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# HAY CREEK VALLEY

## EL PASO COUNTY, COLORADO

# CONSTRUCTION DOCUMENTS

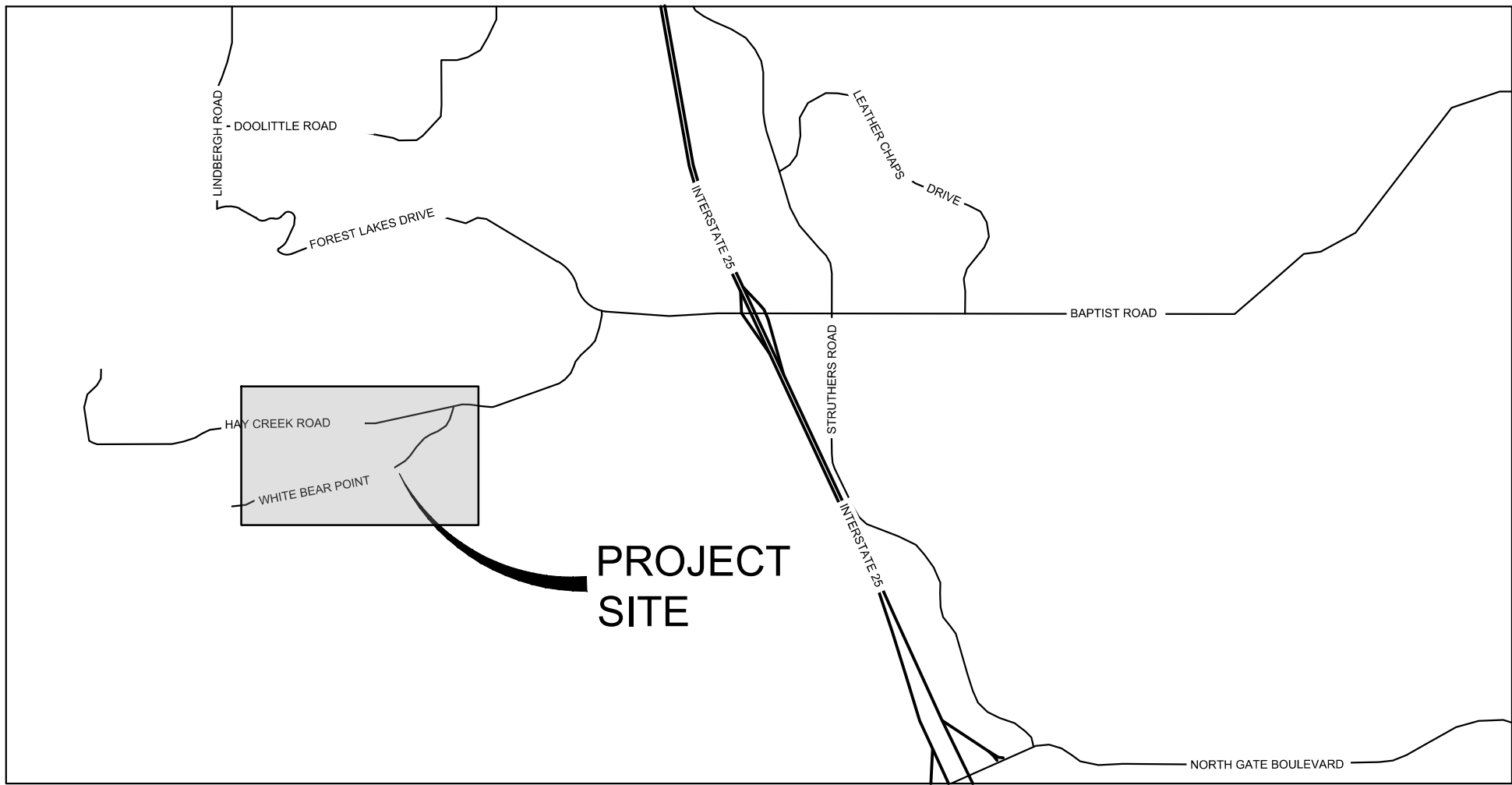
## MAY 2024

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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 100 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: Tim Buschar DATE: 6/4/24

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: Jeffrey A. Odor DATE: 5/29/2024

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.

Gilbert LaForce, P.E. Digitally signed by Gilbert LaForce, P.E.  
Reason: Authorized signatory as County Engineer designee  
Date: 2024.06.09 13:47:26 -0600  
JOSHUA PALMER, P.E. DATE: 9/9/2024  
COUNTY ENGINEER / ECM ADMINISTRATOR

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

PCD FILE #: SF2324

REFERENCE DRAWINGS	1	02/05/2025	UPDATED STORM SEWER LAYOUT	WCG
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\TS01.dwg				
CTB FILE: Matrix.ctb				
PLOT DATE: 2/5/2025 9:20 AM				
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 2-12" ALUMINUM CAP STAMPED "NOLTE PLS25955 C1/4 S22 T15S, 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.

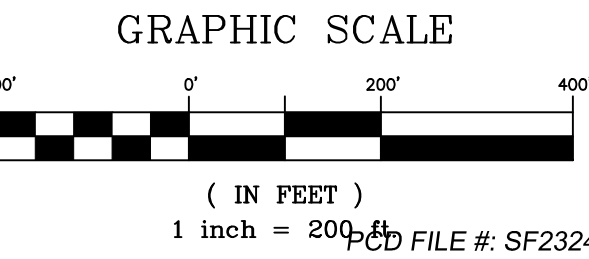
PREPARED BY:  
  
Excellence by Design

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

HAY CREEK VALLEY				
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS				
TITLE SHEET				
DESIGNED BY:	JAO	SCALE	DATE ISSUED:	MAY 2024
DRAWN BY:	CVW	HORIZ.	N/A	DRAWING No.
CHECKED BY:	JAO	VERT.	N/A	TS01
			SHEET	01 OF 26



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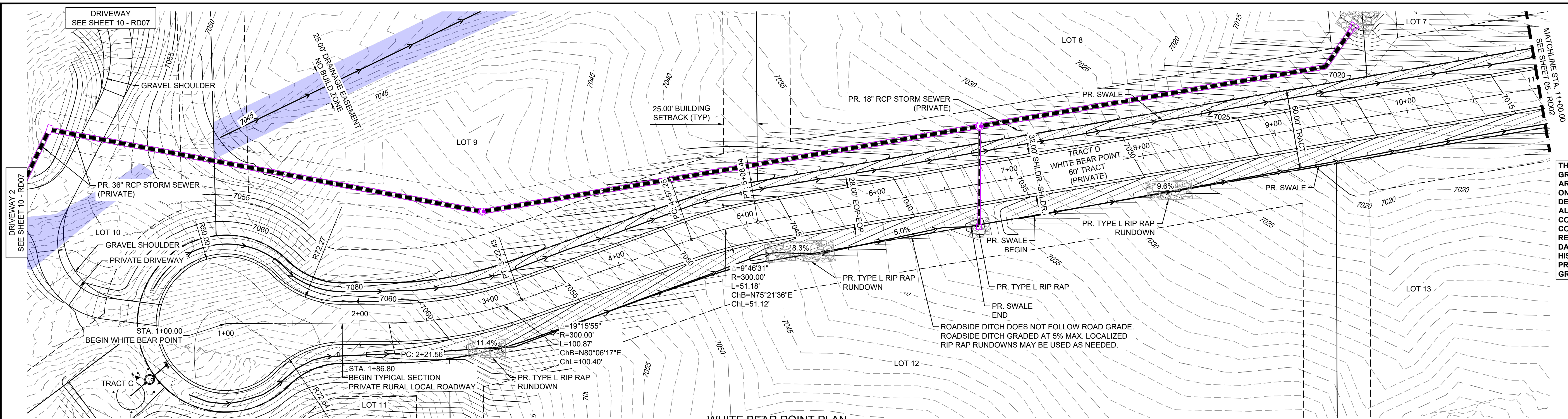
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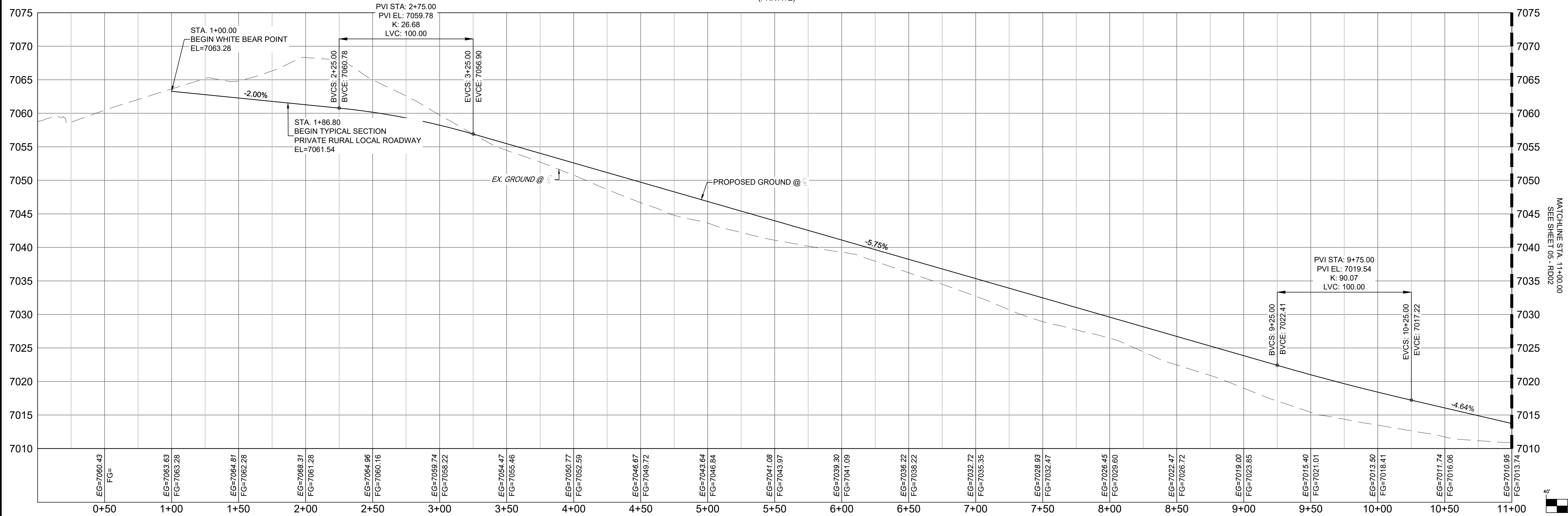
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EPC 9/9/2024



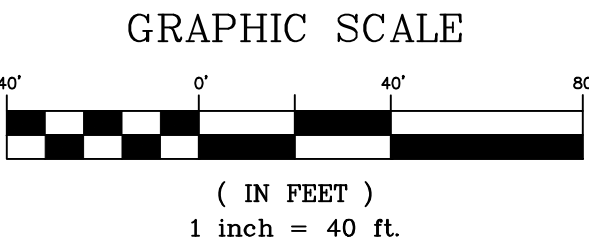


WHITE BEAR POINT PLAN  
(PRIVATE)



WHITE BEAR POINT ROAD PROFILE 1  
SCALE: (H) 1" = 40' (V) 1" = 8'  
START STA: 0+00.00, END STA: 11+00.00

Approved  
By: Daniel Torres, P.E.  
Principal Engineer  
Date: 02/25/2025 11:26:46 AM  
El Paso County Department of Public Works



PCD FILE #: SF2324

REFERENCE DRAWINGS				SHEET KEY		BENCHMARK		SEAL		HAY CREEK VALLEY			
X-TITLE.CD X-886-PR-SITE FEMA.XS X-886.006-EX-MAP-1 164022-01 Hay Creek Road BNDY X-886-ALTA-SURVEY Hay Creek RPS 2023-02-28 TPOD 164022-01						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.				EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
No.	DATE	DESCRIPTION			BY	BASIS OF BEARING		PREPARED BY:		ROADWAY PLAN & PROFILE			
		REVISIONS				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 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.							
		COMPUTER FILE MANAGEMENT						FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 22.886.076		DRAWING No. RD01			
		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: 2/5/2025 9:22 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.						DESIGNED BY: JAO DRAWN BY: CVW CHECKED BY: JAO		SCALE HORIZ. 1" = 40' VERT. 1" = 8'		DATE ISSUED: MAY 2024 SHEET 04 OF 26	



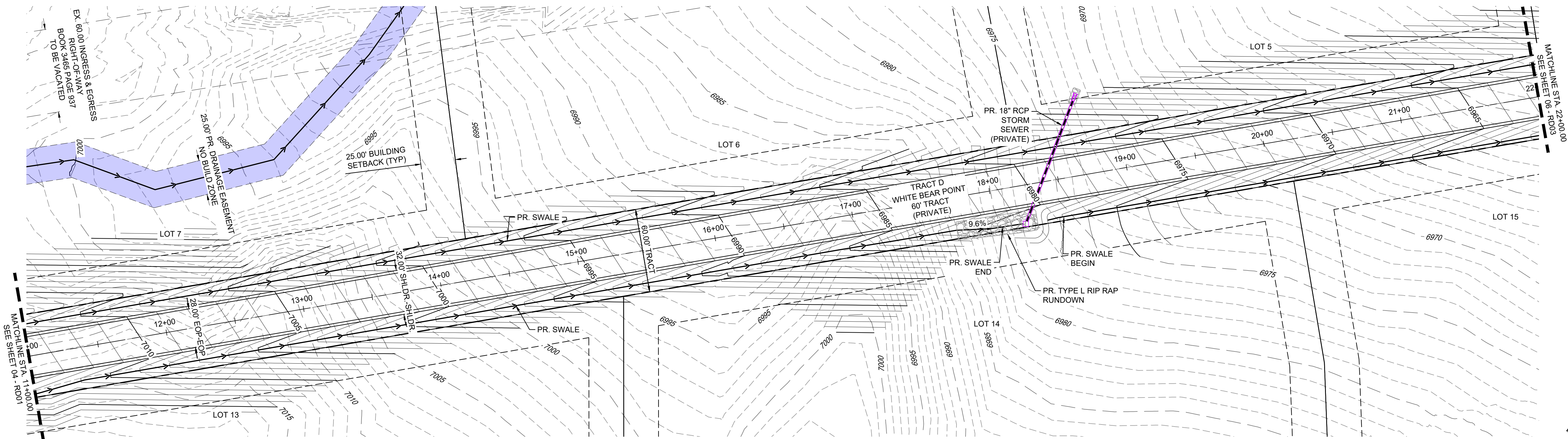
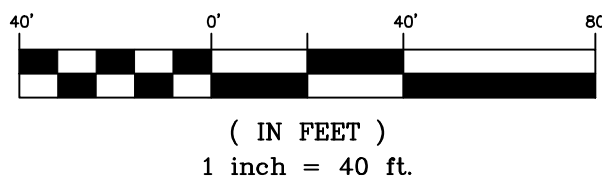


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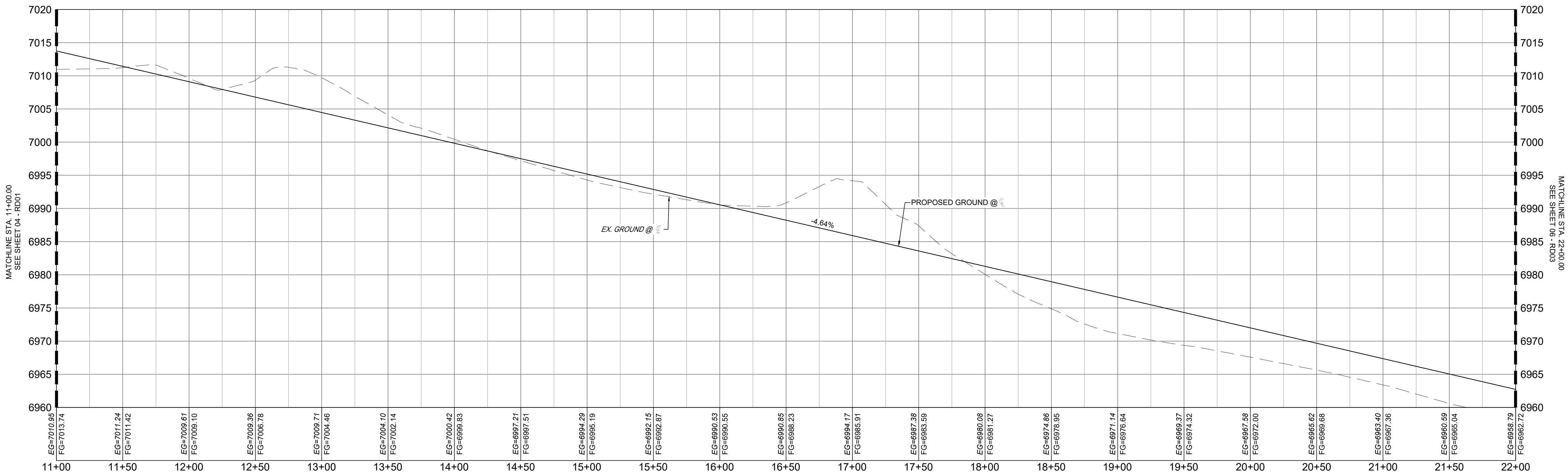
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GRAPHIC SCALE



WHITE BEAR POINT PLAN  
(PRIVATE)



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

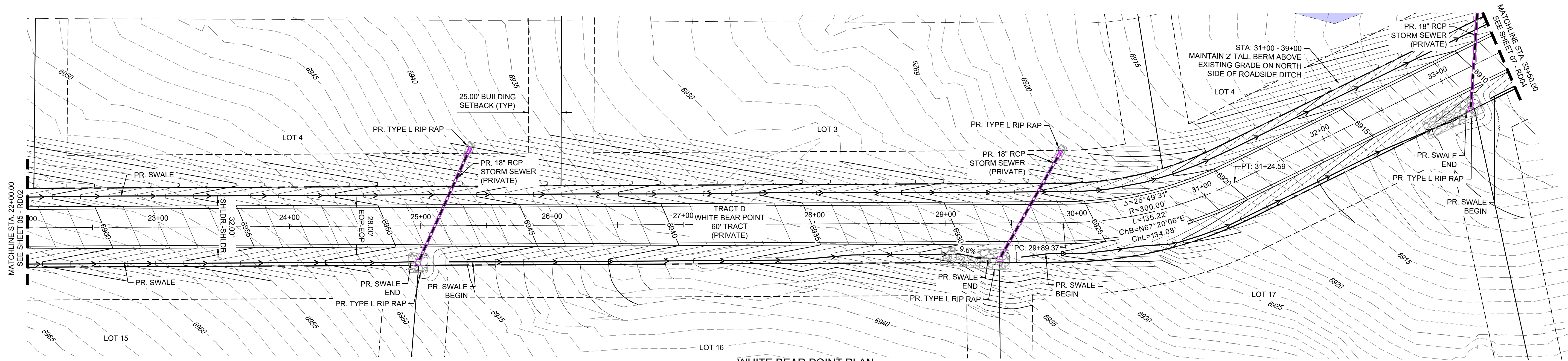
PCD FILE #: SF2324

REFERENCE DRAWINGS						SHEET KEY		BENCHMARK				SEAL		HAY CREEK VALLEY	
X-TITLE.CD X-S88-PR-SITE FEMA.XS X-S88.006-EX-MAP-1 164022-01 Hay Creek Road BNDY X-S88-ALT-1A-SURVEY Hay Creek RFEs 2023-05-28 TPOD 164022-01								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.						EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS	
No.	DATE	DESCRIPTION						BASIS OF BEARING				FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 22.886.076		DRAWING No. RD02	
		REVISIONS						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 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.				DATE ISSUED: MAY 2024 05 OF 26			
		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: 2/5/2025 9:22 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.													

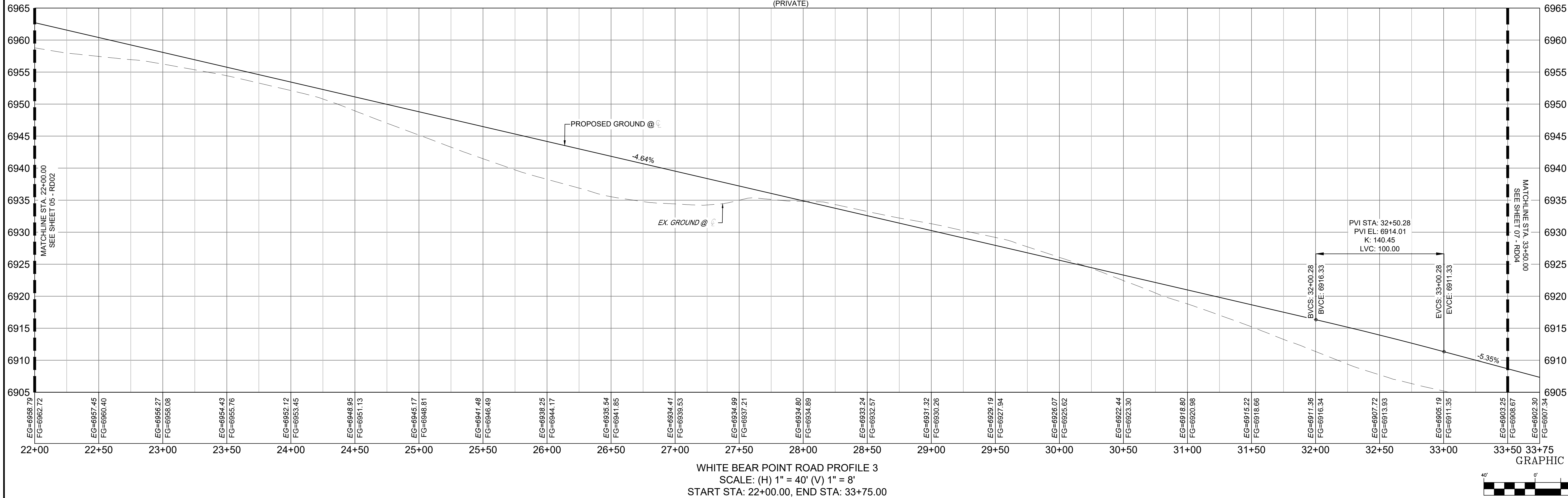




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WHITE BEAR POINT PLAN  
(PRIVATE)



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



( IN FEET )  
1 inch = 40 ft.

PCD FILE #: SF2324

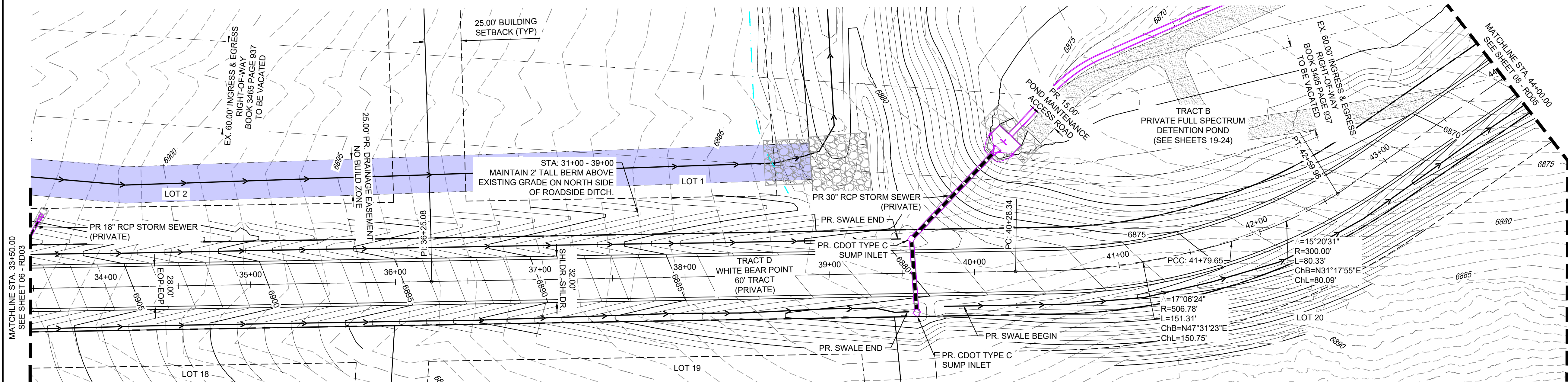
REFERENCE DRAWINGS		SHEET KEY		BENCHMARK		SEAL		HAY CREEK VALLEY	
X-TITLE CD X-SITE PR-SITE FEMA XS 164022-01 Hay Creek Road BNDY X-SITE ALTA-SURVEY Hay Creek RPT 2023-10-28 TPOD 164022-01				PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.				EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS	
No.	DATE	DESCRIPTION	BY	BASIS OF BEARING		FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 22.886.076		ROADWAY PLAN & PROFILE	
COMPUTER FILE MANAGEMENT				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 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.					
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								DESIGNED BY: JAO	
CTB FILE: Matrix.ctb								CHECKED BY: JAO	
PLOT DATE: 2/5/2025 9:22 AM								SCALE: 1" = 40'	
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.								DATE ISSUED: MAY 2024	
								SHEET 06 OF 26	
								DRAWING No. RD03	



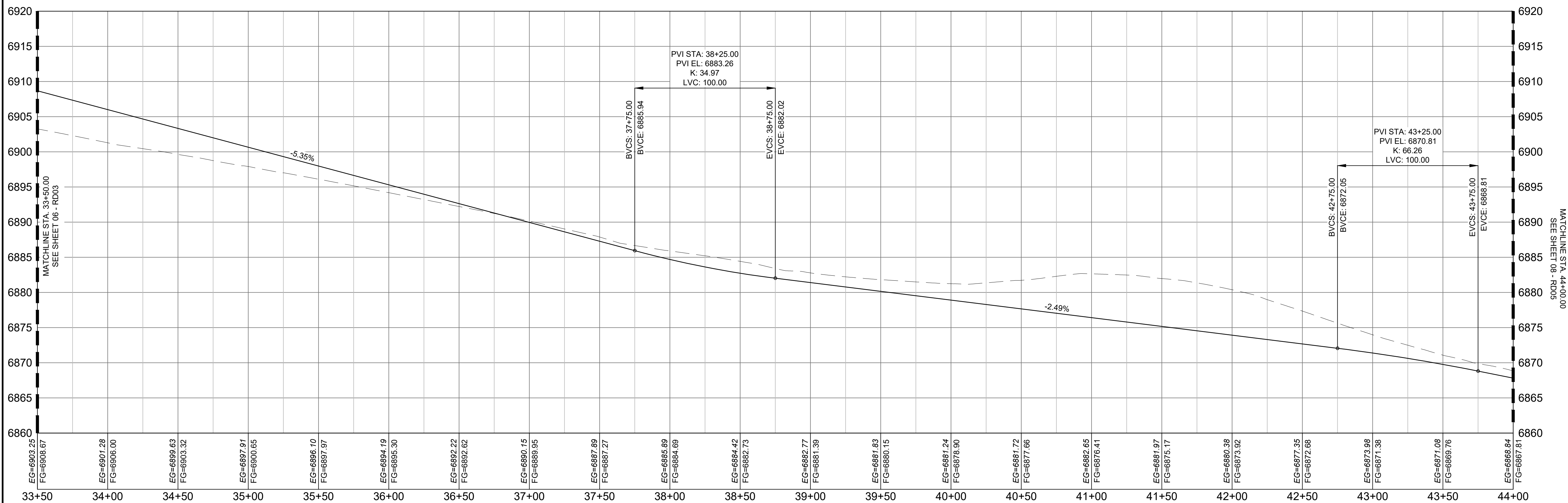


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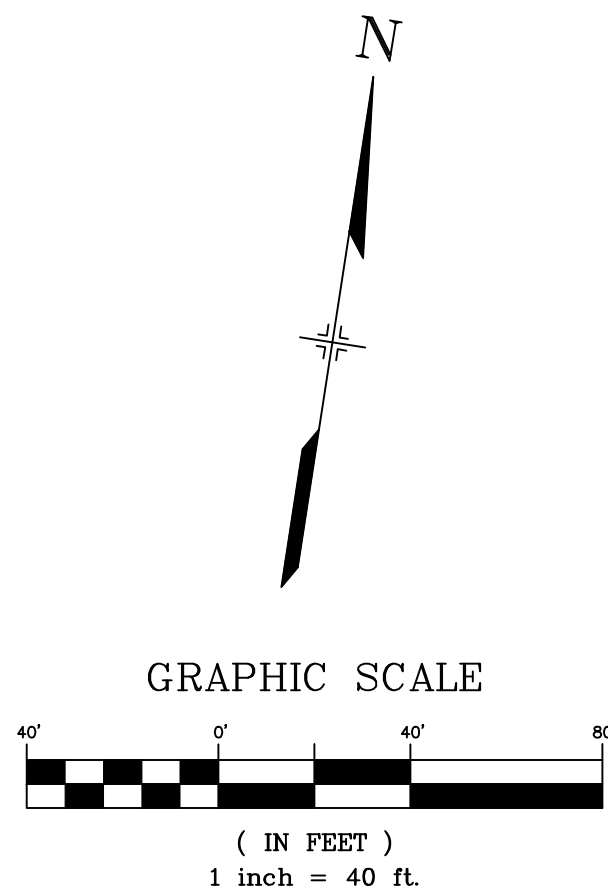
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WHITE BEAR POINT PLAN  
(PRIVATE)

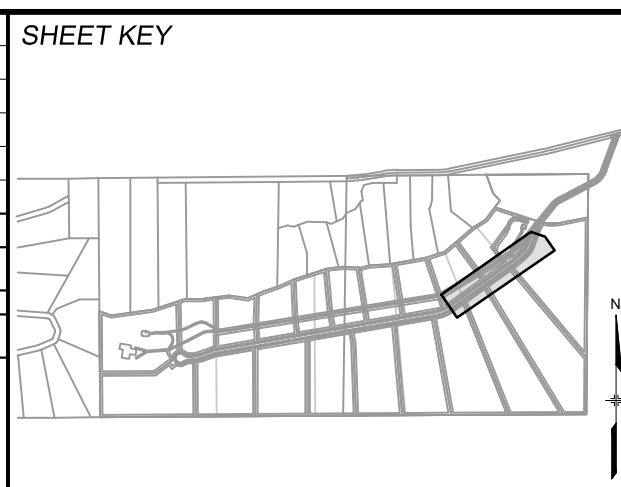


WHITE BEAR POINT ROAD PROFILE 4  
SCALE: (H) 1" = 40' (V) 1" = 8'  
START STA: 33+50.00, END STA: 44+00.00



PCD FILE #: SF2324

REFERENCE DRAWINGS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		</
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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 PLS25955 C1/4 S22 T15S, 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

SEAL  
COLORADO LICENSED  
JEFFREY  
05/28/2024  
PROFESSIONAL ENGINEER

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

**HAY CREEK VALLEY**

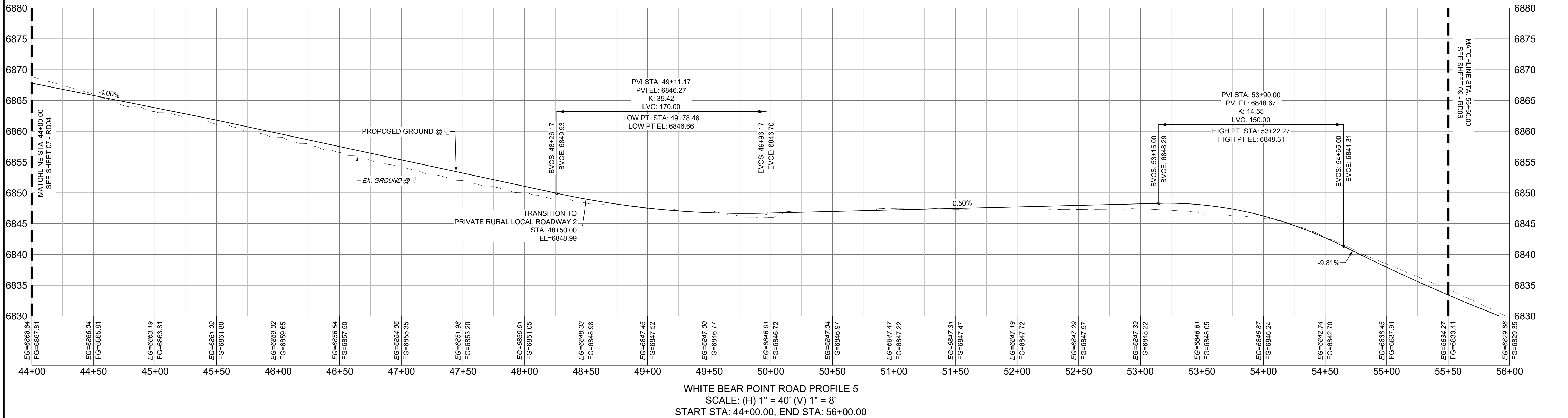
EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS

**ROADWAY PLAN & PROFILE**



DESIGNED BY: JAO	SCALE: 1" = 40'	DATE ISSUED: MAY 2024	DRAWING No. RD04
DRAWN BY: CVW	HORIZ. 1" = 40'	SHEET 07 OF 26	
CHECKED BY: JAO	VERT. 1" = 8'		



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.



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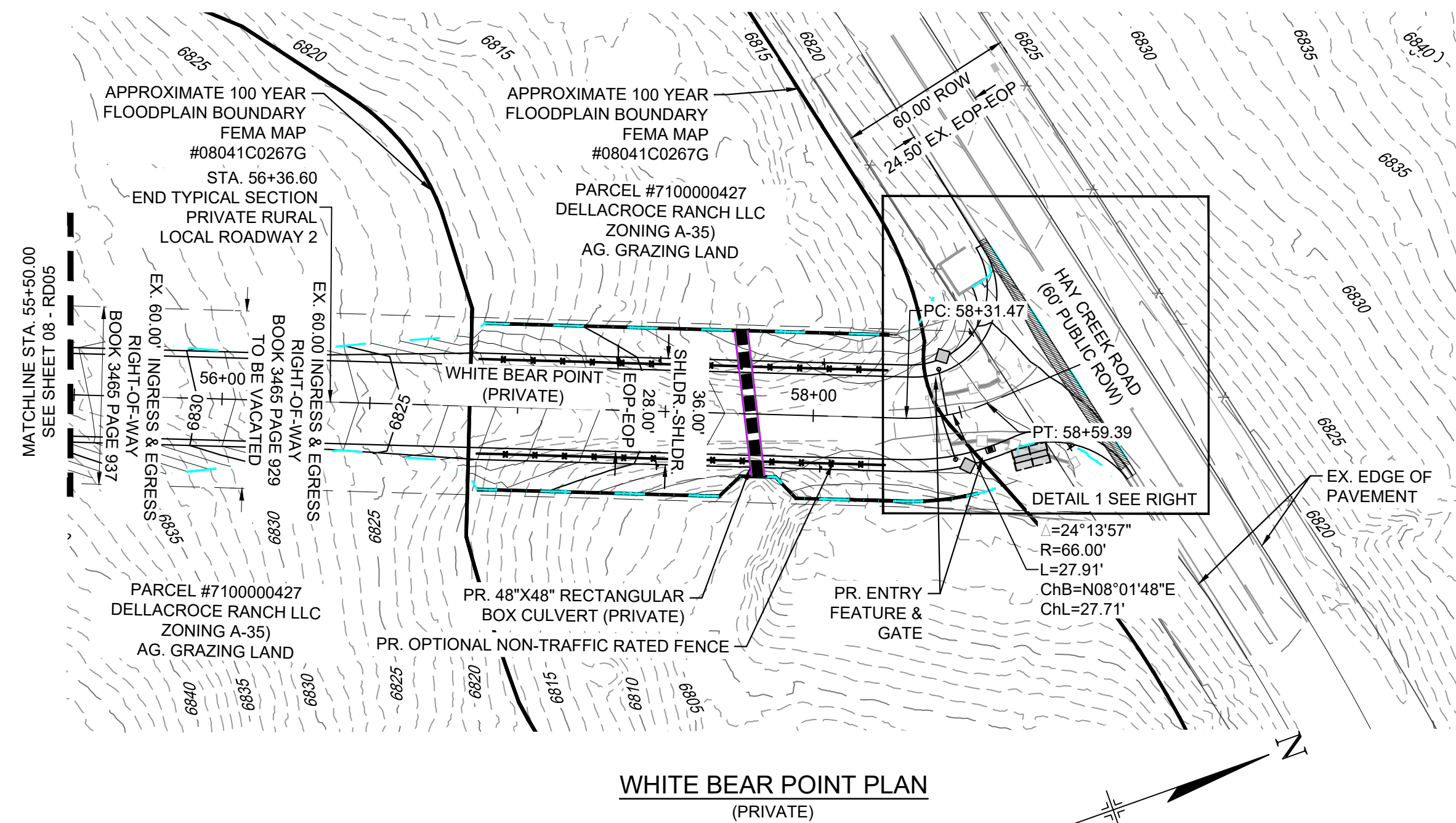
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X:\TITLE-CD X\888-FR-SITE FEMA_A3 X\888-DWG-EX-MAP-1 164022_01 Hay Creek Road BNDY x=888.dwg SURVEY Hay Creek BFES 2023-02-26 TOPO 164022-01																						EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS	
No.		DATE				DESCRIPTION						BY										ROADWAY PLAN & PROFILE	
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: 2/5/2025 9:23 AM																							
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.																							





Know what's below.  
Call before you dig.

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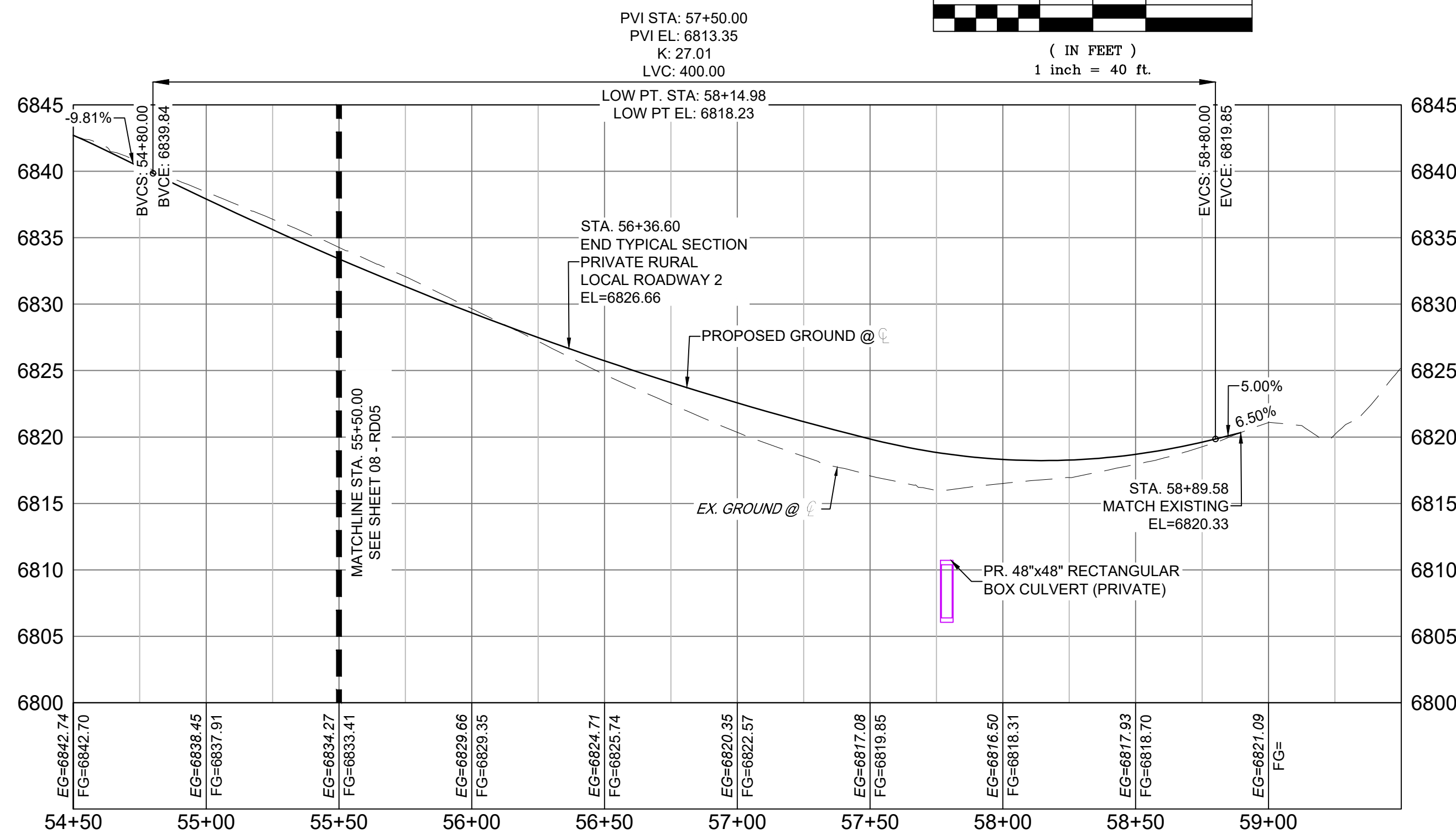
WHITE BEAR POINT PLAN  
(PRIVATE)

GRAPHIC SCALE

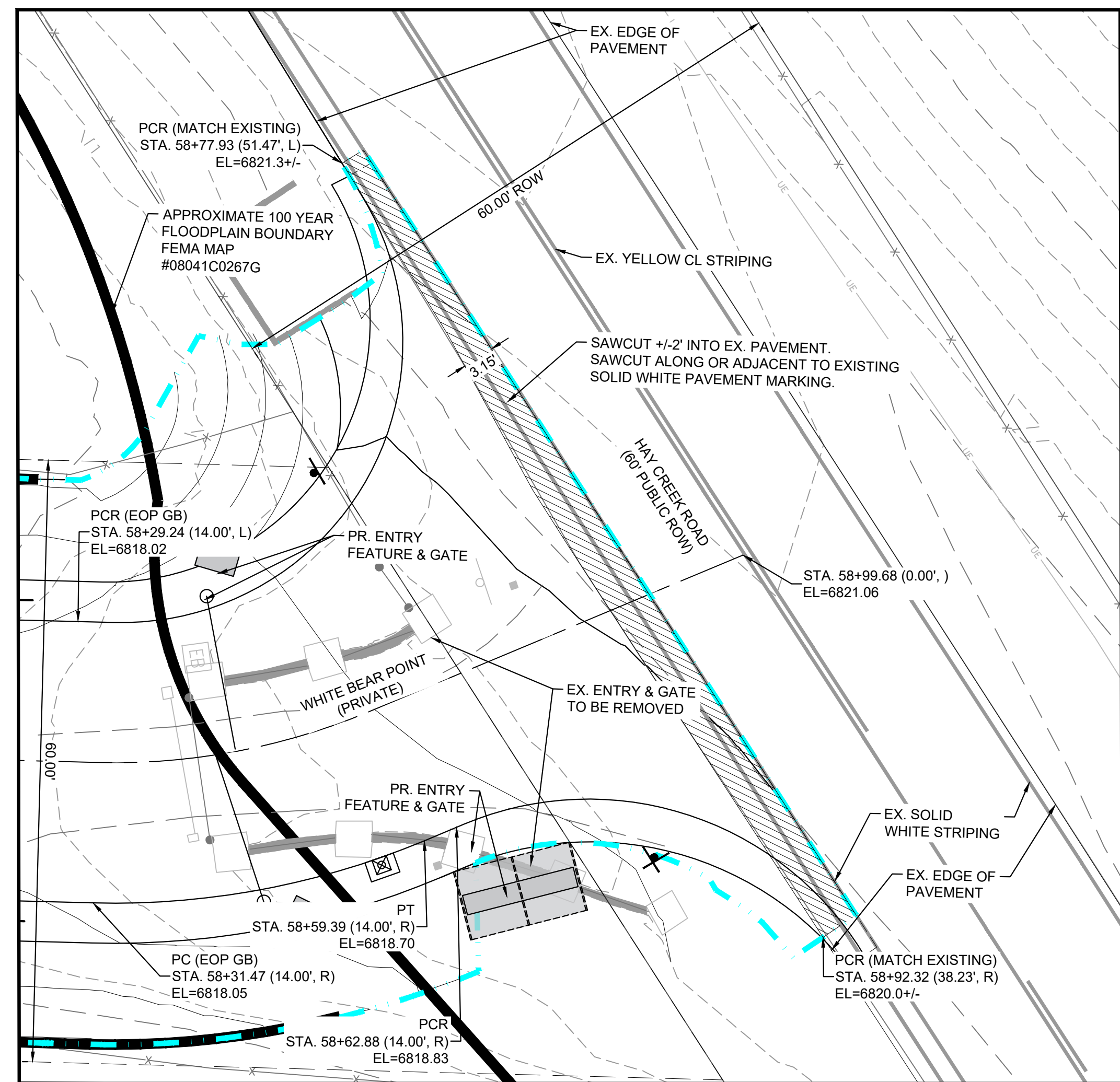


( IN FEET )

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

GRAPHIC SCALE



( IN FEET )

1 inch = 10 ft.

PCD FILE #: SF2324

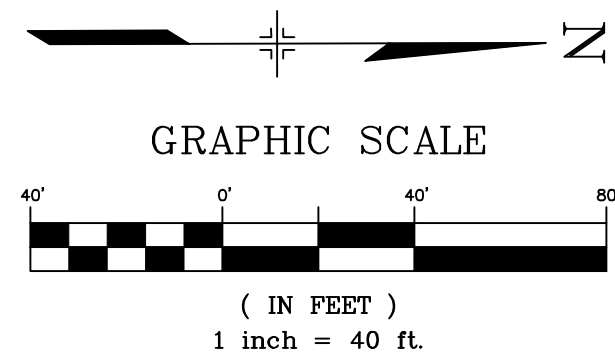
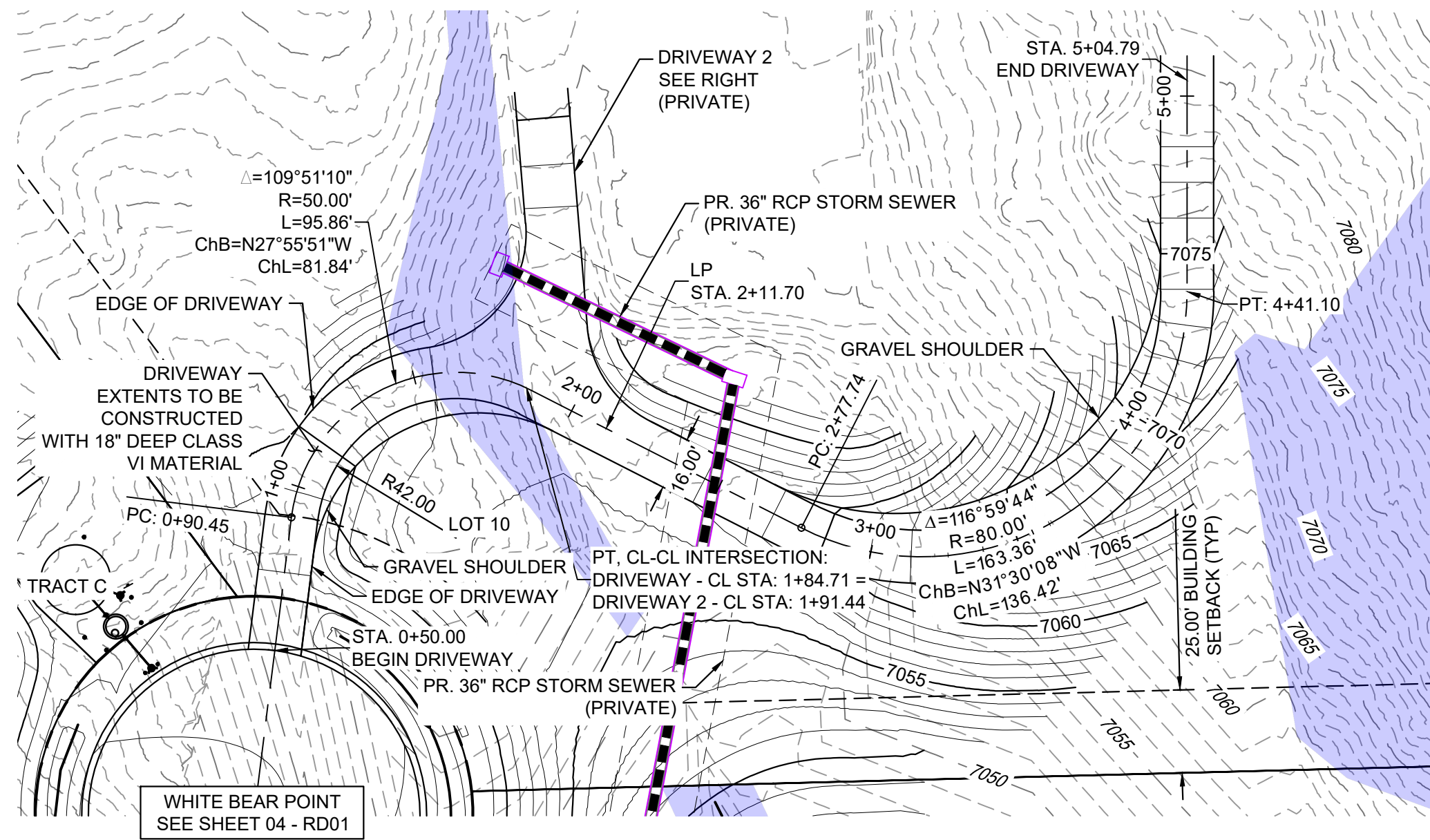
REFERENCE DRAWINGS						SHEET KEY		BENCHMARK		SEAL		HAY CREEK VALLEY			
X-TITLE CD X-S88-PR-SITE FEMA_XS X-S88.006-EX-MAP-1 164022-01 Hay Creek Road BNDY X-S88-ALTA-SURVEY Hay Creek BFEs 2023-02-26 TPOD 164022-01								PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.				EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
No.	DATE	DESCRIPTION				BY		BASIS OF BEARING		FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 22.886.076		ROADWAY PLAN & PROFILE			
		REVISIONS						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 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.							
		COMPUTER FILE MANAGEMENT								PREPARED BY: 					
		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: 2/5/2025 9:23 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.								FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 22.886.076		DESIGNED BY: JAO DRAWN BY: CVW CHECKED BY: JAO			
												SCALE VARIES HORIZ. VARIES VERT. 1"=8'			
												DATE ISSUED: MAY 2024 SHEET 09 OF 26			
												DRAWING No. RD06			



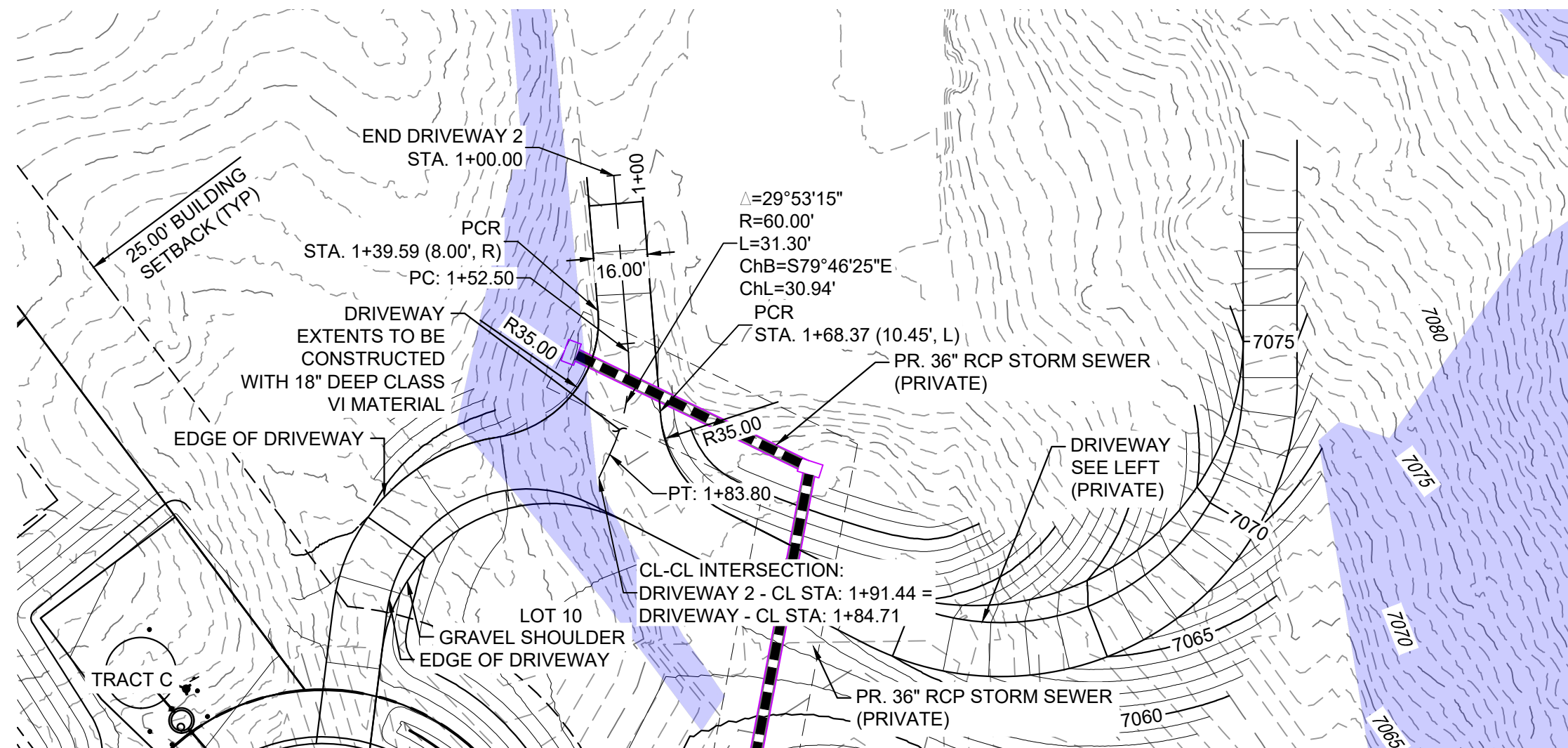


Know what's below.  
Call before you dig.

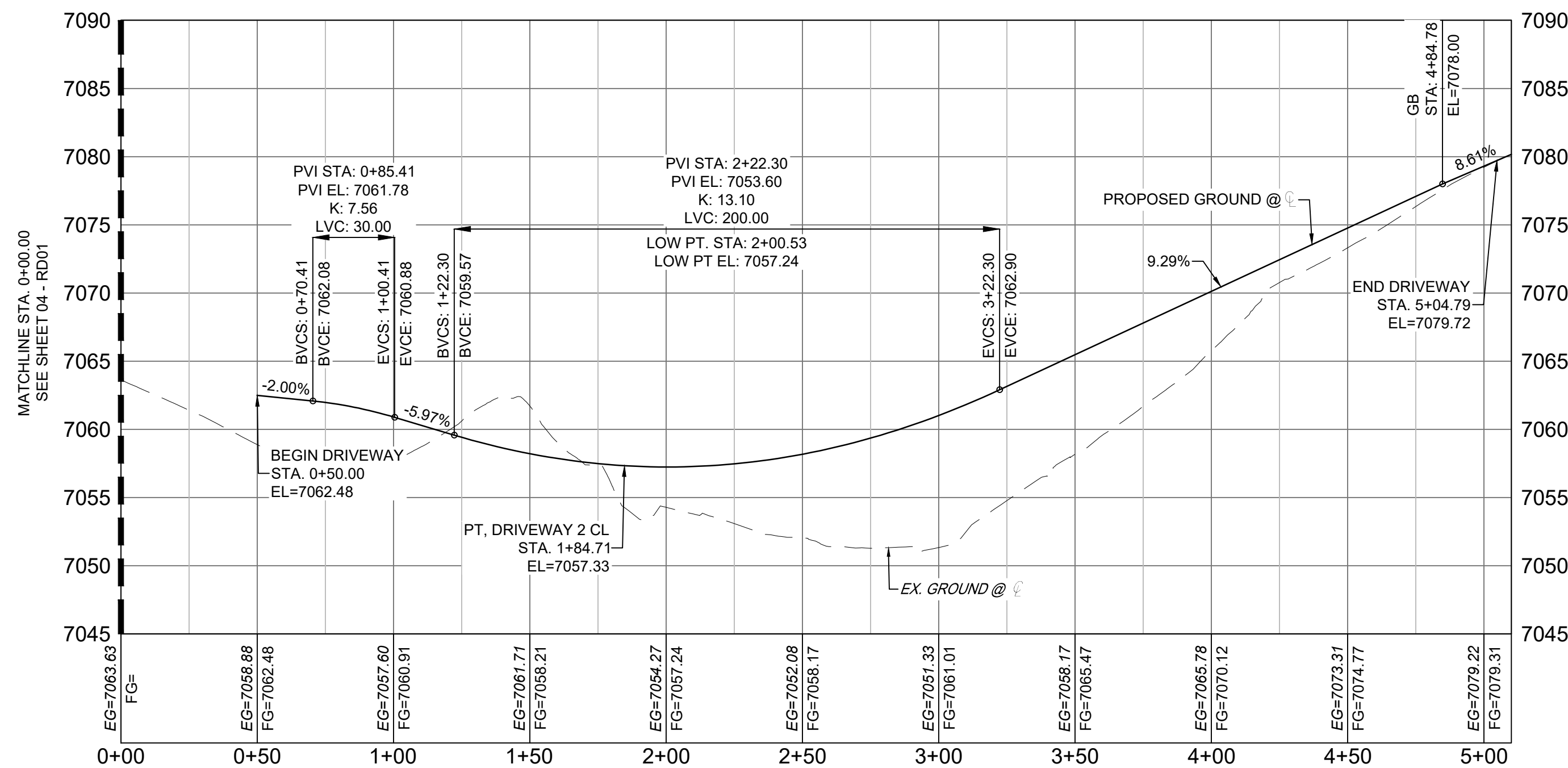
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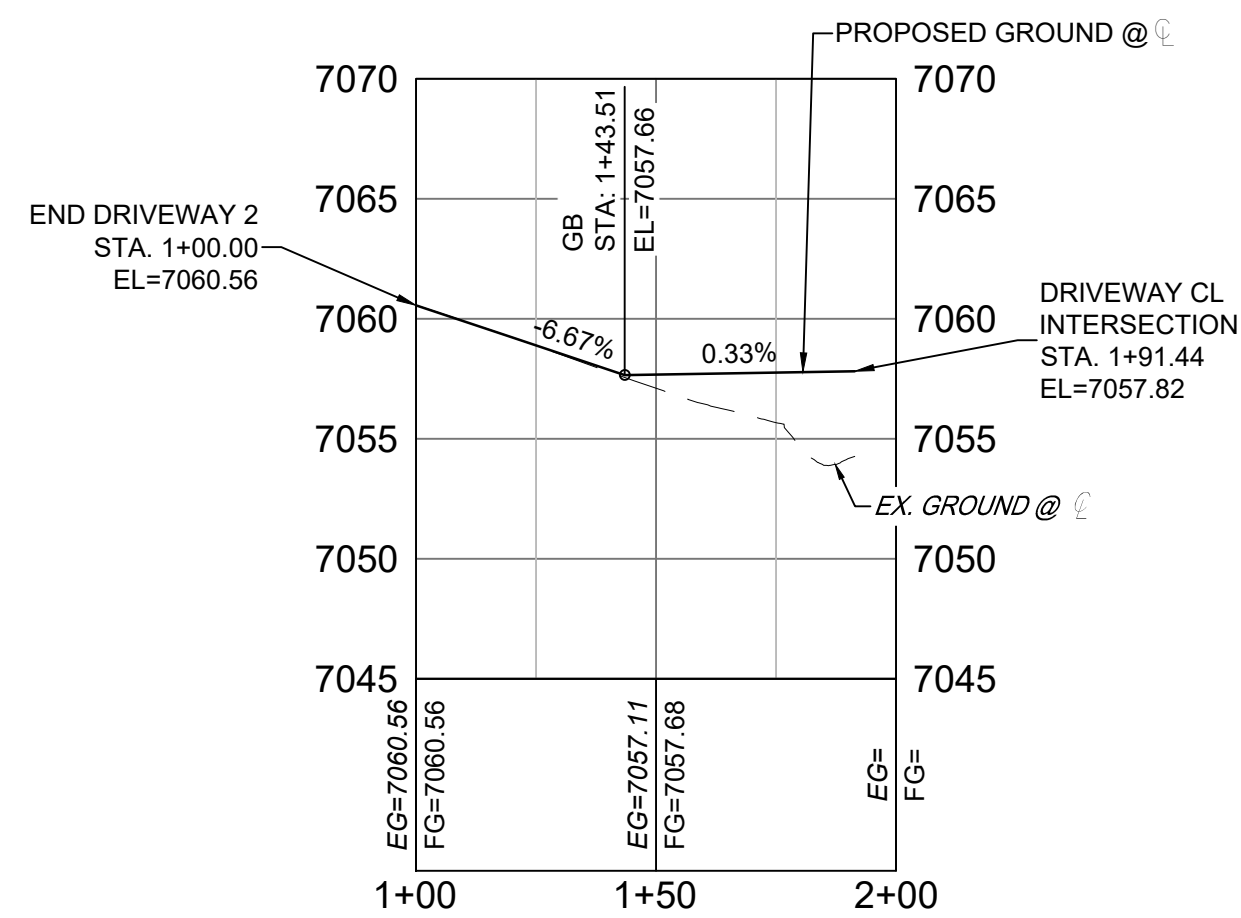
DRIVEWAY PLAN  
(PRIVATE)



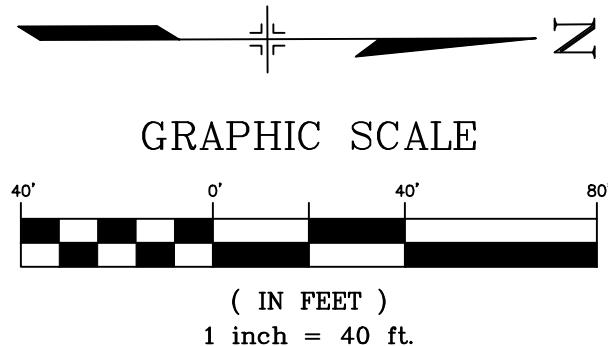
DRIVEWAY 2 PLAN  
(PRIVATE)



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

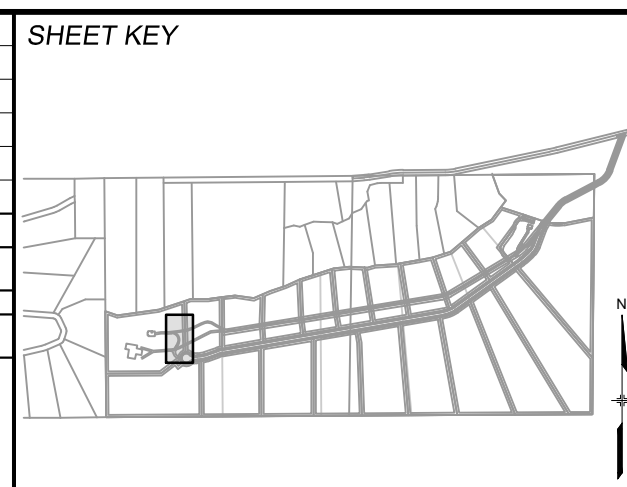


DRIVEWAY 2 ROAD PROFILE  
SCALE: (H) 1" = 40' (V) 1" = 8'  
START STA: 1+00.00, END STA: 2+00.00



PCD FILE #: SF2324

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-TITLE CD X-S&P-R SITE F&M, XS X-S&P-06-EX-MAP-1 164022-01 Hay Creek Road BNDY X-S&P-ALTA-SURVEY Hay Creek RFEs 2023-10-28 TPOD 164022-01				
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: 2/5/2025 9:24 AM				
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 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

SEAL  
COLORADO LICENSED  
PROFESSIONAL ENGINEER  
05/28/2024  
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 22.886.076

**HAY CREEK VALLEY**

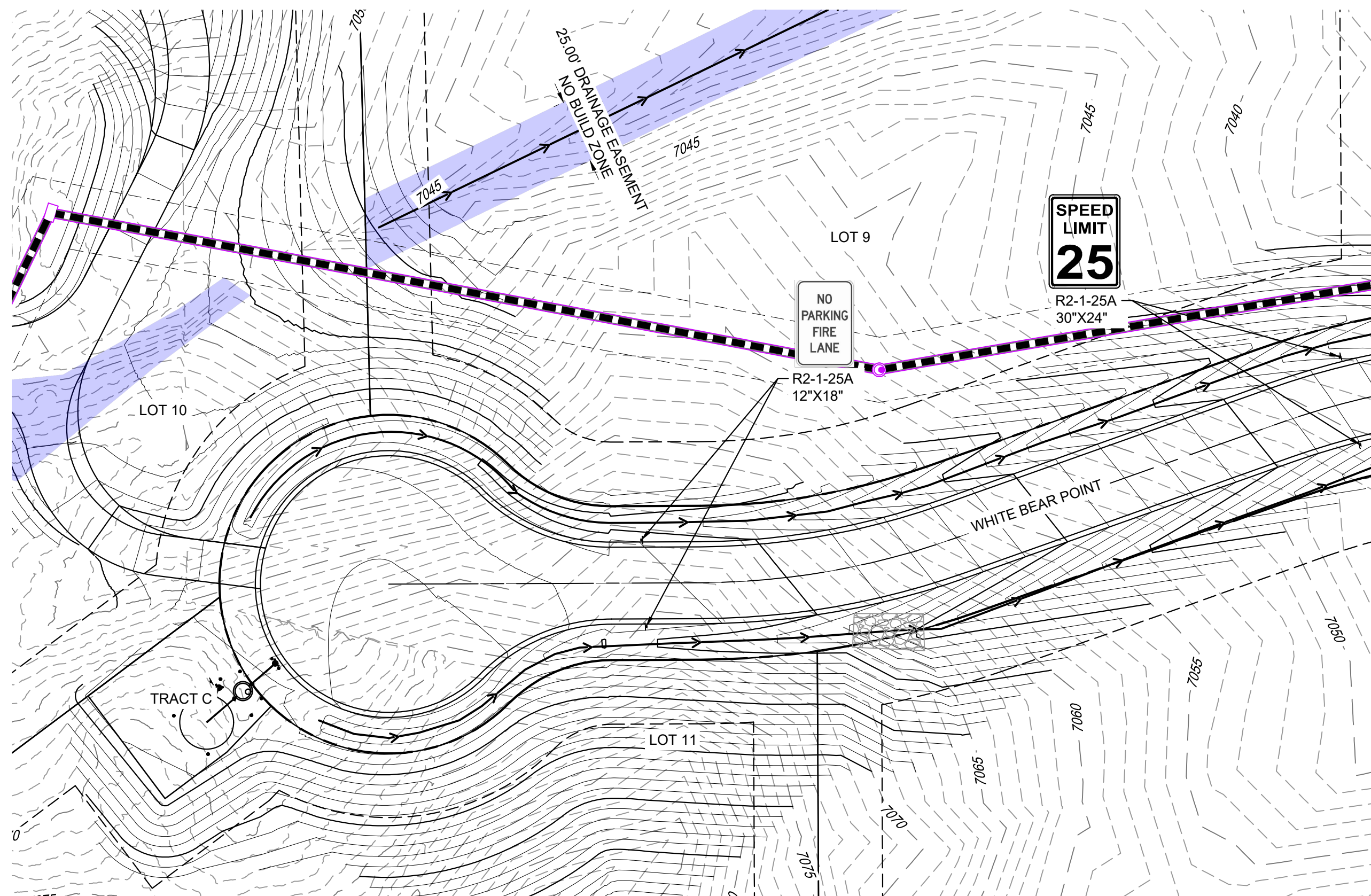
EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS

**ROADWAY PLAN & PROFILE**

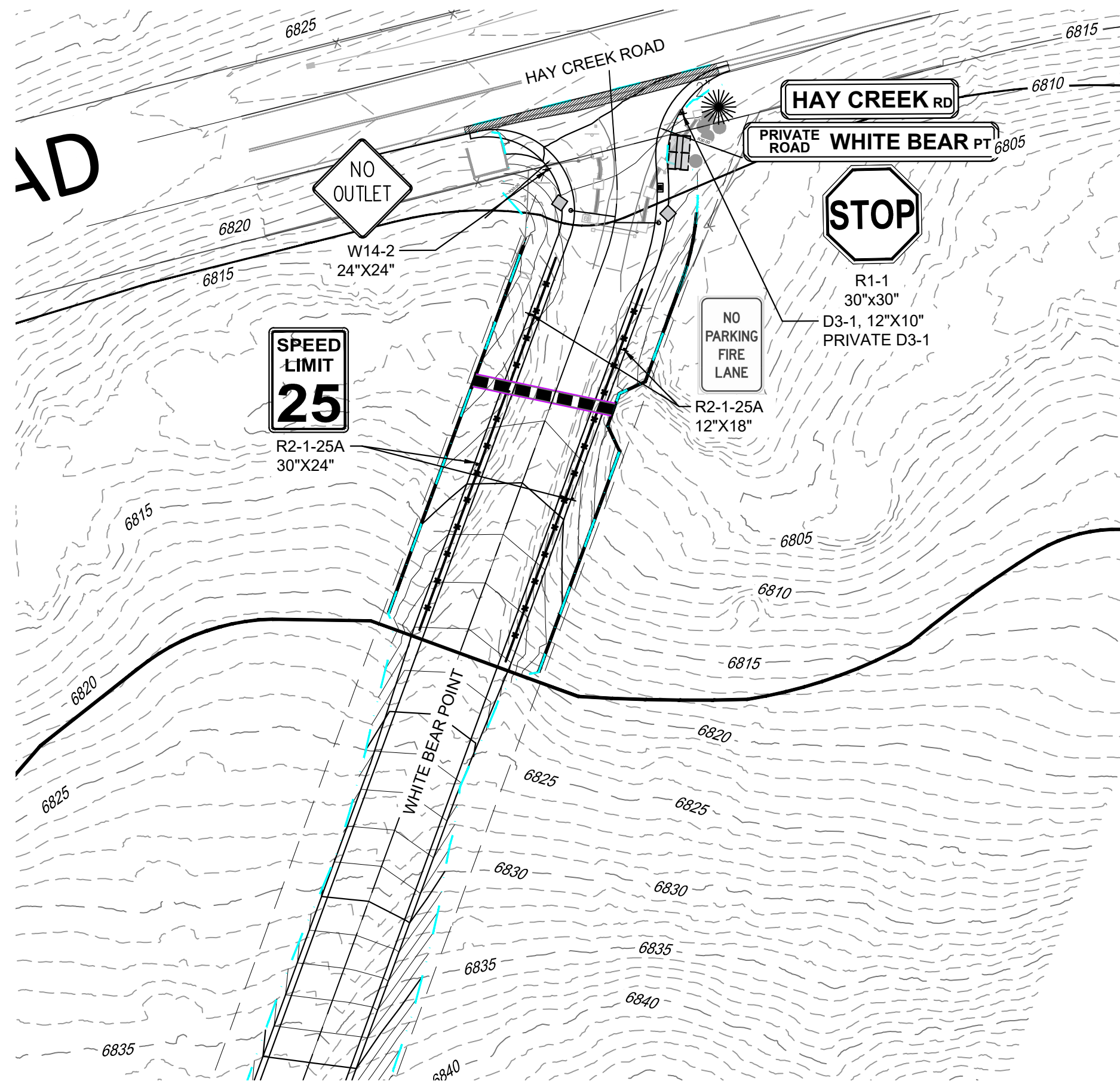
DESIGNED BY: JAO	SCALE: 1" = 40'	DATE ISSUED: MAY 2024	DRAWING No. RD07
CHECKED BY: JAO	HORIZ. 1" = 40'	SHEET 10 OF 26	
	VERT. 1" = 8'		



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## WHITE BEAR POINT SIGNAGE



## WHITE BEAR POINT SIGNAGE

### (SOUTHEAST END)

Supplemental Specification - El Paso County, Colorado

July 13, 2021

## PRIVATE ROAD SIGNS

### DESCRIPTION

This work consists of the construction of traffic signs. This work shall be done in accordance with the latest version of the *CDOT Standard Specifications for Road and Bridge Construction*, the latest revision of the "Manual on Uniform Traffic Control Devices for Streets and Highways" published by the FHWA and adopted by CDOT, the latest revision of the Colorado Supplement thereto, and in conformity with the EPC Standard Private Road Detail together and the details shown on the plans or established.

## MATERIALS

Private Road sign panel materials shall conform to this specification, Sections 614 and 713 of the *CDOT Standard Specifications for Road and Bridge Construction* and to the details shown on the plans.

The Private Road sign panel shall contain a retroreflective green background with a retroreflective white legend and border

Private road street name signing that faces approach roads which are classified or operate as local residential area subdivision roads that provide direct access to consistently subdivided residential lots will typically utilize an 8-inch sign panel height with 4-inch initial upper-case lettering for the primary street name legend. Private road street name signing that faces approach roads which are classified or operate as non-local residential area subdivision roads will typically utilize a 12-inch sign panel height with 6-inch initial upper-case lettering for the primary street name legend. Larger signs may be required per the MUTCD.

The words "PRIVATE ROAD" shall be located prior to the street name and shall be center justified. The words shall be all capital letters, stacked and centered vertically. For an 8-inch sign panel height, use 2.25 inches for the PRIVATE ROAD letter height and a 1.5-inch vertical space between the legend. For a 12-inch sign panel height, use 3 inches for the PRIVATE ROAD letter height and a 2-inch vertical space between the legend.

## CONSTRUCTION REQUIREMENTS

Private Road sign panel construction shall conform to Section 614 of the *CDOT Standard Specifications for Road and Bridge Construction*.

### METHOD OF MEASUREMENT

Private Road signs will be measured by the square feet of facing

### BASIS OF PAYMENT

The accepted quantities will be paid for at the contract price per unit of measurement for each of the pay items listed below that appear in the bid schedule.

Payment will be made under:

Pay Item	Pay Unit
Sign Panel (Class)	Square Foo

FINAL 7/12/2021

C:\Users\jgarcia\Desktop\7/12/2021\7/12/2021.dwg  
JGARCIA

DWG NO. 7/12/2021  
DATE: 7/12/2021  
BY: JGARCIA

C

SIGN DIMENSIONS

A	B	C	D	E	F	G	H	J	K	P	Q
VAR	8	0.375	2	4 D	3 D	3	3 (MIN)	3	1	2.25	1.5
VAR	12	0.5	3	6 D	4 D	5	4.5 (MIN)	4.5	1.5	3	2

COLORS: LEGEND, BORDER  
BACKGROUND

—WHITE (RETROREFLECTIVE)  
—GREEN (RETROREFLECTIVE)

Sign\_Detail  
Scale: 1/8"

NOTES:  
REFERENCE SUPPLEMENTAL SPECIFICATION

Computer File Information

Create Date	3/4/2021	MISAS	DWY
Last Modification Date	7/12/2021	MISAS	DWY
File Path	P:\Vmpg-CAD\2020-2021		
Source File Name	PrivateRoadSignData.dwg		
Auto Save On/Off	On/Off	2020 State	N/A
Date Plotted			

Index of Revisions

Rev.	Description	By	Date
01			

El Paso County  
Department of Public Works  
2375 Alamo Drive  
El Paso, Texas 79902-1541  
City Phone: 791-0011 ext. 4813  
Division of Transportation

As Constructed

No. Revision	
Revised	
Issued	
Void	

Private Road Detail

Designer	JG	Structure	
Checker	DW	Permit	
Drawn/Asst		Typed	
		Checked	

Project No./Code

ETC	
Standard Drawing	
Sheet Number	

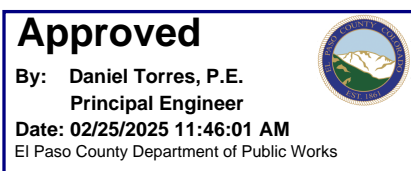




GRAPHIC SCALE



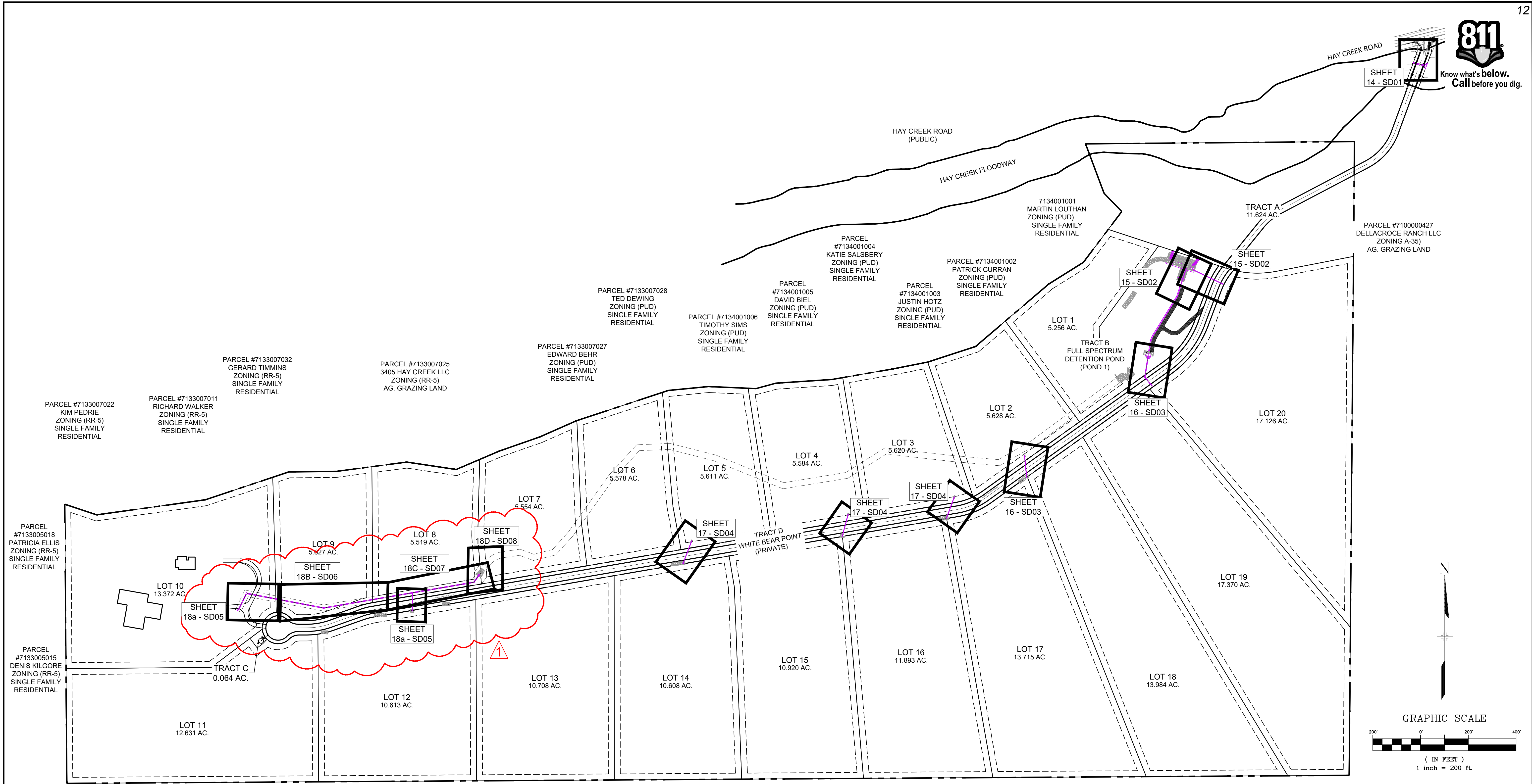
( IN FEET )

1 inch = 40<sup>ft</sup> PCD FILE #: SF2324



REFERENCE DRAWINGS								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.				SEAL		HAY CREEK VALLEY	
X-TITLE CD X-886-PR-SITE P&M_A3 X-886-086-EX-AMP-1 164022-01 Hay Creek Road BNDY X-886-ALTA-SURVY Hay Creek BFEs 2023-10-28 TOPO 164022-01																EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS	
No.		DATE		DESCRIPTION		BY										SIGNAGE PLAN	
				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: 2/5/2025 9:24 AM													
				THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.													





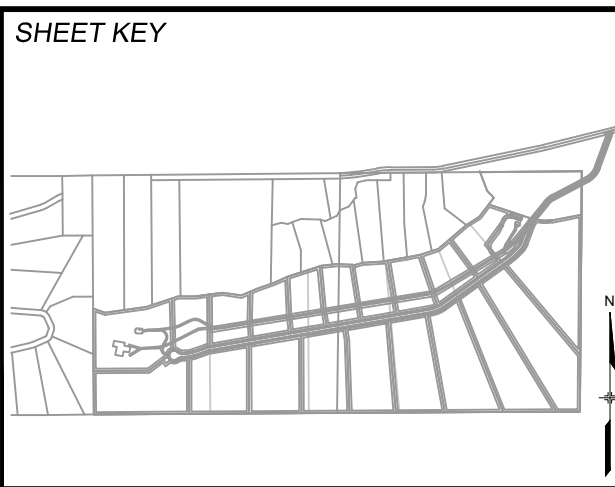
- NOTES:
1. ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
  2. PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES, AND ARE HORIZONTAL LENGTHS.
  3. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
  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.

HAY CREEK SITE MAP

**Approved**  
By: Daniel Torres, P.E.  
Principal Engineer  
Date: 02/25/2025 11:46:14 AM  
El Paso County Department of Public Works

PCD FILE #: SF2324

REFERENCE DRAWINGS	1	02/05/2025	UPDATED STORM SEWER LAYOUT	WCG
	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\SD01.dwg				
CTB FILE: Matrix.ctb				
PLOT DATE: 2/5/2025 9:25 AM				
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 95 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 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

SEAL

COLORADO LICENSED PROFESSIONAL ENGINEER  
02/05/2025

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

HAY CREEK VALLEY			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
STORM DRAIN SHEET KEY			
DESIGNED BY:	WCG	SCALE	DATE ISSUED:
DRAWN BY:	RWO	HORIZ 1"=200'	NOVEMBER 2024
CHECKED BY:	JAO	VERT. N/A	SHEET 12 OF 26
			DRAWING No. SDGN01



GENERAL NOTES:

TRACER WIRE:

1. 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
2. DO NOT BACKFILL INLETS PRIOR TO ONE-POUND ANODE AND 1.5# MAGNESIUM GROUND ROD INSTALLATION.
3. TRACER WIRE SHALL BE INSTALLED IN ALL UNDERGROUND PIPE.
4. TRACER WIRE FOR STORM SEWER AND DRAIN LINES SHALL BE GREEN IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) UNIFORM COLOR CODE.
5. "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).
6. "PIPE/SPLIT 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.
7. TRACER WIRE SHALL BE SECURED EVERY 5-FEET TO 8-FEET ON THE TOP OF THE PIPE BY TAPING OR TYING TO THE PIPE.
8. A 4-WAY CONNECTOR OR (2) 3-WAY CONNECTORS WITH SHORT JUMP WIRE ARE REQUIRED AT ALL CROSSINGS.
9. 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.
10. 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.
11. 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.
12. TRACER WIRE CAN NOT BE PLACED INSIDE DRAINAGE INLETS.

TERMINATION/ACCESS:

13. TRACER WIRE SHALL BE BROUGHT ABOVE GROUND AND CONNECT AT EACH INLET AND MANHOLE IN A GRADE LEVEL TRACER WIRE TEST BOX.
14. A MINIMUM OF 2-FEET OF EXCESS/SLACK WIRE IS REQUIRED IN ALL TRACER WIRE ACCESS BOXES AFTER MEETING FINAL ELEVATION.
15. DRIVE-IN 1.5# MAGNESIUM GROUND RODS (ANODE) WHICH SHALL BE ATTACHED TO THE END OF THE TRACER WIRE.
16. TRACER WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS (INLETS, OUTFALL, ETC.), AND DRIVEN INTO NATIVE SOIL AT PIPE LEVEL.
17. TRACER WIRE TERMINATION POINTS MUST UTILIZE A WIRE ACCESS BOX.
18. 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.
19. GROUNDING ANODE WIRE AND 1.5# MAGNESIUM GROUND ROD WIRE SHALL BE CONNECTED TO THE IDENTIFIED LOCATION (BOTTOM) TERMINAL IN ALL ACCESS BOXES.
20. 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.
21. 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.
22. 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.
23. WHEN REPAIRS ARE PERFORMED ON STORMWATER LINE, TRACER WIRE SHALL BE TESTED PRIOR TO FINAL ACCEPTANCE.

GENERAL NOTES:

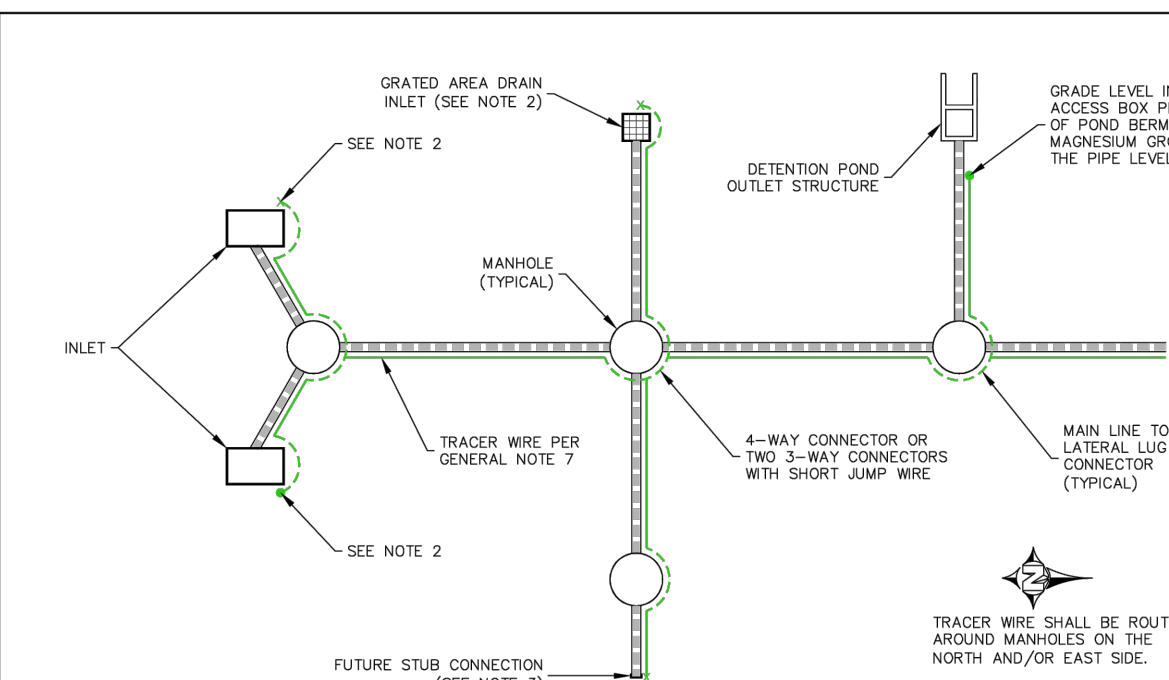
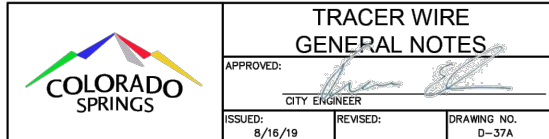
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT CITY OF COLORADO SPRINGS ENGINEERING DIVISION (THE CITY) STANDARD SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (EXCAVATION, CONCRETE, TRAFFIC CONTROL, ETC.), AND NOTIFY THE CITY BY 1500 HOURS THE BUSINESS DAY BEFORE INSPECTION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

TRACER WIRE:

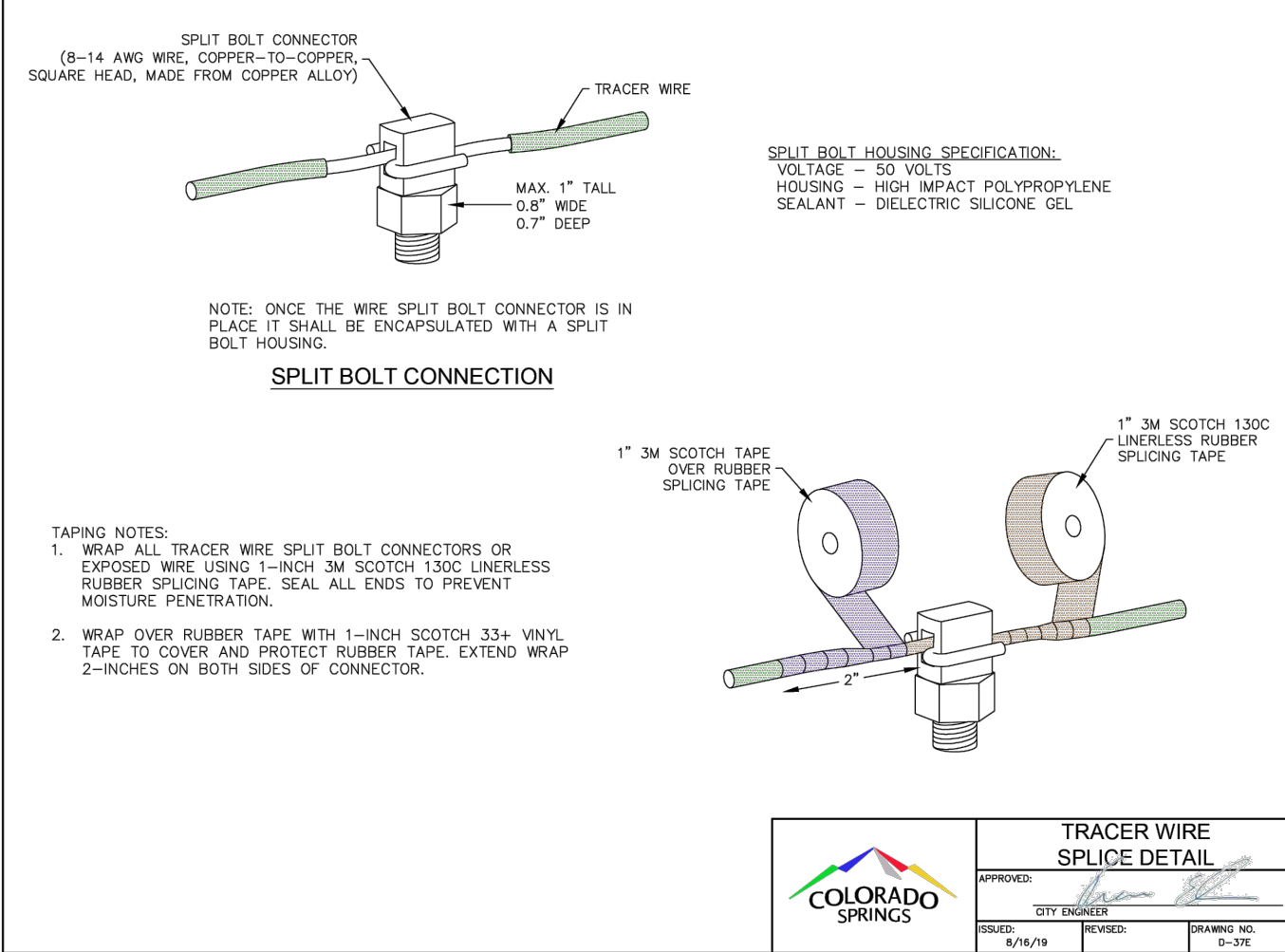
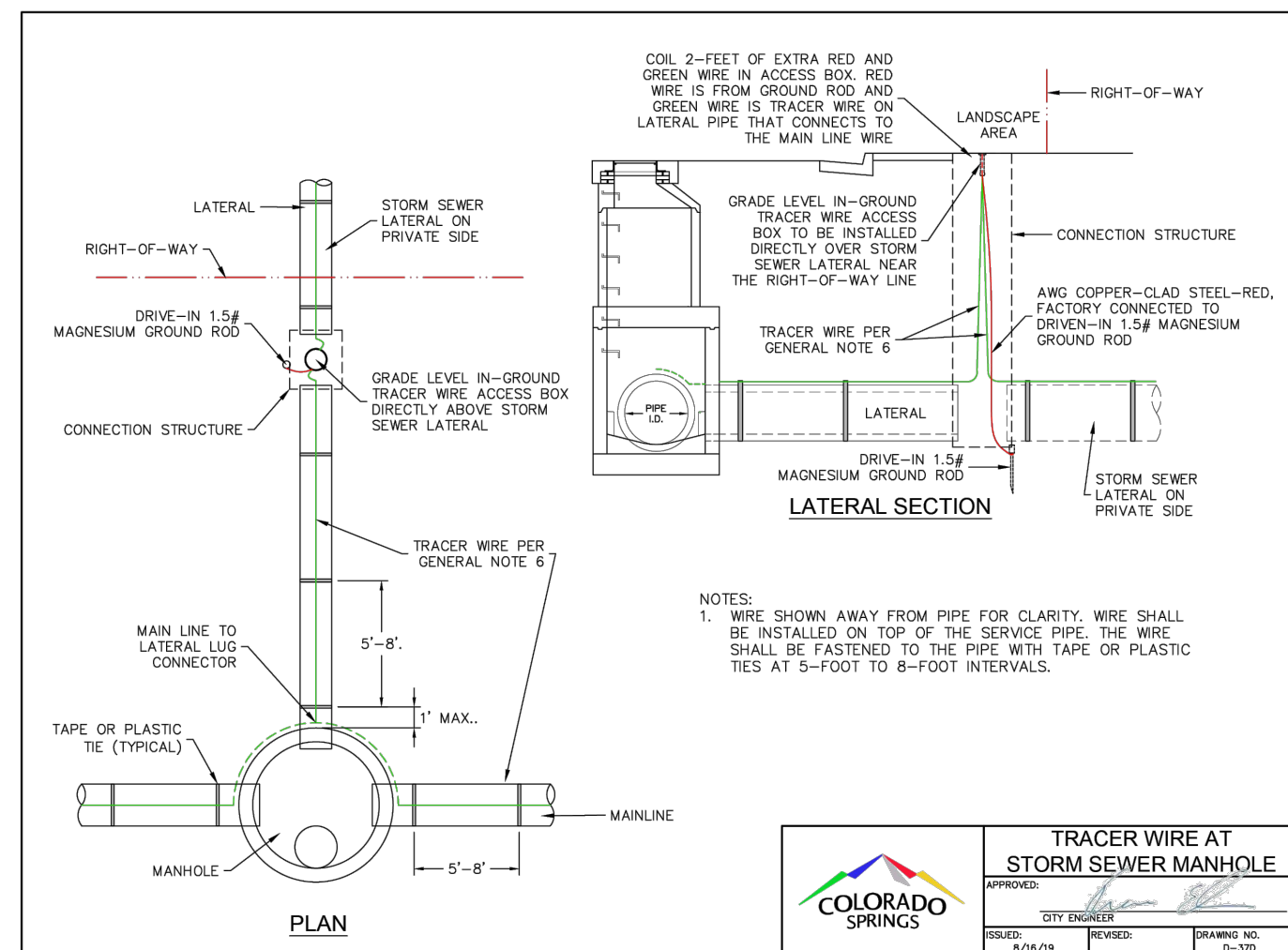
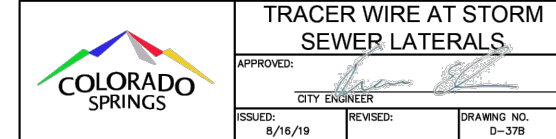
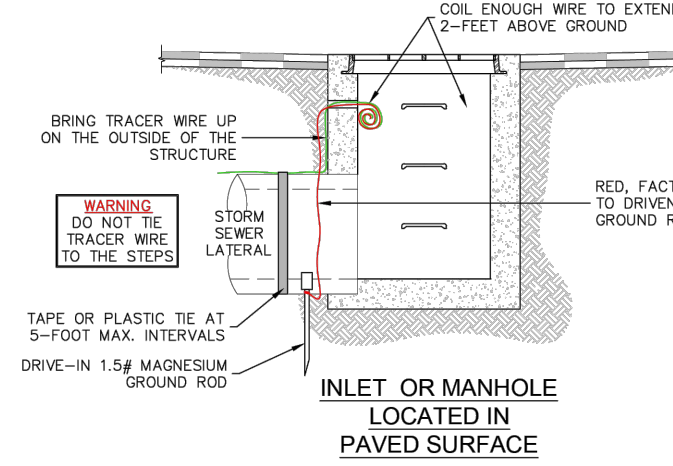
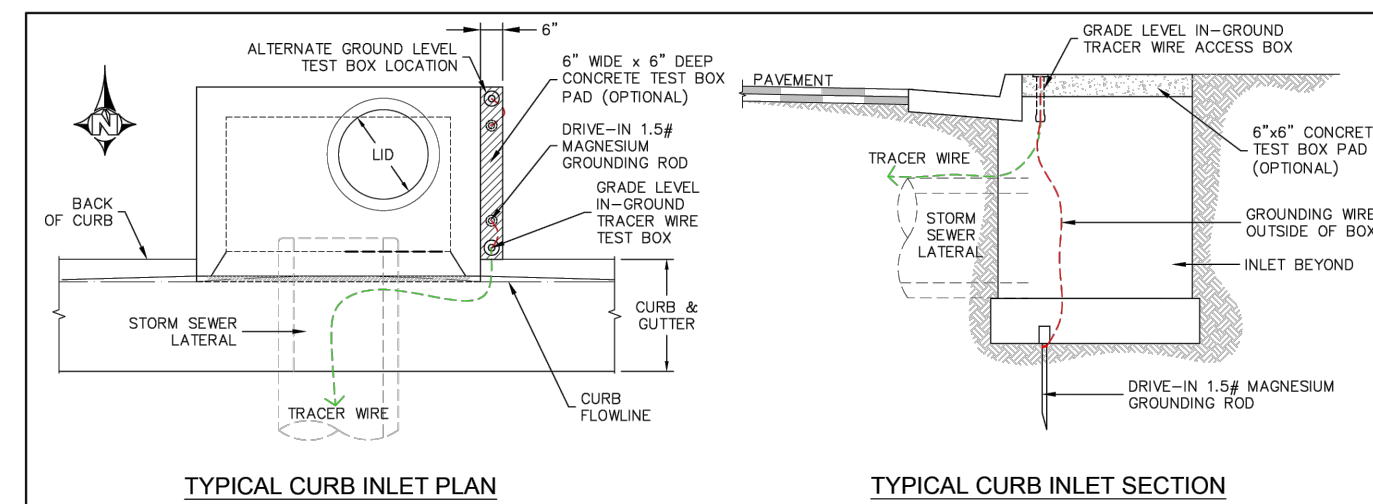
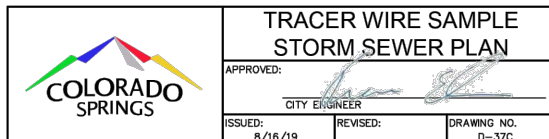
4. TRACER WIRE SHALL BE INSTALLED ON ALL UNDERGROUND
5. TRACER WIRE FOR STORM SEWER AND DRAIN LINES SHALL BE **GREEN** IN ACCORDANCE WITH AMERICAN PUBLIC WORKS
6. "OPEN TRENCH" TRACER WIRE SHALL BE #8 OR #10 AWG COPPER SOLID OR #10 AWG COPPER CLAD HIGH TENSILE STEEL WIRE WITH A MINIMUM TENSILE STRENGTH OF 100,000 LBS. WITH ASTM D-1248, AND A MINIMUM AVERAGE TENSILE BREAK STRENGTH OF 100,000 LBS. (TYPICAL).
7. "PIPE/SPLIT BOLT" TRACER WIRE SHALL BE 7X7 STRANDED GALV. CLAD STEEL, EXTREME STRENGTH WITH 4,700 LB. BREAK LOAD, WITH MINIMUM 50-MIL HDPE INSULATION
8. TRACER WIRE SHALL BE SECURED EVERY 5- FEET TO 8- FEET WITH 1/4" GALV. STEEL WIRE OR 1/4" GALV. STEEL PIPE. A 4-WAY CONNECTOR OR (2) 3-WAY CONNECTORS WITH SHORT JUMP WIRE ARE REQUIRED AT ALL CROSSINGS.
9. 10. (1) (A) SPLIT BOLT CONNECTOR SHALL BE USED IF SPLICING IS NECESSARY, THE ONLY APPROVED SPLICE METHOD IS A SPLIT BOLT CONNECTOR HOUSED IN A SPLIT BOLT
11. ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPORTED TO THE ENGINEER, THE DAMAGED WIRE AND INSTALLING A NEW SECTION OF WIRE TO THE SAME DEPTH AND LOCATION. THE DAMAGED SECTION OF TRACER SHALL NOT BE ALLOWED AS A CONNECTION.
12. EXPOSED WIRE SHALL BE WRAPPED WITH SCOTCH LINELESS TAPE OR SCOTCH TAPE. THE TRACER WIRE SHALL BE COATED WITH SCOTCH SUPER 33+ VINYL ELECTRIC TAPE TO PROTECT FROM WEATHER.
13. TRACER WIRE SHALL NOT BE PLACED UNDER DRAINAGE INLETS.

TERMINATION/ACCESS:

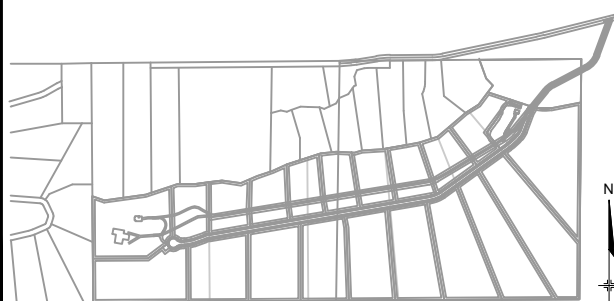
14. TRACER WIRE SHALL BE BROUGHT ABOVE GROUND AND MARKED WITH 1/2" GALV. NAIL AND MANHOLE IN GRADE LEVEL. TRACER WIRE TEST BOX.
15. A MINIMUM OF 2- FEET OF EXCESS SLACK WIRE IS REQUIRED IN EACH MANHOLE ACCESS TO THE TRUNK LINE.
16. DRIVE-IN 1.5# MAGNESIUM GROUND RODS (ANODE) WHICH ARE 6' LONG SHALL BE CONNECTED TO THE TRUNK WIRE.
17. TRACER WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS (NAILS, OUTLETS, ETC.), AND DRIVEN INTO WET, SOIL A MINIMUM OF 6" DEEP.
18. TRACER WIRE TERMINATION POINTS MUST UTILIZE A NRV ANODE.
19. TRACER WIRE ACCESS BOXES MUST INCLUDE A MANUAL INTERRUPTIBLE CONDUCTIVE/CONNECTIVE LINK BETWEEN THE TOP OF TRACER WIRE AND THE MAINLINE JUNCTION FOR GROUND ROD WIRE CONNECTION.
20. GROUNDING ANODE WIRE AND 1.5# MAGNESIUM GROUND RODS SHALL BE CONNECTED TO THE MAINLINE JUNCTION (BOTTOM) TERMINAL IN ALL ACCESS BOXES.
21. ALL EXISTING MATERIALS SHALL BE PROPERLY REMOVED AND REPLACED TO THE MAINLINE TRACER WIRE TO ENSURE FULL TRACING/LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT.
22. TRUNK LINE TRACER WIRE SHALL BE CONTINUOUS, BY-PASSING AROUND THE OUTSIDE OF MANHOLES/STRUCTURES ON THE SURFACE OF THE GROUND.
23. ALL NEW TRACER WIRE INSTALLATIONS SHALL BE TESTED AND VERIFIED BY THE CONTRACTOR TO THE MAINLINE TRACER WIRE. TESTING SHALL BE PERFORMED BY A THIRD PARTY AT THE COMPLETION OF ROUGH GRADING AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. DEFECTS SHALL BE CORRECTED PRIOR TO FINAL ACCEPTANCE.
24. WORK SHALL BE PERFORMED ON STORMWATER LINE TO TRACER WIRE SHALL BE TESTED PRIOR TO FINAL ACCEPTANCE.



- NOTES:
1. WIRE SHOWN AWAY FROM PIPE FOR CLARITY. WIRE SHALL BE INSTALLED ON TOP OF THE PIPE. THE WIRE SHALL BE FASTENED TO THE PIPE WITH TAPE OR PLASTIC TIES AT 5-FOOT TO 8-FOOT INTERVALS.
  2. TRACER WIRE FOR INLETS SHALL TERMINATE AT A GRADE LEVEL IN-GROUND ACCESS BOX. DRIVE-IN MAGNESIUM GROUND ROD MUST BE USED AT ALL TERMINATION POINTS.
  3. PLACE A TEST STATION WITH A DRIVEN-IN 1.5# MAGNESIUM GROUND ROD AT DEAD ENDS AND FUTURE CONNECTIONS.

[illegible]

## 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.

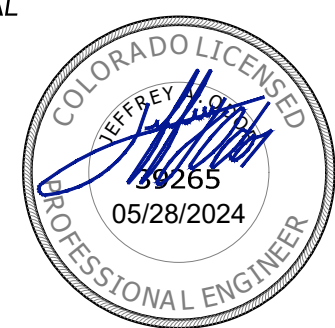
## BASIS OF BEARING

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 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 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:



SEAL



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

## HAY CREEK VALLEY

EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS

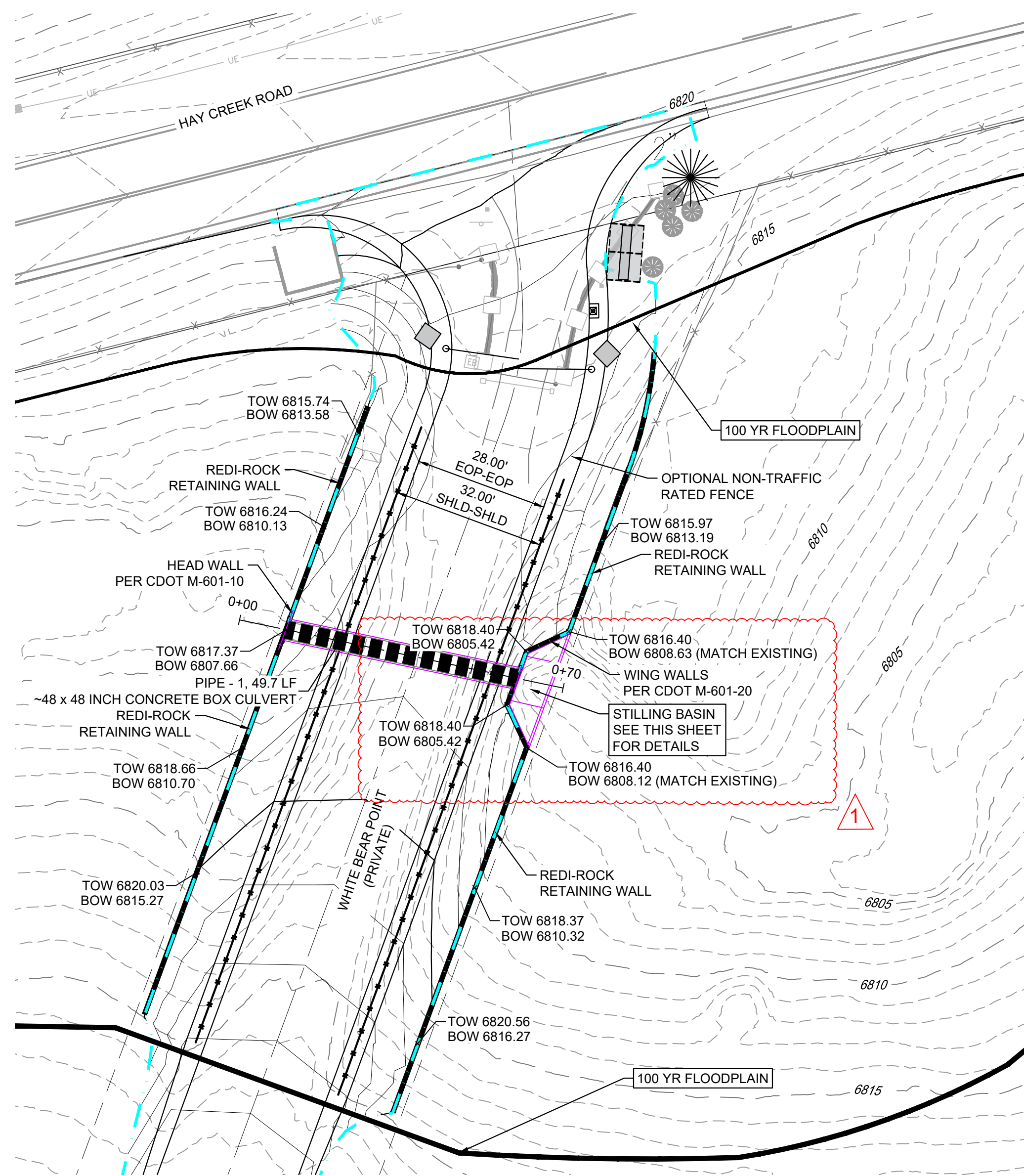
## STORM DRAIN GENERAL NOTES & DETAILS

DESIGNED BY: WCG	SCALE		DATE ISSUED: MAY 2024	DRAWING No. <b>SDGN02</b>
DRAWN BY: RWO	HORIZ. N/A	SHEET 13 OF 26		
CHECKED BY: JAO	VERT. N/A			

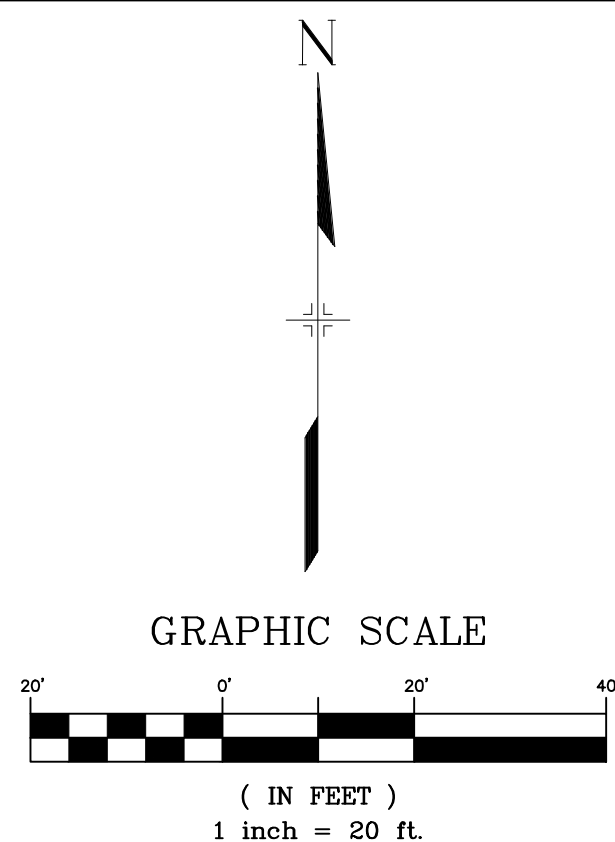




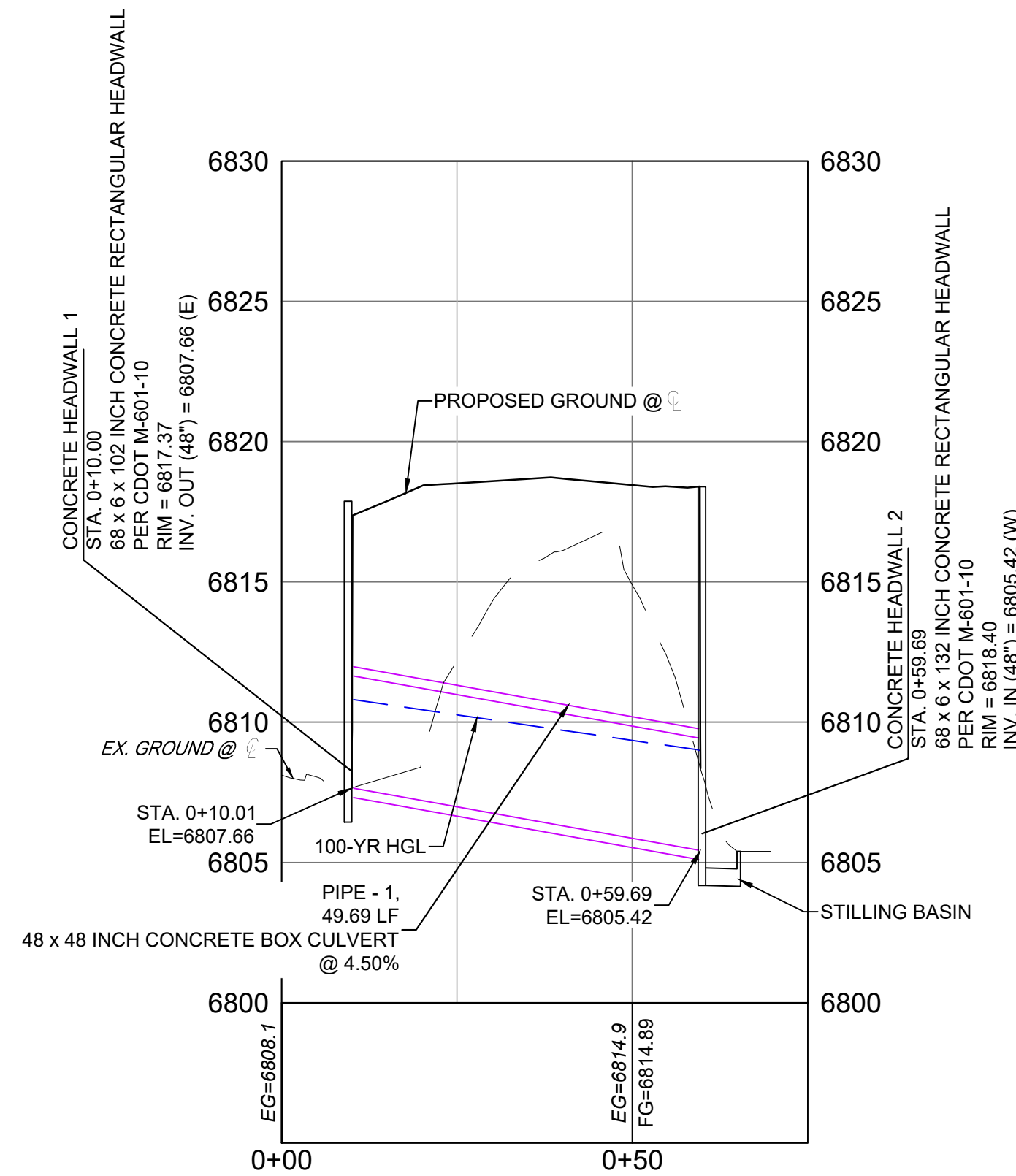
Know what's below.  
Call before you dig.



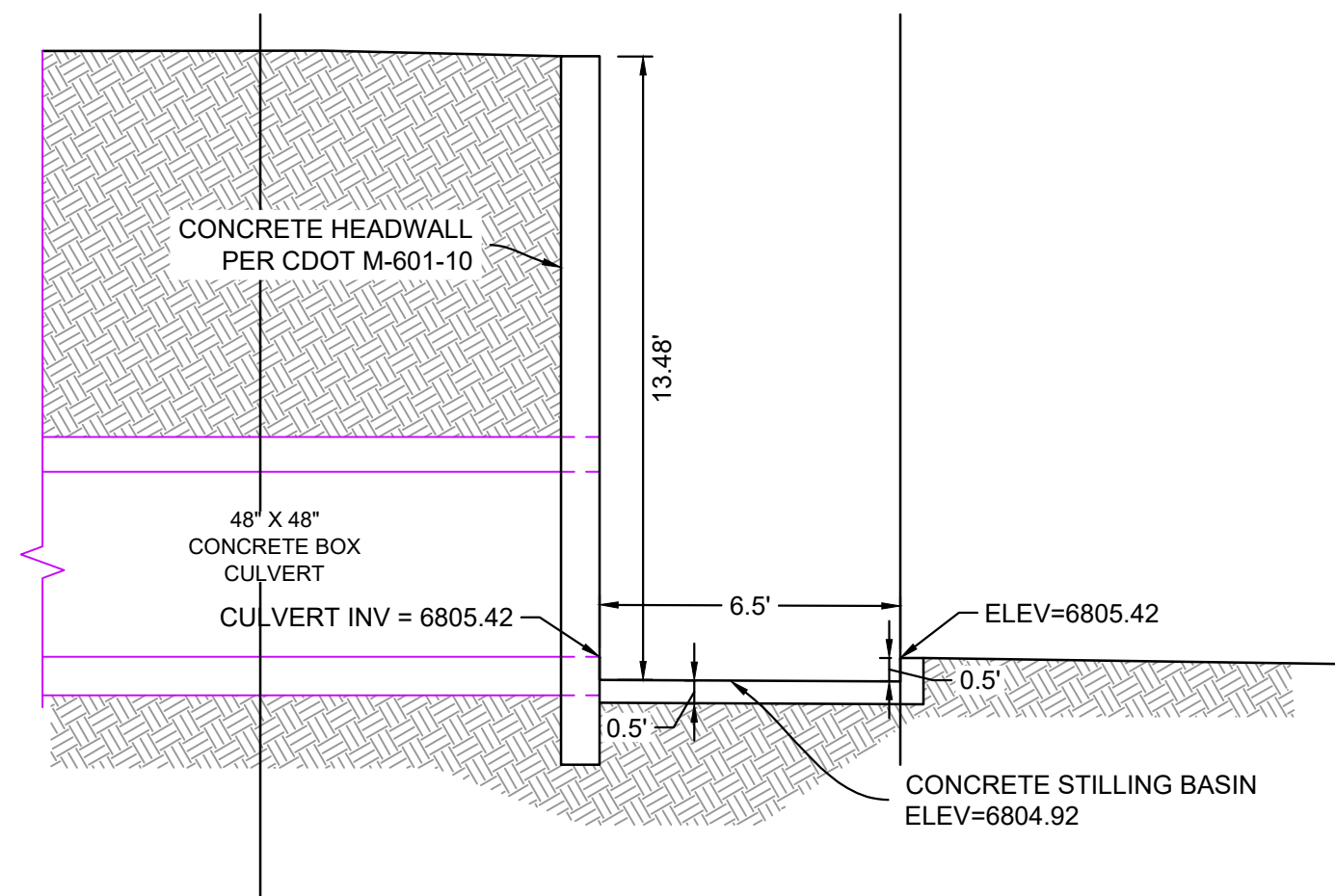
WHITE BEAR POINT CULVERT PLAN



PIPE SUMMARY TABLE				
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING
PIPE - 1	48 X 48 INCH CONCRETE BOX CULVERT	4.50%	49.69	S78°06'17"E



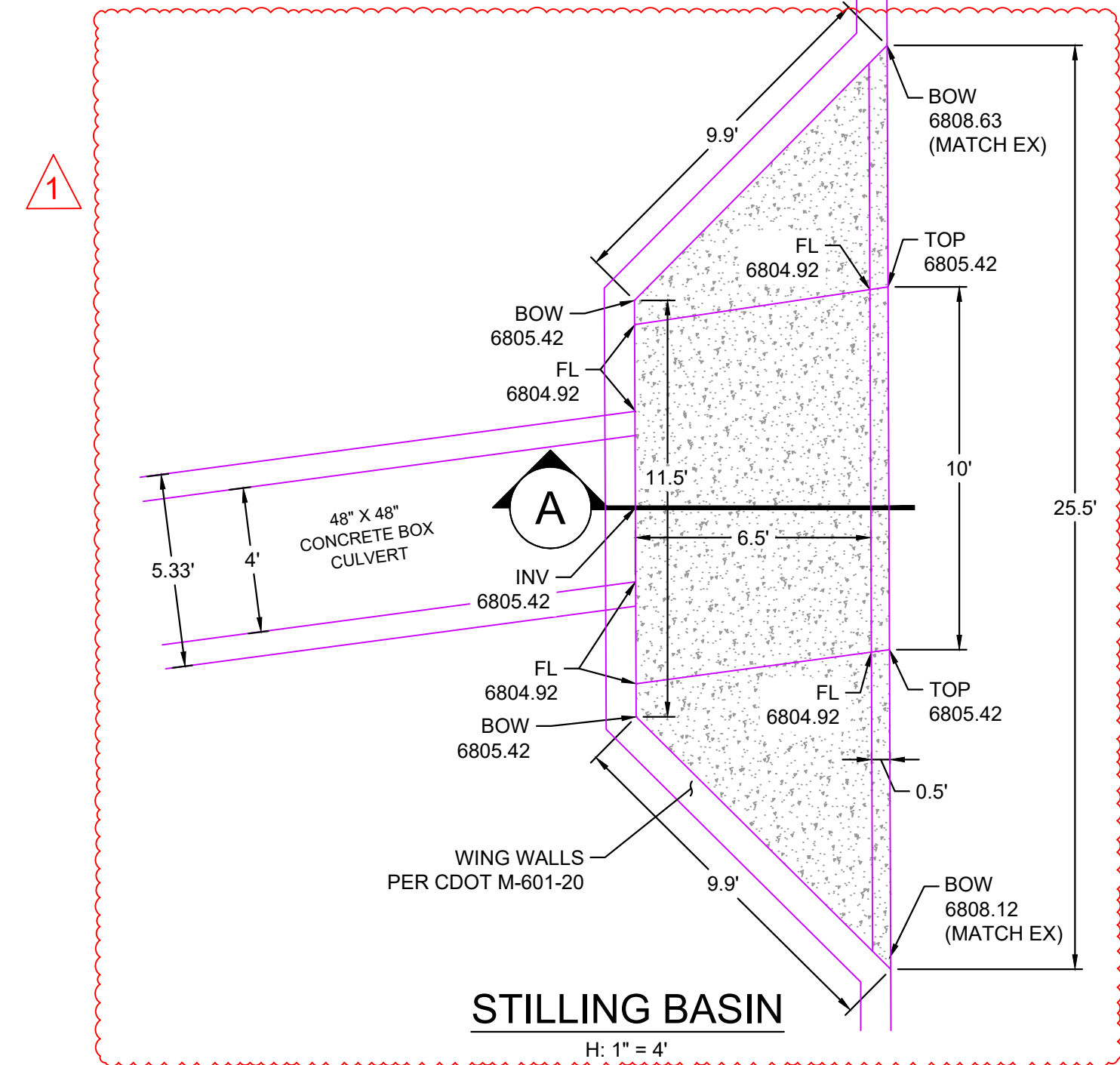
Alignment - HAY CREEK CULVERT PROFILE  
SCALE: (H) 1" = 20' (V) 1" = 5'  
START STA: 0+00.00, END STA: 0+75.00



SECTION

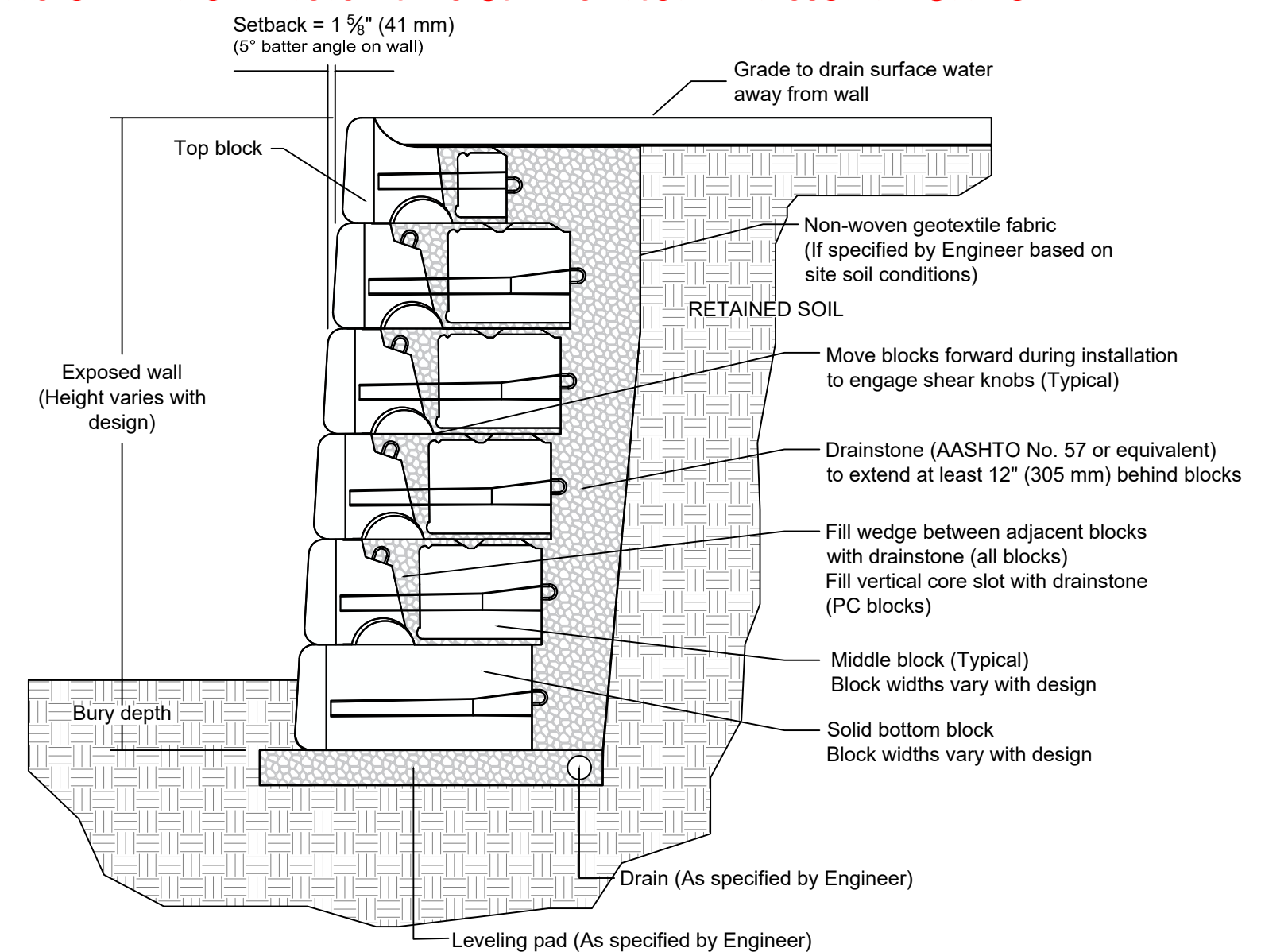
H: 1" = 4'

A



STILLING BASIN

H: 1" = 4'



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.

REDI ROCK RETAINING WALL SECTION

NOT TO SCALE

#### NOTES:

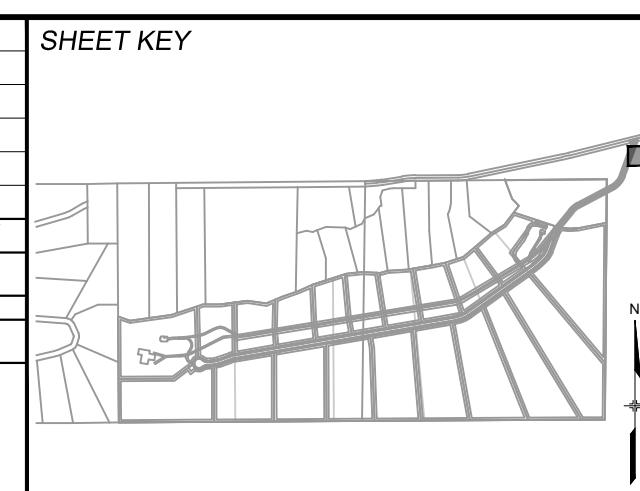
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2. PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES, AND ARE HORIZONTAL LENGTHS.
3. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
4. ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
5. STRUCTURES 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.
10. THIS PLAN SET PROVIDES WALL ELEVATIONS AND EXPOSED WALL HEIGHTS. STRUCTURAL DESIGN IS NOT INCLUDED AS PART OF THIS PLAN SET.

#### Approved

By: Daniel Torres, P.E.  
Principal Engineer  
Date: 02/25/2025 11:46:58 AM  
El Paso County Department of Public Works



REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-886-086-EX-MAP-1 104022-01 Hay Creek Road BNDY X-886-PRO-SITE X-TITLE-CD X-886-ALTA-SURVEY new block	1	02/04/2025	REVISED CULVERT STILLING BASIN DETAILS	JAQ
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: 2/5/2025 9:26 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

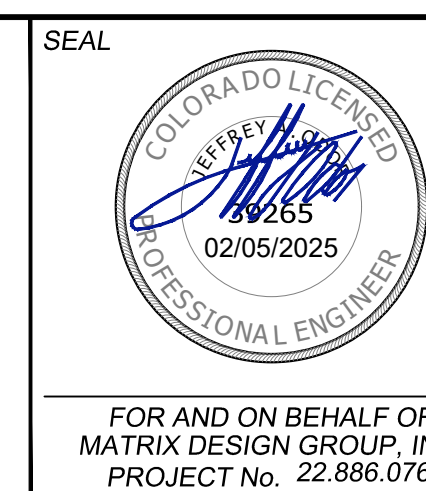


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PREPARED BY:

**Matrix**  
Excellence by Design



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'

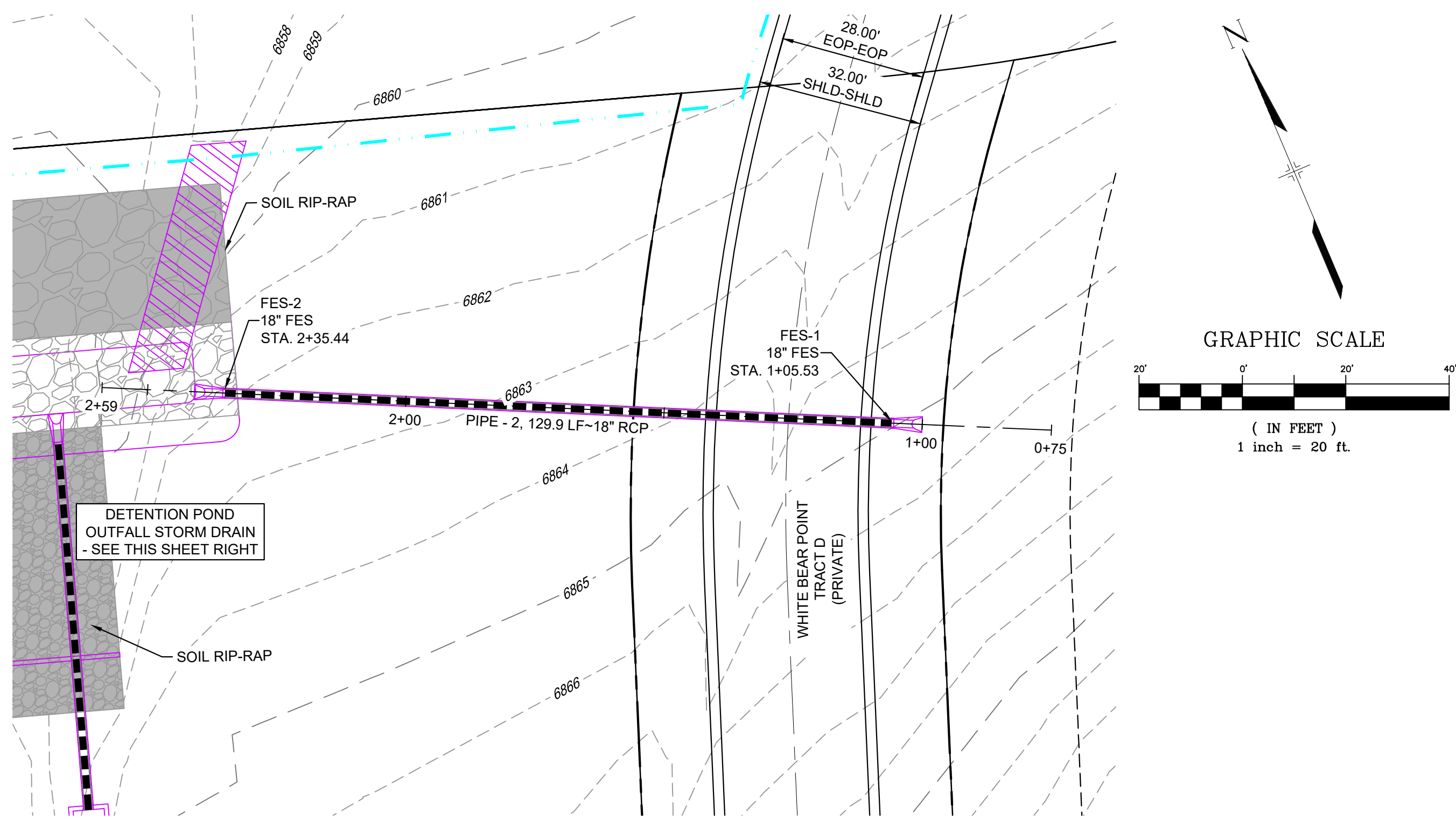
DATE ISSUED: MAY 2024  
SHEET 14 OF 26

DRAWING No. SD01

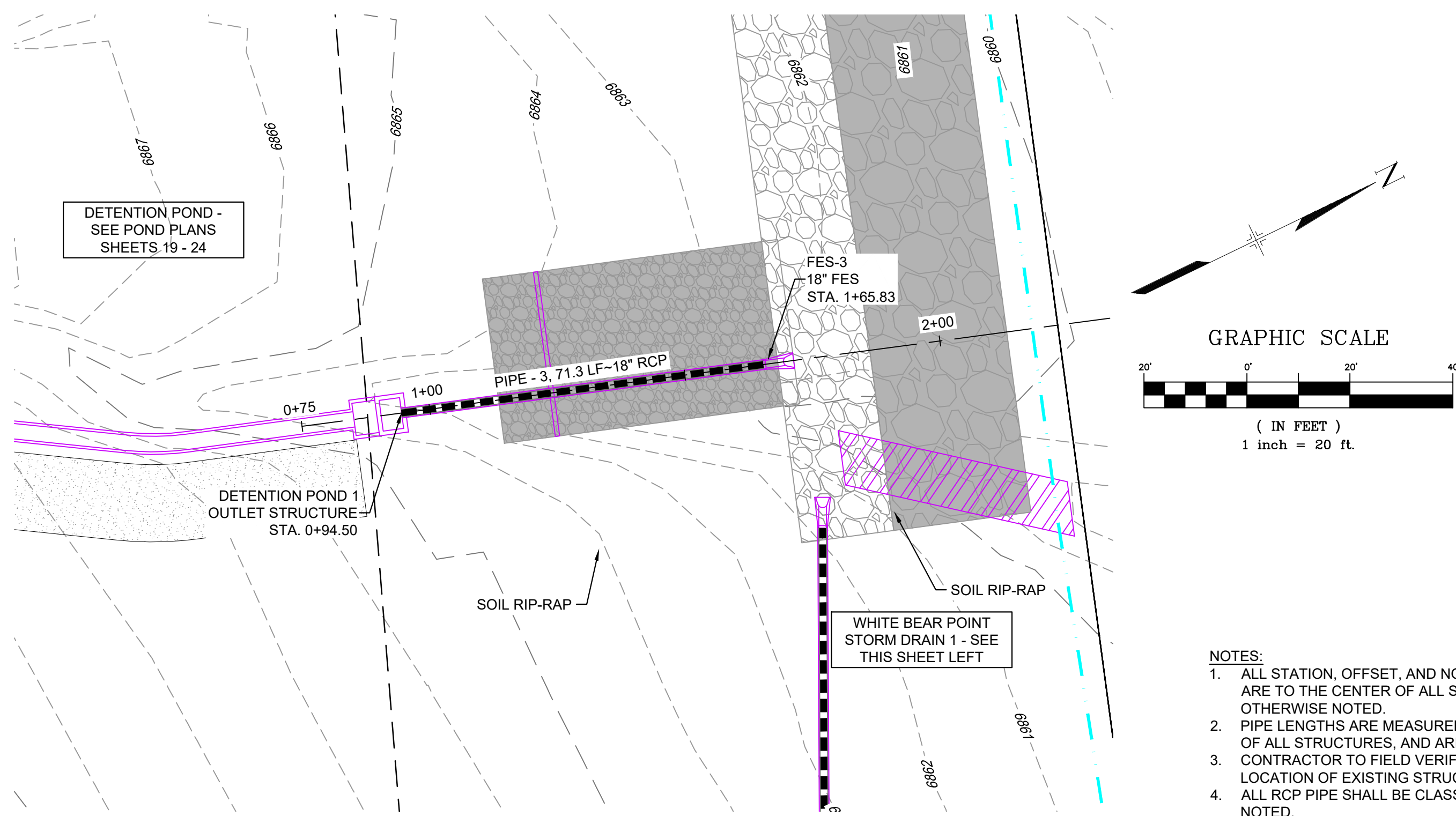




Know what's below.  
Call before you dig.



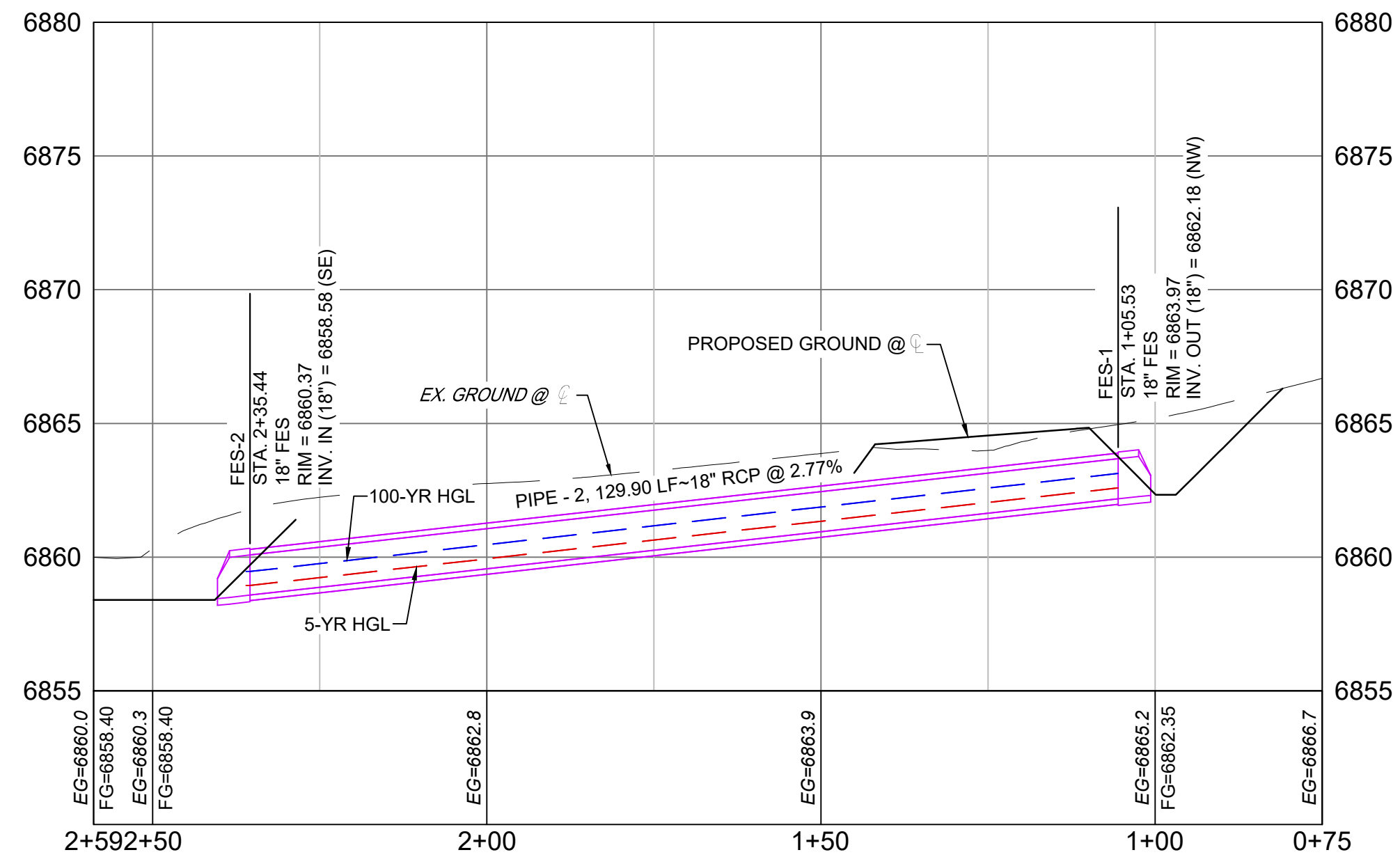
WHITE BEAR POINT STORM DRAIN 1 PLAN



DETENTION POND OUTFALL STORM DRAIN PLAN

NOTES:

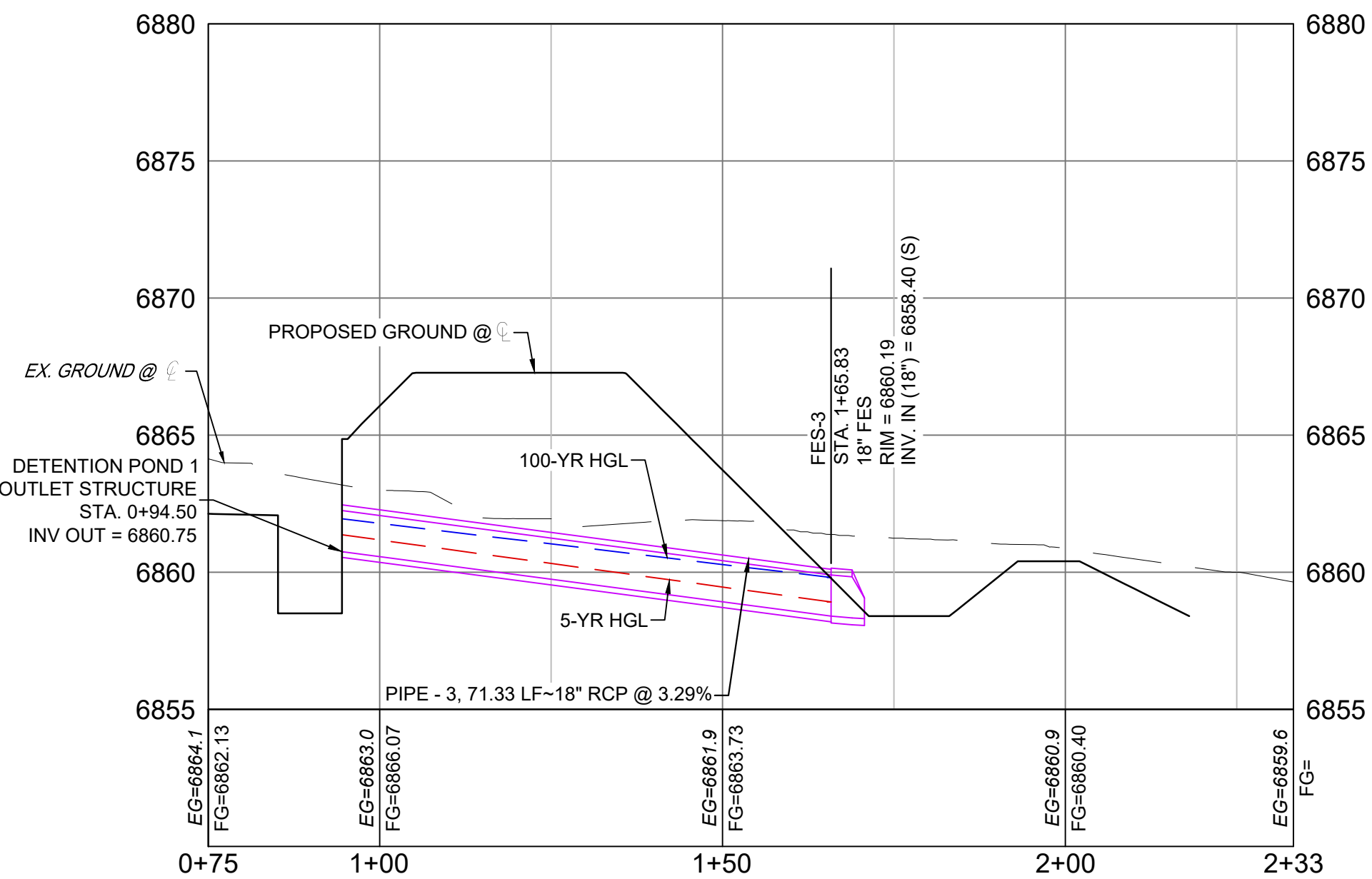
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8. ALL TYPE I AND II MANHOLES TO FOLLOW EL PASO COUNTY STANDARDS.
9. JOINT FASTENERS TO BE INSTALLED ON ALL FLARED END SECTIONS AND 2 PIPE SECTIONS LEADING DOWN TO FLARED END SECTIONS.



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 - 2	18" RCP	2.77%	129.90	N64°28'08"W

STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	STRUCTURE DETAILS	NORTHING & EASTING
FES-1	18" FES	RIM = 6863.969 PIPE - 2 INV OUT (18") = 6862.178	N: 443461.74 E: 177430.74
FES-2	18" FES	RIM = 6860.372 PIPE - 2 INV IN (18") = 6858.580	N: 443517.73 E: 177313.52



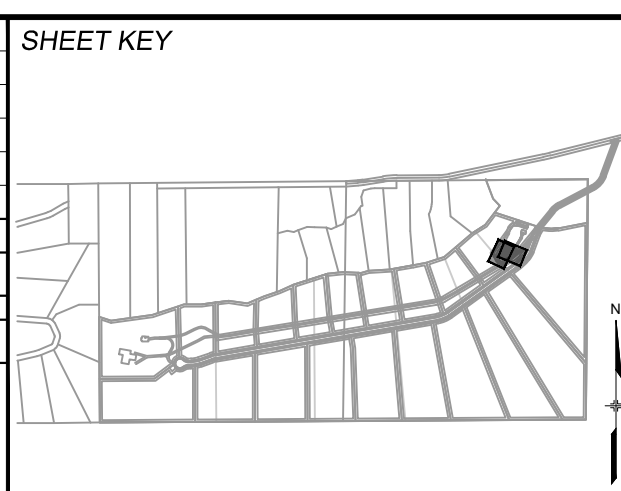
DETENTION POND OUTFALL STORM DRAIN PROFILE  
SCALE: (H) 1" = 20' (V) 1" = 5'  
START STA: 0+75.00, END STA: 2+33.26

PIPE SUMMARY TABLE				
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING
PIPE - 3	18" RCP	3.29%	71.33	N18°12'29"E

STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	STRUCTURE DETAILS	NORTHING & EASTING
FES-3	18" FES	RIM = 6860.192 PIPE - 3 INV IN (18") = 6858.400	N: 443521.42 E: 177280.49

PCD FILE #: SF2324

REFERENCE DRAWINGS			
X-886-086-EX-MAP-1			
104022-01 Hay Creek Road BNDY			
X-886-PLS-SITE			
X-TITLE-CD			
X-886-ALTA-SURVEY			
new block			
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\SD01.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: 2/5/2025 9:27 AM			
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 95 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 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

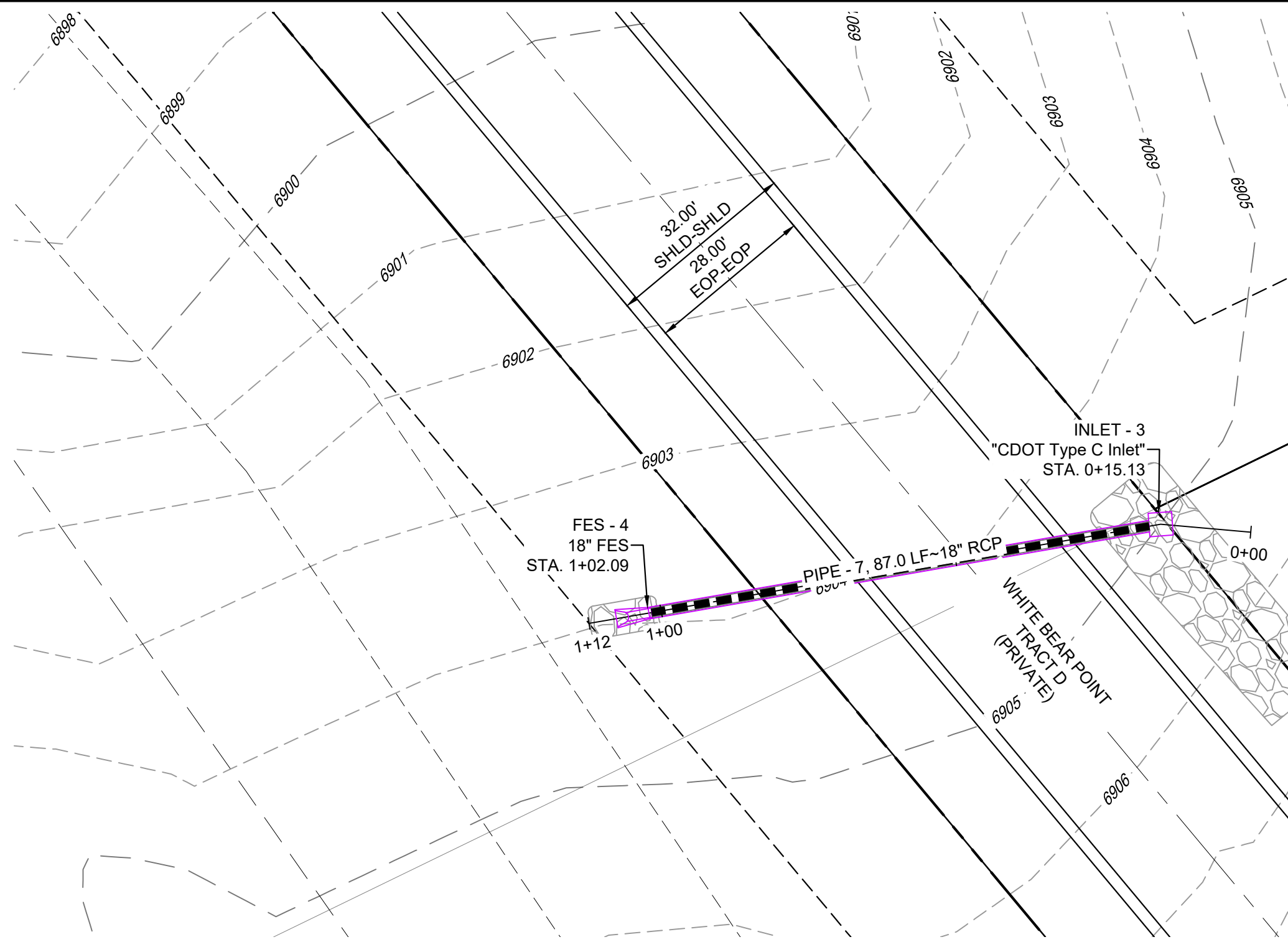
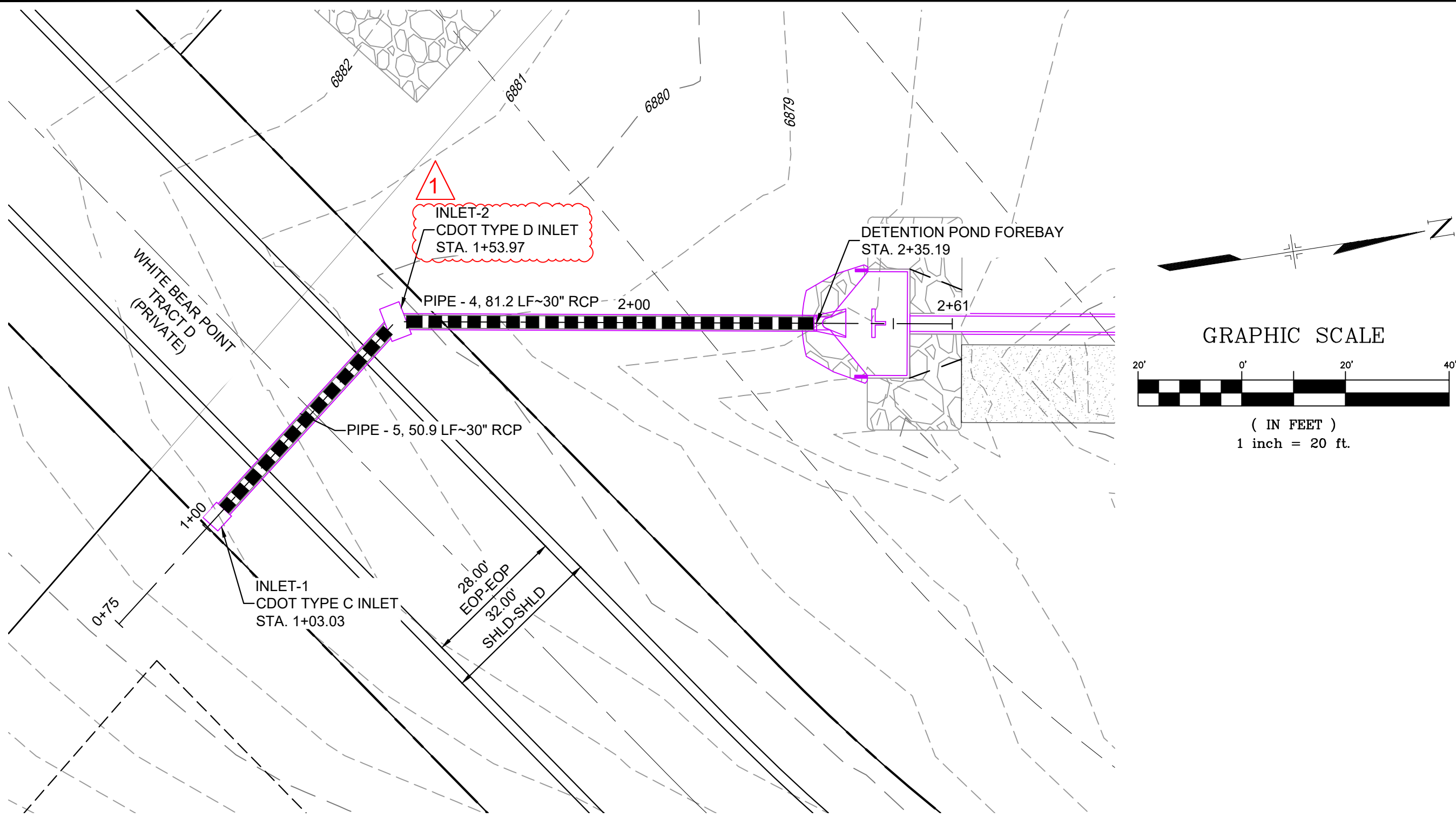
SEAL

COLORADO LICENSED PROFESSIONAL ENGINEER  
05/28/2024

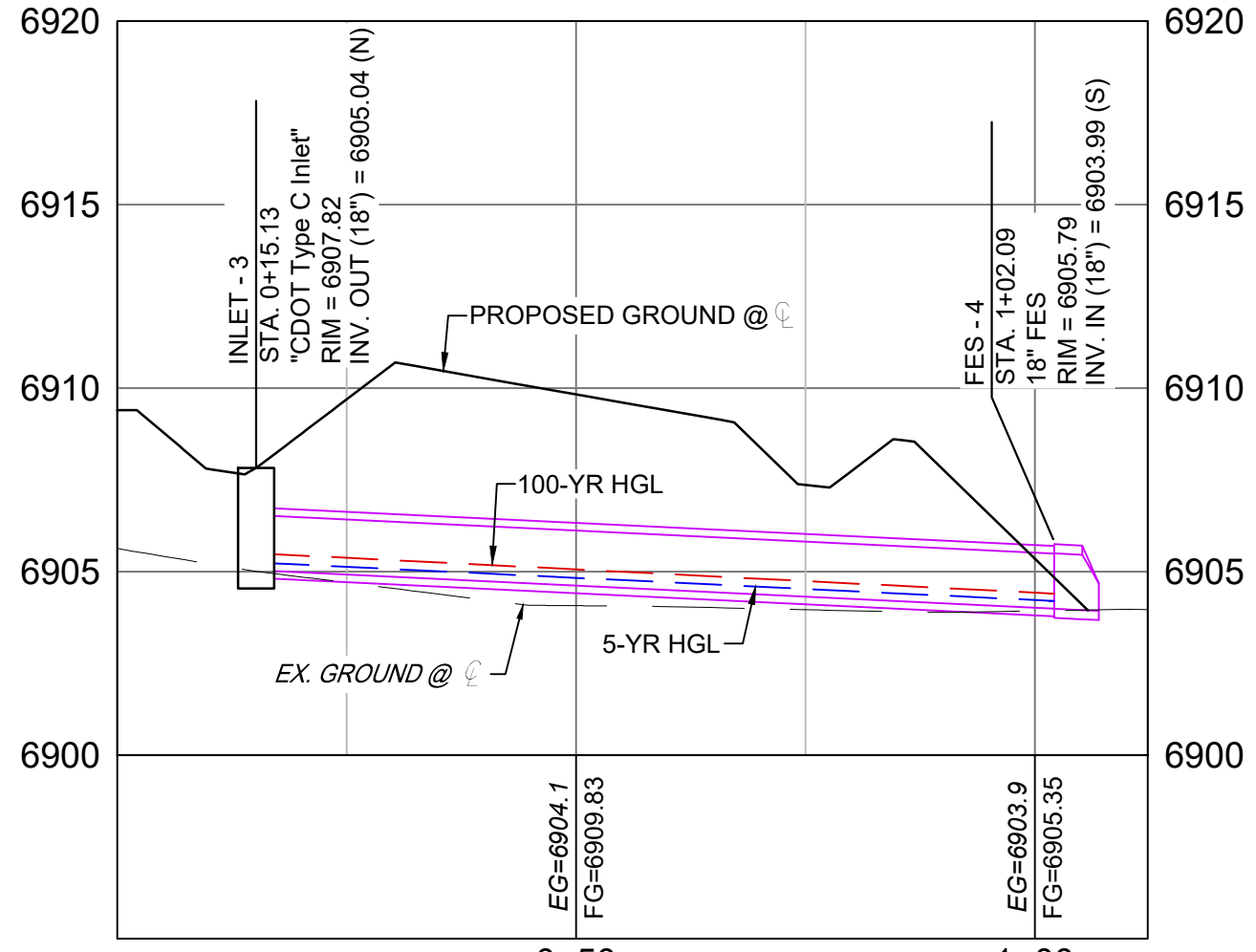
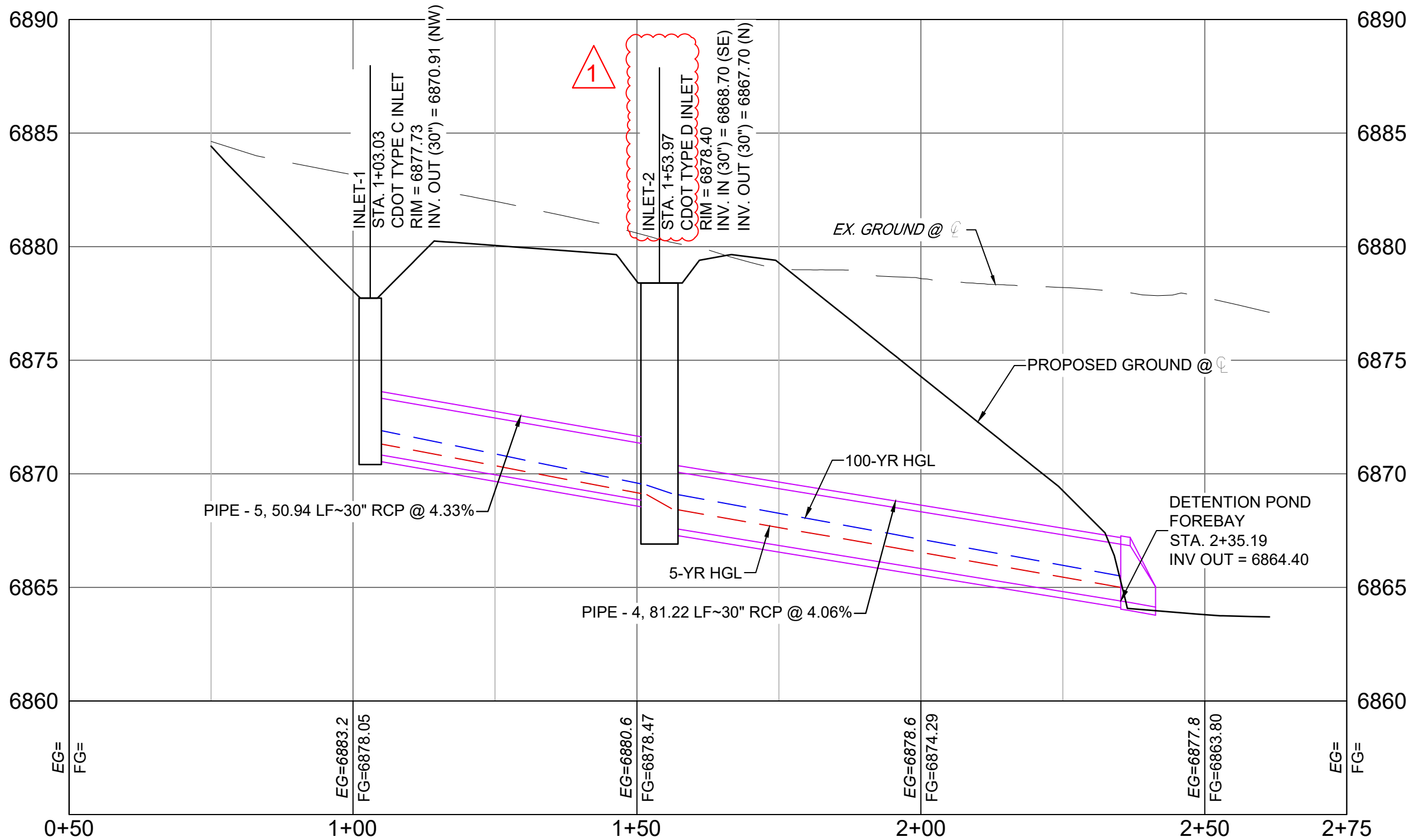
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 22.886.076

HAY CREEK VALLEY			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
STORM DRAIN PLAN & PROFILE			
DESIGNED BY: WCG	SCALE: 1"=20'	DATE ISSUED: MAY 2024	DRAWING No. SD02
DRAWN BY: RWO	HORIZ. 1"=20'	SHEET 15 OF 26	
CHECKED BY: JAO	VERT. 1"=5'		





- 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. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
  3. ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
  4. STRUCTURES WITH PIPES OF DIFFERENT SIZES SHALL MATCH THE CROWN OF THE INSIDE WALL OF PIPE.
  5. MANHOLES SHALL BE INSTALLED 1/8\"/>
  6. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
  7. ALL TYPE I AND II MANHOLES TO FOLLOW EL PASO COUNTY STANDARDS.
  8. JOINT FASTENERS TO BE INSTALLED ON ALL FLARED END SECTIONS AND 2 PIPE SECTIONS LEADING DOWN TO FLARED END SECTIONS.



PIPE SUMMARY TABLE				
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING
PIPE - 4	30" RCP	4.06%	81.22	N09°03'48"E
PIPE - 5	30" RCP	4.33%	50.94	N38°44'13"W

STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	STRUCTURE DETAILS	NORTHING & EASTING
INLET-1	CDOT TYPE C INLET	RIM = 6877.730 PIPE - 5 INV OUT (30") = 6870.908	N: 443030.80 E: 177140.29
INLET-2	CDOT TYPE D INLET	RIM = 6878.400 PIPE - 5 INV IN (30") = 6868.700 PIPE - 4 INV OUT (30") = 6867.697	N: 443070.53 E: 177108.42

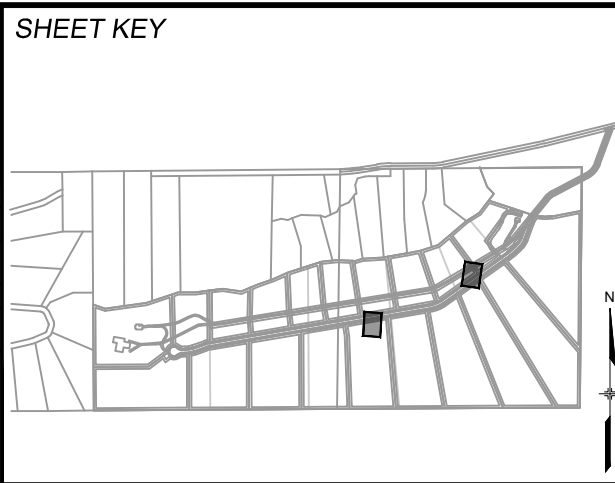
PIPE SUMMARY TABLE				
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING
PIPE - 7	18" RCP	1.20%	86.96	N05°34'40"W

STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	STRUCTURE DETAILS	NORTHING & EASTING
FES - 4	18" FES	RIM = 6905.785 PIPE - 7 INV IN (18") = 6903.994	N: 442738.25 E: 176605.10
INLET - 3	"CDOT Type C Inlet"	RIM = 6907.819 PIPE - 7 INV OUT (18") = 6905.037	N: 442651.70 E: 176613.56

Approved  
By: Daniel Torres, P.E.  
Principal Engineer  
Date: 02/25/2025 11:48:20 AM  
El Paso County Department of Public Works

PCD FILE #: SF2324

REFERENCE DRAWINGS  X-886-086-EX-MAP-1 104022-01 Hay Creek Road BNDY X-886-PRO-SITE X-TITLE-CD X-886-ALTA-SURVEY new block	1	02/05/2025	REVISED AREA INLET SIZE	JAO
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\SD01.dwg				
CTB FILE: Matrix.ctb				
PLOT DATE: 2/5/2025 2:53 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 95 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-12" ALUMINUM CAP STAMPED "NOLTE PLS25955 C1/4 S22 T15S, 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:  
  
Excellence by Design

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

HAY CREEK VALLEY			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
STORM DRAIN PLAN & PROFILE			
DESIGNED BY: WCG	SCALE: HORIZ 1"=20'	DATE ISSUED: MAY 2024	DRAWING No. SD03
DRAWN BY: RWO	VERT. 1"=5'	SHEET 16 OF 26	
CHECKED BY: JAO			

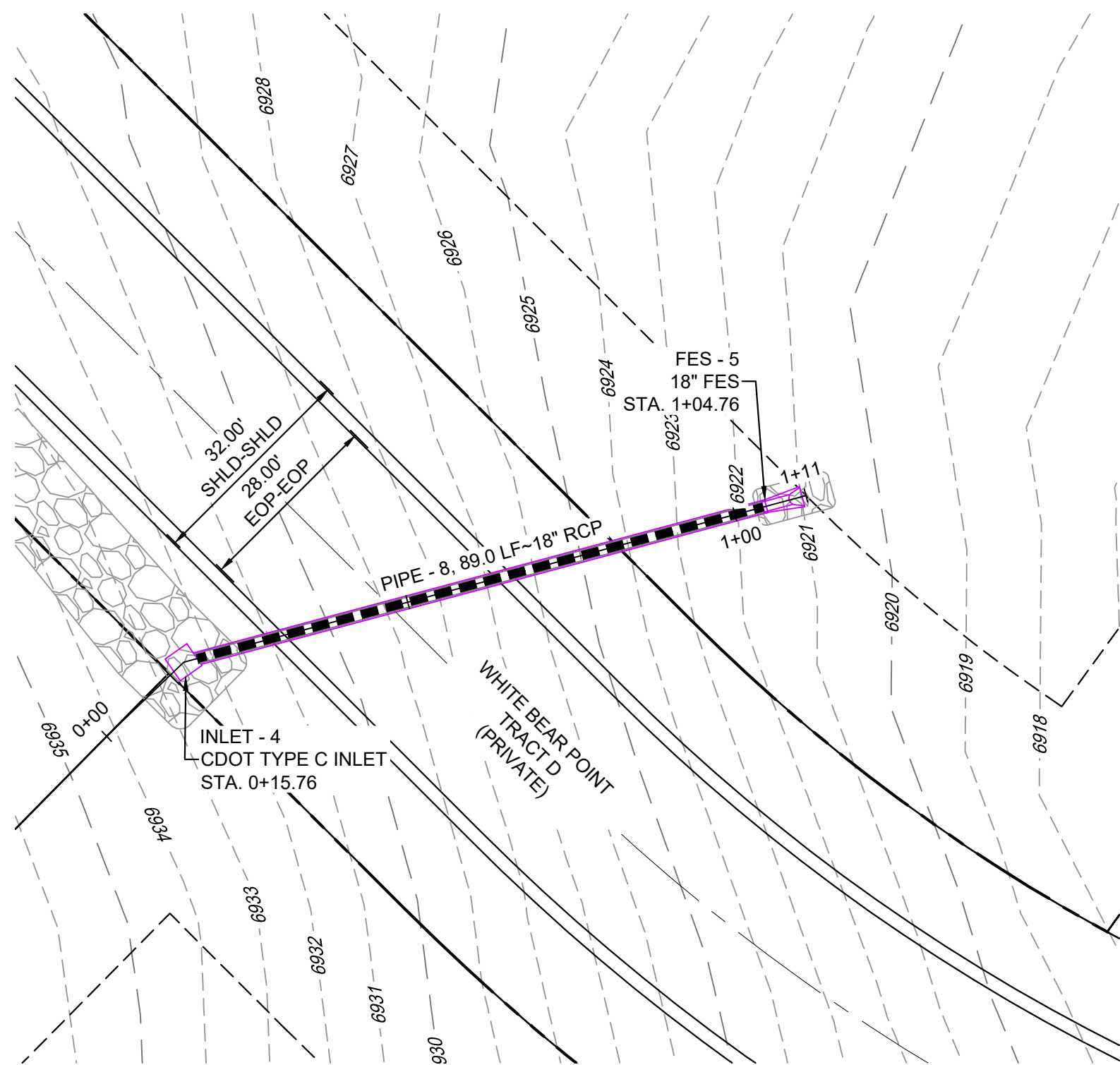




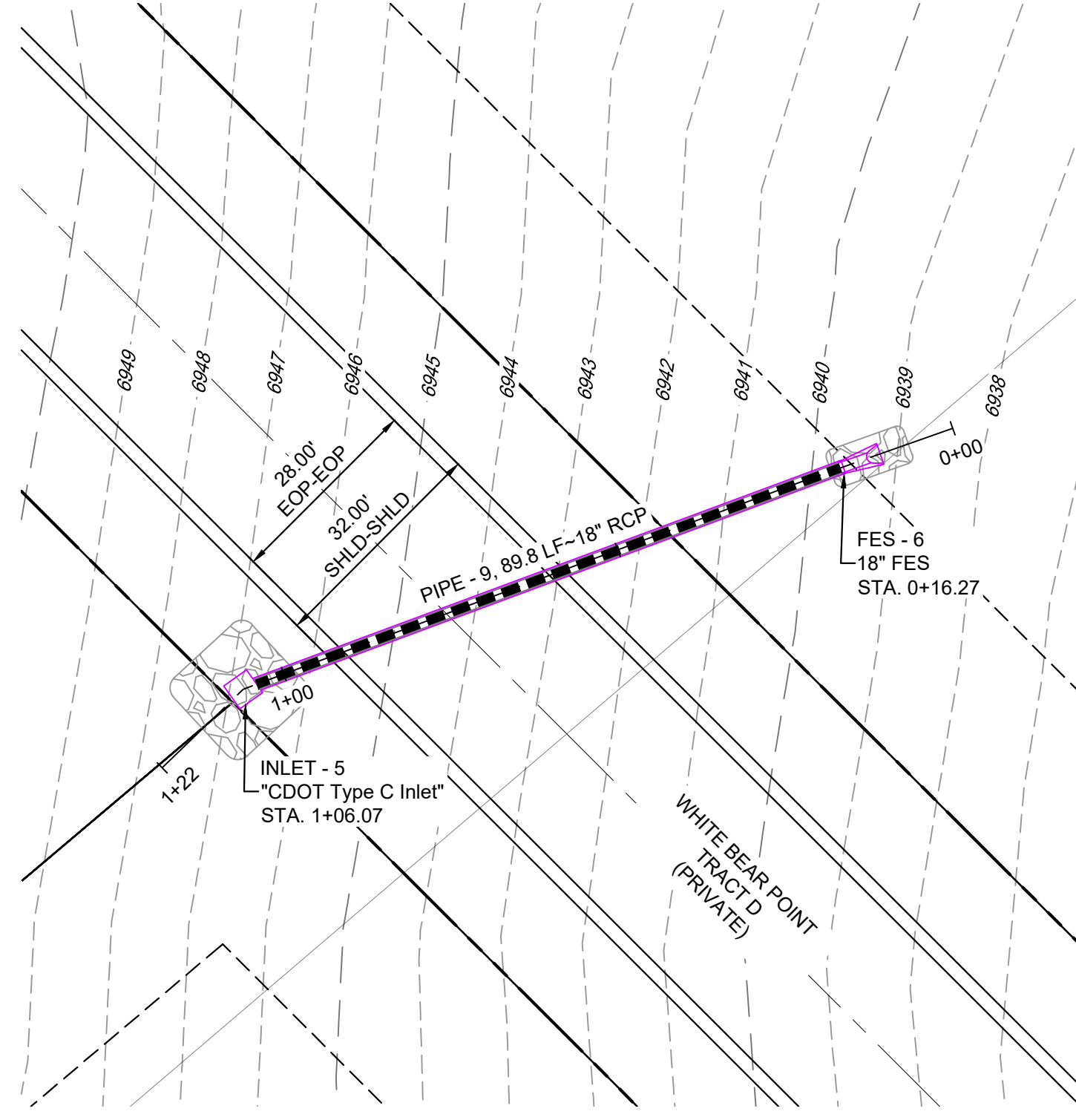
Know what's below.  
Call before you dig.

#### NOTES:

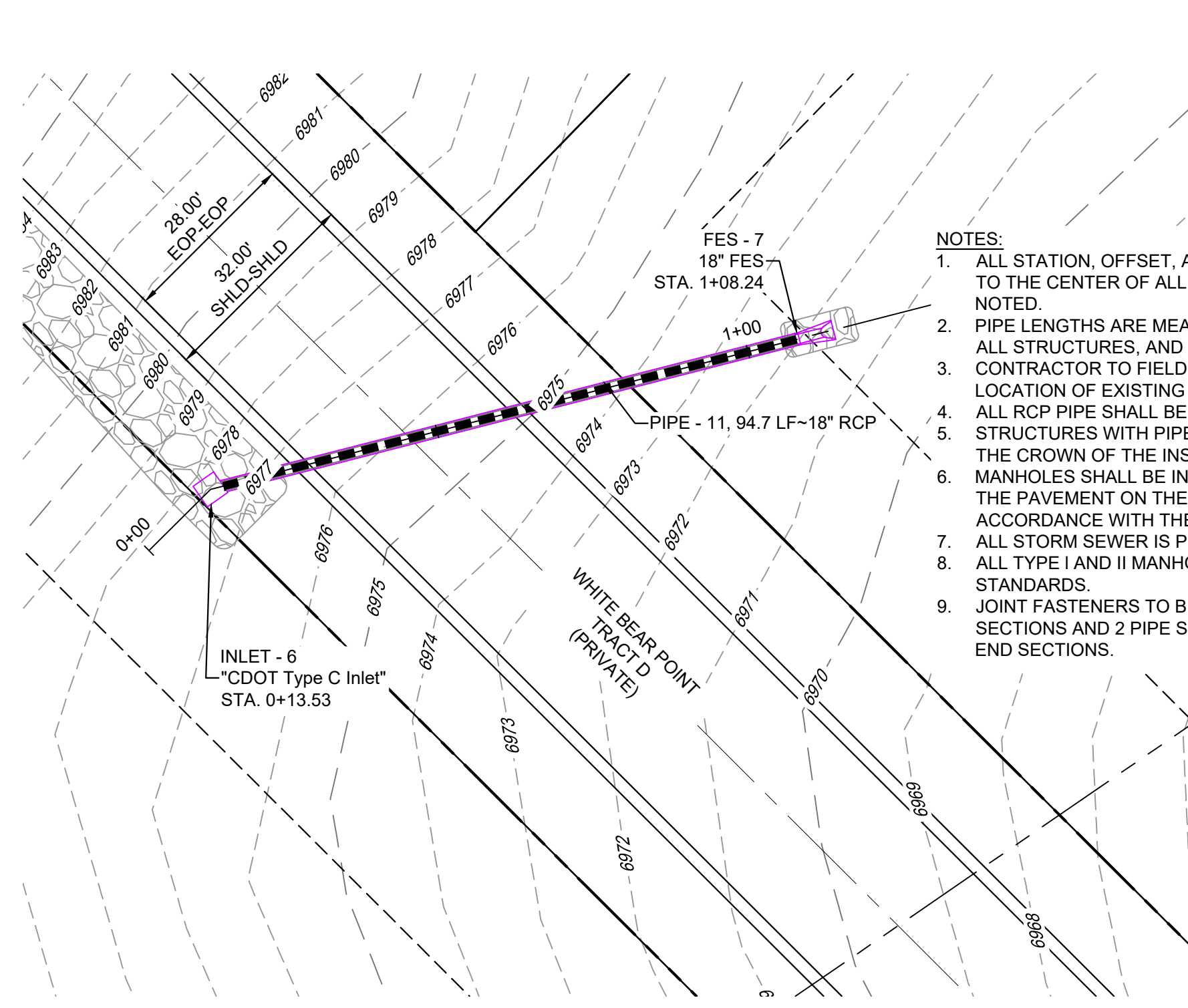
1. ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
2. PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES, AND ARE HORIZONTAL LENGTHS.
3. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
4. ALL 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.



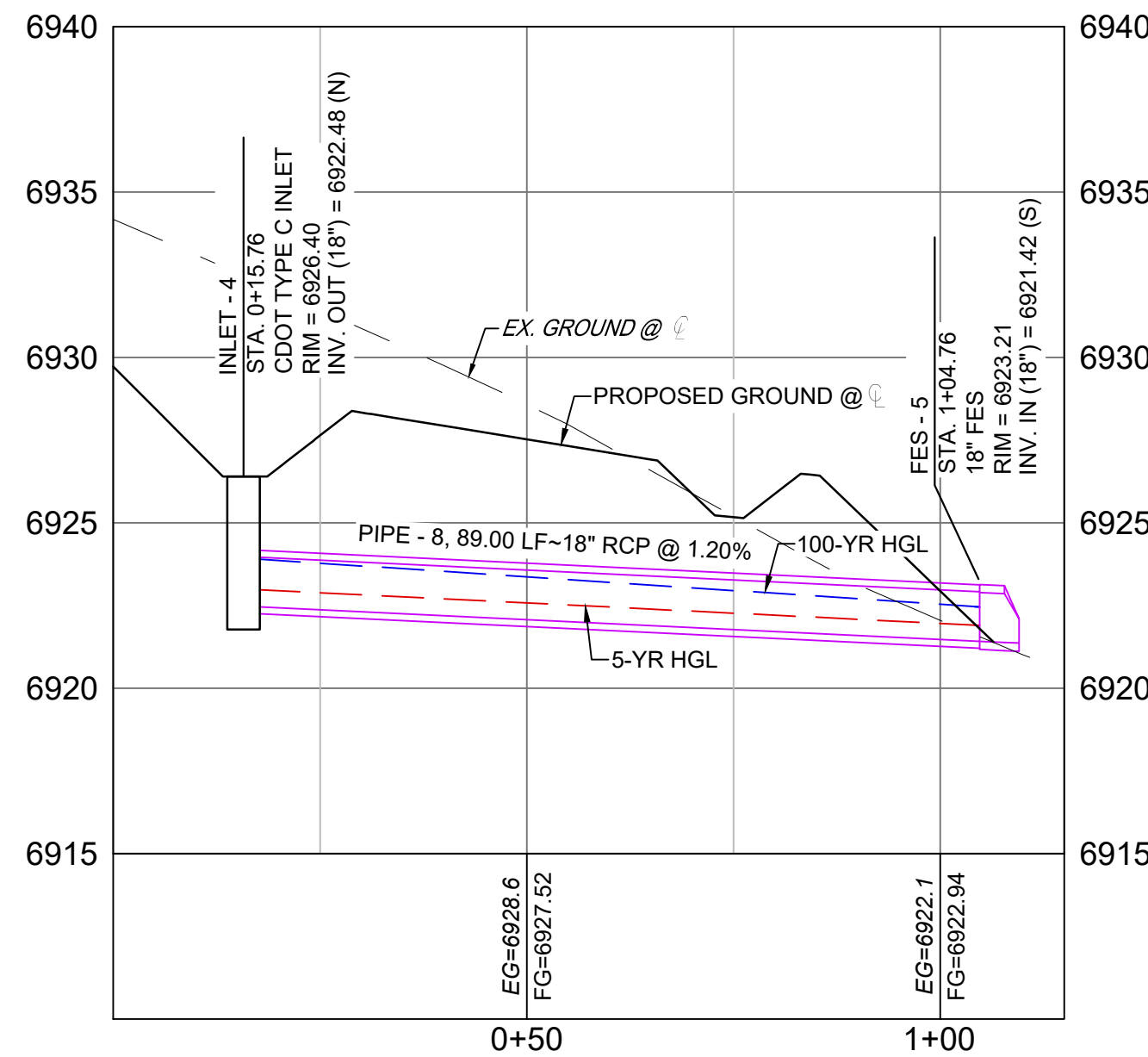
WHITE BEAR POINT STORM DRAIN 3 PLAN



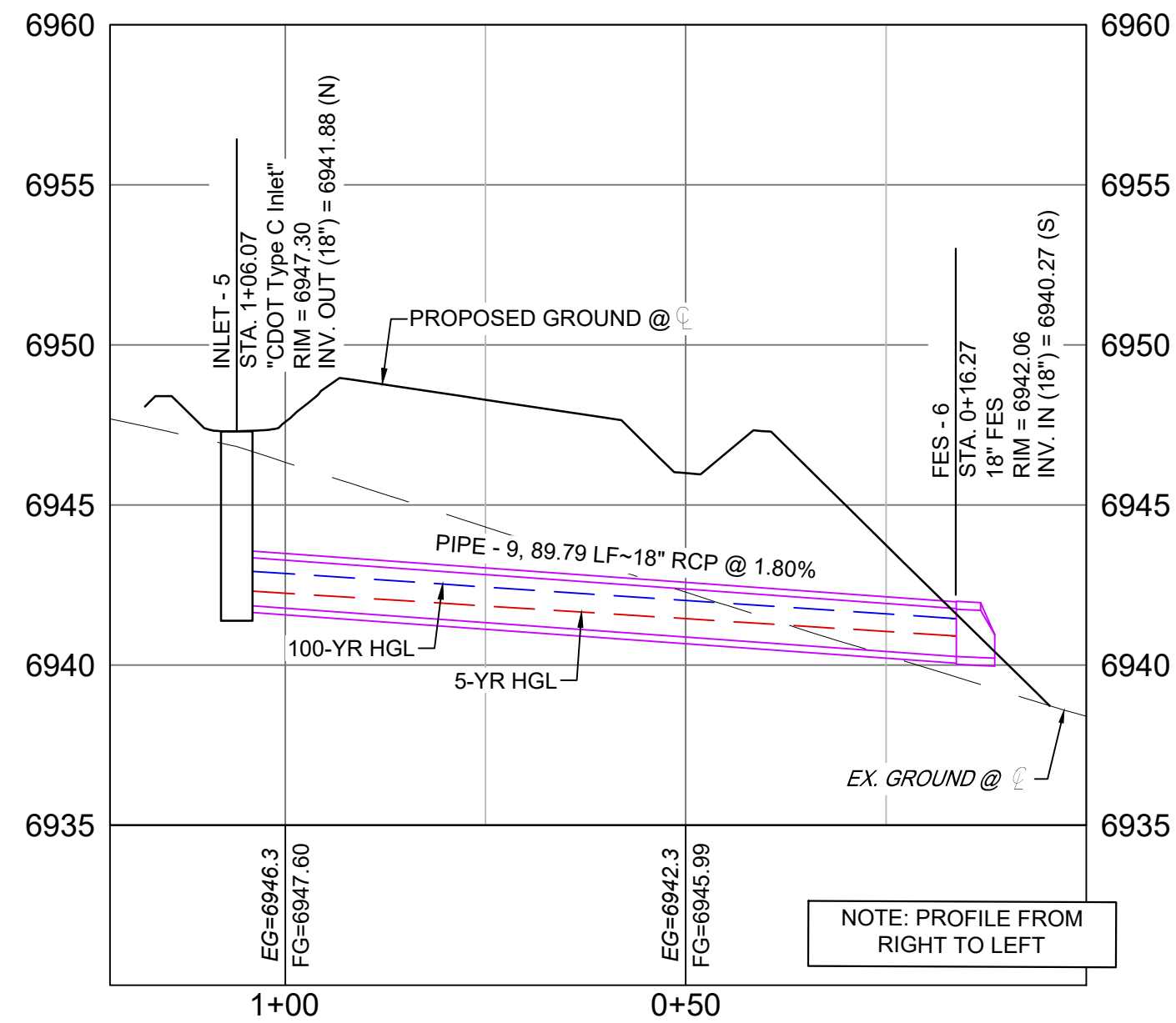
WHITE BEAR POINT STORM DRAIN 4 PLAN



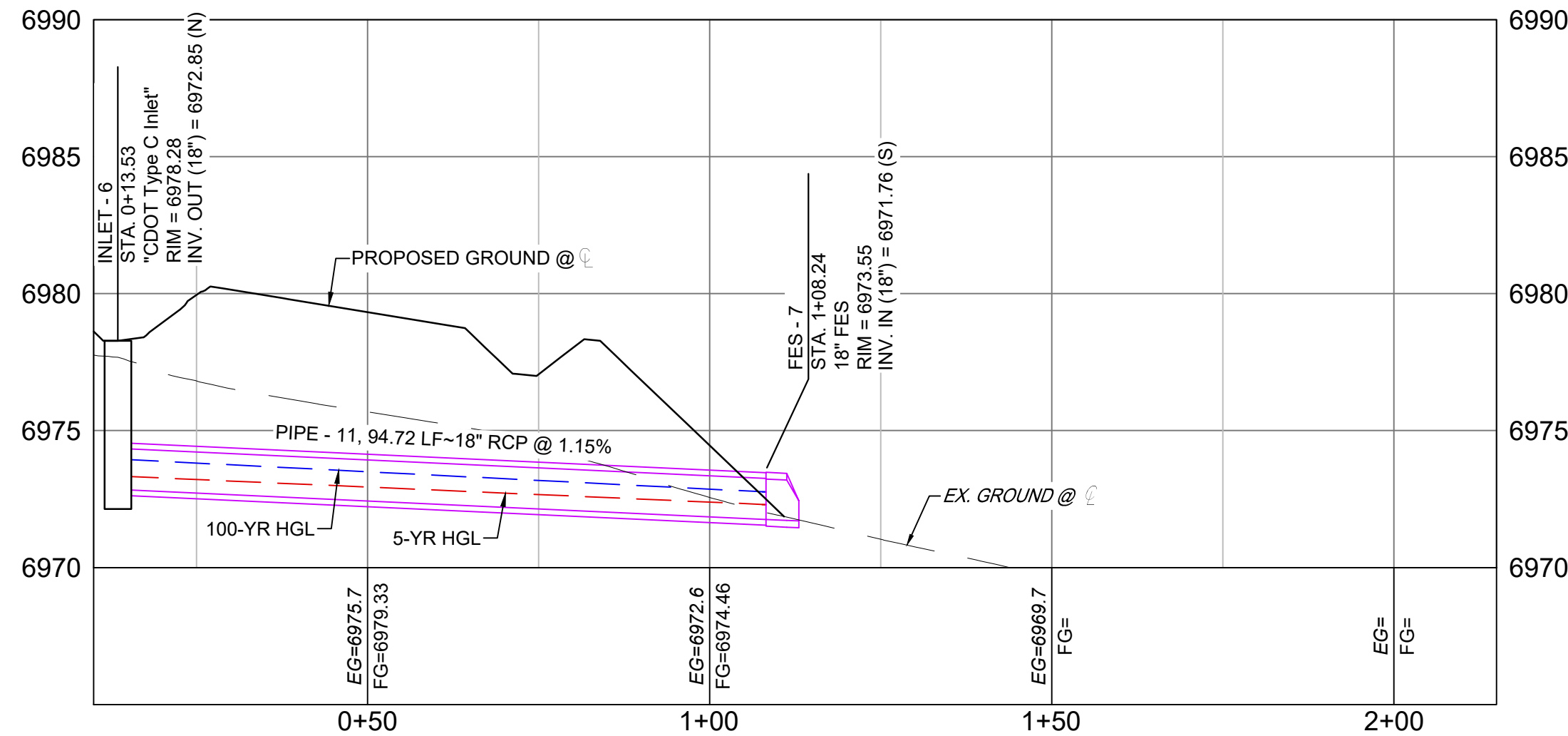
WHITE BEAR POINT STORM DRAIN 5 PLAN



WHITE BEAR POINT STORM 3 PROFILE  
SCALE: (H) 1" = 20' (V) 1" = 5'  
START STA: 0+00.00, END STA: 1+15.00



WHITE BEAR POINT STORM 4 PROFILE  
SCALE: (H) 1" = 20' (V) 1" = 5'  
START STA: 0+00.00, END STA: 1+21.91



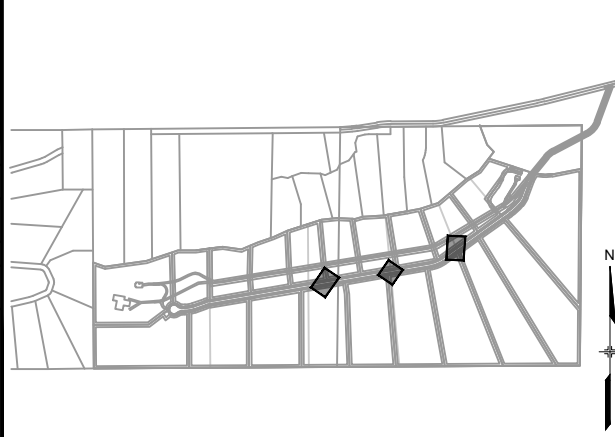
WHITE BEAR POINT STORM 5 PROFILE  
SCALE: (H) 1" = 20' (V) 1" = 5'  
START STA: 0+10.00, END STA: 2+15.00

PIPE SUMMARY TABLE				
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING
PIPE - 8	18" RCP	1.20%	89.00	N20°14'51"E

STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	STRUCTURE DETAILS	NORTHING & EASTING
FES - 5	18" FES	RIM = 6923.207 PIPE - 8 INV IN (18") = 6921.416	N: 442563.81 E: 176309.15
INLET - 4	CDOT TYPE C INLET	RIM = 6926.400 PIPE - 8 INV OUT (18") = 6922.480	N: 442480.31 E: 176278.35

REFERENCE DRAWINGS				
X-886-086-EX-MAP-1				
104022-01 Hay Creek Road BNDY				
X-886-PRO-SITE				
X-TITLE-CD				
X-886-ALTA-SURVEY				
new block				
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: 2/5/2025 9:28 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

#### 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 95 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 PLS 25955 C1/4 S22 T15S, 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.

PIPE SUMMARY TABLE				
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING
PIPE - 11	18" RCP	1.15%	94.72	N20°54'21"E

STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	STRUCTURE DETAILS	NORTHING & EASTING
FES - 7	18" FES	RIM = 6973.549 PIPE - 11 INV IN (18") = 6971.758	N: 442378.97 E: 175209.32
INLET - 6	"CDOT Type C Inlet"	RIM = 6978.280 PIPE - 11 INV OUT (18") = 6972.850	N: 442290.49 E: 175175.52

PREPARED BY:



#### SEAL



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

DESIGNED BY: WCG	SCALE: 1"=20'	DATE ISSUED: MAY 2024	DRAWING No. SD04
DRAWN BY: RWO	HORIZ. 1"=5'	SHEET 17 OF 26	
CHECKED BY: JAO	VERT. 1"=5'		

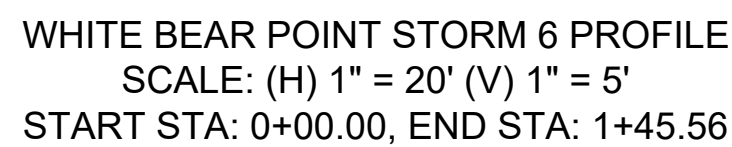
## HAY CREEK VALLEY

EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS

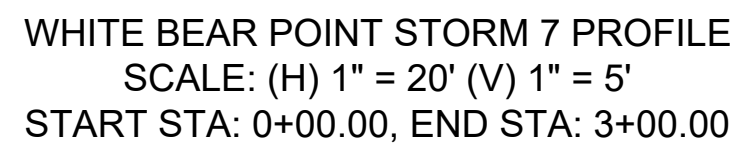
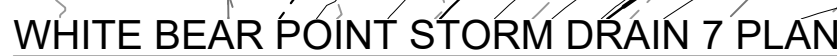
### STORM DRAIN PLAN & PROFILE

PCD FILE #: SF2324





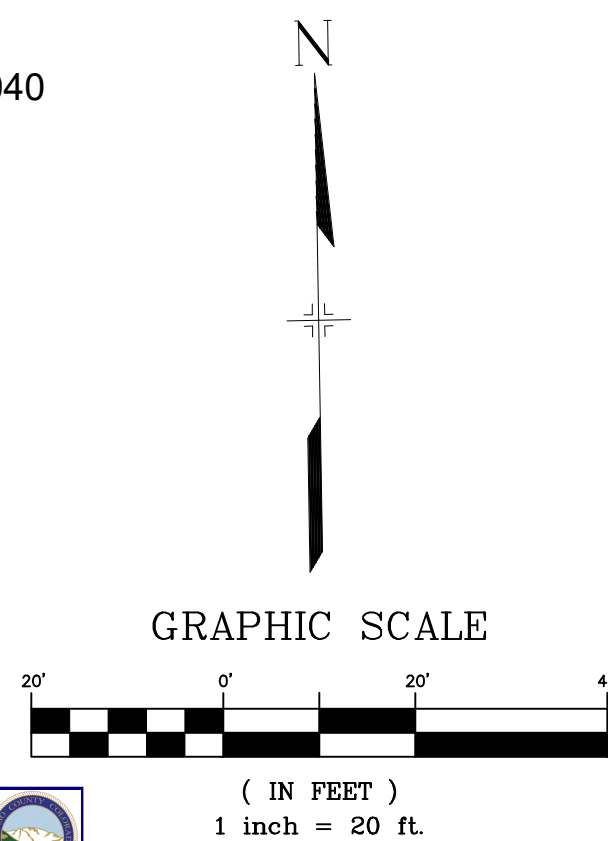
STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	STRUCTURE DETAILS	NORTHING & EASTING
INLET - 7	"CDOT Type C Inlet"	RIM = 7024.385 PIPE - 17 INV OUT (18") = 7023.491	N: 442091.50 E: 174041.49
MH - 52	5' STM MH	RIM = 7033.599 PIPE - 18 INV IN (36") = 7024.688 PIPE - 17 INV IN (18") = 7026.190 PIPE - 19 INV OUT (36") = 7024.390	N: 442166.78 E: 174041.82



STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	STRUCTURE DETAILS	NORTHING & EASTING
INLET - 8	MODIFIED CDOT TYPE D INLET	RIM = 7053.312 PIPE - 15 INV IN (36") = 7048.688 PIPE - 16 INV OUT (36") = 7048.390	N: 442164.25 E: 173347.76
INLET - 9	CDOT TYPE D INLET	RIM = 7056.102 PIPE - 15 INV OUT (36") = 7049.279	N: 442093.34 E: 173313.47

**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 PRIVATE UNLESS OTHERWISE NOTED.
8. ALL TYPE I AND II MANHOLES TO FOLLOW EL PASO COUNTY STANDARDS.
9. JOINTS BETWEEN PIPES TO BE INSTALLED ON ALL FLARED END SECTIONS AND 2 PIPE SECTIONS LEADING DOWN TO FLARED END SECTIONS.
10. MODIFIED CDOT TYPE D INLET TO HAVE AN INTERNAL WIDTH OF 44" FOR RCP. IF CMP IS USED, THE INTERNAL WIDTH SHALL BE 40".




**Approved**

By: Daniel Torres, P.E.  
Principal Engineer

Date: 02/25/2025 11:49:13 AM

El Paso County Department of Public Works



PCD FILE #: SF2324

<b>REFERENCE DRAWINGS</b>  X-886-086-EX-IMP-1 1640223-01 Hay Creek Road BNDY X-886-PR-SITE X-TITLE-CO X-886-ALTA-SURVEY new track	1	02/05/2025	UPDATED STORM SEWER LAYOUT	WCG JAO
	2	01/29/2025	DATUM SHIFT OF -3.60'	
	<b>No.</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>BY</b>
<b>REVISIONS</b>				
<b>COMPUTER FILE MANAGEMENT</b>				
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: 2/5/2025 2:54 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 PLS25855 C/4 S22 T15S, 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*

SEAL

The seal is circular with a double-lined border. The outer ring contains the text "COLORADO LICENSED" at the top and "PROFESSIONAL ENGINEER" at the bottom. The inner circle contains the name "JEFFREY A. SMITH" at the top, the license number "59265" in the center, and the expiration date "02/05/2025" at the bottom. A blue ink signature is written across the center of the seal, overlapping the name and license number.

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

## HAY CREEK VALLEY

EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS

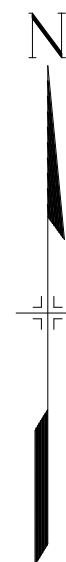
## STORM DRAIN PLAN & PROFILE

DESIGNED BY:	WCG	SCALE	DATE ISSUED:	NOVEMBER 2024	DRAWING No.  <b>SD05</b>
DRAWN BY:	RWO	HORIZ. 1"=20'	SHEET	18A OF 26	
CHECKED BY:	JAO	VERT. 1"=5'			

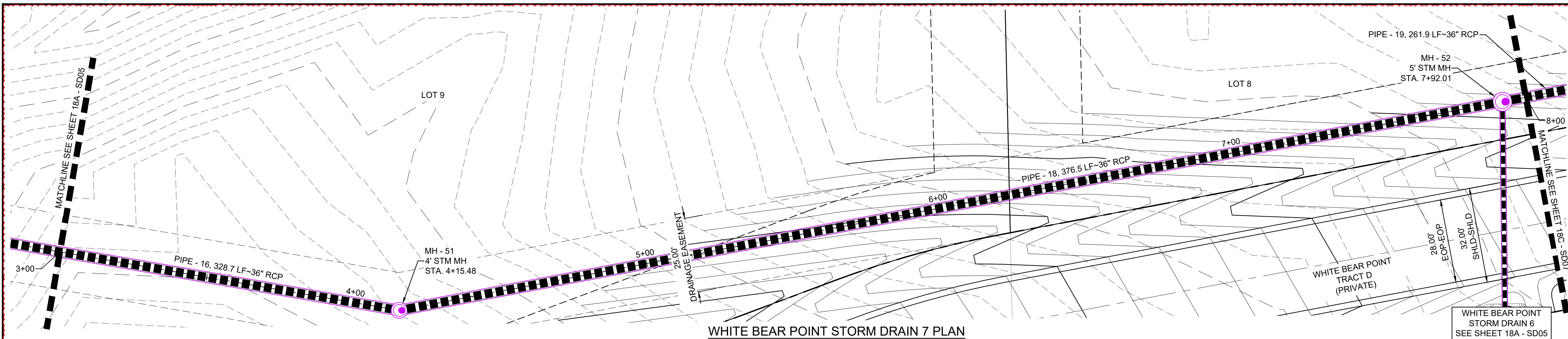
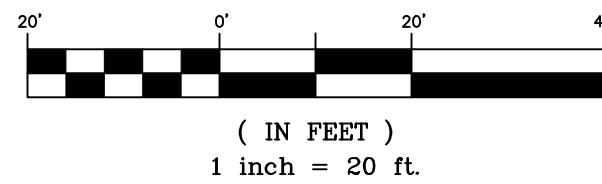




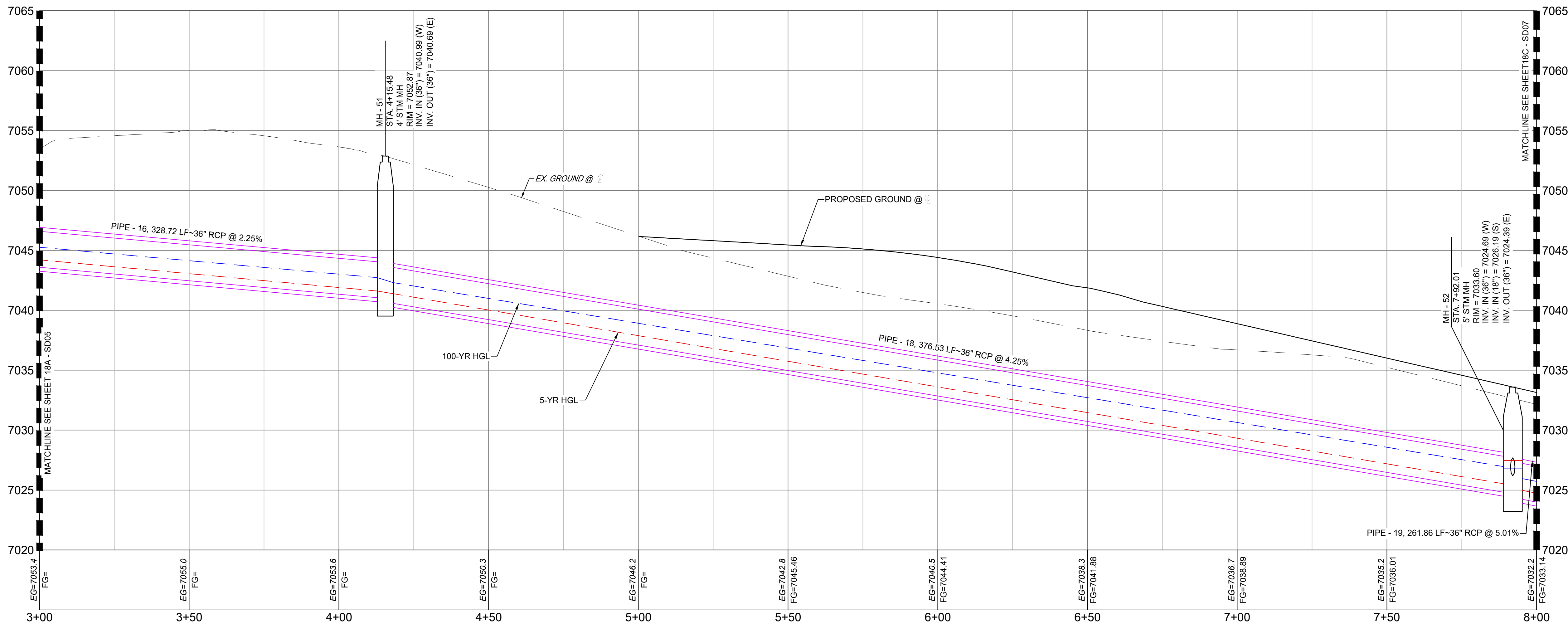
Know what's below.  
Call before you dig.



GRAPHIC SCALE



WHITE BEAR POINT STORM DRAIN 7 PLAN



WHITE BEAR POINT STORM 7 PROFILE  
SCALE: (H) 1" = 20' (V) 1" = 5'  
START STA: 3+00.00, END STA: 8+00.00

PIPE SUMMARY TABLE				
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING
PIPE - 16	36" RCP	2.25%	328.72	S79°15'45"E
PIPE - 18	36" RCP	4.25%	376.53	N80°14'51"E
PIPE - 19	36" RCP	5.01%	261.86	N80°14'51"E

STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	STRUCTURE DETAILS	NORTHING & EASTING
MH - 51	4' STM MH	RIM = 7052.873 PIPE - 16 INV IN (36") = 7040.994 PIPE - 18 INV OUT (36") = 7040.690	N: 442103.00 E: 173670.73
MH - 52	5' STM MH	RIM = 7033.599 PIPE - 18 INV IN (36") = 7024.688 PIPE - 17 INV IN (18") = 7026.190 PIPE - 19 INV OUT (36") = 7024.390	N: 442166.78 E: 174041.82

NOTES:

- ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
- PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES, AND ARE HORIZONTAL LENGTHS. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
- ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
- STRUCTURES WITH PIPES OF DIFFERENT SIZES SHALL MATCH THE CROWN OF THE INSIDE WALL OF PIPE.
- 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.
- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
- ALL TYPE I AND II MANHOLES TO FOLLOW EL PASO COUNTY STANDARDS.
- JOINT FASTENERS TO BE INSTALLED ON ALL FLARED END SECTIONS AND 2 PIPE SECTIONS LEADING DOWN TO FLARED END SECTIONS.

Approved

By: Daniel Torres, P.E.  
Principal Engineer  
Date: 02/25/2025 11:49:28 AM  
El Paso County Department of Public Works

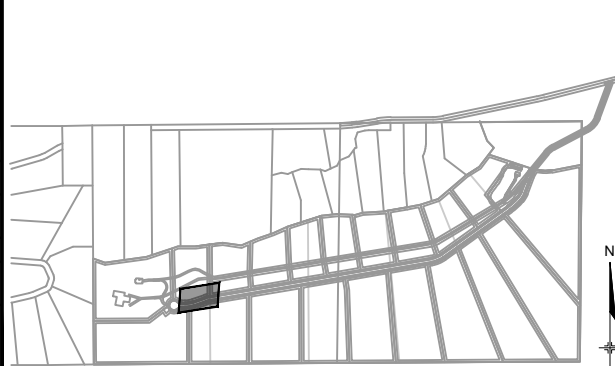


PCD FILE #: SF2324

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REFERENCE DRAWINGS		1	02/05/2025	UPDATED STORM SEWER LAYOUT	WCG
X-886.086-EX-MAP-1 164022-01 Hay Creek Road BNDY X-886-PRO-SITE X-TITLE-CD X-886-ALTA-SURVEY new block					
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\SD01.dwg					
CTB FILE: Matrix.ctb					
PLOT DATE: 2/5/2025 9:29 AM					
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.					

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 95 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 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:



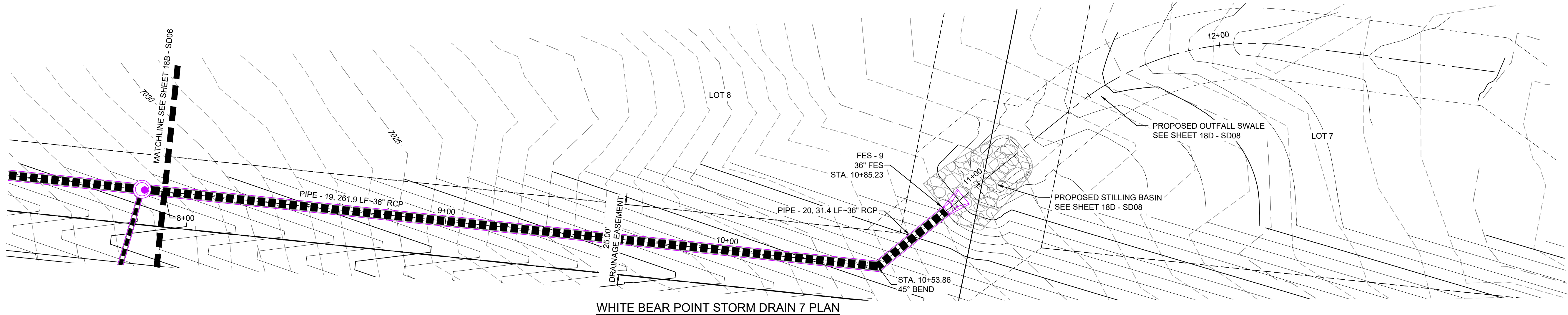
SEAL



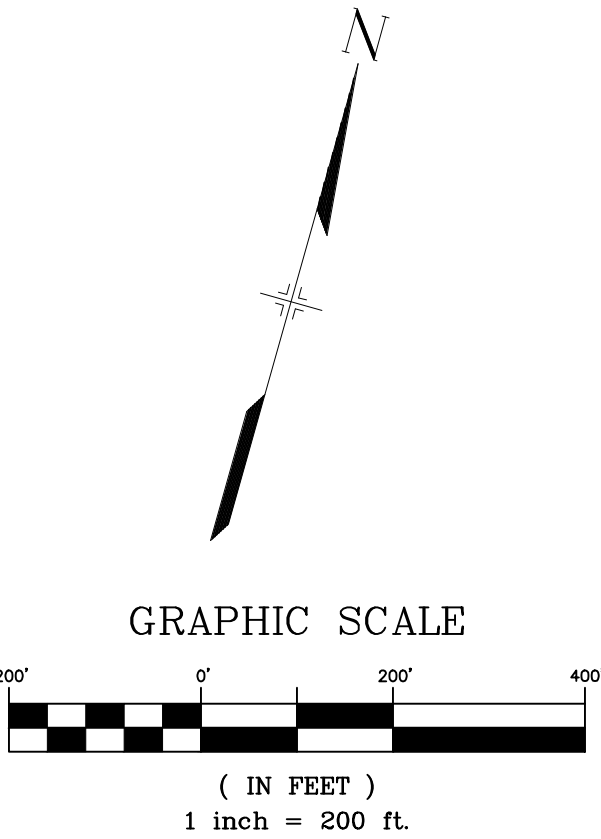
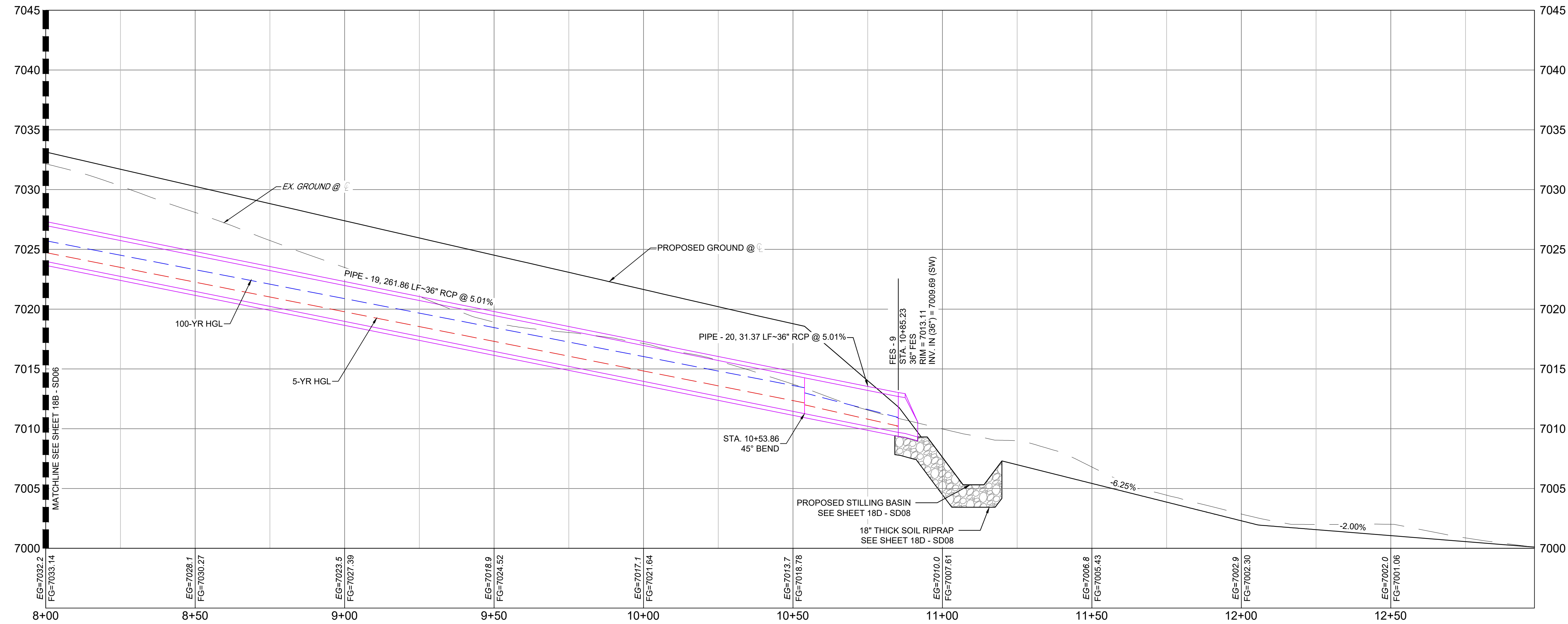
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 22.886.076

DESIGNED BY:	WCG	SCALE:	DATE ISSUED:	NOVEMBER 2024	DRAWING No.
DRAWN BY:	RWO	HORIZ 1"=20'			SD06
CHECKED BY:	JAO	VERT. 1"=5'	SHEET	18B OF 26	





WHITE BEAR POINT STORM DRAIN 7 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. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
  3. ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
  4. STRUCTURES WITH PIPES OF DIFFERENT SIZES SHALL MATCH THE CROWN OF THE INSIDE WALL OF PIPE.
  5. 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.
  6. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
  7. ALL TYPE I AND II MANHOLES TO FOLLOW EL PASO COUNTY STANDARDS.
  8. JOINT FASTENERS TO BE INSTALLED ON ALL FLARED END SECTIONS AND 2 PIPE SECTIONS LEADING DOWN TO FLARED END SECTIONS.

STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	STRUCTURE DETAILS	NORTHING & EASTING
FES - 9	36" FES	RIM = 7013.108 PIPE - 20' INV IN (36") = 7009.691	N: 442236.76 E: 174317.99
MH - 52	5' STM MH	RIM = 7033.599 PIPE - 18' INV IN (36") = 7034.688 PIPE - 17' INV IN (18") = 7026.190 PIPE - 19' INV OUT (36") = 7024.390	N: 442166.78 E: 174041.82

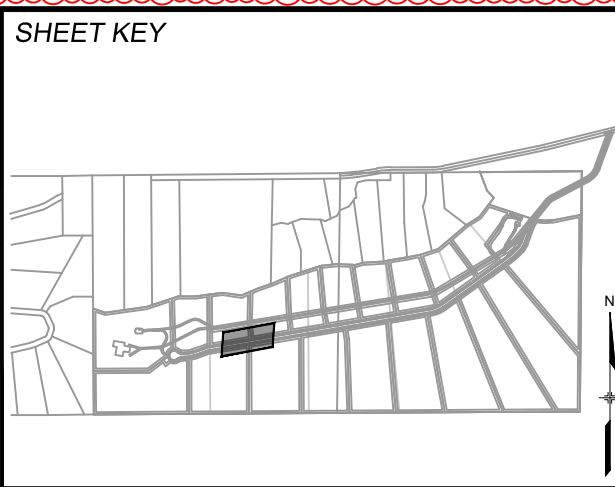
WHITE BEAR POINT STORM 7 PROFILE  
SCALE: (H) 1" = 20' (V) 1" = 5'  
START STA: 8+00.00, END STA: 12+98.07

PIPE SUMMARY TABLE				
PIPE NAME	PIPE DESCRIPTION	PIPE SLOPE	PIPE LENGTH	PIPE BEARING
PIPE - 18	36" RCP	4.25%	376.53	N80°14'51"E
PIPE - 19	36" RCP	5.01%	261.86	N80°14'51"E
PIPE - 20	36" RCP	5.01%	31.37	N35°14'51"E

Approved  
By: Daniel Torres, P.E.  
Principal Engineer  
Date: 02/25/2025 11:50:18 AM  
El Paso County Department of Public Works

1

REFERENCE DRAWINGS  X-886-086-EX-MAP-1 104022-01 Hay Creek Road BNDY X-886-PRO-SITE X-TITLE-CD X-886-ALTA-SURVEY new block	1	02/05/2025	UPDATED STORM SEWER LAYOUT			WCG
	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\SD01.dwg						
CTB FILE: Matrix.ctb						
PLOT DATE: 2/5/2025 9:29 AM						
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 05 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 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.

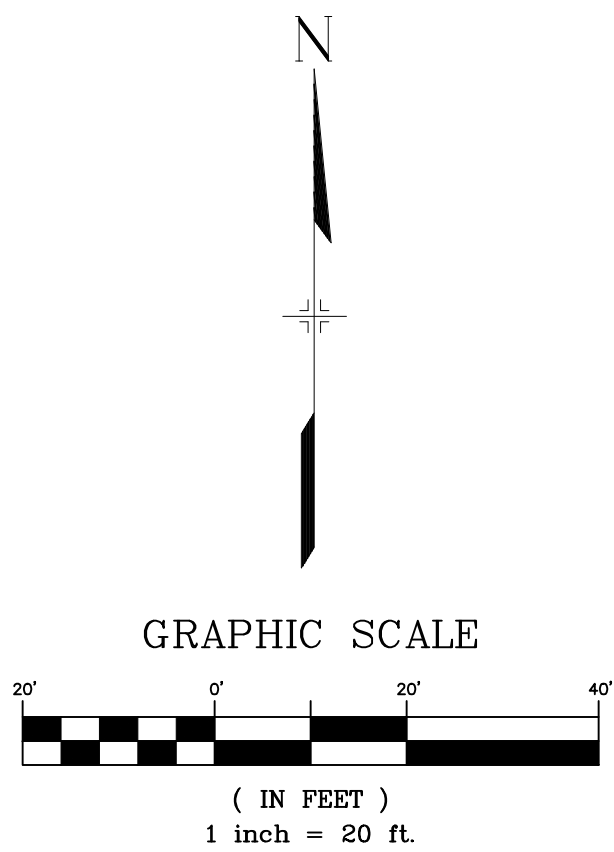
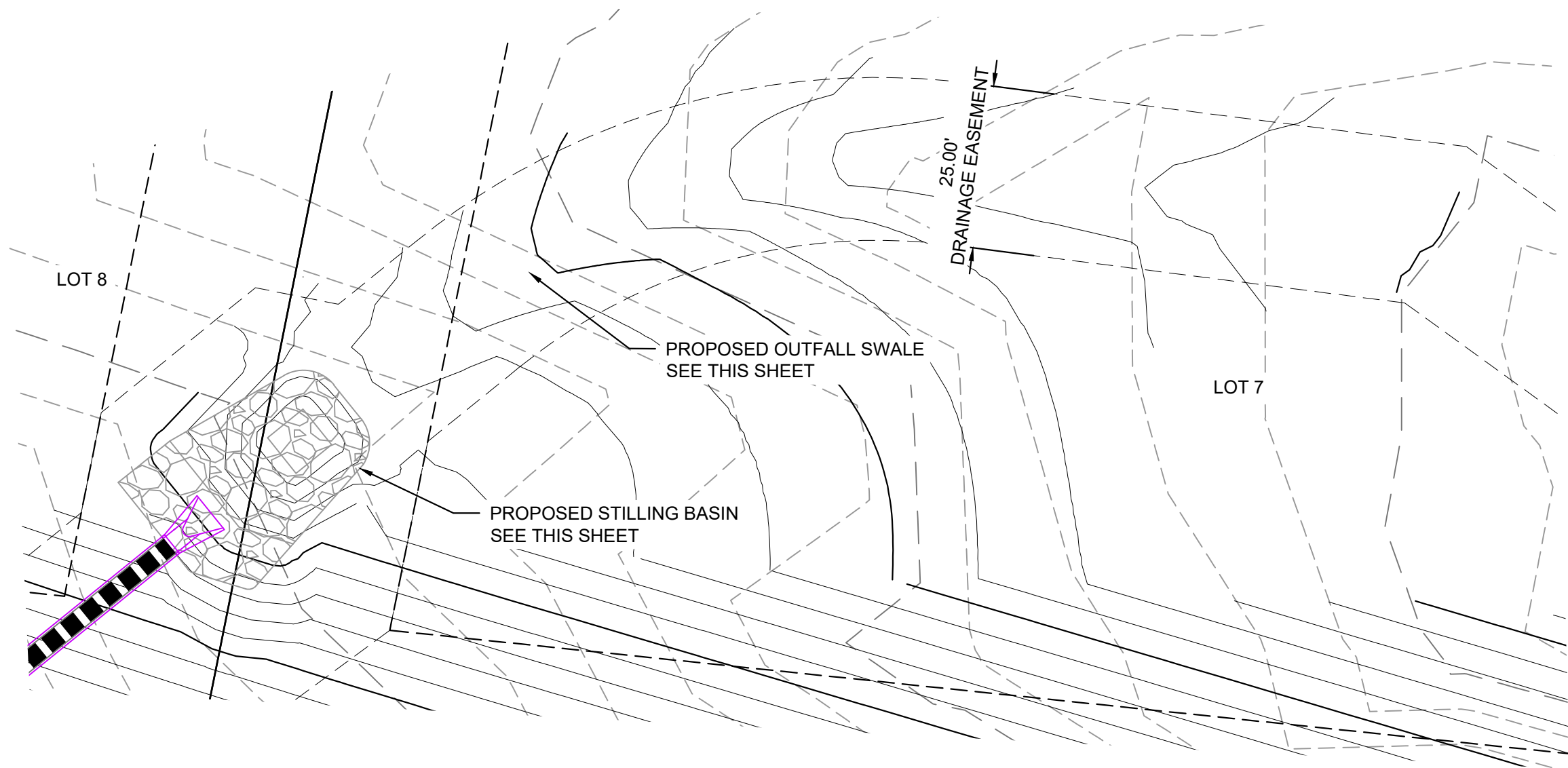
PREPARED BY:  
  
Excellence by Design

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

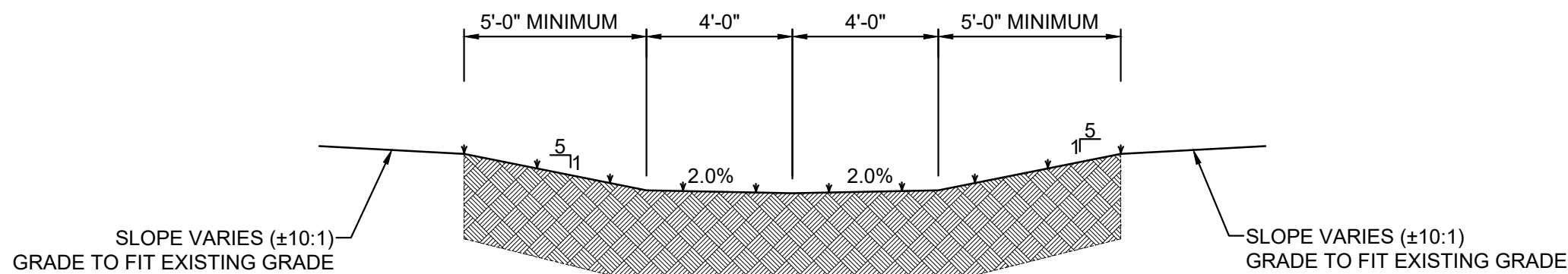
HAY CREEK VALLEY			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
STORM DRAIN PLAN & PROFILE			
DESIGNED BY:	WCG	SCALE:	DATE ISSUED:
DRAWN BY:	RWO	HORIZ 1"=20'	NOVEMBER 2024
CHECKED BY:	JAO	VERT. 1"=5'	SHEET
DRAWING No.			SD07

PCD FILE #: SF2324





WHITE BEAR POINT STORM DRAIN 7 OUTFALL  
PLAN



OUTFALL SWALE CROSS SECTION  
H: 1" = 4'

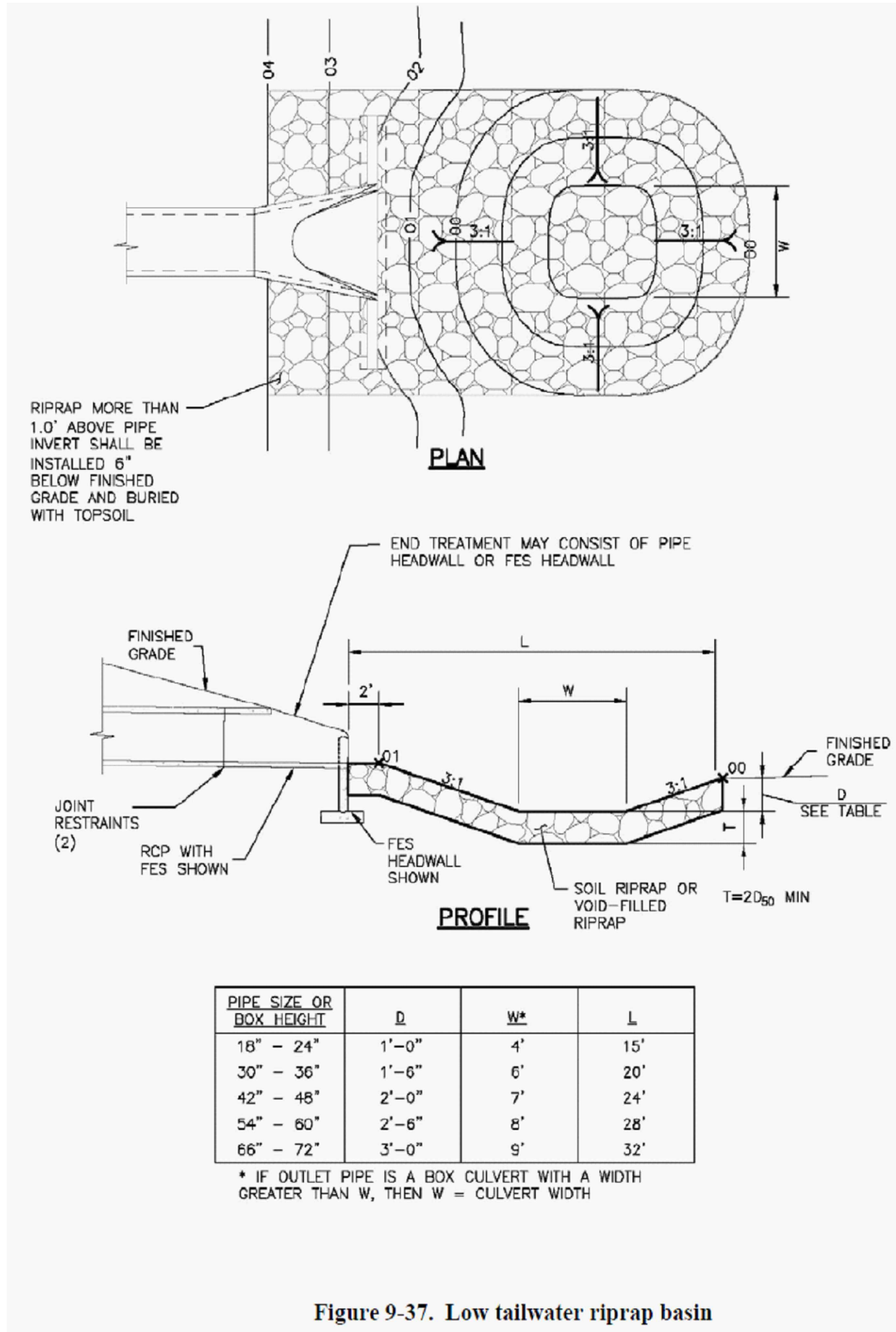


Figure 9-37. Low tailwater riprap basin

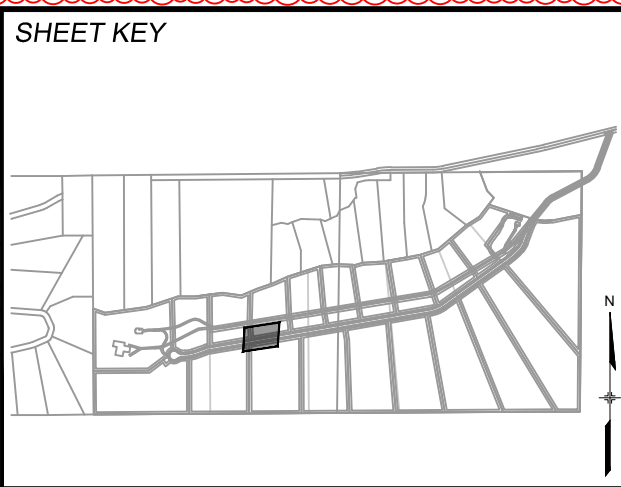
- NOTES:
1. ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
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Approved

By: Daniel Torres, P.E.  
Principal Engineer  
Date: 02/25/2025 11:50:44 AM  
El Paso County Department of Public Works

1

REFERENCE DRAWINGS	1	02/05/2025	UPDATED STORM SEWER LAYOUT	WCG
	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\Road and Storm\SD01.dwg				
CTB FILE: Matrix.ctb				
PLOT DATE: 2/5/2025 9:29 AM				
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 2-12" ALUMINUM CAP STAMPED "NOLTE PLS25955 C1/4 S22 T15S, 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

SEAL

COLORADO LICENSED  
PROFESSIONAL ENGINEER  
02/05/2025

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

HAY CREEK VALLEY			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
STORM DRAIN PLAN & PROFILE			
DESIGNED BY: WCG	SCALE: HORIZ 1"=20'	DATE ISSUED: NOVEMBER 2024	DRAWING No. SD08
DRAWN BY: RWO	VERT. 1"=5'	SHEET 18D OF 26	
CHECKED BY: JAO			

PCD FILE #: SF2324





GENERAL CONSTRUCTION NOTES:

1.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH EL PASO COUNTY SPECIFICATIONS, UNLESS NOTED OTHERWISE.
2.
- 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.
3.
- THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
4.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
5.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
6.
- 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.
7.
- CONTRACTOR SHALL ADJUST AND/OR REMOVE AND REPLACE EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
8.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

GENERAL GRADING NOTES:

1.
- THE SITE SHALL BE STRIPPED A MINIMUM OF 0.5' BELOW EXISTING GRADE AND STOCKPILED IN CONFORMANCE WITH THE SWMP MANAGEMENT DIRECTION.
2.
- MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED. ALL SLOPES MUST BE PROTECTED FROM EROSION.
3.
- 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.
4.
- 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.
5.
- THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION.
6.
- 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.
7.
- 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.
8.
- SPOT ELEVATIONS REPRESENT FLOW LINE OR FINISH GRADE UNLESS OTHERWISE NOTED.
9.
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
10.
- PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
11.
- 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.
12.
- 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:

6864.27

EURV WATER SURFACE ELEVATION:

6864.71

100-YR WATER SURFACE ELEVATION:

6866.35

OPINION OF PROBABLE PCM IMPROVEMENT COSTS

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

LEGEND

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

REFERENCE DRAWINGS

X-886.086-EX-MAP-1  
104622-01 Hay Creek Road BNDY  
X-886-PRO-SITE  
X-TITLE-CD

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: 2/5/2025 9:30 AM  
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

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

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PREPARED BY:

Excellence by Design

SEAL

HAY CREEK VALLEY

EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS

DETENTION POND GENERAL NOTES

DESIGNED BY: WCG

DRAWN BY: RWO

CHECKED BY: JAO

SCALE

HORIZ

VERT.

N/A

N/A

DATE ISSUED:

MAY 2024

SHEET

19

OF 26

DRAWING No. DFGN01

PCD FILE #: SF2324



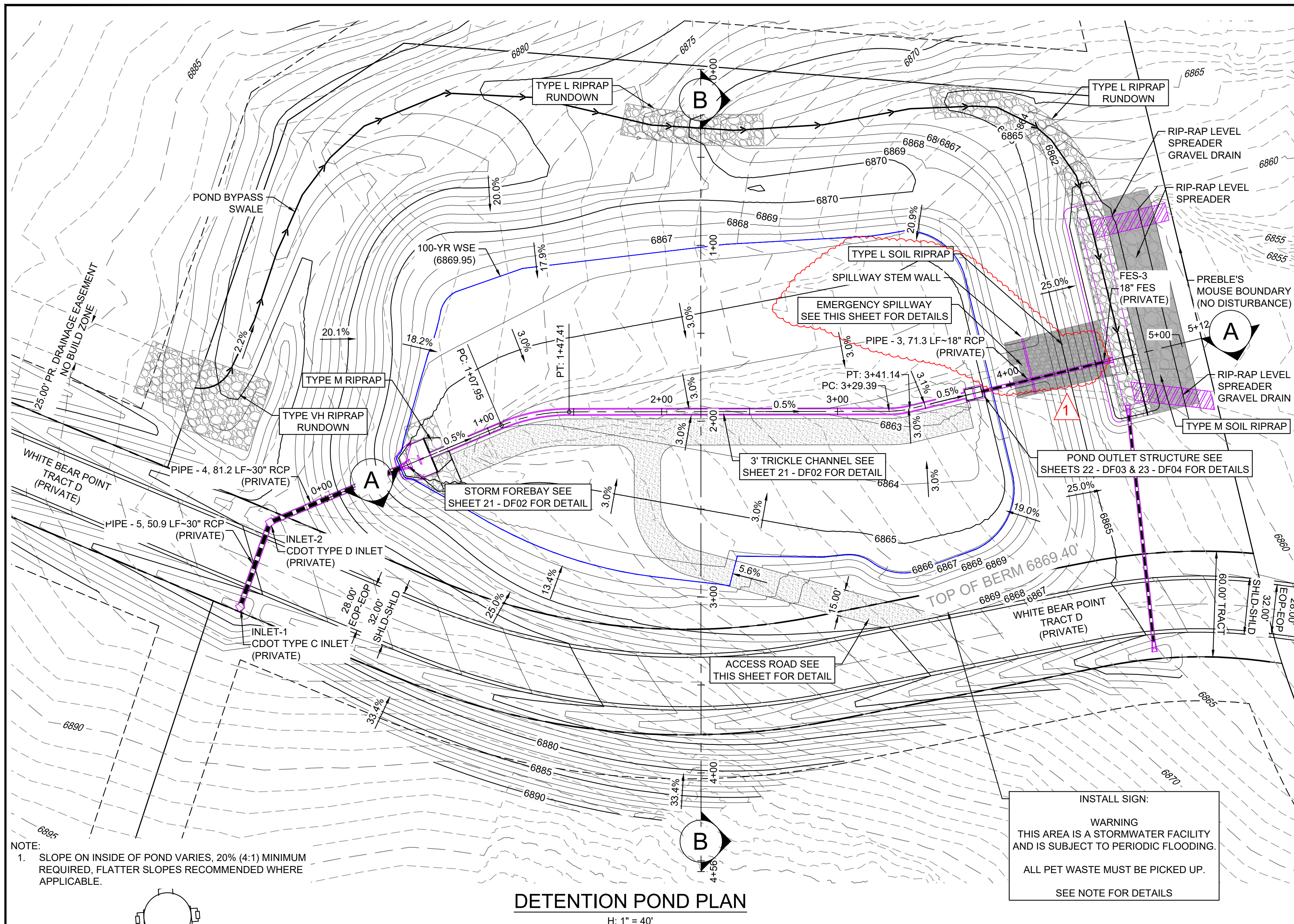


Know what's below.  
Call before you dig.

GRAPHIC SCALE

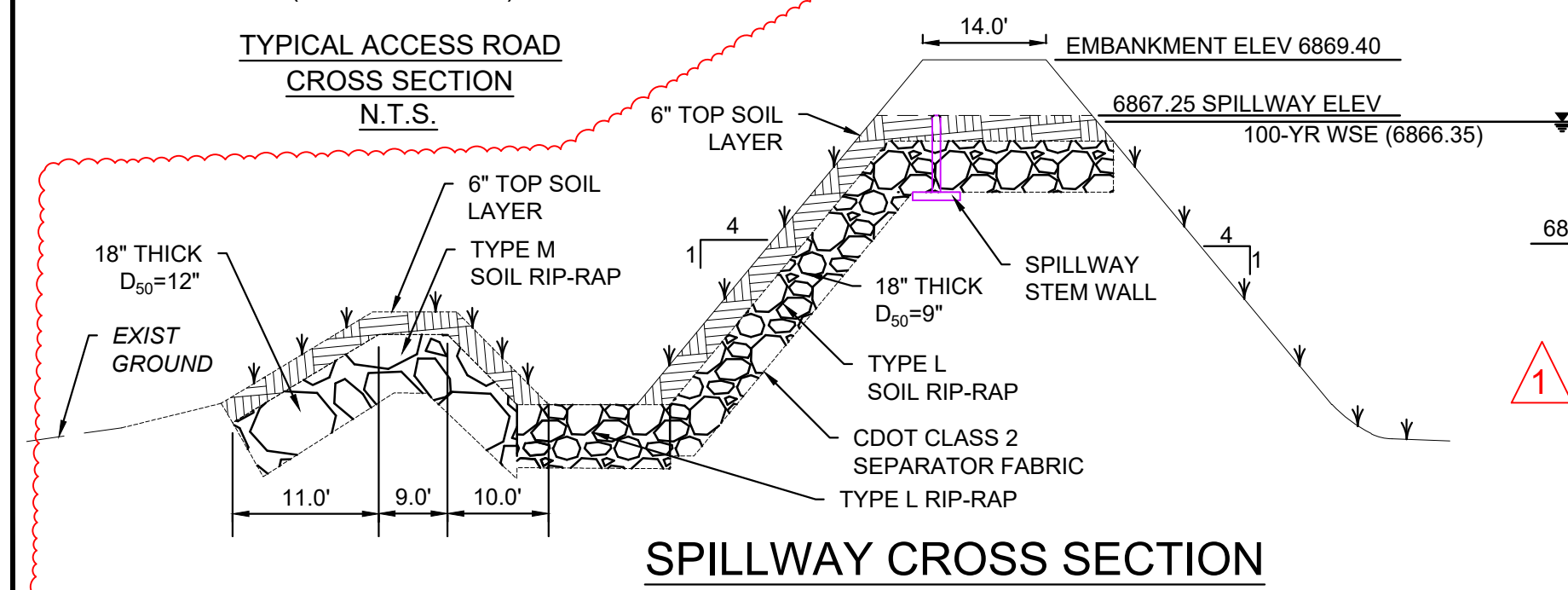
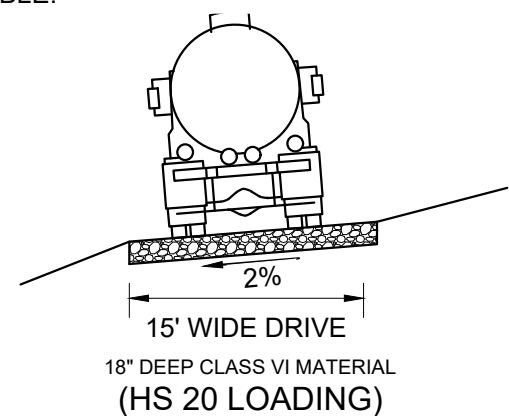


( IN FEET )  
1 inch = 40 ft.



**DETENTION POND PLAN**

H: 1"=40'

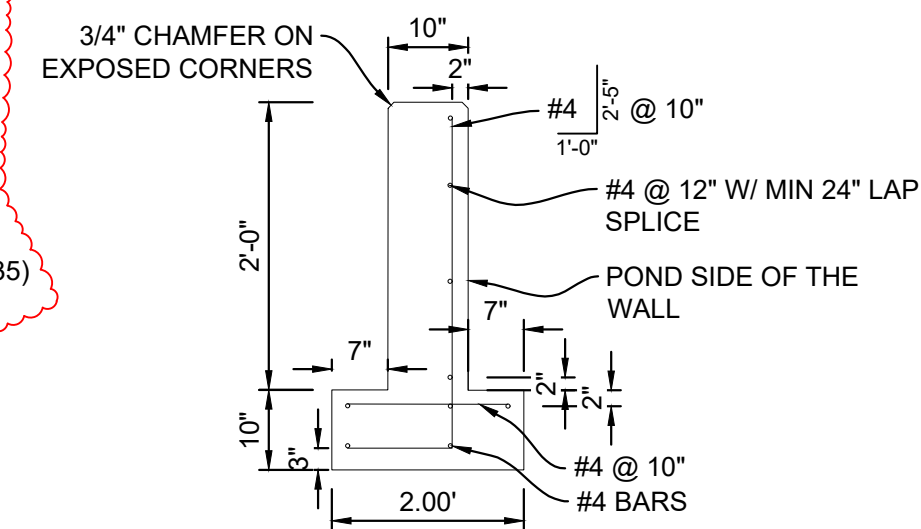


**SPILLWAY CREST DETAIL**

N.T.S.

**SPILLWAY STEM WALL DETAIL**

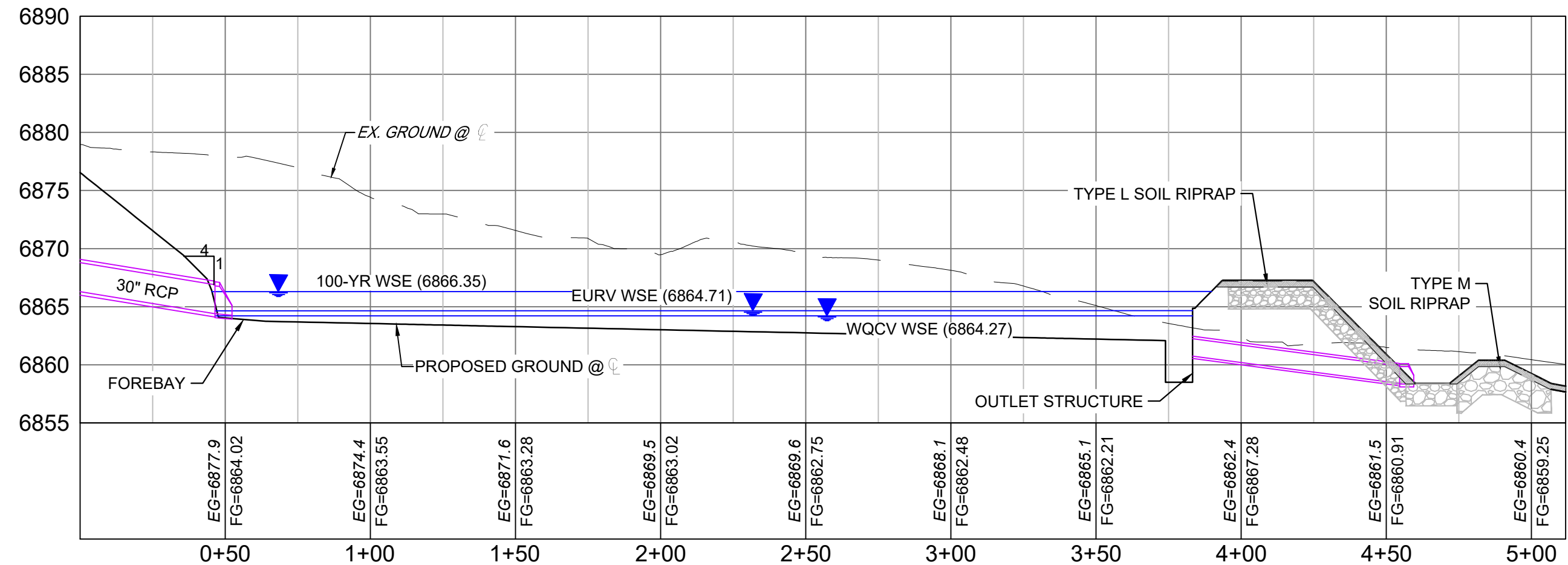
N.T.S.



**SPILLWAY STEM WALL DETAIL**

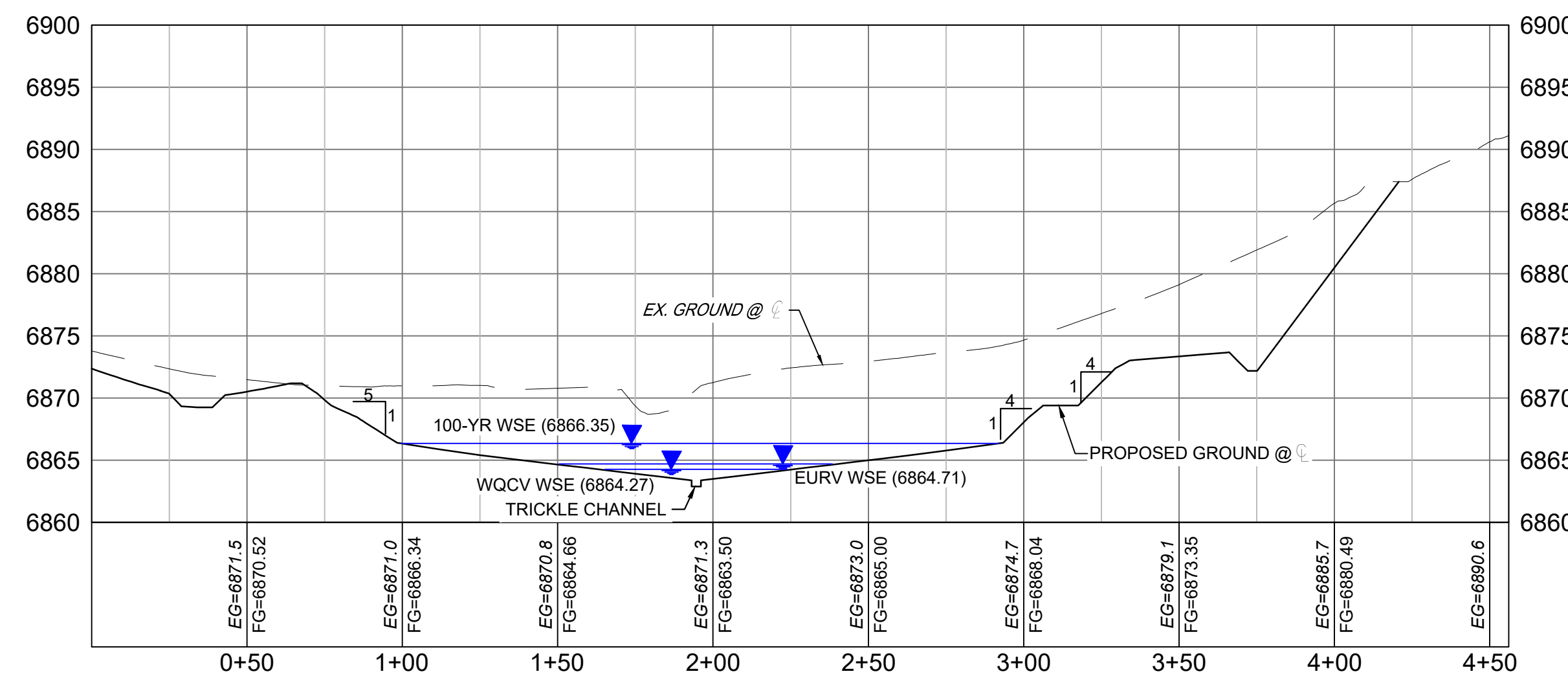
**SECTION A**

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



**SECTION B**

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



**NOTES:**

1. ALL CONCRETE SHALL BE CDOT CLASS D: F'c= 4500 PSI
2. ALL REINFORCING STEEL SHALL BE F<sub>y</sub>: 60 KSI
3. CONCRETE COVER FOR STEEL REINFORCING BARS SHALL BE AS FOLLOWS:  
CONCRETE PLACED AGAINST EARTH.....3"  
CONCRETE EXPOSED TO EARTH OR WEATHER.....2"
4. ALL EXPOSED CONCRETE CORNERS SHALL HAVE A MINIMUM 3/4" CHAMFER
5. 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.
6. STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STANDARD PLAN M-206-2
7. 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
8. INLET STEPS SHALL BE ALUMINUM & CONFORM TO CITY OF COLORADO SPRINGS STANDARD DETAIL D-20D
9. WINGWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD M-601-20
10. SAWCUT APRON JOINTING SHALL BE SPACED AT 10' MAX. SPACING. NO ACUTE ANGLES WILL BE ALLOWED. TURN JOINTS PERPENDICULAR TO FOOTING AT 2' OFFSET.
5. 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

**Approved**

By: Daniel Torres, P.E.  
Principal Engineer  
Date: 02/25/2025 11:51:29 AM  
El Paso County Department of Public Works

PCD FILE #: SF2324

REFERENCE DRAWINGS	1	02/05/2025	UPDATED WIDTH OF EMERGENCY SPILLWAY	WCG
X-886-086-EX-MAP-1 164622-01 Hay Creek Road BNDY X-886-PR-SITE X-TITLE-CD				
	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\Pond Plans\DF01.dwg				
CTB FILE: Matrix.ctb				
PLOT DATE: 2/5/2025 9:30 AM				
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.

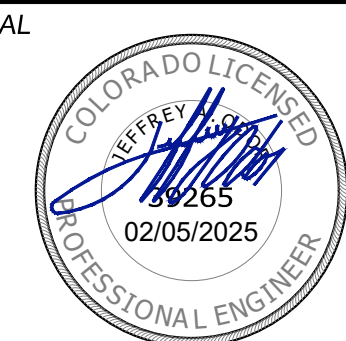
**BASIS OF BEARING**

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 95 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.

PREPARED BY:

**Matrix**  
Excellence by Design

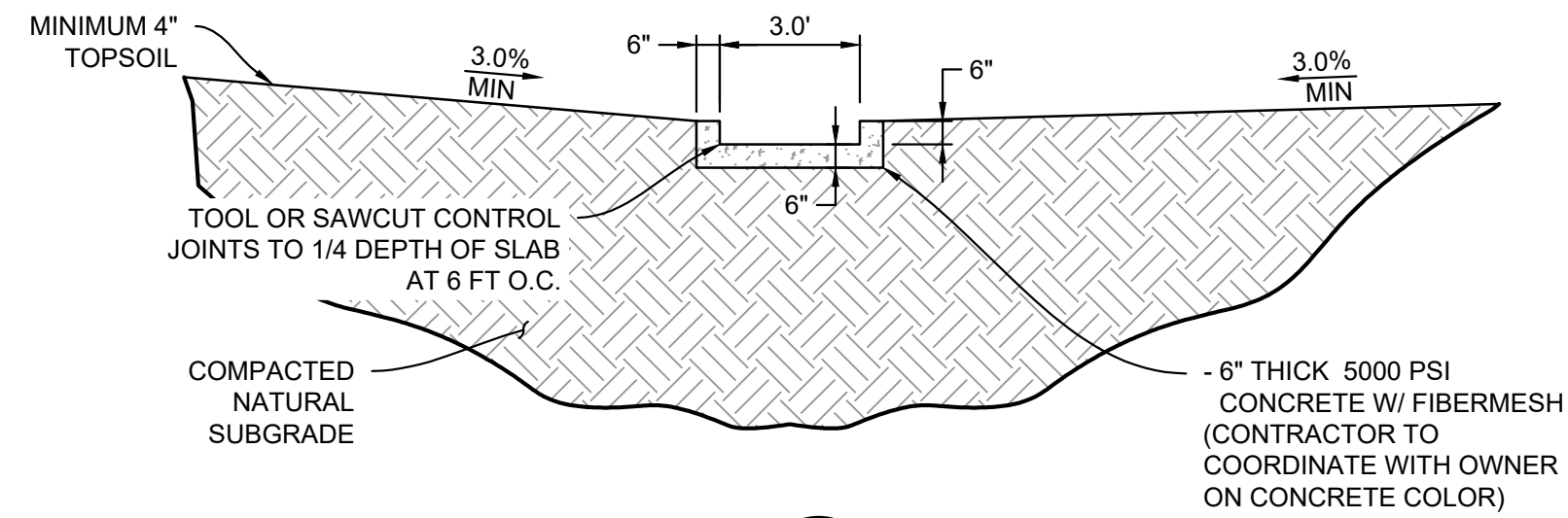
SEAL



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

DESIGNED BY: WCG SCALE: DATE ISSUED: MAY 2024 DRAWING No. DF01  
DRAWN BY: RWO HORIZ: 1"=40' OF 26  
CHECKED BY: JAO VERT: VARIES SHEET



[illegible]

Plan view of a bridge structure showing dimensions and components:

- Overall width: 9.17'
- Overall length: 6.50'
- Left section: 30" FLARED END SECTION
- Right section: 6" APRON PER M-601-20
- Central section: 12" THICKENED DISSIPATOR BLOCK EXTENSION
- Dimensions: 5.00' (left), 8" (central), 2.00' (right), 5.50' (left), 8" (right)
- Labels: 12" THICK FOOTING PER CDOT STD M-601-20, Q PIPE

Diagram illustrating the cross-section of a bridge deck. The deck is 6" thick and reinforced with #4 bars. The total width is 4.00' MAX. The deck is divided into sections with spans of 8.50', 0.50', 3.00', 0.50', and 8.50'. The elevation of the top of the deck is EL=6865.00. The elevation of the bottom of the deck is EL=6863.75. The bottom of the forebay is EL=6865.25. The deck is supported by a 1.5' wide base. The reinforcement bars are spaced at 12" intervals (#4 @ 12"). The deck is shown with a 1/2" expansion joint material and sealant. The bottom of the forebay is labeled EL=6863.75.

Diagram showing the elevation view of the thickened dissipator block extension. The structure features a vertical wall with a sloped face and a horizontal base. Reinforcement includes #4 bars at 12" spacing in the base and #4 bars at 12" spacing in the vertical wall. Dimensions include 8" and 3' for the top width, 2' for the wall height, 3'-0" for the base length, and 6" for the base thickness. A note indicates that all apron reinforcing shall be epoxy coated.


THICKENED DISSIPATOR BLOCK  
EXTENSION SEE PLAN VIEW  
THIS SHEET FOR EXTENTS

ALL APRON REINFORCING  
SHALL BE EPOXY COATED

NOTES:

1. ALL CONCRETE SHALL BE CDOT CLASS D: F'c= 4500 PSI (UNLESS OTHERWISE NOTED)
2. ALL REINFORCING STEEL SHALL BE F<sub>y</sub>: 60 KSI
3. CONCRETE COVER FOR STEEL REINFORCING BARS SHALL BE AS FOLLOWS  
CONCRETE PLACED AGAINST EARTH.....3"  
CONCRETE EXPOSED TO EARTH OR WEATHER.....2"
4. ALL EXPOSED CONCRETE CORNERS SHALL HAVE A MINIMUM 3/4" CHAMFER
5. 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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7. 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
8. INLET STEPS SHALL BE ALUMINUM & CONFORM TO CITY OF COLORADO SPRINGS STANDARD DETAIL D-20D
9. WINGWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD M-601-20
10. SAWCUT APRON JOINTING SHALL BE SPACED AT 10' MAX. SPACING. NO ACUTE ANGLES WILL BE ALLOWED. TURN JOINTS PERPENDICULAR TO FOOTING AT 2' OFFSET.

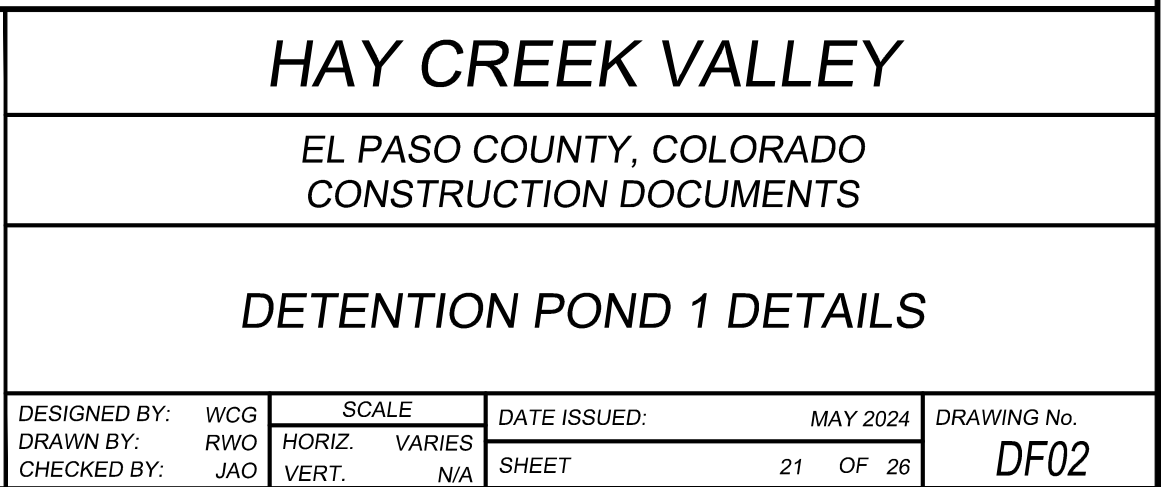
**SHEET KEY**



The map shows a grid of latitude and longitude lines. A shaded rectangular area is located in the upper right portion of the map. A north arrow is positioned in the bottom right corner. The text 'SHEET KEY' is located in the top left corner.

PREPARED BY:

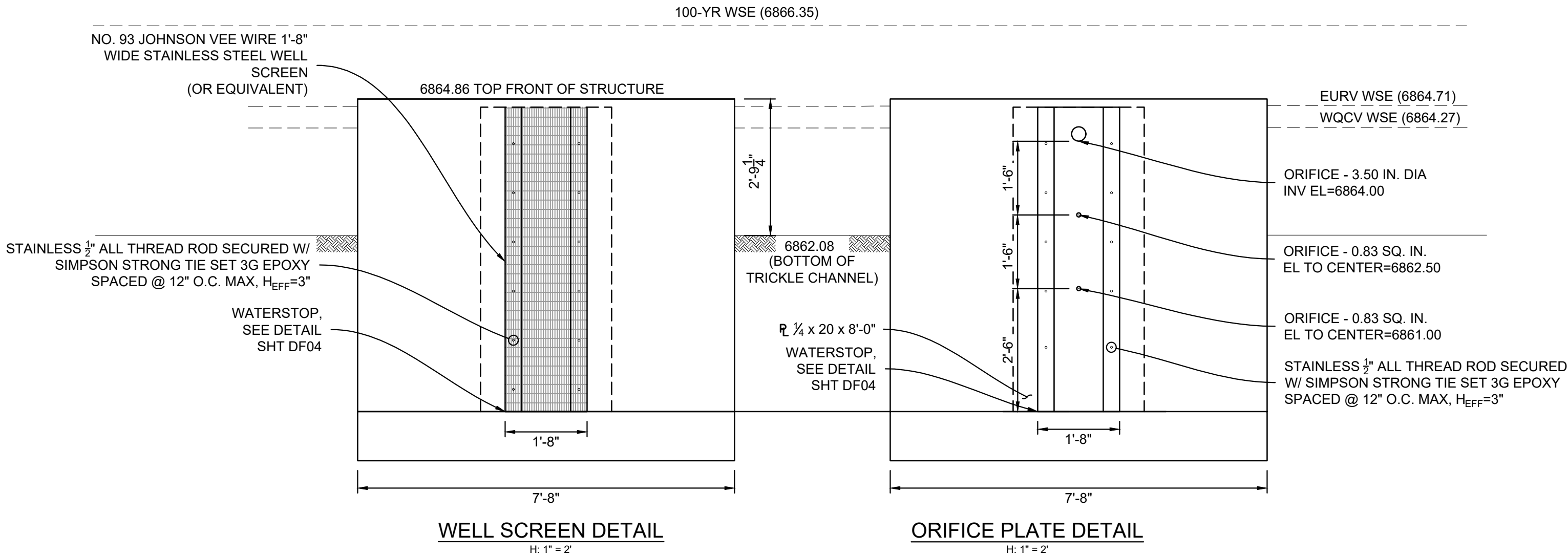
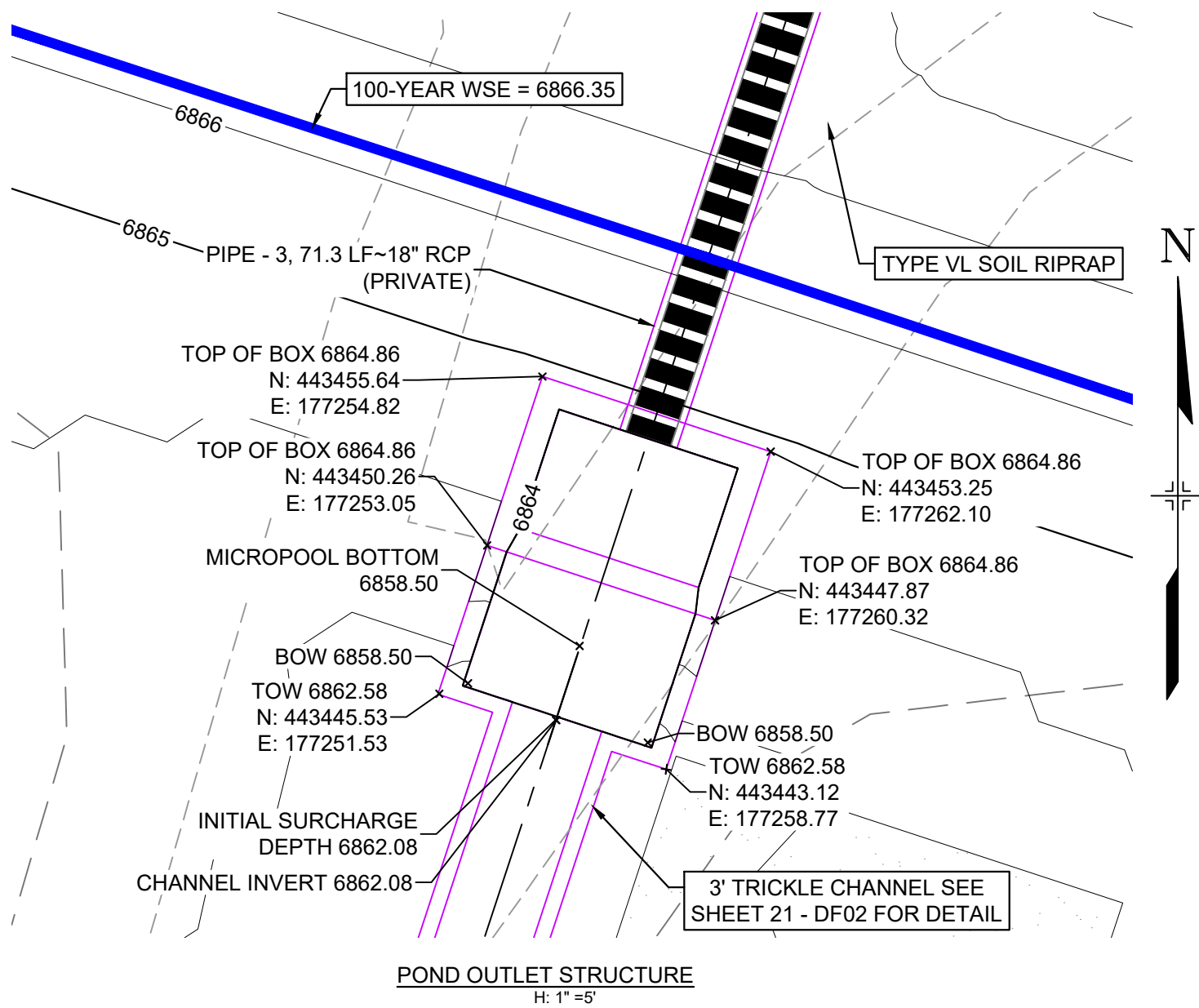
 **Matrix**  
*Excellence by Design*



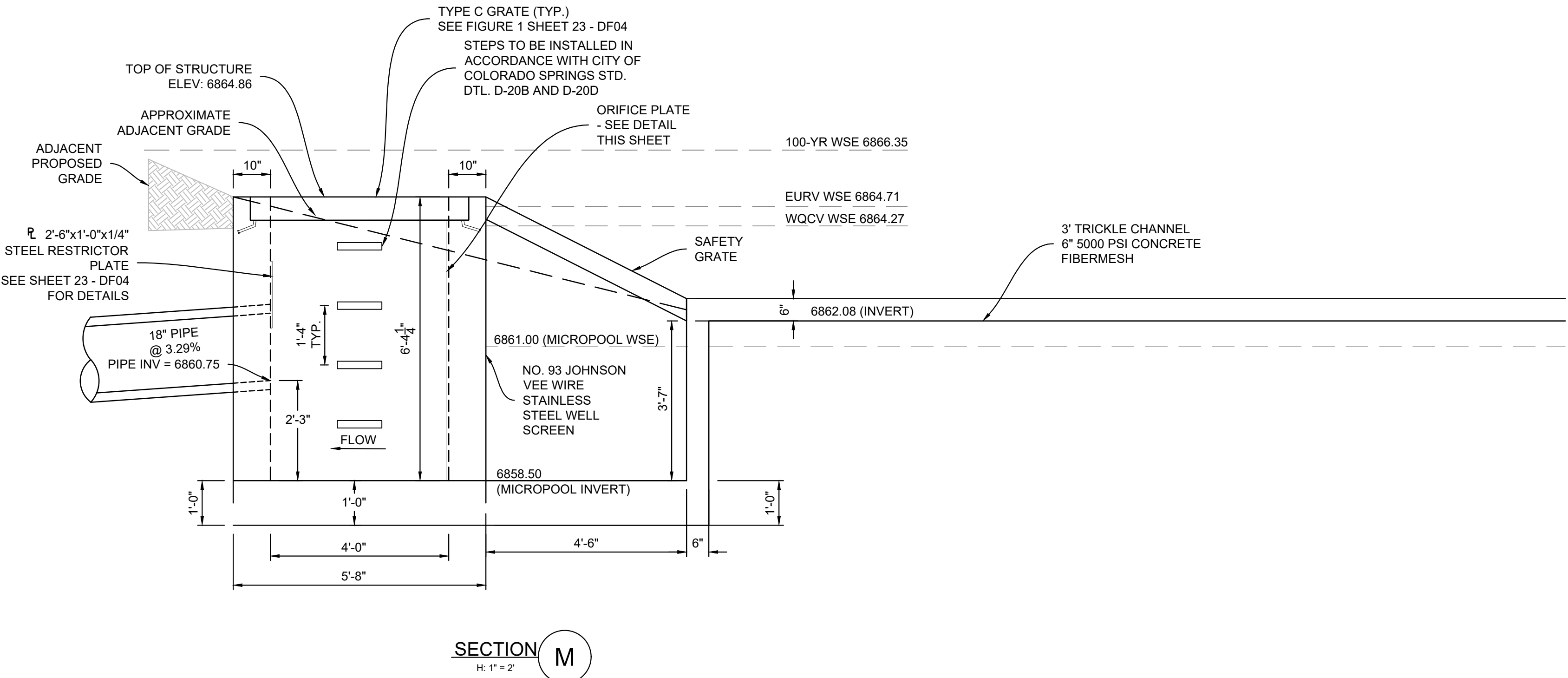
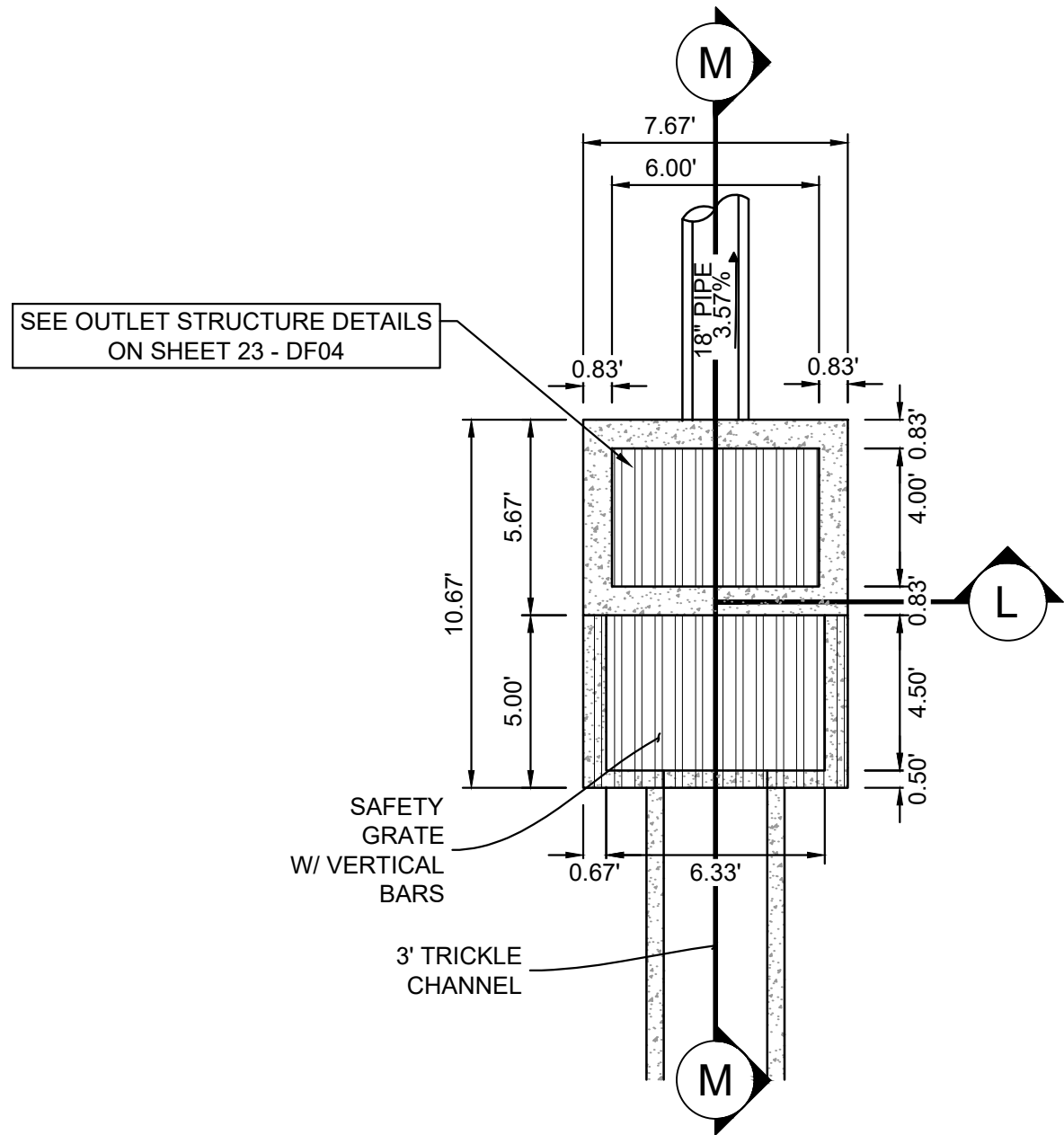




Know what's below.  
Call before you dig.



SECTION L  
H: 1"=2'



- NOTES:
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REFERENCE DRAWINGS			
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COMPUTER FILE MANAGEMENT			
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SHEET KEY



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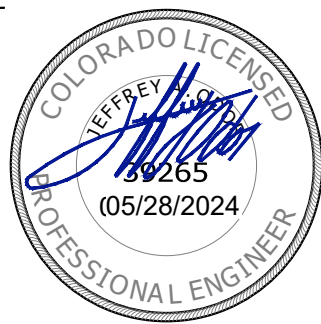
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PREPARED BY:



SEAL



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

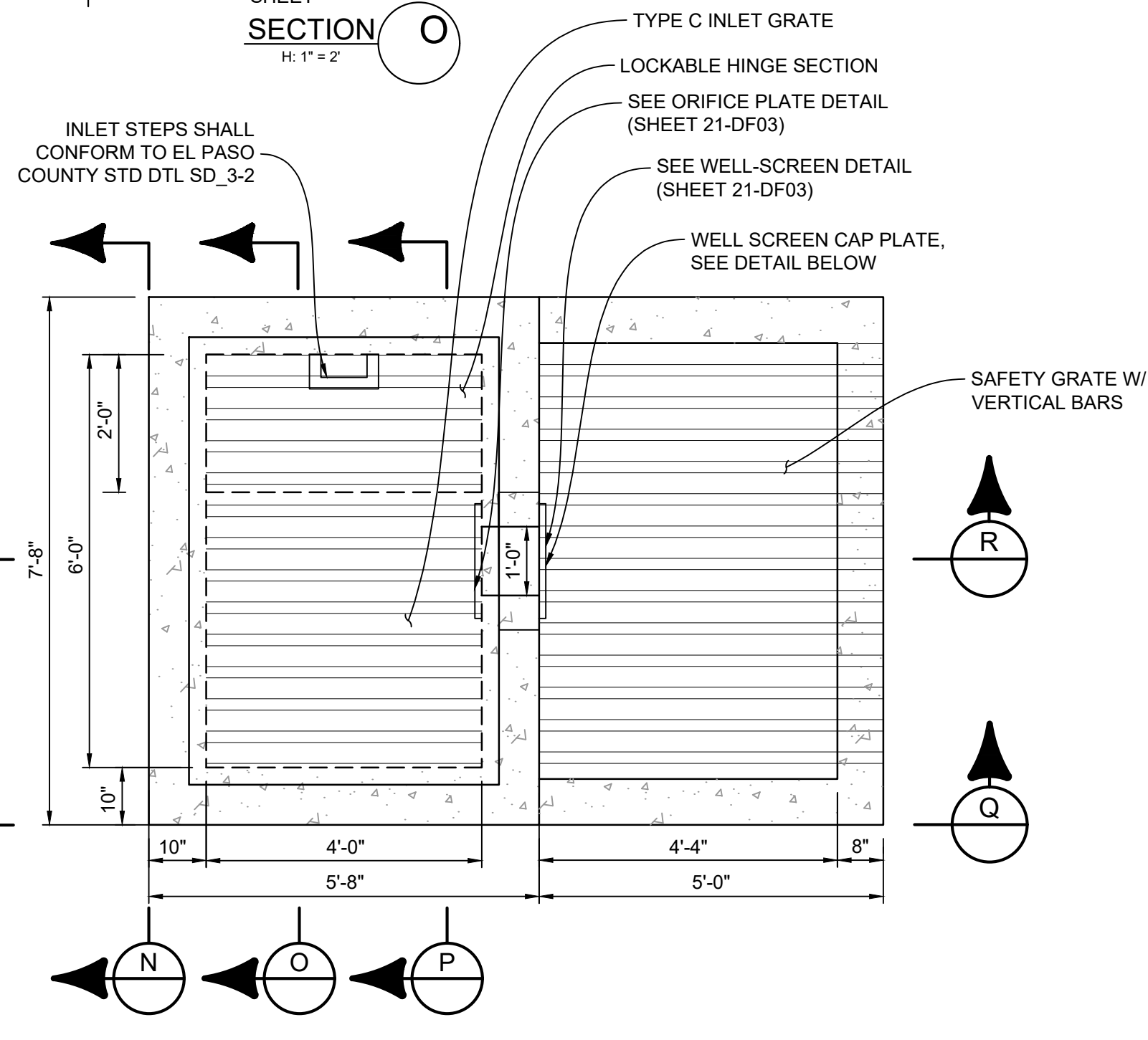
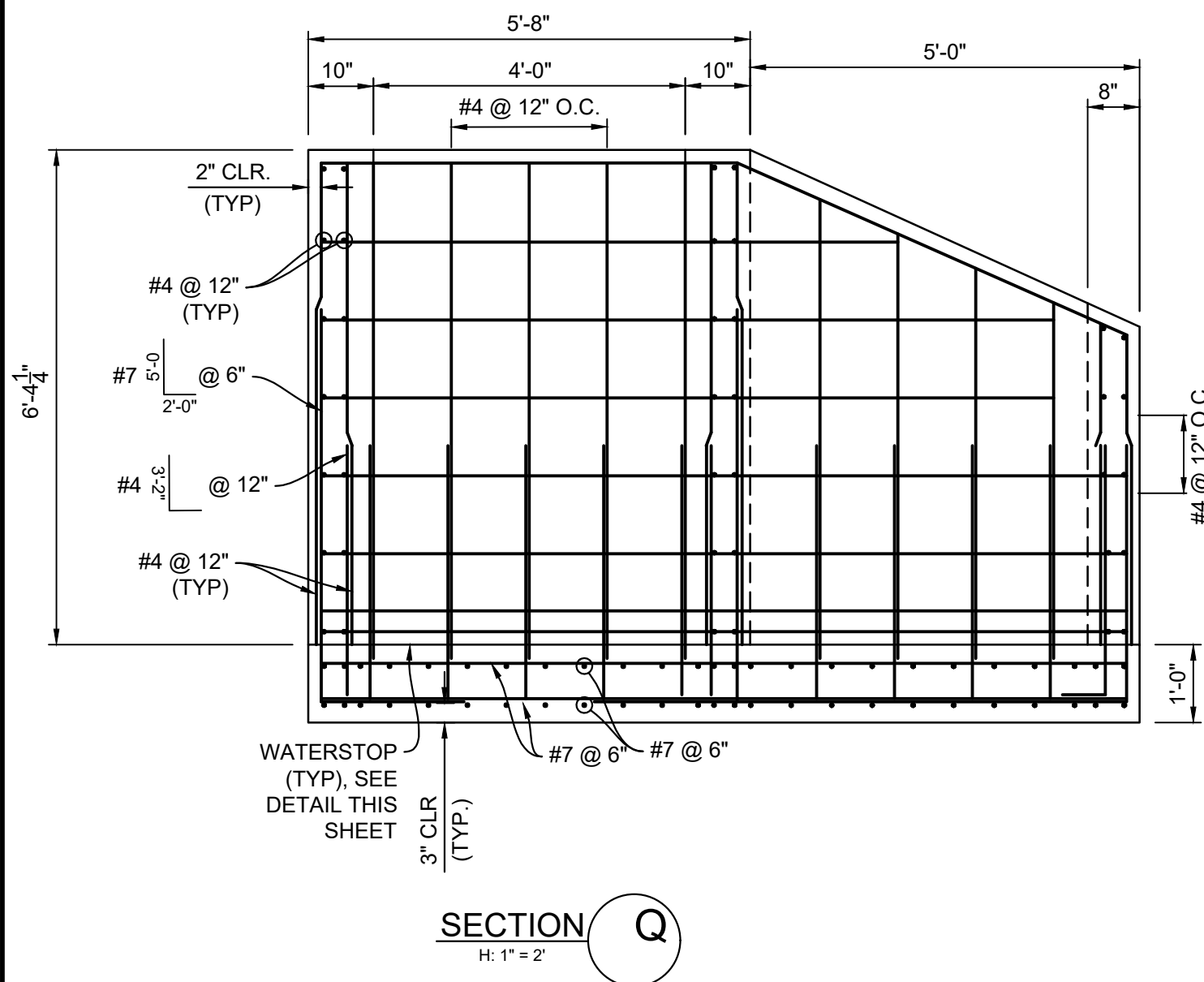
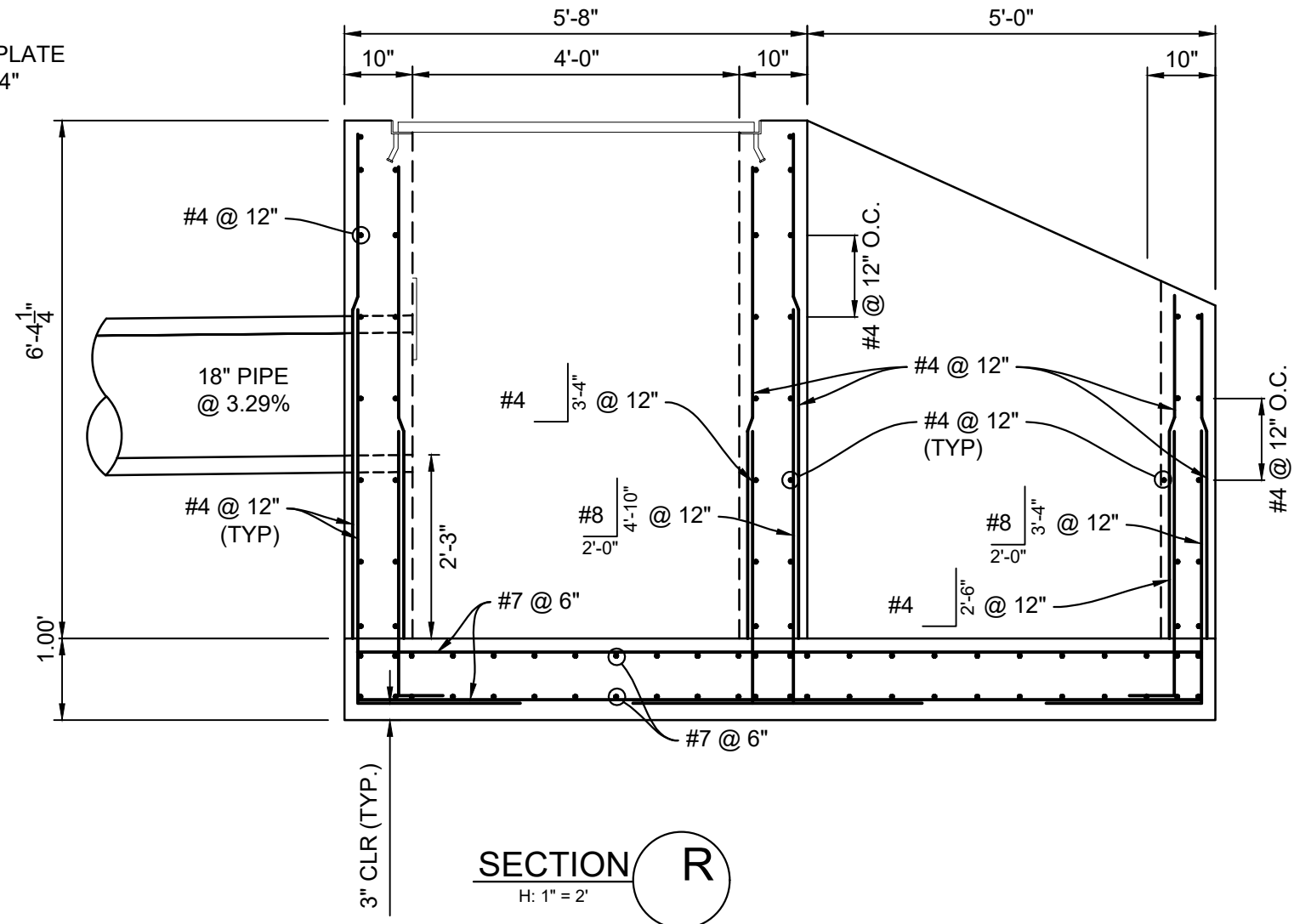
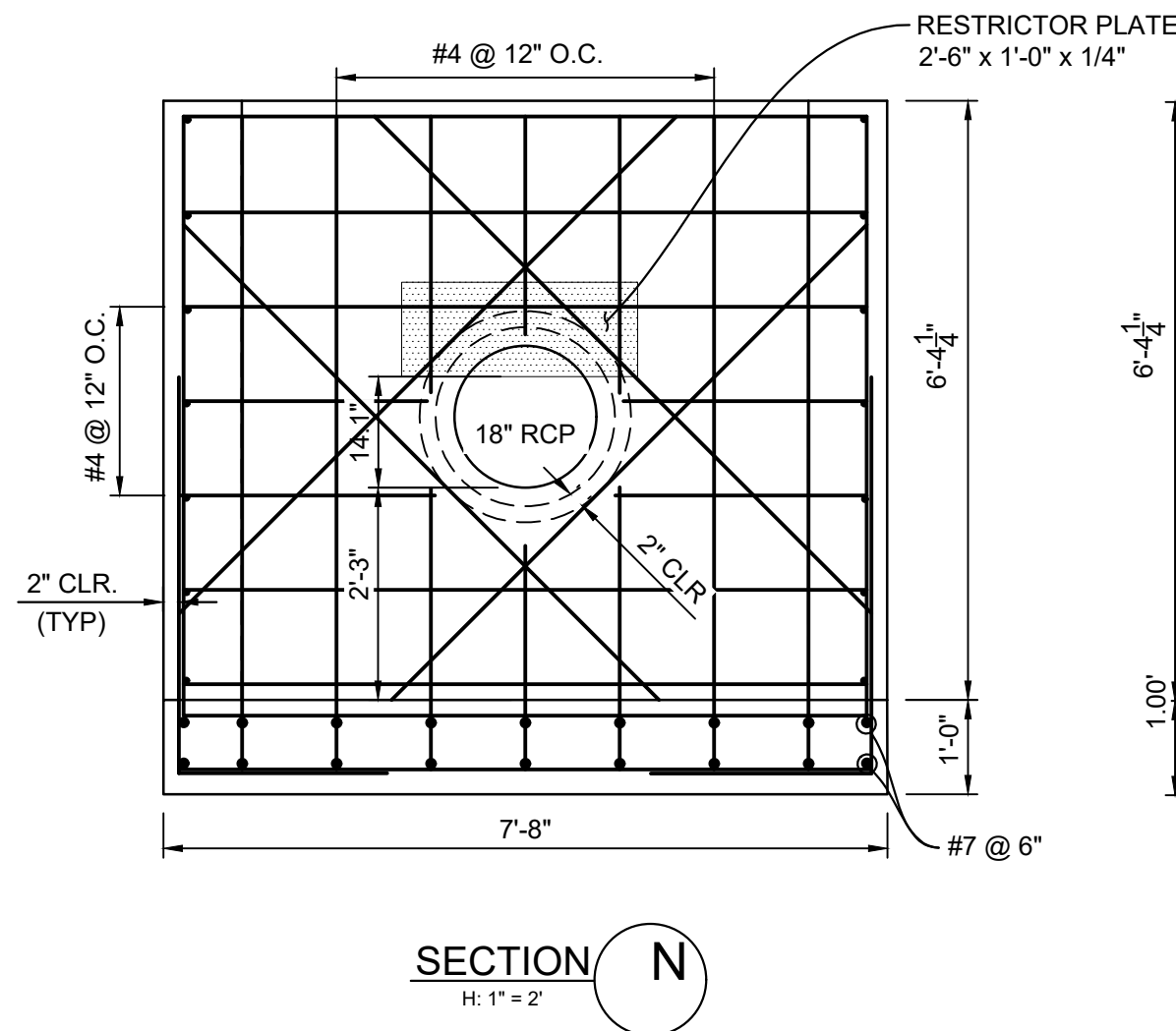
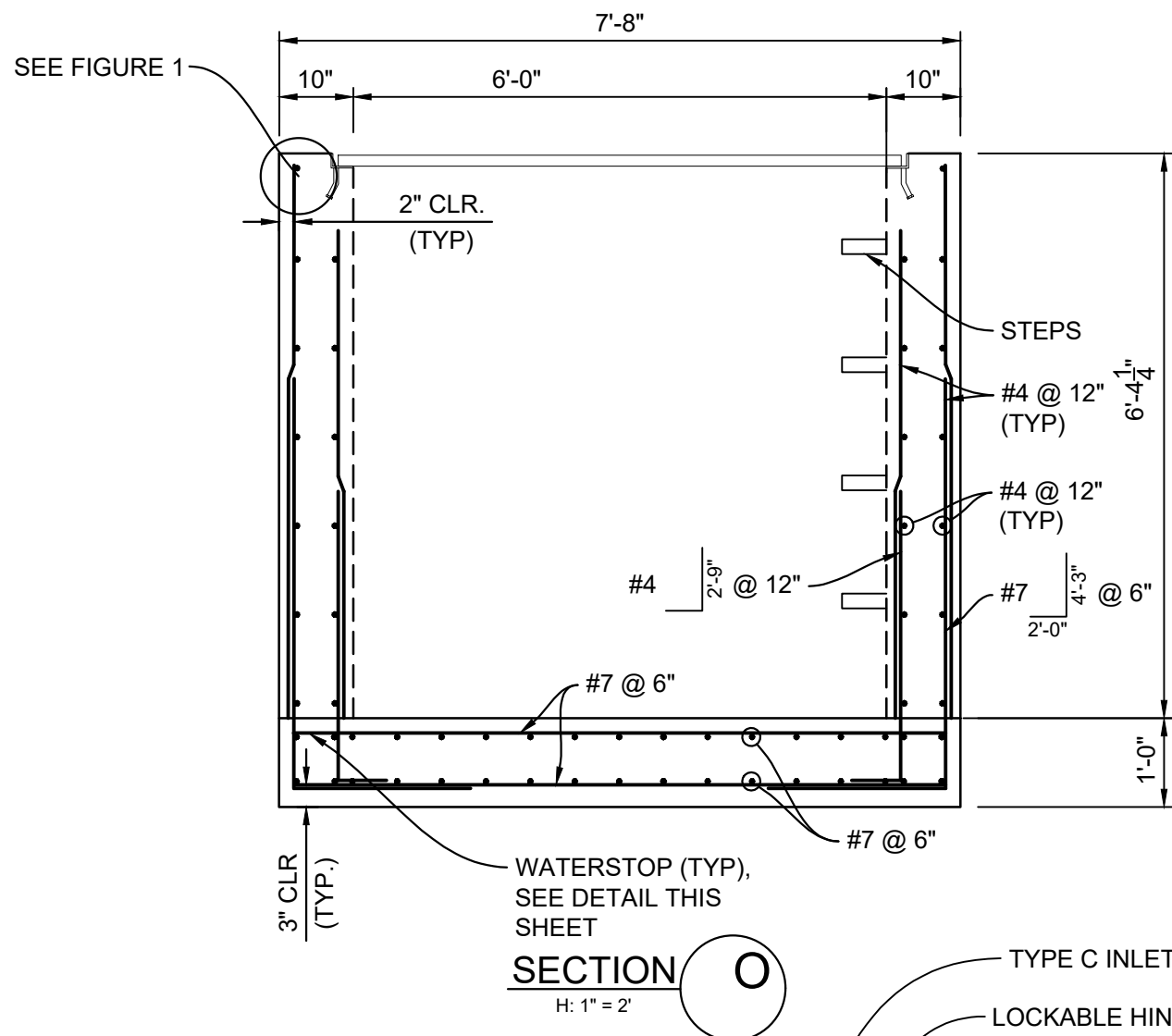
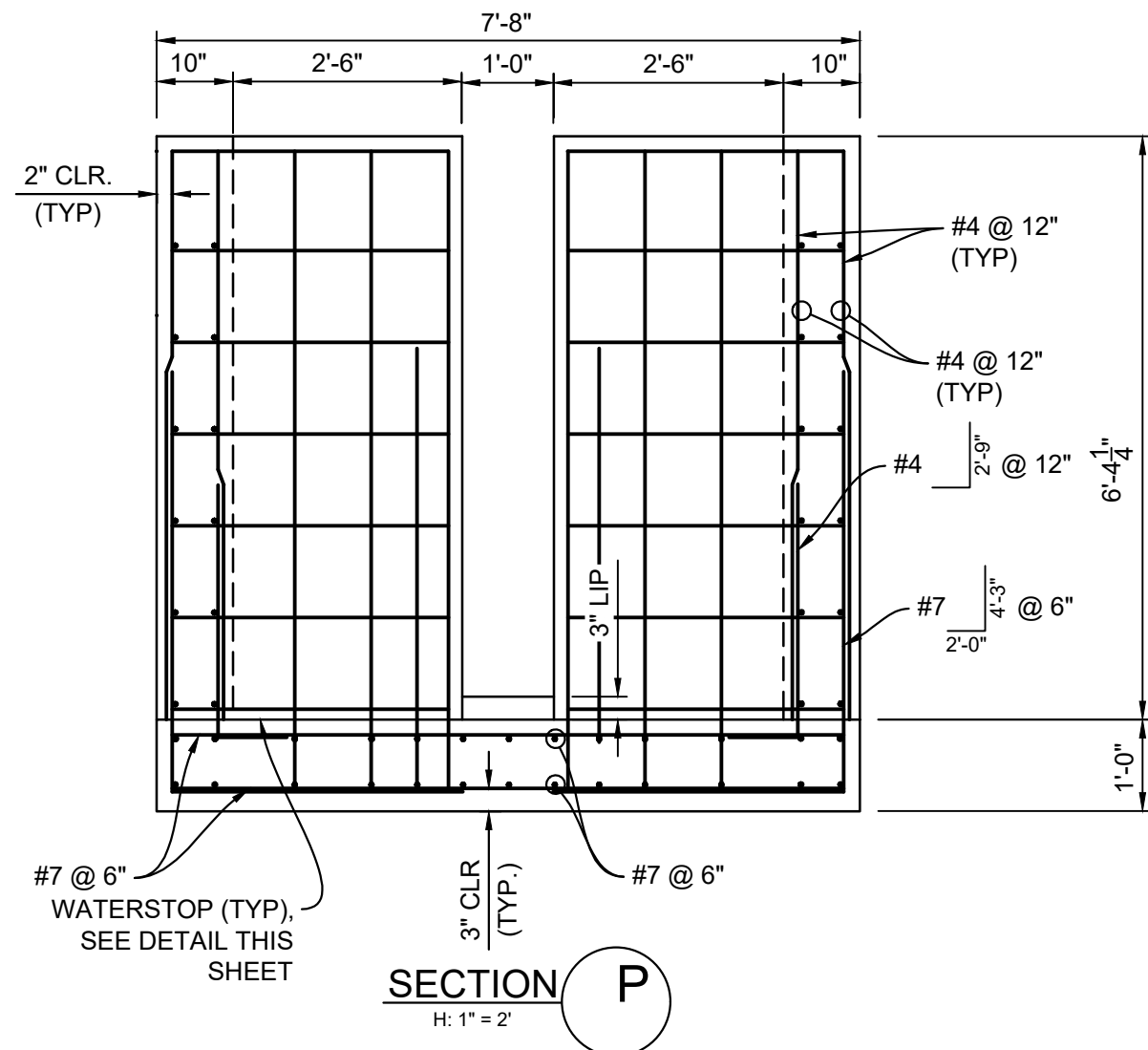
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EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
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DESIGNED BY: WCG	SCALE	DATE ISSUED: MAY 2024	DRAWING No.
DRAWN BY: RWO	HORIZ VARIES	22 OF 26	DF03
CHECKED BY: JAO	VERT. N/A		

PCD FILE #: SF2324





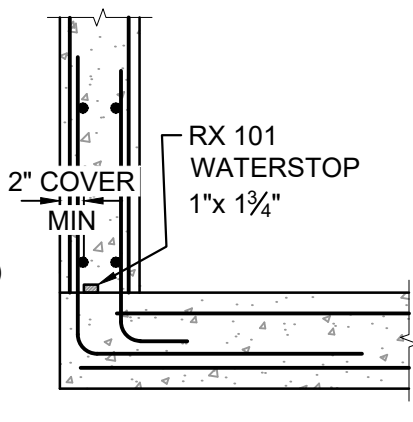
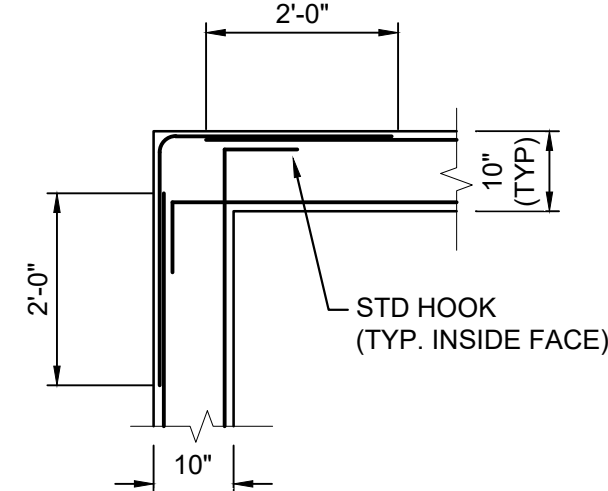
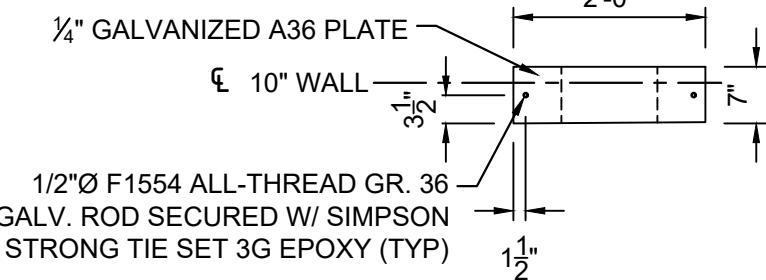
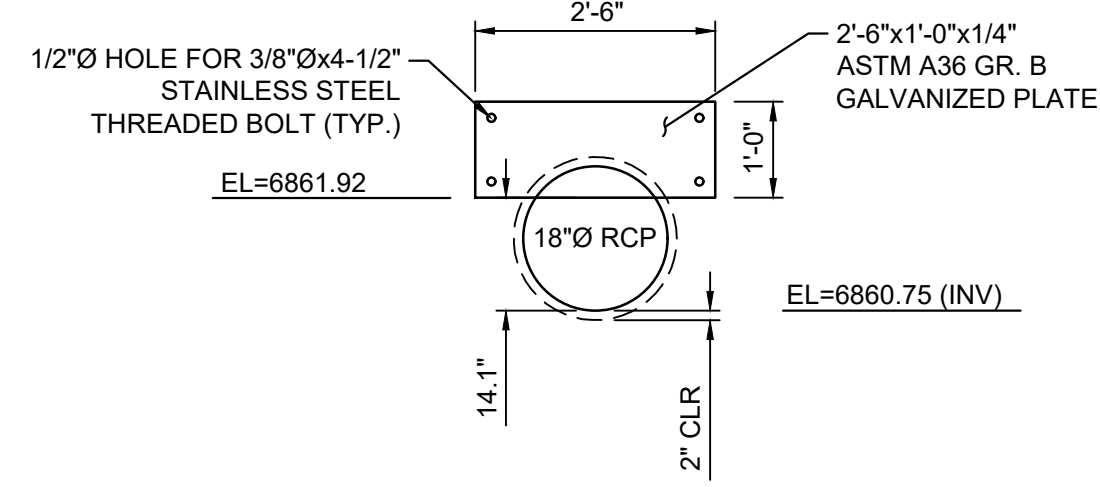
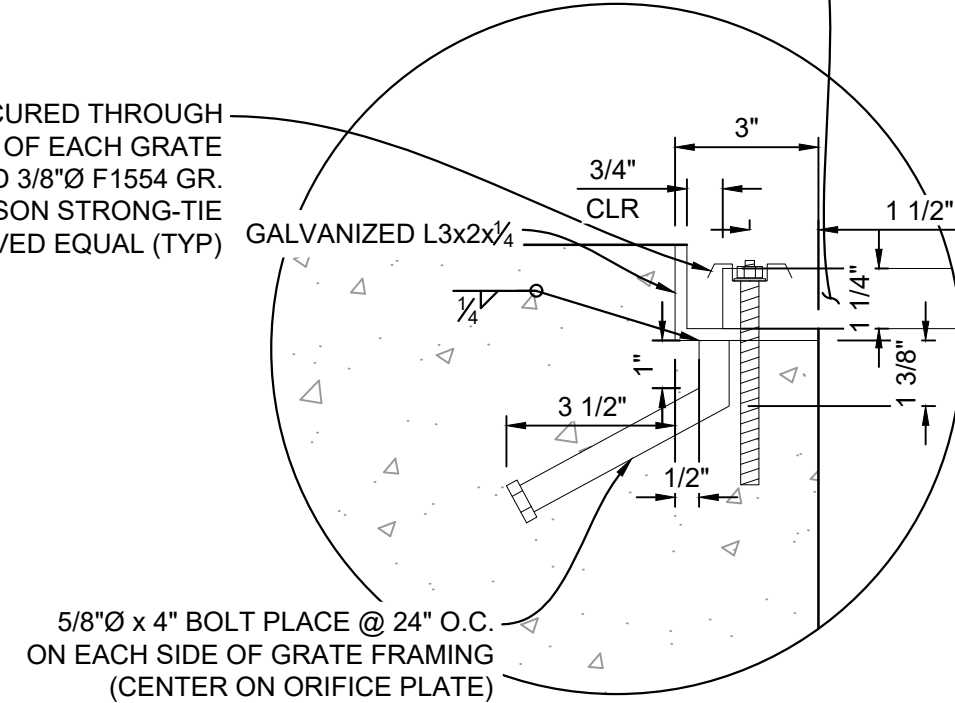
Know what's below.  
Call before you dig.



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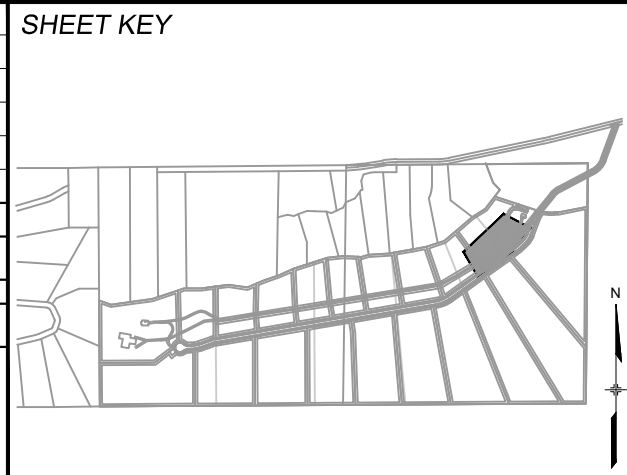
S4 X 7.7 GALVANIZED STEEL BEAMS (OR APPROVED EQUAL) ON 8" CENTERS:  
4'-5 1/2" X 6'-5 1/2" TOTAL GRATE SIZE

\*SADDLE CLIPS TO BE SECURED THROUGH ANGLE AT 4 CORNERS OF EACH GRATE SECTION USING GALVANIZED 3/8"Ø F1554 GR. 36 THREADED ROD W/ SIMPSON STRONG-TIE SET 3G EPOXY, OR APPROVED EQUAL (TYP)



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.

REFERENCE DRAWINGS			
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PREPARED BY:

**Matrix**  
Excellence by Design

SEAL  
COLORADO LICENSED PROFESSIONAL ENGINEER  
05/28/2024

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

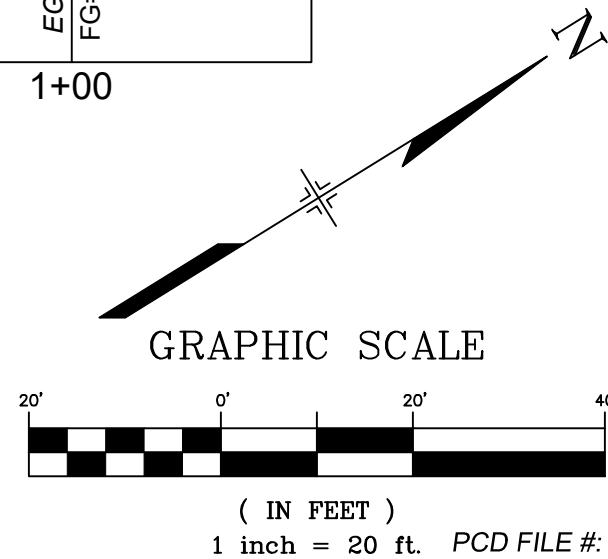
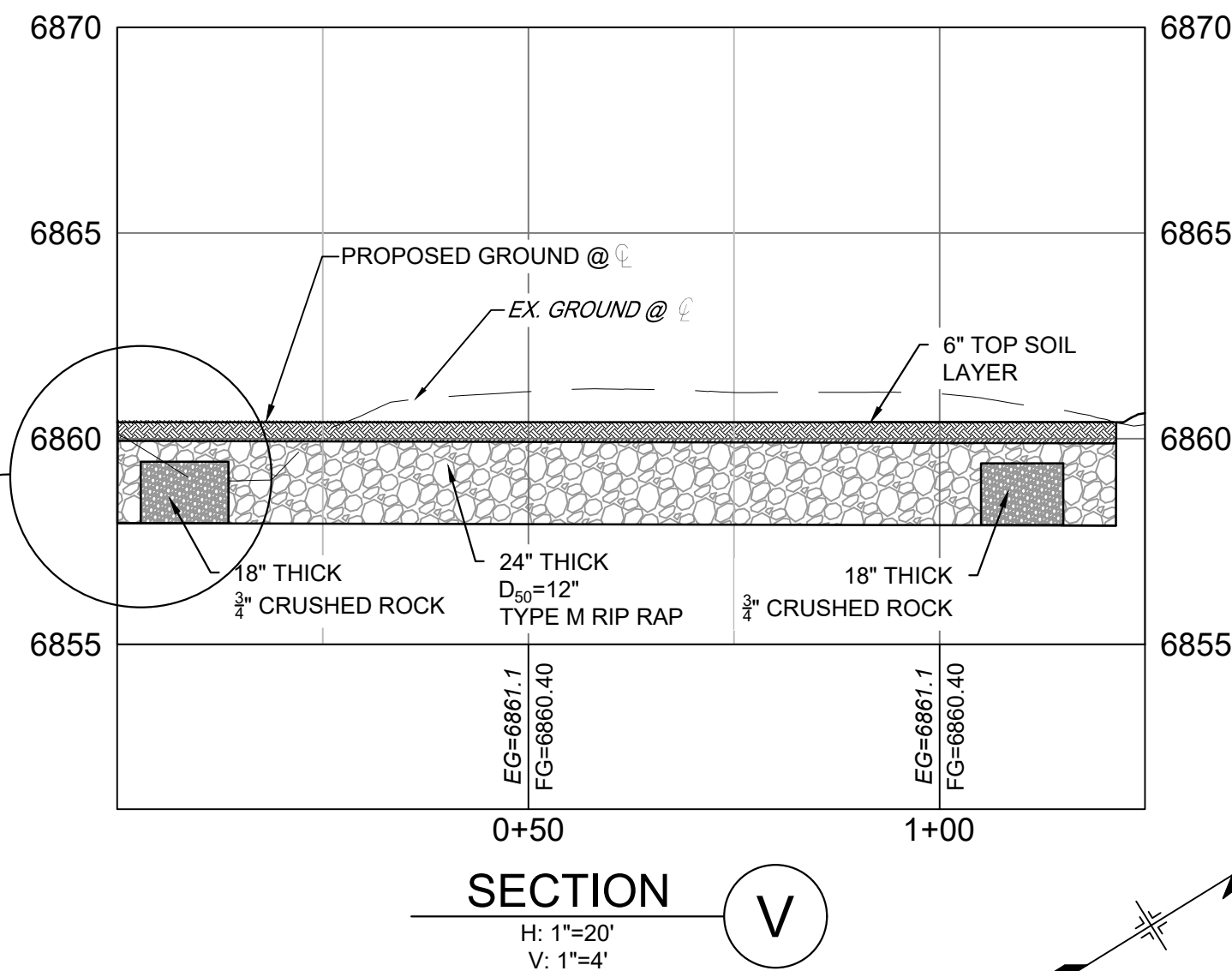
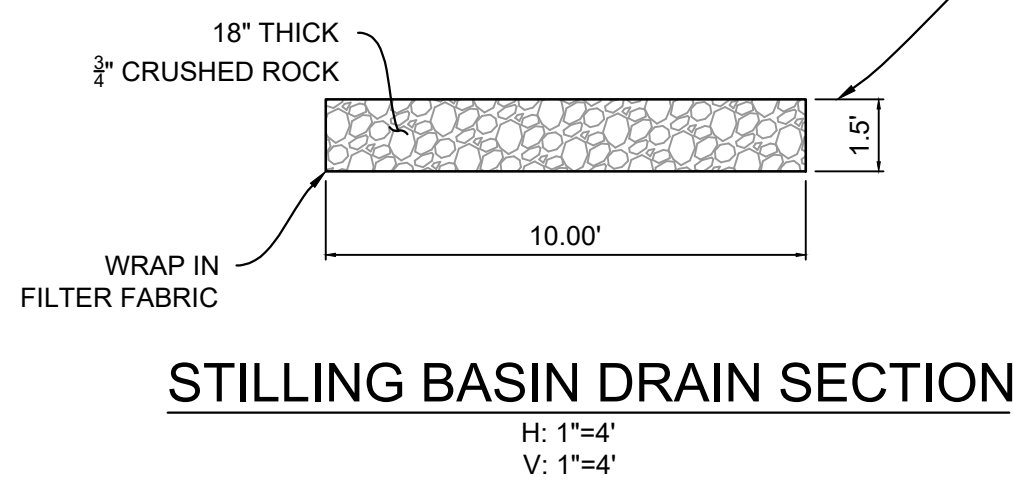
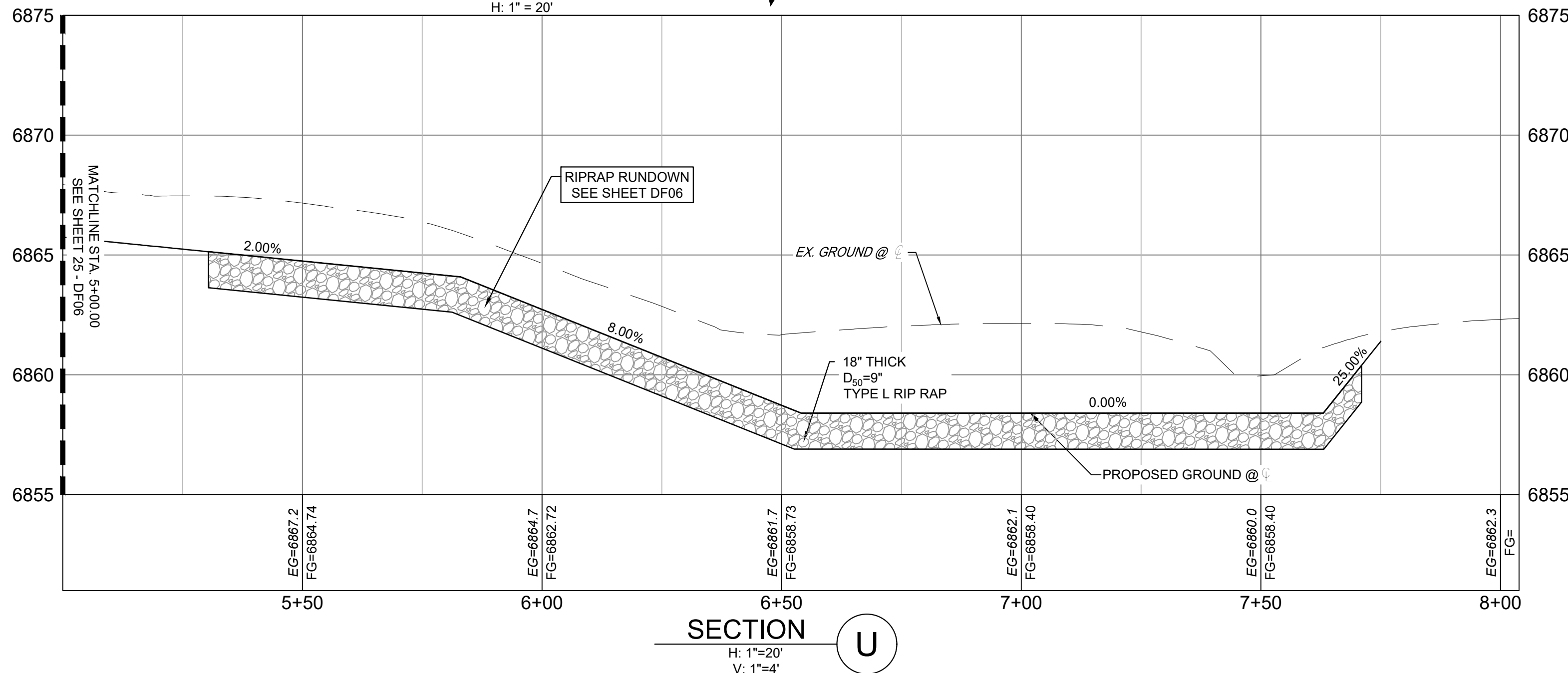
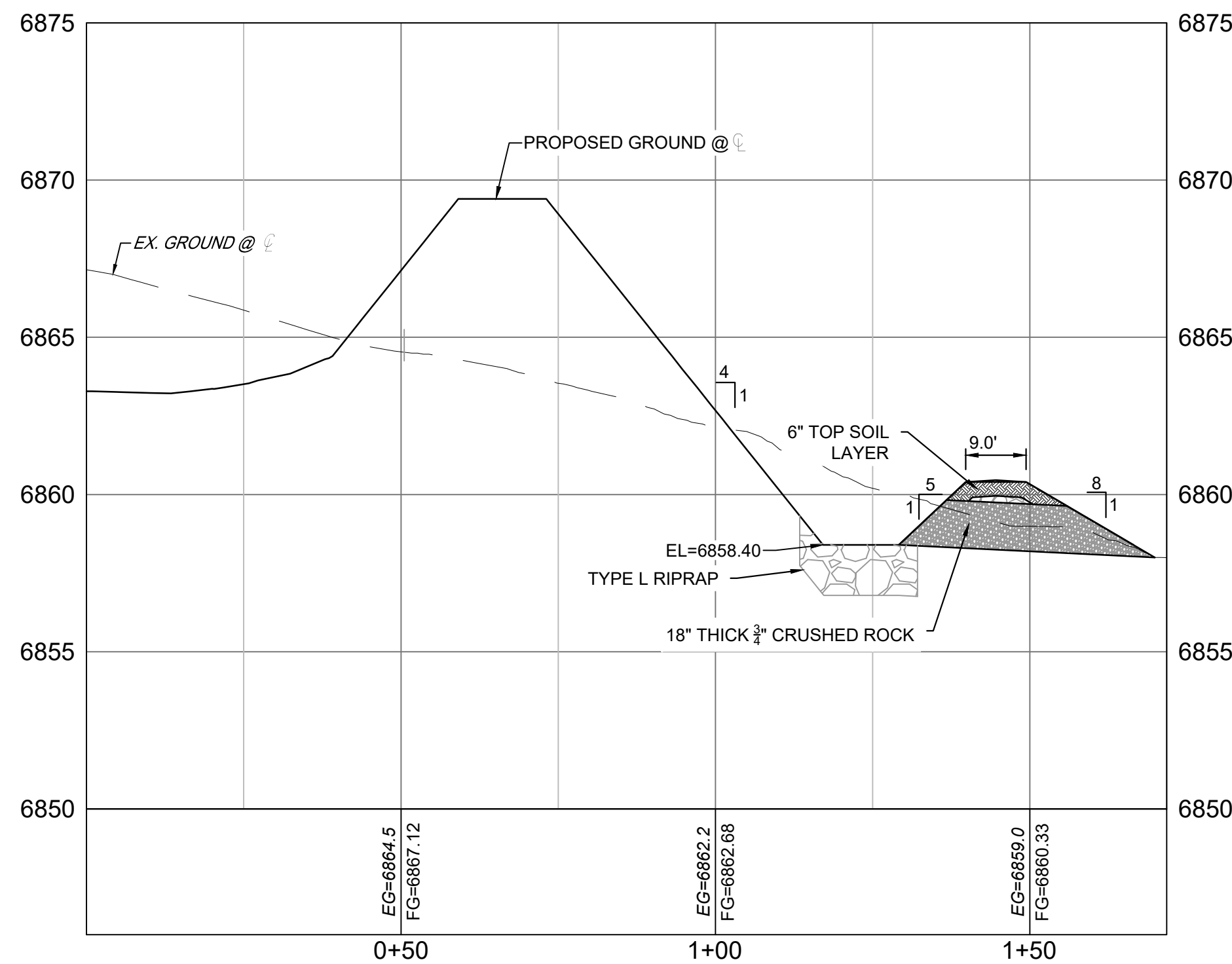
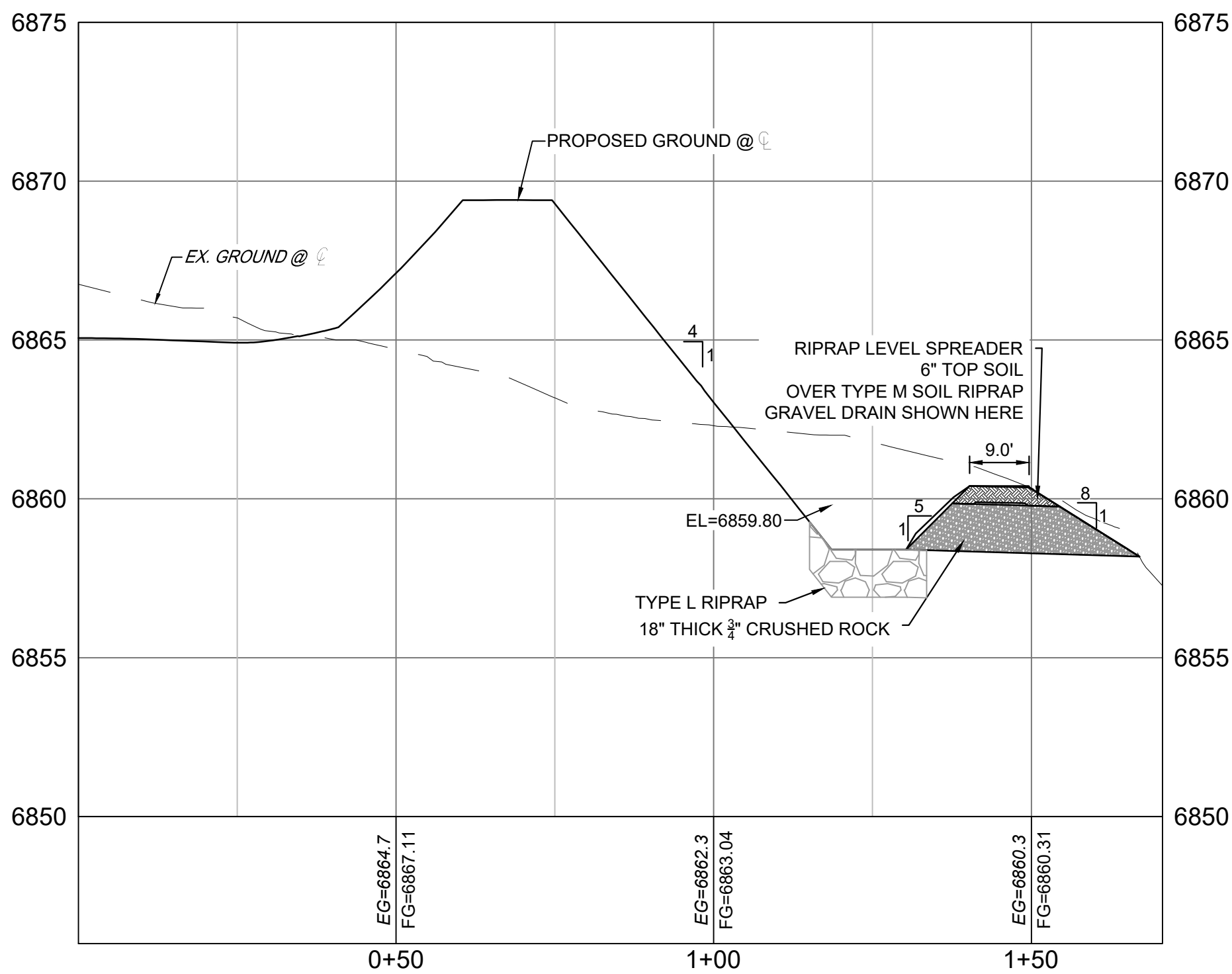
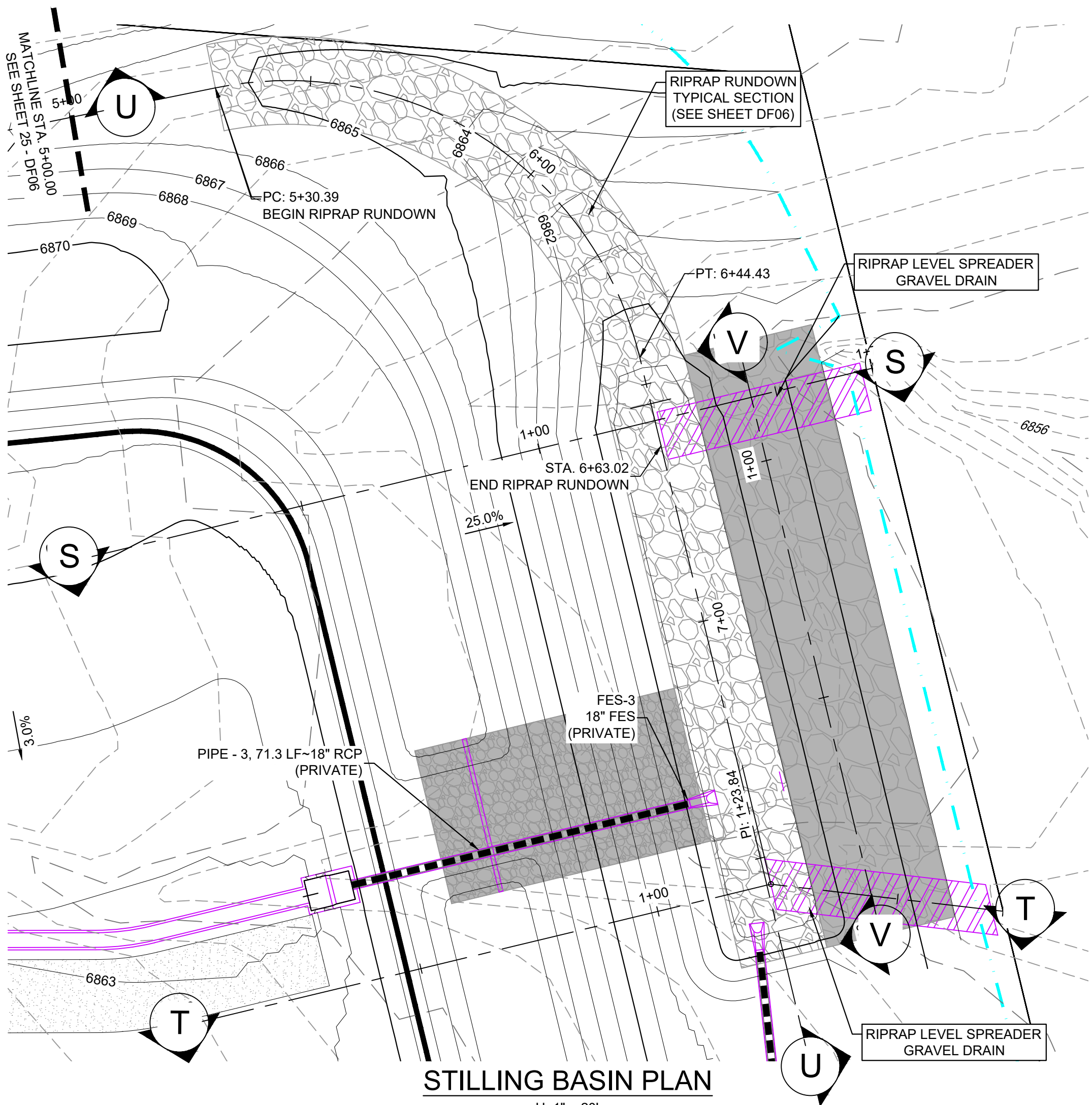
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EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
DETENTION POND 1 DETAILS			
DESIGNED BY:	WCG	SCALE	DATE ISSUED:
DRAWN BY:	RWO	HORIZ	MAY 2024
CHECKED BY:	JAO	VERT.	1"=2'
		SHEET	23 OF 26
			DRAWING No. DF04

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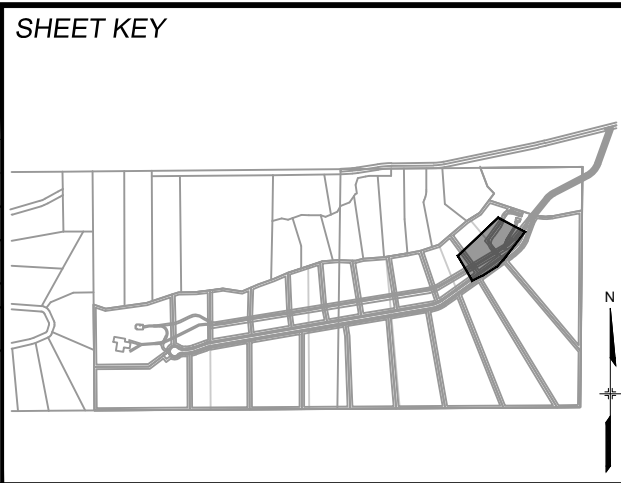




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No.	DATE	DESCRIPTION	BY
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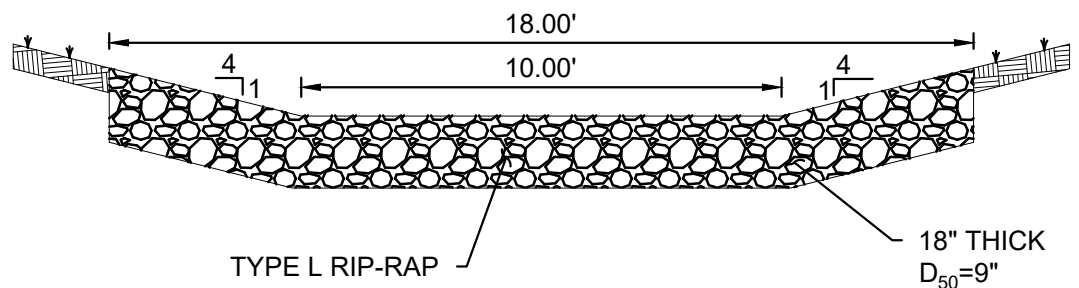
SEAL  
COLORADO LICENSED PROFESSIONAL ENGINEER  
05/28/2024  
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 22.886.076

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EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
RIPRAP LEVEL SPREADER DETAILS			
DESIGNED BY: WCG	SCALE: HORIZ 1"=20'	DATE ISSUED: MAY 2024	DRAWING No. DF05
CHECKED BY: RWO	VERT. N/A	SHEET 24 OF 26	



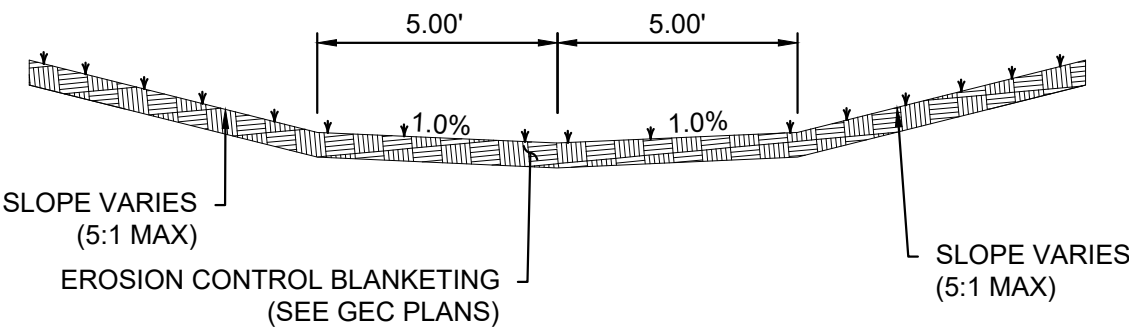


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RIPRAP RUNDOWN TYPICAL SECTION

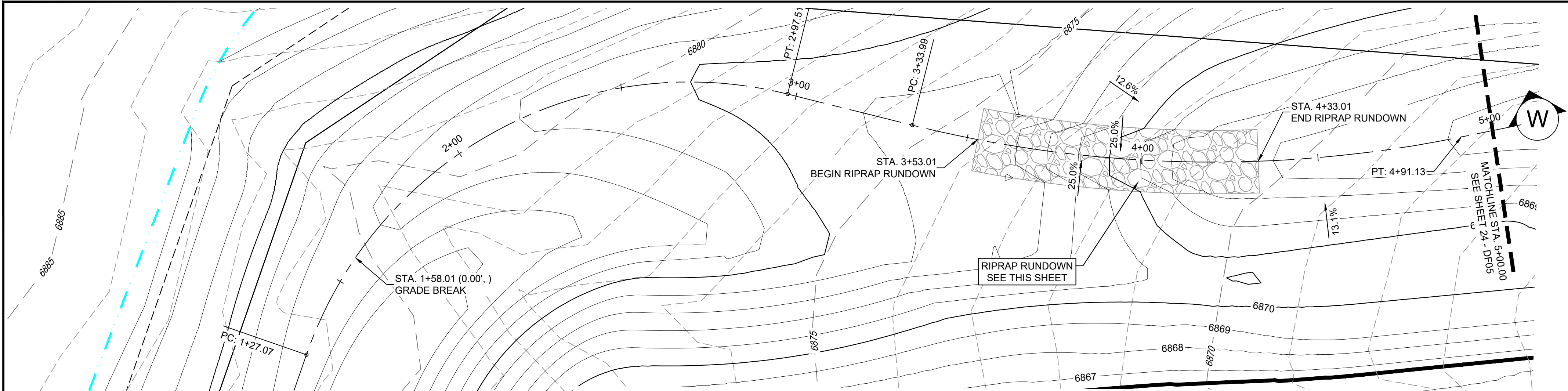
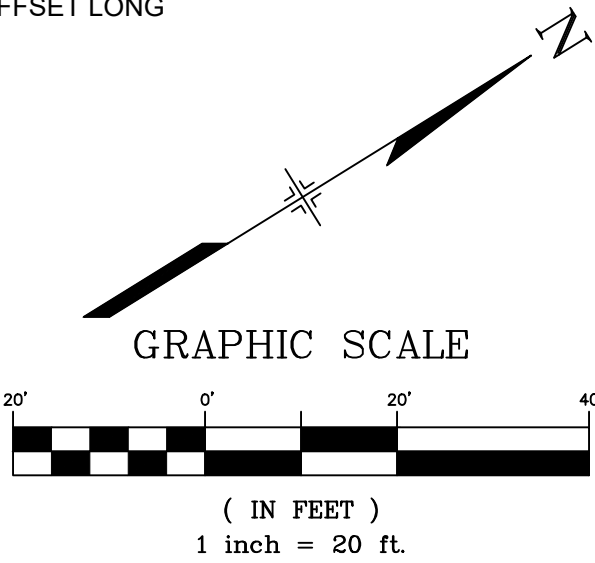
H: 1" = 4'



RIPRAP RUNDOWN TYPICAL SECTION

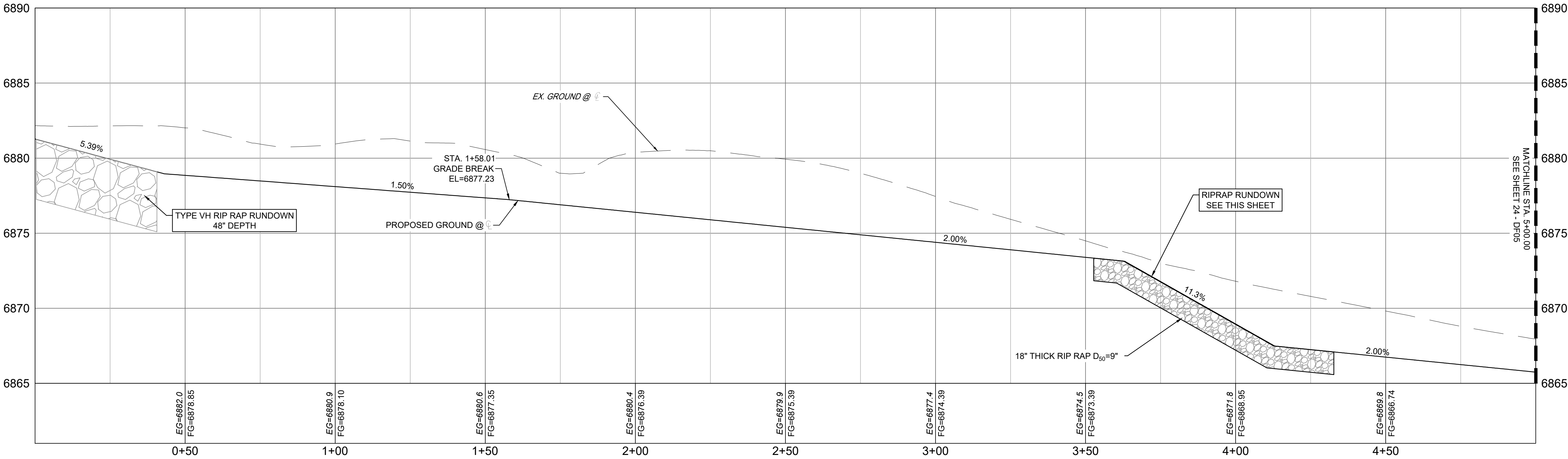
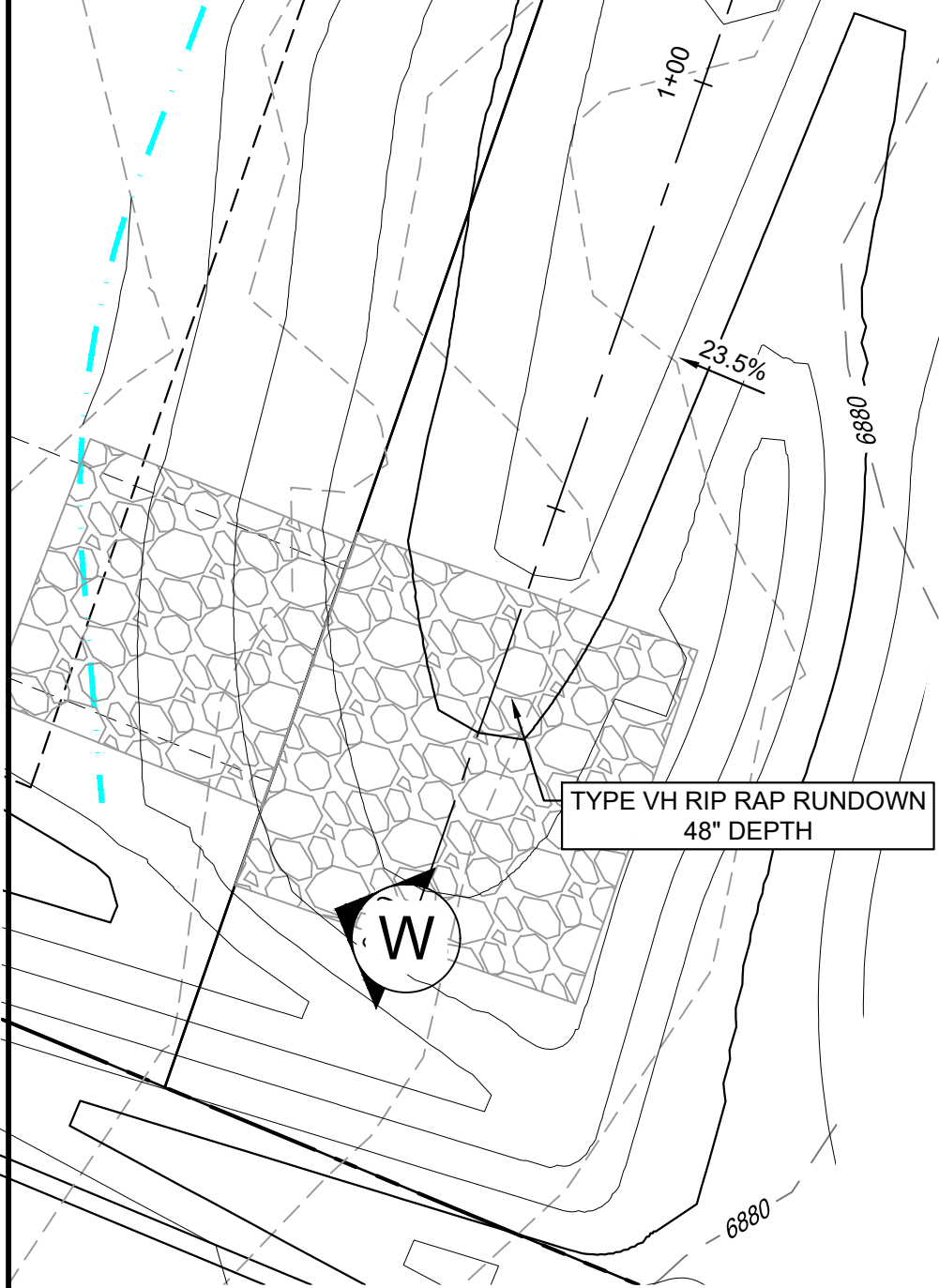
H: 1" = 4'

- NOTE:
1. BYPASS CHANNEL CAN BE FIELD ADJUSTED TO BETTER FIT THE OVERALL GRADING AND INTENDED PURPOSES. CHANNEL SLOPES SHALL BE 2% MAX GRADE AND 10FT MIN WIDTH
  2. CHANNEL SLOPE SHALL MAINTAIN 2% MAX GRADE. RIP RAP RUNDOWN SHALL MAINTAIN 12% MAX GRADE.
  3. RIP RAP RUNDOWN MAY BE GROUTED AT OWNER'S DISCRETION TO OFFSET LONG TERM MAINTENANCE EFFORTS.



BYPASS SWALE PLAN

H: 1" = 20'



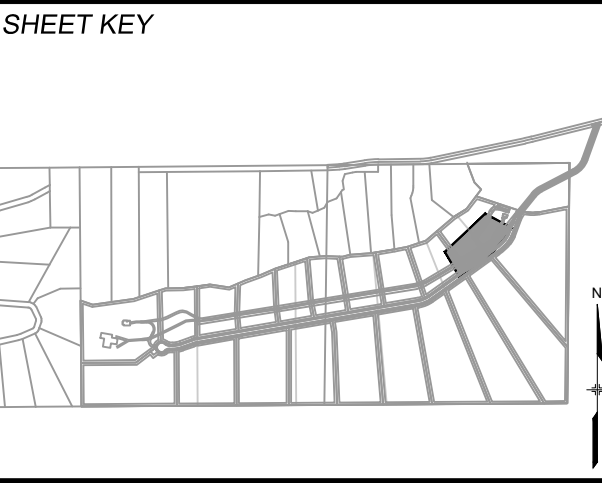
SECTION W

H: 1"=20'

V: 1"=4'

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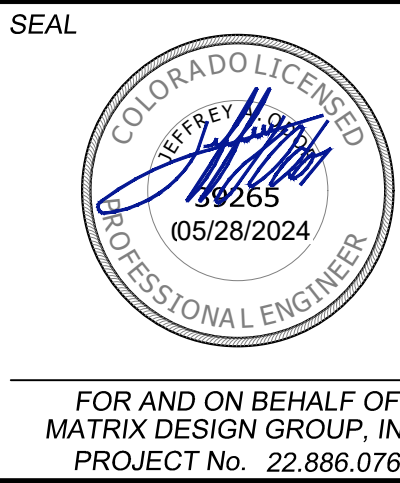
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PREPARED BY:



HAY CREEK VALLEY			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
RIPRAP LEVEL SPREADER DETAILS			
DESIGNED BY: WCG	SCALE: 1"=20'	DATE ISSUED: MAY 2024	DRAWING No. DF06
DRAWN BY: RWO	HORIZ: N/A	SHEET 25 OF 26	
CHECKED BY: JAO	VERT: N/A		





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.

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:

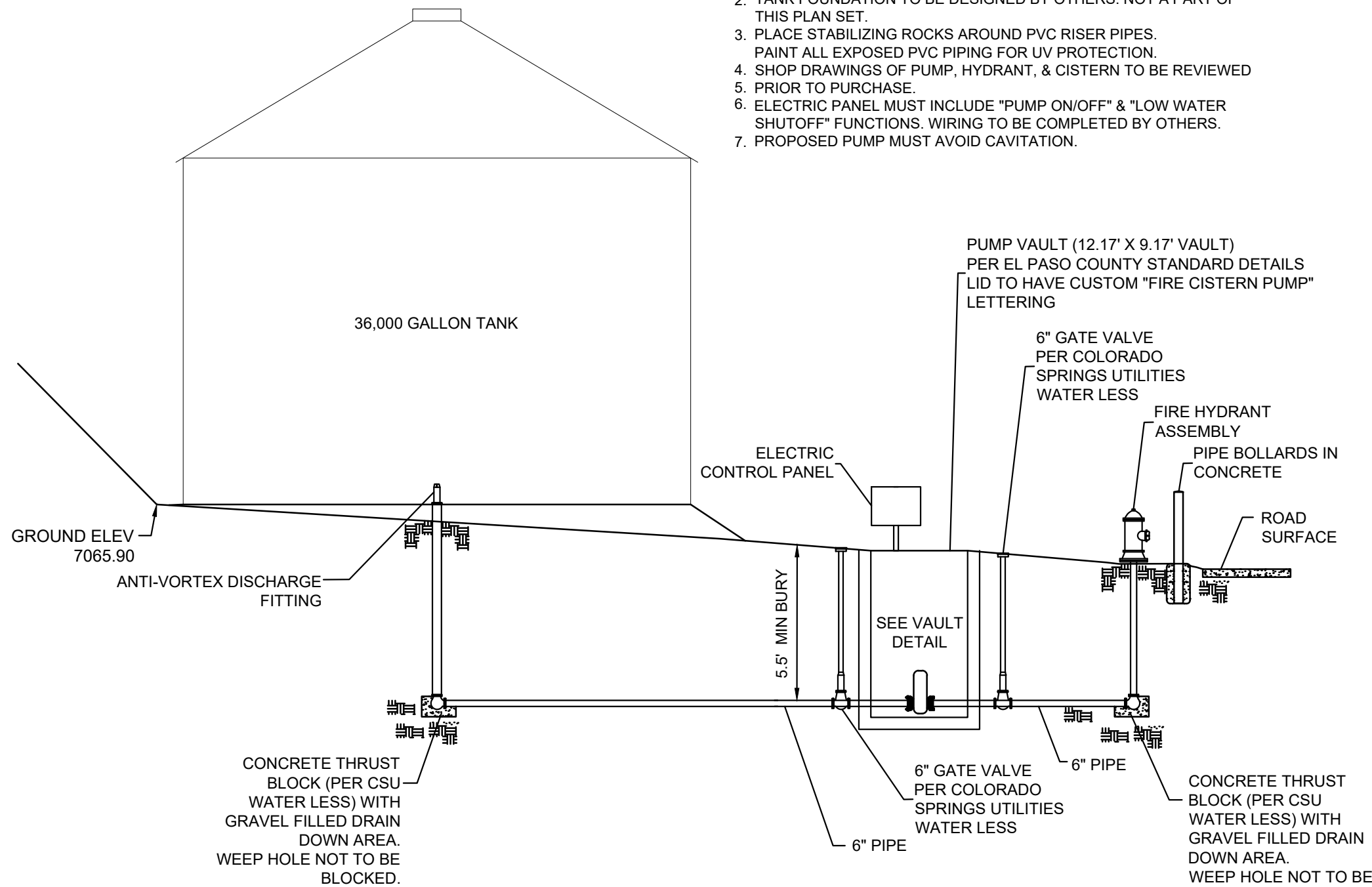
1. THIS PROJECT IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC), LATEST EDITION, THE MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7 OR LATEST EDITION), AND THE PIKES PEAK REGIONAL BUILDING CODE, LATEST EDITION.
2. ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE 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. 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.

OPERATIONAL NOTES:

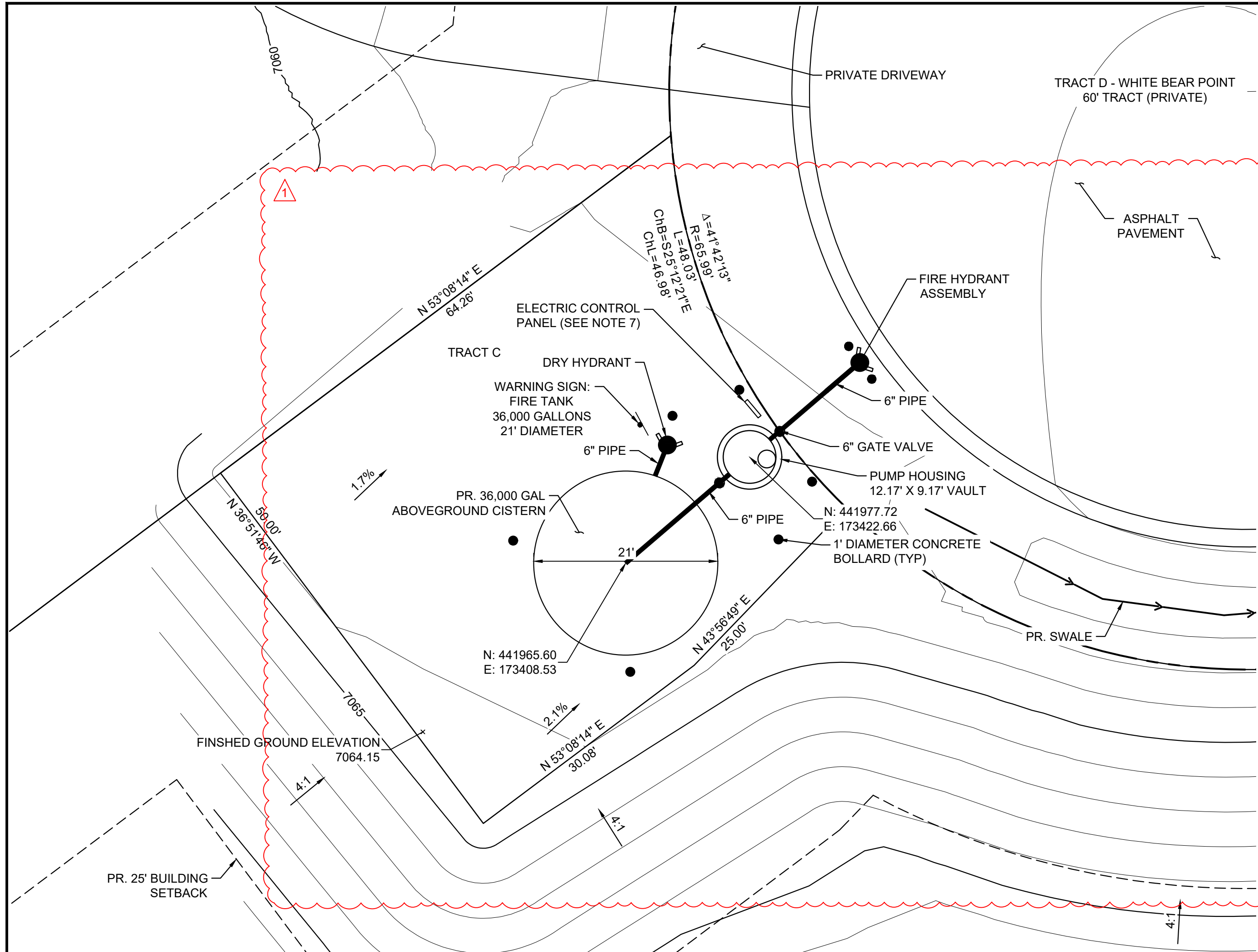
1. SYSTEM IS DESIGNED TO HAVE AN ELECTRICAL CONTROL PANEL WITH AN ON/OFF SWITCH.
2. PUMP MOTOR TO BE SHUT OFF ANYTIME WATER IS NOT BEING PUMPED. INCLUDING DURING A FIRE EVENT.
3. VALVE BETWEEN CISTERN AND PUMP TO REMAIN OPEN EXCEPT WHEN MAINTENANCE/REMOVAL OF THE PUMP IS NECESSARY.
4. VALVE BETWEEN THE PUMP AND HYDRANT TO REMAIN CLOSED UNTIL WATER IS NEEDED.  
4.1) OPEN THIS VALVE PRIOR TO TURNING ON THE PUMP.  
4.2) CLOSE THIS VALVE AFTER PUMP HAS BEEN TURNED OFF.

NOTES

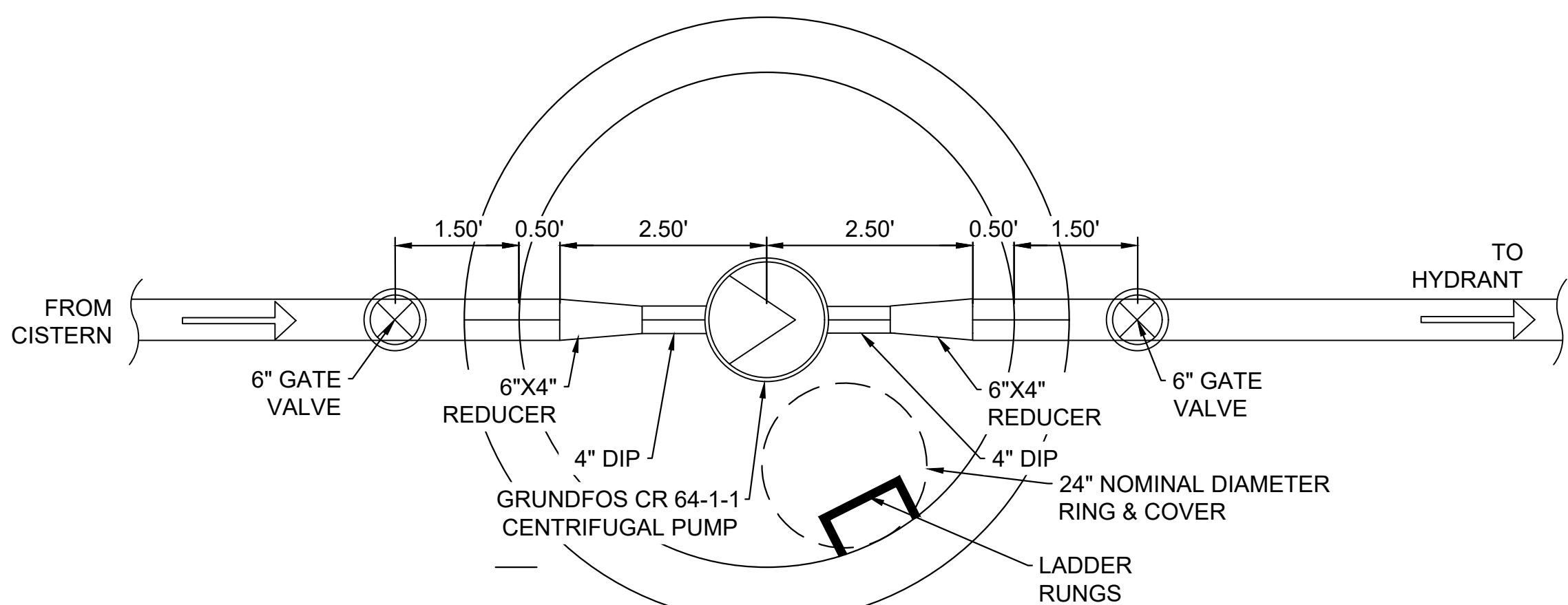
1. HYDRANT MUST BE OPENED FULLY WHEN IN USE.
2. TANK FOUNDATION TO BE DESIGNED BY OTHERS. NOT A PART OF THIS PLAN SET.
3. PLACE STABILIZING ROCKS AROUND PVC RISER PIPES. PAINT ALL EXPOSED PVC PIPING FOR UV PROTECTION.
4. SHOP DRAWINGS OF PUMP, HYDRANT, & CISTERN TO BE REVIEWED PRIOR TO PURCHASE.
5. ELECTRIC PANEL MUST INCLUDE "PUMP ON/OFF" & "LOW WATER SHUTOFF" FUNCTIONS. WIRING TO BE COMPLETED BY OTHERS.
7. PROPOSED PUMP MUST AVOID CAVITATION.



WATER CISTERN SCHEMATIC LAYOUT  
(NOT TO SCALE)



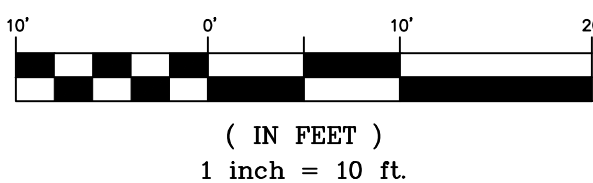
WATER CISTERN PLAN  
(1\"/>



PUMP HOUSE VAULT DETAIL  
(NOT TO SCALE)



GRAPHIC SCALE



PCD FILE #: SF2324

Approved

By: Daniel Torres, P.E.  
Principal Engineer  
Date: 02/25/2025 11:54:17 AM  
El Paso County Department of Public Works



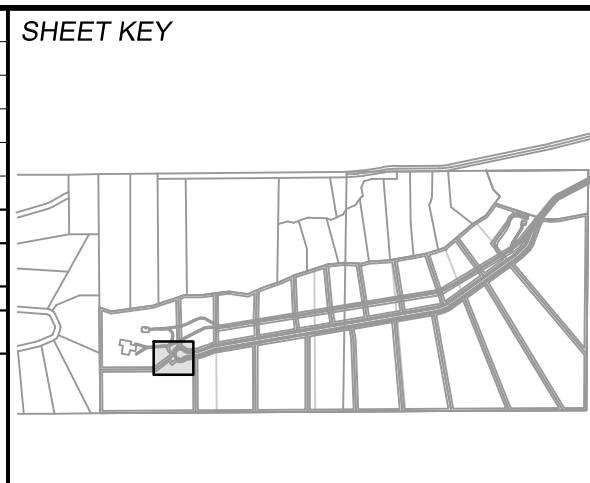
HAY CREEK VALLEY

EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS

WATER CISTERN PLAN & DETAILS

DESIGNED BY:	JAO	SCALE		DATE ISSUED:	MAY 2024	DRAWING No.	WT01
DRAWN BY:	CVW	HORIZ.	VARIES				
CHECKED BY:	JAO	VERT.	N/A	SHEET	26 OF 26		

REFERENCE DRAWINGS  X-TITLE-CD X-886-PR-SITE	1	02/05/2025	CISTERN UPDATED TO ABOVE GROUND WATER TANK	RWO
	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: 2/5/2025 9:32 AM				
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 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:



SEAL



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