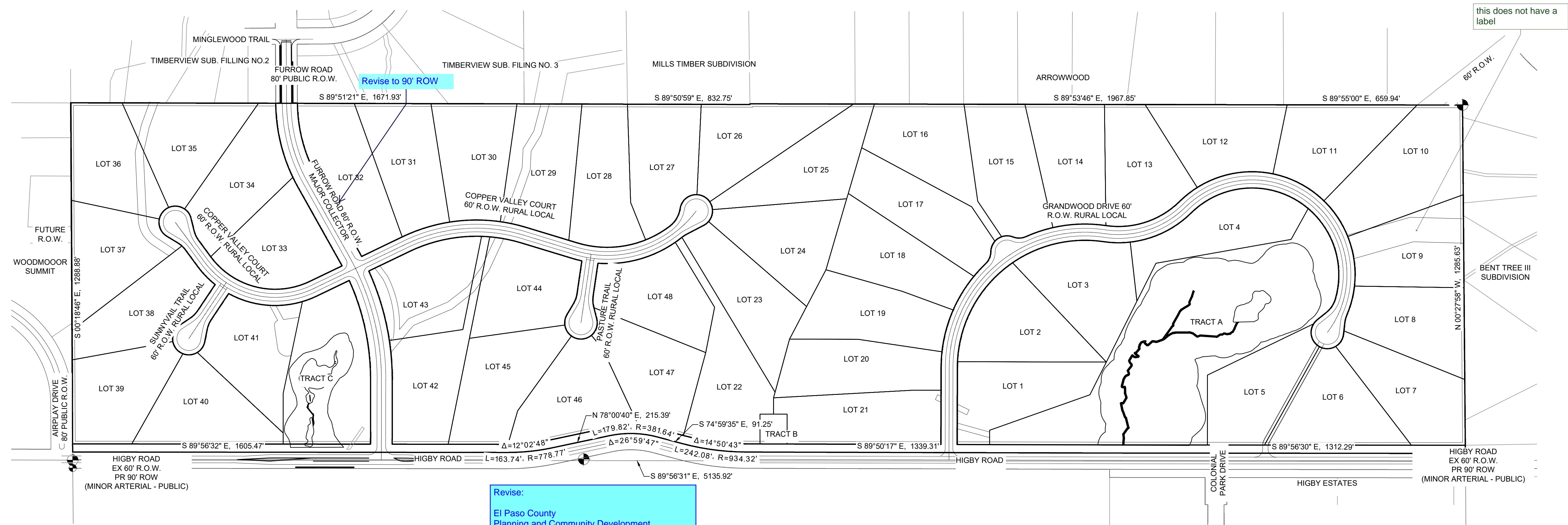


# GRANDWOOD RANCH PRELIMINARY PLAN

S 1/2 OF THE N 1/2 OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 66 WEST, EL PASO COUNTY, CO



this does not have a label

Revise to 90' ROW

Revise:  
 El Paso County  
 Planning and Community Development  
 Inspections  
 2880 International Circle, Suite 110  
 Colorado Springs, CO 80910  
 (719) 520-6819  
 El Paso County Department of Public Works  
 Stormwater Team  
 3275 Akers Drive  
 Colorado Springs, CO 80922  
 (719) 520-6877

**OWNER/DEVELOPER**  
 GRANDWOOD ENTERPRISES, LLC  
 270 LODGEPOLE WAY  
 MONUMENT, CO 80132

**CIVIL ENGINEER**  
 MATRIX DESIGN GROUP  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920

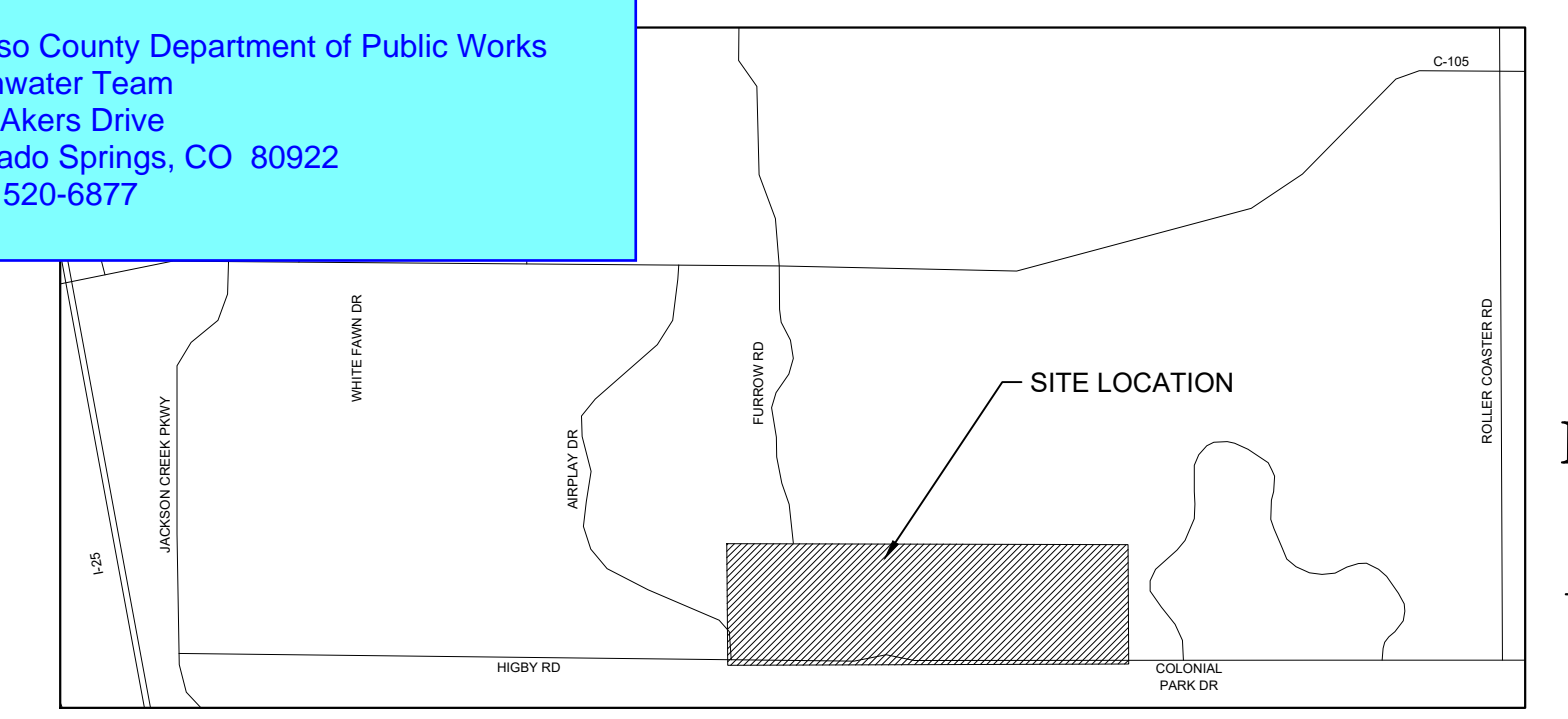
**ELECTRIC**  
 MOUNTAINVIEW ELECTRIC ASSOCIATION  
 (719) 495-2283

**GAS**  
 BLACK HILLS ENERGY  
 105 SOUTH VICTORIA AVENUE  
 PUEBLO, CO  
 (888) 890-5554

**STREET**  
 EL PASO COUNTY PUBLIC SERVICES DEPARTMENT  
 (719) 520-6460

**DRAINAGE**  
 EL PASO COUNTY PUBLIC SERVICES DEPARTMENT  
 (719) 520-6460

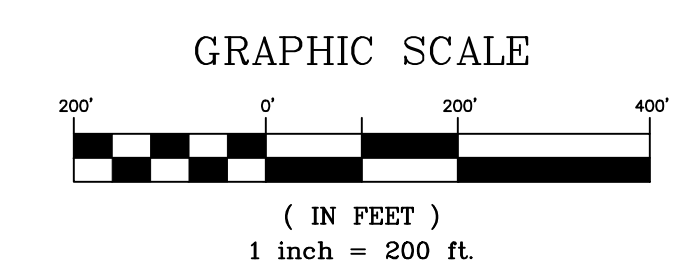
**FIRE DEPARTMENT**  
 TRI-LAKES MONUMENT FIRE RESCUE  
 16055 OLD FOREST POINT, SUITE 103  
 MONUMENT, CO 80132  
 (719) 484-0911



SITE LOCATION MAP  
N.T.S.

several lots have a very large additional setback line. Does the fire dept have any concerns with this many long driveways?

INDEX OF SHEETS		SHEET NO.
TS01	COVER SHEET	1
GN01	GENERAL NOTES	2
PP01-PP02	PLAN SHEET	3-4
PG01-PG02	PRELIMINARY GRADING SHEET	5-6



<b>REFERENCE DRAWINGS</b> X-Tile-W ---parcels X-1105-EX SITE DESIGN	<b>COMPUTER FILE MANAGEMENT</b> FILE NAME: CTB FILE: PLOT DATE: THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.		<b>SHEET KEY</b>	<b>BENCHMARK</b> NGS T 294 ELEVATION - 7247.10' NAVD 88  <b>BASIS OF BEARING:</b> 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"	<b>OWNER:</b> GRANDWOOD ENTERPRISES, LLC WILLIAM F. HEREBIC II, MANAGER 270 LODGEPOLE WAY MONUMENT, CO 80132  <b>PREPARED BY:</b>	<b>SEAL</b> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>PRELIMINARY</b>                      THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE                 </div>	<b>GRANDWOOD RANCH</b> PRELIMINARY PLAN - PCD FILE NO SP195  COVER SHEET														
	<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;">REVISIONS</td> </tr> </tbody> </table>	No.	DATE	DESCRIPTION	BY	REVISIONS				<table border="1"> <tr> <td>DESIGNED BY: CAP</td> <td>SCALE</td> <td>DATE ISSUED: APRIL 2020</td> <td>DRAWING No.</td> </tr> <tr> <td>DRAWN BY: CAP</td> <td>HORIZ 1"=200'</td> <td>SHEET 1</td> <td>OF 6</td> </tr> <tr> <td>CHECKED BY: JA</td> <td>VERT.</td> <td></td> <td>CS 01</td> </tr> </table>	DESIGNED BY: CAP	SCALE	DATE ISSUED: APRIL 2020	DRAWING No.	DRAWN BY: CAP	HORIZ 1"=200'	SHEET 1	OF 6	CHECKED BY: JA	VERT.	
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CHECKED BY: JA	VERT.		CS 01																		



# GRANDWOOD RANCH PRELIMINARY PLAN

LEGAL DESCRIPTION: GRANDWOOD RANCH SUBDIVISION

THE SOUTH HALF OF THE NORTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, EXCEPTING THEREFROM THE RIGHT OF WAY FOR HIGBY ROAD DESCRIBED AT RECEPTION NUMBER 205092691 OF THE EL PASO COUNTY RECORDS.

**DEVELOPMENT NOTES**

- TRACTS:
  - TRACT A AND TRACT C - LAND USES INCLUDE PRIVATE OPEN SPACE, UTILITIES AND DRAINAGE. TRACTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND SUBJECT TO APPROPRIATE DETENTION POND AND BMP MAINTENANCE AGREEMENTS.
  - TRACT B - LAND USES INCLUDE PRIVATE OPEN SPACE, UTILITIES, WATER WELL SITE AND ASSOCIATED INFRASTRUCTURE. TRACT B IS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND SUBJECT TO APPROPRIATE BMP MAINTENANCE AGREEMENTS.
- THE DEVELOPER INTENDS TO PAY SCHOOL FEES IN LIEU OF LAND DEDICATION.
- ALL COMMON DRIVEWAY EASEMENTS TO BE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY. **update. "Higby Road"**
- ALL STREETS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY.
- WATER TO BE PROVIDED VIA INDIVIDUAL ON SITE WELLS OPERATED THROUGH A STATE APPROVED WATER REPLACEMENT PLAN.
- WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS.
- THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SERVICE DISTRICT, THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT, THE LEWIS-PALMER SCHOOL DISTRICT NO. 38 AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT.
- THERE SHALL BE NO DRIVEWAY ACCESS ONTO HIGBY AND FURROW ROAD.
- BUILDING SETBACKS FOR YARDS FRONT - 25', SIDE 15', REAR - 25'. A MINIMUM 200' LOT WIDTH IS REQUIRED AT THE FRONT YARD SETBACK. AN INCREASED FRONT YARD SETBACK MAY BE REQUIRED ON SELECT LOTS TO ACHIEVE THE MINIMUM 200' LOT WIDTH REQUIREMENT.
- ALL ROADWAY AND DRAINAGE FACILITIES LOCATED WITHIN DEDICATED COUNTY RIGHT-OF-WAYS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SHALL BE OWNED AND MAINTAINED BY EL PASO COUNTY.
- ALL LOTS WITH DESIGNATED CONCENTRATED FLOW AND/OR DRAINAGE EASEMENT, PER THE PRELIMINARY GRADING PLANS PROVIDED WITH THIS PRELIMINARY PLAN SET, ARE REQUIRED TO SUBMIT AN ENGINEERED SITE PLAN FOR COUNTY REVIEW.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER EL PASO COUNTY LAND DEVELOPMENT CODE. SPECIFIC LOTS MAY REQUIRE LARGER DRIVEWAY CULVERTS BASED ON THE APPROVED FINAL DRAINAGE REPORT. DRIVEWAY CULVERT ANALYSIS AND REQUIRED SIZING WILL BE PROVIDED WITH FINAL PLAT FOR LOTS THAT REQUIRE LARGER THAN AN 18-INCH DIAMETER PIPE.
- PROPOSED METHOD OF GUARANTEED FUNDS SHALL BE APPROVED BY AND ACCEPTABLE TO THE EL PASO COUNTY ATTORNEYS OFFICE.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 19-471), AS AMENDED AT THE TIME OF BUILDING PERMIT APPLICATION. ALL PROPERTIES SHALL PAY REQUIRED AND APPLICABLE TRAFFIC IMPACT FEES AT TIME OF BUILDING PERMIT. FEES TO BE PAID SHALL BE DETERMINED WITH FINAL PLAT.
- A NOXIOUS WEED MANAGEMENT PLAN WILL BE PROVIDED TO THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION. IT IS THE APPLICANT'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS INCLUDING BUT NOT LIMITED TO THE COLORADO NOXIOUS WEED ACT AND THE EL PASO COUNTY WEED MANAGEMENT PLAN.

**WASTEWATER STATEMENT**

- A 'WASTEWATER EVALUATION REPORT' FOR GRANDWOOD ENTERPRISES, LLC, MONUMENT, COLORADO, WAS COMPLETED BY VIVID ENGINEERING GROUP ON FEBRUARY 18, 2020 AND INCLUDED THE AREA OF DEVELOPMENT PROPOSED WITH THE GRANDWOOD RANCH PROJECT. THE WASTEWATER EVALUATION REPORT FOR THE GRANDWOOD SUBDIVISION WAS PROVIDED AS PART OF THE GRANDWOOD RANCH PRELIMINARY PLAN SUBMITTED TO THE EL PASO BOARD OF COUNTY COMMISSIONERS. PLANNING AND COMMUNITY DEVELOPMENT FILE NUMBER SP195. DEVELOPERS AND HOME OWNERS SHOULD BECOME FAMILIAR WITH THIS REPORT AND ITS CONTENTS.
- SITE SOILS AND PERCOLATION RATES WERE GENERALLY FOUND FAVORABLE FOR CONVENTIONAL SEPTIC SYSTEMS. AREAS FOUND TO CONTAIN SHALLOWER BEDROCK HAVE A HIGHER OCCURRENCE OF LOWER PERCOLATION RATES THAT COULD REQUIRE A SITE SPECIFIC INVESTIGATION AND/OR ENGINEERED SYSTEMS.

the estimated impact fees were removed. please add back in with an estimate for all per the prelim drawing checklist.

**STANDARD PCD PLAN NOTES**

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
- EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.2.2.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE APPROVED BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.
- AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE CSFS AND ILLUSTRATED THROUGH THE PUBLICATIONS AVAILABLE THROUGH THE CSFS.

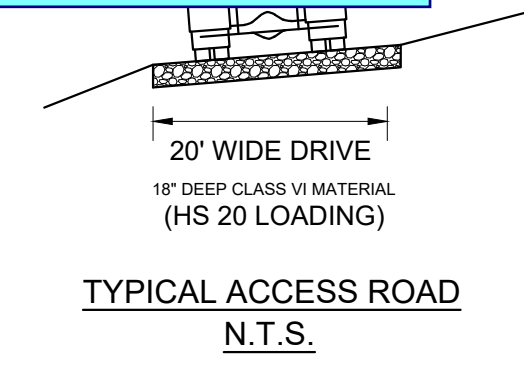
**GEOLOGY STATEMENT**

- A 'GEOLOGY AND SOILS EVALUATION REPORT' FOR GRANDWOOD ENTERPRISES, LLC, MONUMENT, COLORADO, WAS COMPLETED BY VIVID ENGINEERING GROUP ON SEPTEMBER 11, 2019 AND INCLUDED THE AREA OF DEVELOPMENT PROPOSED WITH THE GRANDWOOD RANCH PROJECT. THE GEOLOGY AND SOILS REPORT FOR THE GRANDWOOD SUBDIVISION WAS PROVIDED AS PART OF THE GRANDWOOD RANCH PRELIMINARY PLAN SUBMITTED TO THE EL PASO BOARD OF COUNTY COMMISSIONERS. PLANNING AND COMMUNITY DEVELOPMENT FILE NUMBER SP195. DEVELOPERS AND HOME OWNERS SHOULD BECOME FAMILIAR WITH THIS REPORT AND ITS CONTENTS.
- THERE ARE NO SIGNIFICANT GEOLOGICAL HAZARDS; HOWEVER, THE POTENTIAL FOR GEOLOGIC HAZARDS OR CONSTRAINTS DO EXIST RELATED TO THE POTENTIAL FOR SHALLOW GROUNDWATER TABLES, EXPANSIVE CLAY OR CLAYEY SANDSTONE, ERODIBLE SANDY SOILS. THESE GEOLOGICAL CONDITIONS ARE CONSIDERED RELATIVELY COMMON TO THE AREA WITH MITIGATION ACCOMPLISHED BY IMPLEMENTING COMMON ENGINEERING AND CONSTRUCTION PRACTICES. IF THE PREVIOUSLY LISTED POTENTIAL GEOLOGICAL HAZARDS ARE FOUND TO EXIST, AN EVALUATION SHALL BE PERFORMED AT THE TIME OF FINAL GEOTECHNICAL INVESTIGATION FOR THOSE INDIVIDUAL LOTS.

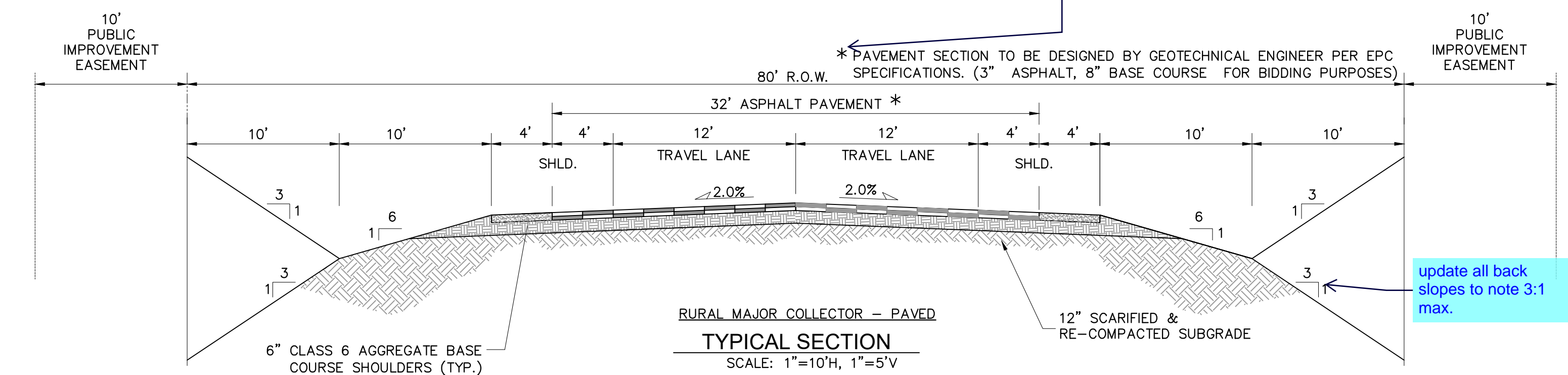
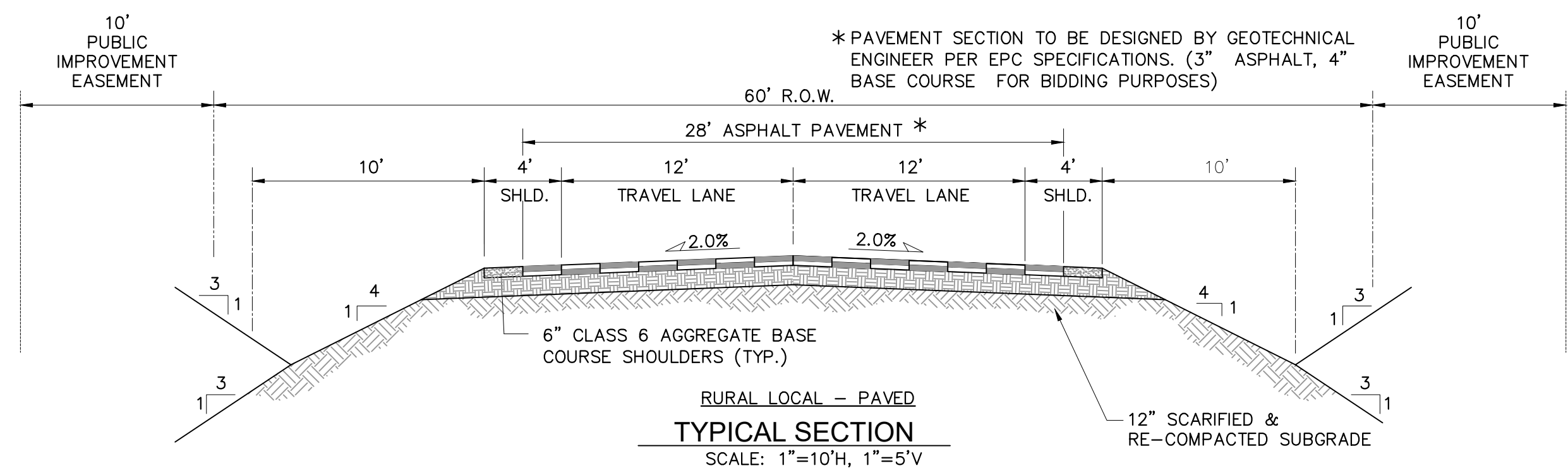
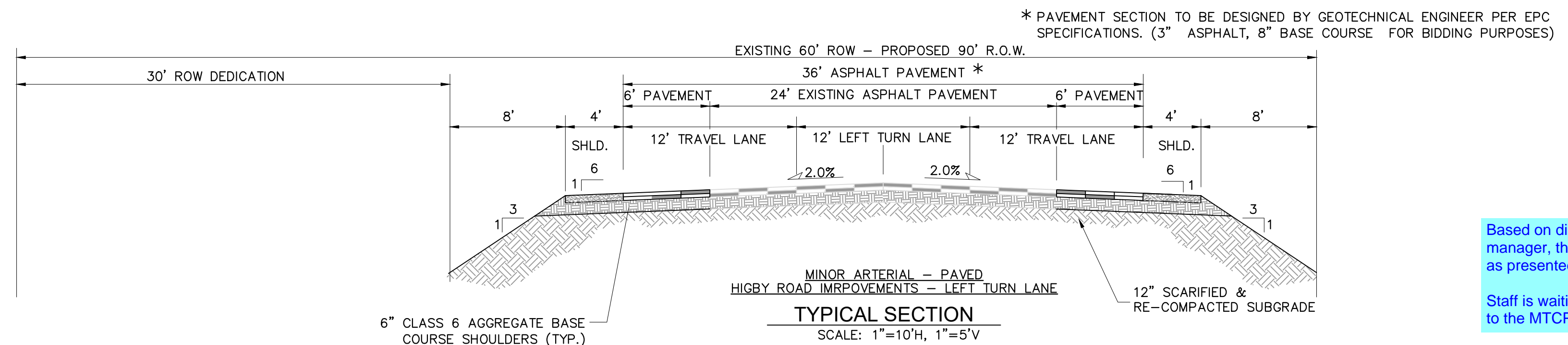
**DEVIATION REQUESTS**

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

Provide a typical cross section for the offsite section of Furrow Rd at Minglewood Trail



Based on discussion with the engineering review manager, the deviation request is unlikely to be approved as presented. ROW must be 90 ft.  
Staff is waiting on input from Lori and Victoria as it relates to the MTCP. Additional comments may be forthcoming.

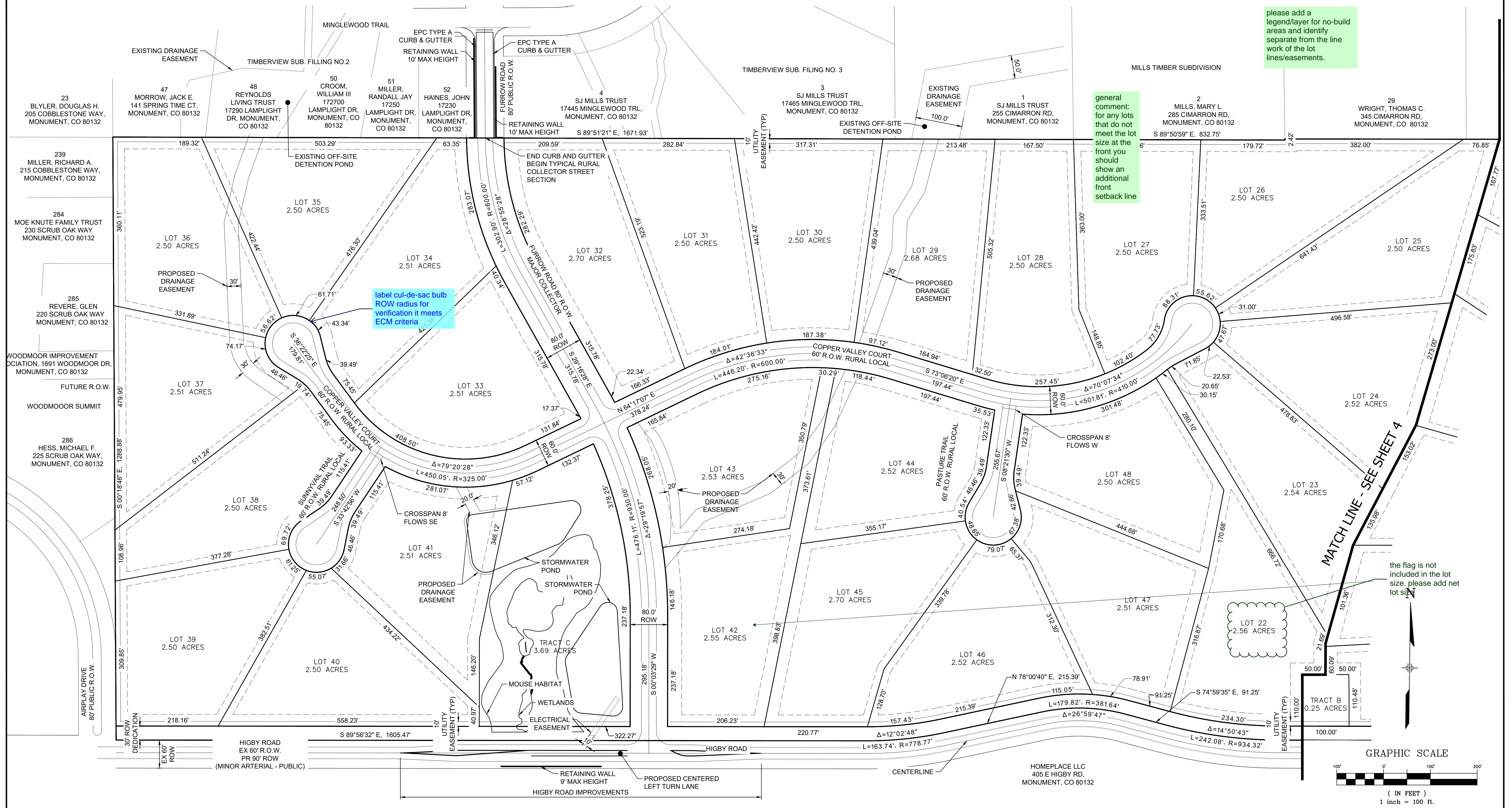


update all back slopes to note 3:1 max.

<b>REFERENCE DRAWINGS</b> X-Tile-W ---parcels X-1105-EX SITE DESIGN				<b>SHEET KEY</b> N 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 270 LODGEPOLE WAY MONUMENT, CO 80132 PREPARED BY:	SEAL <b>PRELIMINARY</b> THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE	GRANDWOOD RANCH PRELIMINARY PLAN - PCD FILE NO SP195						
	<b>COMPUTER FILE MANAGEMENT</b> FILE NAME: CTB FILE: PLOT DATE: THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.						GENERAL NOTES AND TYPICAL SECTIONS						
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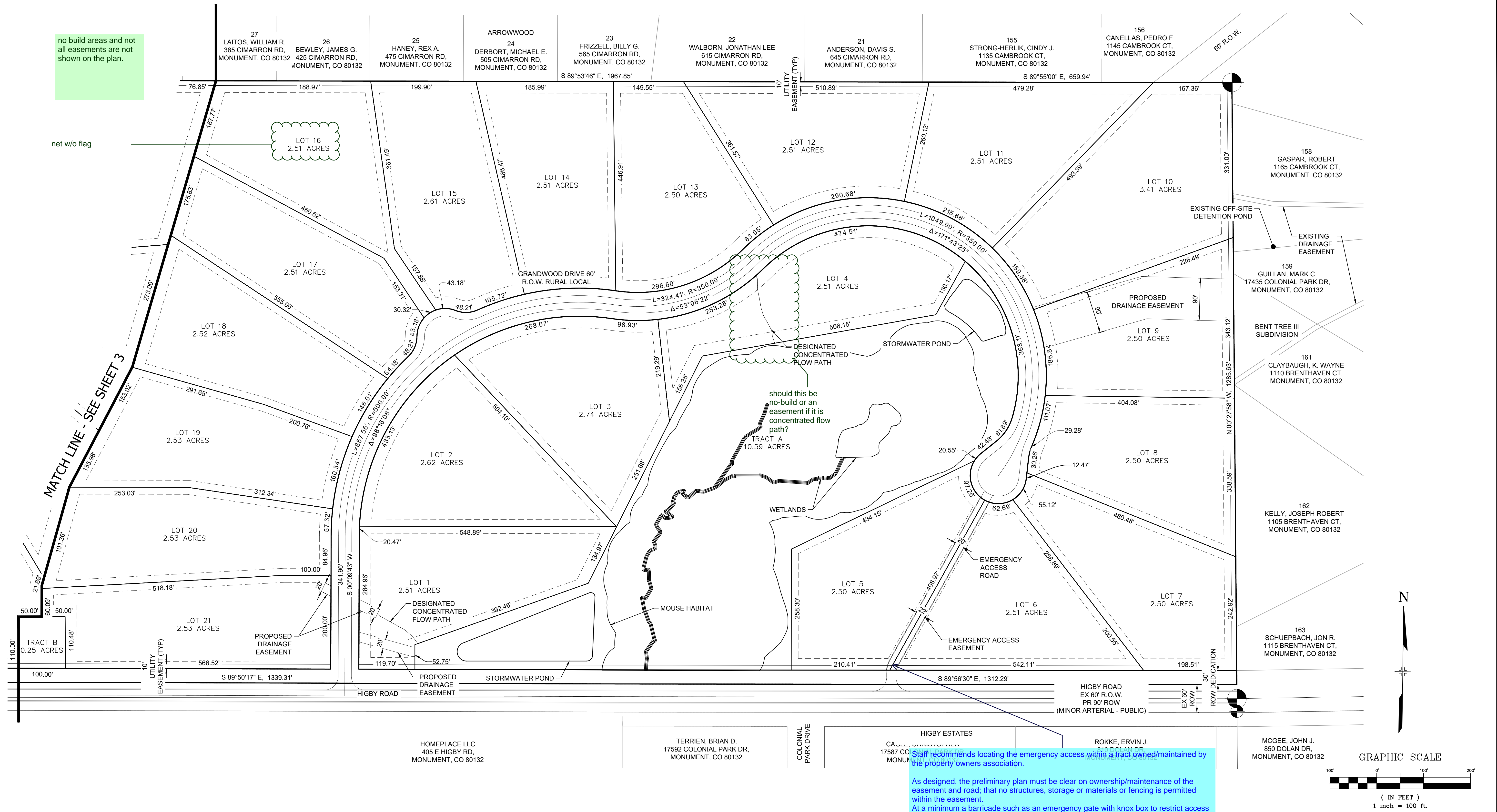


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DATE ISSUED: APRIL 2020 SHEET 3 OF 6	DRAWING No. PP 01



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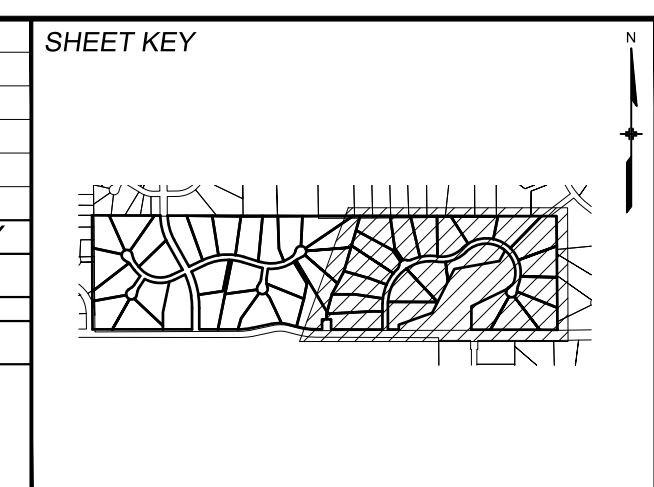
no build areas and not all easements are not shown on the plan.



Staff recommends locating the emergency access within a tract owned/maintained by the property owners association.

As designed, the preliminary plan must be clear on ownership/maintenance of the easement and road; that no structures, storage or materials or fencing is permitted within the easement.  
 At a minimum a barricade such as an emergency gate with Knox box to restrict access by non-emergency personnel must be installed at the entrance from Higby. Check with the fire department if a second barricade should be located at the cul-de-sac and their preferred barricade to be installed.

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<b>COMPUTER FILE MANAGEMENT</b>				
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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"

**PREPARED BY:**  
 ERIN RICHARDS, L.L.C.  
 270 LODGEPOLE WAY  
 MONUMENT, CO 80132

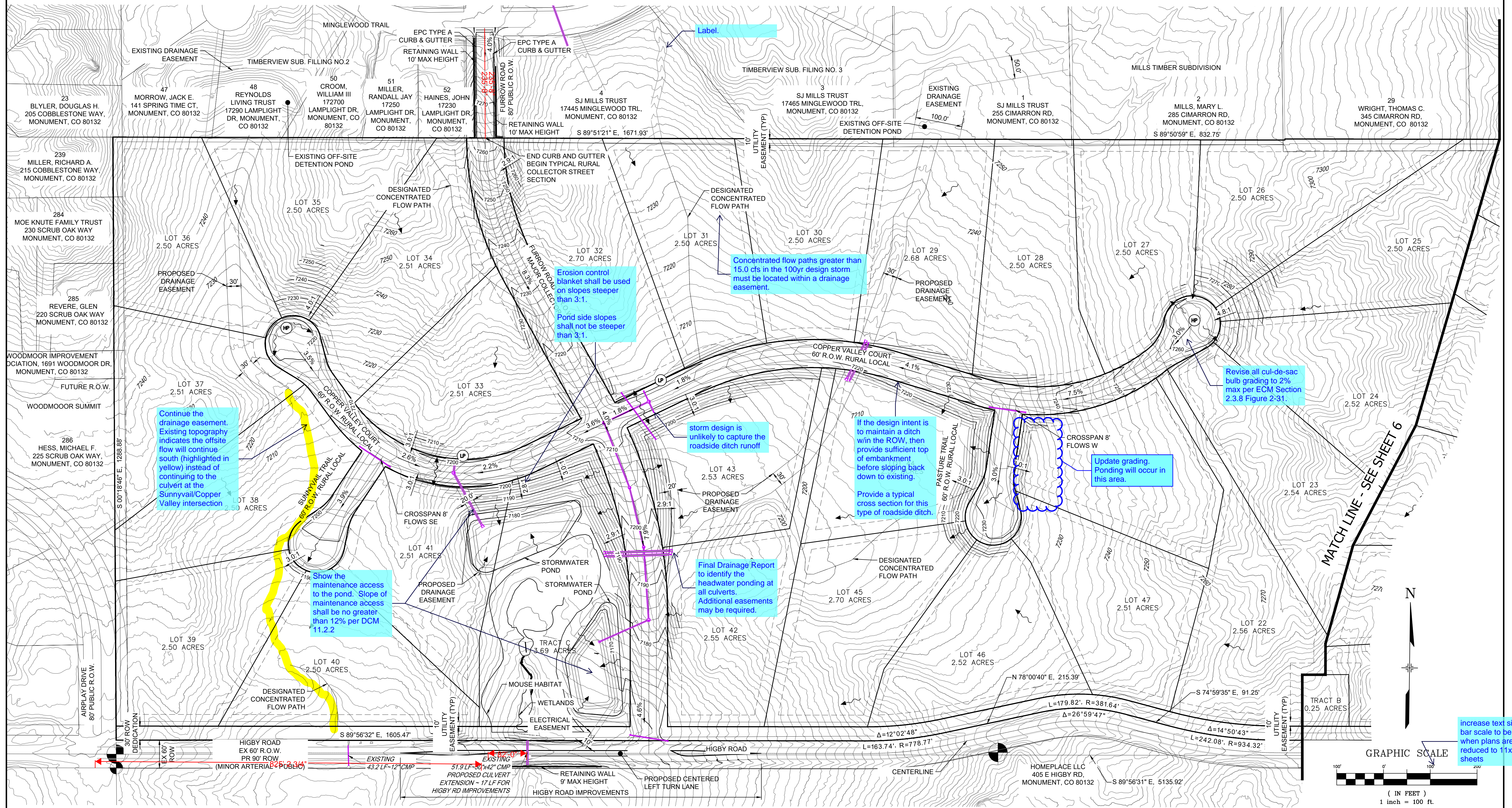
**FOR AND ON BEHALF OF:**  
 MATRIX DESIGN GROUP, INC.  
 PROJECT No.

**PRELIMINARY**  
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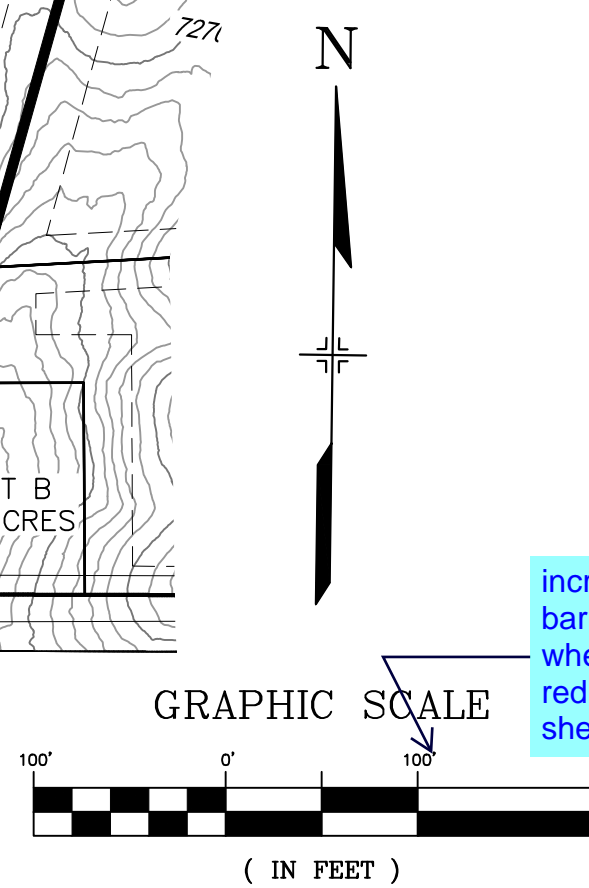
<b>GRANDWOOD RANCH</b>			
<b>PRELIMINARY PLAN - PCD FILE NO SP195</b>			
<b>PLAN SHEET</b>			
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CHECKED BY: JA			



# GRANDWOOD RANCH PRELIMINARY PLAN



MATCH LINE - SEE SHEET 6

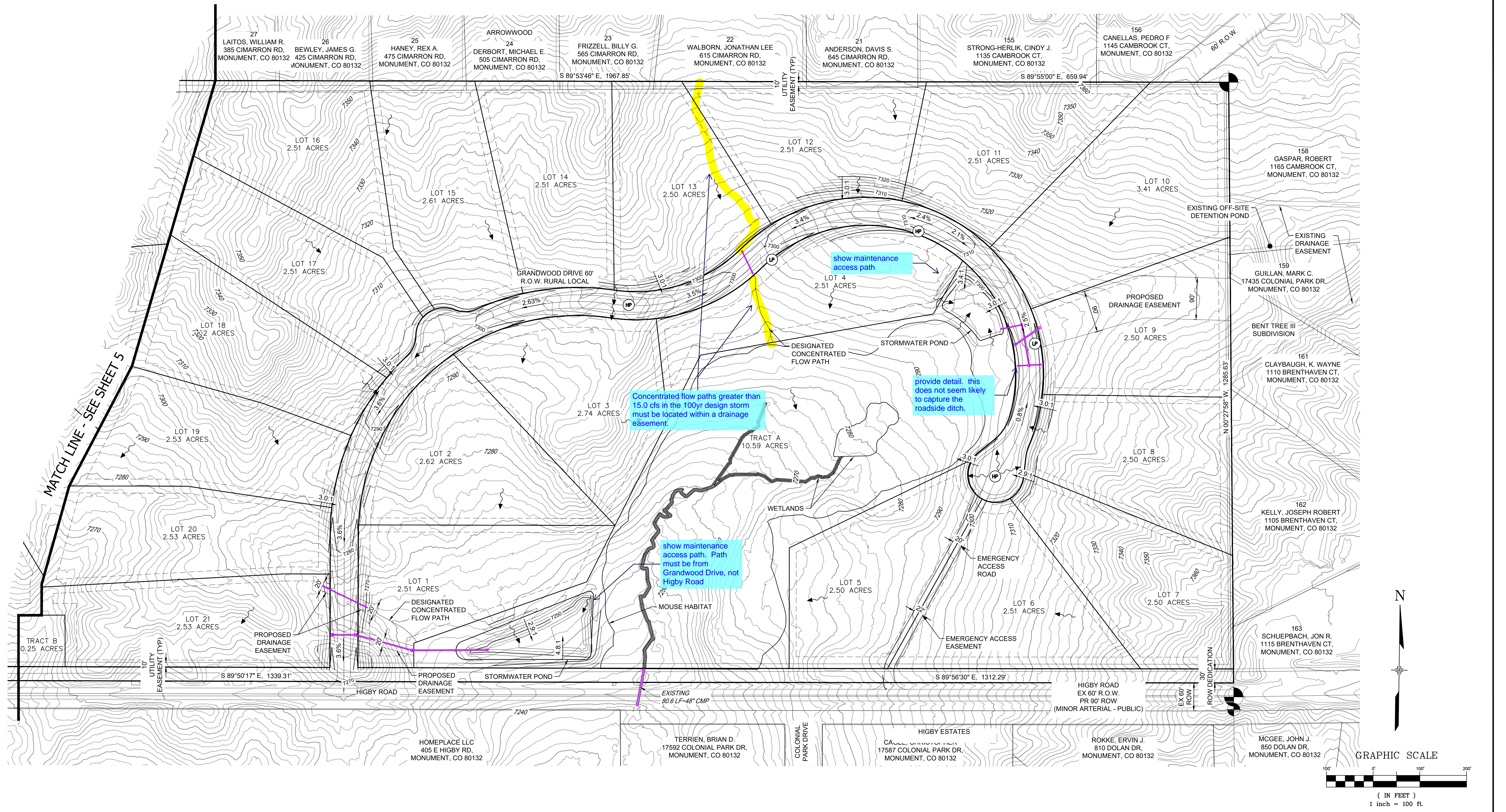


increase text size on bar scale to be legible when plans are reduced to 11x17 sheets

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<b>COMPUTER FILE MANAGEMENT</b> FILE NAME: CTB FILE: PLOT DATE: THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.																			



# GRANDWOOD RANCH PRELIMINARY PLAN



<b>REFERENCE DRAWINGS</b> X-Title-W ---parcels X-1105-EX SITE DESIGN	<b>COMPUTER FILE MANAGEMENT</b> FILE NAME: CTB FILE: PLOT DATE: THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			<b>SHEET KEY</b> 	<b>BENCHMARK</b> NGS T 294 ELEVATION - 7247.10' NAVD 88  <b>BASIS OF BEARING:</b> 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"	<b>OWNER:</b> GRANDWOOD ENTERPRISES, LLC WILLIAM F. HEREBIC II, MANAGER 270 LODGEPOLE WAY MONUMENT, CO 80132  <b>PREPARED BY:</b> 	<b>SEAL</b> <b>PRELIMINARY</b> THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE	<b>GRANDWOOD RANCH</b> PRELIMINARY PLAN - PCD FILE NO SP195				
	<b>REVISIONS</b> <table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>							No.	DATE	DESCRIPTION	BY	
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<b>FOR AND ON BEHALF OF</b> MATRIX DESIGN GROUP, INC. PROJECT No.		DESIGNED BY: CAP DRAWN BY: CAP CHECKED BY: JA	SCALE HORIZ 1"=100' VERT.	DATE ISSUED: APRIL 2020 SHEET 6 OF 6	DRAWING No. PG 02							