



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.

INDEX OF SHEETS		SHEET No.
TS01	TITLE SHEET	01
GN01	OVERALL SHEET KEY	02
GN02	GENERAL NOTES	03
RD01-RD07	ROADWAY PLAN & PROFILE	04-10
SDGN01	STORM DRAIN SHEET KEY	11
SDGN02	STORM DRAIN GENERAL NOTES & DETAILS	12
SD01-SD05	STORM DRAIN PLAN & PROFILE	13-17
DFGN01	DETENTION POND GENERAL NOTES	18
DF01-DF04	DETENTION POND 1 SITE PLAN	19-22
WT01	WATER CISTERN PLAN & DETAILS	24

Add sign sheet
Contact review engineer for details/specs on private road signs. A spec sheet can be provided.
Stop signs, speed limit signs and private road signs must be added and reflected on the FAE and CDs

Please remove

100%

HAY CREEK VALLEY

EL PASO COUNTY, COLORADO

CONSTRUCTION DOCUMENTS

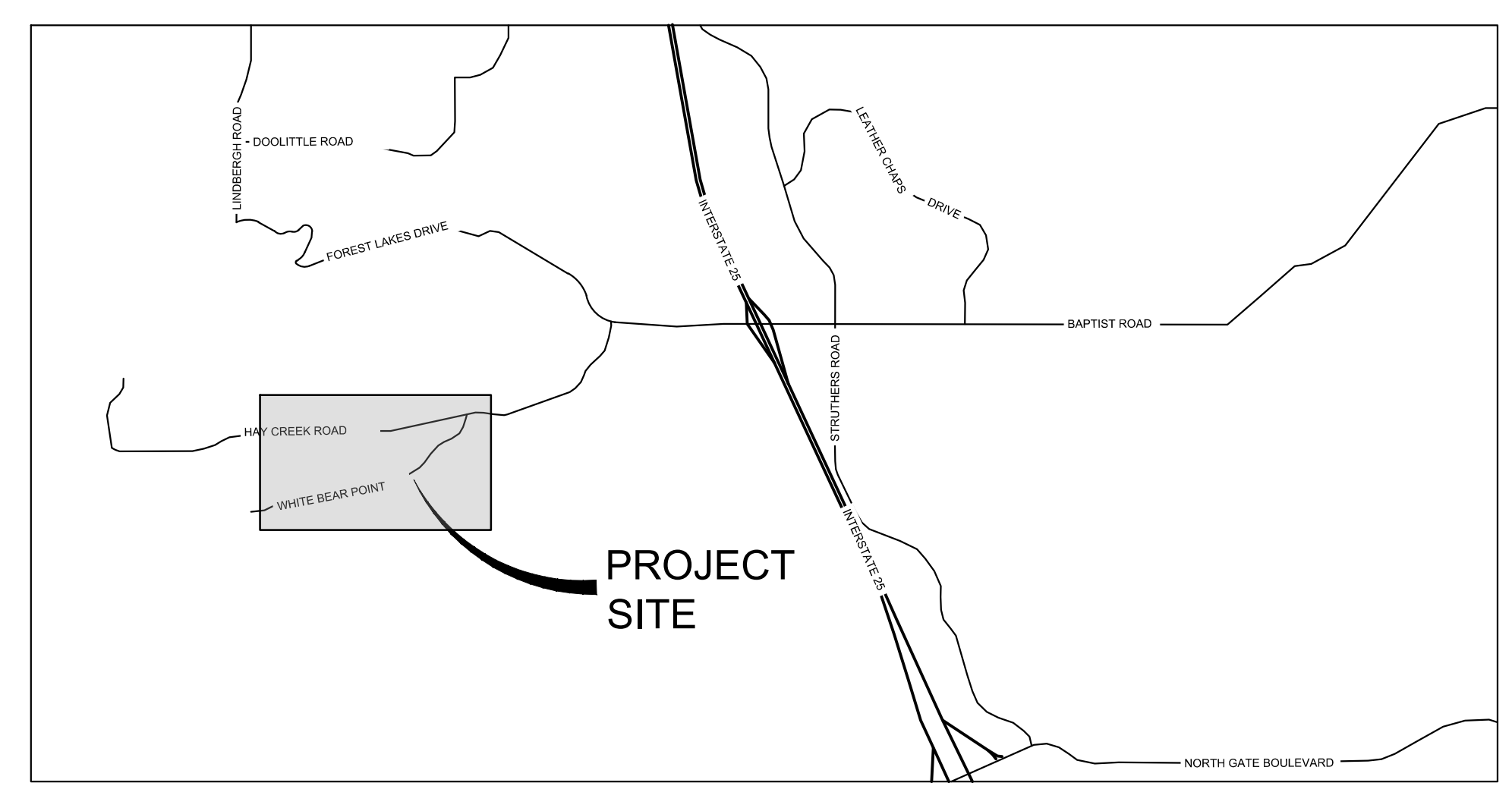
SEPTEMBER 2023

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:
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.

- OWNER/DEVELOPER**
VIEW HOMES, INC.
555 MIDDLE CREEK PARKWAY, SUITE 500
COLORADO SPRINGS, CO 80921
TIM BUSCHAR, (719)-382-9433
- CIVIL ENGINEER**
MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
(719)-575-0100
- ELECTRIC**
MOUNTAIN VIEW ELECTRIC ASSOCIATION
15706 JACKSON CREEK PARKWAY, SUITE 200
MONUMENT, CO 80132
GINA PERRY, (719) 494-2636
- GAS**
BLACK HILLS ENERGY
105 S VICTORIA AVENUE
PUEBLO, CO 81003
(800) 303-0752
- ENGINEERING**
EL PASO COUNTY PUBLIC WORKS DEPARTMENT
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
(719) 520-6460
- TRAFFIC**
EL PASO COUNTY PUBLIC WORKS DEPARTMENT
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
(719) 520-6460
- DRAINAGE**
EL PASO COUNTY PUBLIC WORKS DEPARTMENT
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
(719) 520-6460
- FIRE DEPARTMENT**
MONUMENT FIRE DISTRICT
16055 OLD FOREST POINT, SUITE 102
MONUMENT, CO 80132
(719)-484-0911



SITE MAP
1" = 500'



VICINITY MAP
N.T.S.

OWNER/DEVELOPER'S STATEMENT:

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

NAME _____ DATE _____

TIM BUSCHAR, (719)-382-9433
VIEW HOMES, INC.
555 MIDDLE CREEK PARKWAY, SUITE 500
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: _____ DATE: _____

JEFFREY A. ODOR, PE #39265
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 PALMER, P.E. _____ DATE _____
COUNTY ENGINEER / ECM ADMINISTRATOR

Please remove

Please remove 100%

PCD File # SF2324

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-TITLE-CD				
X-886-PR-SITE				
FEMA_X3				
X-886-066-EX-MAP-1				
164022-01 Hay Creek Road BNDY				
X-886-ALTA-SURVEY				
Hay Creek BFEs				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\Road and Storm\TS01.dwg				
CTB FILE: Matrix.ctb				
PLOT DATE: 9/22/2023 2:45 PM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

BENCHMARK
PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.

BASIS OF BEARING
THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "NOLTE PLS25955 C1/4 S22 T16S, R65W 1999, "AND THE WESTERLY END BY A2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T15S, R65W 2000, "BEING ASSUMED TO BEAR S89°54'42"W, A DISTANCE OF 2,627.78 FEET.



SEAL

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

HAY CREEK VALLEY
EL PASO COUNTY, COLORADO
100% CONSTRUCTION DOCUMENTS

TITLE SHEET

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 22.886.076	DESIGNED BY: JAO DRAWN BY: CVW CHECKED BY: JAO	SCALE: HORIZ N/A VERT. N/A	DATE ISSUED: SEPTEMBER 2023 01 OF 24	DRAWING No. TS01
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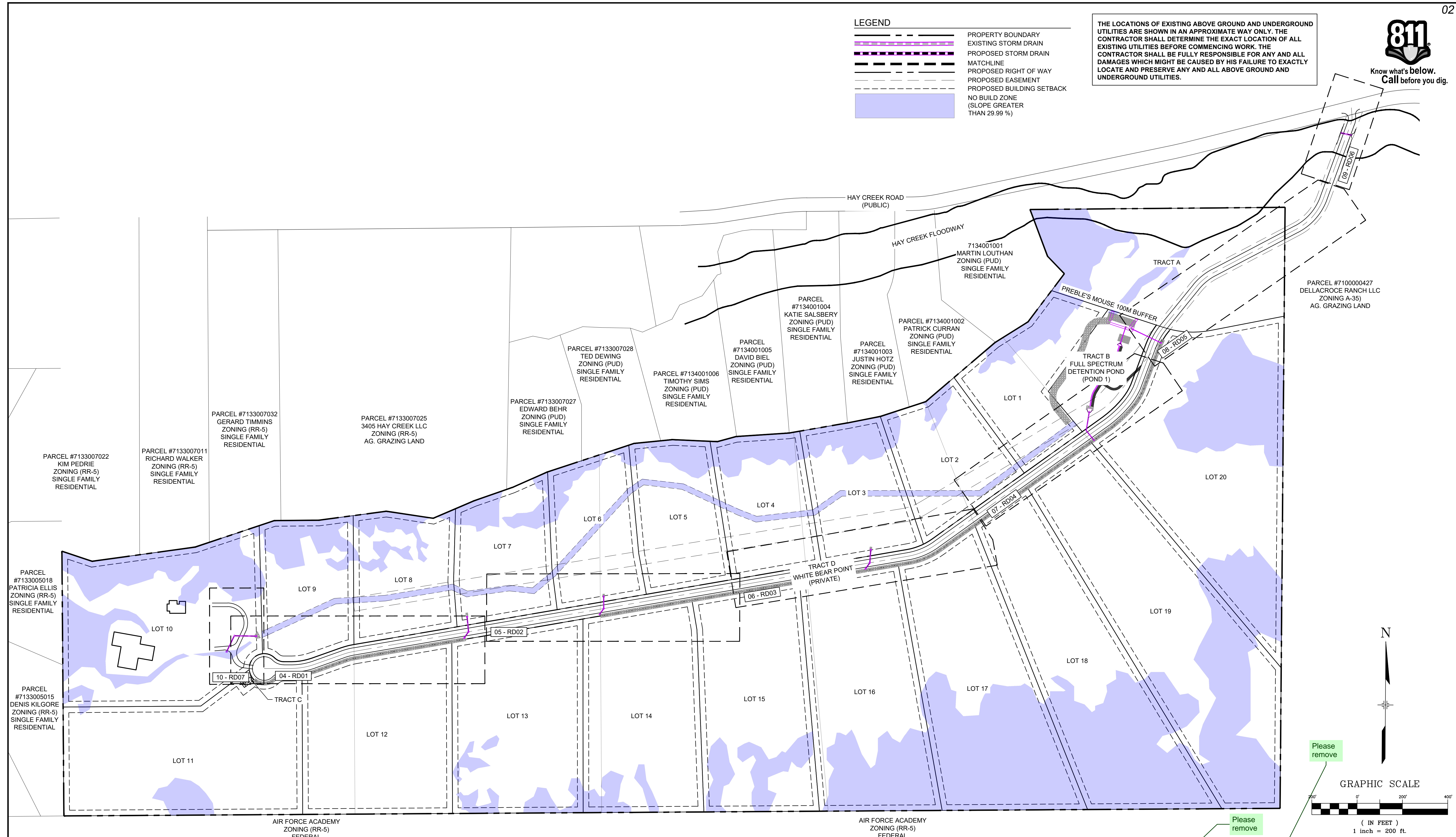


Know what's below.
Call before you dig.

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.

LEGEND

	PROPERTY BOUNDARY
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	MATCHLINE
	PROPOSED RIGHT OF WAY
	PROPOSED EASEMENT
	PROPOSED BUILDING SETBACK
	NO BUILD ZONE (SLOPE GREATER THAN 29.99%)



REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-TITLE-CD				
X-886-PR-SITE				
FEMA_XS				
X-886-066-EX-MAP-1				
164022-01 Hay Creek Road BNDY				
X-886-ALTA-SURVEY				
Hay Creek BFEs				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\Road and Storm\TS01.dwg				
CTB FILE: Matrix.ctb				
PLOT DATE: 9/22/2023 2:46 PM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

BENCHMARK
PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.

BASIS OF BEARING
THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "NOLTE PLS25955 C1/4 S22 T16S, R65W 1999," AND THE WESTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T15S, R65W 2000," BEING ASSUMED TO BEAR 89°54'42"W, A DISTANCE OF 2,627.78 FEET.

SEAL

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

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 22.886.076

HAY CREEK VALLEY
EL PASO COUNTY, COLORADO
100% CONSTRUCTION DOCUMENTS

OVERALL SHEET KEY

DESIGNED BY: JAO	SCALE: 1"=200'	DATE ISSUED: SEPTEMBER 2023	DRAWING No. GN01
DRAWN BY: CVW	HORIZ. N/A	SHEET 02 OF 24	
CHECKED BY: JAO	VERT. N/A		



Know what's below. Call before you dig.

GENERAL NOTES:

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

GENERAL NOTES con't.:

- 27. A TACK COAT OF EMULSIFIED ASPHALT (SLOW SETTING) IS TO BE APPLIED BETWEEN PAVEMENT COURSES TO IMPROVE BOND. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF 1 PART EMULSIFIED ASPHALT AND 1 PART WATER.
28. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY TRAFFIC CONTROL DEVICES NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT TRAFFIC ENGINEERING FORTY-EIGHT (48) HOURS IN ADVANCE FOR ANY REQUIRED MODIFICATION OF TRAFFIC SIGNALS WITHIN CONSTRUCTION AREAS AS NECESSARY TO MAINTAIN SAFE OPERATIONS.
29. ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND WORK SHALL STOP UNTIL THE DISCREPANCY IS DISCUSSED AND DECISIONS/AGREEMENTS HAVE BEEN MADE.

EARTHWORK:

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

BENCHMARK AND SURVEY CONTROL:

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

TRAFFIC GENERAL NOTES:

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

CONSTRUCTION NOTES:

- 1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
b. EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

CONSTRUCTION NOTES con't.:

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

SIGNING & STRIPING NOTES :

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

ABBREVIATIONS:

Table with 2 columns: Abbreviation and Full Name. Includes AD ALGEBRAIC DIFFERENCE, ASSY ASSEMBLY, ASTM AMERICAN SOCIETY OF TESTING AND MATERIALS, APPROX APPROXIMATE or APPROXIMATELY, AVE AVENUE, AVG AVERAGE, B/C BACK OF CURB, BASELINE BASELINE, BLVD BOULEVARD, BTM BOTTOM, BOW BOTTOM OF WALL, BOW CAST IRON, CI CENTER, CEN CENTERLINE, CL or CL CENTERLINE, CFS CUBIC FEET PER SECOND, CLR CLEAR, CMP CORRUGATED METAL PIPE, CONC CONCRETE, CONST CONSTRUCTION, CONT CONTINUOUS, DIA DIAMETER, DN DOWN, DWG DRAWING, EA EACH, EGL ENERGY GRADE LINE, ELEV or EL ELEVATION, ELL ELBOW, ESMT EASEMENT, EW EACHWAY, EX or EXIST EXISTING, FES FLARED END SECTION, FIN FINISHED, FL or FL FLOWLINE, FT FOOT / FEET, FRP FIBERGLASS REINFORCED PIPE, GAL GALLON, GALV GALVANIZED, GAU GAUGE (MATERIAL), GV GATE VALVE, GW GROUNDWATER, HBP HOT BITUMINOUS PAVEMENT, HGL HYDRAULIC GRADE LINE, HP HIGH POINT, HORIZ HORIZONTAL, HCL HORIZONTAL CONTROL LINE, HR HOUR, INV INVERT, K VERTICAL CURVE FACTOR, LBS POUNDS, LF LINEAR FEET, LN LANE, LP LOW POINT, LS LANDSCAPING, LT LEFT, MAX MAXIMUM, MFGR MANUFACTURER, MH MANHOLE, MID MIDDLE or MIDPOINT, MIN MINIMUM, MJ MECHANICAL JOINT, MSL MEAN SEA LEVEL

ABBREVIATIONS con't:

Table with 2 columns: Abbreviation and Full Name. Includes NC NORMAL CROWN, NIC NOT IN CONTRACT, NO NUMBER, NOM NOMINAL, NTS NOT TO SCALE, OC ON CENTER, O/S OFFSET, P PROPOSED, PC POINT OF CURVATURE, PCC POINT OF COMPOUND CURVE, BTM POINT OF CURB RETURN, PE PLAIN END, PIE PUBLIC IMPROVEMENT EASEMENT, PGL PROFILE GRADE LINE, P or P/L PROPERTY LINE, PRC POINT OF REVERSE CURVE, PT POINT OF TANGENCY, PVC POINT OF VERTICAL CURVE or POLYVINYL CHLORIDE, PVI POINT OF VERTICAL INTERSECTION, PVMT PAVEMENT, PVT POINT OF VERTICAL TANGENT, R OR RAD RADIUS, RC REVERSE CROWN, RCP REINFORCED CONCRETE PIPE, RED REDUCER, REF REFERENCE, REINF REINFORCING, REQ REQUIRED, REV REVISION, ROW RIGHT-OF-WAY, RT RIGHT, SCHEDULE SCHEDULE, SD STORM SEWER, SHLD SHOULDER, SQ SQUARE, STA STATION, STD STANDARD, STL STEEL, SS OR SAN SANITARY SEWER, SW OR S/W SIDEWALK, TAN TANGENT, TB THRUST BLOCK, TBC TOP BACK OF CURB, TFC TOP FACE OF CURB, THD THREADED, THK THICKNESS, TOW TOP OF WALL, TYP TYPICAL, UG UNDERGROUND, UTIL UTILITY, VC VERTICAL CURVE, VERT VERTICAL, W WIDTH, W/ WITH

Are there 5ft easements for 70ft shown on Plat? Call out easement width as applicable. Review the PRELIM Plan

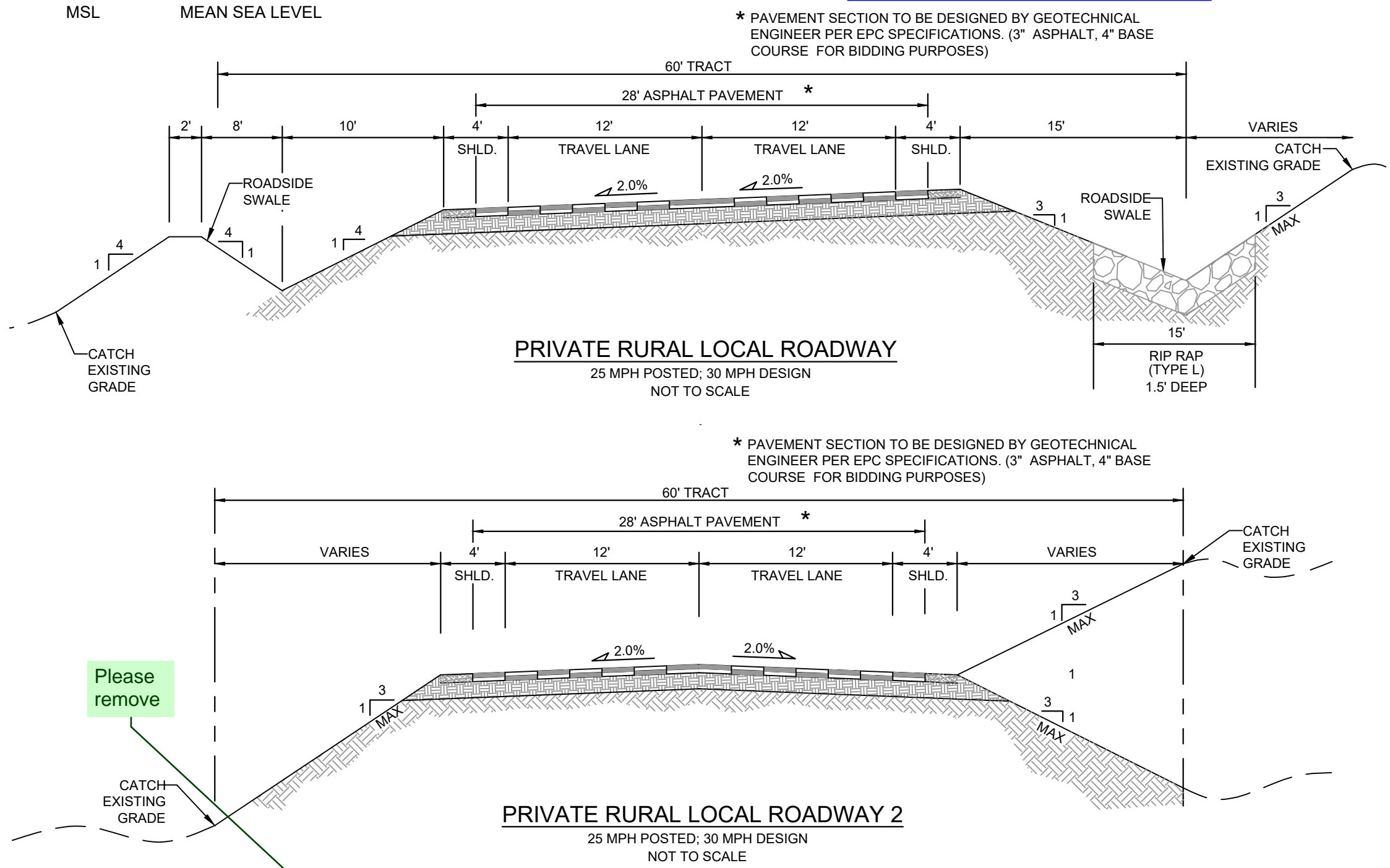


Table with columns: No., DATE, DESCRIPTION, REVISIONS, BY. Includes reference drawings and computer file management information.

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BENCHMARK: PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.
BASIS OF BEARING: THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "NOLTE PL325955 C1/4 S22 T16S, R65W 1999," AND THE WESTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T15S, R65W 2000," BEING ASSUMED TO BEAR S89°54'42"W, A DISTANCE OF 2,627.78 FEET.

Matrix logo with text: PREPARED BY: Matrix, Excellence by Design

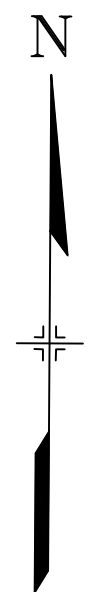
PRELIMINARY stamp: THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

HAY CREEK VALLEY EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS. GENERAL NOTES. Includes scale, date issued (SEPTEMBER 2023), and drawing number (GN02).

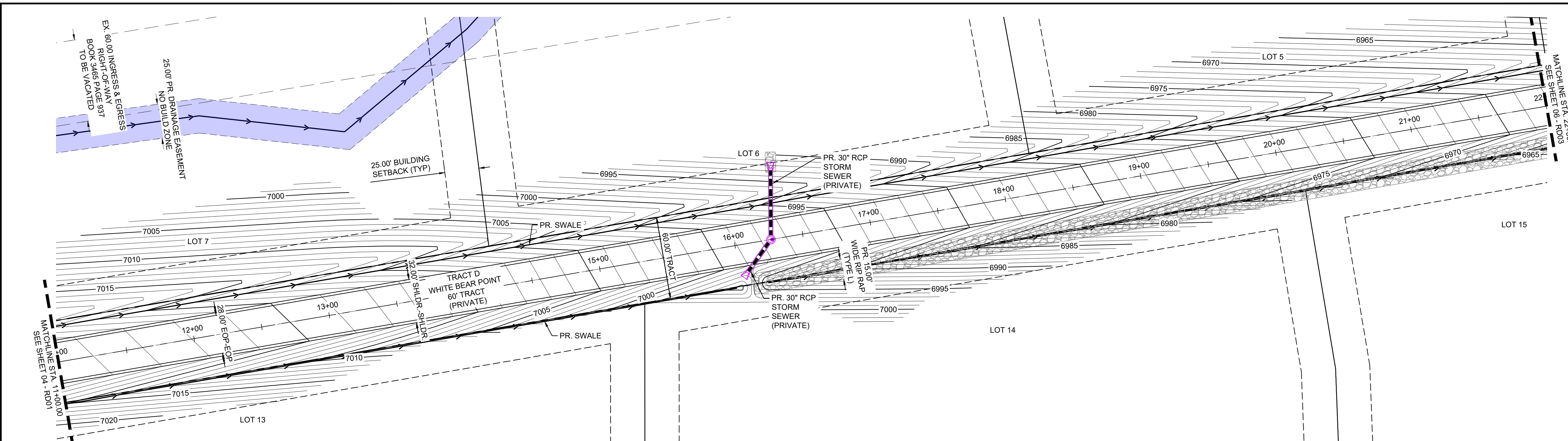
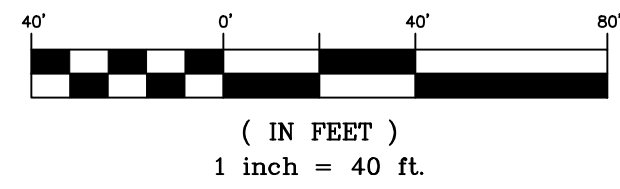


Know what's below. Call before you dig.

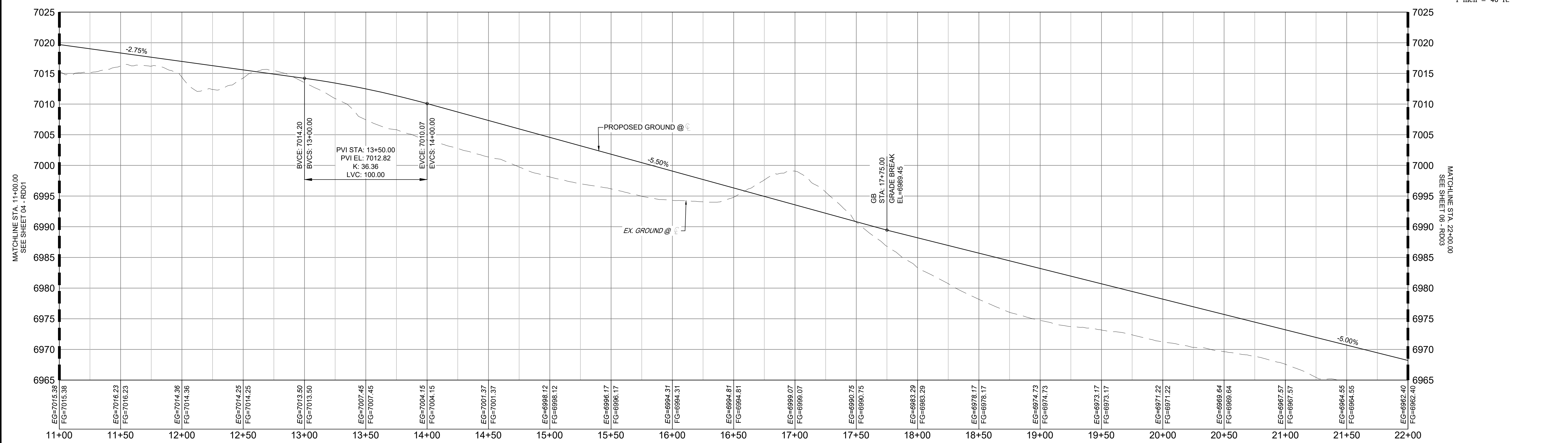
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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



GRAPHIC SCALE



WHITE BEAR POINT ROAD (PRIVATE)



WHITE BEAR POINT ROAD PROFILE 2
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 11+00.00, END STA: 22+00.00

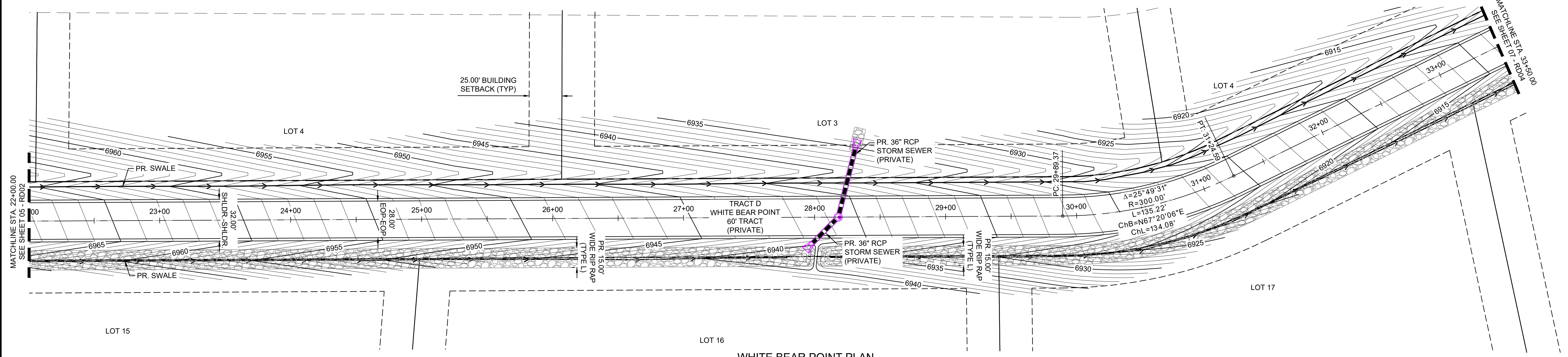
REFERENCE DRAWINGS X-TITLE-CD X-886-PR-SITE FEMA-XS X-886-066-EX-MAP-1 164022-01 Hay Creek Road BMDY X-886-ALTA-SURVEY Hay Creek BFEs 2023-02-28 TOPO 164022-01	SHEET KEY 		BENCHMARK PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.	BASIS OF BEARING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "NOLTE PL25955 C1/4 S22 T16S, R65W 1999," AND THE WESTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T15S, R65W 2000," BEING ASSUMED TO BEAR S89°54'42"W, A DISTANCE OF 2,627.78 FEET.	SEAL <div style="border: 2px solid green; border-radius: 15px; padding: 5px; display: inline-block;"> PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE </div>	HAY CREEK VALLEY EL PASO COUNTY, COLORADO 100% CONSTRUCTION DOCUMENTS ROADWAY PLAN & PROFILE																																		
	<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;">COMPUTER FILE MANAGEMENT</td> </tr> <tr> <td colspan="4">FILE NAME: S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\Road and Storm\RD01.dwg</td> </tr> <tr> <td colspan="4">CTB FILE: Matrix.ctb</td> </tr> <tr> <td colspan="4">PLOT DATE: 9/22/2023 2:46 PM</td> </tr> <tr> <td colspan="4">THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</td> </tr> </tbody> </table>	No.					DATE	DESCRIPTION	BY	COMPUTER FILE MANAGEMENT				FILE NAME: S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\Road and Storm\RD01.dwg				CTB FILE: Matrix.ctb				PLOT DATE: 9/22/2023 2:46 PM				THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				<table border="1"> <tr> <td>DESIGNED BY: JAO</td> <td>CHECKED BY: JAO</td> <td>SCALE: 1" = 40'</td> <td>DATE ISSUED: SEPTEMBER 2023</td> <td>DRAWING No. RD02</td> </tr> <tr> <td colspan="2"></td> <td>HORIZ. 1" = 40'</td> <td>05 OF 24</td> <td></td> </tr> <tr> <td colspan="2"></td> <td>VERT. 1" = 8'</td> <td></td> <td></td> </tr> </table>	DESIGNED BY: JAO	CHECKED BY: JAO	SCALE: 1" = 40'	DATE ISSUED: SEPTEMBER 2023	DRAWING No. RD02			HORIZ. 1" = 40'	05 OF 24	
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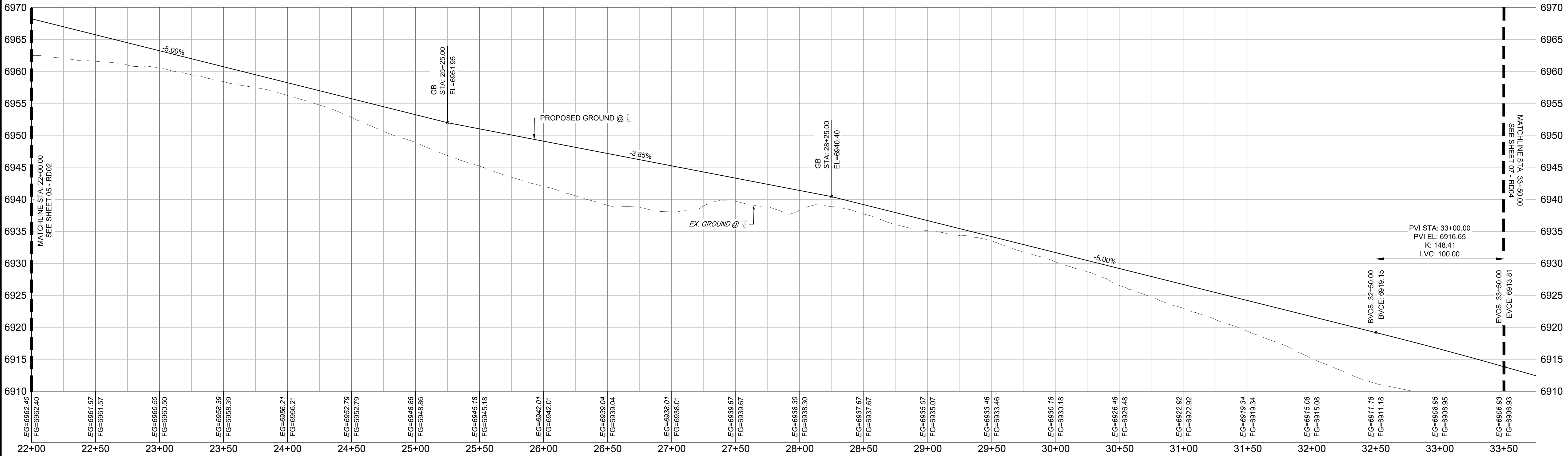
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 22.886.076



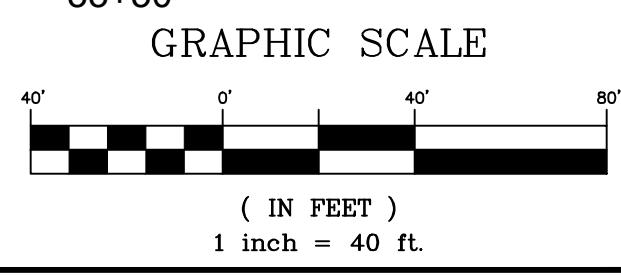
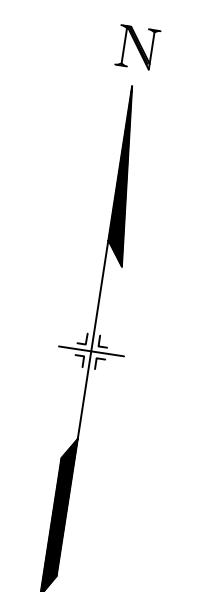
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WHITE BEAR POINT PLAN (PRIVATE)

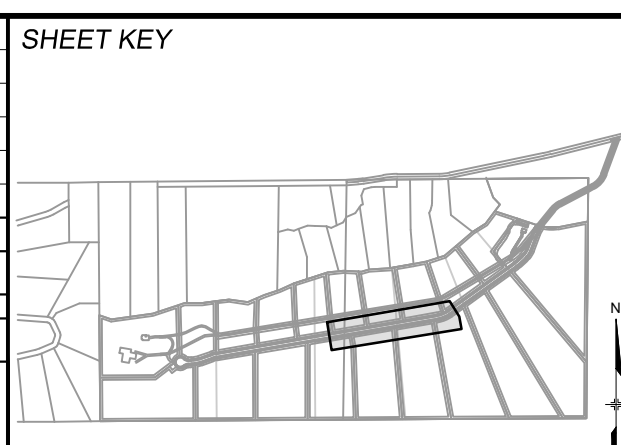


WHITE BEAR POINT ROAD PROFILE 3 SCALE: (H) 1" = 40' (V) 1" = 8' START STA: 22+00.00, END STA: 33+75.00



No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\22.886.076 Hay Creek Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\Road and Storm\RD01.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: 9/22/2023 2:46 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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CTB FILE: Matrix.ctb			
PLOT DATE: 9/22/2023 2:46 PM			
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BENCHMARK
PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.

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

HAY CREEK VALLEY
EL PASO COUNTY, COLORADO
100% CONSTRUCTION DOCUMENTS
ROADWAY PLAN & PROFILE

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 22.886.076

DESIGNED BY: JAO
DRAWN BY: CVW
CHECKED BY: JAO

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

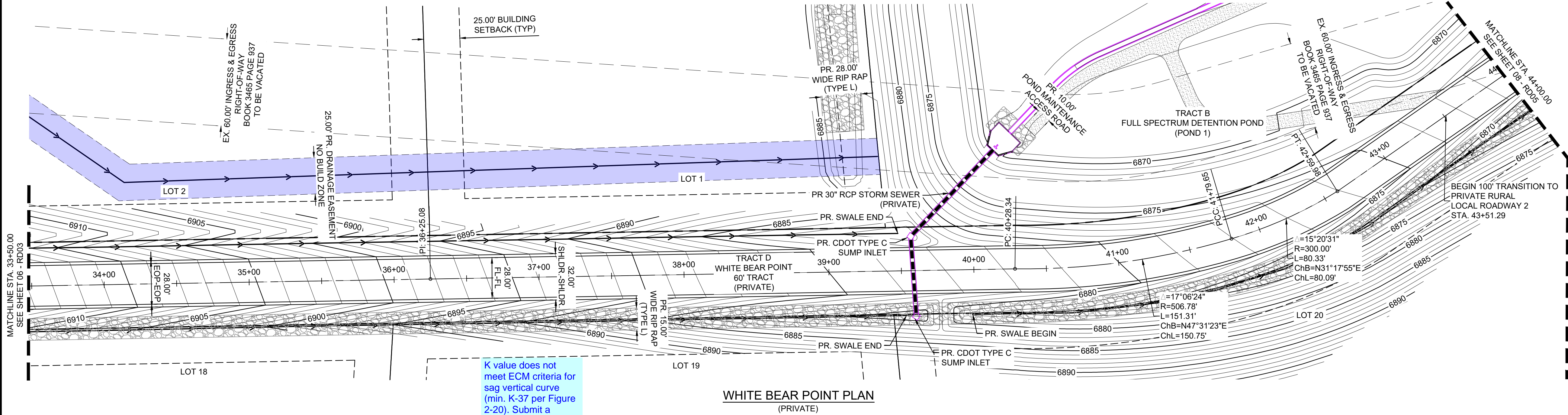
DATE ISSUED: SEPTEMBER 2023
SHEET 06 OF 24

DRAWING No. RD03



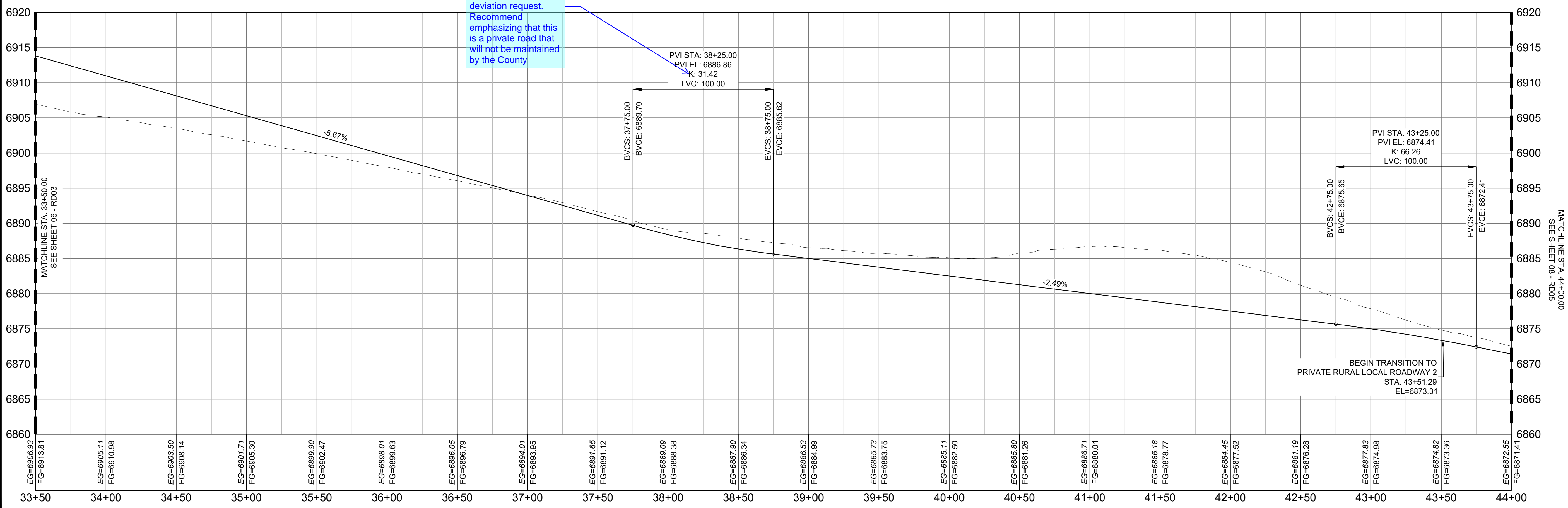
Know what's below. Call before you dig.

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WHITE BEAR POINT PLAN (PRIVATE)

K value does not meet ECM criteria for sag vertical curve (min. K-37 per Figure 2-20). Submit a deviation request. Recommend emphasizing that this is a private road that will not be maintained by the County



WHITE BEAR POINT ROAD PROFILE 4 SCALE: (H) 1" = 40' (V) 1" = 8' START STA: 33+50.00, END STA: 44+00.00

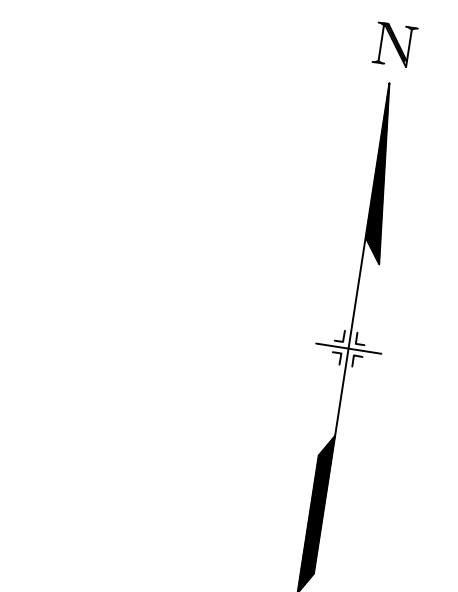
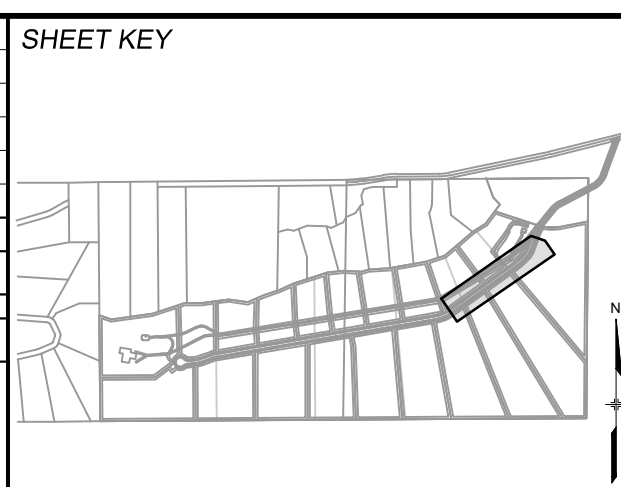


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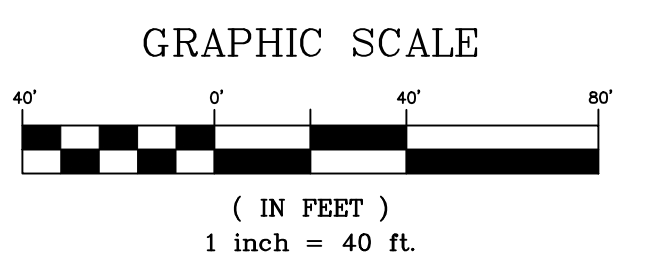
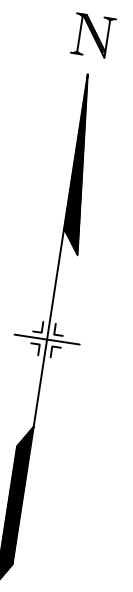
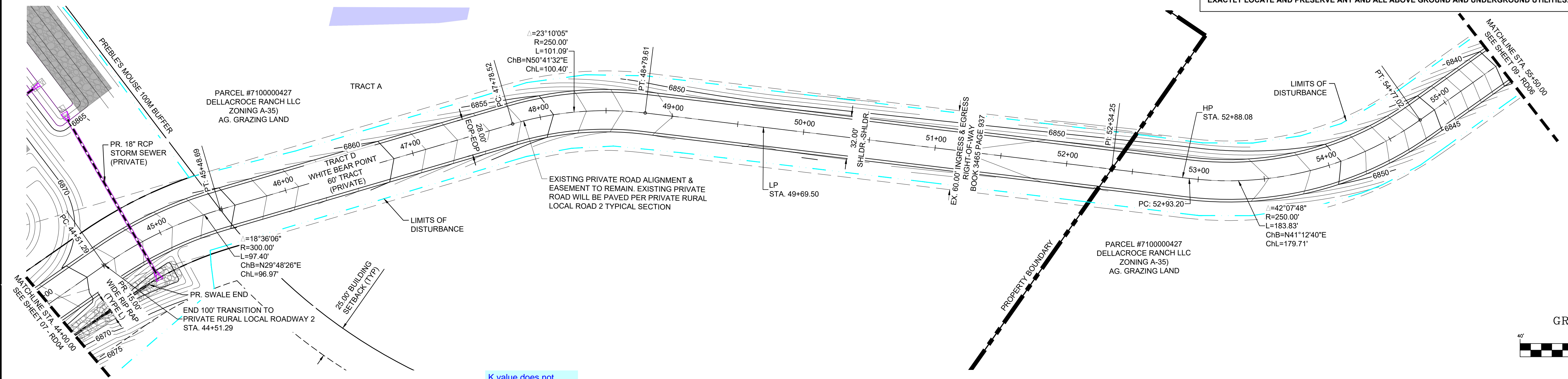
PREPARED BY: Matrix Excellence by Design

SEAL: PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE. HAY CREEK VALLEY EL PASO COUNTY, COLORADO 100% CONSTRUCTION DOCUMENTS ROADWAY PLAN & PROFILE. Includes project name, scale, date issued, and drawing number.



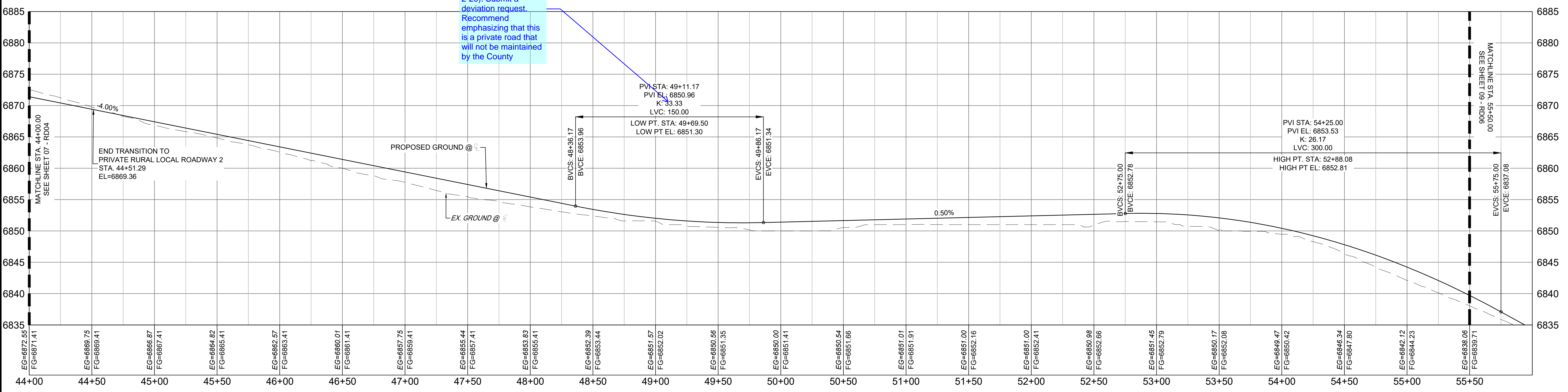
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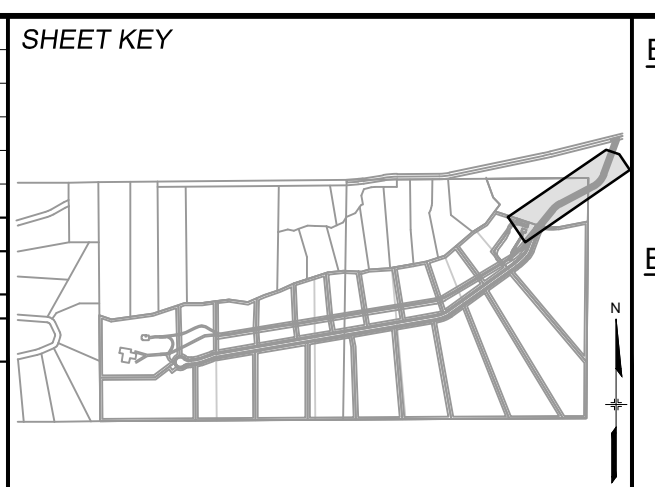
WHITE BEAR POINT ROAD PROFILE 5

K value does not meet ECM criteria for sag vertical curve (min. K-37 per Figure 2-20). Submit a deviation request. Recommend emphasizing that this is a private road that will not be maintained by the County

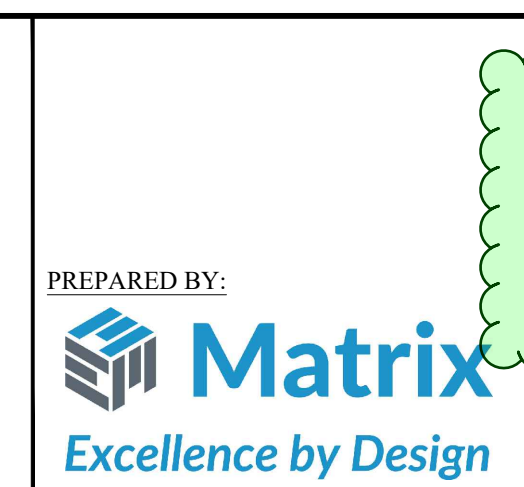


WHITE BEAR POINT ROAD PROFILE 5 SCALE: (H) 1" = 40' (V) 1" = 8' START STA: 44+00.00, END STA: 56+00.00

Table with columns: No., DATE, DESCRIPTION, REVISIONS, BY. Includes reference drawings and computer file management info.



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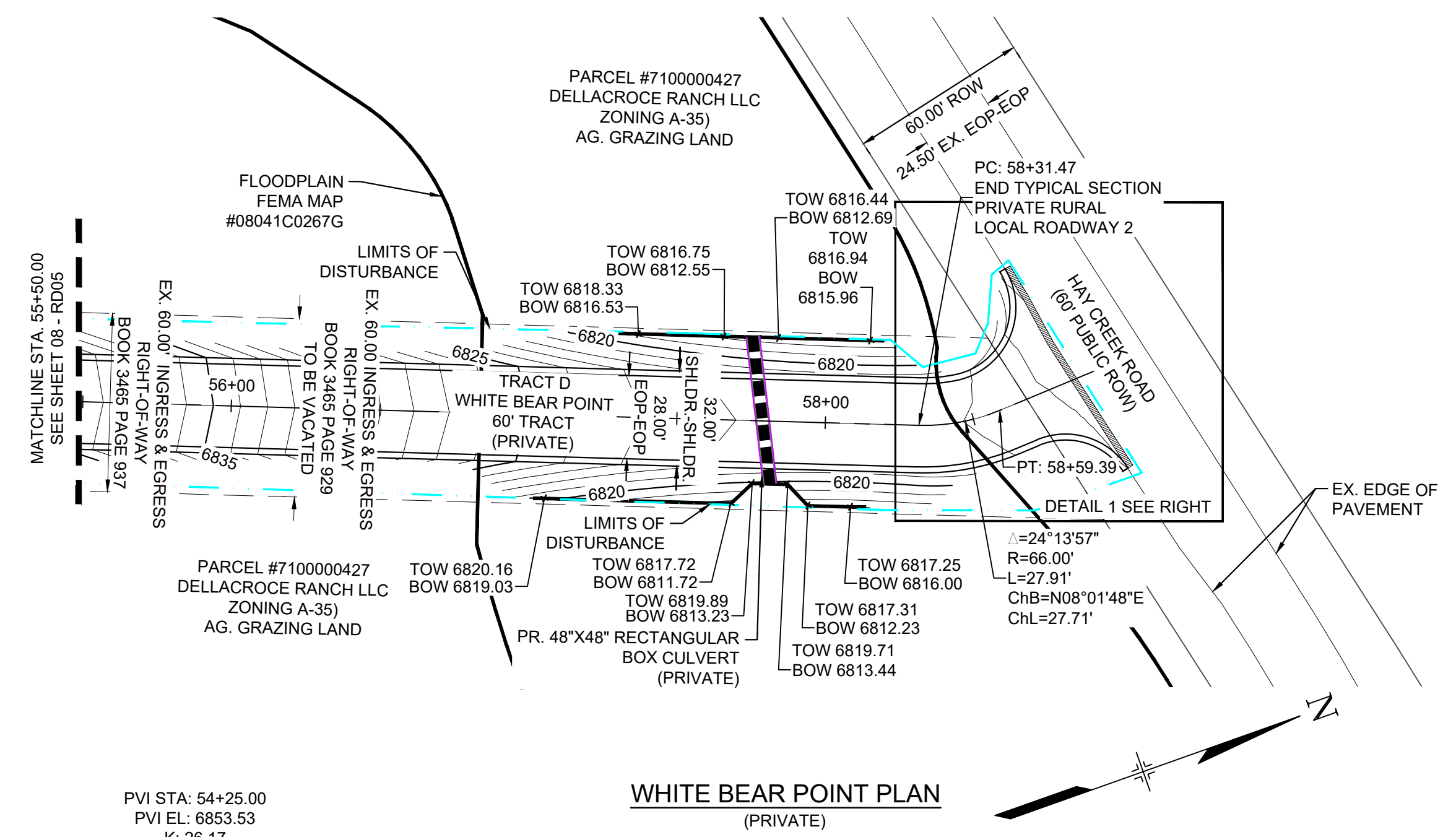
PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

HAY CREEK VALLEY EL PASO COUNTY, COLORADO 100% CONSTRUCTION DOCUMENTS ROADWAY PLAN & PROFILE. Includes designer info: JAO, CVW, JAO, DATE ISSUED: SEPTEMBER 2023, SHEET 08 OF 24, DRAWING No. RD05.



Know what's below.
Call before you dig.

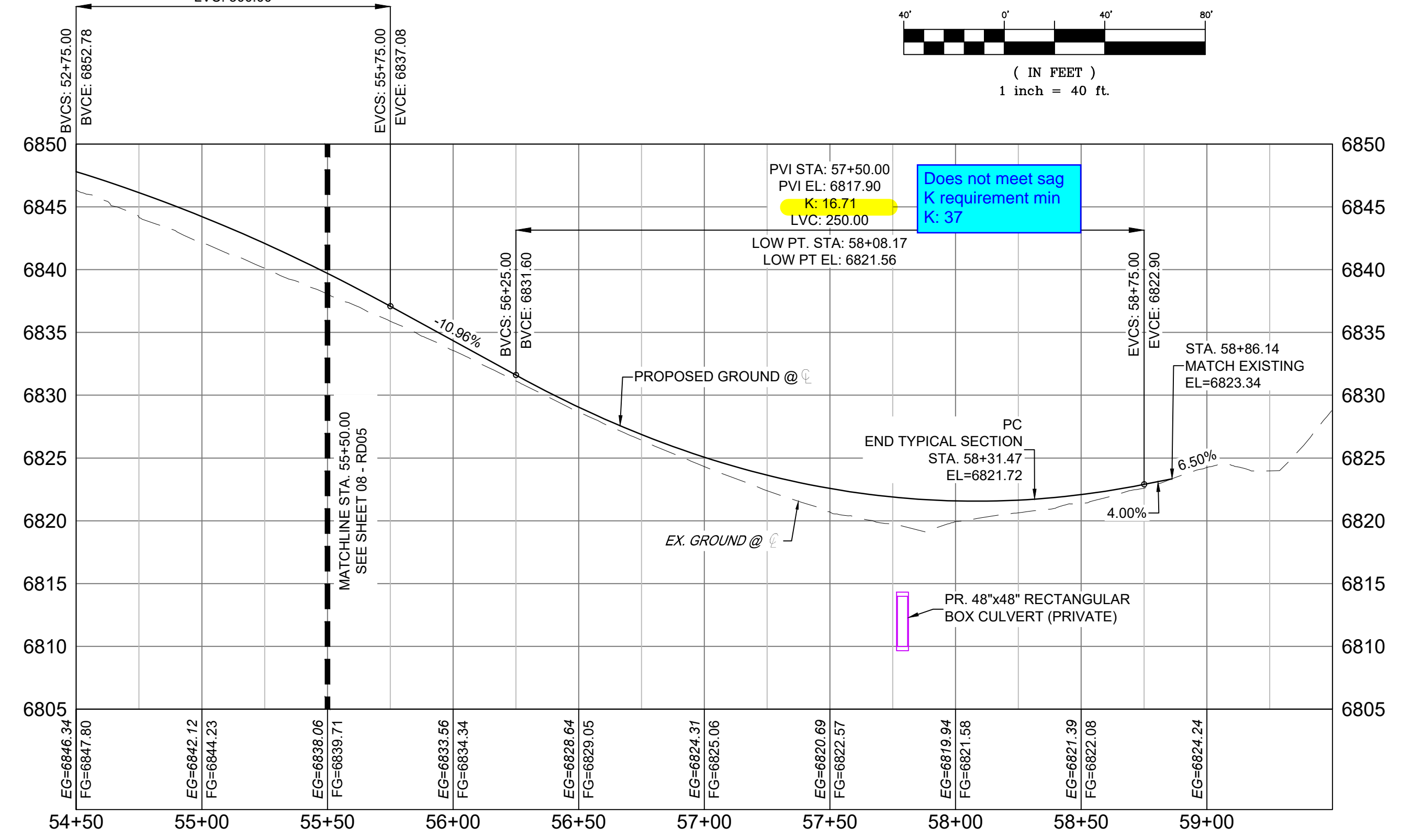
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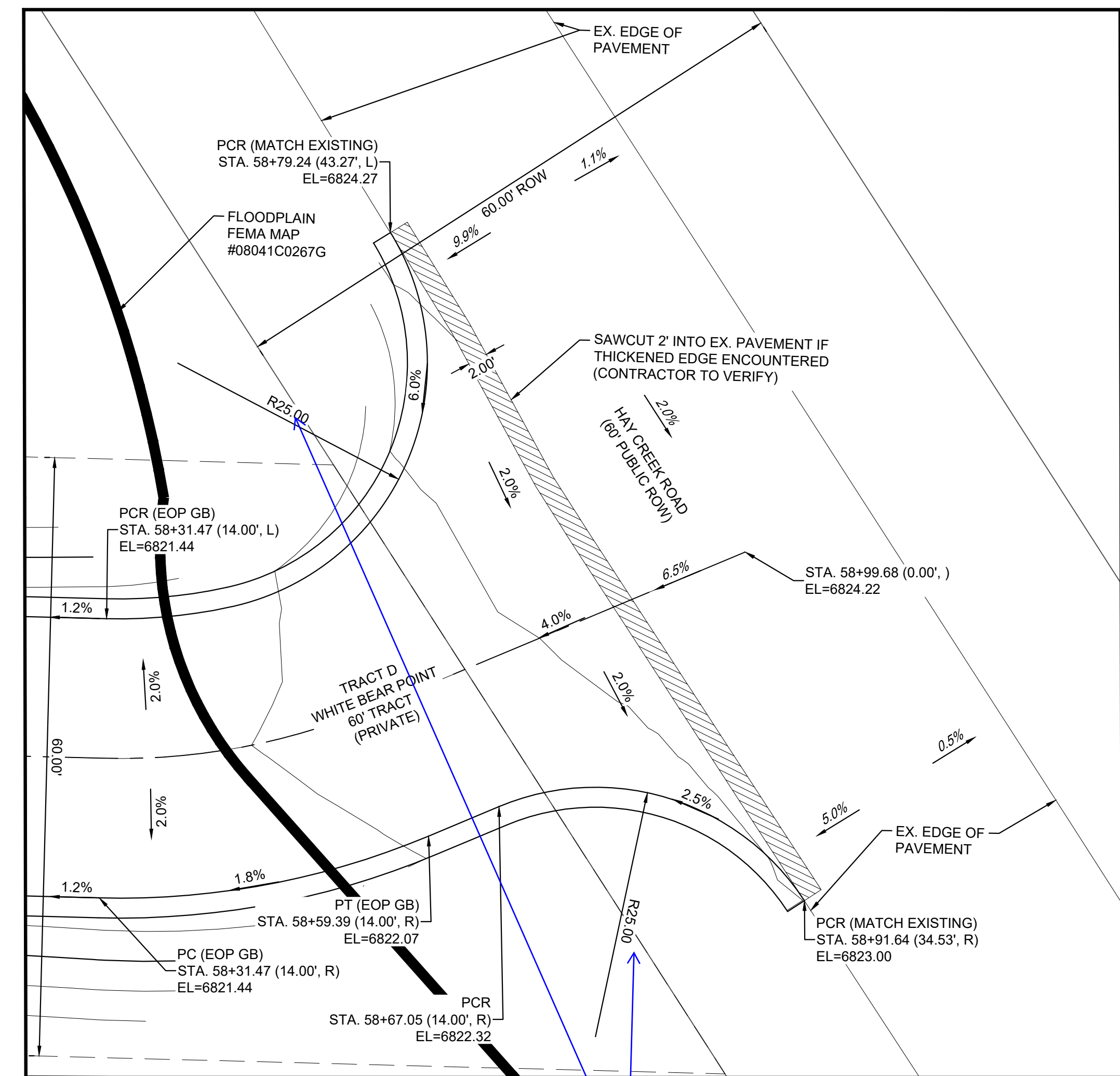
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PVI EL: 6853.53
K: 26.17
LVC: 300.00

WHITE BEAR POINT PLAN
(PRIVATE)

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



WHITE BEAR POINT ROAD PROFILE 6
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 54+50.00, END STA: 59+50.00



DETAIL 1

curb return radius should be 30' per ECM table 2-32

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

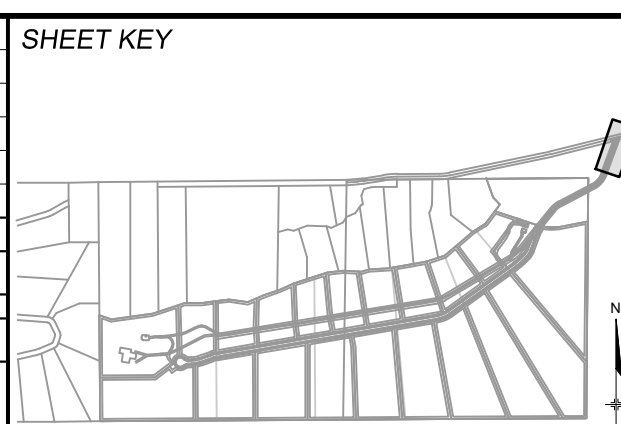
REFERENCE DRAWINGS

X-TITLE-CD	
X-886-PR-SITE	
FEMA XS	
X-886-066-EX-MAP-1	
164022-01 Hay Creek Road BNDY	
X-886-ALTA-SURVEY	
Hay Creek BFEs	
2023-02-28 TOPO 164022-01	

COMPUTER FILE MANAGEMENT

No.	DATE	DESCRIPTION	BY
REVISIONS			

FILE NAME: S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\Road and Storm\RD01.dwg
CTB FILE: Matrix.ctb
PLOT DATE: 9/22/2023 2:46 PM
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PREPARED BY:
Matrix
Excellence by Design

SEAL
PRELIMINARY
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HAY CREEK VALLEY
EL PASO COUNTY, COLORADO
100% CONSTRUCTION DOCUMENTS
ROADWAY PLAN & PROFILE

DESIGNED BY: JAO	SCALE: HORIZ. VARIES	DATE ISSUED: SEPTEMBER 2023	DRAWING No. RD06
DRAWN BY: CVW	VERT. 1"=8'	SHEET 09 OF 24	
CHECKED BY: JAO			

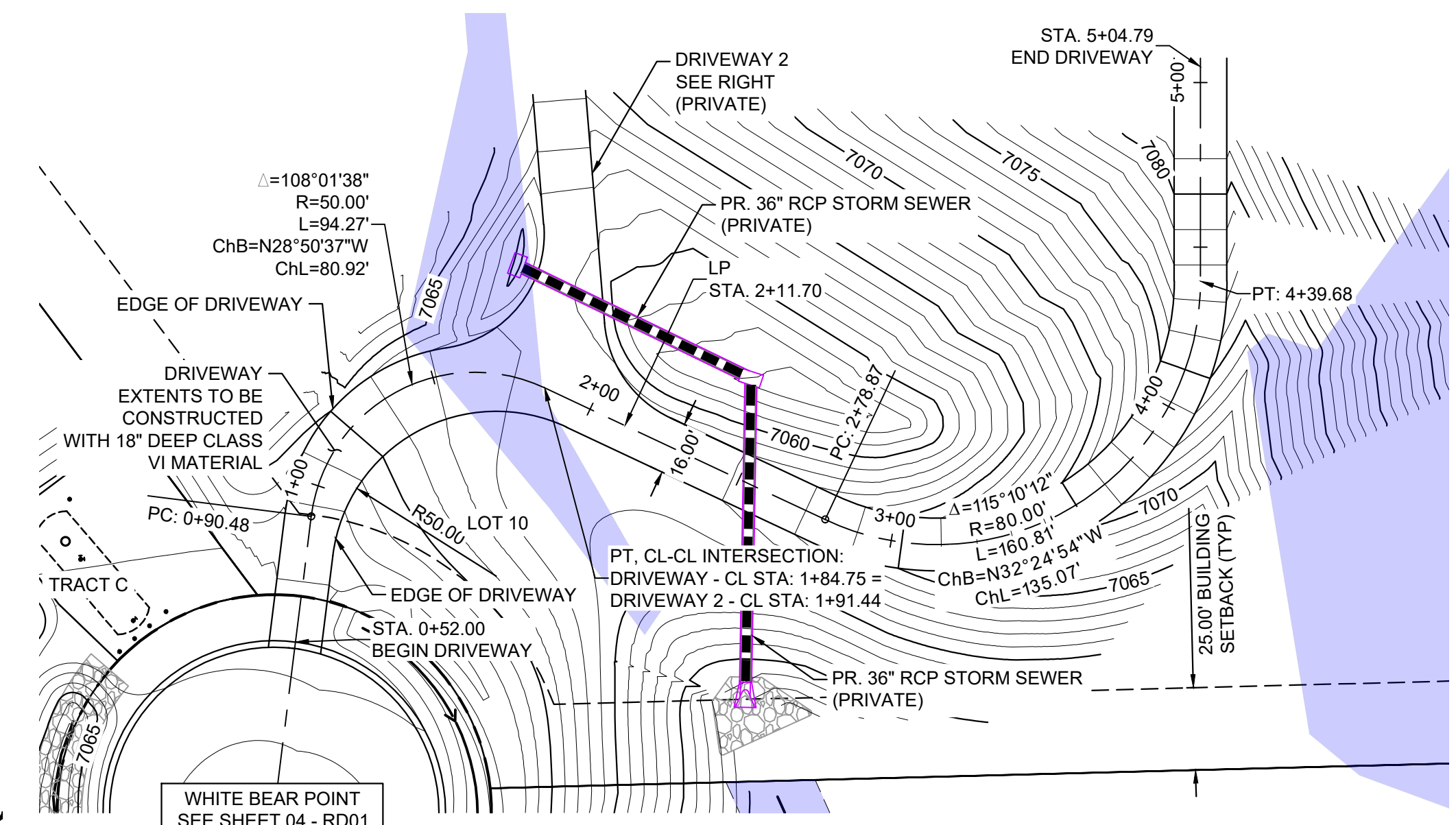
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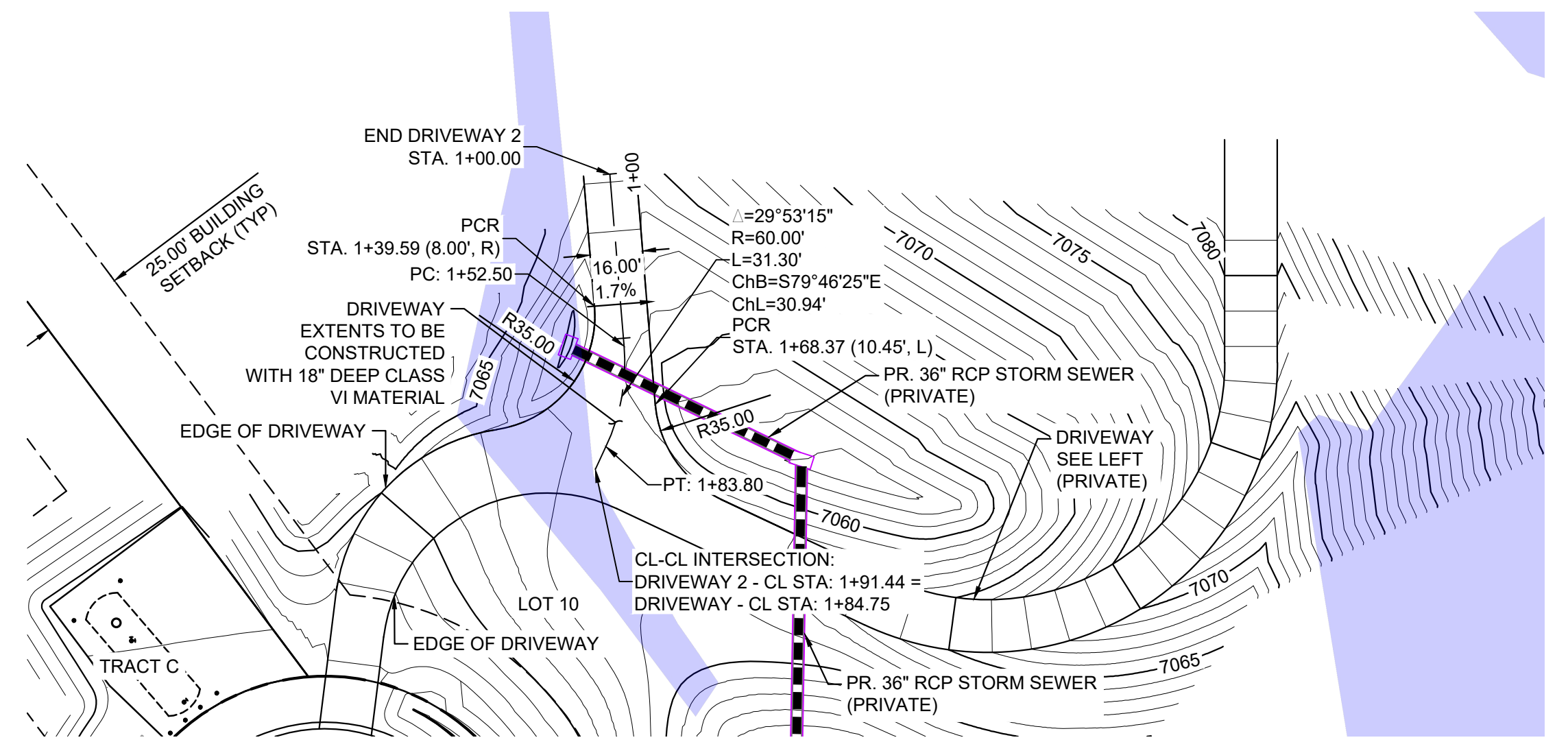
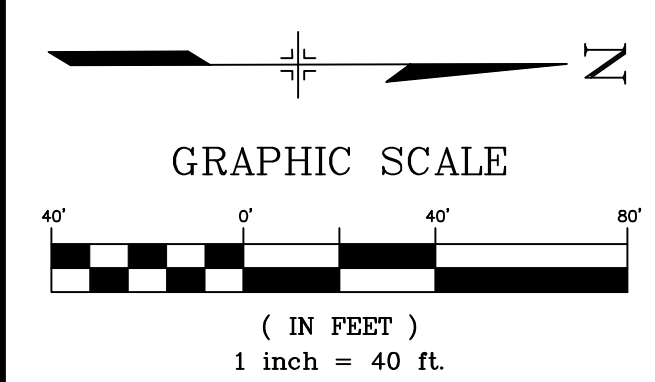


Know what's below.
Call before you dig.

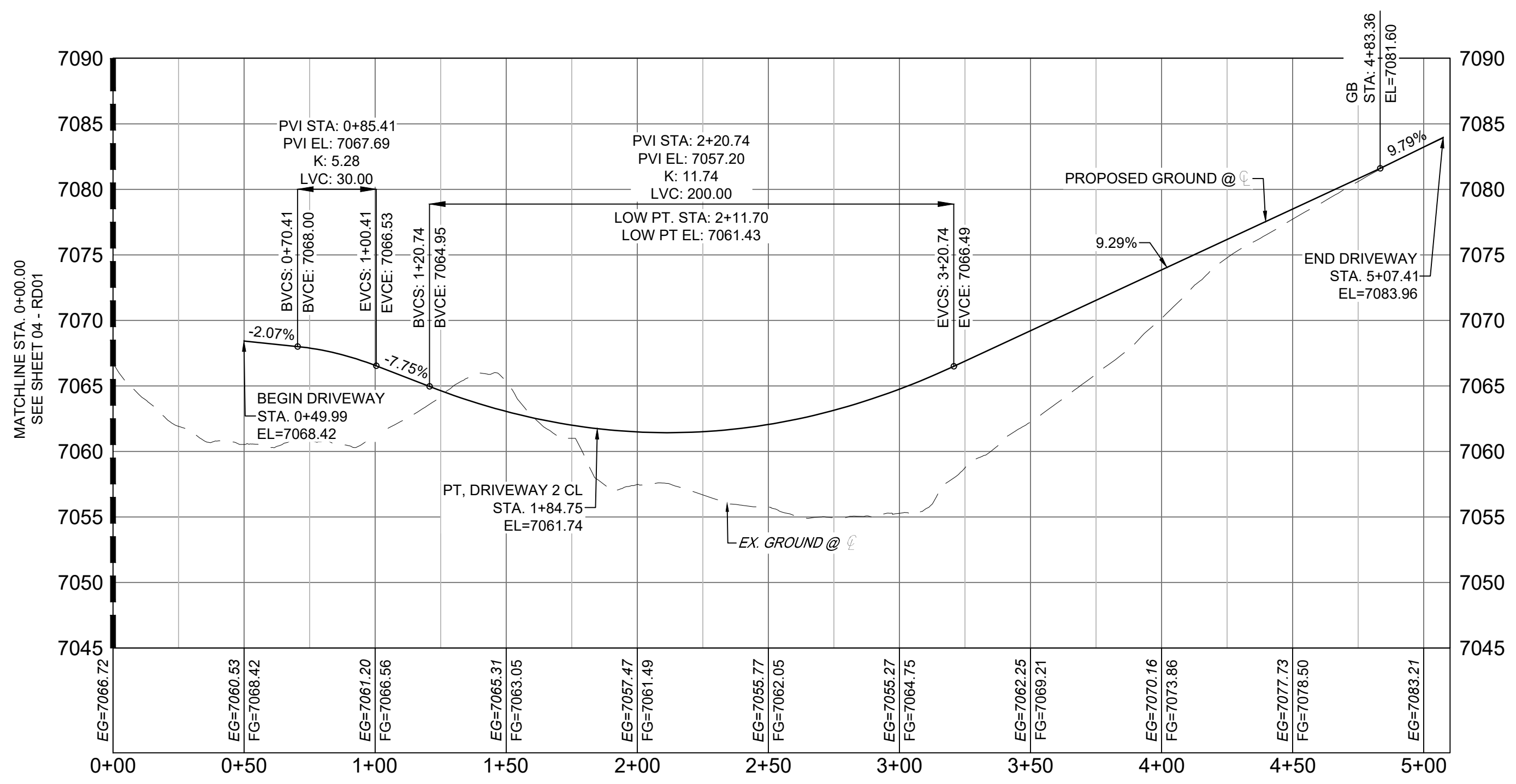
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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



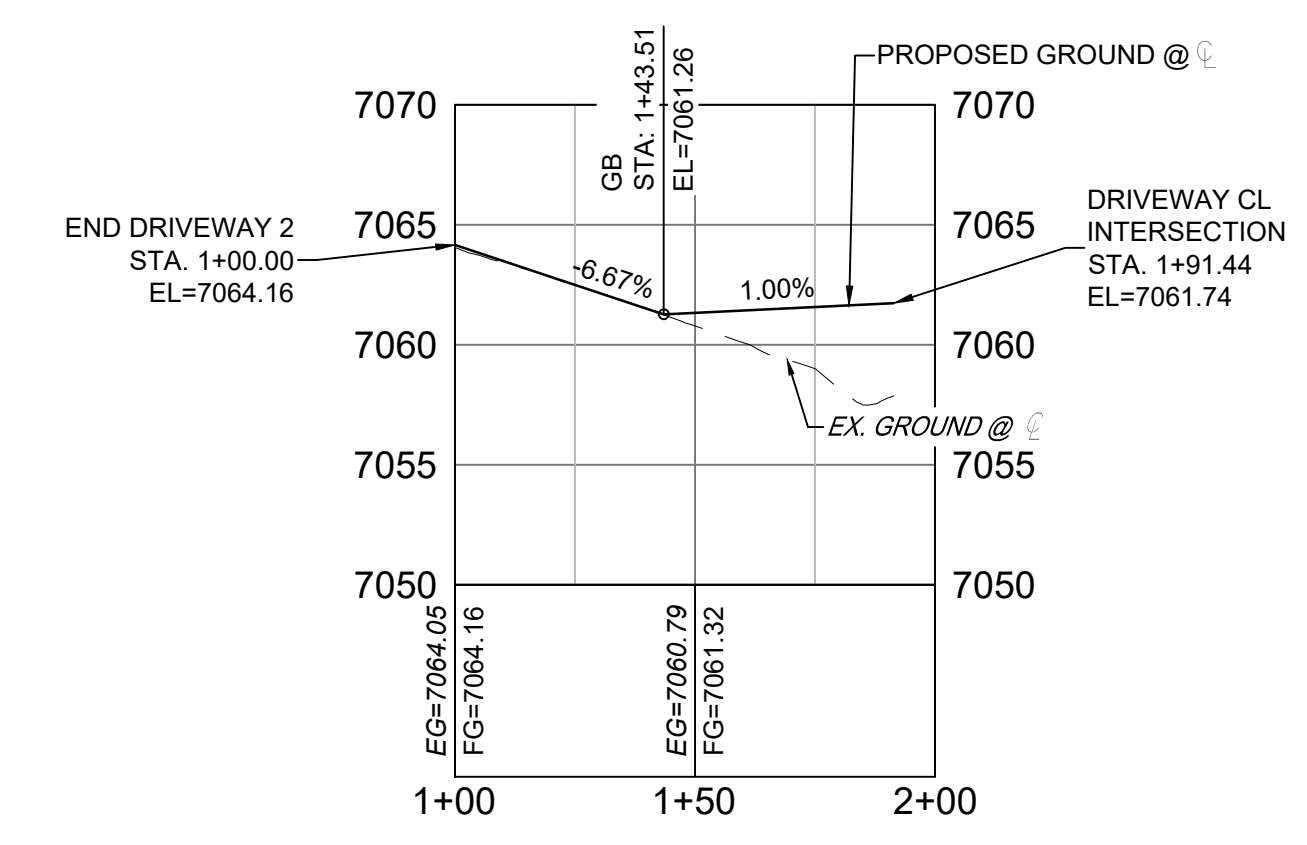
DRIVEWAY 1 PLAN (PRIVATE)



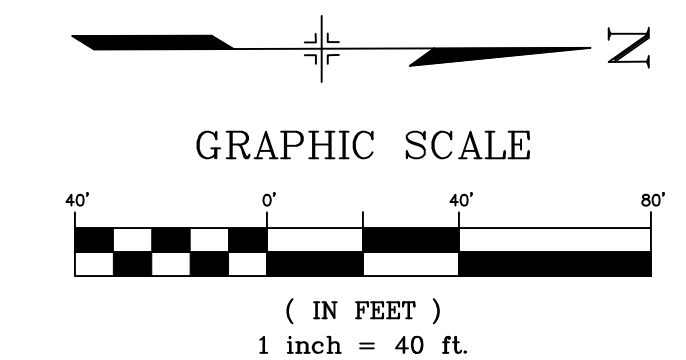
DRIVEWAY 2 PLAN (PRIVATE)



DRIVEWAY 1 ROAD PROFILE SCALE: (H) 1" = 40' (V) 1" = 8' START STA: 0+00.00, END STA: 5+10.00

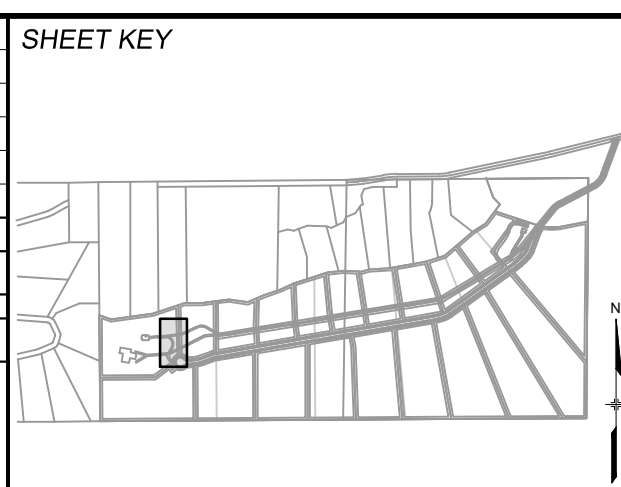


DRIVEWAY 2 ROAD PROFILE SCALE: (H) 1" = 40' (V) 1" = 8' START STA: 1+00.00, END STA: 2+00.00



No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT
FILE NAME: S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\Road and Storm\RD01.dwg
CTB FILE: Matrix.ctb
PLOT DATE: 9/22/2023 2:46 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



BENCHMARK
PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.

BASIS OF BEARING
THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "NOLTE PLS25955 C1/4 S22 T16S, R65W 1999, "AND THE WESTERLY END BY A2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T15S, R65W 2000, "BEING ASSUMED TO BEAR S89°54'42"W, A DISTANCE OF 2,627.78 FEET.

PREPARED BY:
Matrix
Excellence by Design

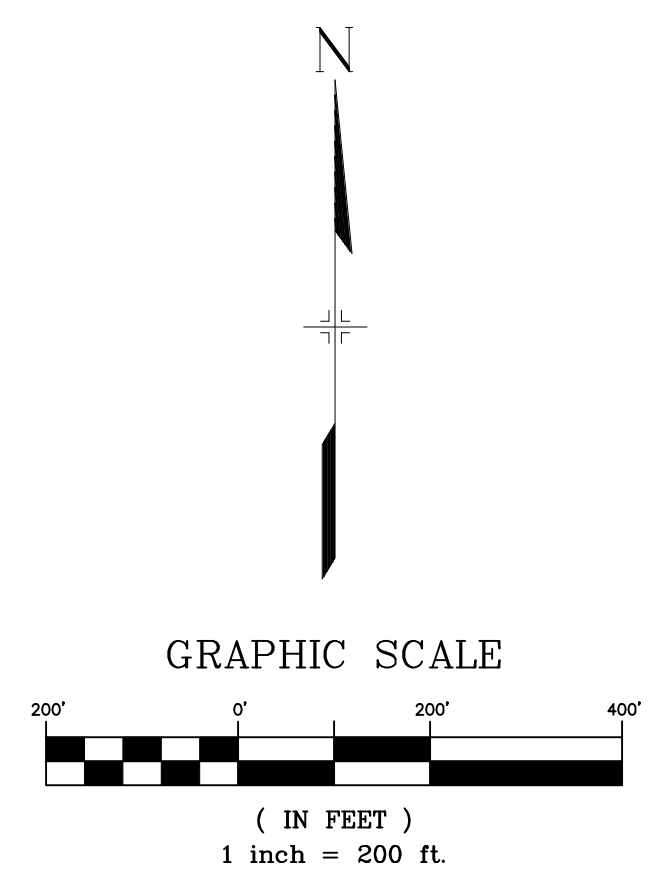
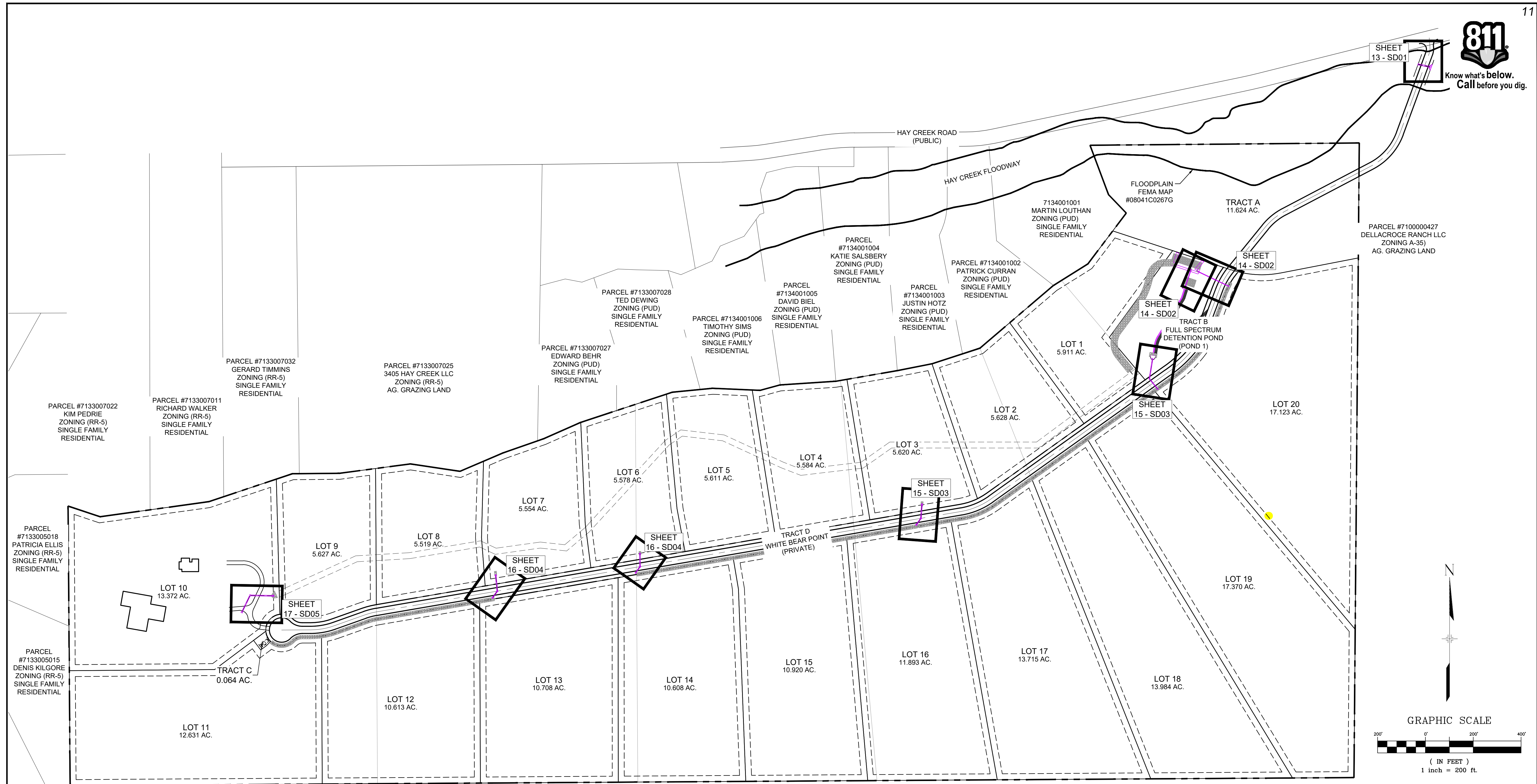
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

HAY CREEK VALLEY
EL PASO COUNTY, COLORADO
100% CONSTRUCTION DOCUMENTS
ROADWAY PLAN & PROFILE

DESIGNED BY: JAO	SCALE: 1" = 40'	DATE ISSUED: SEPTEMBER 2023	DRAWING No. RD07
CHECKED BY: JAO	HORIZ. 1" = 40'	SHEET 10 OF 24	
	VERT. 1" = 8'		



Know what's below. Call before you dig.



- 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, AND ARE HORIZONTAL LENGTHS.
 3. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
 4. ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 5. STRUCTURES WITH PIPES OF DIFFERENT SIZES SHALL MATCH THE CROWN OF THE INSIDE WALL OF PIPE.
 6. MANHOLES SHALL BE INSTALLED 1/8" BELOW THE SURFACE OF THE PAVEMENT ON THE LOWEST SIDE OF THE MANHOLE, OR IN ACCORDANCE WITH THE GOVERNING CRITERIA.
 7. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 8. ALL TYPE I AND II MANHOLES TO FOLLOW EL PASO COUNTY STANDARDS.
 9. JOINT FASTENERS TO BE INSTALLED ON ALL FLARED END SECTIONS AND 2 PIPE SECTIONS LEADING DOWN TO FLARED END SECTIONS.

REFERENCE DRAWINGS	SHEET KEY		
X-886-066-EX-MAP-1 184022-01 Hay Creek Road BNDY X-886-PR-SITE X-TITLE-CD X-886-ALTA-SURVEY			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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PLOT DATE: 9/22/2023 2:47 PM			
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PREPARED BY: **Matrix**
Excellence by Design

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

HAY CREEK VALLEY
EL PASO COUNTY, COLORADO
100% CONSTRUCTION DOCUMENTS

STORM DRAIN SHEET KEY

DESIGNED BY: WCG	SCALE: HORIZ 1"=200'	DATE ISSUED: SEPTEMBER 2023	DRAWING No. SDGN01
DRAWN BY: RWO	VERT. N/A	SHEET 11 OF 24	
CHECKED BY: JAO			



GENERAL NOTES:

TRACER WIRE:

- PER THE COLORADO SENATE BILL 18-167, ALL UNDERGROUND UTILITIES, INCLUDING STORM SEWER, MUST BE INSTALLED WITH A DETECTABLE MATERIAL SO THEY CAN BE TRACED AT GROUND LEVEL. ENSURE ALL PIPES INSTALLED ARE EQUIPPED WITH MEANS OF BEING DETECTED, AS PER CITY STANDARD D-37
- DO NOT BACKFILL INLETS PRIOR TO ONE-POUND ANODE AND 1.5# MAGNESIUM GROUND ROD INSTALLATION.
- TRACER WIRE SHALL BE INSTALLED IN ALL UNDERGROUND PIPE.
- TRACER WIRE FOR STORM SEWER AND DRAIN LINES SHALL BE GREEN IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) UNIFORM COLOR CODE.
- "OPEN TRENCH" TRACER WIRE SHALL BE #8 OR #10 AWG COPPER SOLID OR #12 AWG COPPER CLAD HIGH STRENGTH WITH MINIMUM 30 MIL HDPE INSULATION THICKNESS COMPLYING WITH ASRM D-1248, AND A MINIMUM AVERAGE TENSILE BREAK LOAD OF 450-LBS, AND A 30-MIL HDPE JACKET-GREEN (TYPICAL).
- "PIPE/SLIP LINING" TRACER WIRE SHALL BE 7X7 STRANDED COPPER CLAD STEEL, EXTREME STRENGTH WITH 4,700 LB. BREAK LOAD, WITH MINIMUM 50-MIL HDPE INSULATION THICKNESS.
- TRACER WIRE SHALL BE SECURED EVERY 5-FEET TO 8-FEET ON THE TOP OF THE PIPE BY TAPING OR TYING TO THE PIPE.
- A 4-WAY CONNECTOR OR (2) 3-WAY CONNECTORS WITH SHORT JUMP WIRE ARE REQUIRED AT ALL CROSSINGS.
- TRACER WIRE SHALL BE AS CONTINUOUS AS POSSIBLE. IF SPLICING IS NECESSARY, THE ONLY APPROVED SPLICE METHOD IS A SPLIT BOLT CONNECTOR HOUSED IN A SPLIT BOLT HOUSING.
- ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE AND INSTALLING A NEW SECTION OF WIRE WITH APPROVED CONNECTORS. TAPING AND/OR SPRAY COATING SHALL NOT BE ALLOWED AS A CONNECTION.
- EXPOSED WIRE SHALL BE WRAPPED WITH SCOTCH LINERLESS RUBBER SPLICING TAPE TO SEAL OUT MOISTURE, AND THEN COATED WITH SCOTCH SUPPER 33+ VINYL ELECTRIC TAPE TO SEAL THE RUBBER TAPE.
- TRACER WIRE CAN NOT BE PLACED INSIDE DRAINAGE INLETS.

TERMINATION/ACCESS:

- TRACER WIRE SHALL BE BROUGHT ABOVE GROUND AND CONNECT AT EACH INLET AND MANHOLE IN A GRADE LEVEL TRACER WIRE TEST BOX.
- A MINIMUM OF 2-FEET OF EXCESS/SLACK WIRE IS REQUIRED IN ALL TRACER WIRE ACCESS BOXES AFTER MEETING FINAL ELEVATION.
- DRIVE-IN 1.5# MAGNESIUM GROUND RODS (ANODE) WHICH SHALL BE ATTACHED TO THE END OF THE TRACER WIRE.
- TRACER WIRE MUST BE PROPERLY GROUNDING AT ALL DEAD ENDS (INLETS, OUTFALL, ETC.), AND DRIVEN INTO NATIVE SOIL AT PIPE LEVEL.
- TRACER WIRE TERMINATION POINTS MUST UTILIZE A WIRE ACCESS BOX.
- TRACER WIRE ACCESS BOXES MUST INCLUDE A MANUAL INTERRUPTIBLE CONDUCTIVE/CONNECTIVE LINK BETWEEN TERMINAL FOR TRACER WIRE CONNECTION AND TERMINAL FOR GROUND ROD WIRE CONNECTION.
- GROUNDING ANODE WIRE AND 1.5# MAGNESIUM GROUND ROD WIRE SHALL BE CONNECTED TO THE IDENTIFIED LOCATION (BOTTOM) TERMINAL IN ALL ACCESS BOXES.
- ALL SERVICE LATERAL TRACER WIRE MUST BE PROPERLY CONNECTED TO THE MAINLINE TRACER WIRE TO ENSURE FULL TRACING/LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT.
- TRUNK LINE TRACER WIRE SHALL BE CONTINUOUS, BY-PASSING AROUND THE OUTSIDE OF MANHOLES/STRUCTURES ON THE NORTH OR EAST SIDE, UNLESS ON THE END SECTION.
- ALL NEW TRACER WIRE INSTALLATIONS SHALL BE TESTED AND LOCATED PRIOR TO ACCEPTANCE. TESTING AND LOCATING SHALL BE PERFORMED BY A THIRD PARTY AT THE COMPLETION OF ROUGH GRADING AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. ANY DEFICIENCIES SHALL BE CORRECTED PRIOR TO FINAL ACCEPTANCE.
- WHEN REPAIRS ARE PERFORMED ON STORMWATER LINE, TRACER WIRE SHALL BE TESTED PRIOR TO FINAL ACCEPTANCE.

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT CITY OF COLORADO SPRINGS ENGINEERING DIVISION (THE CITY) STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (EXCAVATION, CONCRETE, TRAFFIC CONTROL, ETC.), AND NOTIFY THE CITY BY 1500 HOURS THE BUSINESS DAY BEFORE INSPECTION IS REQUIRED.
- DO NOT BACKFILL INLETS PRIOR TO ONE-POUND ANODE AND 1.5# MAGNESIUM GROUND ROD INSTALLATION.

TRACER WIRE:

- TRACER WIRE SHALL BE INSTALLED ON ALL UNDERGROUND PIPE.
- TRACER WIRE FOR STORM SEWER AND DRAIN LINES SHALL BE GREEN IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) UNIFORM COLOR CODE.
- "OPEN TRENCH" TRACER WIRE SHALL BE #8 OR #10 AWG COPPER SOLID OR #12 AWG COPPER CLAD HIGH STRENGTH WITH MINIMUM 30 MIL HDPE INSULATION THICKNESS COMPLYING WITH ASTM D-1248, AND A MINIMUM AVERAGE TENSILE BREAK LOAD OF 450-LBS, AND A 30-MIL HDPE JACKET-GREEN (TYPICAL).
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- WHEN REPAIRS ARE PERFORMED ON STORMWATER LINE, TRACER WIRE SHALL BE TESTED PRIOR TO FINAL ACCEPTANCE.

TRACER WIRE GENERAL NOTES

APPROVED: [Signature] DATE: 8/16/19

TYPICAL CURB INLET PLAN

TYPICAL CURB INLET SECTION

INLET OR MANHOLE LOCATED IN PAVED SURFACE

TRACER WIRE AT STORM SEWER LATERALS

APPROVED: [Signature] DATE: 8/16/19

TRACER WIRE SAMPLE STORM SEWER PLAN

APPROVED: [Signature] DATE: 8/16/19

TRACER WIRE AT STORM SEWER MANHOLE

APPROVED: [Signature] DATE: 8/16/19

SPLIT BOLT CONNECTION

SPLIT BOLT HOUSING SPECIFICATION:
 VOLTAGE - 50 VOLTS
 HOUSING - HIGH IMPACT POLYPROPYLENE
 SEALANT - DIELECTRIC SILICONE GEL

TAPING NOTES:

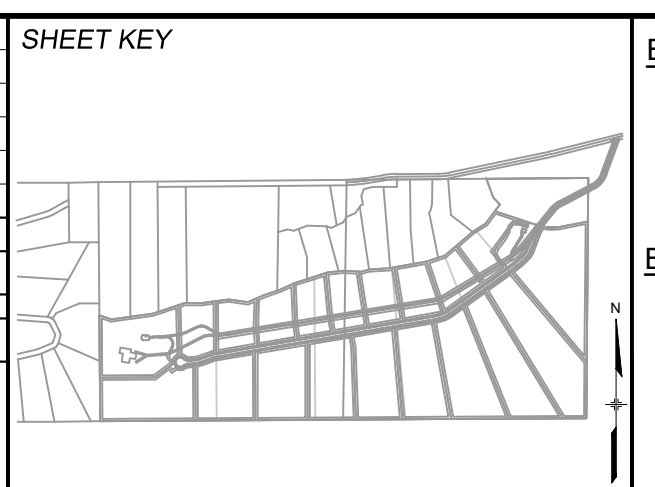
- WRAP ALL TRACER WIRE SPLIT BOLT CONNECTORS OR EXPOSED WIRE USING 1-INCH 3M SCOTCH 130C LINERLESS RUBBER SPLICING TAPE. SEAL ALL ENDS TO PREVENT MOISTURE PENETRATION.
- WRAP OVER RUBBER TAPE WITH 1-INCH SCOTCH 33+ VINYL TAPE TO COVER AND PROTECT RUBBER TAPE. EXTEND WRAP 2-INCHES ON BOTH SIDES OF CONNECTOR.

TRACER WIRE SPLICE DETAIL

APPROVED: [Signature] DATE: 8/16/19

Please remove

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-TITLE-CD X-886-PR-SITE FEMA_15 X-886-066-EX-MAP-1 164022-01 Hay Creek Road BNSF X-886-ALTA-SURVEY Hay Creek BFEs				
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CTB FILE:	Matrix.ctb			
PLOT DATE:	9/22/2023 2:47 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



BENCHMARK
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BASIS OF BEARING
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PREPARED BY:

SEAL

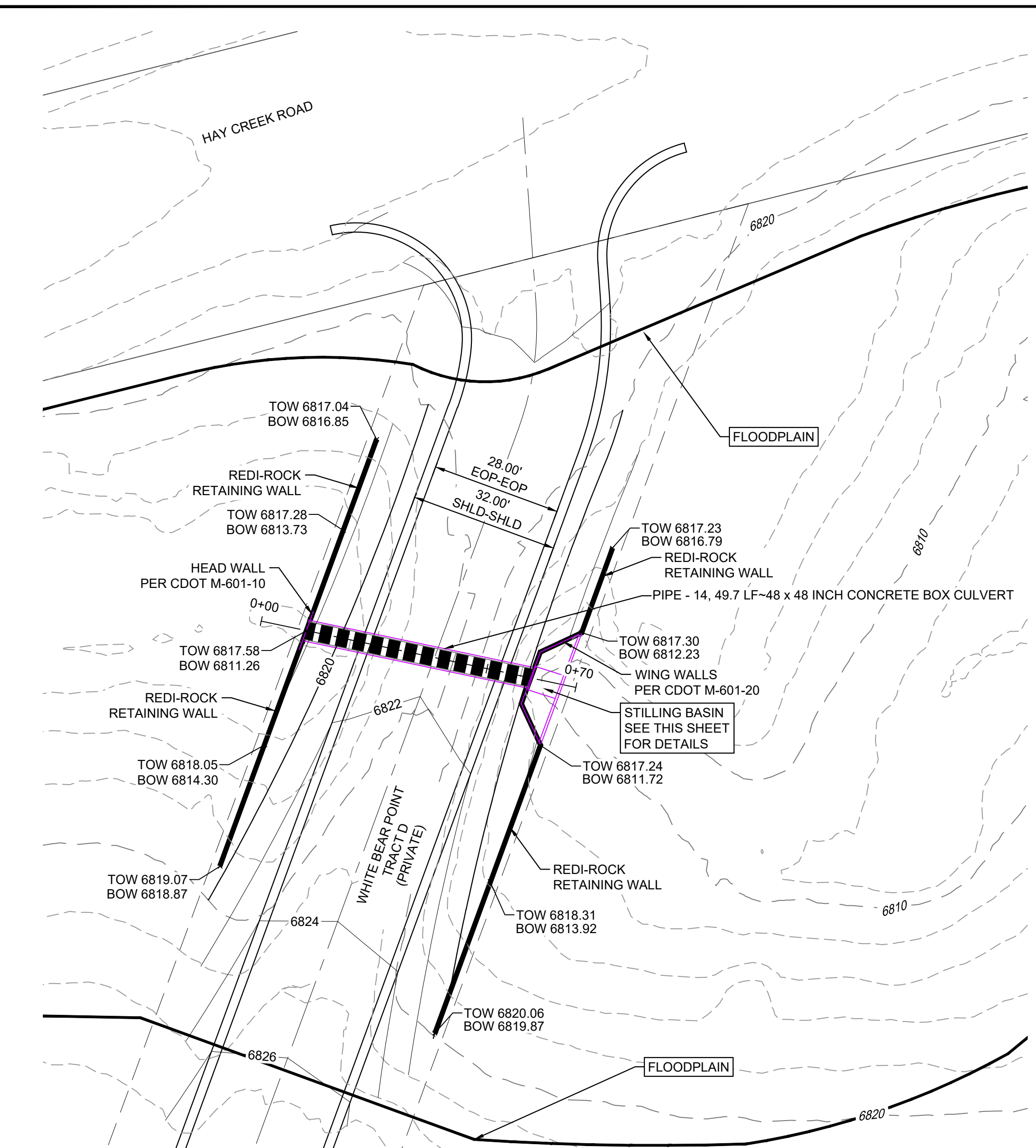
PRELIMINARY
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FOR AND ON BEHALF OF:
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 22.886.076

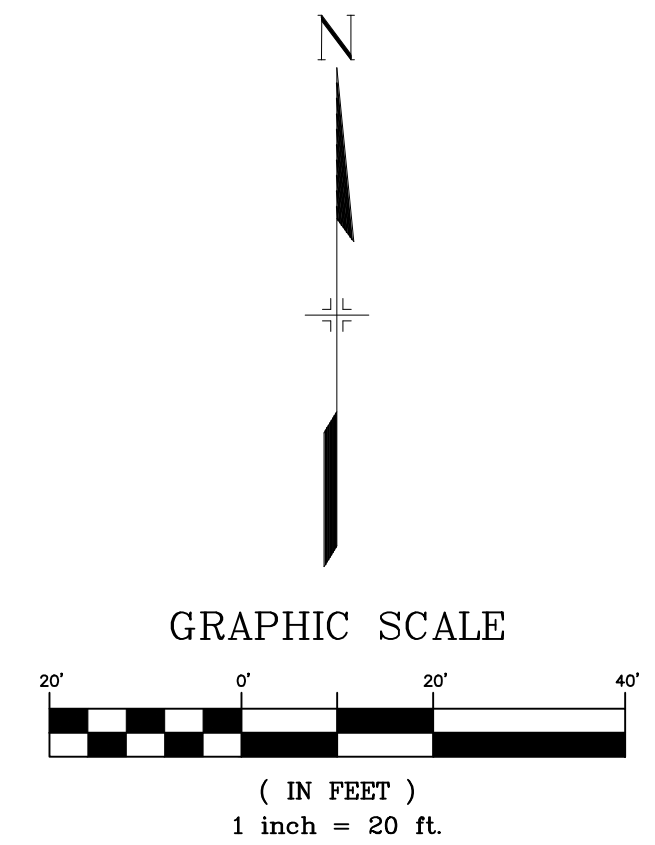
HAY CREEK VALLEY
 EL PASO COUNTY, COLORADO
 100% CONSTRUCTION DOCUMENTS

STORM DRAIN GENERAL NOTES & DETAILS

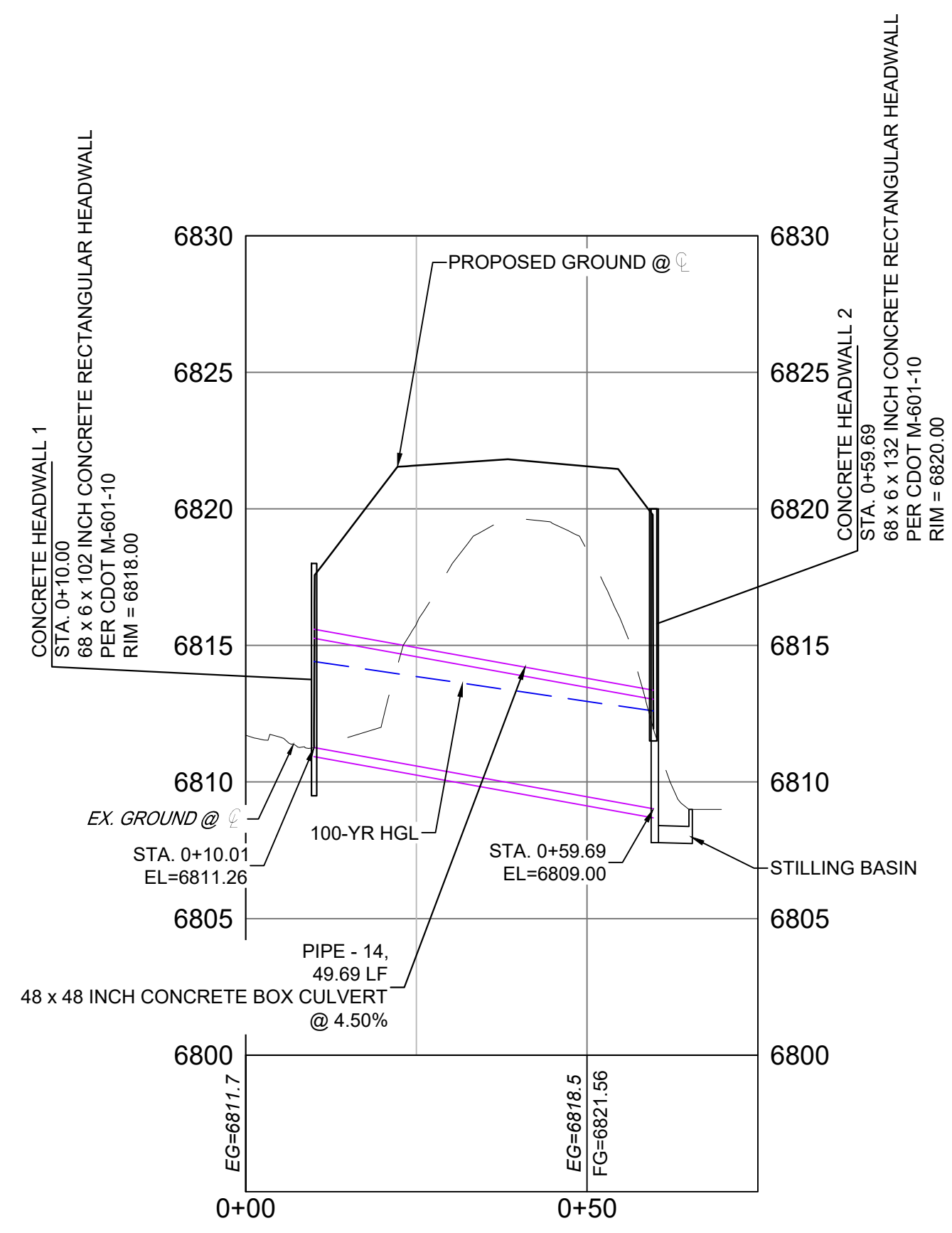
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DRAWN BY:	RWO	HORIZ:	N/A				
CHECKED BY:	JAO	VERT:	N/A	SHEET:	12 OF 24		



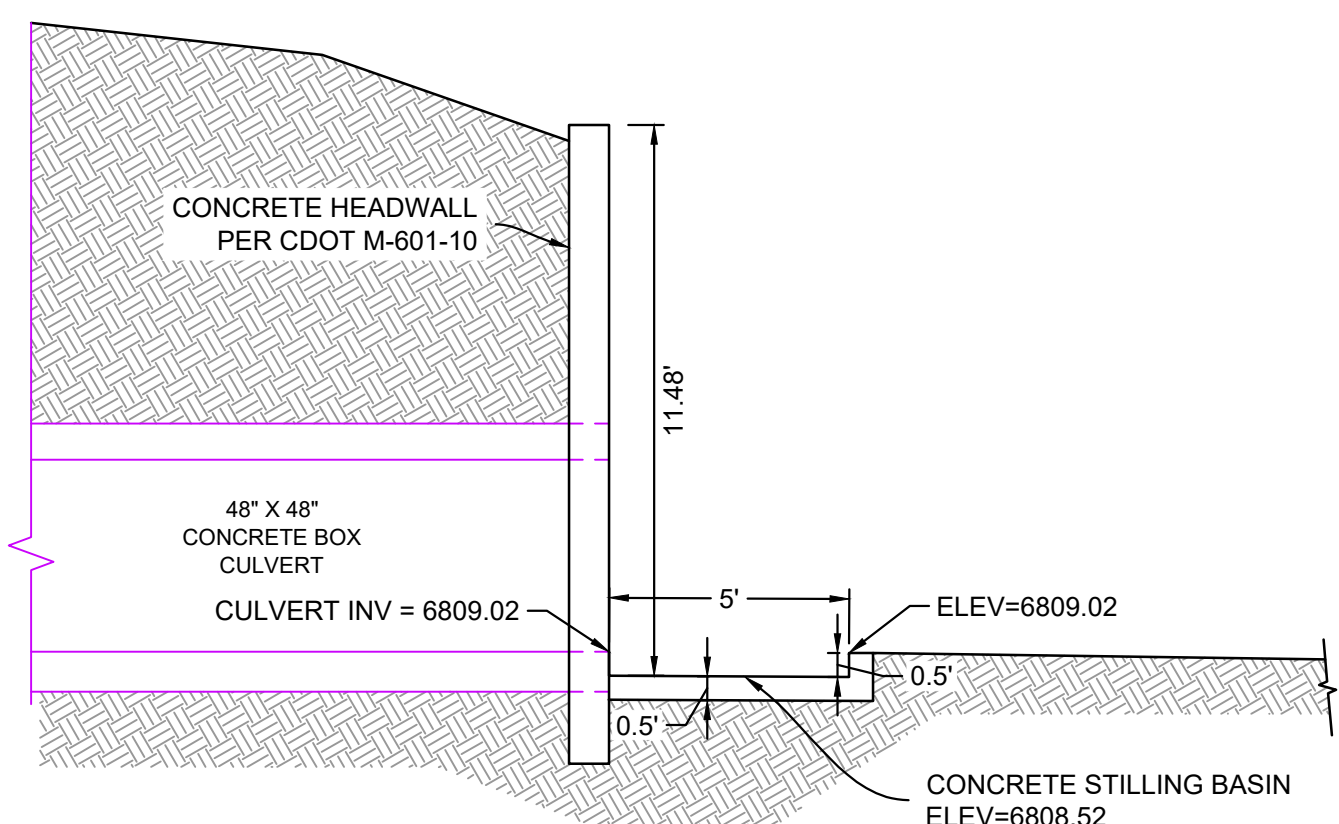
WHITE BEAR POINT CULVERT PLAN



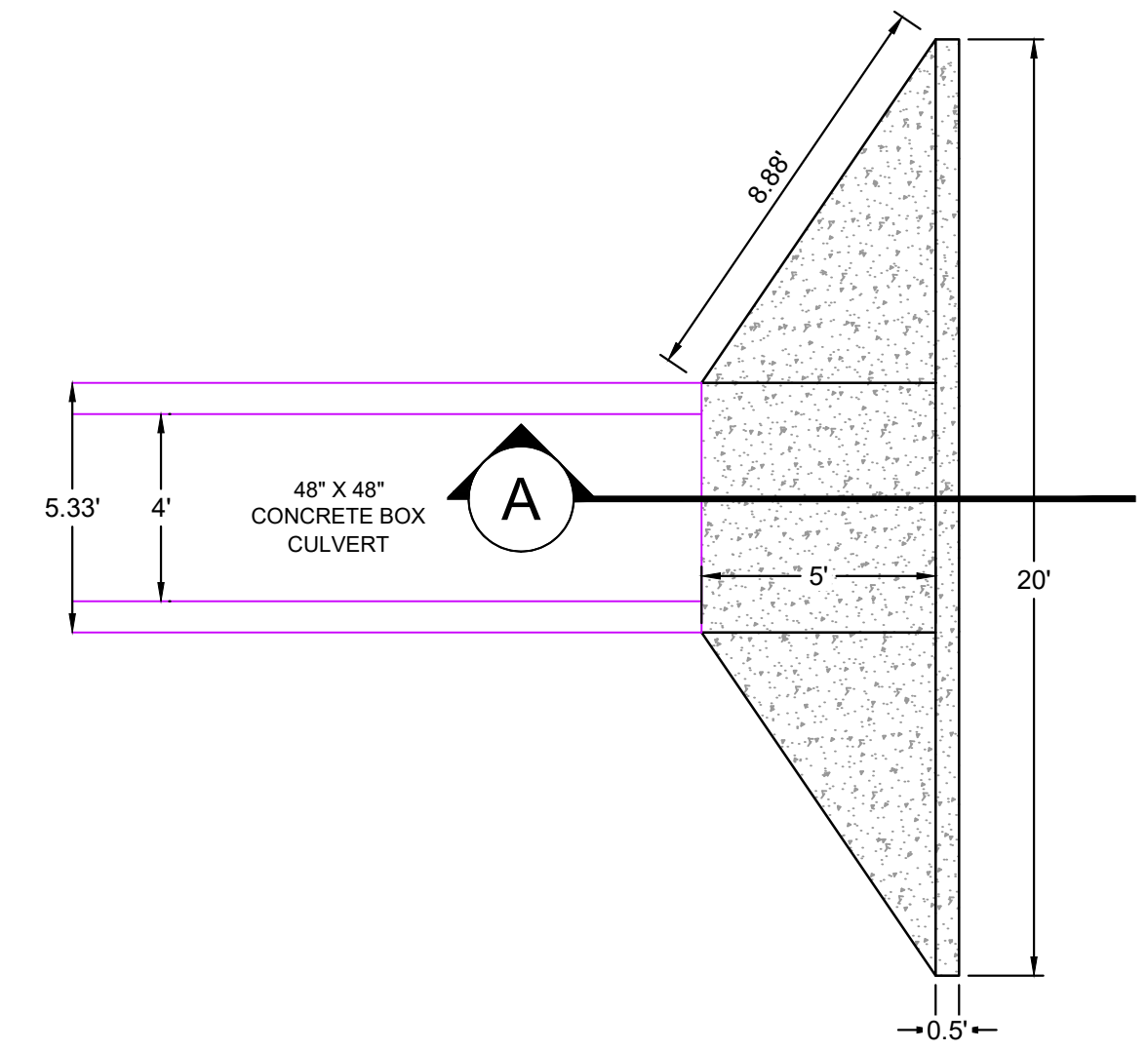
PIPE SUMMARY TABLE				
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING
PIPE - 14	48 X 48 INCH CONCRETE BOX CULVERT	4.50%	49.69	S78°06'17"E



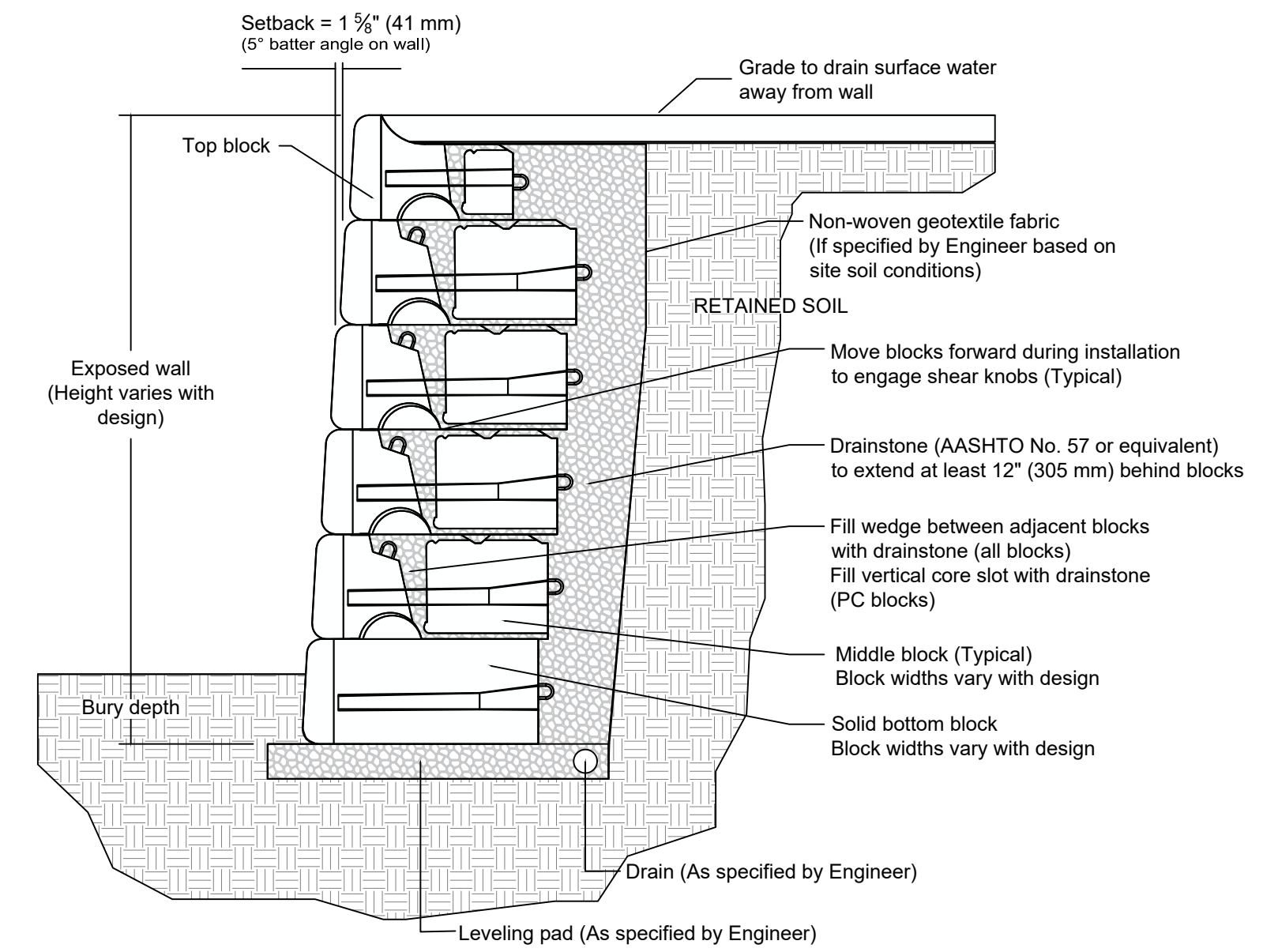
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SCALE: (H) 1" = 20' (V) 1" = 5'
START STA: 0+00.00, END STA: 0+75.00



SECTION A
H: 1" = 4'



STILLING BASIN
H: 1" = 4'



RETAINING WALL SECTION
NOT TO SCALE

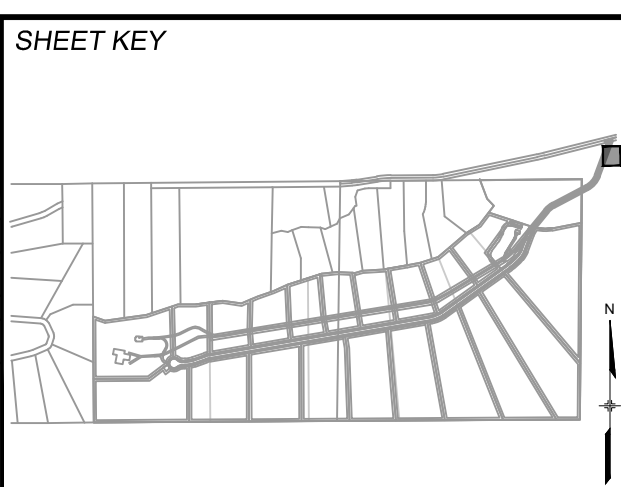
This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.

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 9. JOINT FASTENERS TO BE INSTALLED ON ALL FLARED END SECTIONS AND 2 PIPE SECTIONS LEADING DOWN TO FLARED END SECTIONS.
 10. THIS PLAN SET PROVIDES WALL ELEVATIONS AND EXPOSED WALL HEIGHTS. STRUCTURAL DESIGN IS NOT INCLUDED AS PART OF THIS PLAN SET.

No.	DATE	DESCRIPTION	BY
REVISIONS			

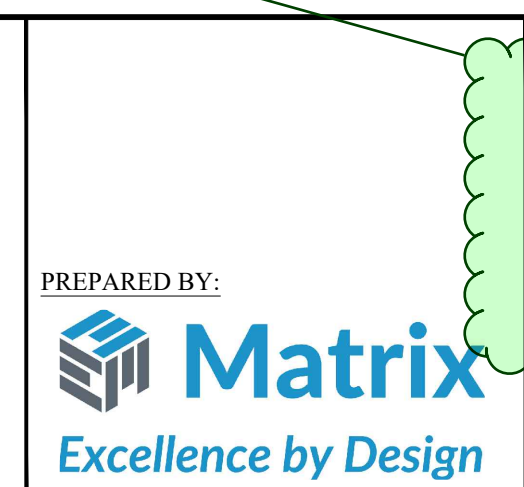
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 PLOT DATE: 9/22/2023 2:48 PM
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HAY CREEK VALLEY
EL PASO COUNTY, COLORADO
100% CONSTRUCTION DOCUMENTS

STORM DRAIN PLAN & PROFILE

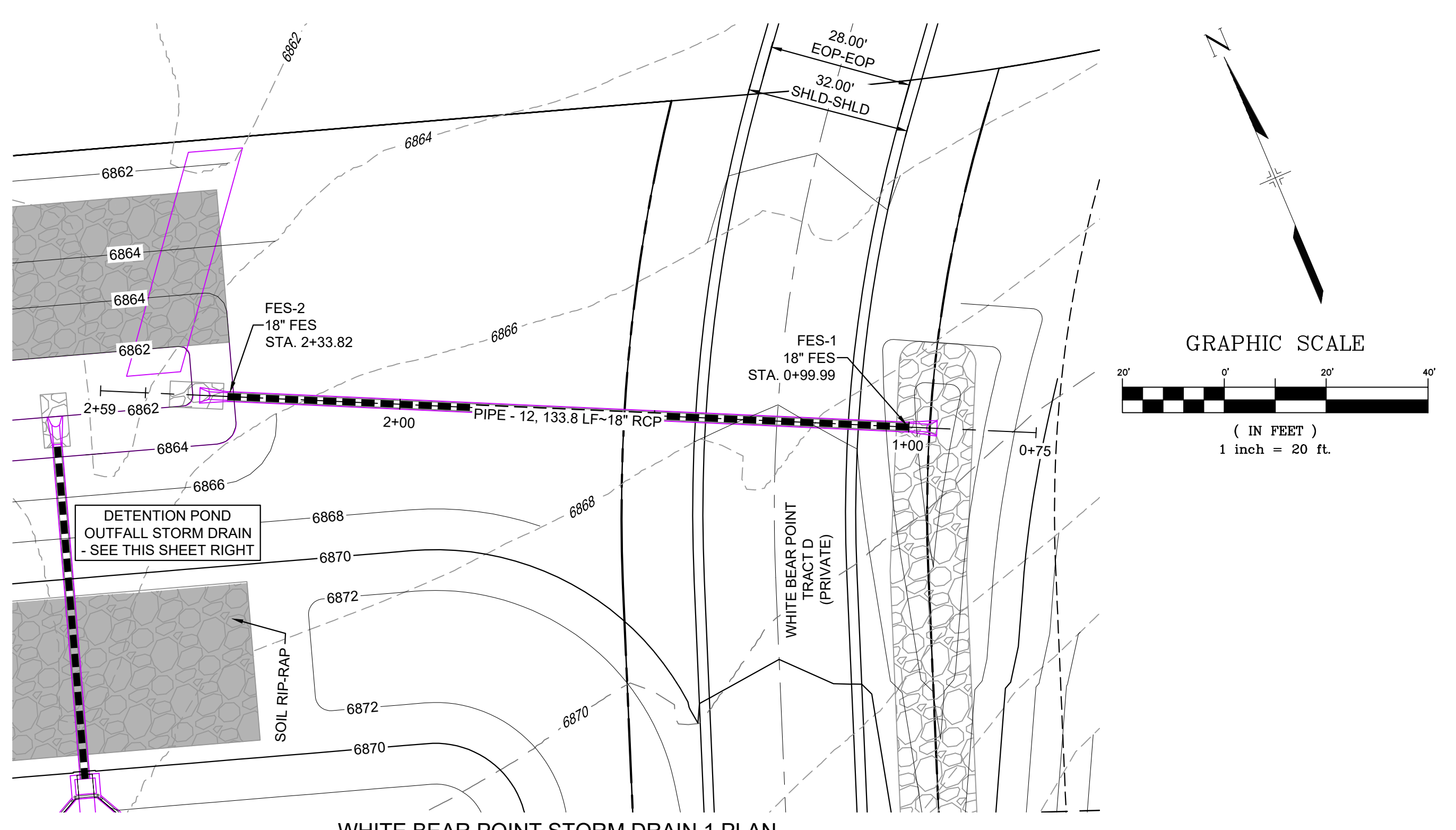
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 22.886.076

DESIGNED BY: WCG
DRAWN BY: RWO
CHECKED BY: JAO

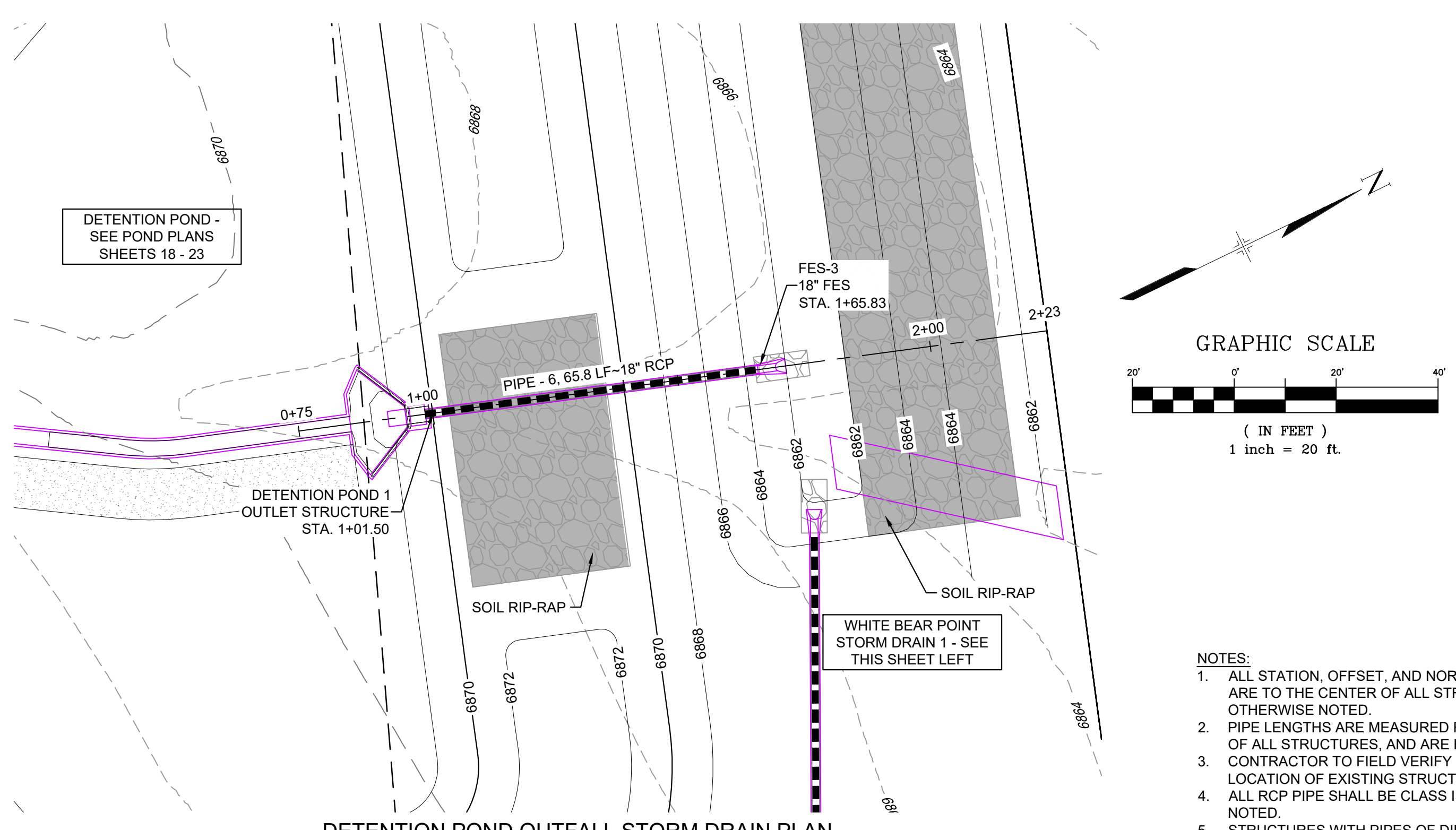
SCALE: HORIZ. VARIES
VERT. 1"=5'

DATE ISSUED: SEPTEMBER 2023
SHEET 13 OF 24

DRAWING No. SD01

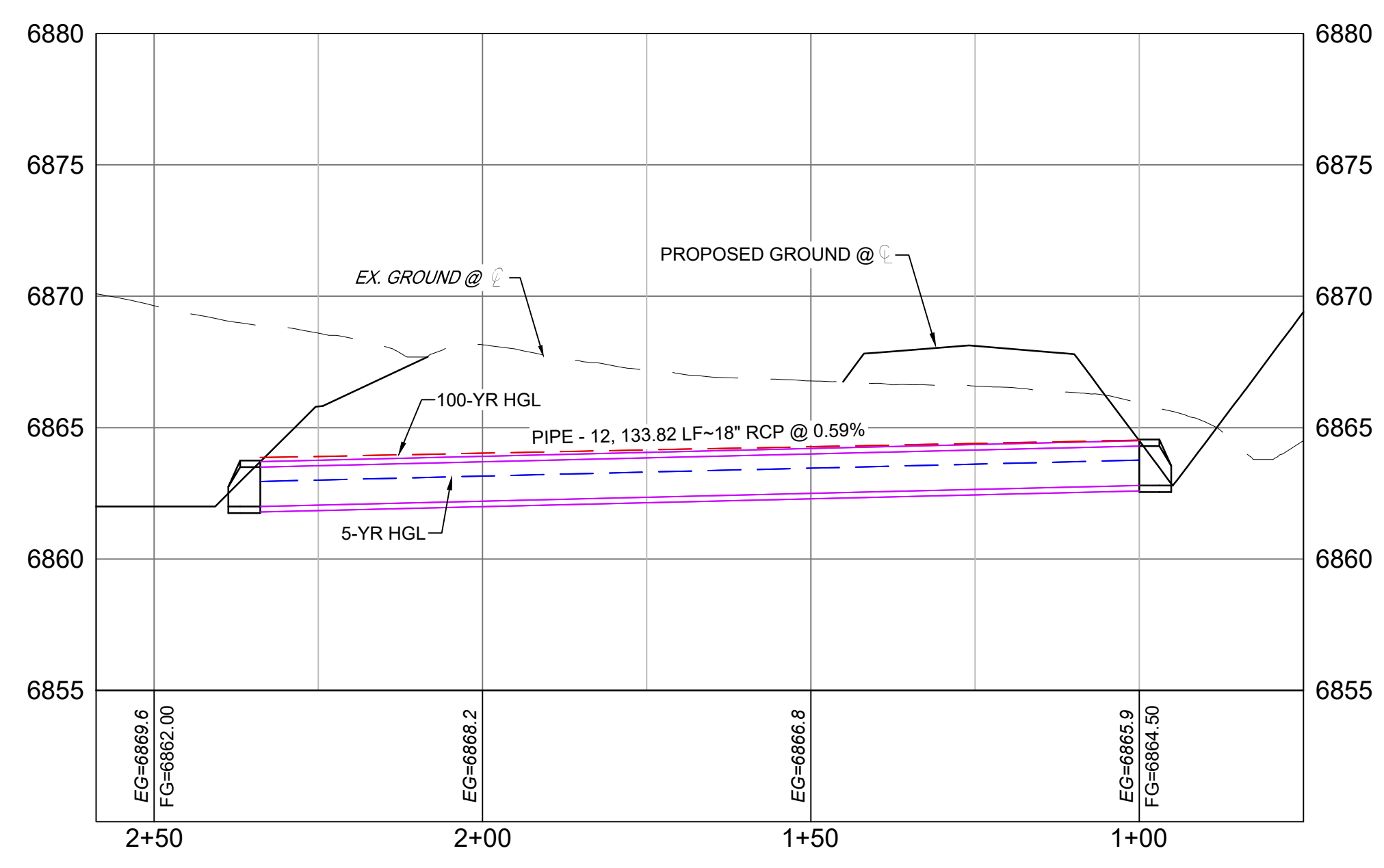


WHITE BEAR POINT STORM DRAIN 1 PLAN



DETENTION POND OUTFALL STORM DRAIN PLAN

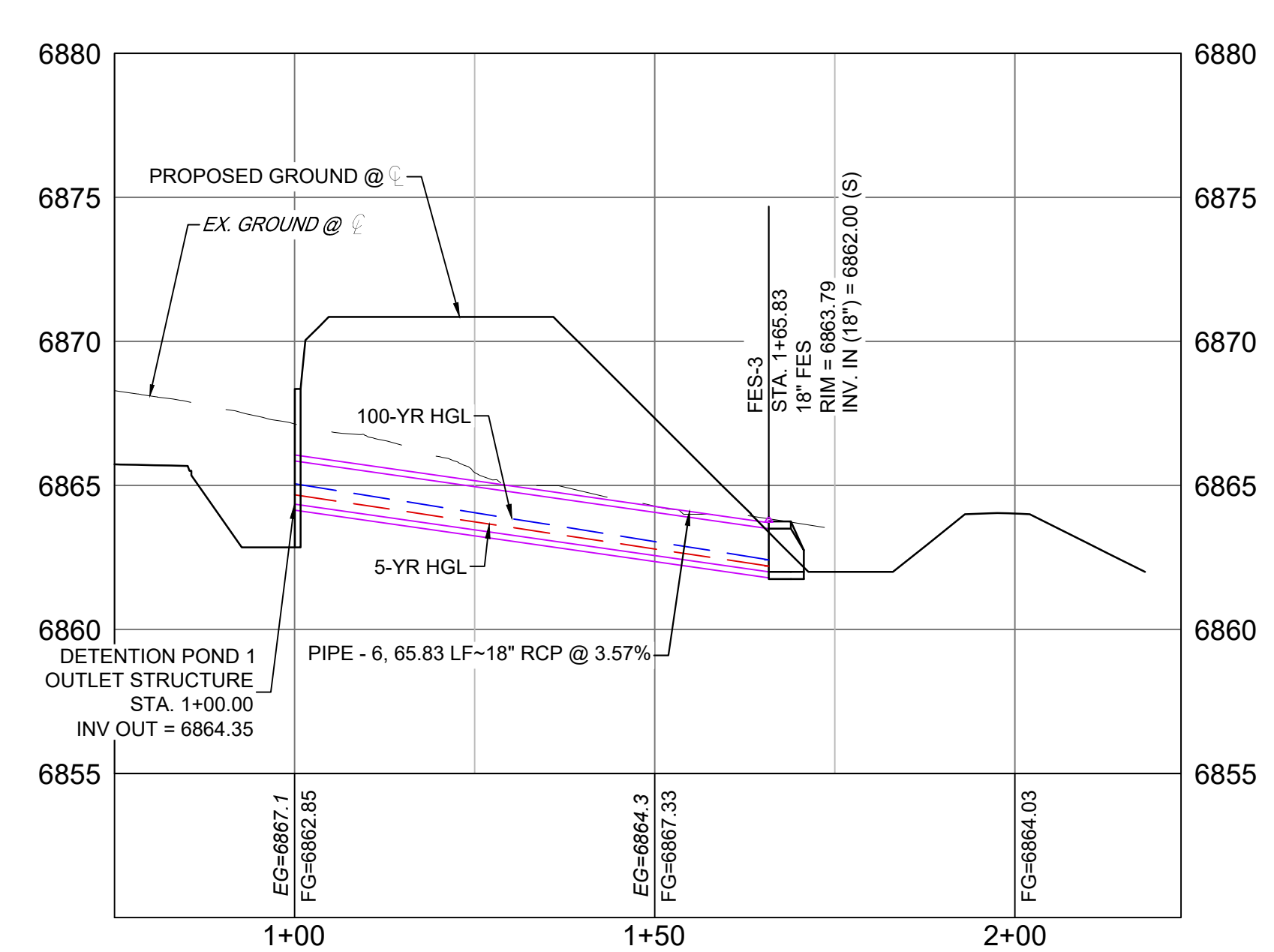
- NOTES:
1. ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
 2. PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES, AND ARE HORIZONTAL LENGTHS.
 3. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
 4. ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 5. STRUCTURES WITH PIPES OF DIFFERENT SIZES SHALL MATCH THE CROWN OF THE INSIDE WALL OF PIPE.
 6. MANHOLES SHALL BE INSTALLED 1/8" BELOW THE SURFACE OF THE PAVEMENT ON THE LOWEST SIDE OF THE MANHOLE, OR IN ACCORDANCE WITH THE GOVERNING CRITERIA.
 7. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 8. ALL TYPE I AND II MANHOLES TO FOLLOW EL PASO COUNTY STANDARDS.
 9. JOINT FASTENERS TO BE INSTALLED ON ALL FLARED END SECTIONS AND 2 PIPE SECTIONS LEADING DOWN TO FLARED END SECTIONS.



WHITE BEAR POINT STORM DRAIN 1 PROFILE
SCALE: (H) 1" = 20' (V) 1" = 5'
START STA: 0+75.00, END STA: 2+58.82

PIPE SUMMARY TABLE				
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING
PIPE - 12	18" RCP	0.59%	133.82	N64°28'46"W

STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	STRUCTURE DETAILS	NORTHING & EASTING
FES-1	18" FES	RIM = 6864.501	N: 443459.38 E: 177435.76
FES-2	18" FES	RIM = 0.000	N: 443517.04 E: 177314.99



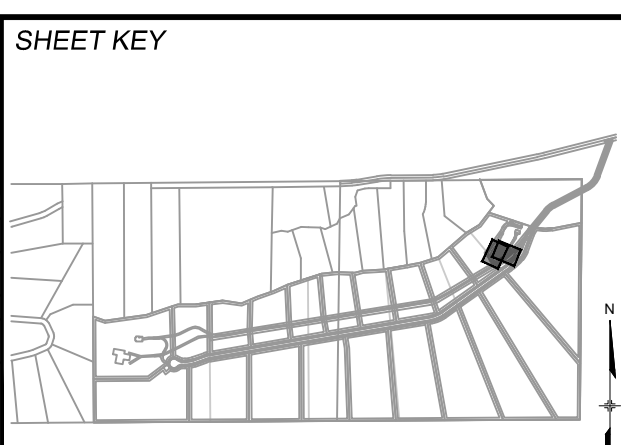
DETENTION POND OUTFALL STORM DRAIN PROFILE
SCALE: (H) 1" = 20' (V) 1" = 5'
START STA: 0+75.00, END STA: 2+23.07

PIPE SUMMARY TABLE				
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING
PIPE - 6	18" RCP	3.57%	65.83	N18°12'29"E

STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	STRUCTURE DETAILS	NORTHING & EASTING
FES-3	18" FES	RIM = 6863.792 PIPE - 6 INV IN (18") = 6862.000	N: 443521.42 E: 177280.49

REFERENCE DRAWINGS
X-886-066-EX-MAP-1
184022-01 Hay Creek Road BNDY
X-886-PR-SITE
X-TITLE-CD
X-886-ALTA-SURVEY

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\Road and Storm\SD01.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: 9/22/2023 2:48 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



BENCHMARK
PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.

BASIS OF BEARING
THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "NOLTE PLS25955 C1/4 S22 T15S, R65W 1999," AND THE WESTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T15S, R65W 2000," BEING ASSUMED TO BEAR S89°54'42"W, A DISTANCE OF 2,627.78 FEET.

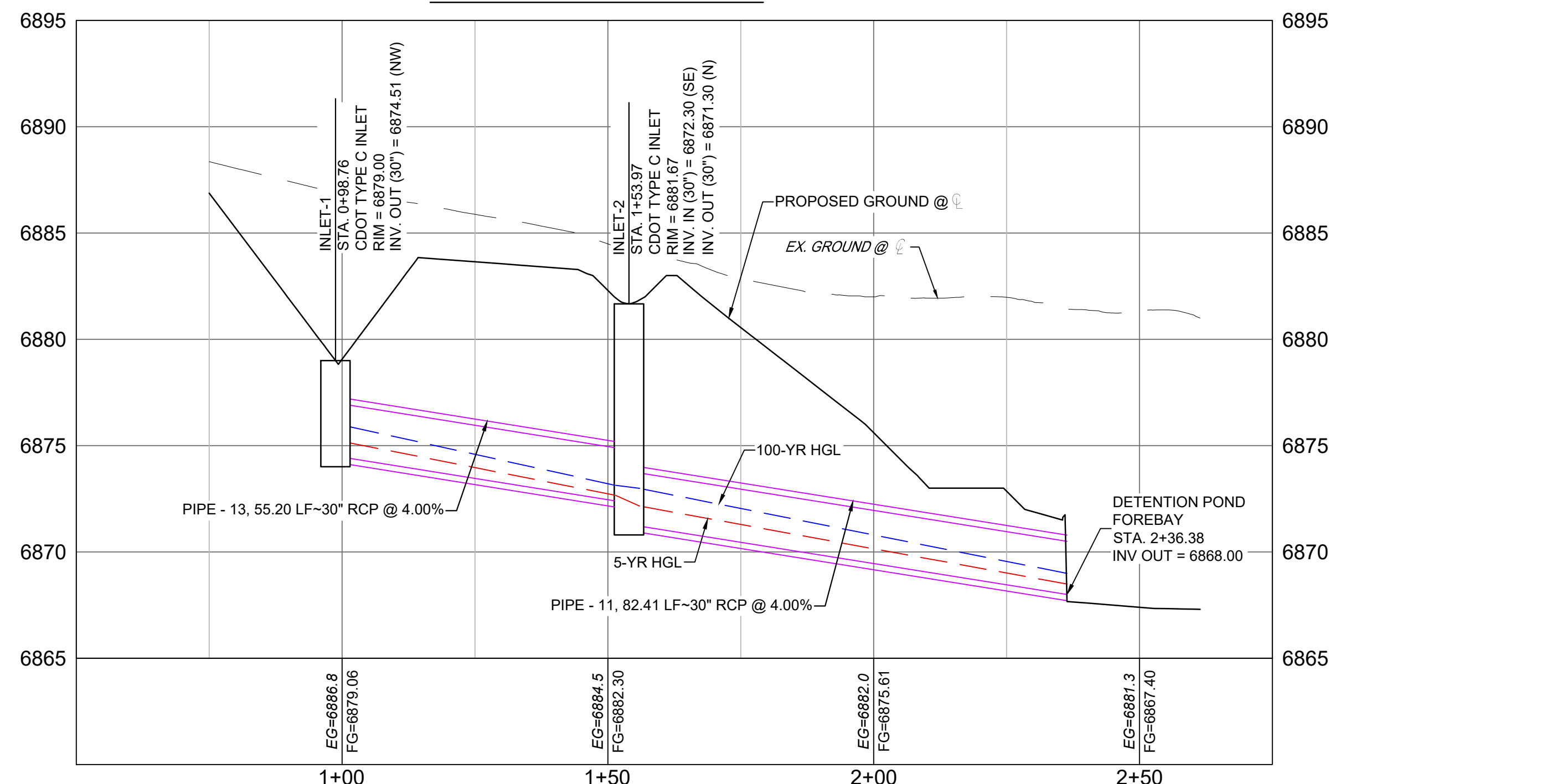
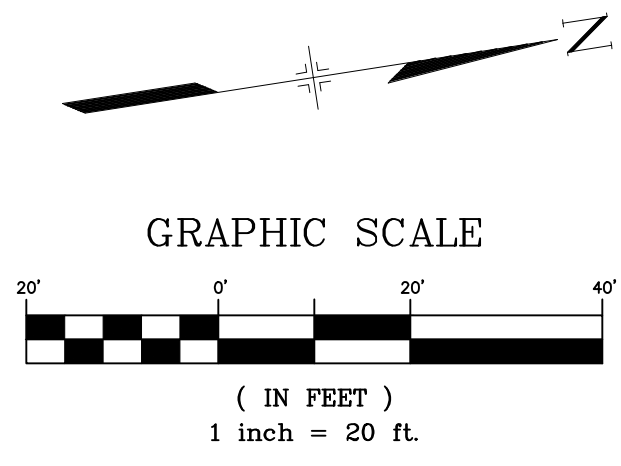
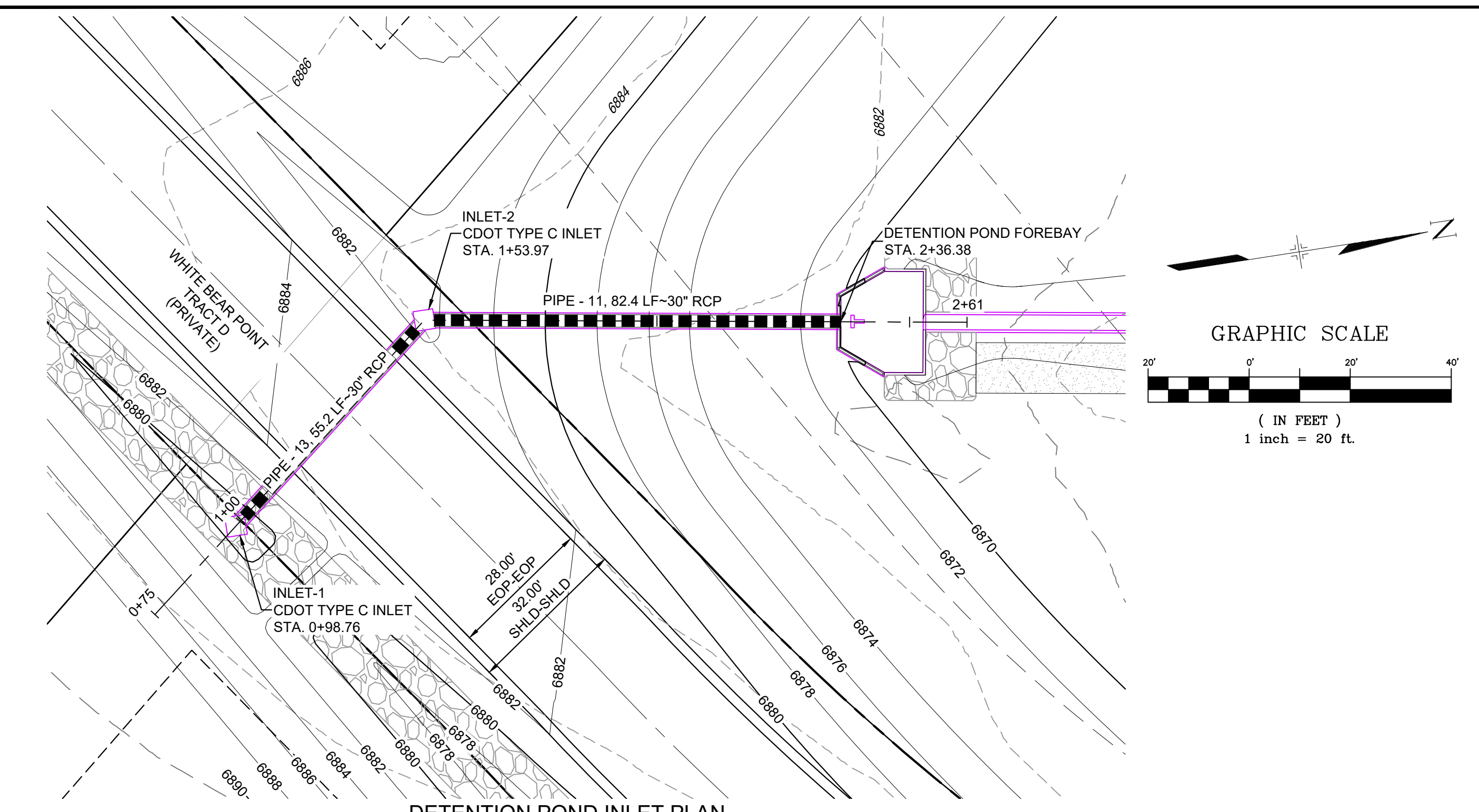


PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

HAY CREEK VALLEY
EL PASO COUNTY, COLORADO
100% CONSTRUCTION DOCUMENTS

STORM DRAIN PLAN & PROFILE

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 22.886.076	DESIGNED BY: WCG DRAWN BY: RWG CHECKED BY: JAO	SCALE HORIZ 1"=20' VERT. 1"=5'	DATE ISSUED: SEPTEMBER 2023 SHEET 14 OF 24	DRAWING No. SD02
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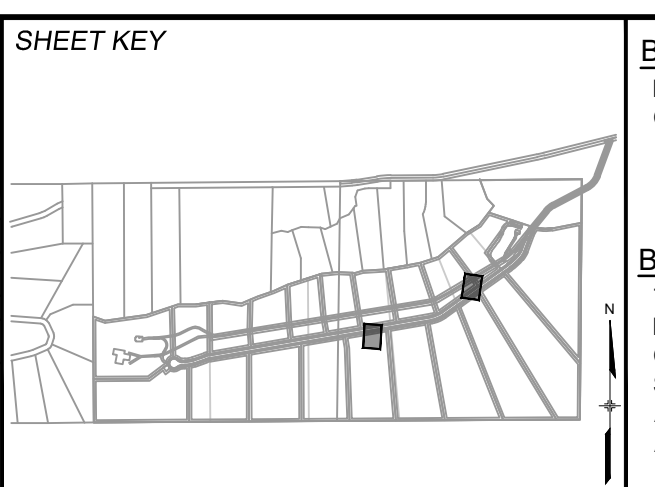
PIPE SUMMARY TABLE				
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING
PIPE - 11	30" RCP	4.00%	82.41	N09°03'51"E
PIPE - 13	30" RCP	4.00%	55.20	N38°43'07"W

STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	STRUCTURE DETAILS	NORTHING & EASTING
INLET-1	CDOT TYPE C INLET	RIM = 6879.000 PIPE - 13 INV OUT (30") = 6874.508	N: 443027.46 E: 177142.95
INLET-2	CDOT TYPE C INLET	RIM = 6881.668 PIPE - 13 INV IN (30") = 6872.300 PIPE - 11 INV OUT (30") = 6871.297	N: 443070.53 E: 177108.42

REFERENCE DRAWINGS

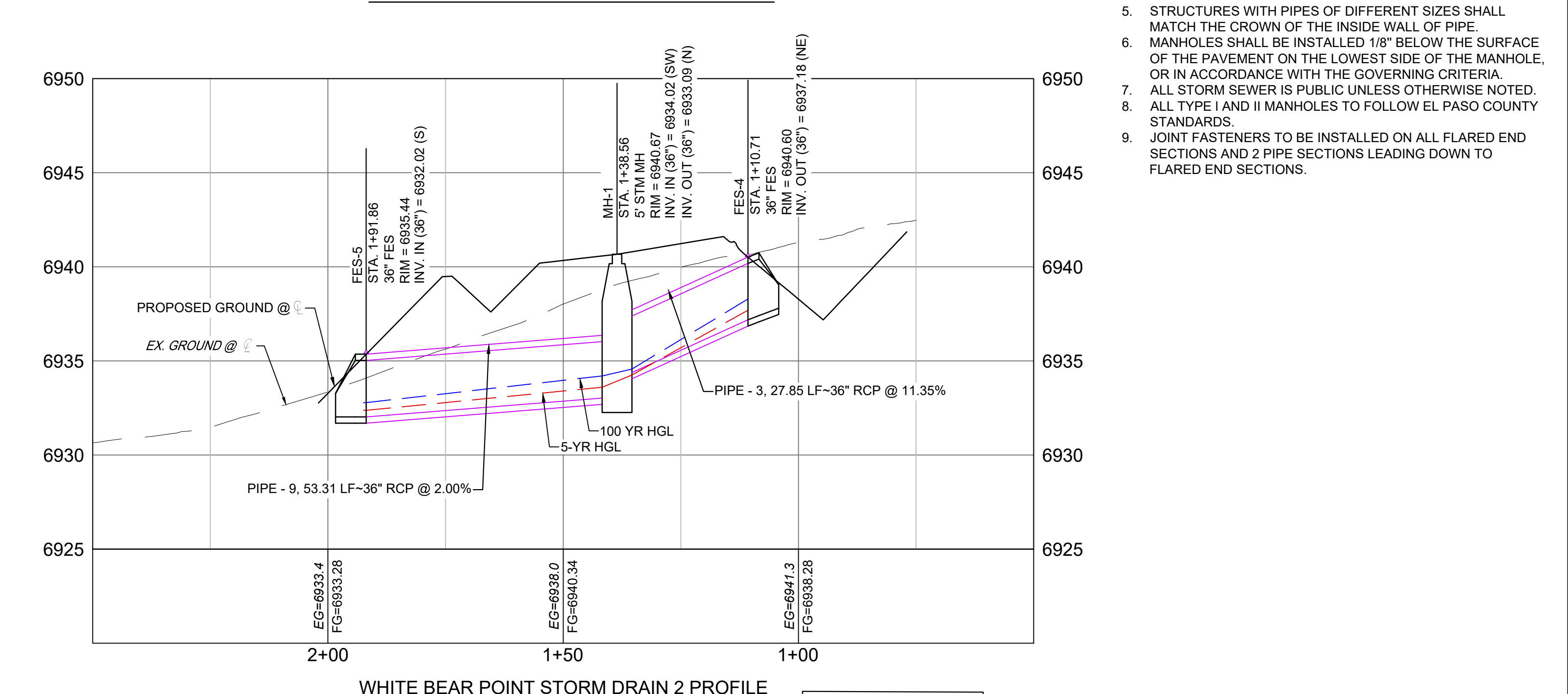
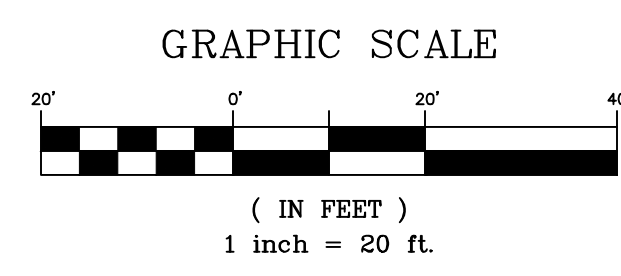
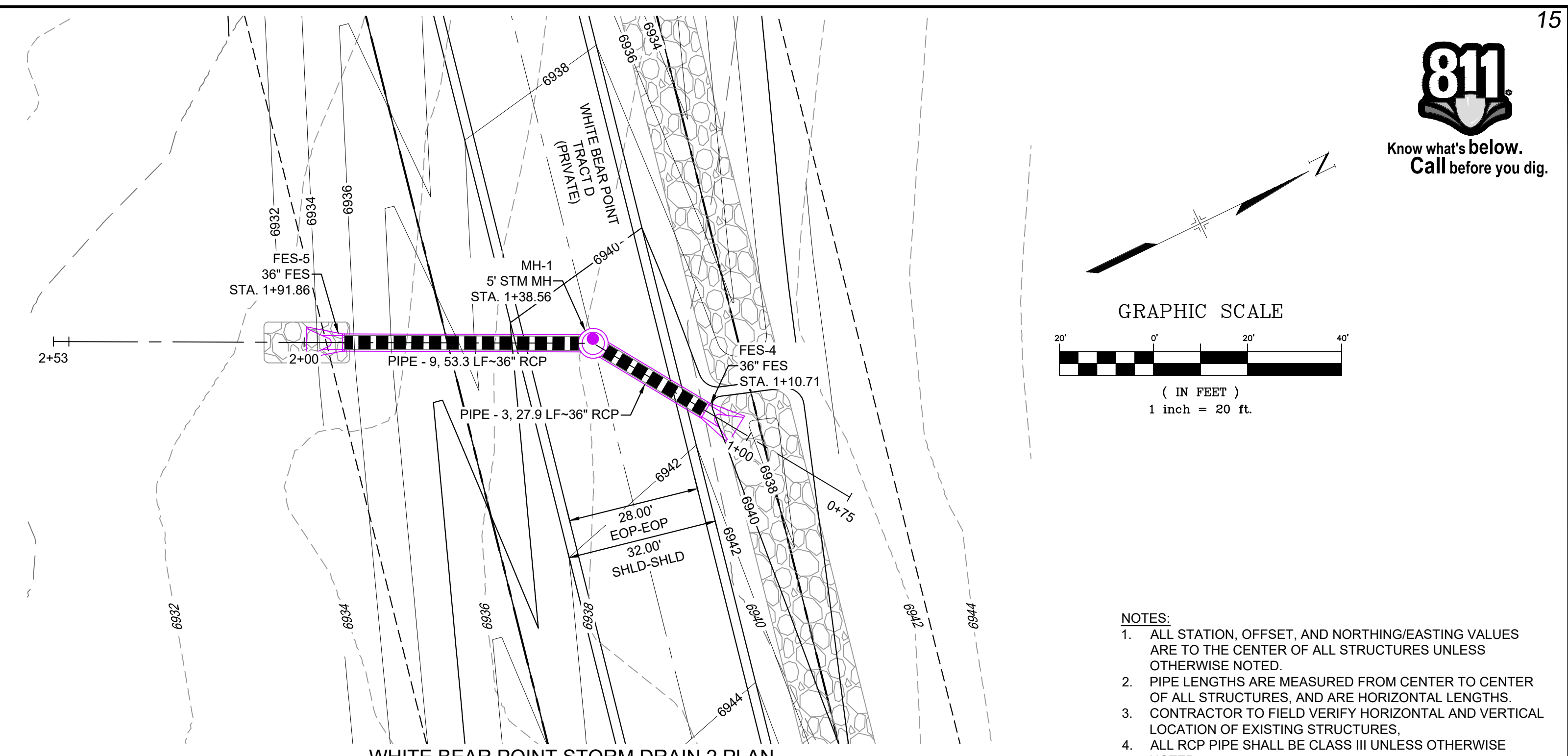
X-886-066-EX-MAP-1
194022-01 Hay Creek Road BNDY
X-886-PR-SITE
X-TITLE-CD
X-886-ALTA-SURVEY

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\Road and Storm\SD01.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: 9/22/2023 2:48 PM			
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BENCHMARK
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PIPE SUMMARY TABLE				
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING
PIPE - 3	36" RCP	11.35%	27.85	N35°14'51"E
PIPE - 9	36" RCP	2.00%	53.31	N04°27'59"E

STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	STRUCTURE DETAILS	NORTHING & EASTING
FES-4	36" FES	RIM = 6940.597 PIPE - 3 INV OUT (36") = 6937.181	N: 442463.73 E: 176136.67
FES-5	36" FES	RIM = 6935.435 PIPE - 9 INV IN (36") = 6932.019	N: 442539.62 E: 176156.89
MH-1	5' STM MH	RIM = 6940.667 PIPE - 3 INV IN (36") = 6934.020 PIPE - 9 INV OUT (36") = 6933.067	N: 442486.47 E: 176152.74

PREPARED BY:

Excellence by Design

SEAL

PRELIMINARY
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HAY CREEK VALLEY
EL PASO COUNTY, COLORADO
100% CONSTRUCTION DOCUMENTS

STORM DRAIN PLAN & PROFILE

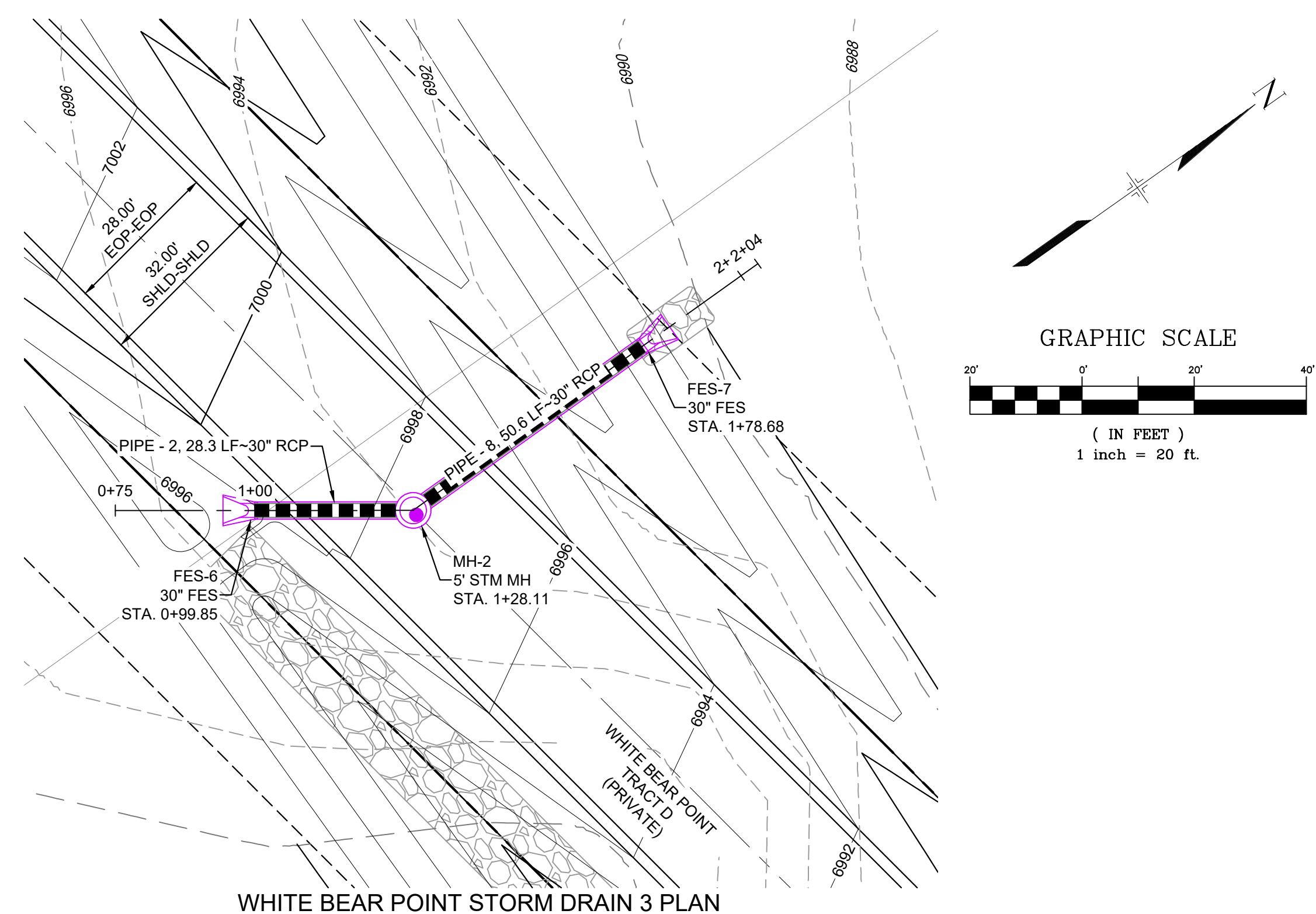
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 22.886.076

DESIGNED BY: WCG
DRAWN BY: RWO
CHECKED BY: JAO

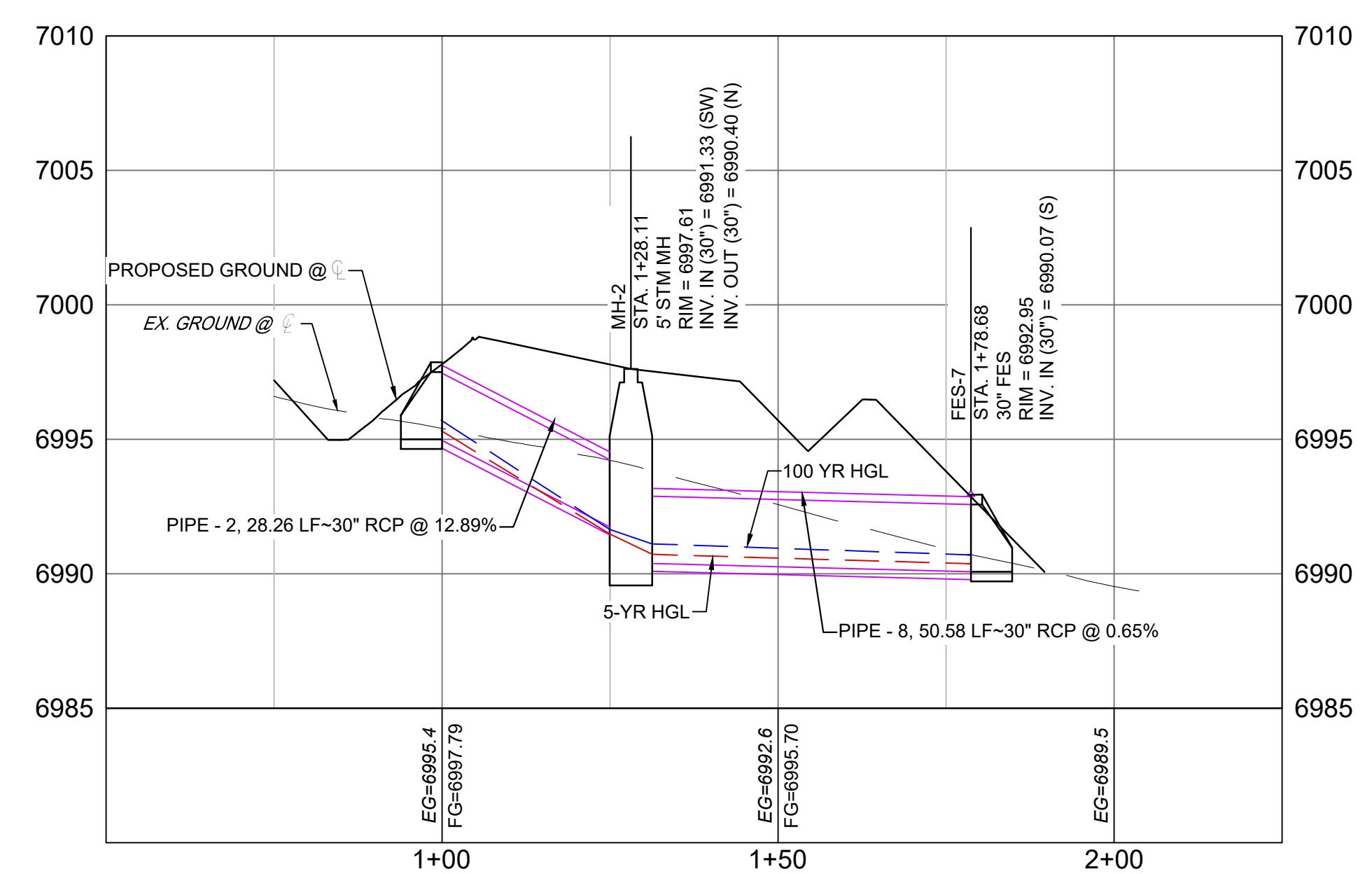
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VERT. 1"=5'

DATE ISSUED: SEPTEMBER 2023
SHEET 15 OF 24

DRAWING No. SD03



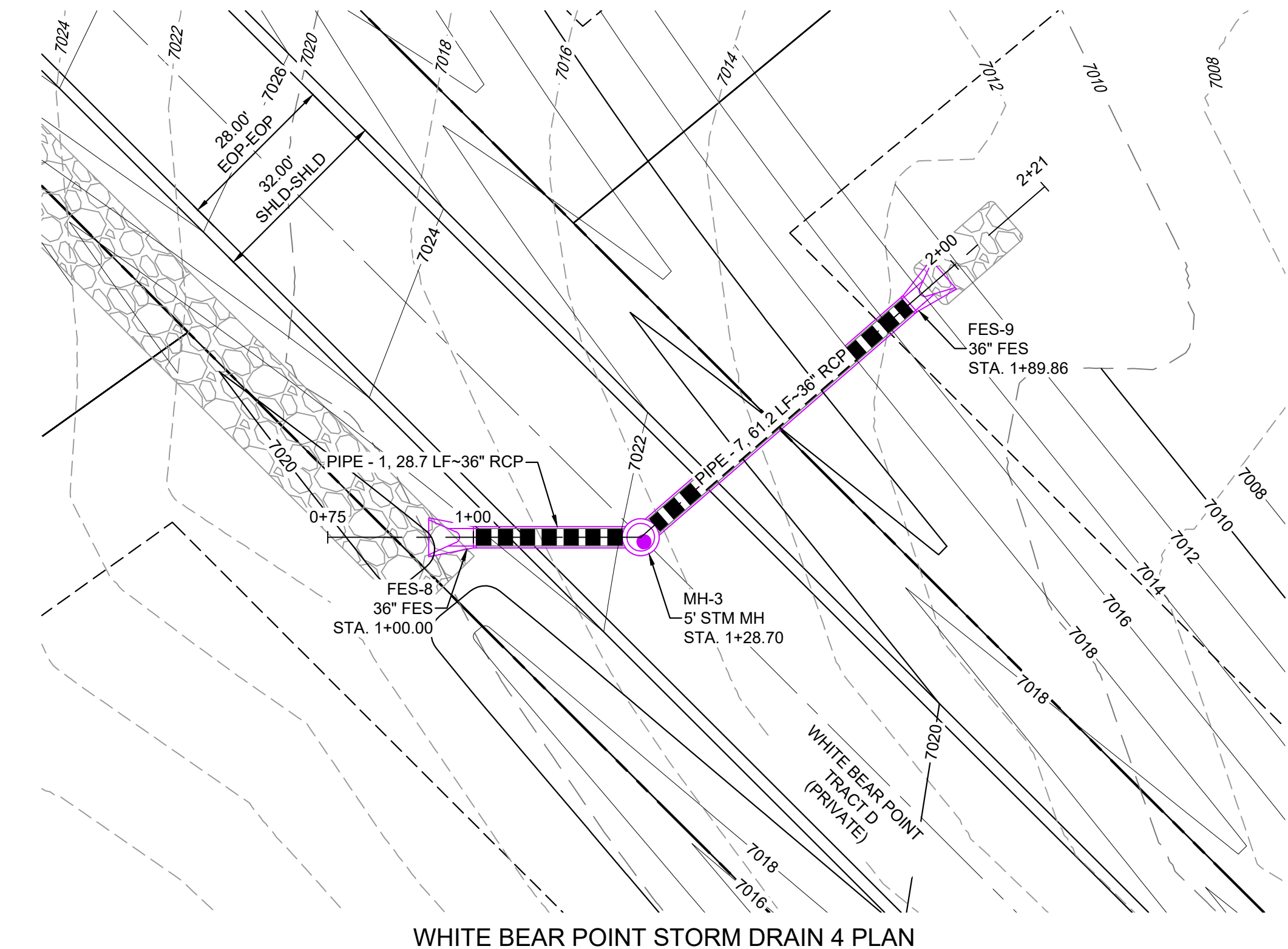
WHITE BEAR POINT STORM DRAIN 3 PLAN



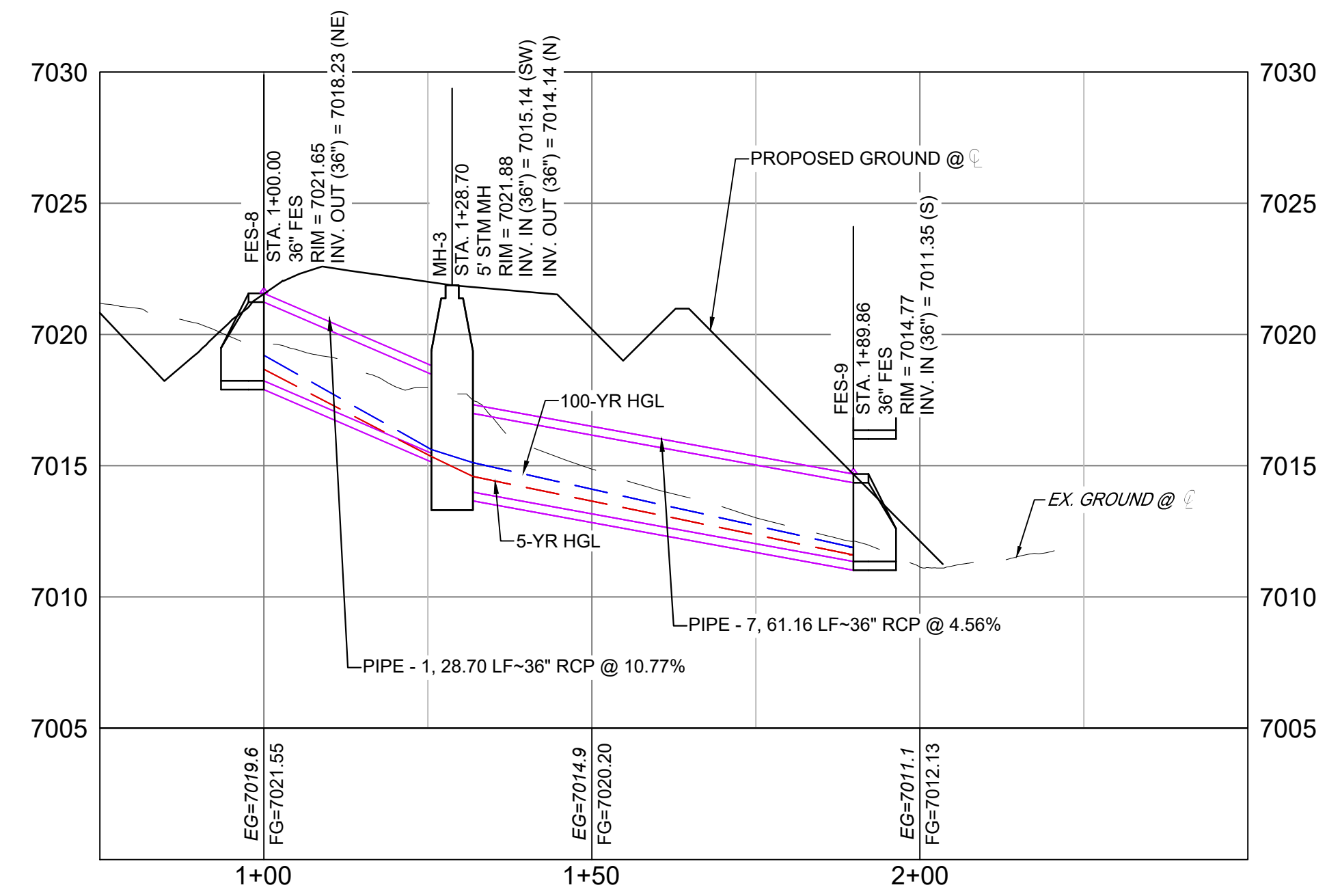
WHITE BEAR POINT STORM DRAIN 3 PROFILE
SCALE: (H) 1" = 20' (V) 1" = 5'
START STA: 0+50.00, END STA: 2+25.00

PIPE SUMMARY TABLE				
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING
PIPE - 2	30" RCP	12.89%	28.26	N35°12'23"E
PIPE - 8	30" RCP	0.65%	50.58	N00°20'19"W

STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	STRUCTURE DETAILS	NORTHING & EASTING
FES-6	30" FES	RIM = 0.000	N: 442261.55 E: 174962.17
FES-7	30" FES	RIM = 6992.949 PIPE - 8 INV IN (30") = 6990.074	N: 442335.22 E: 174978.16
MH-2	5' STM MH	RIM = 6997.614 PIPE - 2 INV IN (30") = 6991.330 PIPE - 8 INV OUT (30") = 6990.400	N: 442284.64 E: 174978.46



WHITE BEAR POINT STORM DRAIN 4 PLAN



WHITE BEAR POINT STORM DRAIN 4 PROFILE
SCALE: (H) 1" = 20' (V) 1" = 5'
START STA: 0+75.00, END STA: 2+50.00

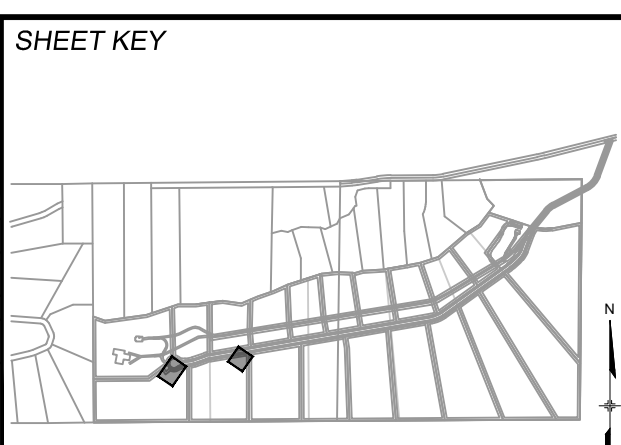
PIPE SUMMARY TABLE				
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING
PIPE - 1	36" RCP	10.77%	28.70	N35°16'09"E
PIPE - 7	36" RCP	4.56%	61.16	N05°40'11"W

STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	STRUCTURE DETAILS	NORTHING & EASTING
FES-8	36" FES	RIM = 7021.649 PIPE - 1 INV OUT (36") = 7018.232	N: 442158.63 E: 174365.06
FES-9	36" FES	RIM = 7014.765 PIPE - 7 INV IN (36") = 7011.348	N: 442242.93 E: 174375.60
MH-3	5' STM MH	RIM = 7021.876 PIPE - 1 INV IN (36") = 7015.140 PIPE - 7 INV OUT (36") = 7014.140	N: 442182.07 E: 174381.64

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REFERENCE DRAWINGS		
X-886-066-EX-MAP-1	184022-01 Hay Creek Road BNDY	
X-886-PR-SITE	X-TITLE-CD	
X-886-ALTA-SURVEY		

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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CTB FILE: Matrix.ctb			
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PREPARED BY:

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 22.886.076

DESIGNED BY: WCG
DRAWN BY: RWO
CHECKED BY: JAO

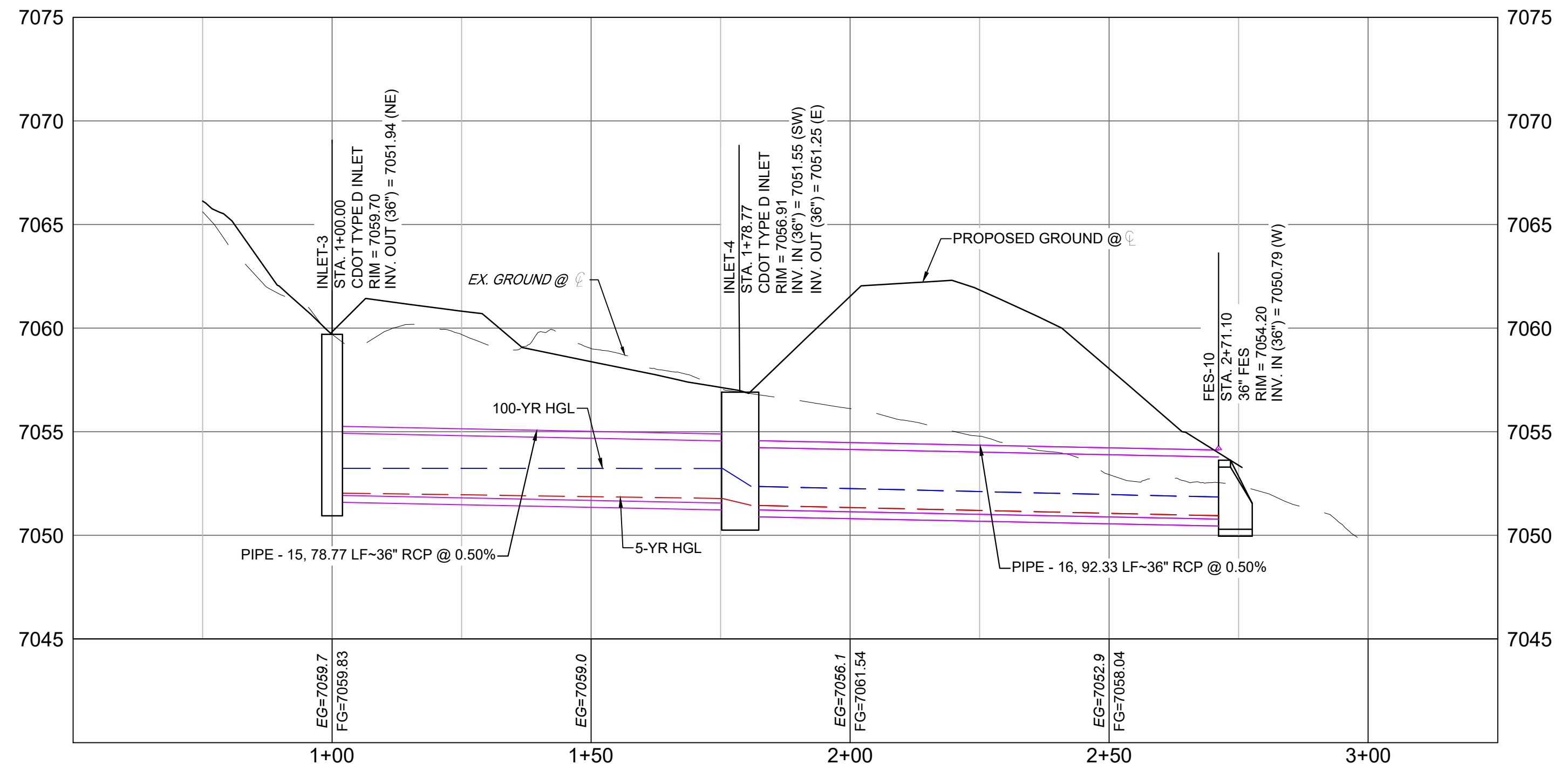
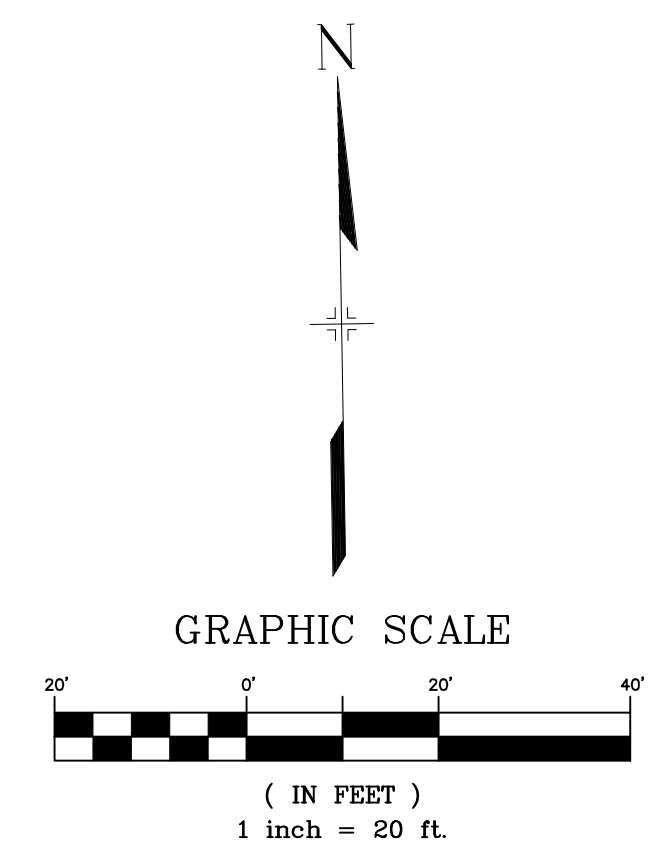
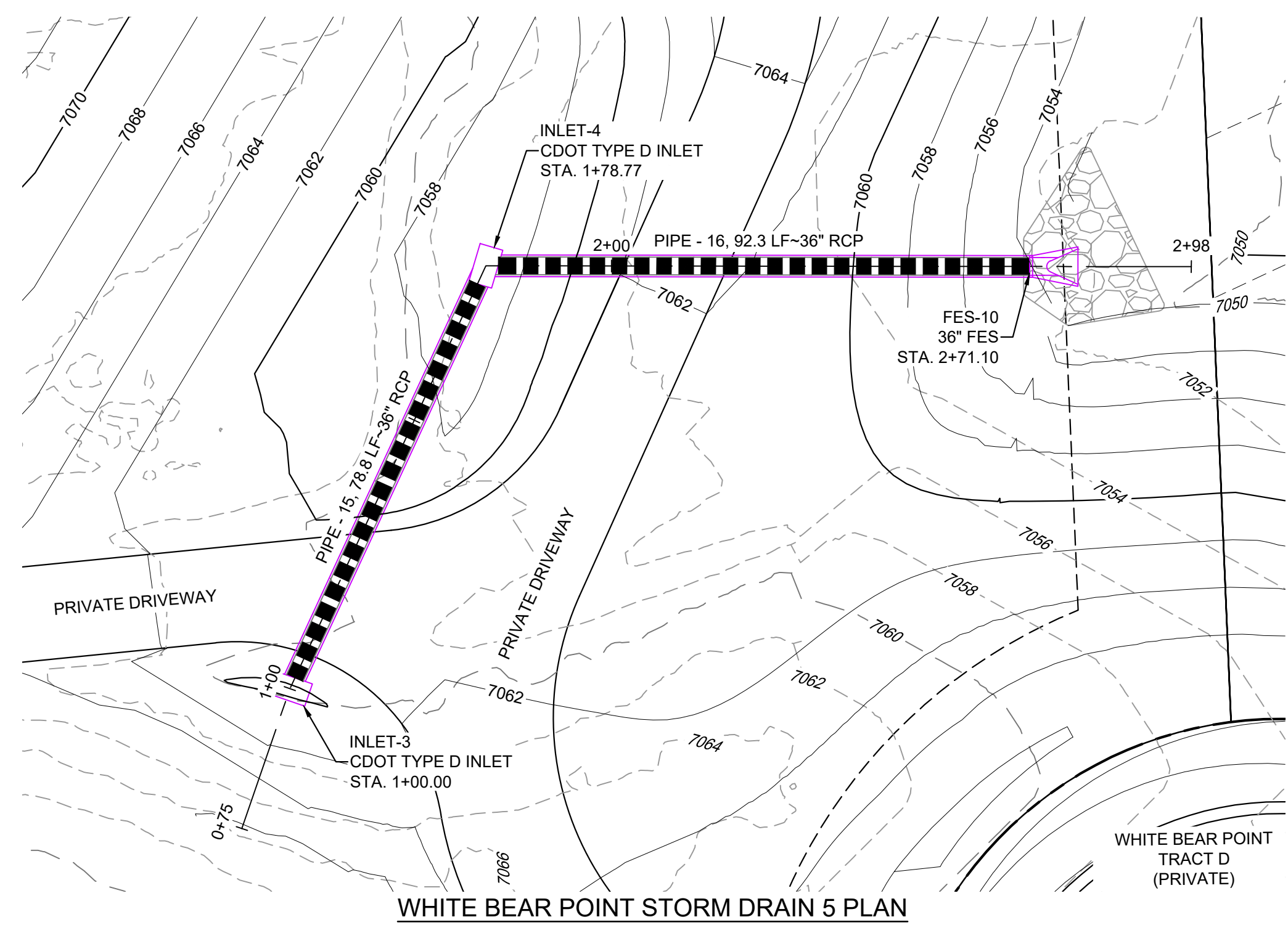
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VERT. 1"=5'

DATE ISSUED: SEPTEMBER 2023
SHEET 16 OF 24

DRAWING No. SD04

HAY CREEK VALLEY
EL PASO COUNTY, COLORADO
100% CONSTRUCTION DOCUMENTS
STORM DRAIN PLAN & PROFILE

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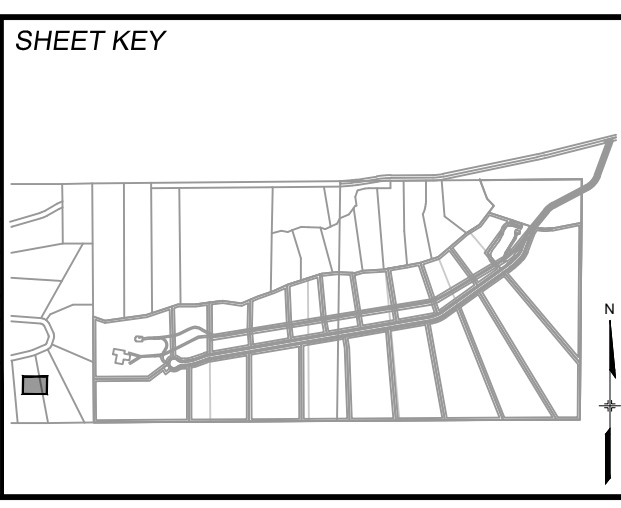
WHITE BEAR POINT STORM DRAIN 5 PROFILE
SCALE: (H) 1" = 20' (V) 1" = 5'
START STA: 0+50.00, END STA: 3+25.00

PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING
PIPE - 15	36" RCP	0.50%	78.77	N25°48'45"E
PIPE - 16	36" RCP	0.50%	92.33	S88°58'30"E

STRUCTURE NAME	STRUCTURE TYPE	STRUCTURE DETAILS	NORTHING & EASTING
FES-10	36" FES	RIM = 7054.205 PIPE - 16 INV IN (36") = 7050.788	N: 442162.59 E: 173440.88
INLET-3	CDOT TYPE D INLET	RIM = 7059.702 PIPE - 15 INV OUT (36") = 7051.940	N: 442093.34 E: 173313.47
INLET-4	CDOT TYPE D INLET	RIM = 7056.912 PIPE - 15 INV IN (36") = 7051.546 PIPE - 16 INV OUT (36") = 7051.250	N: 442164.25 E: 173347.76

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PREPARED BY:
Matrix
Excellence by Design

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HAY CREEK VALLEY
EL PASO COUNTY, COLORADO
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STORM DRAIN PLAN & PROFILE

DESIGNED BY: WCG	SCALE: 1"=20'	DATE ISSUED: SEPTEMBER 2023	DRAWING No. SD05
DRAWN BY: RWO	HORIZ. 1"=20'	SHEET 17 OF 24	
CHECKED BY: JAO	VERT. 1"=5'		



GENERAL CONSTRUCTION NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH EL PASO COUNTY SPECIFICATIONS, UNLESS NOTED OTHERWISE.
- IT IS SUGGESTED THAT THE CONTRACTOR INITIATE A REQUEST TO MOUNTAIN VIEW ELECTRIC ASSOCIATION FOR ANY CONSTRUCTION RELATED TEMPORARY ELECTRICAL POWER SOURCES AS SOON AS POSSIBLE. IN SOME INSTANCES UP TO 30 DAYS MAY BE REQUIRED TO PROVIDE THE SOURCE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURES AS NECESSARY TO RETURN THEM TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL ADJUST AND/OR REMOVE AND REPLACE EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

GENERAL GRADING NOTES:

- THE SITE SHALL BE STRIPPED A MINIMUM OF 0.5' BELOW EXISTING GRADE AND STOCKPILED IN CONFORMANCE WITH THE SWMP MANAGEMENT DIRECTION.
- MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED. ALL SLOPES MUST BE PROTECTED FROM EROSION.
- IF DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE SOILS ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.
- THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
- THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION.
- SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES.
- BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARK, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
- SPOT ELEVATIONS REPRESENT FLOW LINE OR FINISH GRADE UNLESS OTHERWISE NOTED.
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- LOCATION OF SOILS STOCKPILES, DESIGNATED FOR TOPSOIL AND SUBSOIL STORAGE AREAS, WILL BE DETERMINED IN THE FIELD AT THE START OF CONSTRUCTION ACTIVITY AND INDICATED ON THE PLAN BY THE CONTRACTOR WHEN REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT THE POND IN A MANNER WHICH COMPLIES WITH THE GEOTECHNICAL RECOMMENDATIONS FOR THE SITE AND/OR DETENTION FACILITIES

PROJECT DATA

HAY CREEK VALLEY

REPORT CONTAINING PCM DESIGN CALCULATIONS: HAY CREEK VALLEY FINAL DRAINAGE REPORT (PENDING APPROVAL)

PARCEL NUMBERS: TAX SCHEDULE NUMBERS 7100000269, 7100000268, 7100000267, 7100000270, 7133000001, 7133007014

GEC/STORMWATER QC PLAN: HAY CREEK VALLEY GRADING & EROSION CONTROL PLANS

FLOODPLAIN: THERE ARE PORTIONS OF THE SITE THAT ARE LOCATED WITHIN A REGULATORY FLOODPLAIN ZONE (FIRM 08041C0267G DECEMBER 7, 2018)

FUNCTIONAL MAINTENANCE OF PCM: HAY CREEK VALLEY HOMEOWNER'S ASSOCIATION

AESTHETIC MAINTENANCE OF PCM: HAY CREEK VALLEY HOMEOWNER'S ASSOCIATION

DETENTION POND

WQCV WATER SURFACE ELEVATION: 6867.60

EURV WATER SURFACE ELEVATION: 6868.45

100-YR WATER SURFACE ELEVATION: 6870.84

OPINION OF PROBABLE PCM IMPROVEMENT COSTS

ITEM	DESCRIPTION	AMOUNT
1.	DETENTION POND GRADING	\$ 35,000.00
2.	FOREBAY	\$ 40,000.00
3.	OUTLET STRUCTURE	\$ 40,000.00
4.	TRICKLE CHANNEL	\$ 77,500.00
5.	EMERGENCY SPILLWAY	\$ 5,000.00
6.	STILLING BASIN	\$ 30,000.00
7.	10% CONTINGENCY	\$ 22,750.00
	TOTAL	\$250,250.00

MATRIX DESIGN GROUP, INC. CANNOT AND DOES NOT GUARANTEE THAT THE CONSTRUCTION COSTS WILL NOT VARY FROM THESE OPINIONS OF PROBABLE COSTS. THESE OPINIONS REPRESENT OUR BEST JUDGEMENT AS A DESIGN PROFESSIONAL, FAMILIAR WITH THE CONSTRUCTION INDUSTRY AND THIS DEVELOPMENT.

NRCS SOIL SURVEY FOR EL PASO COUNTY

SOIL ID NO.	SOIL TYPE	HYDROLOGIC CLASSIFICATION
38	JARRE-TECOLOTE COMPLEX (8%-65% SLOPES)	B
71	PRING COARSE SANDY LOAM (3%-8% SLOPES)	B
93	TOMAH-CROWFOOT COMPLEX (8%-15% SLOPES)	B

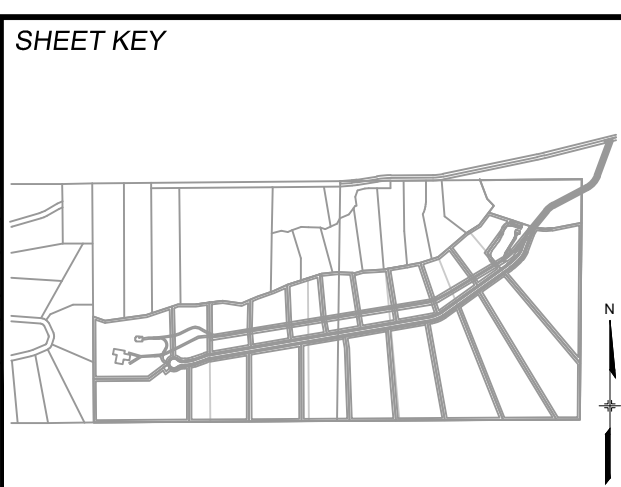
ABBREVIATIONS

APPROX	APPROXIMATE or APPROXIMATELY
B/C	BACK OF CURB
BOTTOM	BOTTOM
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CFS	CUBIC FEET PER SECOND
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
EA	EACH
ESMT	EASEMENT
ELEV or EL	ELEVATION
EX or EXIST	EXISTING
FES	FLARED END SECTION
FL	FLOWLINE
FT	FOOT/FEET
HGL	HYDRAULIC GRADE LINE
HP	HIGH POINT
HORIZ	HORIZONTAL
INV	INVERT
K	VERTICAL CURVE FACTOR
LBS	POUNDS
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
NTS	NOT TO SCALE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCR	POINT OF CURB RETURN
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE or POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENT
R or RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RED	REDUCER
ROW	RIGHT-OF-WAY
RT	RIGHT
SCH	SCHEDULE
SD	STORM SEWER
ST	STREET
STA	STATION
STD	STANDARD
SS	SANITARY SEWER
SW or S/W	SIDEWALK

LEGEND

	PROPERTY LINE
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	MATCHLINE
	PROPOSED RIGHT OF WAY

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\Pond Plans\DF01.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: 9/22/2023 2:49 PM			
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BENCHMARK
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BASIS OF BEARING
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PREPARED BY:

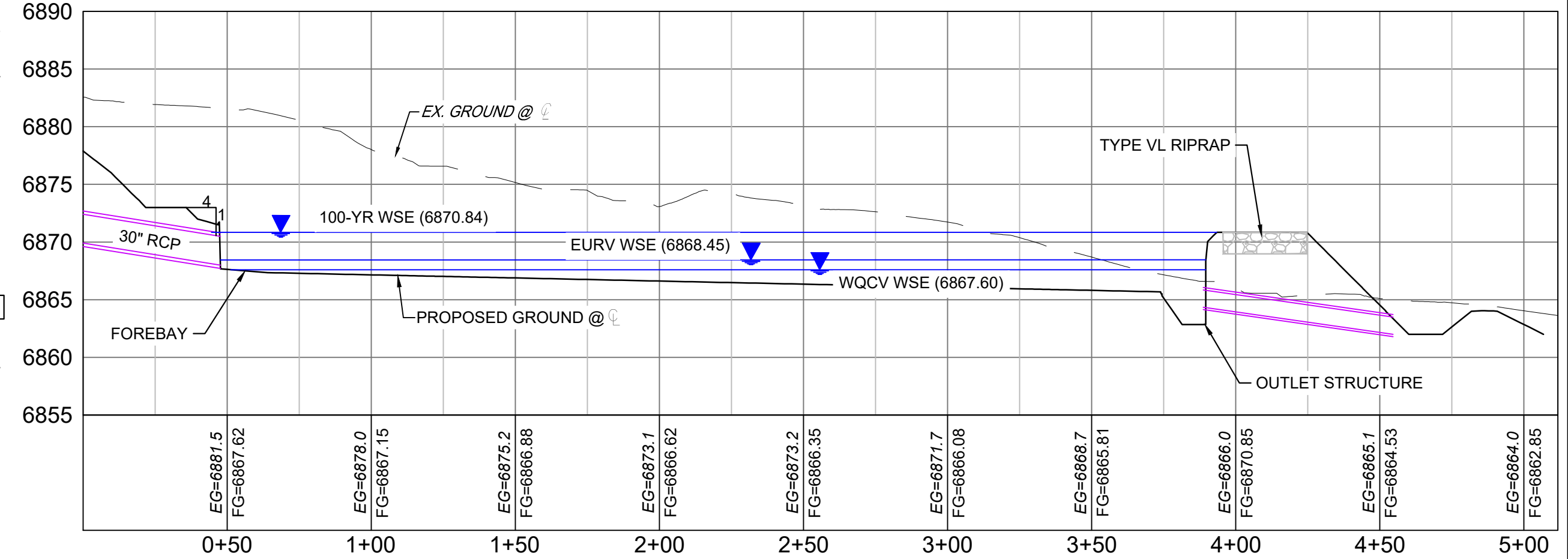
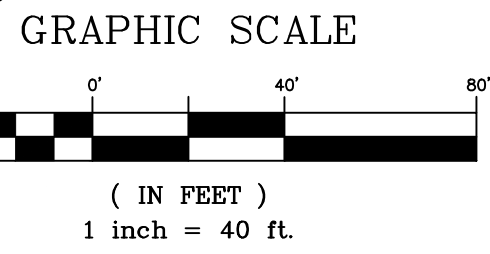
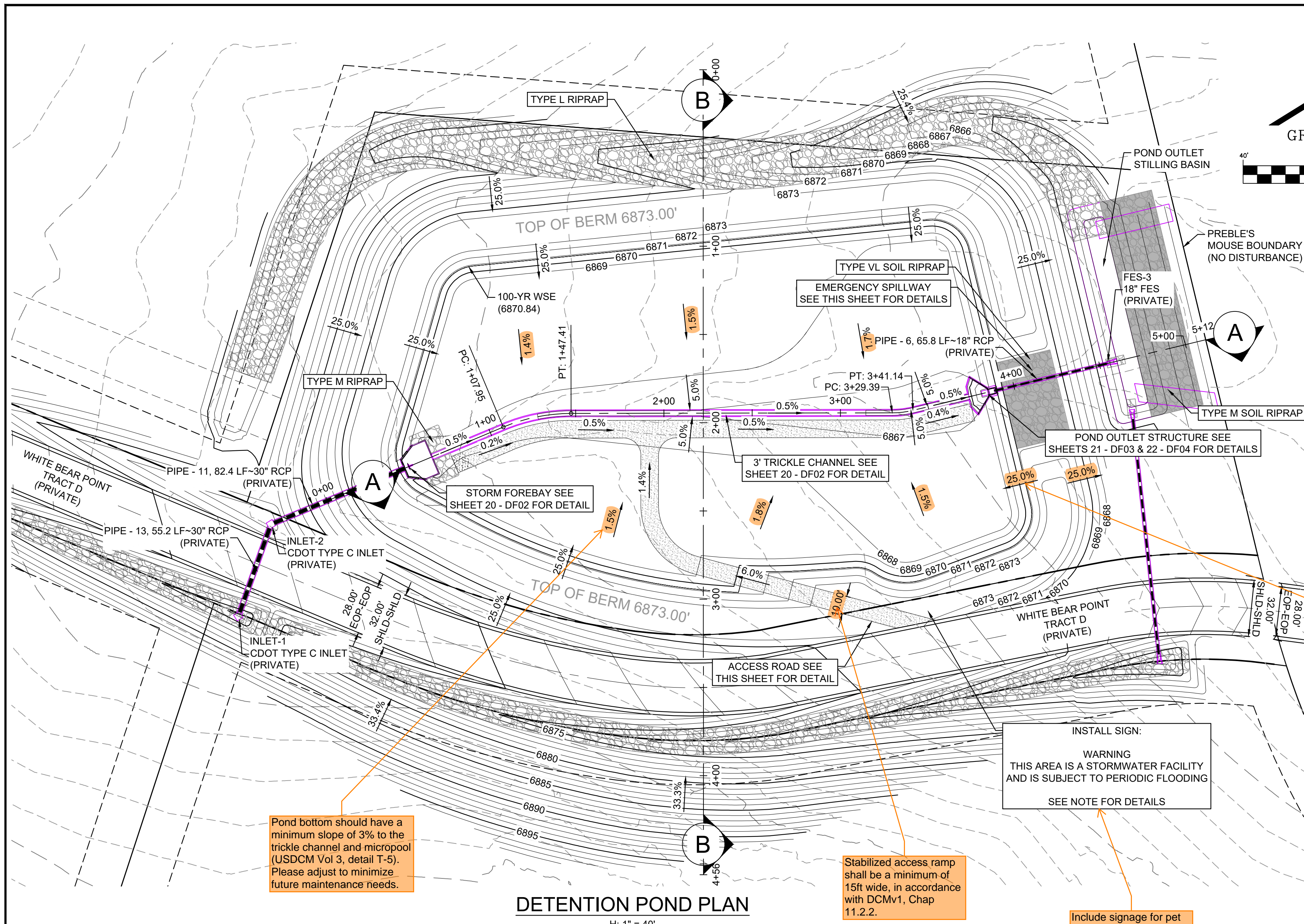
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PRELIMINARY
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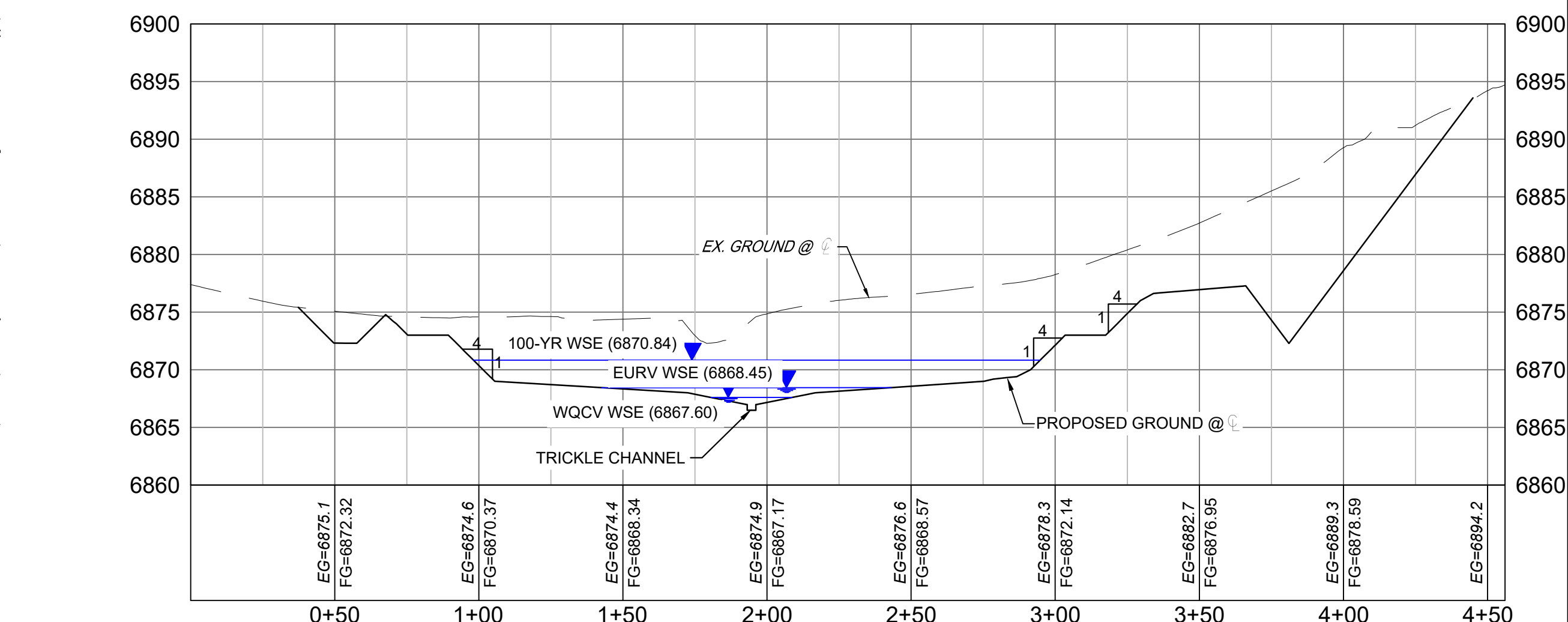
HAY CREEK VALLEY
EL PASO COUNTY, COLORADO
100% CONSTRUCTION DOCUMENTS

DETENTION POND GENERAL NOTES

DESIGNED BY: WCG	SCALE: 1"=200'	DATE ISSUED: SEPTEMBER 2023	DRAWING No. DFGN01
DRAWN BY: RWO	HORIZ: N/A	SHEET: 18 OF 24	
CHECKED BY: JAO	VERT: N/A		



Soils Report states that ponds shall have 5:1 slopes. Update to match the geotech recommendations.



Pond bottom should have a minimum slope of 3% to the trickle channel and micropool (USDCM Vol 3, detail T-5). Please adjust to minimize future maintenance needs.

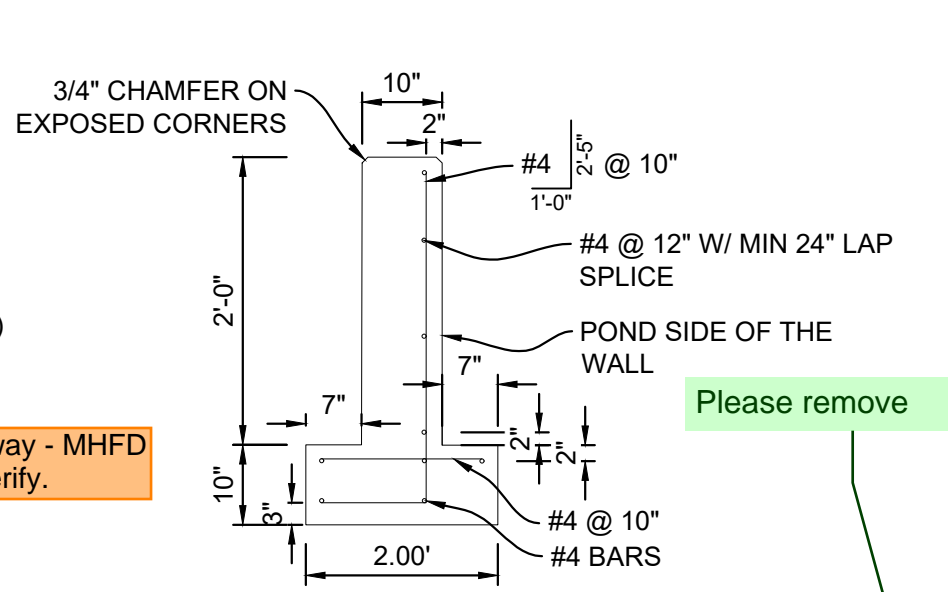
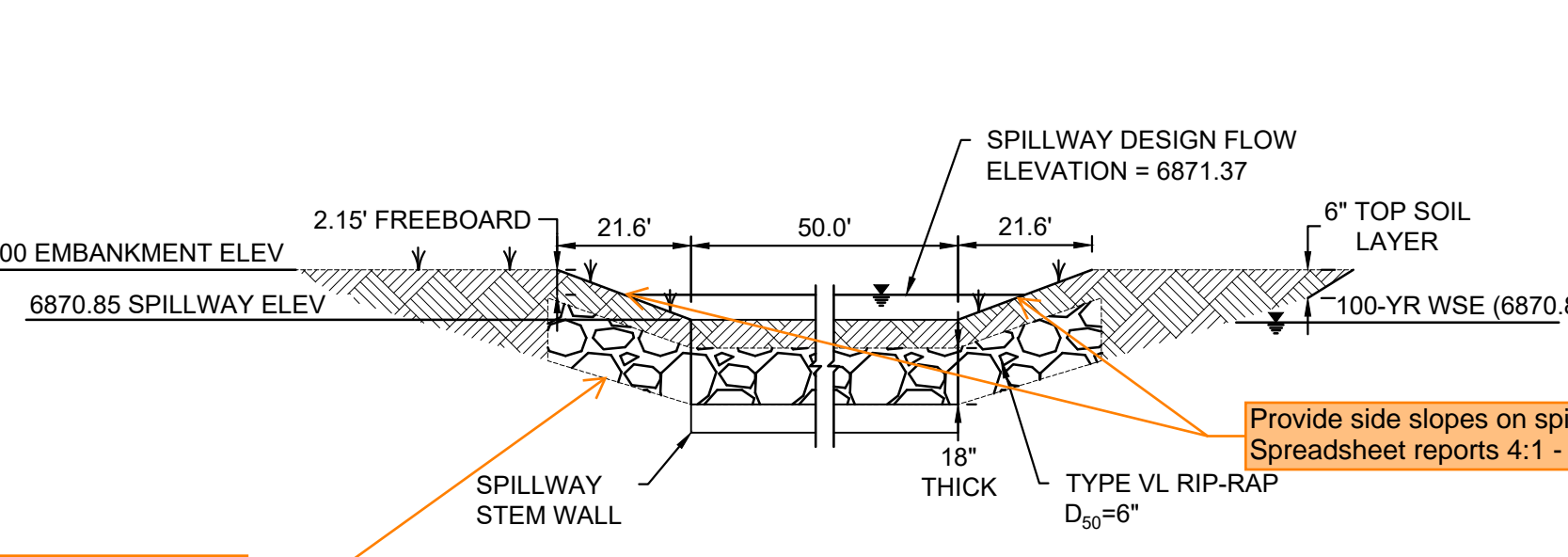
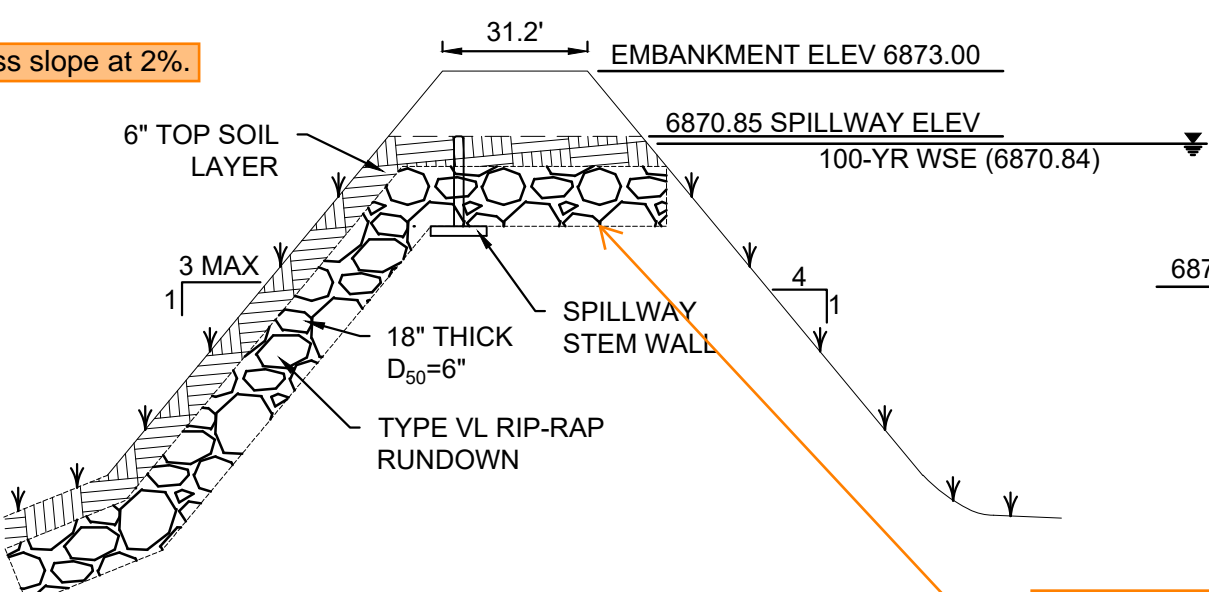
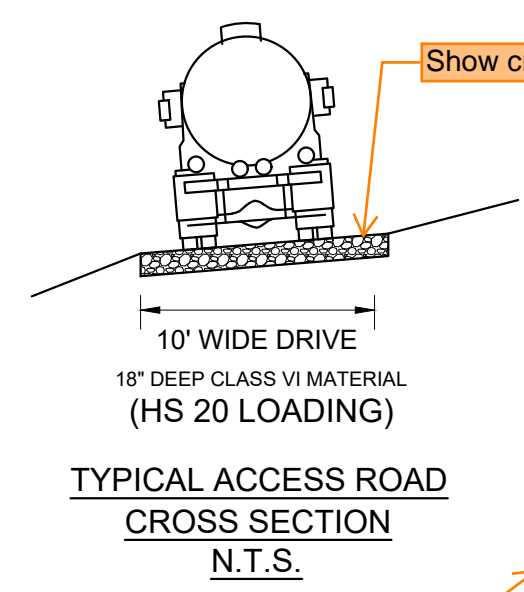
Stabilized access ramp shall be a minimum of 15ft wide, in accordance with DCMv1, Chap 11.2.2.

Include signage for pet waste station(s) around the pond, with text stating that pet waste must be picked up.

DETENTION POND PLAN
H: 1"=40'

SECTION A
H: 1"=40'
V: 1"=10'

SECTION B
H: 1"=40'
V: 1"=10'



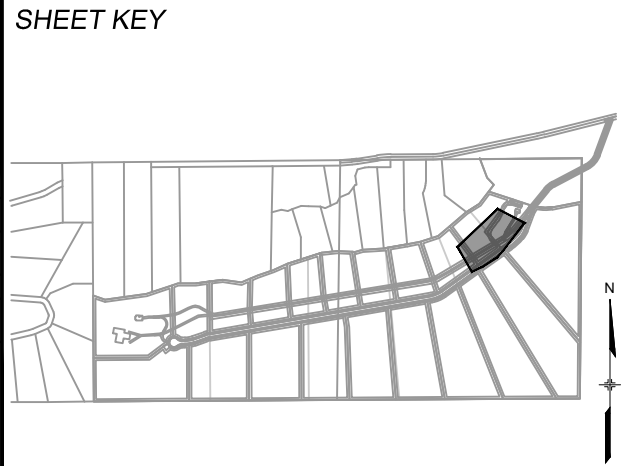
- NOTES:
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 - ALL REINFORCING STEEL SHALL BE F_y: 60 KSI
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 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AS RELATED TO SHORING AND PROTECTION OF NEW AND EXISTING STRUCTURES AS NECESSARY TO PREVENT DAMAGE OR COLLAPSE DUE TO WIND, EARTH, CONSTRUCTION OR OTHER LOADS.
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 - ALL BEDDING SHALL BE A MINIMUM OF 12" THICK CDOT CLASS 6 COMPACTED TO NOT LESS THAN 95% MAXIMUM DENSITY DETERMINED IN CONFORMANCE WITH AASHTO 180
 - INLET STEPS SHALL BE ALUMINUM & CONFORM TO CITY OF COLORADO SPRINGS STANDARD DETAIL D-20D
 - WINGWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD M-601-20
 - SAWCUT APRON JOINTING SHALL BE SPACED AT 10' MAX. SPACING. NO ACUTE ANGLES WILL BE ALLOWED. TURN JOINTS PERPENDICULAR TO FOOTING AT 2' OFFSET
 - ALL WARNING SIGNS TO HAVE A MINIMUM AREA OF 3 SF AND SHALL BE FABRICATED OF METAL OR PLASTIC WITH RED LETTERING ON A WHITE BACKGROUND

Please remove

Please remove

No.	DATE	DESCRIPTION REVISIONS	BY

COMPUTER FILE MANAGEMENT
 FILE NAME: S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\Pond Plans\DF01.dwg
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HAY CREEK VALLEY
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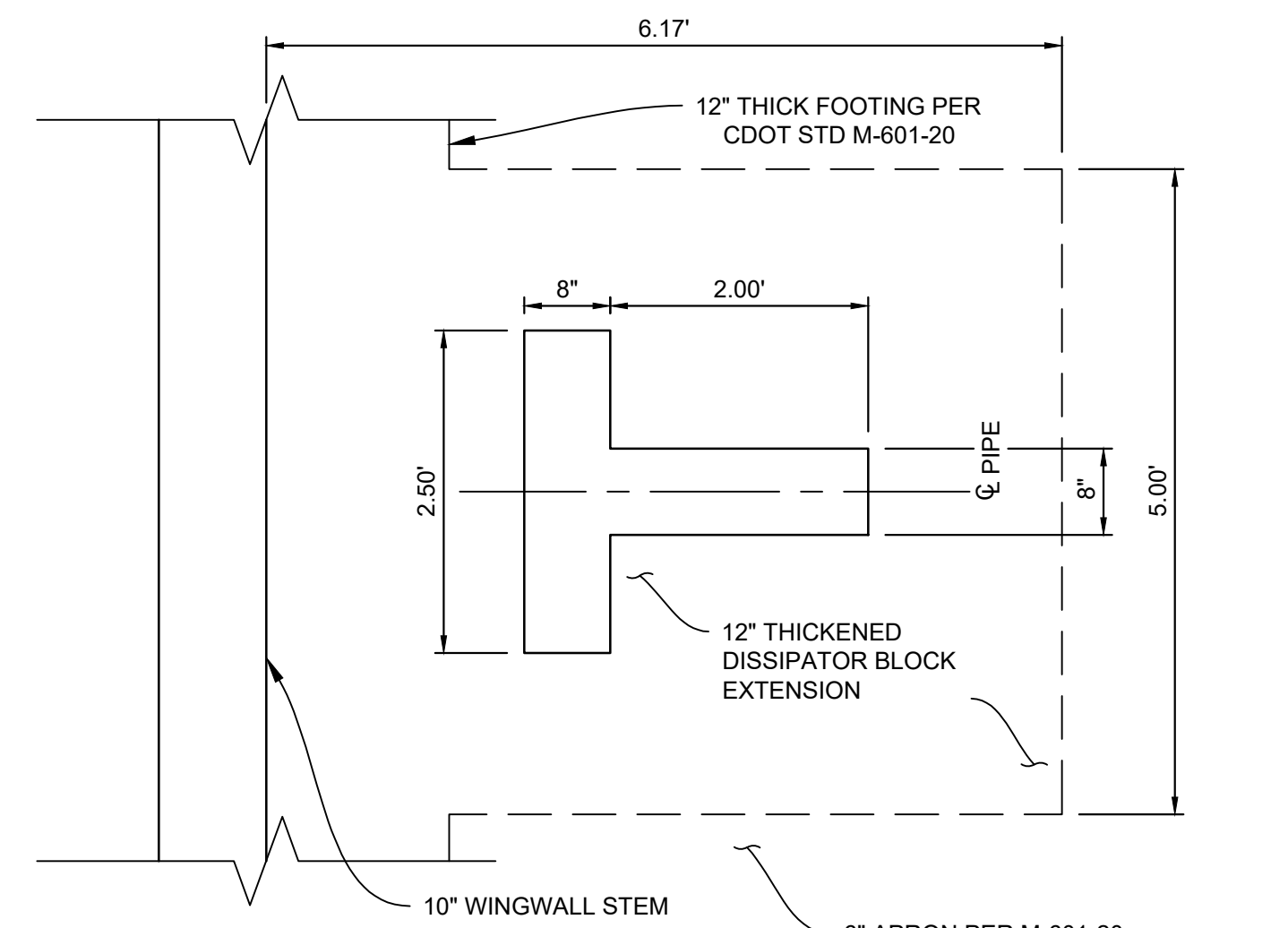
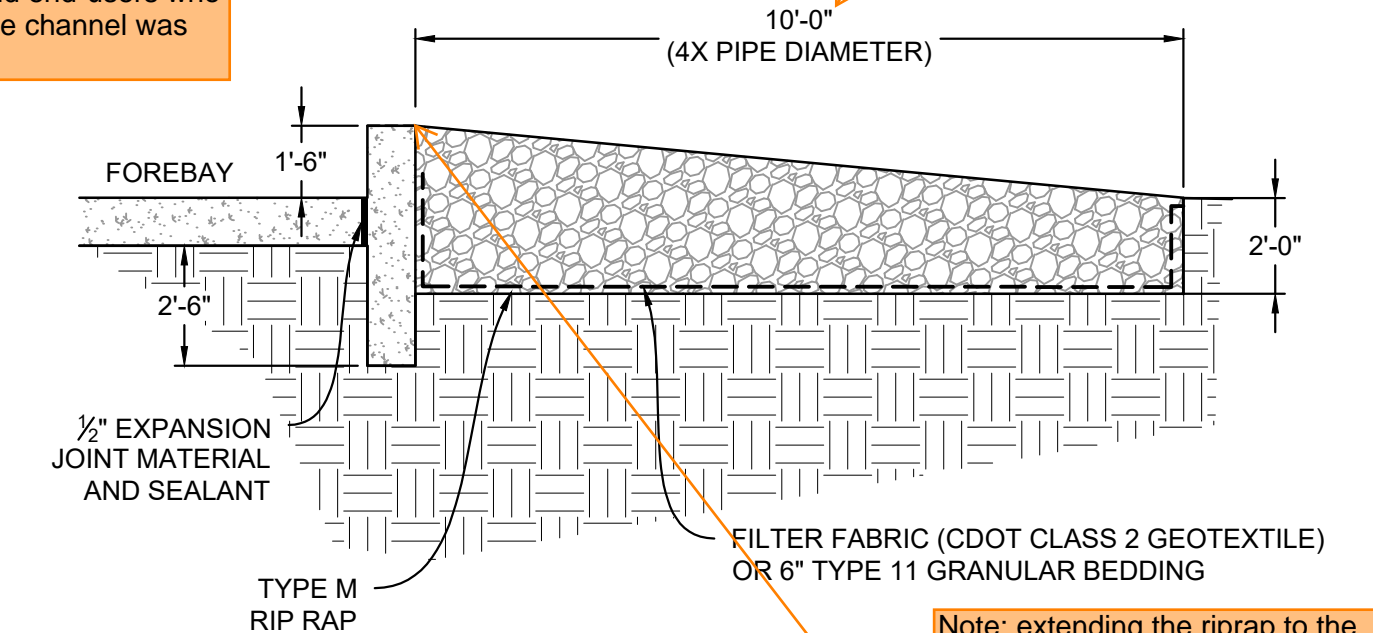
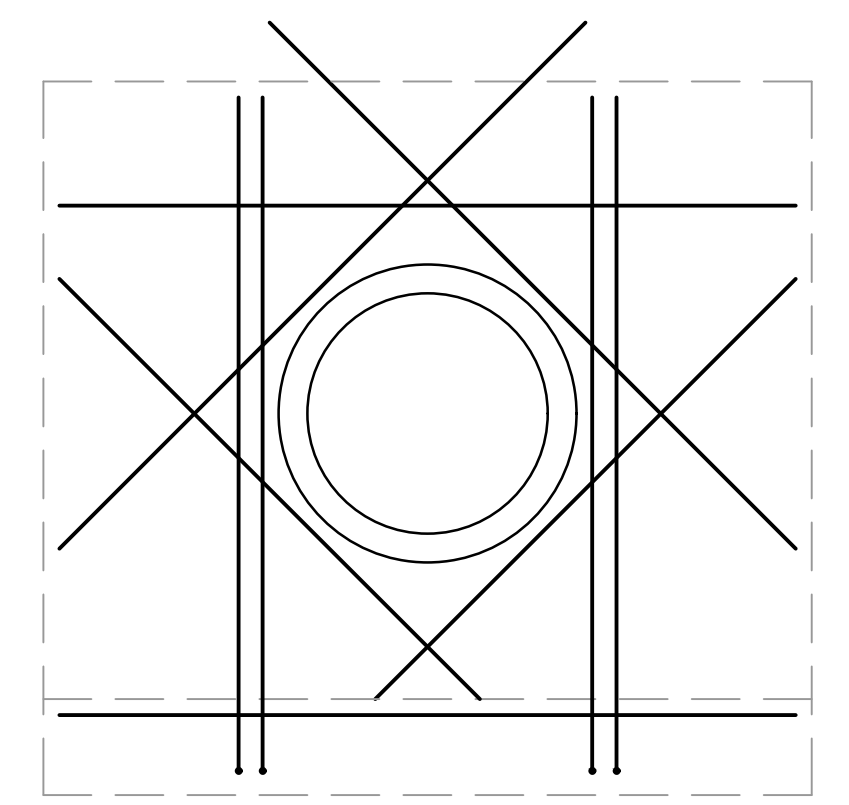
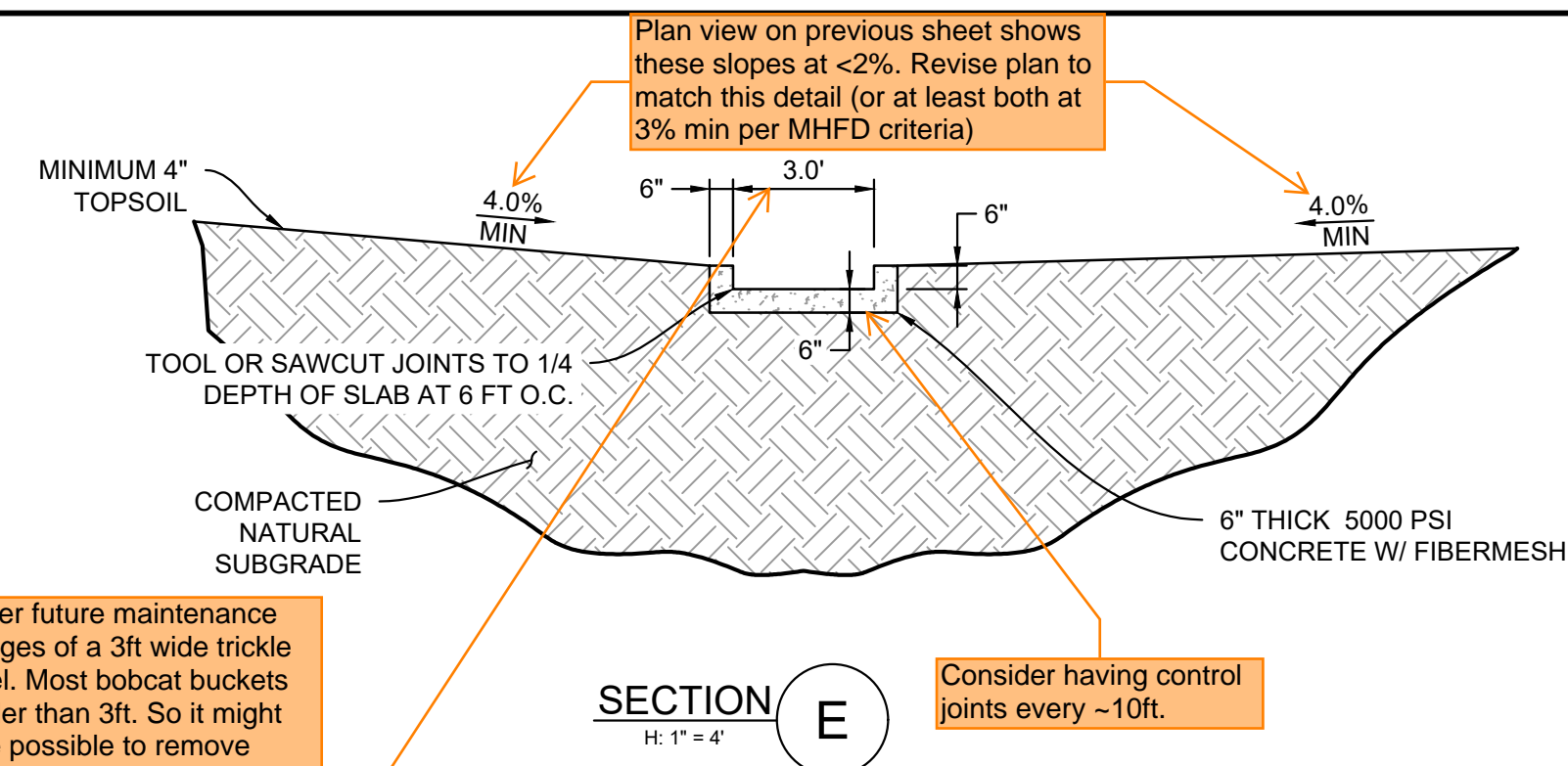
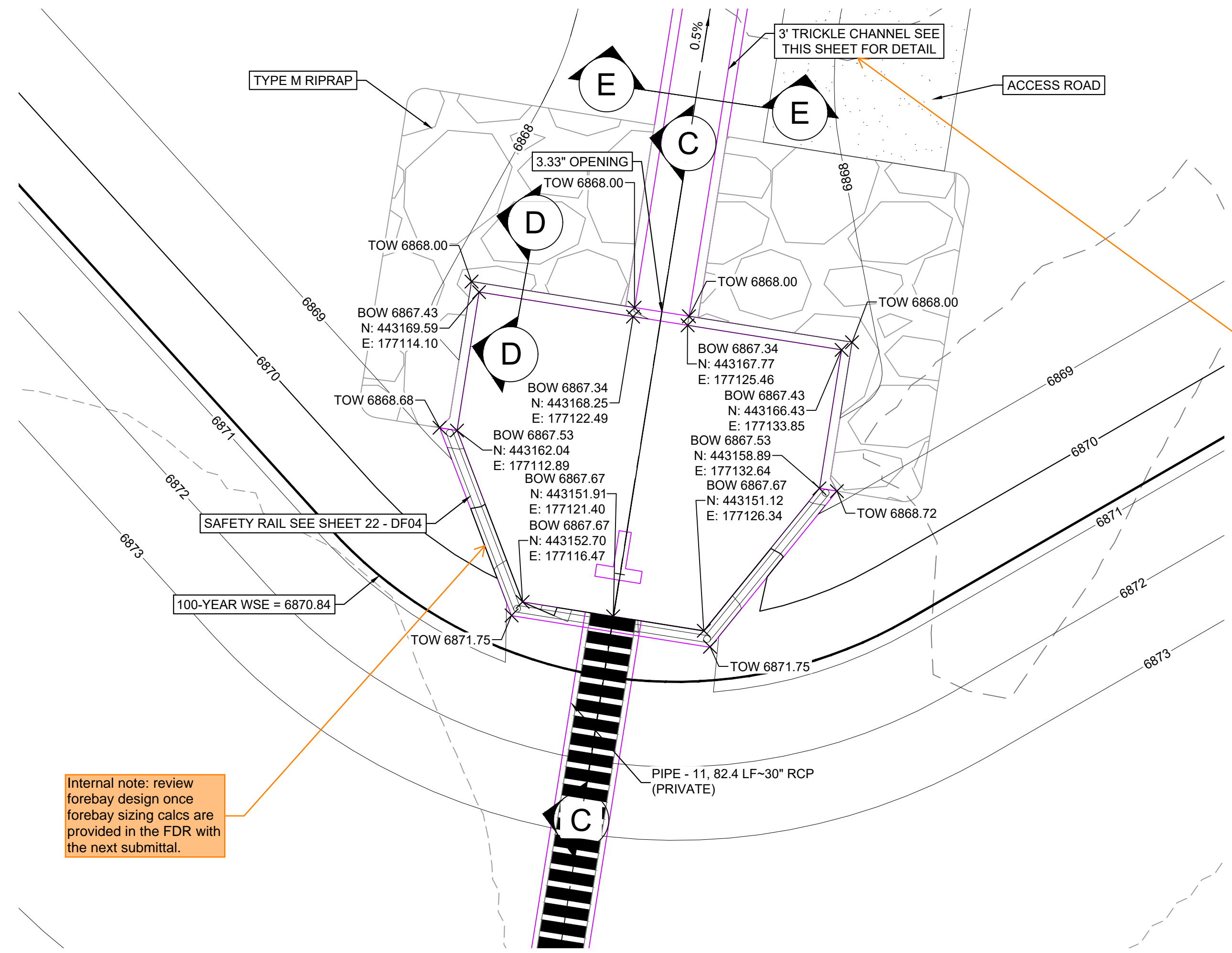
FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 22.886.076

DESIGNED BY: WCG
 DRAWN BY: RWO
 CHECKED BY: JAO

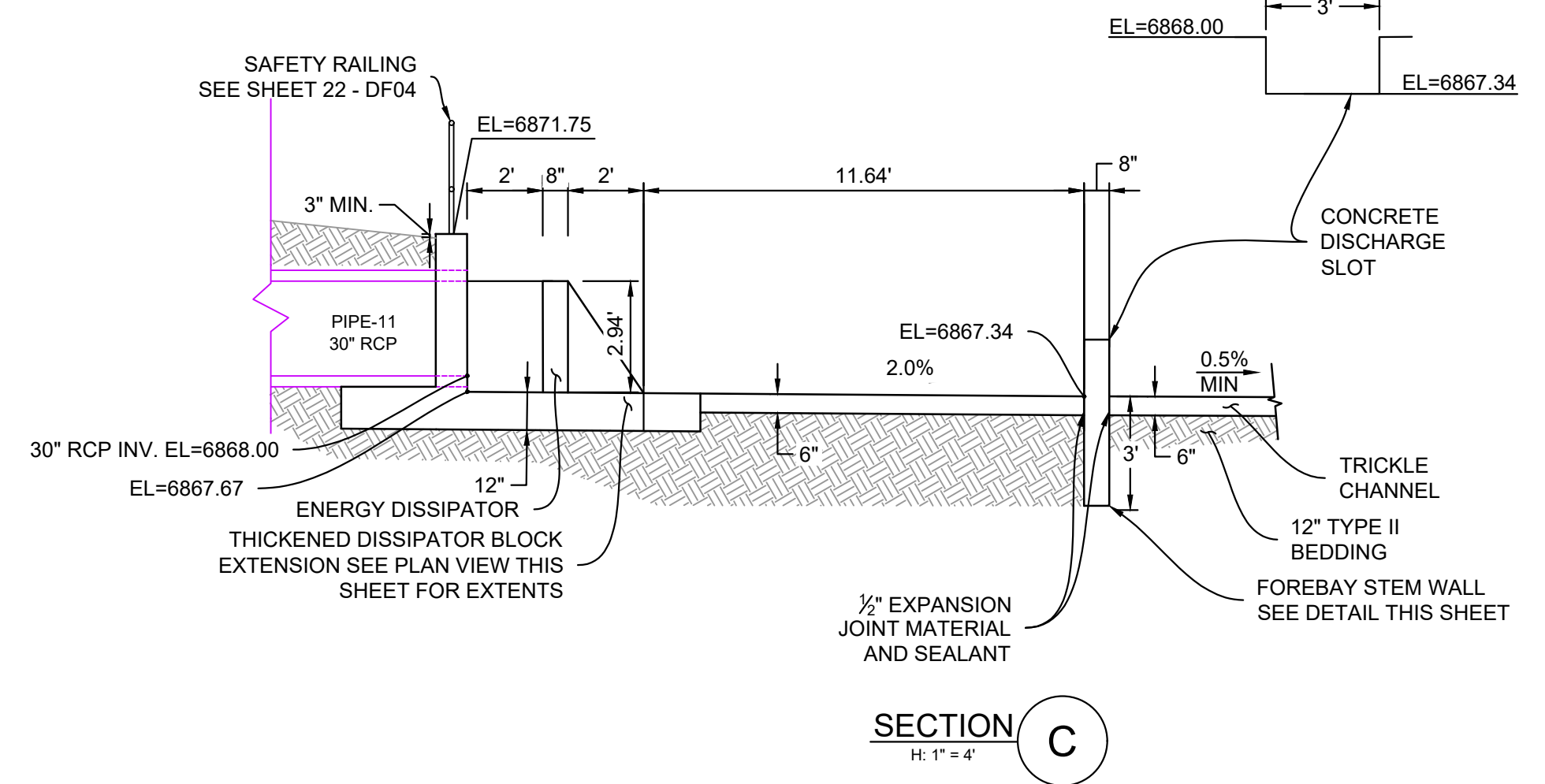
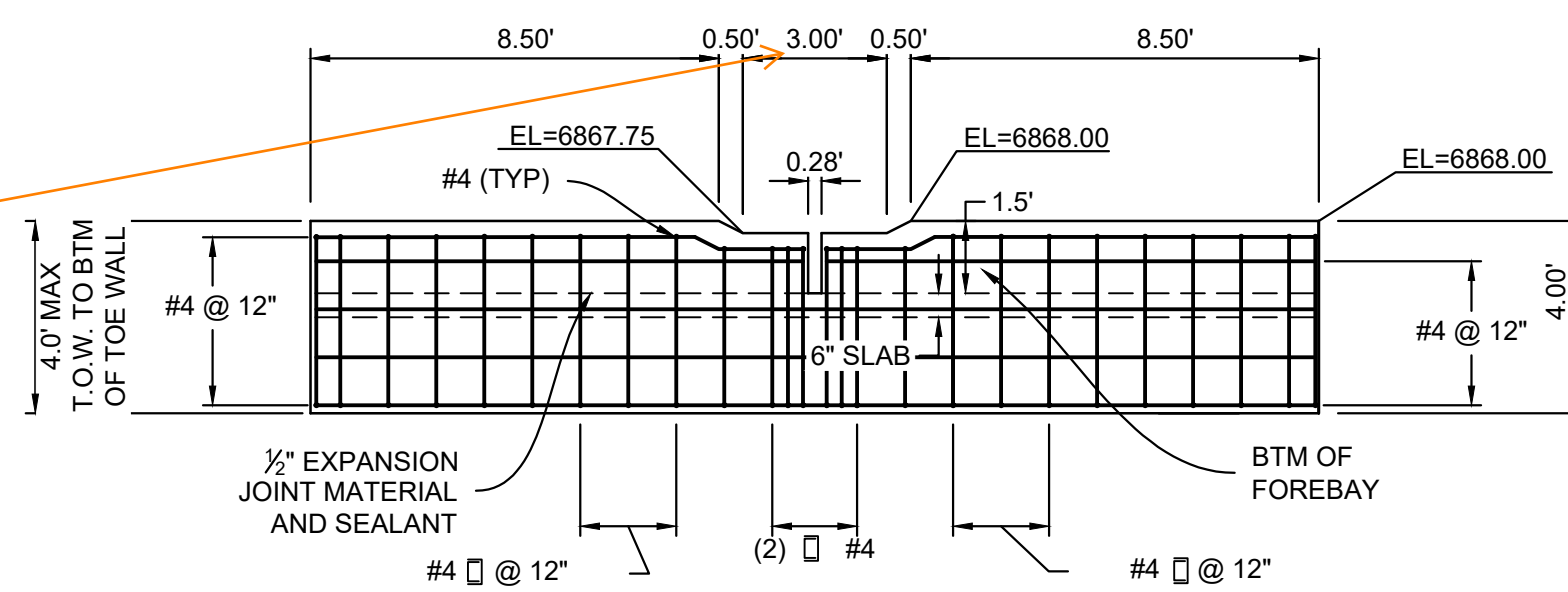
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 VERT. N/A

DATE ISSUED: SEPTEMBER 2023
 SHEET 19 OF 24

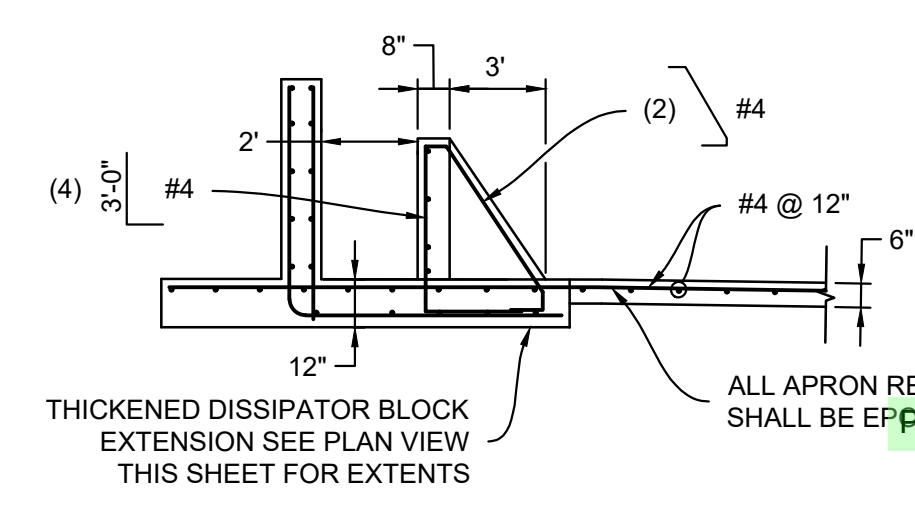
DRAWING No. **DF01**



Internal note: review forebay design once forebay sizing calcs are provided in the FDR with the next submittal.



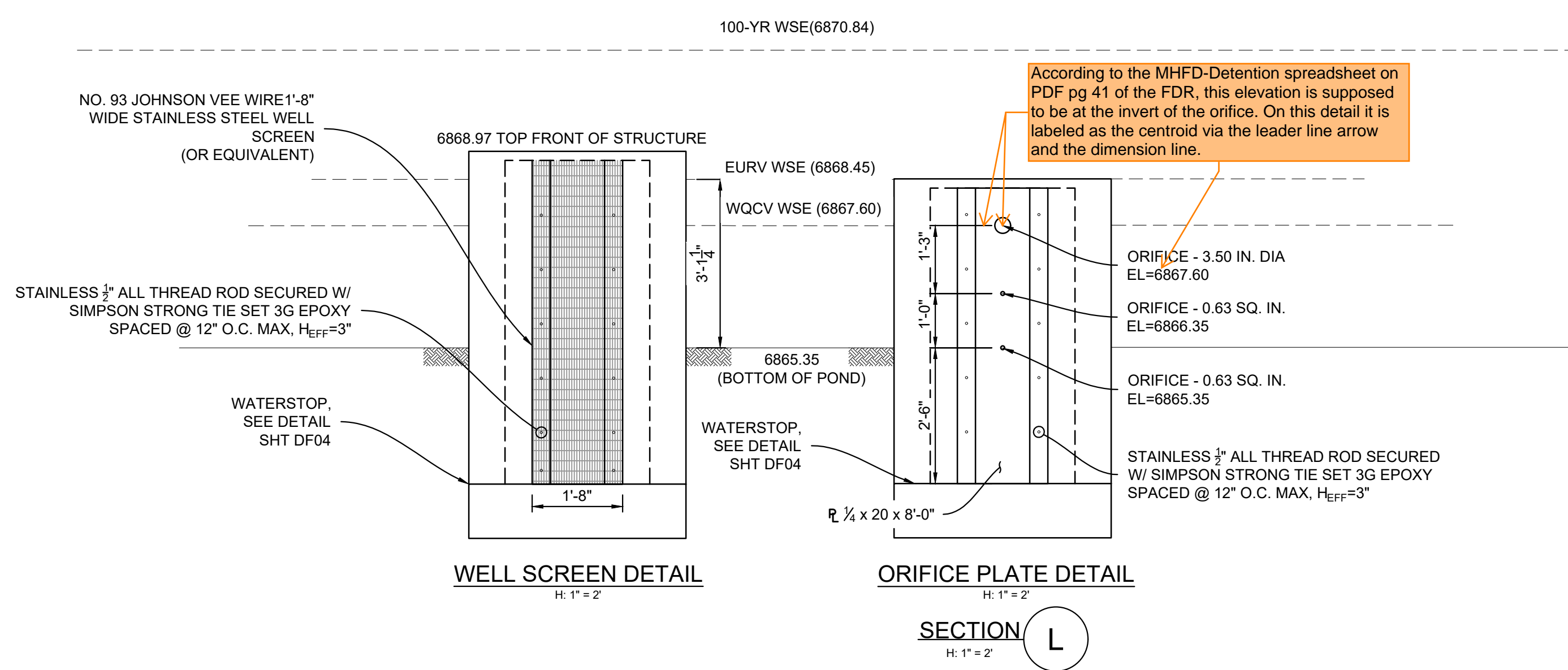
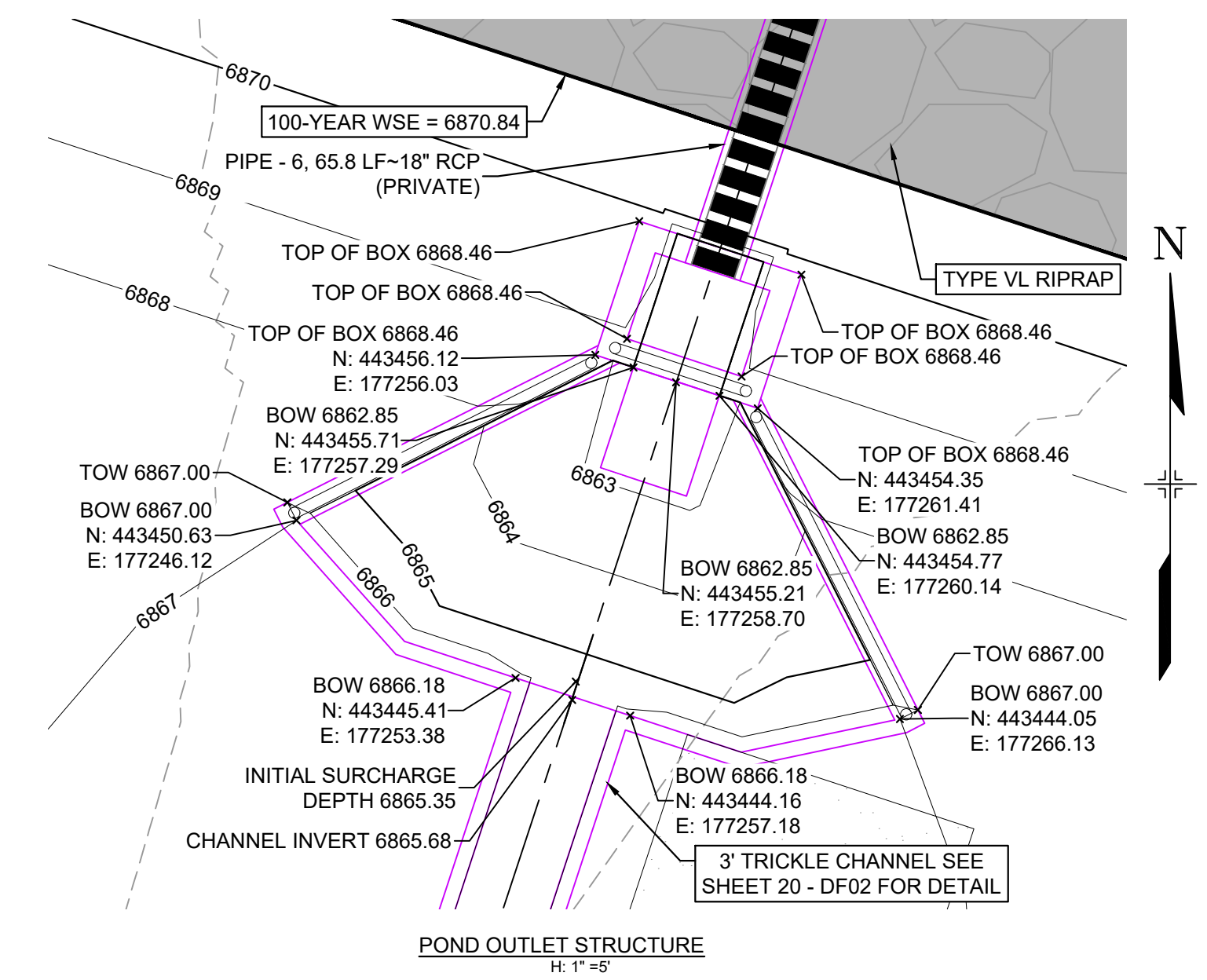
FOREBAY STEM WALL ELEVATION



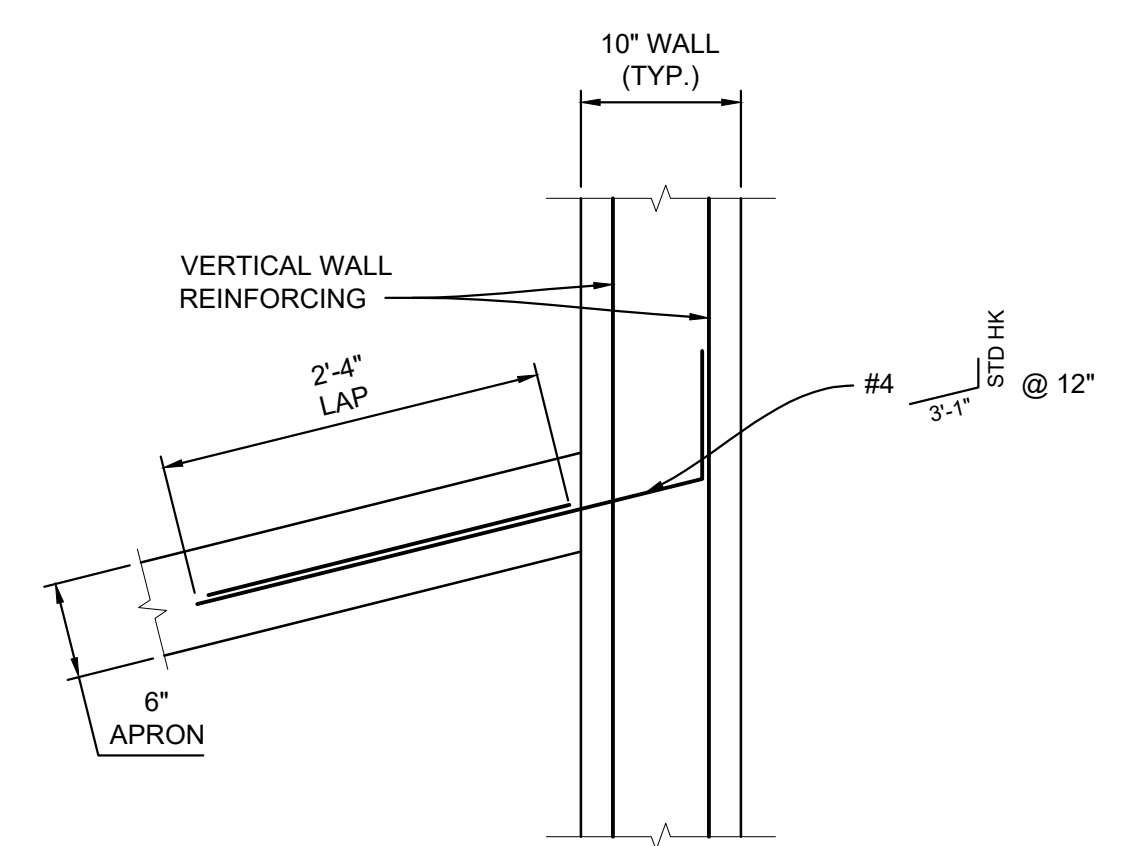
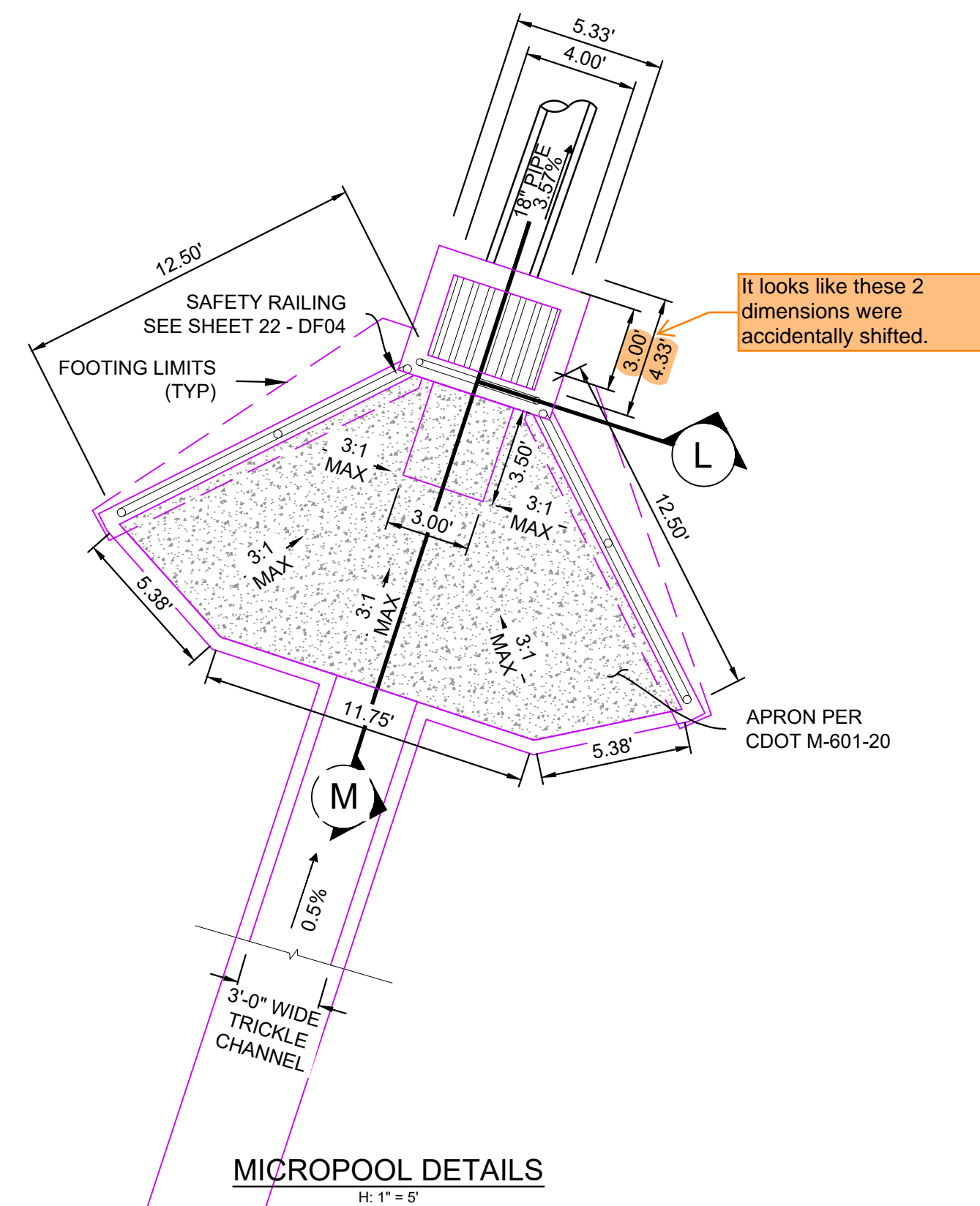
DISSIPATOR BLOCK REINFORCING

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REFERENCE DRAWINGS X-886-066-EX-MAP-1 184022-01 Hay Creek Road BNDY X-886-PR-SITE X-TITLE-CD		SHEET KEY 		BENCHMARK PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.		PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE		HAY CREEK VALLEY EL PASO COUNTY, COLORADO 100% CONSTRUCTION DOCUMENTS										
<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;">REVISIONS</td> </tr> </tbody> </table>		No.	DATE	DESCRIPTION	BY	REVISIONS				BASIS OF BEARING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "NOLTE PLS25955 C1/4 S22 T15S, R65W 1999," AND THE WESTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T15S, R65W 2000," BEING ASSUMED TO BEAR S89°54'42"W, A DISTANCE OF 2,627.78 FEET.		FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 22.886.076		DESIGNED BY: WCG DRAWN BY: RWO CHECKED BY: JAO		SCALE: HORIZ. VARIES DATE ISSUED: SEPTEMBER 2023 SHEET 20 OF 24		DRAWING No. DF02
No.	DATE	DESCRIPTION	BY															
REVISIONS																		
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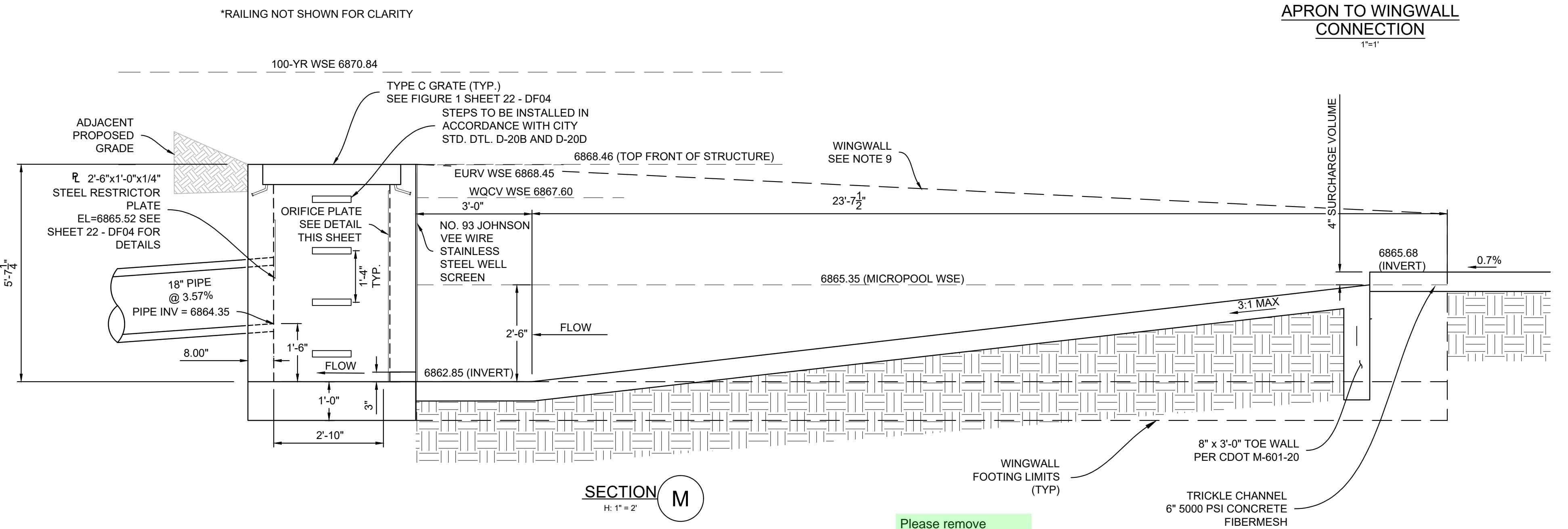
According to the MHFD-Detention spreadsheet on PDF pg 41 of the FDR, this elevation is supposed to be at the invert of the orifice. On this detail it is labeled as the centroid via the leader line arrow and the dimension line.



NOTE: LONGITUDINAL REINFORCEMENT IS NOT SHOWN FOR CLARITY.

APRON TO WINGWALL CONNECTION 1\"=1\"

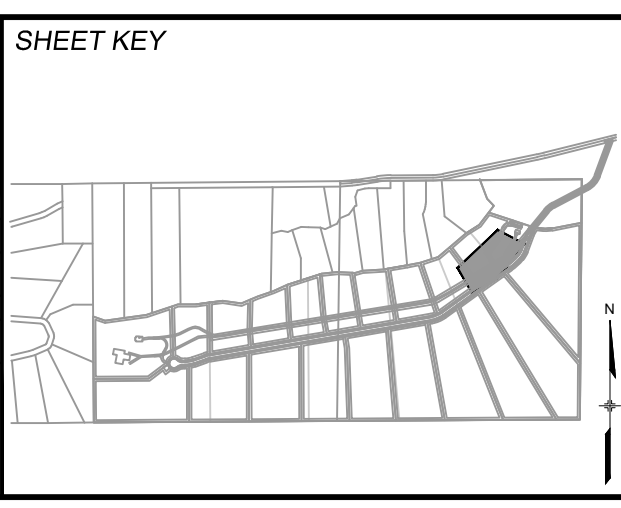
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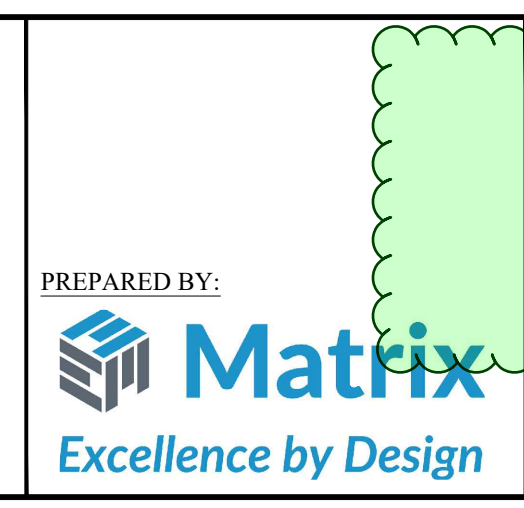
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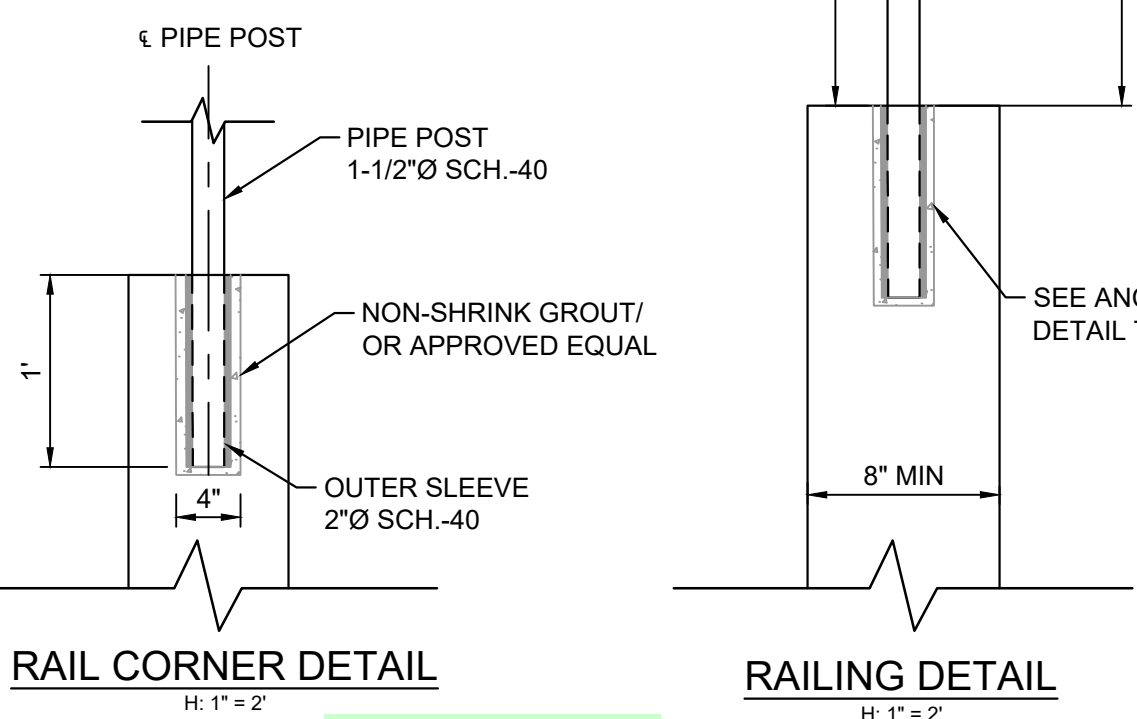
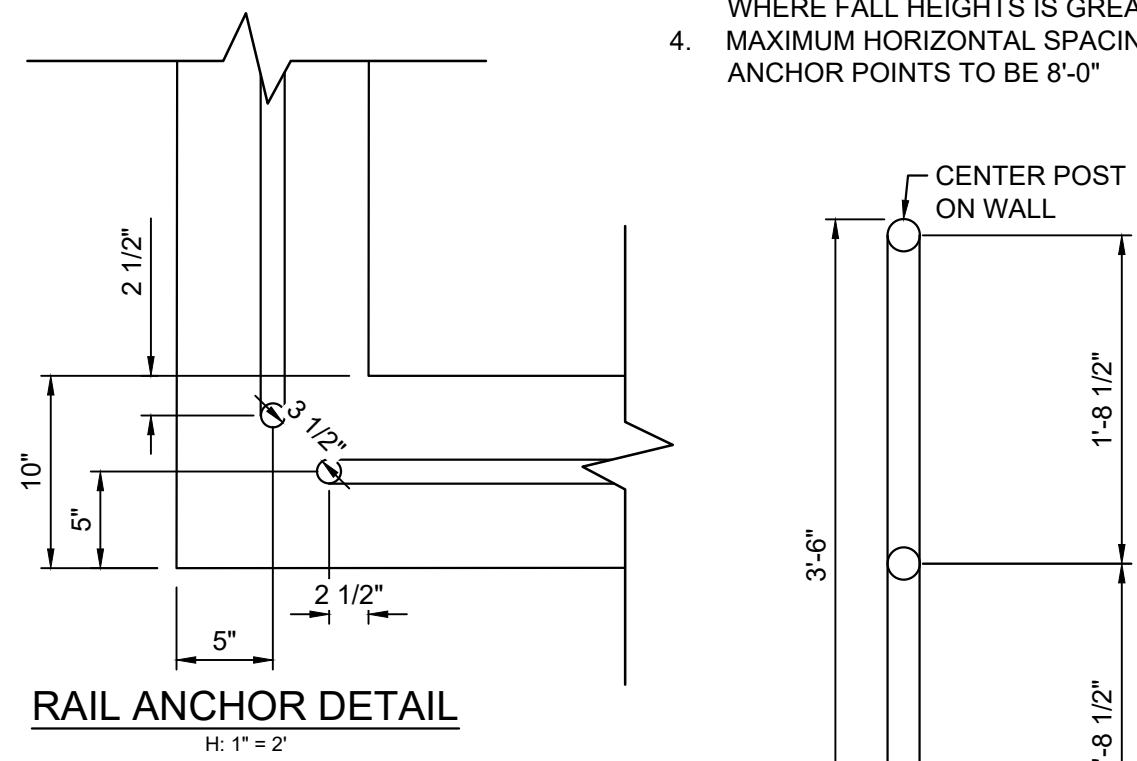
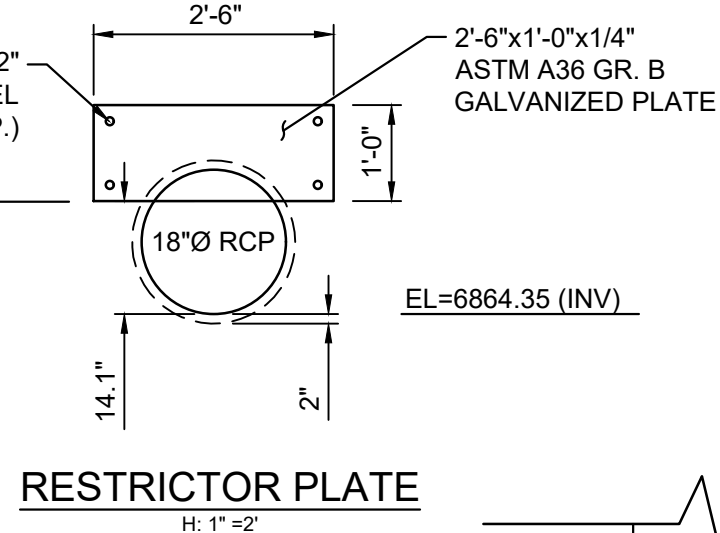
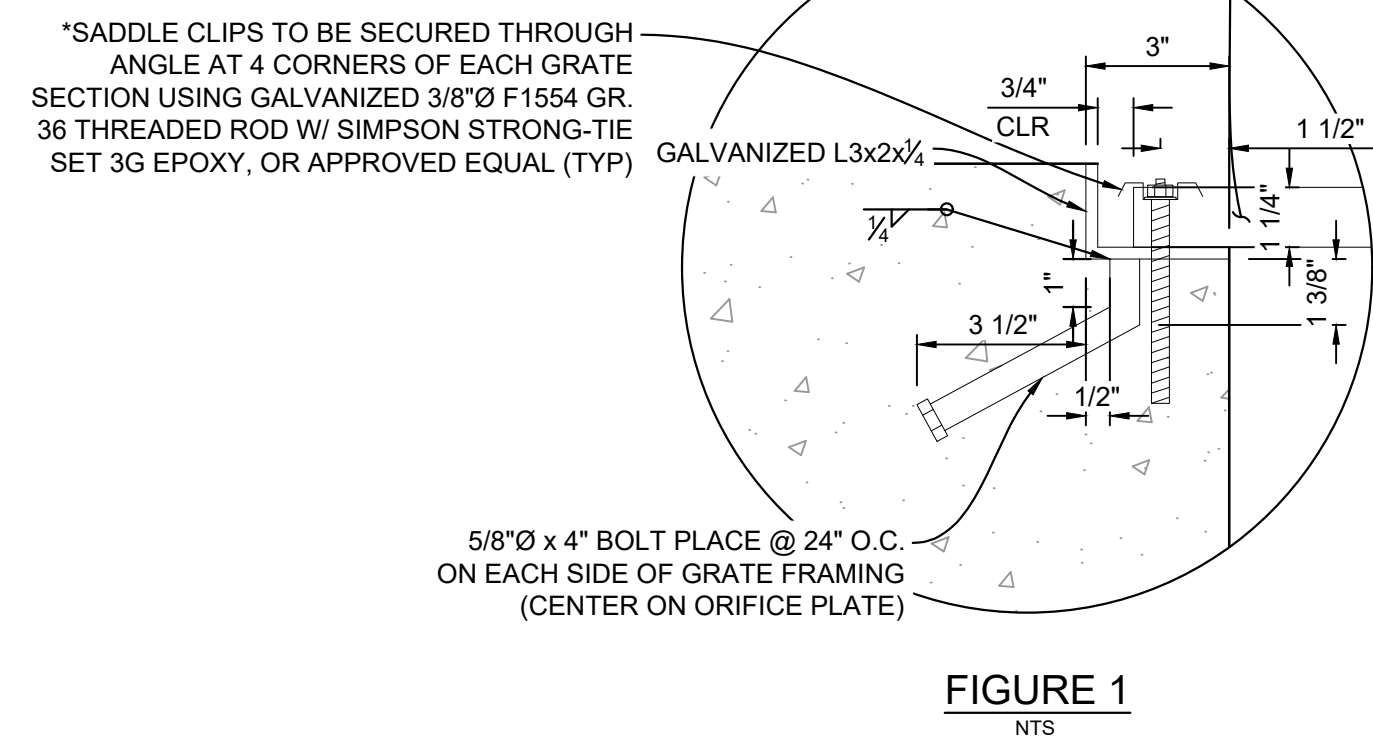
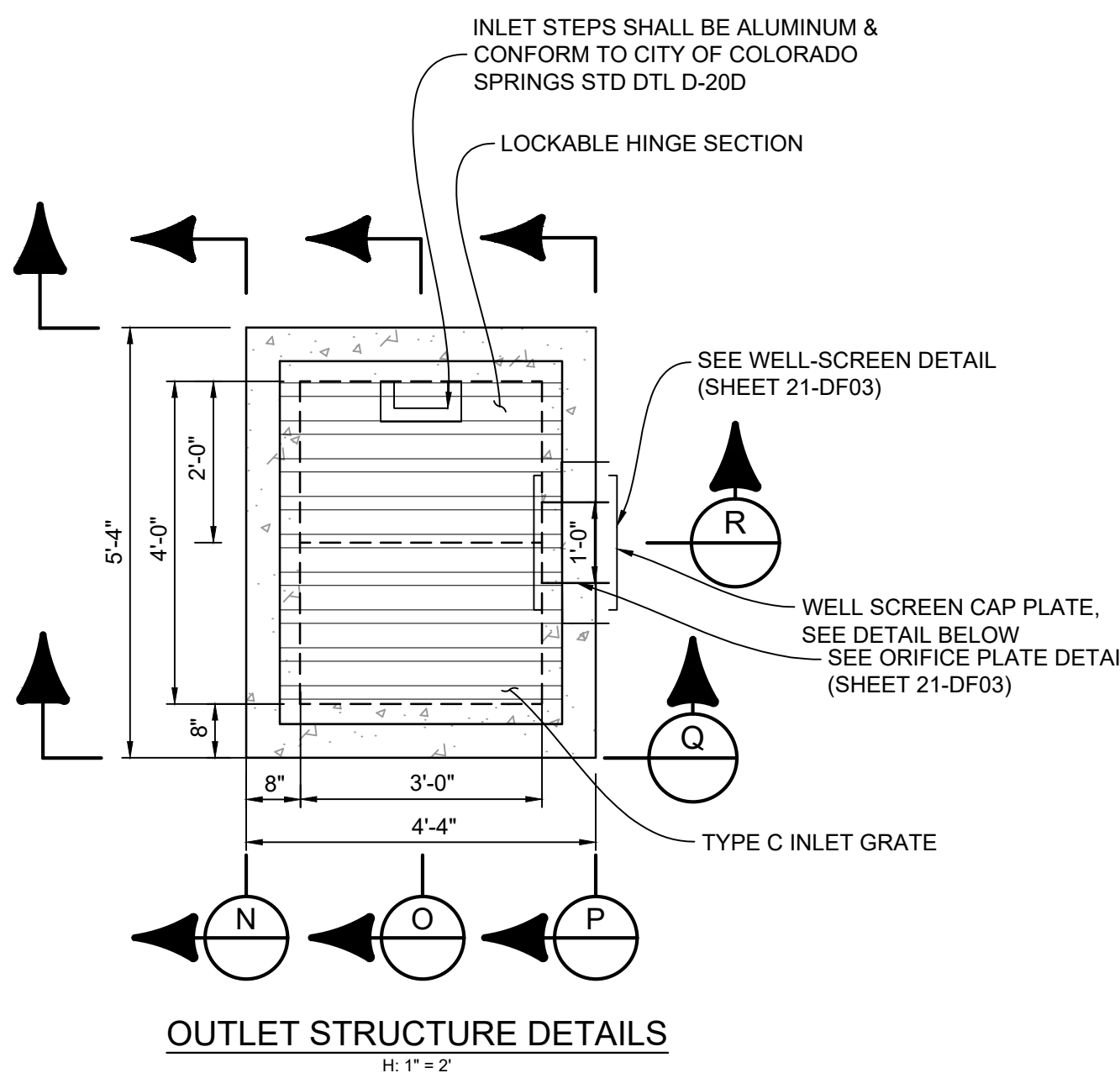
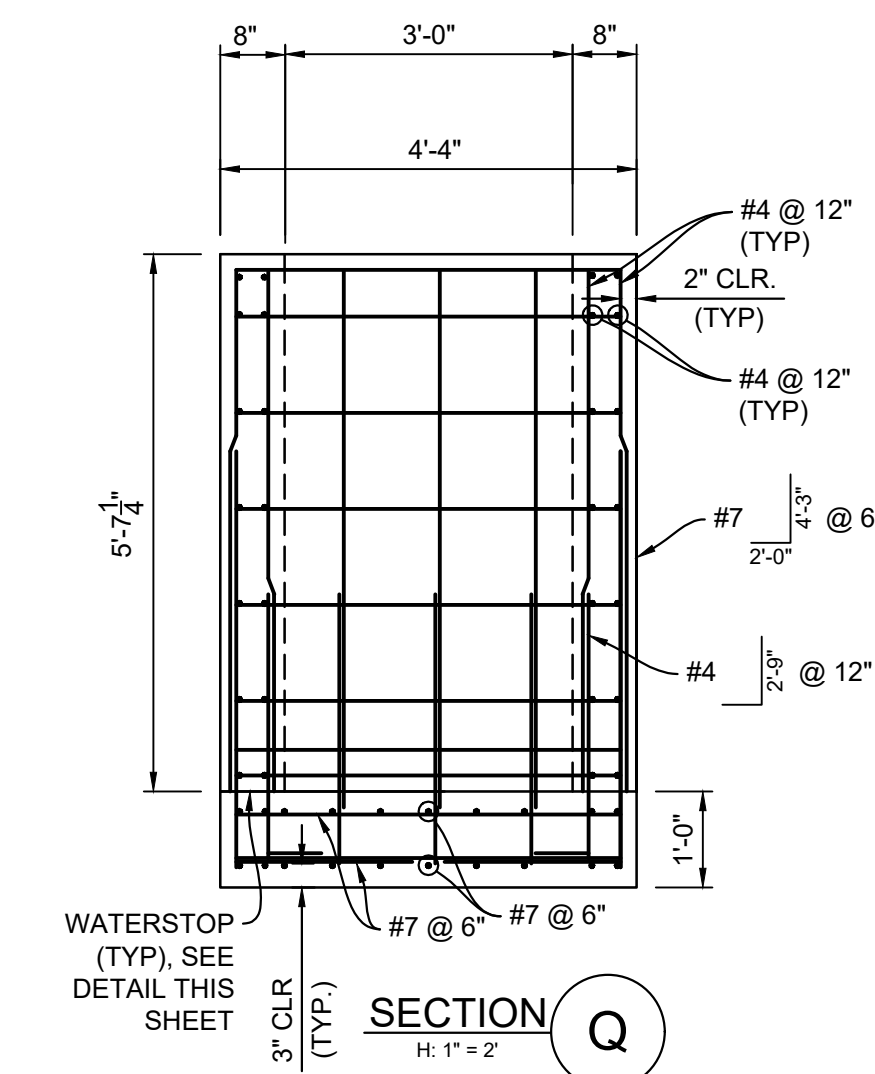
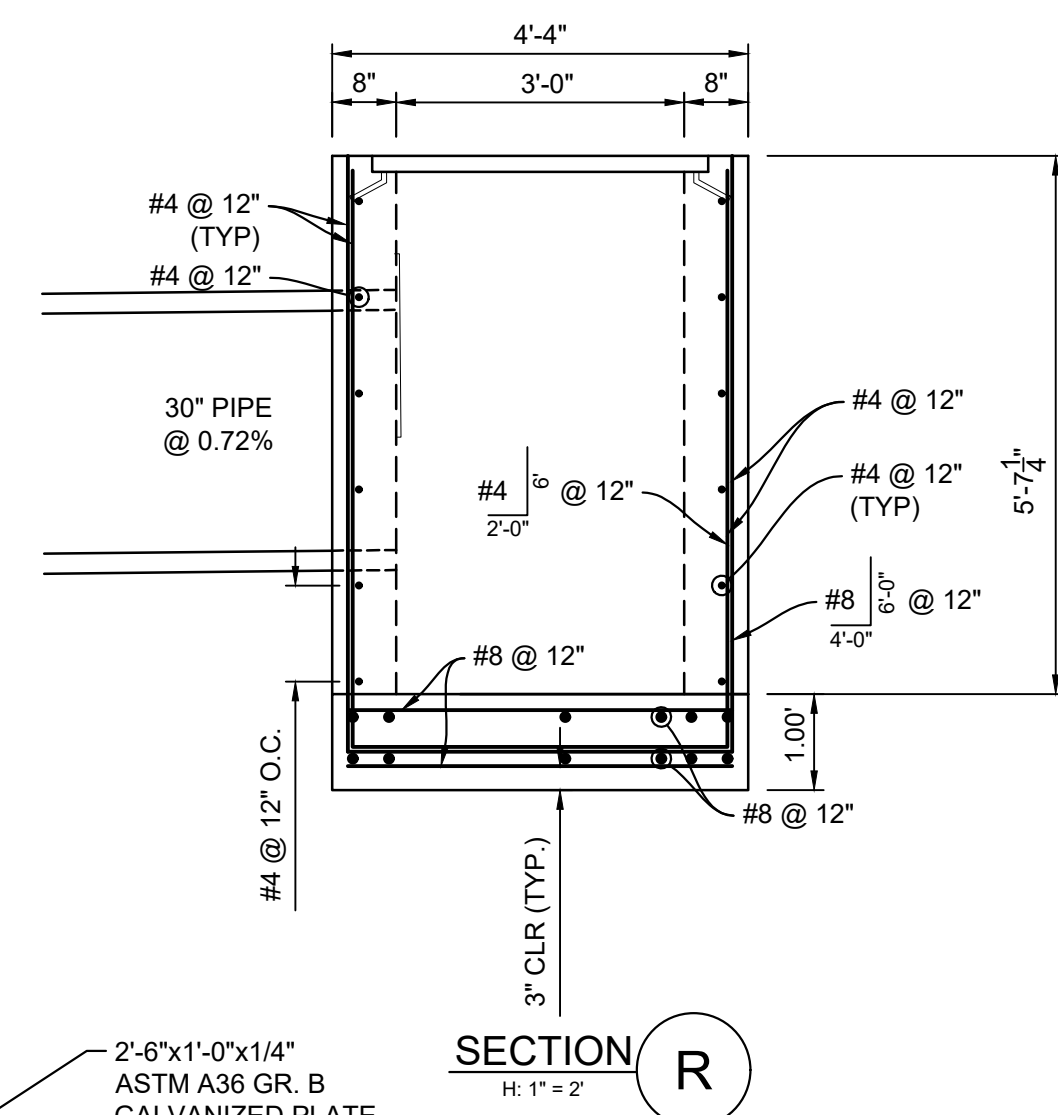
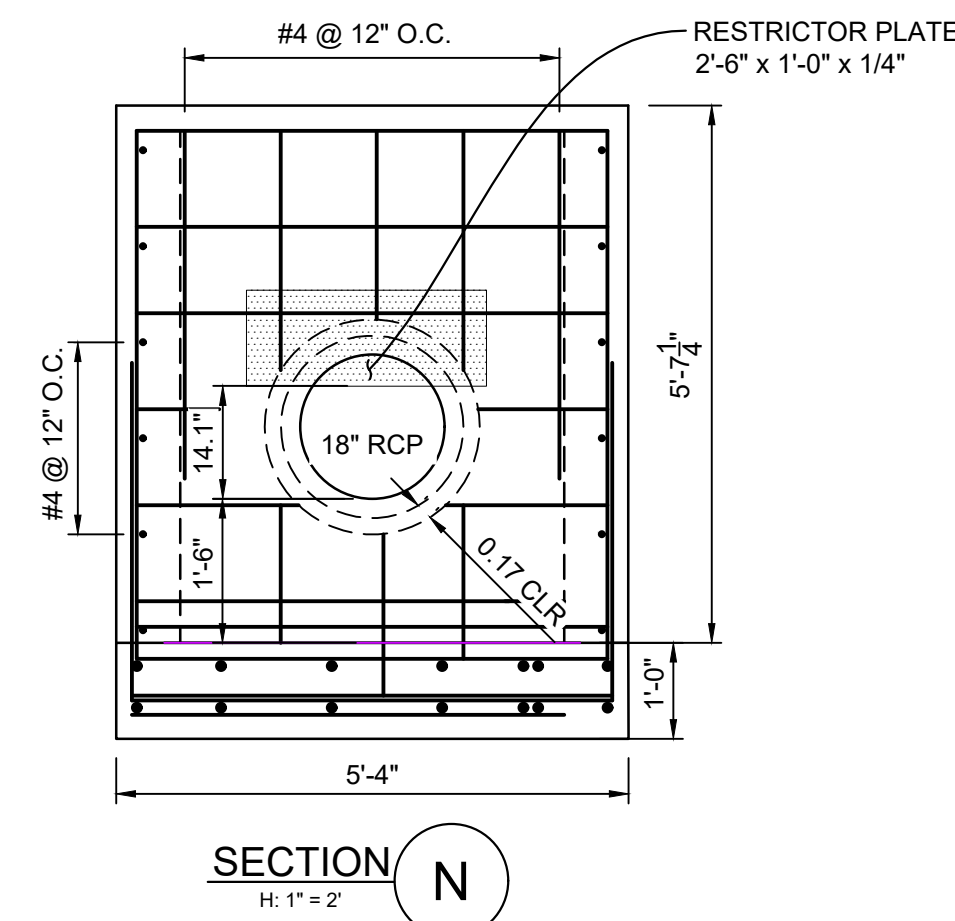
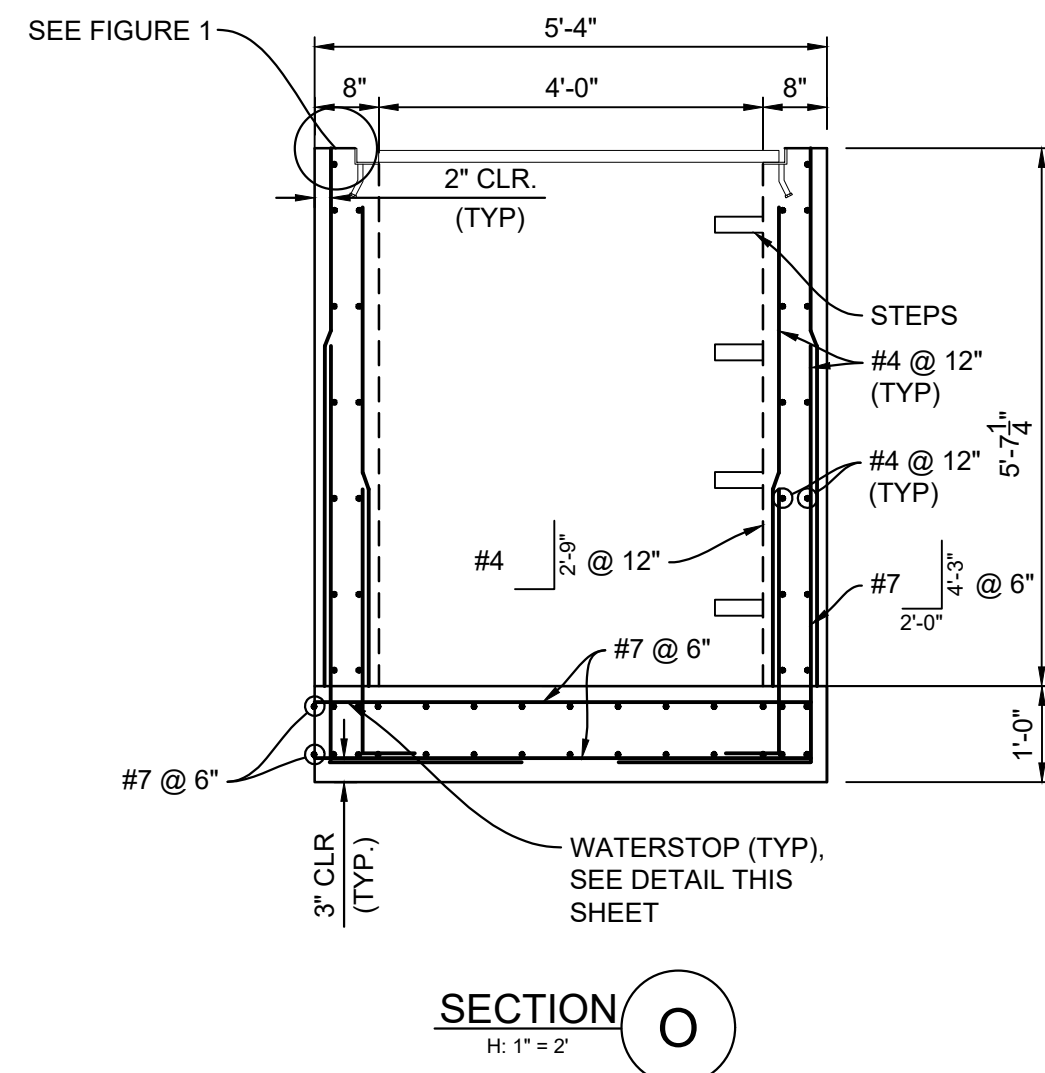
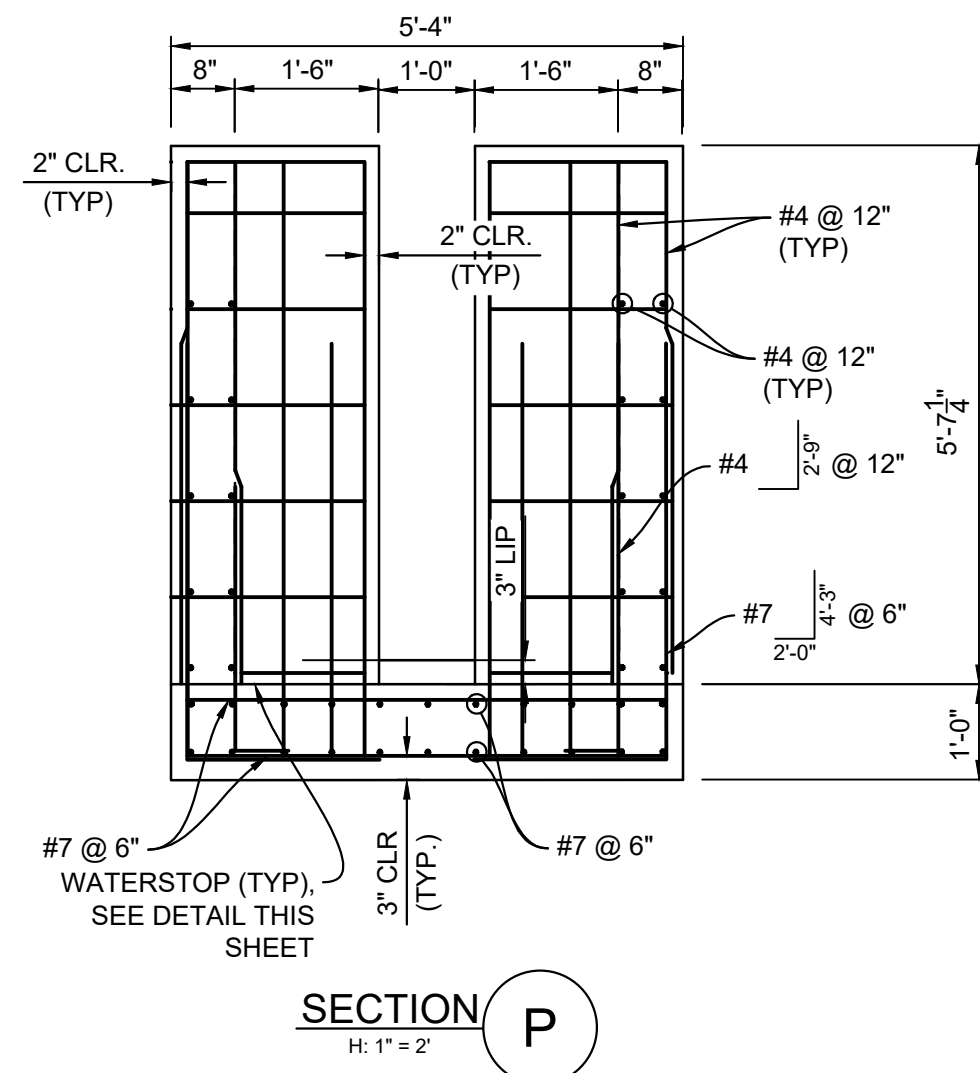
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HAY CREEK VALLEY
EL PASO COUNTY, COLORADO
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DETENTION POND 1 DETAILS

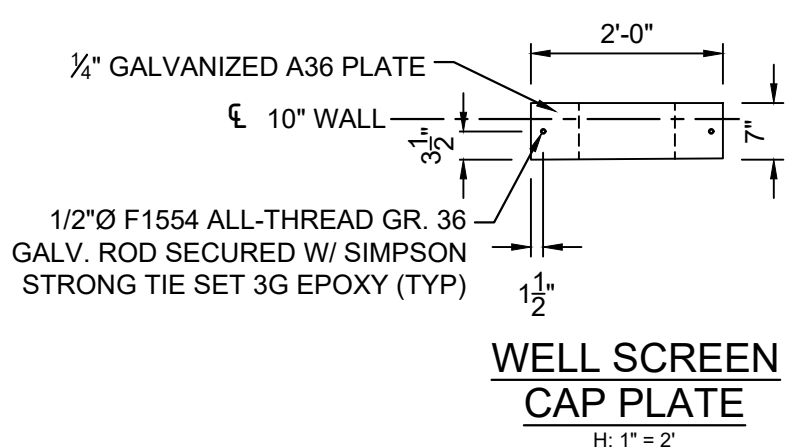
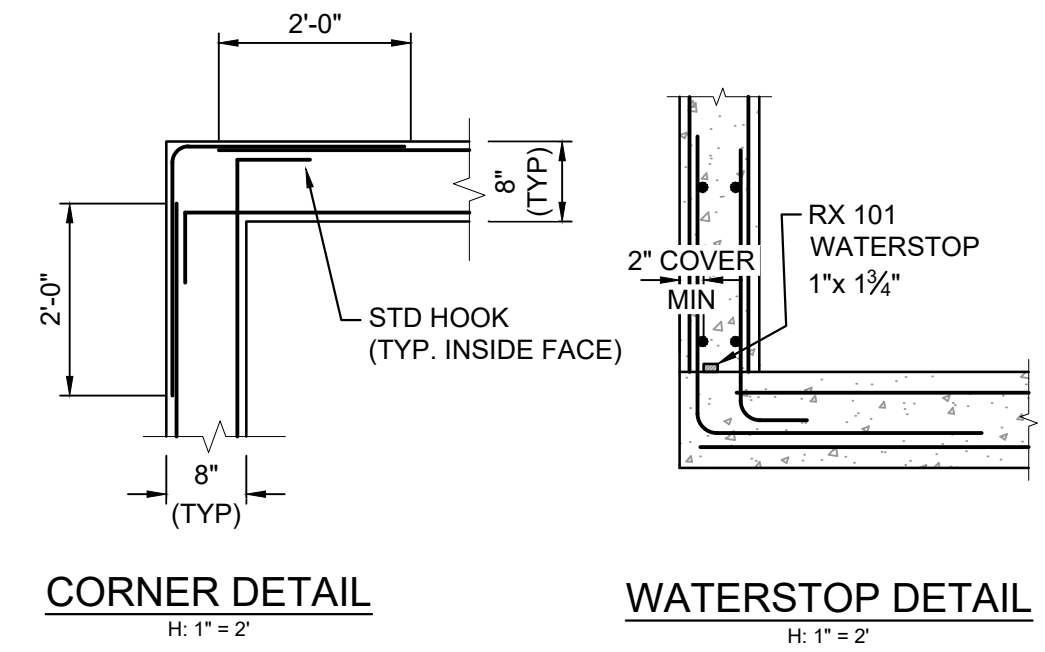
DESIGNED BY: WCG	SCALE:	DATE ISSUED: SEPTEMBER 2023	DRAWING No.:
DRAWN BY: RWO	HORIZ. VARIES	SHEET 21 OF 24	DF03
CHECKED BY: JAO	VERT. N/A		

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 22.886.076



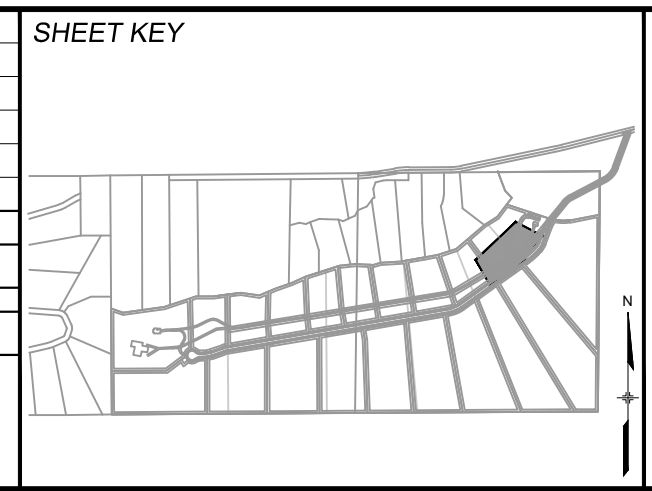
- RAIL NOTES:**
- ALL PIPES ARE 1 1/2" Ø HOT-DIP GALV. SCH 40 STEEL PIPE
 - DIMENSIONS SHOWN ARE FROM CENTER OF PIPE UNLESS OTHERWISE NOTED
 - RAILING SHALL BE PLACED AT ALL LOCATIONS WHERE FALL HEIGHTS IS GREATER THAN 30"
 - MAXIMUM HORIZONTAL SPACING FOR ANCHOR POINTS TO BE 8'-0"

- NOTES:**
- ALL CONCRETE SHALL BE CDOT CLASS D; F_c = 4500 PSI
 - ALL REINFORCING STEEL SHALL BE F_y: 60 KSI
 - CONCRETE COVER FOR STEEL REINFORCING BARS SHALL BE AS FOLLOWS
CONCRETE PLACED AGAINST EARTH.....3"
CONCRETE EXPOSED TO EARTH OR WEATHER.....2"
 - ALL EXPOSED CONCRETE CORNERS SHALL HAVE A MINIMUM 3/8" CHAMFER
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AS RELATED TO SHORING AND PROTECTION OF NEW AND EXISTING STRUCTURES AS NECESSARY TO PREVENT DAMAGE OR COLLAPSE DUE TO WIND, EARTH, CONSTRUCTION OR OTHER LOADS
 - STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STANDARD PLAN M-206-2
 - ALL BEDDING SHALL BE A MINIMUM OF 12" THICK CDOT CLASS 6 COMPACTED TO NOT LESS THAN 95% MAXIMUM DENSITY DETERMINED IN CONFORMANCE WITH AASHTO 180
 - INLET STEPS SHALL BE ALUMINUM & CONFORM TO CITY OF COLORADO SPRINGS STANDARD DETAIL D-20D
 - WINGWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD M-601-20
 - SAWCUT APRON JOINTING SHALL BE SPACED AT 10' MAX. SPACING. NO ACUTE ANGLES WILL BE ALLOWED. TURN JOINTS PERPENDICULAR TO FOOTING AT 2' OFFSET.



- WATERSTOP NOTES:**
- WATERSTOP SHALL BE VOLCLAY WATERSTOP RX 101 OR EARTHSHIELD JP 648 OR APPROVED EQUAL.
- PLACE WATERSTOP FOR ENTIRETY OF EACH HORIZONTAL & VERTICAL CONSTRUCTION JOINT.
- FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\Pond Plans\DF01.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: 9/22/2023 2:49 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



BENCHMARK
PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.

BASIS OF BEARING
THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "NOLTE PLS25985 C1/4 S22 T15S, R65W 1999, "AND THE WESTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T15S, R65W 2000, "BEING ASSUMED TO BEAR S89°54'42"W, A DISTANCE OF 2,627.78 FEET.

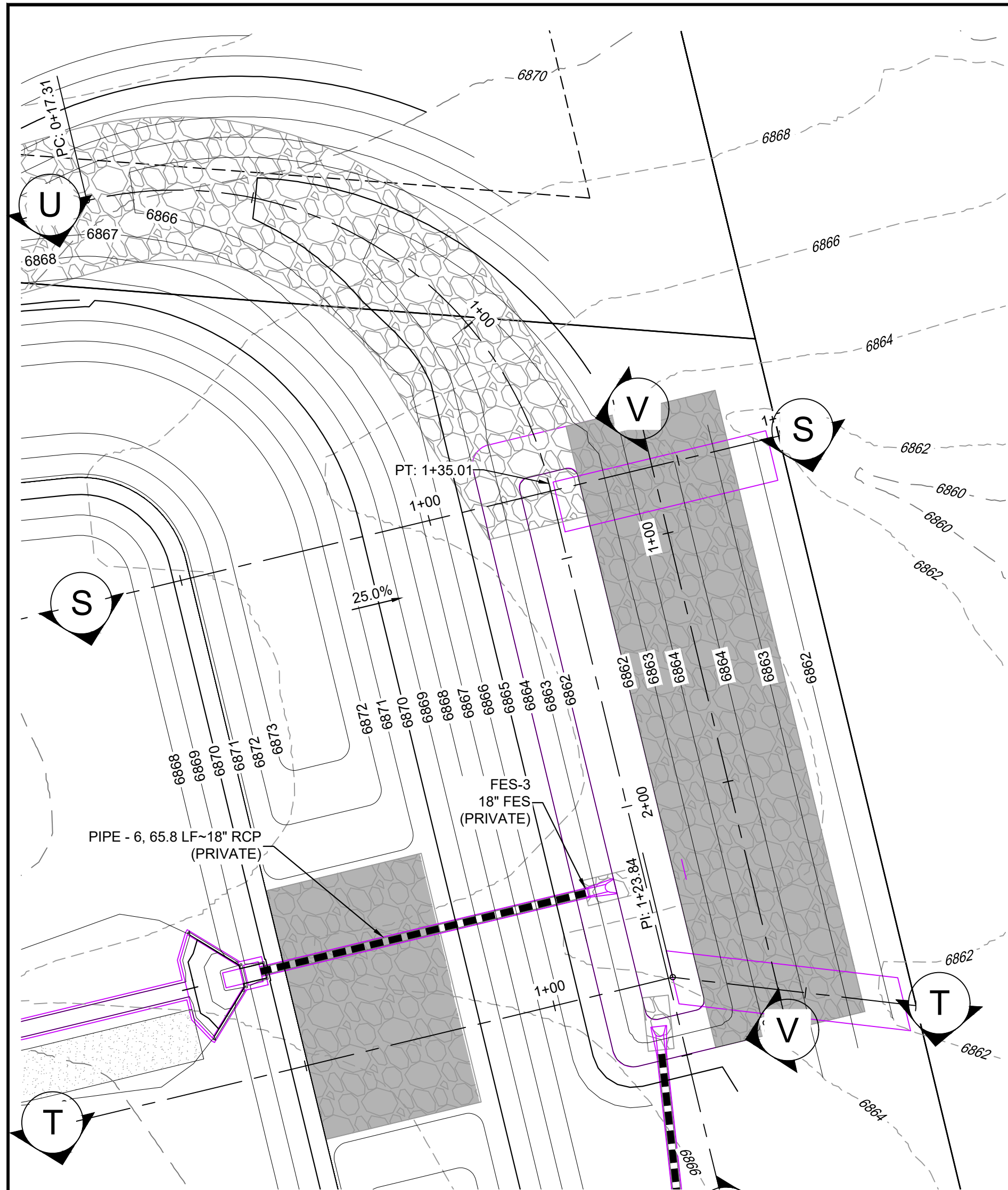
PREPARED BY: **Matrix**
Excellence by Design

PRELIMINARY
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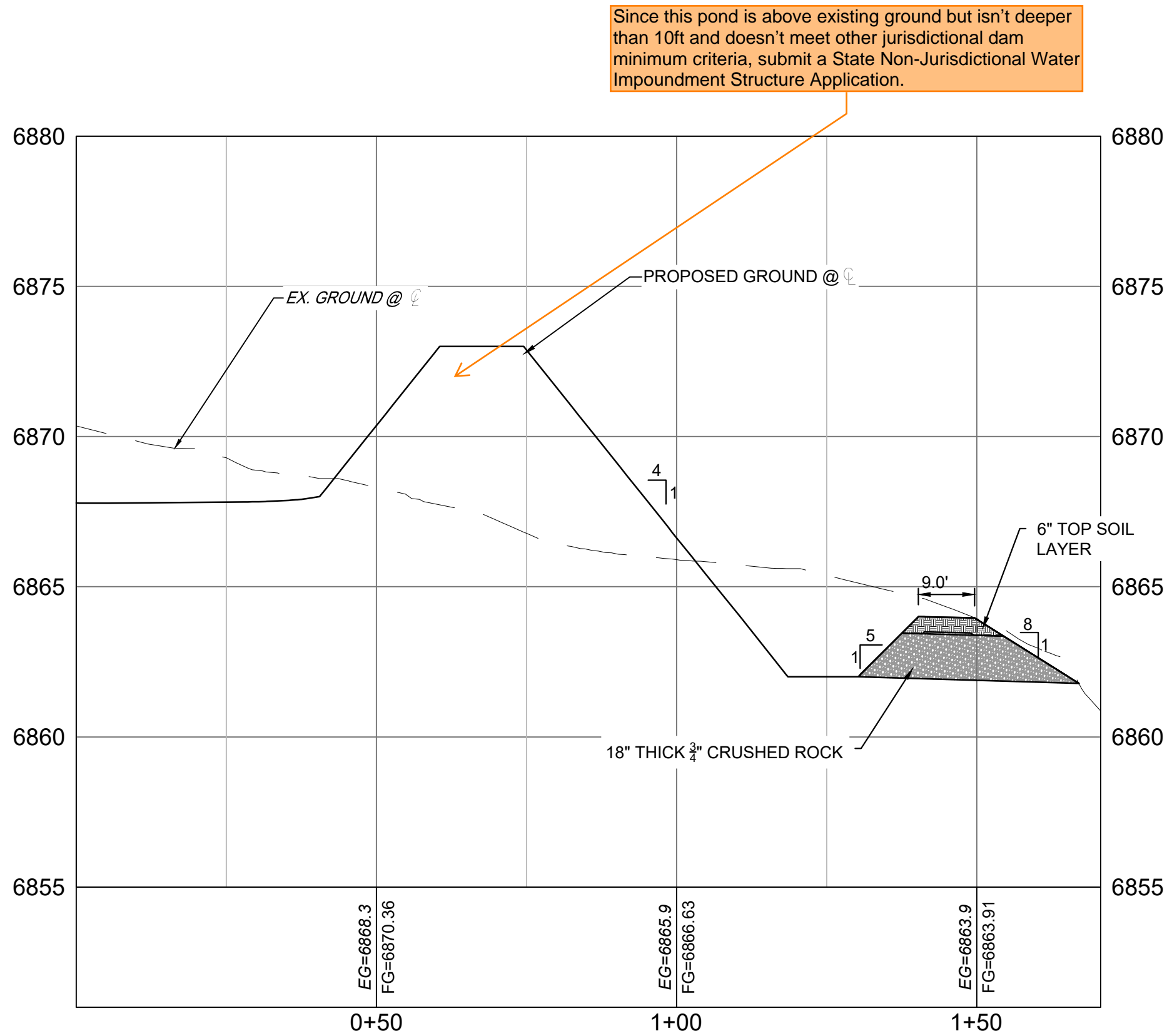
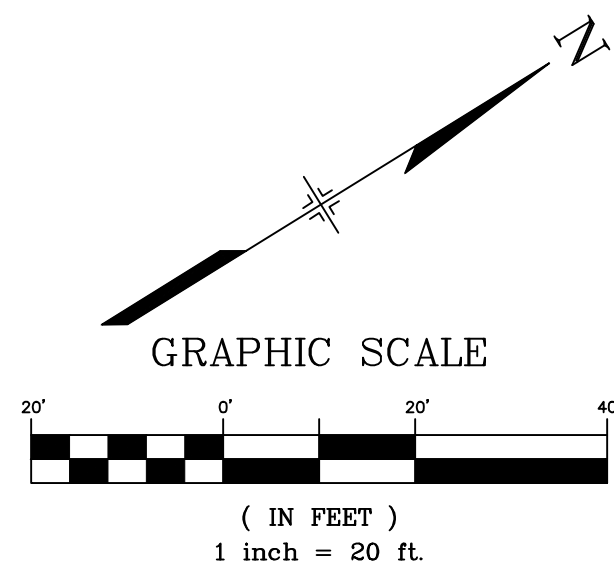
HAY CREEK VALLEY
EL PASO COUNTY, COLORADO
100% CONSTRUCTION DOCUMENTS

DETENTION POND 1 DETAILS

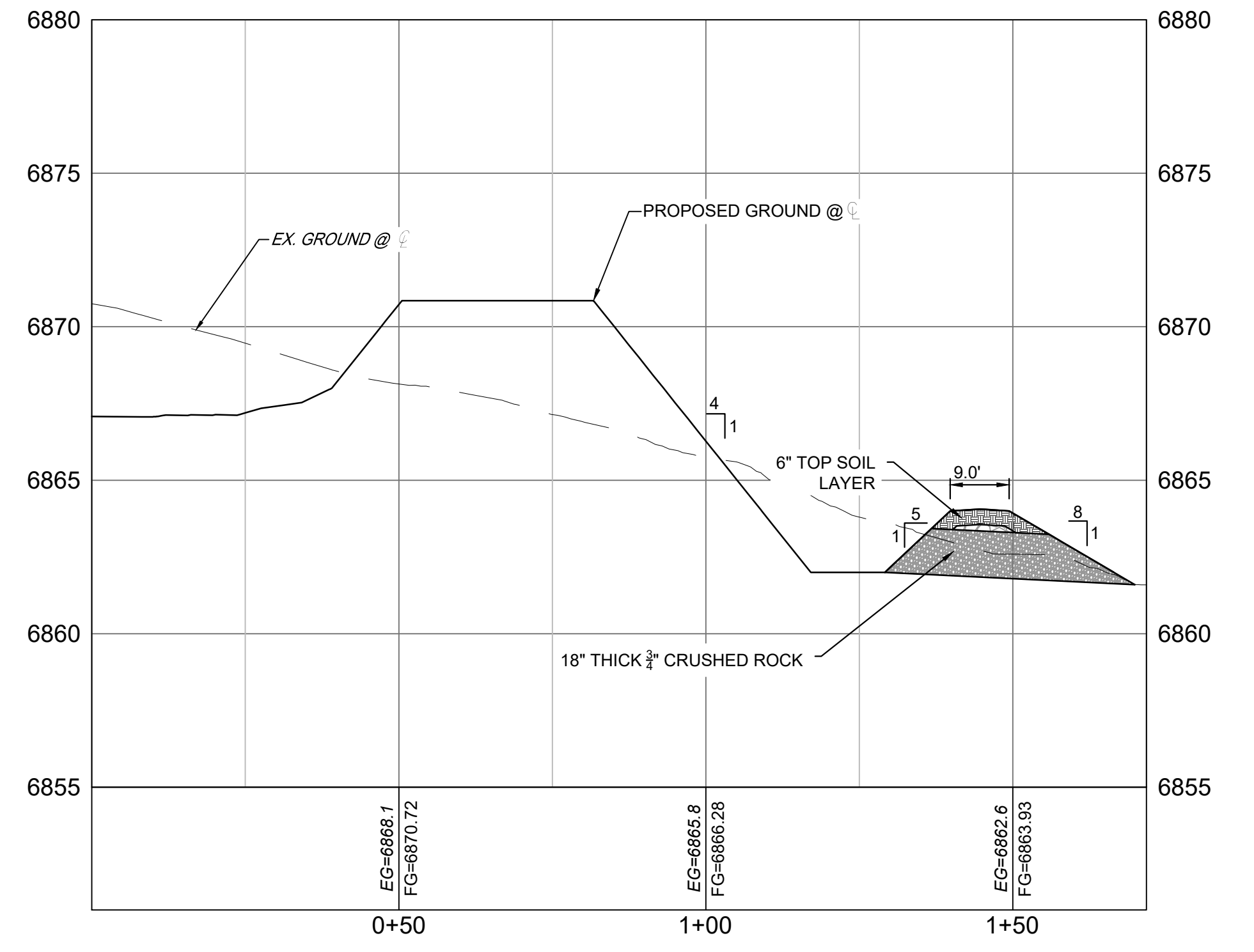
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DRAWN BY: RWO	HORIZ: 1"=2'	SHEET: 22 OF 24	
CHECKED BY: JAO	VERT: N/A		



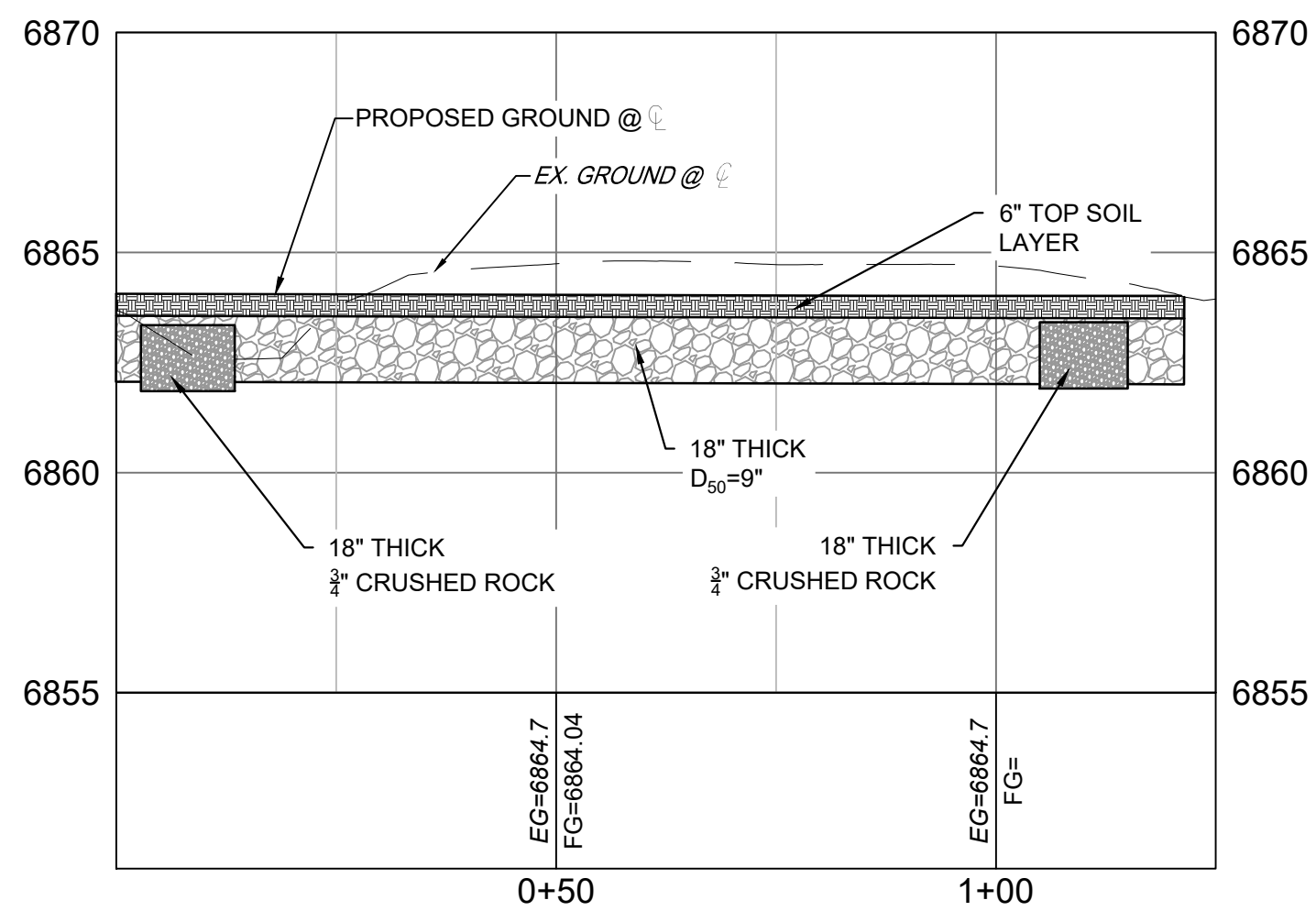
STILLING BASIN PLAN
H: 1" = 20'



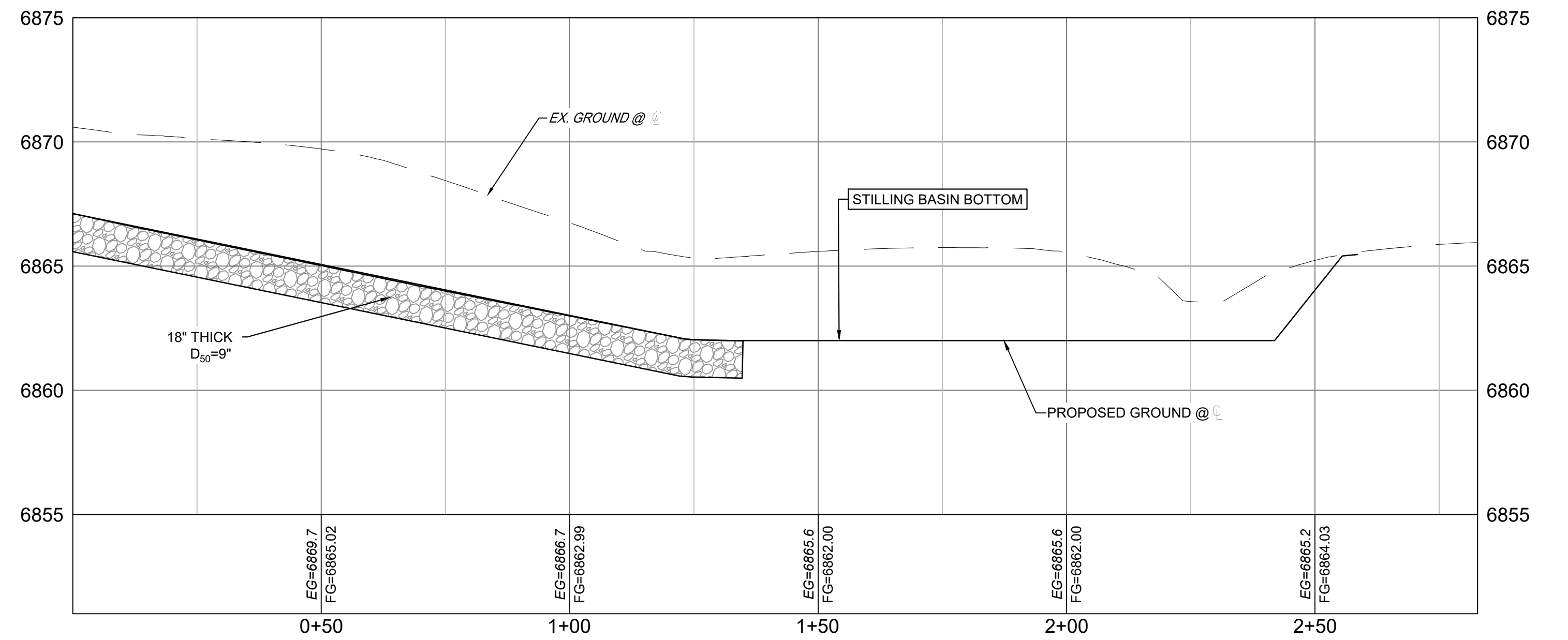
SECTION S
H: 1" = 20'
V: 1" = 4'



SECTION T
H: 1" = 20'
V: 1" = 4'

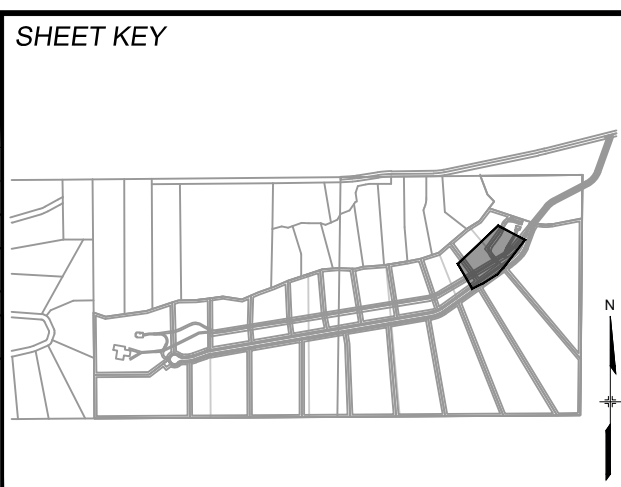


SECTION V
H: 1" = 20'
V: 1" = 4'



SECTION U
H: 1" = 20'
V: 1" = 4'

REFERENCE DRAWINGS			
X-886.066-EX-MAP-1			
164022-01 Hay Creek Road BNPY			
X-886-PR-SITE			
X-TITLE-CD			
No.	DATE	DESCRIPTION REVISIONS	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\Pond Plans\DF02.dwg			
CTB FILE: Matrix.ctb			
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BENCHMARK
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BASIS OF BEARING
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PREPARED BY:
Matrix
Excellence by Design

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

HAY CREEK VALLEY
EL PASO COUNTY, COLORADO
100% CONSTRUCTION DOCUMENTS
STILLING BASIN DETAILS

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 22.886.076

DESIGNED BY: WCG
DRAWN BY: RWO
CHECKED BY: JAO

SCALE
HORIZ 1"=20'
VERT. N/A

DATE ISSUED: SEPTEMBER 2023
SHEET 23 OF 24

DRAWING No. **DF05**

Since this pond is above existing ground but isn't deeper than 10ft and doesn't meet other jurisdictional dam minimum criteria, submit a State Non-Jurisdictional Water Impoundment Structure Application.

Please remove



Know what's below. Call before you dig.

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.

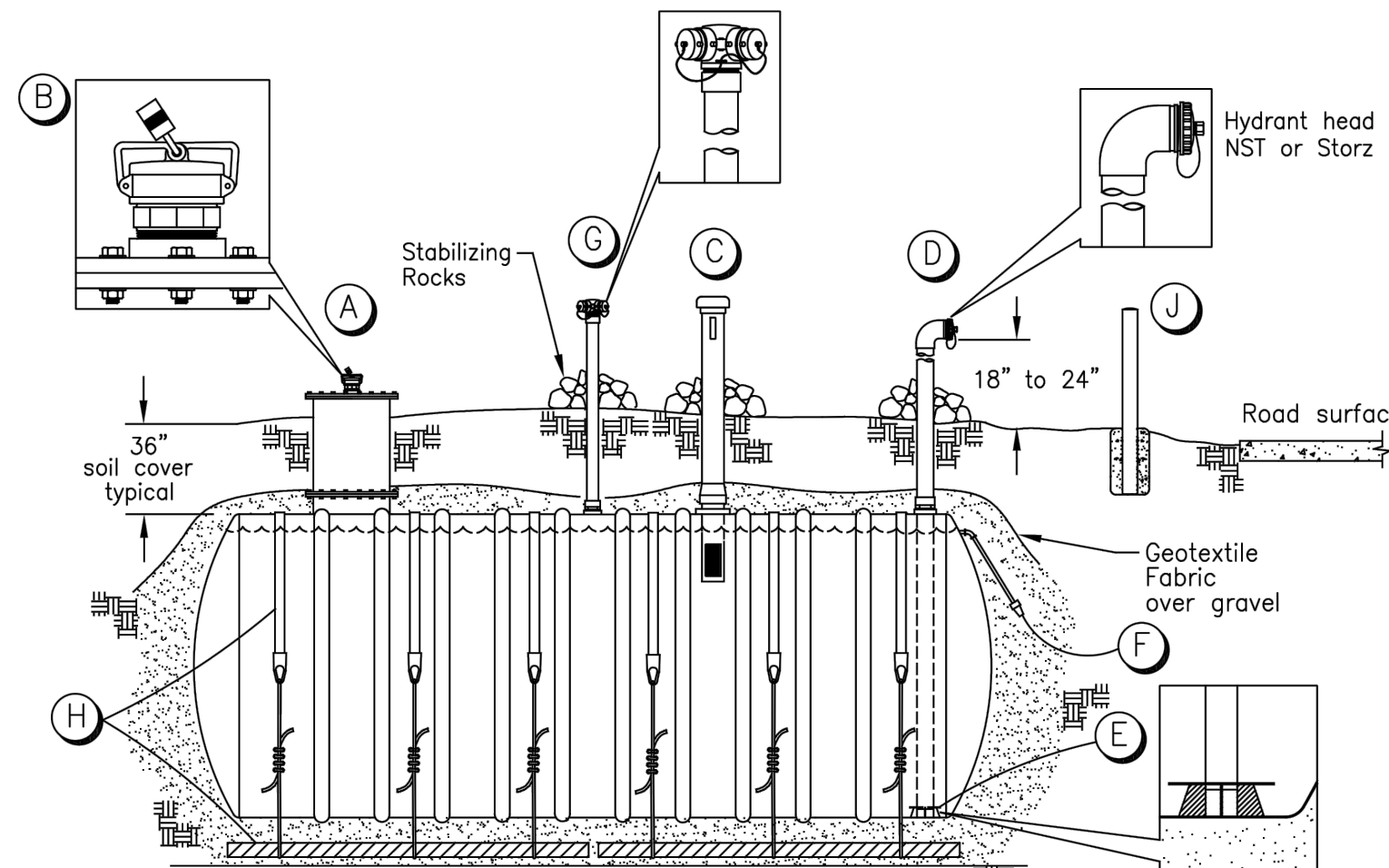
Standard Dry Hydrant - Suction (Draft)

Appurtenances

- A. 30" Diameter manway with bolted cover.
- B. Lockable 4" water level inspection hatch on manway cover.
- C. Combination vent and red/green water level indicator.
- D. Dry hydrant suction head with aluminum cap and removable strainer.
- E. 6" draw pipe with N.F.P.A. anti-vortex plate at foot.
- F. High level weep overflow to maintain correct air space above water.
- G. Siamese clappered refill with 2 1/2" NST-F swivels.
- H. Anchor straps, cable, and concrete deadman poured on site.
- J. Pipe bollards in concrete.

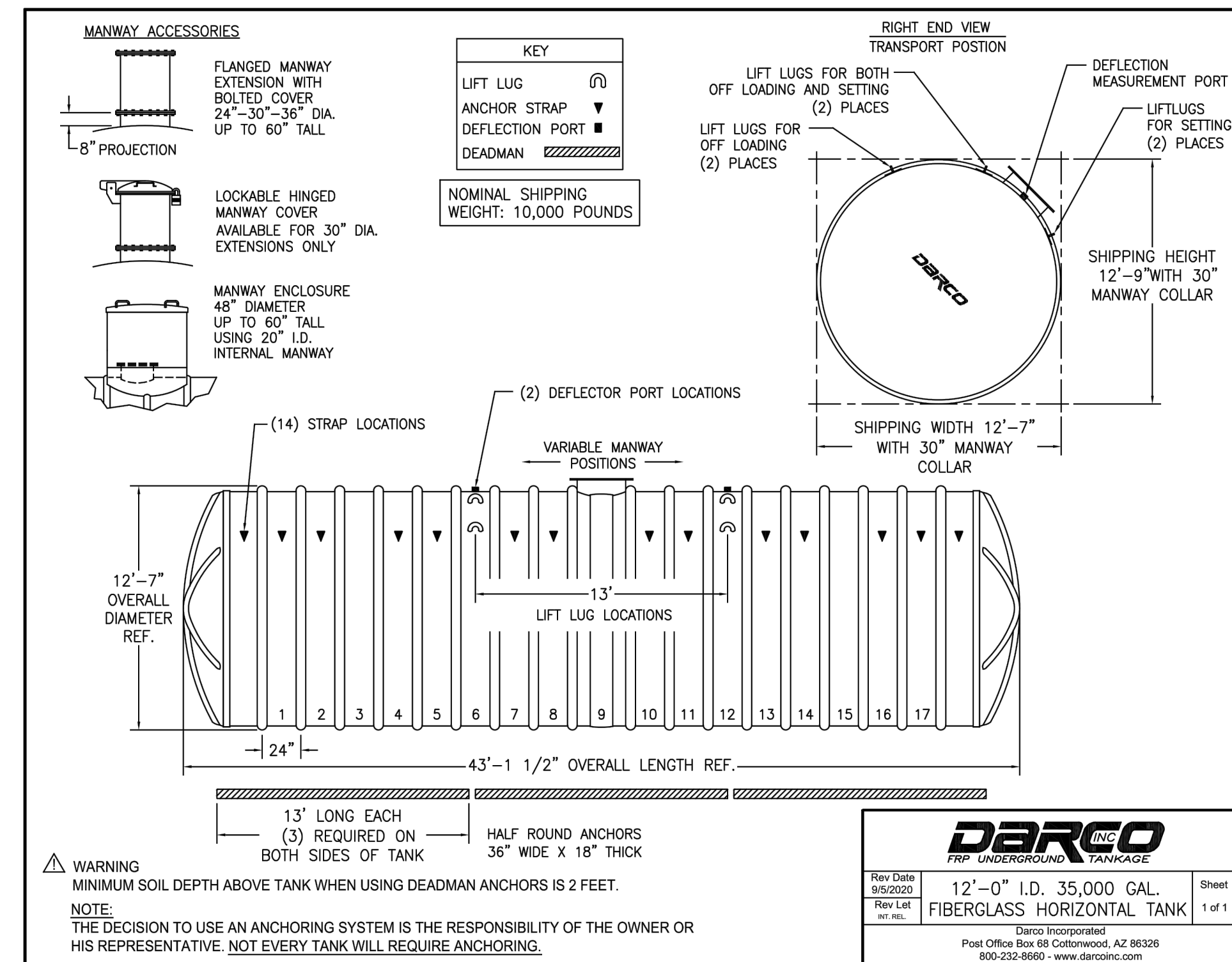
Notes

- 1. Lift for 8" diameter tank = 13 vertical feet to hydrant head.
- 2. Add or delete accessories to meet your specific water supply requirements.
- 3. Geotextile fabric recommended between gravel backfill and soil cover.
- 4. Height of hydrant (D) should be below pump inlet to avoid trapping air in suction hose.
- 5. Place stabilizing rocks around PVC riser pipes and hydrant.
- 6. Use optional Darco anchor straps and a deadman anchor system or subdrain the bed to daylight if ground water is likely to accumulate around the tank.
- 7. Not all tanks require anchoring.



PLEASE CONFIRM COMPLIANCE BEFORE ORDERING
NOT TO SCALE, FOR ILLUSTRATION ONLY

Darco Inc.
All Rights Reserved
Revision 7/8/20

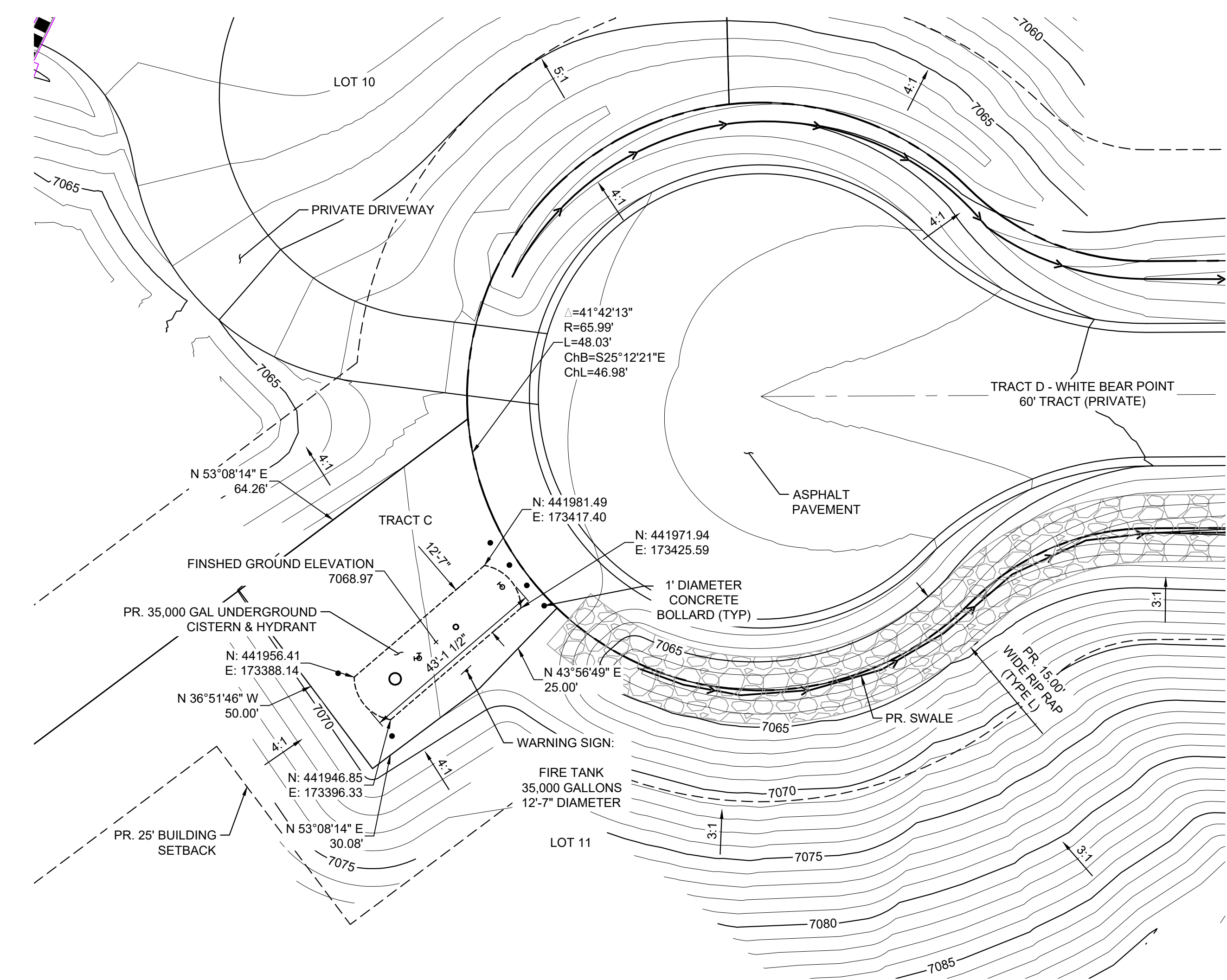


DARCO
FRP UNDERGROUND TANKAGE

Rev. Date: 09/2020
Rev. Let. 1 of 1

12'-0" I.D. 35,000 GAL. FIBERGLASS HORIZONTAL TANK

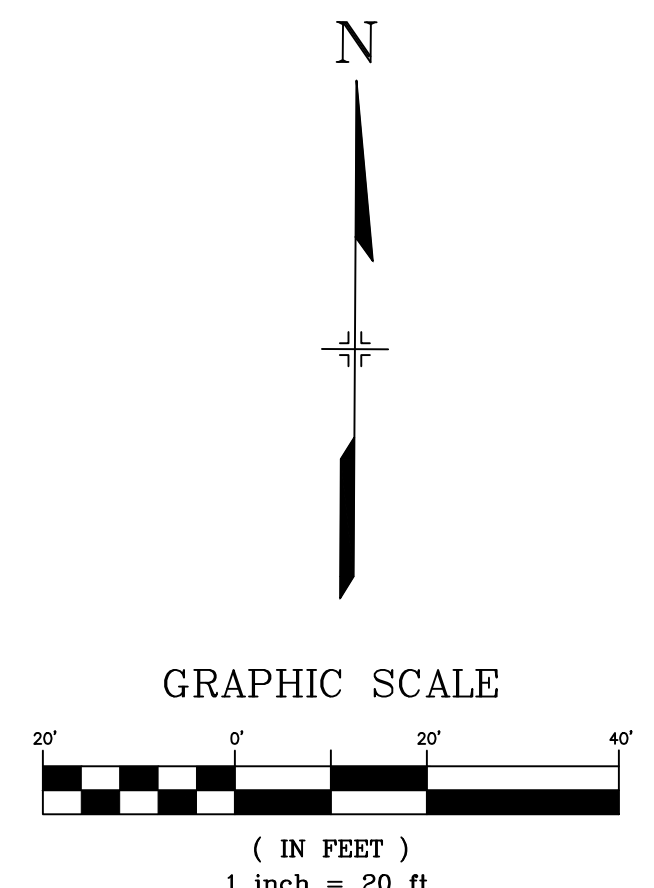
Darco Incorporated
Post Office Box 88 Cottonwood, AZ 86328
800-232-8660 - www.darcoinc.com



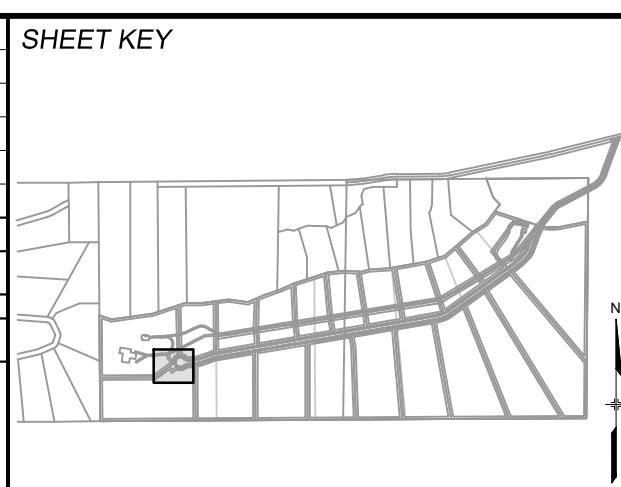
WATER CISTER PLAN

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FEATURES.
 2. REFER TO MANUFACTURER'S DRAWINGS FOR OTHER PERTINENT INFORMATION.
- GENERAL STRUCTURAL NOTES:
1. THIS PROJECT IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC), LATEST EDITION, THE MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7 OR LATEST EDITION), AND THE PIKES PEAK REGIONAL BUILDING CODE, LATEST EDITION.
 2. ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE CODES SPECIFIED ABOVE.
 3. CONTRACTOR AND/OR CLIENT SHALL VERIFY ALL DIMENSIONS AND LAYOUT PRIOR TO CONSTRUCTION. ALL DIMENSIONS ON STRUCTURAL DRAWINGS SHALL BE CHECKED AGAINST OTHER DISCIPLINE DRAWINGS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER OF RECORD IMMEDIATELY.
 4. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL STRUCTURAL BUILDING COMPONENTS. SHOP DRAWINGS SHALL BE PREPARED BY THE FABRICATOR. COPYING OF THESE CONSTRUCTION DOCUMENTS FOR USE AS SHOP DRAWINGS WILL NOT BE PERMITTED.
 5. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, DEWATERING, GUYS OR TIE-DOWNS MAY BE NECESSARY.
 6. ALL TEMPORARY SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 7. EQUIPMENT FRAMING LOADS, OPENINGS AND STRUCTURE IN ANY WAY RELATED TO HVAC, PLUMBING, PROCESS OR ELECTRICAL REQUIREMENTS ARE SHOWN FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL OBTAIN APPROVAL OF THE PERTINENT TRADES BEFORE PROCEEDING WITH SUCH PORTION OF THE WORK. EXCESS COST RELATED TO VARIATION IN THESE REQUIREMENTS SHALL BE BORNE BY THE APPROPRIATE CONTRACTOR.
 8. DURING CONSTRUCTION ALL TANKS, CONCRETE STRUCTURES, ETC. ARE BUOYANT WHEN EMPTY. IN THE EVENT THAT THE EXCAVATION BECOMES FLOODED OR THE SURROUNDING GROUND BECOMES SATURATED, THEY MUST BE FILLED WITH WATER TO PREVENT FLOTATION. PROVIDE OPENINGS OR OTHER DEVICES THAT WILL MAINTAIN THE WATER LEVEL ON THE INSIDE AT THE SAME ELEVATION AS ON THE OUTSIDE AND TAKE OTHER MEASURES AS REQUIRED TO ASSURE THAT THE STRUCTURES DO NOT FLOAT.
 9. ALL WATERSTOPS SHALL BE PROPERLY SUPPORTED AND WIRED TO REINFORCING TO REMAIN STRAIGHT AND TRUE.



No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\Utility Plans\WT01.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: 9/22/2023 2:50 PM			
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PREPARED BY:
Matrix
Excellence by Design

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HAY CREEK VALLEY
EL PASO COUNTY, COLORADO
100% CONSTRUCTION DOCUMENTS

WATER CISTER PLAN & DETAILS

DESIGNED BY: JAO	SCALE: HORIZ. 1" = 20'	DATE ISSUED: SEPTEMBER 2023	DRAWING No. WT01
DRAWN BY: CVW	VERT. N/A	SHEET 24 OF 24	
CHECKED BY: JAO			