



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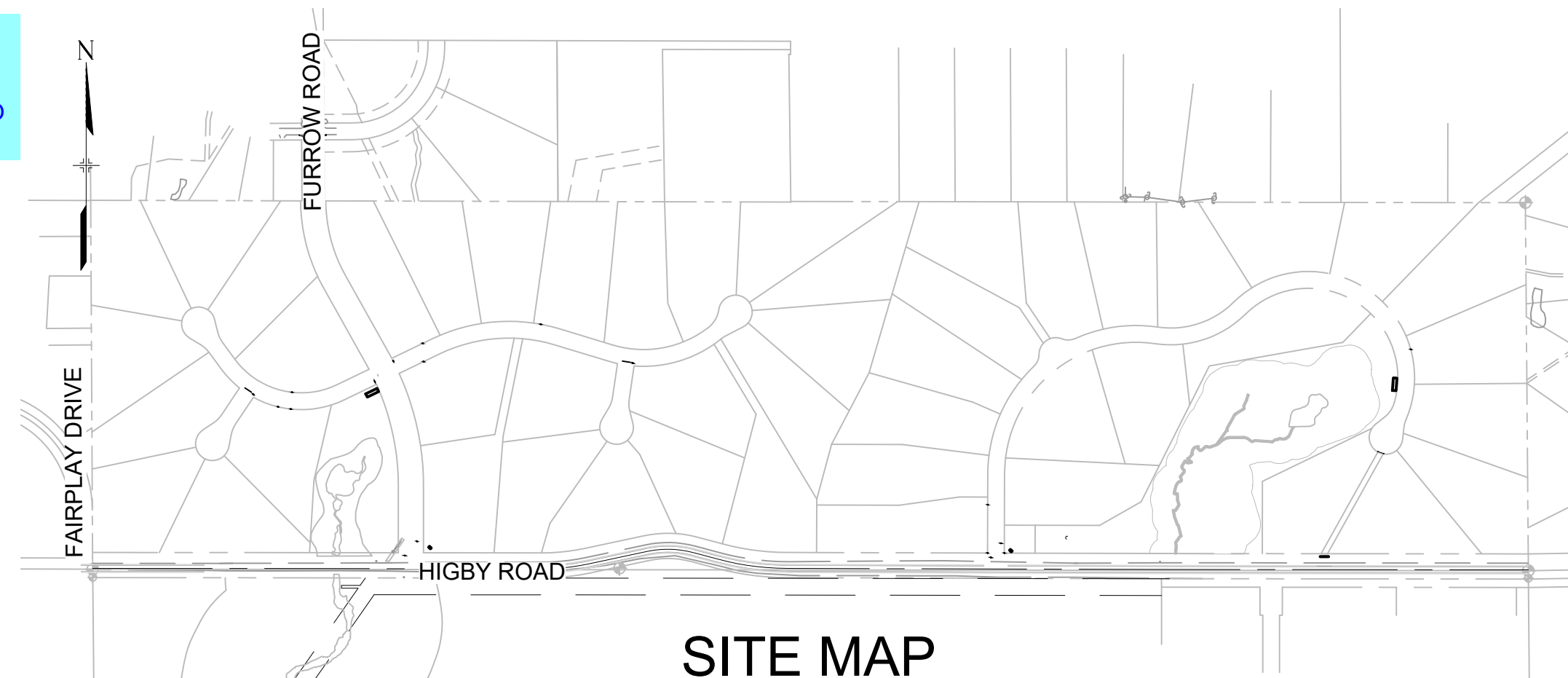
INDEX OF SHEETS		SHEET No.
TS01	TITLE SHEET	1
GN01-GN02	GENERAL NOTES	2-3
TY01	TYPICAL SECTIONS	4
RD00-RD17	ROADWAY PLAN AND PROFILE	5-22
SD01-SD06	STORM PLAN AND PROFILE	23-28
DF01-DF10	WATER QUALITY AND DETENTION PLANS	29-38
SN01-SN02	SIGNAGE AND STRIPING PLAN	39-40

GRANDWOOD RANCH

EL PASO COUNTY, CO ROAD AND STORM PLANS DECEMBER 2020

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



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.

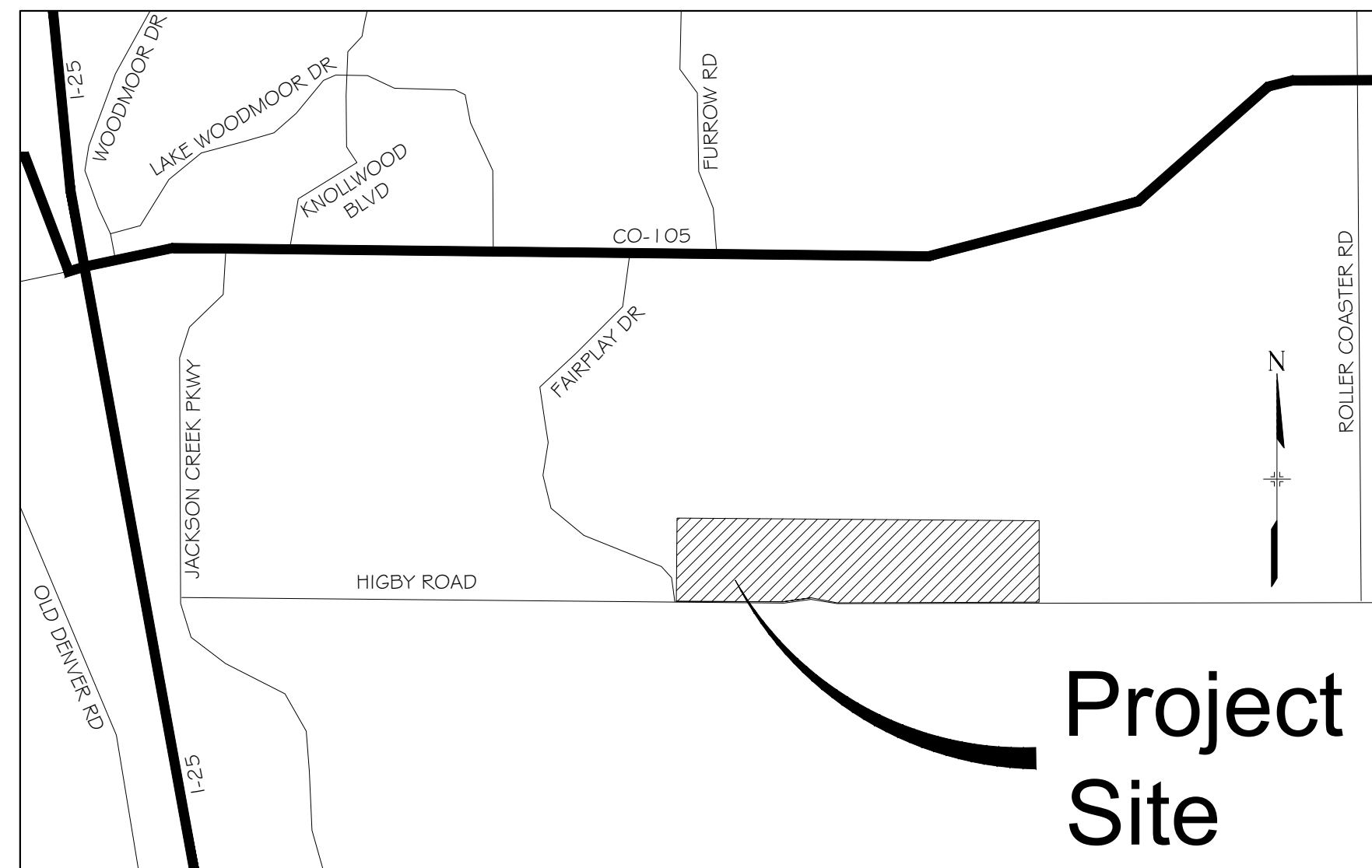
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

JENNIFER IRVINE, P.E. _____ 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	No.	DATE	DESCRIPTION	BY
X-1105-PR-SITE	###	###	###	###
X-Title-Plan & Profile	###	###	###	###
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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

GRANDWOOD RANCH	
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS	
TITLE SHEET	
DESIGNED BY: CAP	SCALE: N/A
DRAWN BY: CAP	HORIZ: N/A
CHECKED BY: NMS	VERT: N/A
DATE ISSUED: DECEMBER 2020	DRAWING No. TS01
SHEET 1 OF 40	

EPC PUD#: SF 2026



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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.).
...
27. A TACK COAT OF EMULSIFIED ASPHALT (SLOW SETTING) IS TO BE APPLIED BETWEEN PAVEMENT COURSES TO IMPROVE BOND.

GENERAL NOTES cont.:

- 28. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY TRAFFIC CONTROL DEVICES NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION.
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.

BENCHMARK AND SURVEY CONTROL:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING OF BOTH HORIZONTAL AND VERTICAL LAYOUT ON THIS PROJECT.
2. PRIOR TO PROJECT COMPLETION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PROPERTY MONUMENTATION DISTURBED OR REMOVED BY CONSTRUCTION OPERATIONS.

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.

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).

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.

ABBREVIATIONS:

Table with 2 columns: Abbreviation and Full Name. Includes entries like AD (ALGEBRAIC DIFFERENCE), ASSESS (ASSEMBLY), and various engineering symbols.

SYMBOLS

Table with 2 columns: Symbol and Description. Includes symbols for PROPOSED CENTERLINE, EXISTING PAVED ROAD, PROPOSED UNDERGROUND UTILITY, and PROPOSED MANHOLE.

MATERIALS LEGEND

Table with 2 columns: Material Pattern/Color and Name. Includes AGGREGATE BASE COURSE, CONCRETE, COMPACTED SUBGRADE, and BITUMINOUS PAVEMENT (ASPHALT).

REFERENCE DRAWINGS table with columns for No., DATE, DESCRIPTION, and BY. Includes COMPTER FILE MANAGEMENT section with file names and dates.

BENCHMARK section with location 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'.

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

Project title: GRANDWOOD RANCH. EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS. ROADWAY GENERAL NOTES. Matrix logo and design info: FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003.



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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. CONTACT CITY GEC INSPECTIONS, 719-385-5918, AND CITY ENGINEERING INSPECTIONS, 719-385-5977, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- 5. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE OR CAUSE ANY DISTURBANCE WITHIN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. APPROVALS TO WORK WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY UTILITY EASEMENT OF RIGHT-OF-WAY WITHOUT THE APPROPRIATE WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARD UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE APPLICANT IS RESPONSIBLE FOR THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS.
- 6. 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.
- 7. THE CONTRACTOR SHOULD CONTACT THE ENGINEER OF RECORD AND GEC INSPECTOR IMMEDIATELY SHOULD CONSTRUCTION OF THE BMP VARY IN ANY WAY FROM THE PLANS.

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

4. CONTACT CITY GEC INSPECTIONS, 719-385-5918, AND CITY ENGINEERING INSPECTIONS, 719-385-5977, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

Delete

PROJECT DATA

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

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

PARCEL NUMBER: TAX SCHEDULE NUMBER 611900003

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

DESIGN

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

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

POND DF-1

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

POND DF-2

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

POND DF-3

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

POND DF-4

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

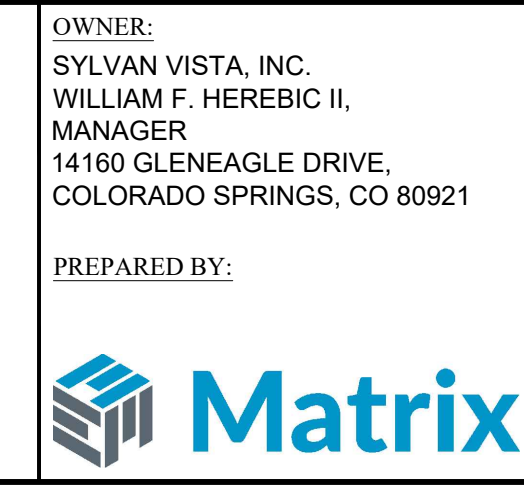
DEVIATION REQUESTS APPROVED WITH PRELIMINARY PLAN - EL PASO COUNTY JOB #SP195

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

REFERENCE DRAWINGS	###	###	###	###
X-Title-Plan & Profile	###	###	###	###
No.	DATE	DESCRIPTION		BY
<u>REVISIONS</u>				
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CTB FILE: -----				
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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

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



SEAL

PRELIMINARY

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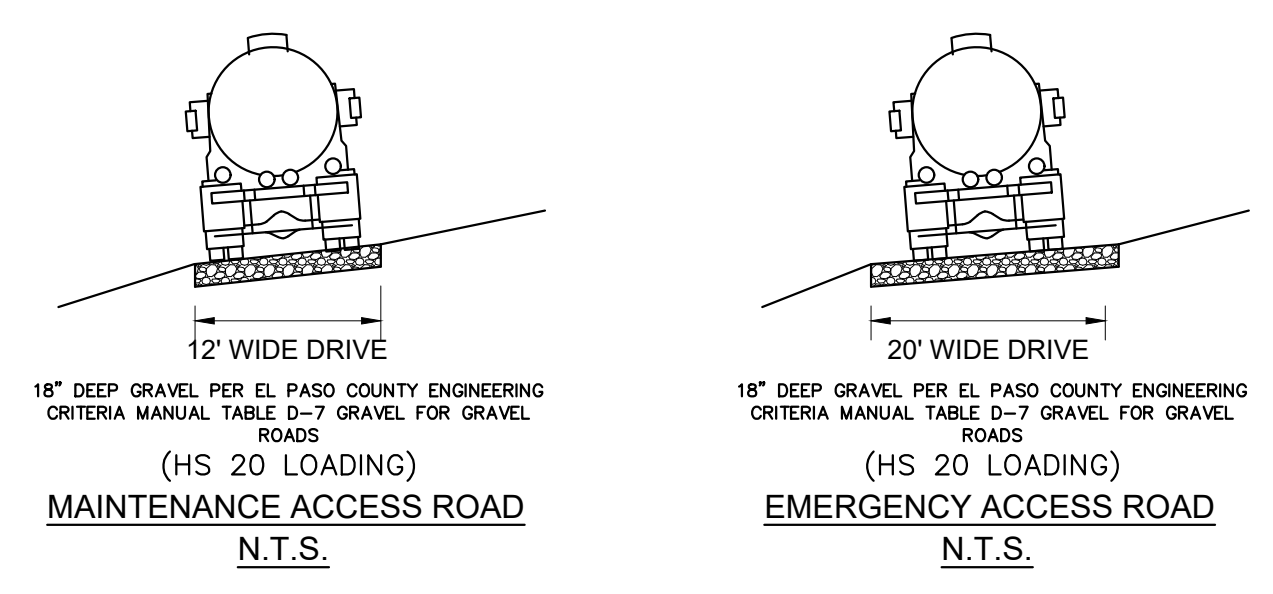
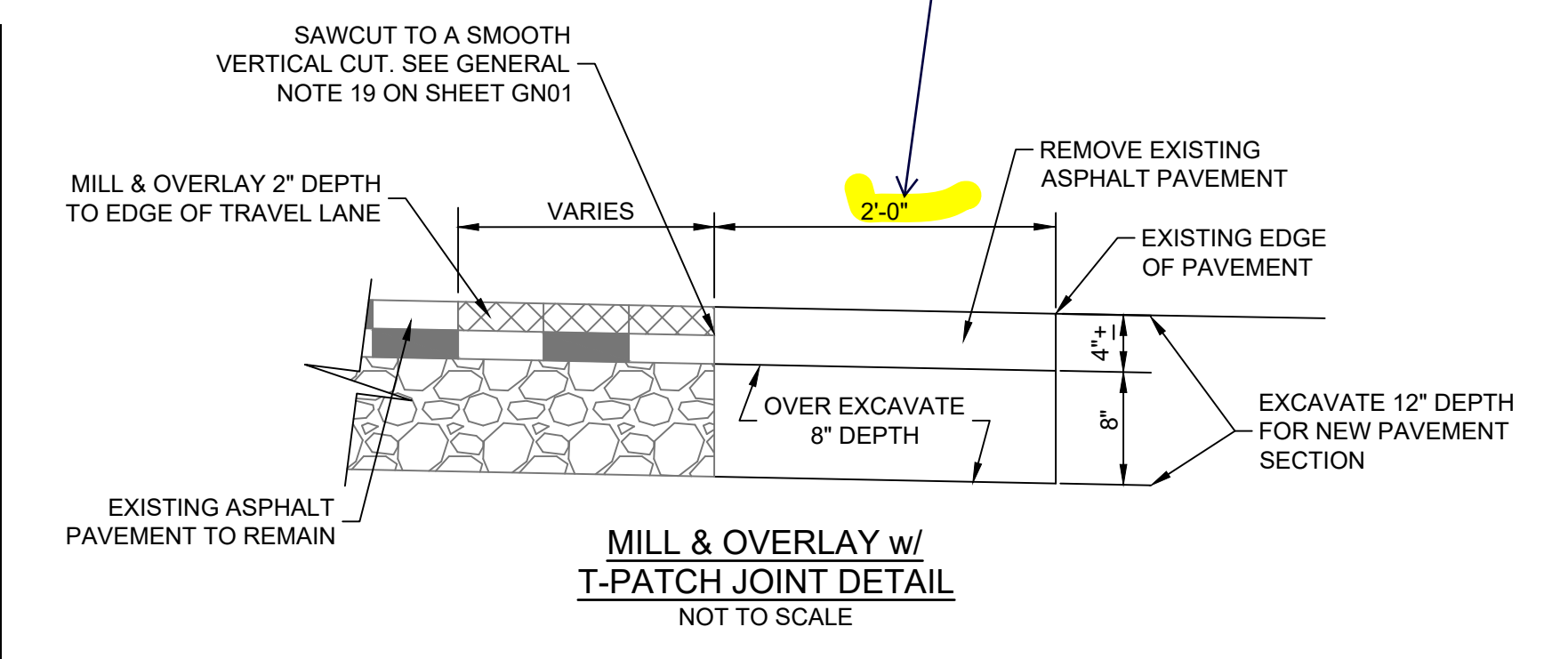
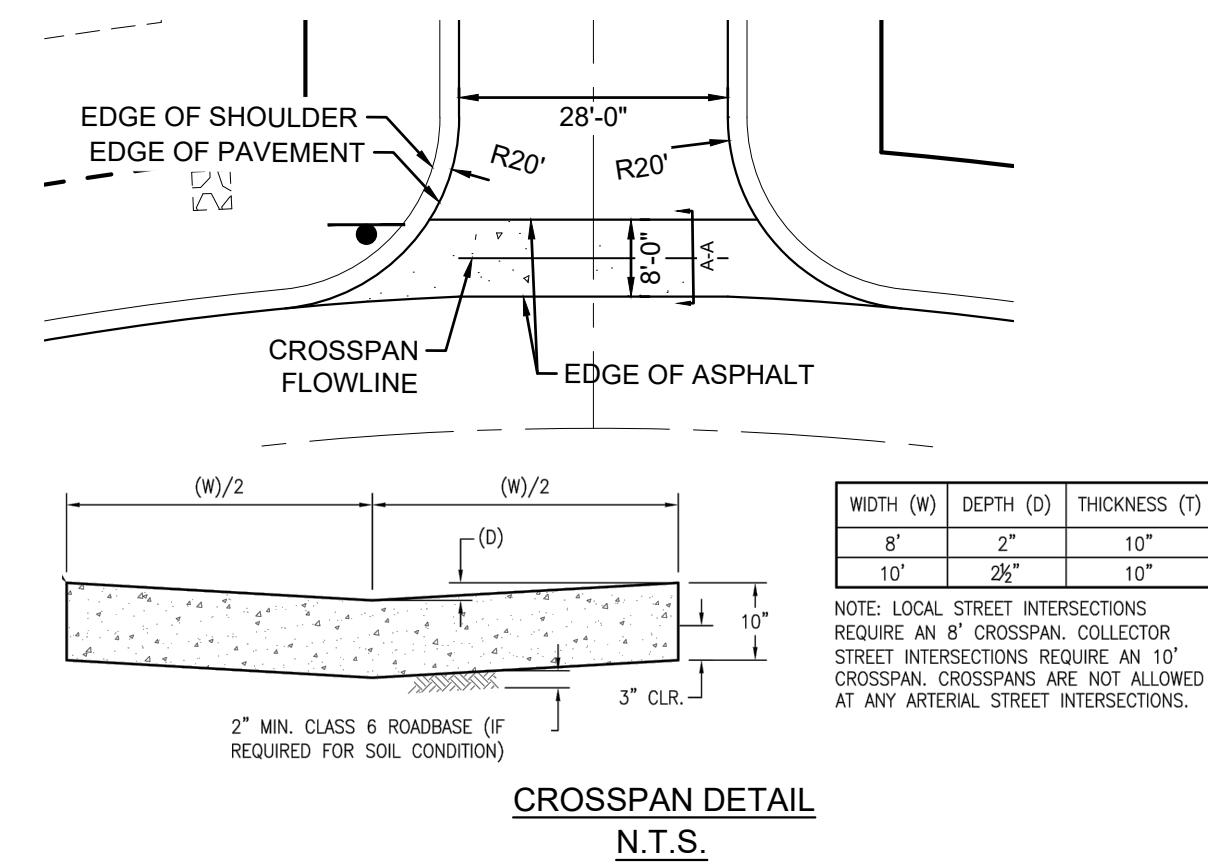
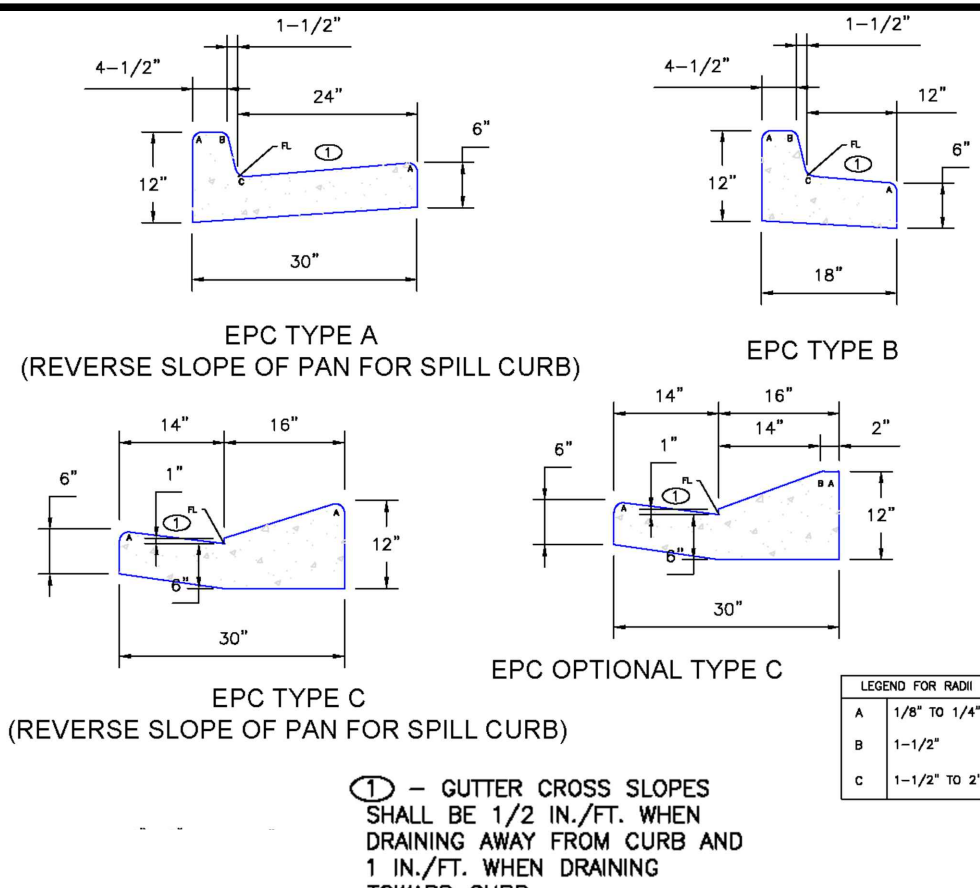
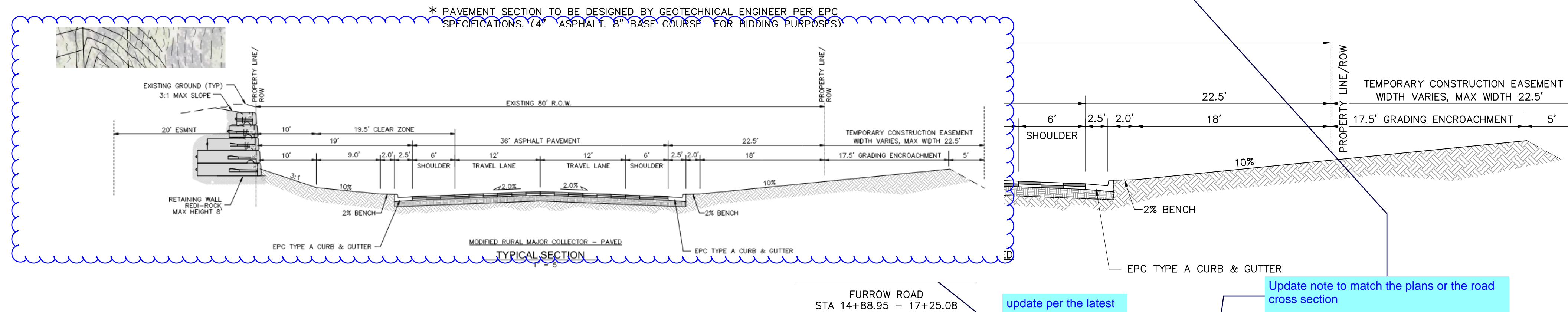
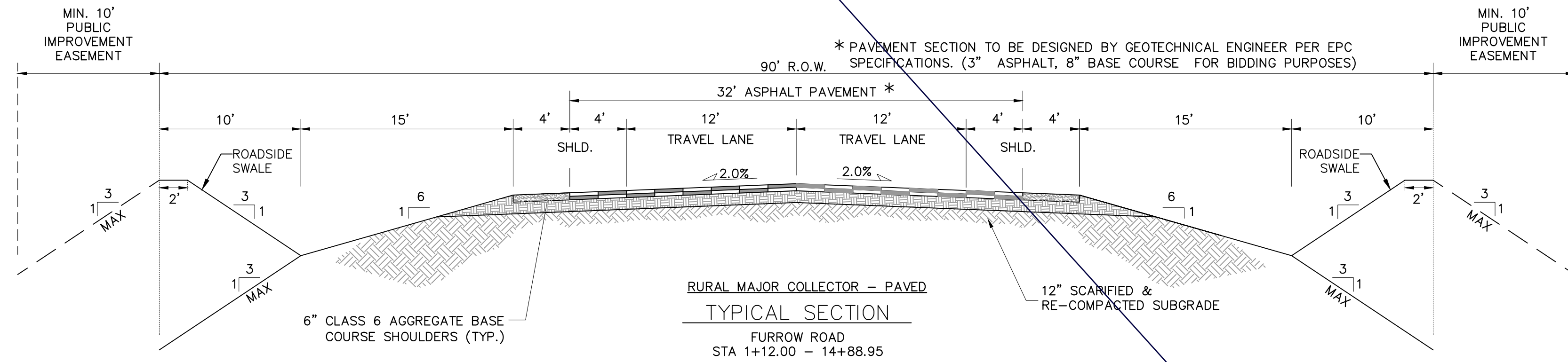
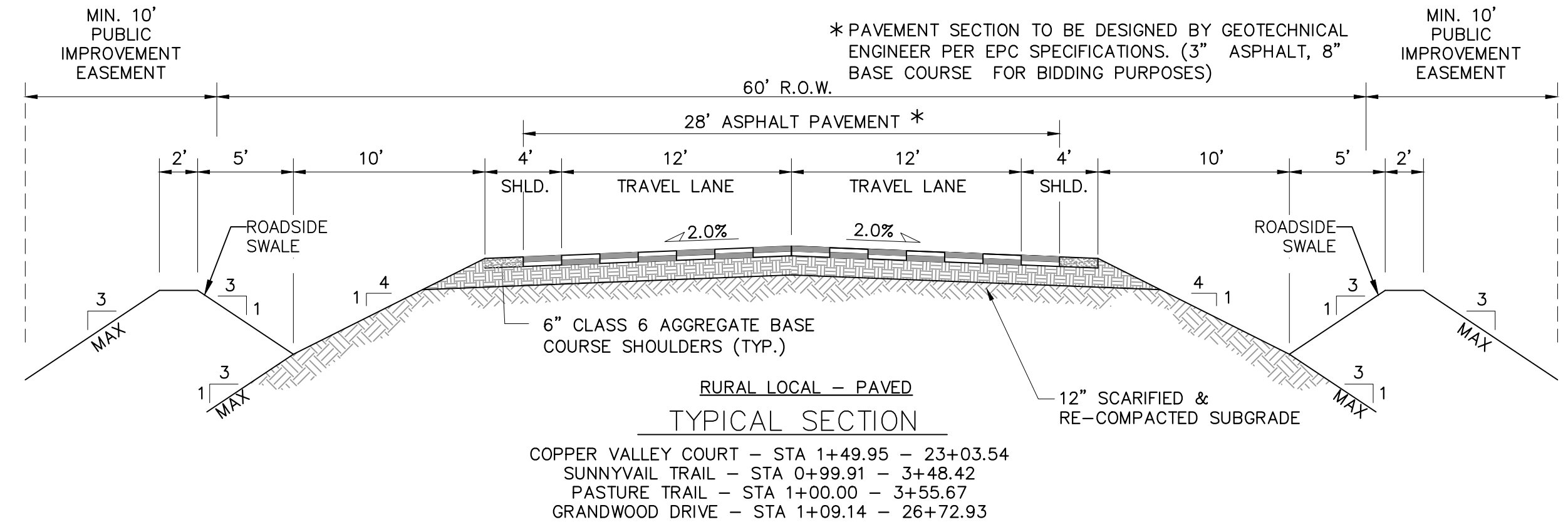
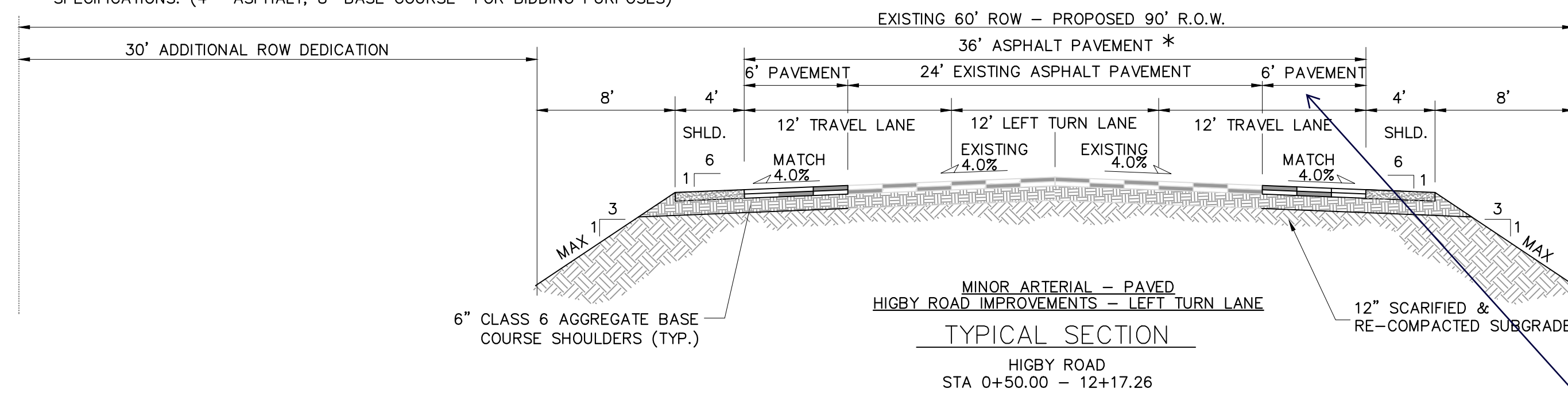
FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 20.1120.003

GRANDWOOD RANCH					
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS					
GENERAL NOTES					
DESIGNED BY:	CAP	SCALE:	DATE ISSUED:	DECEMBER 2020	DRAWING No.
DRAWN BY:	NMS	HORIZ	N/A	3 OF 40	GN02
CHECKED BY:	NMS	VERT.	N/A	SHEET	



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



No.	DATE	DESCRIPTION	BY

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 PLOT DATE: December 18, 2020 12:37:25 PM
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

BENCHMARK
 NGS T 294 ELEVATION - 7247.10 NAVD 88

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

PREPARED BY:
 Matrix

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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. 20.1105.003

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

ROADWAY GENERAL NOTES

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

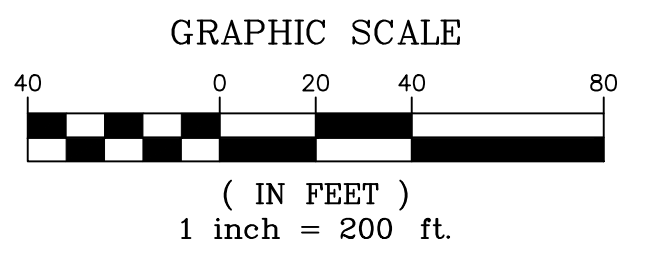
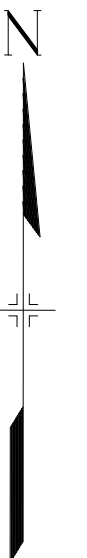
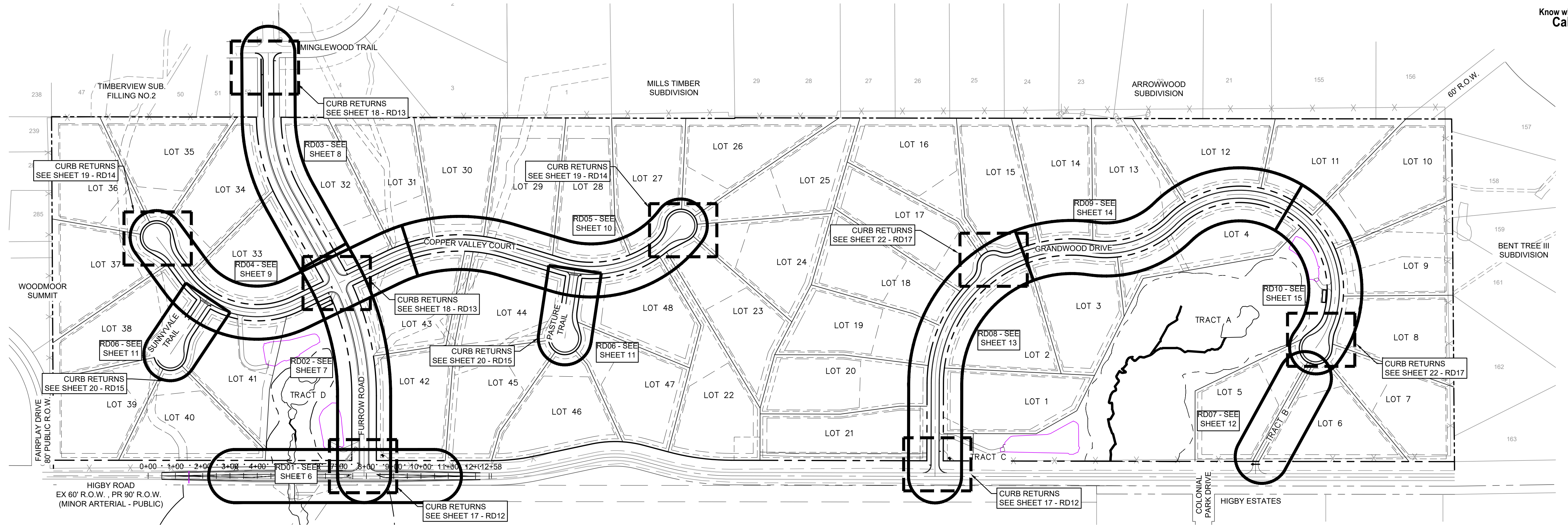
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 VERT. N/A

DATE ISSUED: DECEMBER 2020
 SHEET: 4 OF 40

DRAWING No. TY01



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REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	BY
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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

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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 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
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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

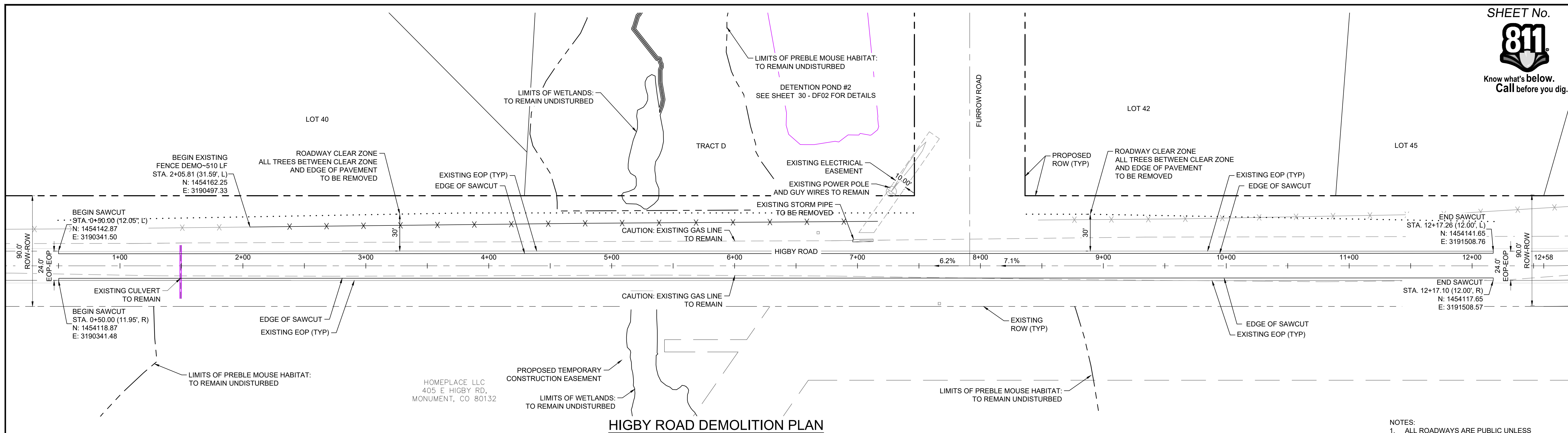
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	DECEMBER 2020	DRAWING No.
DRAWN BY:	CAP	HORIZ.	N/A		
CHECKED BY:	NMS	VERT.	N/A	SHEET	5 OF 40

RD00





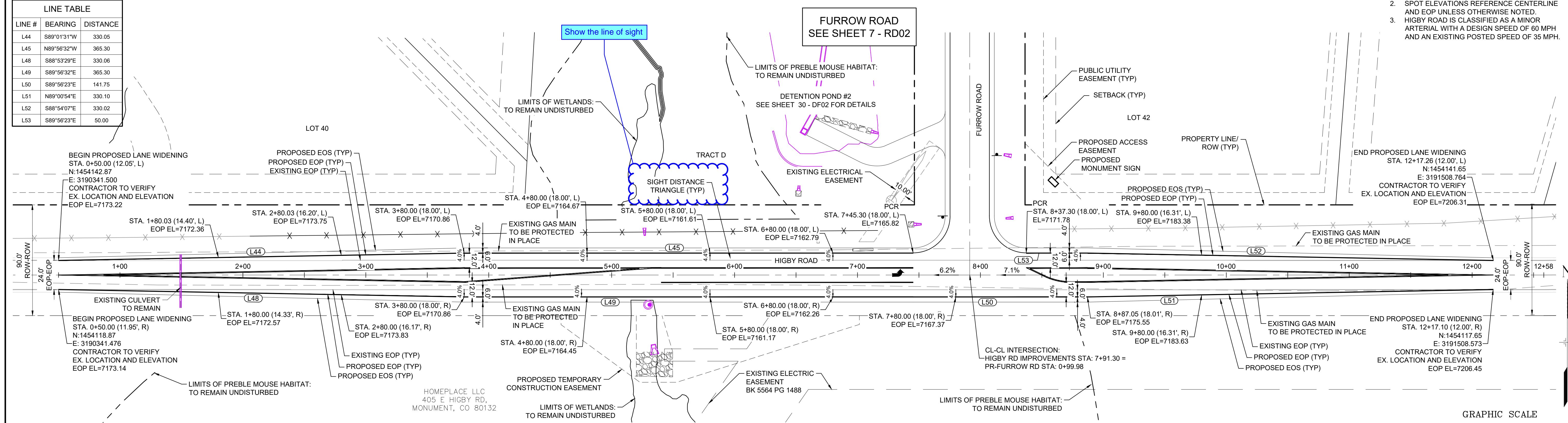
Know what's below.
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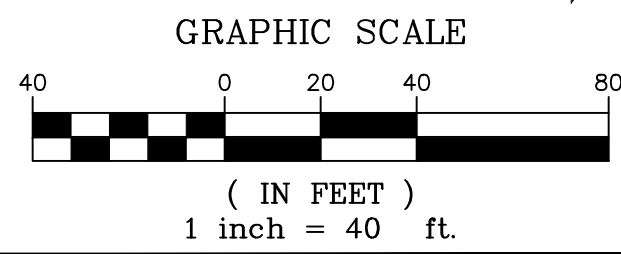
HIGBY ROAD DEMOLITION PLAN

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

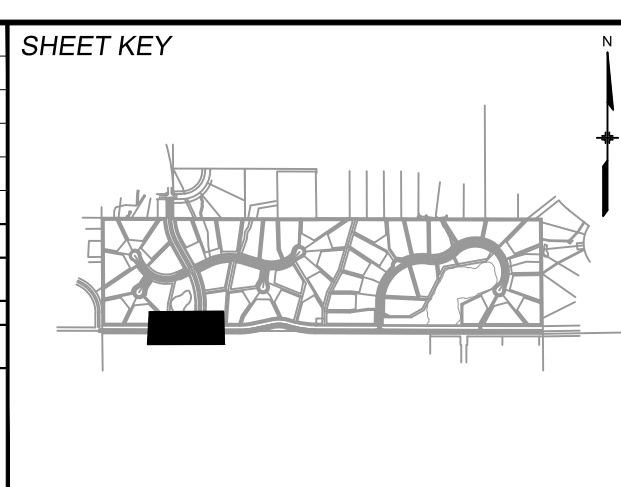
- NOTES:
- ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
 - SPOT ELEVATIONS REFERENCE CENTERLINE AND EOP UNLESS OTHERWISE NOTED.
 - HIGBY ROAD IS CLASSIFIED AS A MINOR ARTERIAL WITH A DESIGN SPEED OF 60 MPH AND AN EXISTING POSTED SPEED OF 35 MPH.



HIGBY ROAD IMPROVEMENTS PLAN



REF. NO.	DATE	DESCRIPTION	BY



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:
Matrix

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

ROADWAY PLAN

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

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

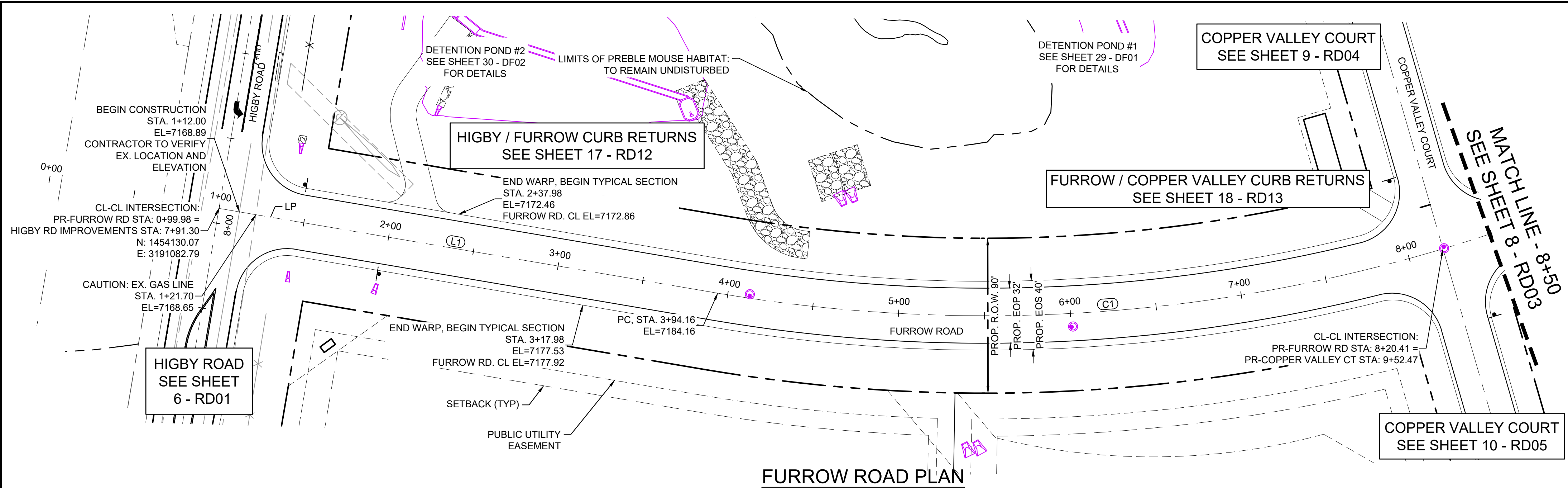
DATE ISSUED: DECEMBER 2020
SHEET: 6 OF 40

DRAWING No.: RD01

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CTB FILE:
PLOT DATE: December 18, 2020 12:38:53 PM
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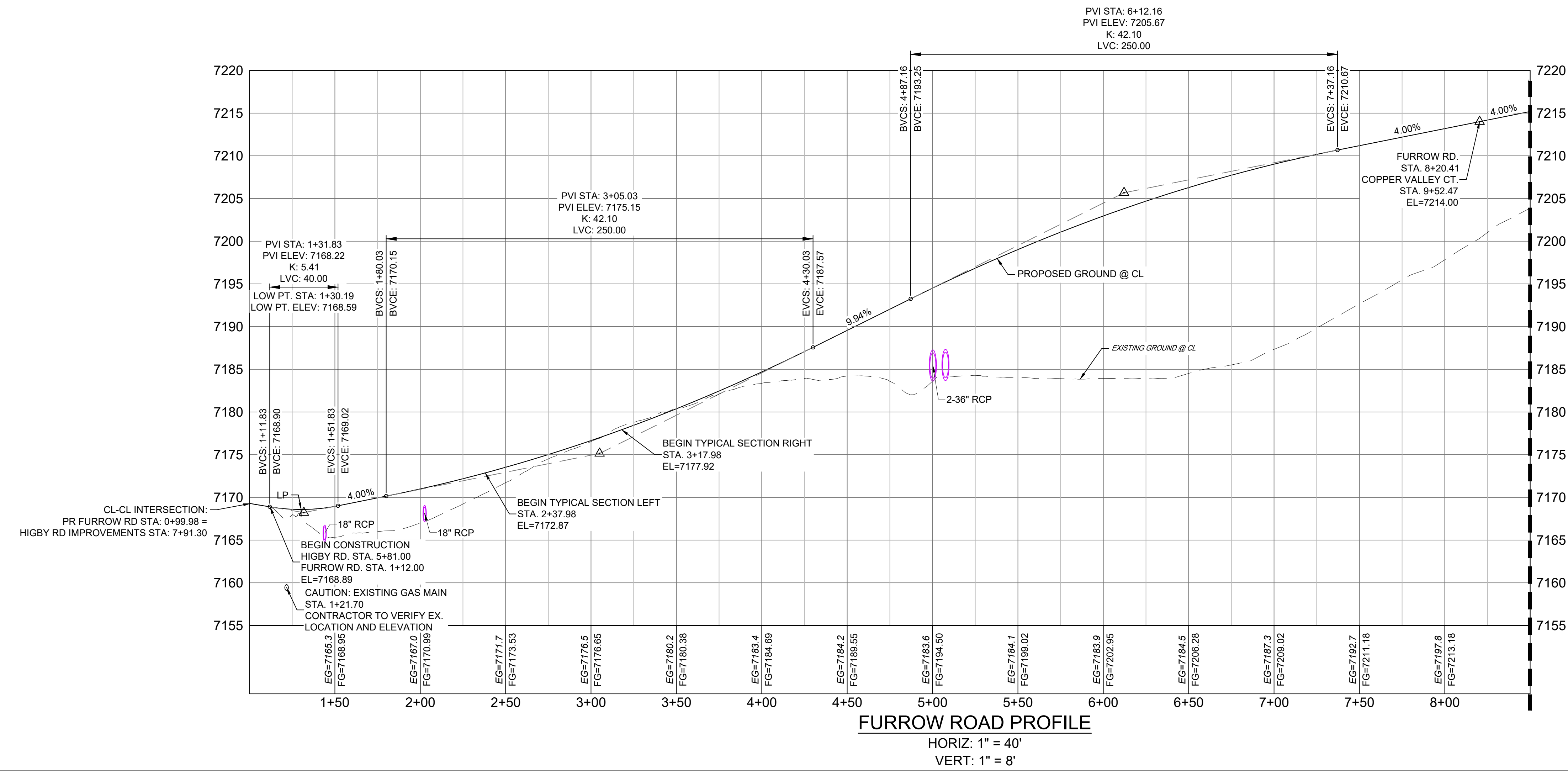
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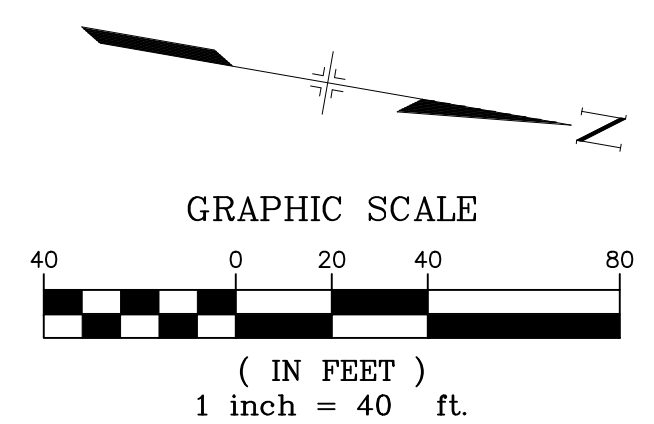
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°03'30"E	276.18

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

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



MATCH LINE - 8+50
SEE SHEET 8 - RD03



REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	BY
X-Title-Plan & Profile				
X-1105-PR-SITE				

COMPUTER FILE MANAGEMENT	
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SHEET KEY

BENCHMARK
NGS T 294 ELEVATION - 7247.10 NAVD 88

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

PREPARED BY:

SEAL

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

GRANDWOOD RANCH

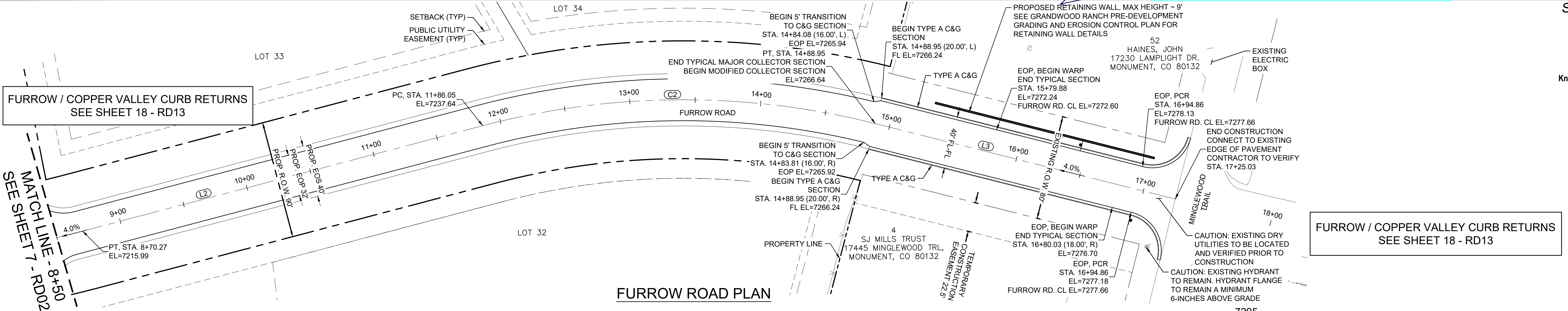
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

DESIGNED BY:	CAP	SCALE:	DATE ISSUED:	DRAWING No.:
DRAWN BY:	CAP	HORIZ. 1" = 40'	DECEMBER 2020	RD02
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET 7 OF 40	



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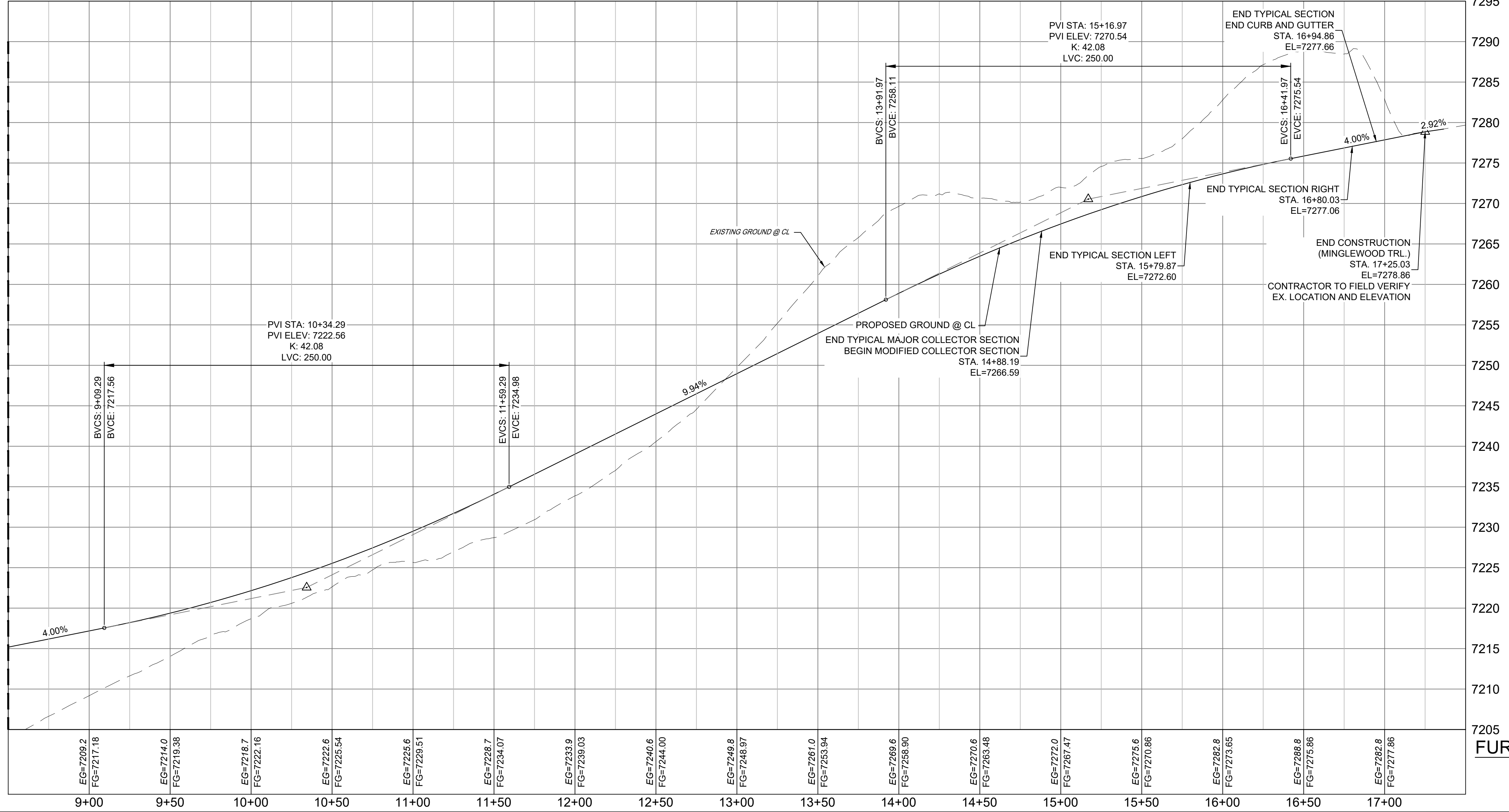
FURROW ROAD PLAN

FURROW / COPPER VALLEY CURB RETURNS
SEE SHEET 18 - RD13

FURROW / COPPER VALLEY CURB RETURNS
SEE SHEET 18 - RD13

MATCH LINE - 8+50
SEE SHEET 7 - RD02

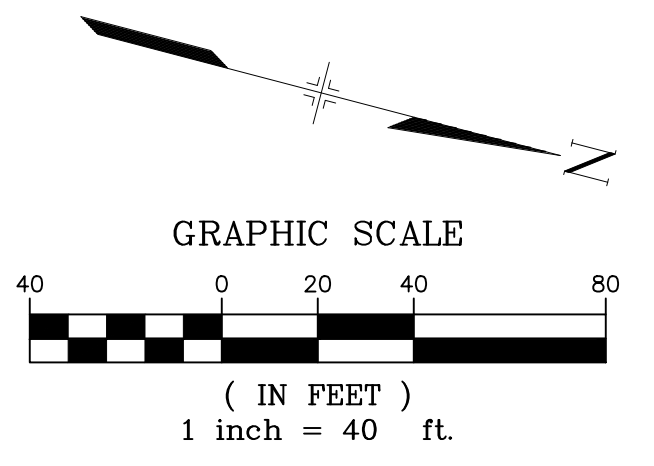
MATCH LINE - 8+50
SEE SHEET 7 - RD02



LINE TABLE		
LINE #	BEARING	DISTANCE
L2	N29°16'28"W	315.78
L3	N00°21'00"W	236.08

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

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

No.	DATE	DESCRIPTION	BY

COMPUTER FILE MANAGEMENT
FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD01.dwg
CTB FILE:
PLOT DATE: December 18, 2020 12:40:07 PM
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SHEET KEY

BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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

PREPARED BY:

SEAL

PRELIMINARY
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IS SUBJECT TO CHANGE

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

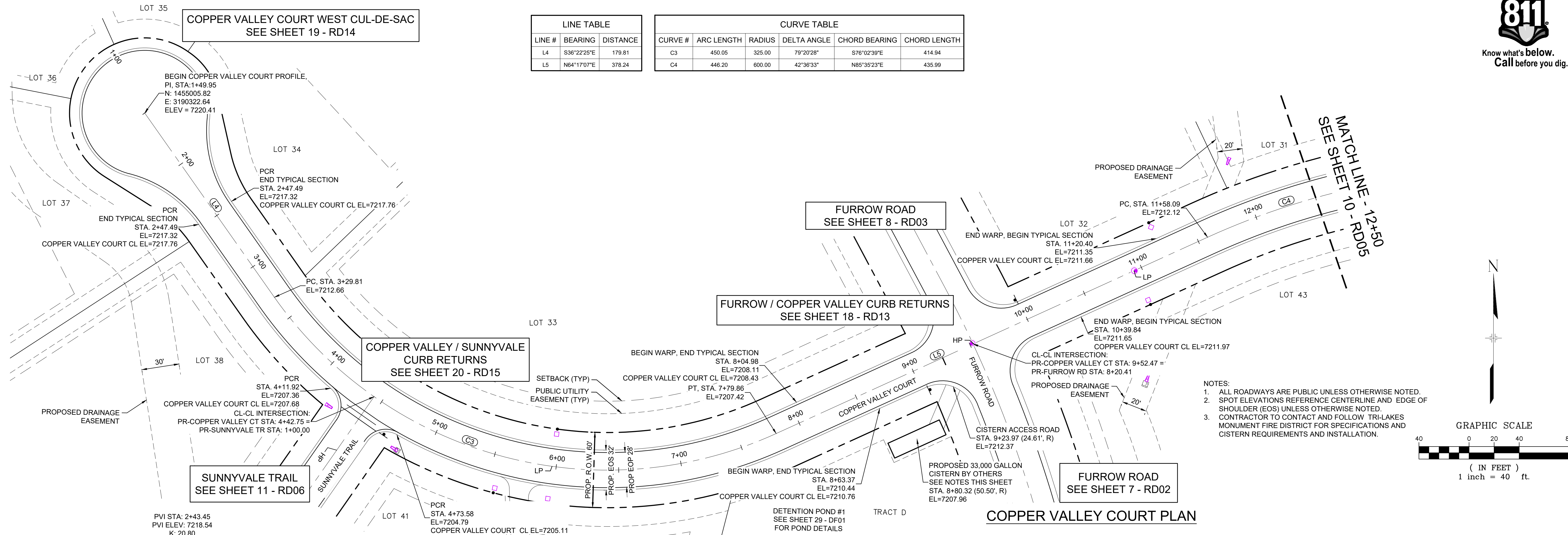
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	DECEMBER 2020	DRAWING No.:
DRAWN BY:	CAP	HORIZ. 1" = 40'	SHEET	8 OF 40	RD03
CHECKED BY:	NMS	VERT. 1" = 8'			



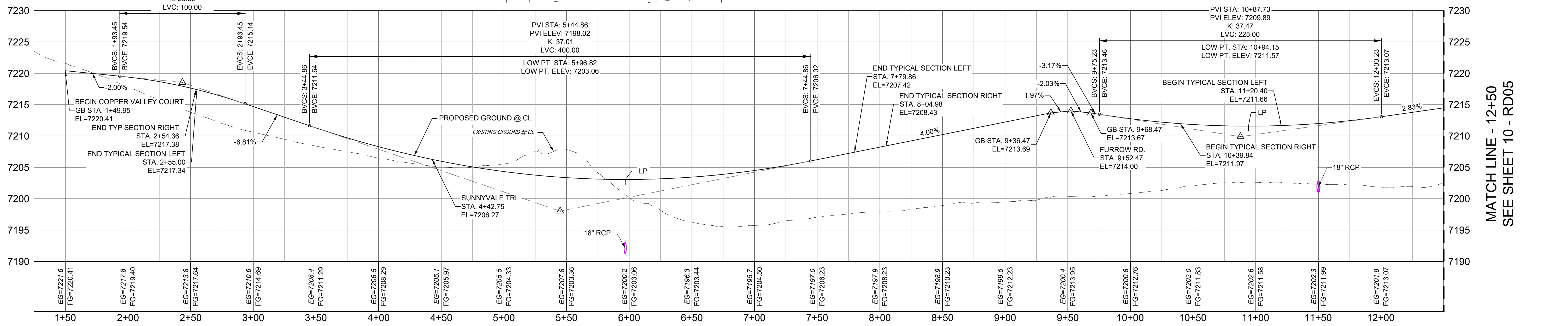
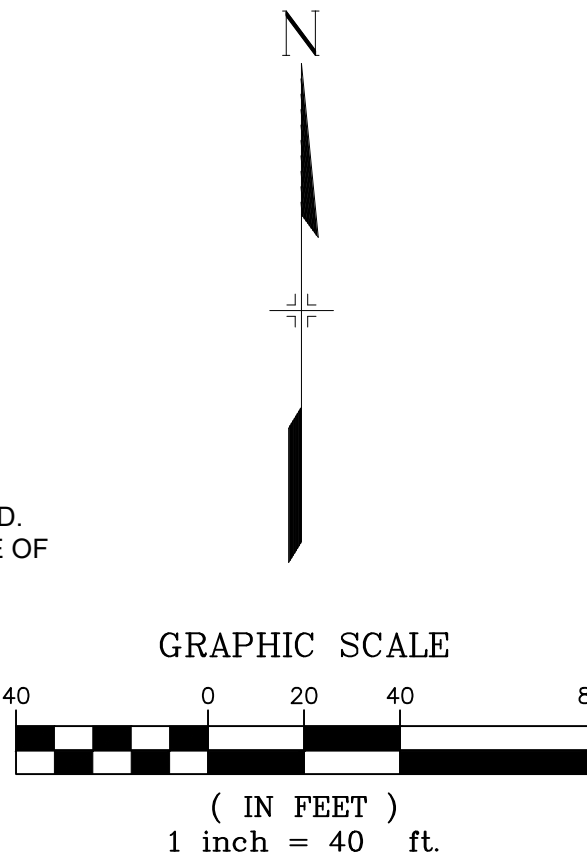
Know what's below.
Call before you dig.

LINE TABLE		
LINE #	BEARING	DISTANCE
L4	S36°22'25"E	179.81
L5	N64°17'07"E	378.24

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	450.05	325.00	79°20'28"	S76°02'39"E	414.94
C4	446.20	600.00	42°36'33"	N85°35'23"E	435.99



- 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.



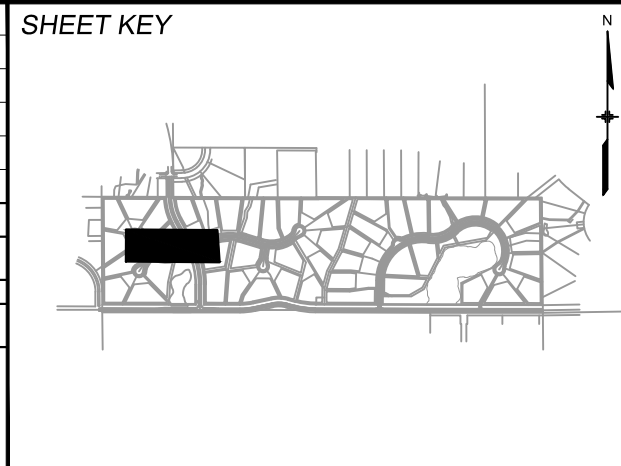
COPPER VALLEY COURT PROFILE

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

No.	DATE	DESCRIPTION	BY

COMPUTER FILE MANAGEMENT

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BENCHMARK
NGS T 294 ELEVATION - 7247.10 NAVD 88

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

PREPARED BY:

SEAL

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

GRANDWOOD RANCH

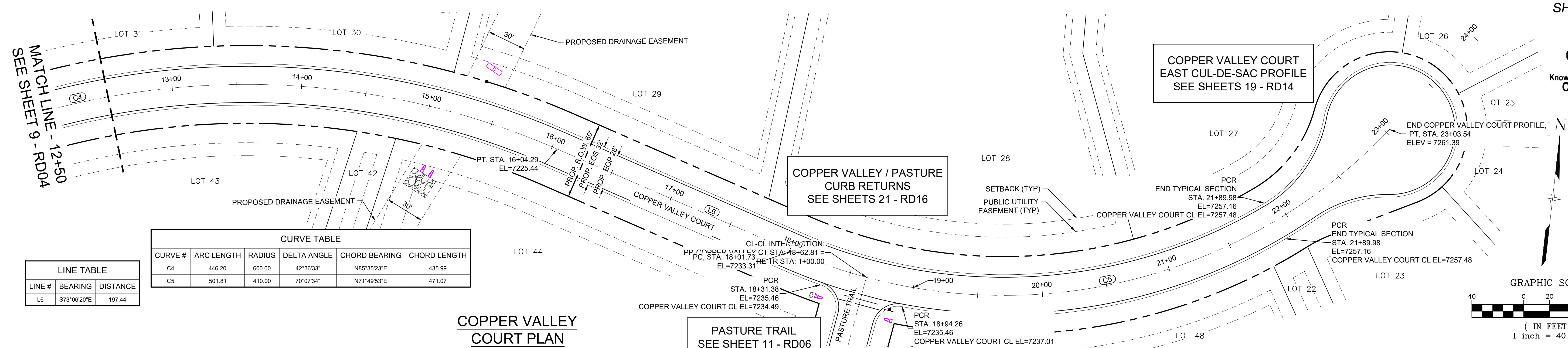
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

DESIGNED BY:	CAP	SCALE	DATE ISSUED:	DECEMBER 2020	DRAWING No.:
DRAWN BY:	CAP	HORIZ 1" = 40'	SHEET	9 OF 40	RD04
CHECKED BY:	NMS	VERT 1" = 8'			



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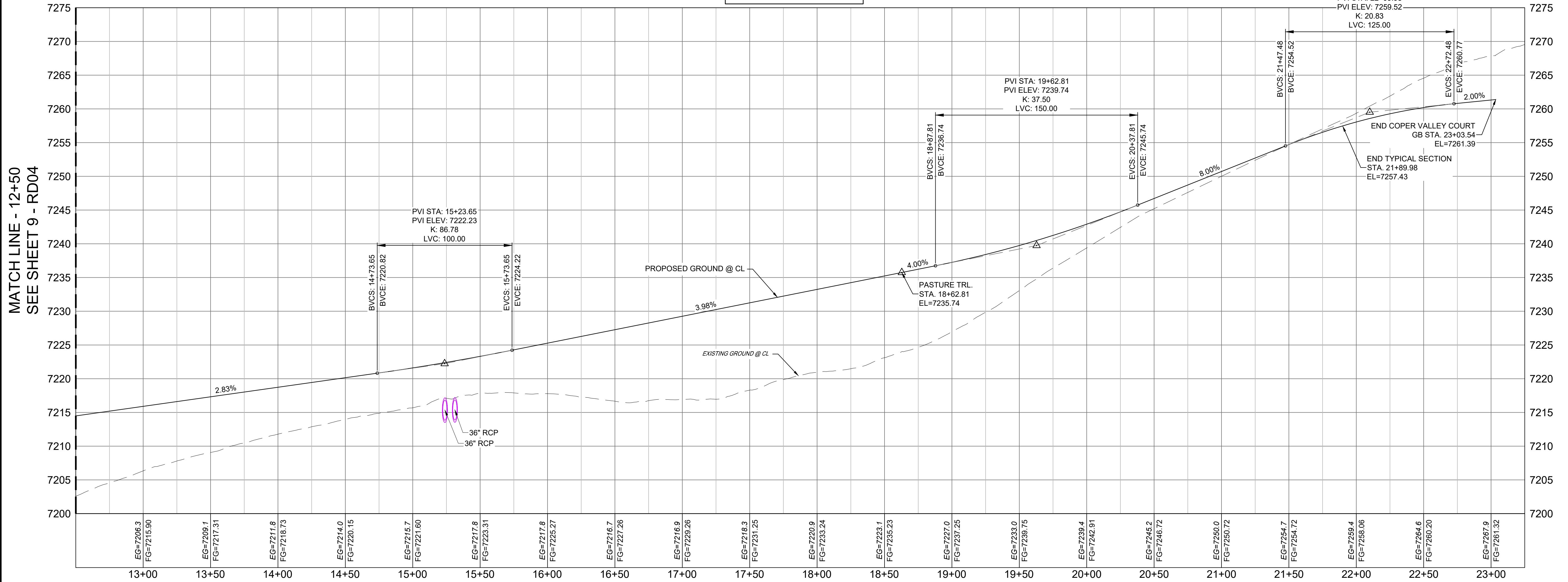
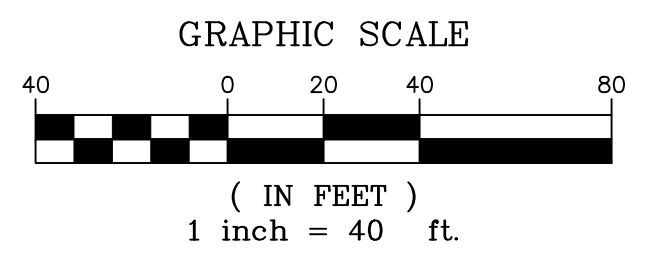


LINE TABLE

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

CURVE TABLE

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

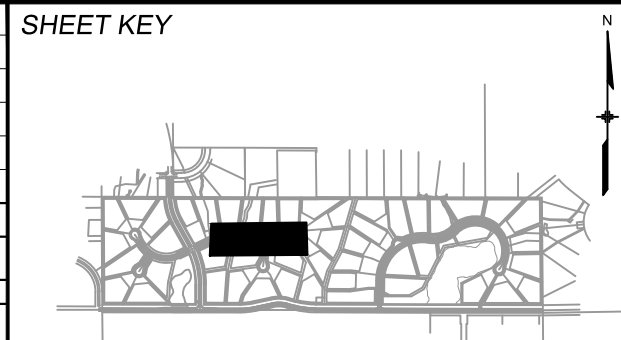


COPPER VALLEY COURT PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

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REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	BY
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X-1105-PR-SITE				

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BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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PREPARED BY:

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PROJECT No. 20.1120.003

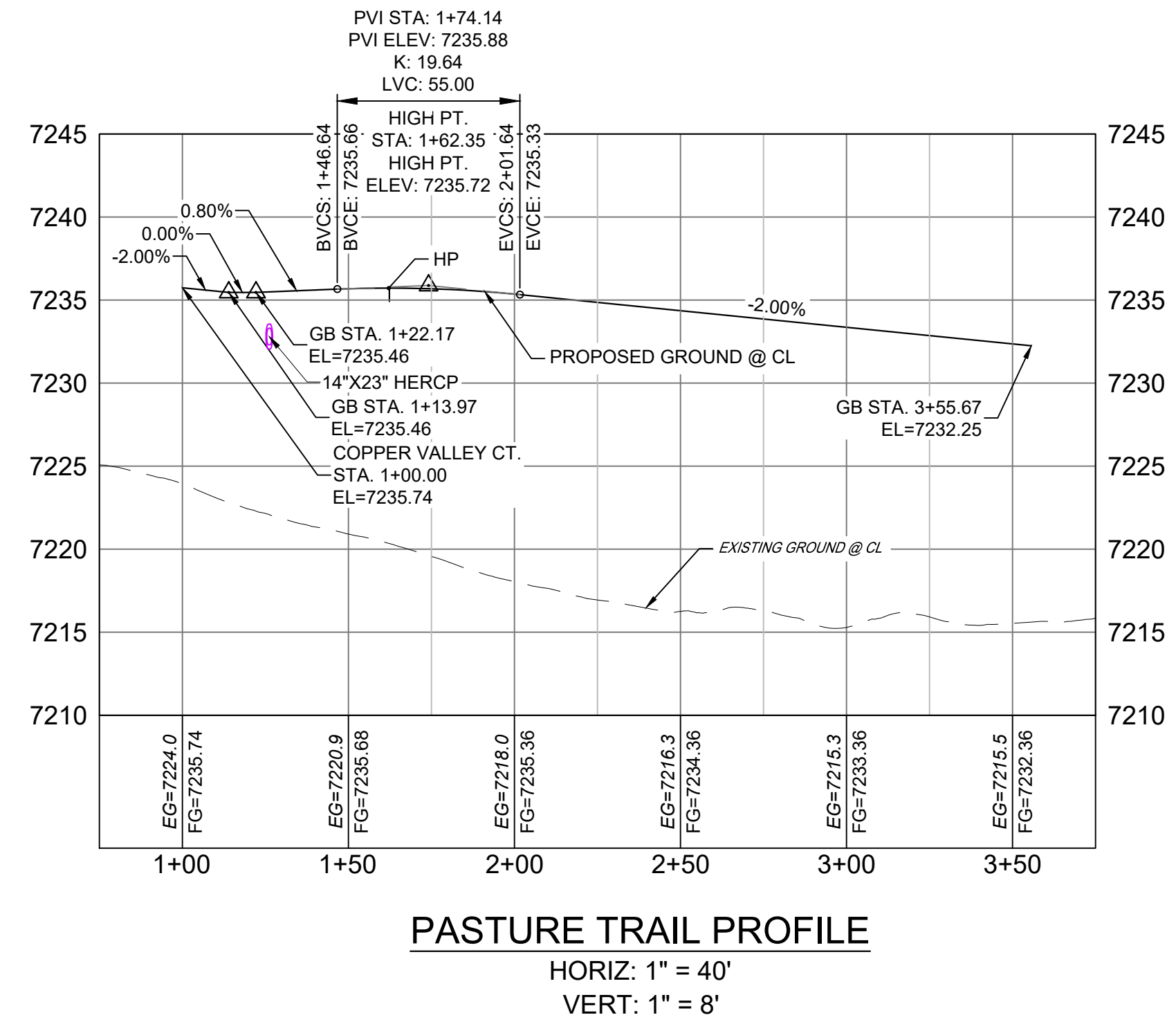
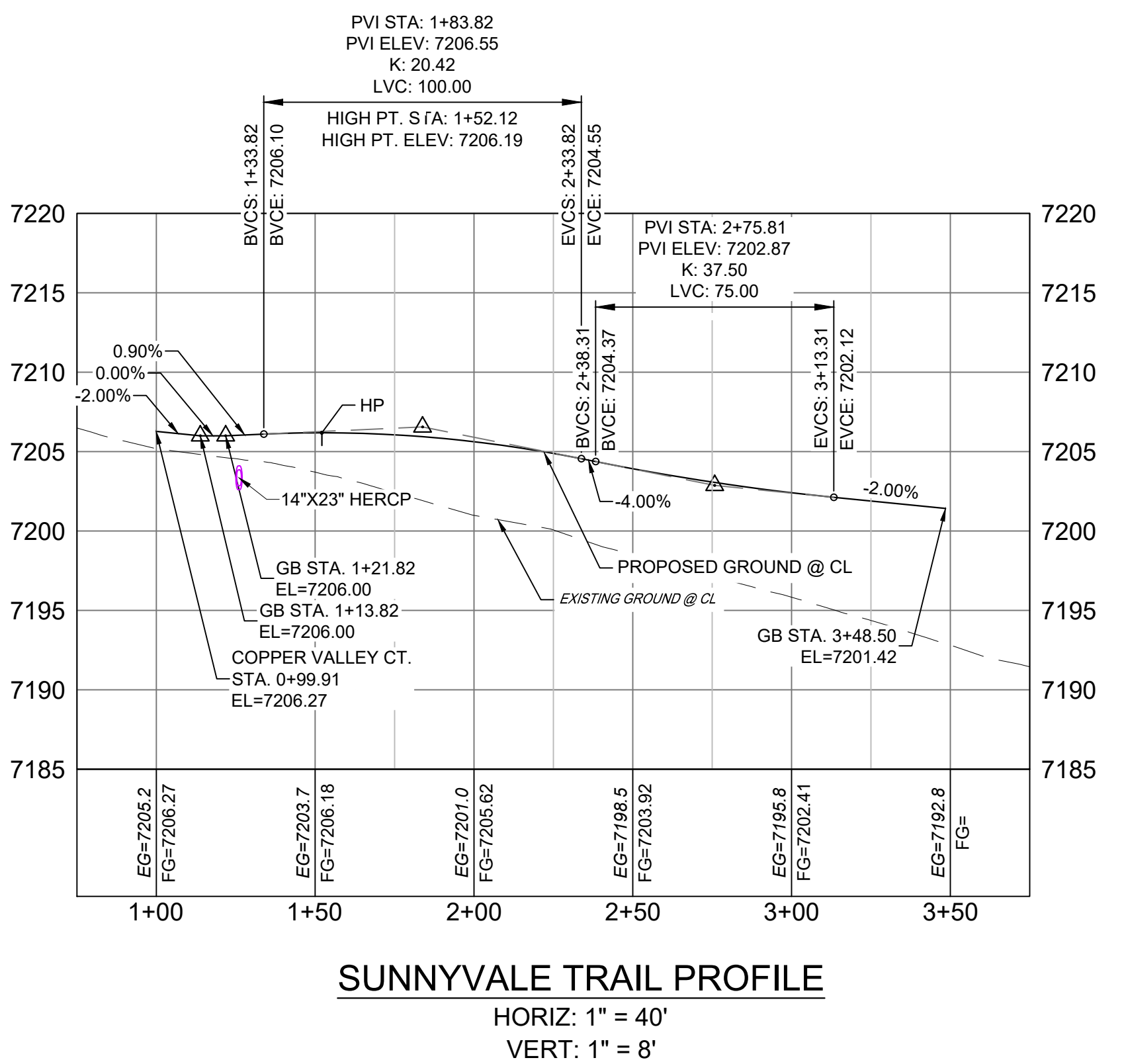
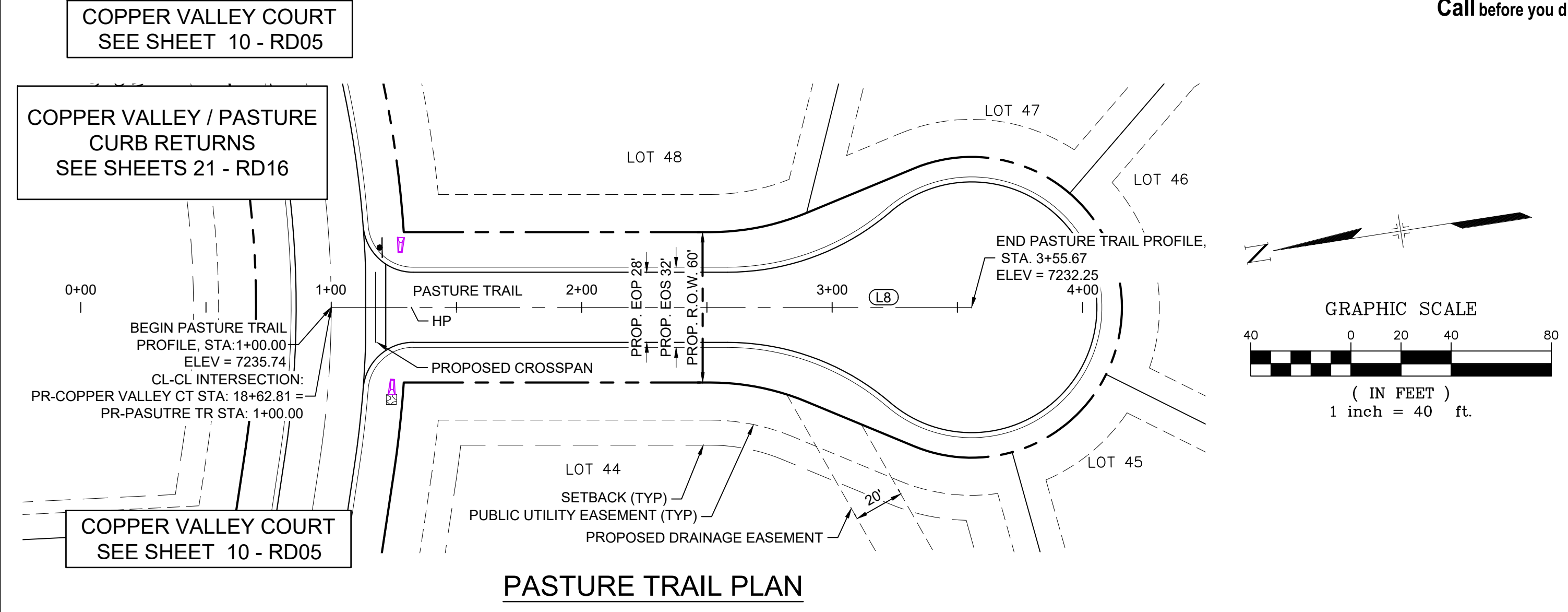
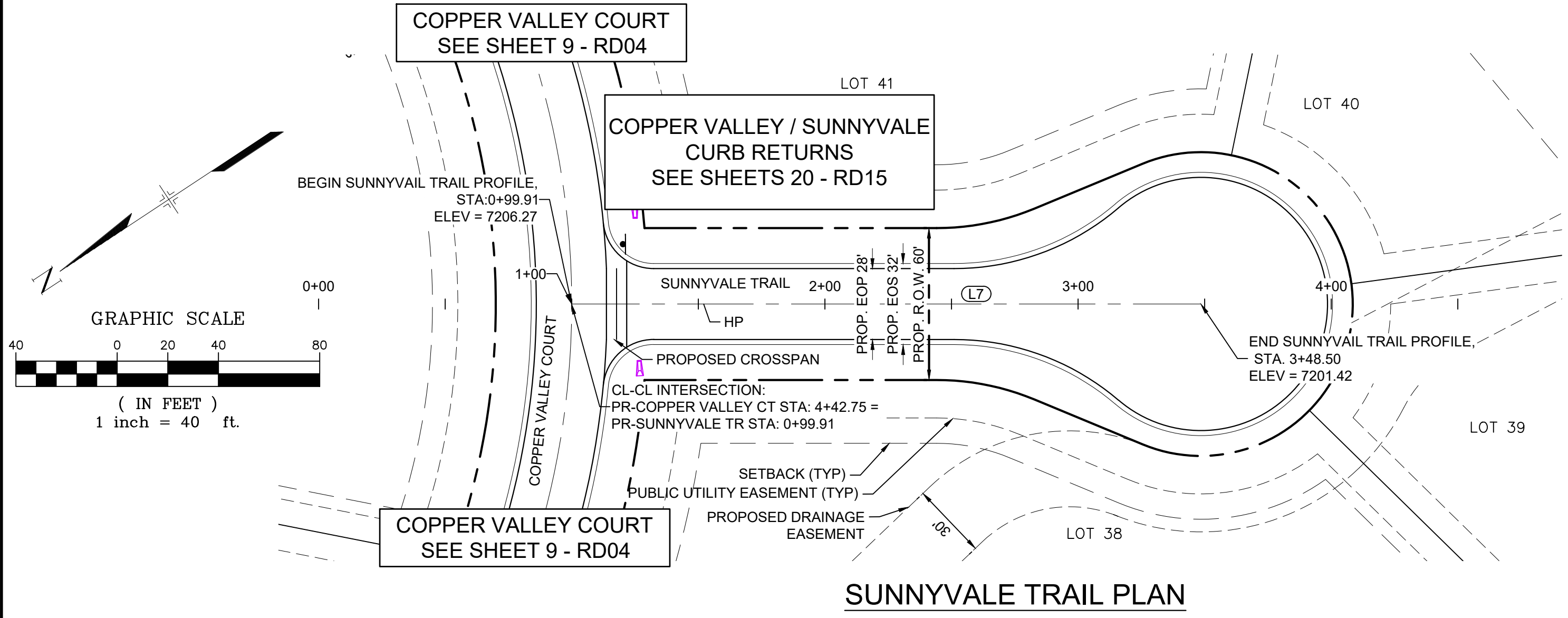
GRANDWOOD RANCH
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

DESIGNED BY:	CAP	SCALE:	DATE ISSUED:	DECEMBER 2020	DRAWING No.:
DRAWN BY:	CAP	HORIZ:	1" = 40'		
CHECKED BY:	NMS	VERT:	1" = 8'	SHEET	10 OF 40



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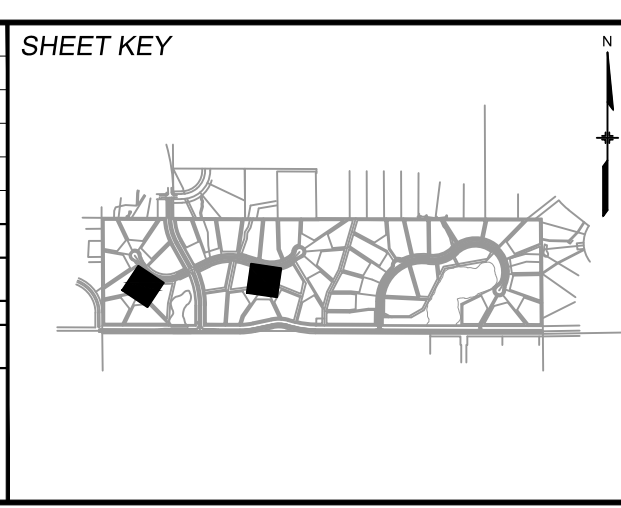
LINE TABLE		
LINE #	BEARING	DISTANCE
L7	S33°42'56"W	248.50

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

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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\RD02.dwg
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PREPARED BY:
Matrix

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GRANDWOOD RANCH

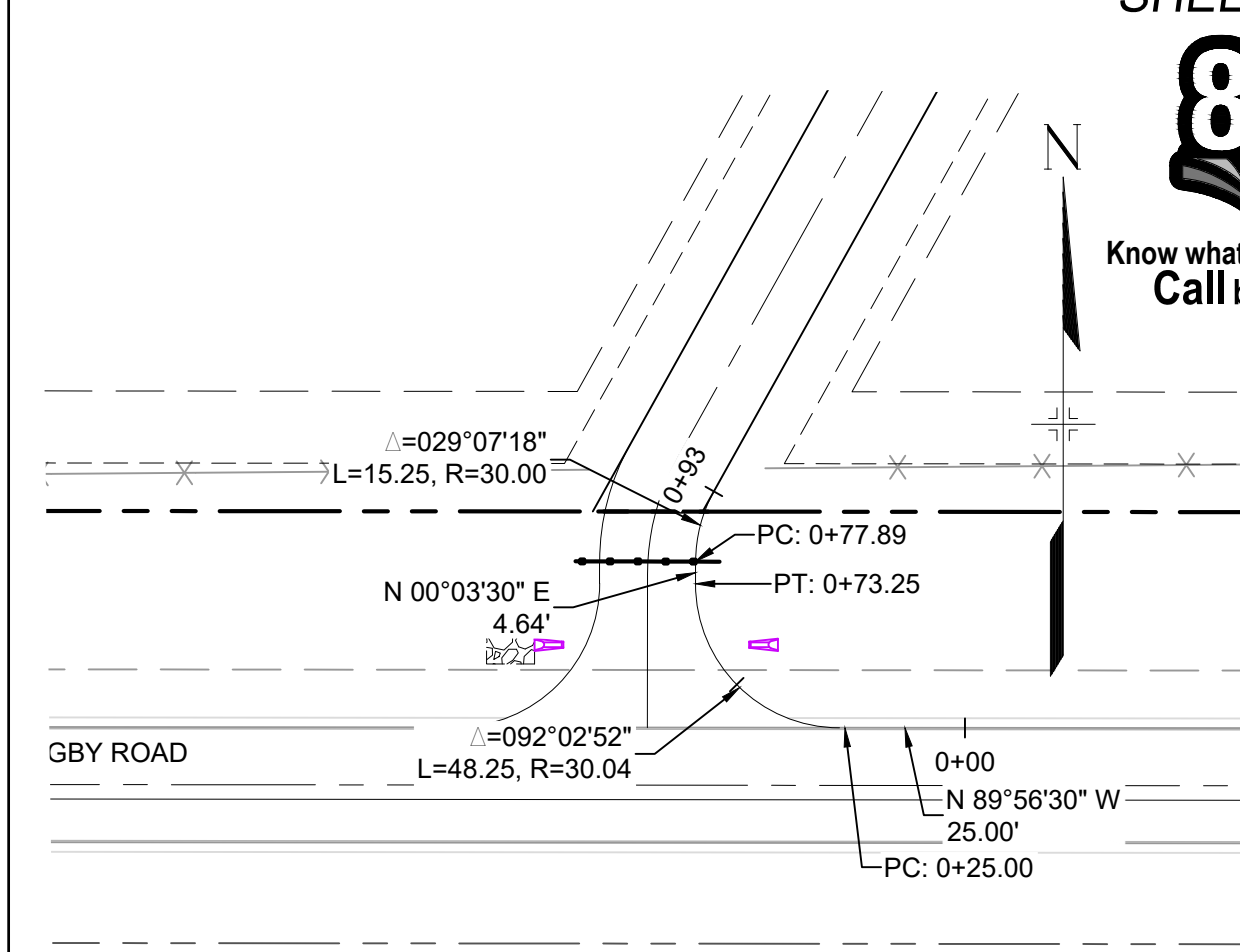
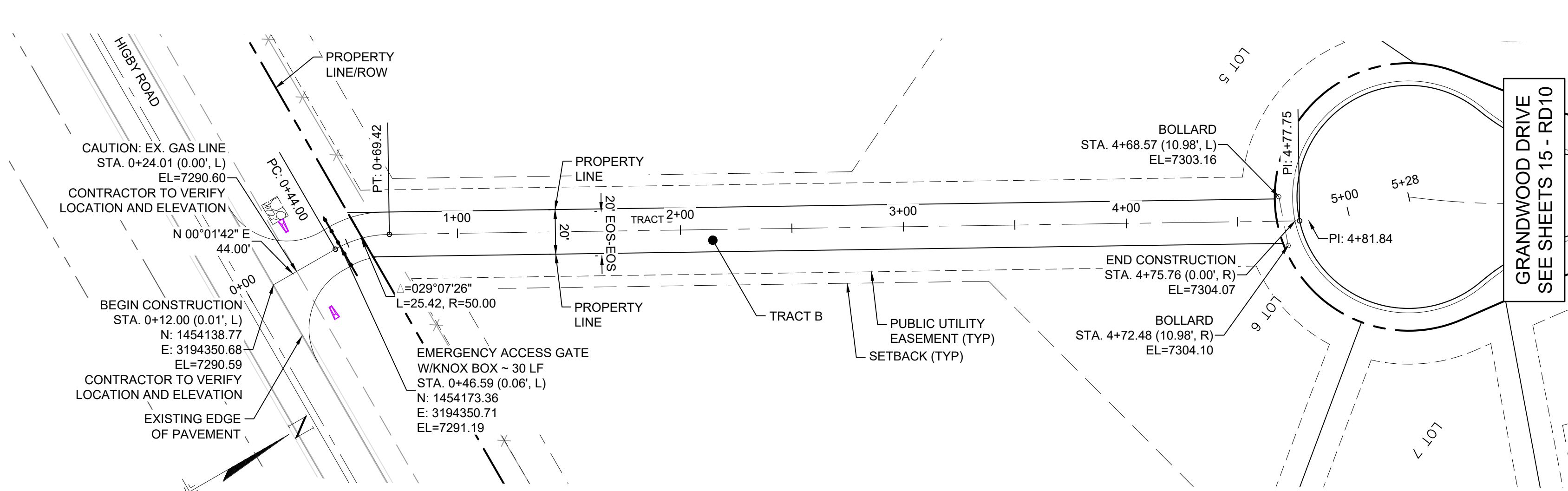
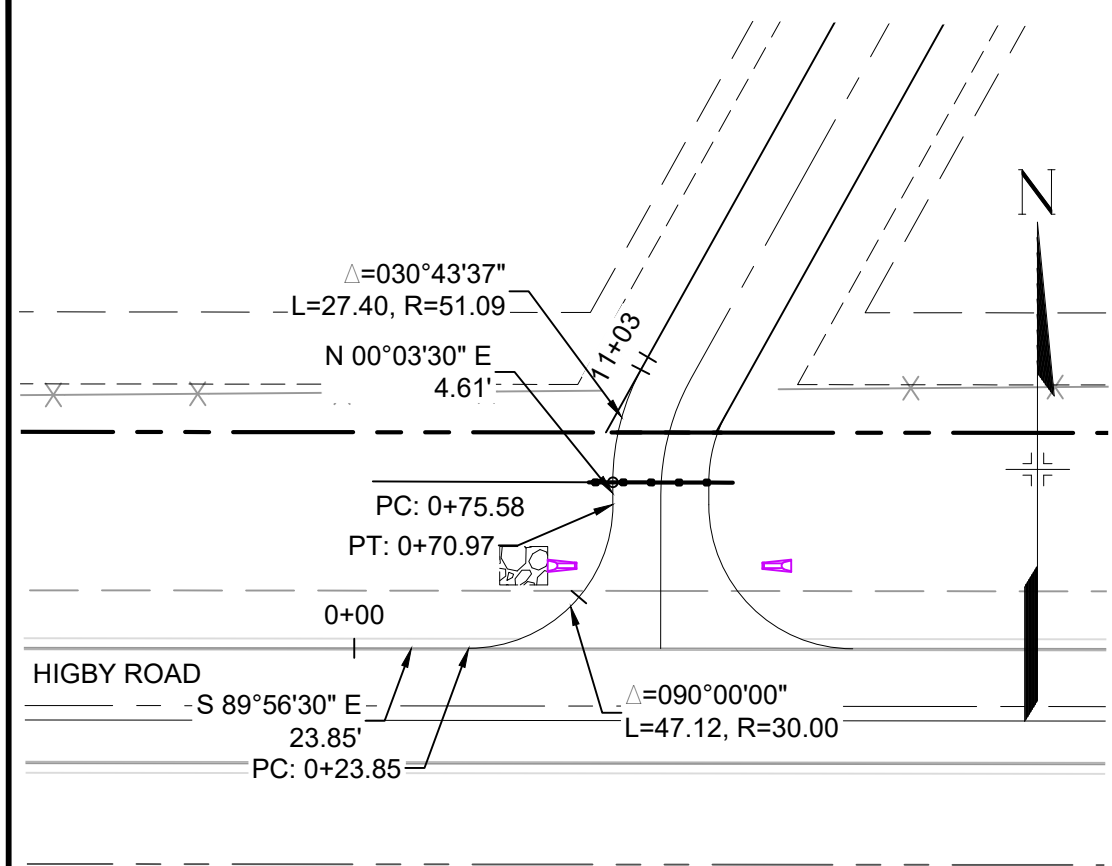
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

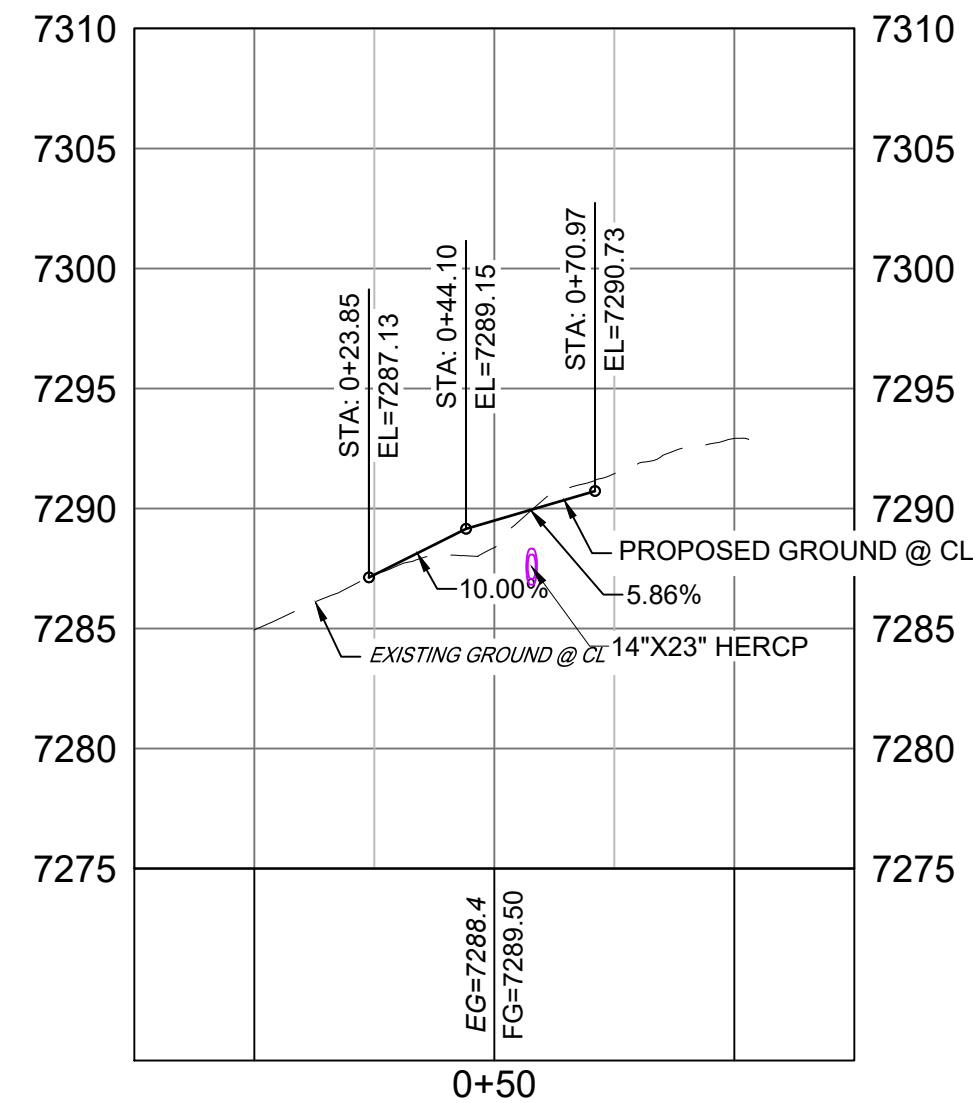
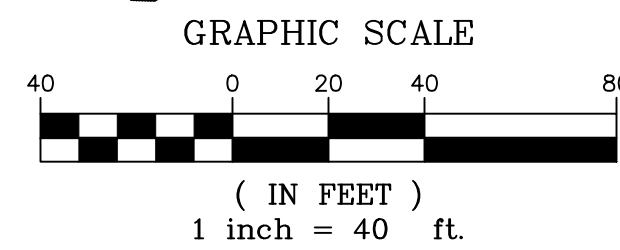
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	DECEMBER 2020	DRAWING No.
CHECKED BY:	NMS	HORIZ. 1" = 40' VERT. 1" = 8'	SHEET	11 OF 40	RD06



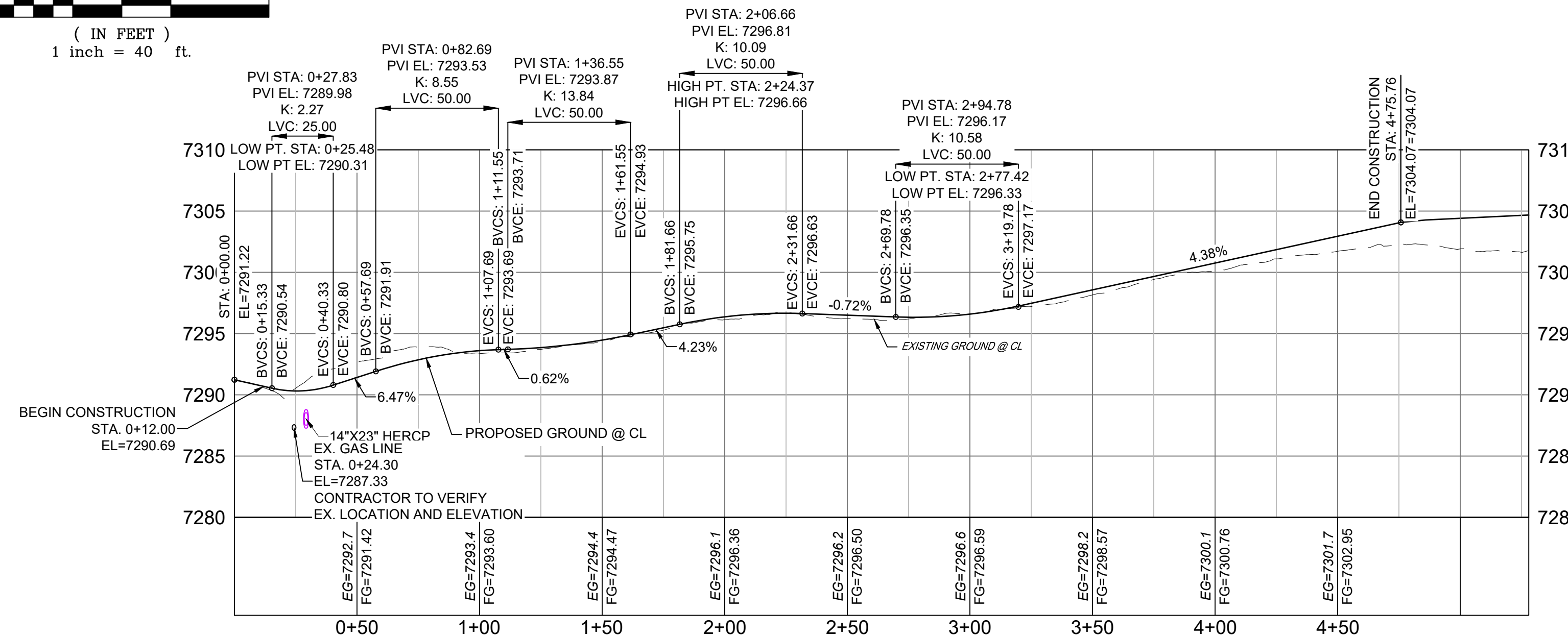
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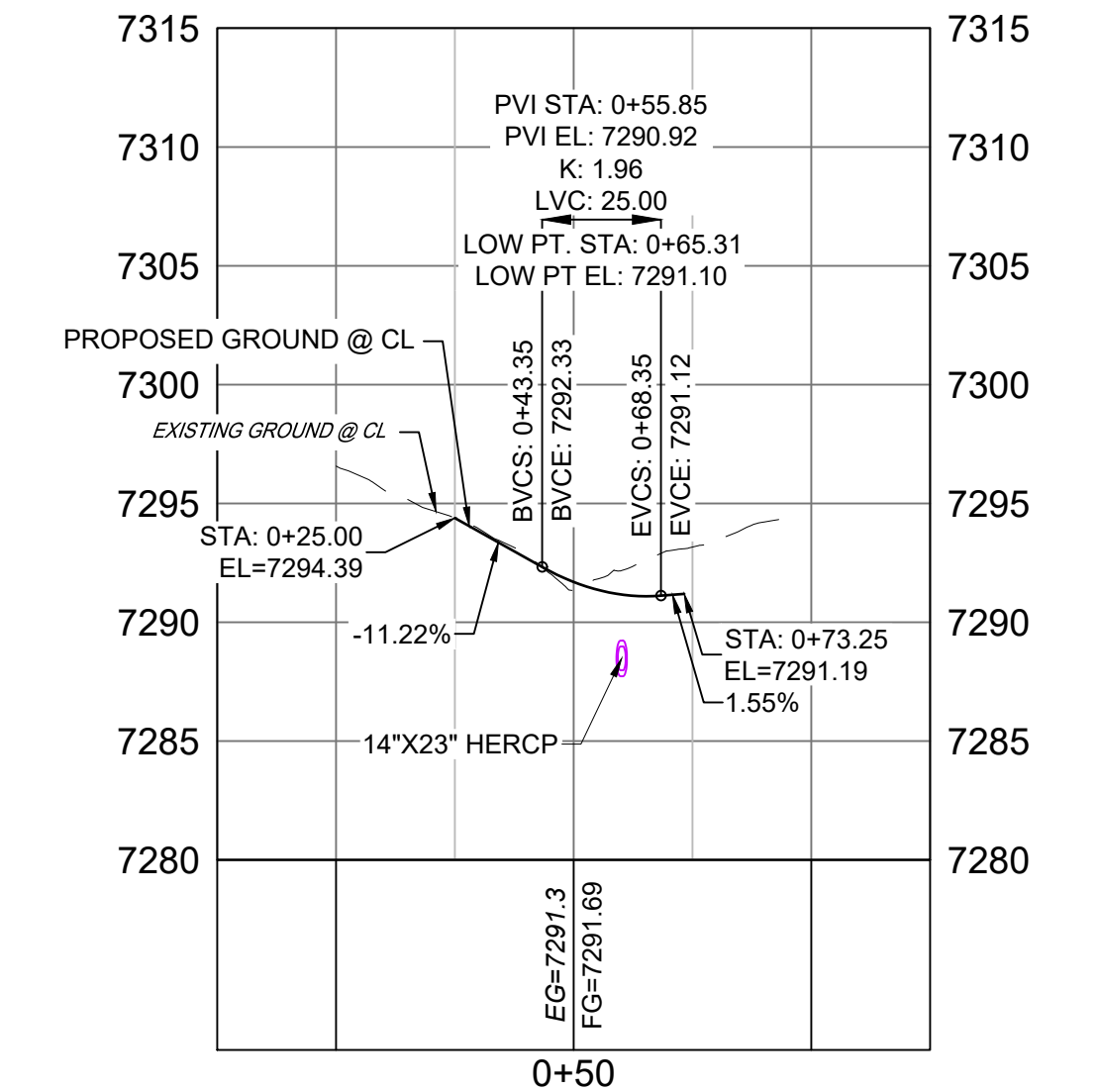
EMERGENCY ACCESS ROAD PLAN
(PRIVATE)



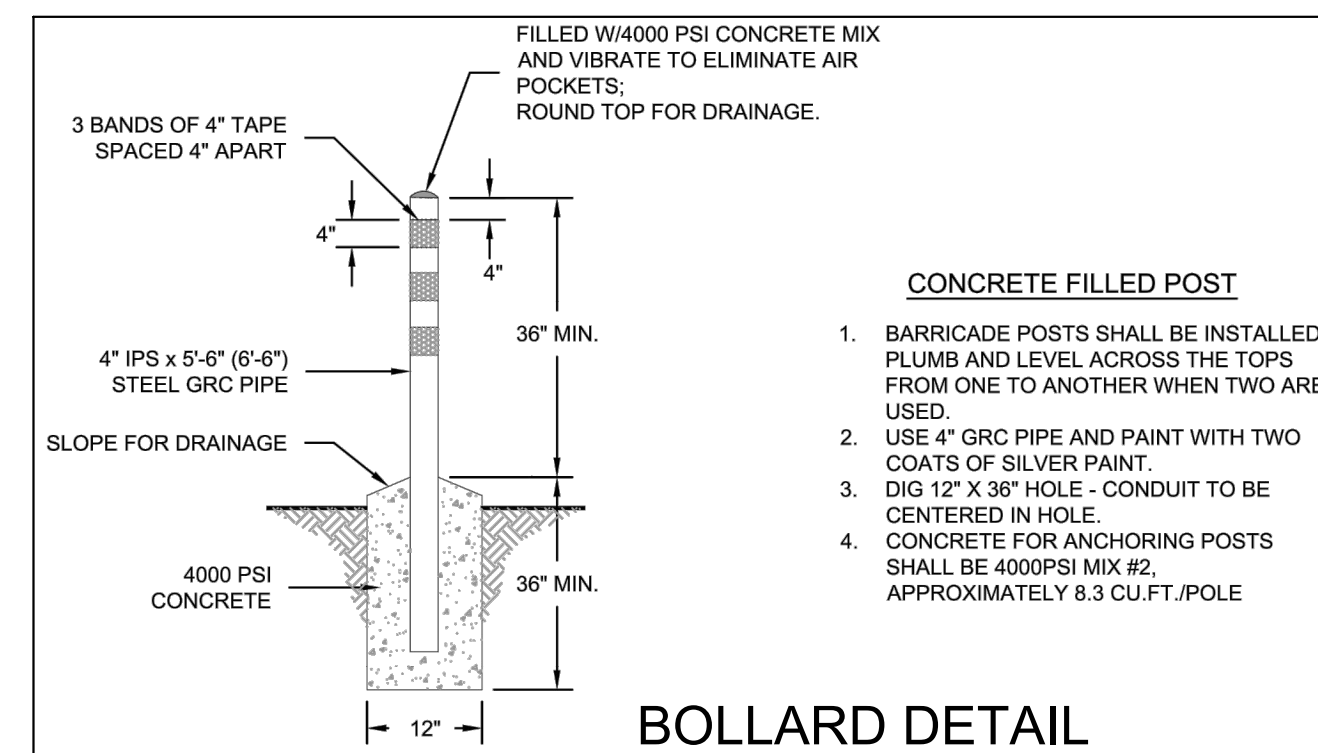
PR-EMERGENCY ACCESS - FL WEST PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: -0+25.00, END STA: 1+25.00



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



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

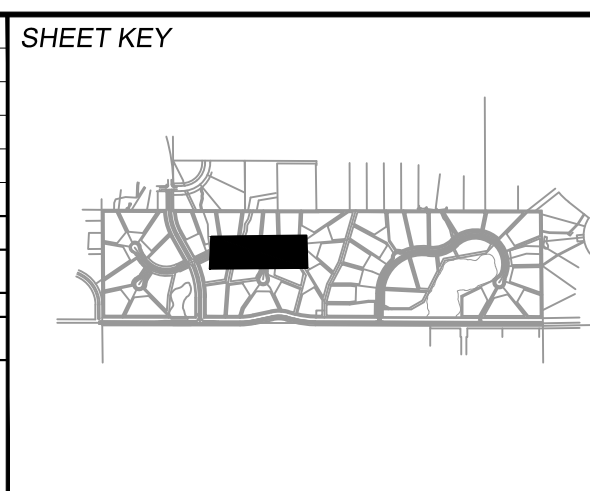


BOLLARD DETAIL
(CSU WATER LESS A5-4)
SCALE: NTS

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

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REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD02.dwg			
PLOT DATE: December 18, 2020 12:42:53 PM			
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BENCHMARK
NGS T 294 ELEVATION - 7247.10 NAVD 88

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PREPARED BY:
Matrix

SEAL

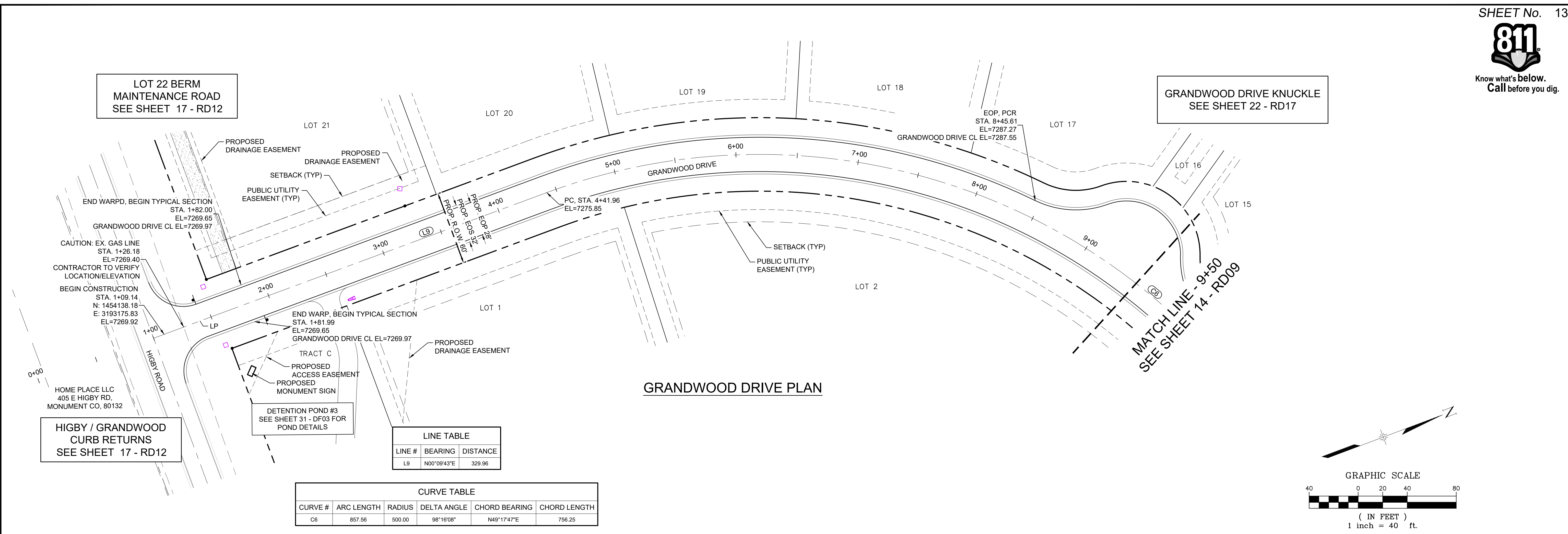
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
DESIGNED BY:	CAP	SCALE:	DATE ISSUED:
DRAWN BY:	CAP	HORIZ. 1" = 40'	DECEMBER 2020
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET 12 OF 40
			DRAWING No. RD07



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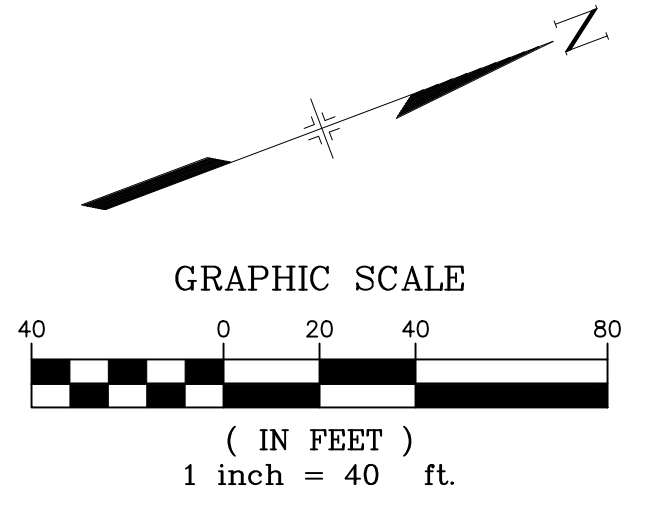


LINE TABLE

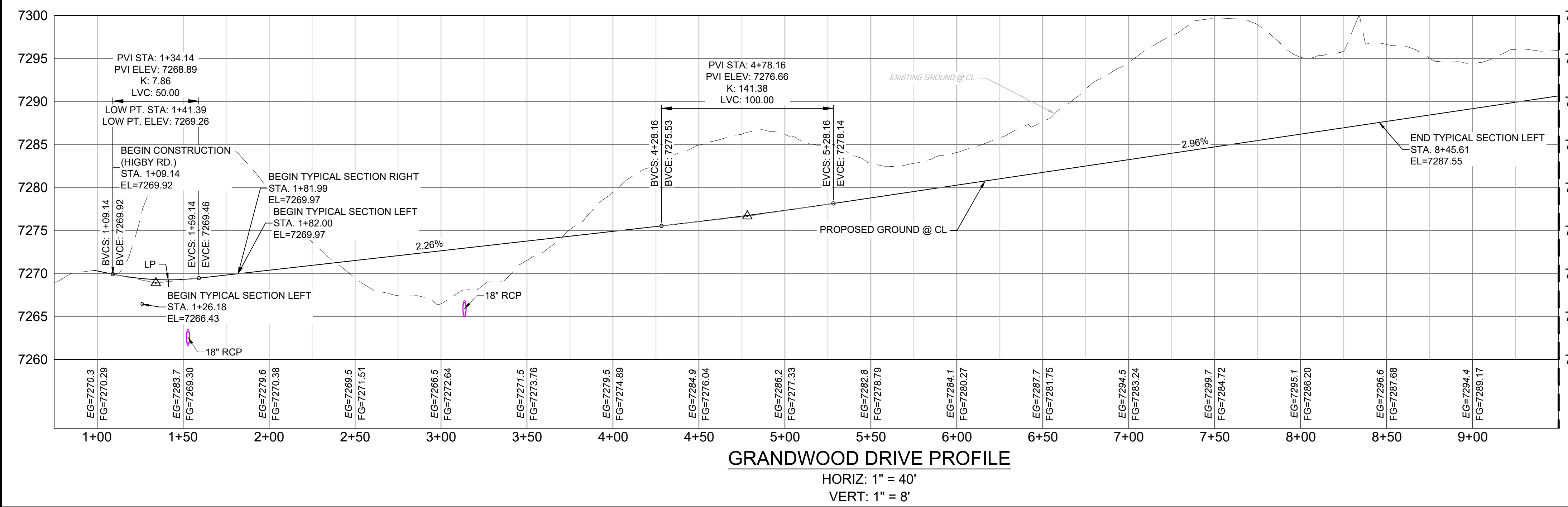
LINE #	BEARING	DISTANCE
L9	N00°09'43"E	329.96

CURVE TABLE

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



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



REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	BY
X-Title-Plan & Profile	###	###	###	###
X-1105-PR-SITE	###	###	###	###
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COMPUTER FILE MANAGEMENT	
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CTB FILE:	
PLOT DATE:	December 18, 2020 12:44:00 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE	

SHEET KEY

BENCHMARK
NGS T 294 ELEVATION - 7247.10 NAVD 88

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

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

PREPARED BY:

SEAL

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

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

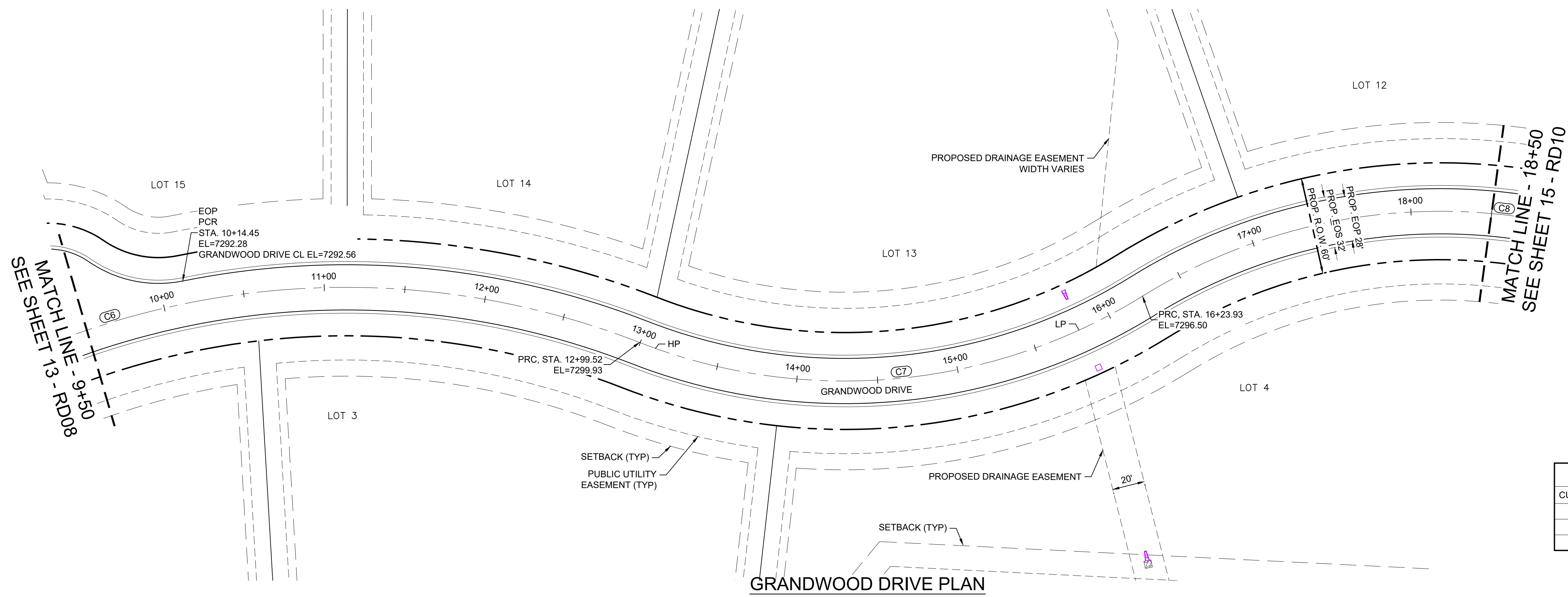
ROADWAY PLAN AND PROFILE

DESIGNED BY:	CAP	SCALE	DATE ISSUED:	DECEMBER 2020	DRAWING No.
DRAWN BY:	CAP	HORIZ.	1" = 40'		
CHECKED BY:	NMS	VERT.	1" = 8'	SHEET	13 OF 40

RD08

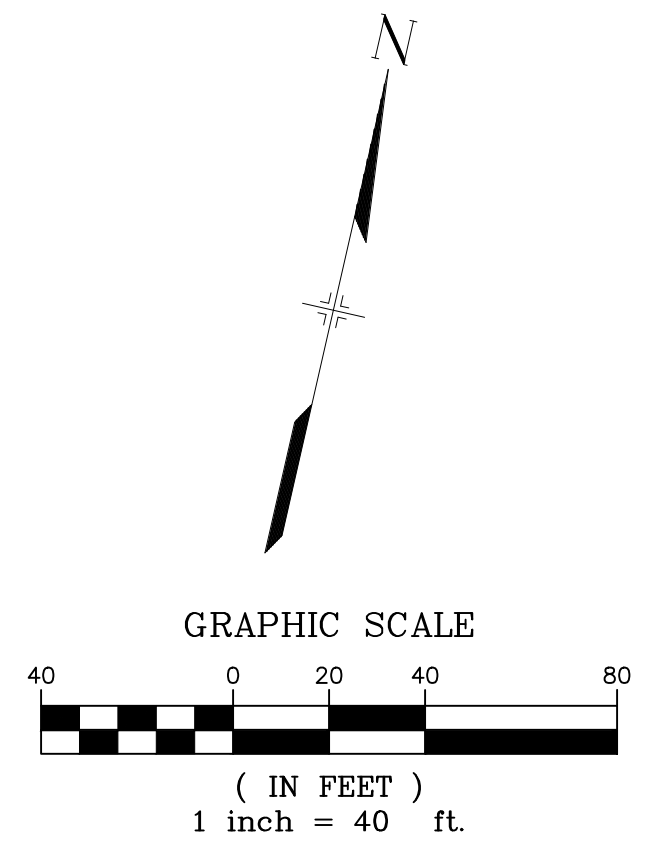
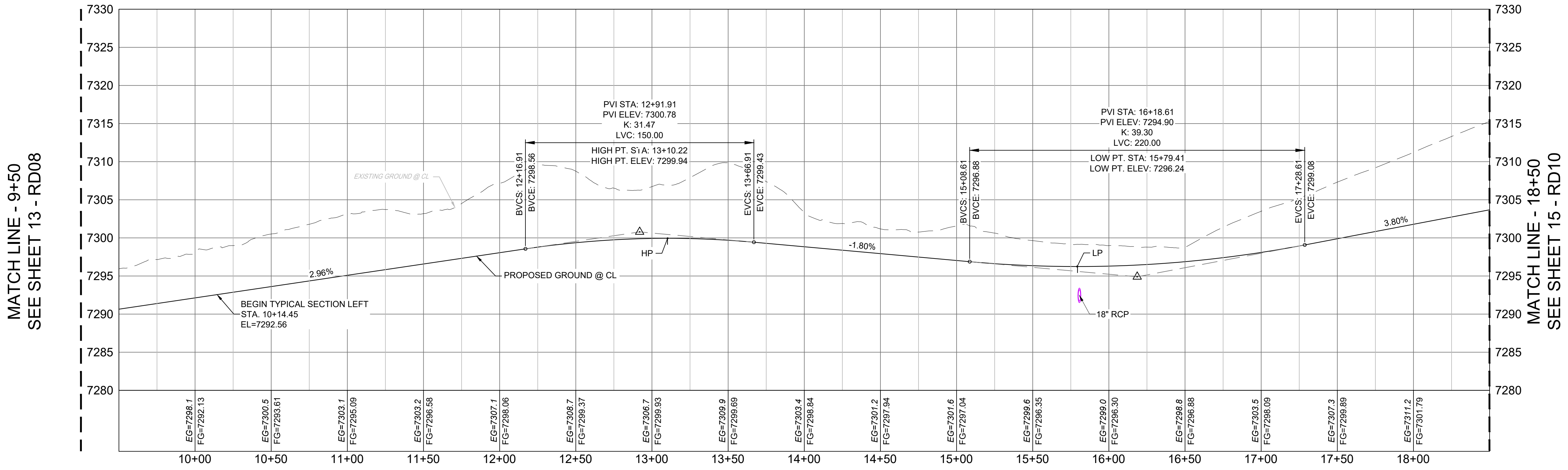


Know what's below.
Call before you dig.



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	DESCRIPTION	BY
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REVISIONS		

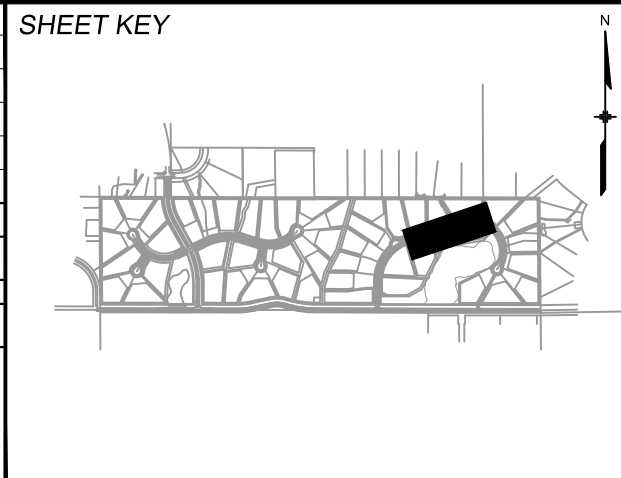
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BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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

PREPARED BY:

SEAL

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

GRANDWOOD RANCH

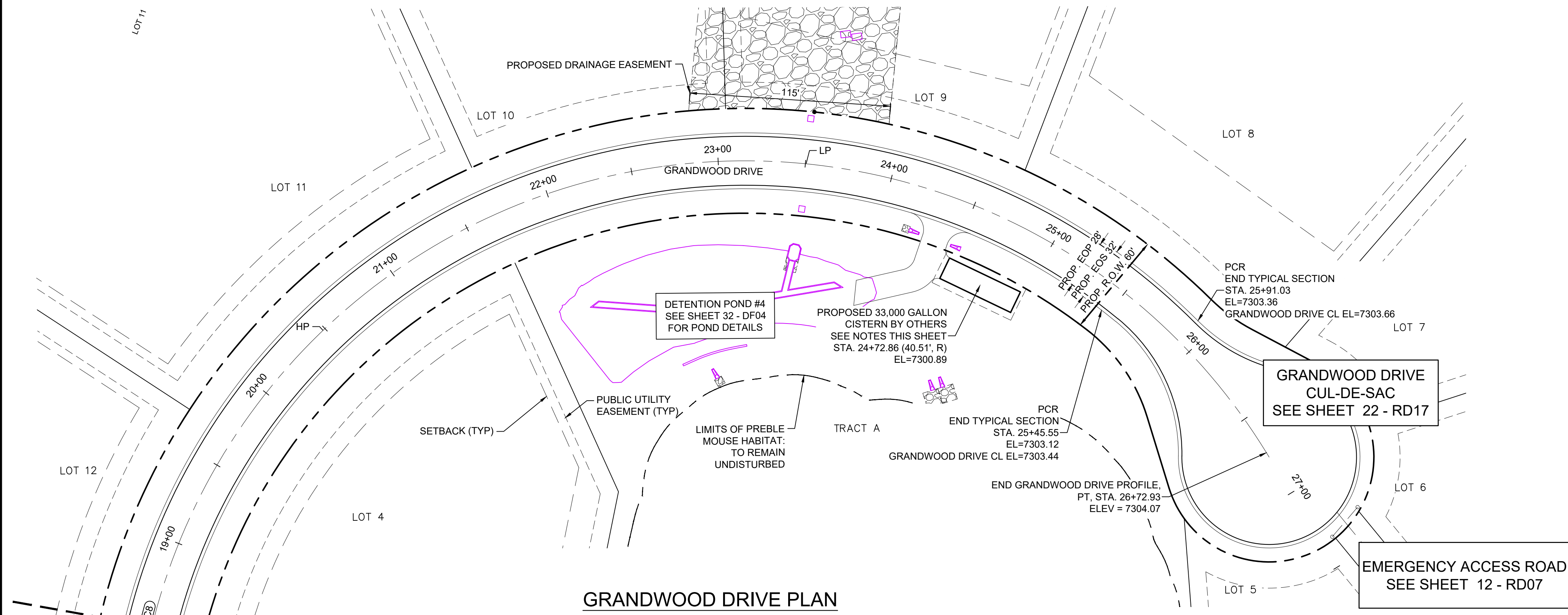
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

DESIGNED BY:	CAP	SCALE	DATE ISSUED:	DECEMBER 2020	DRAWING No.
DRAWN BY:	CAP	HORIZ. 1" = 40'	SHEET	14 OF 40	RD09
CHECKED BY:	NMS	VERT. 1" = 8'			



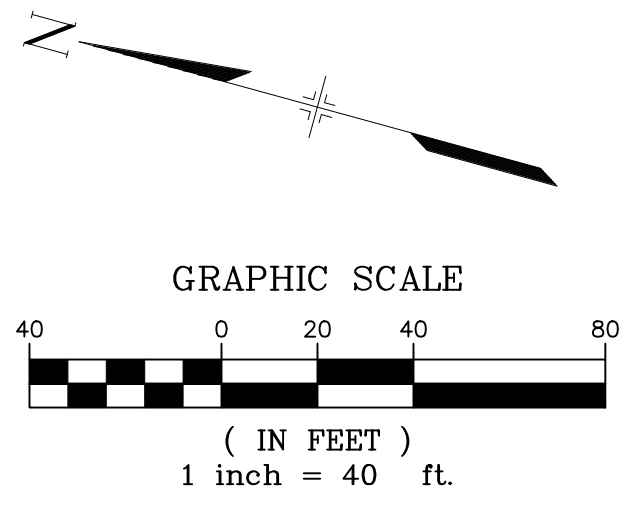
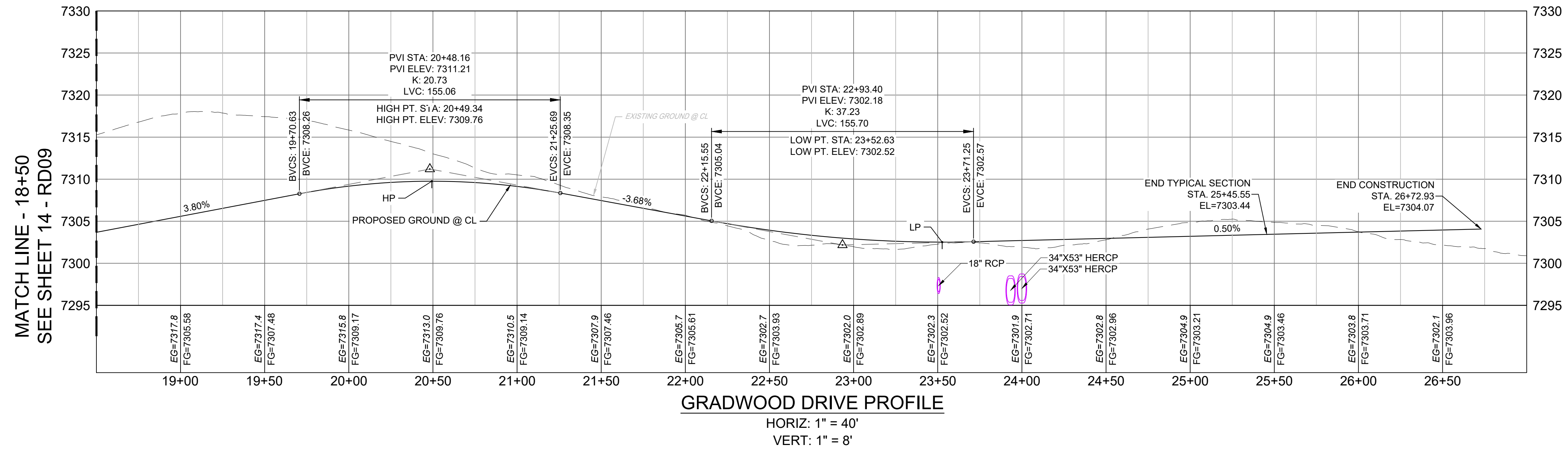
Know what's below.
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CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C8	1048.99	350.00	171°43'21"	S48°48'49"E	696.18

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

MATCH LINE - 18+50
SEE SHEET 14 - RD09



REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	BY
X-Title-Plan & Profile				
X-1105-PR-SITE				

COMPUTER FILE MANAGEMENT	
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PLOT DATE:	December 18, 2020 12:44:49 PM
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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. HEREBIC II,
MANAGER
14160 GLENEAGLE DRIVE,
COLORADO SPRINGS, CO 80921

PREPARED BY:

SEAL

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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

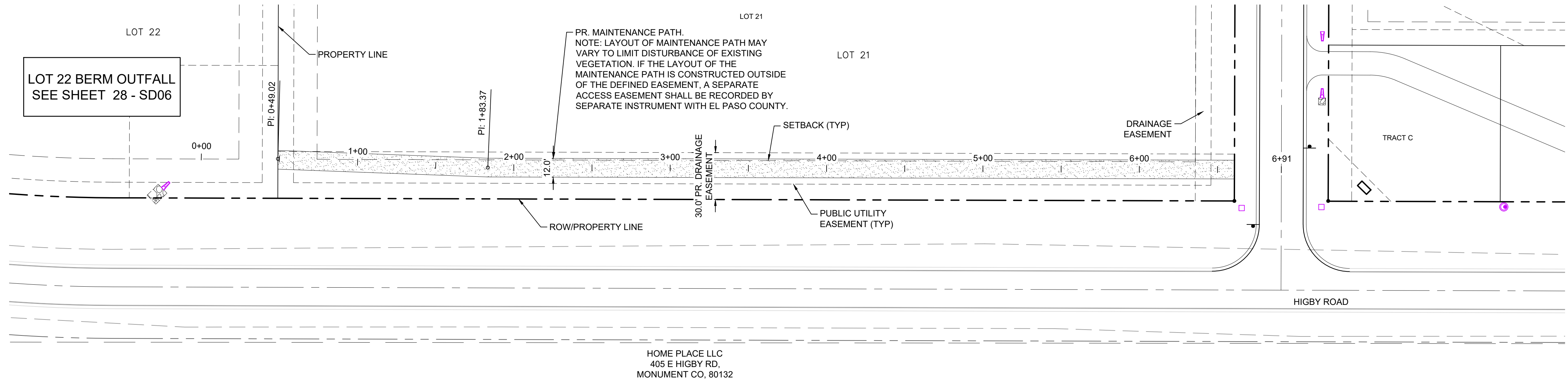
ROADWAY PLAN AND PROFILE

DESIGNED BY:	CAP	SCALE	DATE ISSUED:	DECEMBER 2020	DRAWING No.
DRAWN BY:	CAP	HORIZ. 1" = 40'	SHEET	15 OF 40	RD10
CHECKED BY:	NMS	VERT. 1" = 8'			



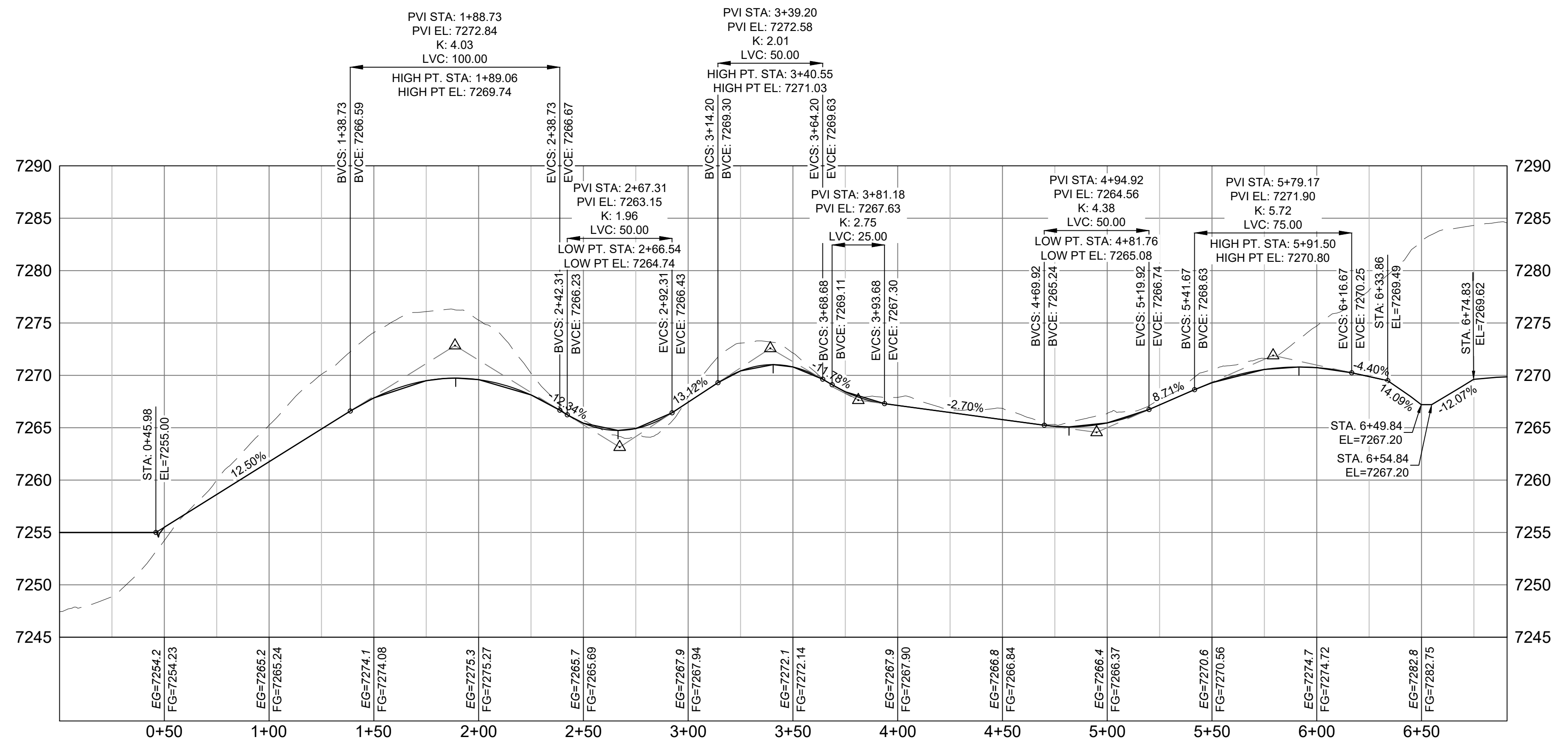
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GRANDWOOD DRIVE
SEE SHEET 13 - RD08



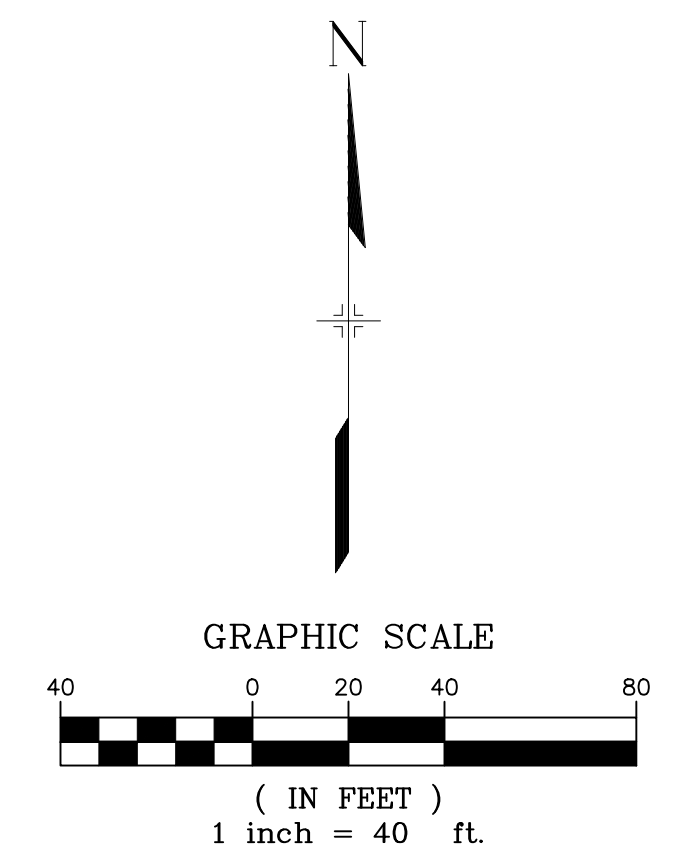
LOT 22 MAINTENANCE ACCESS ROAD PLAN - PRIVATE

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

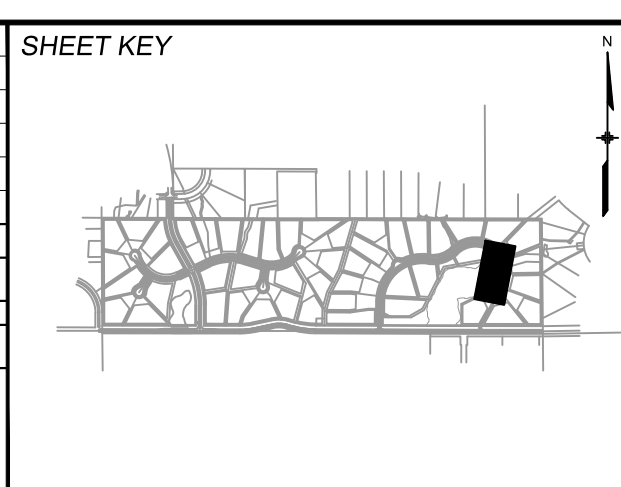


LOT 22 MAINTENANCE ACCESS ROAD PROFILE - PRIVATE

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



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\RD03.dwg			
PLOT DATE: December 18, 2020 12:45:06 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:
Matrix

SEAL

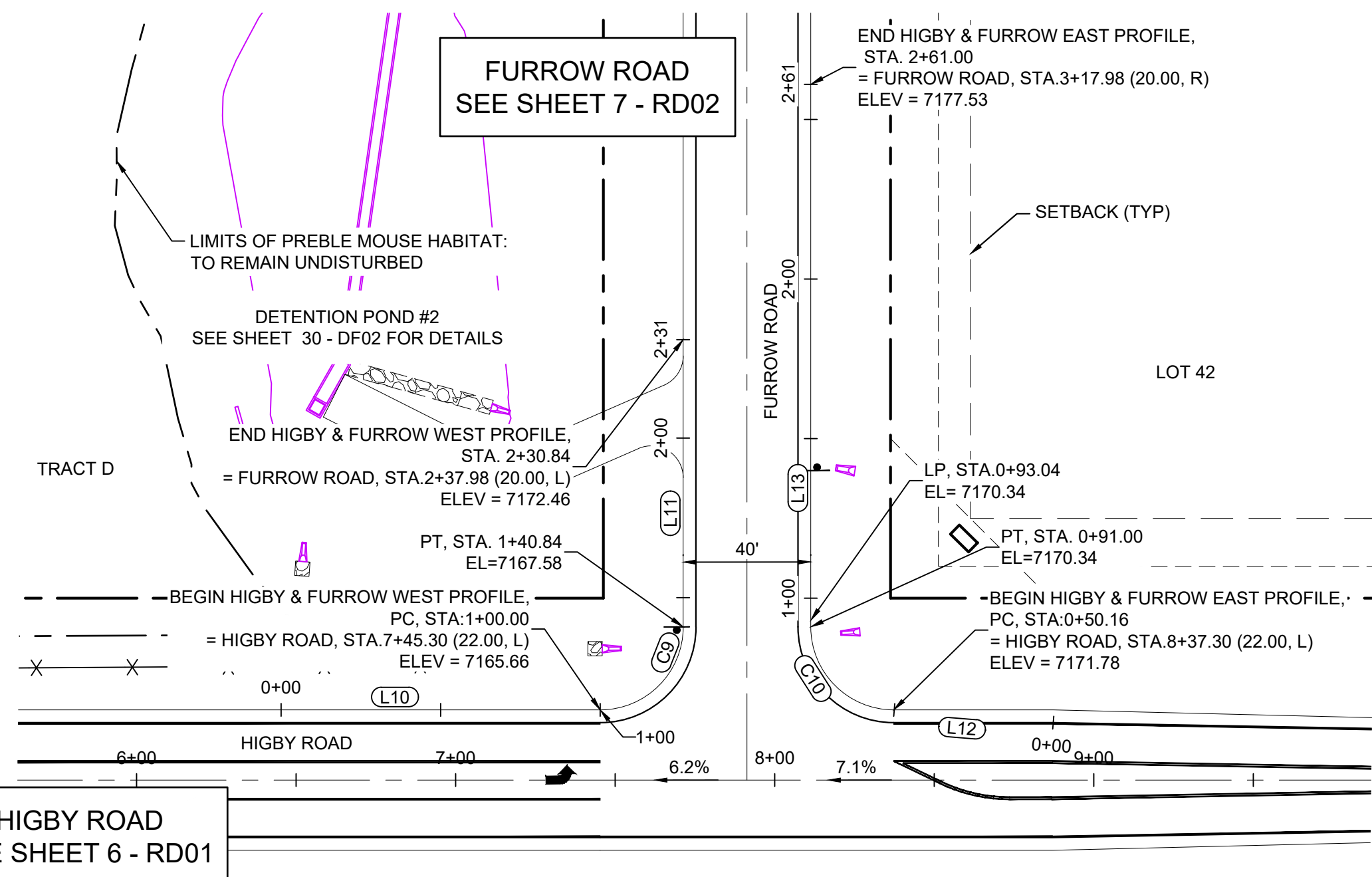
PRELIMINARY
THIS DRAWING HAS NOT
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GOVERNING AGENCIES AND
IS SUBJECT TO CHANGE

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

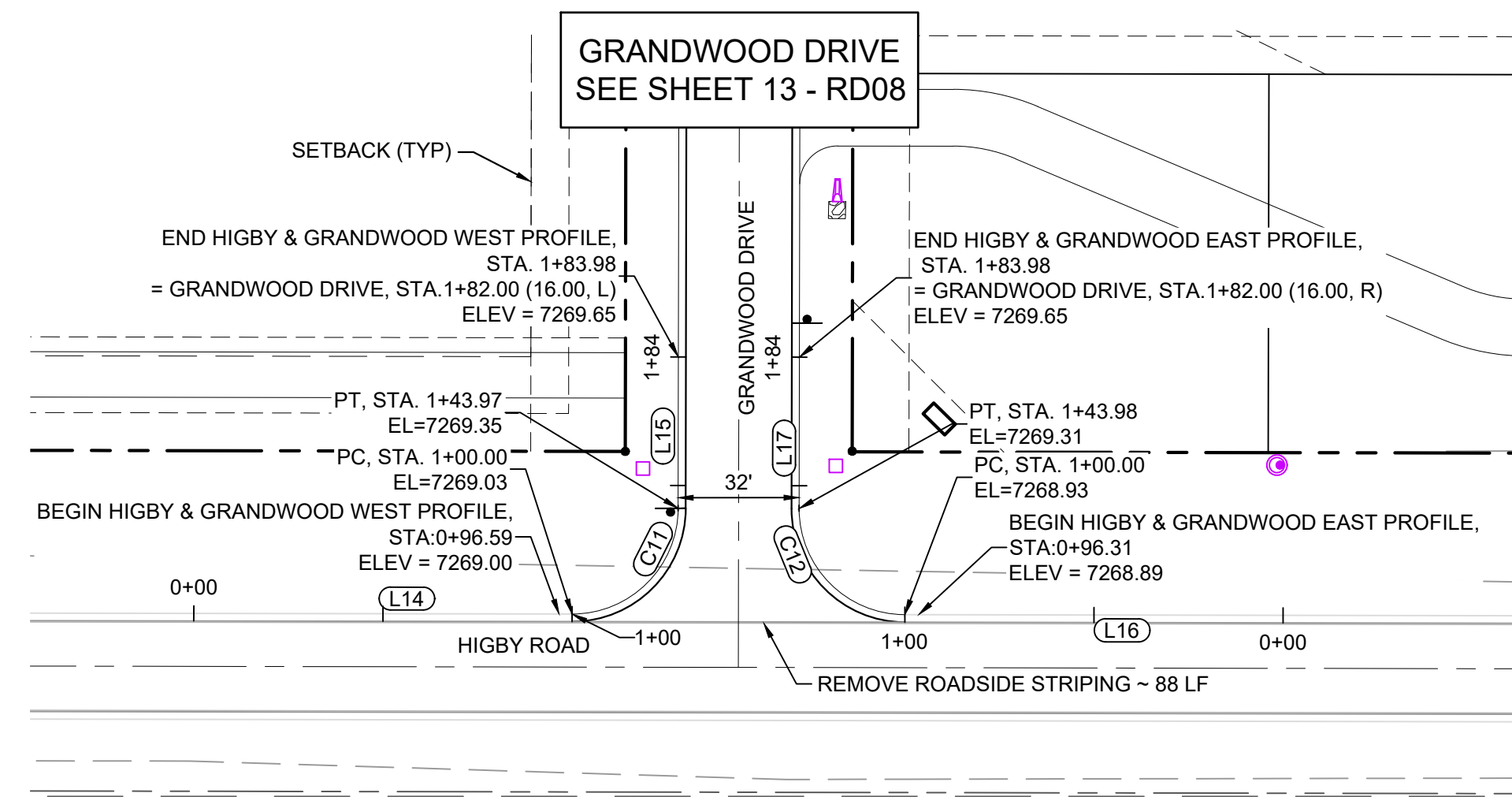
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: DECEMBER 2020
DRAWN BY:	JA	HORIZ. N/A	DRAWING No. RD11
CHECKED BY:	JA	VERT. N/A	SHEET 16 OF 40



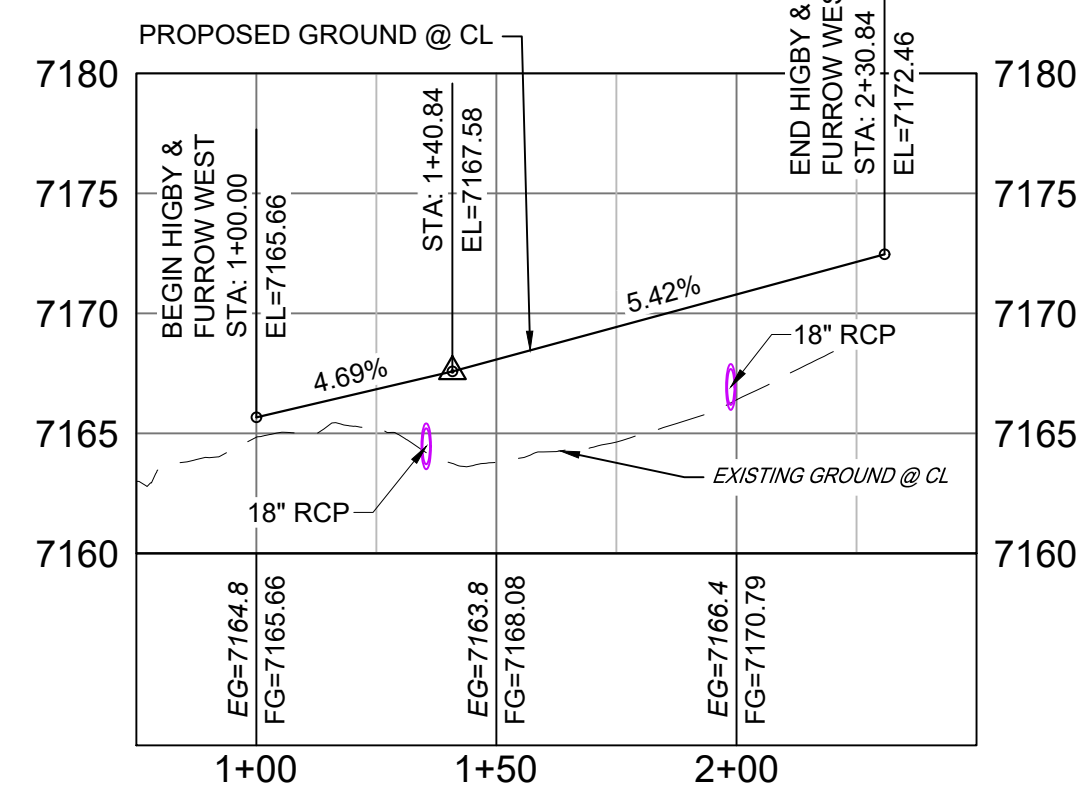
Know what's below.
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HIGBY ROAD & FURROW ROAD PLAN

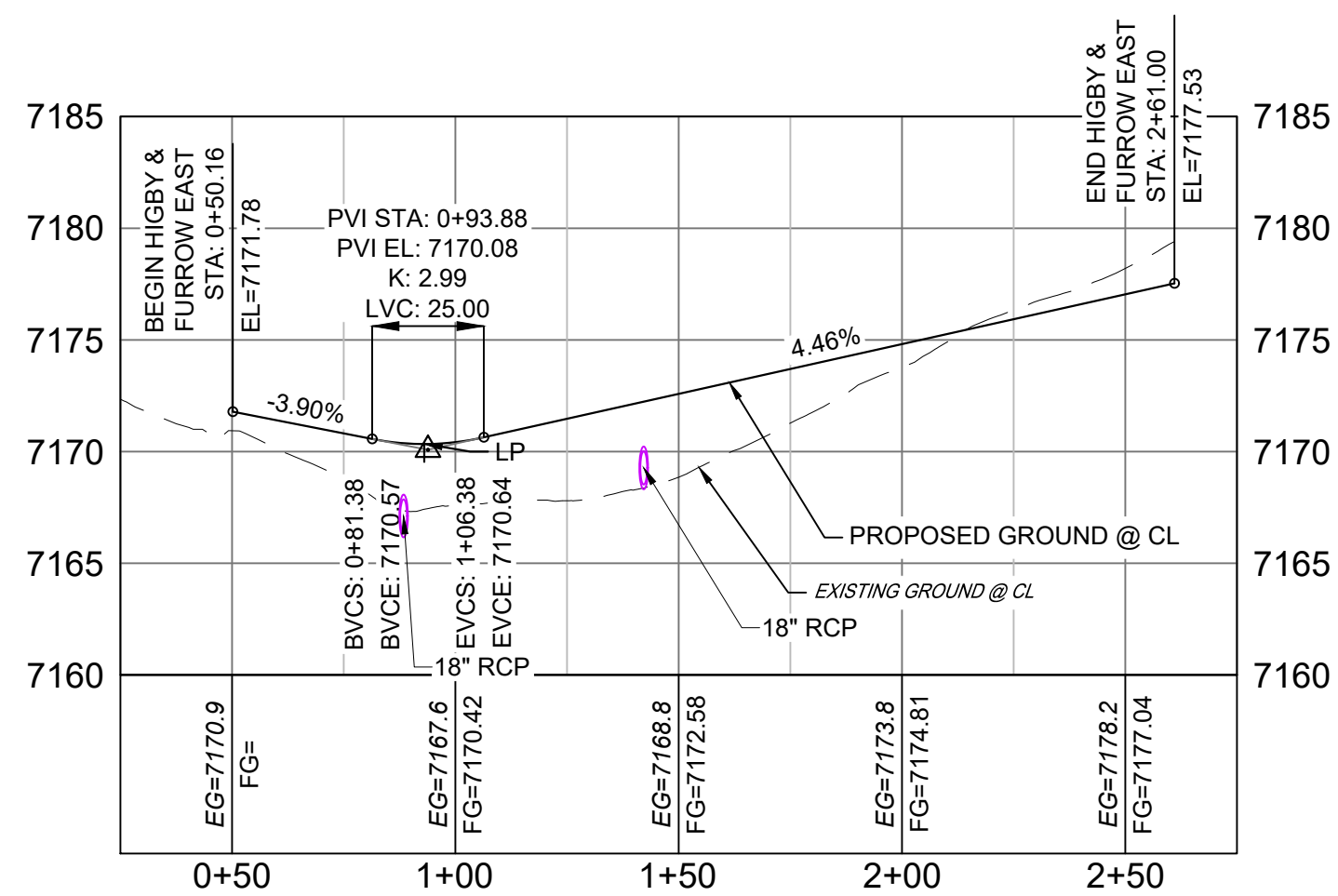


HIGBY ROAD & GRANDWOOD DRIVE PLAN



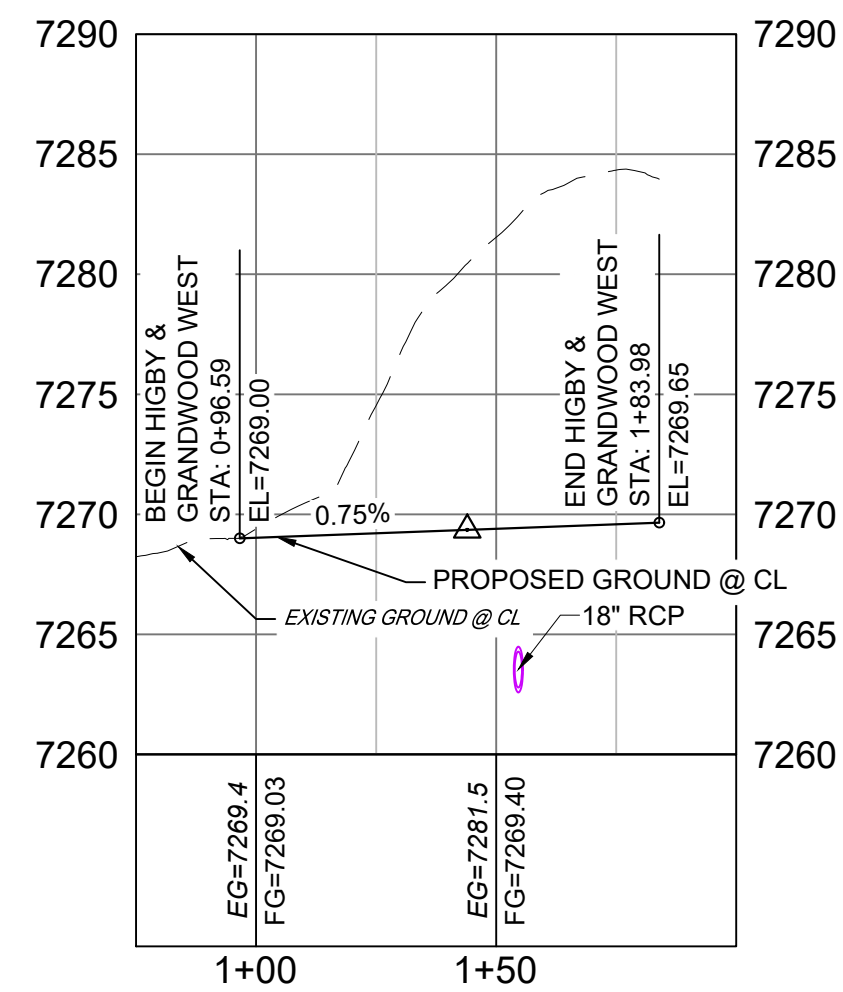
HIGBY ROAD & FURROW ROAD WEST PROFILE

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



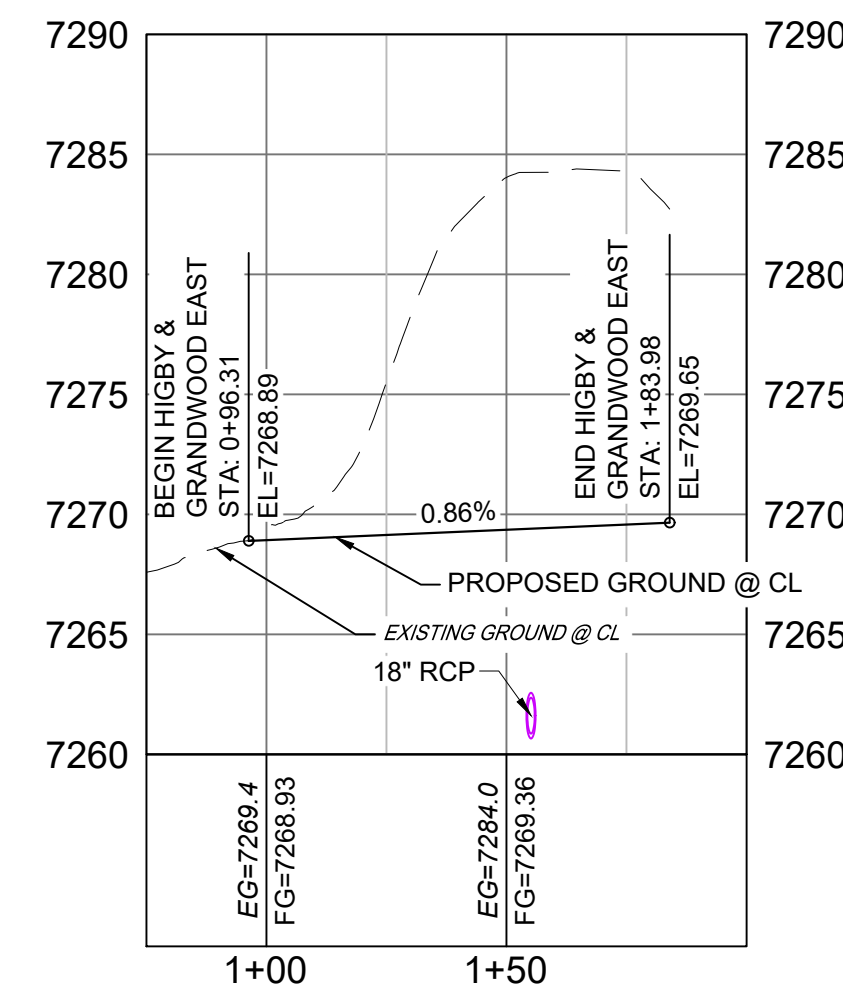
HIGBY ROAD & FURROW ROAD EAST PROFILE

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



HIGBY ROAD & GRANDWOOD DRIVE WEST PROFILE

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



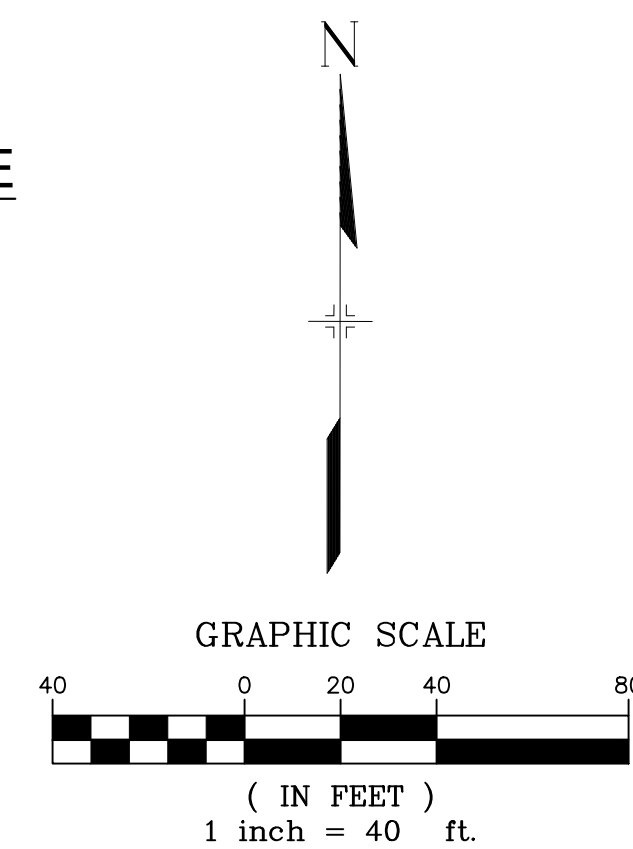
HIGBY ROAD & GRANDWOOD DRIVE EAST PROFILE

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

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

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

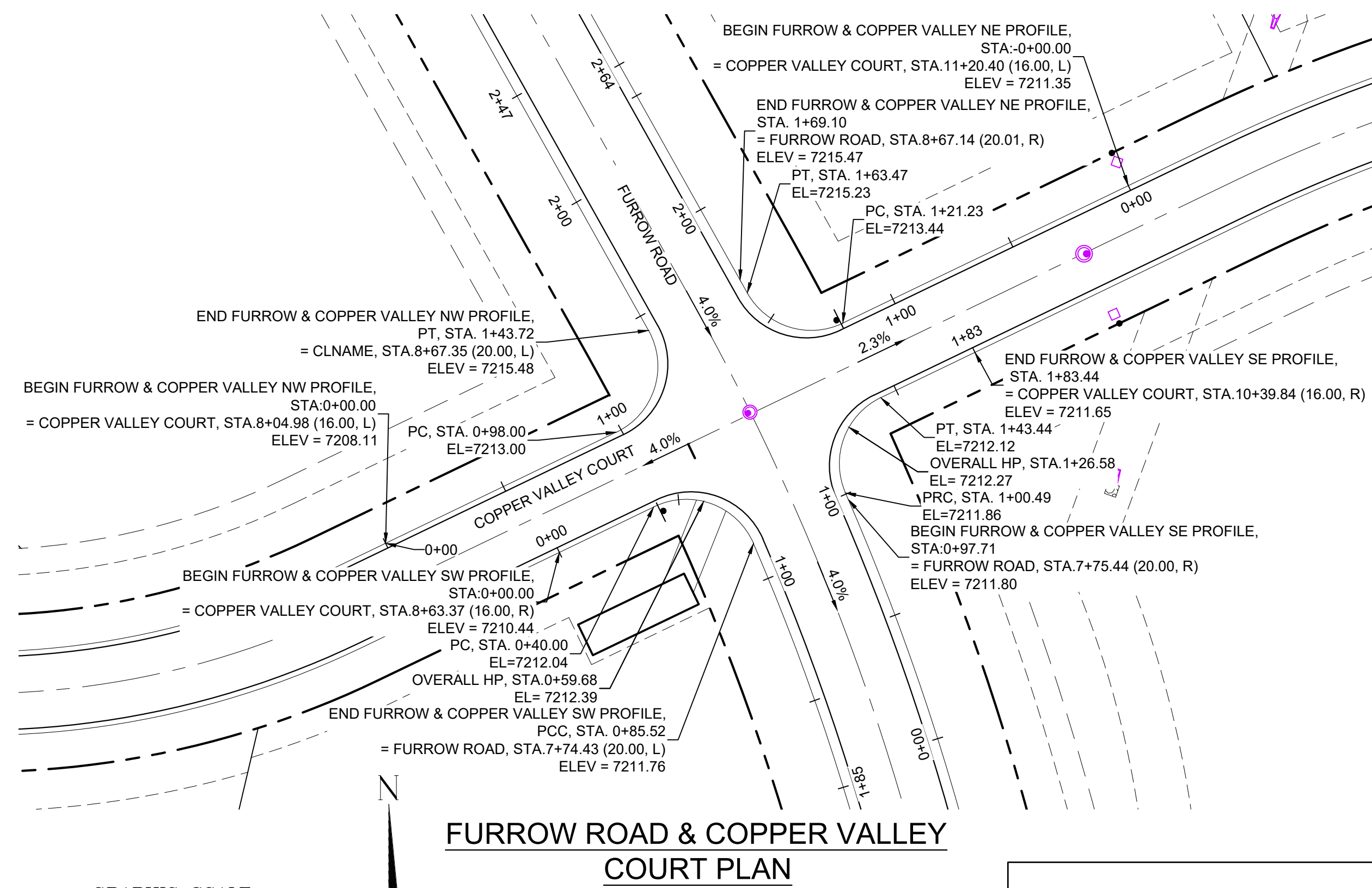
- NOTES:
- ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
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 - LINE AND CURVE INFORMATION REFERENCE EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.



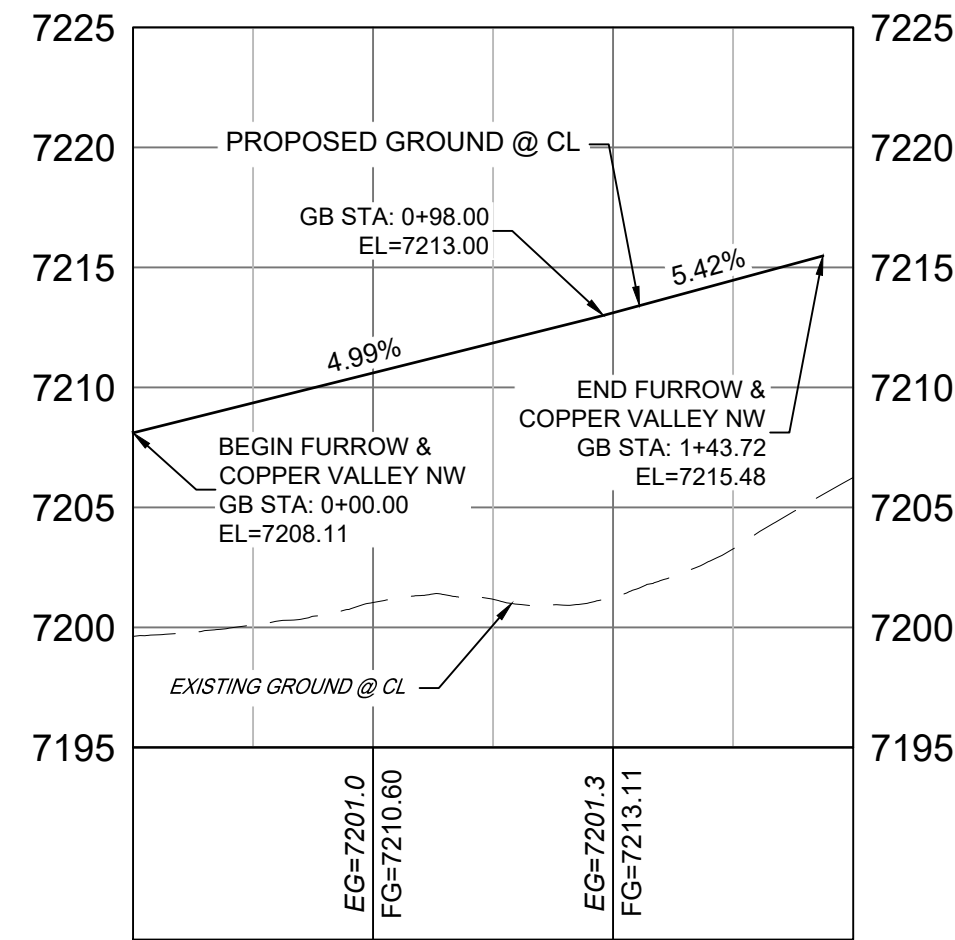
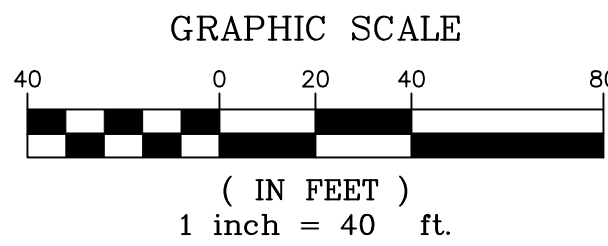
REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PR-SITE	##### ##### ##### ##### ##### ##### #####	##### ##### ##### ##### ##### ##### #####	SHEET KEY 	BENCHMARK NGS T 294 ELEVATION - 7247.10 NAVD 88 BASIS OF BEARING: A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 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 PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE	GRANDWOOD RANCH EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS ROADWAY PLAN AND PROFILE	DESIGNED BY: CAP DRAWN BY: NMS CHECKED BY: NMS SCALE HORIZ: 1" = 40' VERT: 1" = 8' DATE ISSUED: DECEMBER 2020 SHEET: 17 OF 40 DRAWING No.: RD12
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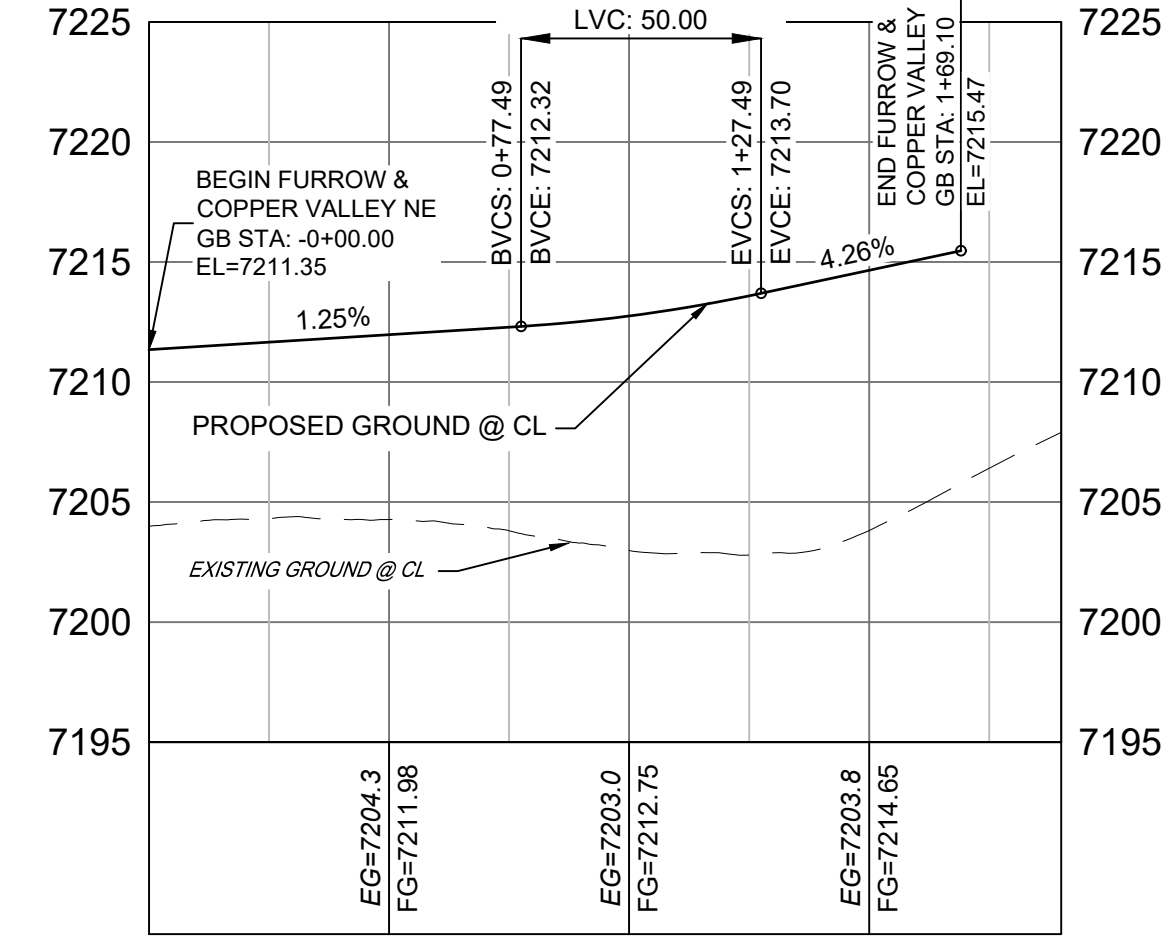
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FURROW ROAD & COPPER VALLEY COURT PLAN



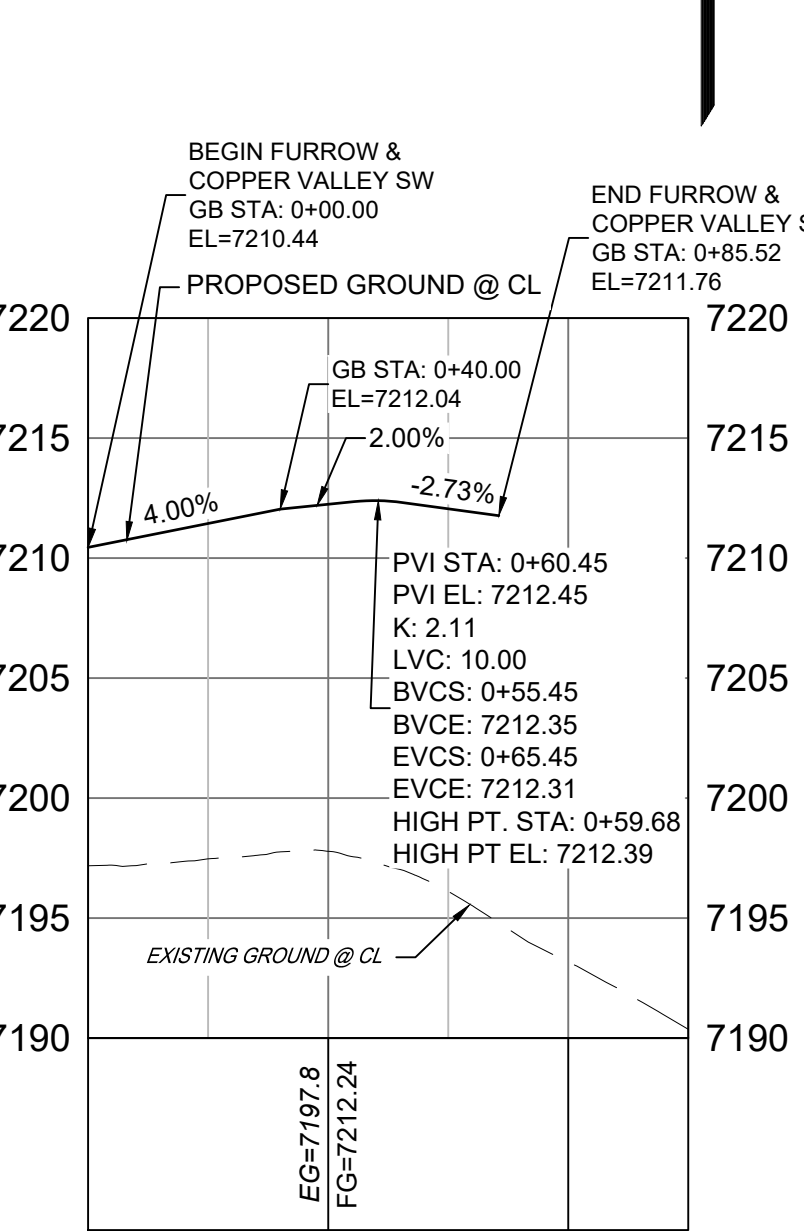
FURROW ROAD & COPPER VALLEY COURT NW PROFILE



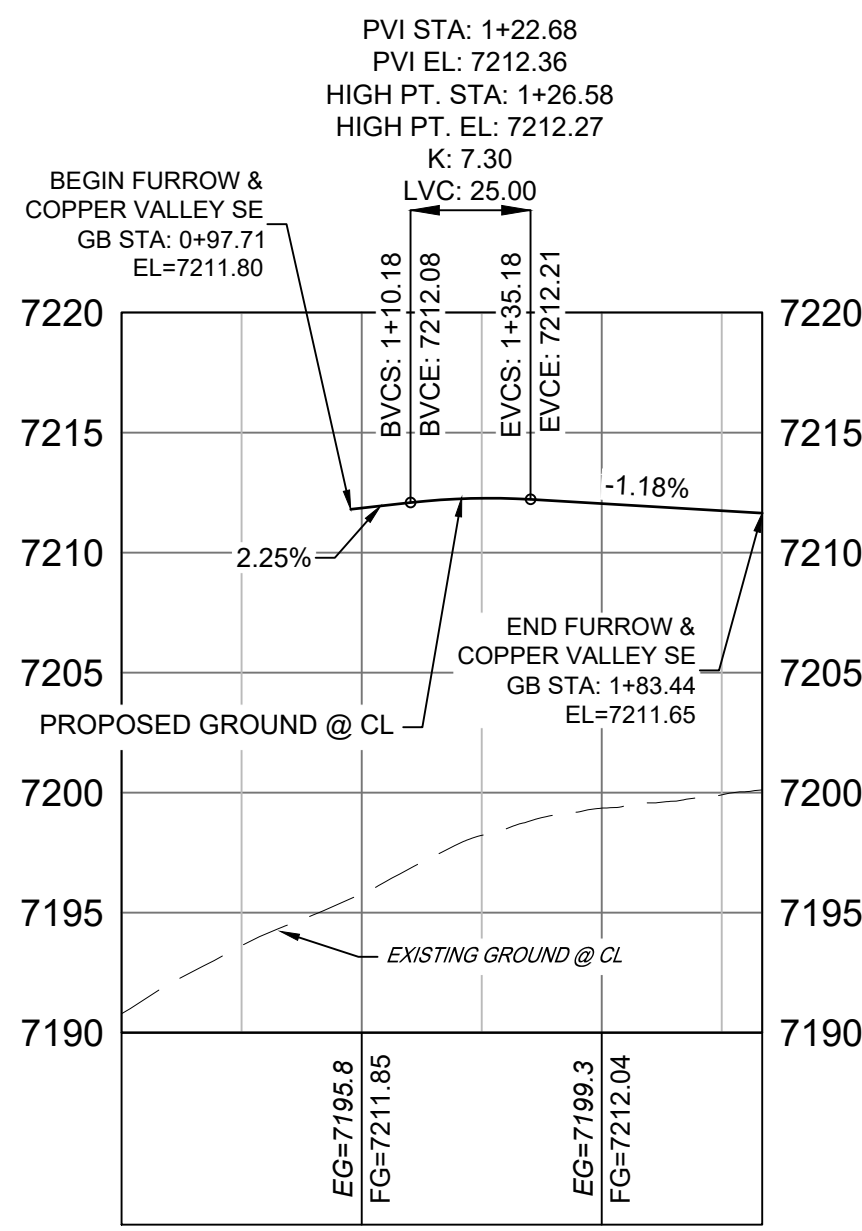
FURROW ROAD & COPPER VALLEY COURT NE PROFILE

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

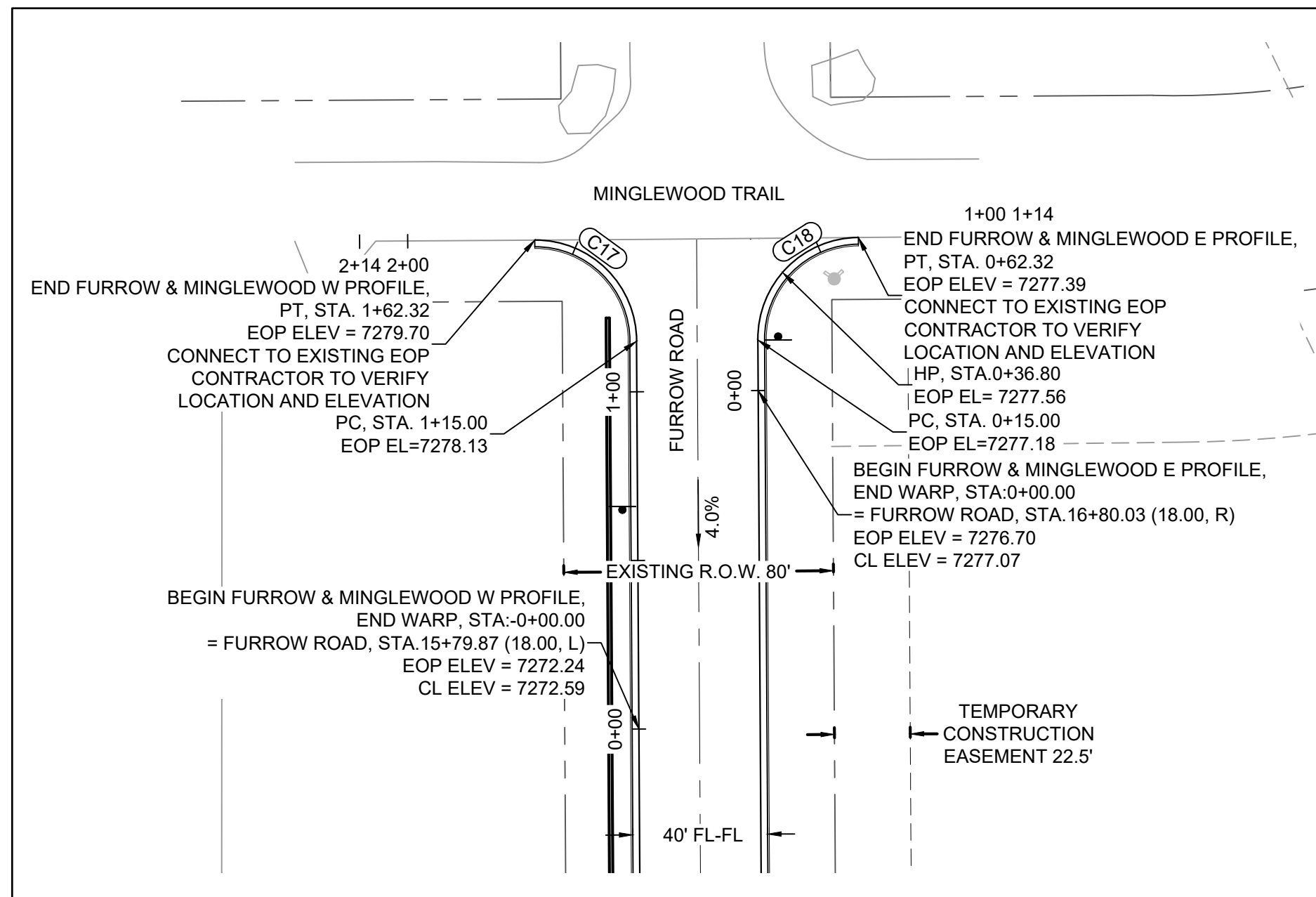
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C13	45.52	28.00	93°08'09"	S69°56'30"E	40.67
C14	45.72	28.00	93°33'35"	N17°30'20"E	40.81
C15	42.24	28.00	86°26'24"	S72°29'40"E	38.35
C16	42.95	28.00	87°53'06"	S20°20'34"W	38.86



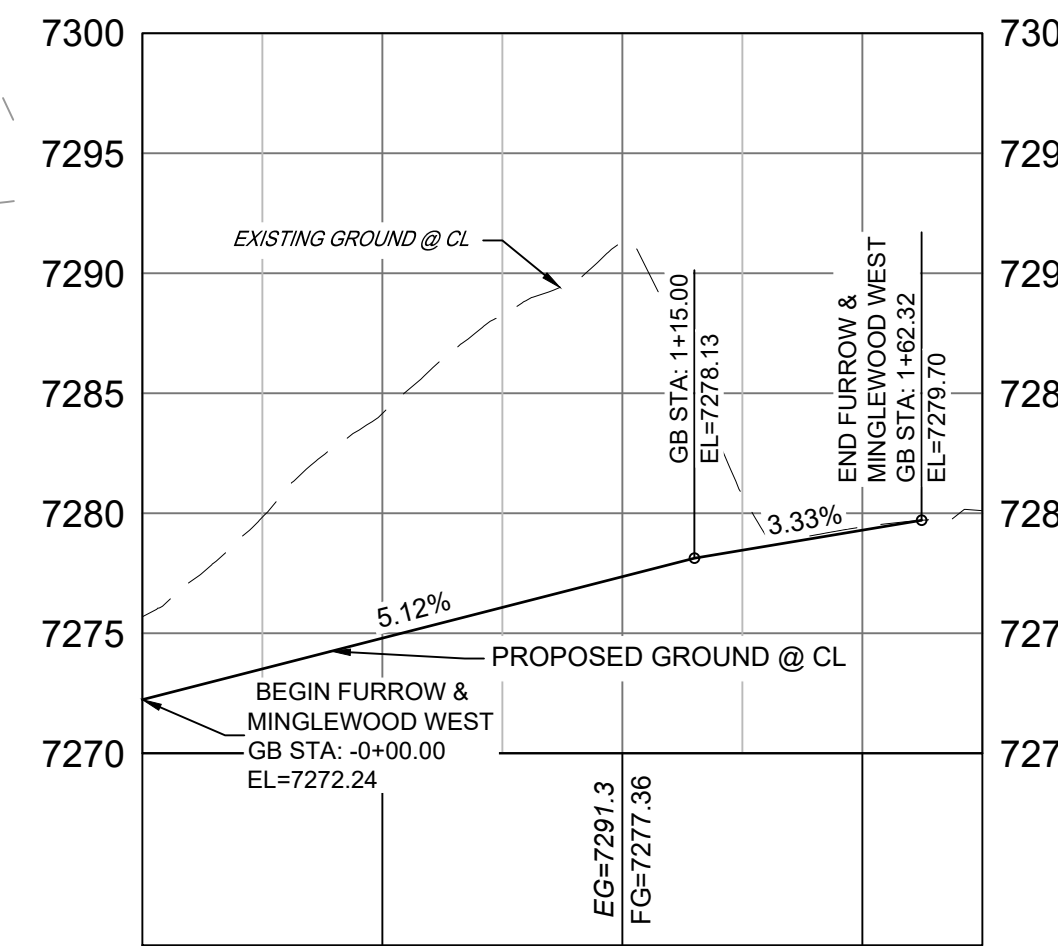
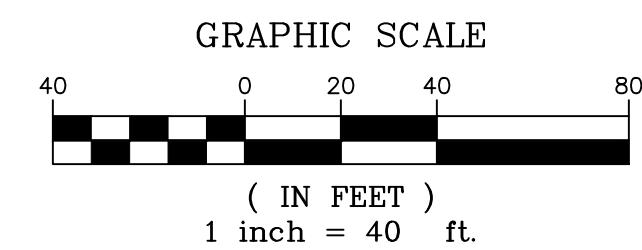
FURROW ROAD & COPPER VALLEY COURT SW PROFILE



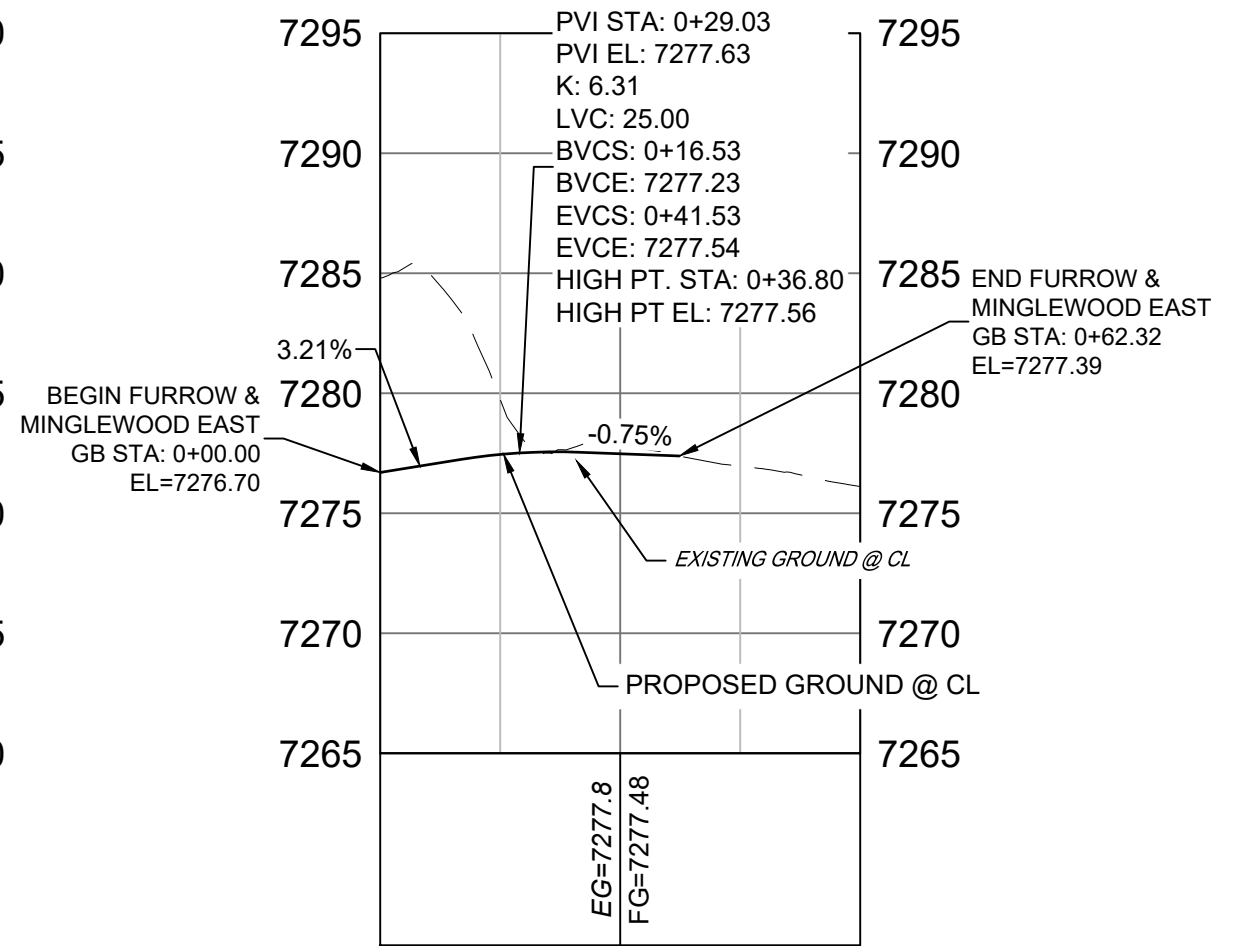
FURROW ROAD & COPPER VALLEY COURT SE PROFILE



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



FURROW ROAD & MINGLEWOOD TRAIL W PROFILE



FURROW ROAD & MINGLEWOOD TRAIL E PROFILE

- NOTES:
1. ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
 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	NO.	DATE	DESCRIPTION	BY
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COMPUTER FILE MANAGEMENT	
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CTB FILE:	
PLOT DATE:	December 18, 2020 12:48:44 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	

SHEET KEY

BENCHMARK
NGS T 294 ELEVATION - 7247.10 NAVD 88

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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

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

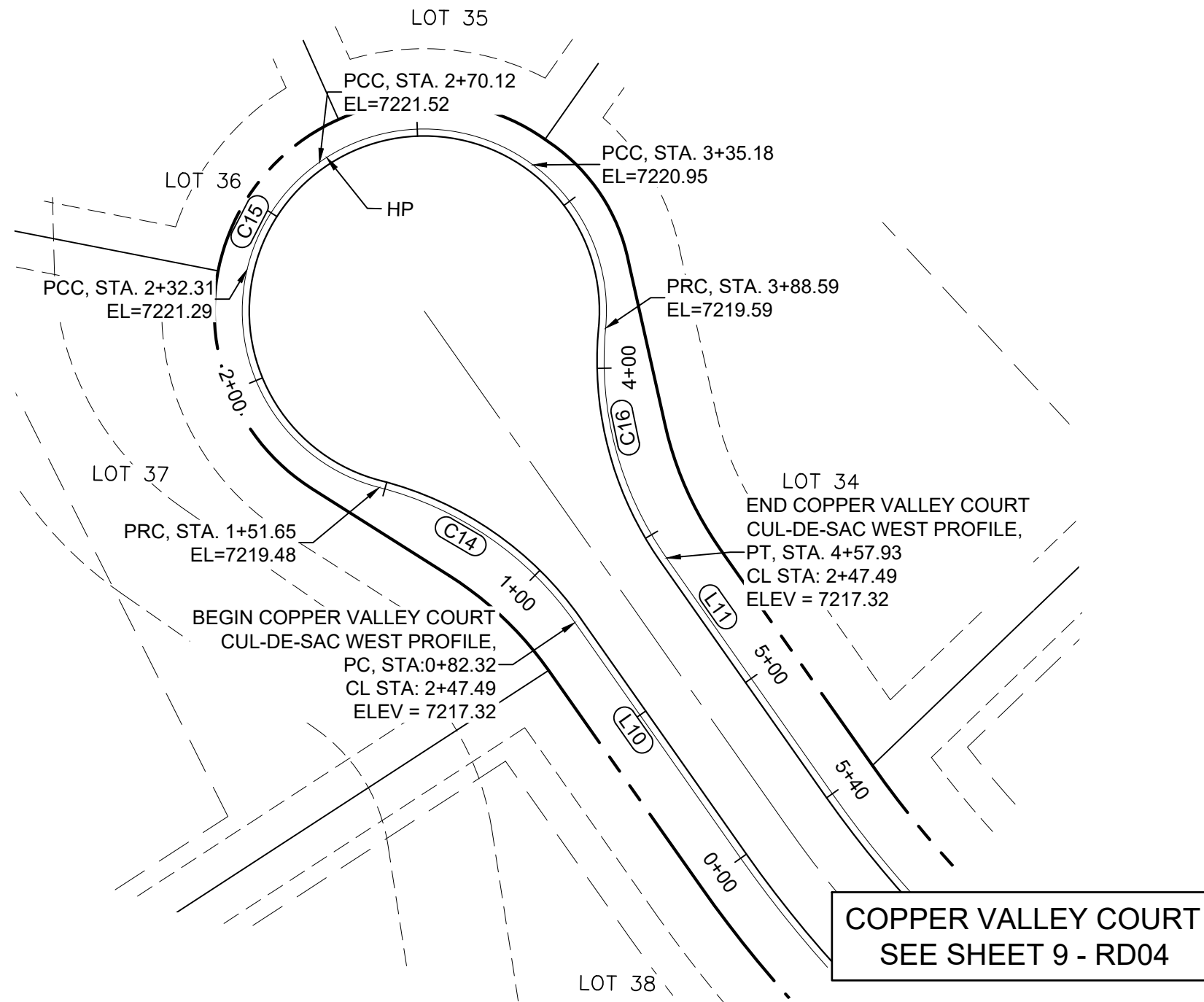
ROADWAY PLAN AND PROFILE

DESIGNED BY:	CAP	SCALE:	DATE ISSUED:	DRAWING No.:
CHECKED BY:	NMS	HORIZ. 1" = 40'	DECEMBER 2020	RD13
		VERT. 1" = 8'	SHEET	18 OF 40



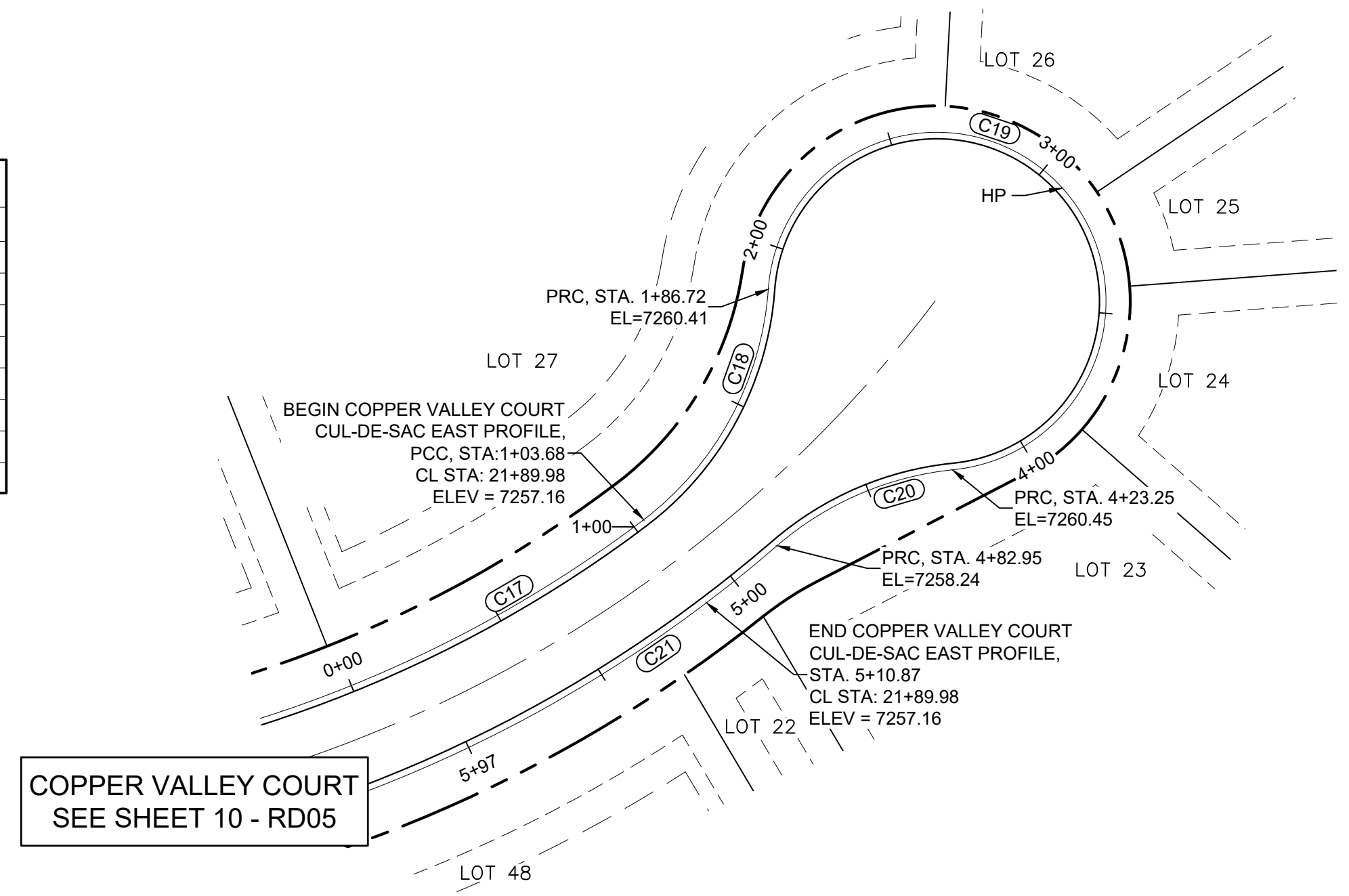
Know what's below.
Call before you dig.

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

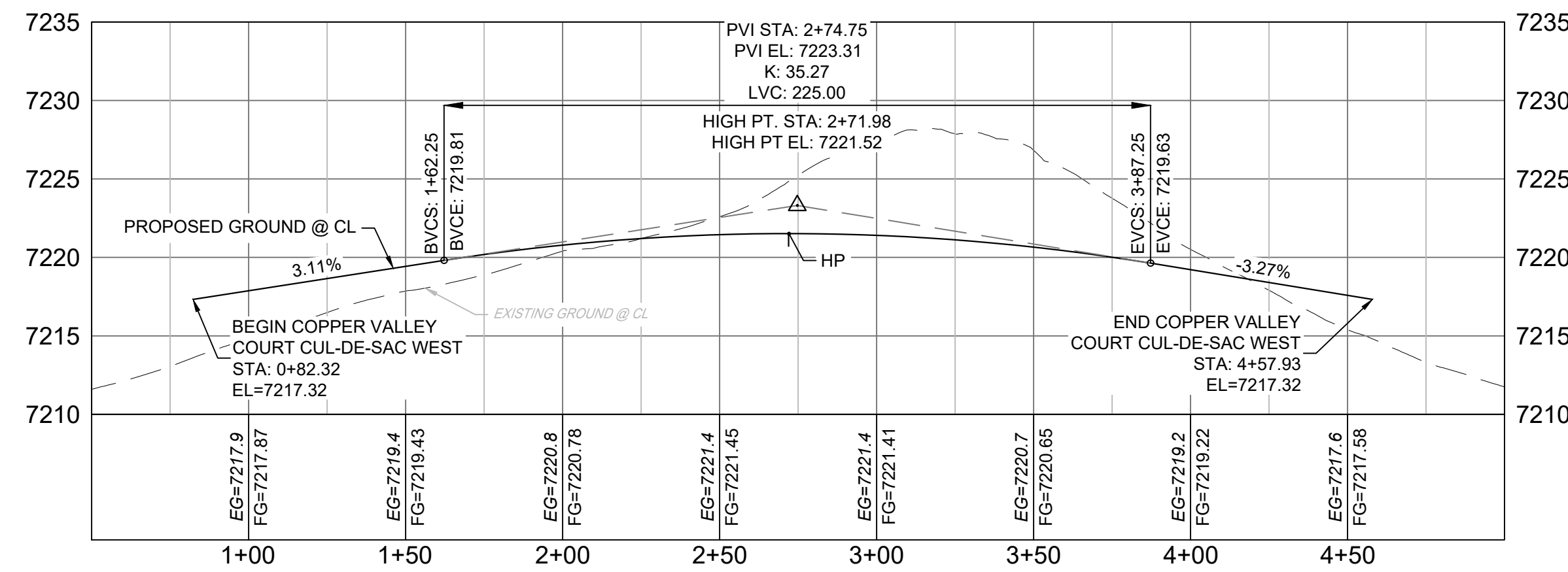


**COPPER VALLEY COURT
CUL-DE-SAC WEST PLAN**

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C14	69.33	98.00	40°32'09"	N56°38'30"W	67.90
C15	236.94	52.00	261°04'18"	N53°37'34"E	79.04
C16	69.33	98.00	40°32'09"	S16°06'21"E	67.90
C17	103.68	394.00	15°04'40"	N60°10'34"E	103.39
C18	83.04	98.01	48°32'40"	N28°07'06"E	80.58
C19	236.13	52.00	260°10'29"	S46°04'03"E	79.57
C20	60.10	98.00	35°08'16"	S66°27'04"W	59.16
C21	113.70	426.00	15°17'31"	S56°31'41"W	113.36

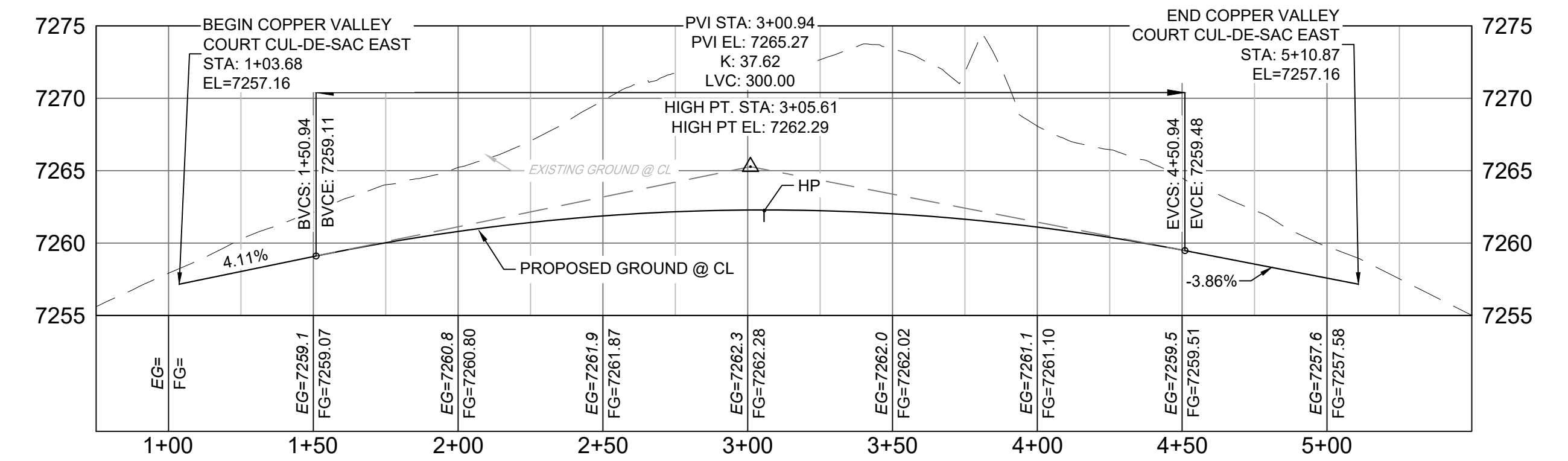


**COPPER VALLEY COURT
CUL-DE-SAC EAST PLAN**



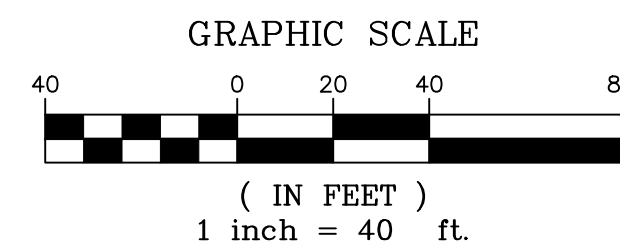
**COPPER VALLEY COURT
WEST CUL-DE-SAC PROFILE**

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



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

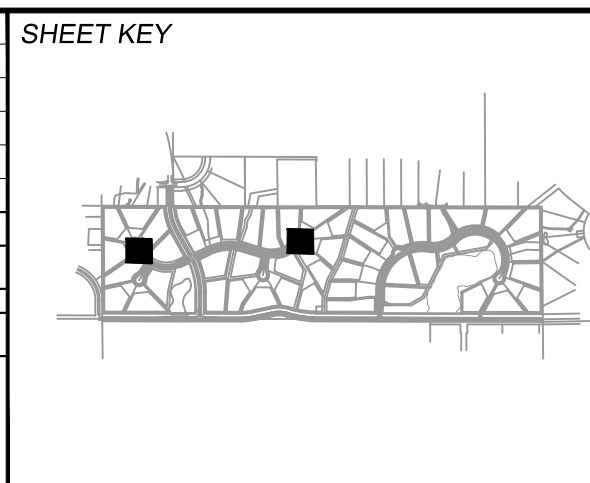
HORIZ: 1" = 40'
VERT: 1" = 8'



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

REF. NO.	DATE	DESCRIPTION	BY

COMPUTER FILE MANAGEMENT	
FILE NAME:	S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD05.dwg
CTB FILE:	
PLOT DATE:	December 18, 2020 12:49:48 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:
Matrix

SEAL

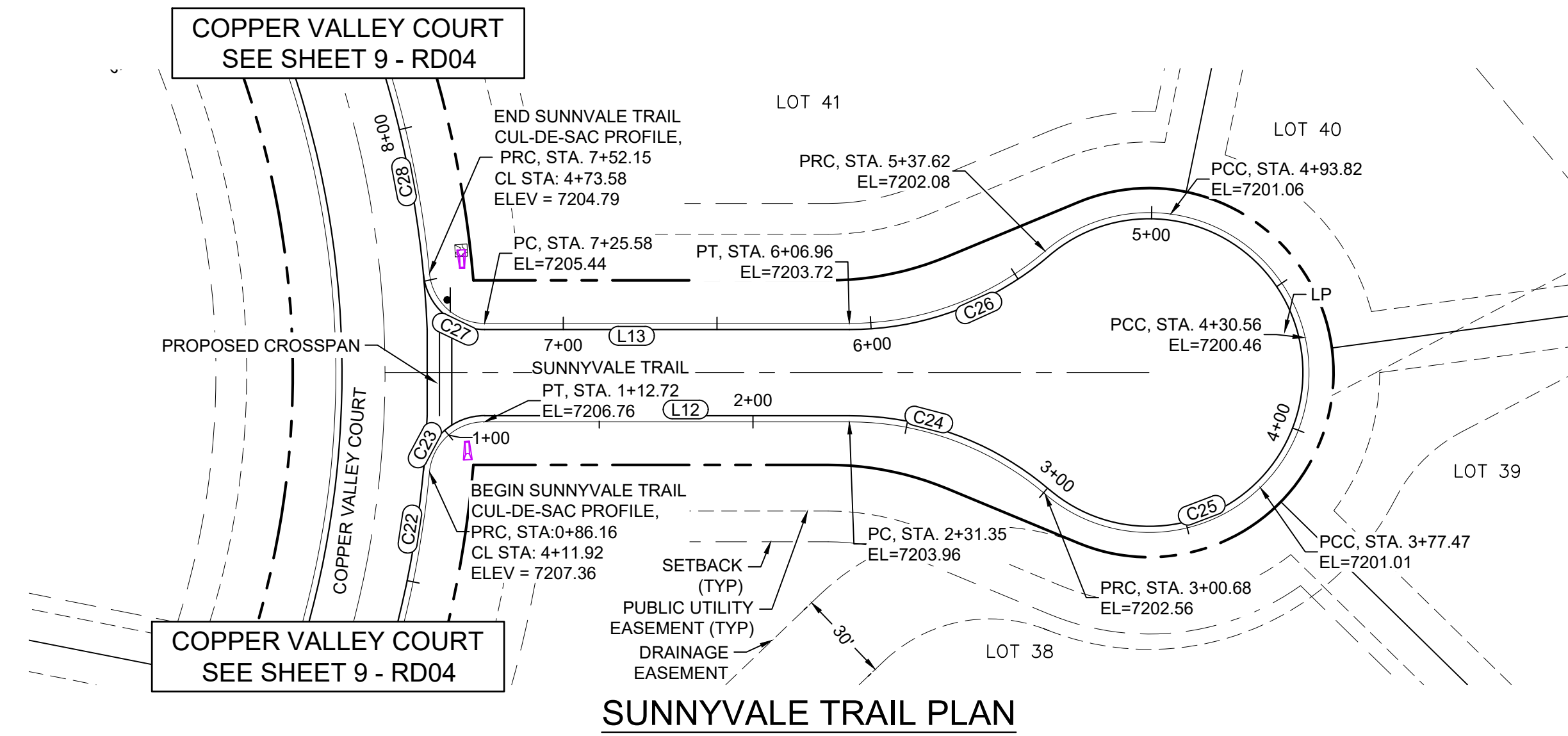
PRELIMINARY
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GOVERNING AGENCIES AND
IS SUBJECT TO CHANGE

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

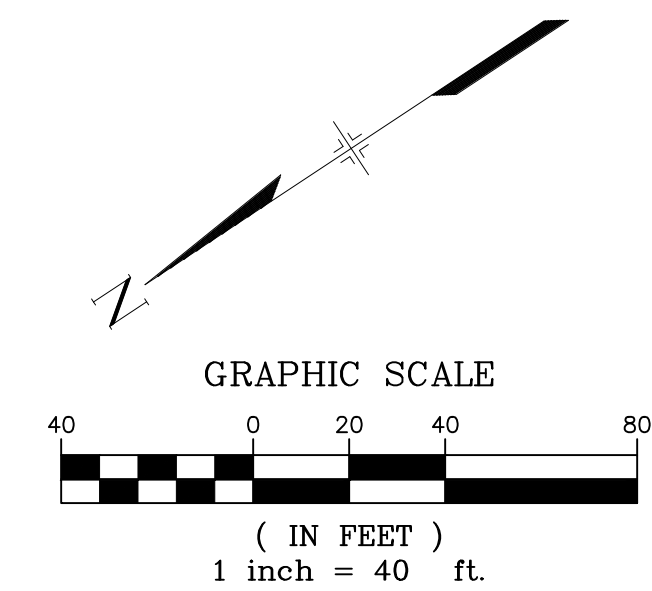
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: DECEMBER 2020
DRAWN BY:	JAN	HORIZ.	N/A
CHECKED BY:	JAN	VERT.	N/A
SHEET			19 OF 40
DRAWING No.			RD14



Know what's below.
Call before you dig.

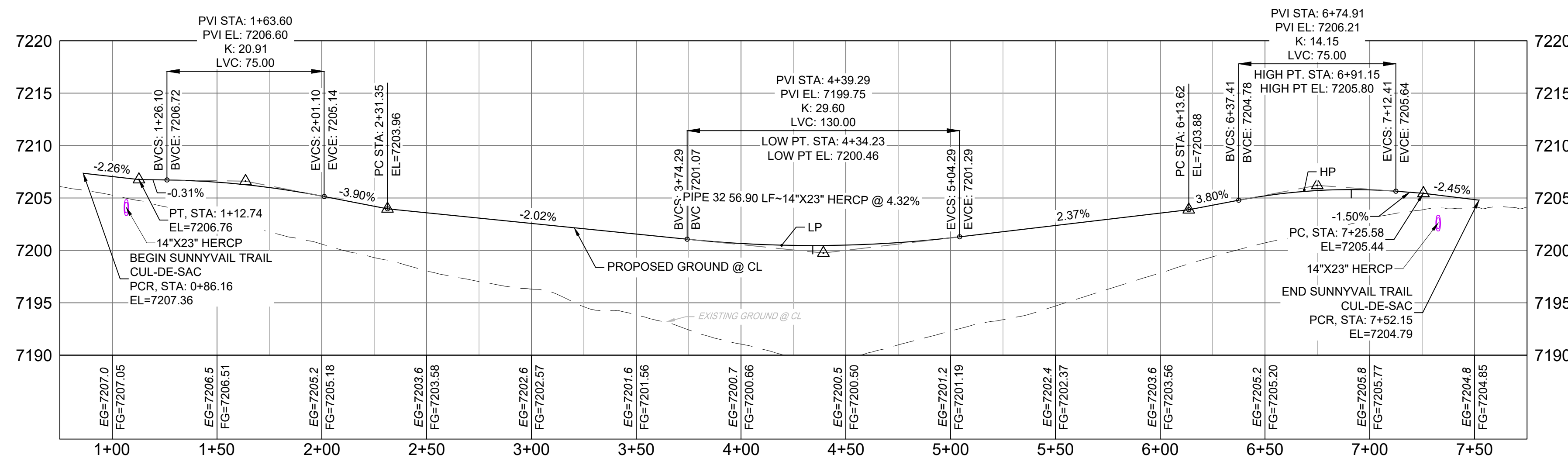


SUNNYVALE TRAIL PLAN



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

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

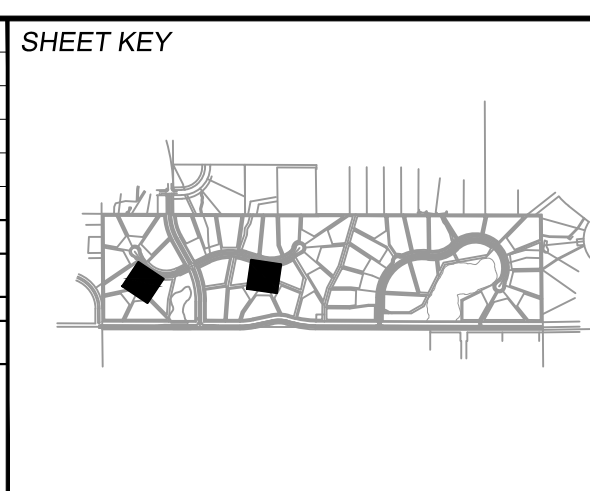


SUNNYVALE TRAIL
CUL-DE-SAC PROFILE

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

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

REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	BY
X-Title-Plan & Profile				
X-1105-PR-SITE				
REVISIONS				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD05.dwg				
PLOT DATE: December 18, 2020 12:50:19 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

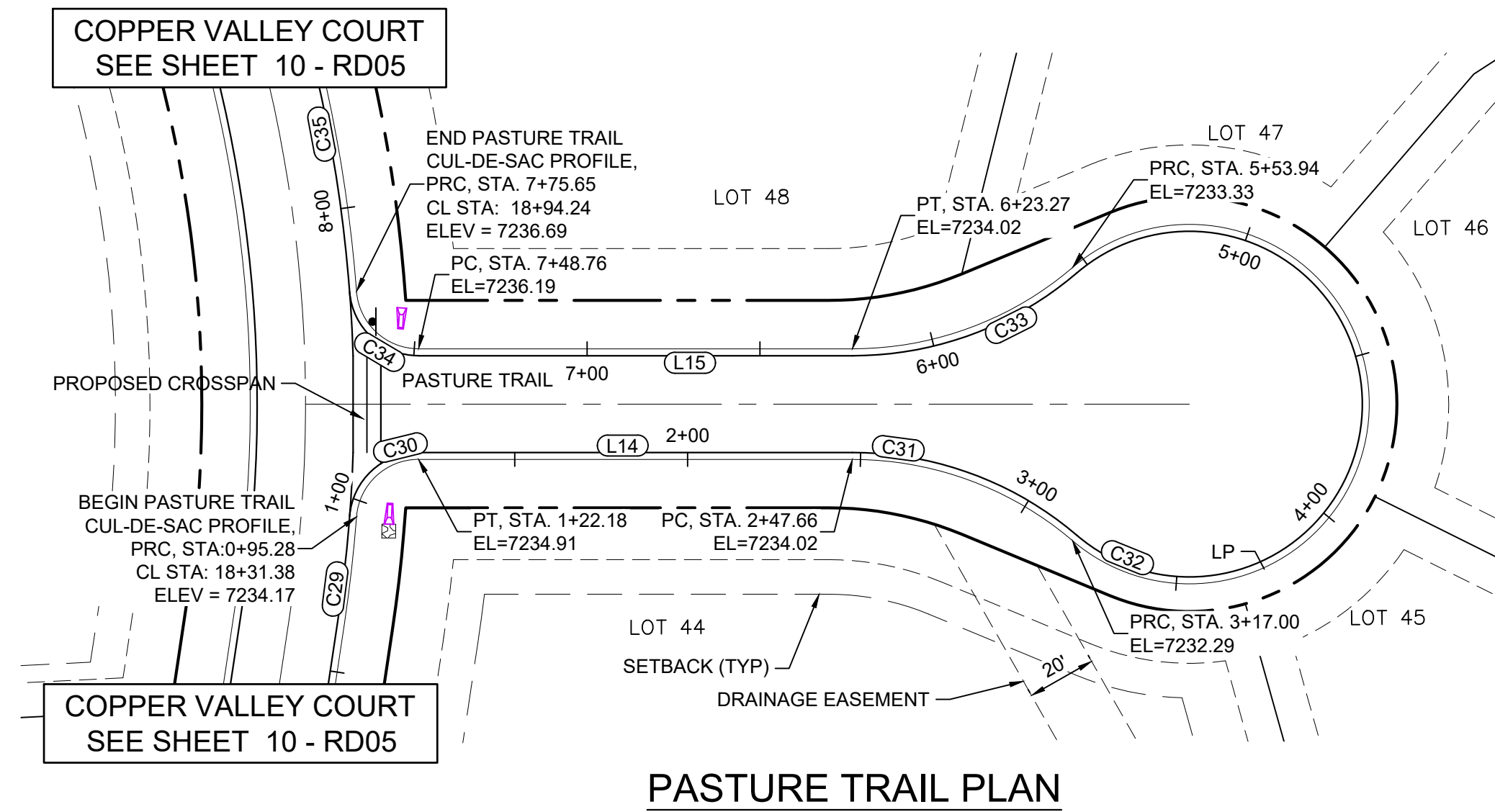
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

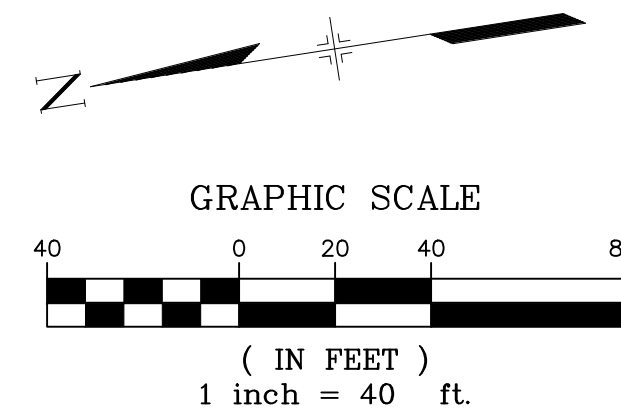
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: DECEMBER 2020
DRAWN BY:	JA	HORIZ. N/A	DRAWING No. RD15
CHECKED BY:	JA	VERT. N/A	SHEET 20 OF 40



Know what's below.
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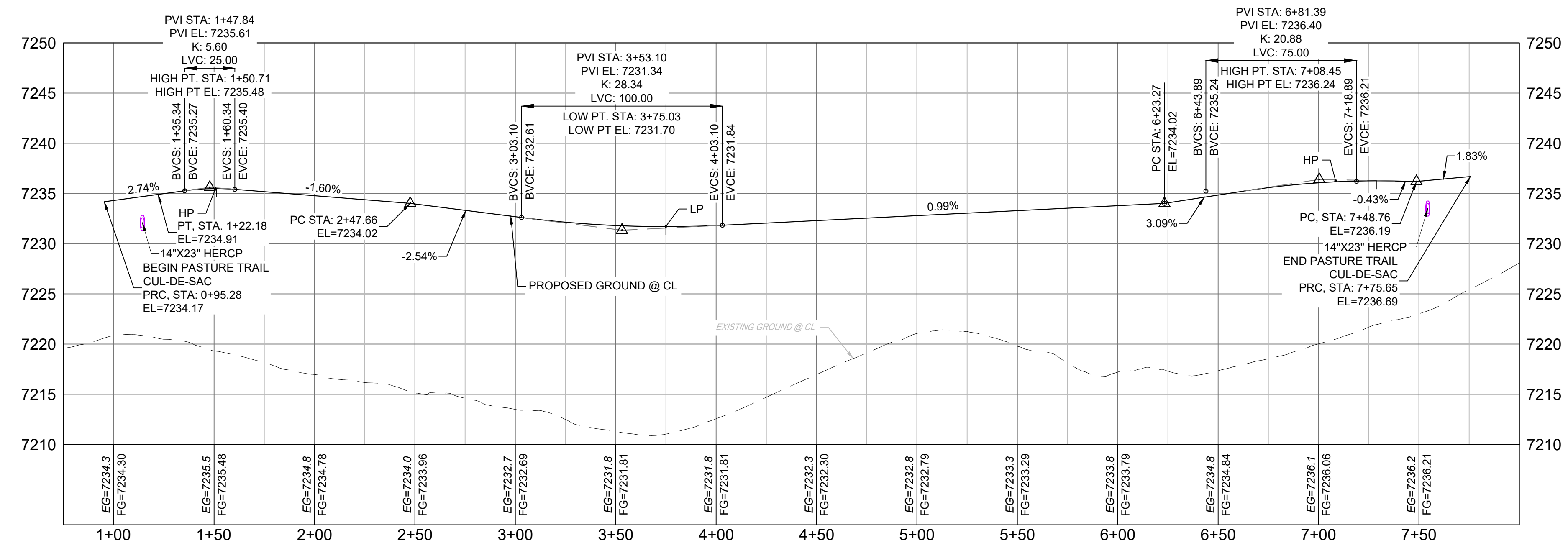


PASTURE TRAIL PLAN



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

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



PASTURE TRAIL
CUL-DE-SAC PROFILE

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

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

REF. NO.	DATE	DESCRIPTION	BY

COMPUTER FILE MANAGEMENT	
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CTB FILE:	
PLOT DATE:	December 18, 2020 12:50:49 PM
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SHEET KEY

BENCHMARK
NGS T 294 ELEVATION - 7247.10 NAVD 88

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

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

PREPARED BY:

SEAL

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

GRANDWOOD RANCH

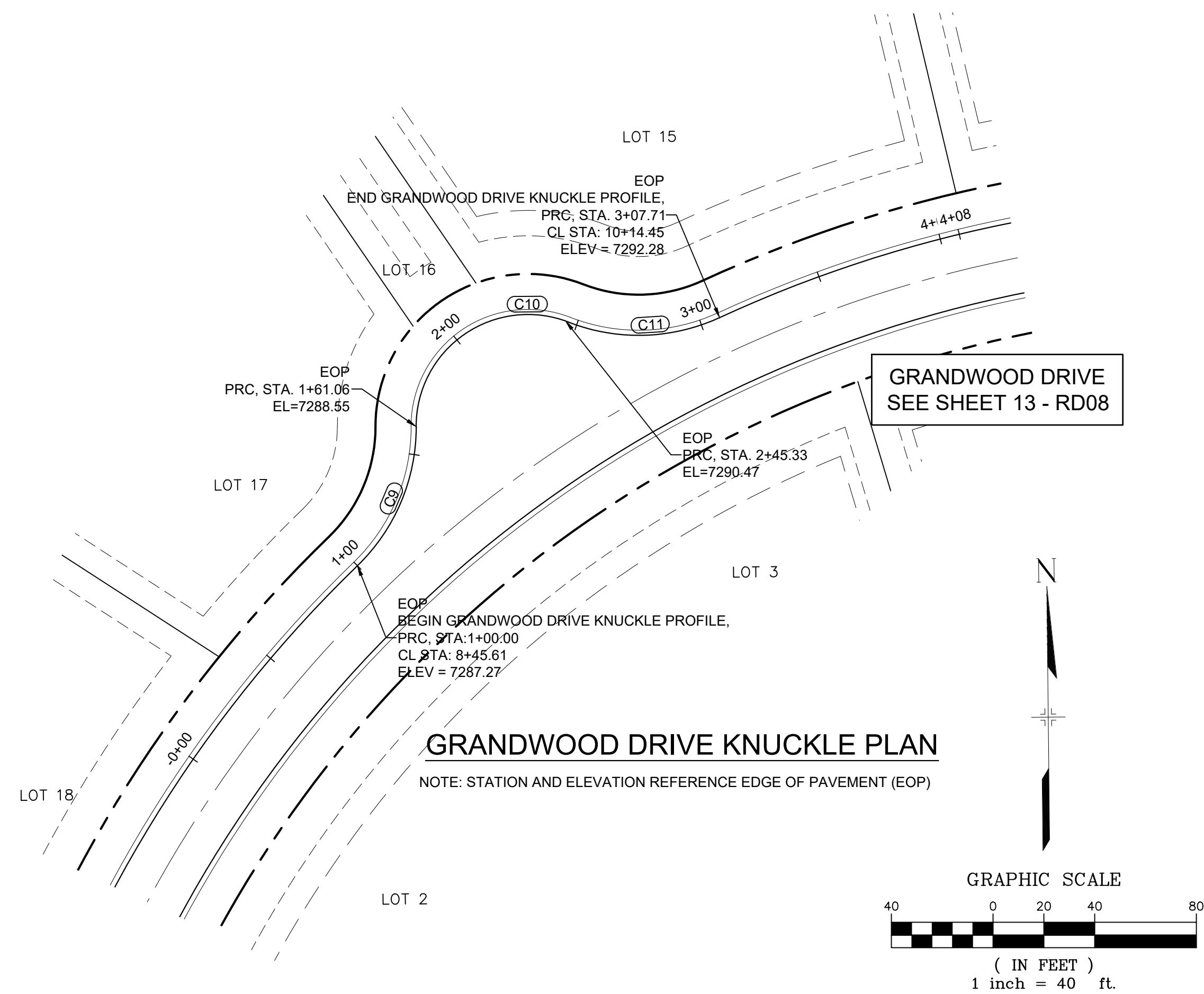
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

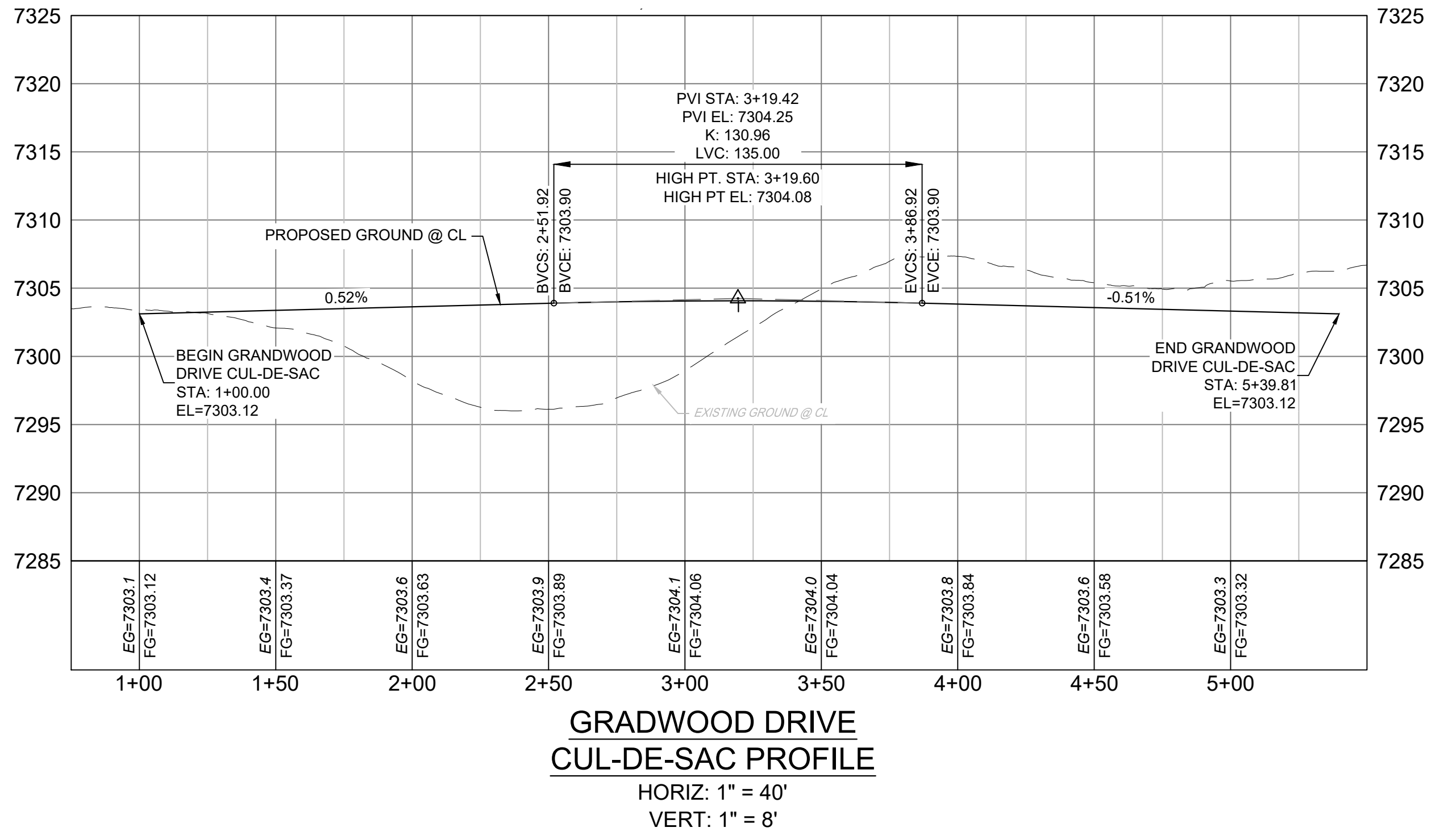
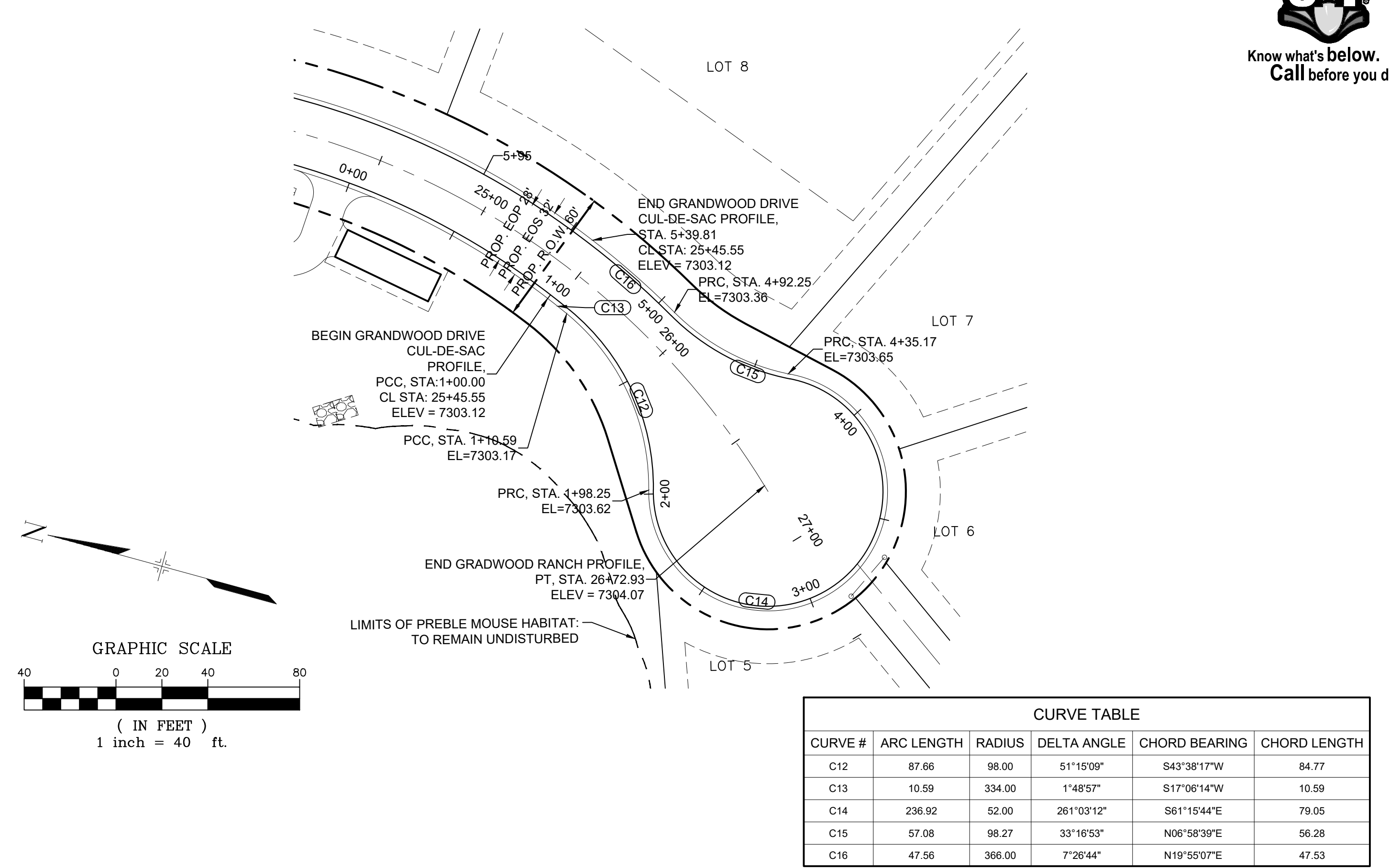
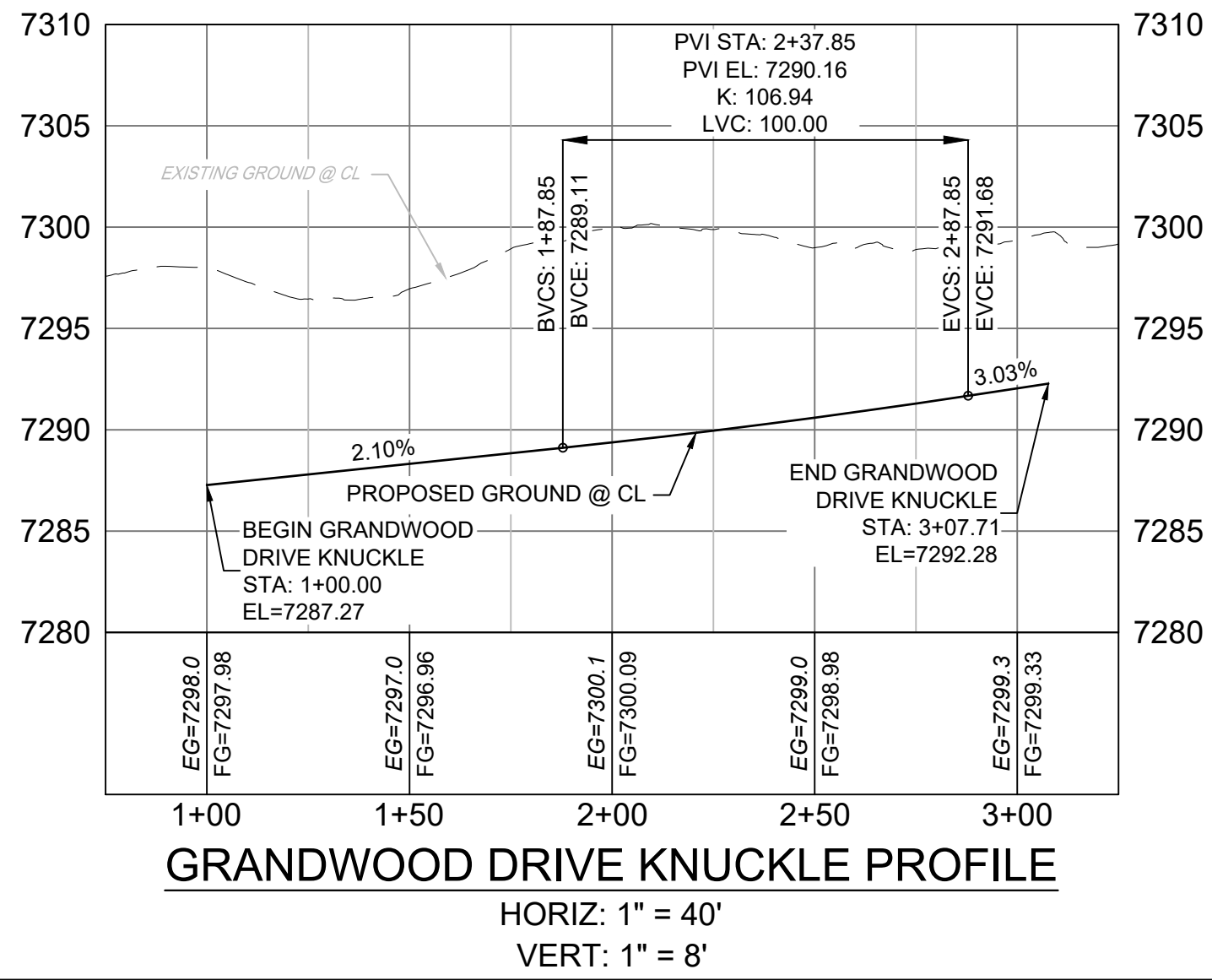
DESIGNED BY:	CAP	SCALE:	DATE ISSUED:	DECEMBER 2020	DRAWING No.:
DRAWN BY:	CAP	HORIZ:	N/A	21 OF 40	RD16
CHECKED BY:	JA	VERT:	N/A		



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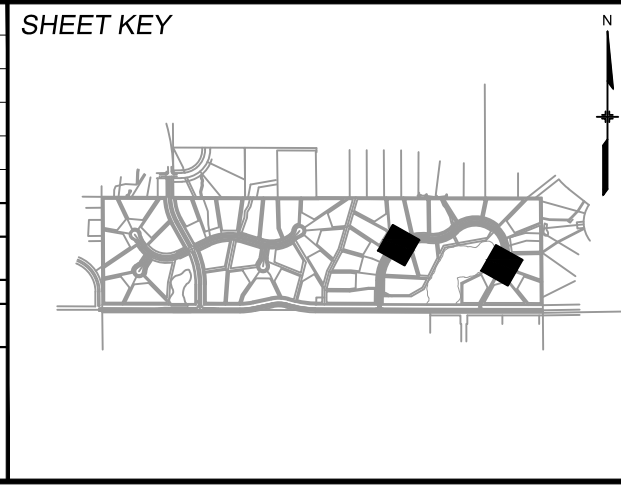
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C9	61.06	76.00	46°02'01"	N23°24'00"E	59.43
C10	84.24	44.14	109°20'57"	N55°11'27"E	72.03
C11	62.37	75.67	47°13'42"	N89°19'46"E	60.62



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

No.	DATE	DESCRIPTION	BY

COMPUTER FILE MANAGEMENT
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PLOT DATE: December 18, 2020 12:52:11 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:
Matrix

SEAL

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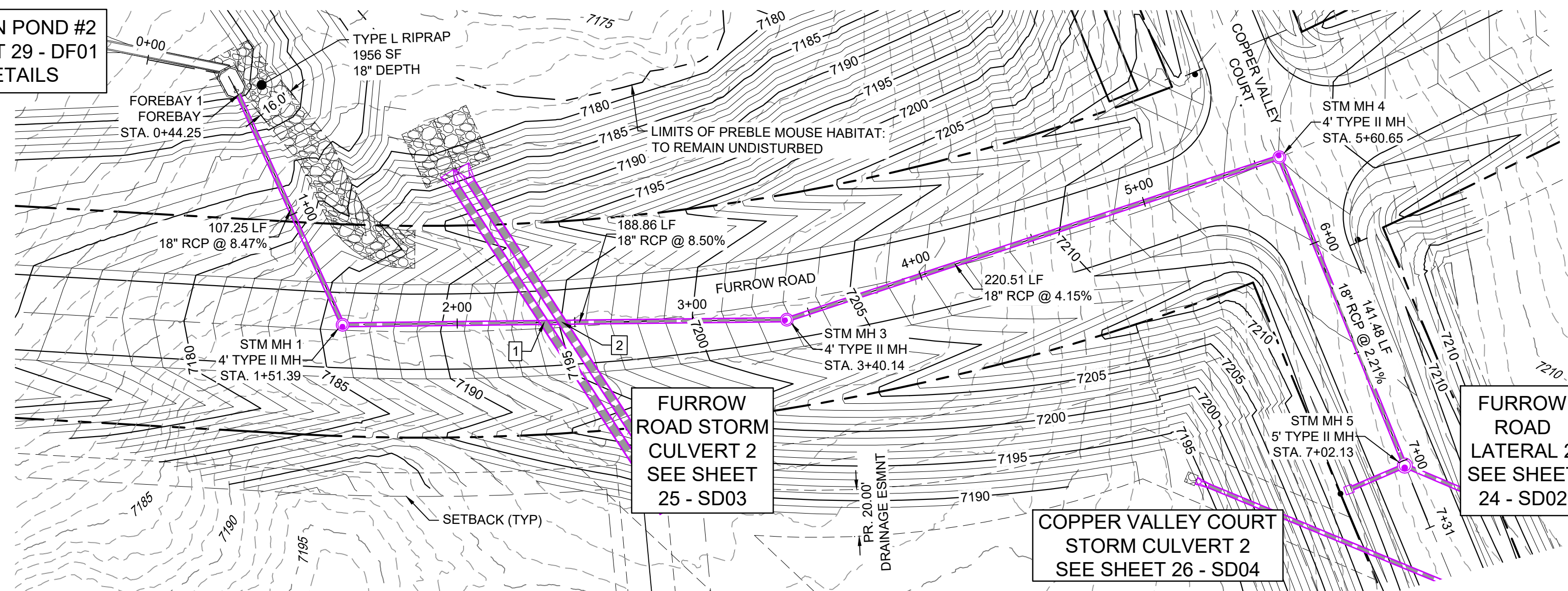
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
DESIGNED BY:	CAP	SCALE	DATE ISSUED:
CHECKED BY:	JA	HORIZ. VERT.	DECEMBER 2020
		N/A	SHEET 22 OF 40
DRAWING No.			RD17



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

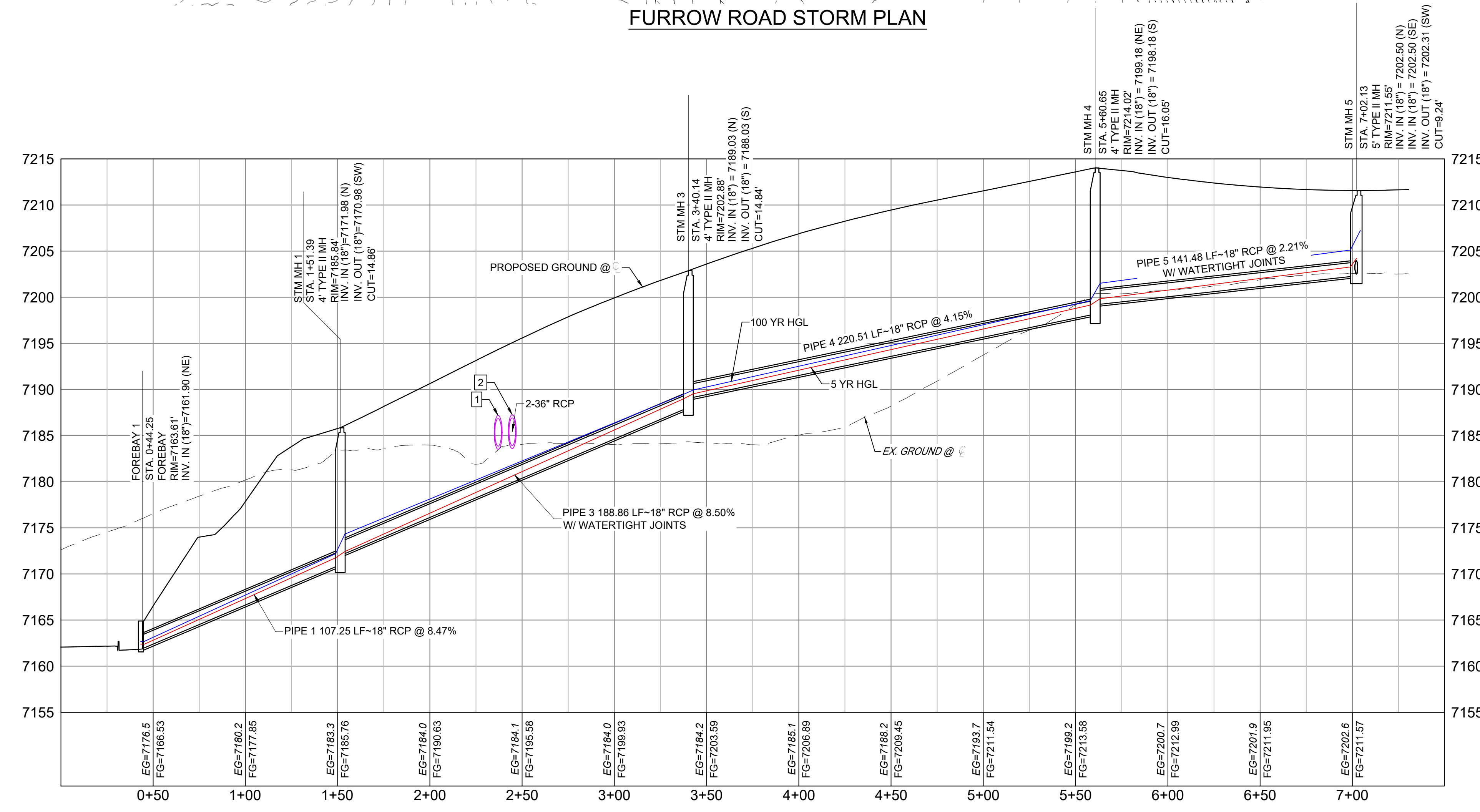


FURROW ROAD STORM PLAN

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

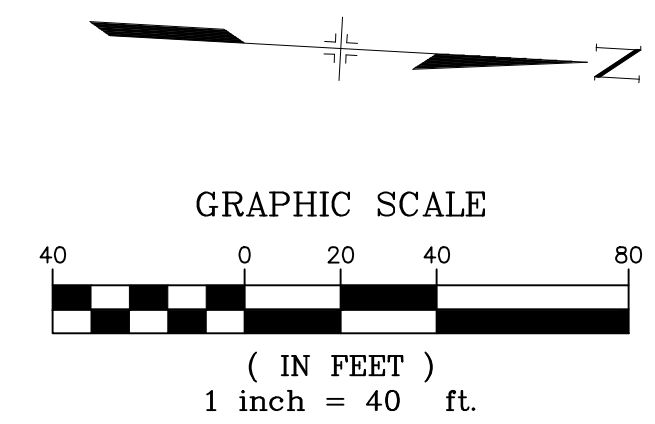
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 1	18" RCP	107.25	8.47%	S62°23'11"W
PIPE 3	18" RCP	188.86	8.50%	S03°53'02"E
PIPE 4	18" RCP	220.51	4.15%	S21°28'15"E
PIPE 5	18" RCP	141.48	2.21%	S64°37'53"W

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FOREBAY 1	FOREBAY	RIM=7163.61 PIPE 1 INV IN=7161.90	N: 1454393.08 E: 3190985.55
STM MH 1	4' TYPE II MH	RIM=7185.84 PIPE 3 INV IN=7171.98 PIPE 1 INV OUT=7170.98	N: 1454442.79 E: 3191080.59
STM MH 3	4' TYPE II MH	RIM=7202.88 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



FURROW ROAD STORM PROFILE

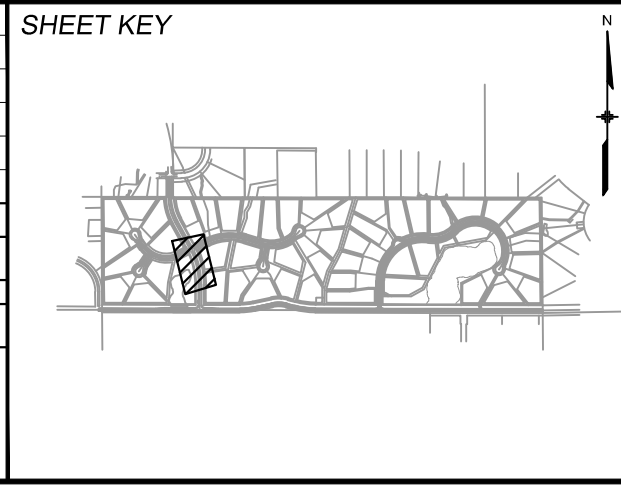
HORIZ: 1" = 40'
VERT: 1" = 8'



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

NO.	DATE	DESCRIPTION	BY

COMPUTER FILE MANAGEMENT
 FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg
 PLOT DATE: December 18, 2020 1:39:41 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
PRELIMINARY
 THIS DRAWING HAS NOT
 BEEN APPROVED BY
 GOVERNING AGENCIES AND
 IS SUBJECT TO CHANGE

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

STORM PLAN AND PROFILE

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

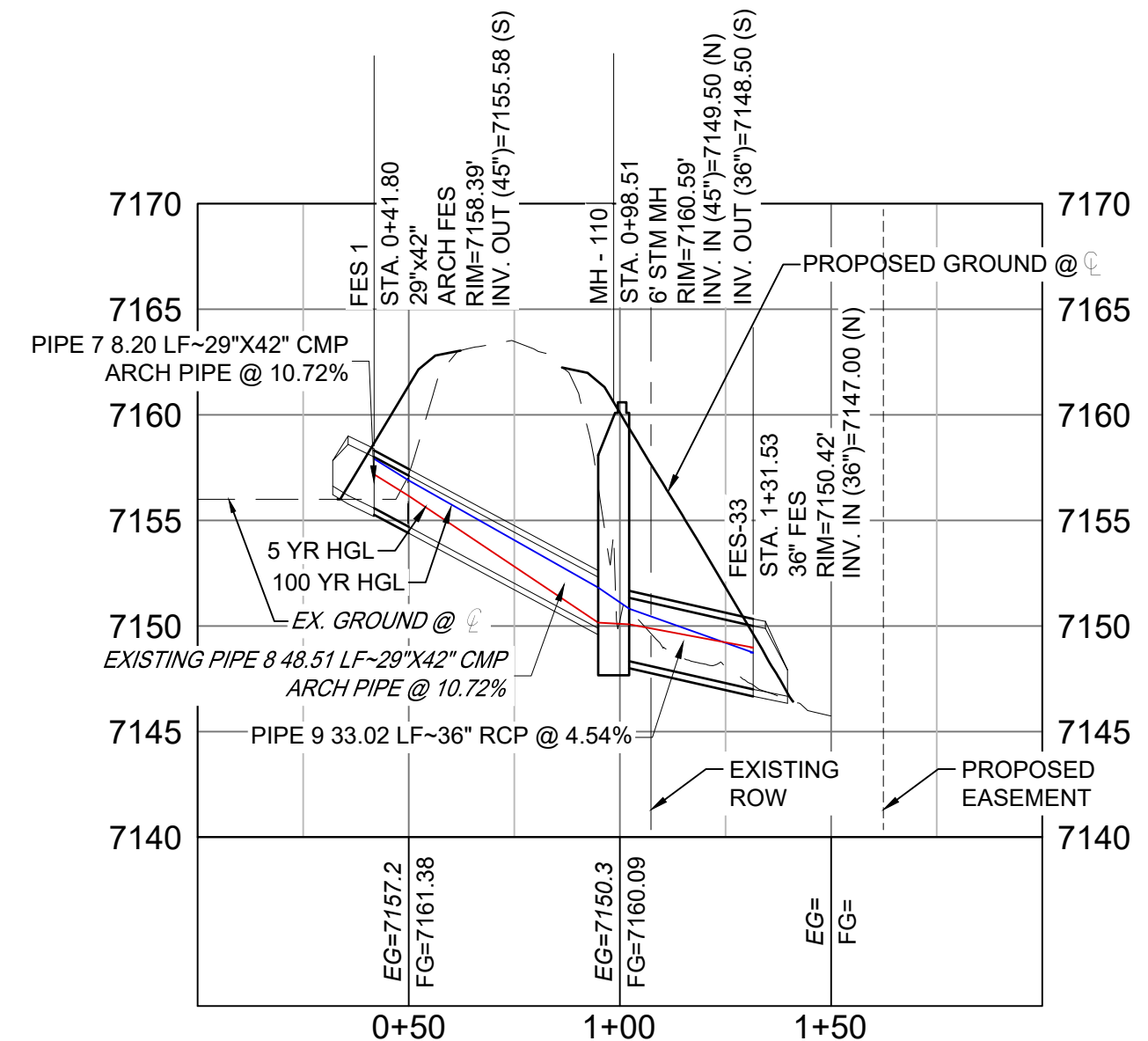
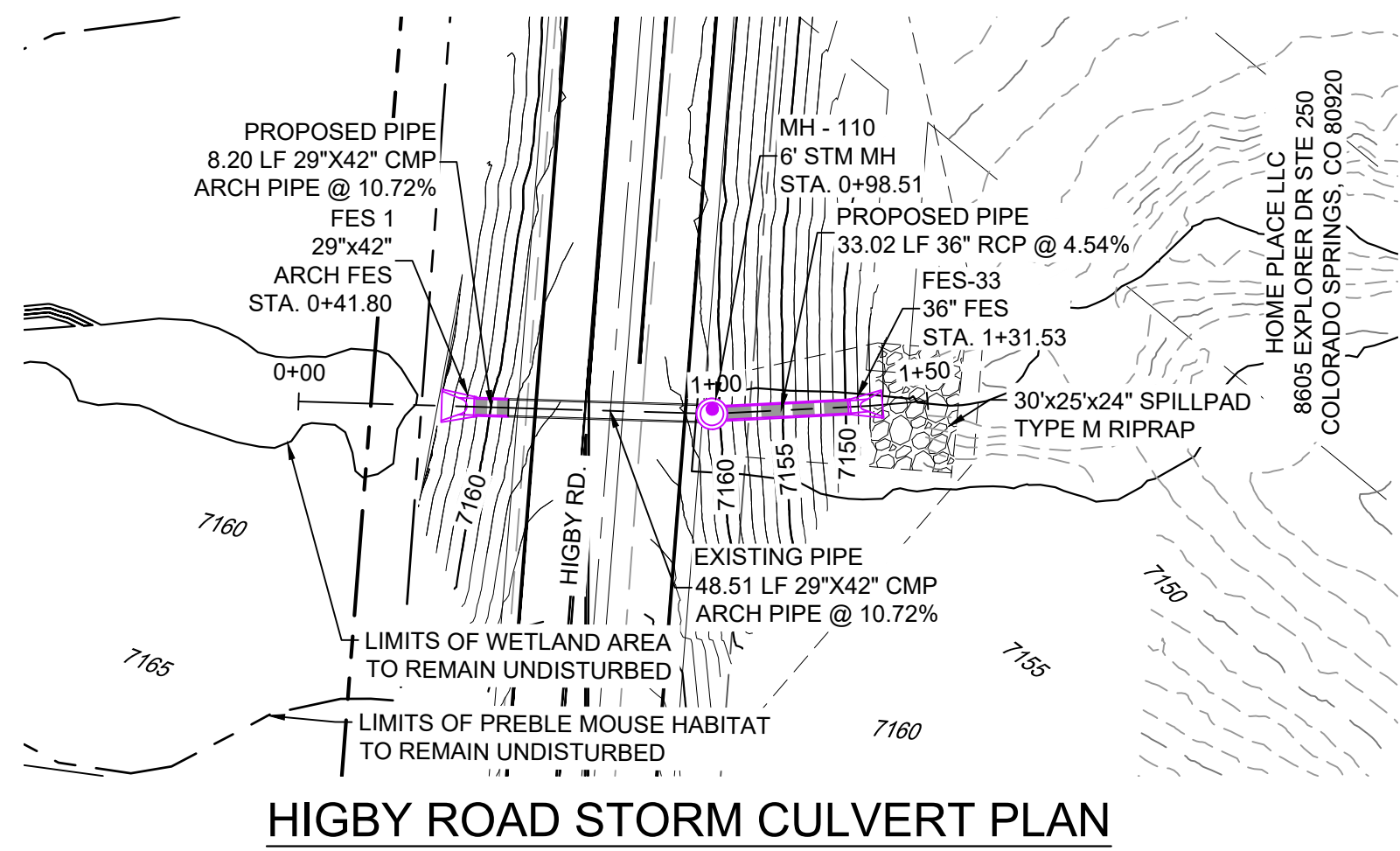
SCALE
 HORIZ: 1" = 40'
 VERT: 1" = 8'

DATE ISSUED: DECEMBER 2020
 SHEET 23 OF 40

DRAWING No. SD01

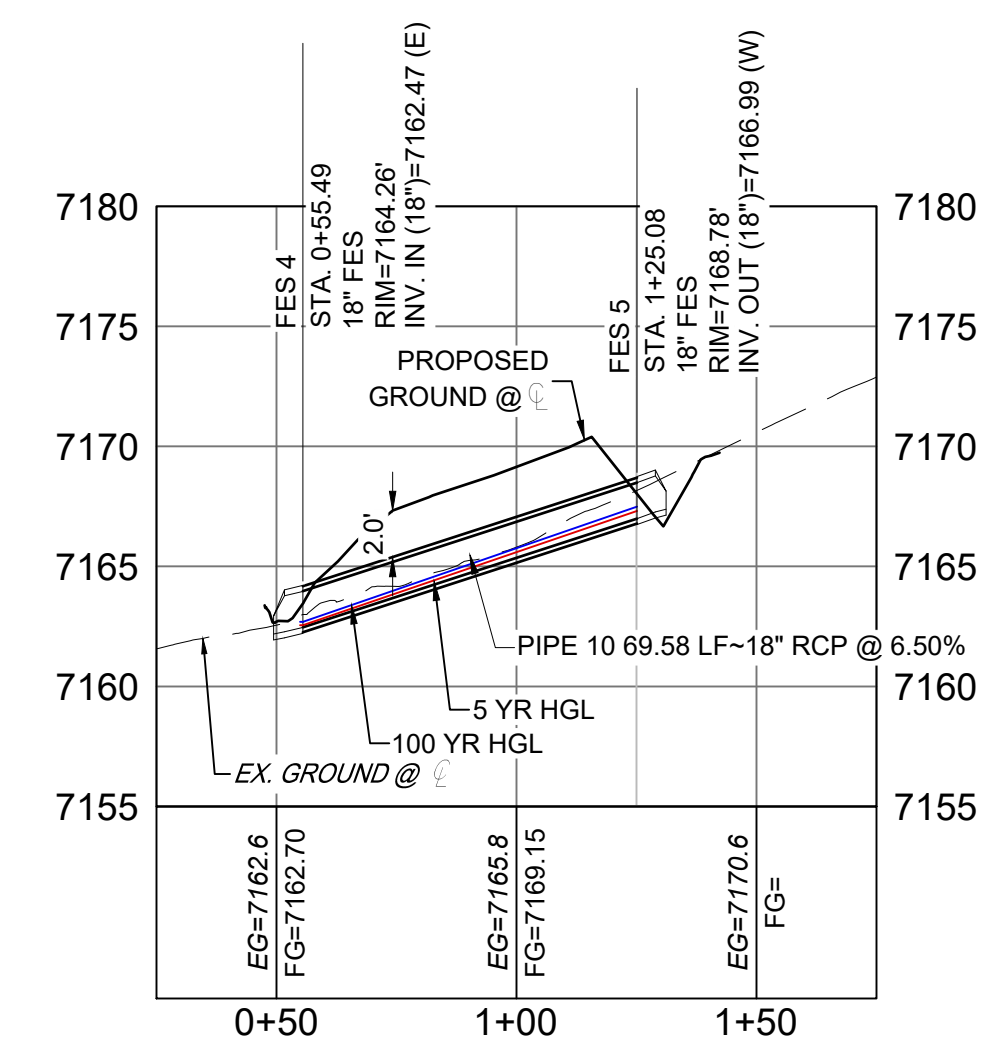
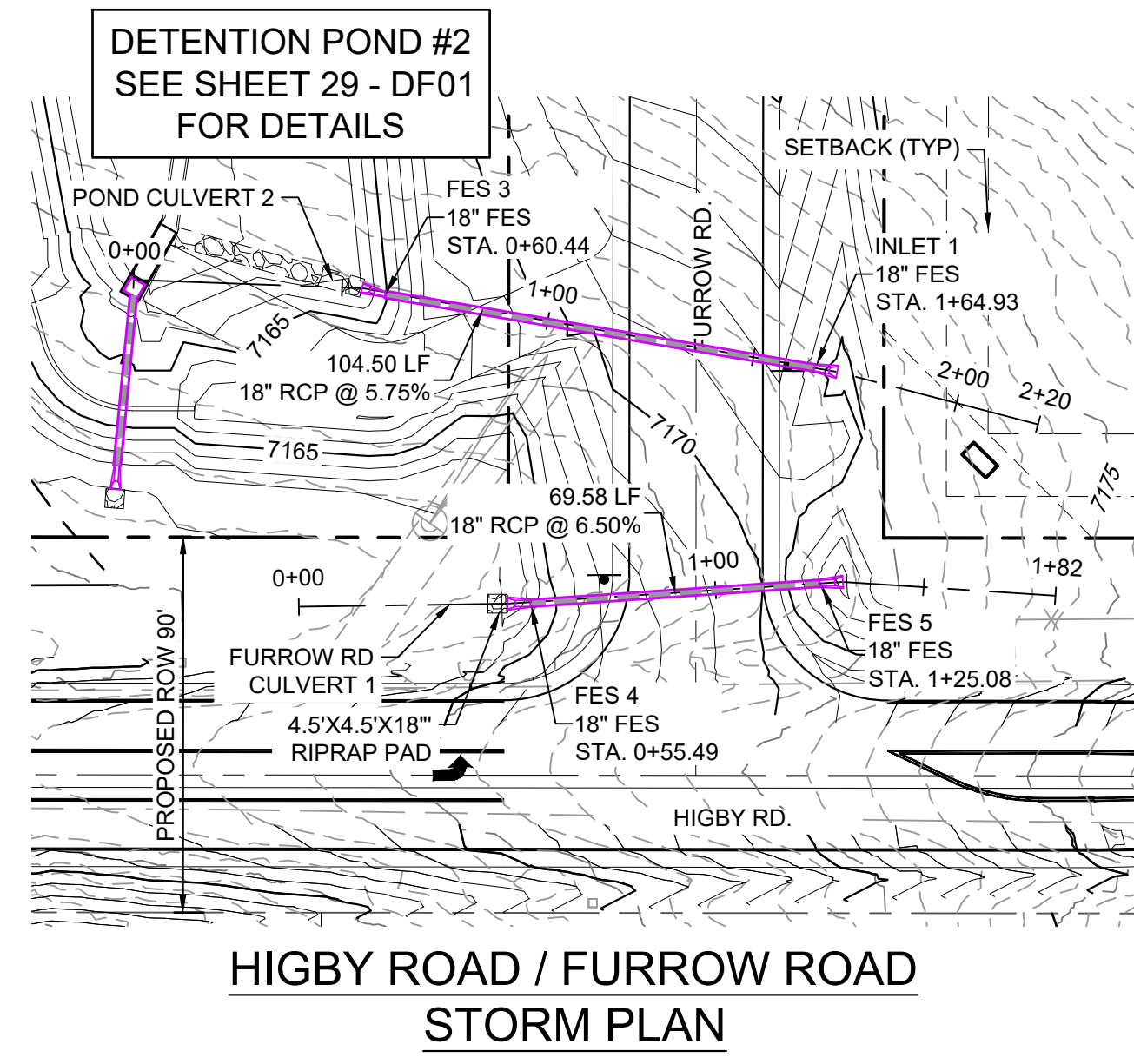
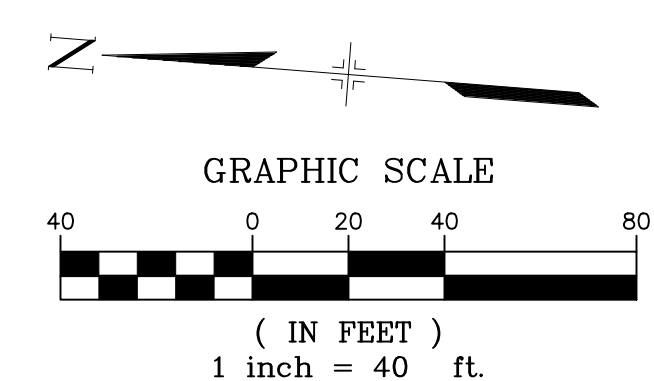


Know what's below.
Call before you dig.



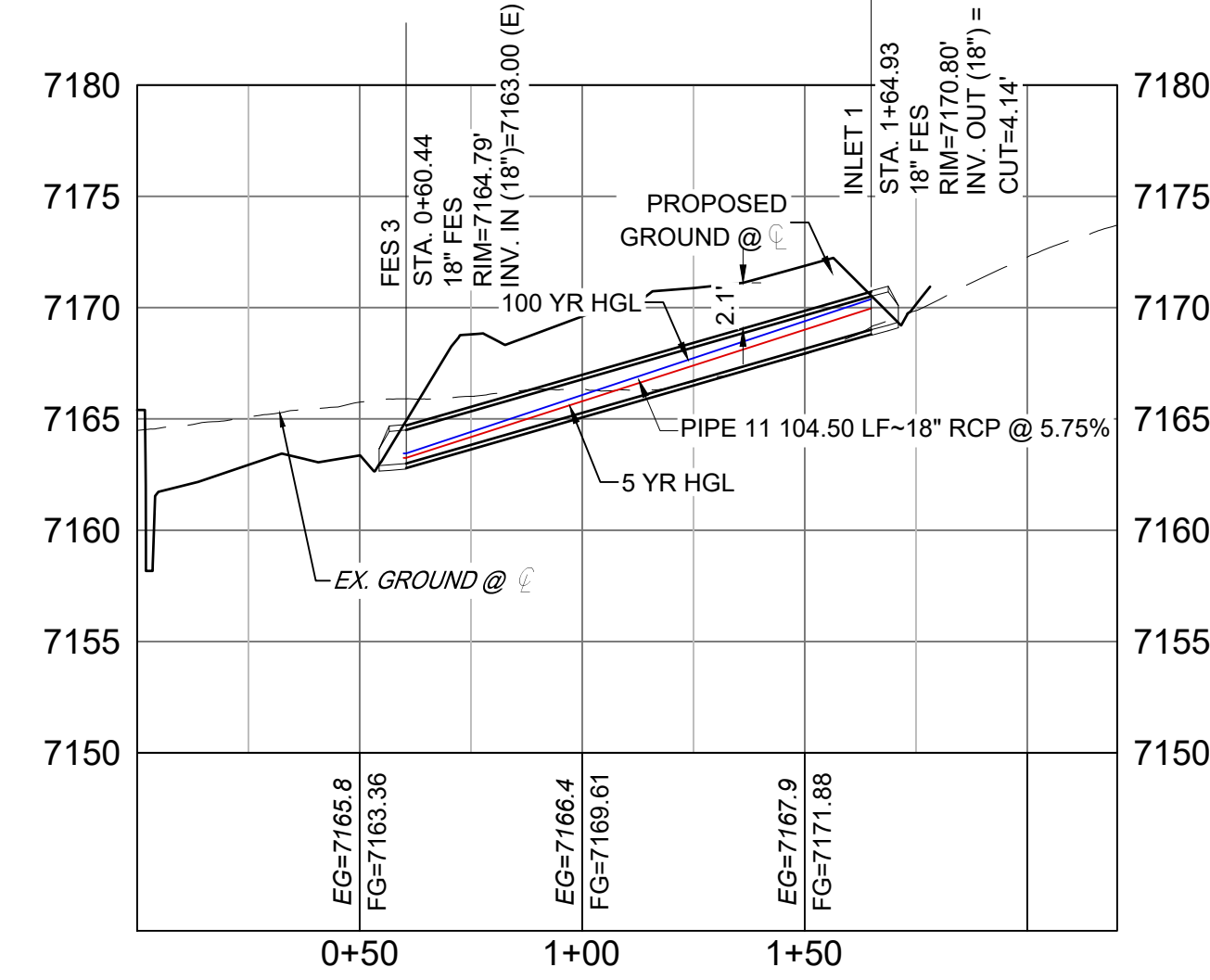
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 7	29"x42" CMP ARCH PIPE	8.20	10.72%	S02°43'03"E
PIPE 8	29"x42" CMP ARCH PIPE	48.51	10.72%	S02°43'03"E
PIPE 9	36" RCP	33.02	4.54%	S07°19'03"E

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



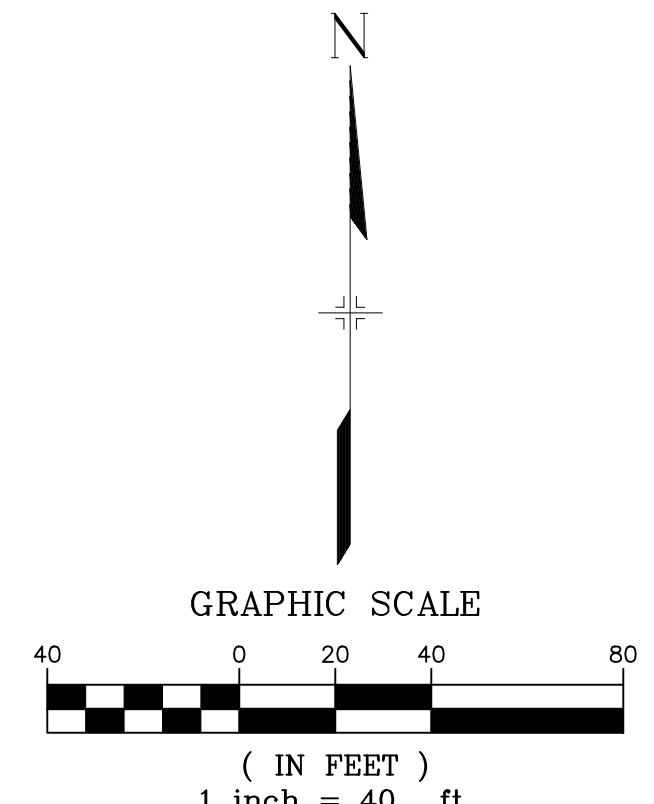
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 10	18" RCP	69.58	6.50%	S86°04'11"W

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



PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 11	18" RCP	104.50	5.75%	N80°17'06"W

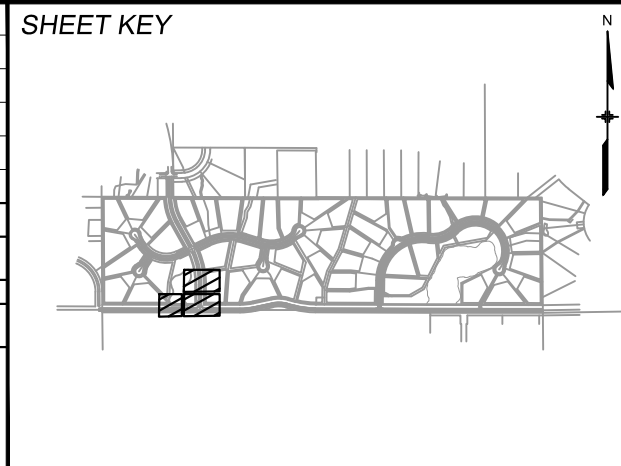
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 3	18" FES	RIM=7164.79 PIPE 11 INV IN=7163.00	N: 1454245.42 E: 3191008.27
INLET 1	18" FES	RIM=7170.80 PIPE 11 INV OUT=7169.01	N: 1454227.79 E: 3191111.27



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REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	BY
X-Title-Plan & Profile				
X-1105-PR-SITE				

COMPUTER FILE MANAGEMENT	
FILE NAME:	S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg
CTB FILE:	
PLOT DATE:	December 18, 2020 12:53:02 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



BENCHMARK
 NGS T 294 ELEVATION - 7247.10 NAVD 88

BASIS OF BEARING:
 A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 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

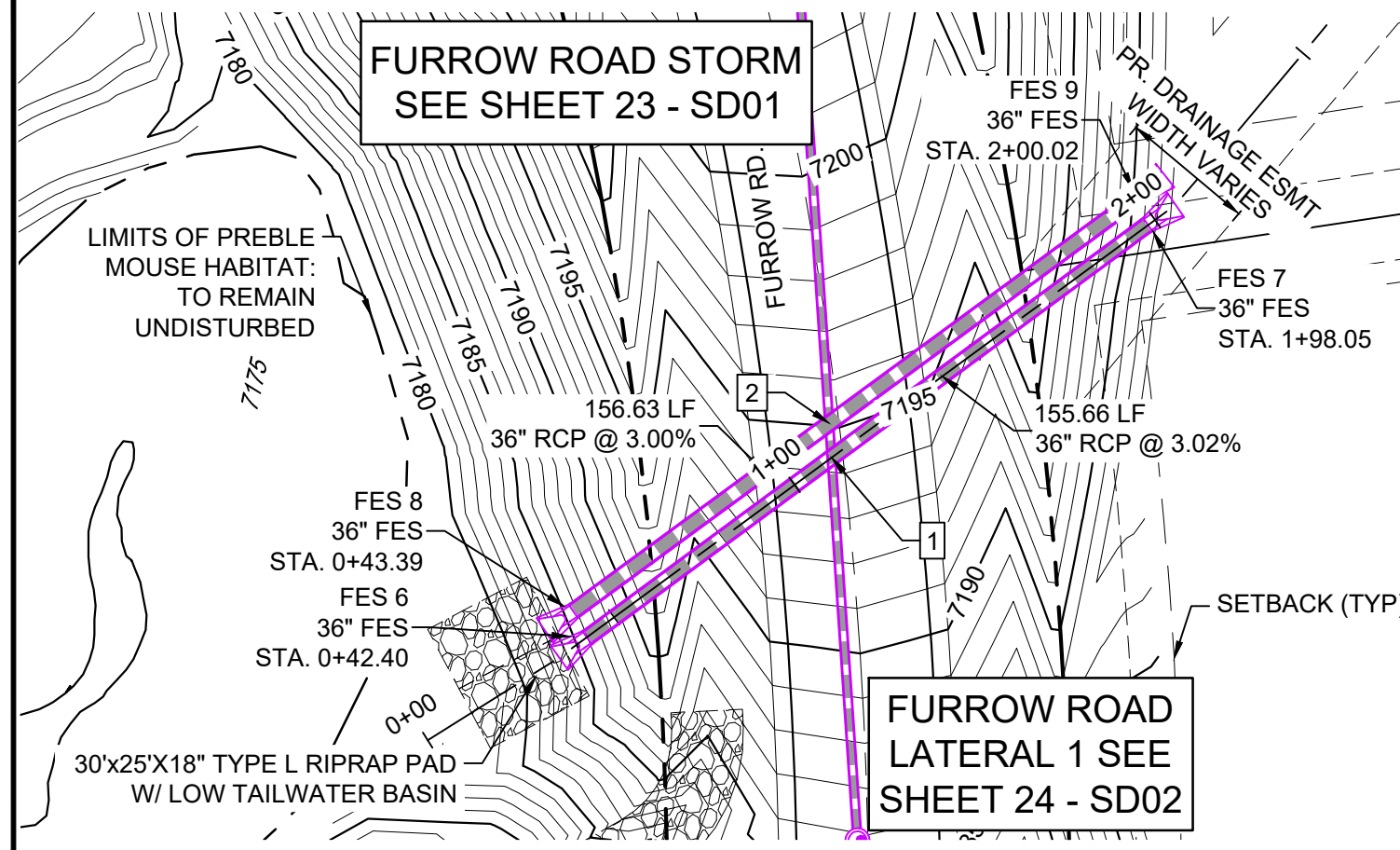
DESIGNED BY:		CAP	SCALE	DATE ISSUED:	DECEMBER 2020	DRAWING No.
DRAWN BY:		CAP	HORIZ. 1" = 40'			
CHECKED BY:		NMS	VERT. 1" = 8'	SHEET 24 OF 40		SD02

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

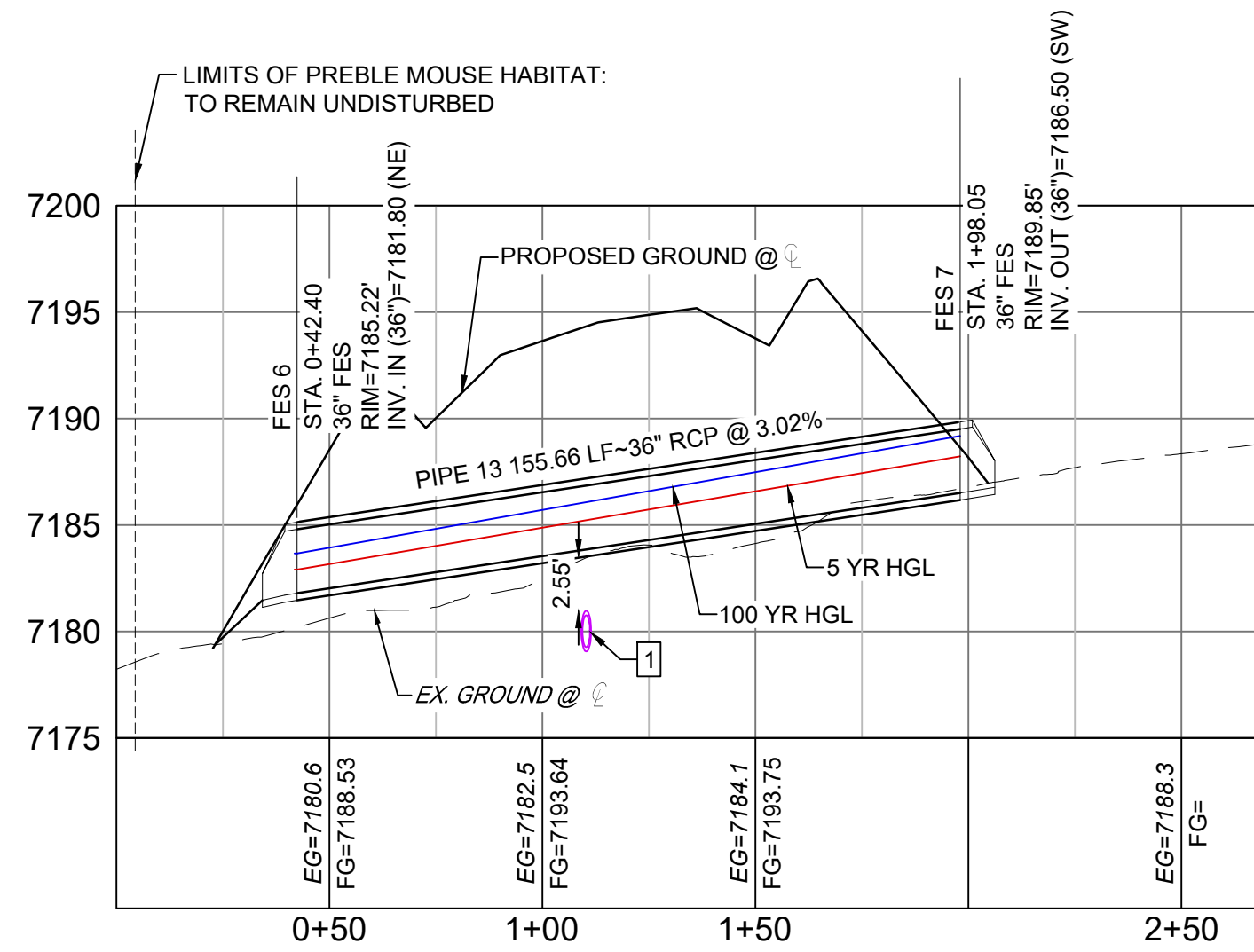
STORM PLAN AND PROFILE



Know what's below.
Call before you dig.

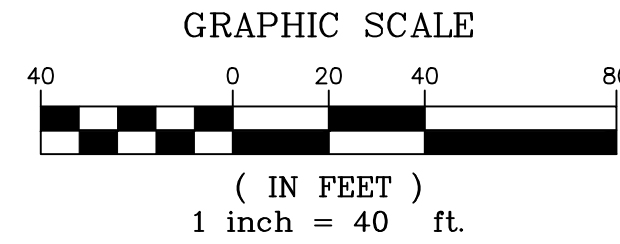


FURROW ROAD STORM CULVERT 2 PLAN



FURROW ROAD STORM CULVERT 2 PROFILE

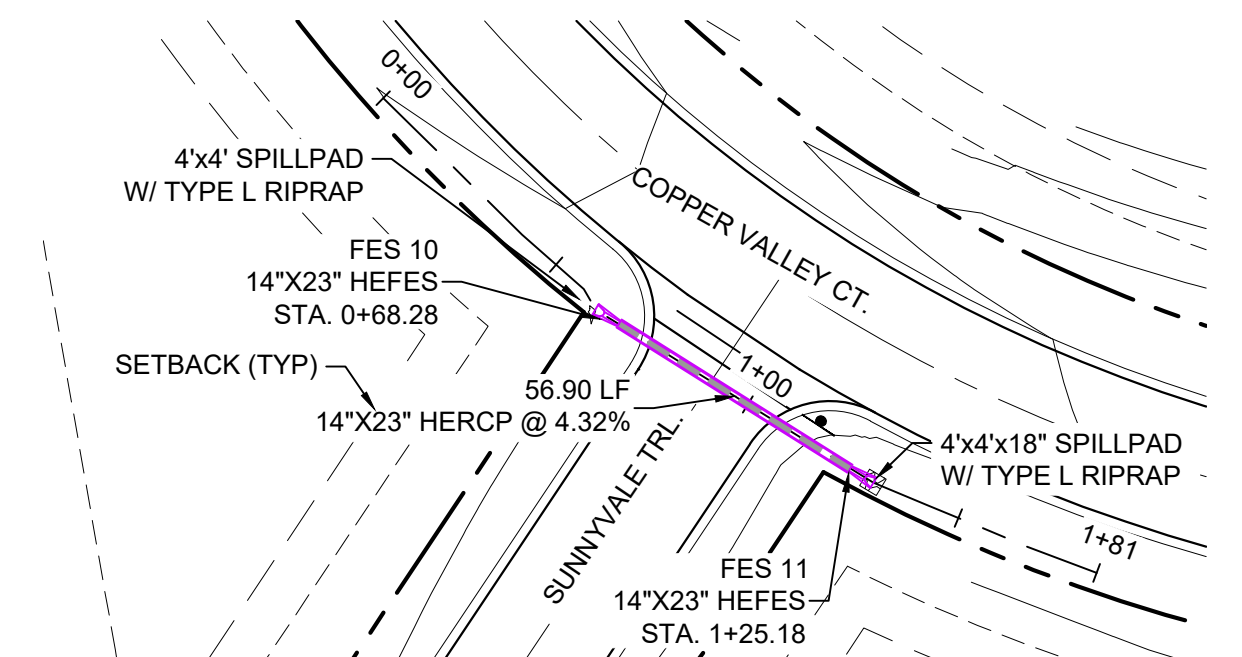
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VERT: 1" = 8'



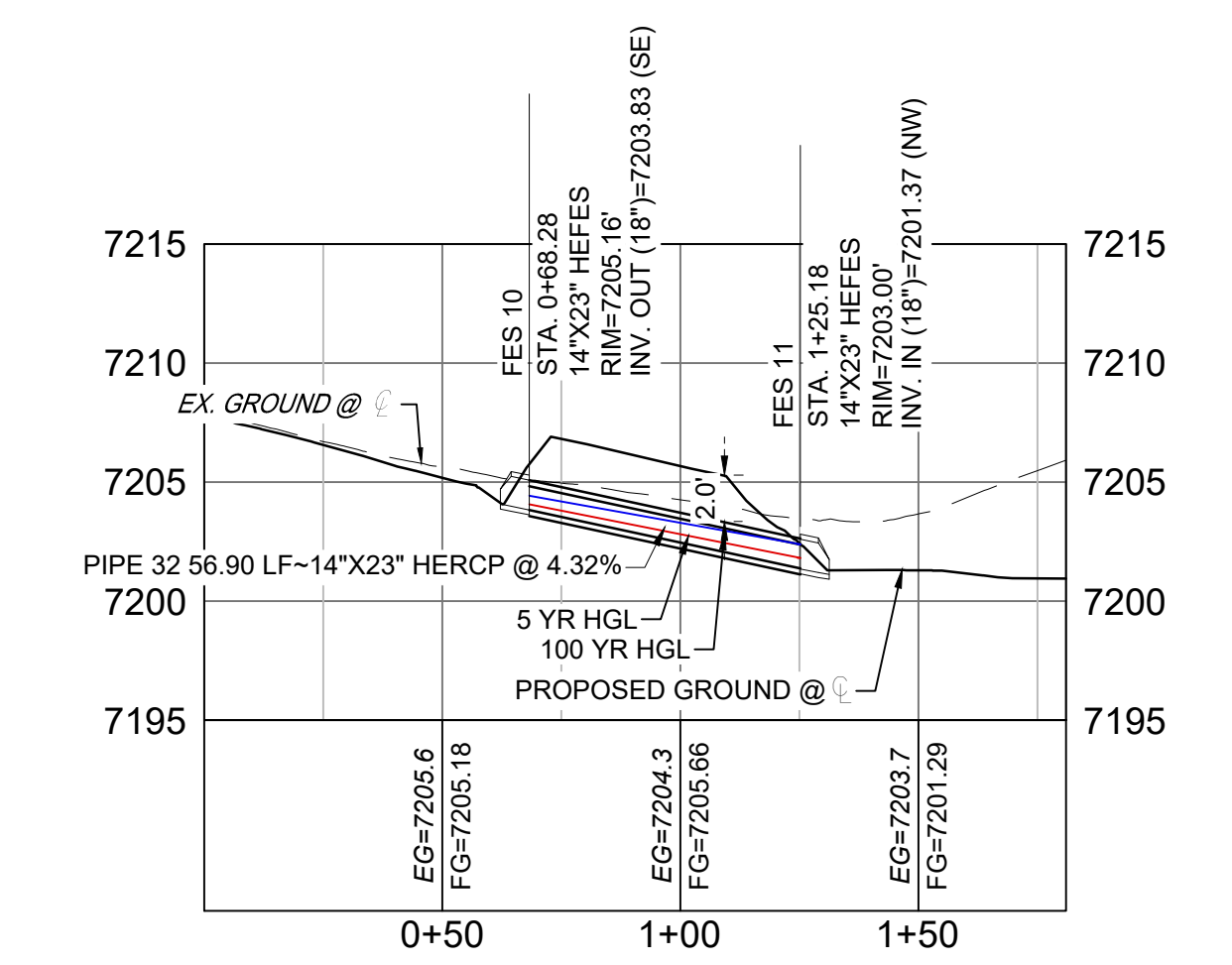
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 6	36" FES	RIM=7185.22 PIPE 13 INV IN=7181.80	N: 1454488.06 E: 3191020.12
FES 7	36" FES	RIM=7189.85 PIPE 13 INV OUT=7186.50	N: 1454580.35 E: 3191145.46
FES 8	36" FES	RIM=7185.22 PIPE 14 INV IN=7181.80	N: 1454493.95 E: 3191017.02
FES 9	36" FES	RIM=7189.92 PIPE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

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

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



COPPER VALLEY COURT STORM CULVERT 1 PLAN



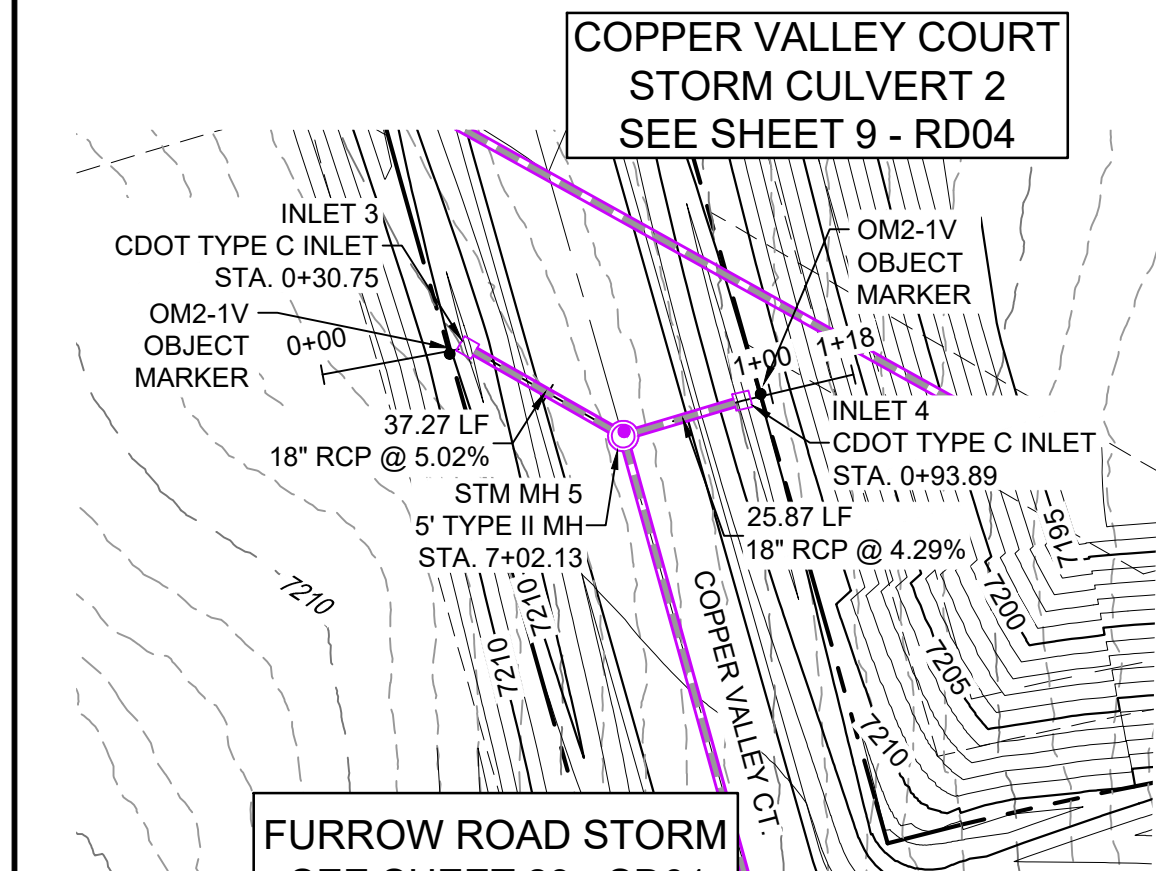
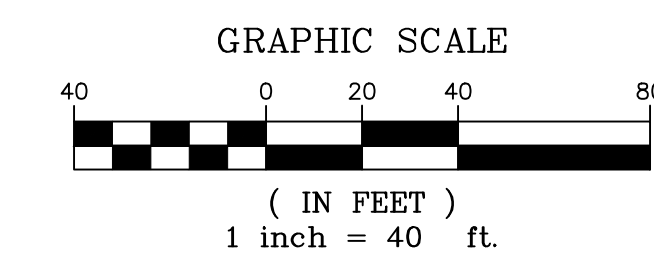
COPPER VALLEY COURT STORM CULVERT 1 PROFILE

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

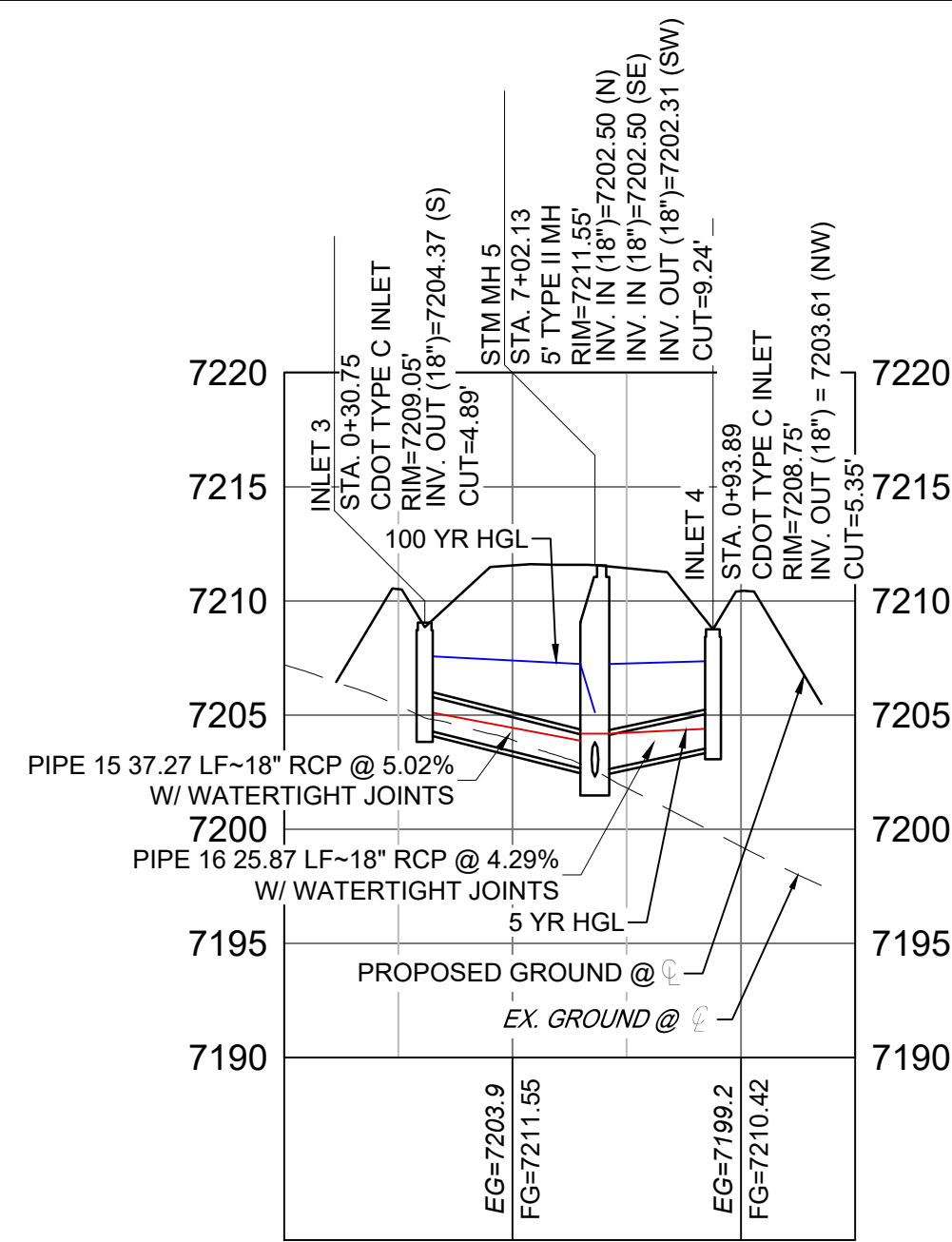
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 10	14"X23" HEFES	RIM=7205.16 PIPE 32 INV OUT=7203.83	N: 1454773.81 E: 3190476.96
FES 11	14"X23" HEFES	RIM=7203.00 PIPE 32 INV IN=7201.37	N: 1454743.56 E: 3190525.15

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 32	14"X23" HERCPC	56.90	4.32%	S57°53'20"E

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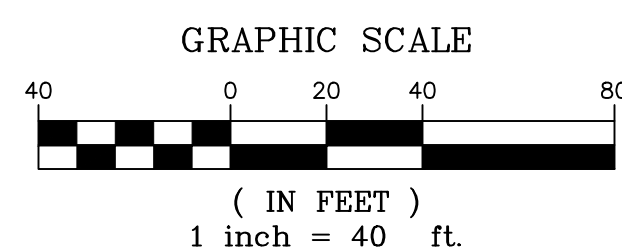


COPPER VALLEY COURT STORM CULVERT 2 SEE SHEET 9 - RD04



FURROW ROAD STORM LATERAL 2 PROFILE

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



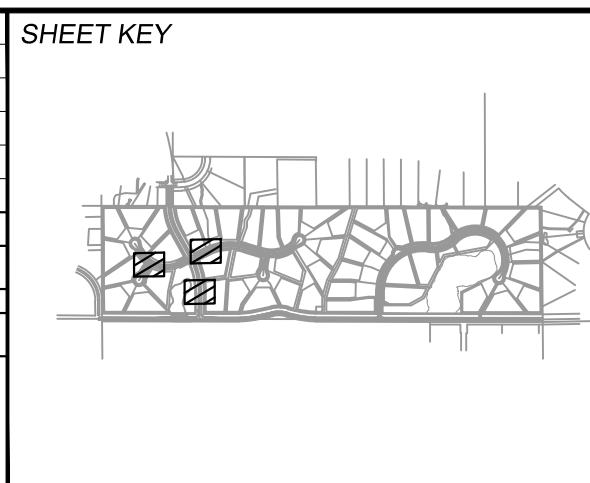
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 15	18" RCP	37.27	5.02%	S19°46'04"W
PIPE 16	18" RCP	25.87	4.29%	N26°26'33"W

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
INLET 3	CDOT TYPE C INLET	RIM=7209.05 PIPE 15 INV OUT=7204.37	N: 1454932.11 E: 3191127.53
INLET 4	CDOT TYPE C INLET	RIM=7208.75 PIPE 16 INV OUT=7203.61	N: 1454873.88 E: 3191126.45
STM MH 5	5' TYPE II MH	RIM=7211.55 PIPE 15 INV IN=7202.50 PIPE 16 INV IN=7202.50 PIPE 5 INV OUT=7202.31	N: 1454897.04 E: 3191114.93

FURROW ROAD STORM LATERAL 2 PLAN

REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	BY
X-Title-Plan & Profile				
X-1105-PR-SITE				

COMPUTER FILE MANAGEMENT	
FILE NAME:	S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg
CTB FILE:	
PLOT DATE:	December 18, 2020 1:40:24 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE	



BENCHMARK
NGS T 294 ELEVATION - 7247.10 NAVD 88

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

PREPARED BY:
Matrix

SEAL

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THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

GRANDWOOD RANCH

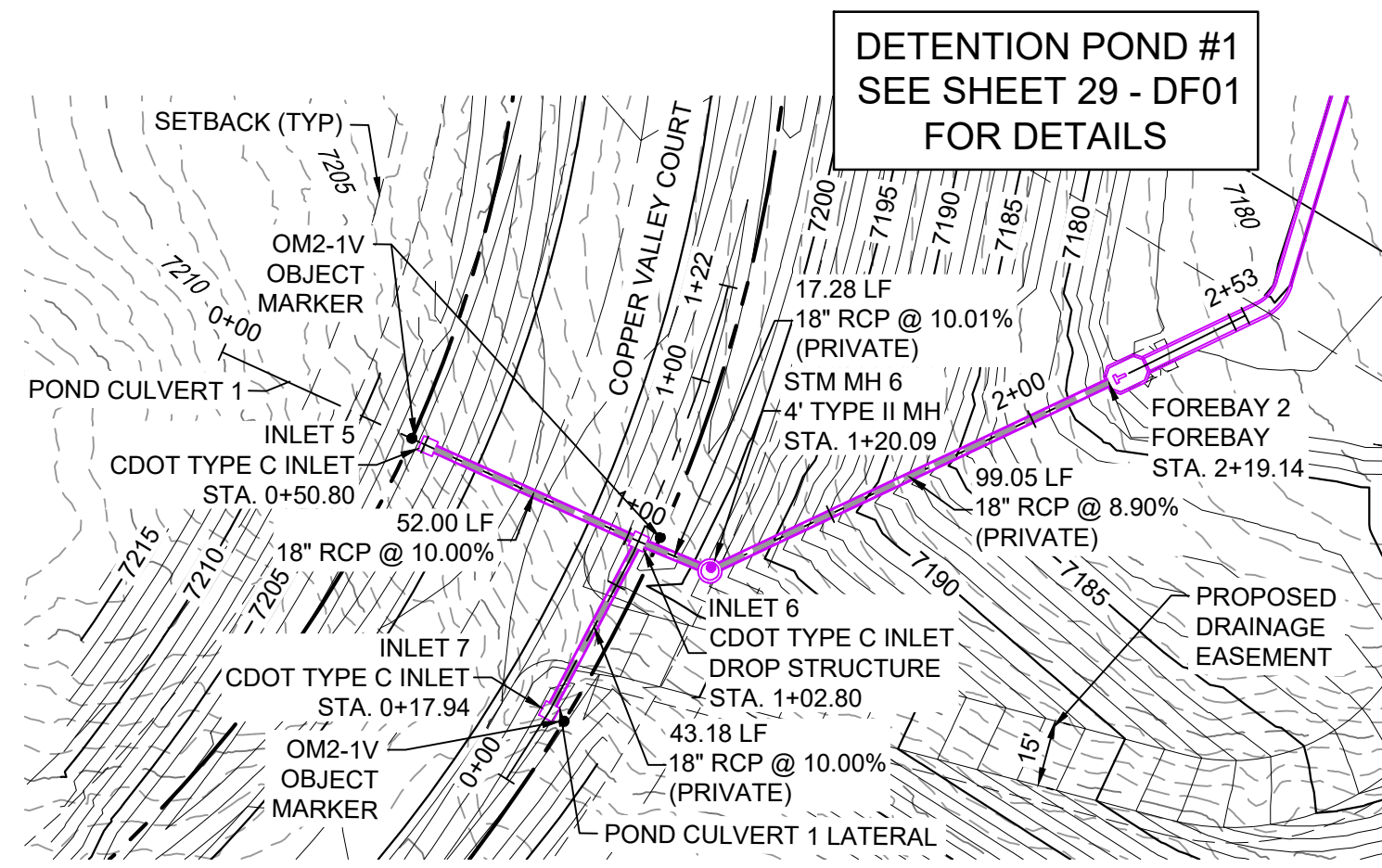
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

STORM PLAN AND PROFILE

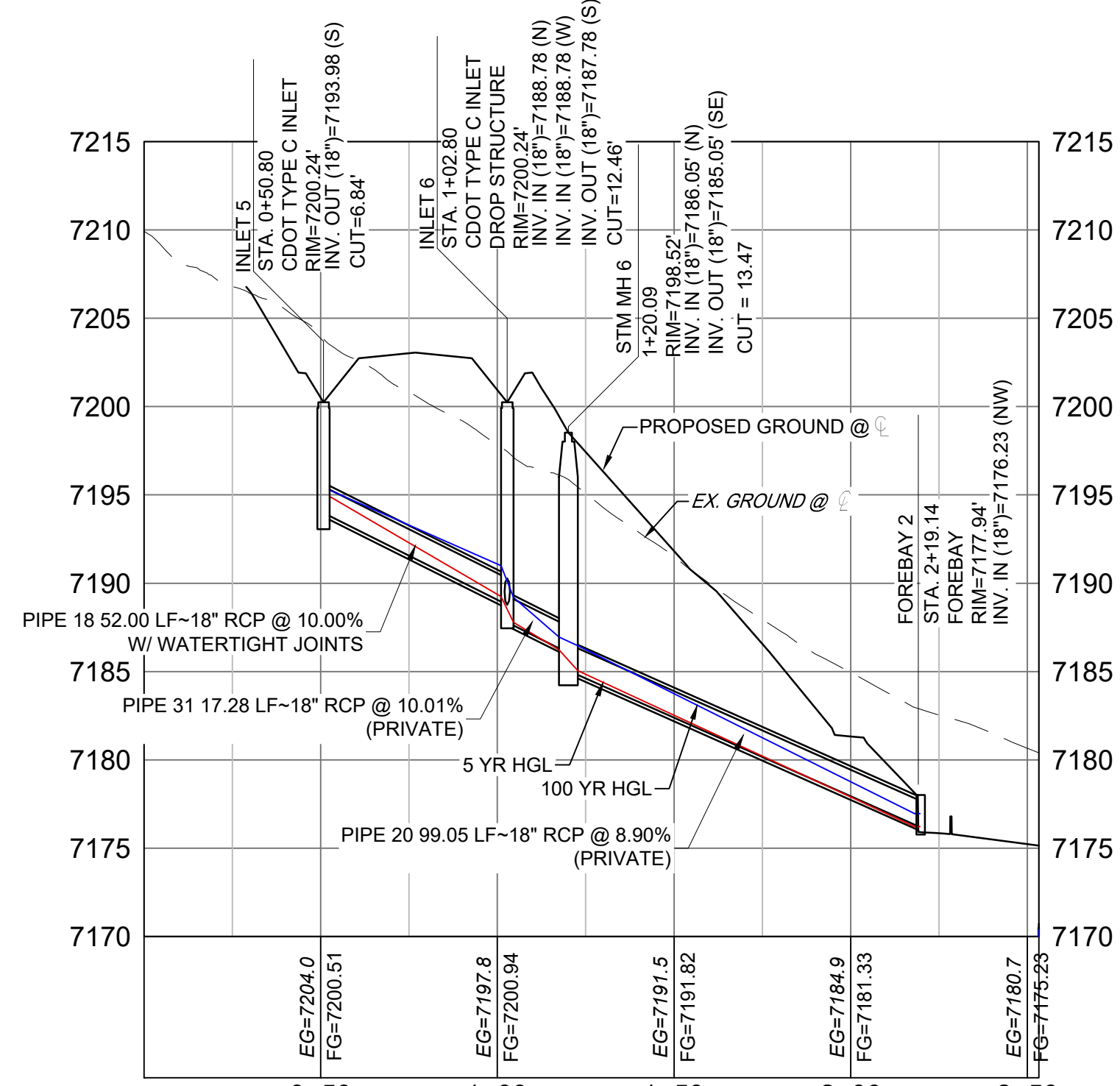
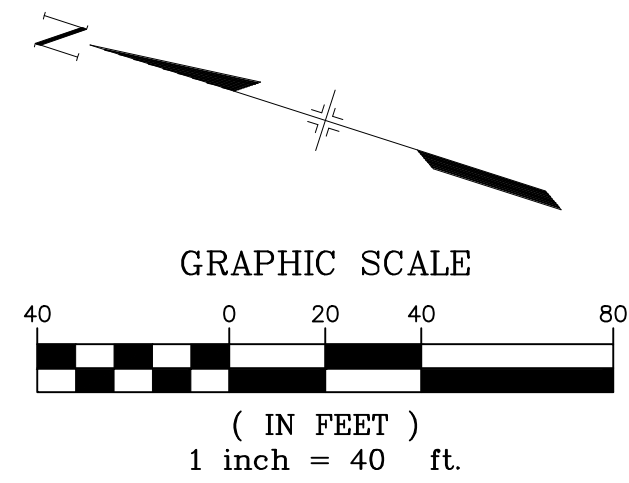
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CHECKED BY:	NMS	VERT. 1" = 8'	SHEET 25 OF 40	



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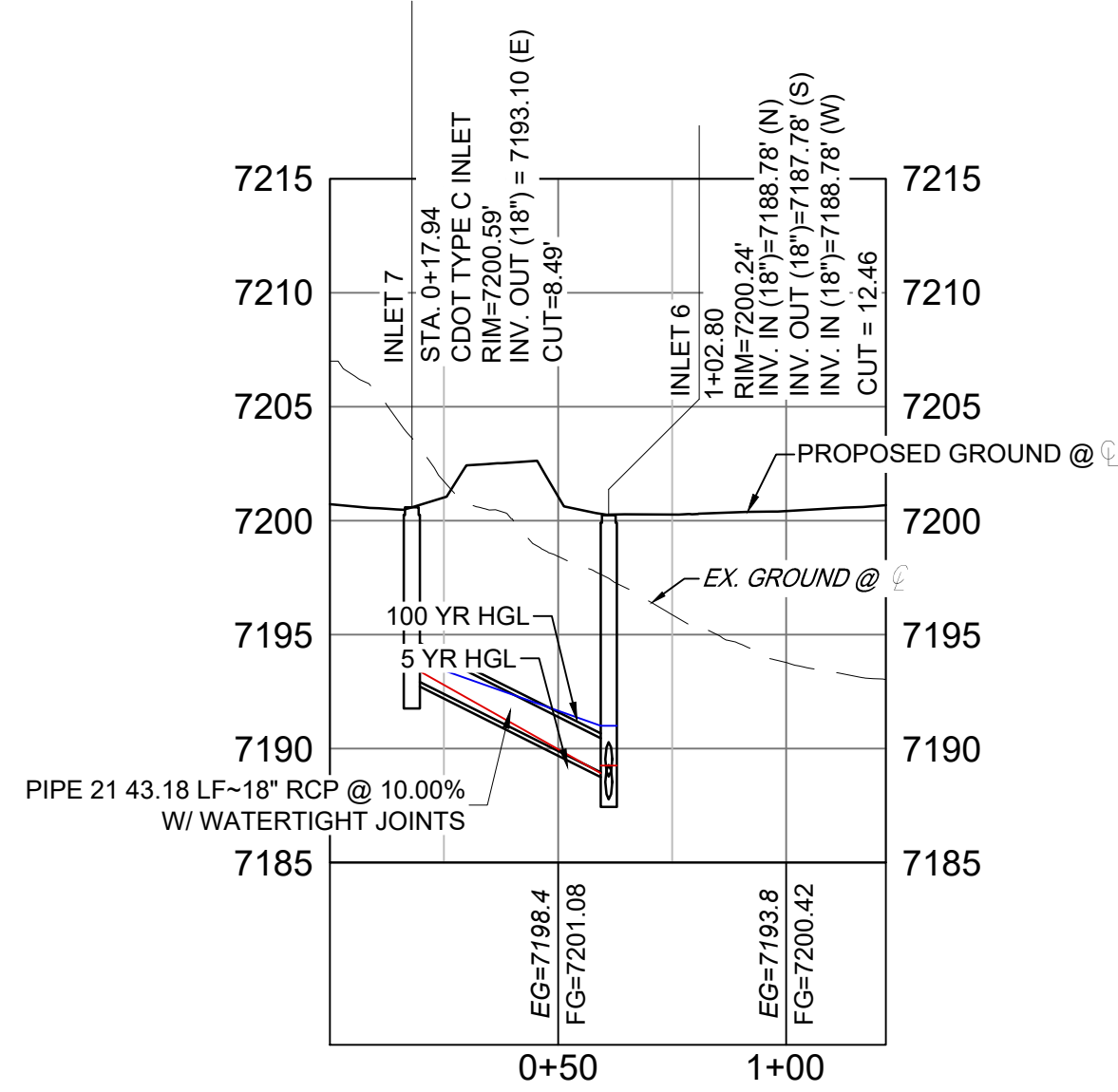


POND STORM CULVERT 1 PLAN



POND STORM CULVERT 1 PROFILE

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



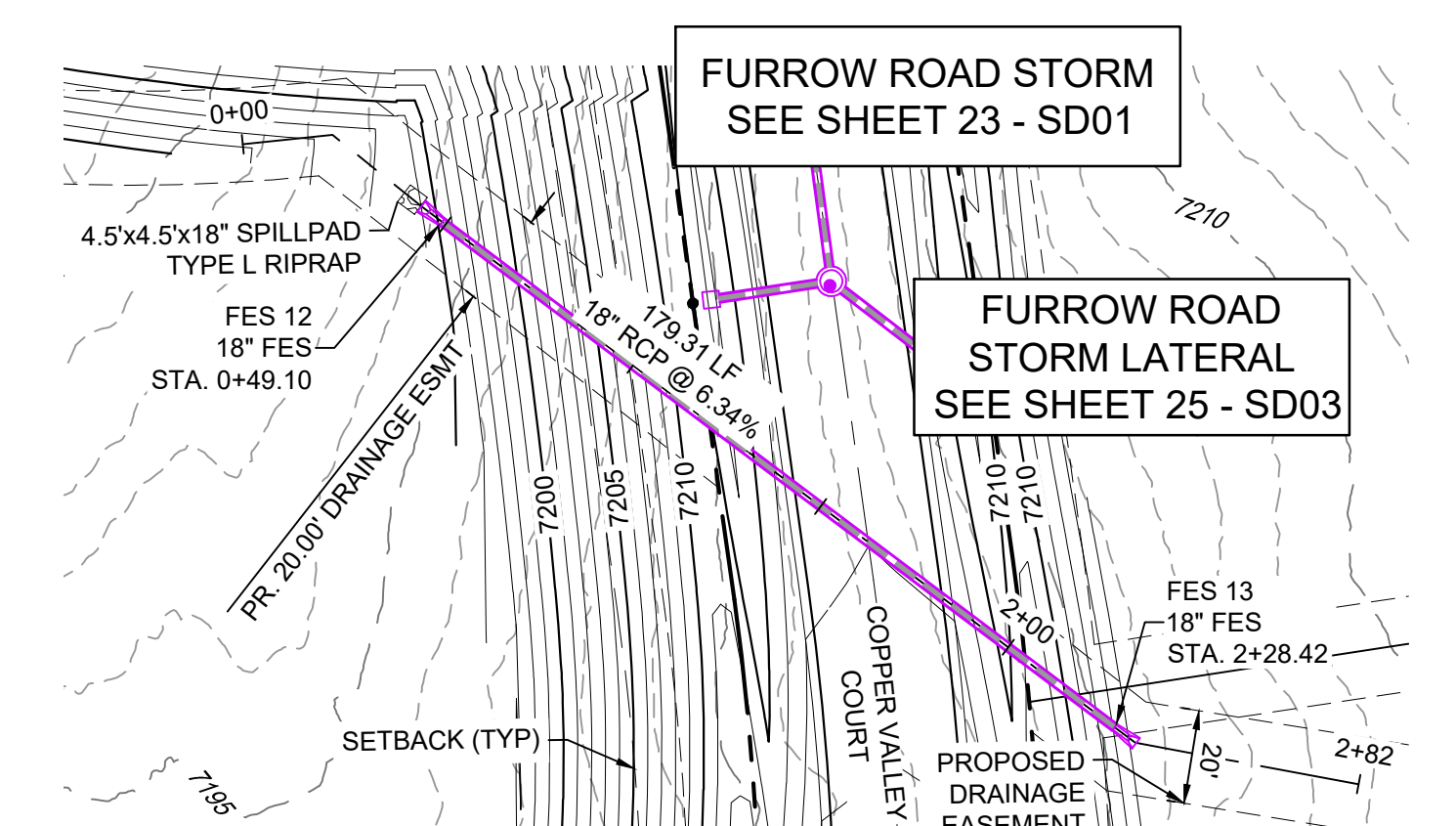
POND STORM CULVERT 1 LATERAL PROFILE

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

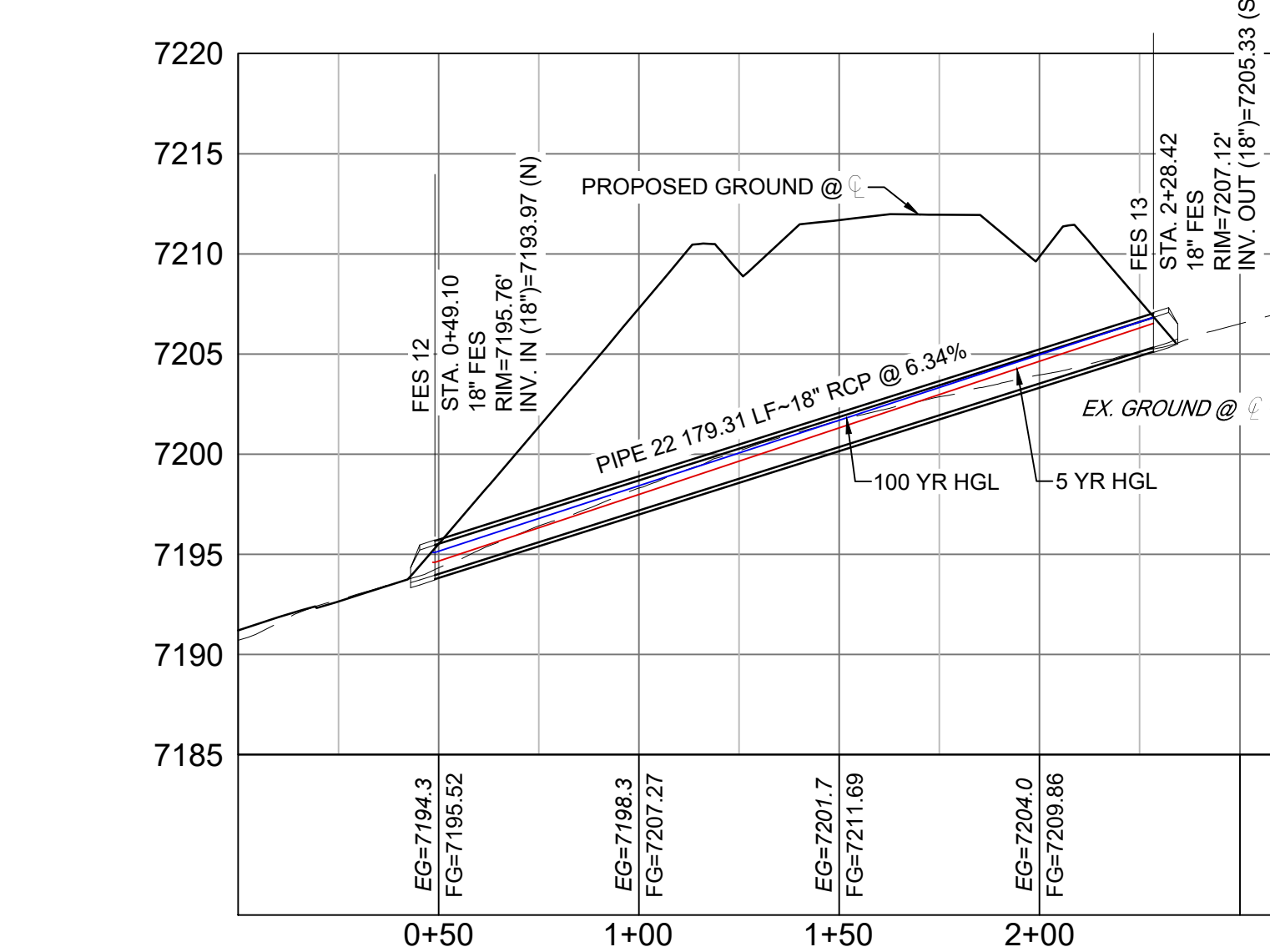
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 18	18" RCP	52.00	10.00%	S06°33'23"W
PIPE 20	18" RCP	99.05	8.90%	S43°01'59"E
PIPE 21	18" RCP	43.18	10.00%	S79°58'47"E
PIPE 31	18" RCP	17.28	10.01%	S04°55'04"W

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FOREBAY 2	FOREBAY	PIPE 20 INV IN = 7176.23 RIM = 7177.94	N: 1454615.42 E: 3190717.02
INLET 5	CDOT TYPE C INLET	PIPE 18 INV OUT = 7193.98 RIM = 7200.24	N: 1454756.70 E: 3190656.84
INLET 6	CDOT TYPE C INLET DROP STRUCTURE	PIPE 18 INV IN = 7188.78 PIPE 21 INV OUT = 7187.78 RIM = 7200.24	N: 1454705.04 E: 3190650.91
INLET 7	CDOT TYPE C INLET	PIPE 21 INV OUT = 7193.10 RIM = 7200.59	N: 1454712.56 E: 3190608.38
STM MH 6	4' TYPE II MH	PIPE 31 INV IN = 7186.05 PIPE 20 INV OUT = 7185.05 RIM = 7198.52	N: 1454687.82 E: 3190649.43

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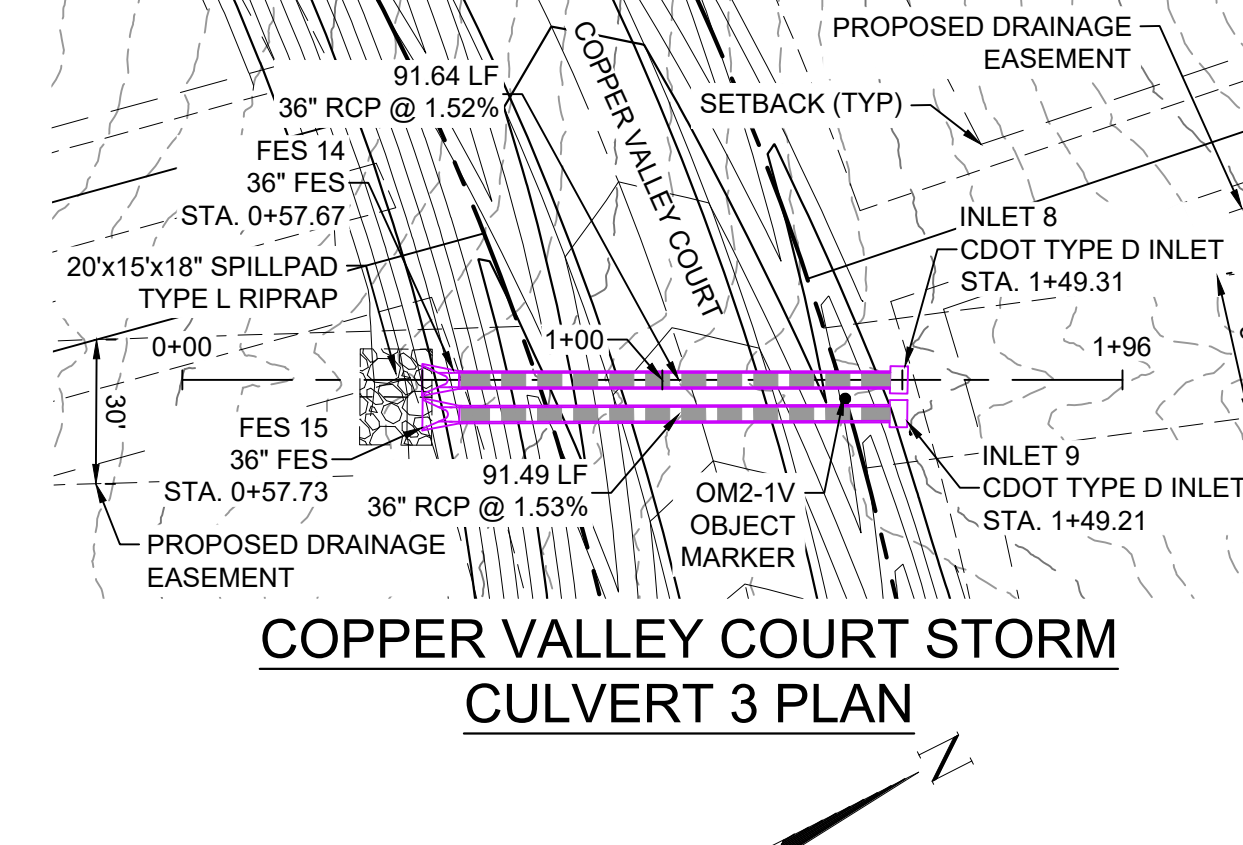
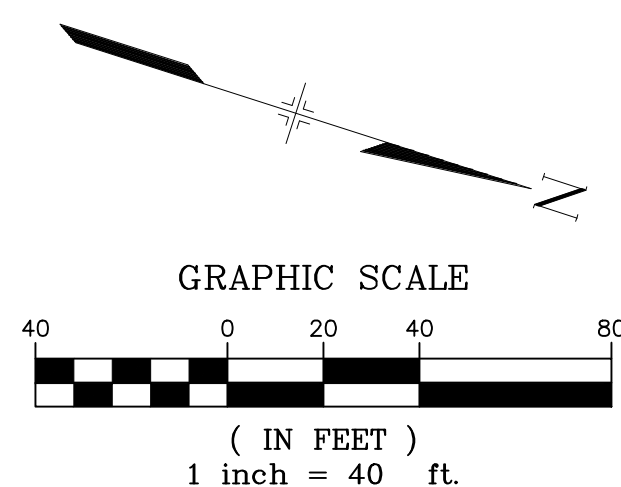


COPPER VALLEY COURT STORM CULVERT 2 PLAN

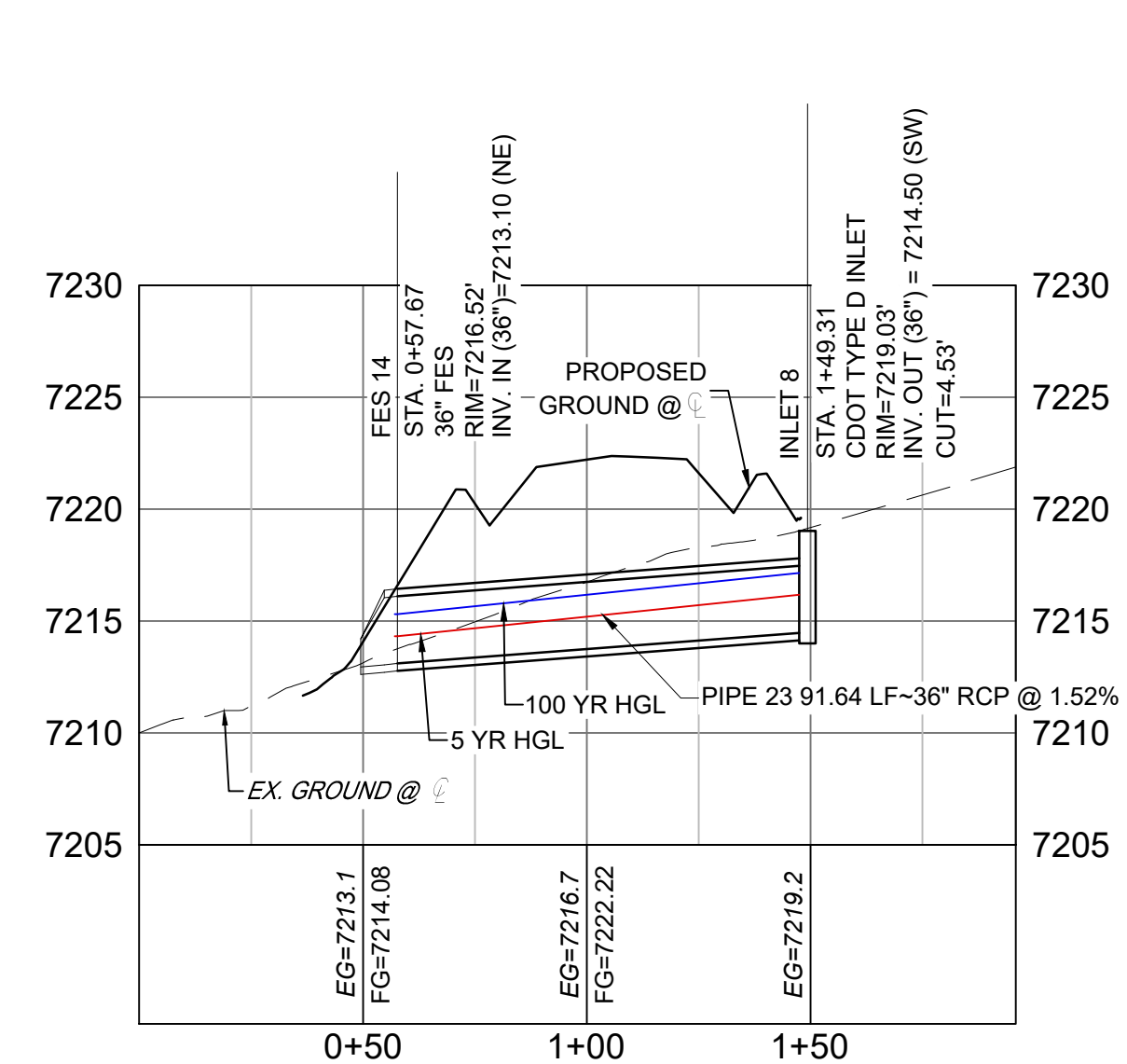


COPPER VALLEY COURT STORM CULVERT 2 PROFILE

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



COPPER VALLEY COURT STORM CULVERT 3 PLAN



COPPER VALLEY COURT STORM CULVERT 3 PROFILE

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

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

NO.	DATE	DESCRIPTION	BY

COMPUTER FILE MANAGEMENT

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 CTB FILE:
 PLOT DATE: December 18, 2020 1:42:18 PM
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SHEET KEY

BENCHMARK

NGS T 294 ELEVATION - 7247.10 NAVD 88

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OWNER:

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

PREPARED BY:

SEAL

PRELIMINARY
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GRANDWOOD RANCH

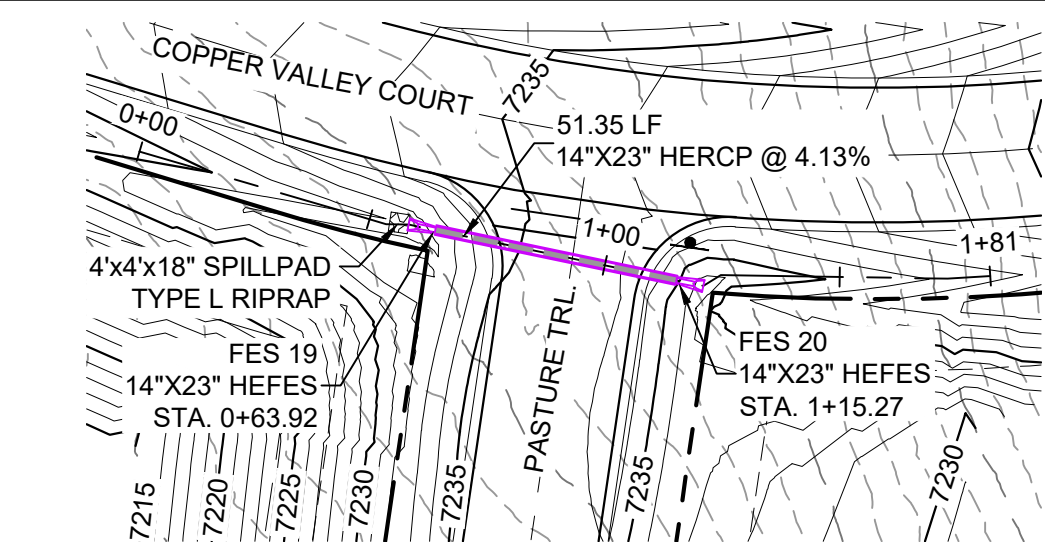
EL PASO COUNTY - SF 2026
 ROAD AND STORM PLANS

STORM PLAN AND PROFILE

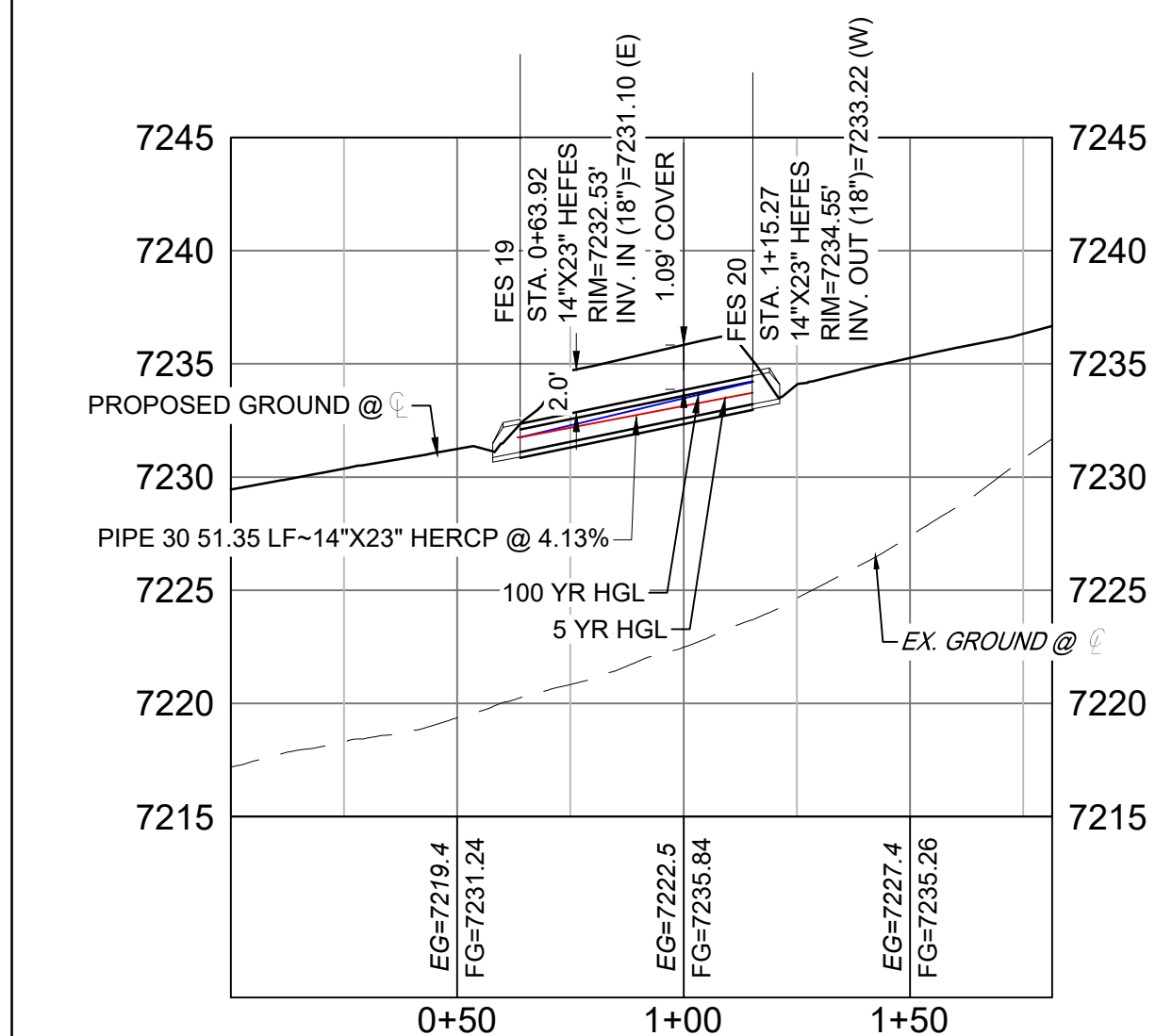
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	DECEMBER 2020	DRAWING No.:
DRAWN BY:	CAP	HORIZ: 1" = 40'	SHEET	26 OF 40	SD04
CHECKED BY:	NMS	VERT: 1" = 8'			



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COPPER VALLEY COURT STORM CULVERT 4 PLAN



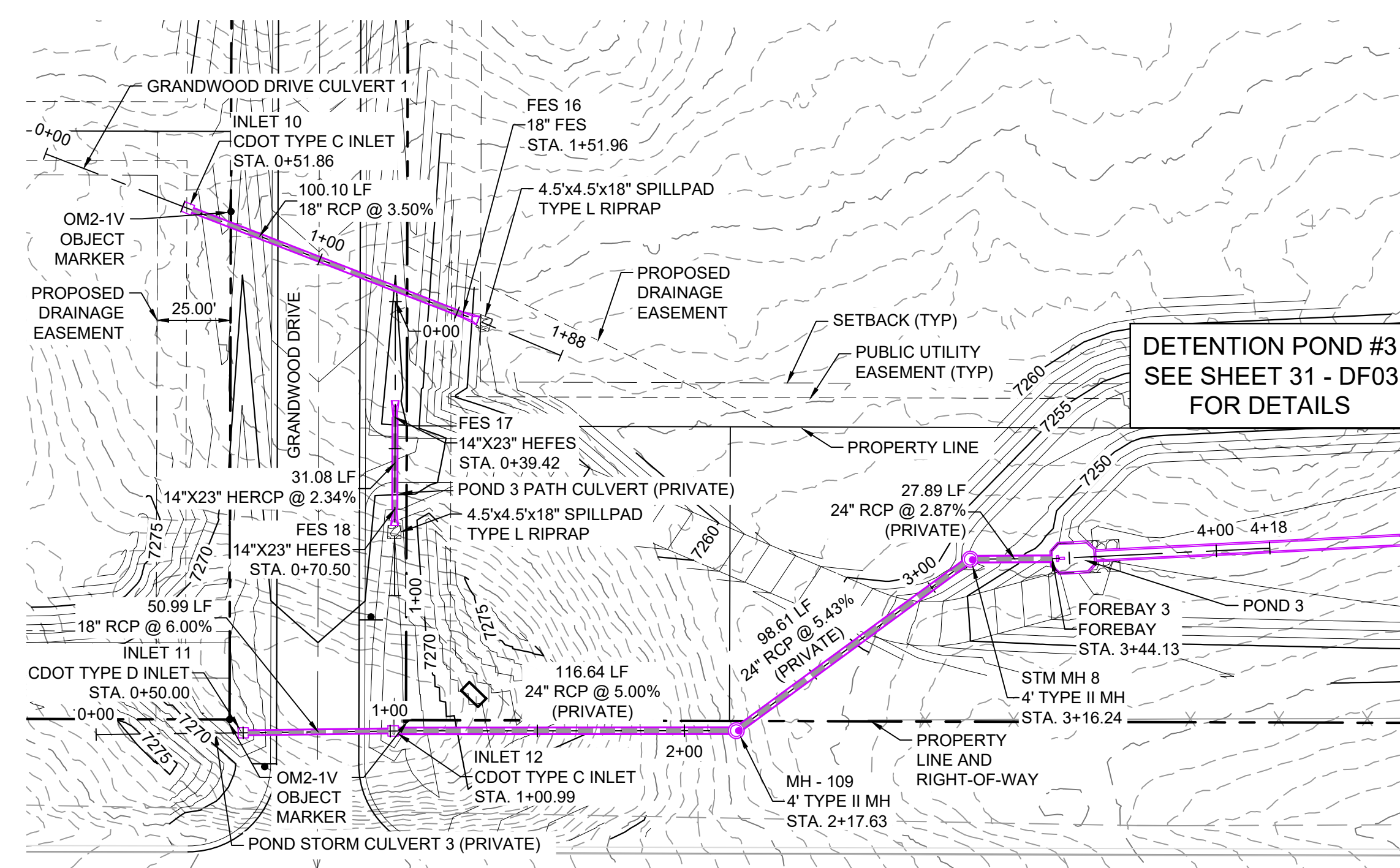
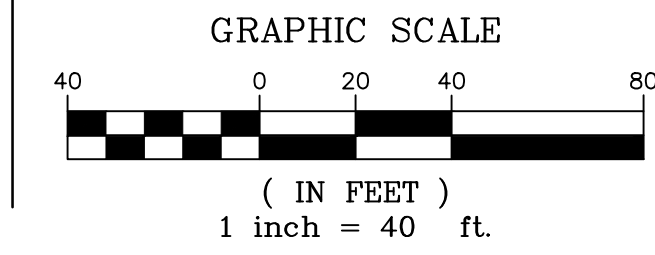
COPPER VALLEY COURT STORM CULVERT 4 PROFILE

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

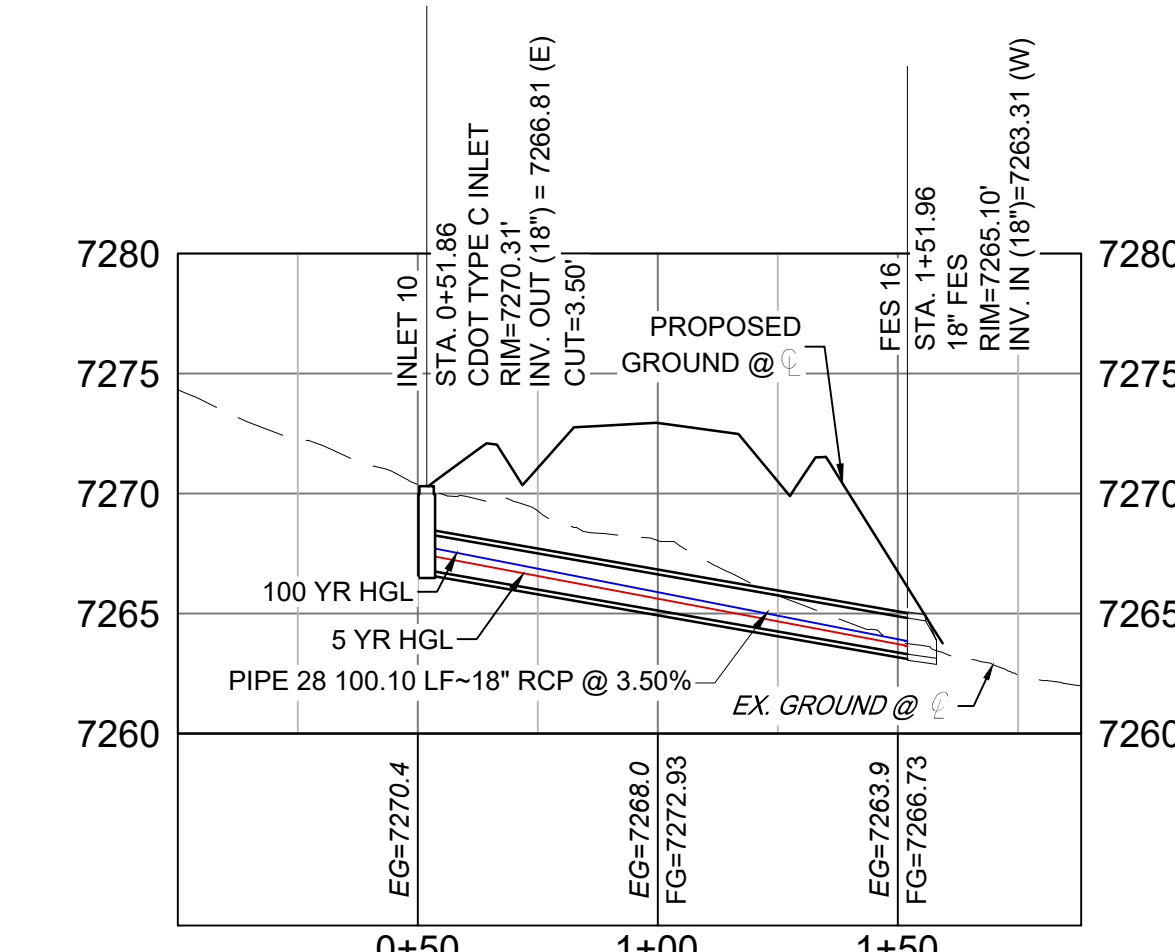
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GRANDWOOD DRIVE STORM PLAN

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

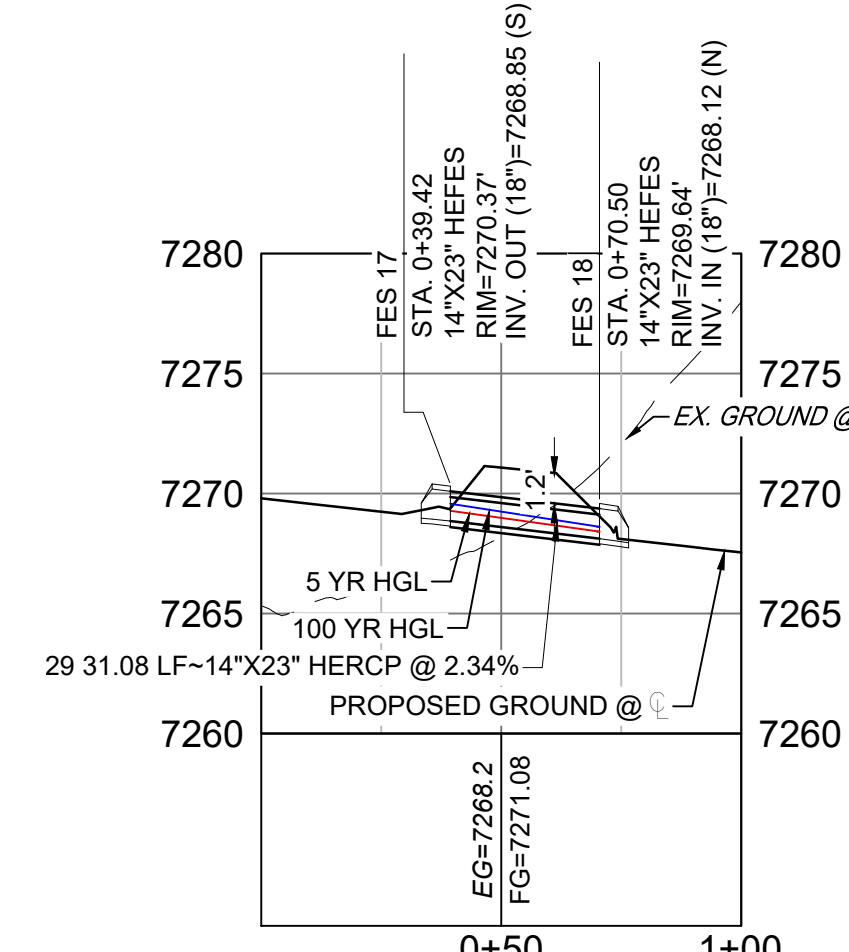


GRANDWOOD DRIVE STORM CULVERT 1 PROFILE

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

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 17	14"X23" HEFES	RIM = 7270.37 PIPE 29 INV OUT = 7268.85	N: 1454288.84 E: 3193202.25
FES 18	14"X23" HEFES	RIM = 7269.64 PIPE 29 INV IN = 7268.12	N: 1454257.76 E: 3193202.16

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

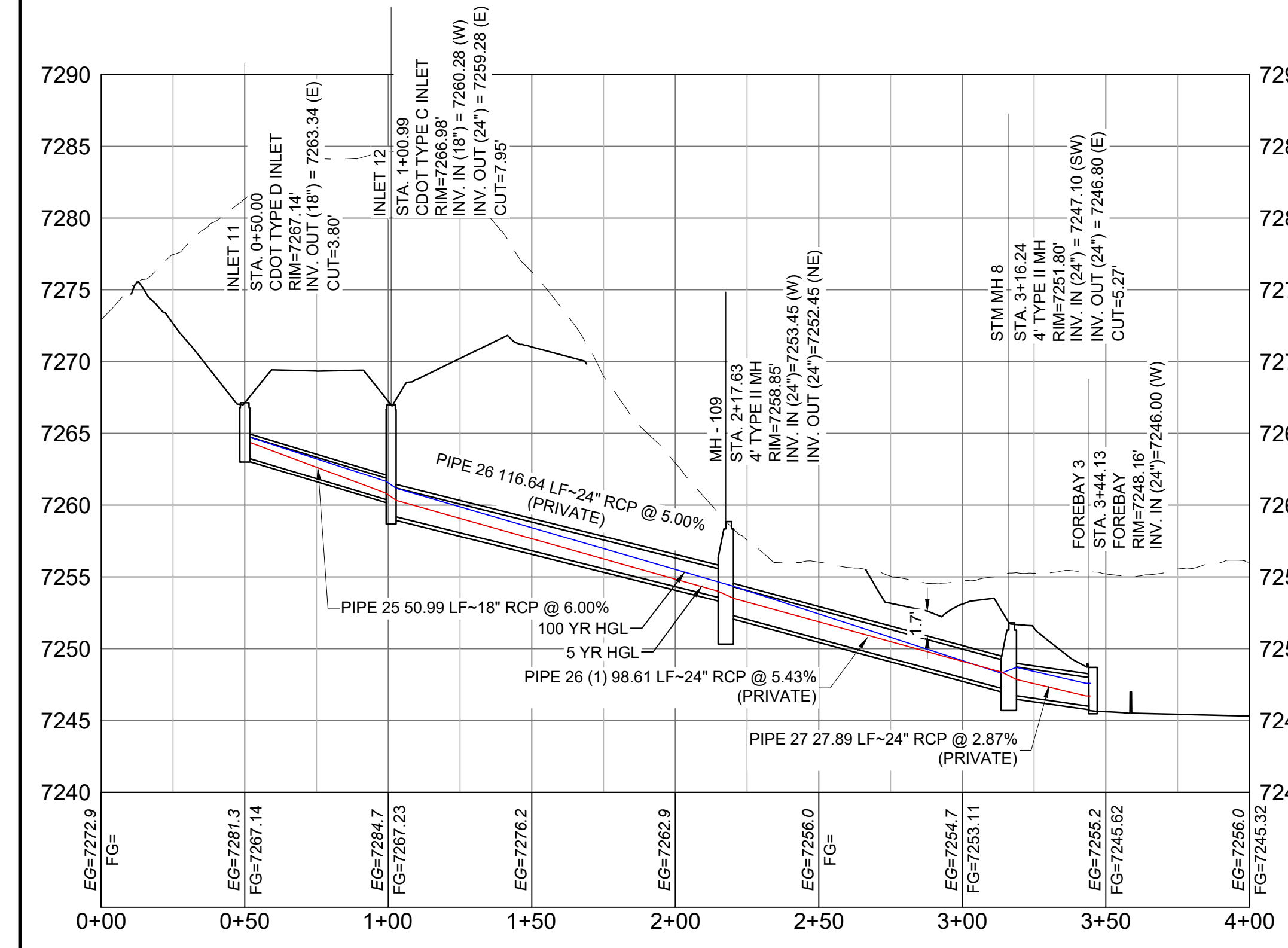


GRANDWOOD DRIVE STORM CULVERT 1 PROFILE

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 26 (1) 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	###	###	###	###
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\SD02.dwg				
CTB FILE: December 18, 2020 1:44:31 PM				
PLOT DATE: December 18, 2020 1:44:31 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 2865"

OWNER:
SYLVAN VISTA, INC.
WILLIAM F. HERBIC 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

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

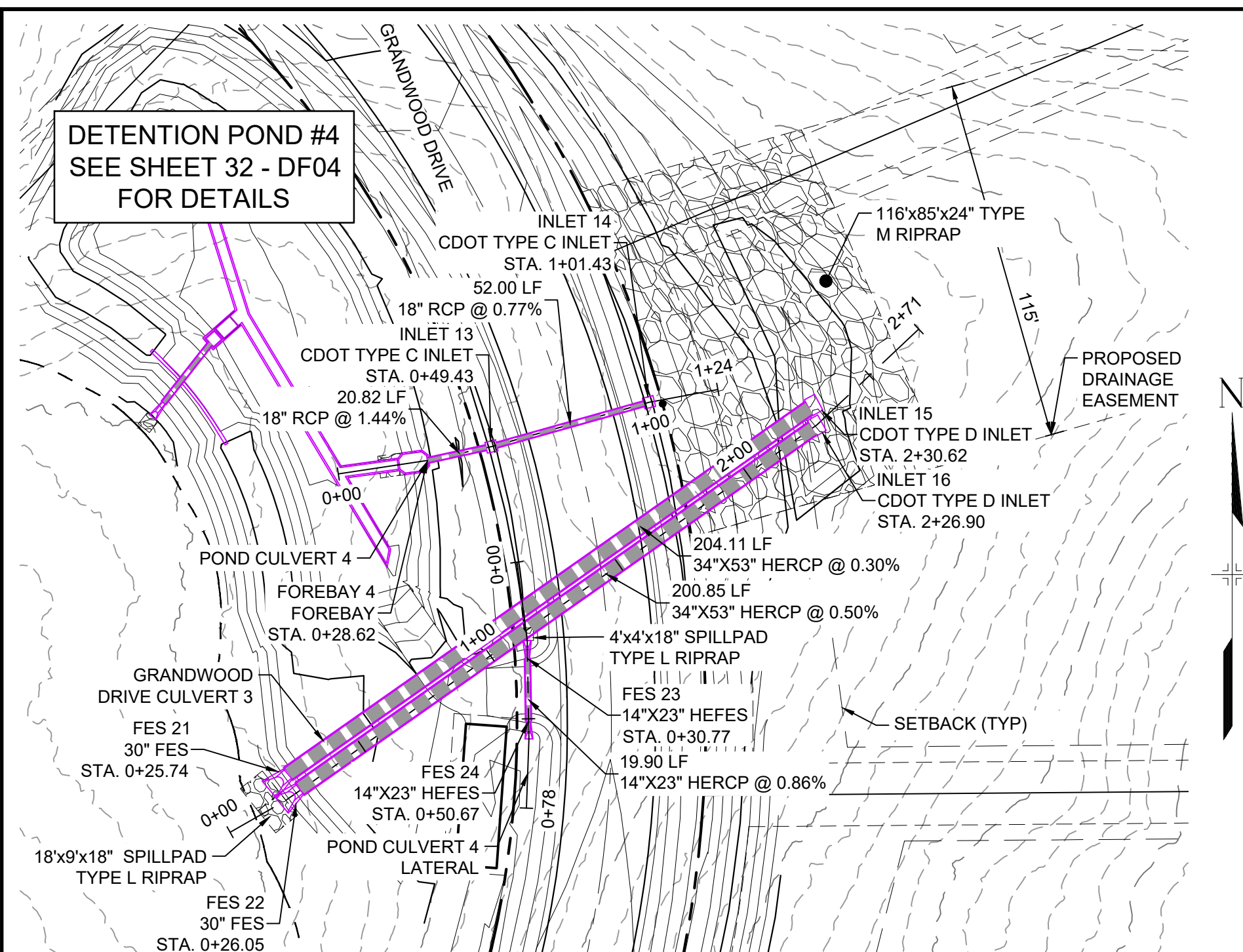
STORM PLAN AND PROFILE

DESIGNED BY:	CAP	SCALE:	DATE ISSUED:	DECEMBER 2020	DRAWING No.:
DRAWN BY:	CAP	HORIZ:	1" = 40'		
CHECKED BY:	NMS	VERT:	1" = 8'	SHEET	27 OF 40

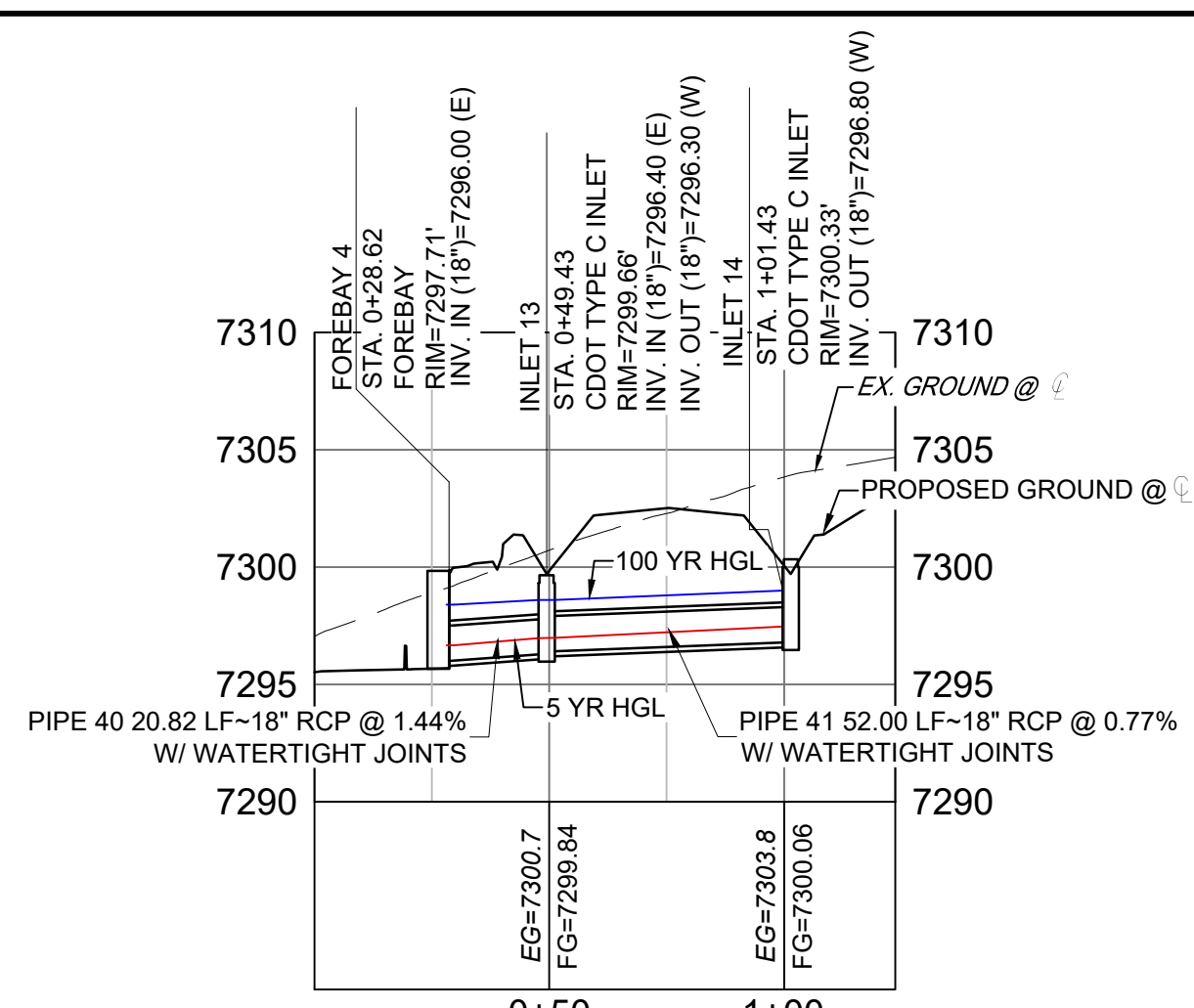
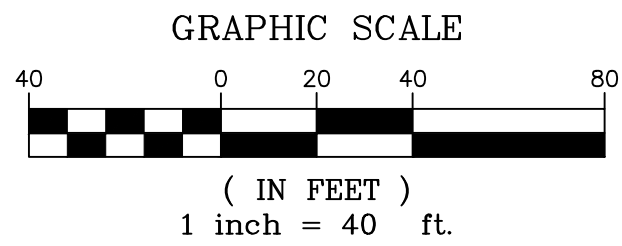
SD05



Know what's below. Call before you dig.



GRANDWOOD DRIVE STORM PLAN

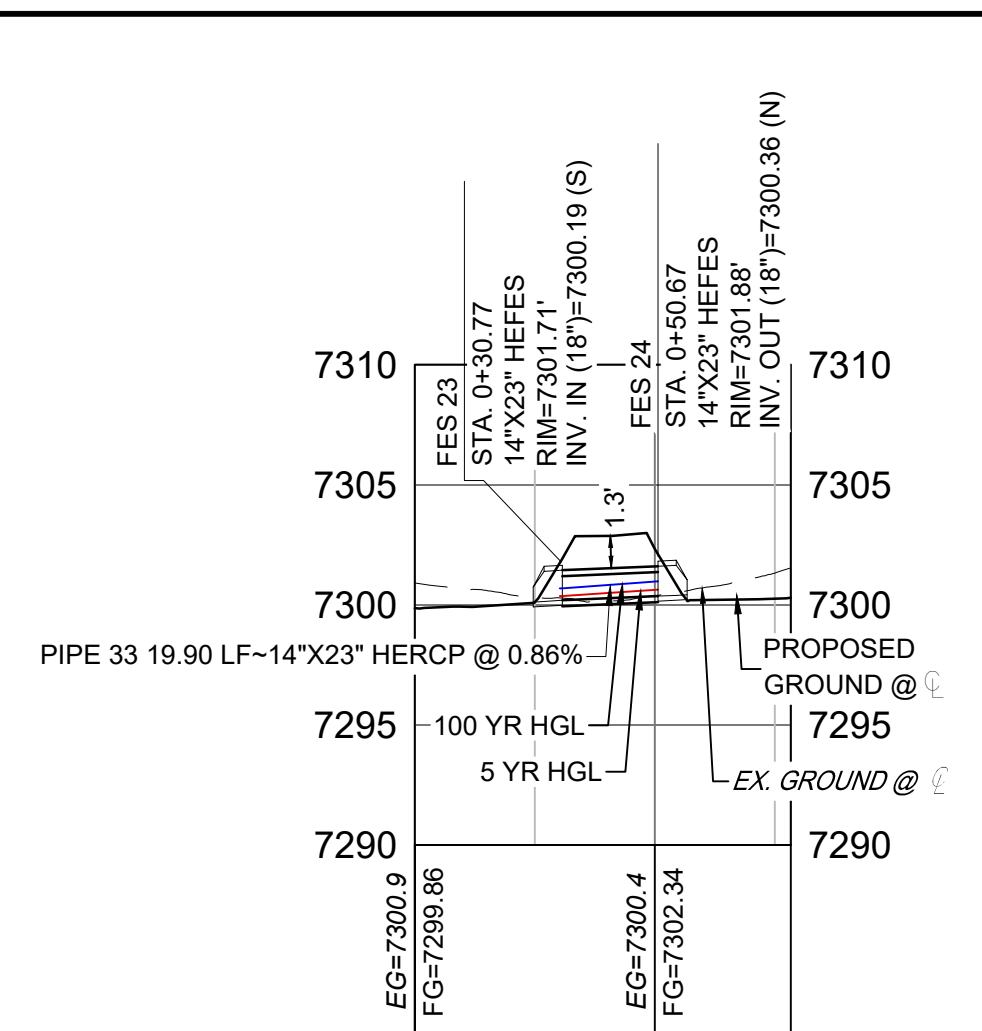


POND STORM CULVERT 4 PROFILE

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

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 40	18" RCP	20.82	1.44%	S77°48'44"W
PIPE 41	18" RCP	52.00	0.77%	S74°16'29"W

STRUCTURE TABLE				
NAME	TYPE	DETAILS	N&E	
FOREBAY 4	FOREBAY	RIM = 7297.71 PIPE 40 INV IN = 7296.00	N: 1454896.05 E: 3194585.07	
INLET 13	CDOT TYPE C INLET	RIM = 7299.66 PIPE 41 INV IN = 7296.40 PIPE 40 INV OUT = 7296.30	N: 1454900.44 E: 3194605.42	
INLET 14	CDOT TYPE C INLET	RIM = 7300.33 PIPE 41 INV OUT = 7296.80	N: 1454914.53 E: 3194655.47	

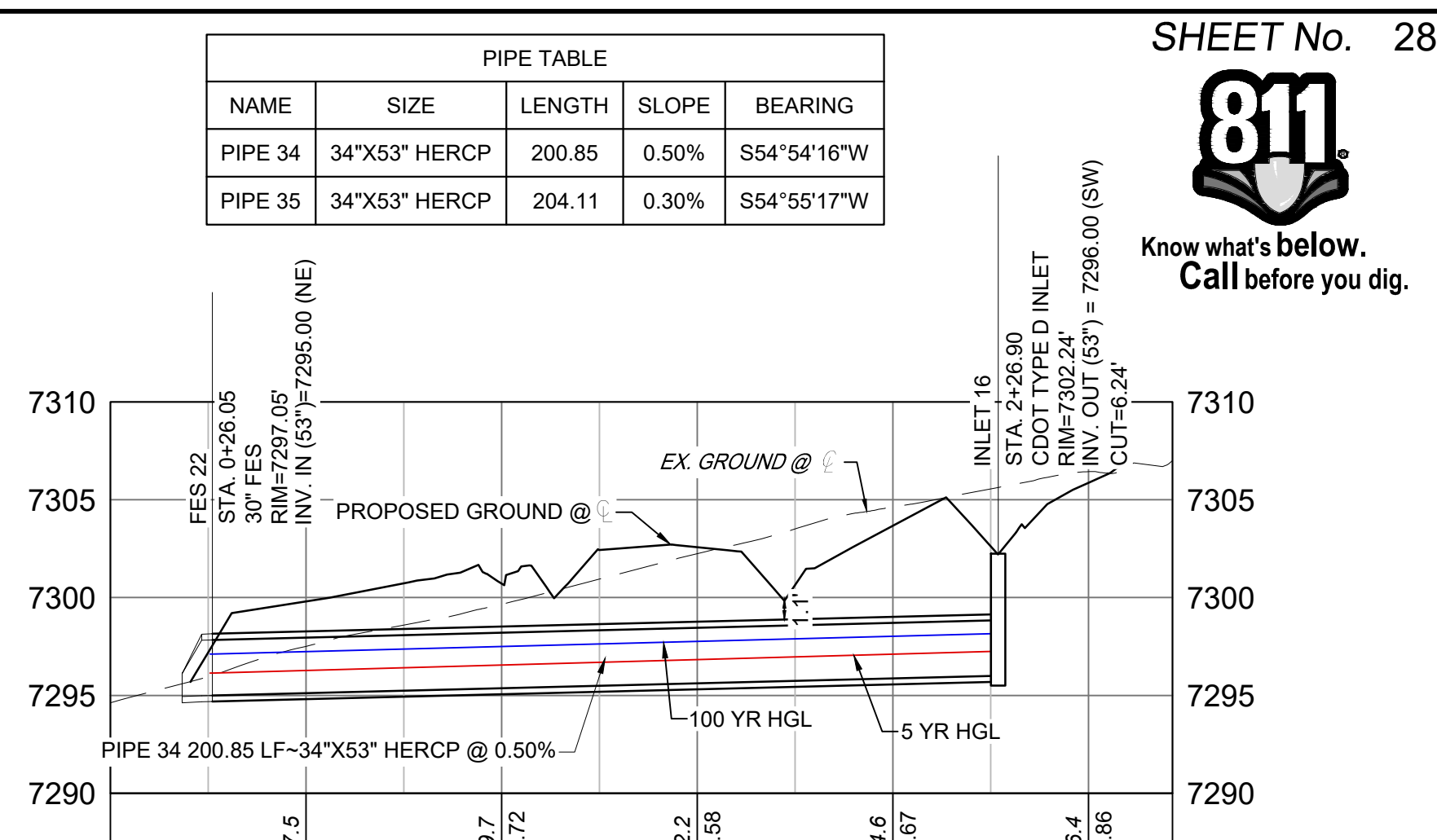


POND STORM CULVERT 4 LATERAL PROFILE

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

STRUCTURE TABLE				
NAME	TYPE	DETAILS	N&E	
FES 23	14"x23" HEFES	RIM = 7301.71 PIPE 33 INV IN = 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

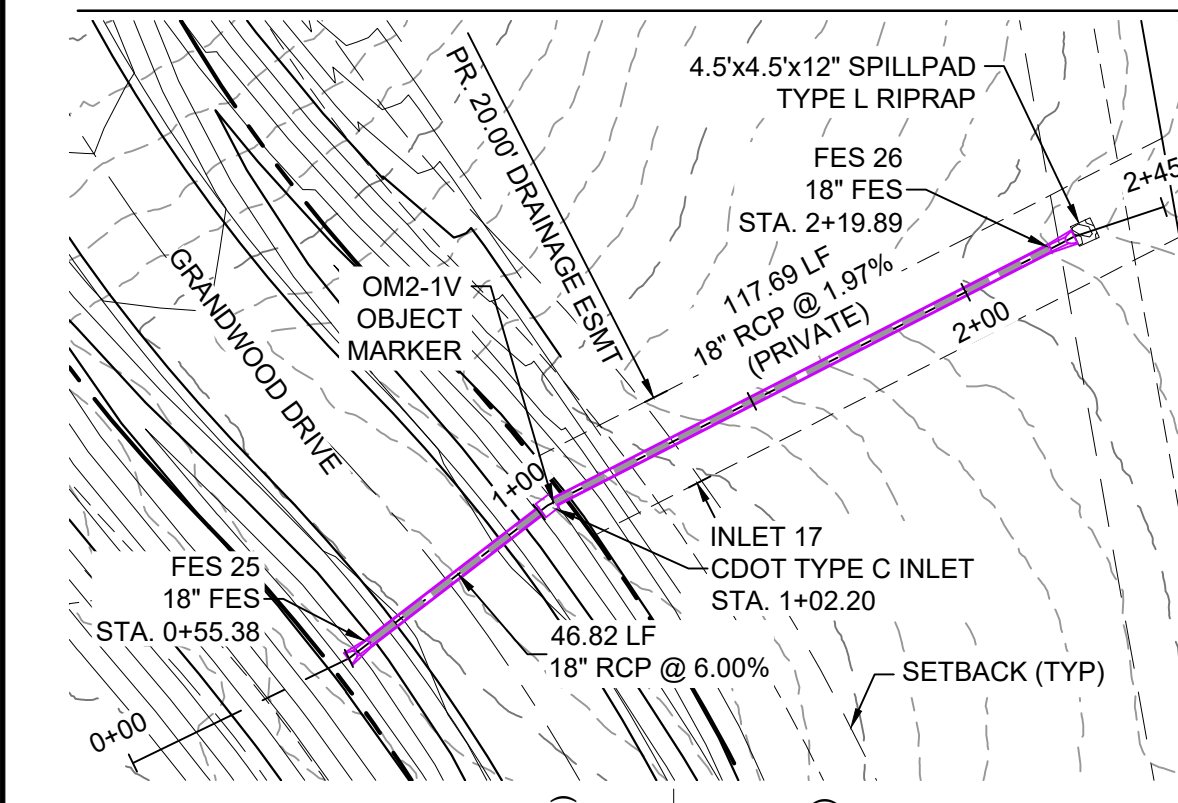


GRANDWOOD DRIVE STORM CULVERT 3 PROFILE

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

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

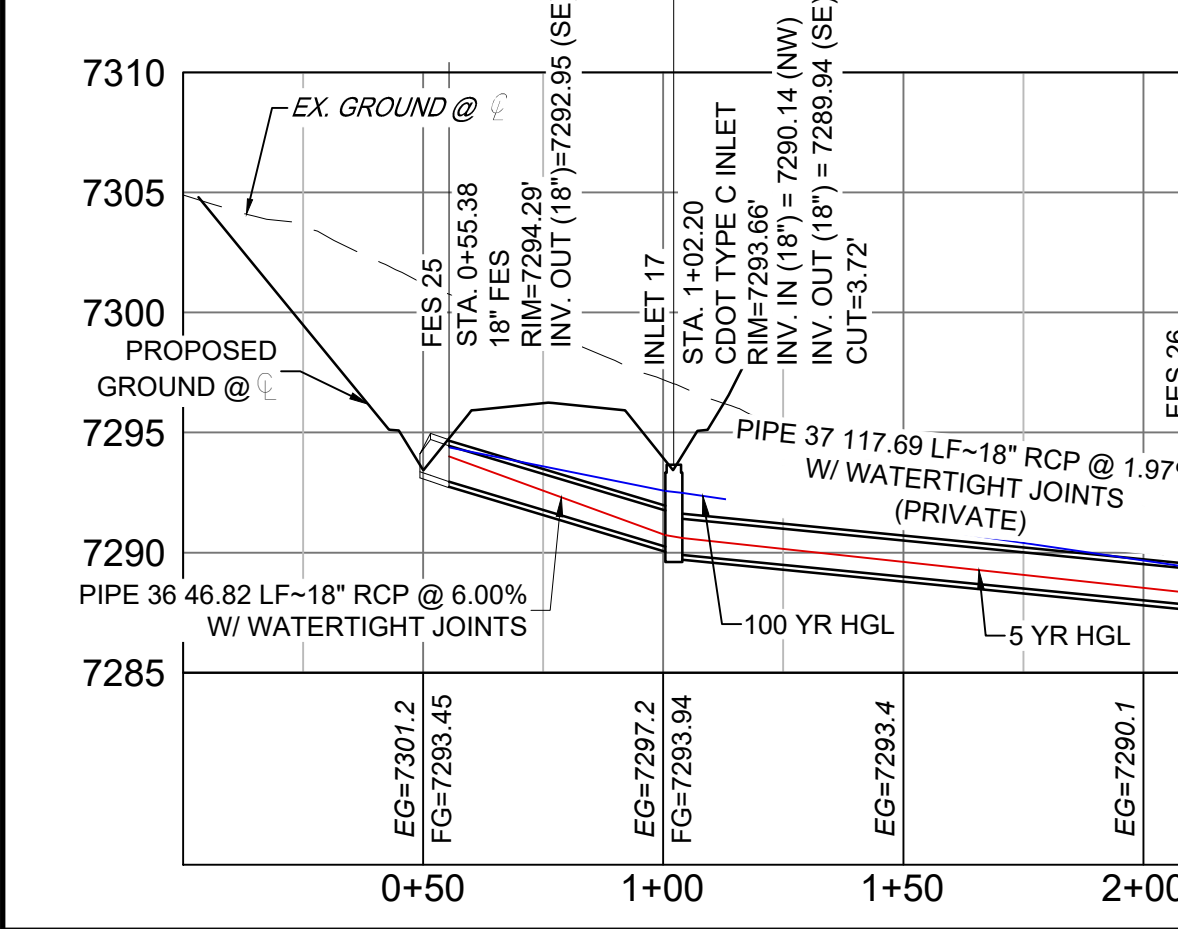
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 34	34"x53" HERCP	204.11	0.30%	S54°55'17"W
PIPE 35	34"x53" HERCP	204.11	0.30%	S54°55'17"W



GRANDWOOD DRIVE STORM CULVERT 2 PLAN

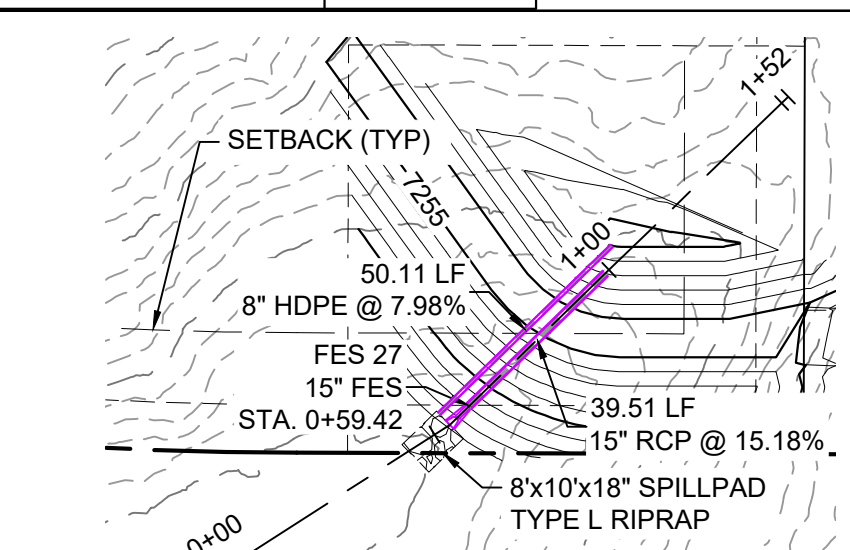
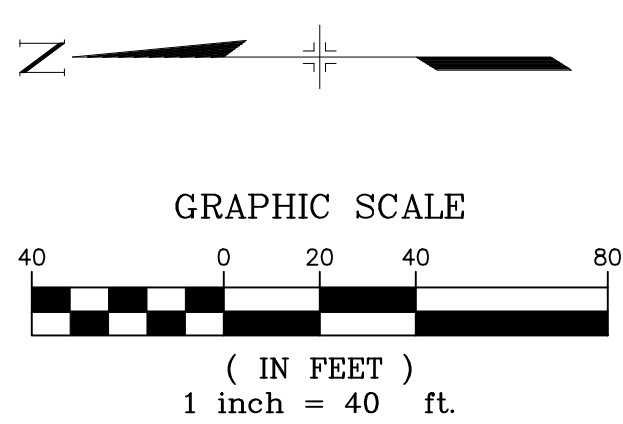
STRUCTURE TABLE				
NAME	TYPE	DETAILS	N&E	
FES 25	18" FES	RIM = 7294.29 PIPE 36 INV OUT = 7292.95	N: 1455049.48 E: 3194002.25	
FES 26	18" FES	RIM = 7289.41 PIPE 37 INV IN = 7287.62	N: 1454907.63 E: 3194084.45	
INLET 17	CDOT TYPE C INLET	RIM = 7293.66 PIPE 36 INV IN = 7290.14 PIPE 37 INV OUT = 7289.94	N: 1455012.38 E: 3194030.81	

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 36	18" RCP	46.82	6.00%	S37°35'29"E
PIPE 37	18" RCP	117.69	1.97%	S27°06'51"E



GRANDWOOD DRIVE STORM CULVERT 2 PROFILE

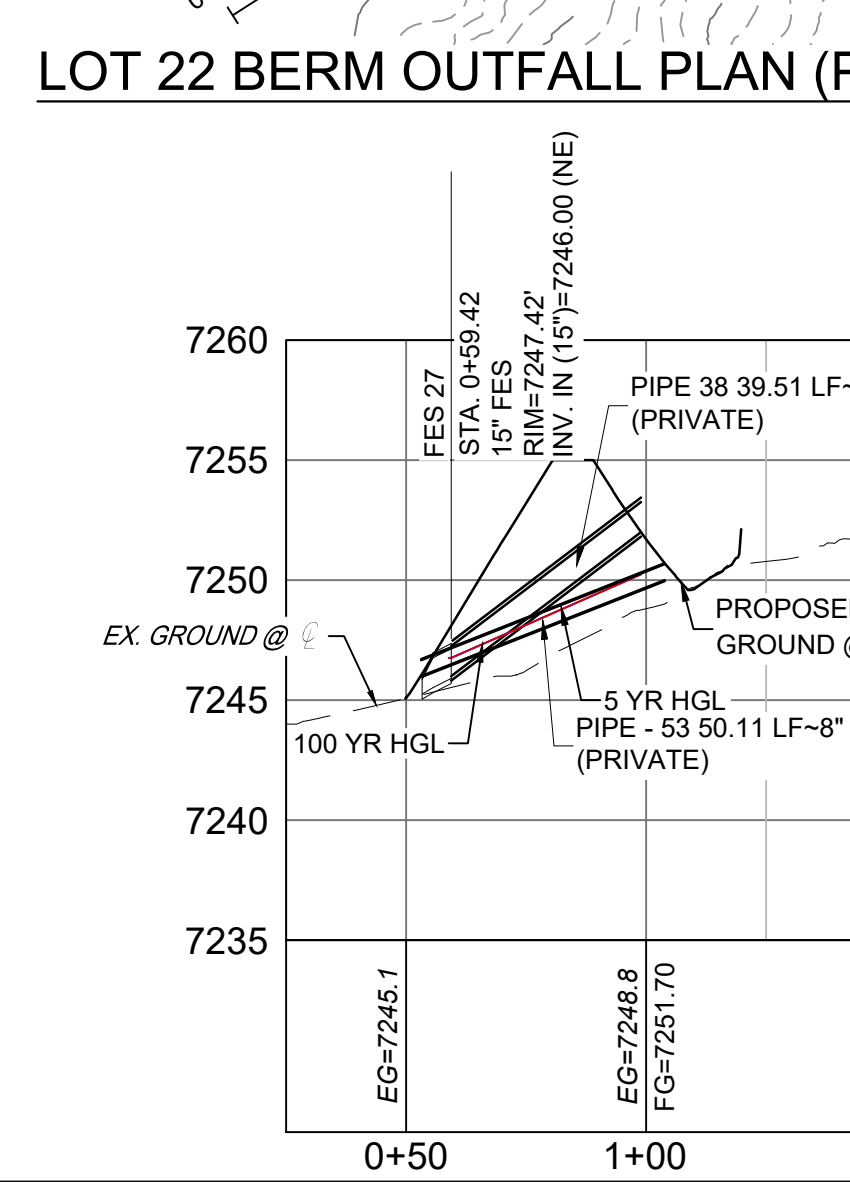
HORIZ: 1" = 40' VERT: 1" = 8'



LOT 22 BERM OUTFALL PLAN (PRIVATE)

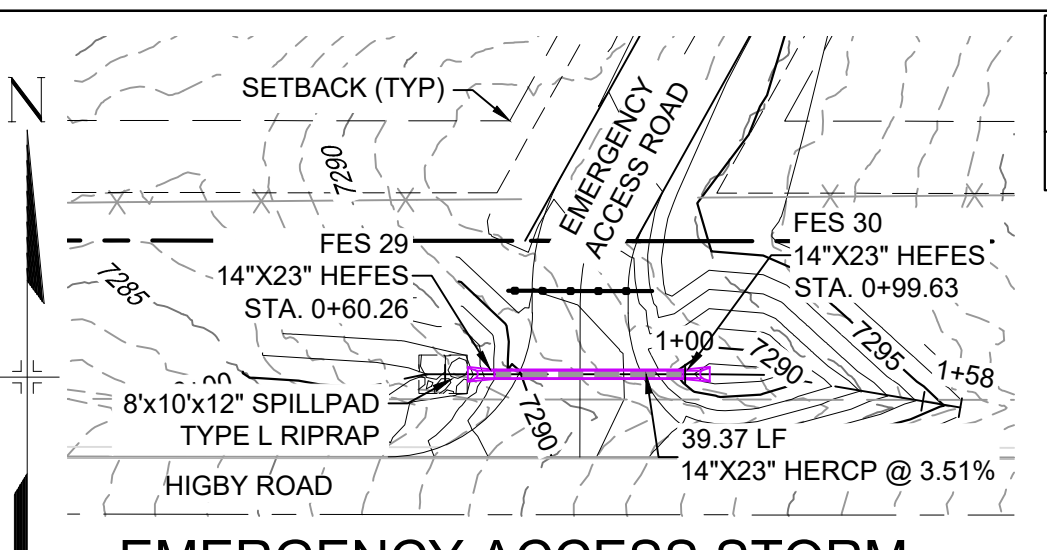
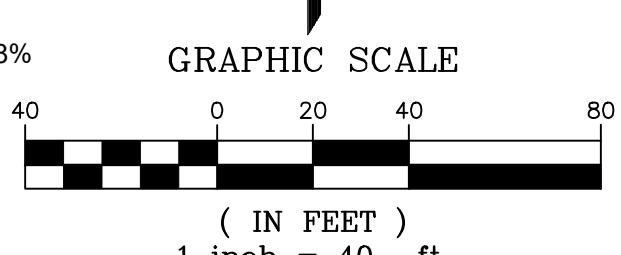
STRUCTURE TABLE				
NAME	TYPE	DETAILS	N&E	
FES 27	15" FES	RIM = 7247.421 PIPE 38 INV IN = 7246.000	N: 1454197.94 E: 3192464.63	

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



LOT 22 DETENTION OUTFALL PROFILE

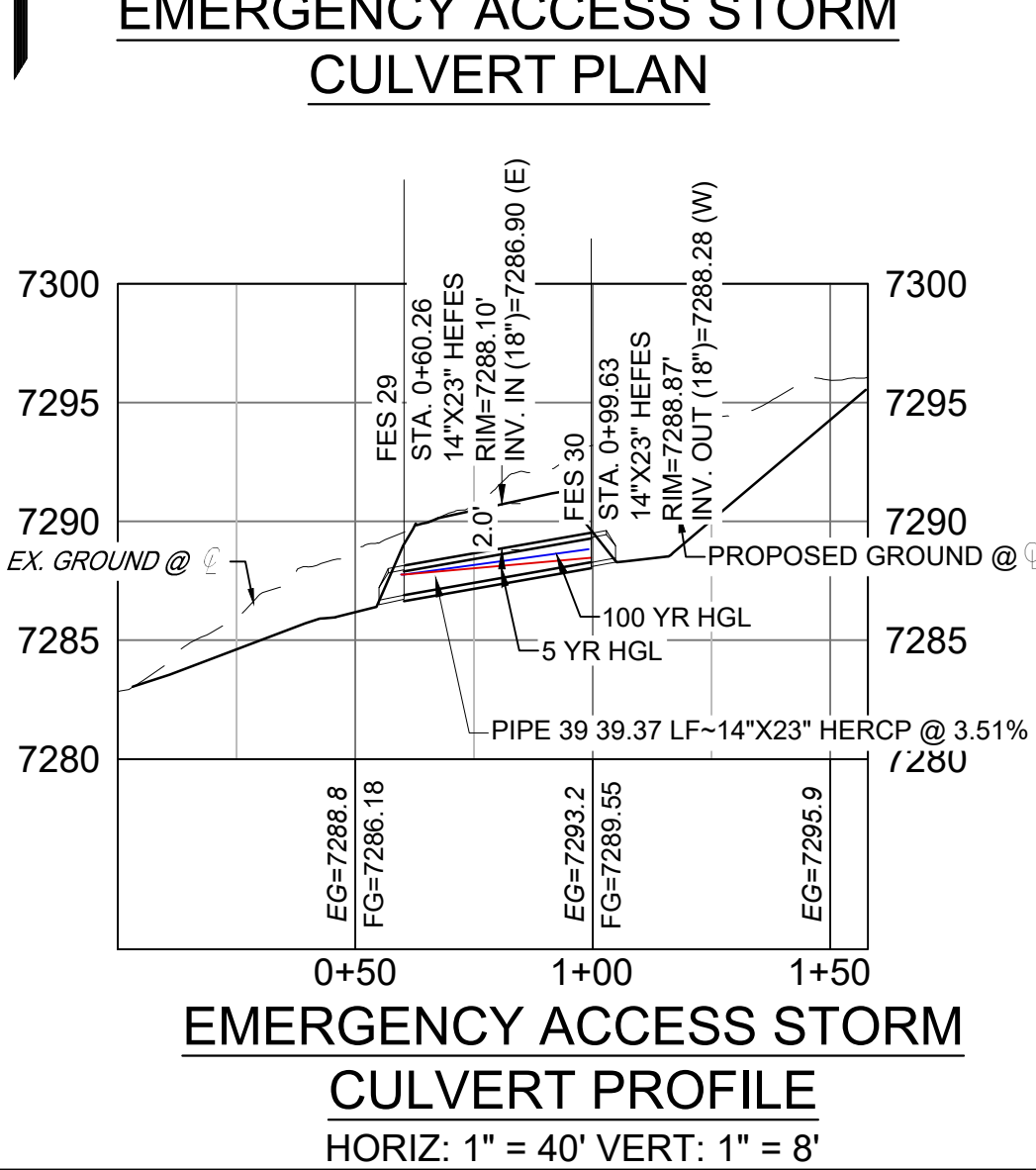
HORIZ: 1" = 40' VERT: 1" = 8'



EMERGENCY ACCESS STORM CULVERT PLAN

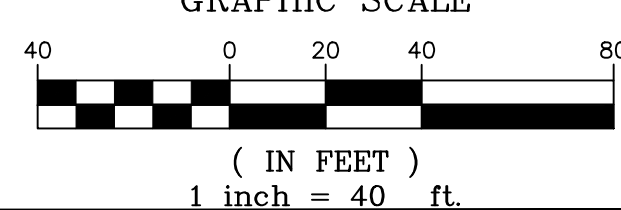
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 39	14"x23" HERCP	39.37	3.51%	N90°00'00"W

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: 3194372.18	



EMERGENCY ACCESS STORM CULVERT PROFILE

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



NO.	DATE	DESCRIPTION	BY

COMPUTER FILE MANAGEMENT
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 CTB FILE:
 PLOT DATE: December 18, 2020 1:47:08 PM
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY	

BENCHMARK
 NGS T 294 ELEVATION - 7247.10 NAVD 88

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

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

PREPARED BY:

SEAL
PRELIMINARY
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

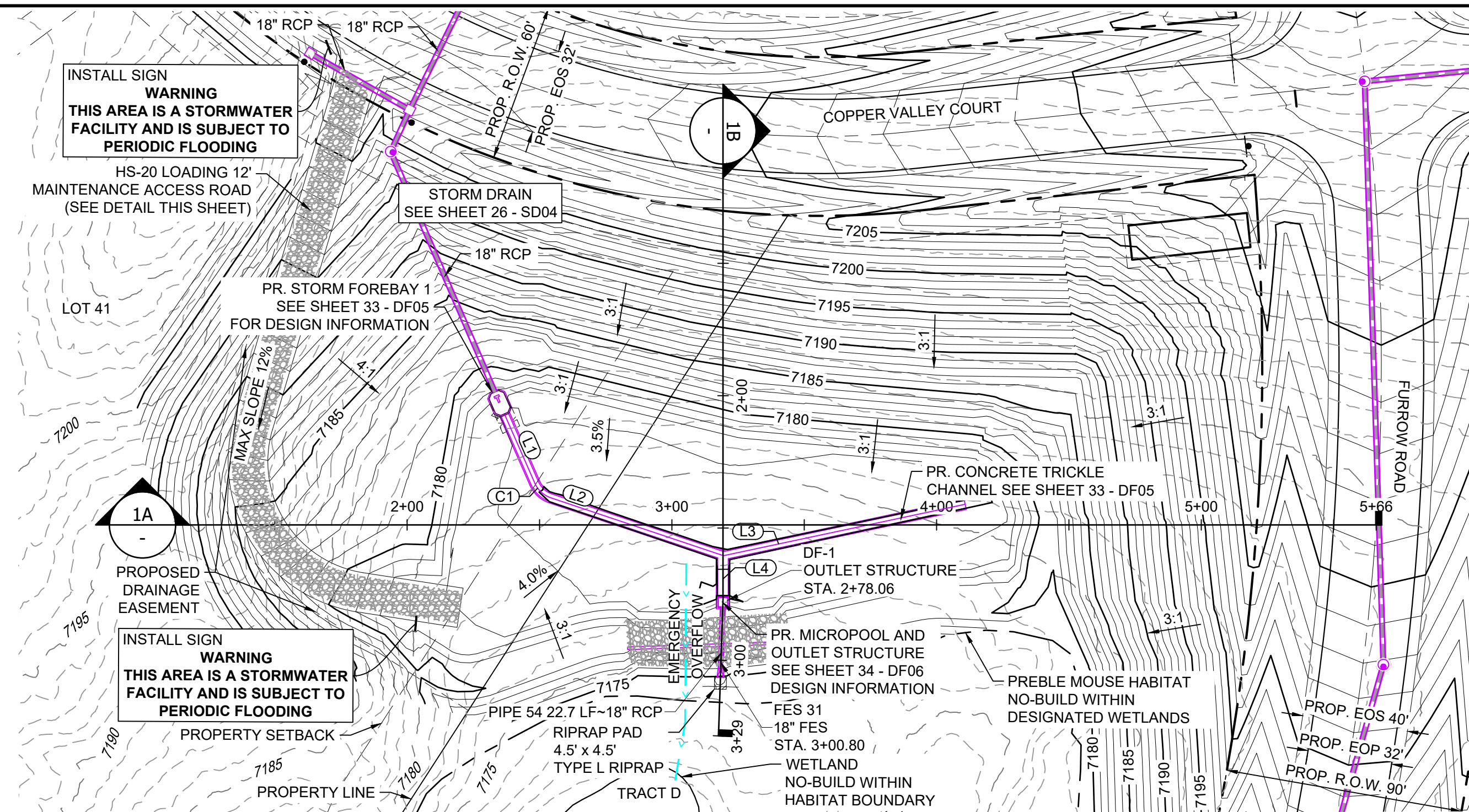
STORM PLAN AND PROFILE

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

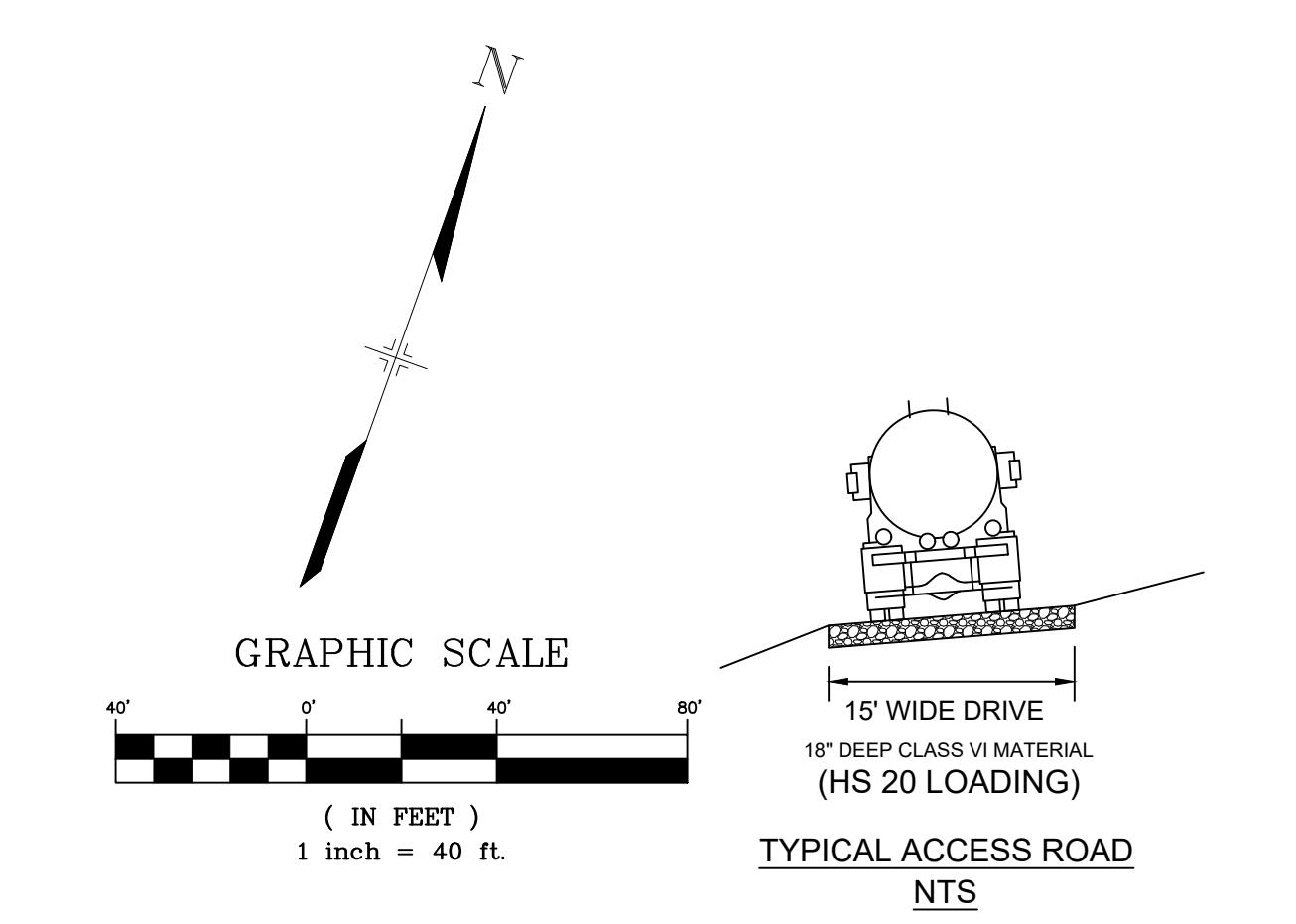
SCALE
 HORIZ: 1" = 40'
 VERT: 1" = 8'

DATE ISSUED: DECEMBER 2020
 SHEET 28 OF 40

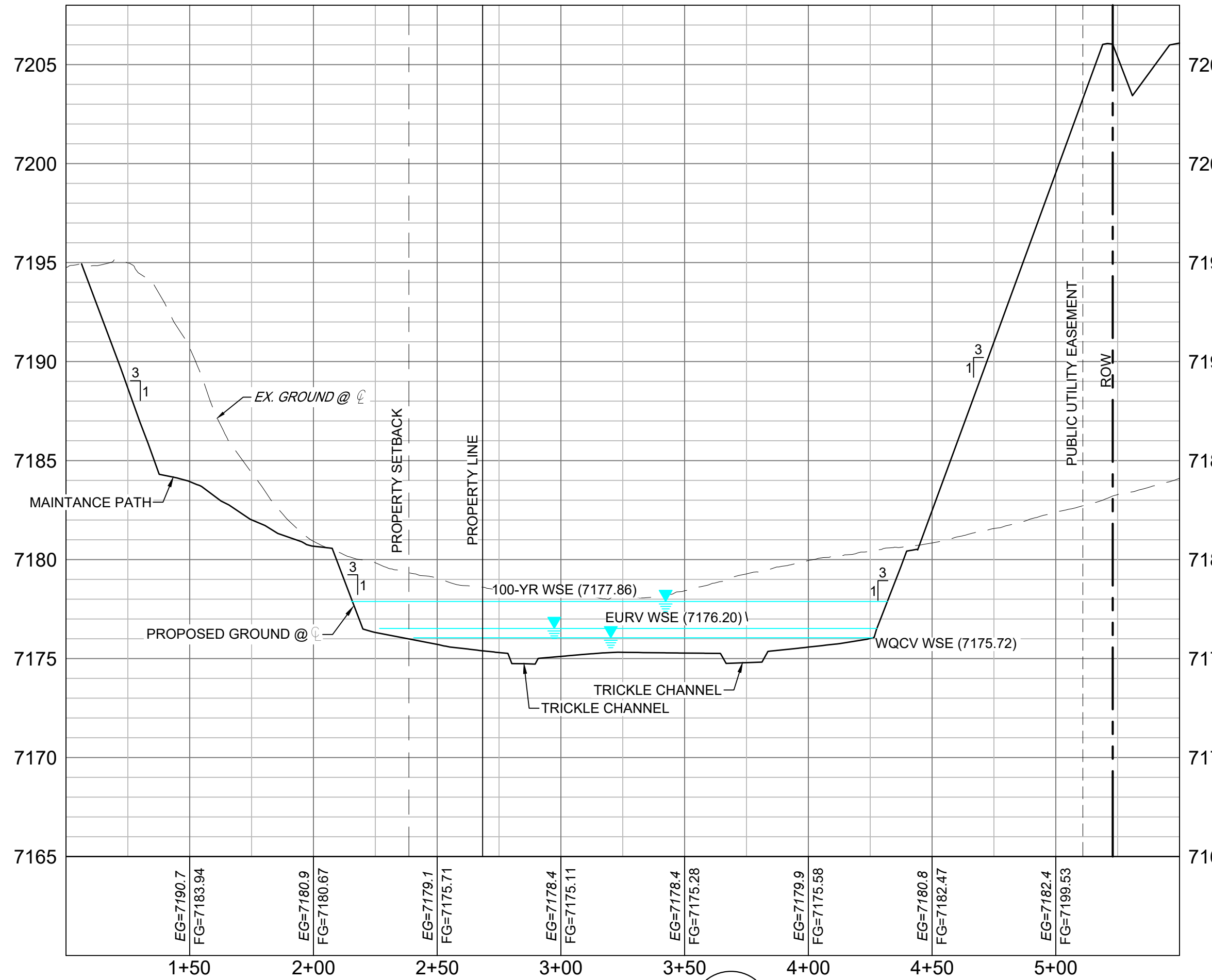
DRAWING No. SD06



POND DF-1 LAYOUT



- 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



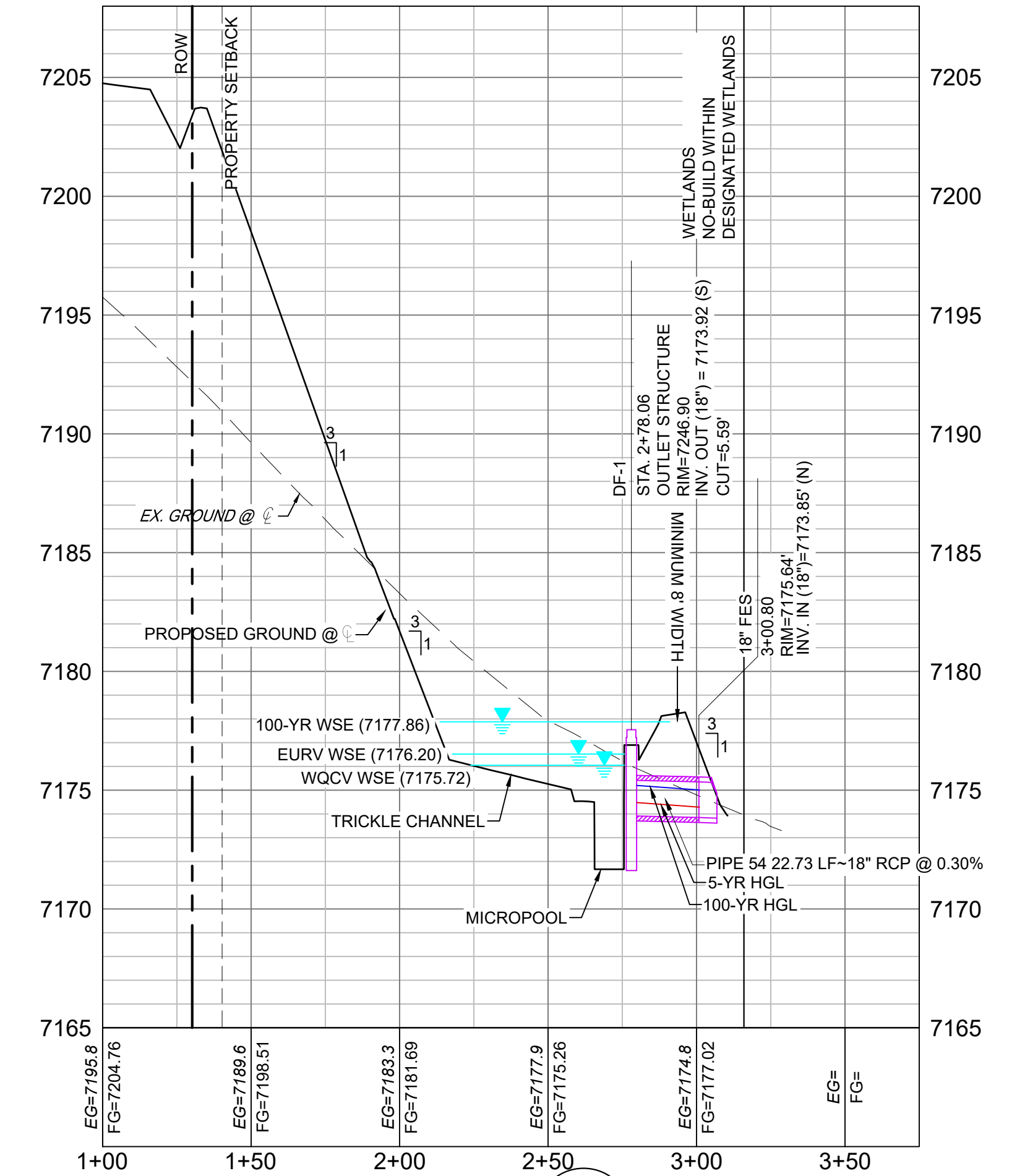
SECTION 1A
H: 1" = 40'
V: 1" = 5'

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

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 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



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

NO.	DATE	DESCRIPTION	BY

COMPUTER FILE MANAGEMENT

FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\DF01.dwg
 CTB FILE: Matrix(black).ctb
 PLOT DATE: December 18, 2020 12:59:29 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 - 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:
GRANDWOOD ENTERPRISES, LLC
WILLIAM F. HEREBIC II, MANAGER
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

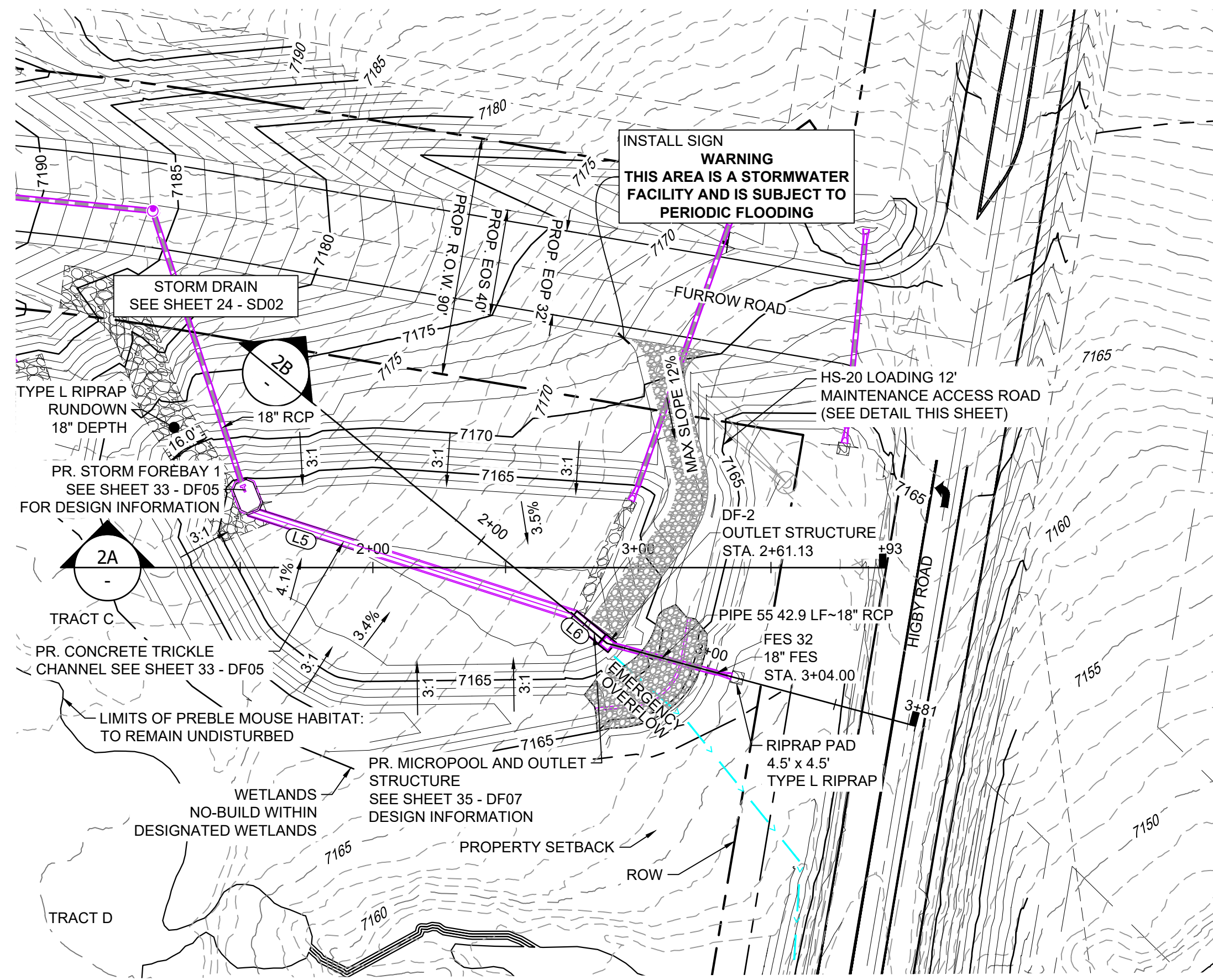
PREPARED BY:

SEAL

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

DF-1 POND PLAN & PROFILE

DESIGNED BY:	CP	SCALE	DATE ISSUED:	DECEMBER 2020	DRAWING No.
DRAWN BY:	GRD	HORIZ. 1" = 40'			DF01
CHECKED BY:	CP	VERT. 1" = 5'	SHEET	29 OF 40	

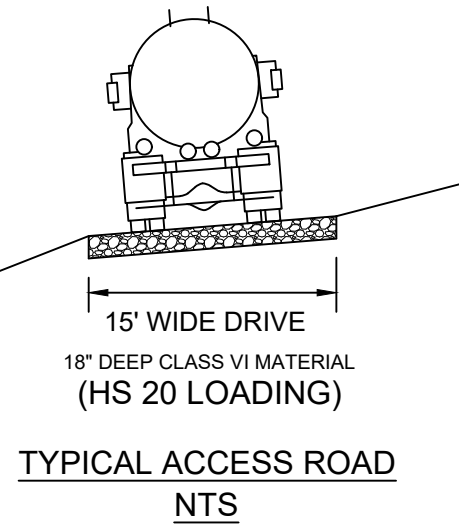
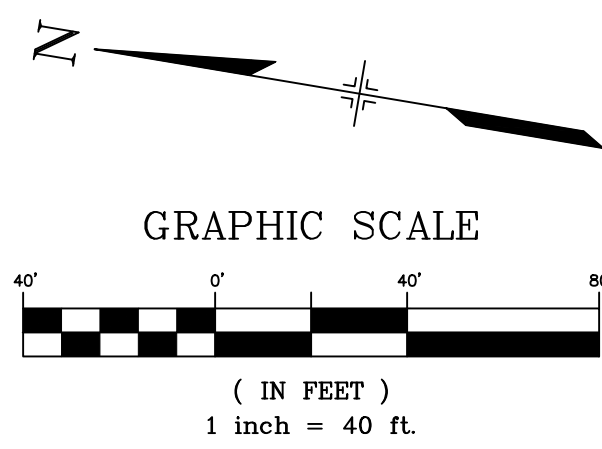


POND DF-2 LAYOUT

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

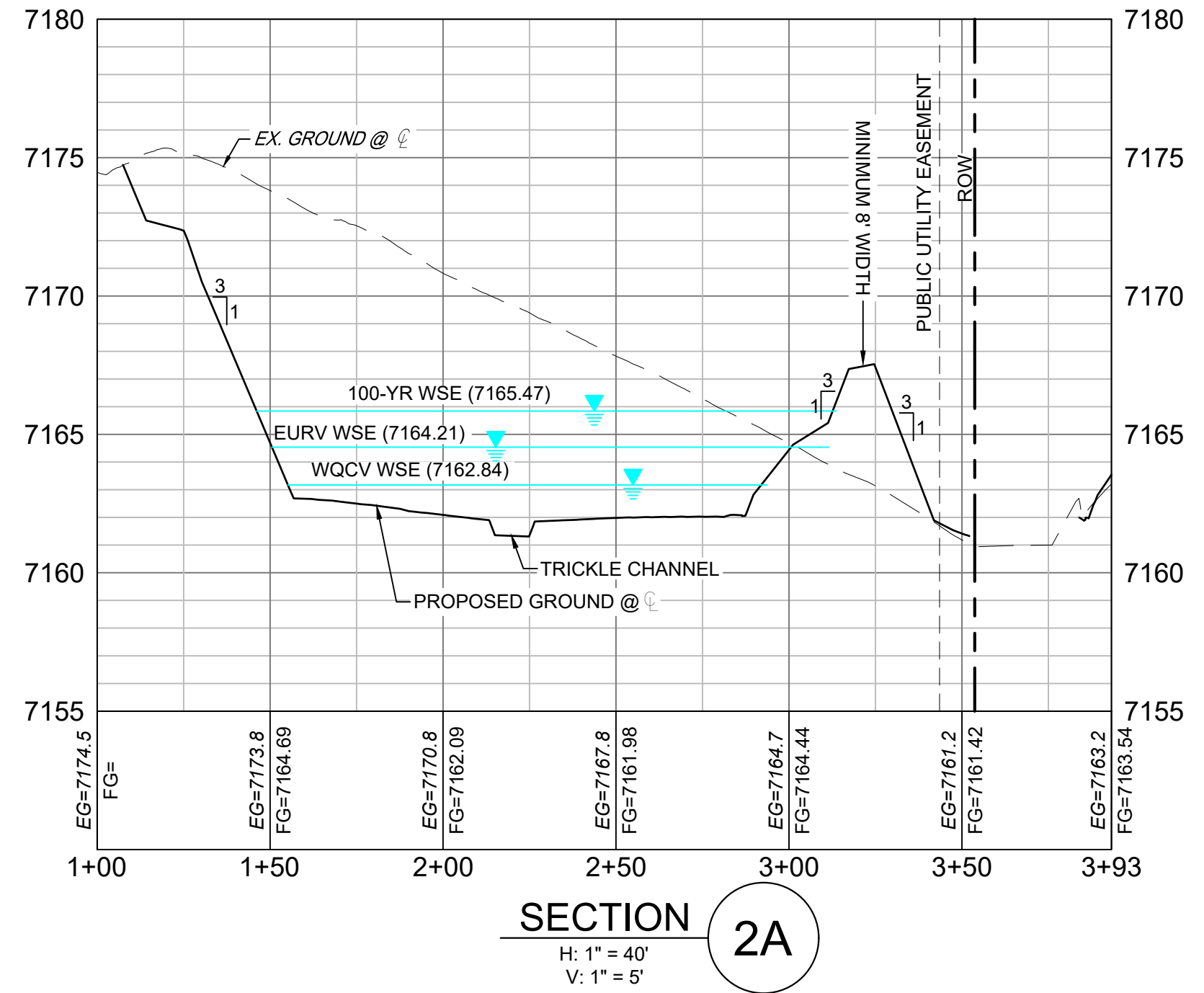
STRUCTURE NAME	STRUCTURE STATION	STRUCTURE DETAILS	STRUCTURE TYPE	NORTHING & EASTING	CUT
DF-2	2+61.13	RIM = 7165.40 SUMP = 7158.54 PIPE 55 INV OUT (18") = 7160.42	OUTLET STRUCTURE	N: 1454247.01 E: 3190948.19	6.86
FES 32	3+04.00	RIM = 7162.08 PIPE 55 INV IN (18") = 7160.29	18" FES	N: 1454204.33 E: 3190944.09	

PIPE 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

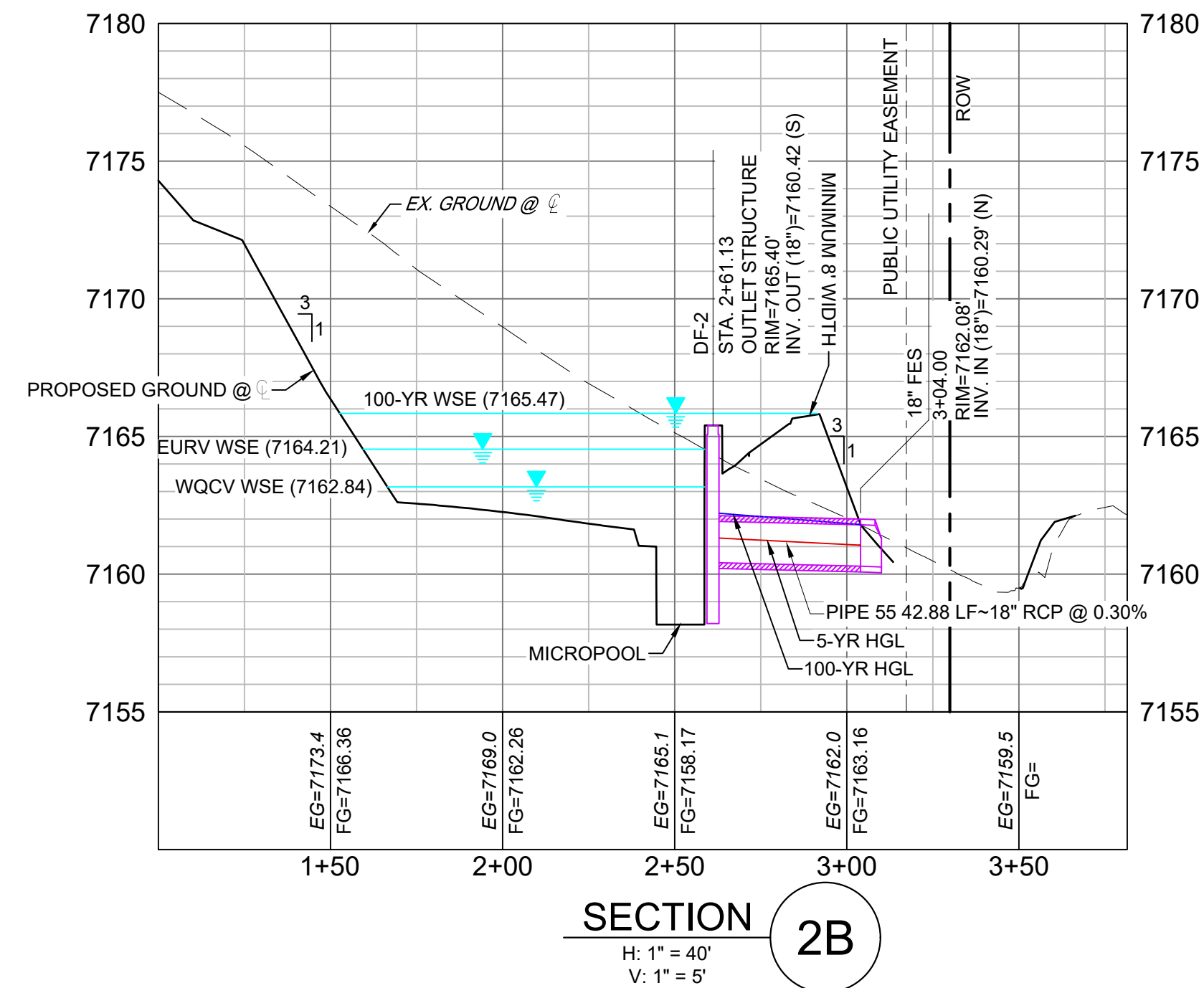


NOTES:

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



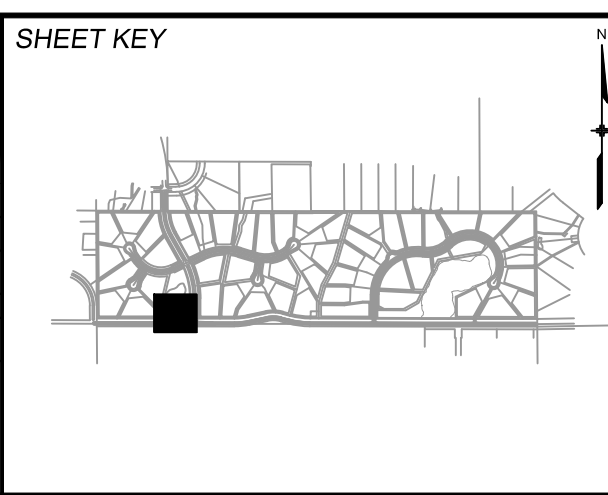
SECTION 2A



SECTION 2B

REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	BY
X-1105-PR-SITE				
X-Title-W-R&S				

COMPUTER FILE MANAGEMENT	
FILE NAME:	S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\DF02.dwg
CTB FILE:	Matrix(black).ctb
PLOT DATE:	December 18, 2020 12:59:50 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

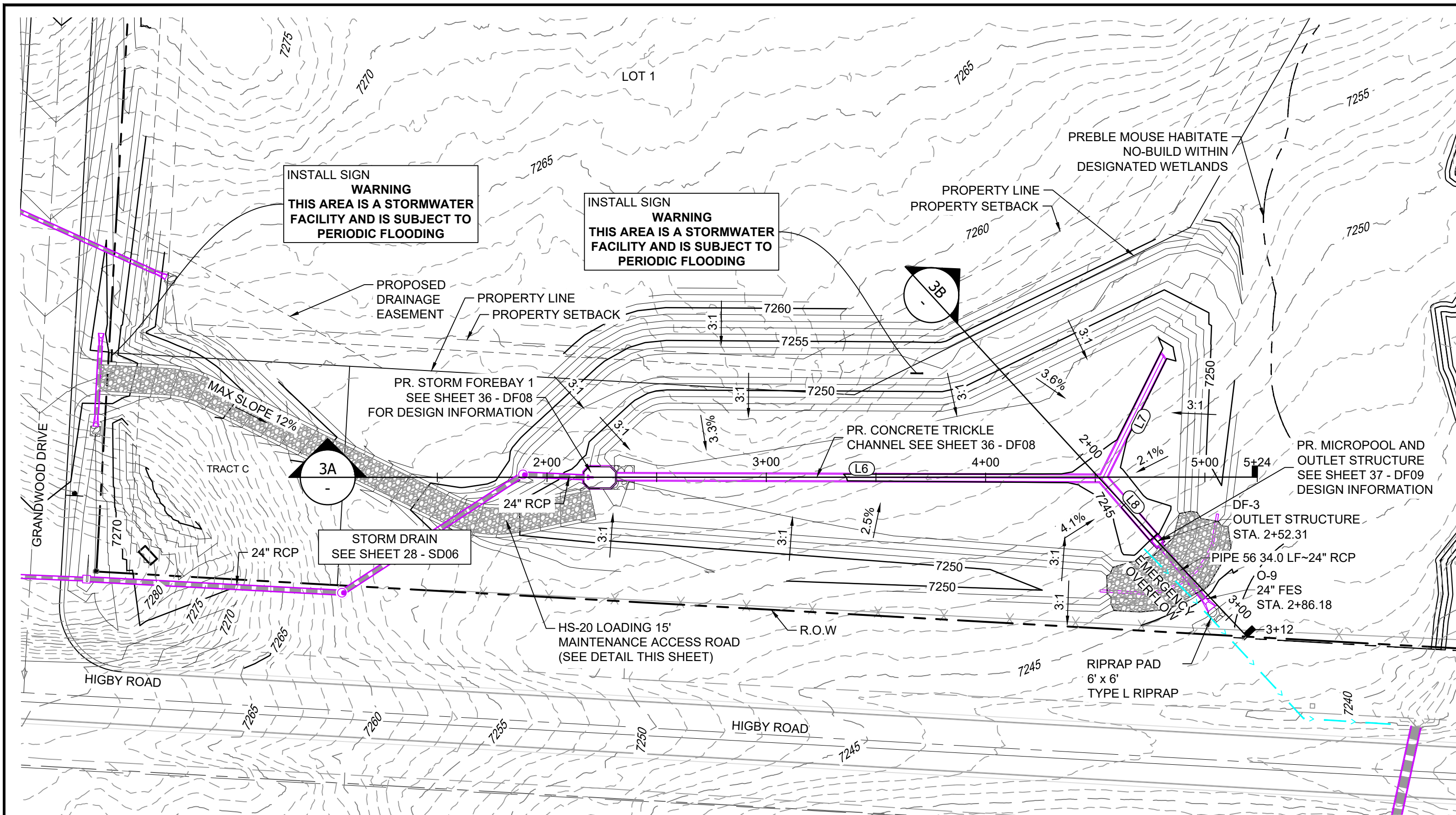
BASIS OF BEARING:
A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN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

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

PREPARED BY:
Matrix

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

GRANDWOOD RANCH				
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS				
DF-2 POND PLAN & PROFILE				
DESIGNED BY:	CP	SCALE	DATE ISSUED:	DECEMBER 2020
DRAWN BY:	CRD	HORIZ 1"=40'		
CHECKED BY:	CP	VERT. 1"=5'	SHEET	30 OF 40
				DRAWING No. DF02

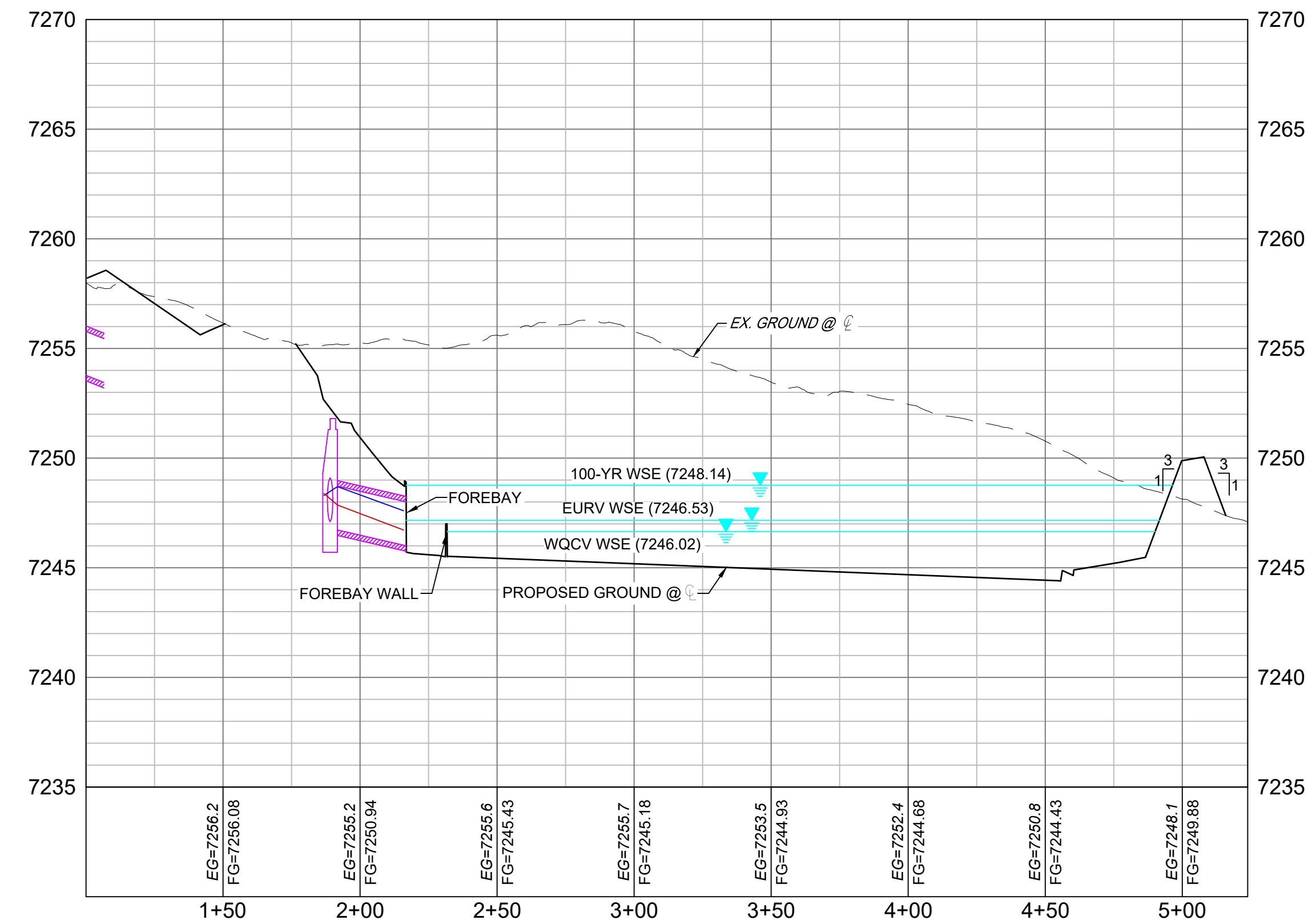


POND DF-3 LAYOUT

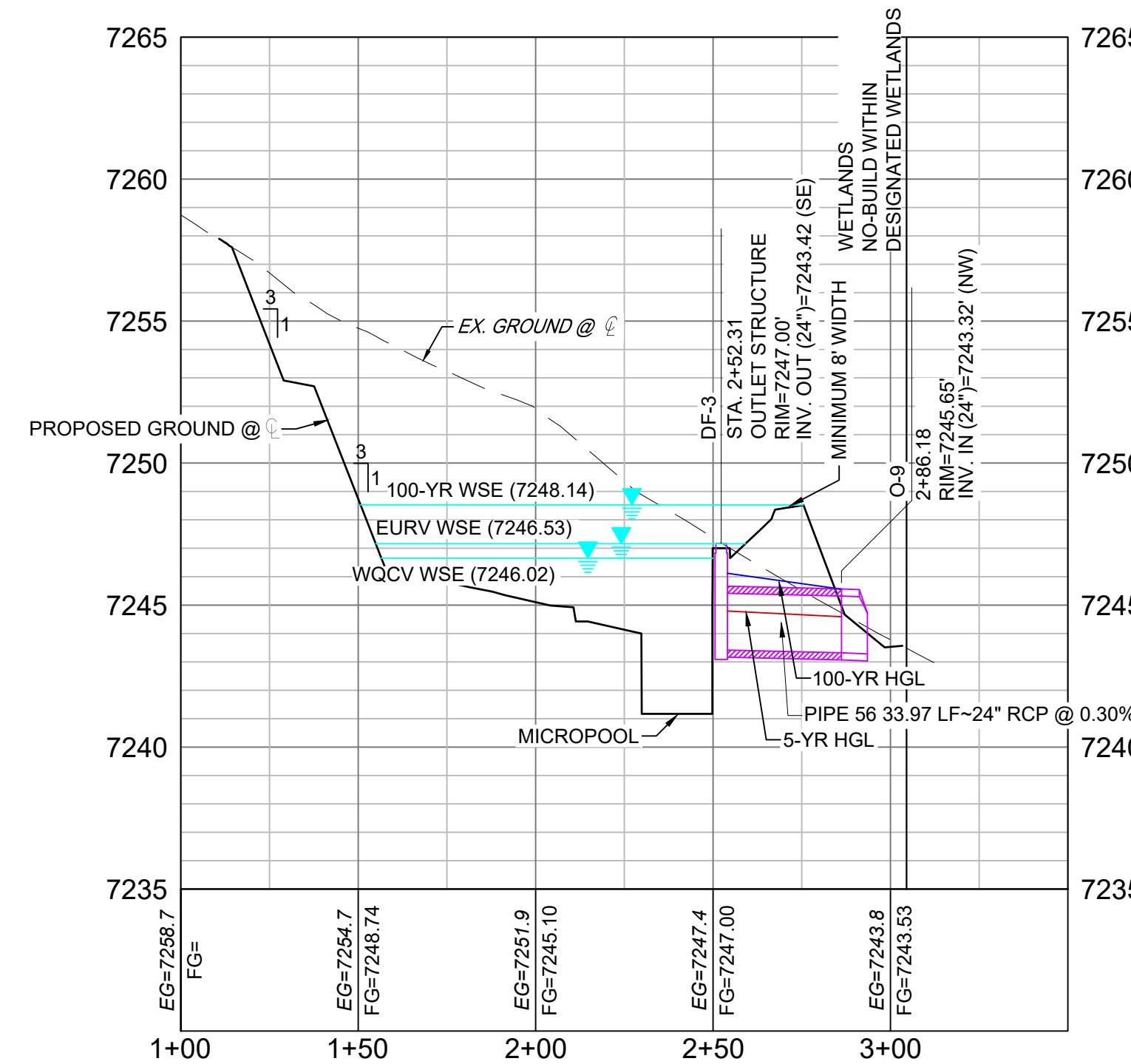
LINE #	BEARING	DISTANCE
L6	N87°06'48"E	220.78
L7	S23°22'43"W	63.33
L8	S43°55'53"E	35.98

STRUCTURE NAME	STRUCTURE STATION	STRUCTURE DETAILS	STRUCTURE TYPE	NORTHING & EASTING	CUT
DF-3	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	6.90

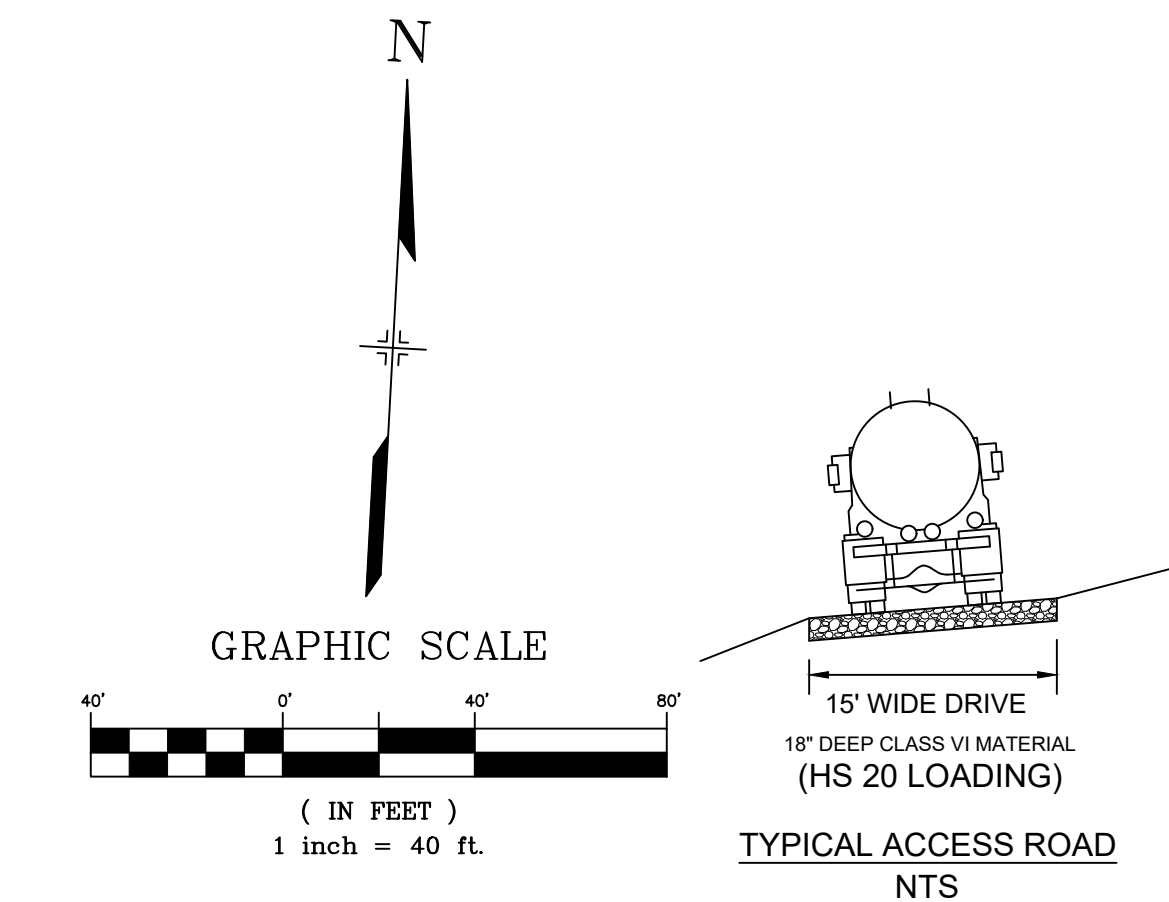
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING	CHORD LENGTH	RADIUS
PIPE 56	24" RCP	0.30%	33.97	S41°58'44"E	33.97	0.00



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	No.	DATE	DESCRIPTION	BY
X-1105-PR-SITE				
X-Title-W-RAS				

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PLOT DATE: December 18, 2020 1:00:12 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:
GRANDWOOD ENTERPRISES, LLC
WILLIAM F. HEREBIC II, MANAGER
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

PREPARED BY:
Matrix

SEAL

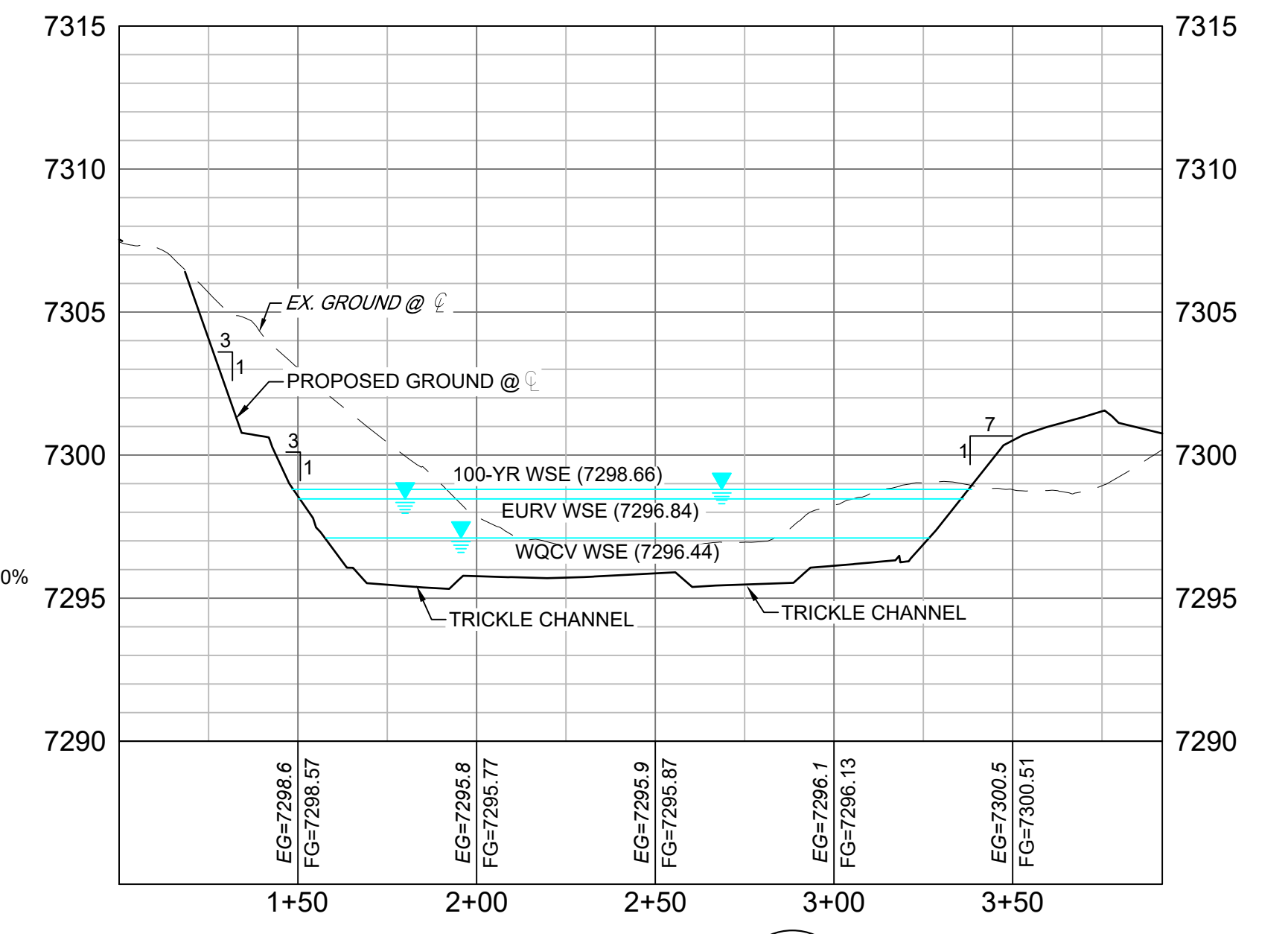
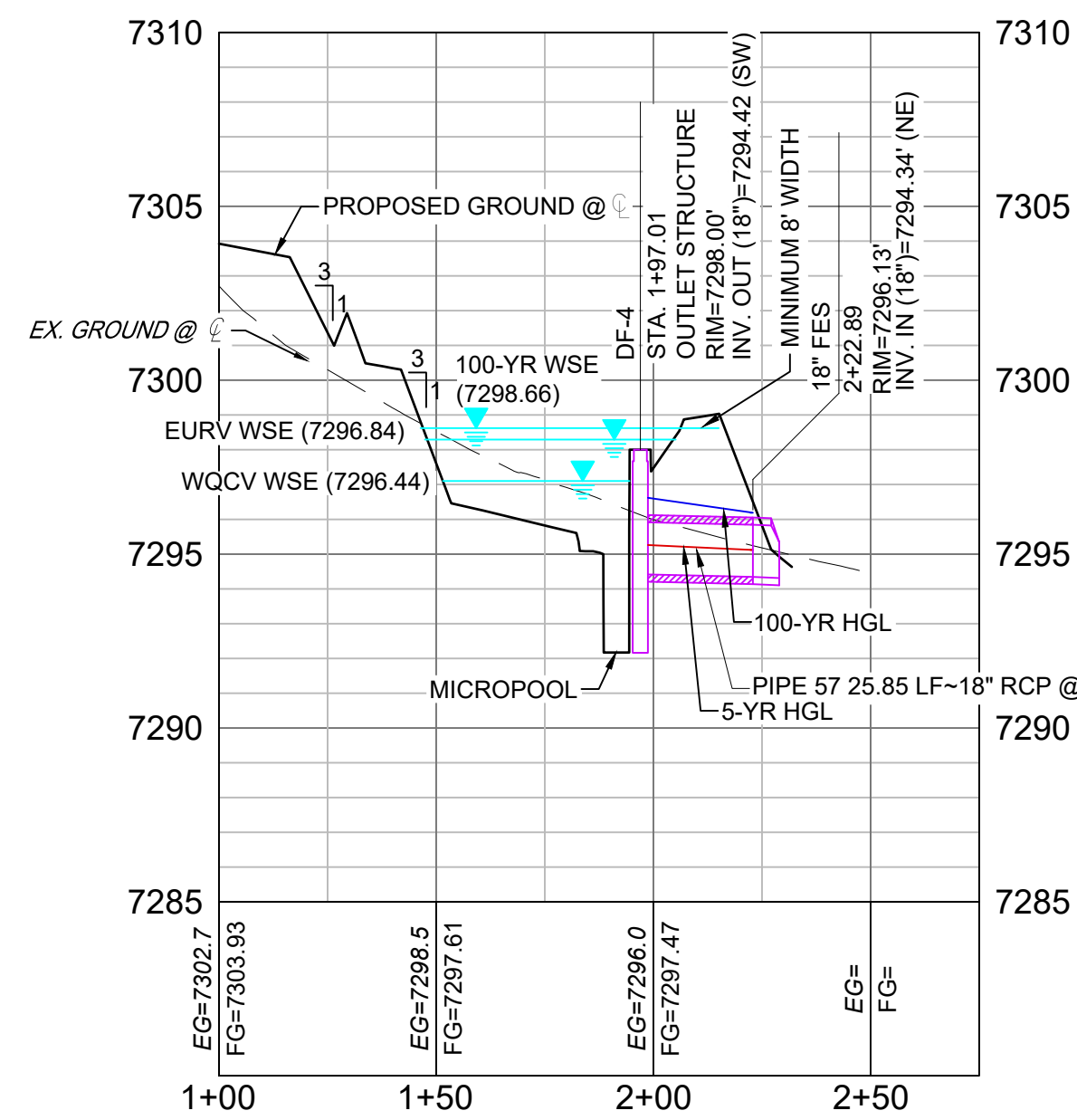
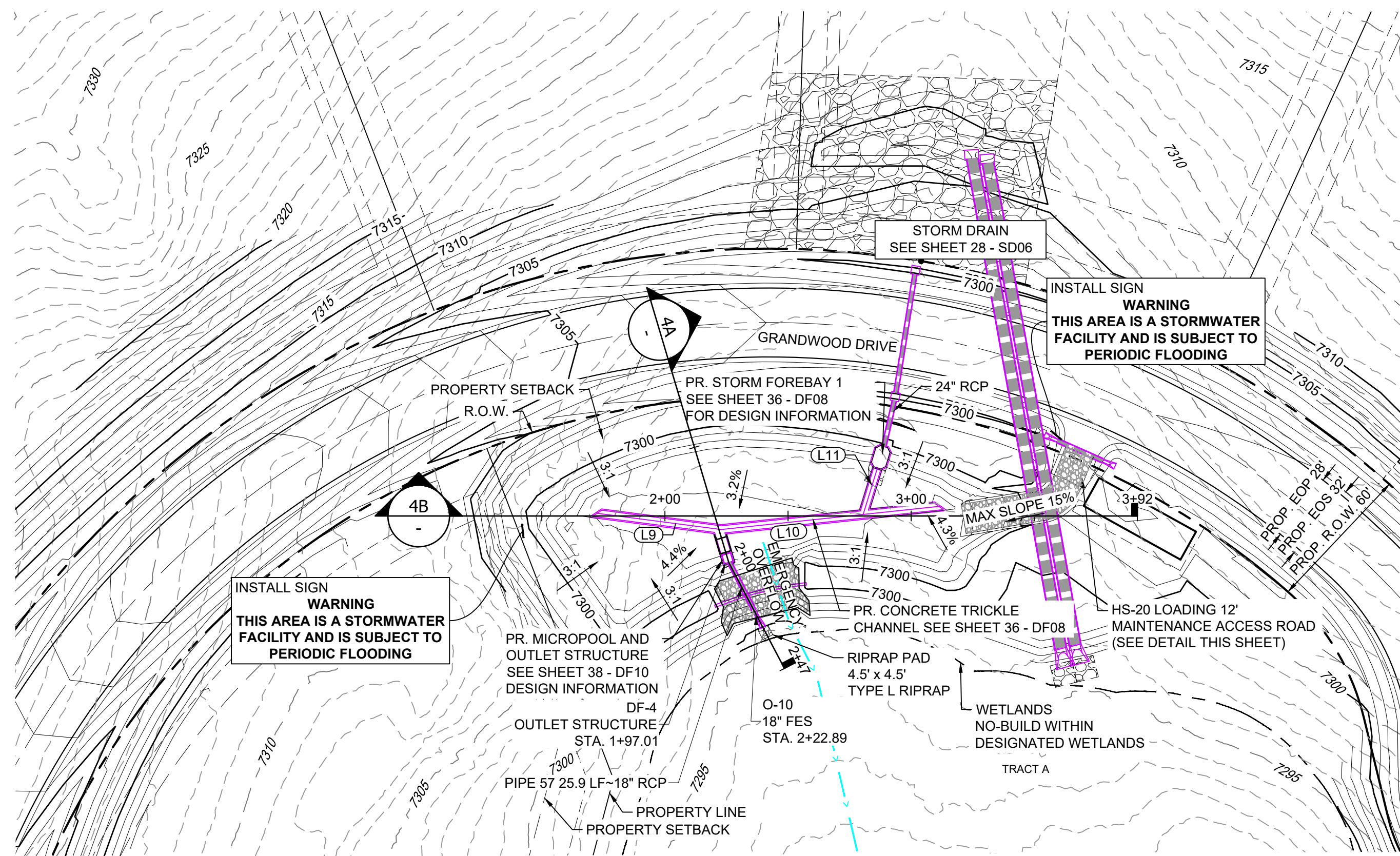
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

DF-3 POND PLAN & PROFILE

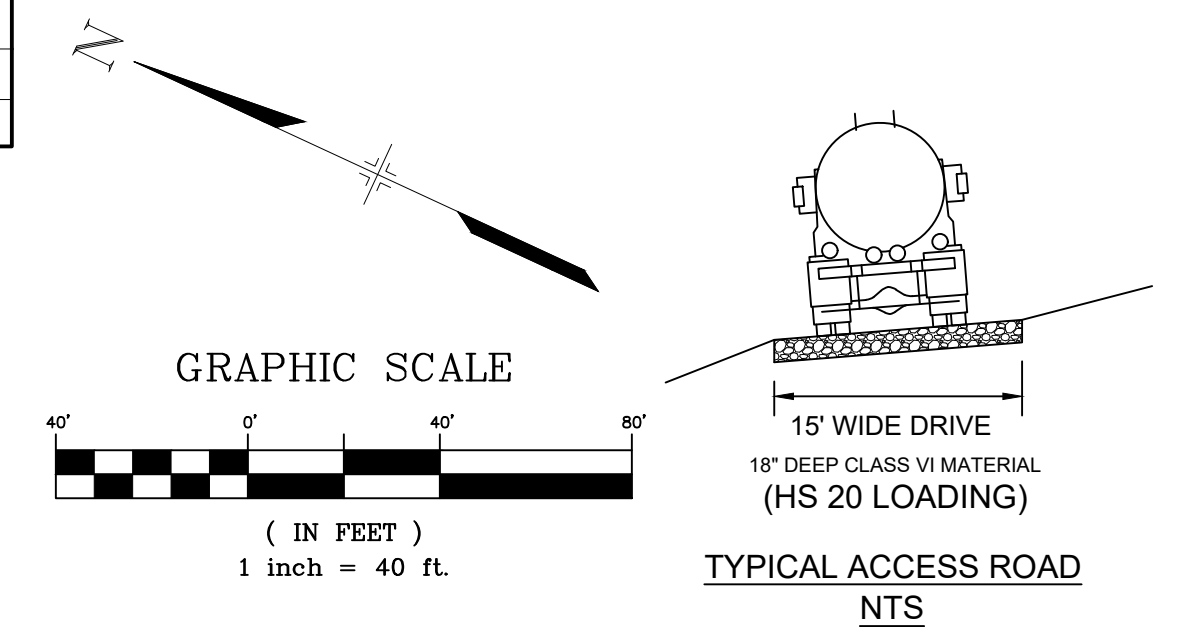
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DRAWN BY: CRD	HORIZ. 1" = 40'	SHEET 31 OF 40	
CHECKED BY: CP	VERT. 1" = 5'		



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 NAME	STRUCTURE STATION	STRUCTURE DETAILS	STRUCTURE TYPE	NORTHING & EASTING	CUT
DF-4	1+97.01	RIM = 7296.00 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	7.35

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

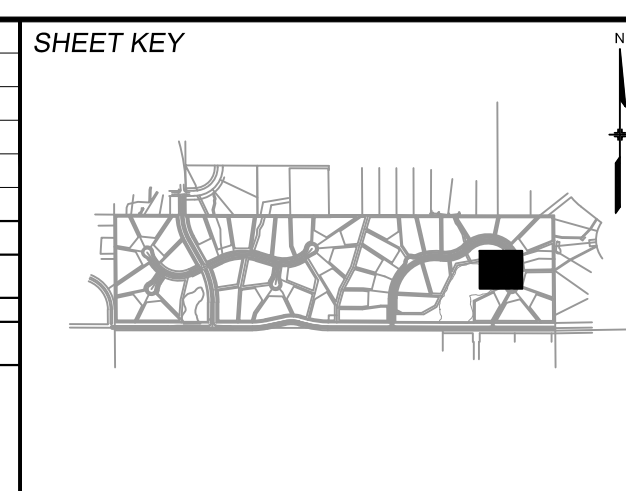


- NOTES:**
1. ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER ALL STRUCTURES UNLESS OTHERWISE NOTED.
 2. PIPE LENGTHS ARE MEASURED FROM THE OUTSIDE FACE OF ALL STRUCTURES.
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 6. REFER TO LANDSCAPE PLAN OR GRADING EROSION CONTROL FOR FINAL LANDSCAPE AND FINAL STABILIZATION.
 7. REFER TO POND DETAIL SHEETS FOR POND STRUCTURE/INFRASTRUCTURE DETAILS

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION REVISIONS	BY
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COMPUTER FILE MANAGEMENT

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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"

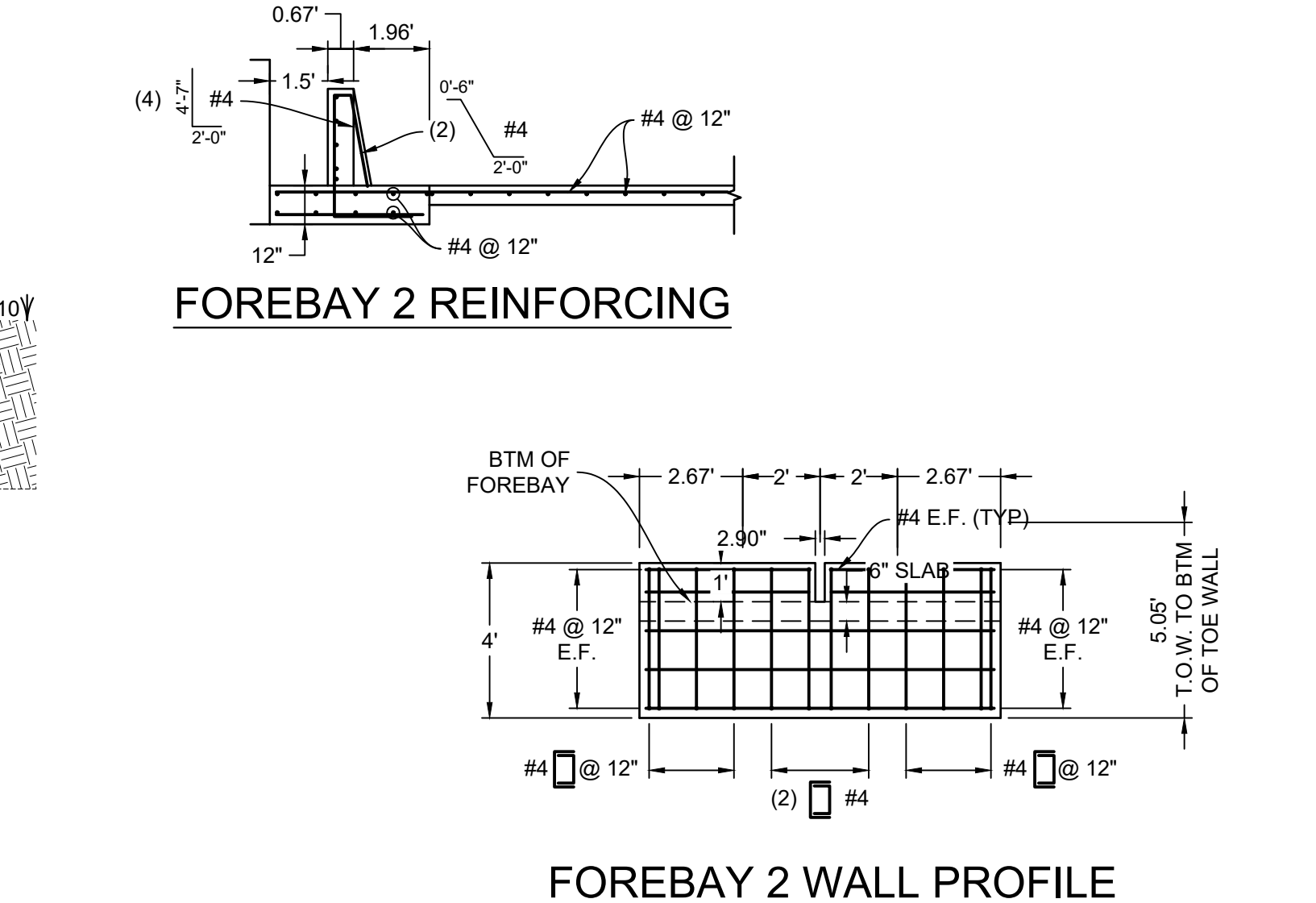
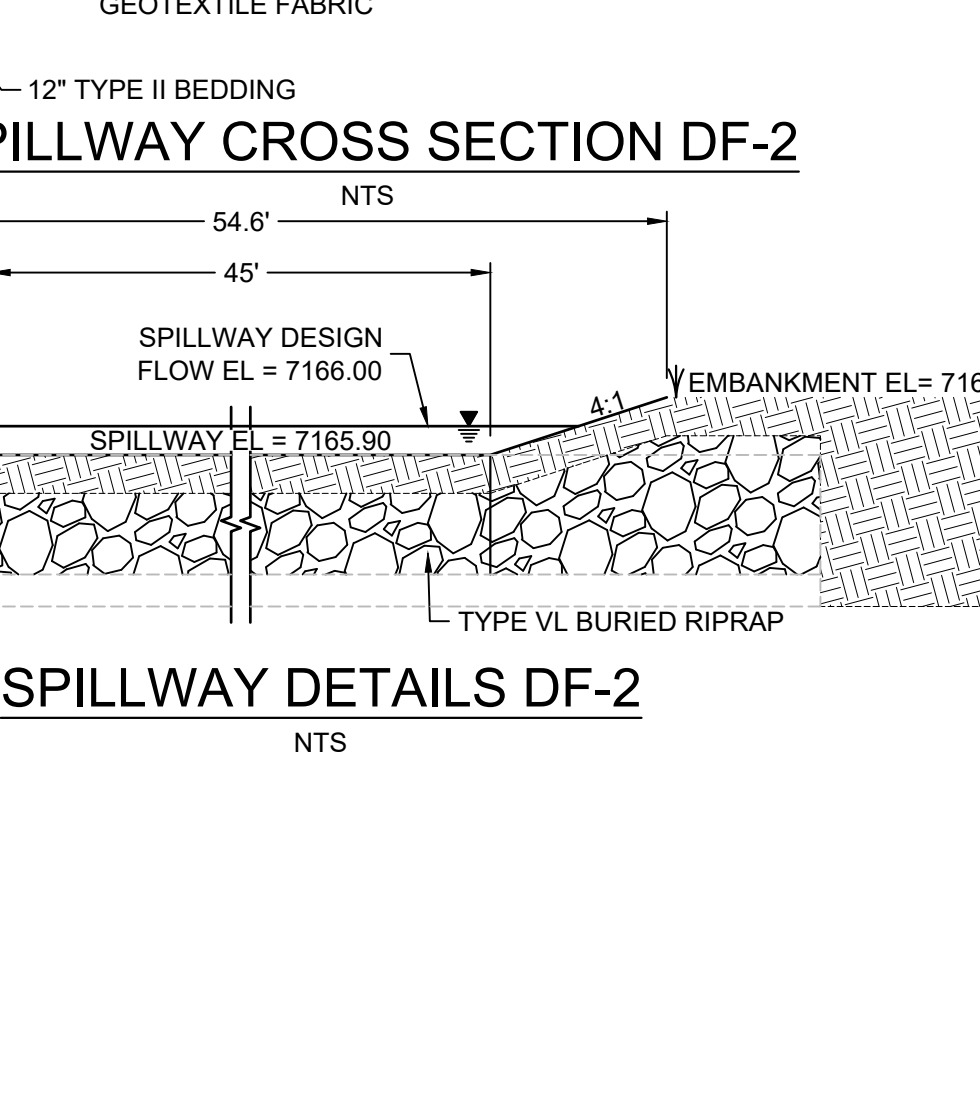
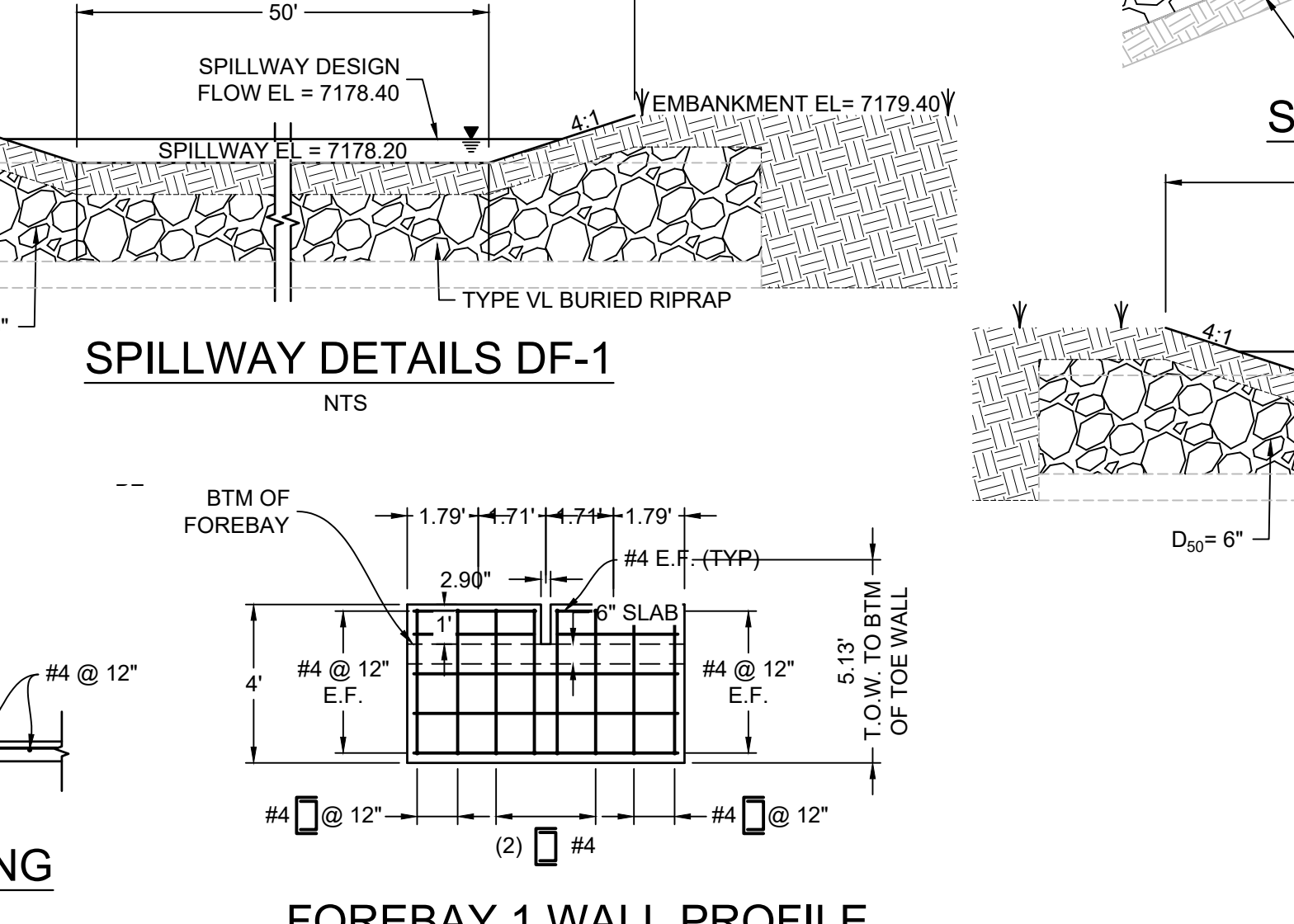
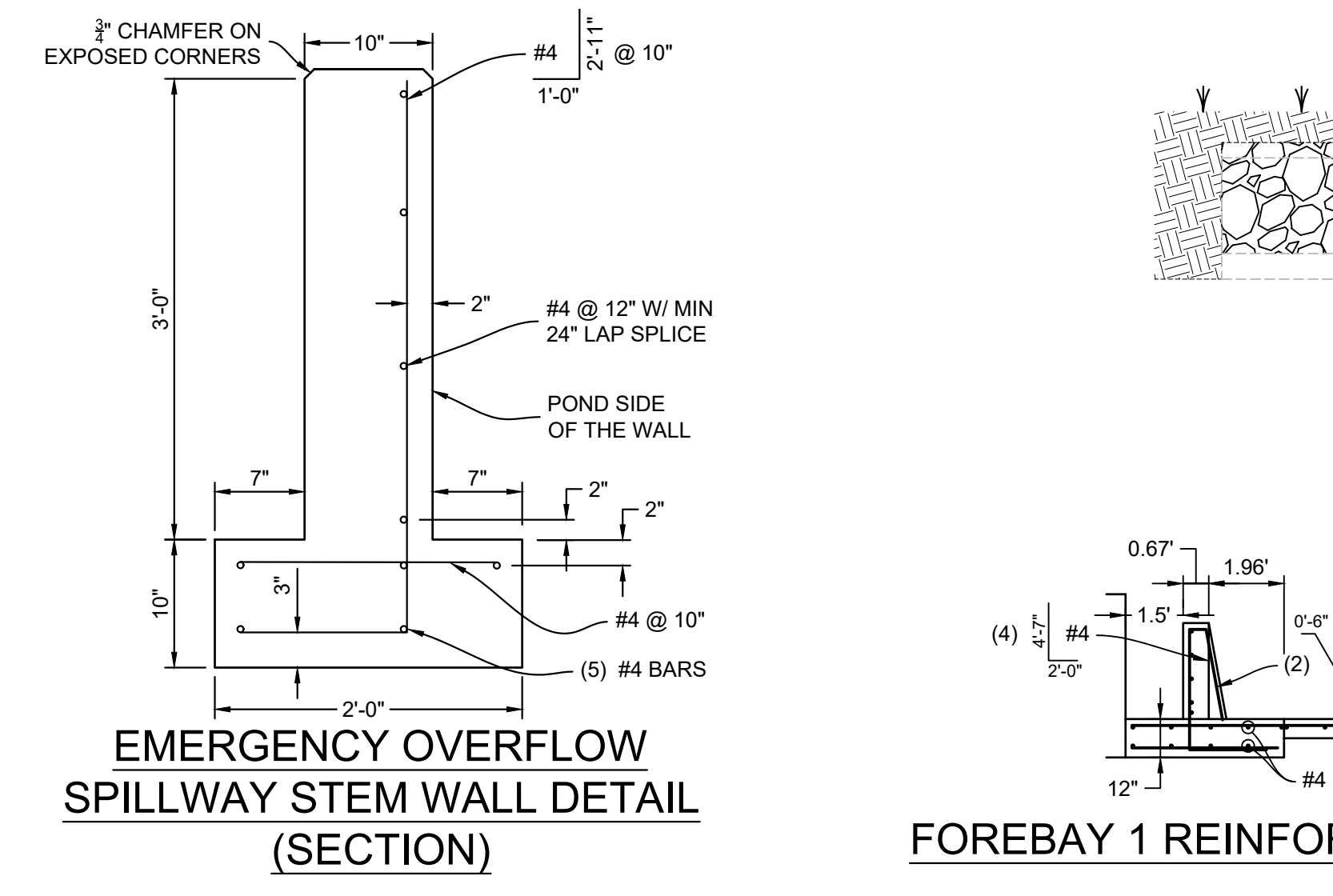
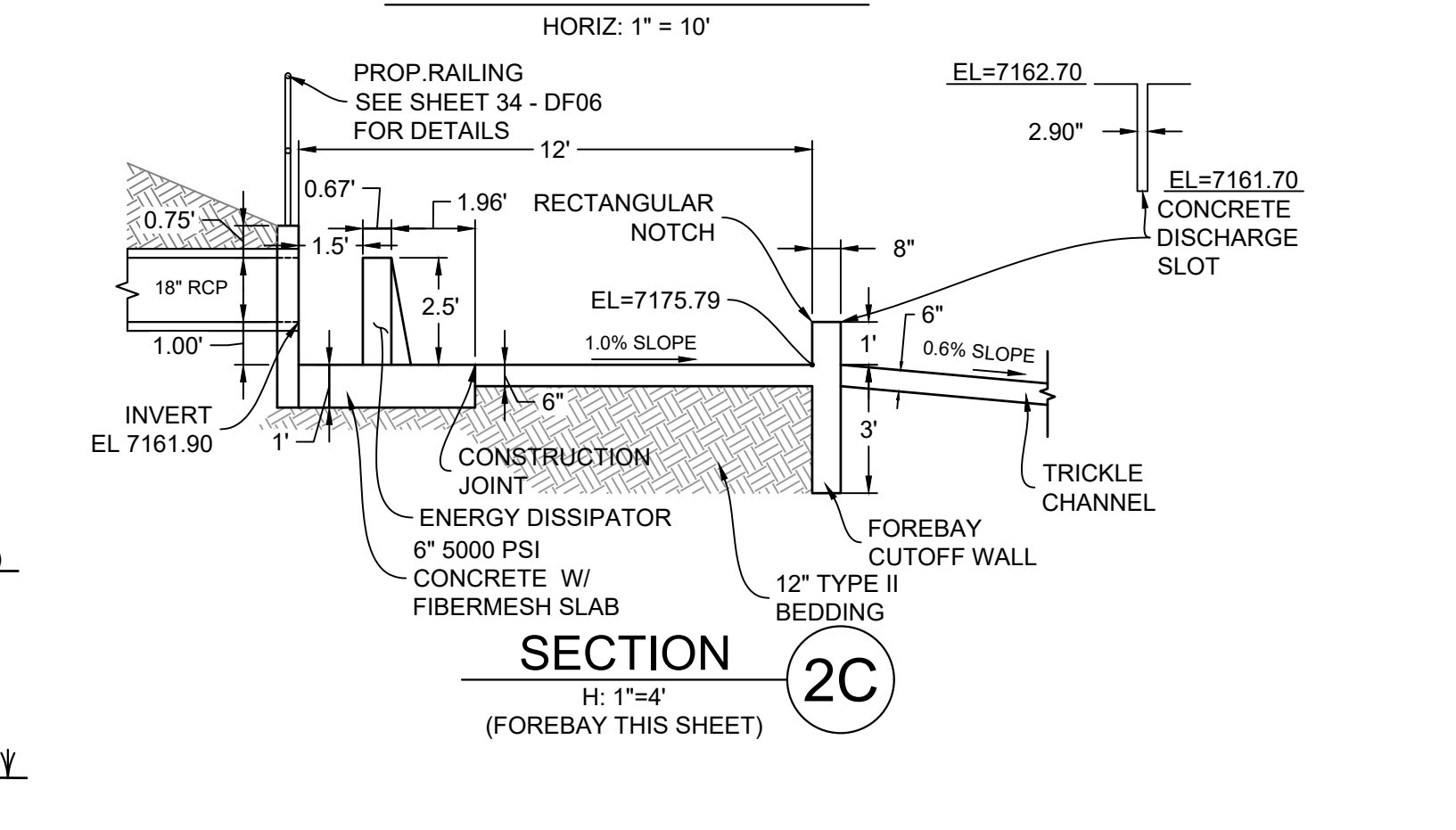
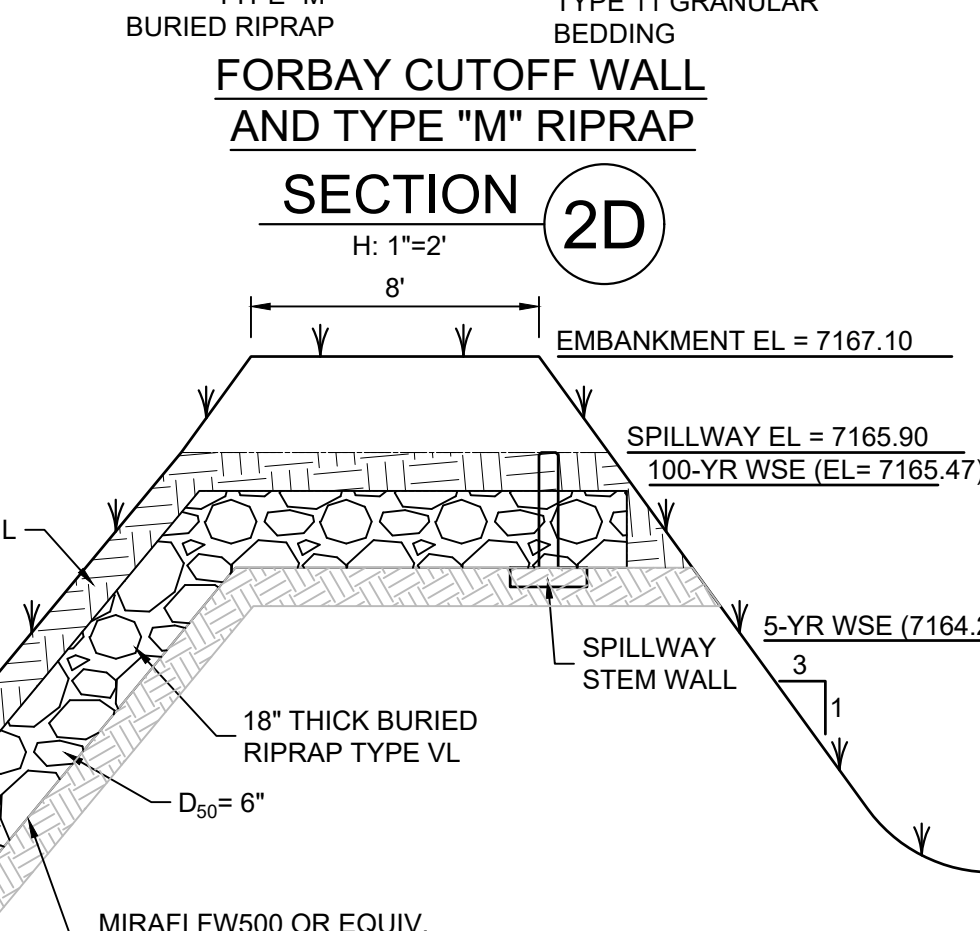
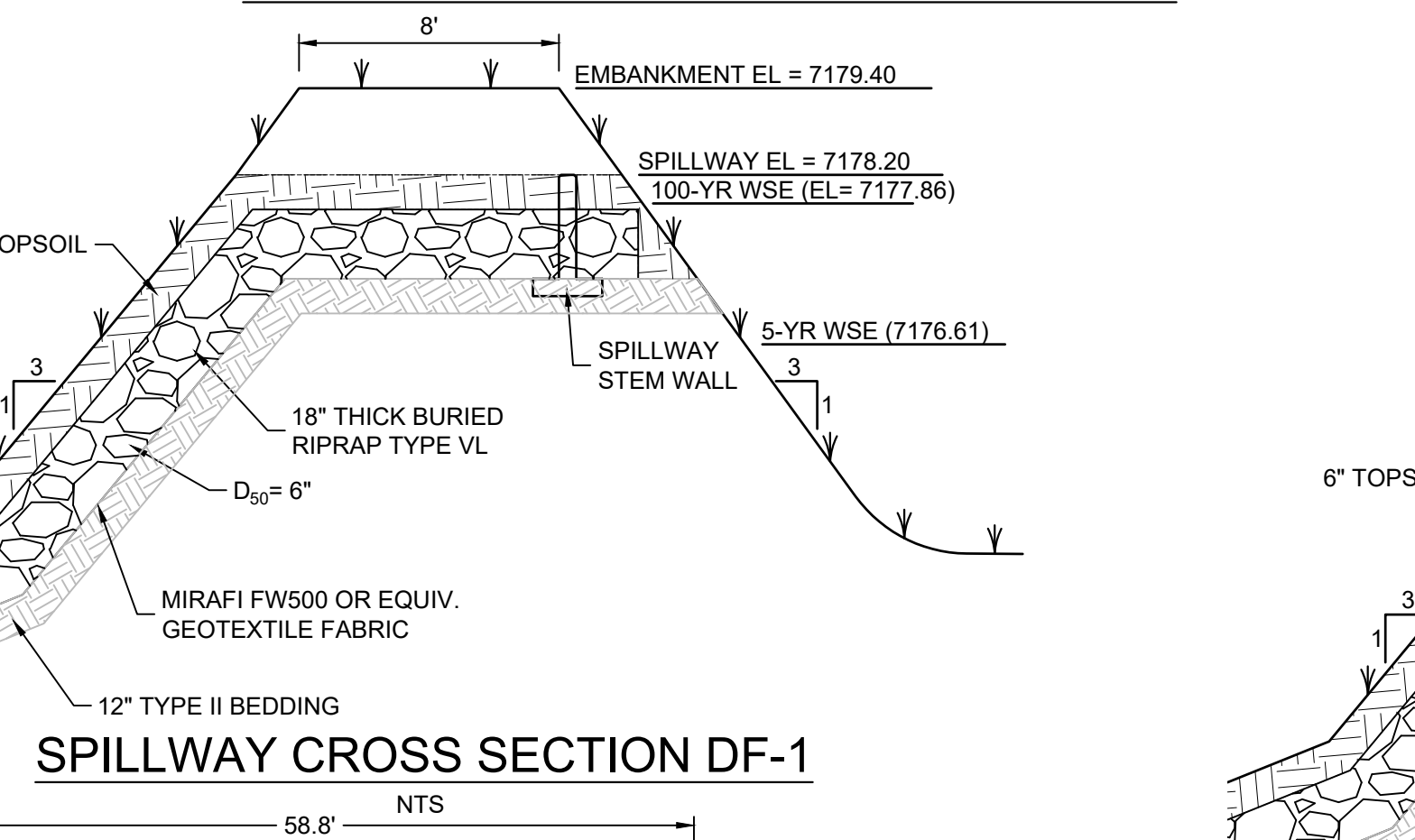
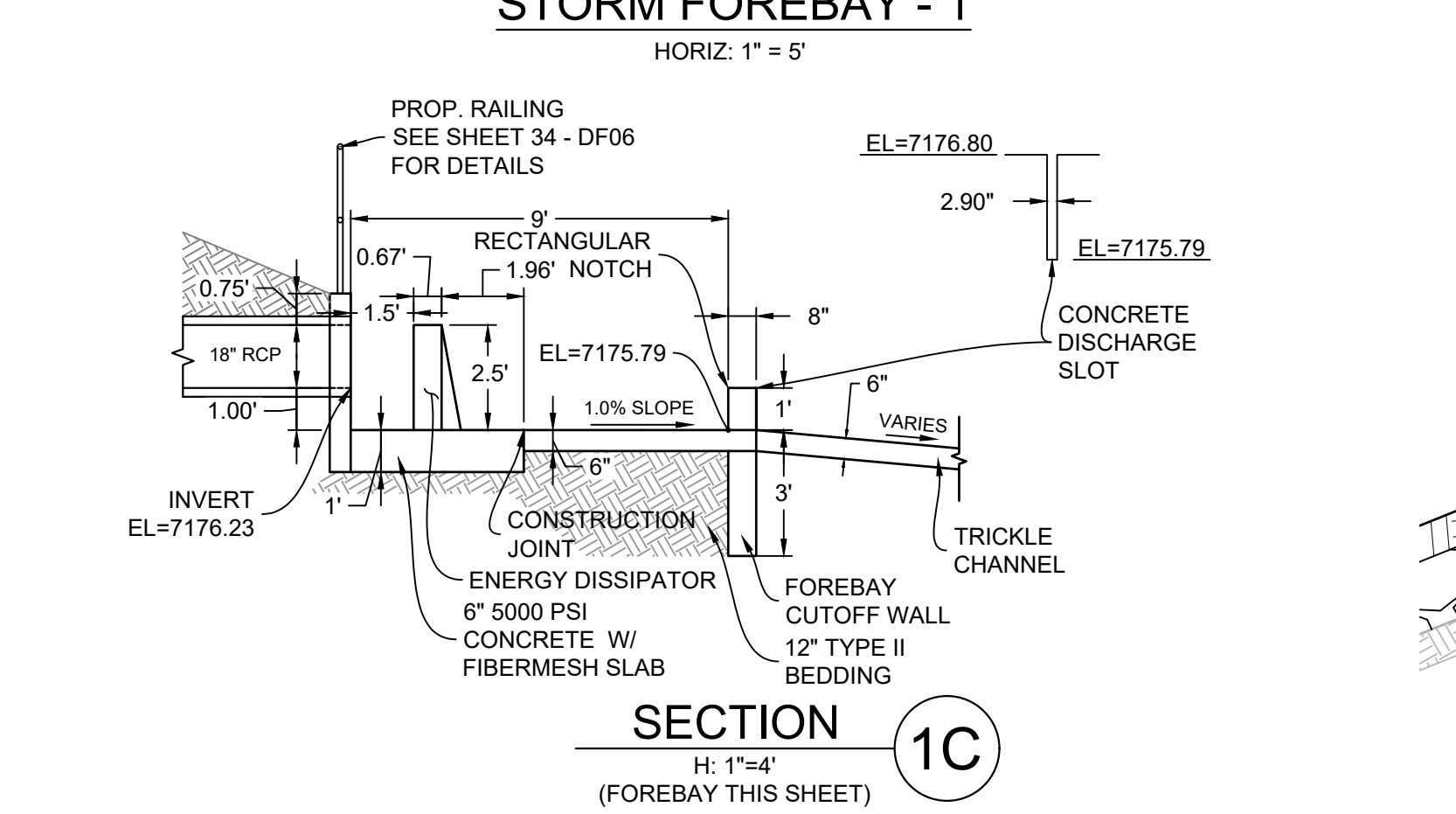
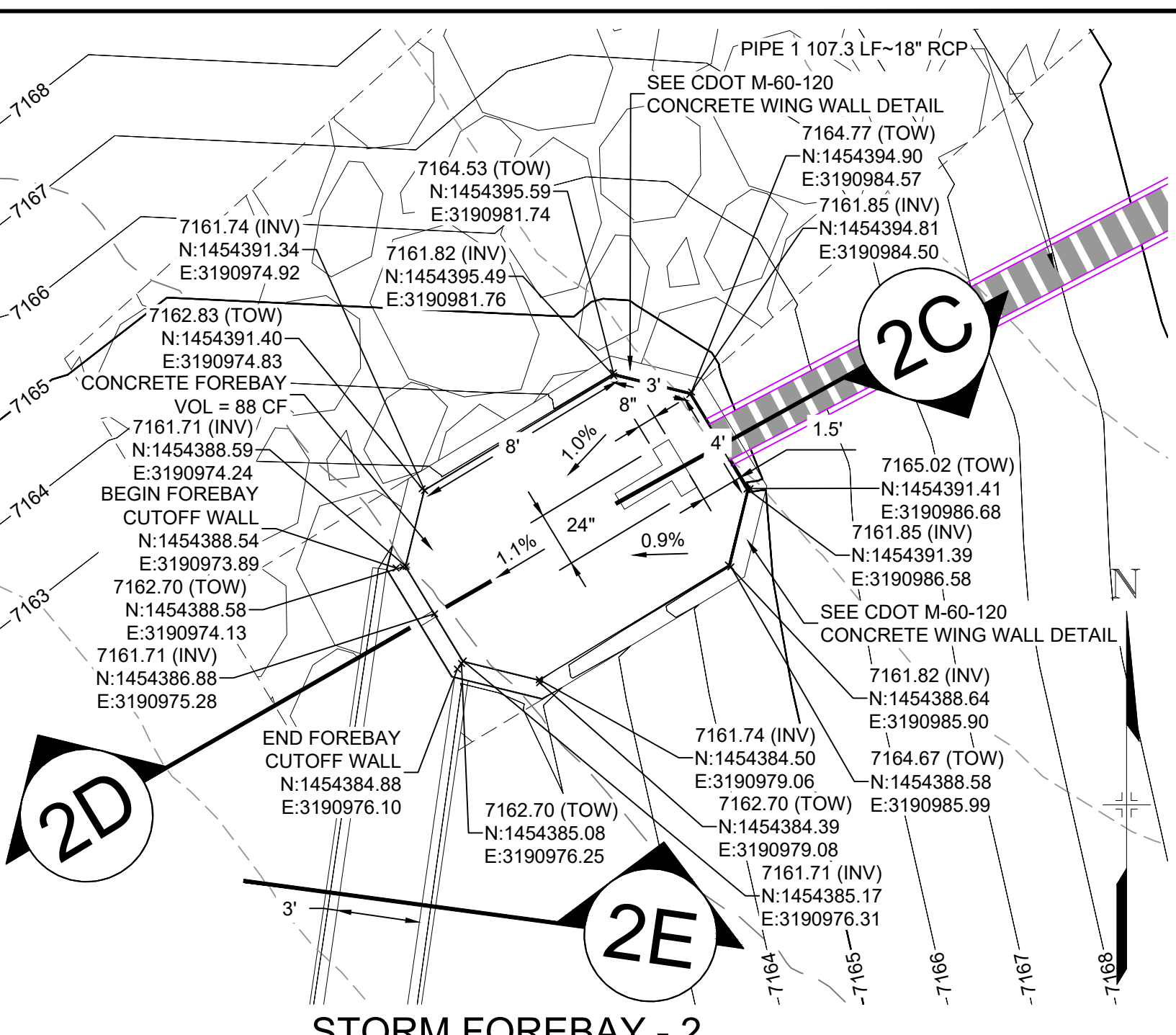
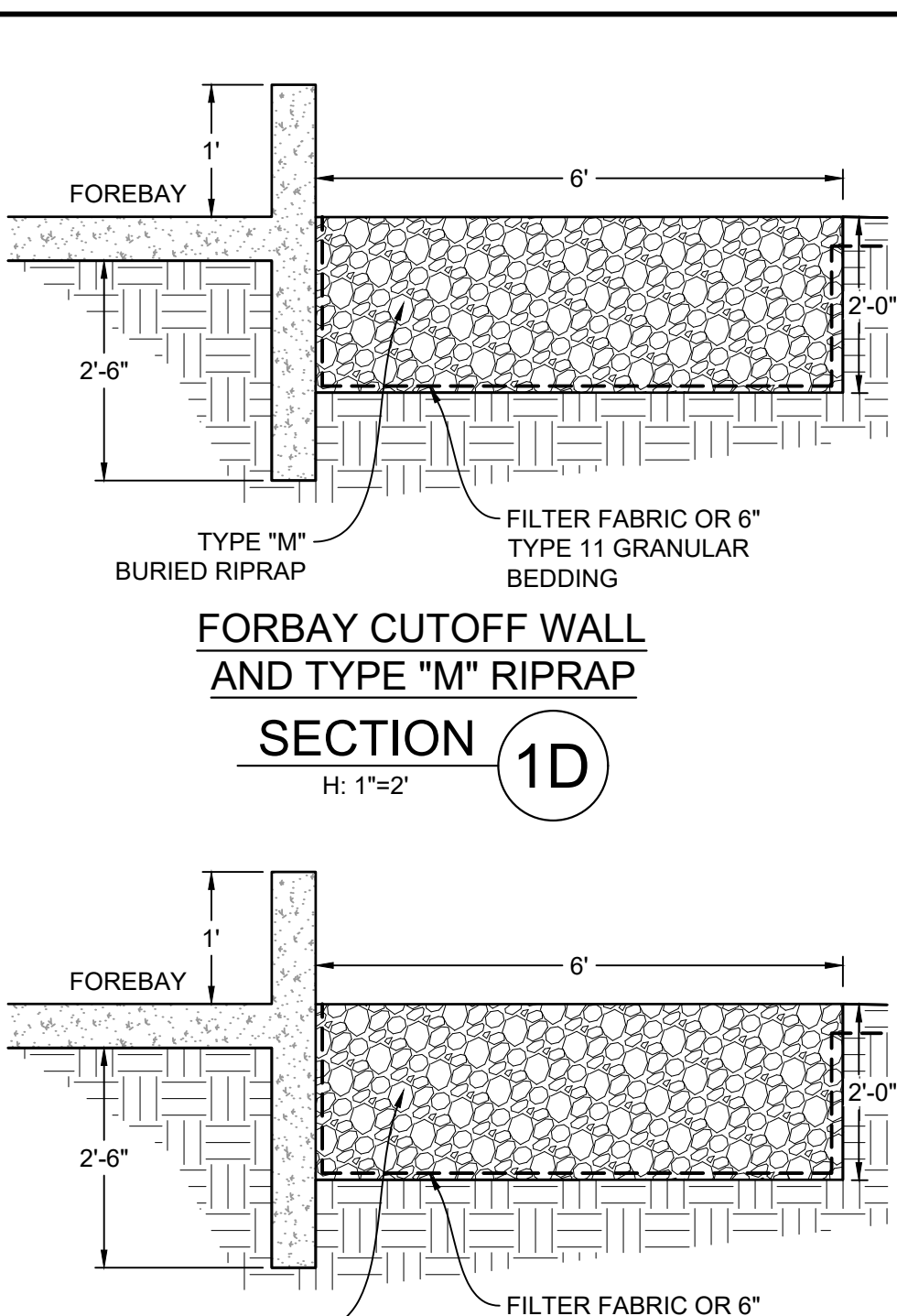
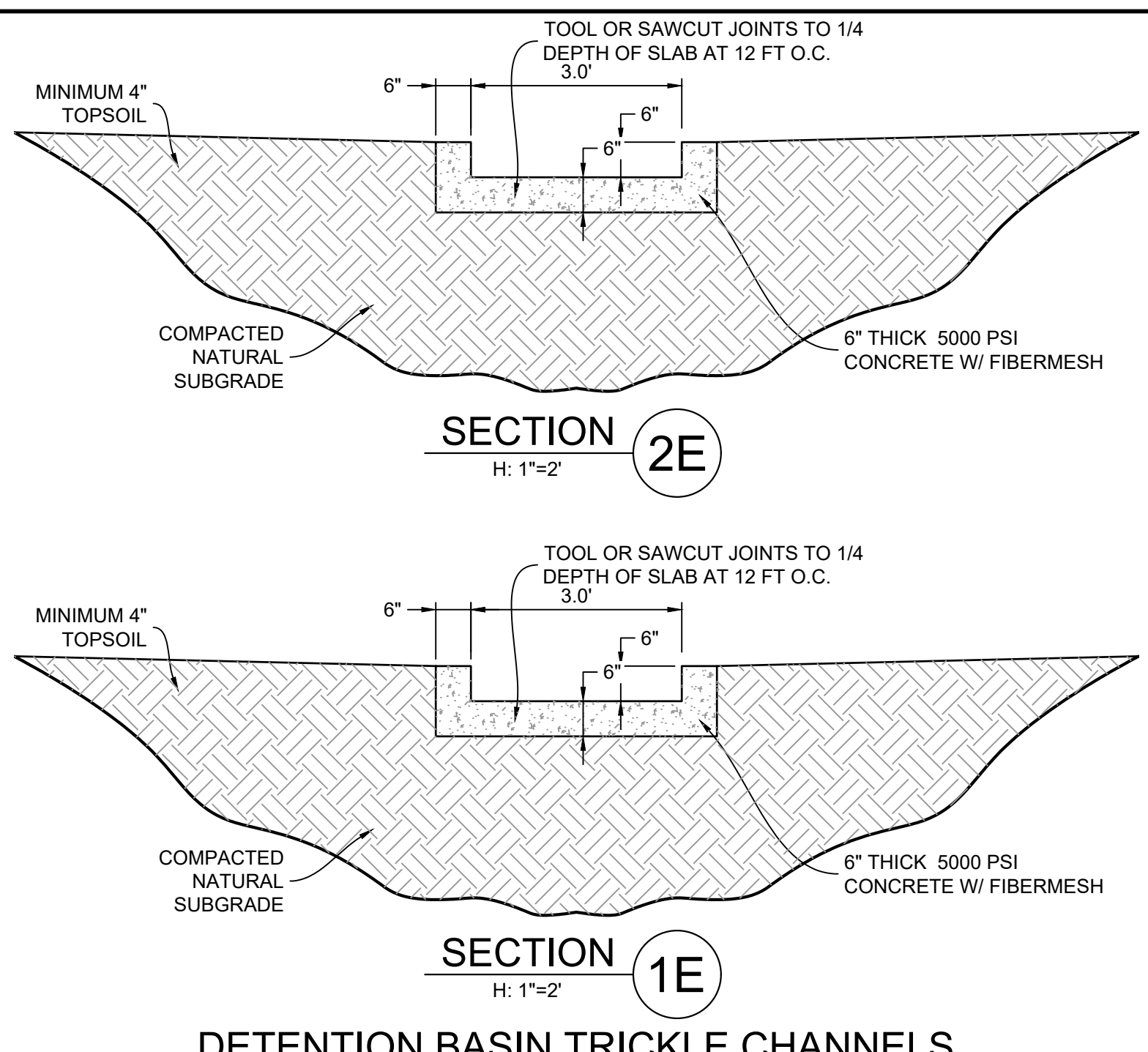
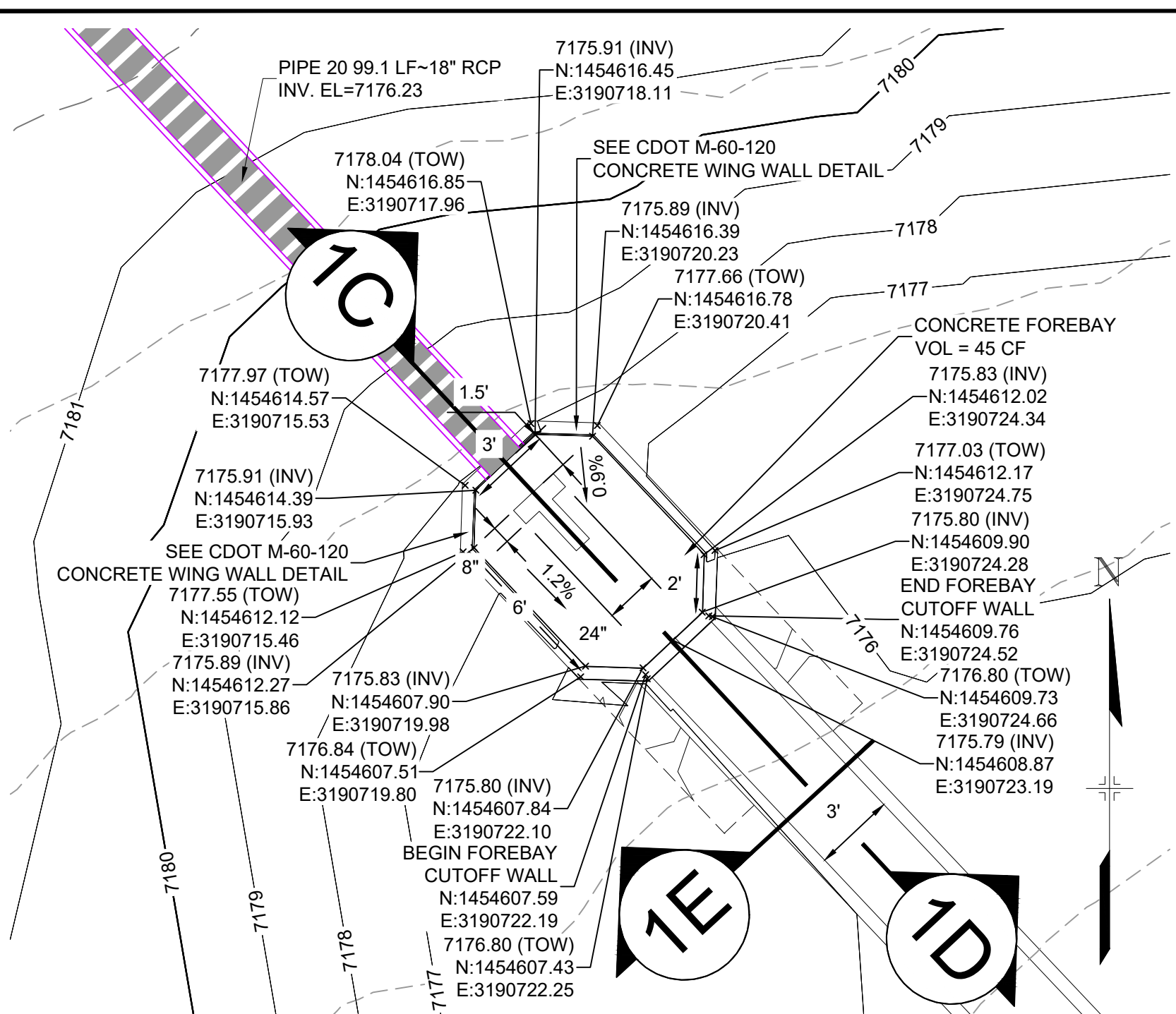
OWNER:
 GRANDWOOD ENTERPRISES, LLC
 WILLIAM F. HERBIC II, MANAGER
 14160 GLENEAGLE DRIVE
 COLORADO SPRINGS, CO 80921

PREPARED BY:

SEAL

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

GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
DF-4 POND PLAN & PROFILE			
DESIGNED BY: CP	SCALE: 1" = 40'	DATE ISSUED: DECEMBER 2020	DRAWING No. DF04
DRAWN BY: CRD	HORIZ. 1" = 40'	SHEET 32 OF 40	
CHECKED BY: CP	VERT. 1" = 5'		



NO.	DATE	DESCRIPTION	BY

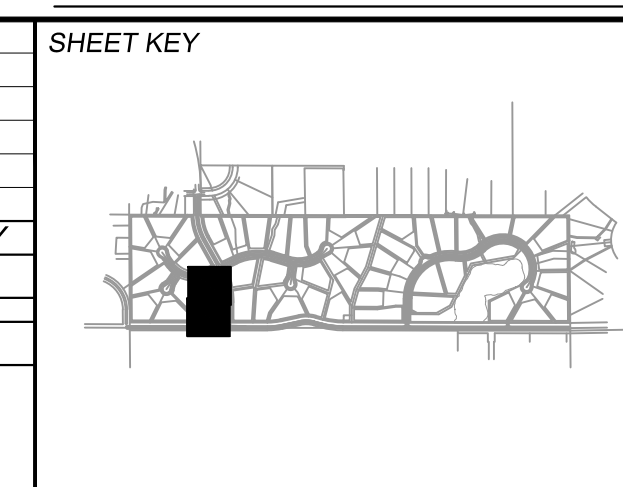
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PLOT DATE: December 18, 2020 1:01:55 PM

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



BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

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OWNER:

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

PREPARED BY:

Matrix

SEAL

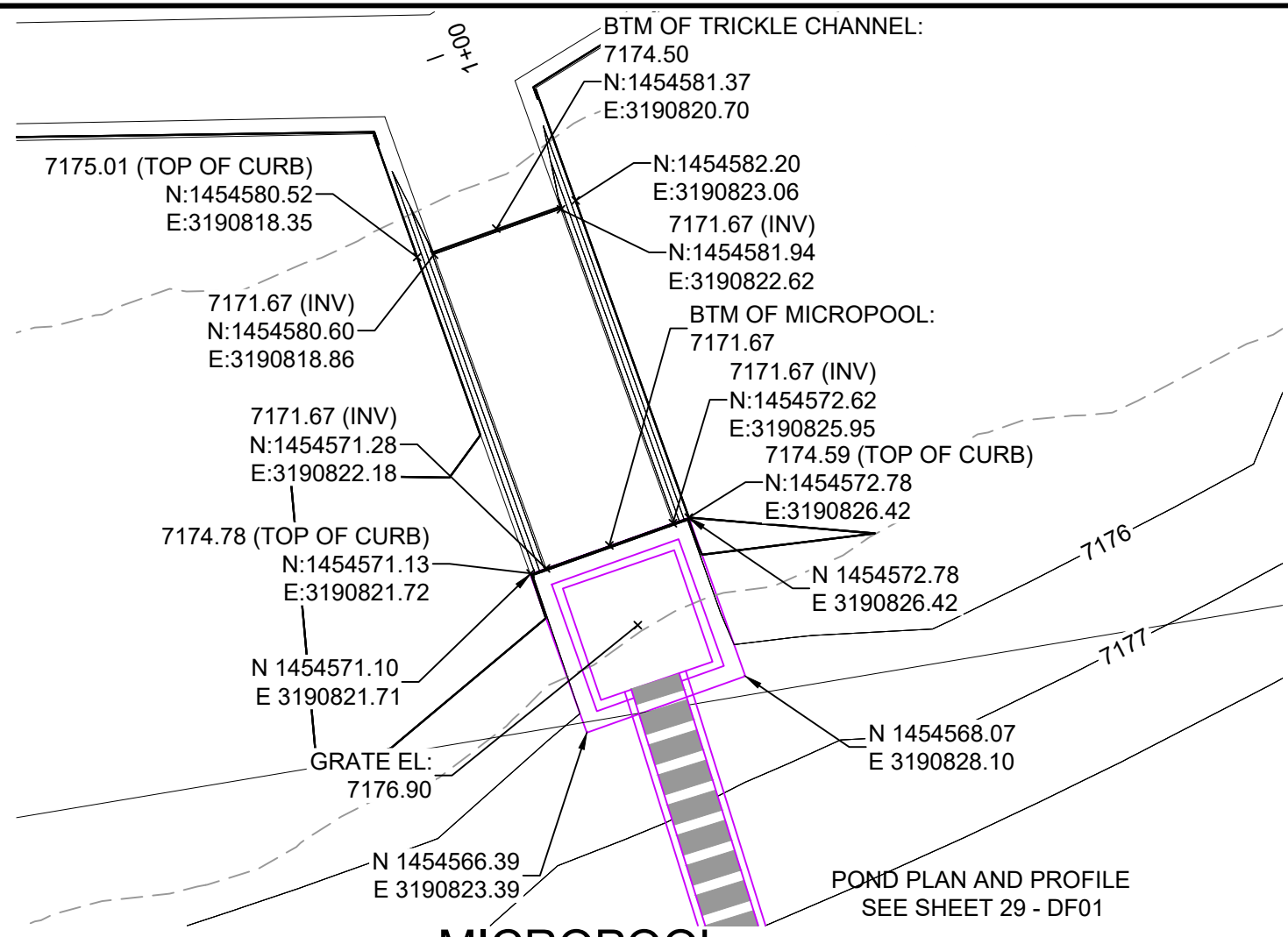
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

DESIGNED BY:				SCALE:				DATE ISSUED:				DRAWING No.			
BAS				N/A				DECEMBER 2020							
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GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

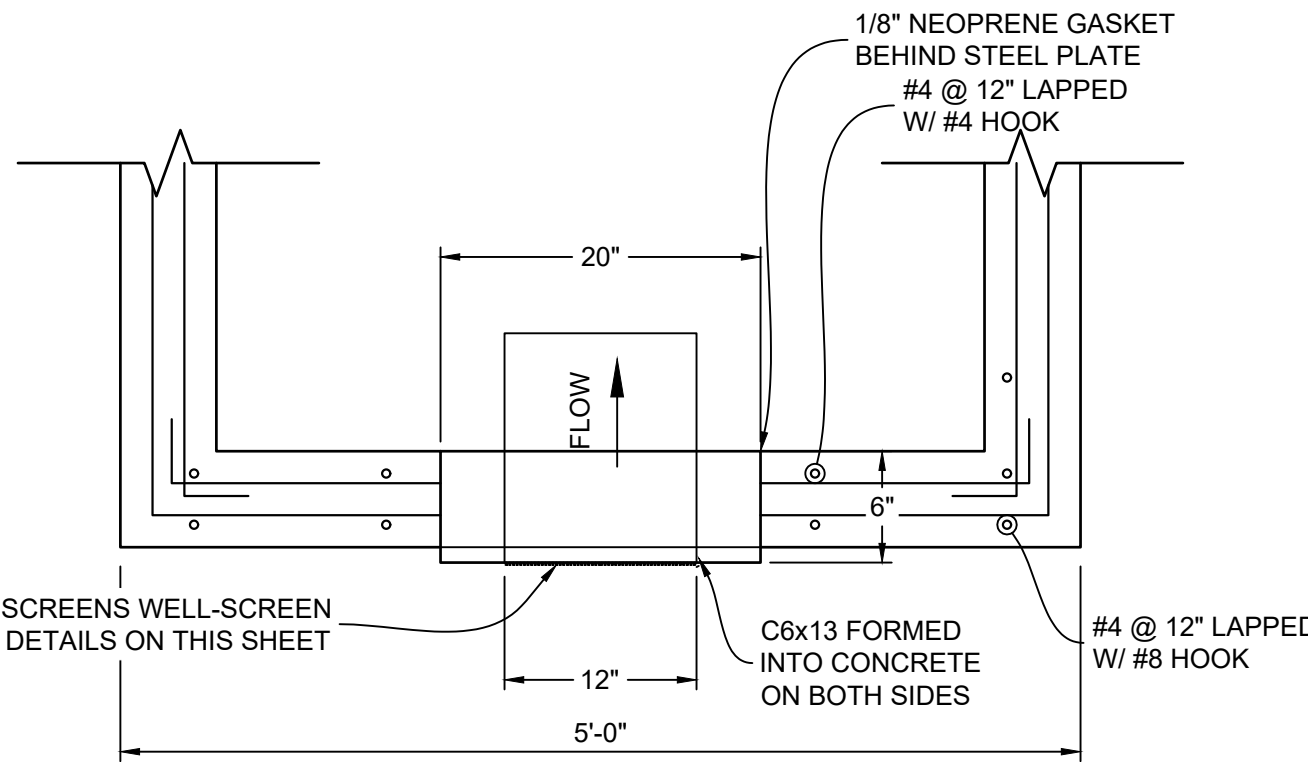
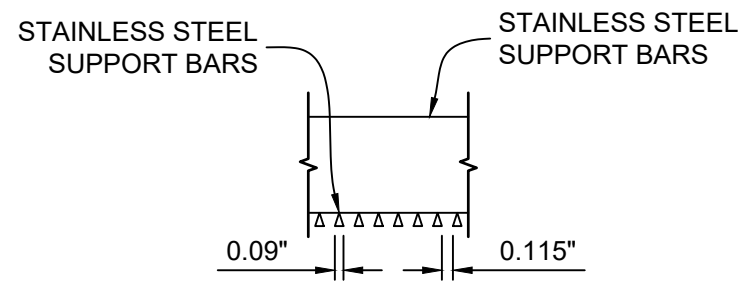
DF-1 & DF-2 FOREBAY PLANS & DETAILS



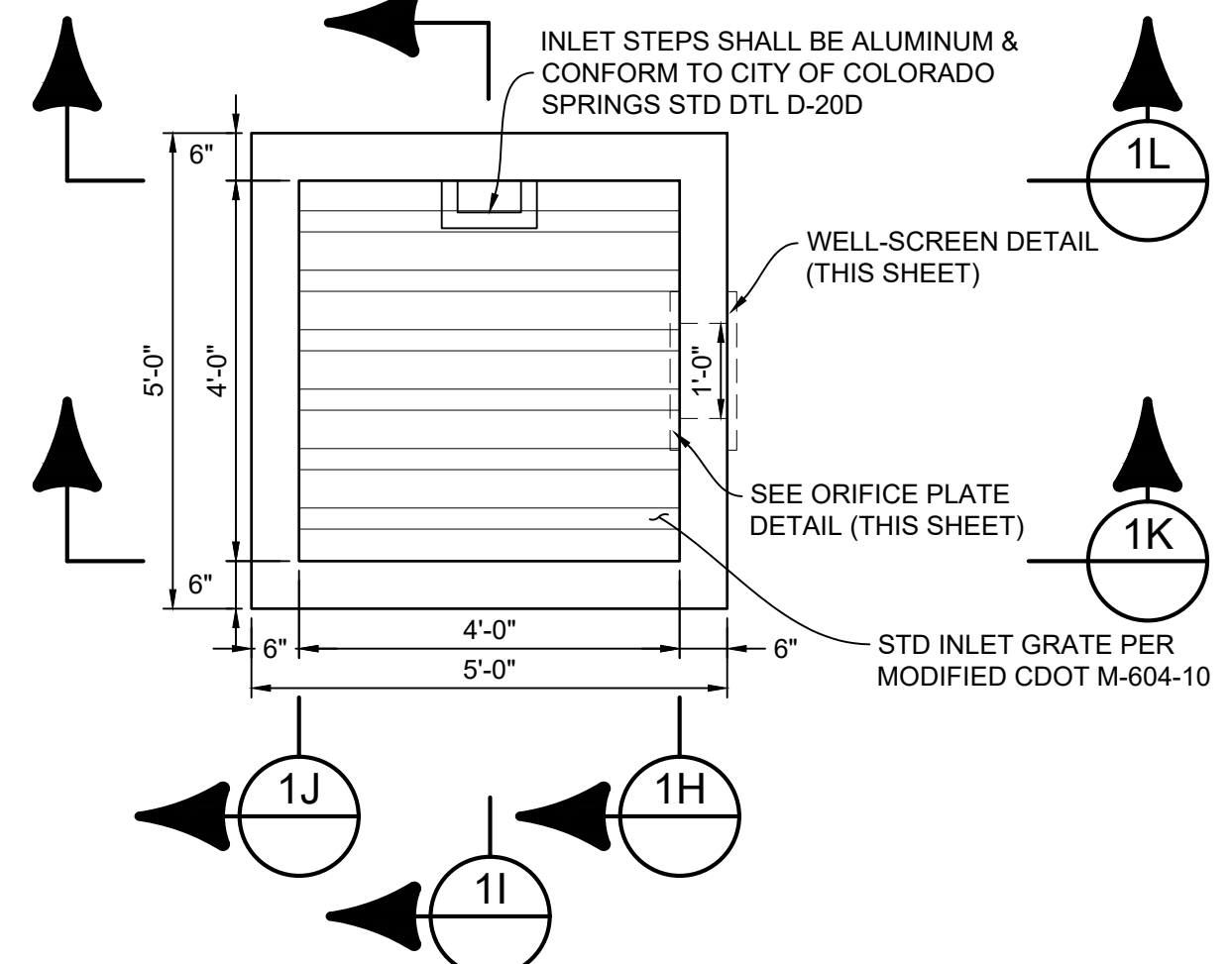
MICROPOOL
HORIZ: 1" = 5'

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

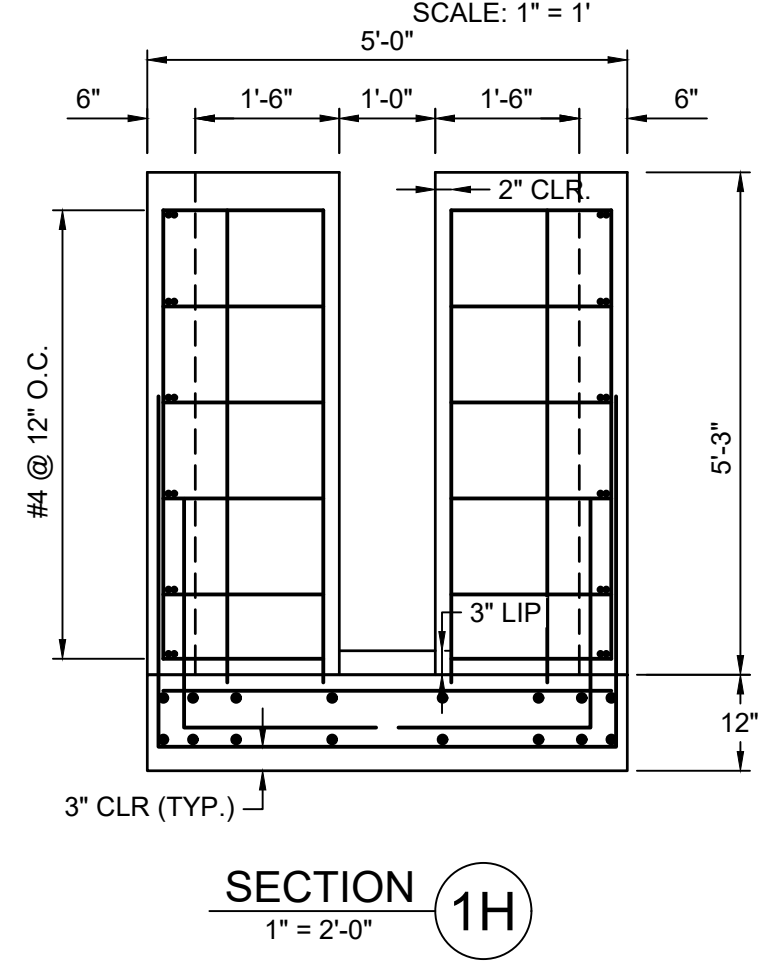
STRUCTURE	SCREEN #93 VEE WIRE SLOT OPENING	SUPPORT ROD TYPE & SPACING	TOTAL SCREEN THICKNESS	CARBON STEEL FRAME TYPE
OUTLET STRUCTURE	0.139	#156 VEE @ 3/4" O.C.	0.31"	3/8" x 1" BAR



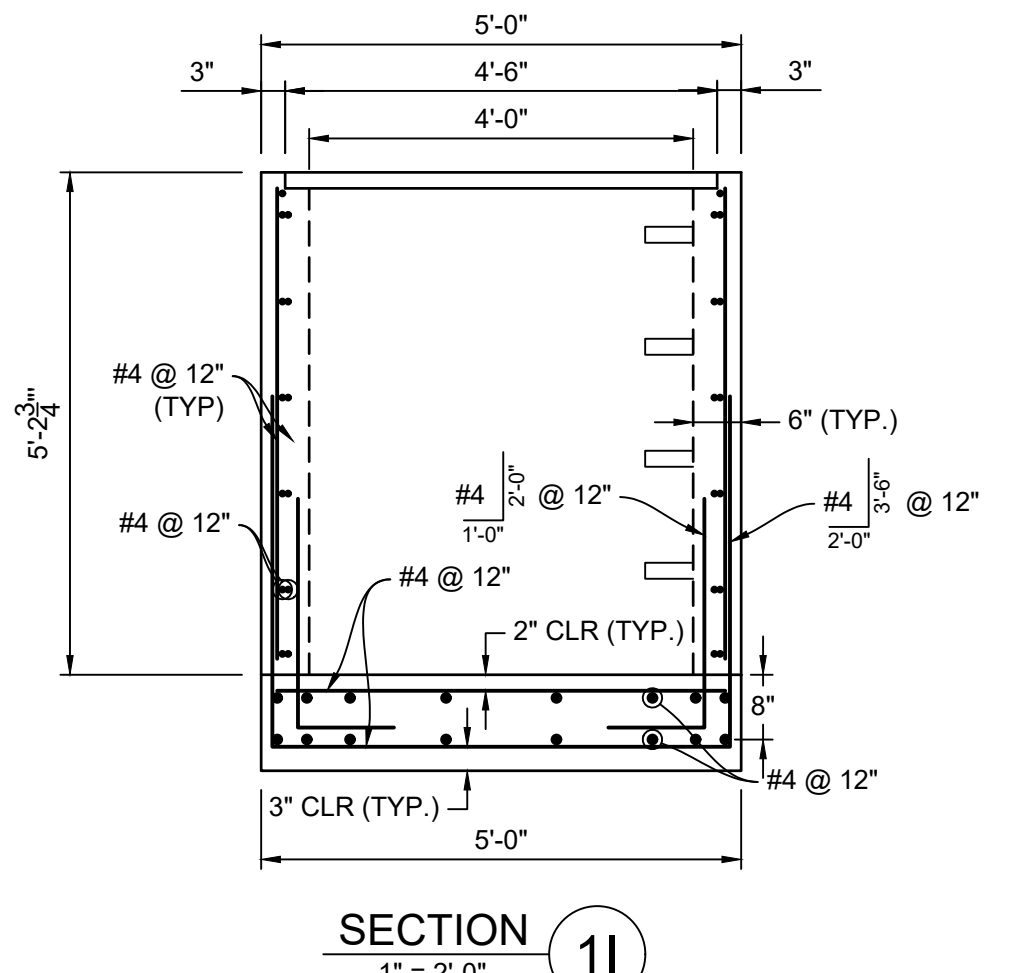
STRUCTURE DETAILS AT ORIFICE PLATE
SCALE: 1" = 1'



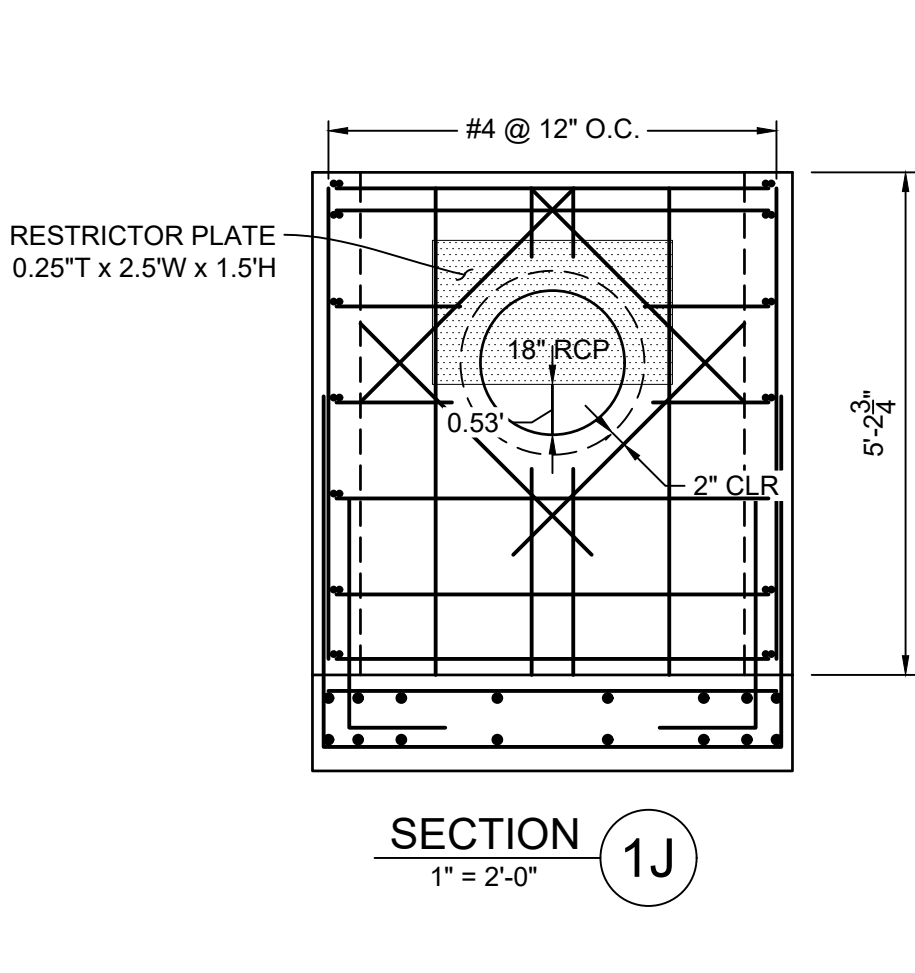
OUTLET STRUCTURE DETAILS
SCALE: 1" = 4'



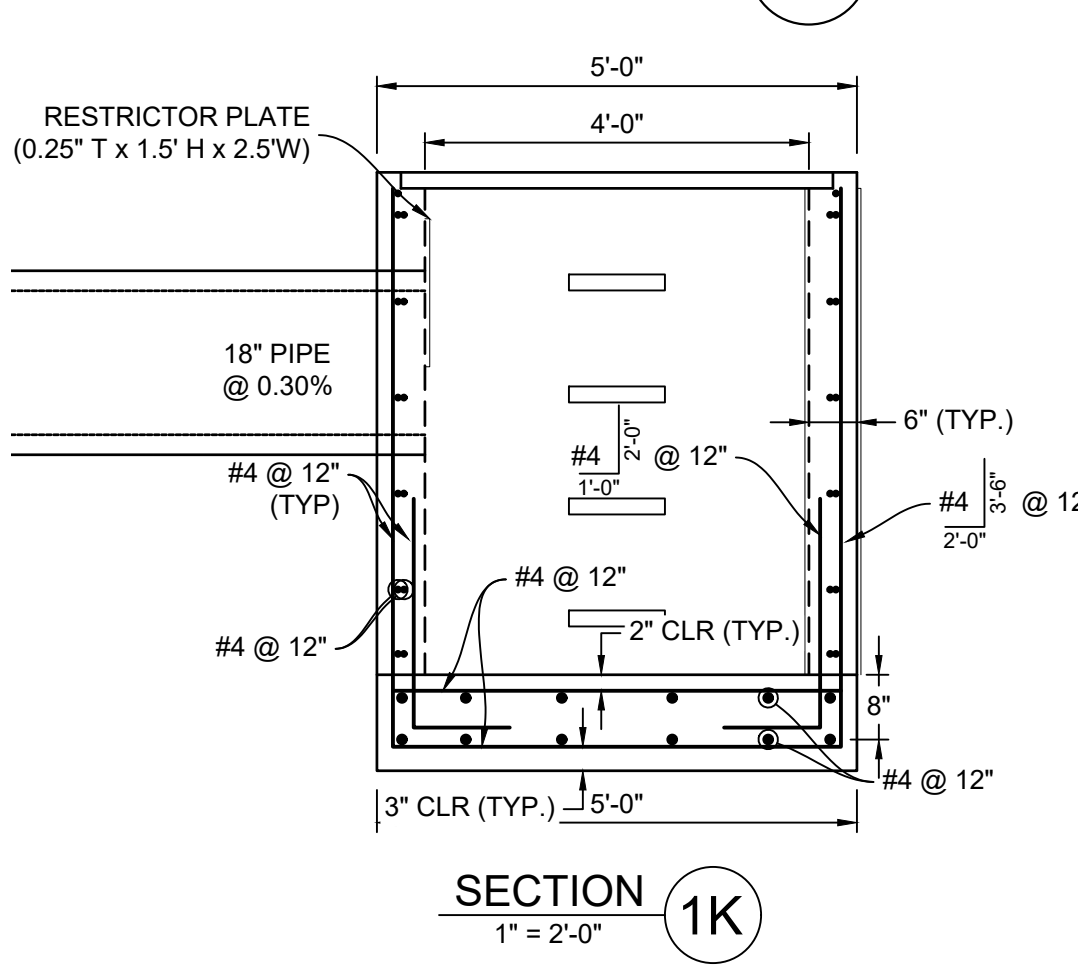
SECTION 1H
1" = 2'-0"



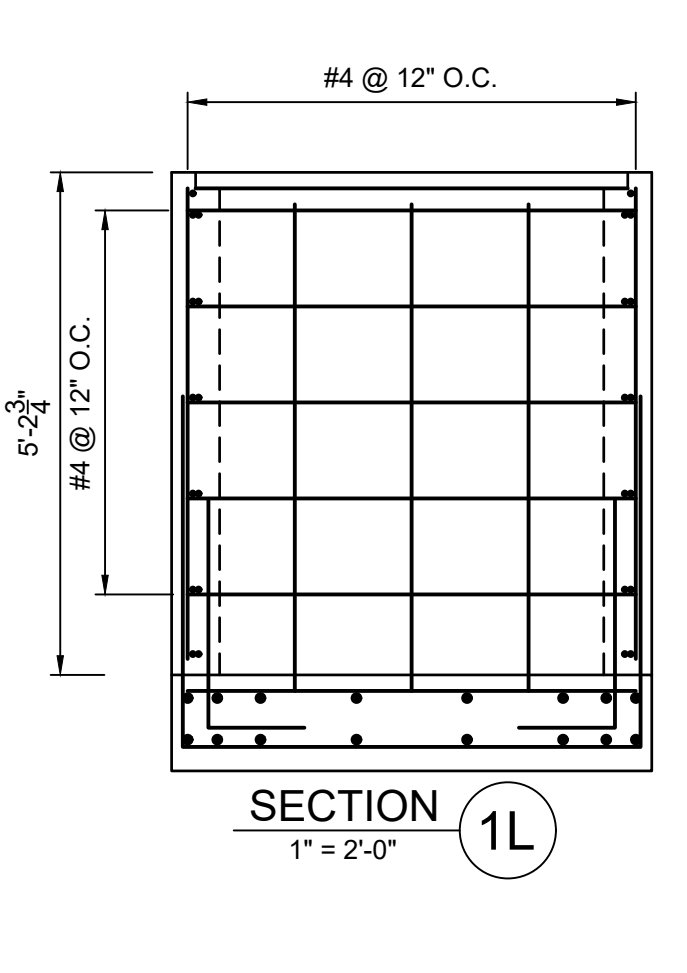
SECTION 1I
1" = 2'-0"



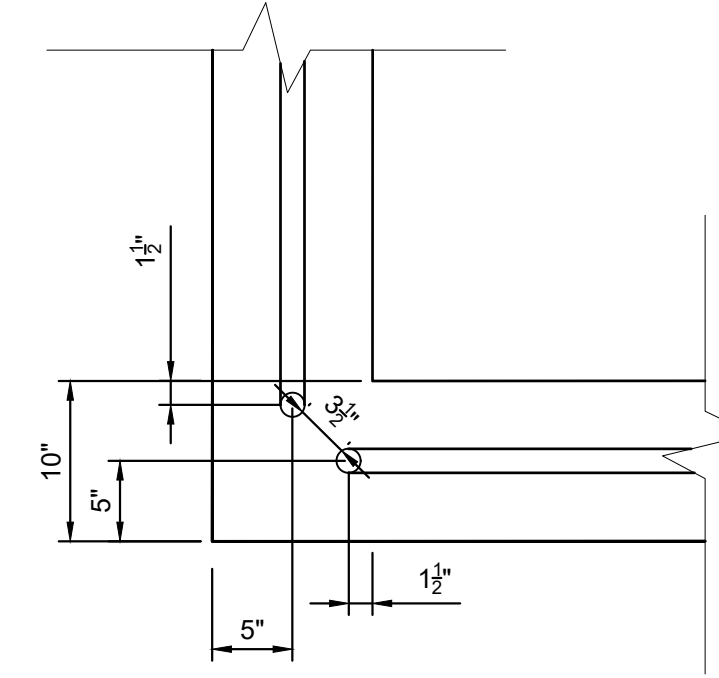
SECTION 1J
1" = 2'-0"



SECTION 1K
1" = 2'-0"

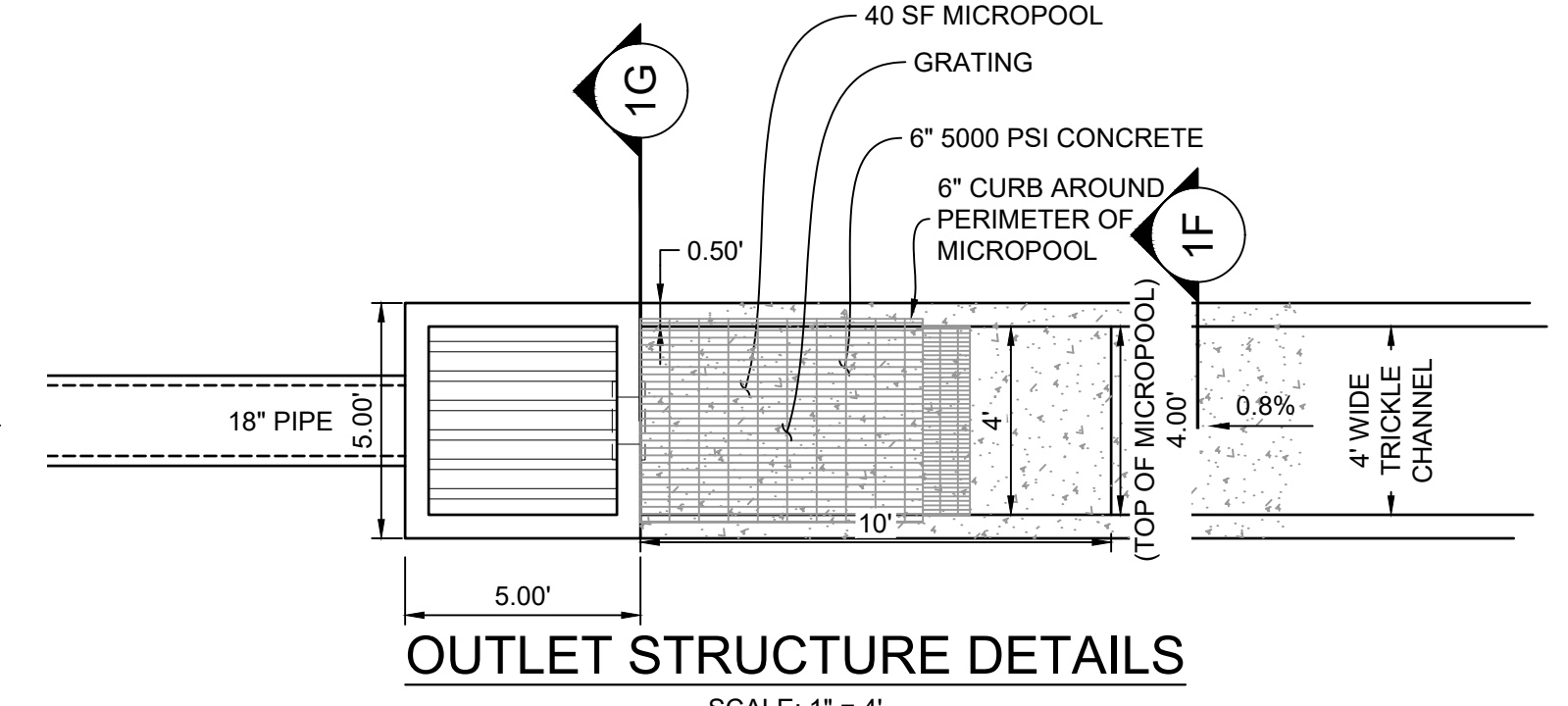


SECTION 1L
1" = 2'-0"

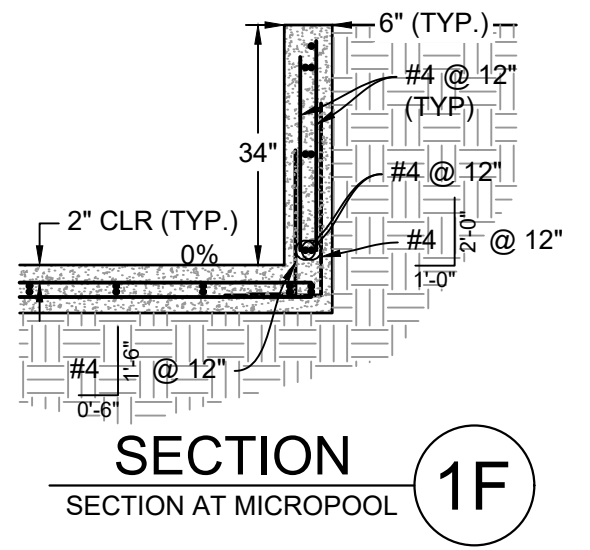


SAFETY RAIL CORNER DETAIL
1" = 1'

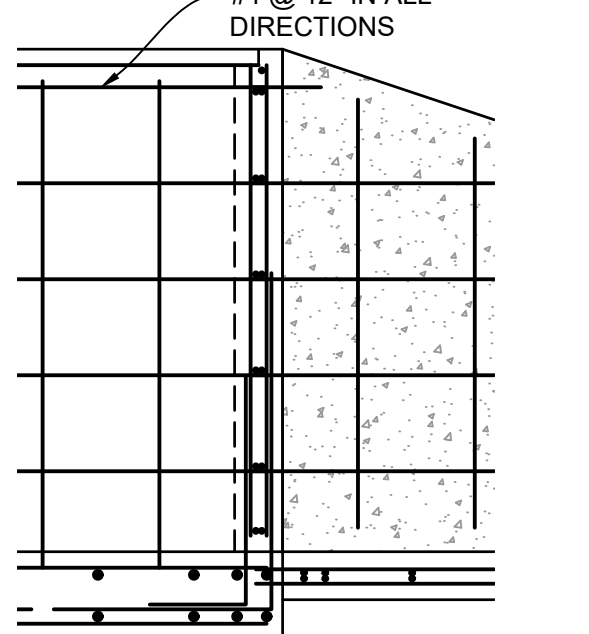
- RAIL NOTES:**
- ALL PIPE IS 1 1/2" Ø HOT-DIPPE GALV. SCH 40 STEEL PIPE. DIMENSIONS SHOWN ARE FROM CENTER OF PIPE UNLESS OTHERWISE NOTED.
 - RAILING SHALL BE PLACED AT ALL LOCATIONS WHERE FALL HEIGHT IS GREATER THAN 30".
 - MAXIMUM HORIZONTAL SPACING FOR ANCHOR POSTS TO BE 8'.



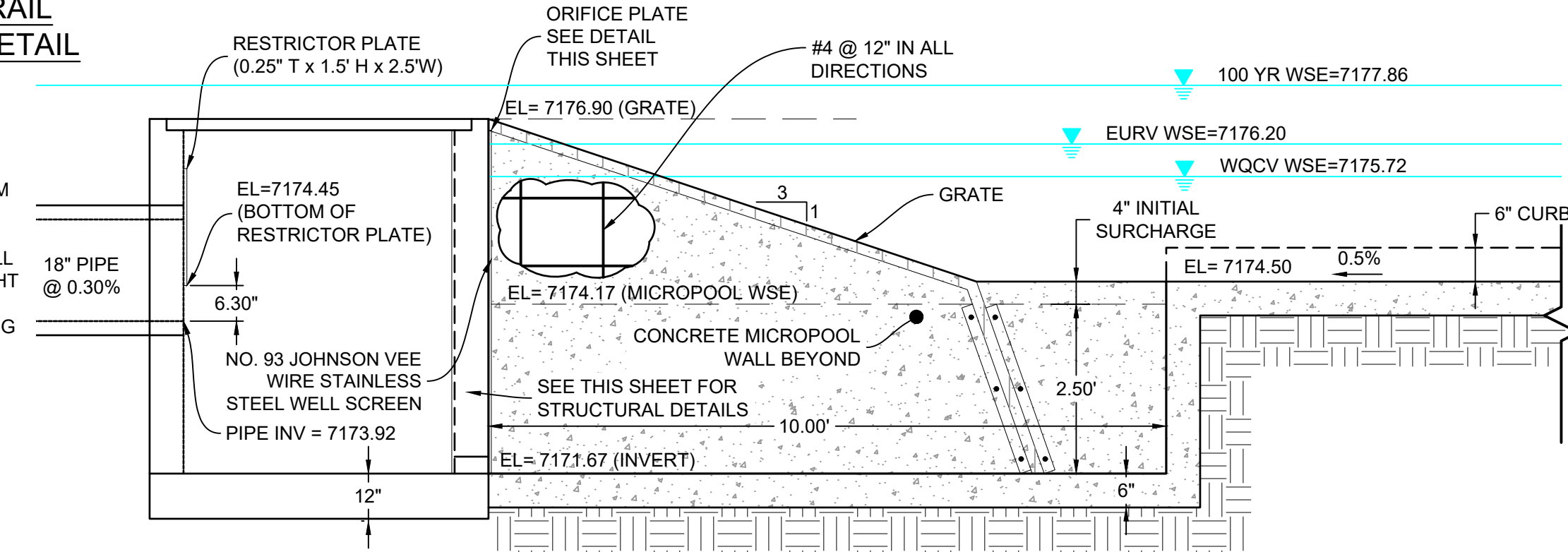
OUTLET STRUCTURE DETAILS
SCALE: 1" = 4'



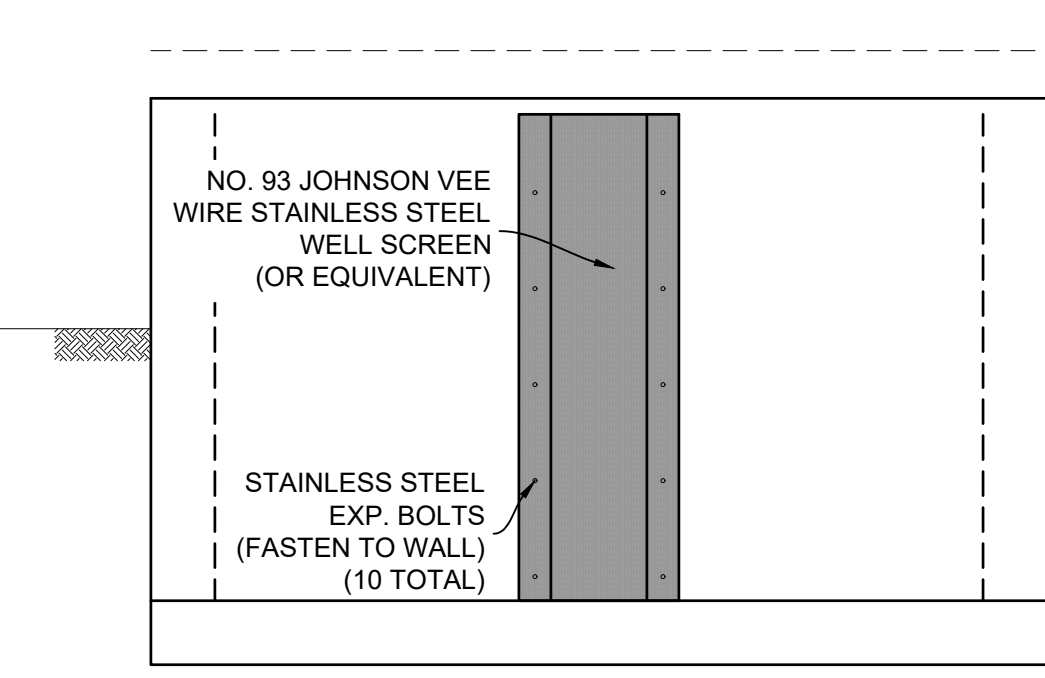
SECTION 1F
SECTION AT MICROPOOL



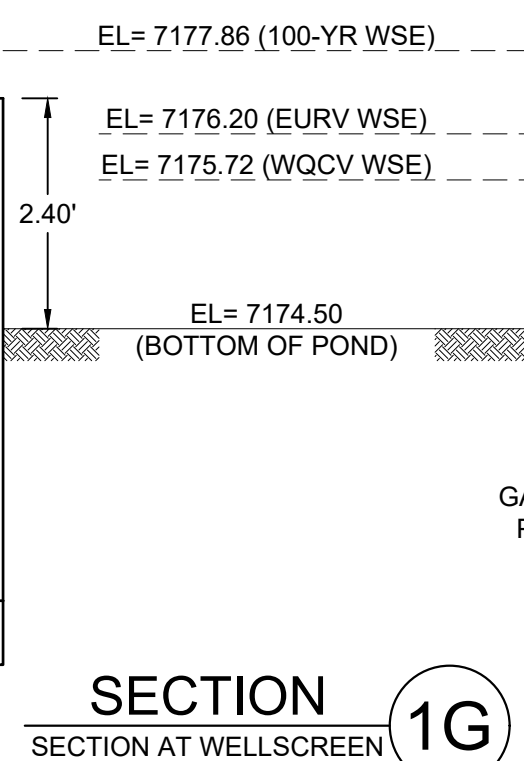
MICROPOOL TO OUTLET STRUCTURE CONNECTION
HORIZ: 1" = 2'



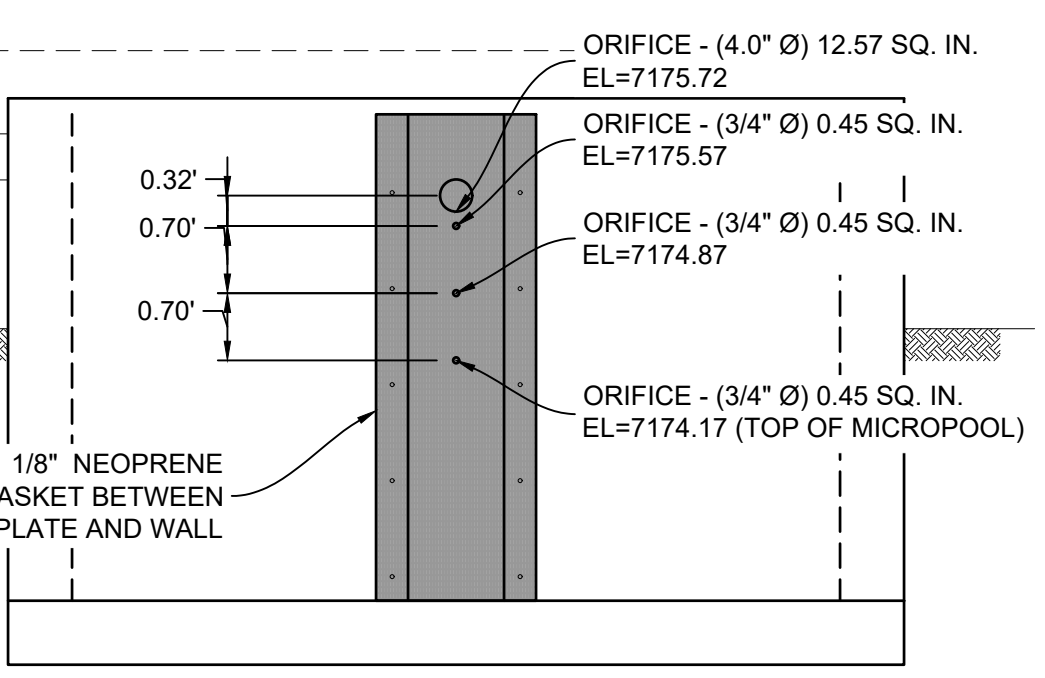
MICROPOOL - CL PROFILE
HORIZ: 1" = 2'



WELL SCREEN DETAIL
HORIZ: 1" = 2'



SECTION 1G
SECTION AT WELLSCREEN

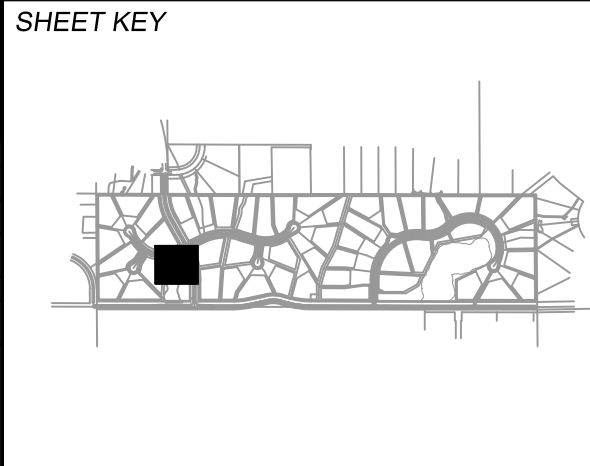


ORIFICE PLATE DETAIL
HORIZ: 1" = 2'

NO.	DATE	DESCRIPTION	BY

COMPUTER FILE MANAGEMENT

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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 L'WA PLS 28658'

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

PREPARED BY:
Matrix

SEAL

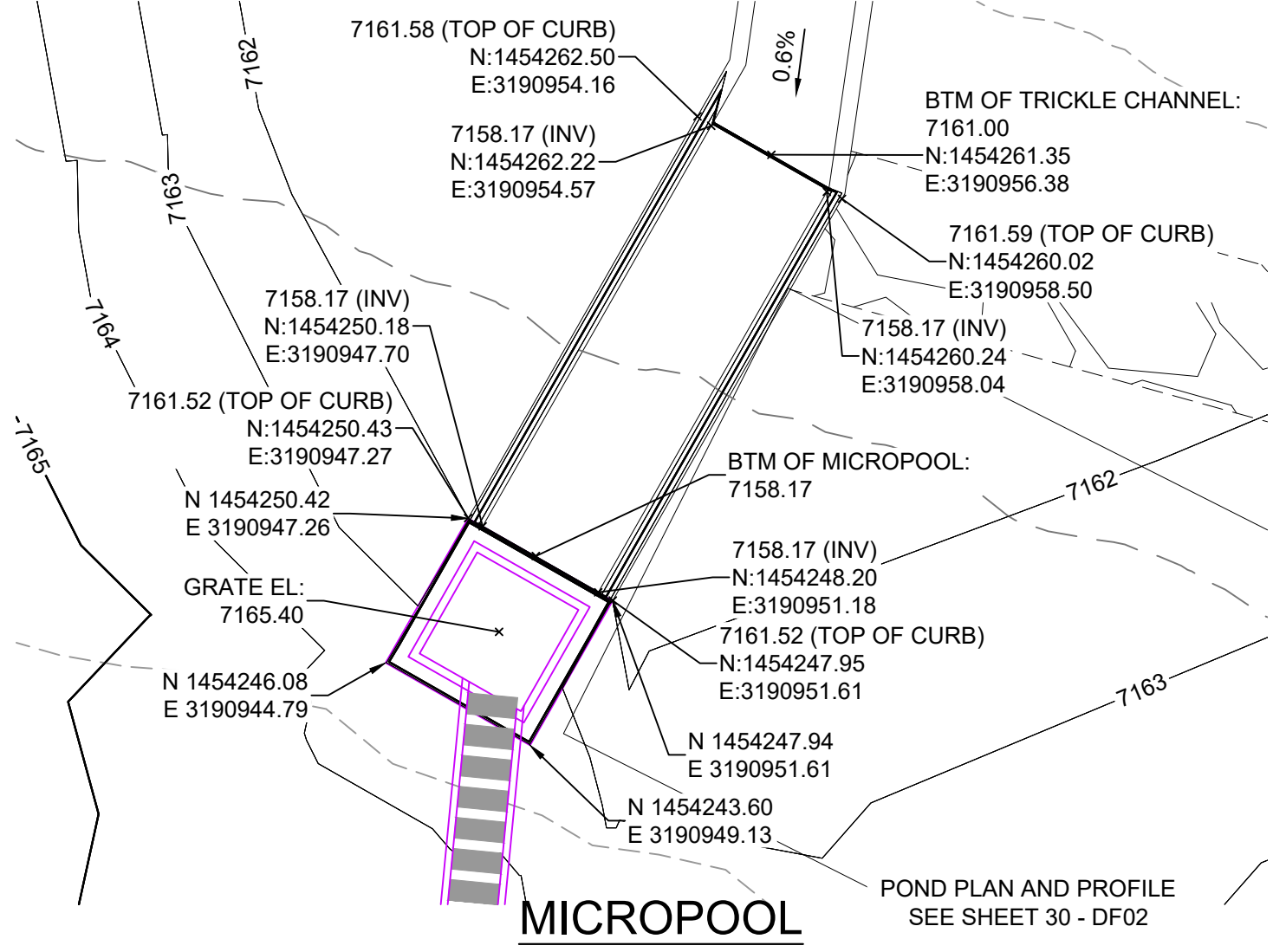
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

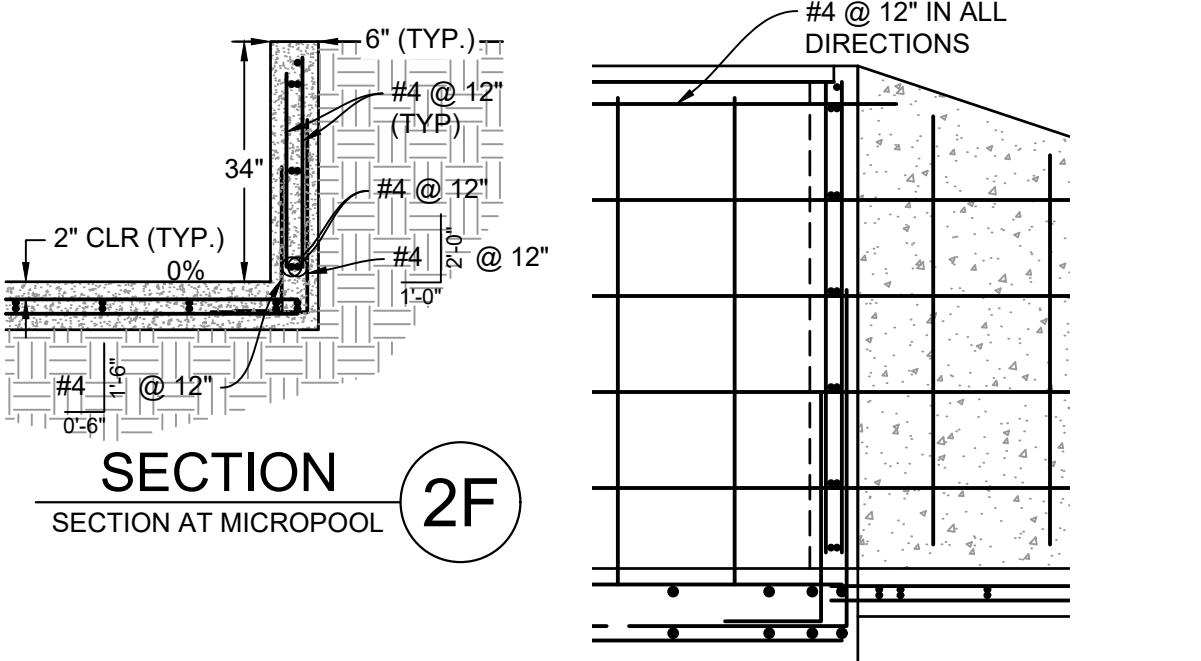
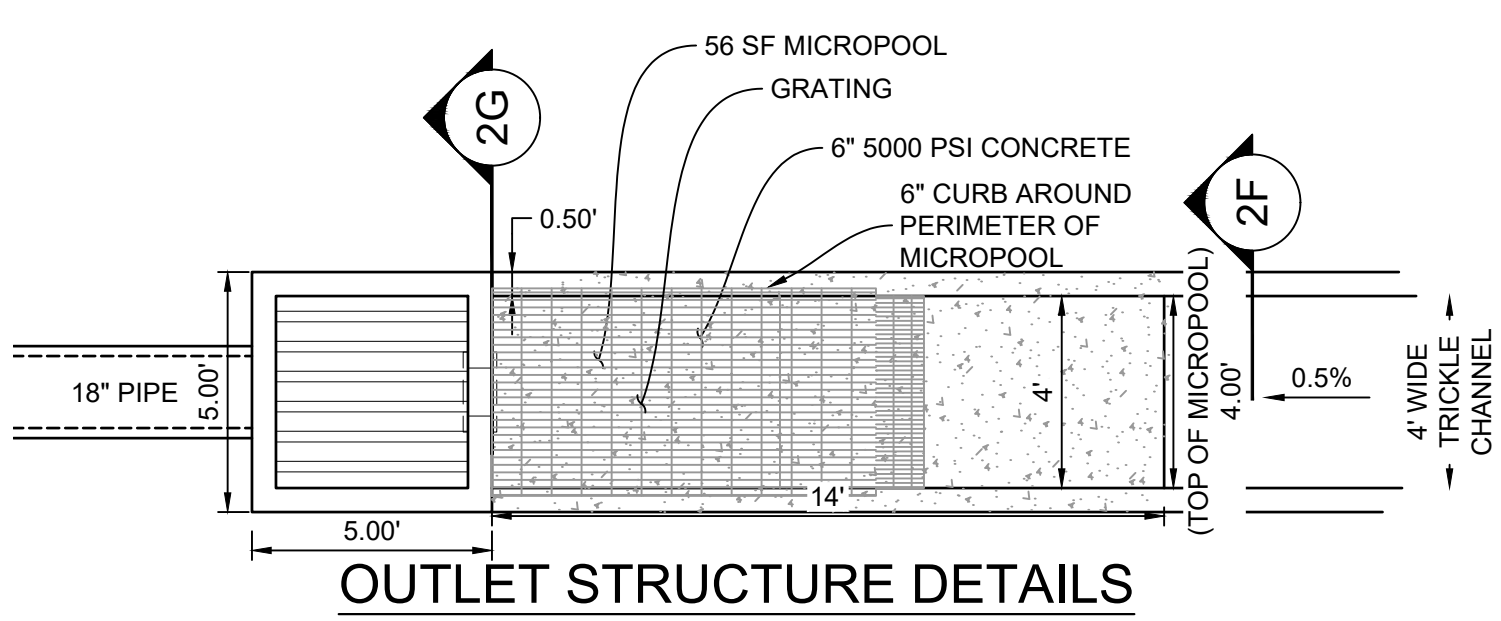
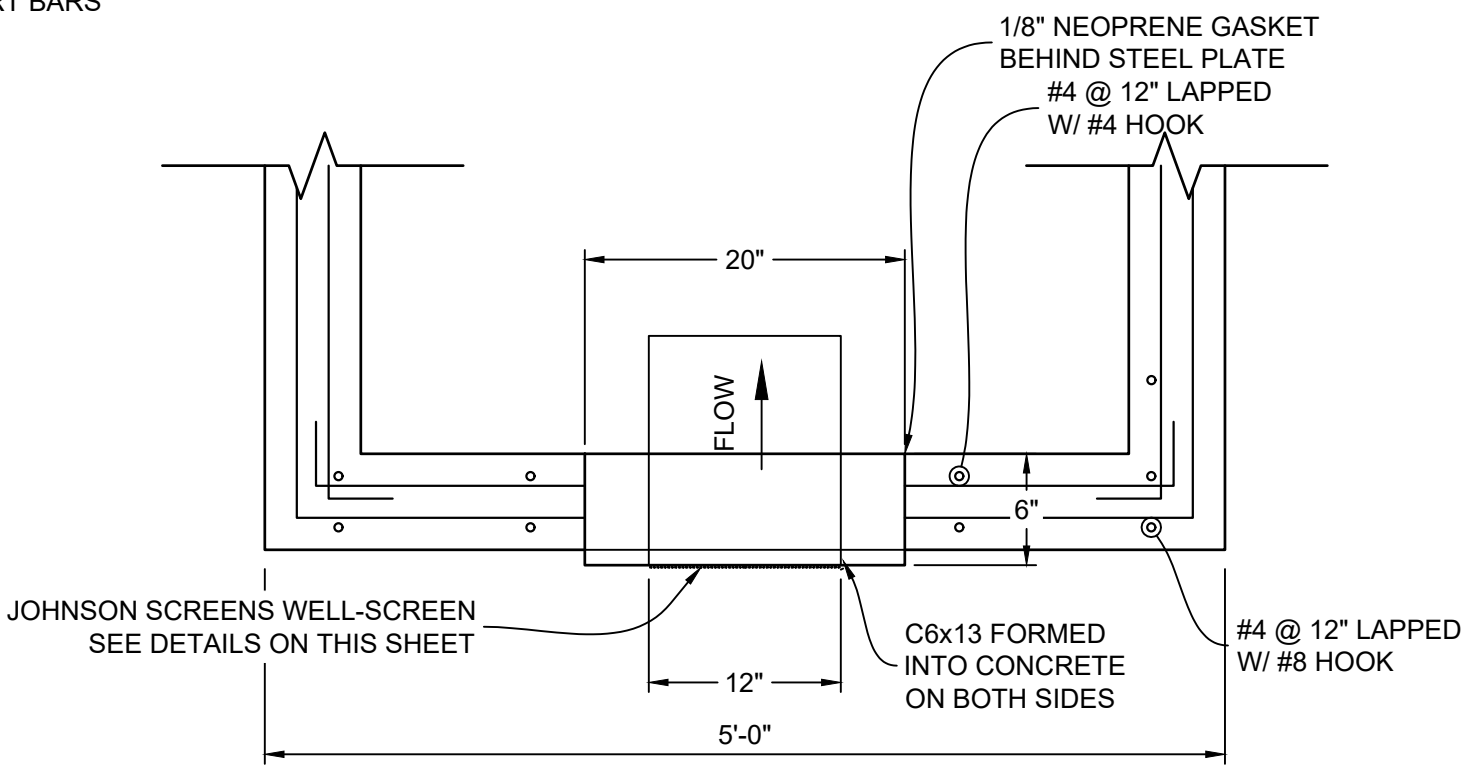
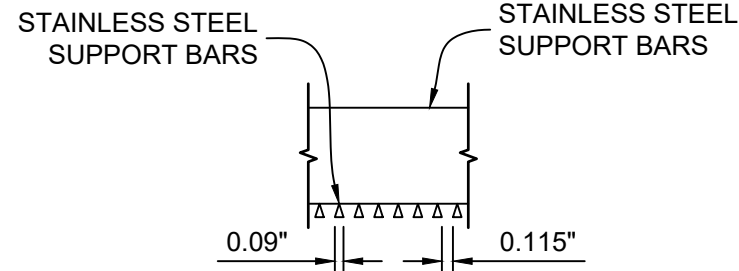
DF-1 OUTLET STRUCTURE PLAN & DETAILS

DESIGNED BY: BAS	SCALE: N/A	DATE ISSUED: DECEMBER 2020	DRAWING No. DF06
DRAWN BY: BAS	HORIZ: N/A	34 OF 40	
CHECKED BY: CP	VERT: N/A	SHEET	



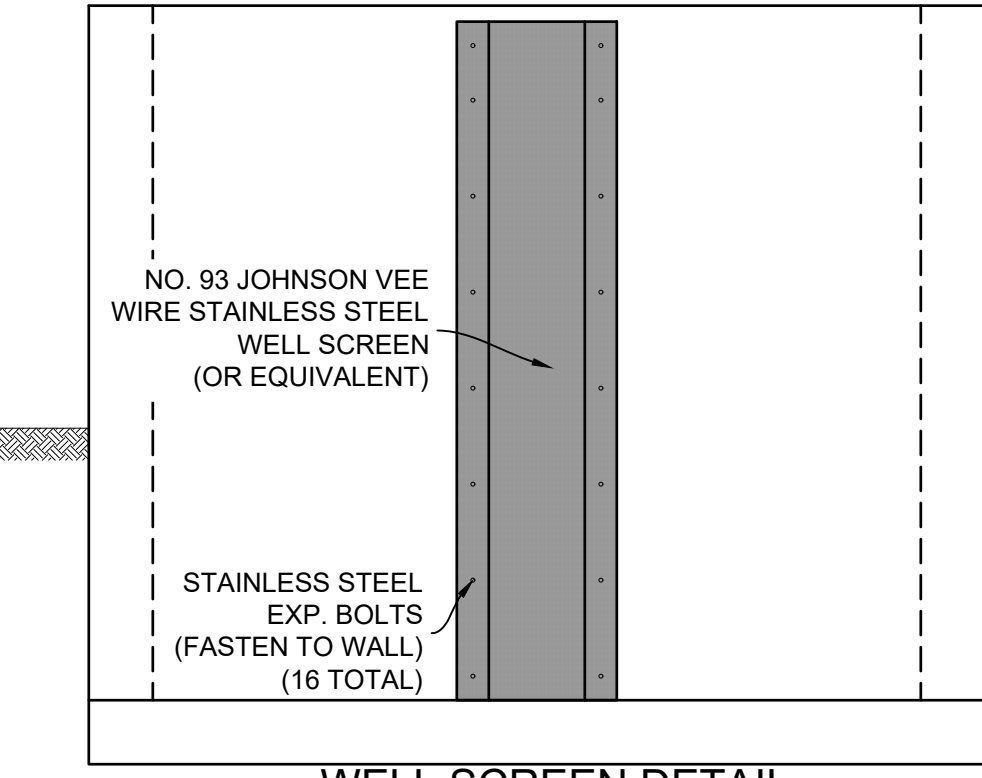
JOHNSON SCREENS STAINLESS STEEL VEE WIRE FILTERS WELL-SCREEN (OR EQUAL)

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

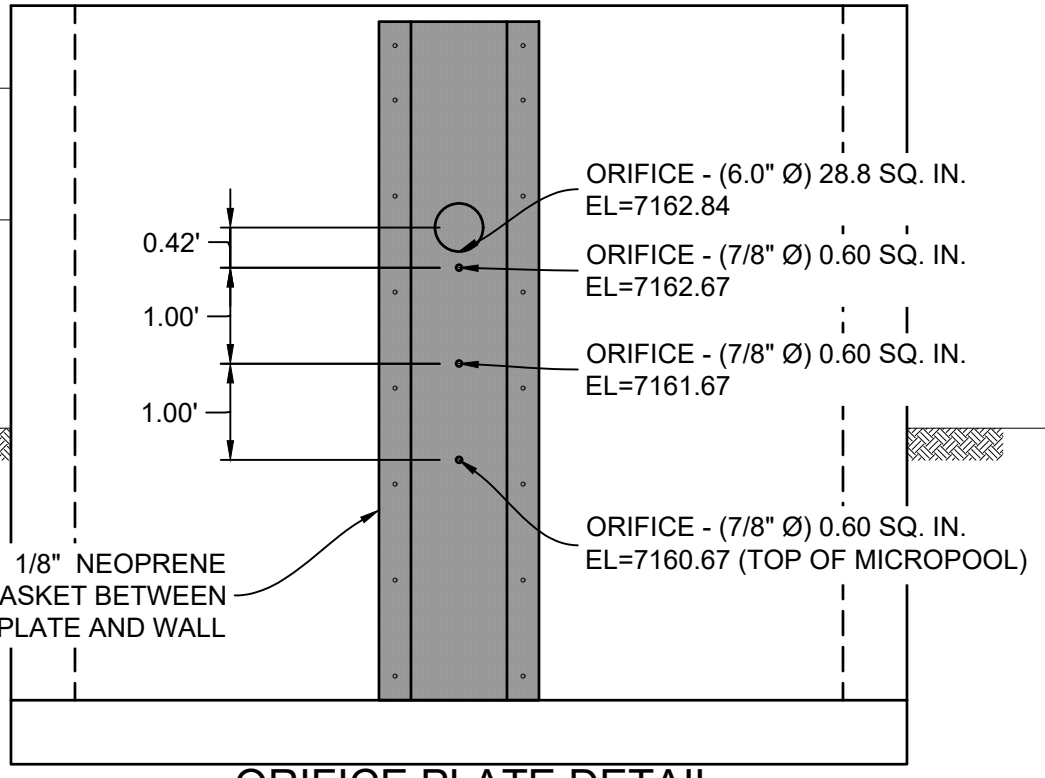


MICROPOOL TO OUTLET STRUCTURE CONNECTION

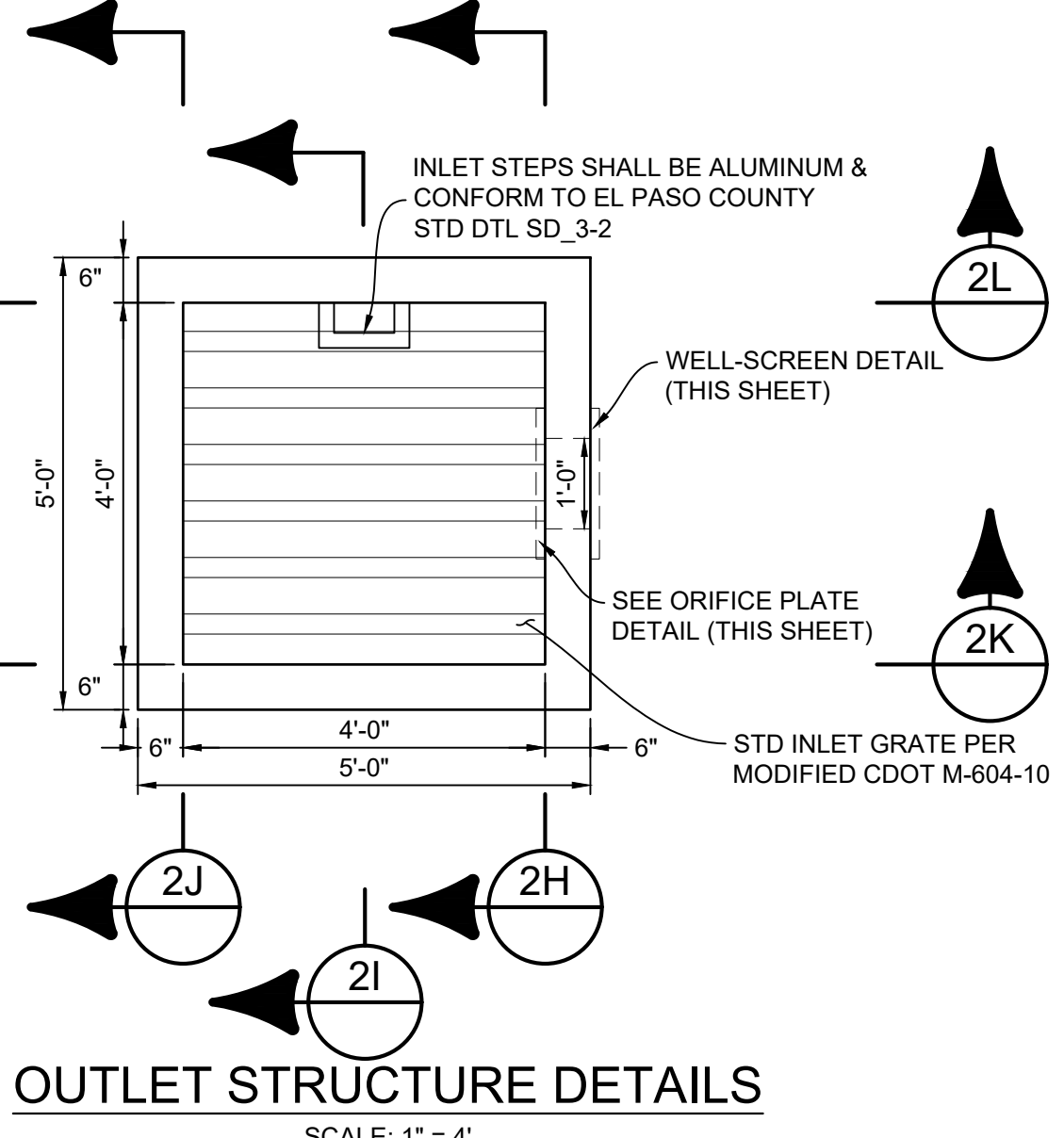
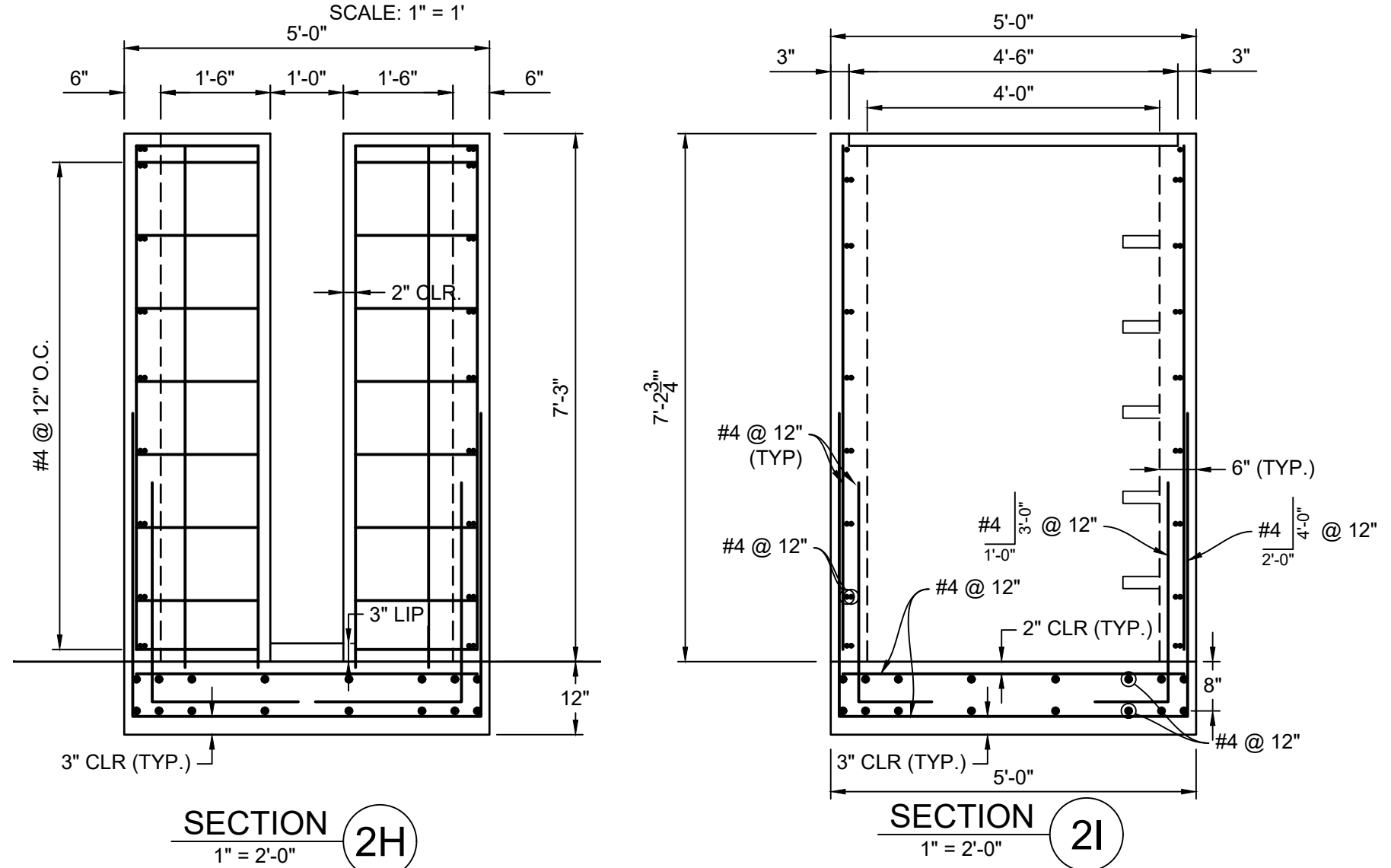
MICROPOOL - CL PROFILE



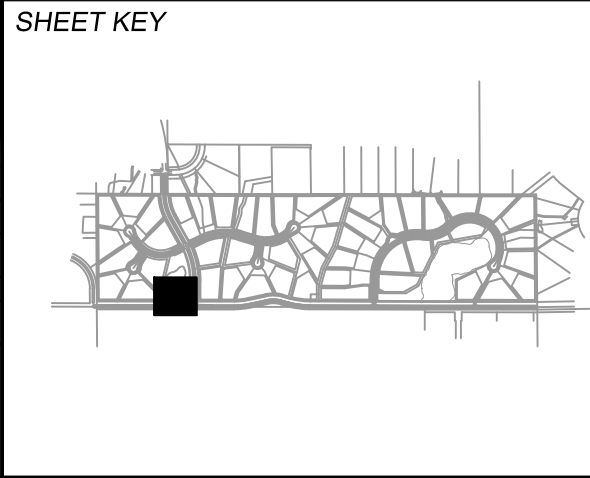
SECTION 2G



STRUCTURE DETAILS AT ORIFICE PLATE



REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	BY
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X-1105-PR-SITE	##	##		##
X-Tile-W-R&S	##	##		##
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\DF05-07.dwg				
CTB FILE: Matrix(black).ctb				
PLOT DATE: December 18, 2020 1:02:31 PM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



BENCHMARK
 NGS T 294 ELEVATION - 7247.10' NAVD 88

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

PREPARED BY:
 Matrix

SEAL

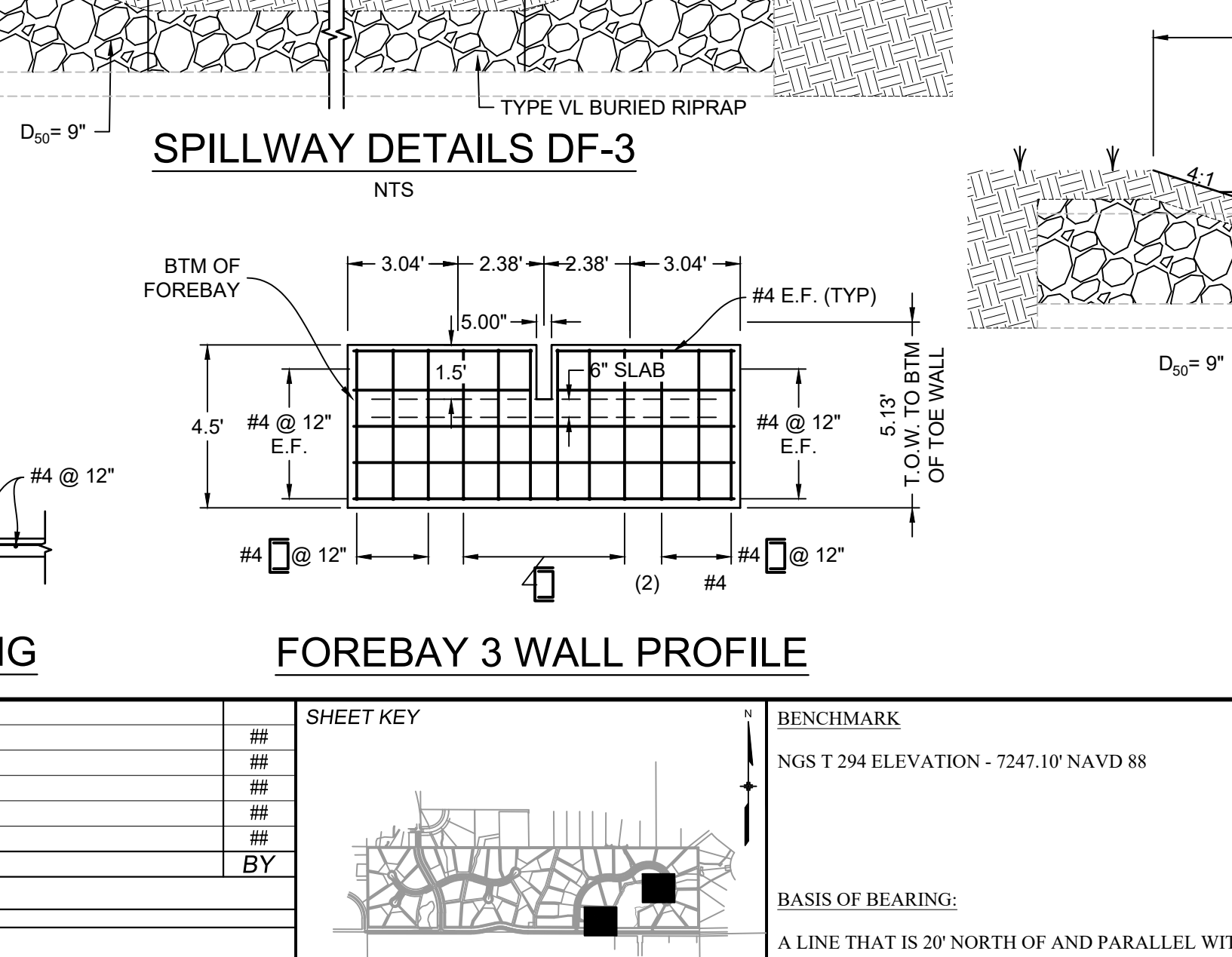
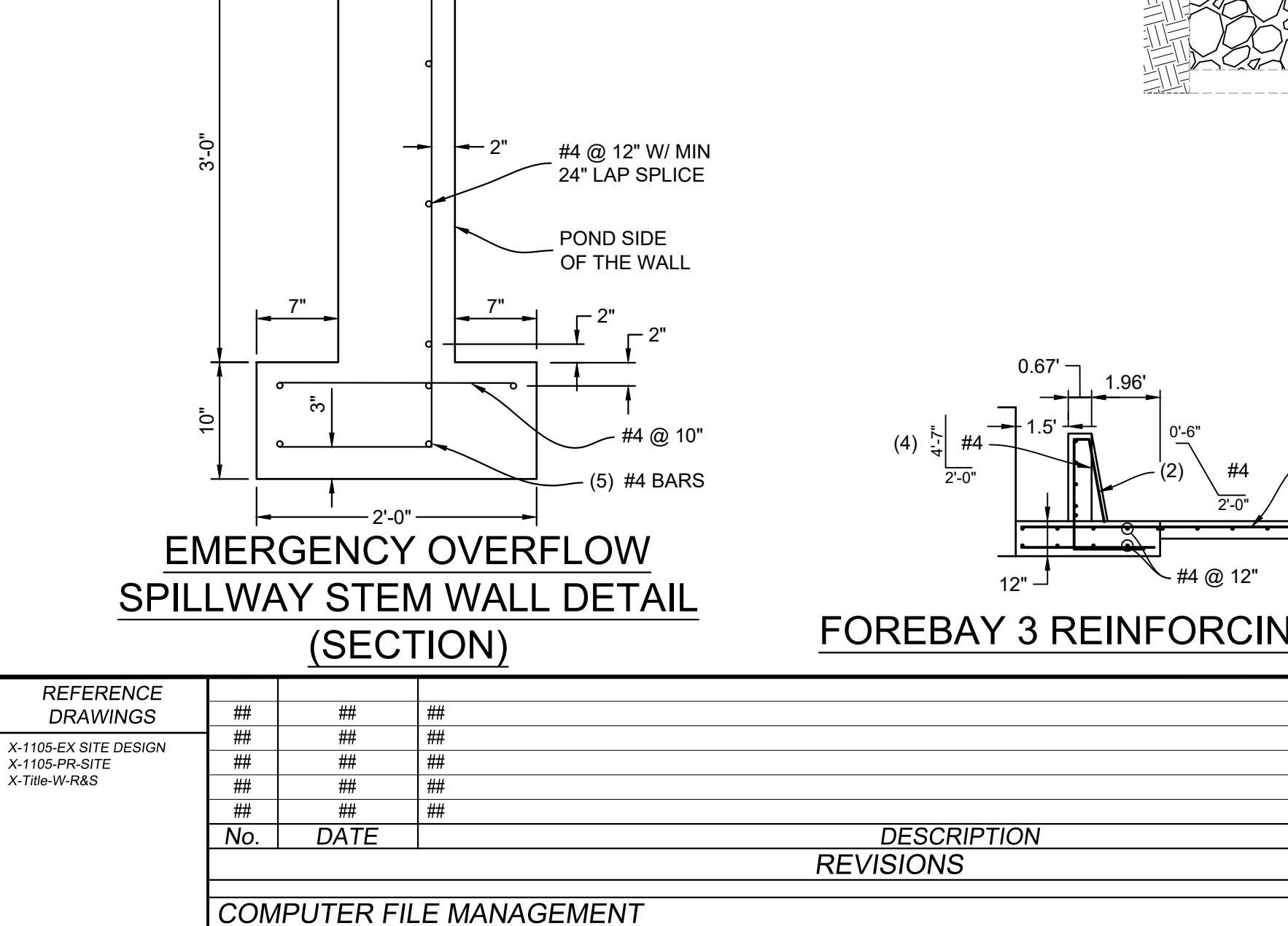
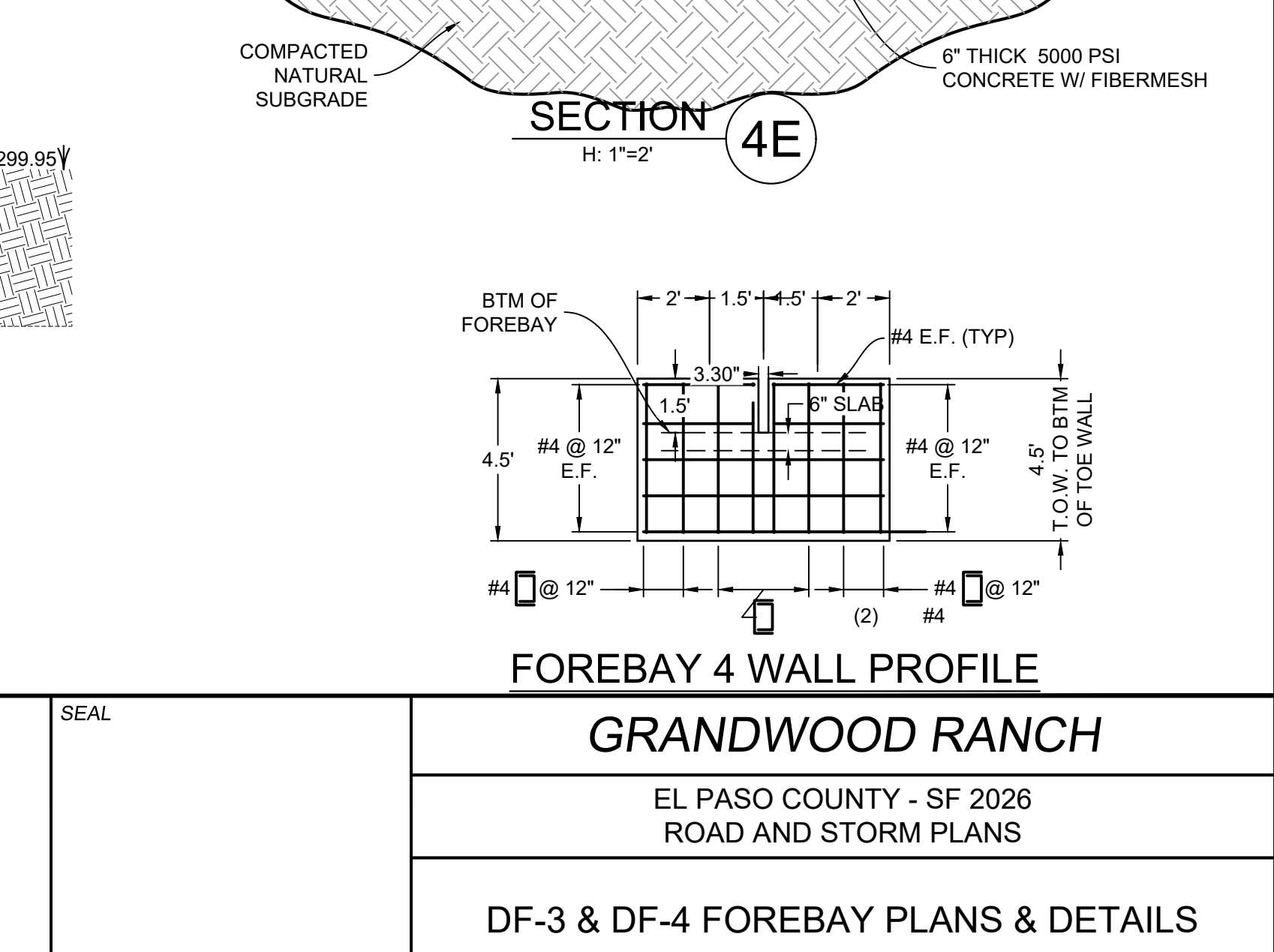
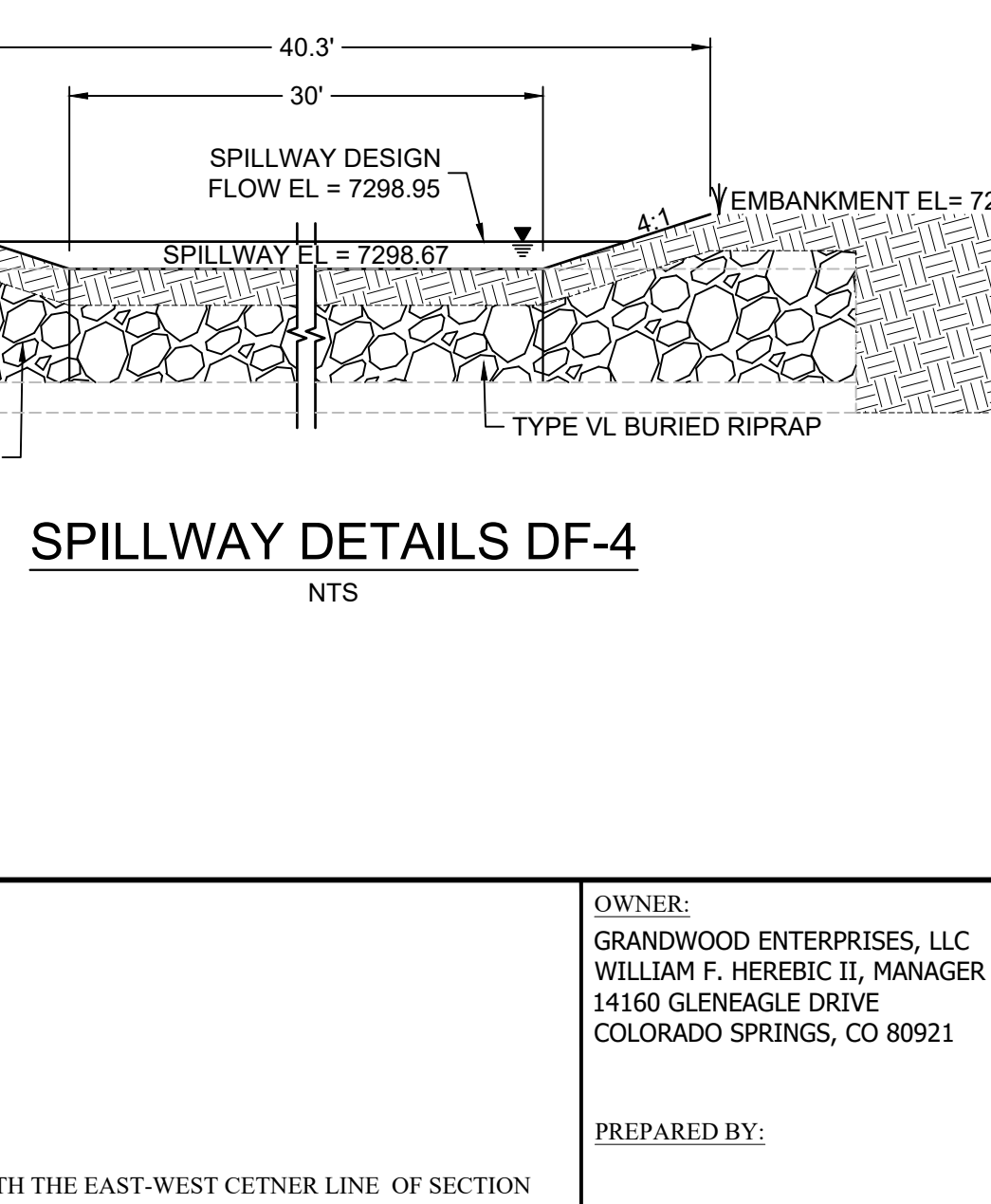
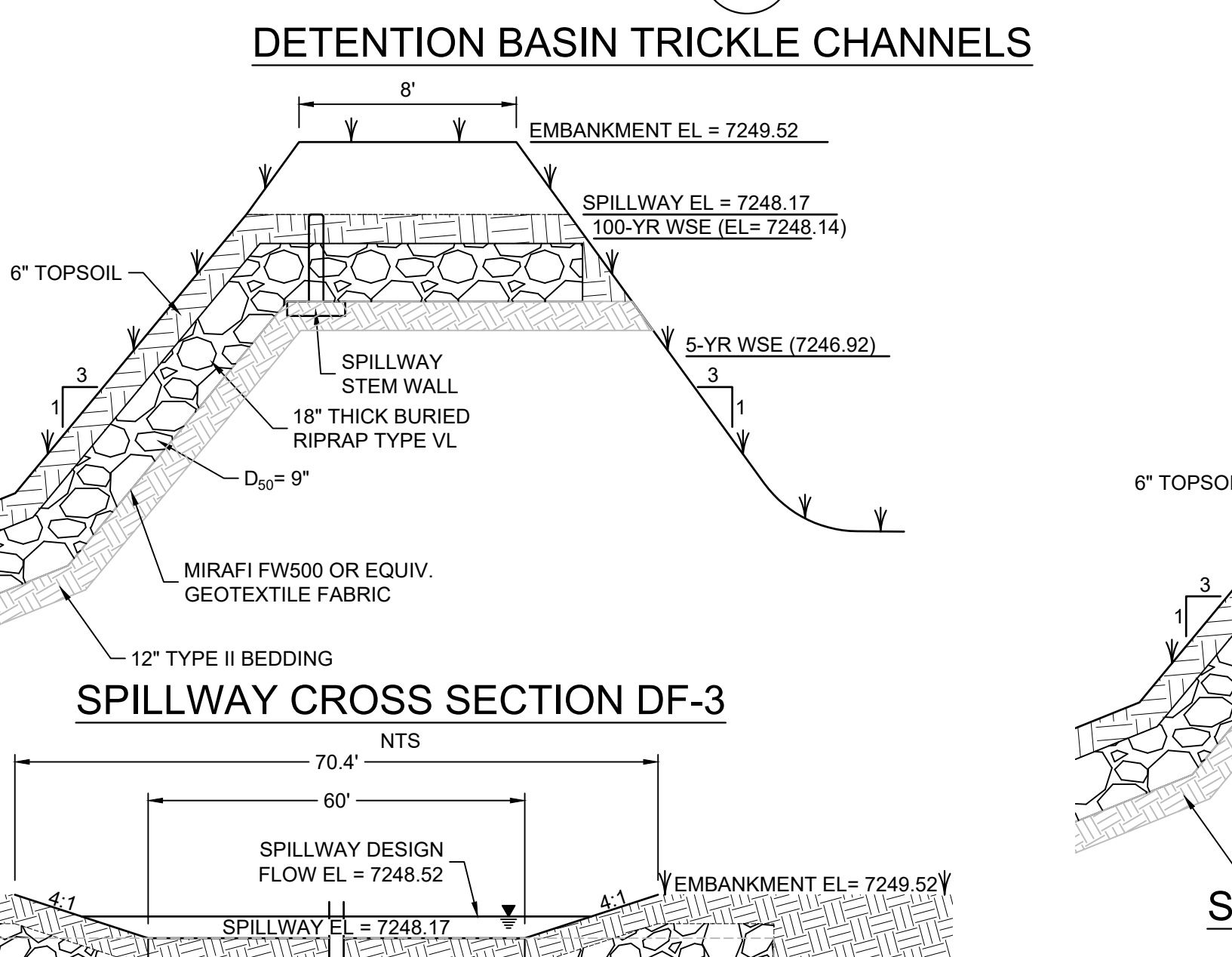
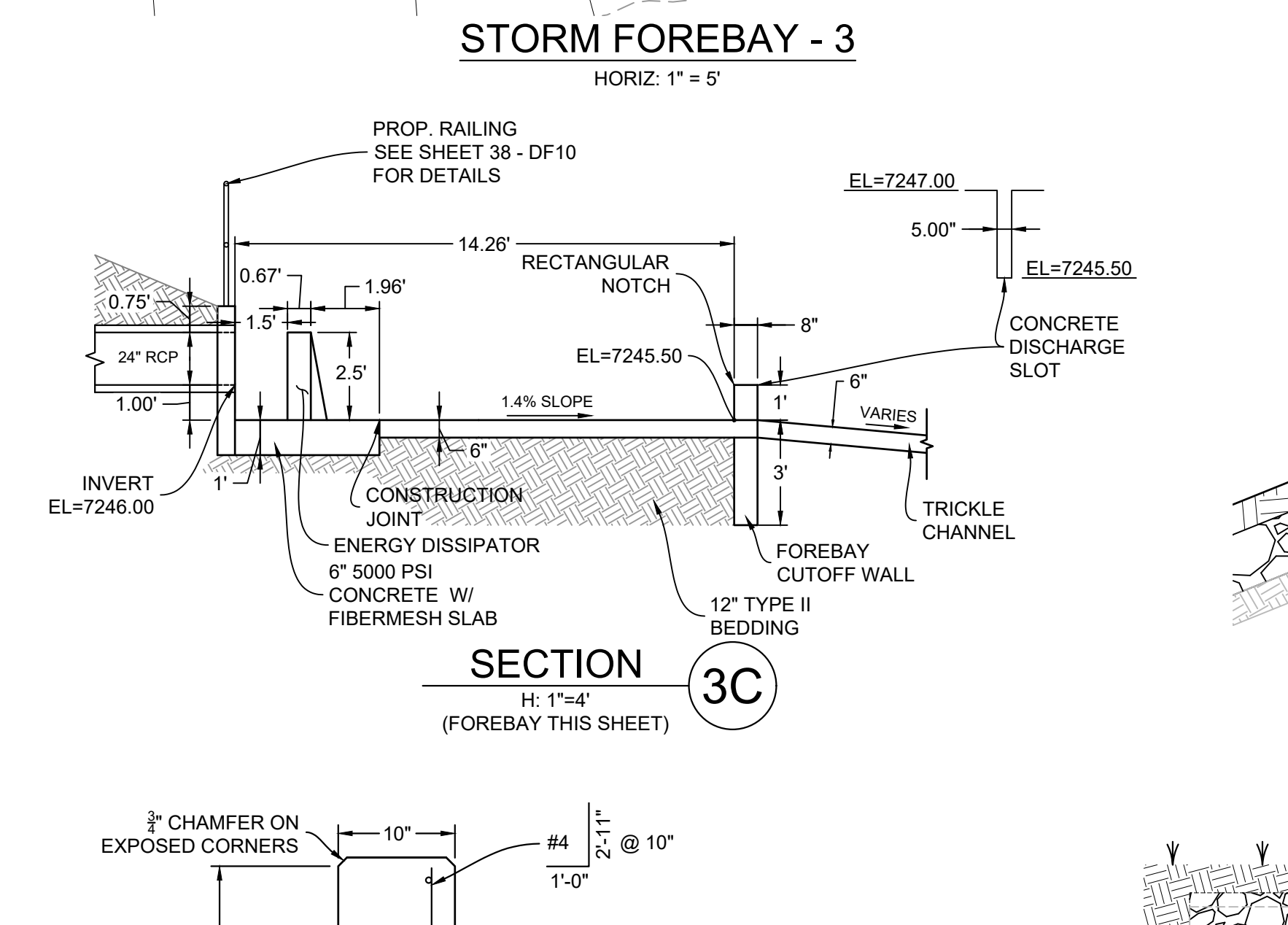
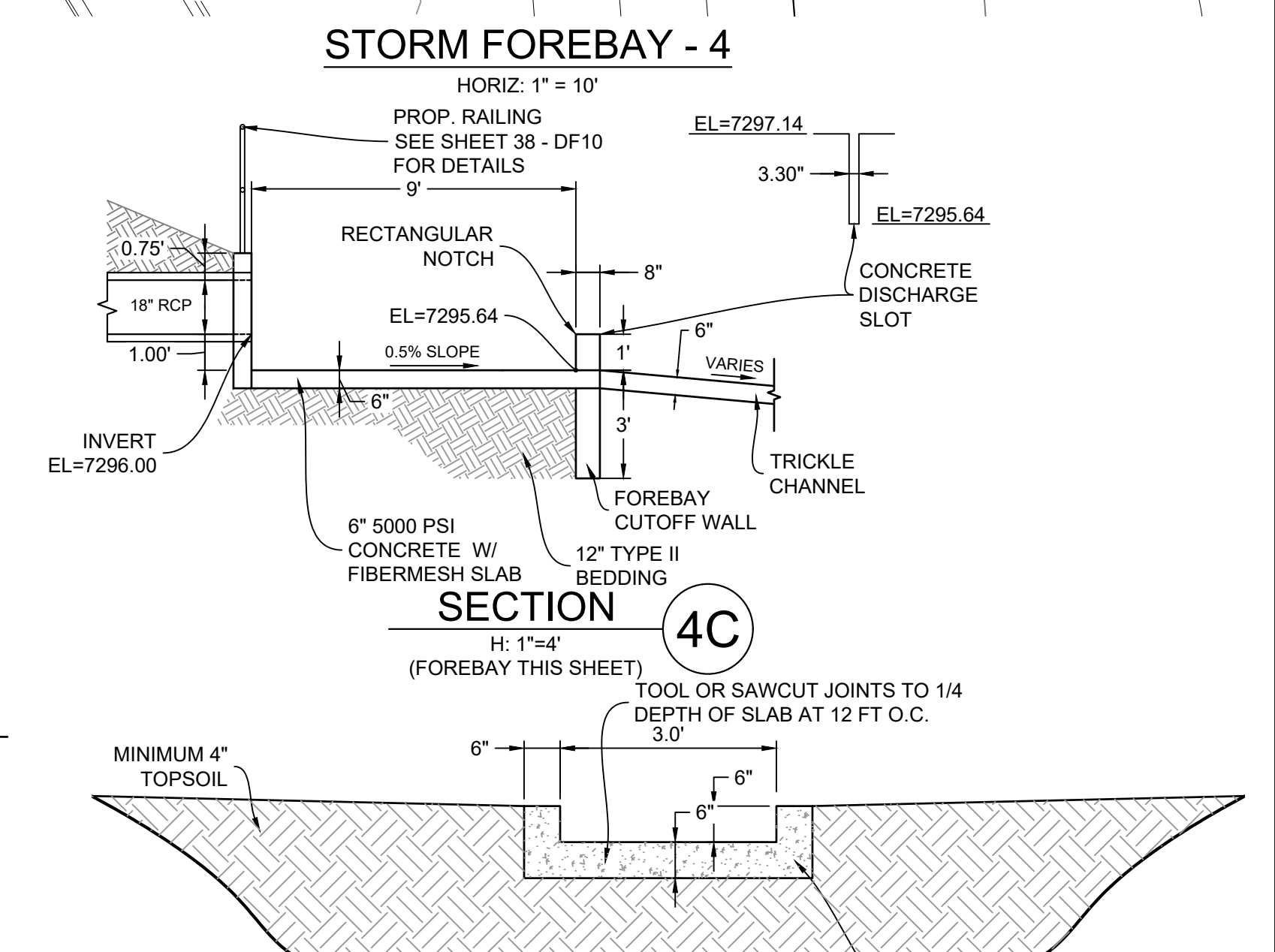
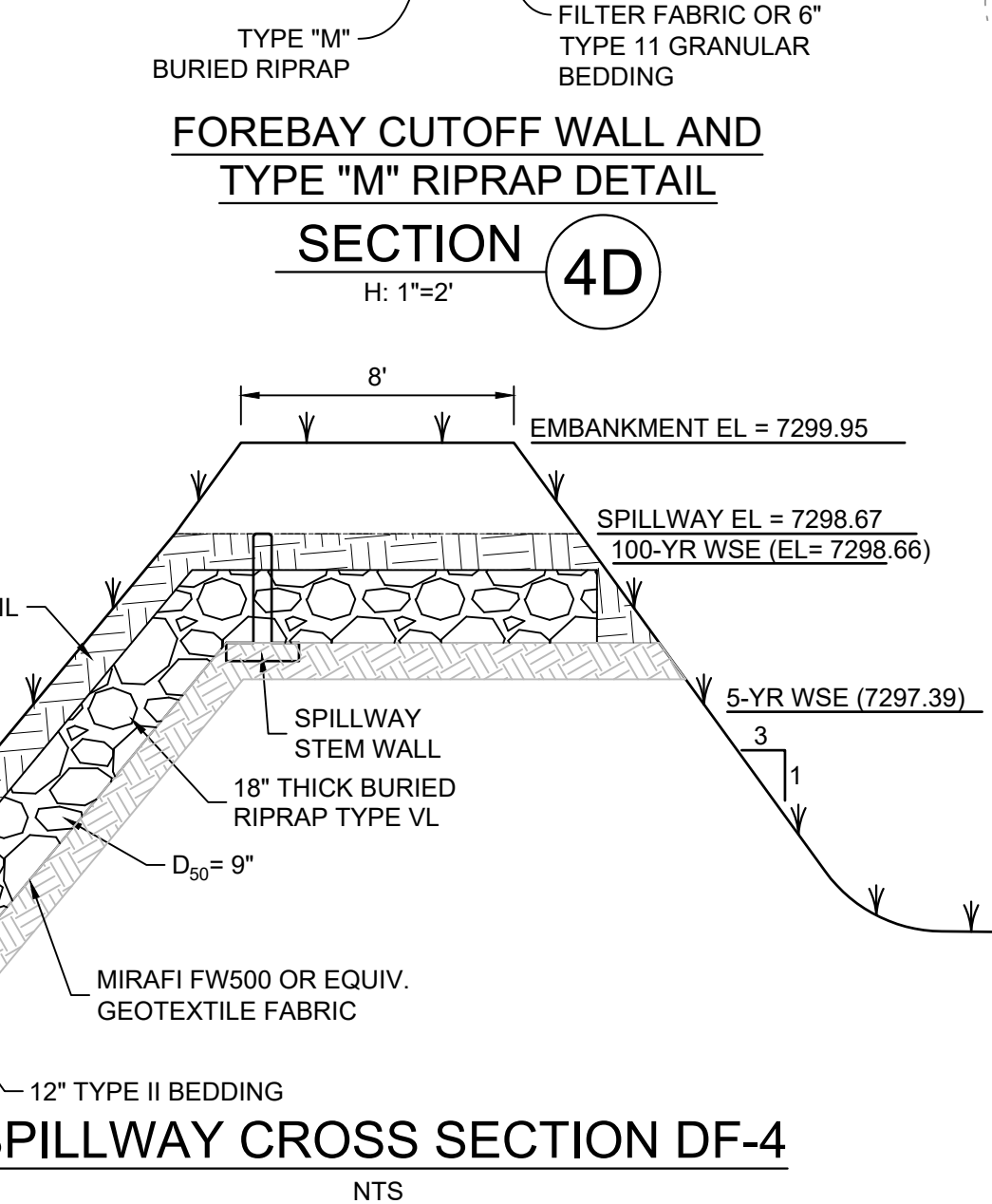
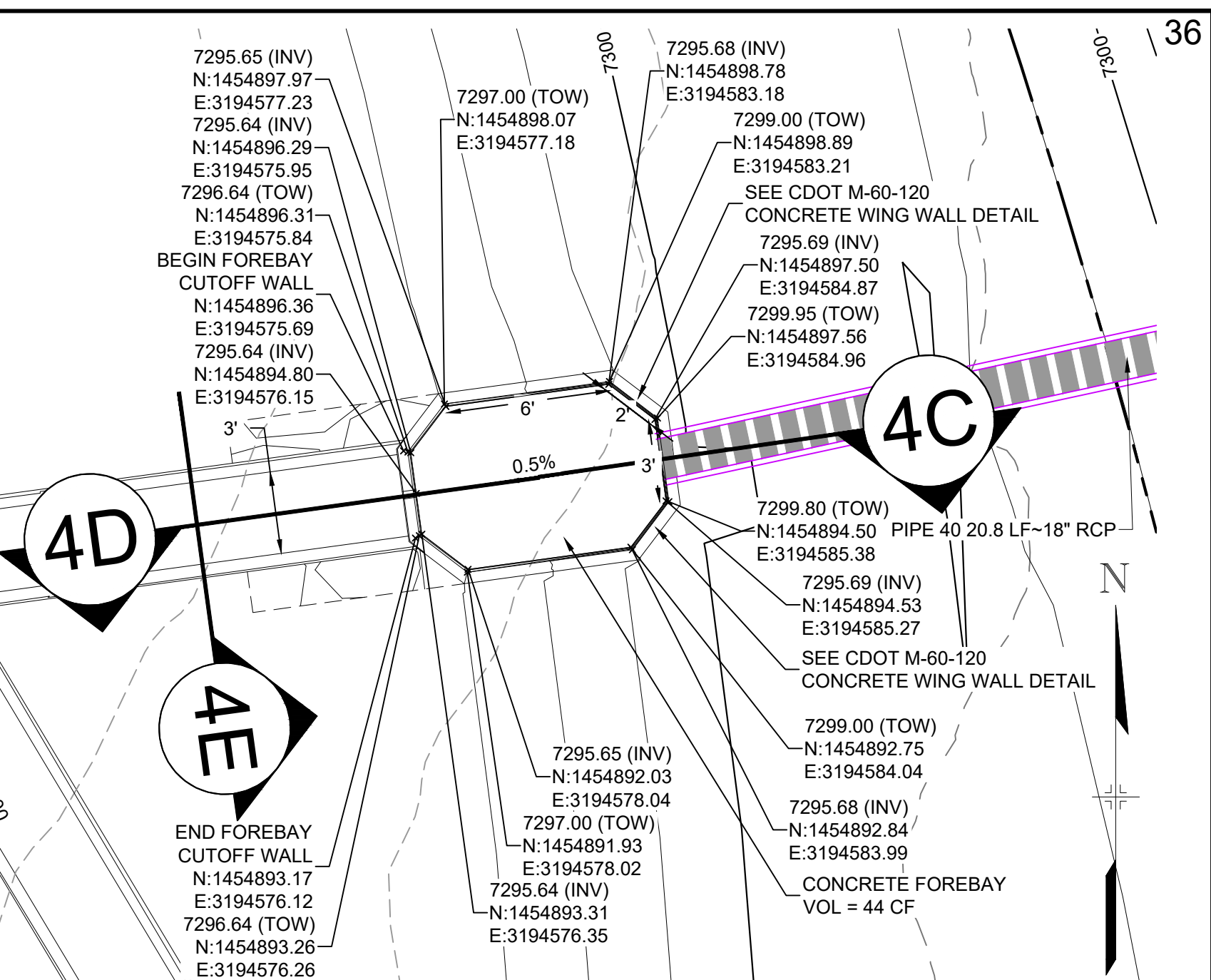
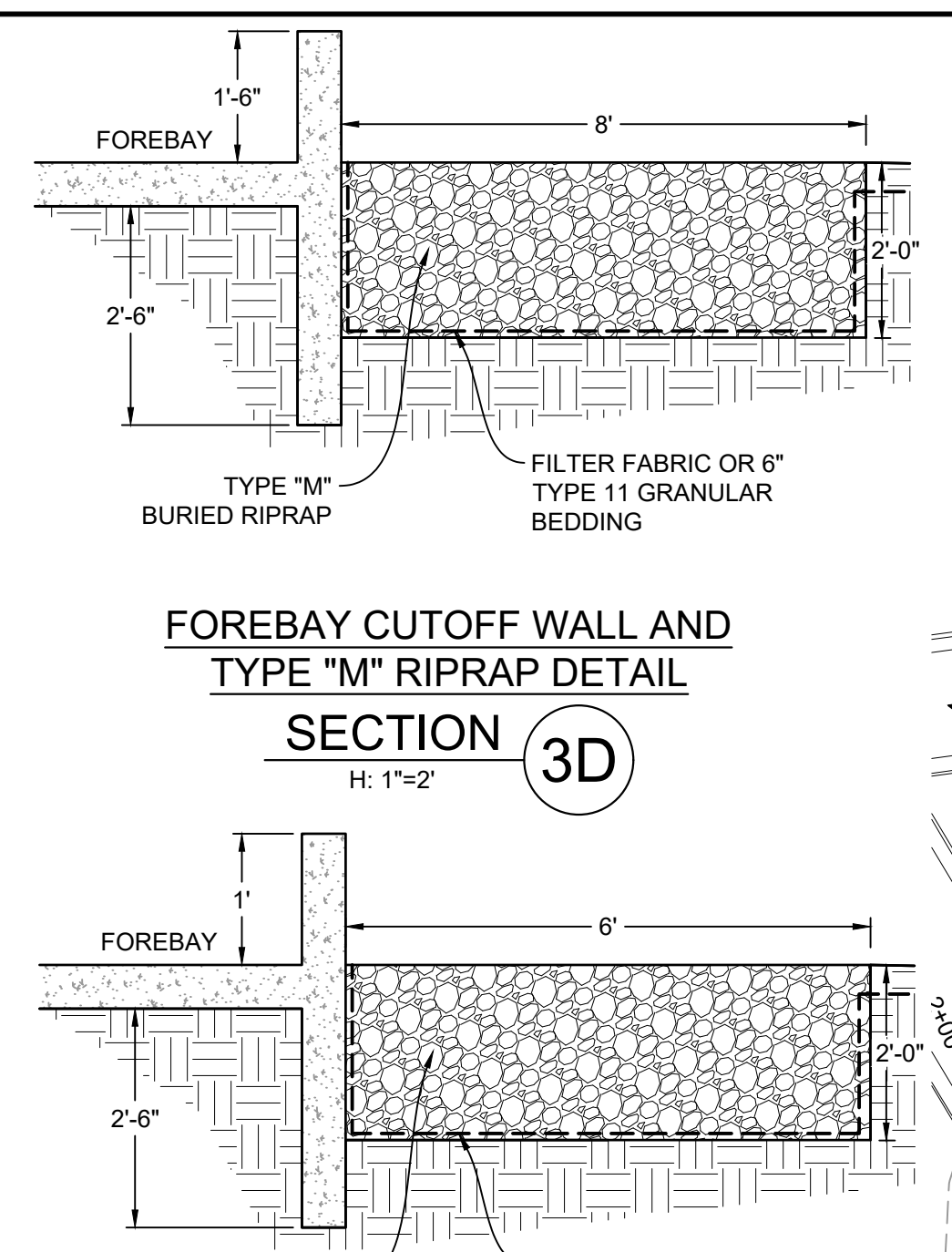
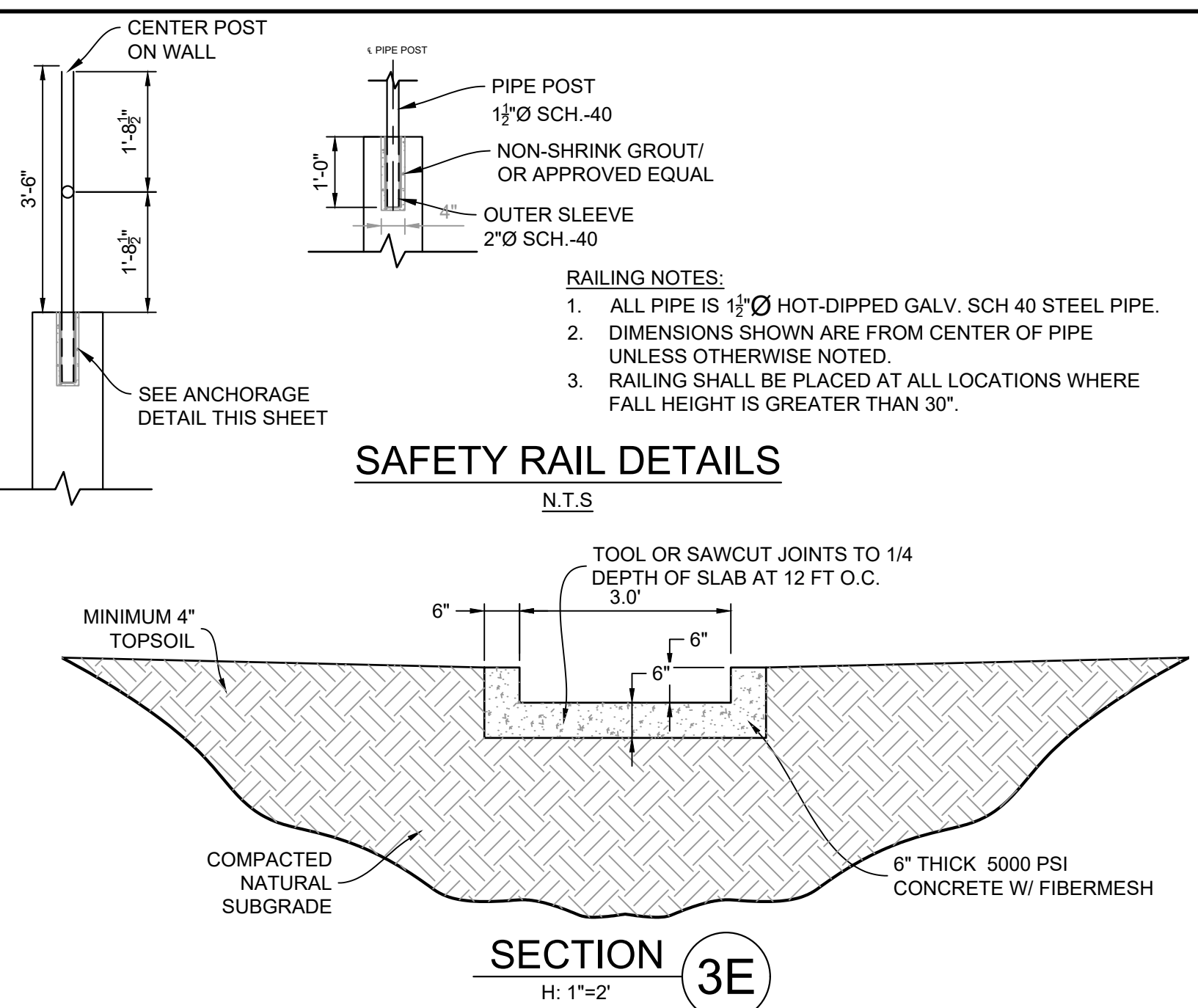
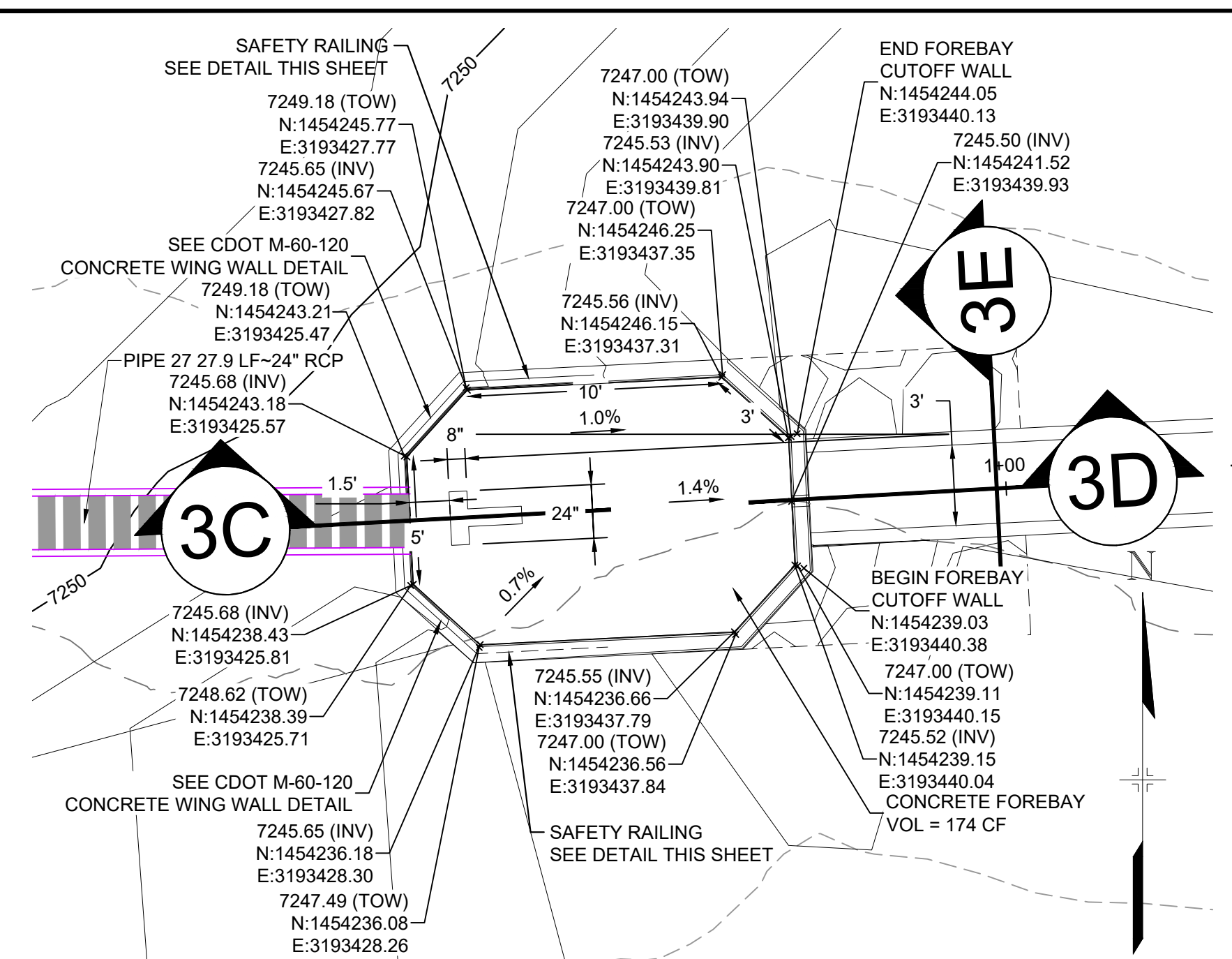
FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 20.1120.003

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
 ROAD AND STORM PLANS

DF-2 OUTLET STRUCTURE PLAN & DETAILS

DESIGNED BY: BAS	SCALE: N/A	DATE ISSUED: DECEMBER 2020	DRAWING No. DF07
DRAWN BY: BAS	HORIZ: N/A	35 OF 40	
CHECKED BY: CP	VERT: N/A		



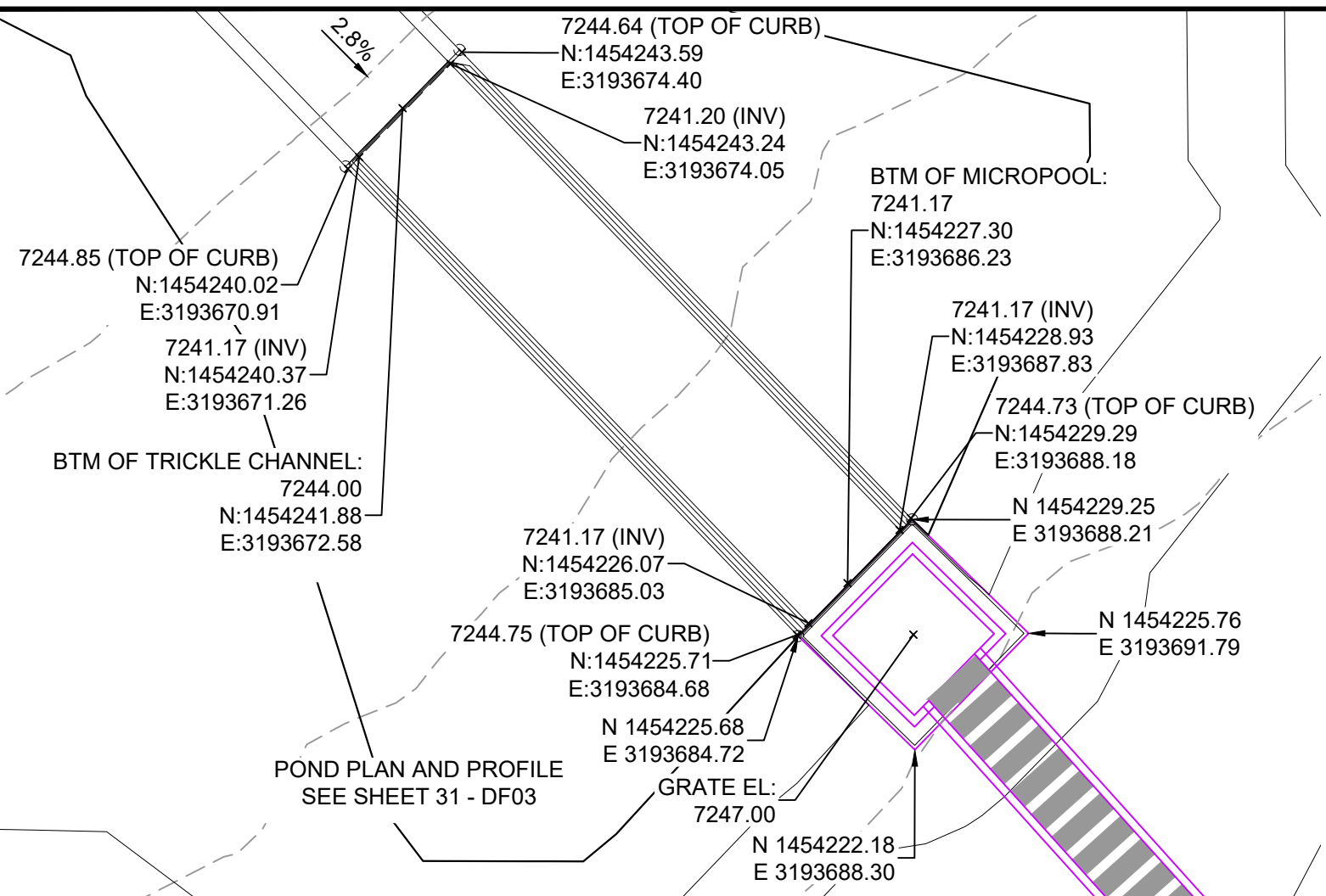
NO.	DATE	DESCRIPTION	BY

NO.	DATE	DESCRIPTION	BY

REFERENCE DRAWINGS	X-1105-EX SITE DESIGN X-1105-PR-SITE X-Tile-W-R&S
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: December 18, 2020 1:13:09 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:	GRANDWOOD ENTERPRISES, LLC WILLIAM F. HERBIC II, MANAGER 14160 GLENEAGLE DRIVE COLORADO SPRINGS, CO 80921
PREPARED BY:	
SEAL	FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003
DESIGNED BY:	BAS
DRAWN BY:	BAS
CHECKED BY:	CP
SCALE	HORIZ: N/A VERT: N/A
DATE ISSUED:	DECEMBER 2020
DRAWING No.	DF08

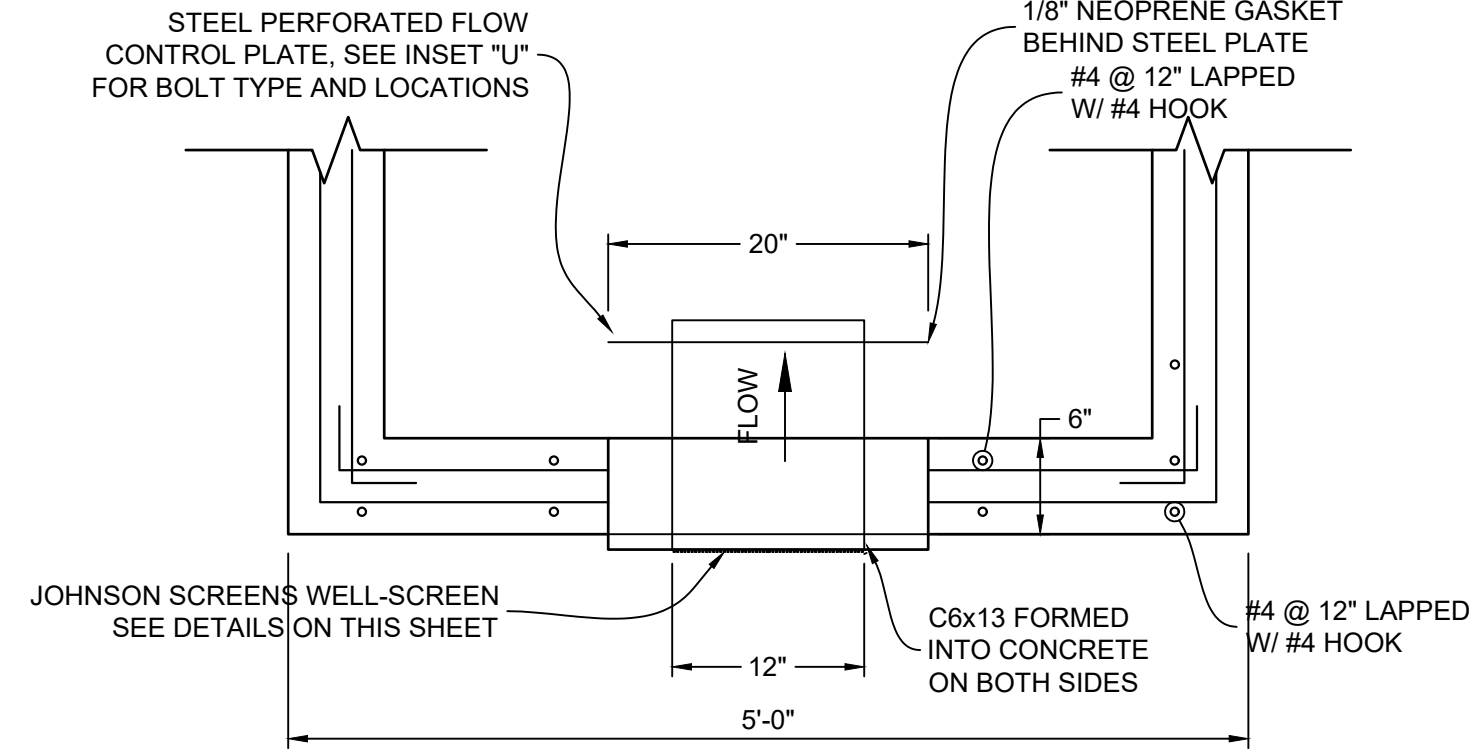
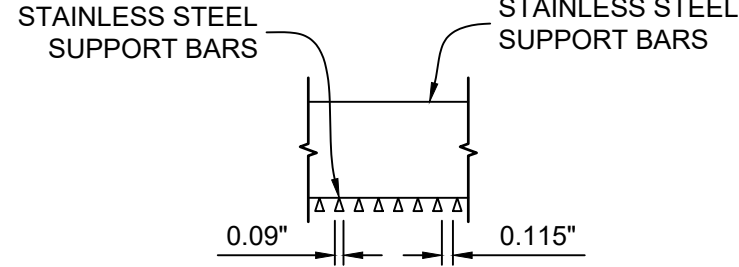
GRANDWOOD RANCH
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS
DF-3 & DF-4 FOREBAY PLANS & DETAILS



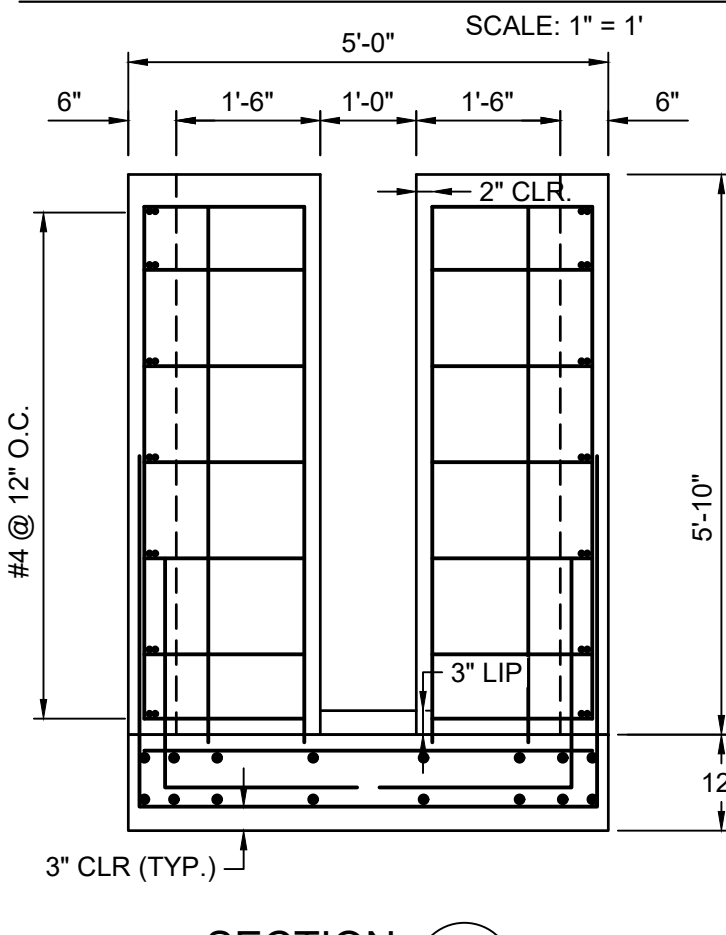
MICROPOOL
HORIZ: 1" = 5'

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

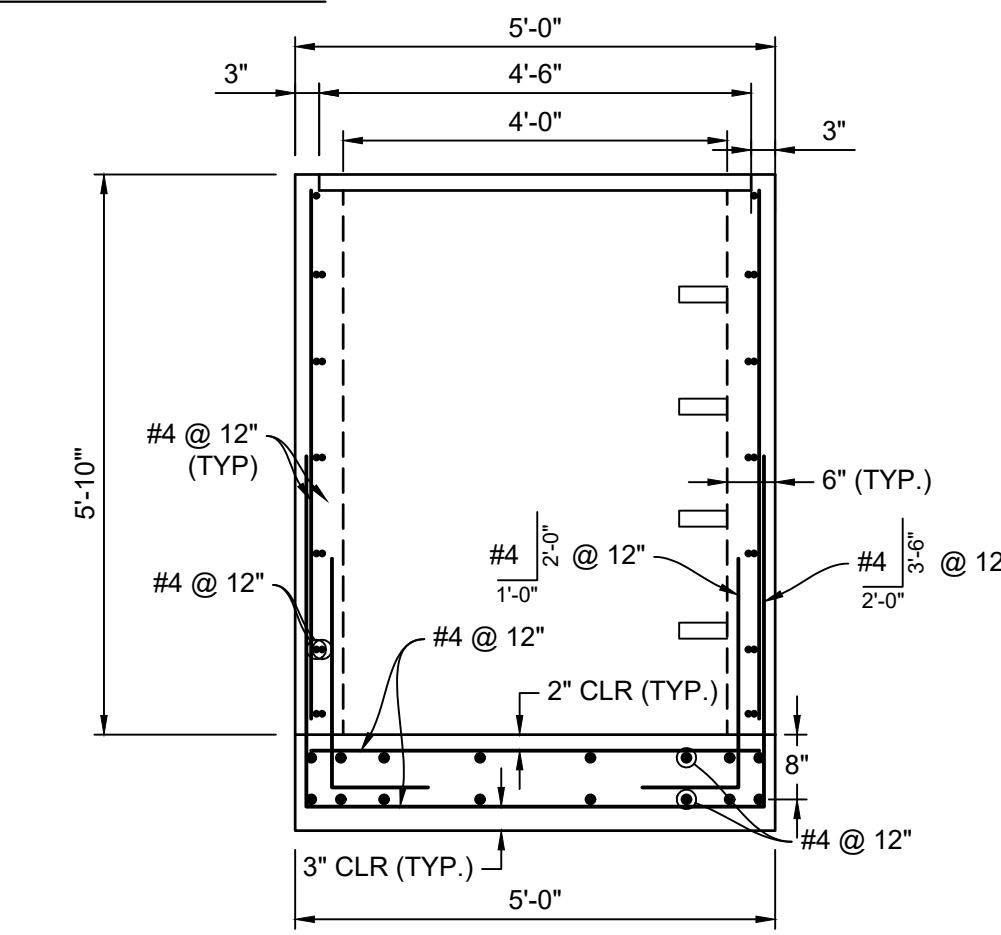
STRUCTURE	SCREEN #93 VEE WIRE SLOT OPENING	SUPPORT ROD TYPE & SPACING	TOTAL SCREEN THICKNESS	CARBON STEEL FRAME TYPE
OUTLET STRUCTURE	0.139	#156 VEE @ 3/4" O.C.	0.31"	3/8" x 1" BAR



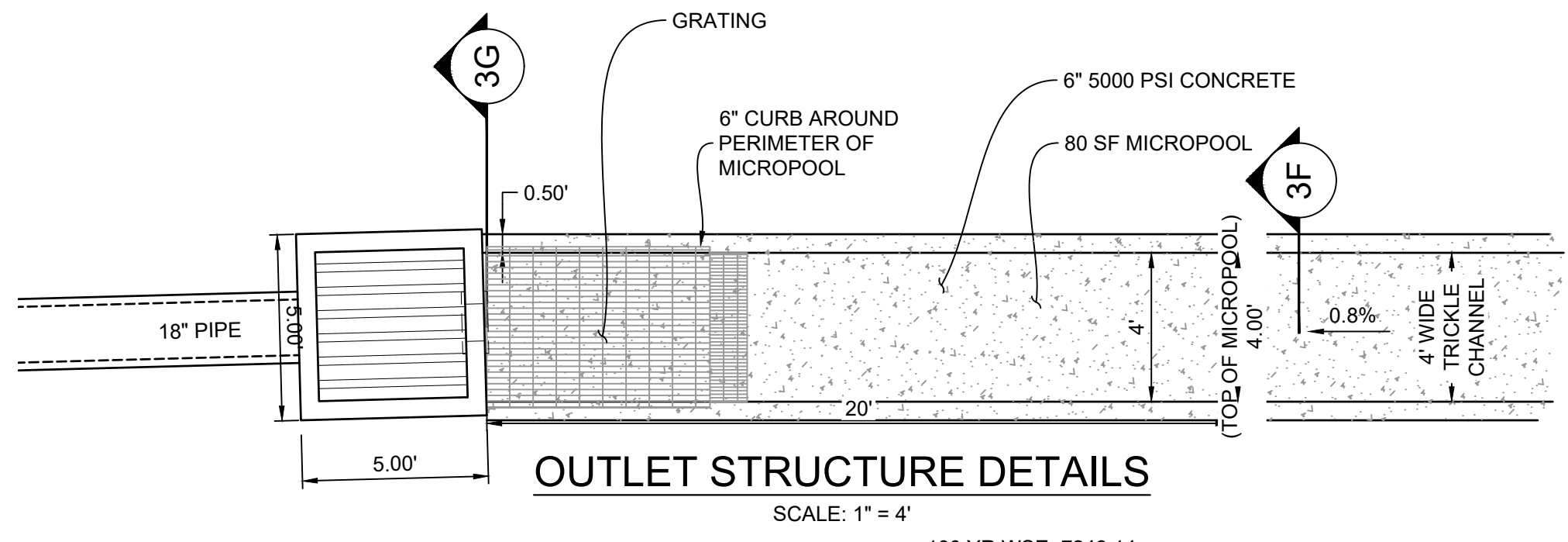
STRUCTURE DETAILS AT ORIFICE PLATE
SCALE: 1" = 1'



SECTION 3H
1" = 2'-0"

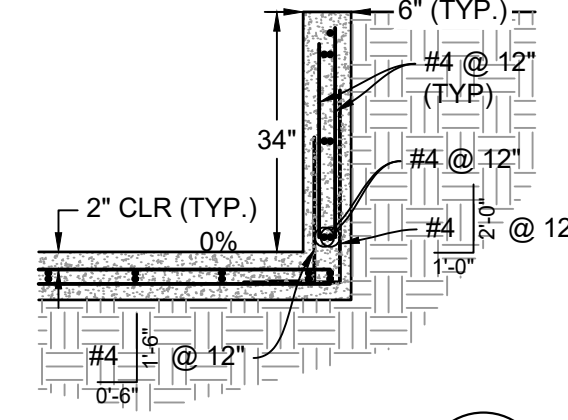


SECTION 3I
1" = 2'-0"

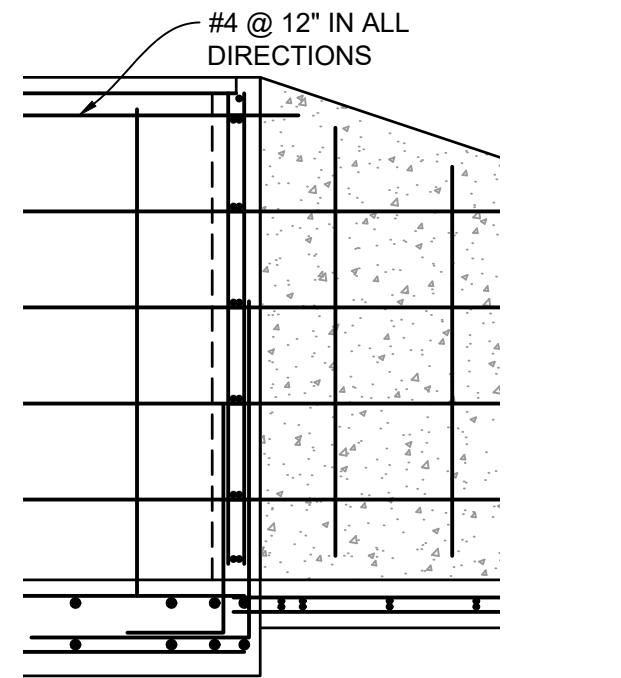


OUTLET STRUCTURE DETAILS
SCALE: 1" = 4'

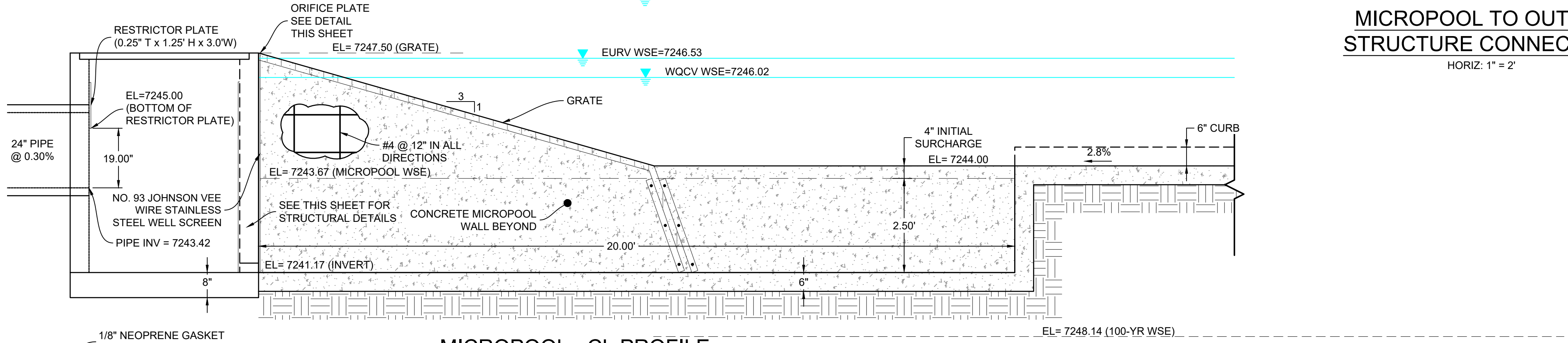
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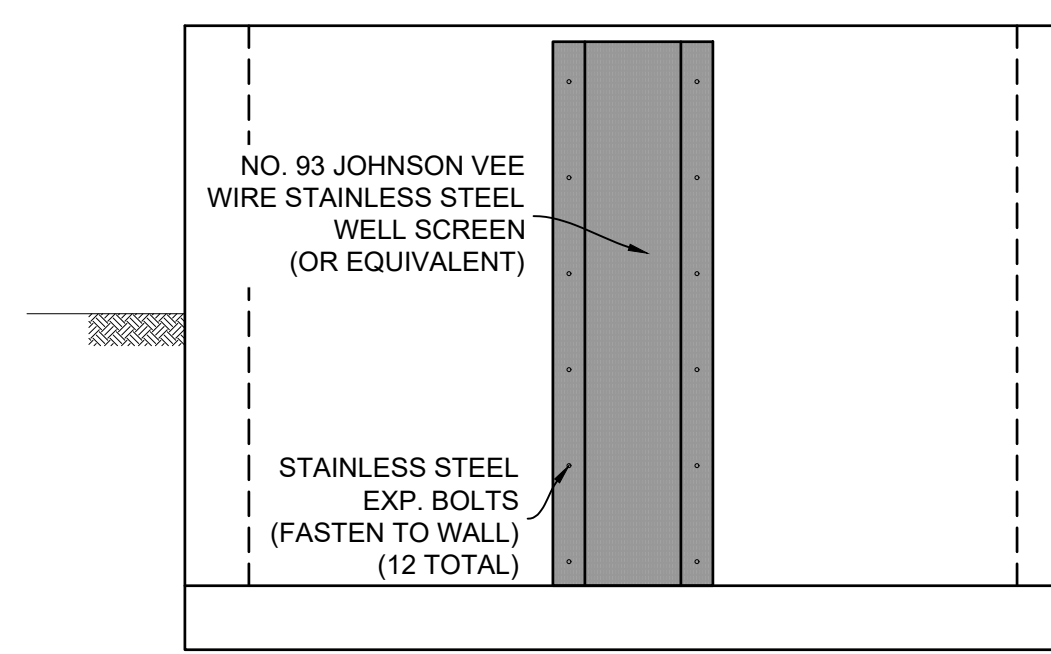
SECTION 1F
SECTION AT MICROPOOL



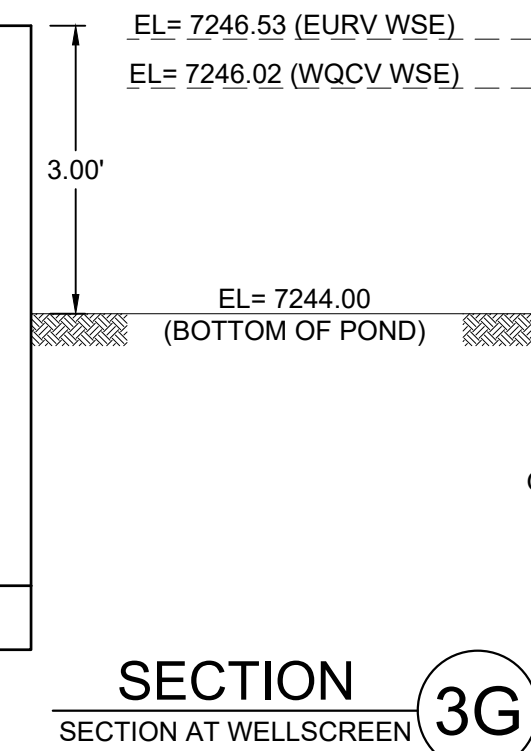
MICROPOOL TO OUTLET
STRUCTURE CONNECTION
HORIZ: 1" = 2'



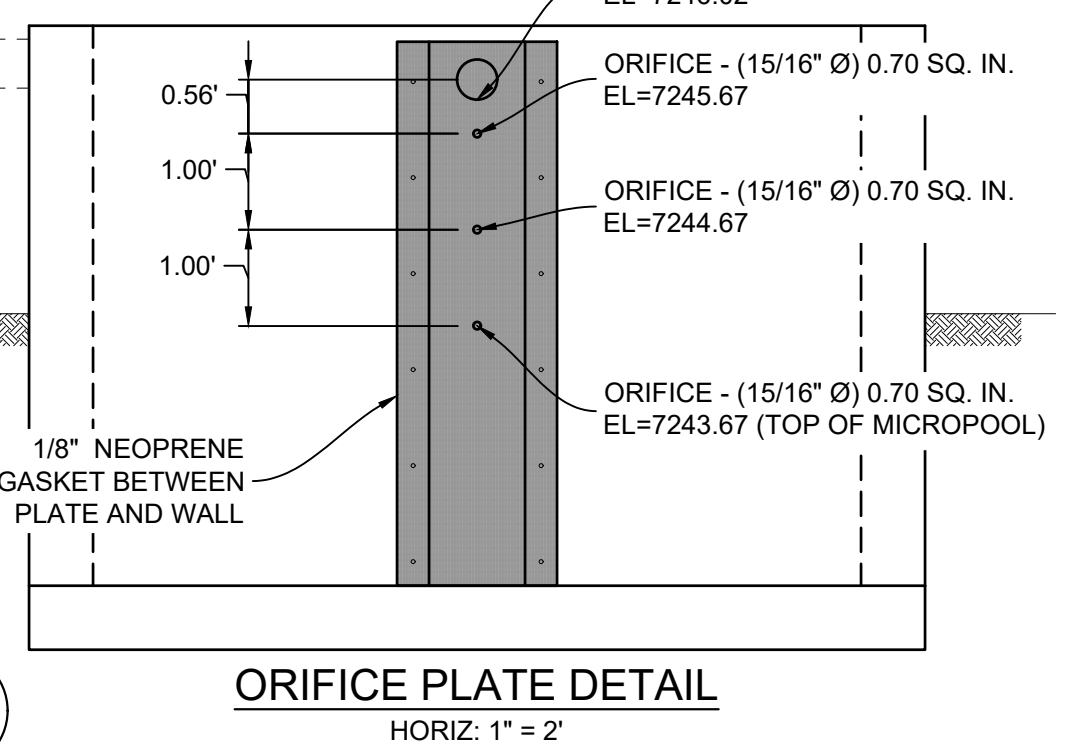
MICROPOOL - CL PROFILE
HORIZ: 1" = 2'



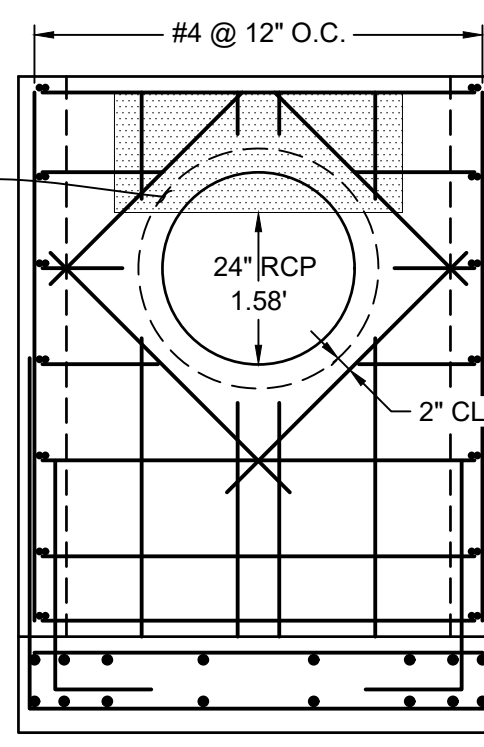
WELL SCREEN DETAIL
HORIZ: 1" = 2'



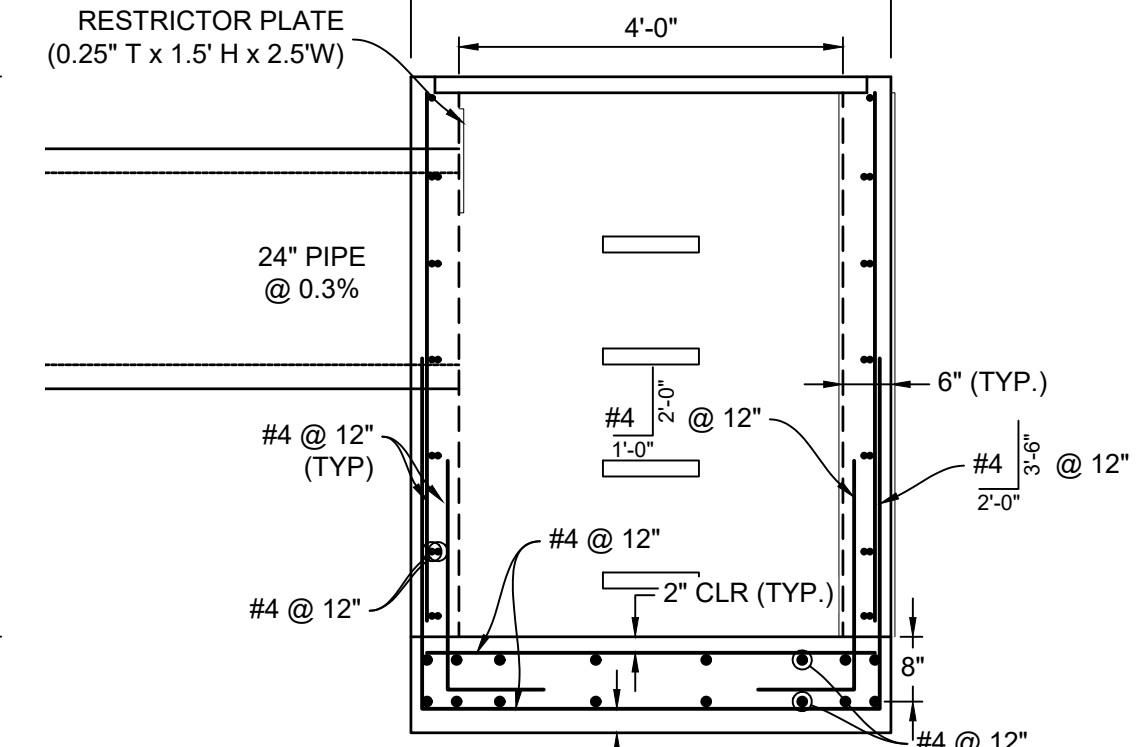
SECTION 3G
SECTION AT WELLSCREEN



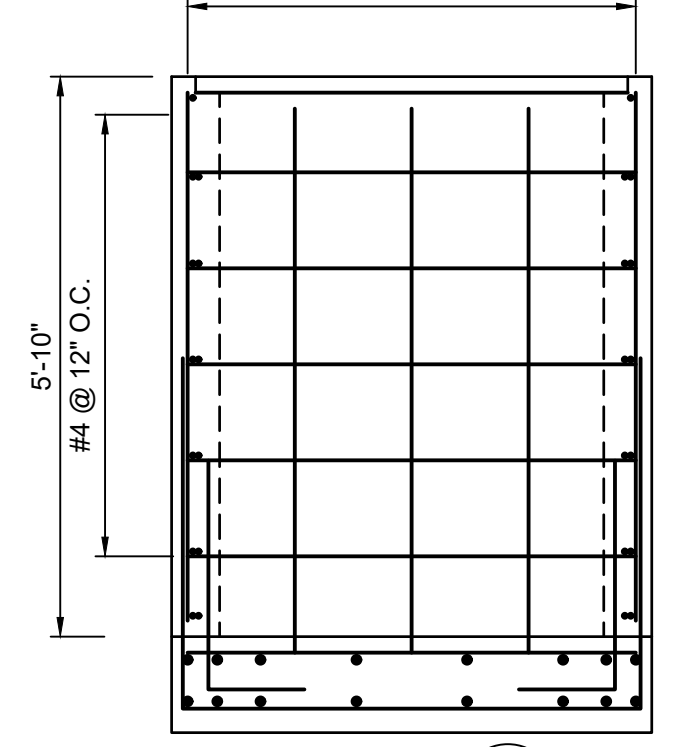
ORIFICE PLATE DETAIL
HORIZ: 1" = 2'



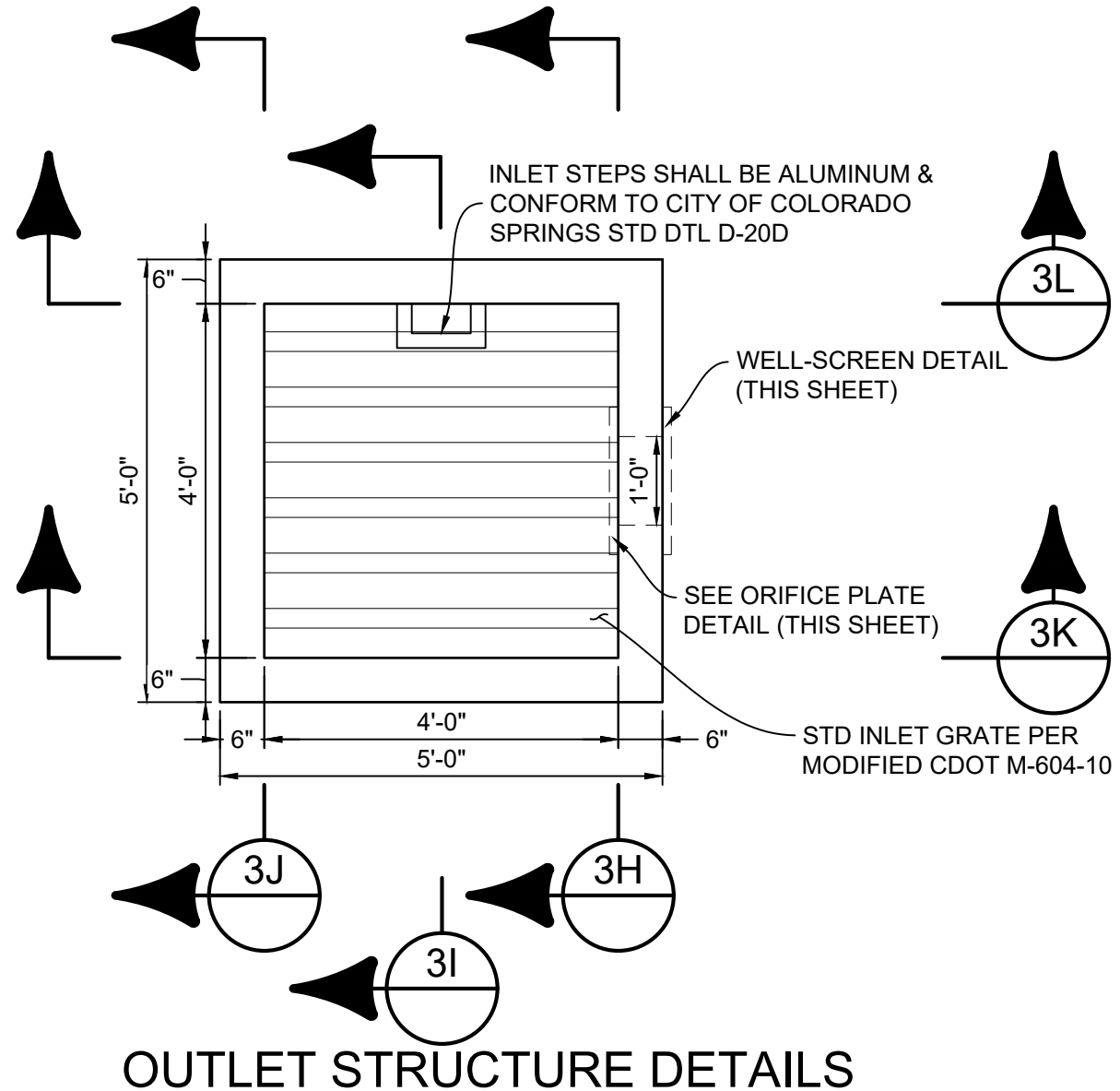
SECTION 3J
1" = 2'-0"



SECTION 3K
1" = 2'-0"



SECTION 3L
1" = 2'-0"



OUTLET STRUCTURE DETAILS
SCALE: 1" = 4'

NO.	DATE	DESCRIPTION REVISIONS	BY

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: December 18, 2020 1:14:45 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 CETERN LINE OF SECTION 19, T11S, R66W, N89°56'32" W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

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

PREPARED BY: Matrix

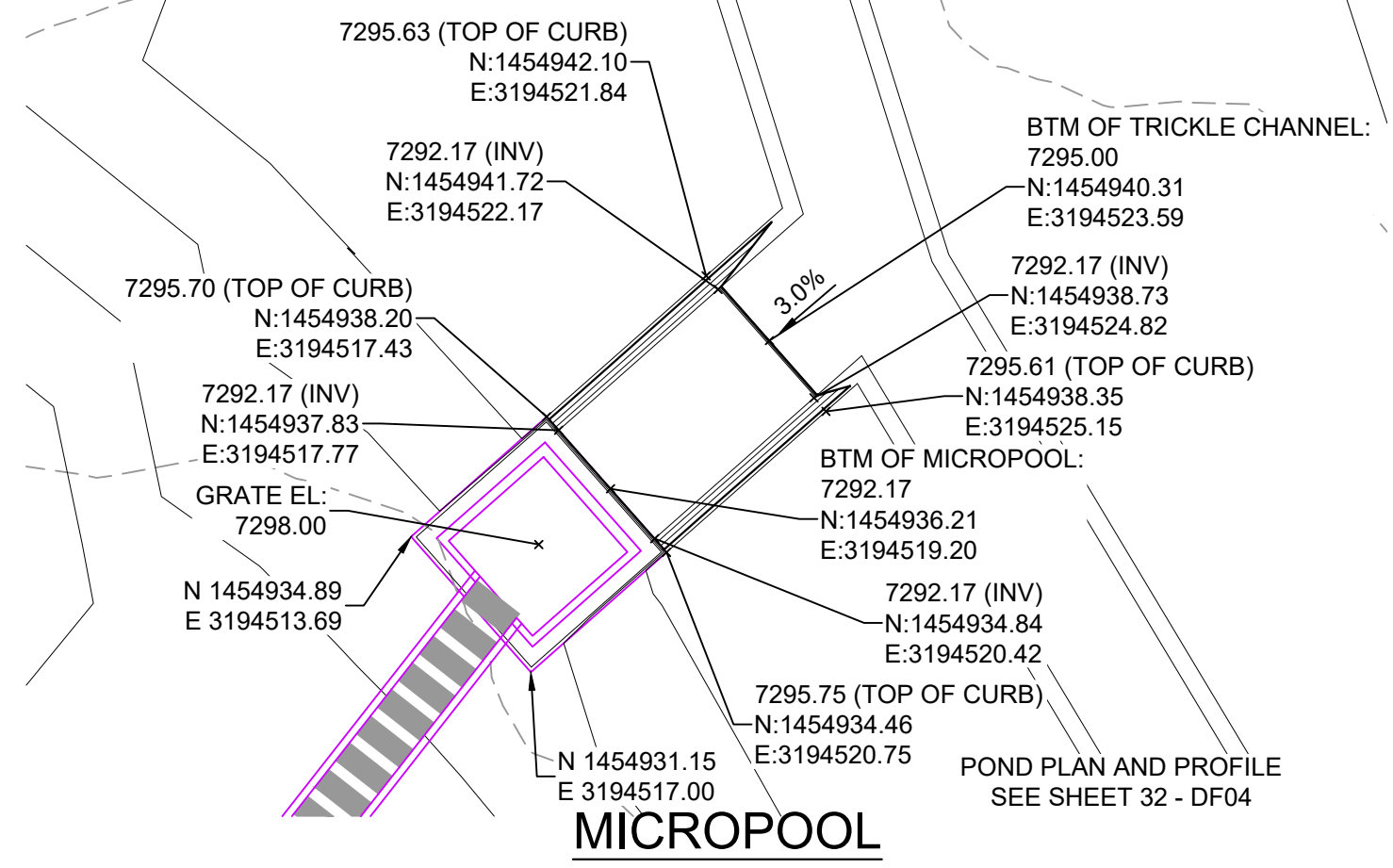
SEAL

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

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

DF-3 OUTLET STRUCTURE PLAN & DETAILS

DESIGNED BY: BAS SCALE: DATE ISSUED: DECEMBER 2020 DRAWING No.
DRAWN BY: BAS HORIZ: N/A SHEET 37 OF 40
CHECKED BY: CP VERT: N/A SHEET 37 OF 40 DF09

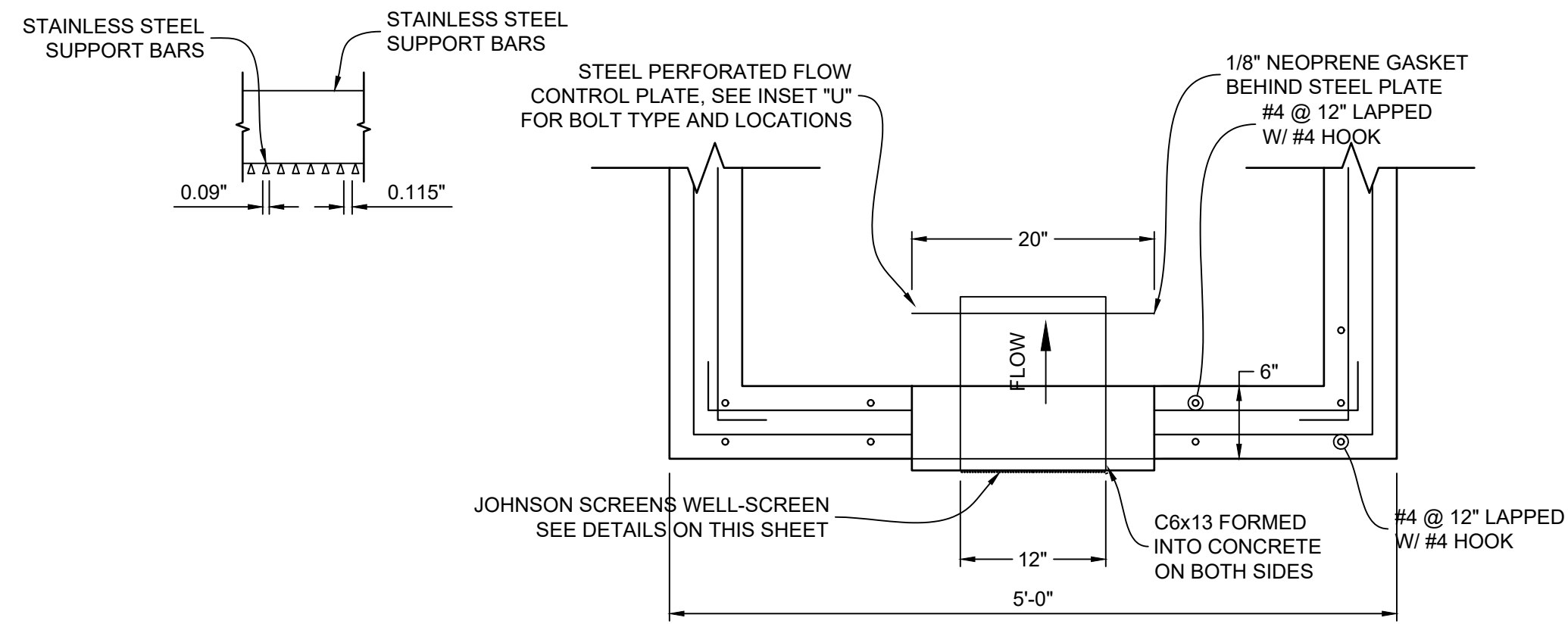


MICROPOOL

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

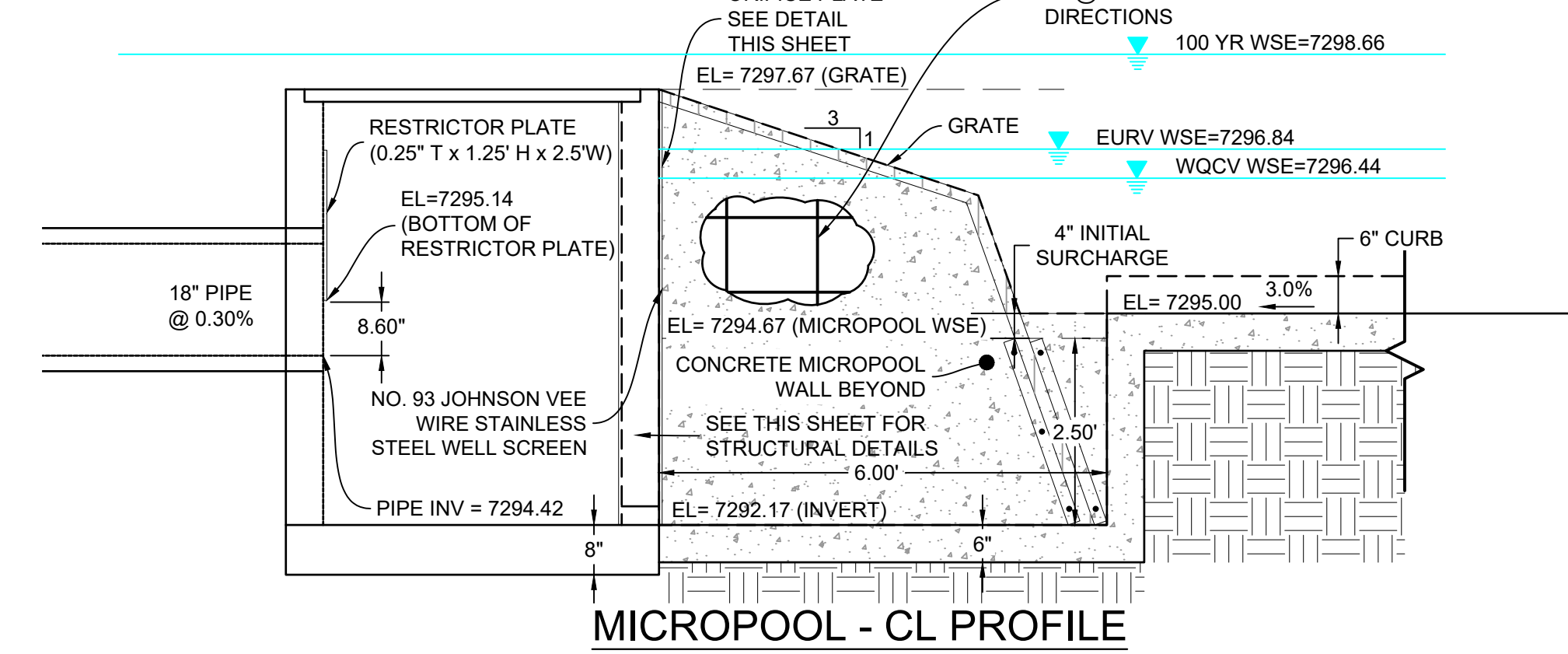


STRUCTURE DETAILS AT ORIFICE PLATE

SCALE: 1" = 1'

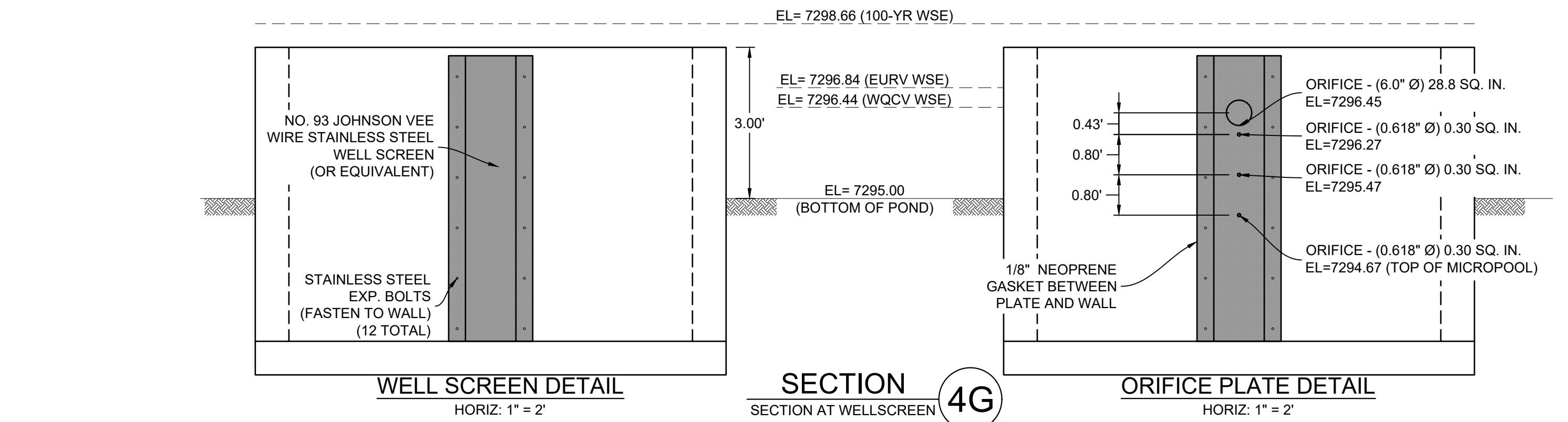
SAFETY RAIL CORNER DETAIL

- 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".



MICROPOOL - CL PROFILE

HORIZ: 1" = 2'



WELL SCREEN DETAIL

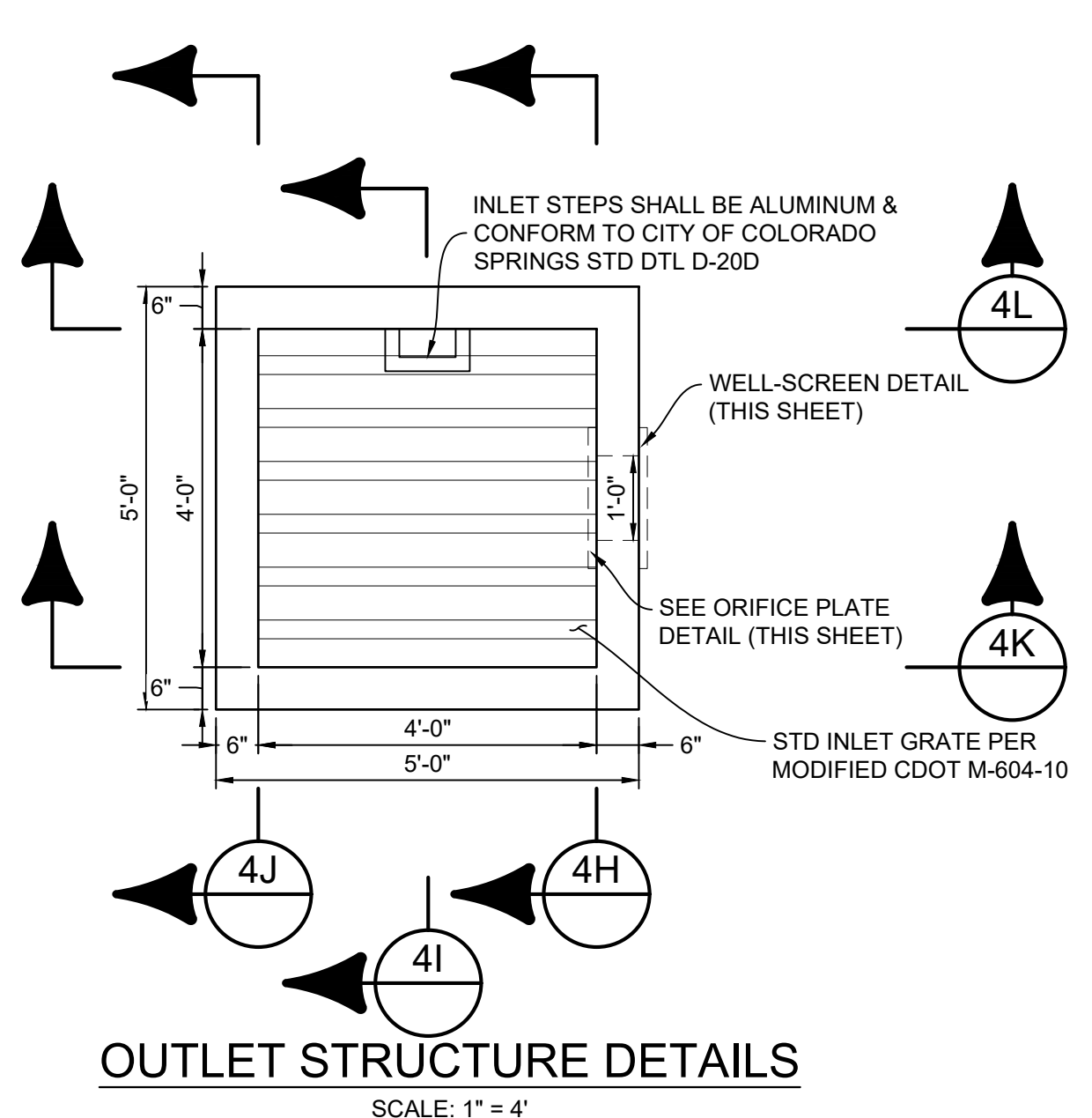
HORIZ: 1" = 2'

SECTION 4G

SECTION AT WELLSCREEN

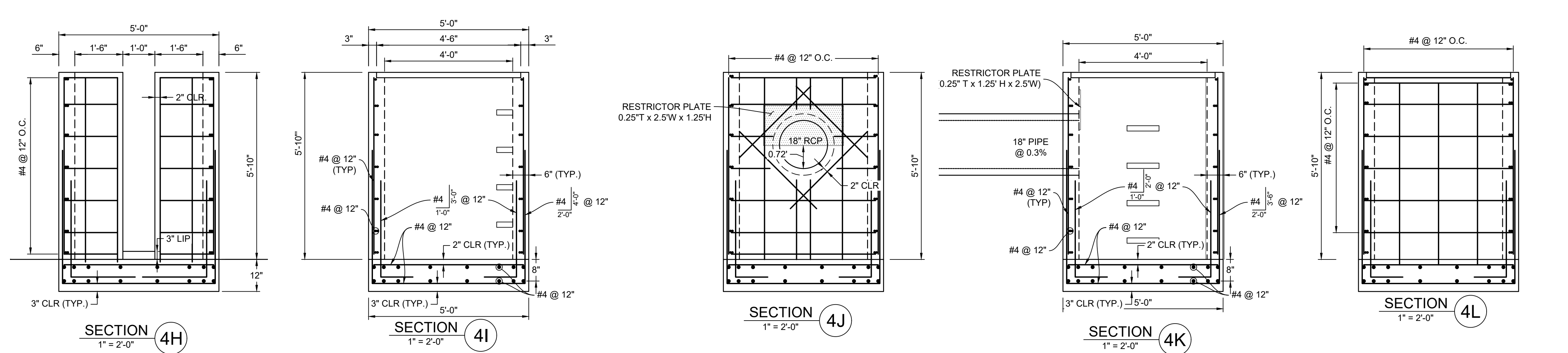
ORIFICE PLATE DETAIL

HORIZ: 1" = 2'



OUTLET STRUCTURE DETAILS

SCALE: 1" = 4'



REFERENCE DRAWINGS	SHEET KEY	BENCHMARK	OWNER:	SEAL
X-1105-EX SITE DESIGN X-1105-PR-SITE X-1105-W-R&S	NGS T 294 ELEVATION - 7247.10' NAVD 88	NGS T 294 ELEVATION - 7247.10' NAVD 88	GRANDWOOD ENTERPRISES, LLC WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE COLORADO SPRINGS, CO 80921	
COMPUTER FILE MANAGEMENT	BASIS OF BEARING:	A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"	PREPARED BY:	FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003
NO. DATE DESCRIPTION REVISIONS BY				DESIGNED BY: BAS DRAWN BY: BAS CHECKED BY: CP
				SCALE: N/A DATE ISSUED: DECEMBER 2020 DRAWING No. DF10
				FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003
				DATE ISSUED: DECEMBER 2020 DRAWING No. DF10

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS

DF-4 OUTLET STRUCTURE PLAN & DETAILS

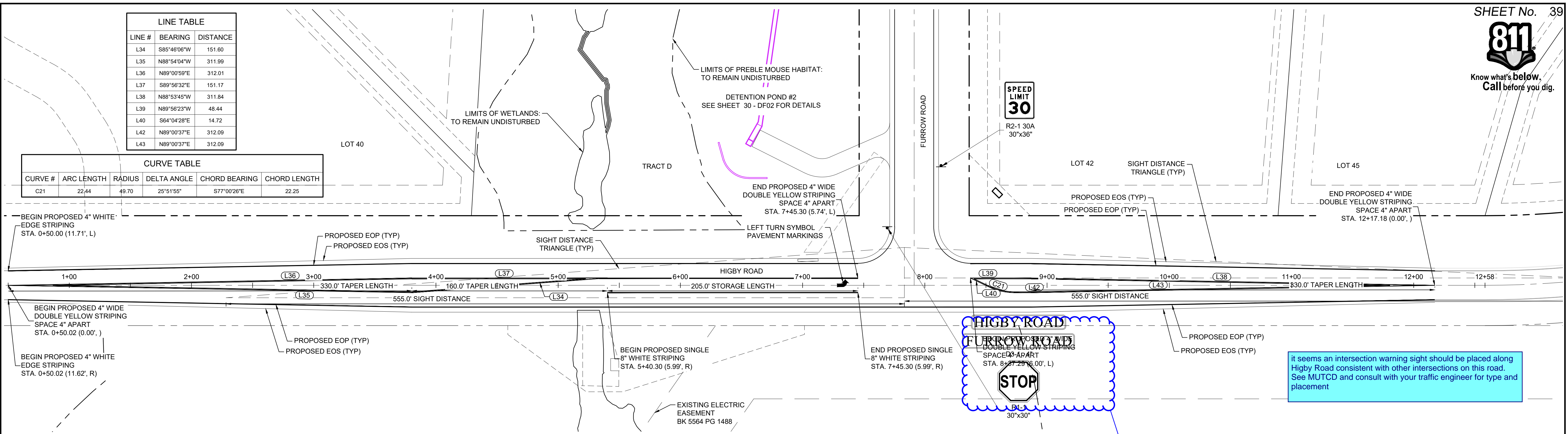
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DRAWN BY: BAS	HORIZ: N/A		
CHECKED BY: CP	VERT: N/A	SHEET 38 OF 40	



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°5'15"	S77°00'28"E	22.25



HIGBY ROAD SIGNAGE & STRIPING

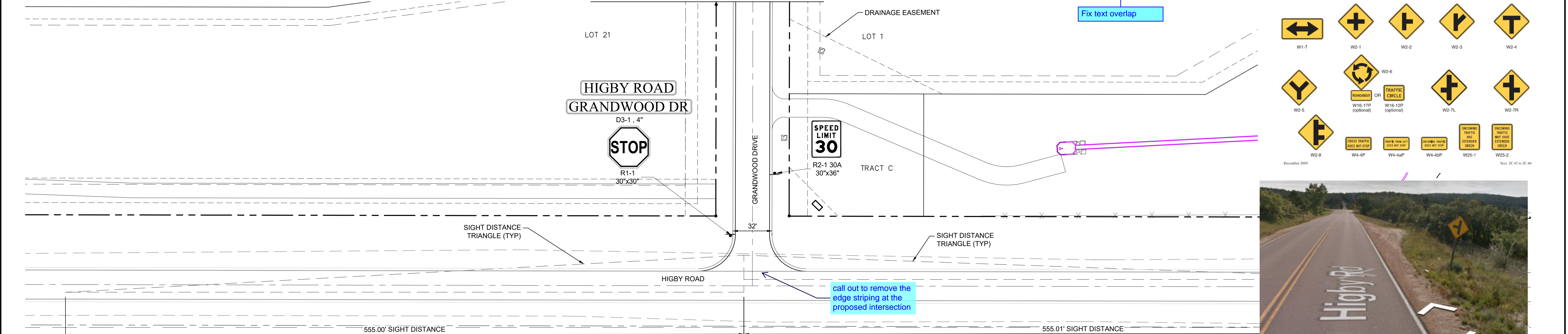


Figure 2C-9. Intersection Warning Signs and Plaques

W1-7	W2-1	W2-2	W2-3	W2-4
W2-5	W2-6	W16-17P (optional)	W16-12P (optional)	W2-7L
W2-8	W4-4P	W4-4aP	W4-4bP	W25-1
				W25-2



HIGBY RD / GRANDWOOD DR SIGNAGE

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

REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	BY
X-Title-Plan & Profile				
X-1105-PR-SITE				

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:

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

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

SIGNAGE AND STRIPING PLAN

DESIGNED BY:	CAP	SCALE:	DATE ISSUED:	DRAWING No.:
DRAWN BY:	CAP	HORIZ. 1" = 40'	DECEMBER 2020	
CHECKED BY:	NMS	VERT. N/A	SHEET 39 OF 40	SN01

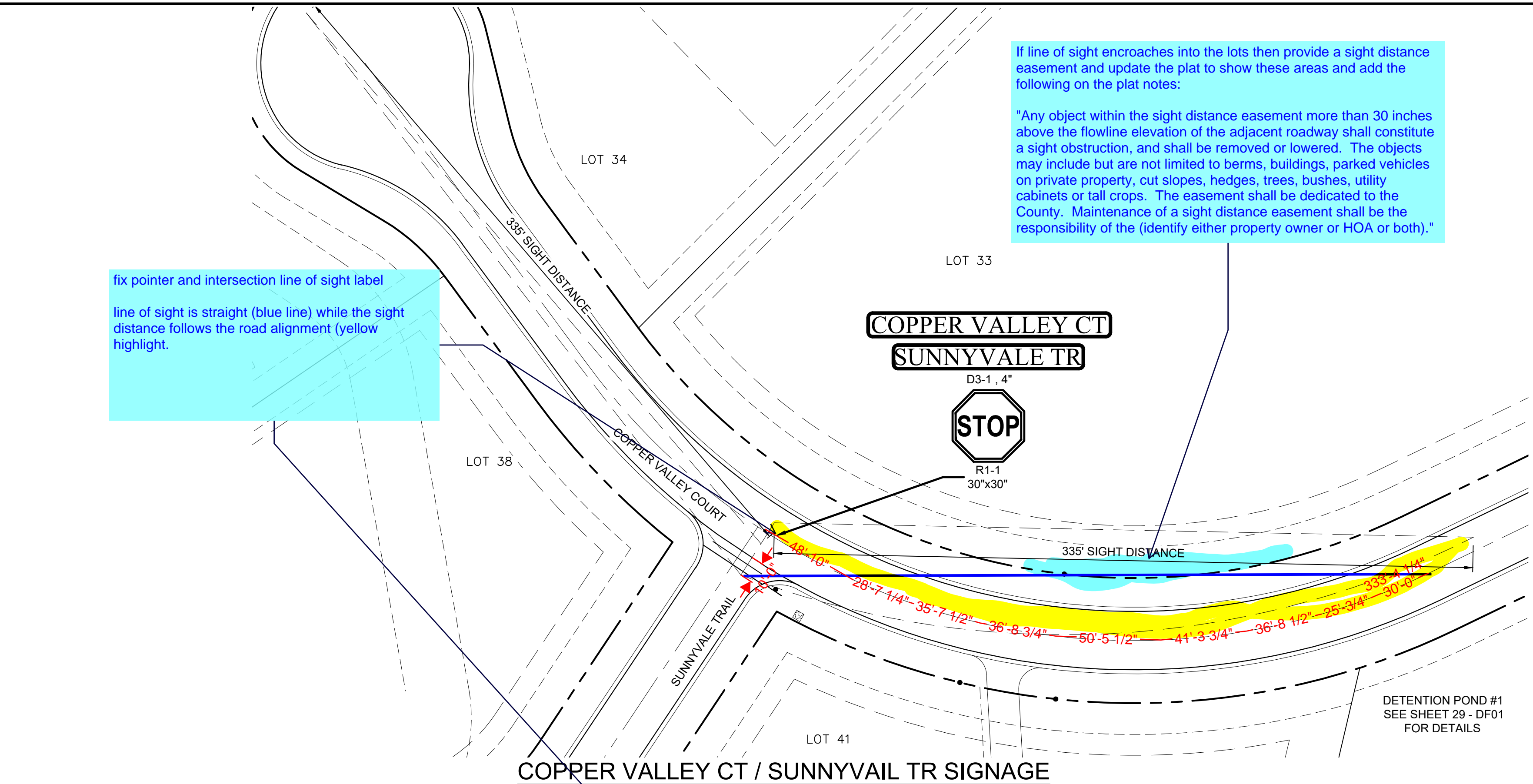


Know what's below.
Call before you dig.

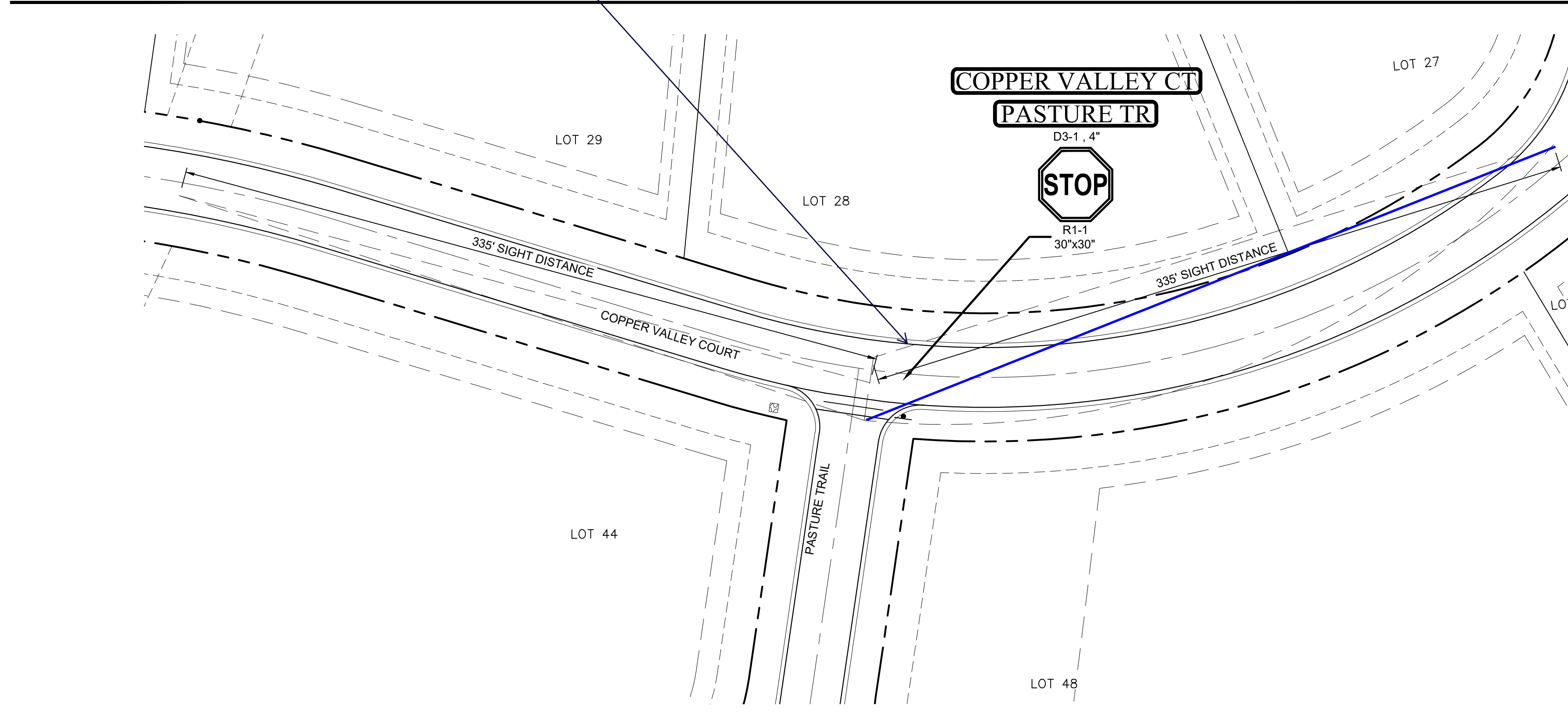
If line of sight encroaches into the lots then provide a sight distance easement and update the plat to show these areas and add the following on the plat notes:

"Any object within the sight distance easement more than 30 inches above the flowline elevation of the adjacent roadway shall constitute a sight obstruction, and shall be removed or lowered. The objects may include but are not limited to berms, buildings, parked vehicles on private property, cut slopes, hedges, trees, bushes, utility cabinets or tall crops. The easement shall be dedicated to the County. Maintenance of a sight distance easement shall be the responsibility of the (identify either property owner or HOA or both)."

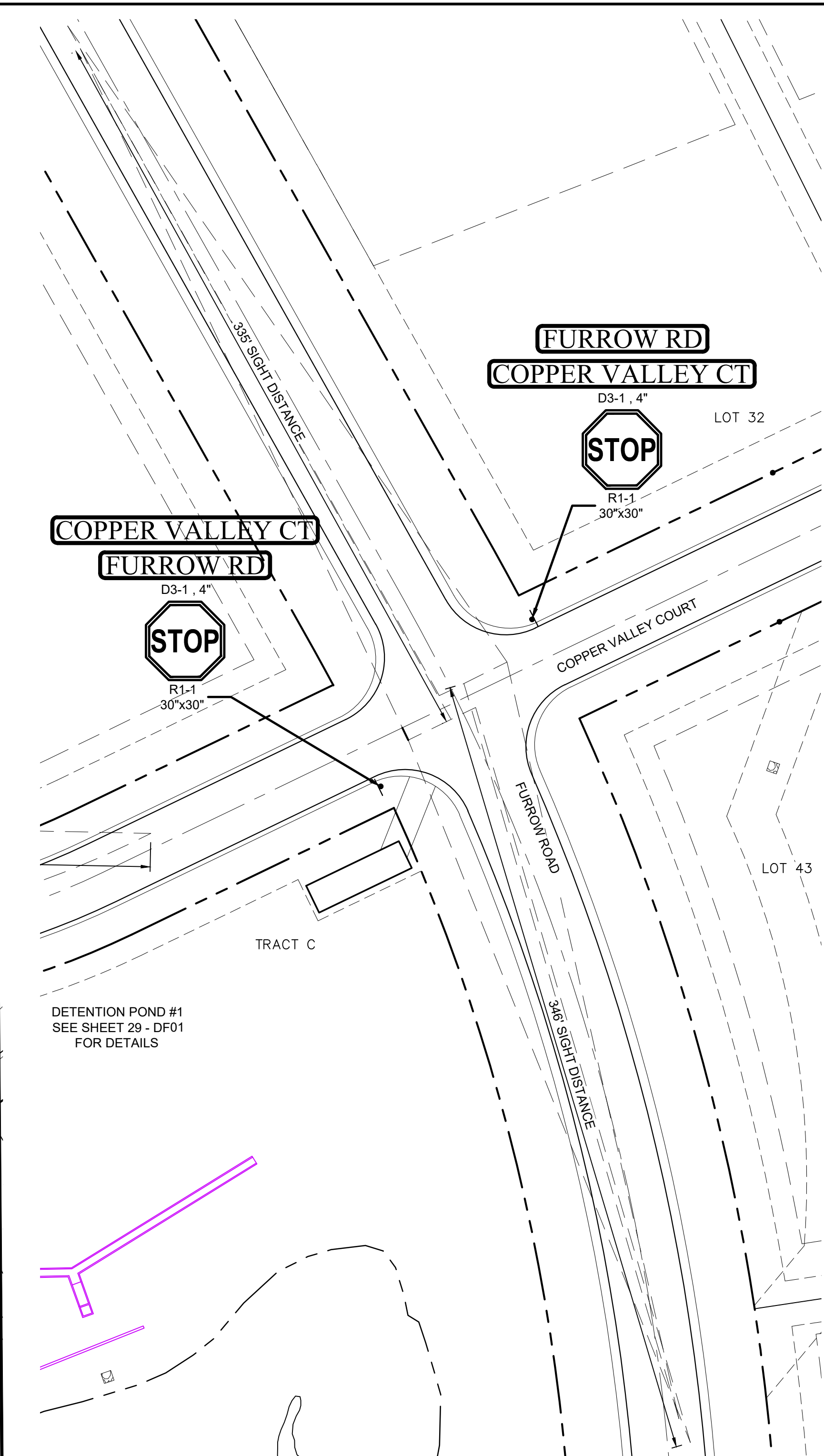
fix pointer and intersection line of sight label
line of sight is straight (blue line) while the sight distance follows the road alignment (yellow highlight).



COPPER VALLEY CT / SUNNYVALE TR SIGNAGE

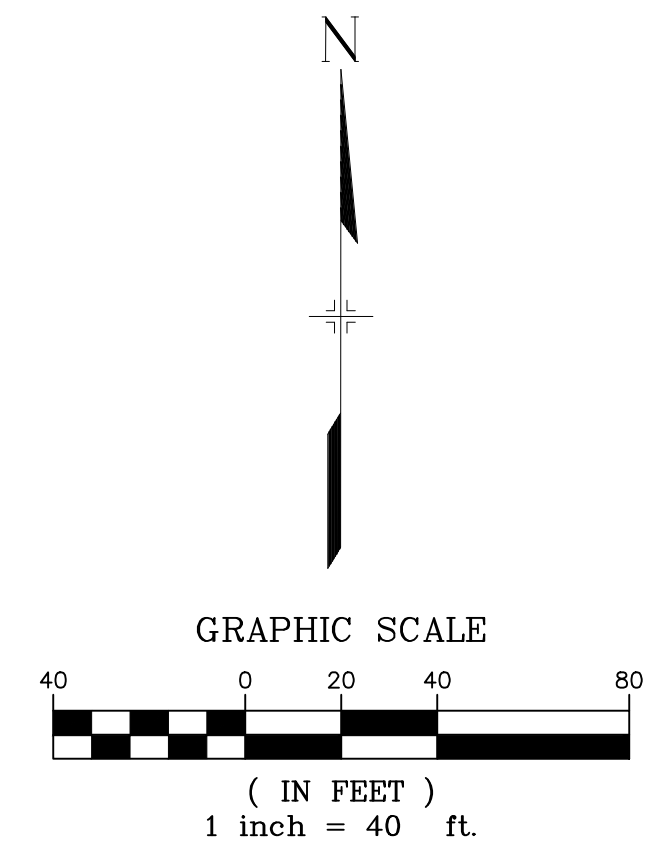


COPPER VALLEY CT / PASTURE TR SIGNAGE



FURROW RD / COPPER VALLEY CT SIGNAGE

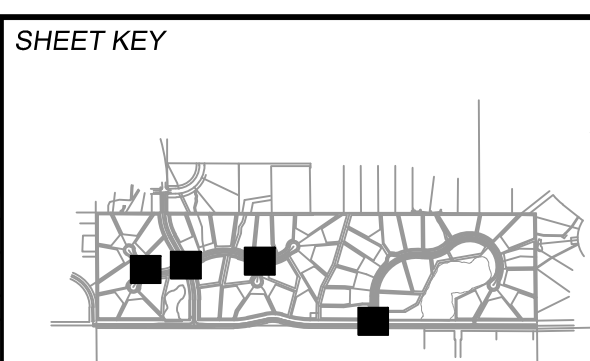
NOTES:
1. SIGN PLACEMENT SHALL FOLLOW CDOT M&S S-614-1 CRITERIA.



REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION REVISIONS
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NO.	DATE	DESCRIPTION REVISIONS	BY

COMPUTER FILE MANAGEMENT
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CTB FILE: ---
PLOT DATE: December 18, 2020 1:38:50 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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

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

PREPARED BY:
Matrix

SEAL

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

GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
SIGNAGE AND STRIPING PLAN			
DESIGNED BY: CAP	SCALE: 1" = 40'	DATE ISSUED: DECEMBER 2020	DRAWING No. SN02
CHECKED BY: NMS	HORIZ: N/A	SHEET 40 OF 40	