

Know what's below.
Call before you dig.

INDEX OF SHEETS

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

GRANDWOOD RANCH

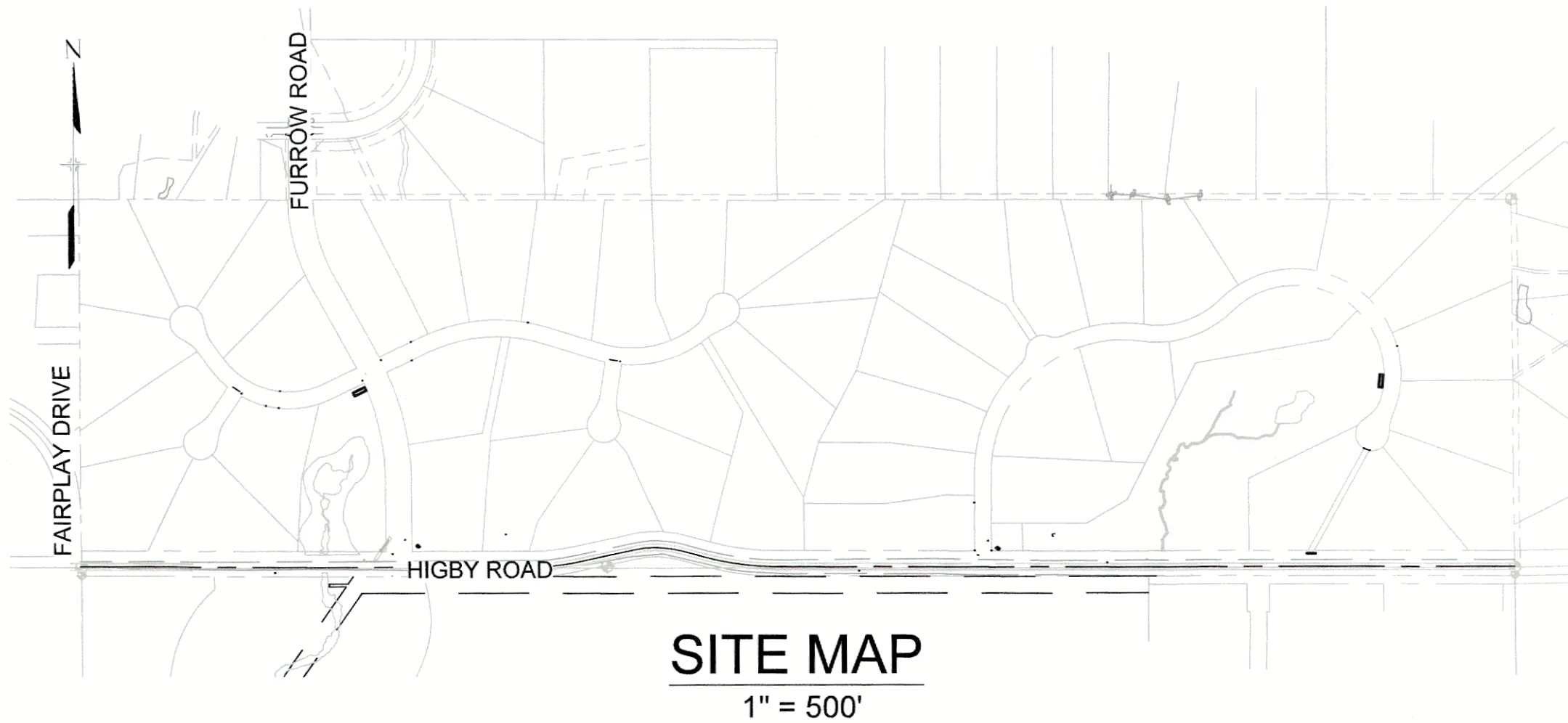
EL PASO COUNTY, CO

ROAD AND STORM PLANS

FEBRUARY, 2021

AGENCIES

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

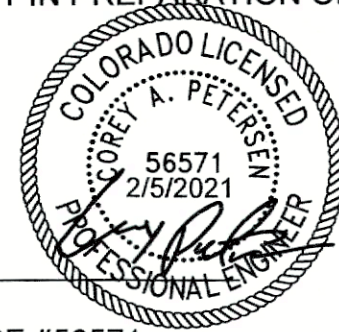


SITE MAP

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.

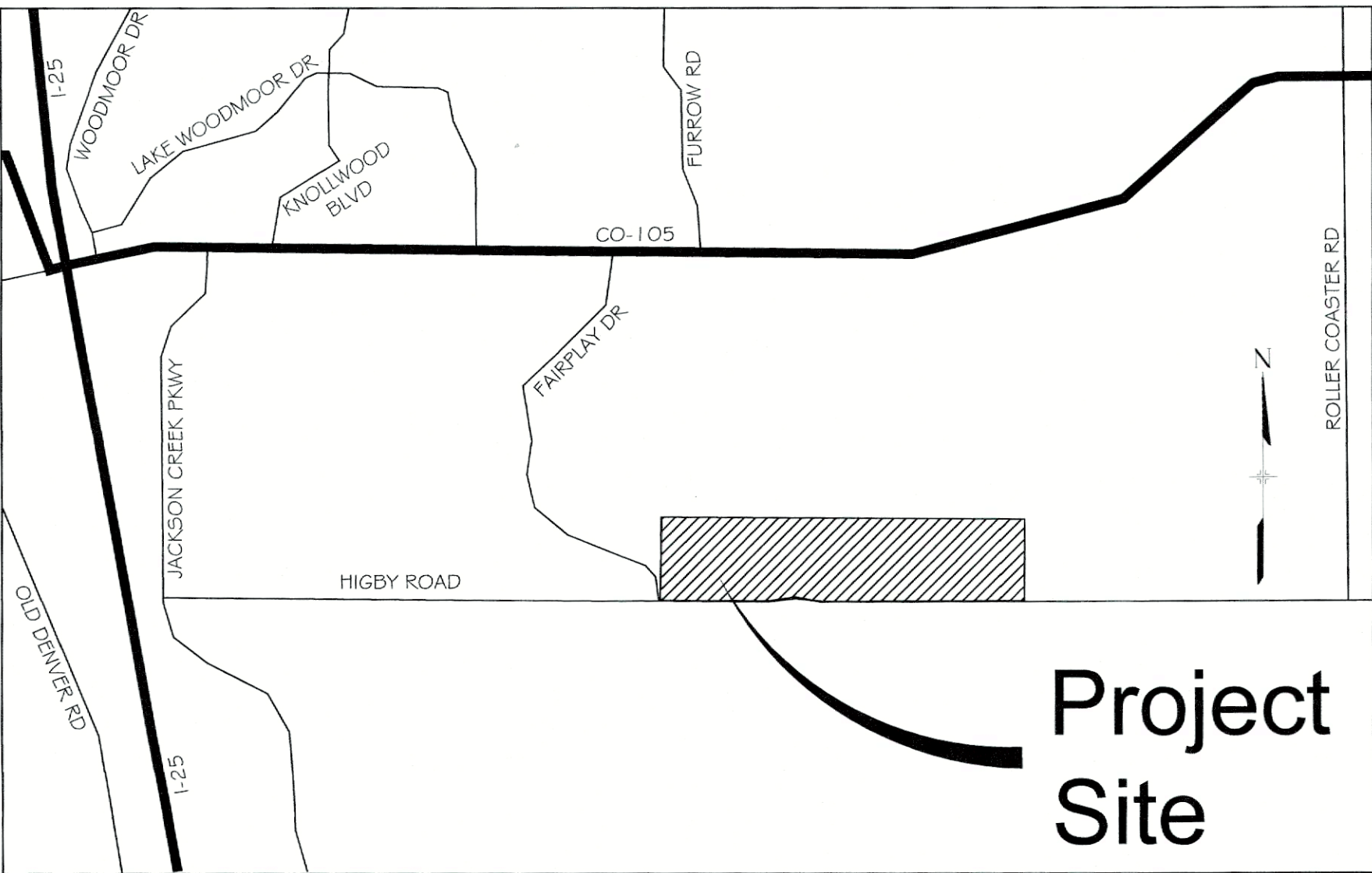
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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.

APPROVED
Engineering DepartmentJENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

04/16/2021 9:16:57 AM

dsdnijkamp

**EPC Planning & Community
Development Department**

VICINITY MAP

N.T.S.

OWNER/DEVELOPER STATEMENT:

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

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

DATE

BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

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

OWNER:

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

PREPARED BY:



SEAL

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

TITLE SHEET

EPC PUD#: SF 2026

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003DESIGNED BY: CAP
DRAWN BY: CAP
CHECKED BY: NMSSCALE
HORIZ. N/A
VERT. N/ADATE ISSUED: FEBRUARY, 2021
SHEET 1 OF 40DRAWING No.
TS01

COMPUTER FILE MANAGEMENT
FILE NAME: S:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\TS01.dwg
CTB FILE: ---
PLOT DATE: February 5, 2021 8:18:27 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

GENERAL NOTES:

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

GENERAL NOTES con't.:

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

EARTHWORK:

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

BENCHMARK AND SURVEY CONTROL:

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

TRAFFIC GENERAL NOTES:

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

CONSTRUCTION NOTES:

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

a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)

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

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

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

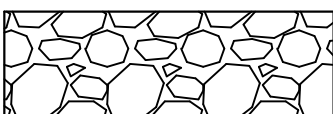
CONSTRUCTION NOTES con't.:

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

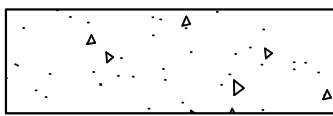
SIGNING & STRIPING NOTES :

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

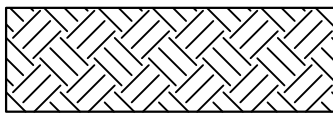
MATERIALS LEGEND



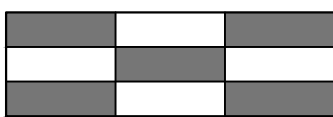
AGGREGATE BASE COURSE



CONCRETE



COMPACTED SUBGRADE



BITUMINOUS PAVEMENT (ASPHALT)

ABBREVIATIONS:

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

ABBREVIATIONS con't:

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

SYMBOLS



PROPOSED MANHOLE



PROPOSED AREA INLET



PROPOSED END SECTION



EXISTING POWER POLE



THRUST BLOCK



FIRE HYDRANT



EXISTING WATER VALVE



PROPOSED WATER VALVE



WATER FITTINGS



EXISTING STORM INLET



PROPOSED STORM DRAIN/INLET



PLUG PIPE



PROPOSED SIGN



EXISTING SIGN

REFERENCE DRAWINGS	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	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\GN01.dwg				
CTB FILE: ----				
PLOT DATE: February 5, 2021 2:17:44 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
14180 GLENEAGLE DRIVE,
COLORADO SPRINGS, CO 80921

PREPARED BY:



SEAL



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

GRANDWOOD RANCH

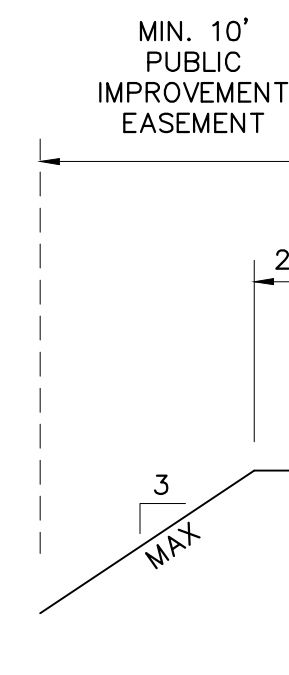
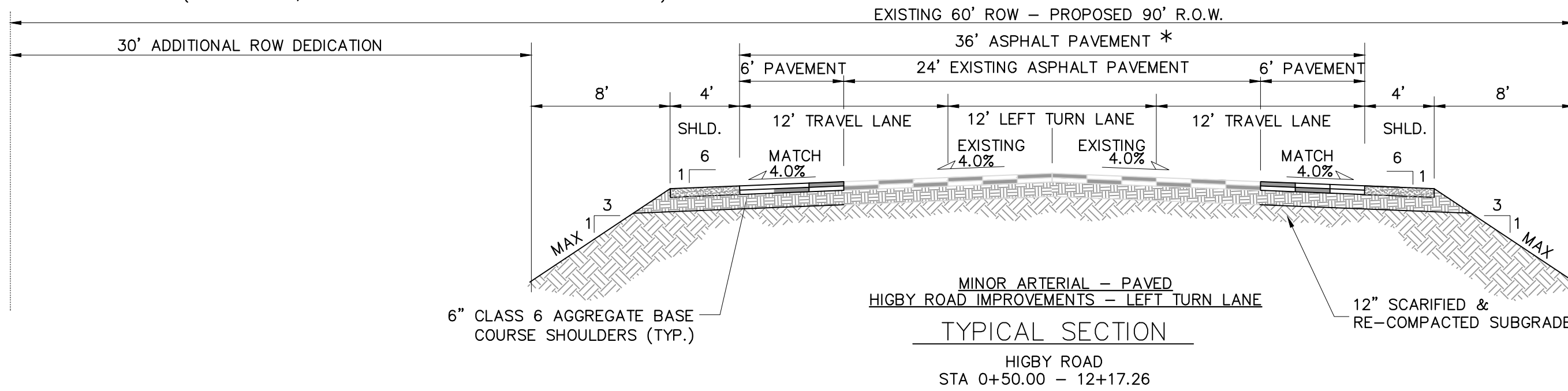
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY GENERAL NOTES

EPC 4/16/21

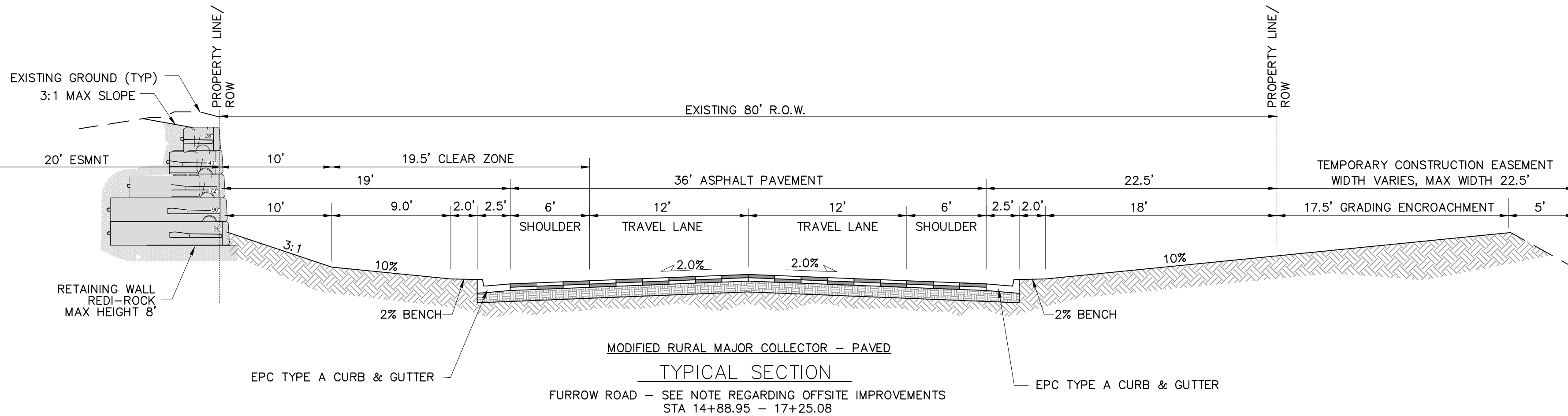
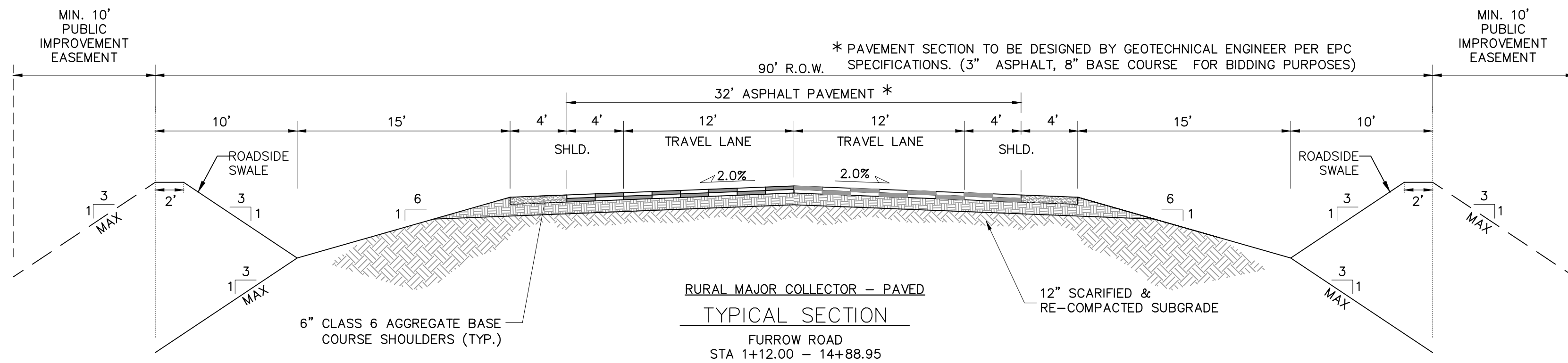
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.
DRAWN BY:	NMS	HORIZ.	N/A		
CHECKED BY:		VERT.	N/A		
			SHEET	2 OF 40	GN01

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

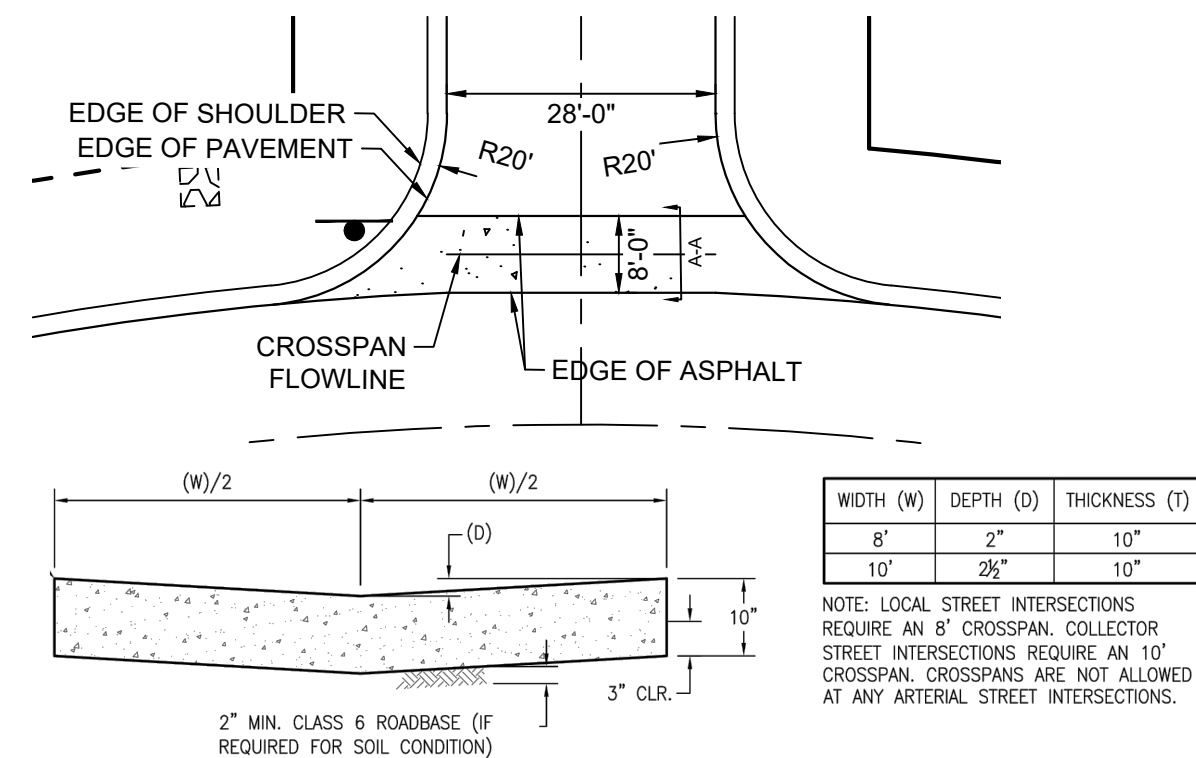
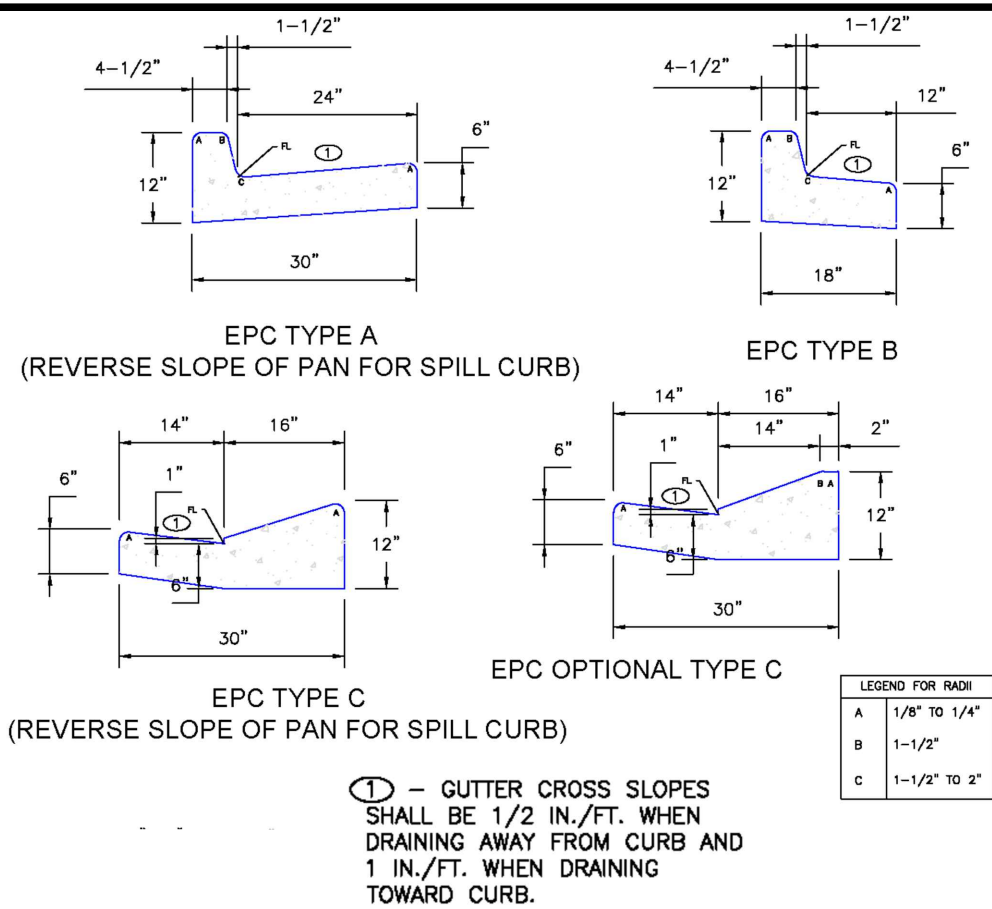


* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS. (3" ASPHALT, 8" BASE COURSE FOR BIDDING PURPOSES)

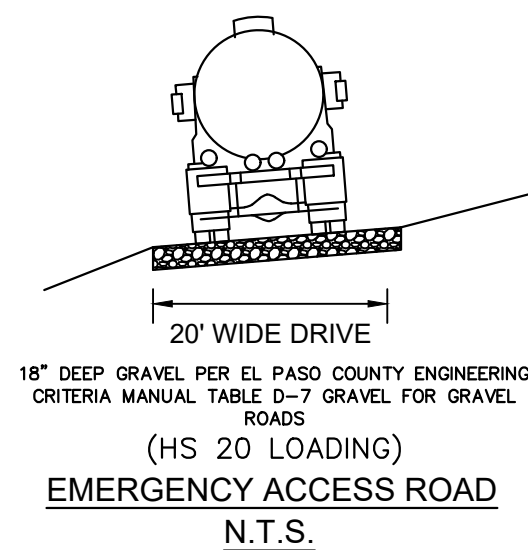
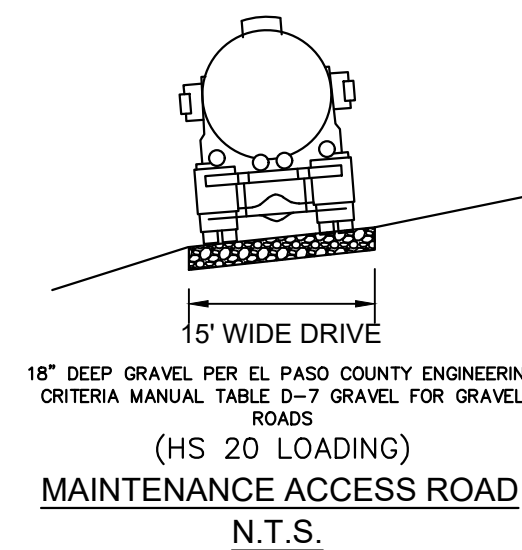
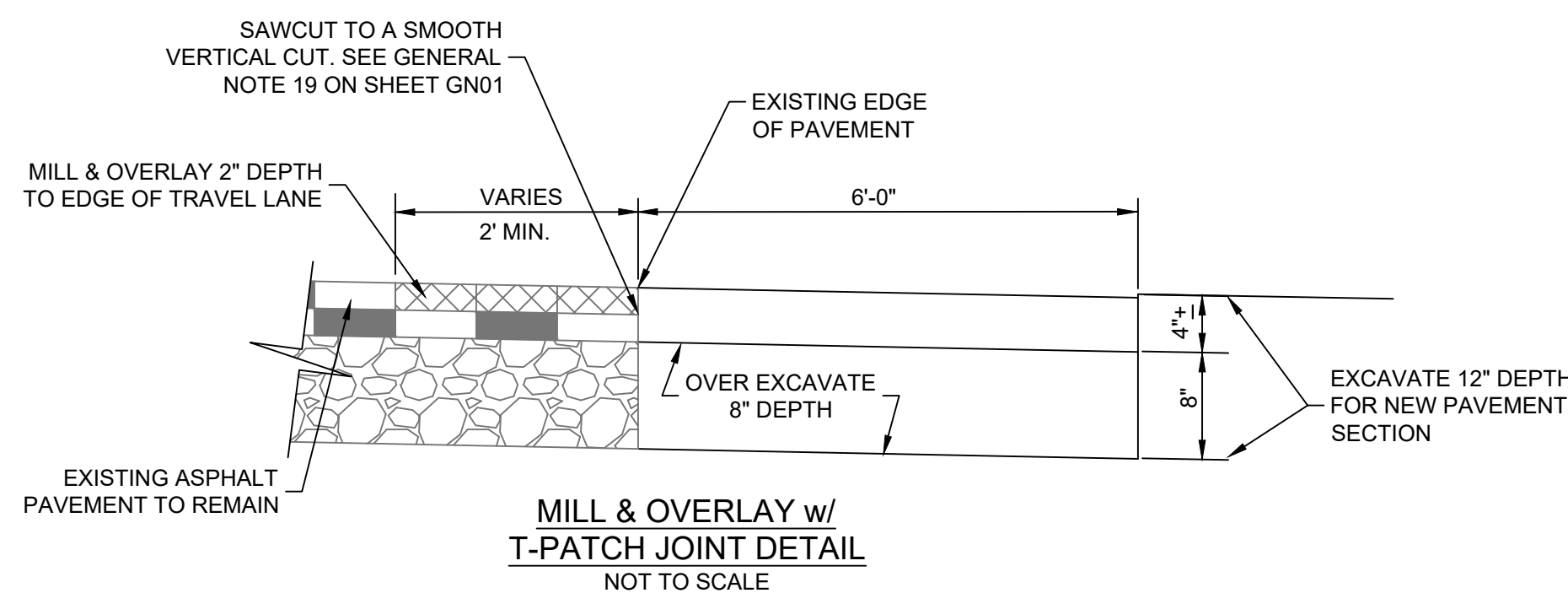
MIN. 10' PUBLIC IMPROVEMENT EASEMENT



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



CROSSSPAN DETAIL
N.T.S.



EPC 4/16/21

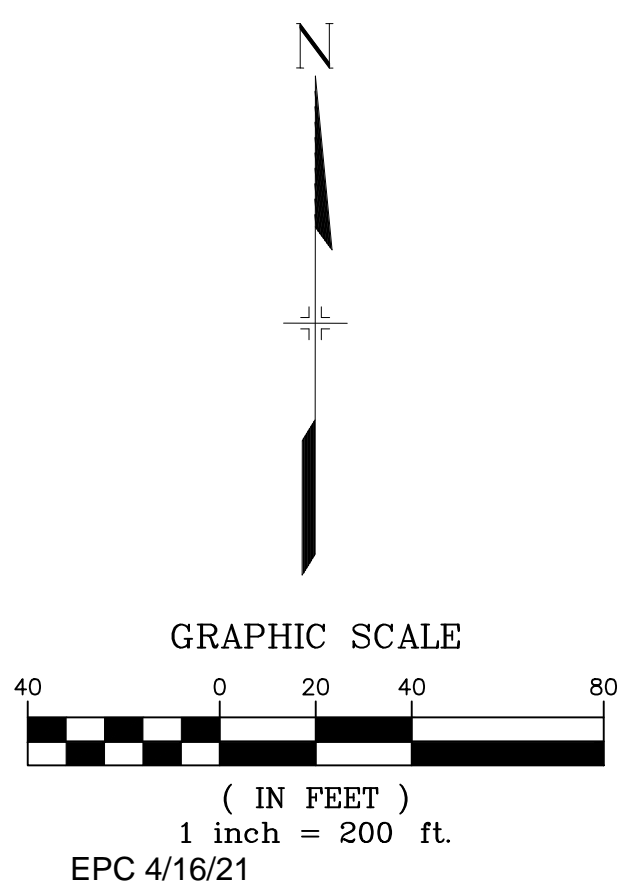
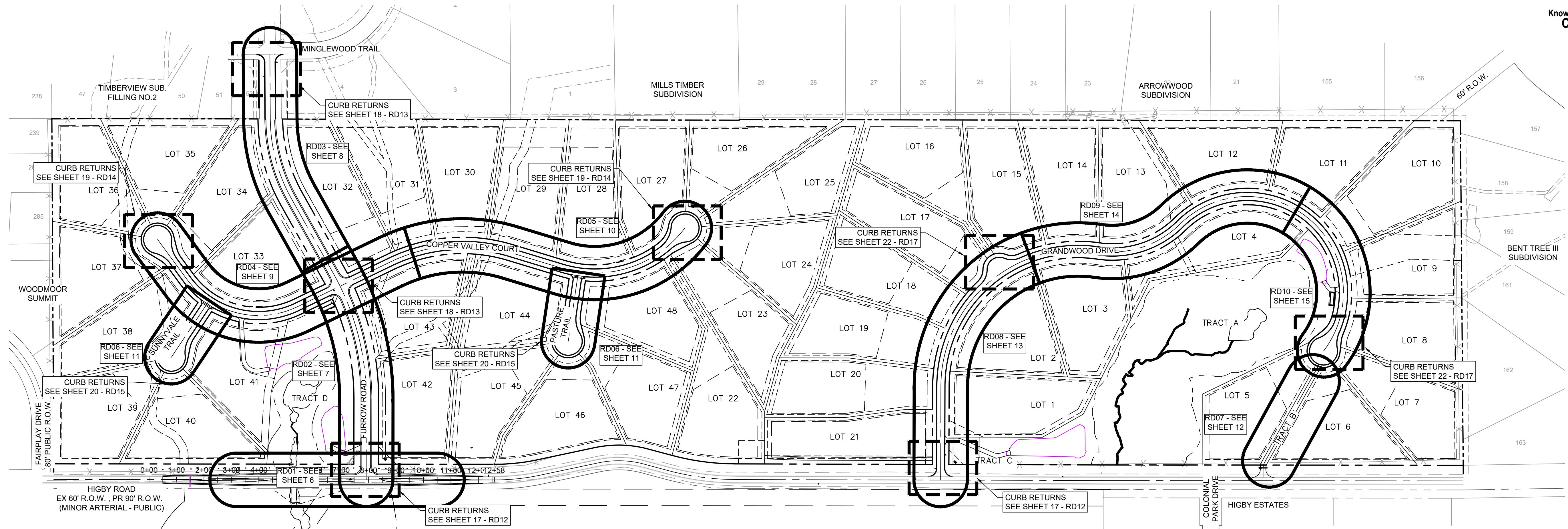
REFERENCE DRAWINGS	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	No.	DATE		
	DESCRIPTION			BY
REVISIONS				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\GN01.dwg				
CTB FILE: ---				
PLOT DATE: February 8, 2021 12:37:22 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. HERBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921	###
PREPARED BY:	###
Matrix	###

SEAL	###
COLORADO LICENSED PROFESSIONAL ENGINEER 56571 2/5/2021	###
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003	###

GRANDWOOD RANCH				
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS				
ROADWAY GENERAL NOTES				
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	DRAWING No.
DRAWN BY:	NMS	HORIZ	FEBRUARY, 2021	TY01
CHECKED BY:	NMS	VERT.	4 OF 40	



REFERENCE DRAWINGS <small>X-Title-Plan & Profile X-1105-PR-SITE</small>	###	###	###	###
	###	###	###	###
	###	###	###	###
	###	###	###	###
	###	###	###	###
	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: February 5, 2021 2:18:40 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

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



BEGIN PROPOSED LANE WIDENING
STA. 0+50.00 (12.05', L)
N:14541142.87
E: 3190341.500

CONTRACTOR TO VERIFY
EX. LOCATION AND ELEVATION
EOP EL=7173.22

STA. 1+80.03 (14.4')
EOP EL=7173.22

ROW-ROW
90'0"
24'0"
EOP-EOP

1+00

EXISTING CULVERT
TO REMAIN

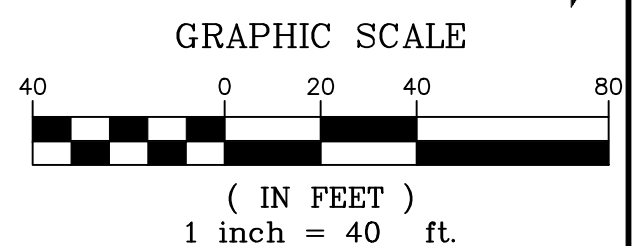
BEGIN PROPOSED LANE WIDENING
STA. 0+50.00 (11.95', R)
N:1454118.87
E: 3190341.476

CONTRACTOR TO VERIFY
EX. LOCATION AND ELEVATION
EOP EL=7173.14



NOTES:

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



SHEET KEY

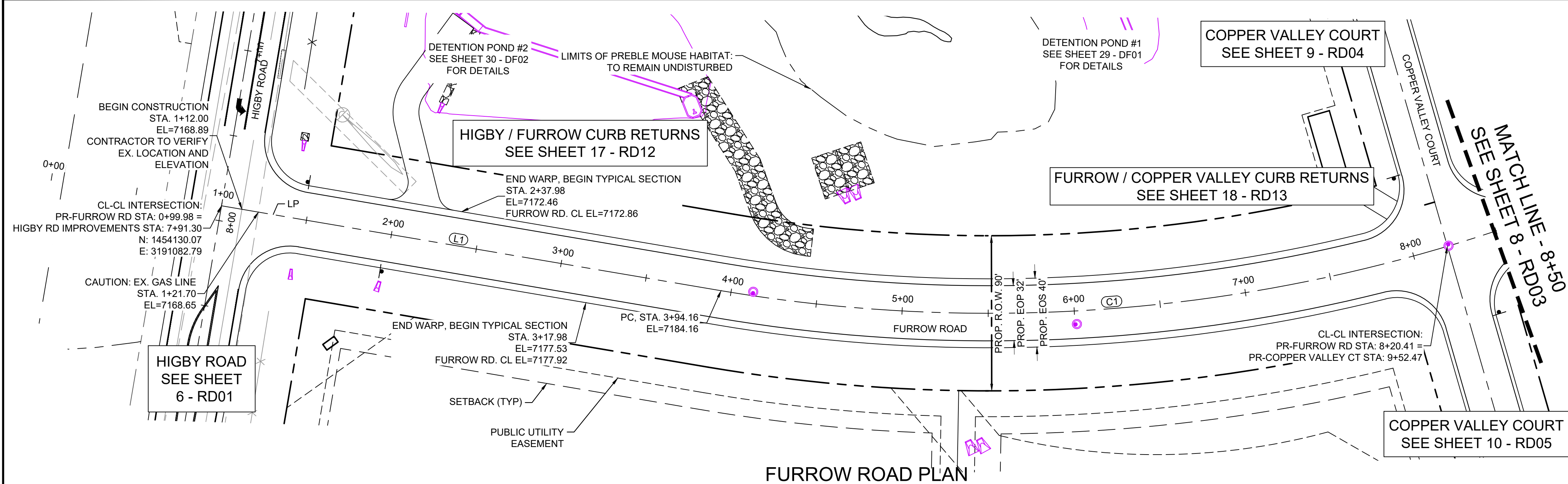
A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56.32'W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2"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



Matrix

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

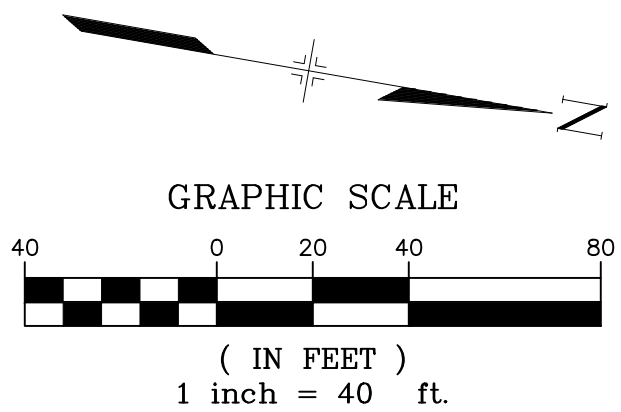
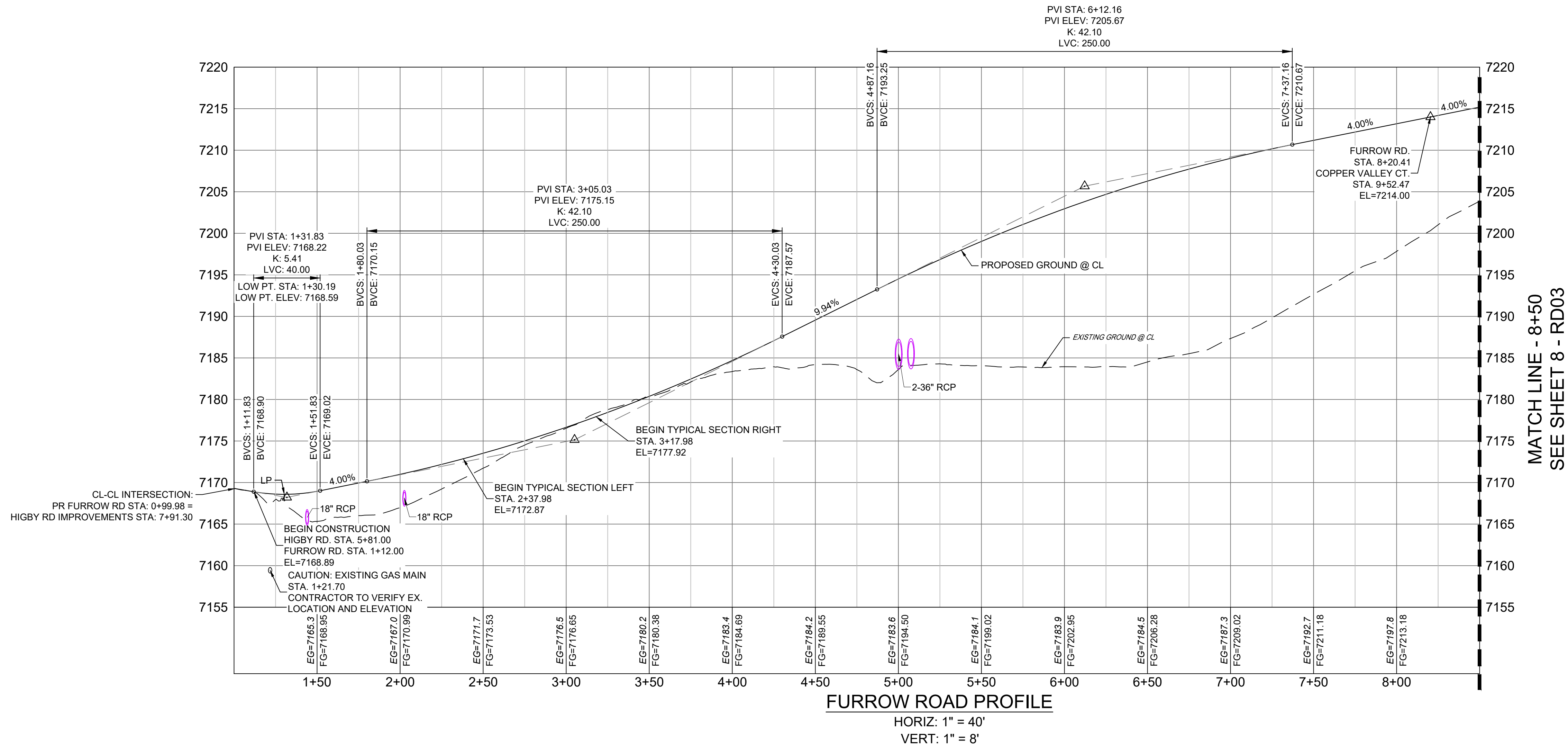
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No. RD01
DRAWN BY:	CAP	HORIZ. 1" = 40'			
CHECKED BY:	NMS	VERT. N/A	SHEET	6 OF 40	

Know what's below.
Call before you dig.

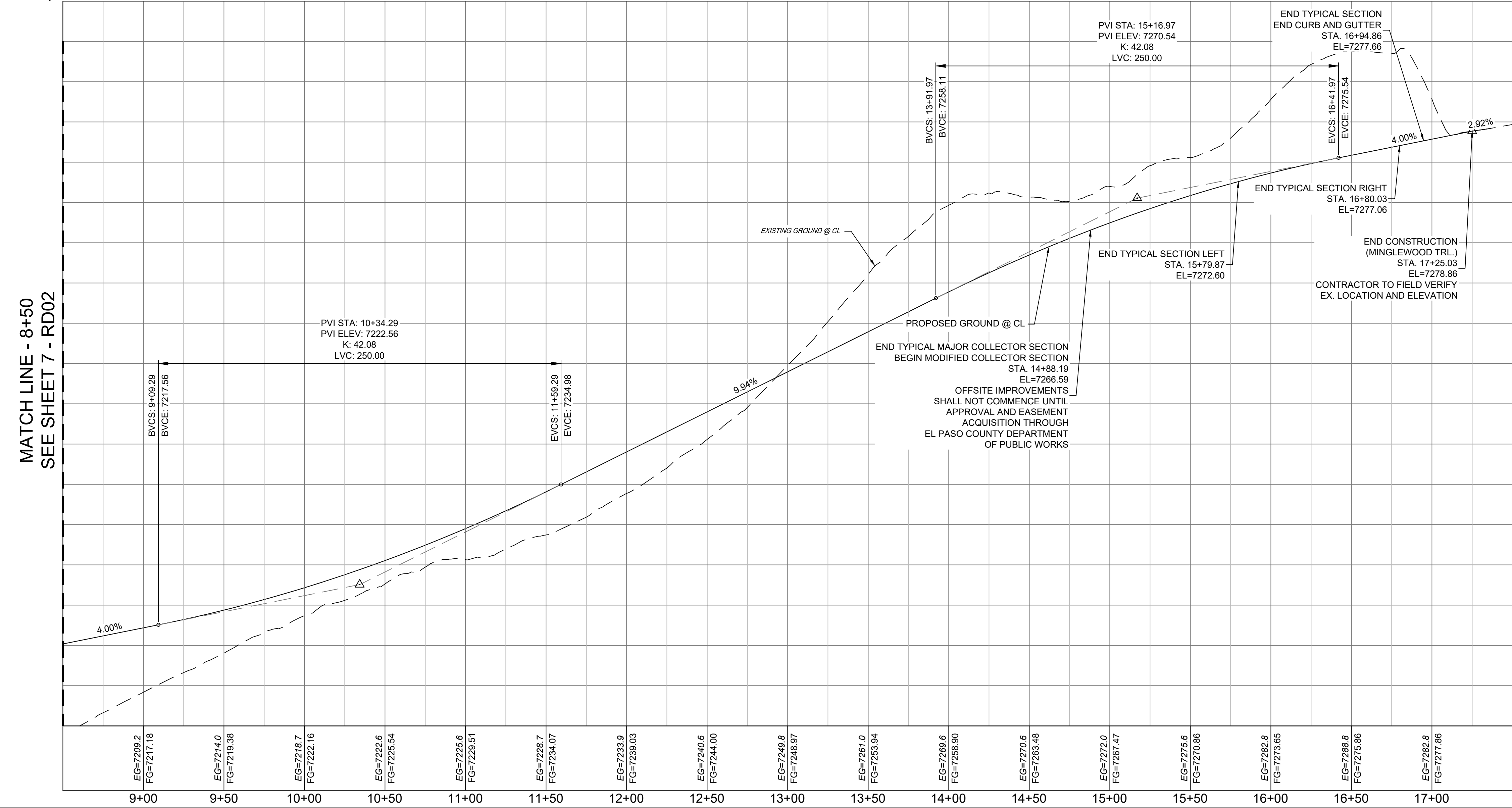
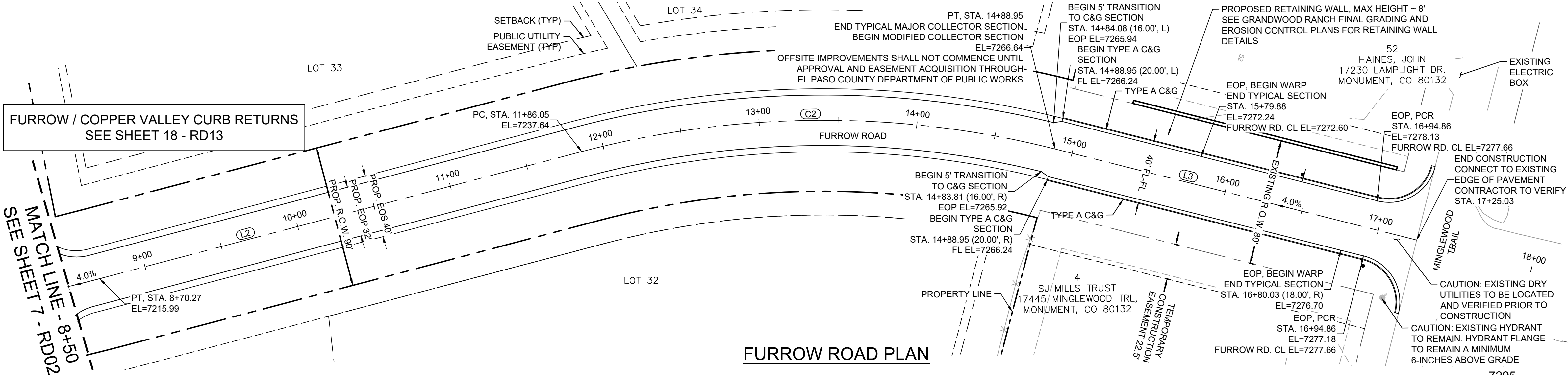
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°03'30"E	276.18

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

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



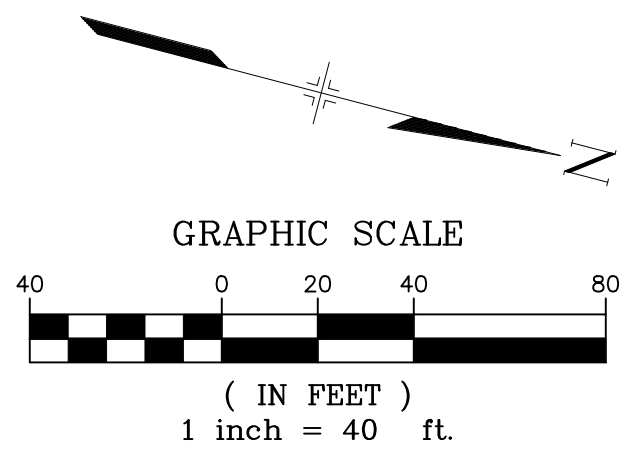
REFERENCE DRAWINGS	####	####	####	####	SHEET KEY 	BENCHMARK NGS T 294 ELEVATION - 7247.10' NAVD 88 BASIS OF BEARING: A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"	OWNER: SYLVAN VISTA, INC. WILLIAM F. HERBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921 PREPARED BY: 	SEAL 	GRANDWOOD RANCH													
	####	####	####	####					EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS													
	####	####	####	####					ROADWAY PLAN AND PROFILE EPC 4/16/21													
	No.	DATE	DESCRIPTION REVISIONS						BY	DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.							
COMPUTER FILE MANAGEMENT												FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003			CHECKED BY:	NMS	HORIZ. 1" = 40' VERT. 1" = 8'	SHEET	7 OF 40	RD02		
FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD01.dwg																						
CTB FILE: ---																						
PLOT DATE: February 5, 2021 2:19:37 PM																						
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.																						



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

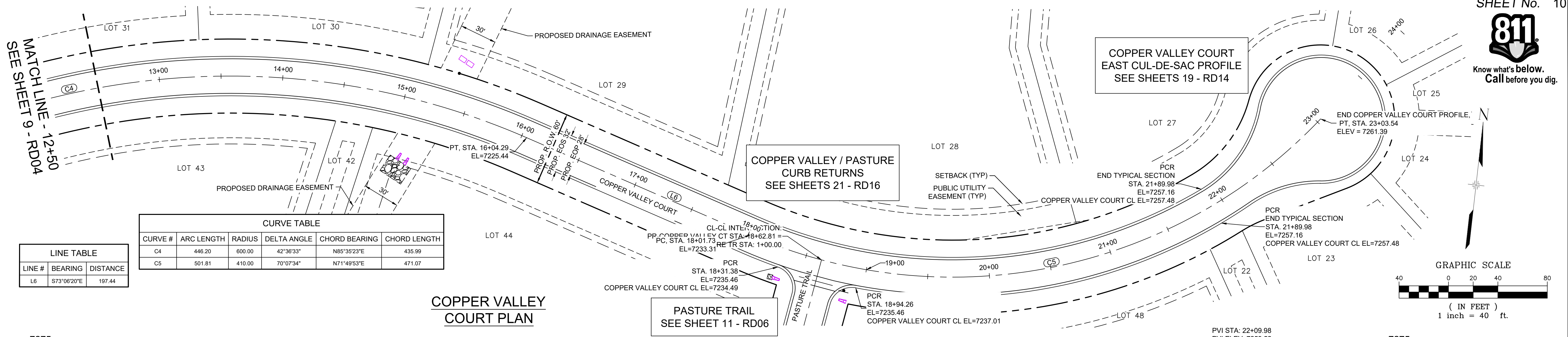
- NOTES:
- ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
 - SPOT ELEVATIONS REFERENCE CENTERLINE UNLESS OTHERWISE NOTED.



REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PR-SITE	###	###	###	SHEET KEY		BENCHMARK NGS T 294 ELEVATION - 7247.10' NAVD 88	BASIS OF BEARING: A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"	OWNER: SYLVAN VISTA, INC. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921	PREPARED BY: 	SEAL 	GRANDWOOD RANCH EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS	
	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: February 5, 2021 2:20:11 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.											
DESIGNED BY:		CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.	RD03					
CHECKED BY:		NMS	HORIZ. 1" = 40' VERT. 1" = 8'	SHEET	8 OF 40							



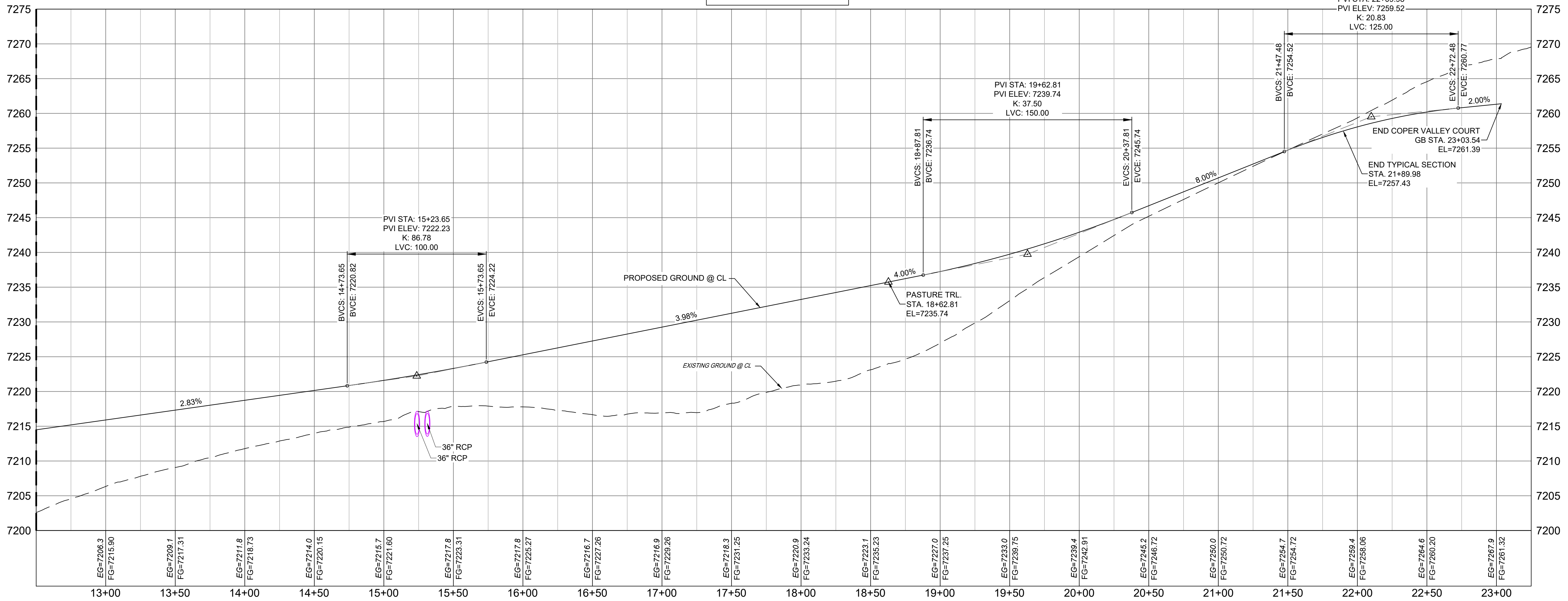
Know what's below.
Call before you dig.



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

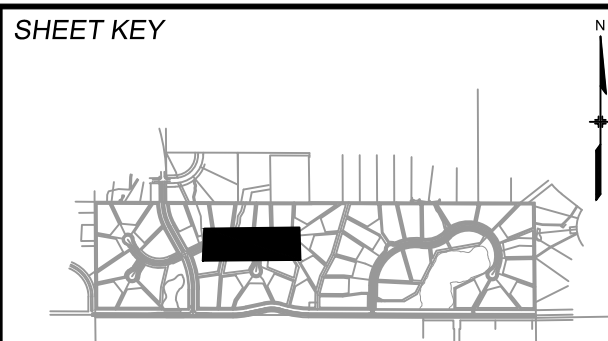
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C4	446.20	600.00	42°36'33"	N85°35'23"E	435.99
C5	501.81	410.00	70°07'34"	N71°49'53"E	471.07

MATCH LINE - 12+50
SEE SHEET 9 - RD04



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

REFERENCE DRAWINGS	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	No.	DATE		BY
	DESCRIPTION REVISIONS			
COMPUTER FILE MANAGEMENT				
FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD02.dwg				
CTB FILE: ---				
PLOT DATE: February 5, 2021 2:21:43 PM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



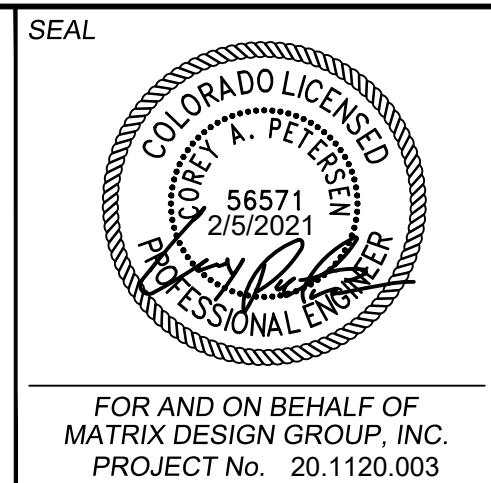
BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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:

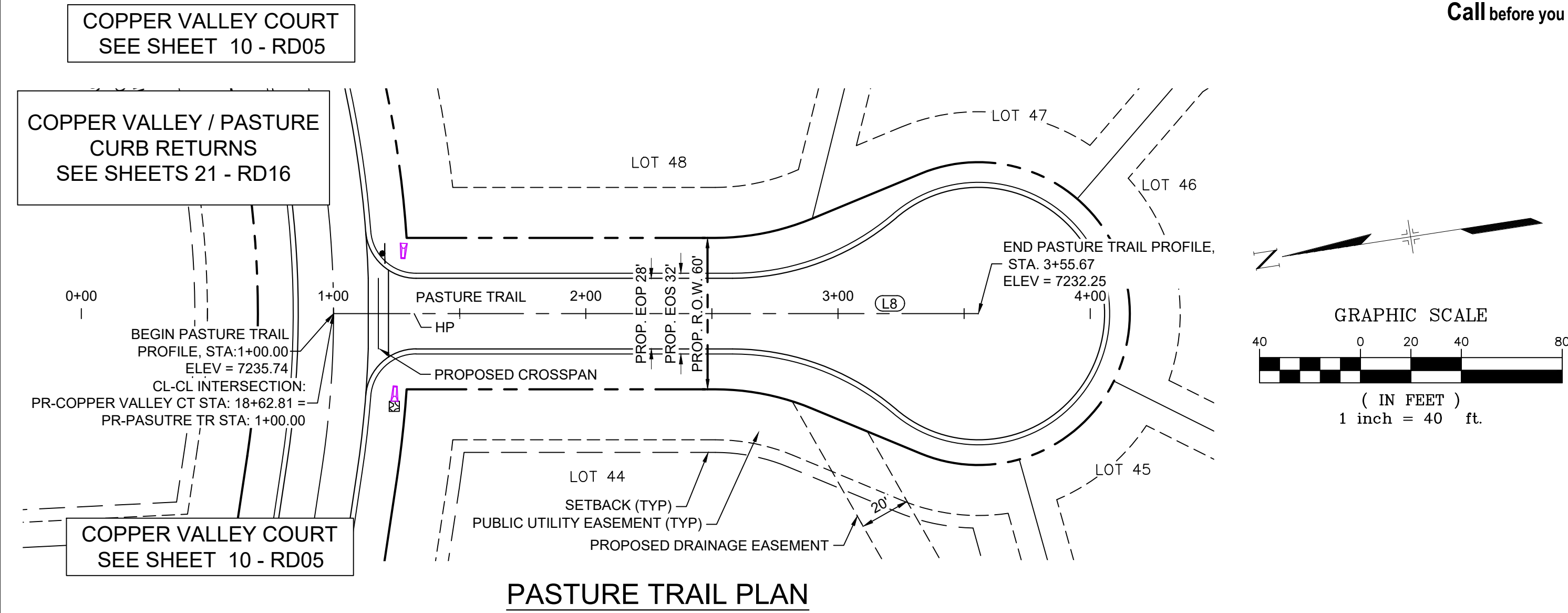
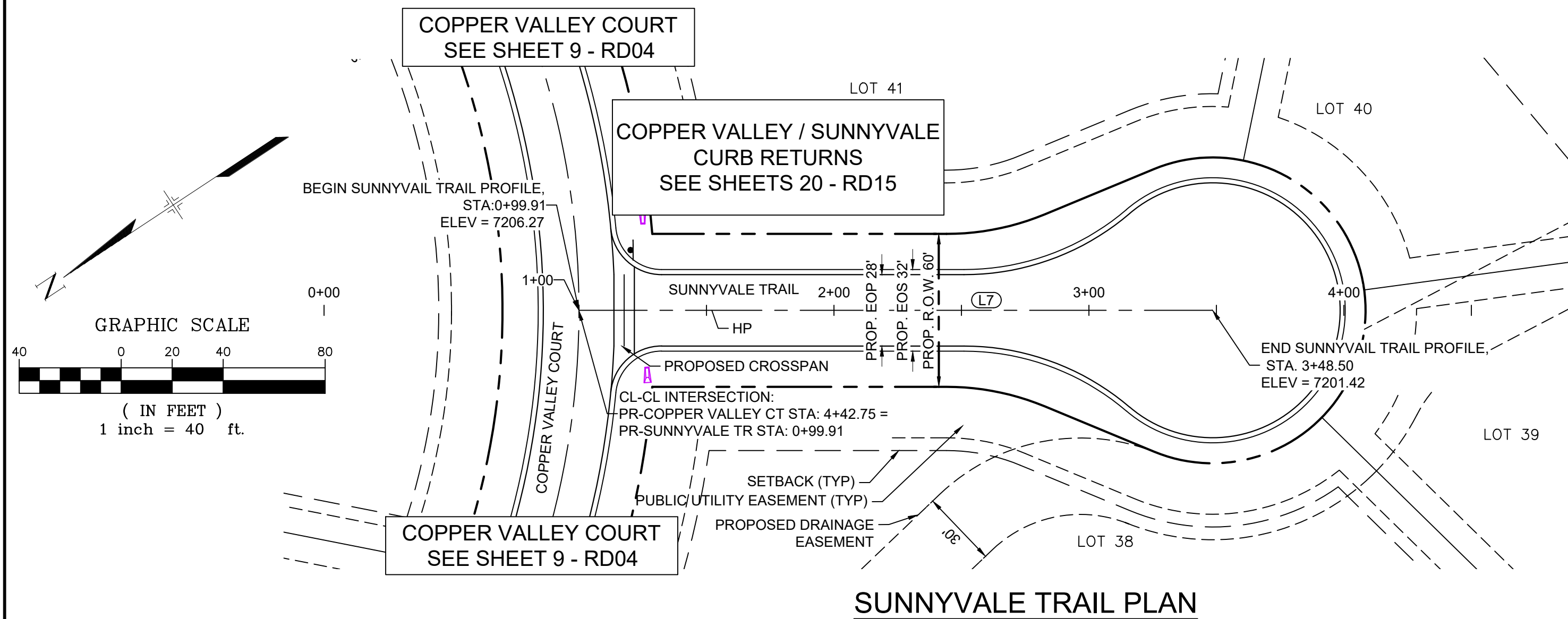
Matrix



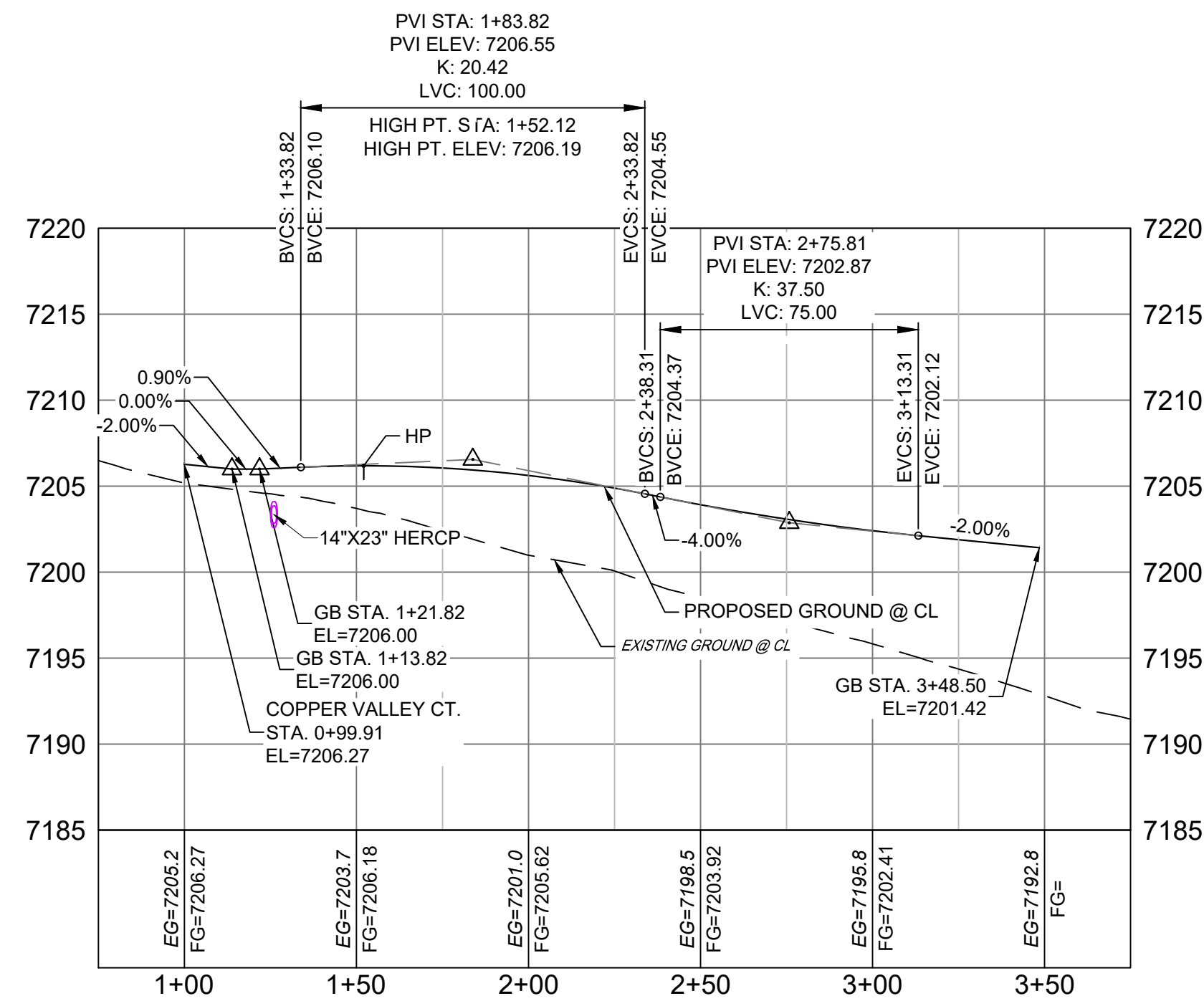
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
EPC 4/16/21			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: FEBRUARY, 2021
CHECKED BY:	NMS	HORIZ. 1" = 40'	DRAWING No. RD05
		VERT. 1" = 8'	SHEET 10 OF 40



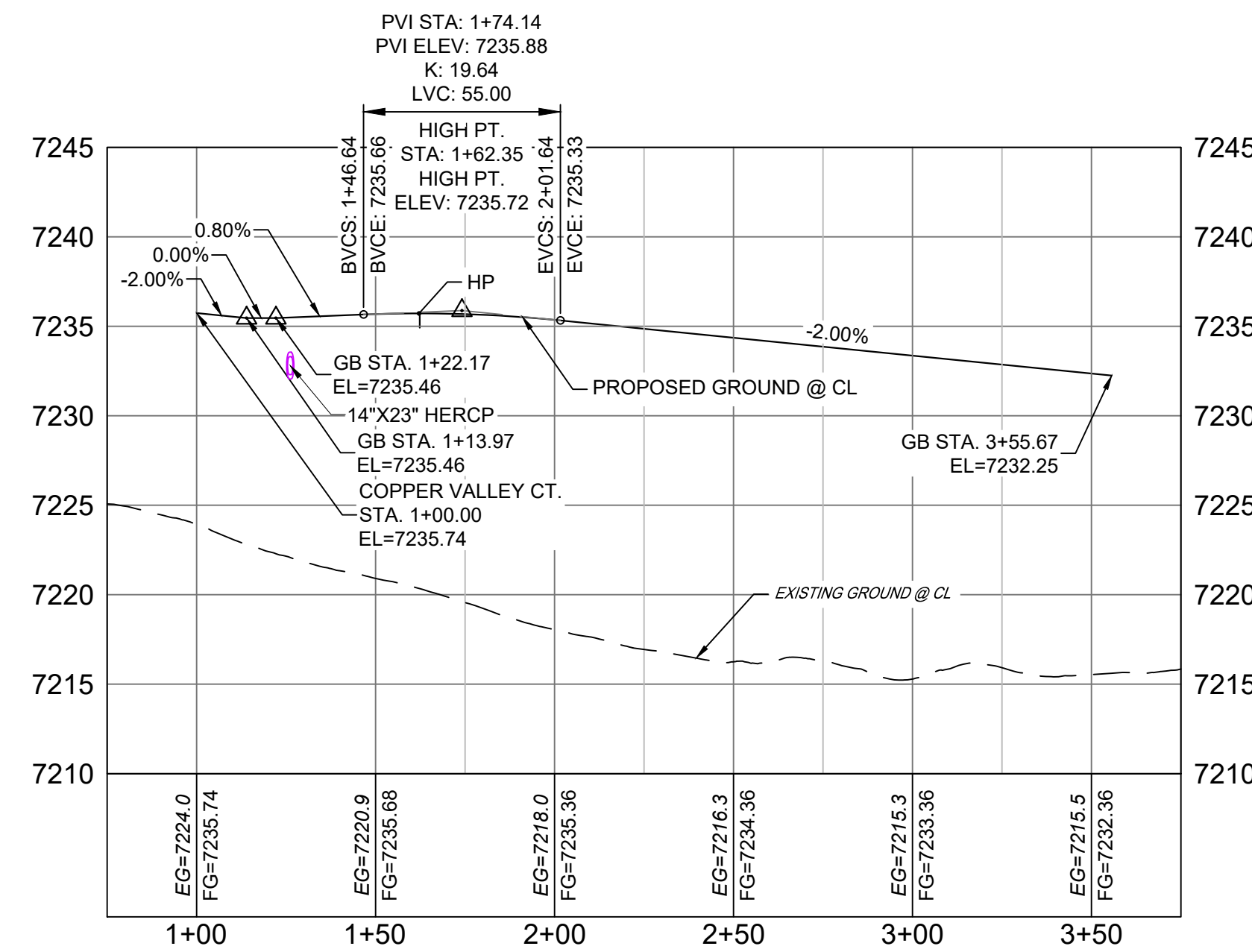
Know what's below.
Call before you dig.



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

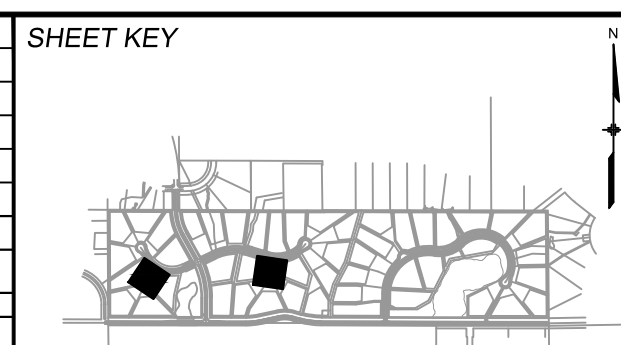


LINE TABLE		
LINE #	BEARING	DISTANCE
L8	S08°21'30"W	255.67



- 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
REVISIONS		
COMPUTER FILE MANAGEMENT		
FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD02.dwg		
CTB FILE:		
PLOT DATE: February 5, 2021 2:22:24 PM		
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.		



BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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:



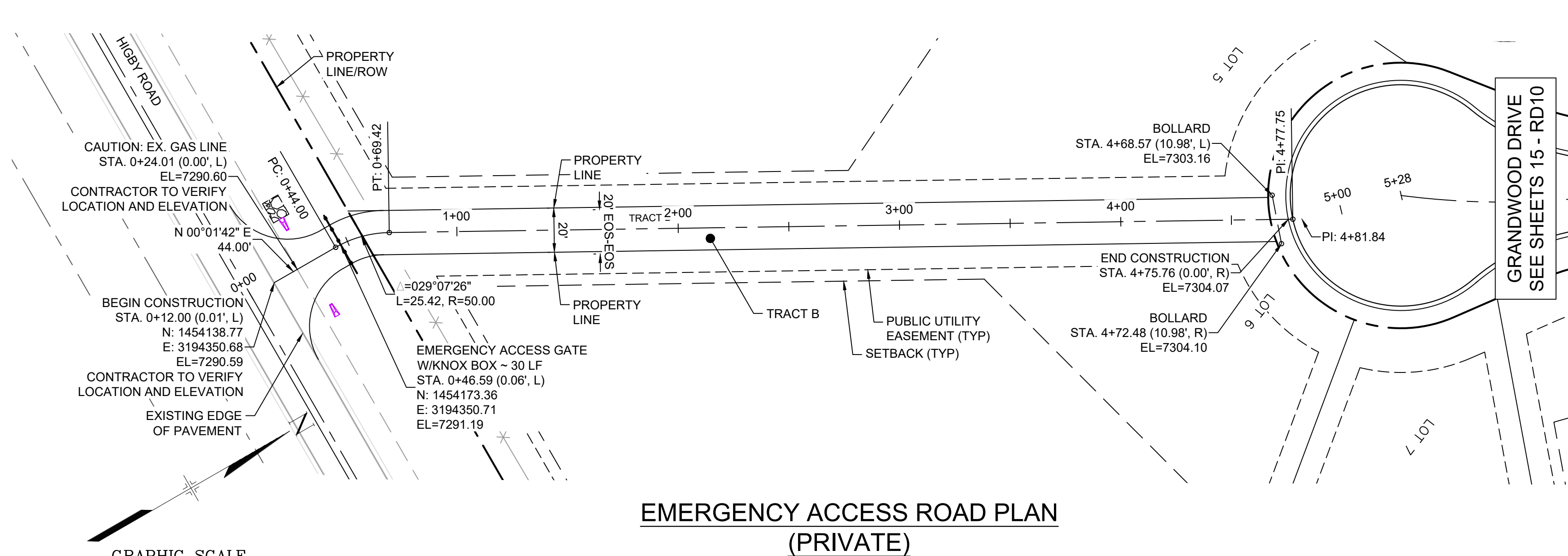
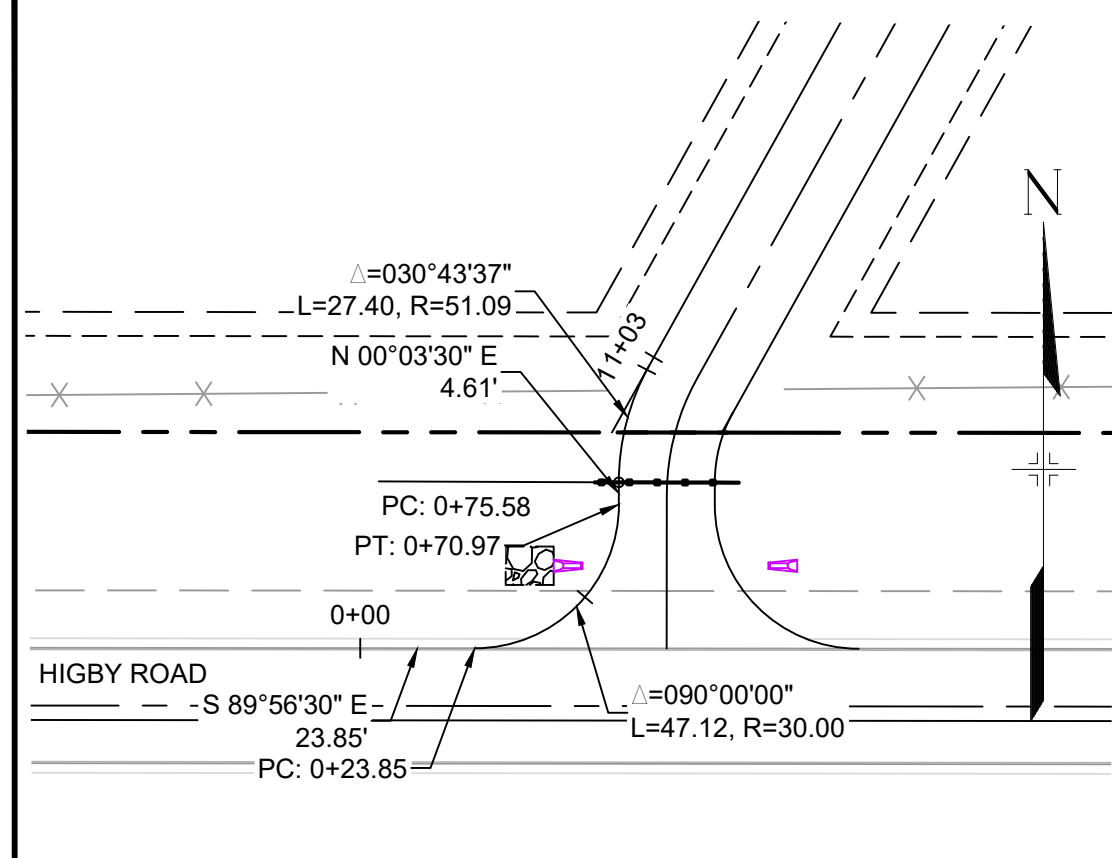
SEAL
COLORADO LICENSED
SURVEYOR
A. PETERSEN
56571
2/5/2021
PROFESSIONAL ENGINEER

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

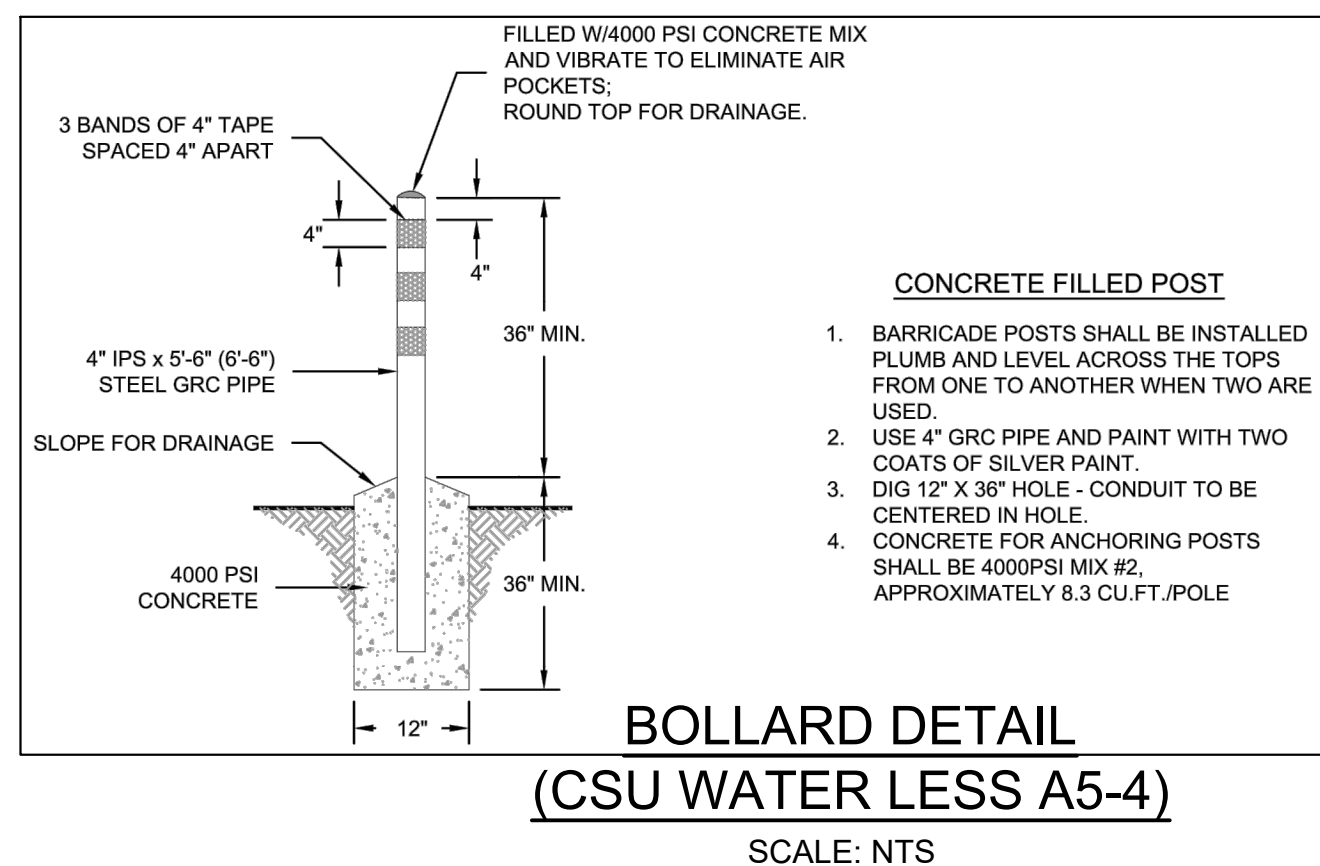
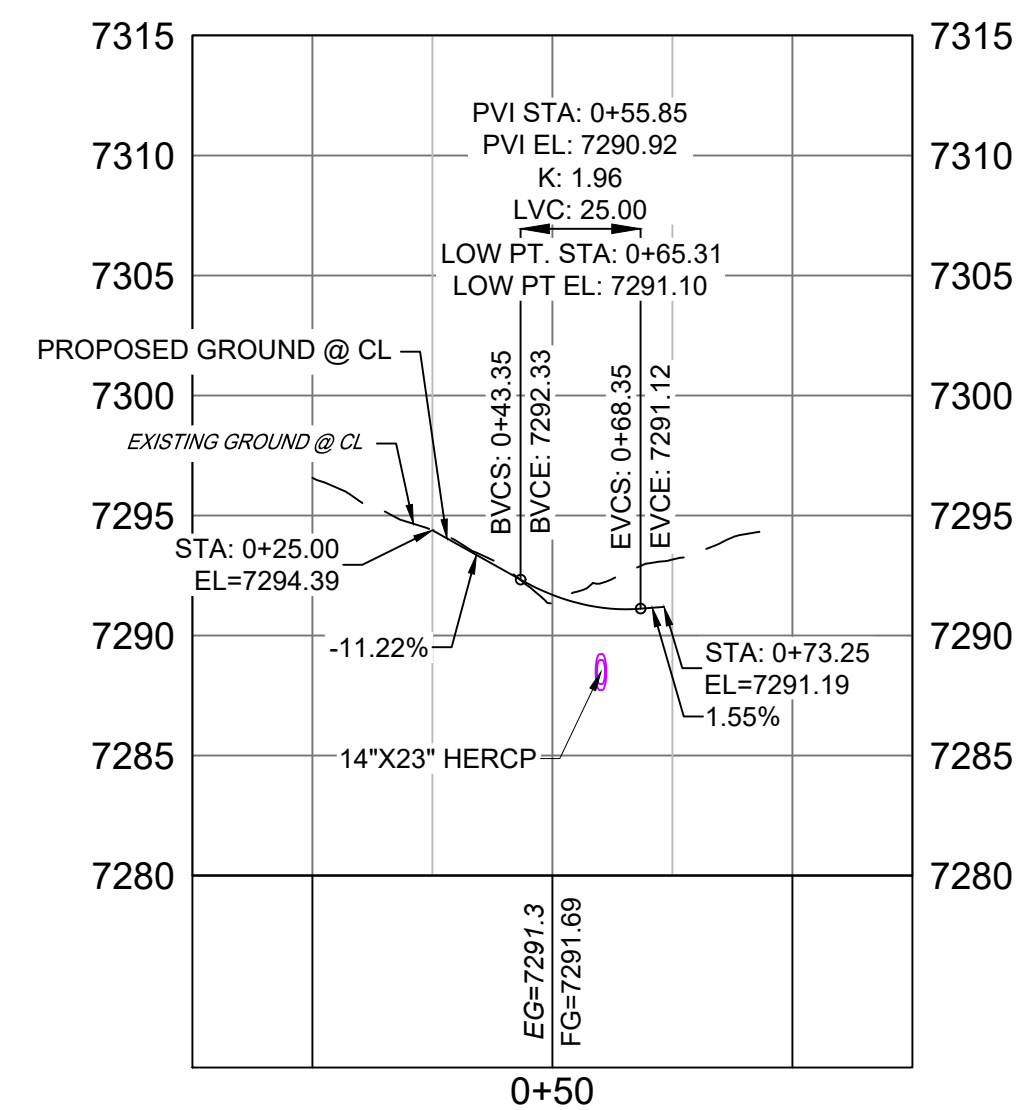
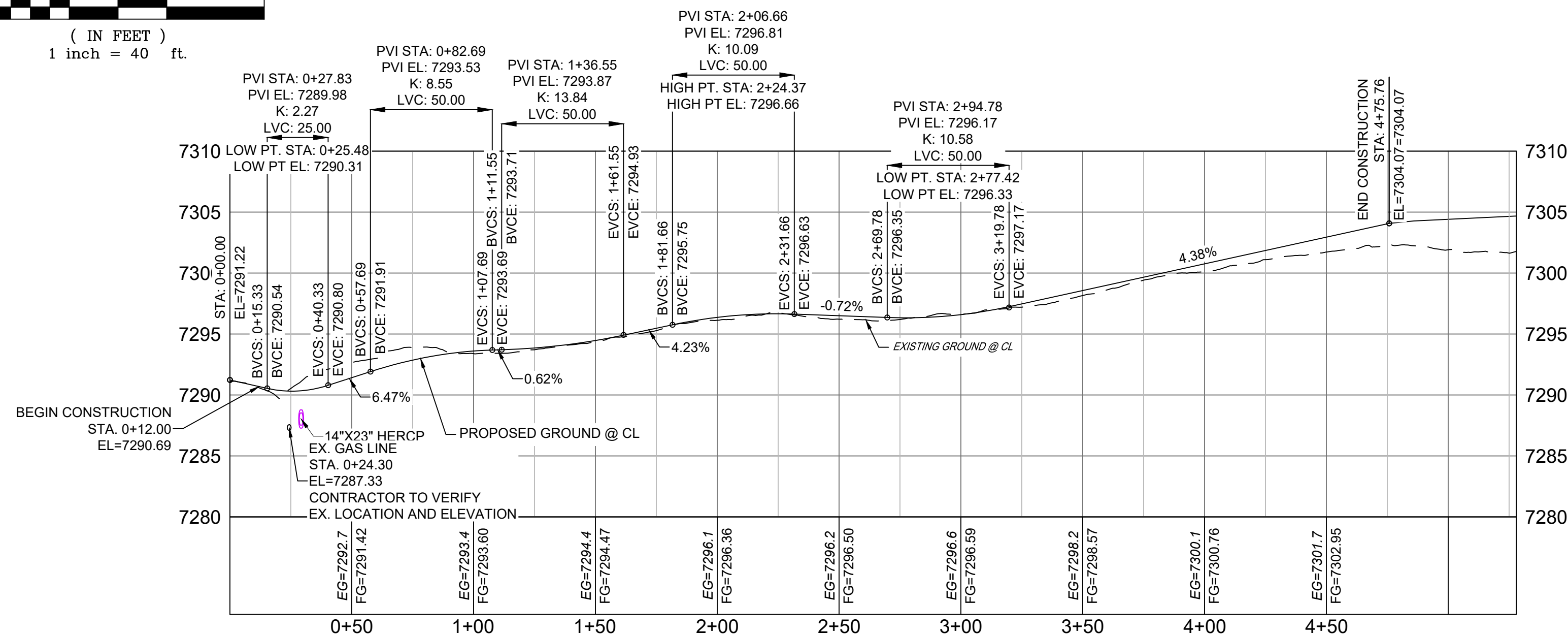
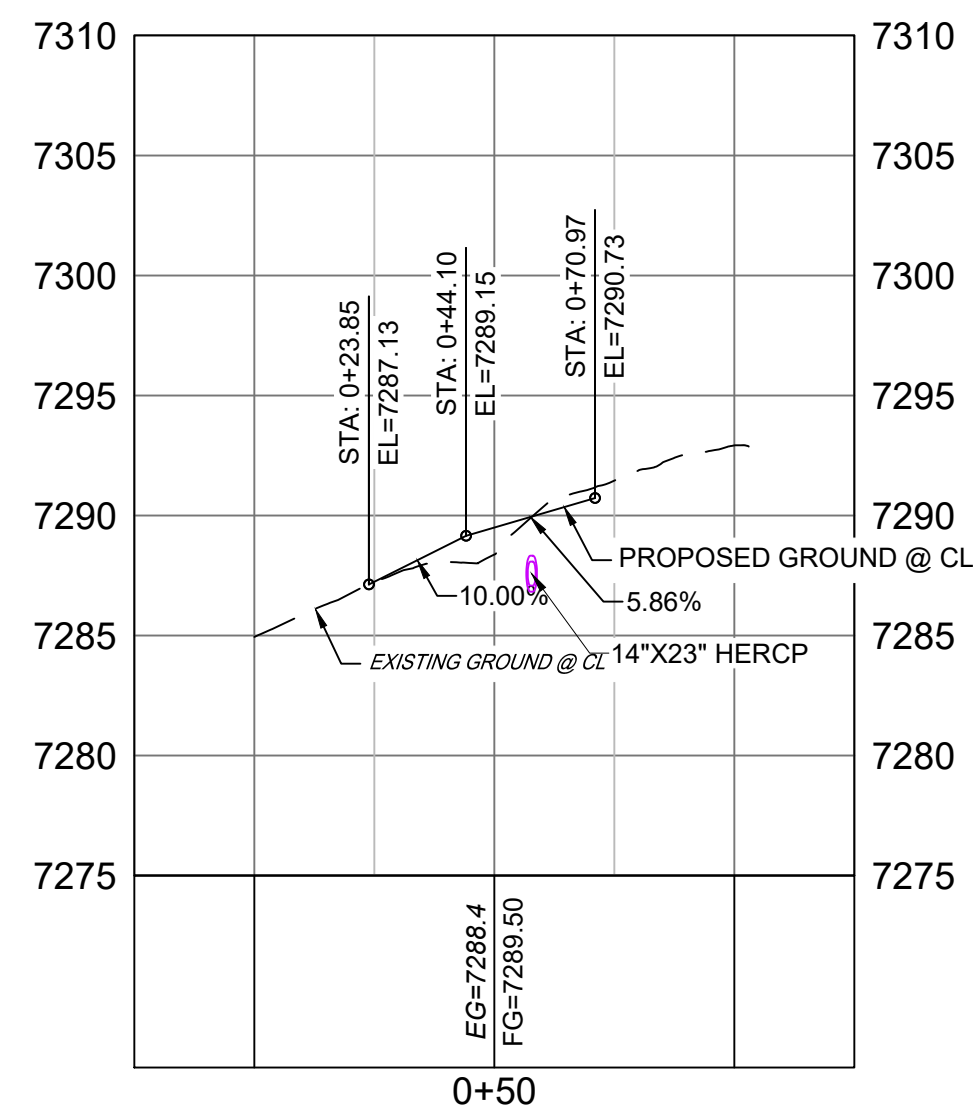
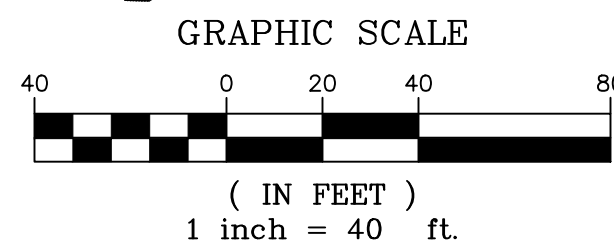
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
EPC 4/16/21			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: FEBRUARY, 2021
CHECKED BY:	NMS	HORIZ. 1" = 40'	DRAWING No. RD06
		VERT. 1" = 8'	SHEET 11 OF 40



Know what's below.
Call before you dig.



EMERGENCY ACCESS ROAD PLAN (PRIVATE)

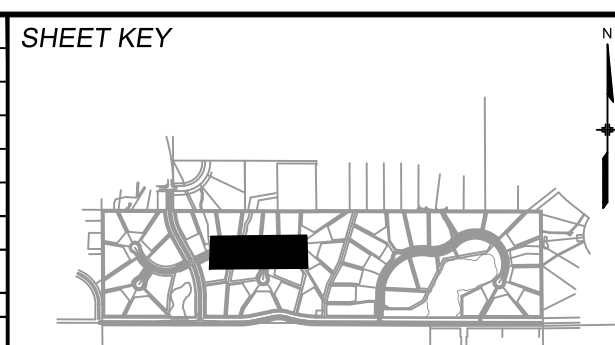


EMERGENCY ACCESS ROAD PROFILE (PRIVATE)

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

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

REFERENCE DRAWINGS	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	No.	DATE	DESCRIPTION	
REVISIONS				
COMPUTER FILE MANAGEMENT				
FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD02.dwg				
CTB FILE:				
PLOT DATE: February 5, 2021 2:22:52 PM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



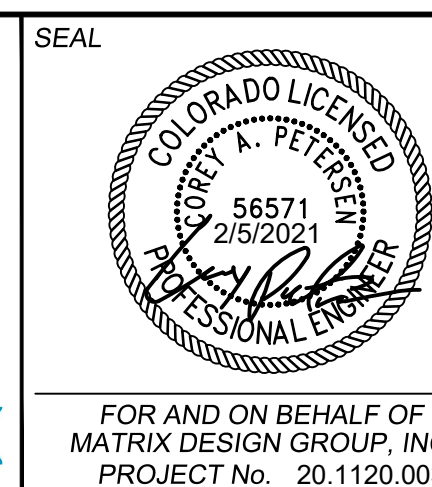
BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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:



GRANDWOOD RANCH

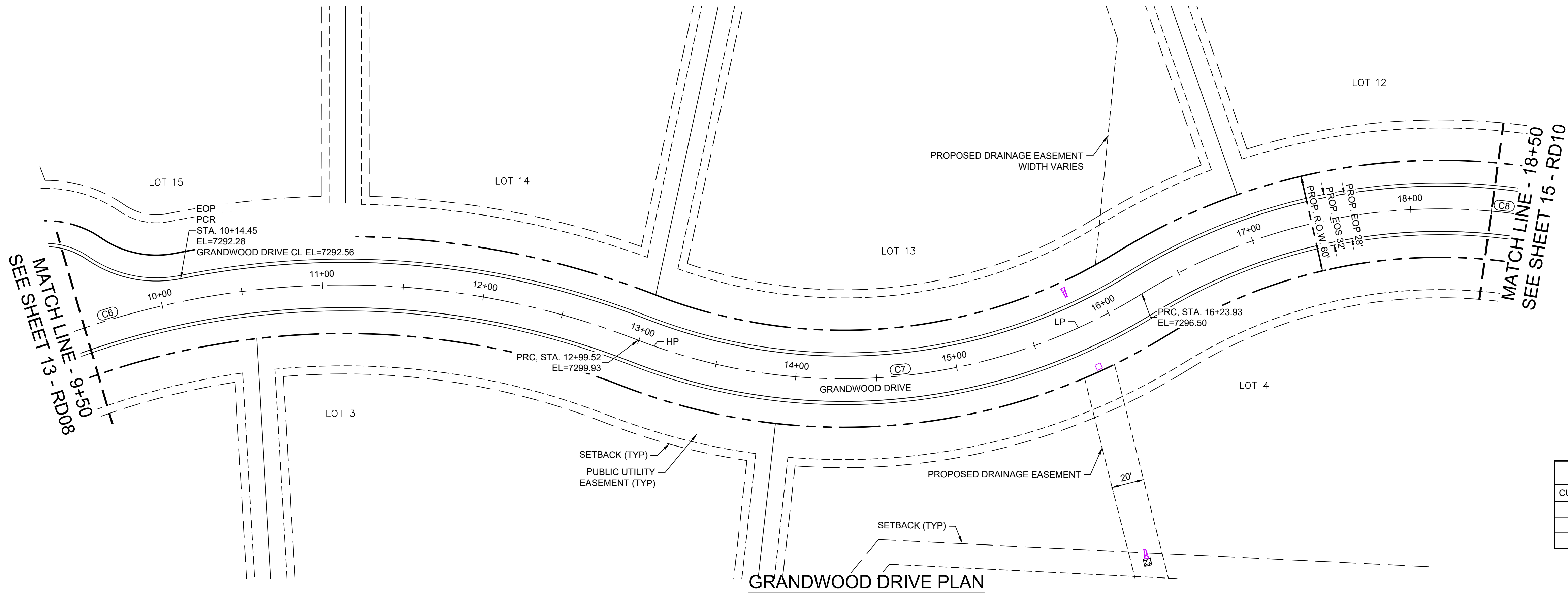
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE EPC 4/16/21

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



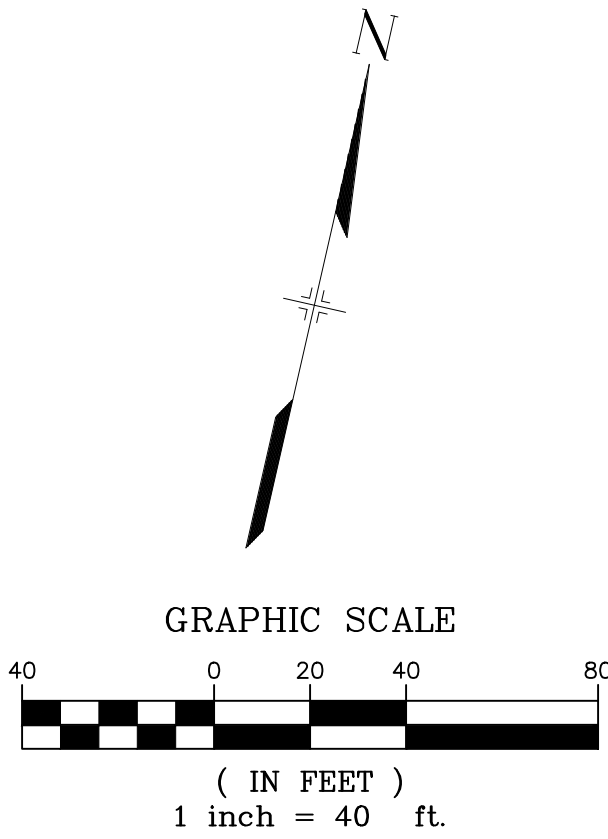
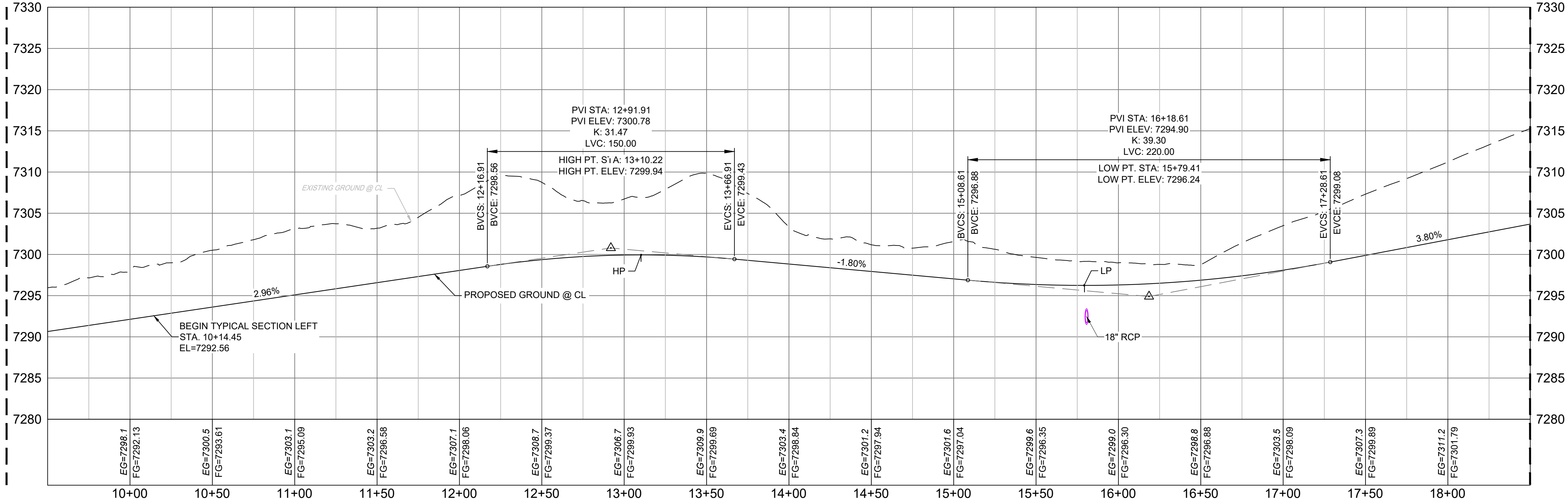
Know what's below.
Call before you dig.



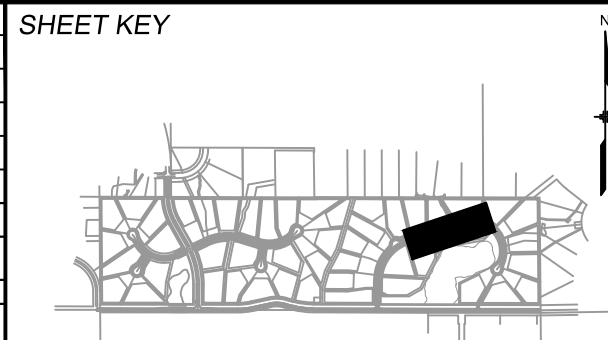
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	857.56	500.00	98°16'08"	N49°17'47"E	756.25
C7	324.41	350.00	53°06'22"	N71°52'40"E	312.92
C8	1048.99	350.00	171°43'21"	S48°48'49"E	698.18

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

MATCH LINE - 9+50
SEE SHEET 13 - RD08



REFERENCE DRAWINGS			
###	###	###	###
###	###	###	###
###	###	###	###
###	###	###	###
###	###	###	###
###	###	###	###
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\RD03.dwg			
CTB FILE:			
PLOT DATE: February 5, 2021 2:24:08 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

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

OWNER:

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

PREPARED BY:

Matrix

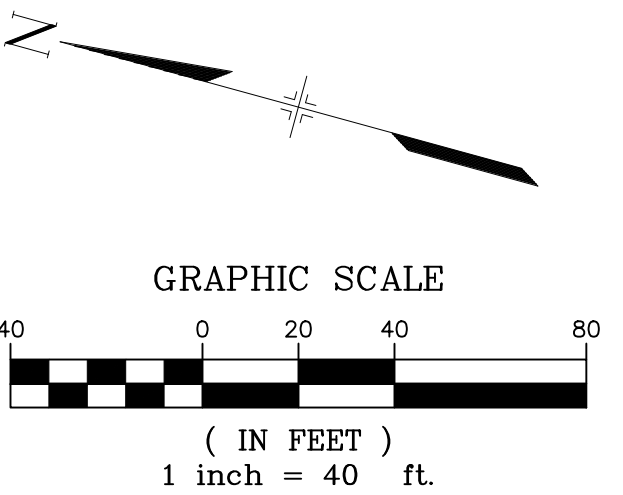


GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
EPC 4/16/21			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: FEBRUARY, 2021
DRAWN BY:	CAP	HORIZ. 1" = 40'	DRAWING No.
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET 14 OF 40
			RD09

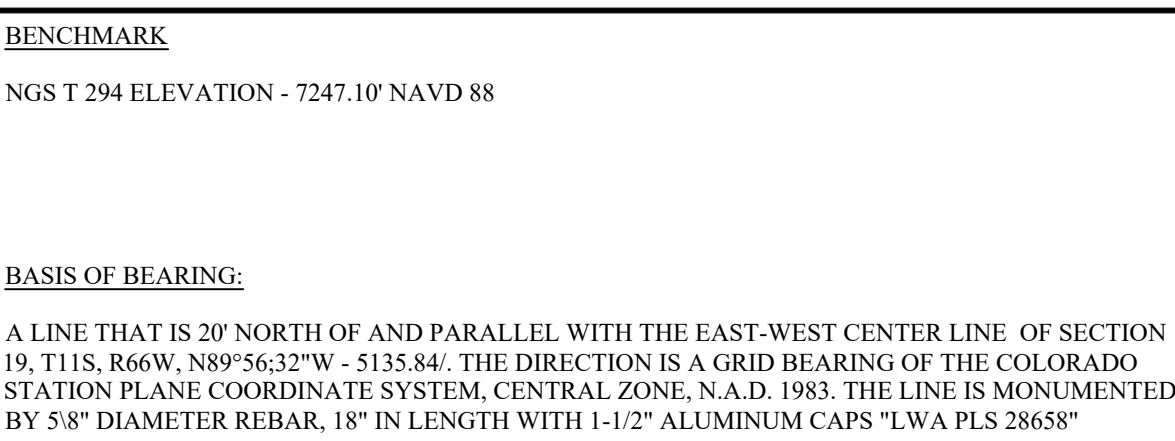


NOTES:

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.



REFERENCE DRAWINGS	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	No.	DATE		BY
	REVISIONS			
COMPUTER FILE MANAGEMENT				
FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD03.dwg				
CTB FILE:				
PLOT DATE: February 5, 2021 2:24:34 PM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



PREPARED BY:

 **Matrix**

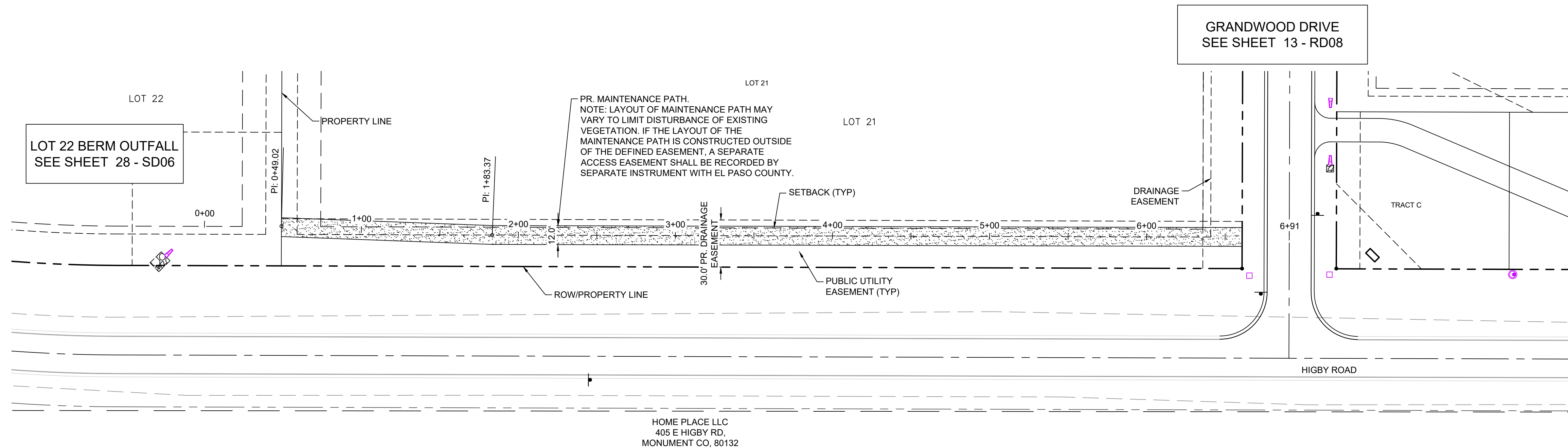
SEAL



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

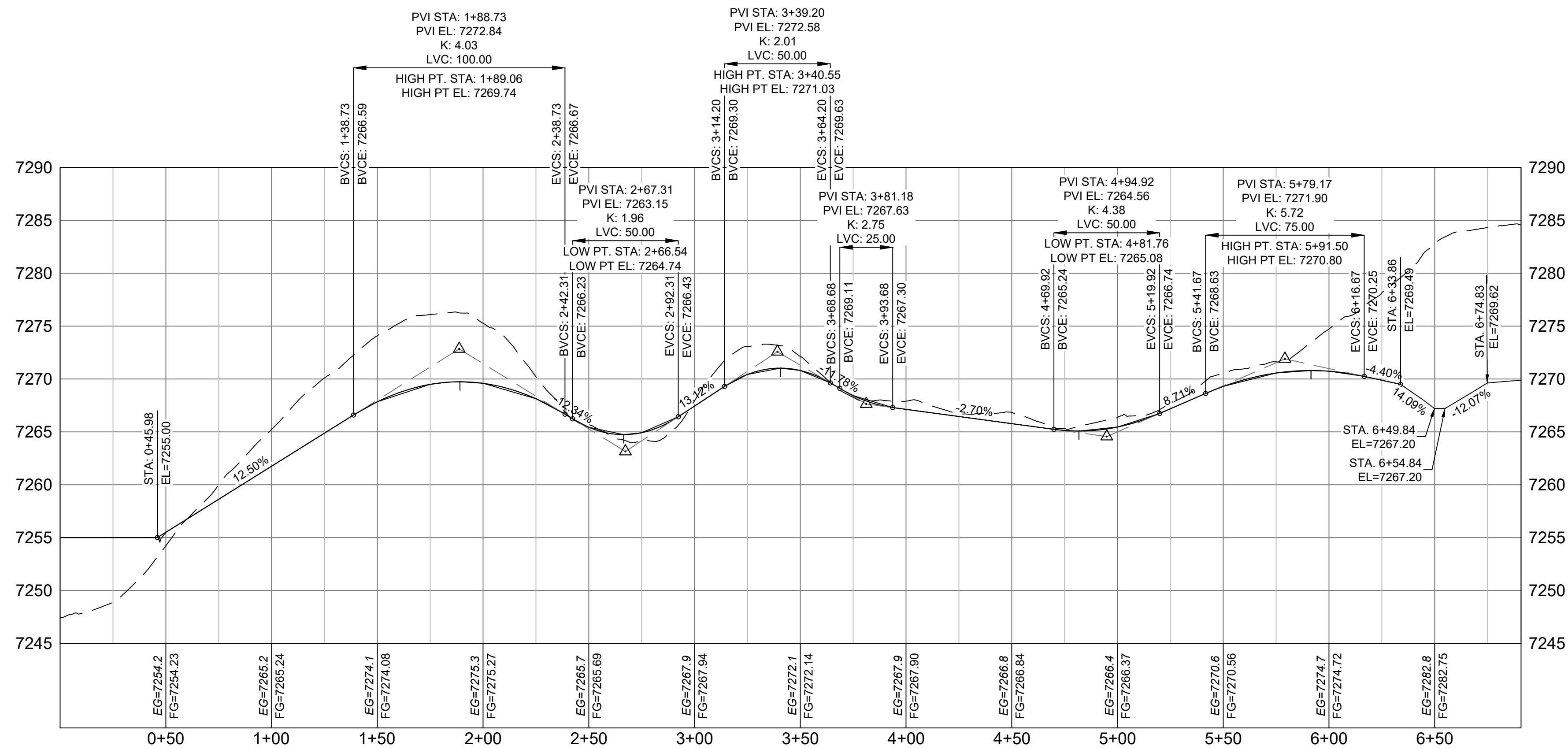
ROADWAY PLAN AND PROFILE

DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No. RD10
DRAWN BY:	CAP	HORIZ. 1" = 40'	SHEET 15 OF 40		
CHECKED BY:	NMS	VERT. 1" = 8'			

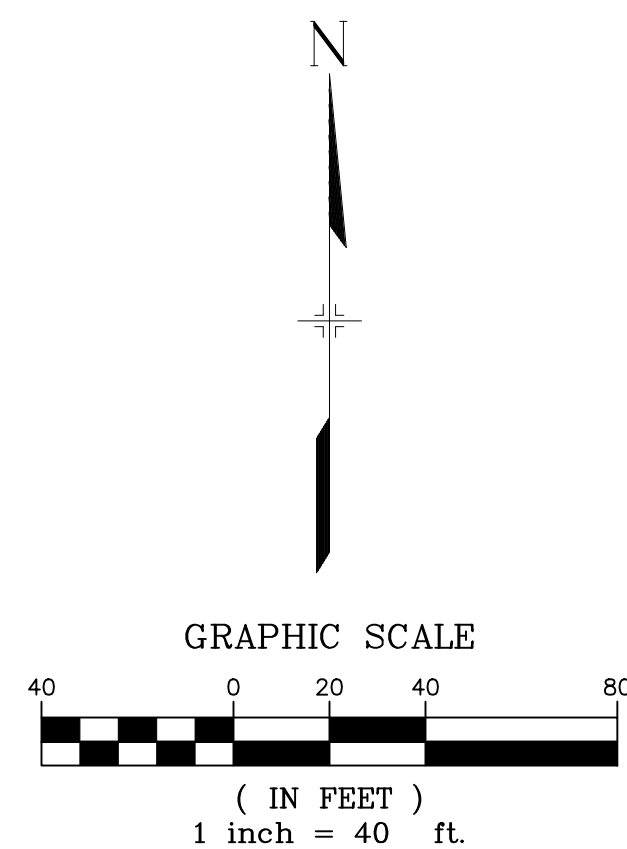
Know what's below.
Call before you dig.

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

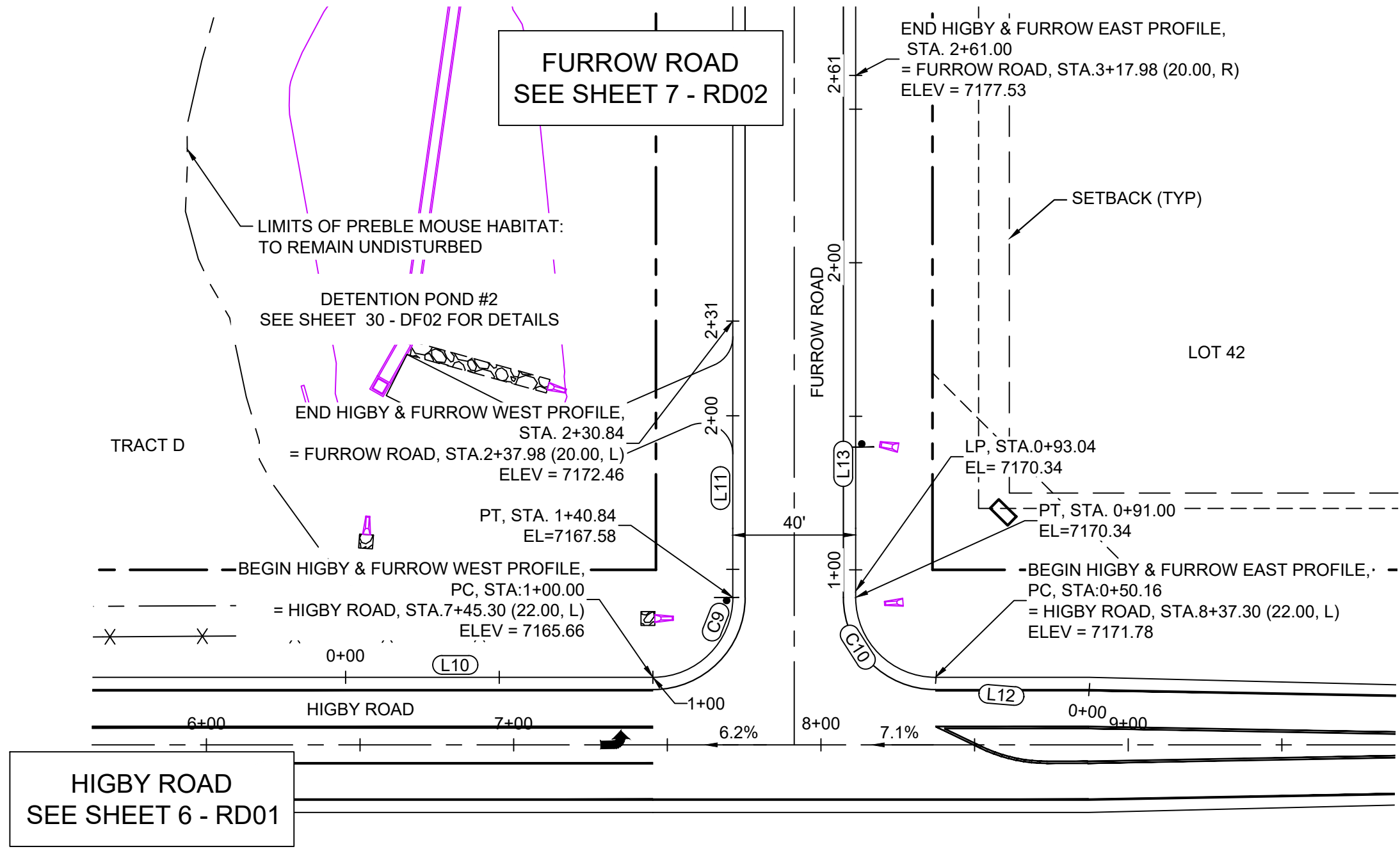
HORIZ: 1" = 40'
VERT: 1" = 8'

EPC 4/16/21

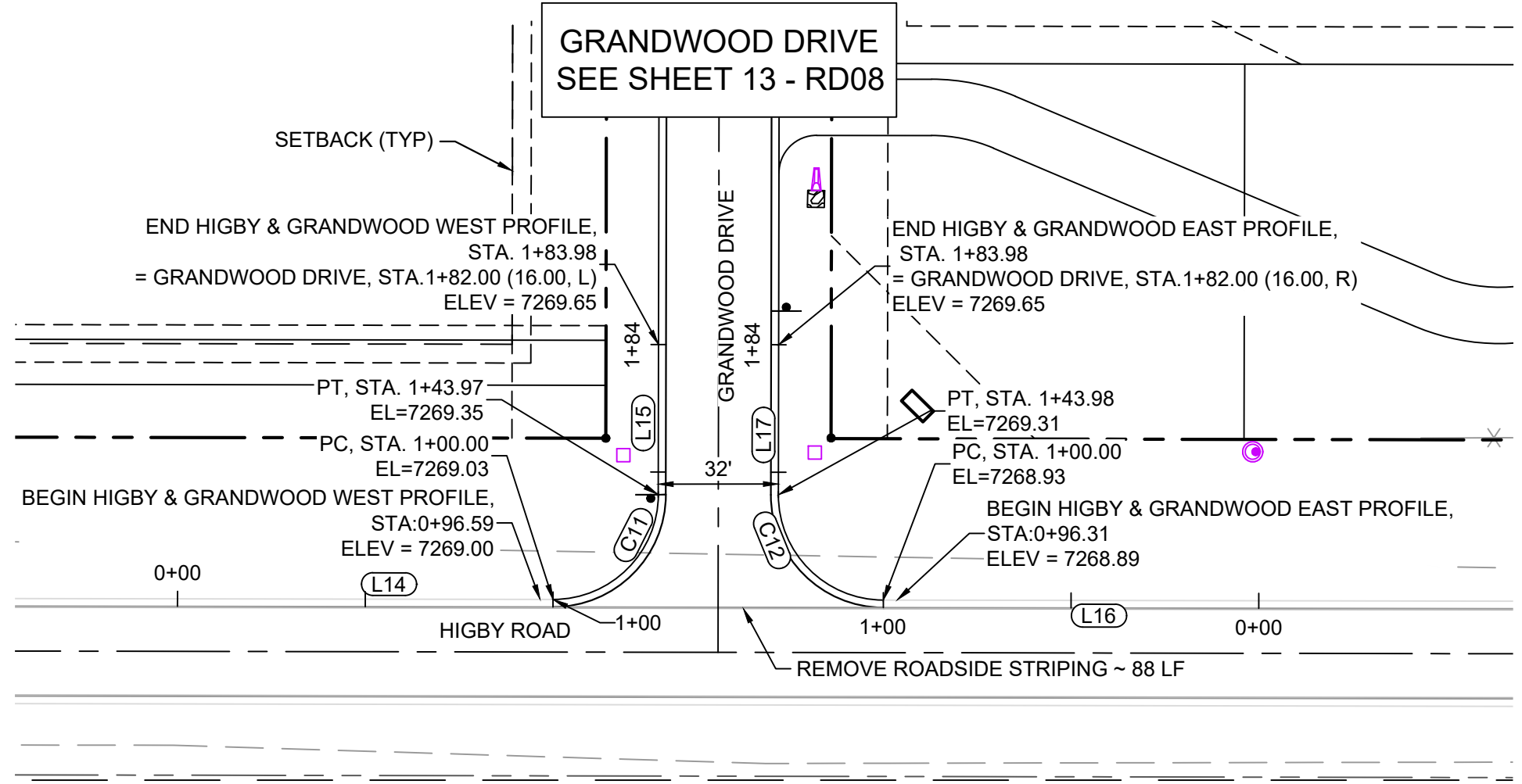
REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PR-SITE	####	####	####	####	<div>SHEET KEY</div> 	<div>BENCHMARK</div> <div>NGS T 294 ELEVATION - 7247.10' NAVD 88</div> <div></div> <div>BASIS OF BEARING:</div> <div>A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, 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"</div>	<div>OWNER:</div> <div>SYLVAN VISTA, INC.</div> <div>WILLIAM F. HEREBIC II,</div> <div>MANAGER</div> <div>14160 GLENEAGLE DRIVE,</div> <div>COLORADO SPRINGS, CO 80921</div> <div></div> <div>PREPARED BY:</div> <div>Matrix</div>	<div>SEAL</div> 	GRANDWOOD RANCH				
	####	####	####	####					EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS				
	####	####	####	####					ROADWAY PLAN AND PROFILE				
	####	####	####	####									
	####	####	####	####									
	####	####	####	####									
	No.	DATE	DESCRIPTION						BY				
			REVISIONS										
<div>COMPUTER FILE MANAGEMENT</div> <div>FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD03.dwg</div> <div>CTB FILE:</div> <div>PLOT DATE: February 5, 2021 2:24:50 PM</div> <div>THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</div>													



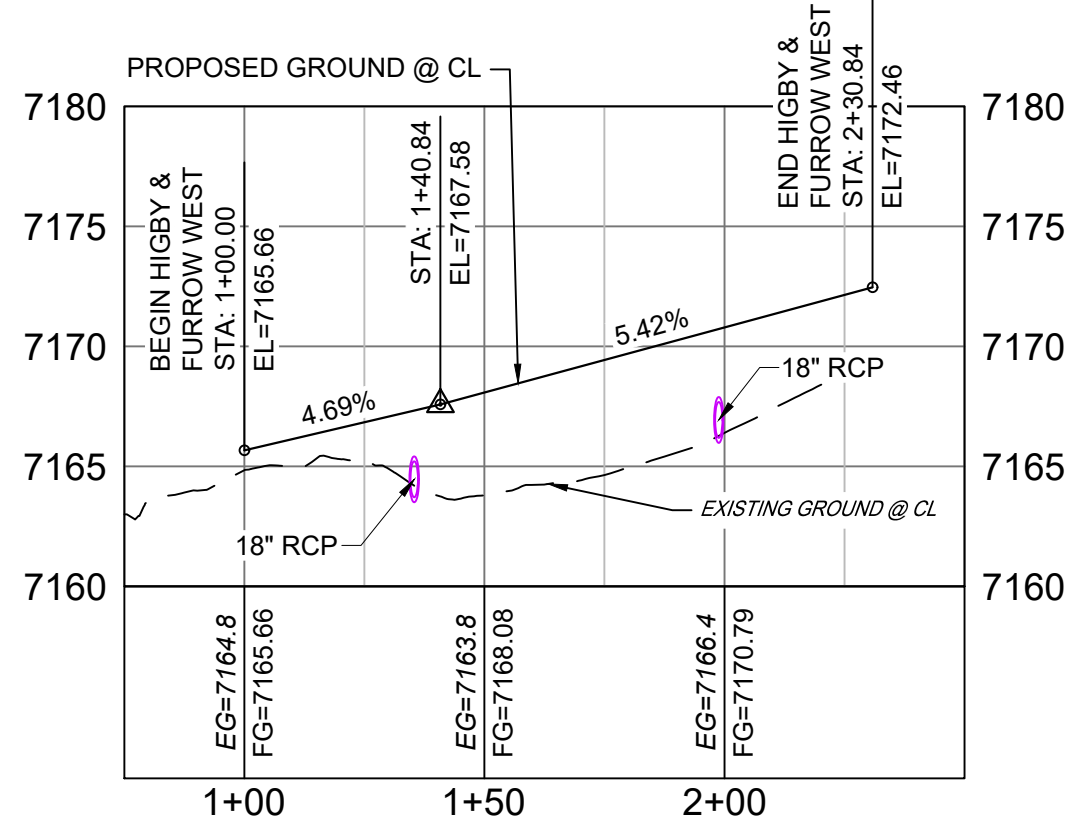
Know what's below.
Call before you dig.



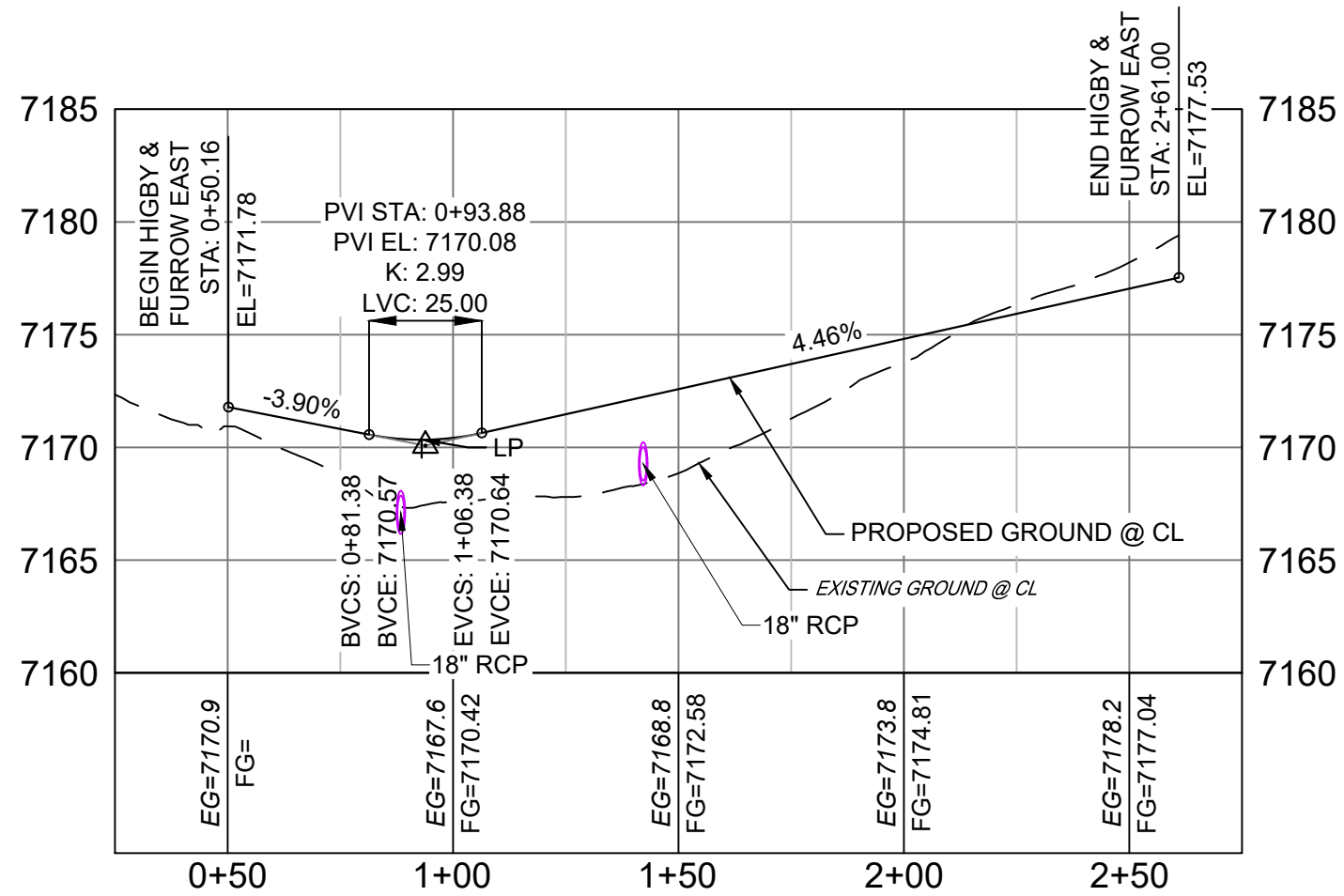
HIGBY ROAD & FURROW ROAD PLAN



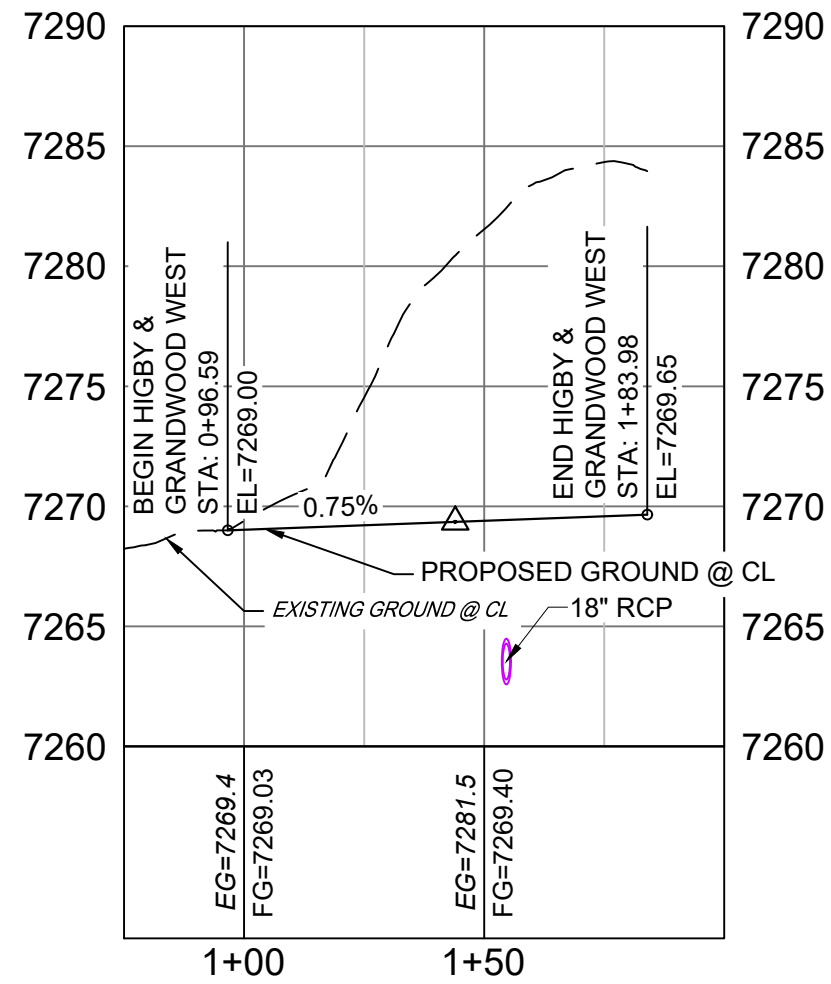
HIGBY ROAD & GRANDWOOD DRIVE PLAN



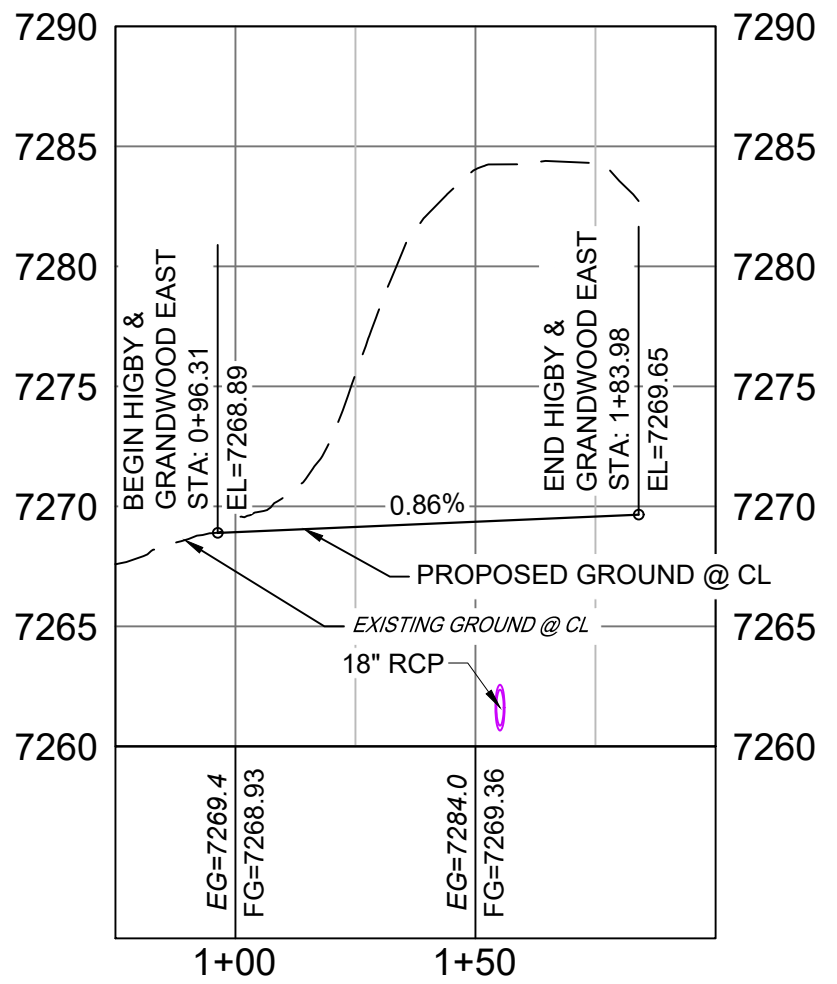
HIGBY ROAD & FURROW ROAD
WEST PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



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



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



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

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

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

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

REFERENCE DRAWINGS			SHEET KEY
X-Title-Plan & Profile	X-1105-PR-SITE		
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD01.dwg			
PLOT DATE: February 5, 2021 2:26:13 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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

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

PREPARED BY:
Matrix

SEAL

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

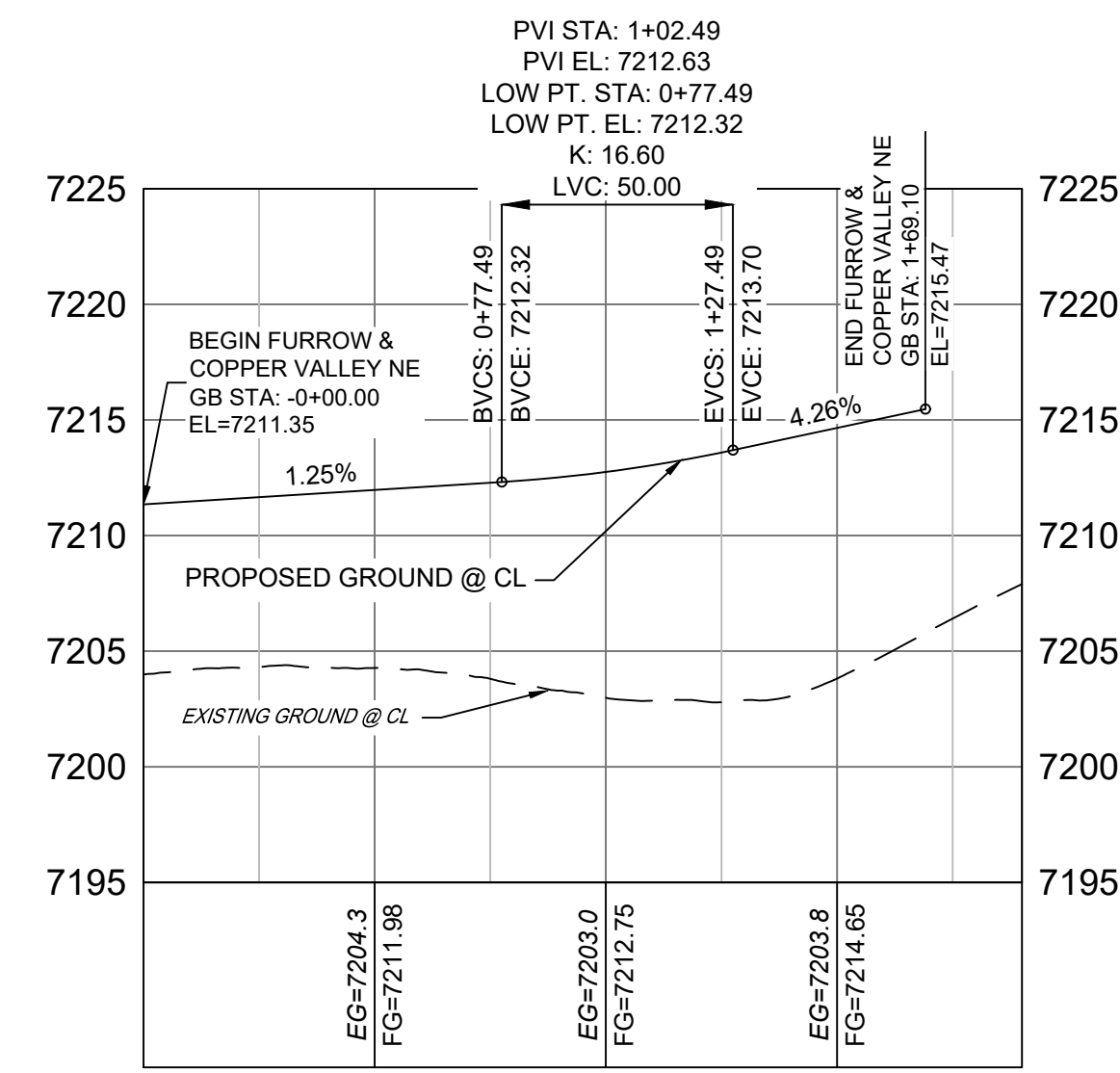
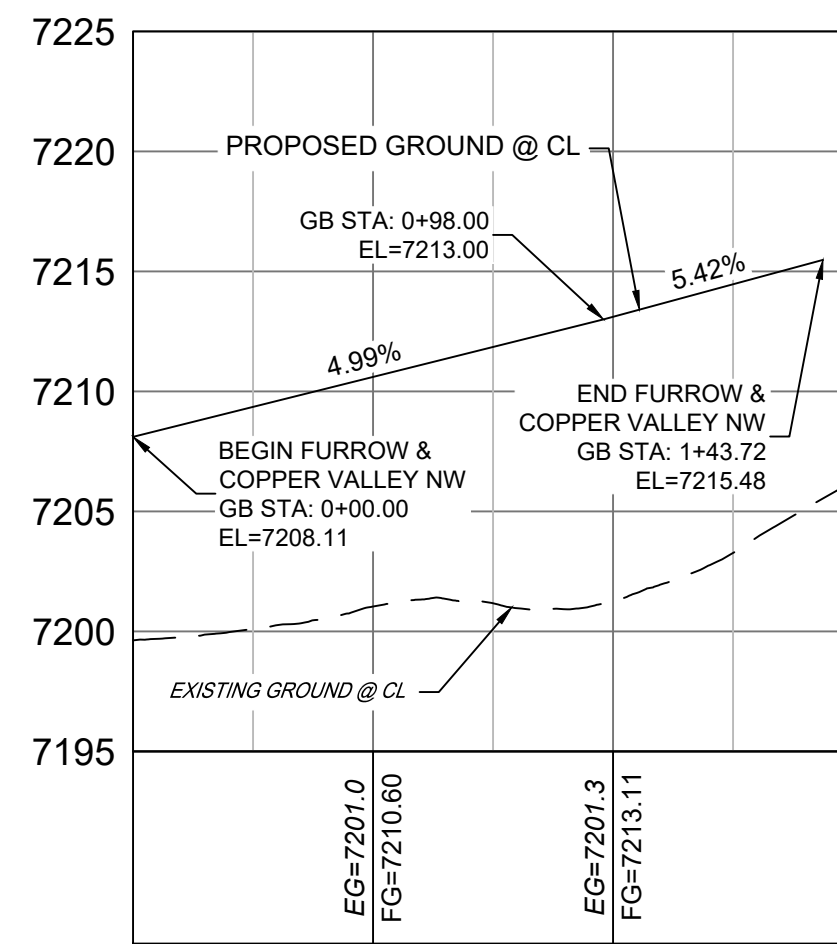
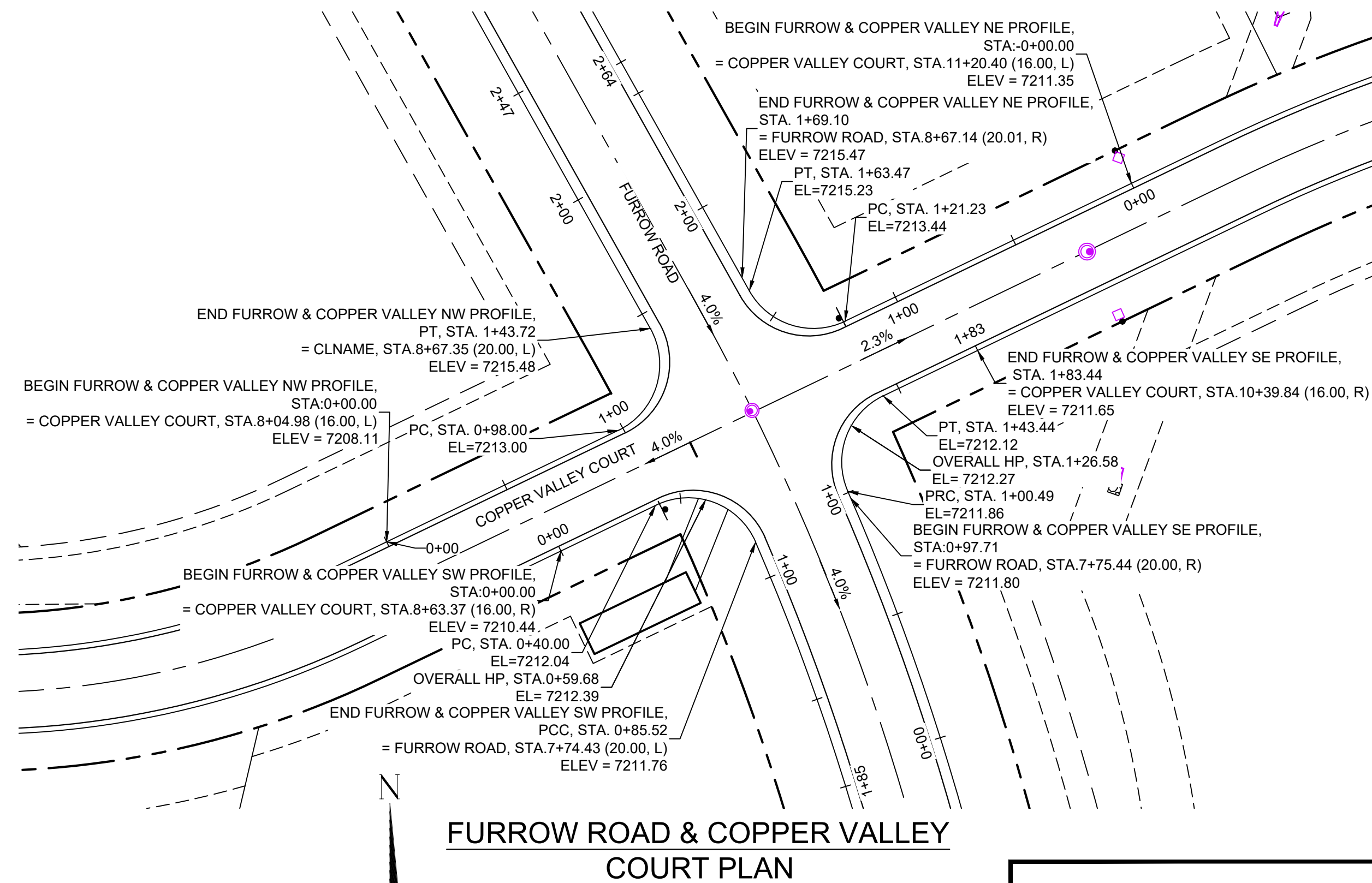
GRANDWOOD RANCH
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

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



Know what's below.
Call before you dig.

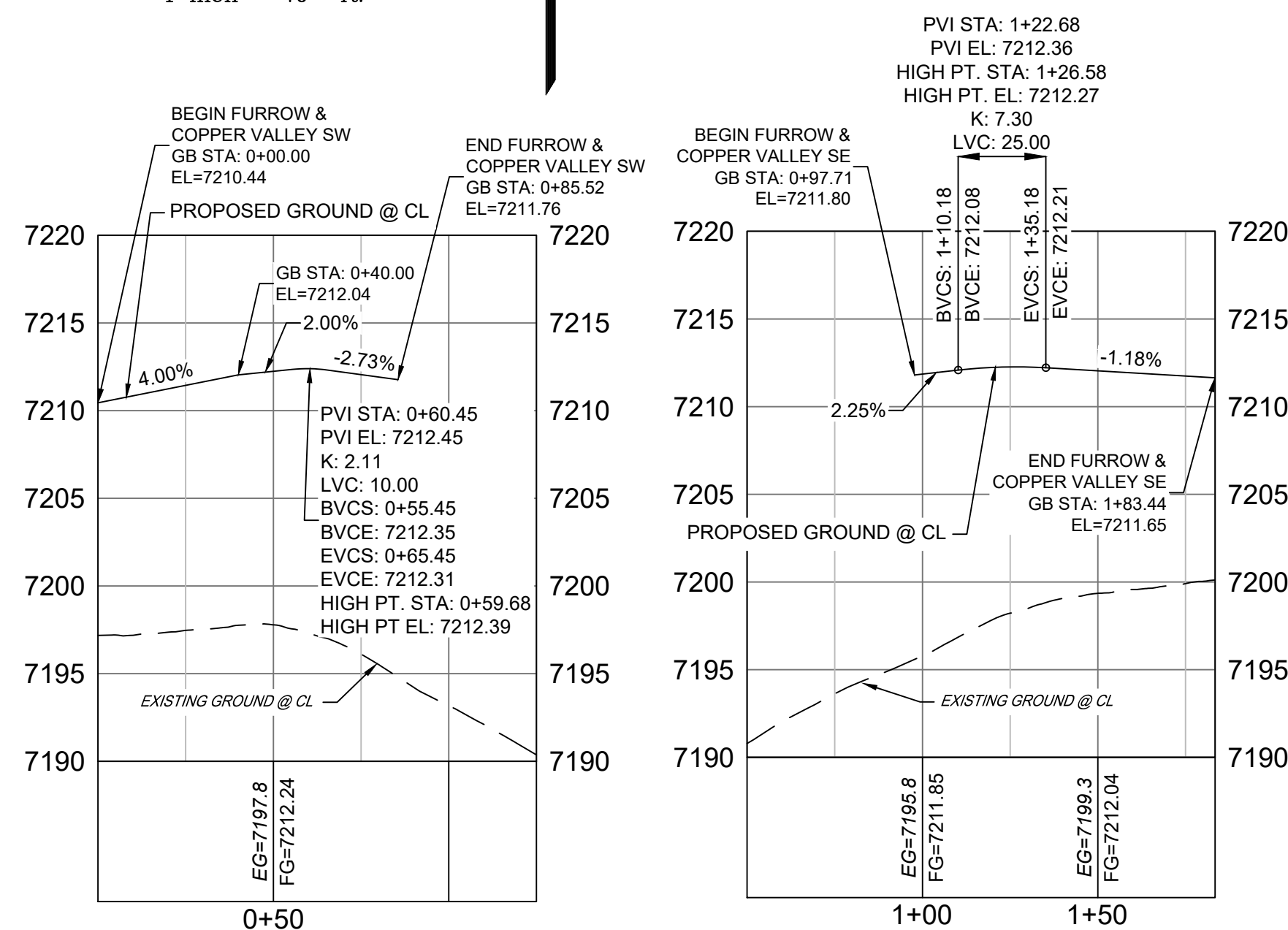


LINE TABLE		
LINE #	BEARING	DISTANCE
L18	N64°17'07"E	40.00
L19	N64°17'07"E	98.00
L20	S29°16'28"E	5.63
L21	N64°17'08"E	121.23
L22	S23°30'58"E	2.79
L23	S64°17'07"W	40.00

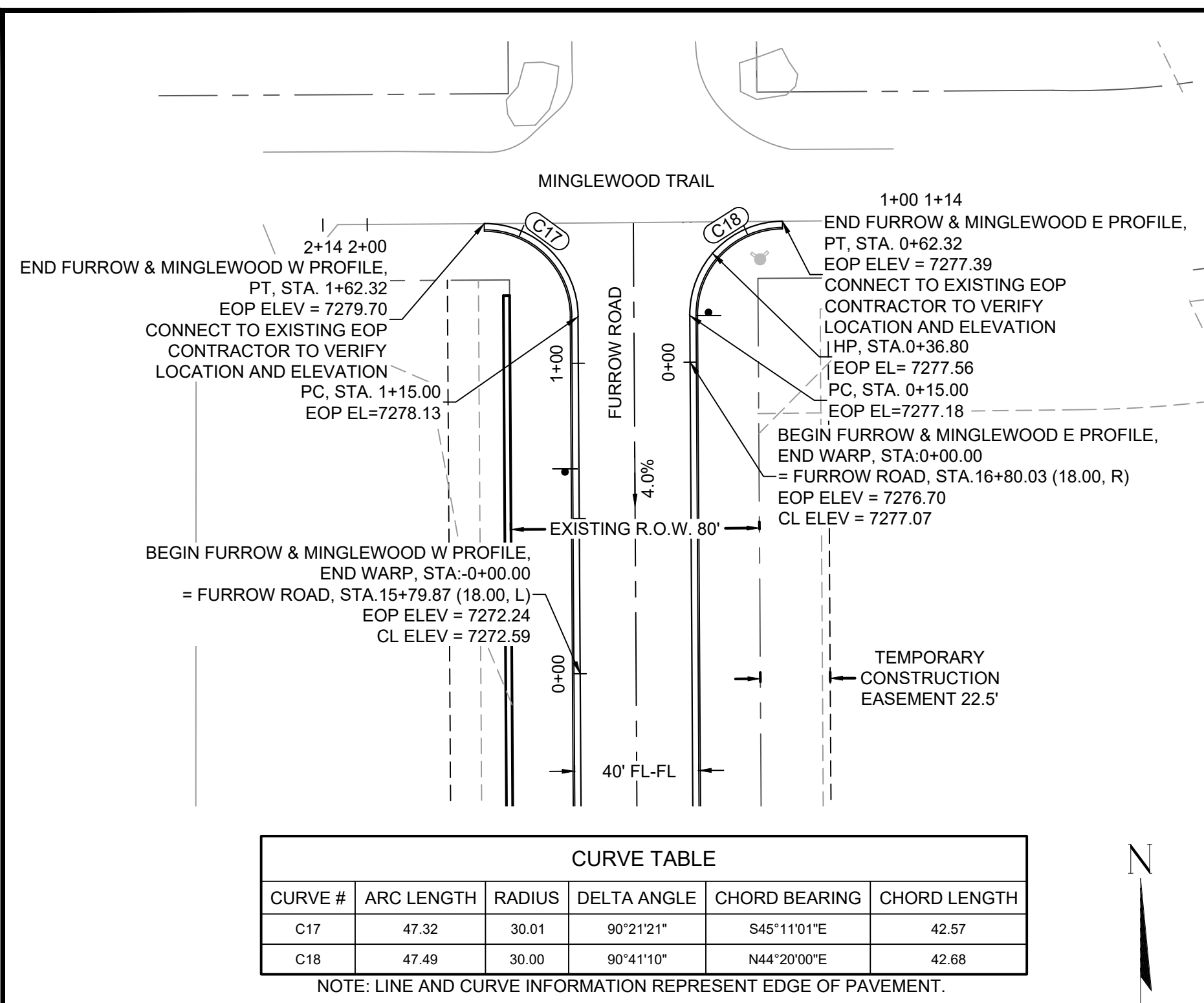
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C13	45.52	28.00	93°08'09"	S69°56'30"E	40.67
C14	45.72	28.00	93°33'35"	N17°30'20"E	40.81
C15	42.24	28.00	86°26'24"	S72°29'40"E	38.35
C16	42.95	28.00	87°53'06"	S20°20'34"W	38.86

NOTES:

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

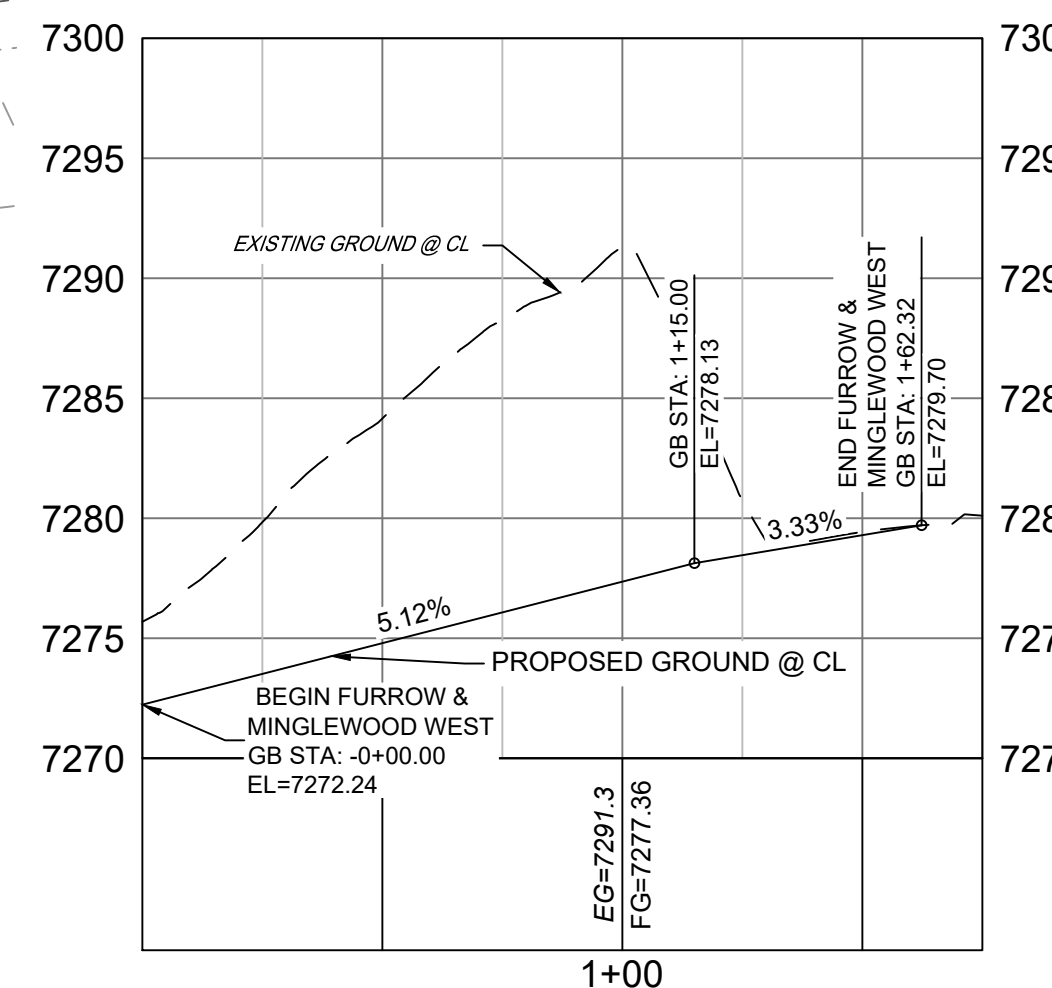


FURROW ROAD & COPPER VALLEY COURT SE PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

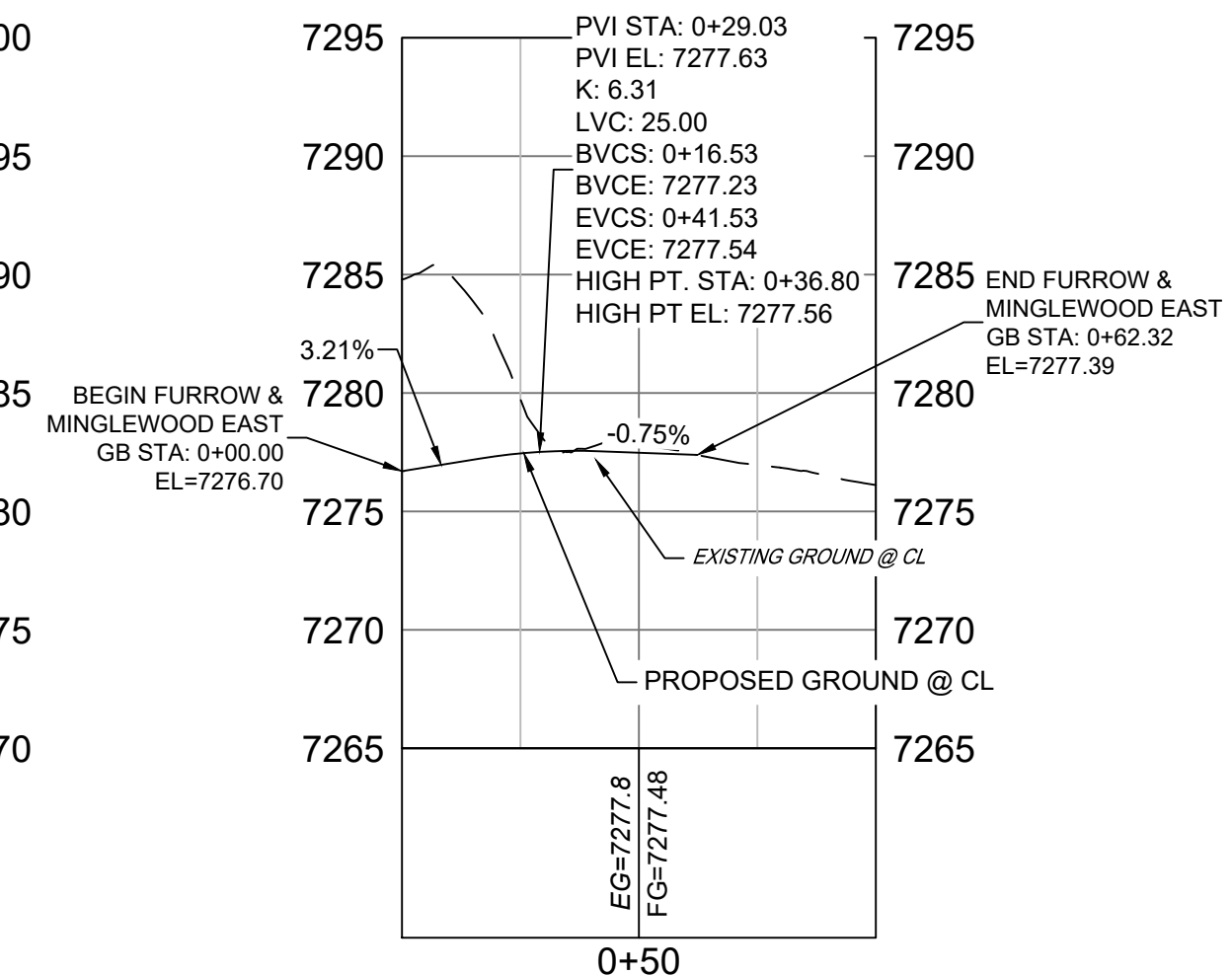


CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C17	47.32	30.01	90°21'21"	S45°11'01"E	42.57
C18	47.49	30.00	90°41'10"	N44°20'00"E	42.68

NOTE: LINE AND CURVE INFORMATION REPRESENT EDGE OF PAVEMENT.



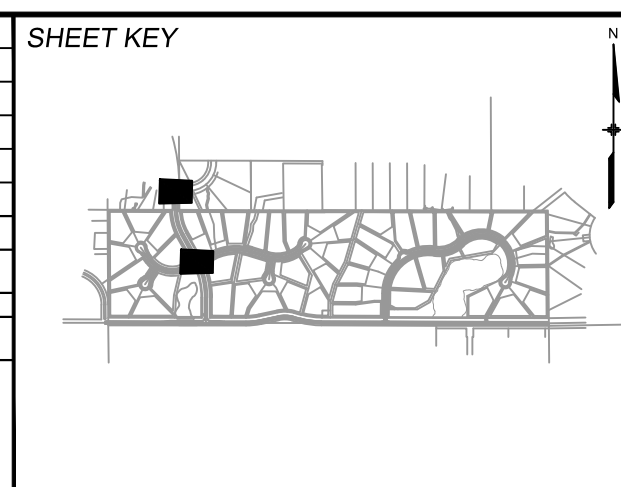
FURROW ROAD & MINGLEWOOD TRAIL W PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



FURROW ROAD & MINGLEWOOD TRAIL E PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

EPC 4/16/21

REFERENCE DRAWINGS			SHEET KEY		
###	###	###	###	###	###
###	###	###	###	###	###
###	###	###	###	###	###
###	###	###	###	###	###
###	###	###	###	###	###
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: February 5, 2021 2:27:24 PM					
PLOT DATE: THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.					



BENCHMARK
NGS T 294 ELEVATION - 7247.10 NAVD 88

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

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

PREPARED BY:
Matrix

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

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

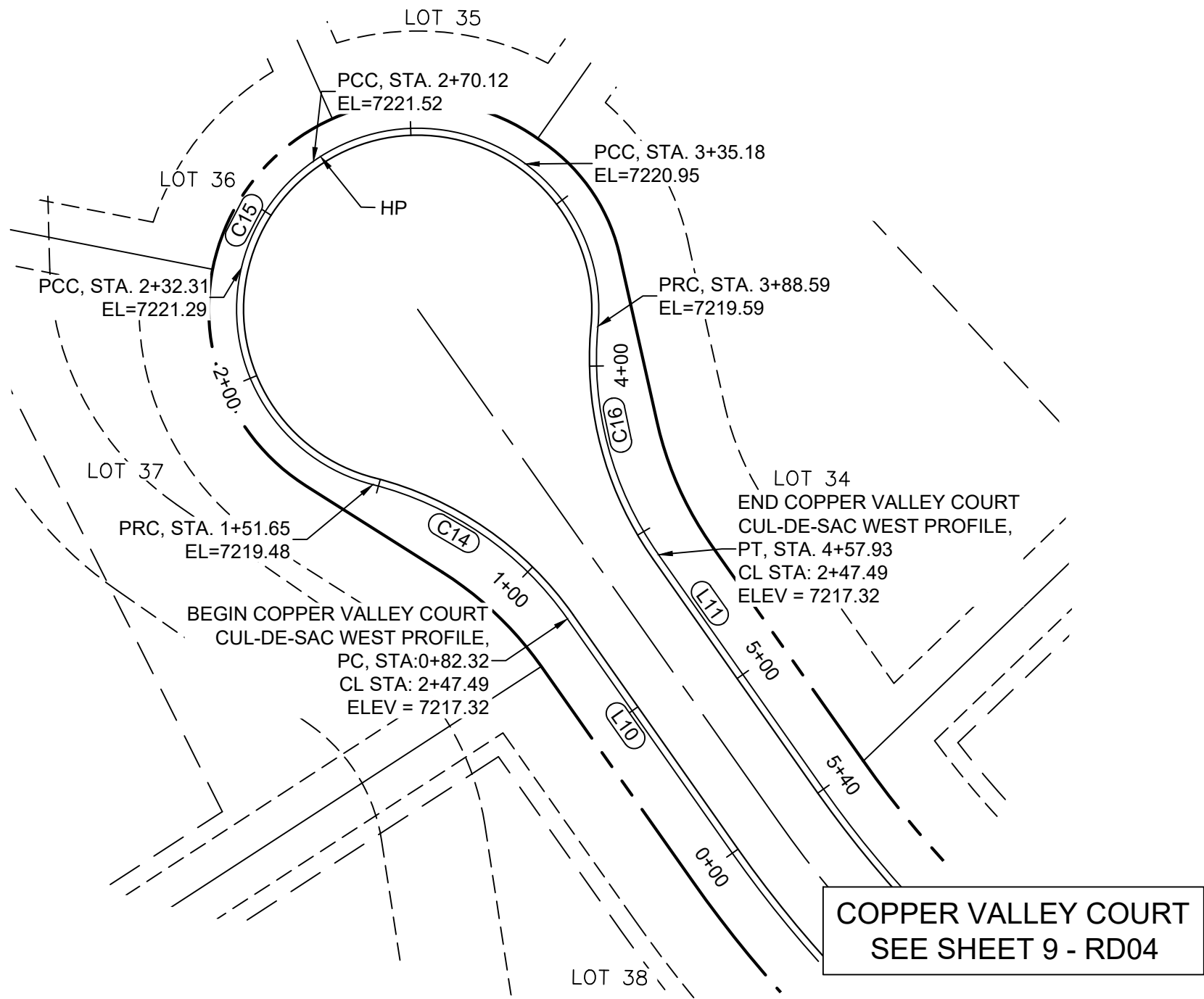
GRANDWOOD RANCH					
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS					
ROADWAY PLAN AND PROFILE					
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.
CHECKED BY:	NMS	HORIZ. 1" = 40' VERT. 1" = 8'	SHEET	18 OF 40	RD13



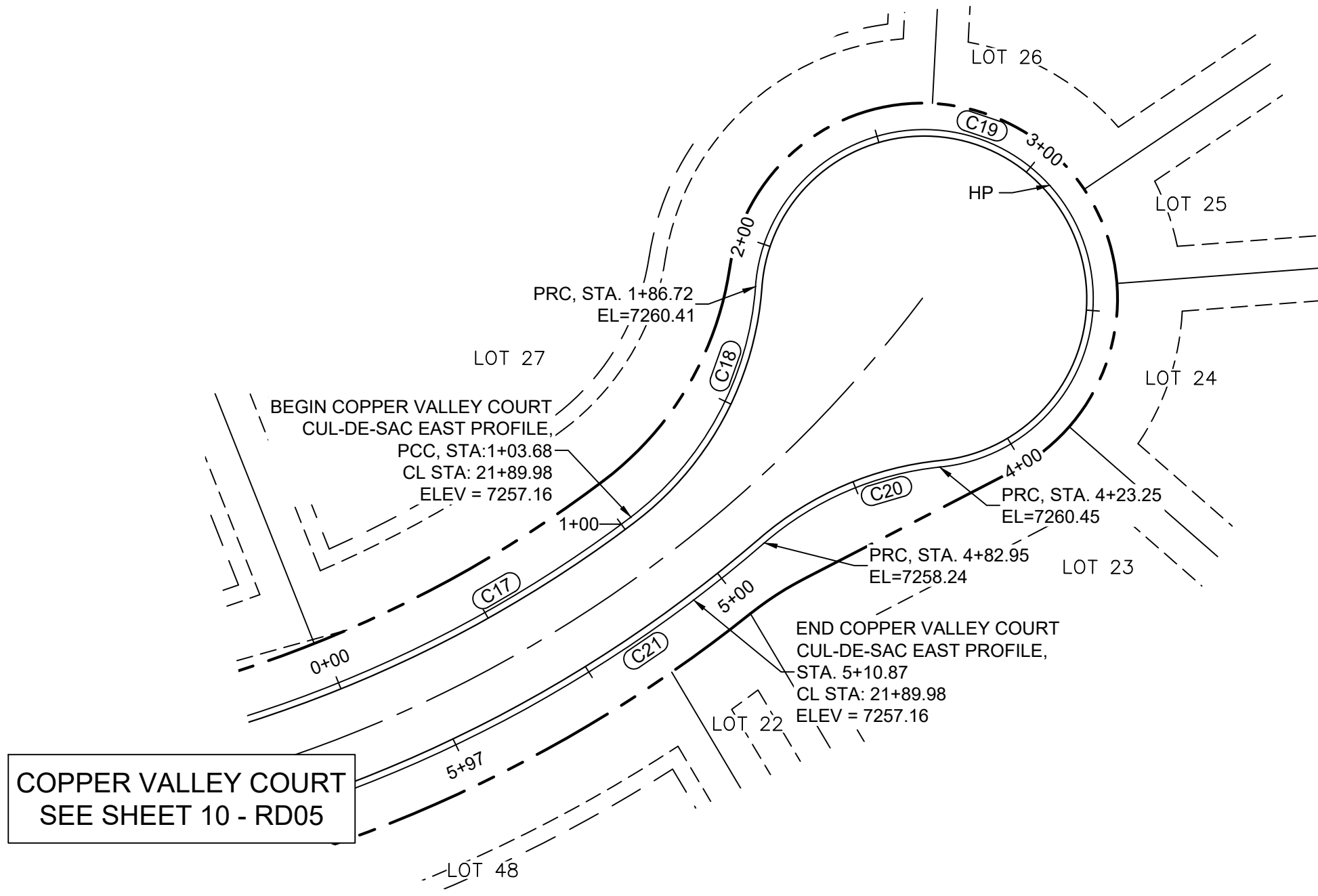
Know what's below.
Call before you dig.

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

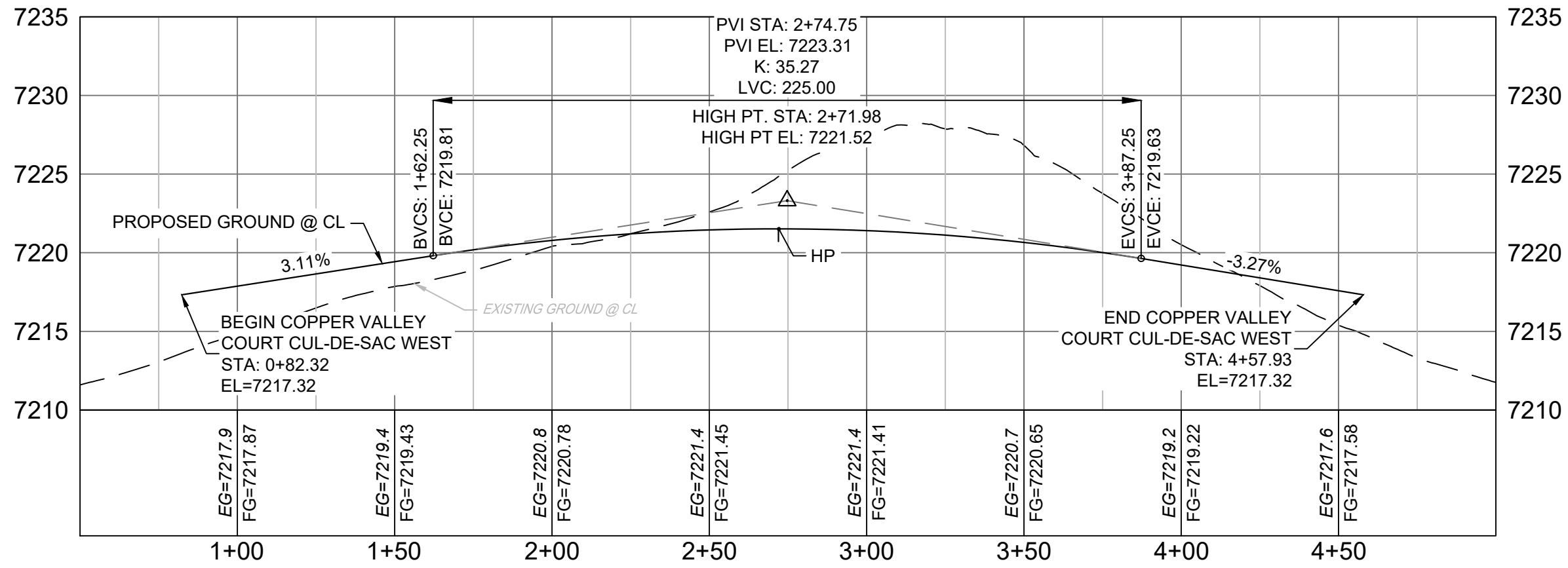
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C14	69.33	98.00	40°32'09"	N56°38'30"W	67.90
C15	236.94	52.00	261°04'18"	N53°37'34"E	79.04
C16	69.33	98.00	40°32'09"	S16°06'21"E	67.90
C17	103.68	394.00	15°04'40"	N60°10'34"E	103.39
C18	83.04	98.01	48°32'40"	N28°07'06"E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



COPPER VALLEY COURT
CUL-DE-SAC WEST PLAN

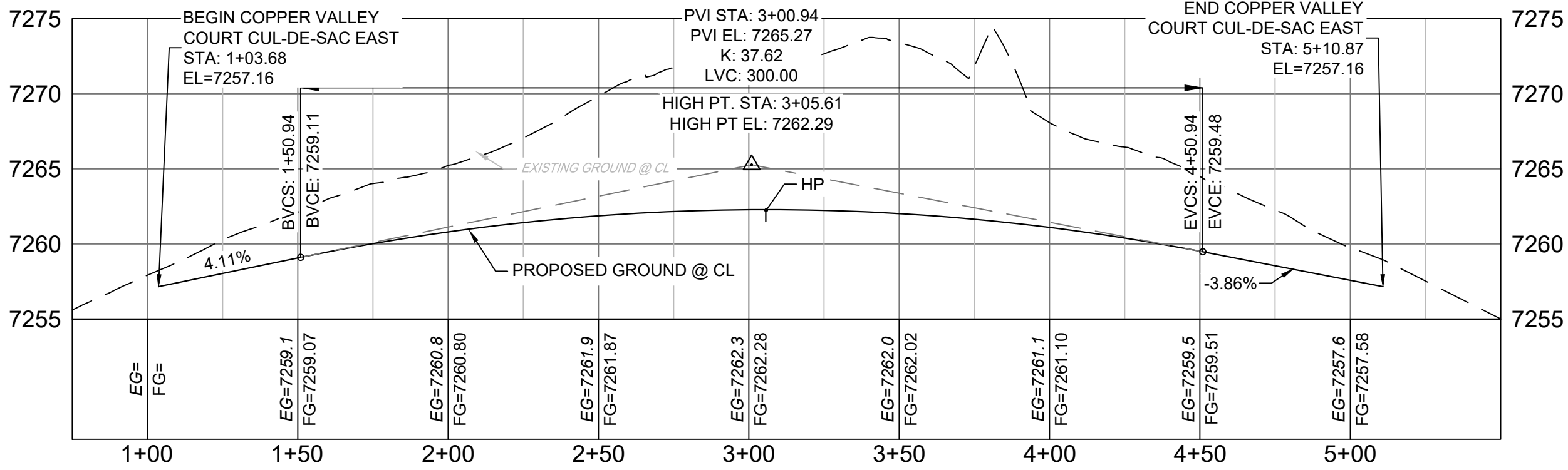


COPPER VALLEY COURT
CUL-DE-SAC EAST PLAN



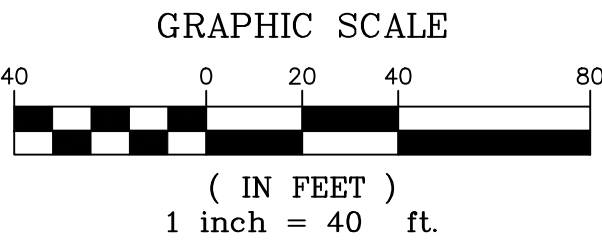
COPPER VALLEY COURT
WEST CUL-DE-SAC PROFILE

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



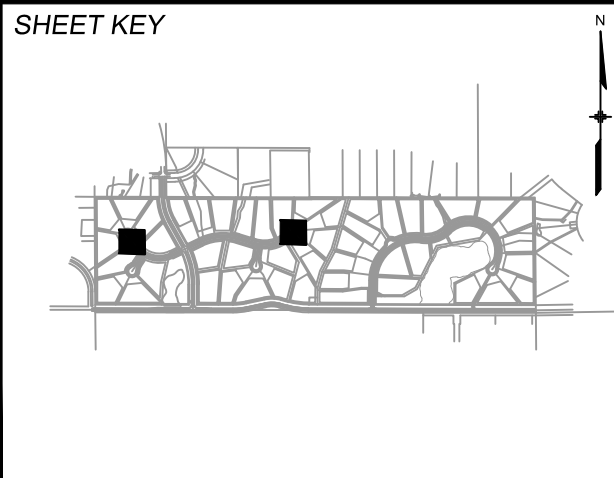
COPPER VALLEY COURT
EAST CUL-DE-SAC PROFILE

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



- NOTES:
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
REVISIONS			
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: February 5, 2021 2:28:32 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

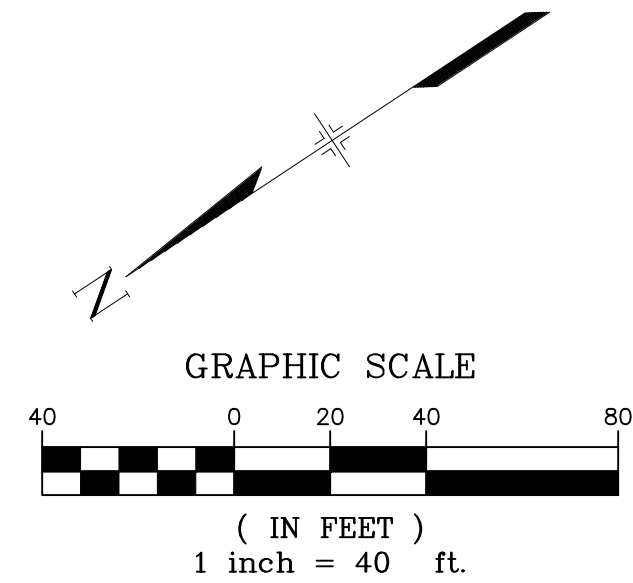
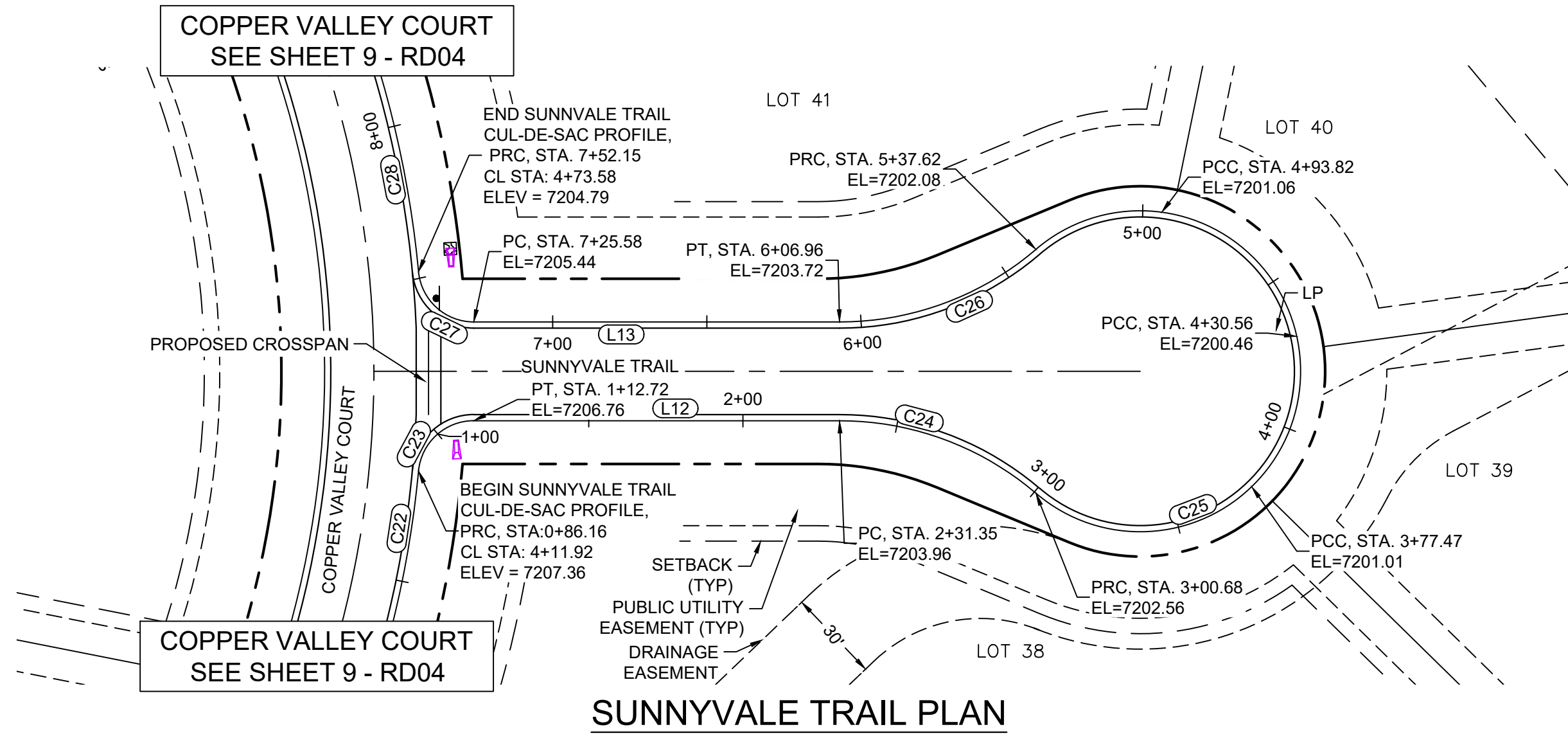


BENCHMARK	
NGS T 294 ELEVATION - 7247.10' NAVD 88	
BASIS OF BEARING:	
A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983.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

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

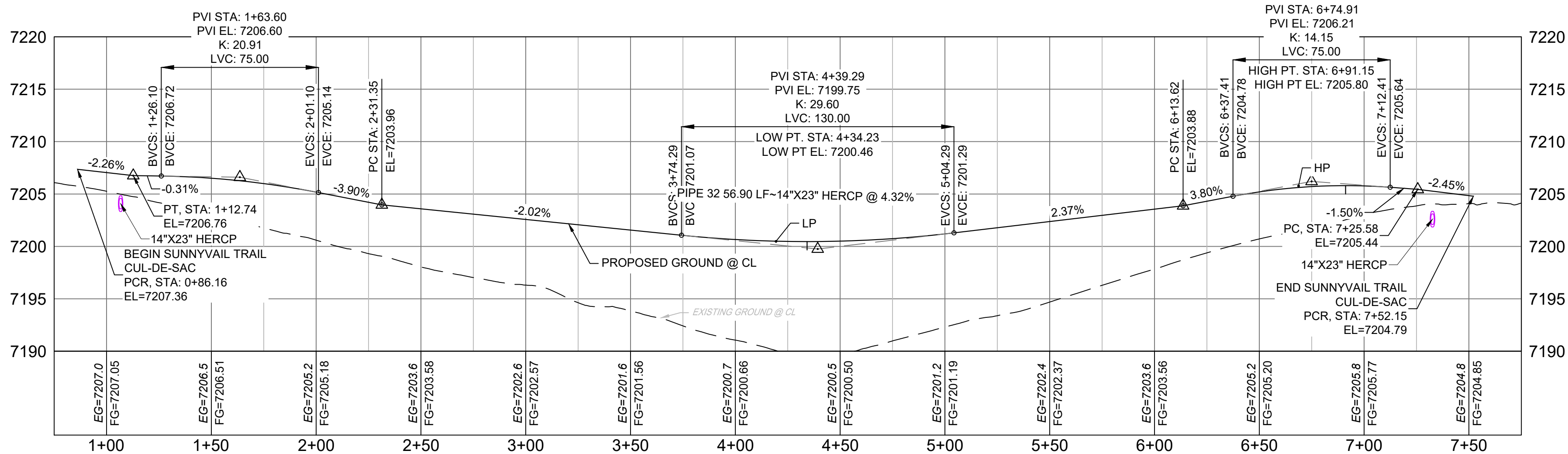
SEAL	
FOR AND ON BEHALF OF	
MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003	

GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
EPC 4/16/21			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: FEBRUARY, 2021
CHECKED BY:	JA	HORIZ. VERT.	DRAWING No. RD14



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

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

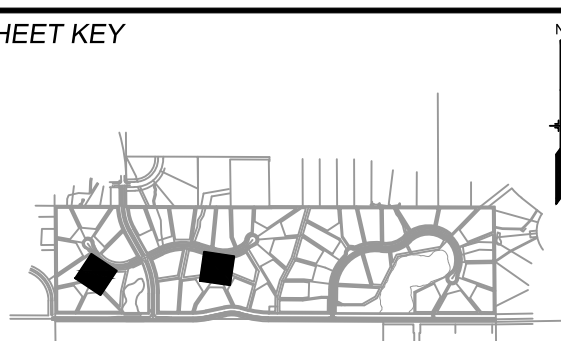


SUNNYVALE TRAIL
CUL-DE-SAC PROFILE

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

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

REFERENCE DRAWINGS			SHEET KEY
X-Title-Plan & Profile	X-1105-PR-SITE		
No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD05.dwg			
CTB FILE:			
PLOT DATE: February 5, 2021 2:29:04 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

COLORADO LICENSED PROFESSIONAL ENGINEER
56571
2/5/2021

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

GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
EPC 4/16/21			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: FEBRUARY, 2021
CHECKED BY:	JA	HORIZ. VERT.	DRAWING No. RD15

**COPPER VALLEY COURT
SEE SHEET 10 - RD05**

END PASTURE TRAIL
CUL-DE-SAC PROFILE,
PRC, STA. 7+75.65
CL STA: 18+94.24
ELEV = 7236.69
PC, STA. 7+48.76
EL=7236.19

LOT 48

PT, STA. 6+23.27
EL=7234.02

PRC, STA. 5+53.94
EL=7233.33

LOT 46

5+00

6+00

C33

PASTURE TRAIL 7+00

L15

2+00

C30

L14

3+00

C31

4+00

LP

C32

PRC, STA. 3+17.00
EL=7232.29

LOT 45

LOT 44

SETBACK (TYP)

DRAINAGE EASEMENT

20'

PROPOSED CROSSSPAN

BEGIN PASTURE TRAIL
CUL-DE-SAC PROFILE,
PRC, STA. 0+95.28
CL STA: 18+31.38
ELEV = 7234.17

1+00

C29

PT, STA. 1+22.18
EL=7234.91

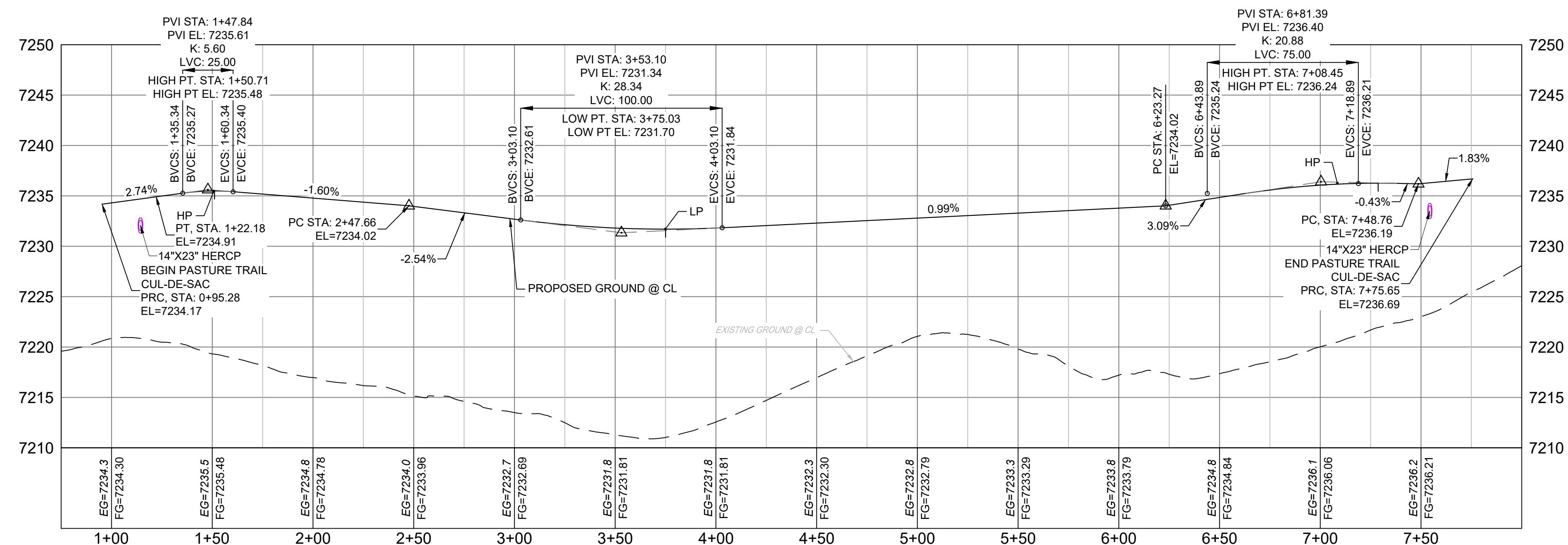
PC, STA. 2+47.66
EL=7234.02

**COPPER VALLEY COURT
SEE SHEET 10 - RD05**

PASTURE TRAIL PLAN

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

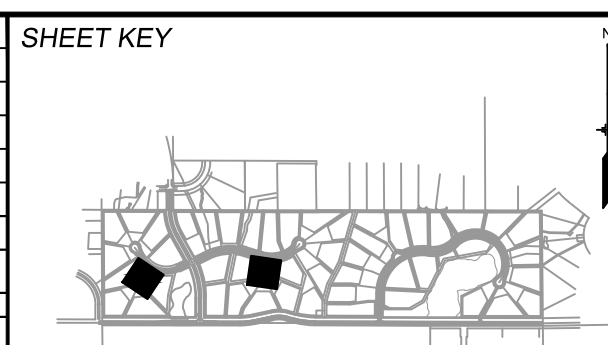
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C29	30.81	428.00	4°08'39"	S75°10'40"E	30.81
C30	26.89	18.00	85°36'29"	S34°26'45"E	24.46
C31	69.33	98.00	40°32'08"	S28°37'34"W	67.90
C32	236.94	52.00	261°04'20"	S81°38'31"E	79.04
C33	69.33	98.00	40°32'08"	N11°54'34"W	67.90
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'

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\RD05.dwg				
CTB FILE:				
PLOT DATE: February 5, 2021 2:29:34 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:

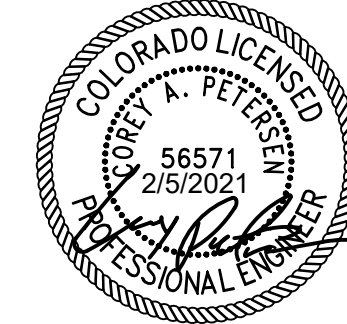
A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56:32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2"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

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

PREPARED BY:



SEAL



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

GRANDWOOD RANCH

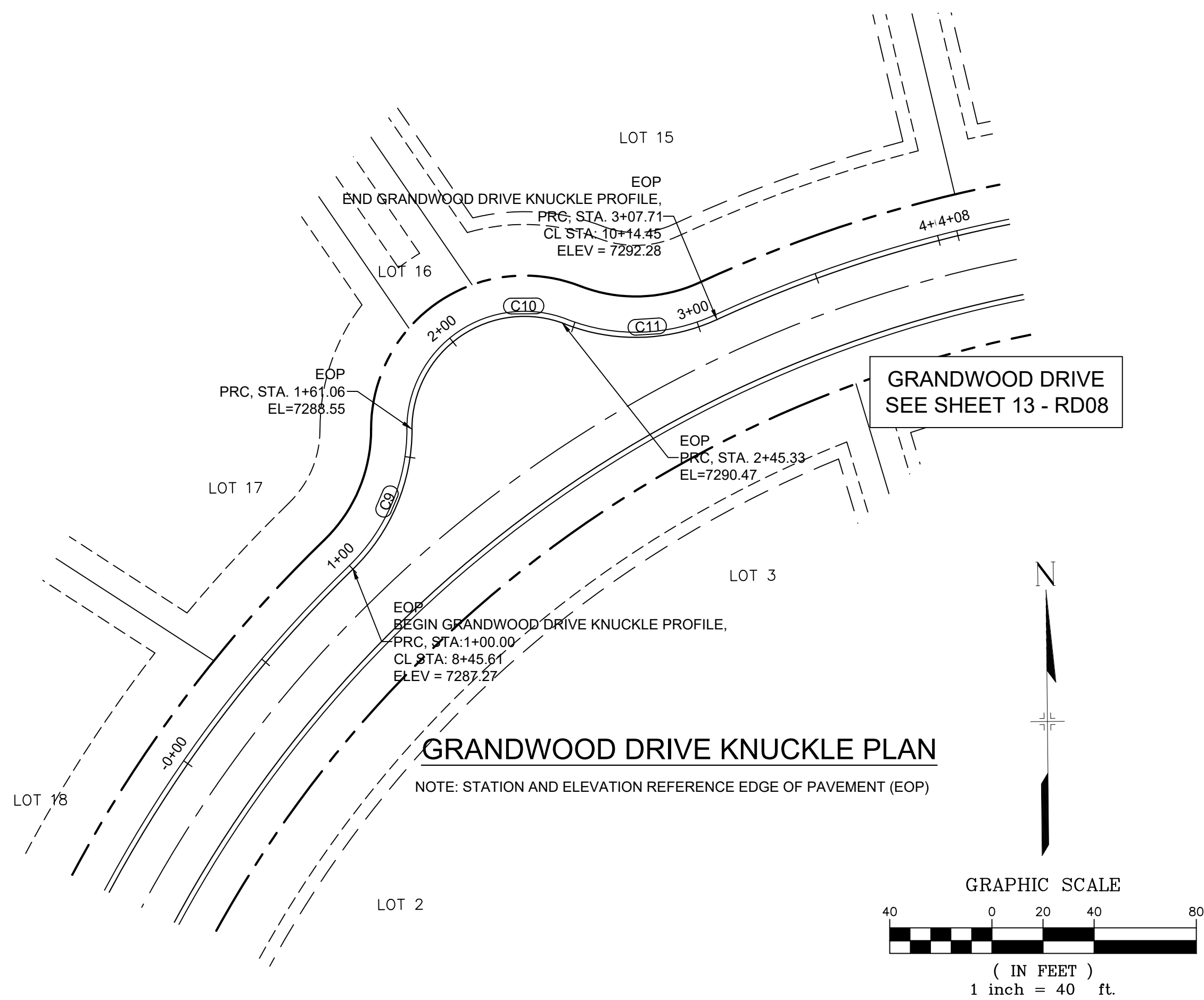
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

ROADWAY PLAN AND PROFILE

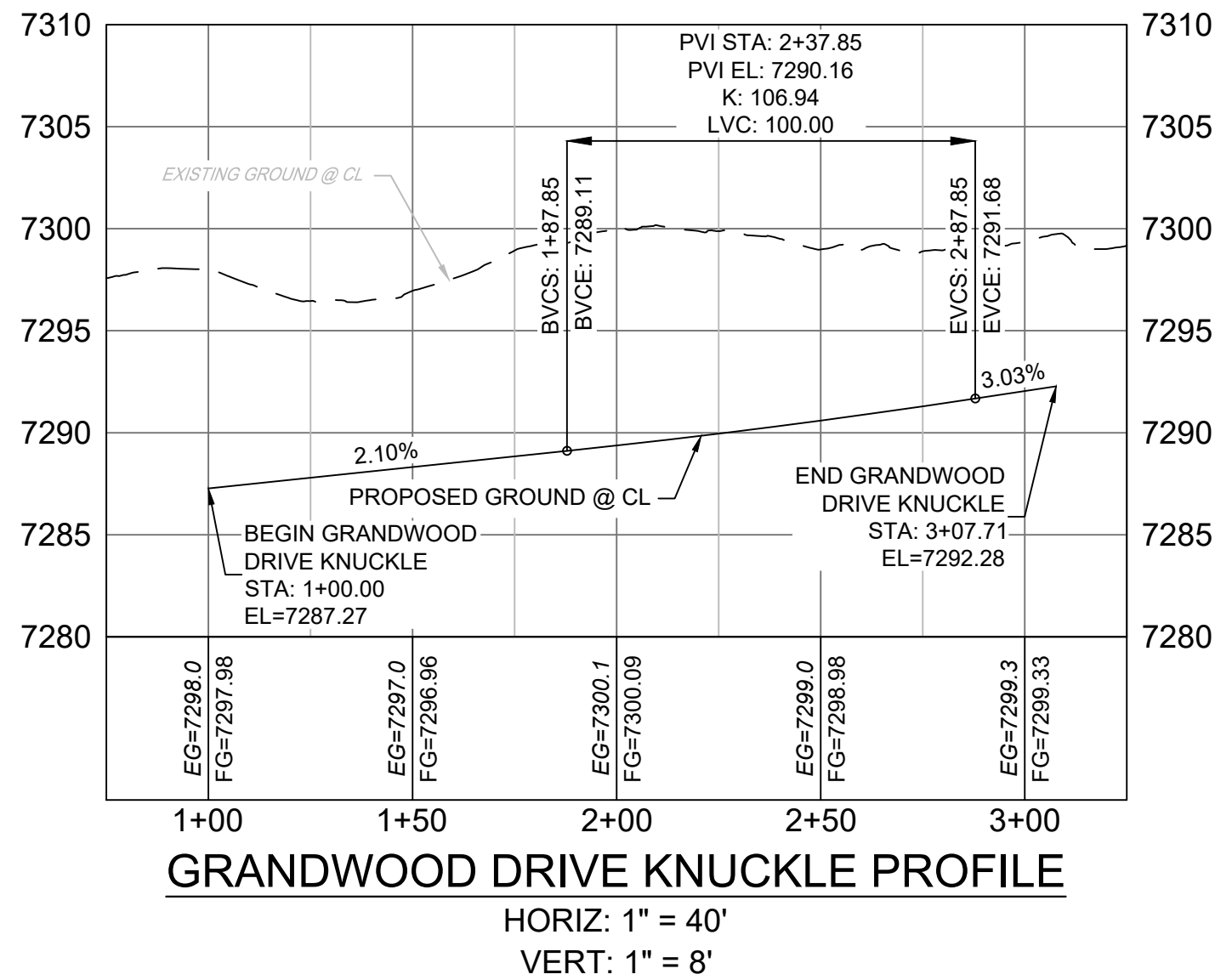
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No. RD16
DRAWN BY:	CAP	HORIZ. N/A			
CHECKED BY:	JA	VERT. N/A	SHEET	21 OF 40	



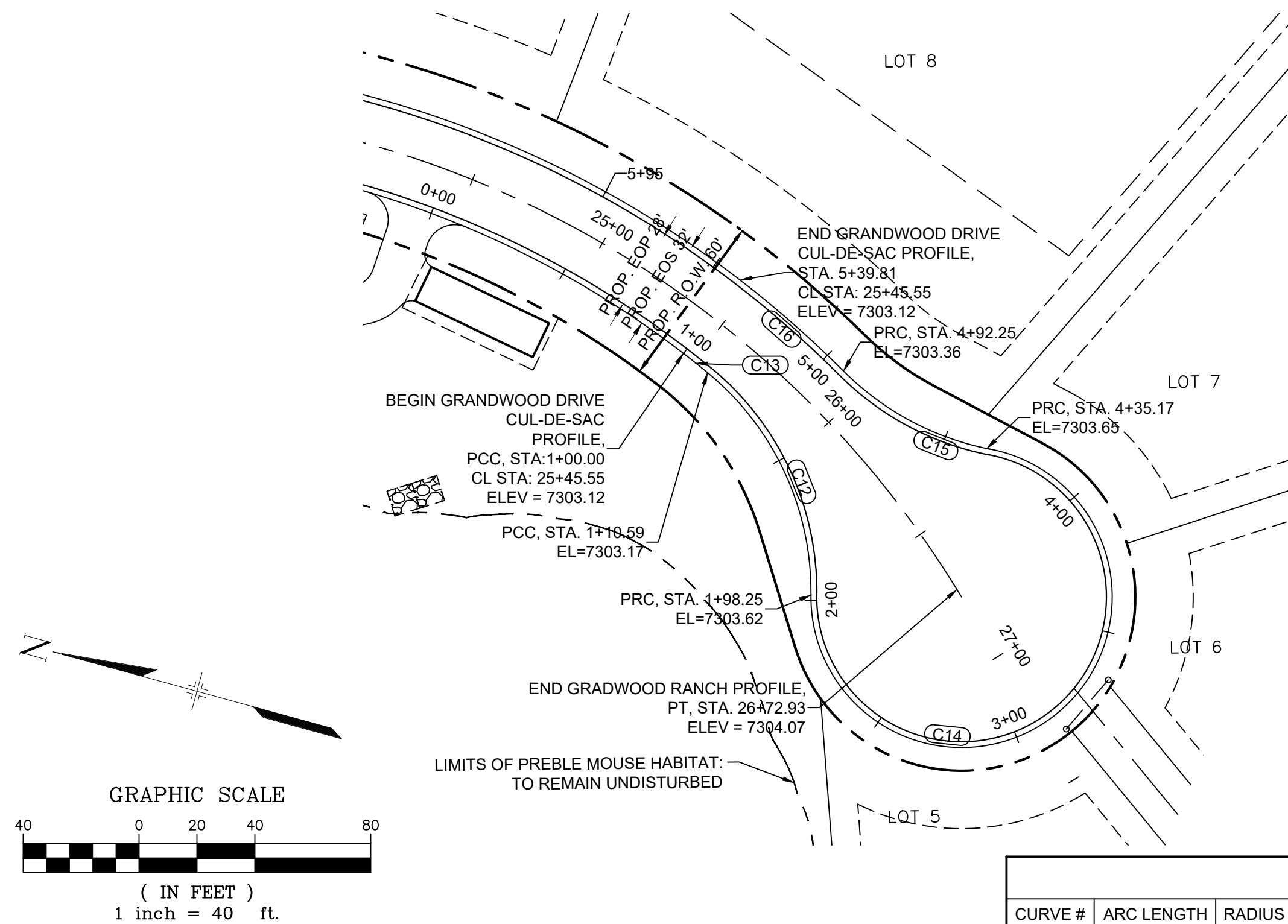
Know what's below.
Call before you dig.



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

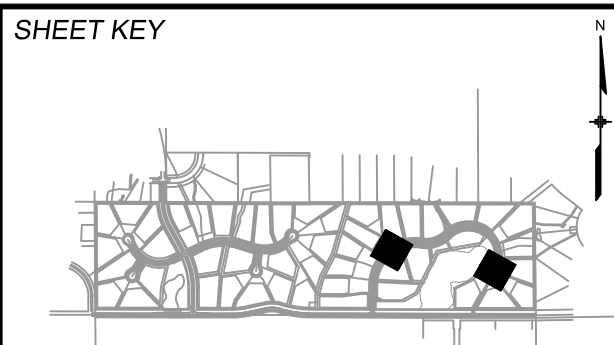


- NOTES:
1. ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
 2. SPOT ELEVATIONS REFERENCE EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.



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

REFERENCE DRAWINGS			DESCRIPTION	BY
###	###	###		
###	###	###		
###	###	###		
###	###	###		
###	###	###		
###	###	###		
No.	DATE		REVISIONS	
COMPUTER FILE MANAGEMENT				
FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\RD06.dwg				
CTB FILE:				
PLOT DATE: February 5, 2021 2:30:38 PM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

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

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

PREPARED BY:

Matrix

SEAL

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

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

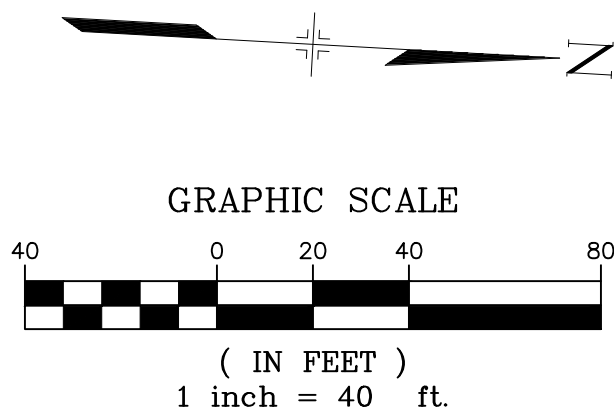
GRANDWOOD RANCH					
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS					
ROADWAY PLAN AND PROFILE EPC 4/16/21					
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.
CHECKED BY:	JA	HORIZ. VERT.	N/A	SHEET	22 OF 40
					RD17

Know what's below.
Call before you dig.

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

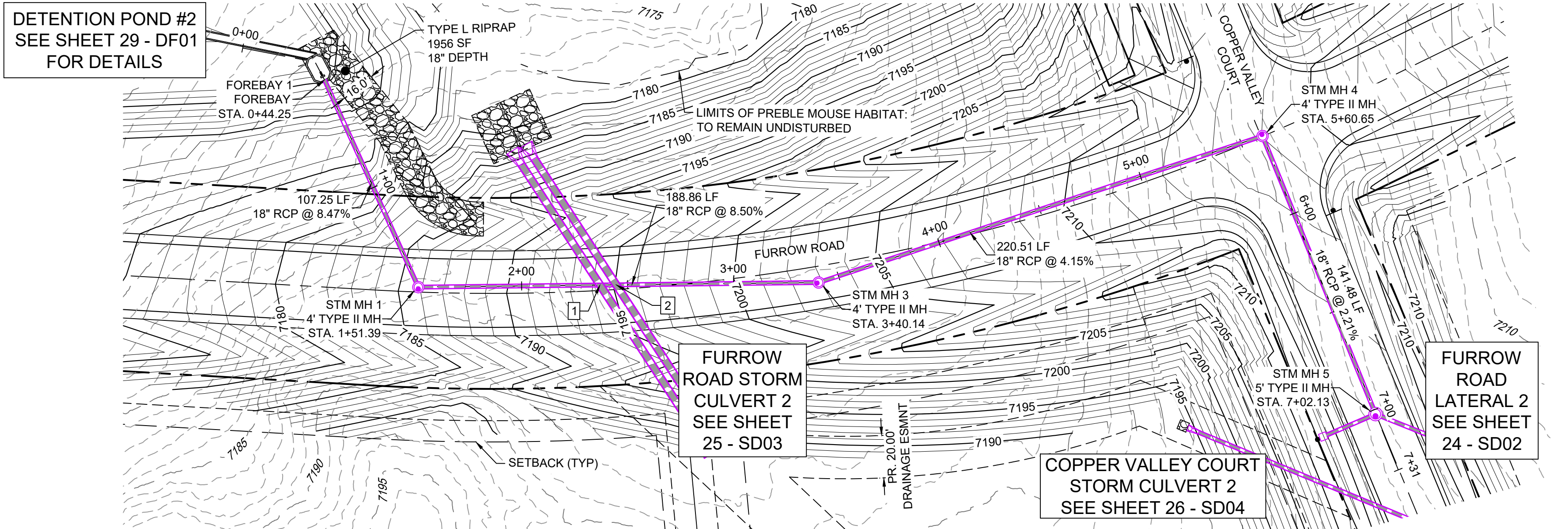
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 1	18" RCP	107.25	8.47%	S62°23'11"W
PIPE 3	18" RCP	188.86	8.50%	S03°53'02"E
PIPE 4	18" RCP	220.51	4.15%	S21°28'15"E
PIPE 5	18" RCP	141.48	2.21%	S64°37'53"W

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FOREBAY 1	FOREBAY	RIM=7163.61 PIPE 1 INV IN=7161.90	N: 1454393.08 E: 3190985.55
STM MH 1	4' TYPE II MH	RIM=7185.84 PIPE 3 INV IN=7171.98 PIPE 1 INV OUT=7170.98	N: 1454442.79 E: 3191080.59
STM MH 3	4' TYPE II MH	RIM=7202.88 PIPE 4 INV IN=7189.03 PIPE 3 INV OUT=7188.03	N: 1454631.22 E: 3191067.80
STM MH 4	4' TYPE II MH	RIM=7214.02 PIPE 5 INV IN=7199.18 PIPE 4 INV OUT=7198.18	N: 1454836.42 E: 3190987.09
STM MH 5	5' TYPE II MH	RIM=7211.55 PIPE 15 INV IN=7202.50 PIPE 16 INV IN=7202.50 PIPE 5 INV OUT=7202.31	N: 1454897.04 E: 3191114.93

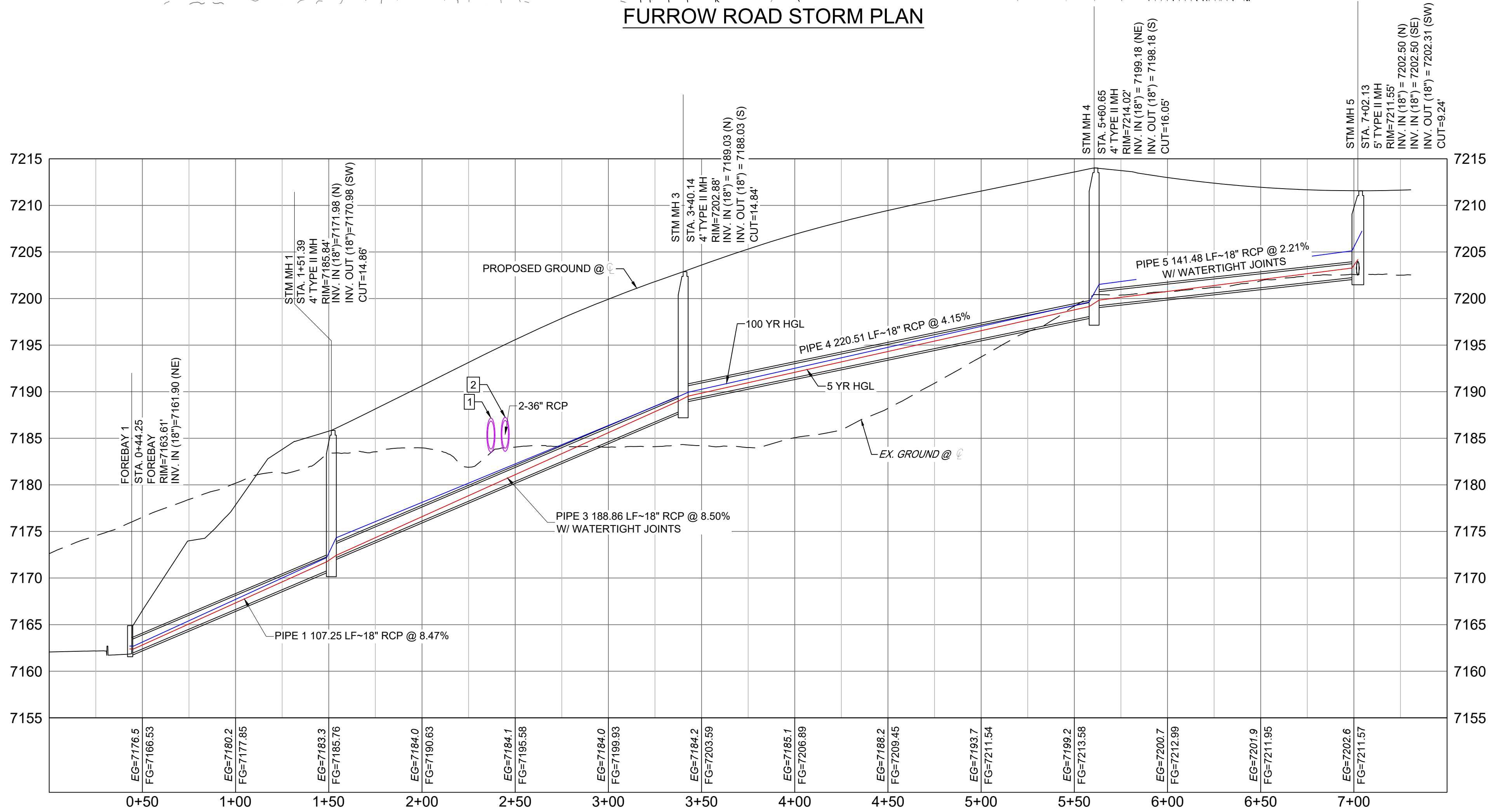


NOTES:

- 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.



FURROW ROAD STORM PLAN



FURROW ROAD STORM PROFILE

HORIZ: 1" = 40'

VERT: 1" = 8'

REFERENCE DRAWINGS			
###	###	###	###
###	###	###	###
###	###	###	###
###	###	###	###
###	###	###	###
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: February 8, 2021 9:15:17 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

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

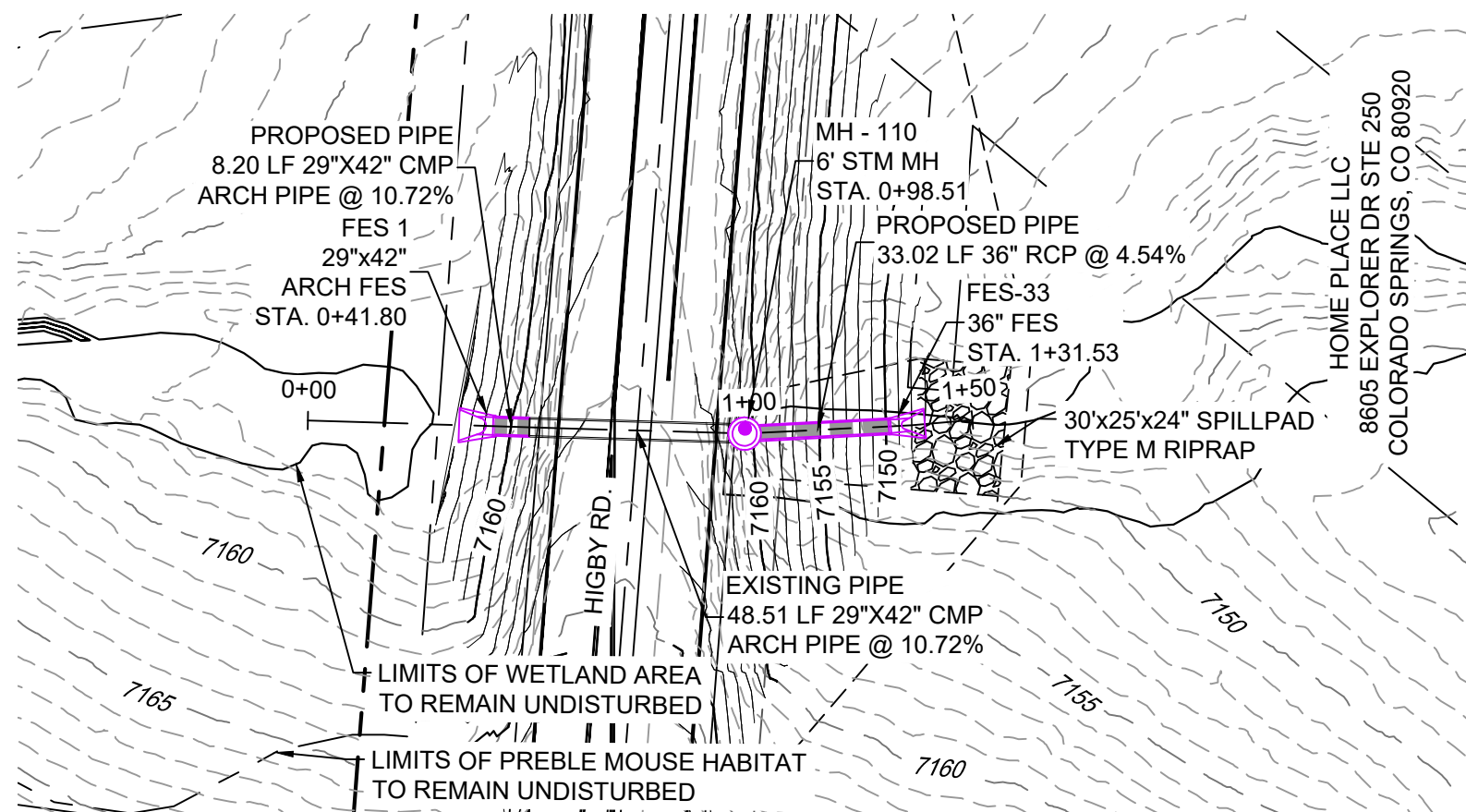
OWNER:	SYLVAN VISTA, INC. WILLIAM F. HERBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921
PREPARED BY:	

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

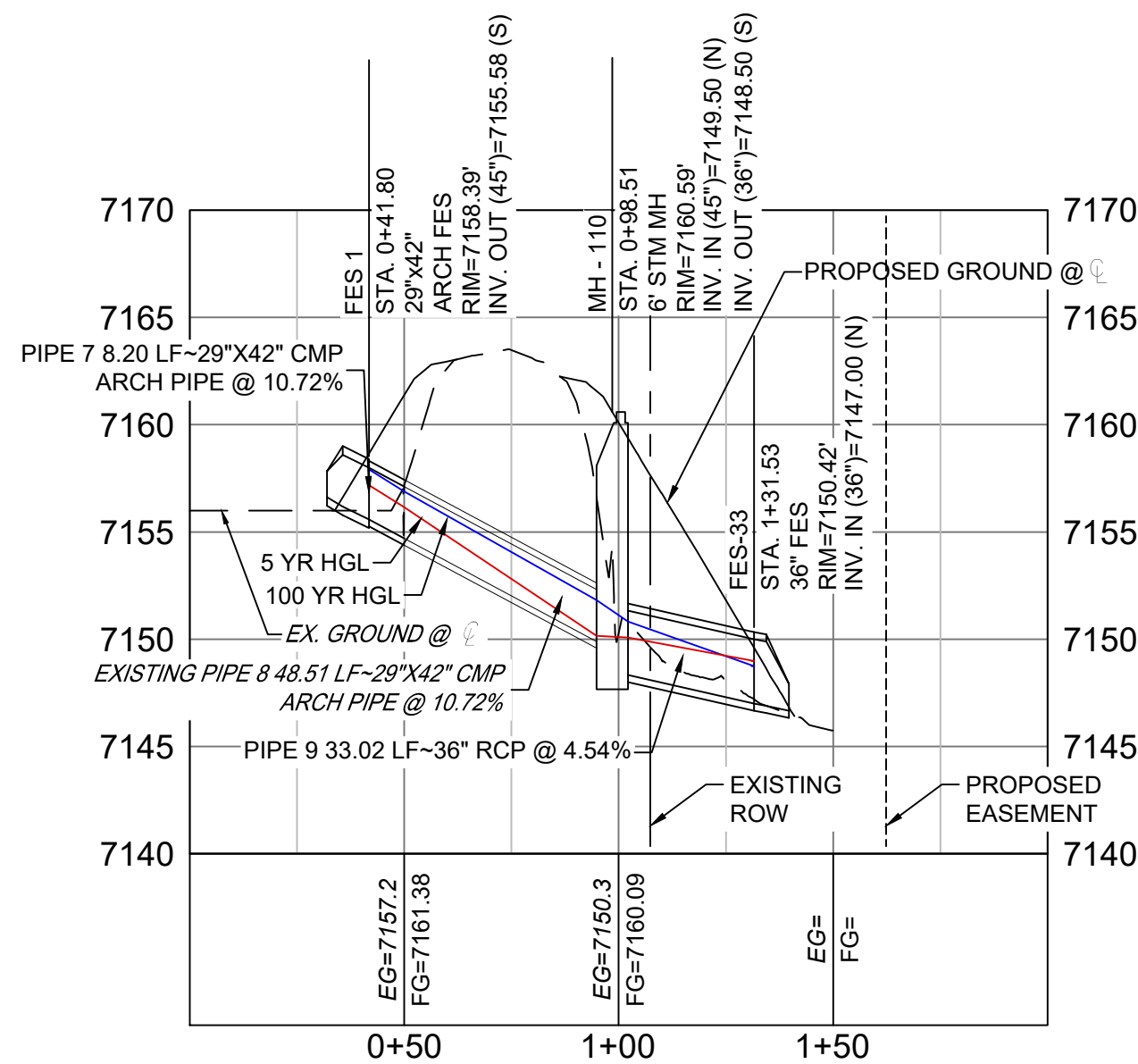
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
STORM PLAN AND PROFILE			
EPC 4/16/21			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: FEBRUARY, 2021
DRAWN BY:	CAP	HORIZ. 1" = 40'	DRAWING No.
CHECKED BY:	NMS	VERT. 1" = 8'	SD01



Know what's below.
Call before you dig.



HIGBY ROAD STORM CULVERT PLAN

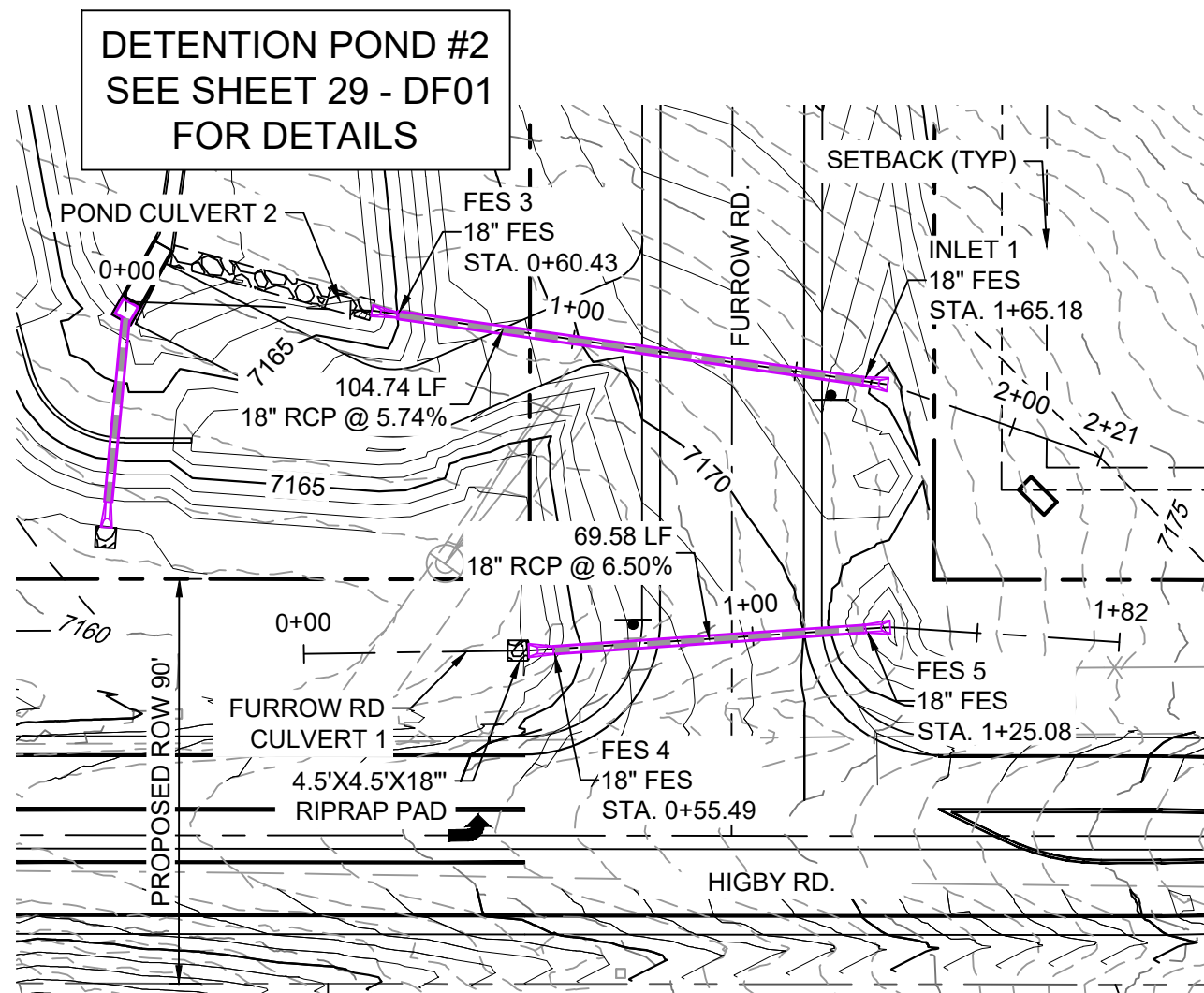
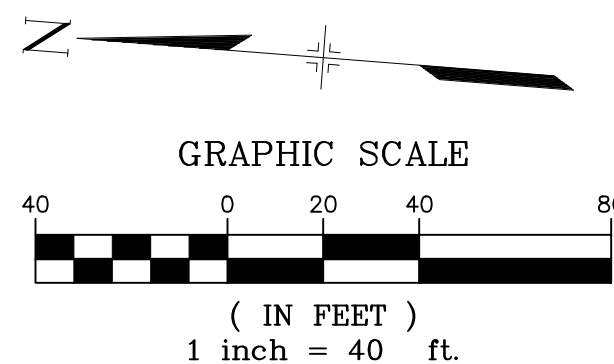


HIGBY ROAD STORM CULVERT PROFILE (WEST)

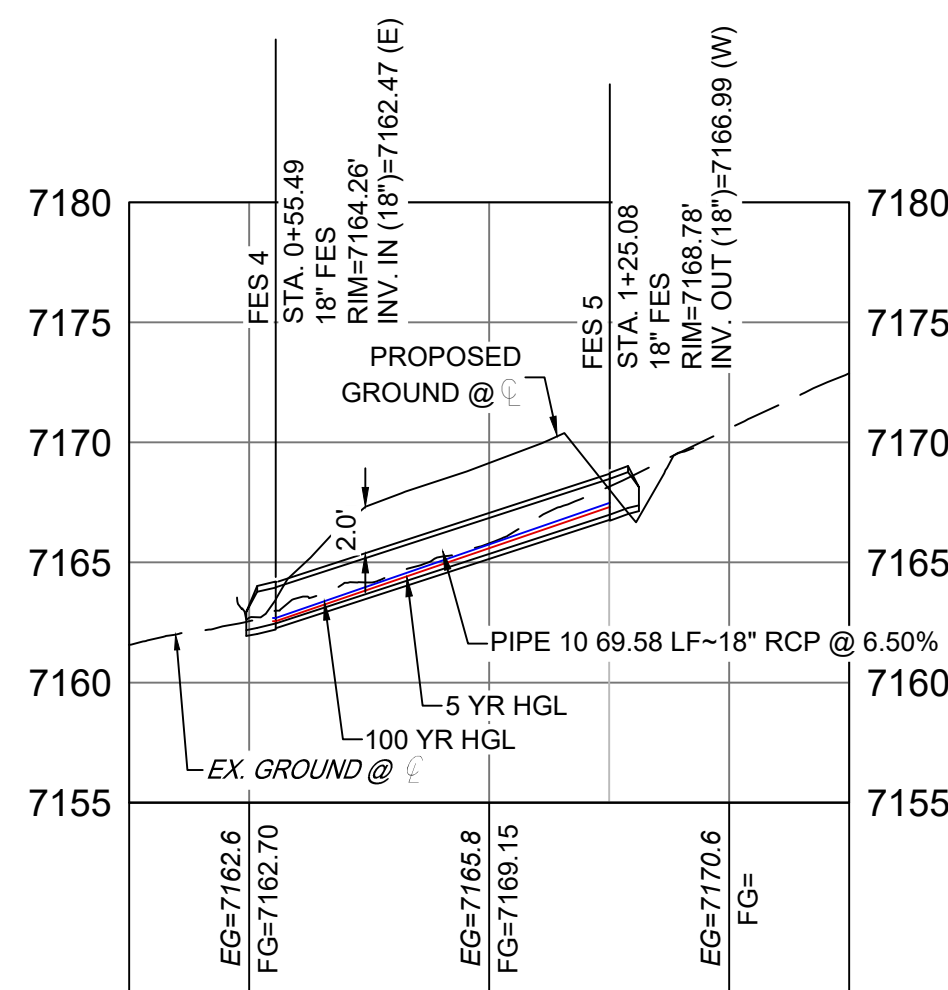
HORIZ: 1" = 40'
VERT: 1" = 8'

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

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES-33	36" FES	RIM=7150.42 PIPE 9 INV IN=7147.00	N: 1454073.42 E: 3190825.35
FES 1	29"x42" ARCH FES	RIM=7158.39 PIPE 7 INV OUT=7155.58	N: 1454162.82 E: 3190818.46
MH - 110	6' STM MH	RIM=7160.59 PIPE 8 INV IN=7149.50 PIPE 9 INV OUT=7148.50	N: 1454106.17 E: 3190821.15



HIGBY ROAD / FURROW ROAD STORM PLAN

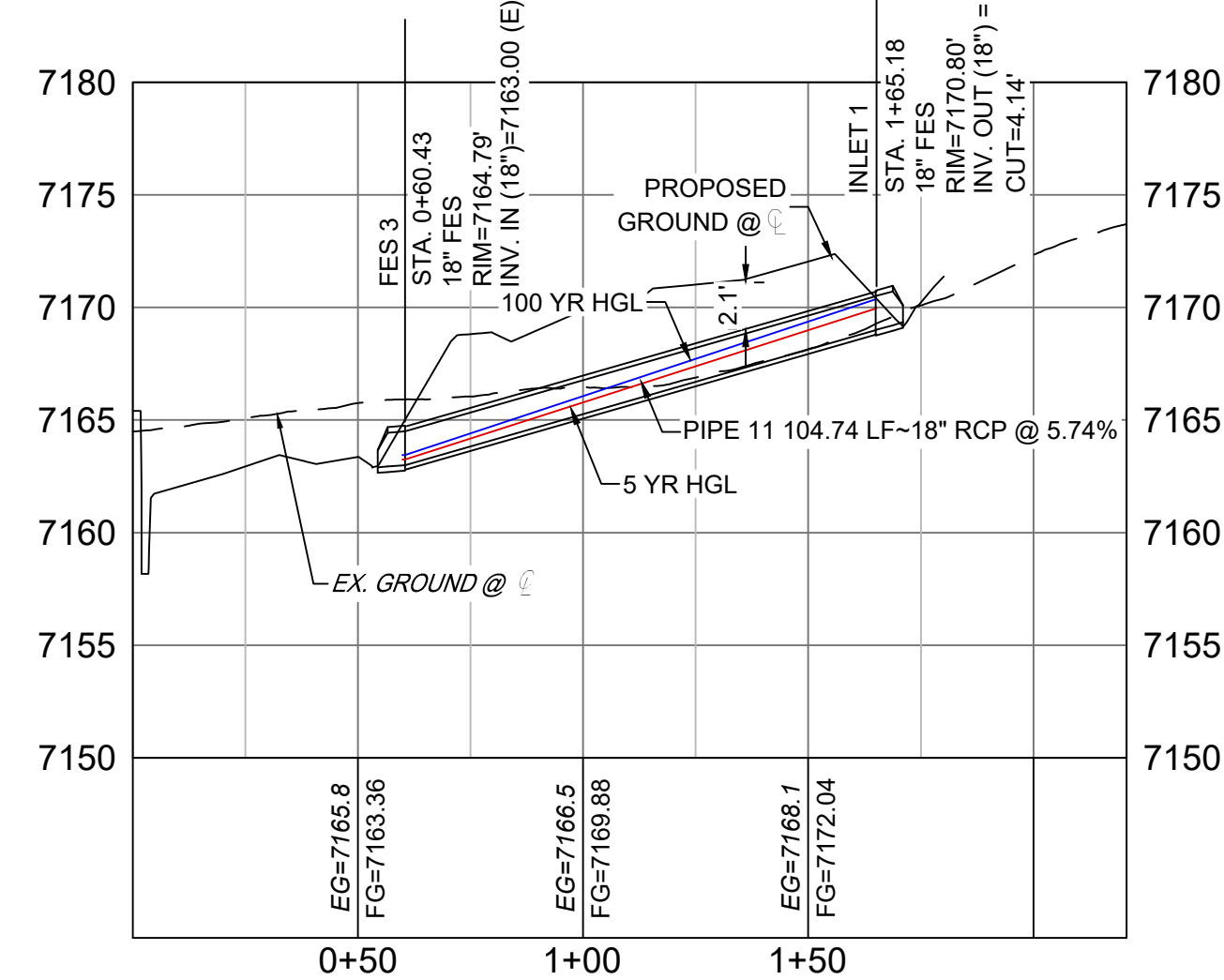


FURROW ROAD STORM CULVERT 1 PROFILE

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

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

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 4	18" FES	RIM=7164.26 PIPE 10 INV IN=7162.47	N: 1454171.36 E: 3191043.14
FES 5	18" FES	RIM=7168.78 PIPE 10 INV OUT=7166.99	N: 1454176.13 E: 3191112.56



POND STORM CULVERT 2 PROFILE

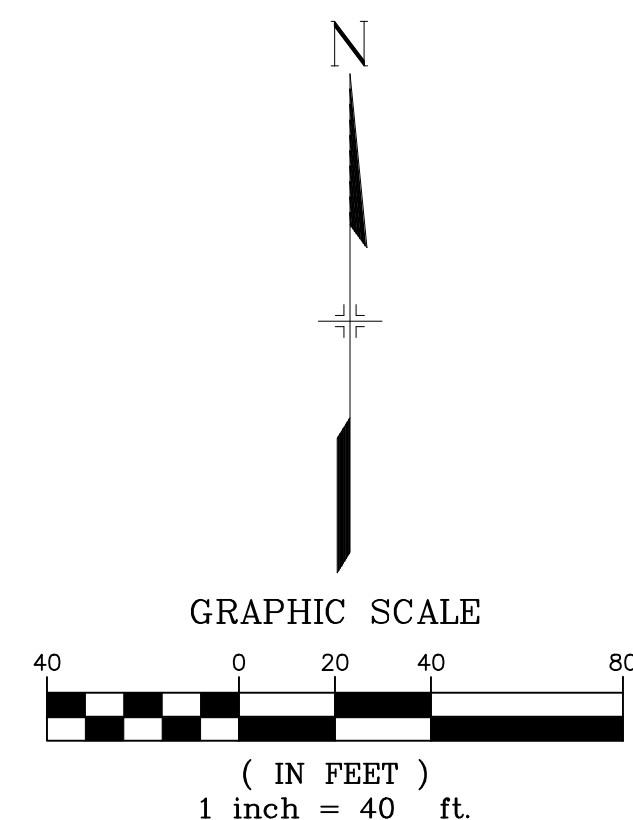
HORIZ: 1" = 40'
VERT: 1" = 8'

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

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

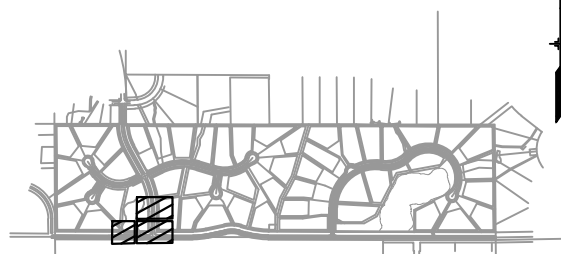
NOTES:

- 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 3.3.1.8.2.
- 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.



REFERENCE DRAWINGS	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	No.	DATE	DESCRIPTION	
REVISIONS				
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: March 23, 2021 6:57:34 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

SHEET KEY



BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

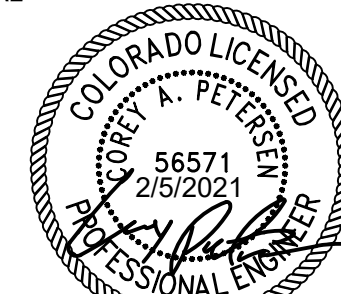
A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2"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

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

PREPARED BY:



SEAL



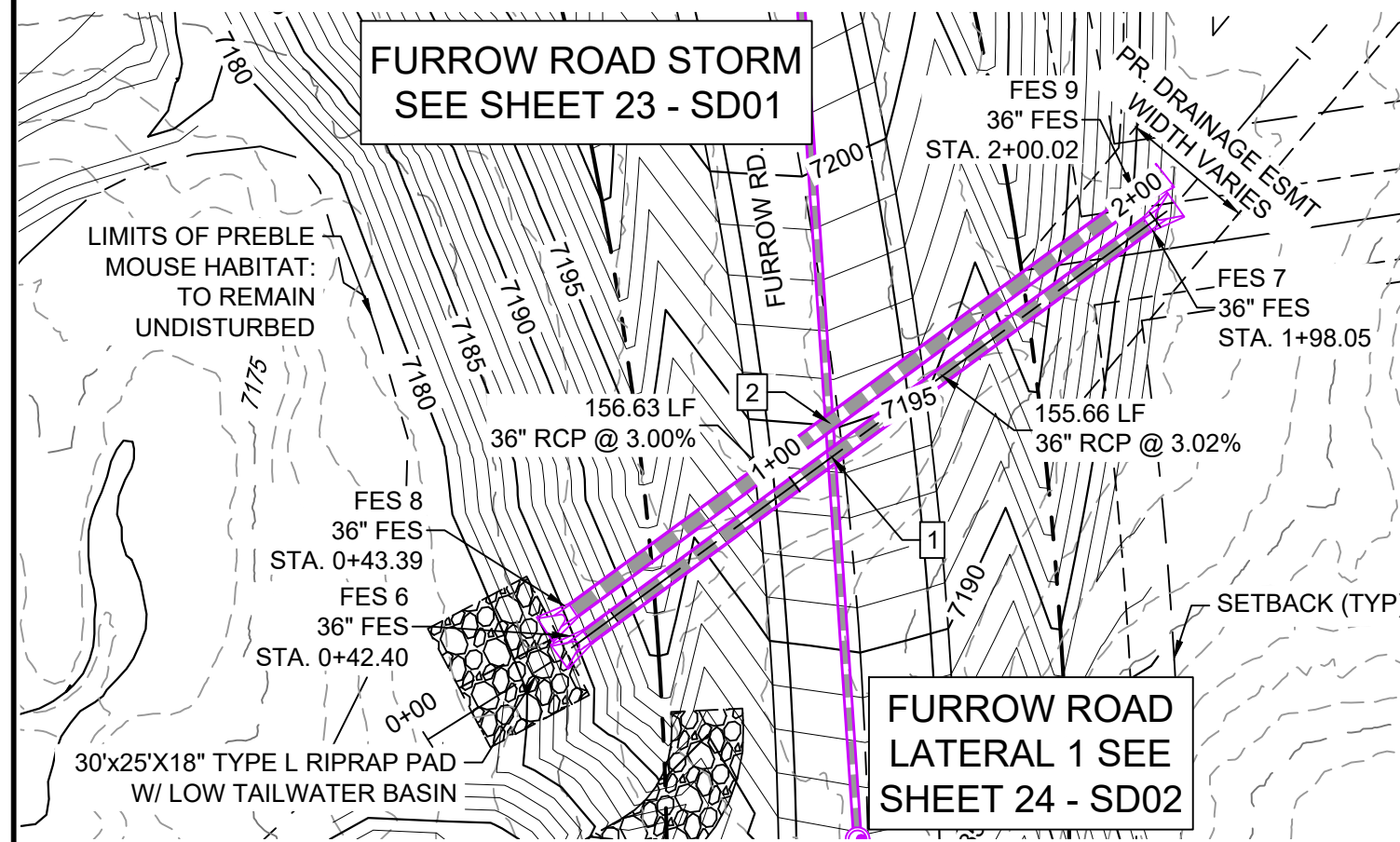
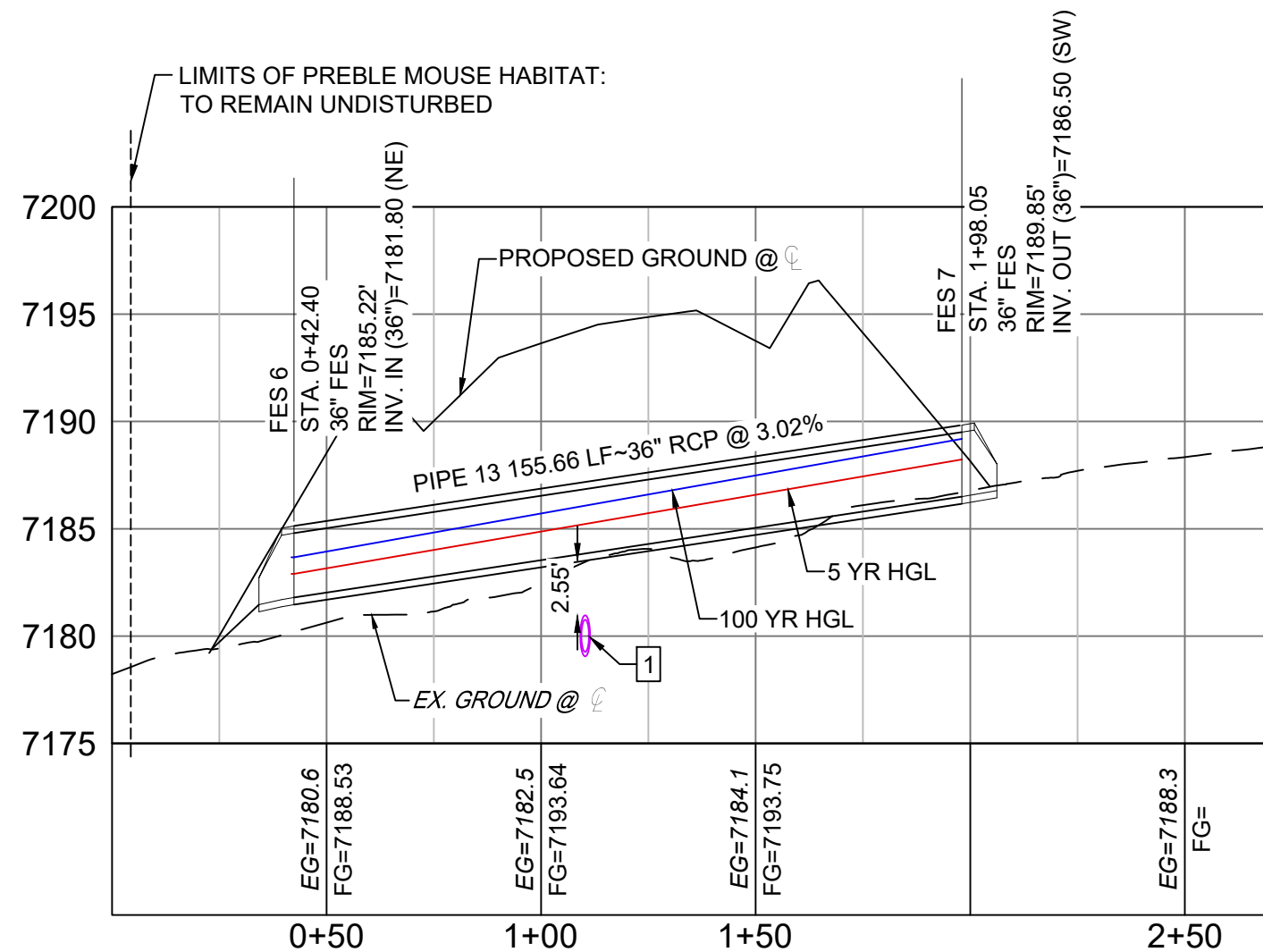
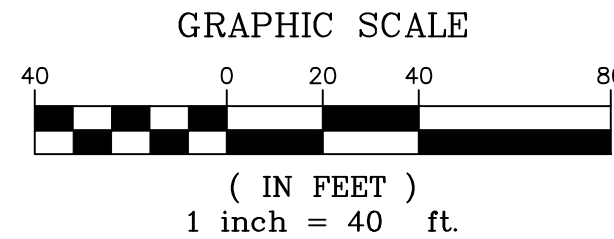
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	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

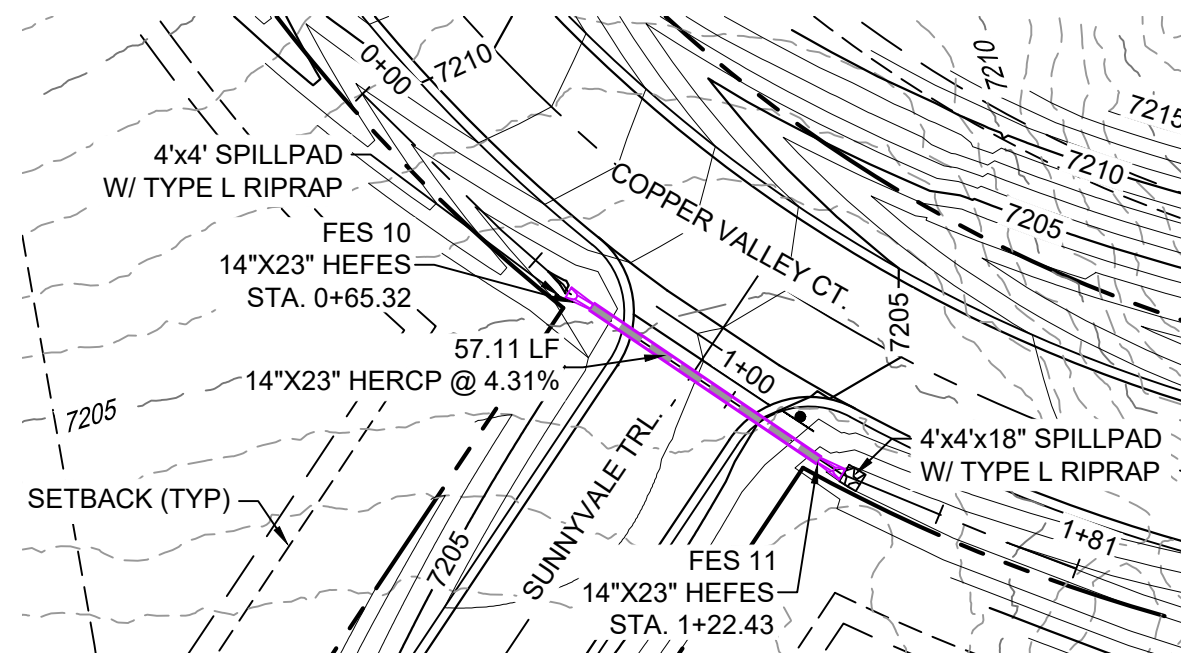
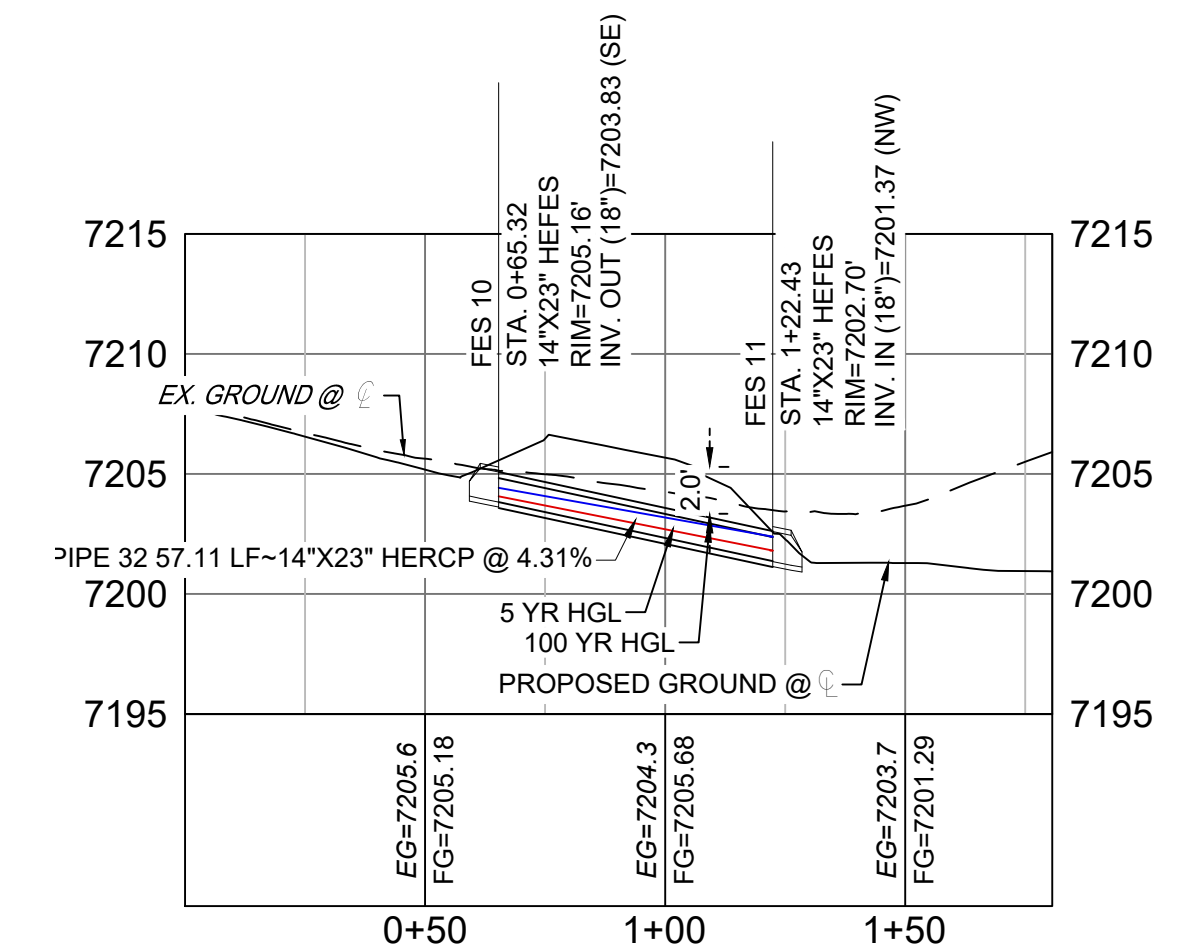
STORM PLAN AND PROFILE
EPC 4/16/21

Know what's below.
Call before you dig.FURROW ROAD STORM
CULVERT 2 PLANFURROW ROAD STORM
CULVERT 2 PROFILEHORIZ: 1" = 40'
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'

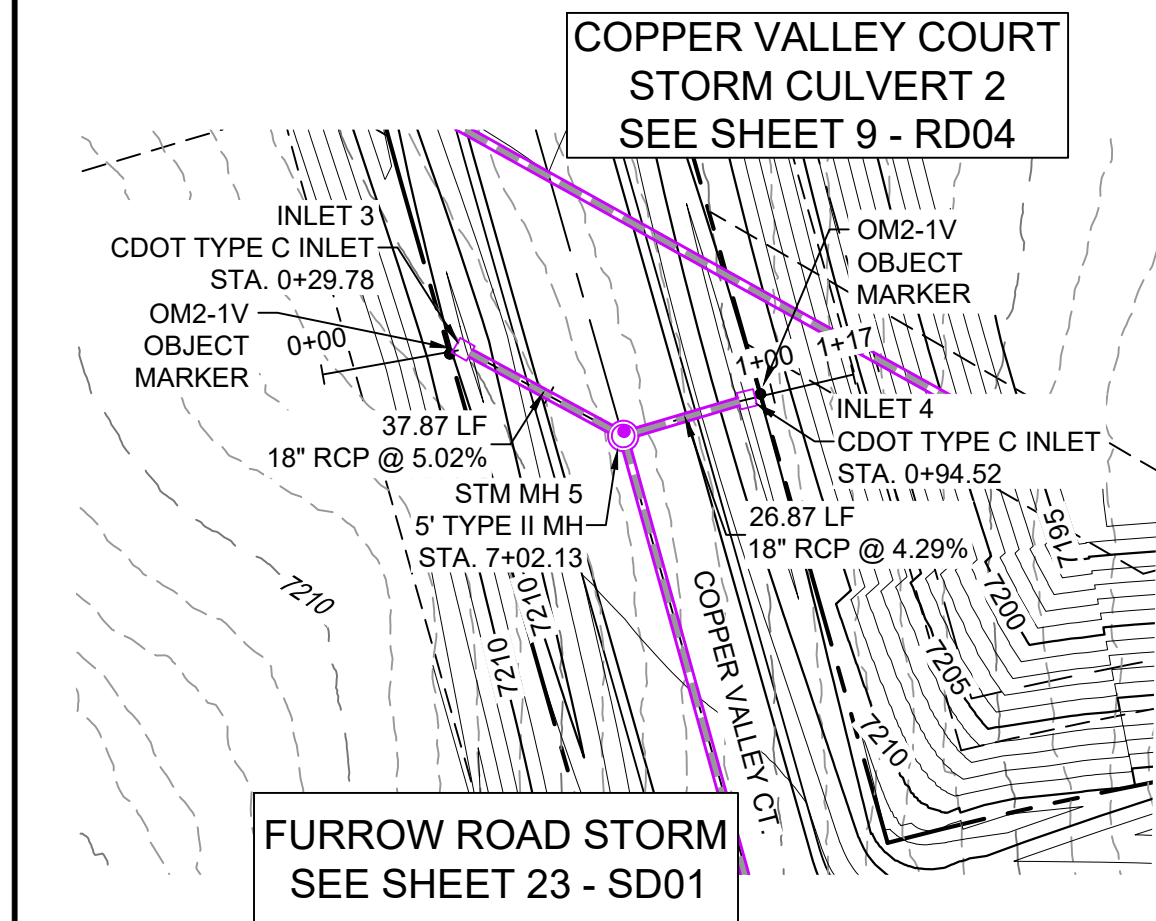
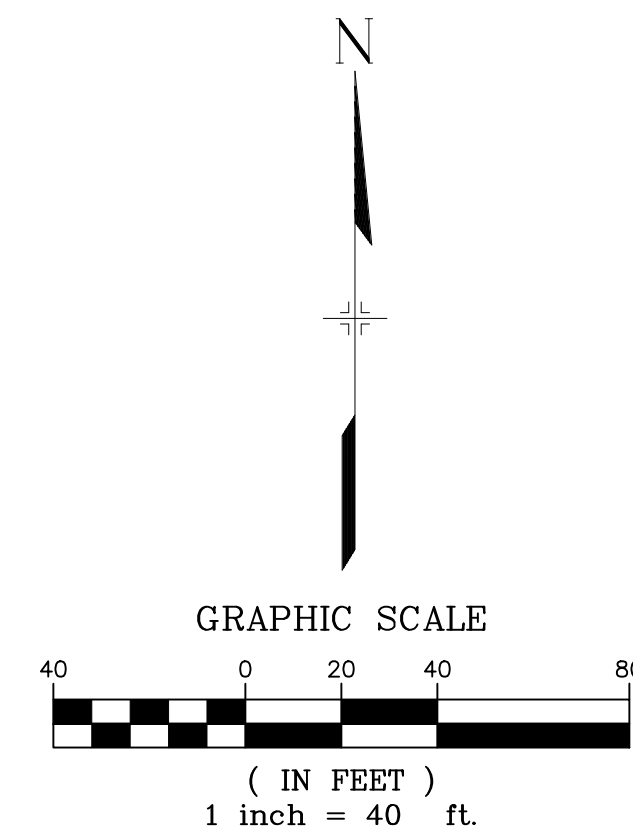
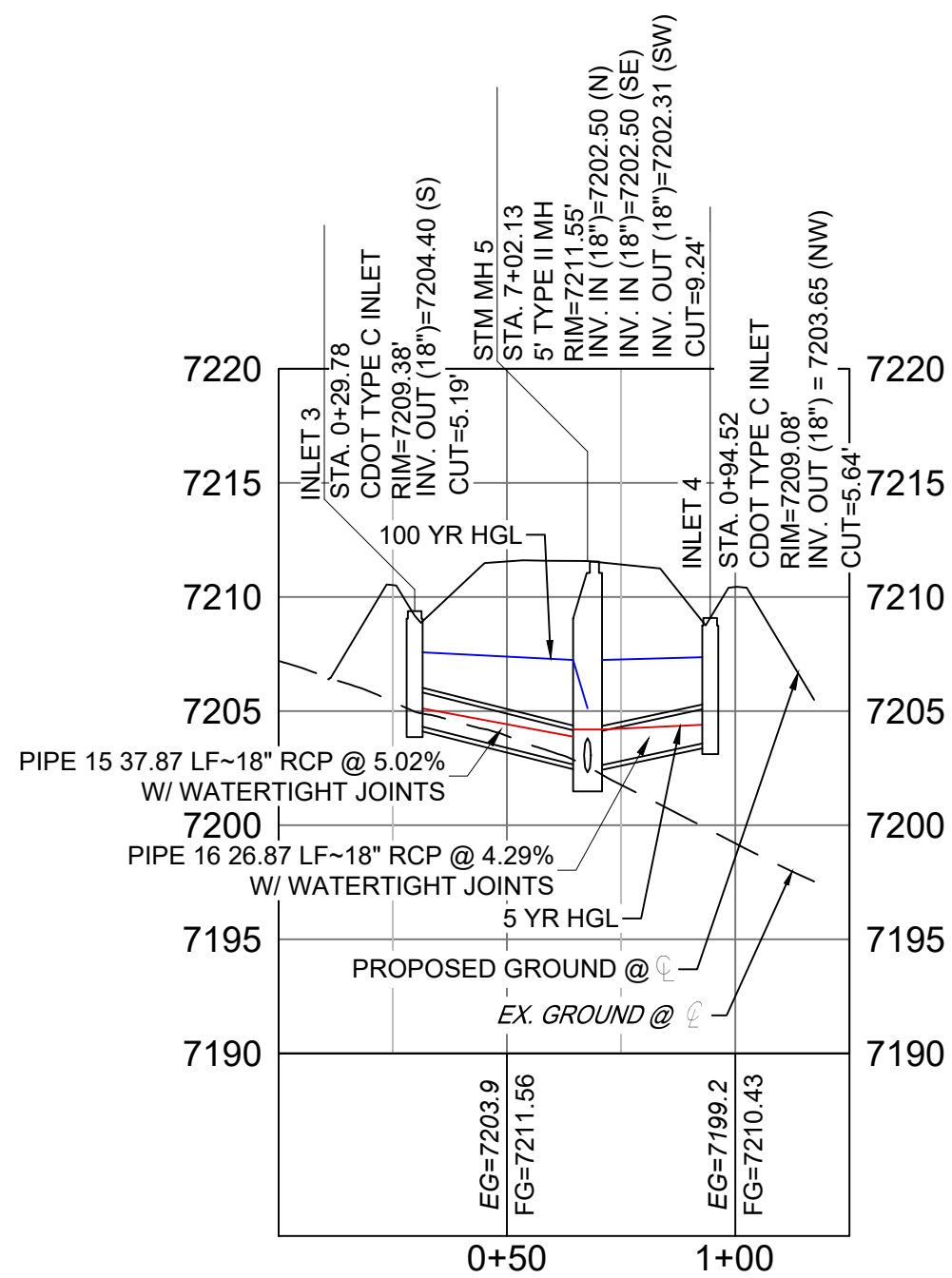
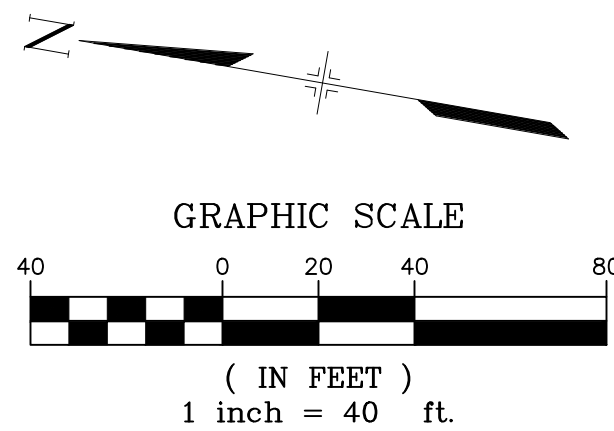
COPPER VALLEY COURT
STORM CULVERT 1 PLANCOPPER VALLEY COURT
STORM CULVERT 1 PROFILEHORIZ: 1" = 40'
VERT: 1" = 8'

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

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

NOTES:

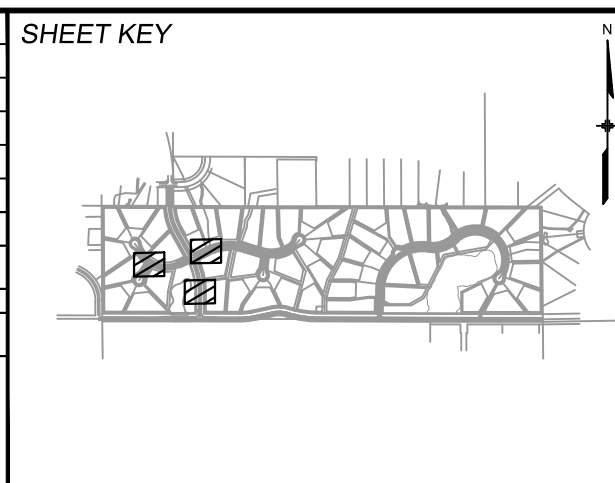
- ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
- PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
- ALL PIPE BENDS ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION 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.

COPPER VALLEY COURT
STORM CULVERT 2
SEE SHEET 9 - RD04FURROW ROAD STORM
SEE SHEET 23 - SD01FURROW ROAD STORM
LATERAL 2 PLANFURROW ROAD STORM
LATERAL 2 PROFILEHORIZ: 1" = 40'
VERT: 1" = 8'

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 15	18" RCP	37.87	5.02%	S18°32'52"W
PIPE 16	18" RCP	26.87	4.29%	N26°24'14"W

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
INLET 3	CDOT TYPE C INLET	RIM=7209.38 PIPE 15 INV OUT=7204.40	N: 1454932.94 E: 3191126.97
INLET 4	CDOT TYPE C INLET	RIM=7209.08 PIPE 16 INV OUT=7203.65	N: 1454872.97 E: 3191126.88
STM MH 5	5' TYPE II MH	RIM=7211.55 PIPE 15 INV IN=7202.50 PIPE 16 INV IN=7202.50 PIPE 5 INV OUT=7202.31	N: 1454897.04 E: 3191114.93

REFERENCE DRAWINGS			SHEET KEY
###	###	###	
###	###	###	###
###	###	###	###
###	###	###	###
###	###	###	###
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			
CTB FILE:			
PLOT DATE: February 8, 2021 9:16:14 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

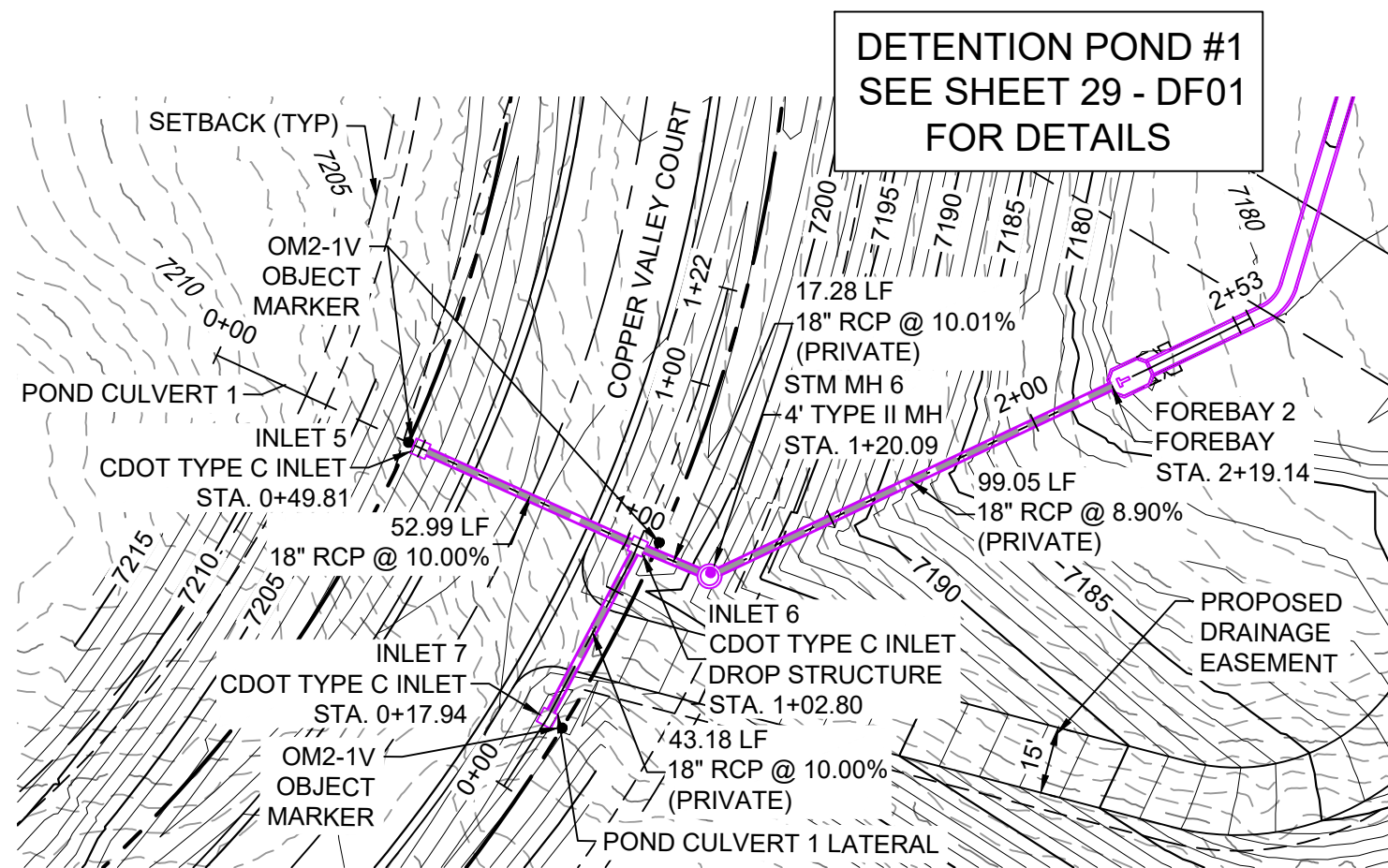


BENCHMARK	
NGS T 294 ELEVATION - 7247.10' NAVD 88	
BASIS OF BEARING:	
A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983.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

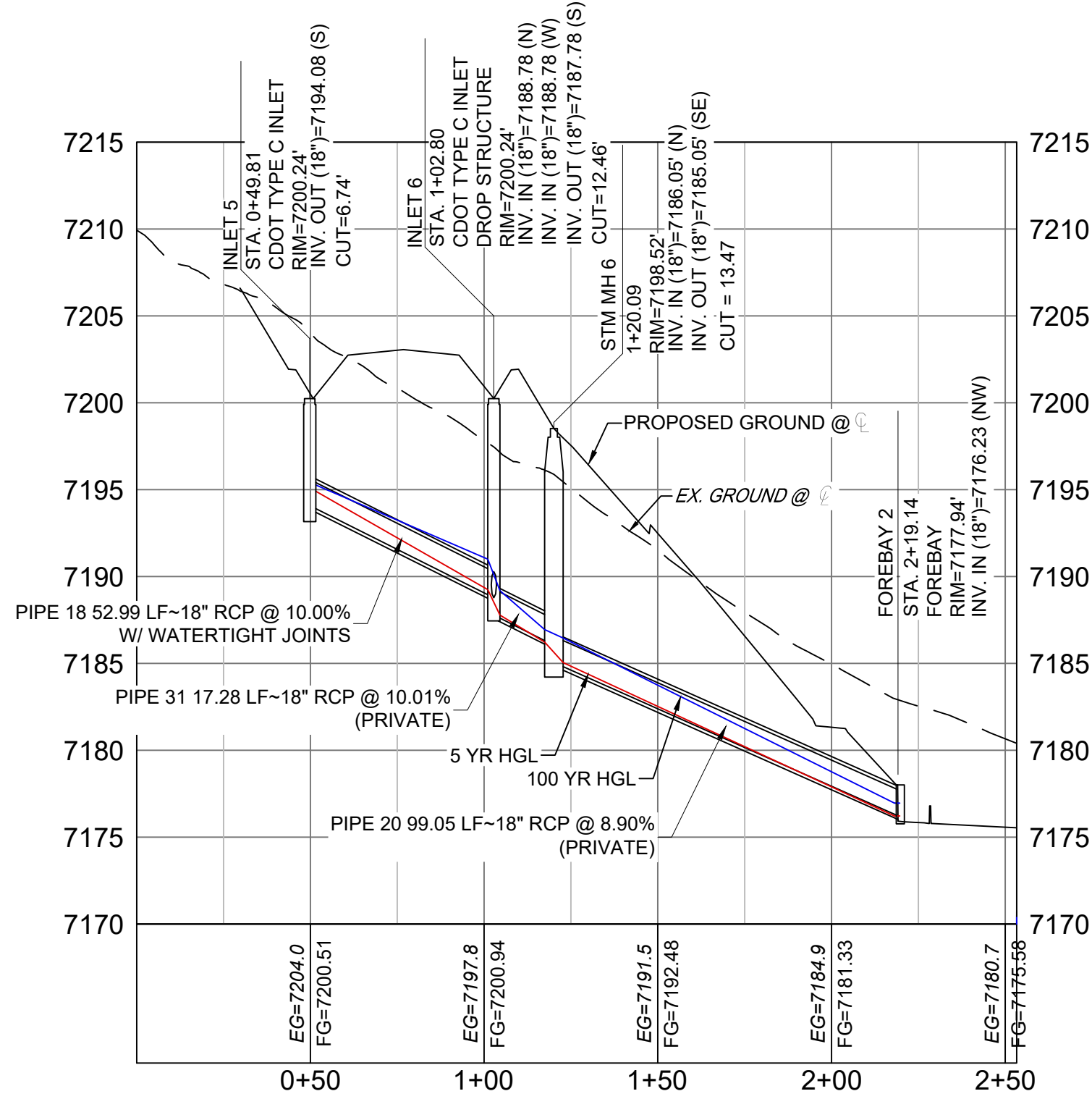
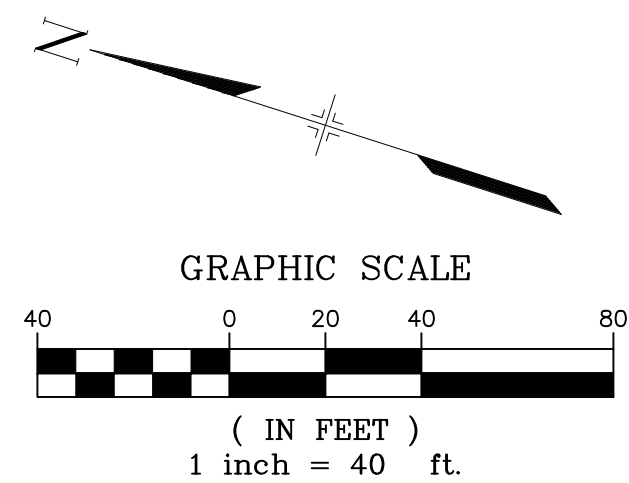
OWNER:	
SYLVAN VISTA, INC. WILLIAM F. HERBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921	
PREPARED BY:	
Matrix	

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

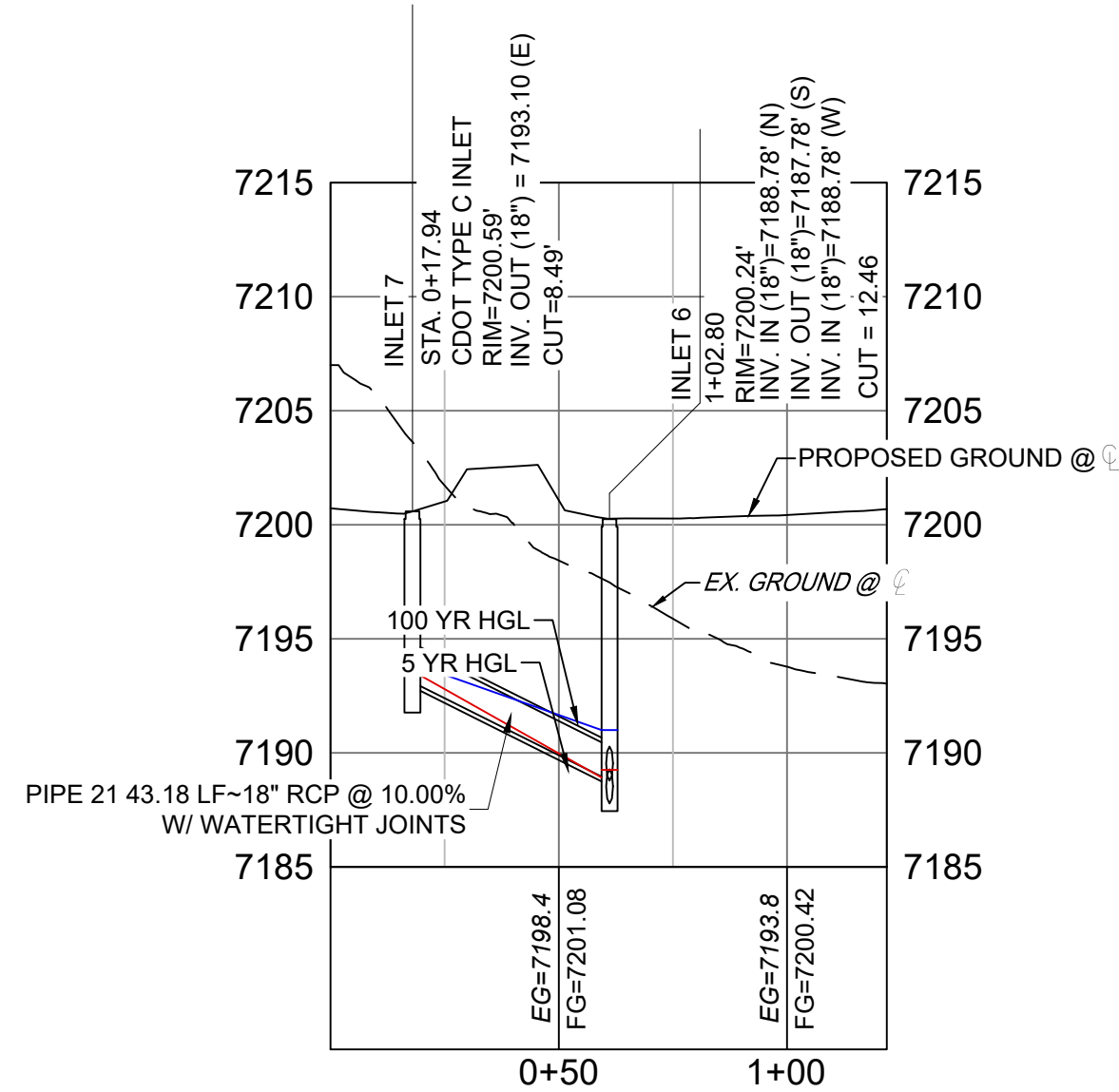
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
STORM PLAN AND PROFILE EPC 4/16/21			
DESIGNED BY:	CAP	SCALE	DATE ISSUED:
DRAWN BY:	CAP	HORIZ: 1" = 100'	FEBRUARY, 2021
CHECKED BY:	NMS	VERT: 1" = 8'	SHEET 25 OF 40
DRAWING No.			SD03

Know what's below.
Call before you dig.

POND STORM CULVERT 1 PLAN



POND STORM CULVERT 1 PROFILE

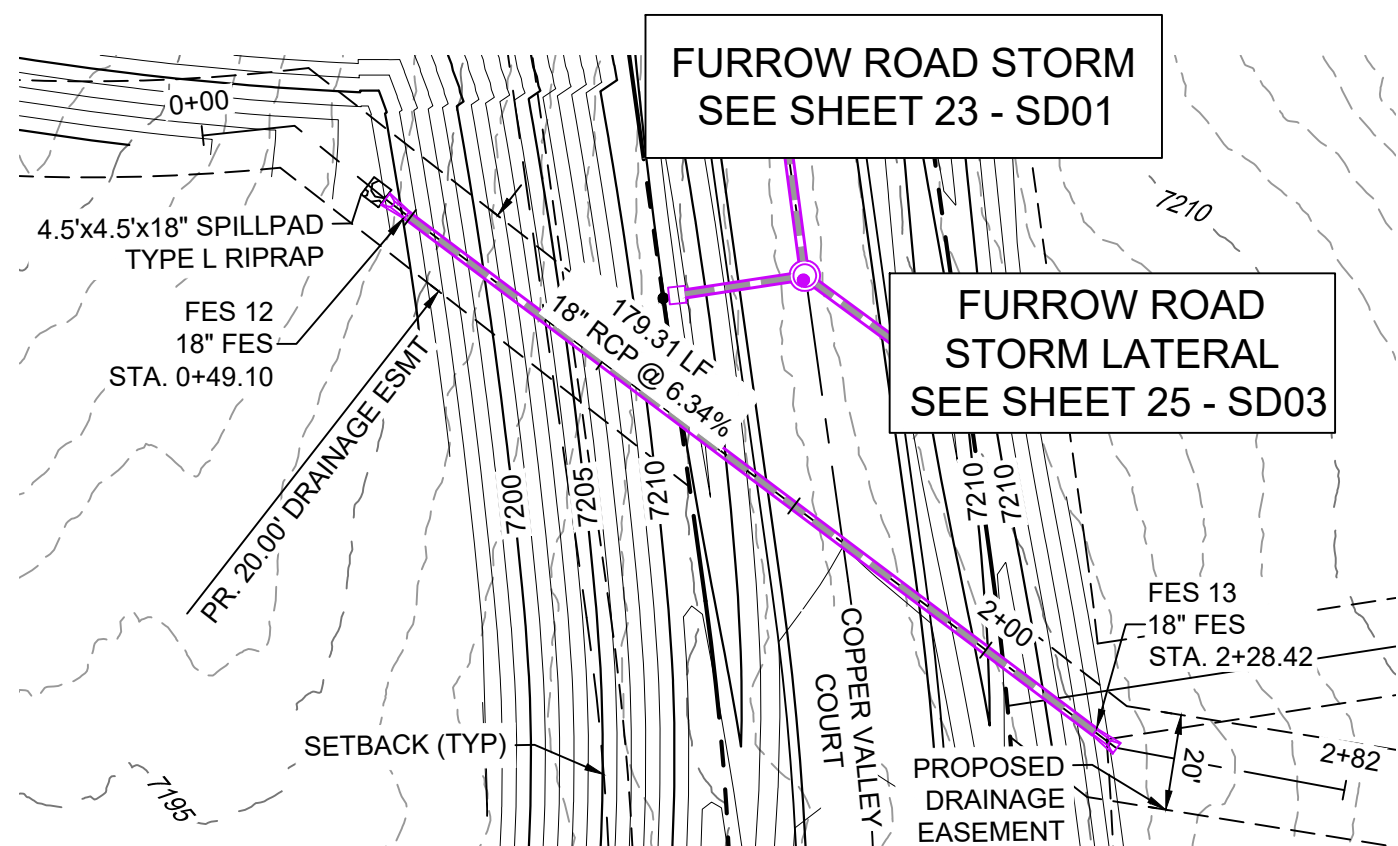
HORIZ: 1" = 40'
VERT: 1" = 8'POND STORM CULVERT 1
LATERAL PROFILEHORIZ: 1" = 40'
VERT: 1" = 8'

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

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

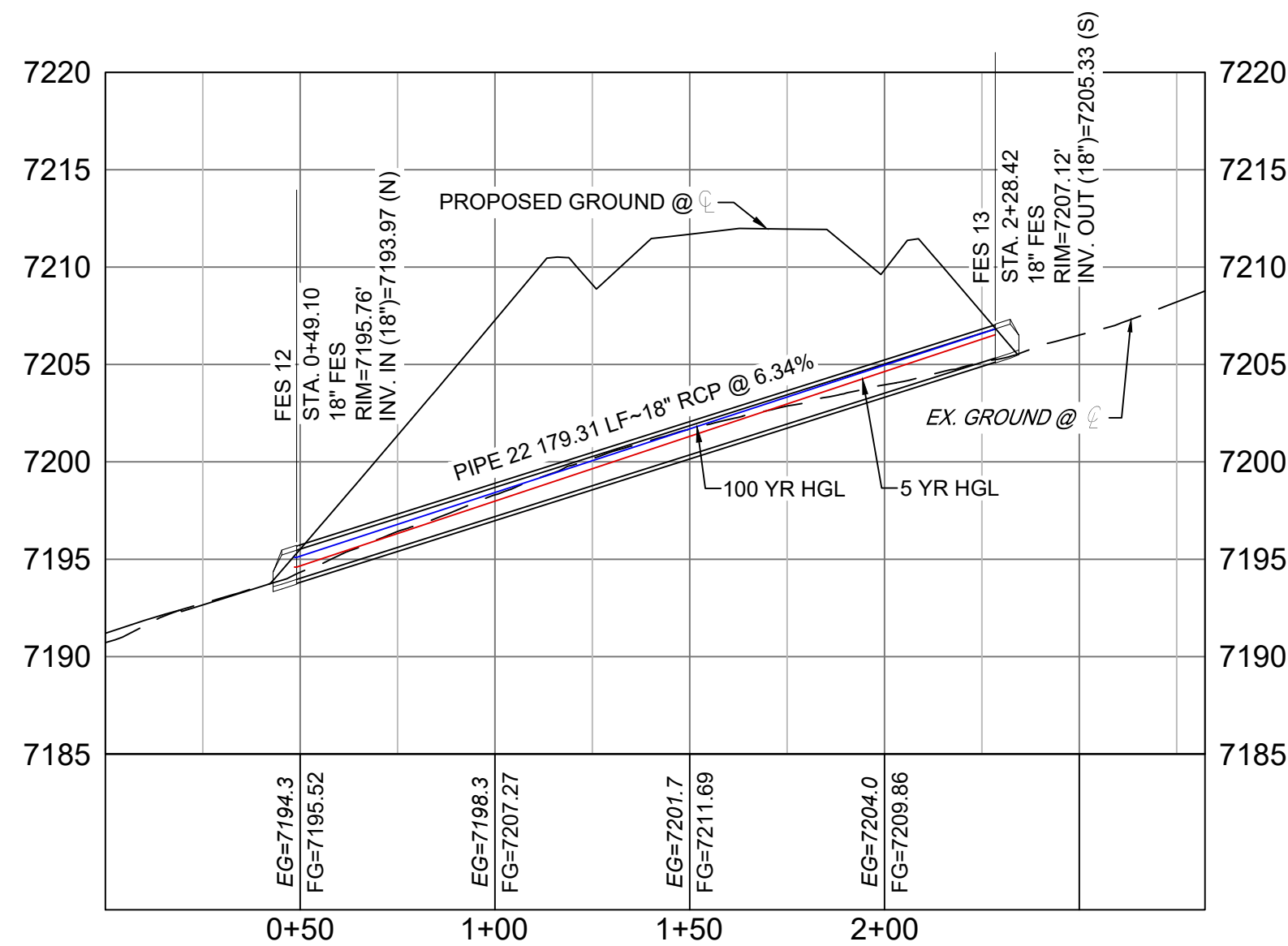
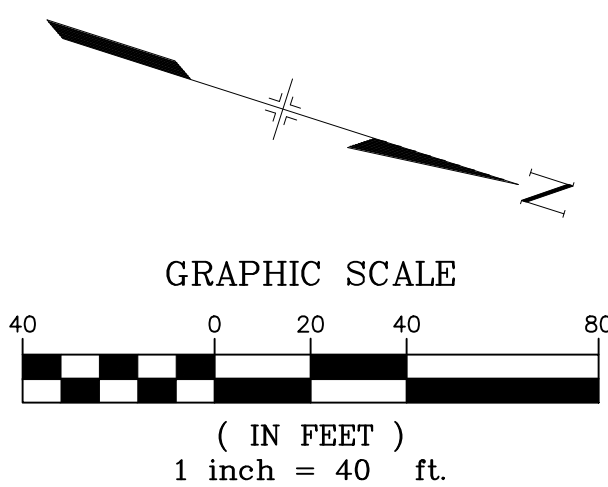
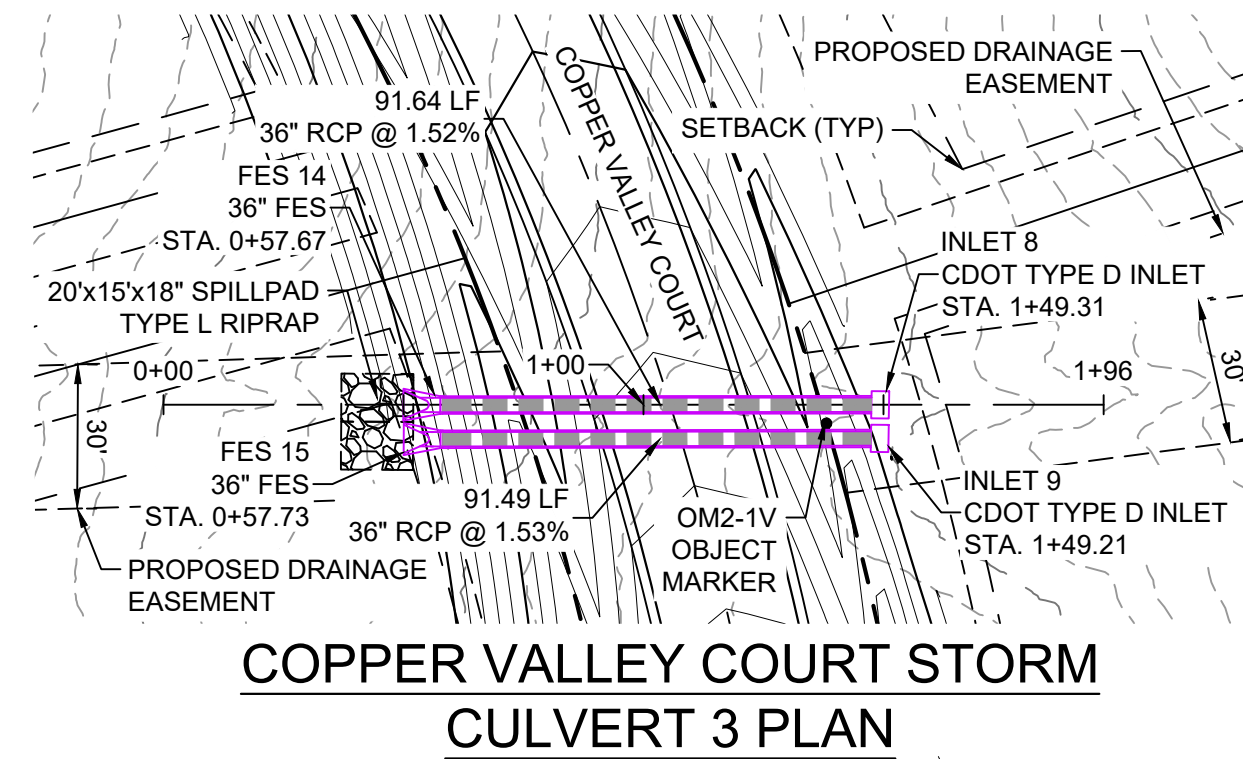
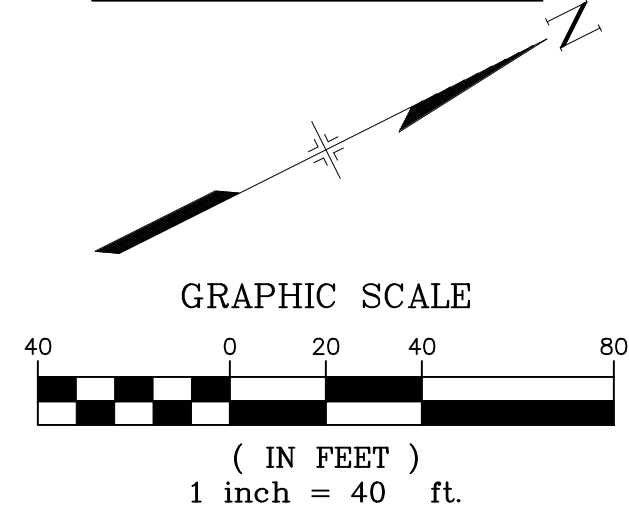
NOTES:

- 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 ECOM 3.3.1.B.2.
- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. STORM SEWER SHALL BE OWNED AND MAINTAINED BY THE GRANDWOOD RANCH HOMEOWNER ASSOCIATION, INC.
- ALL CDOT TYPE C AND CDOT TYPE D INLET TO BE PLACED WITH A OM2-1V OBJECT TO BE LOCATED ON THE BACK SIDE OF THE INLET.

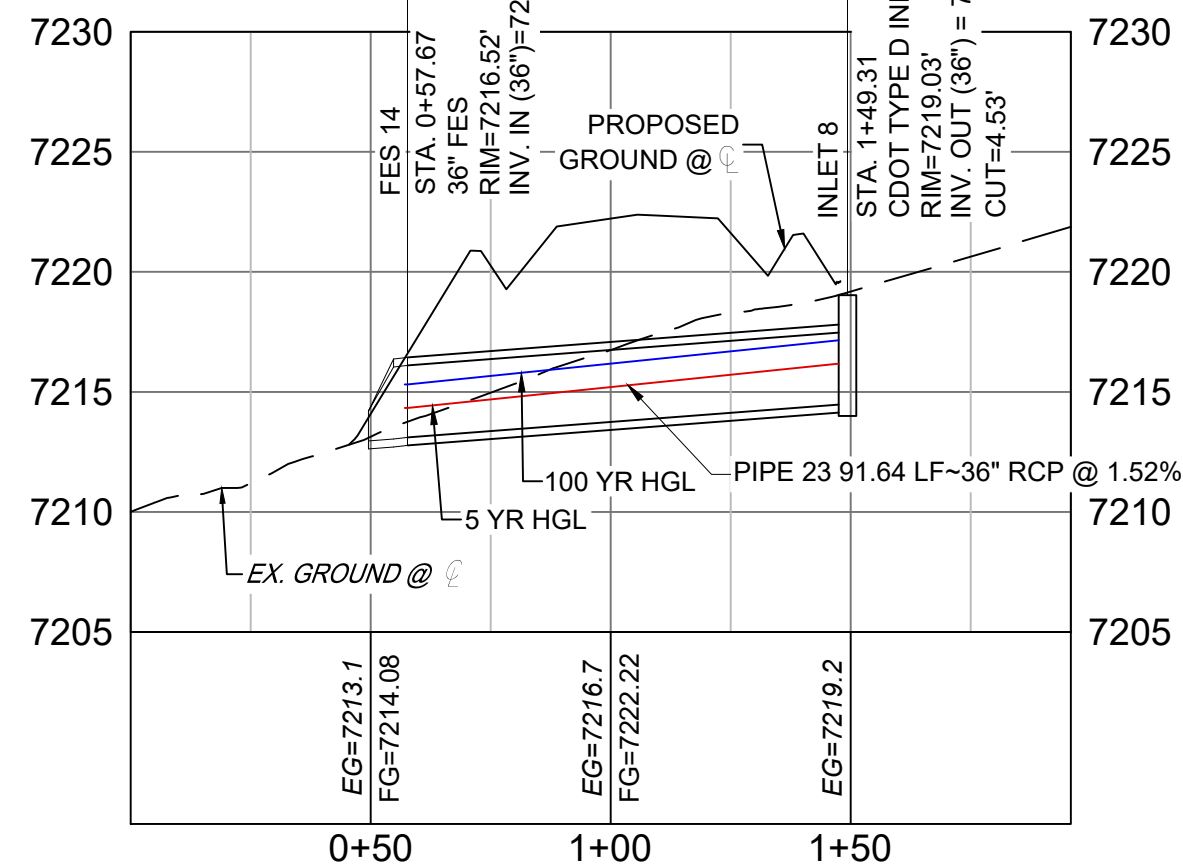
COPPER VALLEY COURT STORM
CULVERT 2 PLAN

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 22	18" RCP	179.31	6.34%	S19°09'22"W

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 12	18" FES	RIM = 7195.76 PIPE 22 INV IN = 7193.97	N: 1454814.21 E: 3191128.19
FES 13	18" FES	RIM = 7207.12 PIPE 22 INV OUT = 7205.33	N: 1454983.59 E: 3191187.03

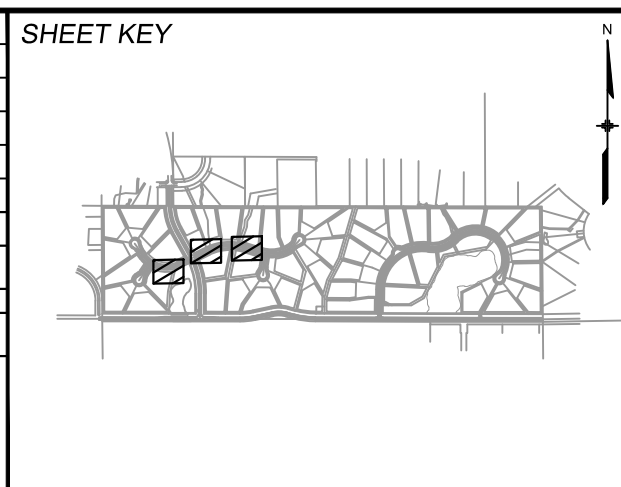
COPPER VALLEY COURT STORM
CULVERT 2 PROFILEHORIZ: 1" = 40'
VERT: 1" = 8'COPPER VALLEY COURT STORM
CULVERT 3 PLAN

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

COPPER VALLEY COURT STORM
CULVERT 3 PROFILE

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

REFERENCE DRAWINGS			SHEET KEY	
###	###	###	###	###
###	###	###	###	###
###	###	###	###	###
###	###	###	###	###
###	###	###	###	###
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:				
PLOT DATE: February 8, 2021 9:19:33 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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

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

PREPARED BY:

Matrix

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

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

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

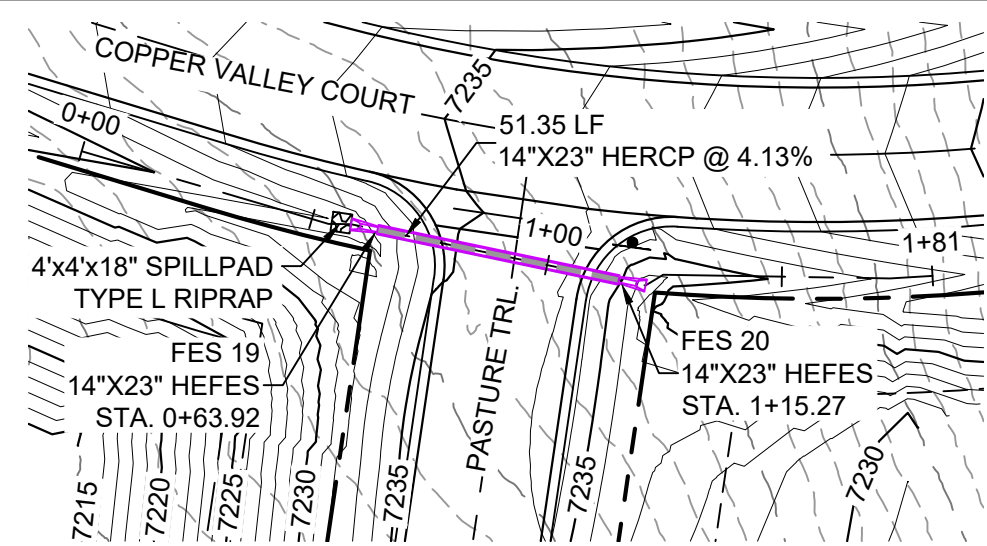
STORM PLAN AND PROFILE

EPC 4/16/21

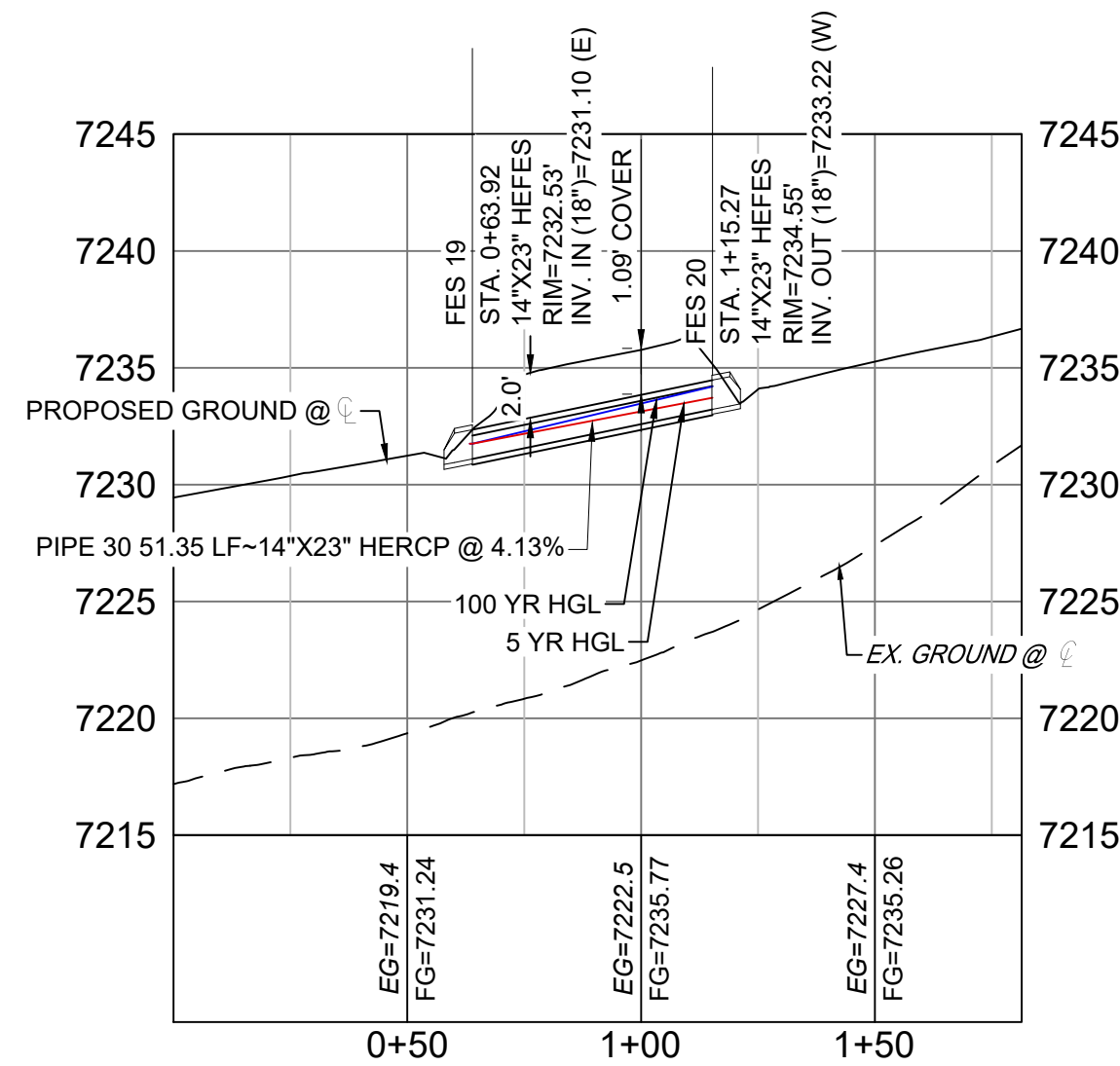
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.
CHECKED BY:	NMS	HORIZ. 1" = 40' VERT. 1" = 8'	SHEET	26 OF 40	SD04



Know what's below.
Call before you dig.



**COPPER VALLEY COURT
STORM CULVERT 4 PLAN**



**COPPER VALLEY COURT STORM
CULVERT 4 PROFILE**

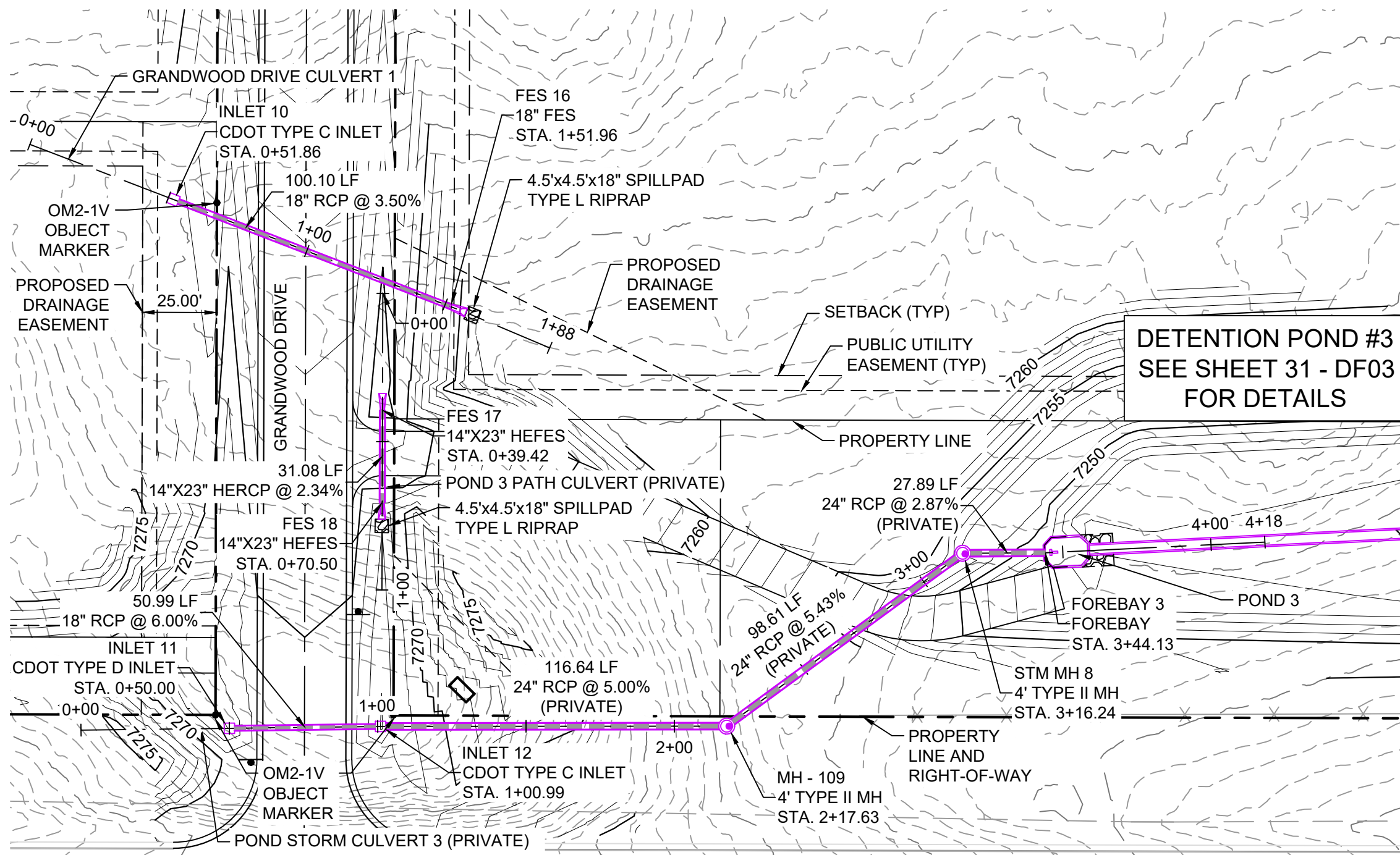
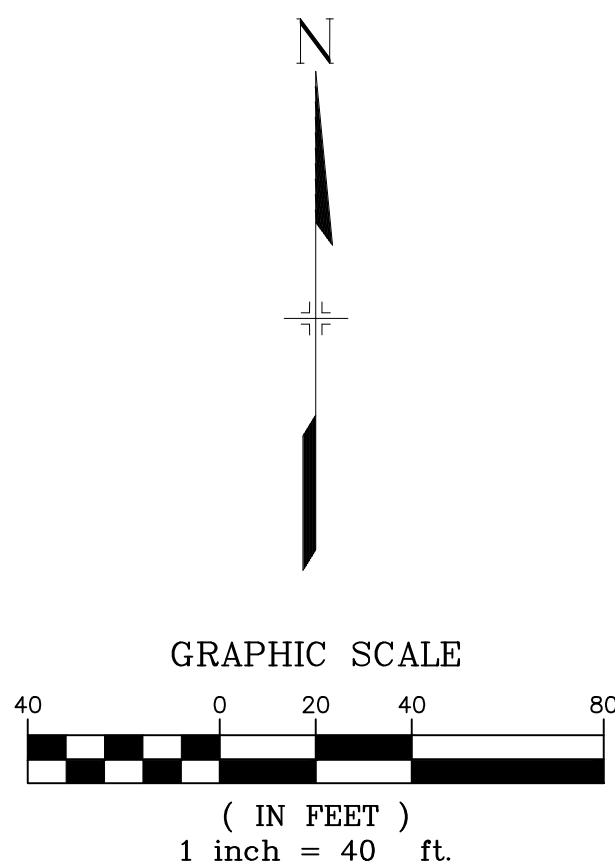
HORIZ: 1" = 40'
VERT: 1" = 8'

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

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

NOTES:

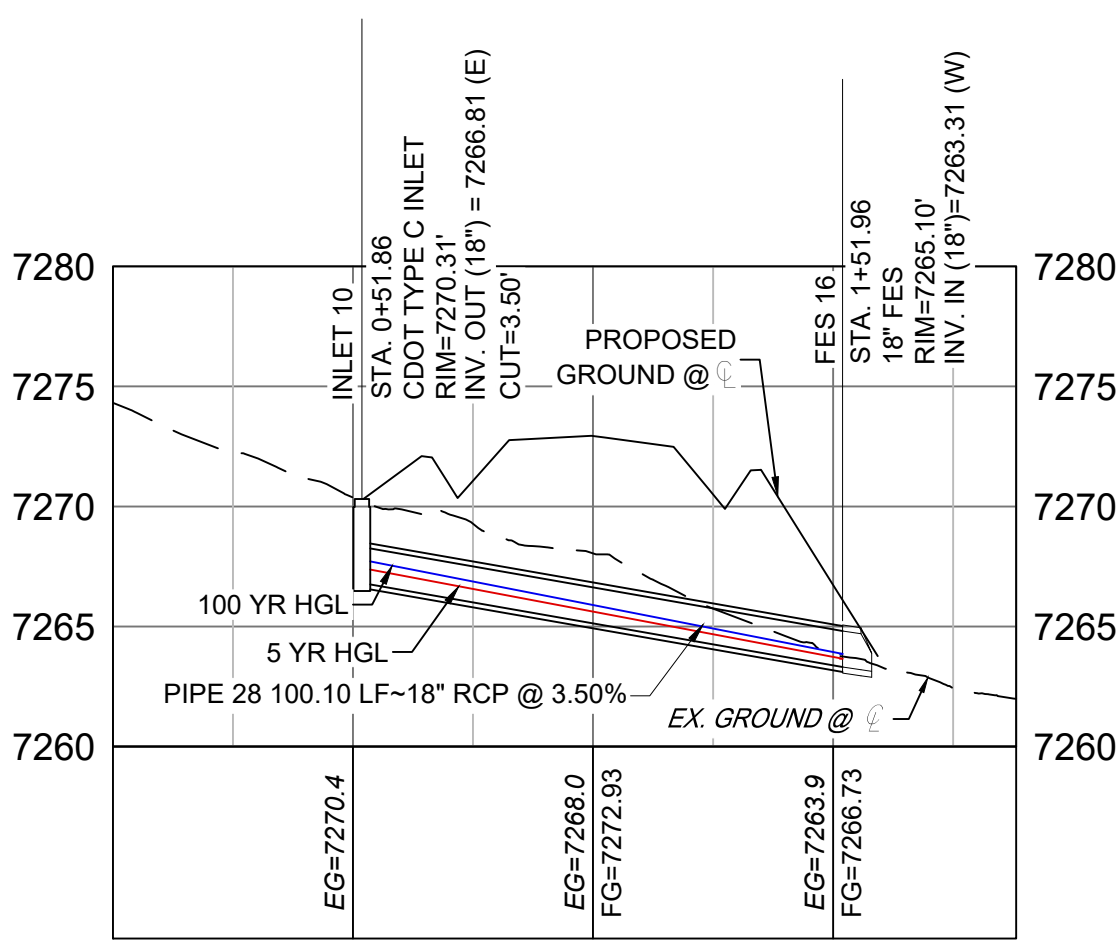
- ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
- PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
- ALL PIPE BENDS ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION 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 PRIVATE UNLESS OTHERWISE NOTED. STORM SEWER SHALL BE OWNED AND MAINTAINED BY THE GRANDWOOD RANCH HOMEOWNER ASSOCIATION, INC.



GRANDWOOD DRIVE STORM PLAN

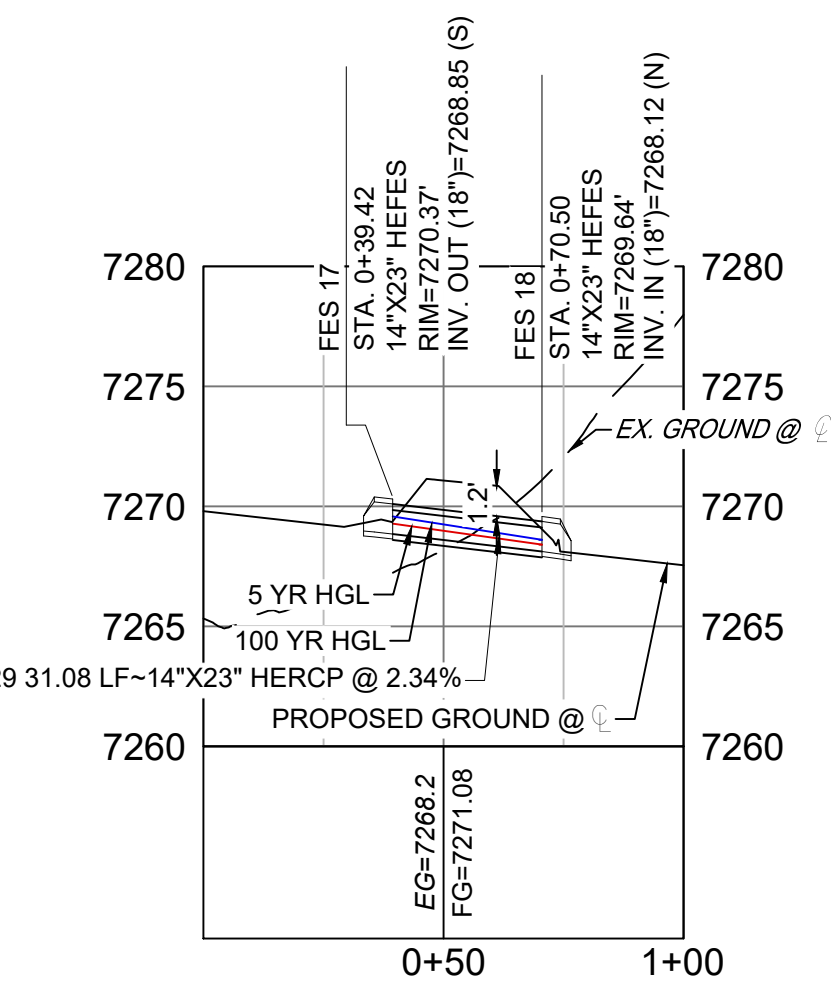
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 16	18" FES	RIM = 7265.10 PIPE 28 INV IN = 7263.31	N: 1454323.80 E: 3193225.19
INLET 10	CDOT TYPE C INLET	RIM = 7270.31 PIPE 28 INV OUT = 7266.81	N: 1454359.90 E: 3193131.83

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



**GRANDWOOD DRIVE STORM
CULVERT 1 PROFILE**

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

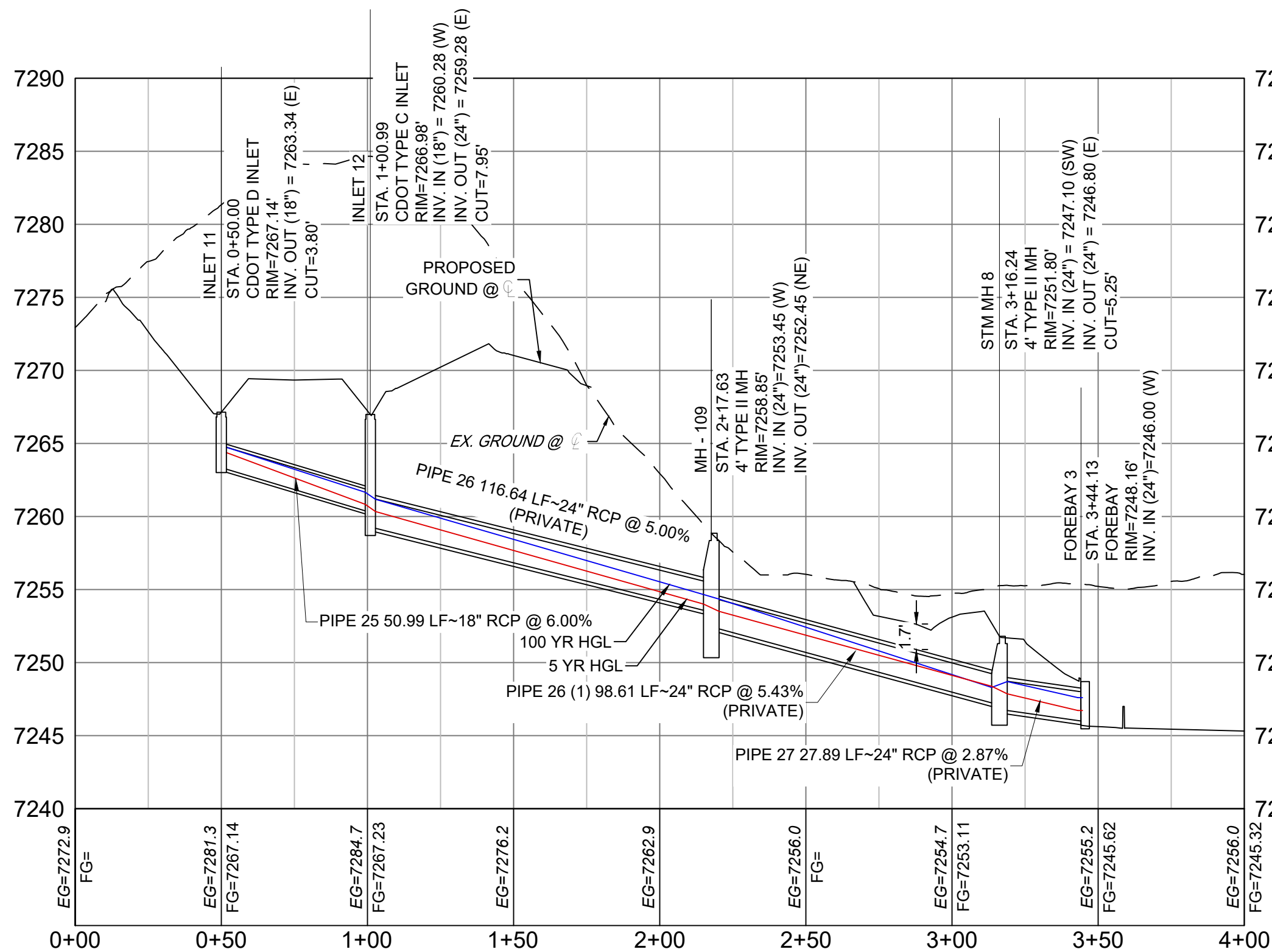


**GRANDWOOD DRIVE STORM
CULVERT 1 PROFILE**

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

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

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FOREBAY 3	FOREBAY	RIM = 7248.16 PIPE 27 INV IN = 7246.00	N: 1454240.80 E: 3193425.69
INLET 11	CDOT TYPE D INLET	RIM = 7267.14 PIPE 25 INV OUT = 7263.34	N: 1454181.61 E: 3193150.64
INLET 12	CDOT TYPE C INLET	RIM = 7266.98 PIPE 25 INV IN = 7260.28 PIPE 26 INV OUT = 7259.28	N: 1454182.24 E: 3193201.62
MH - 109	4' TYPE II MH	RIM = 7258.85 PIPE 26 INV IN = 7253.45 PIPE 26 (1) INV OUT = 7252.45	N: 1454182.34 E: 3193318.26
STM MH 8	4' TYPE II MH	RIM = 7251.80 PIPE 27 INV IN = 7247.10 PIPE 27 INV OUT = 7246.80	N: 1454240.64 E: 3193397.80



POND STORM CULVERT 3 PROFILE

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

REFERENCE DRAWINGS			
####	####	####	####
####	####	####	####
####	####	####	####
####	####	####	####
####	####	####	####
####	####	####	####
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\SD02.dwg			
CTB FILE:			
PLOT DATE: February 8, 2021 9:21:15 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY



BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

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

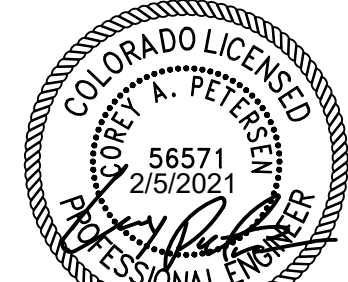
OWNER:

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

PREPARED BY:



SEAL



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

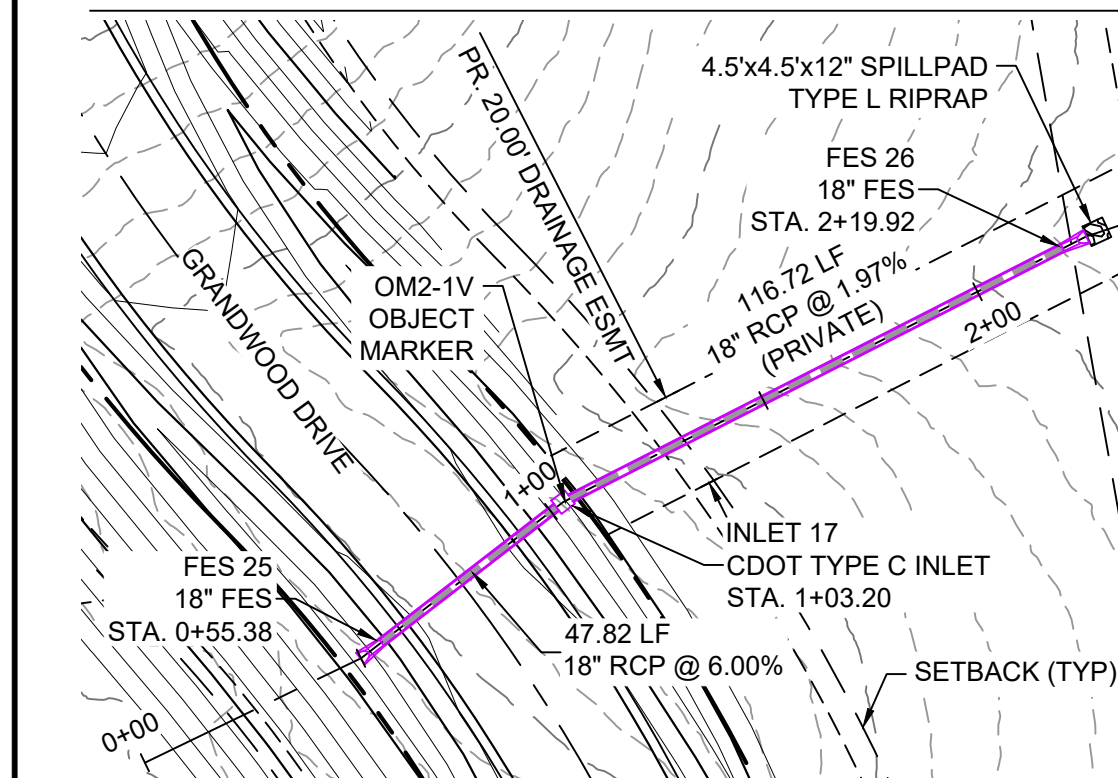
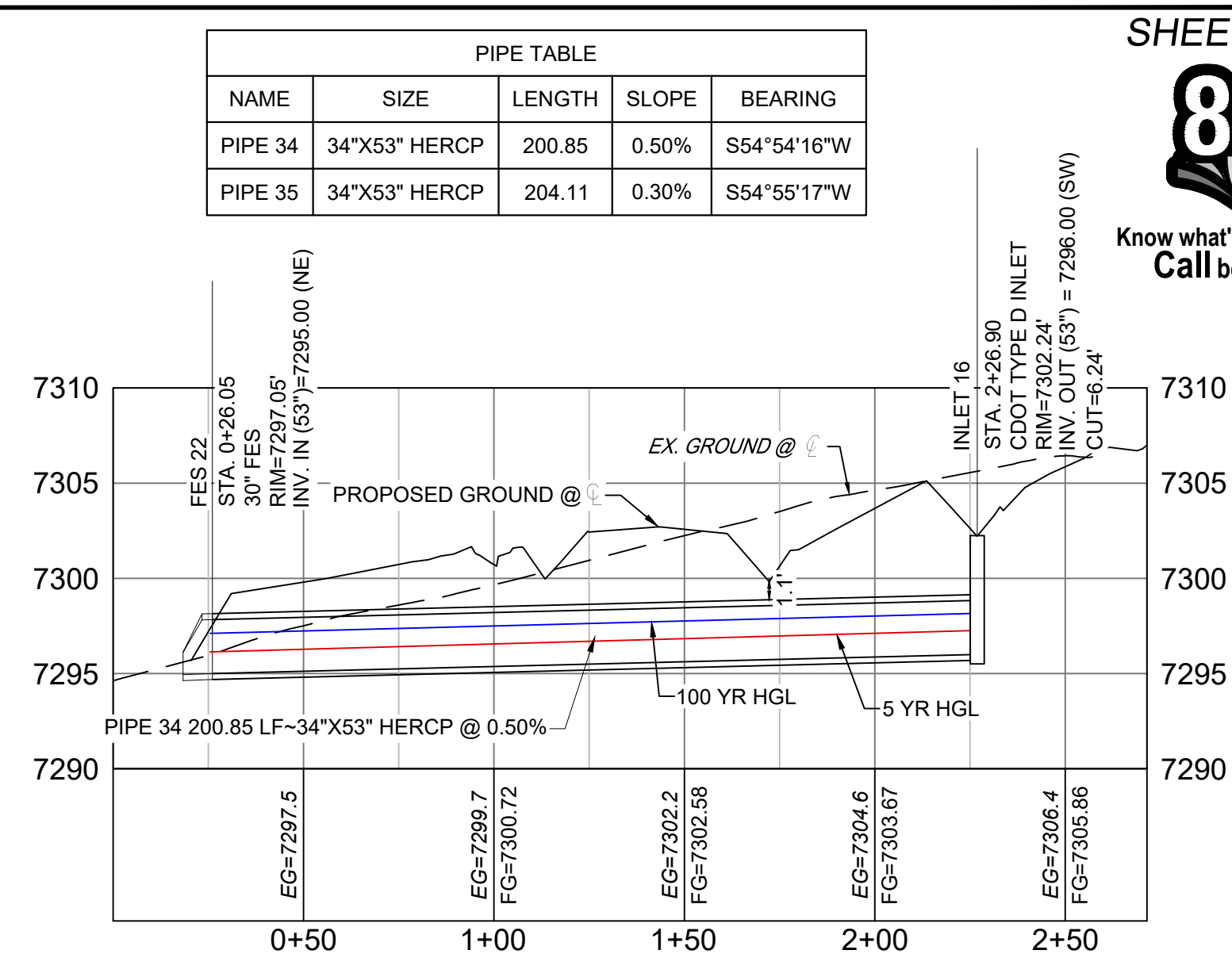
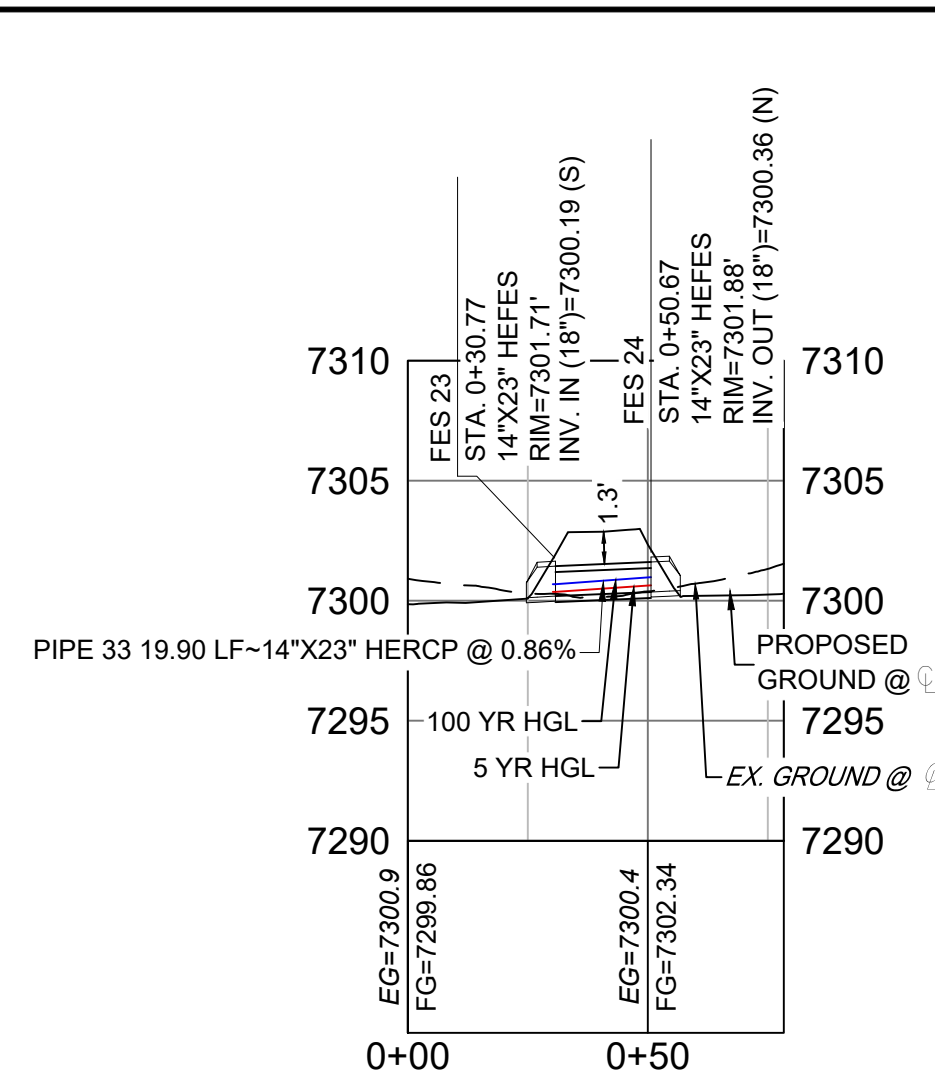
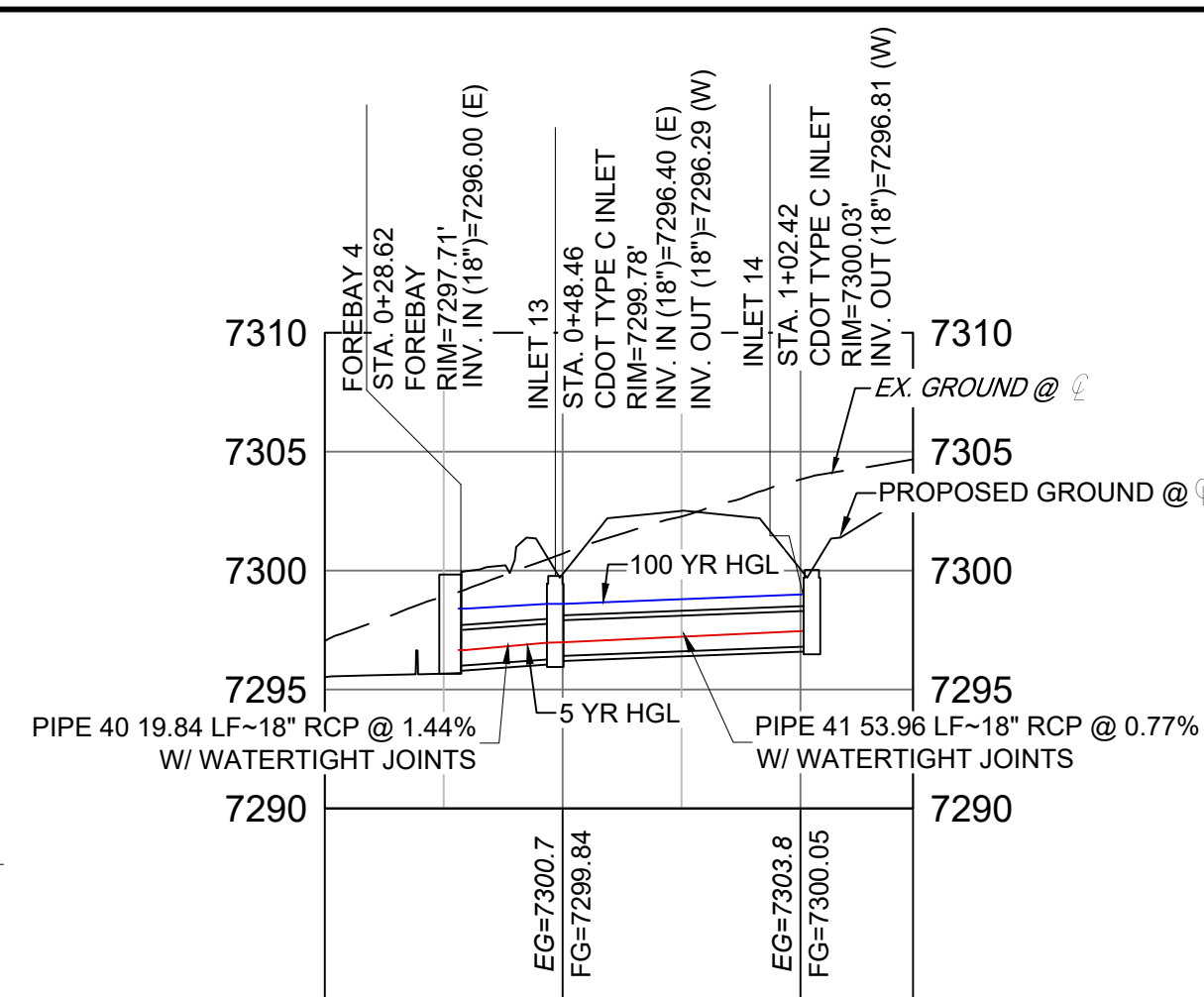
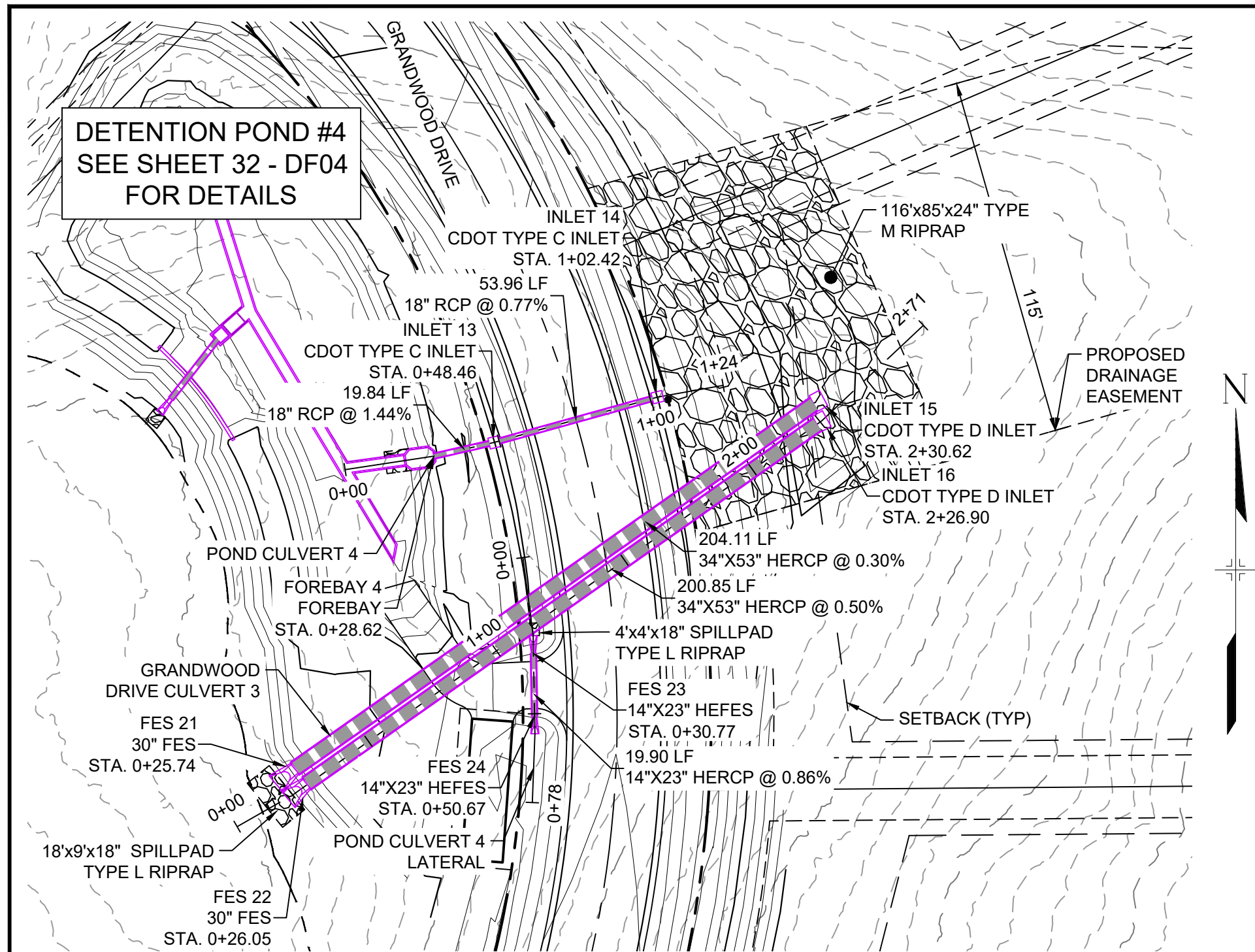
DESIGNED BY: CAP SCALE: 1" = 40'
DRAWN BY: CAP HORIZ: 1" = 40'
CHECKED BY: NMS VERT: 1" = 8' SHEET 27 OF 40

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

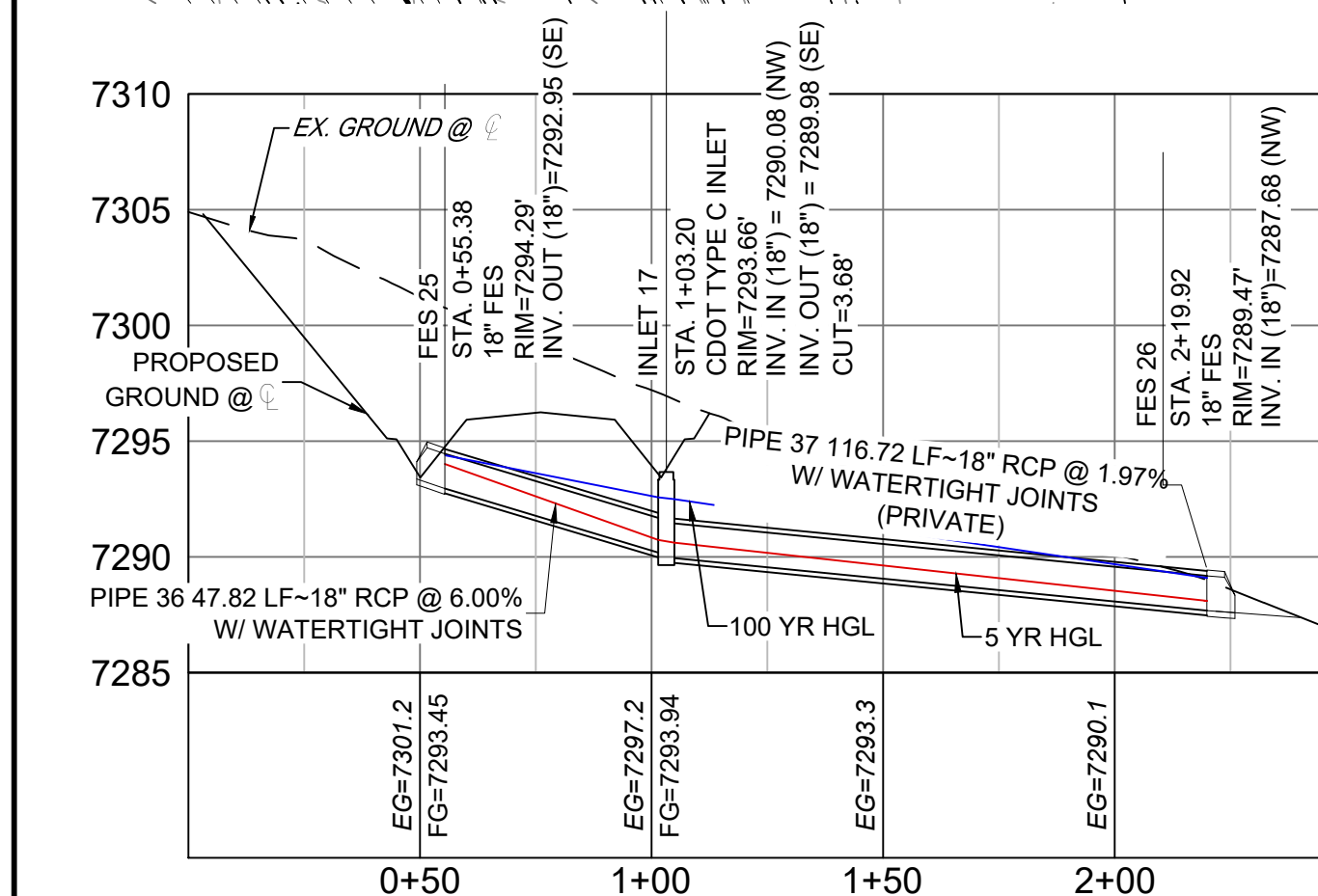
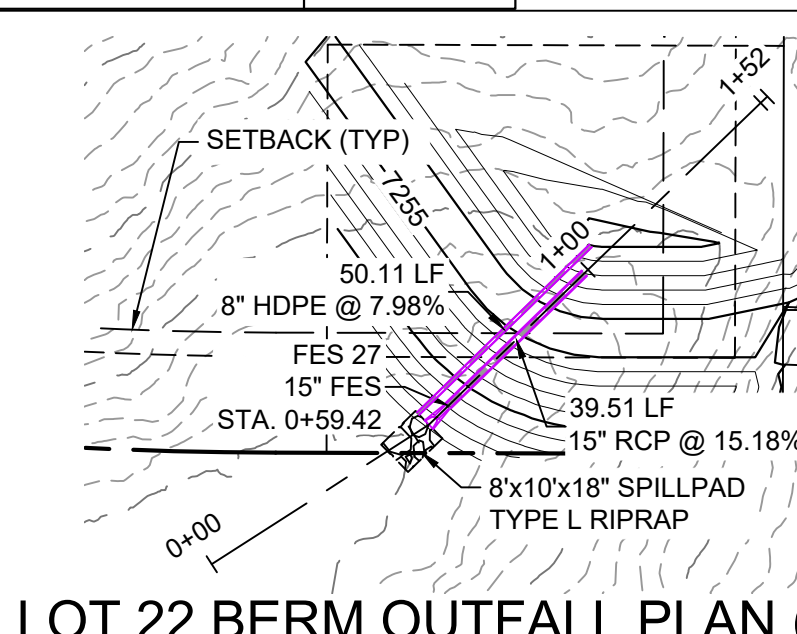
STORM PLAN AND PROFILE
EPC 4/16/21

SD05

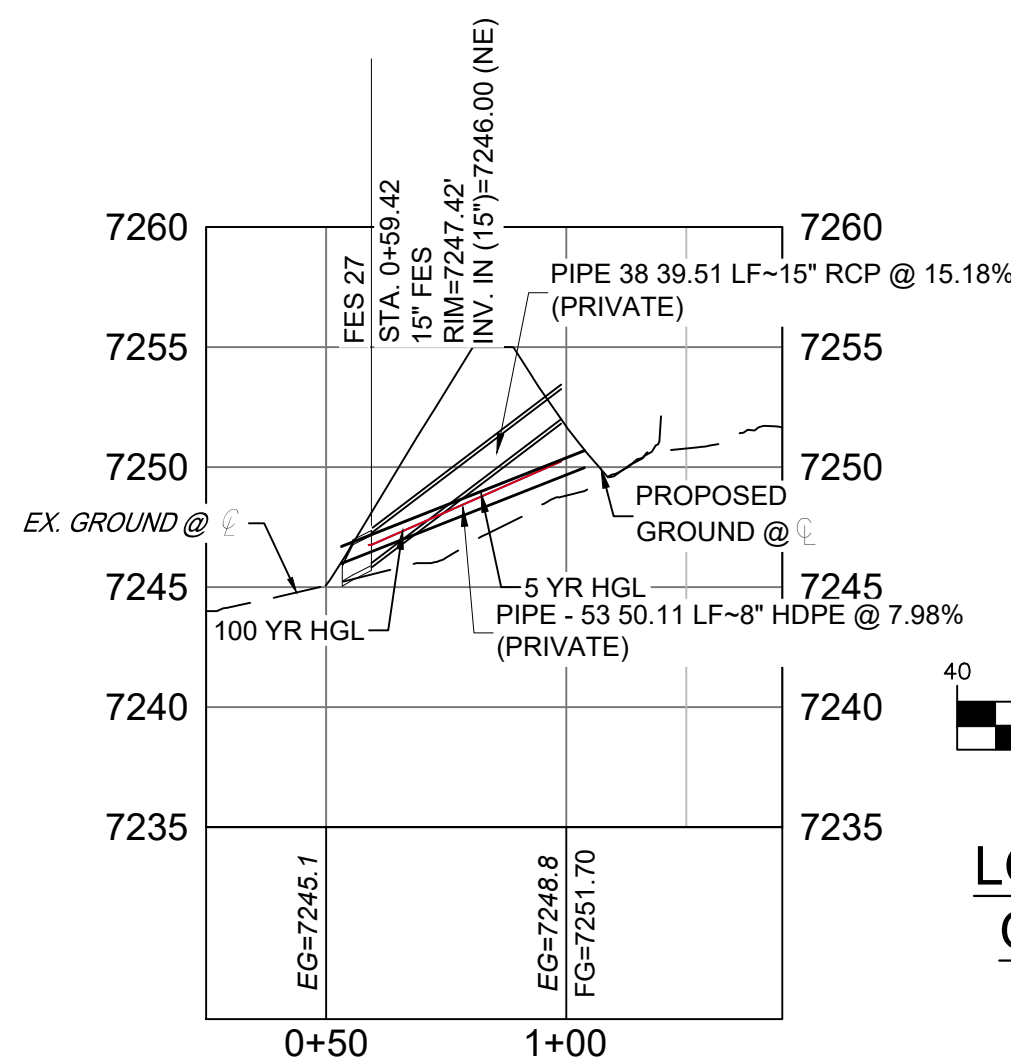
Know what's below.
Call before you dig.GRANDWOOD DRIVE STORM
CULVERT 2 PLAN

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 = 7289.47 PIPE 37 INV IN = 7287.68	N: 1454907.63 E: 3194084.45
INLET 17	CDOT TYPE C INLET	RIM = 7293.66 PIPE 36 INV IN = 7290.08 PIPE 37 INV OUT = 7289.98	N: 1455011.64 E: 3194031.48

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

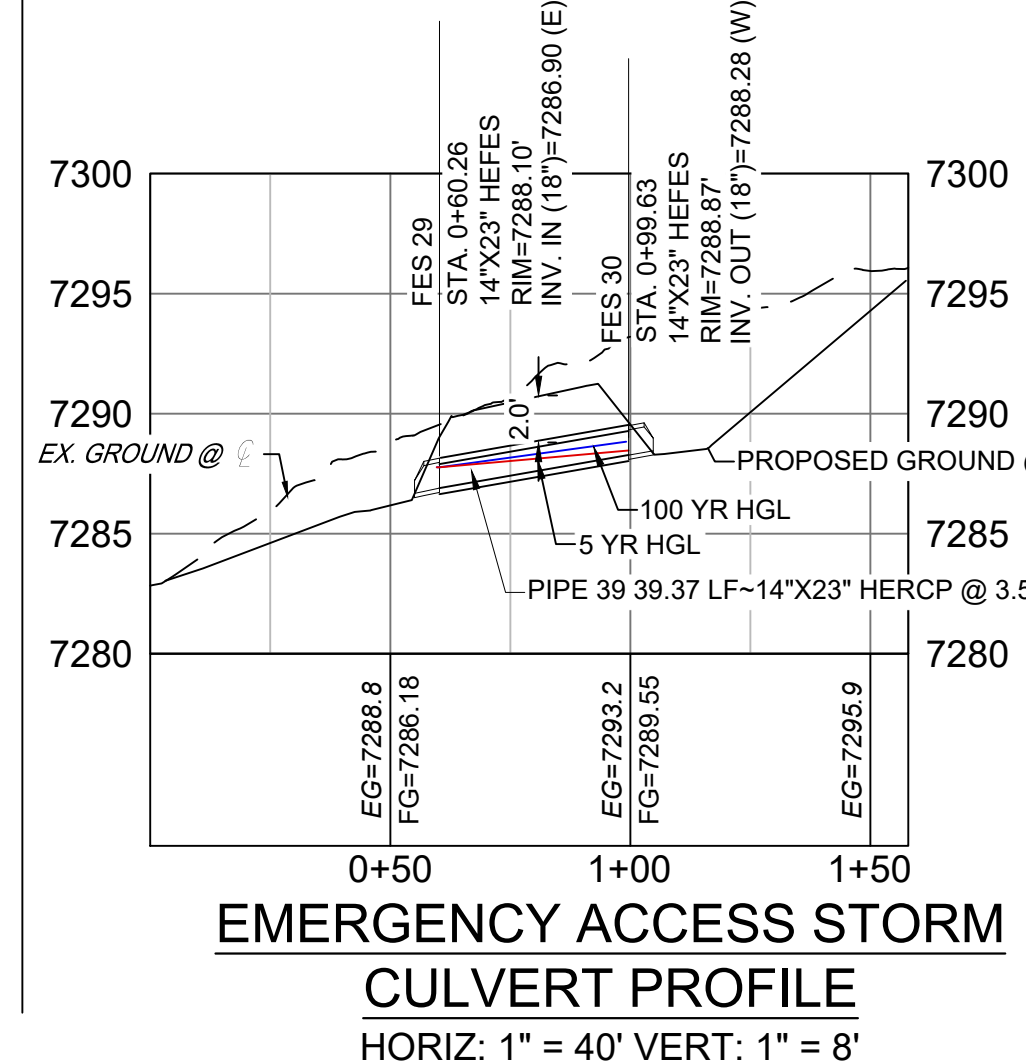
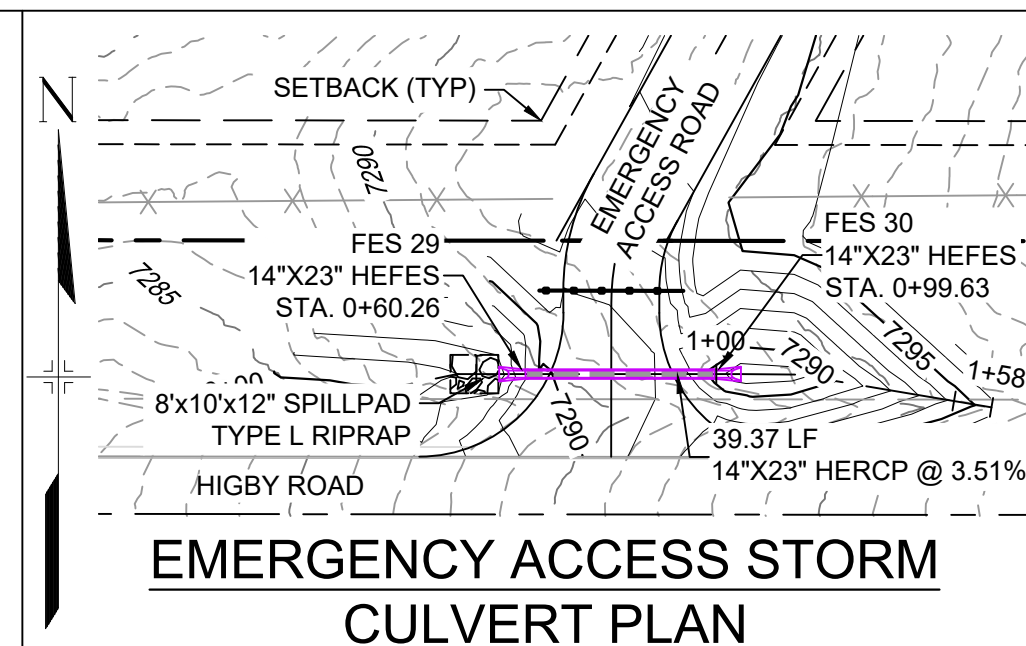
GRANDWOOD DRIVE STORM
CULVERT 2 PROFILEHORIZ: 1" = 40'
VERT: 1" = 8'

LOT 22 BERM OUTFALL PLAN (PRIVATE)



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

NAME	TYPE	DETAILS	N&E
FES 27	15" FES	RIM = 7247.42 PIPE 38 INV IN = 7246.00	N: 1454197.94 E: 3192464.63

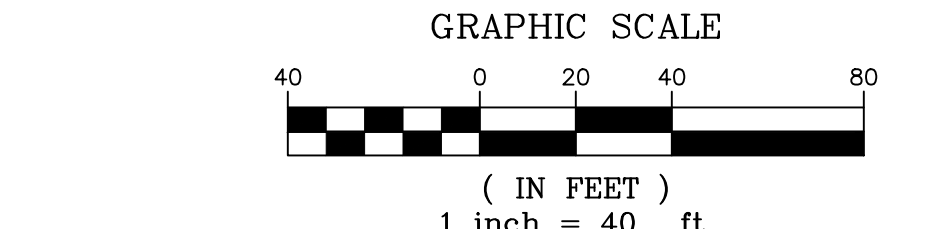


NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 39	14"x23" HERCP	39.37	3.51%	N90°00'00"W

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: 3194372.16

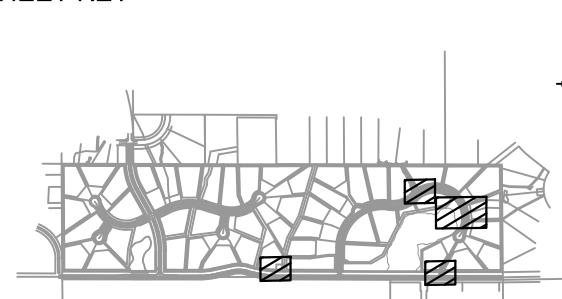
NOTES:

- 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 PRIVATE UNLESS OTHERWISE NOTED. STORM SEWER SHALL BE OWNED AND MAINTAINED BY THE GRANDWOOD RANCH HOMEOWNER ASSOCIATION, INC.



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:					
PLOT DATE: February 8, 2021 9:24:05 AM					
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.					

SHEET KEY

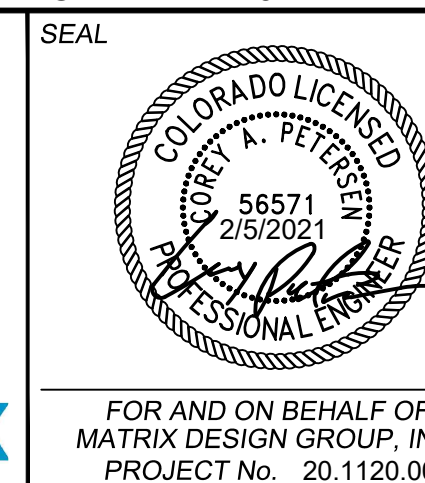
BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

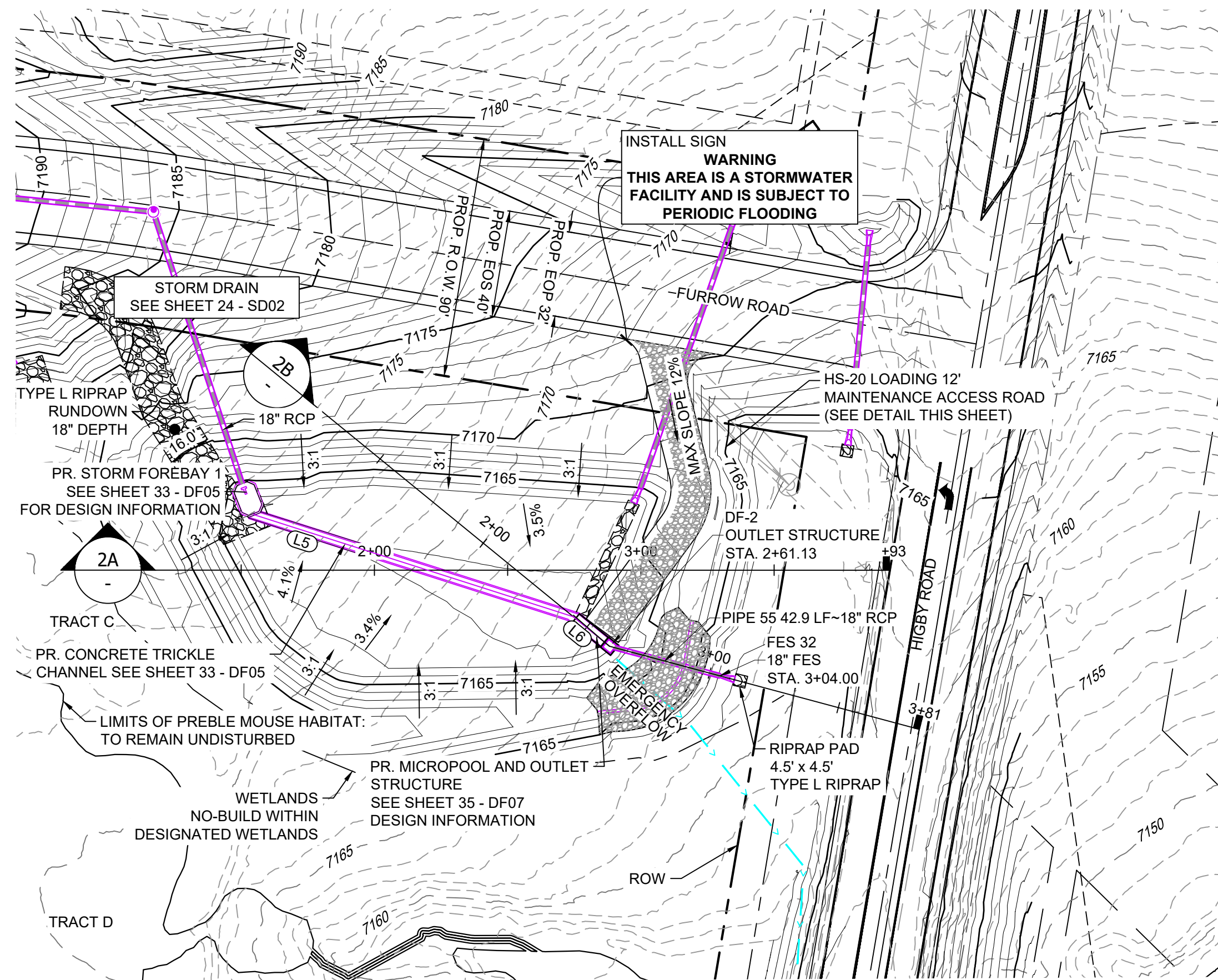
A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2"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

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

PREPARED BY:



GRANDWOOD RANCH				
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS				
STORM PLAN AND PROFILE EPC 4/16/21				
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	DRAWING No.
DRAWN BY:	NMS	HORIZ. 1" = 40'	FEBRUARY, 2021	SD06
CHECKED BY:		VERT. 1" = 8'	SHEET 28 OF 40	

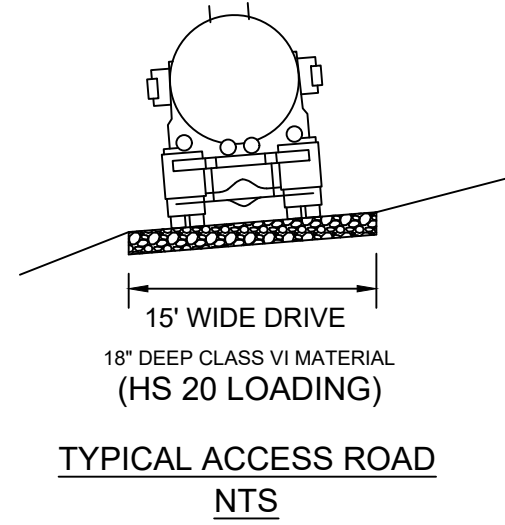
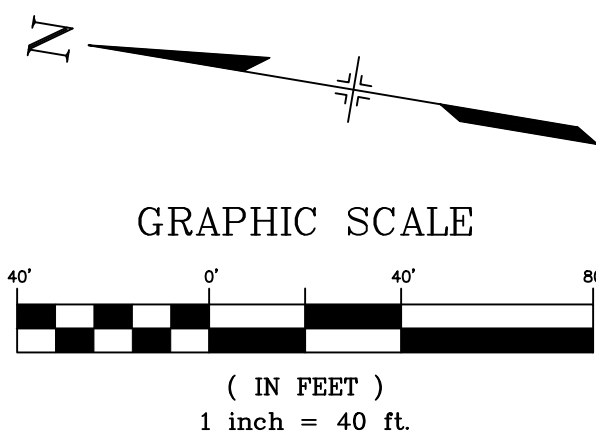


POND DF-2 LAYOUT

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

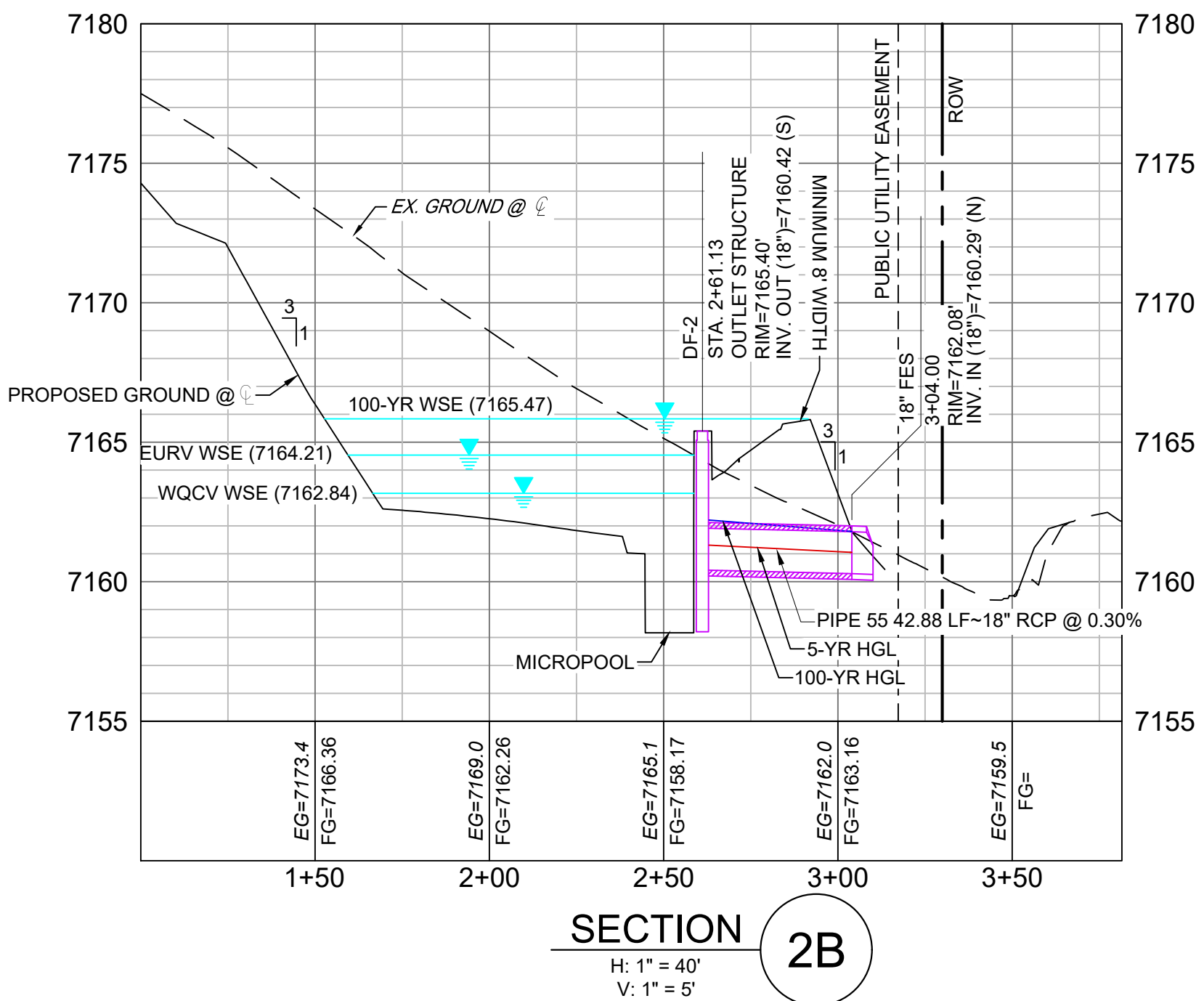
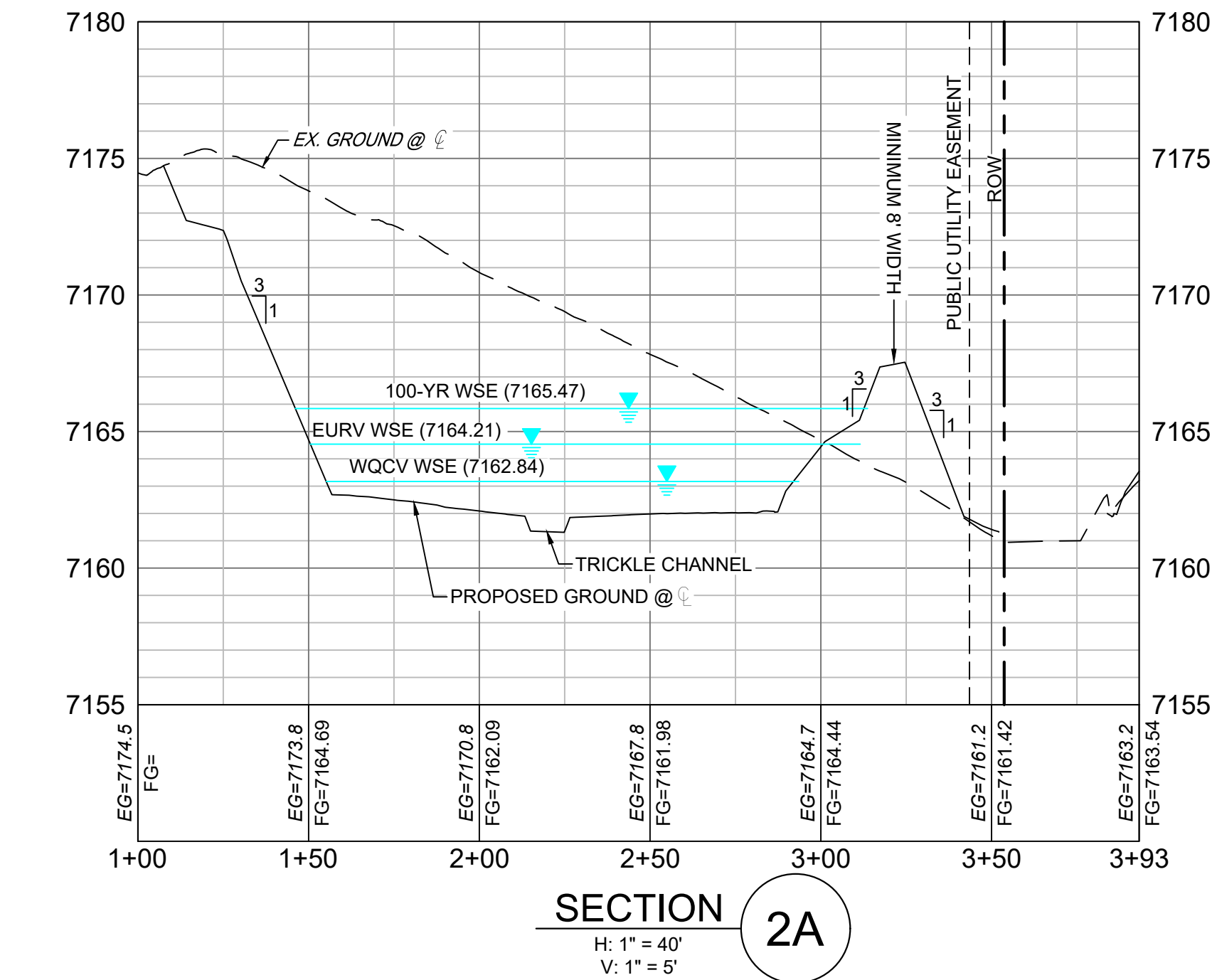
STRUCTURE TABLE					
STRUCTURE NAME	STRUCTURE STATION	STRUCTURE DETAILS	STRUCTURE TYPE	NORTHING & EASTING	CUT
DF-2	2+61.13	RIM = 7165.40 SUMP = 7158.54 PIPE 55 INV OUT (18") = 7160.42	OUTLET STRUCTURE	N: 1454247.01 E: 3190948.19	6.86
FES 32	3+04.00	RIM = 7162.08 PIPE 55 INV IN (18") = 7160.29	18" FES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

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

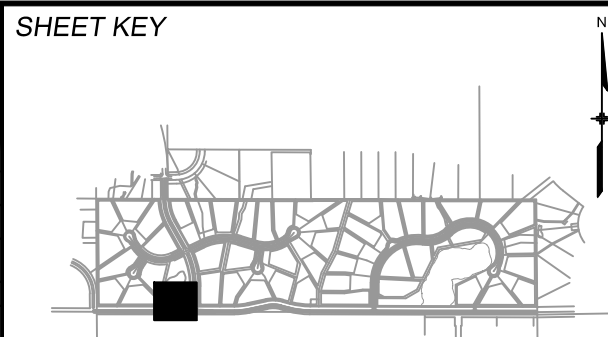


NOTES:

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



REFERENCE DRAWINGS X-1105-PR-SITE X-Time-W-R&S					
	##	##	##		##
	##	##	##		##
	##	##	##		##
	##	##	##		##
	##	##	##		##
	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\DF02.dwg CTB FILE: Matrix(black).ctb PLOT DATE: February 8, 2021 9:25:32 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

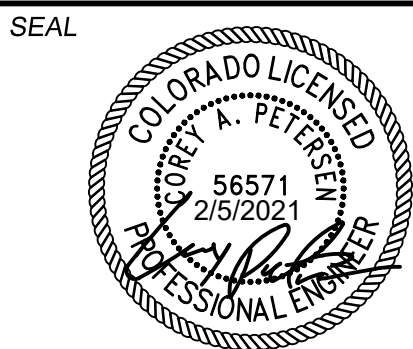


BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:
A LINE THAT IS 20° NORTH OF AND PARALLEL TO THE
19, T11S, R66W, N89°56:32"W - 5135.84'. THE
STATION PLANE COORDINATE SYSTEM, THE
BY 5/8" DIAMETER REBAR, 18" IN LENGTH

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

PREPARED BY:



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

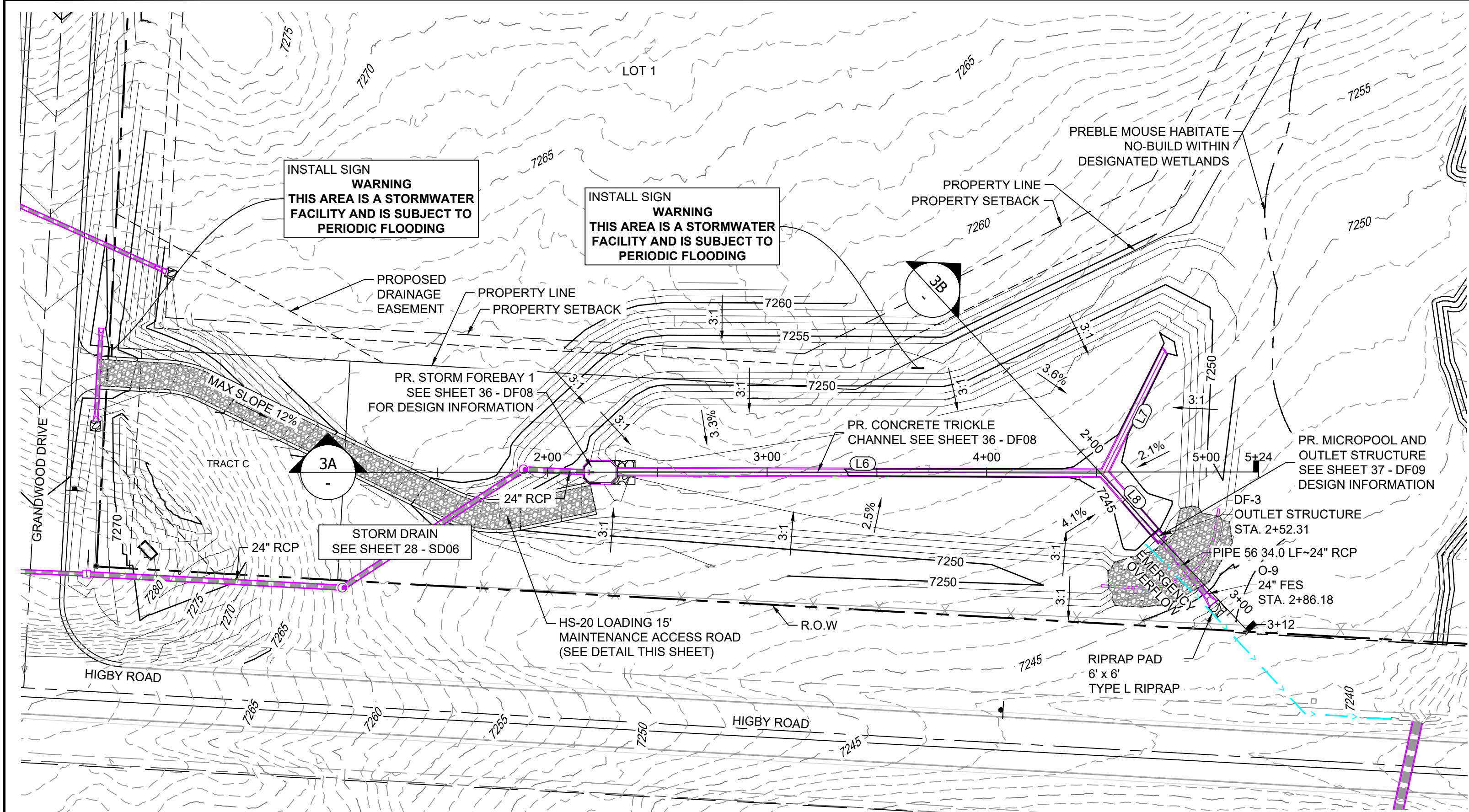
GRANDWOOD RANCH

EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS

DF-2 POND PLAN & PROFILE

EPC 4/16/21

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

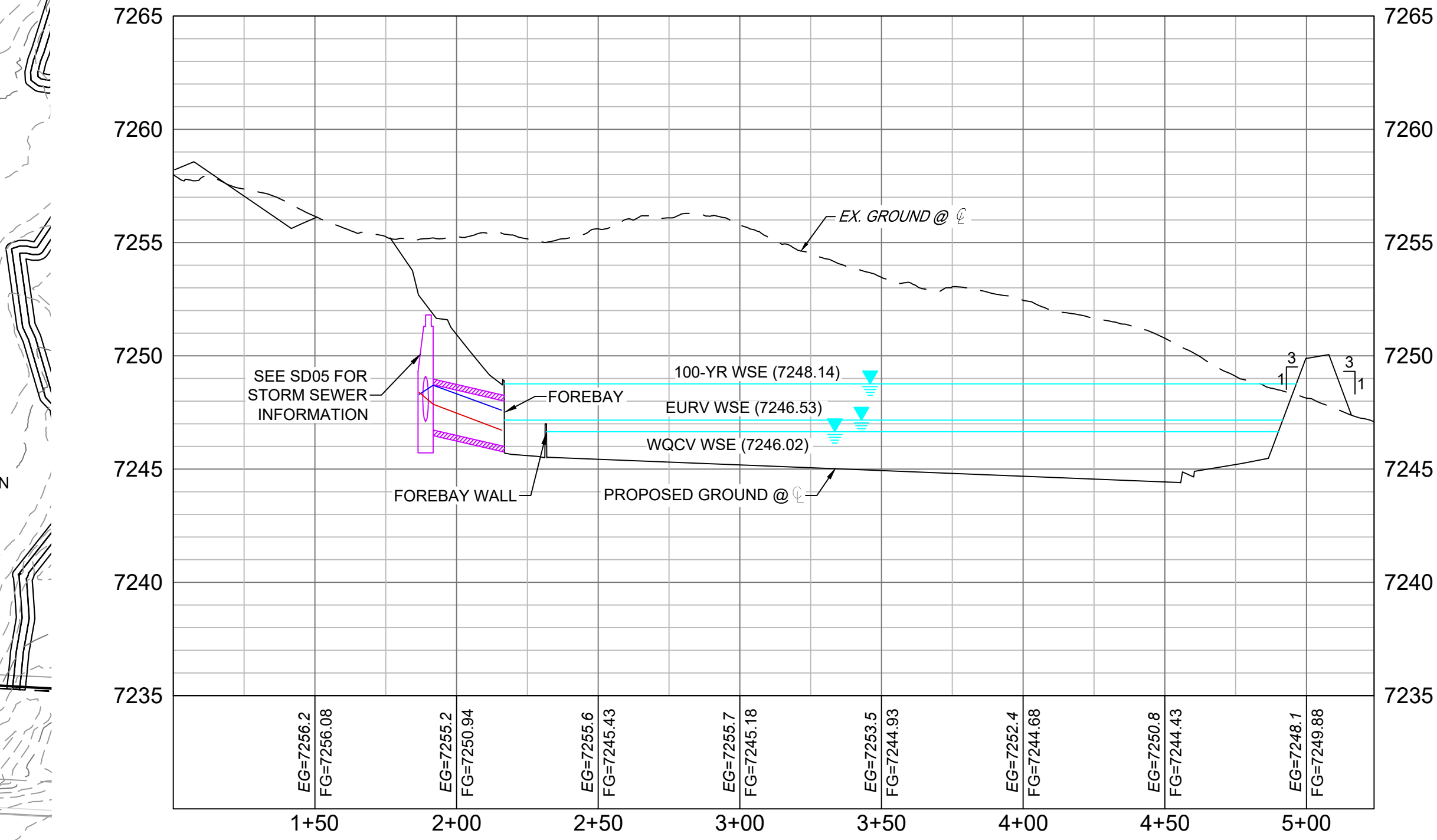


POND DF-3 LAYOUT

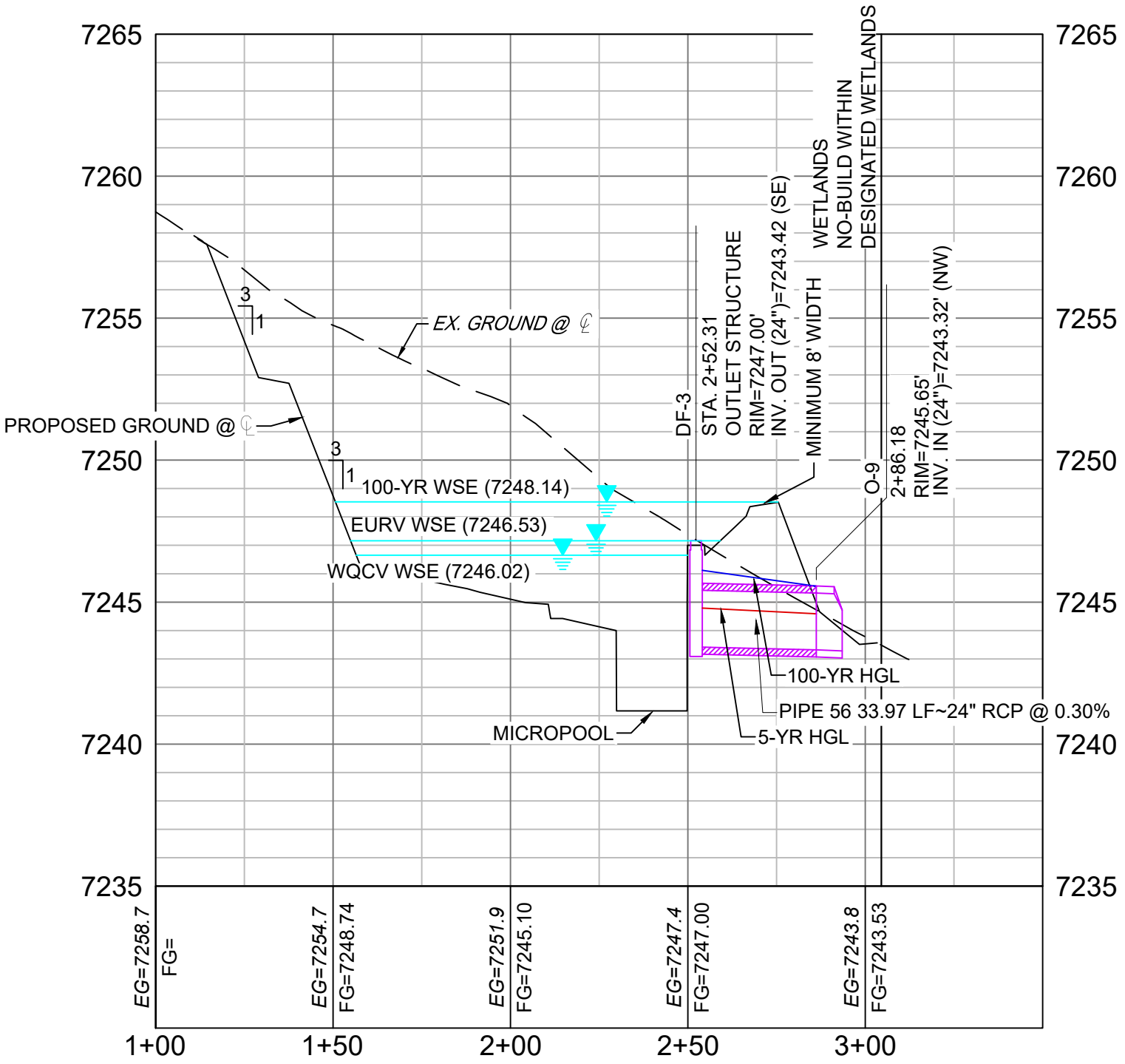
LINE TABLE		
LINE #	BEARING	DISTANCE
L6	N87°06'48"E	220.78
L7	S23°22'43"W	63.33
L8	S43°55'53"E	35.98

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

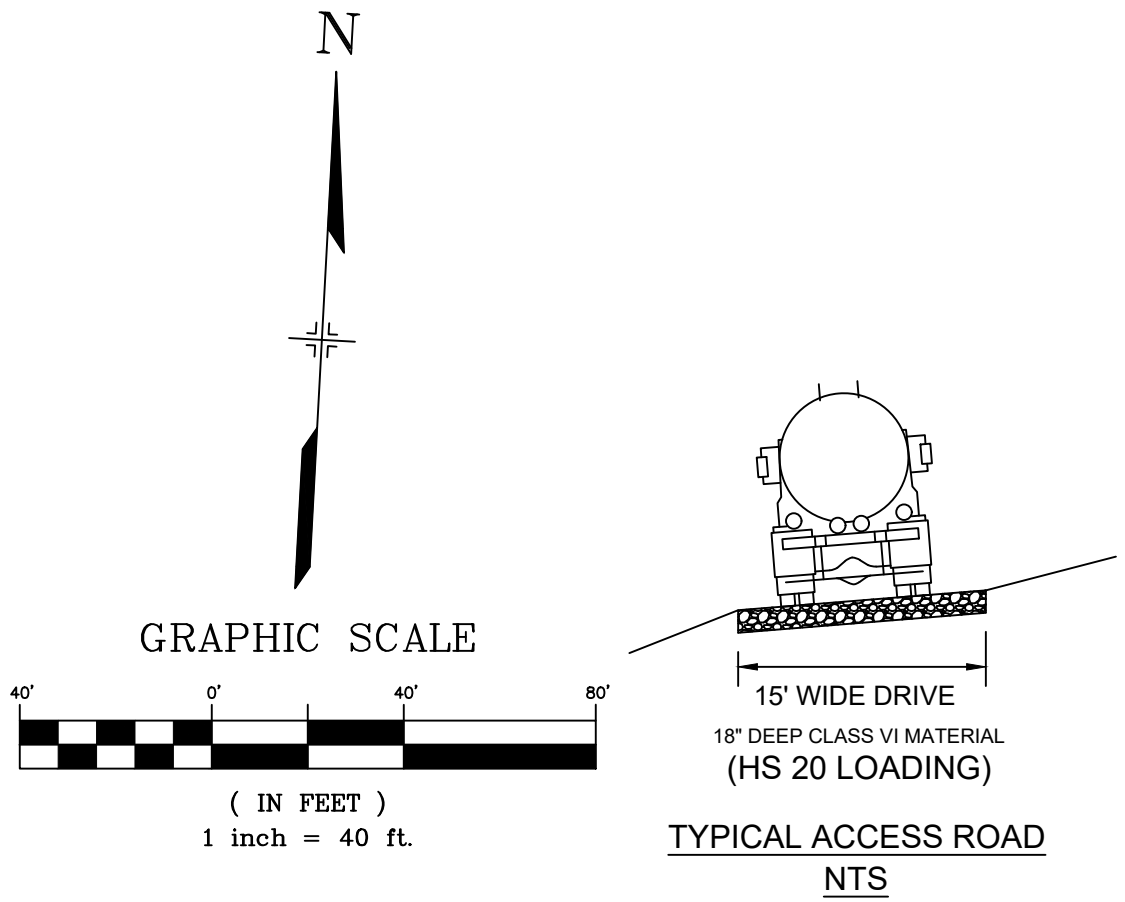
PIPE SUMMARY TABLE						
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING	CHORD LENGTH	RADIUS
PIPE 56	24" RCP	0.30%	33.97	S41°58'44"E	33.97	0.00



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

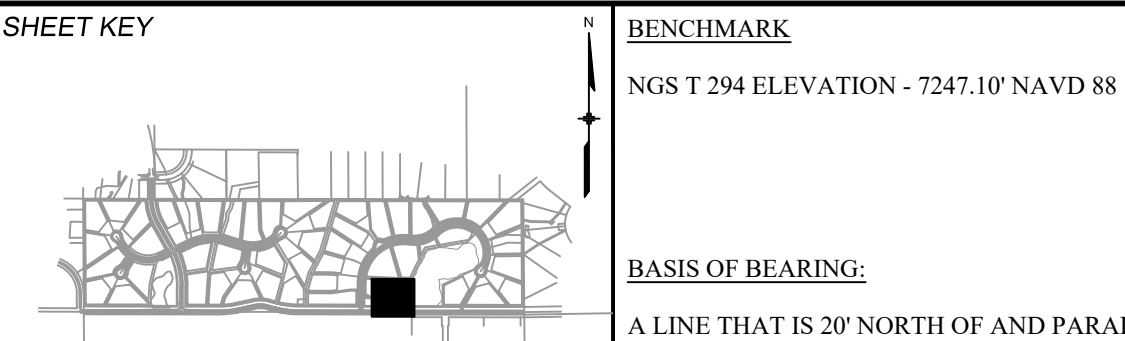


SECTION 3B
H: 1" = 40'
V: 1" = 5'



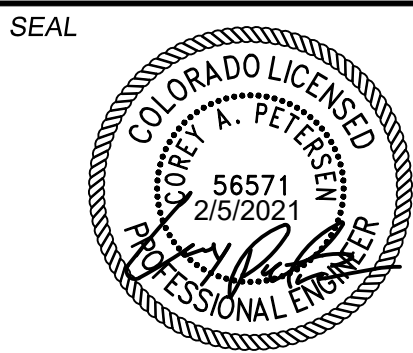
- NOTES:
1. ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER ALL STRUCTURES UNLESS OTHERWISE NOTED.
 2. PIPE LENGTHS ARE MEASURED FROM THE OUTSIDE FACE OF ALL STRUCTURES.
 3. ALL PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 4. ALL PIPE BEND ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
 5. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
 6. REFER TO LANDSCAPE PLAN OR GRADING EROSION CONTROL FOR FINAL LANDSCAPE AND FINAL STABILIZATION.
 7. REFER TO POND DETAIL SHEETS FOR POND STRUCTURE/INFRASTRUCTURE DETAILS

REFERENCE DRAWINGS X-1105-PR-SITE X-Title-W-R&S						
	##	##	##			##
	##	##	##			##
	##	##	##			##
	##	##	##			##
	##	##	##			##
	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\DF03.dwg CTB FILE: Matrix(black).ctb PLOT DATE: February 8, 2021 9:26:13 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.					



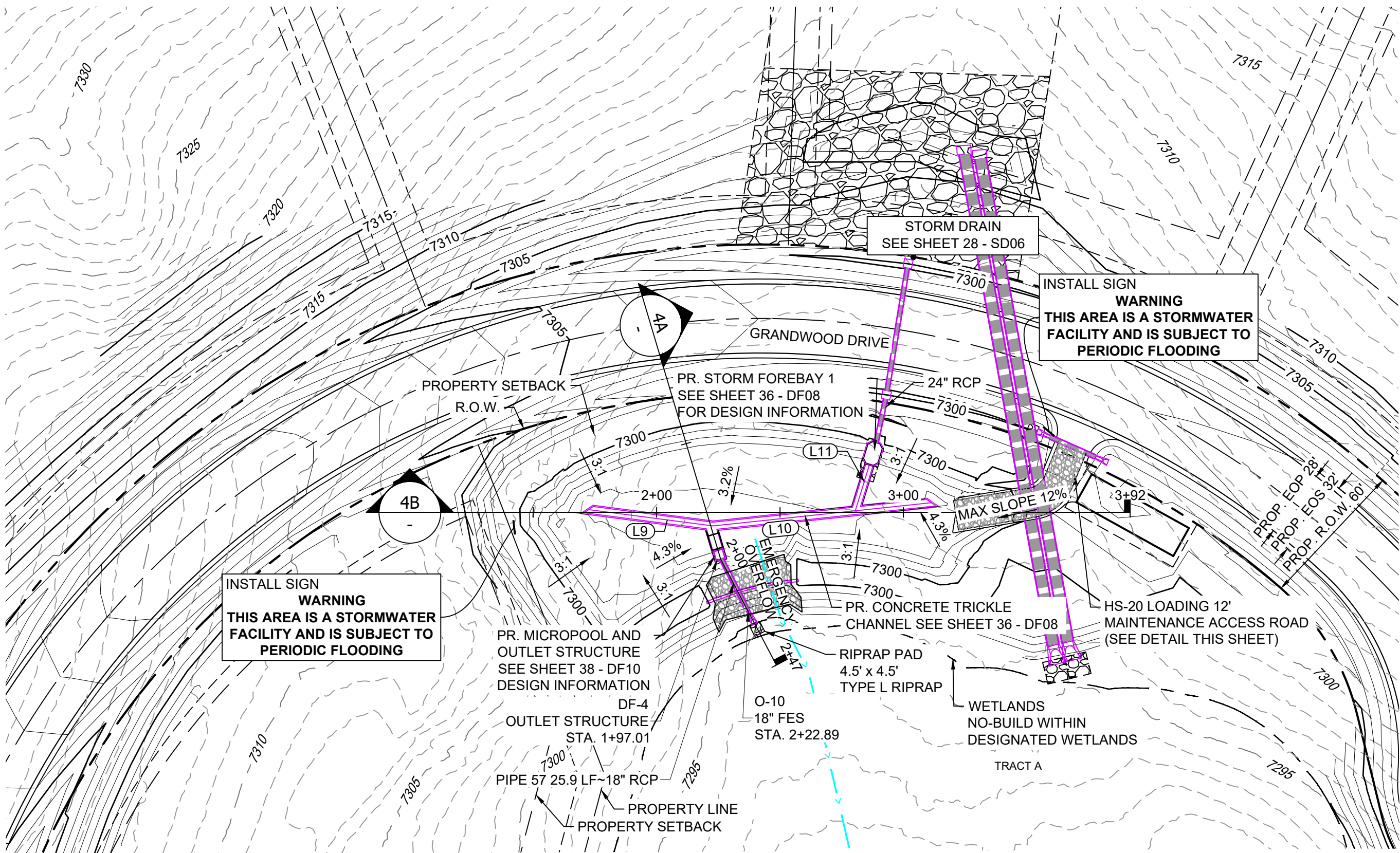
OWNER:
GRANDWOOD ENTERPRISES, LLC
WILLIAM F. HEREBIC II, MANAGER
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

PREPARED BY:

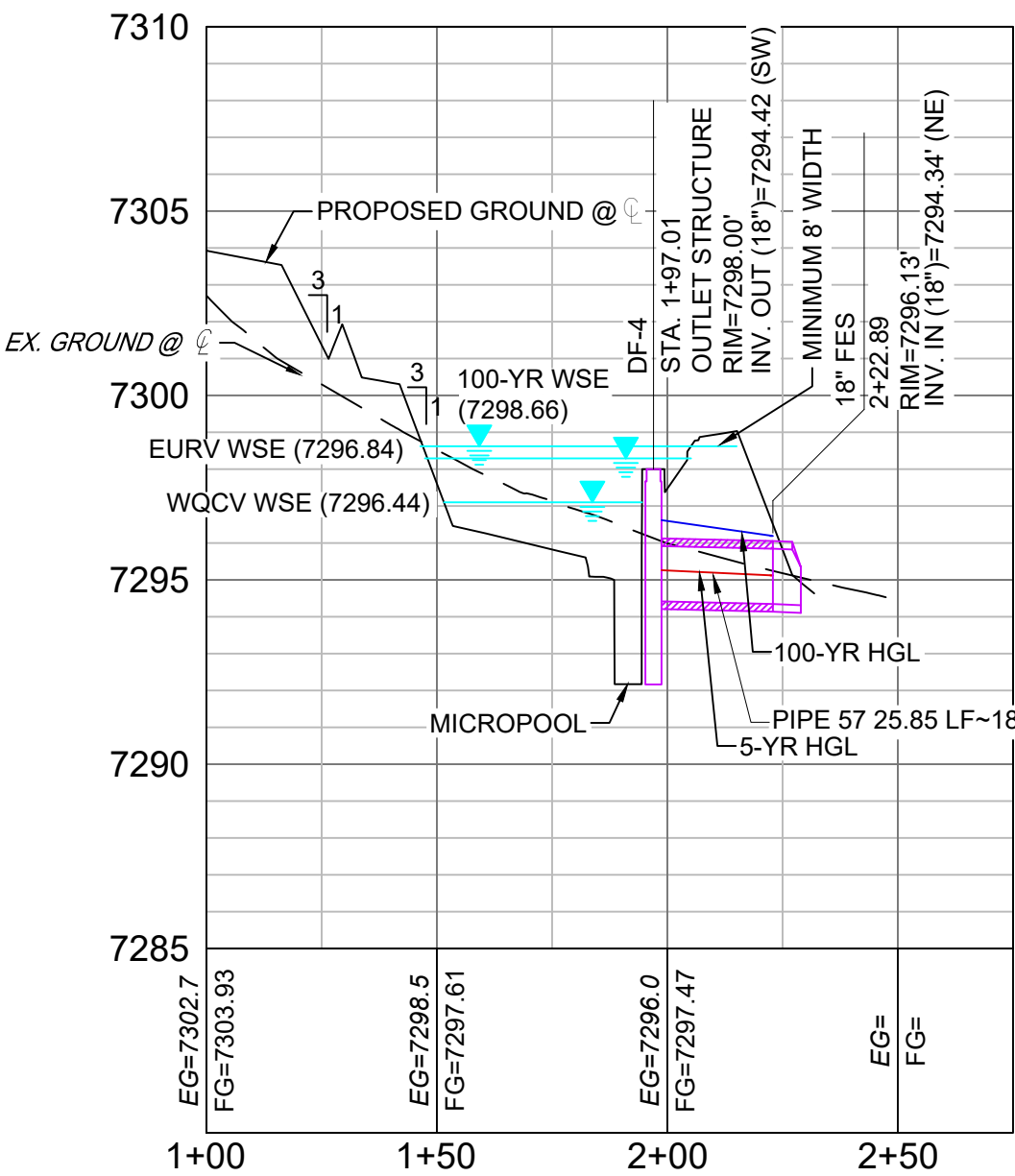


FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

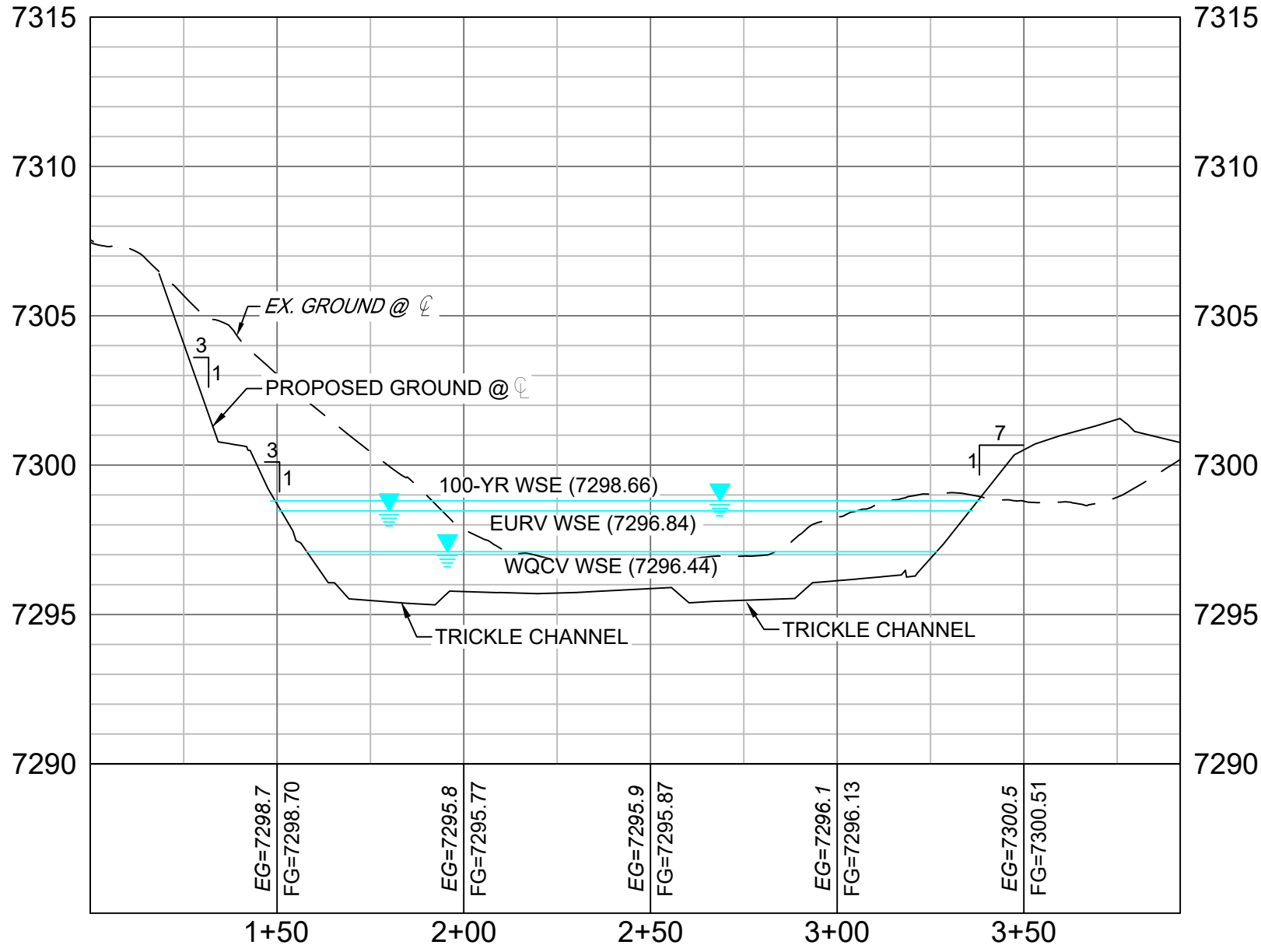
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
DF-3 POND PLAN & PROFILE EPC 4/16/21			
DESIGNED BY:	CP	SCALE	DATE ISSUED:
DRAWN BY:	CRD	HORIZ. 1" = 40'	FEBRUARY, 2021
CHECKED BY:	CP	VERT. 1" = 5'	SHEET
			31 OF 40
			DWING No. DF03



POND DF-4 LAYOUT



SECTION 4A
H: 1" = 40'
V: 1" = 5'

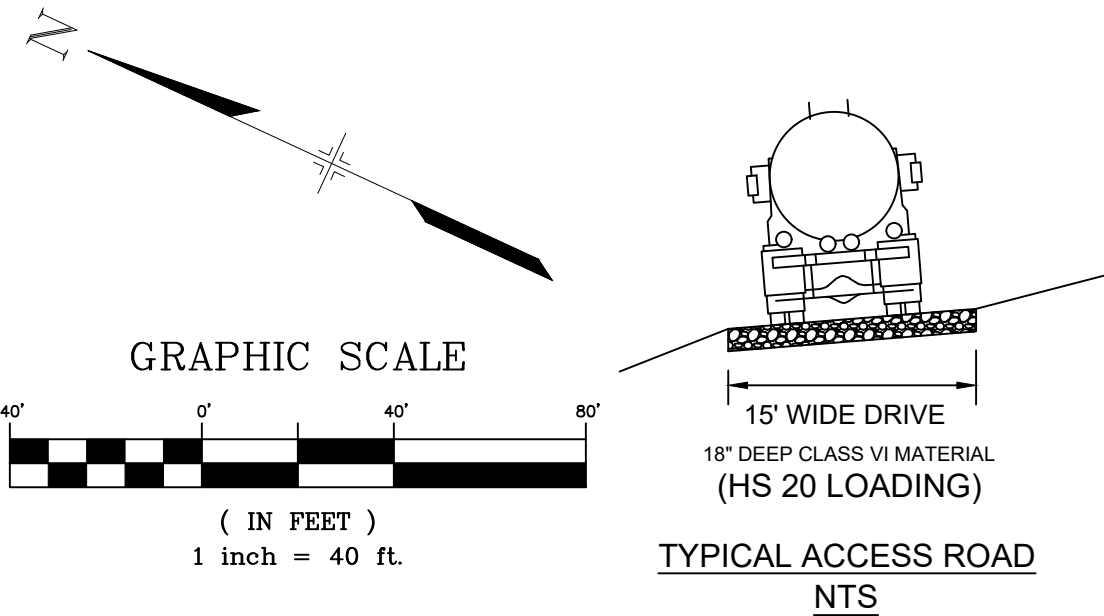


SECTION 4B
H: 1" = 40'
V: 1" = 5'

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

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

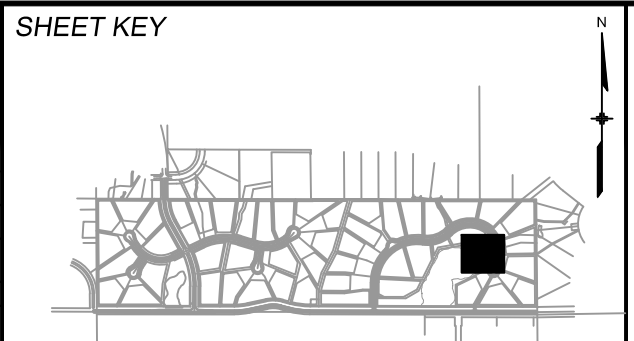
PIPE SUMMARY TABLE						
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING	CHORD LENGTH	RADIUS
PIPE 57	18" RCP	0.30%	25.85	S38°05'55"W	25.85	0.00



- NOTES:
- ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER ALL STRUCTURES UNLESS OTHERWISE NOTED.
 - PIPE LENGTHS ARE MEASURED FROM THE OUTSIDE FACE OF ALL STRUCTURES.
 - ALL PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 - ALL PIPE BEND ANGLES ARE MEASURE FROM THE CENTER OF PIPE.
 - CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
 - REFER TO LANDSCAPE PLAN OR GRADING EROSION CONTROL FOR FINAL LANDSCAPE AND FINAL STABILIZATION.
 - REFER TO POND DETAIL SHEETS FOR POND STRUCTURE/INFRASTRUCTURE DETAILS

REFERENCE DRAWINGS					
	##	##	##		##
	##	##	##		##
	##	##	##		##
	##	##	##		##
	##	##	##		##
	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\DF04.dwg				

CTB FILE: Matrix(black).ctb				
PLOT DATE: February 8, 2021 9:27:05 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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

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

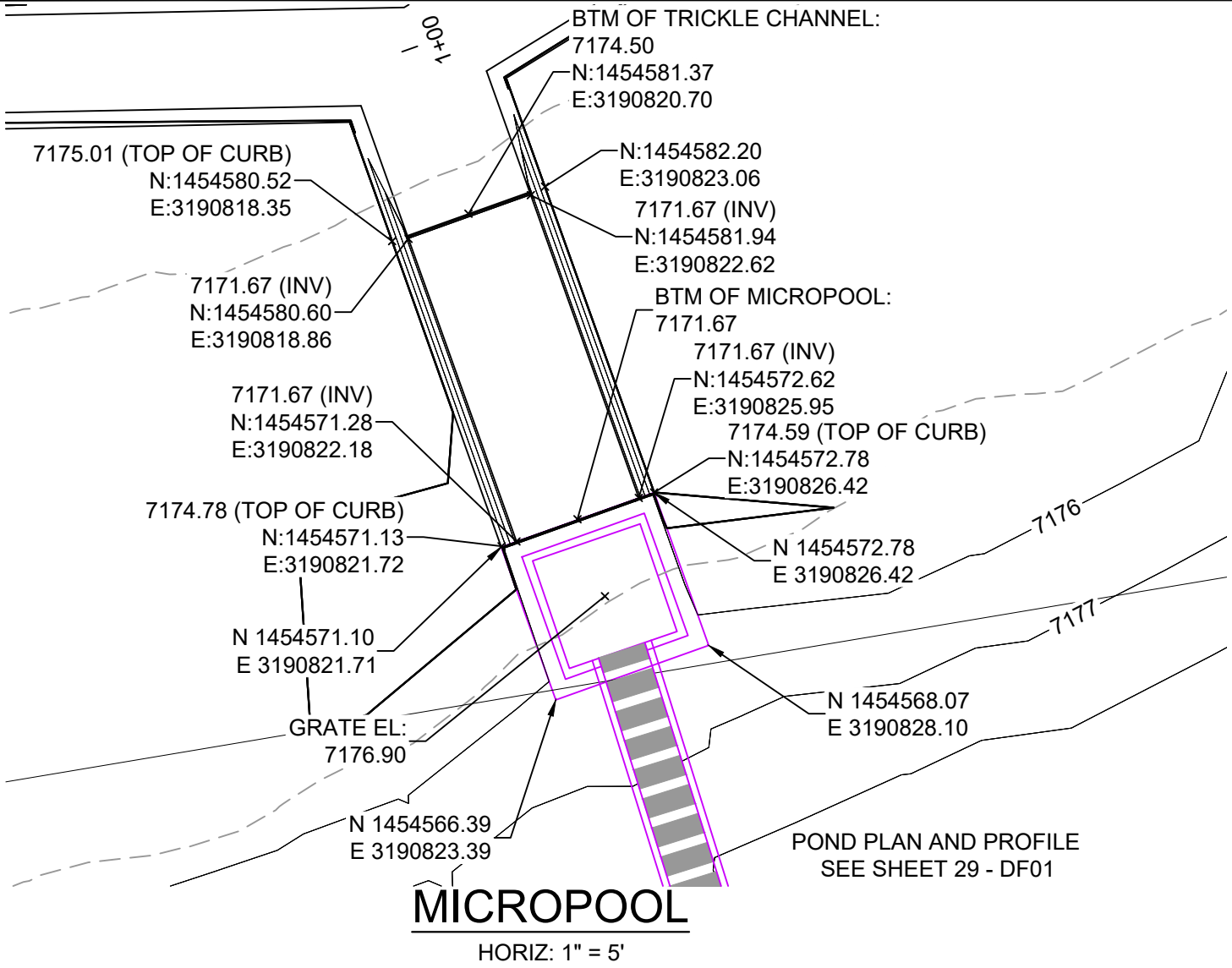
PREPARED BY:

Matrix

SEAL
COLORADO LICENSED PROFESSIONAL ENGINEER
56571
2/5/2021

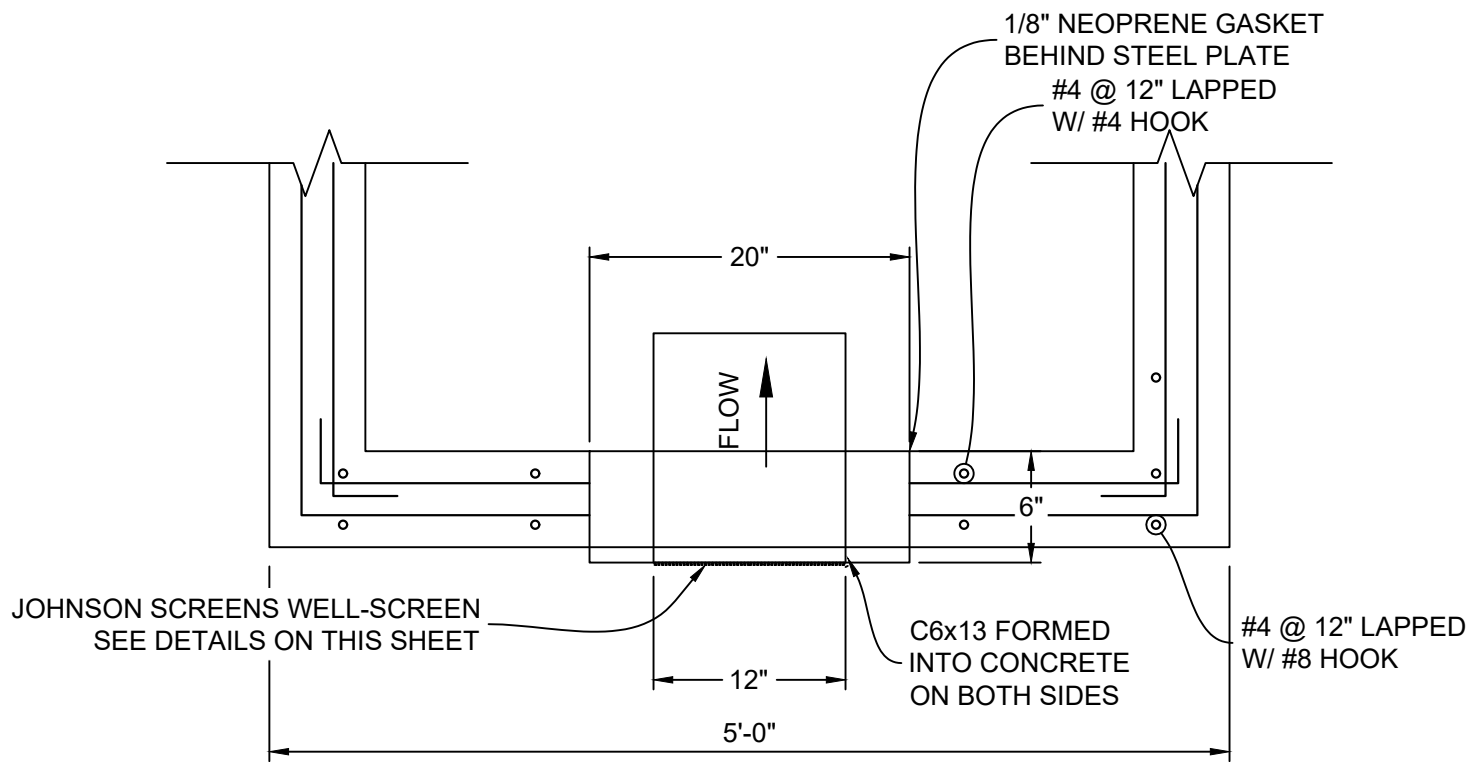
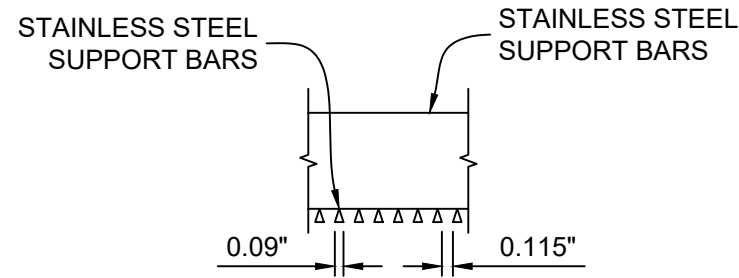
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
DF-4 POND PLAN & PROFILE			
EPC 4/16/21			
DESIGNED BY:	CP	SCALE	DATE ISSUED: FEBRUARY, 2021
DRAWN BY:	CRD	HORIZ. 1" = 40'	DRAWING No. 32 OF 40
CHECKED BY:	CP	VERT. 1" = 5'	DF04

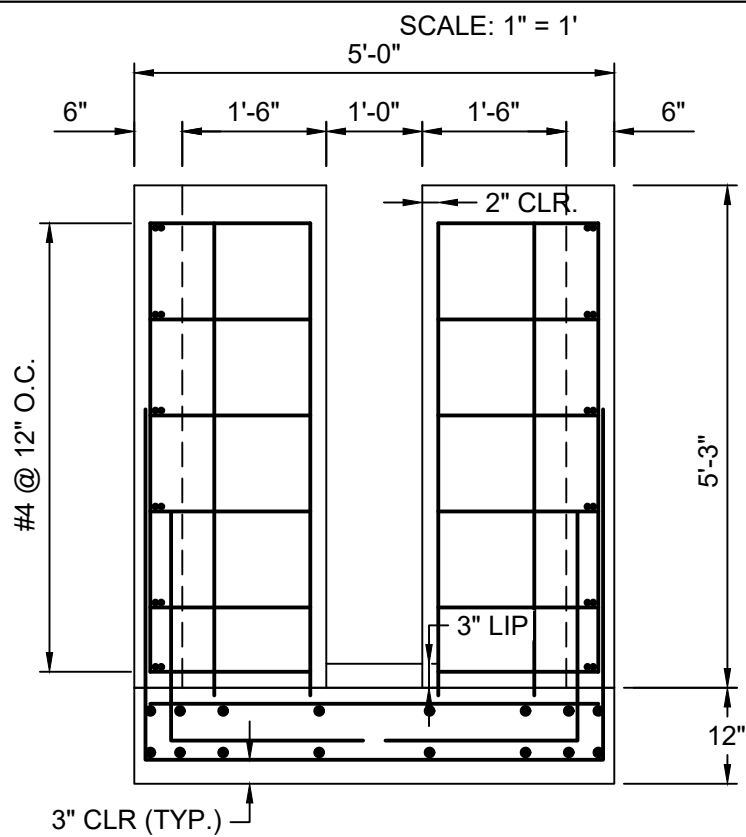


JOHNSON SCREENS STAINLESS STEEL
VEE WIRE FILTERS WELL-SCREEN (OR EQUAL)

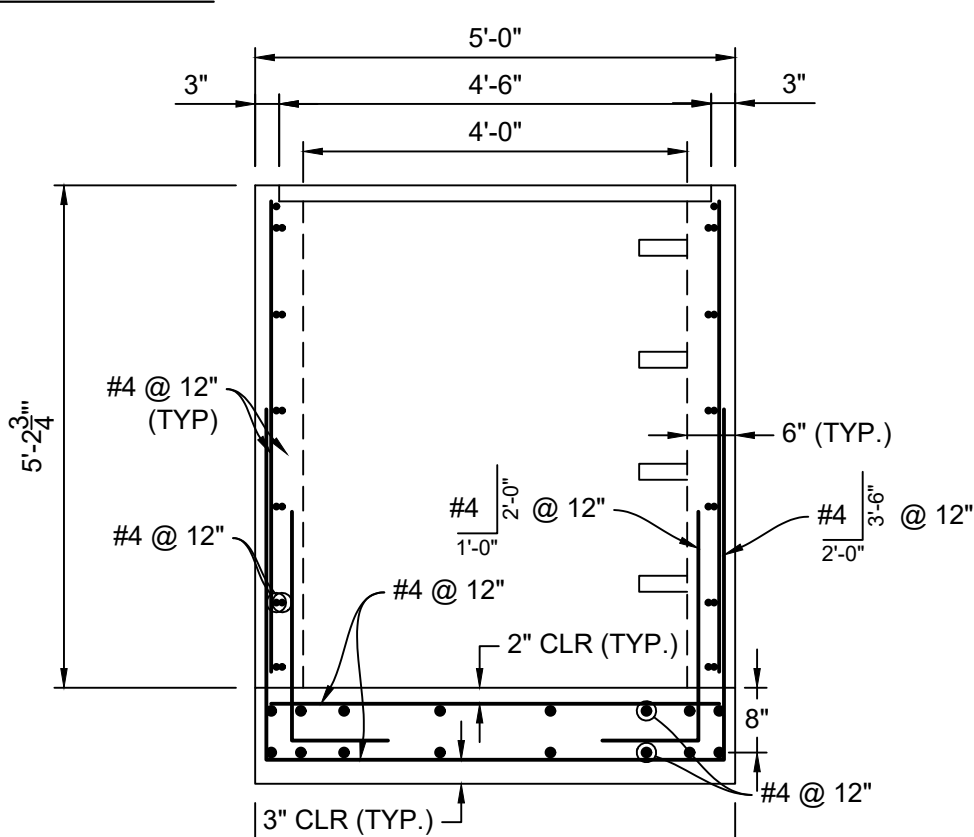
STRUCTURE	SCREEN #93 VEE WIRE SLOT OPENING	SUPPORT ROD TYPE & SPACING	TOTAL SCREEN THICKNESS	CARBON STEEL FRAME TYPE
OUTLET STRUCTURE	0.139	#156 VEE @ 3/4" O.C.	0.31"	3/8" x 1" BAR



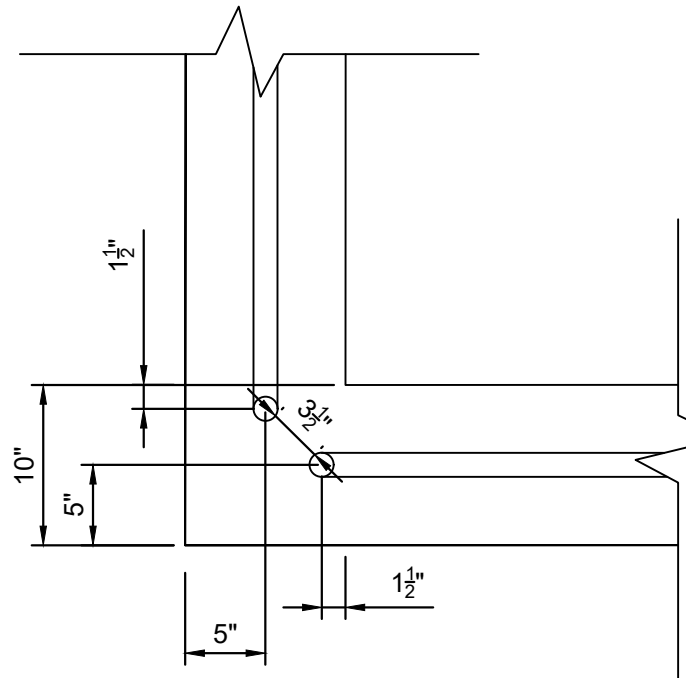
STRUCTURE DETAILS AT ORIFICE PLATE



SECTION 1H
1" = 2'-0"

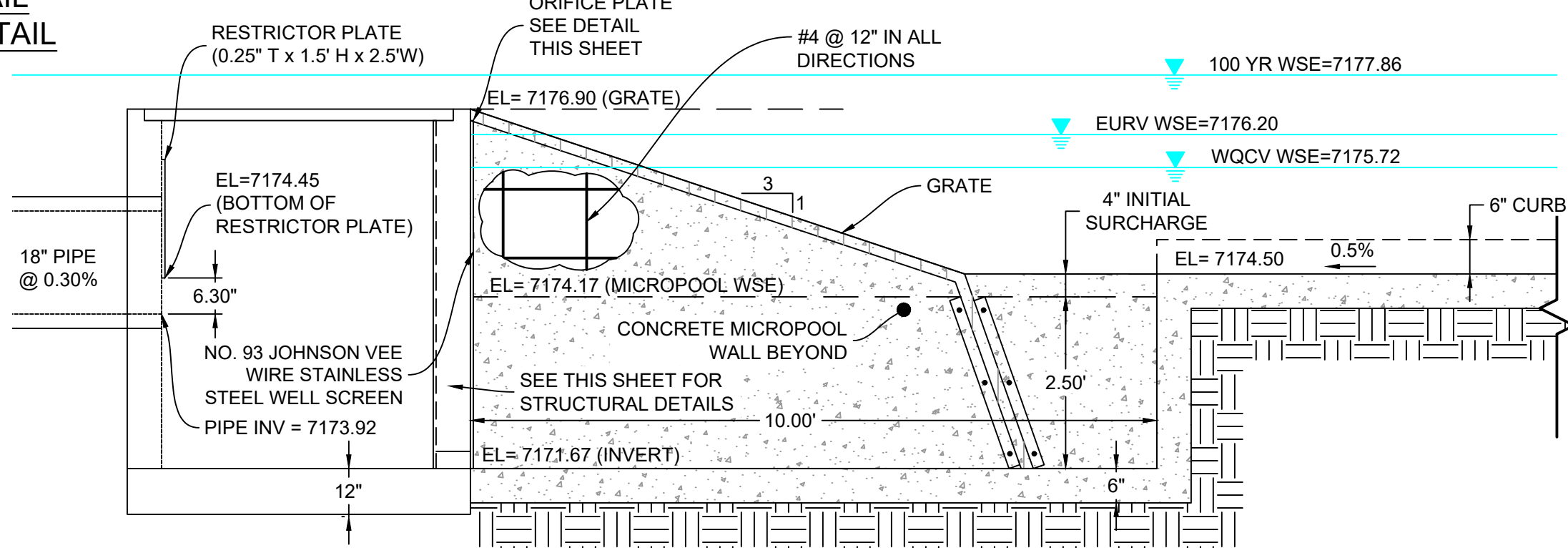


SECTION 1I
1" = 2'-0"



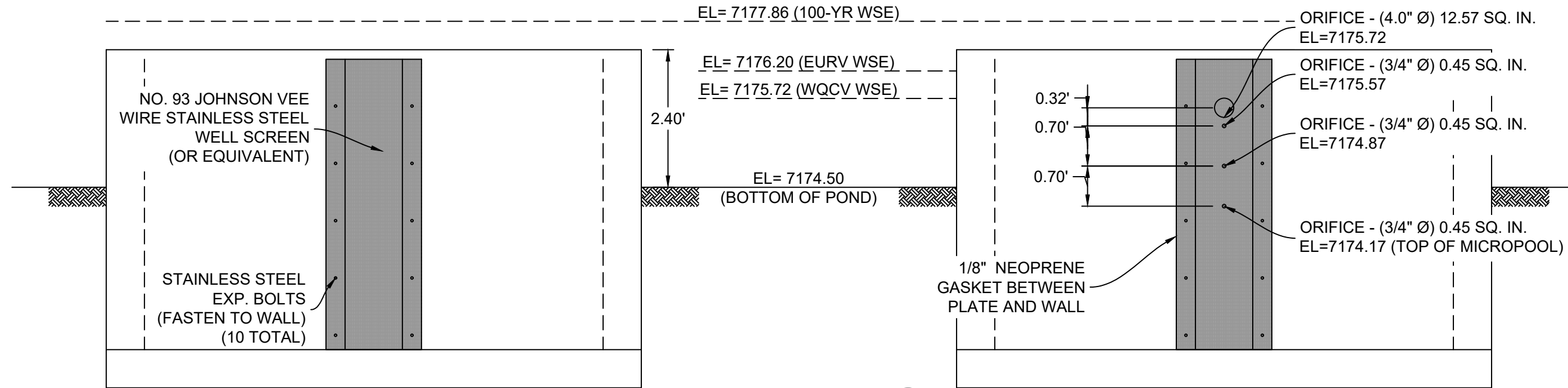
SAFETY RAIL
CORNER DETAIL
1" = 1'

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



MICROPOOL - CL PROFILE

HORIZ: 1" = 2'



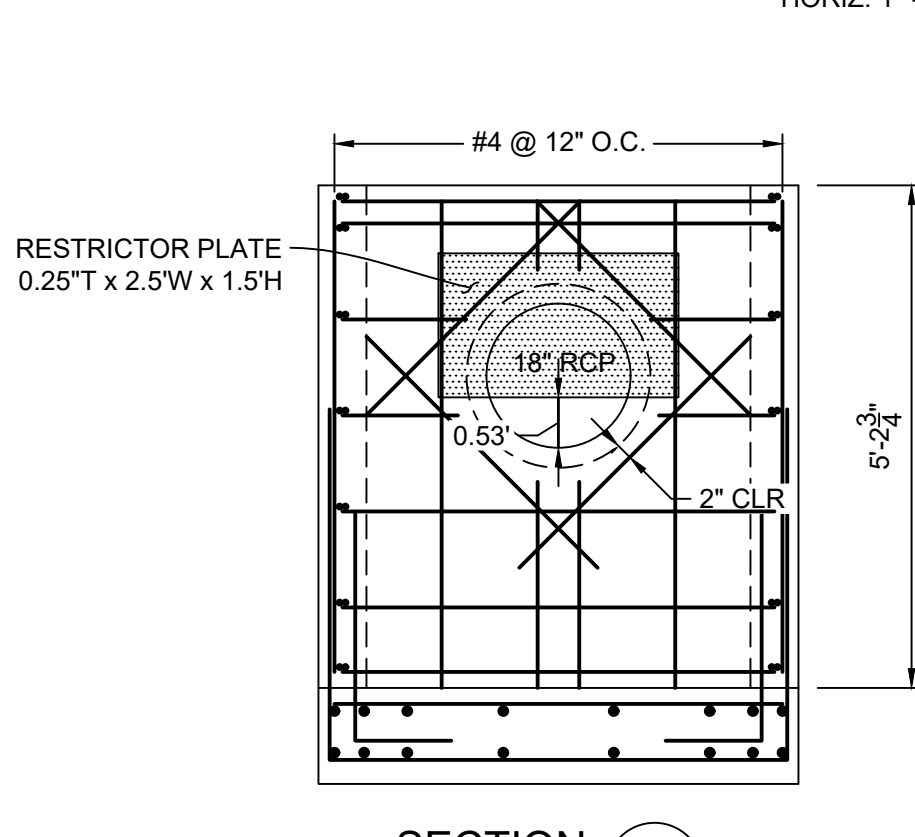
WELL SCREEN DETAIL

HORIZ: 1" = 2'

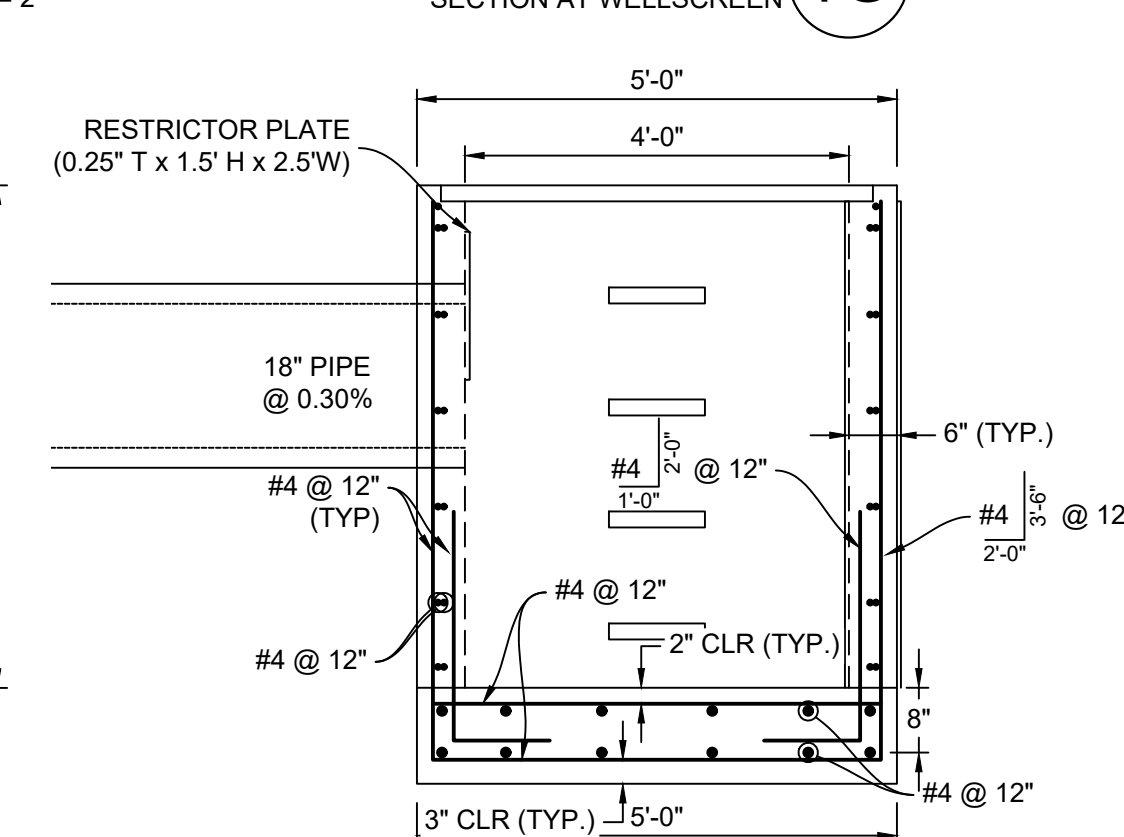
SECTION 1G
SECTION AT WELLSCREEN

ORIFICE PLATE DETAIL

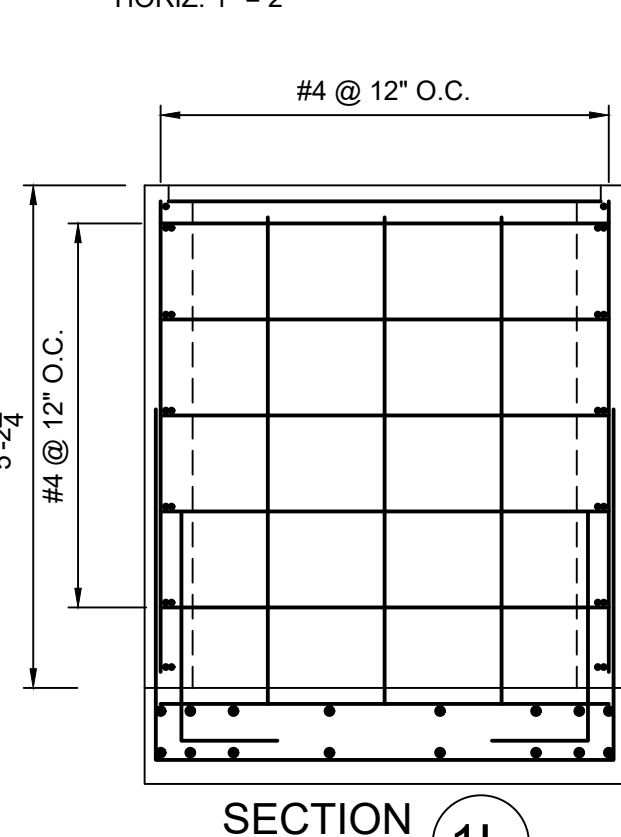
HORIZ: 1" = 2'



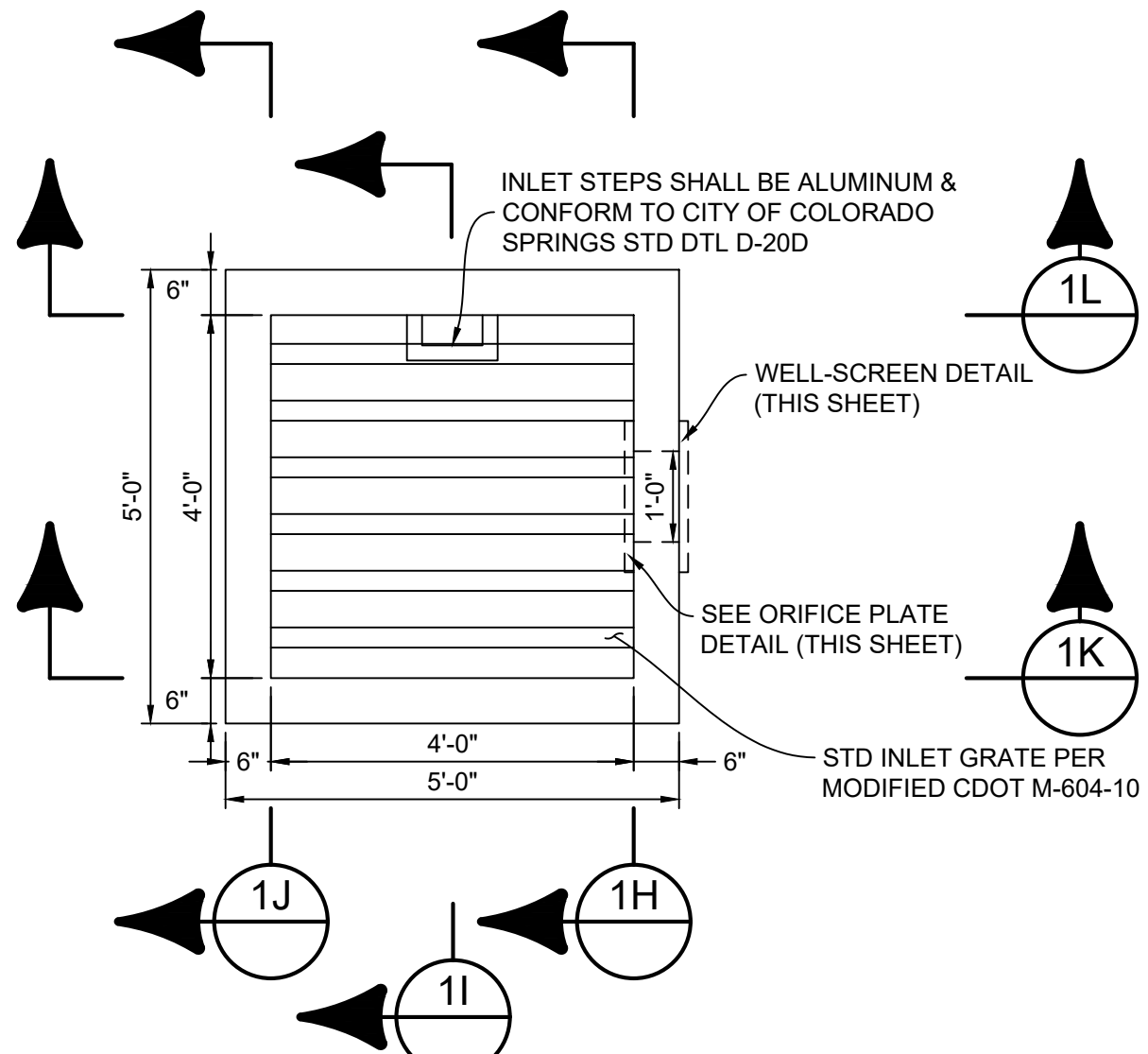
SECTION 1J
1" = 2'-0"



SECTION 1K
1" = 2'-0"



SECTION 1L
1" = 2'-0"



OUTLET STRUCTURE DETAILS

SCALE: 1" = 4'

REFERENCE DRAWINGS X-1105-EX SITE DESIGN X-1105-PR-SITE X-Title-W-R&S					
	##	##	##		##
	##	##	##		##
	##	##	##		##
	##	##	##		##
	##	##	##		##
	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\DF05-07.dwg				
CTB FILE: Matrix(black).ctb					
PLOT DATE: February 8, 2021 9:29:44 AM					
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.					

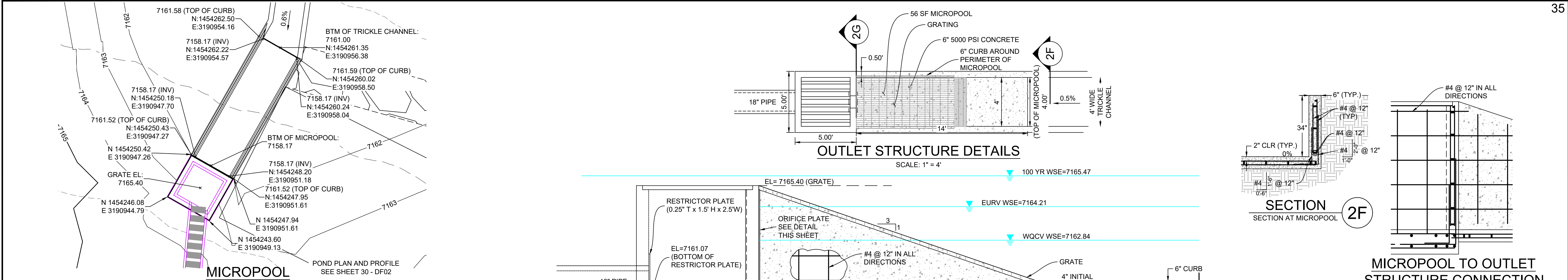
BASIS OF BEARING:			
A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CETNER LINE OF SECTION 19, T11S, R66W, N89°56:32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18"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

OWNER: GRANDWOOD ENTERPRISES, LLC WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE COLORADO SPRINGS, CO 80921		SEAL 	
PREPARED BY: 		FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003	
DESIGNED BY: BAS DRAWN BY: BAS		SCALE: N/A DATE ISSUED: FEBRUARY, 2021	
CHECKED BY: CP		SHEET: 34 OF 40	
		DRAWING No. DF06	

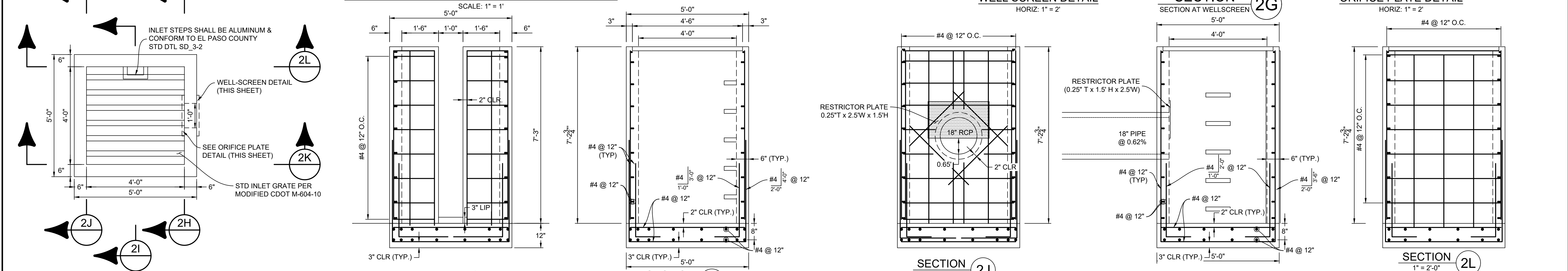
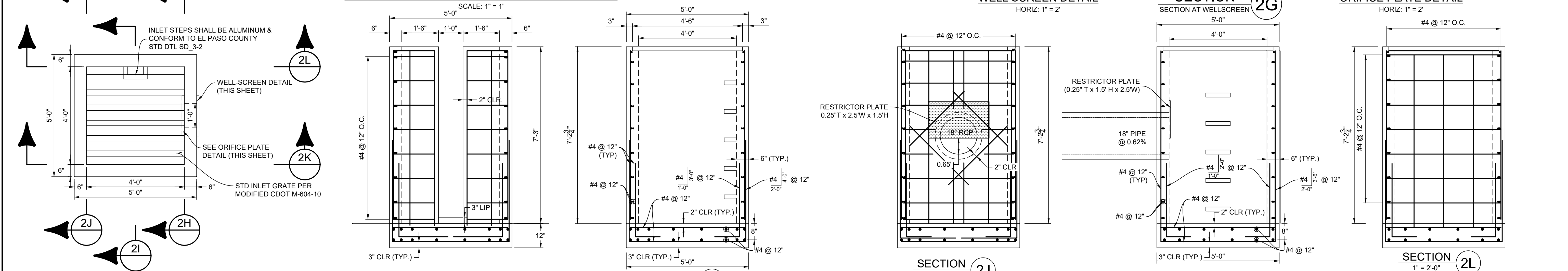
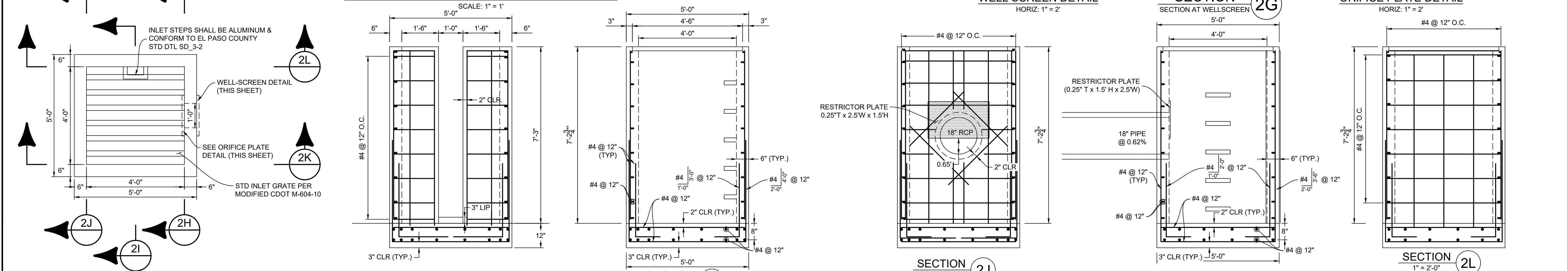
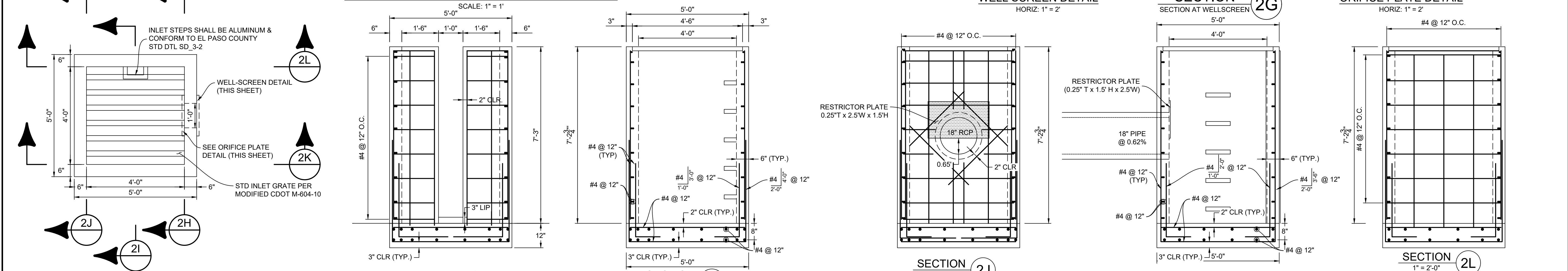
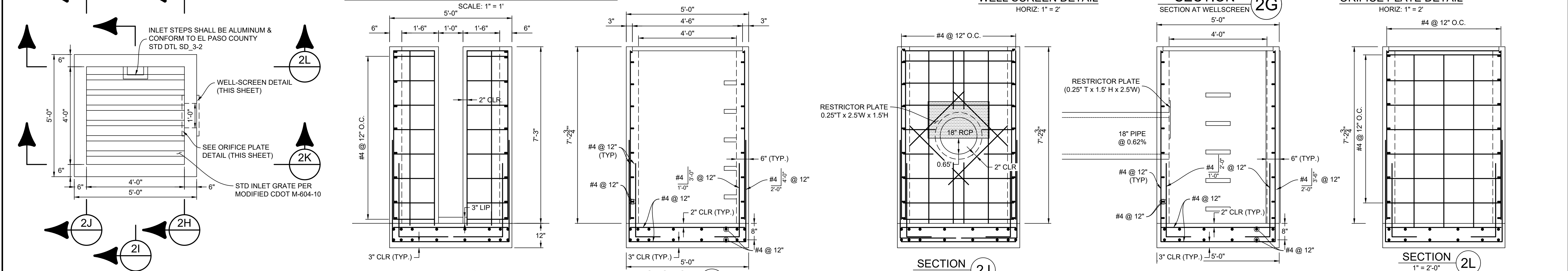
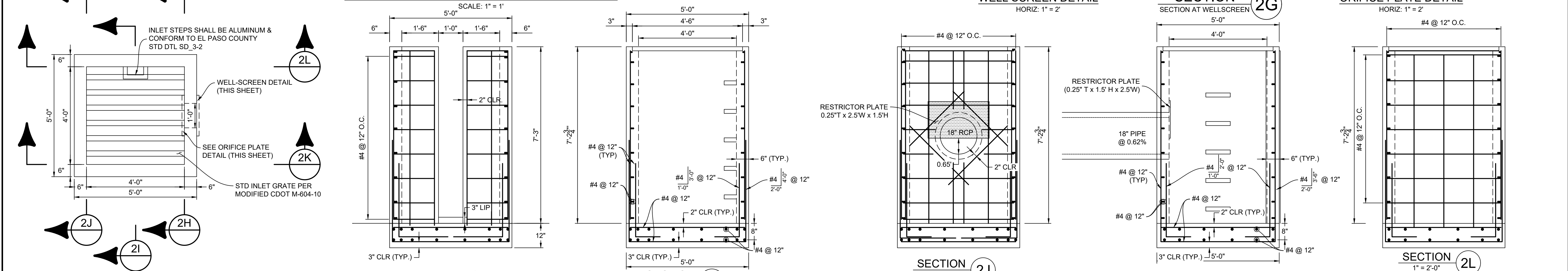
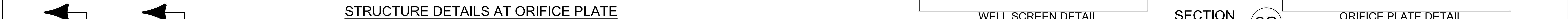
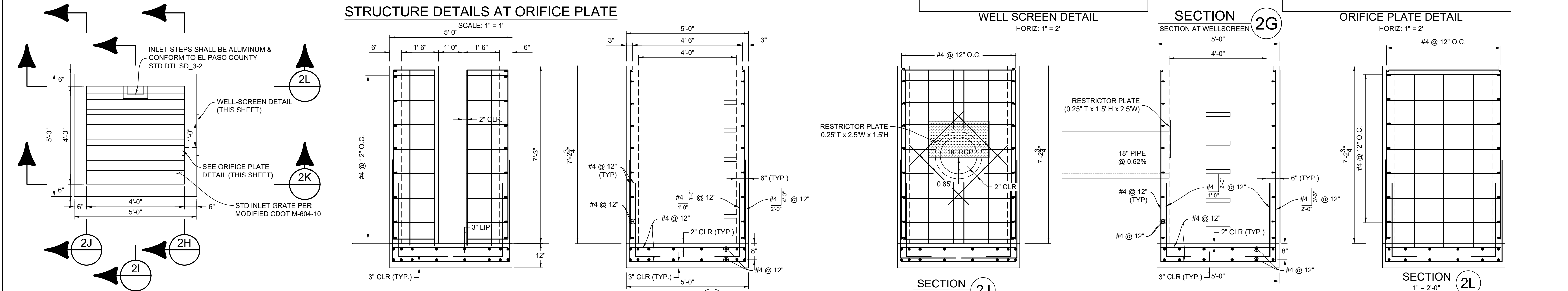
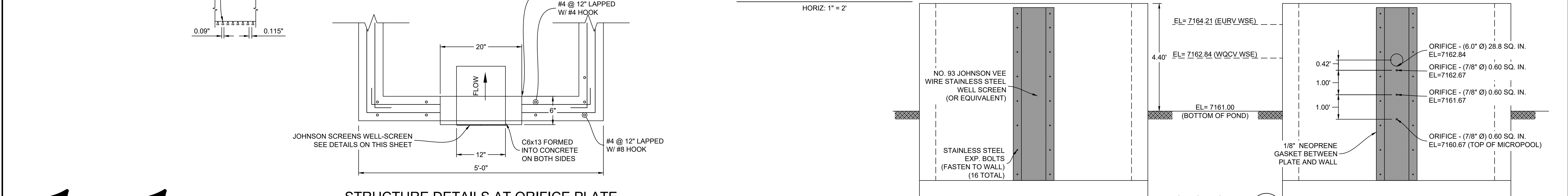
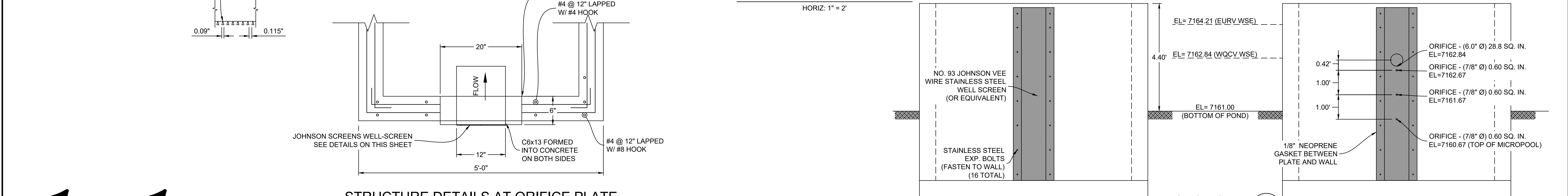
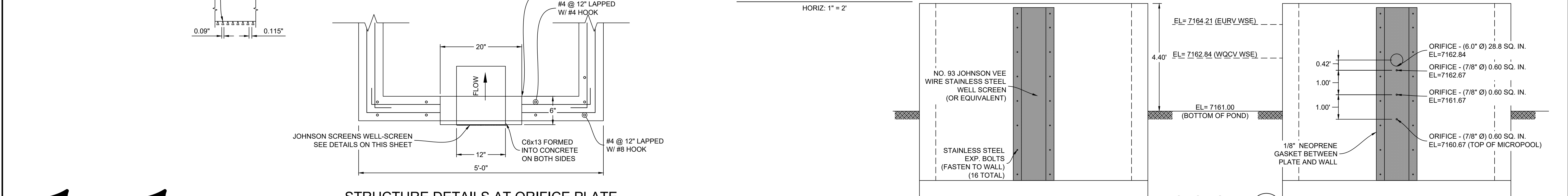
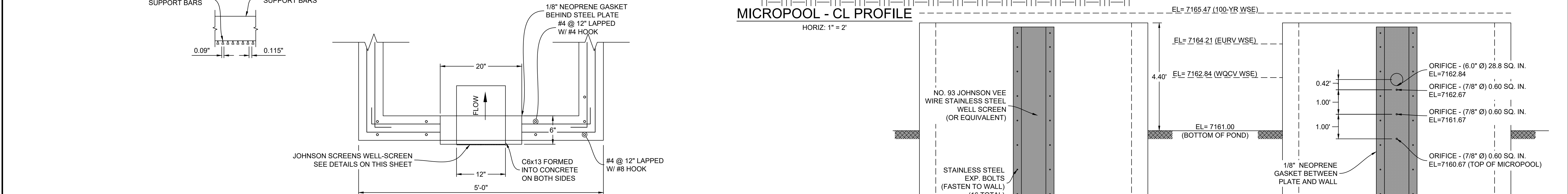
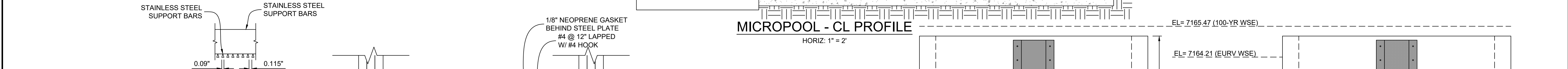
GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

DF-1 OUTLET STRUCTURE PLAN & DETAILS
EPC 4/16/21



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



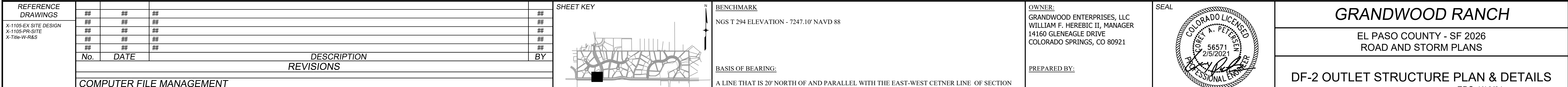
REFERENCE DRAWINGS X-1105-EX SITE DESIGN X-1105-PR-SITE X-Title-W-R&S	##	##	##	##
	##	##	##	##
	##	##	##	##
	##	##	##	##
	##	##	##	##
	##	##	##	##
	No.	DATE		BY
	DESCRIPTION			
	REVISIONS			
	COMPUTER FILE MANAGEMENT			
FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\DF05-07.dwg				
CTB FILE: Matrix(black).ctb				
PLOT DATE: February 8, 2021 9:30:18 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



SHEET KEY	
BENCHMARK	NGS T 294 ELEVATION - 7247.10' NAVD 88
BASIS OF BEARING:	A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENETR LINE OF SECTION 19, T11S, R66W, N89°56.32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMTER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

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

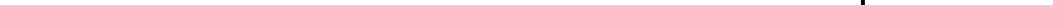


SEAL 	FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003
----------	--



GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
DF-2 OUTLET STRUCTURE PLAN & DETAILS EPC 4/16/21			
DESIGNED BY:	BAS	SCALE	DATE ISSUED: FEBRUARY, 2021
DRAWN BY:	BAS	HORIZ. N/A	
CHECKED BY:	CP	VERT. N/A	SHEET 35 OF 40
			DRAWING No. DF07



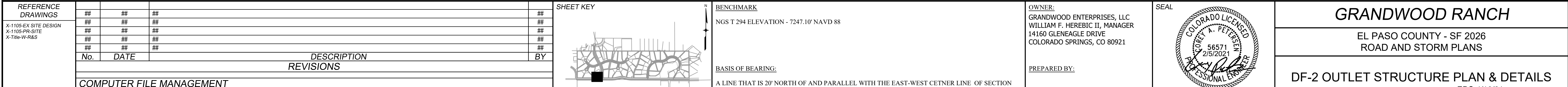
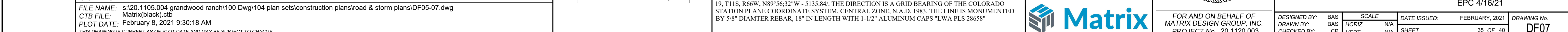
REFERENCE					SHEET KEY	 BENCHMARK NGS T 294 ELEVATION = 7247.10' NAVD 88	<u>OWNER:</u> GRANDWOOD ENTERPRISES, LLC WILLIAM F. HERFERT II, MANAGER	SEAL 	 GRANDWOOD RANCH
DRAWINGS	##	##	##	##					
X-1105 EX SITE DESIGN	##	##	##	##					

REVISIONS 	BASIS OF BEARING:
-------------------------------	---------------------------------------





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				A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"						DF-2 OUTLET STRUCTURE PLAN & DETAILS EPC 4/16/21	
FOR AND ON BEHALF OF		DESIGNED BY: BAS		SCALE		DATE ISSUED: FEBRUARY, 2021		DRAWING No.			

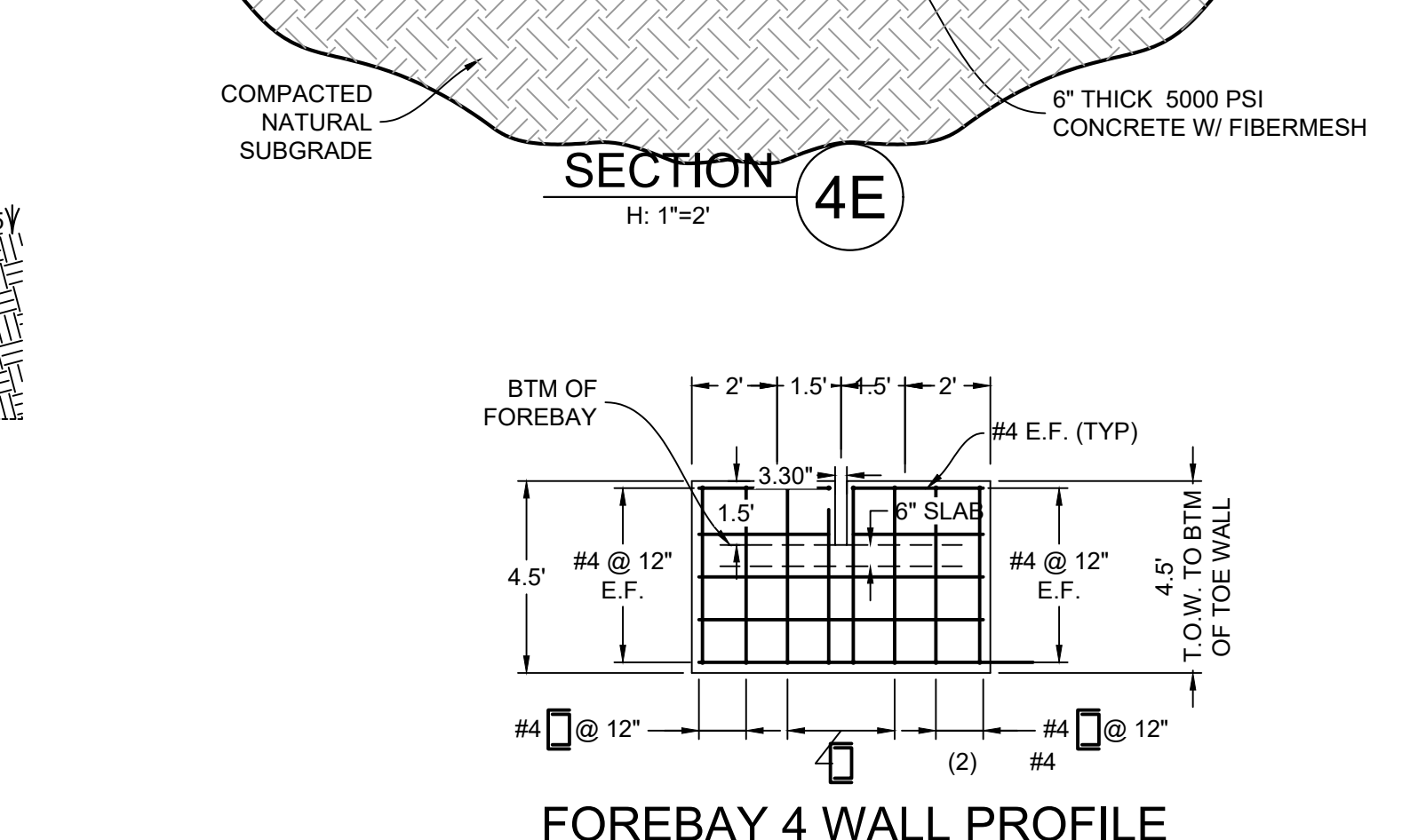
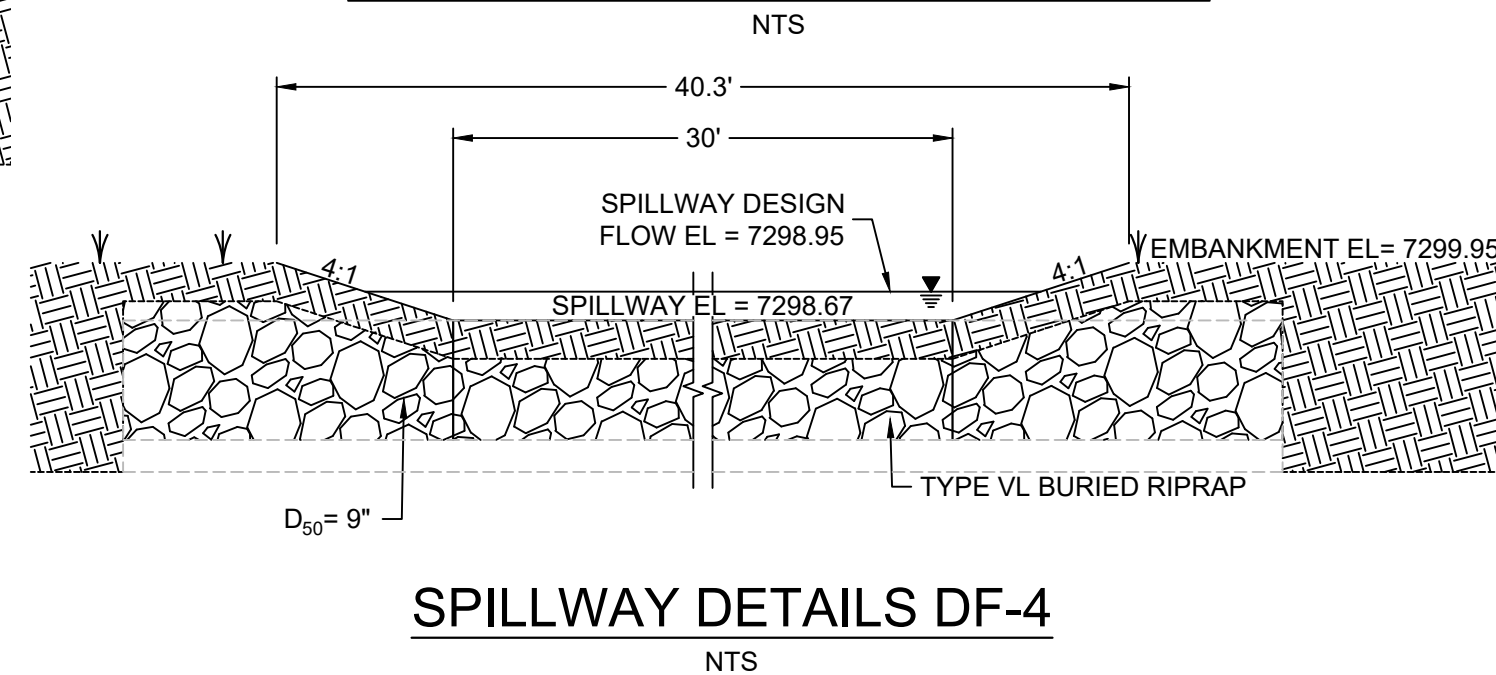
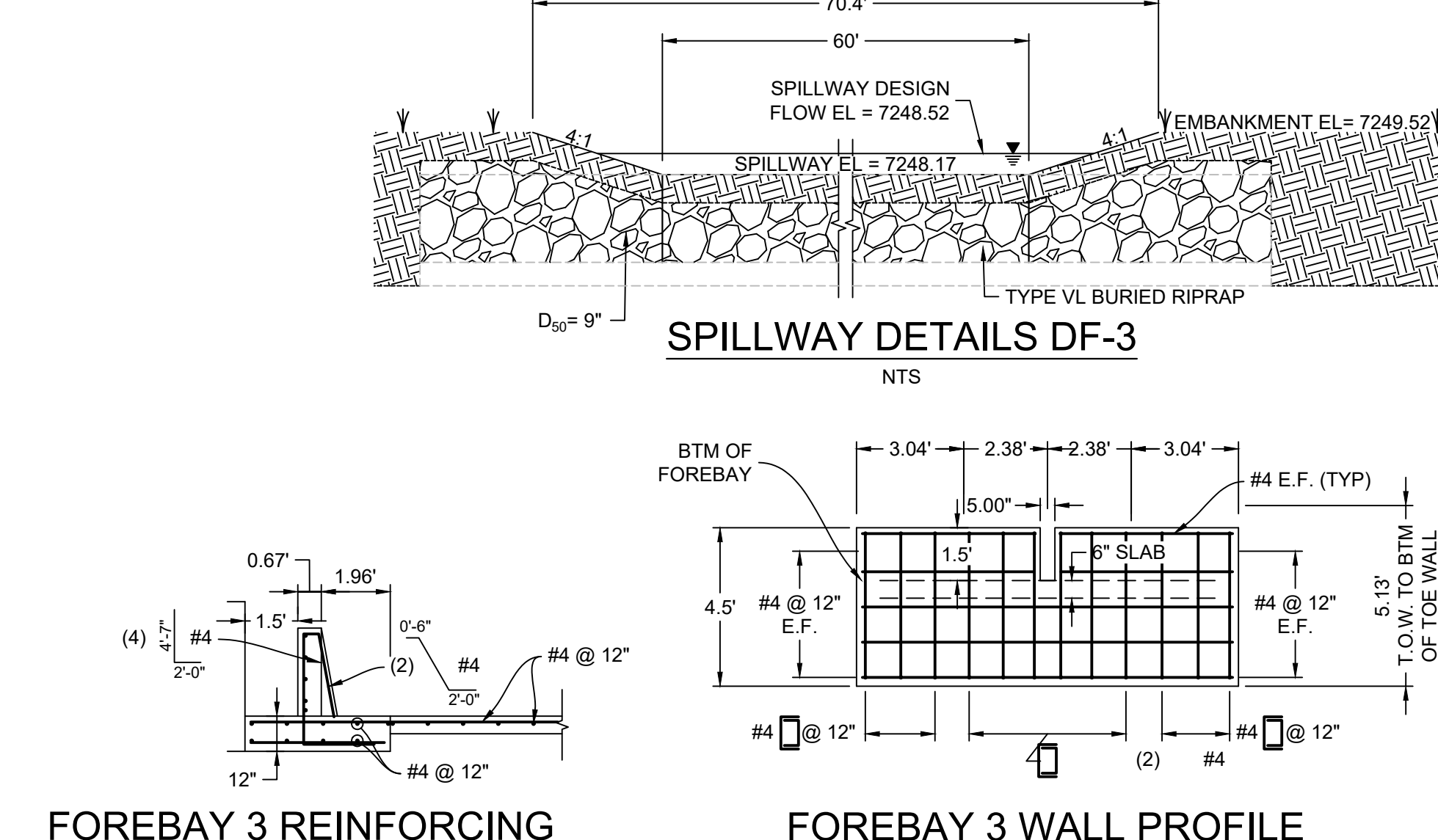
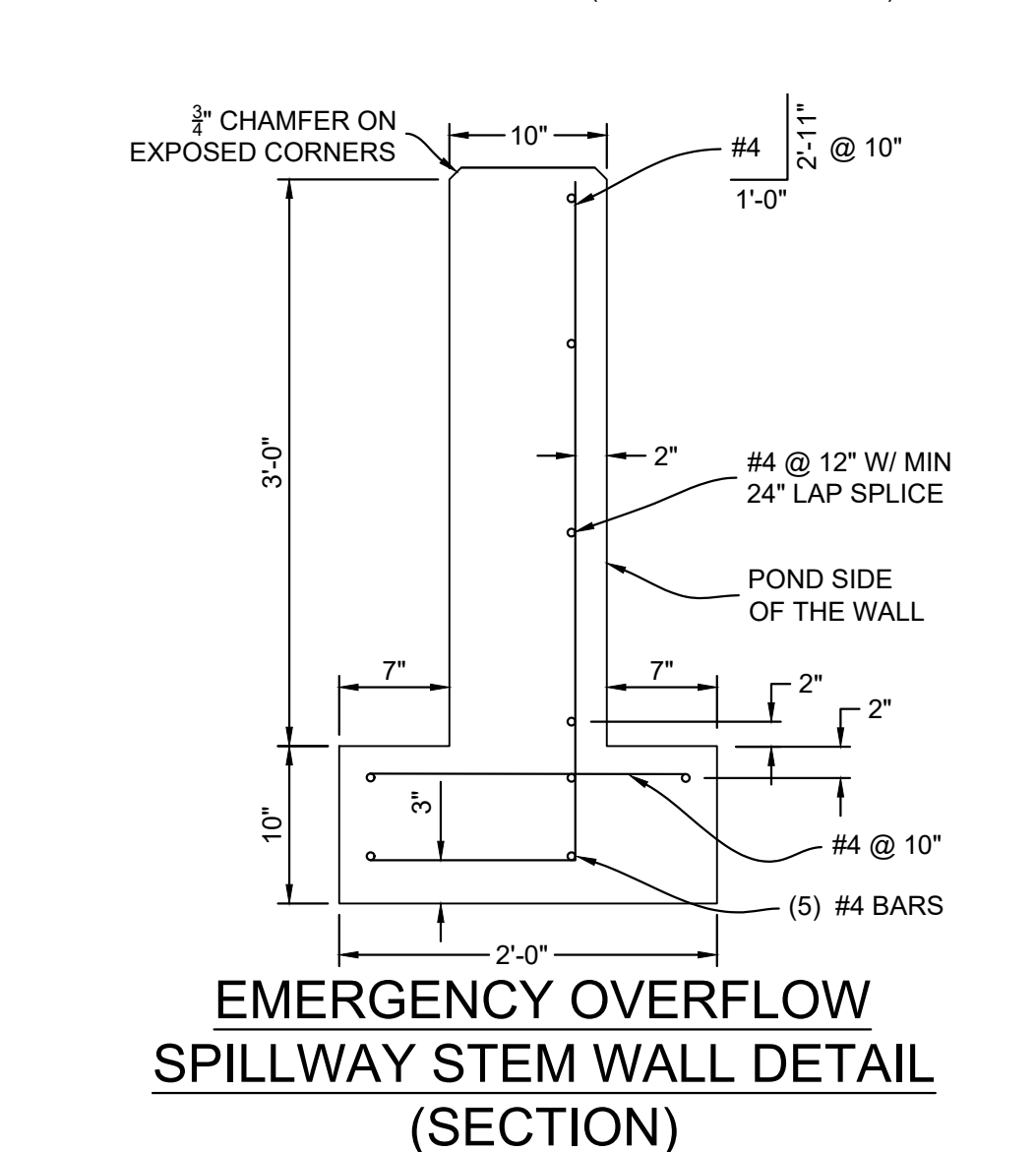
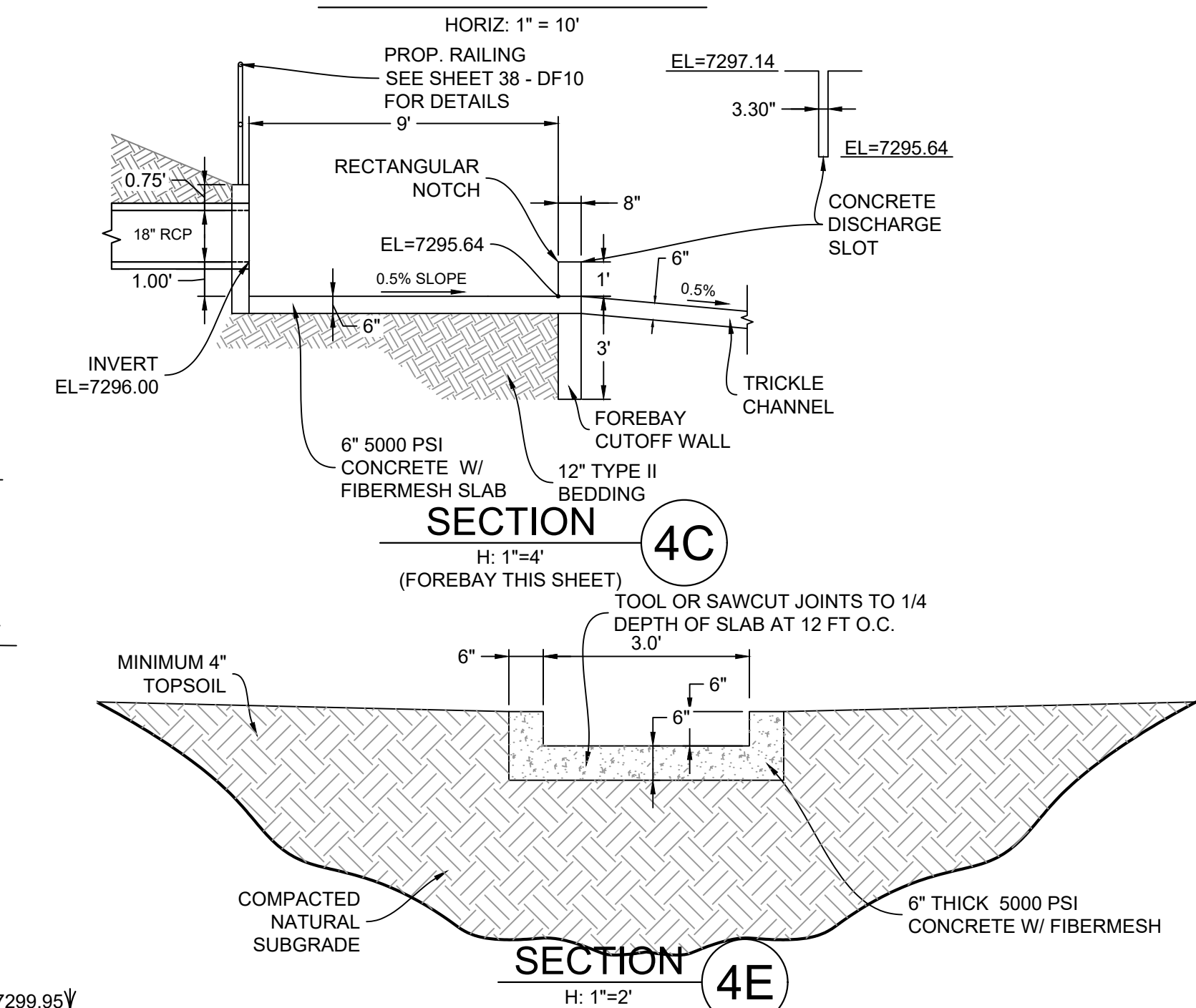
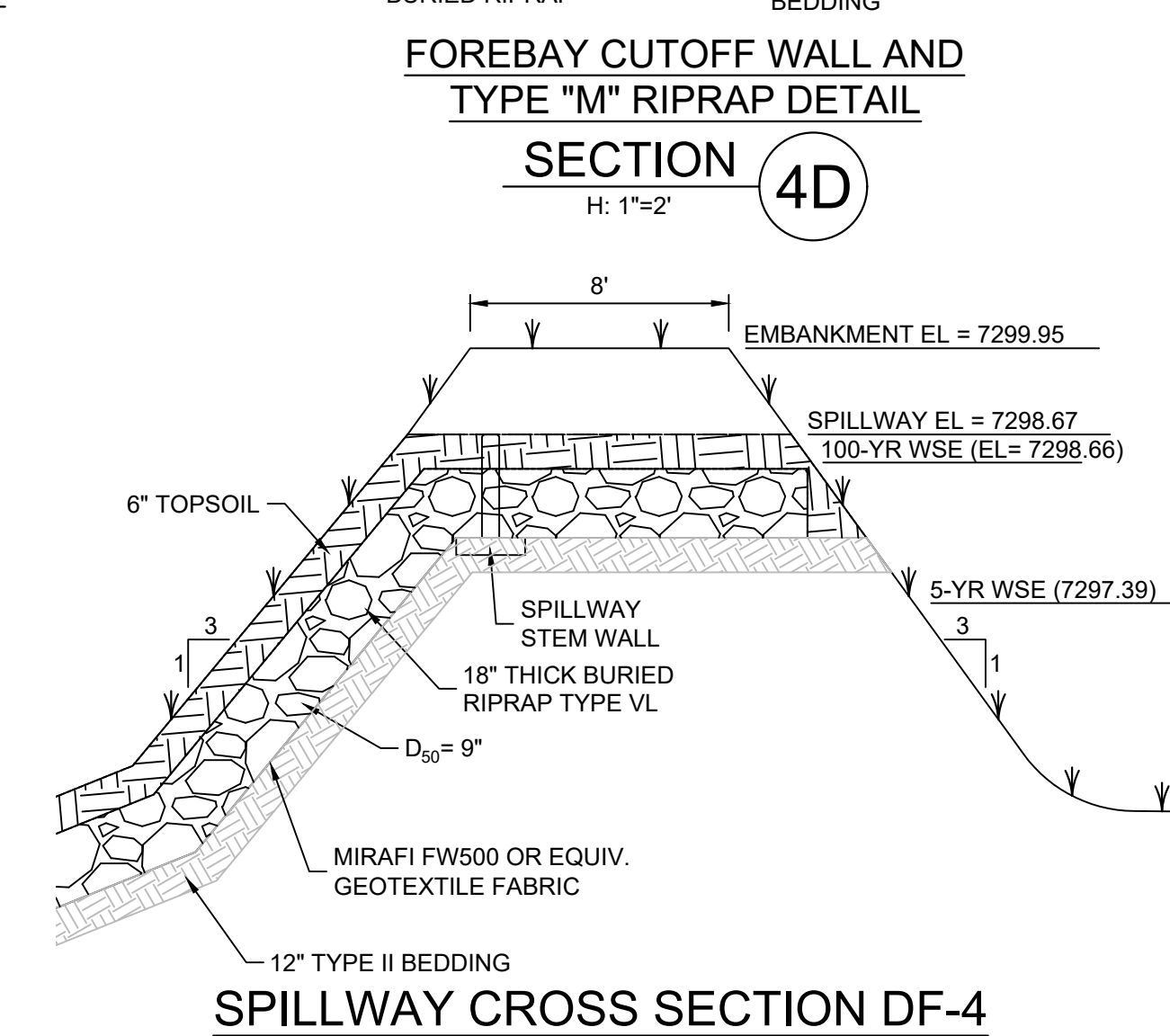
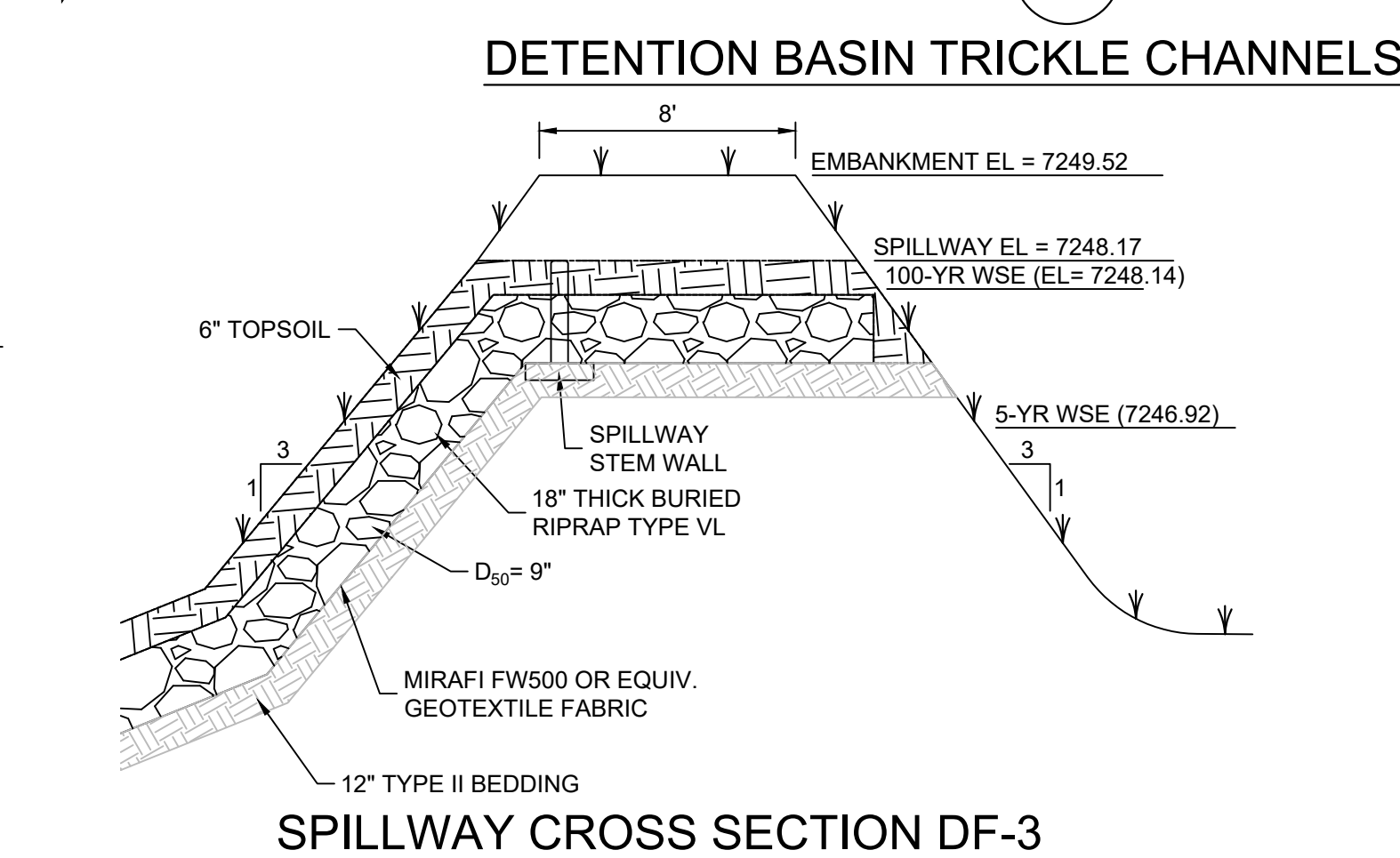
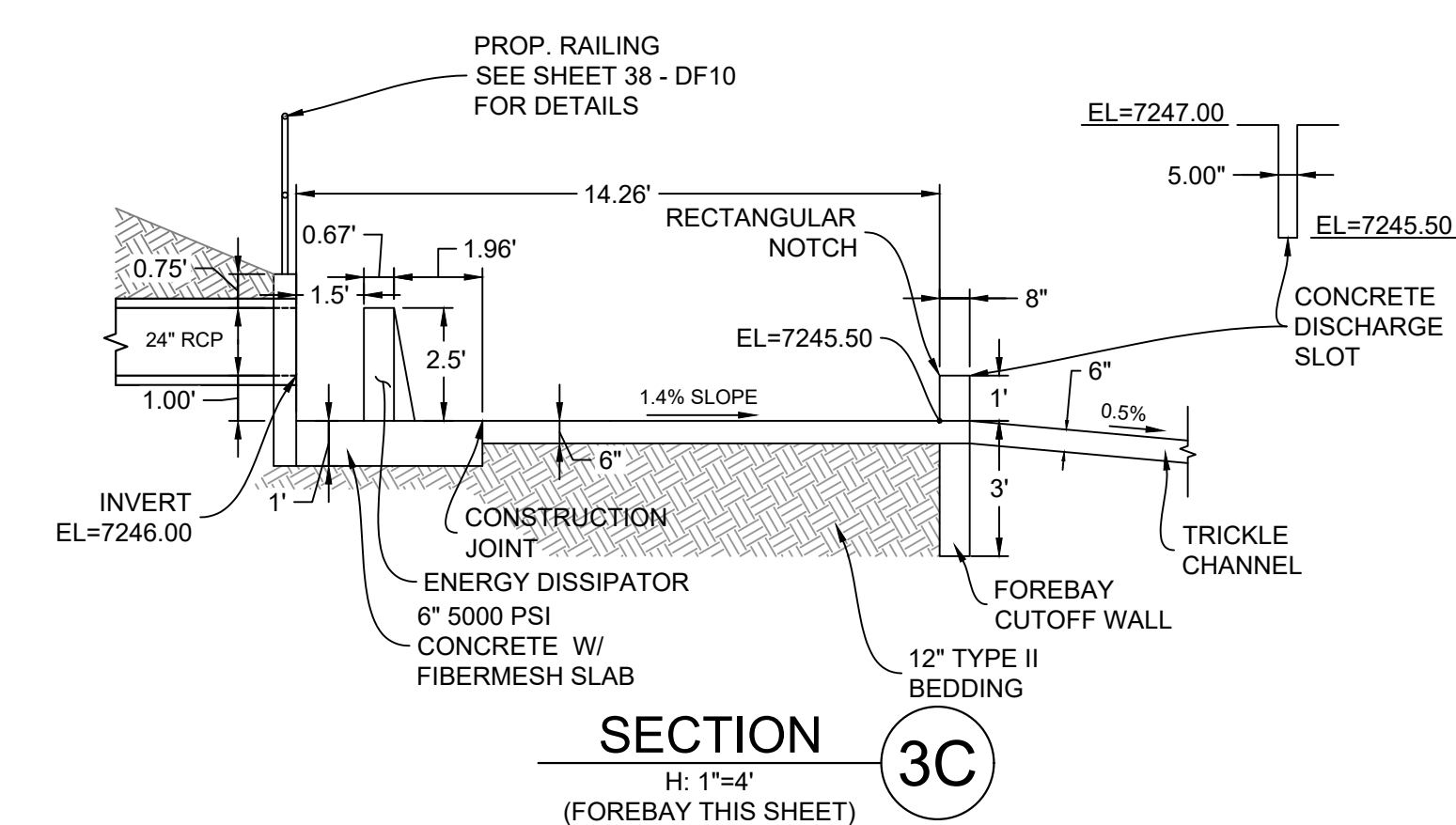
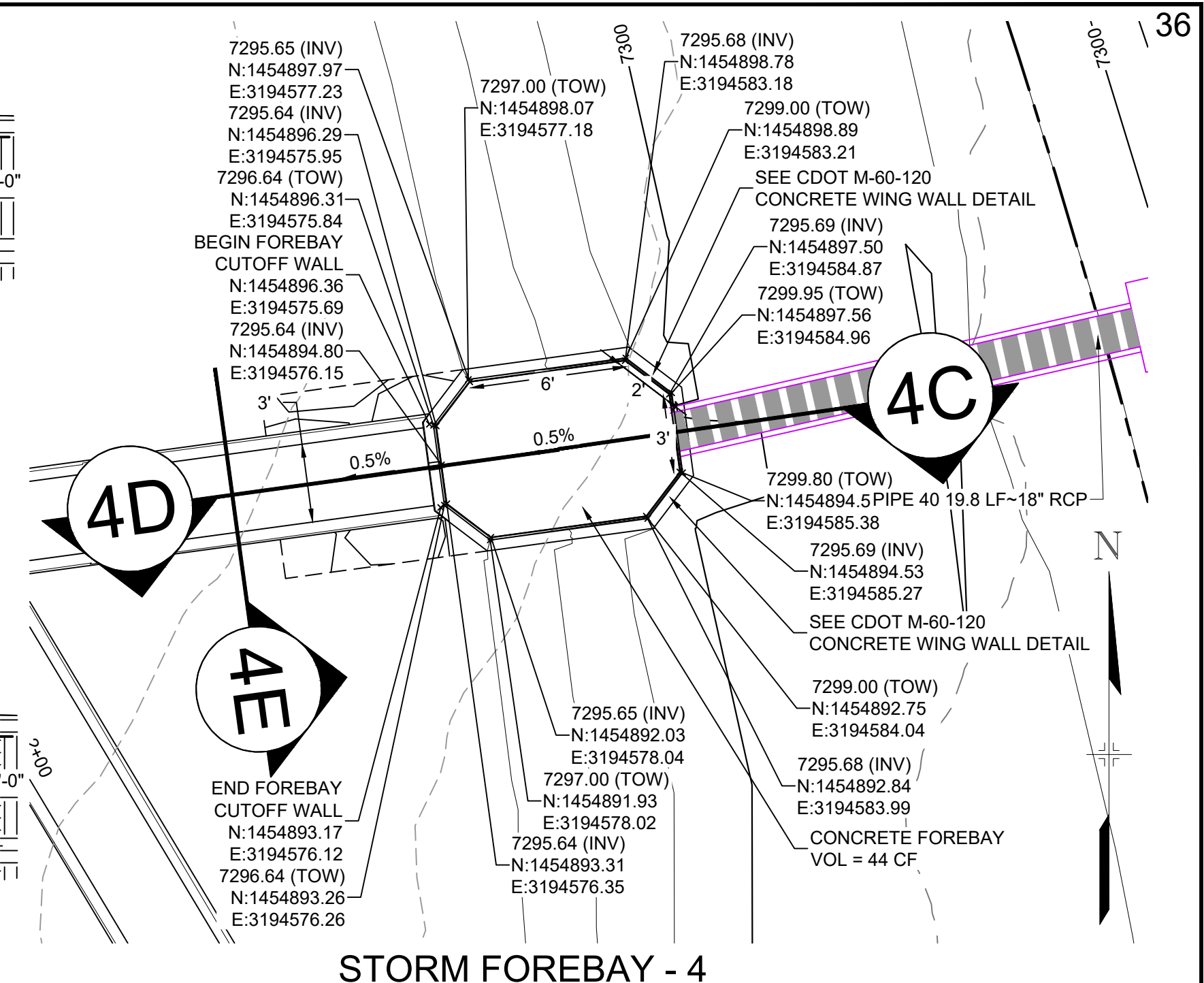
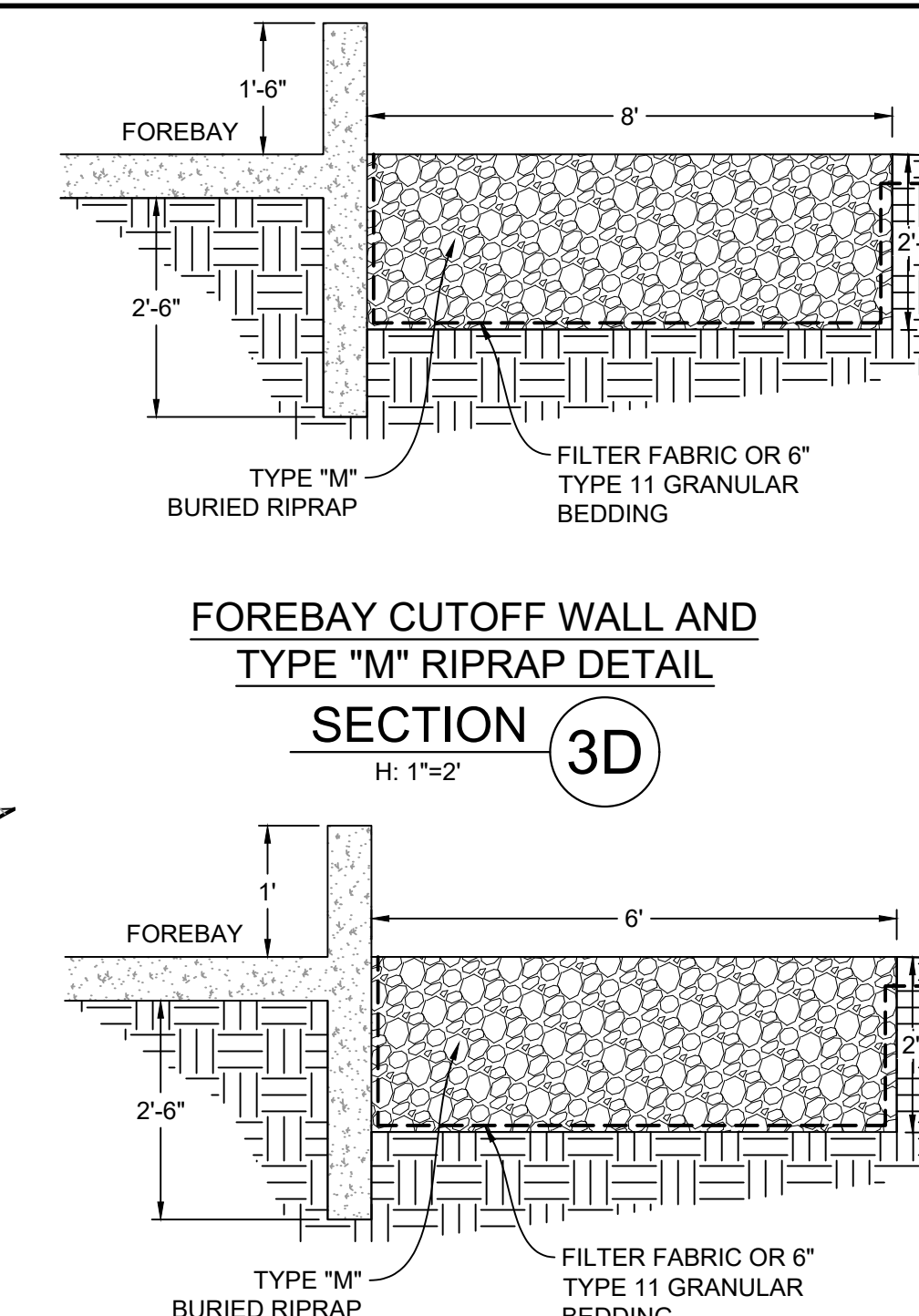
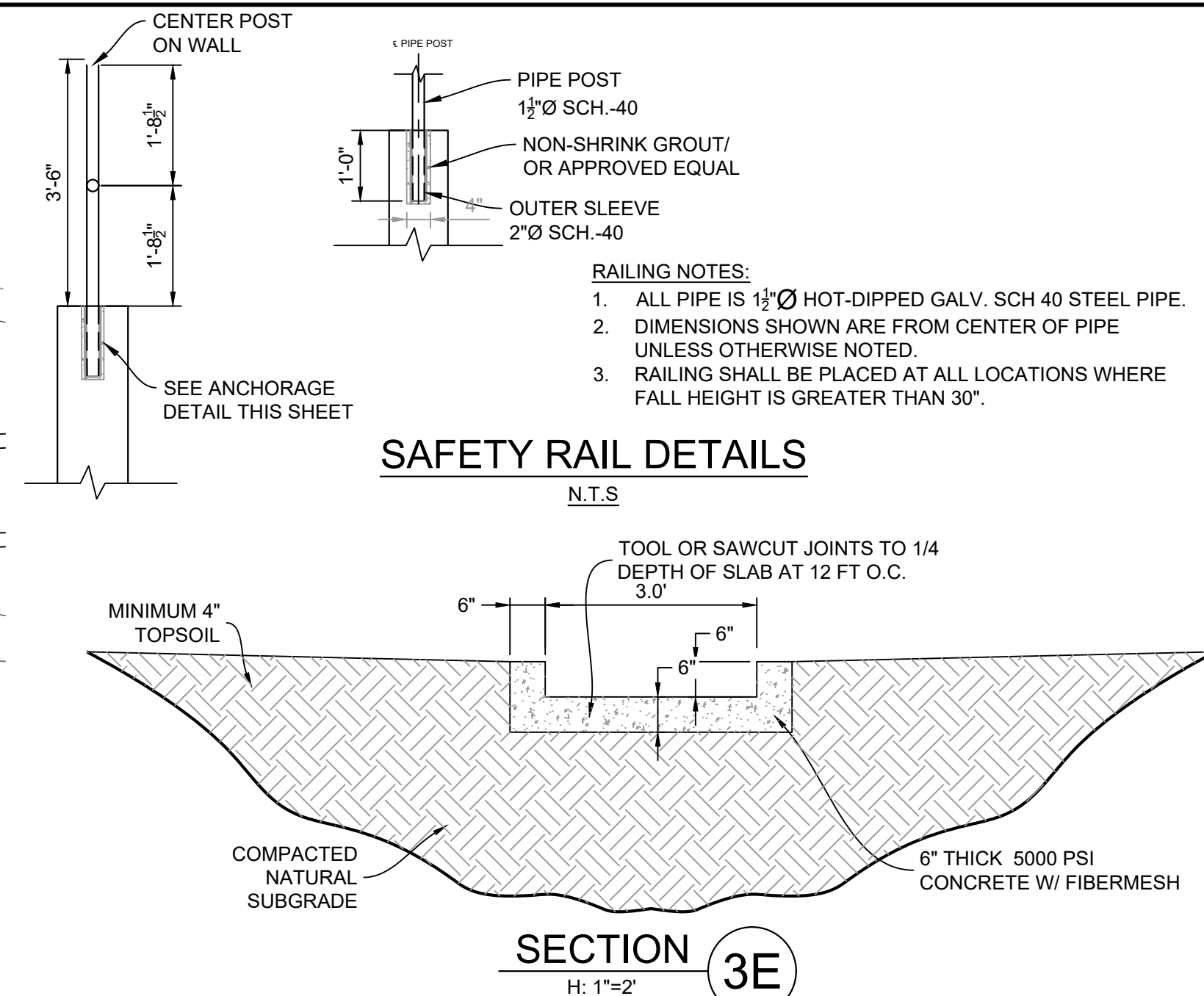
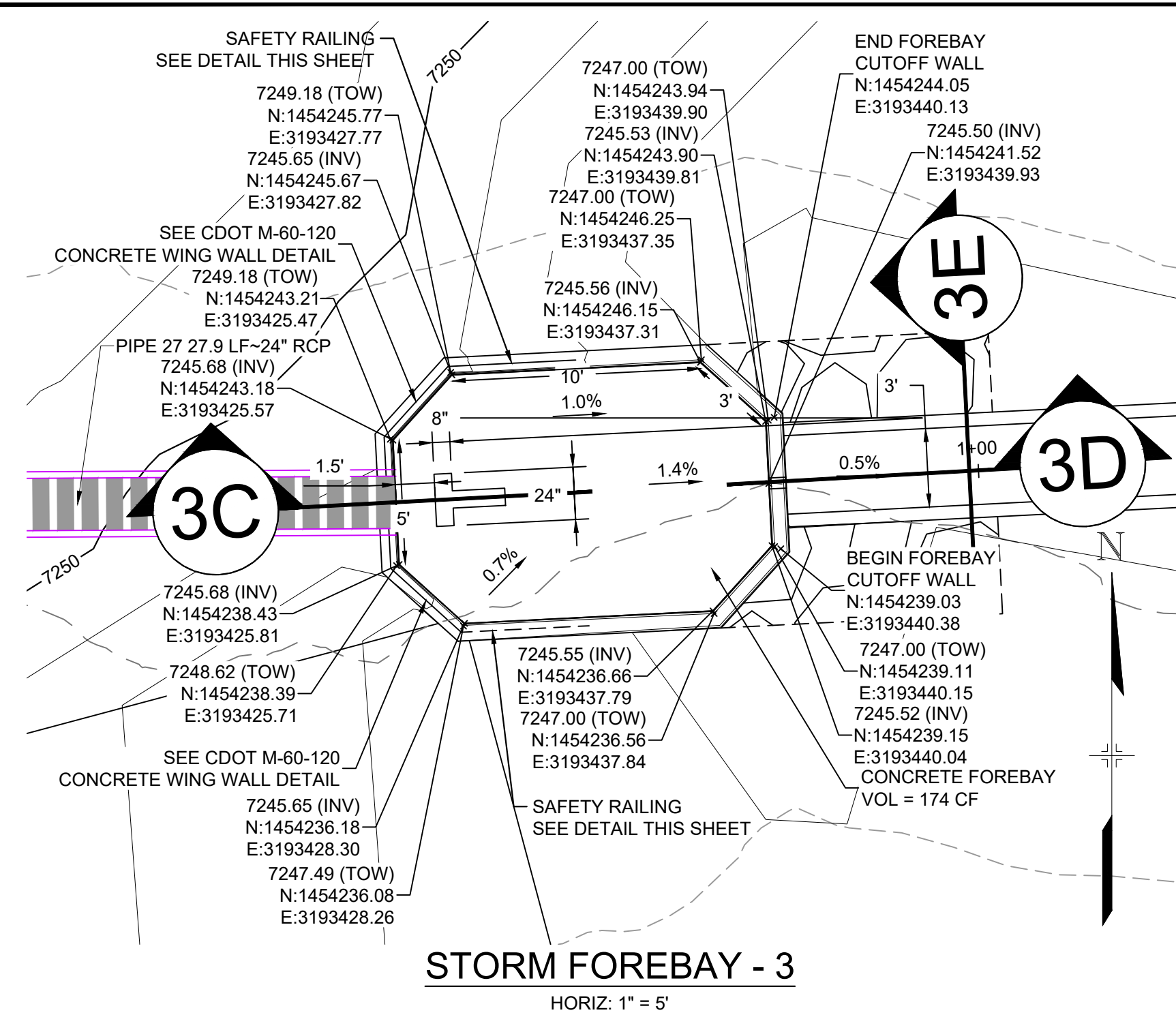
REFERENCE DRAWINGS	##	##	##	##	SHEET KEY		BENCHMARK	OWNER:	SEAL	GRANDWOOD RANCH
X-1105-EX SITE DESIGN	##	##	##	##			NGS T 294 ELEVATION - 7247.10' NAVD 88	GRANDWOOD ENTERPRISES, LLC		EL PASO COUNTY - SF 2026
X-1105-PR-SITE	##	##	##	##				WILLIAM F. HERBIC II, MANAGER		
X-Title-W-R&S	##	##	##	##				14160 GLENEAGLE DRIVE		
	##	##	##	##				COLORADO SPRINGS, CO 80921		

REVISIONS 	BASIS OF BEARING:
-------------------------------	---------------------------------------



CTB FILE: Matrix(black).ctb
PLOT DATE: February 8, 2021 9:30:18 AM
THIS DRAWING IS THE PROPERTY OF MATRIX DESIGN GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM MATRIX DESIGN GROUP, INC. IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECT. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MATRIX DESIGN GROUP, INC. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MATRIX DESIGN GROUP, INC. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MATRIX DESIGN GROUP, INC.

REFERENCE DRAWINGS X-1105-EX SITE DESIGN X-1105-PR-SITE X-Title-W-R&S	##	##	##	##
	##	##	##	##
	##	##	##	##
	##	##	##	##
	##	##	##	##
	##	##	##	##
	No.	DATE		BY
	DESCRIPTION			
	REVISIONS			
	COMPUTER FILE MANAGEMENT			
FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\DF05-07.dwg CTB FILE: Matrix(black).ctb PLOT DATE: February 8, 2021 9:30:18 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				
SHEET KEY 				
BENCHMARK NGS T 294 ELEVATION - 7247.10' NAVD 88 BASIS OF BEARING: A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENETR LINE OF SECTION 19, T11S, R66W, N89°56.32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMTER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"				
BENCHMARK GRANDWOOD ENTERPRISES, LLC WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE COLORADO SPRINGS, CO 80921 PREPARED BY:  Matrix				
OWNER: GRANDWOOD ENTERPRISES, LLC WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE COLORADO SPRINGS, CO 80921 PROFESSIONAL ENGINEER 				
SEAL 				
GRANDWOOD RANCH EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS				
DF-2 OUTLET STRUCTURE PLAN & DETAILS EPC 4/16/21				
DESIGNED BY: DRAWN BY: CHECKED BY:	BAS BAS CP	SCALE HORIZ. N/A VERT. N/A	DATE ISSUED: FEBRUARY, 2021 SHEET 35 OF 40	DRAWING No. DF07



REFERENCE DRAWINGS	##	##	##	##
	##	##	##	##
	X-1105-EX SITE DESIGN	##	##	##
	X-1105-PR SITE	##	##	##
	X-Title-W-R&S	##	##	##
	##	##	##	##
	No.	DATE	DESCRIPTION	BY
	REVISIONS			
COMPUTER FILE MANAGEMENT				
FILE NAME: s:\201105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\DF08-10.dwg				
CTB FILE: Matrix(black).ctb				
PLOT DATE: February 8, 2021 9:32:05 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

SHEET KEY

The map shows the project area (indicated by a black square) in relation to the city of San Francisco and the San Francisco Bay Area. The map includes a north arrow and a scale bar.

BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:


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

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

PREPARED BY:

 **Matrix**

SEAL

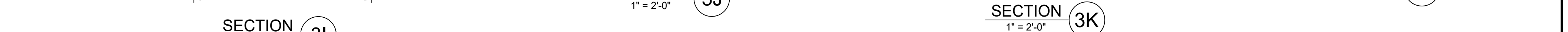
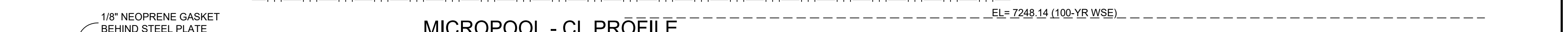
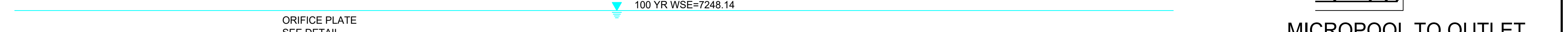


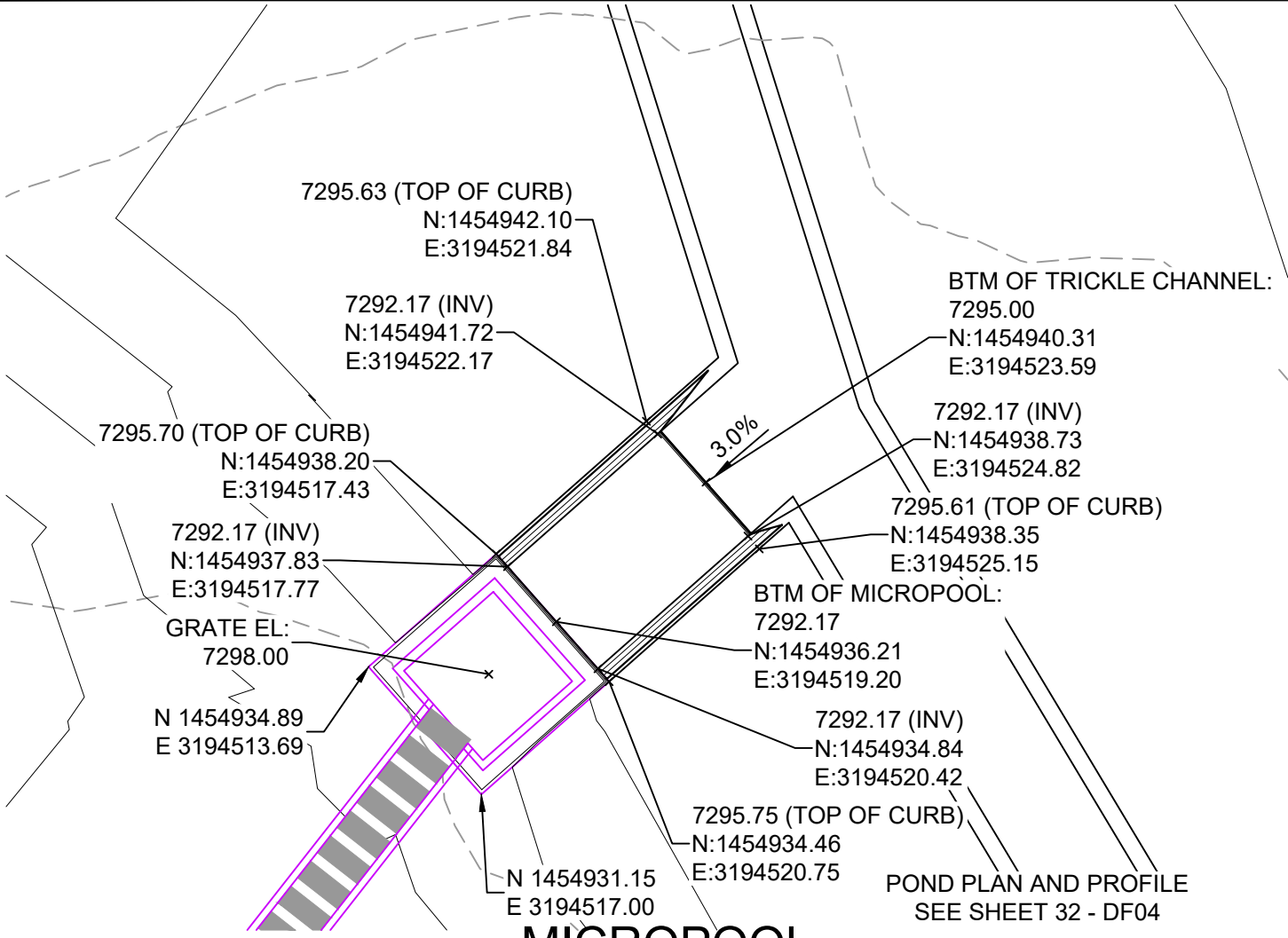
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT NO. 20.1120.003

GRANDWOOD RANCH						
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS						
DF-3 & DF-4 FOREBAY PLANS & DETAILS EPC 4/16/21						
DESIGNED BY: DRAWN BY: CHECKED BY:	BAS BAS CP	SCALE		DATE ISSUED:	FEBRUARY, 2021	DRAWING No. DF08
		HORIZ. VERT.	N/A N/A	SHEET	36 OF 40	



Diagram illustrating the cross-section of a concrete slab supported by stainless steel support bars. The diagram shows a horizontal line representing the top surface of the slab, with two vertical lines extending downwards from it, labeled "STAINLESS STEEL SUPPORT BARS".



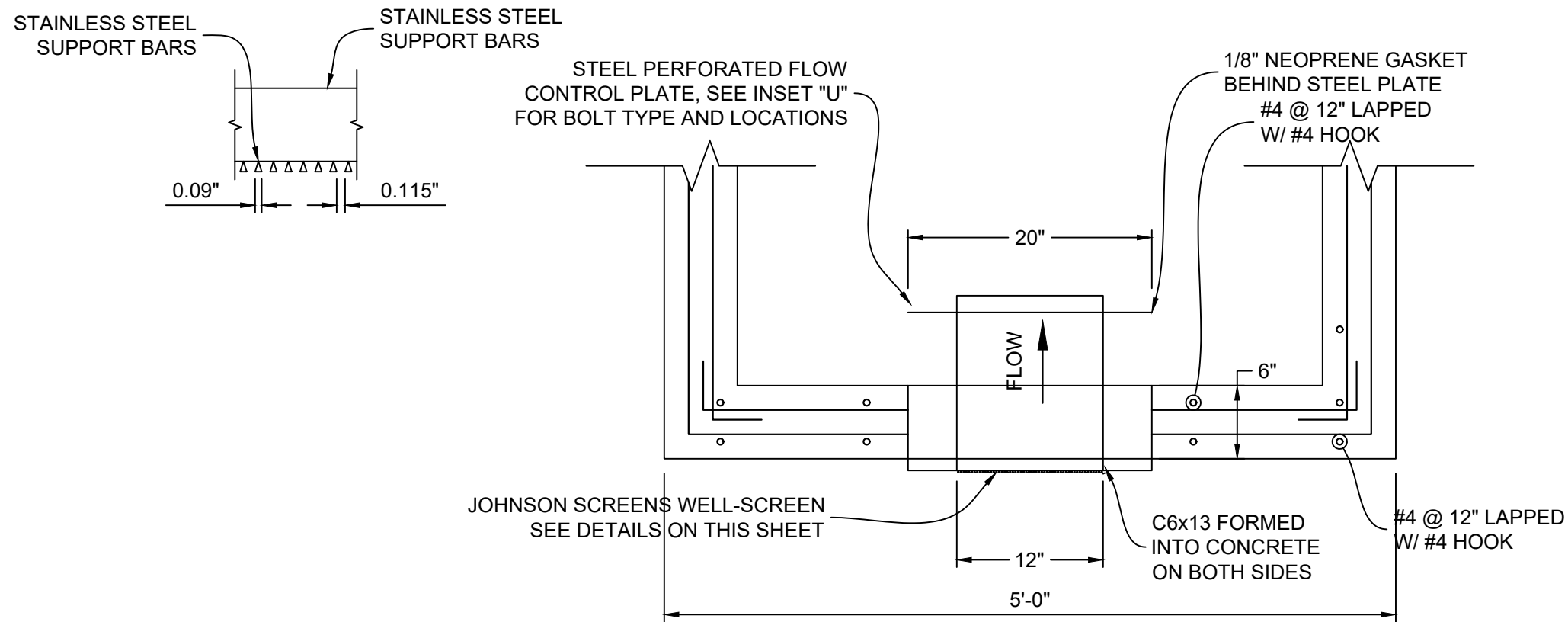


MICROPOOL

HORIZ: 1" = 5'

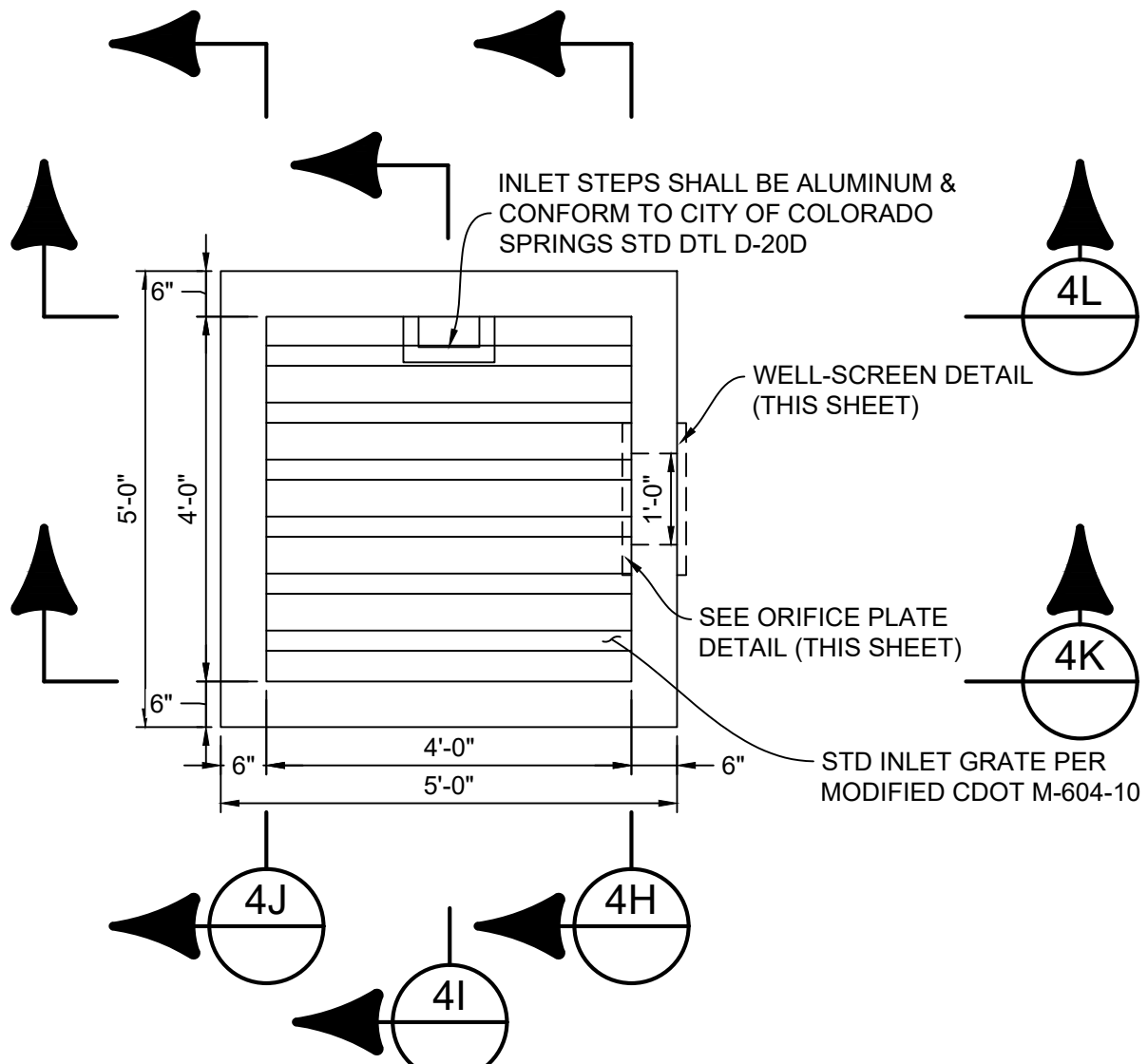
JOHNSON SCREENS STAINLESS STEEL VEE WIRE FILTERS WELL-SCREEN (OR EQUAL)

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



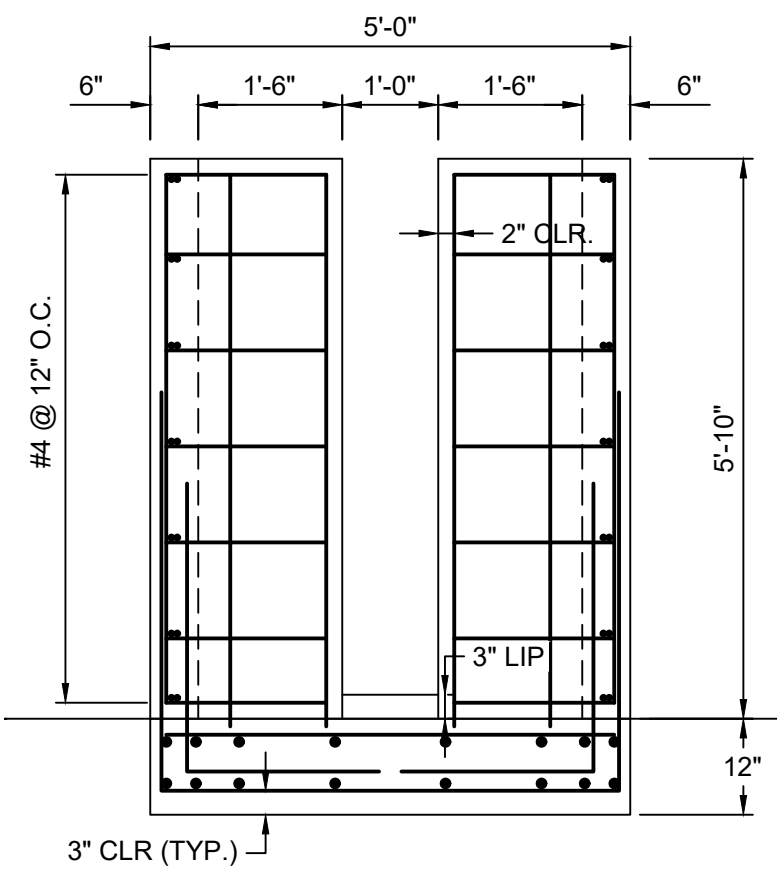
STRUCTURE DETAILS AT ORIFICE PLATE

SCALE: 1" = 1'



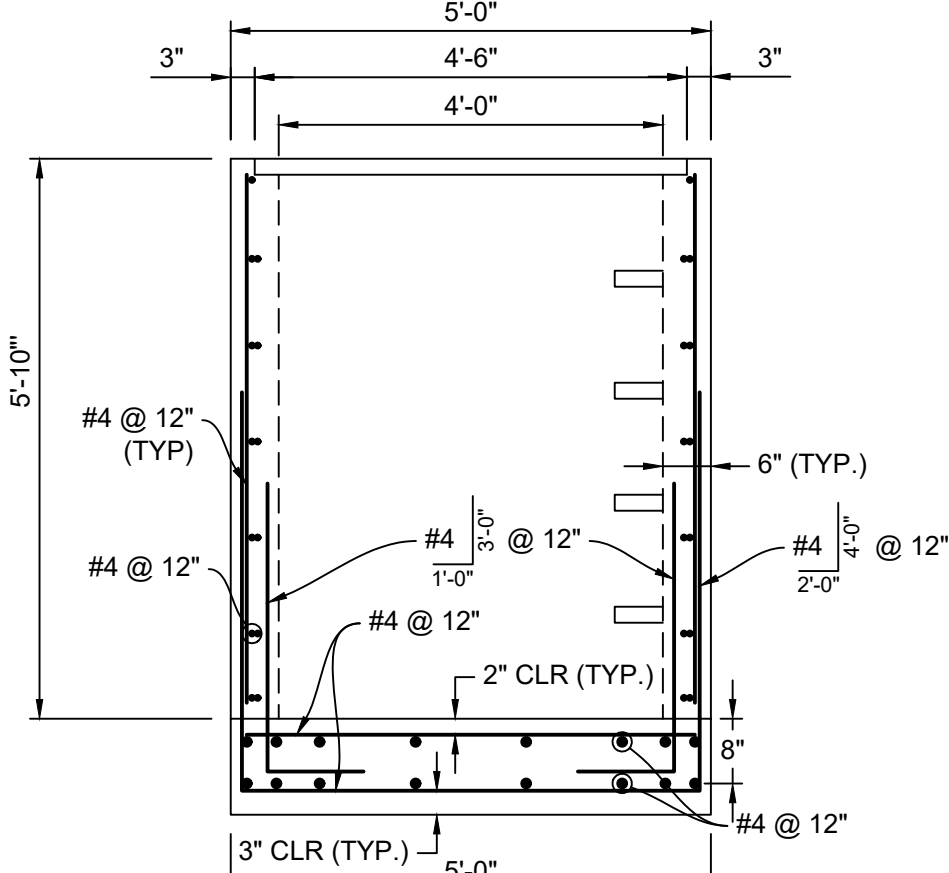
OUTLET STRUCTURE DETAILS

SCALE: 1" = 4'



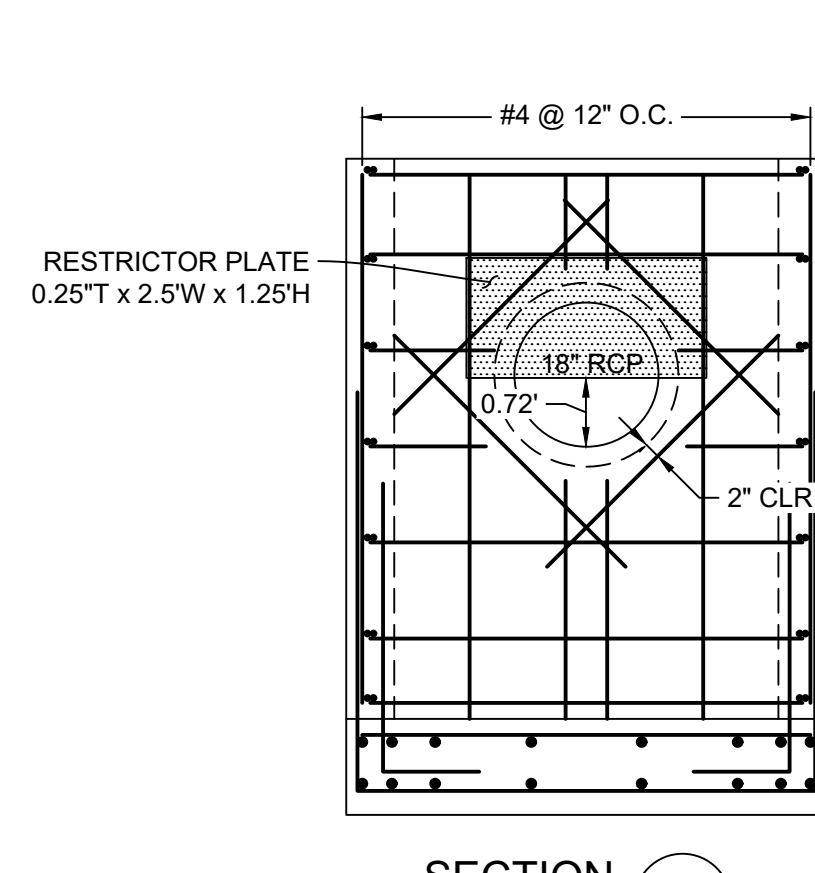
SECTION 4H

1" = 2'-0"



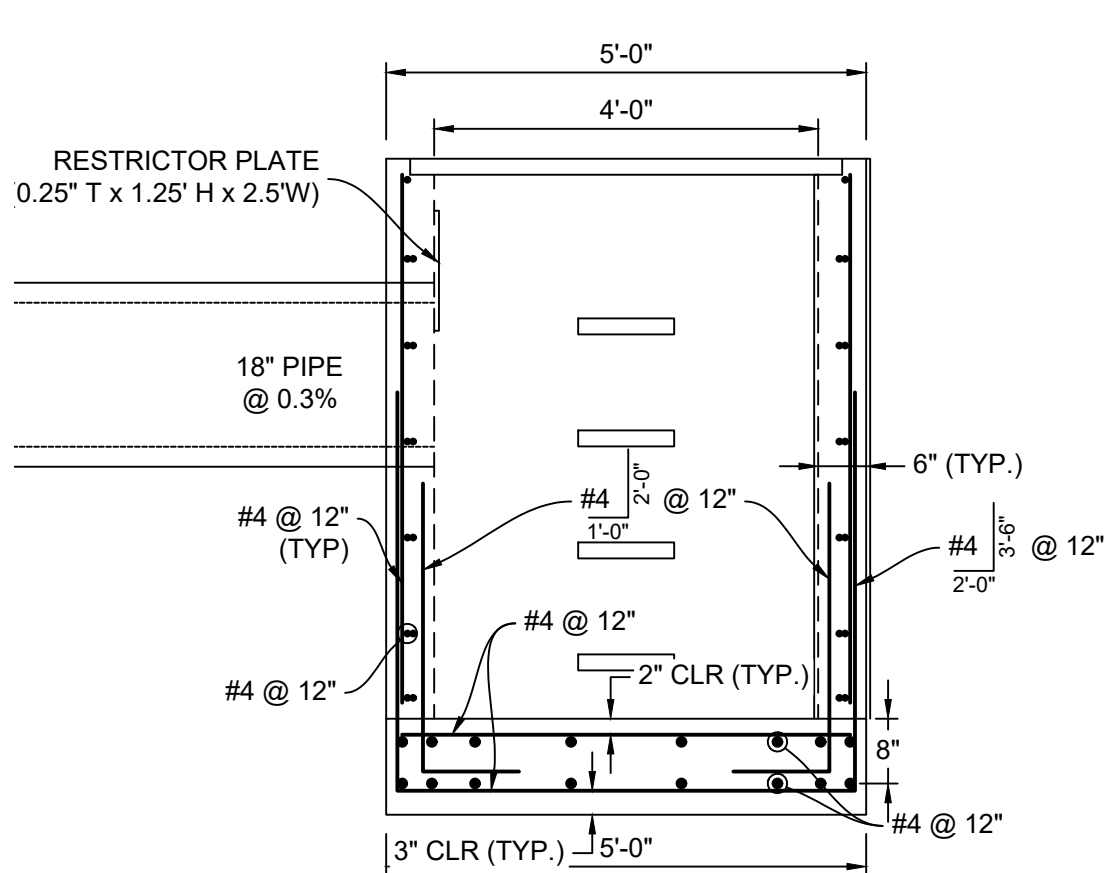
SECTION 4I

1" = 2'-0"



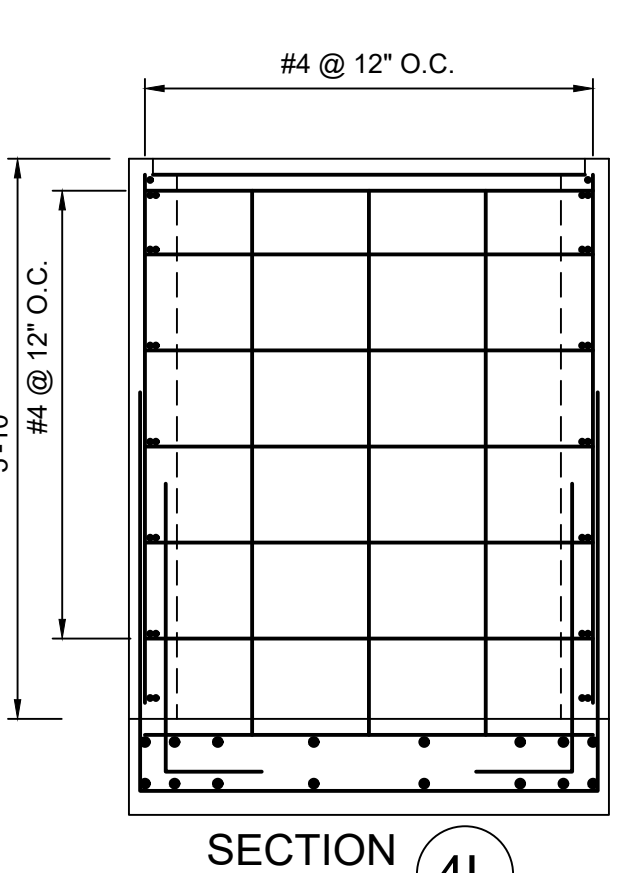
SECTION 4J

1" = 2'-0"



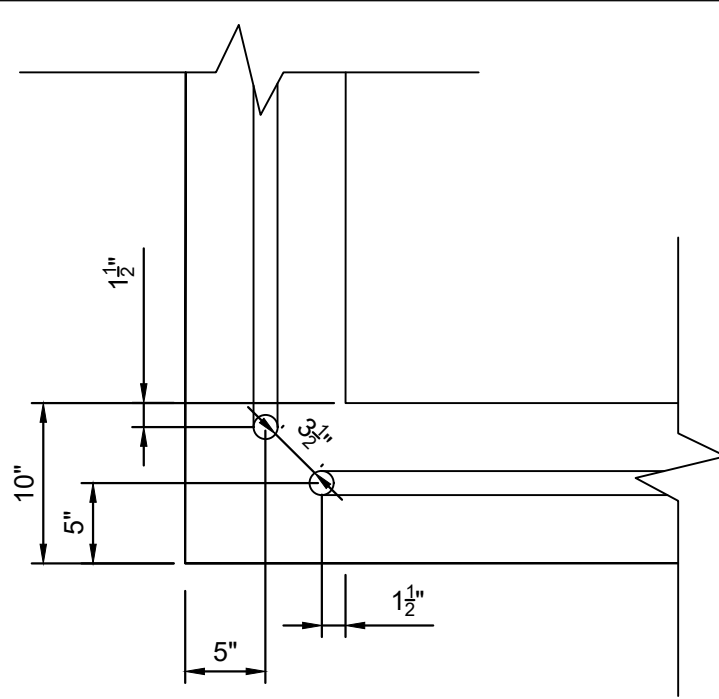
SECTION 4K

1" = 2'-0"



SECTION 4L

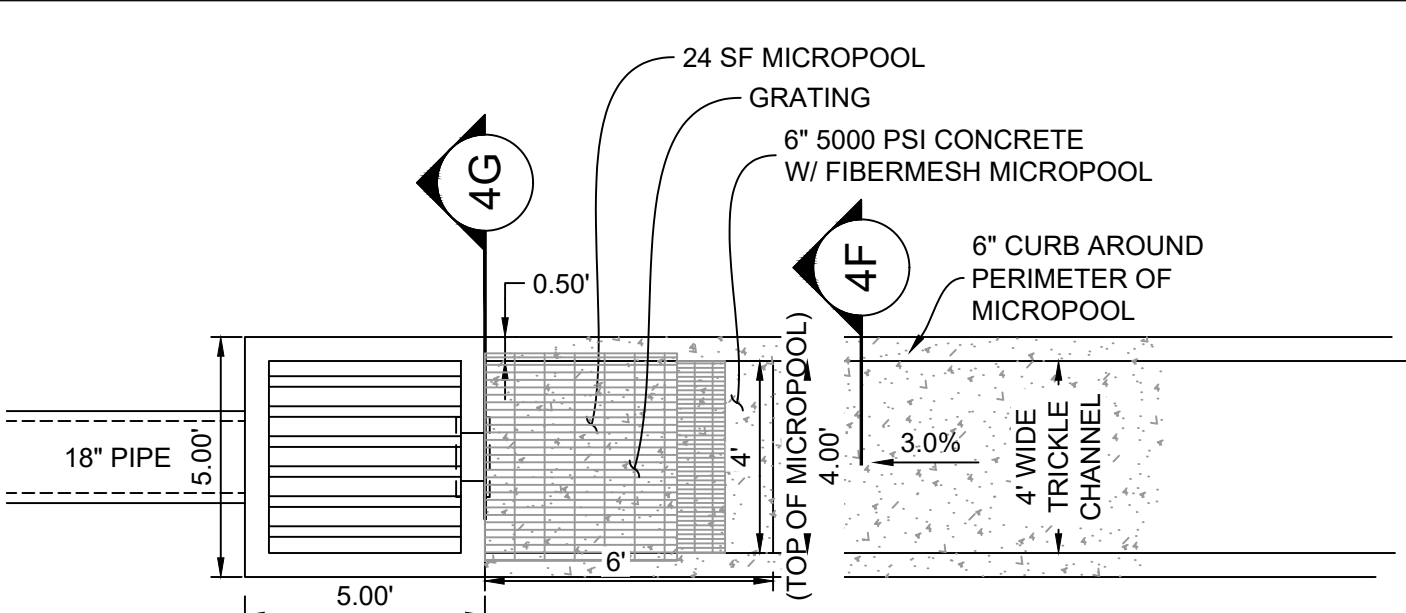
1" = 2'-0"



SAFETY RAIL CORNER DETAIL

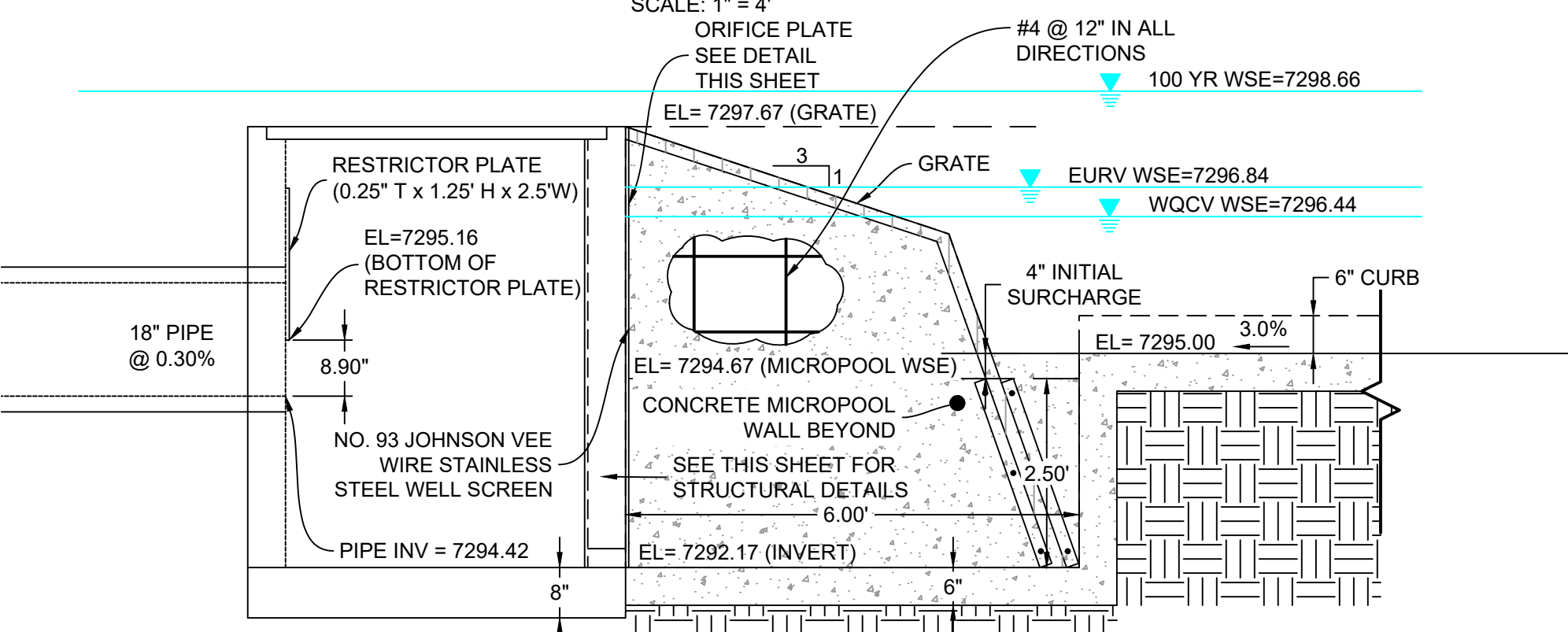
1" = 1'

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



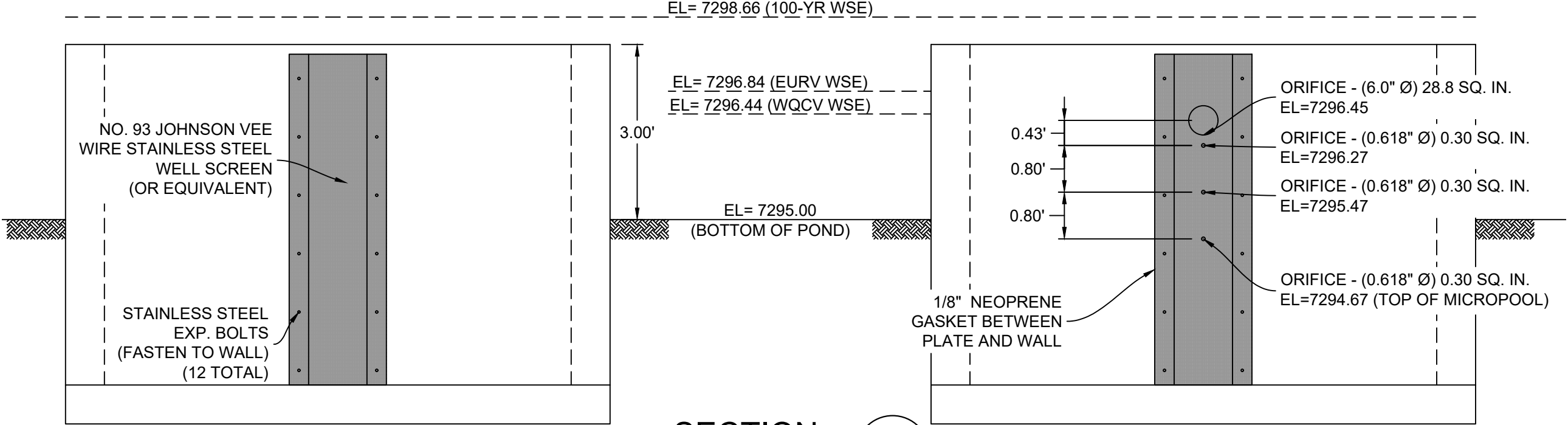
OUTLET STRUCTURE DETAILS

SCALE: 1" = 4'



MICROPOOL - CL PROFILE

HORIZ: 1" = 2'



WELL SCREEN DETAIL

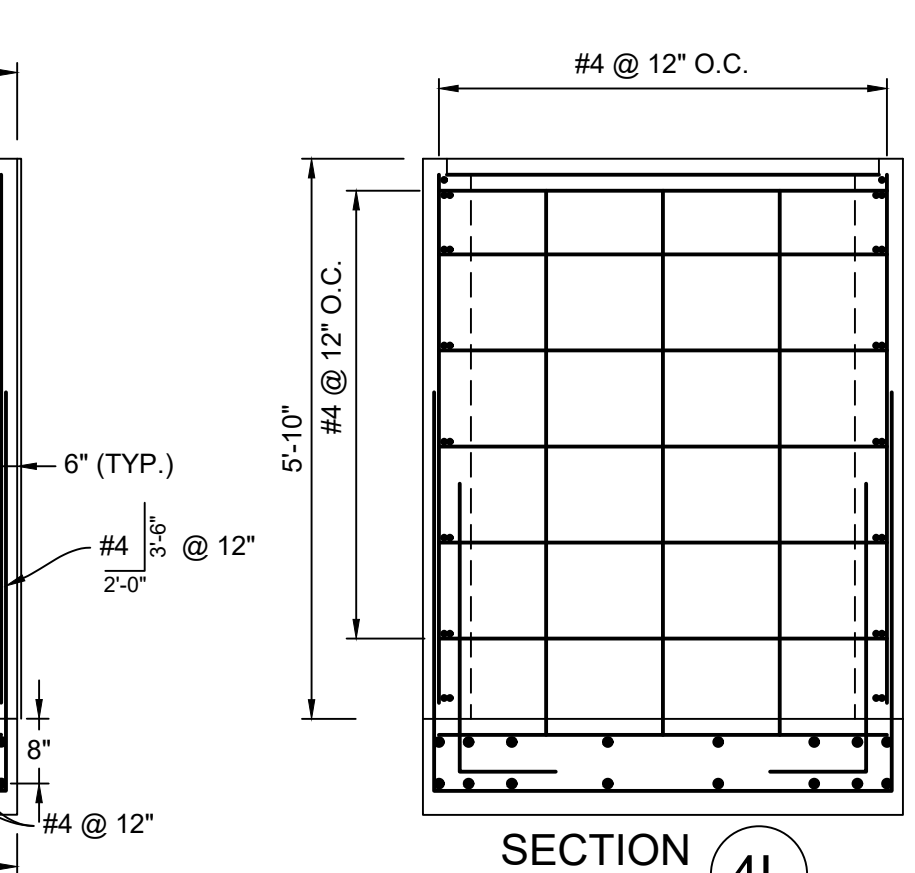
HORIZ: 1" = 2'

SECTION 4G

SECTION AT WELLSCREEN

ORIFICE PLATE DETAIL

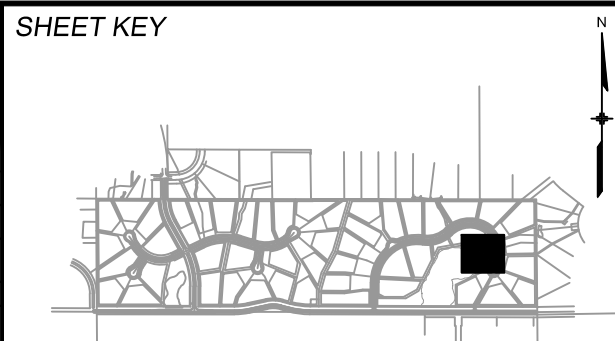
HORIZ: 1" = 2'



SECTION 4L

1" = 2'-0"

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-1105-EX SITE DESIGN				
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\DF08-10.dwg				
CTB FILE: Matrix(black).ctb				
PLOT DATE: February 8, 2021 9:35:14 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



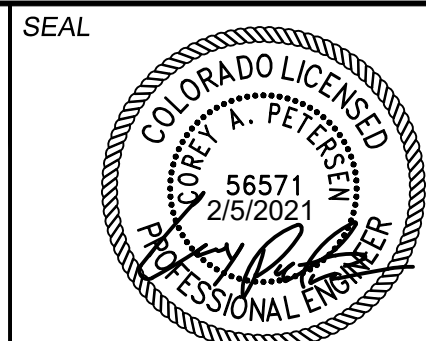
BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

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

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

PREPARED BY:



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

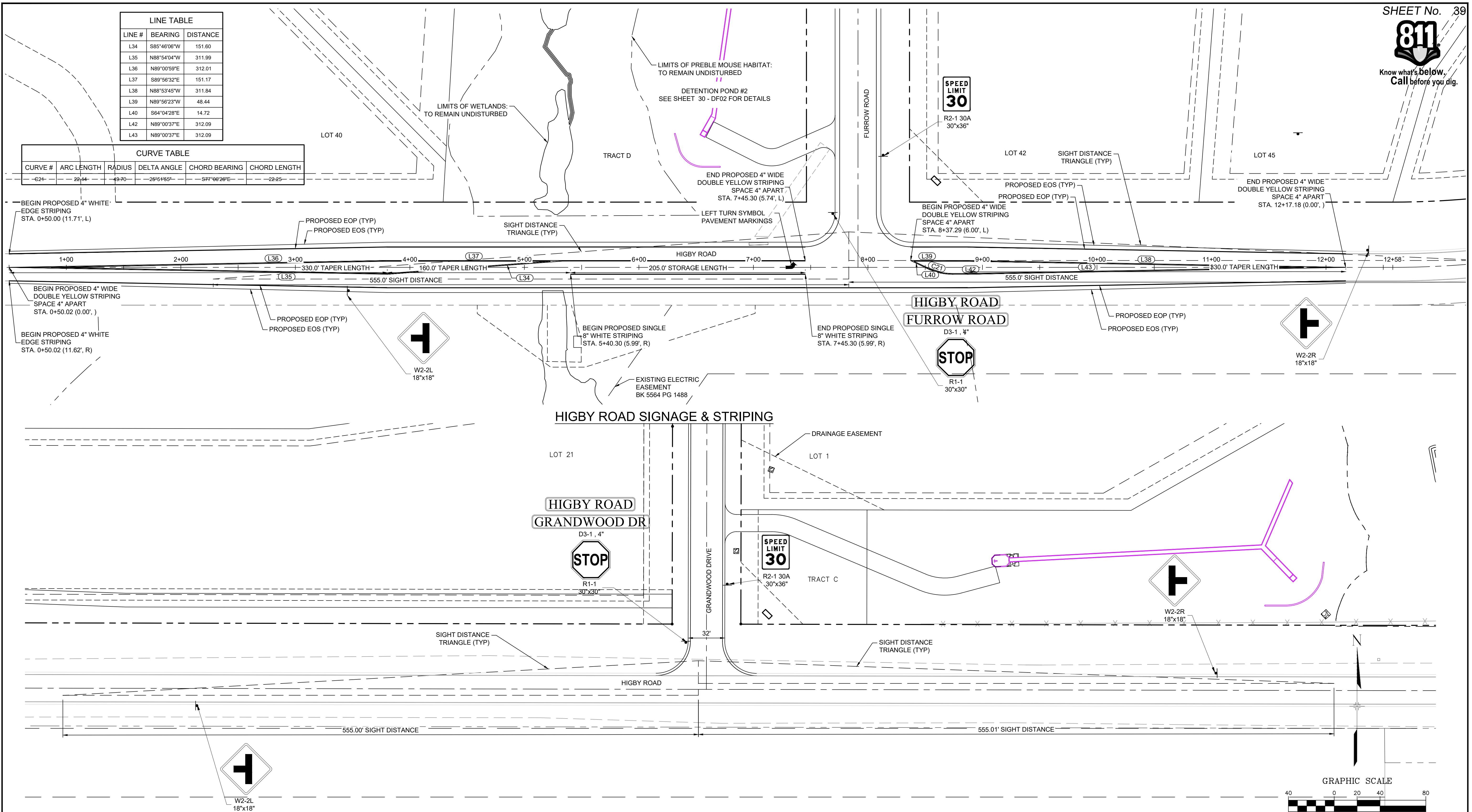
GRANDWOOD RANCH				
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS				
DF-4 OUTLET STRUCTURE PLAN & DETAILS				
EPC 4/16/21				
DESIGNED BY:	BAS	SCALE	DATE ISSUED:	FEBRUARY, 2021
DRAWN BY:	BAS	HORIZ.	N/A	DRAWING No.
CHECKED BY:	CP	VERT.	N/A	38 OF 40
				DF10



Now 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
-C24-	22.44	49.70	25°51'55"	S77°00'26"E	22.25



HIGBY RD / GRANDWOOD DR SIGNAGE


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

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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\SN01.dwg				
CTB FILE:				
PLOT DATE: February 5, 2021 2:51:04 PM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

SHEET KEY




The Sheet Key is a plan view of the site. It shows a road at the bottom, a building at the top, and a large area of vegetation in the center. A north arrow is located in the top right corner.

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

PREPARED BY:

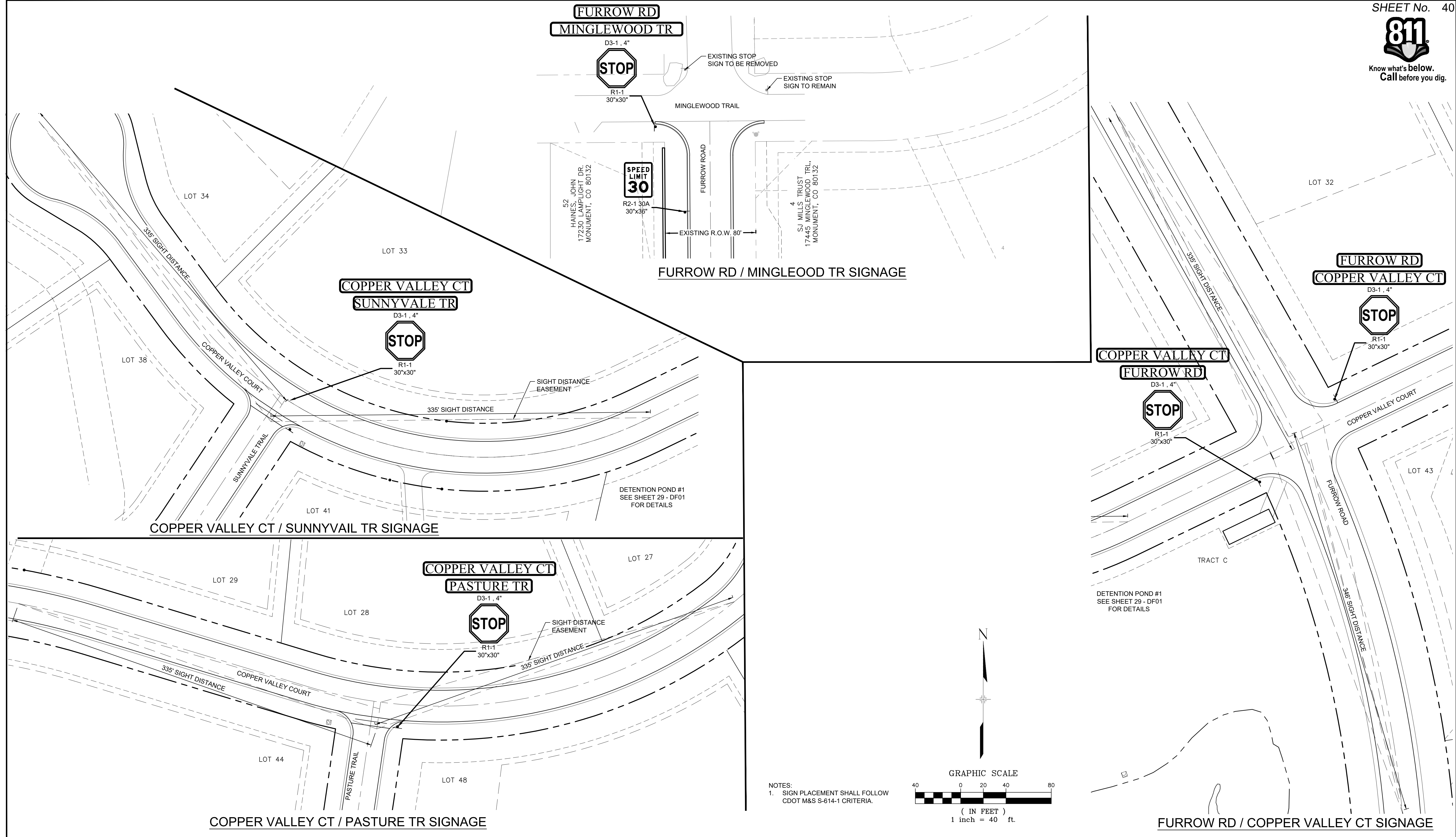
 **Matrix**

SEAL

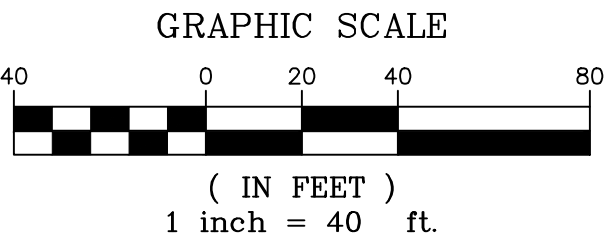


FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT NO. 20.1120.003

<h1>GRANDWOOD RANCH</h1>			
<h2>EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS</h2>			
<h3>SIGNAGE AND STRIPING PLAN</h3> <p>EPC 4/16/21</p>			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: FEBRUARY, 2021
DRAWN BY:	CAP	HORIZ. 1" = 40'	
CHECKED BY:	NMS	VERT. N/A	SHEET 39 OF 40
			SN01



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



REFERENCE DRAWINGS <small>X-Title-Plan & Profile X-1105-PR-SITE</small>	###	###	###	###	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"
	###	###	###	###		
	###	###	###	###		
	###	###	###	###		
No. DATE DESCRIPTION REVISIONS					BY	OWNER: SYLVAN VISTA, INC. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921 PREPARED BY:
COMPUTER FILE MANAGEMENT						
FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SN01.dwg						
CTB FILE: ---						
PLOT DATE: March 19, 2021 9:25:20 AM						SEAL
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.						
						FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003
						DESIGNED BY: CAP CHECKED BY: NMS
						SCALE HORIZ 1" = 40' VERT. N/A
						DATE ISSUED: FEBRUARY, 2021 SHEET 40 OF 40
						DRAWING No. SN02