

FORM NO. GWS-76 05/2011		WATER SUPPLY INFORMATION SUMMARY STATE OF COLORADO, OFFICE OF THE STATE ENGINEER 1313 Sherman St., Room 821, Denver, CO 80203 Main (303) 866-3581 water.state.co.us	
Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."			
1. NAME OF DEVELOPMENT AS PROPOSED: Grandwood Ranch			
2. LAND USE ACTION: Subdivision/Final Plat			
3. NAME OF EXISTING PARCEL AS RECORDED: N/A SUBDIVISION: , FILING (UNIT) , BLOCK , LOT			
4. TOTAL ACREAGE: 150.96		5. NUMBER OF LOTS PROPOSED 48 PLAT MAP ENCLOSED? <input checked="" type="checkbox"/> YES or <input type="checkbox"/> NO	
6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation. A. Was parcel recorded with county prior to June 1, 1972? <input type="checkbox"/> YES or <input checked="" type="checkbox"/> NO B. Has the parcel ever been part of a division of land action since June 1, 1972? <input type="checkbox"/> YES or <input checked="" type="checkbox"/> NO If yes, describe the previous action:			
7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner. SW 1/4 of the NE 1/4, Section 19, Township 11 <input type="checkbox"/> N or <input checked="" type="checkbox"/> S, Range 66 <input type="checkbox"/> E or <input checked="" type="checkbox"/> W Principal Meridian (choose only one): <input checked="" type="checkbox"/> Sixth <input type="checkbox"/> New Mexico <input type="checkbox"/> Ute <input type="checkbox"/> Costilla Optional GPS Location: GPS Unit must use the following settings: Format must be UTM, Units must be meters, Datum must be NAD83, Unit must be set to true N, <input type="checkbox"/> Zone 12 or <input type="checkbox"/> Zone 13 Easting: _____ Northing: _____			
8. PLAT – Location of all wells on property must be plotted and permit numbers provided. Surveyor's Plat: <input type="checkbox"/> YES or <input type="checkbox"/> NO If not, scaled hand drawn sketch: <input checked="" type="checkbox"/> YES or <input type="checkbox"/> NO			
9. ESTIMATED WATER REQUIREMENTS		10. WATER SUPPLY SOURCE	
USE	WATER REQUIREMENTS	<input checked="" type="checkbox"/> EXISTING WELL WELL PERMIT NUMBERS #2757 - abandoned #267286 - abandoned <input type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input type="checkbox"/> COMPANY <input type="checkbox"/> DISTRICT NAME _____ LETTER OF COMMITMENT FOR SERVICE <input type="checkbox"/> YES or <input type="checkbox"/> NO	<input type="checkbox"/> NEW WELLS - PROPOSED AQUIFERS – (CHECK ONE) <input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE <input checked="" type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input type="checkbox"/> OTHER: _____ WATER COURT DECREE CASE NUMBERS: 19CW3015
HOUSEHOLD USE # 48 of units	Gallons per Day 14,355 Acre-Feet per Year 16.08		
COMMERCIAL USE # 0 of S. F	0		
IRRIGATION # 0 of acres	0		
landscape irrigation restricted by HOA cov.	0		
STOCK WATERING # 0 of head	0		
Prohibited by HOA cov.	0		
OTHER: 0	0		
TOTAL 48	14,355 16.08		
Households for interior use + landscape irrigation	For interior use + landscape irrigation		
11. WAS A PER COURT DECREE AND PER DISCUSSION WITH EPC, WATER REQUIREMENTS IS TO REMAIN AT 16.08 ACRE-FEET PER YEAR			
12. TYPE <input checked="" type="checkbox"/> SE <input type="checkbox"/> LA <input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engi			

Based upon EPC presumptive values, 12.48 acre-ft would be required. Please explain over-allocation in Water Resources Report.

Page 5 of Water Decree A. Diversions permits up to 16.08 acre feet per year



1277 Kelly Johnson Blvd # 100
Colorado Springs, CO 80920
Phone: (719) 590-1711
Fax: (719) 531-5864

DATE: **December 15, 2020**
FILE NUMBER: **570-F0658361-370-CSG**, Amendment No. 2
PROPERTY ADDRESS: **Grandwood Ranch, Colorado Springs, CO**
BUYER/BORROWER: **Jeremy Jenkins Kahoe and Cassidy Reid Kahoe**
OWNER(S): **Sylvan Vista, Inc.**
YOUR REFERENCE NUMBER:
ASSESSOR PARCEL NUMBER: **6119000003**

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

Amended effective date and requirement i and added exception 20, 21 and 22

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.

TO: **Fidelity National Title Company**
1277 Kelly Johnson Blvd # 100

Colorado Springs, CO 80920

ATTN: **Christina Sabin**
PHONE: **(719) 590-1711**
FAX: **(719) 531-5864**
E-MAIL: **csabin@fnf.com**

TO: **Jeremy Jenkins Kahoe**

ATTN:
PHONE:
FAX:
E-MAIL: **Delivered via email**

TO: **Sylvan Vista, Inc.**

ATTN: **Ed Houle**
PHONE:
FAX:
E-MAIL: **Delivered via email**

TO: **Herebic Properties, LLC**
13660 Northgate Estates Dr.
Colorado Springs, CO 80921

ATTN: **Doug Herebic**
PHONE: **(719) 360-5266**
FAX: **(000) 000-0000**
E-MAIL: **herebic@yahoo.com**

TO: **Flying Horse Realty**
2712 Northgate Blvd.
Colorado Springs, CO 80921

ATTN: **Douglas V Plott**
PHONE: **(719) 225-2502**
FAX: **(719) 886-4807**
E-MAIL: **Doug.plott@gmail.com**

TO: **William F. Herebic**

ATTN:
PHONE:
FAX:
E-MAIL: **herebic5@msn.com**

TO: **Colorado Springs**
1277 Kelly Johnson Blvd # 100
Colorado Springs, CO 80920

ATTN: **Christina Sabin**
PHONE: **(719) 590-1711**
FAX: **(719) 531-5864**
E-MAIL: **csabin@fnf.com**

END OF TRANSMITTAL

EXHIBIT A

LEGAL DESCRIPTION

A portion of the South ½ of the North ½ of Section 19, Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, EXCEPT any portion thereof contained within Higby Road as described in the instruments recorded June 21, 2005 at Reception No. 205092691 and February 27, 1964 in Book 2000 at Page 436 to be platted as:

Lot 37, Grandwood Ranch Subdivision, County of El Paso, State of Colorado

NOTE: Legal Description to be amended upon completion of Requirement f.

Review #1 comment not addressed: Title Commitment is only referencing one lot within subdivision. Clarify and revise.

The site has not subdivided and Plat has not been recorded so individual lots cannot be listed in title work for lots that do not currently exist. The individual lot shown on the title represents the entire, undivided site. Title can be updated once lots are recorded. The 'NOTE' provided states the legal description will be amended once the site has been subdivided. A current Title will be uploaded/provided once the development is ready for approval and will be updated upon recordation

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Identify this on plat
drawing. See
Review# 1 comment

SCHEDULE B PART II – Exceptions (Continued)

The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.

9. Minerals and mineral rights granted to Higby Livestock Company, by William E. Higby, in Mineral Deed, dated December 19, 1957, recorded December 20, 1957 at [Book 1660 at Page 27](#).

10. Terms, conditions, provisions, agreements, easements and obligations contained in the Right of Way Agreement as set forth below:

The Plat now includes notes for easement to be vacated with redecoration of the Plat. Easement is not shown on the Plat as there is not documentation of easement description (Black Hills Energy does not have this information either). The gas line is being relocated as stated in the recorded agreement to be the responsibility of the gas company (Black Hills Energy) to relocate upon the site being subdivided. The gas line is being relocated within proposed public utility easements to be recorded with the Final Plat for Grandwood Ranch.

of Easements and Rights of Way recorded 1970 in [Book 2336 at Page 636](#)

ental thereto, as granted in a document:

raph lines

Recording Date: June 27, 1973
Recording No: [Book 2599 at Page 451](#)

12. Any tax, lien, fee, or assessment by reason of inclusion of the Land in the Tri-Lakes Fire Protection District, as evidenced by instrument(s) recorded July 18, 1977 at [Book 2941 at Page 577](#).

13. Terms, conditions, provisions, agreements, easements and obligations contained in the Rule and Order as set forth below:

Recording Date: October 12, 1988
Recording No.: [Book 5564 at Page 1488](#). Assignment recorded April 26, 2002 at Reception No. [202067204](#)

14. Terms, conditions, provisions, agreements and obligations contained in the Stipulation and Mutual Release as set forth below:

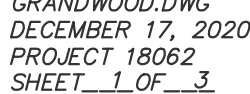
Recording Date: March 29, 1993
Recording No.: [Book 6143 at Page 178](#)

15. Any tax, lien, fee, or assessment by reason of inclusion of the Land in the Baptist Road Rural Transportation Authority, as evidenced by instrument(s) recorded March 3, 2006 at Reception No. [206032223](#); March 3, 2006 at Reception No. [206032224](#); March 3, 2006 at Reception No. [206032225](#) and March 3, 2006 at Reception No. [206032226](#).

16. Deed recorded August 6, 2018 at Reception No. [218091063](#) makes reference to water rights.

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THE SOUTH HALF OF THE NORTH HALF OF SECTION 19
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



GRANDWOOD RANCH
THE SOUTH HALF OF THE NORTH HALF OF SECTION 19
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

Verify the required data is added to the plat please

The exact location and width of all existing or recorded streets, rights-of-way, and easements adjacent to the boundaries of the subdivided tract shall be identified by dashed lines. Adjacent subdivisions shall be identified by official names.

The right-of-way lines, widths, locations, and names of all proposed or existing public or private streets, alleys, greenways, bikeways, paths, trails, and other transportation links dimensioned by lengths, widths, bearings. Centerline data or right-of-way data for all curves shall be indicated on the plat.

All easements (existing or proposed) and utility rights-of-way shall be clearly labeled, identified, dimensioned, and tied to reference points and shall be shown by fine dashed lines. Existing easements must bear notation of dedication or conveyance. If any easement of record cannot be definitely located, a statement of the existence, the nature, and the easement's record reference

Review Comment #1 not addressed. Provide net acreage for all lots that contain the no-build drainage easements

Review Comment #1 not addressed. Plus or minus symbols for lot size are not acceptable. Square footage of each lot is also required.

Per coordination with the County (Nina Ruiz), plus or minus on the acreage is allowed to remain with square footage provided. Square footage has been provided on the appropriately submitted Plat.

Per coordination with the County (Nina Ruiz), net acreage is not required and has not been added to this Plat.

Per coordination with the County (Nina Ruiz), plus or minus on the acreage is allowed to remain with square footage provided. Square footage has been provided on the appropriately submitted Plat.

Remove ++ on final plats; exact closed boundary acreage required.

Label Public ROW and width

is this a setback line? please identify

Setback line is now identified. A legend has been added as well for linetype

Setbacks are not shown on a plat with the exception of increased setbacks as shown. A larger easement has been provided to incorporate setback distance.

please note signs are subject to setbacks, chapter 5 & 6 of LDC, and the sight distance requirements of the ECM

is developer to design culverts? if so provide details and place costs in FAE, identify in a note on face of plat

Driveway culverts are the responsibility of the lot owner and not the developer. FAE costs exclude driveway culverts

Double check, Is drainage running over row? should this culvert be included in FAE if impacting ROW?

Drainage does not run over ROW here. No culvert is required and FAE does not need to be revised

See review #2 redline comments regarding the sight distance comment on sheet 40 of 40 in the construction drawings.

Coordinate with the design engineer whether or not the adjusted line of sight encroaches into the lots and a sight distance easement needs to be added to the plat

Sight line easements have been added accordingly

- NOTES:
- FOUND ALIQUOT CORNER AS SHOWN
 - SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
 - FOUND MONUMENT AS NOTED
 - MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE.
 - ALLEL WITH THE EAST-WEST CENTER LINE OF 5135.84'. THE DIRECTION IS A GRID BEARING FROM THE STATE PLAT SYSTEM, CENTRAL ZONE, N.A.D. 1983. REBAR, 18" IN LENGTH WITH 1-1/2"
 - UNITS OF MEASURE ARE U.S. SURVEY FEET.
 - N.R. DENOTES A NON-RADIAL LINE.

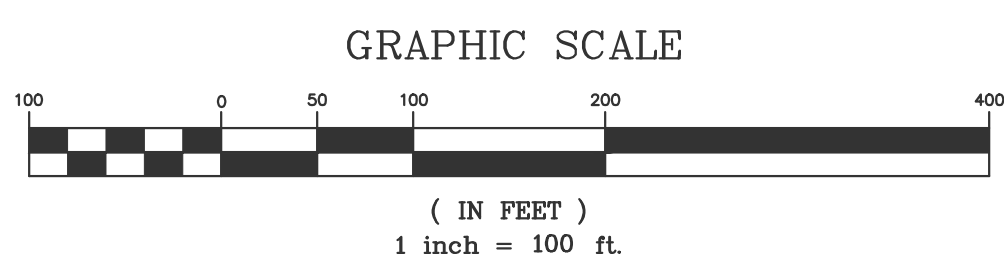
Drainage easements have been depicted on the plat with notes and drainage easement callouts for no-build areas. Note 16 has been revised per County coordination and properly depicts constraints within the easement. Per coordination with the County, this satisfies requirements of the Plat and no additional information is needed.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIDELITY NATIONAL TITLE COMPANY, FILE NO. 570-F0658361-370-CSG, COMMITMENT DATE 8/27/20.

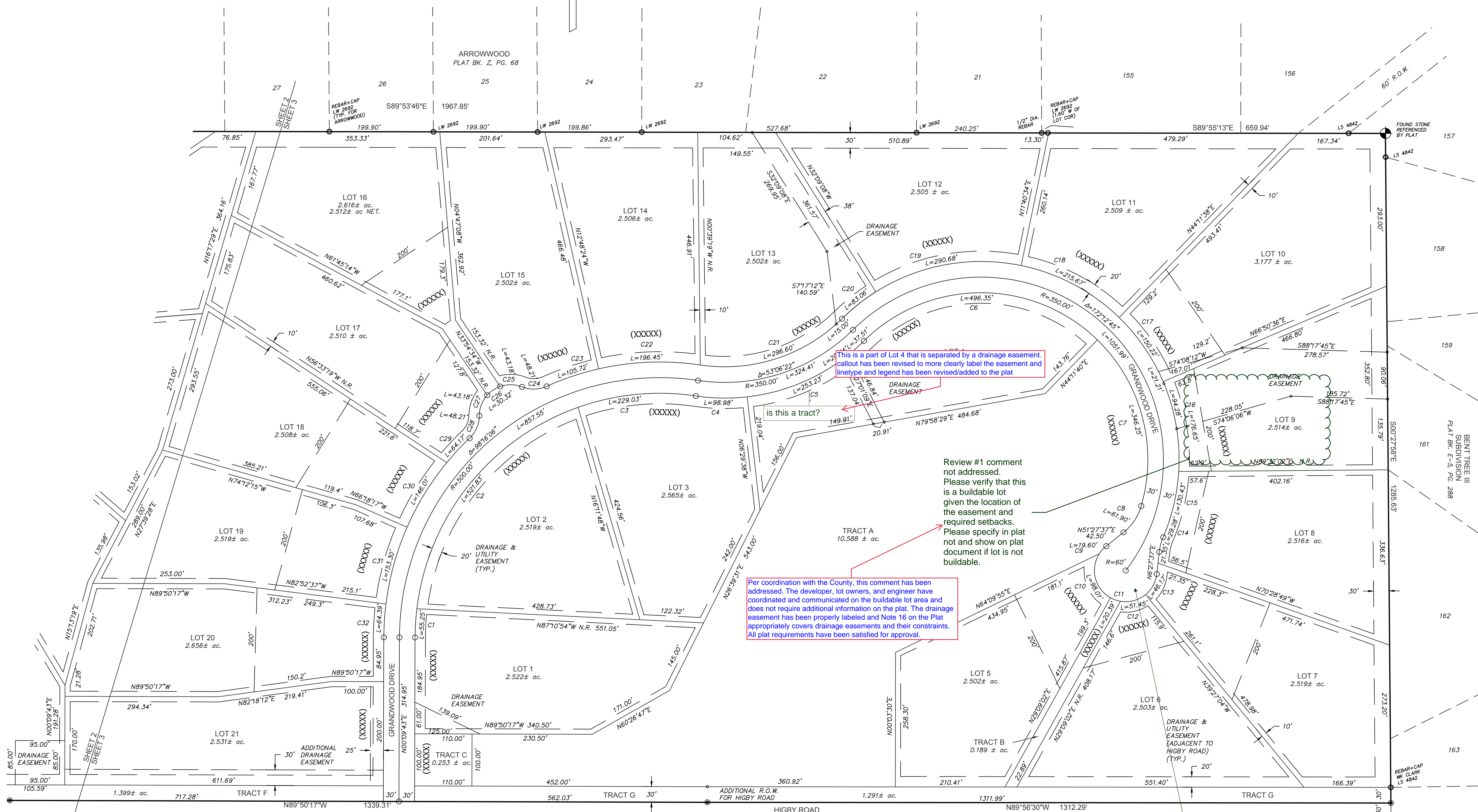
THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

THE PROPERTY IS SUBJECT TO THE 20' R.O.W. TO PLATEAU NATURAL GAS, BOOK 1980, PAGE 739 AND CONVEYED TO NORTHERN NATURAL GAS COMPANY, BOOK 2336, PAGE 636. THE LOCATION DESCRIBED IS NOT ACCURATE AND THE AGREEMENT CONTAINS THE STIPULATION THAT THE COMPANY WILL MOVE THE PIPELINE WHEN THE PROPERTY IS SUBDIVIDED.

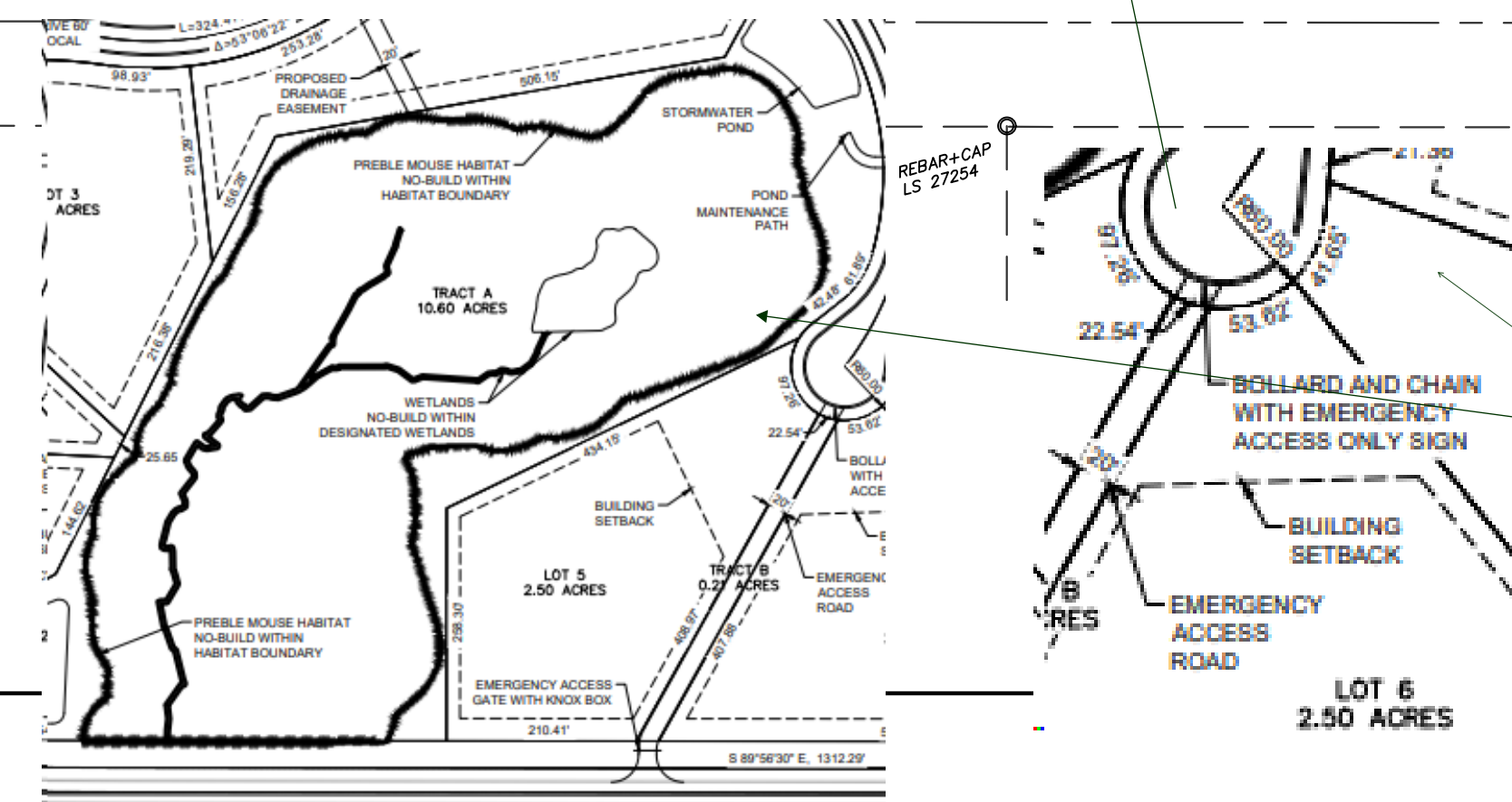
THE PROPERTY IS SUBJECT TO THE R.O.W. GRANTED TO MOUNTAIN VIEW ELECTRIC IN BOOK 2599 AT PAGE 451. IT APPEARS THIS LINE HAS BEEN REMOVED AND NO LONGER IN SERVICE.



THE SOUTH HALF OF THE NORTH HALF OF SECTION 19
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



CURVE	DELTA	CURVE TABLE			CHD BEAR	CHORD
		RADIUS	LENGTH			
C1	64°40'55"	470.00	55.25	N331°46'E		55.21
C2	63°36'49"	470.00	521.83	N38°42'13"E		495.43
C3	27°55'11"	470.00	229.03	N84°28'13"E		226.77
C4	14°55'27"	380.00	98.98	N89°01'55"W		98.70
C5	38°10'54"	380.00	253.23	N64°24'54"E		248.57
C6	88°28'02"	380.00	496.35	N89°45'31"E		448.07
C7	61°59'43"	380.00	39.25	N14°38'27"W		39.14
C8	68°16'15"	100.55	61.90	N33°30'03"E		60.92
C9	18°43'03"	60.00	19.60	N42°06'26"E		19.51
C10	83°35'32"	60.00	98.01	N14°03'12"W		87.47
C11	19°28'22"	60.00	20.39	N73°03'03"W		20.29
C12	49°07'57"	60.00	51.45	N75°06'51"E		49.89
C13	44°05'12"	60.00	46.17	N28°30'31"E		45.04
C14	16°31'06"	380.00	29.38	N14°48'10"E		29.14
C15	41°29'59"	380.00	130.43	N71°28'44"E		129.79
C16	26°38'08"	380.00	176.65	N90°50'20"E		175.07
C17	23°28'58"	380.00	150.22	N34°28'53"W		149.24
C18	32°01'34"	380.00	215.67	N62°05'34"E		212.78
C19	43°49'41"	380.00	290.68	N79°45'43"E		283.64
C20	12°31'25"	380.00	83.06	N51°35'10"E		82.89
C21	53°06'22"	320.00	296.60	N78°54'38"E		286.10
C22	21°41'31"	530.00	84.12	N81°28'44"E		83.14
C23	11°25'45"	530.00	105.72	N1°28'44"E		105.55
C24	46°02'01"	60.00	48.21	N88°46'52"E		46.92
C25	41°13'46"	60.00	43.18	N88°49'01"W		42.25
C26	28°57'18"	60.00	30.32	N56°15'26"E		30.00
C27	41°13'46"	60.00	43.18	N20°39'54"E		42.25
C28	46°02'01"	60.00	48.21	N23°24'01"E		46.92
C29	6°56'15"	530.00	64.12	N42°56'54"E		63.14
C30	3°20'33"	530.00	146.01	N1°28'44"E		145.55
C31	16°34'21"	530.00	153.30	N15°24'33"E		152.76
C32	6°57'40"	530.00	64.39	N33°38'33"E		64.35
C33	14°50'43"	904.32	30.31	N82°24'57"W		233.65
C34	355'41"	440.00	20.17	N53°06'59"E		30.16
C35	11°16'33"	100.55	19.79	N56°47'25"E		19.76
C36	21°30'40"	60.00	29.53	N51°40'21"E		29.39
C37	31°01'08"	60.00	42.67	N60°22'52"E		42.39
C38	28°36'18"	60.00	31.00	N19°24'16"E		30.66
C39	33°06'47"	60.00	55.62	N60°45'49"W		53.65
C40	78°51'28"	60.00	82.58	N51°35'04"E		76.21
C41	39°03'14"	100.55	68.54	N33°20'57"E		67.22
C42	15°12'02"	380.00	100.01	N60°28'35"E		100.52
C43	38°49'03"	380.00	257.45	N87°29'08"E		253.55
C44	34°01'08"	380.00	84.12	N81°31'51"W		83.14
C45	17°02'29"	630.00	187.38	N88°09'22"E		186.69
C46	135°8'26"	630.00	153.65	N74°01'59"E		153.27
C47	11°55'21"	975.00	22.65	N28°36'22"E		22.65
C48	28°52'31"	555.00	279.65	N14°50'22"W		276.70
C49	41°12'25"	645.00	47.17	N22°10'45"E		47.16
C50	106°1'16"	885.00	17.06	N28°43'20"W		17.06
C51	79°20'28"	60.00	48.50	N76°02'39"E		376.64
C52	79°20'28"	100.55	39.49	N61°48'25"E		39.23
C53	42°17'38"	60.00	44.29	N24°01'14"E		43.29
C54	59°10'01"	60.00	61.96	N85°54'05"E		



please carry forward preliminary plan notes as applicable...

PREPARED BY
LWA LAND SURVEYING, INC.

953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

FILE NO. SF-20-026

VEYING, INC.

GRANDWOOD.DWG
DECEMBER 17, 2020
PROJECT 18062
SHEET 3 OF 3



GRANDWOOD RANCH

EL PASO COUNTY, CO

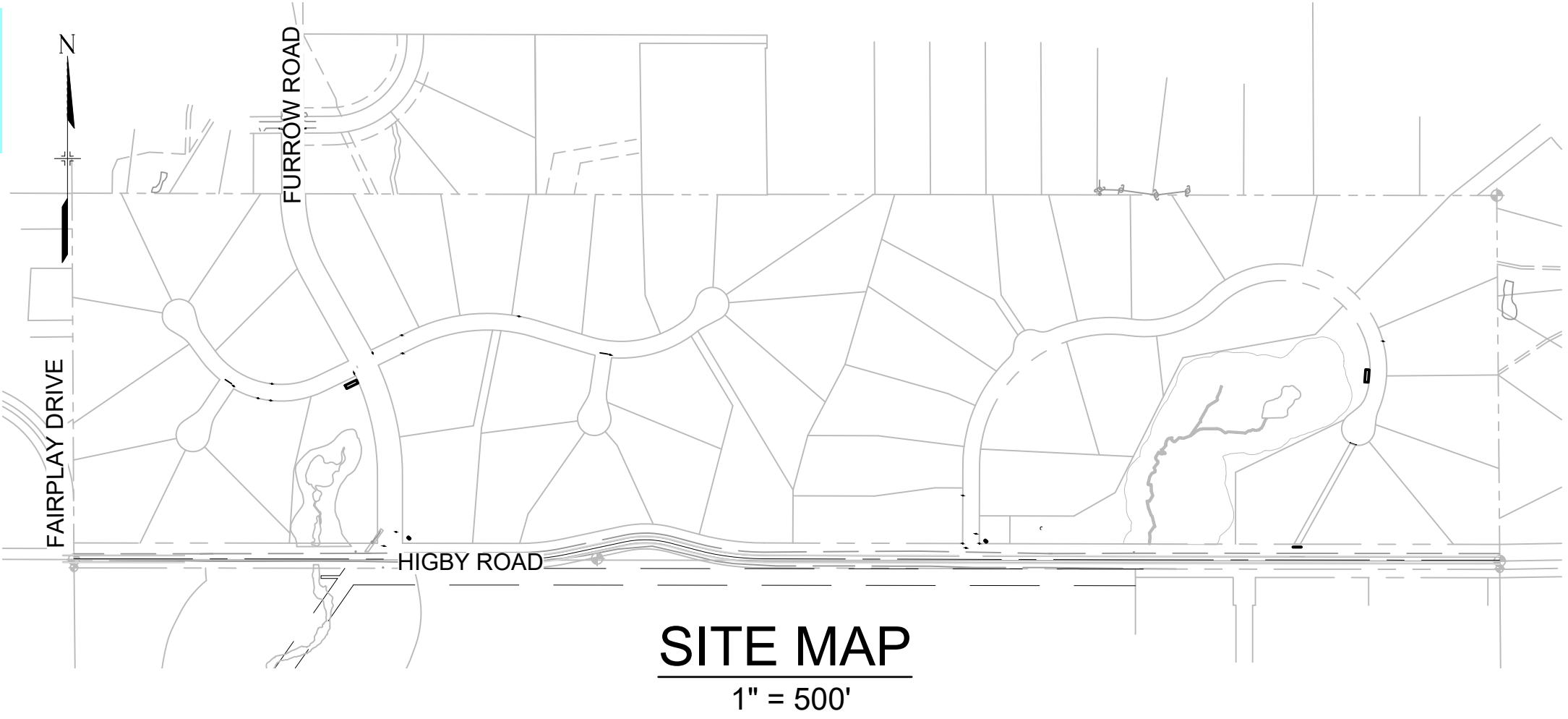
ROAD AND STORM PLANS

DECEMBER 2020

INDEX OF SHEETS		SHEET No.
TS01	TITLE SHEET	1
GN01-GN02	GENERAL NOTES	2-3
TY01	TYPICAL SECTIONS	4
RD00-RD17	ROADWAY PLAN AND PROFILE	5-22
SD01-SD06	STORM PLAN AND PROFILE	23-28
DF01-DF10	WATER QUALITY AND DETENTION PLANS	29-38
SN01-SN02	SIGNAGE AND STRIPING PLAN	39-40

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
ENGINEERING DIVISION:	EL PASO COUNTY 2880 INTERNATIONAL CIR, SUITE 110 COLORADO SPRINGS, COLORADO 80903	GILBERT LAFORCE (719) 520-6300
TRAFFIC ENGINEERING:	EL PASO COUNTY 2880 INTERNATIONAL CIR, SUITE 110 COLORADO SPRINGS, COLORADO 80903	GILBERT LAFORCE (719) 520-6300
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 8850 S TUSCON ENGLEWOOD, CO 80112	STEVEN CREIGHTON (720) 854-5745
	FORCE BROADBAND 18410 APPALOOSA RD. MONUMENT, CO 80132	GEOFF CANNON (719) 896-2120
FIRE DEPARTMENT:	TRI-LAKES MONUMENT FIRE RESCUE 16055 OLD FOREST PT, SUITE 103 MONUMENT, COLORADO, 80132	JAMEY BUMGARNER (719) 484-0911



ENGINEER'S STATEMENT:

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

By: _____ Date: _____

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

EL PASO COUNTY:

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

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

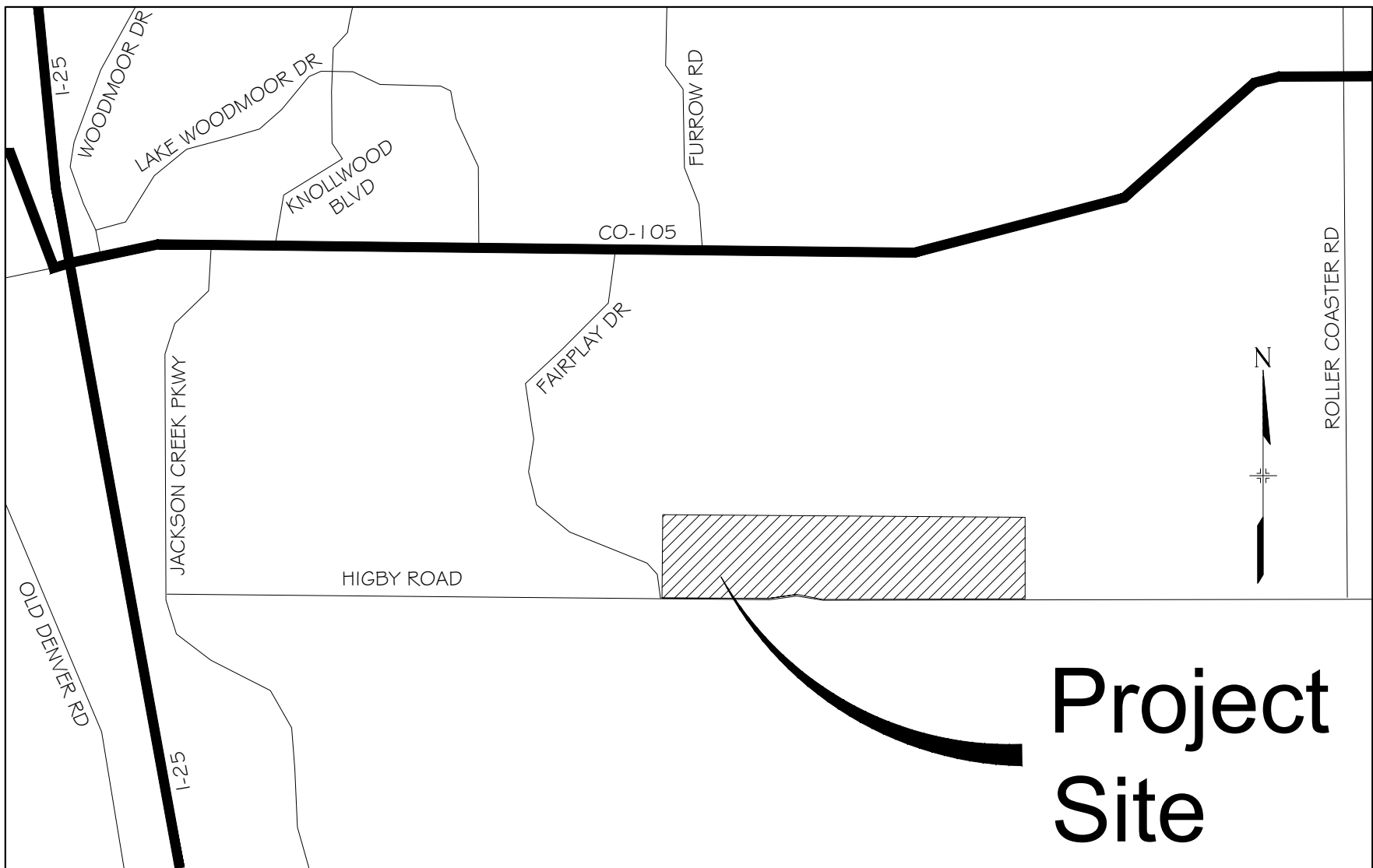
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

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

OWNER/DEVELOPER STATEMENT:

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

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



VICINITY MAP
N.T.S.

REFERENCE DRAWINGS	####	####	####	####
	####	####	####	####
	####	####	####	####
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	No.	DATE		BY
	DESCRIPTION			
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: December 18, 2020 12:37:00 PM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

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

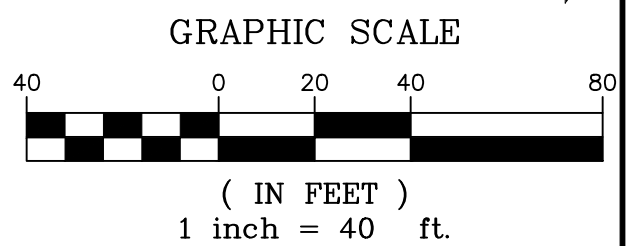
OWNER: SYLVAN VISTA, INC. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921
PREPARED BY:

SEAL
PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003


EPC PUD#: SF 2026	
GRANDWOOD RANCH	
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS	
TITLE SHEET	
DESIGNED BY: DRAWN BY: CHECKED BY:	CAP CAP NMS
SCALE HORIZ VERT.	N/A N/A
DATE ISSUED: DECEMBER 2020	DRAWING No. TS01



Label has been removed. Sight distance shown on signage and striping sheets



SHEET KEY



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

PREPARED BY:

 **Matrix**

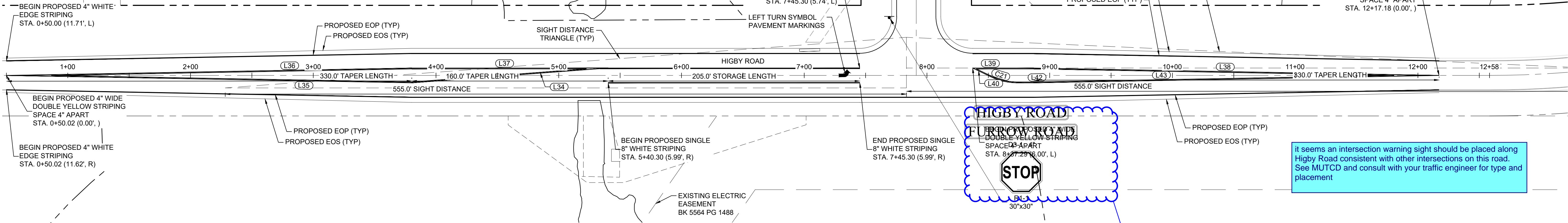
<h1>GRANDWOOD RANCH</h1>				
<h2>EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS</h2>				
<h3>ROADWAY PLAN</h3>				
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	DECEMBER 2020
DRAWN BY:	CAP	HORIZ 1" = 40'		
CHECKED BY:	NMS	VERT. N/A	SHEET	6 OF 40
				DRAWING No. RD01



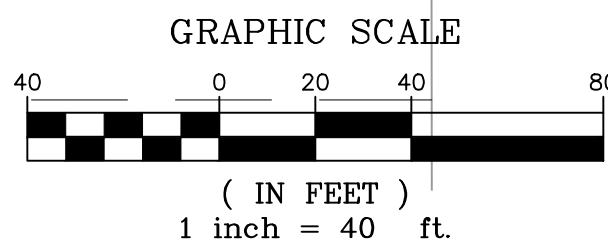
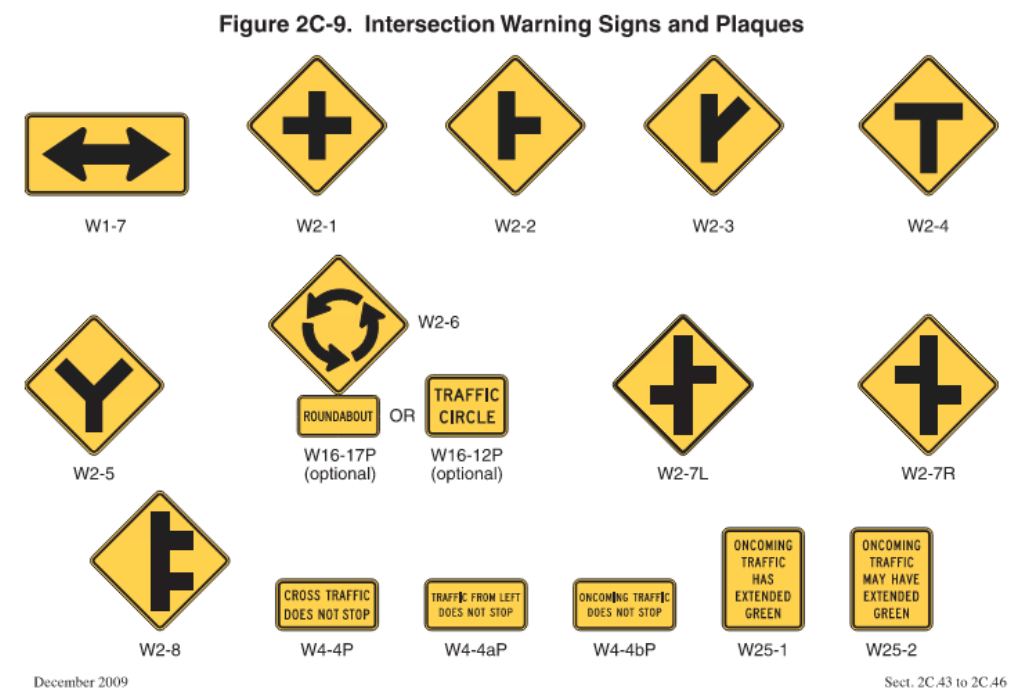
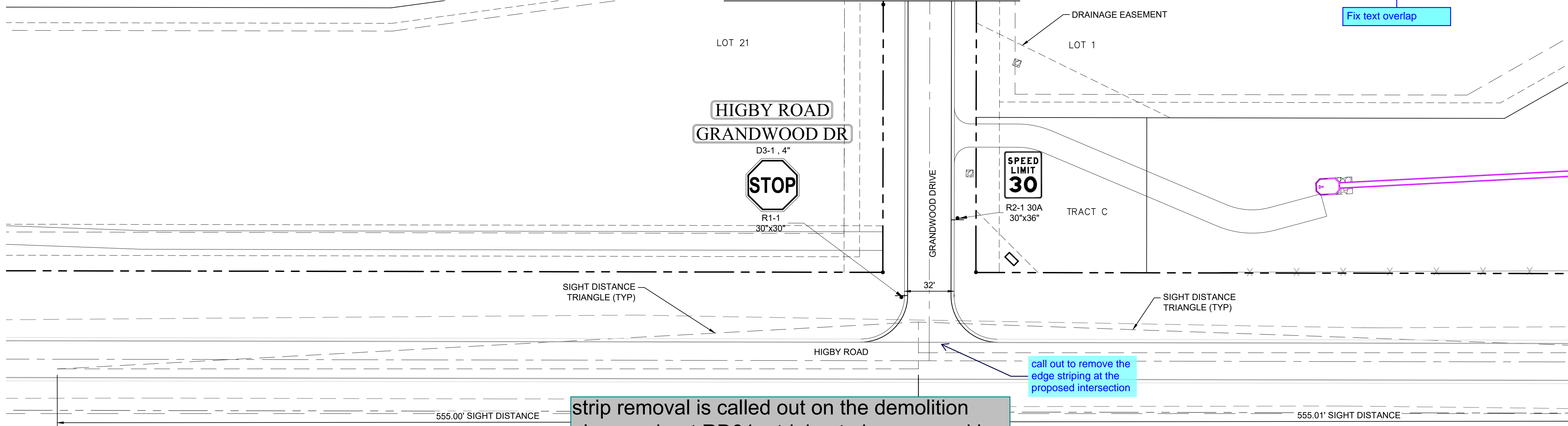
Know what's below.
Call before you dig.

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

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C21	22.44	49.70	25°51'55"	S77°00'28"E	22.25



HIGBY ROAD SIGNAGE & STRIPING



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

REFERENCE DRAWINGS		
###	###	###
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No.	DATE	DESCRIPTION
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: December 18, 2020 1:36:20 PM		
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.		

SHEET KEY

BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

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

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

PREPARED BY:

Matrix

SEAL

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

DESIGNED BY: CAP SCALE DATE ISSUED: DECEMBER 2020 DRAWING No. SN01

DRAWN BY: CAP HORIZ. 1" = 40' SHEET 39 OF 40

CHECKED BY: NMS VERT. N/A