



Know what's below.  
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ENGINEERING

EL PASO COUNTY PUBLIC WORKS DEPARTMENT  
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TRAFFIC

EL PASO COUNTY PUBLIC WORKS DEPARTMENT  
3275 AKERS DRIVE  
COLORADO SPRINGS, CO 80922  
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DRAINAGE

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

GAS

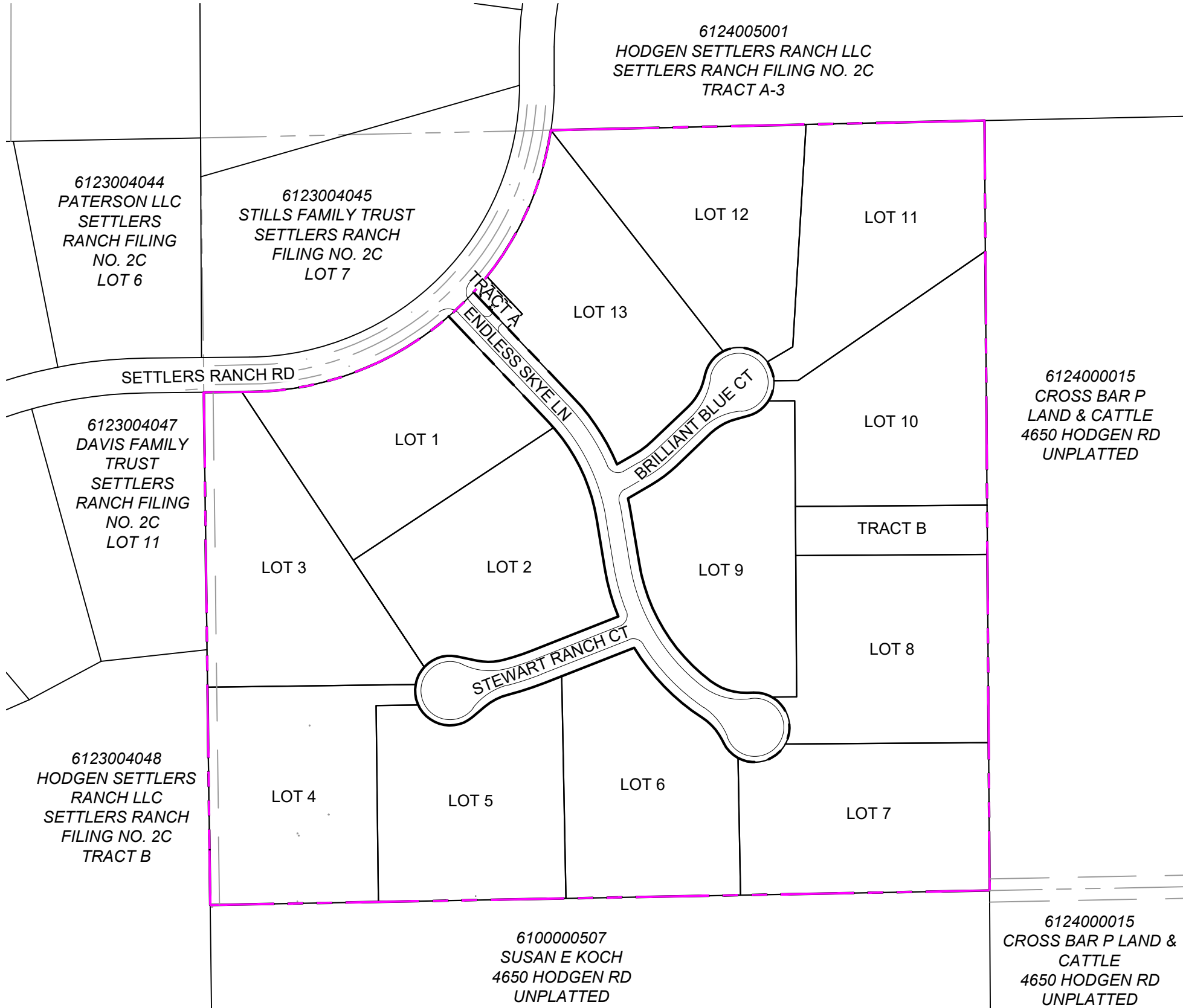
BLACK HILLS ENERGY  
198 COUNTY LINE RD  
PALMER LAKE, CO 80133  
RICHE BAILEY  
(719) 728-9700

# SKYE VISTA

## EL PASO COUNTY, COLORADO

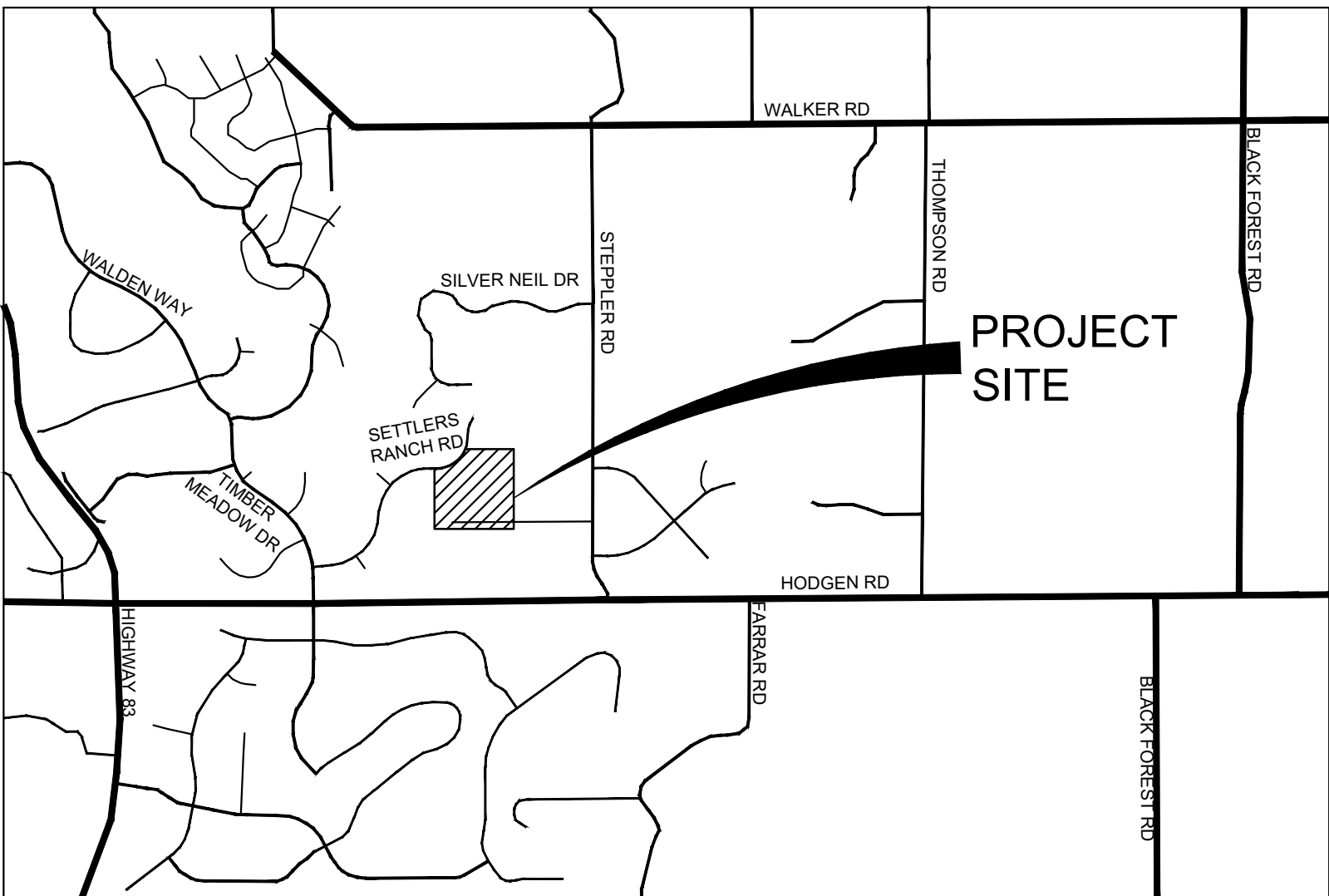
### CONSTRUCTION DOCUMENTS

#### NOVEMBER 2024



SITE MAP

1" = 200'



VICINITY MAP

N.T.S

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

REFERENCE DRAWINGS

X-1676-SKYVISTA-TITLE-CD\_22X34  
X-1676-SKYVISTA-PR-SITE  
X-1676-SKYVISTA-EX-SITE  
X-1676-SKYVISTA-EX-MAP

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT

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CTB FILE: Matrix.ctb  
PLOT DATE: 11/26/2024 3:53 PM  
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BENCHMARK

FIMS MONUMENT F 56 IS A 3.25 ALUMINUM CAP STAMPED "MKD 56" IN RANGE BOX, ON THE EAST SIDE OF ROLLER COASTER RD AND SOUTH OF MOUNTAIN PINE LANE. ELEVATION WAS ESTABLISHED BY GPS OBSERVATION (GEOID 18) AND IS REFERENCED TO NAVD88 (US SURVEY FEET) WITH AND ELEVATION OF 7318.85. COORDINATE SYSTEM: NAD83, COLORADO SATE PLANE, CENTRAL ZONE, US SURVEY FEET.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON AND BASED ON GPS OBSERVATIONS AND REFERENCED THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED AT THE EAST QUARTER CORNER OF SAID SECTION BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "LS 9477" AND MONUMENTED AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION BY A NO. 5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 9477", AS BEARING OF SOUTH 00°22'42" EAST, A DISTANCE OF 1,327.85 FEET.

PREPARED BY:



SEAL

PRELIMINARY

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FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1676.001

DESIGNED BY:	LCB	SCALE	DATE ISSUED:	NOVEMBER 2024	DRAWING No.
DRAWN BY:	LCB	HORIZ	N/A		
CHECKED BY:	NMS	VERT.	N/A	SHEET 1 OF 25	CS01





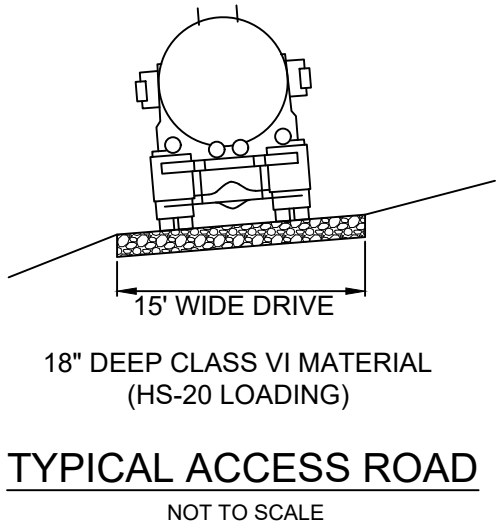
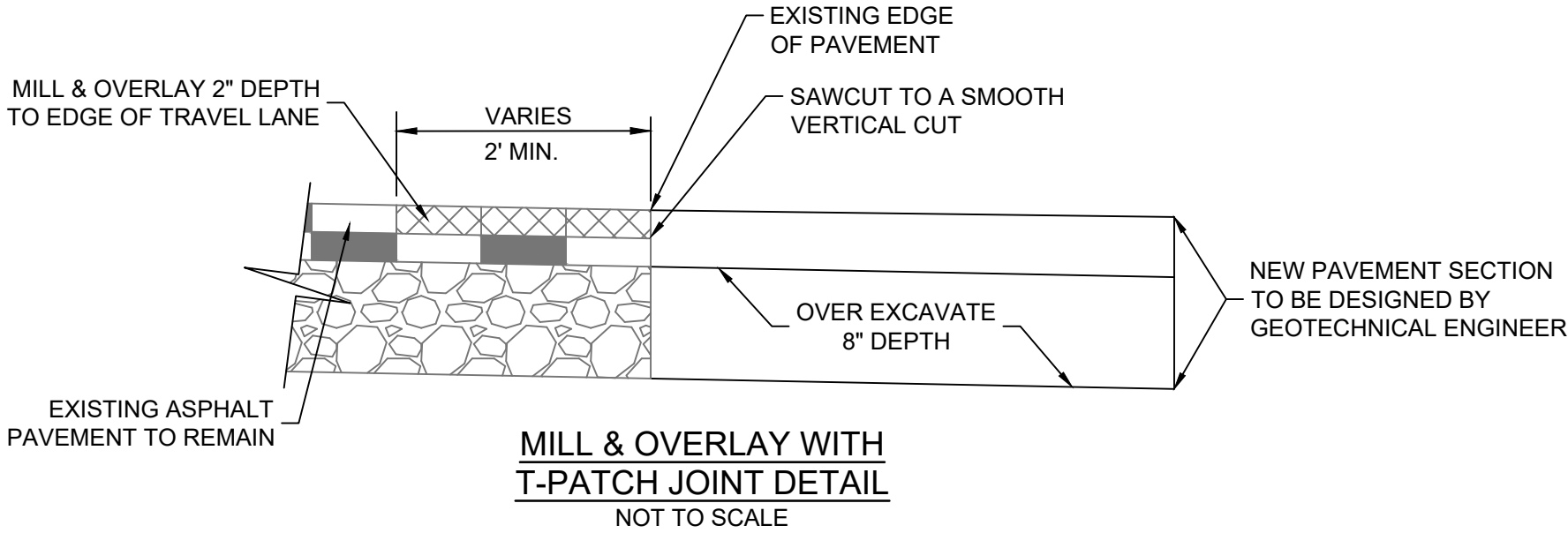
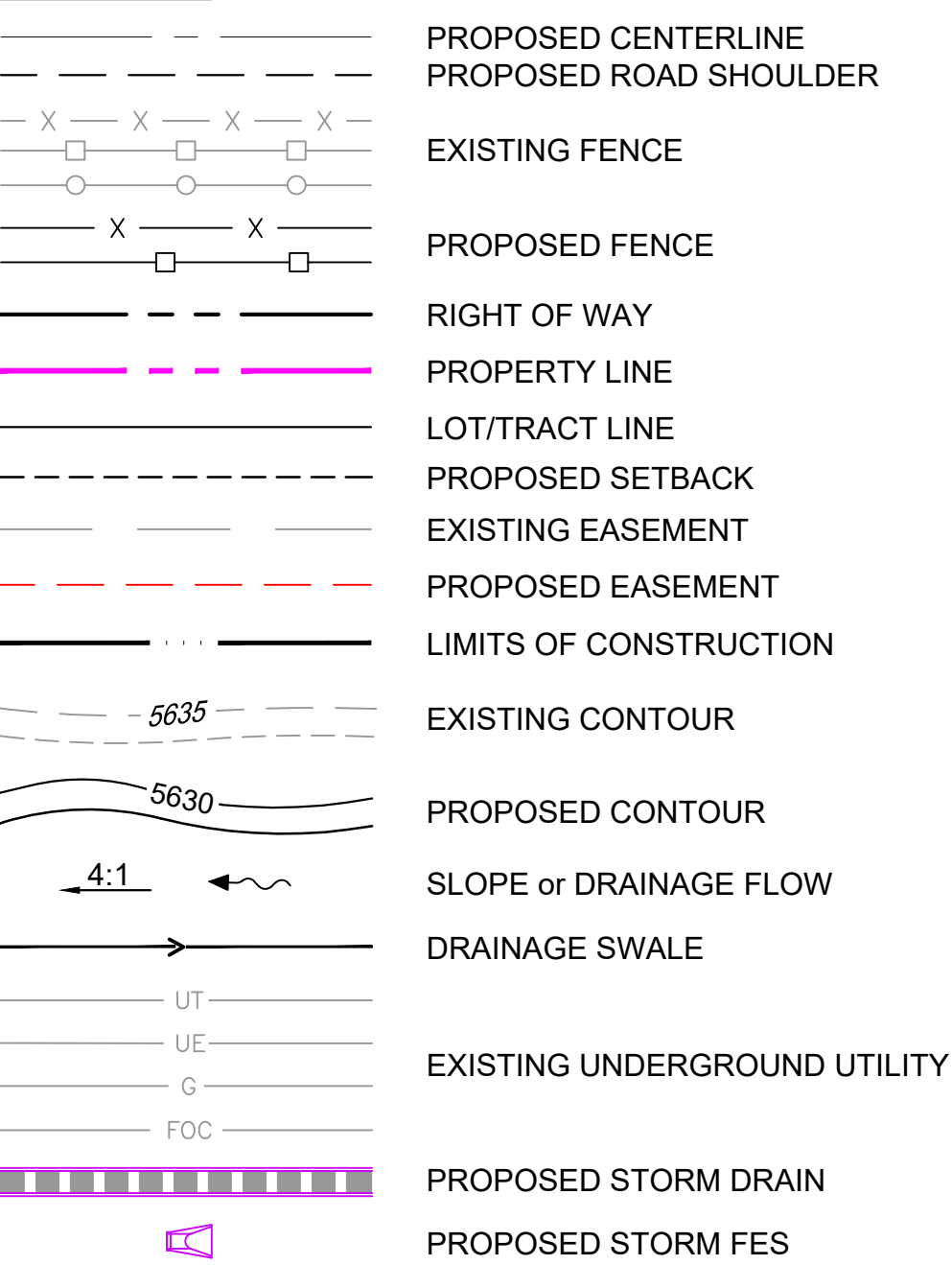


ABBREVIATIONS

AD	ALGEBRAIC DIFFERENCE	OC	ON CENTER
ASSY	ASSEMBLY	O/S	OFFSET
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS	PC	POINT OF CURVATURE
APPROX	APPROXIMATE or APPROXIMATELY	PCC	POINT OF COMPOUND CURVE
AVE	AVENUE	PCD	PLANNING & COMMUNITY DEVELOPMENT
AVG	AVERAGE	PCR	POINT OF CURB RETURN
B/C	BACK OF CURB	PE	POLYETHYLENE or PROFESSIONAL ENGINEER (P.E.)
BL	BASELINE	PIE	PUBLIC IMPROVEMENT EASEMENT
BLVD	BOULEVARD	PGL	PROFILE GRADE LINE
BOT or BTM	BOTTOM	PL or P/L	PROPERTY LINE
BOP	BOTTOM OF PIPE	PR or PROP	PROPOSED
BOV	BLOW OFF ASSEMBLY & VALVE	PRC	POINT OF REVERSE CURVE
BOW	BOTTOM OF WALL	PT	POINT OF TANGENCY
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	PVC	POINT OF VERTICAL CURVE or POLYVINYL CHLORIDE
CFS	CUBIC FEET PER SECOND	PVI	POINT OF VERTICAL INTERSECTION
CEN	CENTER	PVMT	PAVEMENT
CI	CAST IRON	PVT	POINT OF VERTICAL TANGENT
CL	CENTERLINE	R OR RAD	RADIUS
CLR	CLEAR	RC	REVERSE CROWN
CMP	CORRUGATED METAL PIPE	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	RED	REDUCER
CONST	CONSTRUCTION	REF	REFERENCE
CONT	CONTINUOUS	REINF	REINFORCING
COS	COLORADO SPRINGS	REQ	REQUIRED
CPLG	COUPLING	RES	RESIDENTIAL
CRA	CONCRETE REVERSE ANCHOR	REV	REVISION
CTRB	CONCRETE THRUST REACTION BLOCK	ROW	RIGHT-OF-WAY
DEFL	DEFLECTION	RSNT	RESTRAINT
DIA	DIAMETER	RT	RIGHT
DIP	DUCTILE IRON PIPE	SCH	SCHEDULE
DN	DOWN	SD or STM	STORM SEWER
DWG	DRAWING	SHLD	SHOULDER
EA	EACH	SQ	SQUARE
EGL	ENERGY GRADE LINE	ST	STREET
ELEV or EL	ELEVATION	STA	STATION
ELL	ELBOW	STD	STANDARD
EOA	EDGE OF ASPHALT	STL	STEEL
EOP	EDGE OF PAVEMENT	SS OR SAN	SANITARY SEWER
ESMT	EASEMENT	SW OR S/W	SIDEWALK
EW	EACHWAY	TAN	TANGENT
EX or EXIST	EXISTING	TB	THRUST BLOCK
FES	FLARED END SECTION	TBC	TOP BACK OF CURB
FIN	FINISHED	TFC	TOP FACE OF CURB
FL	FLOWLINE	THD	THREADED
FLG	FLANGE	THK	THICKNESS
FH	FIRE HYDRANT	TOB	TOP OF BOX
FT	FOOT / FEET	TOW	TOP OF WALL
FRP	FIBERGLASS REINFORCED PIPE	TYP	TYPICAL
GAL	GALLON	UG	UNDERGROUND
GALV	GALVANIZED	UTIL	UTILITY
GAU	GAUGE (MATERIAL)	VC	VERTICAL CURVE
GPM	GALLONS PER MINUTE	VERT	VERTICAL
GRD BRK	VPI GREAD BREAK	W	WIDTH
GV	GATE VALVE	W/	WITH
GW	GROUNDWATER		
HBP	HOT BITUMINOUS PAVEMENT		
HD	HIGH DEFLECTION		
HGL	HYDRAULIC GRADE LINE		
HP	HIGH POINT		
HORIZ	HORIZONTAL		
HCL	HORIZONTAL CONTROL LINE		
HR	HOURL		
HYD	HYDRANT		
INV	INVERT		
K	VERTICAL CURVE FACTOR		
LBS	POUNDS		
LF	LINEAR FEET		
LN	LANE		
LP	LOW POINT		
LS	LANDSCAPING		
LT	LEFT		
MAX	MAXIMUM		
MFGR	MANUFACTURER		
MH	MANHOLE		
MID	MIDDLE or MIDPOINT		
MIN	MINIMUM		
MJ	MECHANICAL JOINT		
MSL	MEAN SEA LEVEL		
NC	NORMAL CROWN		
NIC	NOT IN CONTRACT		
NO	NUMBER		
NOM	NOMINAL		
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM		
NTS	NOT TO SCALE		

- NOTES:
- HS-20 REFERS TO AASHTO DESIGN CRITERIA THAT CONSISTS OF TRUCK AXLE LOADING OF 32,000 LBS, OR 16,000 LBS PER WHEEL LOAD, FOR A TRUCK THAT HAS MORE THAN TWO LOADED AXLES.

LEGEND



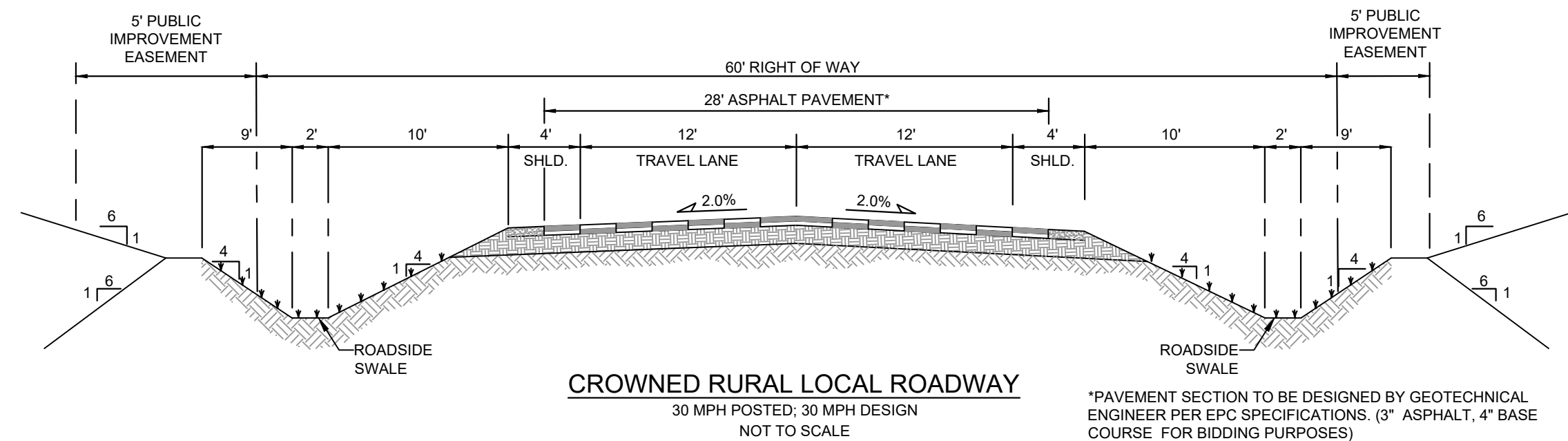
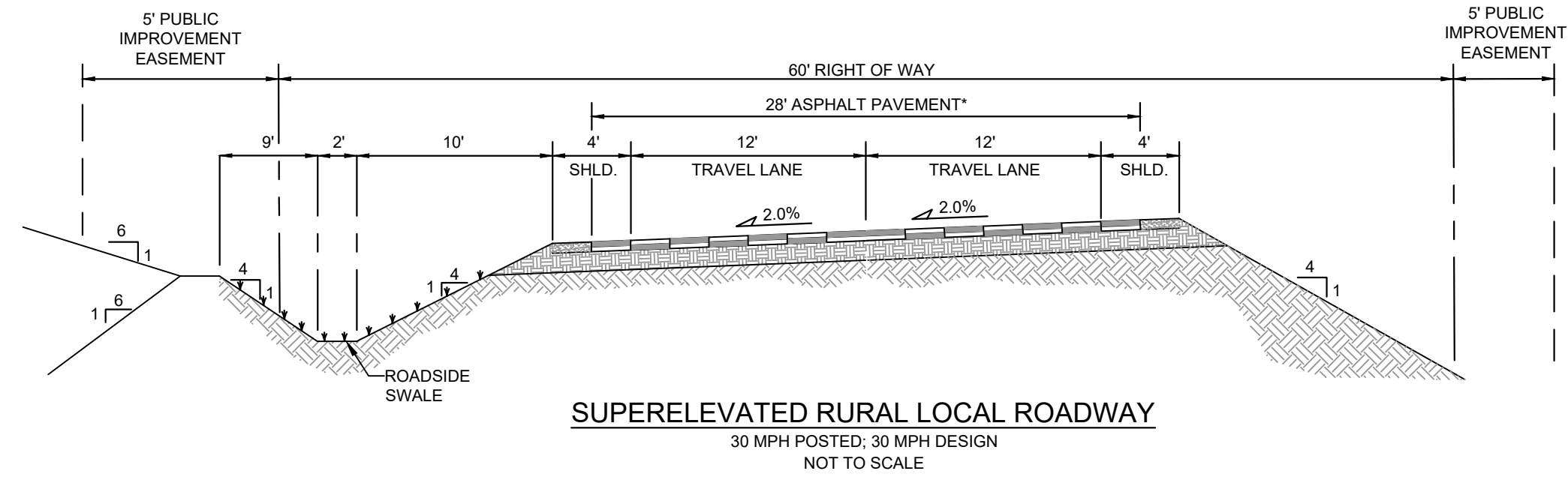
PERMANENT CONTROL MEASURE INFORMATION

REPORT CONTAINING PCM DESIGN CALCULATIONS:	SKYE VISTA FINAL DRAINAGE REPORT
PARCEL NUMBER:	TAX SCHEDULE NUMBER 6100000485
GEC/STORMWATER QC PLAN:	SKYE VISTA GRADING & EROSION CONTROL PLANS
LANDSCAPING PLAN:	SKYE VISTA FINAL LANDSCAPE PLANS
FLOODPLAIN:	THIS SITE IS NOT LOCATED WITHIN A REGULATORY FLOODPLAIN ZONE (FIRM 08041C0305G, 12/7/18)
FUNCTIONAL MAINTENANCE OF PCM:	HOMEOWNER'S ASSOCIATION
AESTHETIC MAINTENANCE OF PCM:	HOMEOWNER'S ASSOCIATION
WQCV WATER SURFACE ELEVATION:	7602.16
EURV WATER SURFACE ELEVATION:	7602.93
100-YR WATER SURFACE ELEVATION:	7604.50

OPINION OF PROBABLE EROSION CONTROL COSTS

1.	DETENTION POND GRADING	\$35,000.00
2.	TRICKLE CHANNEL	\$56,250.00
3.	OUTLET STRUCTURE	\$40,000.00
4.	EMERGENCY SPILLWAY	\$5,000.00
5.	RIPRAP RUNDOWNS	\$30,000.00
		\$166,250.00
10% CONTINGENCY	=	\$16,625.00
TOTAL	=	\$182,875.00

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.



PCD FILE # XXXXXX

REFERENCE DRAWINGS				
X-1676-SKYVISTA-TITLE-CD_22X34				
X-1676-SKYVISTA-PR-SITE				
X-1676-SKYVISTA-EX-SITE				
X-1676-SKYVISTA-EX-MAP				
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COMPUTER FILE MANAGEMENT				
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SEAL  
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FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 24.1676.001

SKYE VISTA				
EL PASO COUNTY, COLORADO				
CONSTRUCTION DOCUMENTS				
DETAILS				
DESIGNED BY:	LCB	SCALE	DATE ISSUED:	NOVEMBER 2024
DRAWN BY:	LCB	HORIZ	N/A	
CHECKED BY:	NMS	VERT.	N/A	
		SHEET	3	OF 25
DRAWING No.	DT01			



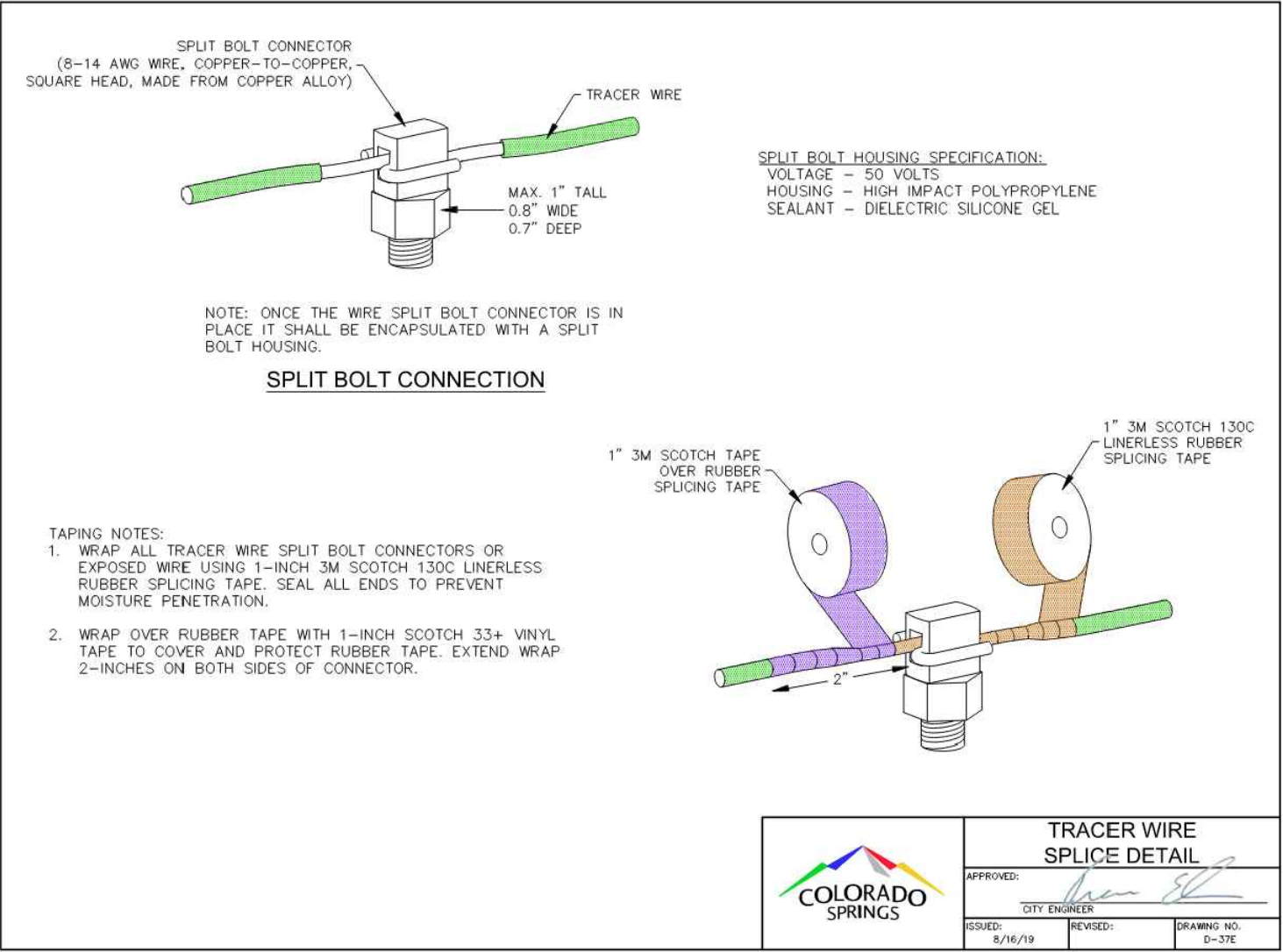
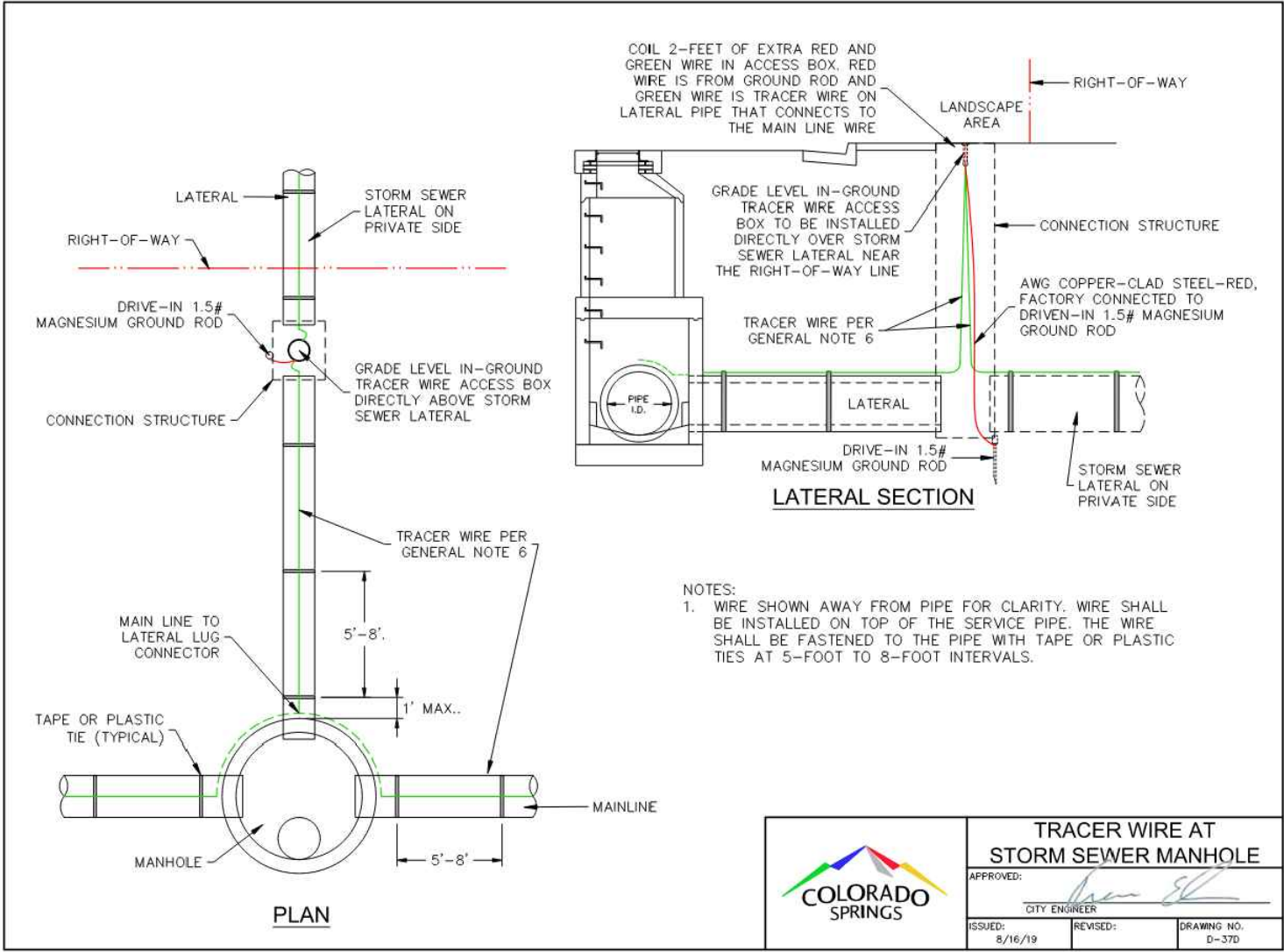
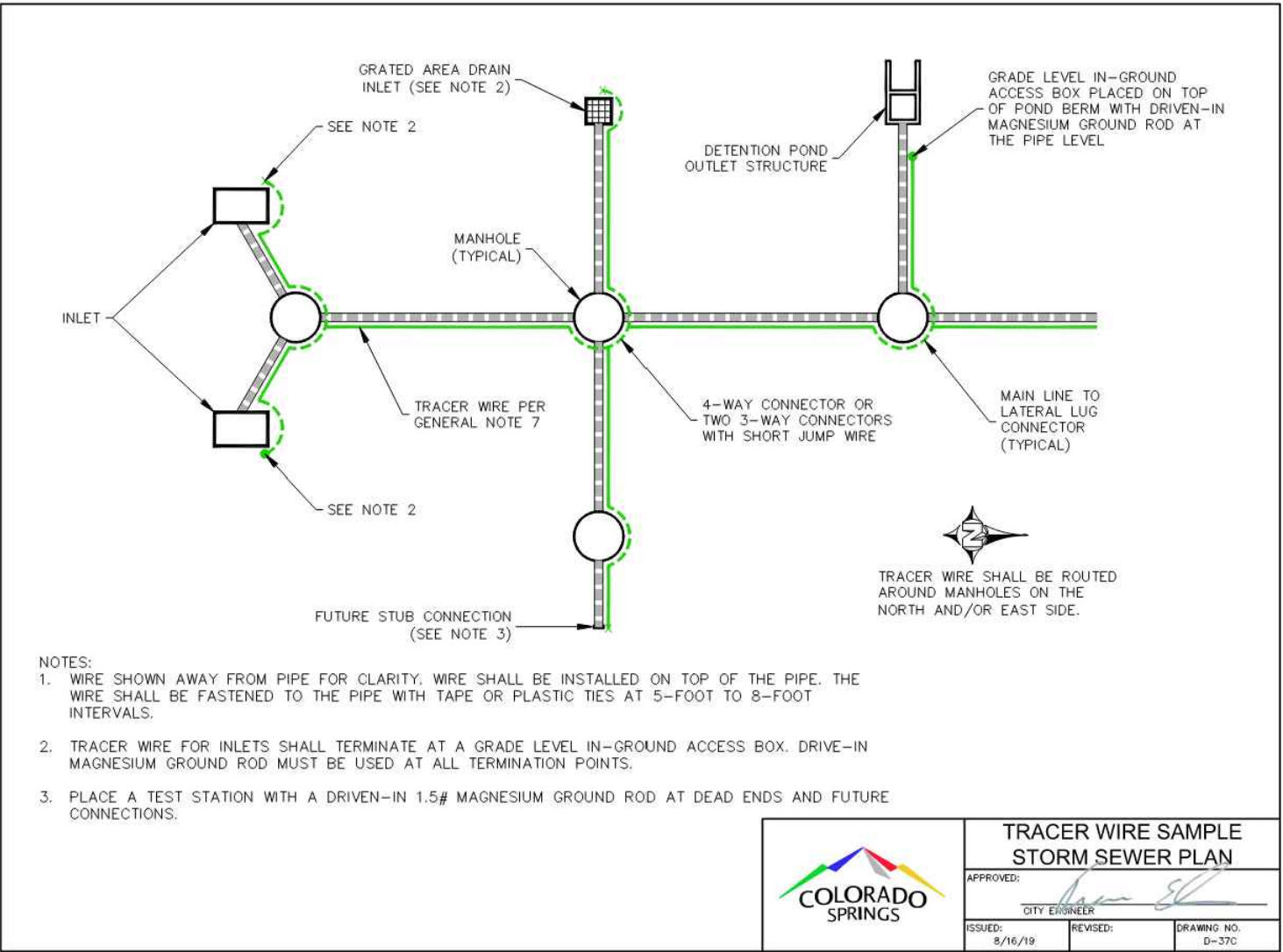
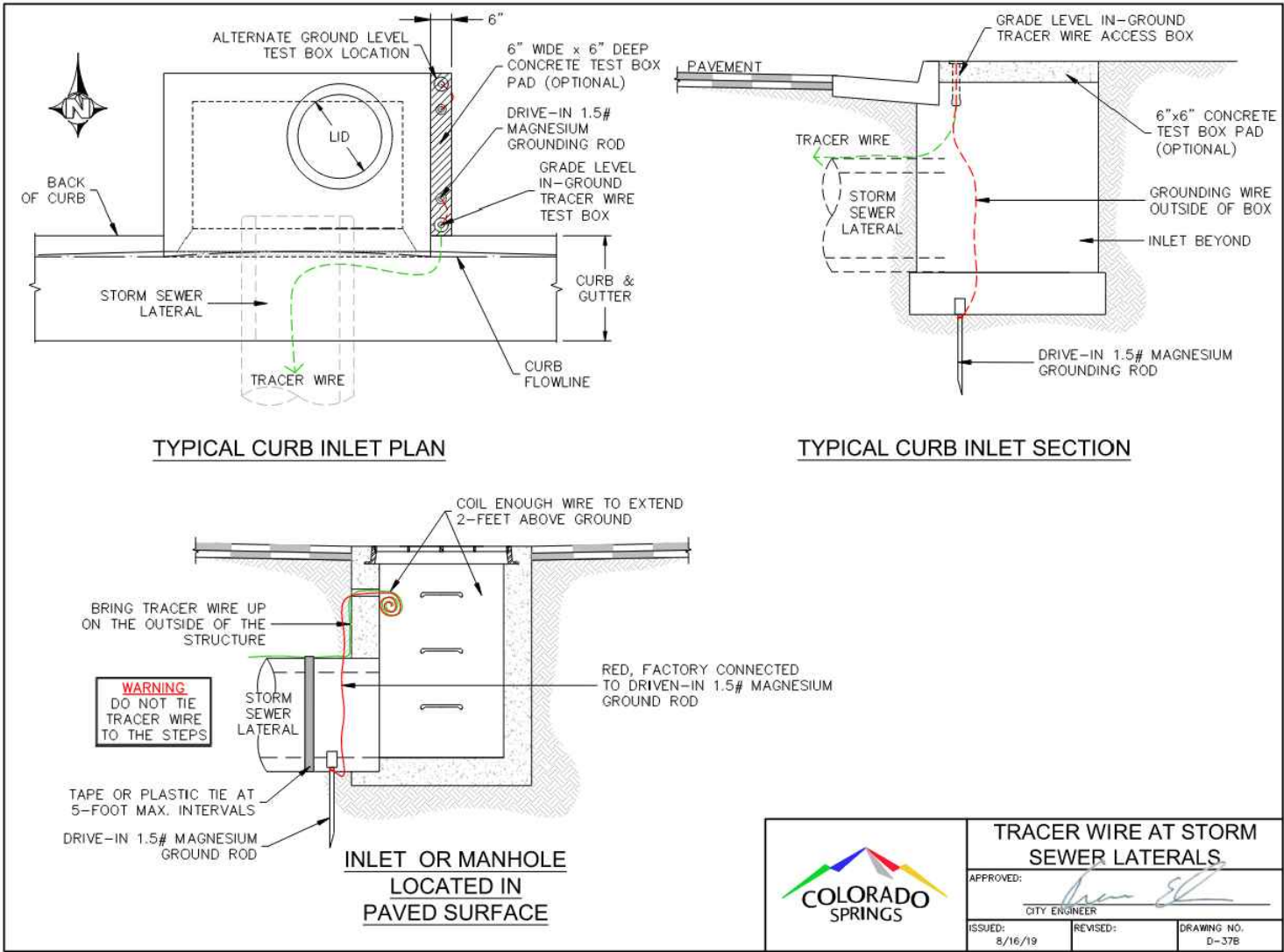


TRACER WIRE GENERAL NOTES

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

TRACER WIRE TERMINATION/ACCESS NOTES

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



PCD FILE # XXXXXX

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PREPARED BY:



SEAL

**PRELIMINARY**

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FOR AND ON BEHALF OF  
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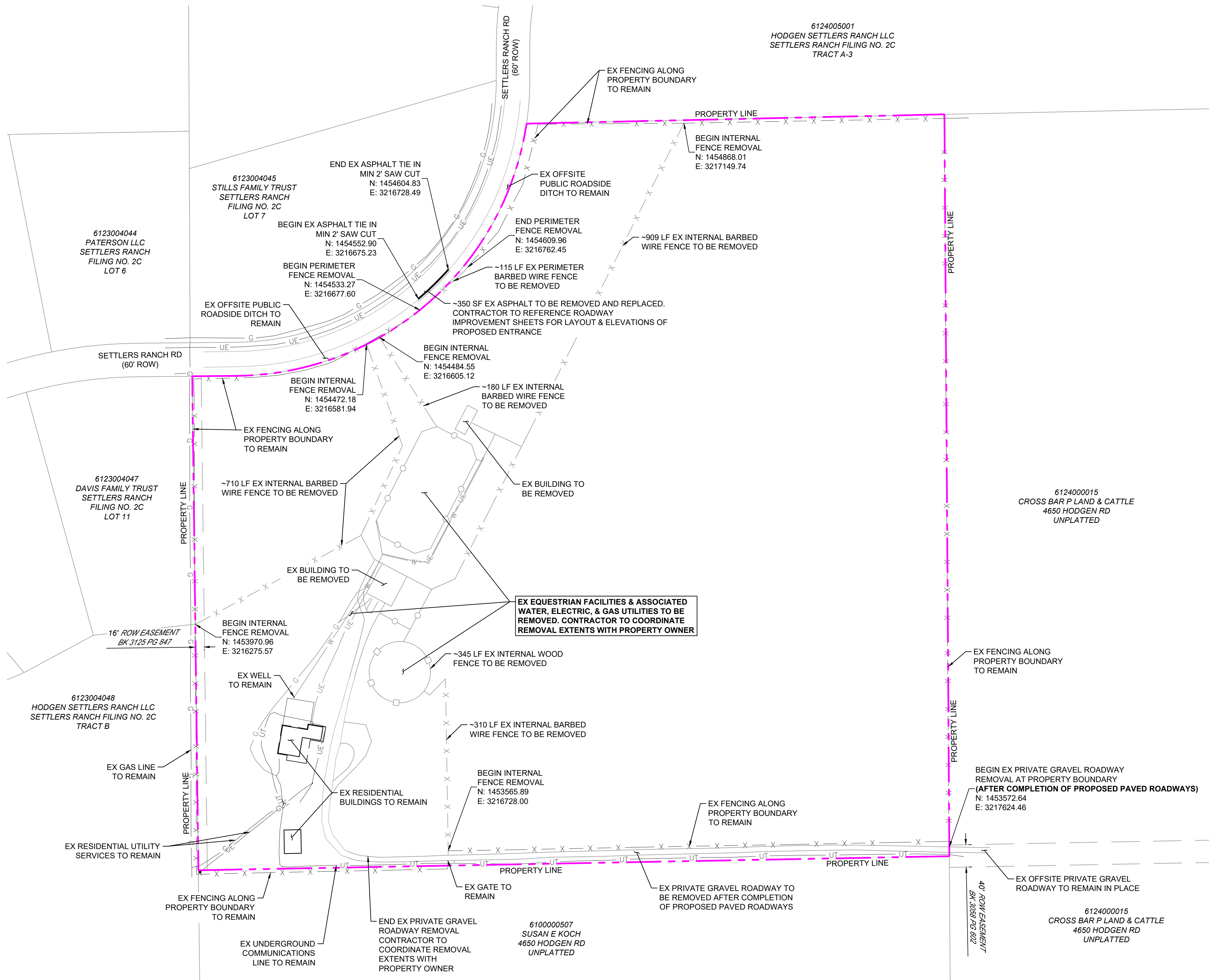
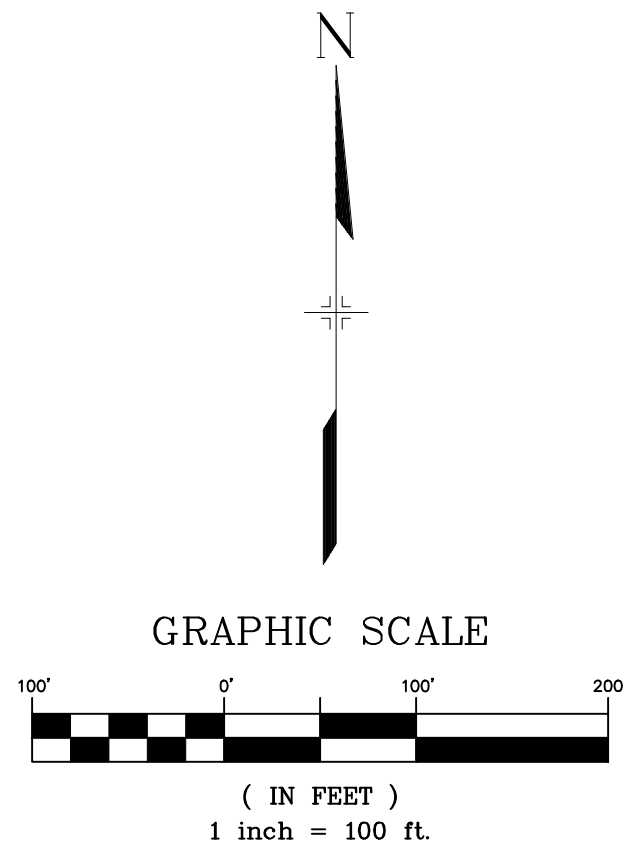
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DRAWN BY:	LCB	HORIZ	N/A
CHECKED BY:	NMS	VERT.	N/A
SHEET		4 OF 25	
DRAWING No.		DT02	





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.



NOTES:

- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING FEATURES. CONTRACTOR TO CONTACT DESIGN ENGINEER IF FIELD CONDITIONS DIFFER FROM THIS PLAN.
- ALL EXISTING IMPROVEMENTS SHOWN ON THIS PLAN, IF NOT DESIGNATED TO BE REMOVED, SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ENGINEER OR PROPERTY OWNER; OTHERWISE, SAVE AND PROTECT AS NECESSARY DURING ALL CONSTRUCTION ACTIVITIES. ANY DAMAGE TO EXISTING ITEMS SHALL BE REPAIRED/REPLACED AT NO EXPENSE TO THE OWNER, AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1. SAFE EXCAVATION LIMITS FOR SLOPE STABILITY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- PROPERTY PERIMETER FENCING TO REMAIN IN PLACE UNLESS OTHERWISE NOTED, CONTRACTOR TO COORDINATE WITH PROPERTY OWNER IF FURTHER FENCE REMOVAL IS REQUIRED. FENCE TO BE REMOVED SHALL BE TO NEXT FULL FENCE PANEL.
- ALL ELECTRICAL DEMOLITION TO BE COORDINATED WITH MOUNTAIN VIEW ELECTRIC ASSOCIATION & PROPERTY OWNER.
- ALL GAS DEMOLITION TO BE COORDINATED WITH BLACK HILLS ENERGY & PROPERTY OWNER.
- ALL CONCRETE, ASPHALT, BUILDING DEBRIS, ETC. NOTED TO BE DEMOLISHED AND REMOVED SHALL BE DISPOSED OF PROPERLY.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS, FENCING AND SAFETY DEVICES NEEDED TO INSURE THE SAFETY AND WELFARE OF THE PUBLIC DURING CONSTRUCTION.

PCD FILE # XXXXXX

REFERENCE DRAWINGS			
X:1676-SKYSTA-TITLE-CD_22X34			
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REVISIONS			
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PLOT DATE: 11/26/2024 3:53 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

BENCHMARK
FIMS MONUMENT F 56 IS A 3.25 ALUMINUM CAP STAMPED "MKD 56" IN RANGE BOX, ON THE EAST SIDE OF ROLLER COASTER RD AND SOUTH OF MOUNTAIN PINE LANE. ELEVATION WAS ESTABLISHED BY GPS OBSERVATION (GEOID 18) AND IS REFERENCED TO NAVD88 (US SURVEY FEET) WITH AN ELEVATION OF 7318.85. COORDINATE SYSTEM: NAD83, COLORADO STATE PLANE, CENTRAL ZONE, US SURVEY FEET.
BASIS OF BEARING
THE BEARINGS SHOWN HEREON AND BASED ON GPS OBSERVATIONS AND REFERENCED THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED AT THE EAST QUARTER CORNER OF SAID SECTION BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "LS 9477" AND MONUMENTED AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION BY A NO. 5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 9477", AS BEARING OF SOUTH 00°22'42" EAST, A DISTANCE OF 1,327.85 FEET.

SEAL
<div>PRELIMINARY</div> <div>THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE</div>
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 24.1676.001

SKYE VISTA			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
DEMOLITION PLAN			
DESIGNED BY: LCB	SCALE: 1" = 100'	DATE ISSUED: NOVEMBER 2024	DRAWING No. DM01
DRAWN BY: LCB	HORIZ. 1" = 100'		
CHECKED BY: NMS	VERT. N/A	SHEET 5 OF 25	





Know what's below.  
Call before you dig.

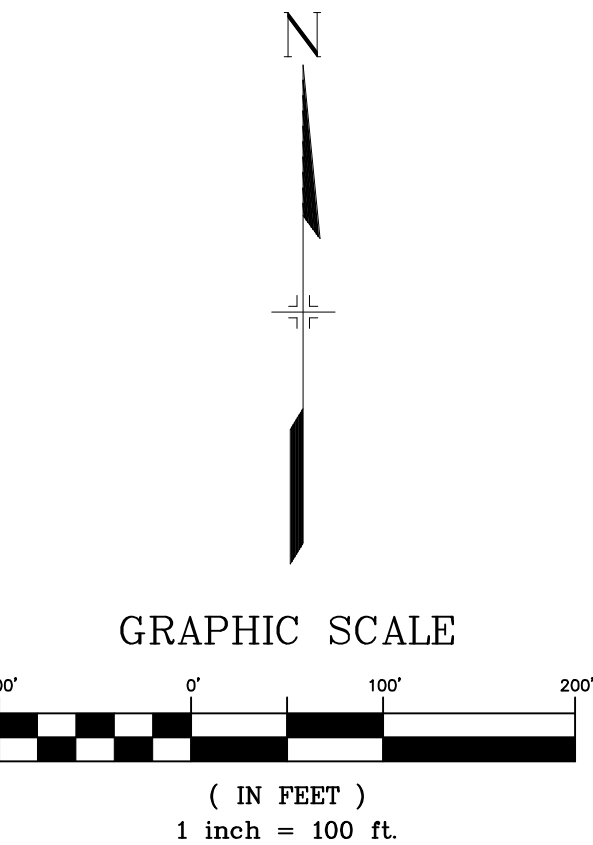
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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

LEGEND

- PROPOSED CENTERLINE  
SIGHT TRIANGLE (280 FT)  
PROPOSED ROAD SHOULDER  
EXISTING FENCE  
RIGHT OF WAY  
PROPERTY LINE  
LOT/TRACT LINE  
PROPOSED SETBACK  
EXISTING EASEMENT  
PROPOSED EASEMENT  
DRAINAGE SWALE  
EXISTING UNDERGROUND UTILITY  
PROPOSED STORM DRAIN  
PROPOSED STORM FES  
PROPOSED ASPHALT PAVEMENT

SITE INFORMATION:

ZONE: RR 2.5  
MIN. LOT SIZE: 2.5 AC.  
MIN LOT WIDTH: 200'  
FRONT SETBACK: 25'  
REAR SETBACK: 25'  
SIDE SETBACK: 15'  
MINIMUM FLAG WIDTH: 30'  
ROW WIDTH: 60'  
MAX BUILDING HEIGHT: 30'  
LANDSCAPE SETBACK: 10' ALL SIDES (NOT SHOWN)



NOTES:

- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING FEATURES. CONTRACTOR TO CONTACT DESIGN ENGINEER IF FIELD CONDITIONS DIFFER FROM THIS PLAN.
- MAILBOX KIOSK TO BE LOCATED OFFSITE, APPROXIMATELY 3,000 FT WEST OF THE SKYE VISTA DEVELOPMENT, ALONG SETTLERS RANCH ROAD WITH THE EXISTING MAIL KIOSKS FOR SETTLERS RANCH DEVELOPMENT.
- SKYE VISTA HOA TO BE RESPONSIBLE FOR MAINTENANCE OF TRACTS.
- PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS.

PCD FILE # XXXXXX

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REVISIONS			
COMPUTER FILE MANAGEMENT			
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BENCHMARK FIMS MONUMENT F 56 IS A 3.25 ALUMINUM CAP STAMPED "MKD 56" IN RANGE BOX, ON THE EAST SIDE OF ROLLER COASTER RD AND SOUTH OF MOUNTAIN PINE LANE. ELEVATION WAS ESTABLISHED BY GPS OBSERVATION (GEOID 18) AND IS REFERENCED TO NAVD88 (US SURVEY FEET) WITH AND ELEVATION OF 7318.85. COORDINATE SYSTEM: NAD83, COLORADO SATE PLANE, CENTRAL ZONE, US SURVEY FEET.	
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PREPARED BY:

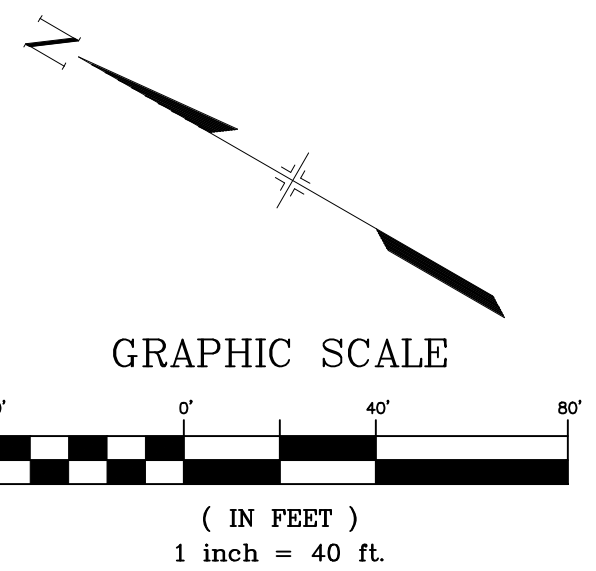
SEAL

**PRELIMINARY**  
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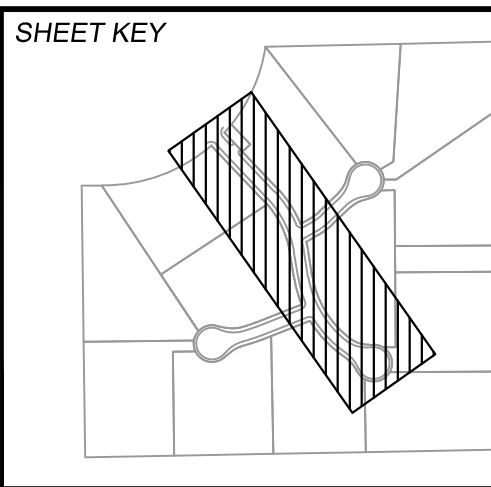
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1676.001

SKYE VISTA			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
SITE PLAN			
DESIGNED BY:	LCB	SCALE	DATE ISSUED: NOVEMBER 2024
DRAWN BY:	LCB	HORIZ 1" = 100'	DRAWING No.
CHECKED BY:	NMS	VERT. N/A	SHEET 6 OF 25
			SP01





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**BENCHMARK**

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PREPARED BY:

 **Matrix**

SEAL

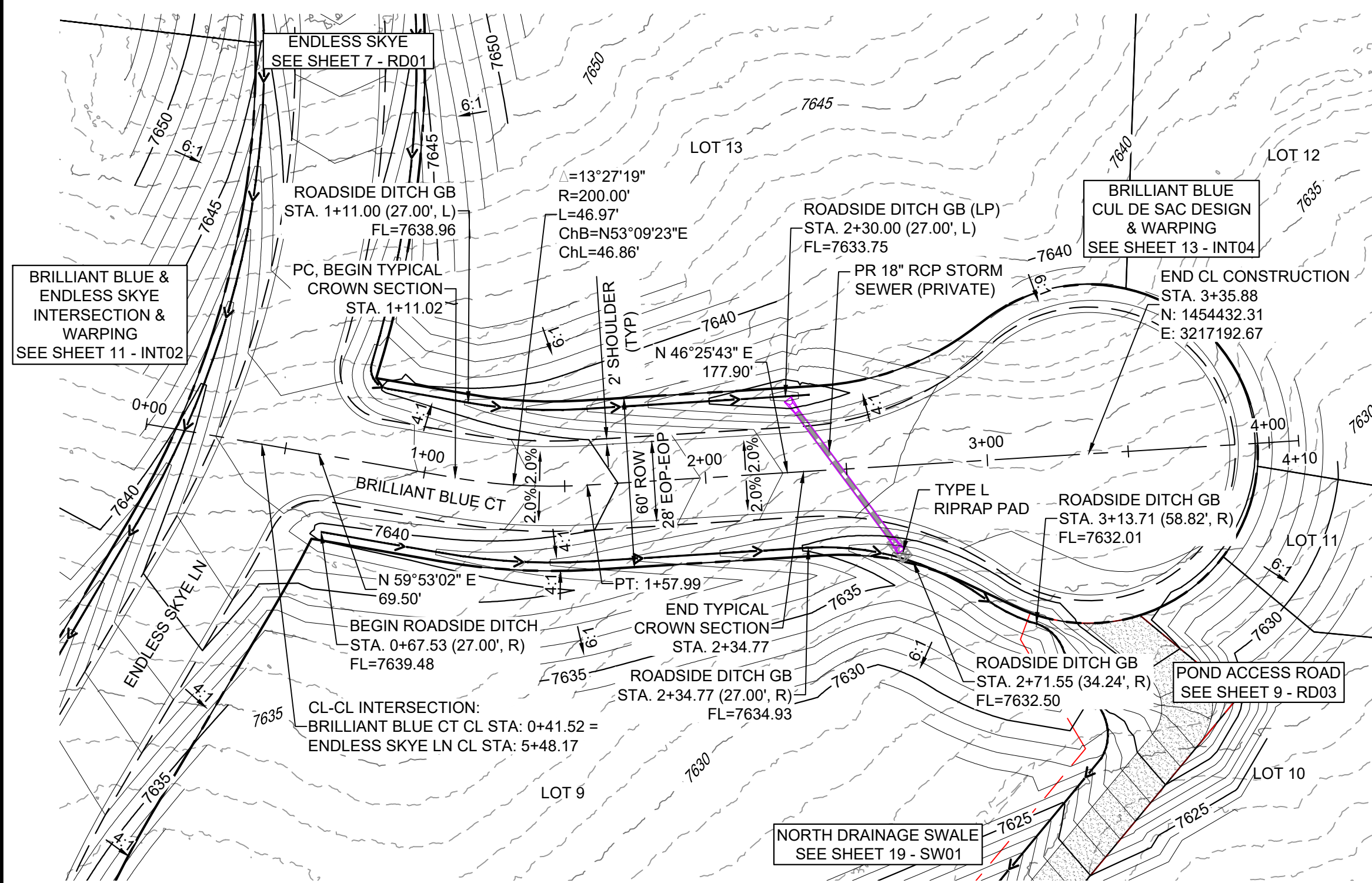
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IS SUBJECT TO CHANGE

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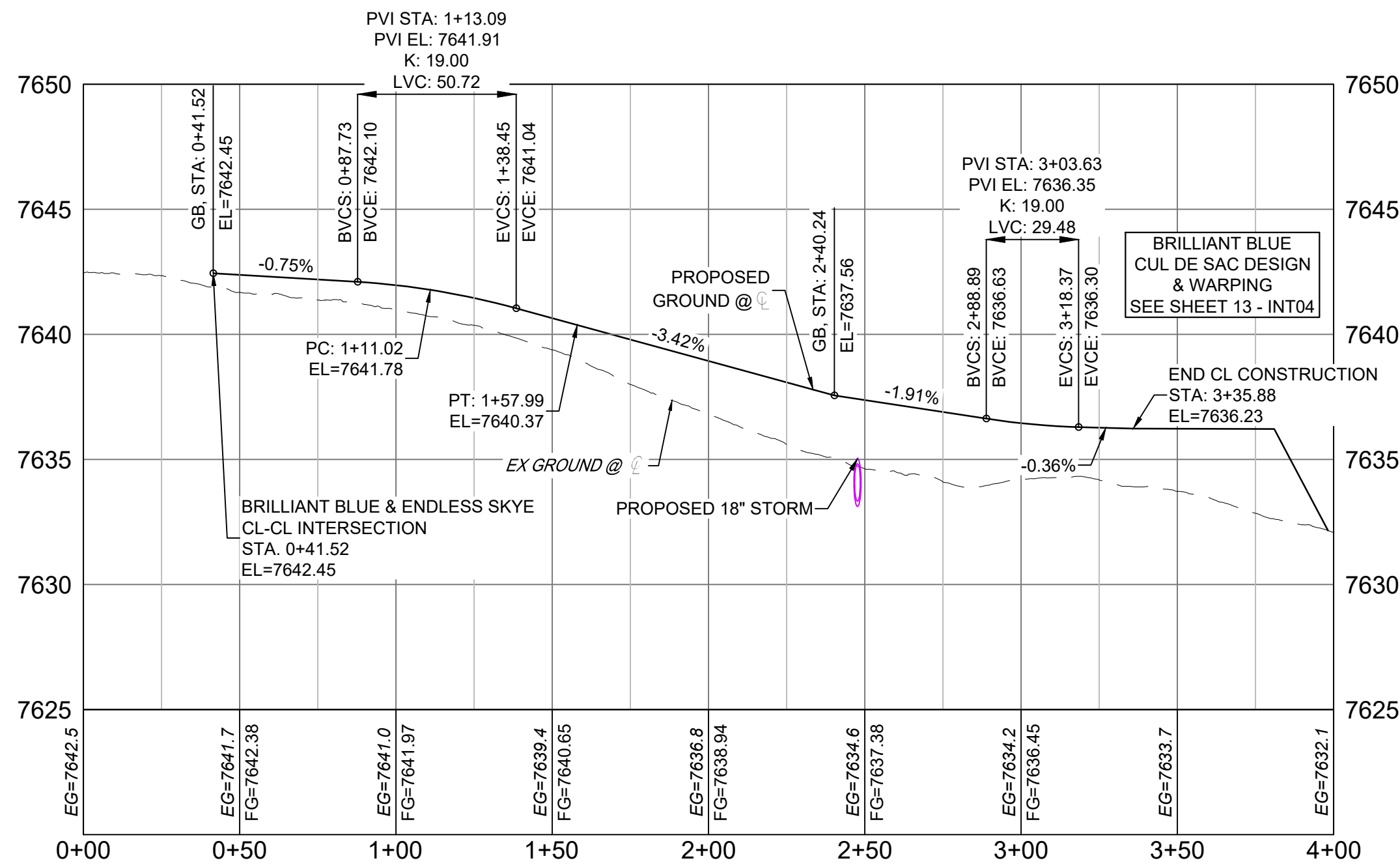
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1676.001

<h1 style="text-align: center;">SKYE VISTA</h1>				
<h2 style="text-align: center;">EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS</h2>				
<h3 style="text-align: center;">ROADWAY PLAN &amp; PROFILE</h3>				
DESIGNED BY:	LCB	SCALE	DATE ISSUED:	NOVEMBER 2024
DRAWN BY:	LCB	HORIZ. 1" = 40'		
CHECKED BY:	NMS	VERT. 1" = 5'	SHEET	7 OF 25
				DRAWING No. RD01



Know what's below.  
Call before you dig.

BRILLIANT BLUE COURT PLAN (RURAL LOCAL - 60' ROW)



BRILLIANT BLUE COURT ROADWAY PROFILE (30 MPH)

SCALE: (H) 1" = 40' (V) 1" = 5'

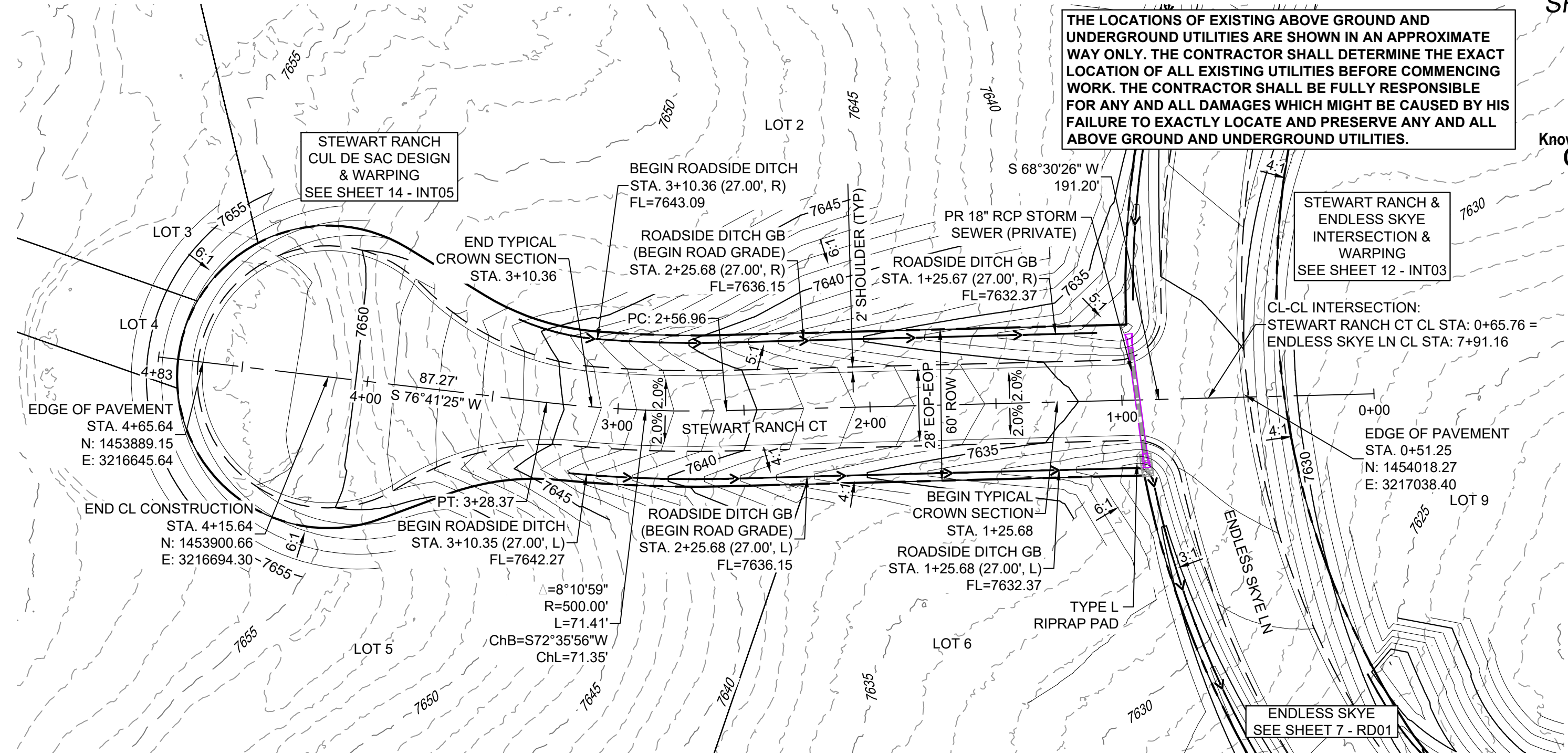
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GRAPHIC SCALE

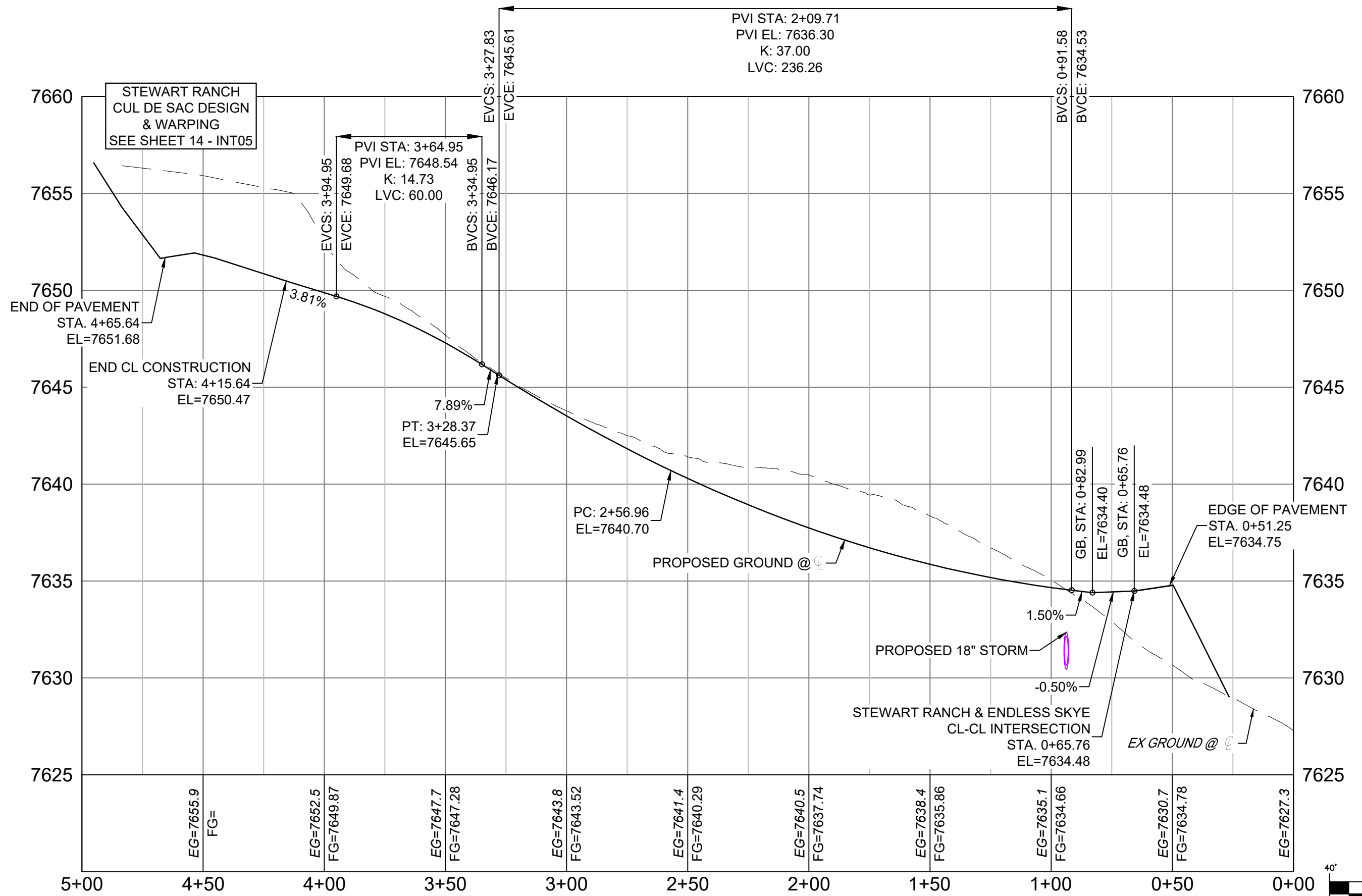
( IN FEET )  
1 inch = 40 ft.

## NOTES:

- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING FEATURES. CONTRACTOR TO CONTACT DESIGN ENGINEER IF FIELD CONDITIONS DIFFER FROM THIS PLAN.
- ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
- SPOT ELEVATIONS REFERENCE CENTERLINE AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.



STEWART RANCH COURT PLAN (RURAL LOCAL - 60' ROW)



STEWART RANCH COURT ROADWAY PROFILE (30 MPH)

SCALE: (H) 1" = 40' (V) 1" = 5'

START STA: 0+00.00, END STA: 5+00.00

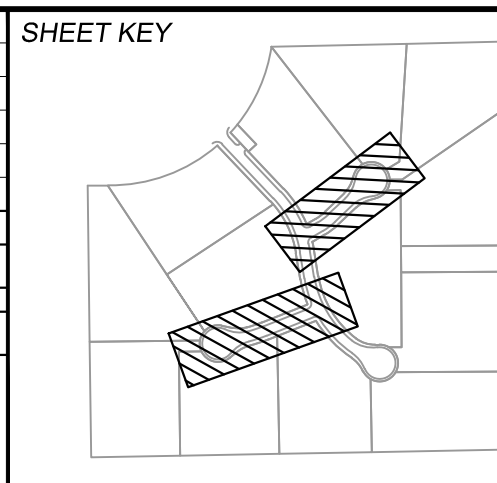
NOTE: PROFILE VIEW  
IS RIGHT TO LEFT

GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.

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REVISIONS			
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## BENCHMARK

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PREPARED BY:



SEAL

## PRELIMINARY

THIS DRAWING HAS NOT  
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GOVERNING AGENCIES AND  
IS SUBJECT TO CHANGE

## SKYE VISTA

EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS

## ROADWAY PLAN &amp; PROFILE

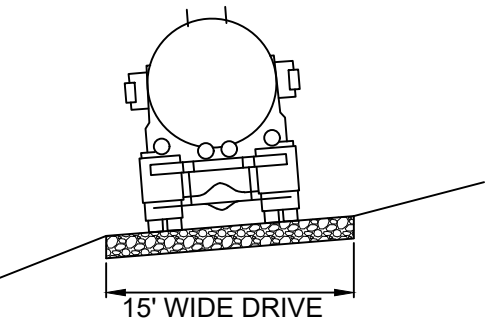
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CHECKED BY:	NMS	HORIZ. 1" = 40'	8	OF 25	RD02
		VERT. 1" = 5'			





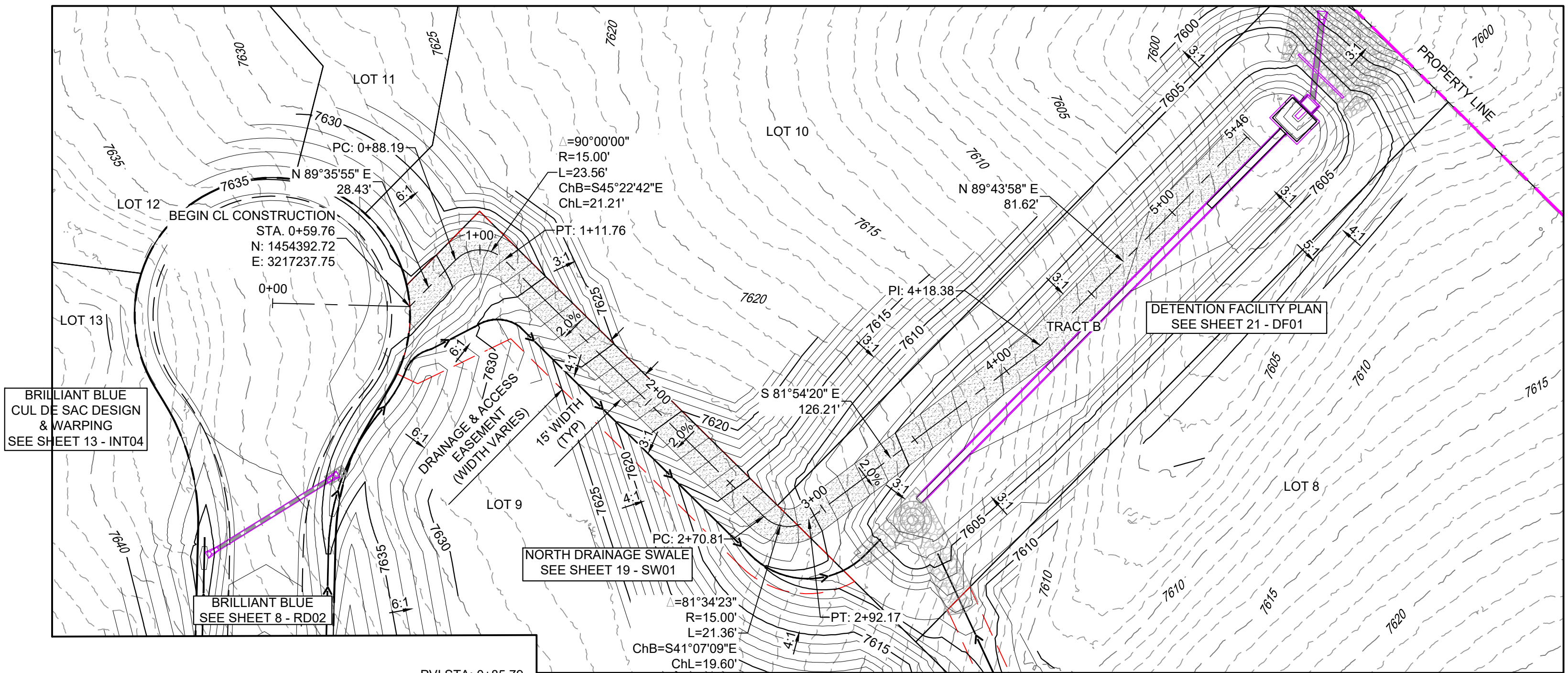
Know what's below.  
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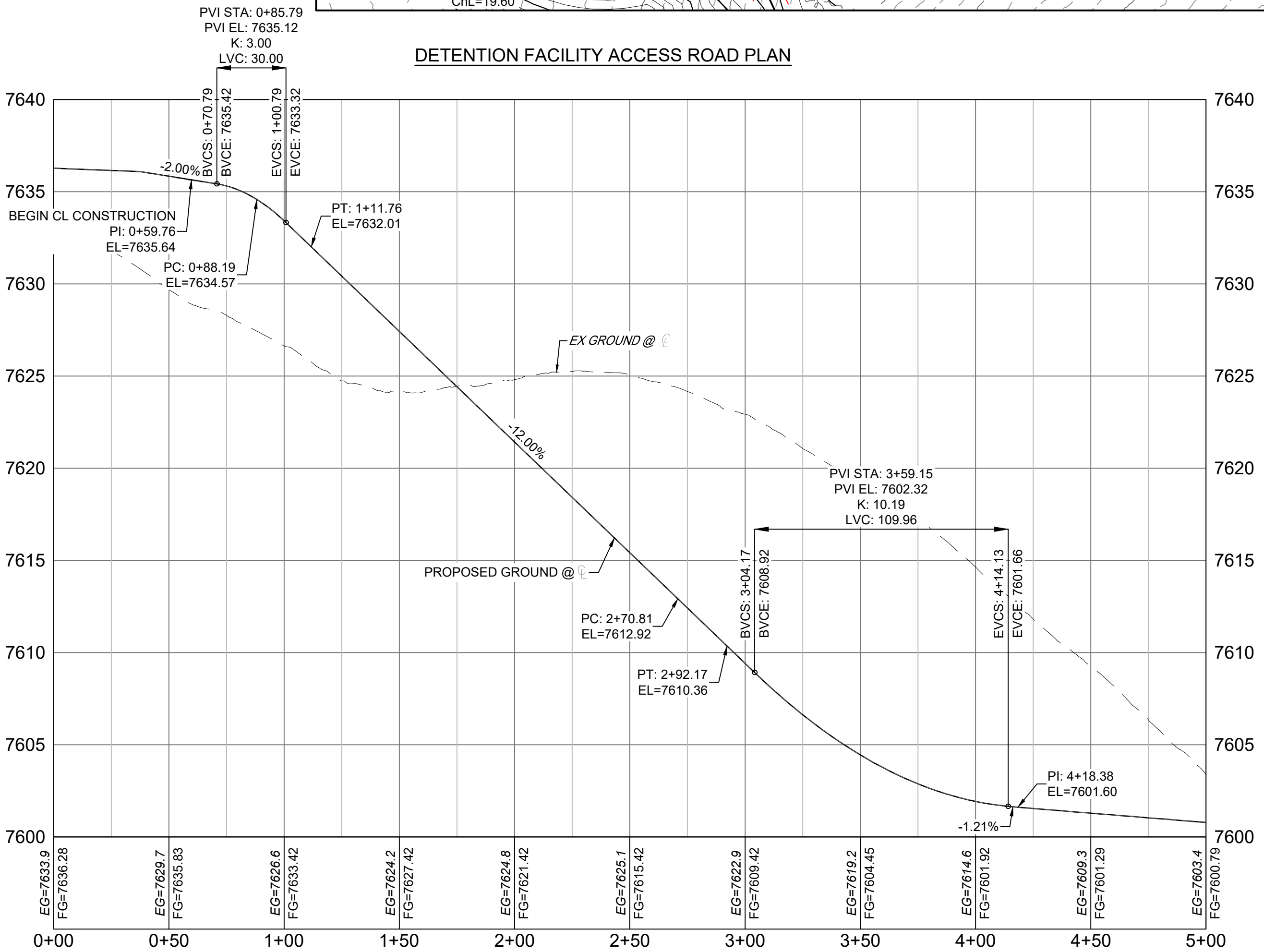


18" DEEP CLASS VI MATERIAL  
(HS-20 LOADING)

TYPICAL ACCESS ROAD  
NOT TO SCALE



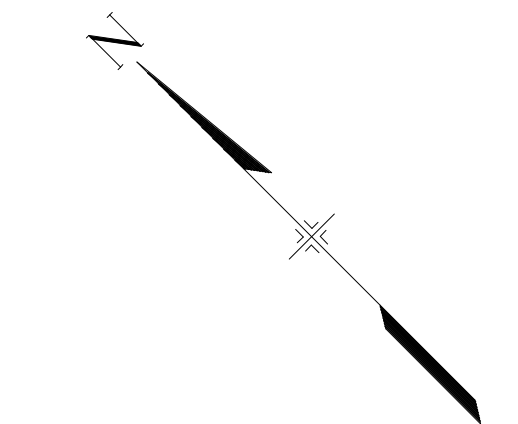
DETENTION FACILITY ACCESS ROAD PLAN



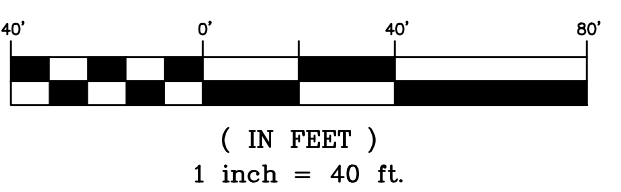
DETENTION FACILITY ACCESS ROAD PROFILE  
SCALE: (H) 1" = 40' (V) 1" = 5'  
START STA: 0+00.00, END STA: 5+00.00

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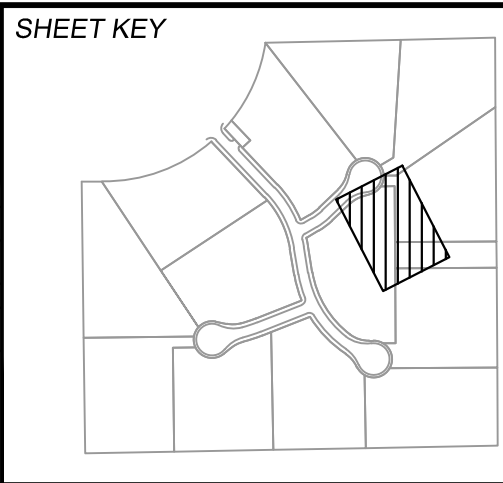


GRAPHIC SCALE



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REVISIONS			
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CTB FILE: Matrix.ctb			
PLOT DATE: 11/26/2024 3:54 PM			
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SEAL

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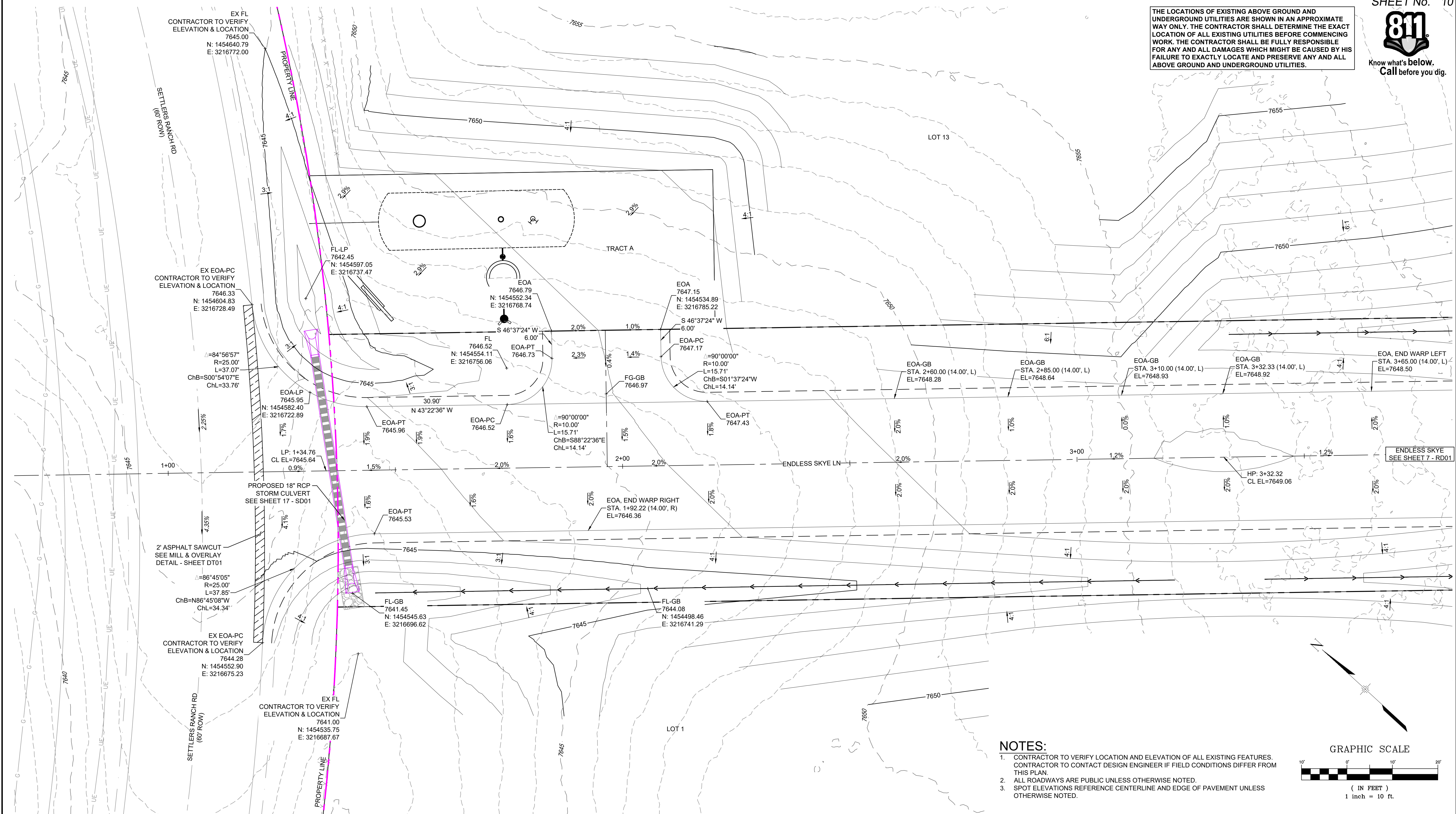
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1676.001

SKYE VISTA			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
DF ACCESS ROAD PLAN & PROFILE			
DESIGNED BY:	LCB	SCALE	DATE ISSUED: NOVEMBER 2024
CHECKED BY:	NMS	HORIZ 1" = 40'	DRAWING No. RD03
		VERT. 1" = 5'	SHEET 9 OF 25



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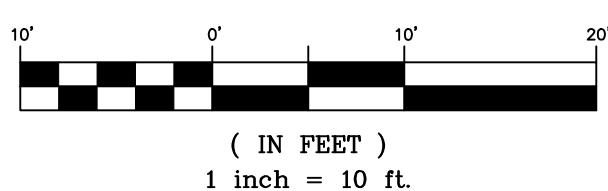


ENDLESS SKYE &amp; SETTLERS RANCH INTERSECTION PLAN

## NOTES:

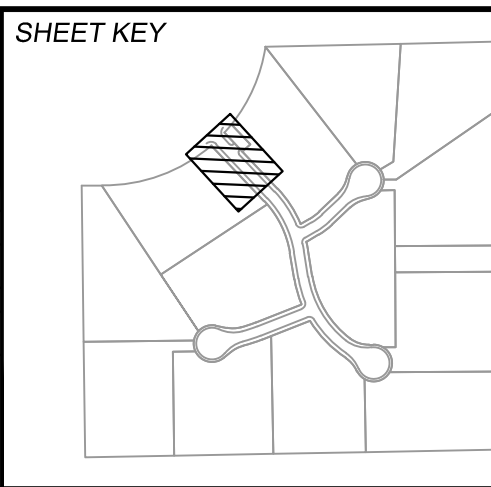
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## GRAPHIC SCALE



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PREPARED BY:



## SEAL

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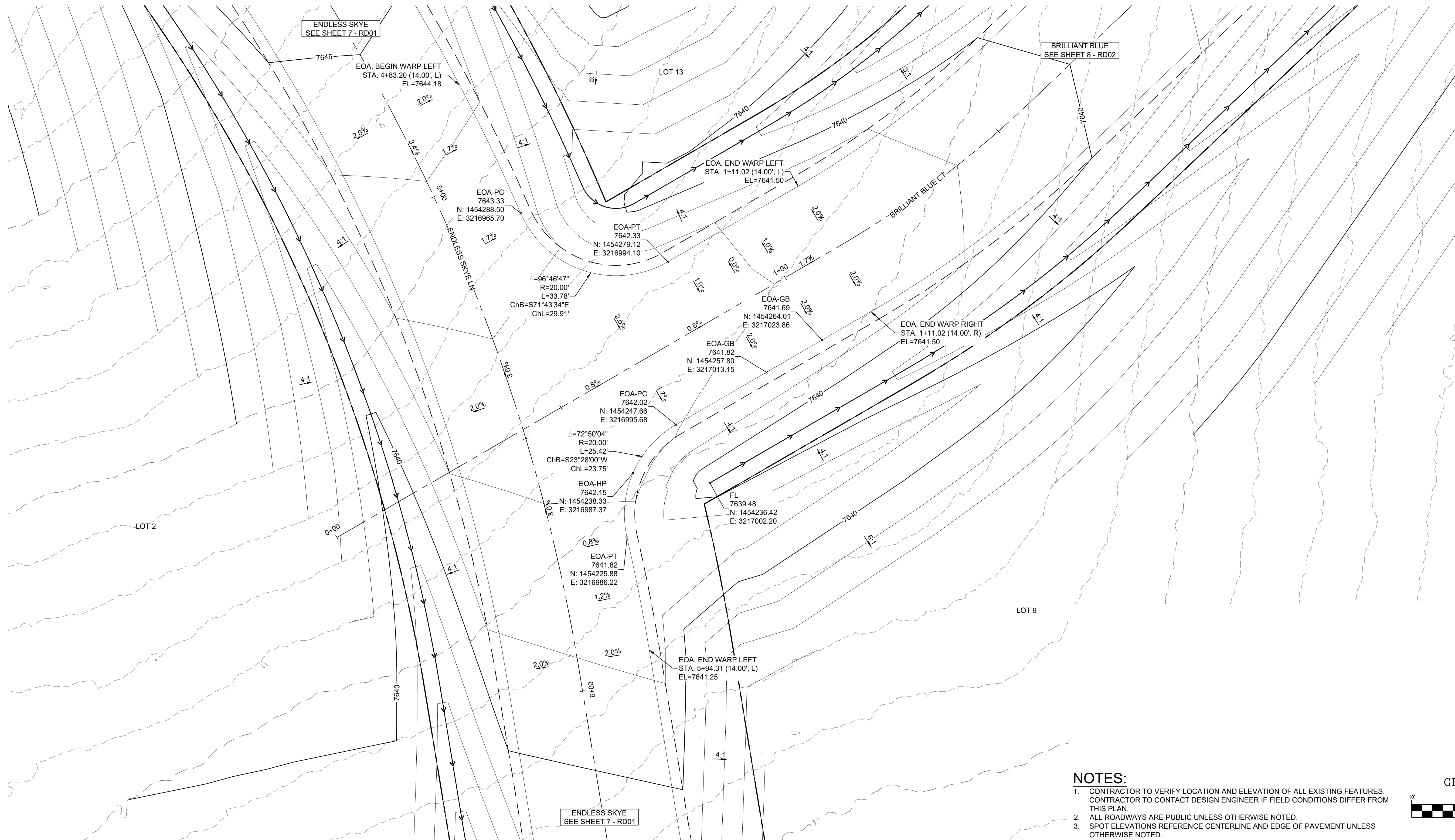
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PROJECT No. 24.1676.001

SKYE VISTA			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
INTERSECTION PLANS			
DESIGNED BY:	LCB	SCALE	DATE ISSUED:
DRAWN BY:	LCB	HORIZ 1" = 10'	NOVEMBER 2024
CHECKED BY:	NMS	VERT. N/A	SHEET 10 OF 25
			DRAWING No. INT01



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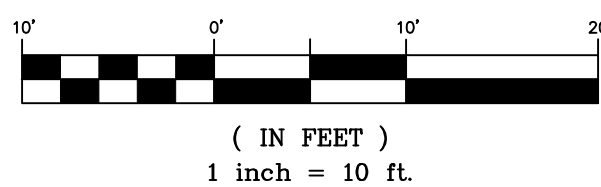


ENDLESS SKYE &amp; BRILLIANT BLUE INTERSECTION PLAN

## NOTES:

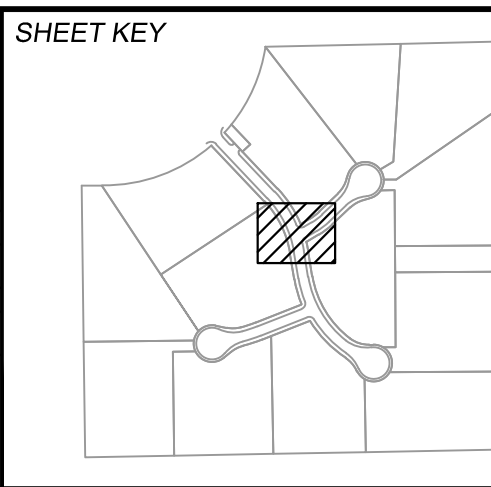
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## GRAPHIC SCALE



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REVISIONS			
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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



## BENCHMARK

FIMS MONUMENT F 56 IS A 3.25 ALUMINUM CAP STAMPED "MKD 56" IN RANGE BOX, ON THE EAST SIDE OF ROLLER COASTER RD AND SOUTH OF MOUNTAIN PINE LANE. ELEVATION WAS ESTABLISHED BY GPS OBSERVATION (GEOID 18) AND IS REFERENCED TO NAVD83 (US SURVEY FEET) WITH AND ELEVATION OF 7318.85. COORDINATE SYSTEM: NAD83, COLORADO STATE PLANE, CENTRAL ZONE, US SURVEY FEET.

## BASIS OF BEARING

THE BEARINGS SHOWN HEREON AND BASED ON GPS OBSERVATIONS AND REFERENCED THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED AT THE EAST QUARTER CORNER OF SAID SECTION BY A NO. 6 REBAR WITH 3/4" ALUMINUM CAP STAMPED "LS 9477" AND MONUMENTED AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION BY A NO. 5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 9477", AS BEARING OF SOUTH 00°22'42" EAST, A DISTANCE OF 1,327.85 FEET.

PREPARED BY:



SEAL

## PRELIMINARY

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

FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1676.001

SKYE VISTA			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
INTERSECTION PLANS			
DESIGNED BY:	LCB	SCALE	DATE ISSUED: NOVEMBER 2024
DRAWN BY:	LCB	HORIZ 1" = 10'	DRAWING No. INT02
CHECKED BY:	NMS	VERT. N/A	SHEET 11 OF 25



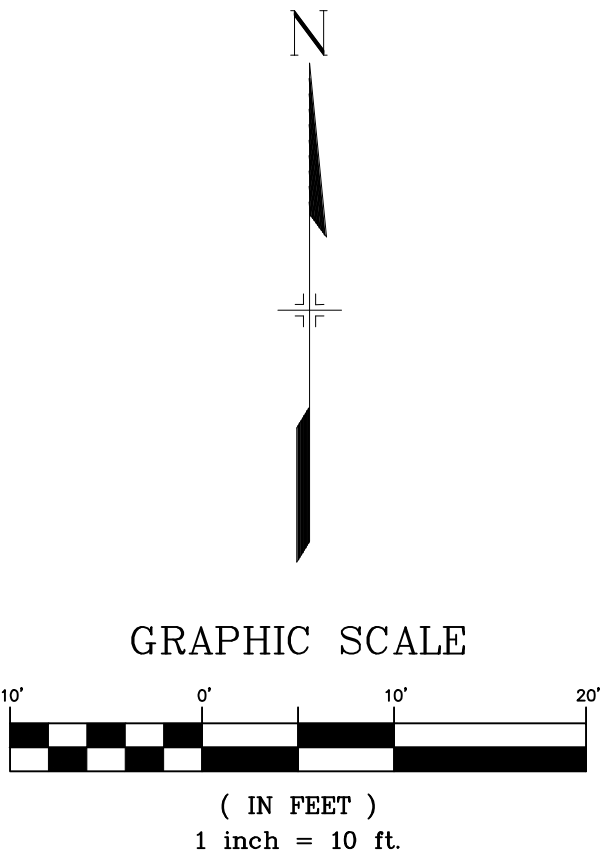


Know what's below.  
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THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE 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.



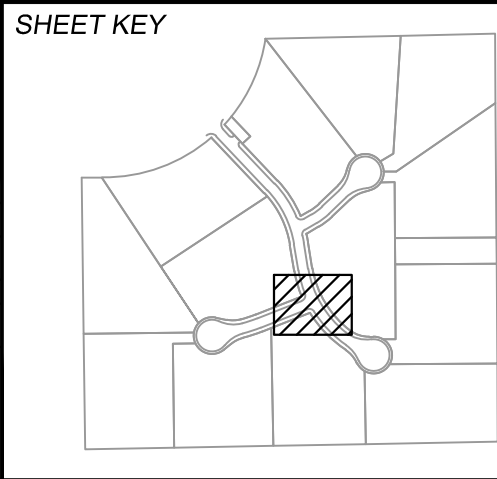
- NOTES:**
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING FEATURES. CONTRACTOR TO CONTACT DESIGN ENGINEER IF FIELD CONDITIONS DIFFER FROM THIS PLAN.
  - ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
  - SPOT ELEVATIONS REFERENCE CENTERLINE AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.



ENDLESS SKYE & STEWART RANCH INTERSECTION DETAILS

PCD FILE # XXXXXX

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REVISIONS			
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**BENCHMARK**  
FIMS MONUMENT F 56 IS A 3.25 ALUMINUM CAP STAMPED "MKD 56" IN RANGE BOX, ON THE EAST SIDE OF ROLLER COASTER RD AND SOUTH OF MOUNTAIN PINE LANE. ELEVATION WAS ESTABLISHED BY GPS OBSERVATION (GEOID 18) AND IS REFERENCED TO NAVD83 (US SURVEY FEET) WITH AND ELEVATION OF 7318.85. COORDINATE SYSTEM: NAD83, COLORADO STATE PLANE, CENTRAL ZONE, US SURVEY FEET.

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SEAL

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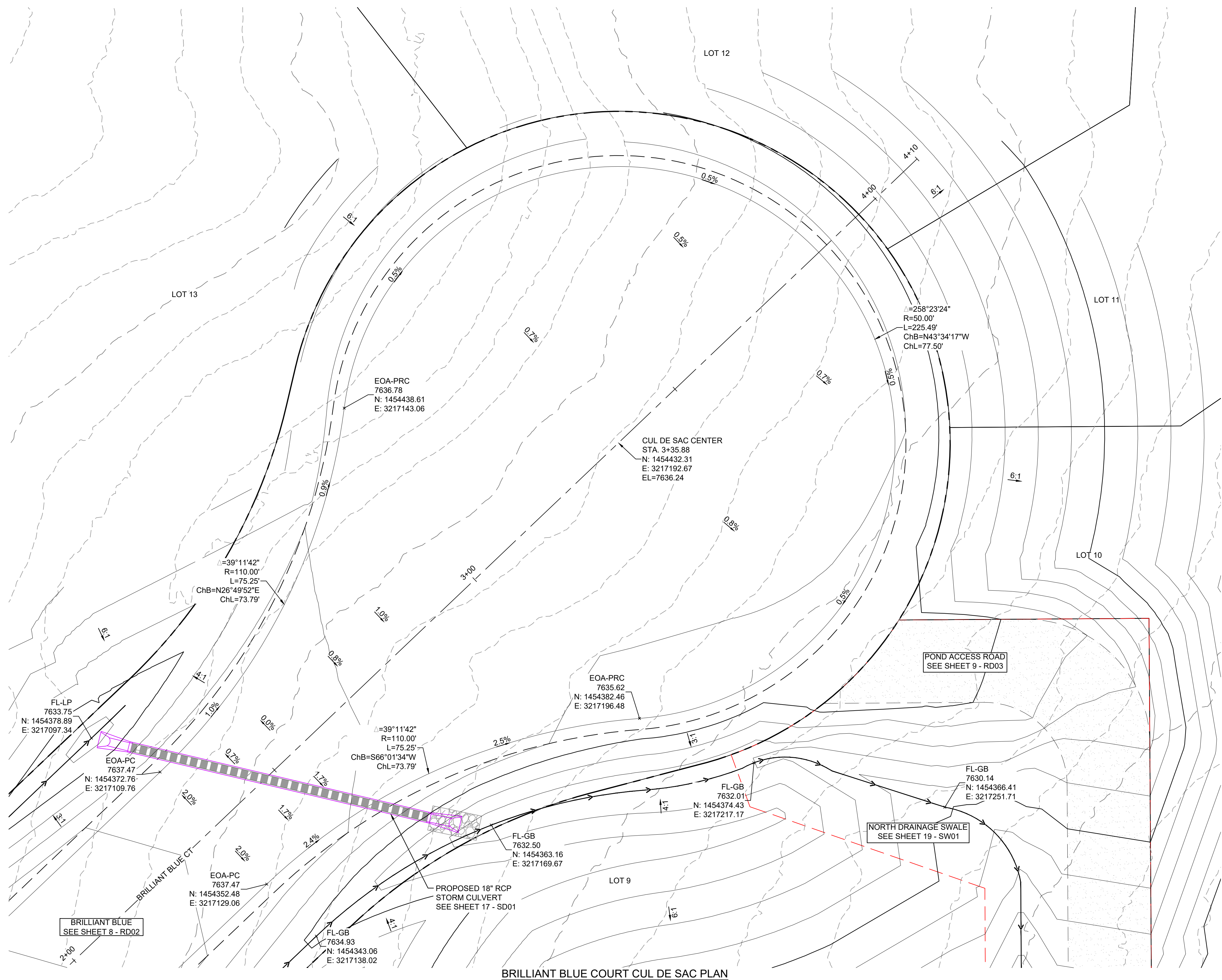
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1676.001

SKYE VISTA			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
INTERSECTION PLANS			
DESIGNED BY:	LCB	SCALE	DATE ISSUED: NOVEMBER 2024
DRAWN BY:	LCB	HORIZ 1" = 10'	DRAWING No. INT03
CHECKED BY:	NMS	VERT. N/A	SHEET 12 OF 25



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BRILLIANT BLUE COURT CUL DE SAC PLAN

## NOTES:

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GRAPHIC SCALE

( IN FEET )  
1 inch = 10 ft.

PCD FILE # XXXXXX

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DRAWINGS

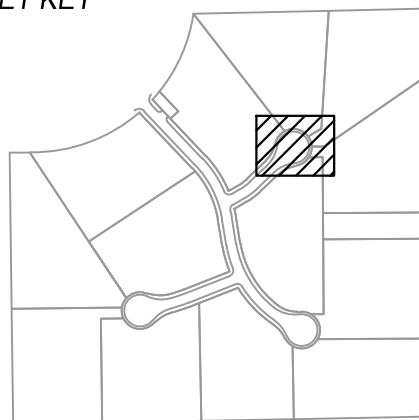
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No.	DATE	DESCRIPTION	BY
REVISIONS			

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## SHEET KEY



## BENCHMARK

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PREPARED BY:



## SEAL

## PRELIMINARY

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FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1676.001

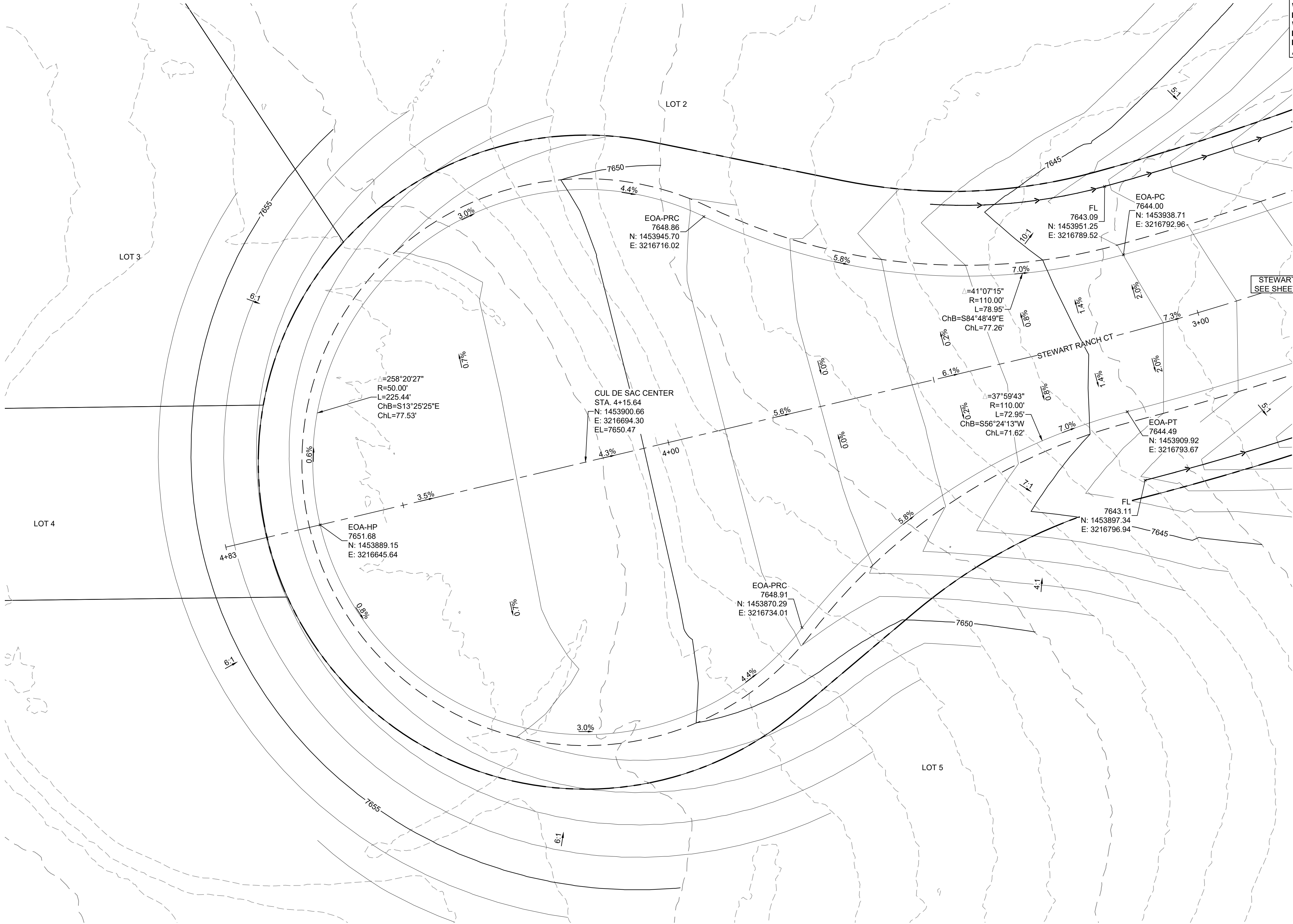
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DRAWN BY:	LCB	HORIZ 1" = 10'			INT04
CHECKED BY:	NMS	VERT. N/A	SHEET	13 OF 25	





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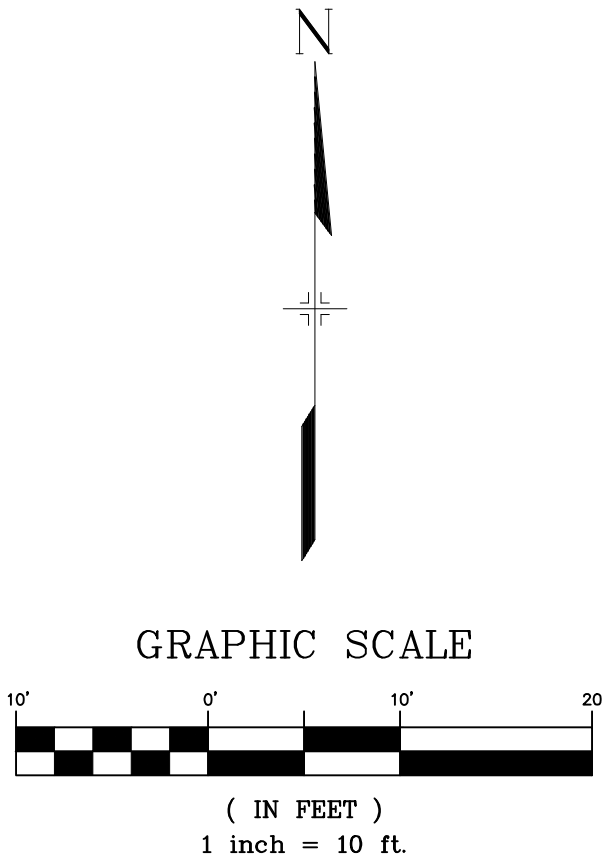
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STEWART RANCH COURT CUL DE SAC PLAN

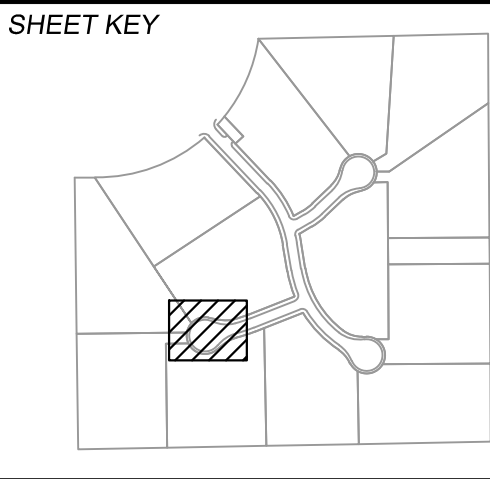
NOTES:

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PCD FILE # XXXXXX

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SEAL

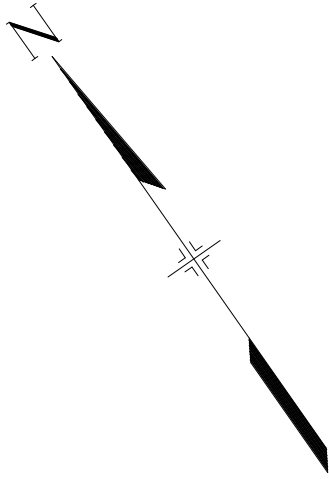
**PRELIMINARY**  
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FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1676.001

SKYE VISTA			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
CUL DE SAC DETAILS			
DESIGNED BY:	LCB	SCALE	DATE ISSUED: NOVEMBER 2024
DRAWN BY:	LCB	HORIZ 1" = 10'	DRAWING No. INT05
CHECKED BY:	NMS	VERT. N/A	SHEET 14 OF 25



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( IN FEET )  
1 inch = 10 ft

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PREPARED BY



SEAI

*PRELIMINARY*

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# SKYE VISTA

EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS

## CUL DE SAC DETAILS

FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC  
PROJECT No. 24.1676.001

DESIGNED BY:	LCB	SCALE	DATE ISSUED:	NOVEMBER 2024	DRAWING No. <b>INT06</b>
DRAWN BY:	LCB	HORIZ. 1" = 10'	SHEET	15 OF 25	
CHECKED BY:	NMS	VERT. N/A			

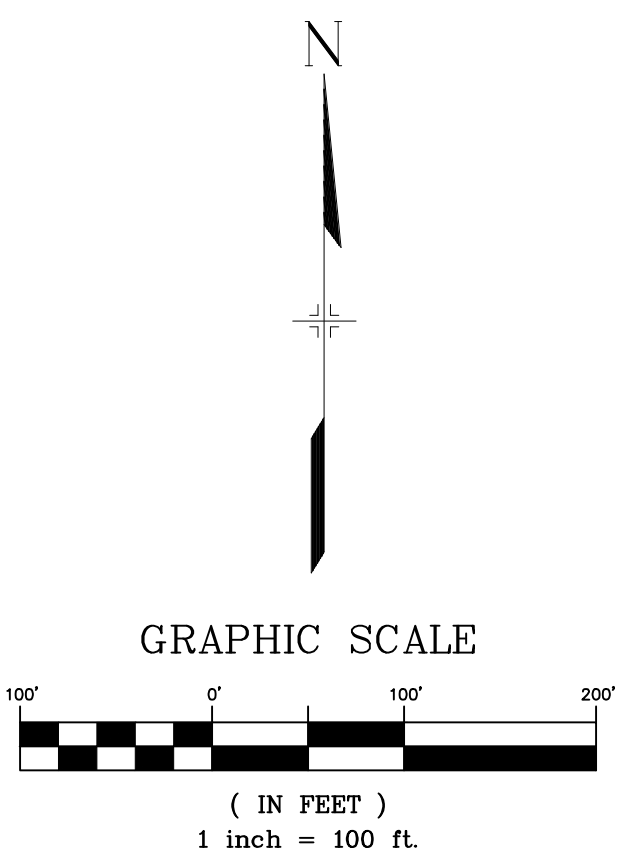
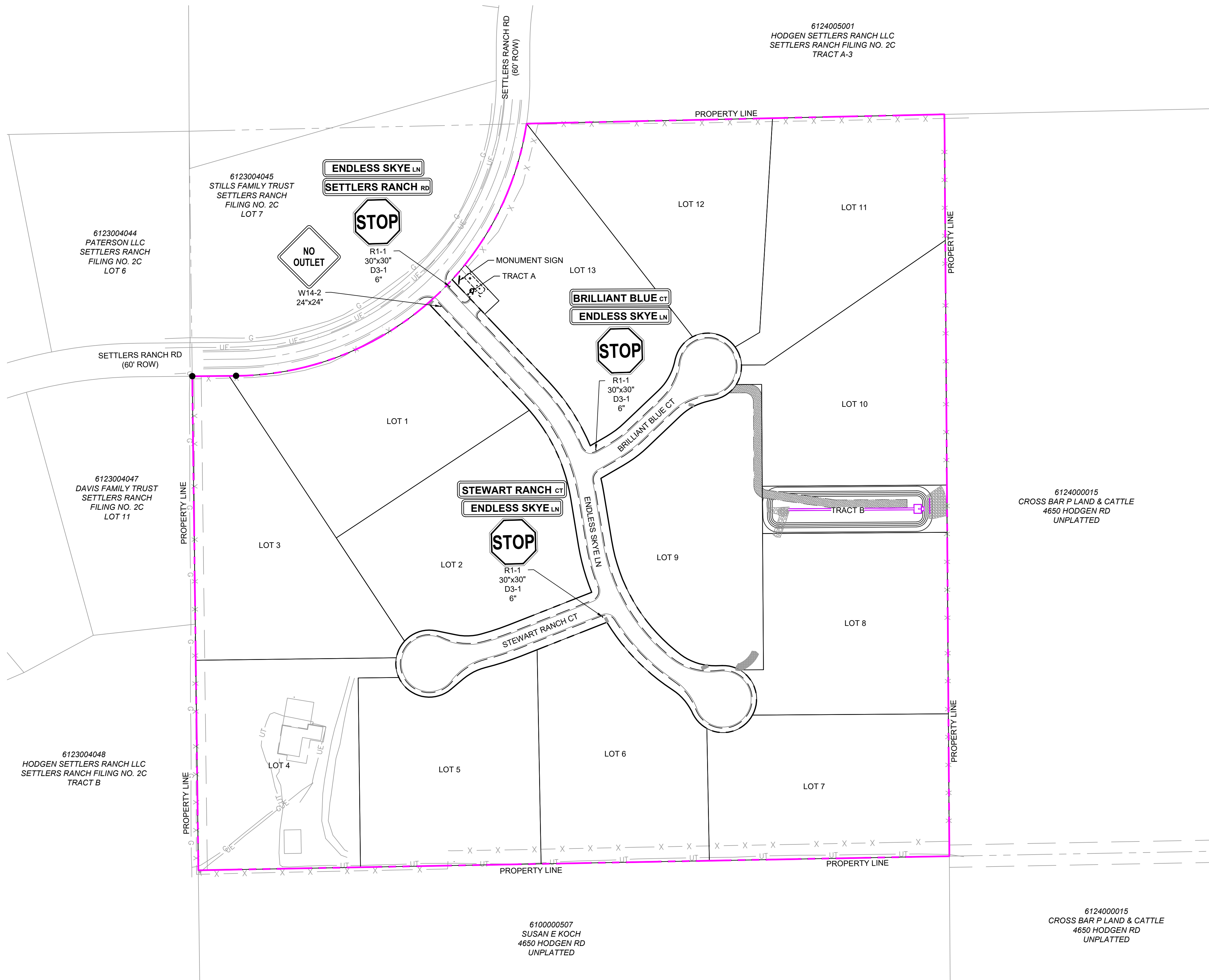
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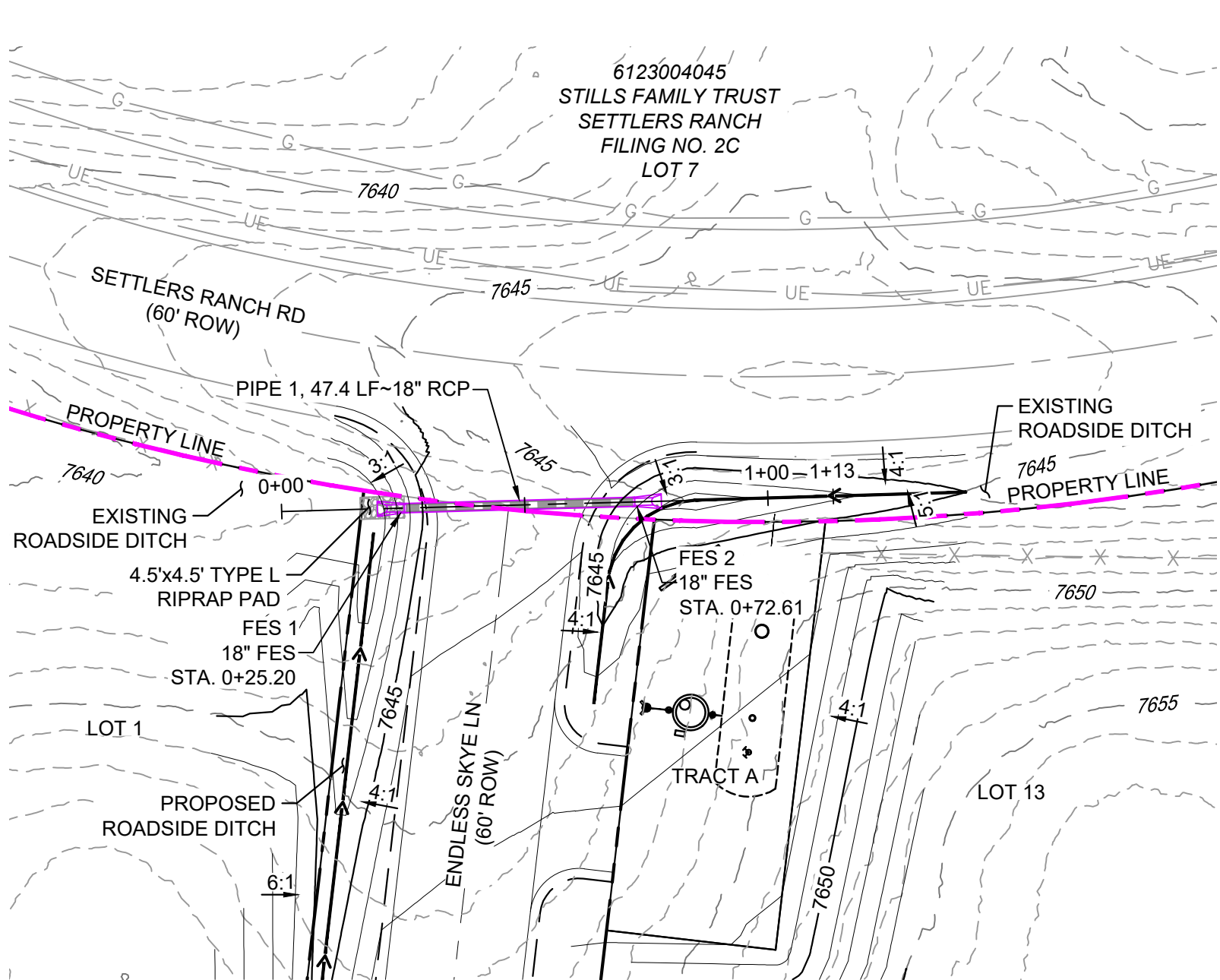
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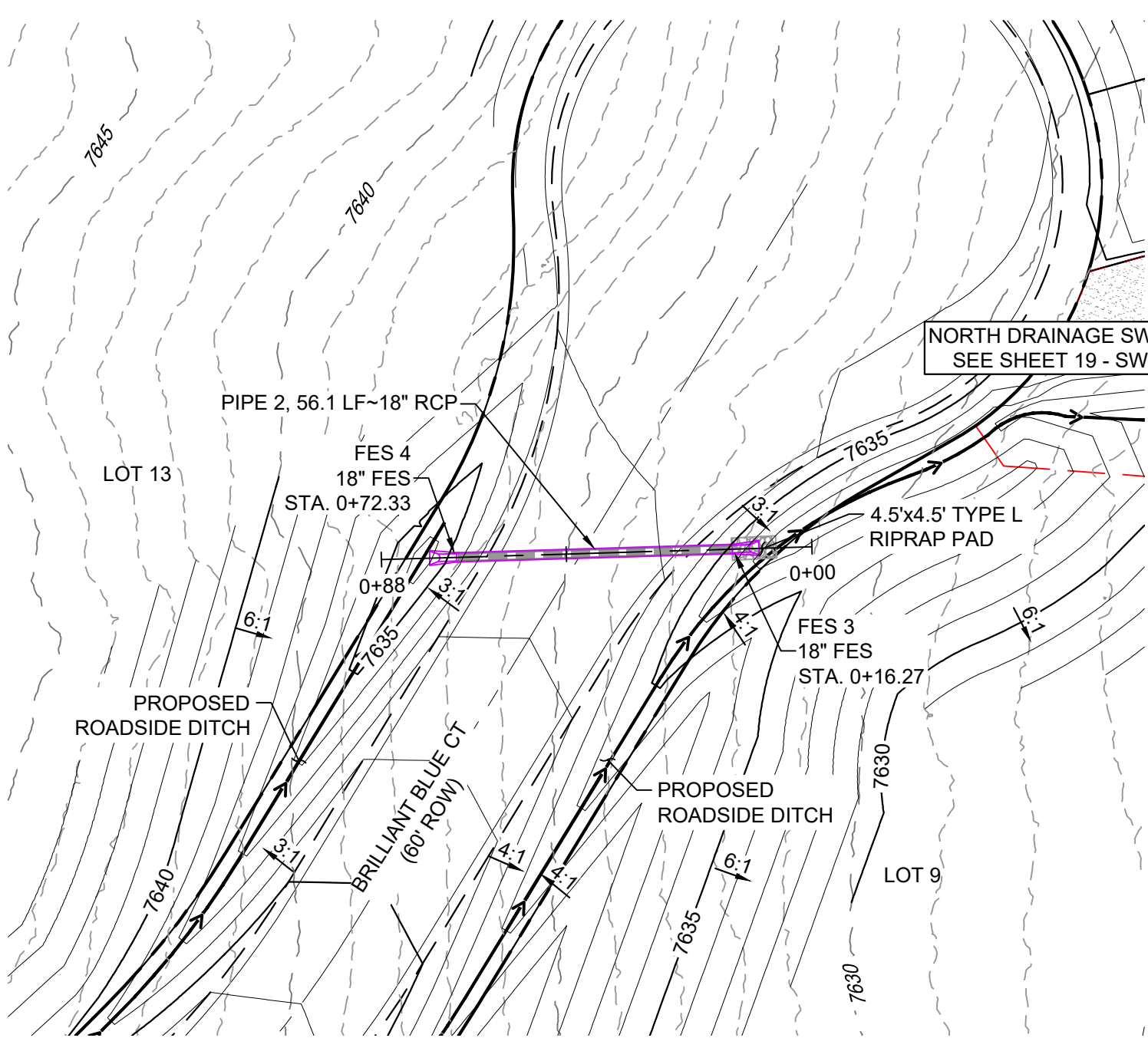




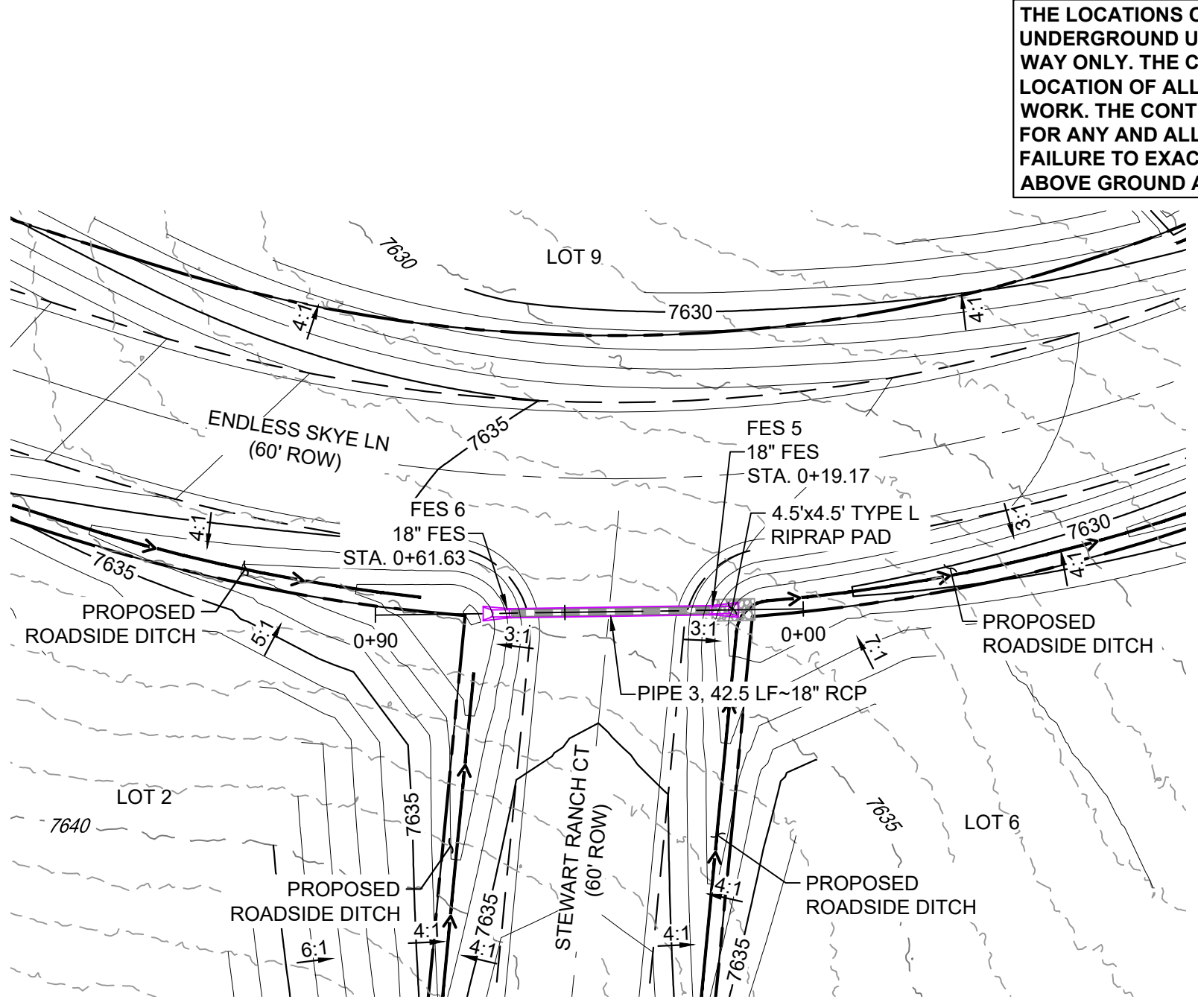
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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



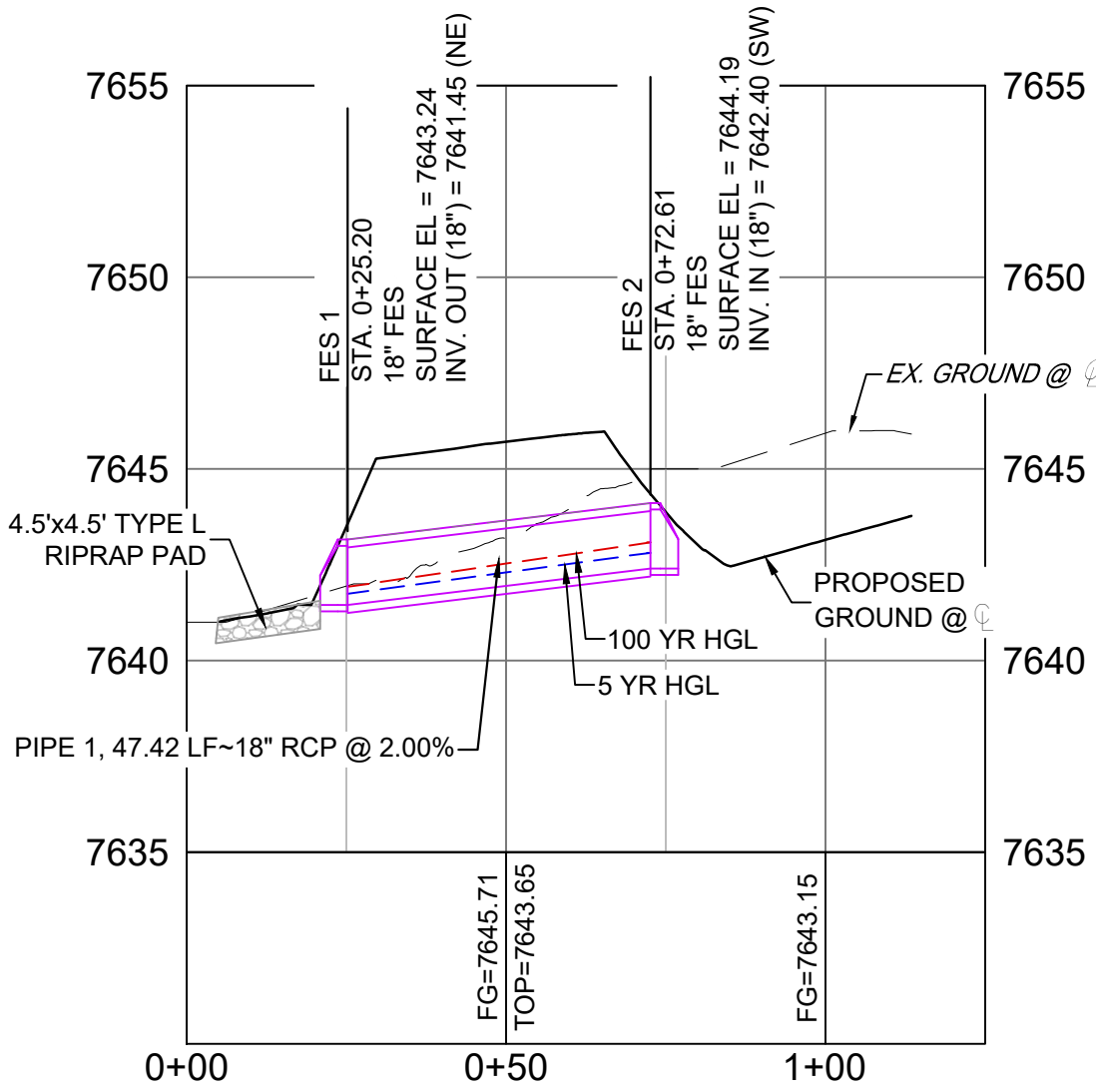
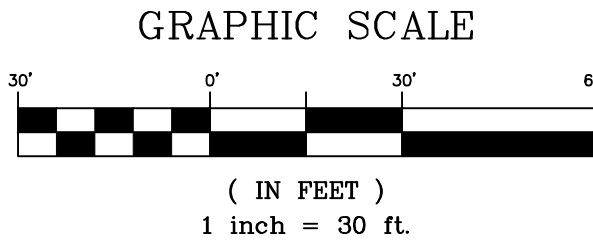
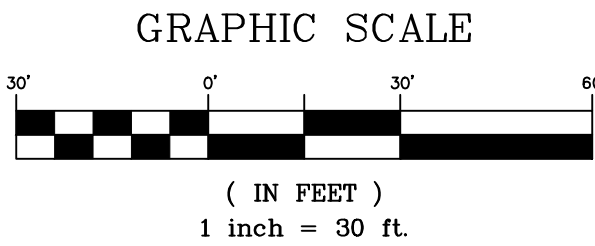
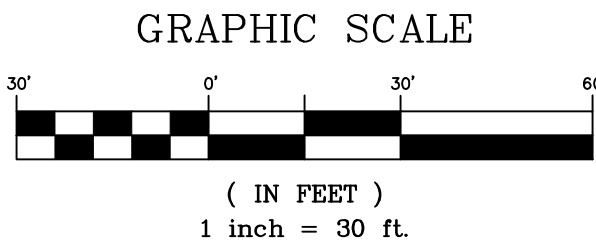
ENDLESS SKYE LANE ENTRANCE CULVERT PLAN



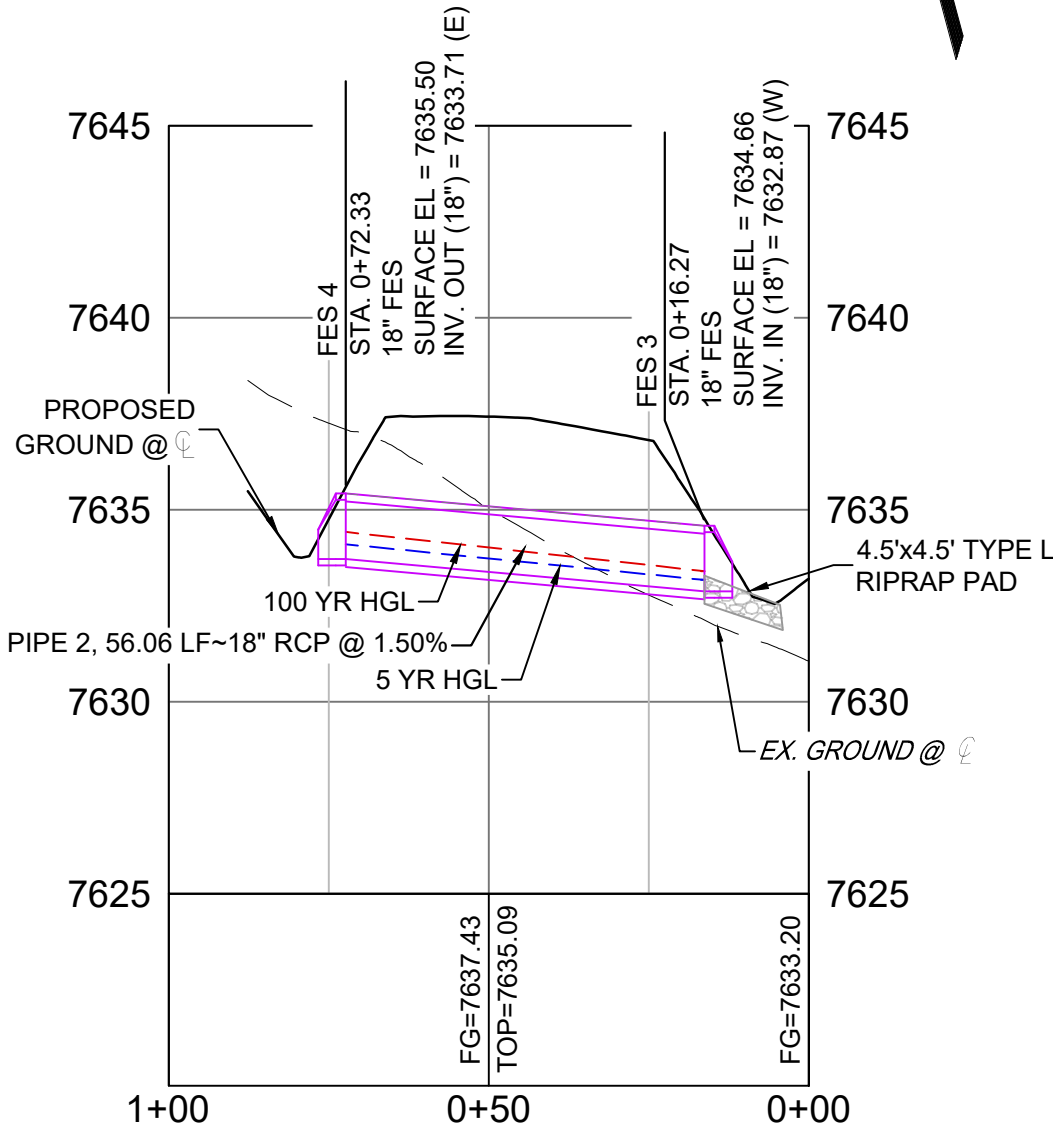
BRILLIANT BLUE COURT CULVERT PLAN



STEWART RANCH COURT CULVERT PLAN

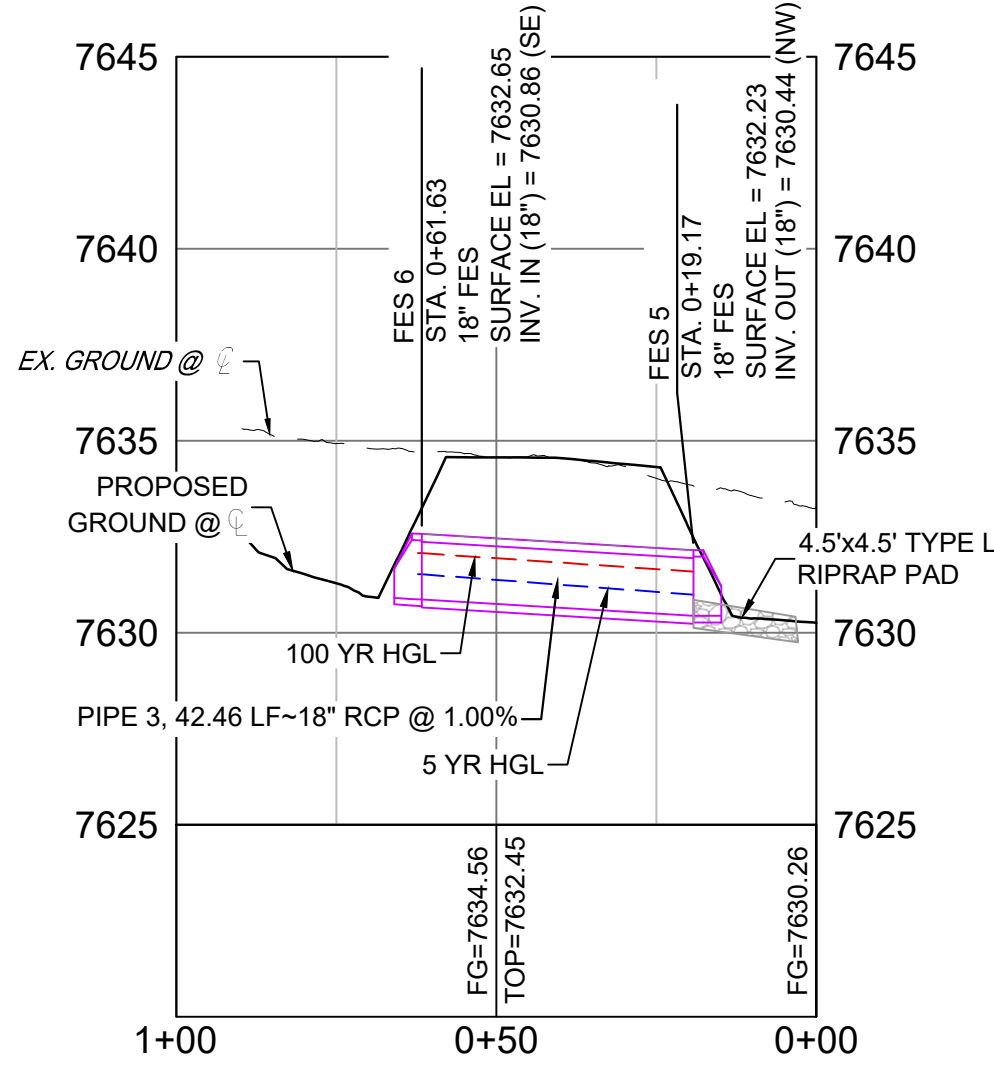


ENDLESS SKYE LANE ENTRANCE CULVERT PROFILE  
SCALE: (H) 1" = 30' (V) 1" = 5'  
START STA: 0+00.00, END STA: 1+25.00



BRILLIANT BLUE COURT CULVERT PROFILE  
SCALE: (H) 1" = 30' (V) 1" = 5'  
START STA: 0+00.00, END STA: 1+00.00

NOTE: PROFILE VIEW IS RIGHT TO LEFT



STEWART RANCH COURT CULVERT PROFILE  
SCALE: (H) 1" = 30' (V) 1" = 5'  
START STA: 0+00.00, END STA: 1+00.00

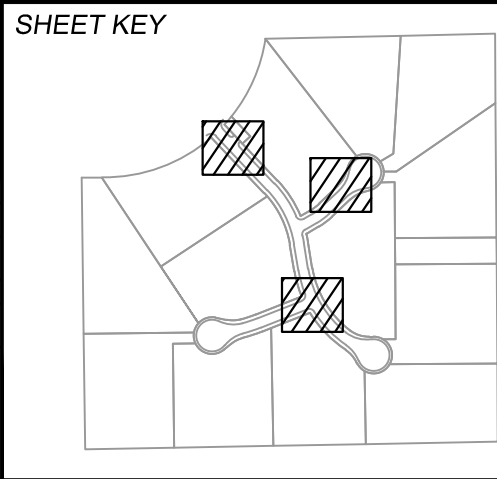
NOTE: PROFILE VIEW IS RIGHT TO LEFT

STRUCTURE TABLE			
STRUCTURE NAME	DETAILS	TYPE	NORTHING & EASTING
FES 1	SURFACE EL = 7643.24 PIPE 1 INV OUT (18") = 7641.45	18" FES	N: 1454550.08 E: 3216700.22
FES 2	SURFACE EL = 7644.19 PIPE 1 INV IN (18") = 7642.40	18" FES	N: 1454587.23 E: 3216729.70
FES 3	SURFACE EL = 7634.66 PIPE 2 INV IN (18") = 7632.87	18" FES	N: 1454364.45 E: 3217158.63
FES 4	SURFACE EL = 7635.50 PIPE 2 INV OUT (18") = 7633.71	18" FES	N: 1454377.32 E: 3217104.07
FES 5	SURFACE EL = 7632.23 PIPE 3 INV OUT (18") = 7630.44	18" FES	N: 1453982.81 E: 3217009.20
FES 6	SURFACE EL = 7632.65 PIPE 3 INV IN (18") = 7630.86	18" FES	N: 1454020.36 E: 3216989.37

PIPE SUMMARY TABLE				
PIPE NAME	SIZE	BEARING	LENGTH	SLOPE
PIPE 1	18" RCP	N38°26'27"E	47.42	2.00%
PIPE 2	18" RCP	S76°43'11"E	56.06	1.50%
PIPE 3	18" RCP	N27°50'27"W	42.46	1.00%

- NOTES:
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING FEATURES. CONTRACTOR TO CONTACT DESIGN ENGINEER IF FIELD CONDITIONS DIFFER FROM THIS PLAN.
  - ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
  - PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
  - ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
  - ALL STORM SEWER IS PRIVATE AND PRIVATELY MAINTAINED UNLESS OTHERWISE NOTED.
  - JOINT FASTENERS TO BE INSTALLED ON ALL FLARED END SECTIONS AND TWO PIPE SECTIONS LEADING DOWN TO FLARED END SECTIONS.

REFERENCE DRAWINGS			
X:1676-SKYVISTA-TITLE-CD_22X34			
X:1676-SKYVISTA-EX-SITE			
X:1676-SKYVISTA-EX-MAP			
X:1676-SKYVISTA-PR-SITE			
No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
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CTB FILE: Matrix.ctb			
PLOT DATE: 11/26/2024 3:55 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



**BENCHMARK**  
FIMS MONUMENT F 56 IS A 3.25 ALUMINUM CAP STAMPED "MKD 56" IN RANGE BOX, ON THE EAST SIDE OF ROLLER COASTER RD AND SOUTH OF MOUNTAIN PINE LANE. ELEVATION WAS ESTABLISHED BY GPS OBSERVATION (GEOID 18) AND IS REFERENCED TO NAVD83 (US SURVEY FEET) WITH AN ELEVATION OF 7318.85. COORDINATE SYSTEM: NAD83, COLORADO STATE PLANE, CENTRAL ZONE, US SURVEY FEET.

**BASIS OF BEARING**  
THE BEARINGS SHOWN HEREON AND BASED ON GPS OBSERVATIONS AND REFERENCED THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED AT THE EAST QUARTER CORNER OF SAID SECTION BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "LS 9477" AND MONUMENTED AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION BY A NO. 5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 9477", AS BEARING OF SOUTH 00°22'42" EAST, A DISTANCE OF 1,327.85 FEET.



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

FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1676.001

SKYE VISTA			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
STORM DRAIN PLAN & PROFILE			
DESIGNED BY:	LCB	SCALE	DATE ISSUED: NOVEMBER 2024
DRAWN BY:	LCB	HORIZ 1" = 30'	DRAWING No. SD01
CHECKED BY:	NMS	VERT. 1" = 5'	17 OF 25

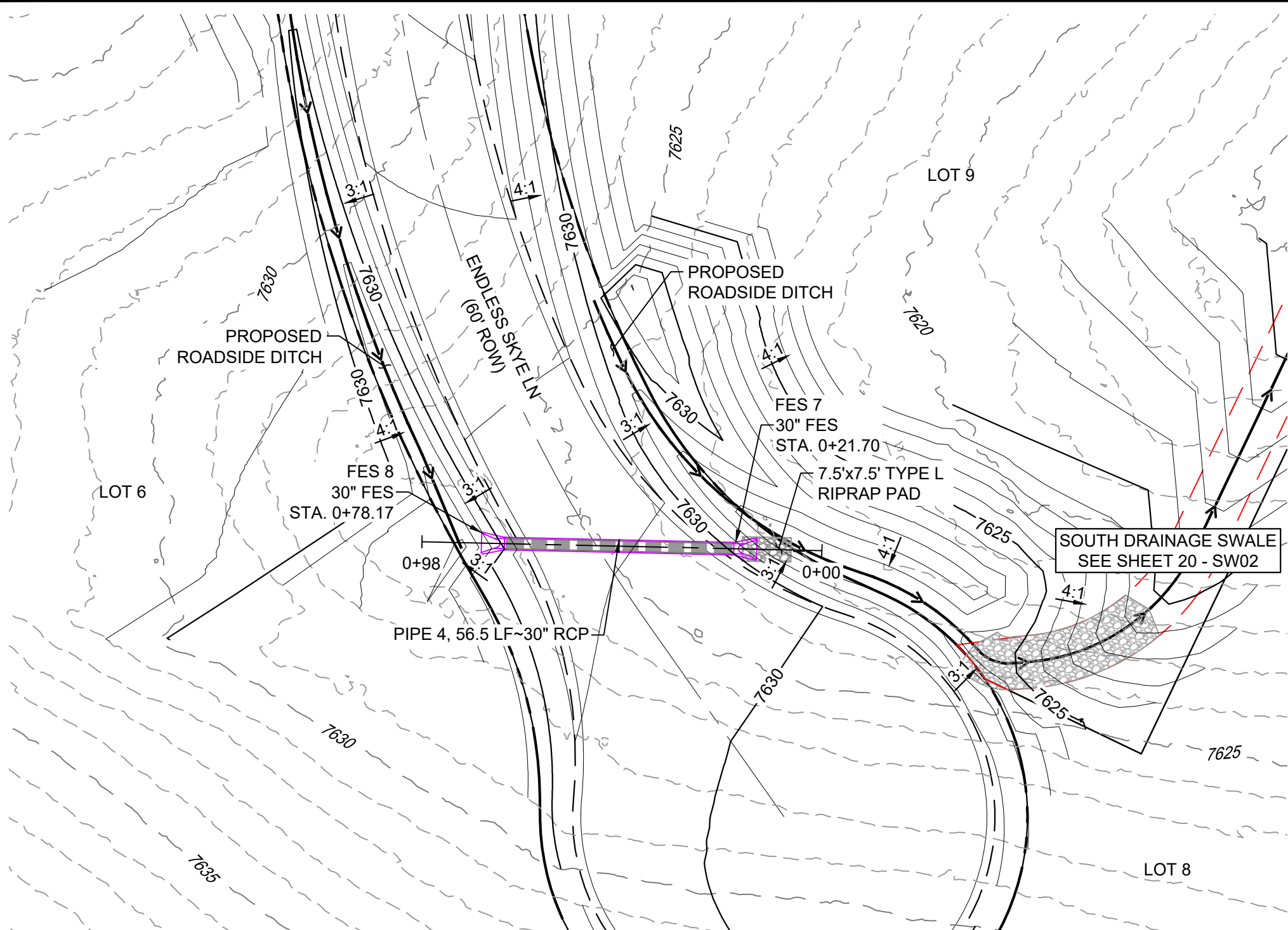
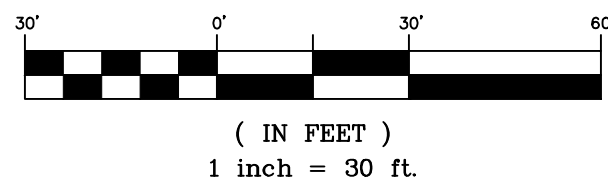


Know what's below.  
Call before you dig.

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

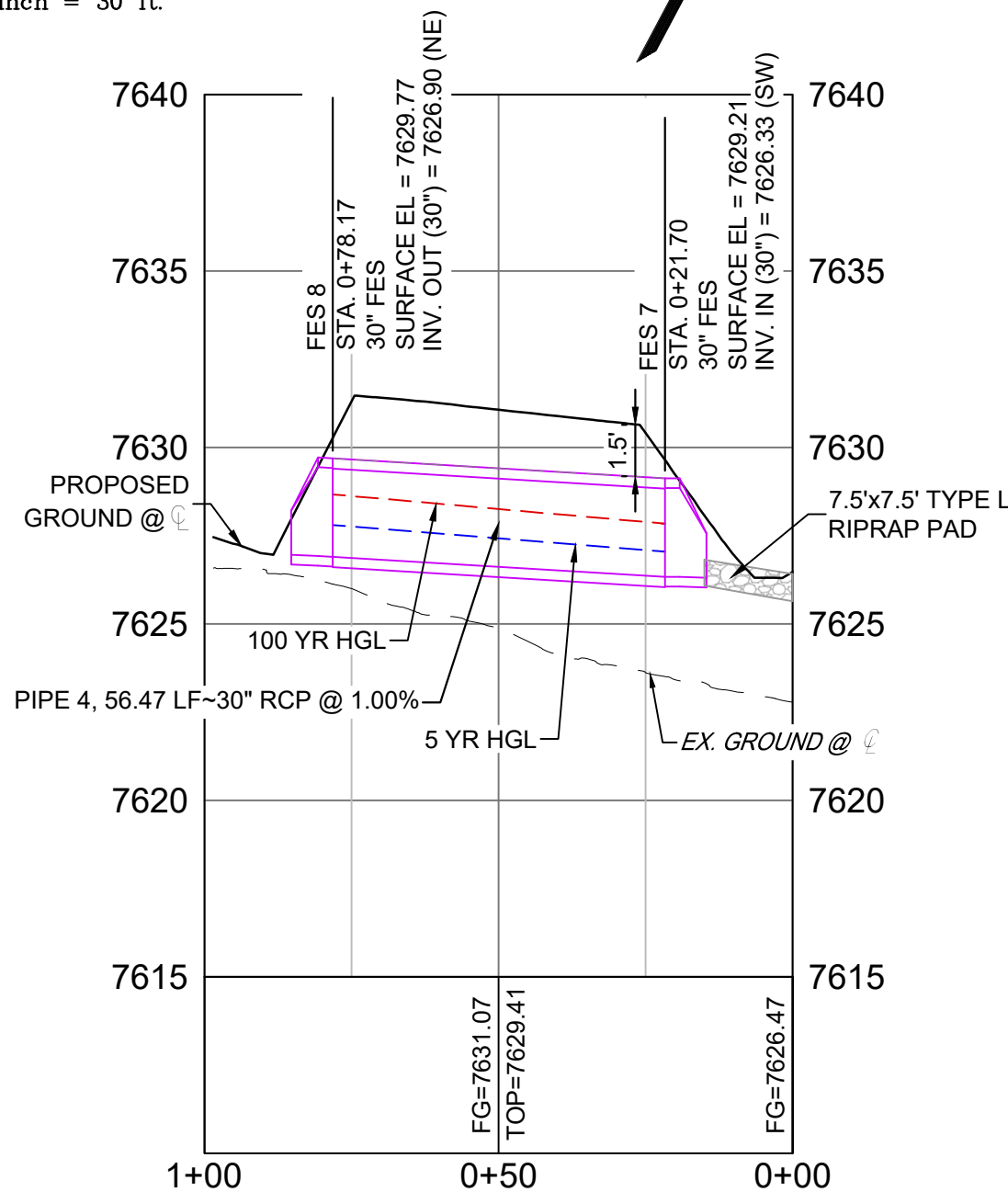
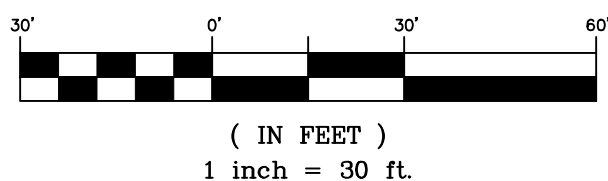


GRAPHIC SCALE



ENDLESS SKYE LANE CUL DE SAC CULVERT PLAN

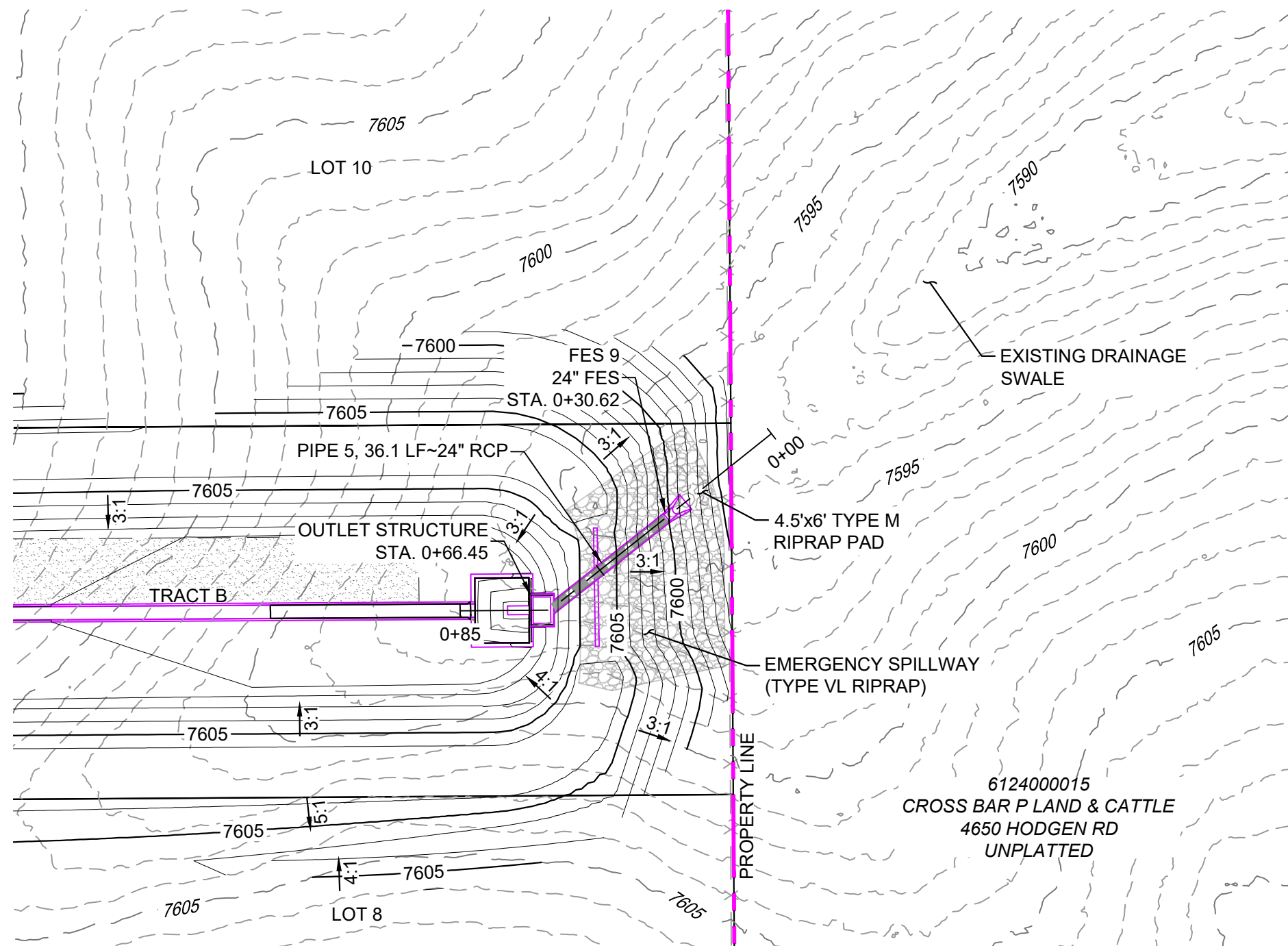
GRAPHIC SCALE



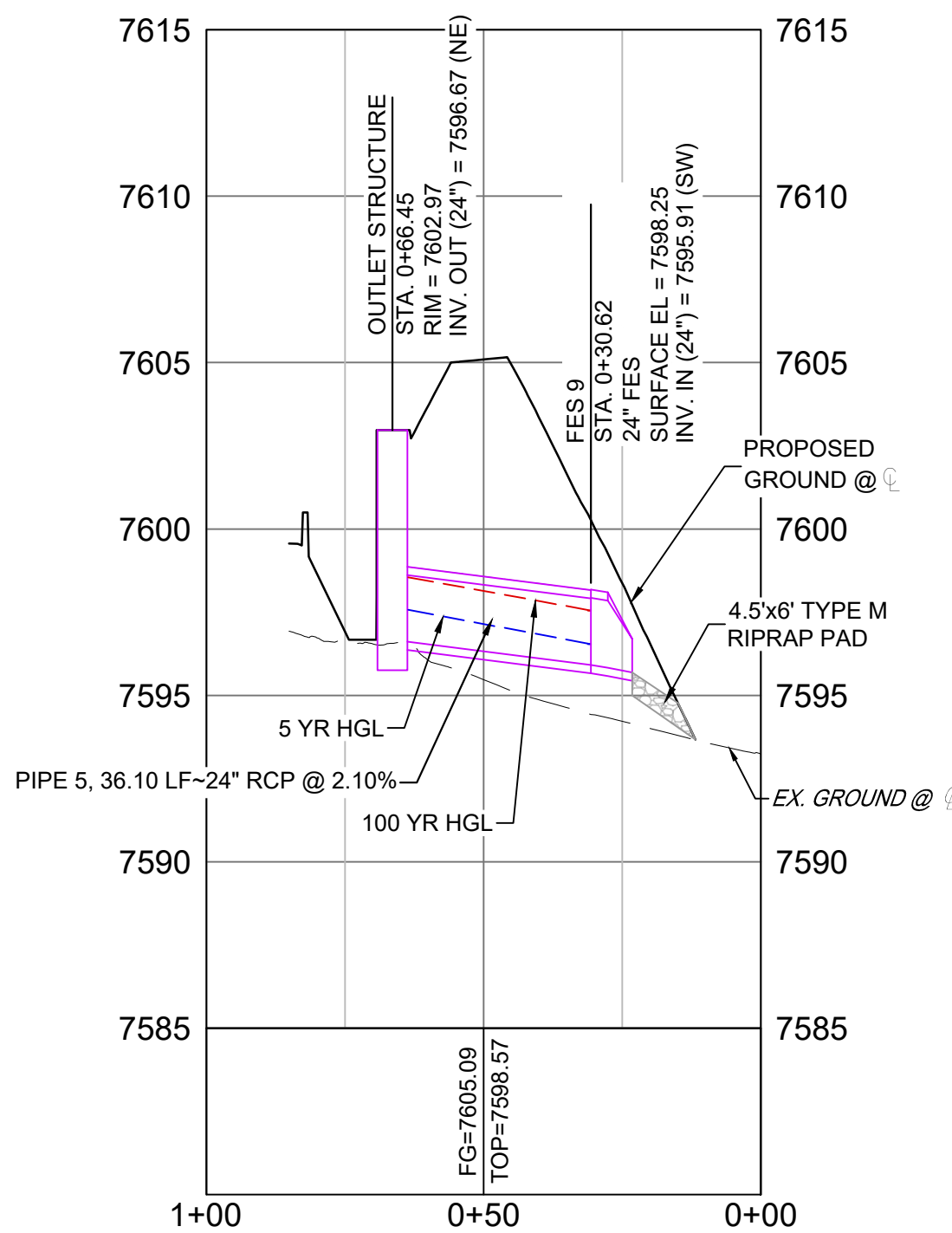
ENDLESS SKYE CUL DE SAC CULVERT PROFILE

SCALE: (H) 1" = 30' (V) 1" = 5'

START STA: 0+00.00, END STA: 1+00.00

NOTE: PROFILE VIEW  
IS RIGHT TO LEFT

DETENTION POND OUTLET PLAN



DETENTION POND OUTLET PROFILE

SCALE: (H) 1" = 30' (V) 1" = 5'

START STA: 0+00.00, END STA: 1+00.00

NOTE: PROFILE VIEW  
IS RIGHT TO LEFT

STRUCTURE TABLE			
STRUCTURE NAME	DETAILS	TYPE	NORTHING & EASTING
FES 7	SURFACE EL = 7629.21 PIPE 4 INV IN (30") = 7626.33	30" FES	N: 1453891.15 E: 3217179.70
FES 8	SURFACE EL = 7629.77 PIPE 4 INV OUT (30") = 7626.90	30" FES	N: 1453867.52 E: 3217128.41
FES 9	SURFACE EL = 7598.25 PIPE 5 INV IN (24") = 7595.91	24" FES	N: 1454198.77 E: 3217605.58
OUTLET STRUCTURE	SURFACE EL = 7602.97 PIPE 5 INV OUT (24") = 7596.67	OUTLET STRUCTURE	N: 1454177.70 E: 3217577.05

PIPE SUMMARY TABLE				
PIPE NAME	SIZE	BEARING	LENGTH	SLOPE
PIPE 4	30" RCP	N65°15'39"E	56.47	1.00%
PIPE 5	24" RCP	N51°43'14"E	36.10	2.10%

## NOTES:

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- JOINT FASTENERS TO BE INSTALLED ON ALL FLARED END SECTIONS AND TWO PIPE SECTIONS LEADING DOWN TO FLARED END SECTIONS.

PCD FILE # XXXXXX

REFERENCE DRAWINGS			
X:1676-SKYVISTA-TITLE-CD_22X34			
X:1676-SKYVISTA-EX-SITE			
X:1676-SKYVISTA-EX-MAP			
X:1676-SKYVISTA-PR-SITE			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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CTB FILE: Matrix.ctb			
PLOT DATE: 11/26/2024 3:55 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY	

BENCHMARK	
FIMS MONUMENT F 56 IS A 3.25 ALUMINUM CAP STAMPED "MKD 56" IN RANGE BOX, ON THE EAST SIDE OF ROLLER COASTER RD AND SOUTH OF MOUNTAIN PINE LANE. ELEVATION WAS ESTABLISHED BY GPS OBSERVATION (GEOID 18) AND IS REFERENCED TO NAVD83 (US SURVEY FEET) WITH AN ELEVATION OF 7318.85. COORDINATE SYSTEM: NAD83, COLORADO STATE PLANE, CENTRAL ZONE, US SURVEY FEET.	
BASIS OF BEARING	
THE BEARINGS SHOWN HEREON AND BASED ON GPS OBSERVATIONS AND REFERENCED THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED AT THE EAST QUARTER CORNER OF SAID SECTION BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "LS 9477" AND MONUMENTED AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION BY A NO. 5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 9477", AS BEARING OF SOUTH 00°22'42" EAST, A DISTANCE OF 1,327.85 FEET.	

SEAL	
<b>PRELIMINARY</b> THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE	
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 24.1676.001	

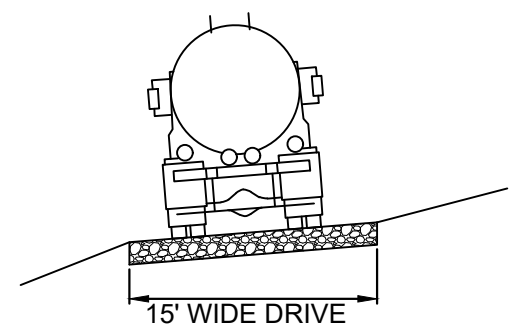
SKYE VISTA			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
STORM DRAIN PLAN & PROFILE			
DESIGNED BY:	LCB	SCALE	DATE ISSUED:
DRAWN BY:	LCB	HORIZ 1" = 30'	NOVEMBER 2024
CHECKED BY:	NMS	VERT. 1" = 5'	SHEET 18 OF 25

DRAWING No.	SD02
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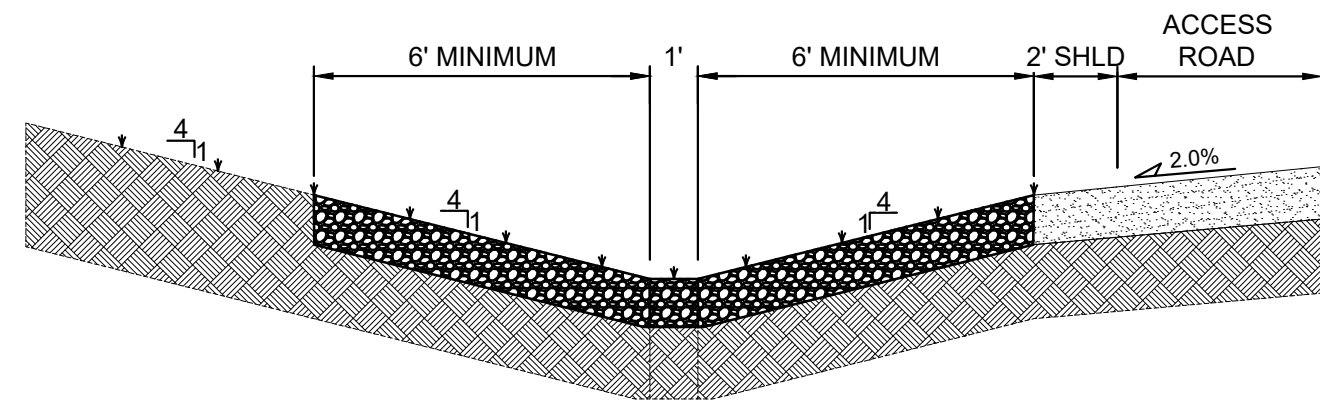


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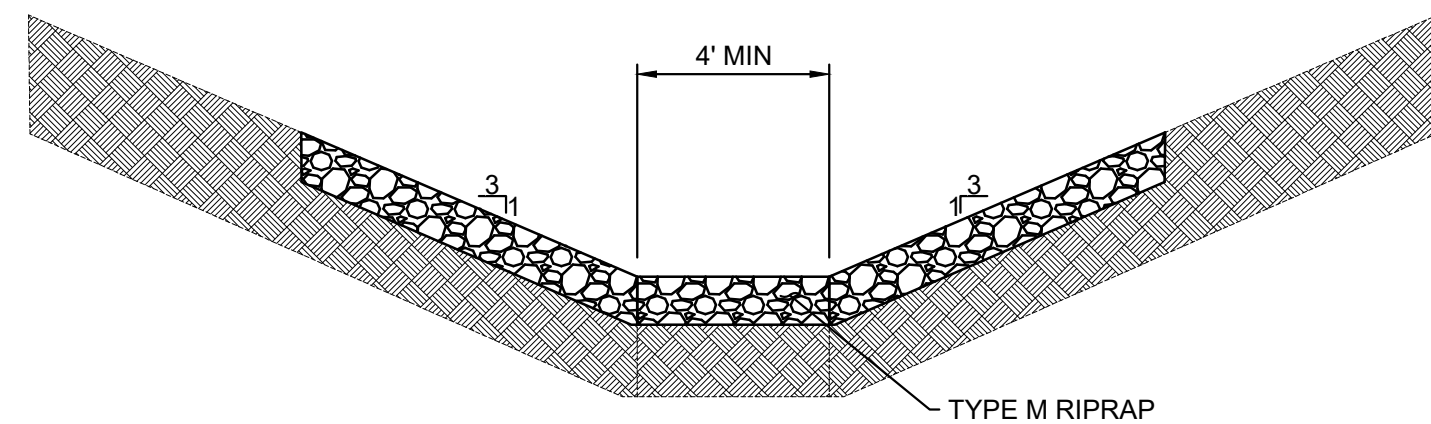
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18" DEEP CLASS VI MATERIAL  
(HS-20 LOADING)**TYPICAL ACCESS ROAD**

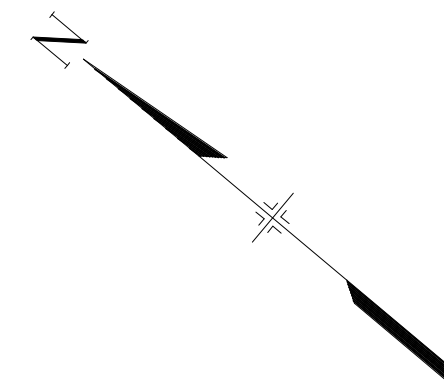
NOT TO SCALE

**NORTH SWALE TYPICAL CROSS SECTION**

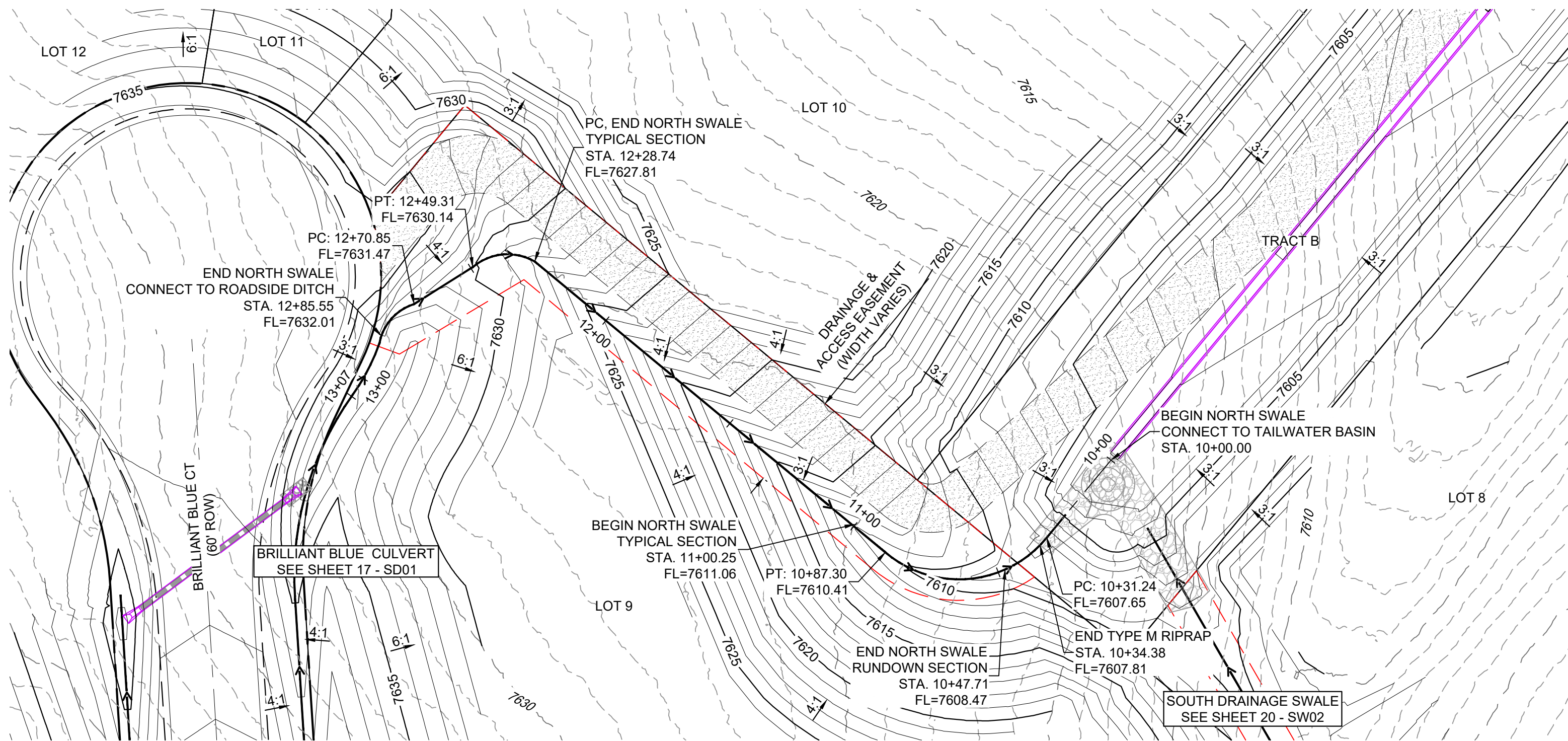
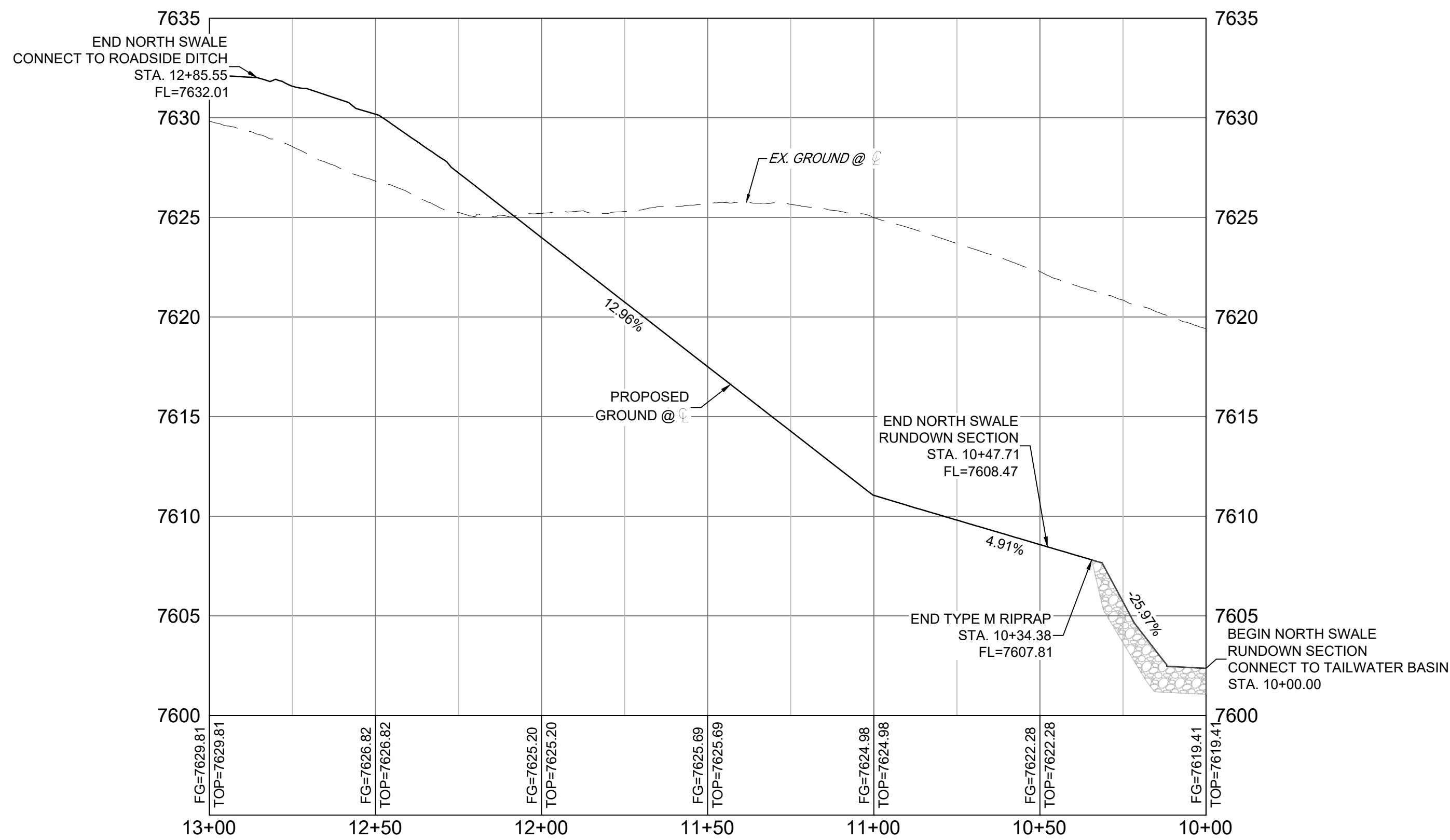
NOT TO SCALE

**NORTH SWALE RUNDOWN CROSS SECTION**

NOT TO SCALE

**GRAPHIC SCALE**( IN FEET )  
1 inch = 30 ft.**NOTES:**

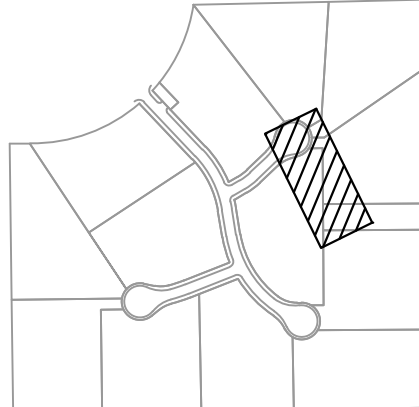
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING FEATURES. CONTRACTOR TO CONTACT DESIGN ENGINEER IF FIELD CONDITIONS DIFFER FROM THIS PLAN.

**NORTH SWALE DRAINAGE PLAN****NORTH DRAINAGE SWALE PROFILE**  
SCALE: (H) 1" = 30' (V) 1" = 5'  
START STA: 10+00.00, END STA: 13+00.00NOTE: PROFILE VIEW  
IS RIGHT TO LEFT

PCD FILE # XXXXXX

**REFERENCE  
DRAWINGS**X-1676-SK/VSTA-TITLE-CD, 22X34  
X-1676-SK/VSTA-EX-SITE  
X-1676-SK/VSTA-EX-MAP  
X-1676-SK/VSTA-PR-SITE

No.	DATE	DESCRIPTION	BY
REVISIONS			

**COMPUTER FILE MANAGEMENT**FILE NAME: s:\24.1676.001 skye vista\500 CADD\504 plan sets\STORM\SD-C.dwg  
CTB FILE: Matrix.ctb  
PLOT DATE: 11/26/2024 3:55 PM  
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.**SHEET KEY****BENCHMARK**

FIMS MONUMENT F 56 IS A 3.25 ALUMINUM CAP STAMPED "MKD 56" IN RANGE BOX, ON THE EAST SIDE OF ROLLER COASTER RD AND SOUTH OF MOUNTAIN PINE LANE. ELEVATION WAS ESTABLISHED BY GPS OBSERVATION (GEOID 18) AND IS REFERENCED TO NAVD83 (US SURVEY FEET) WITH AN ELEVATION OF 7318.85. COORDINATE SYSTEM: NAD83, COLORADO STATE PLANE, CENTRAL ZONE, US SURVEY FEET.

**BASIS OF BEARING**

THE BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND REFERENCED THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED AT THE EAST QUARTER CORNER OF SAID SECTION BY A NO. 6 REBAR WITH 3/4" ALUMINUM CAP STAMPED "LS 9477" AND MONUMENTED AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION BY A NO. 5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 9477", AS BEARING OF SOUTH 00°22'42" EAST, A DISTANCE OF 1,327.85 FEET.

PREPARED BY:

**SEAL****PRELIMINARY**THIS DRAWING HAS NOT  
BEEN APPROVED BY  
GOVERNING AGENCIES AND  
IS SUBJECT TO CHANGE**SKYE VISTA**EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS**SWALE DETAILS**

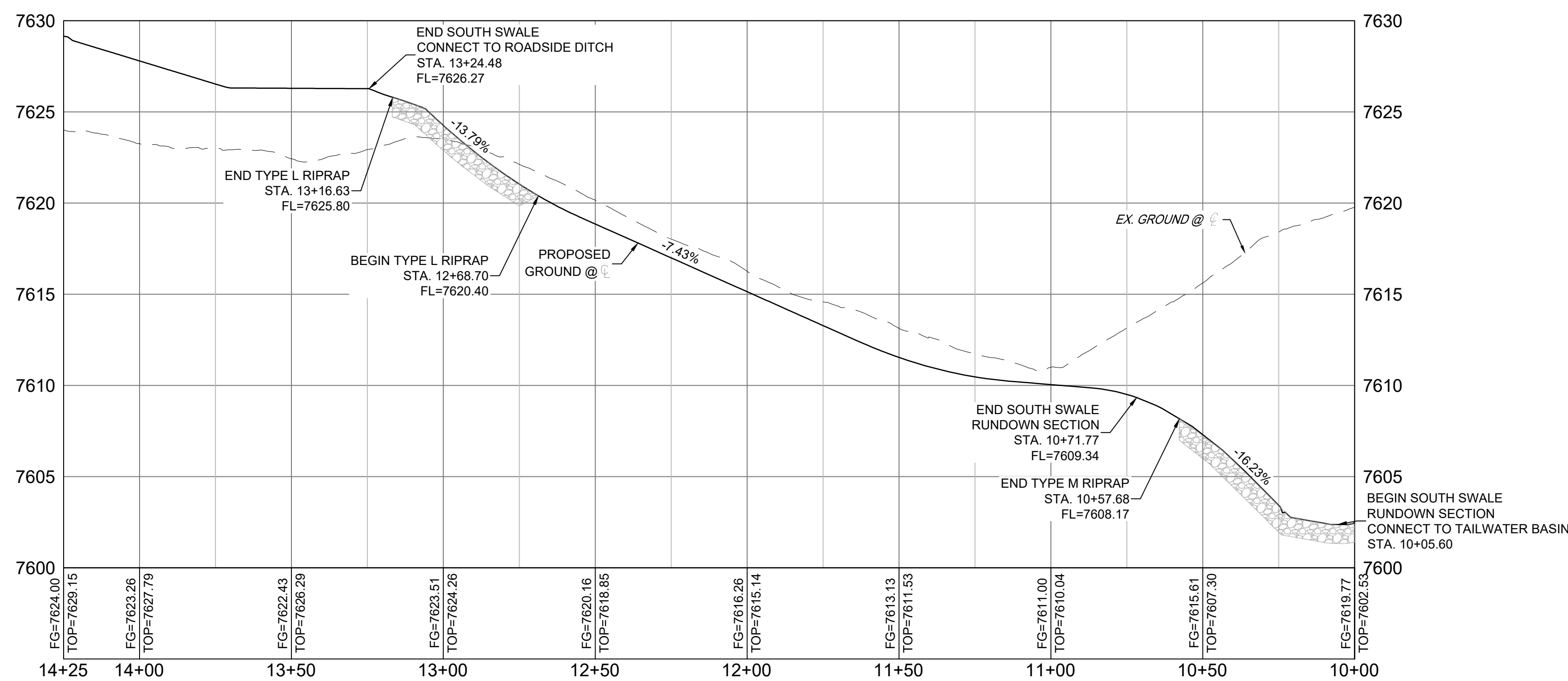
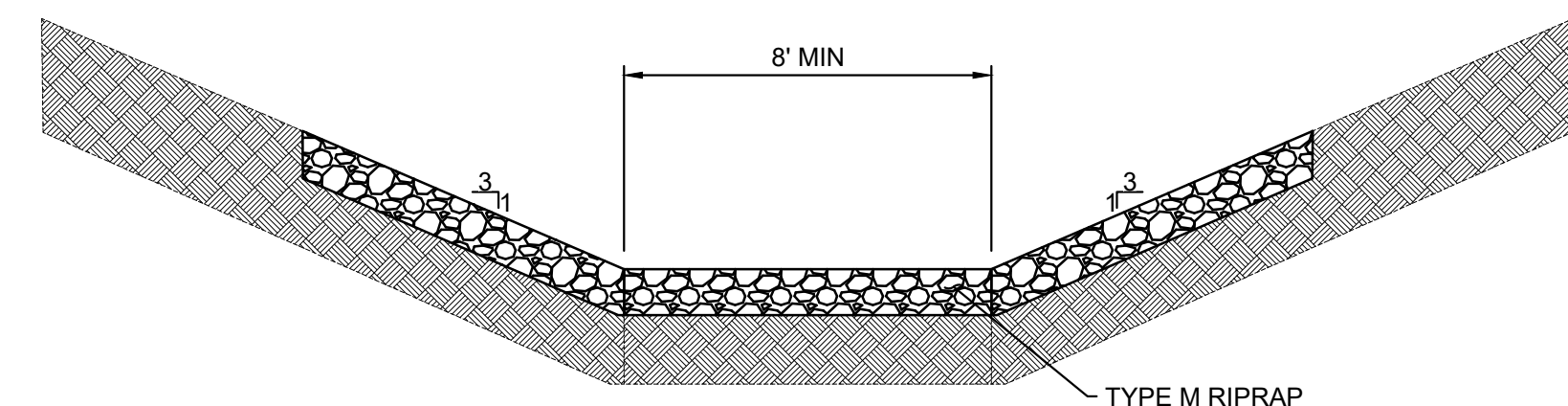
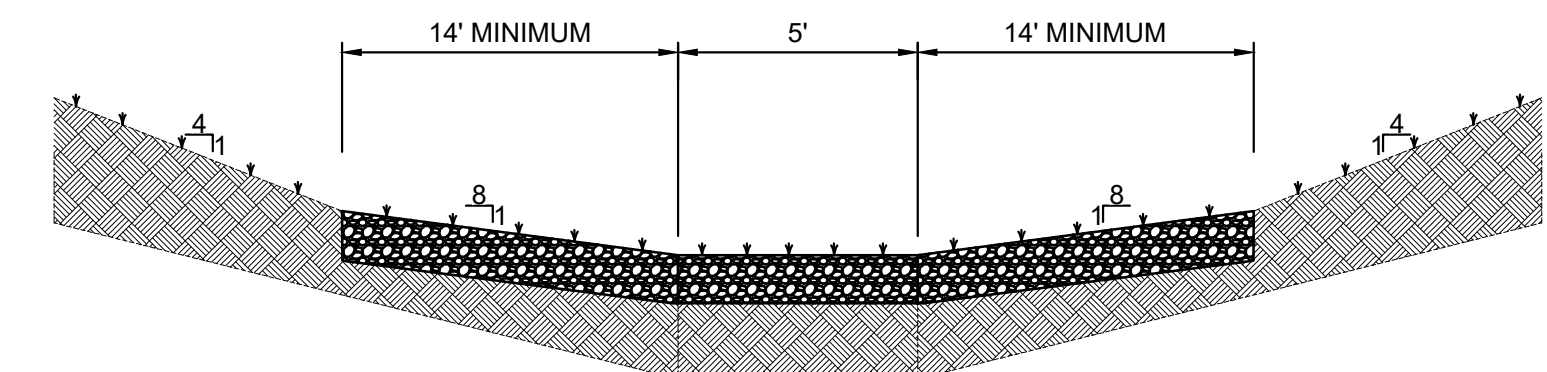
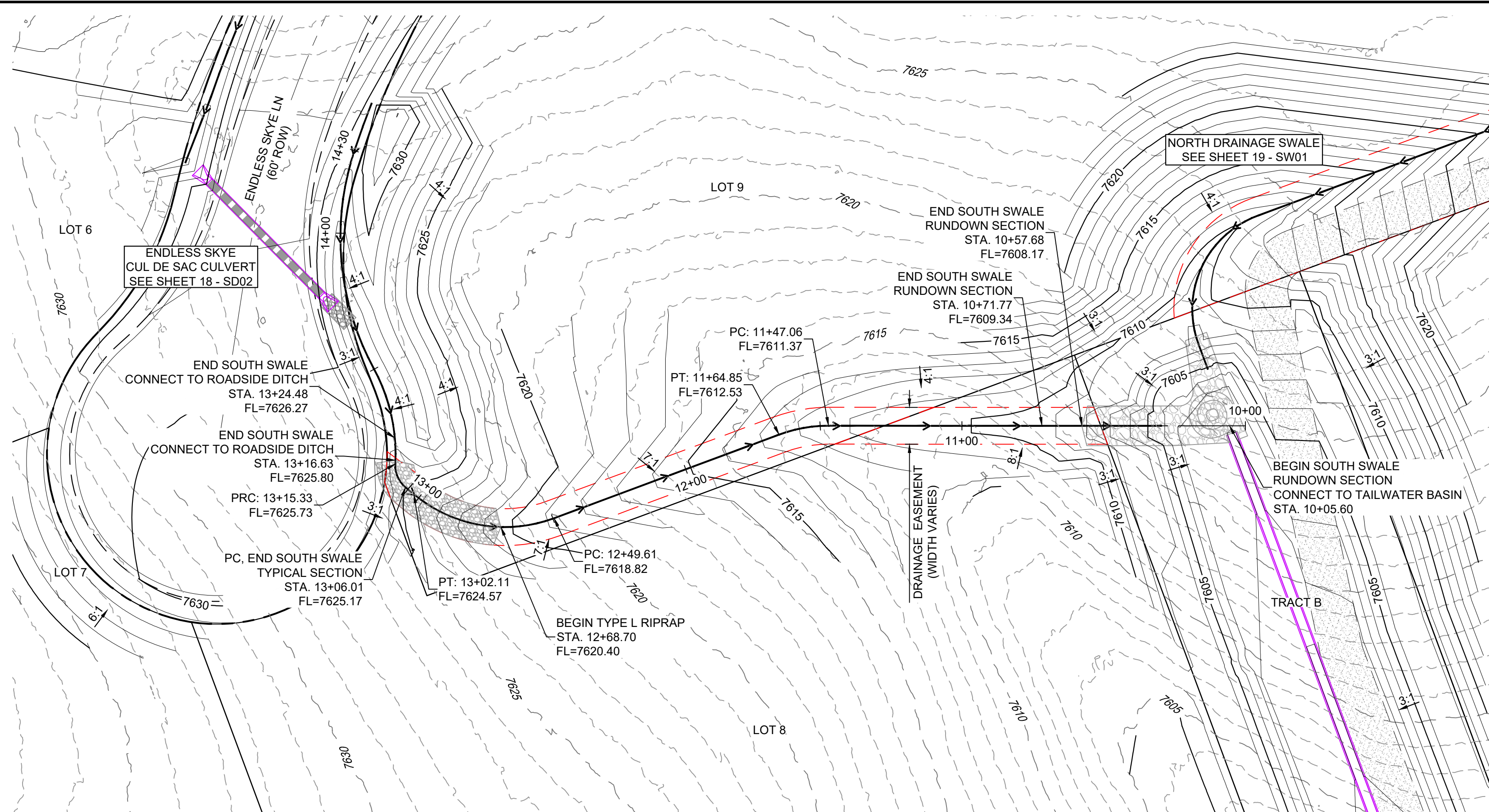
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CHECKED BY:	NMS	HORIZ. 1" = 30'	SHEET	19 OF 25	SW01



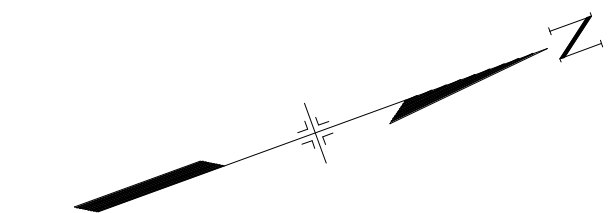


Know what's **below**.  
**Call** before you dig.

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NOTE: PROFILE VIEW  
IS RIGHT TO LEFT



GRAPHIC SCALE

0' 30' 60'

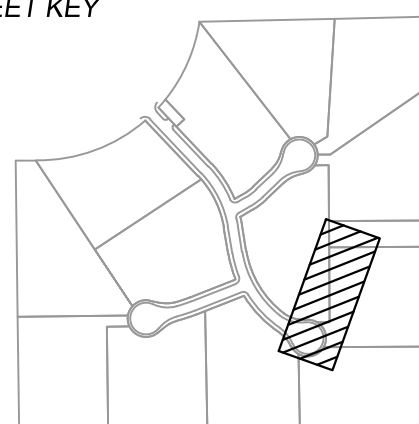
( IN FEET )

1 inch = 30 ft.

NOTES:

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<b>REFERENCE DRAWINGS</b>  X:1676-SKVIS1A-TITLE.GD_22X34 X:1676-SKVIS1A-EX.SITE X:1676-SKVIS1A-EX.MAP X:1676-SKVIS1A-PR.SITE				
	<b>No.</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>BY</b>
<b>REVISIONS</b>				
<b>COMPUTER FILE MANAGEMENT</b>				
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CTB FILE: Matrix.ctb				
PLOT DATE: 11/26/2024 3:55 PM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



BENCHMARK

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PREPARED BY:



SEAL
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PRELIMINARY

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IS SUBJECT TO CHANGE

*SKYE VISTA*

EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS

## SWALE DETAILS

FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1676.001

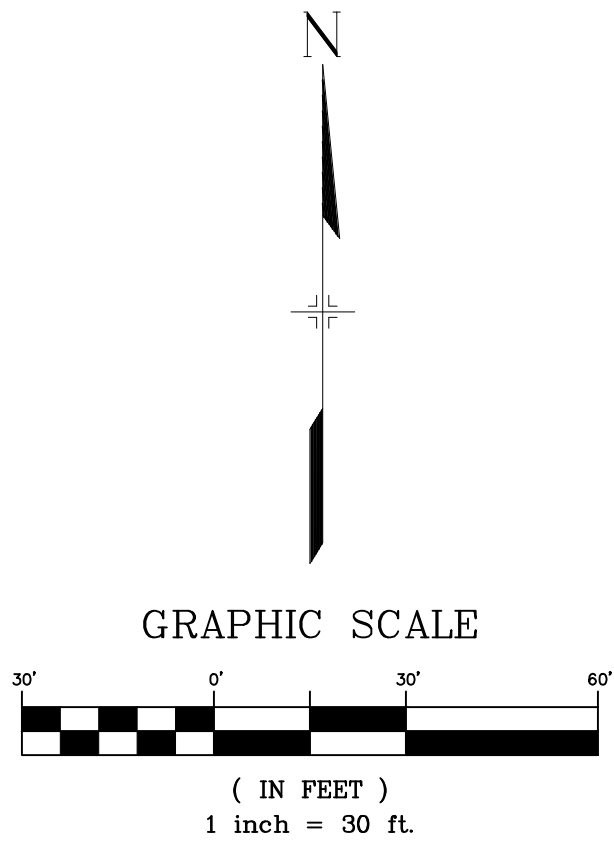
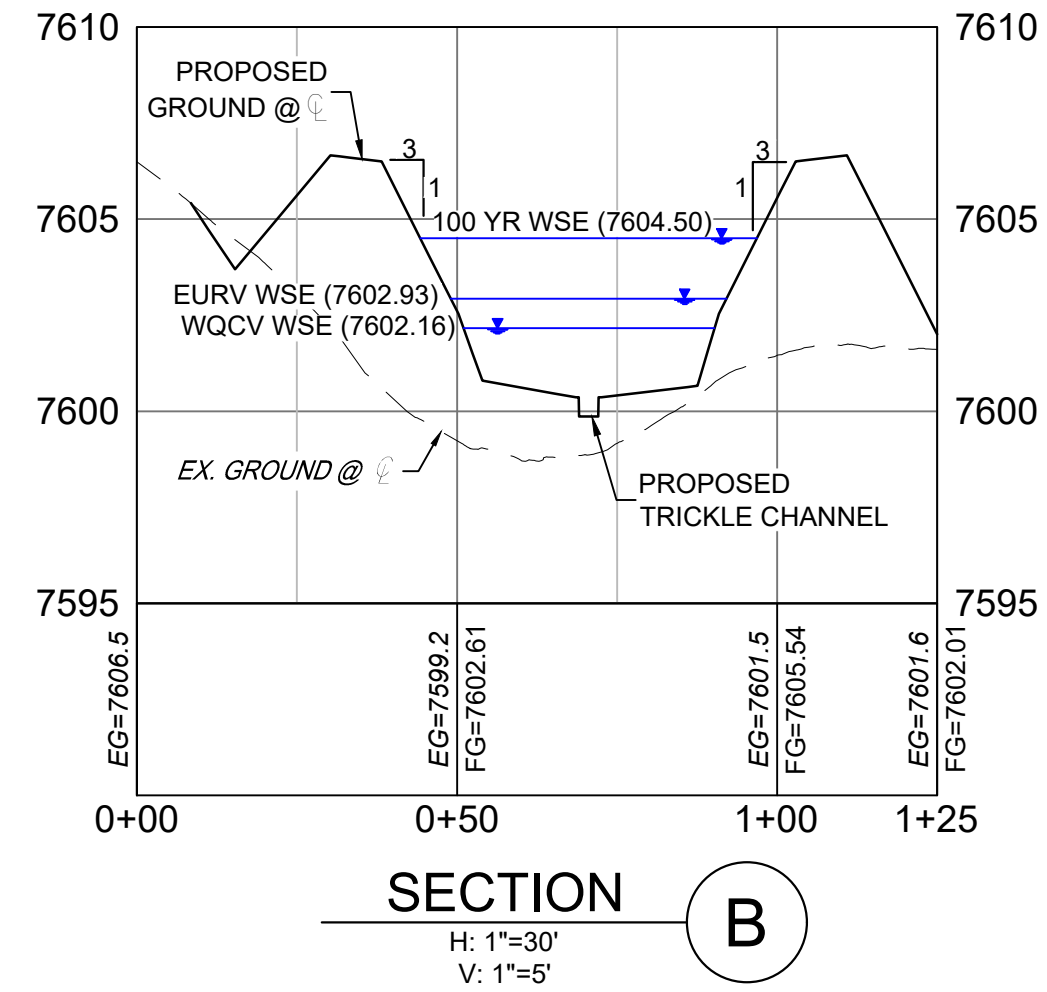
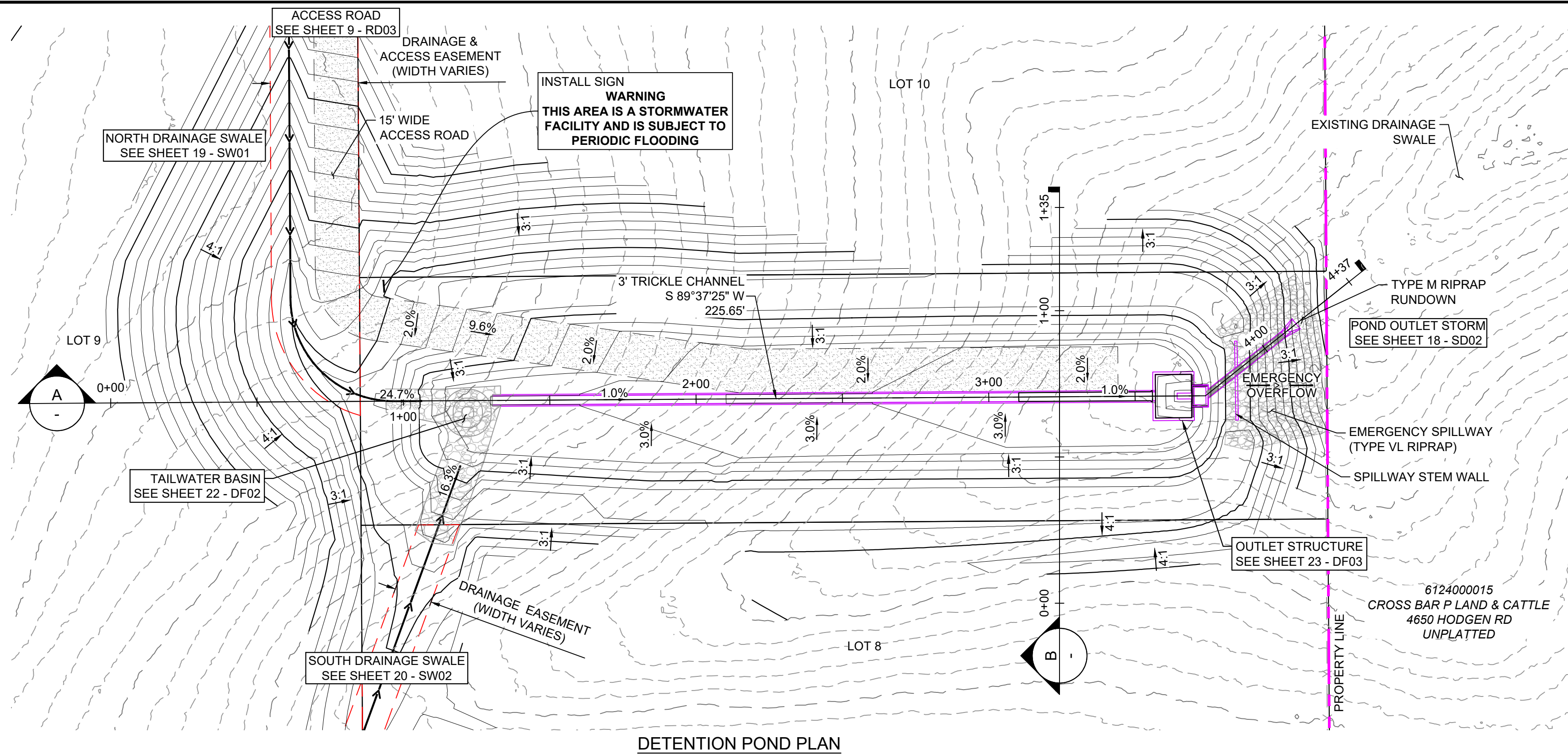
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DRAWN BY:	LCB	HORIZ. 1" = 30'			
CHECKED BY:	NMS	VERT. 1" = 5'	SHEET	20 OF 25	



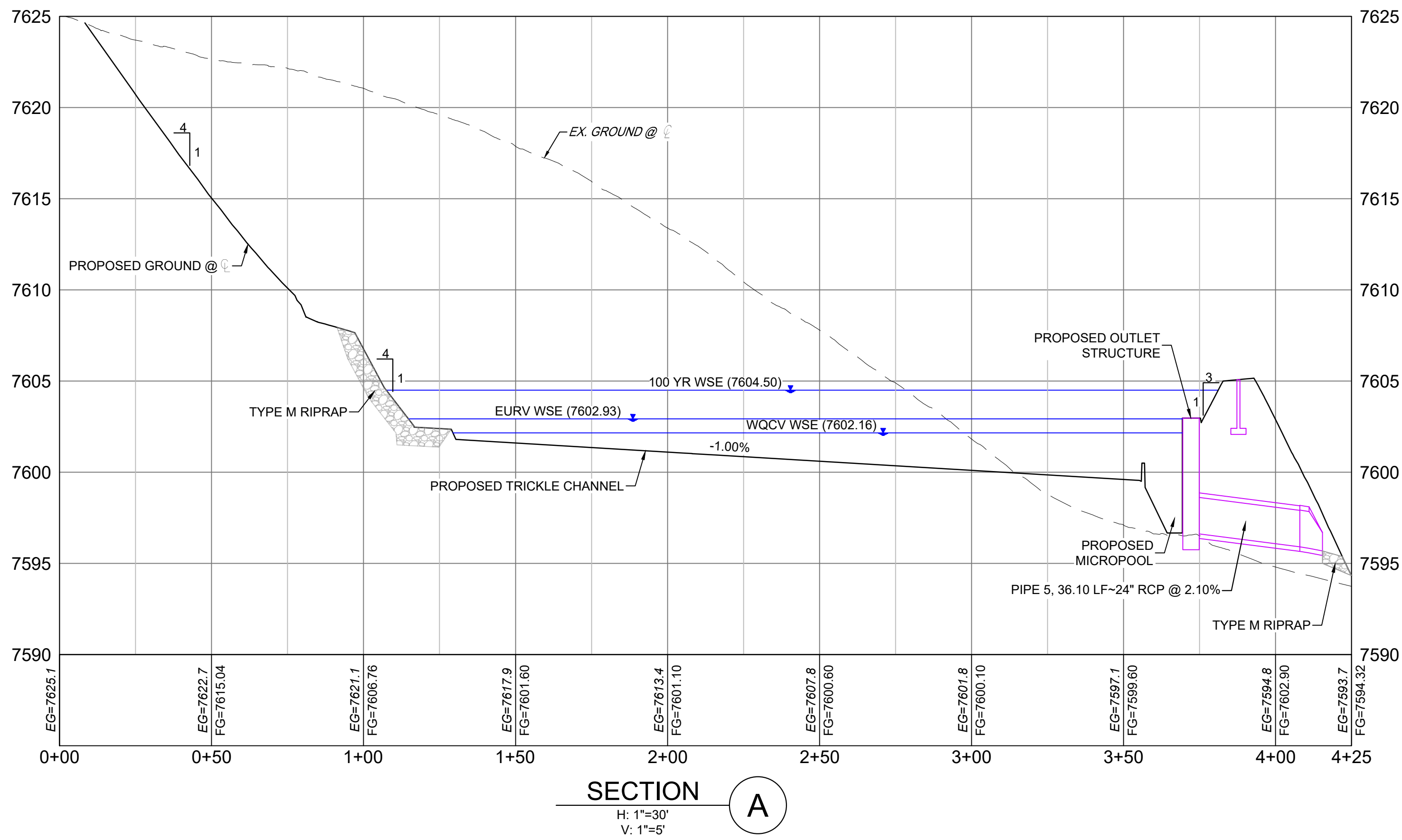
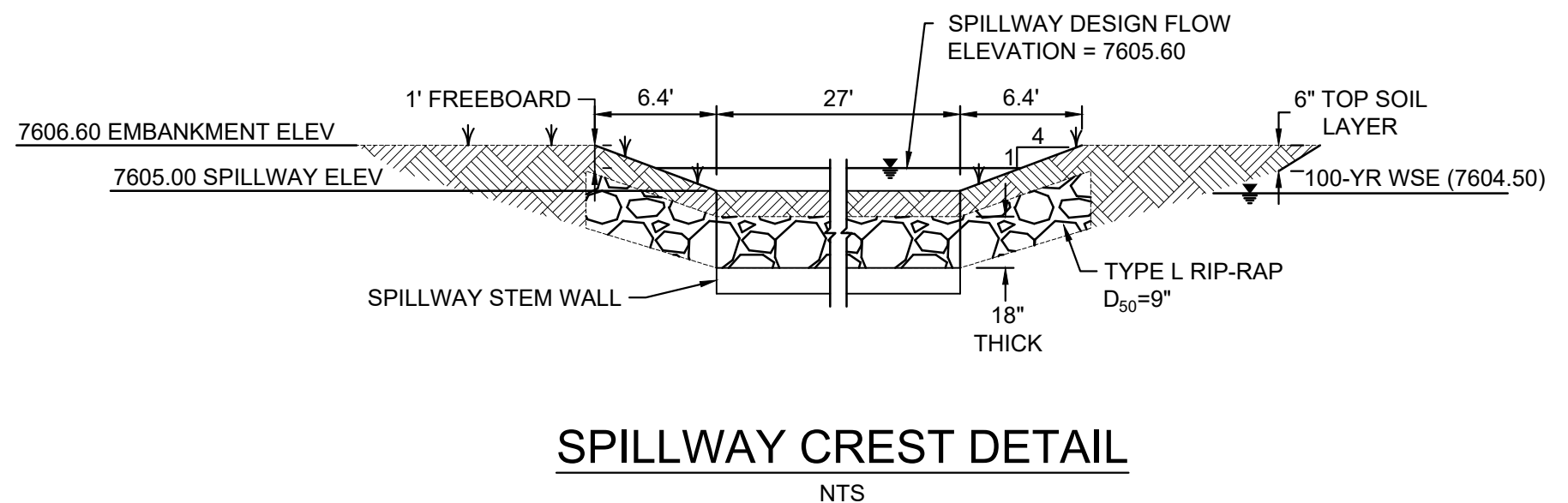
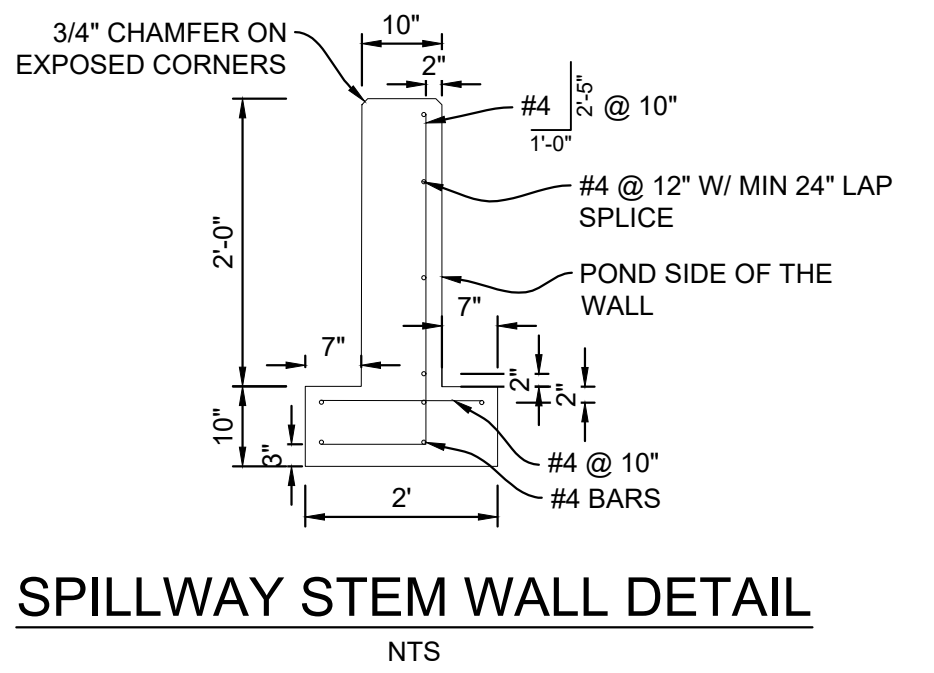
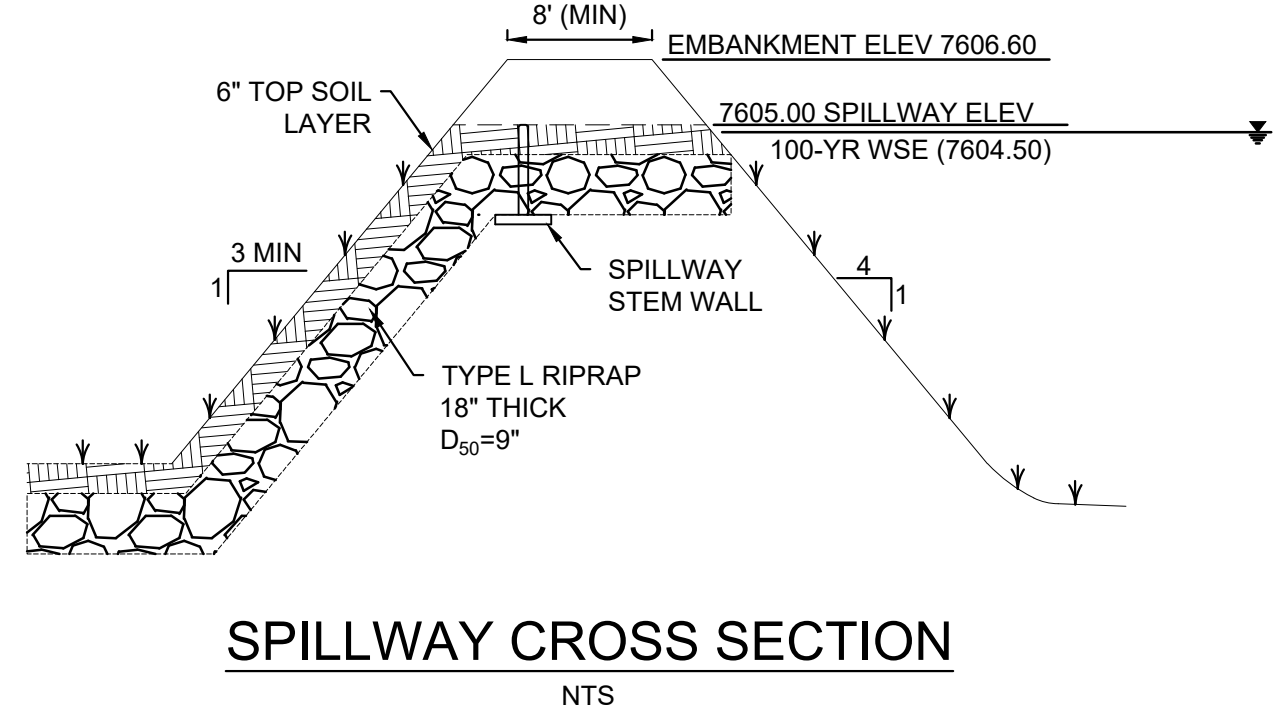
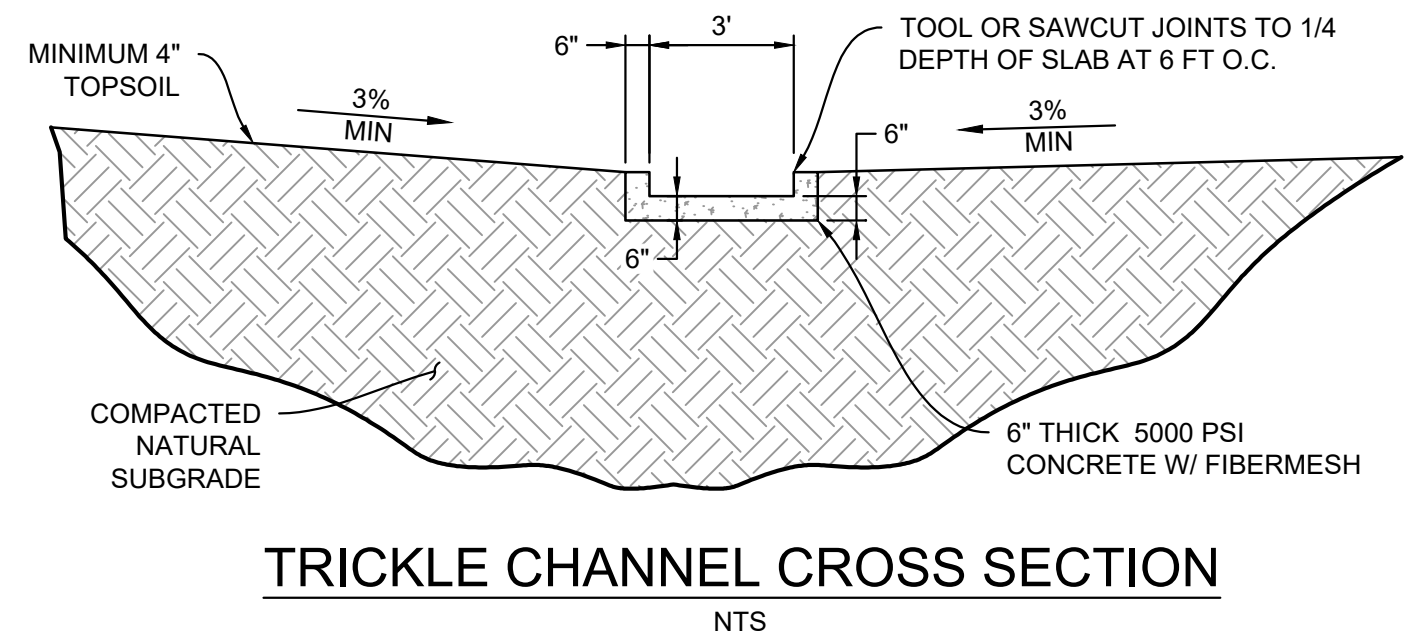


Now what's **below**.  
**Call** before you dig.

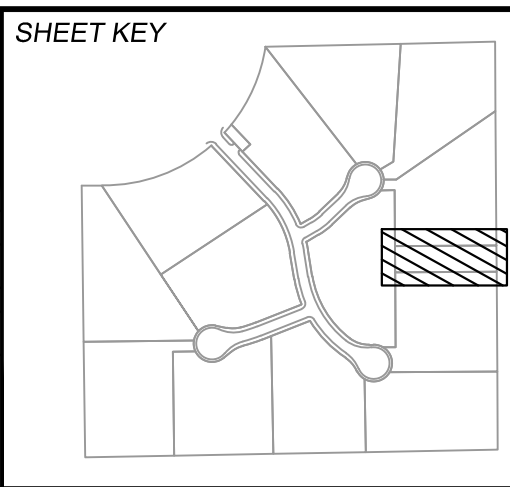
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REFERENCE DRAWINGS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		</
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PREPARED BY:



SEAL

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FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1676.001

DESIGNED BY:	LCB	SCALE	DATE ISSUED:	NOVEMBER 2024	DRAWING No. <b>DF01</b>
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CHECKED BY:	NMS	VERT. VARIES	SHEET	21 OF 25	

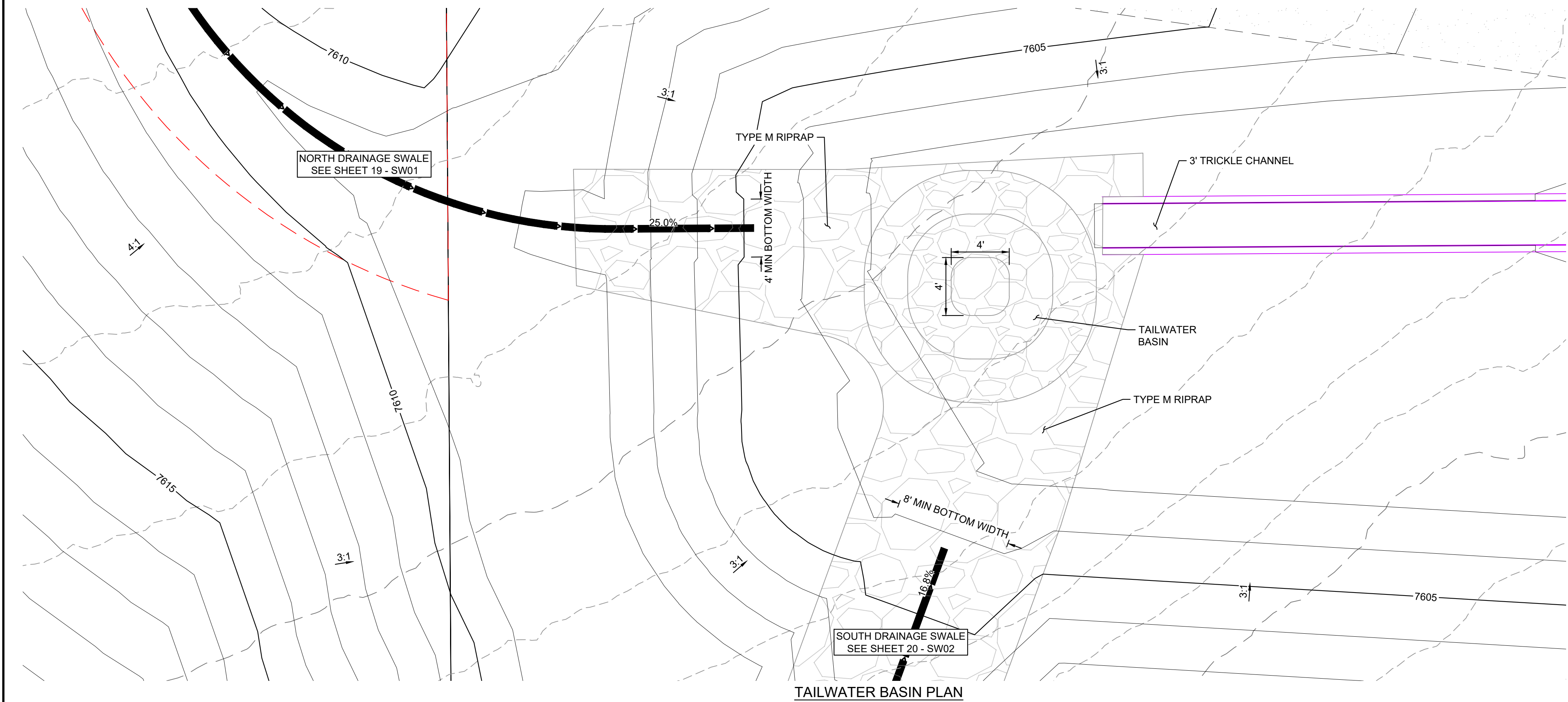
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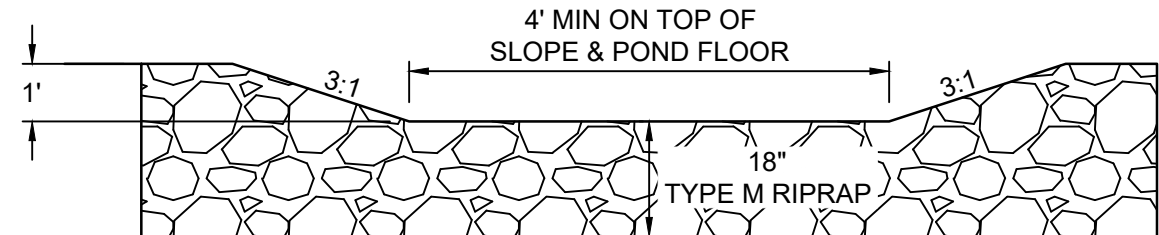
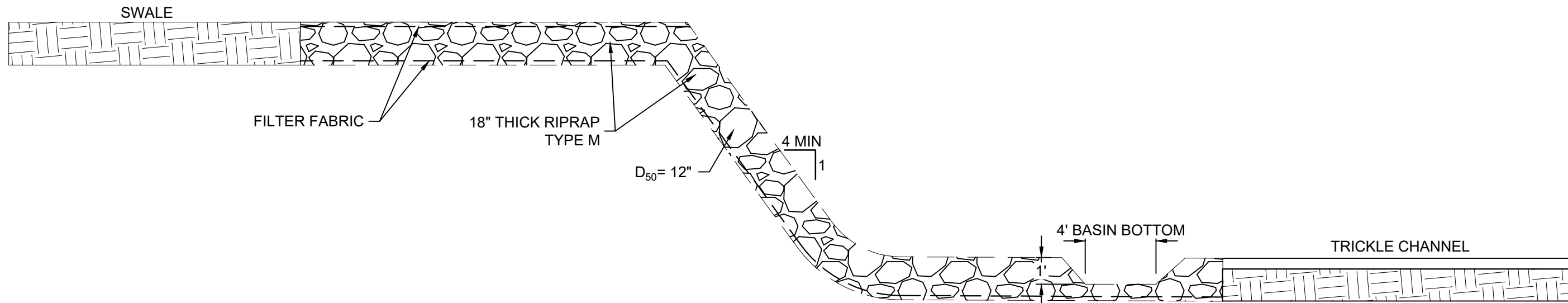
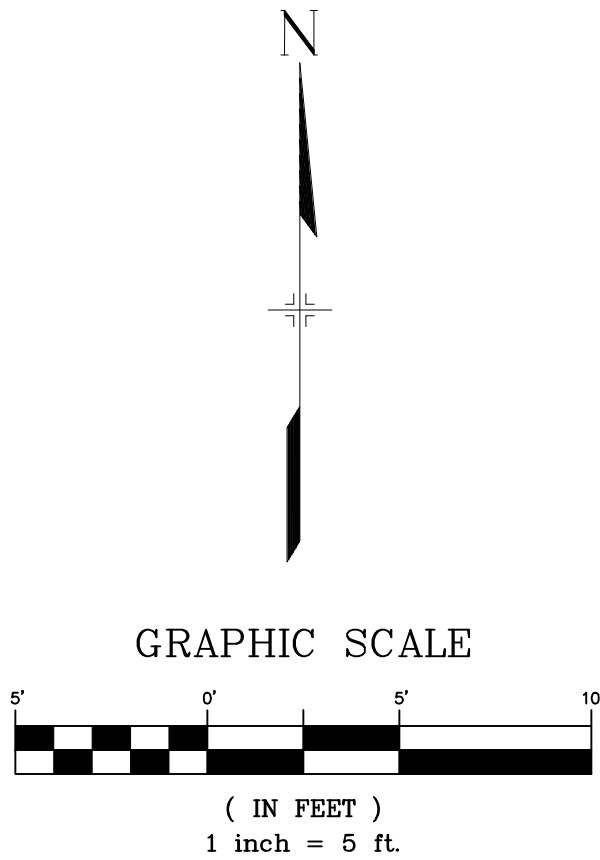


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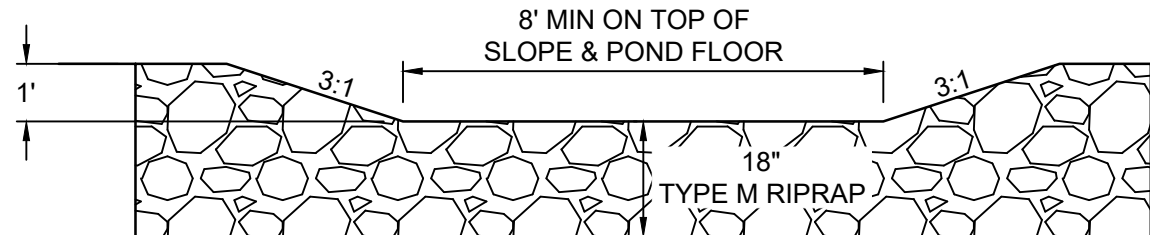
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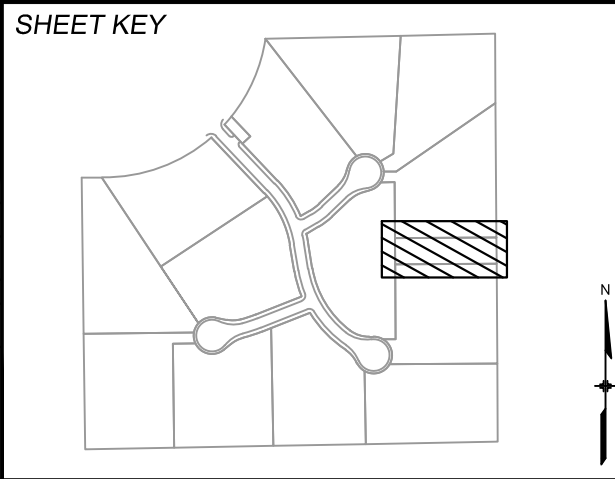


NORTH SWALE RUNDOWN SECTION  
NTS



SOUTH SWALE RUNDOWN SECTION  
NTS

REFERENCE DRAWINGS			
X:1676-SKVISTA-TITLE-CD_22X34			
X:1676-SKVISTA-EX-SITE			
X:1676-SKVISTA-EX-MAP			
X:1676-SKVISTA-PR-SITE			
No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
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CTB FILE: Matrix.ctb			
PLOT DATE: 11/26/2024 3:56 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



**BENCHMARK**  
FIMS MONUMENT F 56 IS A 3.25 ALUMINUM CAP STAMPED "MKD 56" IN RANGE BOX, ON THE EAST SIDE OF ROLLER COASTER RD AND SOUTH OF MOUNTAIN PINE LANE. ELEVATION WAS ESTABLISHED BY GPS OBSERVATION (GEOID 18) AND IS REFERENCED TO NAVD88 (US SURVEY FEET) WITH AND ELEVATION OF 7318.85. COORDINATE SYSTEM: NAD83, COLORADO SATE PLANE, CENTRAL ZONE, US SURVEY FEET.

**BASIS OF BEARING**  
THE BEARINGS SHOWN HEREON AND BASED ON GPS OBSERVATIONS AND REFERENCED THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED AT THE EAST QUARTER CORNER OF SAID SECTION BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "LS 9477" AND MONUMENTED AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION BY A NO. 5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 9477", AS BEARING OF SOUTH 00°22'42" EAST, A DISTANCE OF 1,327.85 FEET.



SEAL

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

FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1676.001

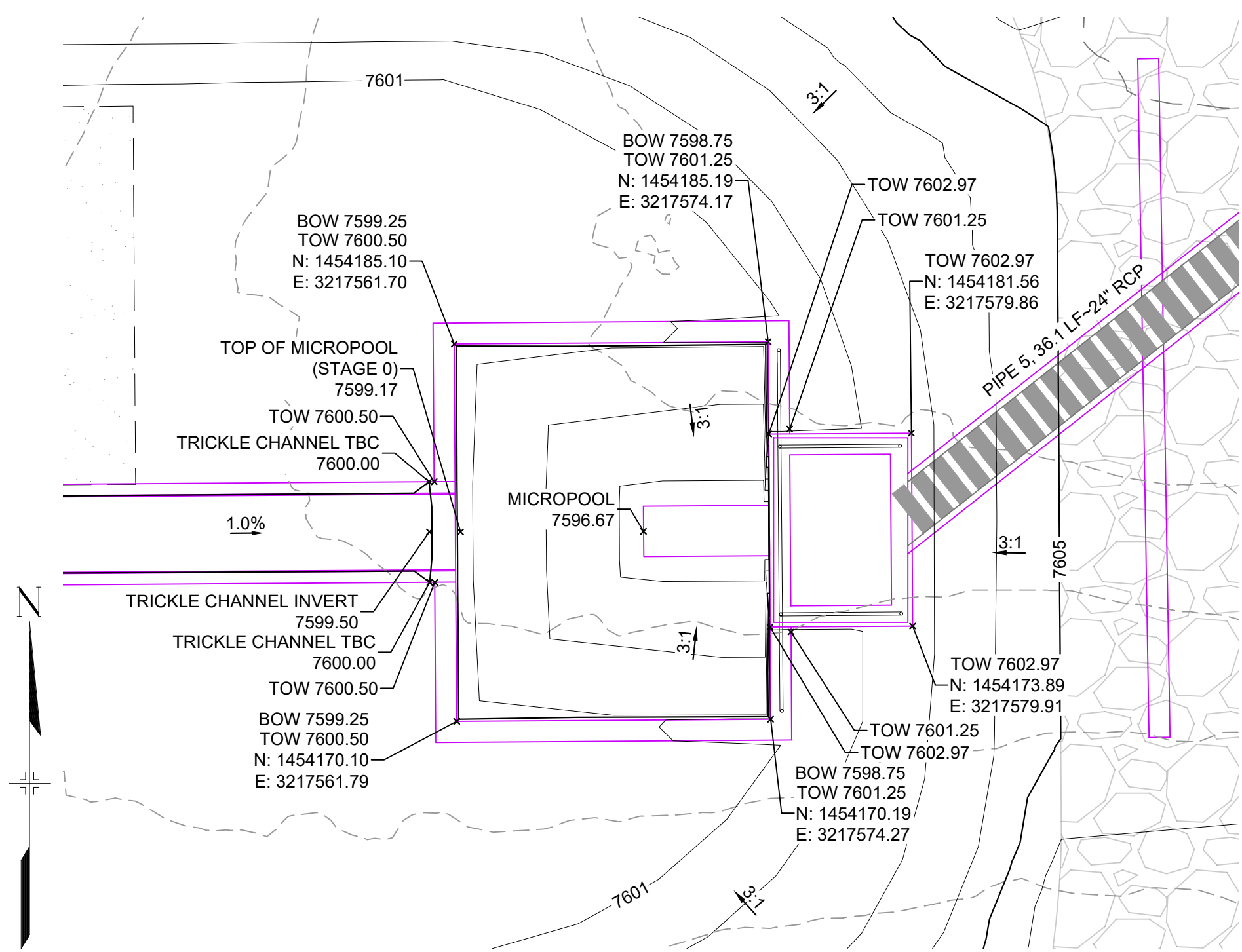
SKYE VISTA			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
DETENTION FACILITY DETAILS			
DESIGNED BY:	LCB	SCALE	DATE ISSUED: NOVEMBER 2024
DRAWN BY:	LCB	HORIZ 1"=5'	DRAWING No.
CHECKED BY:	NMS	VERT. VARIES	SHEET 22 OF 25
			DF02





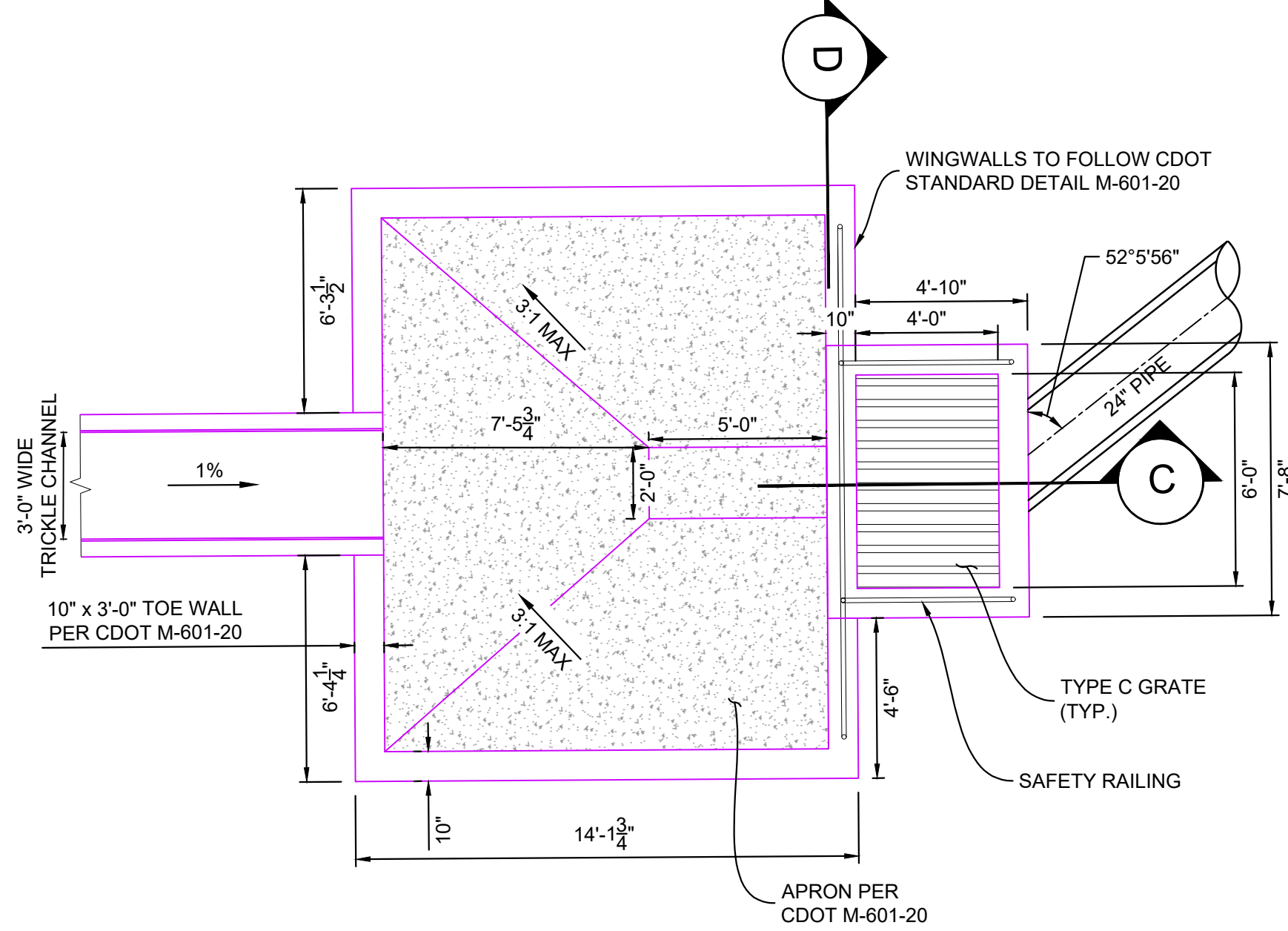
Know what's below.  
Call before you dig.

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POND OUTLET STRUCTURE

H: 1" = 10'



POND OUTLET STRUCTURE DETAILS

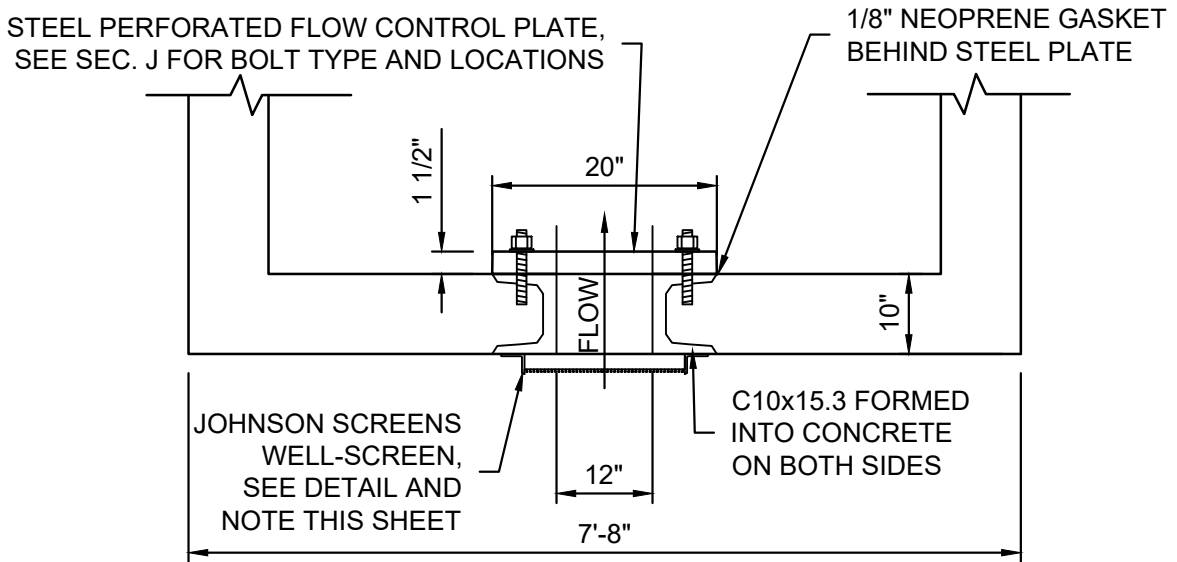
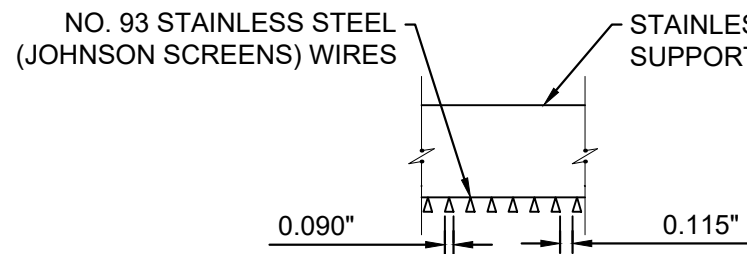
H: 1" = 4'

NOTES:

- ALL CONCRETE SHALL BE CDOT CLASS D; F<sub>c</sub> = 4500 PSI
- ALL REINFORCING STEEL SHALL BE F<sub>y</sub> = 60 KSI
- CONCRETE COVER FOR STEEL REINFORCING BARS SHALL BE AS FOLLOWS  
CONCRETE PLACED AGAINST EARTH.....3"  
CONCRETE EXPOSED TO EARTH OR WEATHER.....2"
- ALL EXPOSED CONCRETE CORNERS SHALL HAVE A MINIMUM 3/4" CHAMFER
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AS RELATED TO SHORING AND PROTECTION OF NEW AND EXISTING STRUCTURES AS NECESSARY TO PREVENT DAMAGE OR COLLAPSE DUE TO WIND, EARTH, CONSTRUCTION OR OTHER LOADS
- STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STANDARD PLAN M-206-2
- ALL BEDDING SHALL BE A MINIMUM OF 12" THICK CDOT CLASS 6 COMPACTED TO NOT LESS THAN 95% MAXIMUM DENSITY DETERMINED IN CONFORMANCE WITH AASHTO 180
- INLET STEPS SHALL BE ALUMINUM & CONFORM TO CITY OF COLORADO SPRINGS STANDARD DETAIL D-20D
- WINGWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD M-601-20
- SAWCUT APRON JOINTING SHALL BE SPACED AT 10' MAX. SPACING. NO ACUTE ANGLES WILL BE ALLOWED. TURN JOINTS PERPENDICULAR TO FOOTING AT 2' OFFSET.

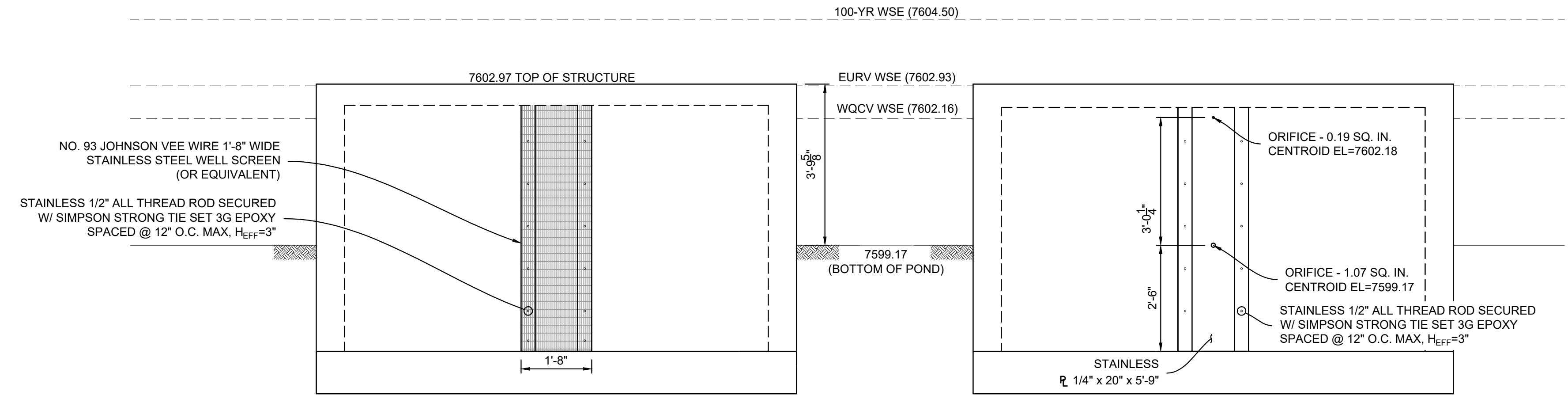
JOHNSON SCREENS STAINLESS STEEL  
VEE WIRE FILTERS WELL-SCREEN (OR EQUAL)

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



OUTLET STRUCTURE ORIFICE PLATE DETAIL

NTS



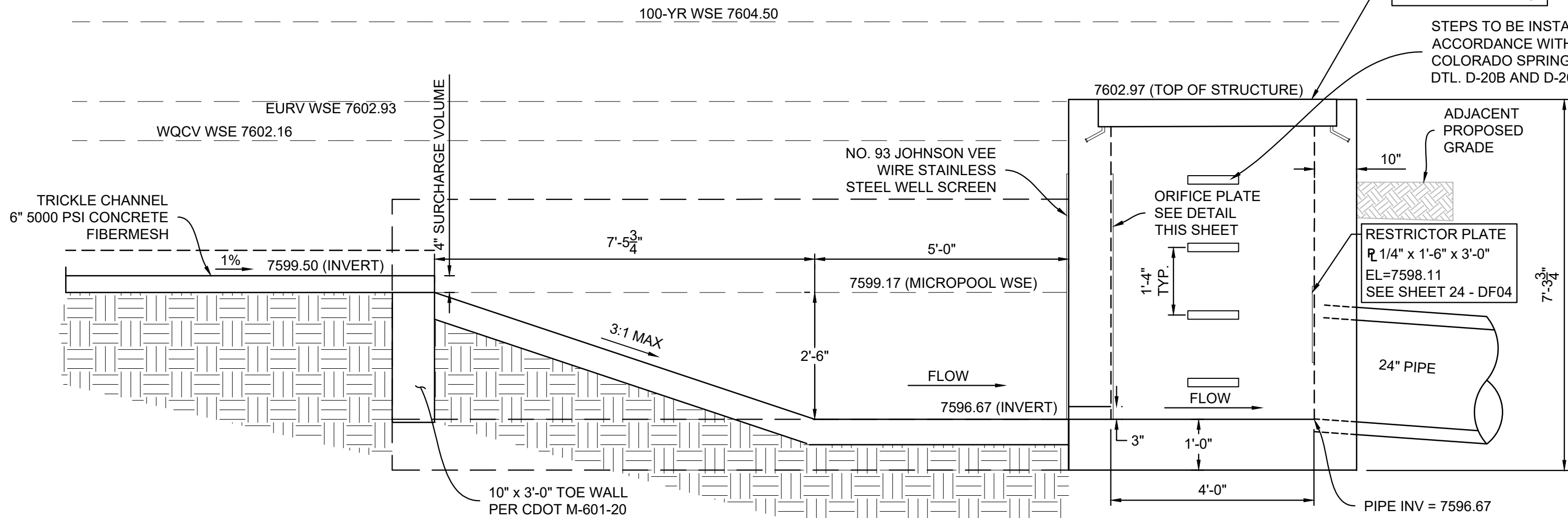
WELL SCREEN DETAIL

ORIFICE PLATE DETAIL

SECTION D

H: 1"=2'

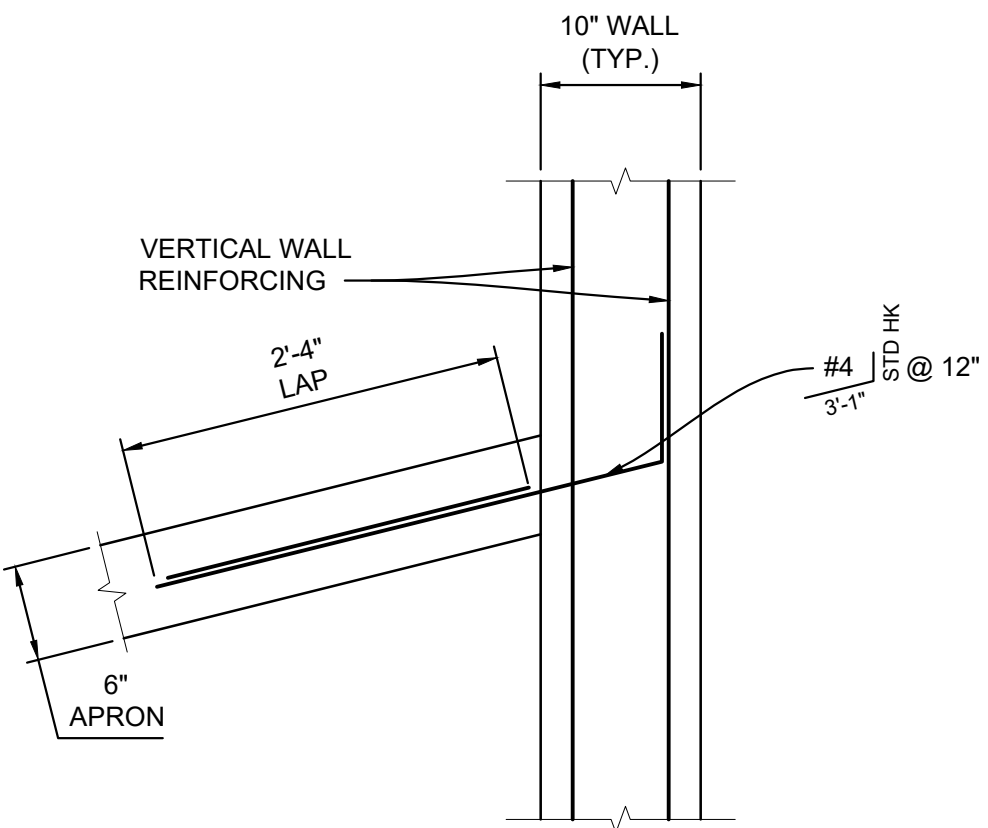
\*RAILING NOT SHOWN FOR CLARITY



SECTION C

H: 1"=2'

\*RAILING NOT SHOWN FOR CLARITY



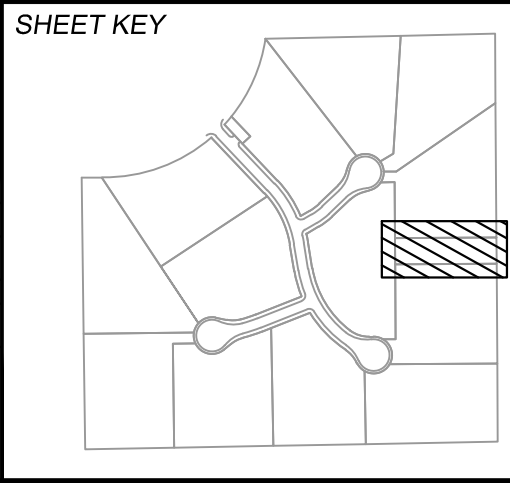
APRON TO WINGWALL  
CONNECTION

1" = 1"

NOTE: LONGITUDINAL REINFORCEMENT IS NOT SHOWN FOR CLARITY.

PCD FILE # XXXXXX

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No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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FIMS MONUMENT F 56 IS A 3.25 ALUMINUM CAP STAMPED "MKD 56" IN RANGE BOX, ON THE EAST SIDE OF ROLLER COASTER RD AND SOUTH OF MOUNTAIN PINE LANE. ELEVATION WAS ESTABLISHED BY GPS OBSERVATION (GEOID 18) AND IS REFERENCED TO NAVD88 (US SURVEY FEET) WITH AND ELEVATION OF 7318.85. COORDINATE SYSTEM: NAD83, COLORADO STATE PLANE, CENTRAL ZONE, US SURVEY FEET.

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PREPARED BY:

SEAL  
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MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1676.001

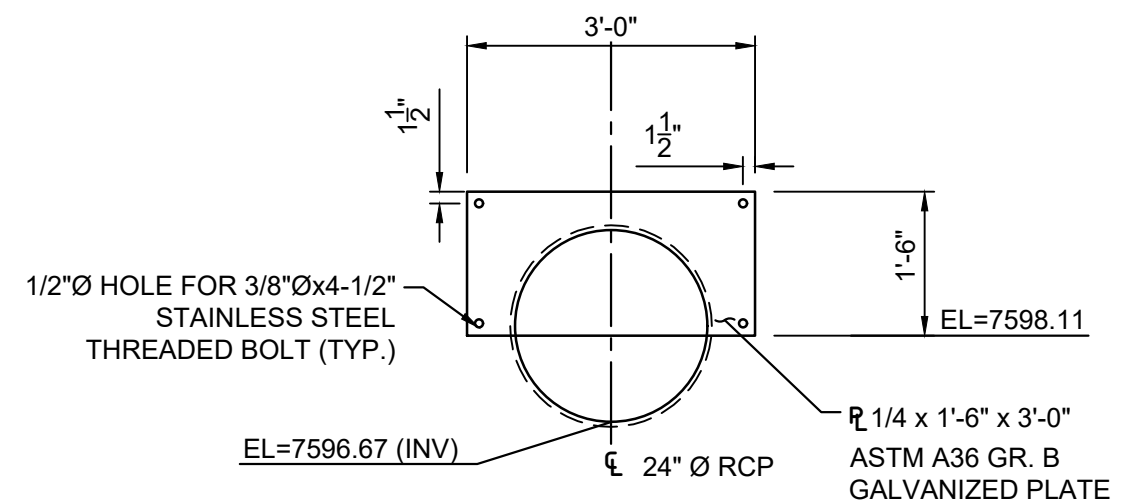
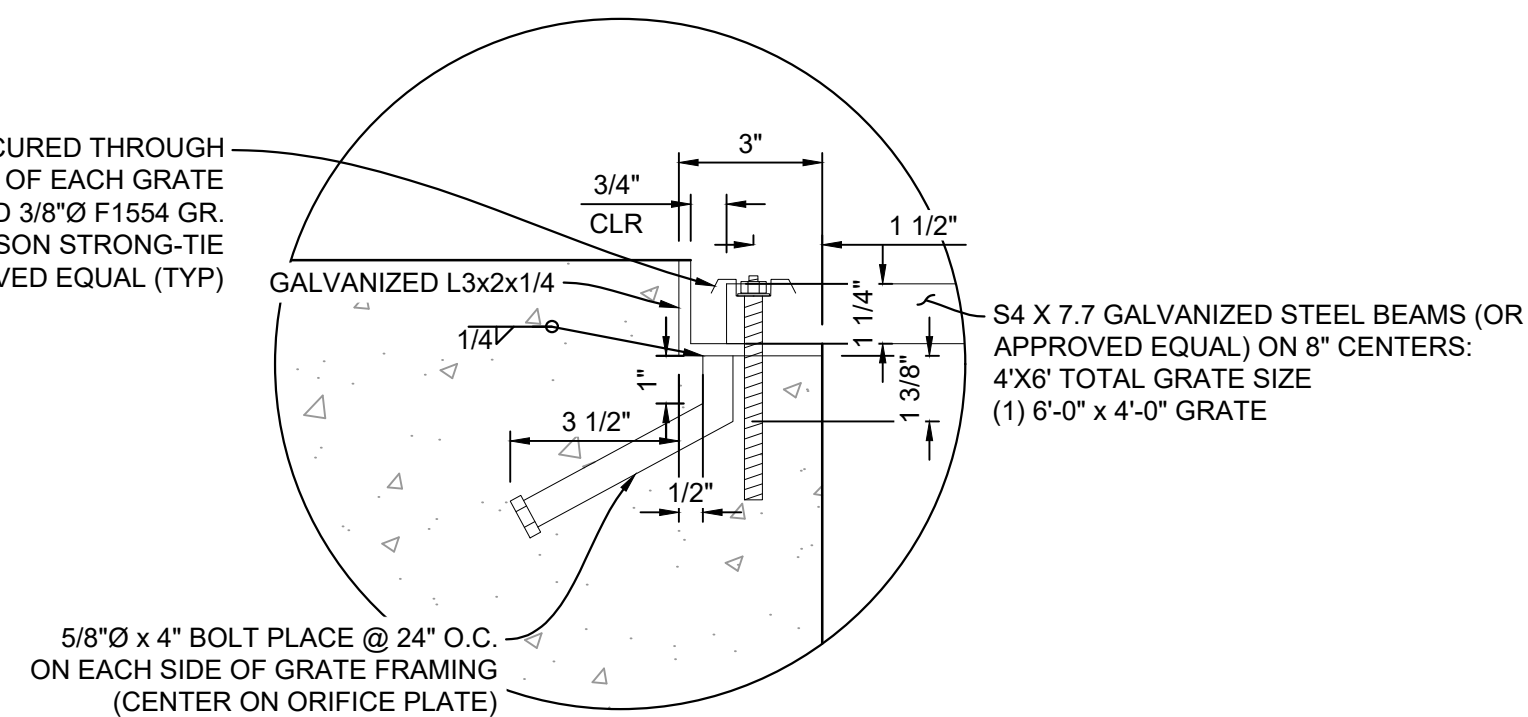
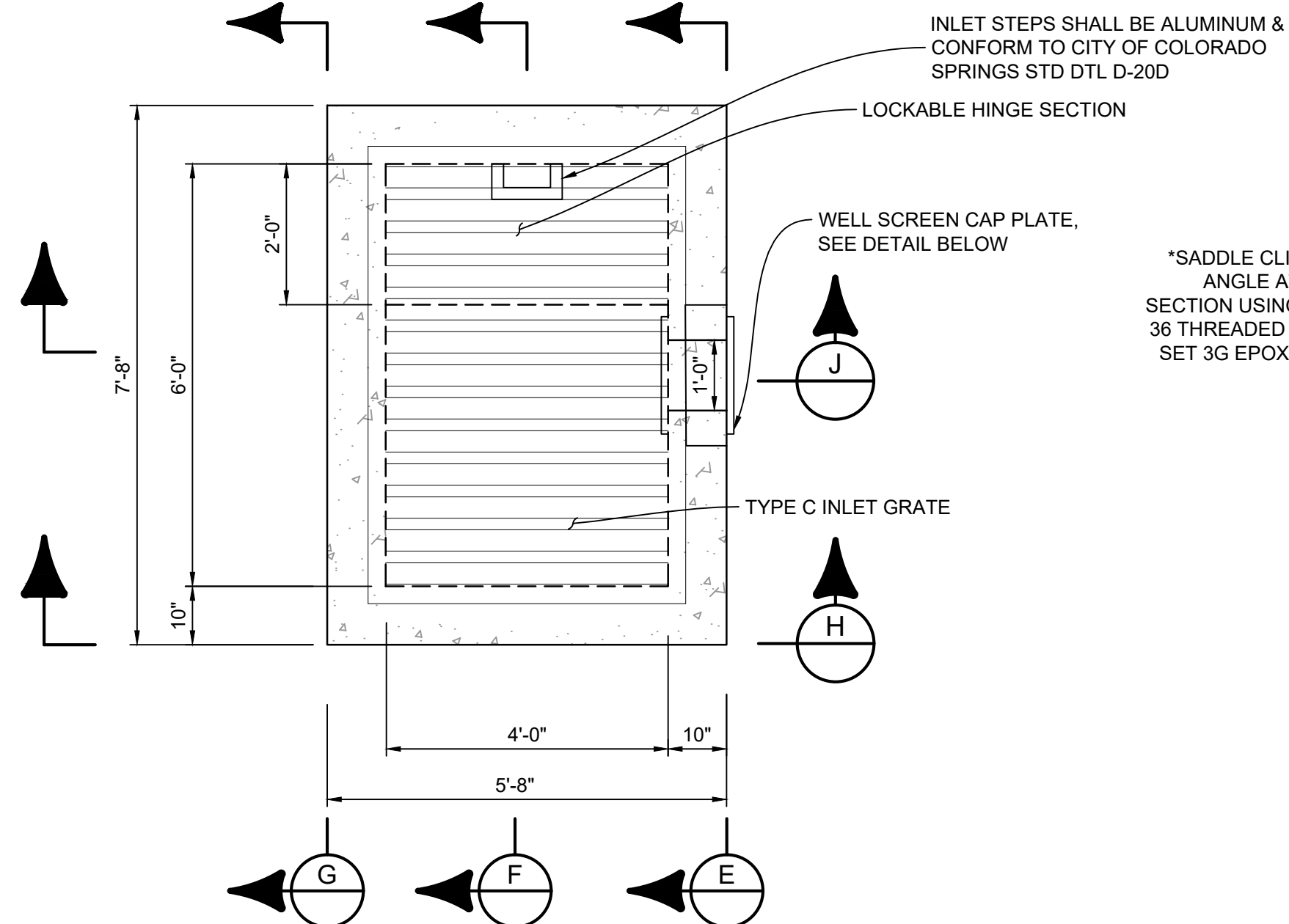
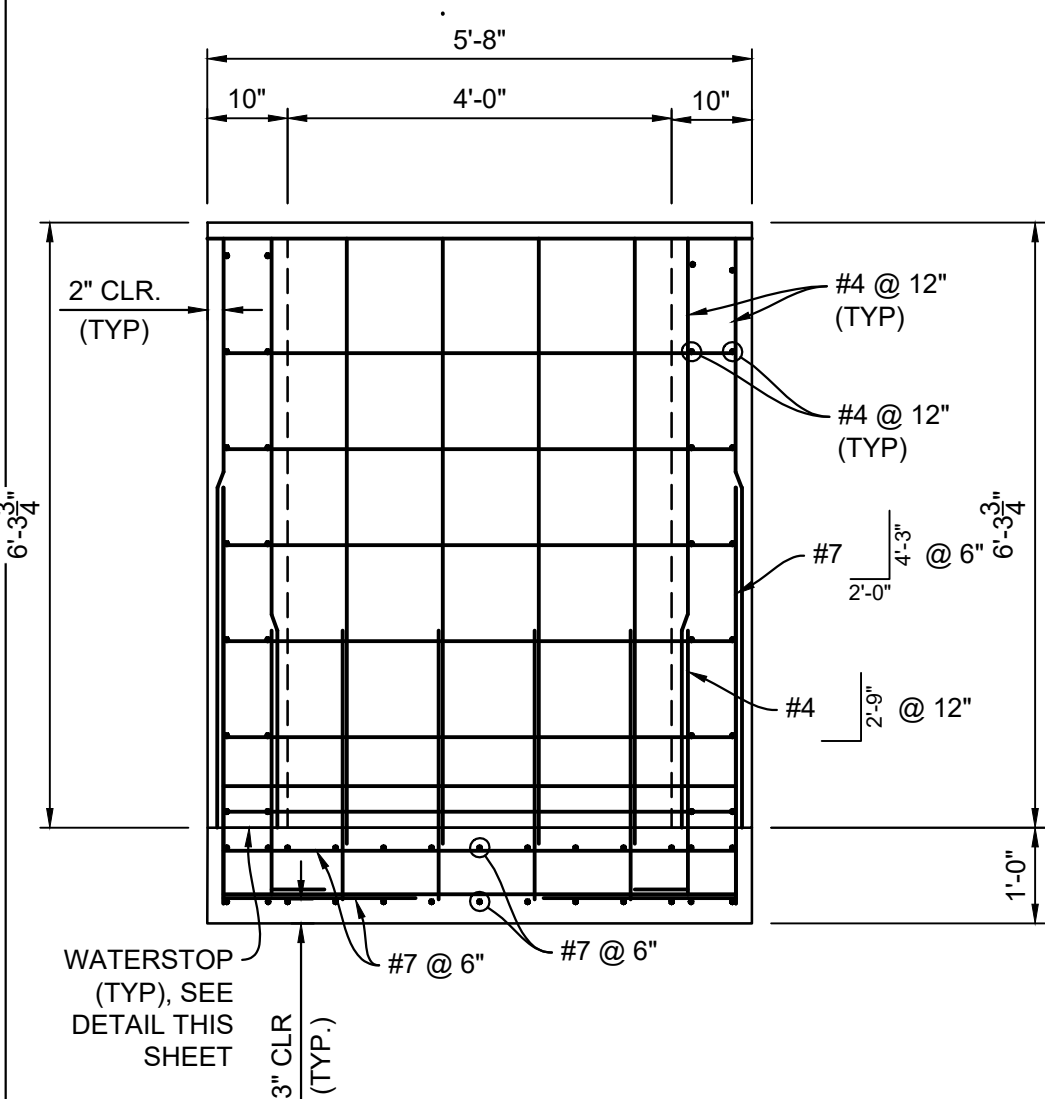
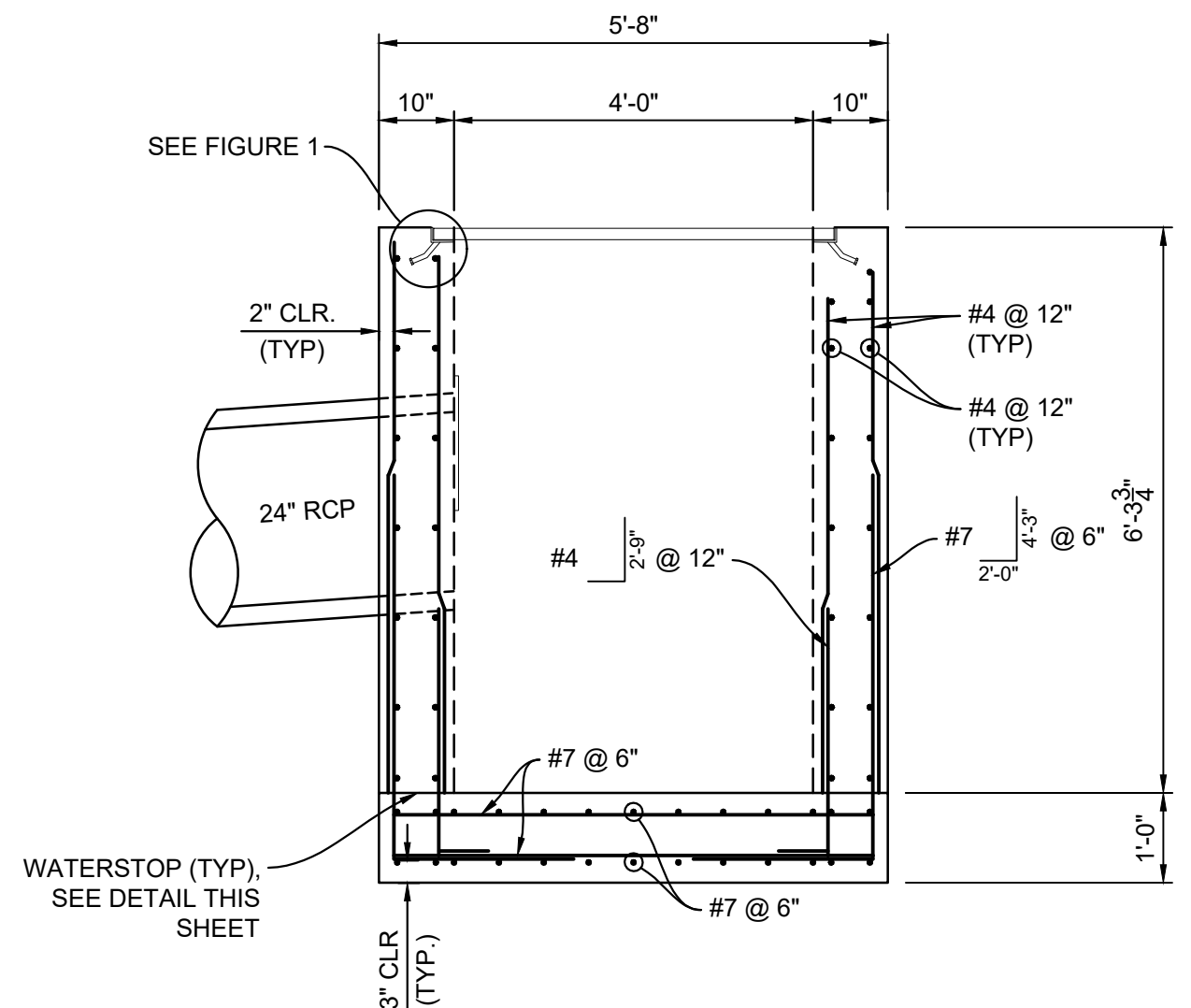
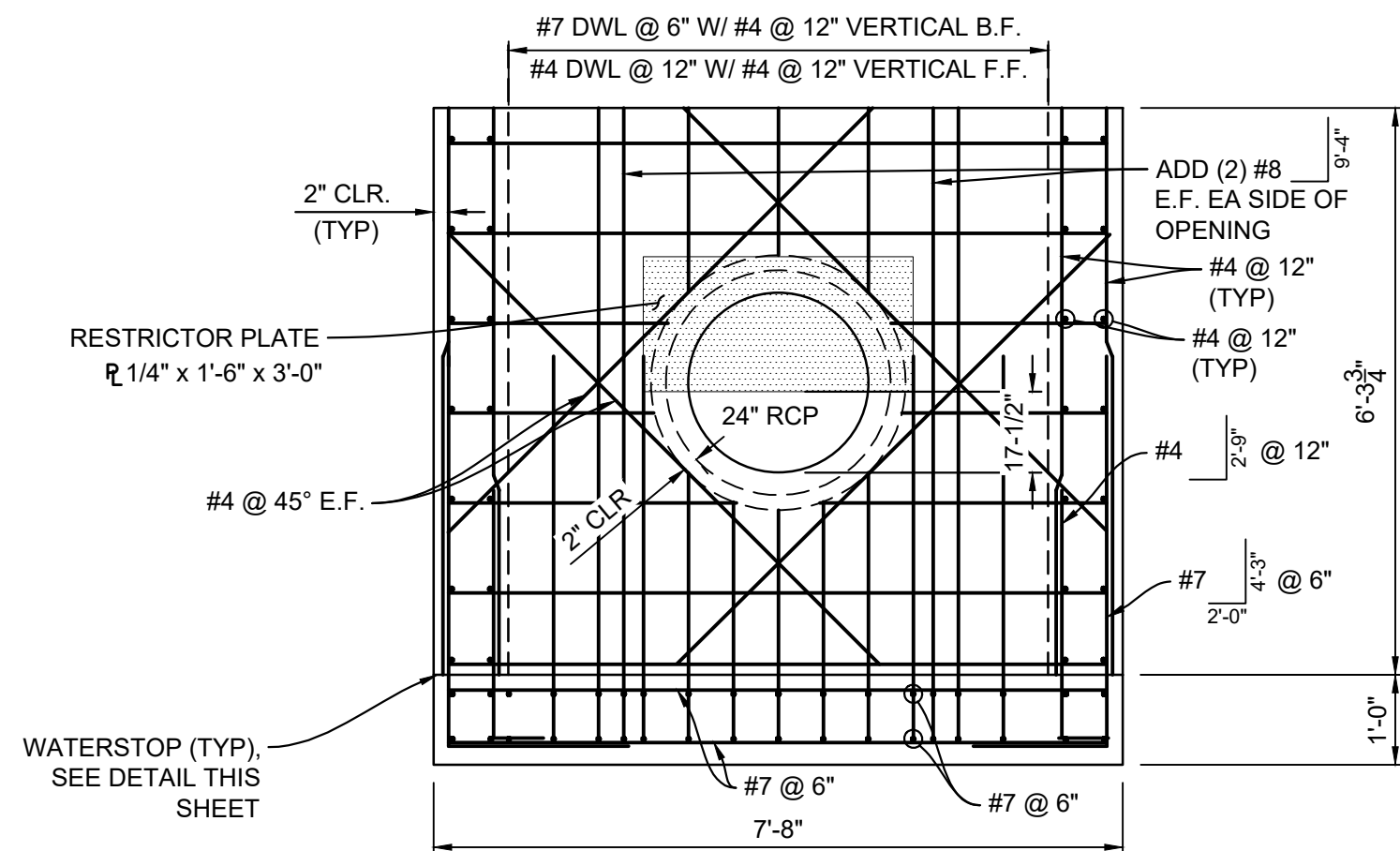
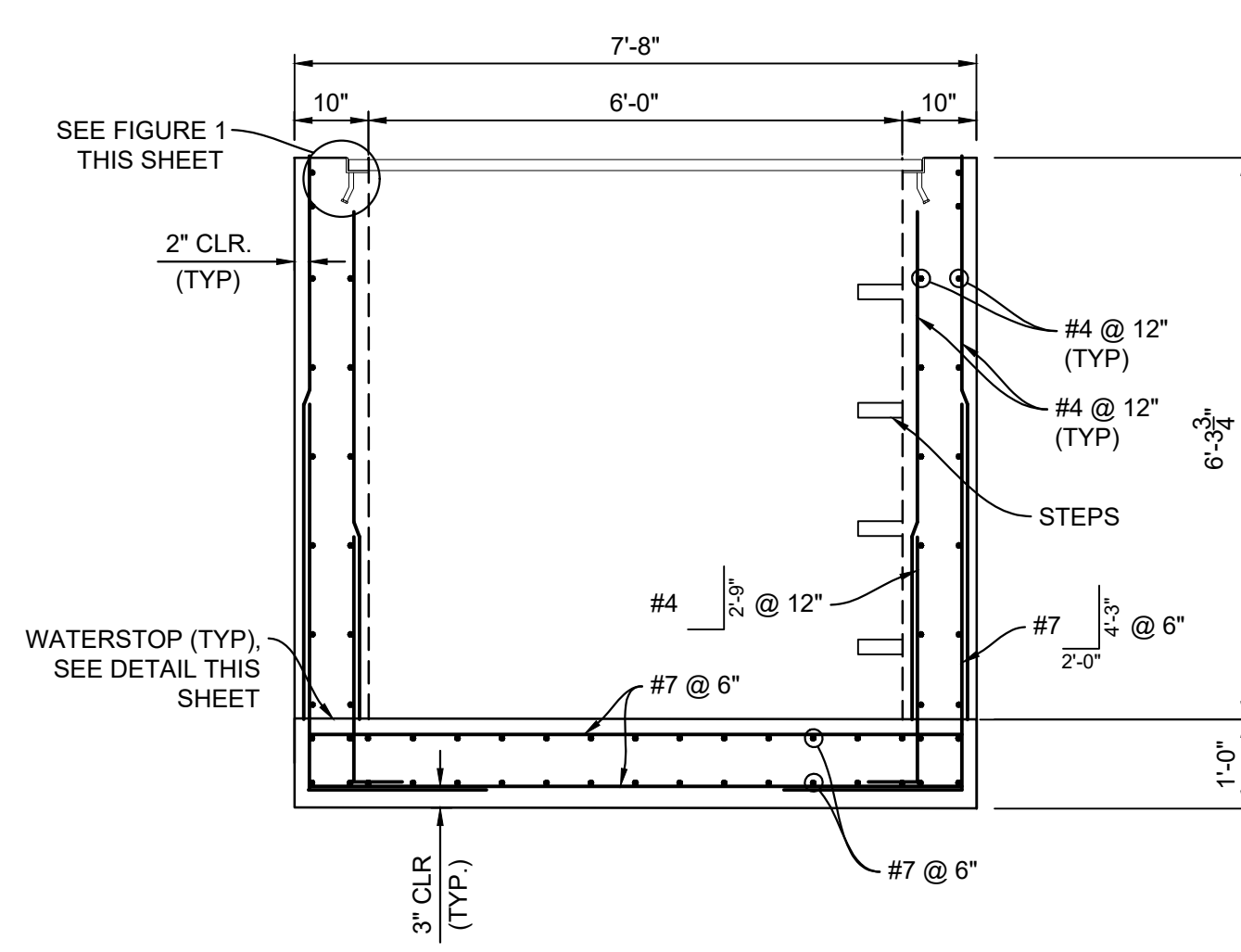
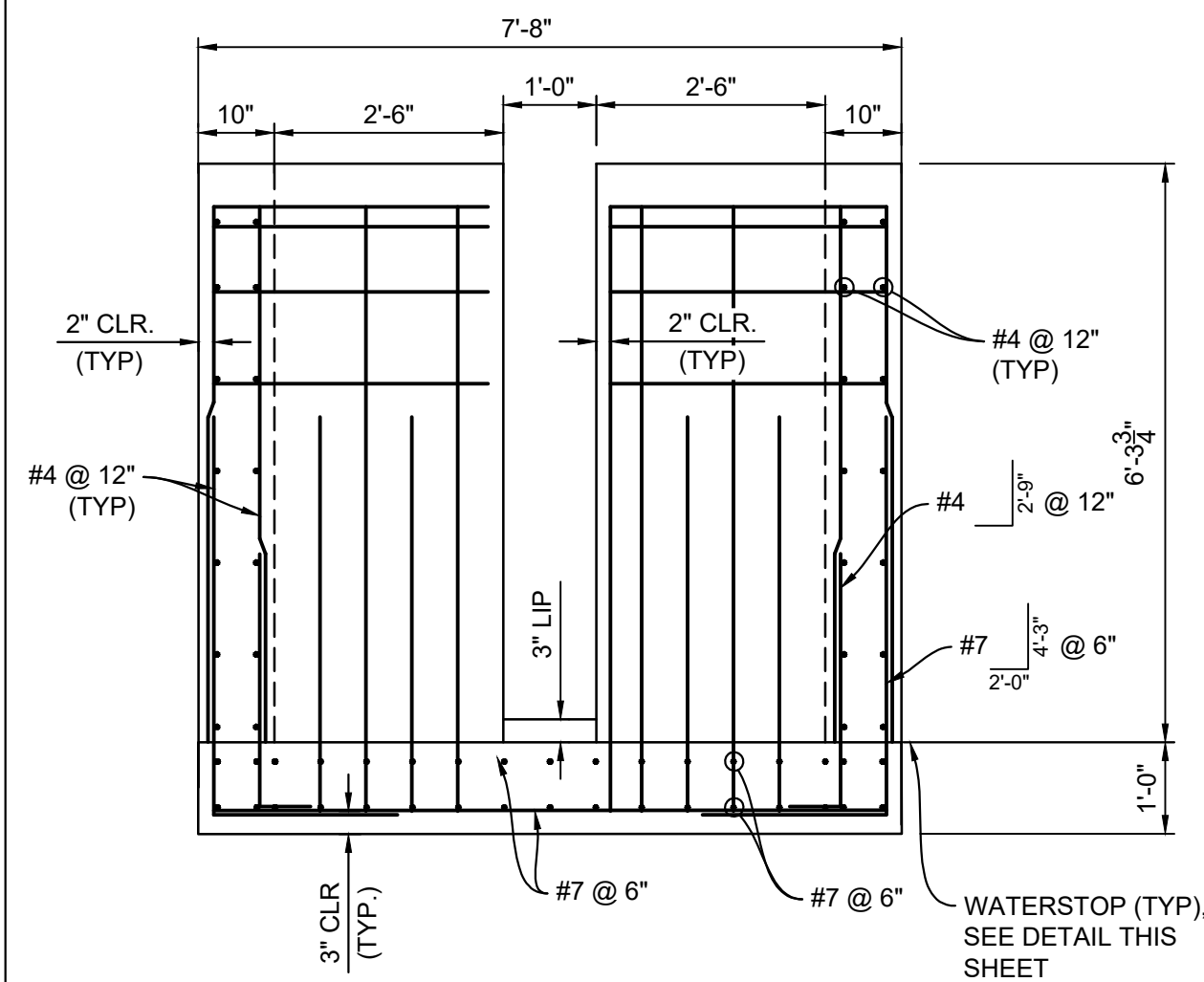
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EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
DETENTION FACILITY DETAILS			
DESIGNED BY:	LCB	SCALE	DATE ISSUED: NOVEMBER 2024
DRAWN BY:	LCB	HORIZ. VARIES	DRAWING No. 23 OF 25
CHECKED BY:	NMS	VERT. N/A	DF03





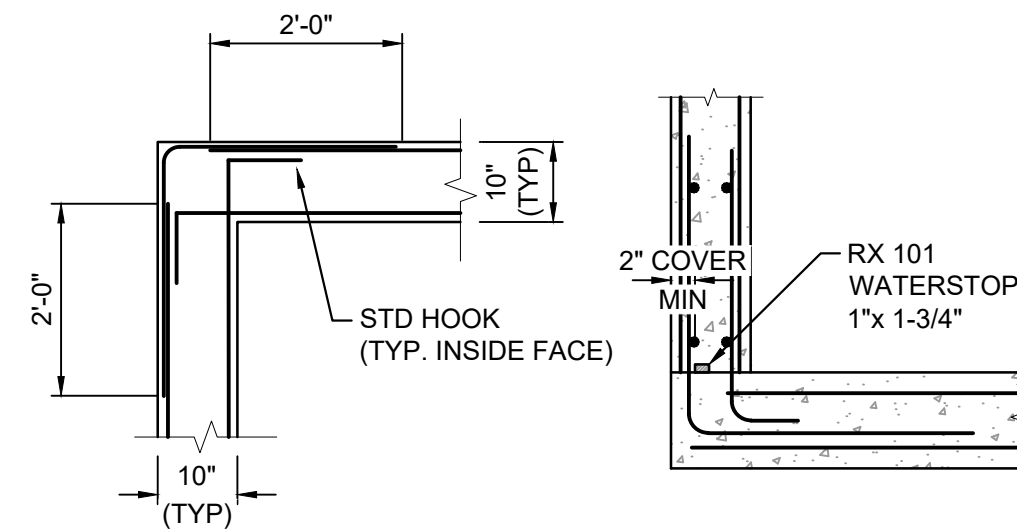
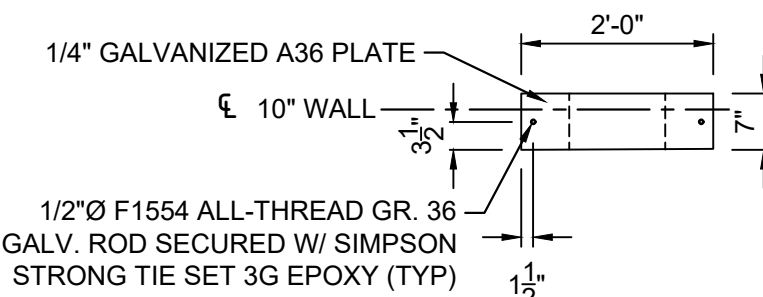
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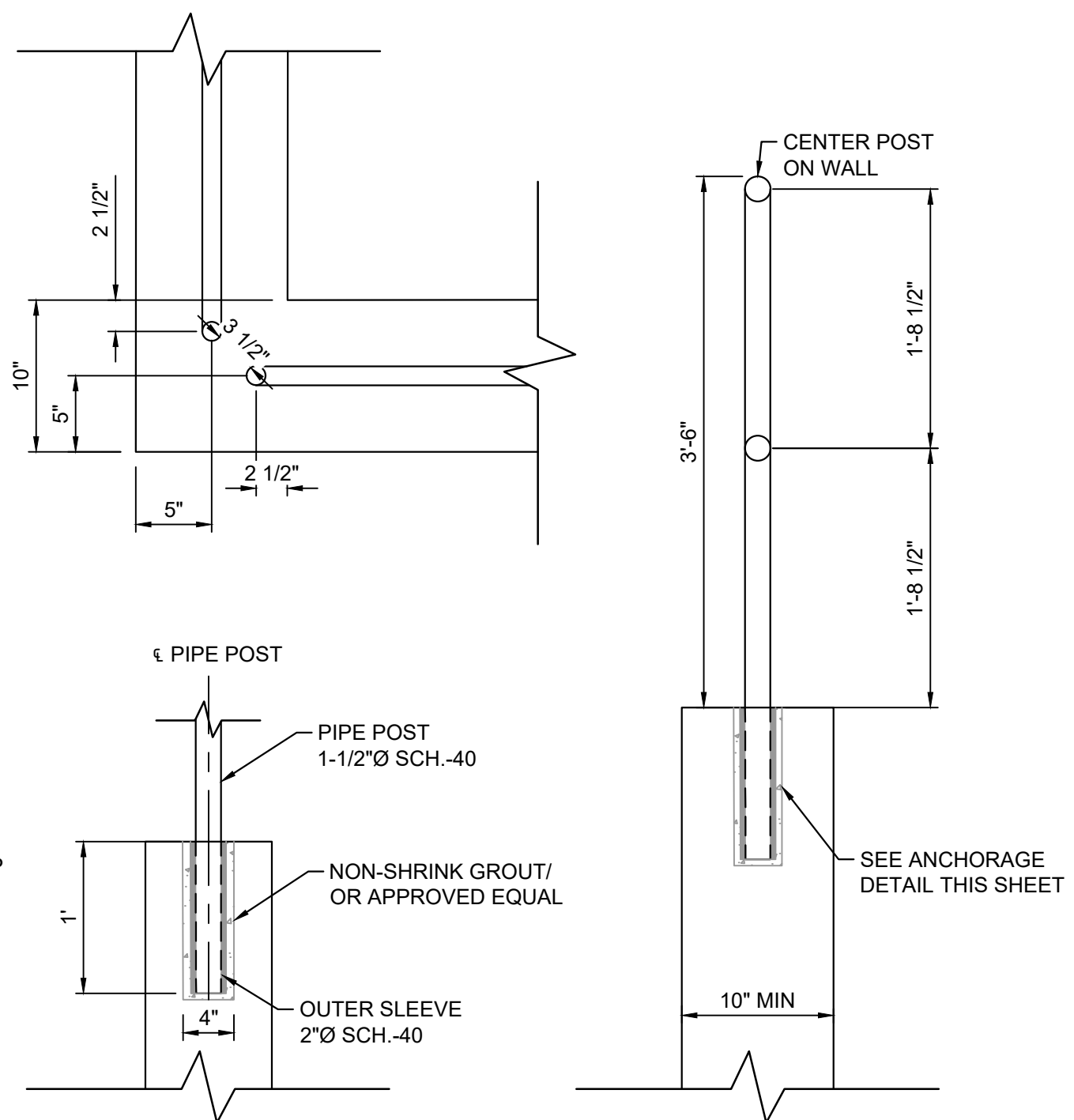


- RAIL NOTES:**
1. ALL PIPES ARE 1-1/2" Ø HOT-DIP GALV. SCH 40 STEEL PIPE
  2. DIMENSIONS SHOWN ARE FROM CENTER OF PIPE UNLESS OTHERWISE NOTED
  3. RAILING SHALL BE PLACED AT ALL LOCATIONS WHERE FALL HEIGHTS IS GREATER THAN 30"
  4. MAXIMUM HORIZONTAL SPACING FOR ANCHOR POINTS TO BE 8'-0"

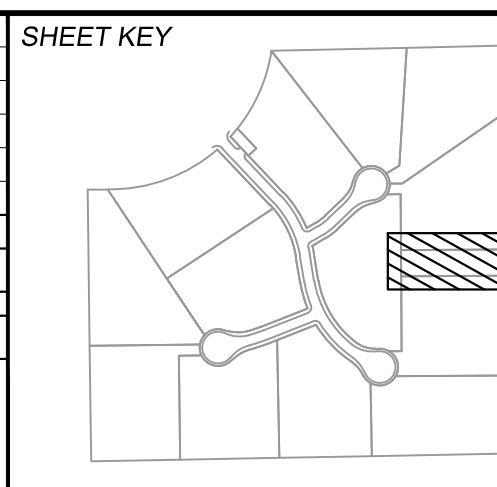
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- WATERSTOP NOTES:**
- WATERSTOP SHALL BE VOLCLAY WATERSTOP  
RX 101 OR EARTHSHIELD JP 648 OR  
APPROVED EQUAL.
- PLACE WATERSTOP FOR ENTIRETY OF EACH  
HORIZONTAL & VERTICAL CONSTRUCTION  
JOINT.
- FOLLOW MANUFACTURER'S INSTALLATION  
INSTRUCTIONS.



<b>REFERENCE DRAWINGS</b>					
No.	DATE	DESCRIPTION			BY
REVISIONS					
COMPUTER FILE MANAGEMENT					
FILE NAME: s:\24-1676.001 skye vista\500 CADD\504 plan sets\POND\DF-C.dwg					
CTB FILE: Matrix.ctb					
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PREPARED BY:



SFAI

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PROJECT No. 24.1676.001

DESIGNED BY:	LCB	SCALE	DATE ISSUED:	NOVEMBER 2024	DRAWING No.  <b>DF04</b>
DRAWN BY:	LCB	HORIZ. 1" = 2"			
CHECKED BY:	NMS	VERT. N/A	SHEET	24 OF 25	

CD FILE # XXXXXX



