

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

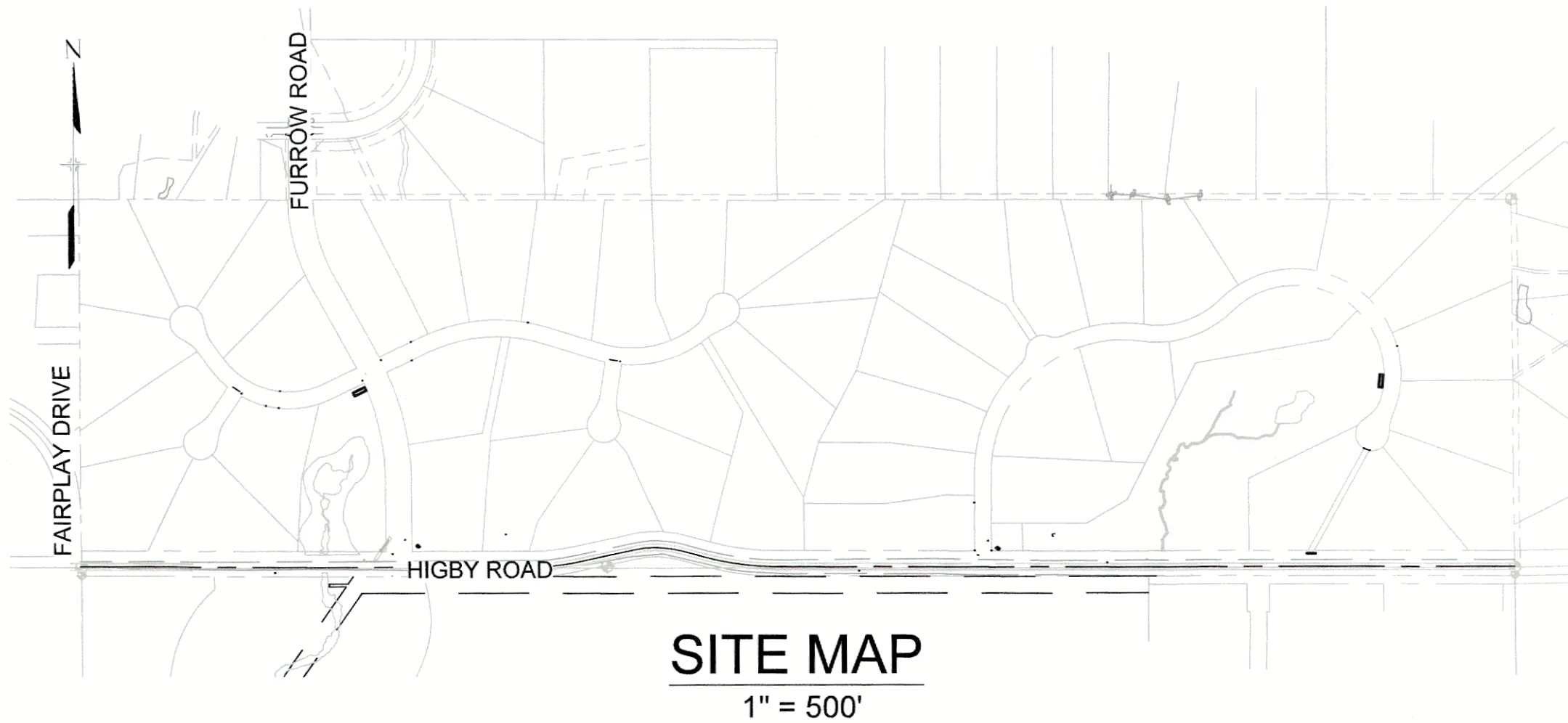
EL PASO COUNTY, CO

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

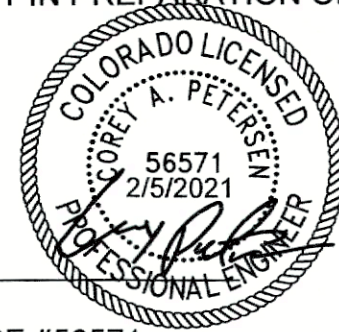


SITE MAP

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.

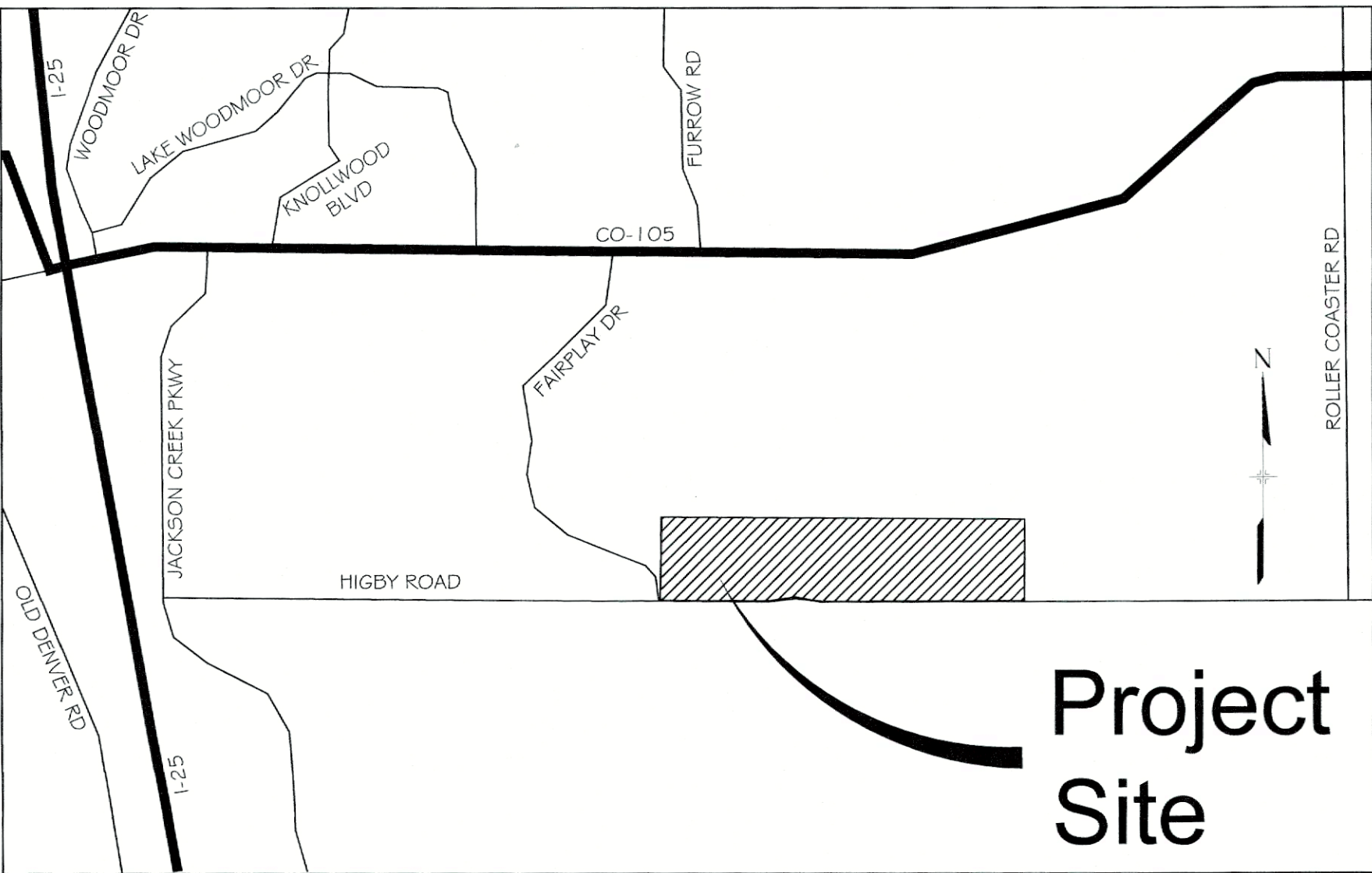
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

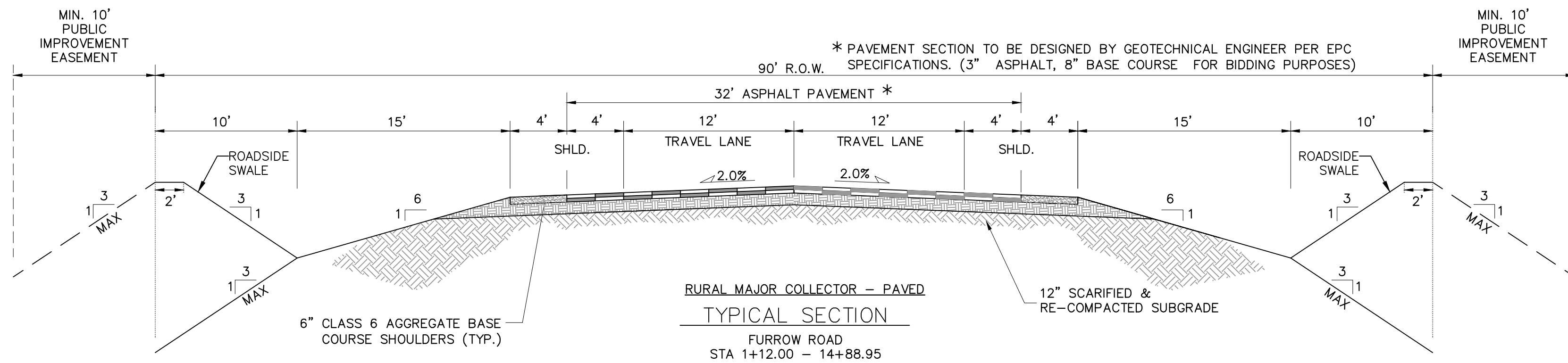
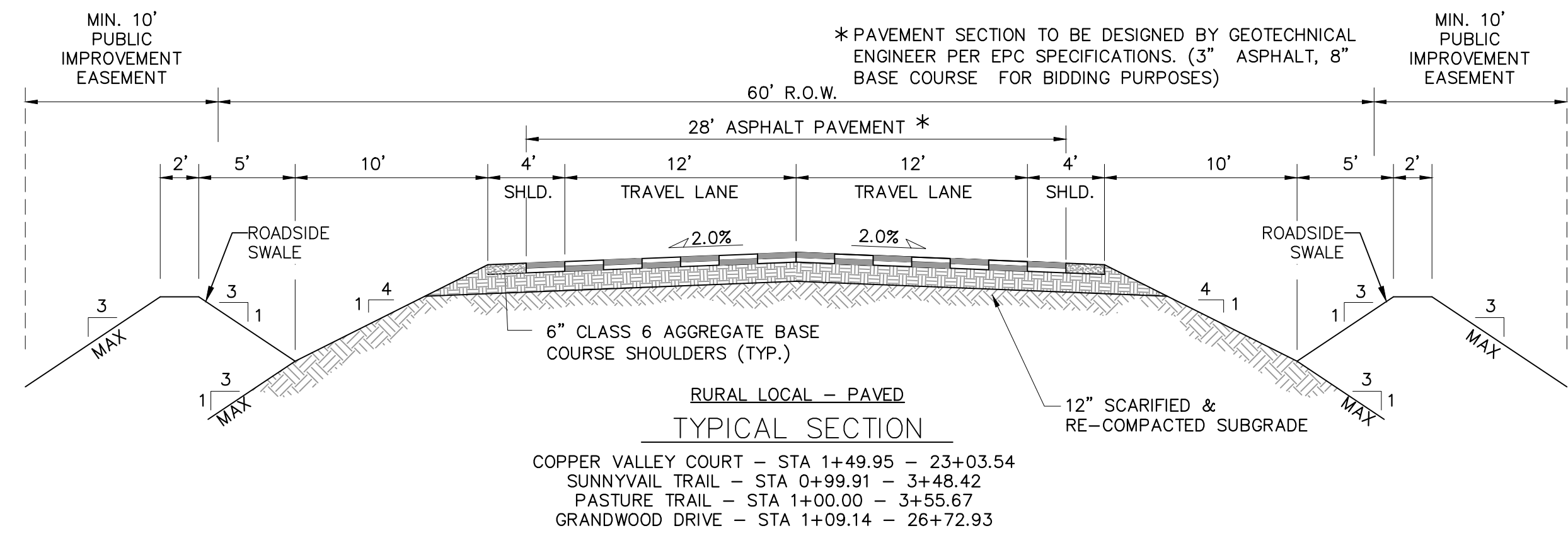
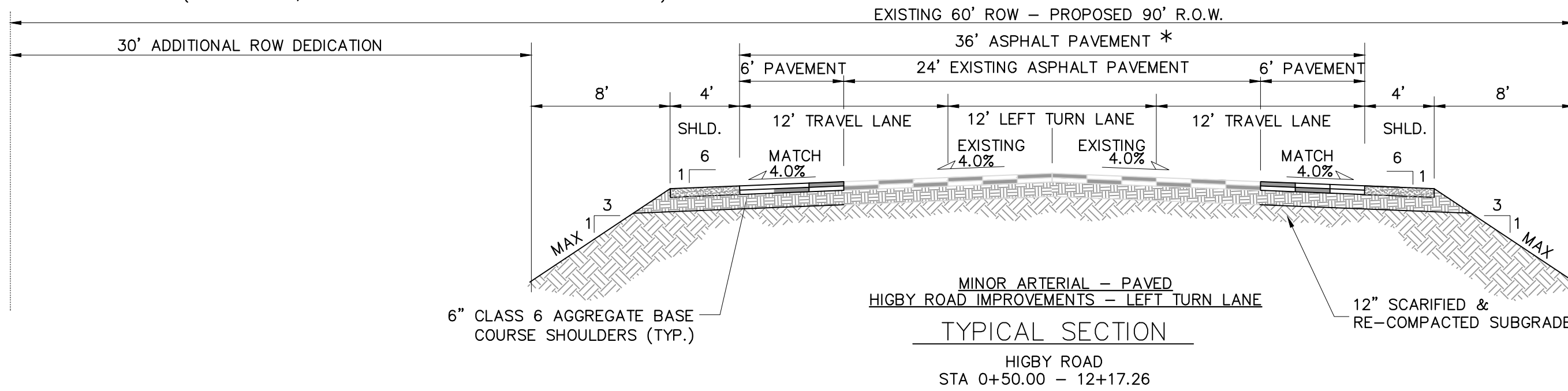
TITLE SHEET

EPC PUD#: SF 2026

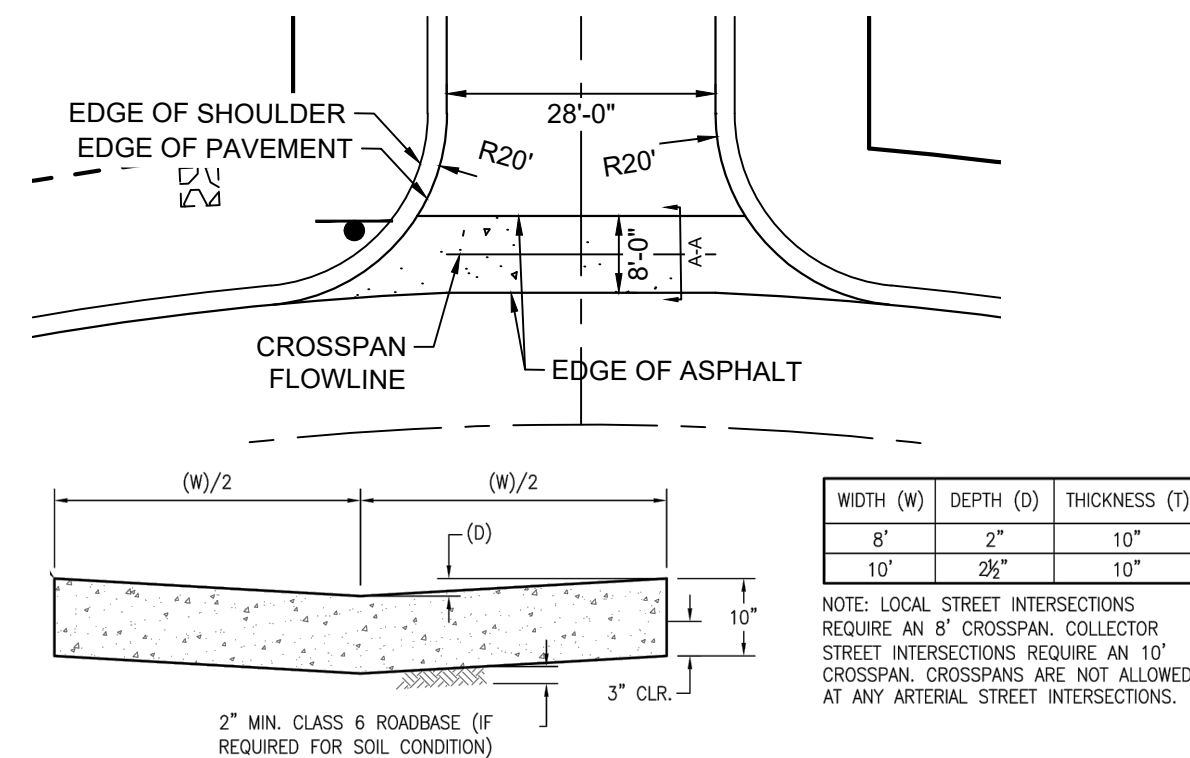
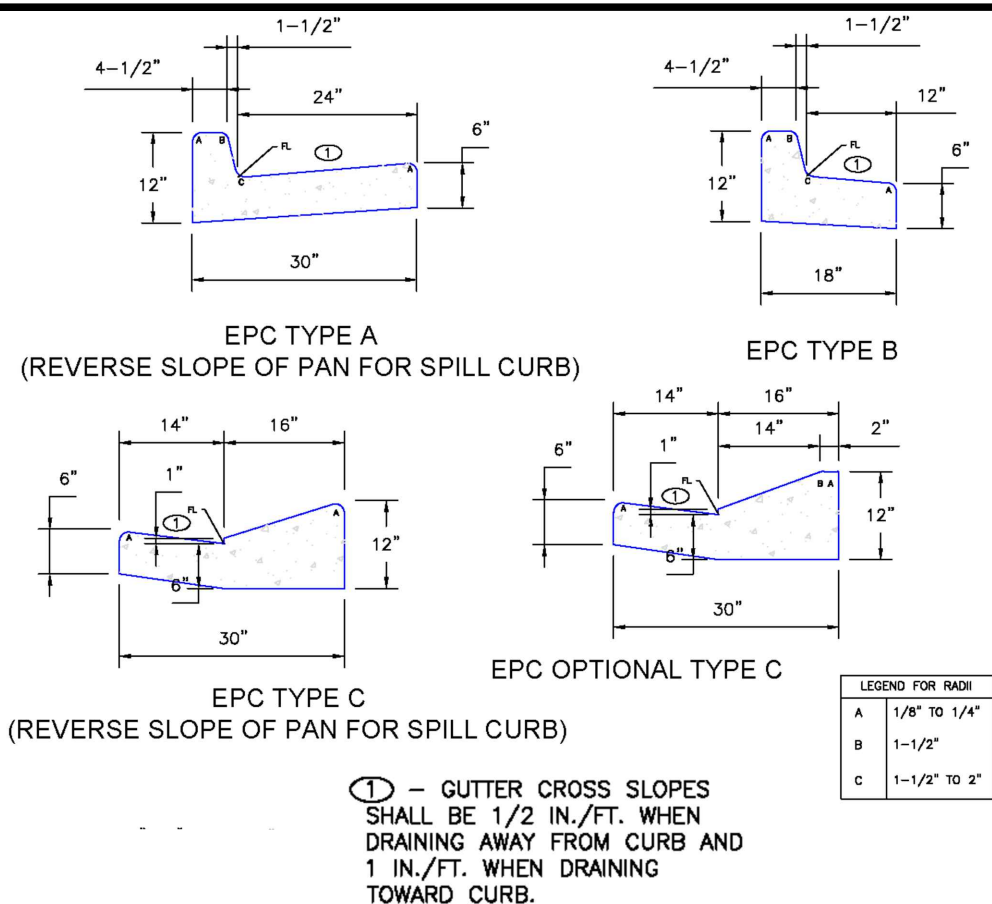
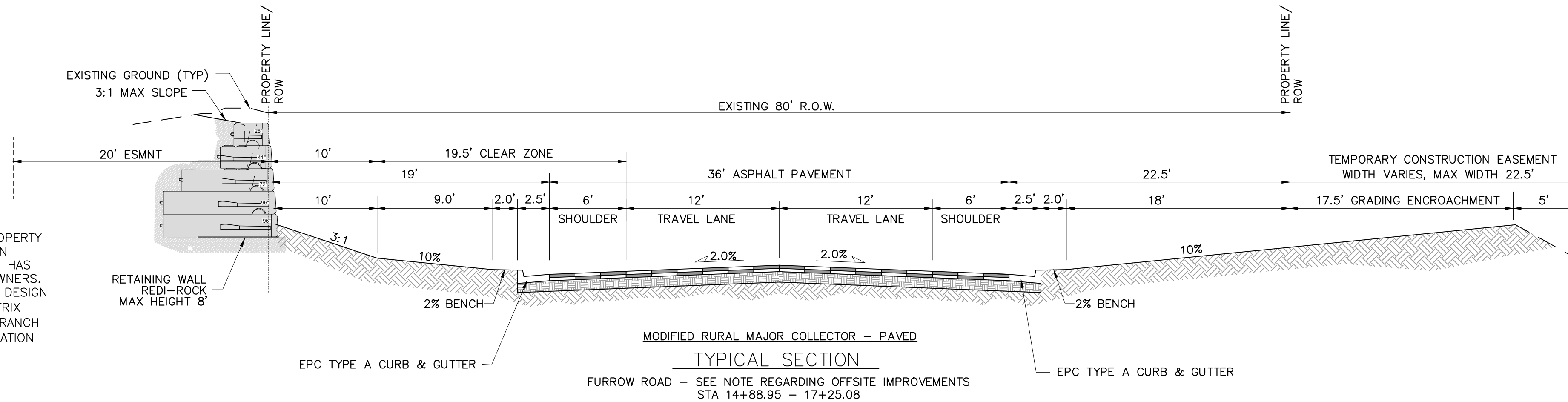
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003DESIGNED BY: CAP
DRAWN BY: CAP
CHECKED BY: NMSSCALE
HORIZ. N/A
VERT. N/ADATE ISSUED: FEBRUARY, 2021
SHEET 1 OF 40DRAWING No.
TS01

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

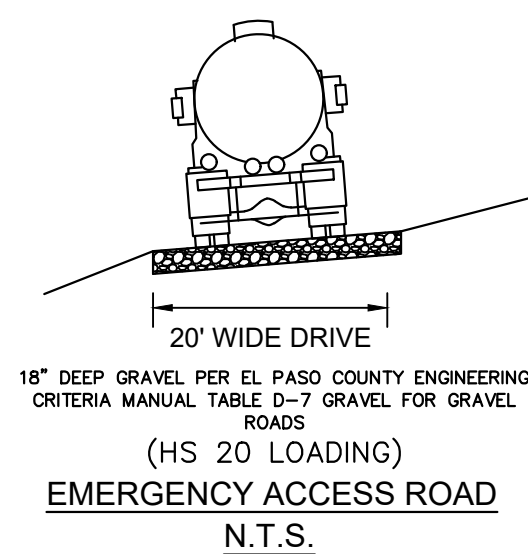
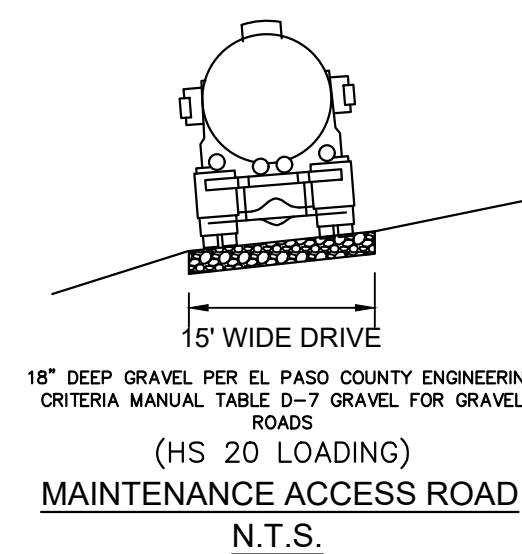
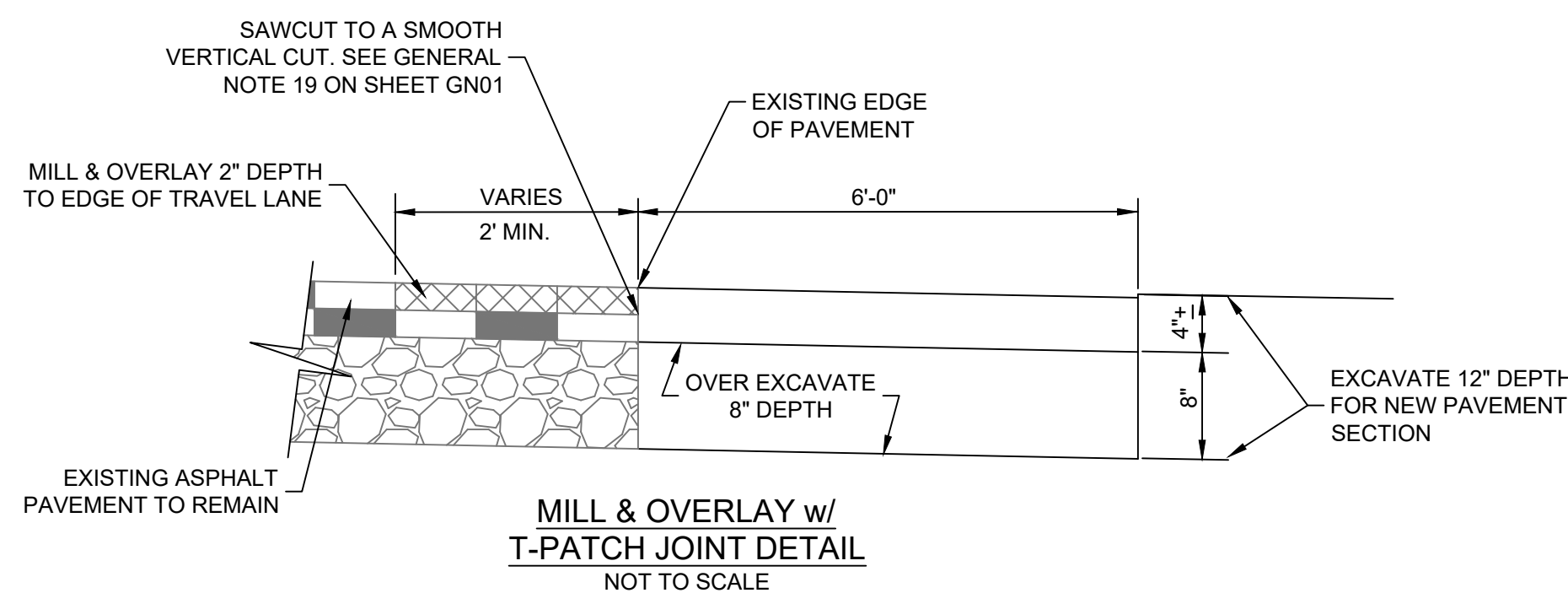
* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS. (4" ASPHALT, 8" BASE COURSE FOR BIDDING PURPOSES)



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



CROSSSPAN DETAIL
N.T.S.



EPC 4/16/21

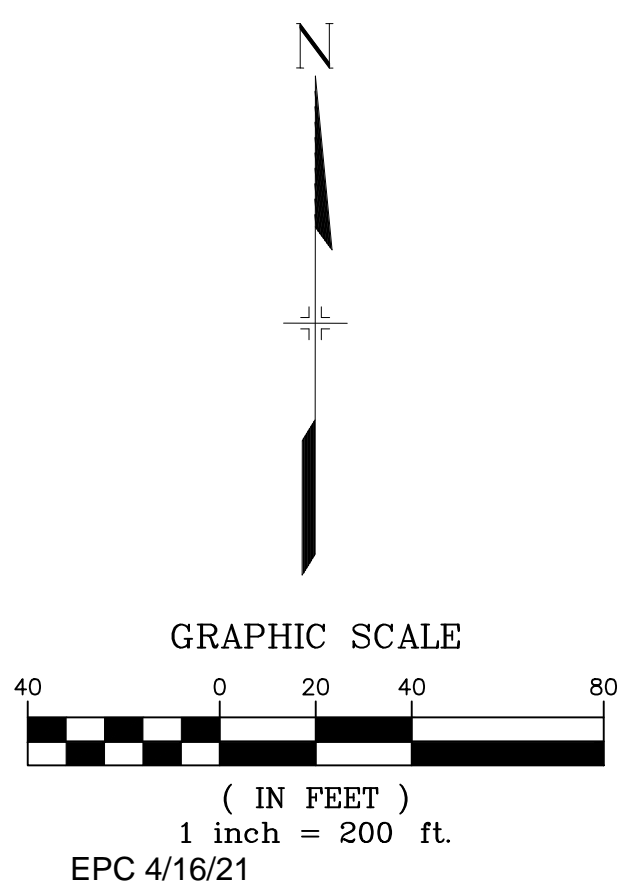
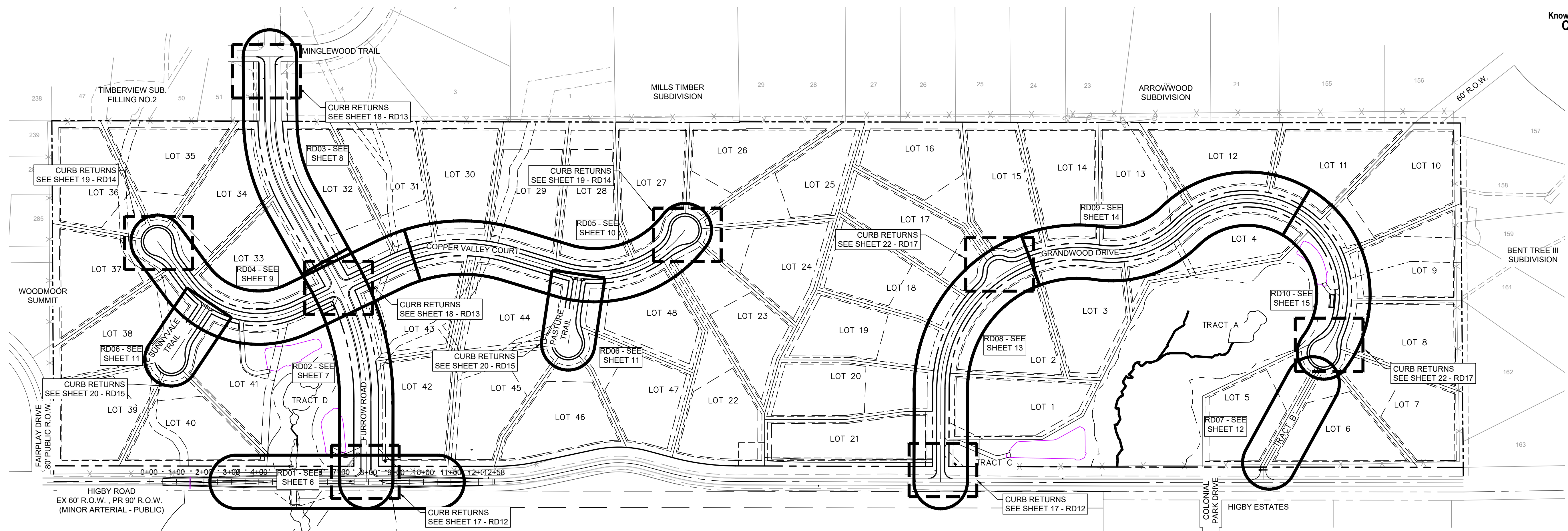
REFERENCE DRAWINGS	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	No.	DATE		
	DESCRIPTION			BY
REVISIONS				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\20.1105.004 Grandwood Ranch\100 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 DRAWN BY: NMS CHECKED BY: NMS	SCALE: HORIZ. N/A VERT. N/A DATE ISSUED: FEBRUARY, 2021 SHEET 4 OF 40 DRAWING No. TY01



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



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

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

STA. 1+80.03 (14.4'
EOP EL=71

ROW-ROW
90'0"
24'0"

EOP-EOP

1+00

EXISTING CULVERT
TO REMAIN

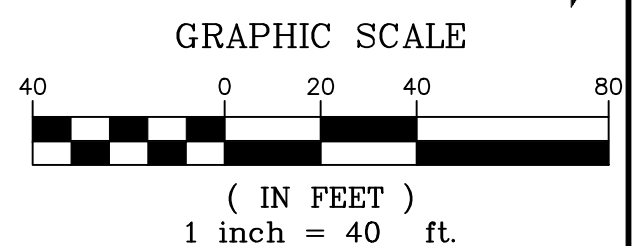
BEGIN PROPOSED LANE WIDENING
STA. 0+50.00 (11.95', R)
N: 1454118.87
E: 3190341.476

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

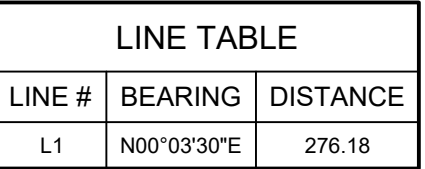


OWNER:
SYLVAN VISTA, INC.
WILLIAM F. HEREBIC II,
MANAGER
14160 GLENEAGLE DRIVE,
COLORADO SPRINGS, CO 80921

PREPARED BY:

 **Matrix**

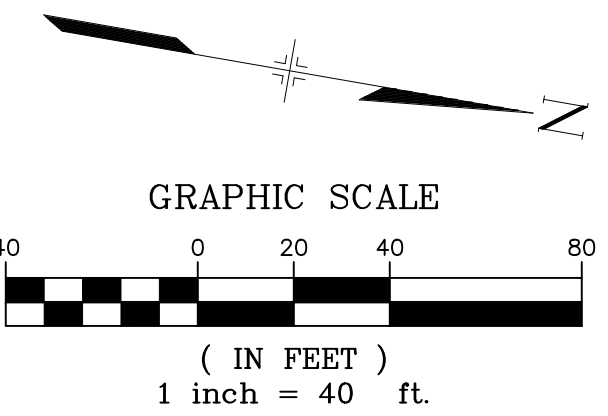
<i>GRANDWOOD RANCH</i>			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN			
EPC 4/16/21			
DESIGNED BY:	CAP	SCALE	DATE ISSUED:
DRAWN BY:	CAP	HORIZ 1" = 40'	FEBRUARY, 2021
CHECKED BY:	NMS	VERT. N/A	SHEET 6 OF 40
			RD01



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

NOTES:

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



REFERENCE DRAWINGS X-Title Plan & Profile X-1105-PR-SITE	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	No.	DATE		BY
	REVISIONS			
COMPUTER FILE MANAGEMENT FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\broad & 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.				

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



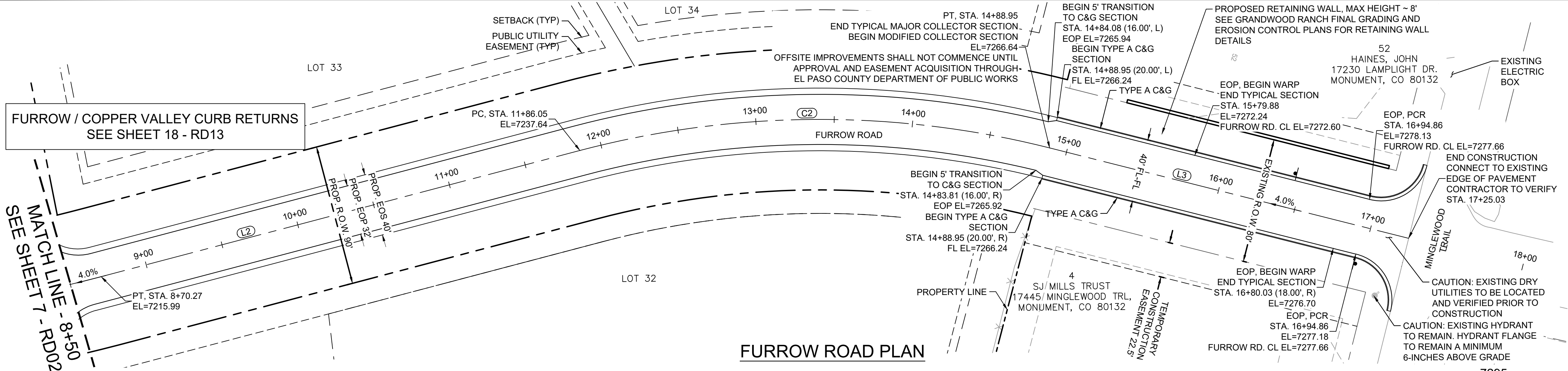
Matrix

ROADWAY PLAN AND PROFILE

DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No. RD02
DRAWN BY:	CAP	HORIZ. 1" = 40'	SHEET	7 OF 40	
CHECKED BY:	NMS	VERT. 1" = 8'			

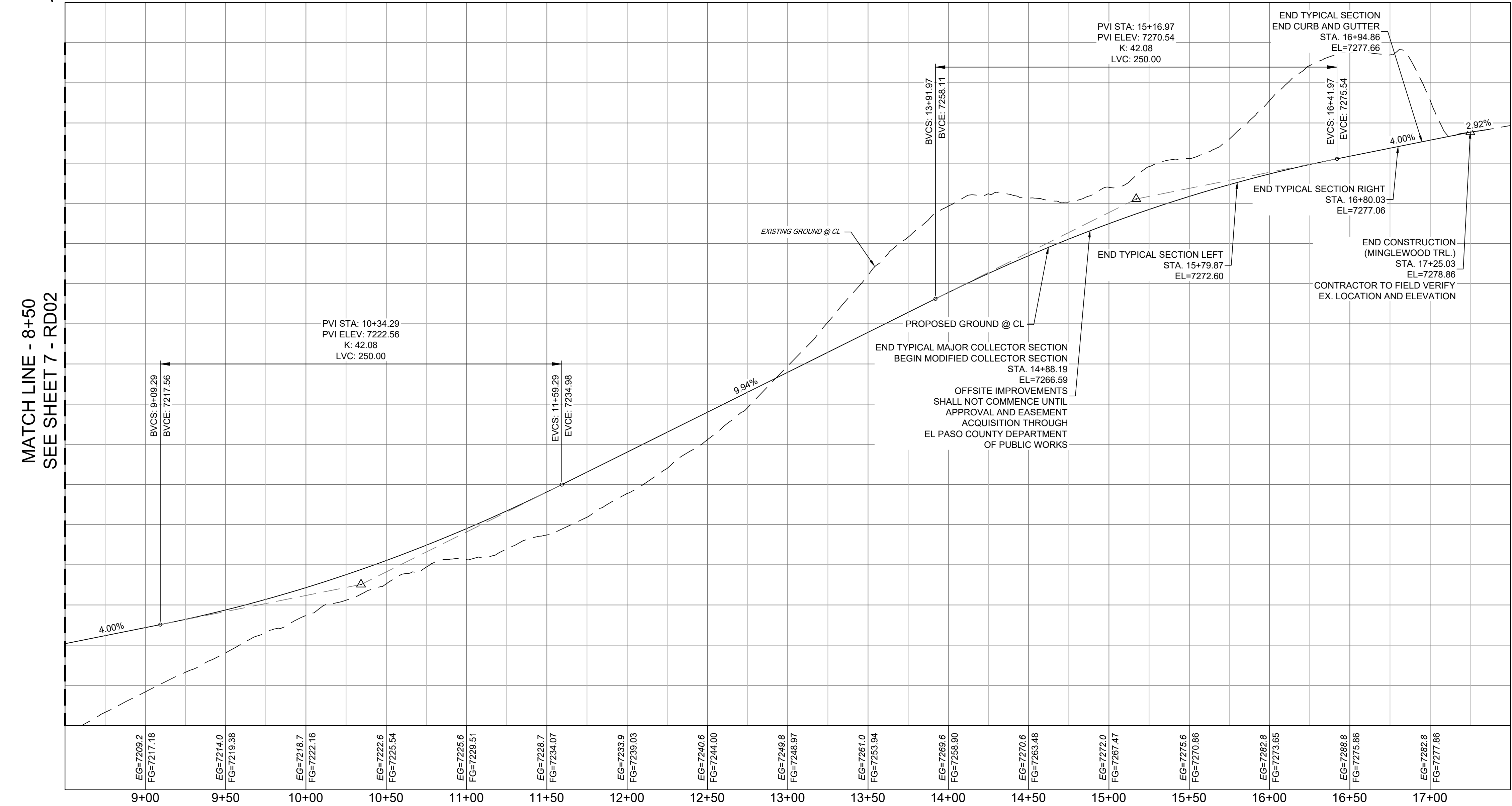


Know what's below.
Call before you dig.



FURROW ROAD PLAN

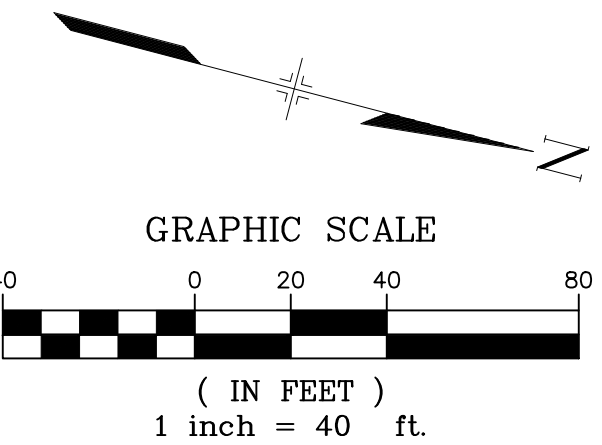
FURROW / COPPER VALLEY CURB RETURNS
SEE SHEET 18 - RD13



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

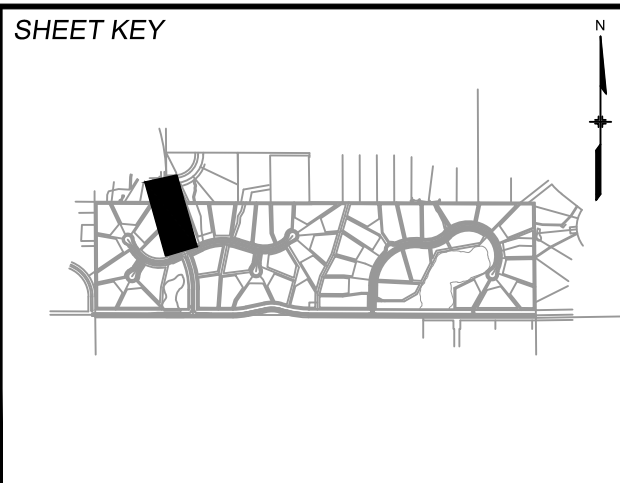
- NOTES:
- ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
 - SPOT ELEVATIONS REFERENCE CENTERLINE UNLESS OTHERWISE NOTED.



FURROW ROAD PROFILE

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

REFERENCE DRAWINGS		
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###
No.	DATE	DESCRIPTION
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.		



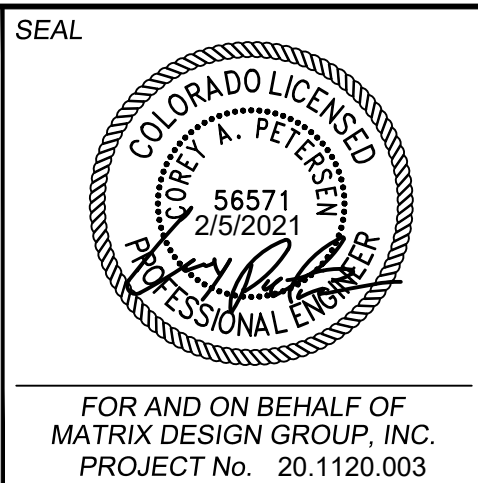
BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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:

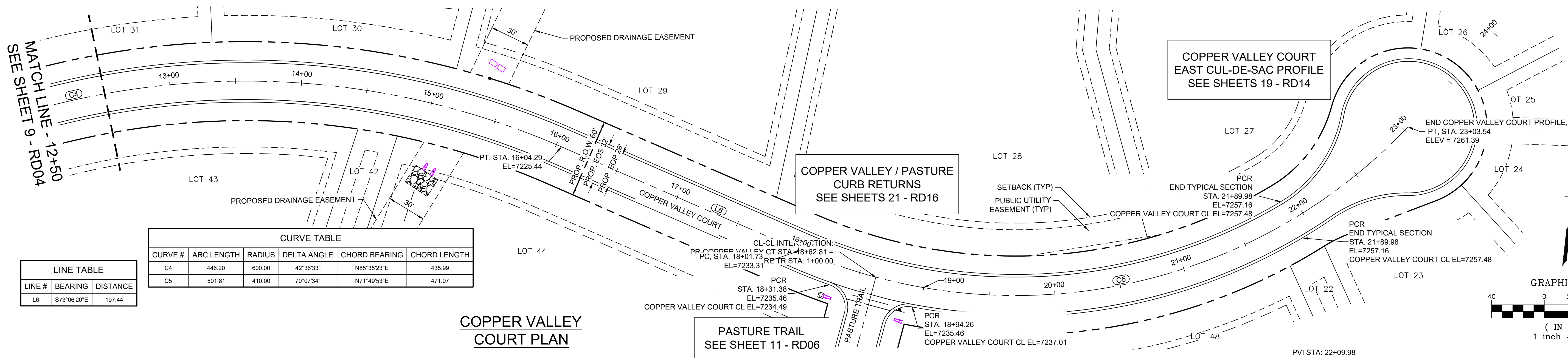
Matrix



GRANDWOOD RANCH	
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS	
ROADWAY PLAN AND PROFILE EPC 4/16/21	
DESIGNED BY:	CAP
CHECKED BY:	NMS
SCALE	HORIZ: 1" = 40' VERT: 1" = 8'
DATE ISSUED:	FEBRUARY, 2021
DRAWING No.	RD03



Know what's below.
Call before you dig.

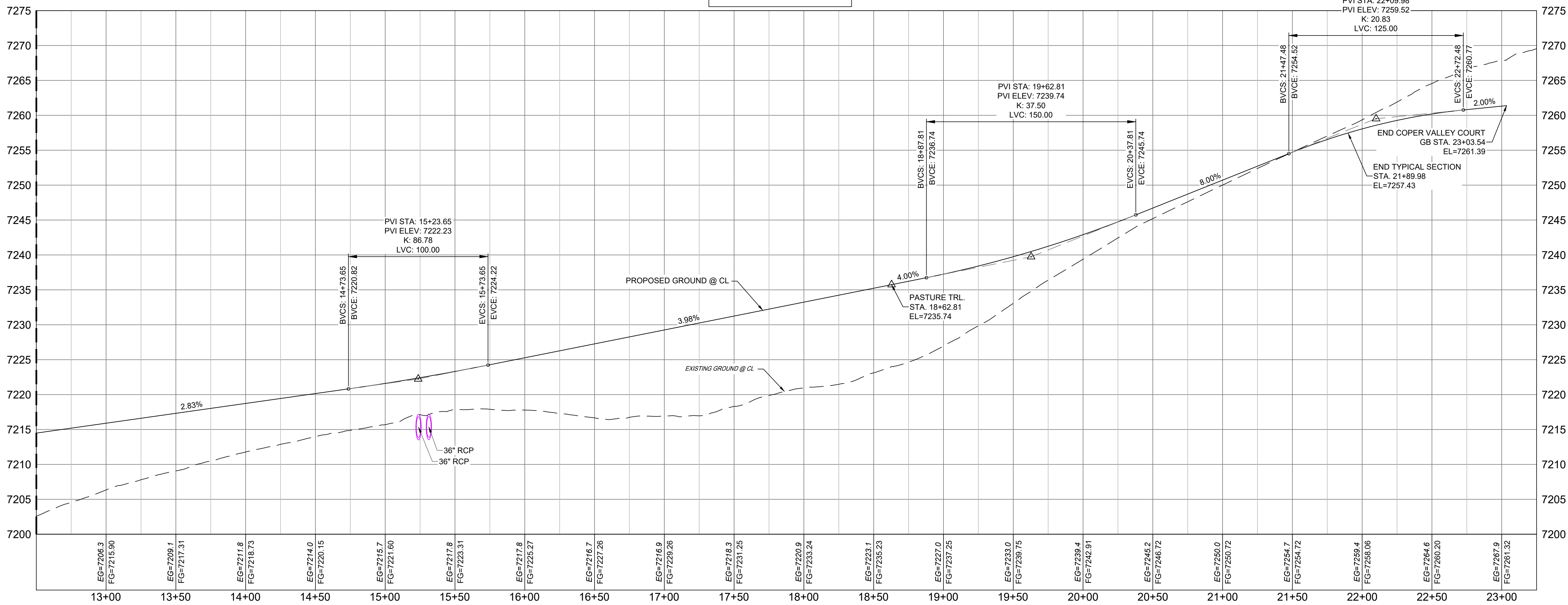


LINE TABLE		
LINE #	BEARING	DISTANCE
L6	S73°06'20"E	197.44

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

COPPER VALLEY COURT PLAN

MATCH LINE - 12+50
SEE SHEET 9 - RD04

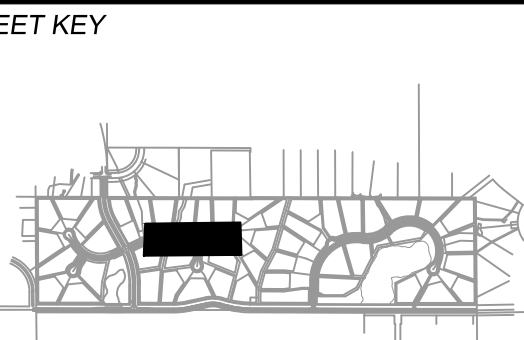


COPPER VALLEY COURT PROFILE

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			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\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:

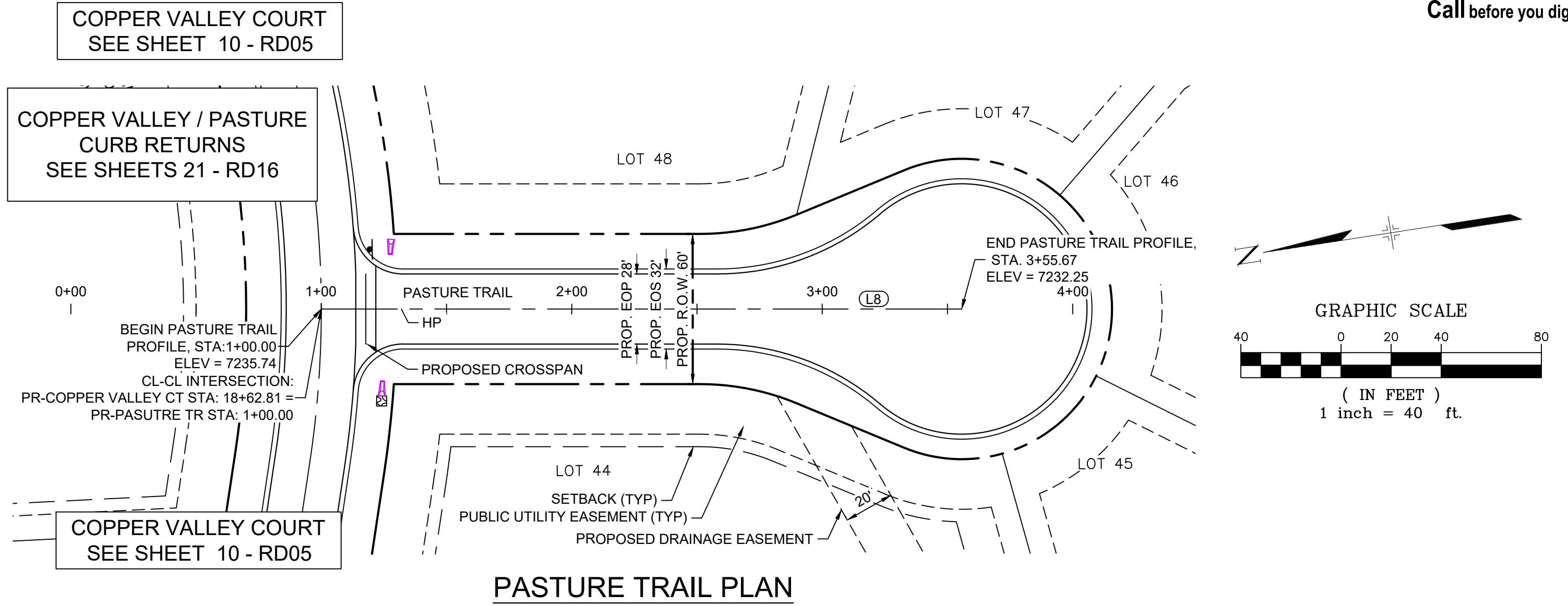
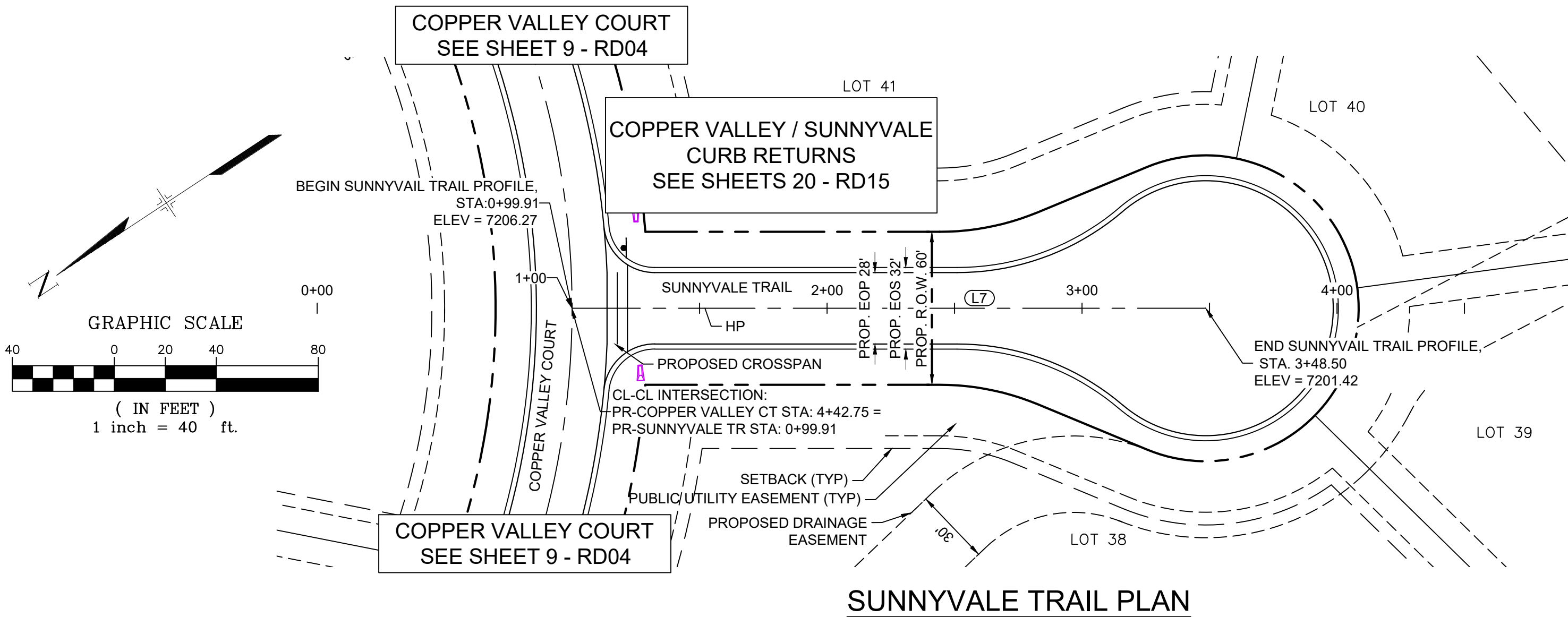
Matrix



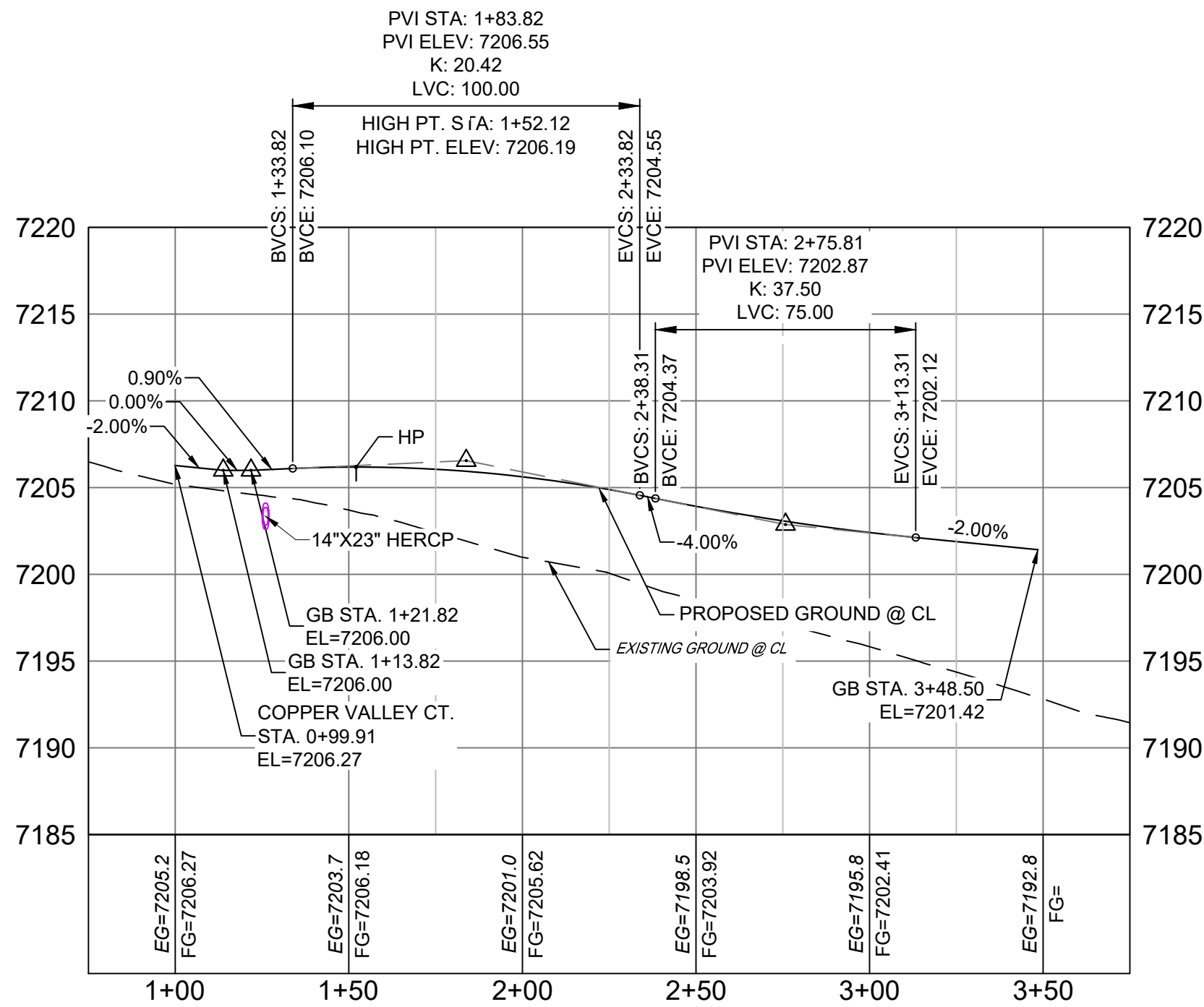
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
EPC 4/16/21			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: FEBRUARY, 2021
CHECKED BY:	NMS	HORIZ. 1" = 40'	DRAWING No. RD05
		VERT. 1" = 8'	SHEET 10 OF 40



Know what's below.
Call before you dig.

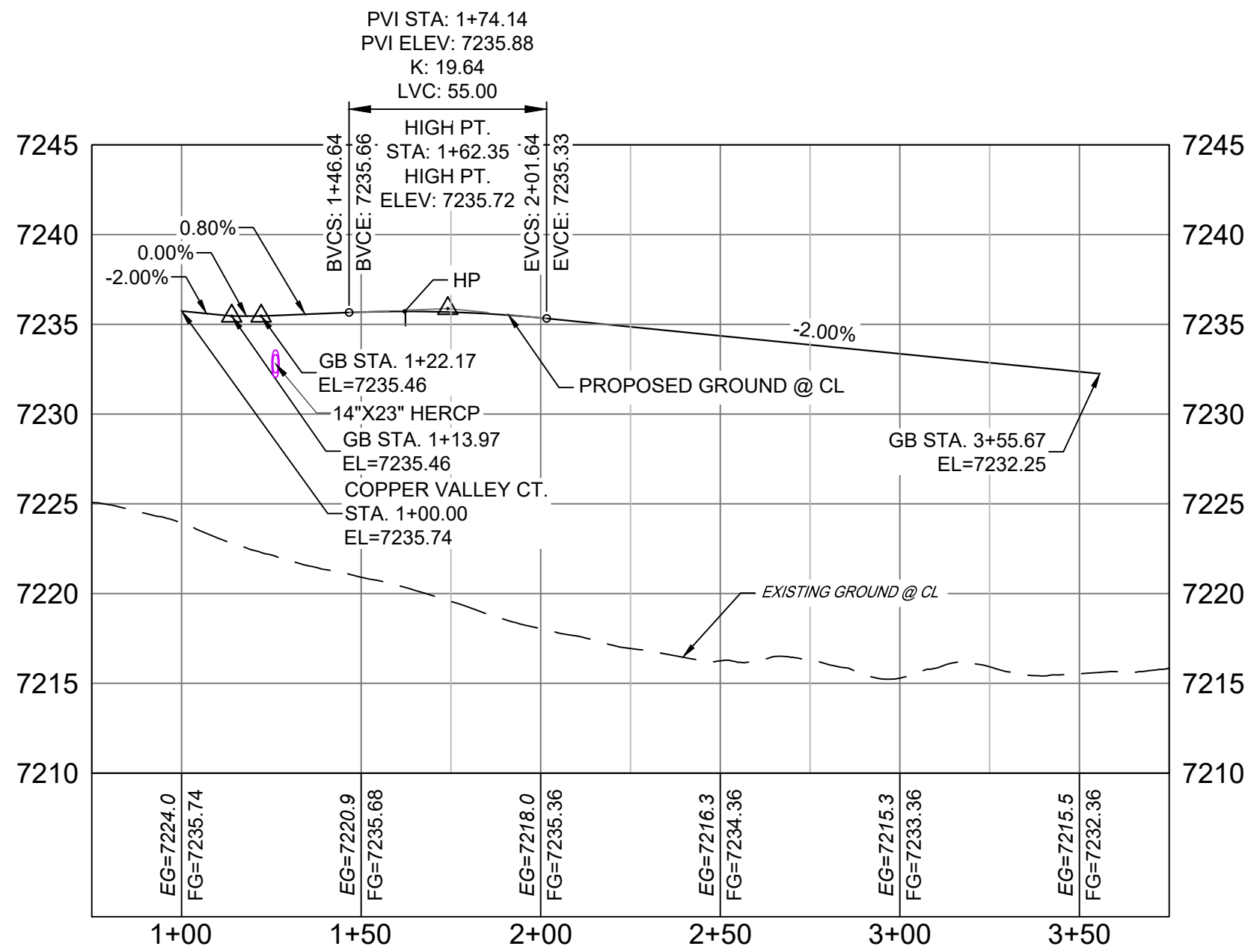


LINE TABLE		
LINE #	BEARING	DISTANCE
L7	S33°42'56"W	248.50



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

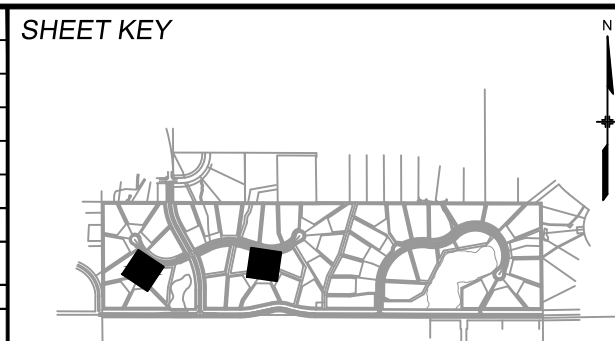
LINE TABLE		
LINE #	BEARING	DISTANCE
L8	S08°21'30"W	255.67



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

- 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:

Matrix

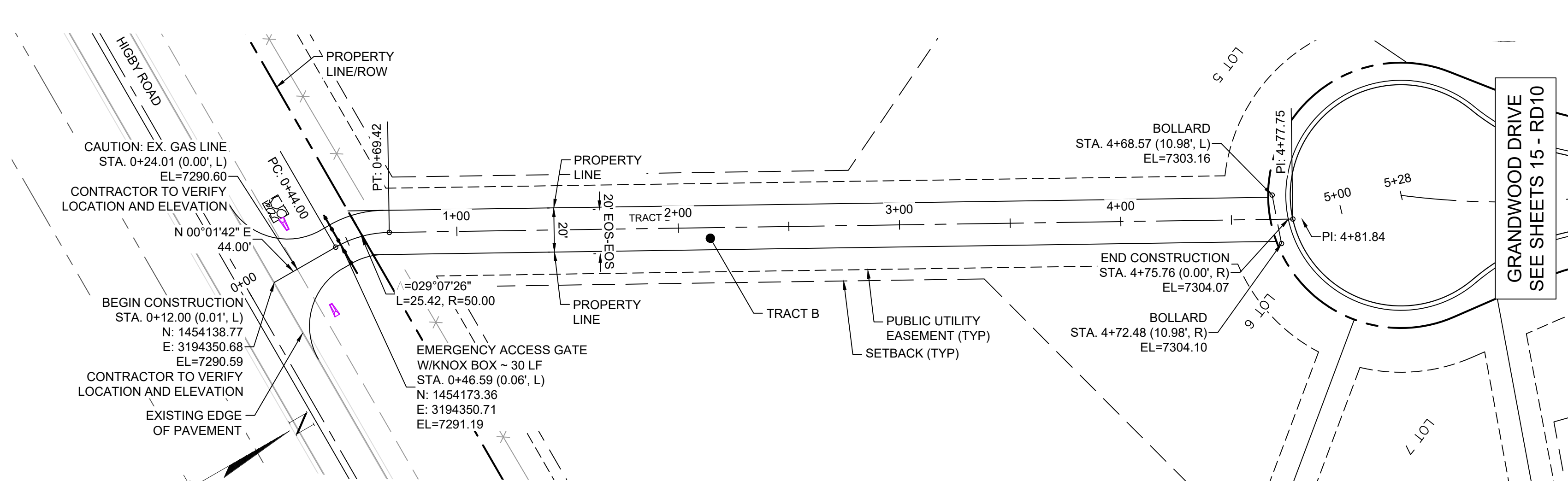
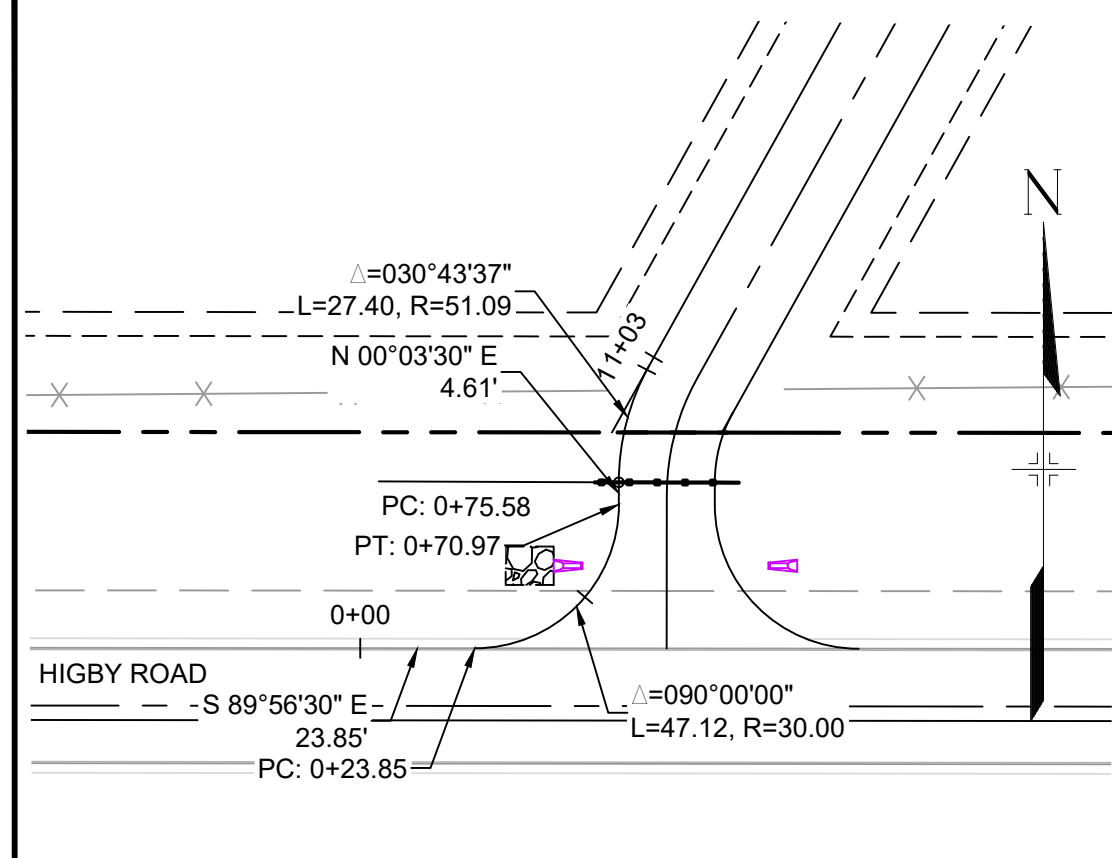
SEAL
COLORADO LICENSED
SURVEYOR
A. PETERSEN
56571
2/5/2021
PROFESSIONAL ENGINEER

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

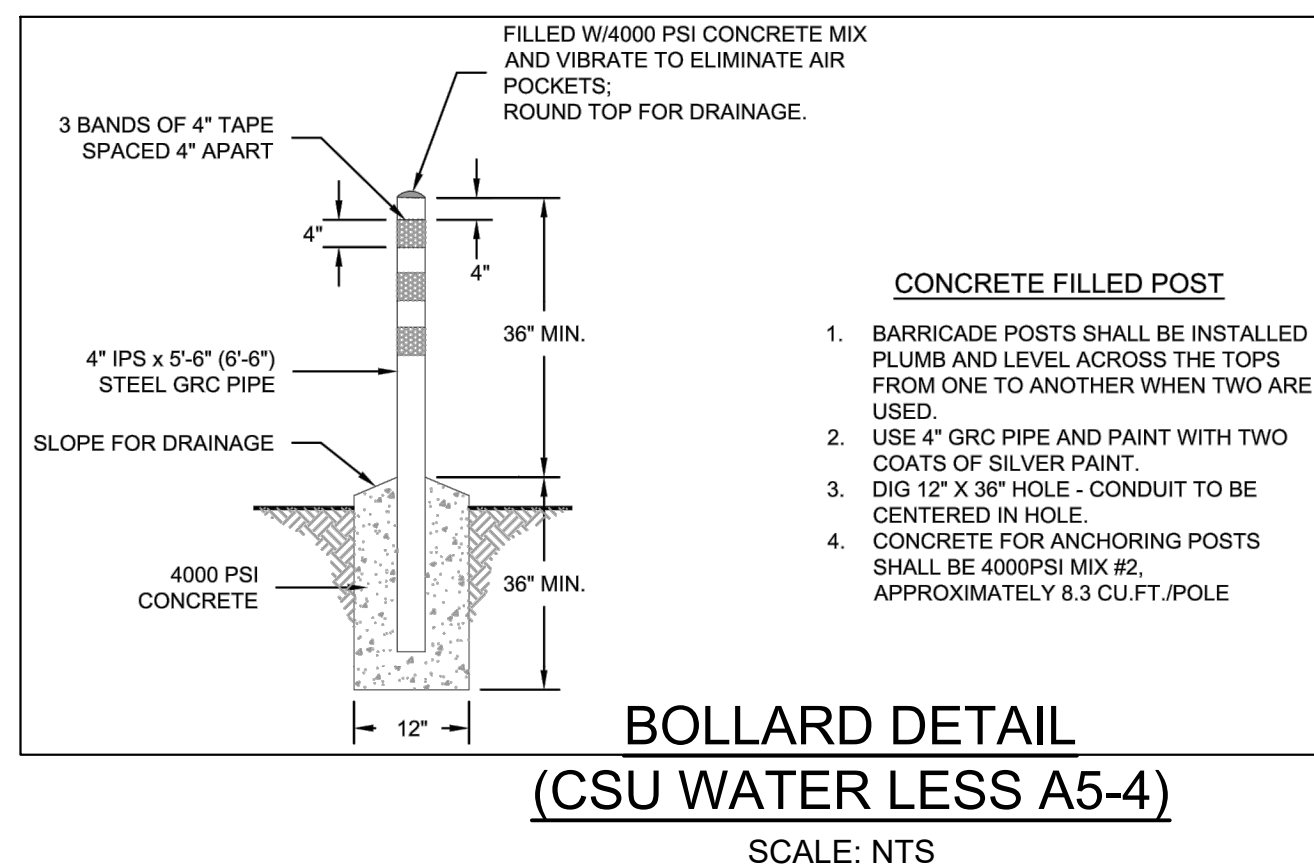
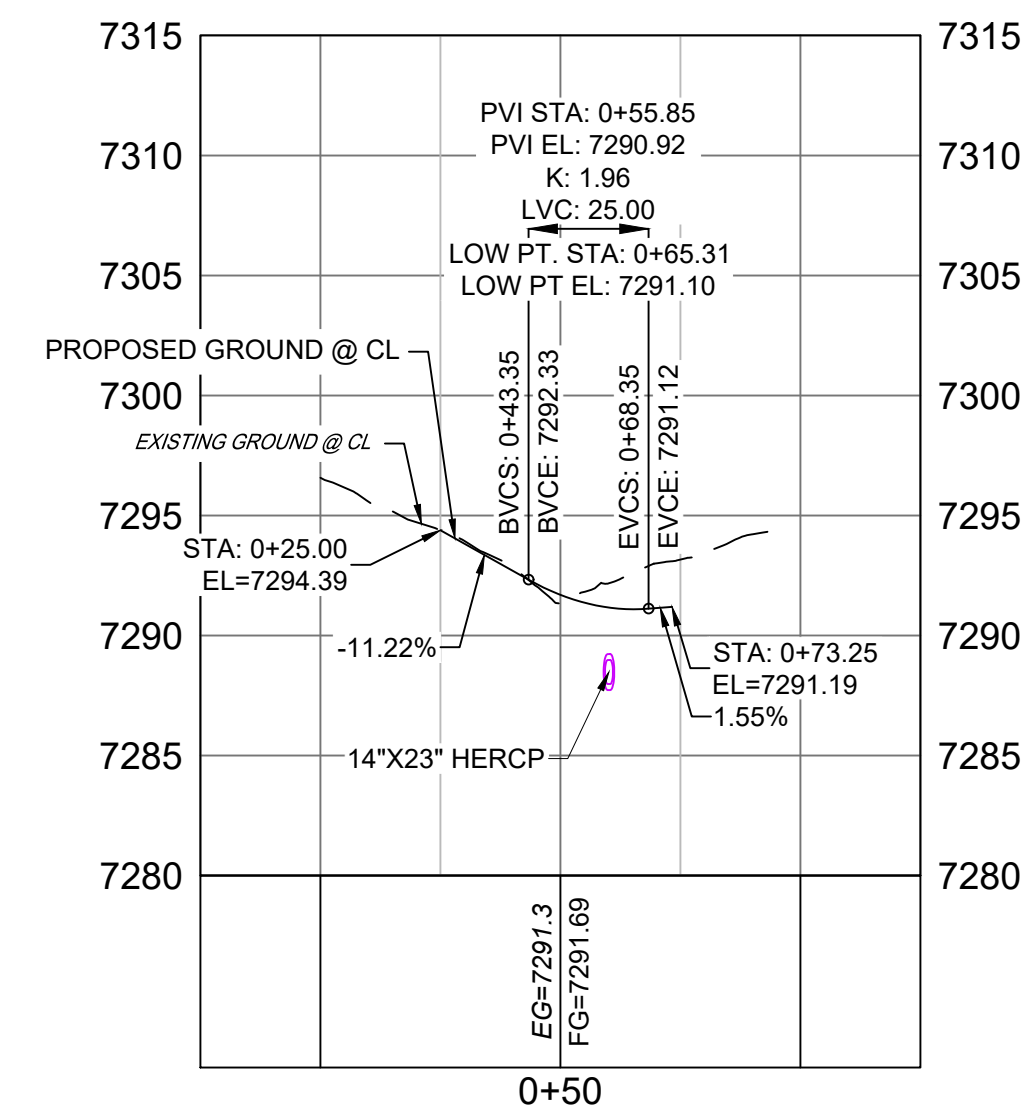
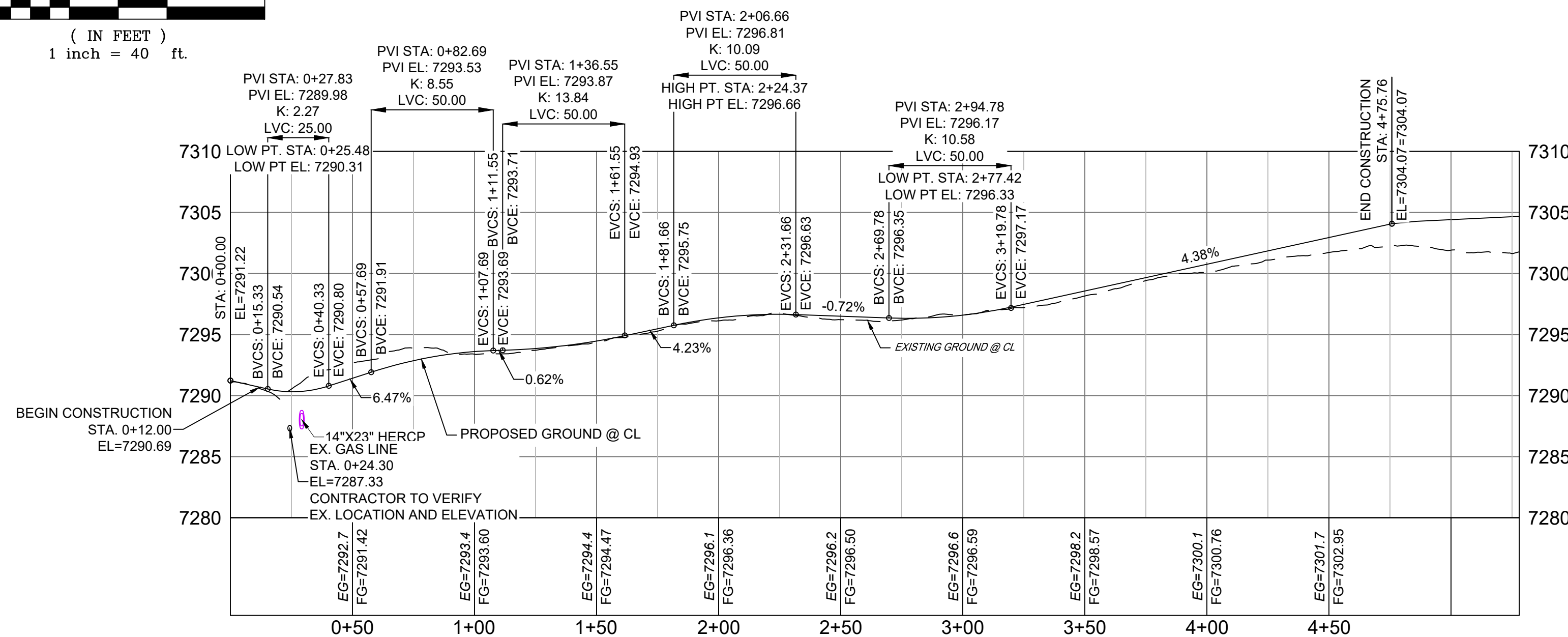
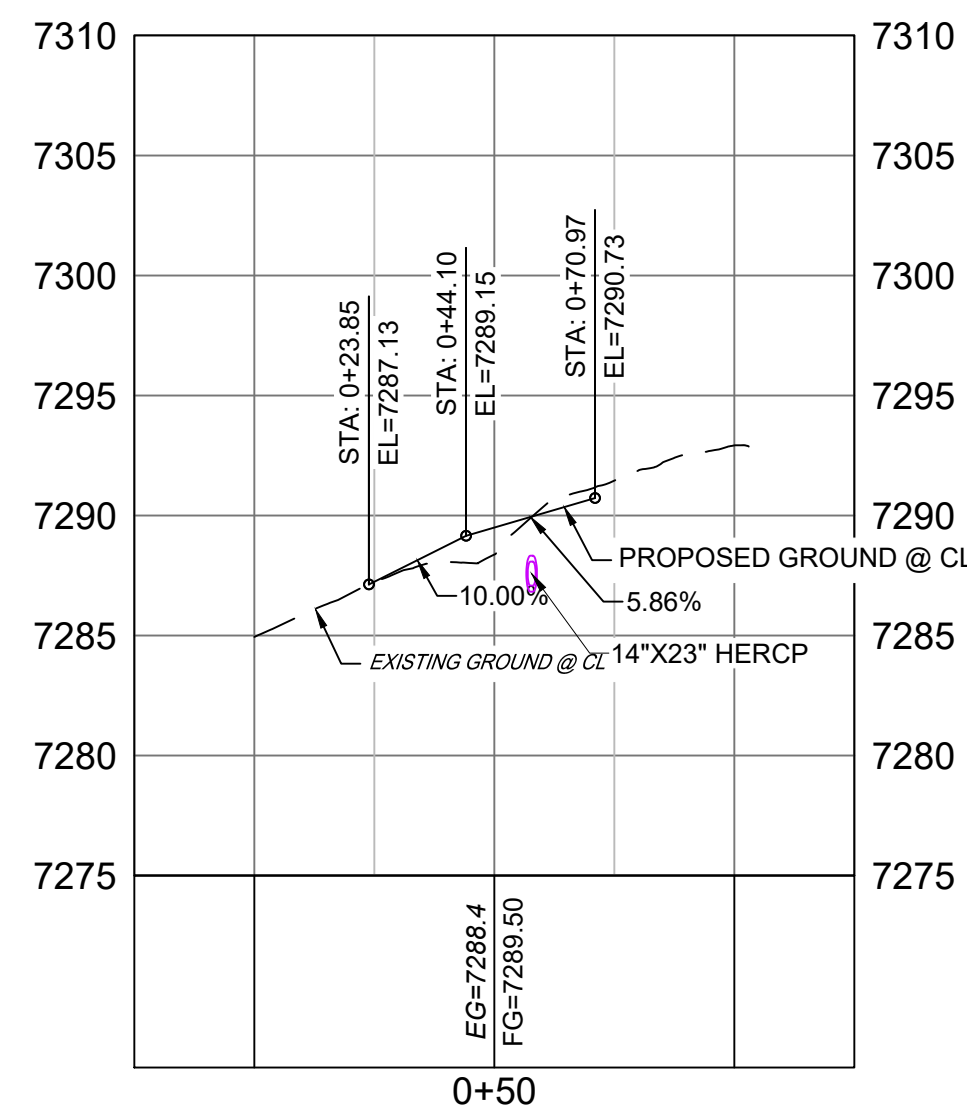
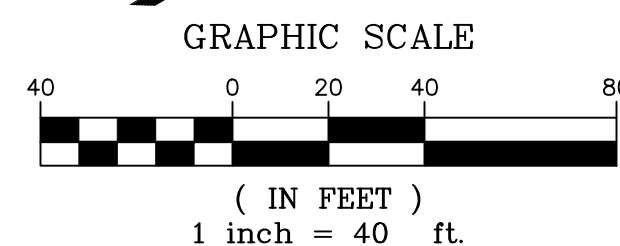
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
EPC 4/16/21			
DESIGNED BY:	CAP	SCALE	DATE ISSUED:
CHECKED BY:	NMS	HORIZ. 1" = 40' VERT. 1" = 8'	FEBRUARY, 2021
DRAWING No.			RD06



Know what's below.
Call before you dig.



EMERGENCY ACCESS ROAD PLAN (PRIVATE)

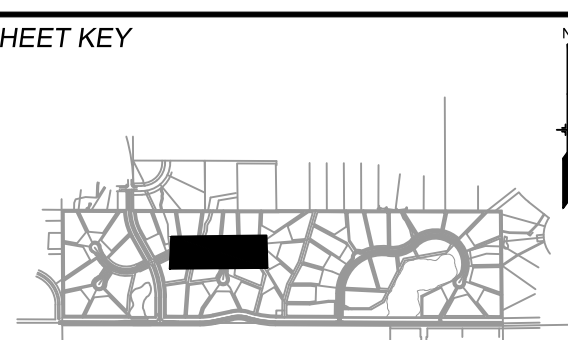


EMERGENCY ACCESS ROAD PROFILE (PRIVATE)

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	####	####	####	####	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\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.					



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:

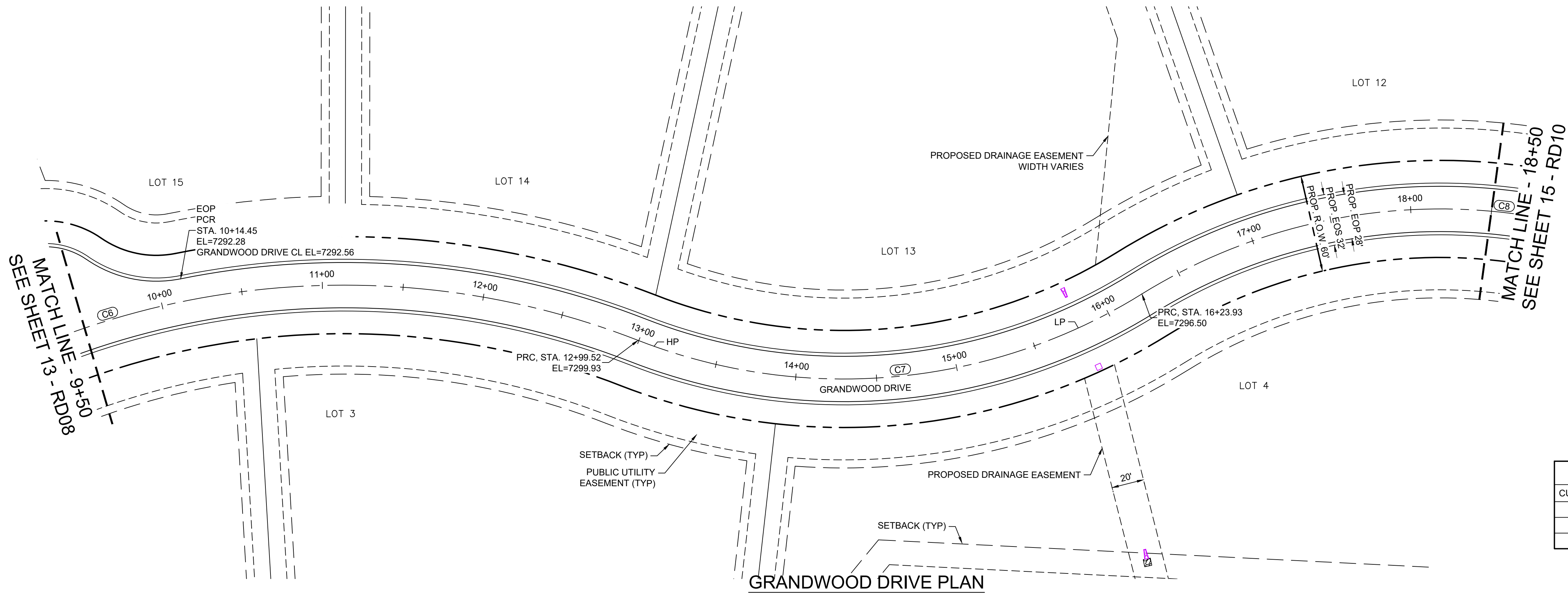


SEAL
COLORADO LICENSED
56571
2/5/2021
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

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:	NMS	HORIZ. 1" = 40'	DRAWING No. RD07
		VERT. 1" = 8'	



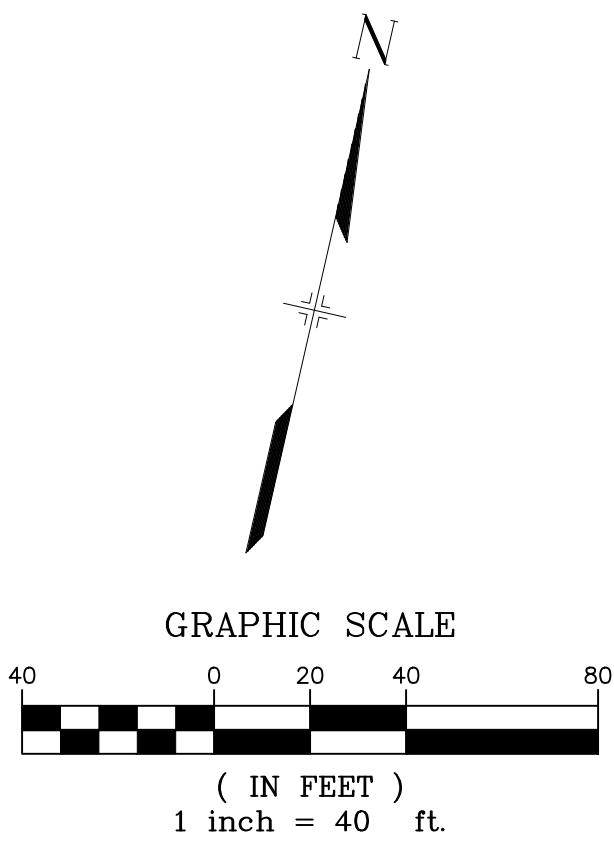
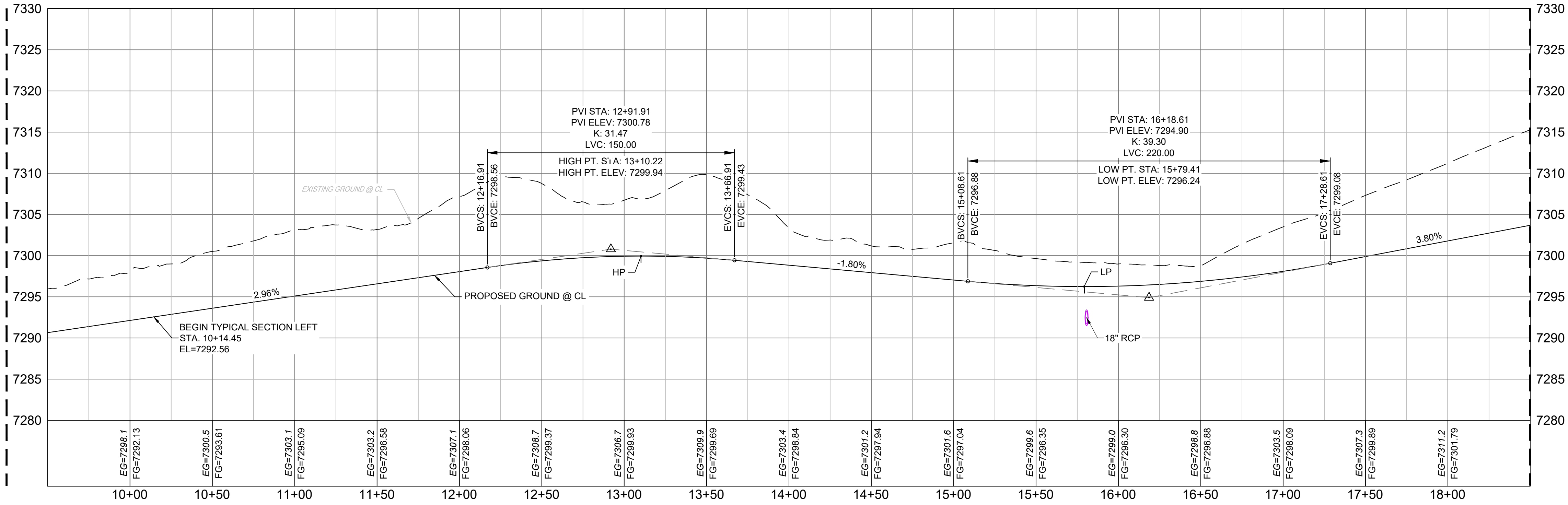
Know what's below.
Call before you dig.



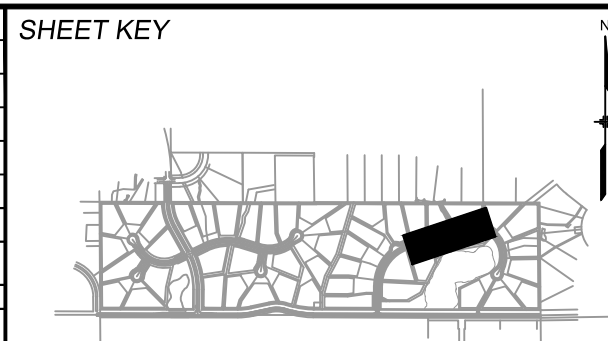
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	857.56	500.00	98°16'08"	N49°17'47"E	756.25
C7	324.41	350.00	53°06'22"	N71°52'40"E	312.92
C8	1048.99	350.00	171°43'21"	S48°48'49"E	698.18

- 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:

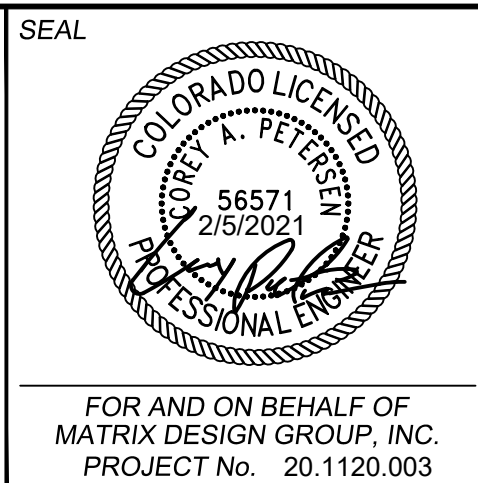
A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2"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

OWNER:

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

PREPARED BY:

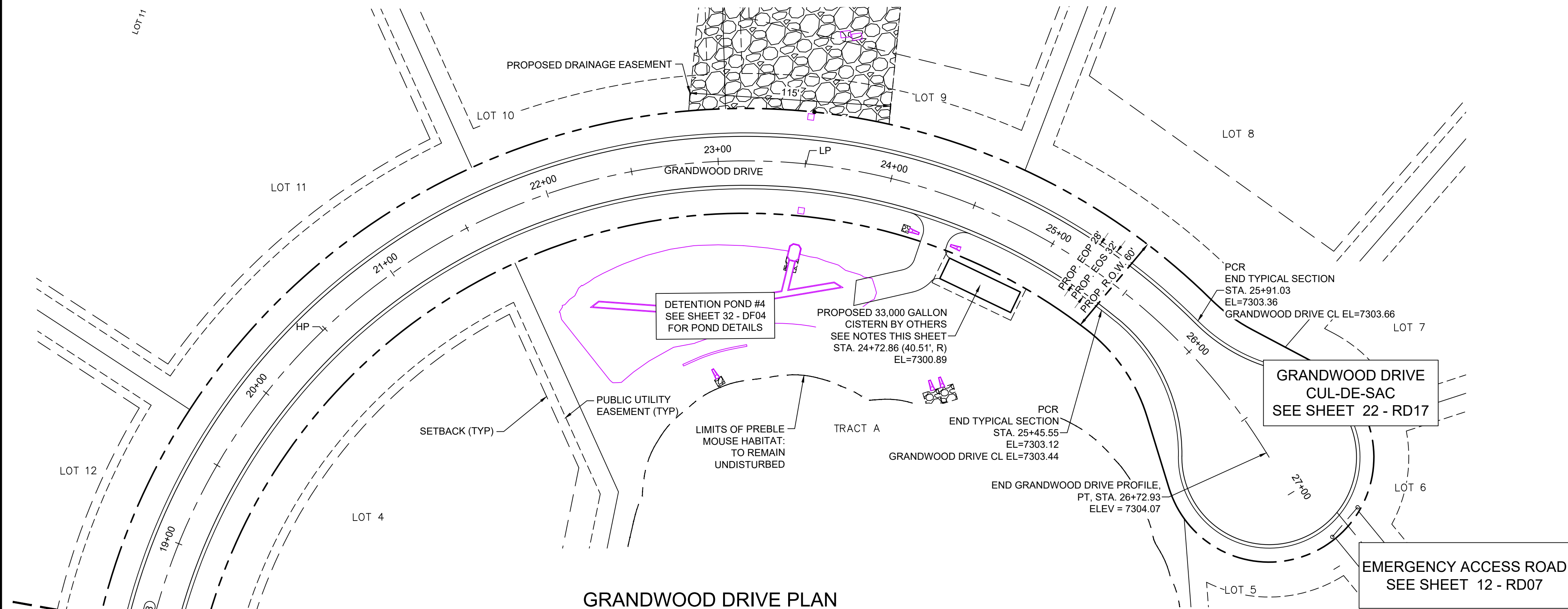
Matrix



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

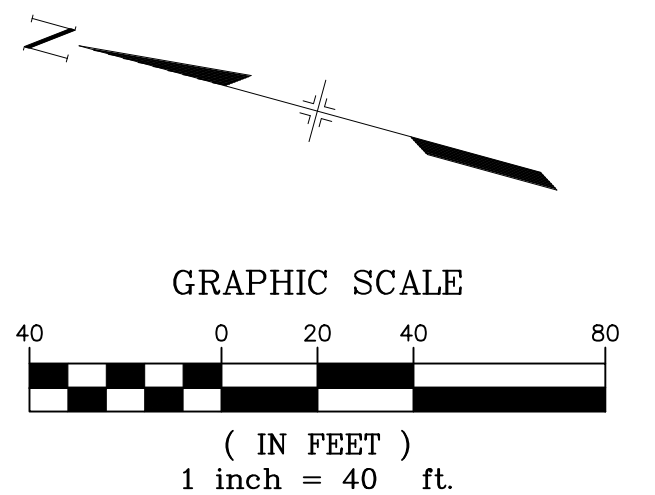
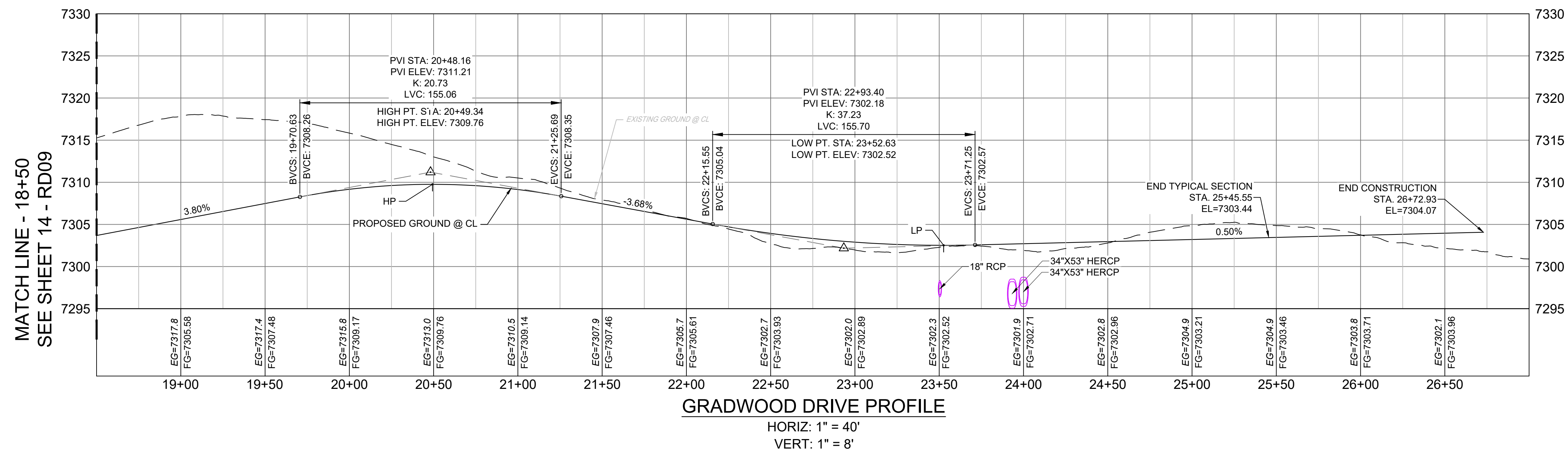


Now what's below.
Call before you dig.



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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.
 3. CONTRACTOR TO CONTACT AND FOLLOW TRI-LAKES MONUMENT FIRE DISTRICT FOR SPECIFICATIONS AND CISTERN REQUIREMENTS AND INSTALLATION.



EPC 4/16/21

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\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.				

SHEET KEY



BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:


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

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

PREPARED BY:

 **Matrix**

SEAL

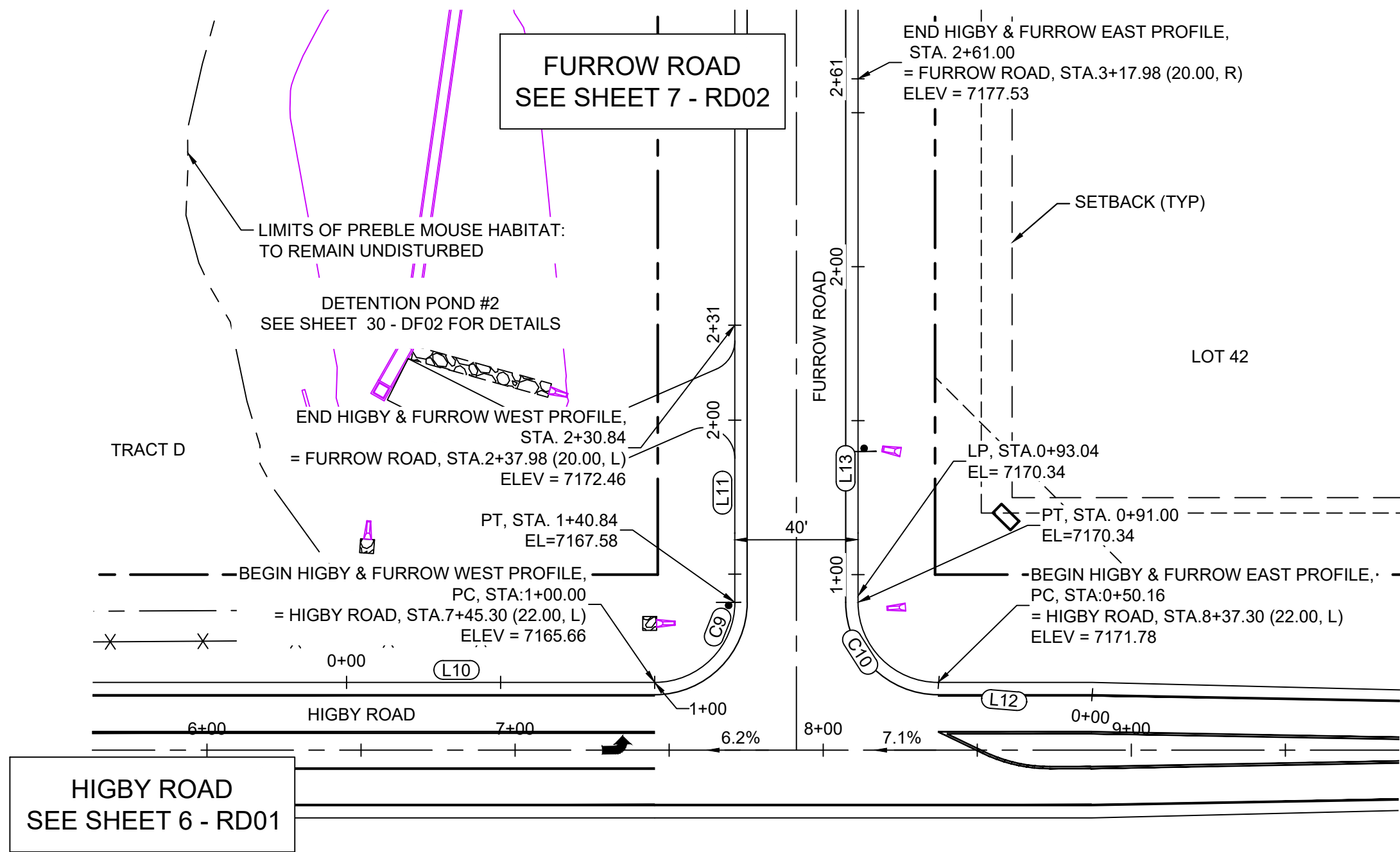


FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT NO. 20.1120.003

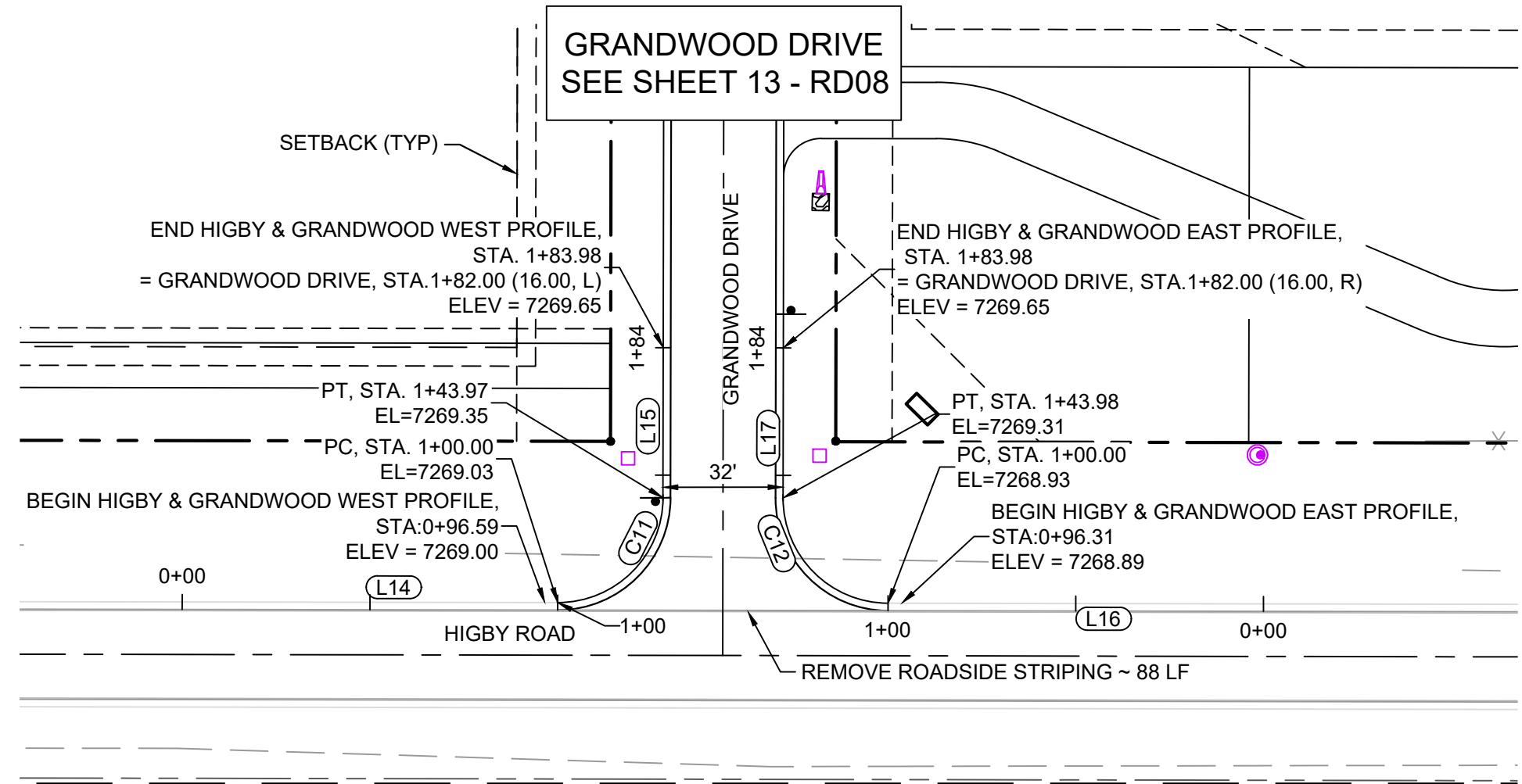
<i>GRANDWOOD RANCH</i>			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: FEBRUARY, 2021
DRAWN BY:	CAP	HORIZ 1" = 40'	DRAWING No. RD10
CHECKED BY:	NMS	VERT. 1" = 8'	
		SHEET	15 OF 40



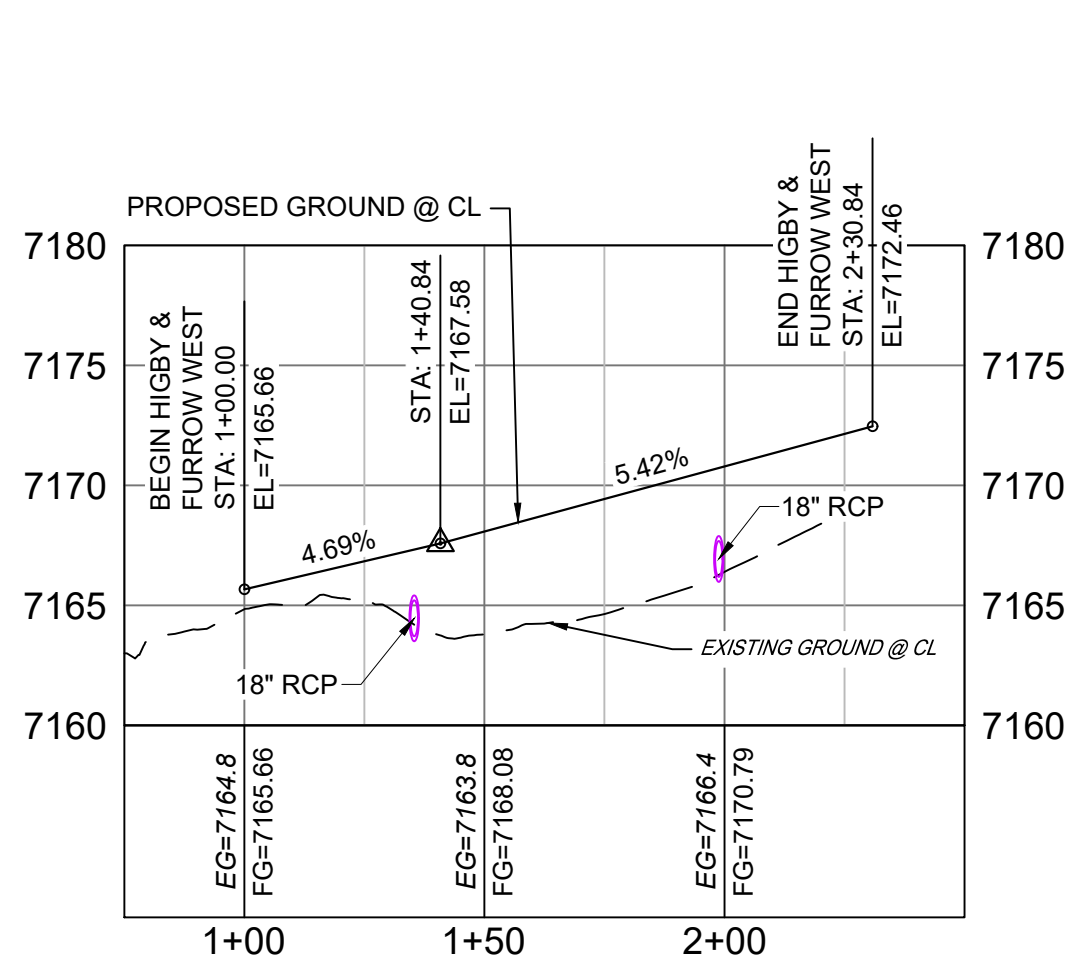
Know what's below.
Call before you dig.



HIGBY ROAD & FURROW ROAD PLAN

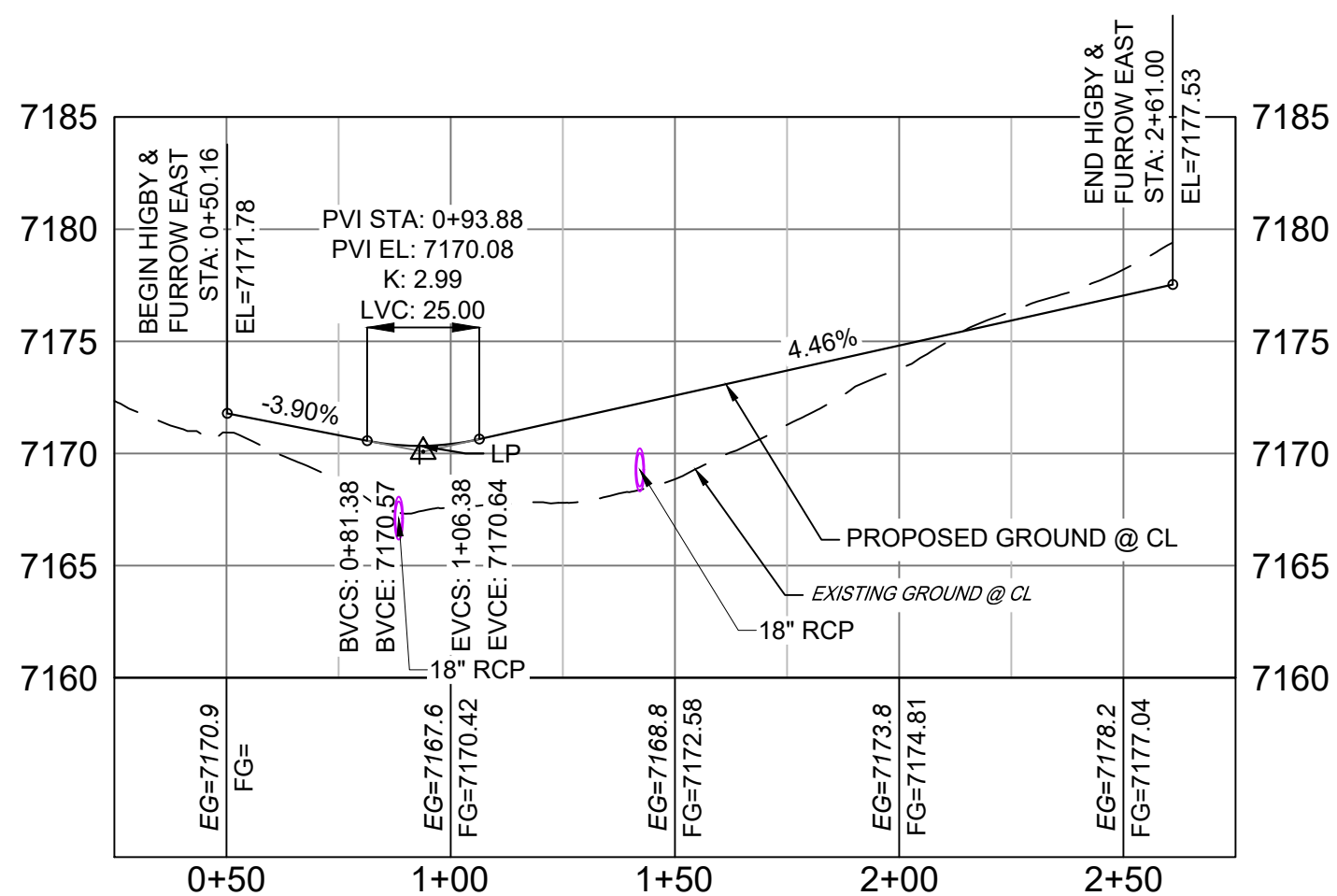


HIGBY ROAD & GRANDWOOD DRIVE PLAN



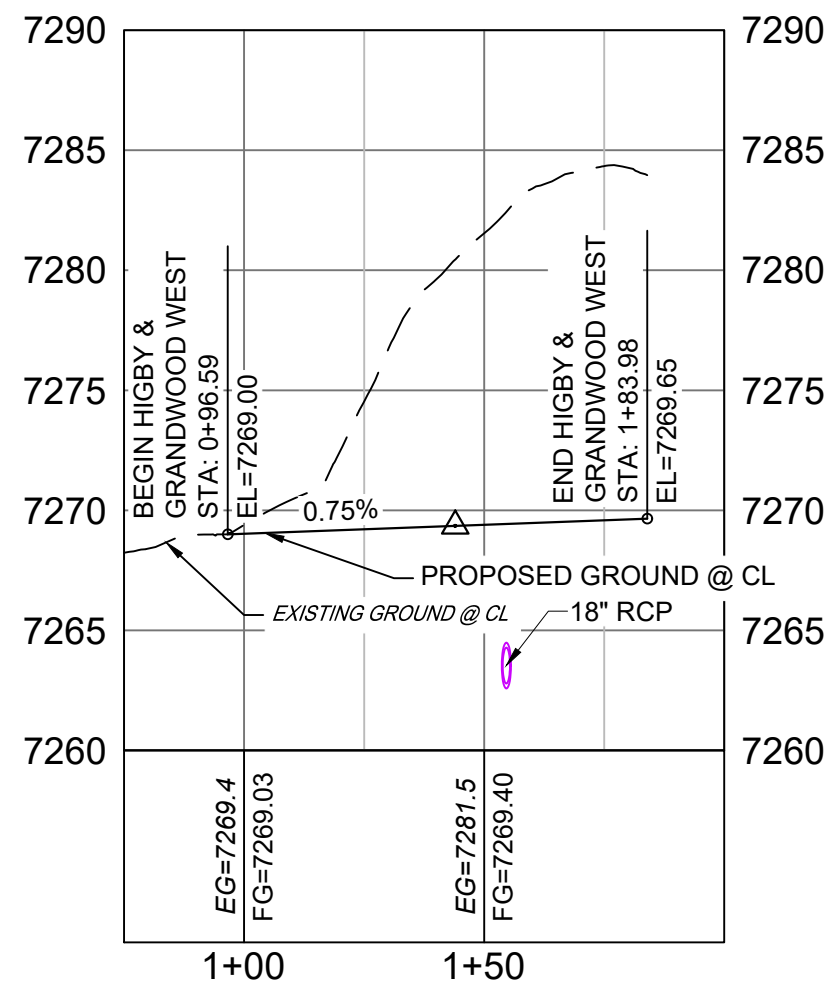
HIGBY ROAD & FURROW ROAD
WEST PROFILE

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



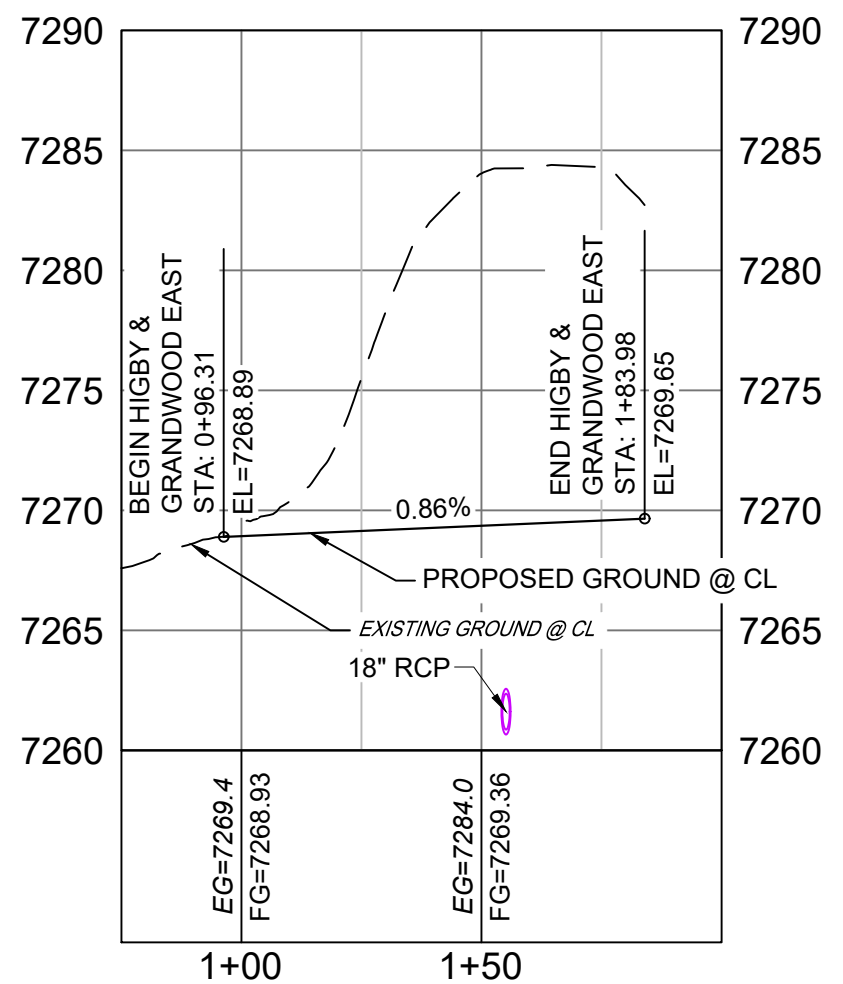
HIGBY ROAD & FURROW ROAD
EAST PROFILE

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:

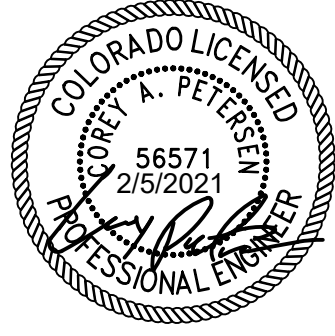
A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2"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

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

PREPARED BY:



SEAL

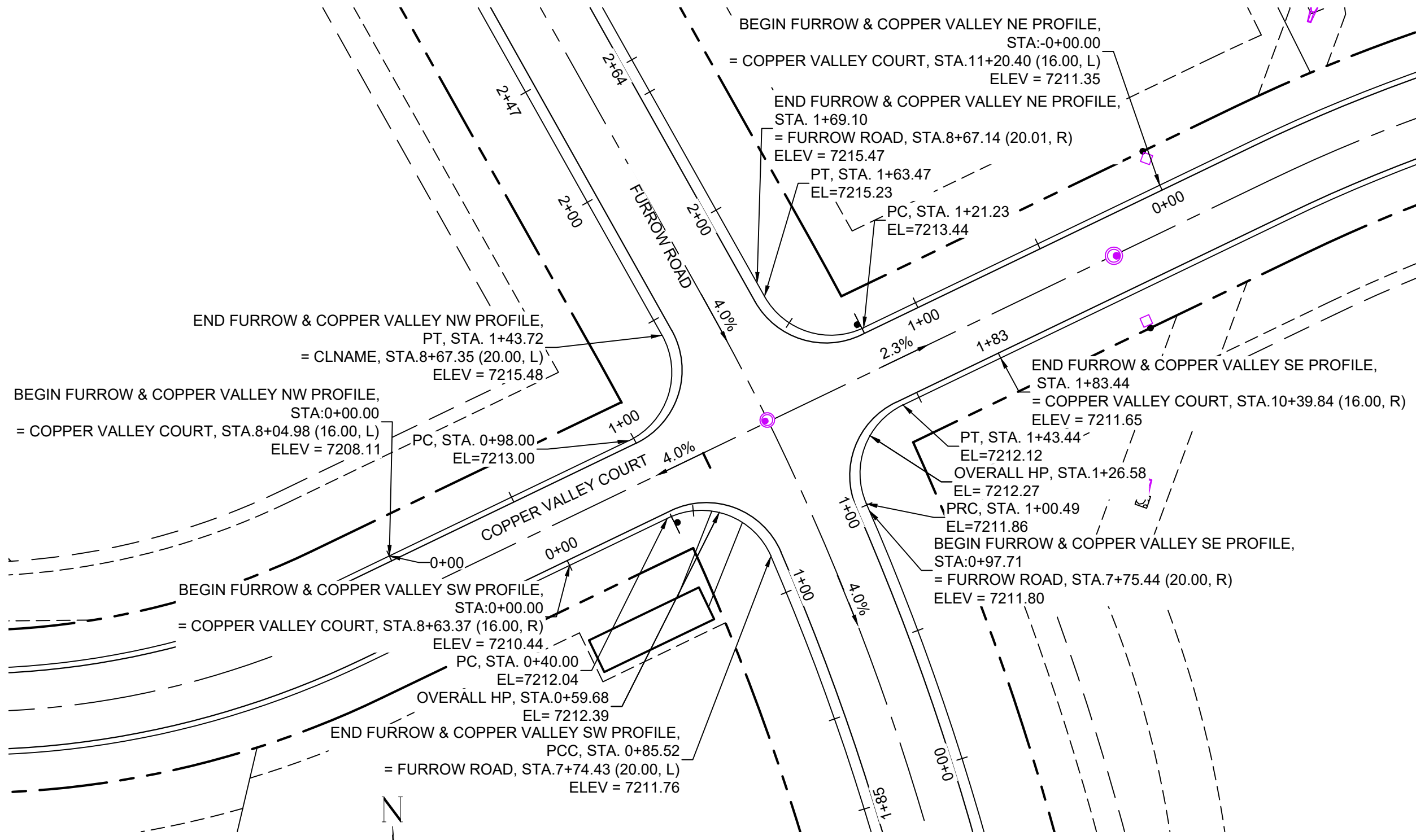


FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

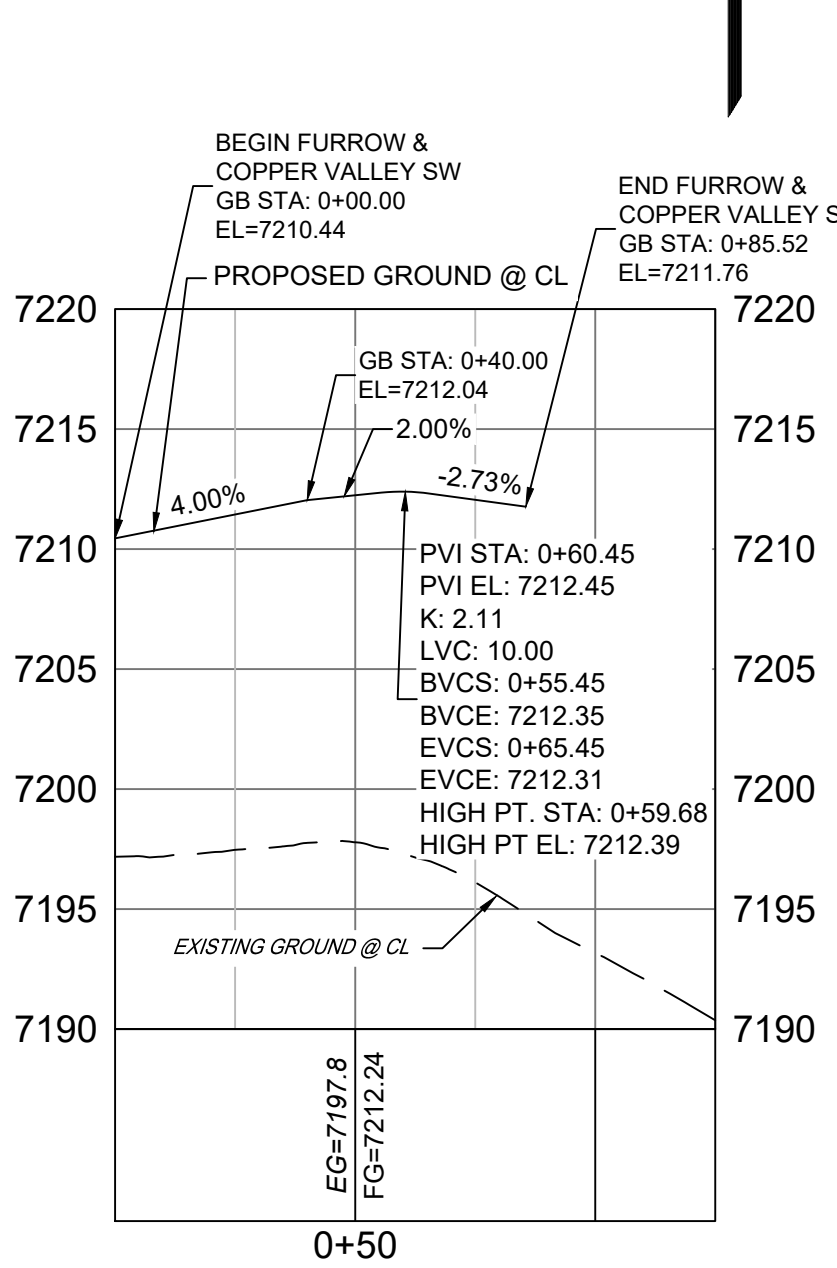
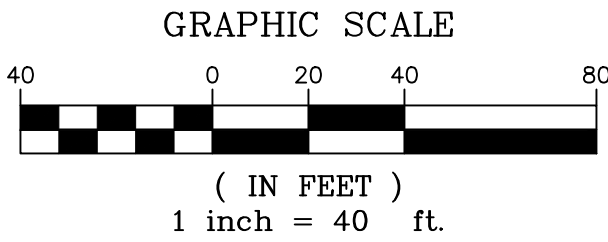
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
DESIGNED BY:	CAP	SCALE	DATE ISSUED:
CHECKED BY:	NMS	HORIZ. 1" = 40' VERT. 1" = 8'	FEBRUARY, 2021
SHEET			17 OF 40
DRAWING No.			RD12



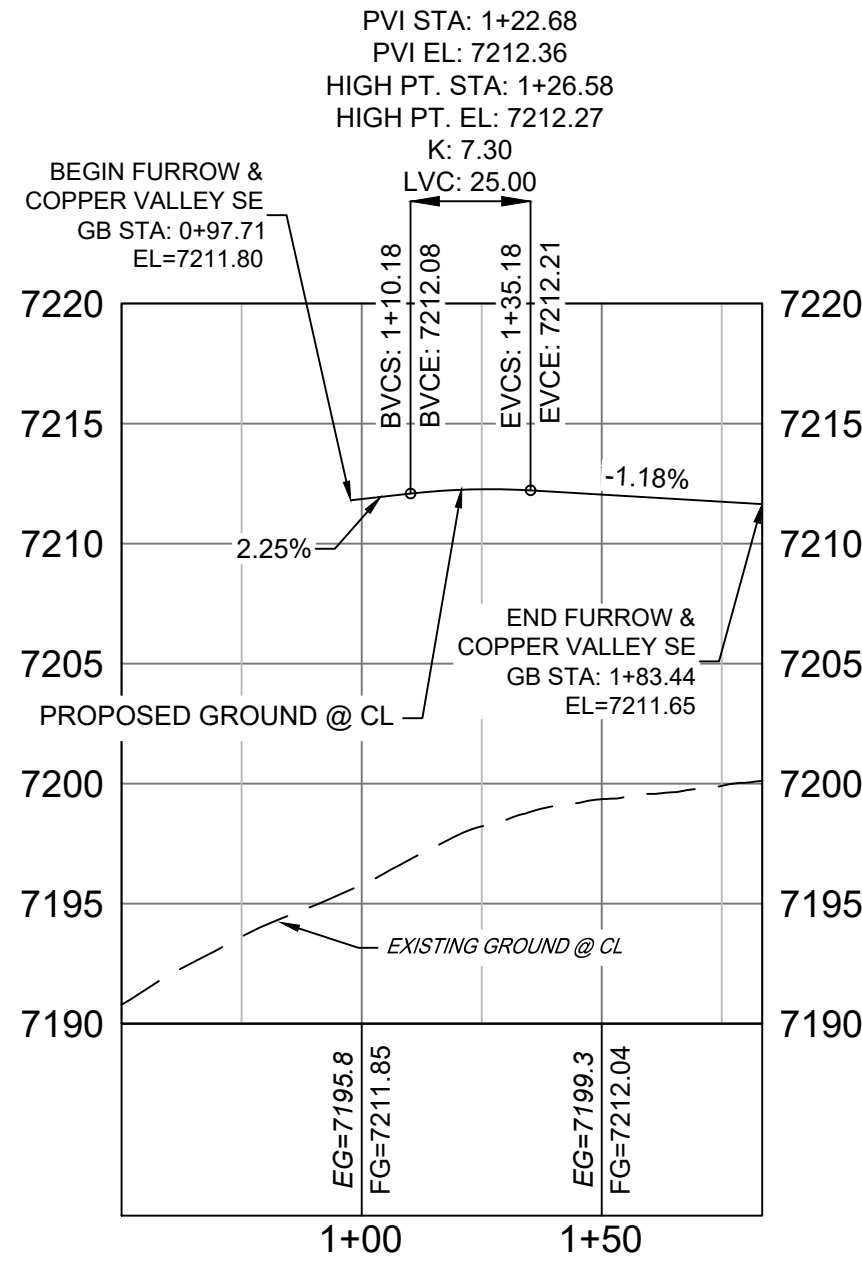
Know what's below.
Call before you dig.



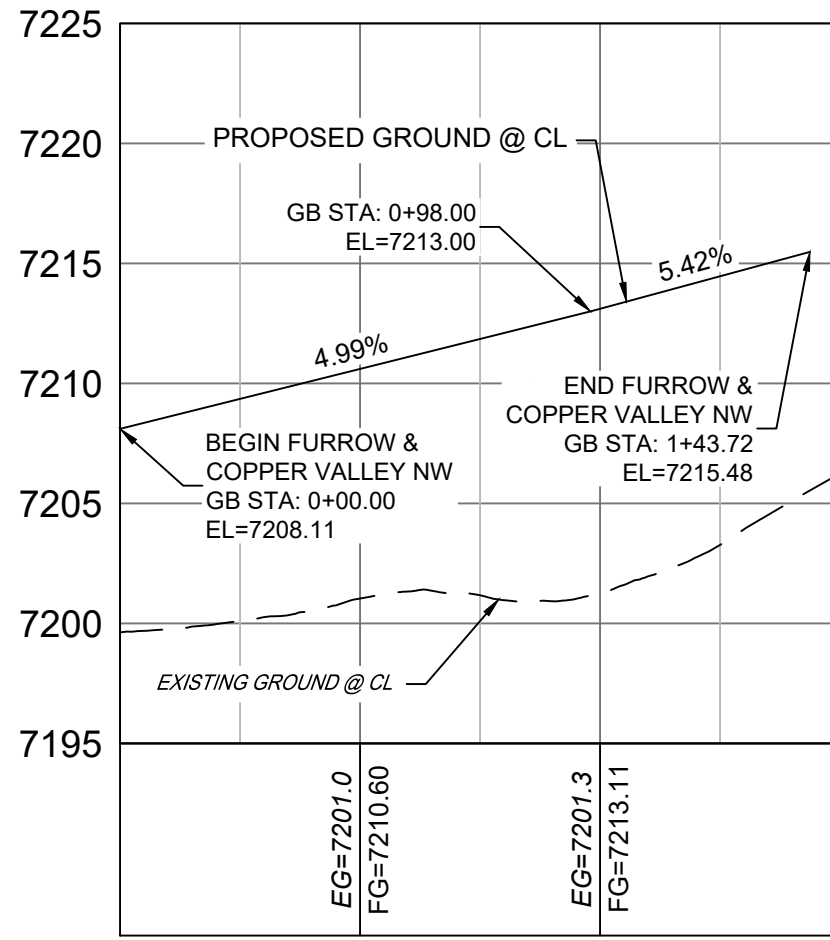
FURROW ROAD & COPPER VALLEY COURT PLAN



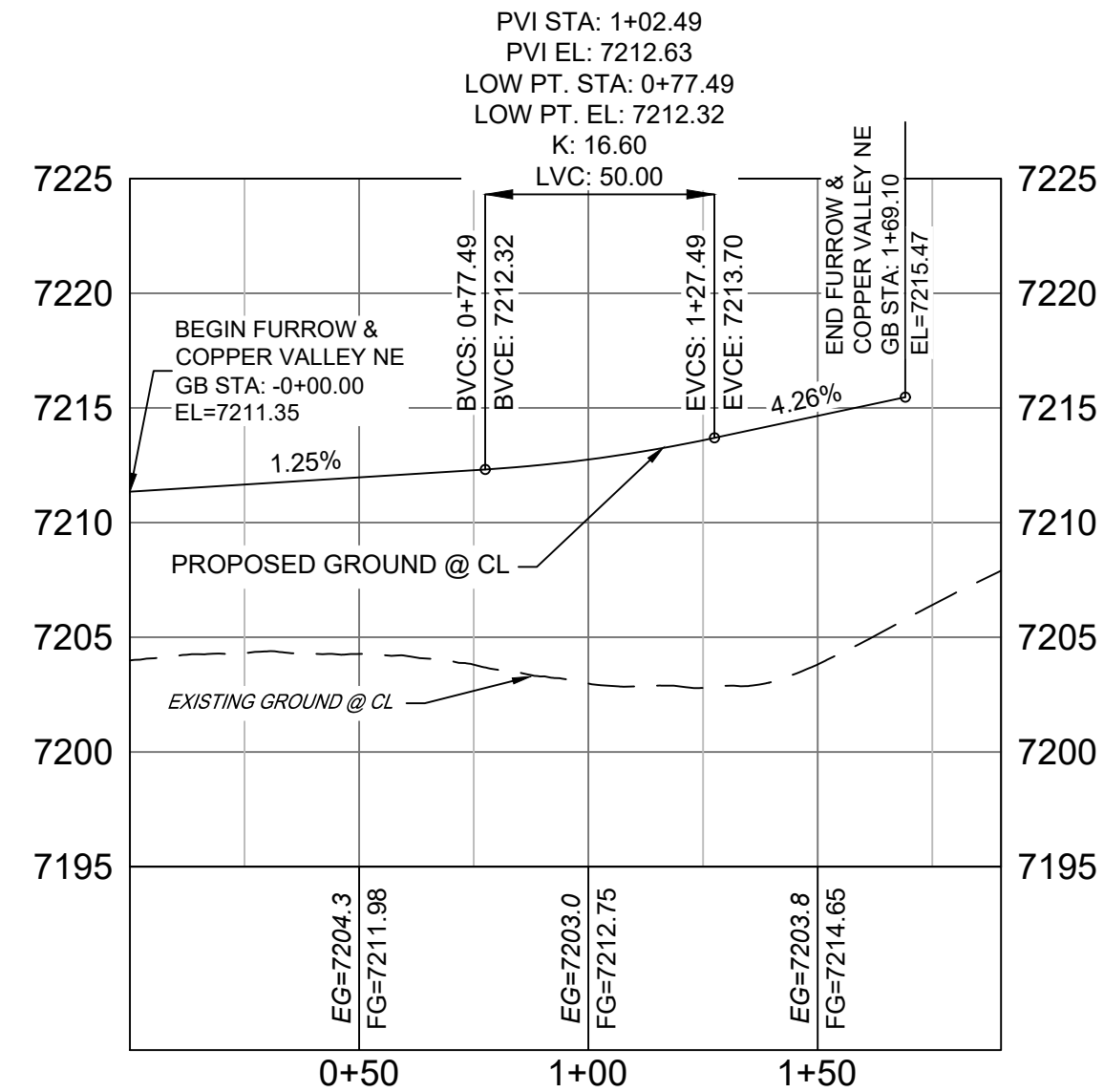
FURROW ROAD & COPPER VALLEY COURT SW PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



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



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

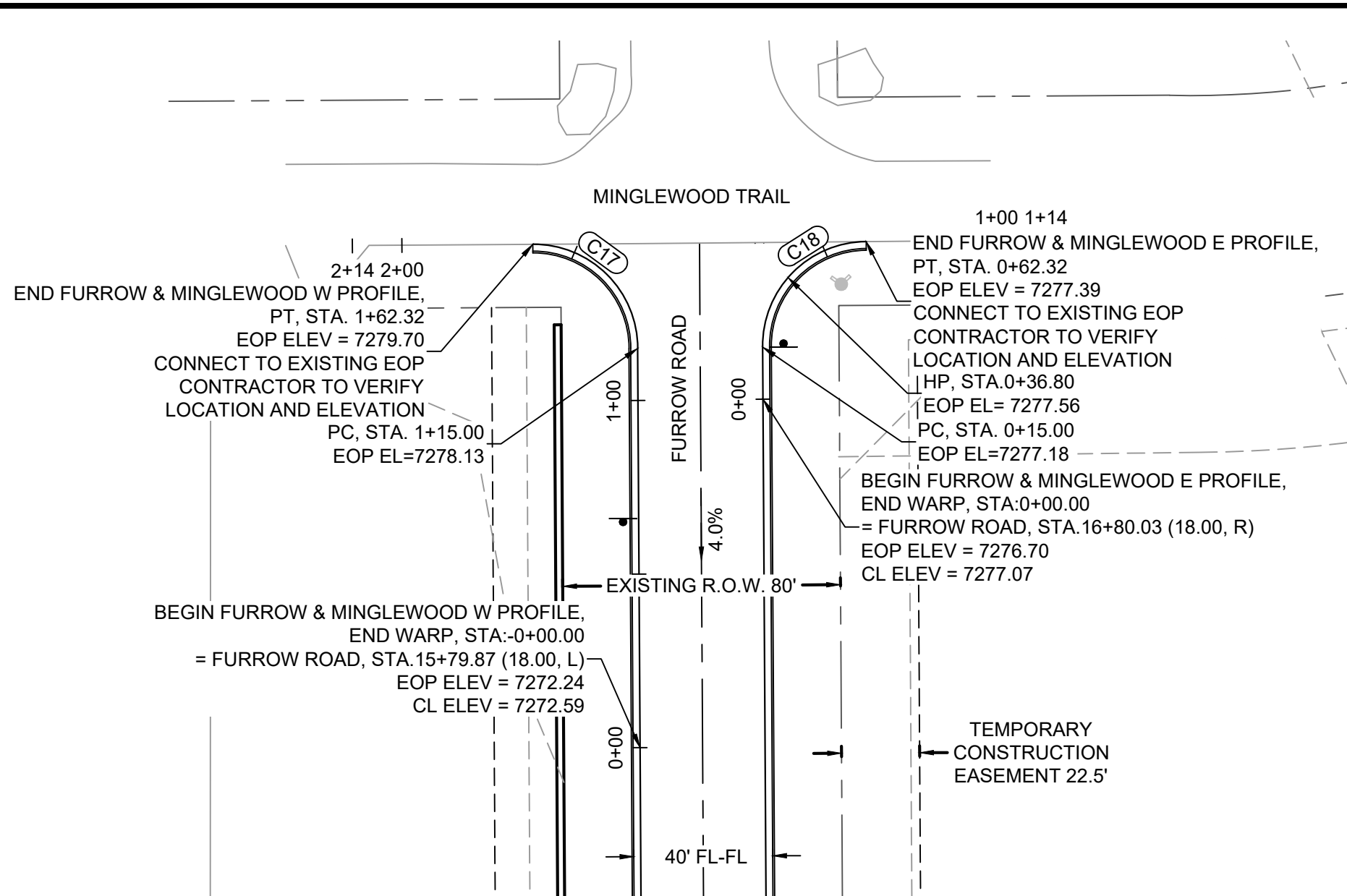


FURROW ROAD & COPPER VALLEY COURT NE PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

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

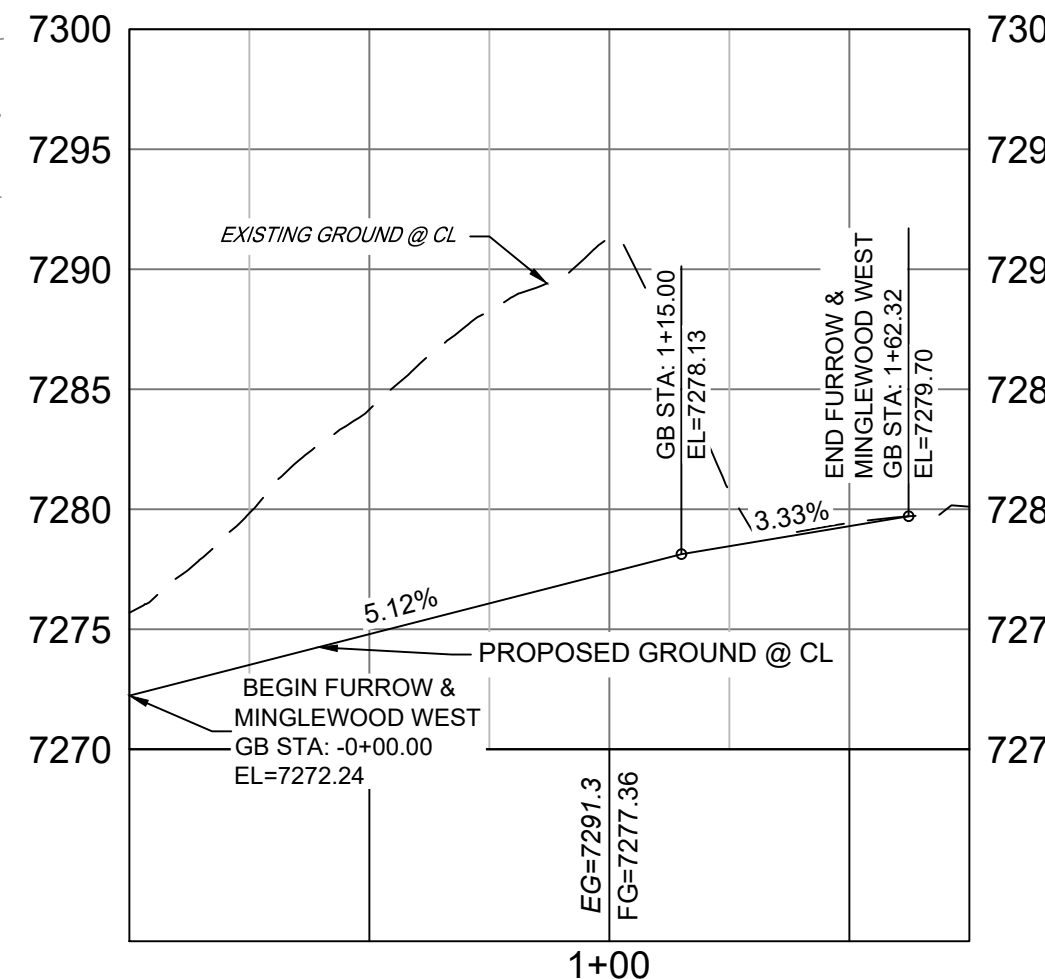
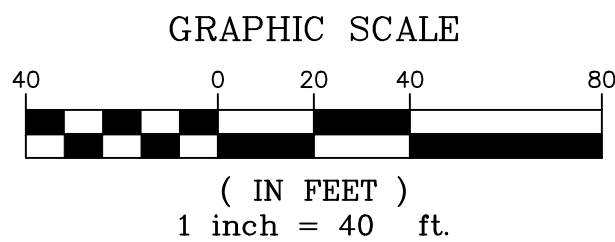
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C13	45.52	28.00	93°08'09"	S69°56'30"E	40.67
C14	45.72	28.00	93°33'35"	N17°30'20"E	40.81
C15	42.24	28.00	86°26'24"	S72°29'40"E	38.35
C16	42.95	28.00	87°53'06"	S20°20'34"W	38.86

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

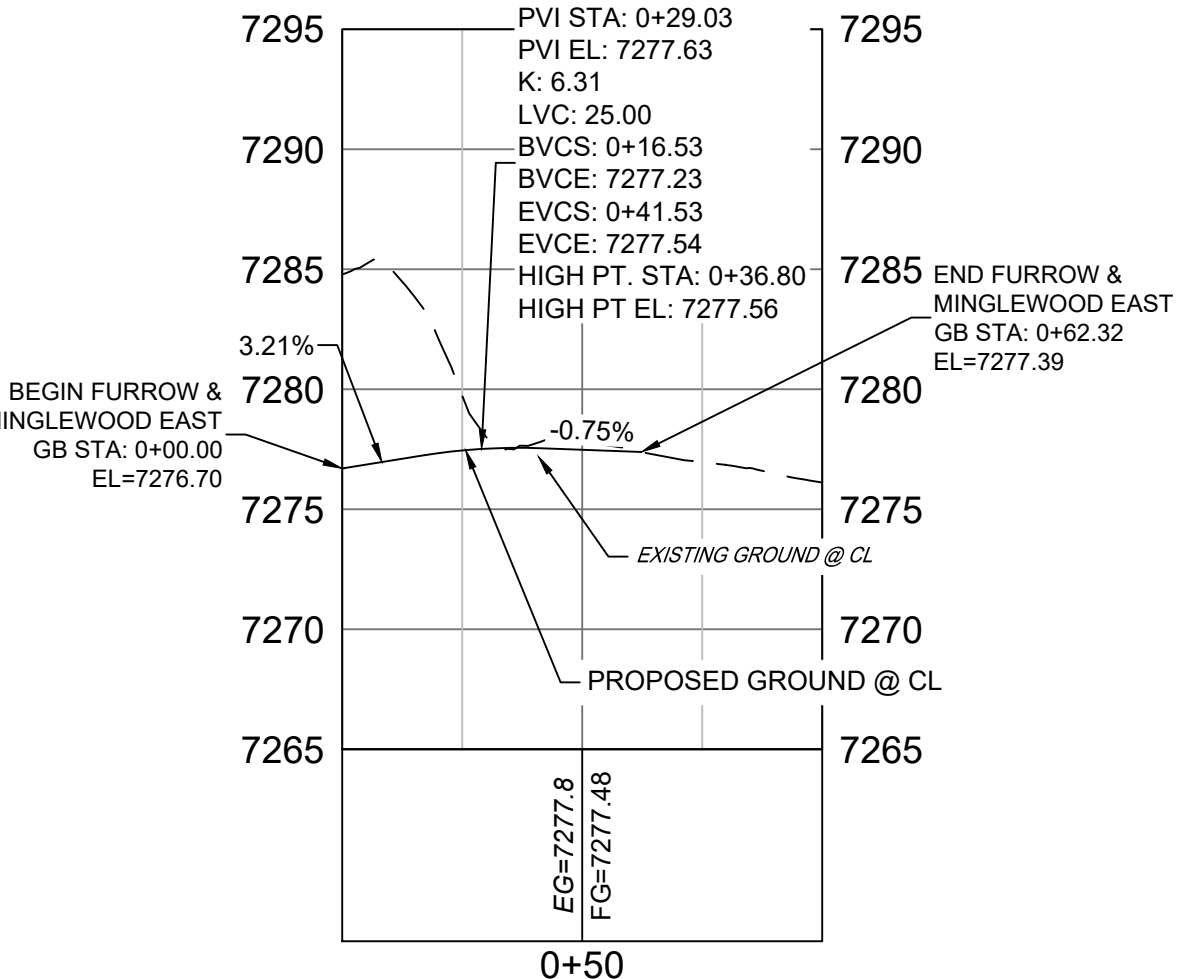


CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C17	47.32	30.01	90°21'21"	S45°11'01"E	42.57
C18	47.49	30.00	90°41'10"	N44°20'00"E	42.68

NOTE: LINE AND CURVE INFORMATION REPRESENT EDGE OF PAVEMENT.



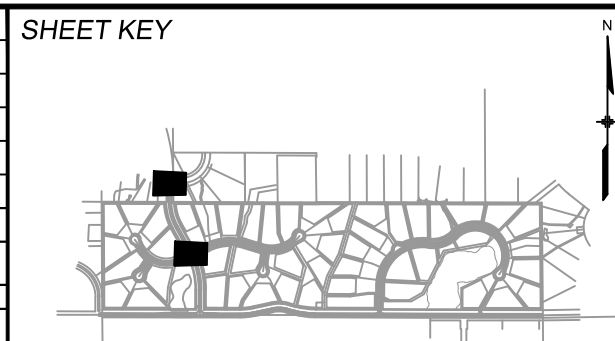
FURROW ROAD & MINGLEWOOD TRAIL W PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



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

EPC 4/16/21

REFERENCE DRAWINGS			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: February 5, 2021 2:27:24 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. HERBIC II,
MANAGER
14160 GLENEAGLE DRIVE,
COLORADO SPRINGS, CO 80921

PREPARED BY:

SEAL

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

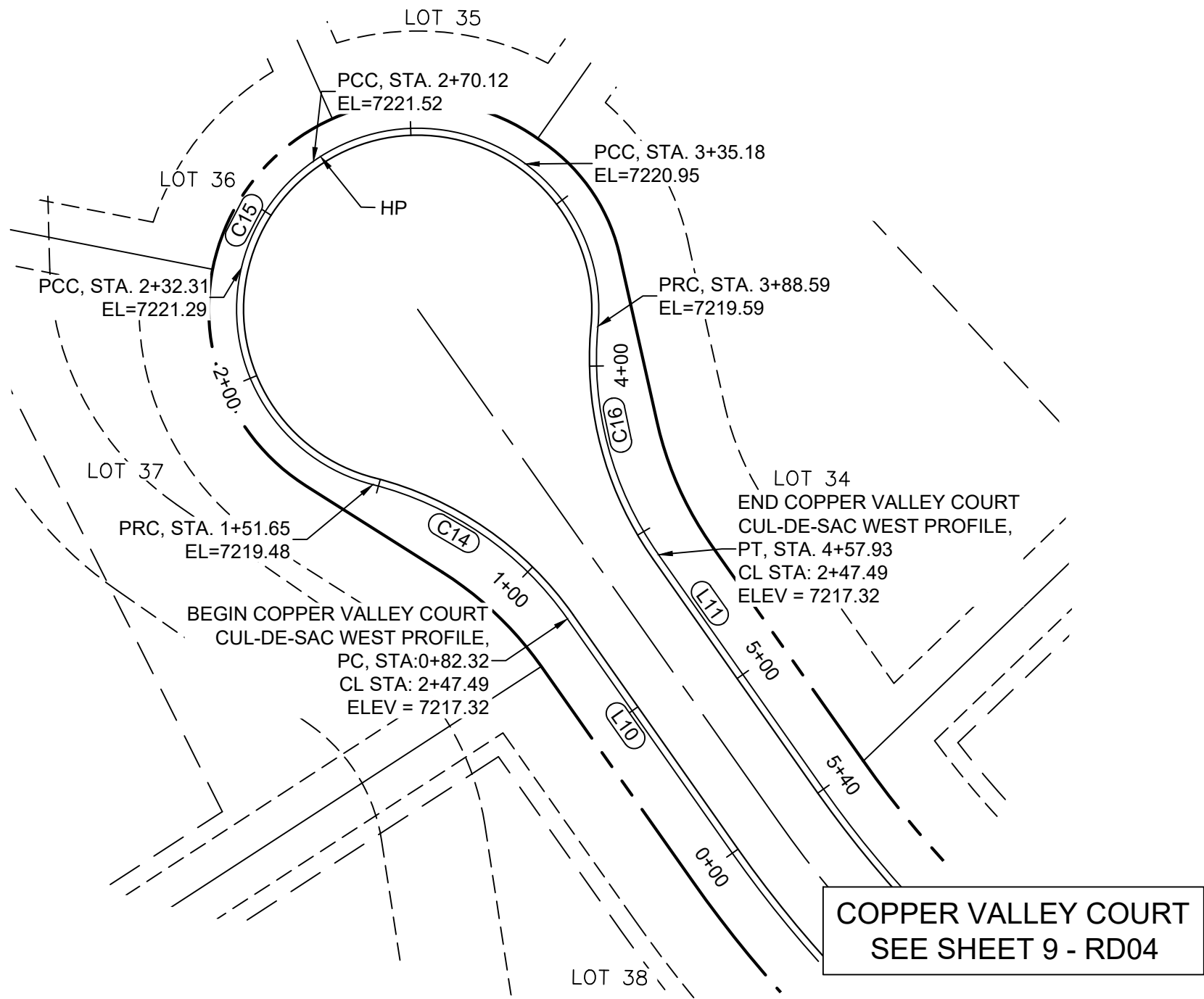
GRANDWOOD RANCH					
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS					
ROADWAY PLAN AND PROFILE					
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.
DRAWN BY:	NMS	HORIZ. 1" = 40'	SHEET	18 OF 40	RD13
CHECKED BY:		VERT. 1" = 8'			



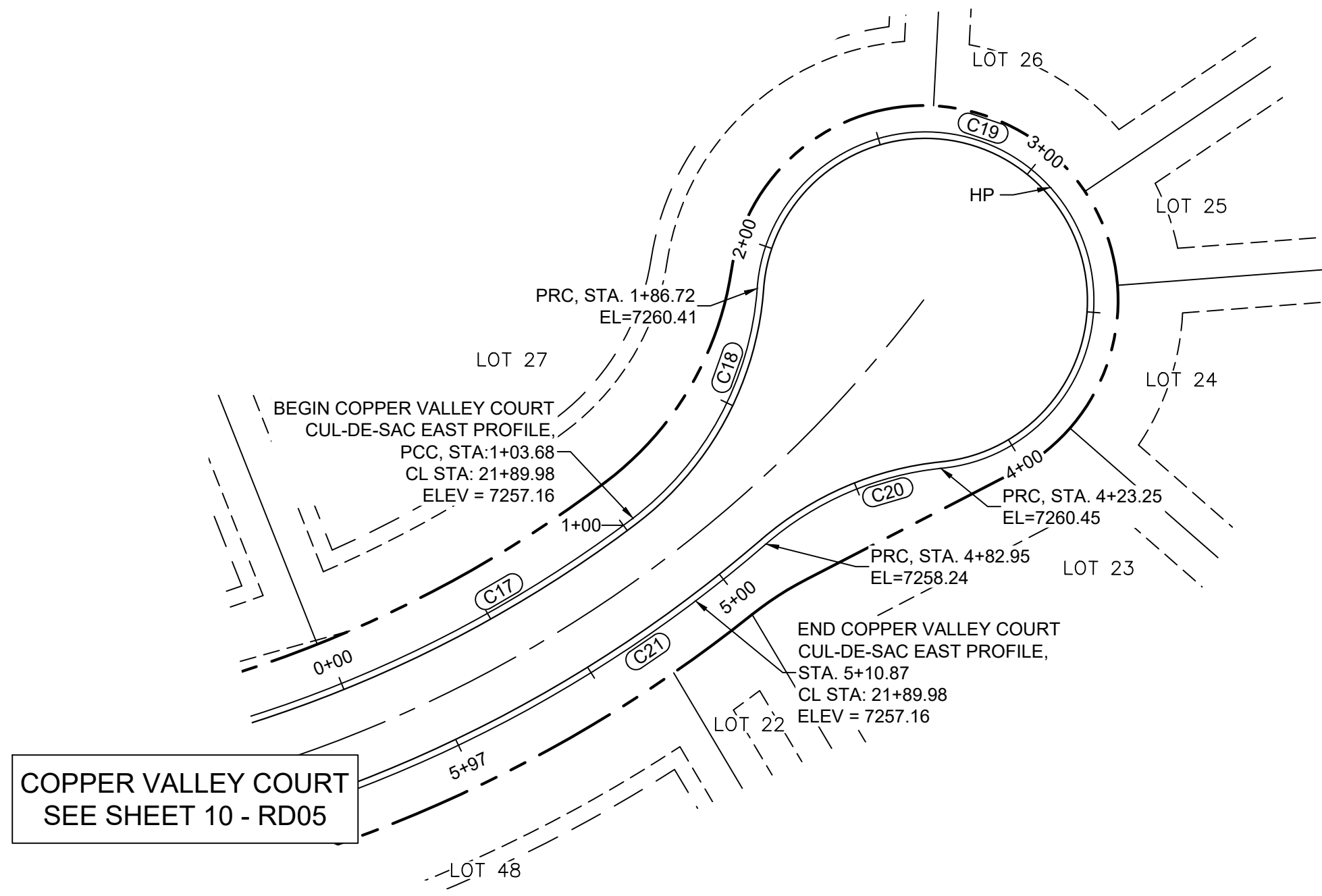
Know what's below.
Call before you dig.

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

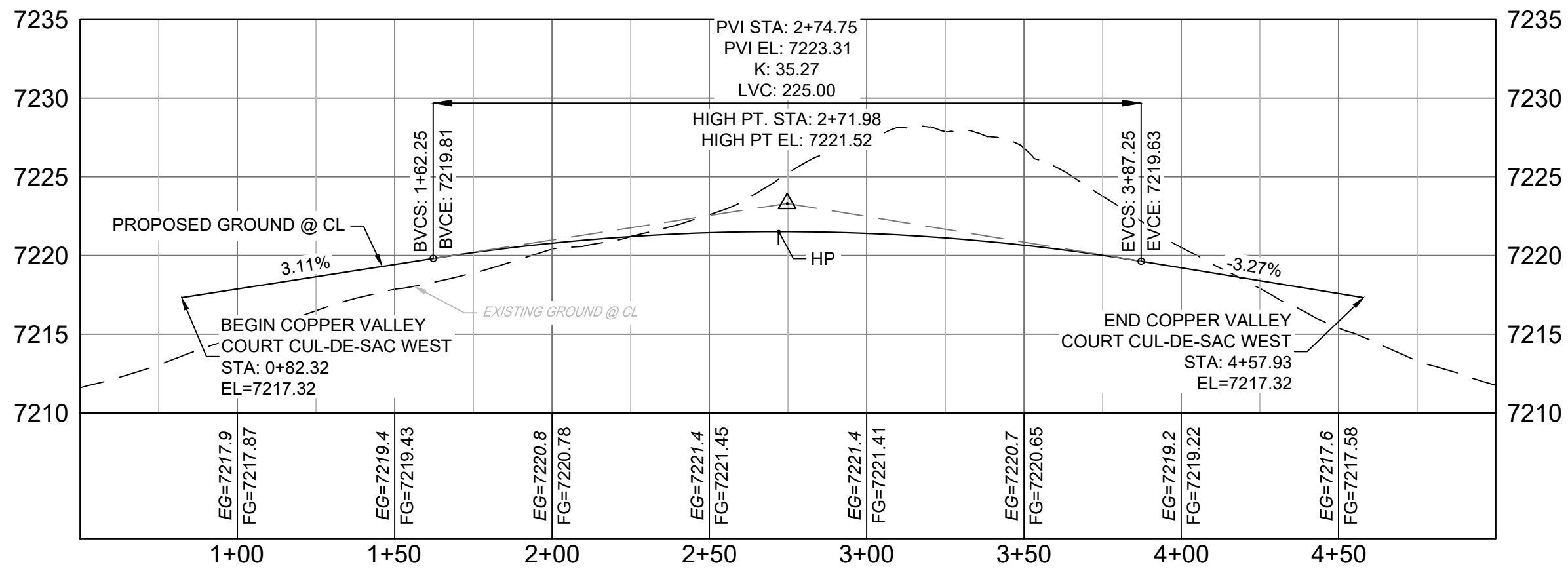
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C14	69.33	98.00	40°32'09"	N56°38'30"W	67.90
C15	236.94	52.00	261°04'18"	N53°37'34"E	79.04
C16	69.33	98.00	40°32'09"	S16°06'21"E	67.90
C17	103.68	394.00	15°04'40"	N60°10'34"E	103.39
C18	83.04	98.01	48°32'40"	N28°07'06"E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

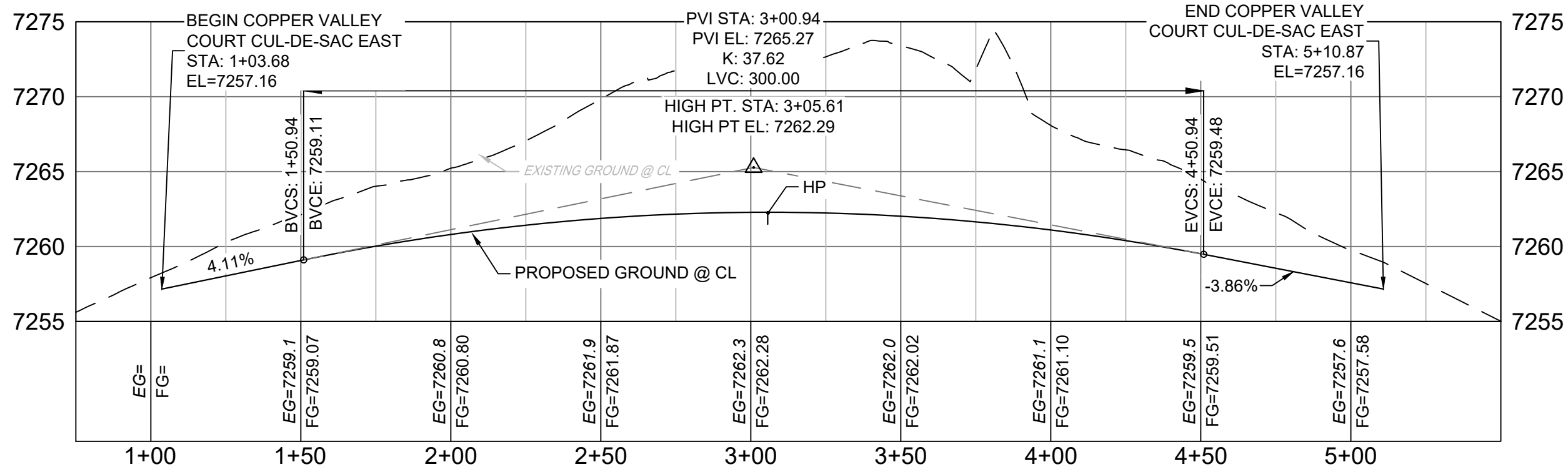


COPPER VALLEY COURT
CUL-DE-SAC EAST PLAN



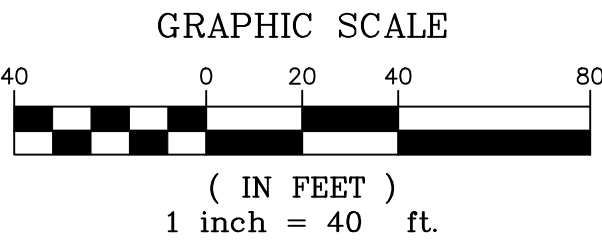
COPPER VALLEY COURT
WEST CUL-DE-SAC PROFILE

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



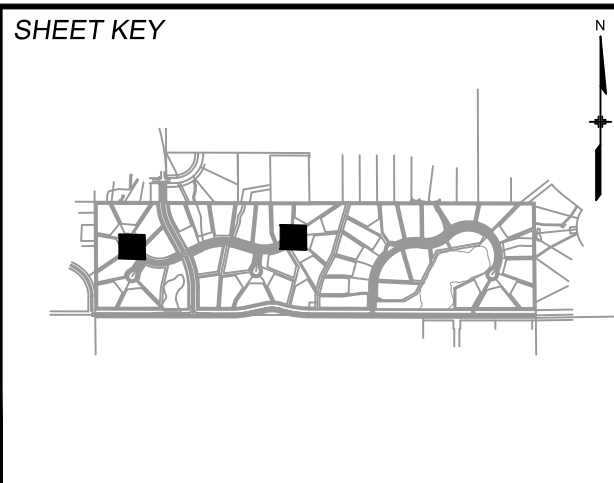
COPPER VALLEY COURT
EAST CUL-DE-SAC PROFILE

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.					

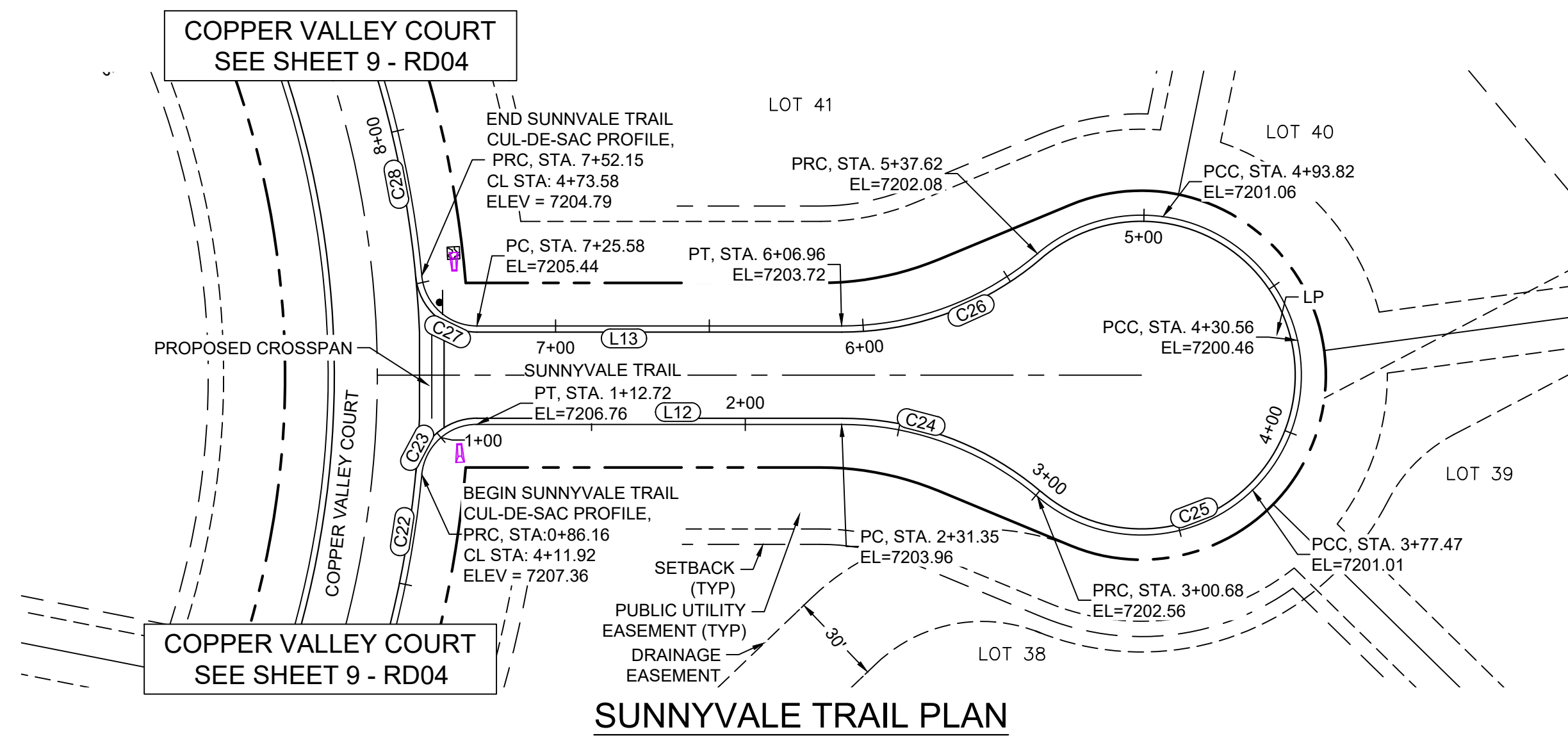


BENCHMARK	
NGS T 294 ELEVATION - 7247.10' NAVD 88	
BASIS OF BEARING:	
A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983.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

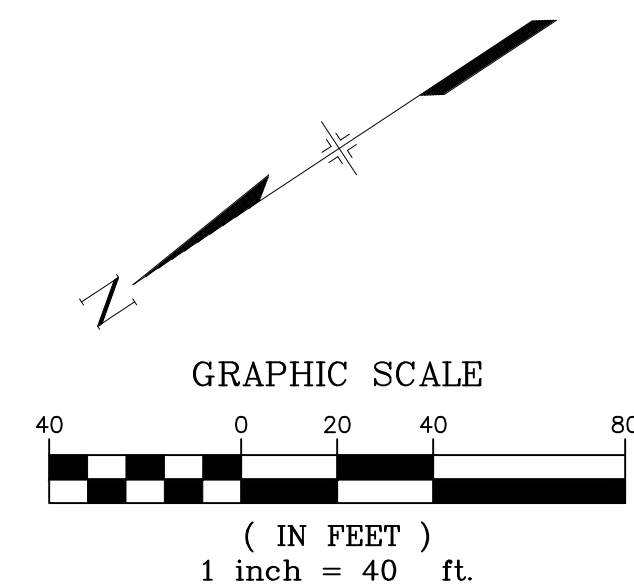
OWNER:	
SYLVAN VISTA, INC. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921	
PREPARED BY:	
Matrix	

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
DRAWN BY: CAP	HORIZ
CHECKED BY: JA	VERT
DATE ISSUED: FEBRUARY, 2021	SHEET
19 OF 40	
DRAWING No. RD14	

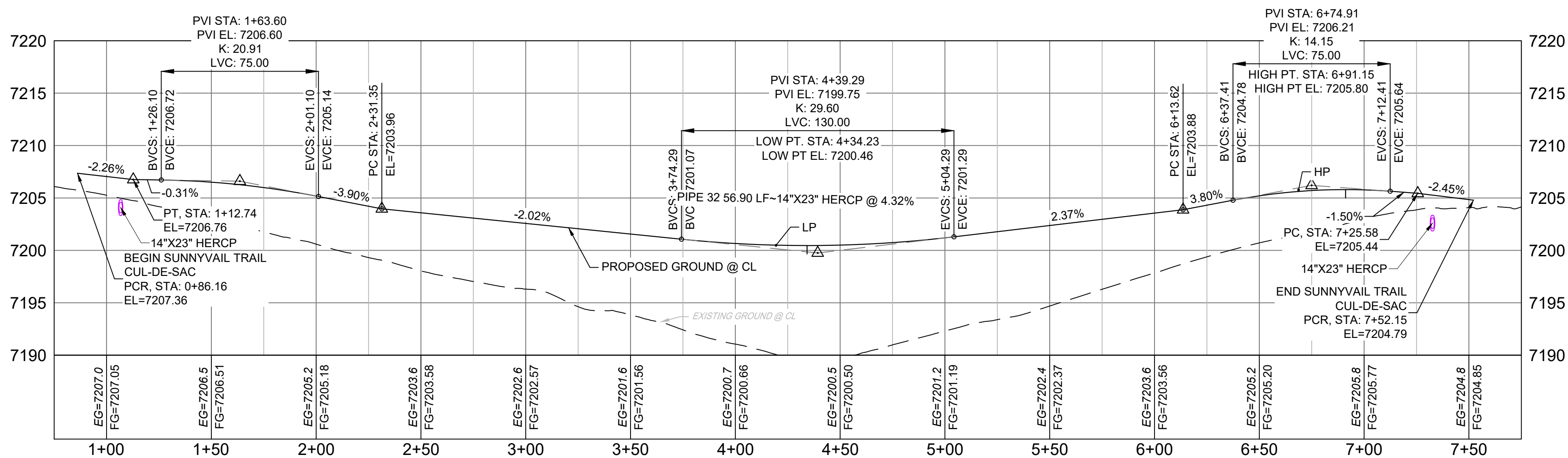
Know what's below.
Call before you dig.

SUNNYVALE TRAIL PLAN



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

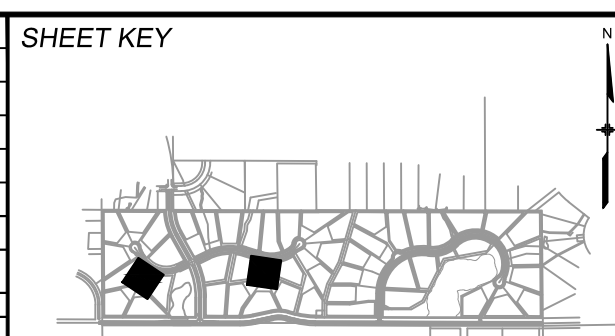
SUNNYVALE TRAIL
CUL-DE-SAC PROFILE

HORIZ: 1" = 40'

VERT: 1" = 8'

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

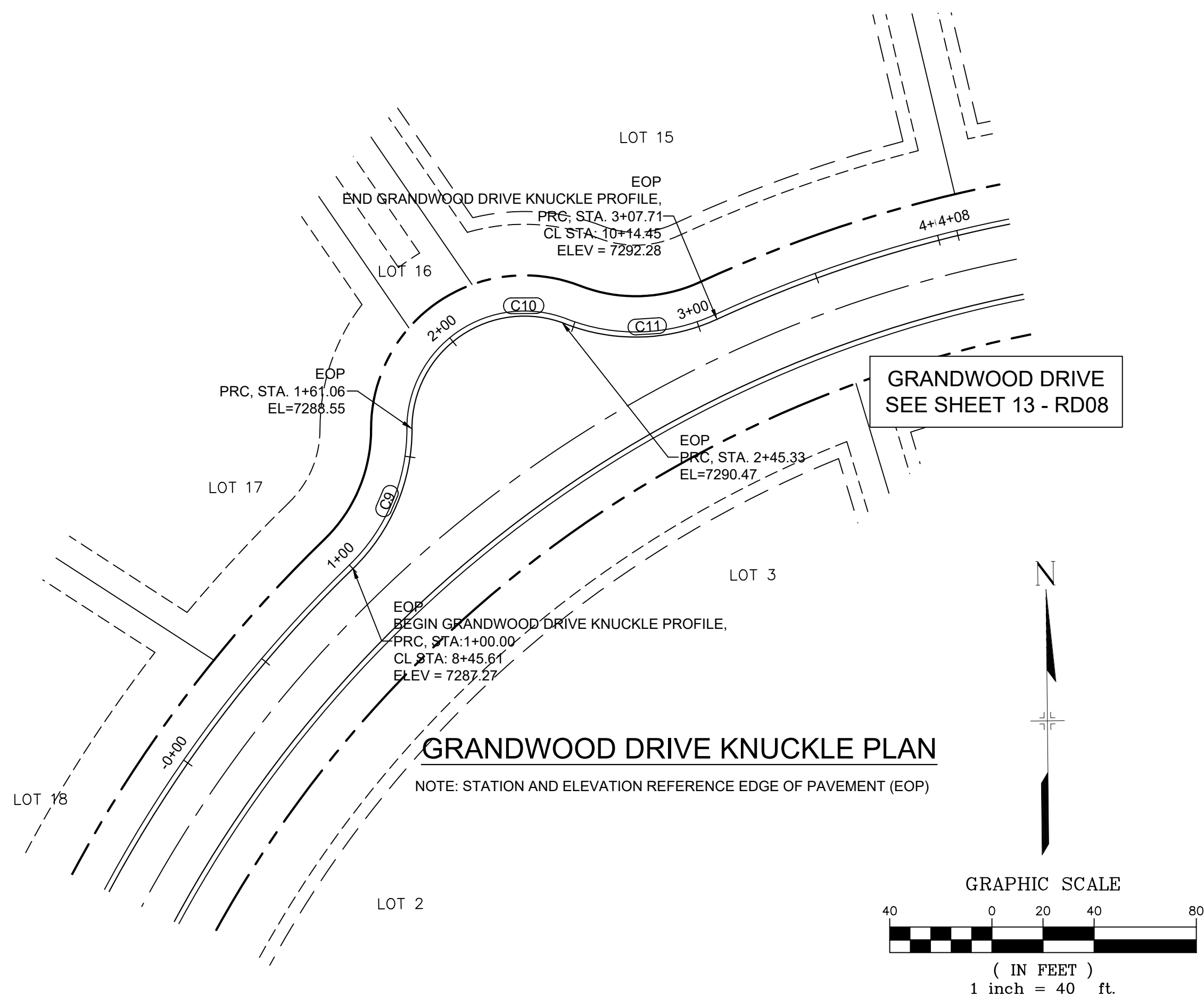
OWNER:	
SYLVAN VISTA, INC. WILLIAM F. HEREBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921	
PREPARED BY:	
Matrix	

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

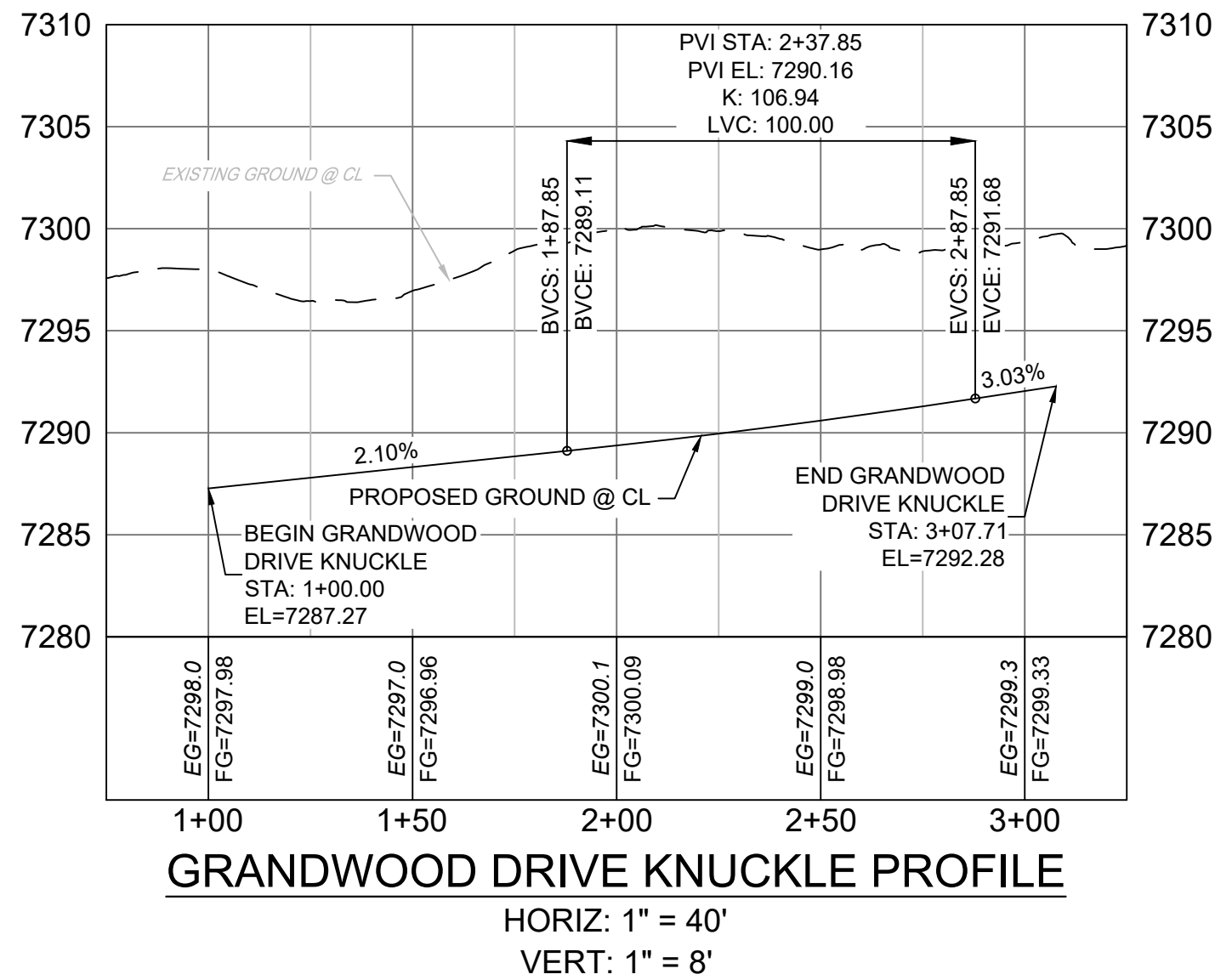
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
ROADWAY PLAN AND PROFILE			
EPC 4/16/21			
DESIGNED BY:	CAP	SCALE	DATE ISSUED: FEBRUARY, 2021
CHECKED BY:	JA	HORIZ. VERT.	DRAWING No. RD15



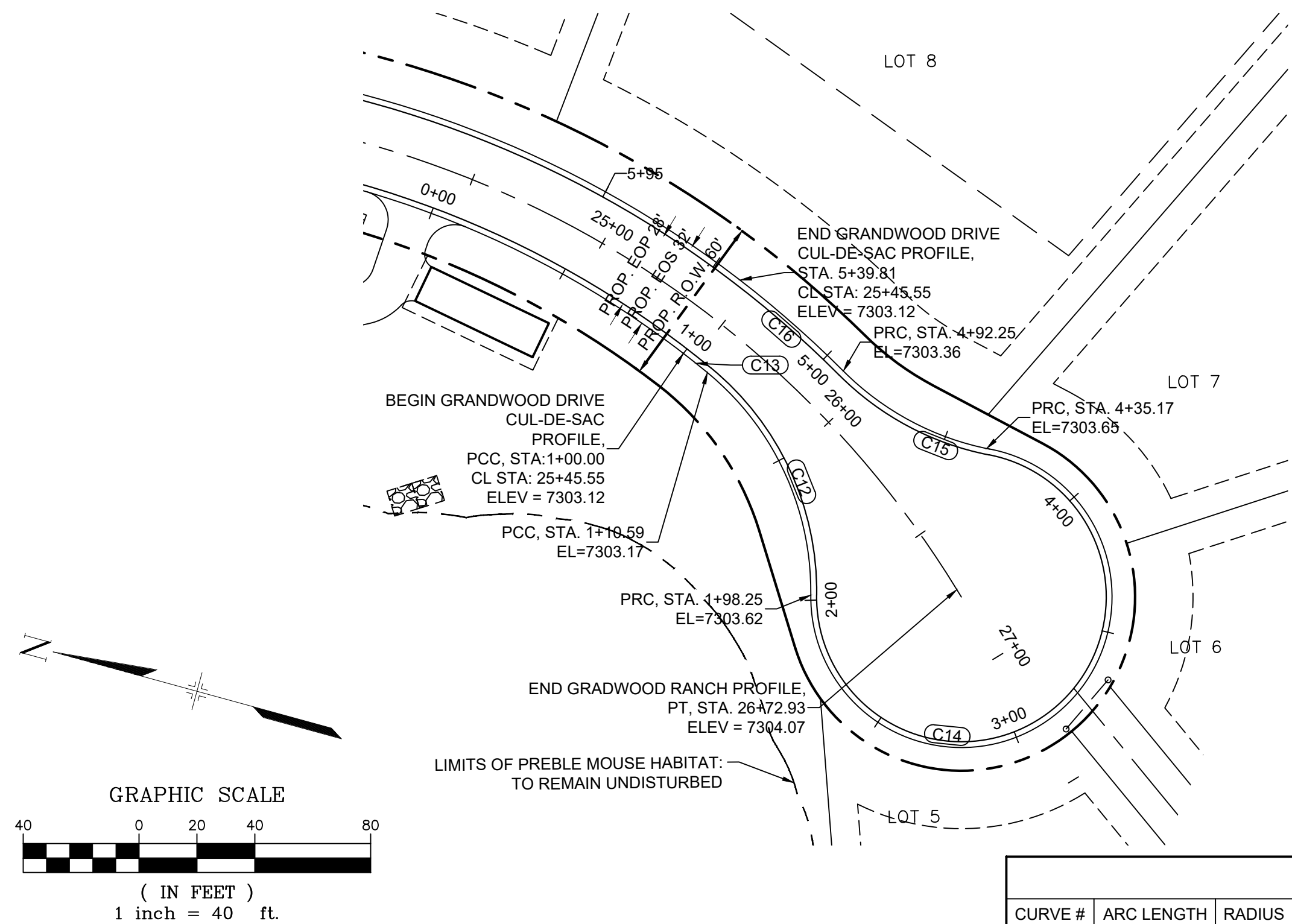
Know what's below.
Call before you dig.



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

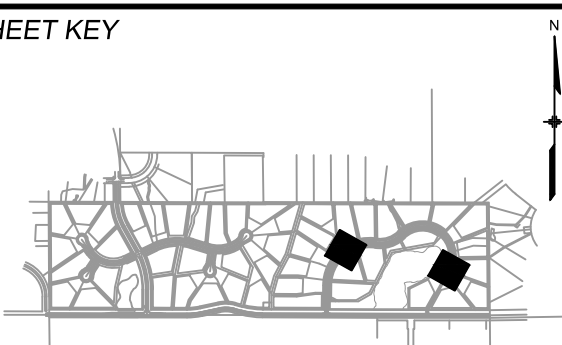


- NOTES:
1. ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
 2. SPOT ELEVATIONS REFERENCE EDGE OF SHOULDER (EOS) UNLESS OTHERWISE NOTED.



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			SHEET KEY	
X-Title-Plan & Profile X-1105-PR-SITE	###	###	###	###
	###	###	###	###
	###	###	###	###
	###	###	###	###
	###	###	###	###
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\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
PROFESSIONAL ENGINEER

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

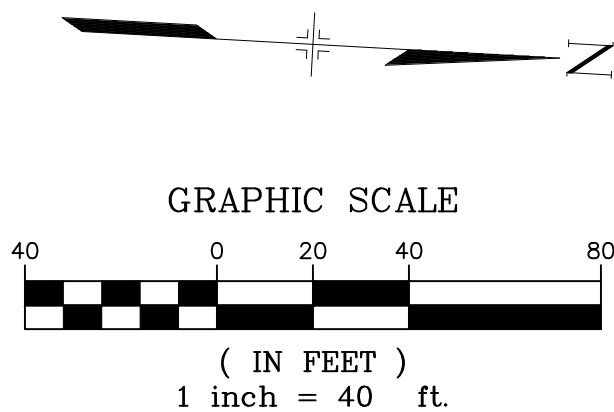
GRANDWOOD RANCH					
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS					
ROADWAY PLAN AND PROFILE EPC 4/16/21					
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.
CHECKED BY:	JA	HORIZ. VERT.	N/A	SHEET	22 OF 40
					RD17

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'

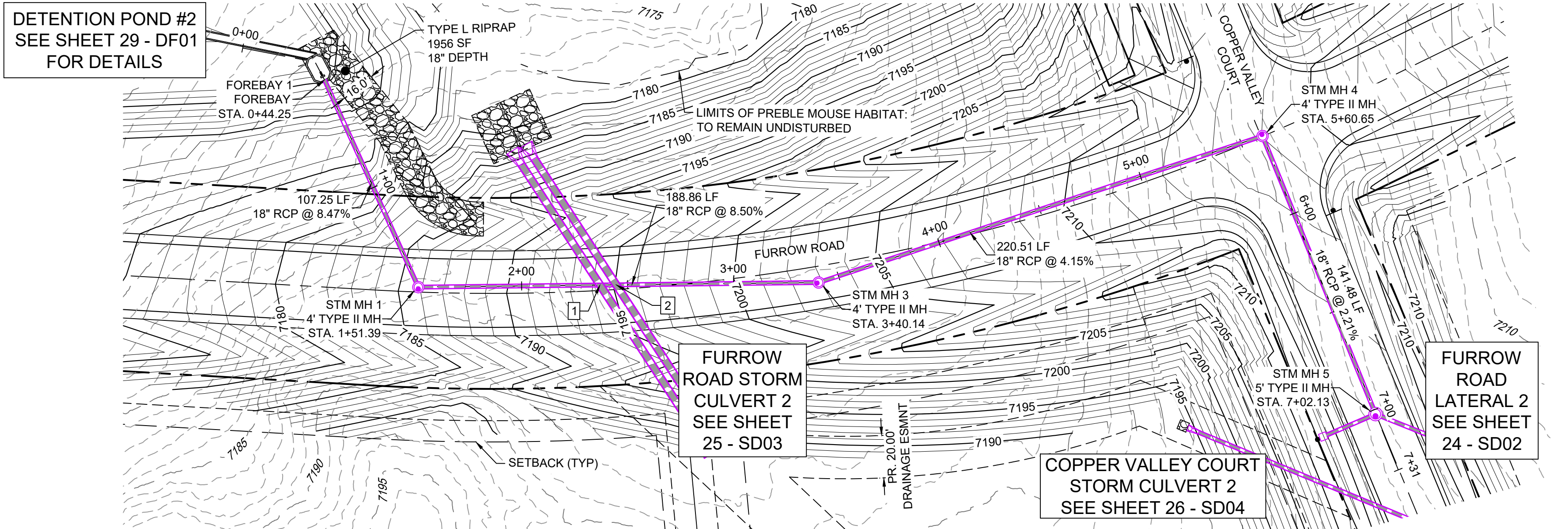
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 1	18" RCP	107.25	8.47%	S62°23'11"W
PIPE 3	18" RCP	188.86	8.50%	S03°53'02"E
PIPE 4	18" RCP	220.51	4.15%	S21°28'15"E
PIPE 5	18" RCP	141.48	2.21%	S64°37'53"W

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

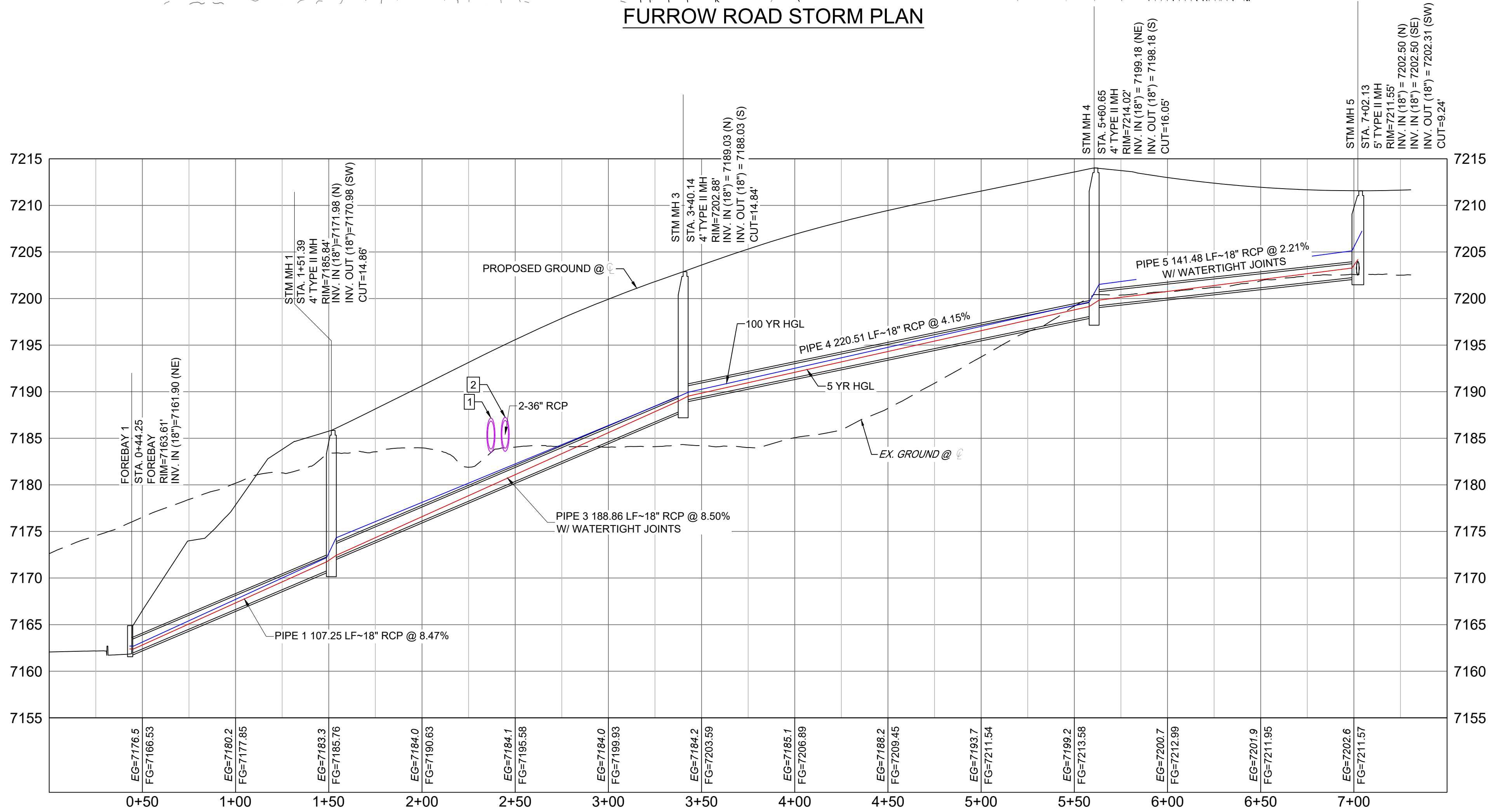


NOTES:

- 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

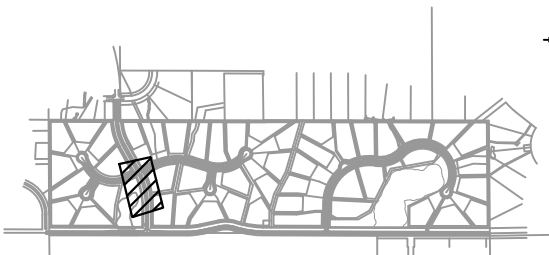


FURROW ROAD STORM PROFILE

HORIZ: 1" = 40'

VERT: 1" = 8'

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: 1" = 40'
DRAWN BY: CAP HORIZ: 1" = 40'
CHECKED BY: NMS VERT: 1" = 8'

EPC 4/16/21

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

STORM PLAN AND PROFILE

EPC 4/16/21

DATE ISSUED: FEBRUARY, 2021
DRAWING No. SD01

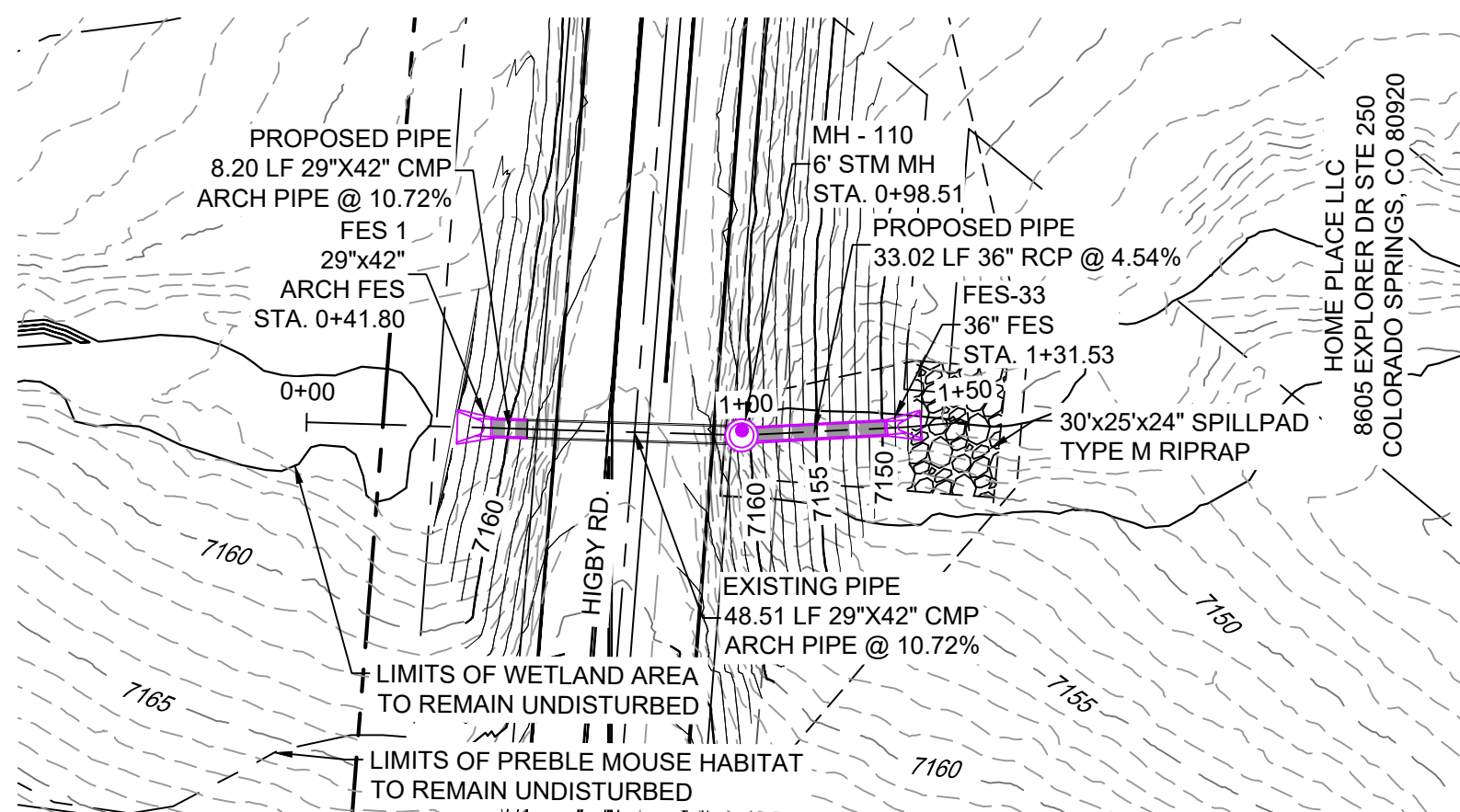
REFERENCE

X-Title-Plan & Profile
X-1105-PR-SITE

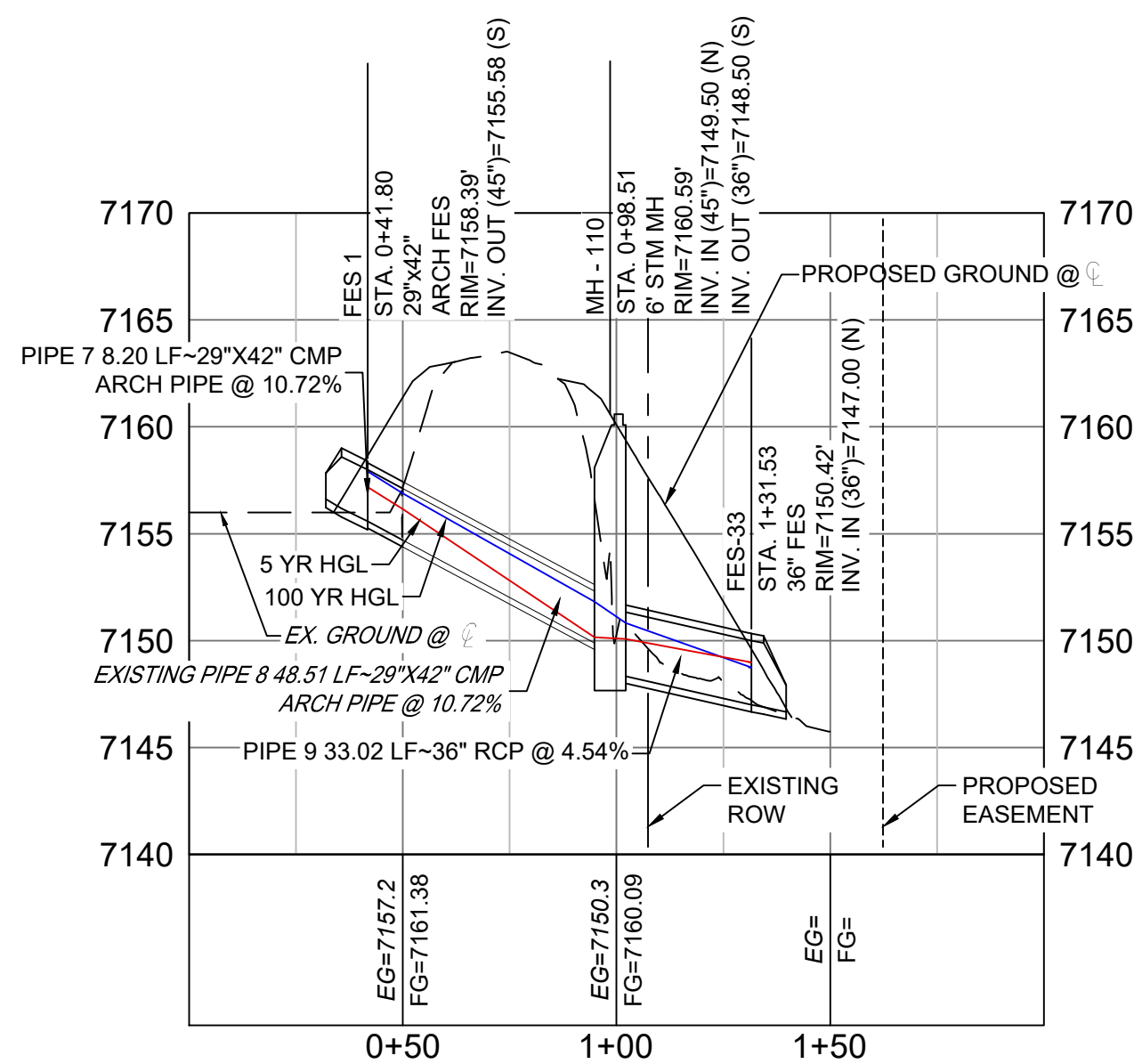
####	####	####	####
####	####	####	####
####	####	####	####
####	####	####	####
####	####	####	####
No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: s:\20.1105.004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\SD01.dwg			
CTB FILE:			
PLOT DATE: February 8, 2021 9:15:17 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



Know what's below.
Call before you dig.



HIGBY ROAD STORM CULVERT PLAN

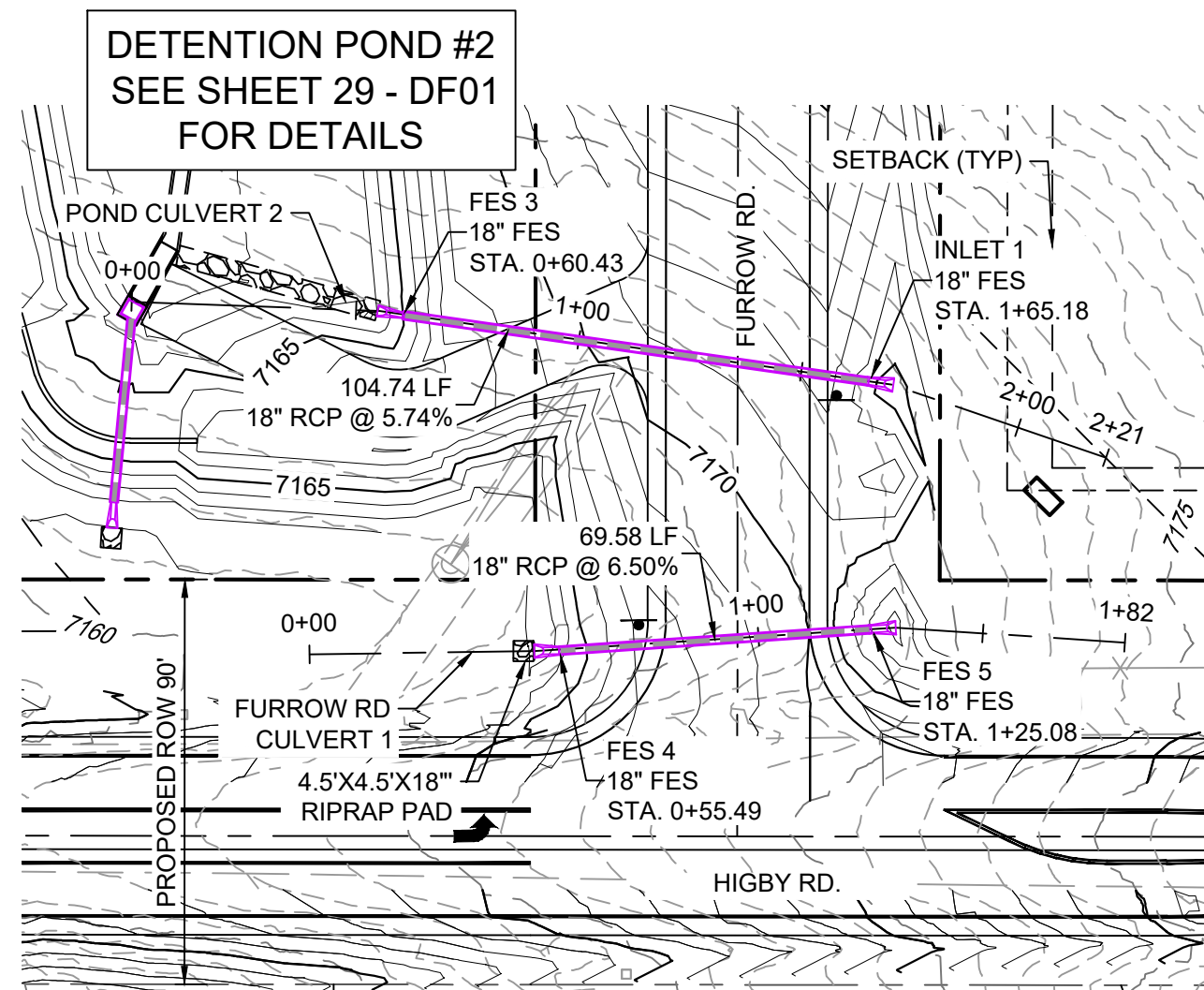
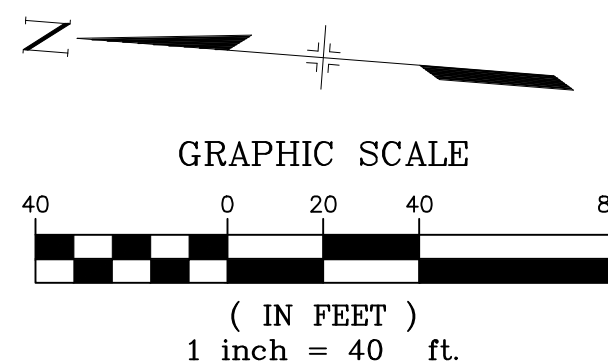


HIGBY ROAD STORM CULVERT PROFILE (WEST)

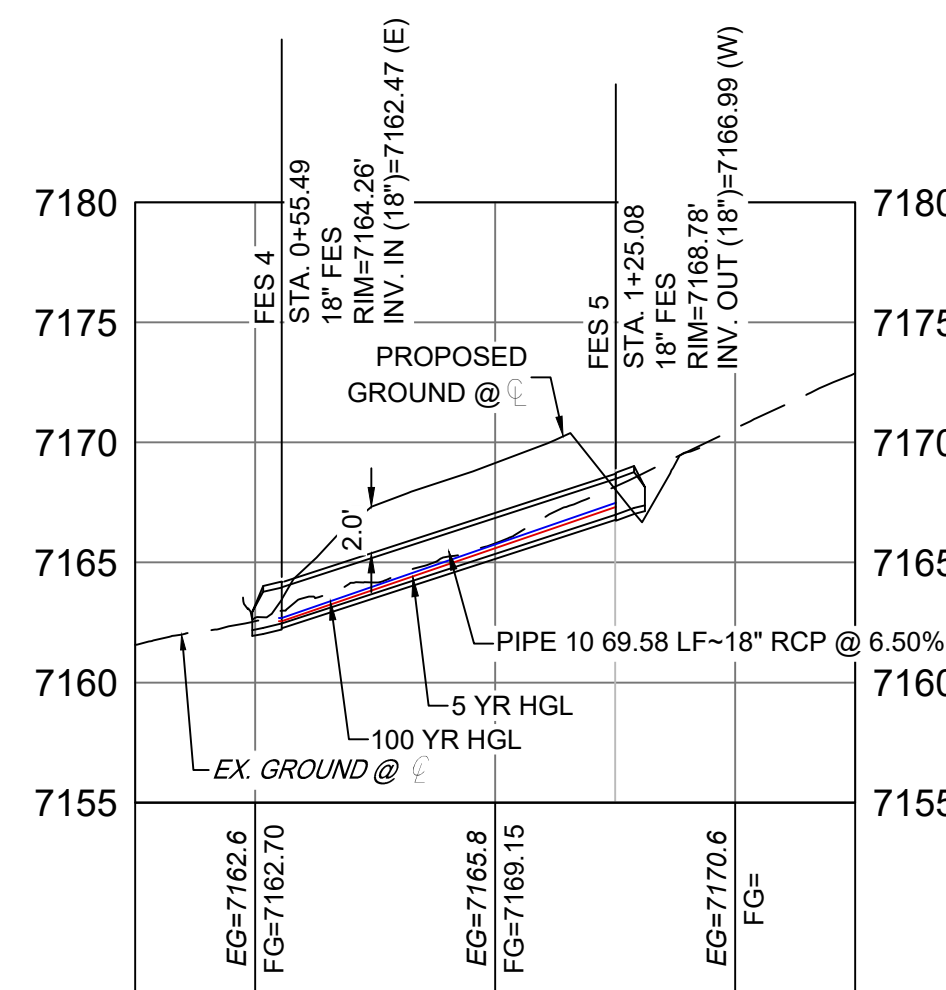
HORIZ: 1" = 40'
VERT: 1" = 8'

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

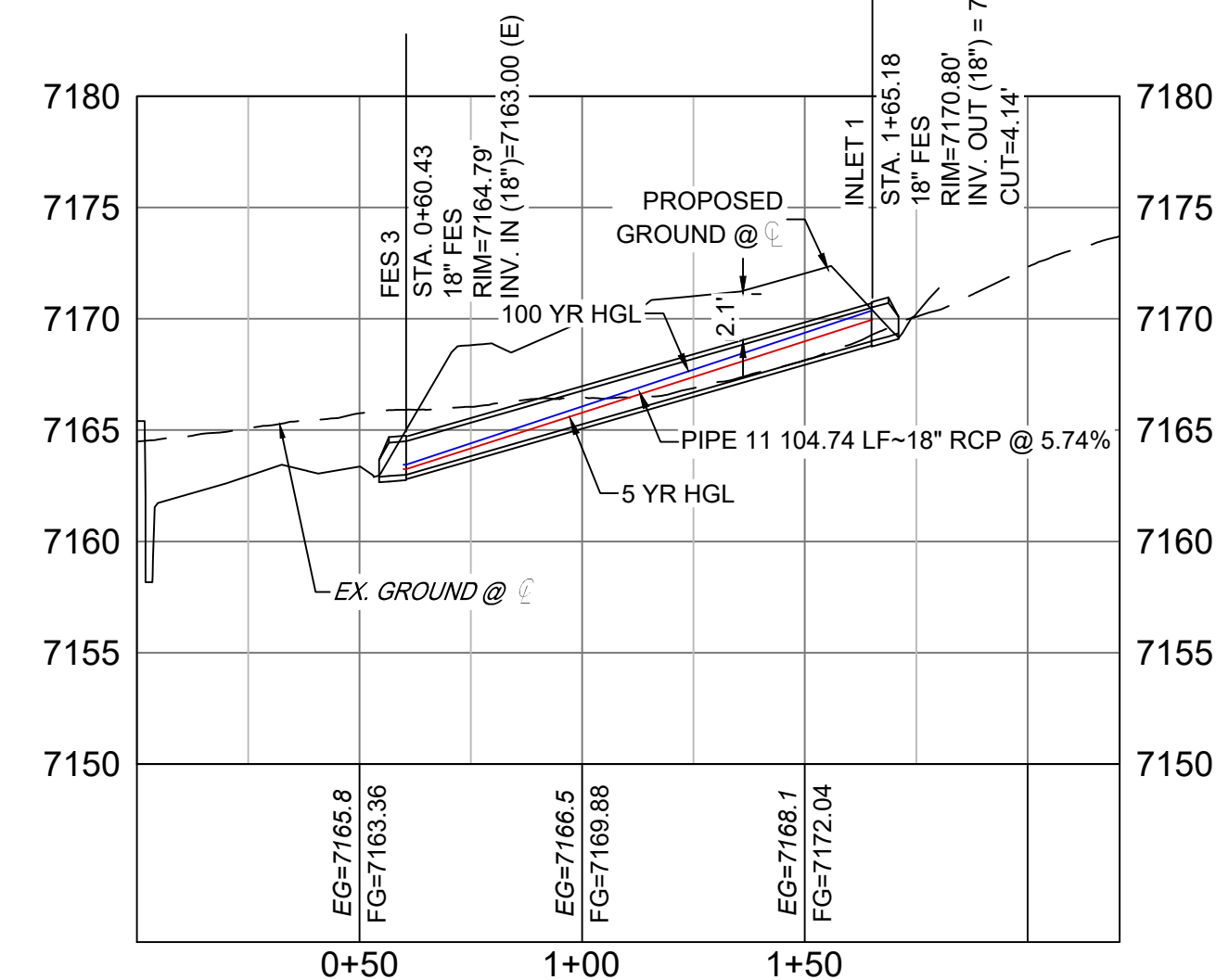


FURROW ROAD STORM CULVERT 1 PROFILE

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

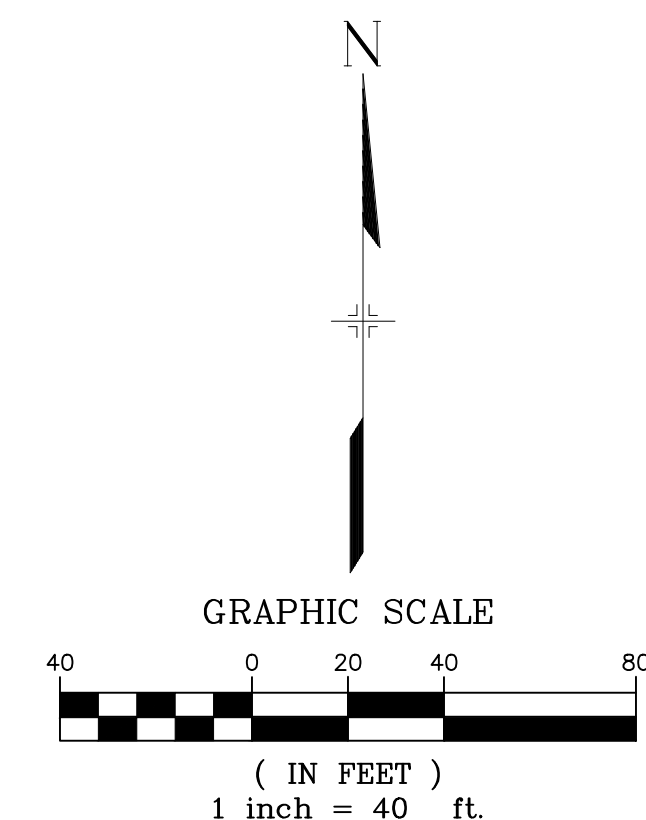
HORIZ: 1" = 40'
VERT: 1" = 8'

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		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\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.			

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"	

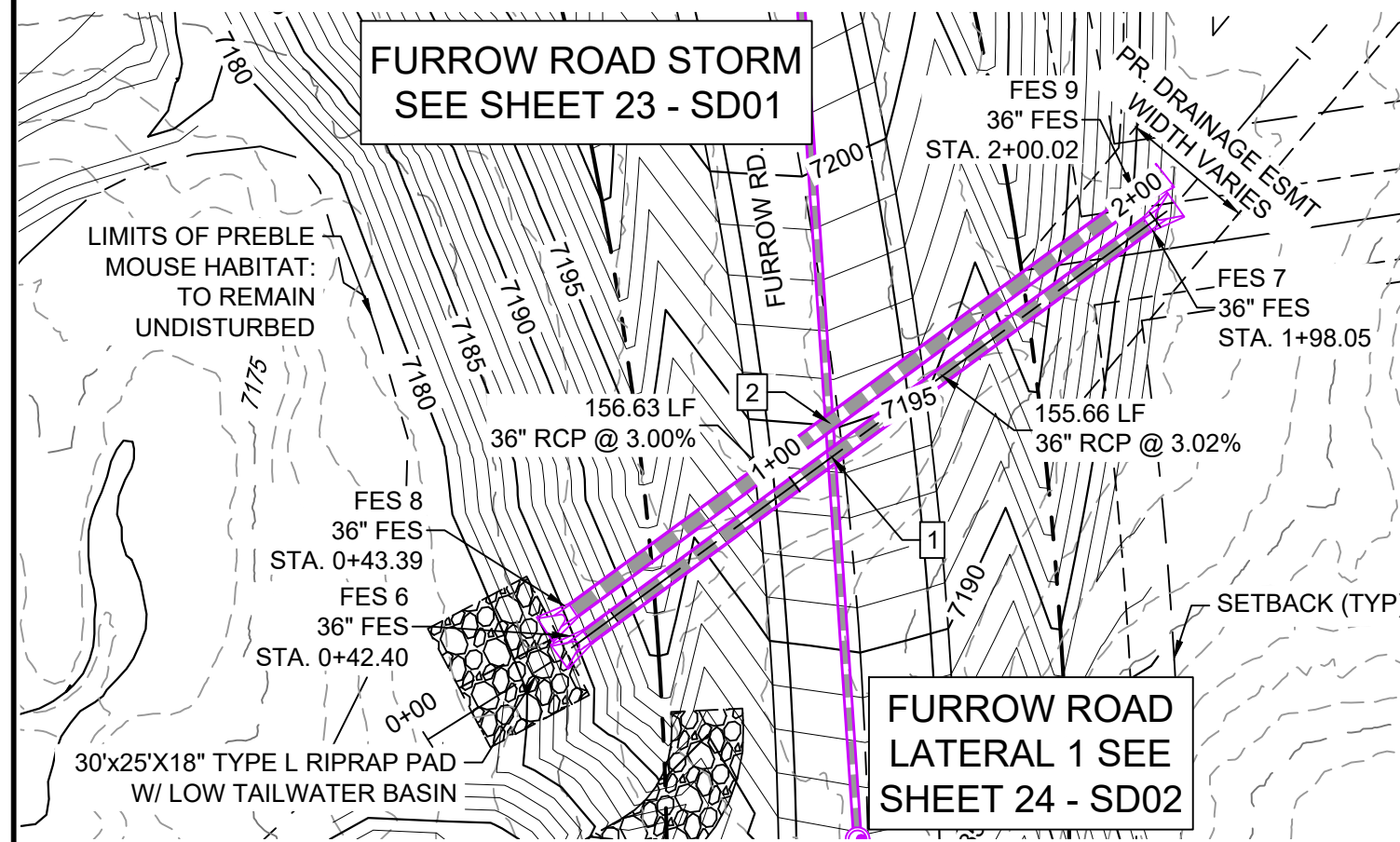
OWNER:	
SYLVAN VISTA, INC. WILLIAM F. HERBIC II, MANAGER 14160 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921	
PREPARED BY:	
Matrix	

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

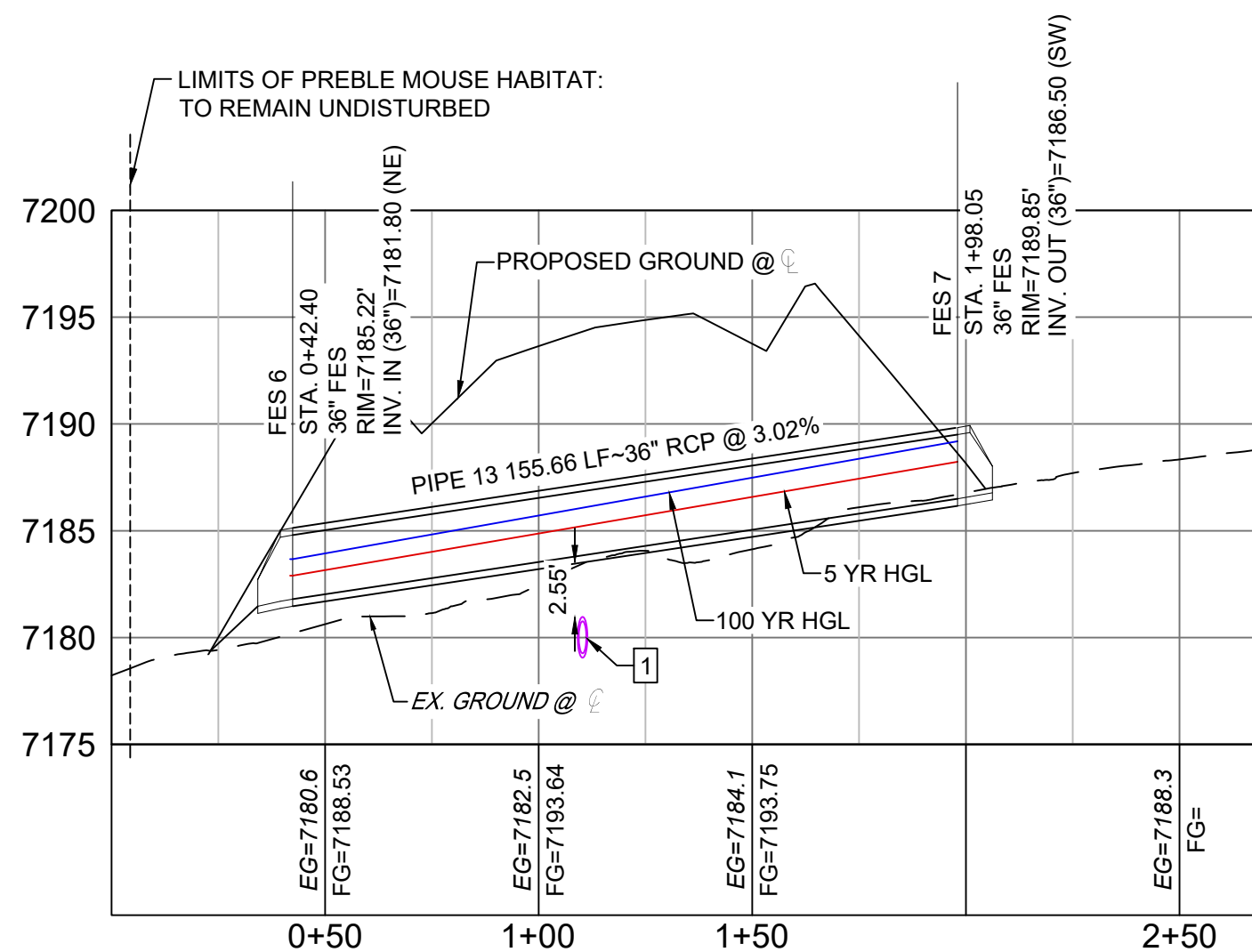
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
STORM PLAN AND PROFILE			
EPC 4/16/21			
DESIGNED BY:	CAP	SCALE	DATE ISSUED:
DRAWN BY:	CAP	HORIZ. 1" = 40'	FEBRUARY, 2021
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET 24 OF 40
DRAWING No.			SD02



Know what's below.
Call before you dig.

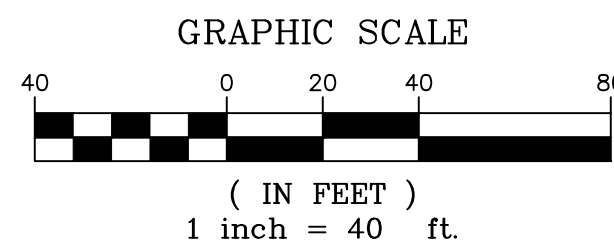


**FURROW ROAD STORM
CULVERT 2 PLAN**



**FURROW ROAD STORM
CULVERT 2 PROFILE**

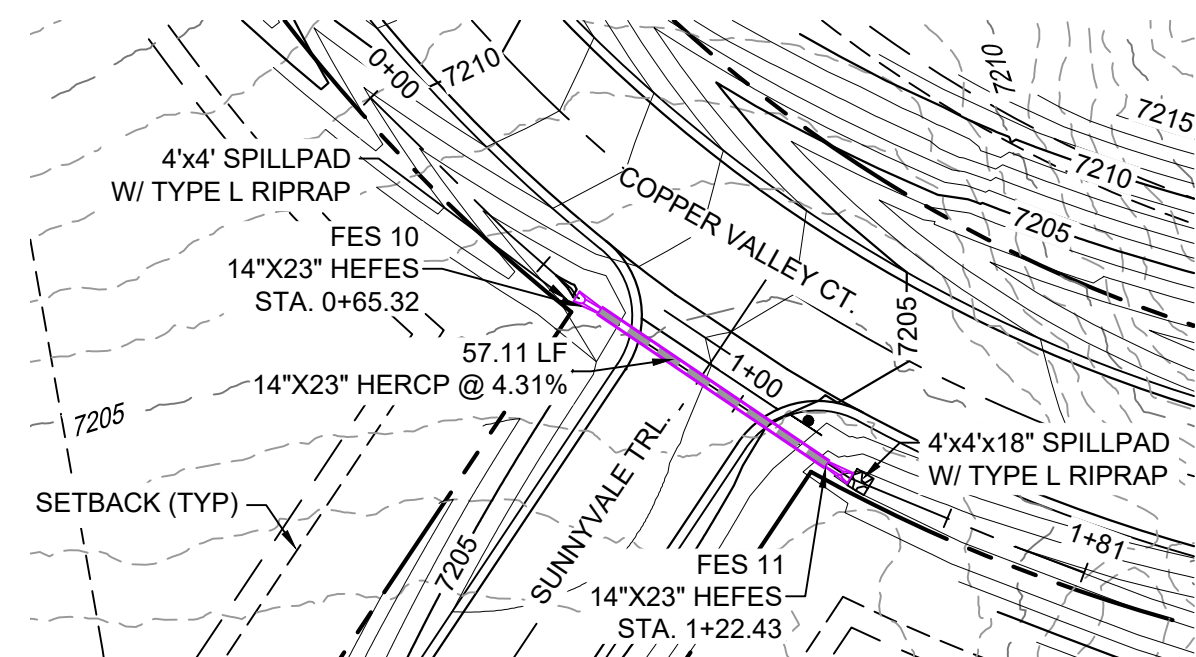
HORIZ: 1" = 40'
VERT: 1" = 8'



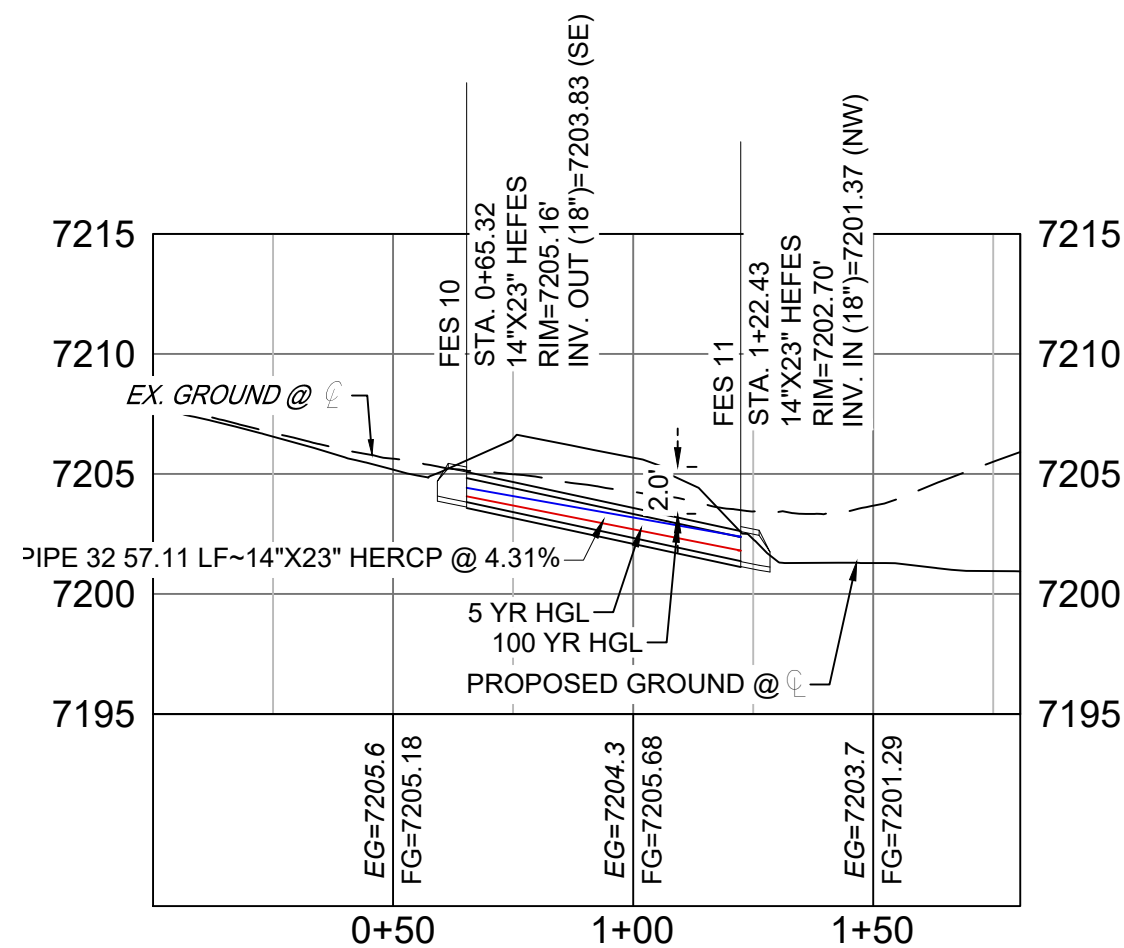
STRUCTURE TABLE				
NAME	TYPE	DETAILS	N&E	
FES 6	36" FES	RIM=7185.22 PIPE 13 INV IN=7181.80	N: 1454488.06 E: 3191020.12	
FES 7	36" FES	RIM=7189.85 PIPE 13 INV OUT=7186.50	N: 1454580.35 E: 3191145.46	
FES 8	36" FES	RIM=7185.22 PIPE 14 INV IN=7181.80	N: 1454493.95 E: 3191017.02	
FES 9	36" FES	RIM=7189.92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

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

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



**COPPER VALLEY COURT
STORM CULVERT 1 PLAN**



**COPPER VALLEY COURT
STORM CULVERT 1 PROFILE**

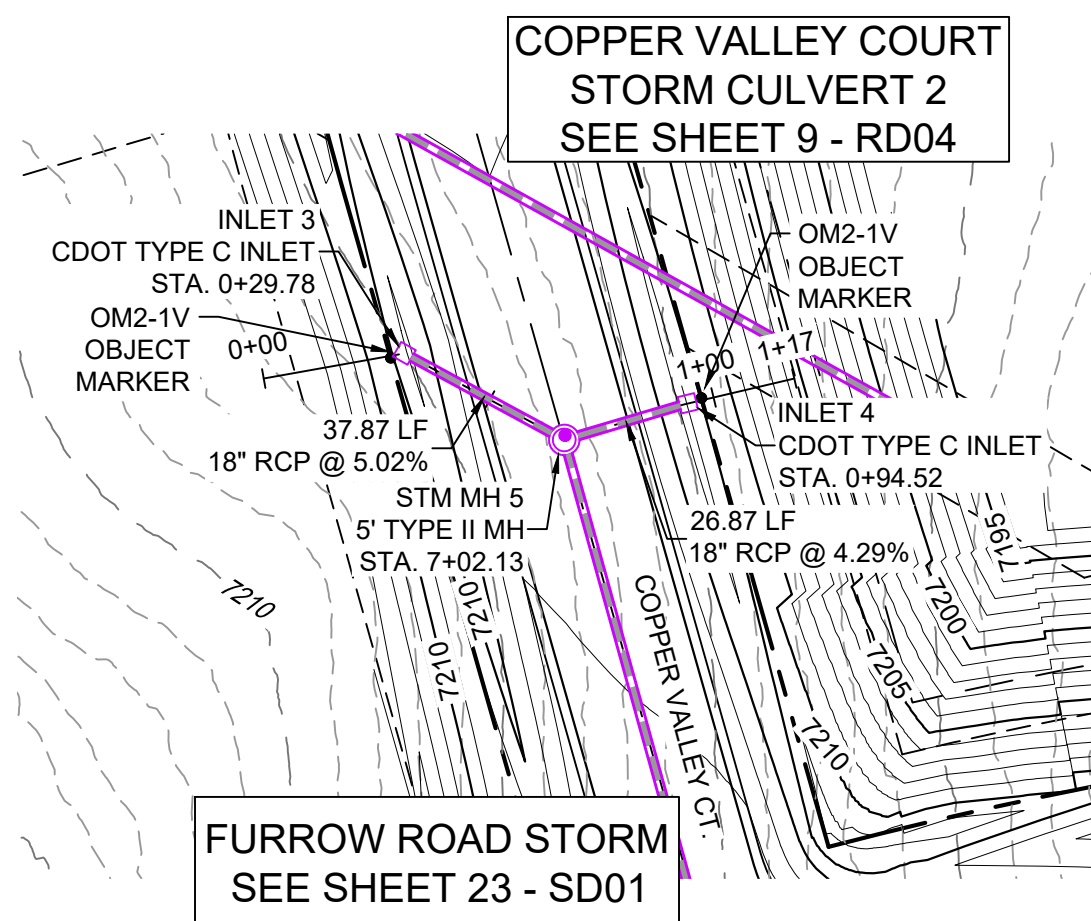
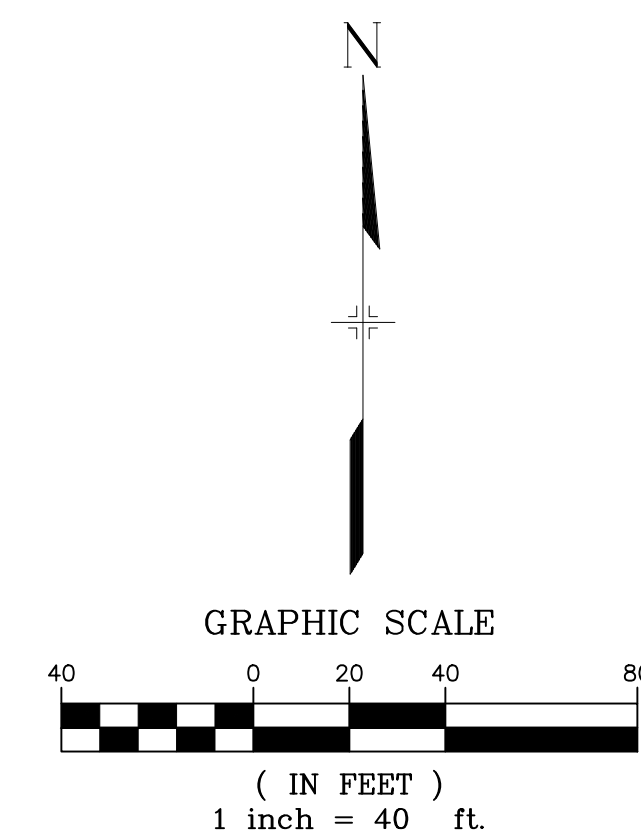
HORIZ: 1" = 40'
VERT: 1" = 8'

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 10	14"X23" HEFES	RIM=7205.16 PIPE 32 INV OUT=7203.83	N: 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

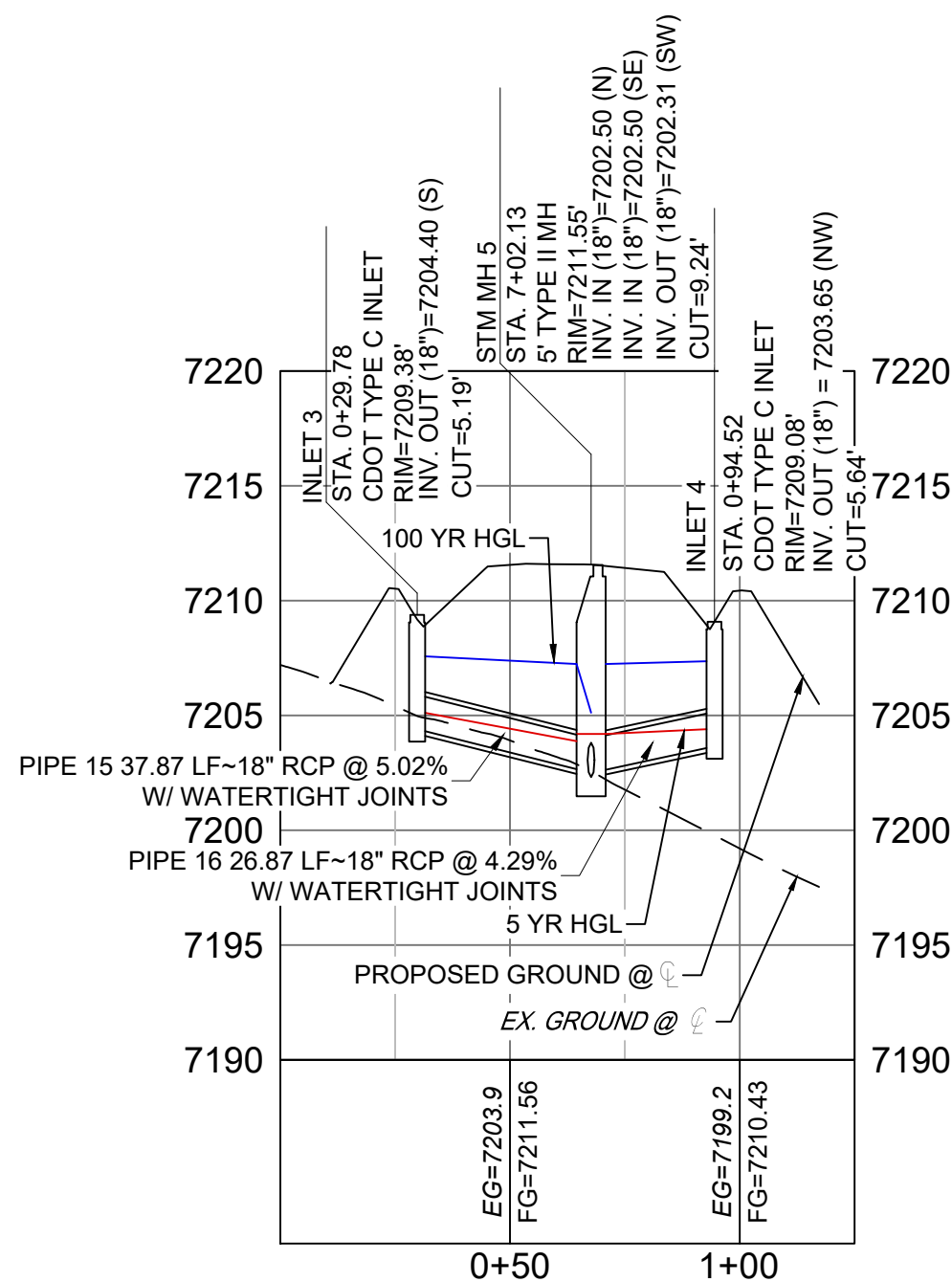
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 32	14"X23" HERCP	57.11	4.31%	S55°54'57"E

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.



**FURROW ROAD STORM
LATERAL 2 PLAN**



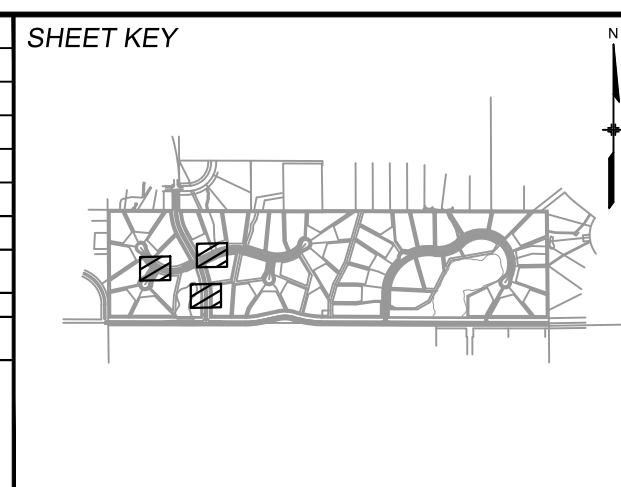
**FURROW ROAD STORM
LATERAL 2 PROFILE**

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

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

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

REFERENCE DRAWINGS			SHEET KEY
X-Title-Plan & Profile	X-1105-PR-SITE		
No.	DATE	DESCRIPTION	BY
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.			

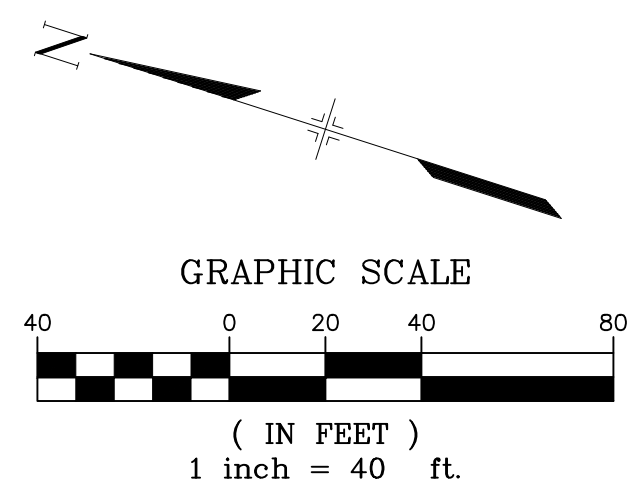


BENCHMARK	
NGS T 294 ELEVATION - 7247.10' NAVD 88	
BASIS OF BEARING:	
A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. 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



VERT: 1" = 8'



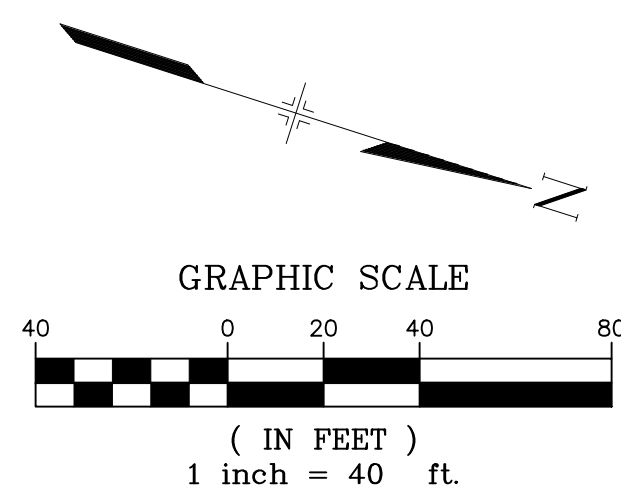
VERT: 1" = 8'

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

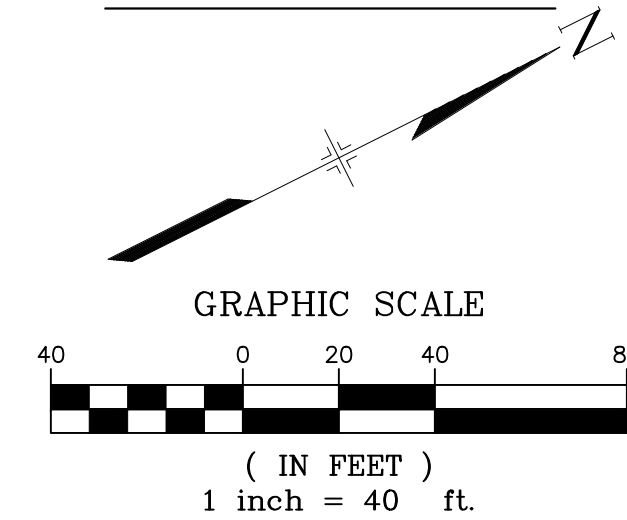
- NOTES:**
1. ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
 2. PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
 3. ALL PIPE BENDS ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
 4. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
 5. ALL TYPE C AND TYPE D INLETS SHALL BE CONSTRUCTED AND INSTALLED PER CDDOT M&S STANDARD DETAILS. ELEVATIONS PROVIDED REFER TO TOP OF GRATE/STRUCTURE ELEVATION.
 6. ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 7. PIPES OF DIFFERENT SIZES ARE TO BE MATCHED TO THE CROWN OF THE INSIDE WALL OF PIPE.
 8. 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."
 9. 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.
 10. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. STORM SEWER SHALL BE OWNED AND MAINTAINED BY THE GRANDWOOD RANCH HOMEOWNER ASSOCIATION, INC.
 11. ALL CDDOT TYPE C AND CDDOT TYPE D INLET TO BE PLACED WITH A OM2-1V OBJECT TO BE LOCATED ON THE BACK SIDE OF THE INLET.



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



VERT: 1" = 8'

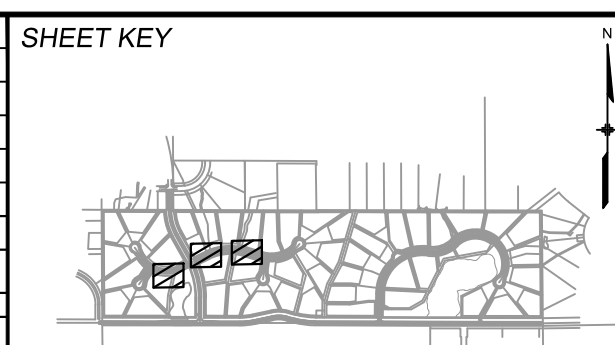


STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 14	36" FES	RIM = 7216.52 PIPE 23 INV IN = 7213.10	N: 1454933.90 E: 3191507.68
FES 15	36" FES	RIM = 7217.42 PIPE 24 INV IN = 7213.10	N: 1454930.75 E: 3191514.09
INLET 8	CDOT TYPE D INLET	RIM = 7219.03 PIPE 23 INV OUT = 7214.50	N: 1455015.80 E: 3191548.81
INLET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



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	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
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 9:19:33 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



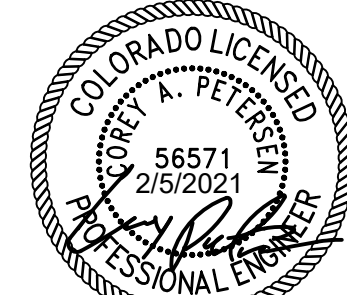
BASIS OF BEARING:

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

PREPARED BY:



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

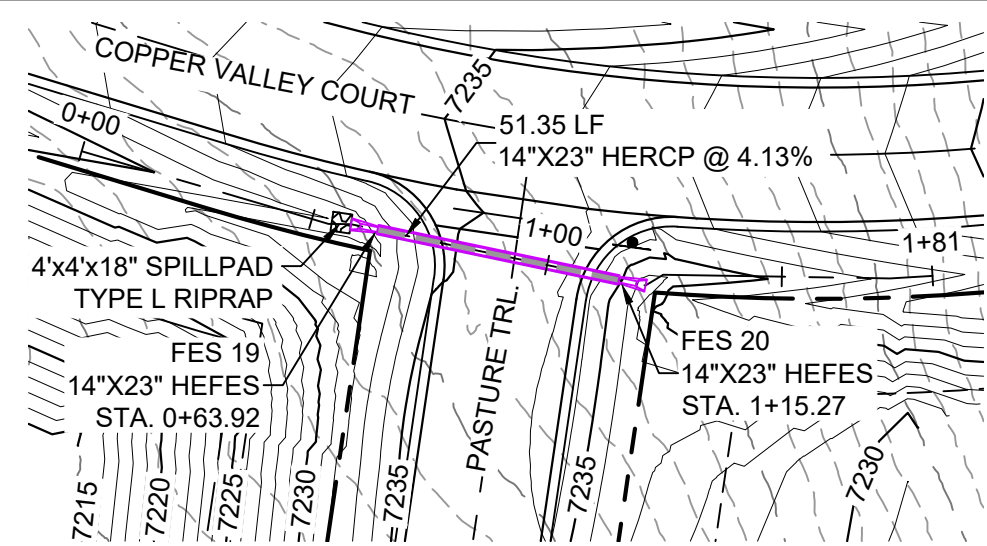
STORM PLAN AND PROFILE

EPC 4/16/21

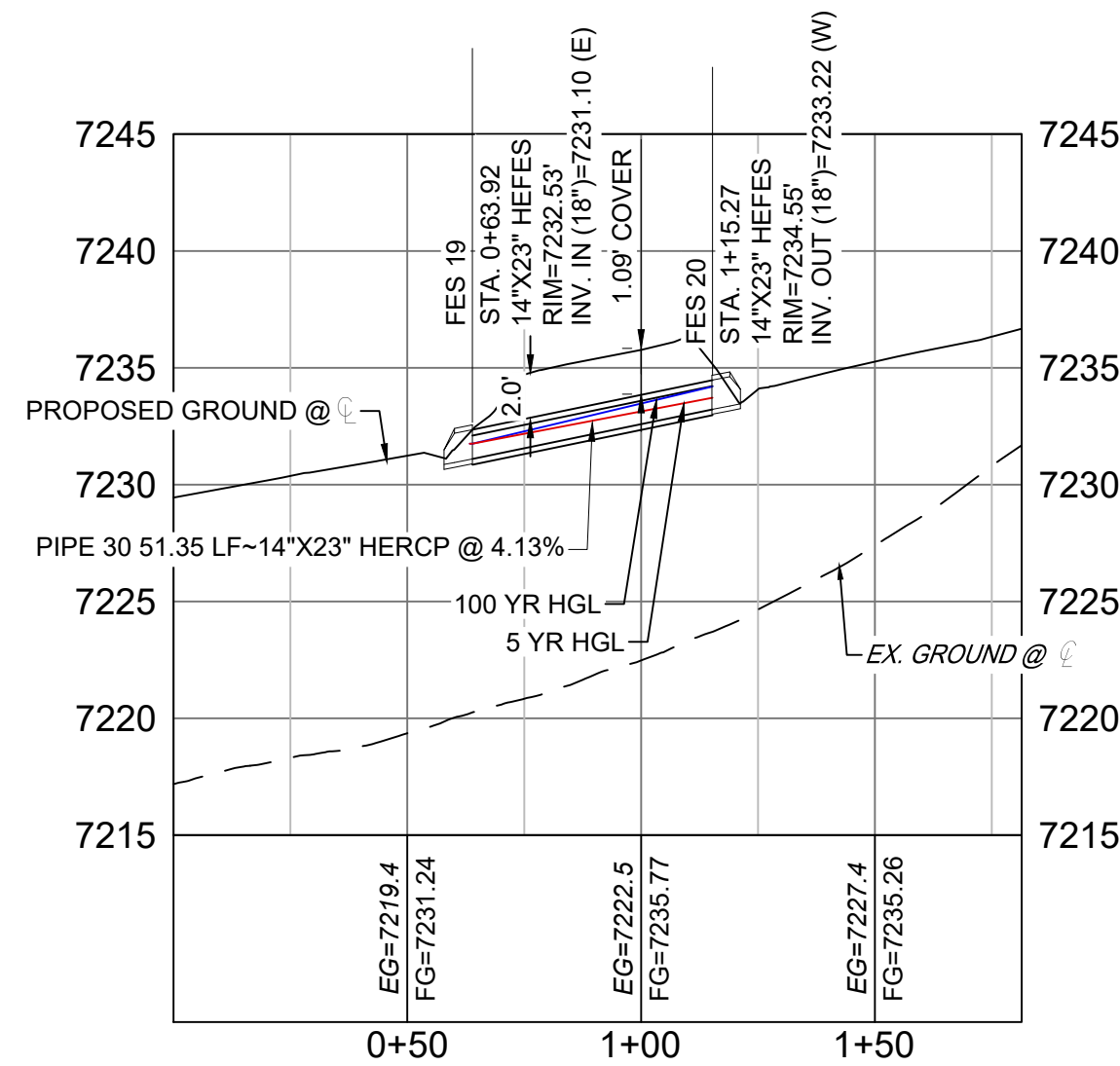
DESIGNED BY:	CAP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No. SD04
DRAWN BY:	CAP	HORIZ. 1" = 40'			
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET	26 OF 40	



Know what's below.
Call before you dig.



COPPER VALLEY COURT STORM CULVERT 4 PLAN



COPPER VALLEY COURT STORM CULVERT 4 PROFILE

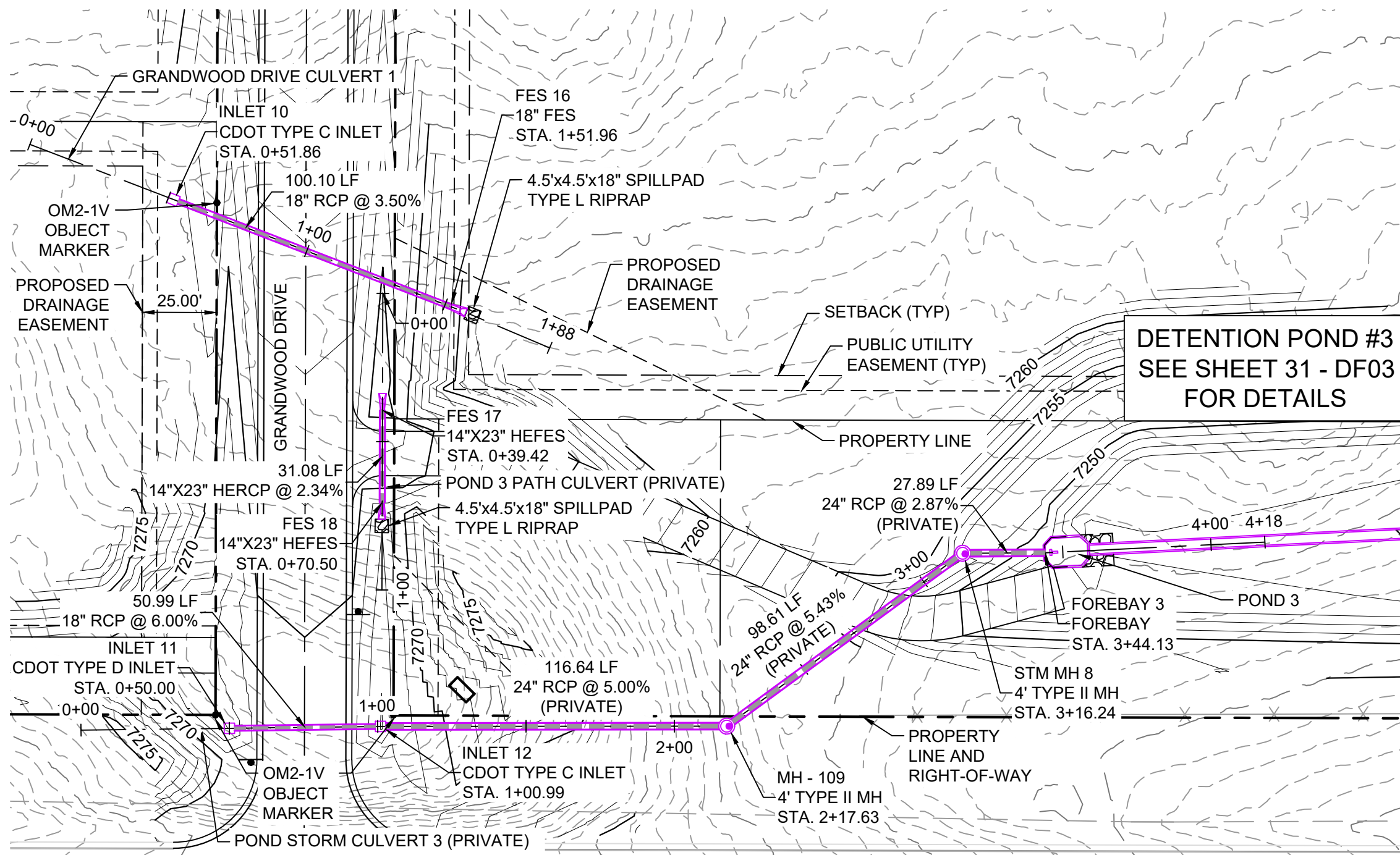
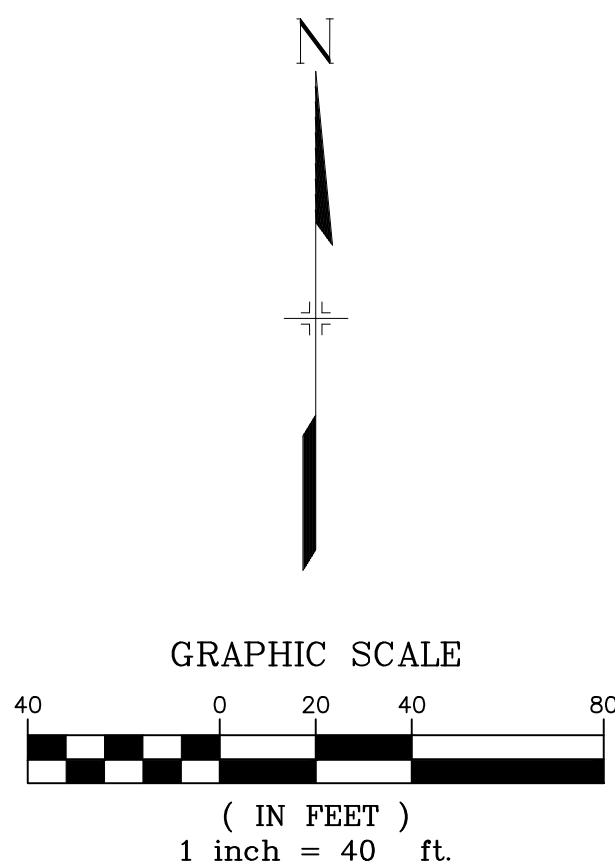
HORIZ: 1" = 40'
VERT: 1" = 8'

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

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

NOTES:

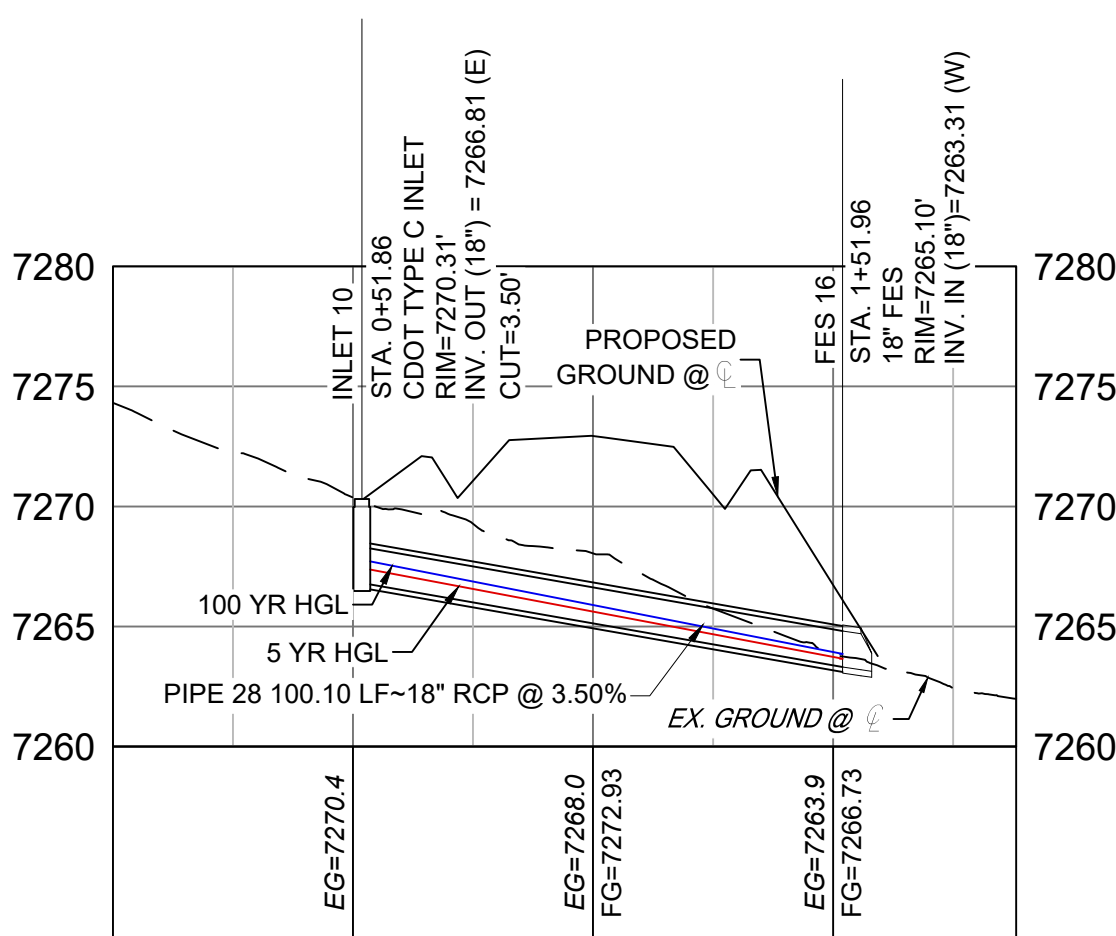
- ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
- PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
- ALL PIPE BENDS ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION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

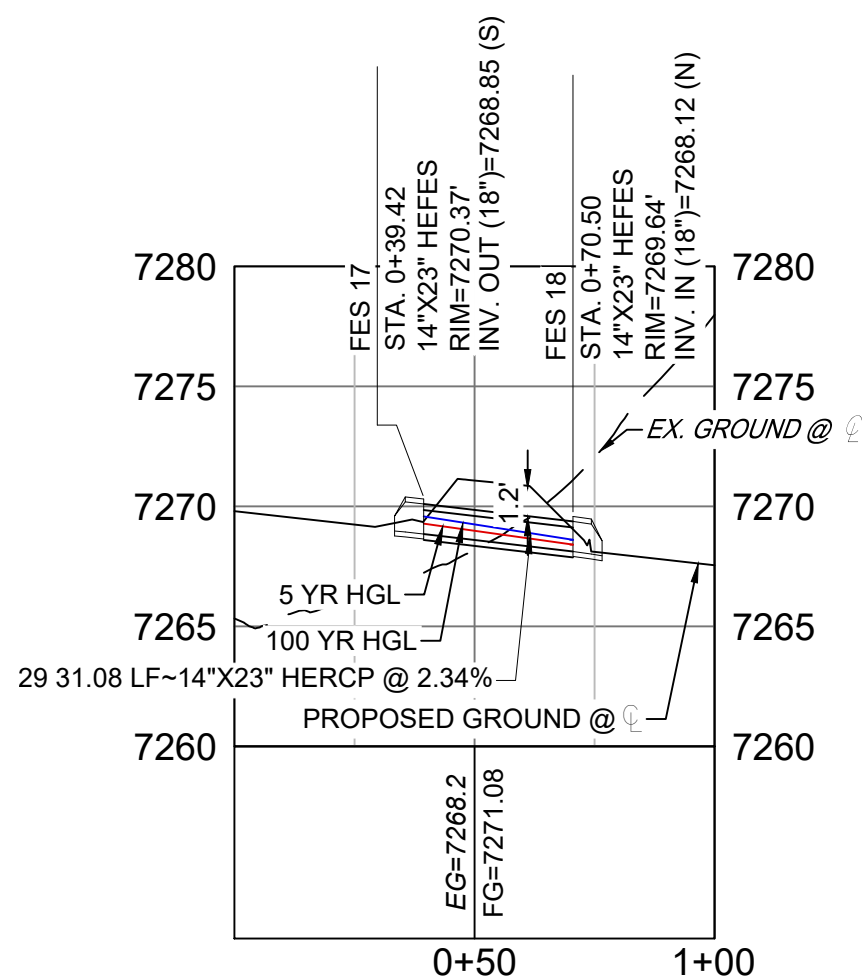


GRANDWOOD DRIVE STORM CULVERT 1 PROFILE

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

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 17	14"x23" HEFES	RIM = 7270.37 PIPE 29 INV OUT = 7268.85	N: 1454288.84 E: 3193202.25
FES 18	14"x23" HEFES	RIM = 7269.64 PIPE 29 INV IN = 7268.12	N: 1454257.76 E: 3193202.16

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 29	14"x23" HERCP	31.08	2.34%	S00°09'43"W

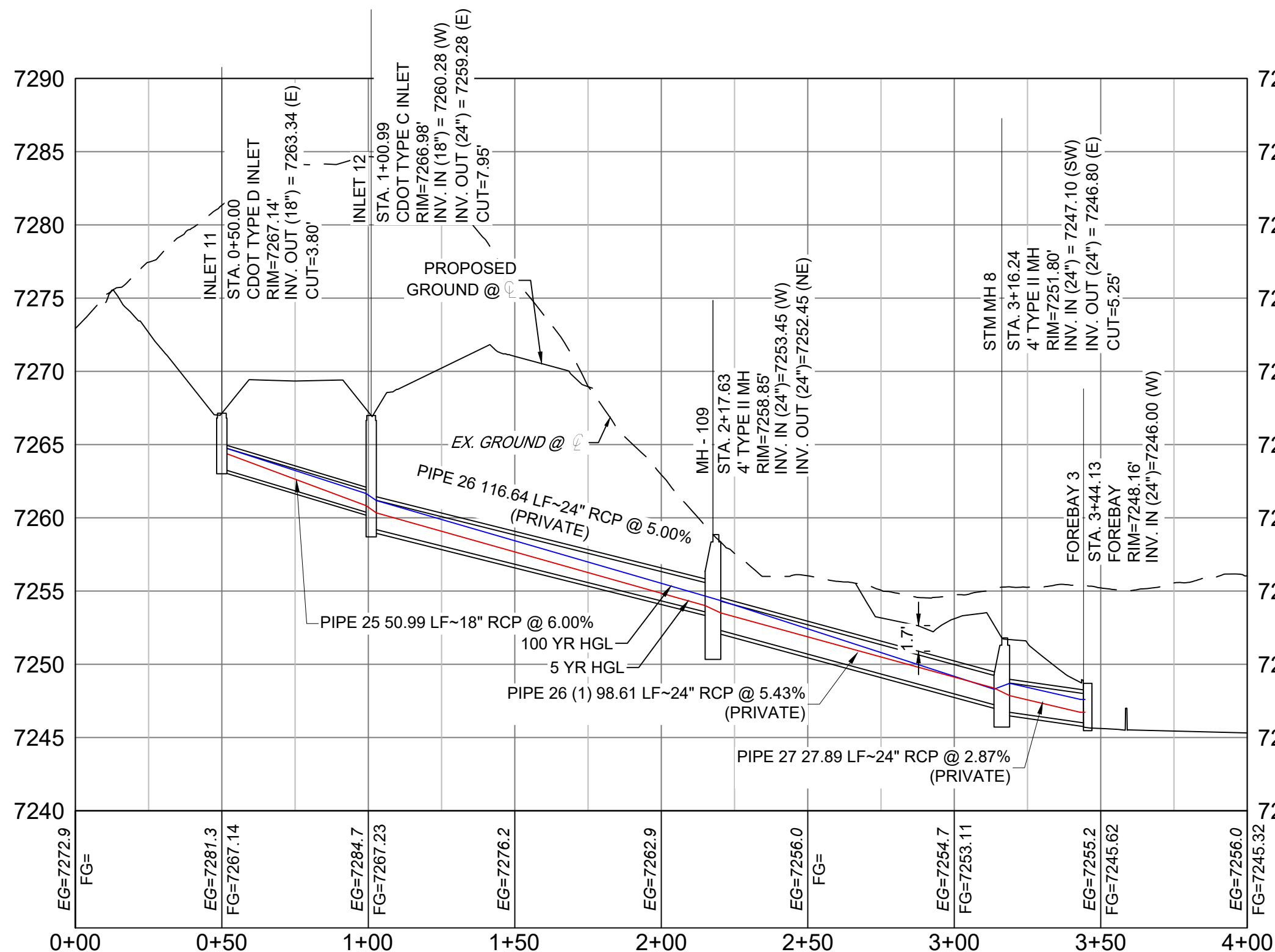


GRANDWOOD DRIVE STORM CULVERT 1 PROFILE

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

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

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

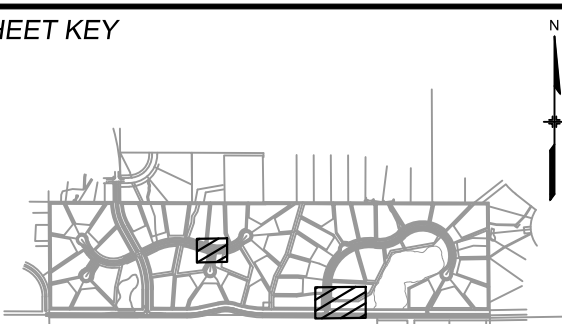


POND STORM CULVERT 3 PROFILE

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:

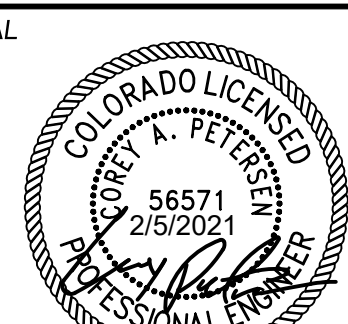
A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2"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

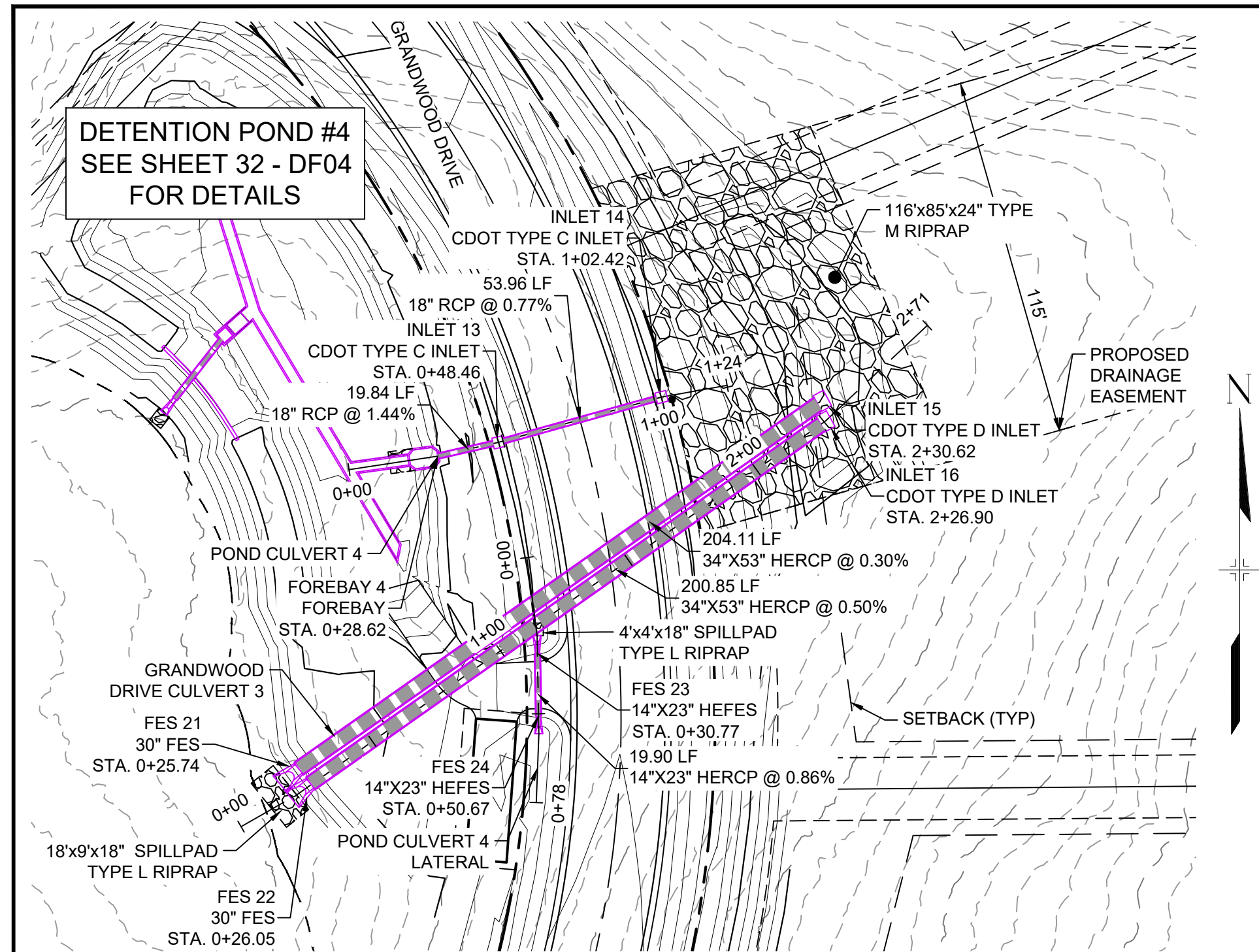
EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

STORM PLAN AND PROFILE EPC 4/16/21

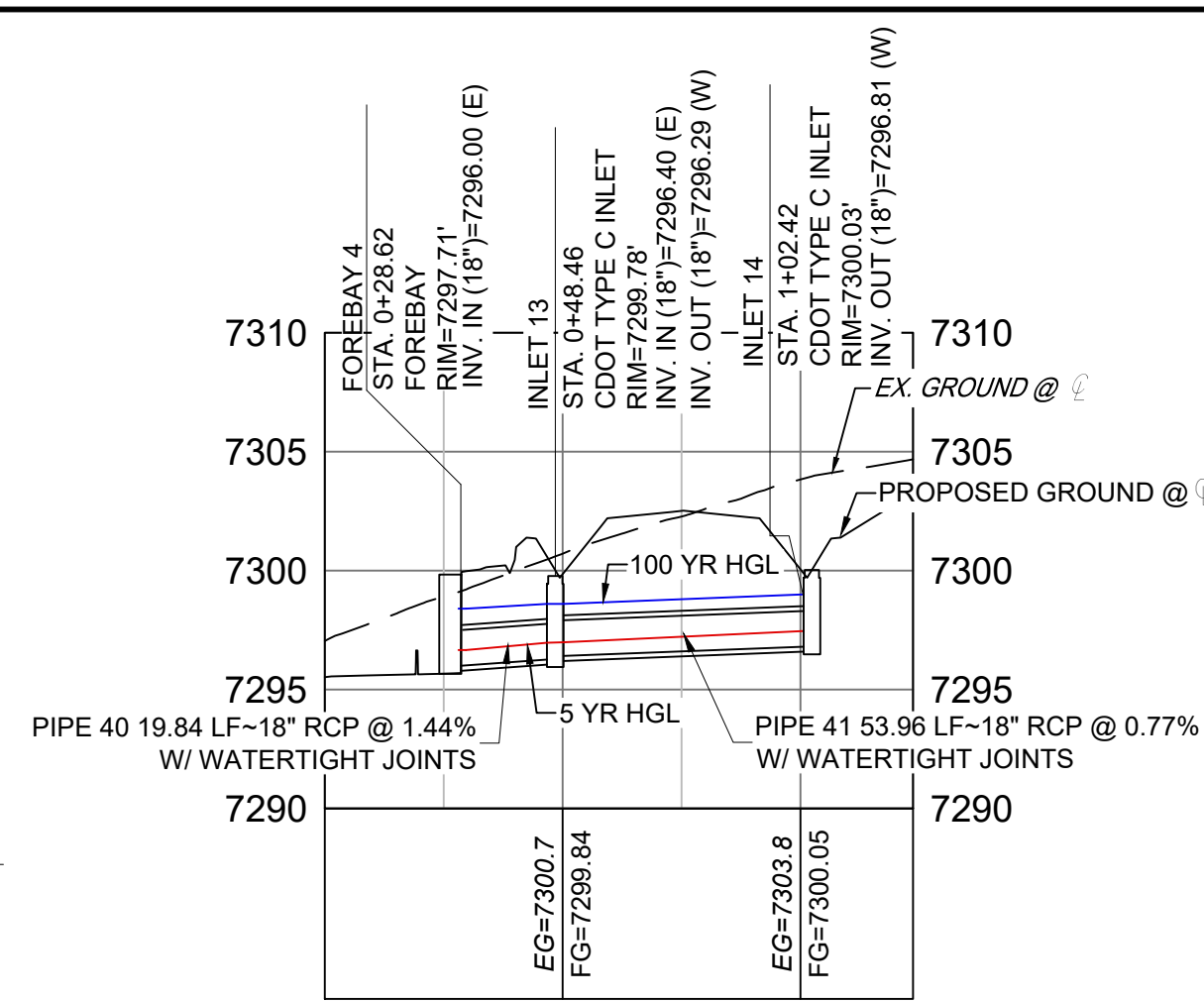
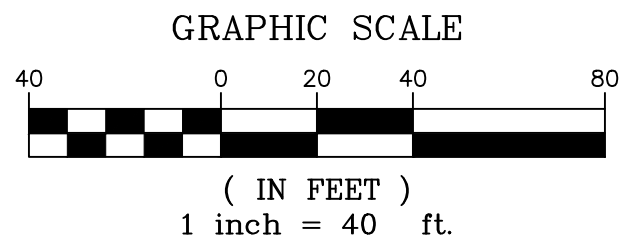
SD05



Know what's below.
Call before you dig.



GRANDWOOD DRIVE STORM PLAN

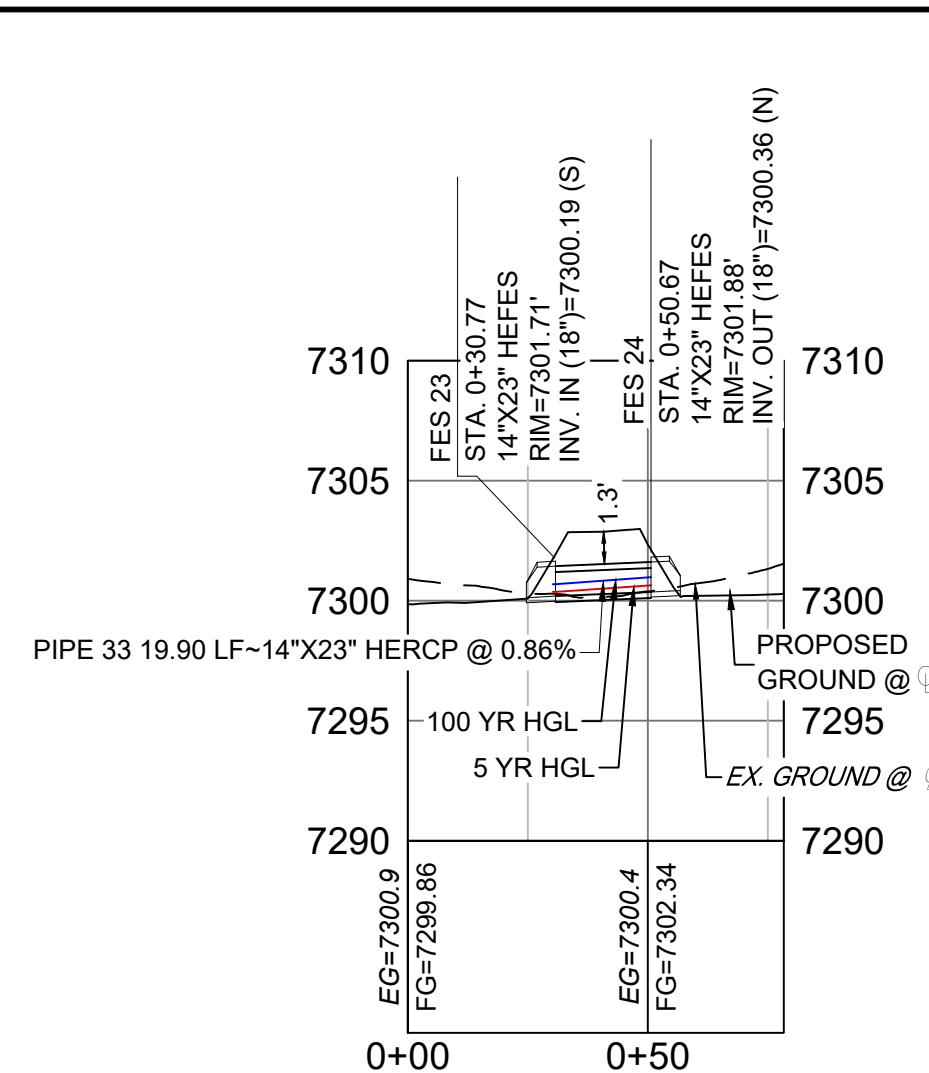


POND STORM CULVERT 4 PROFILE

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

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 40	18" RCP	19.84	1.44%	S77°12'09"W
PIPE 41	18" RCP	53.96	0.77%	S74°30'29"W

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

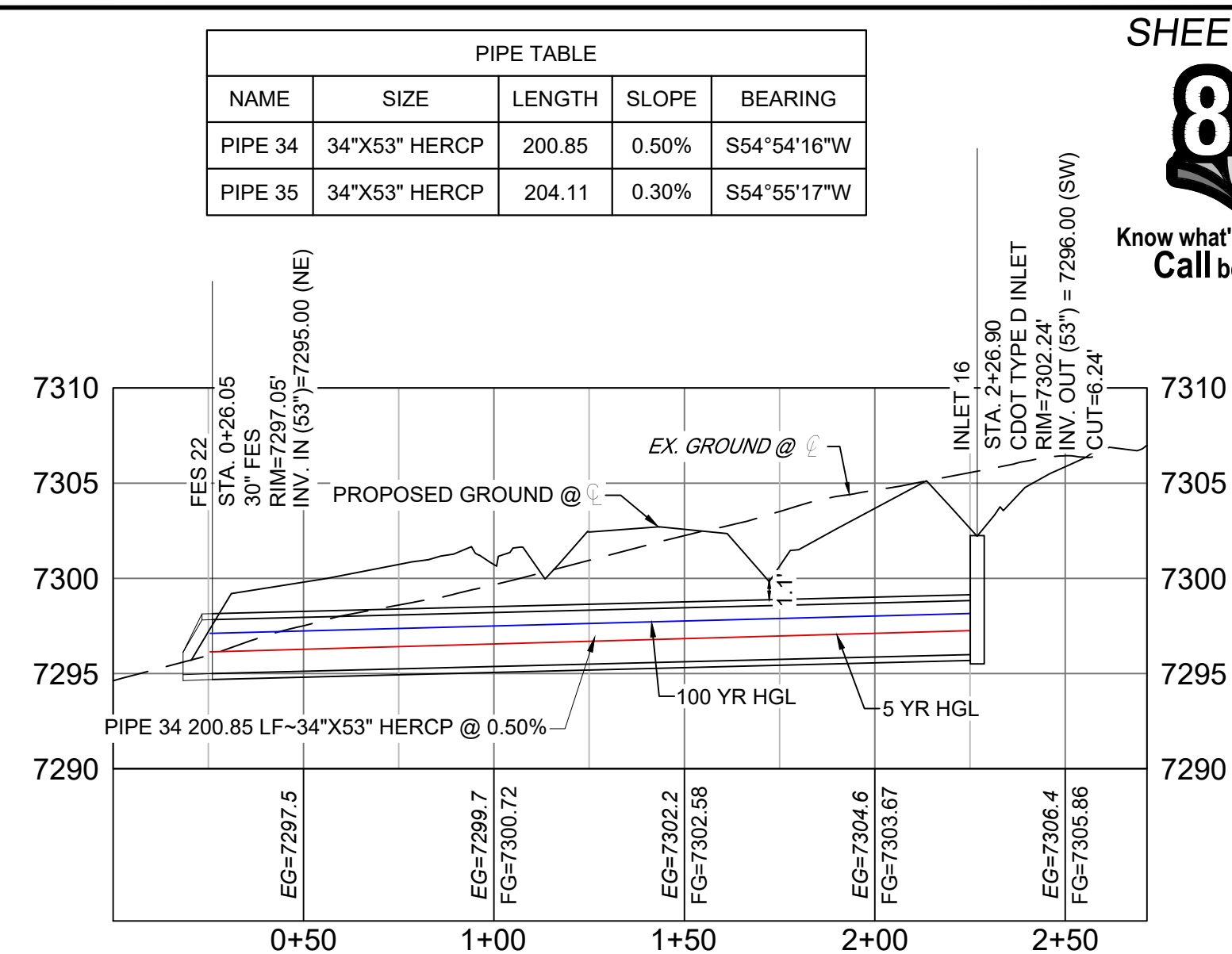


POND STORM CULVERT 4 LATERAL PROFILE

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

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

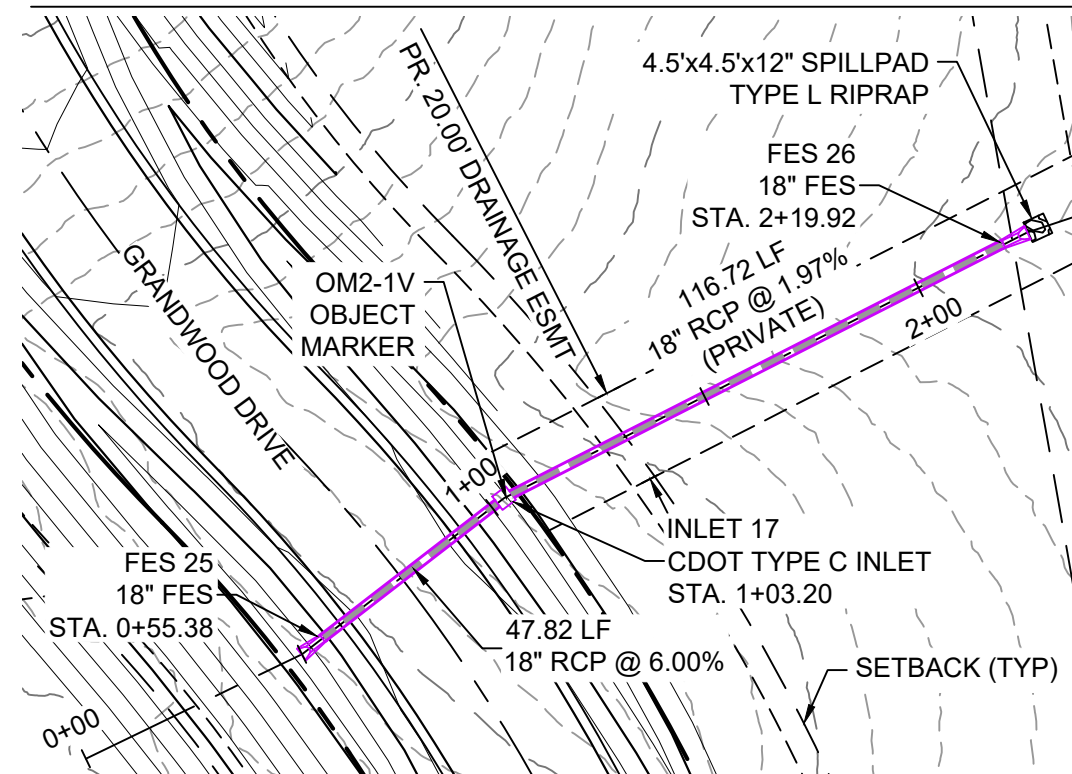
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 33	14"X23" HERCP	19.90	0.86%	N01°00'07"W



GRANDWOOD DRIVE STORM CULVERT 3 PROFILE

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

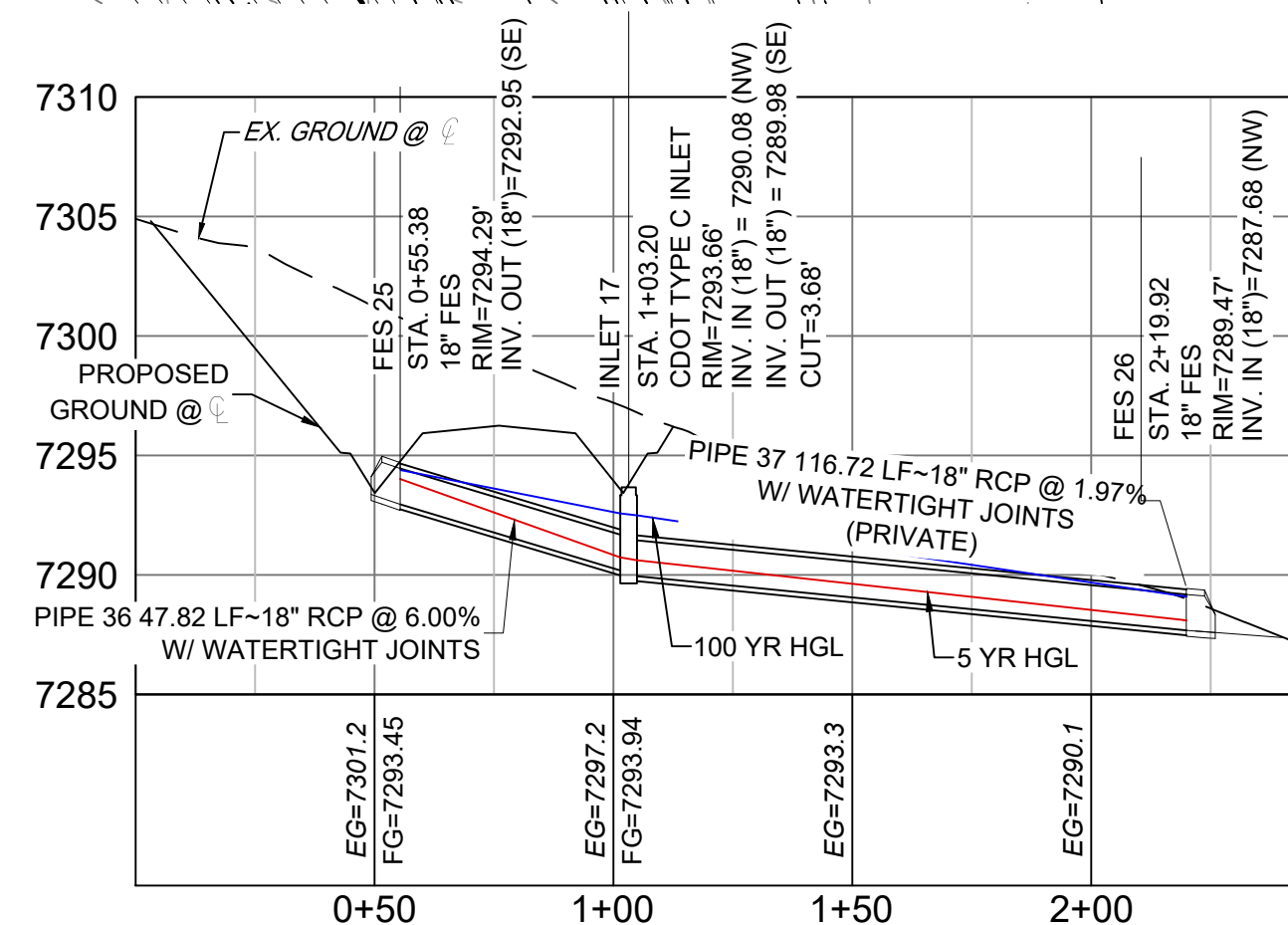
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 21	30" FES	RIM = 7298.93 PIPE 35 INV IN = 7295.00	N: 1454796.38 E: 3194540.72
FES 22	30" FES	RIM = 7297.05 PIPE 34 INV IN = 7295.00	N: 1454791.65 E: 3194544.45
INLET 15	CDOT TYPE D INLET	RIM = 7302.24 PIPE 35 INV OUT = 7295.61	N: 1454913.68 E: 3194707.76
INLET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



GRANDWOOD DRIVE STORM CULVERT 2 PLAN

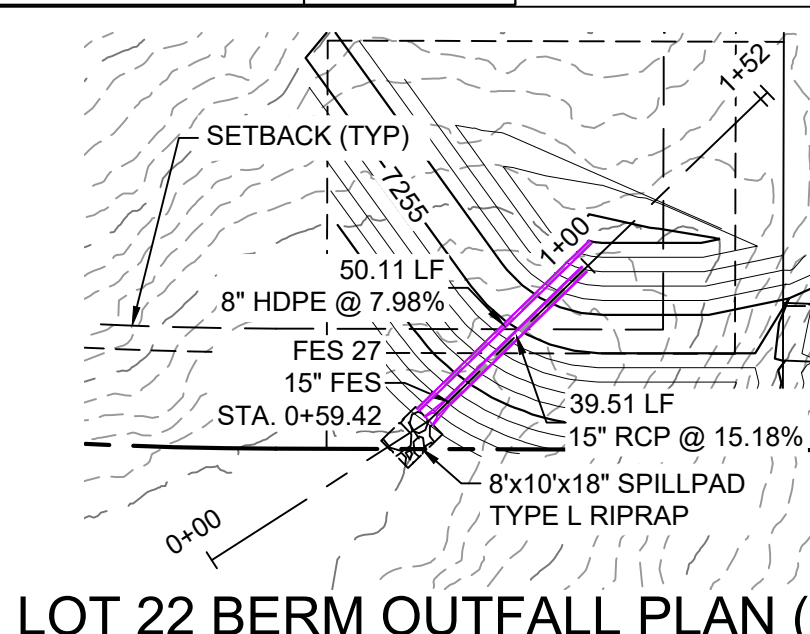
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 25	18" FES	RIM = 7294.29 PIPE 36 INV OUT = 7292.95	N: 1455049.48 E: 3194002.25
FES 26	18" FES	RIM = 7289.47 PIPE 37 INV IN = 7287.68	N: 1454907.63 E: 3194084.45
INLET 17	CDOT TYPE C INLET	RIM = 7293.66 PIPE 36 INV IN = 7290.08 PIPE 37 INV OUT = 7289.98	N: 1455011.64 E: 3194031.48

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



GRANDWOOD DRIVE STORM CULVERT 2 PROFILE

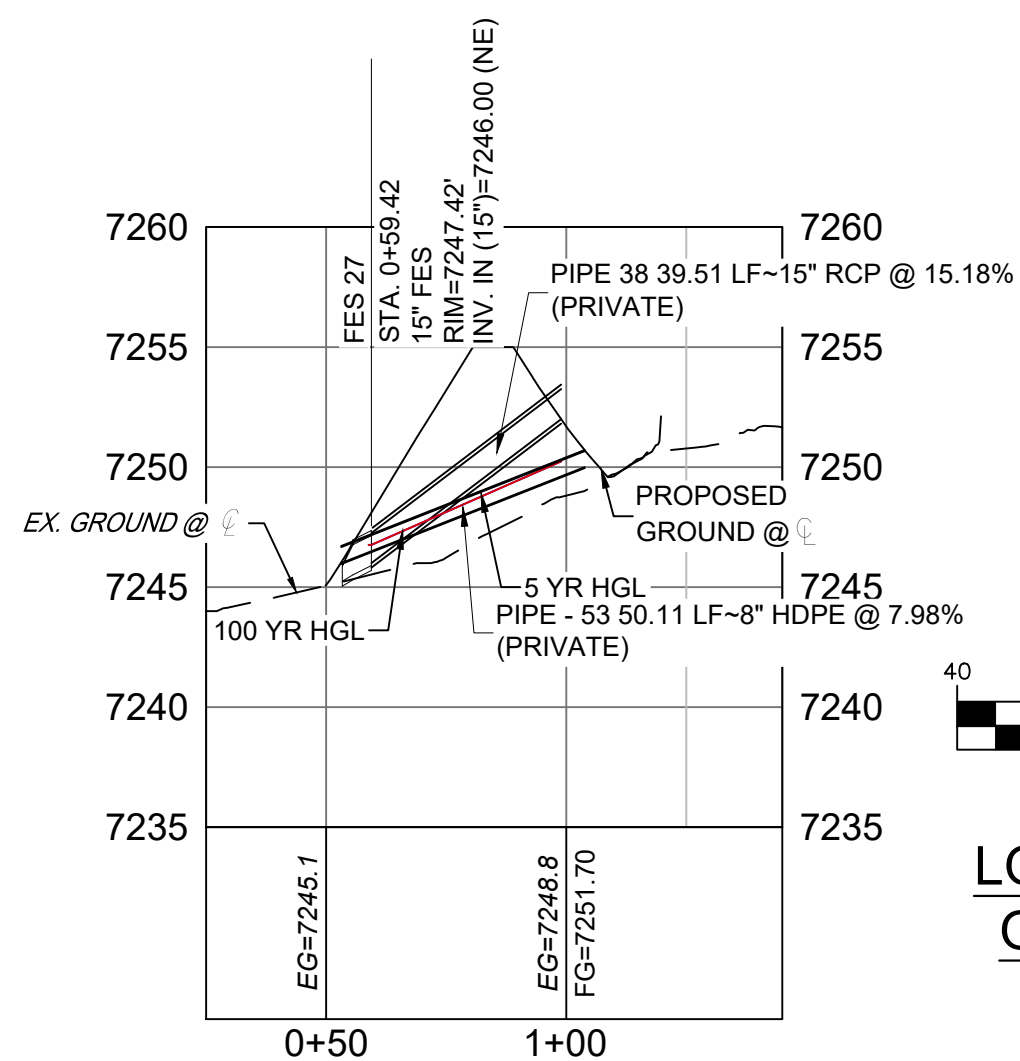
HORIZ: 1" = 40' VERT: 1" = 8'



LOT 22 BERM OUTFALL PLAN (PRIVATE)

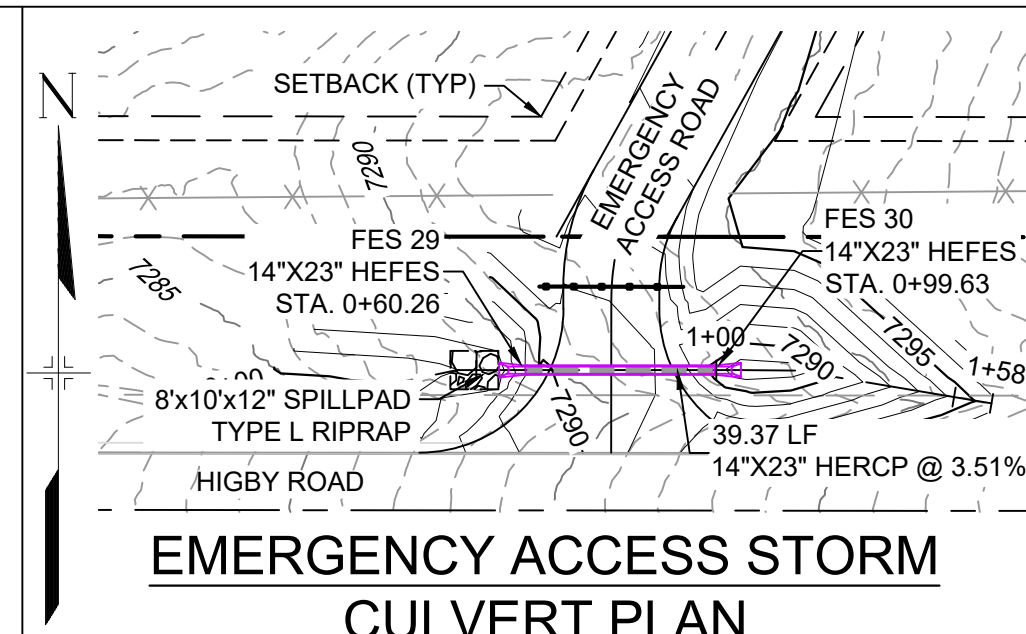
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 38	15" RCP	39.51	15.18%	S45°47'15"W

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

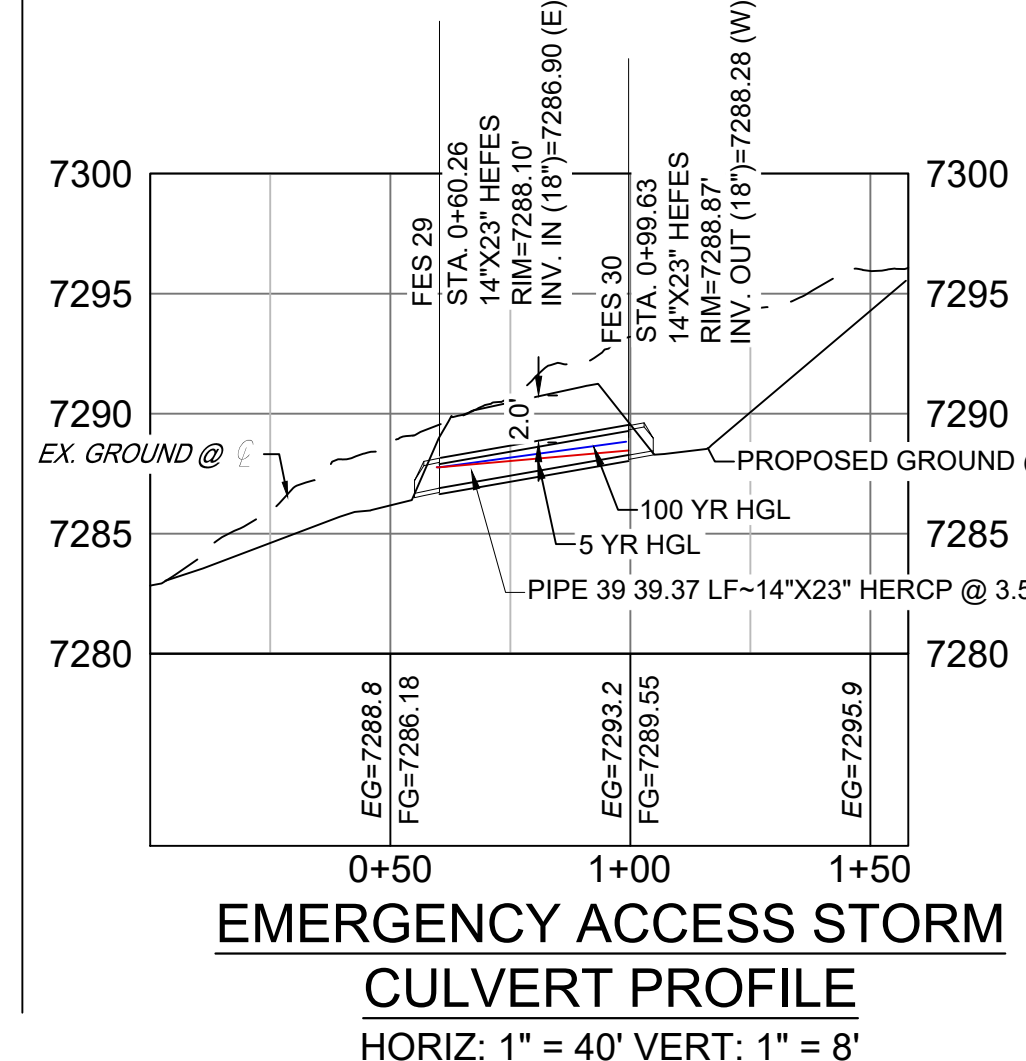


LOT 22 DETENTION OUFALL PROFILE

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



EMERGENCY ACCESS STORM CULVERT PLAN



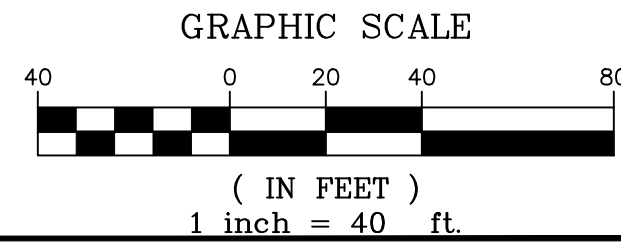
EMERGENCY ACCESS STORM CULVERT PROFILE

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

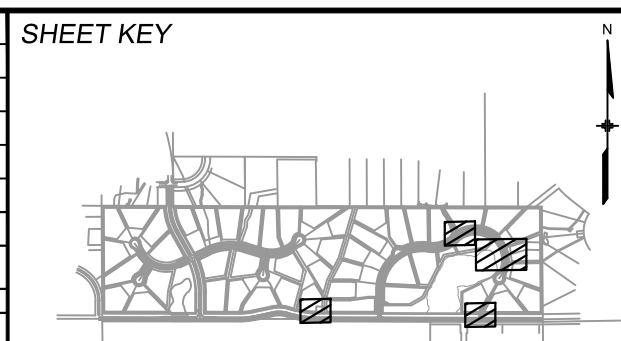
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	BEARING
PIPE 39	14"X23" HERCP	39.37	3.51%	N90°00'00"W

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N&E
FES 29	14"X23" HEFES	RIM = 7288.103 PIPE 39 INV IN = 7286.900	N: 1454156.0 E: 3194332.82
FES 30	14"X23" HEFES	RIM = 7288.873 PIPE 39 INV OUT = 7288.280	N: 1454156.0 E: 3194372.16

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



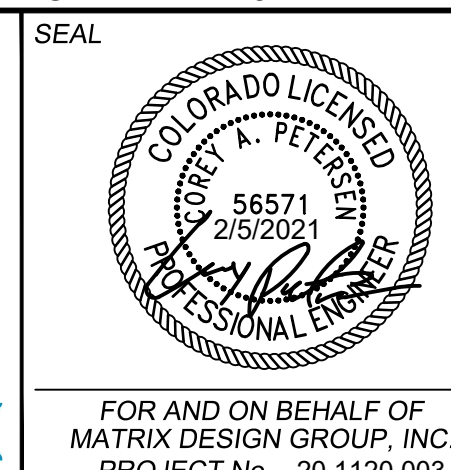
BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

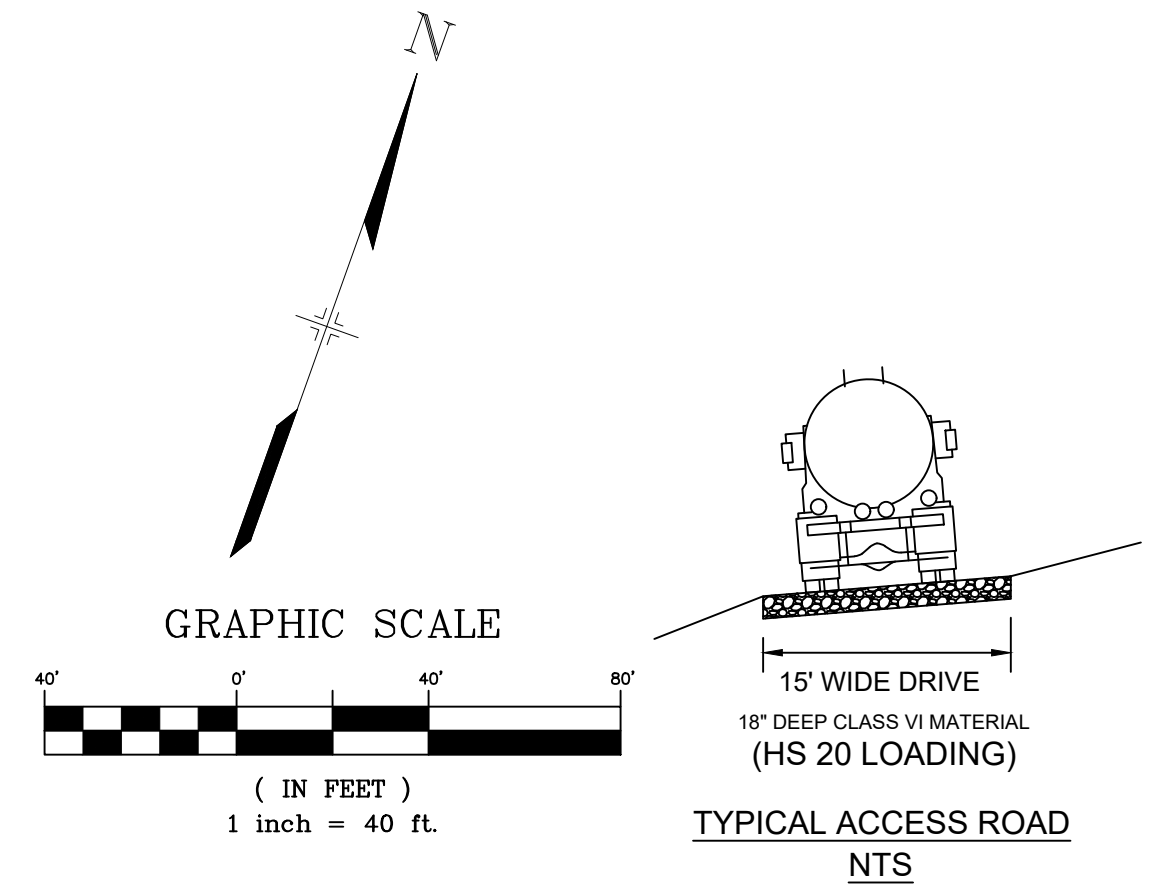
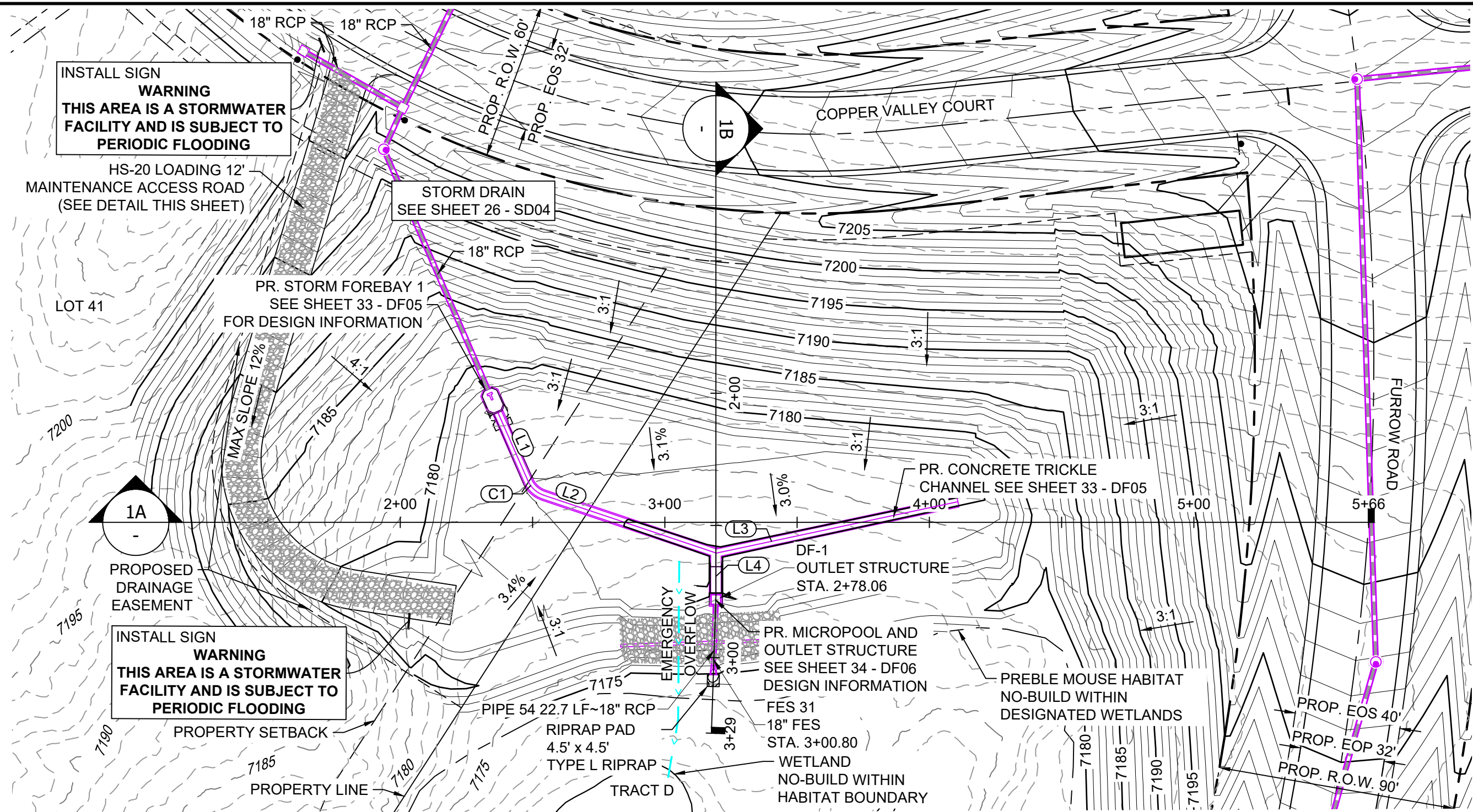
A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2"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

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

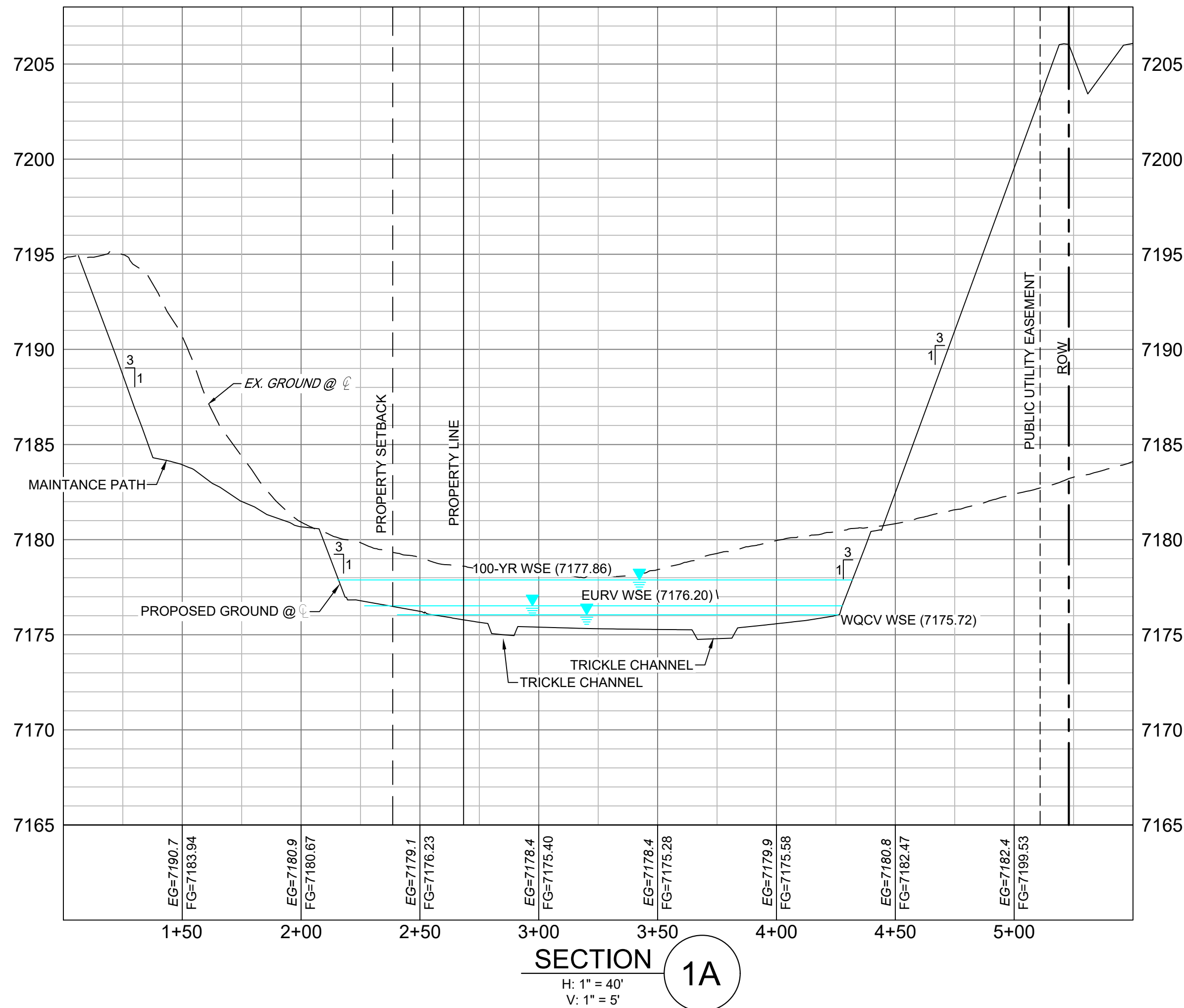
PREPARED BY:



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:
DRAWN BY:	HORIZ	1" = 40'	FEBRUARY, 2021
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET 28 OF 40
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003			DRAWING No. SD06



- 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

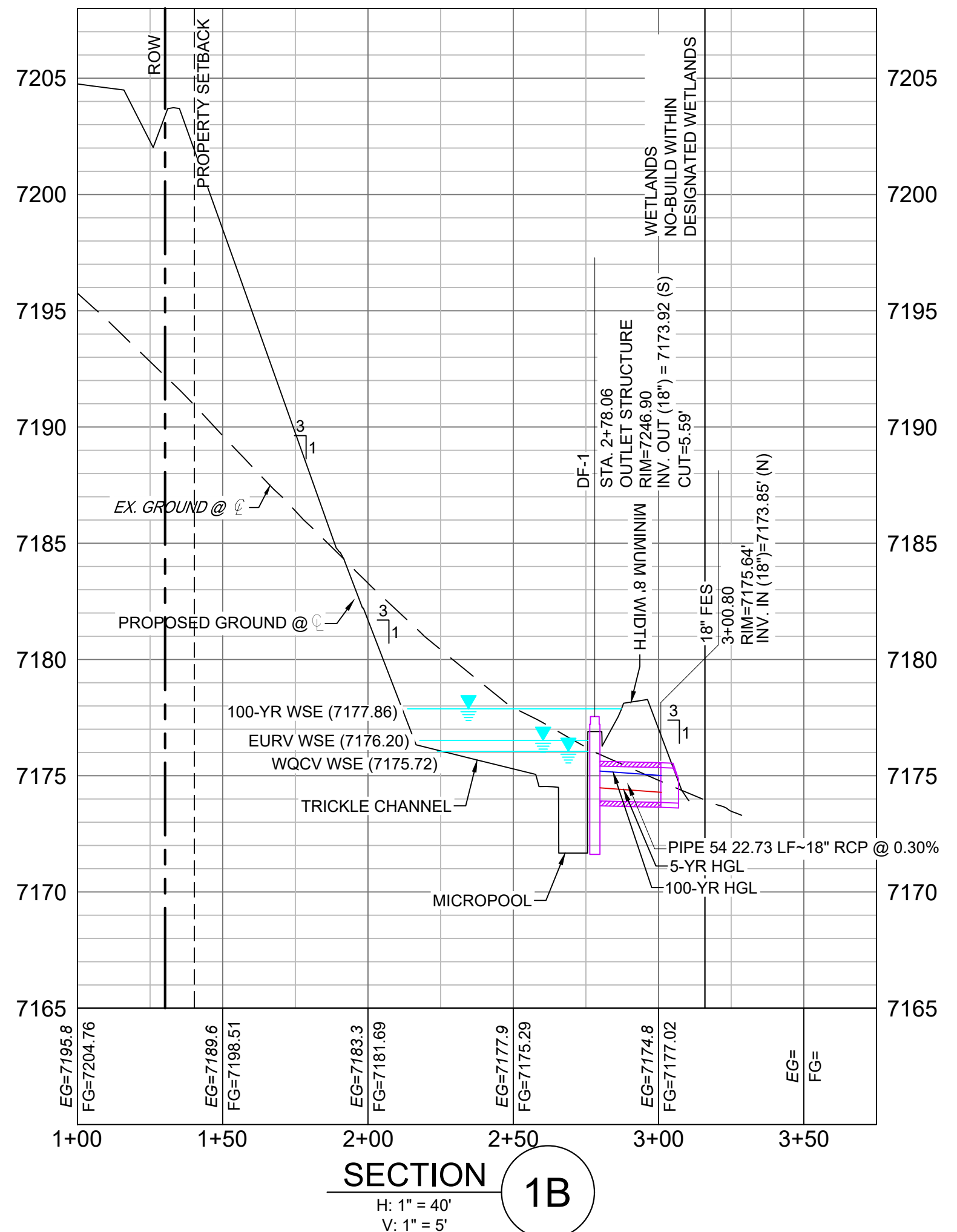


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S43°20'59"E	28.14
L2	N88°54'09"E	68.68
L3	N58°21'24"E	93.50
L4	S19°37'57"E	15.16

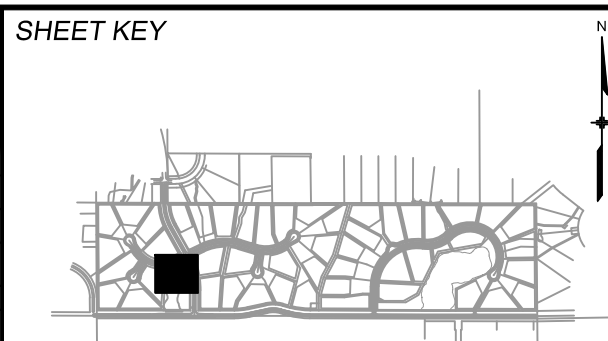
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.33	10.00	47°44'53"	S67°13'25"E	8.09

STRUCTURE TABLE					
STRUCTURE NAME	STRUCTURE STATION	STRUCTURE DETAILS	STRUCTURE TYPE	NORTHING & EASTING	CUT
DF-1	2+78.06	RIM = 7249.90' SUMP = 7171.95 PIPE 54 INV OUT (18") = 7173.92	OUTLET STRUCTURE	N: 1454569.59 E: 3190824.90	5.59
FES 31	3+00.80	RIM = 7175.64 PIPE 54 INV IN (18") = 7173.85	18" FES	N: 1454547.90 E: 3190831.69	

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



REFERENCE DRAWINGS X-1105-PR-SITE X-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\DF01.dwg CTB FILE: Matrix(black).ctb PLOT DATE: February 8, 2021 9:24:52 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



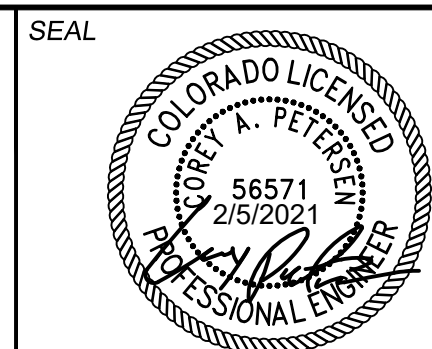
BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T1S, 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"

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

PREPARED BY:



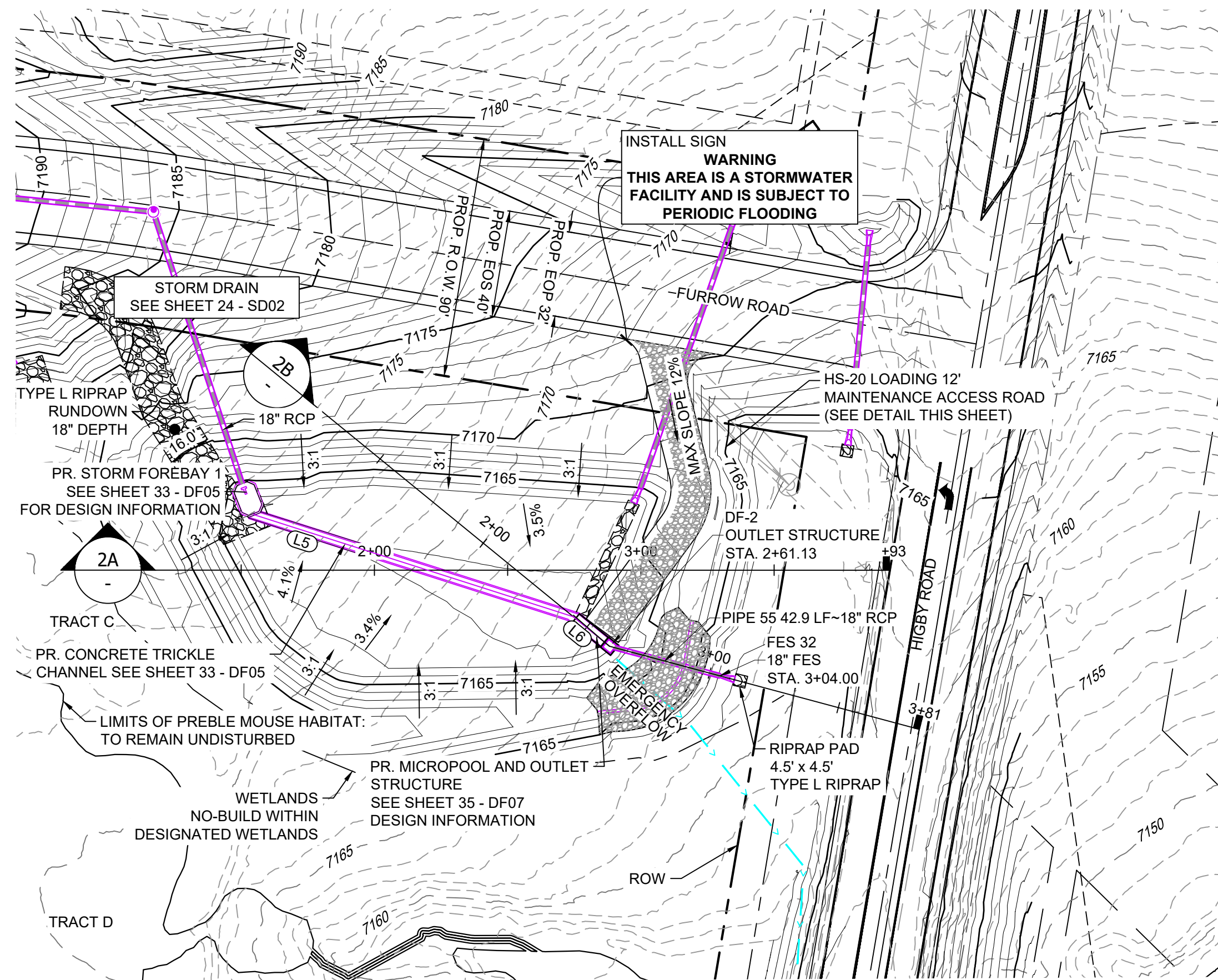
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

GRANDWOOD RANCH

EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS

DF-1 POND PLAN & PROFILE

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

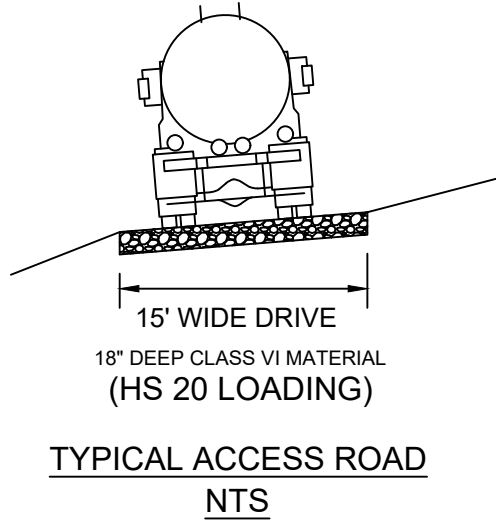
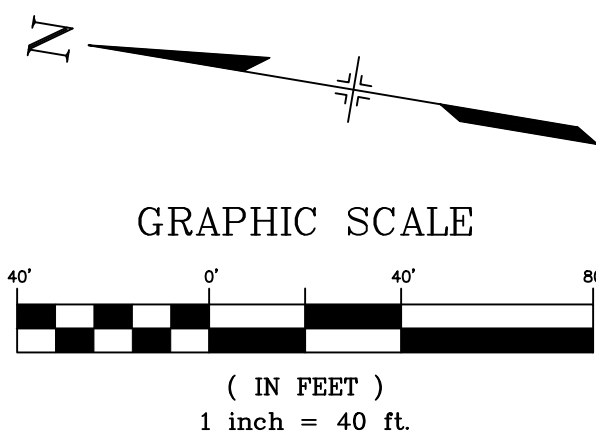


POND DF-2 LAYOUT

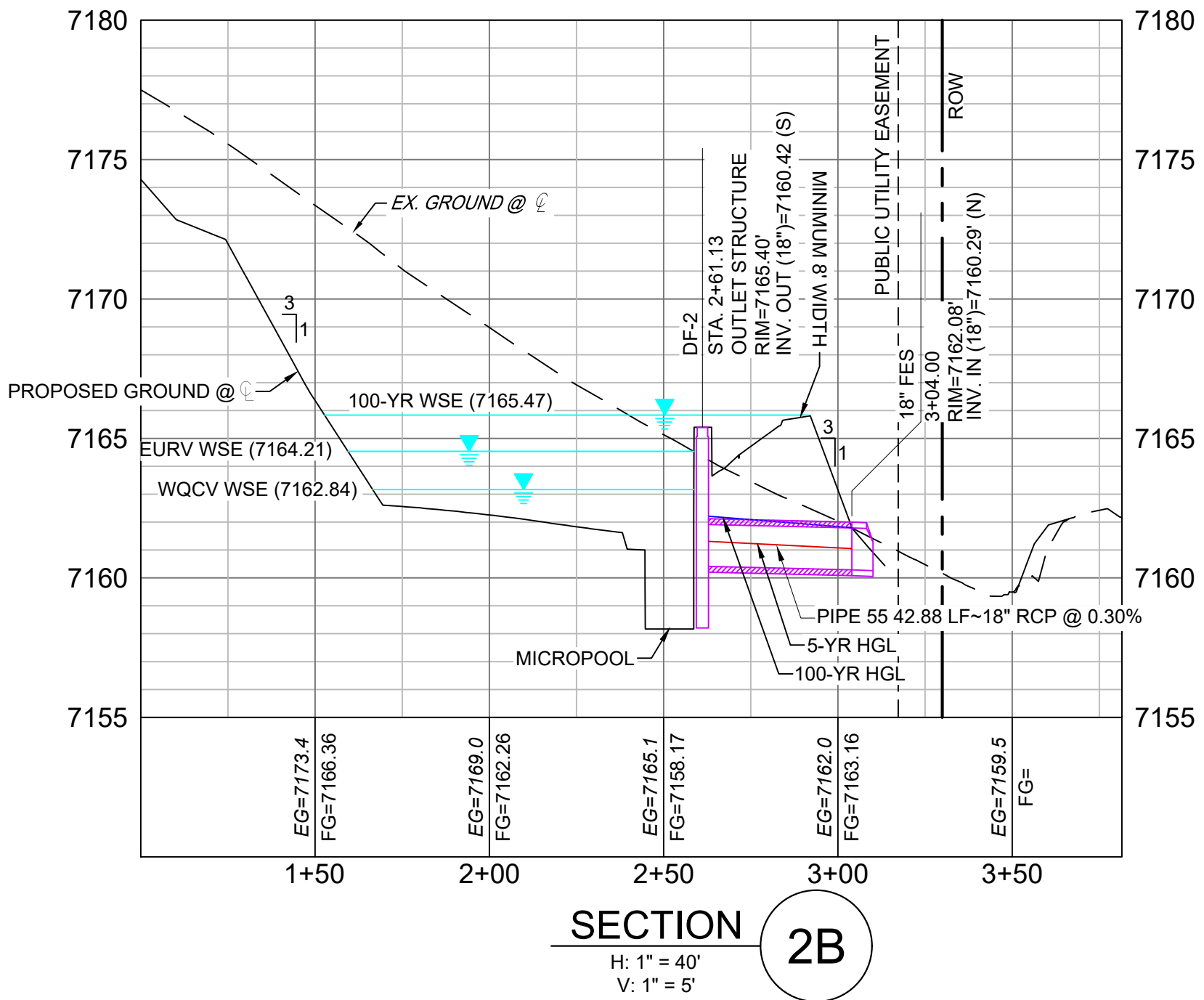
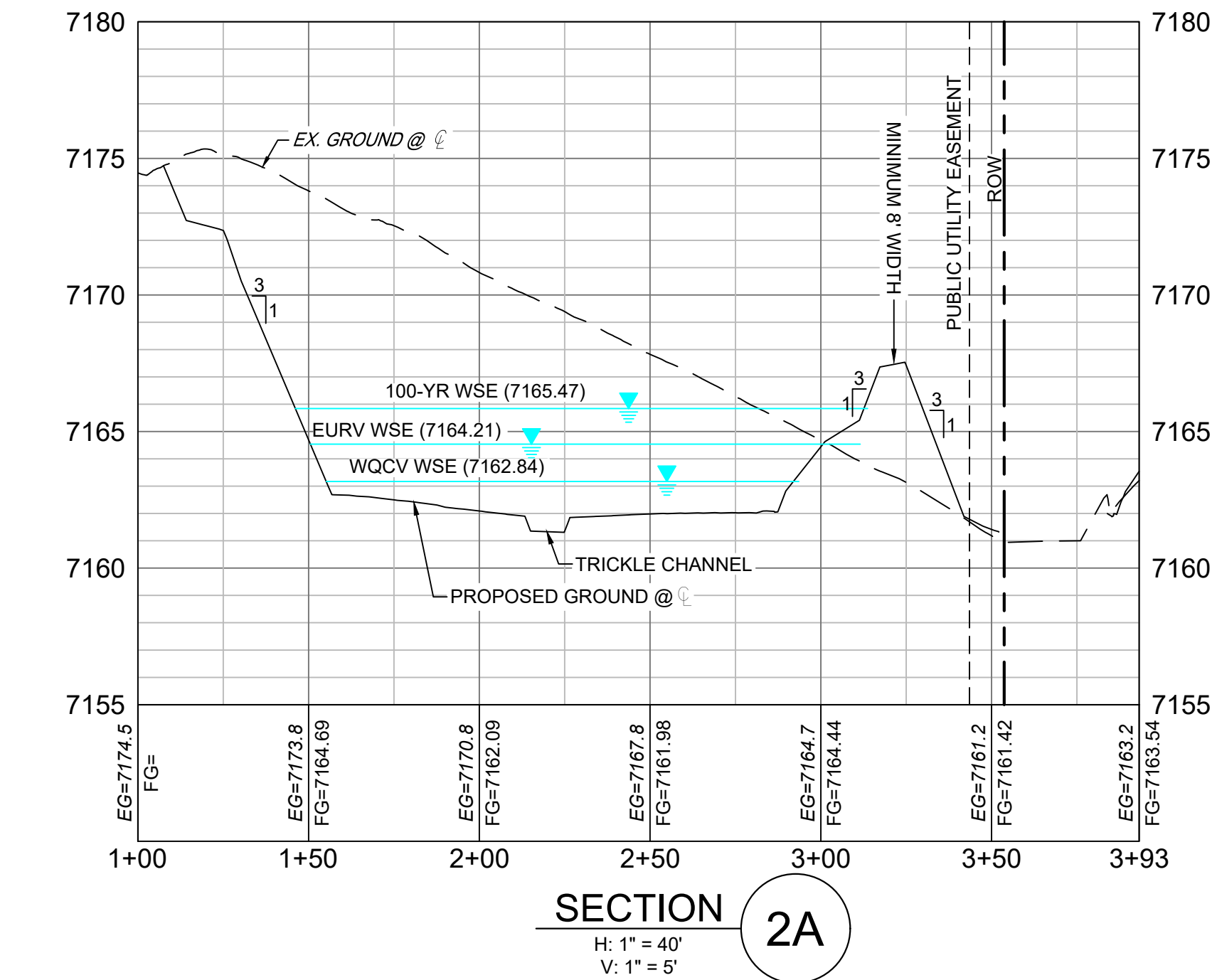
LINE TABLE		
LINE #	BEARING	DISTANCE
L5	N08°11'42"E	125.54
L6	N29°42'25"E	14.98

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	

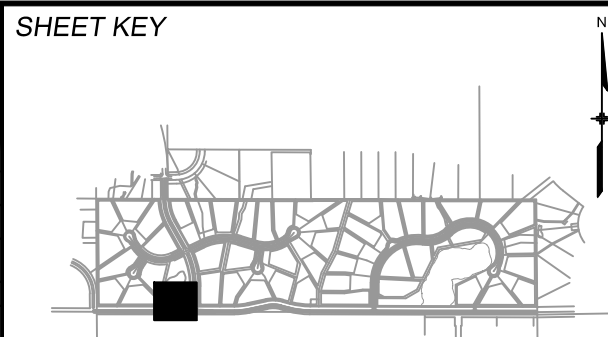
PIPE SUMMARY TABLE						
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING	CHORD LENGTH	RADIUS
PIPE 55	18" RCP	0.30%	42.88	S05°29'55"W	42.88	0.00



- 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				
	##	##	##	##
	##	##	##	##
	##	##	##	##
	##	##	##	##
	##	##	##	##
	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 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:



SEAL



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

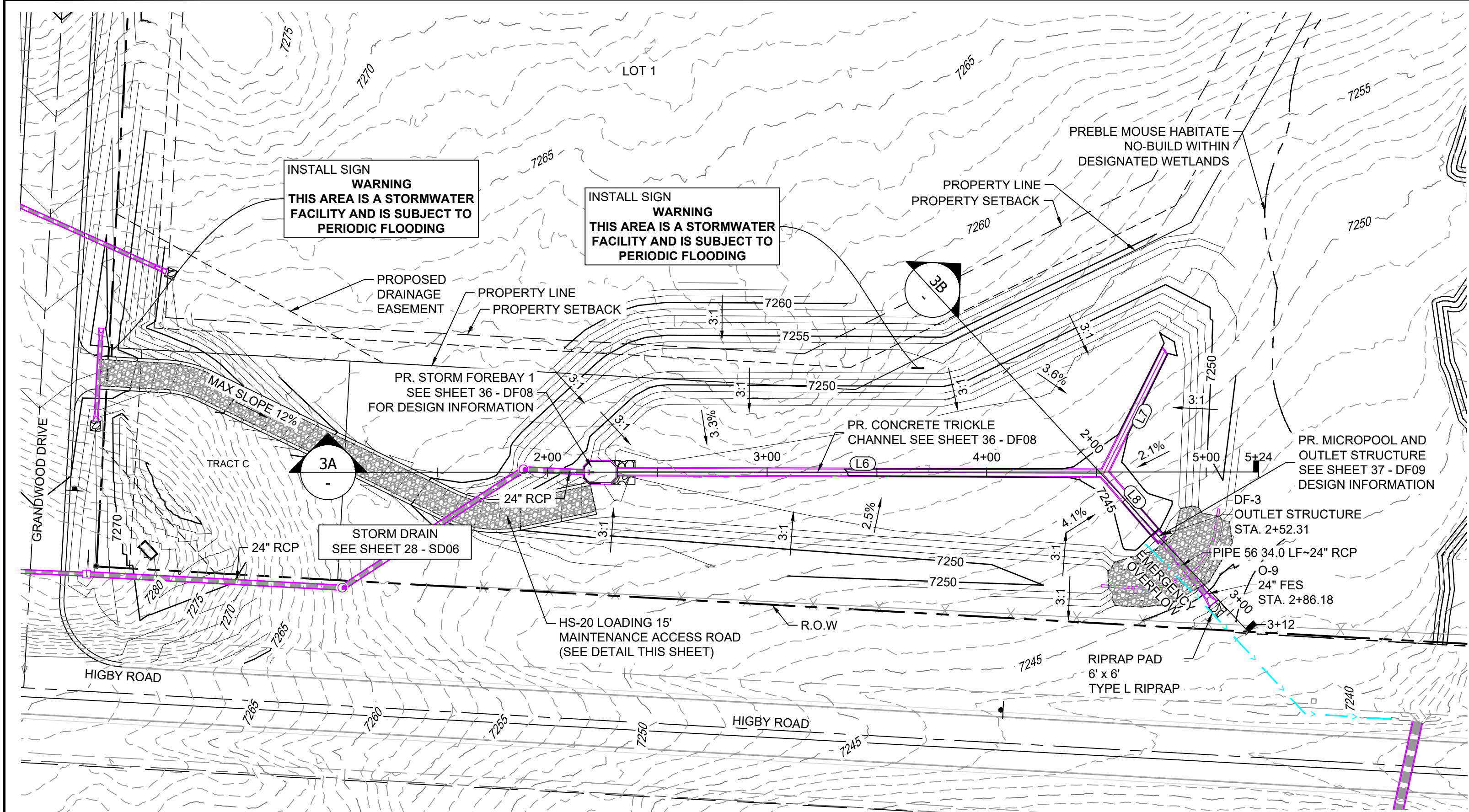
GRANDWOOD RANCH

EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS

DF-2 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	

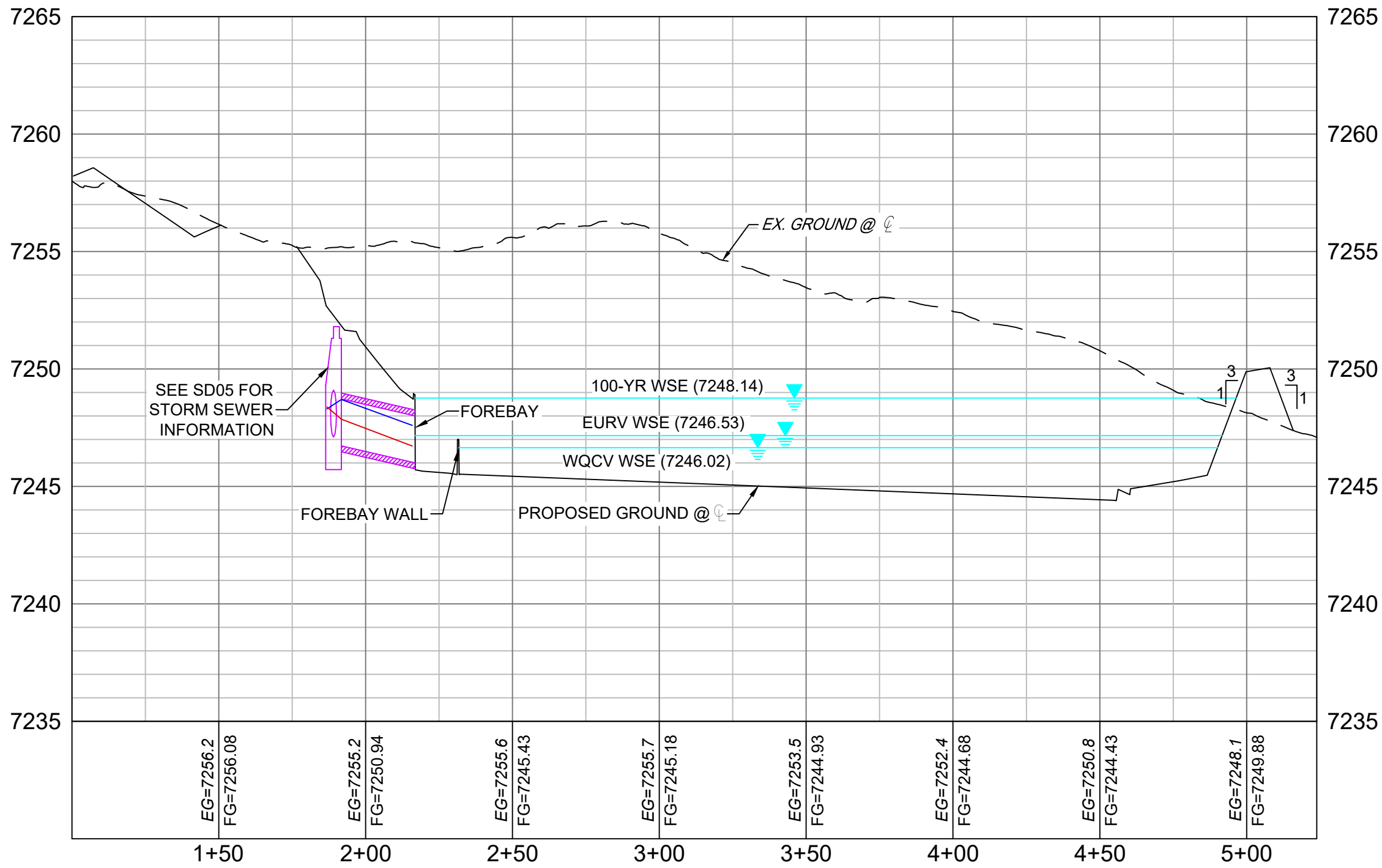


POND DF-3 LAYOUT

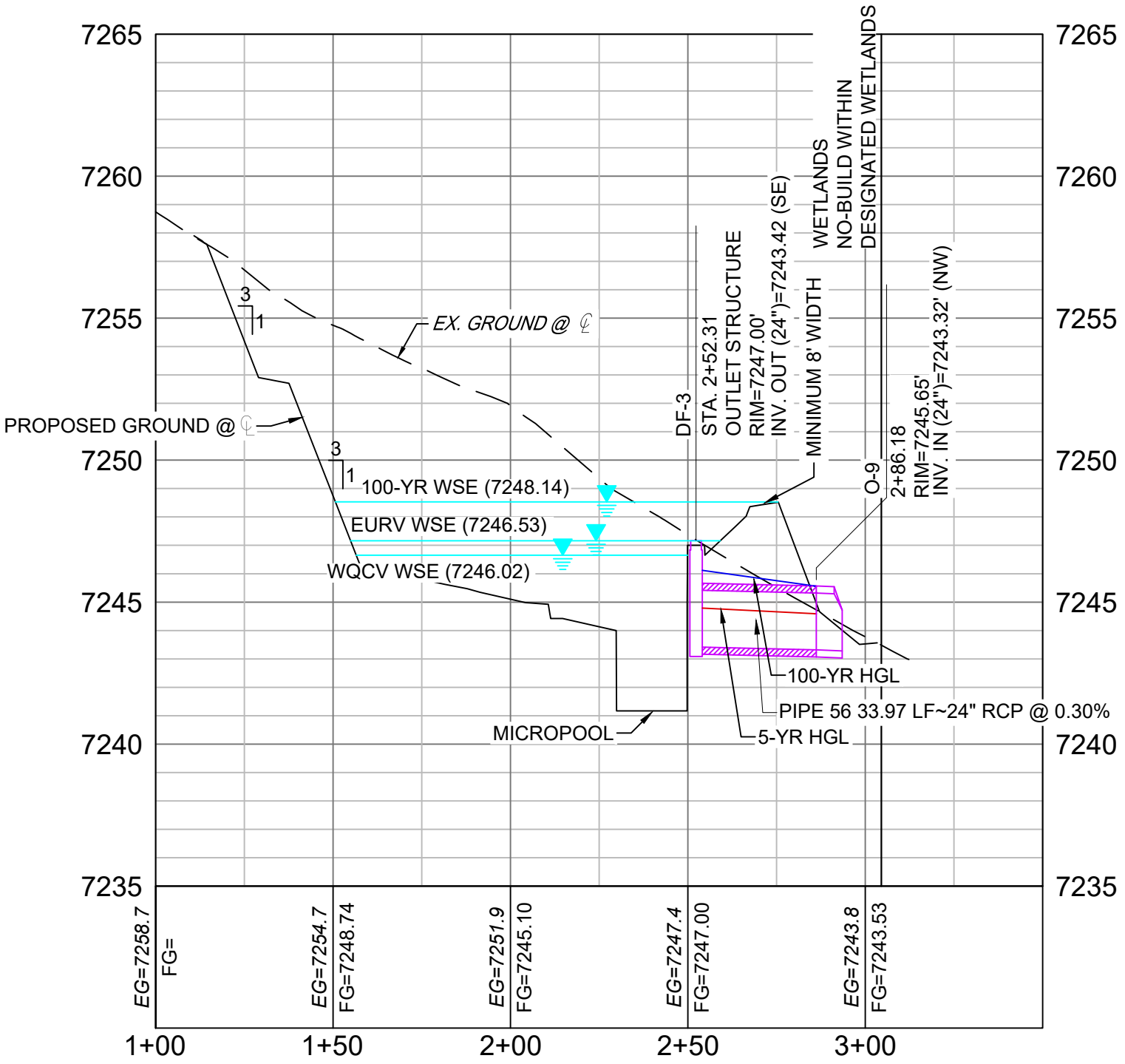
LINE TABLE		
LINE #	BEARING	DISTANCE
L6	N87°06'48"E	220.78
L7	S23°22'43"W	63.33
L8	S43°55'53"E	35.98

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	

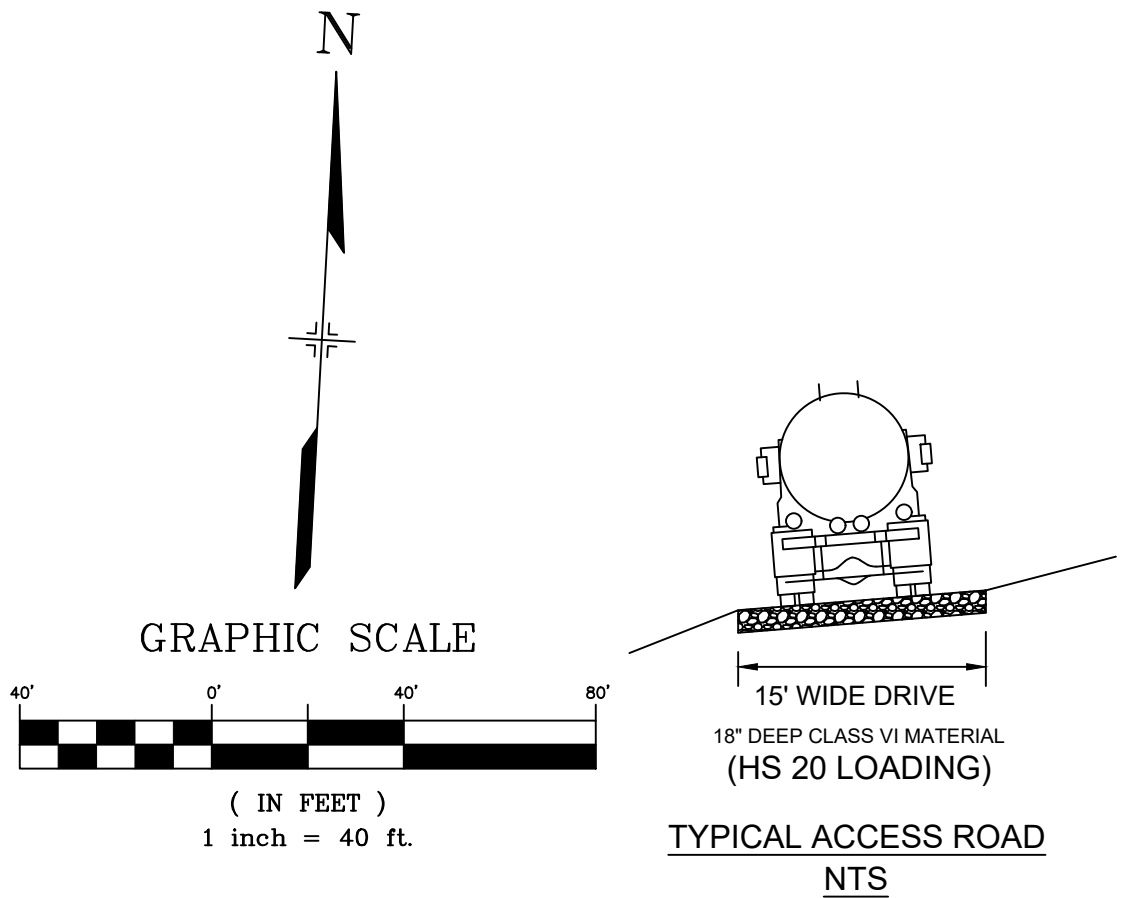
PIPE SUMMARY TABLE						
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING	CHORD LENGTH	RADIUS
PIPE 56	24" RCP	0.30%	33.97	S41°58'44"E	33.97	0.00



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

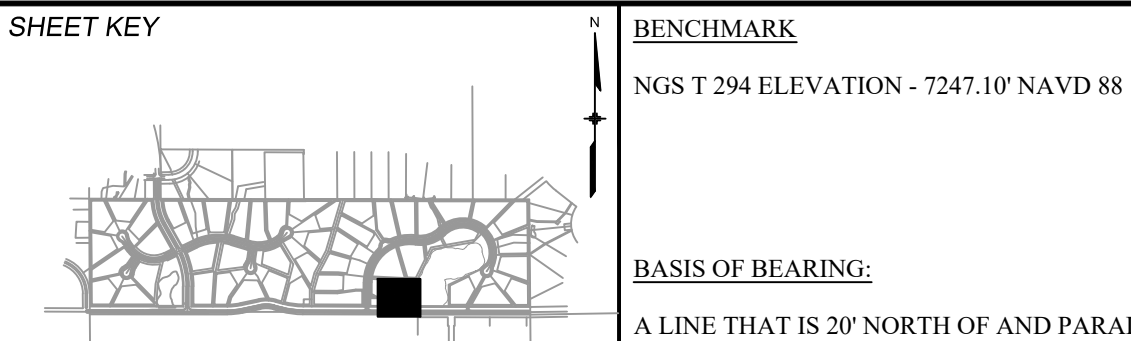


SECTION 3B
H: 1" = 40'
V: 1" = 5'



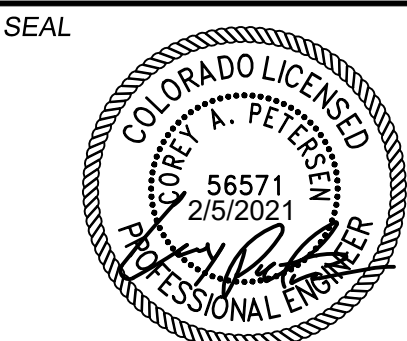
- NOTES:
1. ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER ALL STRUCTURES UNLESS OTHERWISE NOTED.
 2. PIPE LENGTHS ARE MEASURED FROM THE OUTSIDE FACE OF ALL STRUCTURES.
 3. ALL PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 4. ALL PIPE BEND ANGLES ARE MEASURED FROM THE CENTER OF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



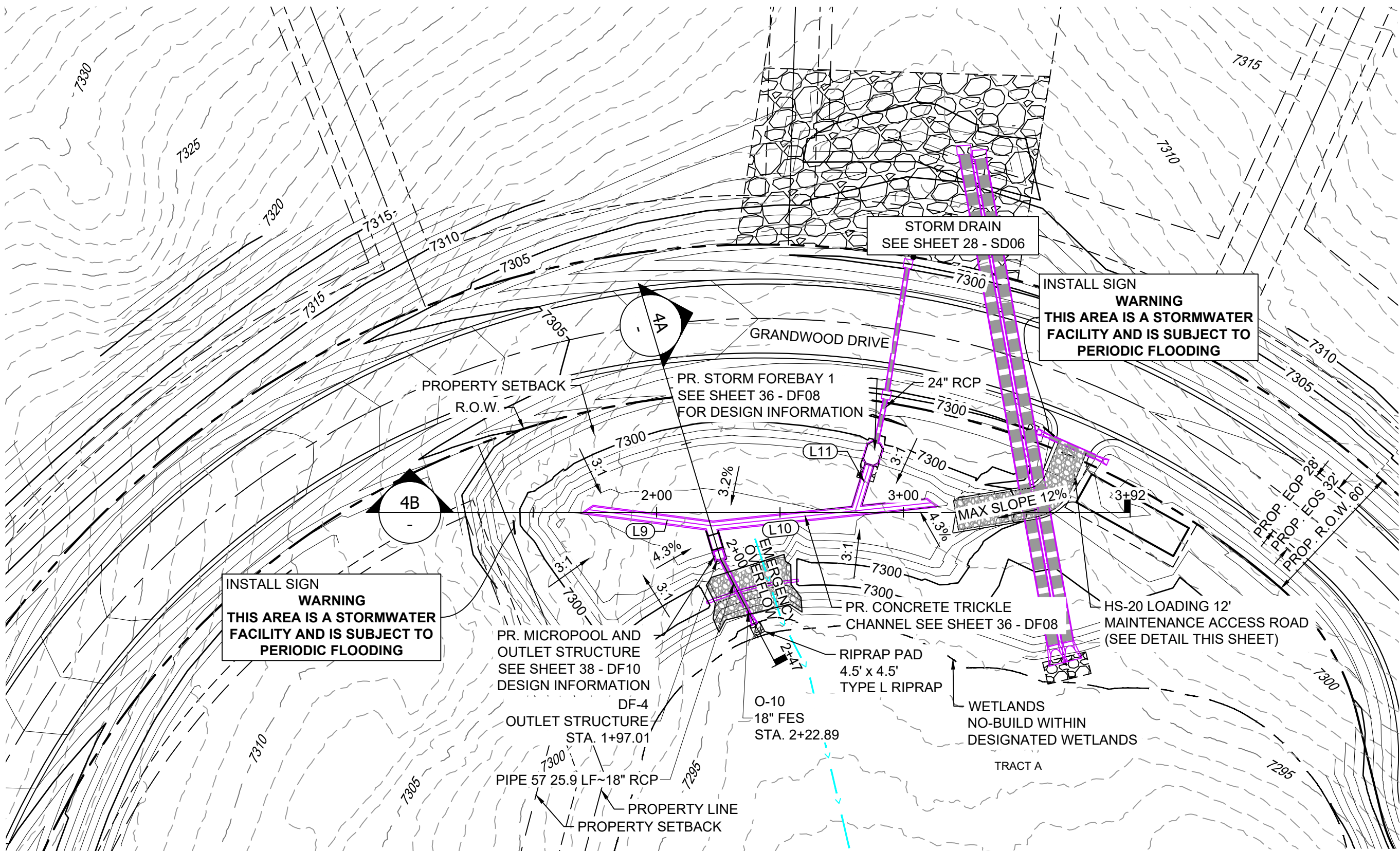
OWNER:
GRANDWOOD ENTERPRISES, LLC
WILLIAM F. HEREBIC II, MANAGER
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

PREPARED BY:

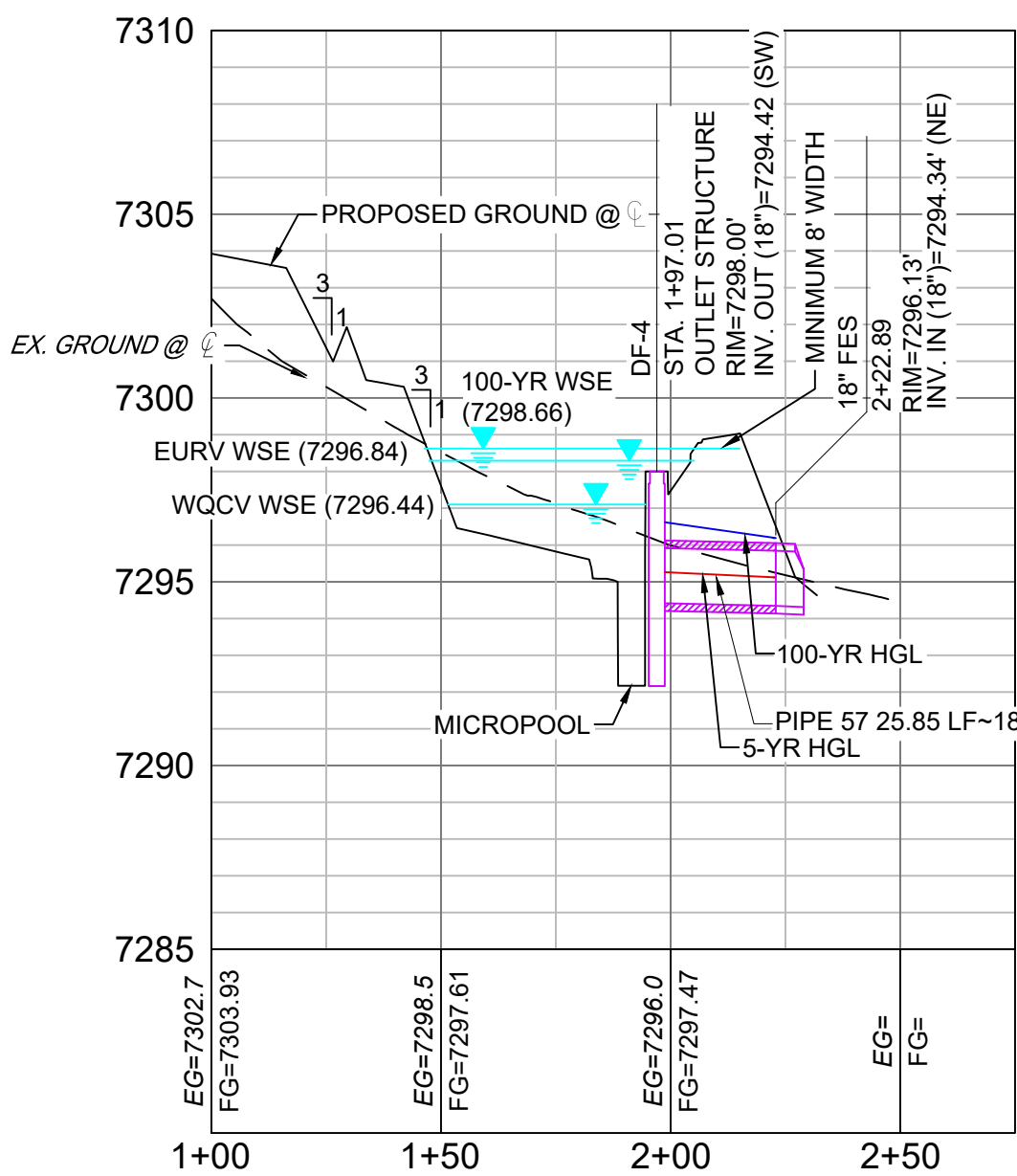


FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

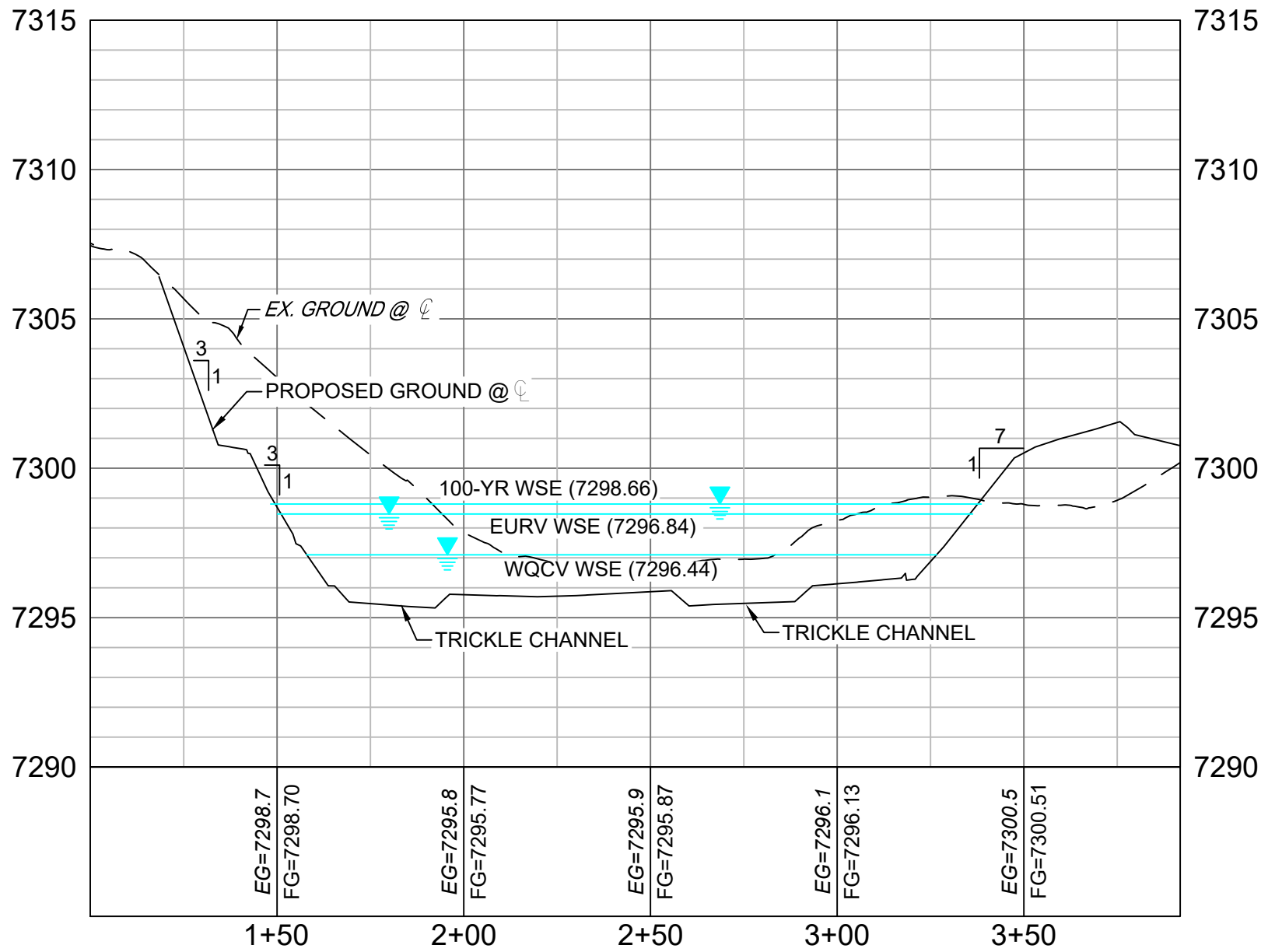
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
DF-3 POND PLAN & PROFILE EPC 4/16/21			
DESIGNED BY: CP	SCALE: 1" = 40'	DATE ISSUED: FEBRUARY, 2021	DRAWING No. DF03
DRAWN BY: CRD	HORIZ. 1" = 40'		
CHECKED BY: CP	VERT. 1" = 5'	SHEET 31 OF 40	



POND DF-4 LAYOUT



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

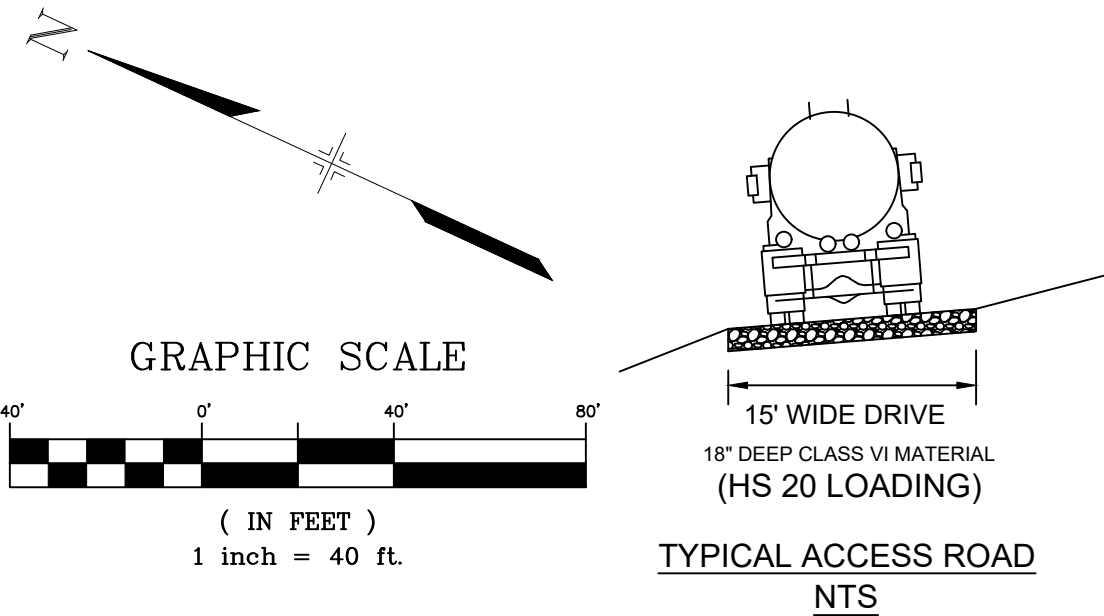


SECTION 4B
H: 1" = 40'
V: 1" = 5'

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

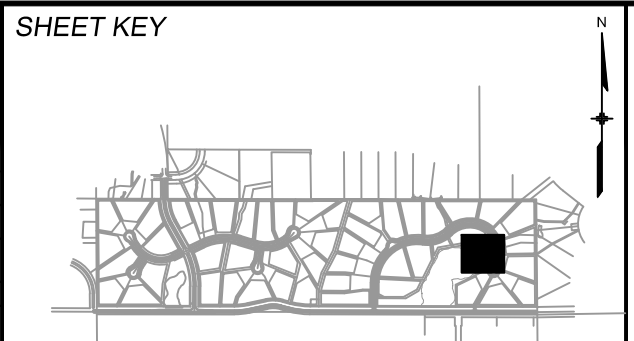
STRUCTURE TABLE					
STRUCTURE NAME	STRUCTURE STATION	STRUCTURE DETAILS	STRUCTURE TYPE	NORTHING & EASTING	CUT
DF-4	1+97.01	RIM = 7298.00 SUMP = 7292.50 PIPE 57 INV OUT (18") = 7294.42	OUTLET STRUCTURE	N: 1454934.62 E: 3194517.20	5.50
O-10	2+22.89	RIM = 7296.13 PIPE 57 INV IN (18") = 7294.34	18" FES	N: 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 MEASURED FROM THE CENTER OF PIPE.
 - CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
 - REFER TO LANDSCAPE PLAN OR GRADING EROSION CONTROL FOR FINAL LANDSCAPE AND FINAL STABILIZATION.
 - REFER TO POND DETAIL SHEETS FOR POND STRUCTURE/INFRASTRUCTURE DETAILS

REFERENCE DRAWINGS					
	##	##	##		##
	##	##	##		##
	##	##	##		##
	##	##	##		##
	##	##	##		##
	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\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" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

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

PREPARED BY:

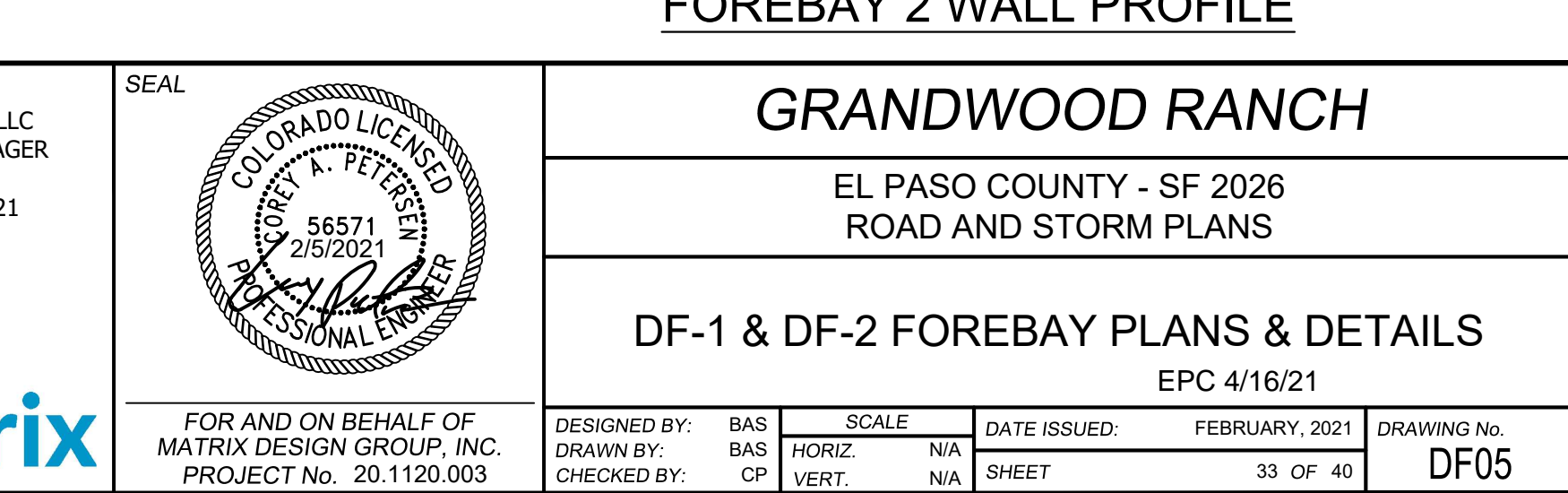
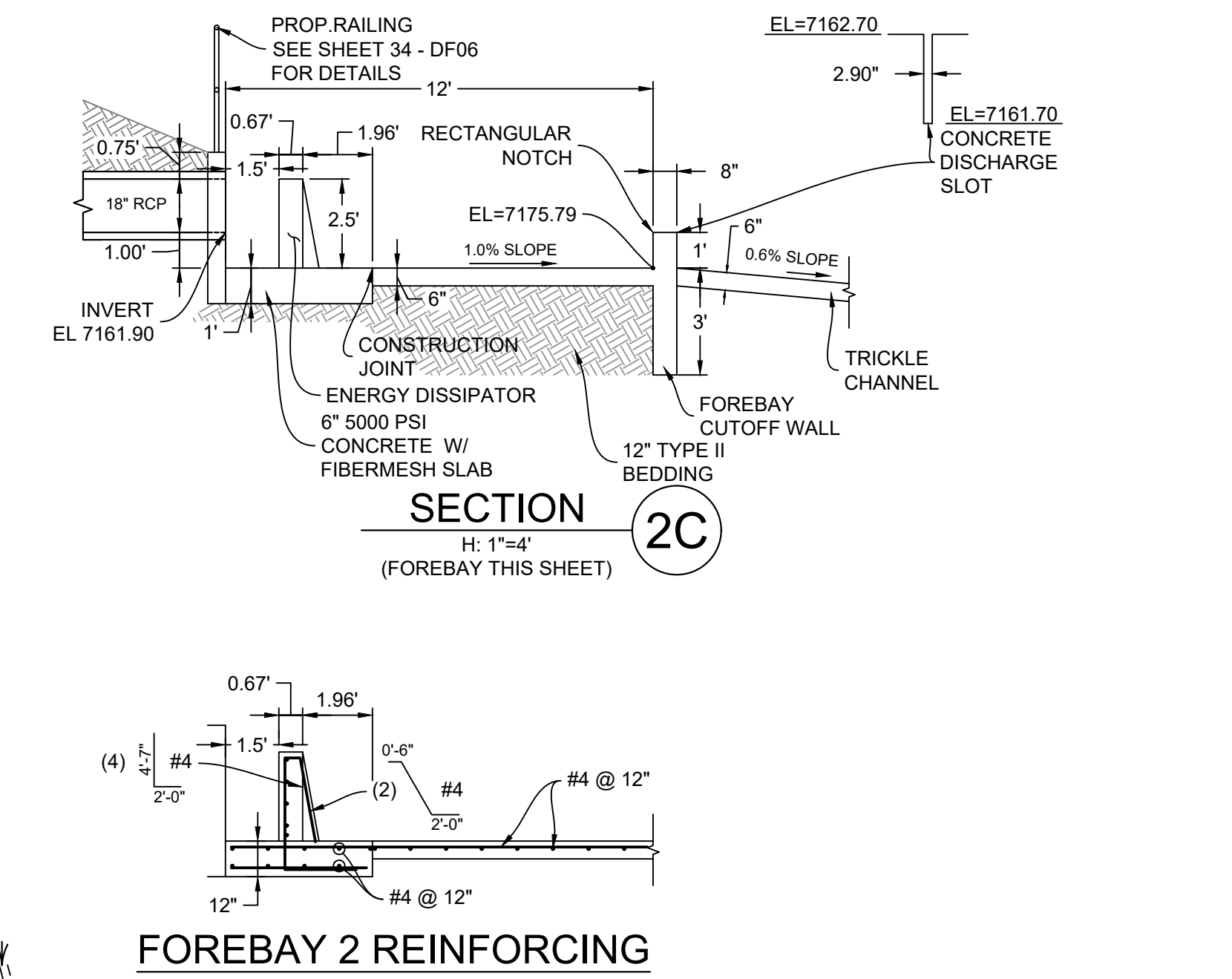
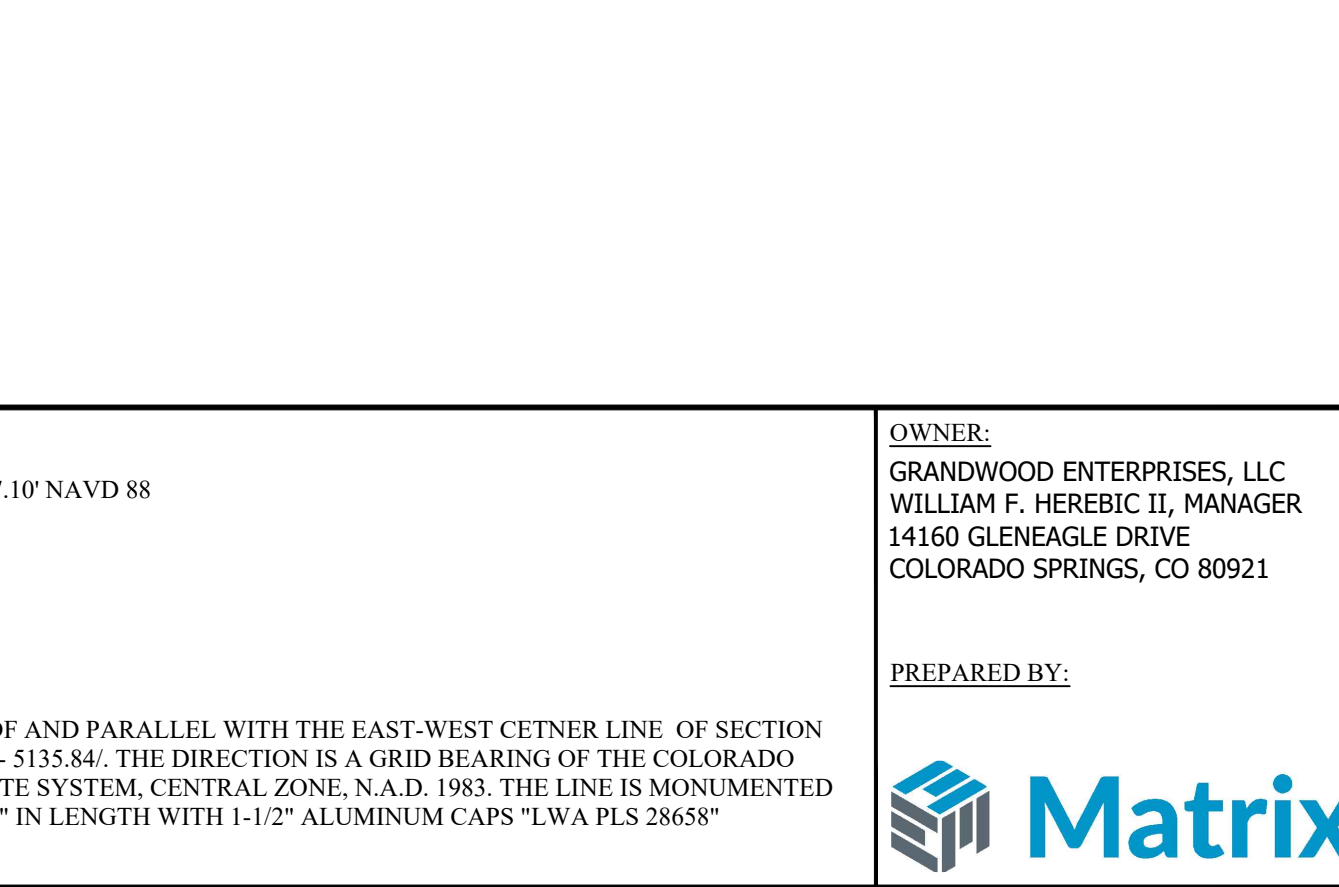
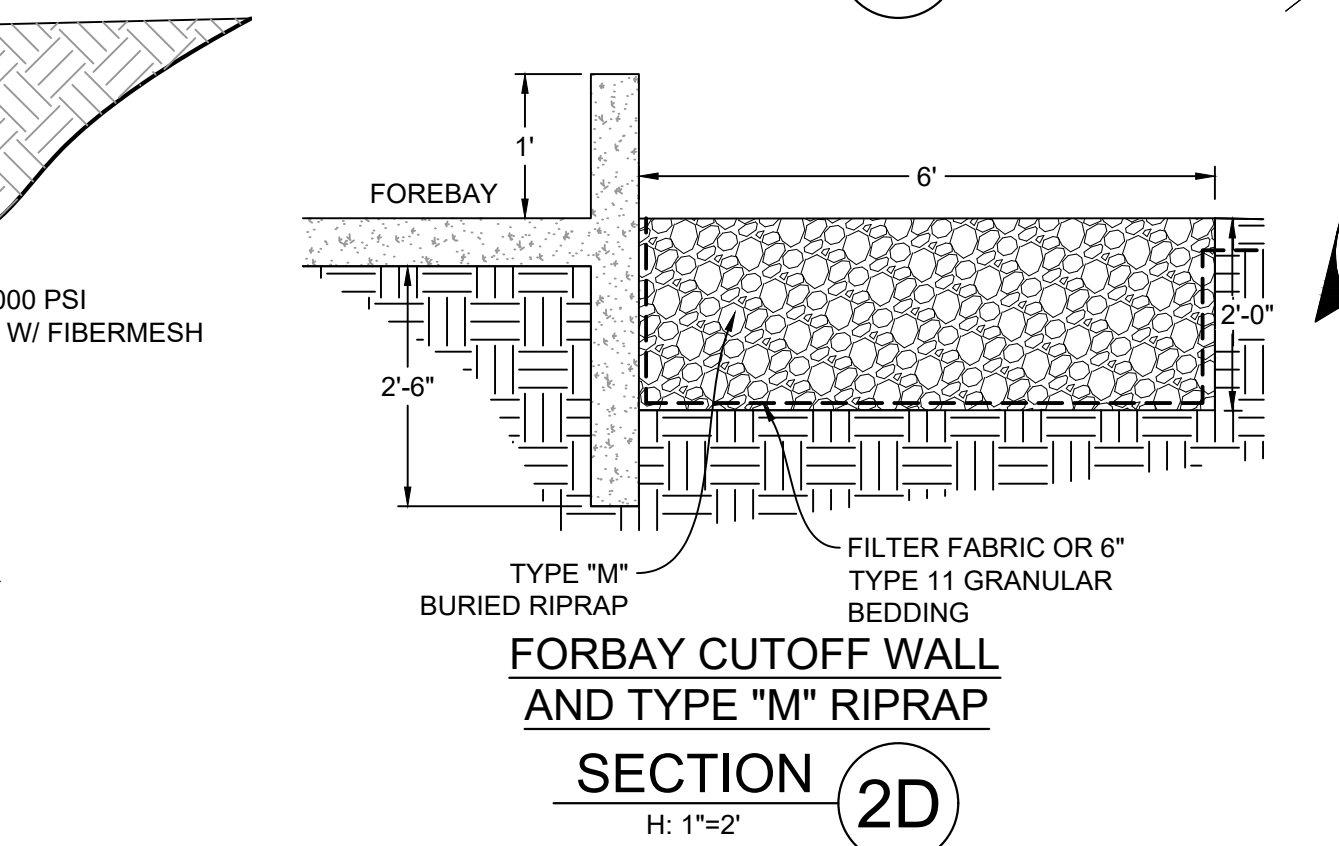
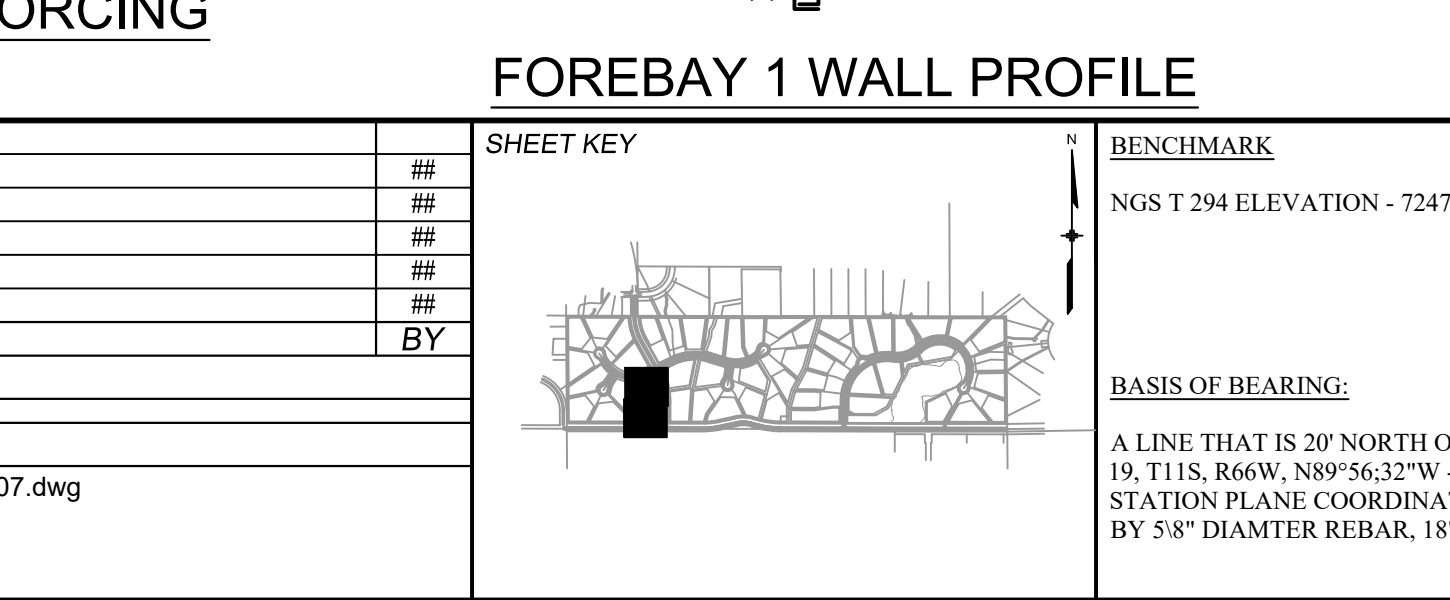
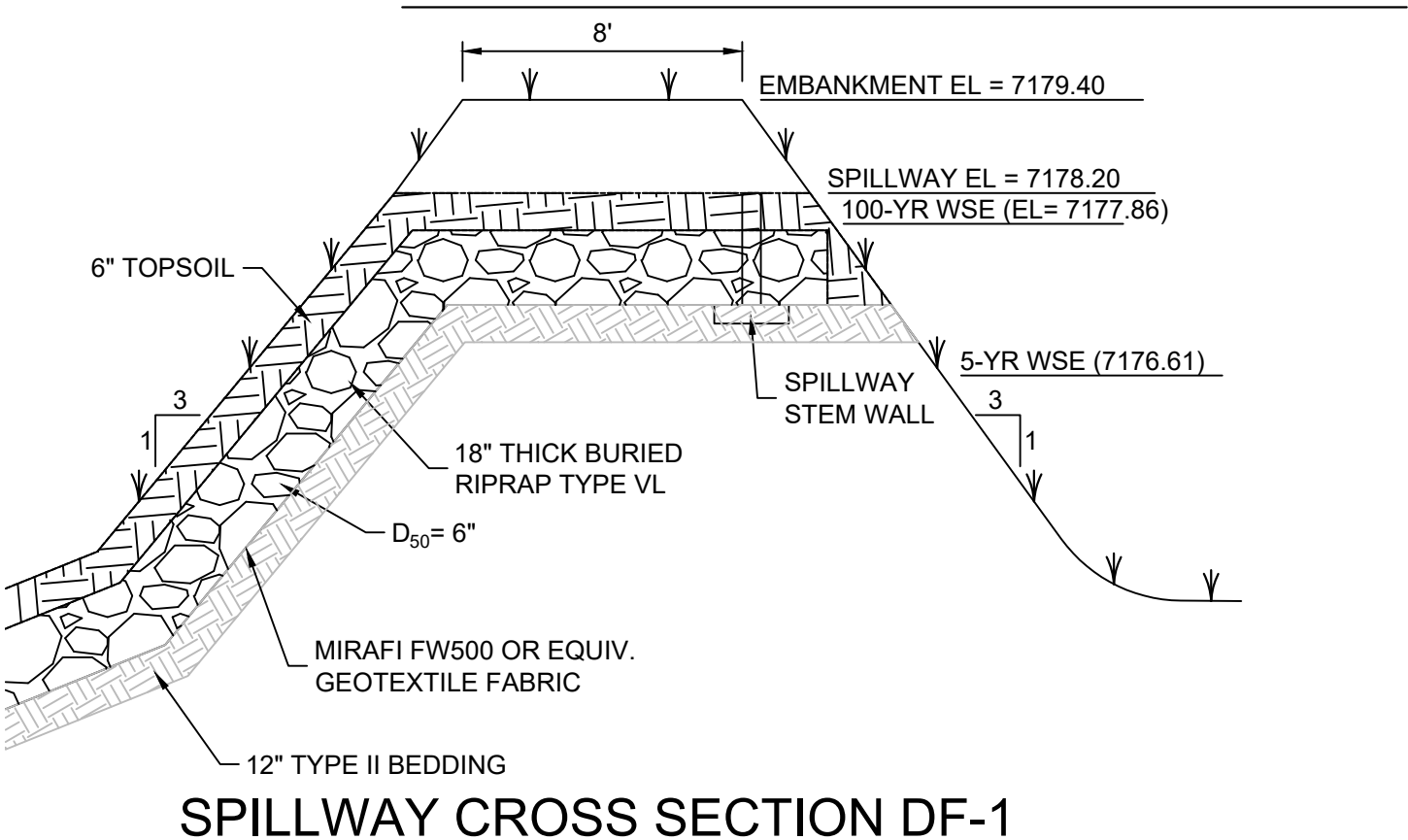
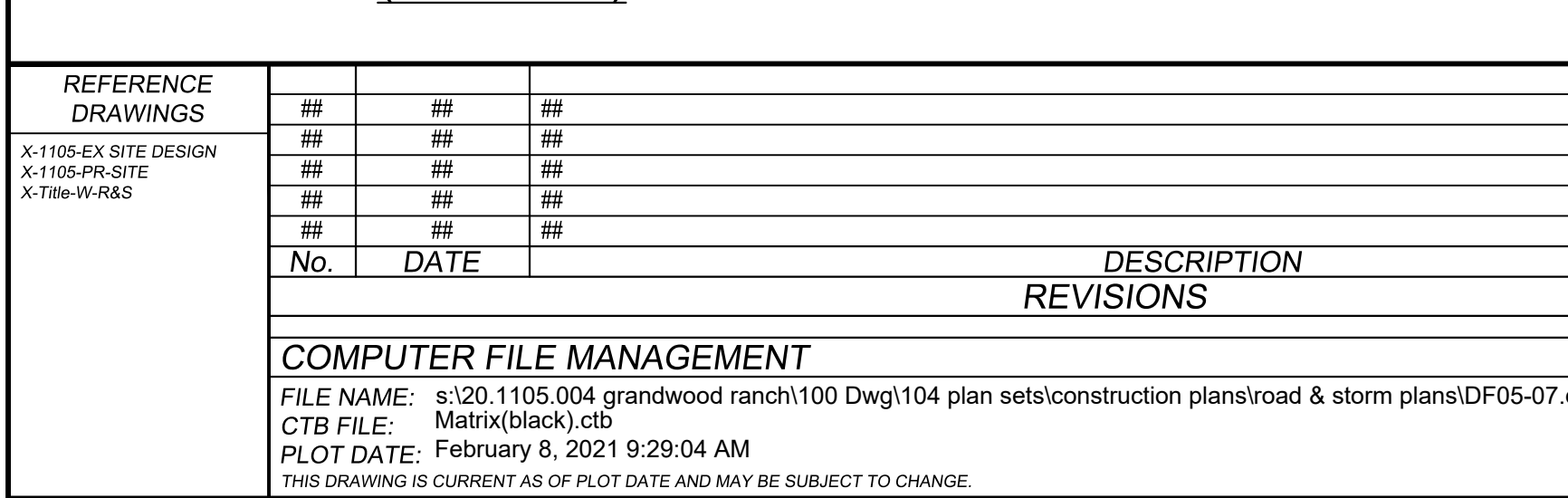
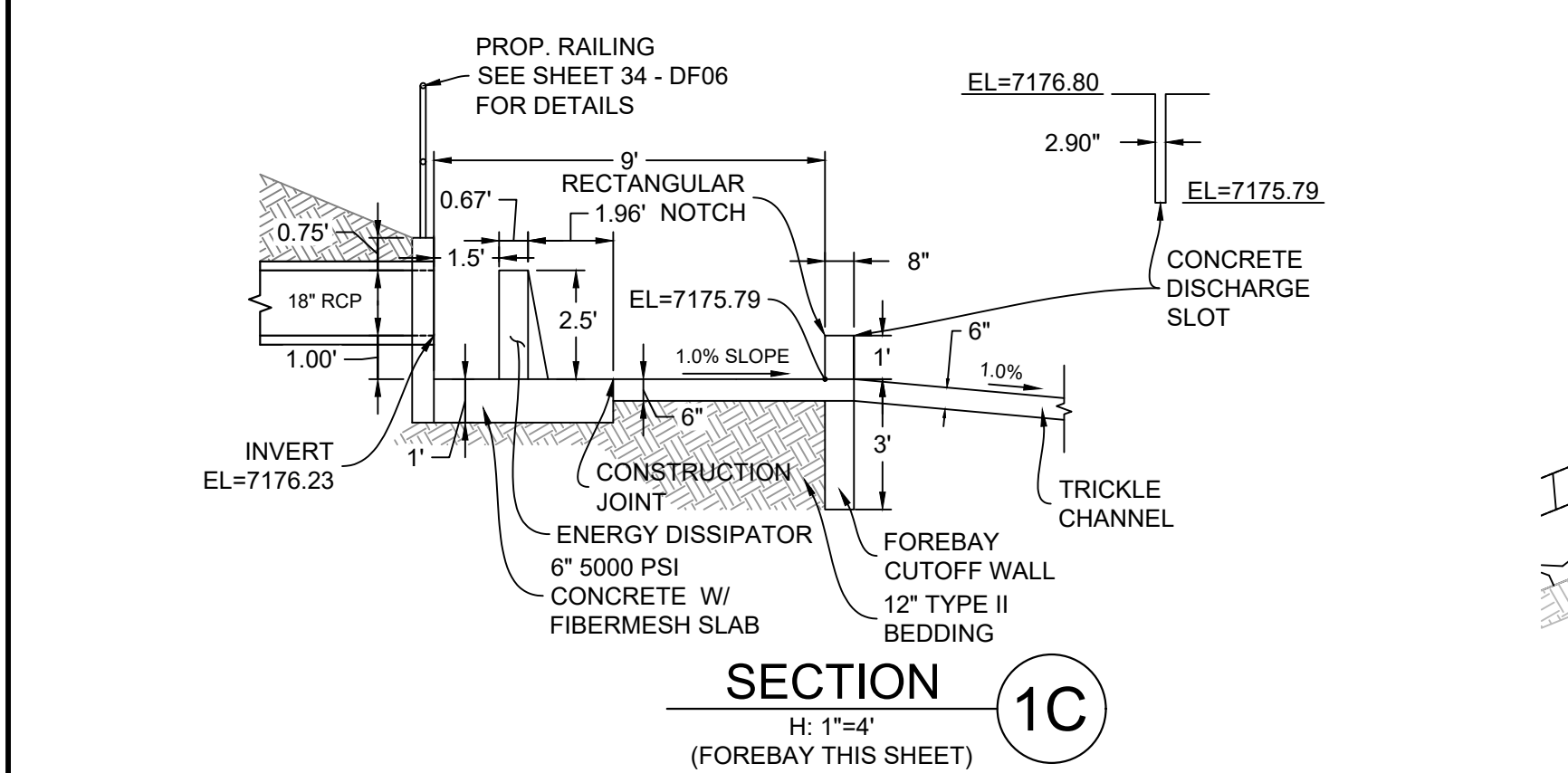
Matrix

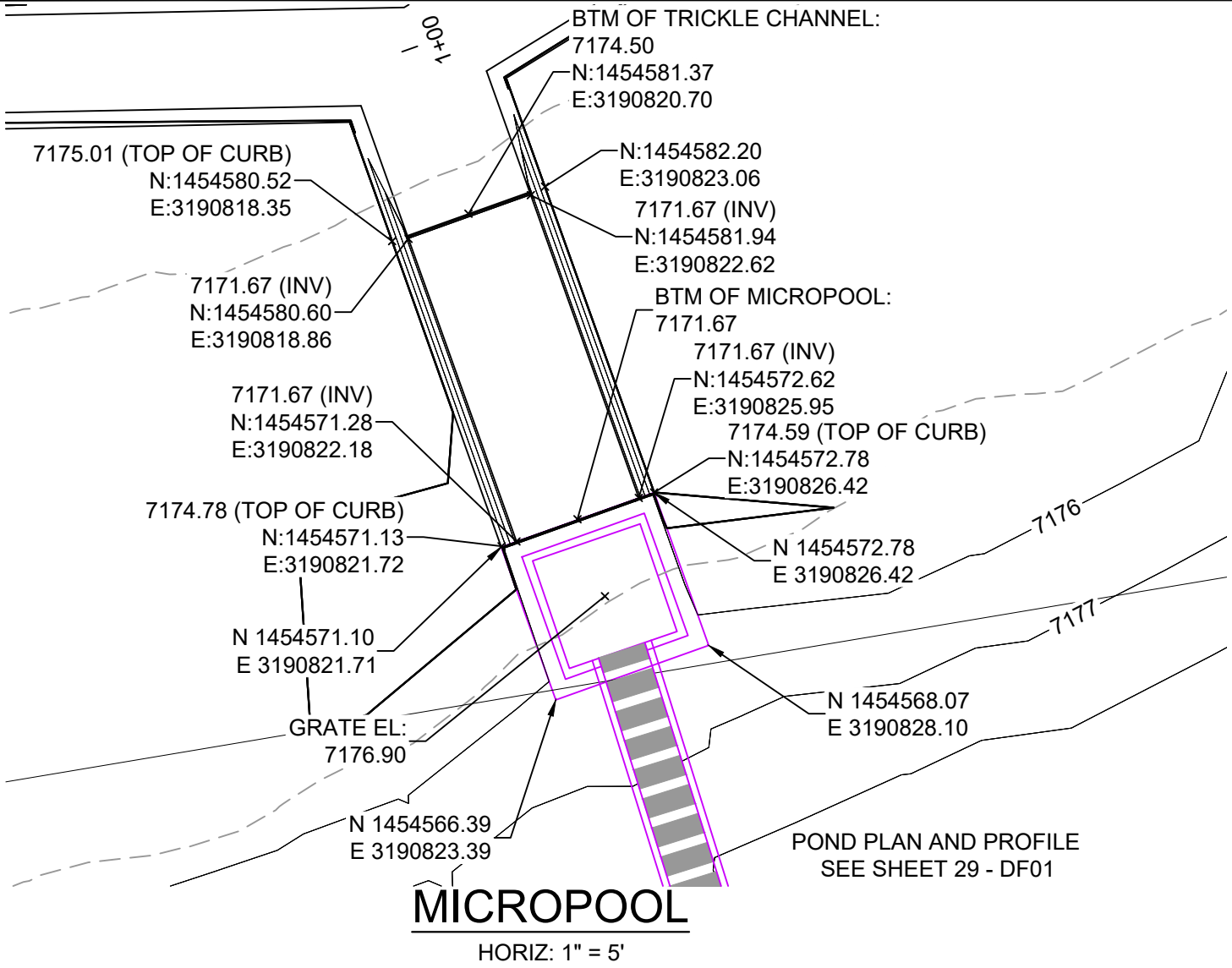
SEAL

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

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

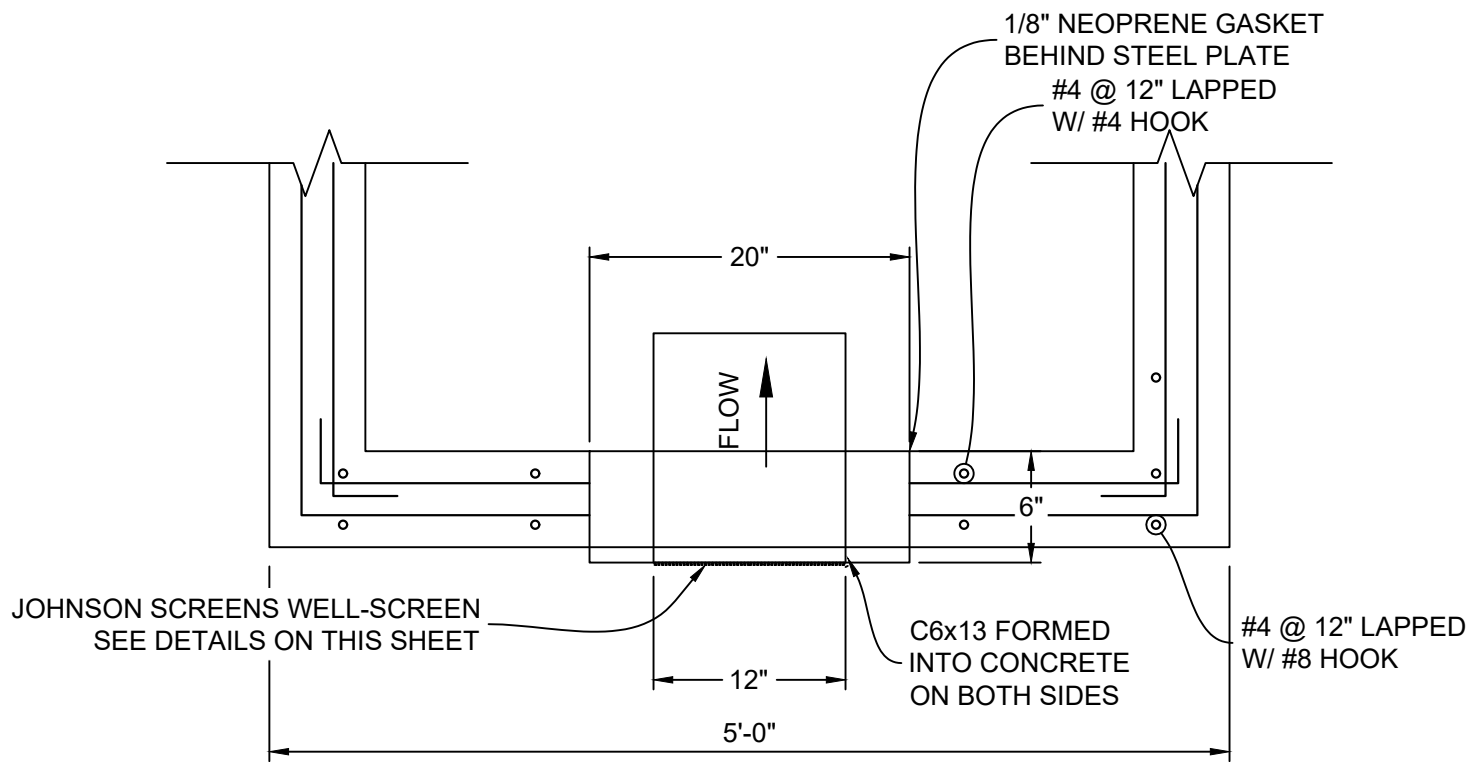
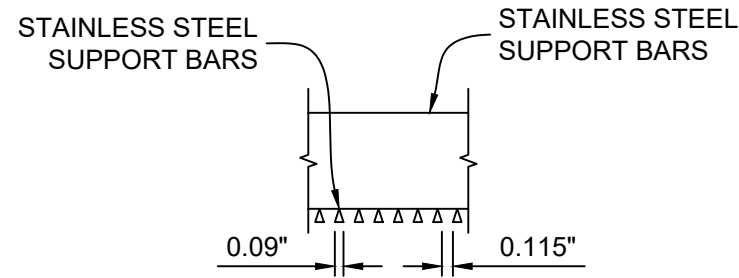
GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
DF-4 POND PLAN & PROFILE EPC 4/16/21			
DESIGNED BY:	CP	SCALE	DATE ISSUED: FEBRUARY, 2021
DRAWN BY:	CRD	HORIZ. 1" = 40'	DRAWING No. 32 OF 40
CHECKED BY:	CP	VERT. 1" = 5'	DF04



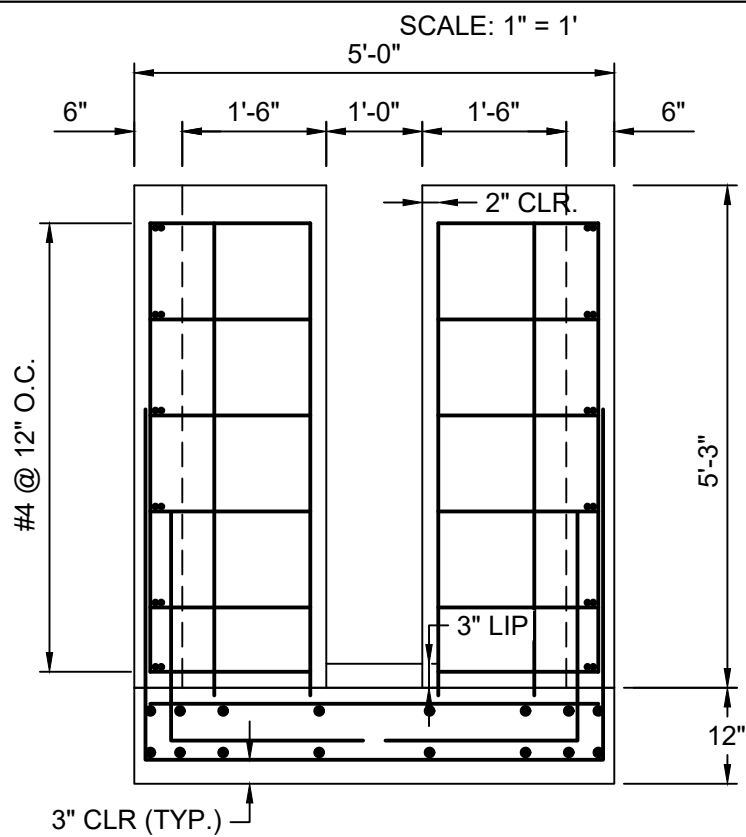


JOHNSON SCREENS STAINLESS STEEL
VEE WIRE FILTERS WELL-SCREEN (OR EQUAL)

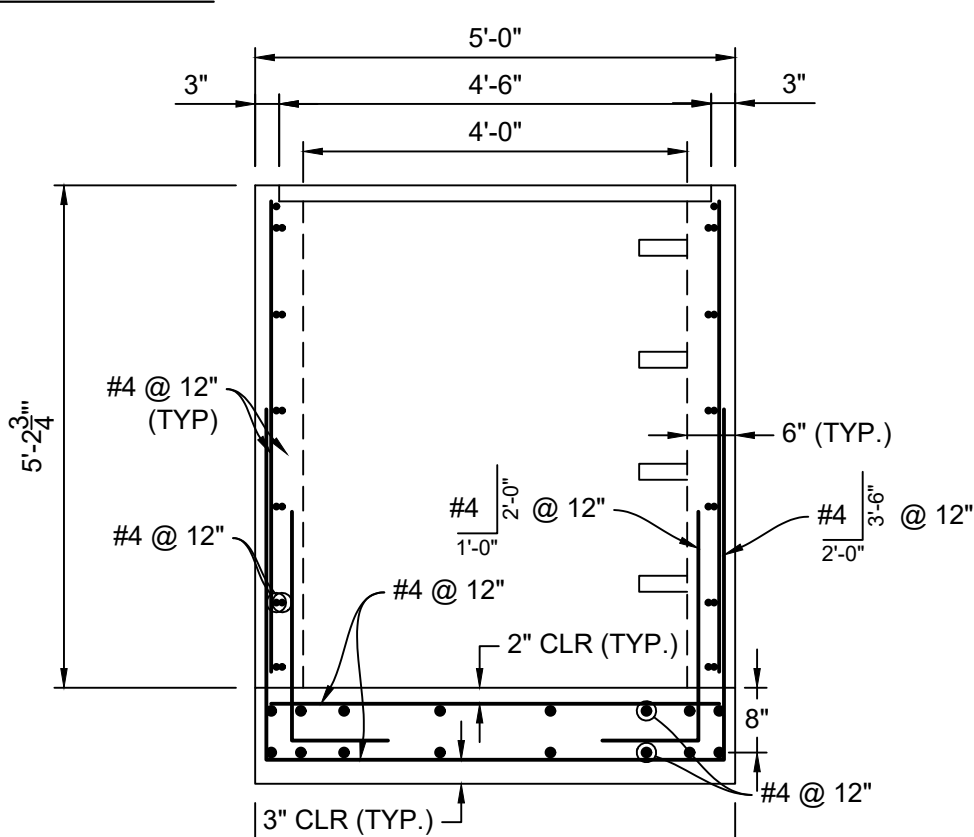
STRUCTURE	SCREEN #93 VEE WIRE SLOT OPENING	SUPPORT ROD TYPE & SPACING	TOTAL SCREEN THICKNESS	CARBON STEEL FRAME TYPE
OUTLET STRUCTURE	0.139	#156 VEE @ 3/4" O.C.	0.31"	3/8" x 1" BAR



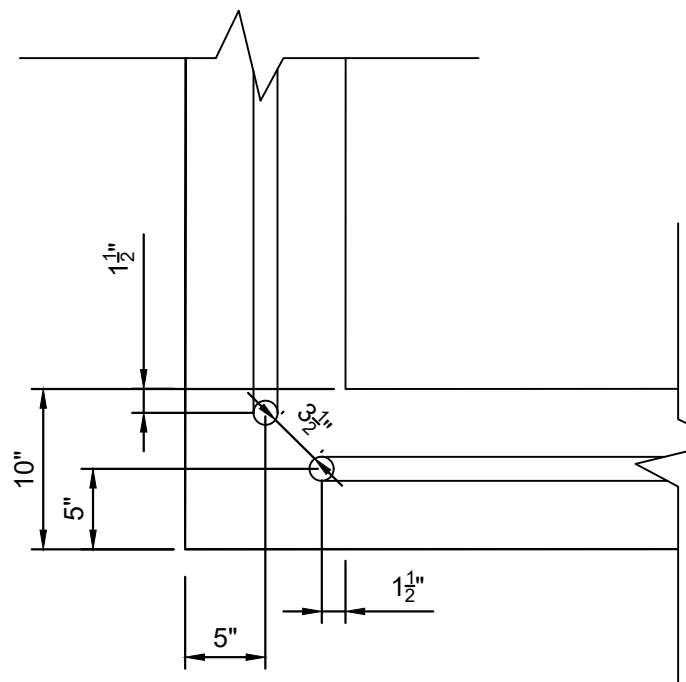
STRUCTURE DETAILS AT ORIFICE PLATE



SECTION 1H
1" = 2'-0"

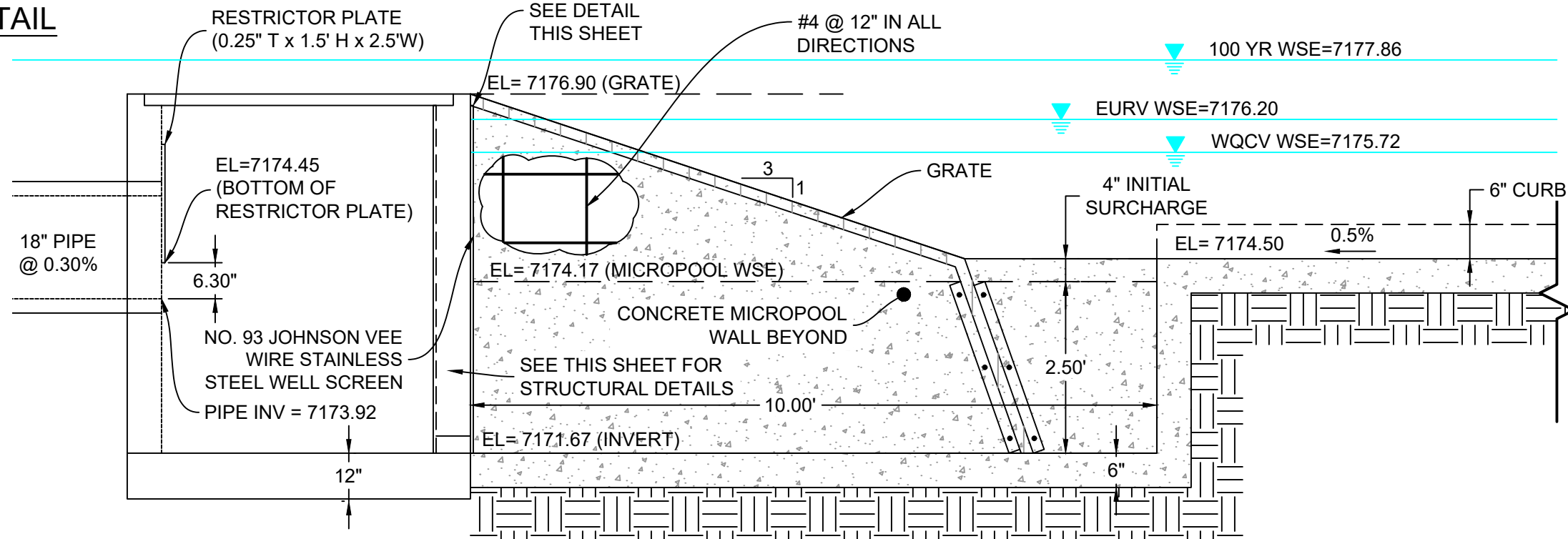


SECTION 1I
1" = 2'-0"



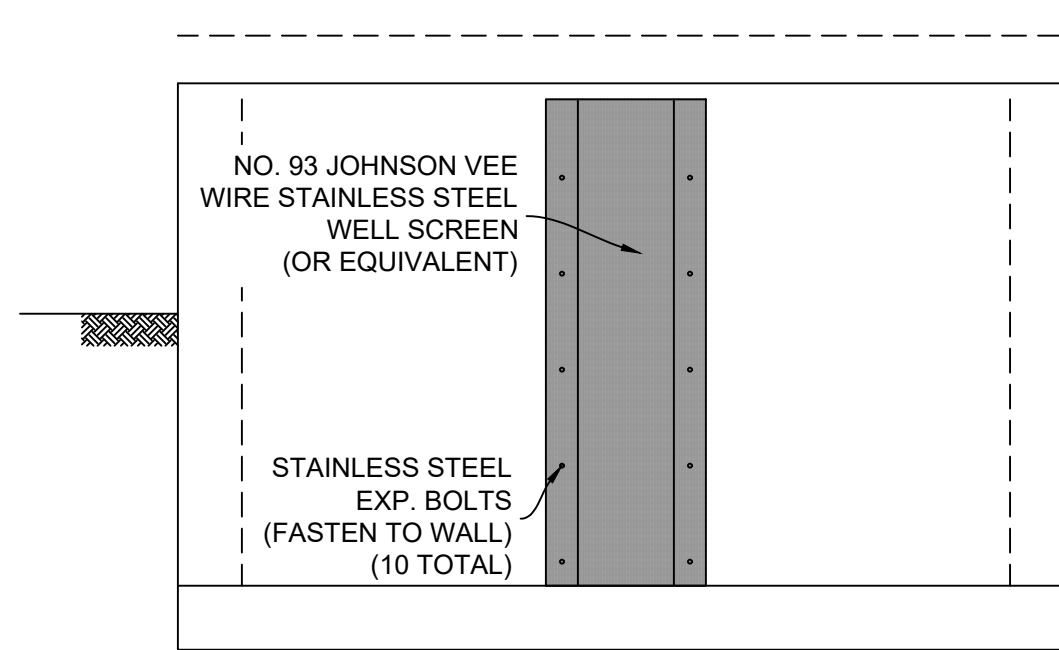
SAFETY RAIL
CORNER DETAIL
1" = 1'

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

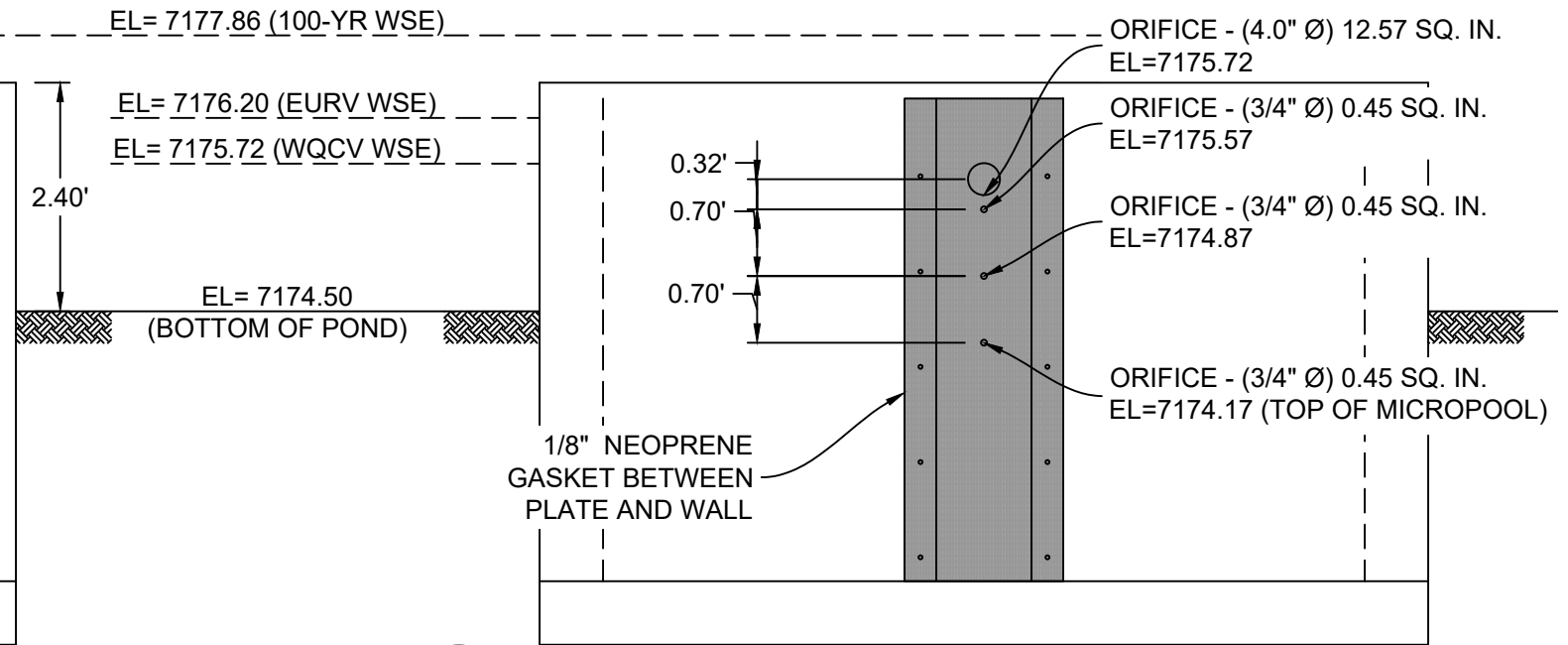


MICROPOOL - CL PROFILE

HORIZ: 1" = 2'

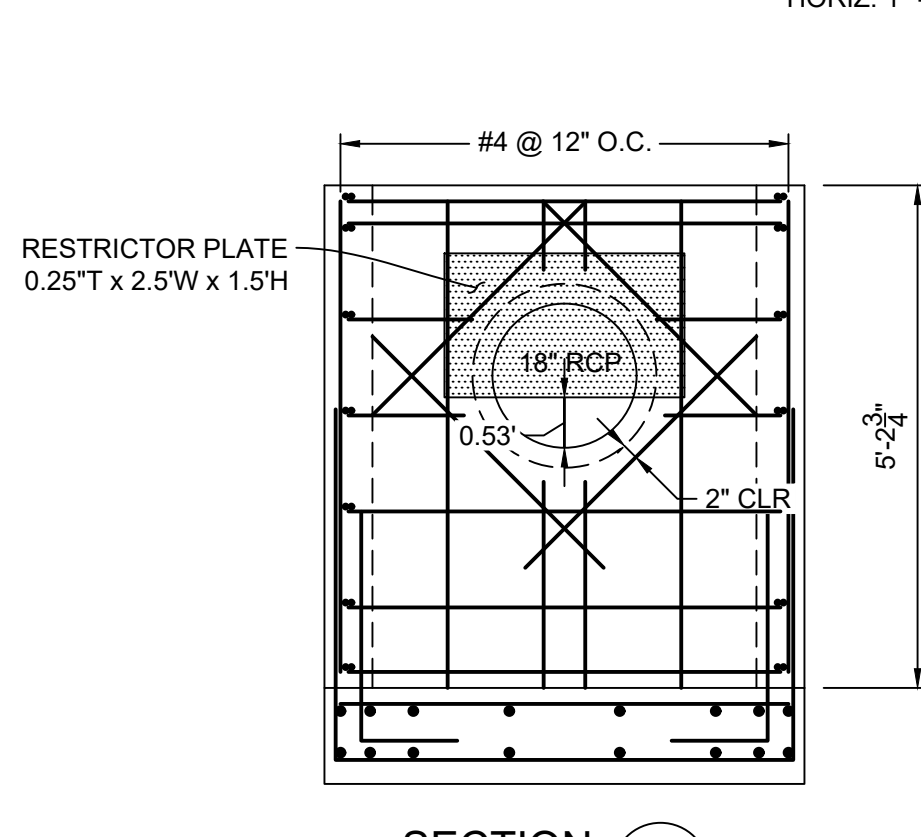


WELL SCREEN DETAIL
HORIZ: 1" = 2'

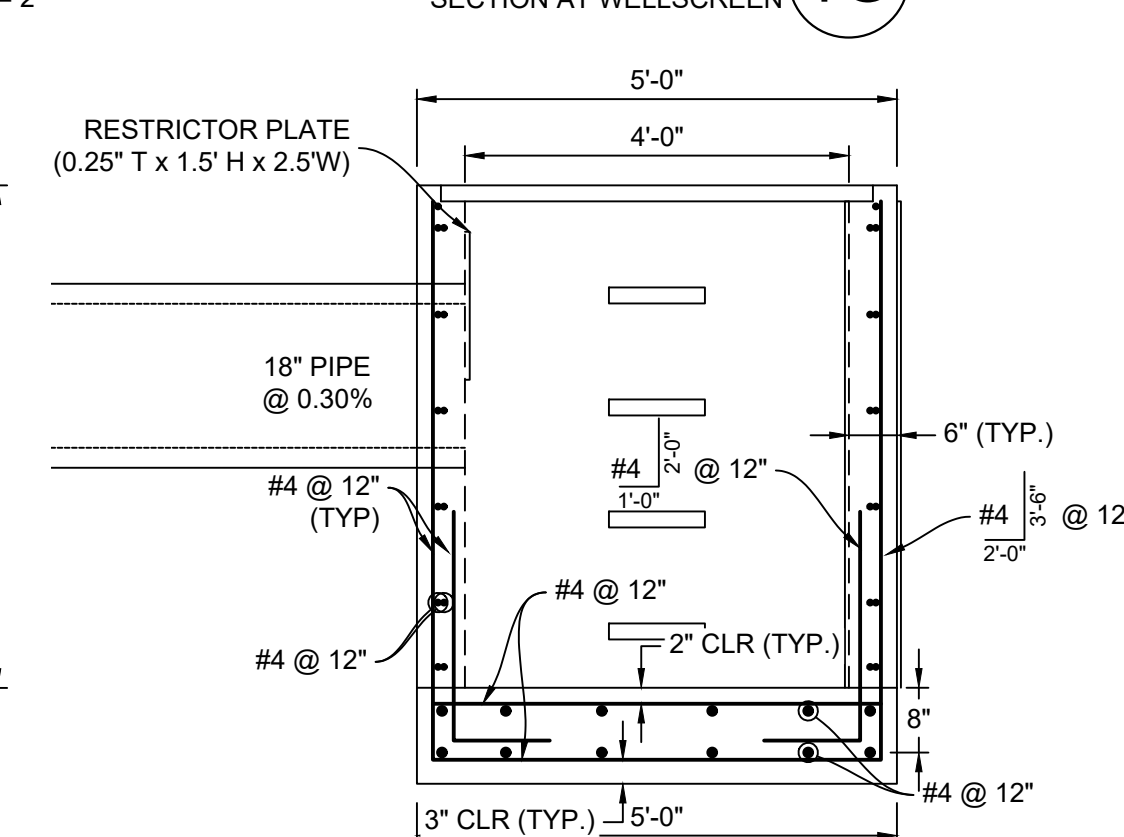


ORIFICE PLATE DETAIL
HORIZ: 1" = 2'

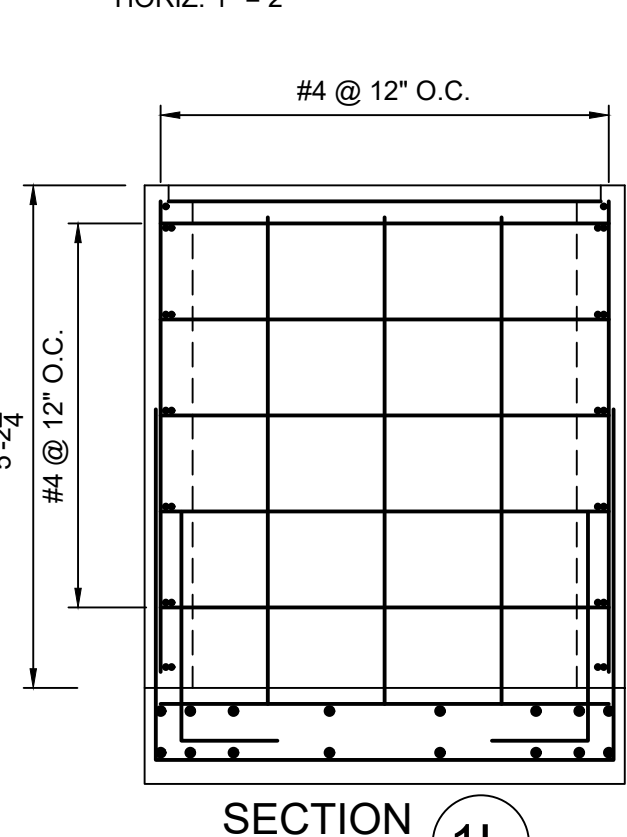
SECTION 1G
SECTION AT WELLSCREEN
1" = 2'-0"



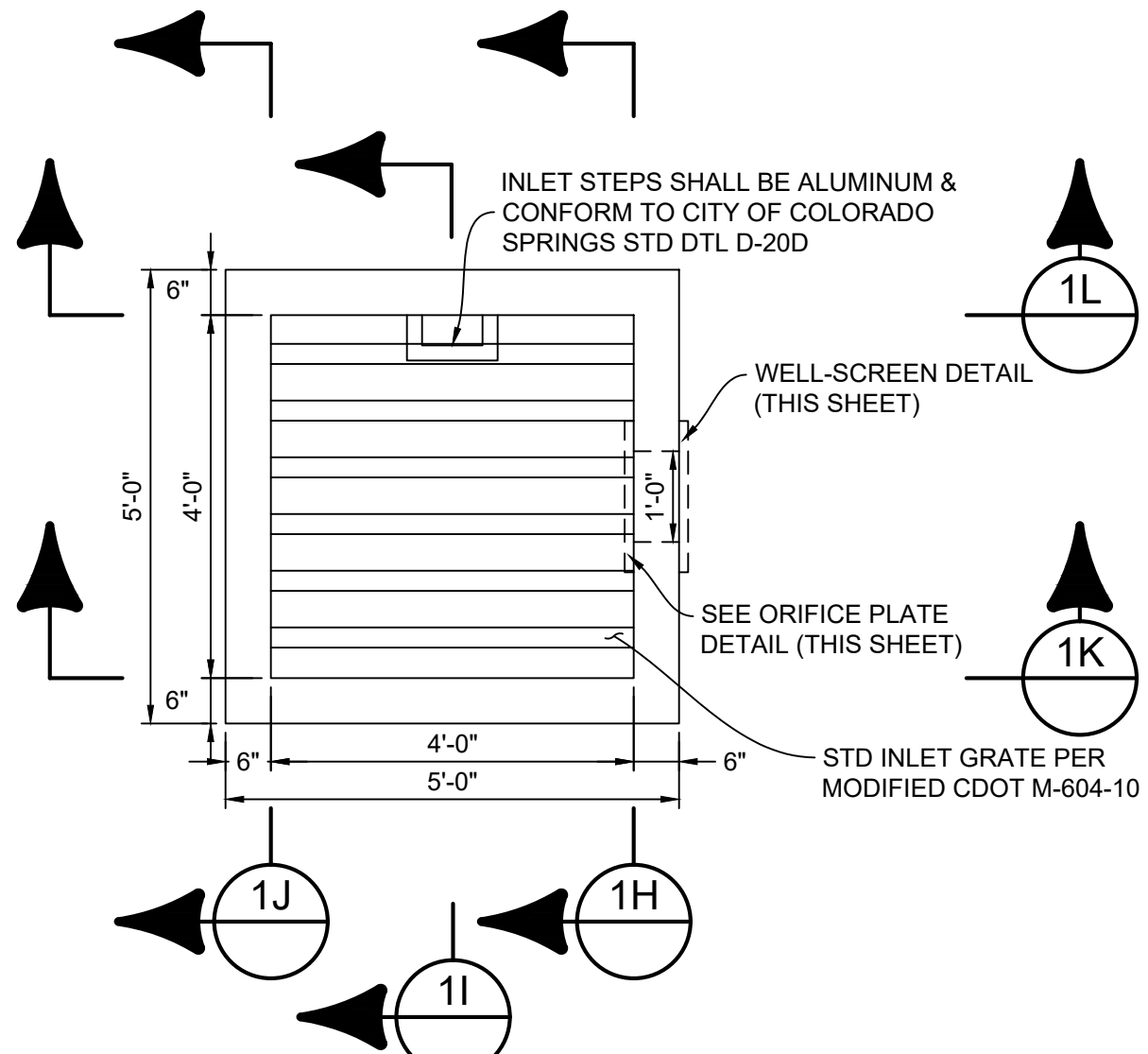
SECTION 1J
1" = 2'-0"



SECTION 1K
1" = 2'-0"



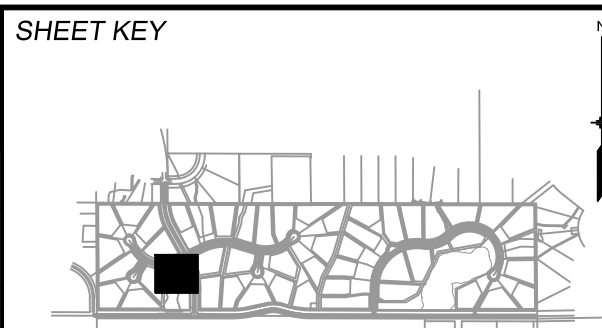
SECTION 1L
1" = 2'-0"



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	##	##
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.					



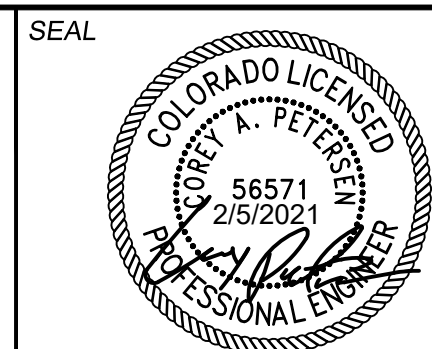
BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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"

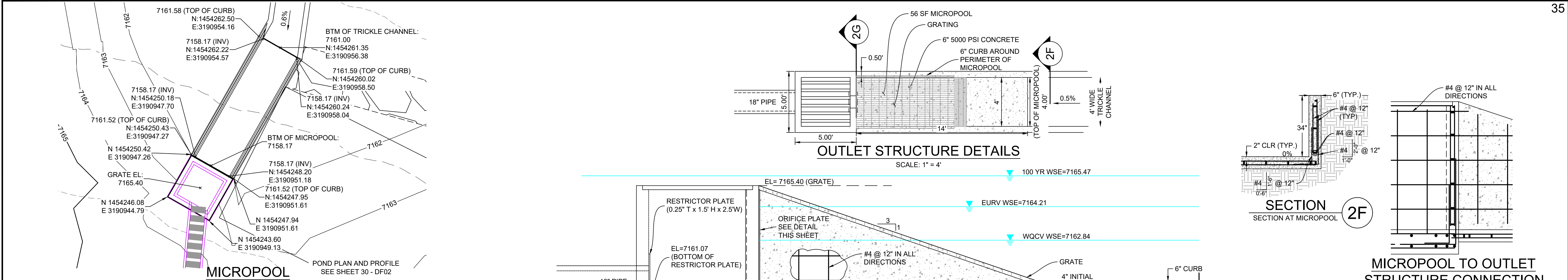
OWNER:
GRANDWOOD ENTERPRISES, LLC
WILLIAM F. HEREBIC II, MANAGER
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

PREPARED BY:

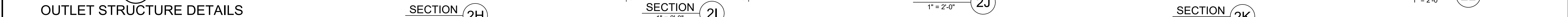
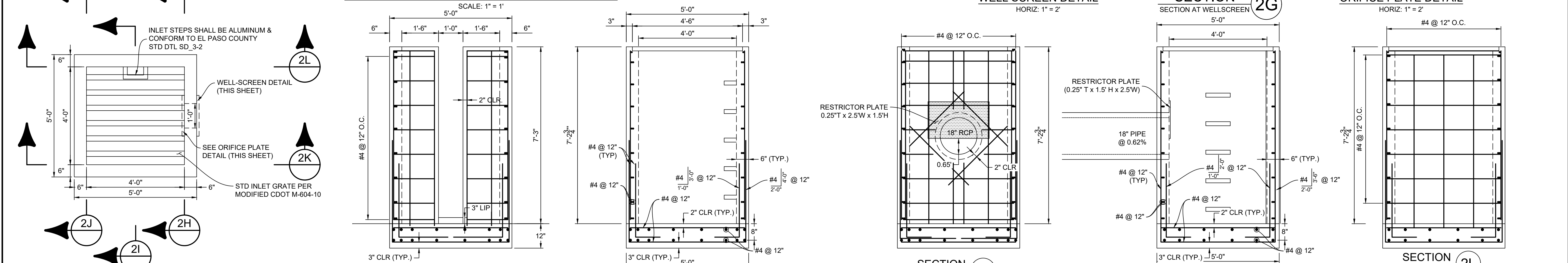
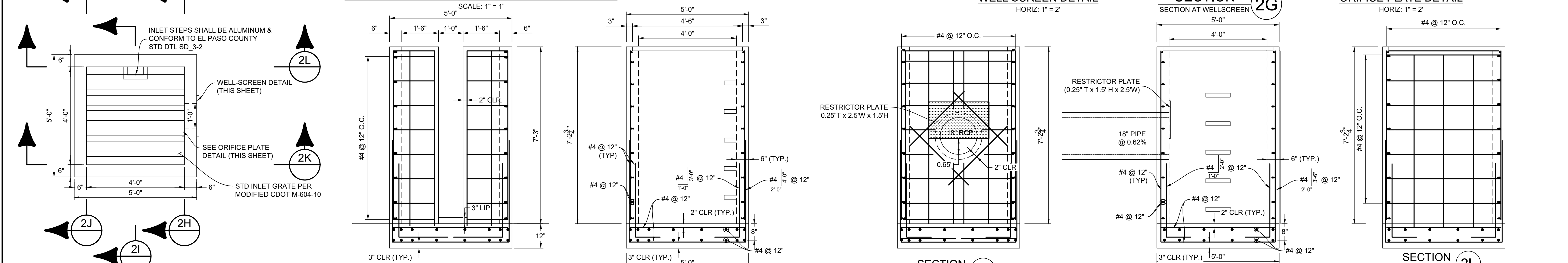
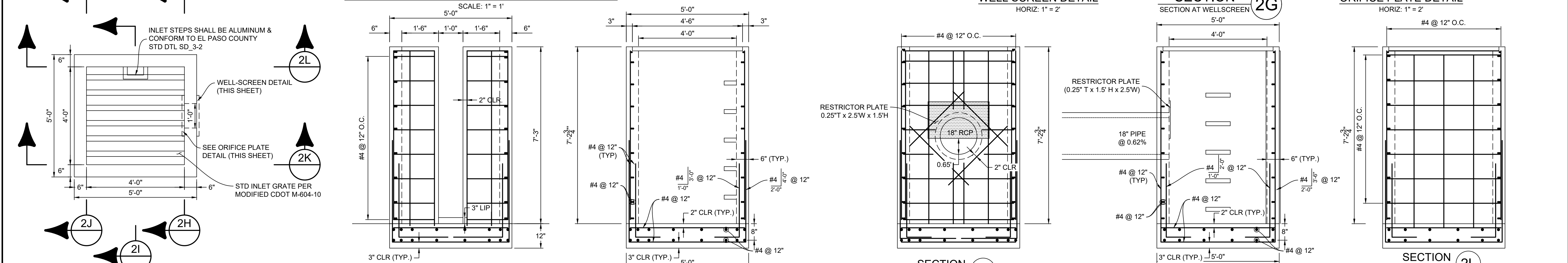
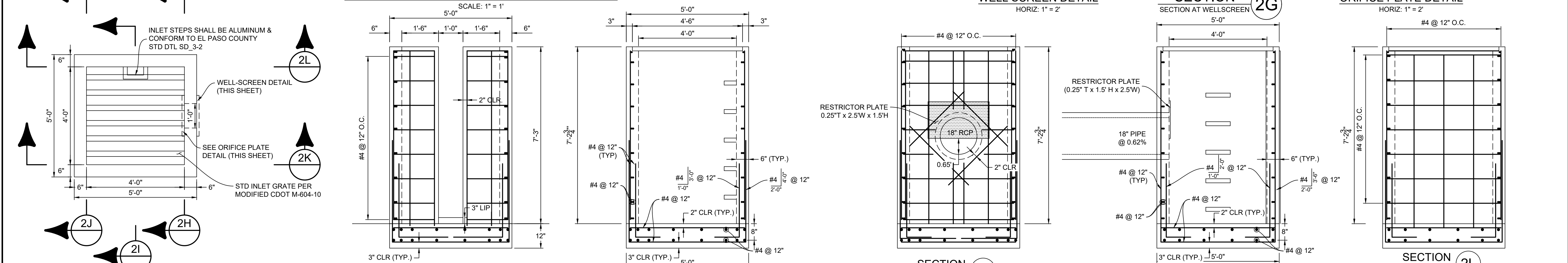
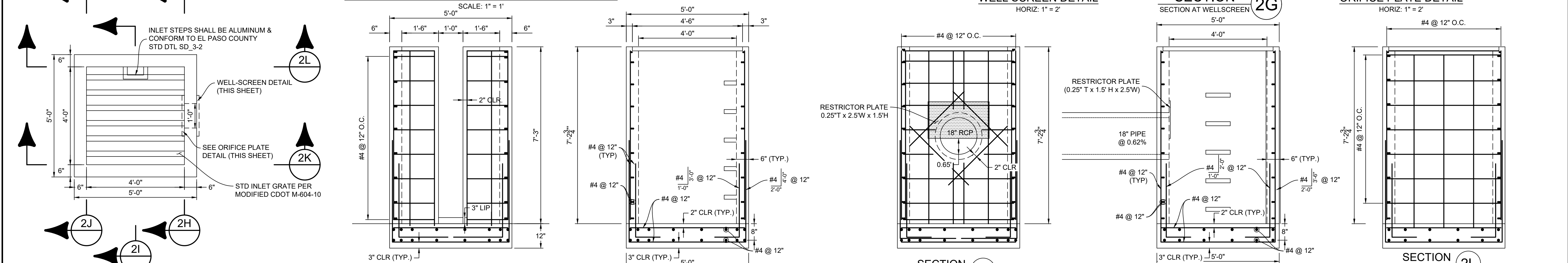
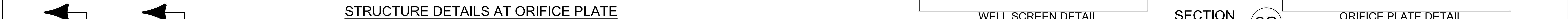
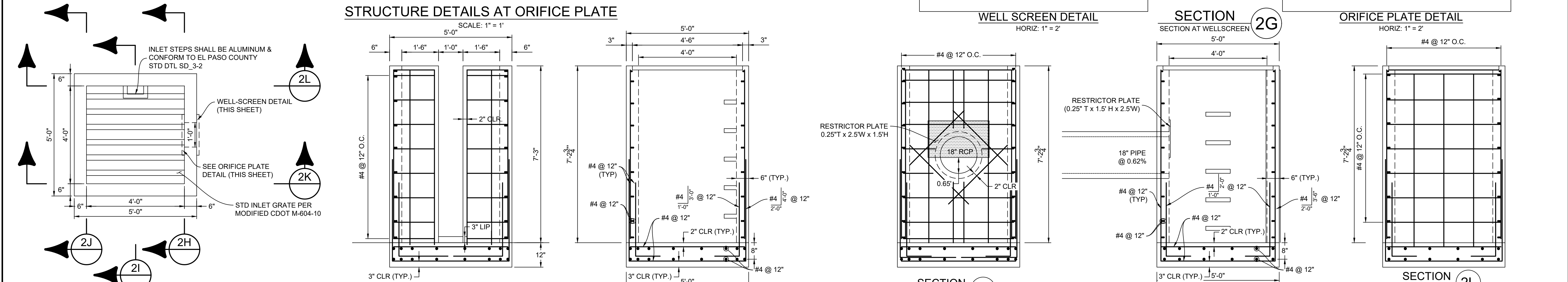
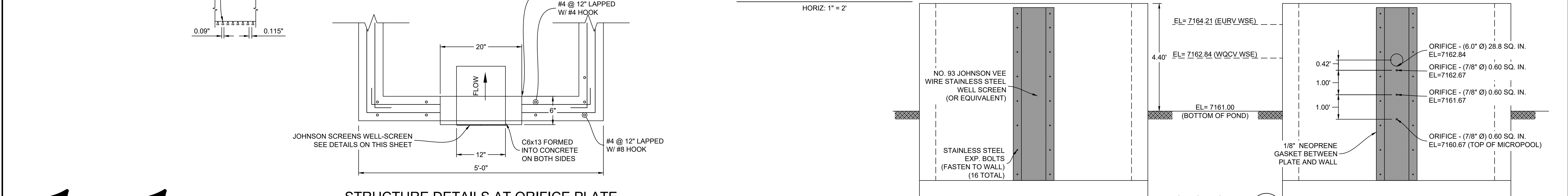
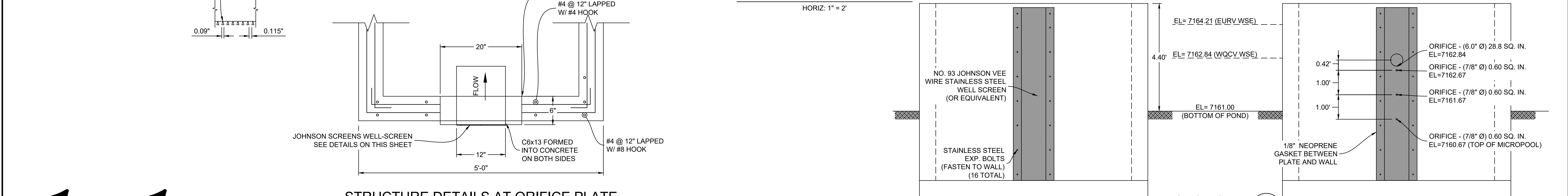
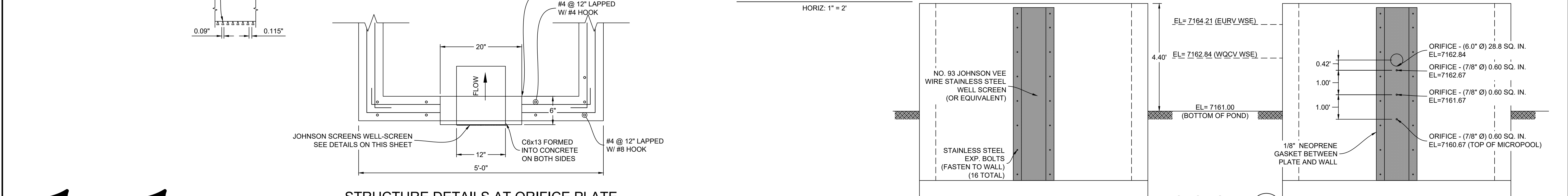
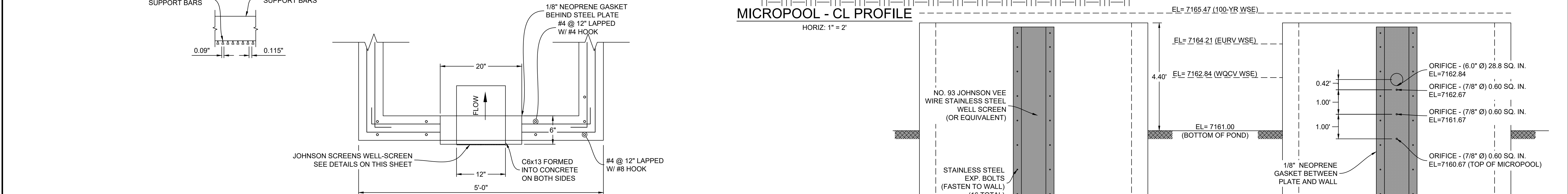
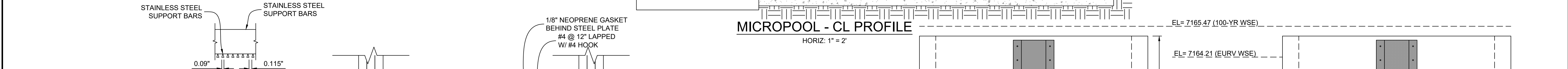


FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1120.003

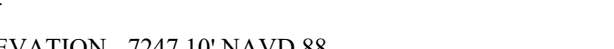
GRANDWOOD RANCH					
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS					
DF-1 OUTLET STRUCTURE PLAN & DETAILS EPC 4/16/21					
DESIGNED BY:	BAS	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.
CHECKED BY:	BAS	HORIZ.			DF06
	CP	VERT.			





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

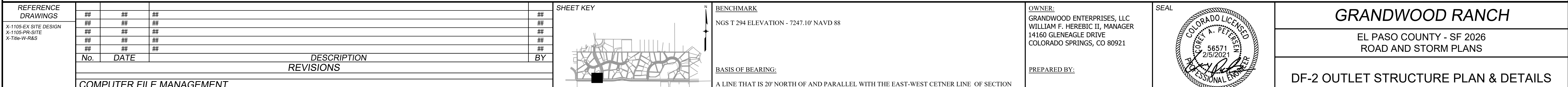



REFERENCE DRAWINGS X-1105-EX SITE DESIGN X-1105-PR-SITE X-Time-W-R&S	##	##	##	##
	##	##	##	##
	##	##	##	##
	##	##	##	##
	##	##	##	##
	##	##	##	##
	No.	DATE	DESCRIPTION	BY
	REVISIONS			
	COMPUTER FILE MANAGEMENT			
	FILE NAME: s:\201105 004 grandwood ranch\100 Dwg\104 plan sets\construction plans\road & storm plans\DF-05-07.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"
---	--

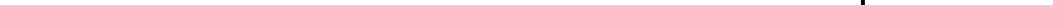


OWNER: GRANDWOOD ENTERPRISES, LLC WILLIAM F. HEREBIC II, MANAGER 14160 GLENLEAGLE DRIVE COLORADO SPRINGS, CO 80921 PREPARED BY:  Matrix	SEAL 
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1102.003	



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



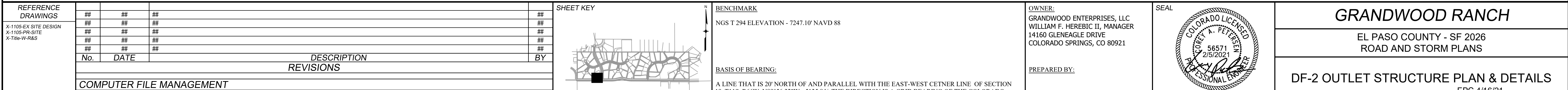
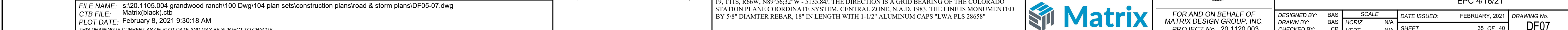
REFERENCE DRAWINGS	##	##	##	##	SHEET KEY	BENCHMARK NGS T 294 ELEVATION - 7247.10' NAVD 88	OWNER: GRANDWOOD ENTERPRISES, LLC WILLIAM F. HERFERT II, MANAGER	SEAL 	GRANDWOOD RANCH
X-1105 EX SITE DESIGN	##	##	##	##					

<p>REVISIONS</p>	<p>BASIS OF BEARING:</p>
-------------------------	---------------------------------

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		 <p>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"</p>						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 NGS T 294 ELEVATION - 7247.10' NAVD 88	OWNER: GRANDWOOD ENTERPRISES, LLC WILLIAM F. HERBIC II, MANAGER 14160 GLENEAGLE DRIVE COLORADO SPRINGS, CO 80921	SEAL 	GRANDWOOD RANCH
X-1105-EX SITE DESIGN	##	##	##	##						
X-1105-PR-SITE	##	##	##	##						
X-Title-V-R&S	##	##	##	##						
	##	##	##	##						
										EL PASO COUNTY - SF 2026

<p>REVISIONS</p>	<p>BASIS OF BEARING:</p>
-------------------------	---------------------------------



<p>CTB FILE: Matrix(black).ctb</p> <p>PLOT DATE: February 8, 2021 9:30:18 AM</p> <p>THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</p>	<p>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003</p>	<p>DESIGNED BY: BAS</p> <p>DRAWN BY: BAS</p> <p>CHECKED BY: CP</p>	<p>SCALE</p> <p>HORIZ. N/A</p> <p>VERT. N/A</p>	<p>DATE ISSUED: FEBRUARY, 2021</p> <p>SHEET 35 OF 40</p>	<p>DRAWING No. DF07</p>
---	---	--	---	--	------------------------------------

REFERENCE DRAWINGS	##	##	##	#	SHEET KEY	BENCHMARK	OWNER: GRANDWOOD ENTERPRISES, LLC	SEAL		GRANDWOOD RANCH
-----------------------	----	----	----	---	-----------	-----------	--------------------------------------	------	---	-----------------

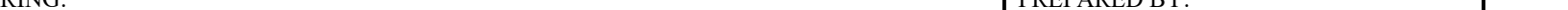

X-1105-PR-SITE	##	##	##	##
X-Title-W-R&S	##	##	##	##
	##	##	##	##
	##	##	##	##



14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921



**EL PASO COUNTY - SF 2026
ROAD AND STORM PLANS**

COMPUTER FILE MANAGEMENT				BASIS OF BEARING: A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CETERNA LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO		PREPARED BY: 		DF-2 OUTLET STRUCTURE PLAN & DETAILS EPC 4/16/21	
FILE NAME: c:\201105.004_growwood_roach100_Dura104_plan_electricalconstruction_plans\read & storm plans\DE05.07.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.

STA1105+1.000 TO STA1105+1.000, UTM ZONE 18Q, THE LINE IS MOVEMENTED 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: BAS

DRAWN BY: BAS

CHECKED BY: CP

SCALE

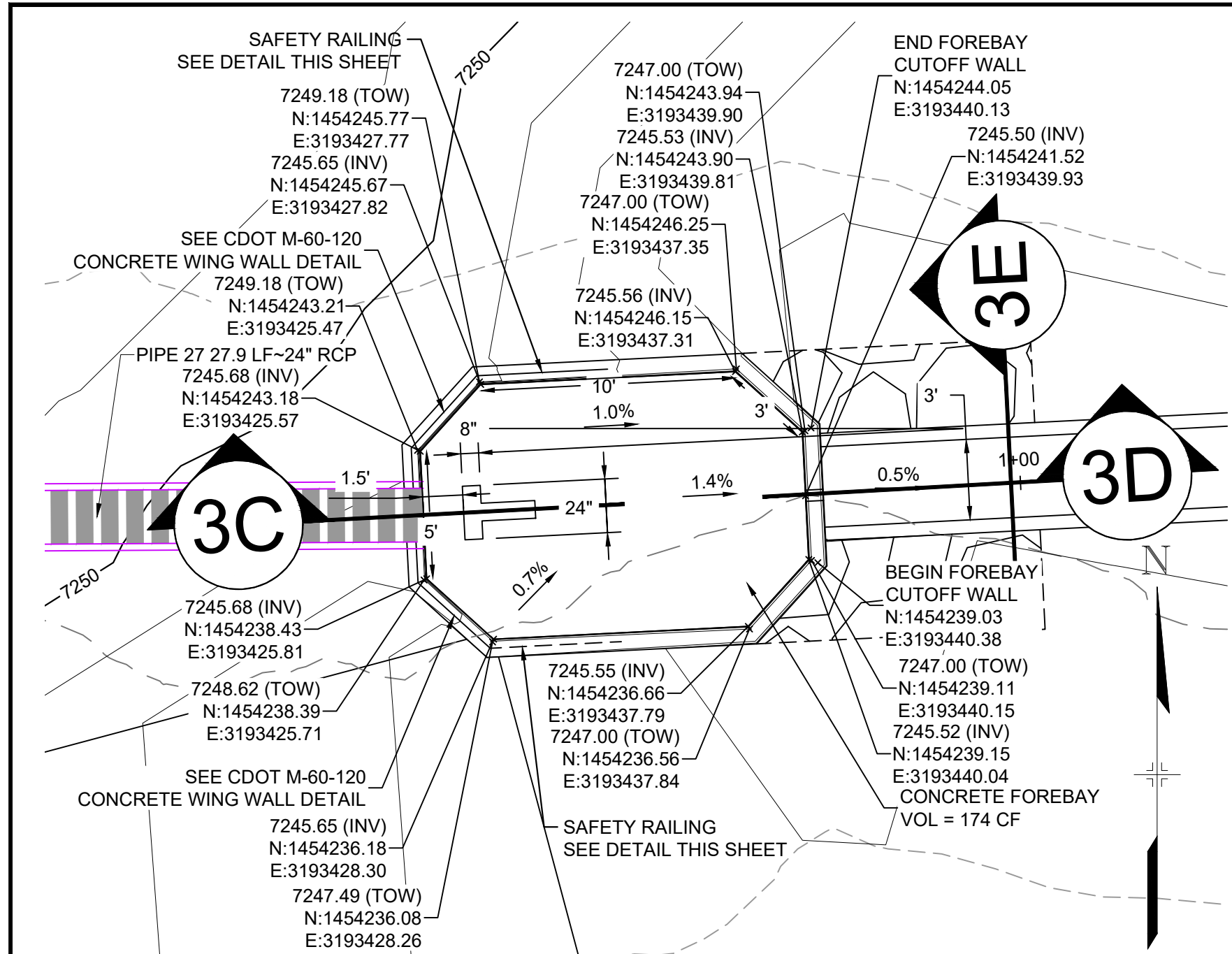
HORIZ N/A

VERT. N/A

DATE ISSUED: FEBRUARY, 2021

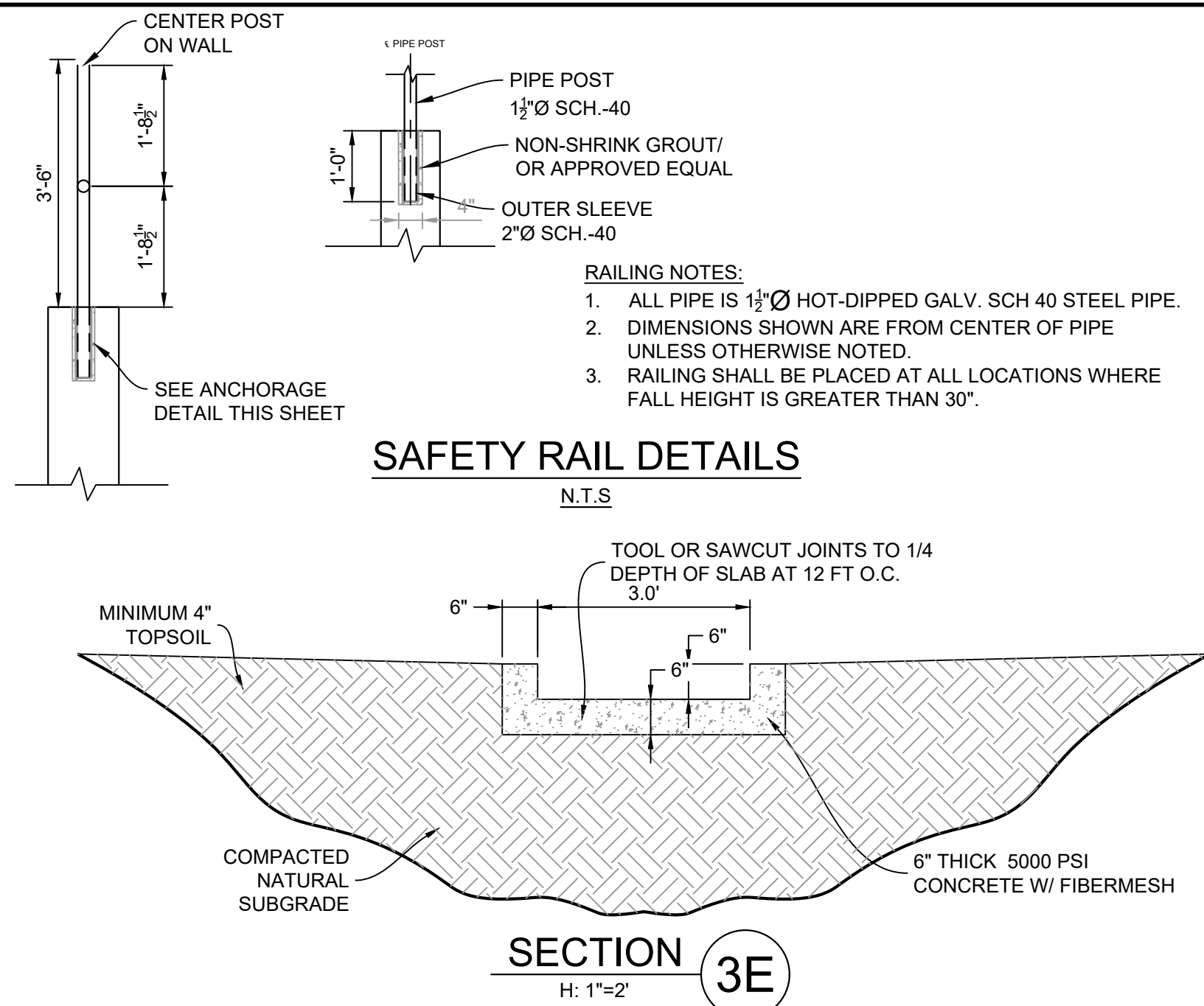
SHEET 35 OF 40

DRAWING No.
DF07



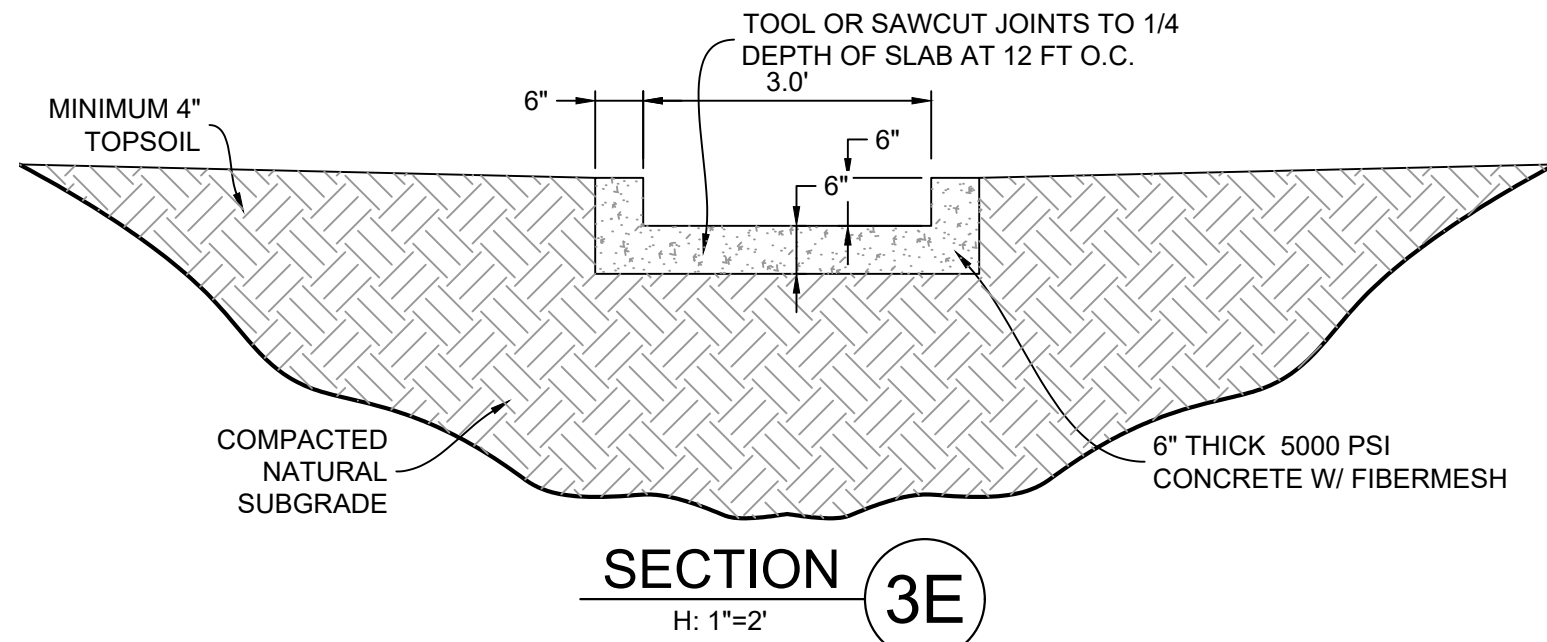
STORM FOREBAY - 3

HORIZ: 1" = 5'



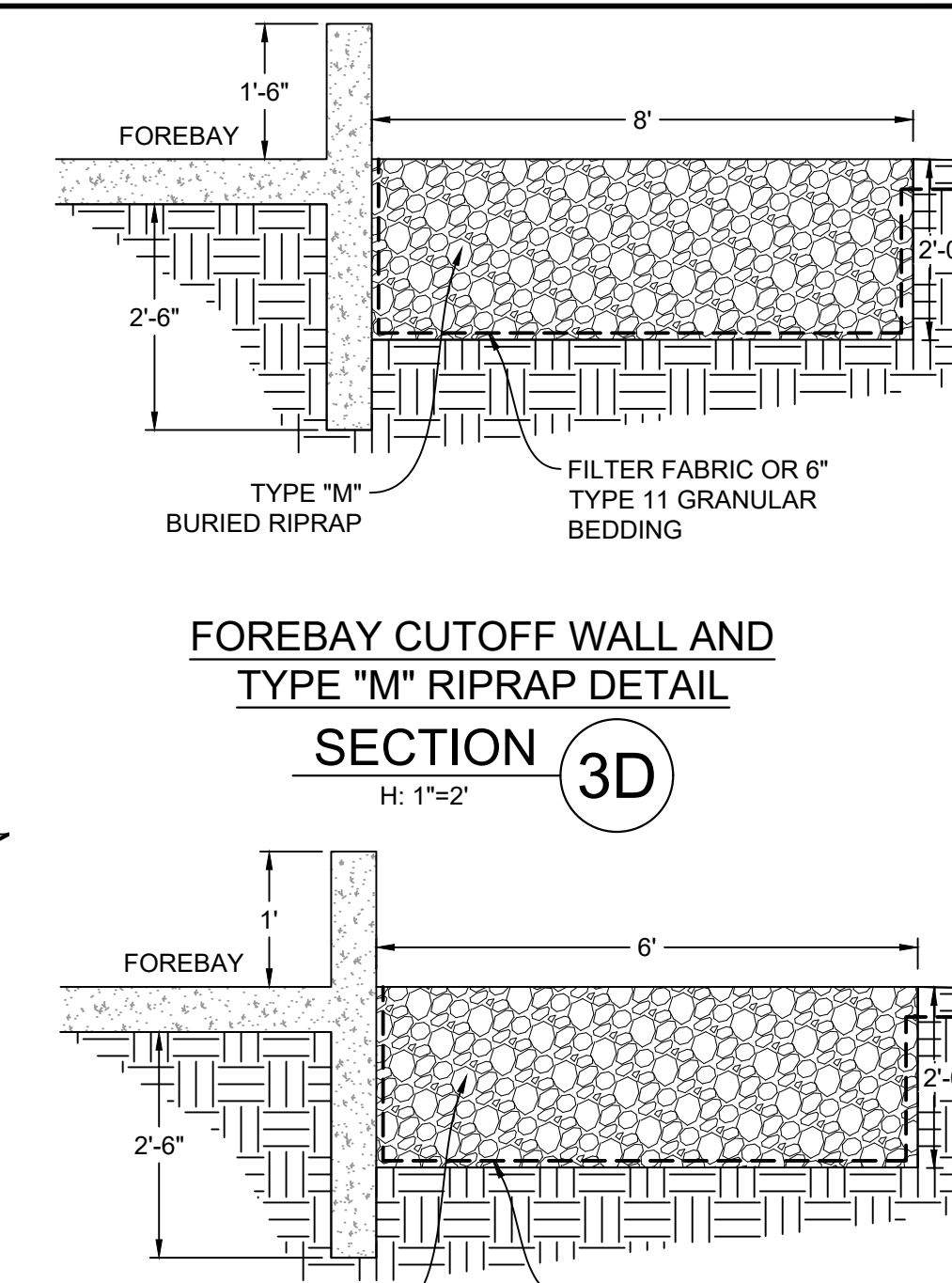
SAFETY RAIL DETAILS

N.T.S.



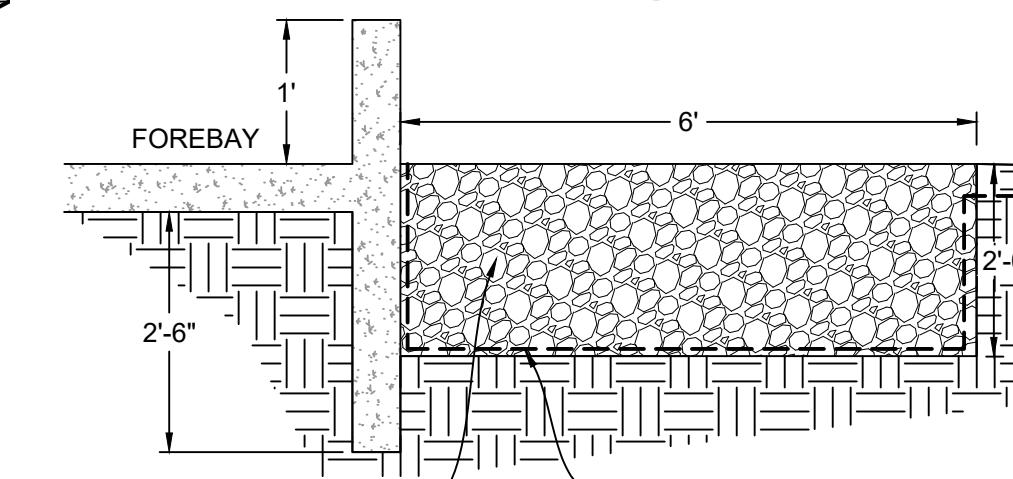
DETENTION BASIN TRICKLE CHANNELS

SECTION 3E
H: 1"=2'



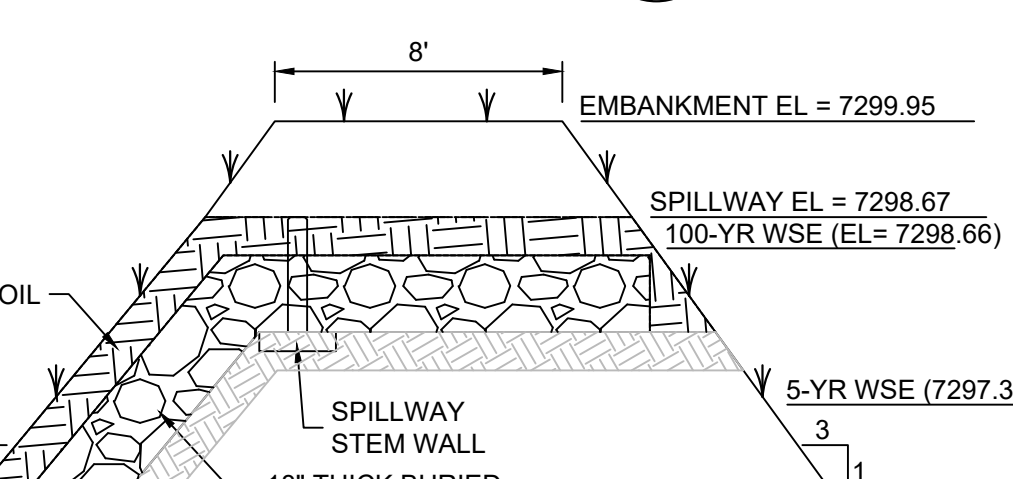
FOREBAY CUTOFF WALL AND
TYPE "M" RIPRAP DETAIL

SECTION 3D
H: 1"=2'



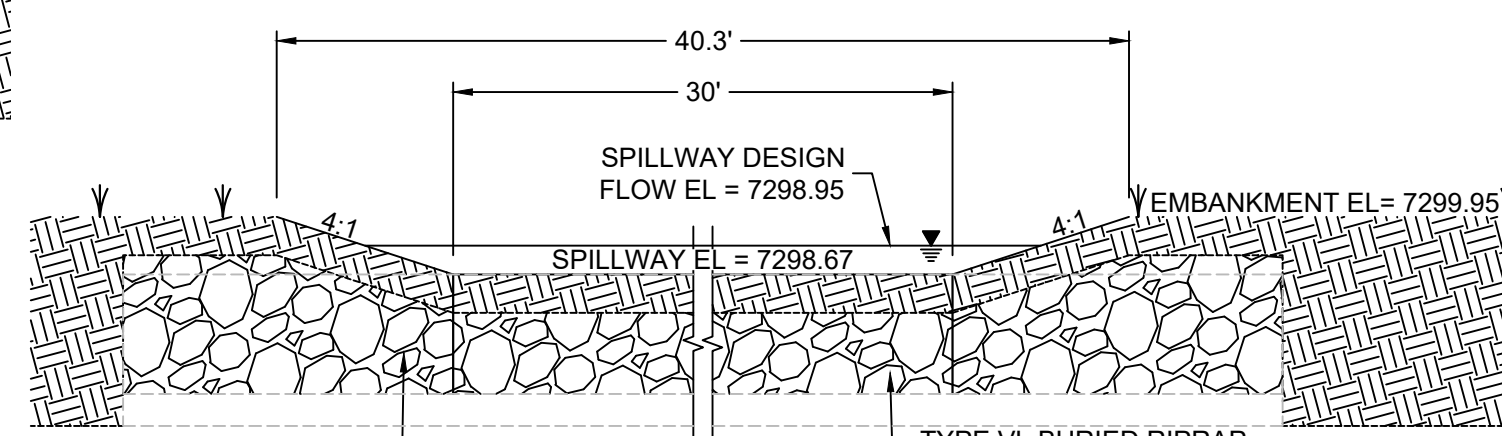
FOREBAY CUTOFF WALL AND
TYPE "M" RIPRAP DETAIL

SECTION 4D
H: 1"=2'



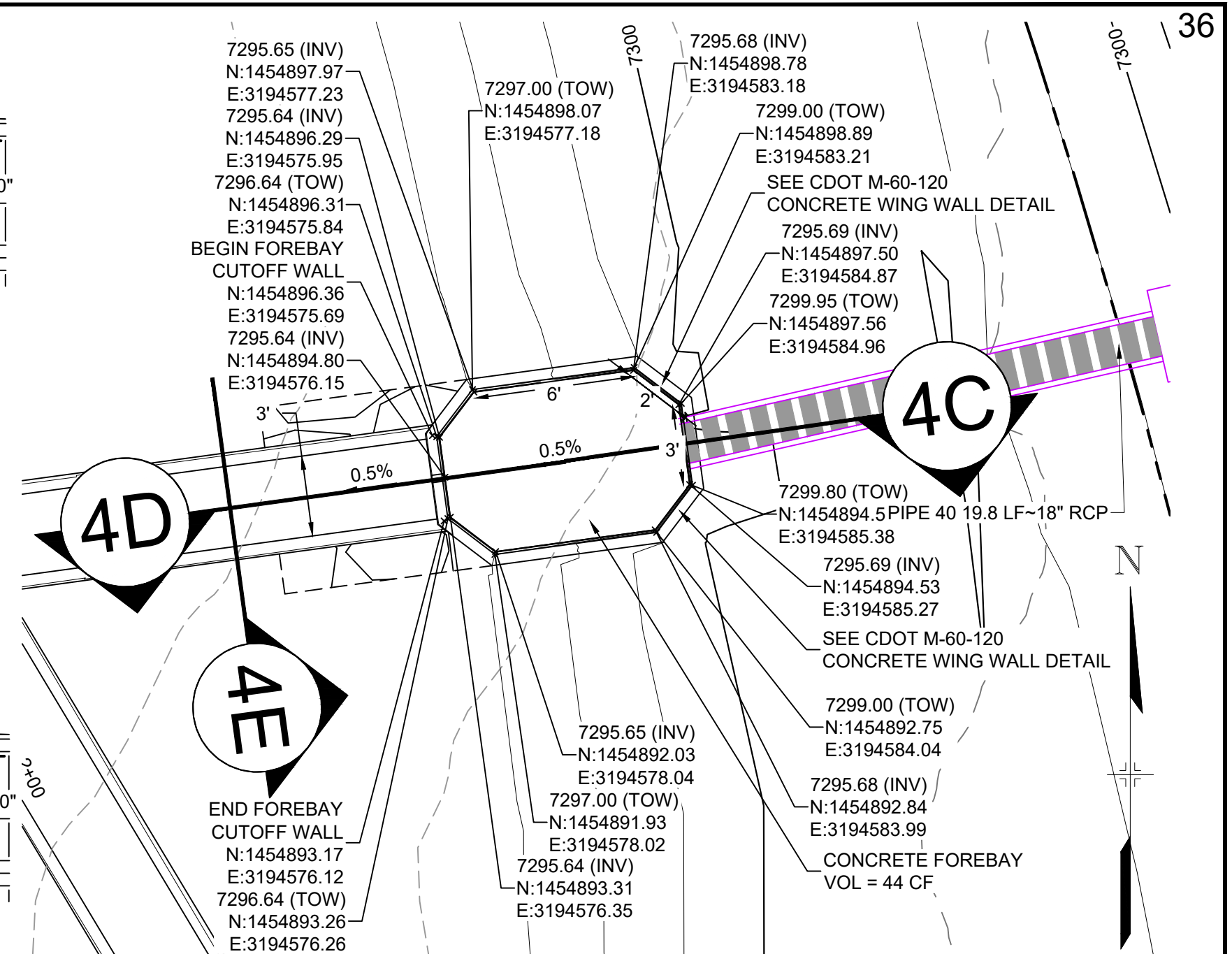
SPILLWAY CROSS SECTION DF-4

N.T.S.



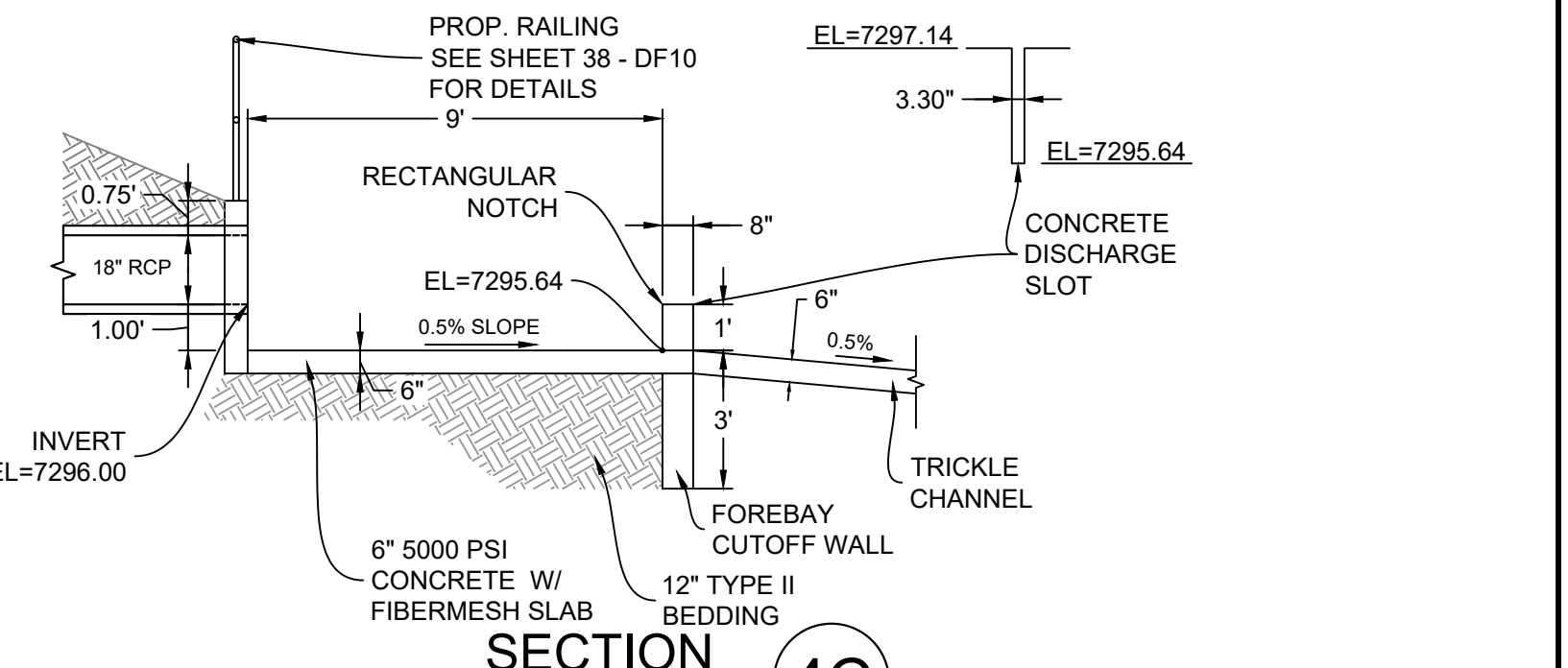
SPILLWAY DETAILS DF-4

N.T.S.



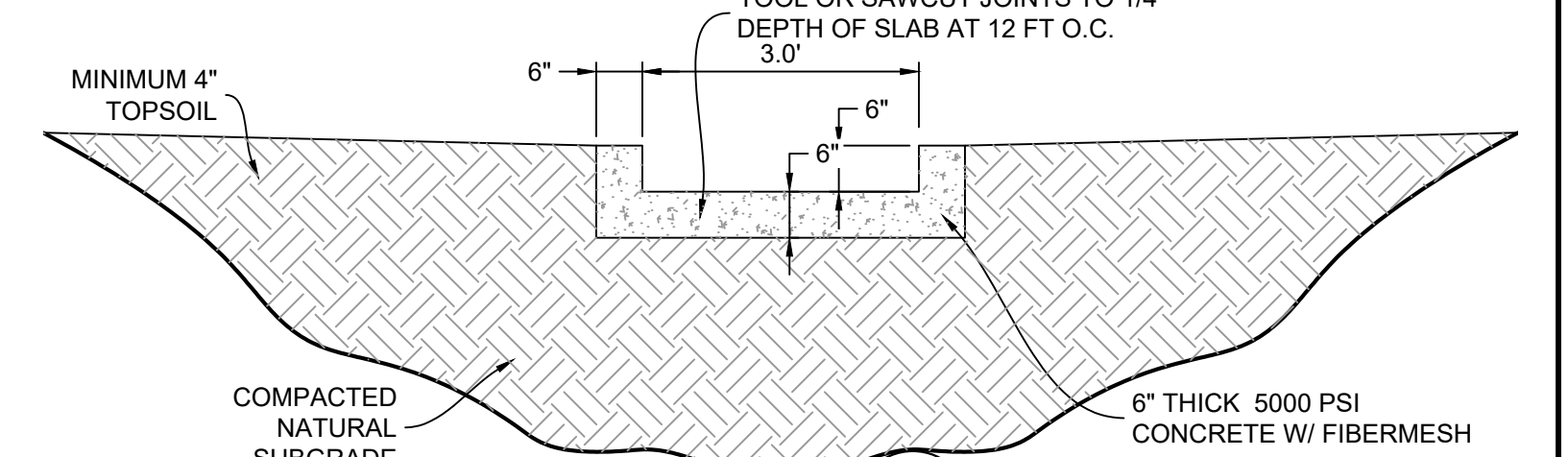
STORM FOREBAY - 4

HORIZ: 1" = 10'

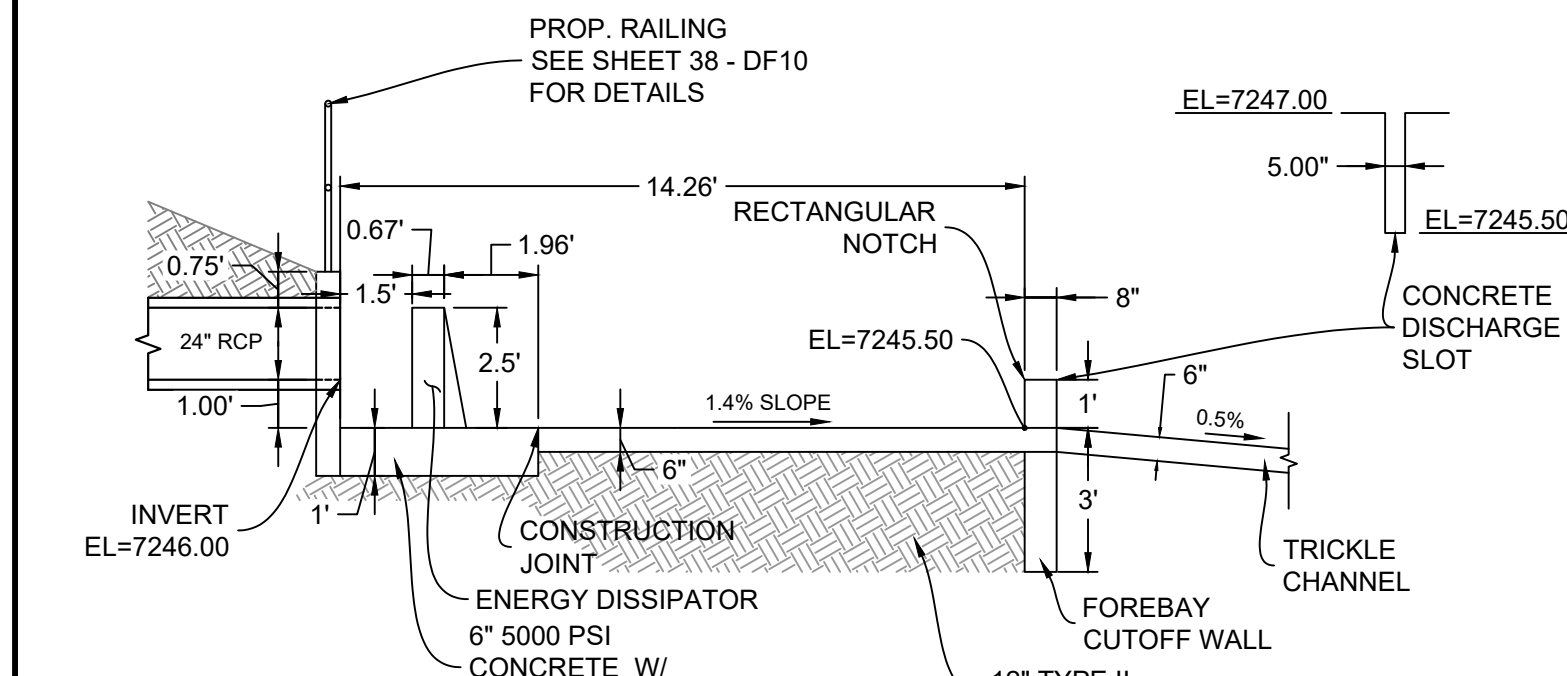


SECTION 4C
H: 1"=4'

(FOREBAY THIS SHEET)

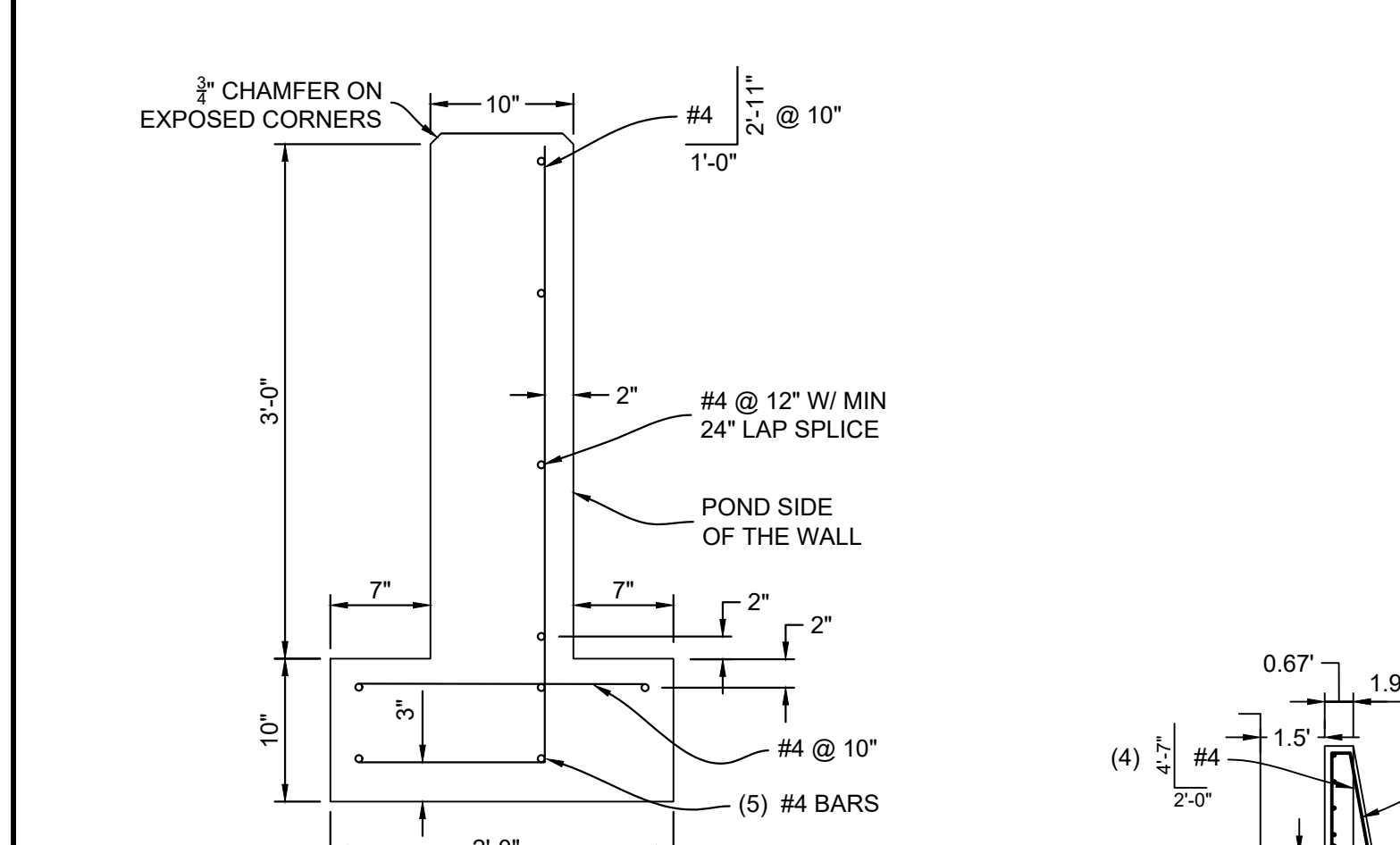


SECTION 4E
H: 1"=2'



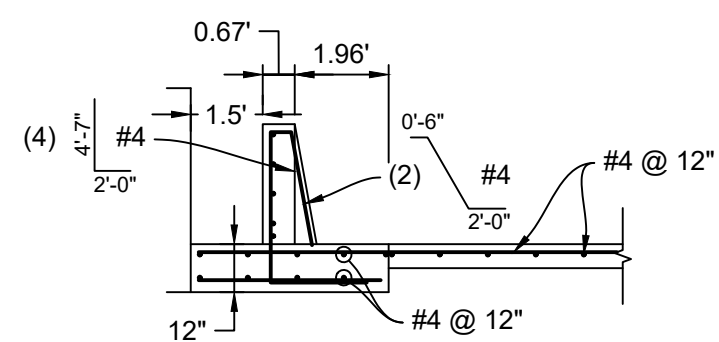
SECTION 3C
H: 1"=4'

(FOREBAY THIS SHEET)

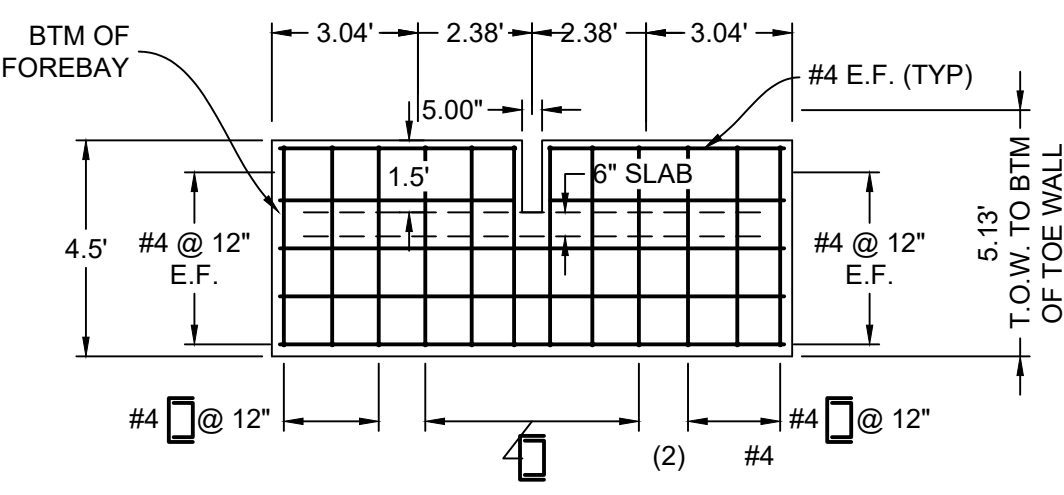


EMERGENCY OVERFLOW
SPILLWAY STEM WALL DETAIL
(SECTION)

FOREBAY 3 REINFORCING



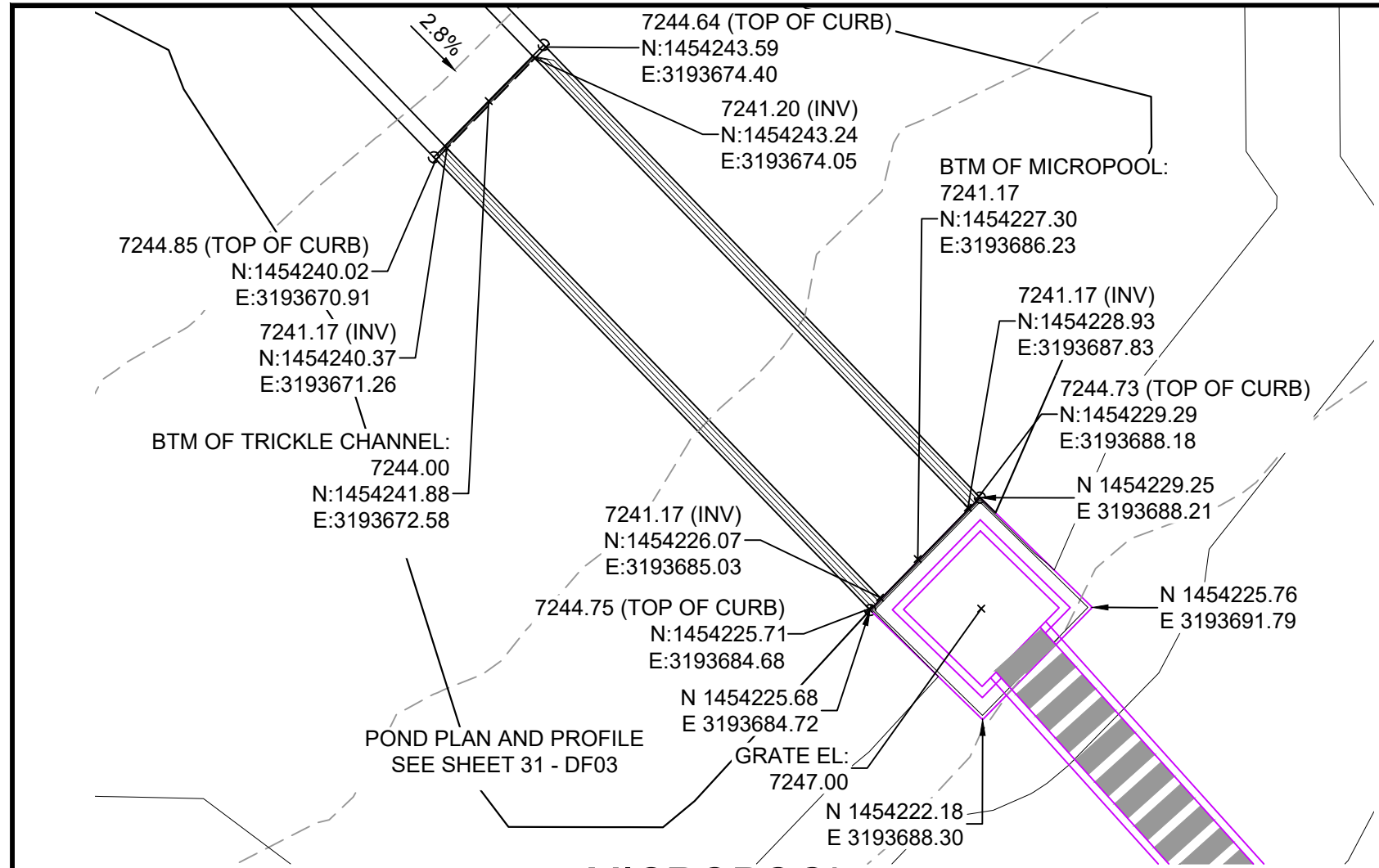
FOREBAY 3 WALL PROFILE



REFERENCE DRAWINGS		SHEET KEY	
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\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.			

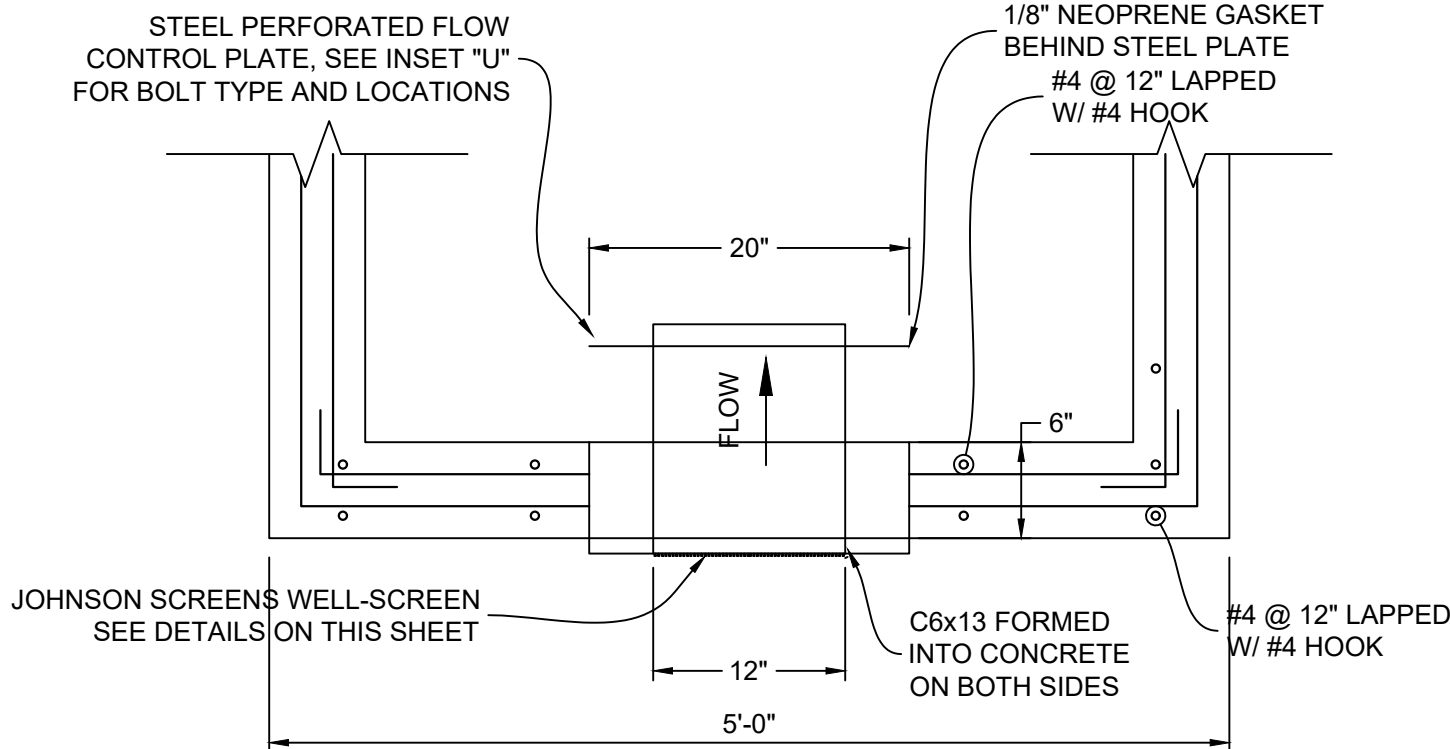
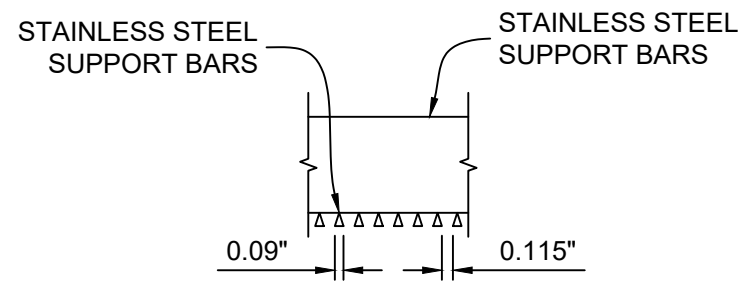
BENCHMARK	
NGS T 294 ELEVATION - 7247.10' NAVD 88	
BASIS OF BEARING:	
A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENETNER LINE OF SECTION 19, T11S, R66W, N89°56:32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. 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	
DESIGNED BY:	
BAS	SCALE
BAS	HORIZ. N/A
CP	VERT. N/A
DATE ISSUED:	
FEBRUARY, 2021	
DRAWING No.	
DF08	

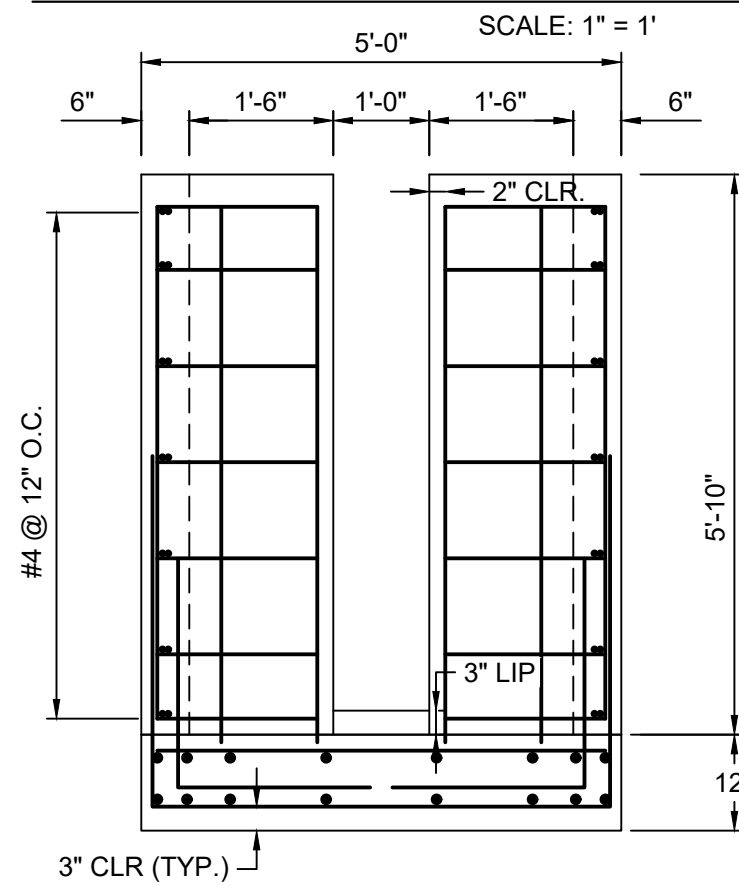


JOHNSON SCREENS STAINLESS STEEL VEE WIRE FILTERS WELL-SCREEN (OR EQUAL)

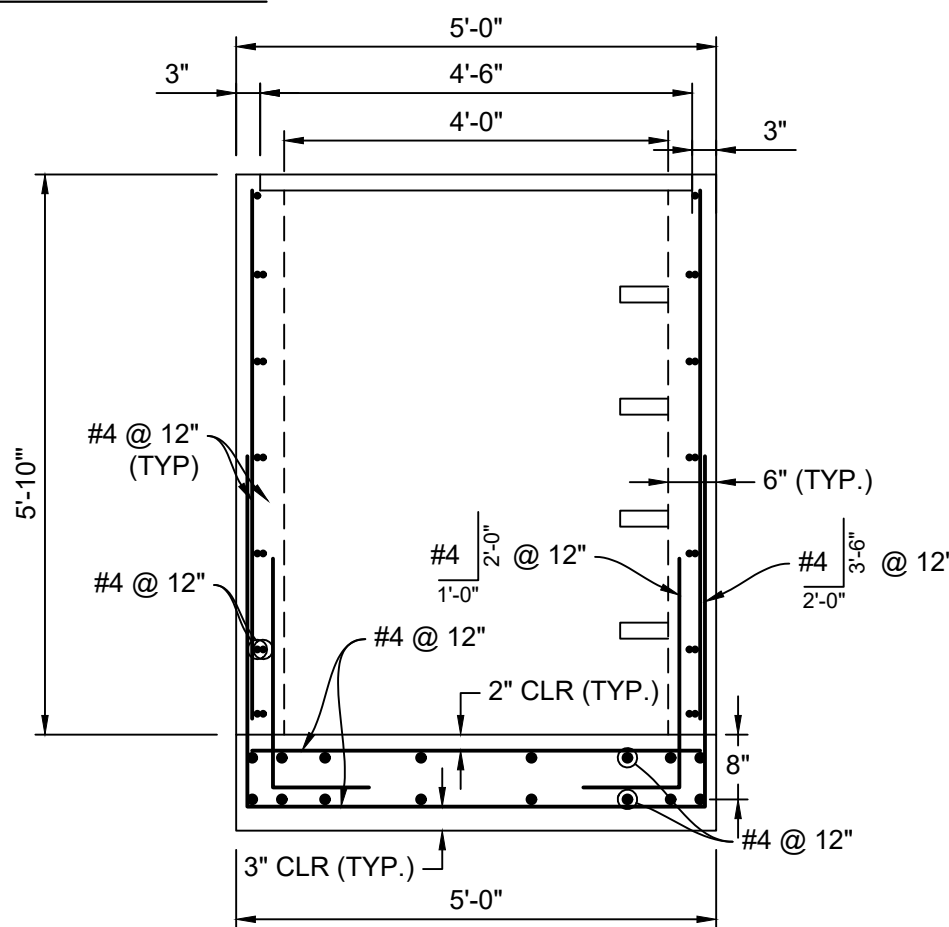
STRUCTURE	SCREEN #93 VEE WIRE SLOT OPENING	SUPPORT ROD TYPE & SPACING	TOTAL SCREEN THICKNESS	CARBON STEEL FRAME TYPE
OUTLET STRUCTURE	0.139	#156 VEE @ 3/4" O.C.	0.31"	3/8" x 1" BAR



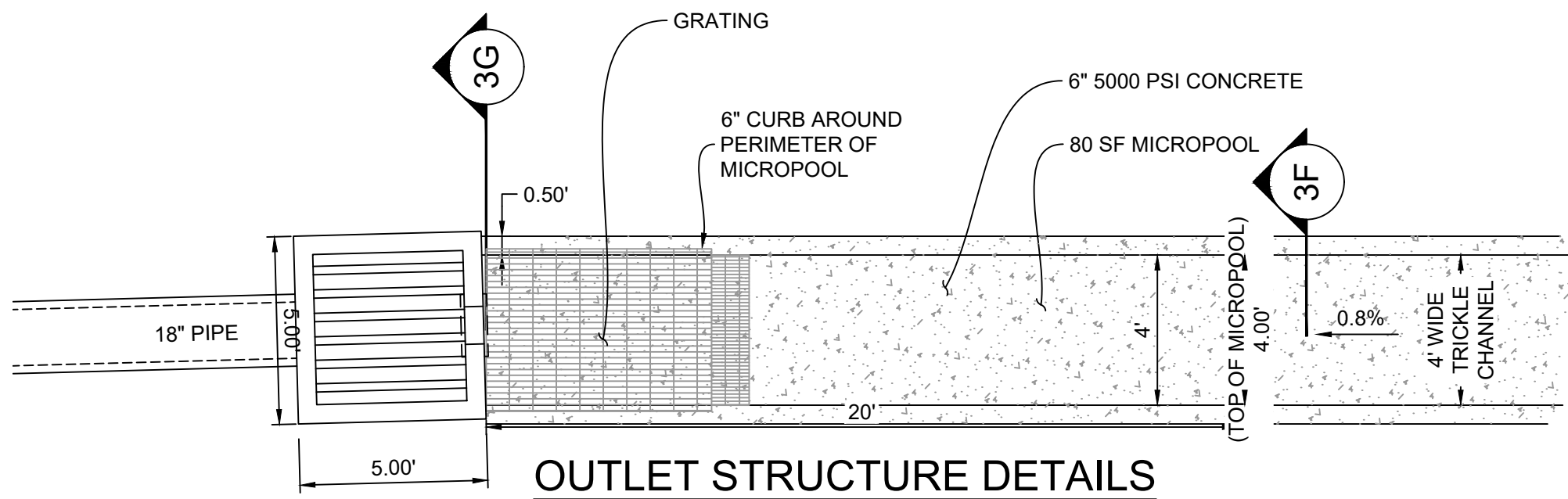
STRUCTURE DETAILS AT ORIFICE PLATE



SECTION 3H
1" = 2'-0"



SECTION 3I
1" = 2'-0"

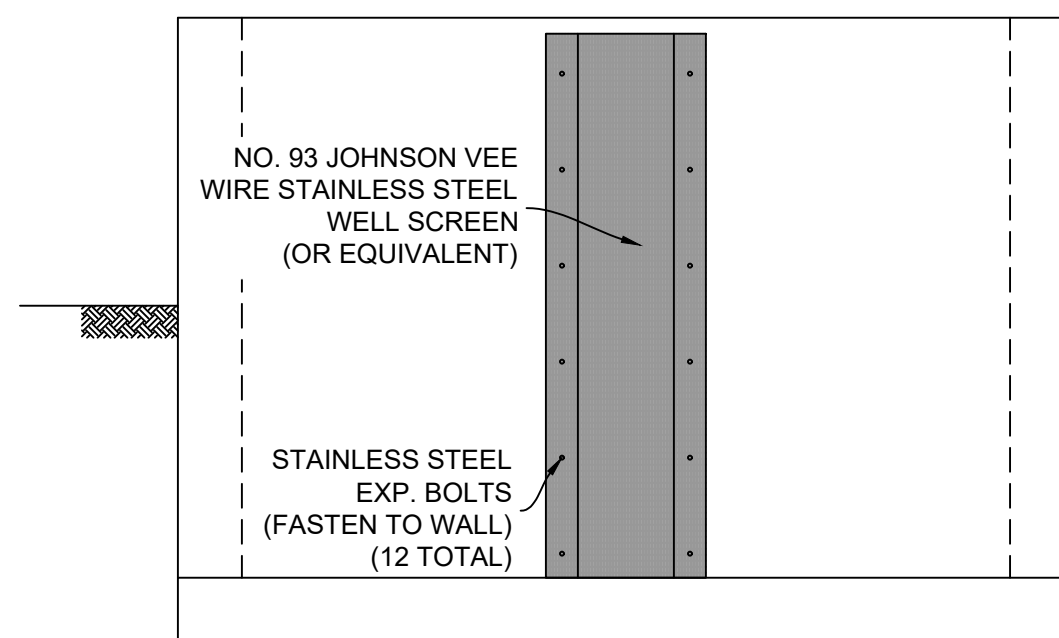


OUTLET STRUCTURE DETAILS

SCALE: 1" = 4'

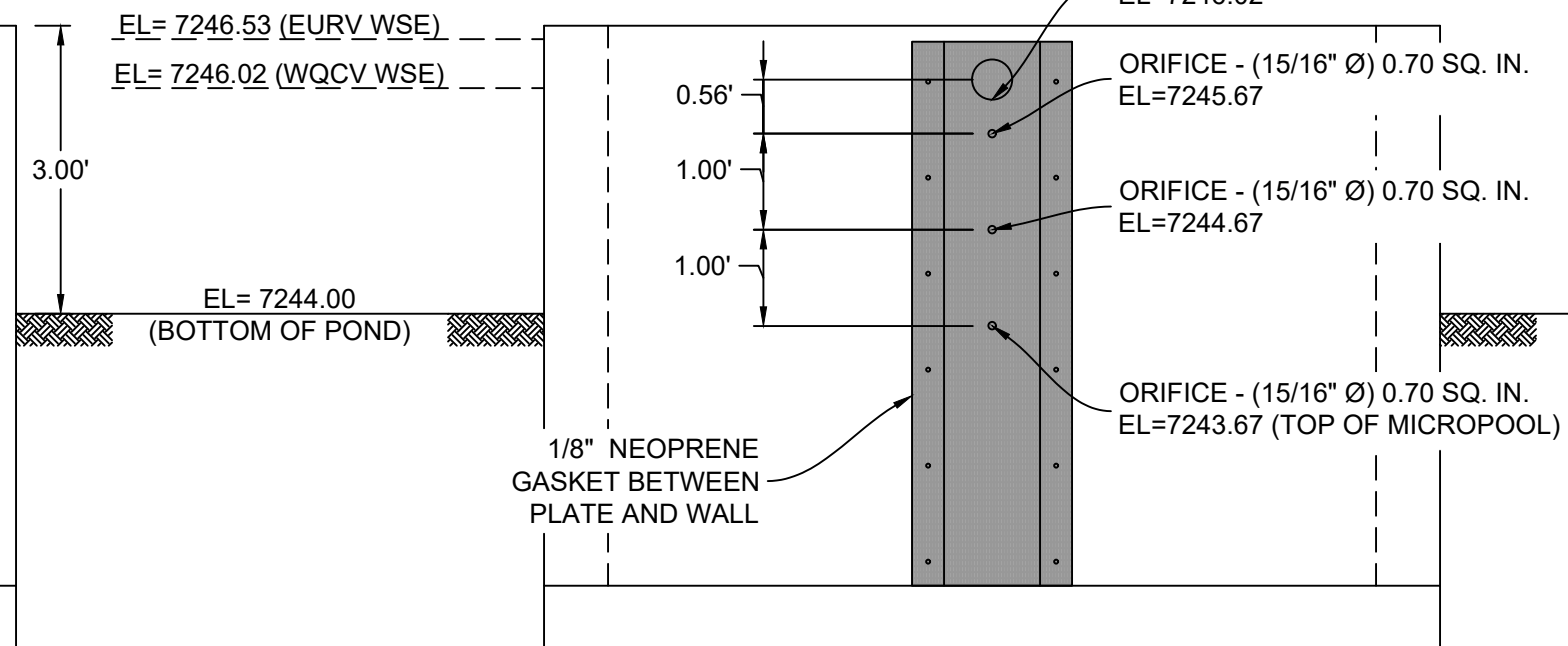
MICROPOOL - CL PROFILE

HORIZ: 1" = 2'



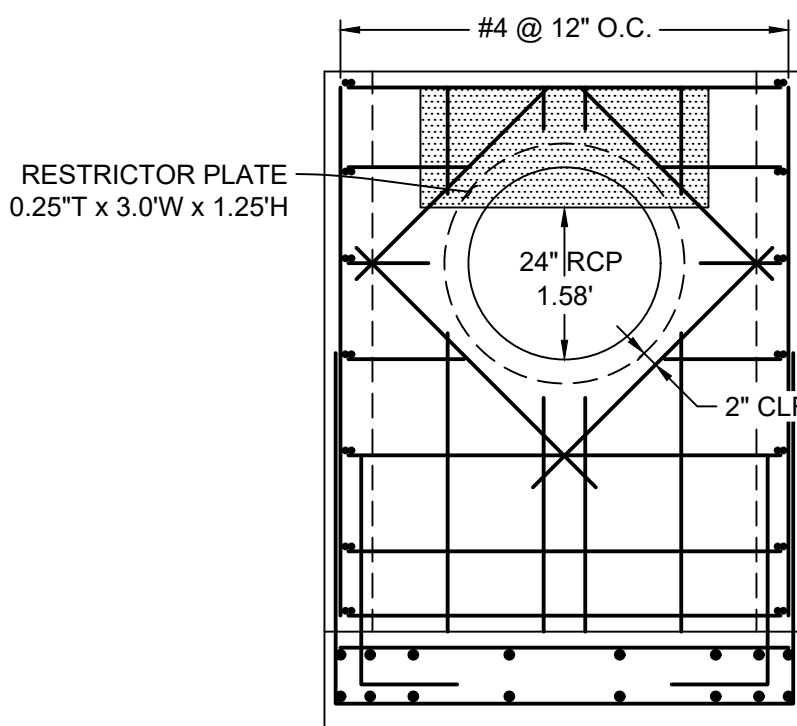
WELL SCREEN DETAIL

HORIZ: 1" = 2'

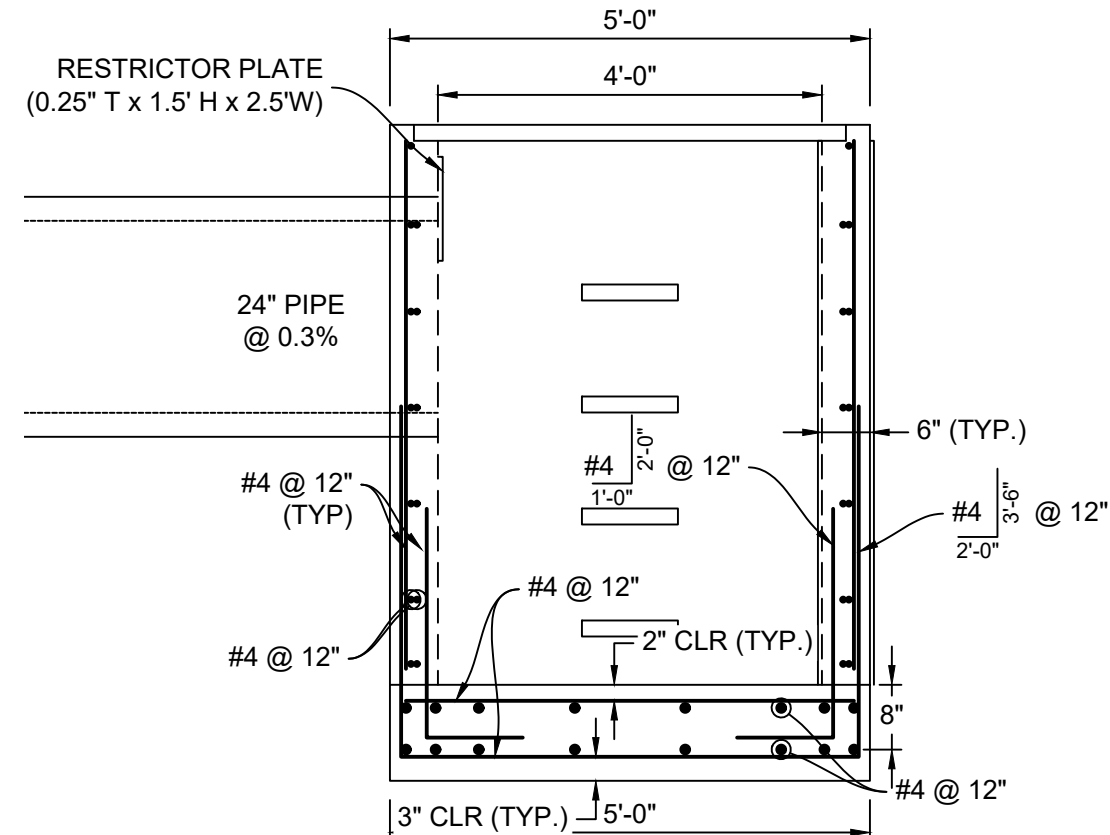


ORIFICE PLATE DETAIL

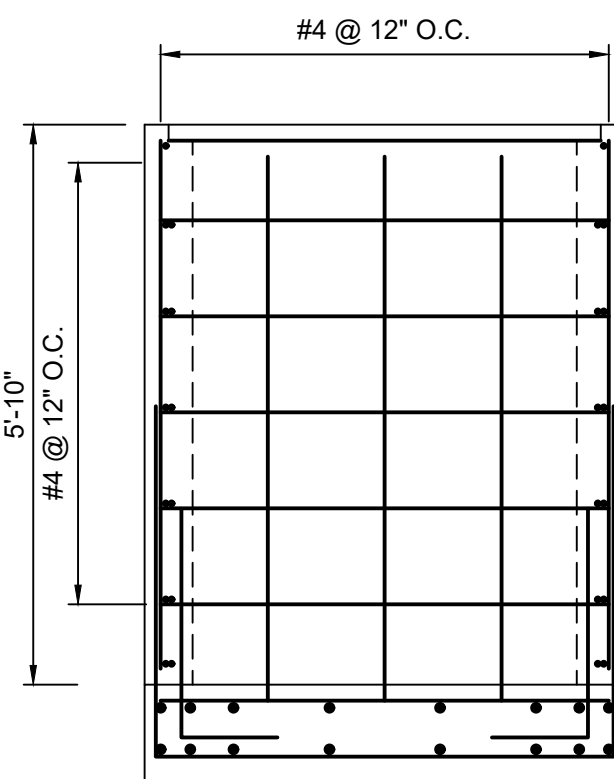
HORIZ: 1" = 2'



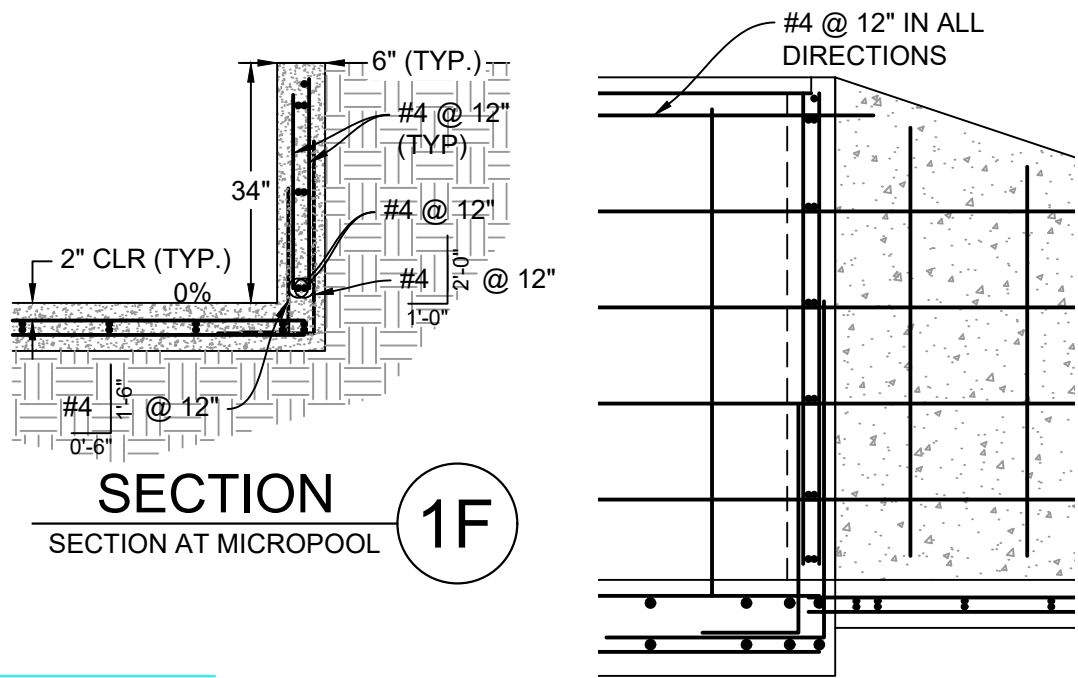
SECTION 3J
1" = 2'-0"



SECTION 3K
1" = 2'-0"



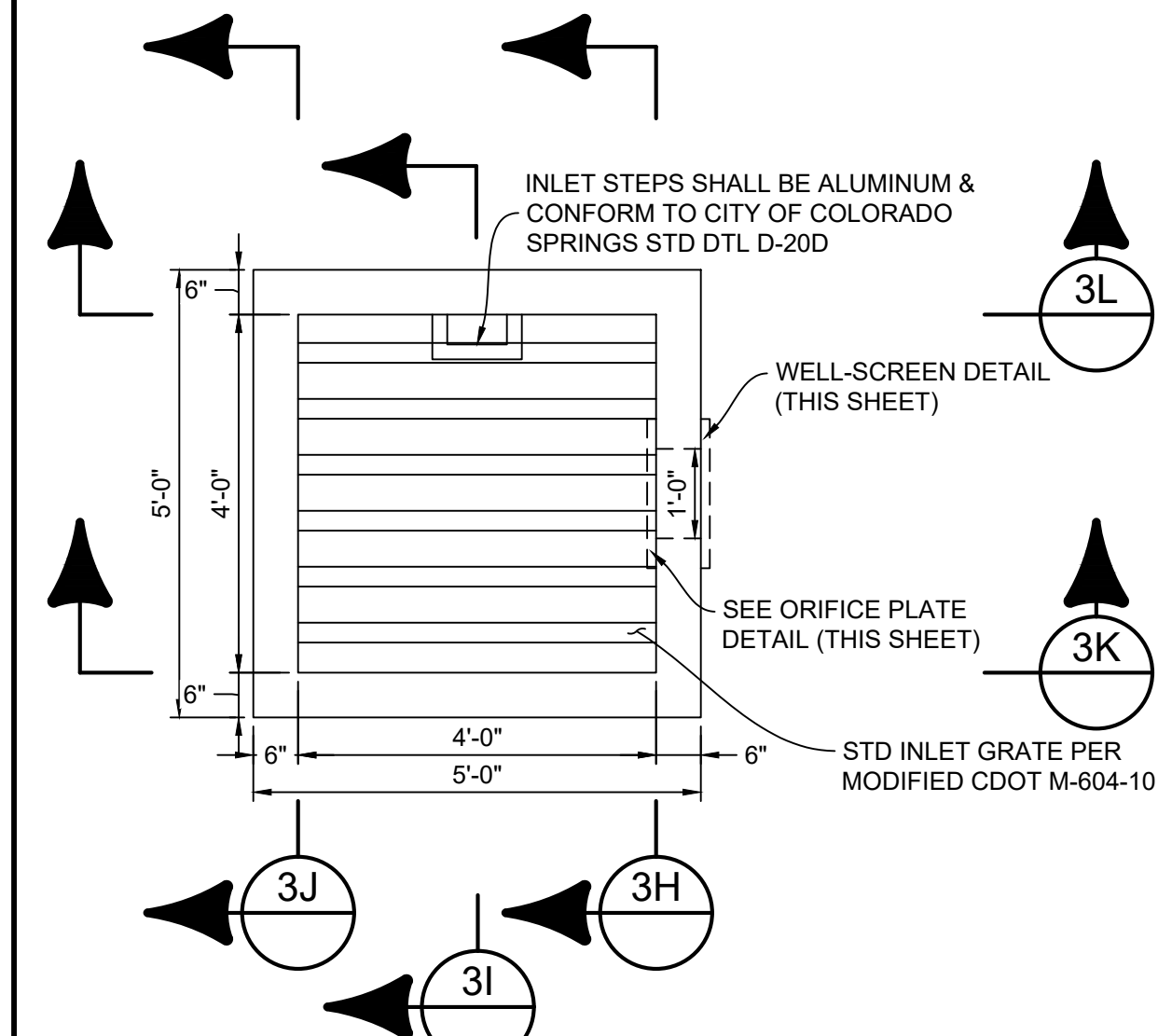
SECTION 3L
1" = 2'-0"



SECTION 1F
SECTION AT MICROPOOL

MICROPOOL TO OUTLET STRUCTURE CONNECTION

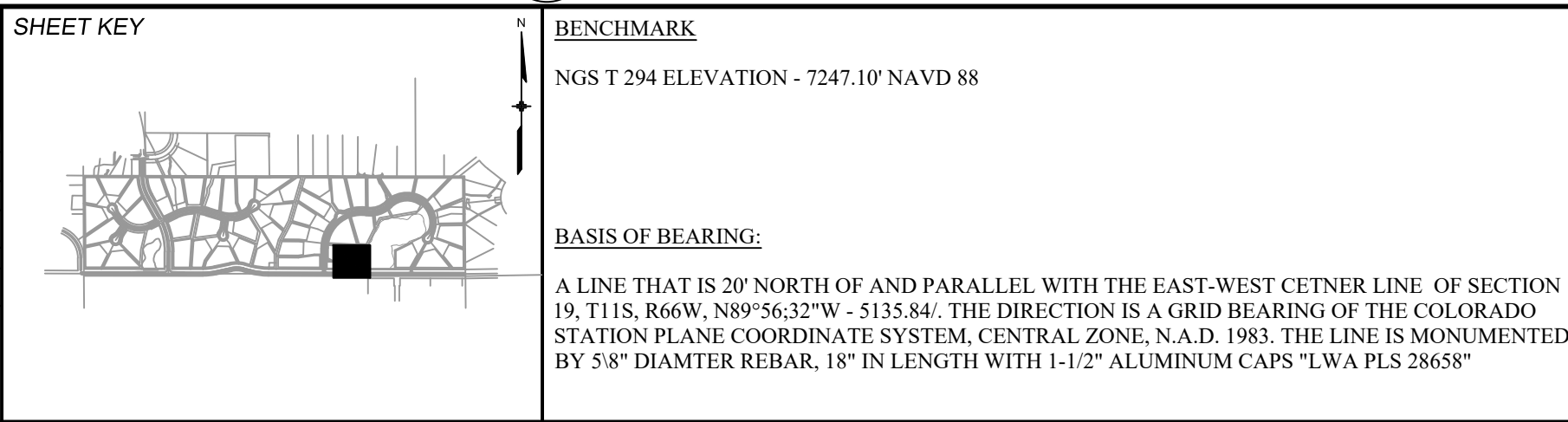
HORIZ: 1" = 2'



OUTLET STRUCTURE DETAILS

SCALE: 1" = 4'

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 9:34:32 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



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

PREPARED BY:
Matrix

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

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

DESIGNED BY: BAS
DRAWN BY: BAS
CHECKED BY: CP

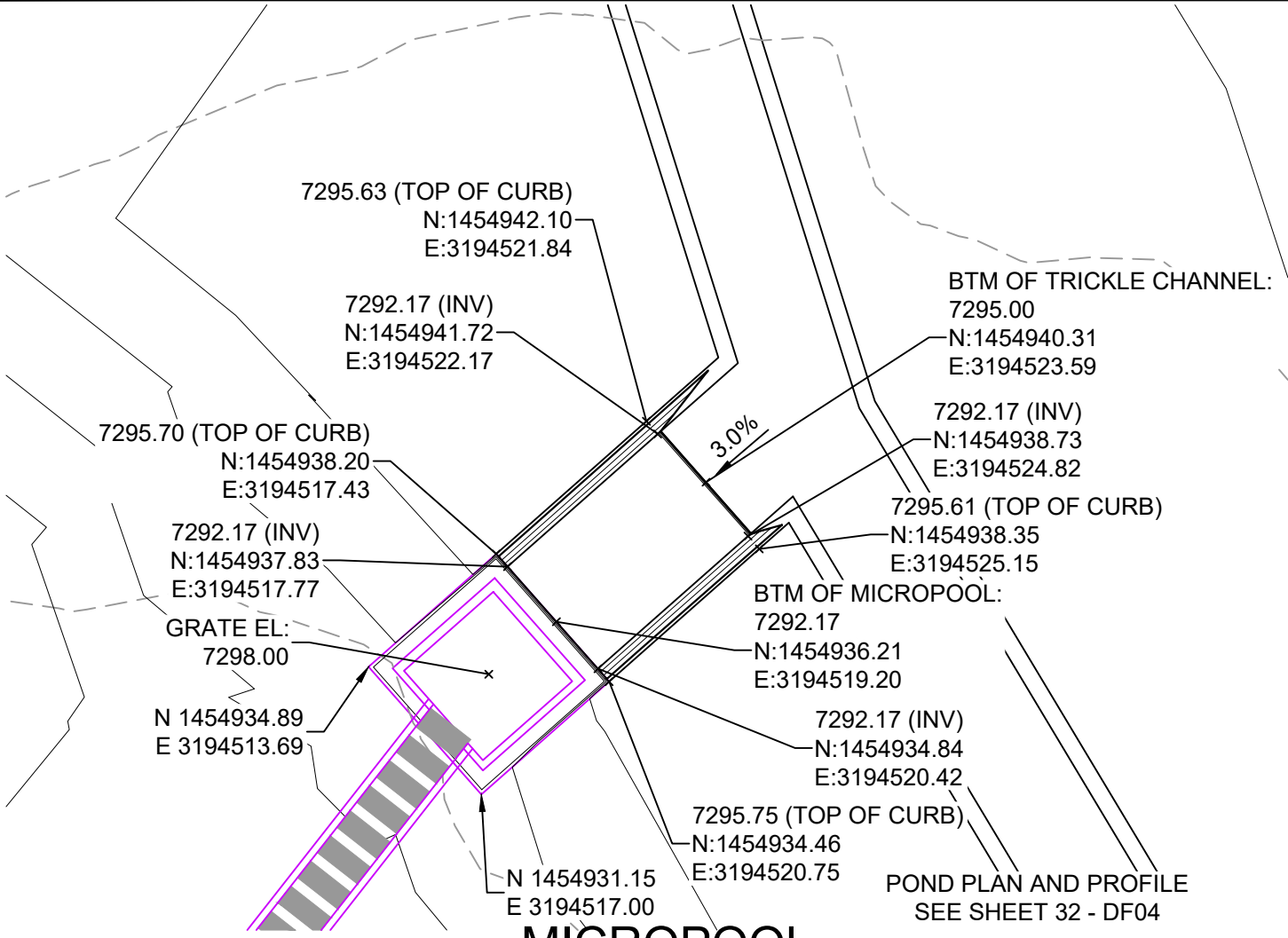
SCALE
HORIZ: N/A
VERT: N/A

DATE ISSUED: FEBRUARY, 2021
SHEET 37 OF 40

DRAWING No. DF09

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

DF-3 OUTLET STRUCTURE PLAN & DETAILS
EPC 4/16/21

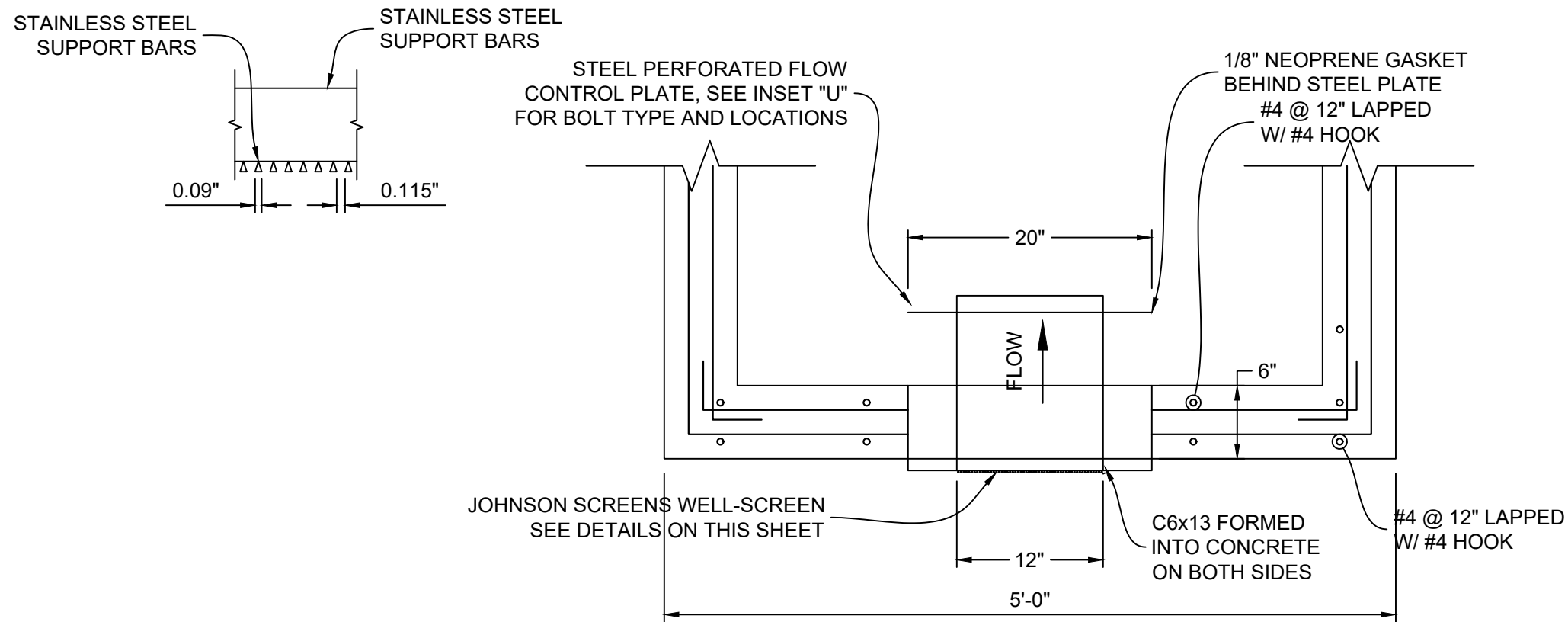


MICROPOOL

HORIZ: 1" = 5'

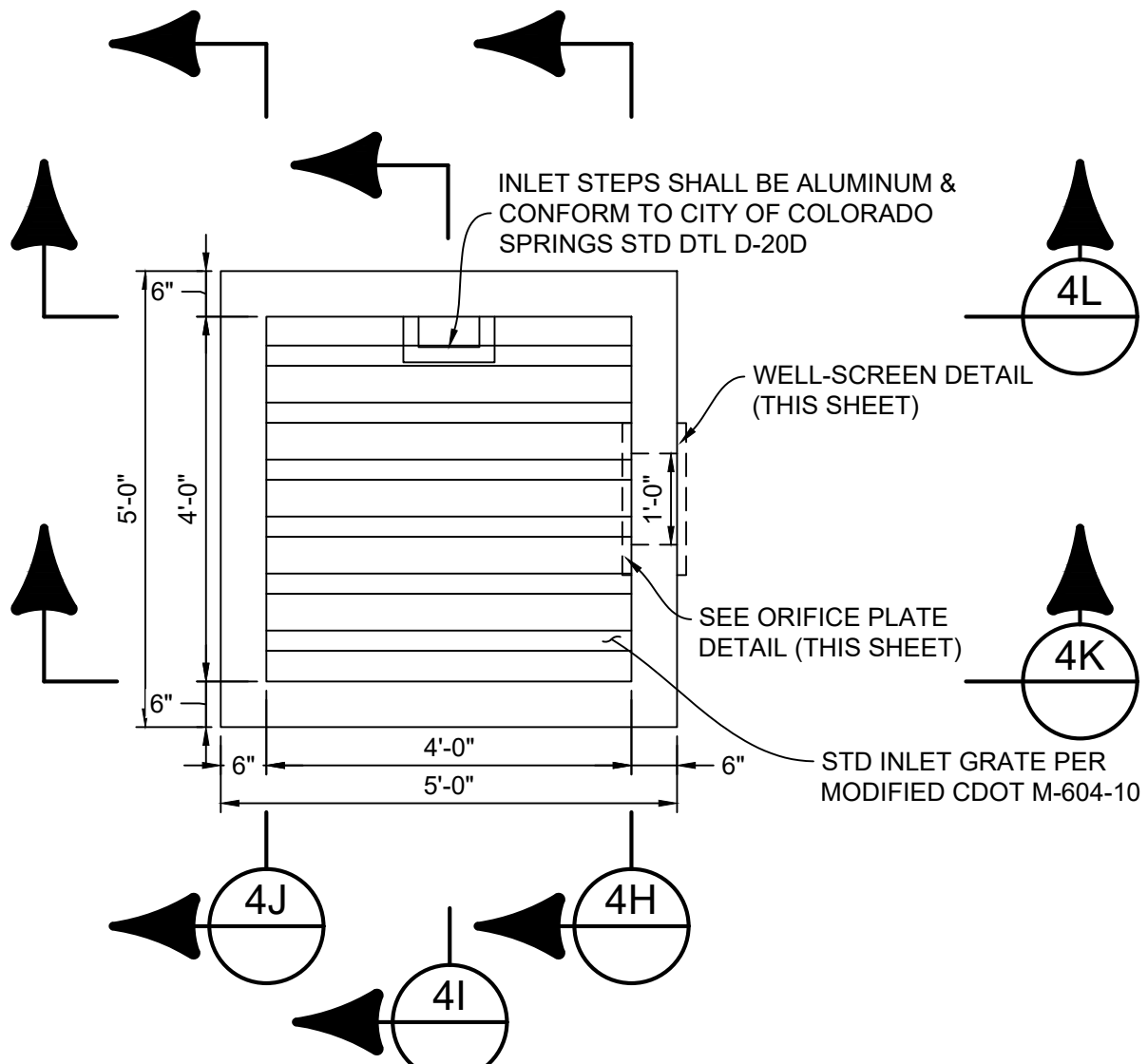
JOHNSON SCREENS STAINLESS STEEL VEE WIRE FILTERS WELL-SCREEN (OR EQUAL)

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



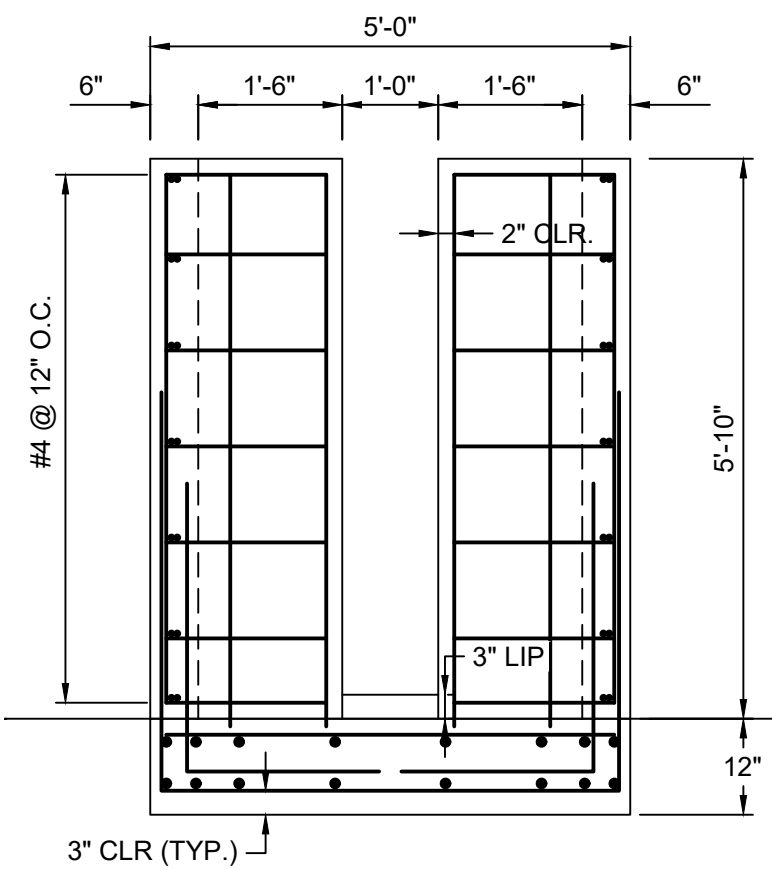
STRUCTURE DETAILS AT ORIFICE PLATE

SCALE: 1" = 1'



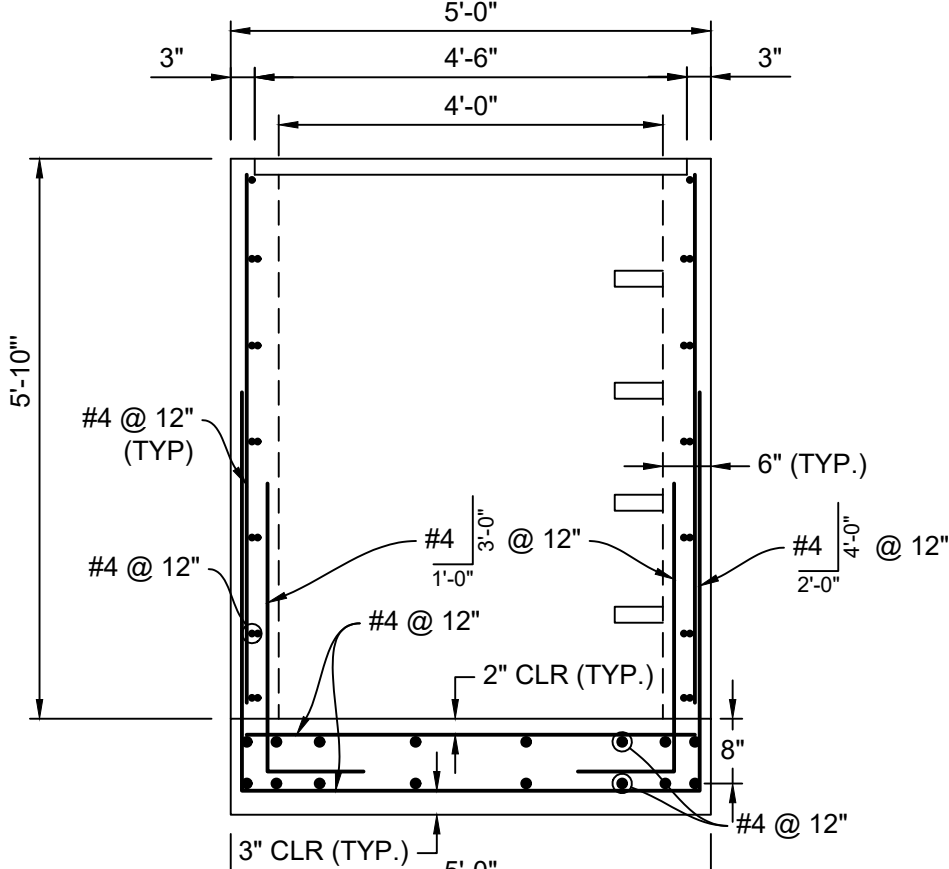
OUTLET STRUCTURE DETAILS

SCALE: 1" = 4'



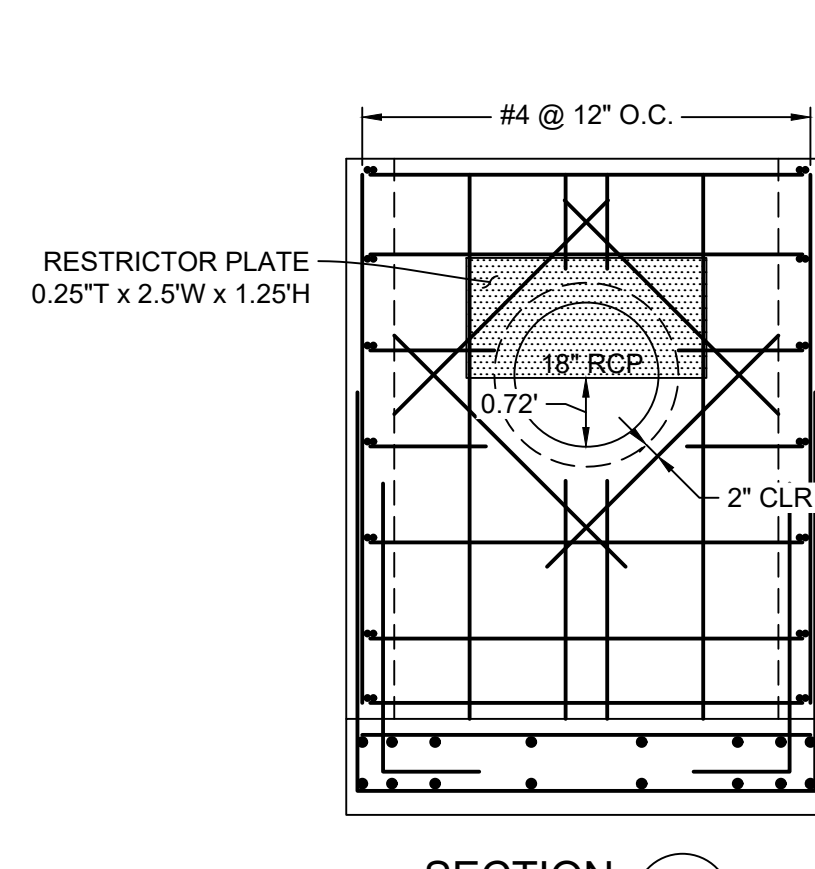
SECTION 4H

1" = 2'-0"



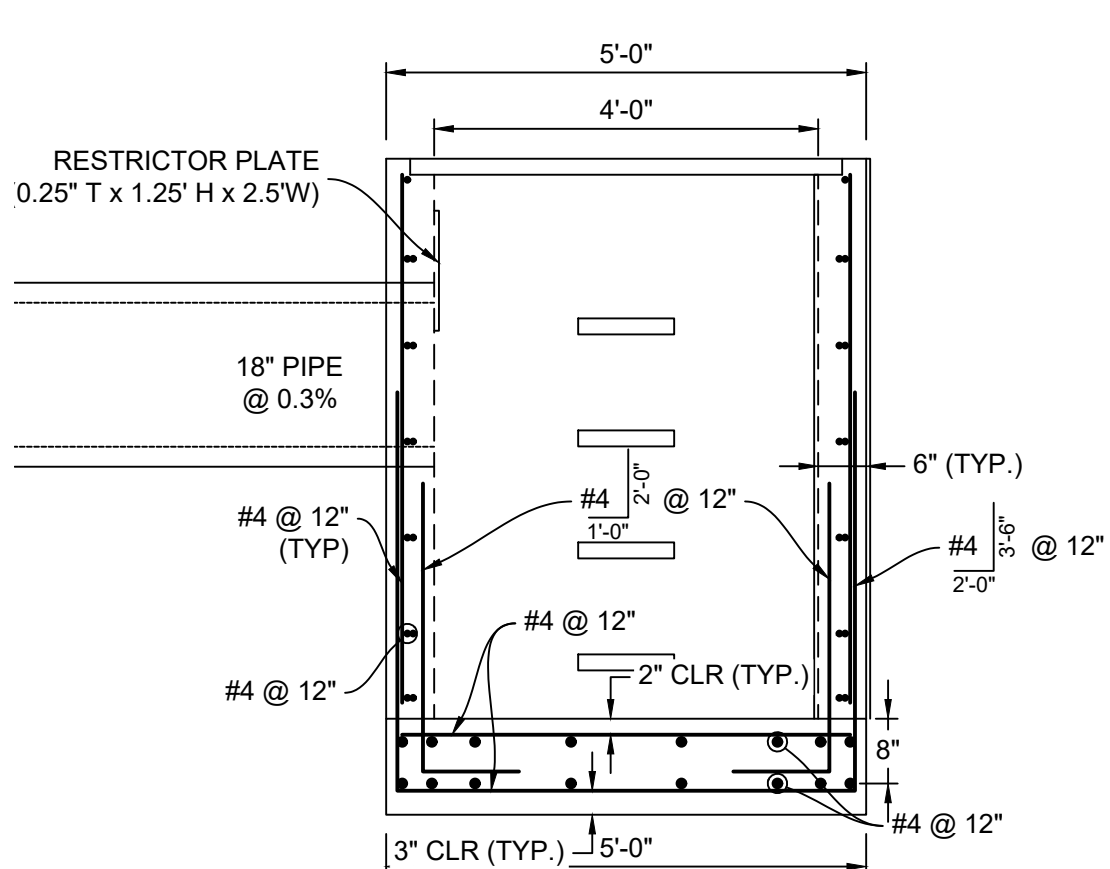
SECTION 4I

1" = 2'-0"



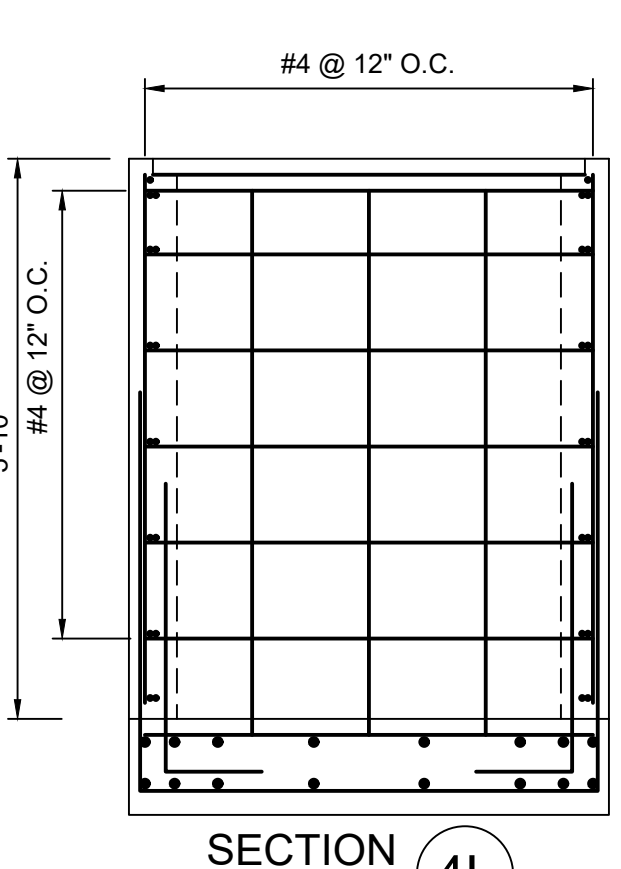
SECTION 4J

1" = 2'-0"



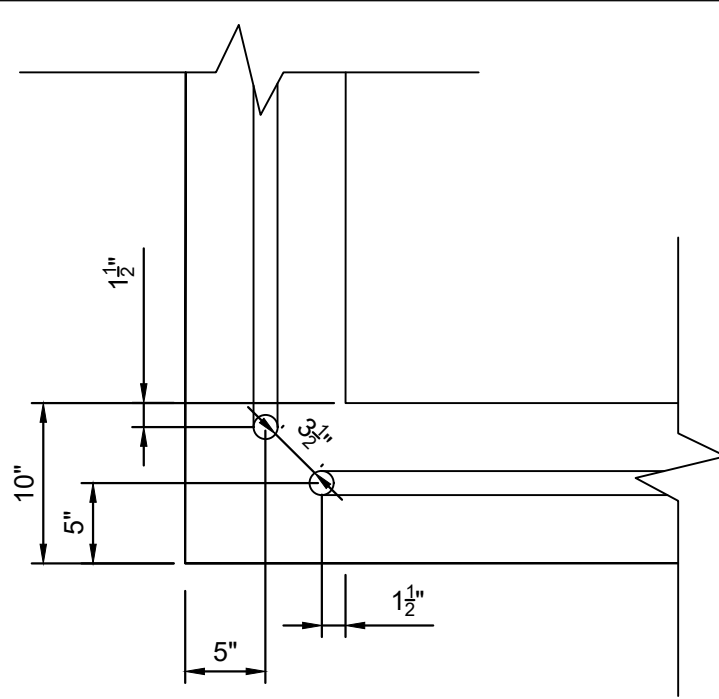
SECTION 4K

1" = 2'-0"



SECTION 4L

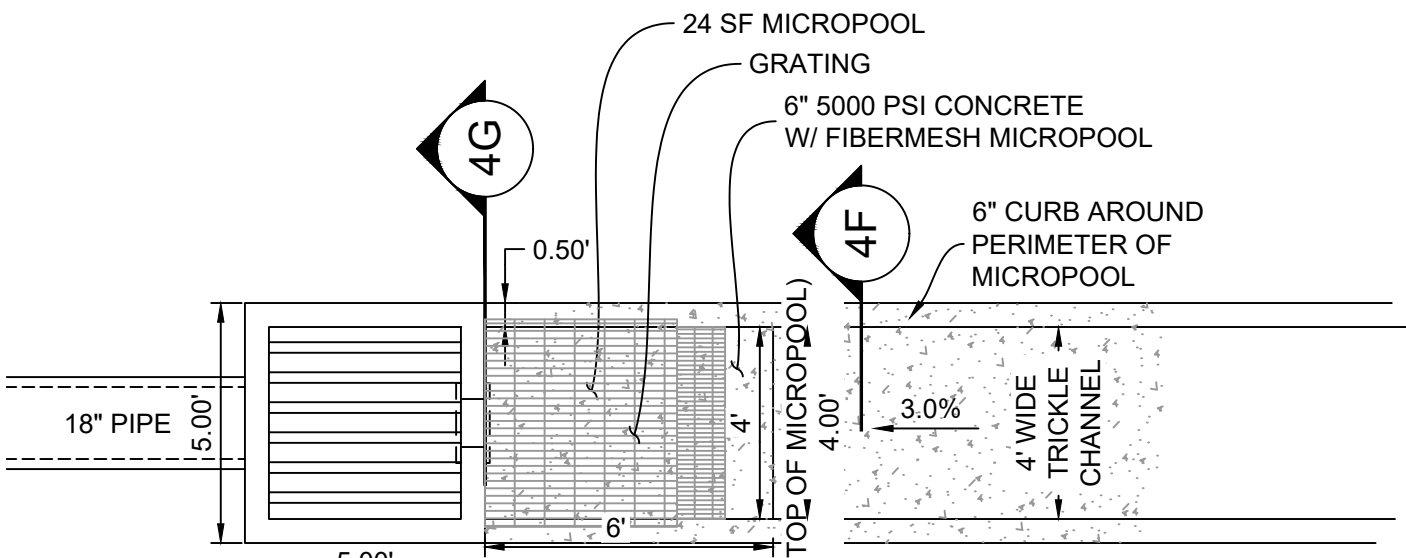
1" = 2'-0"



SAFETY RAIL CORNER DETAIL

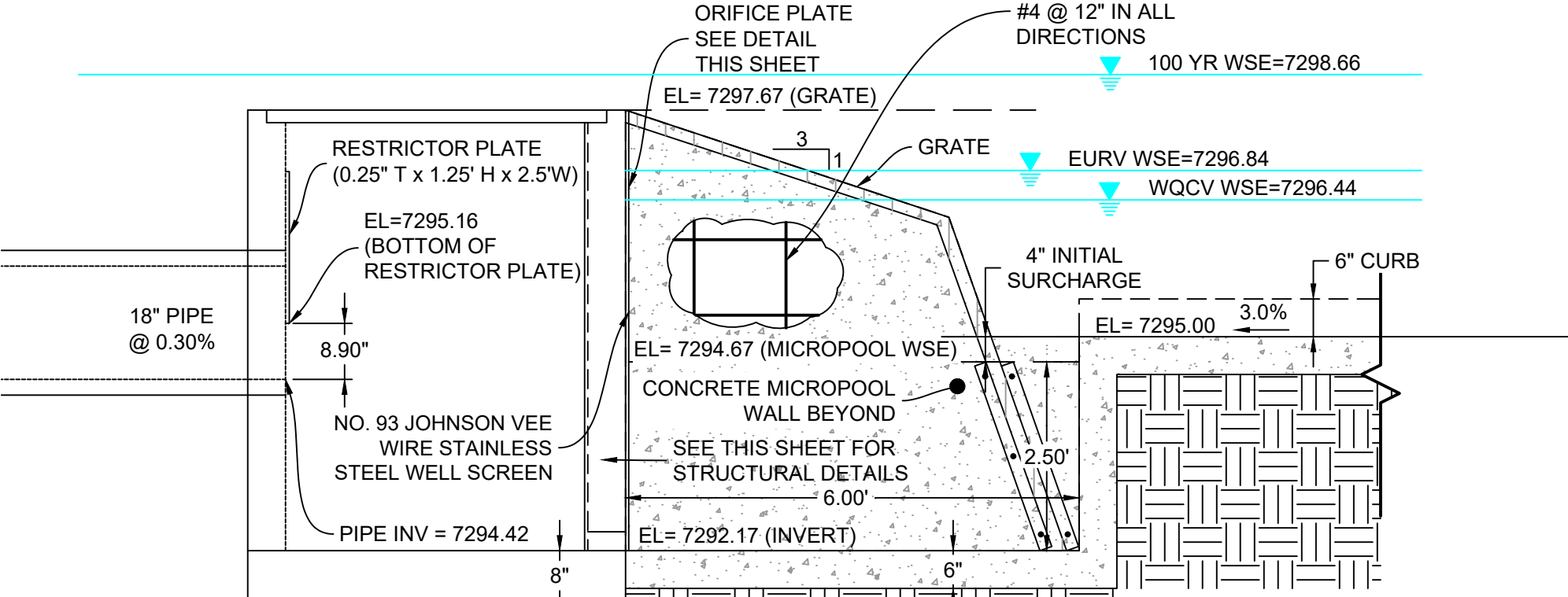
1" = 1'

- 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'.



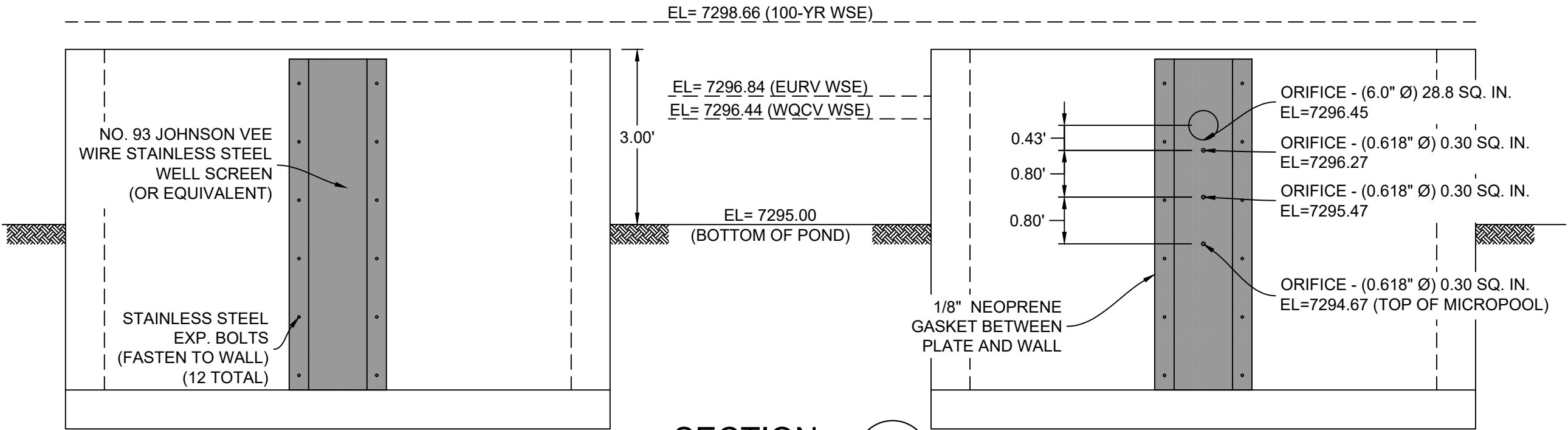
OUTLET STRUCTURE DETAILS

SCALE: 1" = 4'



MICROPOOL - CL PROFILE

HORIZ: 1" = 2'



WELL SCREEN DETAIL

HORIZ: 1" = 2'

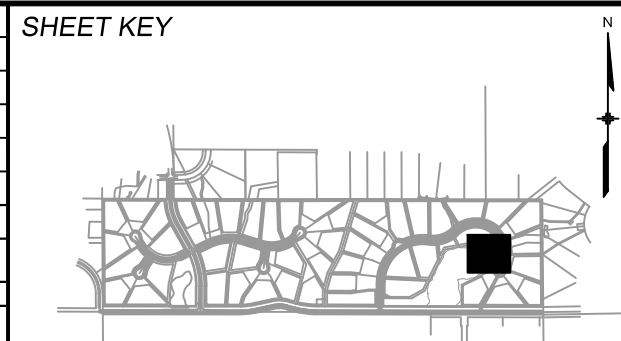
SECTION 4G

SECTION AT WELLSCREEN

ORIFICE PLATE DETAIL

HORIZ: 1" = 2'

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.				



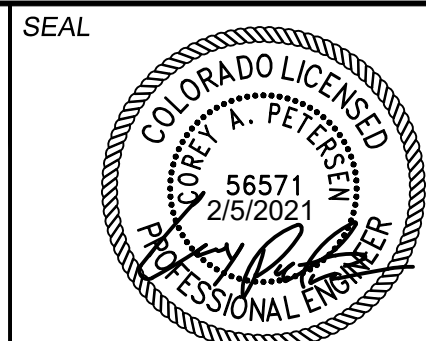
BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88

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\"/>

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

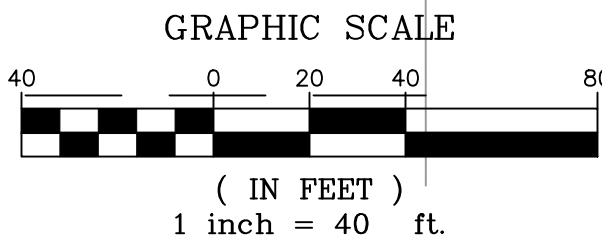
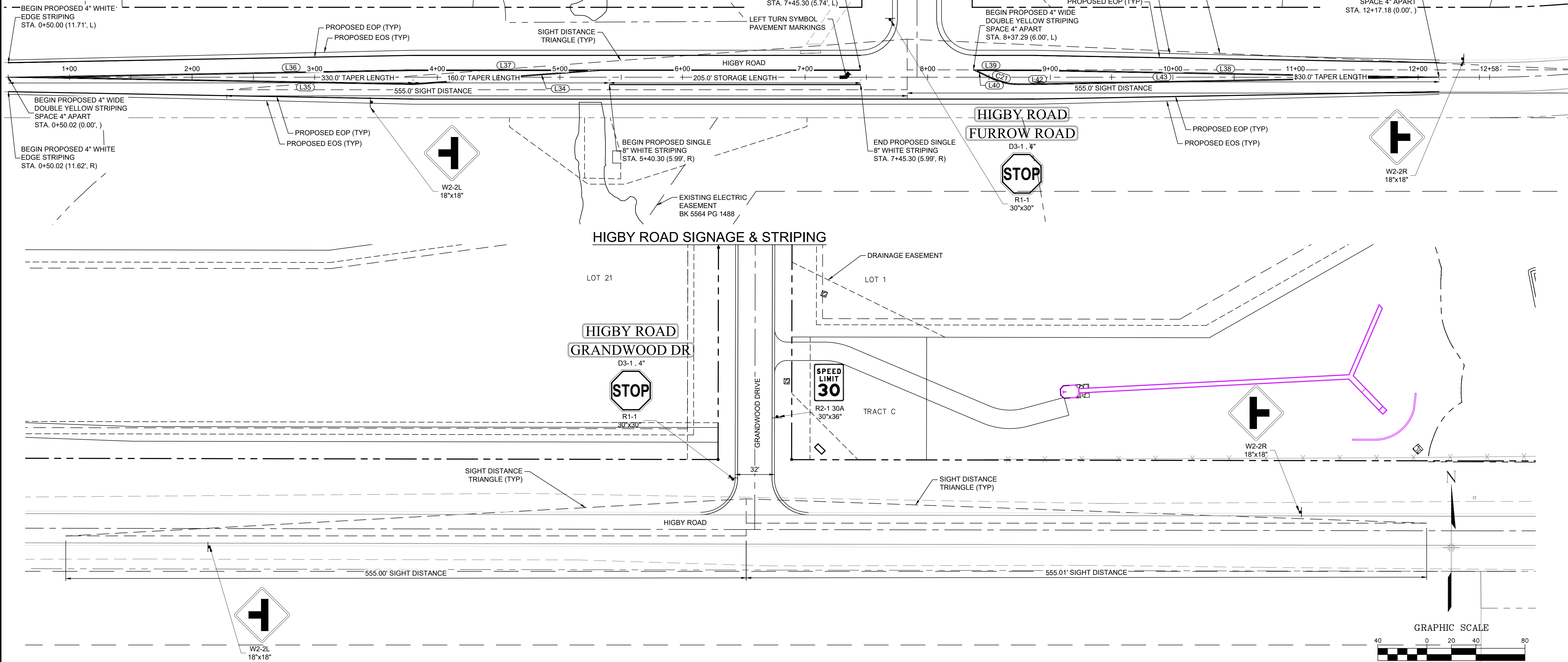
GRANDWOOD RANCH				
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS				
DF-4 OUTLET STRUCTURE PLAN & DETAILS				
EPC 4/16/21				
DESIGNED BY:	BAS	SCALE	DATE ISSUED:	FEBRUARY, 2021
DRAWN BY:	BAS	HORIZ.	N/A	
CHECKED BY:	CP	VERT.	N/A	
SHEET			38 OF 40	DF10



Know what's below.
Call before you dig.

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

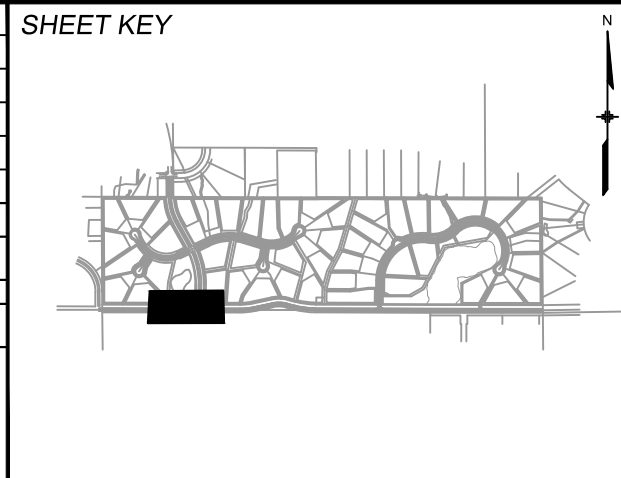
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
-G2+	22.44	49.70	-25°5'155"	S77°08'28"E	22.25



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

HIGBY RD / GRANDWOOD DR SIGNAGE

REFERENCE DRAWINGS		
X-Title-Plan & Profile	###	###
X-1105-PR-SITE	###	###
	###	###
	###	###
	###	###
	###	###
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\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.		



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

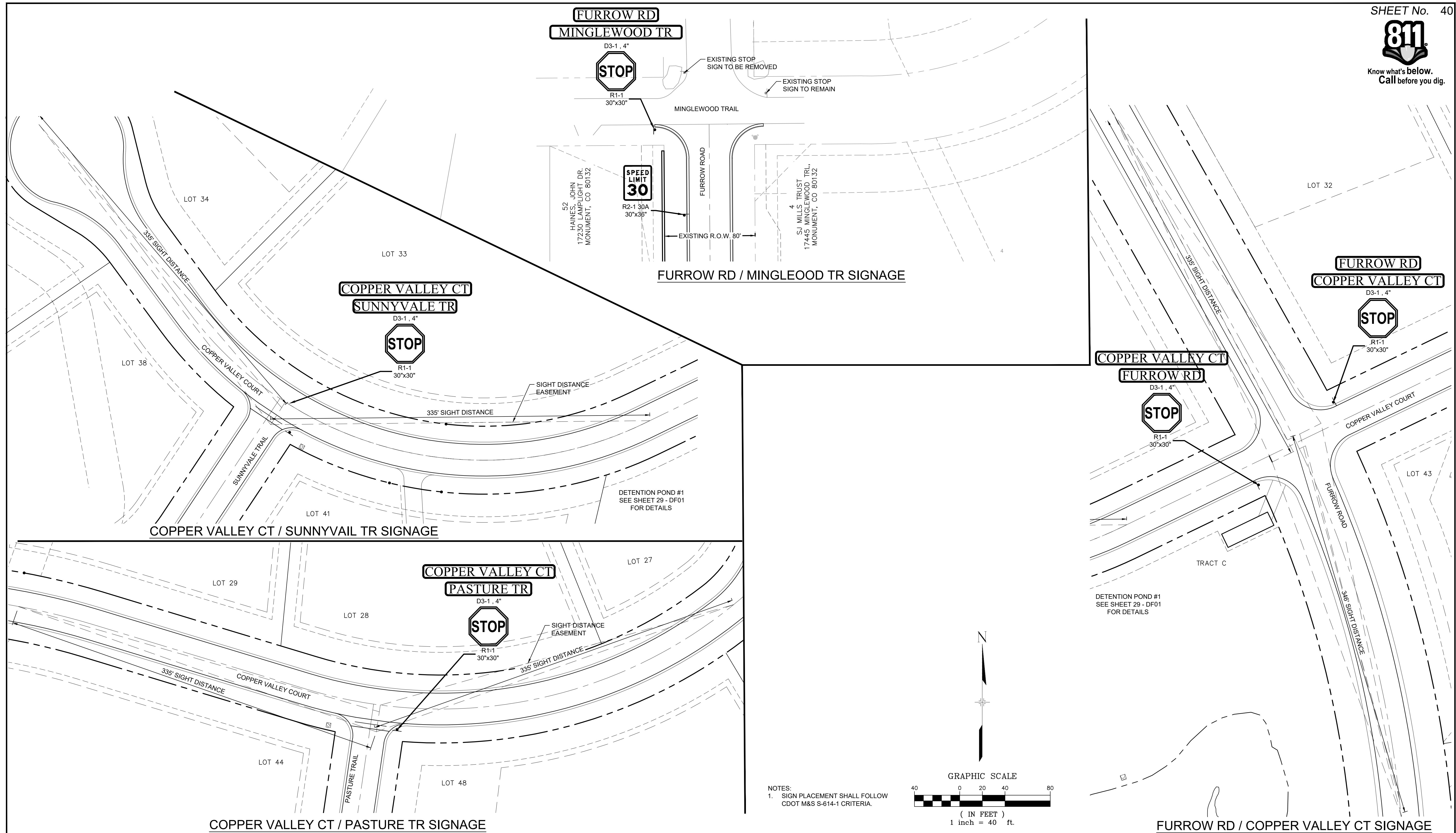
PREPARED BY:

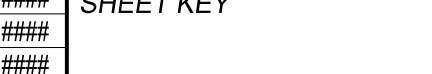


SEAL

GRANDWOOD RANCH			
EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS			
SIGNAGE AND STRIPING PLAN EPC 4/16/21			
DESIGNED BY:	CAP	SCALE	DATE ISSUED:
DRAWN BY:	NMS	HORIZ. 1" = 40'	FEBRUARY, 2021
CHECKED BY:		VERT. N/A	SHEET 39 OF 40
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1120.003			DRAWING No. SN01



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



REFERENCE DRAWINGS X-Title-Plan & Profile X-1105-PK-SITE	####	####	####	####	SHEET KEY 	BENCHMARK NGS T 294 ELEVATION - 7247.10' NAVD 88 BASIS OF BEARING: A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"	OWNER: SYLVAN VISTA, INC. WILLIAM F. HEREBIC II, MANAGER 14180 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921 PREPARED BY: 	SEAL 	GRANDWOOD RANCH EL PASO COUNTY - SF 2026 ROAD AND STORM PLANS SIGNAGE AND STRIPING PLAN EPC 4/16/21	DESIGNED BY: CAP DRAWN BY: NMS CHECKED BY:	SCALE HORIZ 1" = 40' VERT. N/A SHEET	DATE ISSUED: FEBRUARY, 2021 40 OF 40	DRAWING No. SN02
	####	####	####	####									
	####	####	####	####									
	####	####	####	####									
	####	####	####	####									
	####	####	####	####									
	####	####	####	####									
	####	####	####	####									
	####	####	####	####									
	No.	DATE	DESCRIPTION REVISIONS	BY									
COMPUTER FILE MANAGEMENT FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SN01.dwg CTB FILE: PLOT DATE: March 19, 2021 9:25:20 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.													