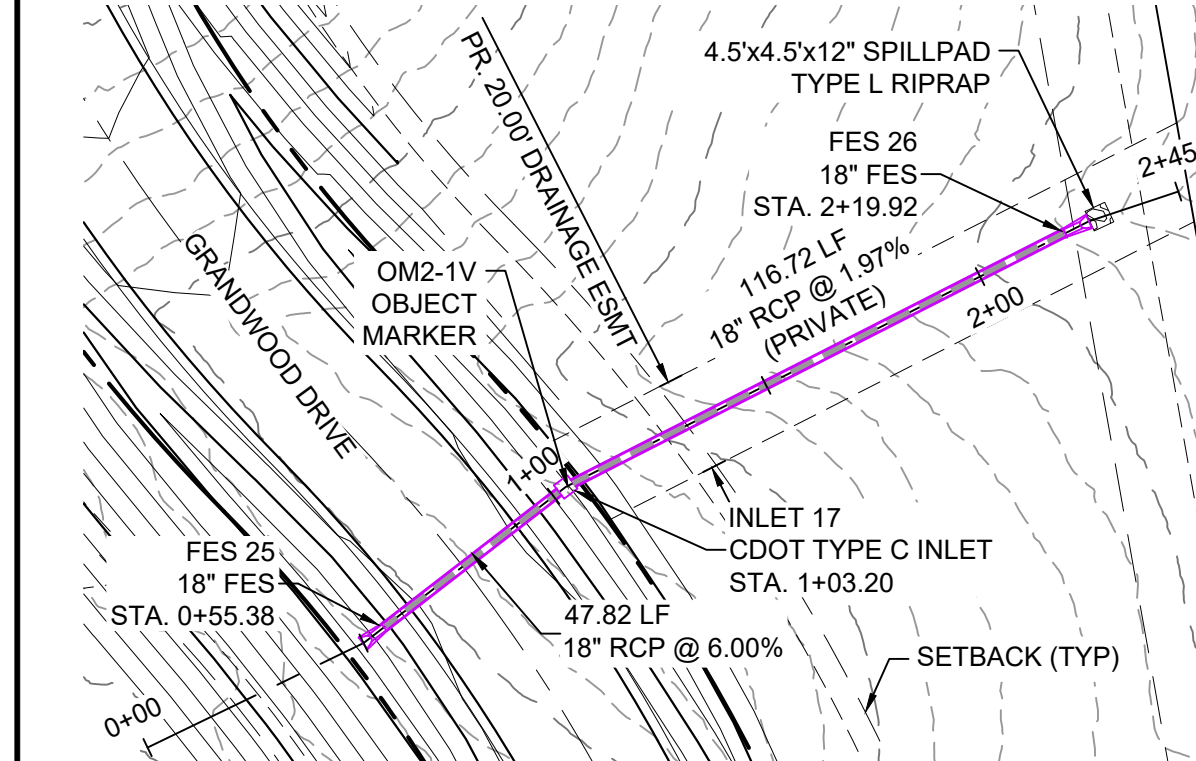
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 23	14"X23" HEFES	RIM = 7301.71 PIPE 33 INV IN = 7300.19	N: 1454833.14 E: 3194616.86
FES 24	14"X23" HEFES	RIM = 7301.70 PIPE 33 INV OUT = 7300.56	N: 1454757.96 E: 3194612.83

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

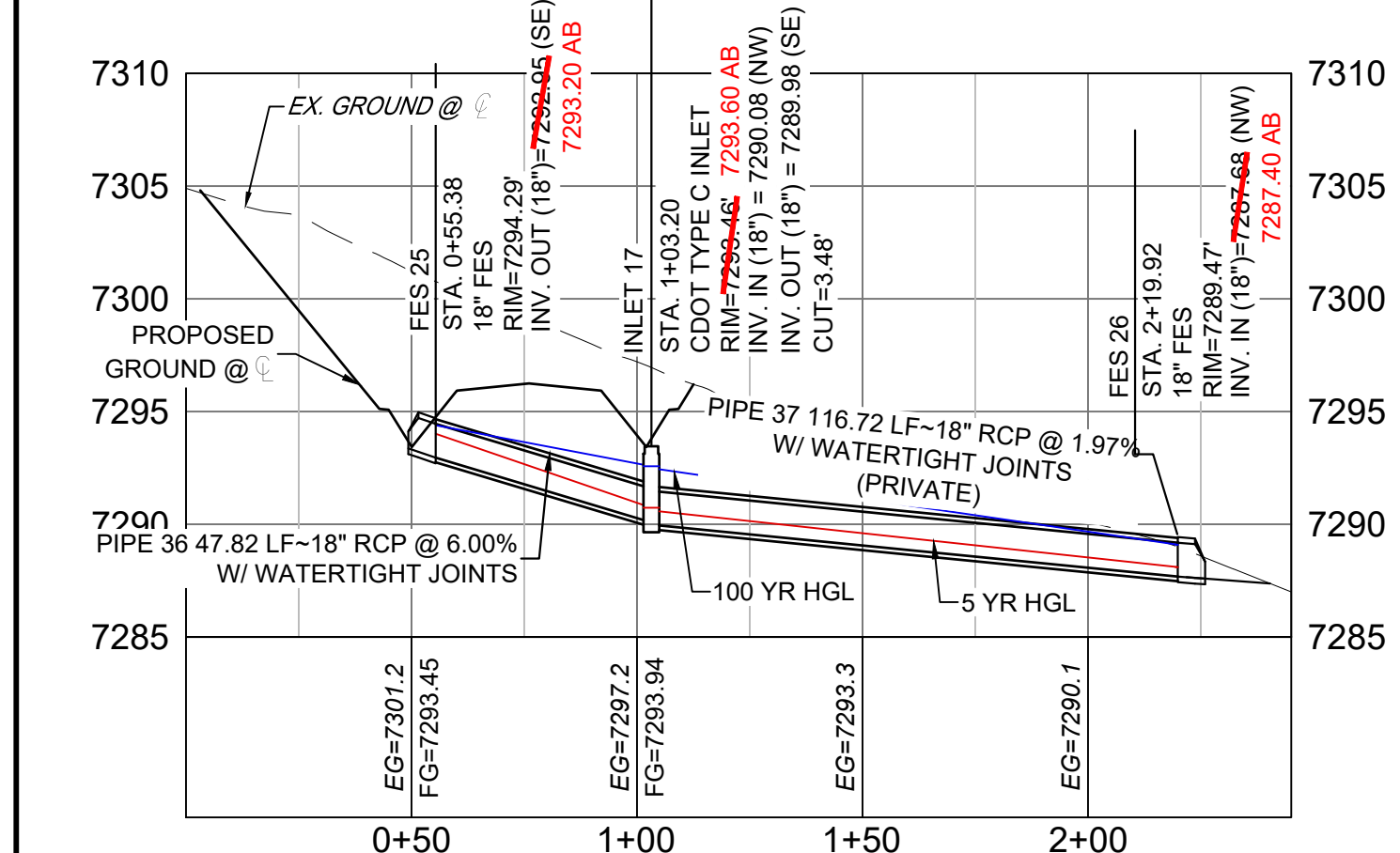
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 21	30" FES	PIPE 35 INV IN = 7295.00	N: 1454796.38 E: 3194540.72
FES 22	30" FES	PIPE 34 INV IN = 7295.00	N: 1454791.65 E: 3194544.45
INLET 15	CDOT TYPE D INLET	RIM = 7302.24 PIPE 35 INV OUT = 7295.61	N: 1454913.68 E: 3194707.76
INLET 16	CDOT TYPE D INLET	RIM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



GRANDWOOD DRIVE STORM CULVERT 2 PLAN

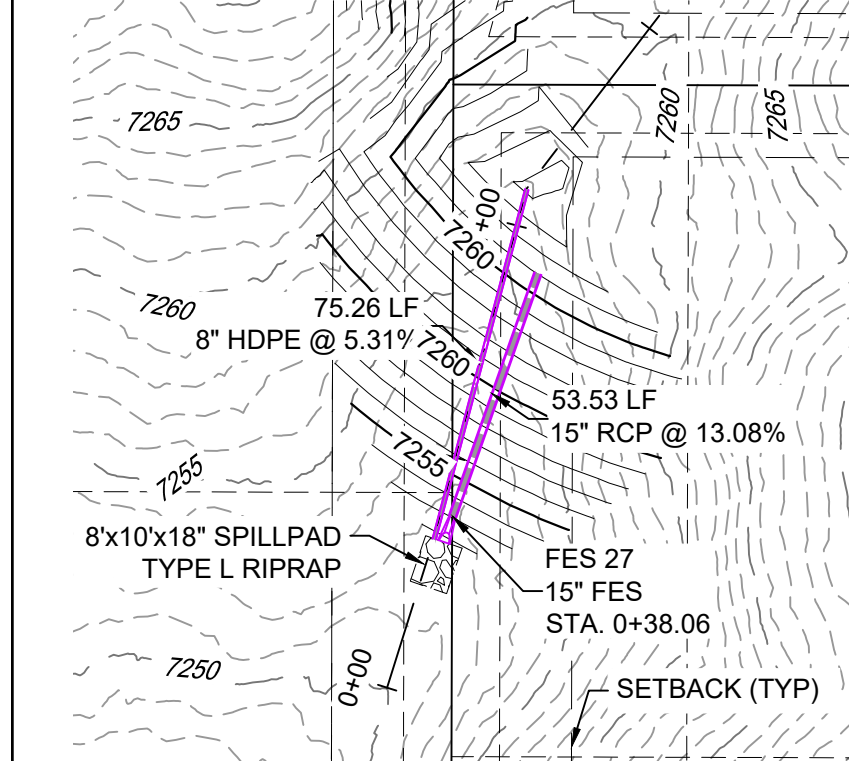
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 25	18" FES	RIM = 7294.29 PIPE 36 INV OUT = 7293.95	N: 1455049.48 E: 3194002.25
FES 26	18" FES	RIM = 7289.47 PIPE 37 INV IN = 7287.65	N: 1454907.63 E: 3194084.45
INLET 17	CDOT TYPE C INLET	RIM = 7293.46 PIPE 36 INV IN = 7290.08 PIPE 37 INV OUT = 7289.98	N: 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

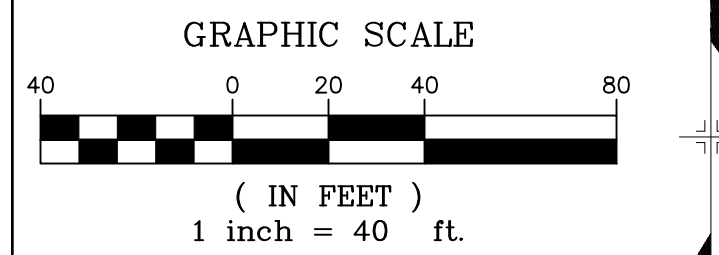


GRANDWOOD DRIVE STORM CULVERT 2 PROFILE

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

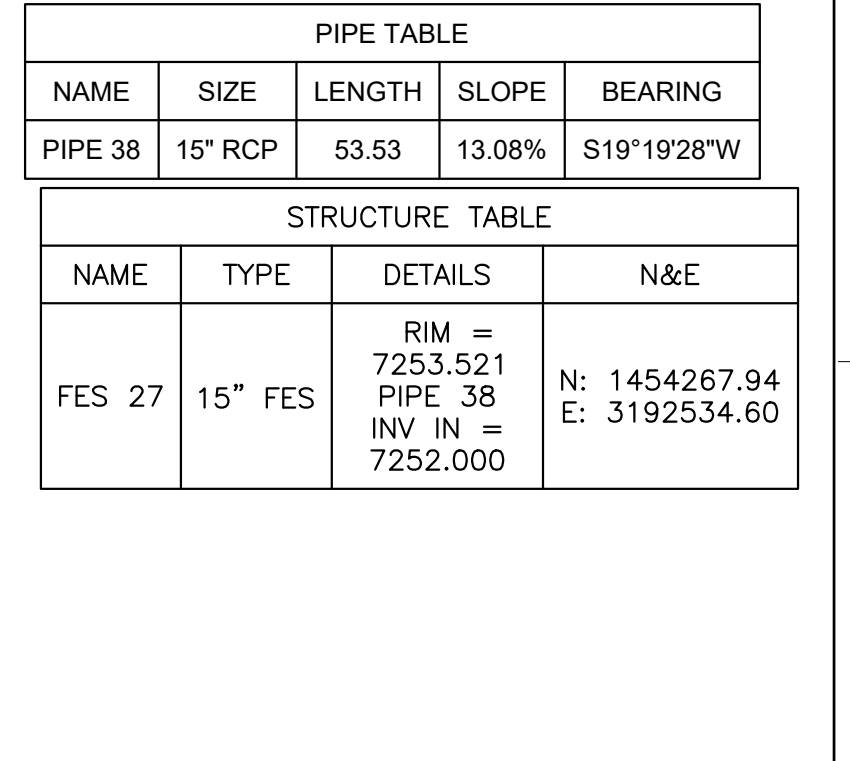


LOT 22 BERM OUTFALL PLAN (PRIVATE)

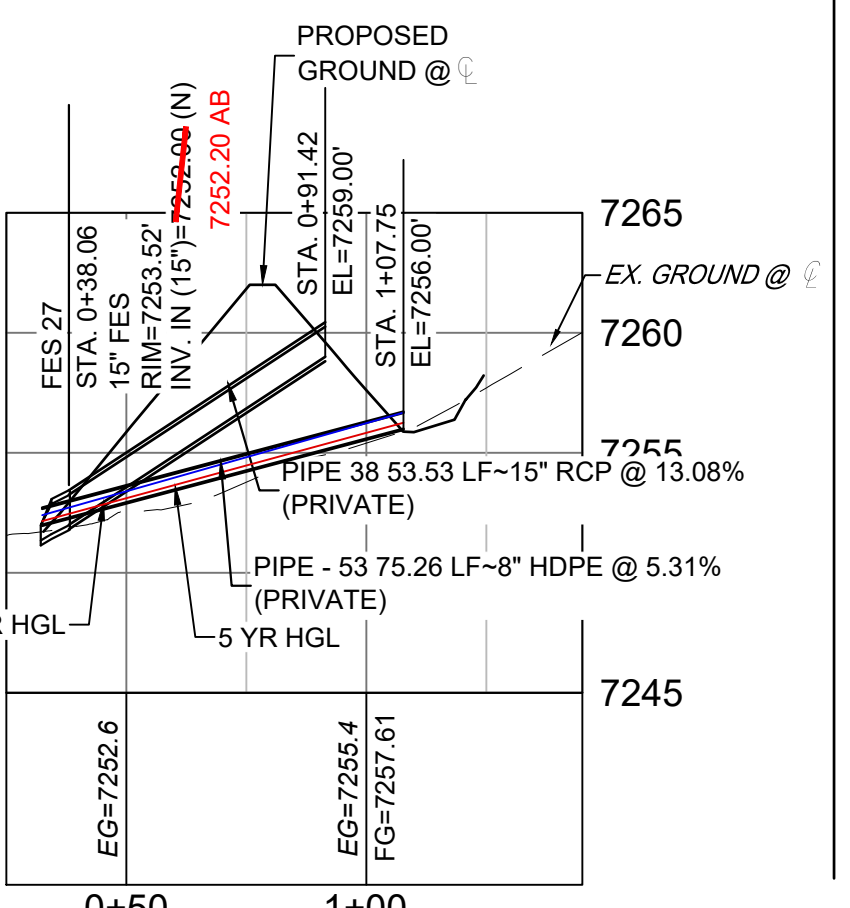


LOT 22 DETENTION OUTFALL PROFILE

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



EMERGENCY ACCESS STORM CULVERT PLAN



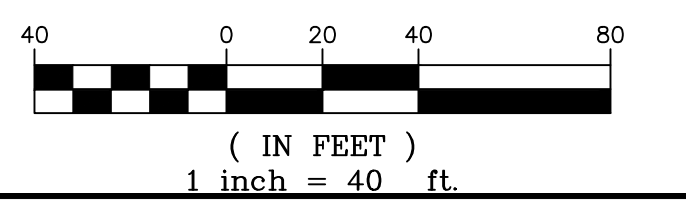
EMERGENCY ACCESS STORM CULVERT PROFILE

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

NOTES:

- ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
- 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 GRADE/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 WATER TIGHT JOINTS WITH A 100 YR SERVICE LIFE PER ECM 3.3.1.B.2.
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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\SD02.dwg
 CTB FILE: ...
 PLOT DATE: December 8, 2022 3:49:53 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:
 Matrix

SEAL

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
 ROAD AND STORM PLANS

STORM PLAN AND PROFILE

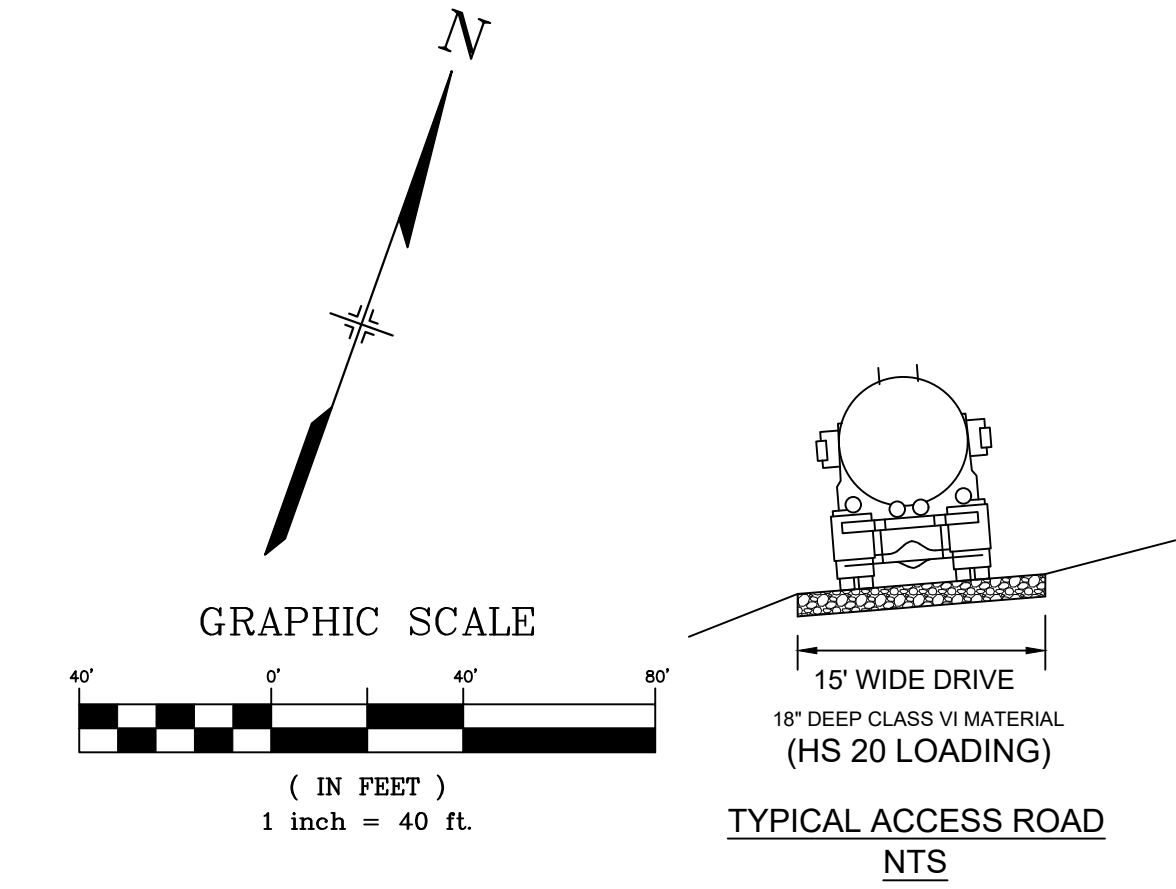
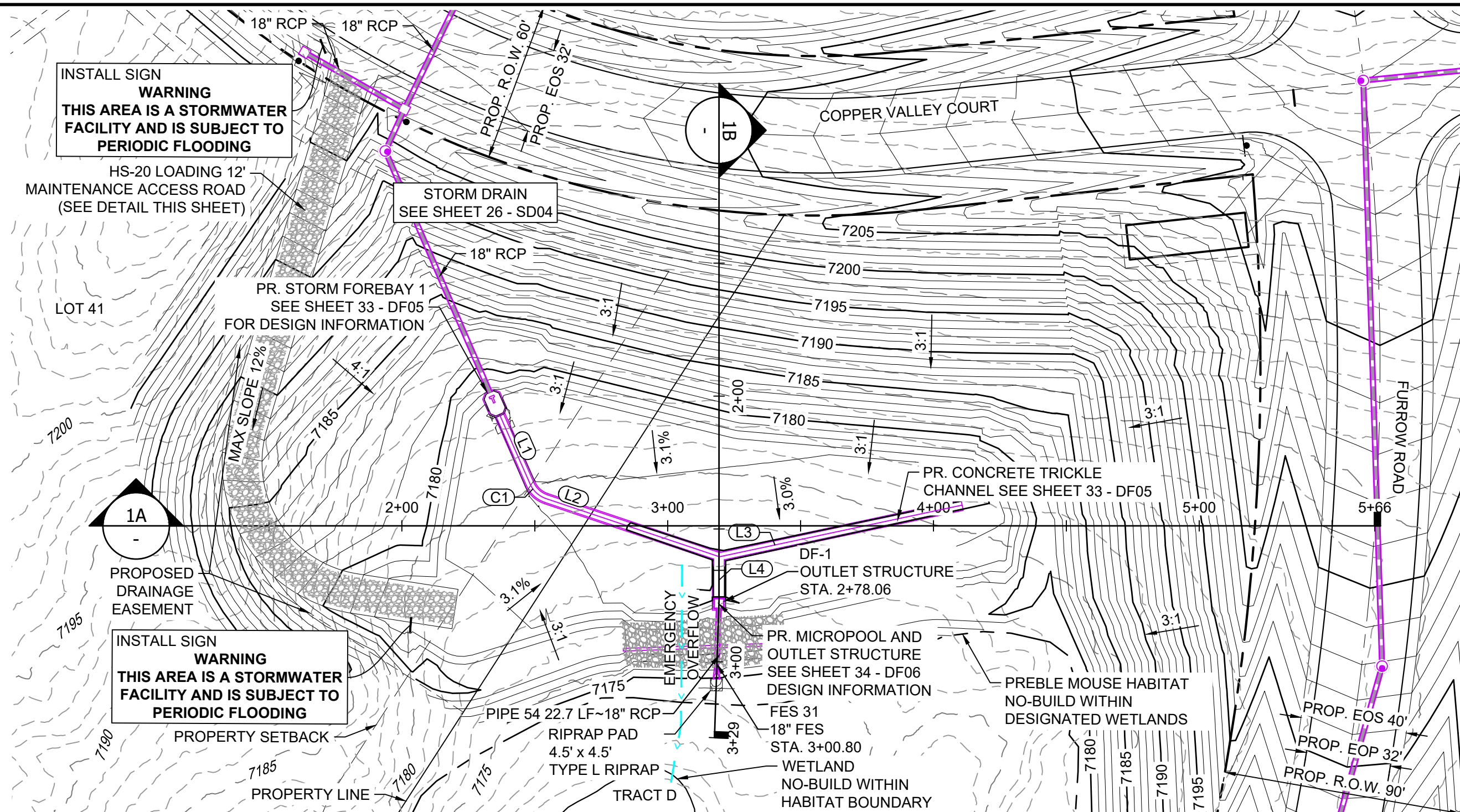
FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 20.1120.003

DESIGNED BY: CAP
 DRAWN BY: CAP
 CHECKED BY: NMS

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

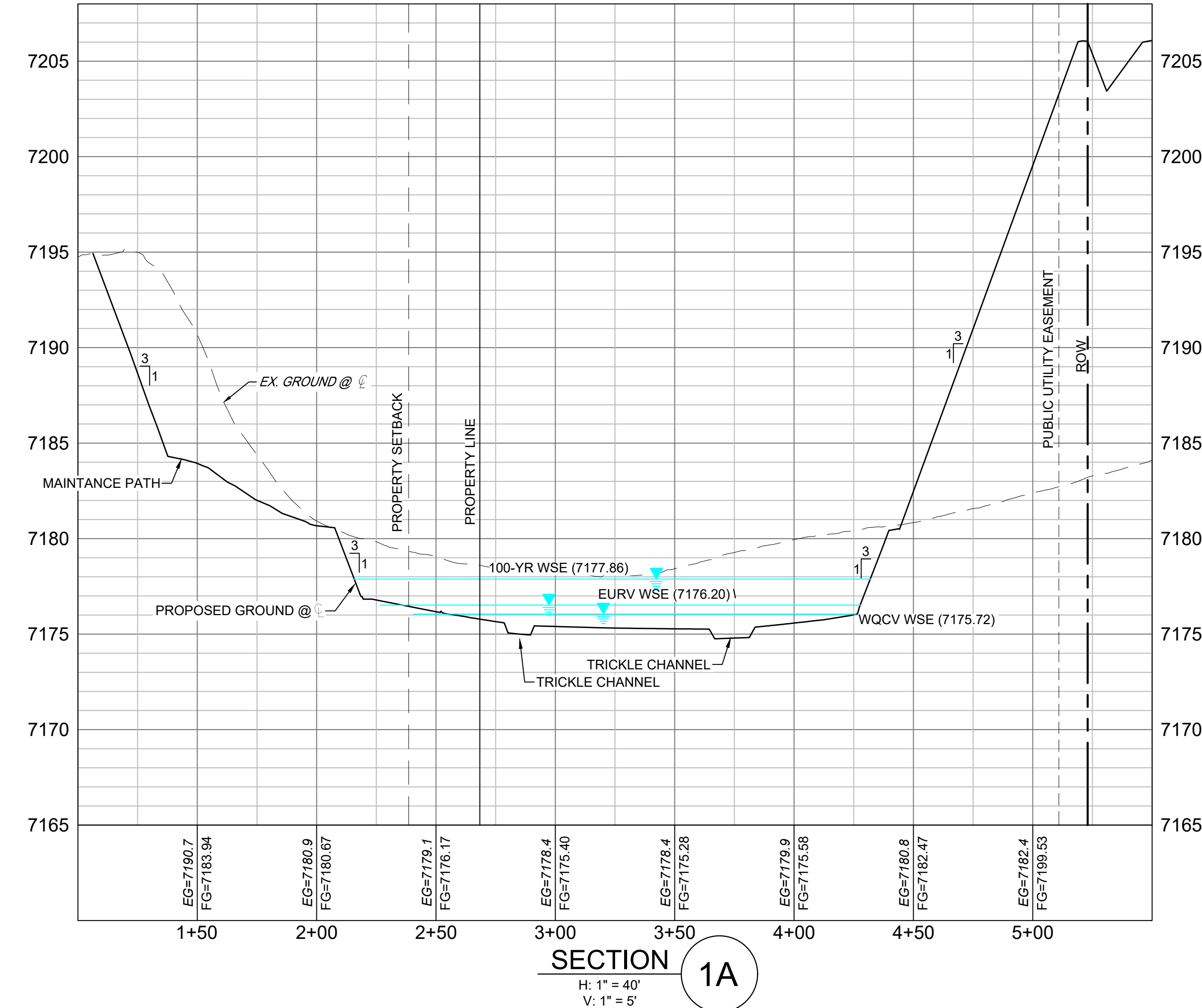
DATE ISSUED: FEBRUARY, 2021
 SHEET 28 OF 40

DRAWING No. SD06



- NOTES:**
1. ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER ALL STRUCTURES UNLESS OTHERWISE NOTED.
 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

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

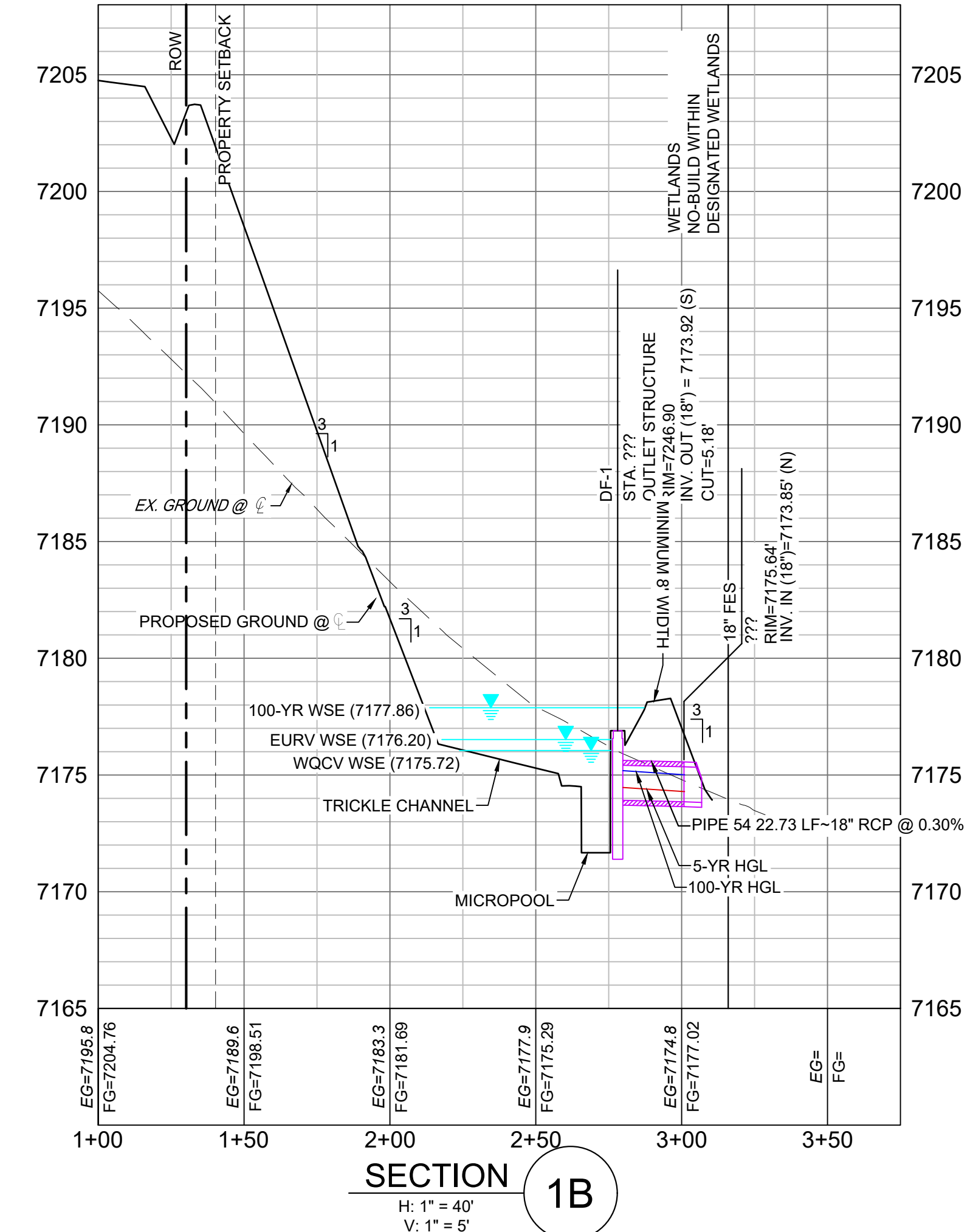
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.33	10.00	47°44'53"	S67°13'25"E	8.09

STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE STATION	STRUCTURE DETAILS	STRUCTURE TYPE	NORTHING & EASTING	CUT
DF-1	???	RIM = 7246.90' SUMP = 7171.72 PIPE 54 INV OUT (18") = 7173.92	OUTLET STRUCTURE	N: 1454569.59 E: 3190624.90	5.18
FES 31	???	RIM = 7175.64 PIPE 54 INV IN (18") = 7173.85	18" FES	N: 1454547.90 E: 3190631.69	

PIPE SUMMARY TABLE

PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING	CHORD LENGTH	RADIUS
PIPE 54	18" RCP	0.30%	22.73	S17°22'42"E	22.73	0.00

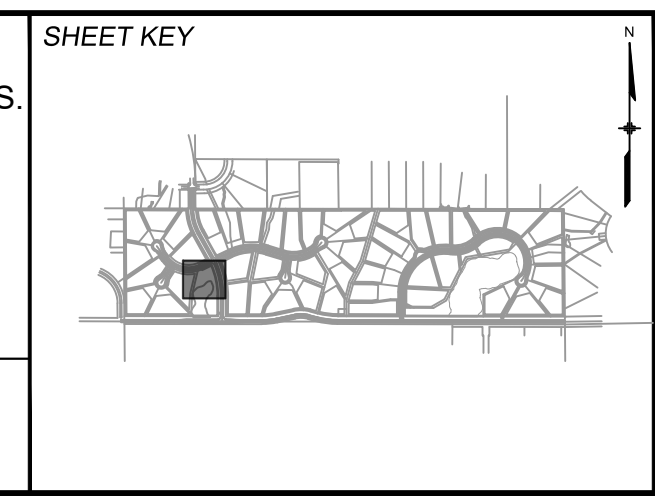


ENGINEERING RECORD DRAWINGS

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Corey Petersen
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: December 8, 2022 3:51:08 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



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 3/8" 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:
Matrix

SEAL

GRANDWOOD RANCH
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

DF-1 POND PLAN & PROFILE

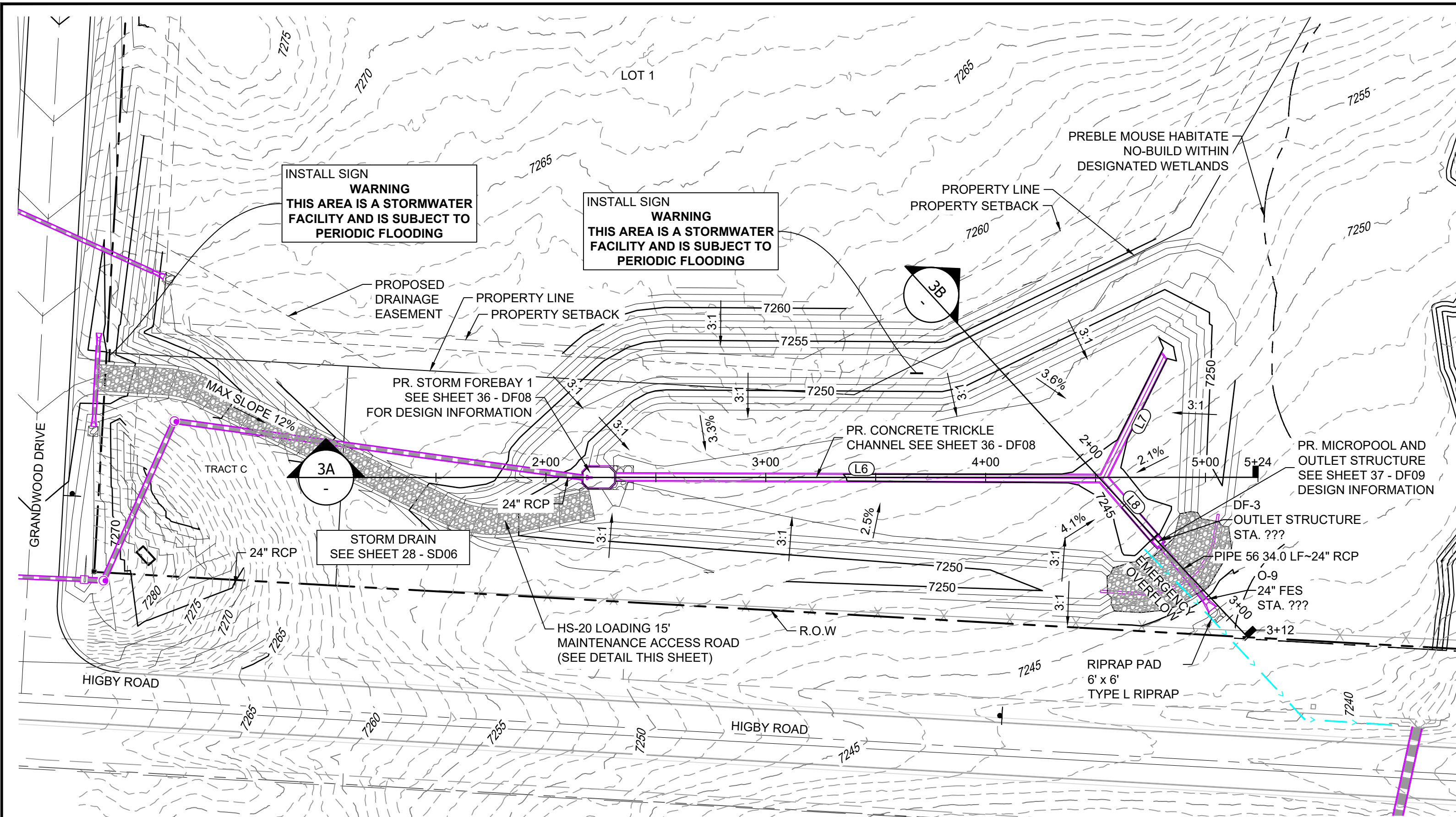
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

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

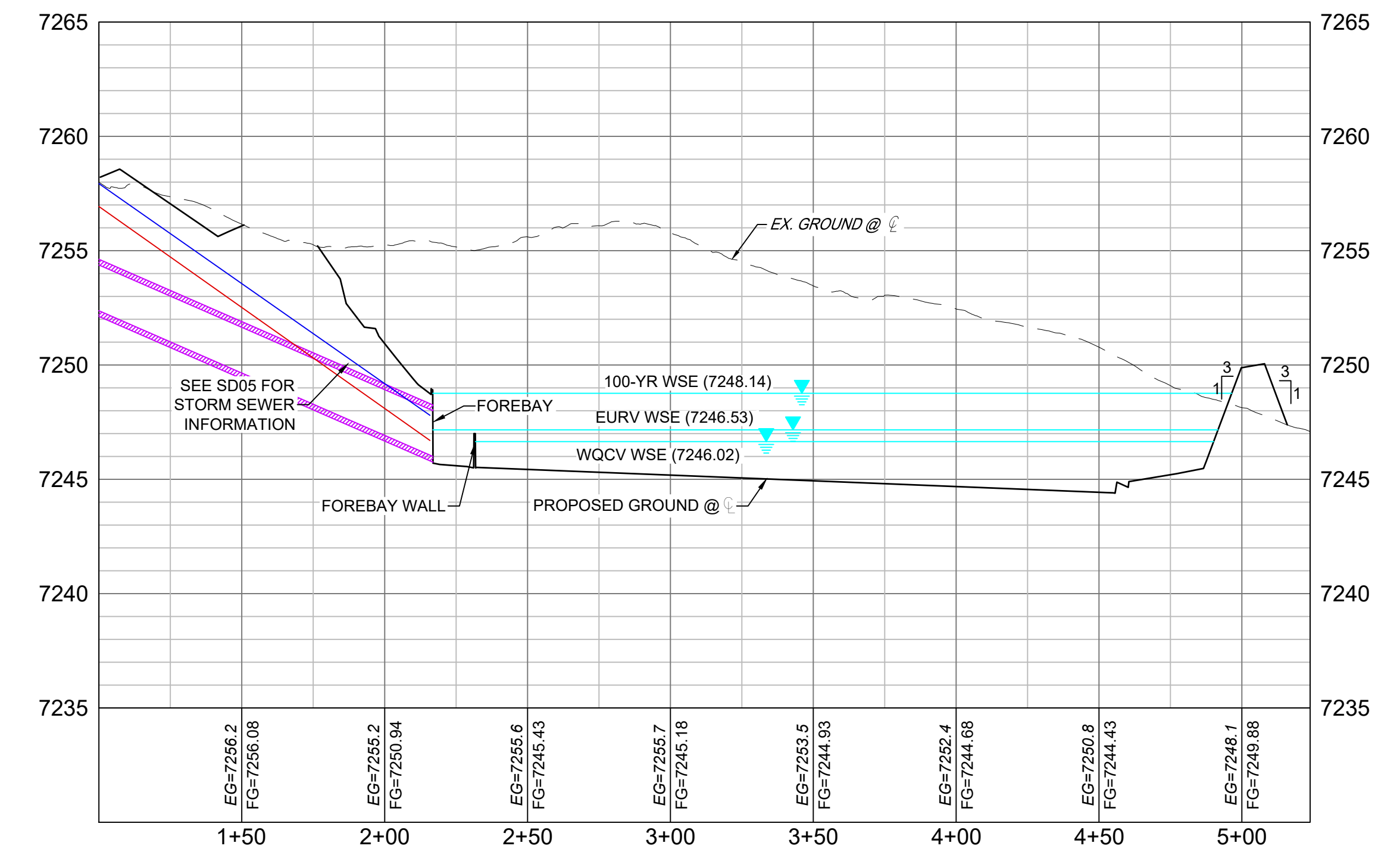
SCALE
HORIZ. 1" = 40'
VERT. 1" = 5'

DATE ISSUED: FEBRUARY, 2021
SHEET 29 OF 40

DRAWING No. DF01



POND DF-3 LAYOUT

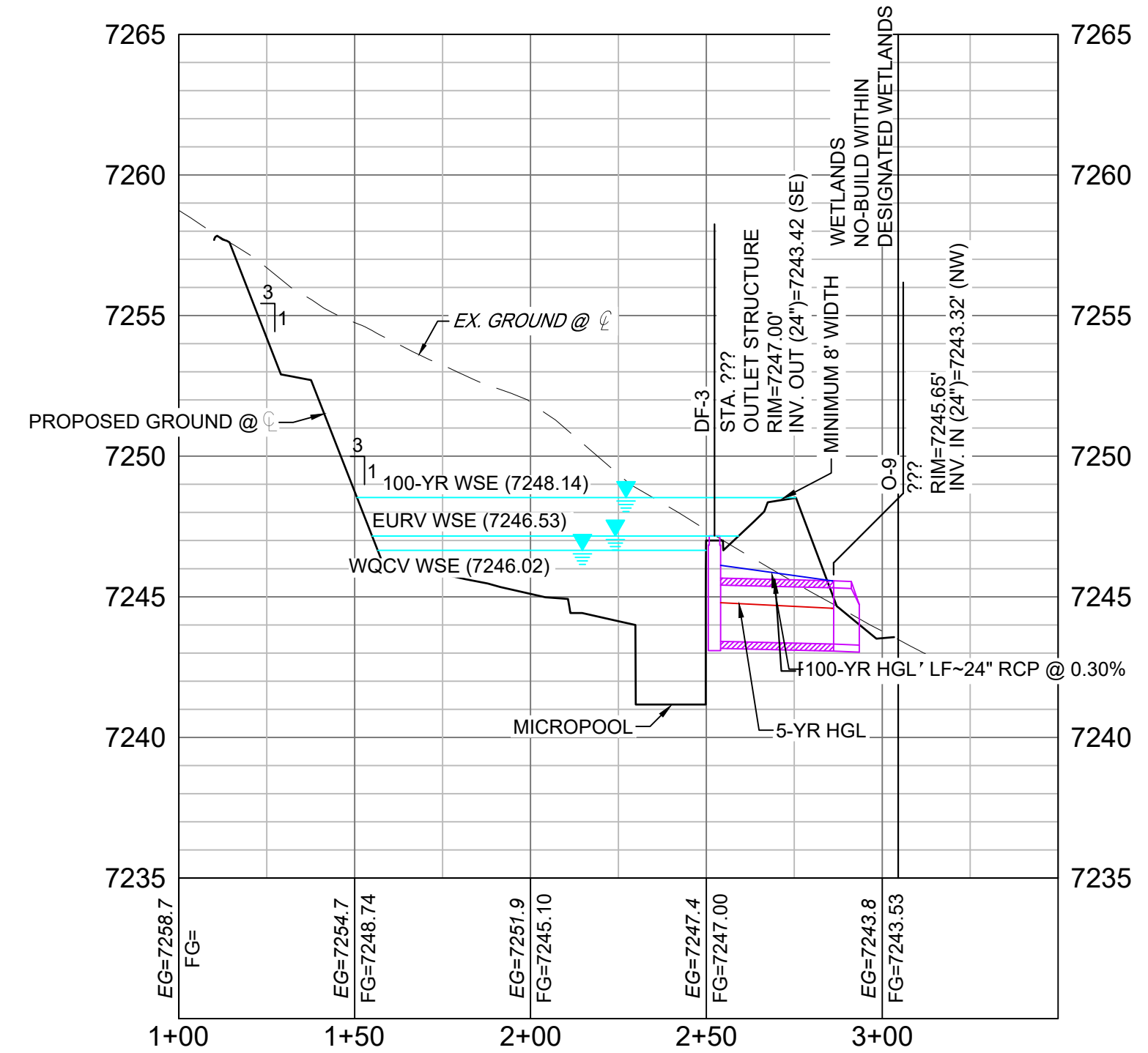


SECTION 3A
H: 1" = 40'
V: 1" = 5'

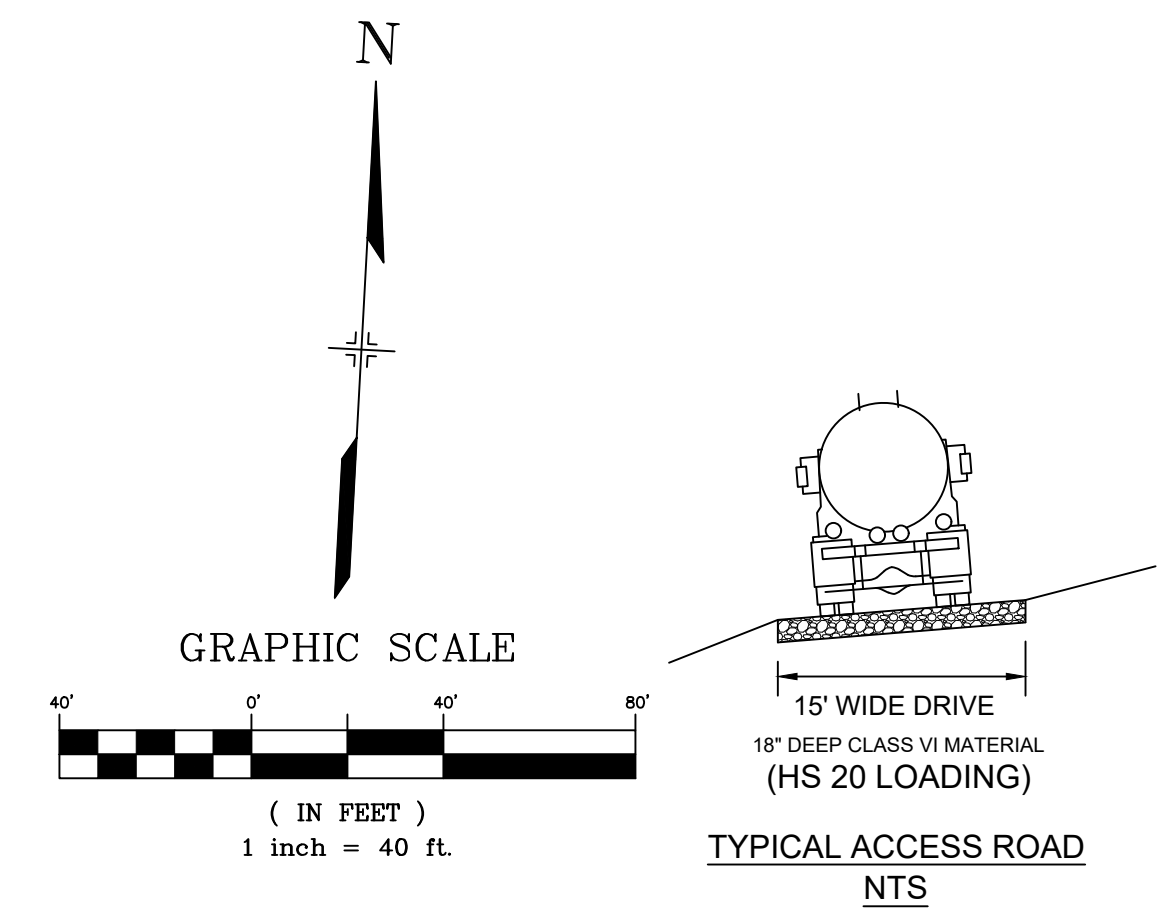
LINE #	BEARING	DISTANCE
L6	N87°06'48"E	220.78
L7	S23°22'43"W	63.33
L8	S43°55'53"E	35.98

STRUCTURE NAME	STRUCTURE STATION	STRUCTURE DETAILS	STRUCTURE TYPE	NORTHING & EASTING	CUT
DF-3	???	RIM = 7247" SUMP = 7243.42 PIPE 56 INV OUT (24") = 7243.42	OUTLET STRUCTURE	N: 1454225.72 E: 3193888.25	3.75
O-9	???	RIM = 7245.65 PIPE 56 INV IN (24") = 7243.32	24" FES	N: 1454200.47 E: 3193710.97	

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 3B
H: 1" = 40'
V: 1" = 5'



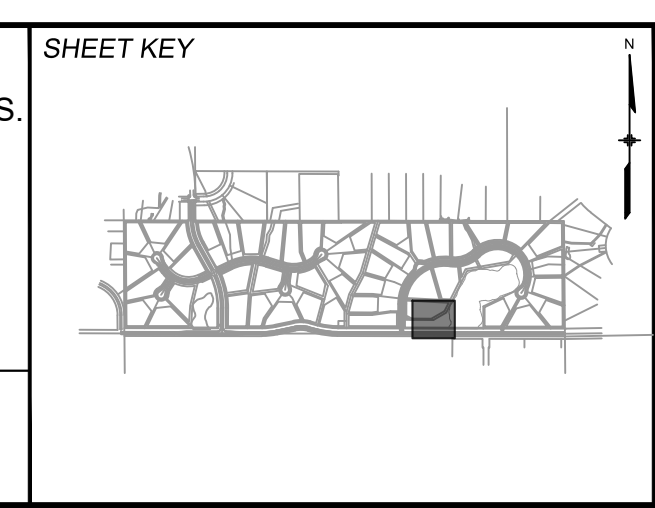
- NOTES:
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 COREY PETERSEN, PE #56571 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\DF03.dwg
 CTB FILE: Matrix(black).ctb
 PLOT DATE: December 8, 2022 3:53:12 PM
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



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 - 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 3/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 2865"

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

PREPARED BY:
 Matrix

SEAL

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
 ROAD AND STORM PLANS

DF-3 POND PLAN & PROFILE

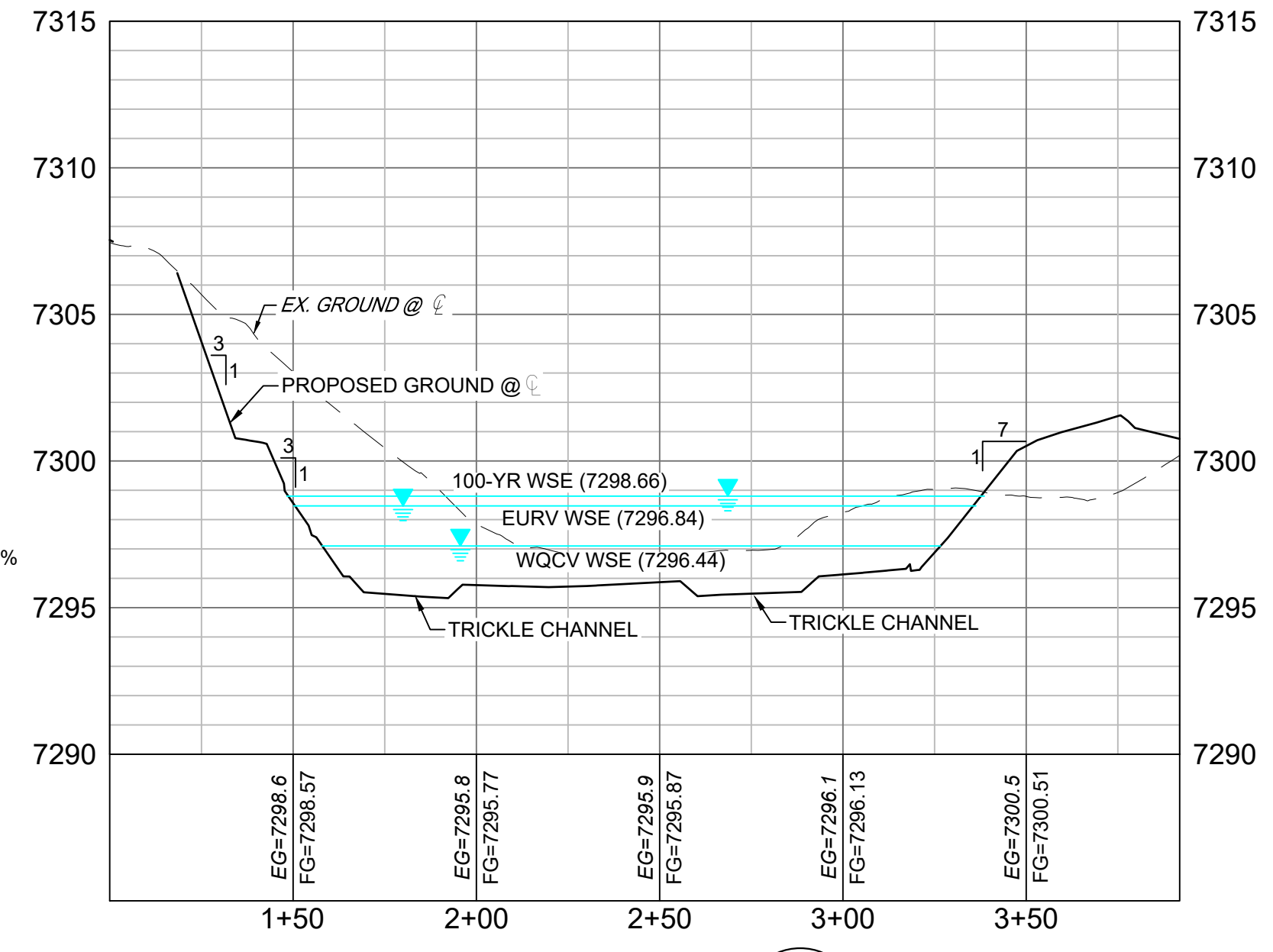
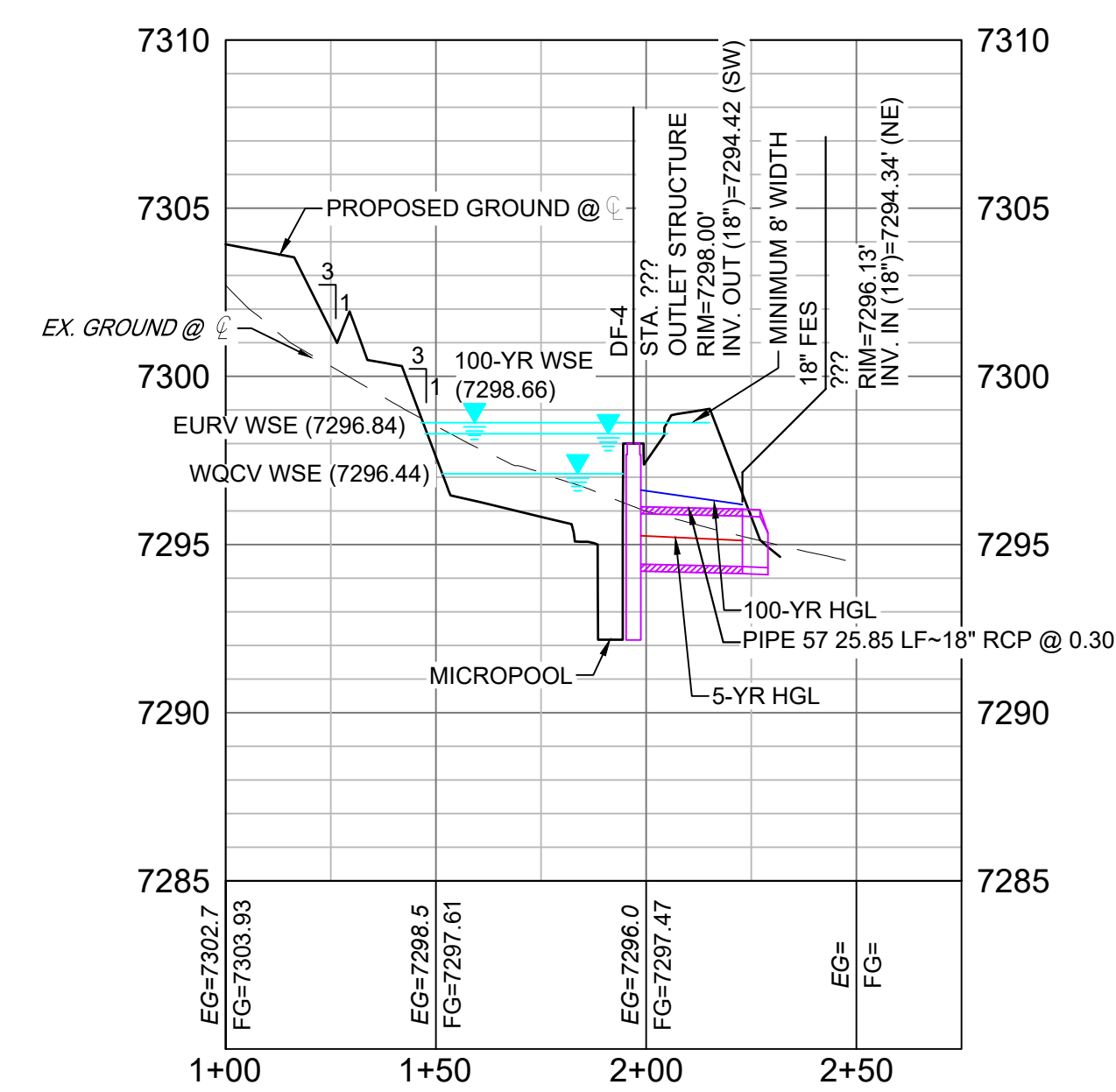
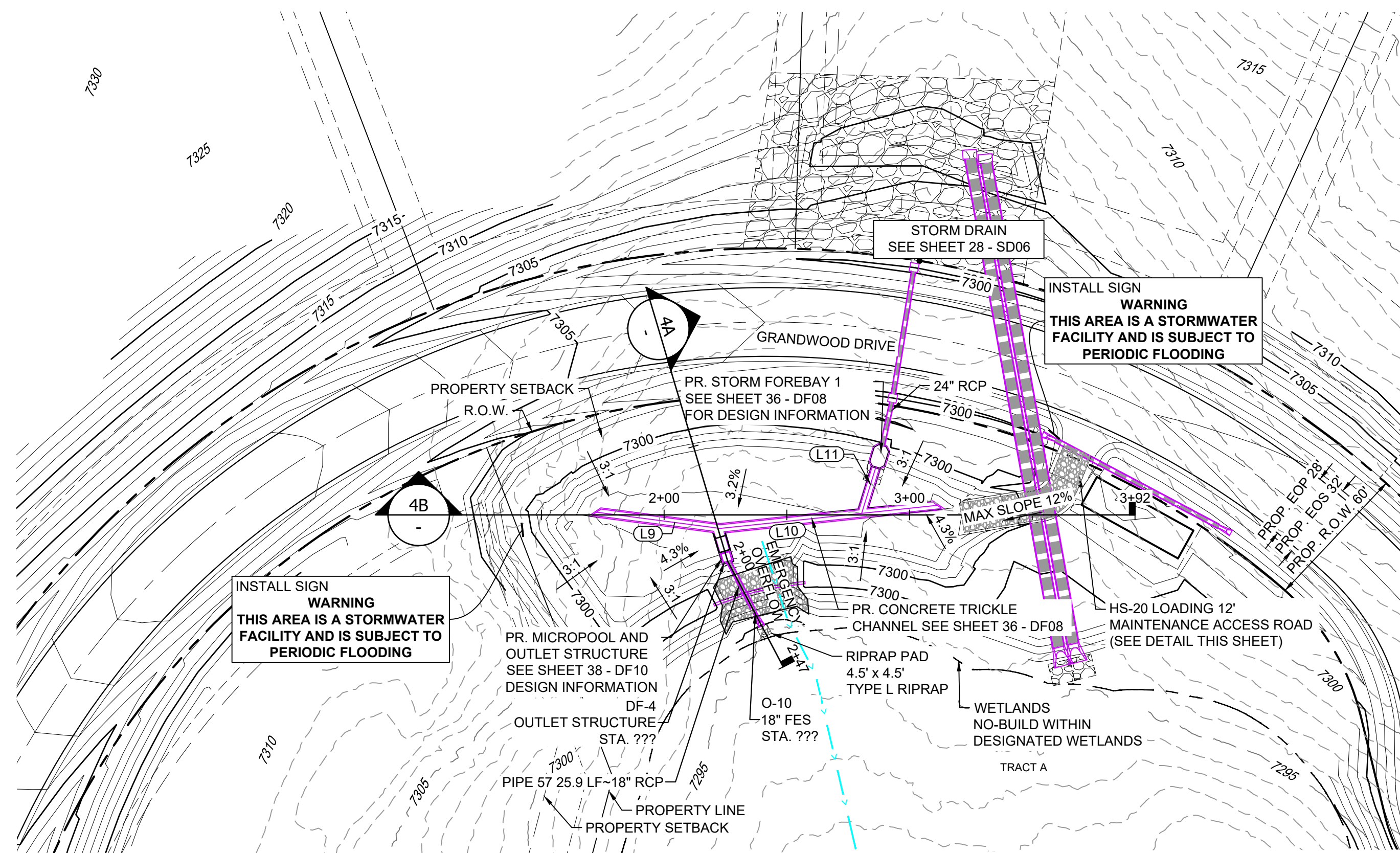
FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 20.1120.003

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

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

DATE ISSUED: FEBRUARY, 2021
 SHEET 31 OF 40

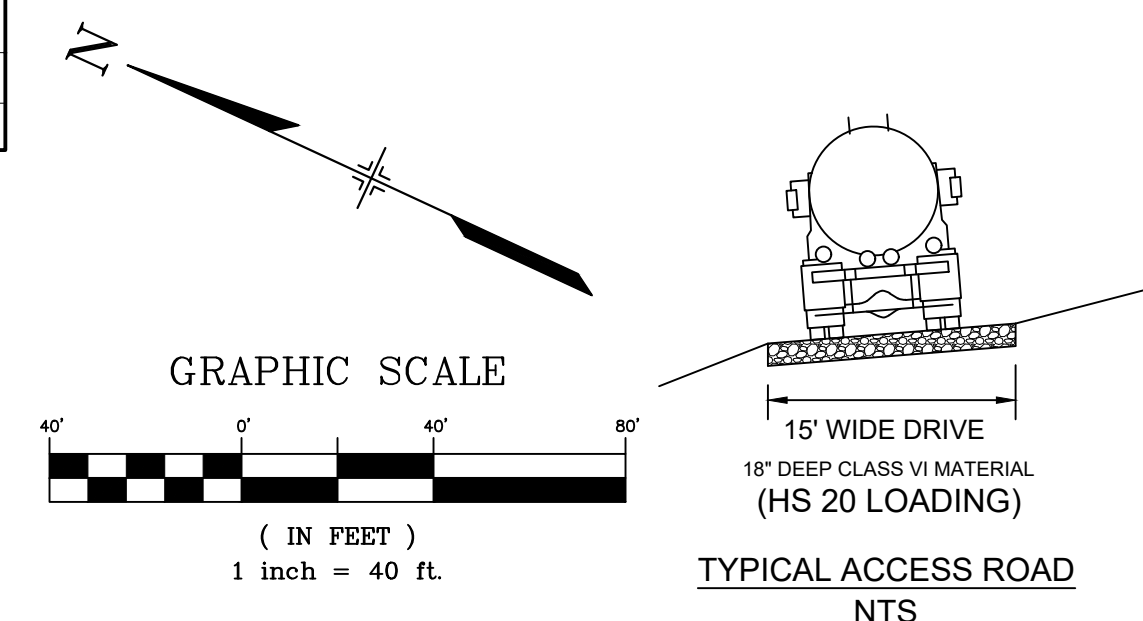
DRAWING No.
DF03



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	???	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	???	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



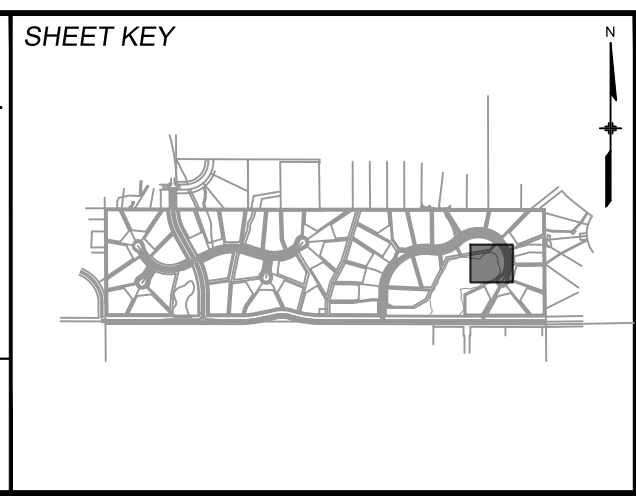
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 - CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
 - REFER TO LANDSCAPE PLAN OR GRADING EROSION CONTROL FOR FINAL LANDSCAPE AND FINAL STABILIZATION.
 - REFER TO POND DETAIL SHEETS FOR POND STRUCTURE/INFRASTRUCTURE DETAILS

ENGINEERING RECORD DRAWINGS

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Corey Petersen
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: December 8, 2022 3:54:13 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



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 3/8" 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:
Matrix

SEAL

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

DF-4 POND PLAN & PROFILE

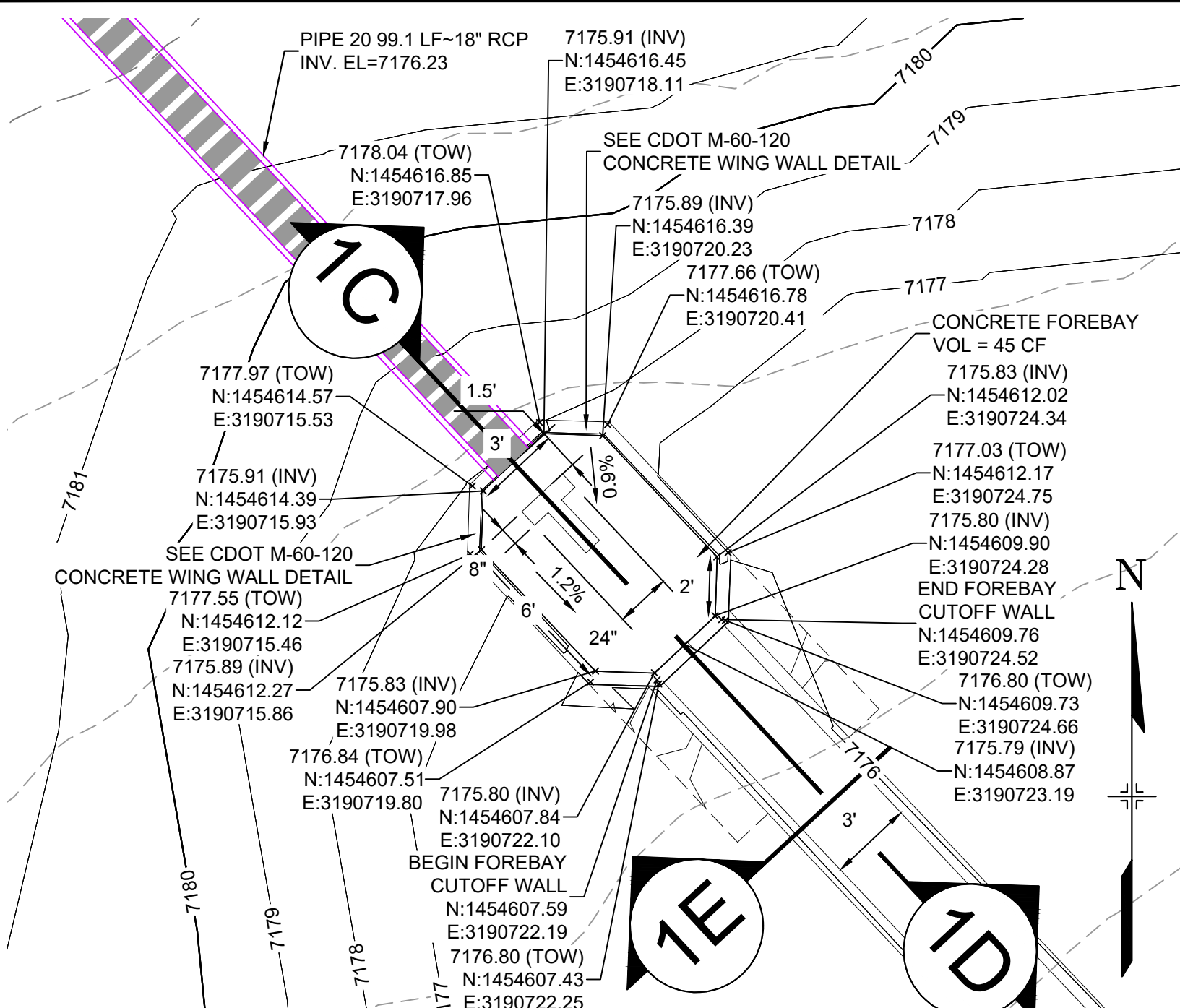
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

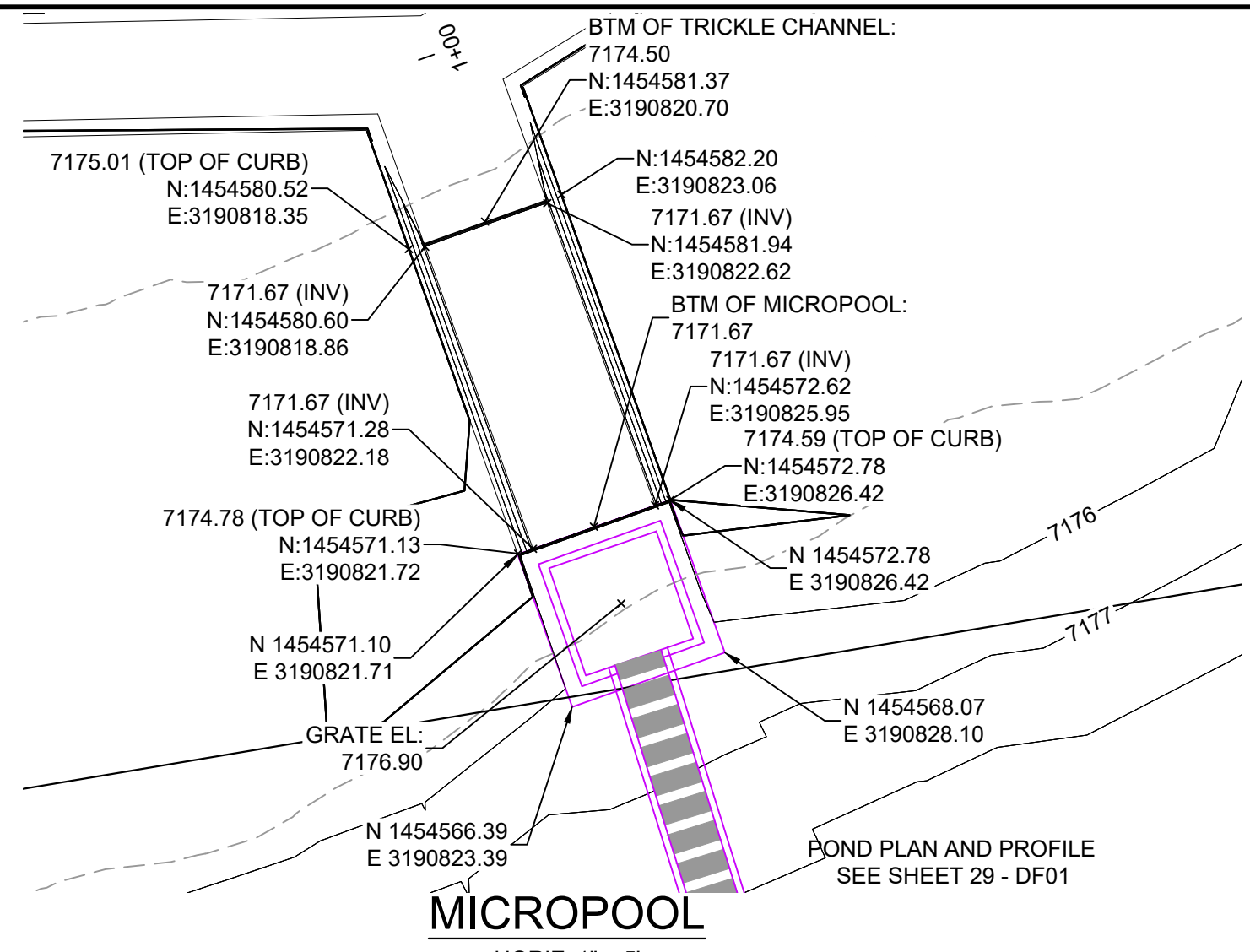
DESIGNED BY: CP
DRAWN BY: CRD
CHECKED BY: CP

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

DATE ISSUED: FEBRUARY, 2021
SHEET 32 OF 40

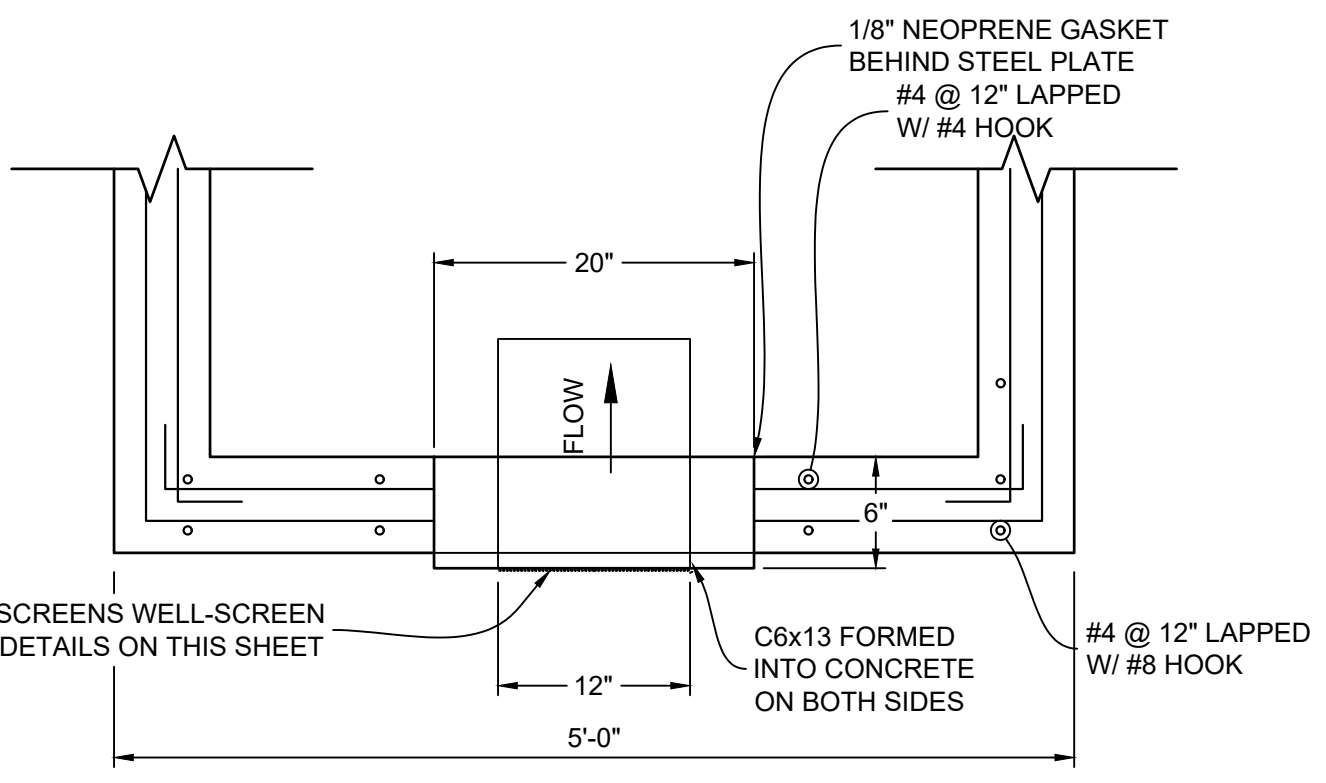
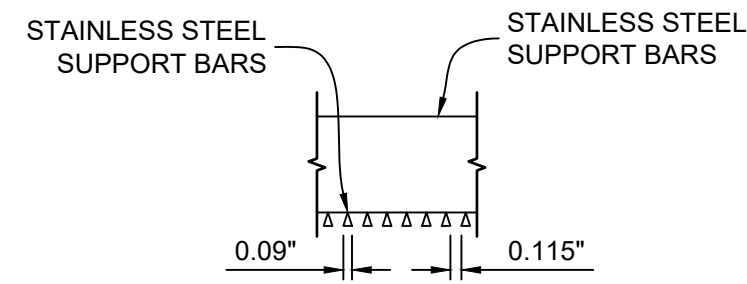
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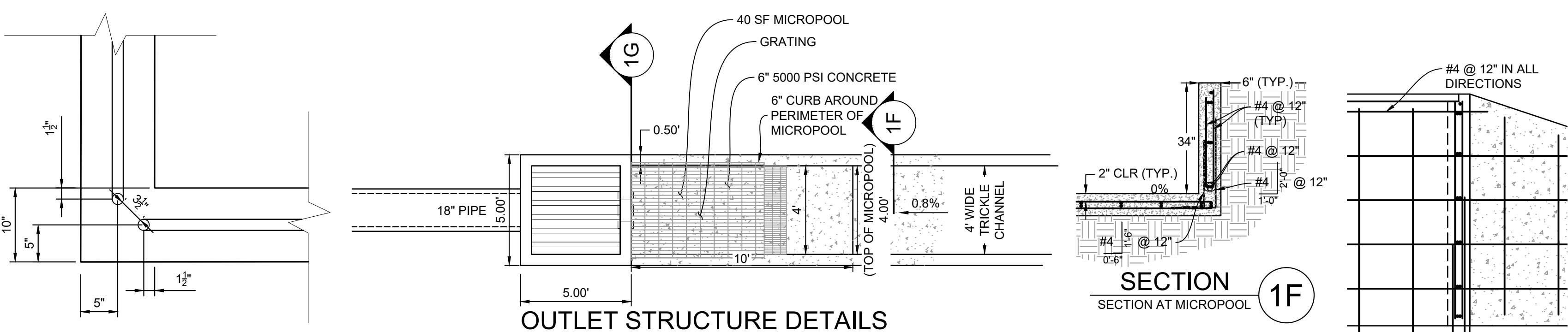
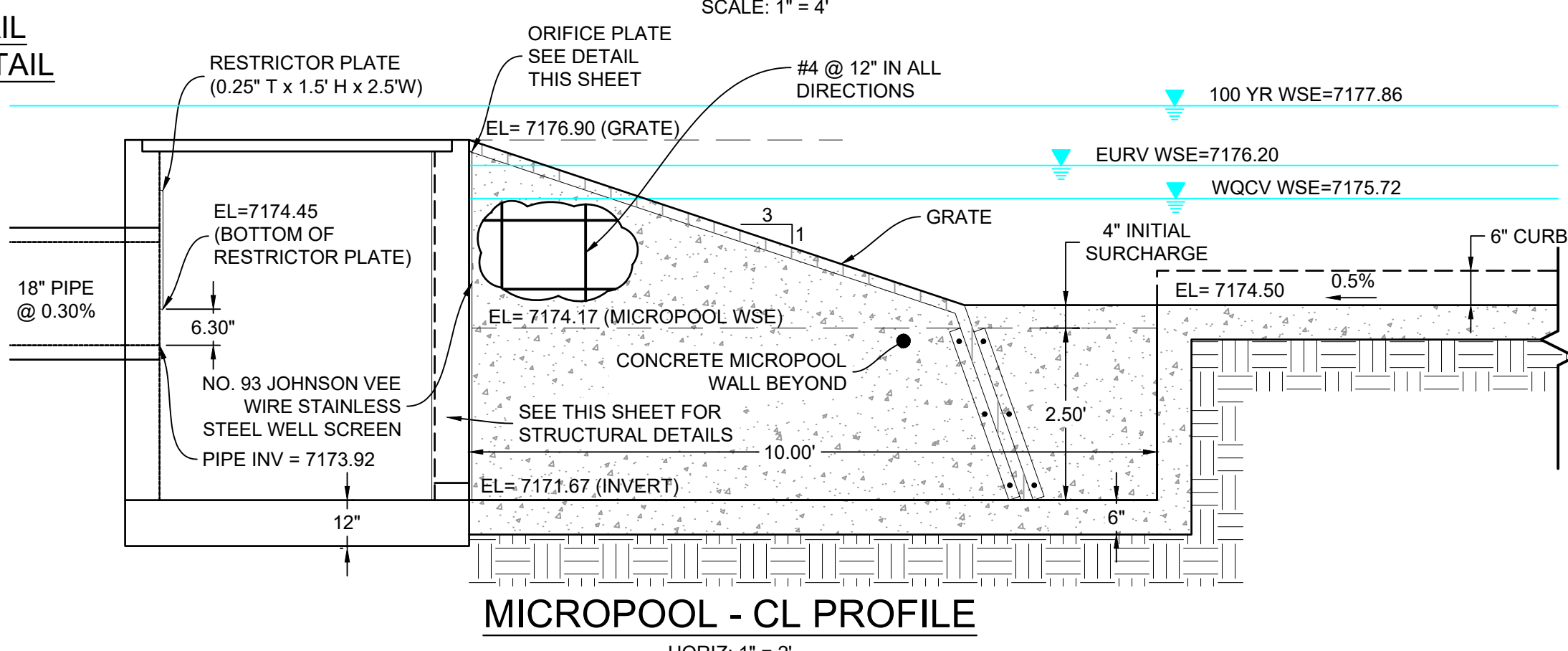
JOHNSON SCREENS STAINLESS STEEL VEE WIRE FILTERS WELL-SCREEN (OR EQUAL)

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

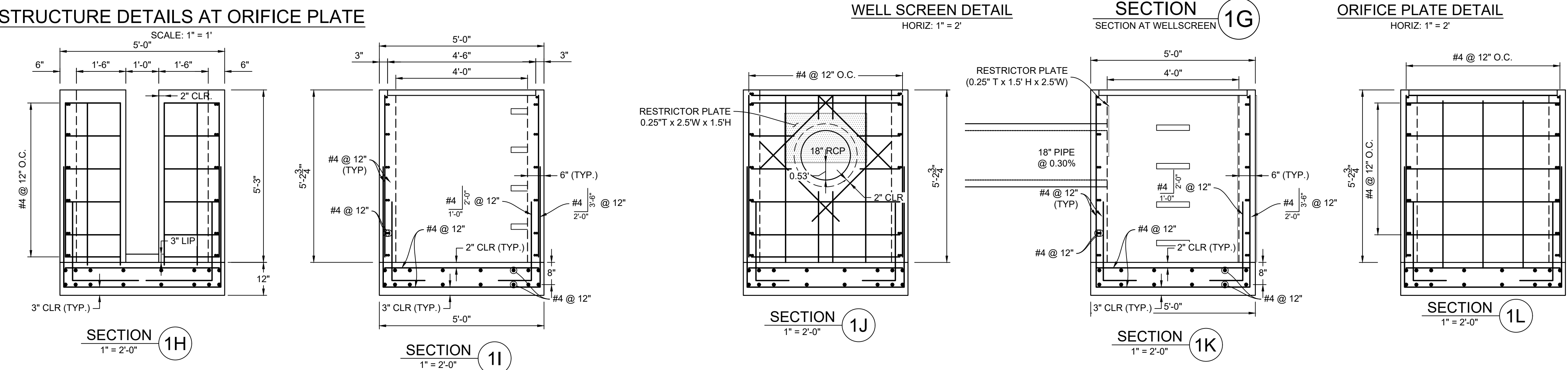
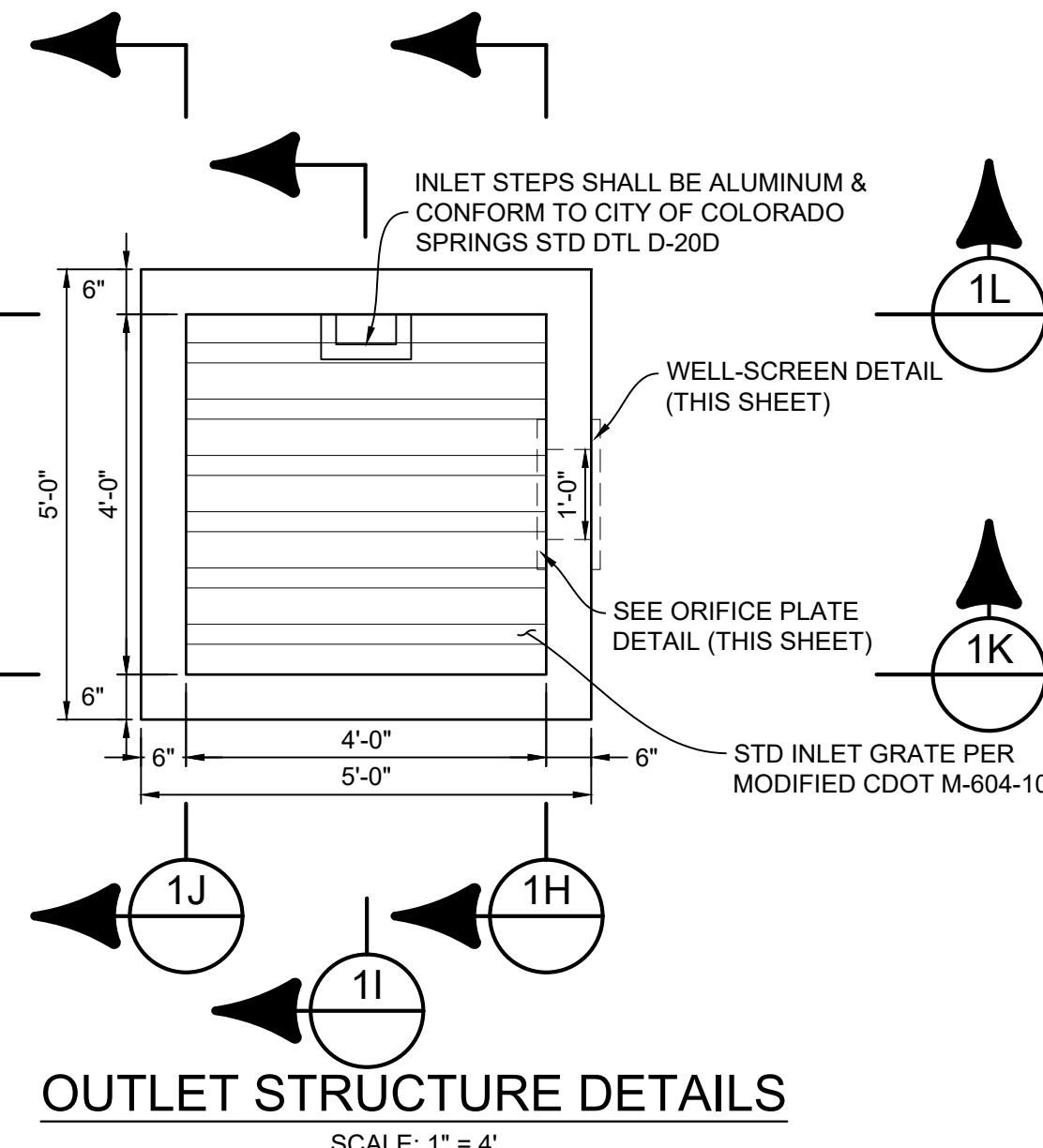
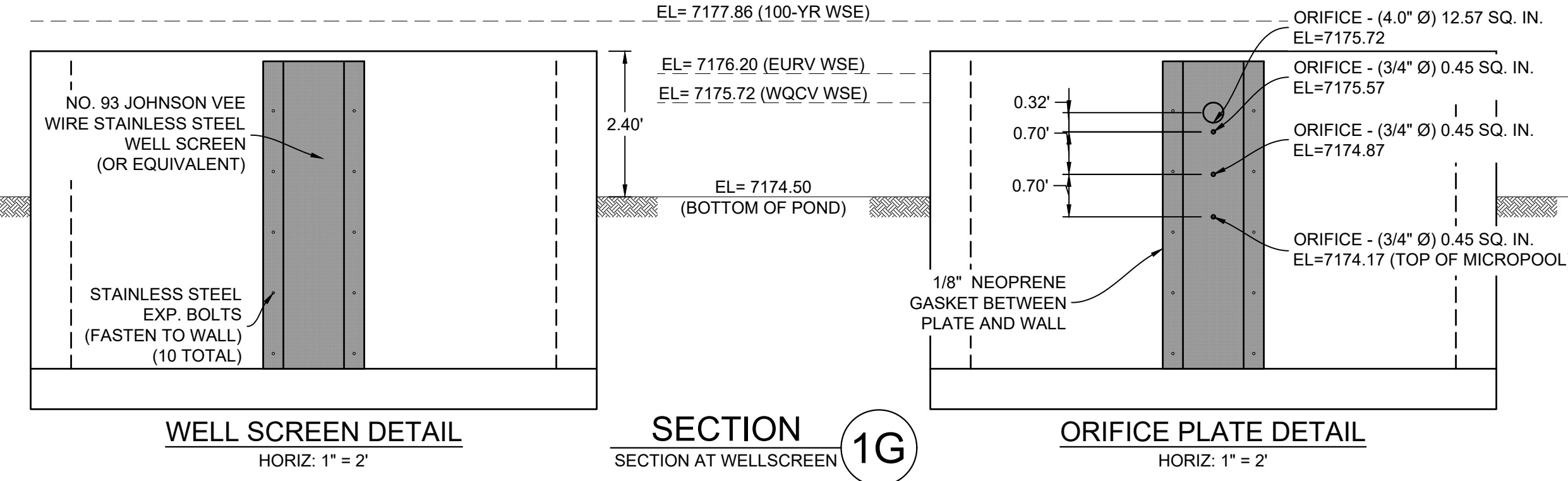


SAFETY RAIL CORNER DETAIL
1" = 1'

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



MICROPOOL TO OUTLET STRUCTURE CONNECTION
HORIZ: 1" = 2'

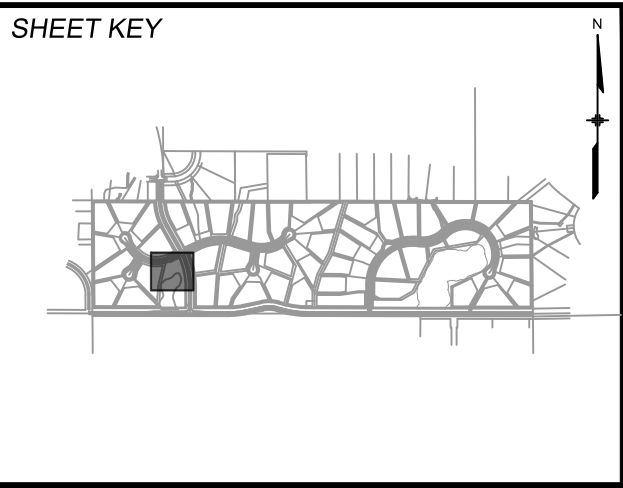


ENGINEERING RECORD DRAWINGS

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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\DF05-07.dwg
 CTB FILE: Matrix(black).ctb
 PLOT DATE: December 8, 2022 3:56:20 PM
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



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 3/8" 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

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
 ROAD AND STORM PLANS

DF-1 OUTLET STRUCTURE PLAN & DETAILS

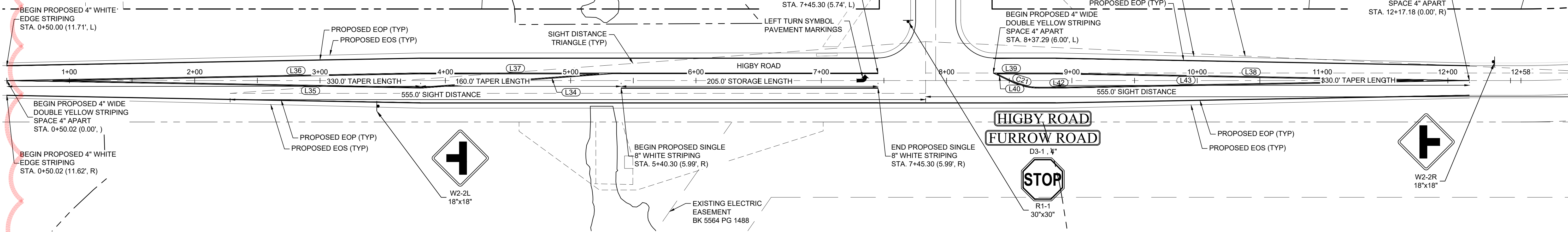
DESIGNED BY: BAS	SCALE: HORIZ: N/A	DATE ISSUED: FEBRUARY, 2021	DRAWING No. DF06
DRAWN BY: BAS	VERT: N/A	SHEET: 34 OF 40	
CHECKED BY: CP			



Know what's below.
Call before you dig.

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

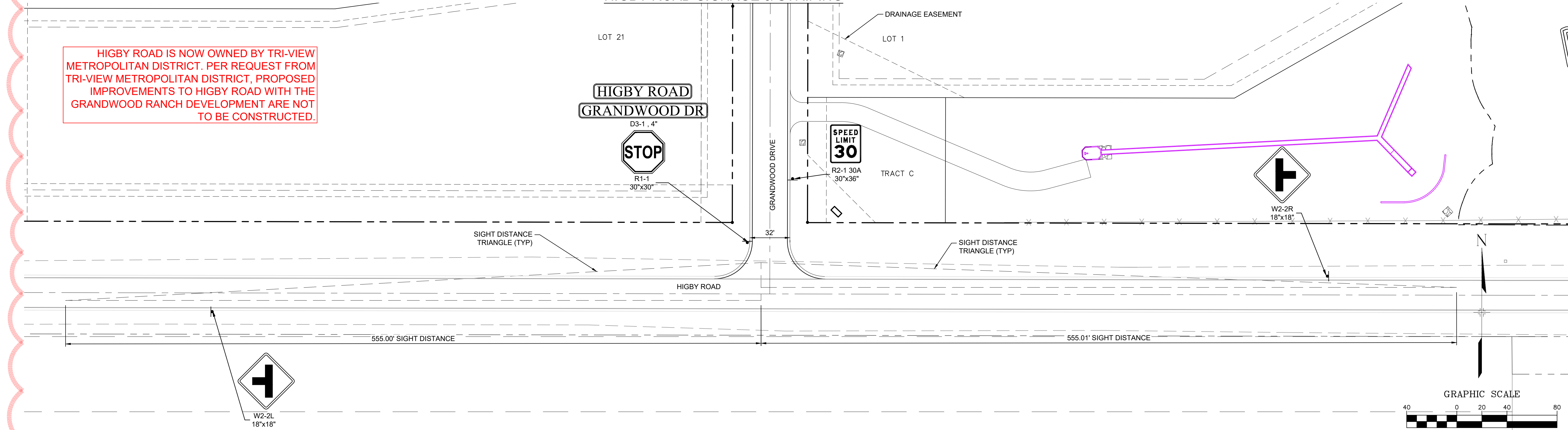


HIGBY ROAD SIGNAGE & STRIPING

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.

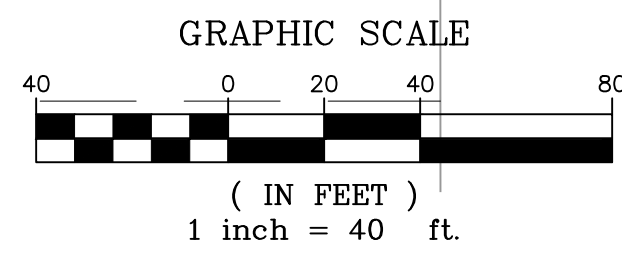
HIGBY ROAD
GRANDWOOD DR

HIGBY ROAD
FURROW ROAD



HIGBY RD / GRANDWOOD DR SIGNAGE

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



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Corey Petersen
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\SN01.dwg
CTB FILE: ---
PLOT DATE: December 8, 2022 4:00:36 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:

SEAL

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

GRANDWOOD RANCH

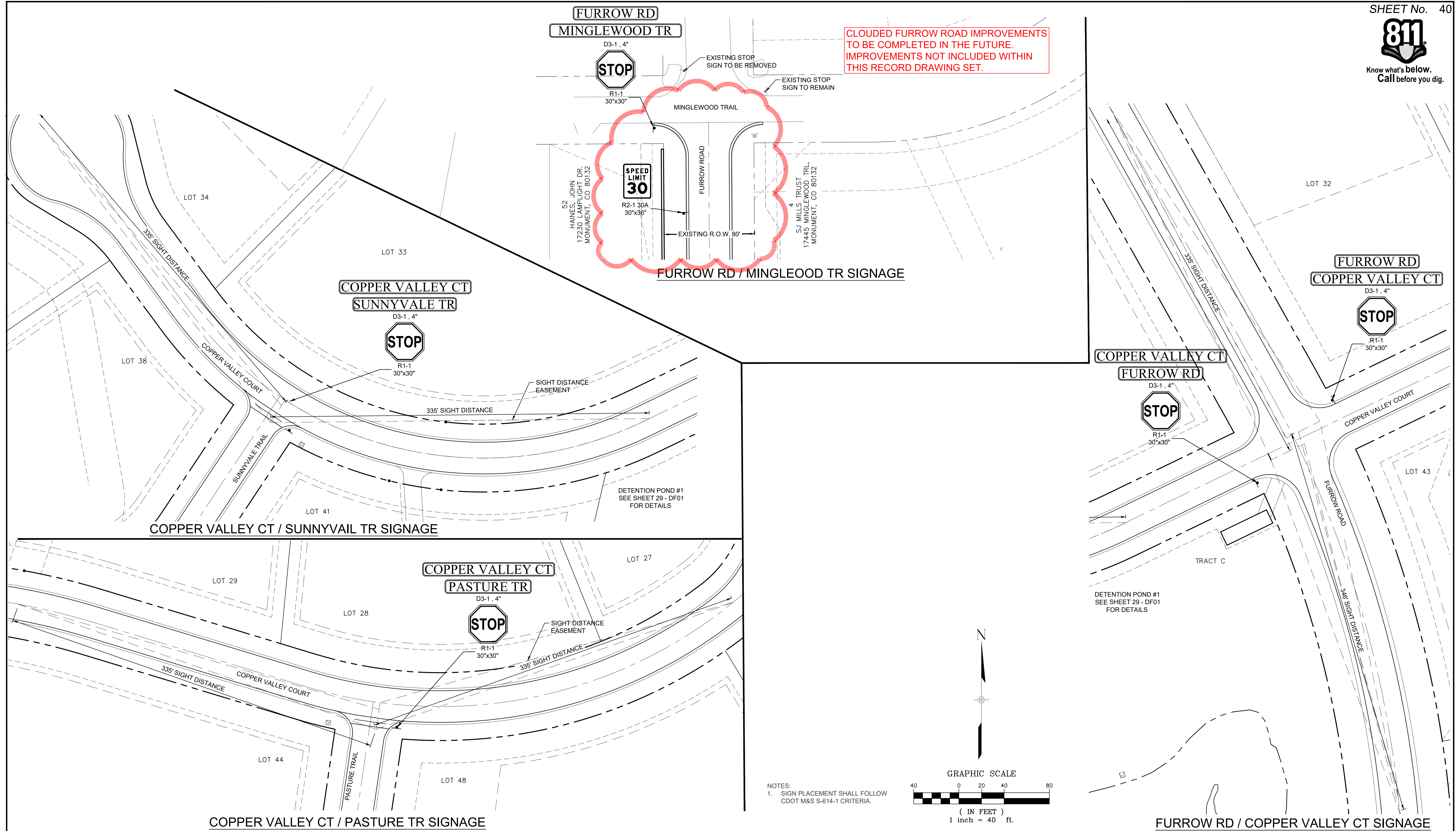
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

SIGNAGE AND STRIPING PLAN

DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.
DRAWN BY:	CAP	HORIZ 1" = 40'	SHEET	39 OF 40	SN01
CHECKED BY:	NMS	VERT. N/A			



Know what's below.
Call before you dig.



CLOUDED FURROW ROAD IMPROVEMENTS TO BE COMPLETED IN THE FUTURE. IMPROVEMENTS NOT INCLUDED WITHIN THIS RECORD DRAWING SET.

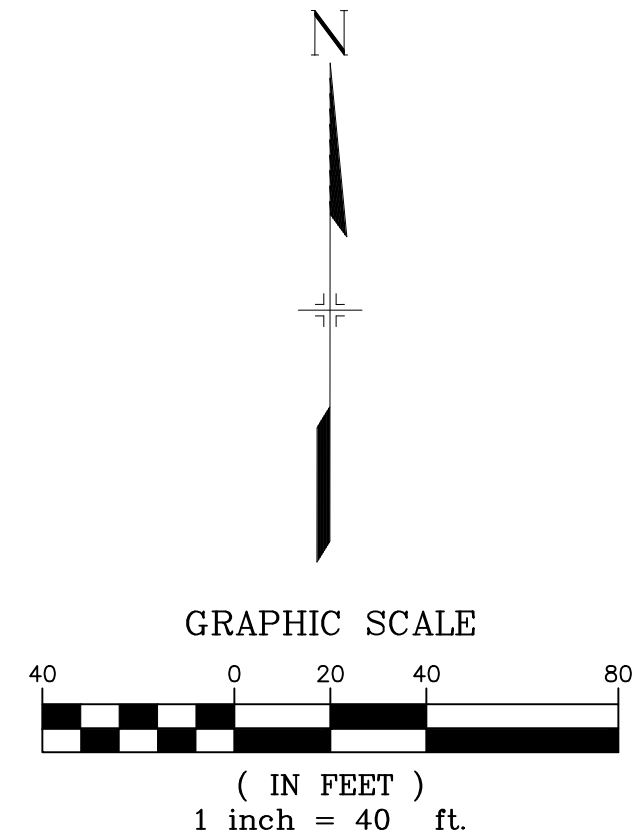
FURROW RD / MINGLEOOD TR SIGNAGE

COPPER VALLEY CT / SUNNYVAIL TR SIGNAGE

COPPER VALLEY CT / PASTURE TR SIGNAGE

FURROW RD / COPPER VALLEY CT SIGNAGE

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



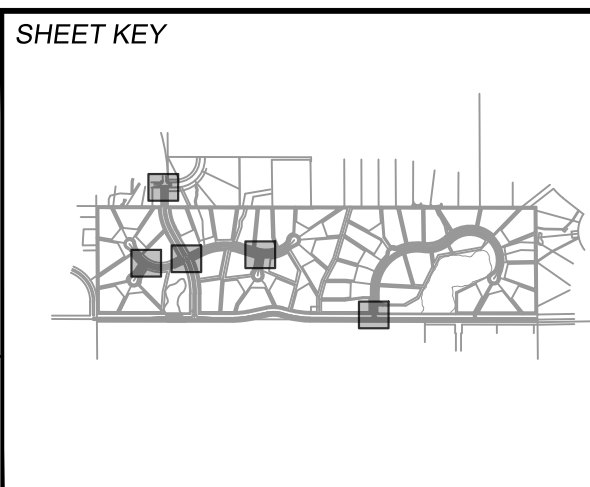
REFERENCE DRAWINGS
X:\Title-Plan & Profile
X-1105-PR-SITE

ENGINEERING RECORD DRAWINGS

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Date: 8/12/22
Corey Petersen
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: December 8, 2022 4:00:44 PM
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BENCHMARK
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OWNER:
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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

SIGNAGE AND STRIPING PLAN

DESIGNED BY: CAP	SCALE: 1" = 40'	DATE ISSUED: FEBRUARY, 2021	DRAWING No.
DRAWN BY: CAP	HORIZ: N/A	SHEET: 40 OF 40	SN02
CHECKED BY: NMS	VERT: N/A		