SHEET INDEX TABLE		
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DG01	DETAIL GRADING PLAN	4

CIVIL ENGINEER
MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
(719)-575-0100

ENGINEERING
EL PASO COUNTY PUBLIC WORKS DEPARTMENT
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
(719) 520-6460

FIRE DEPARTMENT
BLACK FOREST FIRE & RESCUE
11445 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
(719) 495-4300

STANDARD NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).

3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
A.EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
B.CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
C.COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
D.CDOT M & S STANDARDS

4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.

8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.

9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.

10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.

11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.

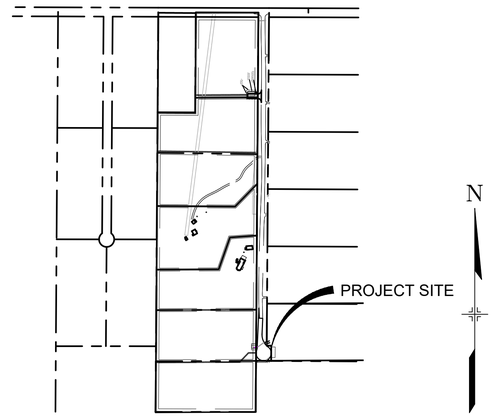
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]

14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.

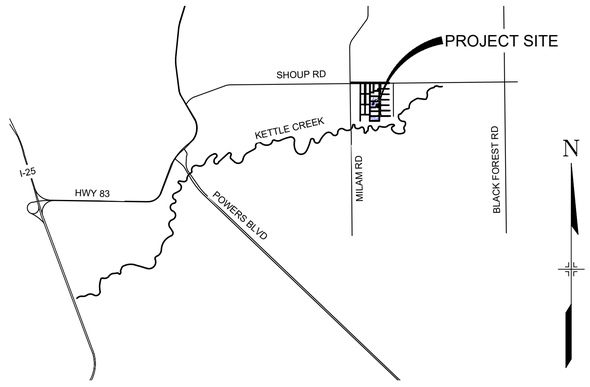
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND ____ [XX METROPOLITAN DISTRICT, OR YY PROPERTY OWNER'S ASSOCIATION]_____.

LIONS DEN SUBDIVISION
CASEY LANE IMPROVEMENTS
CONSTRUCTION DOCUMENTS
EL PASO COUNTY, COLORADO
AUGUST 2026



SITE MAP
1" = 500'



VICINITY MAP
N.T.S

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

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

OWNER/DEVELOPER'S 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.

_____ DATE: _____
EILEEN MARX, OWNER
LIONS DEN TRUST
13395 VOYAGER PARKWAY
COLORADO SPRINGS, CO 80921

DESIGN 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: Drew Def DATE: 08/20/2026
DREW A. DEFENDORF, PE #65470
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.

_____ _____
JOSHUA J. PALMER, P.E. DATE
COUNTY ENGINEER / ECM ADMINISTRATOR

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

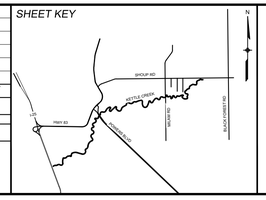
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X-MDG22x3M
X-1729- EX MAP
X-1729 - EX SITE
X-1729 - PR SITE

No.	DATE	DESCRIPTION	BY

REVISIONS

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CTB FILE: Matrix(black).ctb
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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



BENCHMARK:

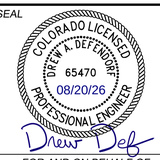
GPS ELEVATION OF 7092.56 ON THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.

BASIS OF BEARING:

THE EASTERLY LINE OF THE SUBJECT PROPERTY, ASSUMED TO BEAR N 00°24'17" E, A DISTANCE OF 2634.22 FEET.

PREPARED BY:
Matrix
Excellence by Design

SEAL



FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 25.1729.001

LIONS DEN SUBDIVISION
CASEY LANE IMPROVEMENTS
CONSTRUCTION DOCUMENTS
TITLE SHEET

DESIGNED BY:	WCG	SCALE		DATE ISSUED:	AUGUST 2026
DRAWN BY:	WCG	HORIZ.	N/A	DRAWING No.	
CHECKED BY:	DAD	VERT.	N/A	SHEET	1 OF 4
					TS01

LEGEND

PROPERTY BOUNDARY LINE

EXISTING EDGE OF GRAVEL ROAD

4000 / 4001 EXISTING CONTOURS

GRAVEL ROAD TO BE REMOVED

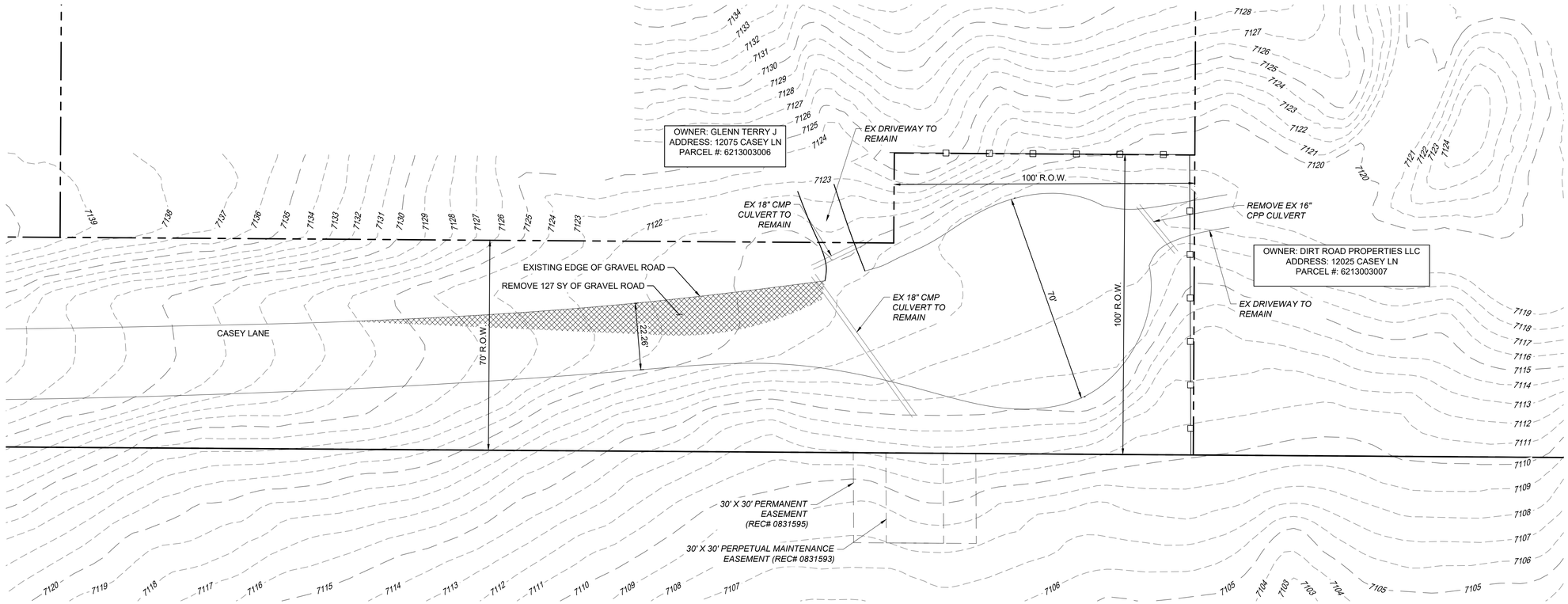
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GRAPHIC SCALE

20' 0' 20' 40'

(IN FEET)
1 inch = 20 ft.

Know what's below. Call before you dig.



REFERENCE DRAWINGS

X-MDG22x34
X-1729- EX MAP
X-1729 - EX SITE
X-1729 - PR SITE

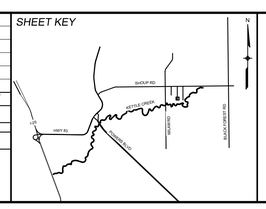
No.	DATE	DESCRIPTION	BY

REVISIONS

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BASIS OF BEARING:

THE EASTERLY LINE OF THE SUBJECT PROPERTY, ASSUMED TO BEAR N 00°24'17" E, A DISTANCE OF 2634.22 FEET.

PREPARED BY:

SEAL

COLORADO LICENSED
DREW A. DEFENDORF
65470
08/20/26
PROFESSIONAL ENGINEER

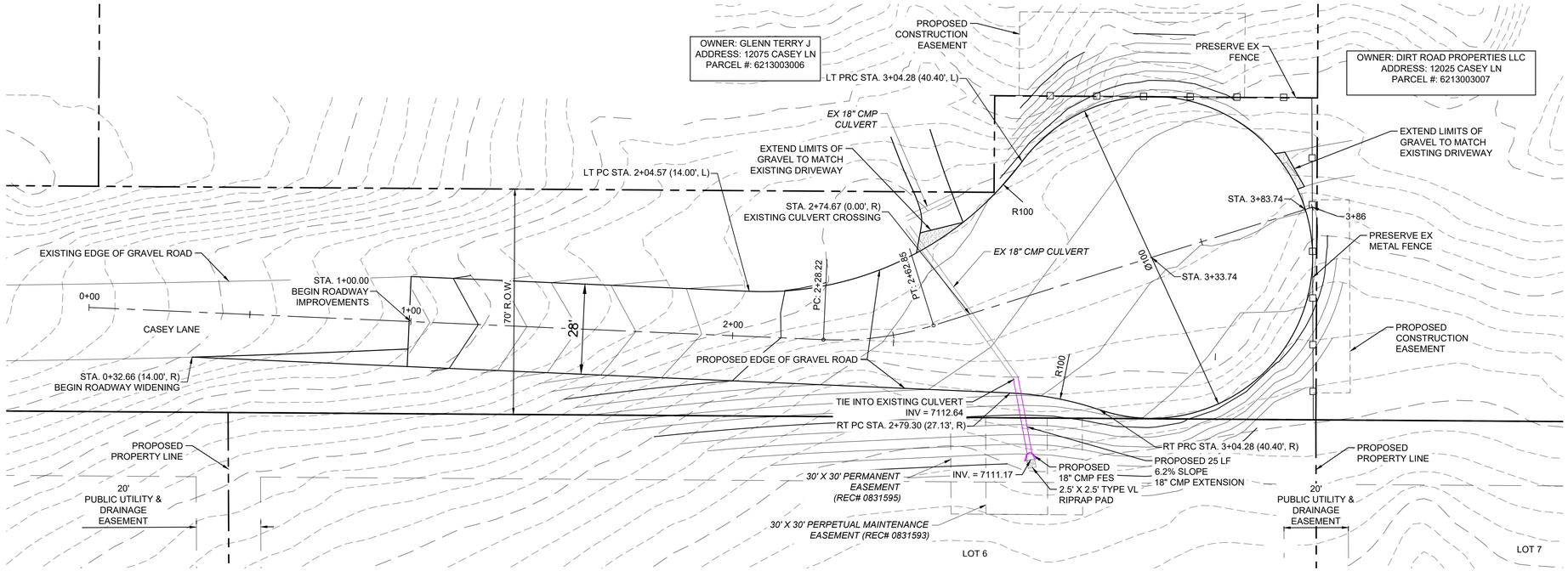
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 25.1729.001

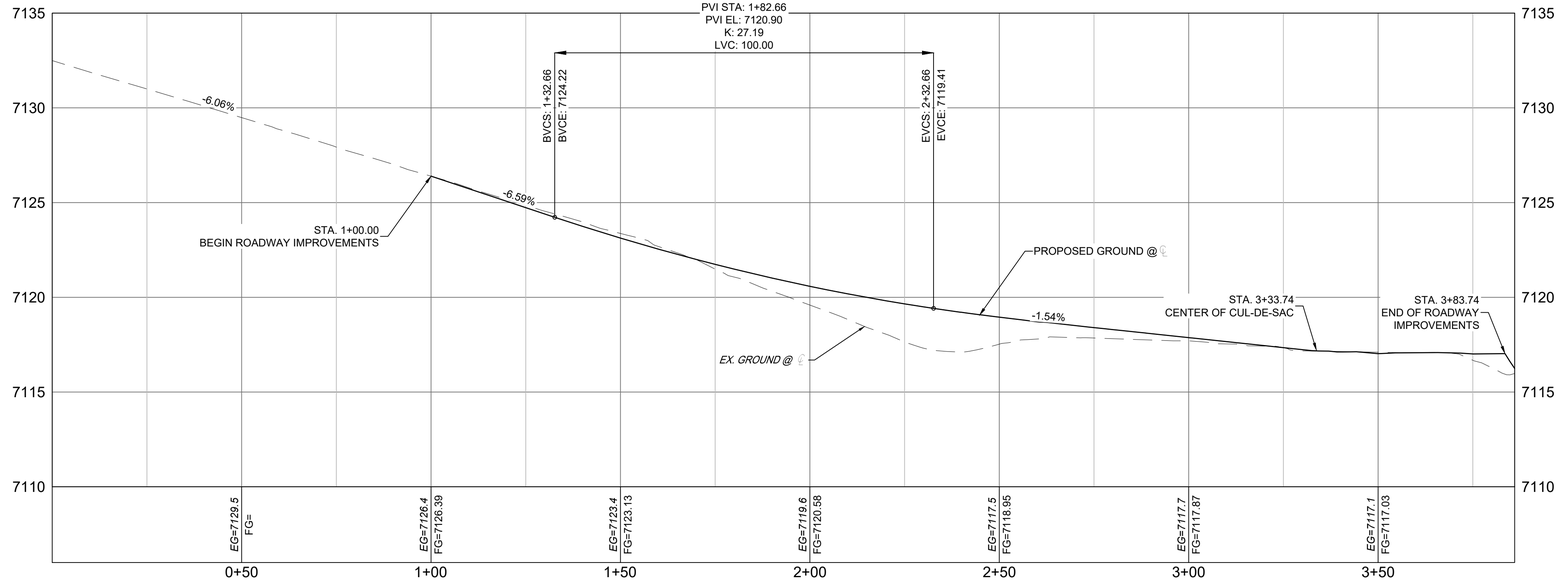
LIONS DEN SUBDIVISION

CASEY LANE IMPROVEMENTS
CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

DESIGNED BY:	WCG	SCALE		DATE ISSUED:	AUGUST 2026	DRAWING No.
DRAWN BY:	WCG	HORIZ.	1" - 20'			
CHECKED BY:	DAD	VERT.	N/A	SHEET	2 OF 4	DM01





CASEY LANE CL PROFILE
SCALE: (H) 1" = 20' (V) 1" = 4'
START STA: 0+00.00, END STA: 3+33.74

GRAPHIC SCALE
20' 0' 20' 40'
(IN FEET)
1 inch = 20 ft.

Know what's below. Call before you dig.

GRADING LEGEND

- PROPERTY BOUNDARY LINE
- PROPOSED EDGE OF GRAVEL ROAD
- EXISTING EDGE OF GRAVEL ROAD
- PROPOSED CONTOURS (4000 / 4001)
- EXISTING CONTOURS (4000 / 4001)
- 1.8% PROPOSED SLOPE ARROW

REFERENCE DRAWINGS

X-MDG22x34
X-1729- EX MAP
X-1729 - EX SITE
X-1729 - PR SITE

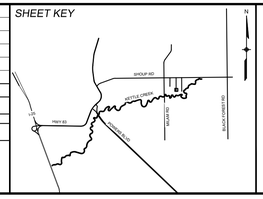
No.	DATE	DESCRIPTION	BY

REVISIONS

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PLOT DATE: August 20, 2026 11:29:27 AM
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SHEET KEY



BENCHMARK:

GPS ELEVATION OF 7092.56 ON THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.

BASIS OF BEARING:

THE EASTERLY LINE OF THE SUBJECT PROPERTY, ASSUMED TO BEAR N 00°24'17" E, A DISTANCE OF 2634.22 FEET.

PREPARED BY:
Matrix
Excellence by Design

SEAL

COLORADO LICENSED
DREW A. DEFENDORF
65470
08/20/26
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 25.1729.001

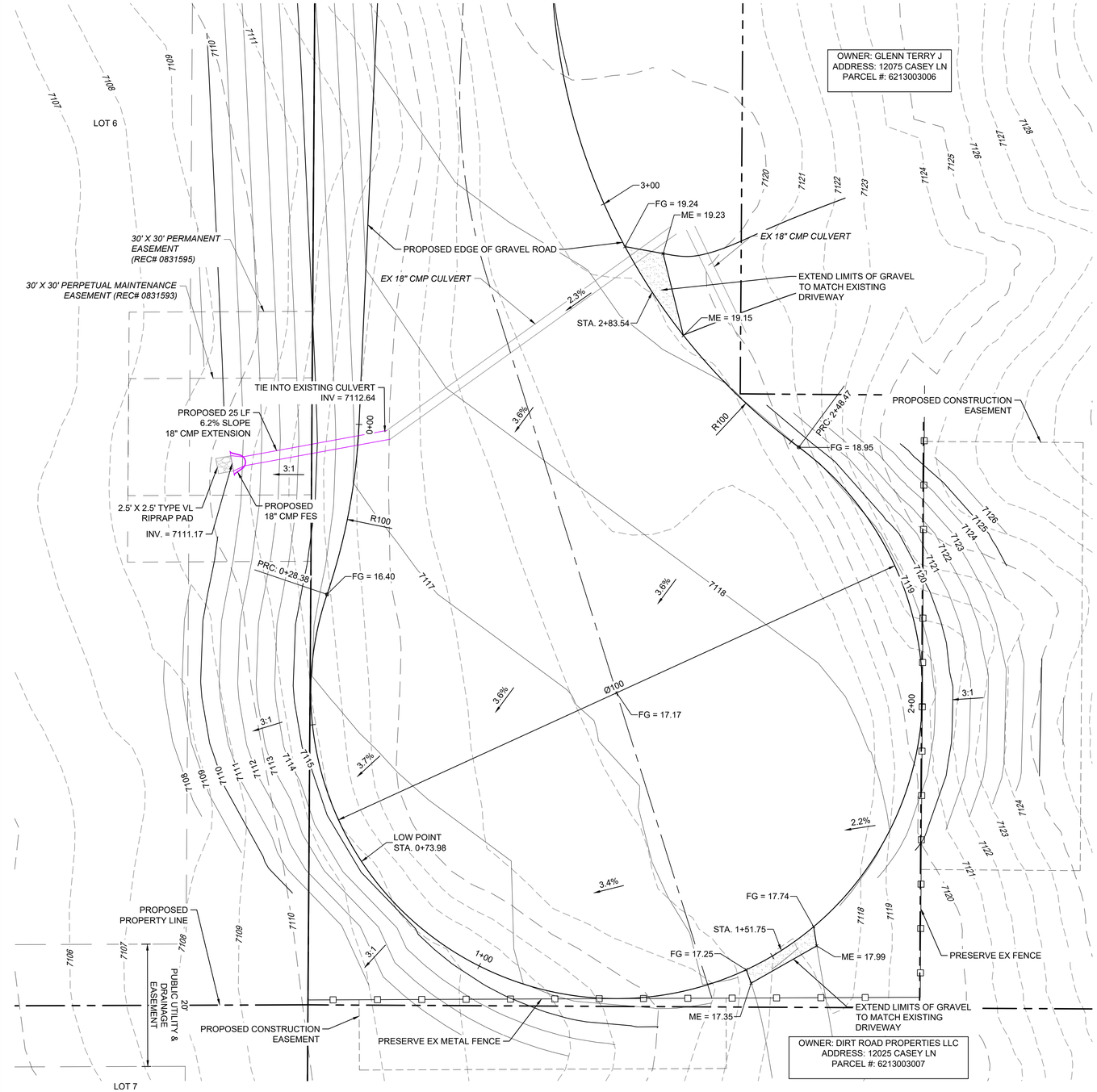
LIONS DEN SUBDIVISION

CASEY LANE IMPROVEMENTS
CONSTRUCTION DOCUMENTS

ROADWAY PLAN & PROFILE

DESIGNED BY:	WCG	SCALE		DATE ISSUED:	AUGUST 2026
DRAWN BY:	WCG	HORIZ.	1" = 20'	SHEET	3 OF 4
CHECKED BY:	DAD	VERT.	1" = 4'		

DRAWING No. RD01



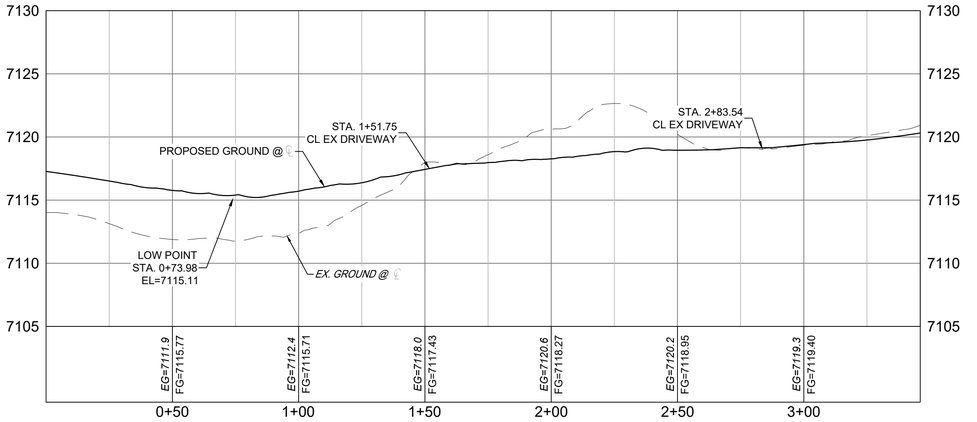
GRADING LEGEND

- PROPERTY BOUNDARY LINE
- PROPOSED EDGE OF GRAVEL ROAD
- EXISTING EDGE OF GRAVEL ROAD
- PROPOSED CONTOURS (4000 / 4001)
- EXISTING CONTOURS (4000 / 4001)
- 1.8% PROPOSED SLOPE ARROW

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

SPOT ELEVATION SYMBOLS

- FG = 30.10 — PROPOSED FINISH GRADE ELEVATION
- FL = 30.10 — PROPOSED FLOW LINE ELEVATION
- M/E = 30.10 — PROPOSED ELEVATION TO MATCH EXIST ELEVATION



CASEY LANE CUL-DE-SAC PROFILE
SCALE: (H) 1" = 20' (V) 1" = 4'
START STA: 0+00.00, END STA: 3+46.11

N

GRAPHIC SCALE
10' 0' 10' 20'
(IN FEET)
1 inch = 10 ft.

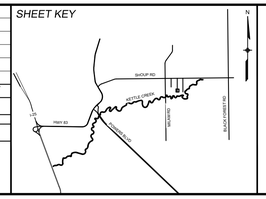
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X-1729- EX MAP
X-1729 - EX SITE
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No.	DATE	DESCRIPTION	BY

REVISIONS

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BENCHMARK:

GPS ELEVATION OF 7092.56 ON THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.

BASIS OF BEARING:

THE EASTERLY LINE OF THE SUBJECT PROPERTY, ASSUMED TO BEAR N 00°24'17" E, A DISTANCE OF 2634.22 FEET.

PREPARED BY:
Matrix
Excellence by Design

SEAL
COLORADO LICENSED
DREW A. DEFENDORF
65470
08/20/26
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 25.1729.001

LIONS DEN SUBDIVISION

CASEY LANE IMPROVEMENTS
CONSTRUCTION DOCUMENTS

DETAIL GRADING PLAN

DESIGNED BY:	WCG	SCALE	DATE ISSUED:	AUGUST 2026	DRAWING No.
DRAWN BY:	WCG	HORIZ. 1" - 10'			
CHECKED BY:	DAD	VERT. N/A	SHEET	4 OF 4	DG01