

Know what's below.
Call before you dig.

GRANDWOOD RANCH

EL PASO COUNTY, CO

ROAD AND STORM PLANS

FEBRUARY, 2021

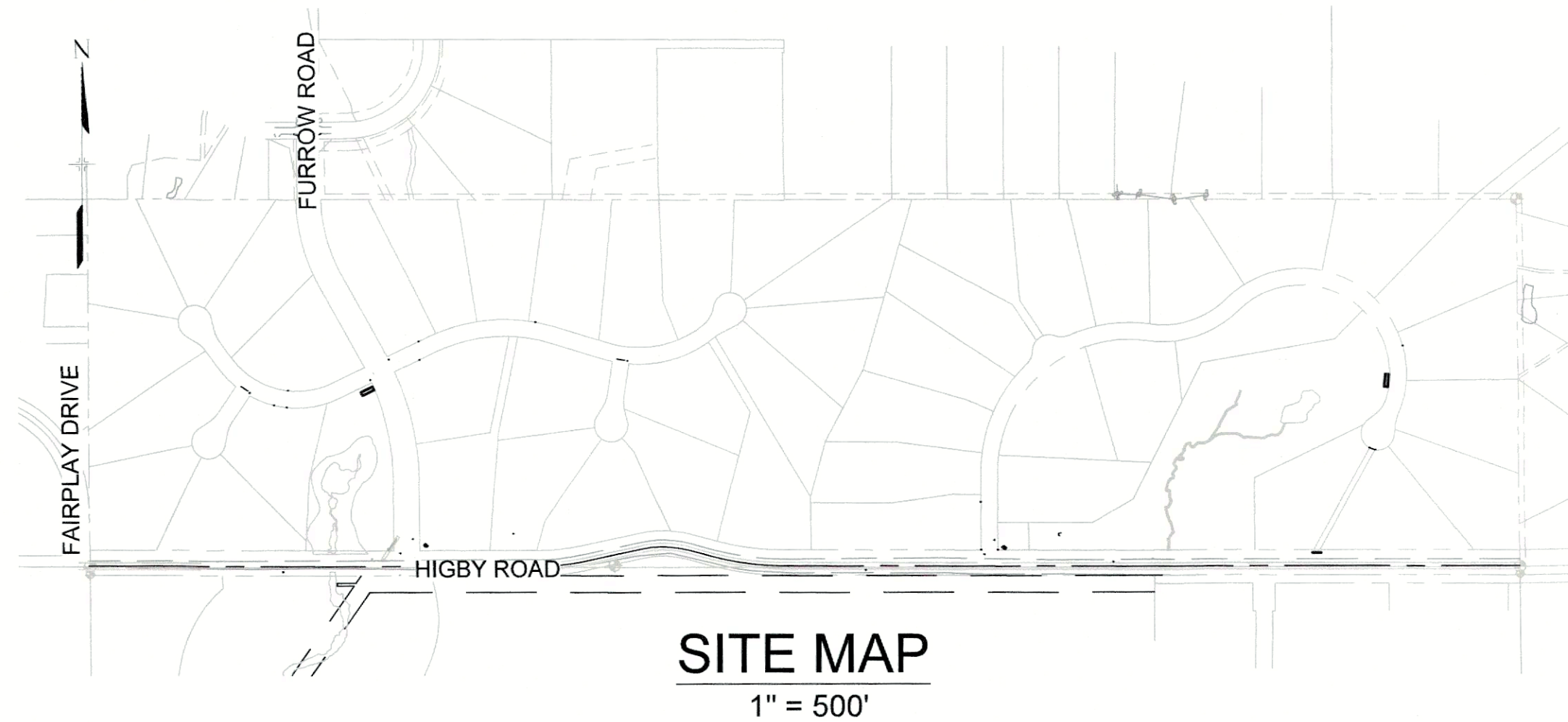
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AGENCIES

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

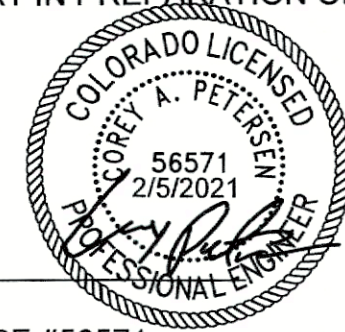


SITE MAP

1" = 500'

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:

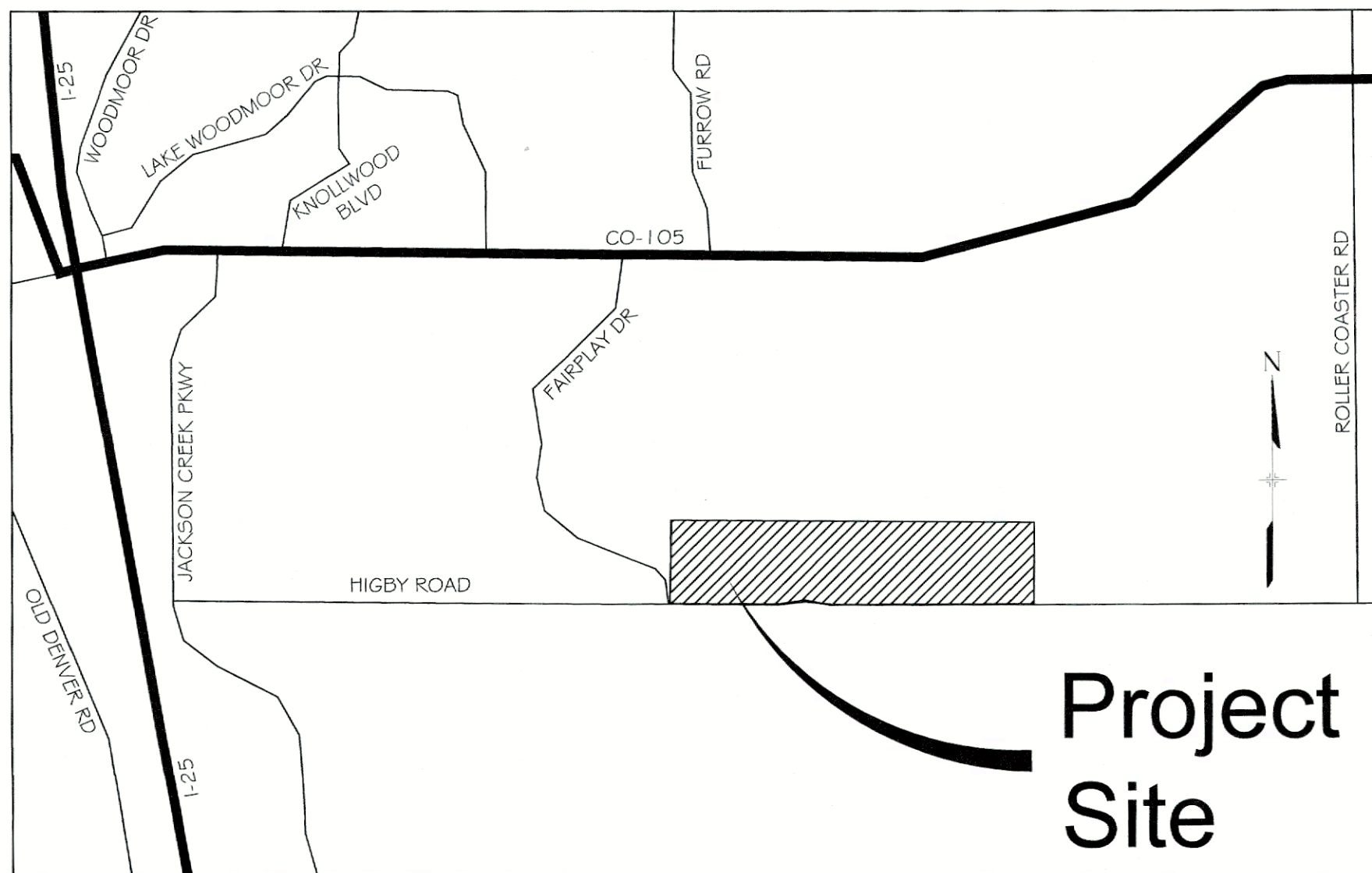
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

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

DATE _____



VICINITY MAP

N.T.S.

OWNER/DEVELOPER STATEMENT:

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

William F. Herbic II 2-5-21
WILLIAM F. HEREBIC II
SYLVAN VISTA, INC.
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

DATE

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

EPC PUD#: SF 2026

REFERENCE DRAWINGS	####	####	####	####
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	No.	DATE	DESCRIPTION	BY
	REVISIONS			
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\TS01.dwg				
CTB FILE:				
PLOT DATE: February 5, 2021 8:18:27 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

GENERAL NOTES:

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

GENERAL NOTES con't.:

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

EARTHWORK:

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

BENCHMARK AND SURVEY CONTROL:

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

TRAFFIC GENERAL NOTES:

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

CONSTRUCTION NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:

a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)

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

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

d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

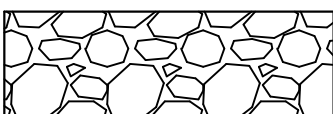
CONSTRUCTION NOTES con't.:

6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

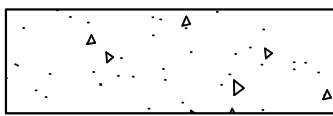
SIGNING & STRIPING NOTES :

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

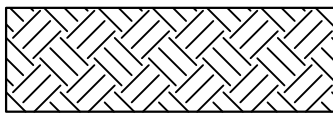
MATERIALS LEGEND



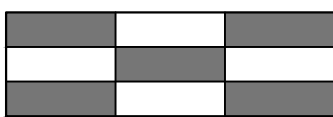
AGGREGATE BASE COURSE



CONCRETE



COMPACTED SUBGRADE



BITUMINOUS PAVEMENT (ASPHALT)

ABBREVIATIONS:

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

ABBREVIATIONS con't:

NC	NORMAL CROWN
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
O/S	OFFSET
P	PROPOSED
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCR	POINT OF CURB RETURN
PE	PLAIN END
PIE	PUBLIC IMPROVEMENT EASEMENT
PGL	PROFILE GRADE LINE
± or P/L	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE or POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENT
R OR RAD	RADIUS
RC	REVERSE CROWN
RCP	REINFORCED CONCRETE PIPE
RED	REDUCER
REF	REFERENCE
REINF	REINFORCING
REQ	REQUIRED
REV	REVISION
ROW	RIGHT-OF-WAY
RT	RIGHT
SCH	SCHEDULE
SD	STORM SEWER
SQ	SQUARE
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
SS OR SAN	SANITARY SEWER
SW OR S/W	SIDEWALK
TAN	TANGENT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TFC	TOP FACE OF CURB
THD	THREADED
THK OR THICK	THICKNESS
TYP	TYPICAL
UG	UNDERGROUND
UTIL	UTILITY
VC	VERTICAL CURVE
VERT	VERTICAL
W	WIDTH
W/	WITH

SYMBOLS

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

REFERENCE DRAWINGS	###	###	###	###
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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
14180 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	SCALE	DATE ISSUED:	DRAWING No.
DRAWN BY:	NMS	HORIZ	FEBRUARY, 2021	GN01
CHECKED BY:		VERT.	2 OF 40	



Know what's below.
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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 OR 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 6119000003

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

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

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.


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.

- ## 5. DEVIATION FROM SECTION 2.3.2 DESIGN STANDARDS BY FUNCTIONAL CLASSIFICATION FOR A MODIFIED RURAL MAJOR COLLECTOR SECTION.


REFERENCE DRAWINGS	####	####	####	####
X-Title-Plan & Profile	####	####	####	####
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REVISIONS				
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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"	

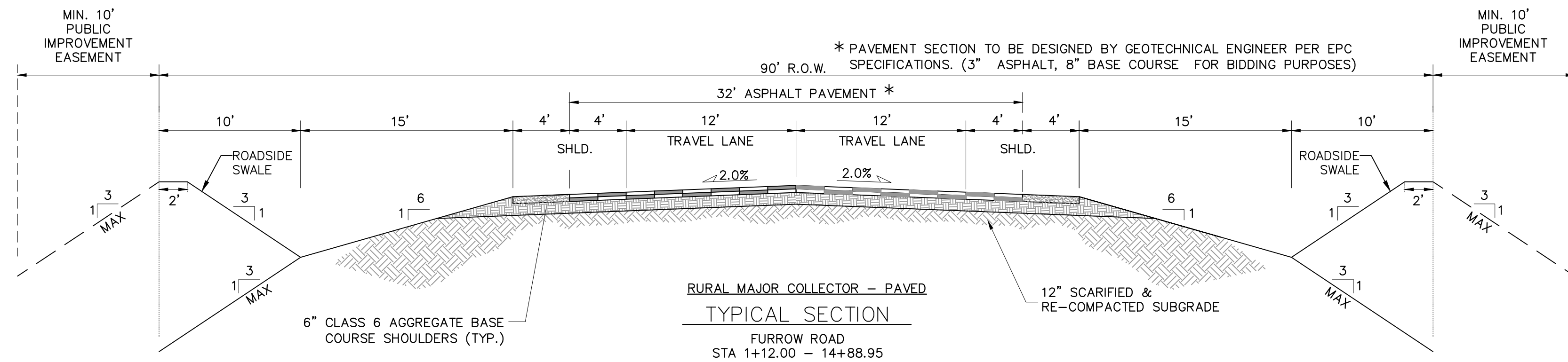
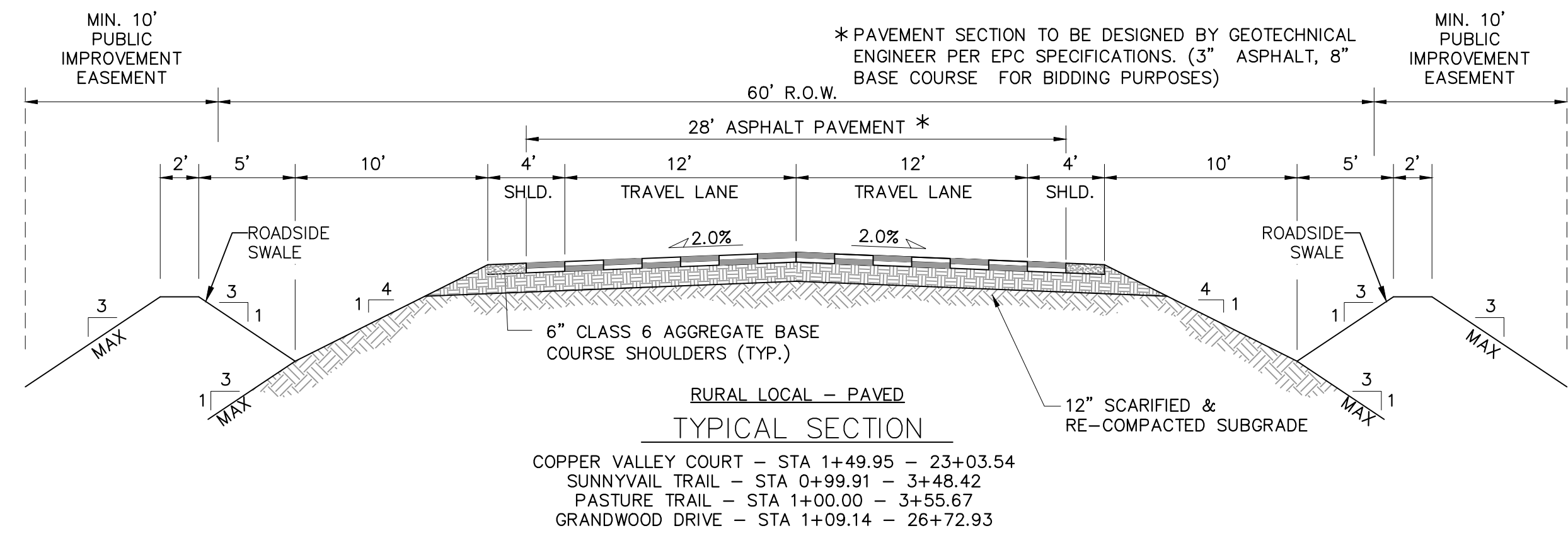
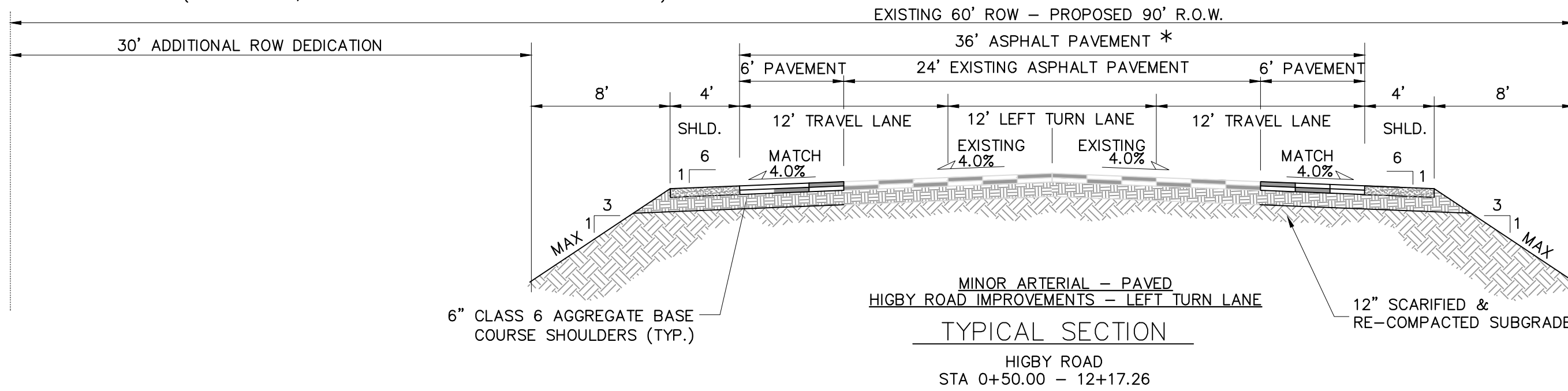
OWNER:	SYLVAN VISTA, INC. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921
PREPARED BY:	

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

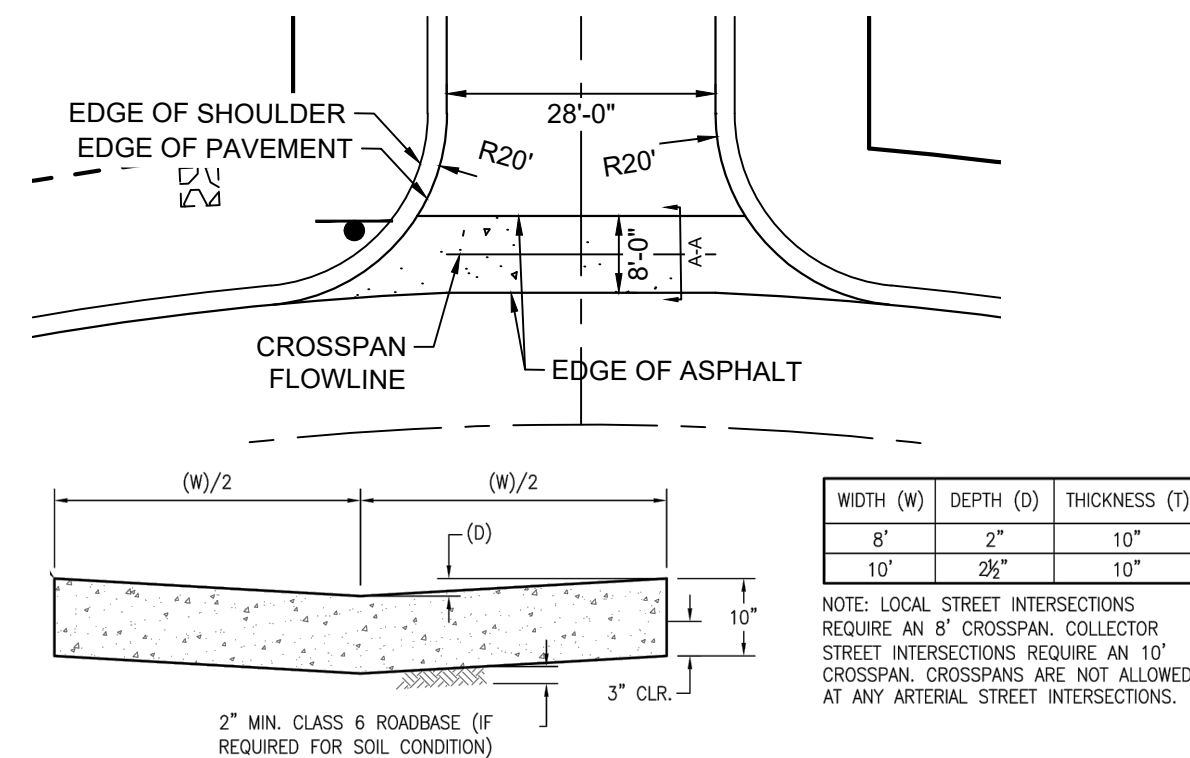
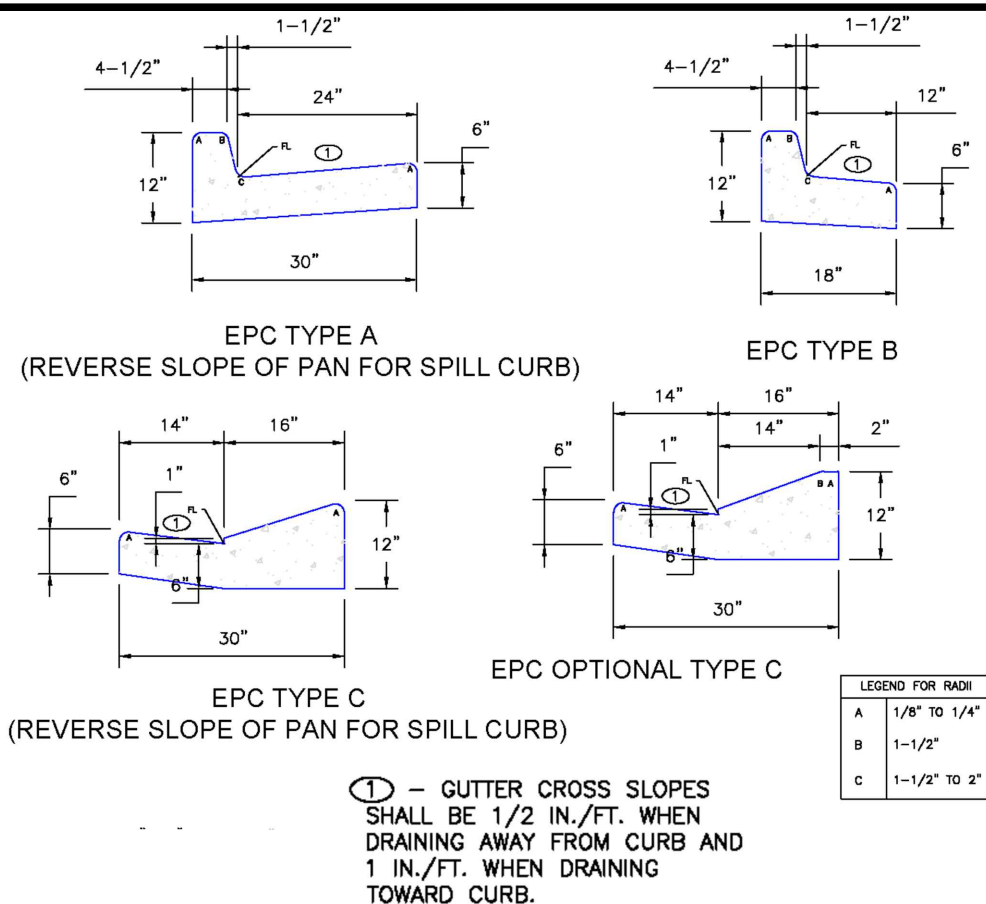
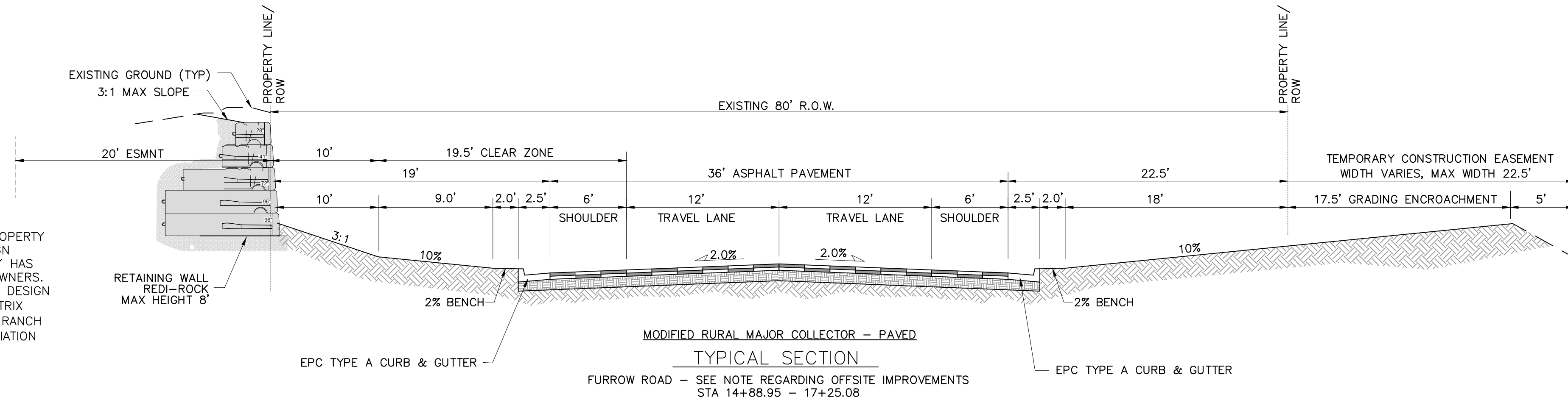
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
GENERAL NOTES			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: FEBRUARY, 2021
DRAWN BY:	CAP	HORIZ	
CHECKED BY:	NMS	VERT.	N/A
			SHEET 3 OF 40
			DRAWING No. GN02



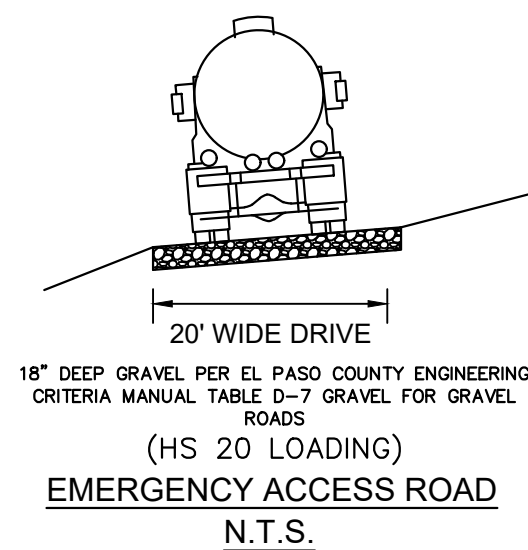
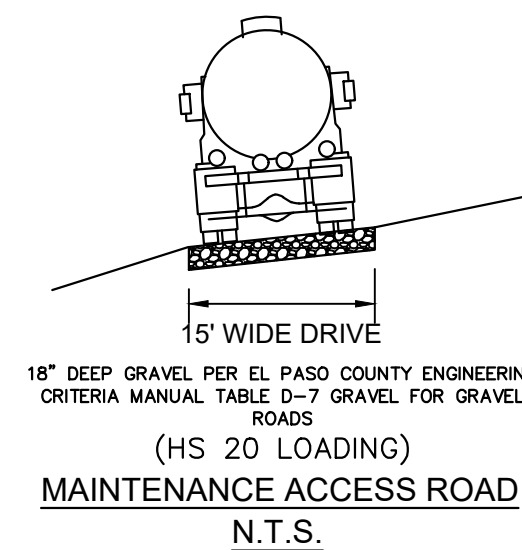
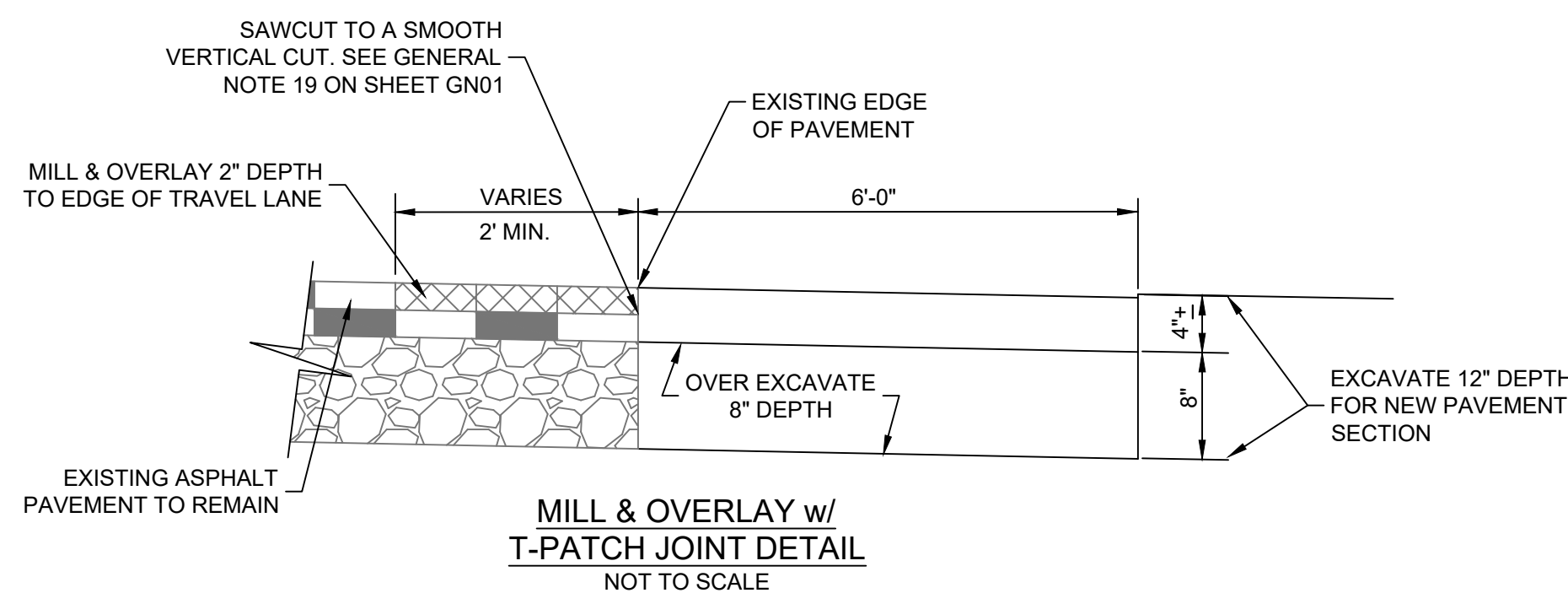
* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS. (4" ASPHALT, 8" BASE COURSE FOR BIDDING PURPOSES)



NOTE:
THE PROPOSED DESIGN SHOWN FOR OFFSITE FURROW ROAD IMPROVEMENTS ARE NOT APPROVED FOR CONSTRUCTION UNTIL PROPERTY ACQUISITION IS COMPLETE BY EL PASO COUNTY. PROPOSED DESIGN SHOWN ON THIS PLAN SET MAY BE USED ONCE EL PASO COUNTY HAS ACQUIRED APPROPRIATE EASEMENTS FROM ADJACENT PROPERTY OWNERS. RETAINING WALL DESIGN IS SUBJECT TO CHANGE BASED ON FINAL DESIGN BY A PROFESSIONAL ENGINEER AND/OR WALL MANUFACTURER. MATRIX DESIGN GROUP, THE OWNER'S/DEVELOPER'S OF THE GRANDWOOD RANCH DEVELOPMENT AND THE GRANDWOOD RANCH HOMEOWNER'S ASSOCIATION ARE NOT RESPONSIBLE FOR ACQUISITION OF ANY PROPERTY OR EASEMENTS REQUIRED FOR COUNTY ROAD IMPROVEMENTS.



CROSSSPAN DETAIL
N.T.S.



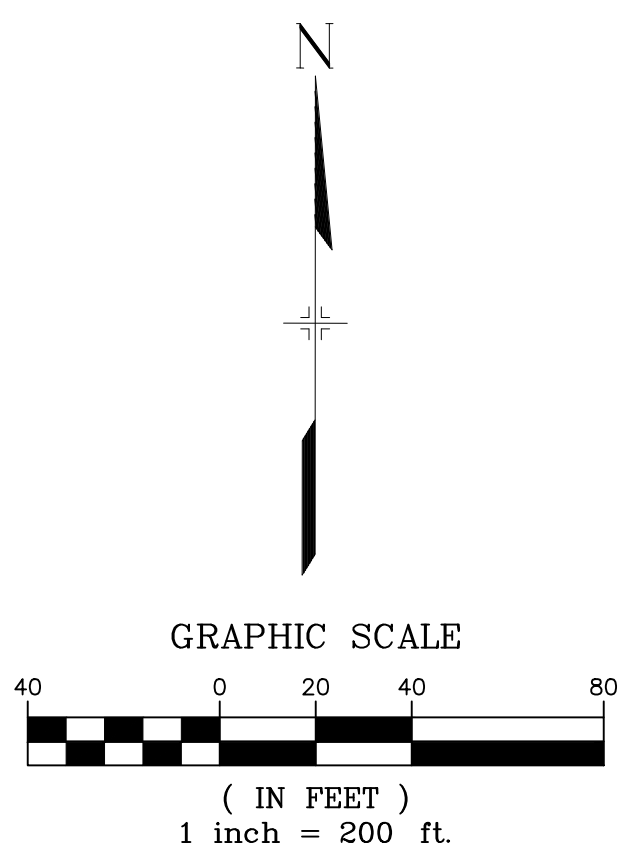
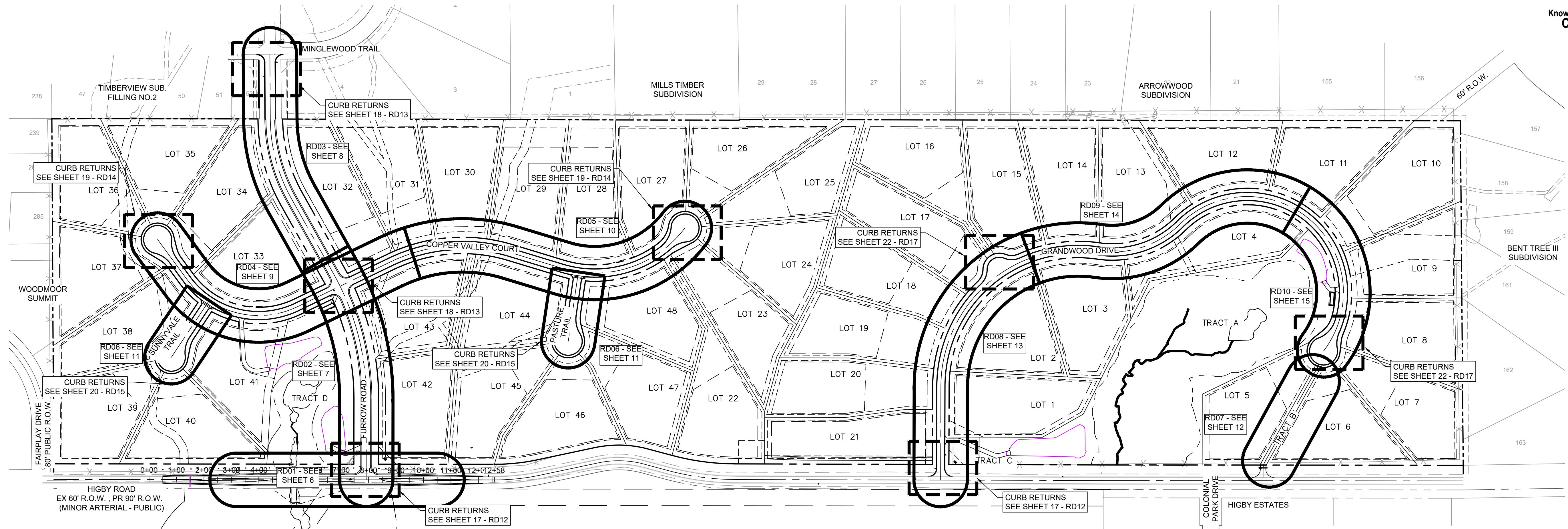
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BENCHMARK	###
NGS T 294 ELEVATION - 7247.10' NAVD 88	###
BASIS OF BEARING:	###
A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"	###

OWNER:	###
SYLVAN VISTA, INC. WILLIAM F. HERBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921	###
PREPARED BY:	###
Matrix	###

SEAL	###
COLORADO LICENSED PROFESSIONAL ENGINEER 56571 2/5/2021	###
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	SCALE	DATE ISSUED:	DRAWING No.
DRAWN BY:	NMS	HORIZ	FEBRUARY, 2021	TY01
CHECKED BY:	NMS	VERT.	4 OF 40	



REFERENCE DRAWINGS <small>X-Title-Plan & Profile X-1105-PR-SITE</small>	###	###	###	###
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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 KEY MAP

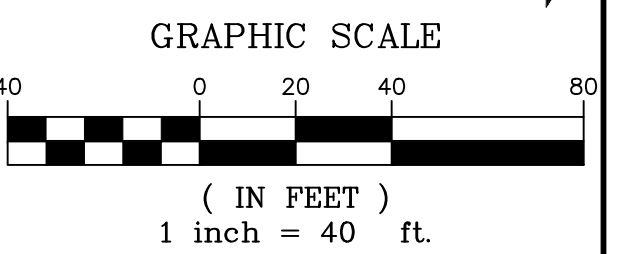
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DRAWN BY:	CAP	HORIZ.	N/A		
CHECKED BY:	NMS	VERT.	N/A		
			SHEET	5 OF 40	RD00



Diagram illustrating the proposed lane widening and existing culvert structure. The plan view shows the road alignment with stationing and key points.

- Proposed Lane Widening:**
 - Station: STA. 0+50.00 (12.05', L)
 - Point: N:1454142.87
 - Point: E: 3190341.500
 - Contractor to verify ex. location and elevation
 - EOP EL=7173.22
- Existing Culvert:**
 - Station: STA. 1+80.03 (14.40', R)
 - EOP EL=7173.22
 - Existing culvert to remain
- Other Features:**
 - 90.0' ROW ROW
 - 24.0' EOP-EOP
 - 1+00

- [illegible]



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



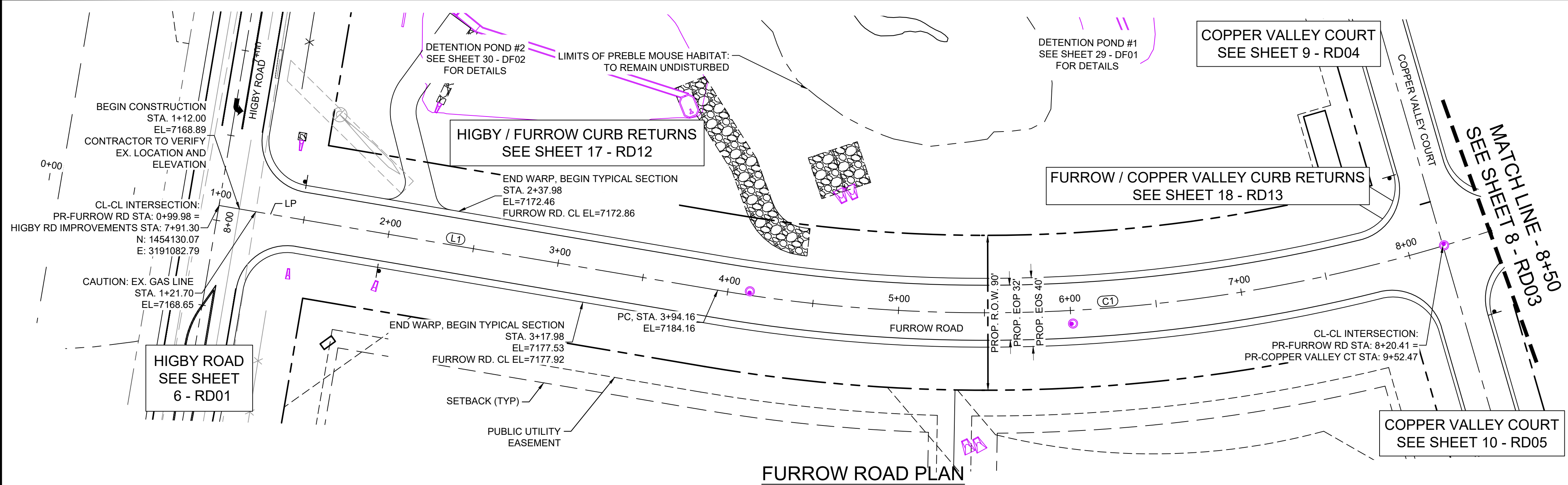
Matrix

ROADWAY PLAN

DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No. RD01
DRAWN BY:	CAP	HORIZ. 1" = 40'			
CHECKED BY:	NMS	VERT. N/A	SHEET	6 OF 40	



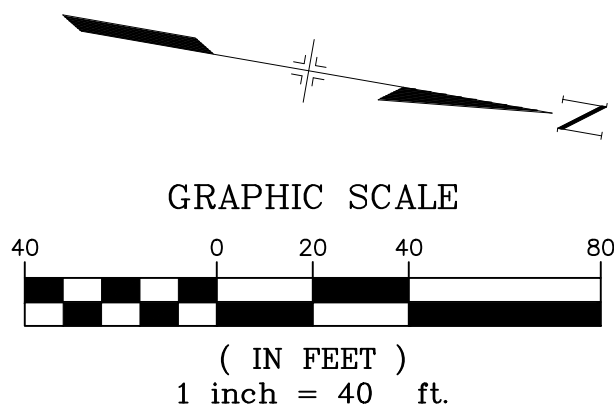
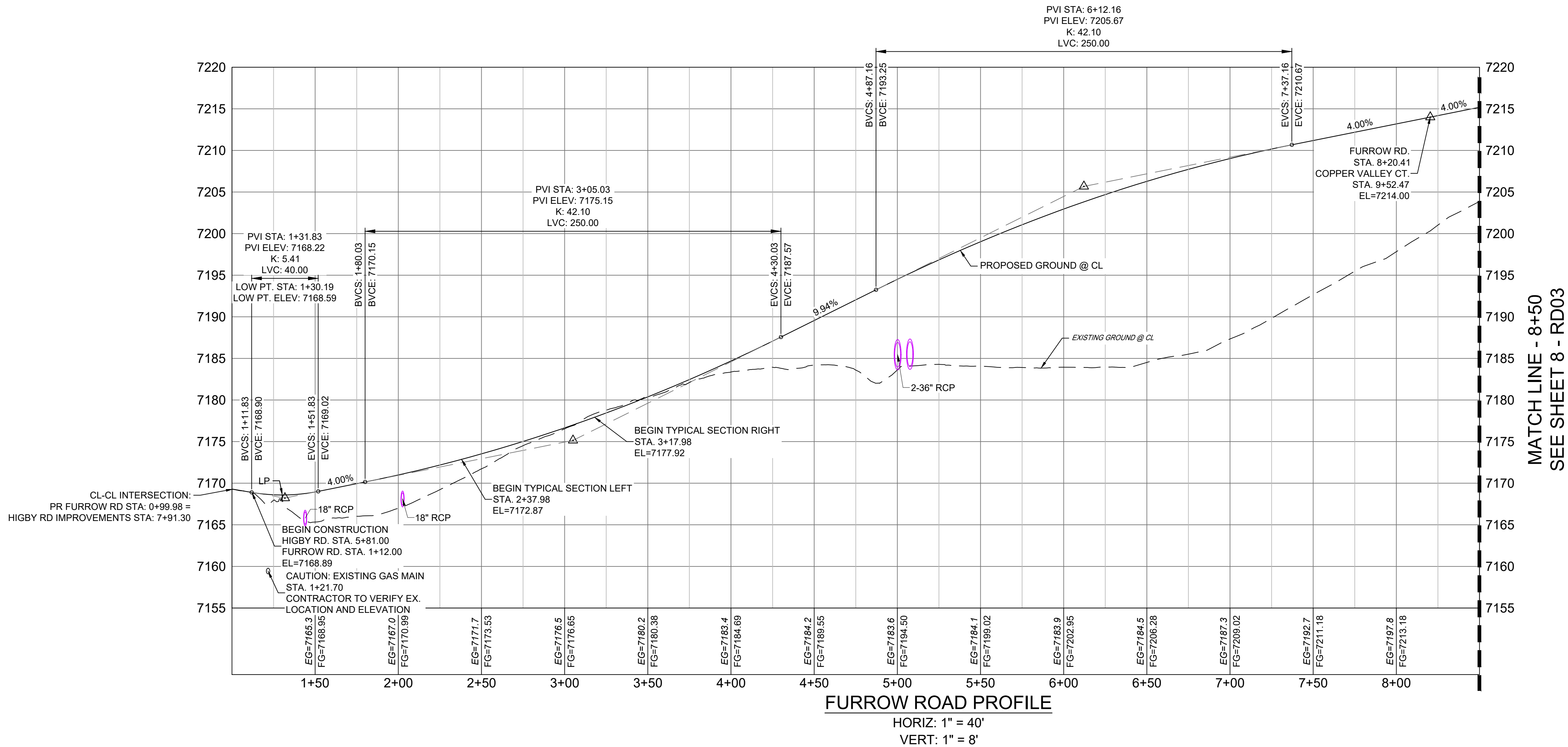
Know what's below.
Call before you dig.



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

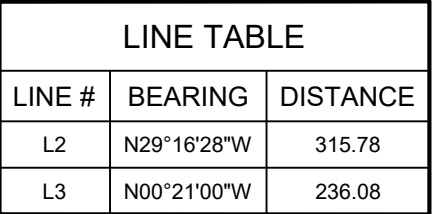
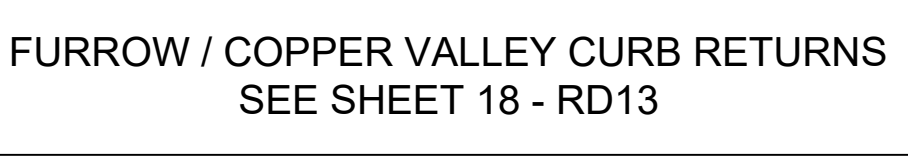
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	476.11	930.00	29°19'57"	N14°36'30"W	470.93

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



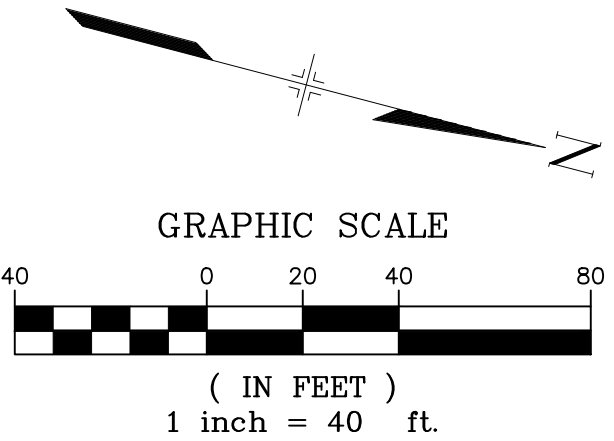
REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PR-SITE	###	###	###	###	SHEET KEY 	BENCHMARK NGS T 294 ELEVATION - 7247.10' NAVD 88 BASIS OF BEARING: A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"	OWNER: SYLVAN VISTA, INC. WILLIAM F. HERBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921 PREPARED BY: 	SEAL 	GRANDWOOD RANCH			
	EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS											
	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'									

COMPUTER FILE MANAGEMENT
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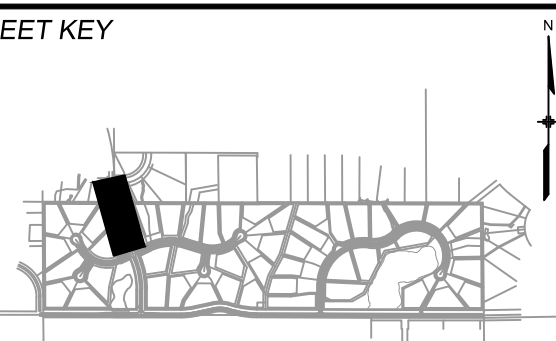


CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	302.90	600.00	28°55'28"	N14°48'44"W	299.69

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



REFERENCE DRAWINGS	####	####	####	####
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	No.	DATE		BY
	REVISIONS			
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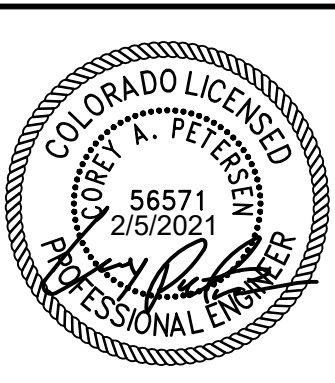
BENCHMARK

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:



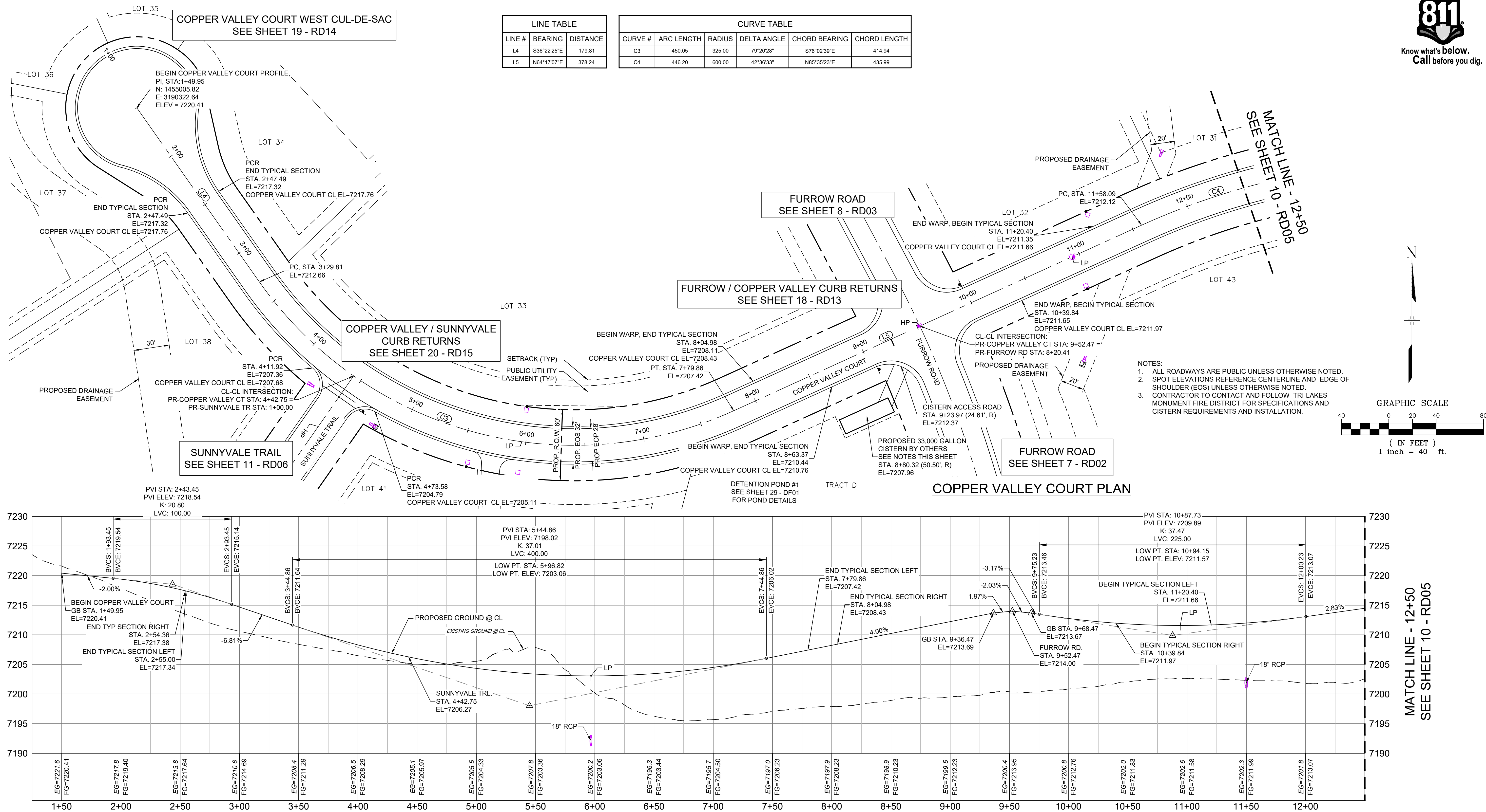
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

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

Know what's below.
Call before you dig.

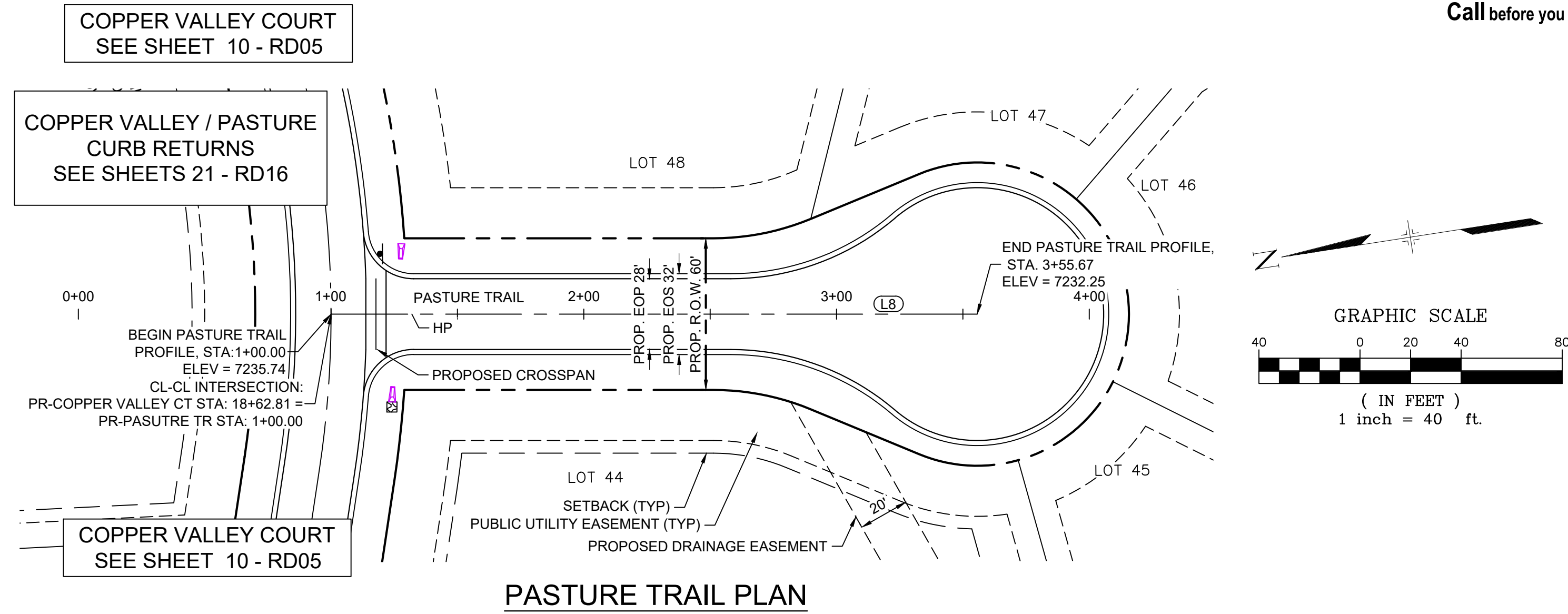
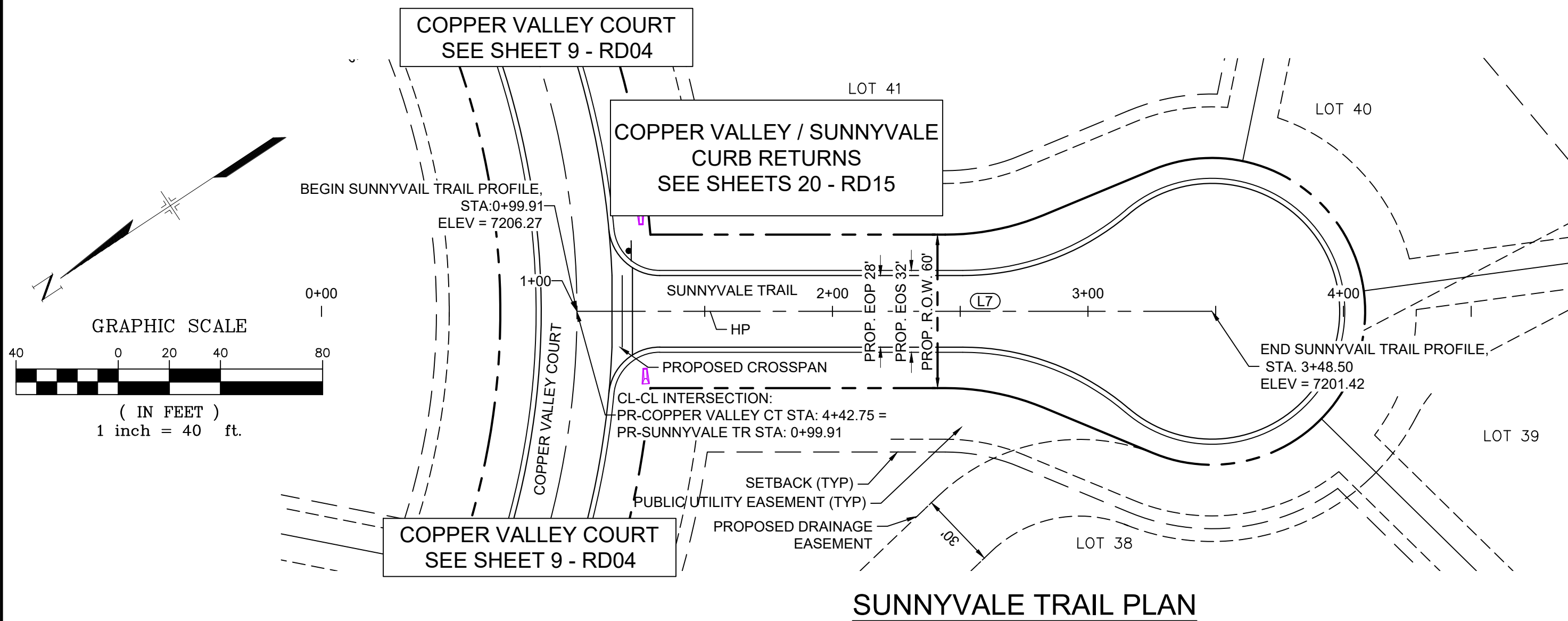
COPPER VALLEY COURT PROFILE

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

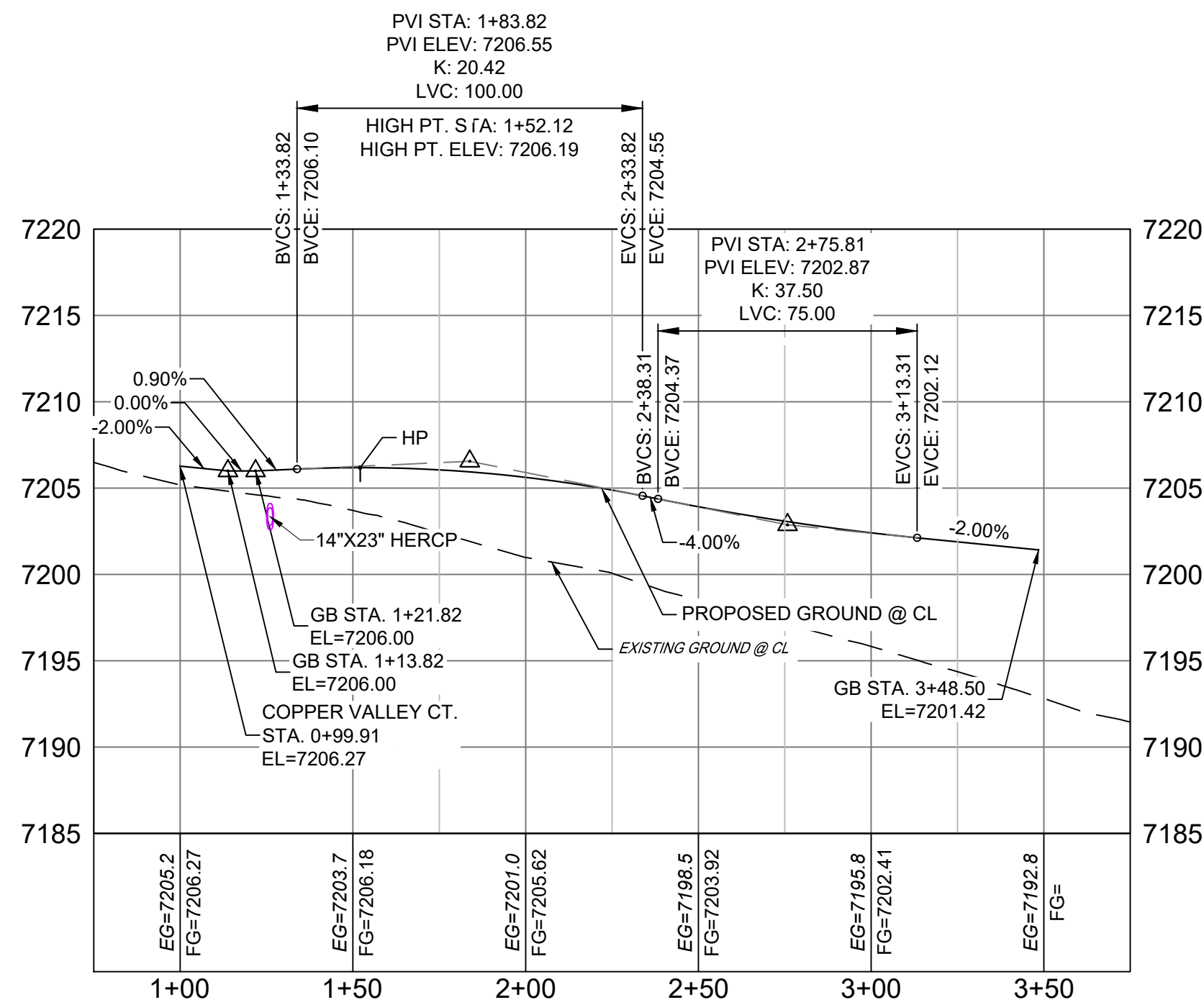
REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PR-SITE	####	####	####	####	<div>SHEET KEY</div> <div></div>	<div>BENCHMARK</div> <div>NGS T 294 ELEVATION - 7247.10' NAVD 88</div>	<div>OWNER:</div> <div>SYLVAN VISTA, INC. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921</div>	<div>SEAL</div> <div></div>	GRANDWOOD RANCH		
	####	####	####	####					EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS		
	####	####	####	####					ROADWAY PLAN AND PROFILE		
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	No.	DATE	DESCRIPTION								
REVISIONS											
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DESIGNED BY:				CAP	SCALE		DATE ISSUED:		DRAWING No.		
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CHECKED BY:				NMS	VERT. 1" = 8'		SHEET 9 OF 40				



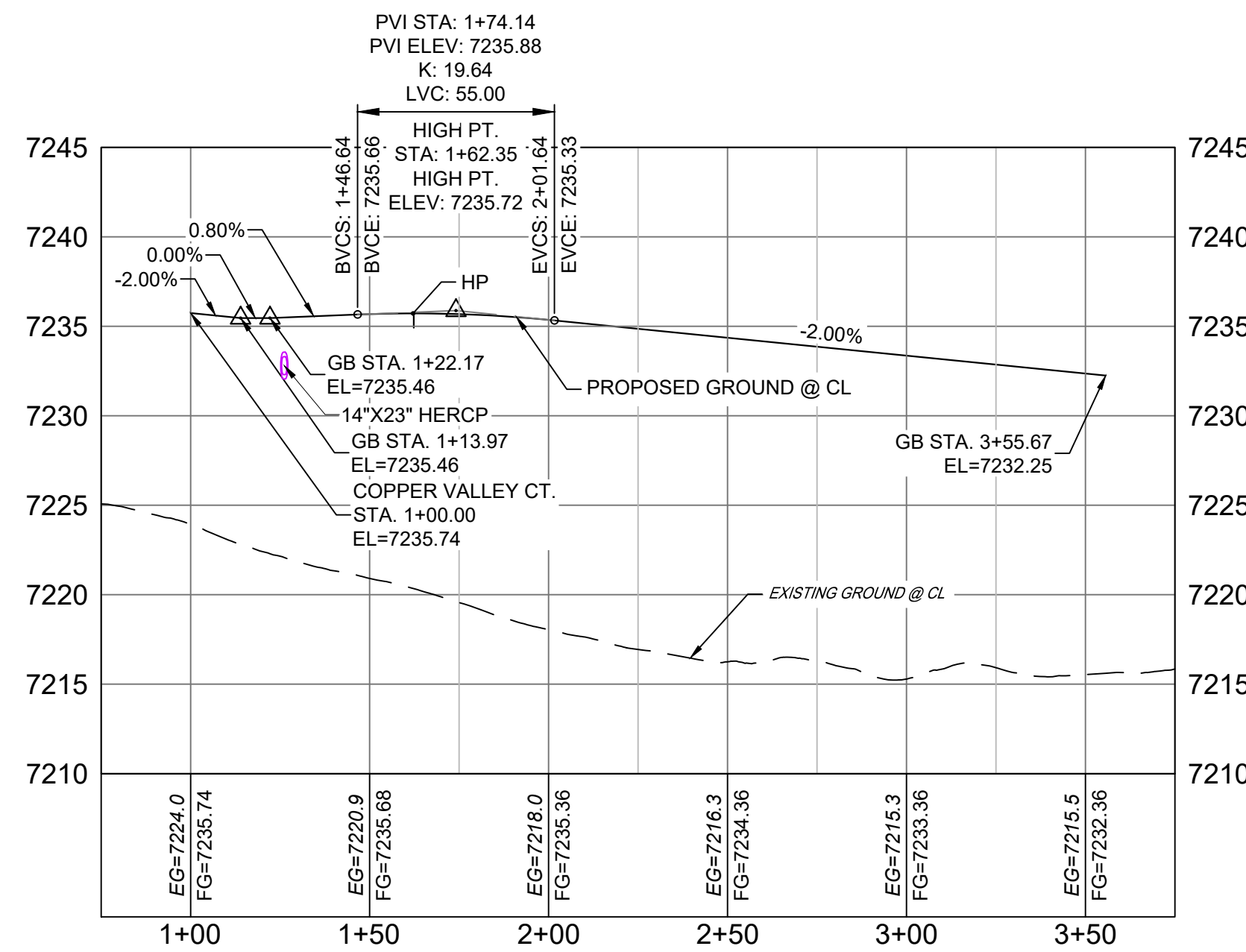
Know what's below.
Call before you dig.



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



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

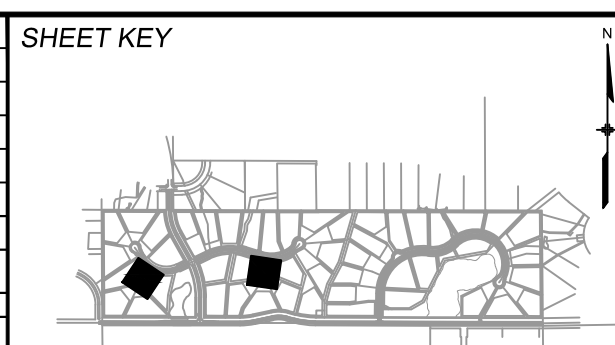


PASTURE TRAIL PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

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

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

REFERENCE DRAWINGS		
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No.	DATE	DESCRIPTION
REVISIONS		
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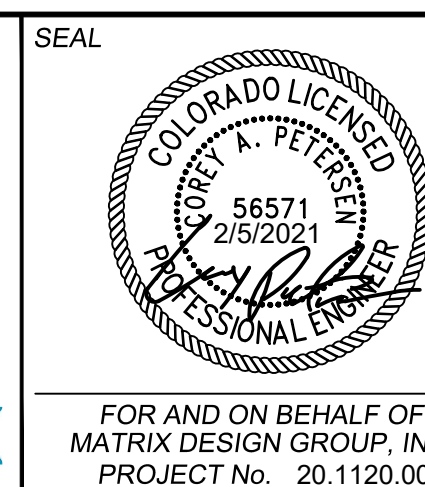
BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

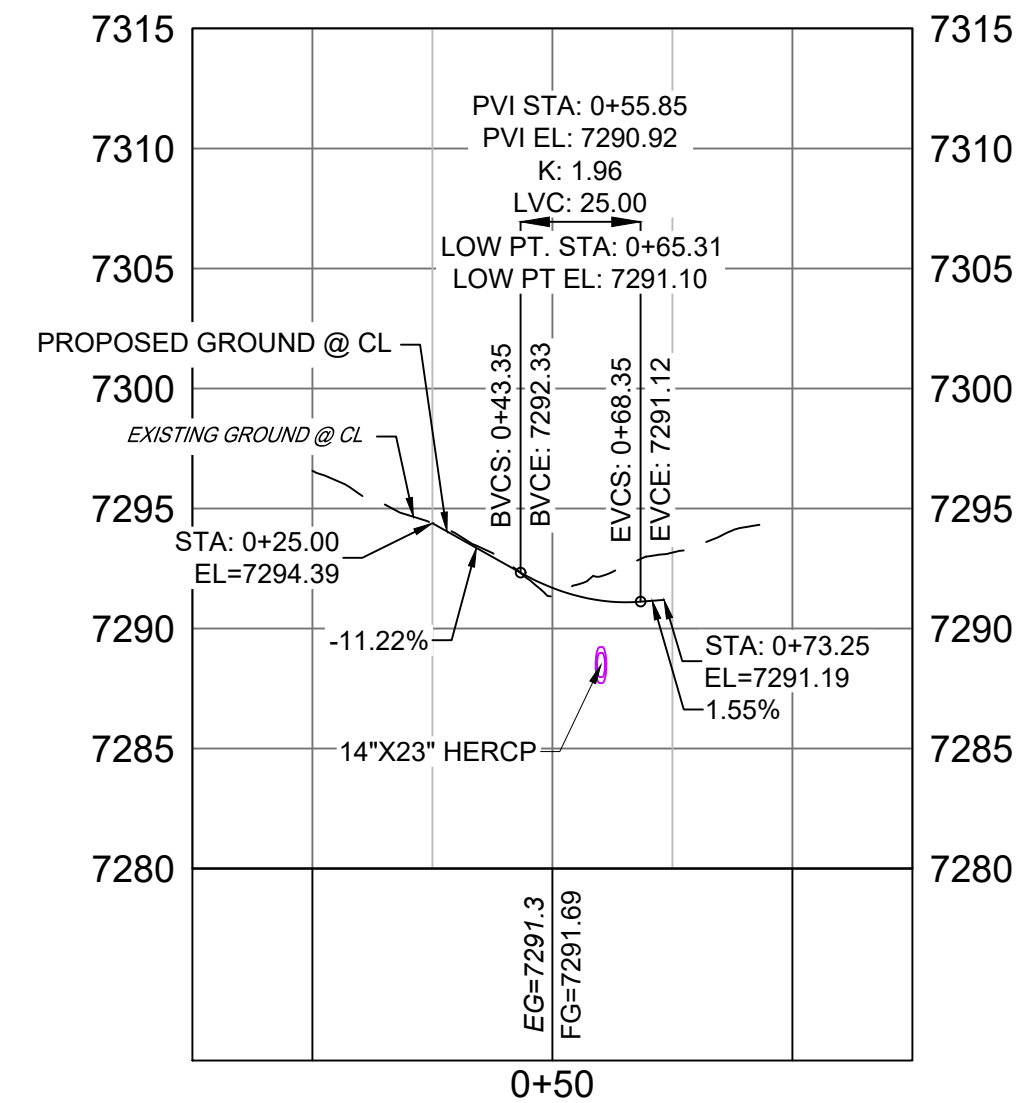
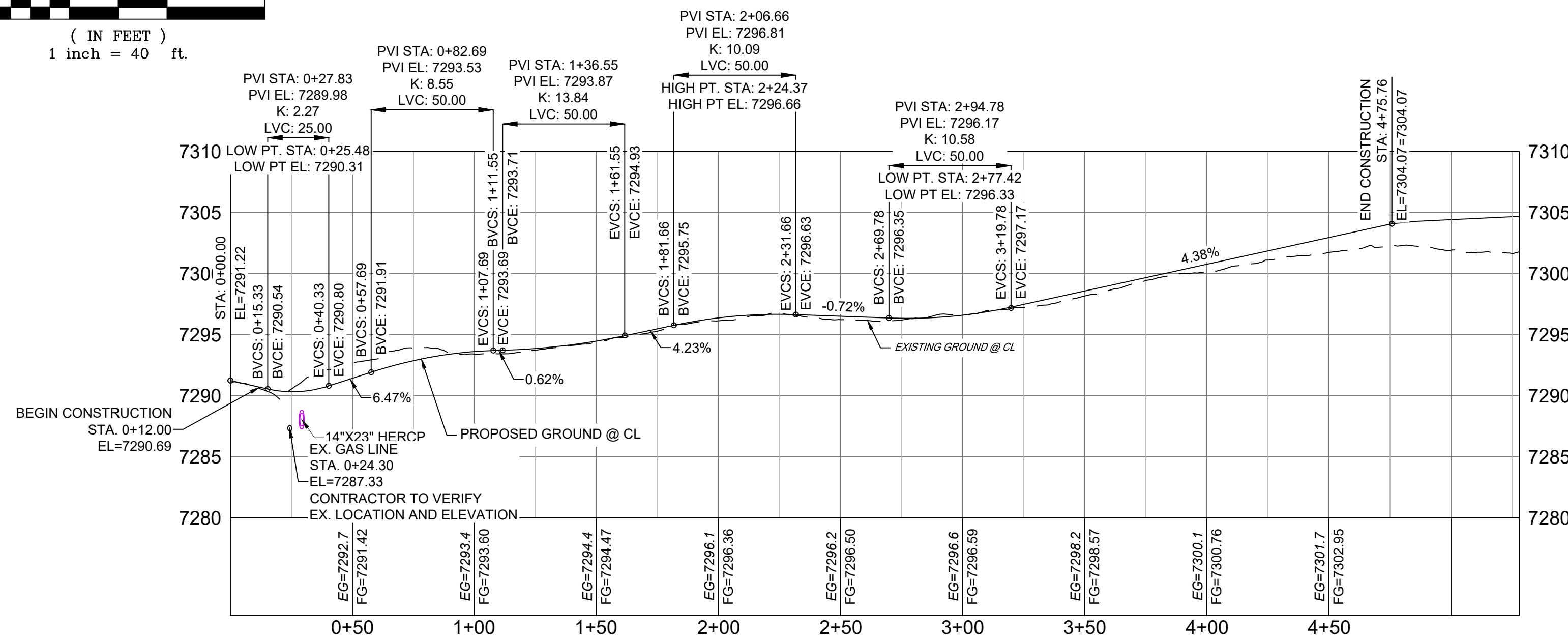
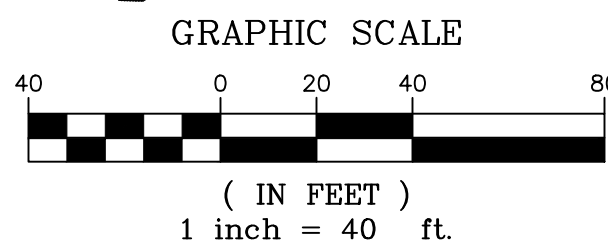
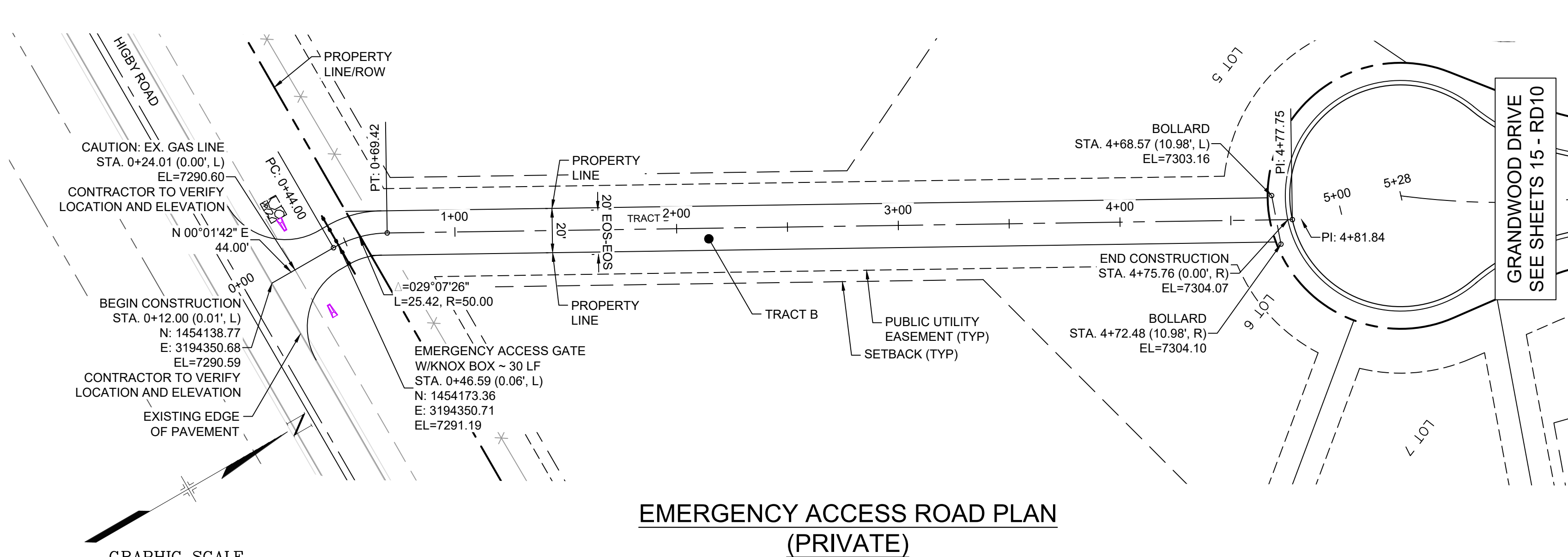
A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2"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

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

PREPARED BY:

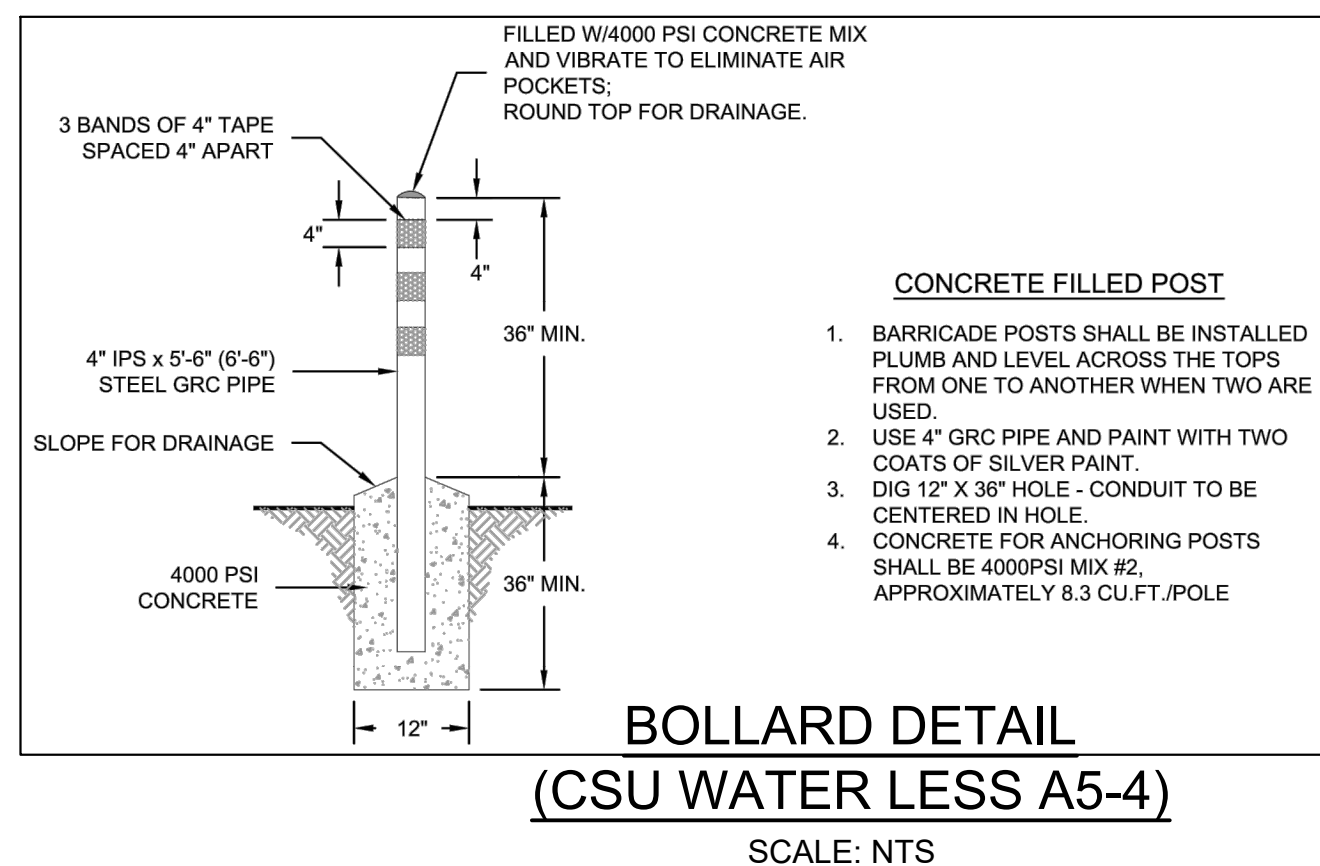


GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
DESIGNED BY:	CAP	SCALE	DATE ISSUED:
CHECKED BY:	NMS	HORIZ. 1" = 40' VERT. 1" = 8'	FEBRUARY, 2021
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003			DRAWING No. RD06



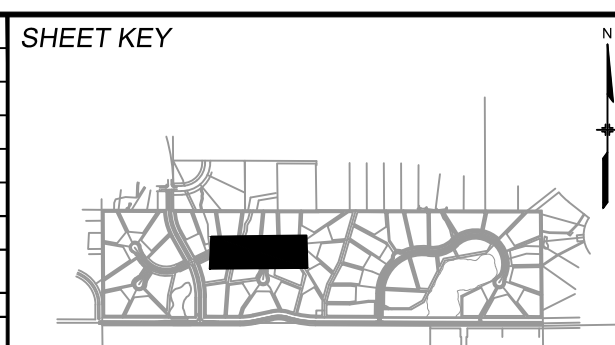
PR-EMERGENCY ACCESS PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 0+00.00, END STA: 5+27.97

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



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

REFERENCE DRAWINGS	####	####	####	####
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X-Title-Plan & Profile X-1105-PR-SITE	####	####	####	####
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	No.	DATE	DESCRIPTION	BY
	REVISIONS			
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CTB FILE:				
PLOT DATE: February 5, 2021 2:22:52 PM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



<u>BENCHMARK</u>
NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

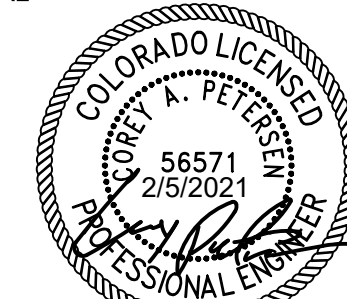
A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - S135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

OWNER:
SYLVAN VISTA, INC.
WILLIAM F. 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

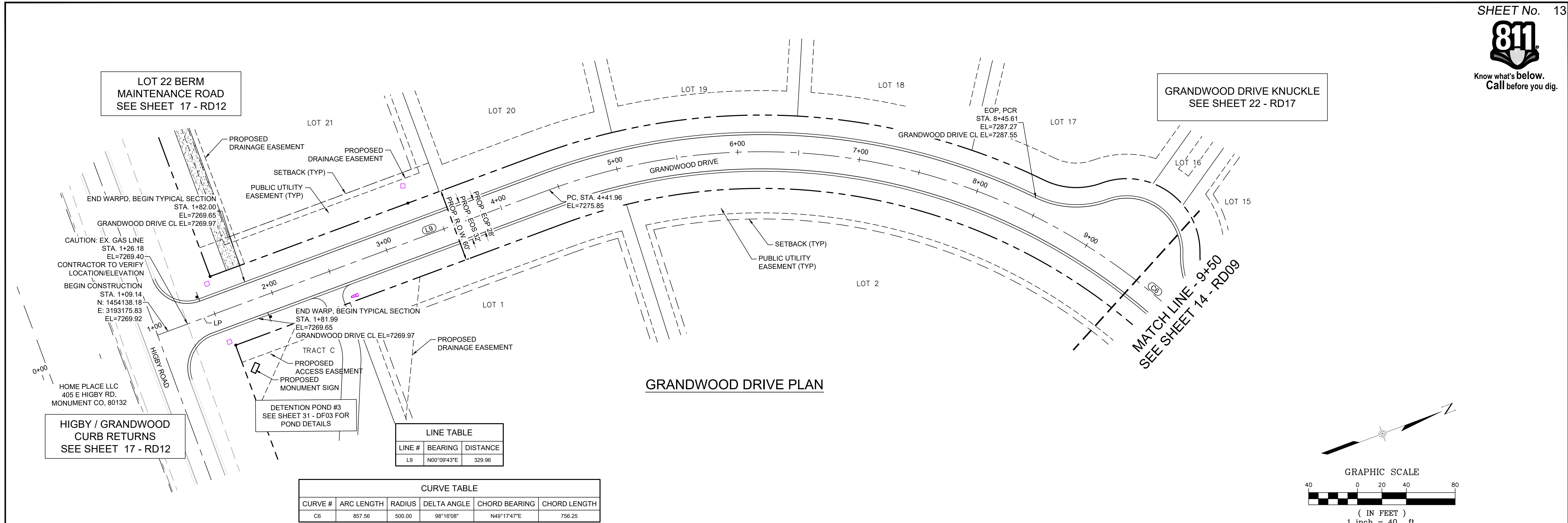
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

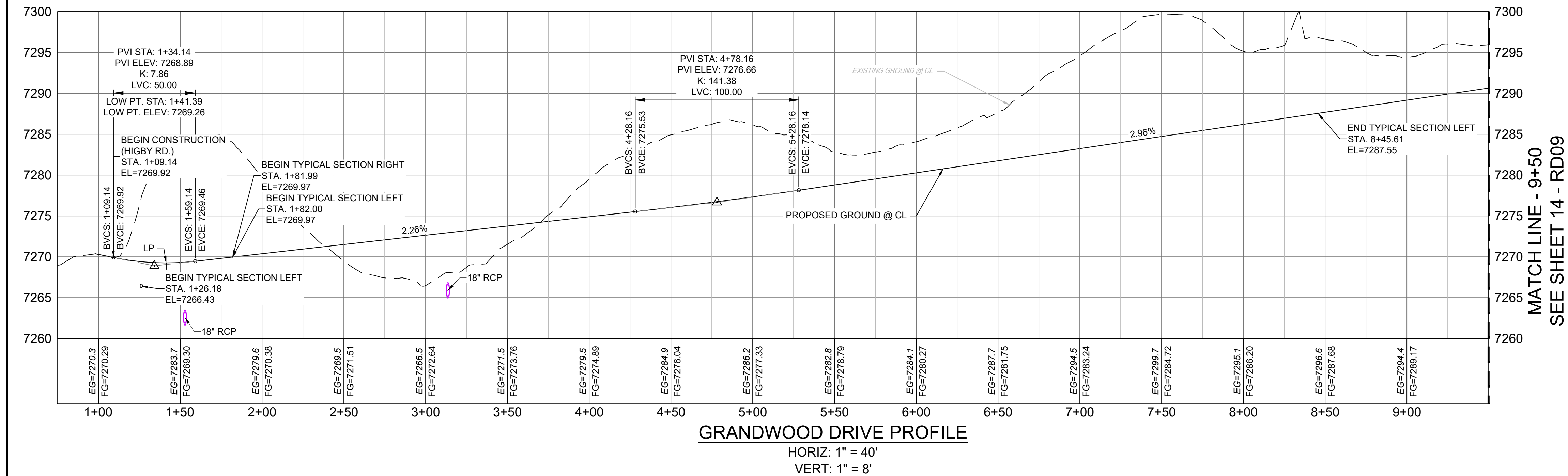
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DRAWN BY:	CAP	HORIZ. 1" = 40'			
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET	12 OF 40	



Know what's below.
Call before you dig.

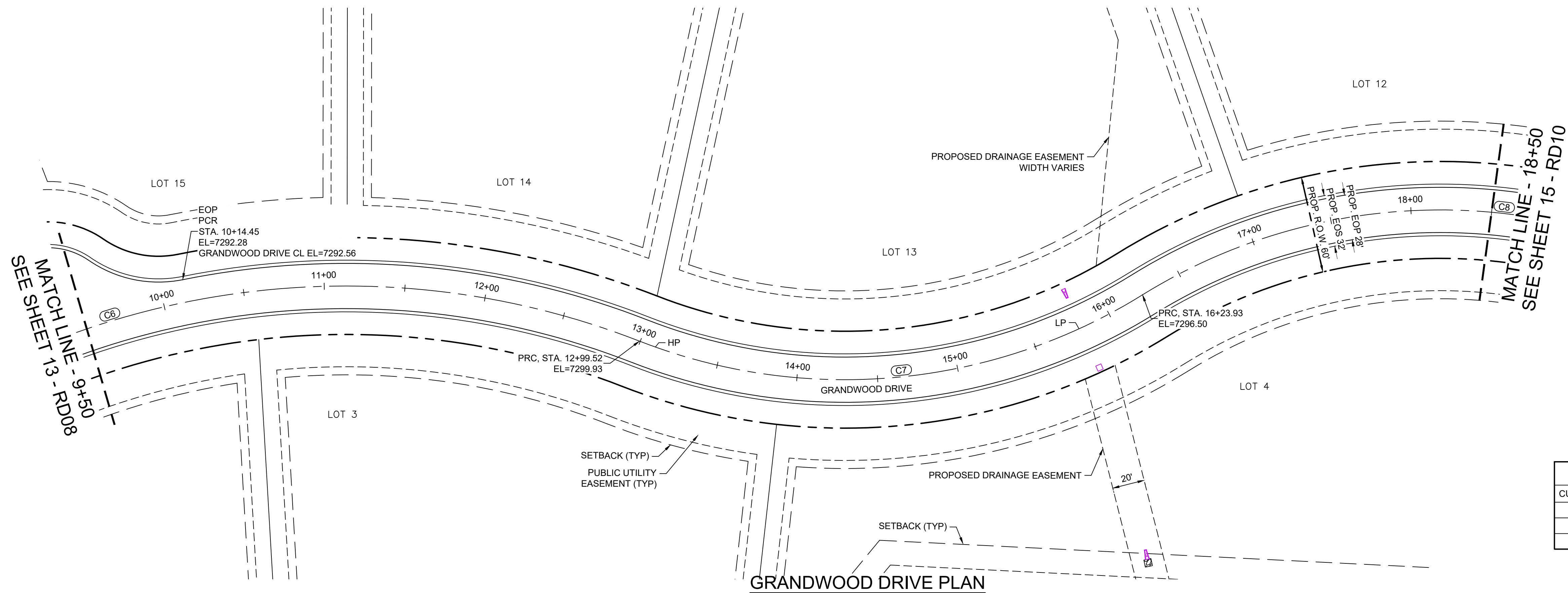


- NOTES:
1. ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
 2. SPOT ELEVATIONS REFERENCE CENTERLINE AND EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.



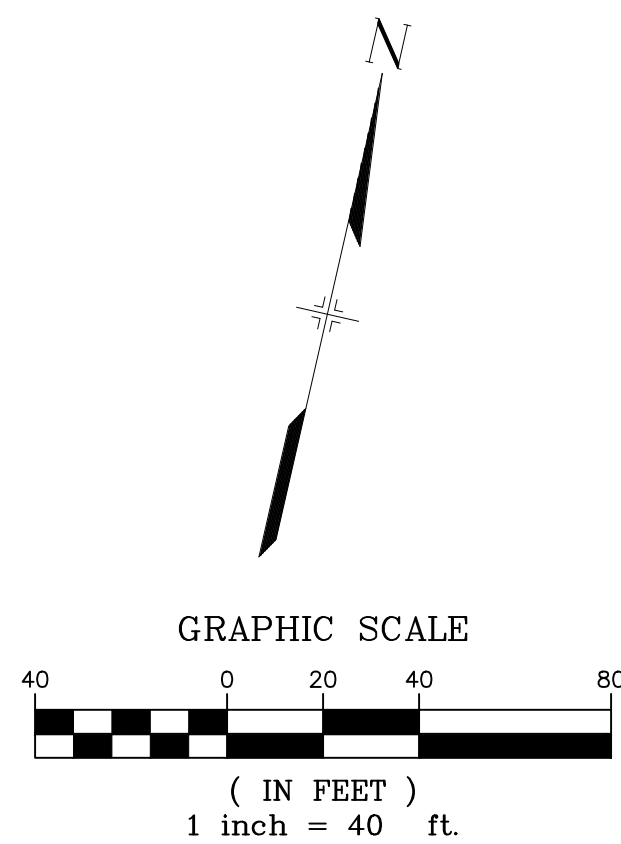
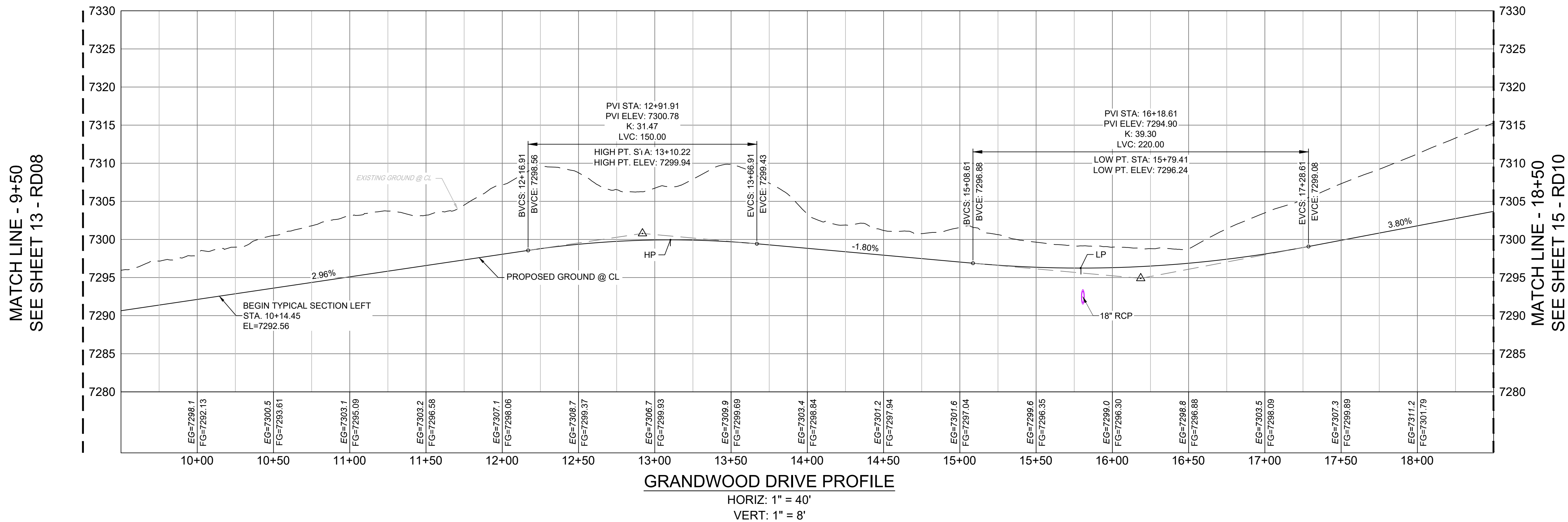
REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PR-SITE	###	###	###	###	SHEET KEY 	BENCHMARK NGS T 294 ELEVATION - 7247.10' NAVD 88 BASIS OF BEARING: A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"	OWNER: SYLVAN VISTA, INC. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921 PREPARED BY: 	SEAL 	GRANDWOOD RANCH			
	EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS											
	ROADWAY PLAN AND PROFILE											
	DESIGNED BY:	CAP	SCALE	DATE ISSUED:					DRAWING No.			
DRAWN BY:	CAP	HORIZ.	1" = 40'	FEBRUARY, 2021	13 OF 40	RD08						
CHECKED BY:	NMS	VERT.	1" = 8'	SHEET								

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Know what's below.
Call before you dig.

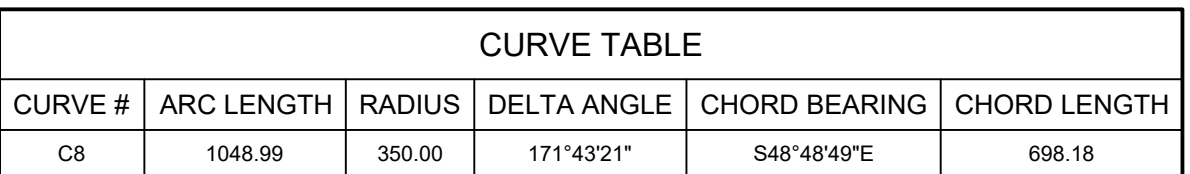
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	857.56	500.00	98°16'08"	N49°17'47"E	756.25
C7	324.41	350.00	53°06'22"	N71°52'40"E	312.92
C8	1048.99	350.00	171°43'21"	S48°48'49"E	698.18

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

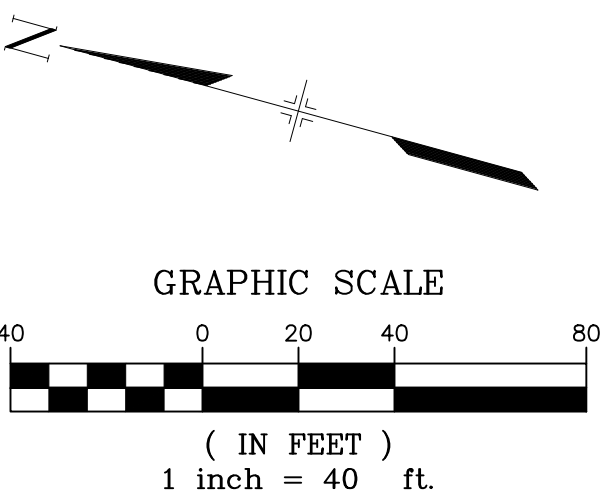


REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PR-SITE	###	###	###	###	SHEET KEY 	BENCHMARK NGS T 294 ELEVATION - 7247.10' NAVD 88 BASIS OF BEARING: A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS *LWA PLS 28658"	OWNER: SYLVAN VISTA, INC. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921 PREPARED BY: 	SEAL 	GRANDWOOD RANCH			
	EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS											
	ROADWAY PLAN AND PROFILE											
	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'									

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



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

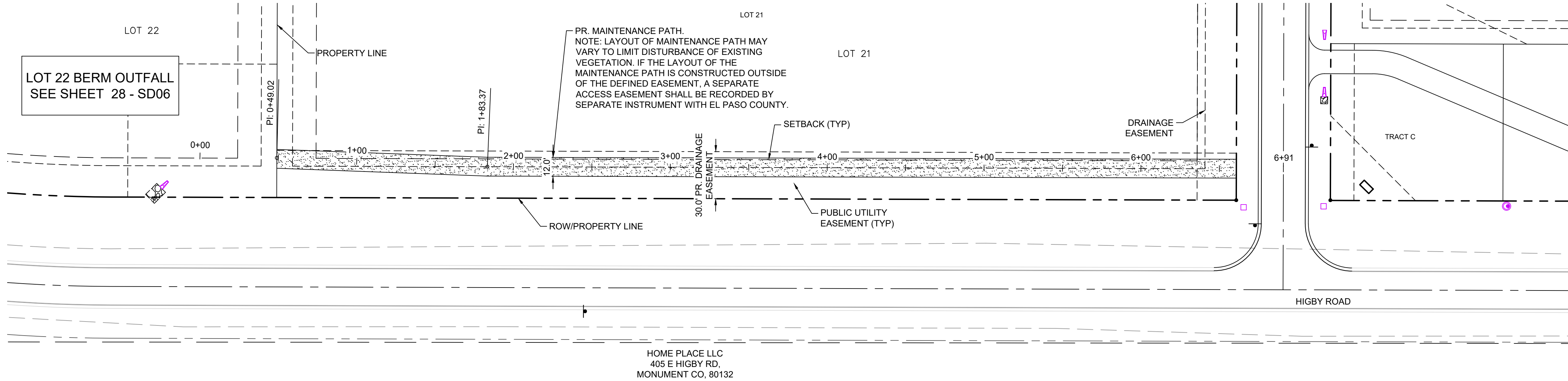


<h1>GRANDWOOD RANCH</h1>			
<h2>EL PASO COUNTY - SF 2026 ROAD AND STORM WATERS</h2>			
<h3>ROADWAY PLAN AND PROFILE</h3>			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: FEBRUARY, 2021
DRAWN BY:	CAP	HORIZ. 1" = 40'	DRAWING No. RD10
CHECKED BY:	NMS	VERT. 1" = 8'	
		SHEET	15 OF 40



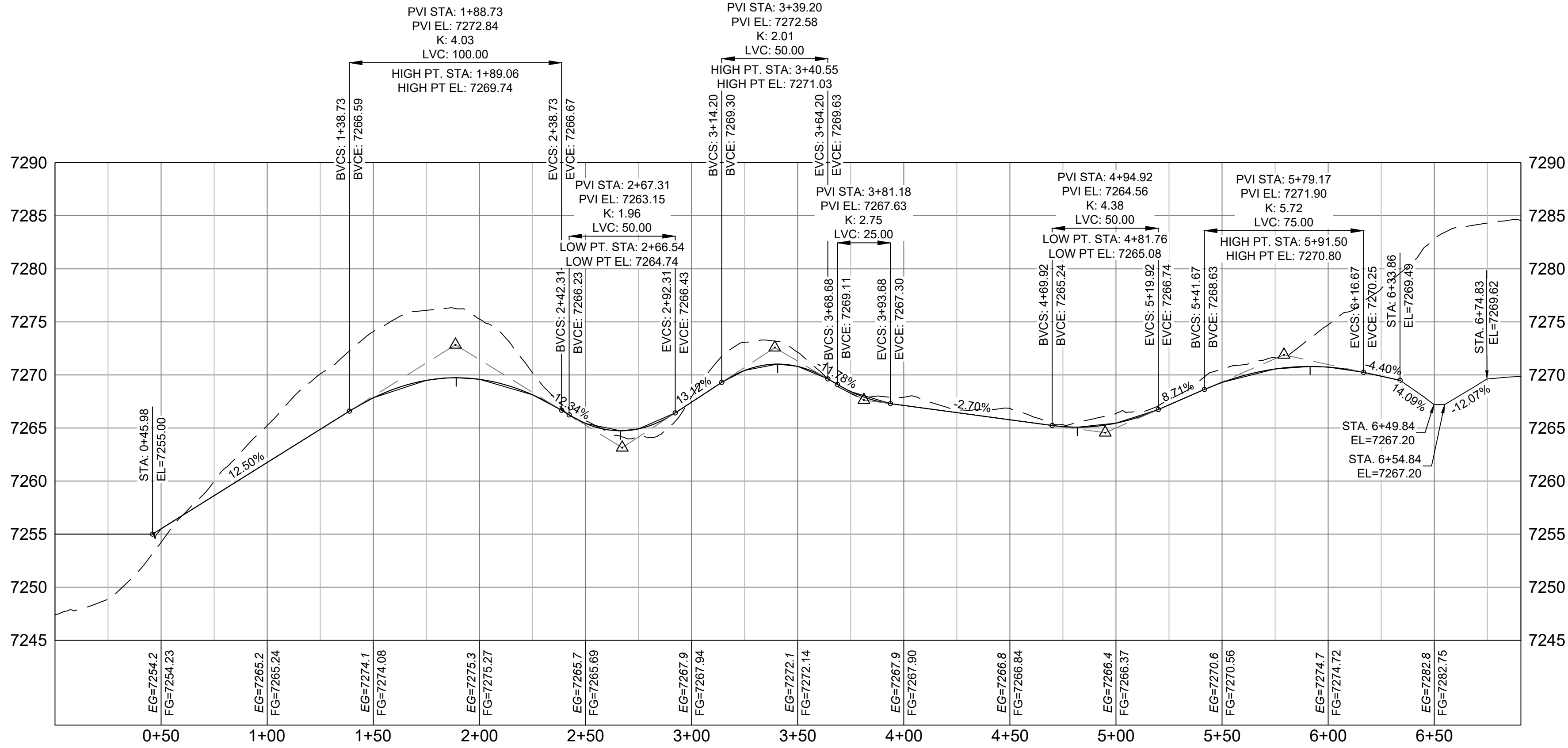
Know what's below.
Call before you dig.

GRANDWOOD DRIVE
SEE SHEET 13 - RD08



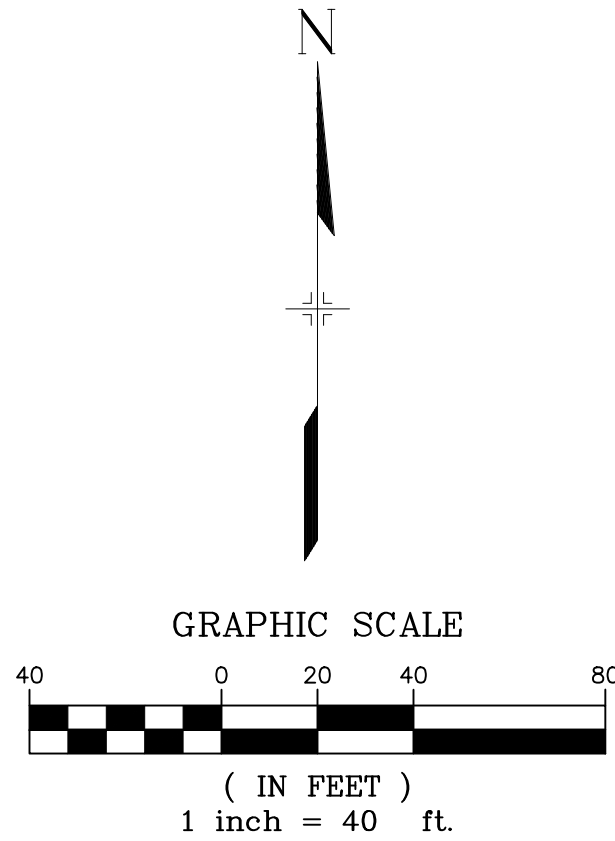
LOT 22 MAINTENANCE ACCESS ROAD PLAN - PRIVATE

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



LOT 22 MAINTENANCE ACCESS ROAD PROFILE - PRIVATE

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



REFERENCE DRAWINGS	###	###	###	SHEET KEY
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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:

SEAL

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

GRANDWOOD RANCH

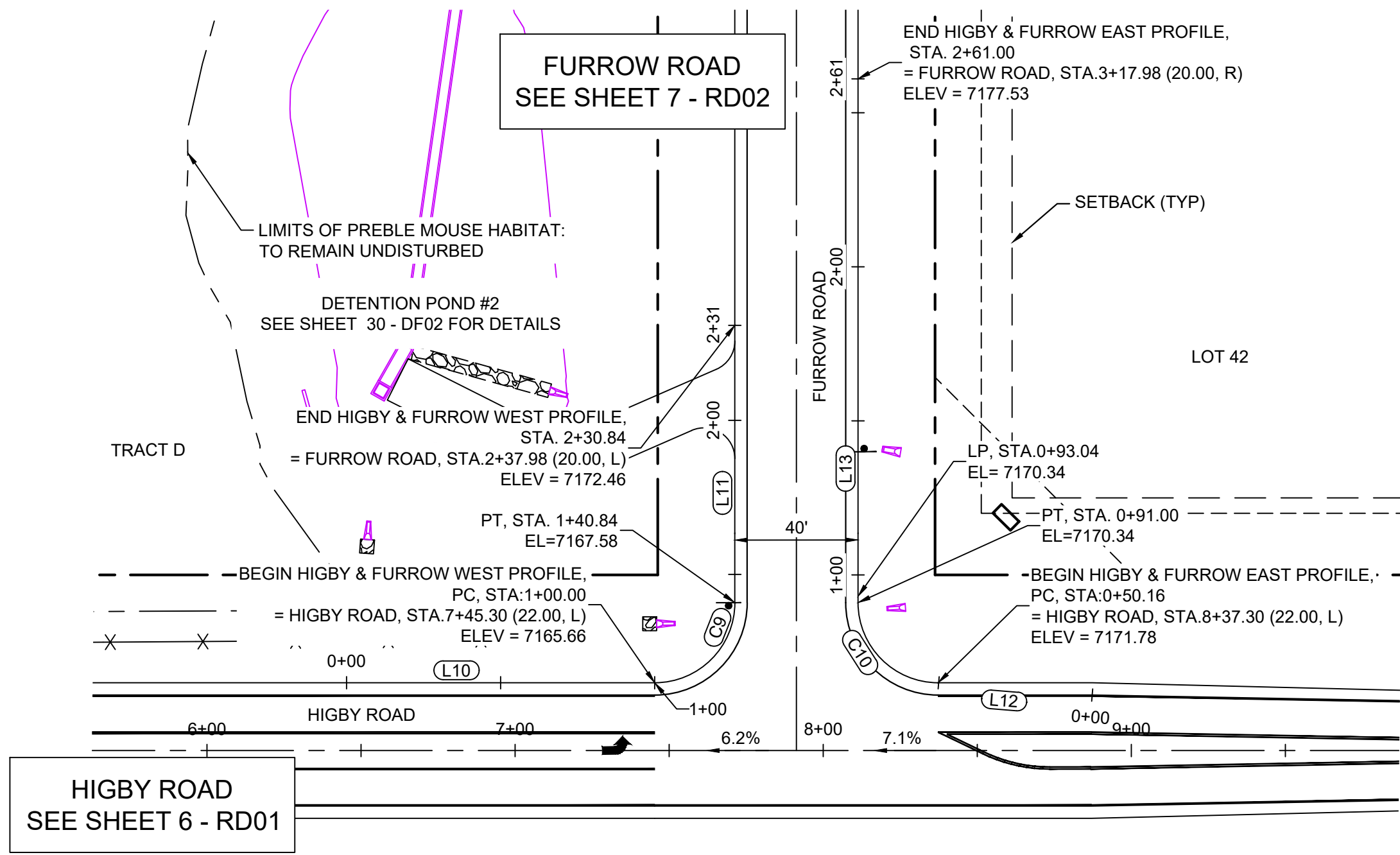
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

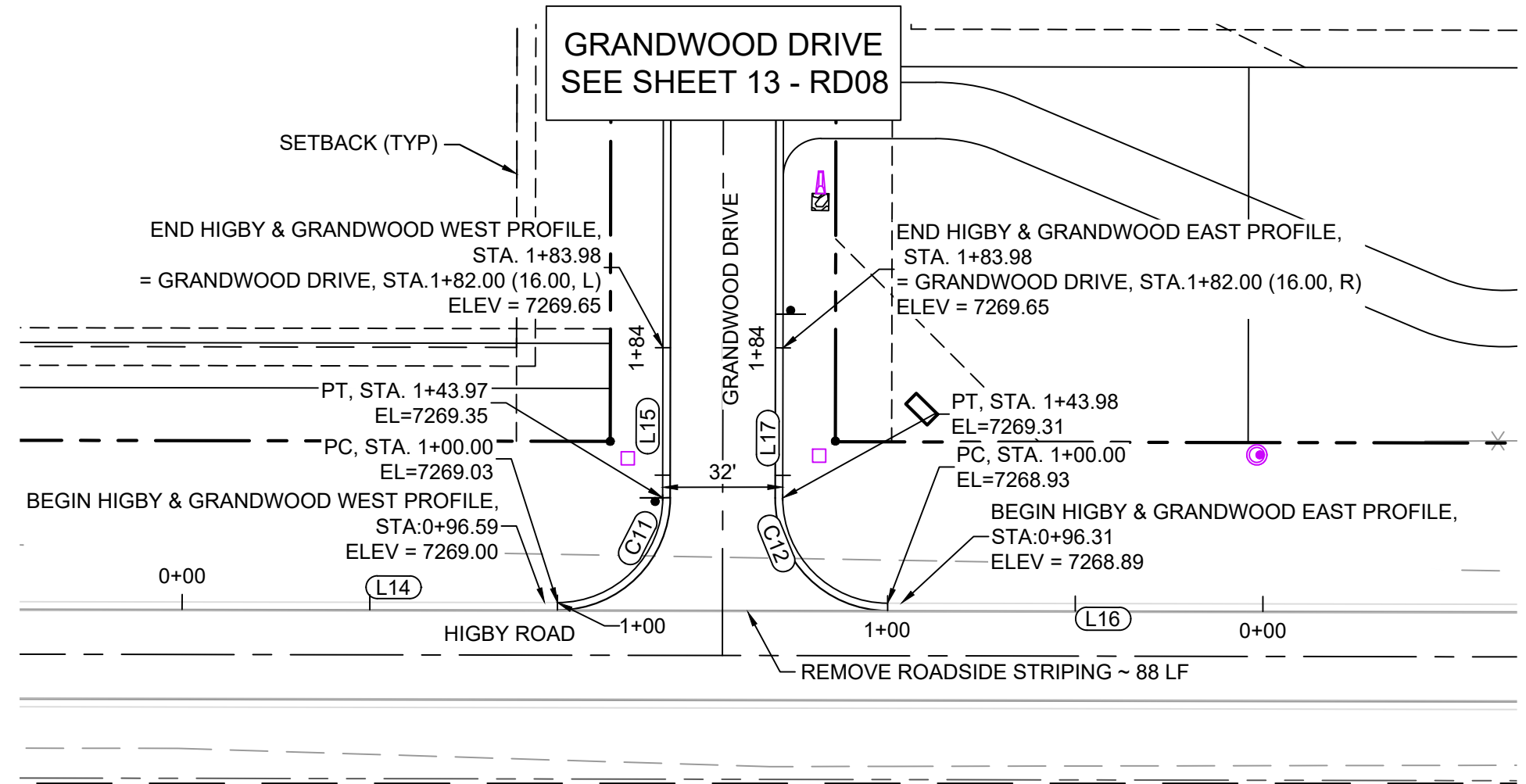
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CHECKED BY:	JA	HORIZ. N/A VERT. N/A	SHEET	16 OF 40	RD11



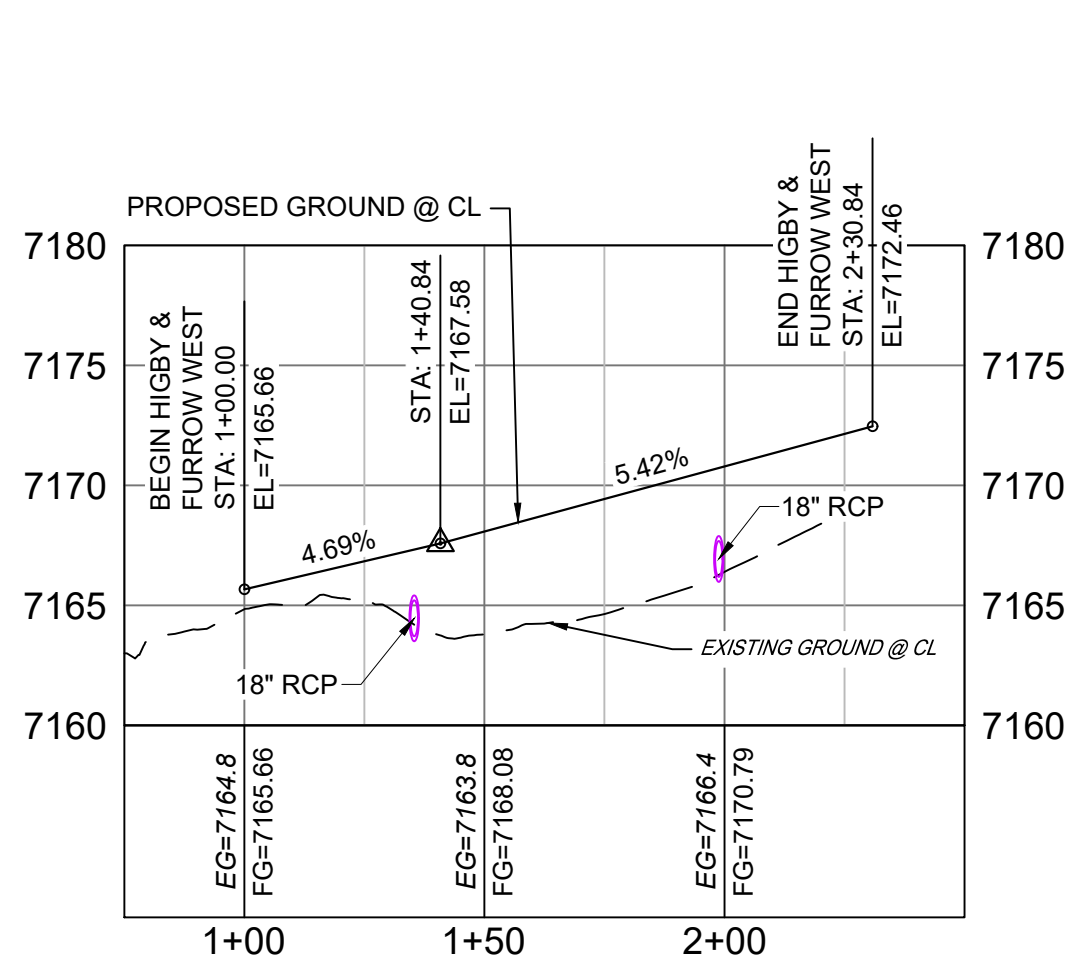
Know what's below.
Call before you dig.



HIGBY ROAD & FURROW ROAD PLAN

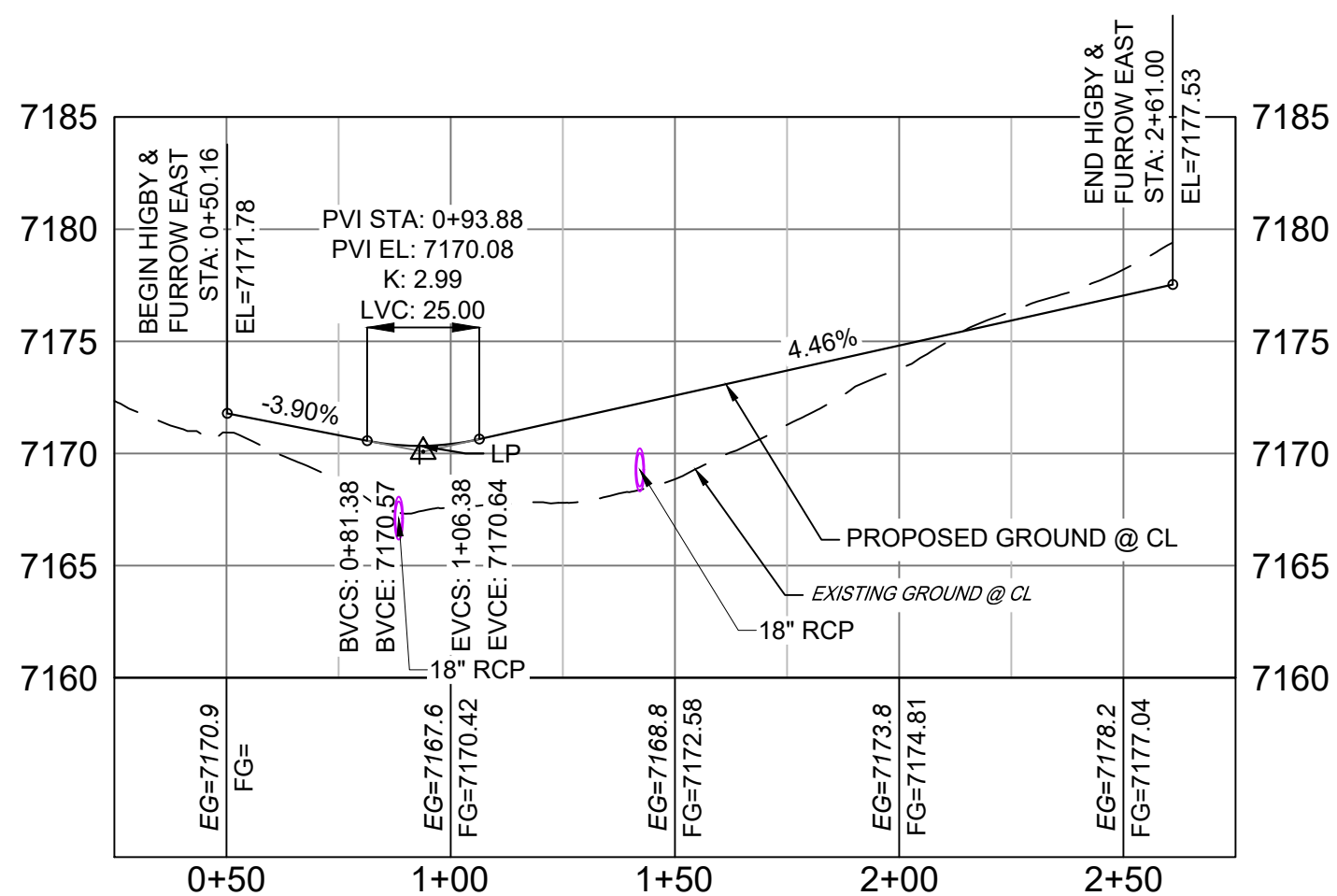


HIGBY ROAD & GRANDWOOD DRIVE PLAN



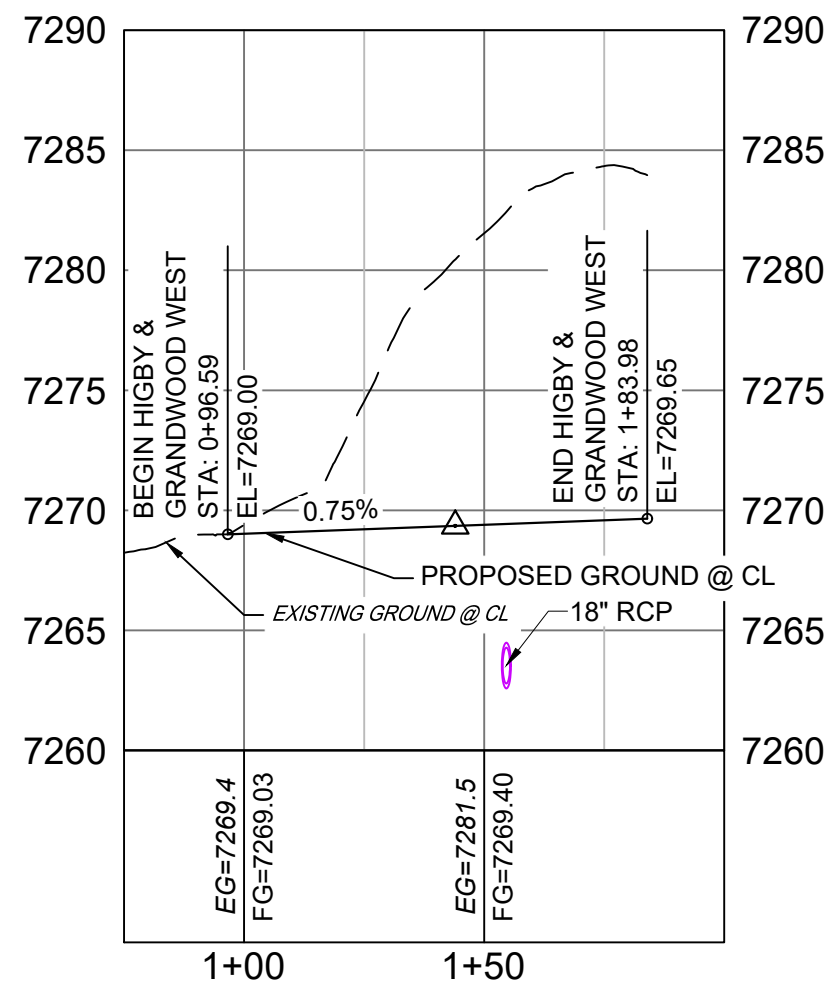
HIGBY ROAD & FURROW ROAD
WEST PROFILE

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



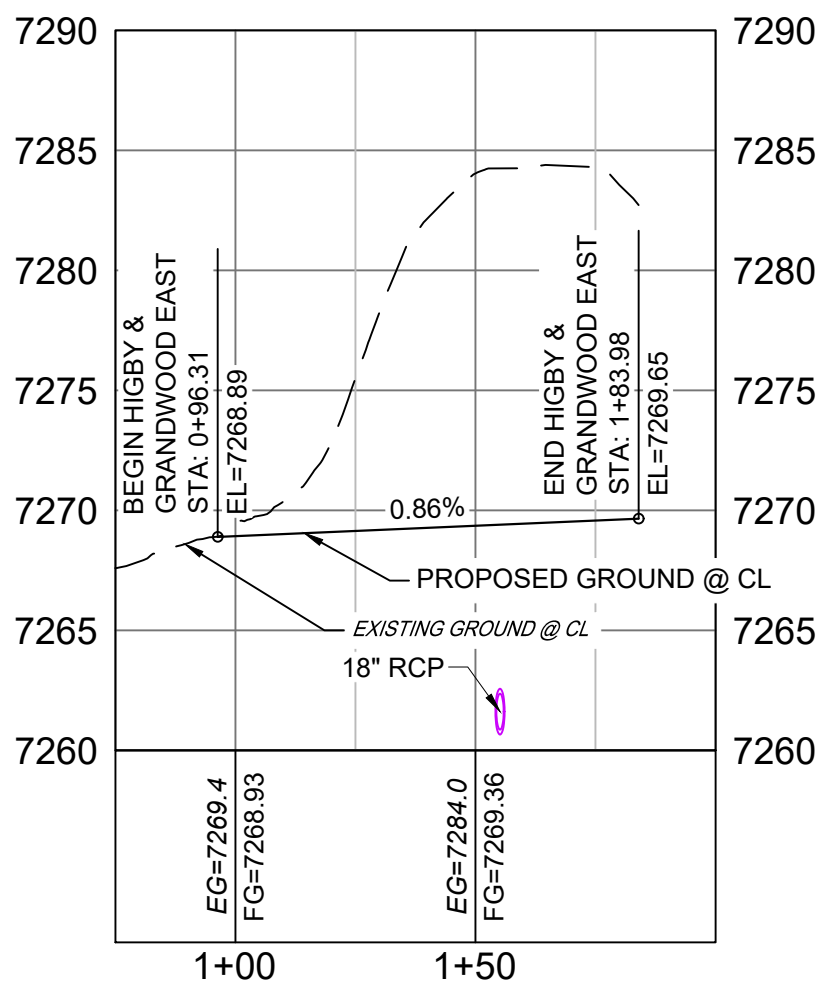
HIGBY ROAD & FURROW ROAD
EAST PROFILE

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

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

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

REFERENCE DRAWINGS			SHEET KEY
X-Title-Plan & Profile	X-1105-PR-SITE		
No.	DATE	DESCRIPTION	BY
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PLOT DATE: February 5, 2021 2:26:13 PM			
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BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

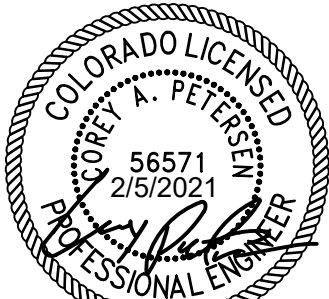
A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2"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

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

PREPARED BY:



SEAL

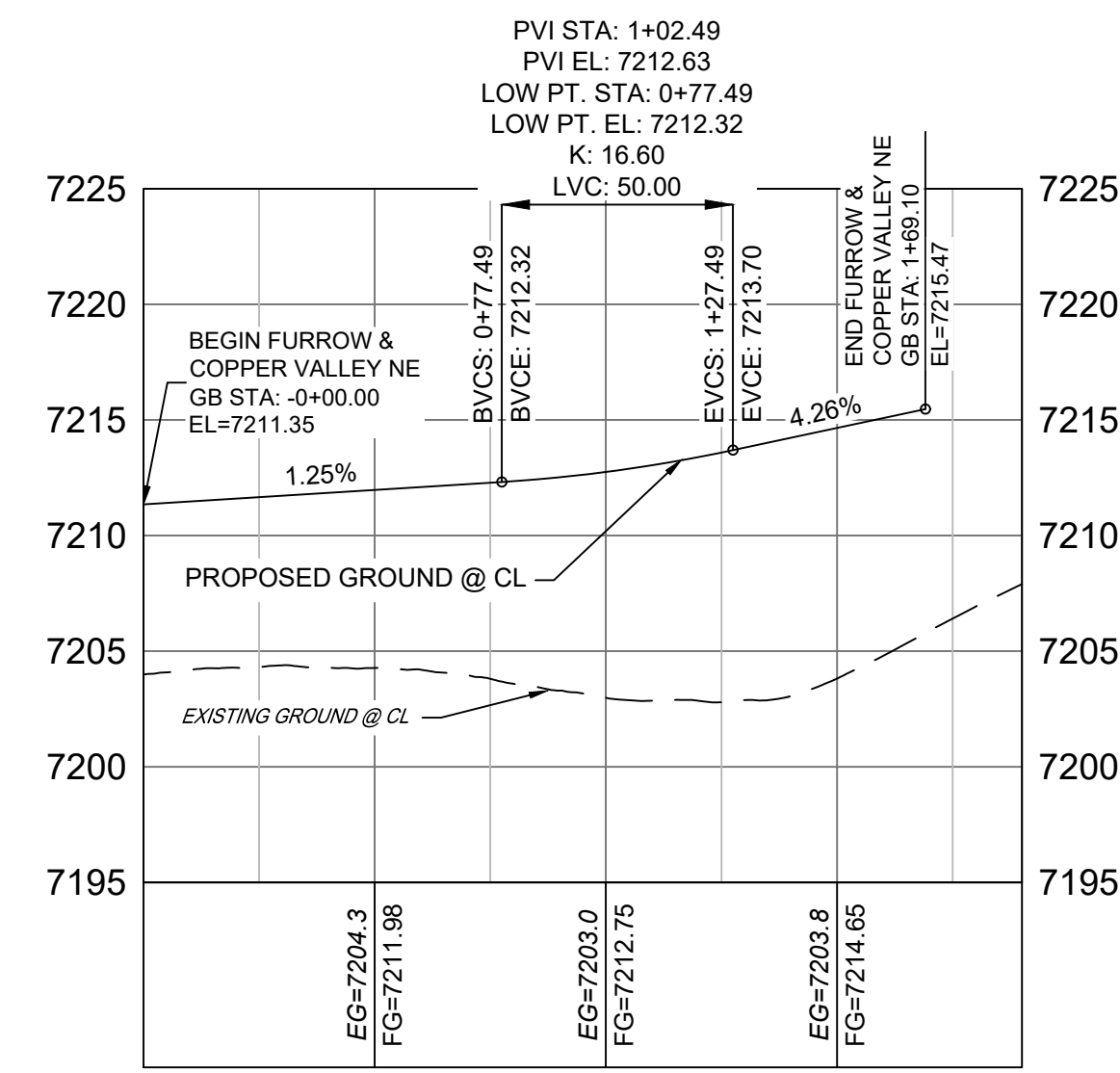
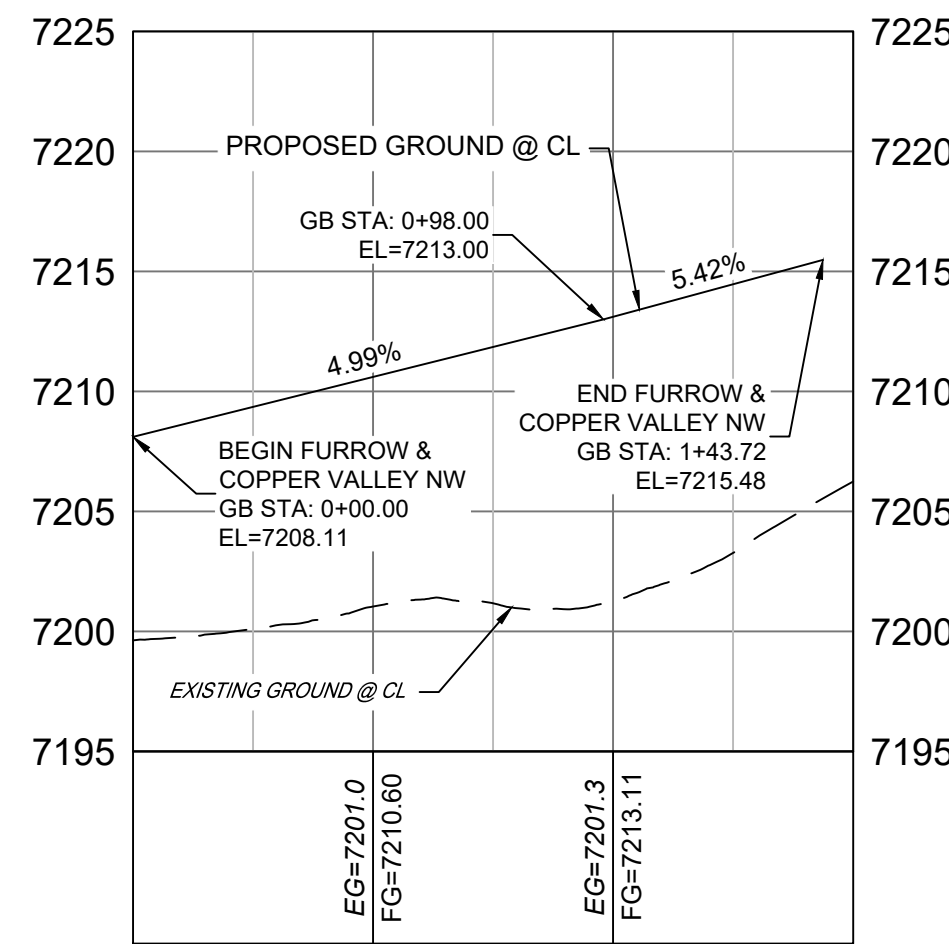
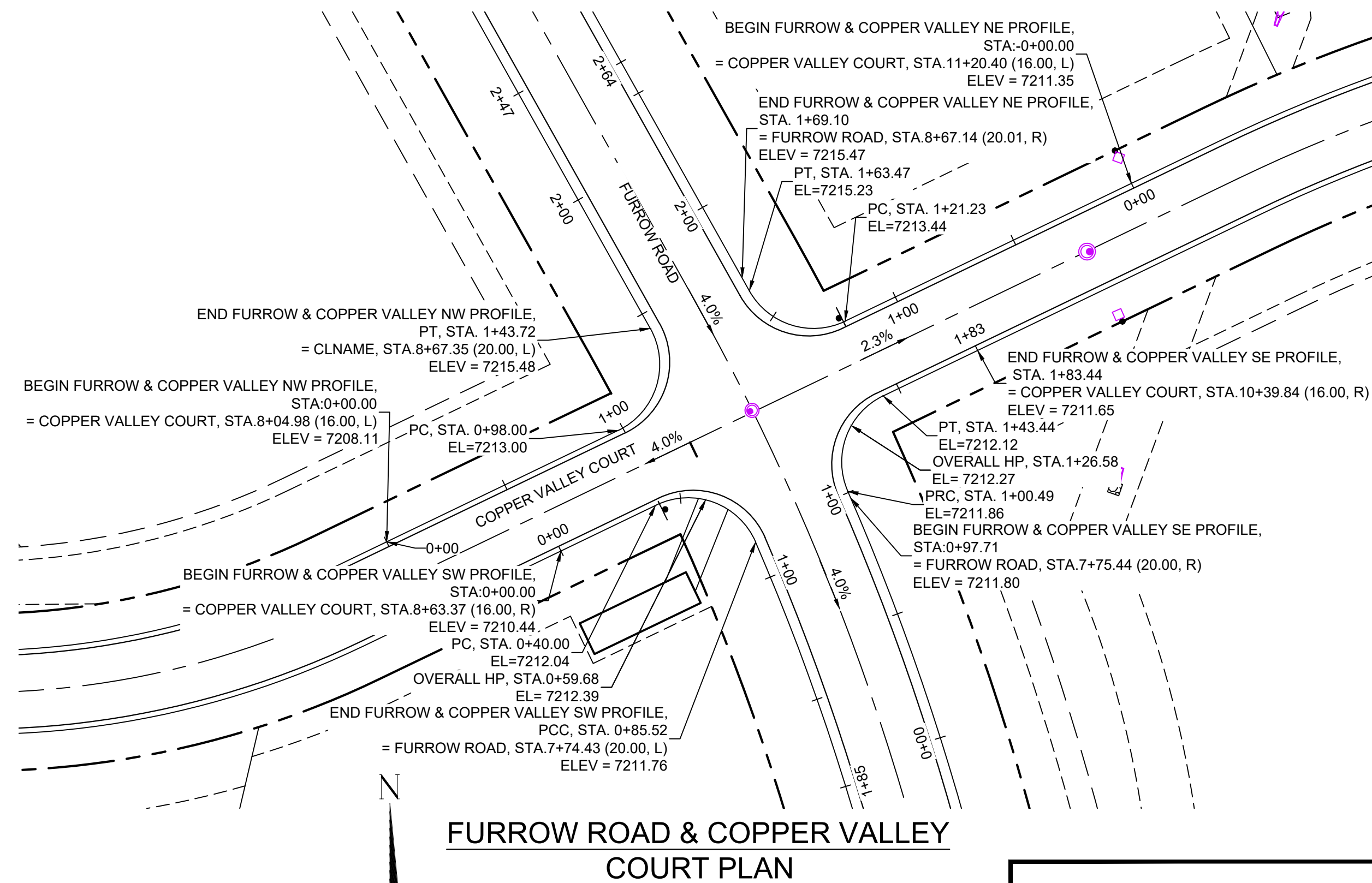


FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
DESIGNED BY:	CAP	SCALE	DATE ISSUED:
CHECKED BY:	NMS	HORIZ. 1" = 40' VERT. 1" = 8'	FEBRUARY, 2021
			DRAWING No. RD12



Know what's below.
Call before you dig.

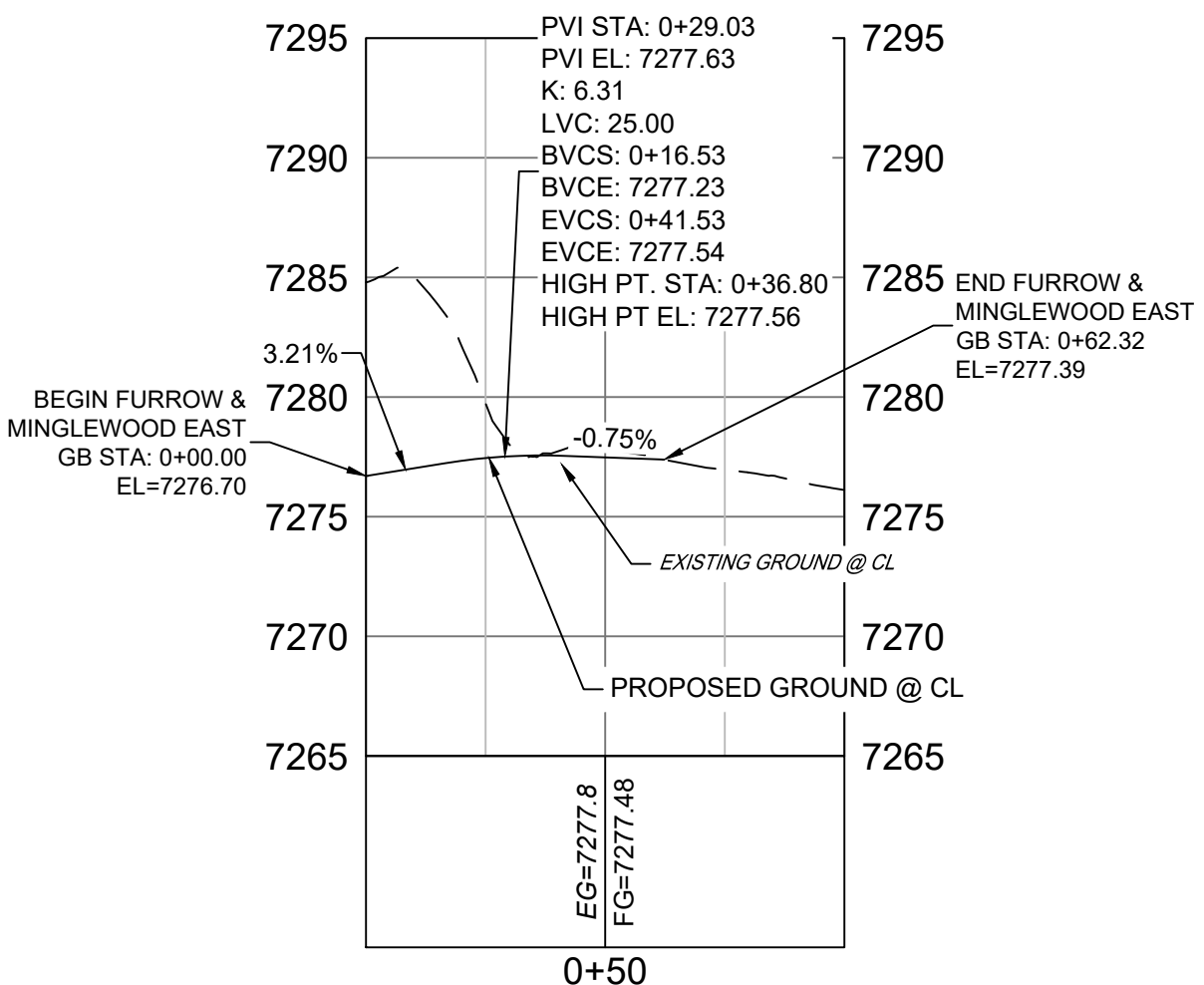
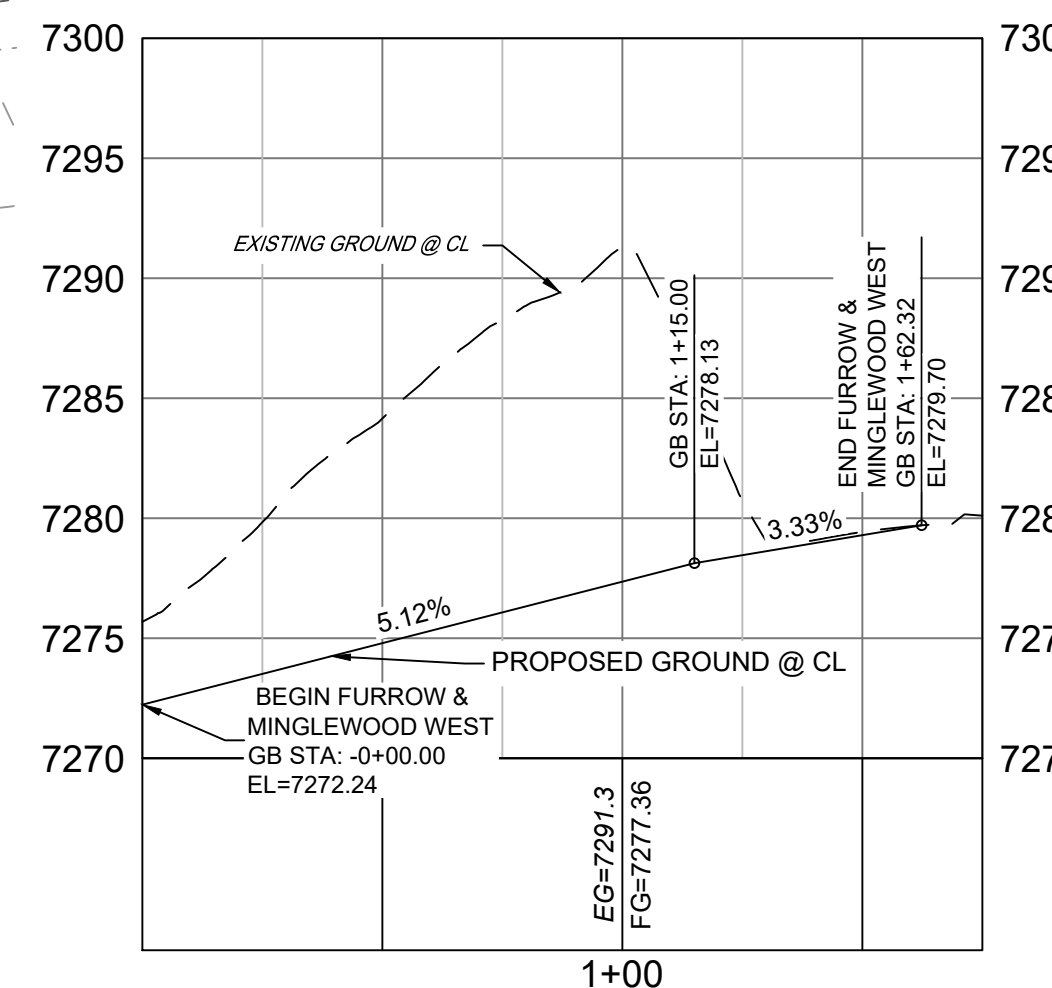
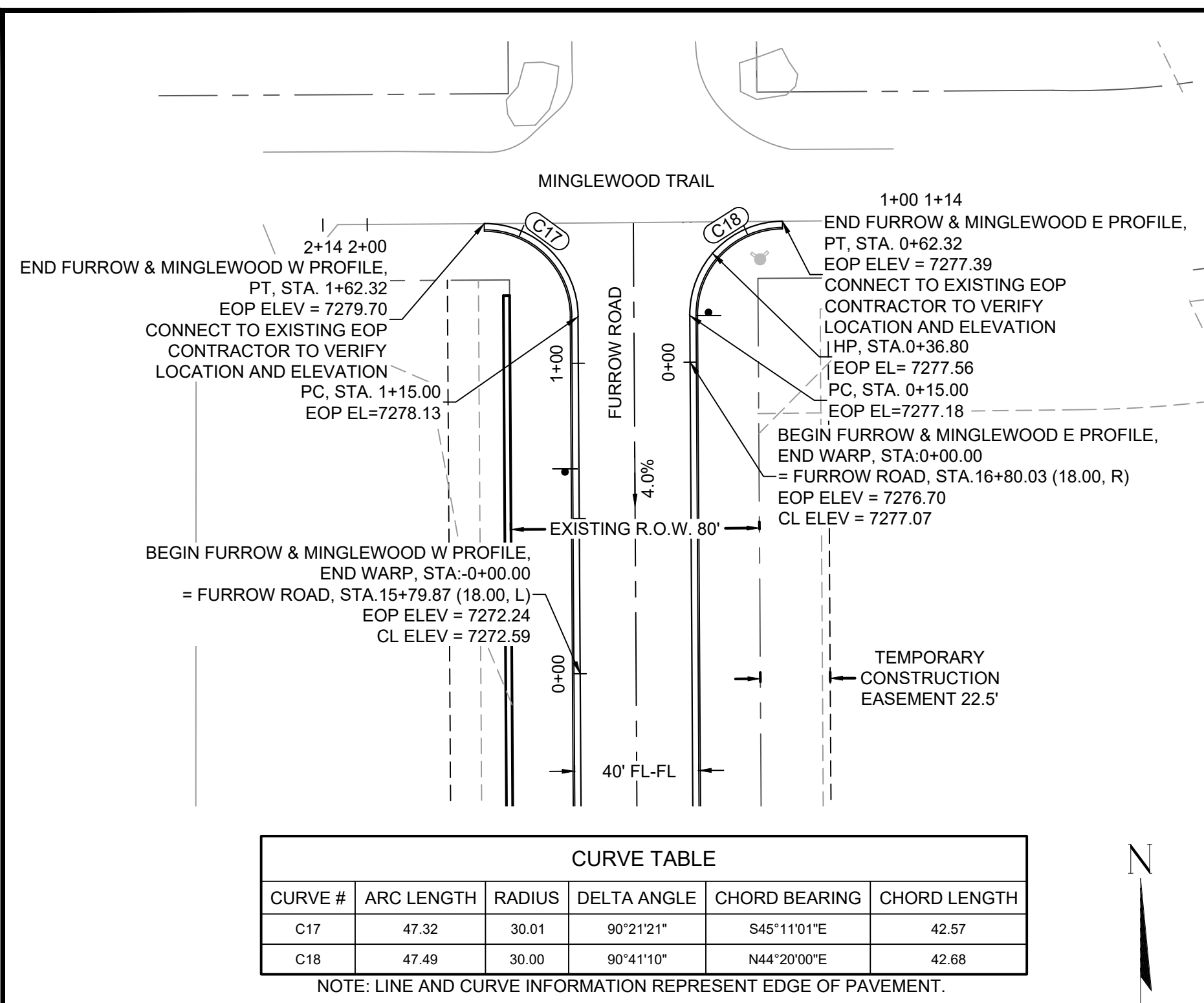
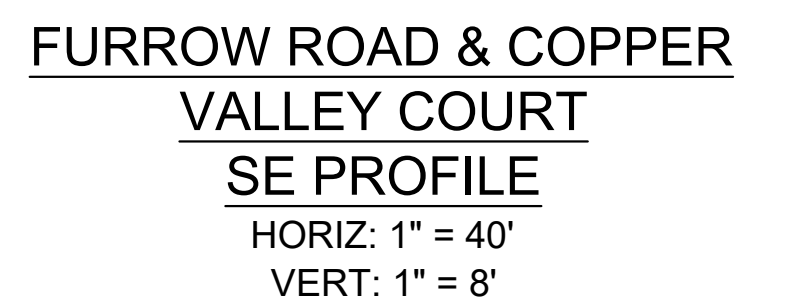
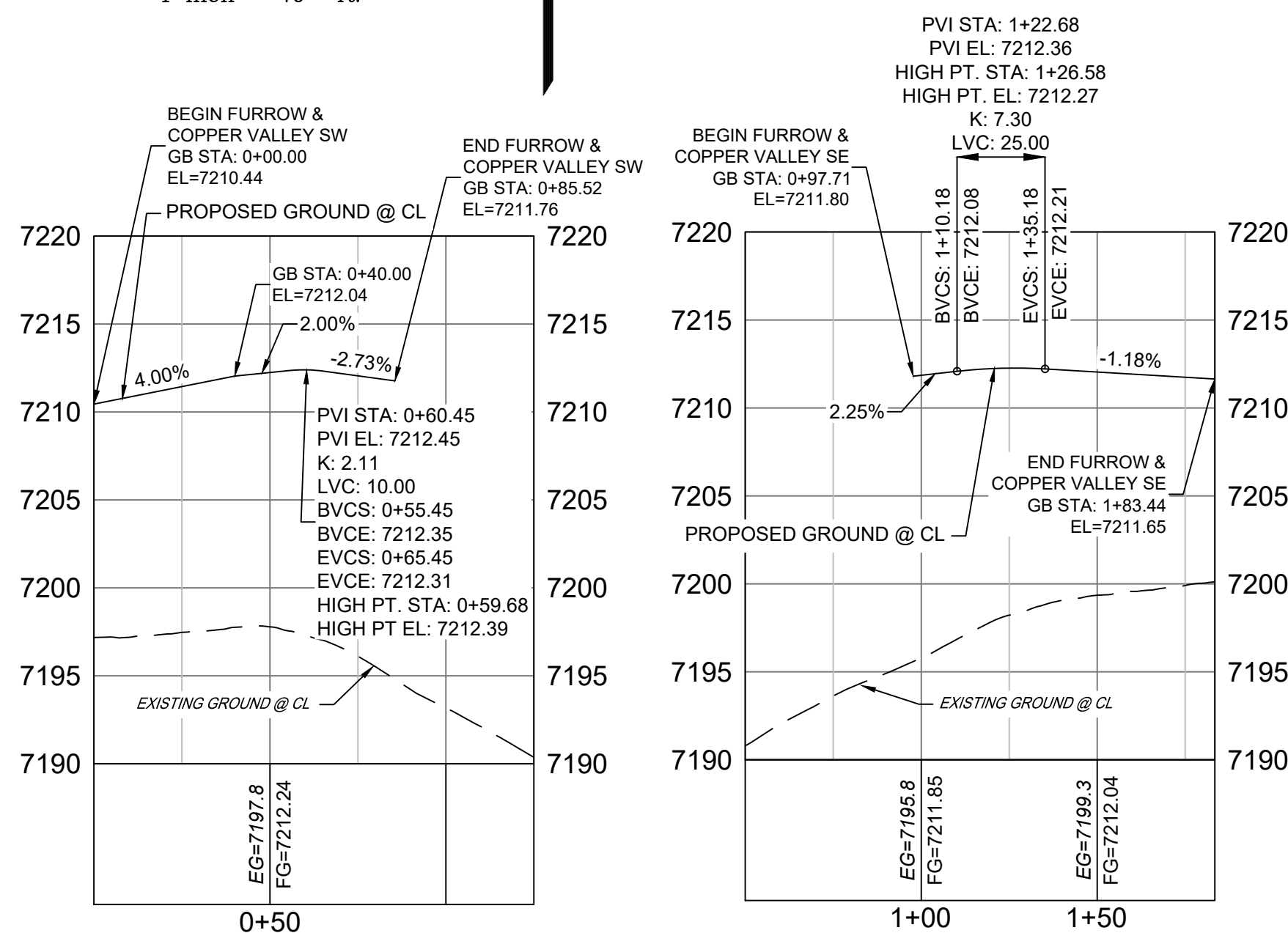


LINE TABLE		
LINE #	BEARING	DISTANCE
L18	N64°17'07"E	40.00
L19	N64°17'07"E	98.00
L20	S29°16'28"E	5.63
L21	N64°17'08"E	121.23
L22	S23°30'58"E	2.79
L23	S64°17'07"W	40.00

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

NOTES:

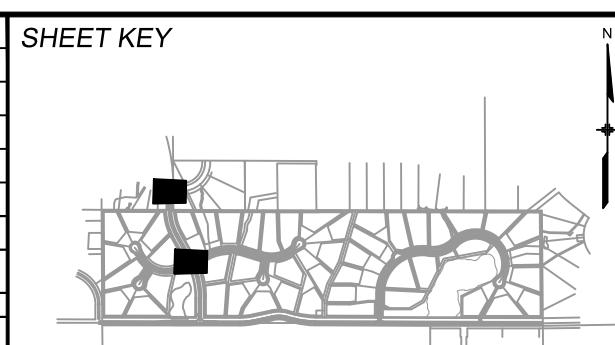
- ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
- SPOT ELEVATIONS REFERENCE EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.
- LINE AND CURVE INFORMATION REFERENCE EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.



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.

REFERENCE DRAWINGS		SHEET KEY	
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CTB FILE: February 5, 2021 2:27:24 PM			
PLOT DATE: February 5, 2021 2:27:24 PM			
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BENCHMARK
NGS T 294 ELEVATION - 7247.10 NAVD 88

BASIS OF BEARING:

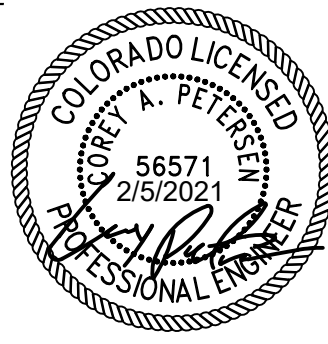
A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2"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

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

PREPARED BY:



SEAL



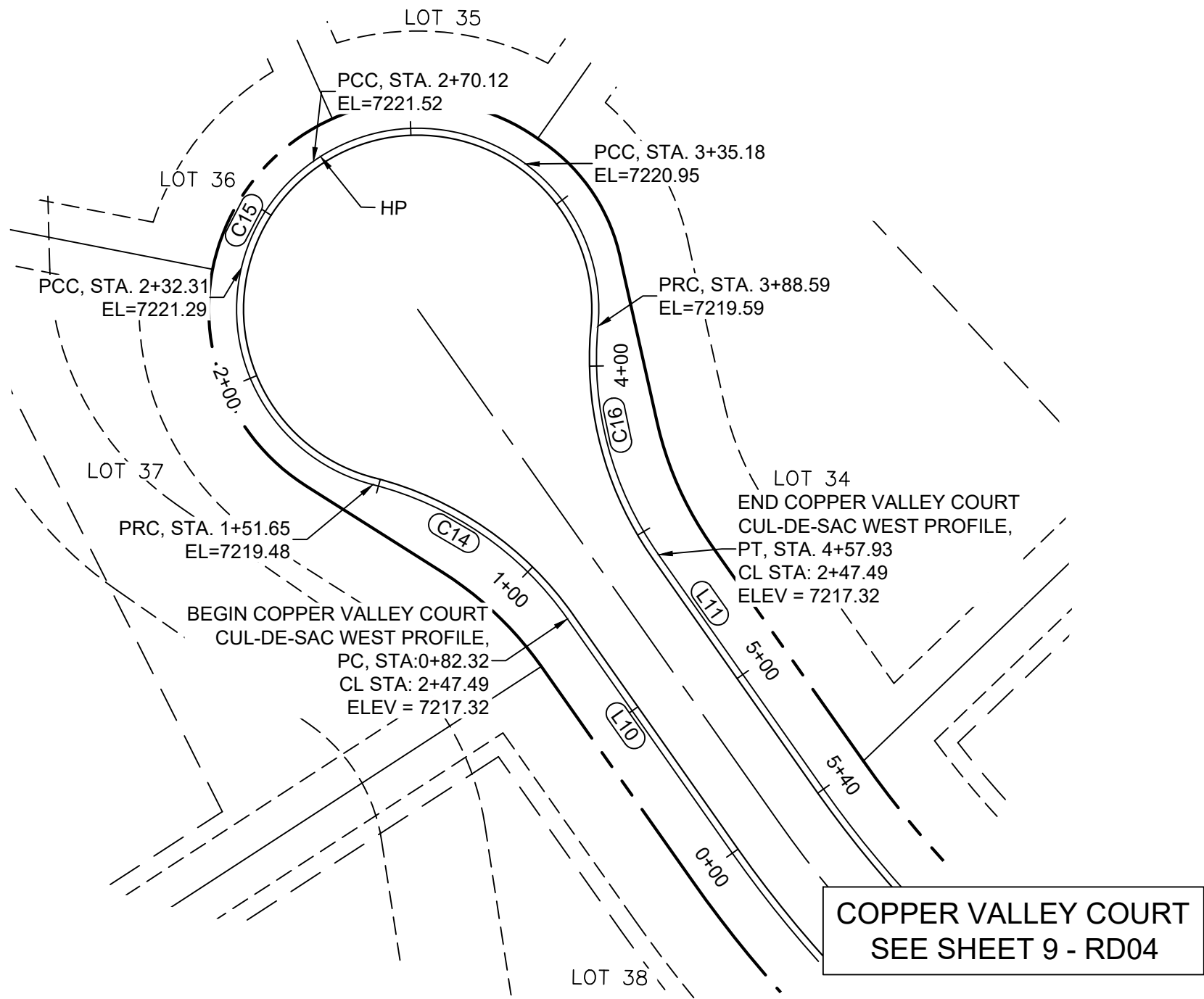
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
DESIGNED BY:	CAP	SCALE	DATE ISSUED:
DRAWN BY:	NMS	HORIZ. 1" = 40'	FEBRUARY, 2021
CHECKED BY:		VERT. 1" = 8'	SHEET 18 OF 40
			DRAWING No. RD13

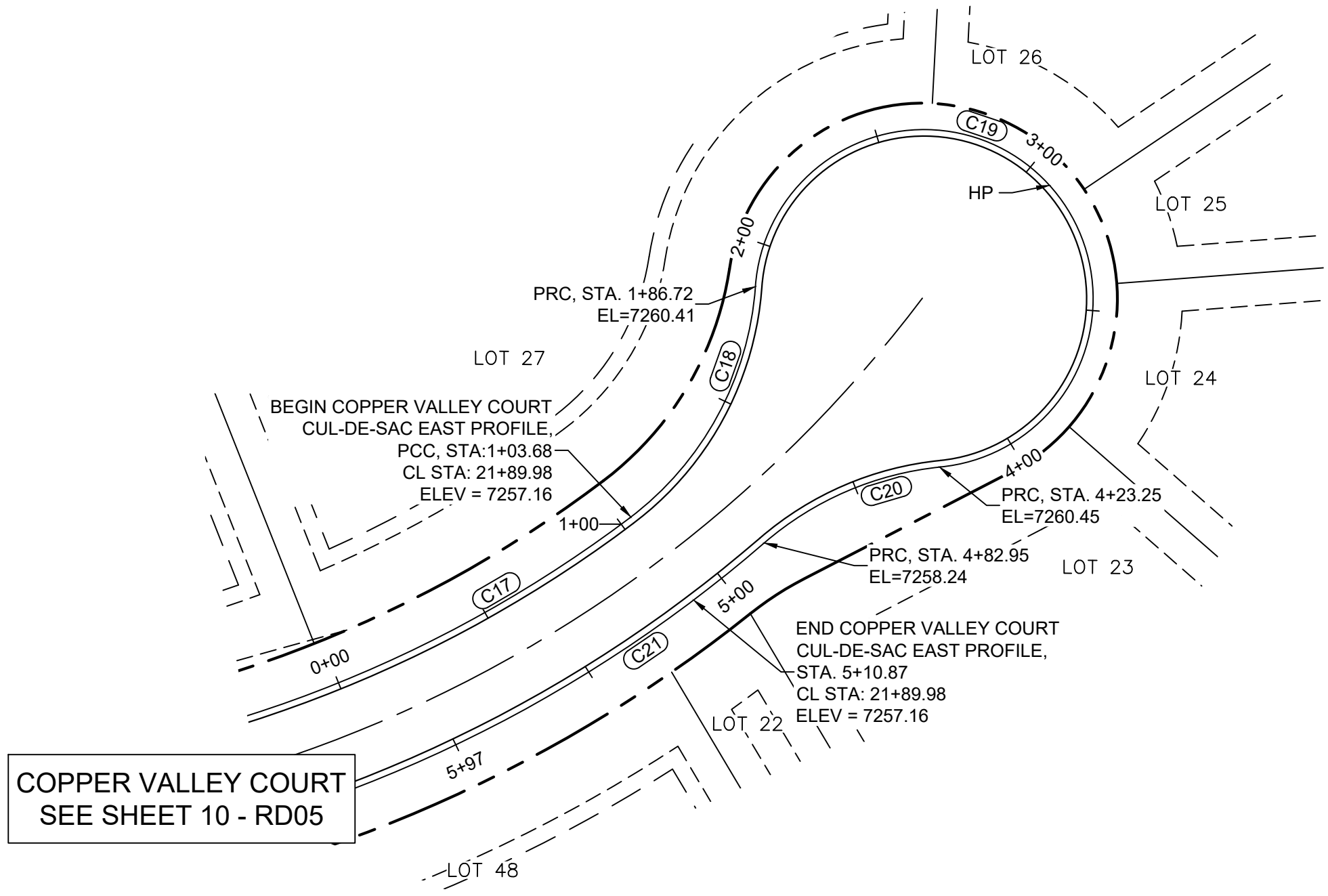


LINE TABLE		
LINE #	BEARING	DISTANCE
L10	N36°22'25"W	75.45
L11	S36°22'25"E	75.45

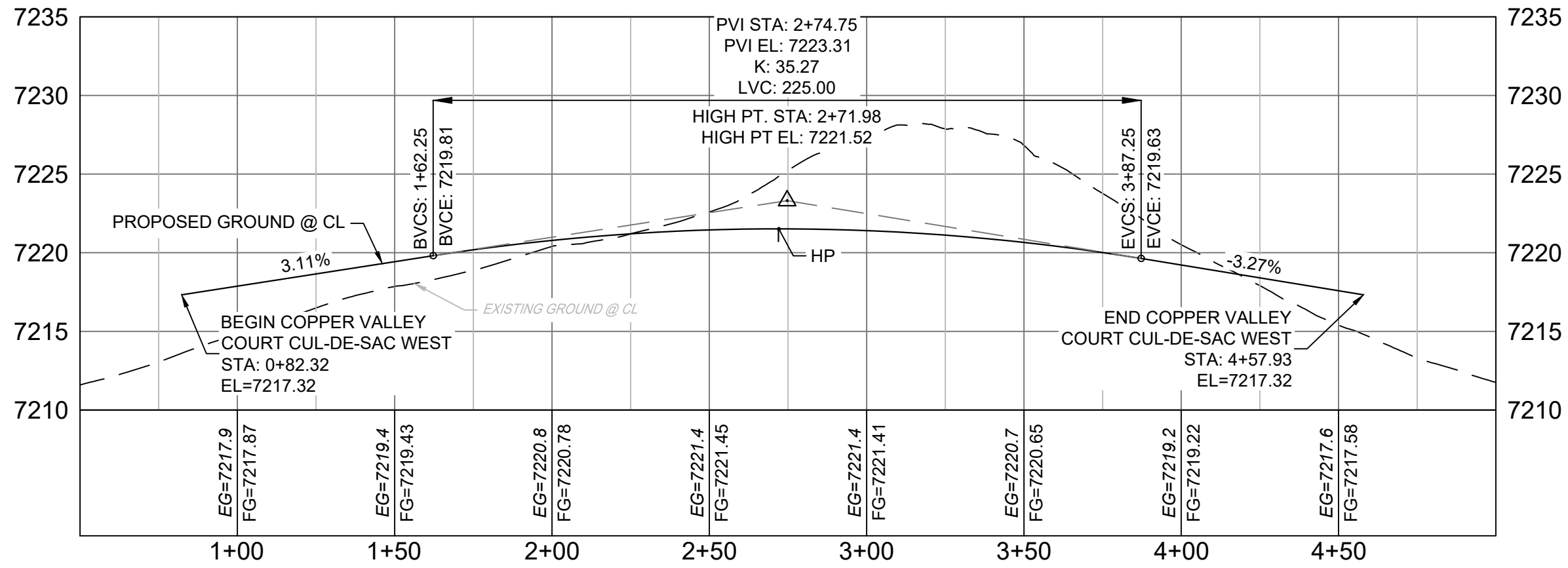
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C14	69.33	98.00	40°32'09"	N56°38'30"W	67.90
C15	236.94	52.00	261°04'18"	N53°37'34"E	79.04
C16	69.33	98.00	40°32'09"	S16°06'21"E	67.90
C17	103.68	394.00	15°04'40"	N60°10'34"E	103.39
C18	83.04	98.01	48°32'40"	N28°07'06"E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

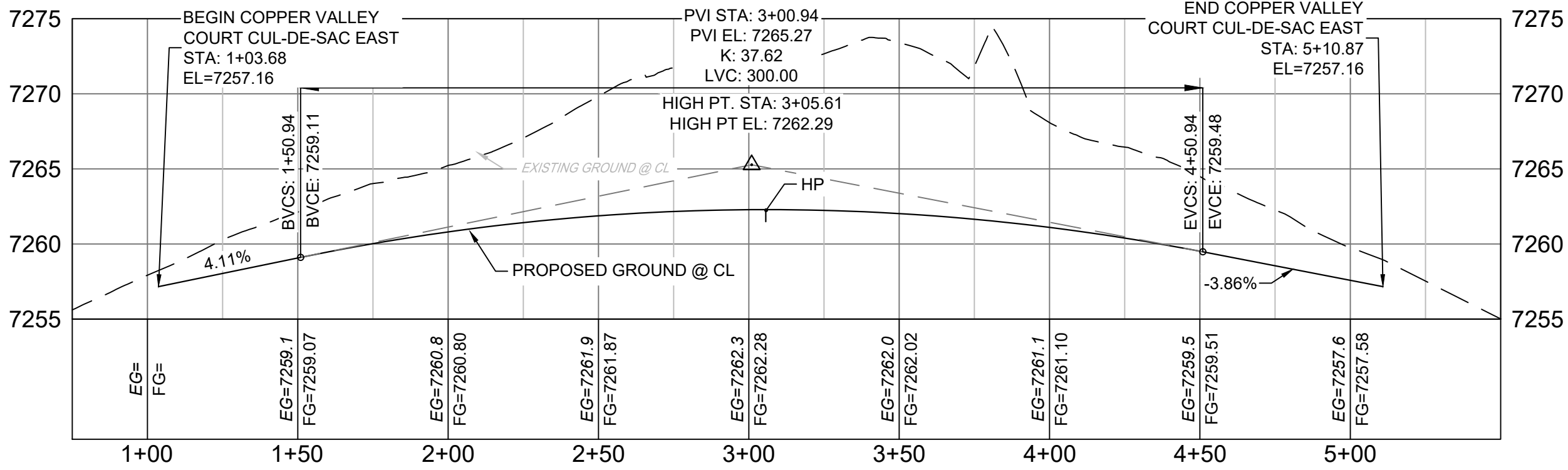


COPPER VALLEY COURT
CUL-DE-SAC EAST PLAN



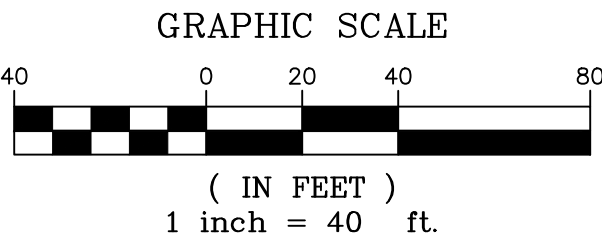
COPPER VALLEY COURT
WEST CUL-DE-SAC PROFILE

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



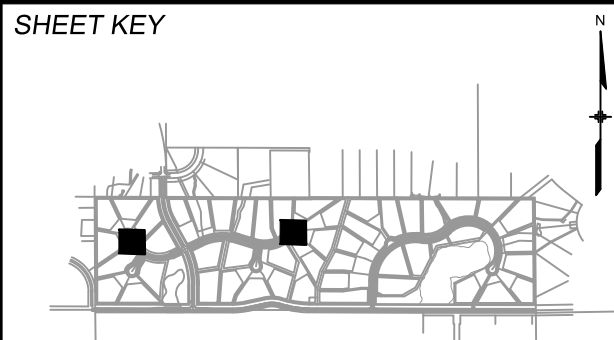
COPPER VALLEY COURT
EAST CUL-DE-SAC PROFILE

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



- NOTES:
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 2. SPOT ELEVATIONS REFERENCE EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.
 3. LINE AND CURVE INFORMATION REFERENCE EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.

REFERENCE DRAWINGS	####	####	####	####	
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	No.	DATE	DESCRIPTION		BY
	REVISIONS				
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FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD05.dwg					
CTB FILE: ----					
PLOT DATE: February 5, 2021 2:28:32 PM					
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BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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

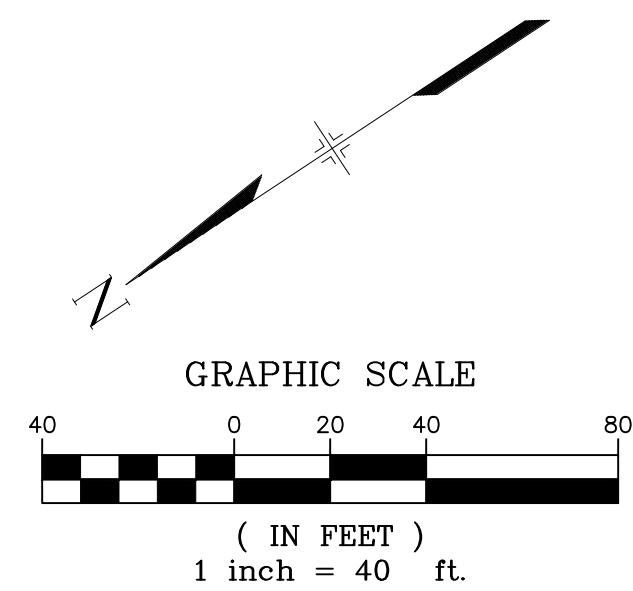
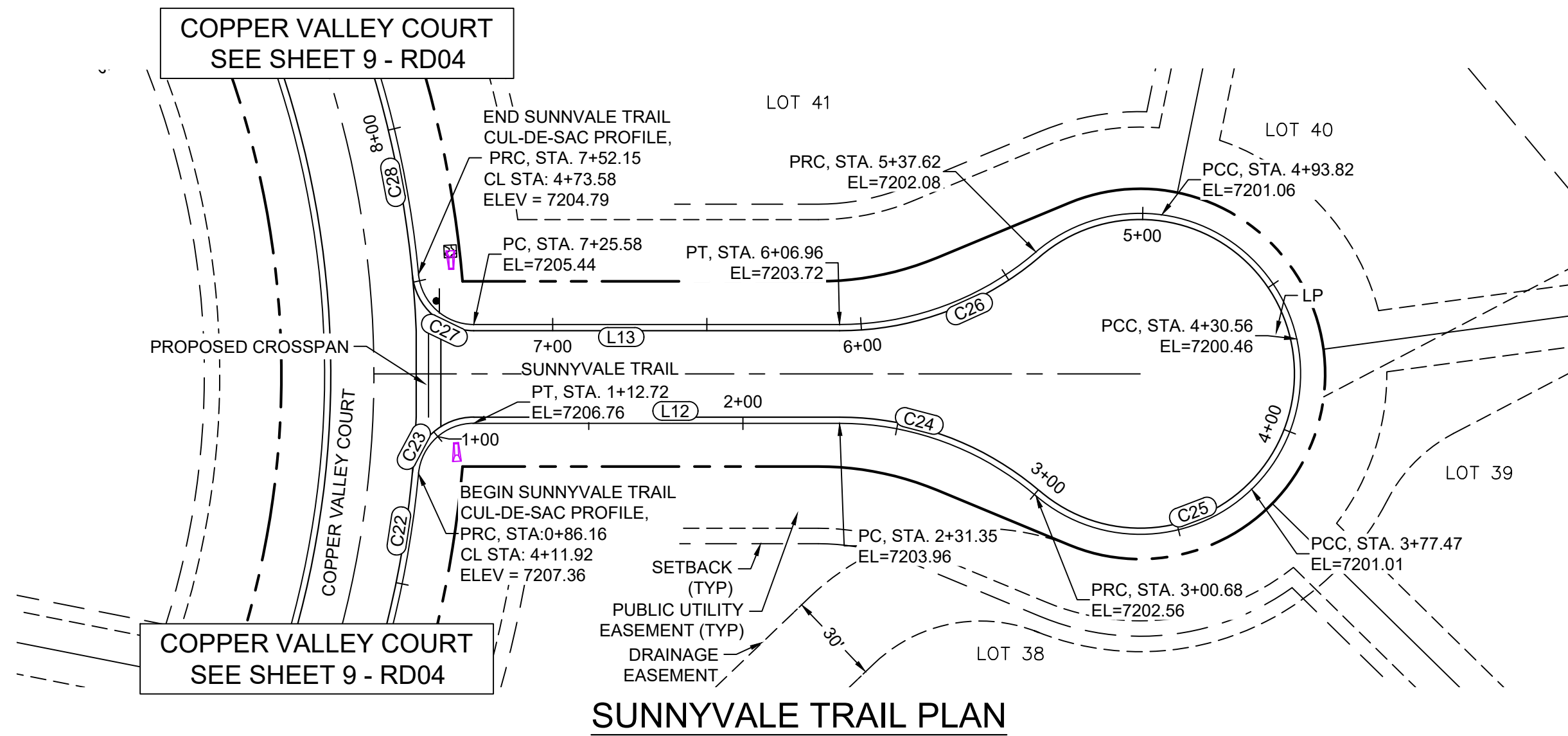
OWNER:
SYLVAN VISTA, INC.
WILLIAM F. HEREBIC II,
MANAGER
14160 GLENEAGLE DRIVE,
COLORADO SPRINGS, CO 80921

PREPARED BY:

SEAL

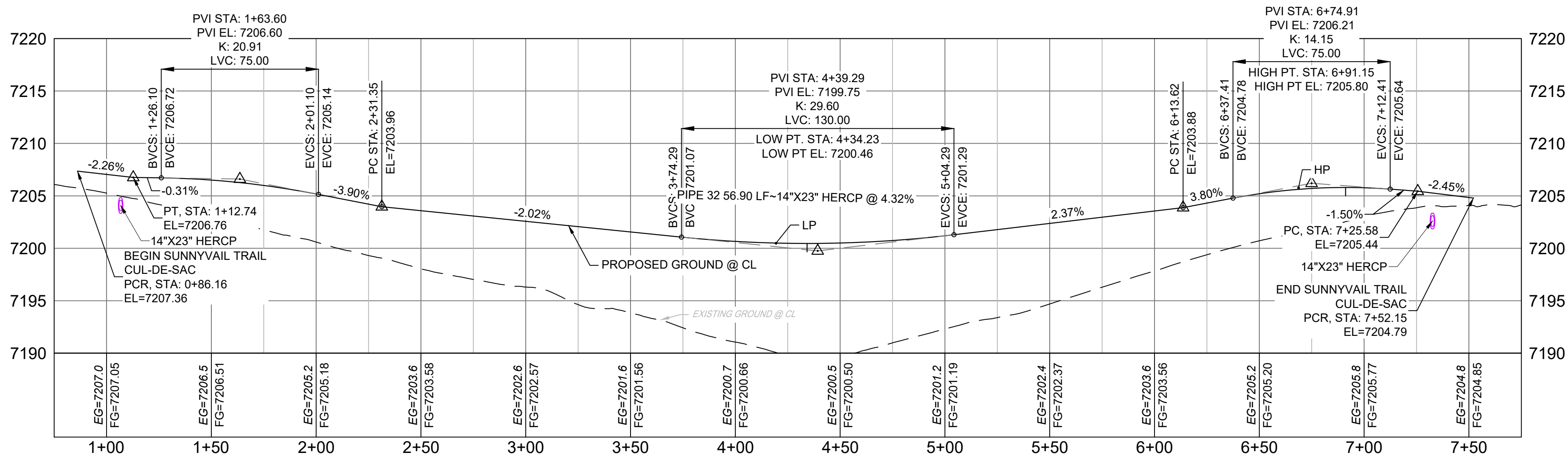
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: FEBRUARY, 2021
DRAWN BY:	JA	HORIZ	DRAWING No. RD14
CHECKED BY:	JA	VERT	19 OF 40



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

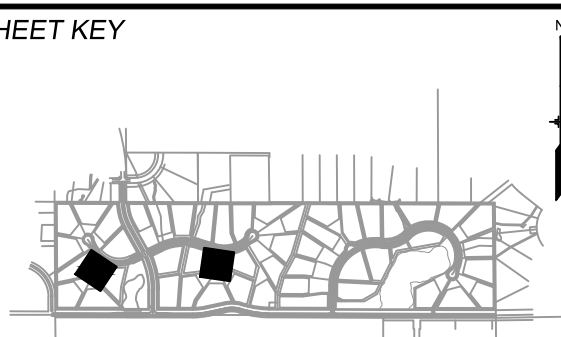


SUNNYVALE TRAIL
CUL-DE-SAC PROFILE

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

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

REFERENCE DRAWINGS			SHEET KEY
X-Title-Plan & Profile			
X-1105-PR-SITE			
No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD05.dwg			
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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:

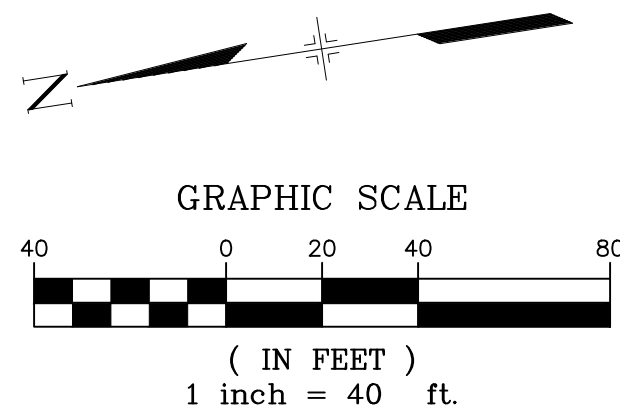
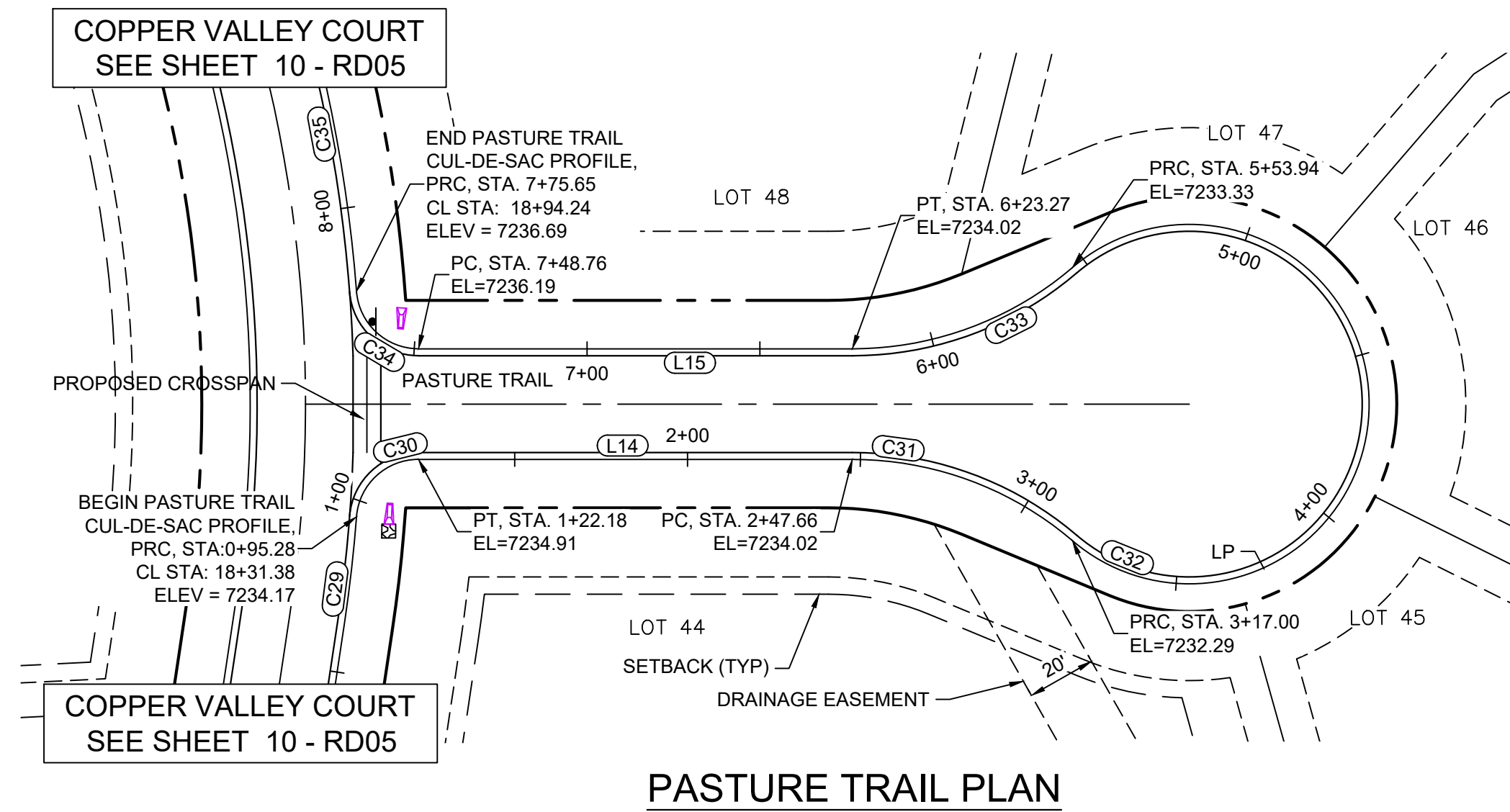
Matrix

SEAL

COLORADO LICENSED
SURVEYOR
A. PETERSEN
56571
2/5/2021
PROFESSIONAL ENGINEER

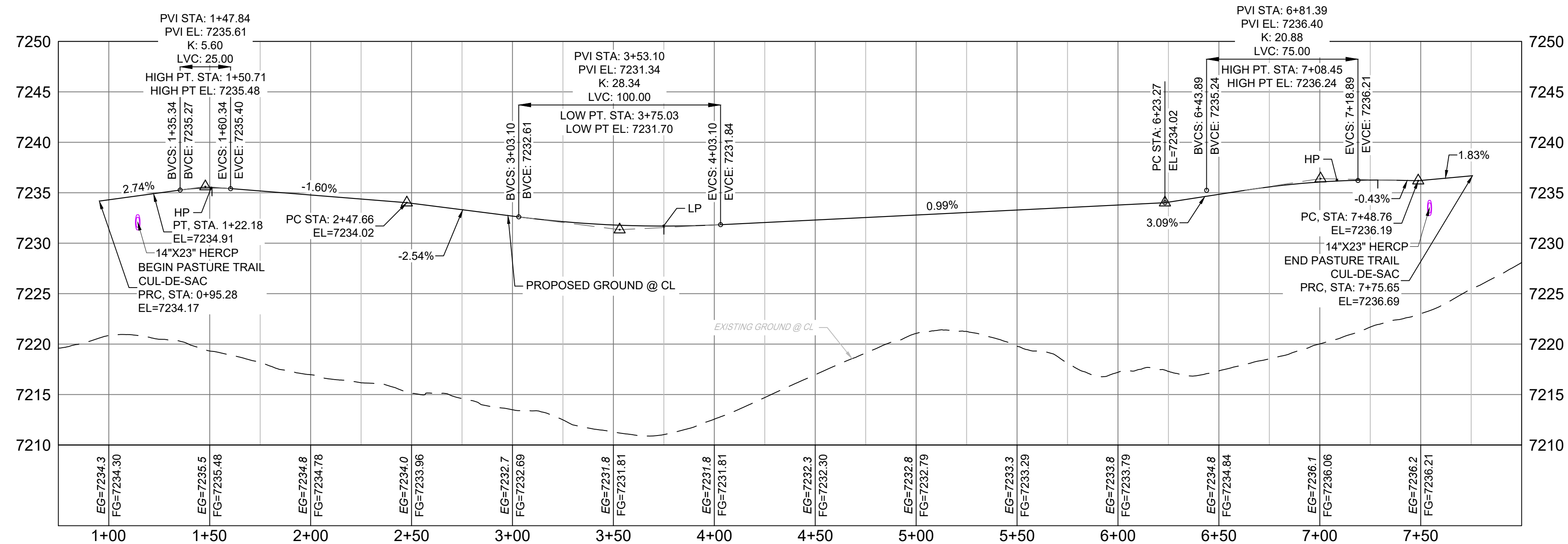
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: FEBRUARY, 2021
CHECKED BY:	JA	HORIZ. VERT.	DRAWING No. RD15



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

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

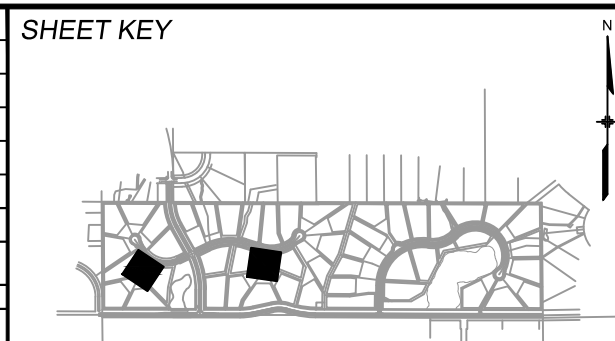


PASTURE TRAIL
CUL-DE-SAC PROFILE

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

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

REFERENCE DRAWINGS			
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No.	DATE	DESCRIPTION	BY
REVISIONS			
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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:

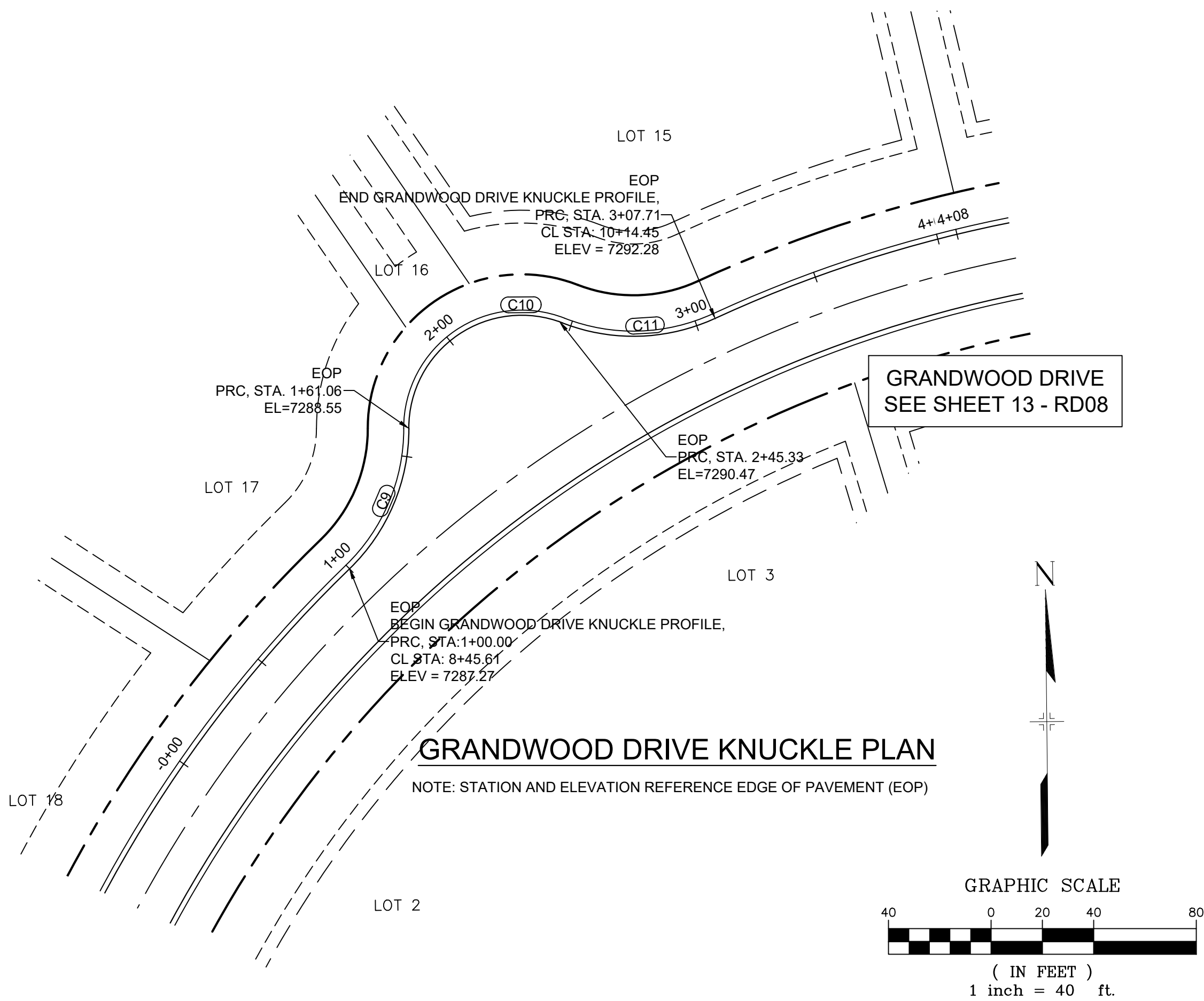
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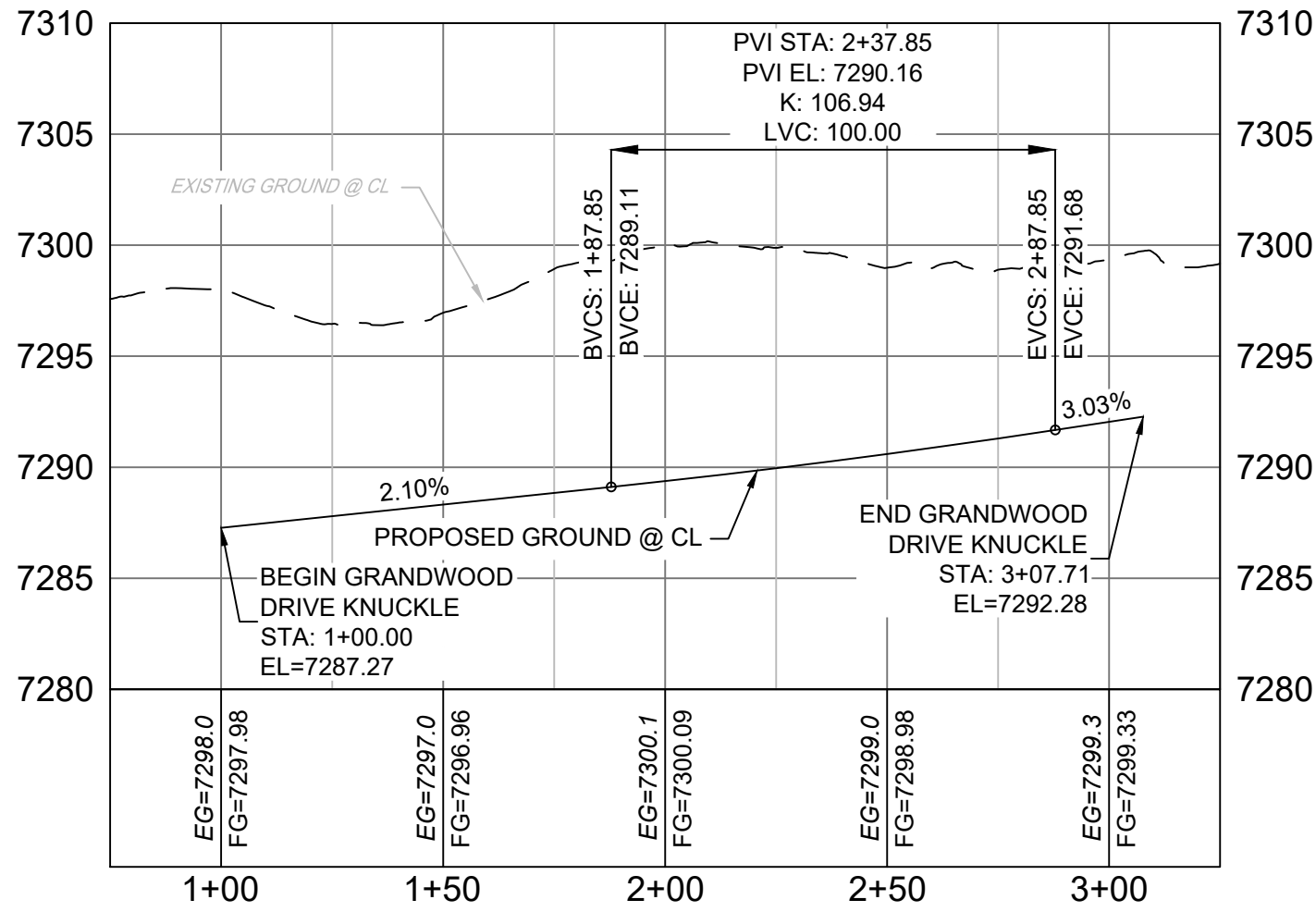
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: FEBRUARY, 2021
CHECKED BY:	JA	HORIZ. VERT.	DRAWING No. RD16



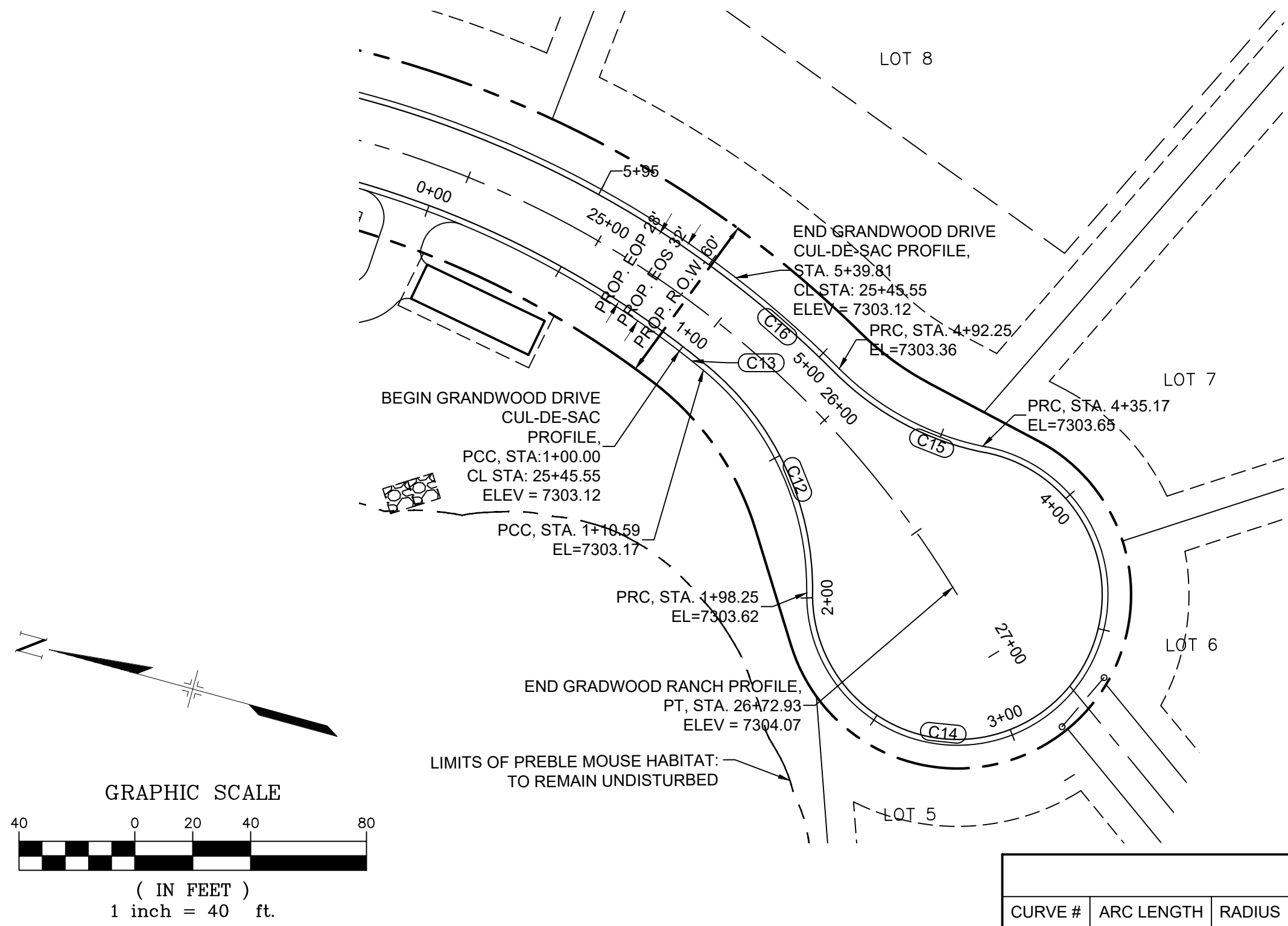
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CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C9	61.06	76.00	46°02'01"	N23°24'00"E	59.43
C10	84.24	44.14	109°20'57"	N55°11'27"E	72.03
C11	62.37	75.67	47°13'42"	N89°19'46"E	60.62

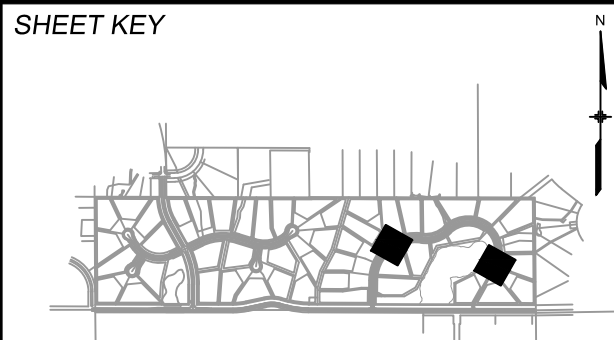


- NOTES:
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 2. SPOT ELEVATIONS REFERENCE EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.



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

REFERENCE DRAWINGS			DESCRIPTION	BY
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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

COLORADO LICENSED
SURVEYOR
56571
2/5/2021
PROFESSIONAL ENGINEER

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

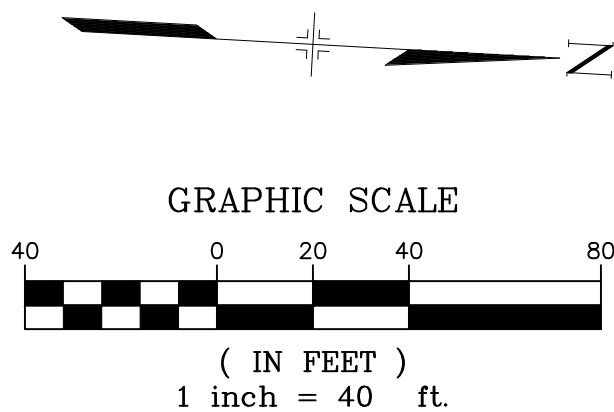
GRANDWOOD RANCH					
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS					
ROADWAY PLAN AND PROFILE					
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.
CHECKED BY:	JA	HORIZ. N/A VERT. N/A	SHEET	22 OF 40	RD17

Know what's below.
Call before you dig.

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'

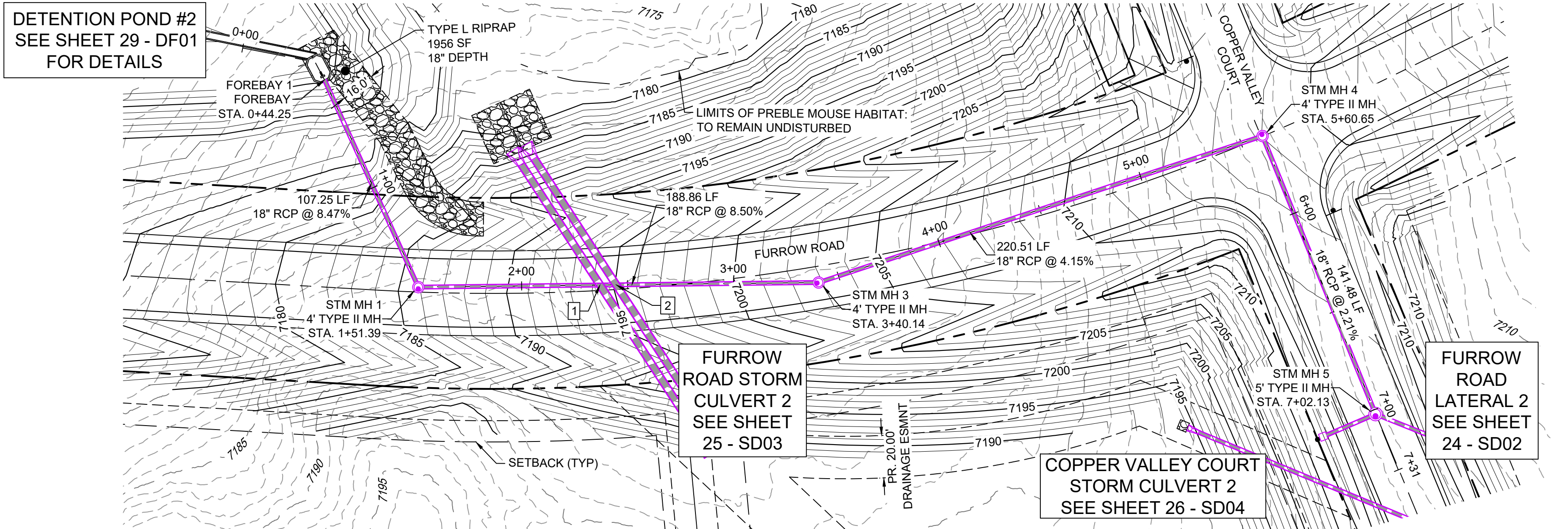
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 1	18" RCP	107.25	8.47%	S62°23'11"W
PIPE 3	18" RCP	188.86	8.50%	S03°53'02"E
PIPE 4	18" RCP	220.51	4.15%	S21°28'15"E
PIPE 5	18" RCP	141.48	2.21%	S64°37'53"W

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=7202.88 PIPE 4 INV IN=7189.03 PIPE 3 INV OUT=7188.03	N: 1454631.22 E: 3191067.80
STM MH 4	4' TYPE II MH	RIM=7214.02 PIPE 5 INV IN=7199.18 PIPE 4 INV OUT=7198.18	N: 1454836.42 E: 3190987.09
STM MH 5	5' TYPE II MH	RIM=7211.55 PIPE 15 INV IN=7202.50 PIPE 16 INV IN=7202.50 PIPE 5 INV OUT=7202.31	N: 1454897.04 E: 3191114.93

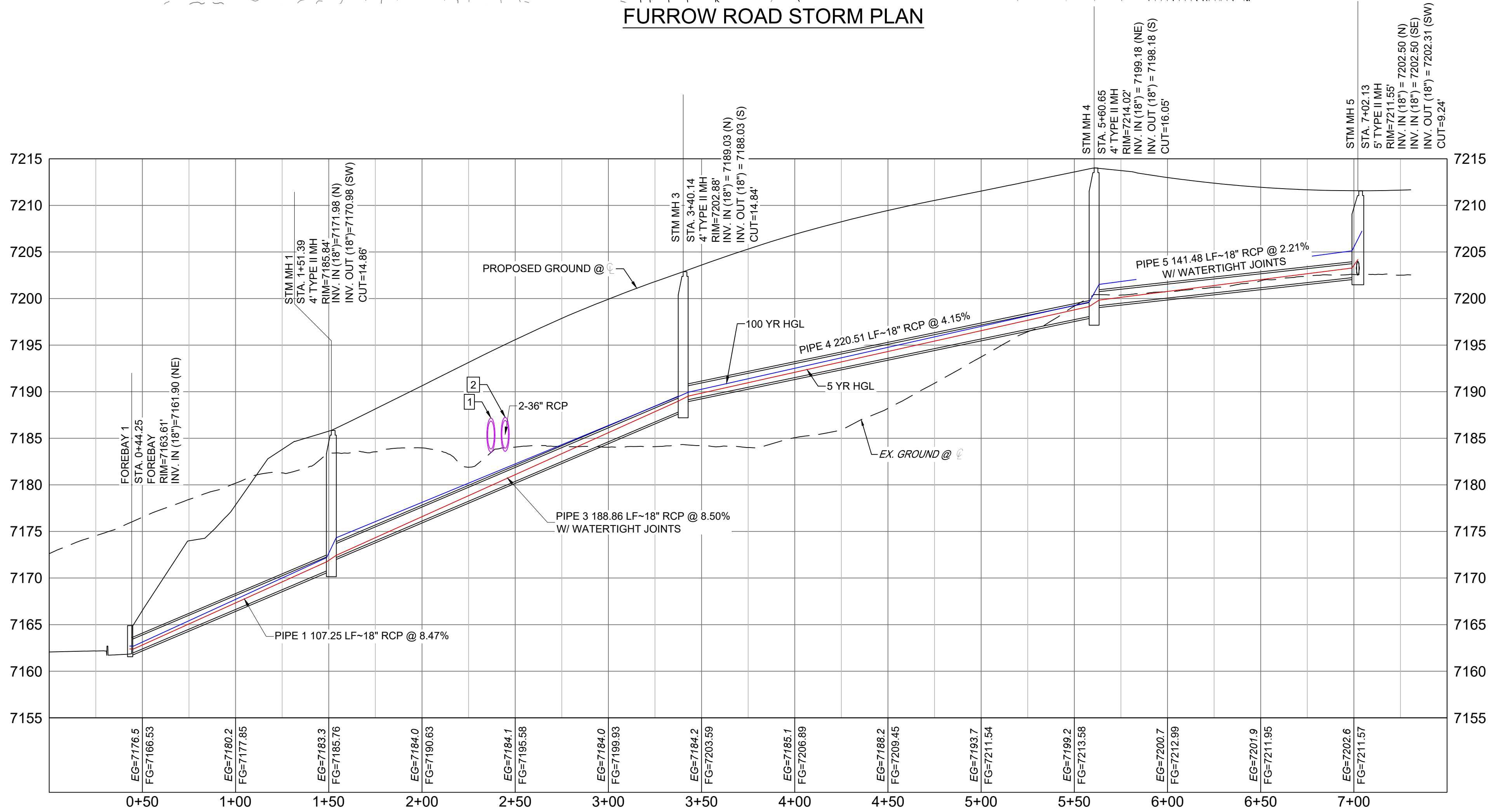


NOTES:

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- SECTIONS OF STORM PIPE WITH PRESSURE HEAD DURING THE 100 YR STORM SHALL USE WATERTIGHT JOINTS WITH A 100 YR SERVICE LIFE PER ECM 3.3.1.B.2.
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- 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 PLAN

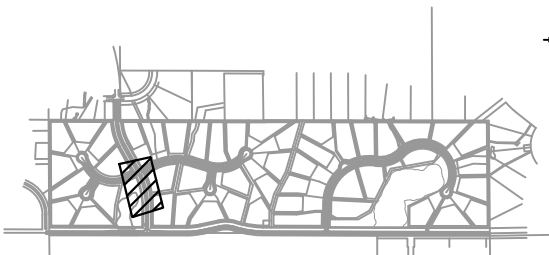


FURROW ROAD STORM PROFILE

HORIZ: 1" = 40'

VERT: 1" = 8'

SHEET KEY



BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

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

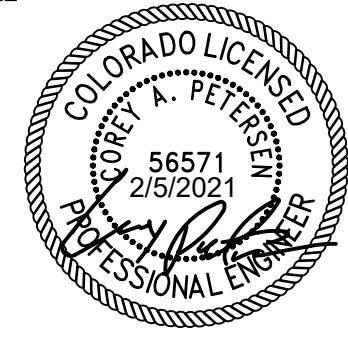
OWNER:

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

PREPARED BY:



SEAL



GRANDWOOD RANCH

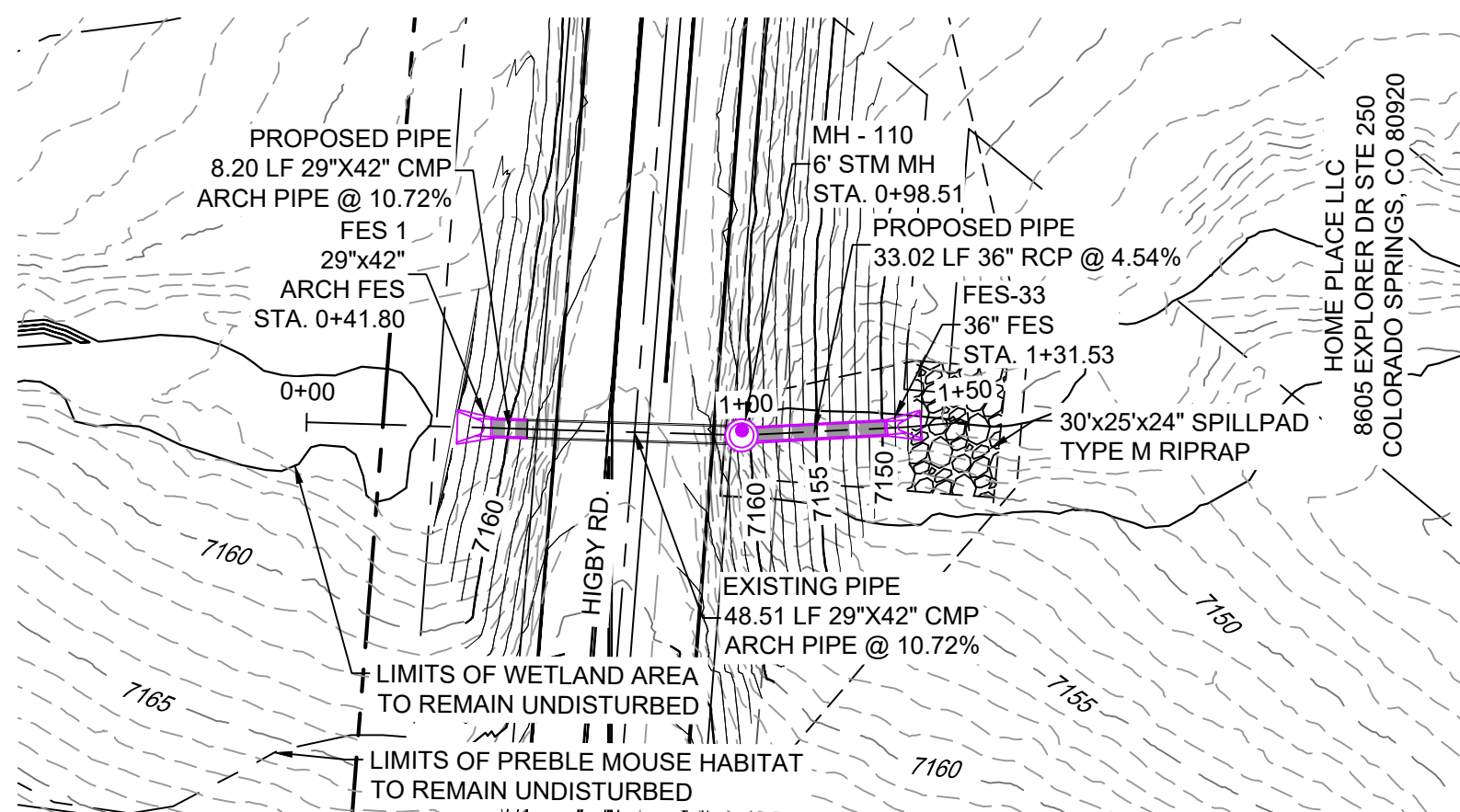
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

STORM PLAN AND PROFILE

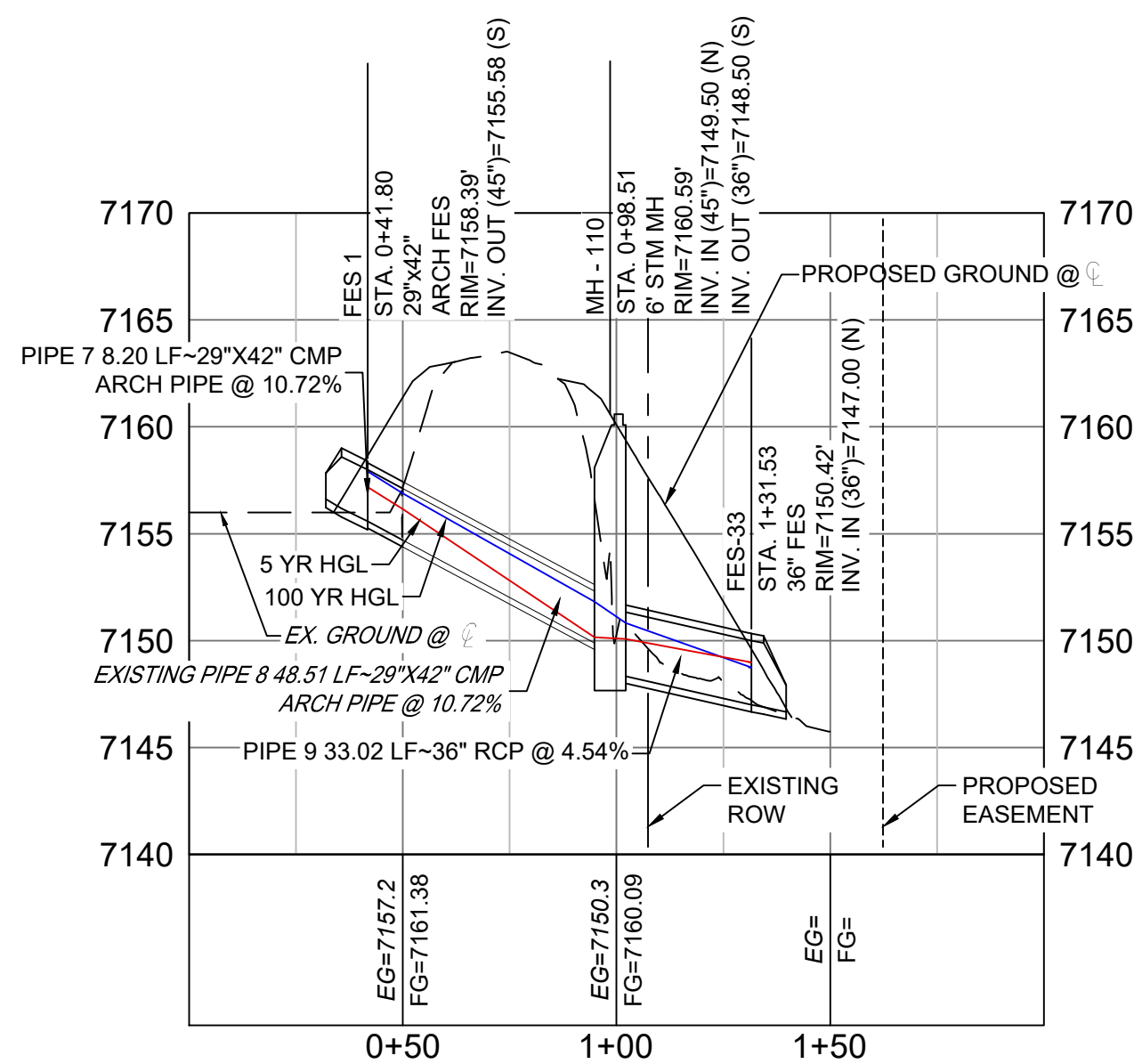
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.
DRAWN BY:	CAP	HORIZ. 1" = 40'			
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET	23 OF 40	SD01



Know what's below.
Call before you dig.



HIGBY ROAD STORM CULVERT PLAN

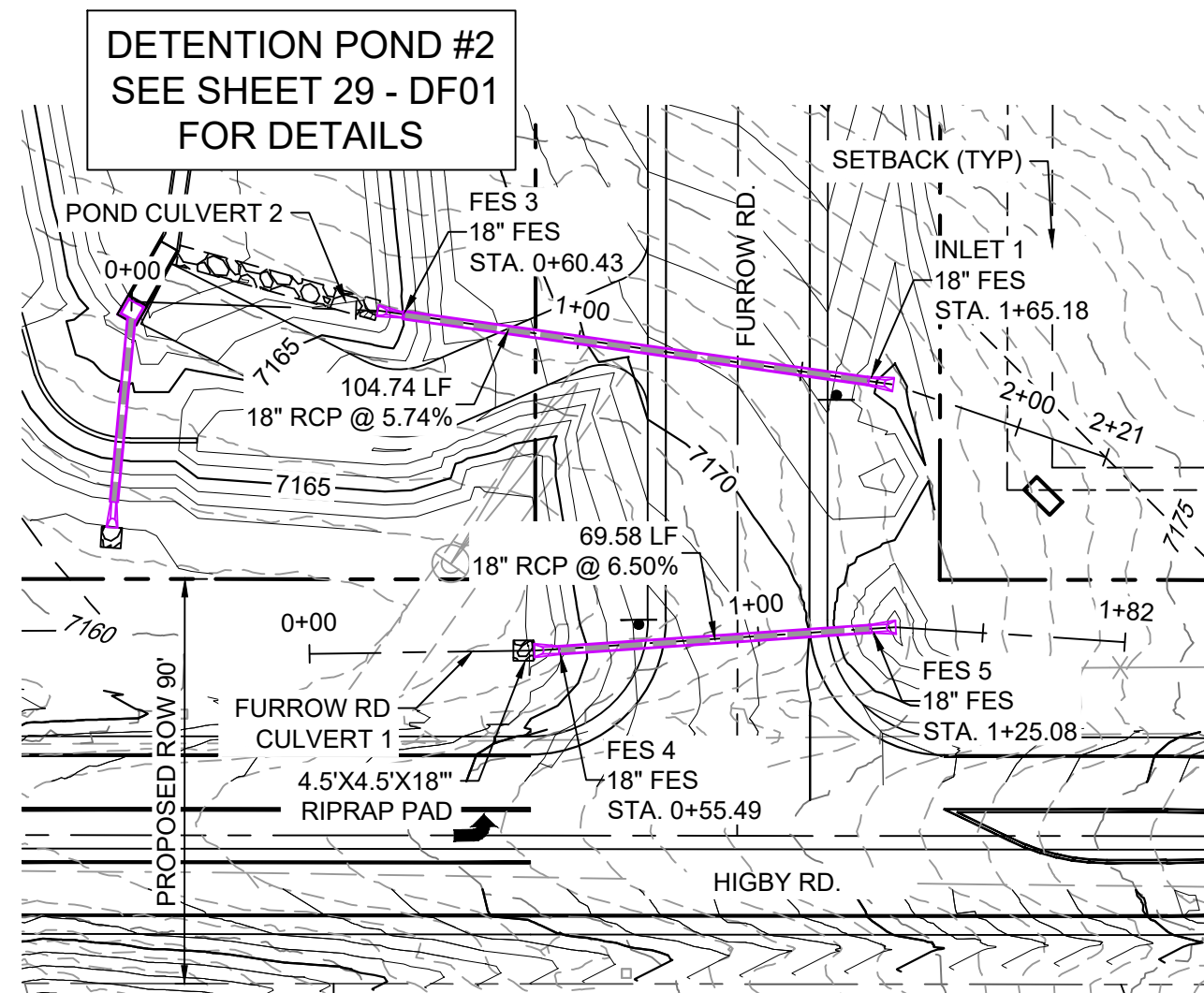
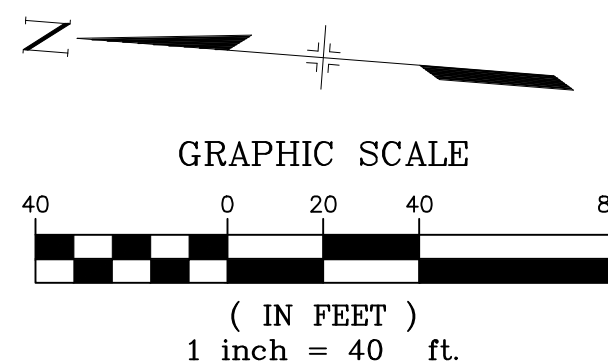


HIGBY ROAD STORM CULVERT PROFILE (WEST)

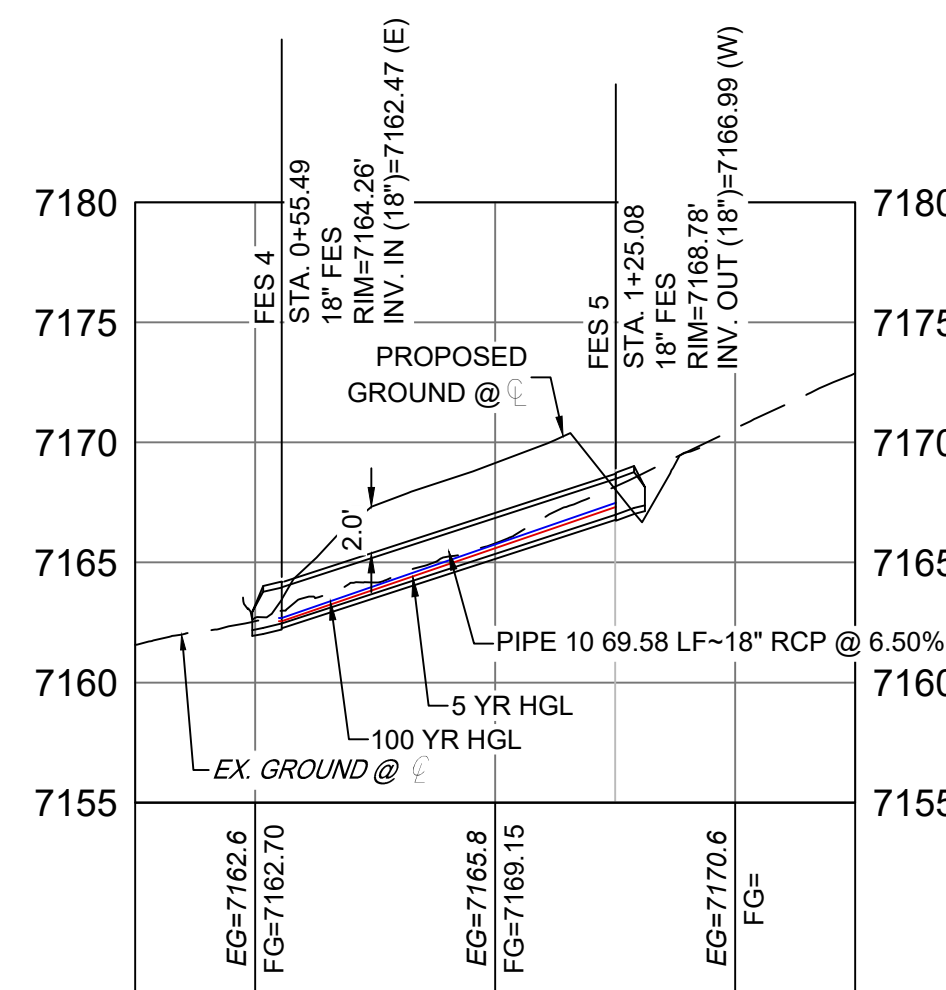
HORIZ: 1" = 40'
VERT: 1" = 8'

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

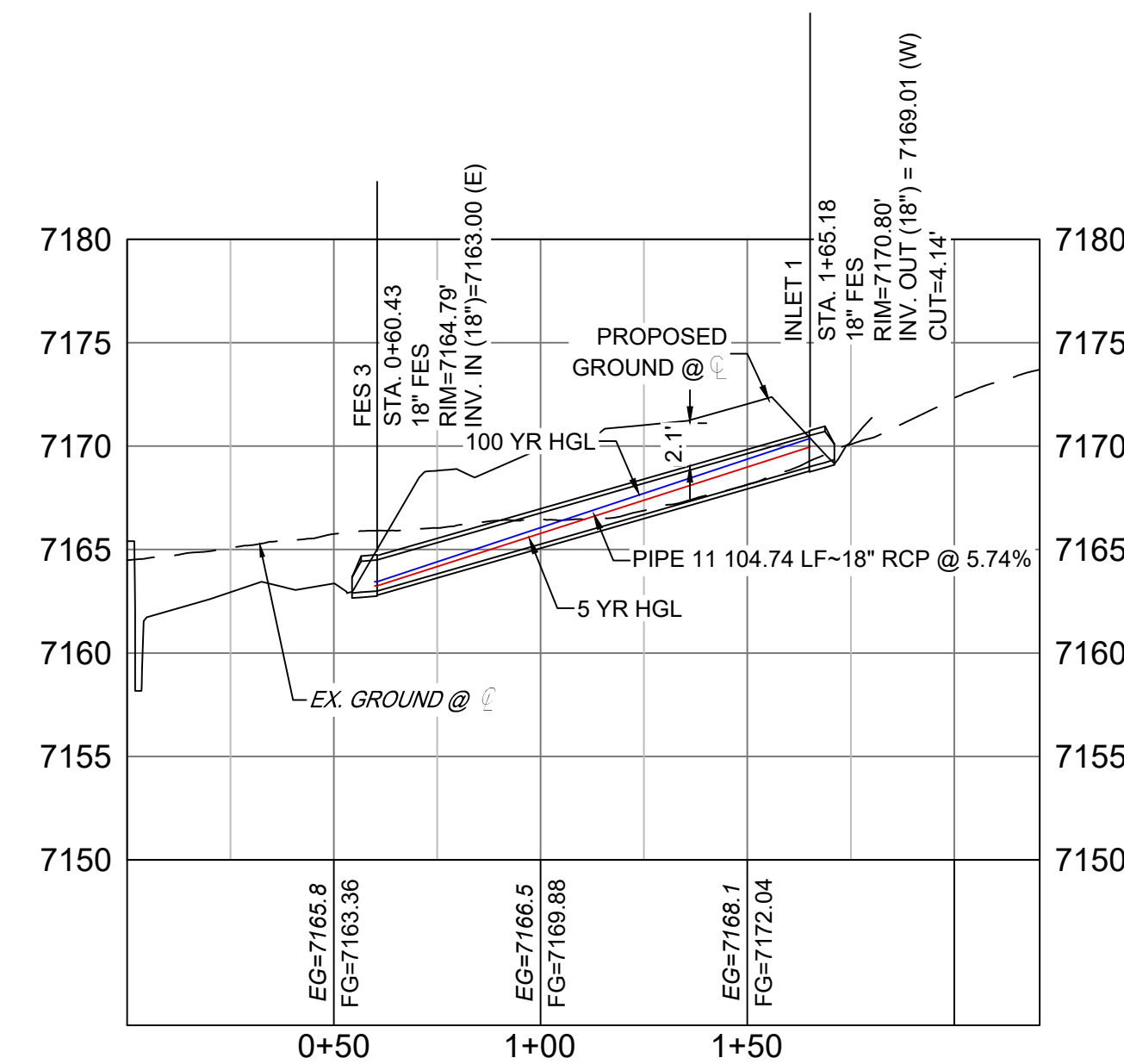


FURROW ROAD STORM CULVERT 1 PROFILE

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=7162.47	N: 1454171.36 E: 3191043.14
FES 5	18" FES	RIM=7168.78 PIPE 10 INV OUT=7166.99	N: 1454176.13 E: 3191112.56



POND STORM CULVERT 2 PROFILE

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

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

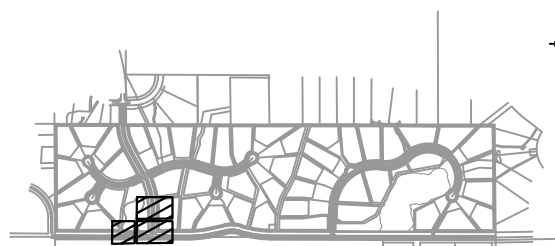
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 3	18" FES	RIM=7164.79 PIPE 11 INV IN=7163.00	N: 1454245.94 E: 3191008.37
INLET 1	18" FES	RIM=7170.80 PIPE 11 INV OUT=7169.01	N: 1454231.22 E: 3191112.07

NOTES:

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REFERENCE DRAWINGS		###	###	###	###
X-Title-Plan & Profile X-1105-PR-SITE	###	###	###	###	###
	###	###	###	###	###
	###	###	###	###	###
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DESCRIPTION REVISIONS					
COMPUTER FILE MANAGEMENT					
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CTB FILE:					
PLOT DATE: March 23, 2021 6:57:34 AM					
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.					

SHEET KEY



BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

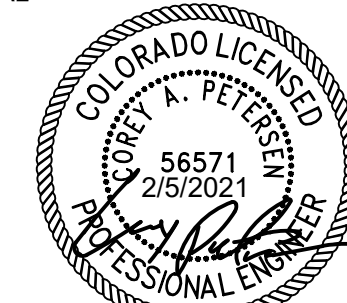
A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2"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

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

PREPARED BY:



SEAL



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

DESIGNED BY: CAP SCALE: DATE ISSUED: FEBRUARY, 2021 DRAWING No. SD02
DRAWN BY: CAP HORIZ: 1" = 40' CHECKED BY: NMS VERT: 1" = 8' SHEET 24 OF 40

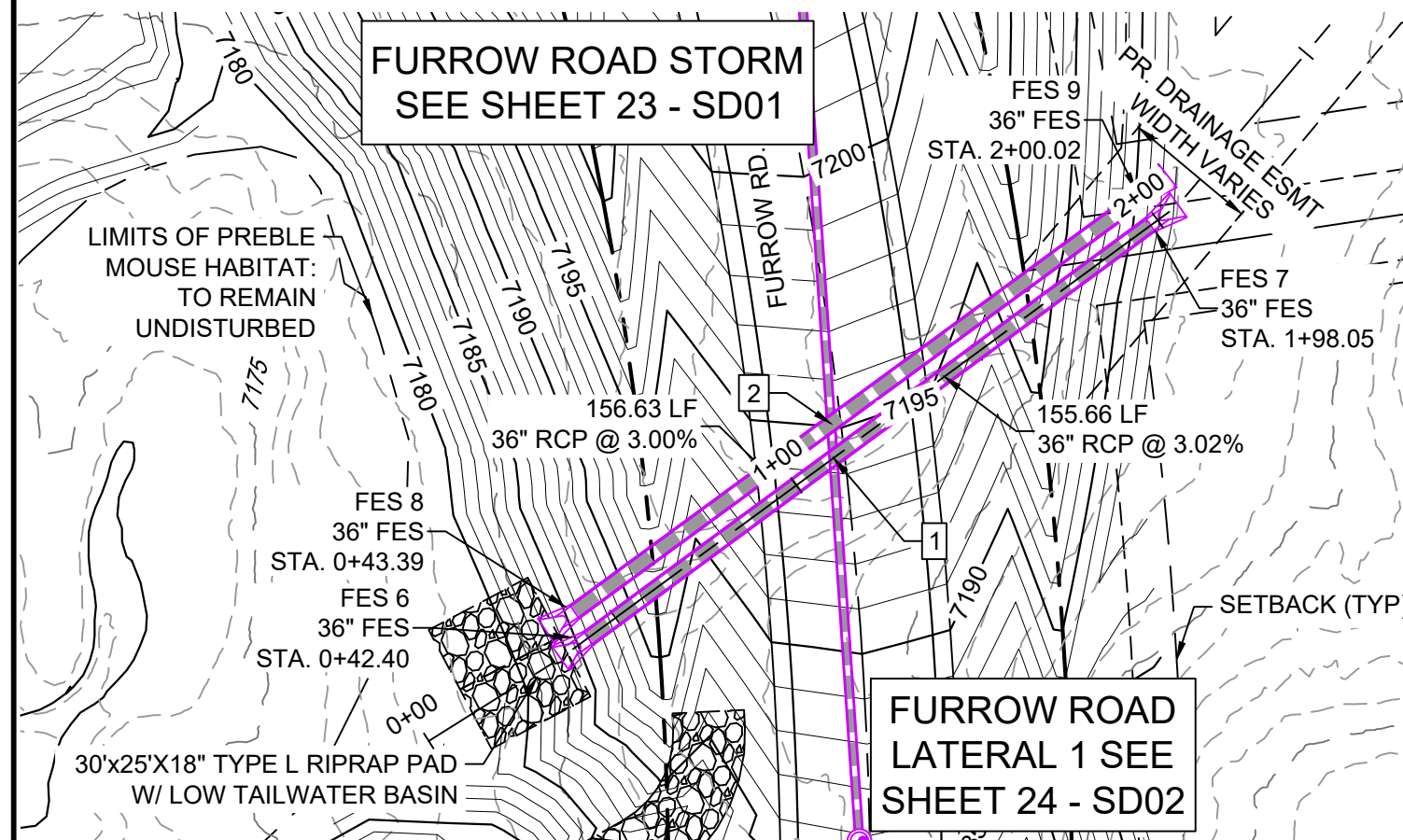
GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

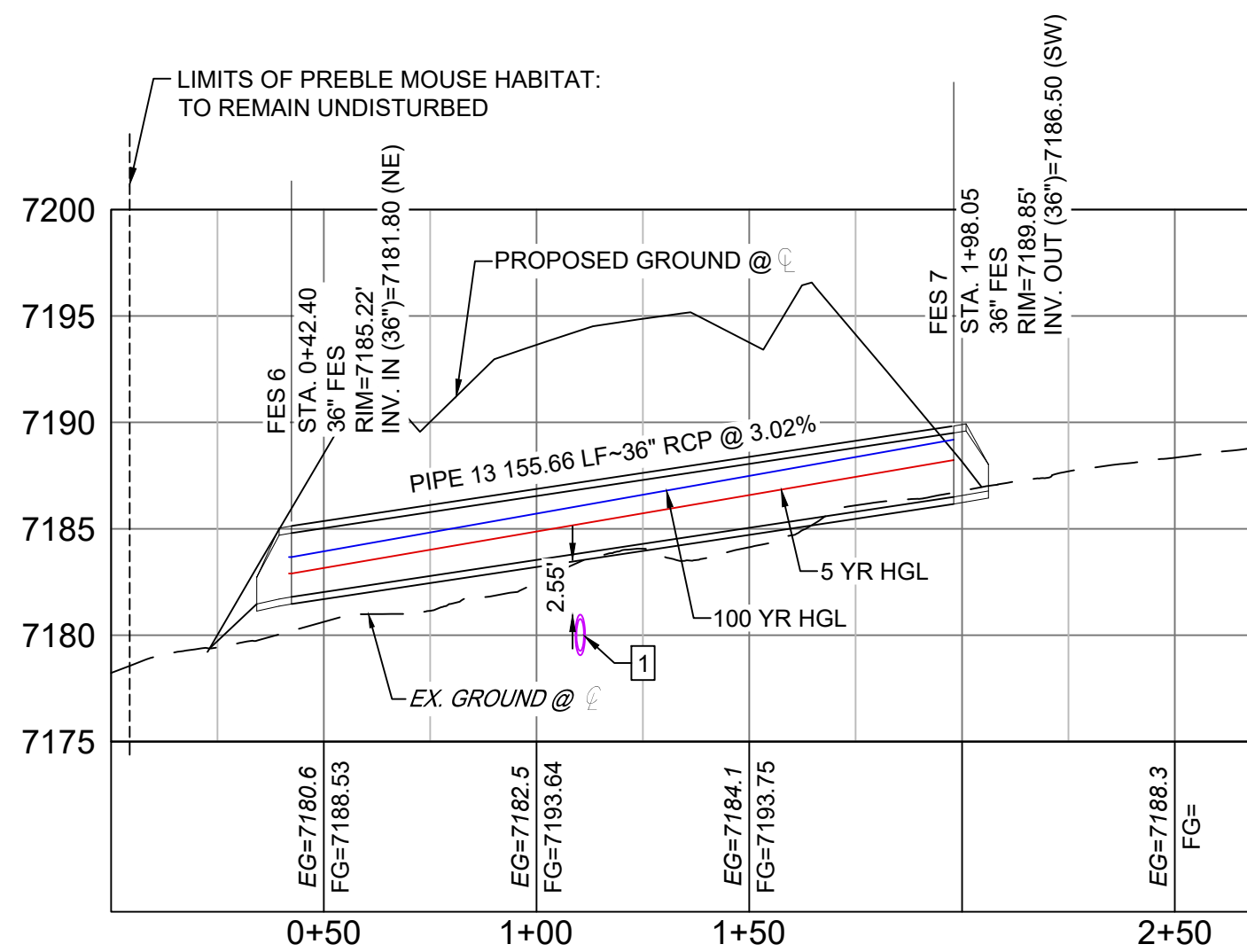
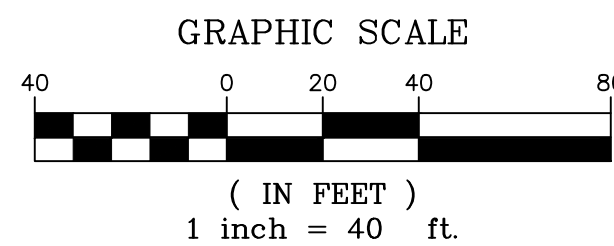
STORM PLAN AND PROFILE



Know what's below.
Call before you dig.



**FURROW ROAD STORM
CULVERT 2 PLAN**



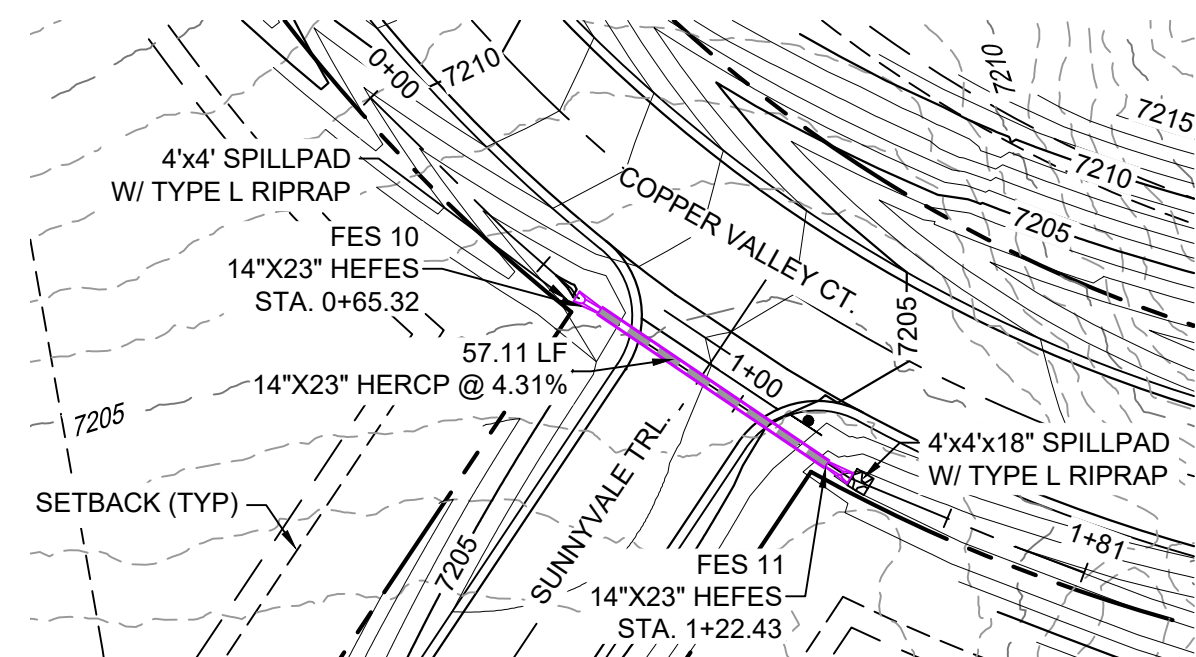
**FURROW ROAD STORM
CULVERT 2 PROFILE**

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

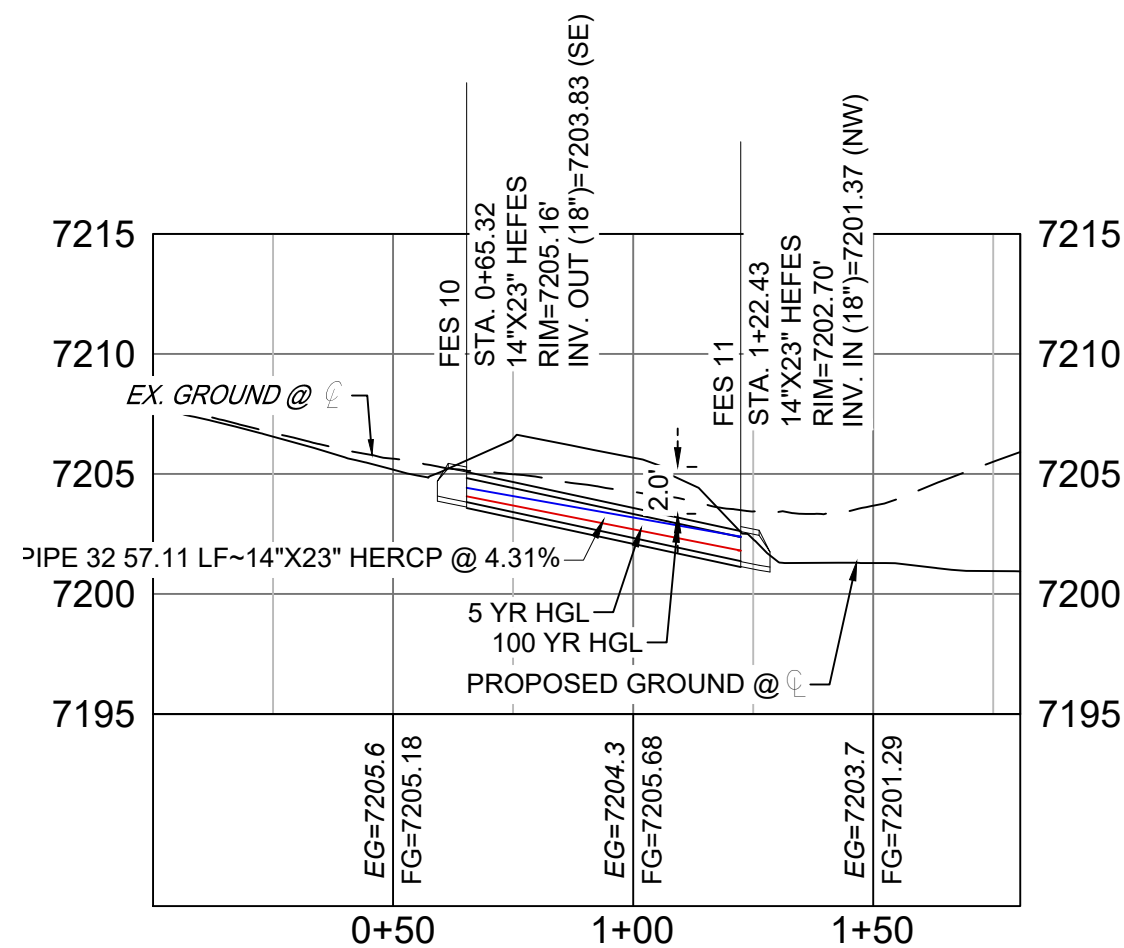
STRUCTURE TABLE				
NAME	TYPE	DETAILS	N&E	
FES 6	36" FES	PIPE 13 INV IN=7181.80	N: 1454488.06 E: 3191020.12	
FES 7	36" FES	PIPE 13 INV OUT=7186.50	N: 1454580.35 E: 3191145.46	
FES 8	36" FES	PIPE 14 INV IN=7181.80	N: 1454493.95 E: 3191017.02	
FES 9	36" FES	PIPE 14 INV OUT=7186.50	N: 1454586.57 E: 3191143.34	

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

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



**COPPER VALLEY COURT
STORM CULVERT 1 PLAN**



**COPPER VALLEY COURT
STORM CULVERT 1 PROFILE**

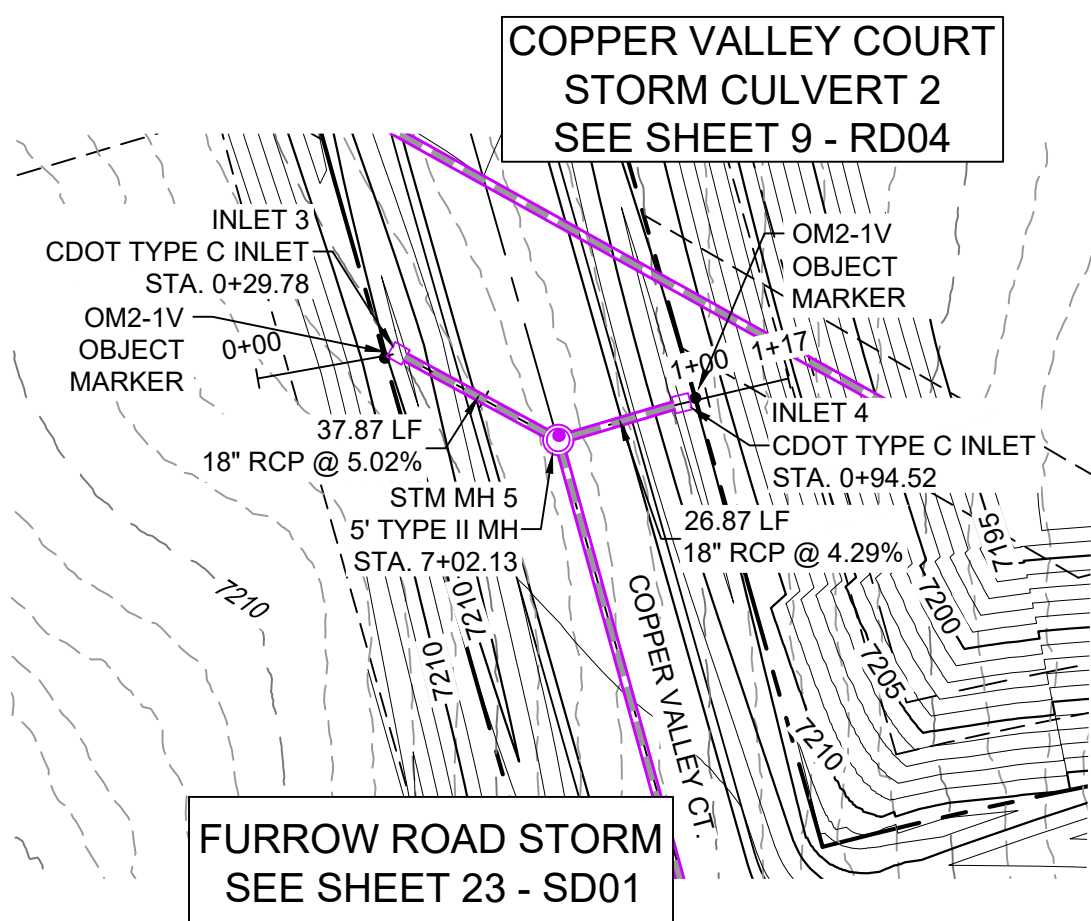
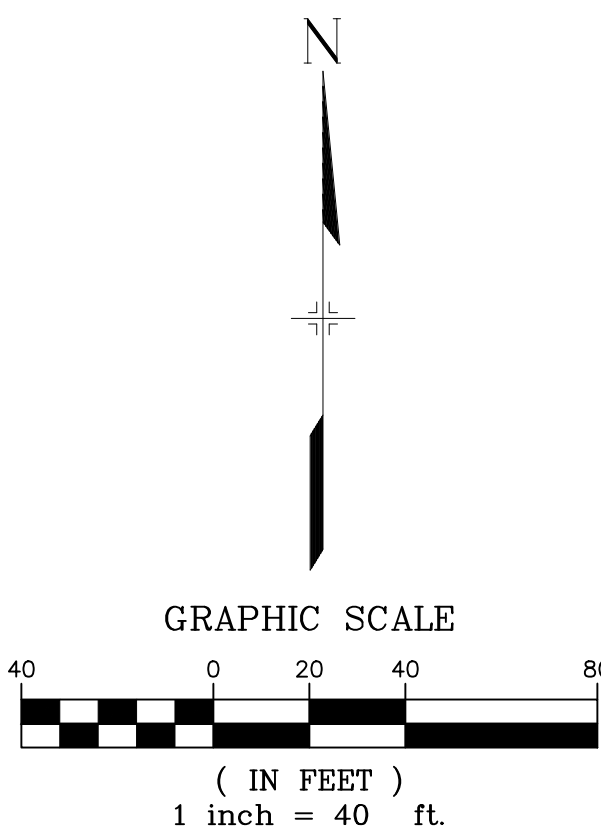
HORIZ: 1" = 40'
VERT: 1" = 8'

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

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

NOTES:

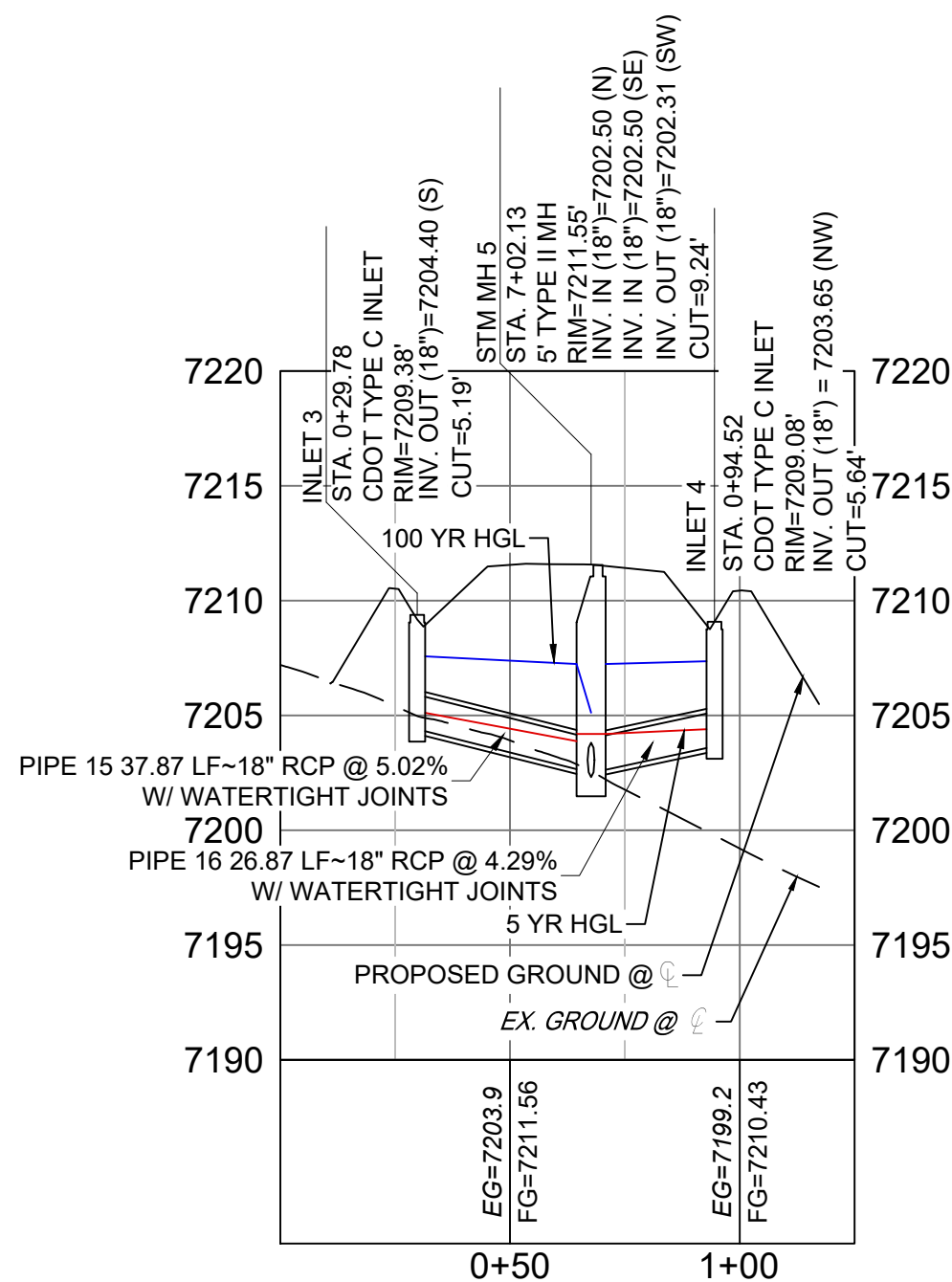
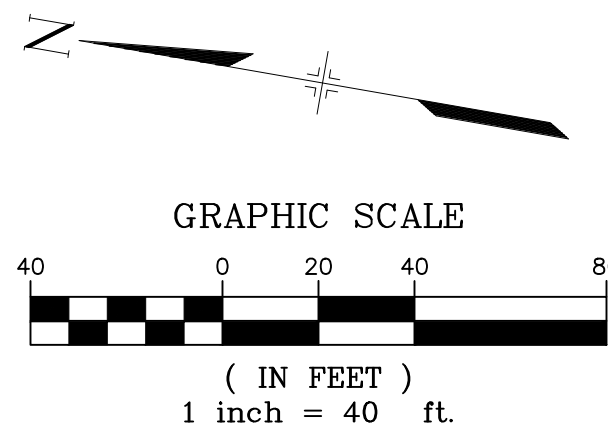
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**COPPER VALLEY COURT
STORM CULVERT 2
SEE SHEET 9 - RD04**

**FURROW ROAD STORM
SEE SHEET 23 - SD01**

**FURROW ROAD STORM
LATERAL 2 PLAN**



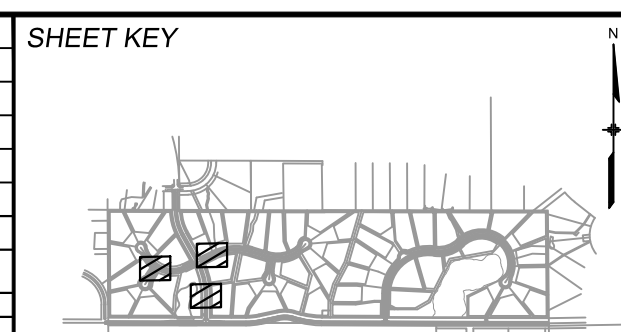
**FURROW ROAD STORM
LATERAL 2 PROFILE**

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=7203.65	N: 1454872.97 E: 3191126.88
STM MH 5	5' TYPE II MH	RIM=7211.55 PIPE 15 INV IN=7202.50 PIPE 16 INV IN=7202.50 PIPE 5 INV OUT=7202.31	N: 1454897.04 E: 3191114.93

REFERENCE DRAWINGS			SHEET KEY
X-Title-Plan & Profile	X-1105-PR-SITE		
No.	DATE	DESCRIPTION	BY
		REVISIONS	
COMPUTER FILE MANAGEMENT			
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CTB FILE:			
PLOT DATE: February 8, 2021 9:16:14 AM			
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BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

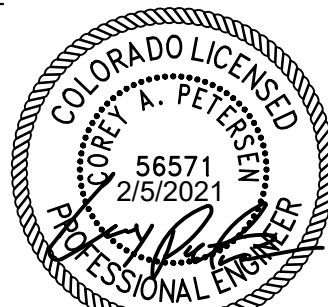
A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2"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

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MANAGER
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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. SD03
DRAWN BY:	CAP	HORIZ. 1" = 100'			
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET	25 OF 40	

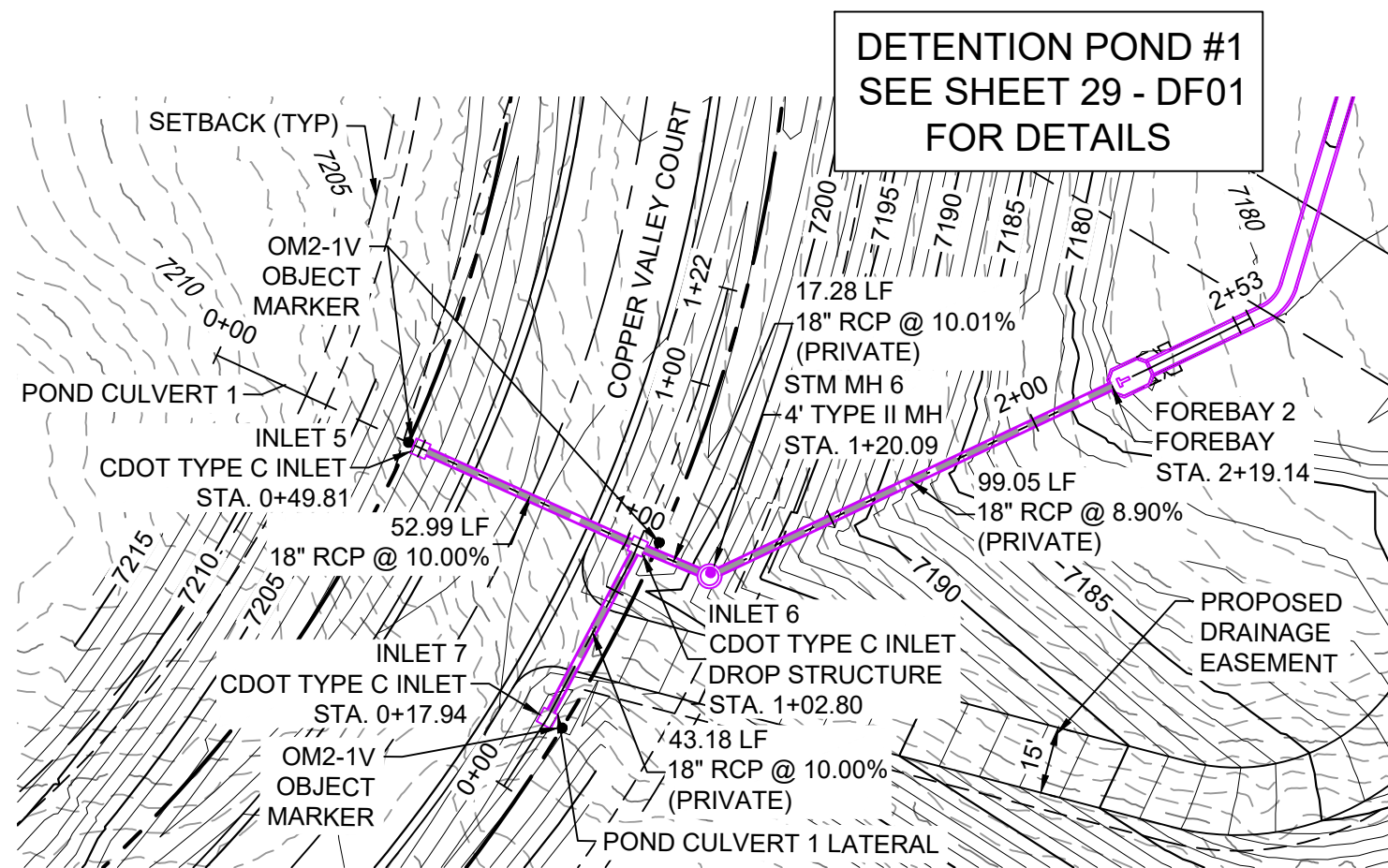
GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

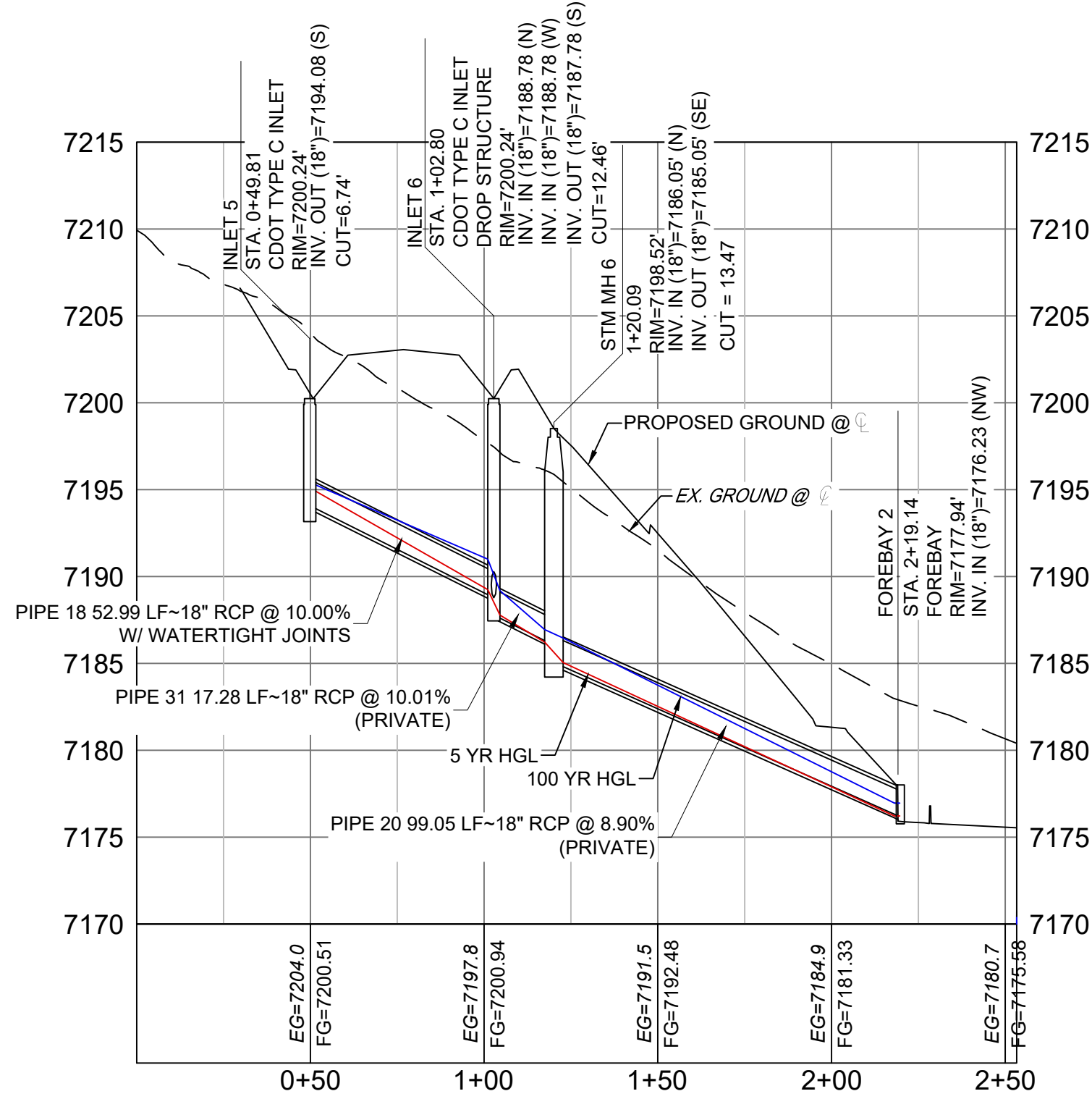
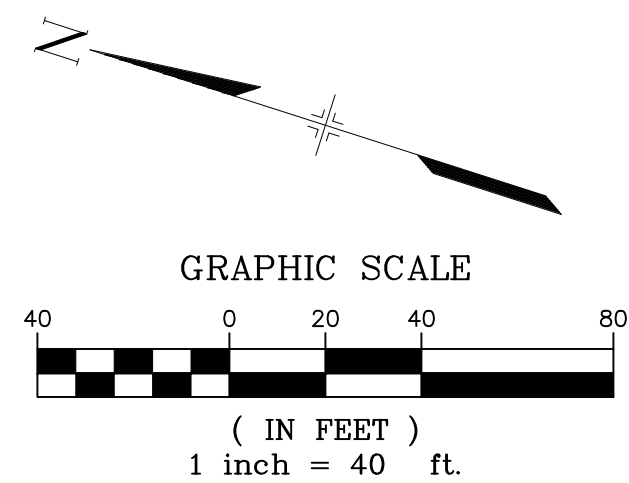
STORM PLAN AND PROFILE



Know what's below.
Call before you dig.

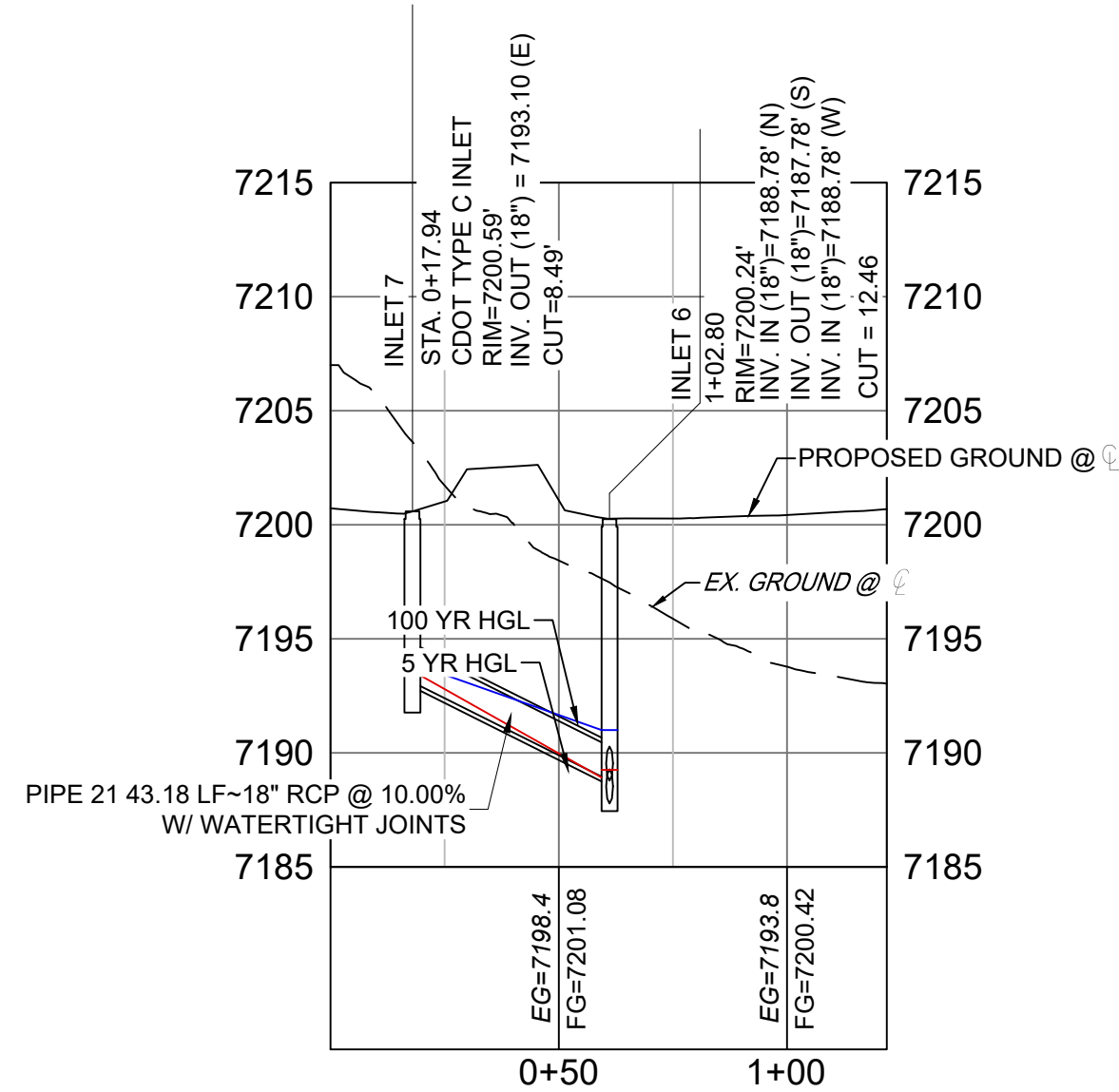


POND STORM CULVERT 1 PLAN



POND STORM CULVERT 1 PROFILE

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



POND STORM CULVERT 1 LATERAL PROFILE

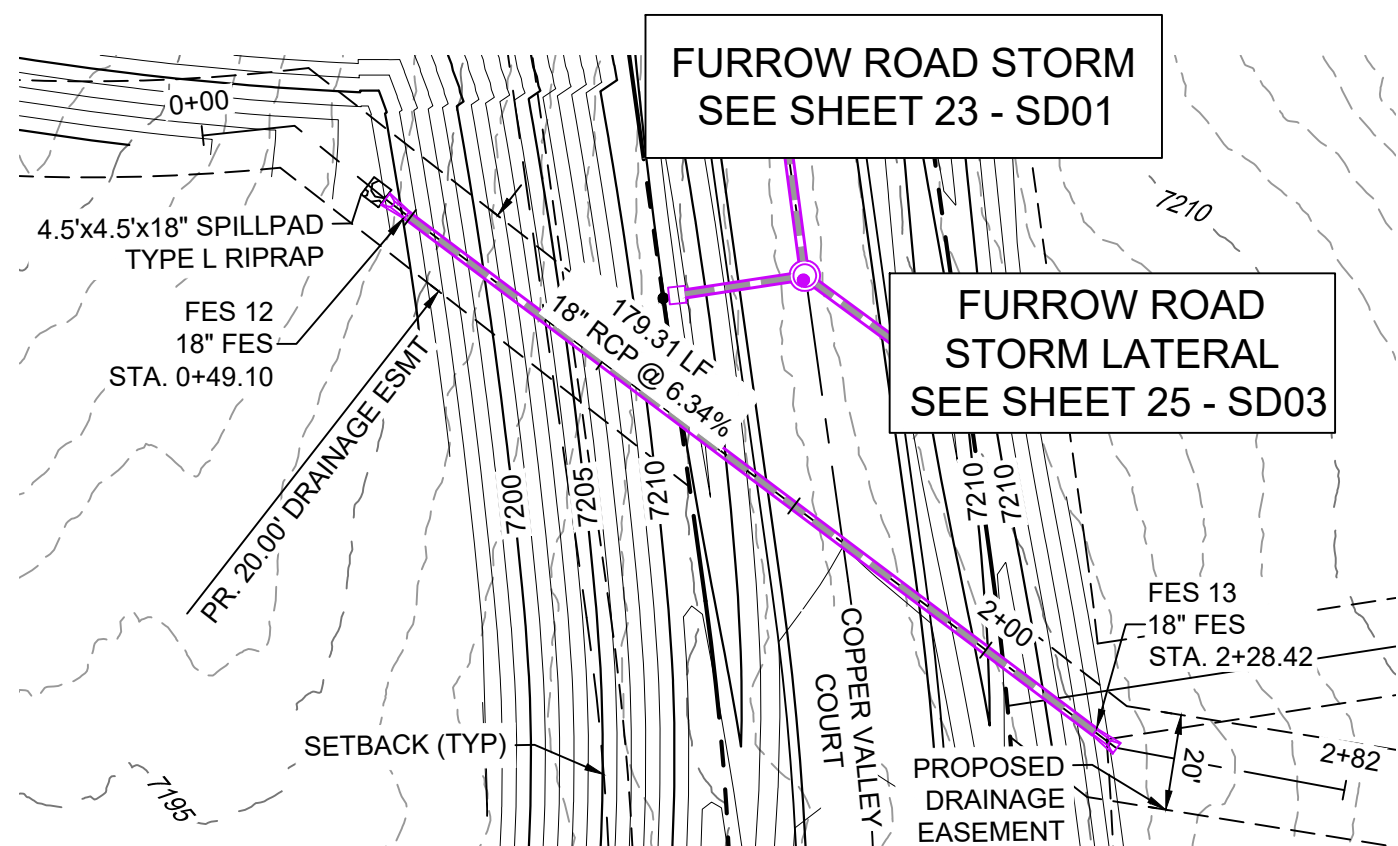
HORIZ: 1" = 40'
VERT: 1" = 8'

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

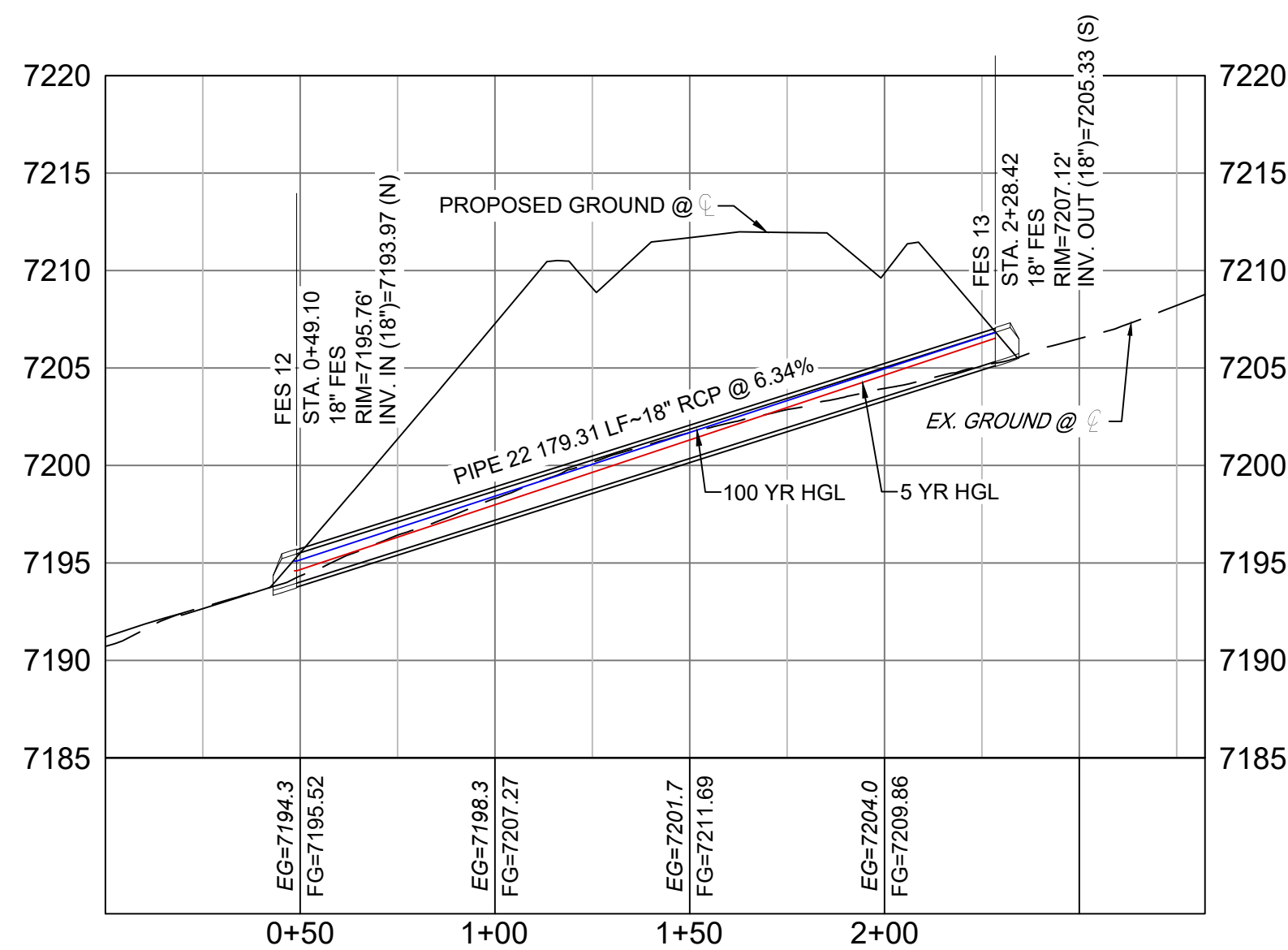
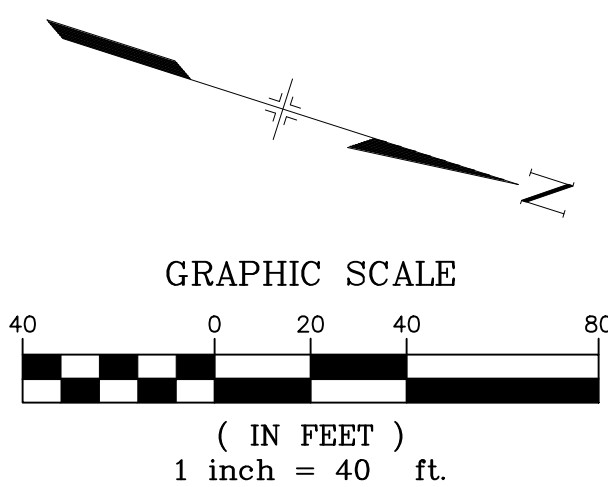
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FOREBAY 2	FOREBAY	RIM = 7177.94 PIPE 20 INV IN = 7176.23	N: 1454615.42 E: 3190717.02
INLET 5	CDOT TYPE C INLET	RIM = 7200.24 PIPE 18 INV OUT = 7194.08	N: 1454757.70 E: 3190656.84
INLET 6	CDOT TYPE C INLET DROP STRUCTURE	RIM = 7200.24 PIPE 18 INV IN = 7188.78 PIPE 21 INV IN = 7188.78 PIPE 31 INV OUT = 7187.78	N: 1454705.04 E: 3190650.91
INLET 7	CDOT TYPE C INLET	RIM = 7200.59 PIPE 21 INV OUT = 7193.10	N: 1454712.56 E: 3190608.38
STM MH 6	4' TYPE II MH	RIM = 7198.52 PIPE 31 INV IN = 7186.05 PIPE 20 INV OUT = 7185.05	N: 1454687.82 E: 3190649.43

NOTES:

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- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. STORM SEWER SHALL BE OWNED AND MAINTAINED BY THE GRANDWOOD RANCH HOMEOWNER 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.

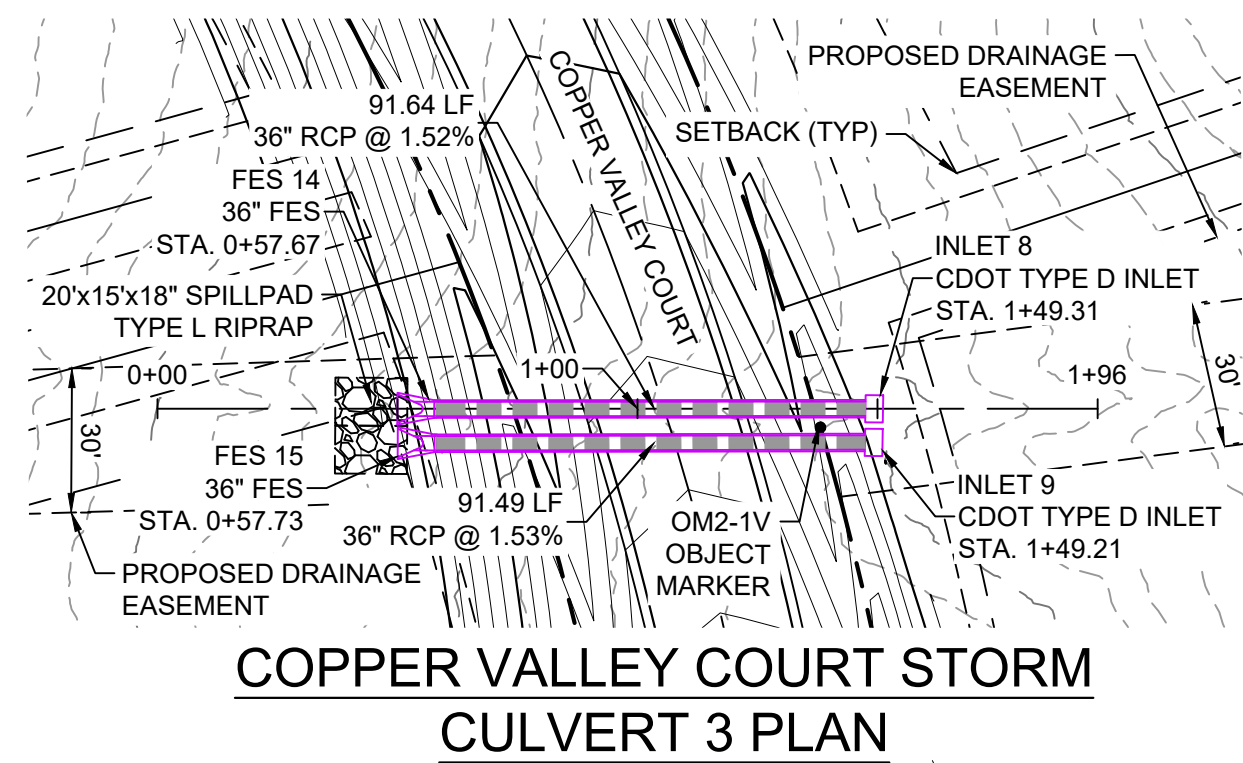


COPPER VALLEY COURT STORM CULVERT 2 PLAN

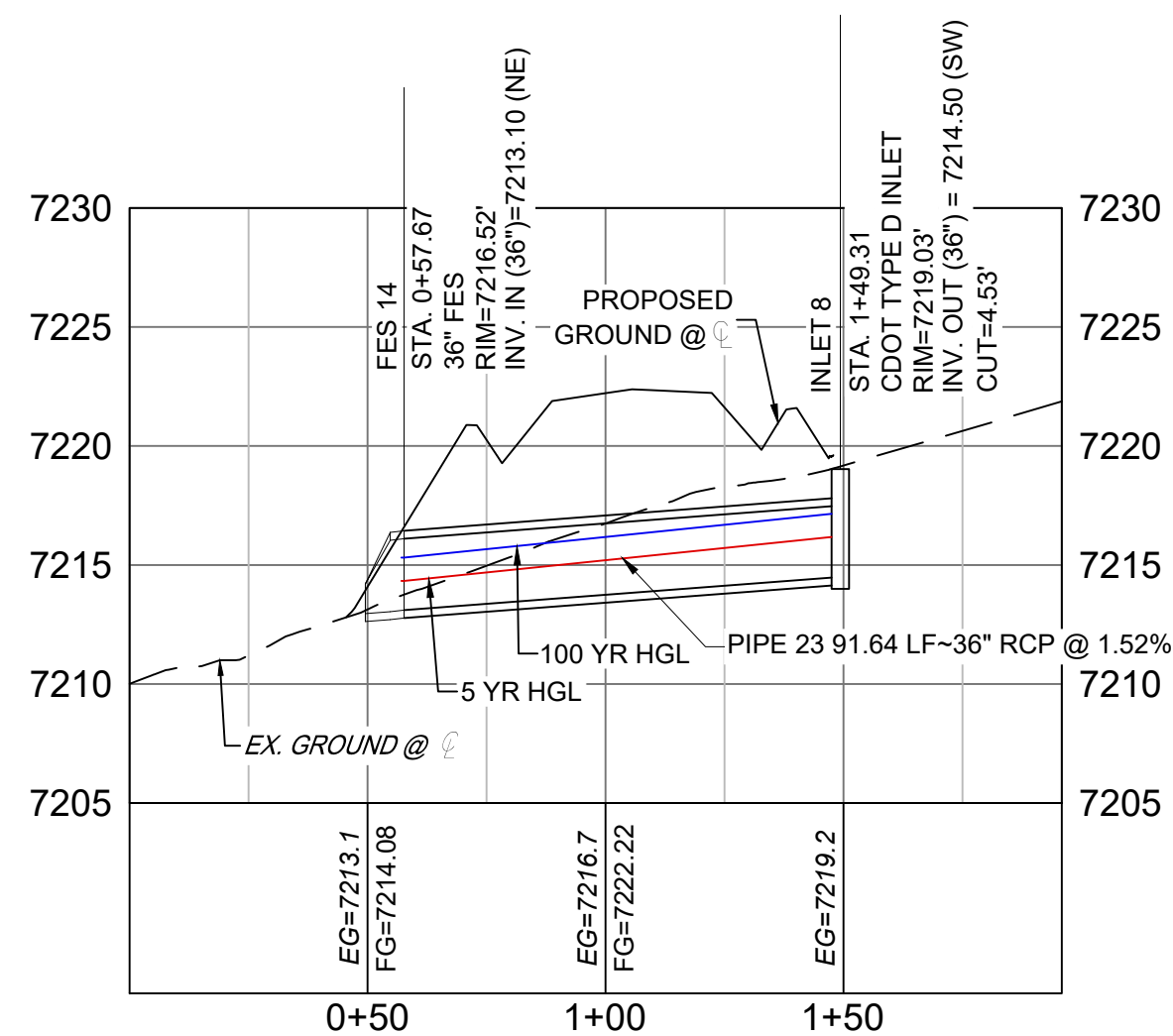
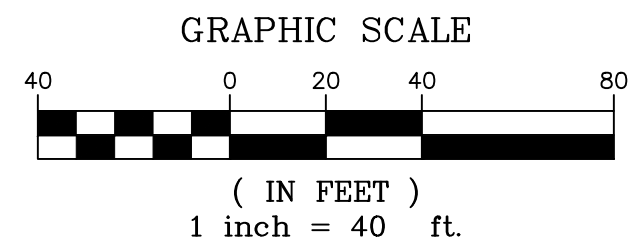


COPPER VALLEY COURT STORM CULVERT 2 PROFILE

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



COPPER VALLEY COURT STORM CULVERT 3 PLAN



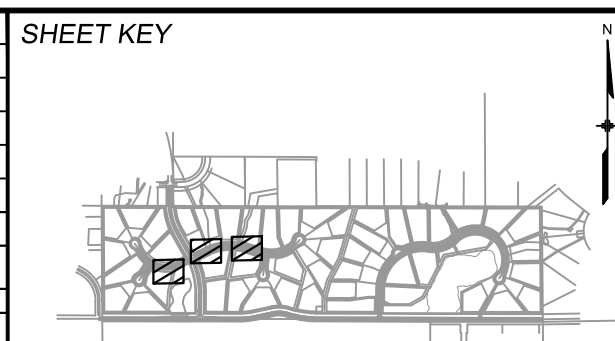
COPPER VALLEY COURT STORM CULVERT 3 PROFILE

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 = 7205.33	N: 1454983.59 E: 3191187.03

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

REFERENCE DRAWINGS			SHEET KEY	
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###	###	###	###	###
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No.	DATE	DESCRIPTION	BY	
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CTB FILE:				
PLOT DATE: February 8, 2021 9:19:33 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

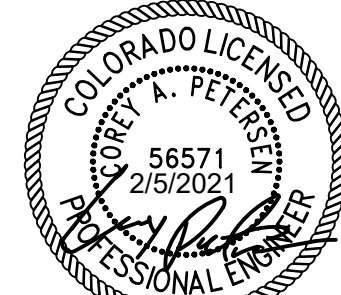
BASIS OF BEARING:
A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN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

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

PREPARED BY:



SEAL

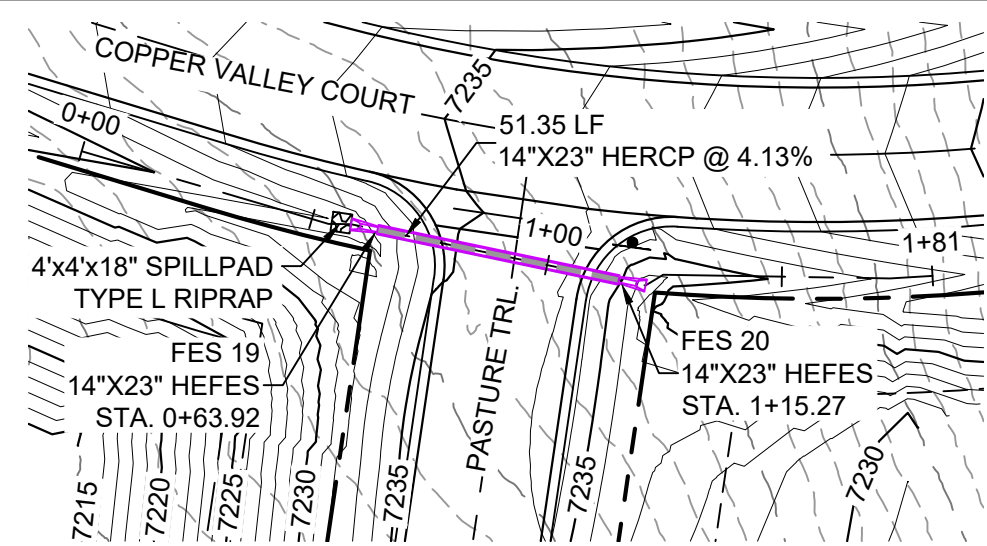


FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

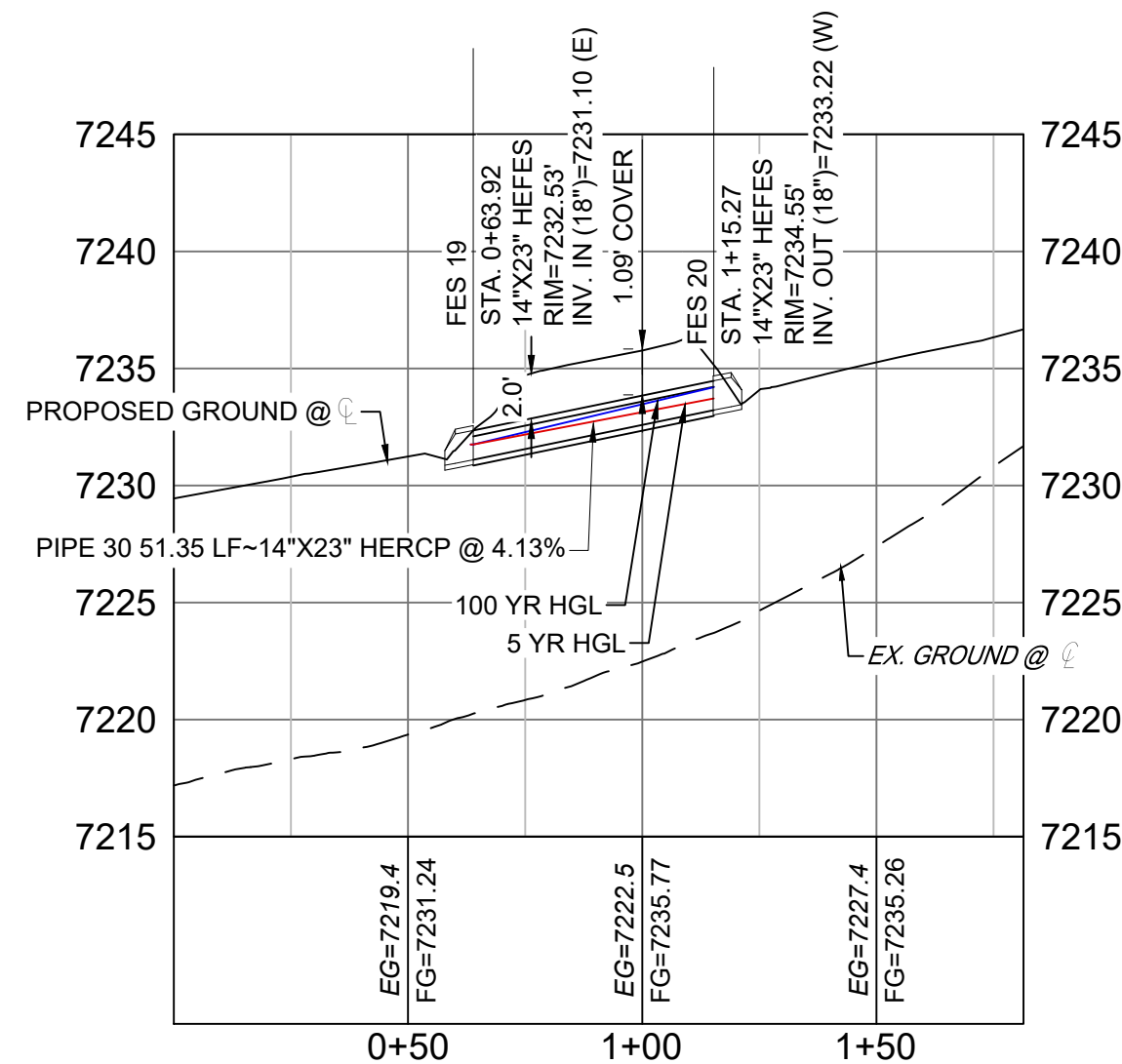
GRANDWOOD RANCH				
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS				
STORM PLAN AND PROFILE				
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	DRAWING No.
CHECKED BY:	NMS	HORIZ. 1" = 40'	FEBRUARY, 2021	SD04
		VERT. 1" = 8'	SHEET	26 OF 40



Know what's below.
Call before you dig.



**COPPER VALLEY COURT
STORM CULVERT 4 PLAN**



**COPPER VALLEY COURT STORM
CULVERT 4 PROFILE**

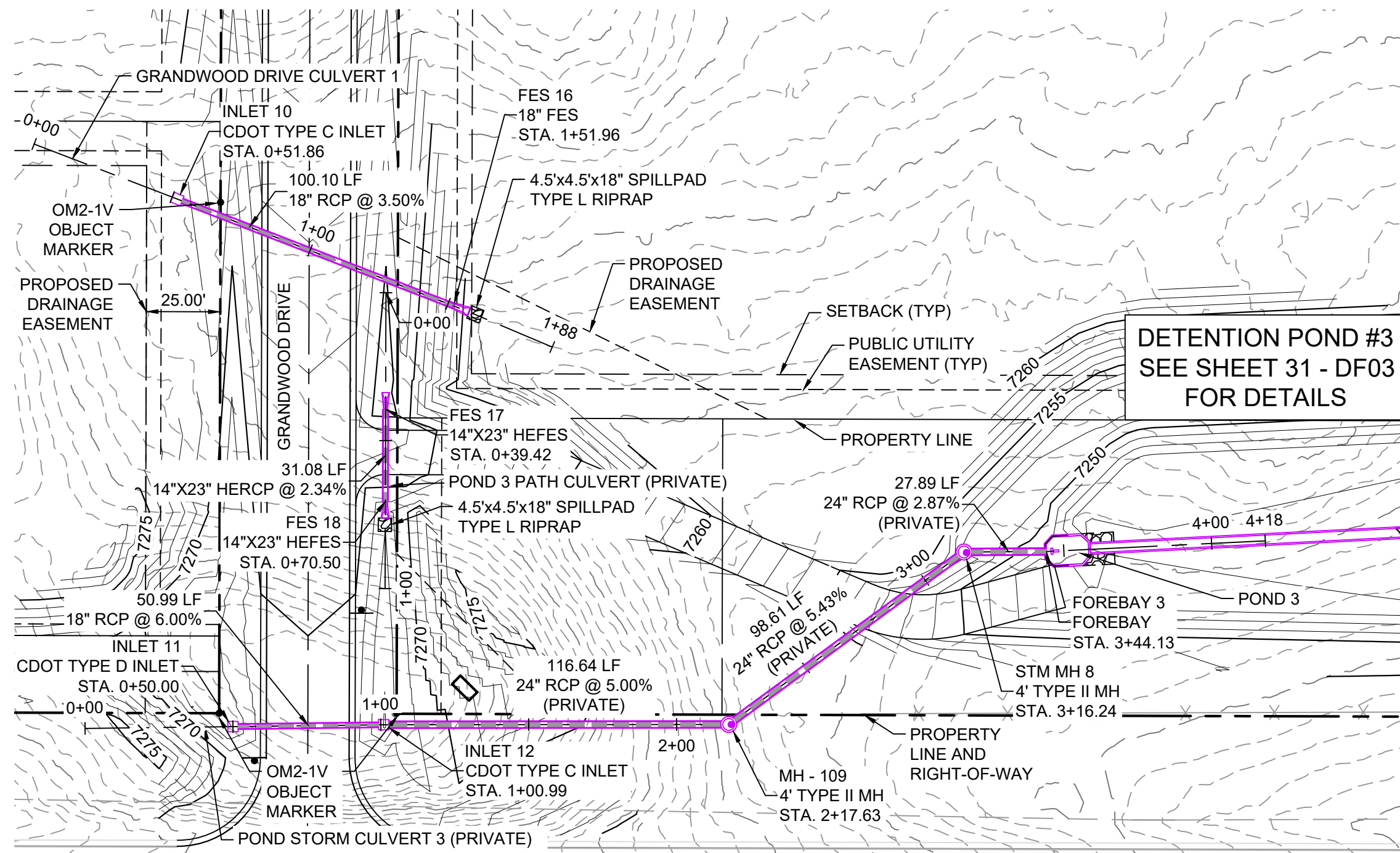
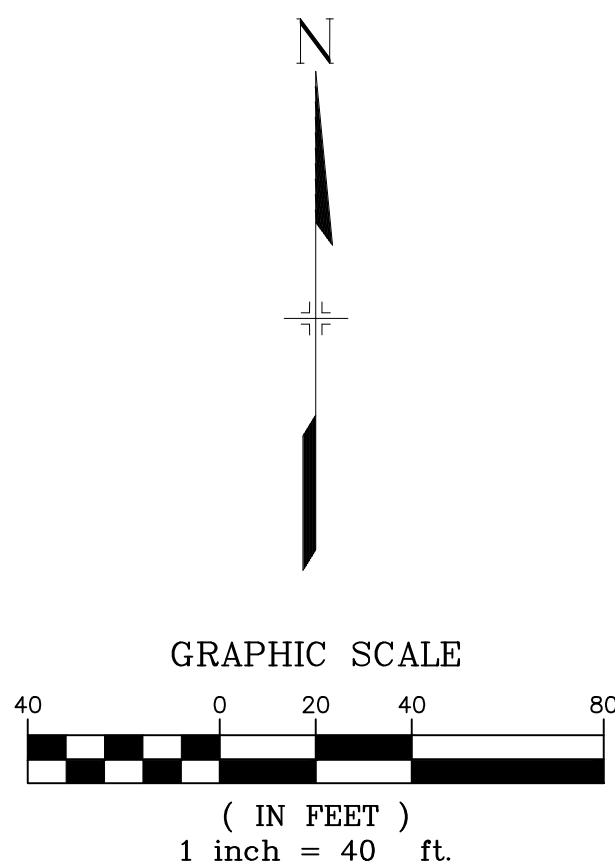
HORIZ: 1" = 40'
VERT: 1" = 8'

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 19	14"x23" HEFES	RIM = 7232.53 PIPE 30 INV IN = 7231.10	N: 1454867.92 E: 3191823.61
FES 20	14"x23" HEFES	RIM = 7234.55 PIPE 30 INV OUT = 7233.22	N: 1454857.43 E: 3191873.88

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

NOTES:

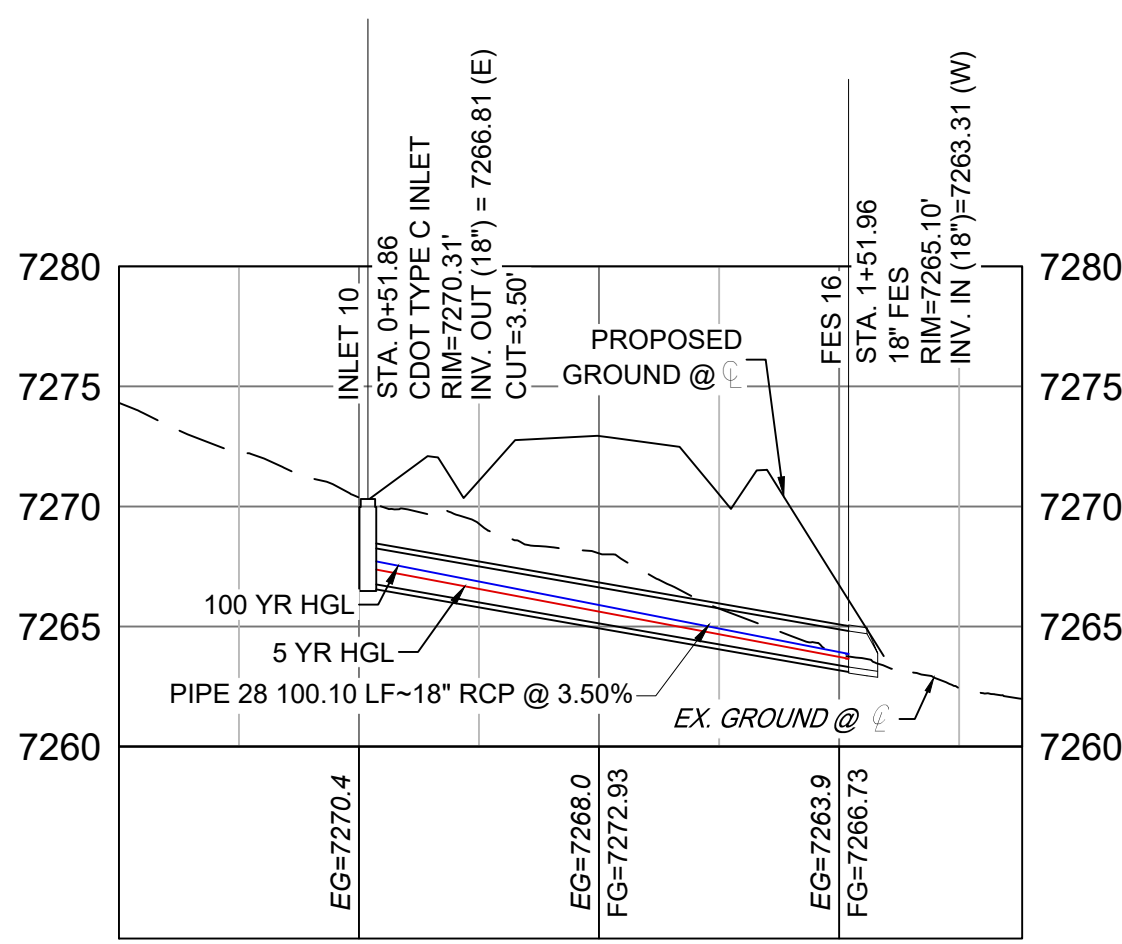
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GRANDWOOD DRIVE STORM PLAN

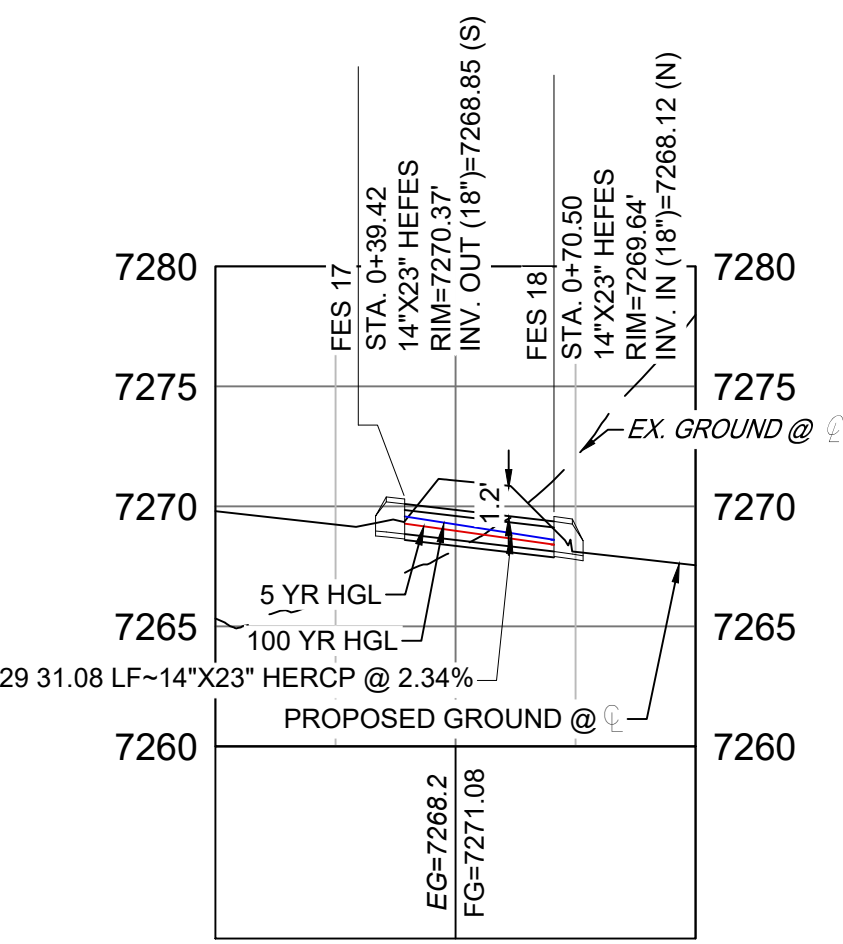
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 16	18" FES	RIM = 7265.10 PIPE 28 INV IN = 7263.31	N: 1454323.80 E: 3193225.19
INLET 10	CDOT TYPE C INLET	RIM = 7270.31 PIPE 28 INV OUT = 7266.81	N: 1454359.90 E: 3193131.83

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



**GRANDWOOD DRIVE STORM
CULVERT 1 PROFILE**

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

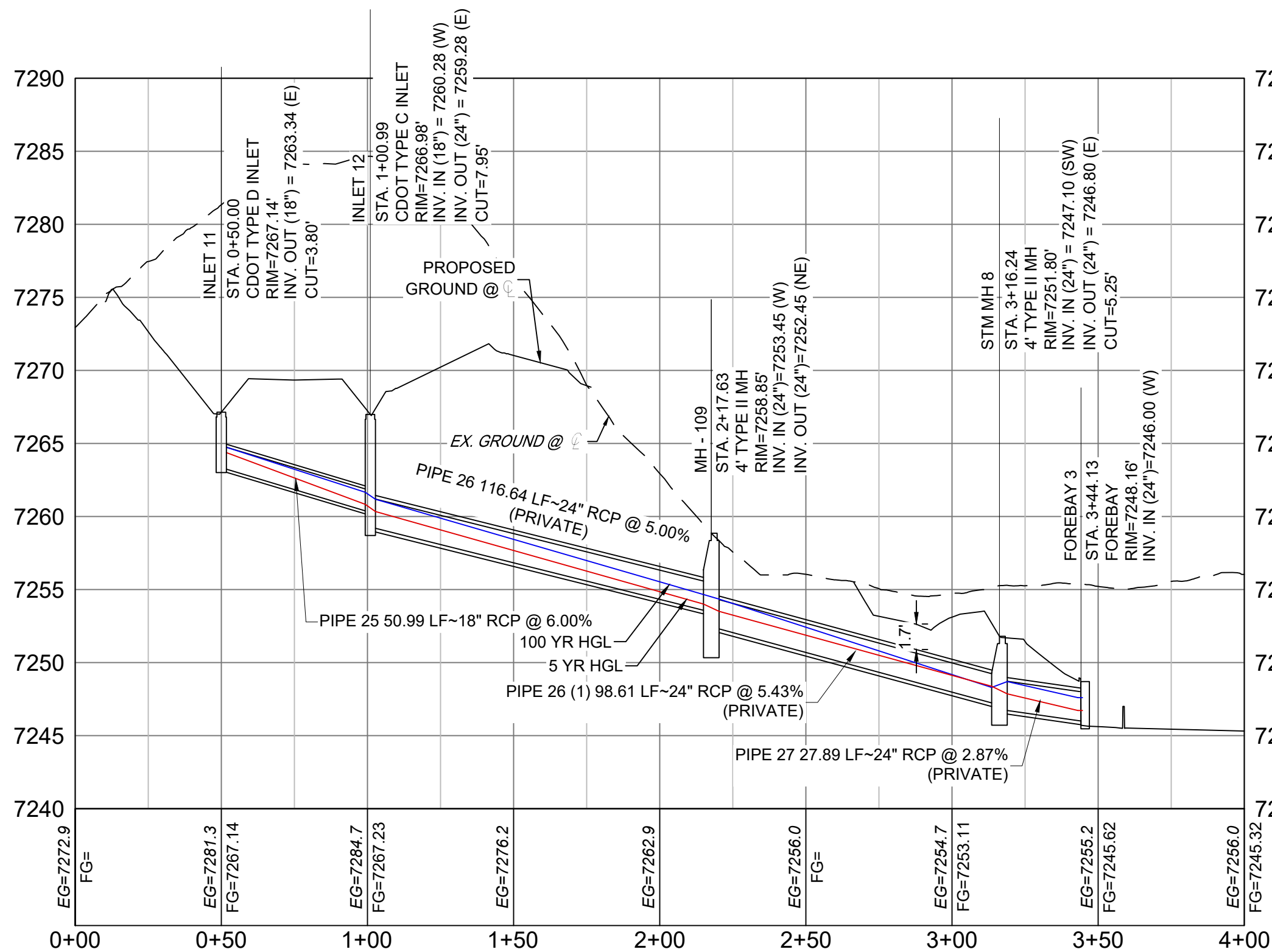


**GRANDWOOD DRIVE STORM
CULVERT 1 PROFILE**

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

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 25	18" RCP	50.99	6.00%	N89°17'24"E
PIPE 26	24" RCP	116.64	5.00%	N89°56'58"E
PIPE 26 (1)	24" RCP	98.61	5.43%	N53°45'43"E
PIPE 27	24" RCP	27.89	2.87%	N89°39'27"E

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FOREBAY 3	FOREBAY	RIM = 7248.16 PIPE 27 INV IN = 7246.00	N: 1454240.80 E: 3193425.69
INLET 11	CDOT TYPE D INLET	RIM = 7267.14 PIPE 25 INV OUT = 7263.34	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 = 7259.28	N: 1454182.24 E: 3193201.62
MH - 109	4' TYPE II MH	RIM = 7258.85 PIPE 26 INV IN = 7253.45 PIPE 26 (1) INV OUT = 7252.45	N: 1454182.34 E: 3193318.26
STM MH 8	4' TYPE II MH	RIM = 7251.80 PIPE 27 INV IN = 7247.10 PIPE 27 INV OUT = 7246.80	N: 1454240.64 E: 3193397.80

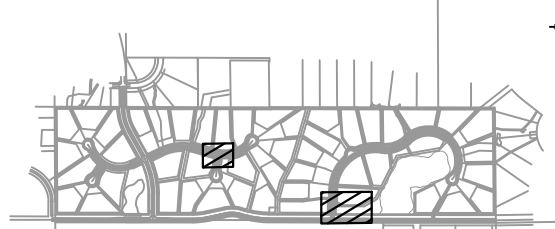


POND STORM CULVERT 3 PROFILE

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

REFERENCE DRAWINGS			
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No.	DATE	DESCRIPTION	BY
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SHEET KEY



BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

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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

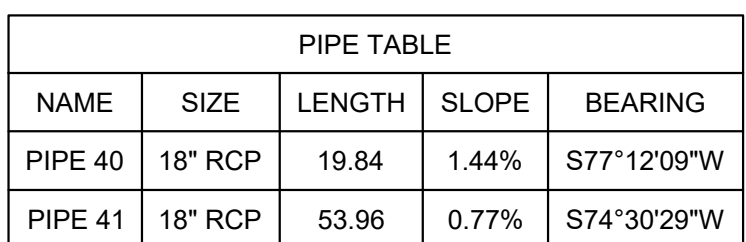
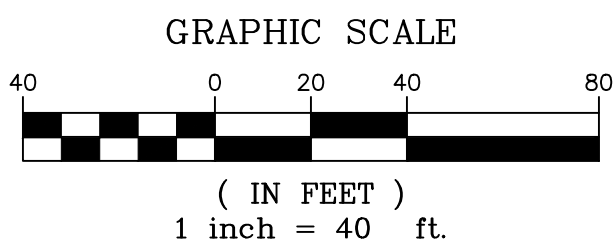
DESIGNED BY: CAP SCALE: 1" = 40'
DRAWN BY: CAP HORIZ: 1" = 40'
CHECKED BY: NMS VERT: 1" = 8' SHEET 27 OF 40

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

STORM PLAN AND PROFILE

SD05

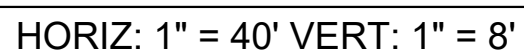


STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FOREBAY 4	FOREBAY	RIM = 7297.71 PIPE 40 INV IN = 7296.00	N: 1454896.05 E: 3194585.07
INLET 13	CDOT TYPE C INLET	RIM = 7299.78 PIPE 41 INV IN = 7296.40 PIPE 40 INV OUT = 7296.29	N: 1454900.44 E: 3194604.42
INLET 14	CDOT TYPE C INLET	RIM = 7300.03 PIPE 41 INV OUT = 7296.81	N: 1454914.85 E: 3194656.42

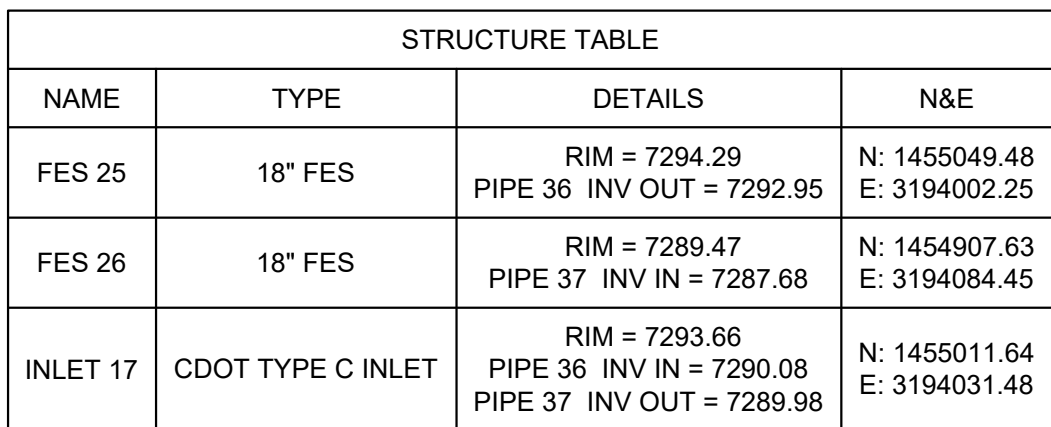


STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 23	14"X23" HEFES	RIM = 7301.71 PIPE 33 INV IN = 7300.19	N: 1454833.14 E: 3194616.86
FES 24	14"X23" HEFES	RIM = 7301.88 PIPE 33 INV OUT = 7300.36	N: 1454813.24 E: 3194617.21

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 33	14"X23" HERCP	19.90	0.86%	N01°00'07"W



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

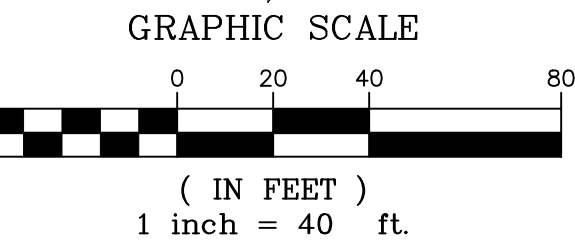
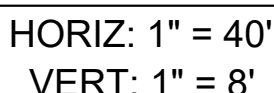


PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 36	18" RCP	47.82	6.00%	S37°41'01"E
PIPE 37	18" RCP	116.72	1.97%	S26°59'17"E



PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 38	15" RCP	39.51	15.18%	S45°47'15"W

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 27	15" FES	RIM = 7247.421 PIPE 38 INV IN = 7246.000	N: 1454197.94 E: 3192464.63



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



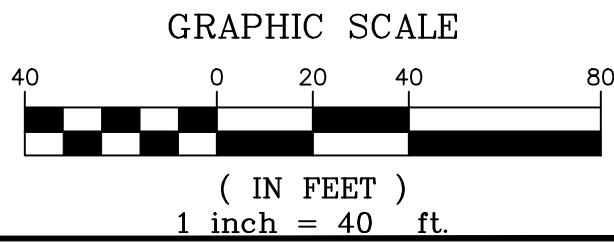
HORIZ: 1" = 40' VERT: 1" = 8'

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 39	14"x23" HERCP	39.37	3.51%	N90°00'00"W

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 29	14"x23" HEFES	RIM = 7288.103 PIPE 39 INV IN = 7286.900	N: 1454156.0 E: 3194332.82
FES 30	14"x23" HEFES	RIM = 7288.873 PIPE 39 INV OUT = 7288.280	N: 1454156.0 E: 3194372.15

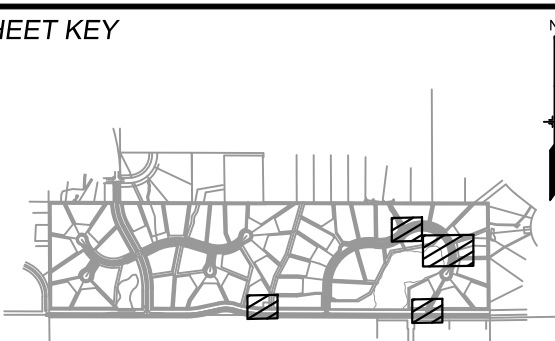
NOTES:

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REFERENCE DRAWINGS X-Title Plan & Profile X-1105-PR-SITE	####	####	####	####
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SHEET KEY



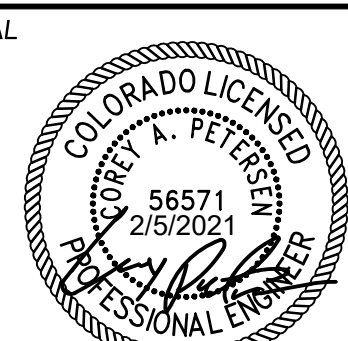
BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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OWNER:
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WILLIAM F. HERBIC II,
MANAGER
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PREPARED BY:



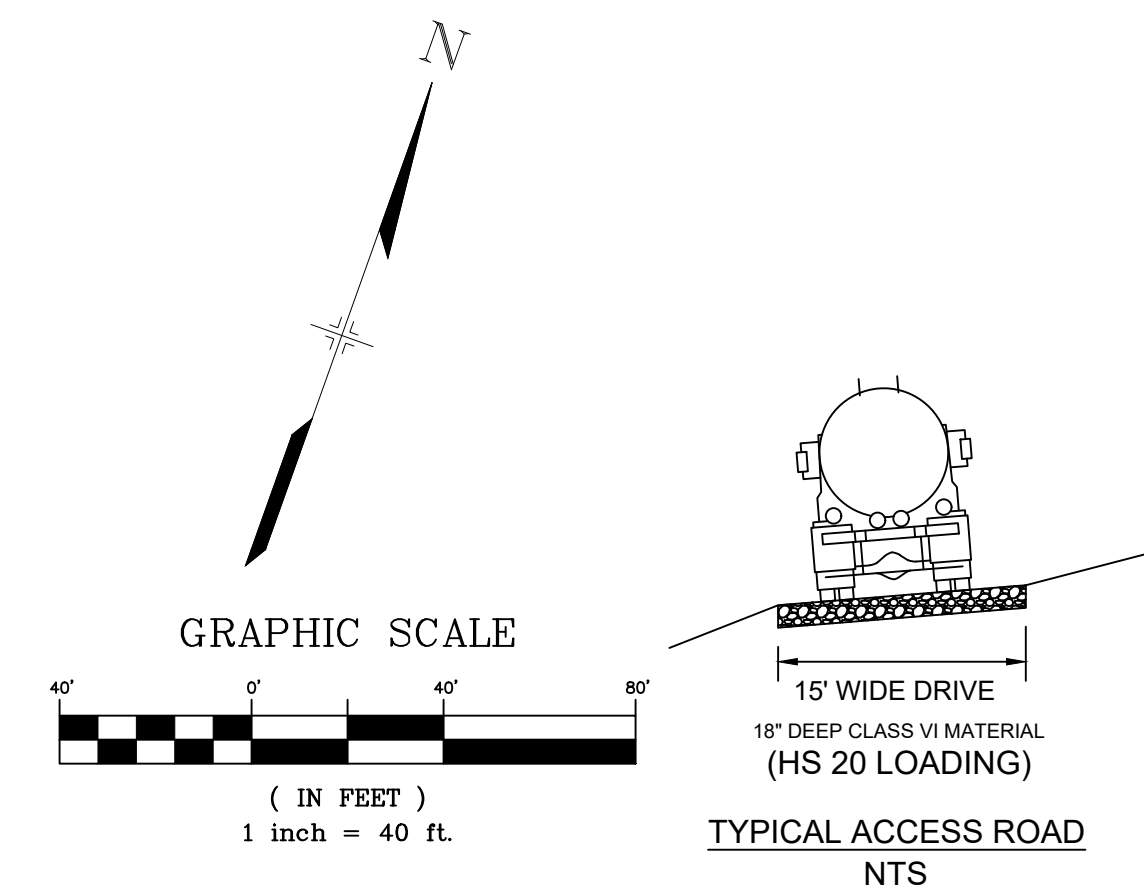
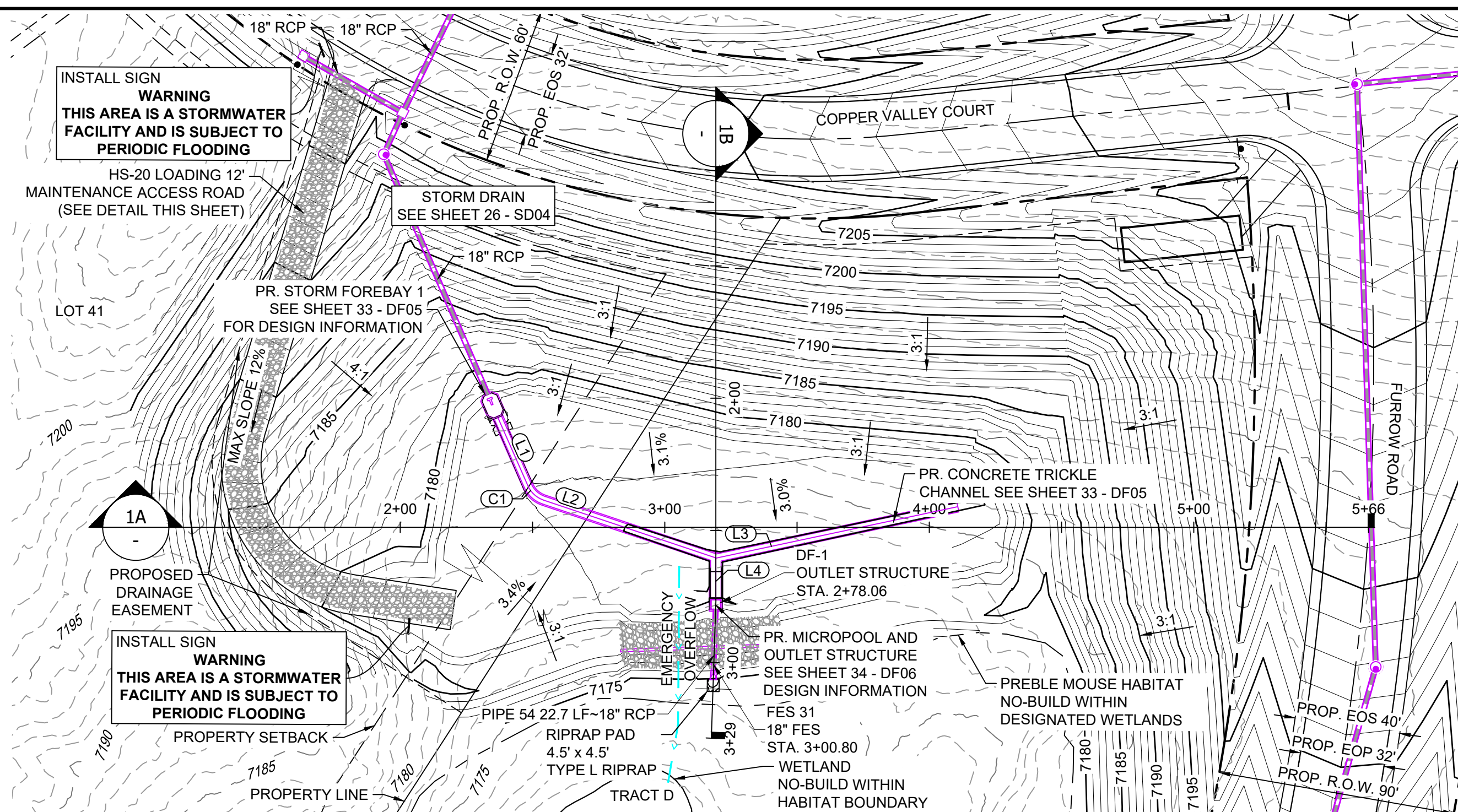
FOR AND ON BEHALF OF
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PROJECT No. 20.1120.003

DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No. SD06
DRAWN BY:	CAP	HORIZ. 1" = 40'	SHEET	28 OF 40	
CHECKED BY:	NMS	VERT. 1" = 8'			

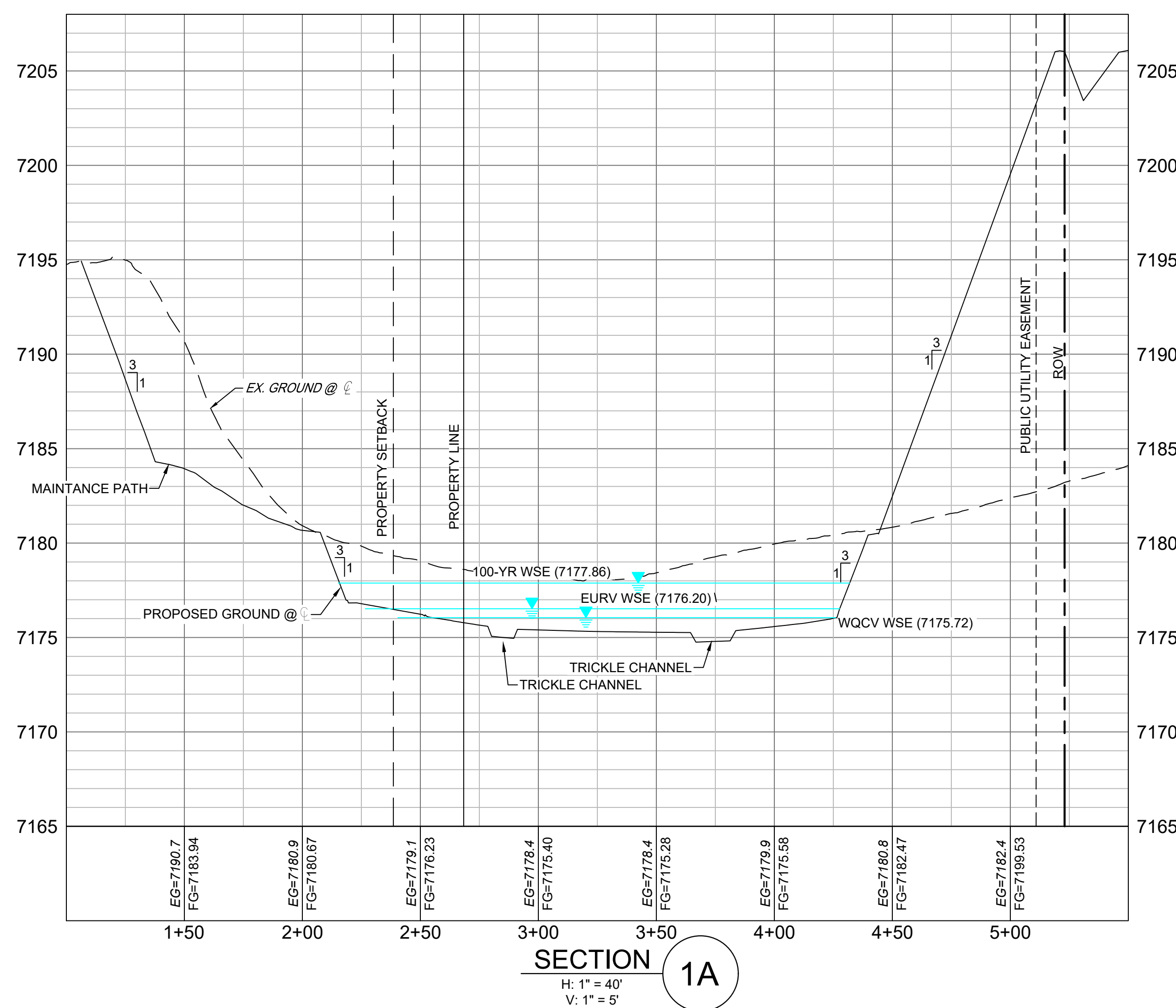
GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

STORM PLAN AND PROFILE



- NOTES:**
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 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.

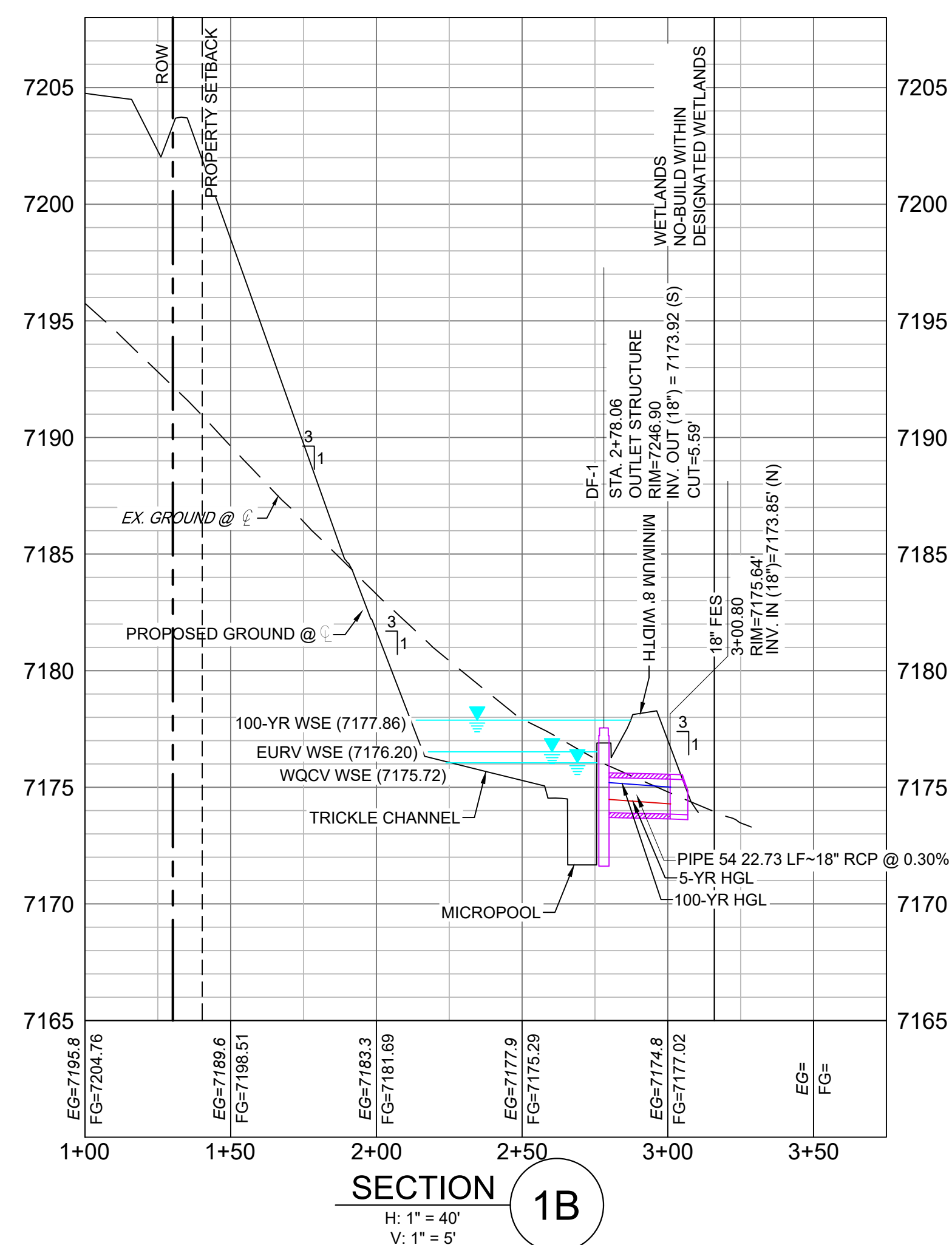


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S43°20'59"E	28.14
L2	N88°54'09"E	68.68
L3	N58°21'24"E	93.50
L4	S19°37'57"E	15.16

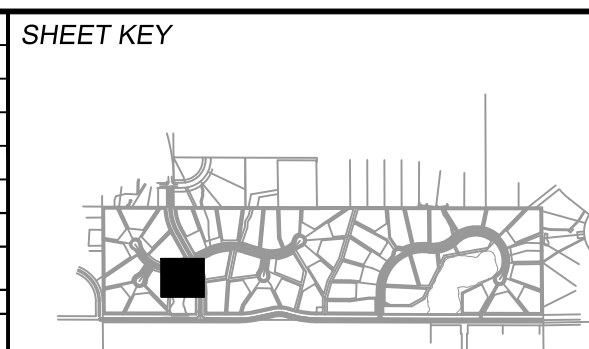
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.33	10.00	47°44'53"	S67°13'25"E	8.09

STRUCTURE TABLE					
STRUCTURE NAME	STRUCTURE STATION	STRUCTURE DETAILS	STRUCTURE TYPE	NORTHING & EASTING	CUT
DF-1	2+78.06	RIM = 7246.90' SUMP = 7171.95 PIPE 54 INV OUT (18") = 7173.92	OUTLET STRUCTURE	N: 1454569.59 E: 3190824.90	5.59
FES 31	3+00.80	RIM = 7175.64 PIPE 54 INV IN (18") = 7173.85	18" FES	N: 1454547.90 E: 3190831.69	

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



REFERENCE DRAWINGS	##	##	##	##
X-1105-PR-SITE X-Tile-W-R&S	##	##	##	##
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No.	DATE	DESCRIPTION		BY
REVISIONS				
COMPUTER FILE MANAGEMENT				
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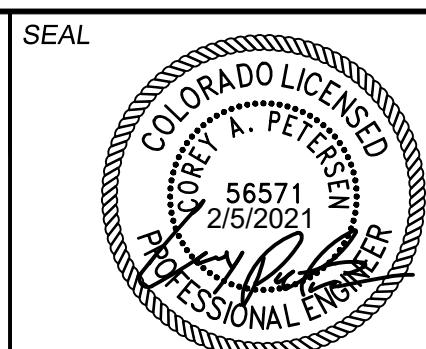
BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

Basis of Bearing

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

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

PREPARED BY:



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

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

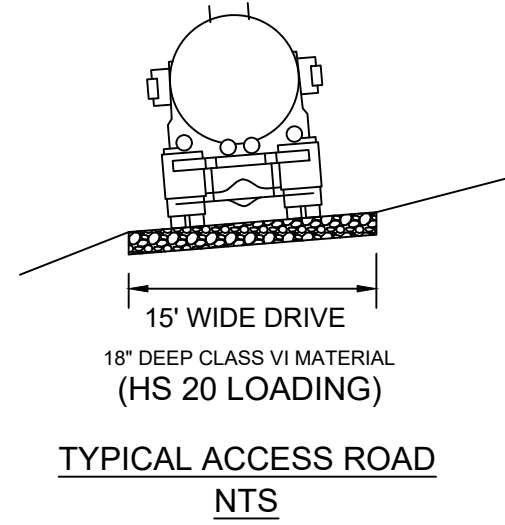
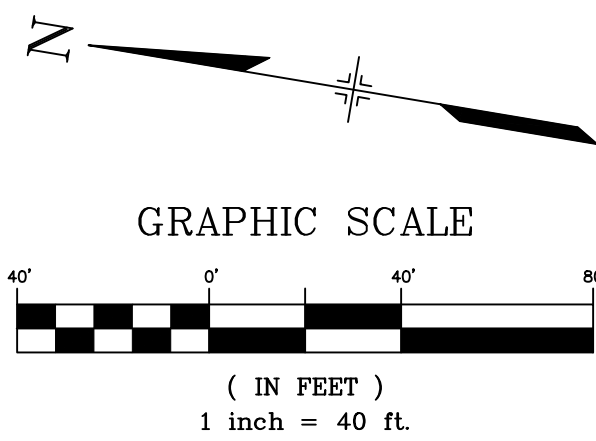
DF-1 POND PLAN & PROFILE

DESIGNED BY:	CP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No. DF01
DRAWN BY:	CRD	HORIZ. 1" = 40'			
CHECKED BY:	CP	VERT. 1" = 5'	SHEET	29 OF 40	

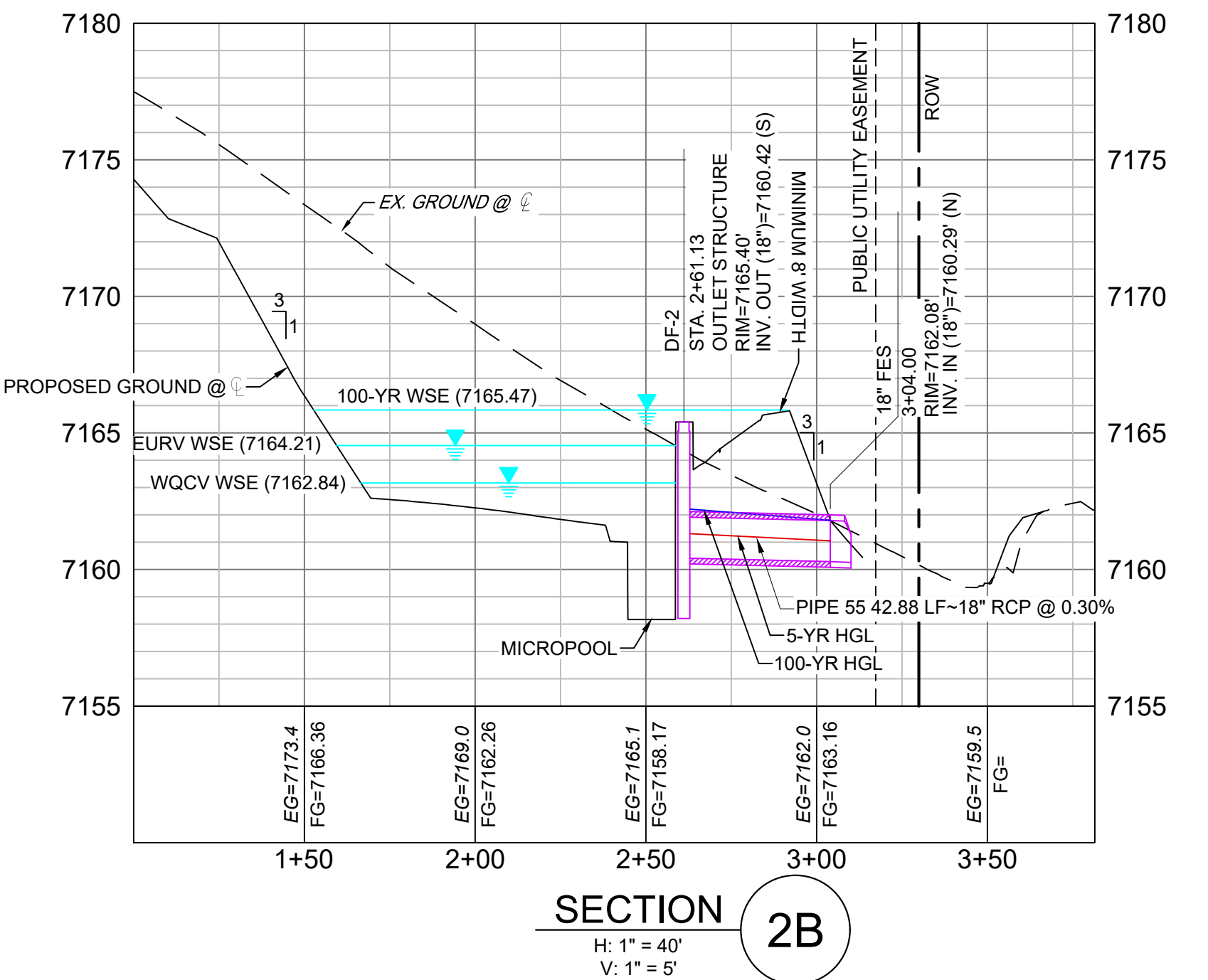
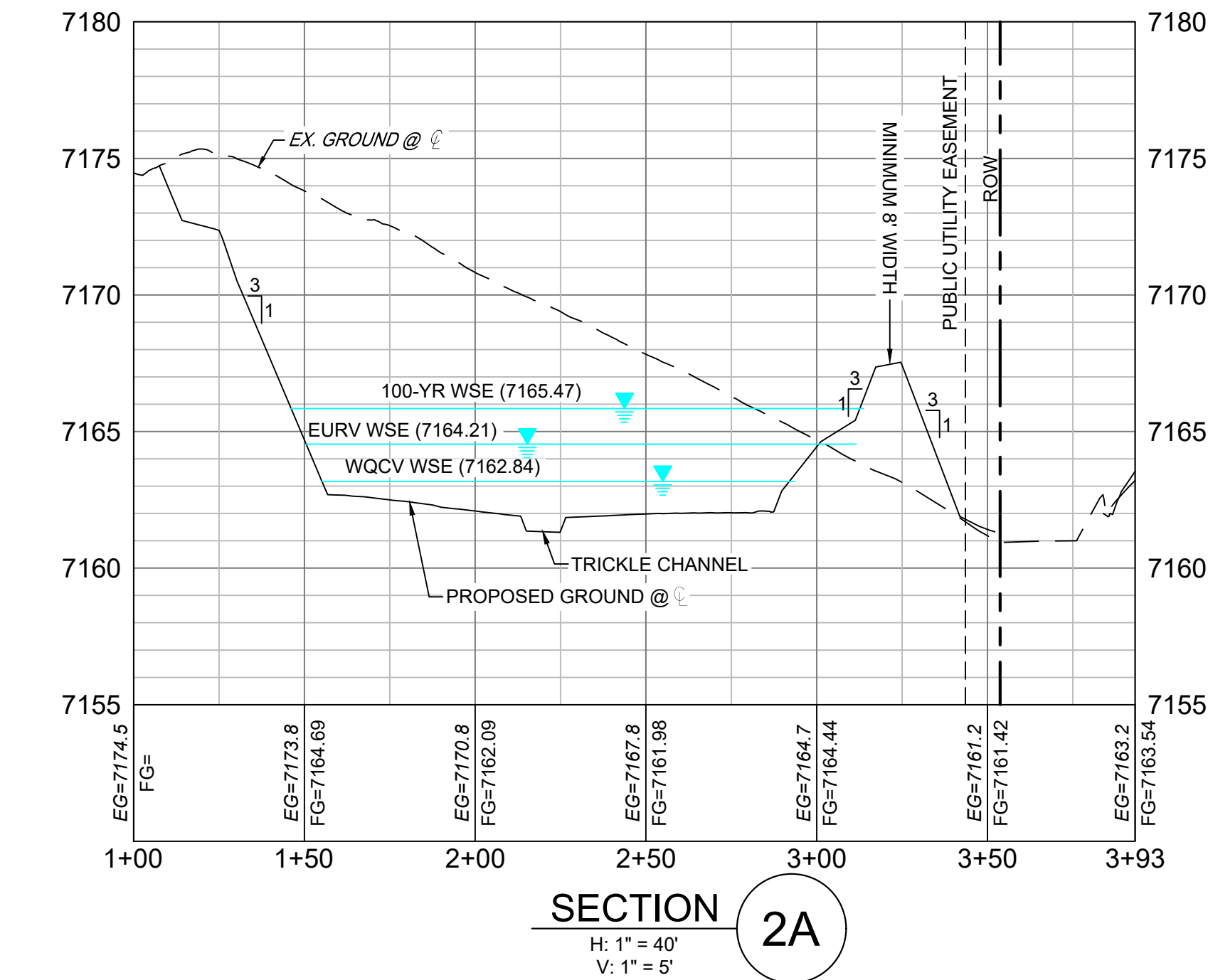
LINE TABLE		
LINE #	BEARING	DISTANCE
L5	N08°11'42"E	125.54
L6	N29°42'25"E	14.98

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

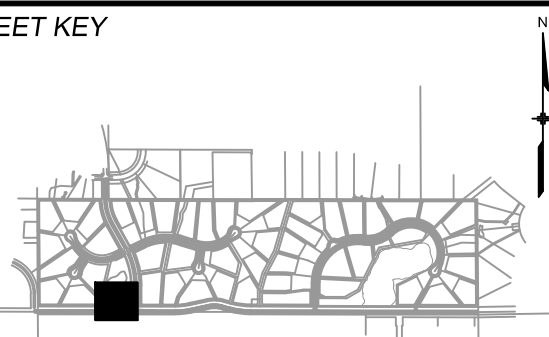
PIPE SUMMARY TABLE						
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING	CHORD LENGTH	RADIUS
PIPE 55	18" RCP	0.30%	42.88	S05°29'55"W	42.88	0.00



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 ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
5. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
6. REFER TO LANDSCAPE PLAN OR GRADING EROSION CONTROL FOR FINAL LANDSCAPE AND FINAL STABILIZATION.
7. REFER TO POND DETAIL SHEETS FOR POND STRUCTURE/INFRASTRUCTURE DETAILS



REFERENCE DRAWINGS X-1105-PR-SITE X-Title-W-R&S	##	##	##	##
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	No.	DATE	DESCRIPTION	BY
	REVISIONS			
	COMPUTER FILE MANAGEMENT			
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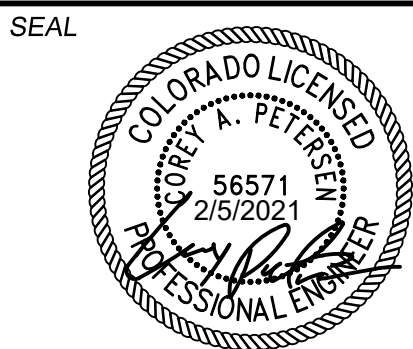
BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

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

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

PREPARED BY:



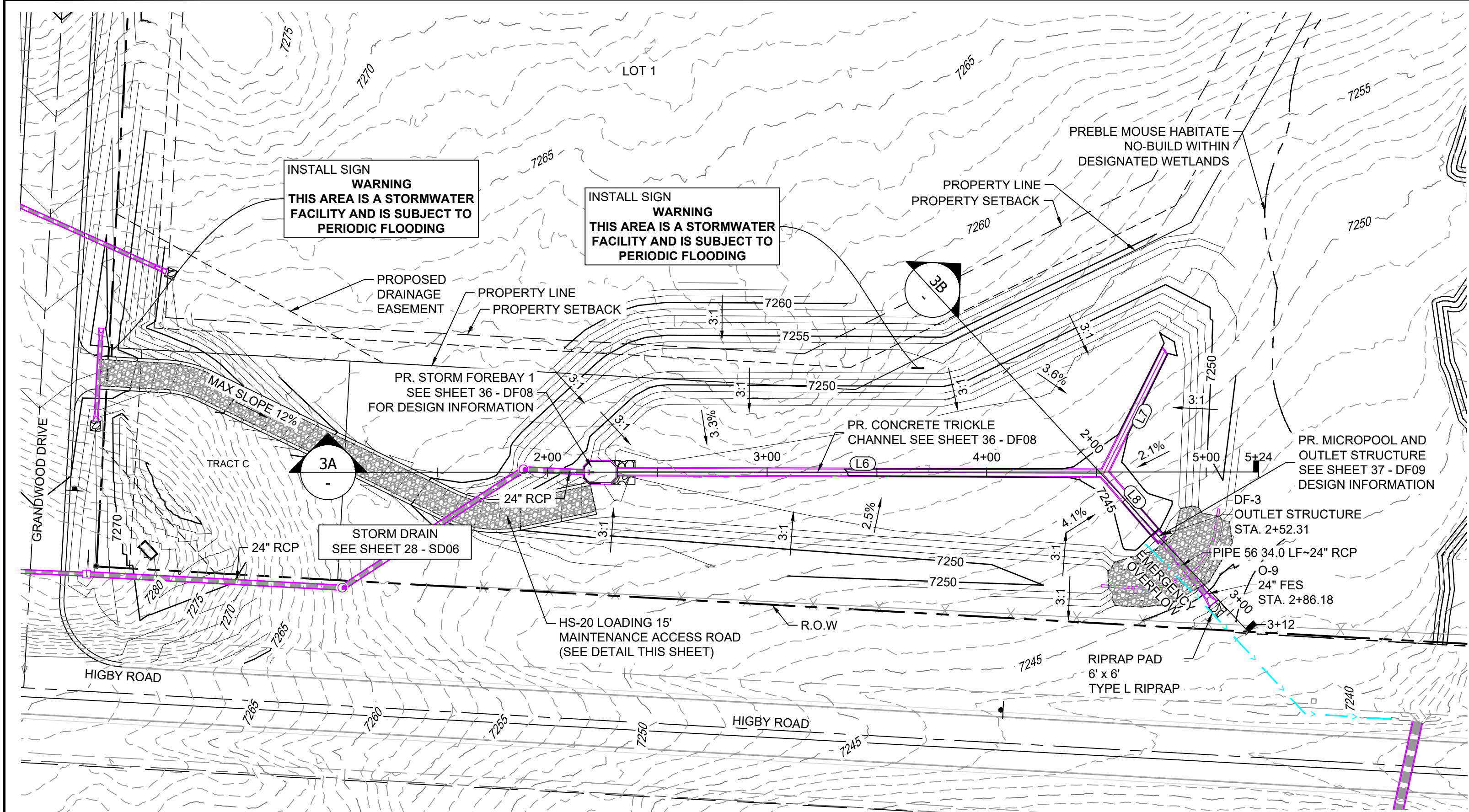
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

DF-2 POND PLAN & PROFILE

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

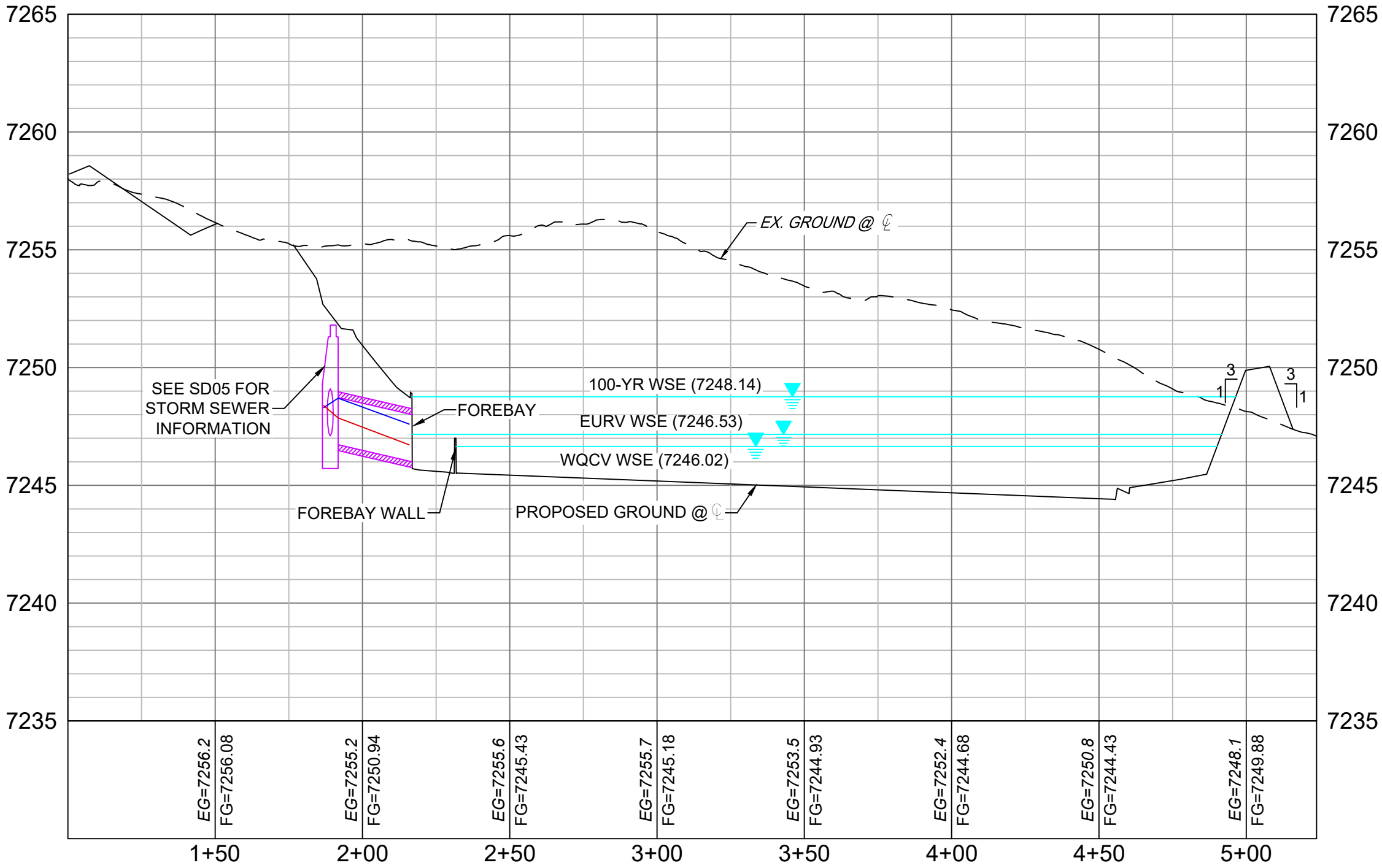


POND DF-3 LAYOUT

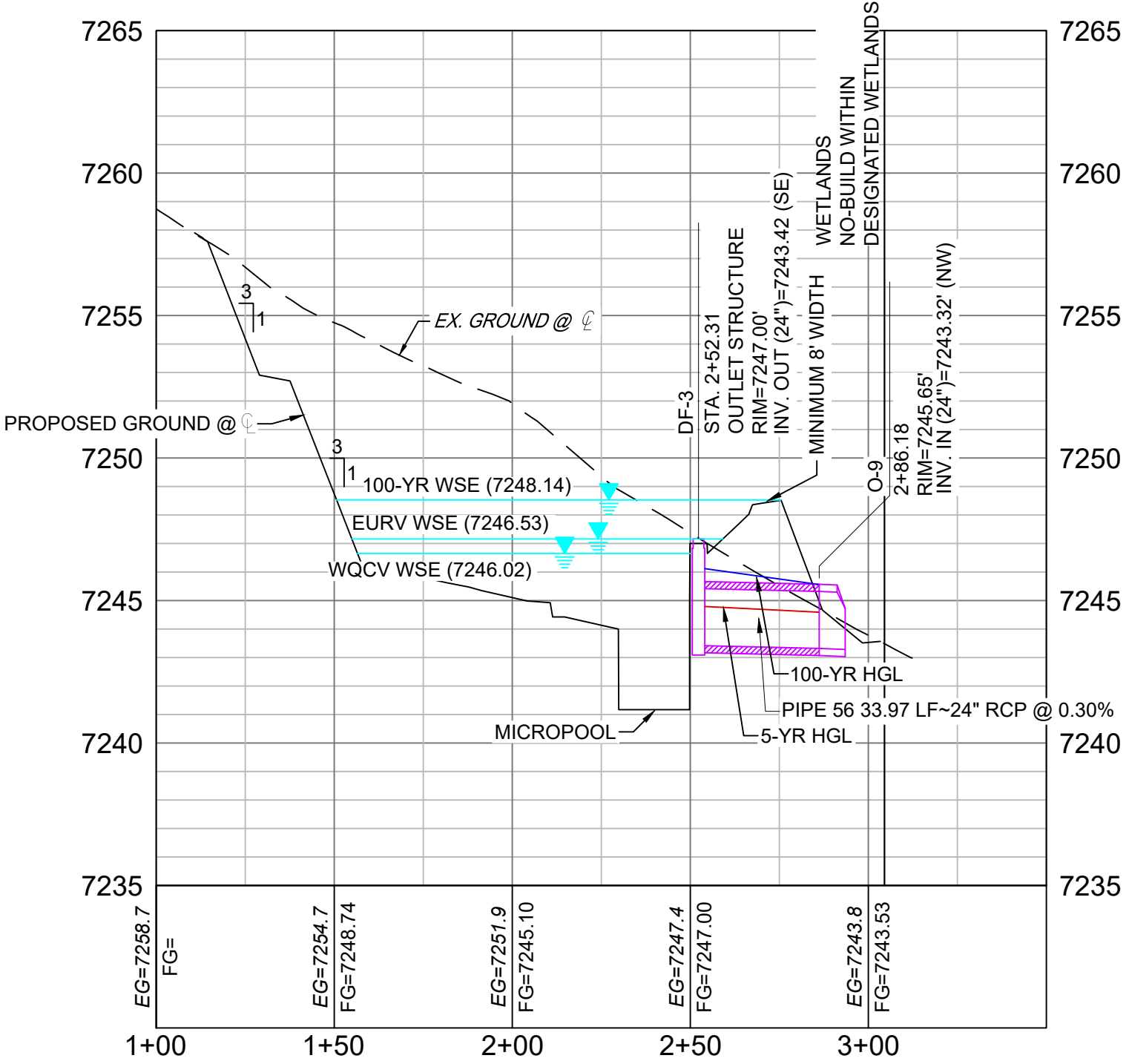
LINE TABLE		
LINE #	BEARING	DISTANCE
L6	N87°06'48"E	220.78
L7	S23°22'43"W	63.33
L8	S43°55'53"E	35.98

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

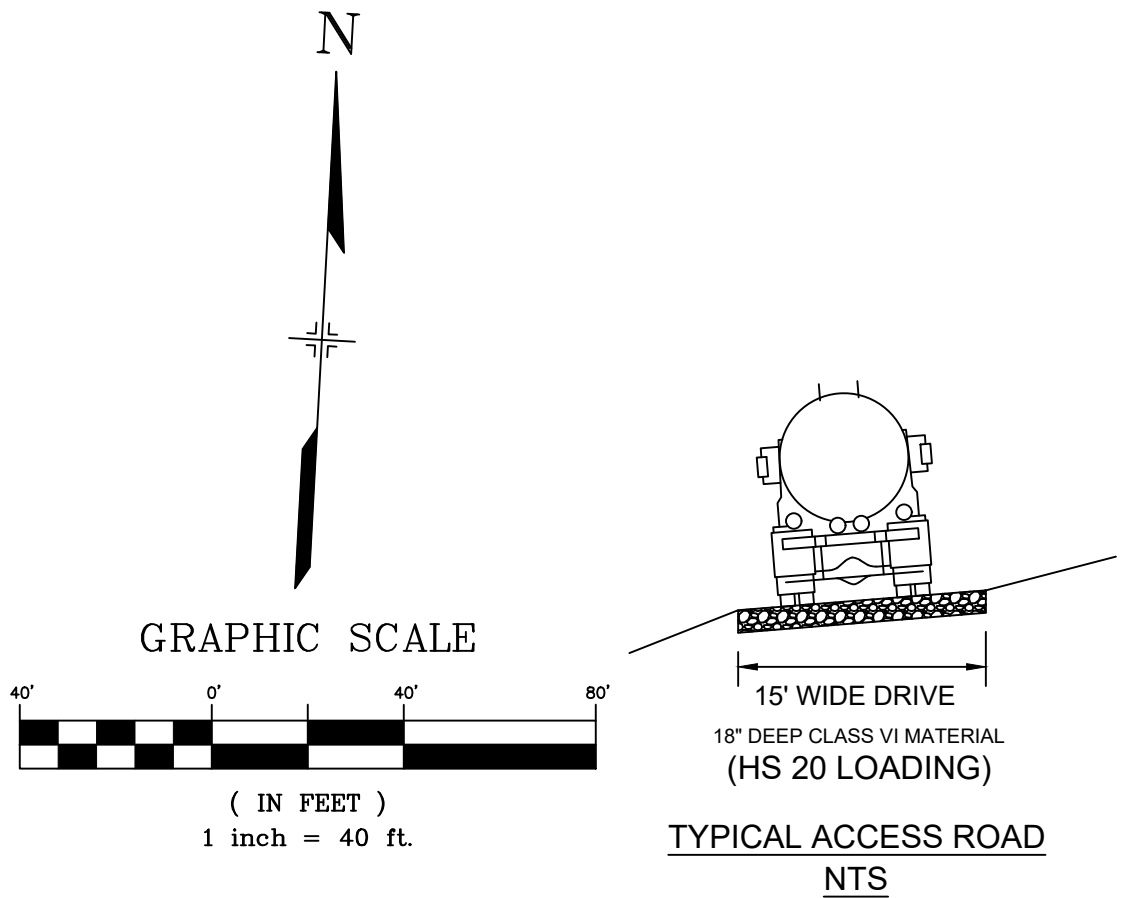
PIPE SUMMARY TABLE						
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING	CHORD LENGTH	RADIUS
PIPE 56	24" RCP	0.30%	33.97	S41°58'44"E	33.97	0.00



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

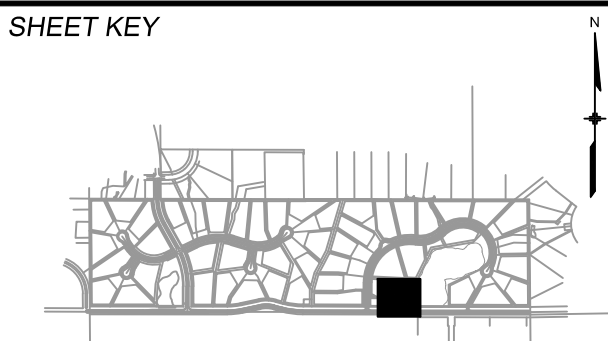


SECTION 3B
H: 1" = 40'
V: 1" = 5'



- 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

REFERENCE DRAWINGS							
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	REVISIONS						
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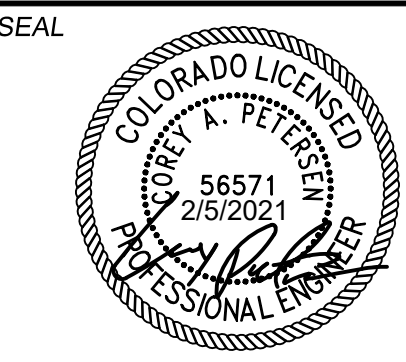


BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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

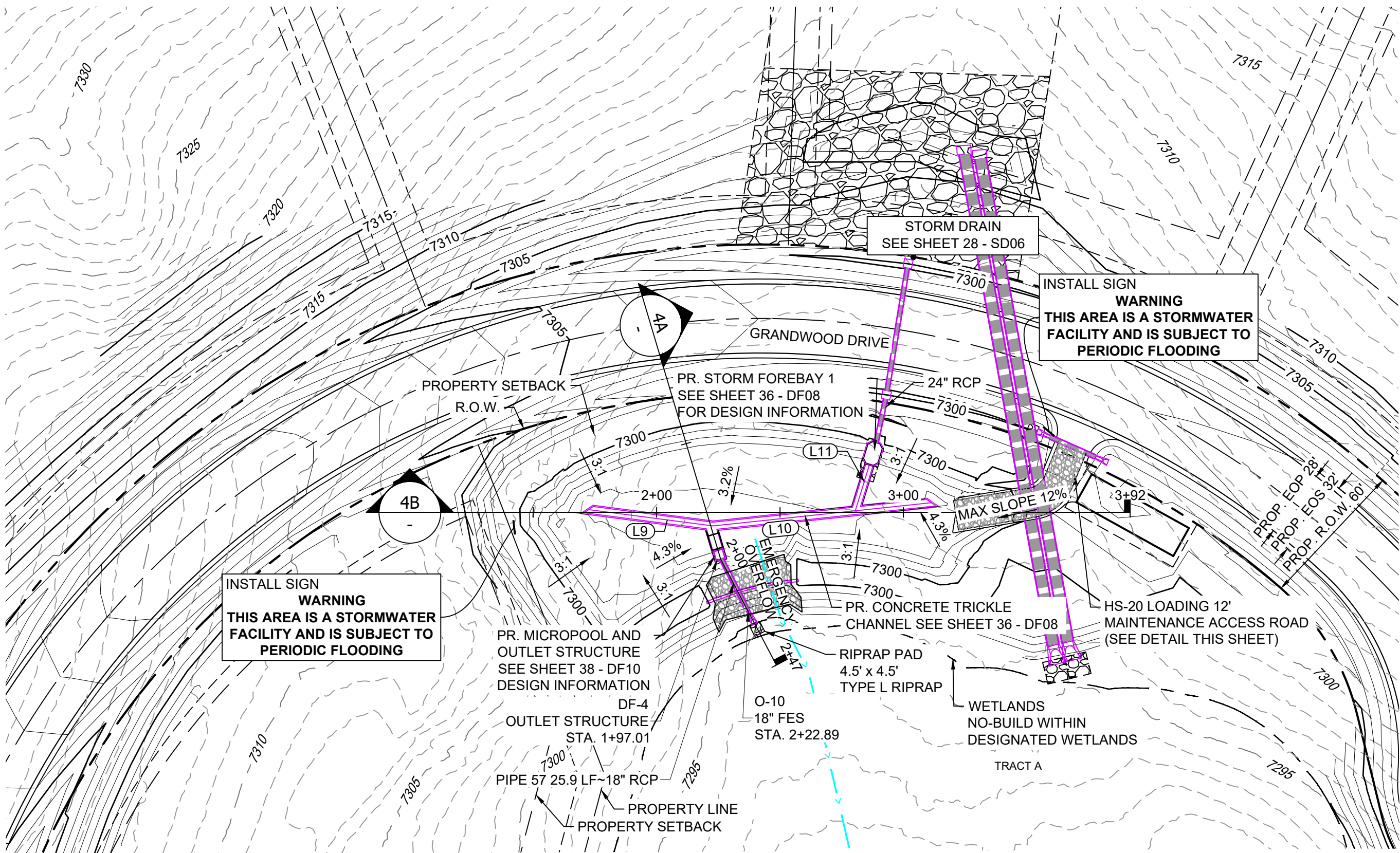
OWNER:
GRANDWOOD ENTERPRISES, LLC
WILLIAM F. HEREBIC II, MANAGER
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

PREPARED BY:

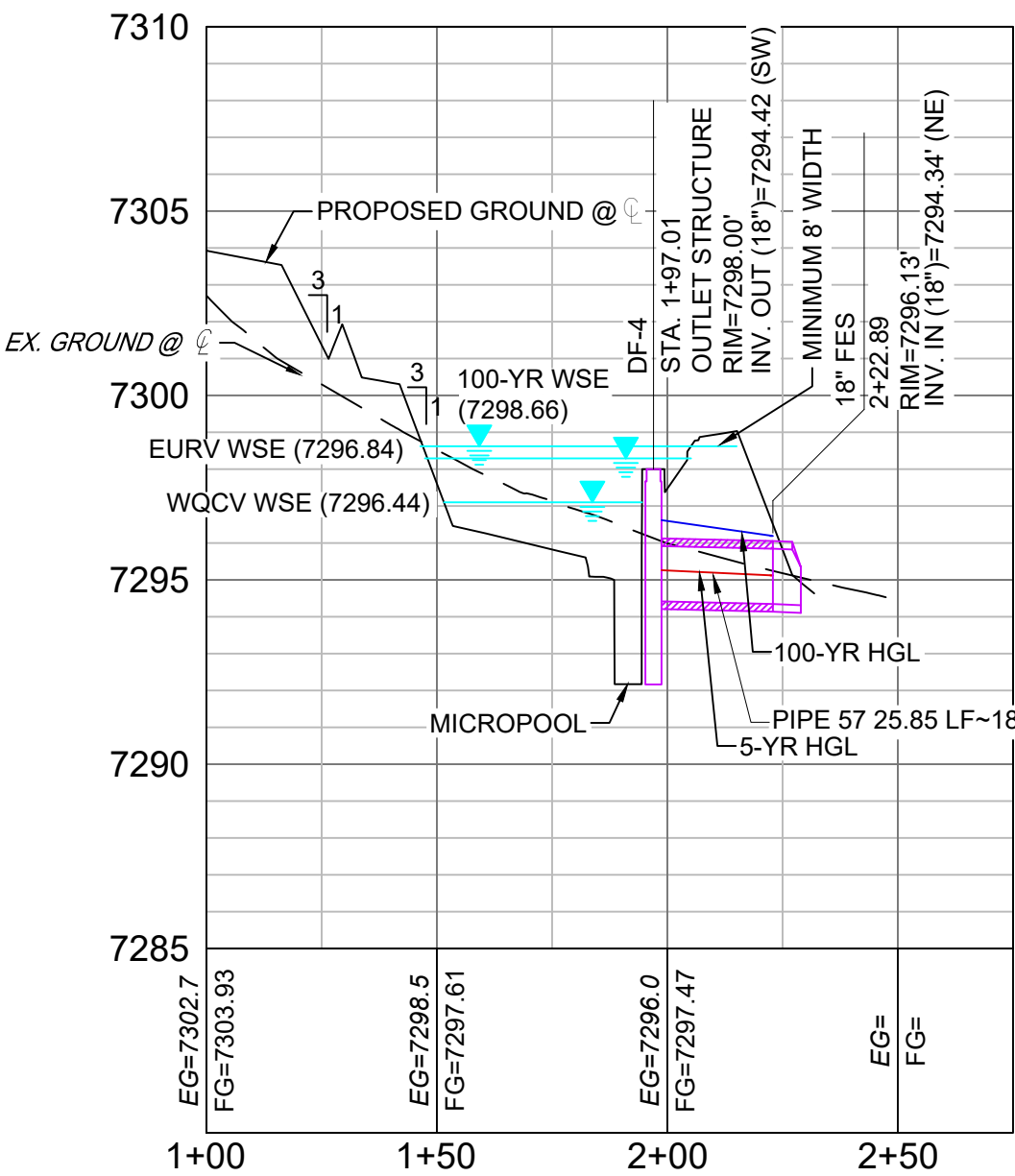


FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

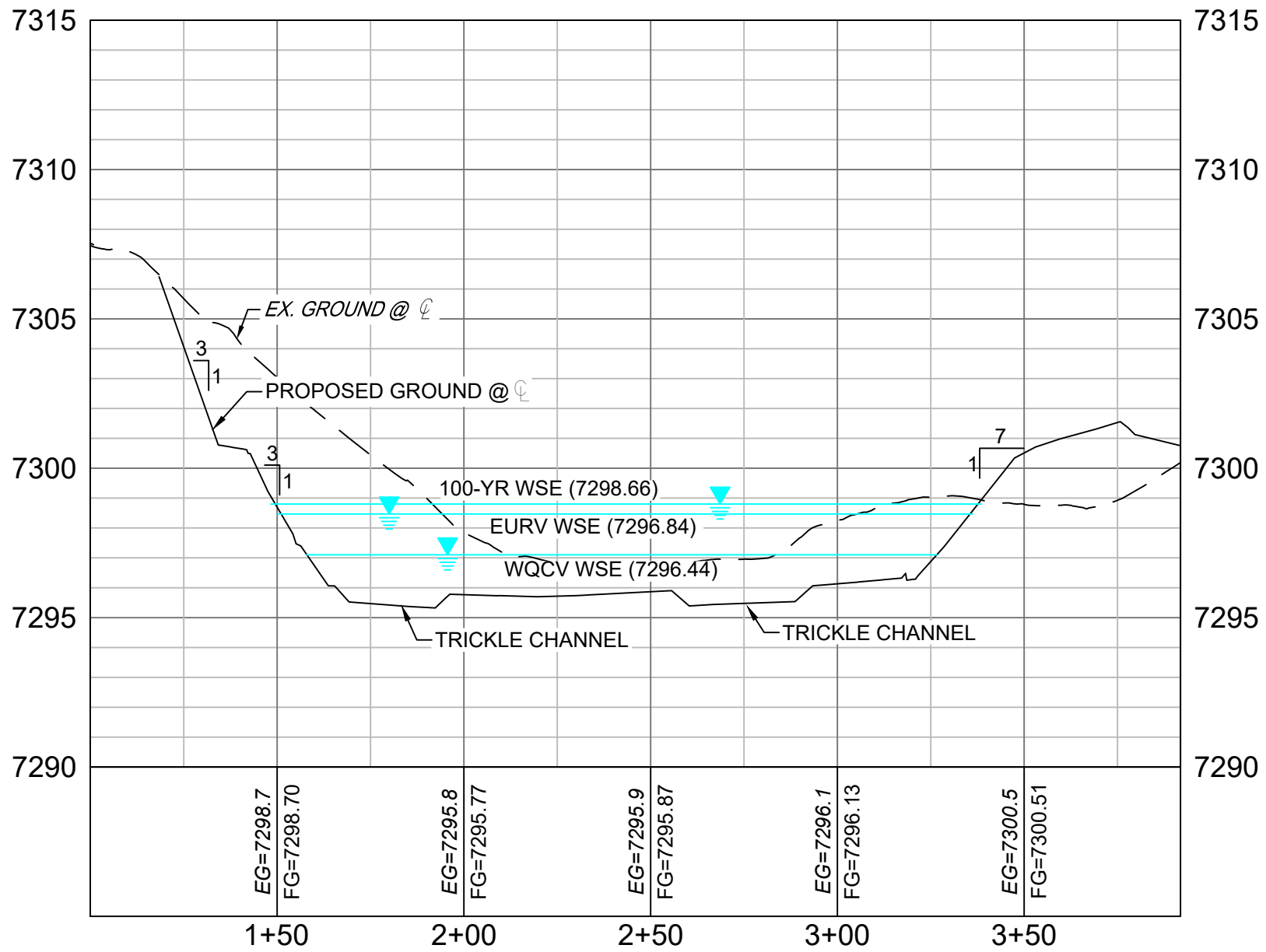
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
DF-3 POND PLAN & PROFILE			
DESIGNED BY:	CP	SCALE	DATE ISSUED:
DRAWN BY:	CRD	HORIZ. 1" = 40'	FEBRUARY, 2021
CHECKED BY:	CP	VERT. 1" = 5'	SHEET
			31 OF 40
			DWING No. DF03



POND DF-4 LAYOUT



SECTION 4A

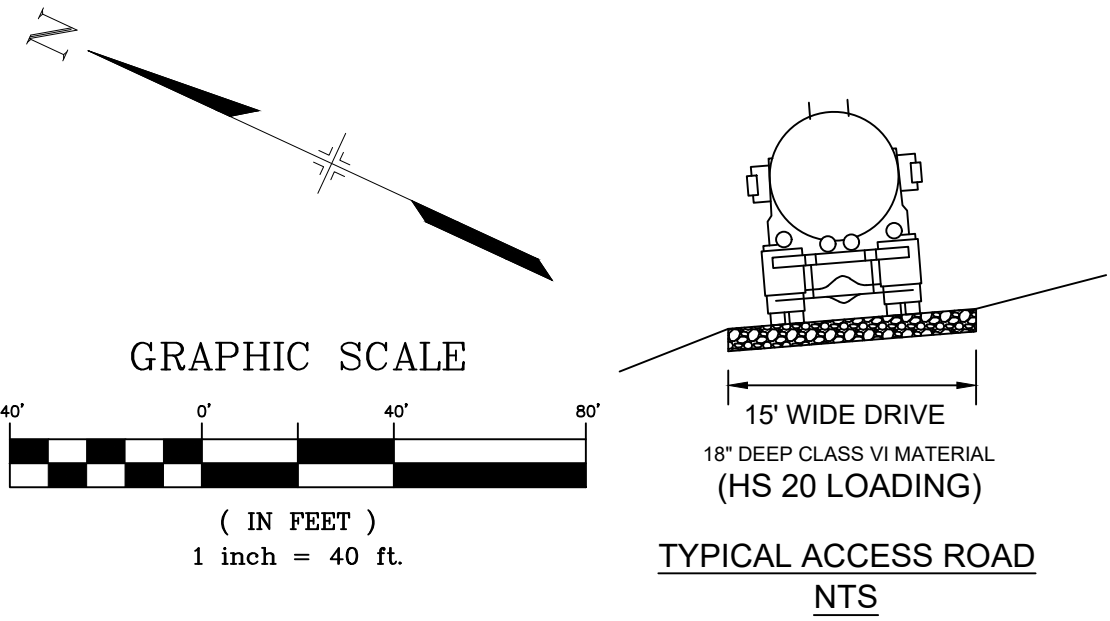


SECTION 4B

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

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

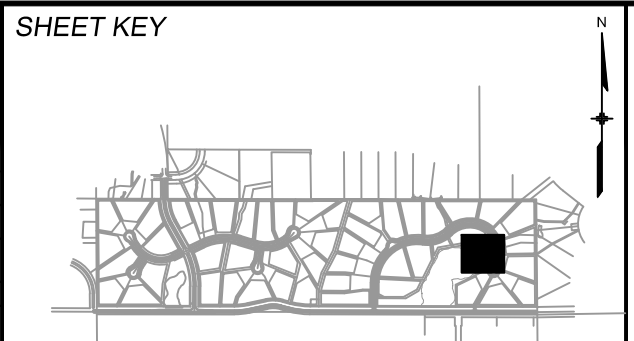
PIPE SUMMARY TABLE						
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING	CHORD LENGTH	RADIUS
PIPE 57	18" RCP	0.30%	25.85	S38°05'55"W	25.85	0.00



- NOTES:
- ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER ALL STRUCTURES UNLESS OTHERWISE NOTED.
 - PIPE LENGTHS ARE MEASURED FROM THE OUTSIDE FACE OF ALL STRUCTURES.
 - ALL PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 - ALL PIPE BEND ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
 - 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

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

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

PREPARED BY:

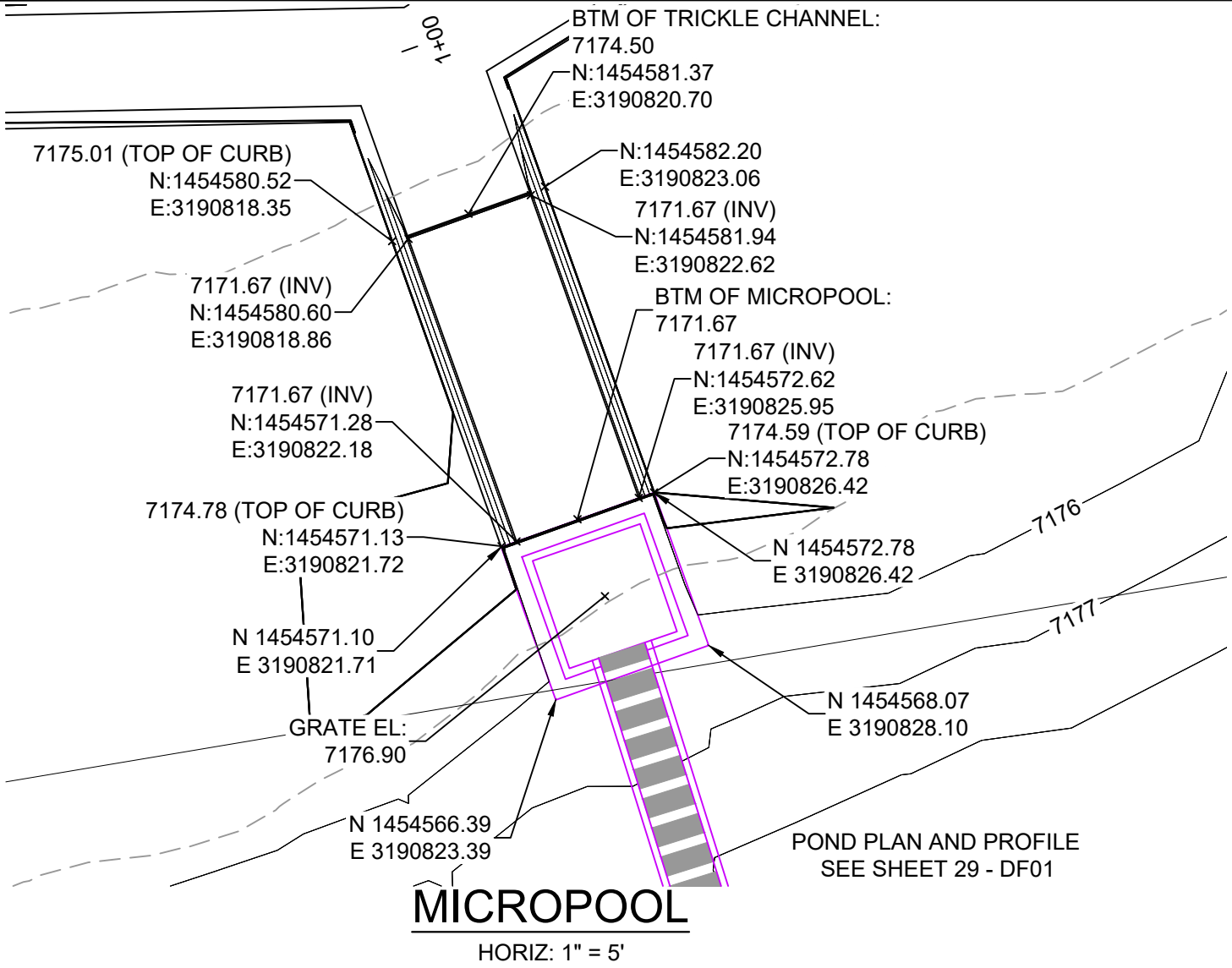
Matrix

SEAL

COLORADO LICENSED PROFESSIONAL ENGINEER
56571
2/5/2021

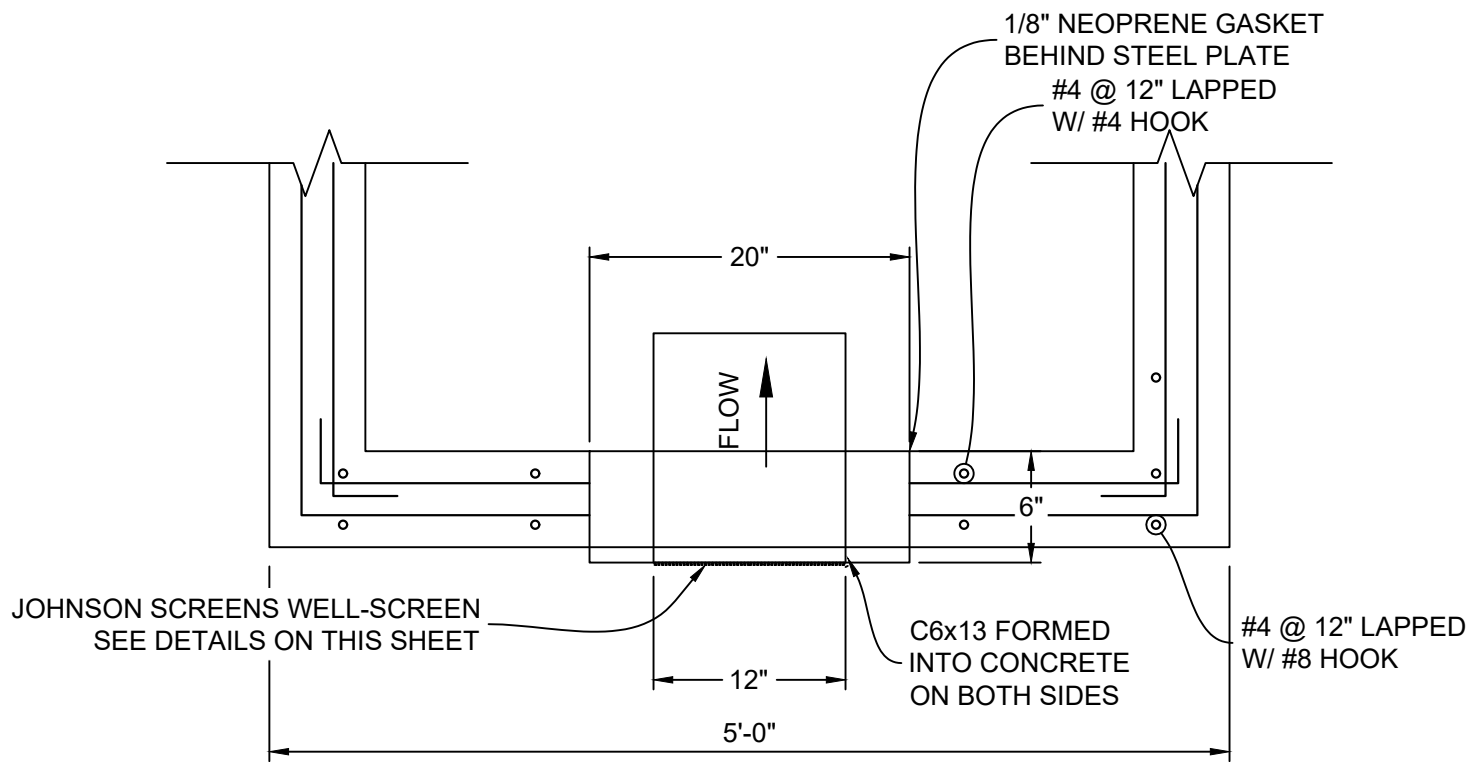
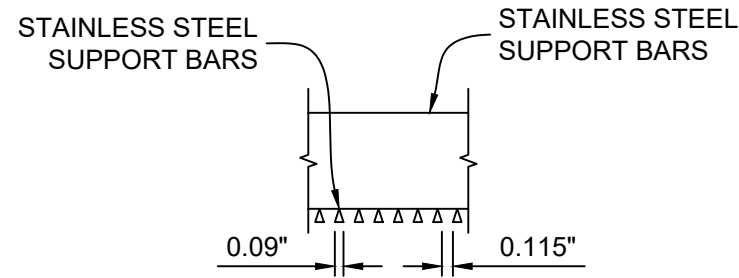
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
DF-4 POND PLAN & PROFILE			
DESIGNED BY:	CP	SCALE	DATE ISSUED: FEBRUARY, 2021
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CHECKED BY:	CP	VERT. 1" = 5'	DF04

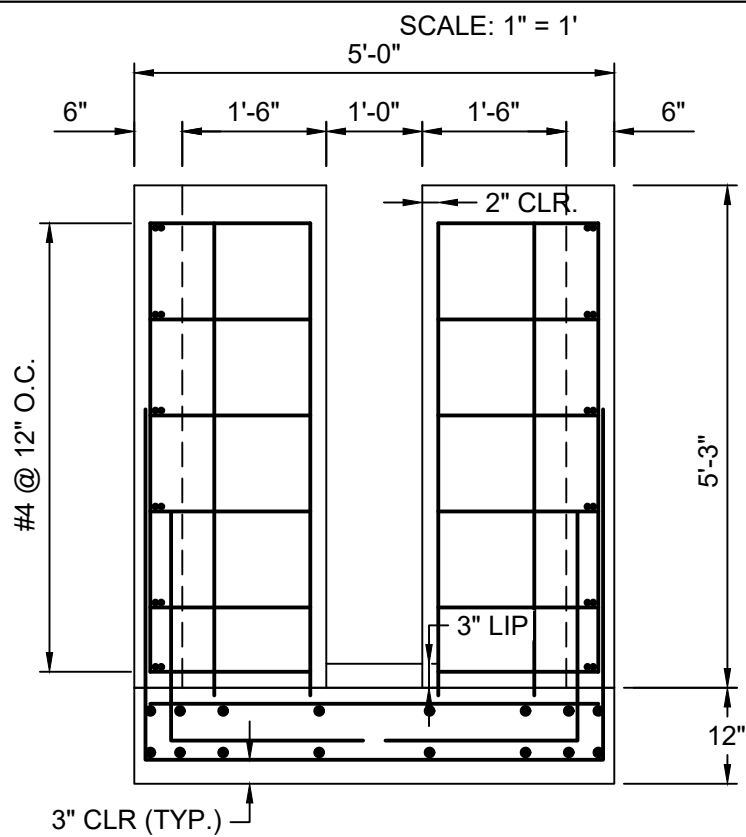


JOHNSON SCREENS STAINLESS STEEL
VEE WIRE FILTERS WELL-SCREEN (OR EQUAL)

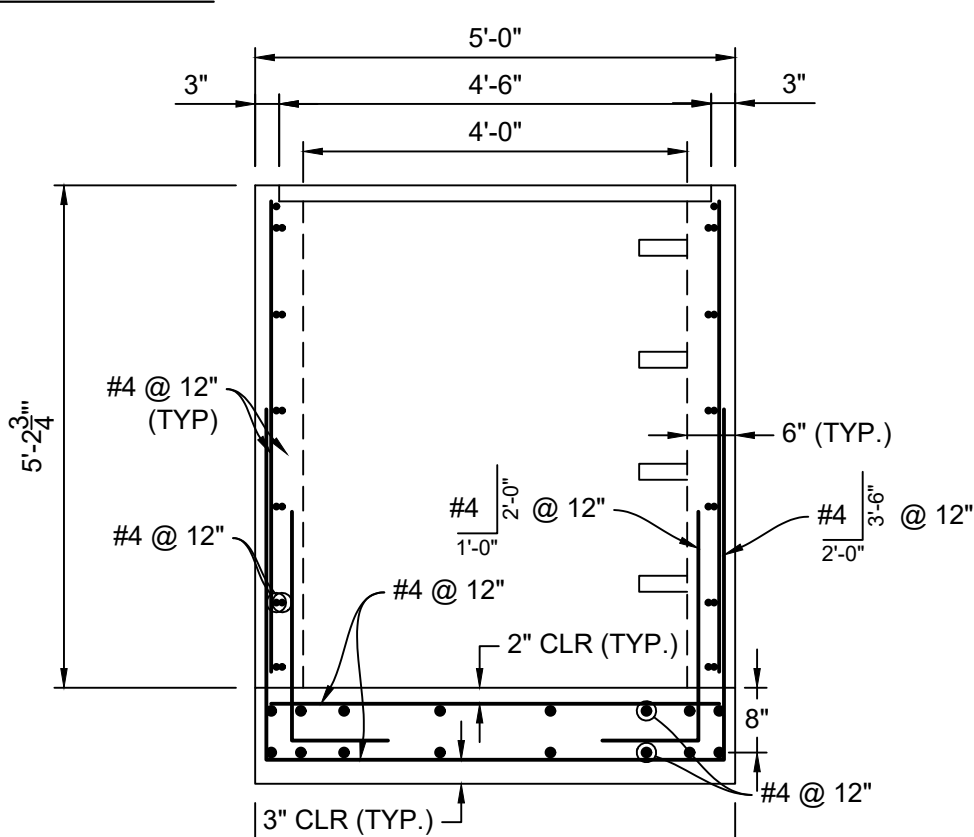
STRUCTURE	SCREEN #93 VEE WIRE SLOT OPENING	SUPPORT ROD TYPE & SPACING	TOTAL SCREEN THICKNESS	CARBON STEEL FRAME TYPE
OUTLET STRUCTURE	0.139	#156 VEE @ 3/4" O.C.	0.31"	3/8" x 1" BAR



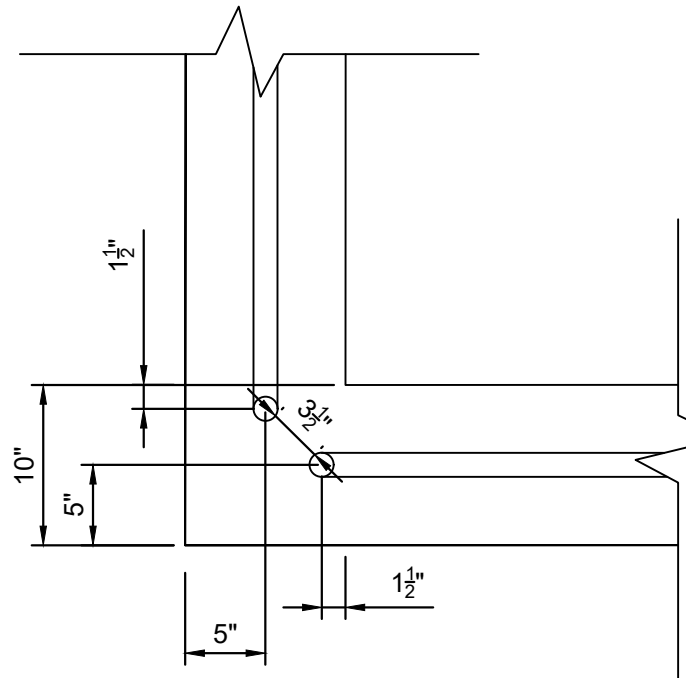
STRUCTURE DETAILS AT ORIFICE PLATE



SECTION 1H
1" = 2'-0"

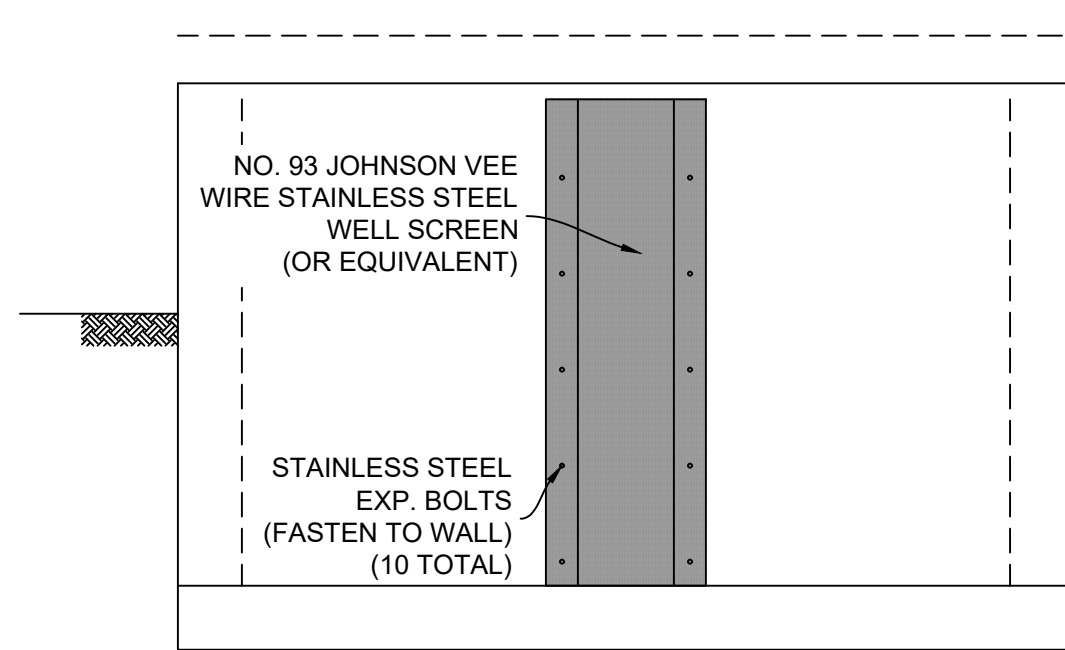
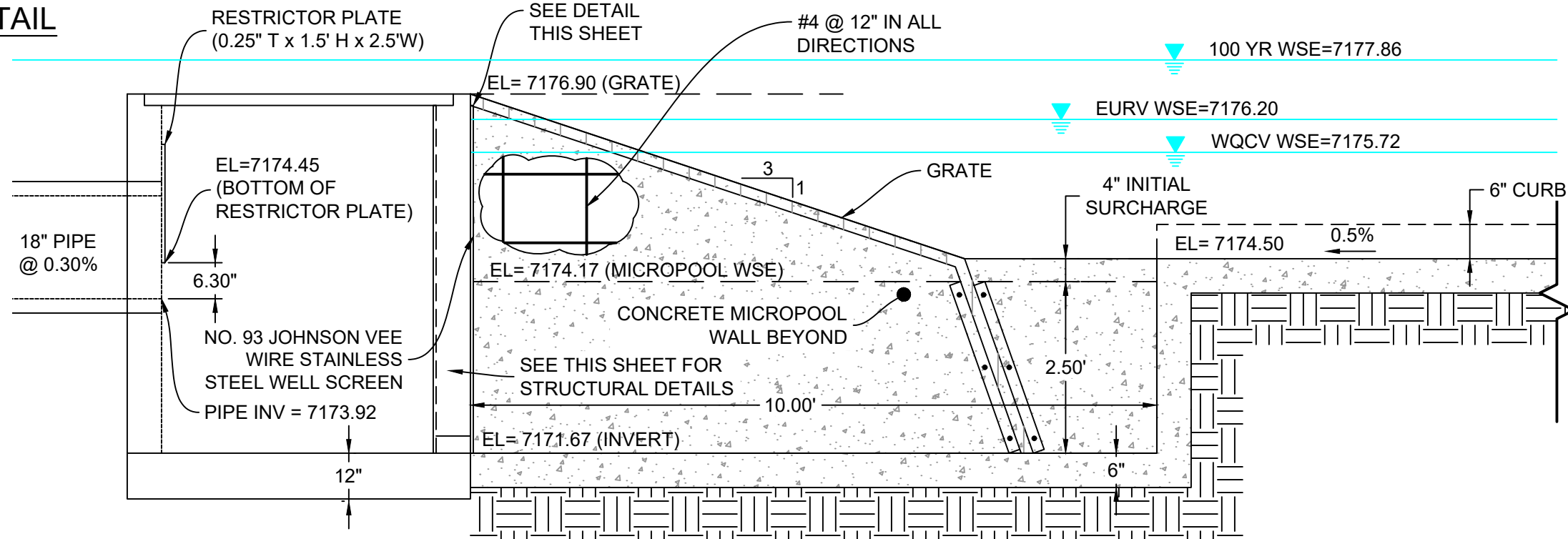


SECTION 1I
1" = 2'-0"

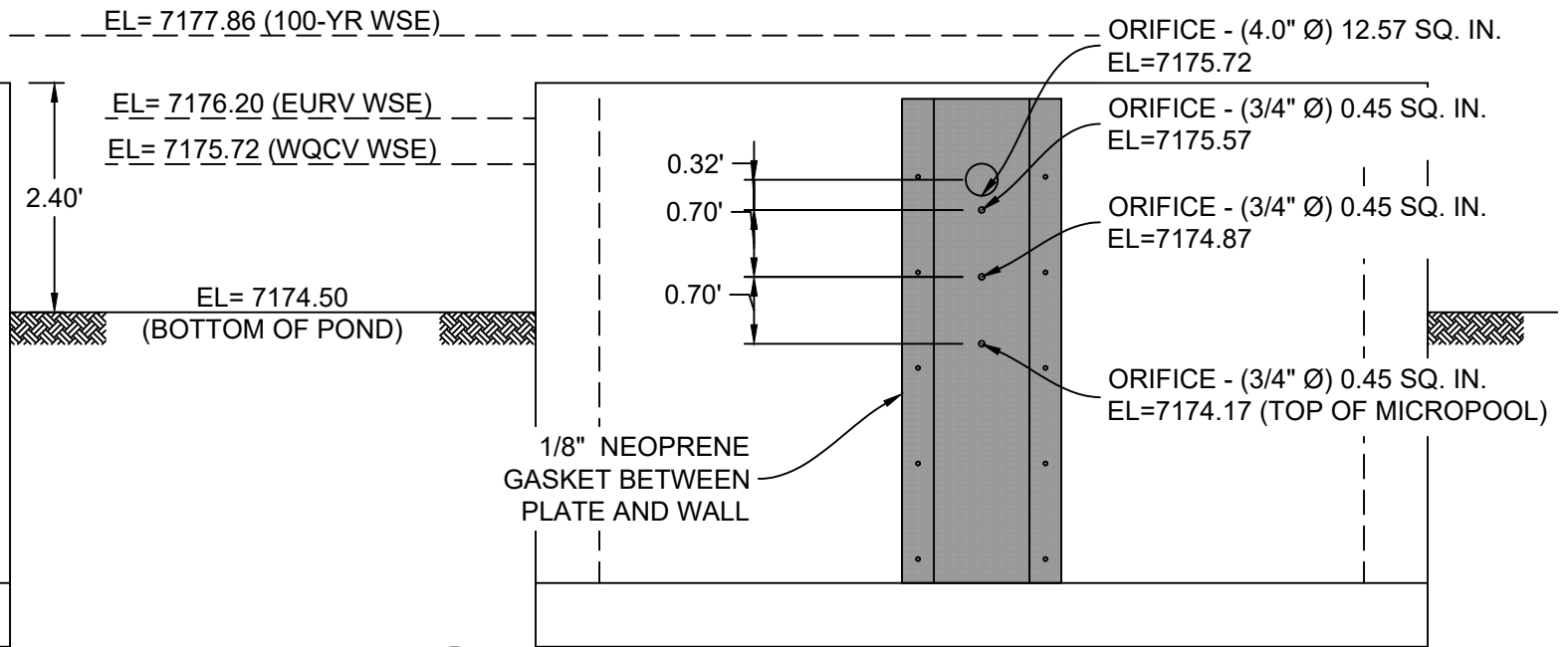


SAFETY RAIL
CORNER DETAIL
1" = 1'

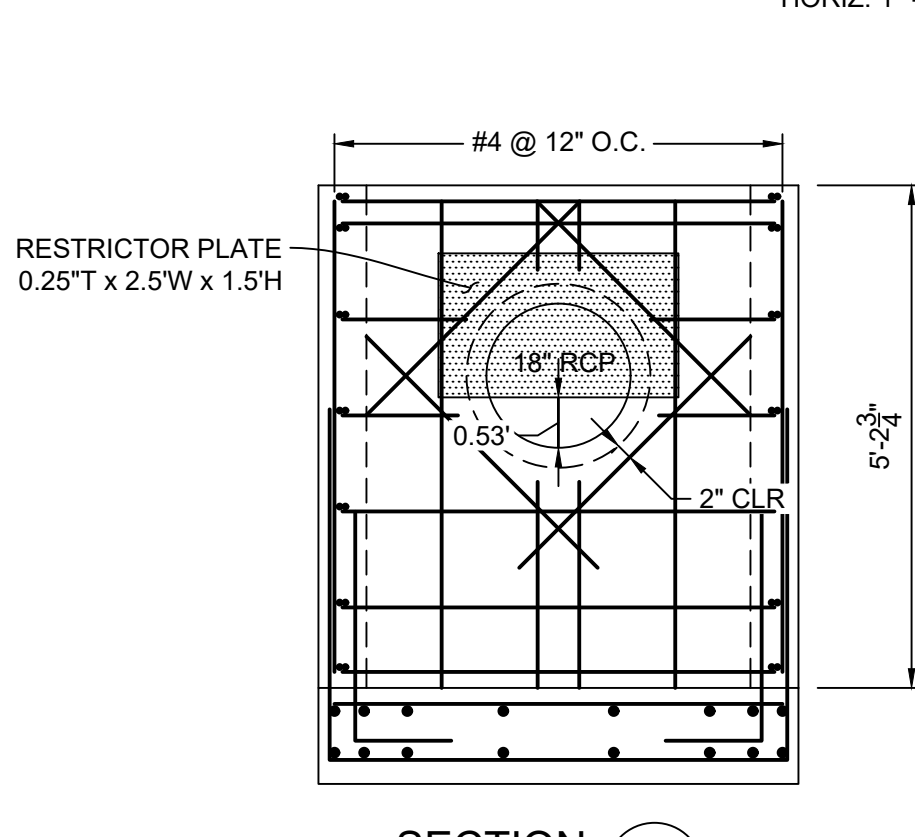
- RAIL NOTES:
- ALL PIPE IS 1 1/2" Ø HOT-DIPPE GALV. SCH 40 STEEL PIPE
 - DIMENSIONS SHOWN ARE FROM CENTER OF PIPE UNLESS OTHERWISE NOTED.
 - RAILING SHALL BE PLACE AT ALL LOCATIONS WHERE FALL HEIGHT IS GREATER THAN 30".
 - MAXIMUM HORIZONTAL SPACING FOR ANCHOR POSTS TO BE 8'.



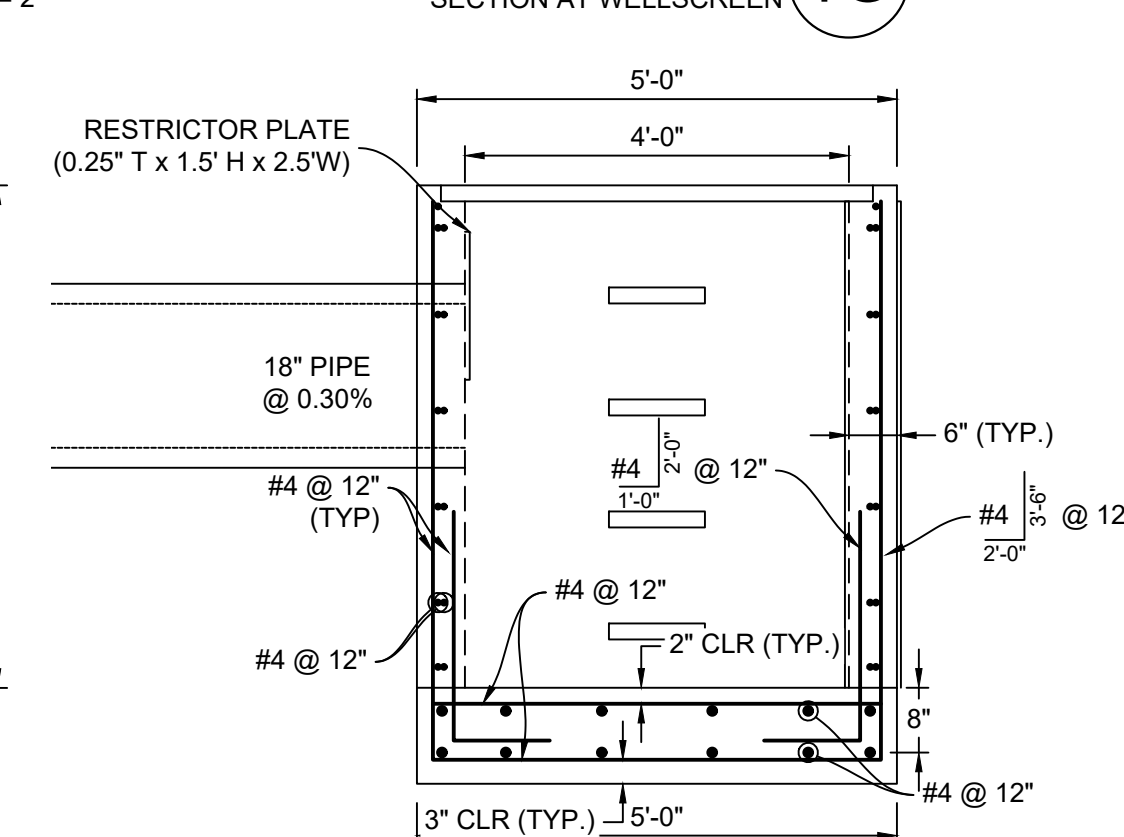
WELL SCREEN DETAIL
HORIZ: 1" = 2'



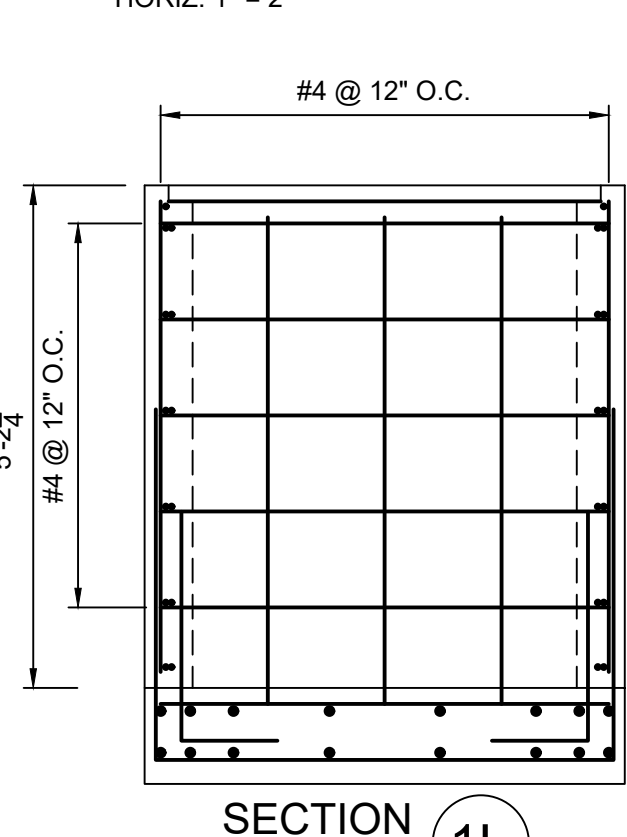
ORIFICE PLATE DETAIL
HORIZ: 1" = 2'



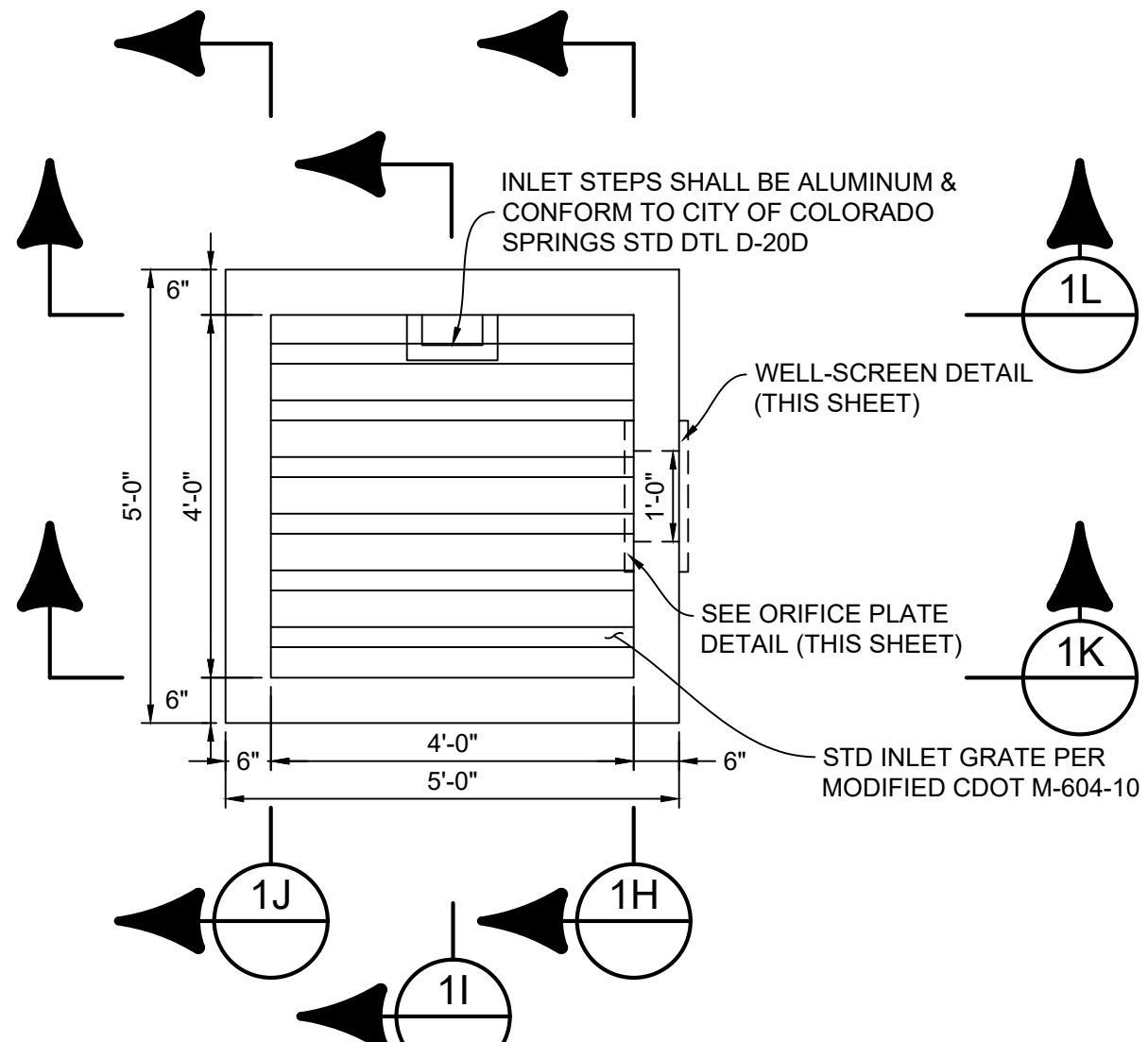
SECTION 1J
1" = 2'-0"



SECTION 1K
1" = 2'-0"



SECTION 1L
1" = 2'-0"



OUTLET STRUCTURE DETAILS

SCALE: 1" = 4'

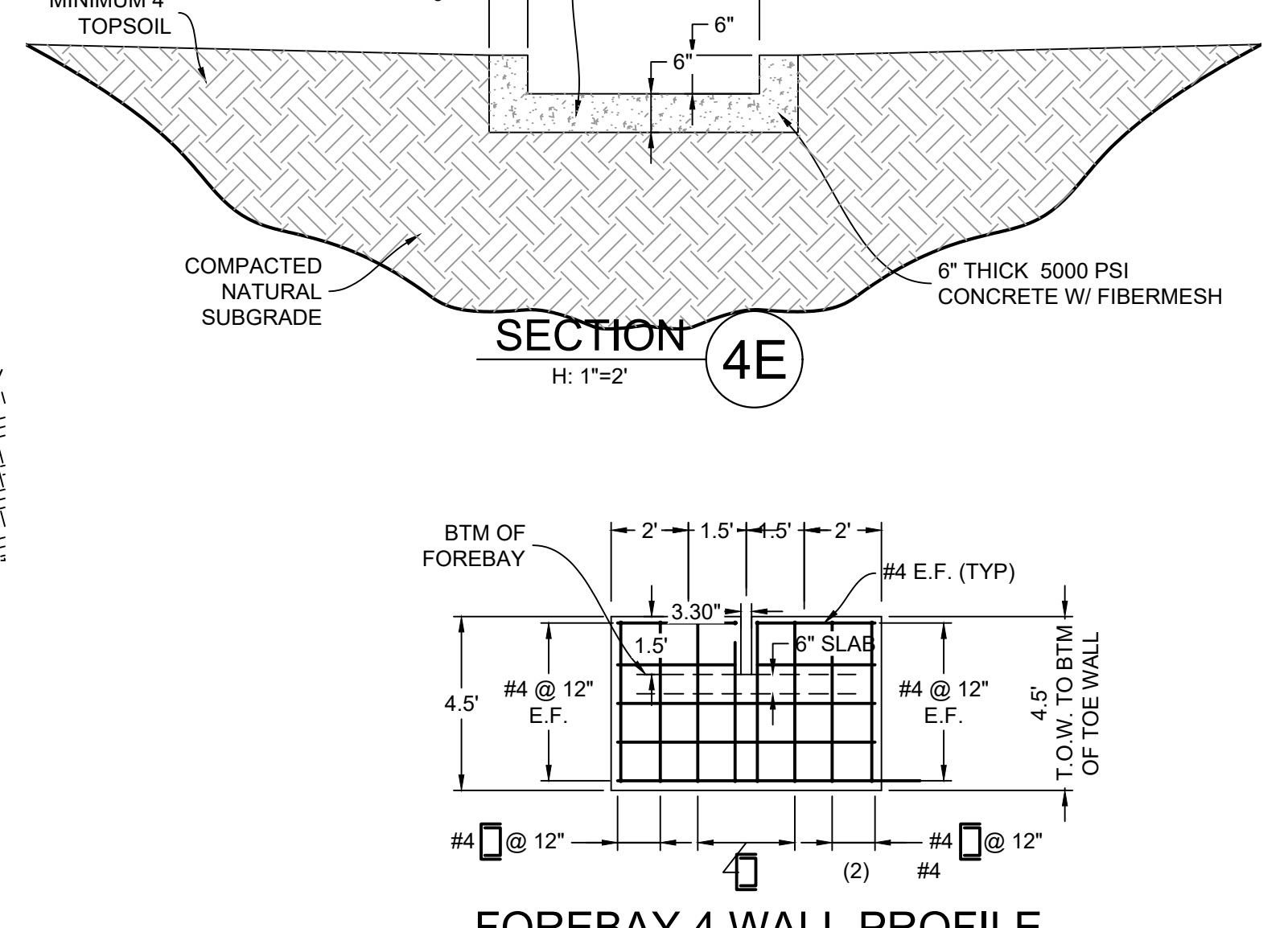
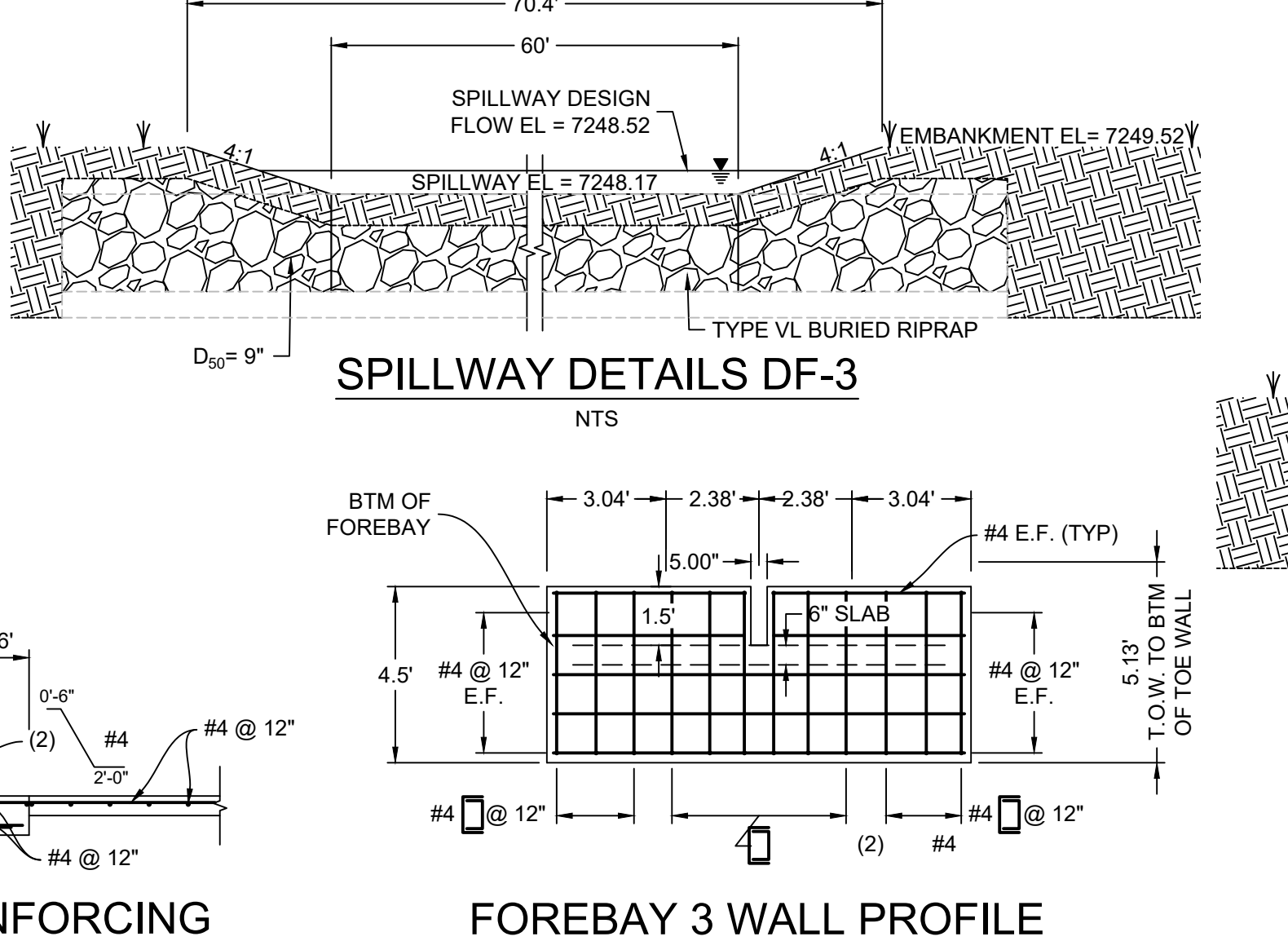
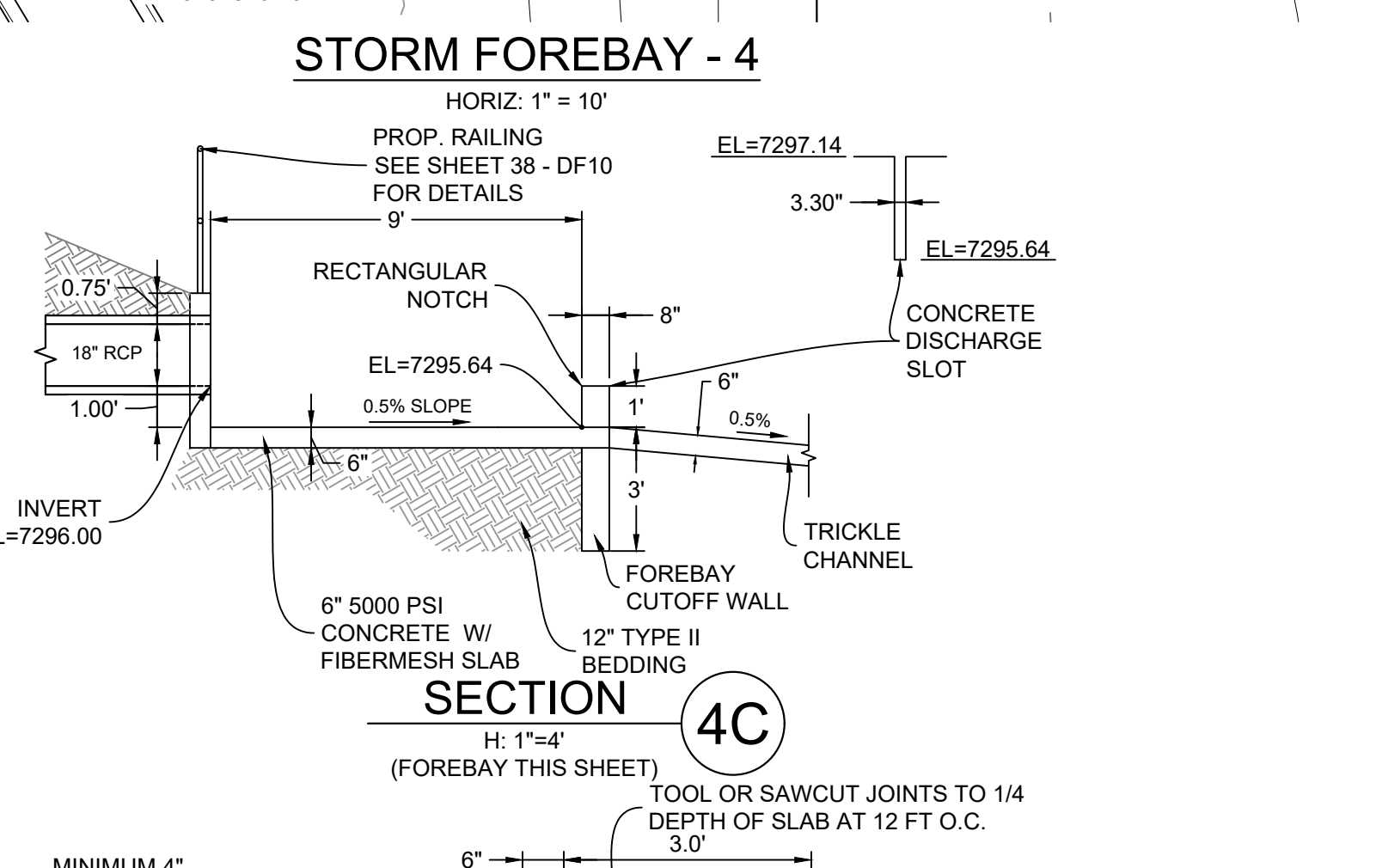
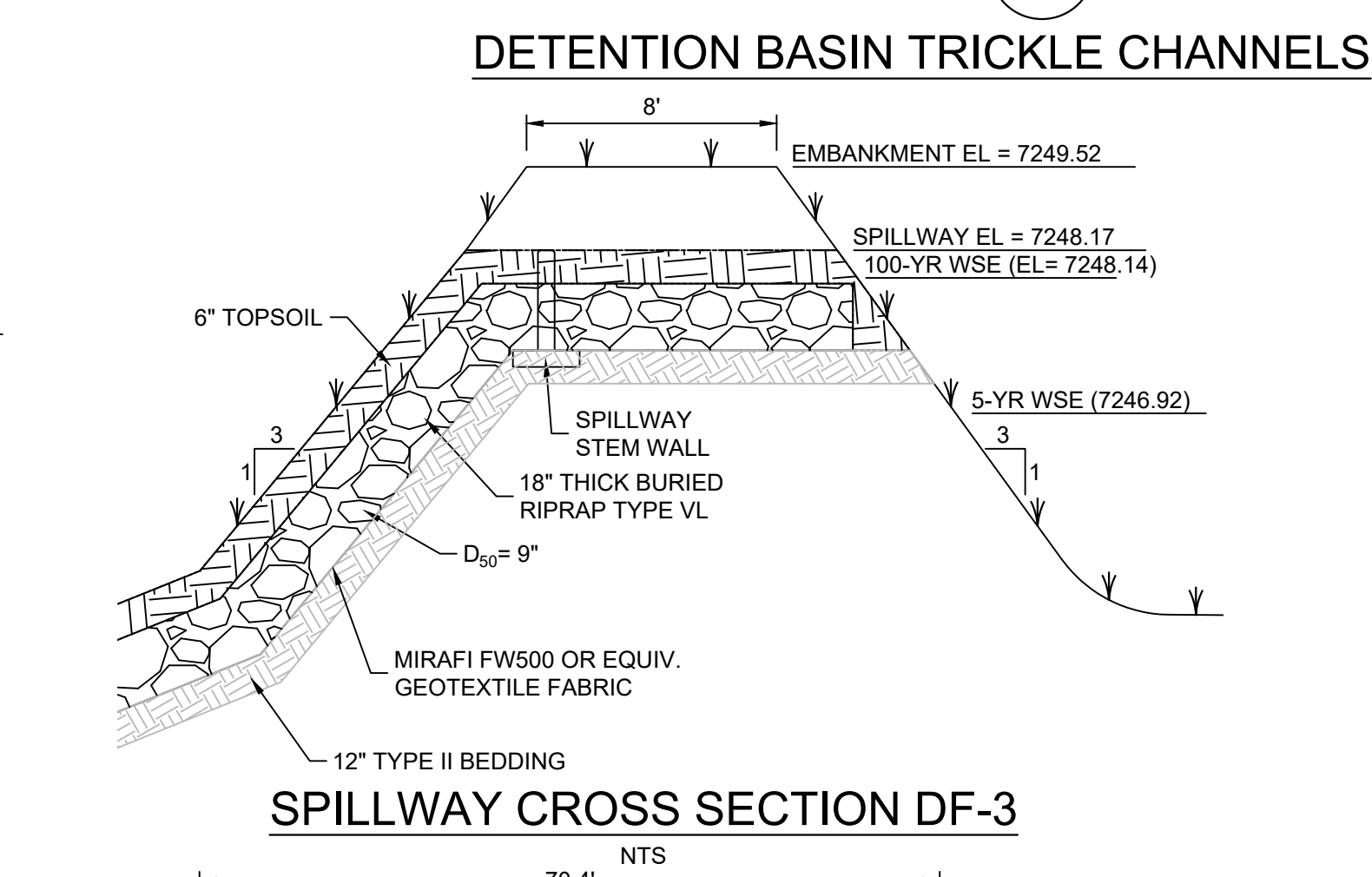
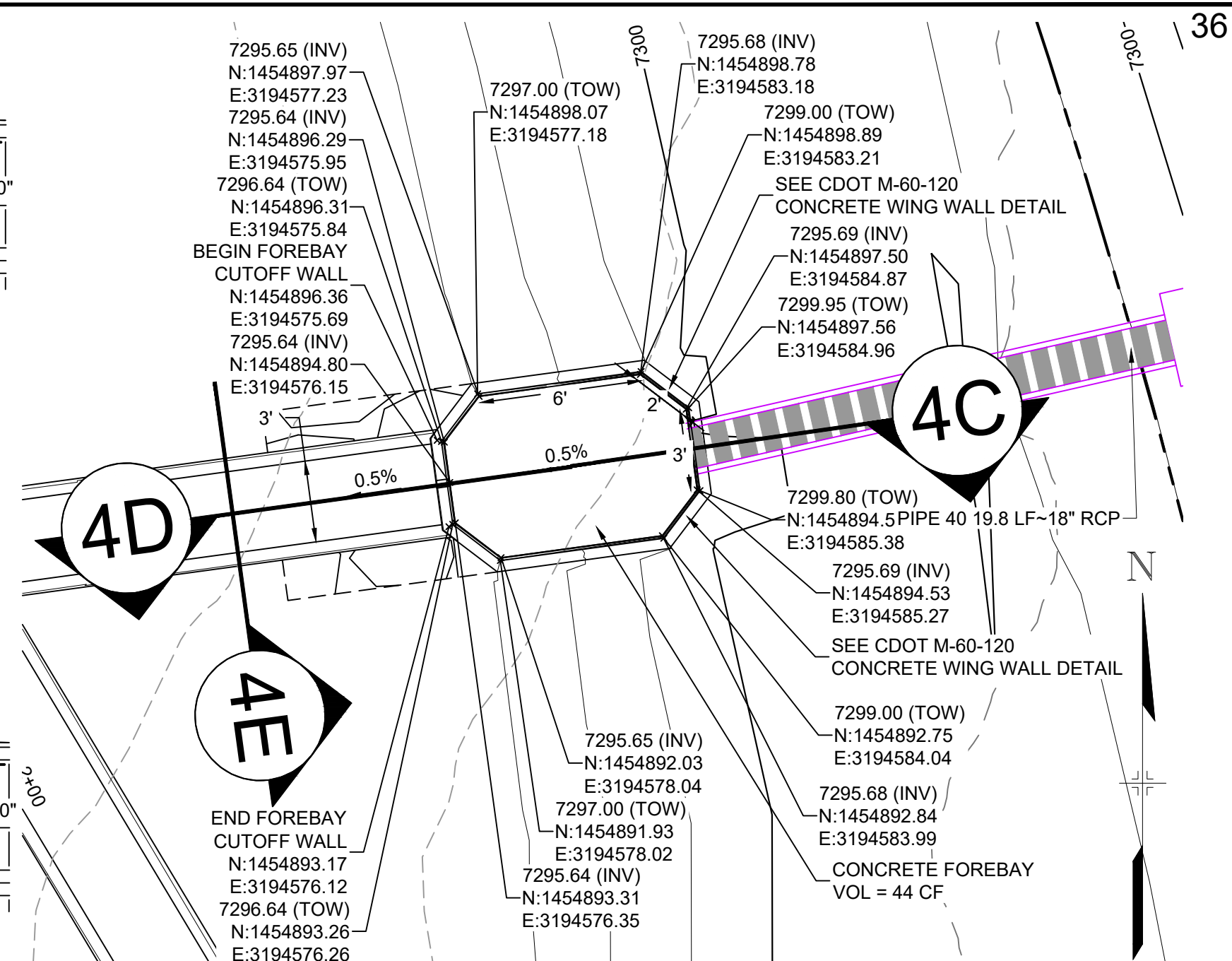
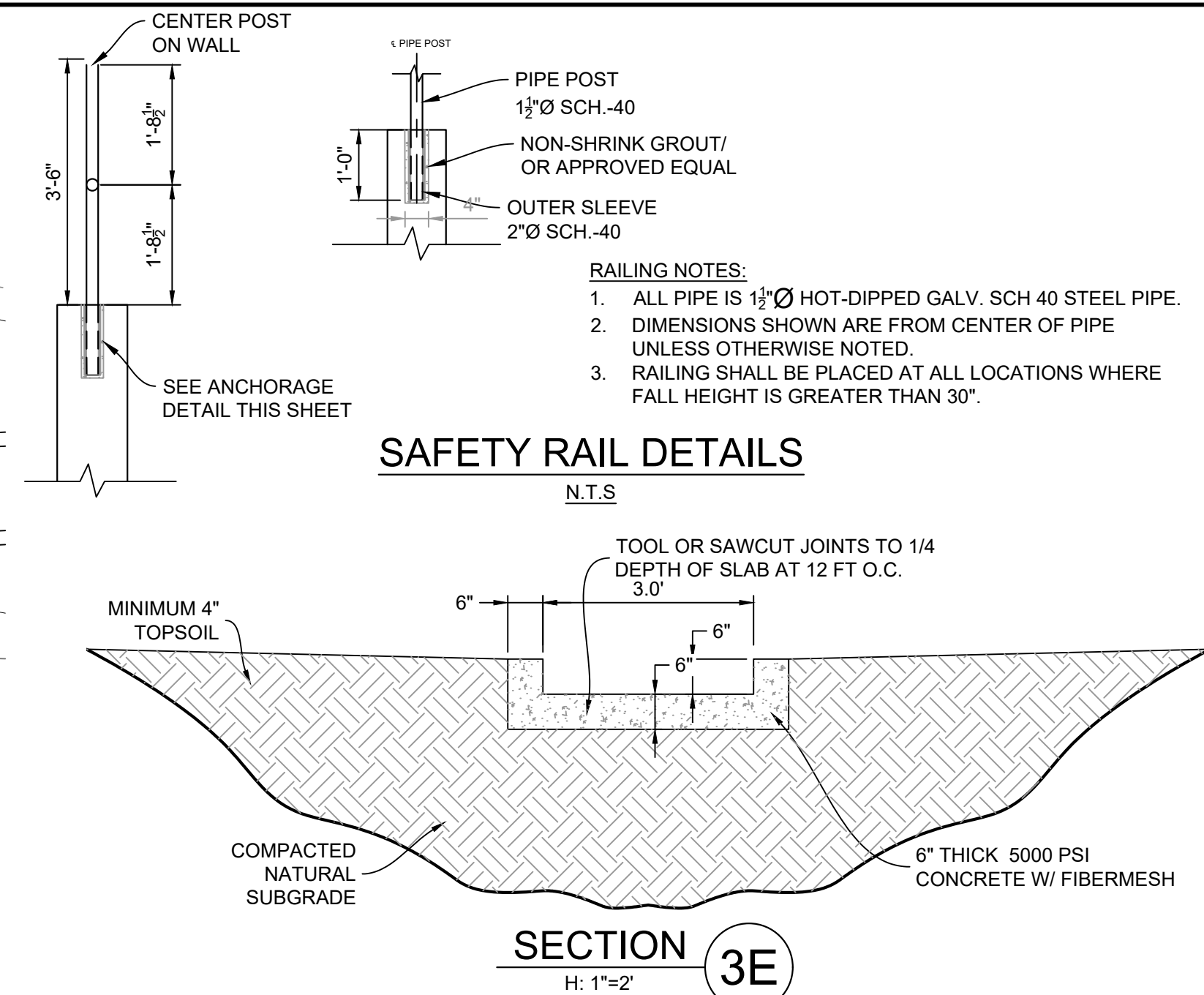
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CTB FILE: Matrix(black).ctb					
PLOT DATE: February 8, 2021 9:29:44 AM					
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.					

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

OWNER:			
GRANDWOOD ENTERPRISES, LLC WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE COLORADO SPRINGS, CO 80921			
PREPARED BY:			
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			
DF-1 OUTLET STRUCTURE PLAN & DETAILS			
DESIGNED BY: BAS	SCALE	DATE ISSUED:	DRAWING No.
CHECKED BY: CP	HORIZ. VERT.	FEBRUARY, 2021 34 OF 40	DF06



SHEET KEY

BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

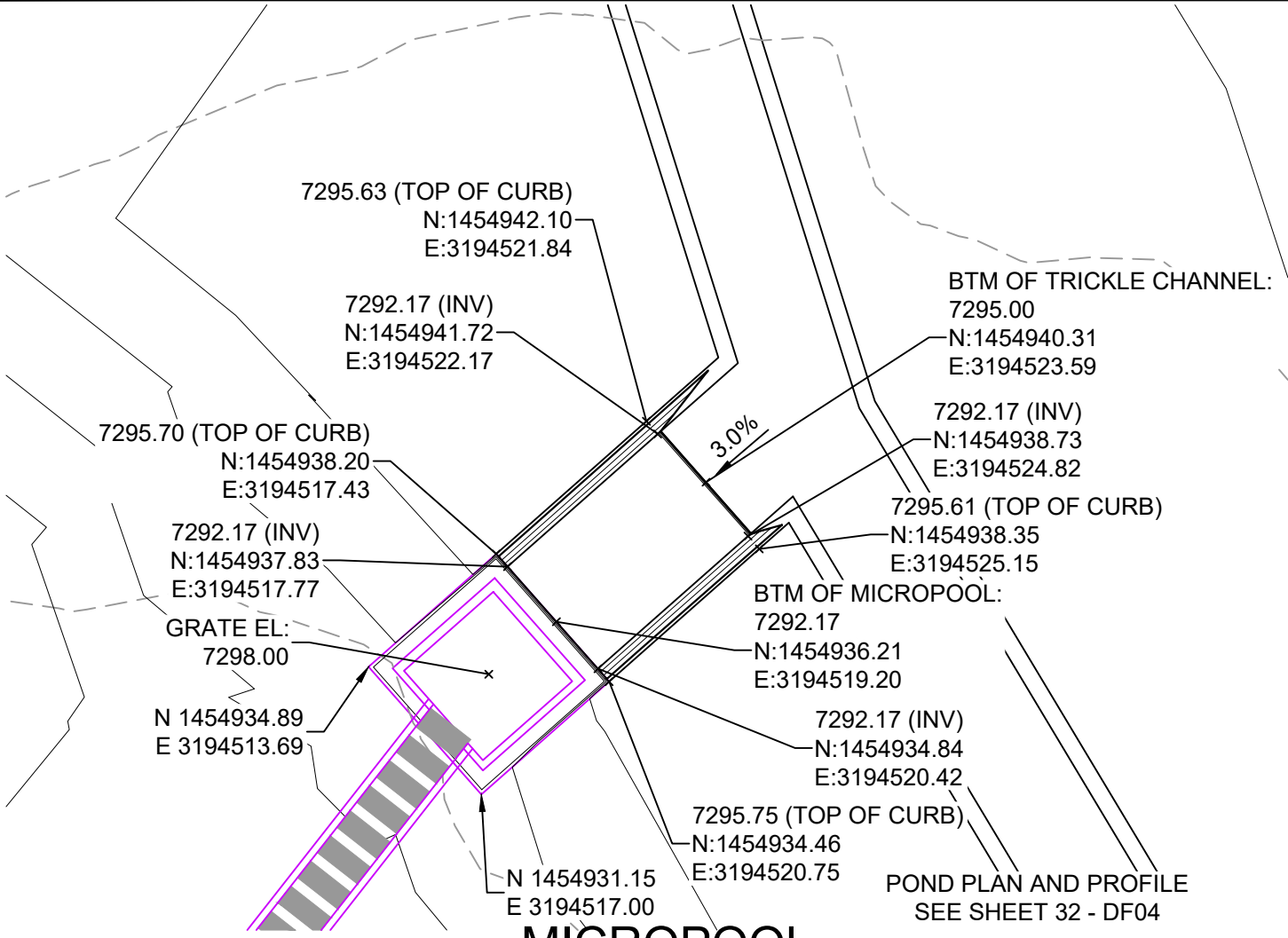
BASIS OF BEARING:

A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENETR 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"



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-3 & DF-4 FOREBAY PLANS & DETAILS						
DESIGNED BY:	BAS	SCALE		DATE ISSUED:	FEBRUARY, 2021	DRAWING No. DF08
DRAWN BY:	BAS	HORIZ.	N/A			
CHECKED BY:	CP	VERT.	N/A	SHEET	36 OF 40	

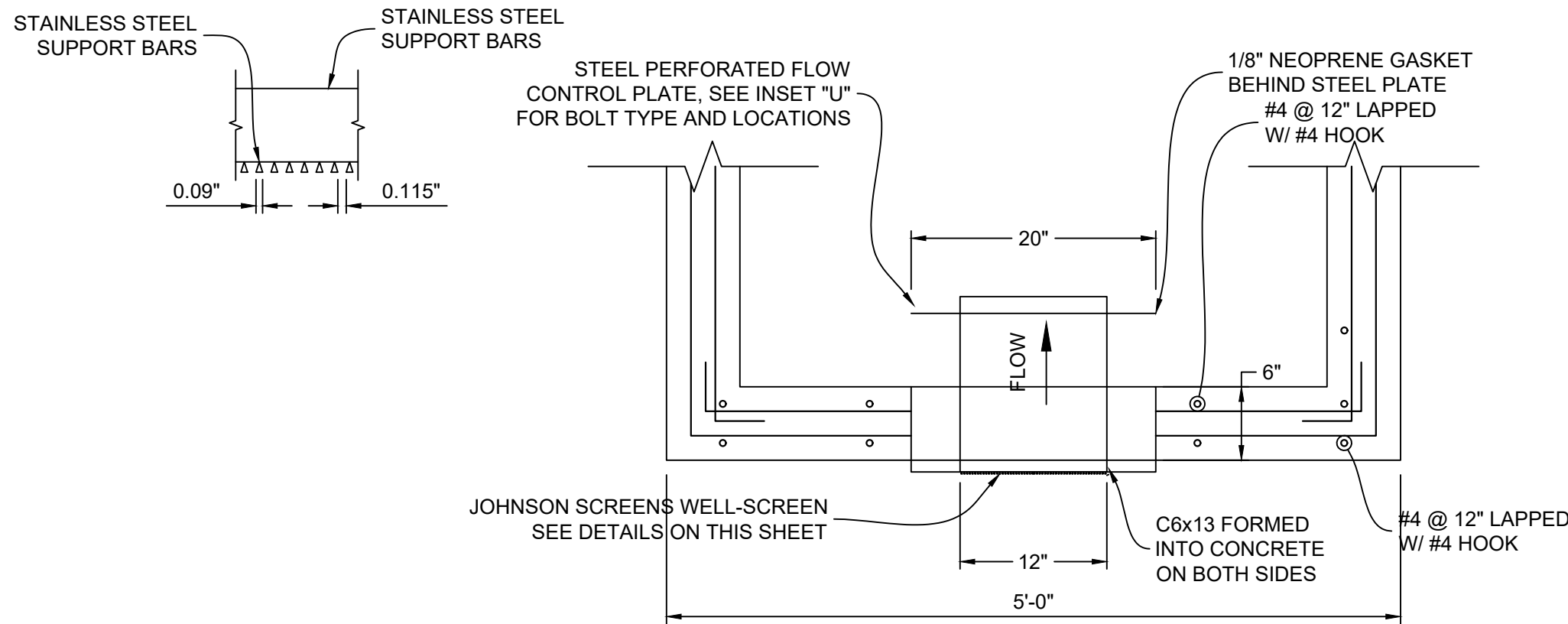


MICROPOOL

HORIZ: 1" = 5'

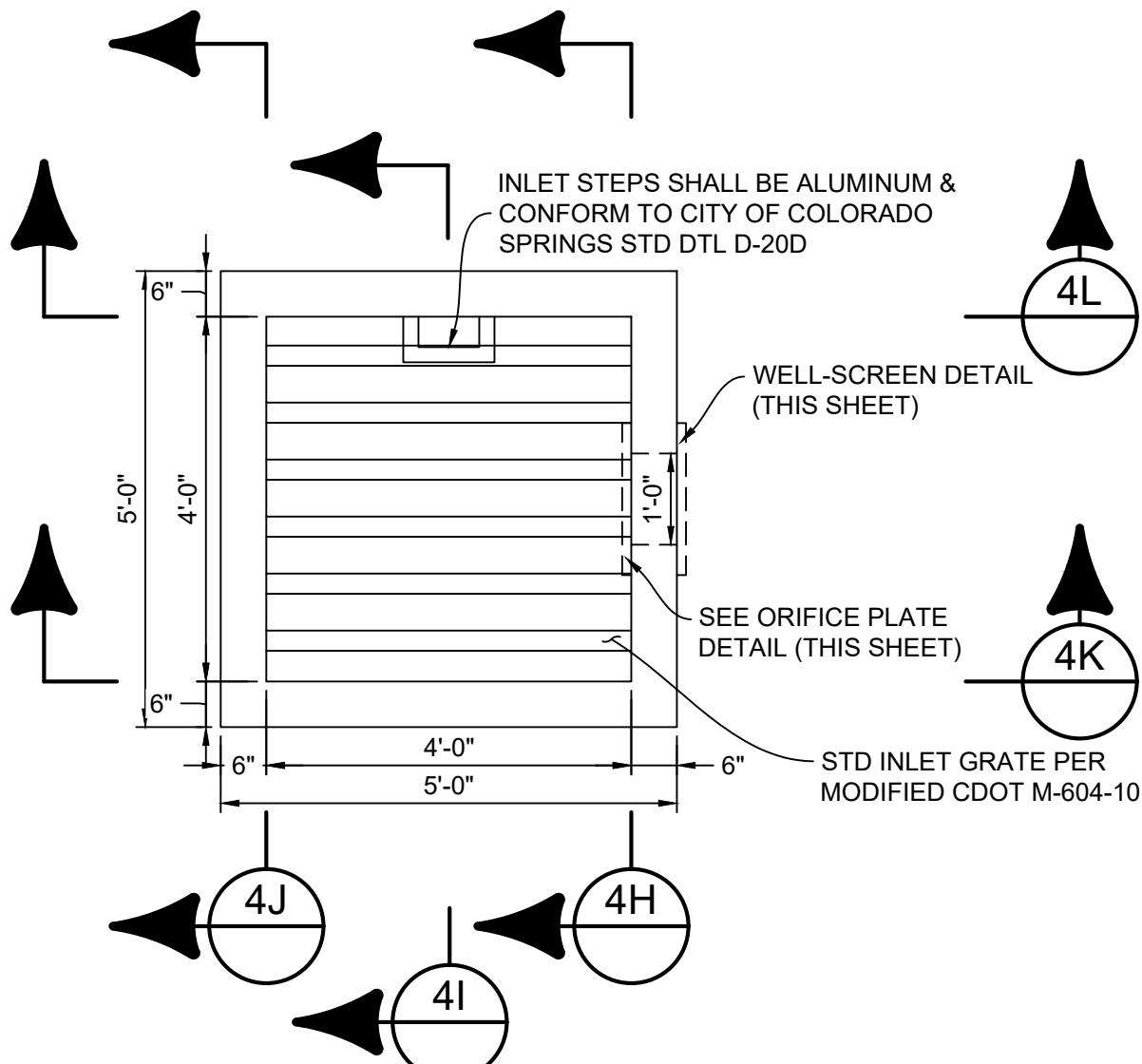
JOHNSON SCREENS STAINLESS STEEL VEE WIRE FILTERS WELL-SCREEN (OR EQUAL)

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



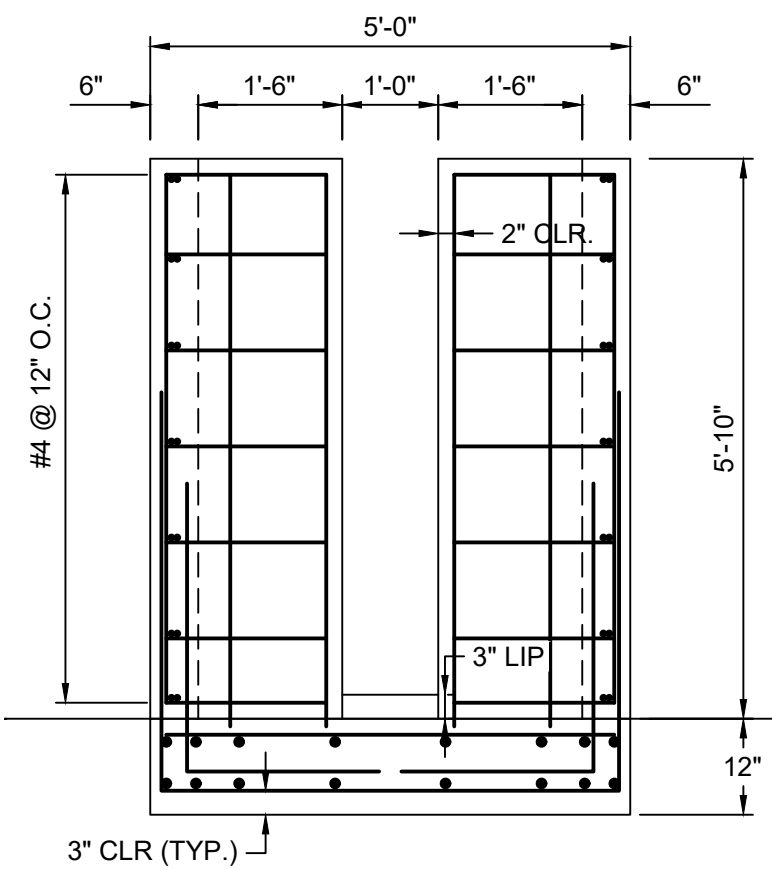
STRUCTURE DETAILS AT ORIFICE PLATE

SCALE: 1" = 1'



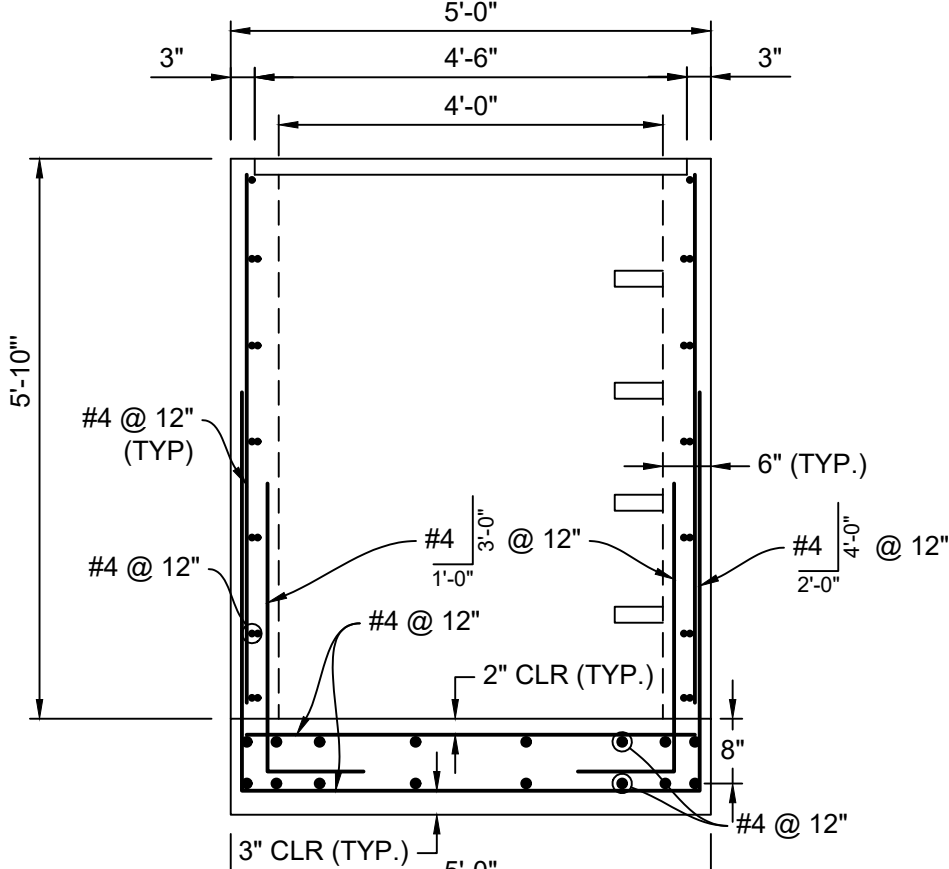
OUTLET STRUCTURE DETAILS

SCALE: 1" = 4'



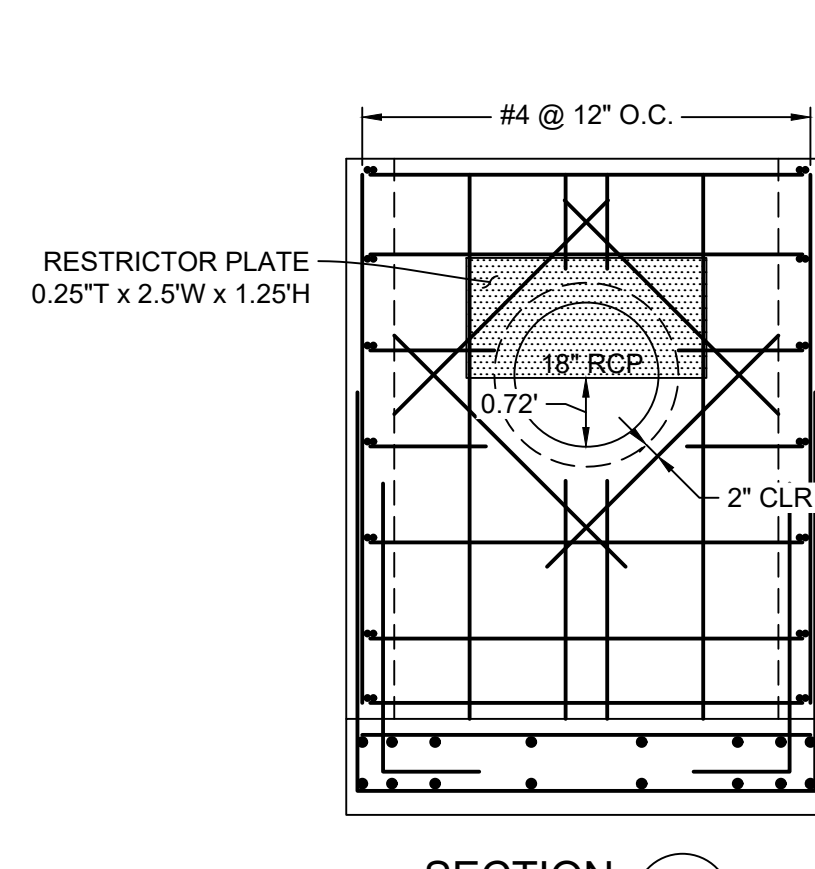
SECTION 4H

1" = 2'-0"



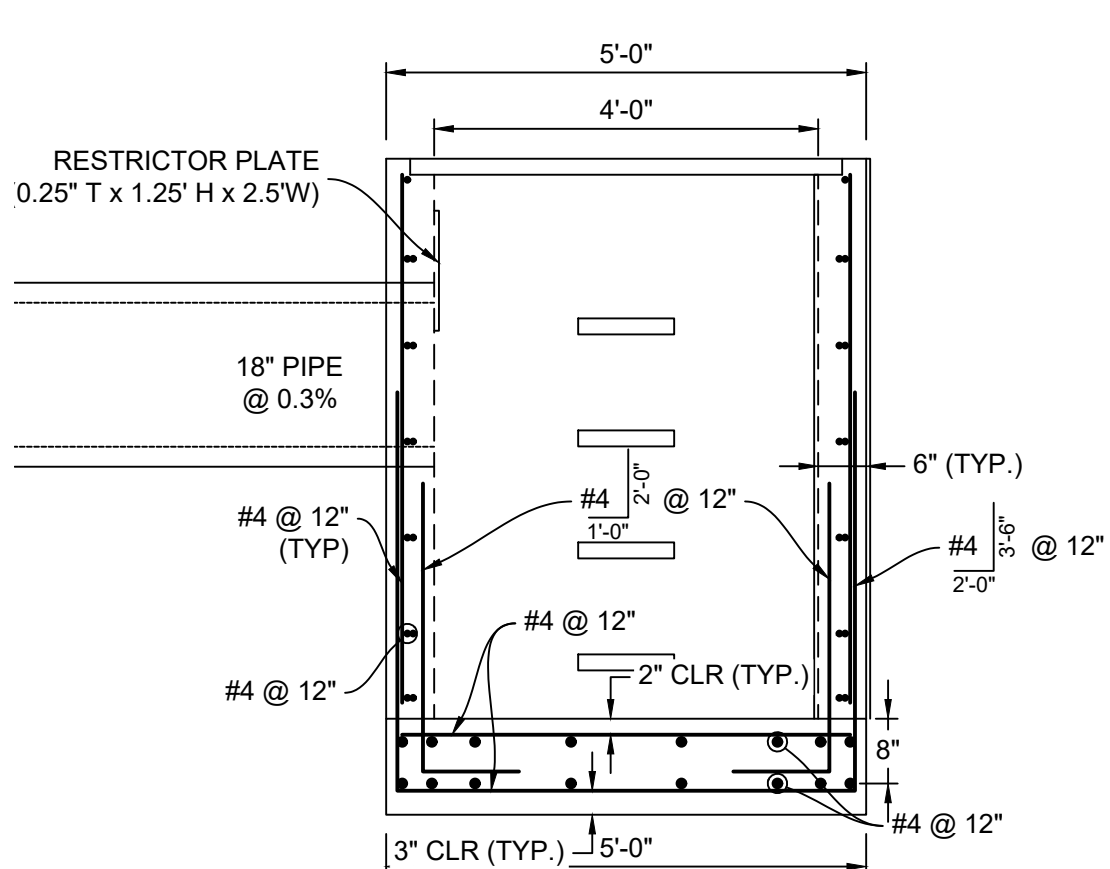
SECTION 4I

1" = 2'-0"



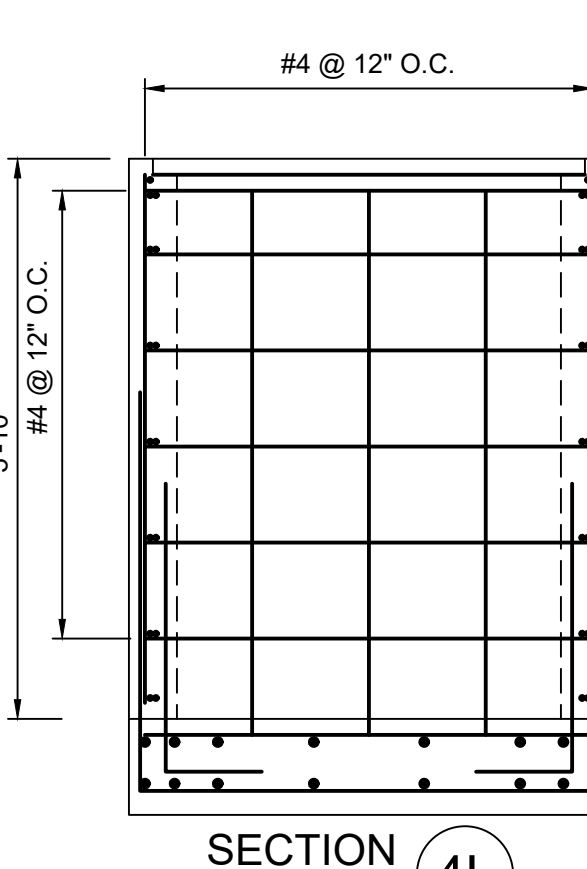
SECTION 4J

1" = 2'-0"



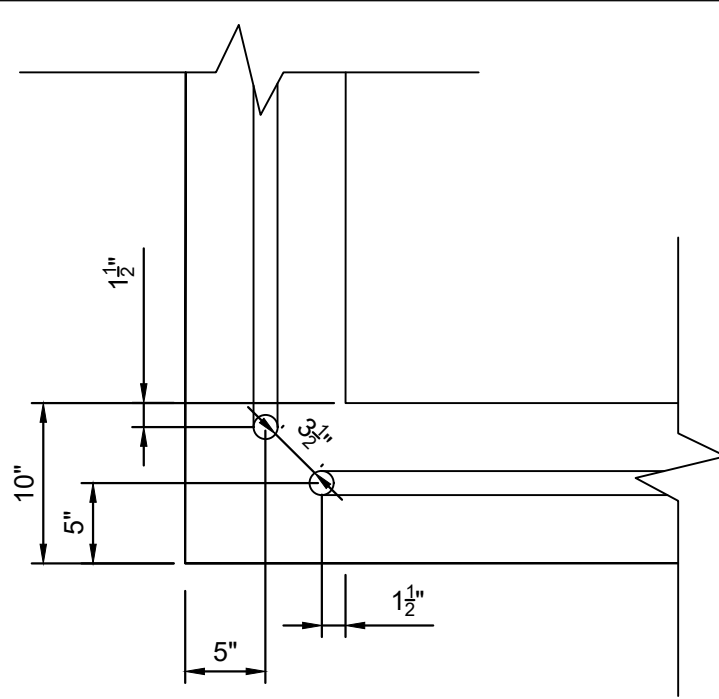
SECTION 4K

1" = 2'-0"



SECTION 4L

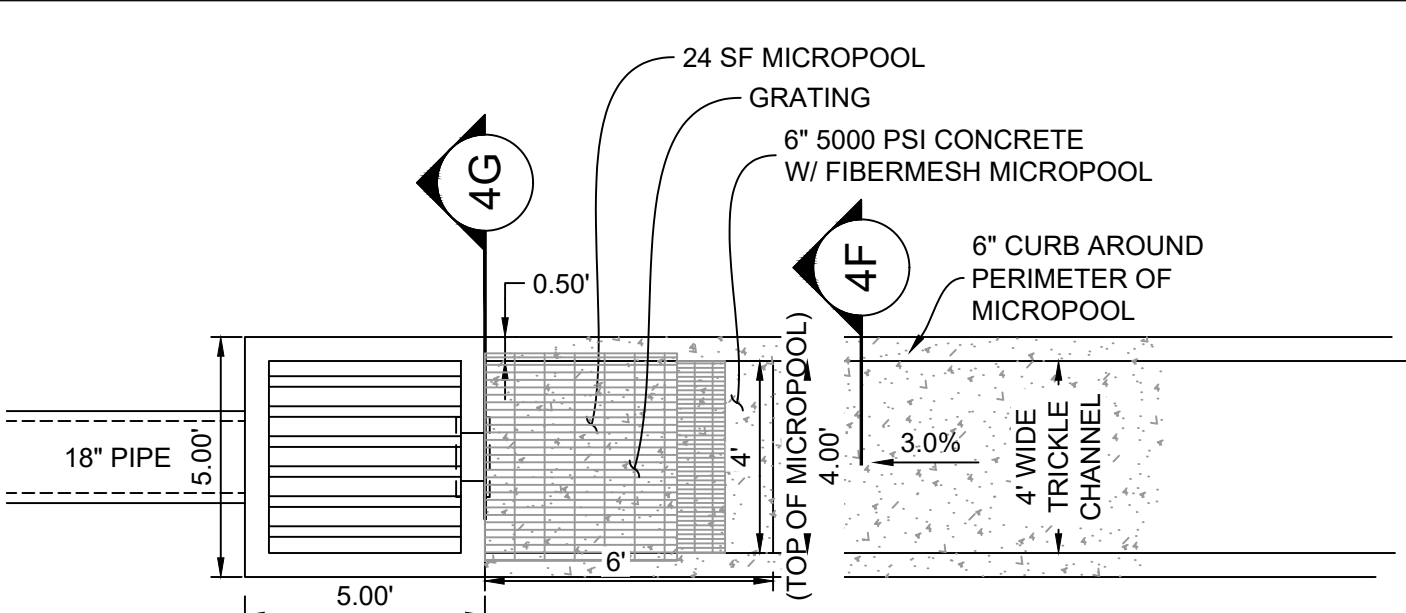
1" = 2'-0"



SAFETY RAIL CORNER DETAIL

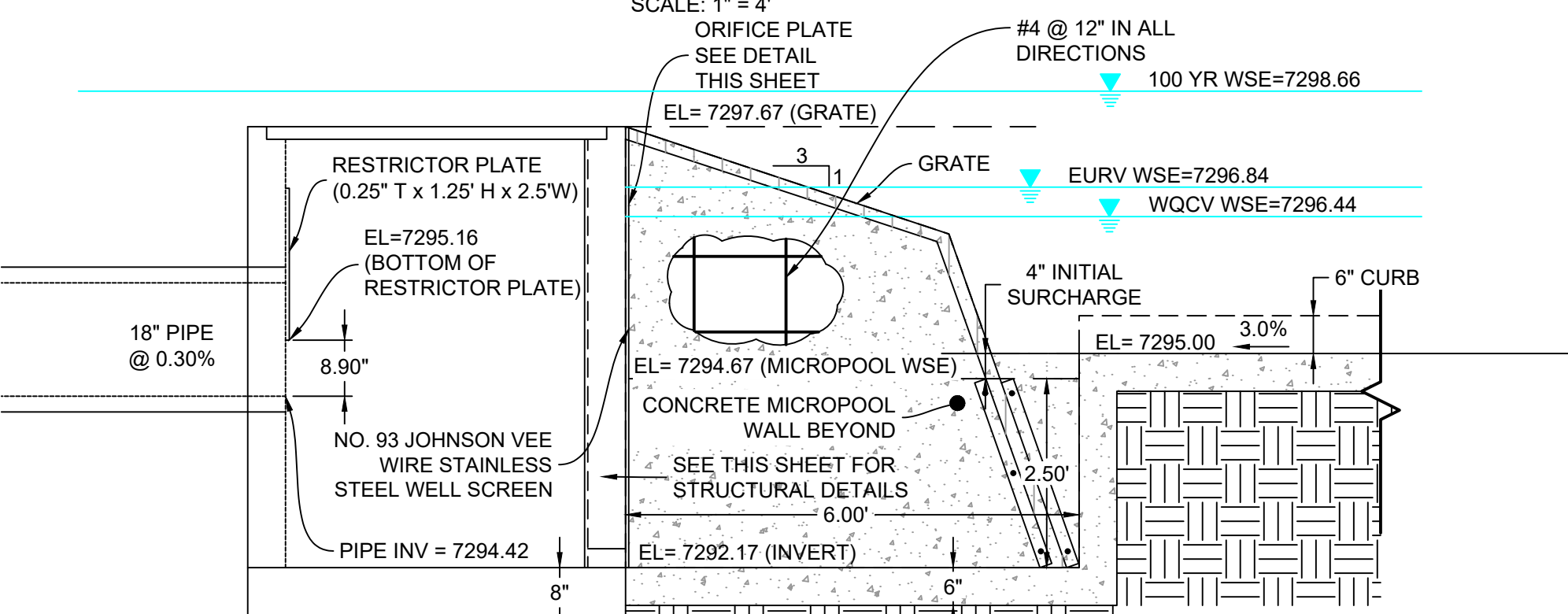
1" = 1'

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



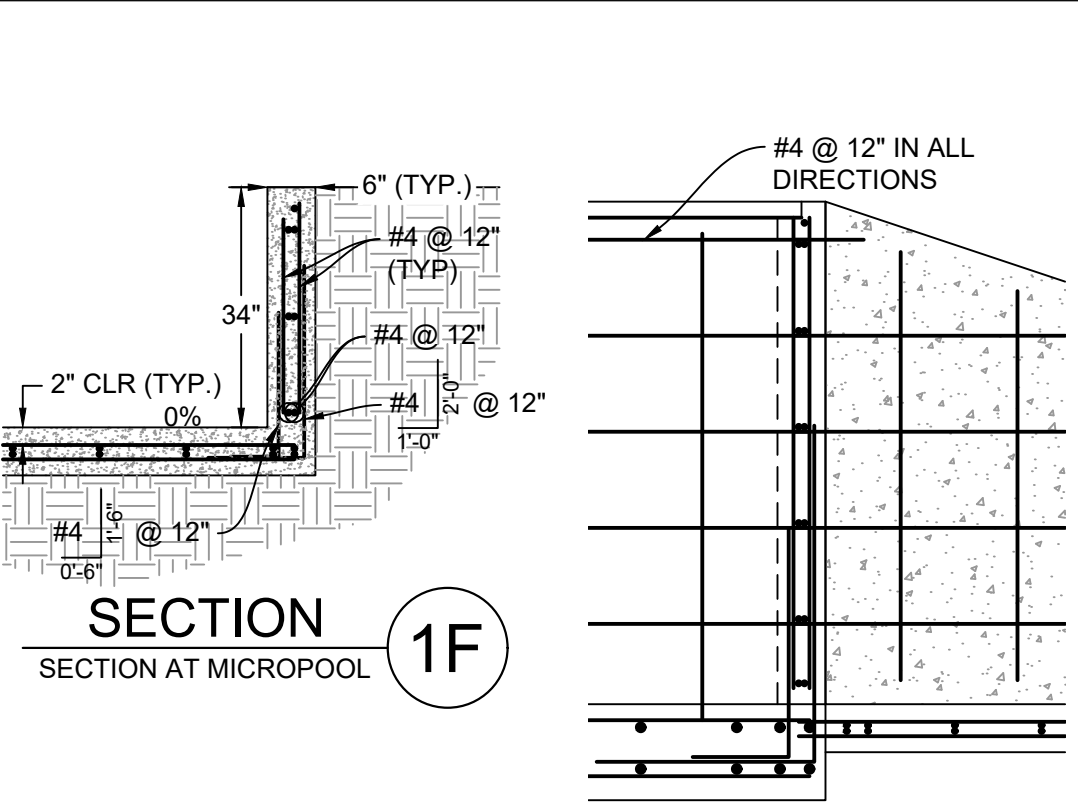
OUTLET STRUCTURE DETAILS

SCALE: 1" = 4'



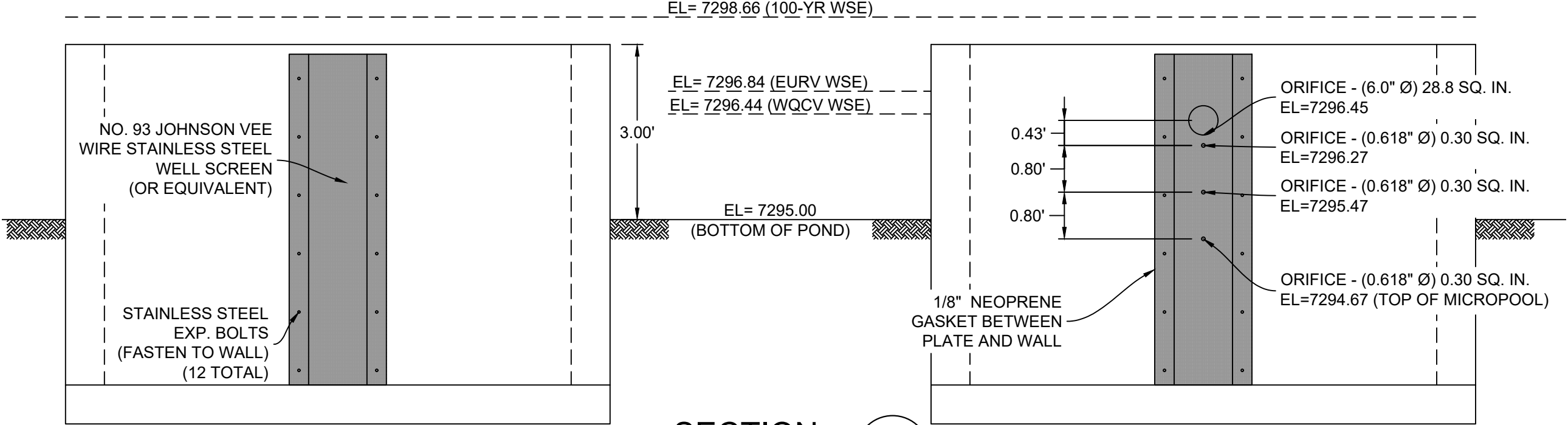
MICROPOOL - CL PROFILE

HORIZ: 1" = 2'



MICROPOOL TO OUTLET STRUCTURE CONNECTION

HORIZ: 1" = 2'



WELL SCREEN DETAIL

HORIZ: 1" = 2'

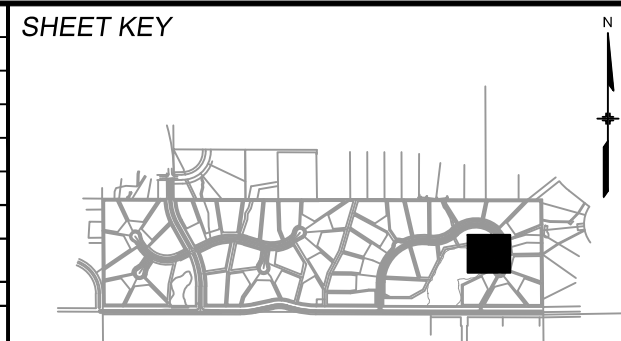
SECTION 4G

SECTION AT WELLSCREEN

ORIFICE PLATE DETAIL

HORIZ: 1" = 2'

REFERENCE DRAWINGS X-1105-EX SITE DESIGN X-1105-PR-SITE X-Title-W-R&S				
	##	##	##	##
	##	##	##	##
	##	##	##	##
	##	##	##	##
	##	##	##	##
	No.	DATE		BY
	REVISIONS			
COMPUTER FILE MANAGEMENT				
FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\DF08-10.dwg				
CTB FILE: Matrix(black).ctb				
PLOT DATE: February 8, 2021 9:35:14 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

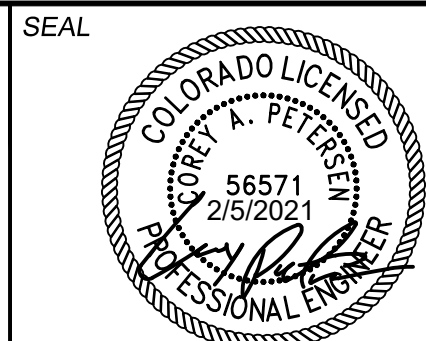


BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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

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

PREPARED BY:

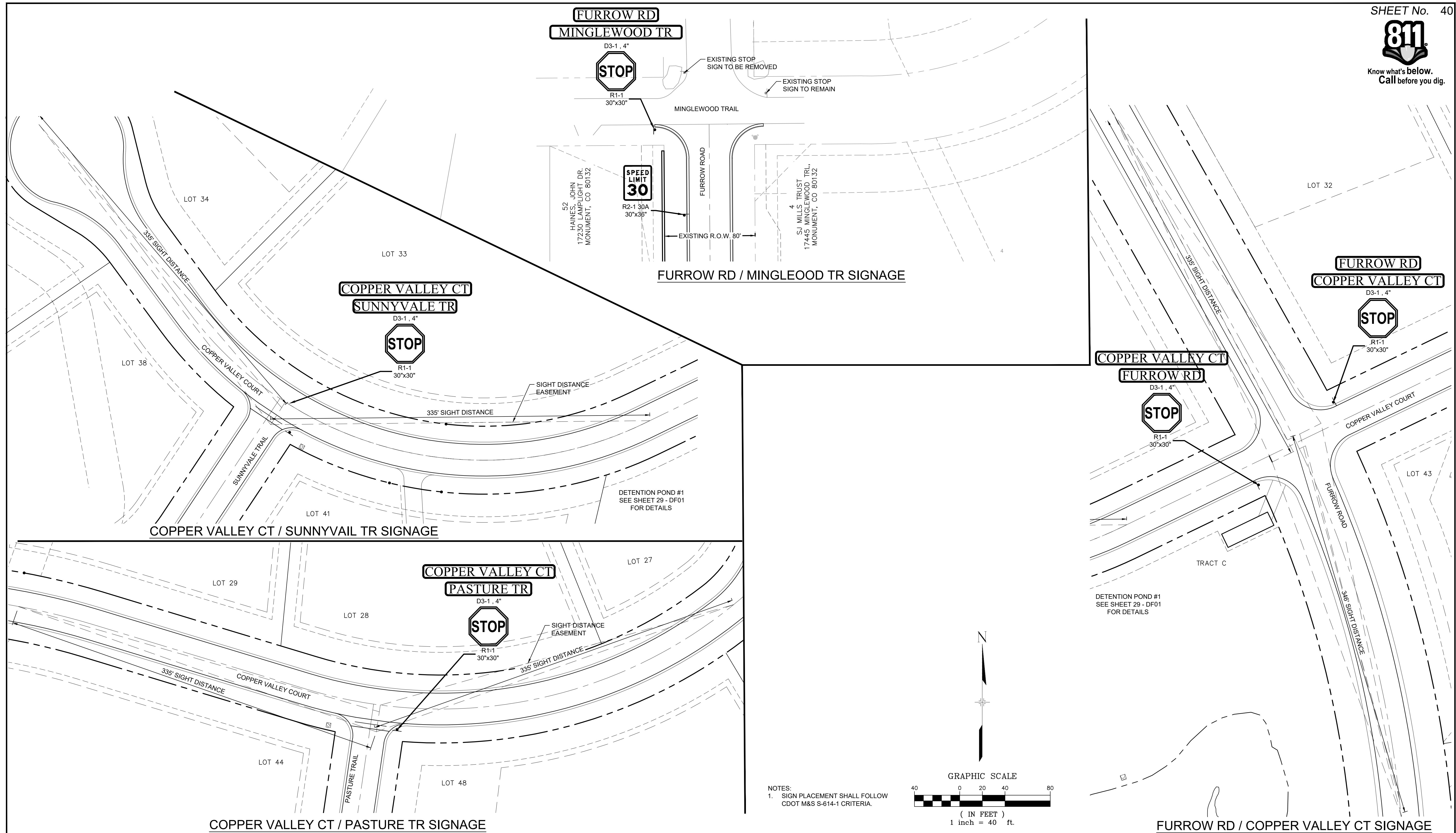


FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

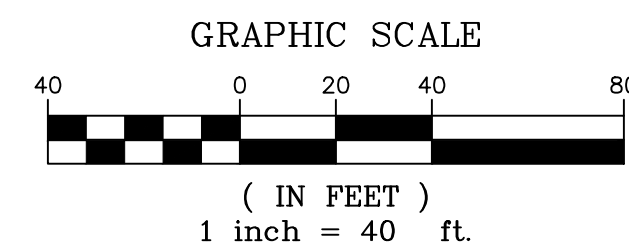
GRANDWOOD RANCH				
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS				
DF-4 OUTLET STRUCTURE PLAN & DETAILS				
DESIGNED BY: BAS	SCALE: N/A	DATE ISSUED: FEBRUARY, 2021	DRAWING No. DF10	
CHECKED BY: CP	HORIZ. VERT. N/A	SHEET 38 OF 40		






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



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



REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PK-SITE	####	####	####	####	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 14180 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921 PREPARED BY: 	SEAL 	GRANDWOOD RANCH EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS SIGNAGE AND STRIPING PLAN	DESIGNED BY: CAP DRAWN BY: CAP CHECKED BY: NMS SCALE: HORIZ 1" = 40' VERT. N/A DATE ISSUED: FEBRUARY, 2021 SHEET 40 OF 40 DRAWING No. SN02
	####	####	####	####						
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	No.	DATE	DESCRIPTION	BY						
	REVISIONS									
COMPUTER FILE MANAGEMENT										
FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SN01.dwg CTB FILE: PLOT DATE: March 19, 2021 9:25:20 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.										