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SKYE VISTA

EL PASO COUNTY, COLORADO

CONSTRUCTION DOCUMENTS

NOVEMBER 2024

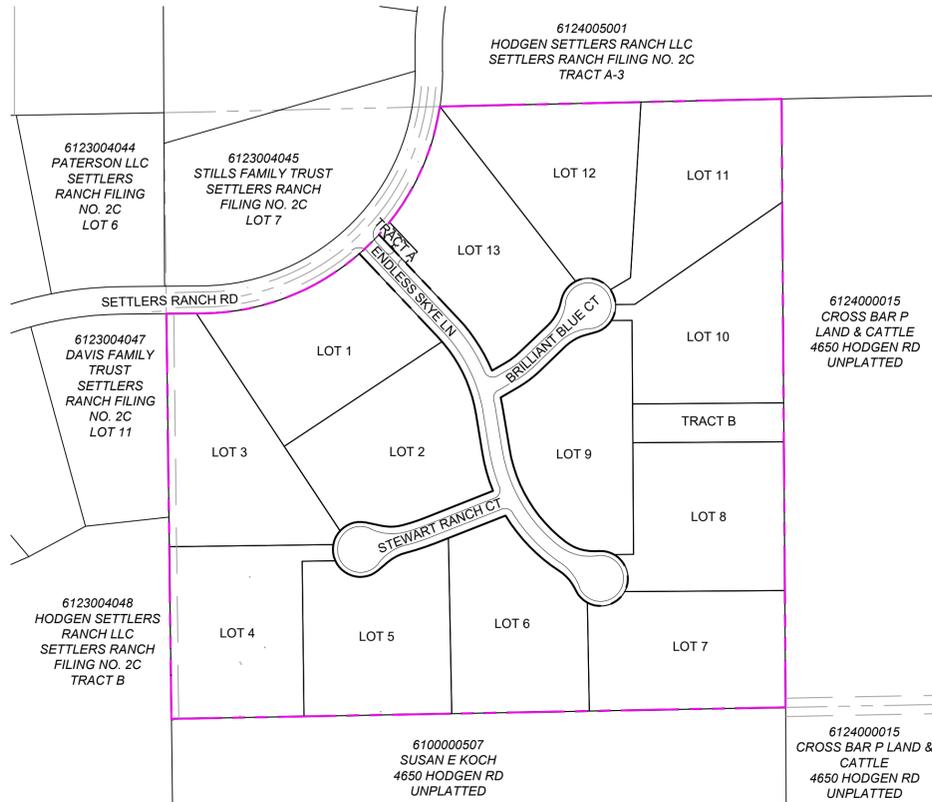
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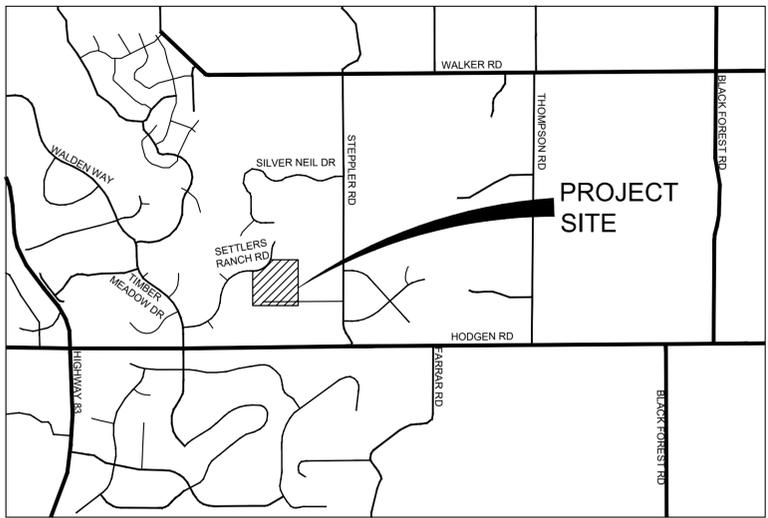
CONTACT LIST

OWNER/DEVELOPER BILL HEREBIC SKYE VISTA LLC 13144 THUMBPRINT CT. COLORADO SPRINGS, CO 80921 (719) 598-5190	ENGINEERING EL PASO COUNTY PUBLIC WORKS DEPARTMENT 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 (719) 520-6460
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ELECTRICAL SERVICE MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD FALCON, CO 80131 GINA PERRY (719) 494-2636	GAS BLACK HILLS ENERGY 198 COUNTY LINE RD PALMER LAKE, CO 80133 RICHIE BAILEY (719) 728-9700
FIRE MONUMENT FIRE DISTRICT 16055 OLD FOREST POINT, SUITE 102 MONUMENT, CO 80132 JONATHAN BRADLEY (719) 484-0911	

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.



SITE MAP
1" = 200'



VICINITY MAP
N.T.S.

OWNER/DEVELOPER'S STATEMENT

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

NAME _____ DATE _____
BILL HEREBIC
SKYE VISTA LLC
13144 THUMBPRINT CT.
COLORADO SPRINGS, CO 80921

DESIGN ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERION ESTABLISHED BY THE COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSE FOR WHICH THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.

BY: _____ DATE: _____
LUKE C. BONNER, PE #63474
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

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

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

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 # XXXXXX

REFERENCE DRAWINGS				
X:1676-SKYE-VISTA-TITLE-CD_22X34				
X:1676-SKYE-VISTA-PR-SITE				
X:1676-SKYE-VISTA-EX-SITE				
X:1676-SKYE-VISTA-EX-MAP				
No.	DATE	DESCRIPTION	BY	
COMPUTER FILE MANAGEMENT				
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CTB FILE: Matrix.ctb				
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 NAVD83 (US SURVEY FEET) WITH AN ELEVATION OF 7318.65. 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.

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				
COVER SHEET				
DESIGNED BY:	LCB	SCALE:	DATE ISSUED:	NOVEMBER 2024
DRAWN BY:	LCB	HORIZ:	N/A	DRAWING No.
CHECKED BY:	NMS	VERT:	N/A	CS01
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 24.1676.001			DATE ISSUED:	NOVEMBER 2024
			SHEET	1 OF 25



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GENERAL NOTES

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

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

EARTHWORK NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL DISPOSAL OF ANY EXCESS SOIL, DEBRIS AND WASTE MATERIAL OFF OF THE PROJECT SITE.
- ANY MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF, BY AND AT THE EXPENSE OF THE CONTRACTOR.
- ANY SOIL LYING BELOW THE SUBGRADE ELEVATION WHICH IS DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
- MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED. ALL SLOPES MUST BE PROTECTED FROM EROSION.
- IF DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE SOILS ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.
- THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
- 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.
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- LOCATION OF SOILS STOCKPILES, DESIGNATED FOR TOPSOIL AND SUBSOIL STORAGE AREAS, WILL BE DETERMINED IN THE FIELD AT THE START OF CONSTRUCTION ACTIVITY AND INDICATED ON THE PLAN BY THE CONTRACTOR WHEN REQUIRED.

BENCHMARK AND SURVEY CONTROL NOTES

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

TRAFFIC NOTES

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

EL PASO COUNTY CONSTRUCTION NOTES

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).

- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
- EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND THE METROPOLITAN DISTRICT.

PERMANENT CONTROL MEASURE NOTES

- 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
- THE CONTRACTOR SHOULD CONTACT THE ENGINEER OF RECORD AND SWENT LEAD REVIEWER IMMEDIATELY SHOULD CONSTRUCTION OF THE PCM VARY IN ANY WAY FROM THE PLANS.
- A PROFESSIONAL ENGINEER (PE) CERTIFICATION THAT THE PCM HAS BEEN INSTALLED AND CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS WILL BE REQUIRED ONCE THE PCM IS FULLY CONSTRUCTED. AN AS-CONSTRUCTED SURVEY MUST BE COMPLETED TO VERIFY FACILITY VOLUMES AND ELEVATIONS. THE AS-BUILT DRAWINGS MUST BE SUBMITTED ALONG WITH THE PE CERTIFICATION. A PE CERTIFICATION REQUIRES PERIODIC ON-SITE OBSERVATIONS BY THE ENGINEER OF RECORD OR A PERSON UNDER THEIR RESPONSIBLE CHARGE. COORDINATION WITH THE ENGINEER OF RECORD TO ENSURE THAT THE NECESSARY ON-SITE OBSERVATIONS ARE COMPLETED IS THE RESPONSIBILITY OF THE APPLICANT.
- ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE OR CAUSE ANY DISTURBANCE WITHIN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. APPROVALS TO WORK WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY EASEMENT OR RIGHT-OF-WAY WITHOUT THE APPROPRIATE WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARD UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE APPLICANT IS RESPONSIBLE FOR THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS.
- IM PLAN IS ON FILE WHICH CONTAINS THE REQUIREMENTS OF MAINTENANCE OF THESE FACILITIES.

REFERENCE DRAWINGS				
X:1676-SKYSTA-TITLE-CD_22X34				
X:1676-SKYSTA-PR-SITE				
X:1676-SKYSTA-EX-SITE				
X:1676-SKYSTA-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 AN ELEVATION OF 7318.65. COORDINATE SYSTEM: NAD83, COLORADO SATE PLANE, CENTRAL ZONE, US SURVEY FEET.
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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:

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

SEAL

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

SKYE VISTA

EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS

GENERAL NOTES

DESIGNED BY:	LCB	SCALE	DATE ISSUED:	NOVEMBER 2024	DRAWING No.
DRAWN BY:	LCB	HORIZ			
CHECKED BY:	NMS	VERT.	SHEET	2 OF 25	GN01



Know what's below.
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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	HOUR		
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		

LEGEND

	PROPOSED CENTERLINE
	PROPOSED ROAD SHOULDER
	EXISTING FENCE
	PROPOSED FENCE
	RIGHT OF WAY
	PROPERTY LINE
	LOT/TRACT LINE
	PROPOSED SETBACK
	EXISTING EASEMENT
	PROPOSED EASEMENT
	LIMITS OF CONSTRUCTION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SLOPE or DRAINAGE FLOW
	DRAINAGE SWALE
	EXISTING UNDERGROUND UTILITY
	PROPOSED STORM DRAIN
	PROPOSED STORM FES

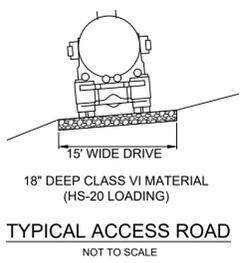
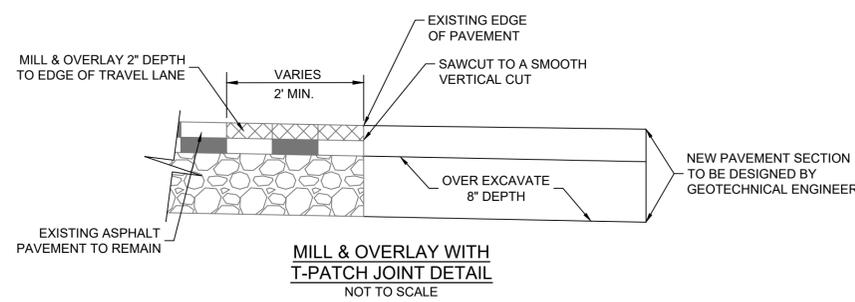
PERMANENT CONTROL MEASURE INFORMATION

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

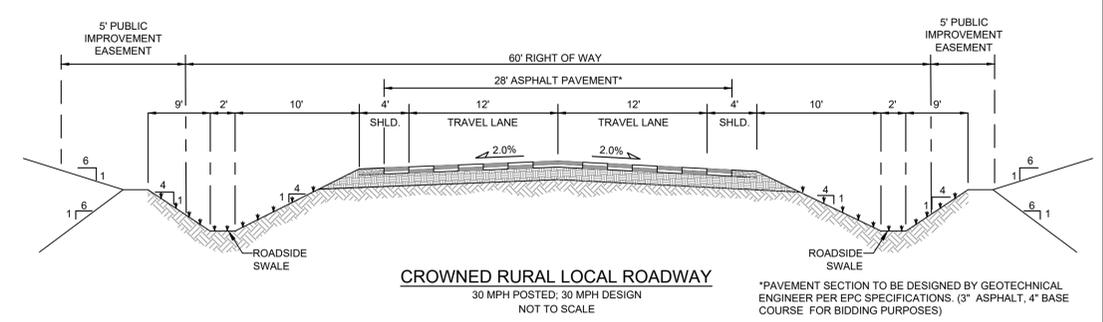
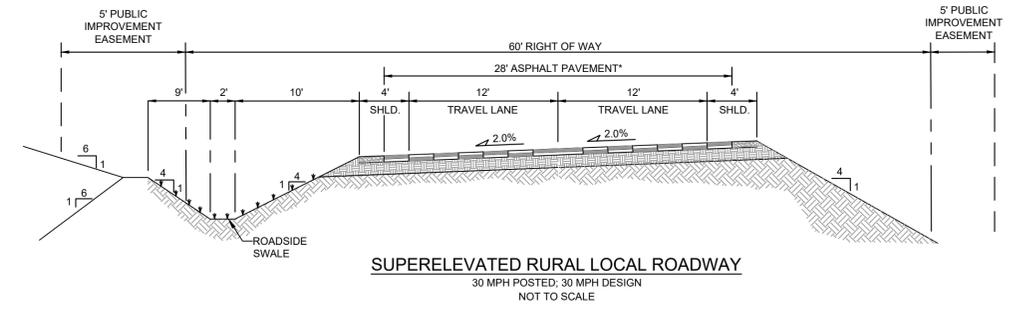
OPINION OF PROBABLE EROSION CONTROL COSTS

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.



NOTES:
1. 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.



*PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS. (3" ASPHALT, 4" BASE COURSE) FOR BIDDING PURPOSES

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			
No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: s:\24.1676.001 skye vista\500 CADD\504 plan sets\ADMIN\ADMIN-A.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: 11/26/2024 3:53 PM			
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PREPARED BY:

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



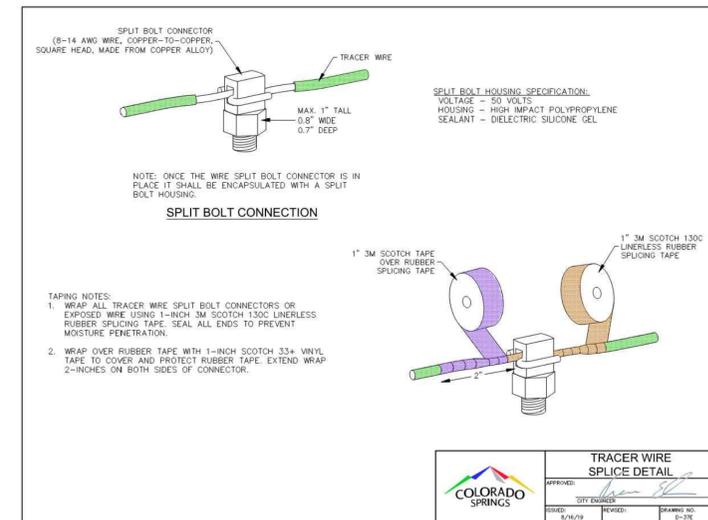
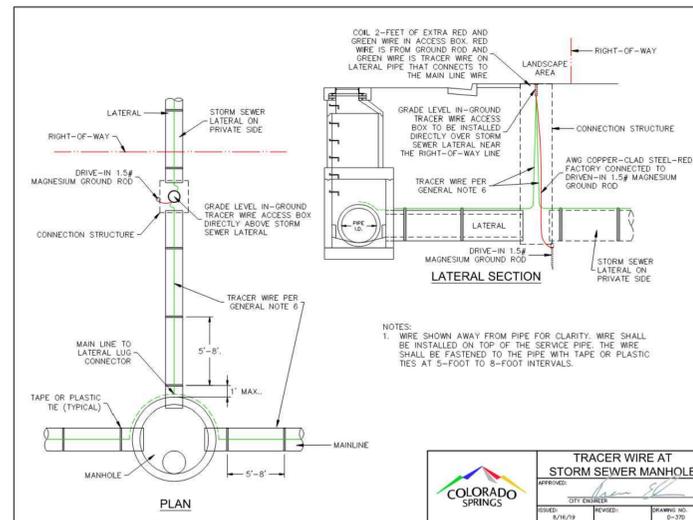
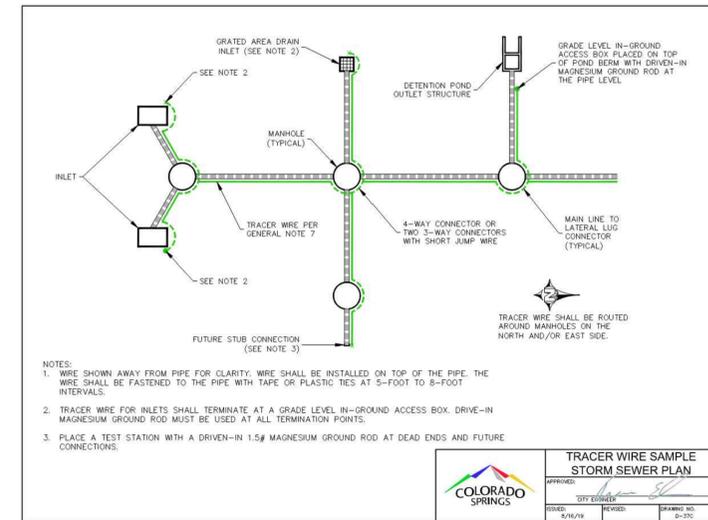
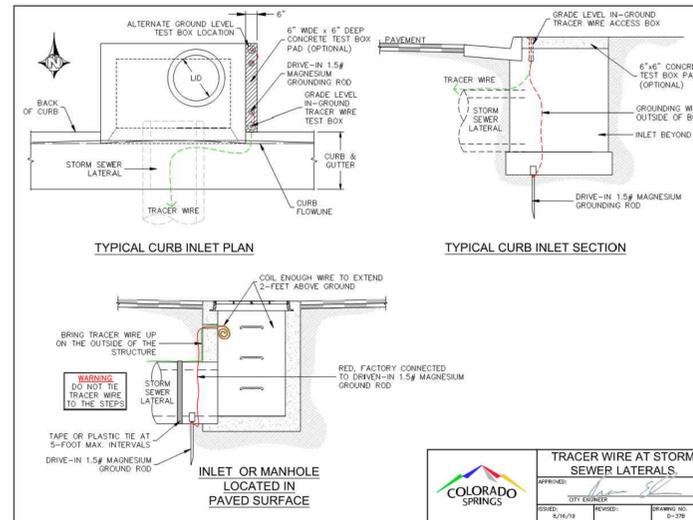
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TRACER WIRE GENERAL NOTES

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



COLORADO SPRINGS

APPROVED: [Signature]
 CITY ENGINEER
 DATED: 8/26/24 REVIEWED: DRAWING NO. S-238

COLORADO SPRINGS

APPROVED: [Signature]
 CITY ENGINEER
 DATED: 8/26/24 REVIEWED: DRAWING NO. S-238

COLORADO SPRINGS

APPROVED: [Signature]
 CITY ENGINEER
 DATED: 8/26/24 REVIEWED: DRAWING NO. S-238

COLORADO SPRINGS

APPROVED: [Signature]
 CITY ENGINEER
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COMPUTER FILE MANAGEMENT			
FILE NAME: s:\24.1676.001 skye vista\500 CADD\504 plan sets\ADMIN\ADMIN-A.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: 11/26/2024 3:53 PM			
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REFERENCE DRAWINGS
X-1676-SKVSTA-TITLE-CD_22X34
X-1676-SKVSTA-PR-SITE
X-1676-SKVSTA-EX-SITE
X-1676-SKVSTA-EX-MAP

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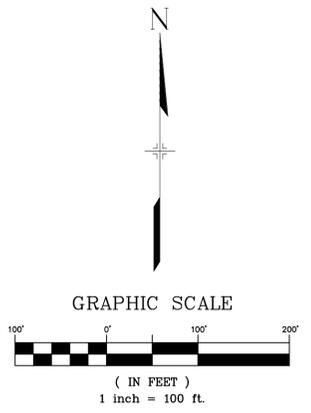
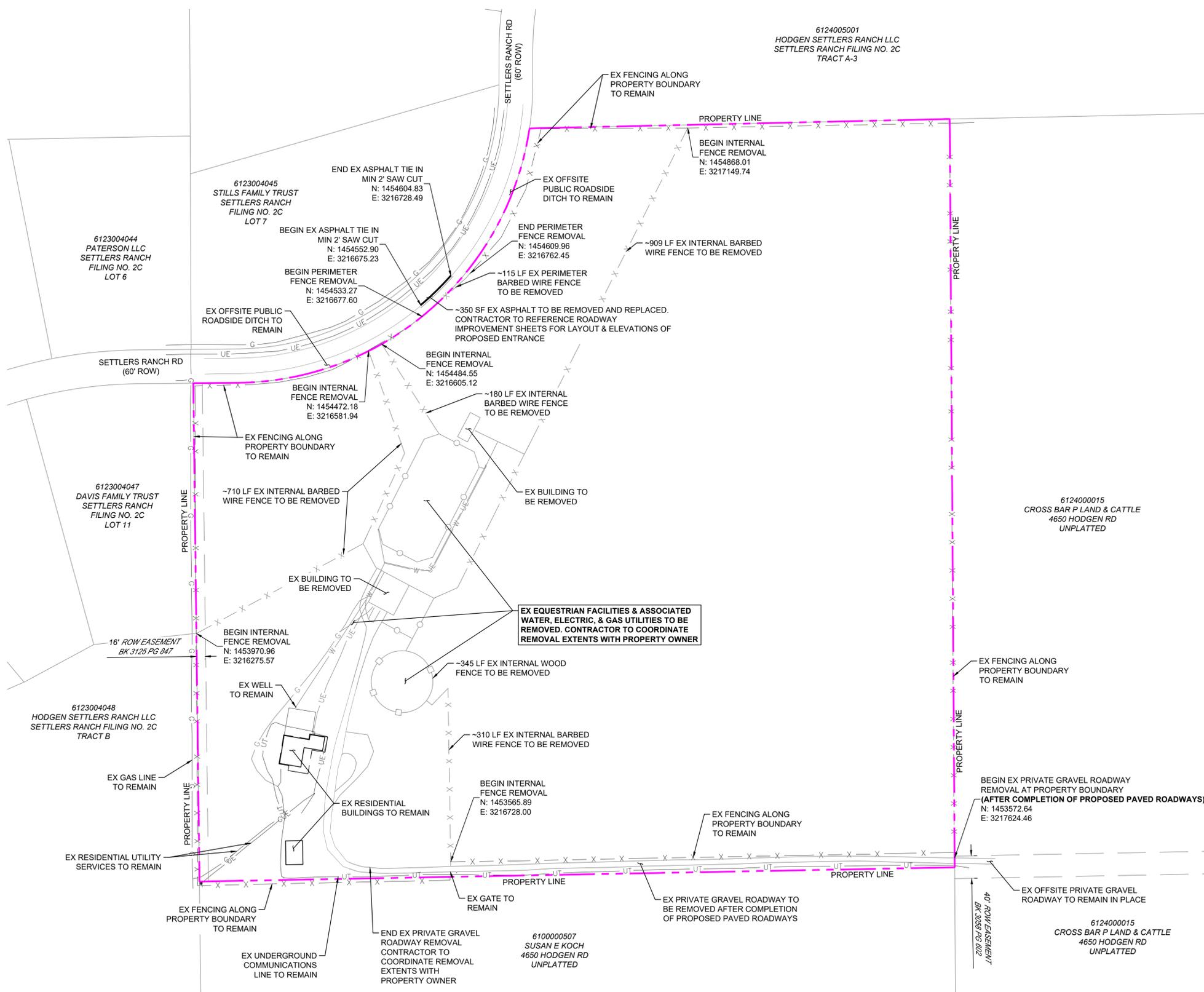
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SKYE VISTA				
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS				
DETAILS				
DESIGNED BY:	LCB	SCALE:	DATE ISSUED:	NOVEMBER 2024
DRAWN BY:	LCB	HORIZ:	N/A	
CHECKED BY:	NMS	VERT:	N/A	
			SHEET	4 OF 25
				DRAWING No. DT02



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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 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

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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. N/A	SHEET 5 OF 25	
CHECKED BY: NMS	VERT. N/A		

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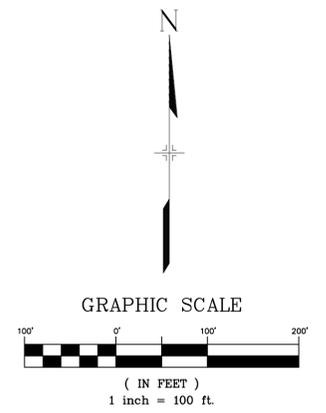
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LEGEND

- 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:

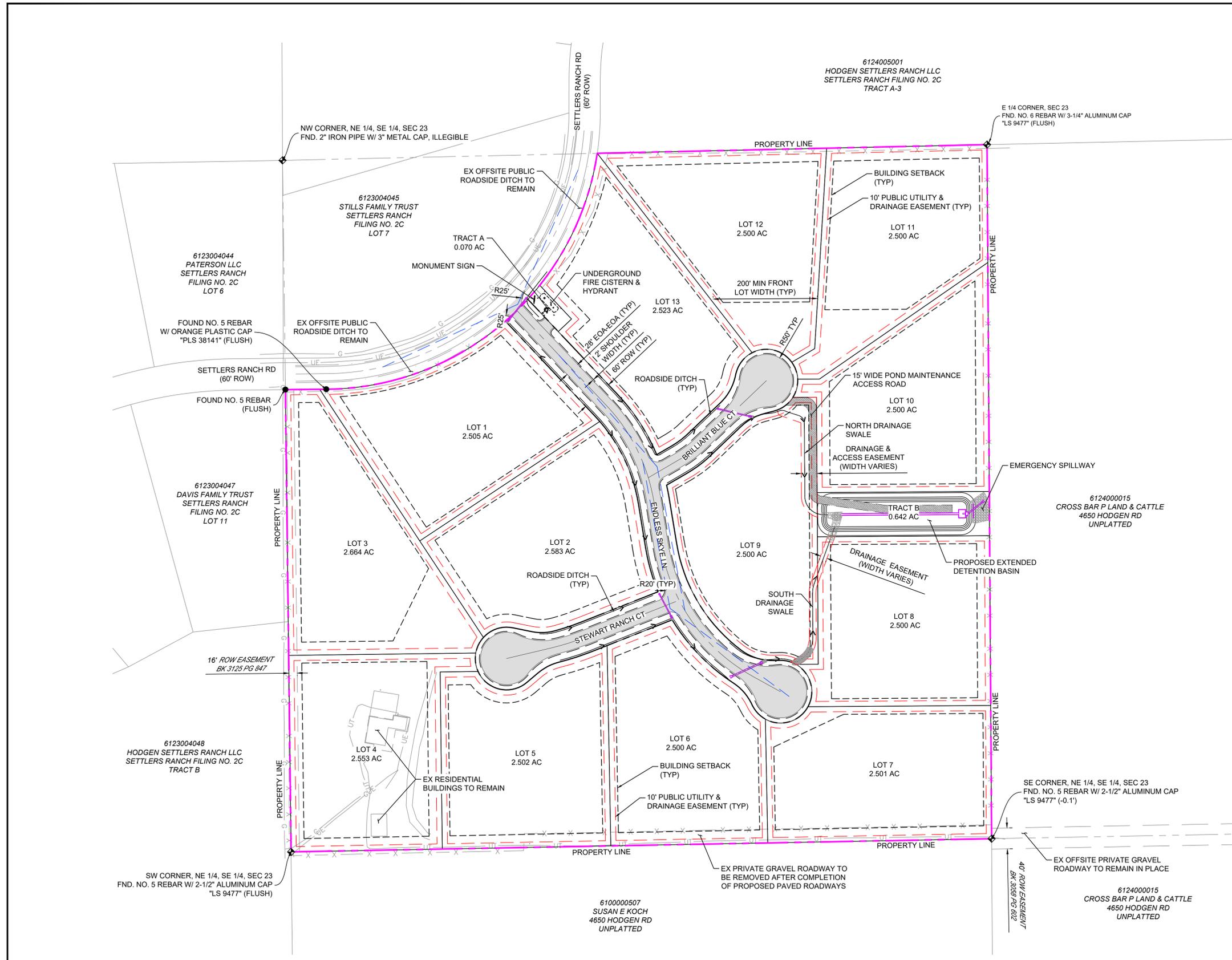
ZONE: RR 2.5
 MIN. LOT SIZE: 2.5 AC.
 MIN LOT WIDTH: 200'
 FRONT SETBACK: 25'
 REAR SETBACK: 25'
 SIDE SETBACK: 15'
 MINIMUM FLAG WIDTH: 30'
 ROW WIDTH: 60'
 MAX BUILDING HEIGHT: 30'
 LANDSCAPE SETBACK: 10' ALL SIDES (NOT SHOWN)



NOTES:

1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING FEATURES. CONTRACTOR TO CONTACT DESIGN ENGINEER IF FIELD CONDITIONS DIFFER FROM THIS PLAN.
2. 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.
3. SKYE VISTA HOA TO BE RESPONSIBLE FOR MAINTENANCE OF TRACTS.
4. PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS.

PCD FILE # XXXXXX



No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: s:124.1676.001 skye vista\500 CADD\504 plan sets\ROAD\SP-C.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: 11/26/2024 3:54 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 7318.65. 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.

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

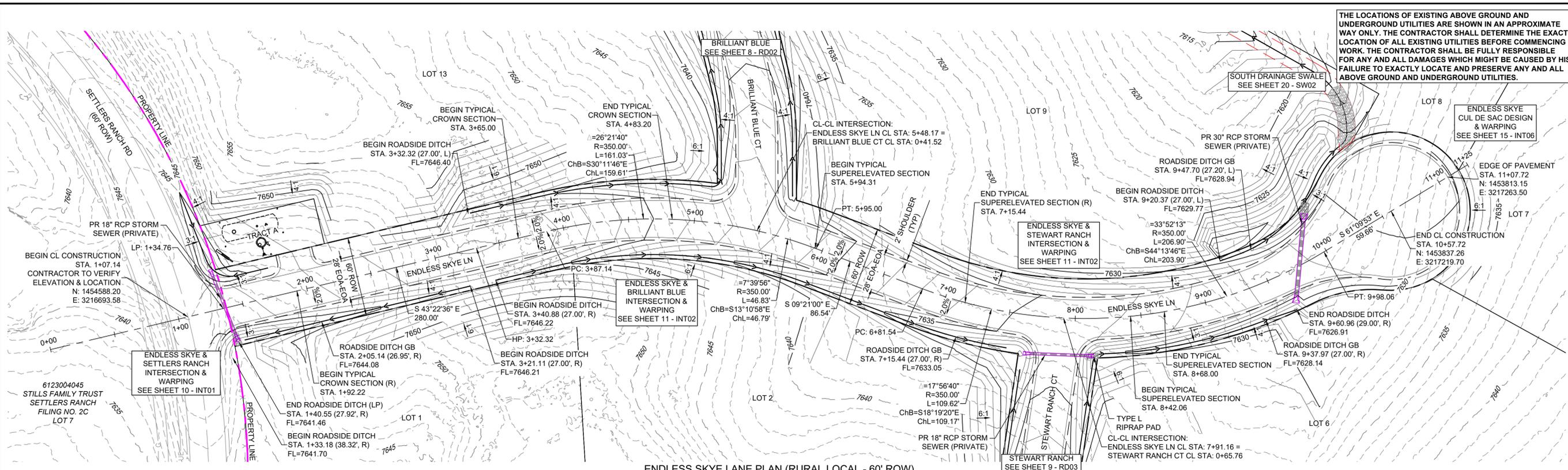
SITE PLAN

DESIGNED BY: LCB	SCALE: 1" = 100'	DATE ISSUED: NOVEMBER 2024	DRAWING No. SP01
DRAWN BY: LCB	HORIZ. N/A	SHEET 6 OF 25	
CHECKED BY: NMS	VERT. N/A		

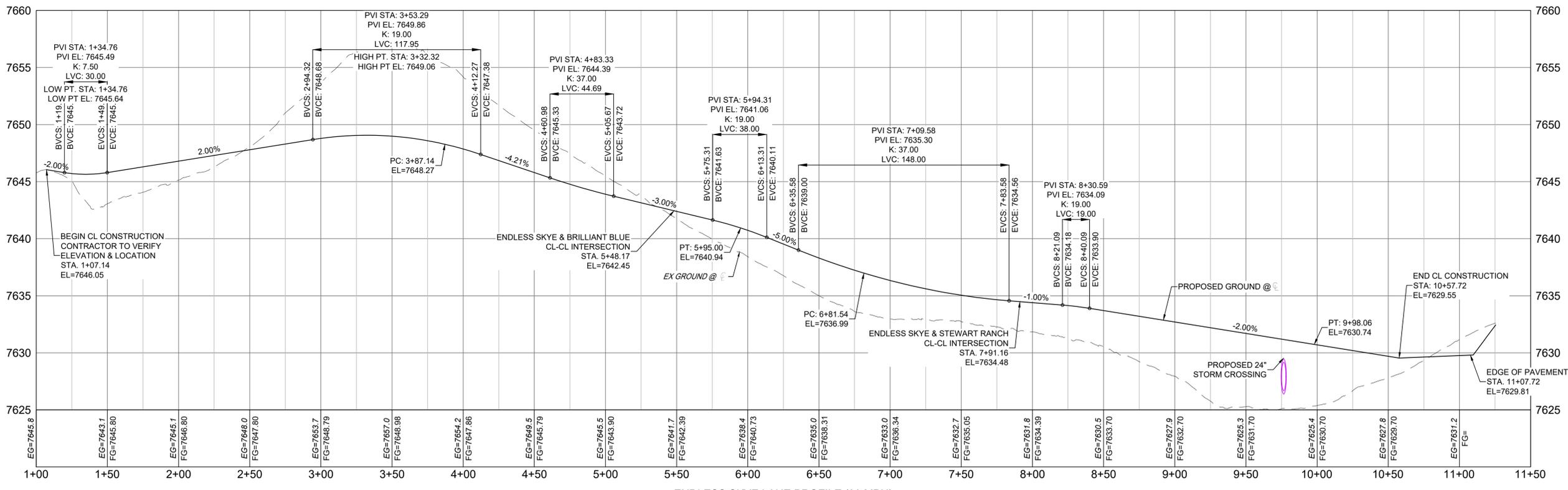


Know what's below. Call before you dig.

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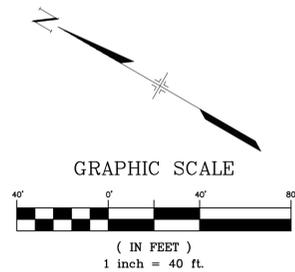


ENDLESS SKYE LANE PLAN (RURAL LOCAL - 60' ROW)



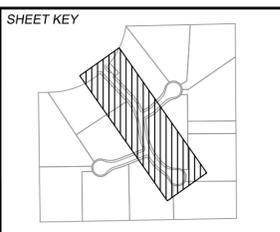
ENDLESS SKYE LANE PROFILE (30 MPH) SCALE: (H) 1" = 40' (V) 1" = 5' START STA: 1+00.00, END STA: 11+50.00

- NOTES: 1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING FEATURES. 2. ALL ROADWAYS ARE PUBLIC UNLESS OTHERWISE NOTED. 3. SPOT ELEVATIONS REFERENCE CENTERLINE AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.



PCD FILE # XXXXXX

Table with columns: No., DATE, DESCRIPTION, REVISIONS, BY. Includes 'COMPUTER FILE MANAGEMENT' section with file names and dates.



BENCHMARK: FIMS MONUMENT F 56 IS A 3.25 ALUMINUM CAP STAMPED 'MKD 56' IN RANGE BOX... BASIS OF BEARING: THE BEARINGS SHOWN HEREON AND BASED ON GPS OBSERVATIONS...



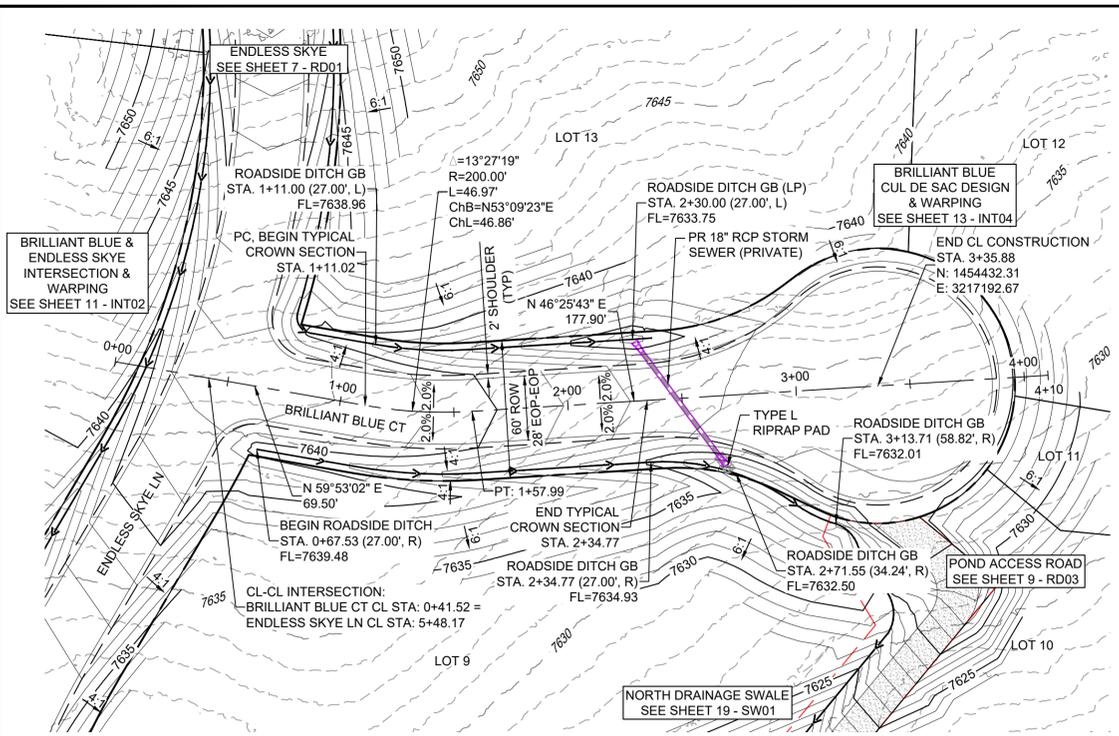
PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

SKYE VISTA EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS ROADWAY PLAN & PROFILE. Includes designer and drafter information: LCB, NMS, DATE ISSUED: NOVEMBER 2024, DRAWING No. RD01.

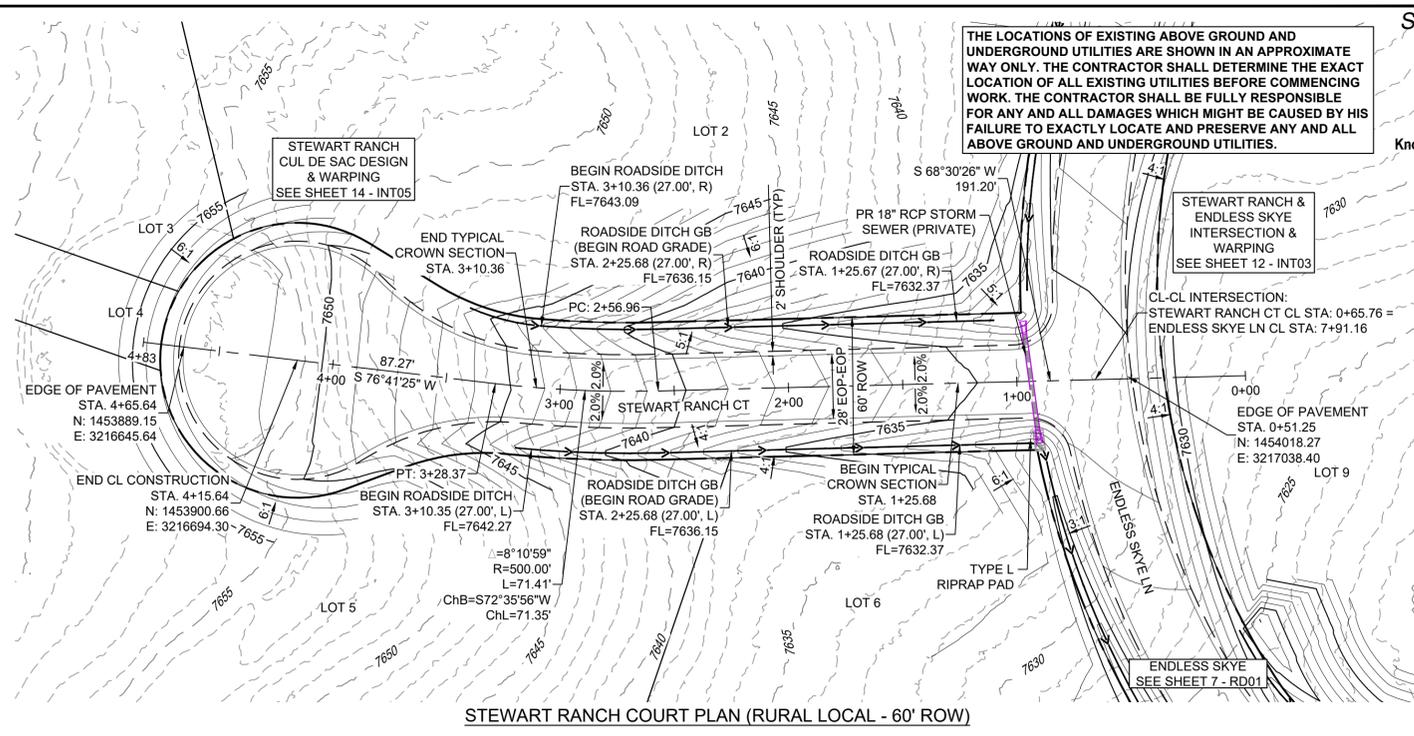


Know what's below. Call before you dig.

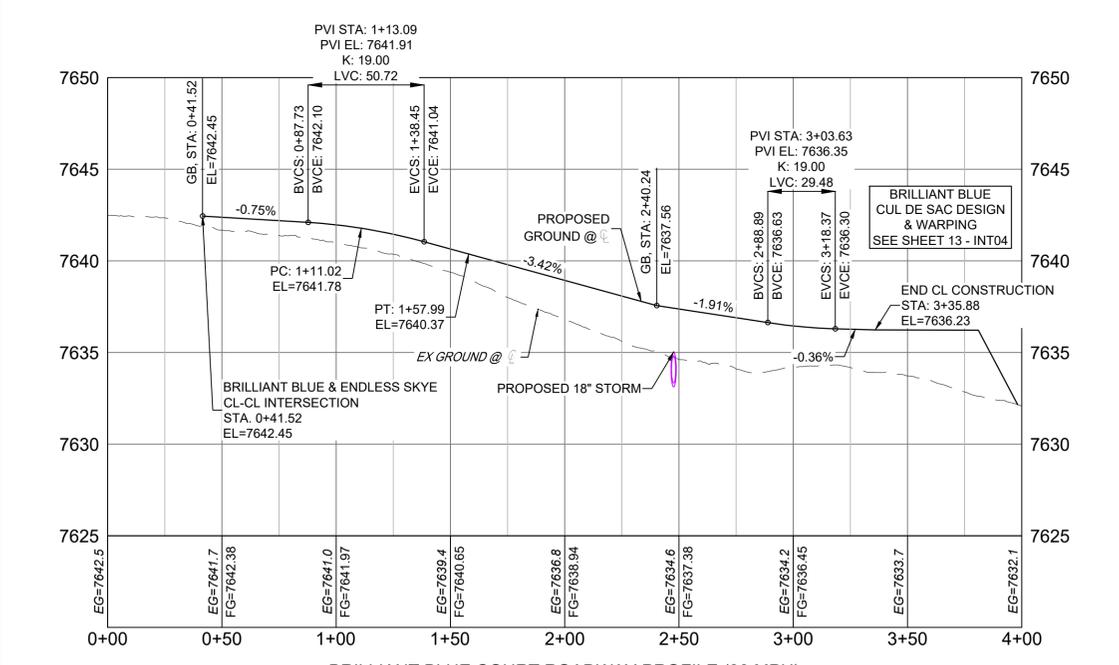
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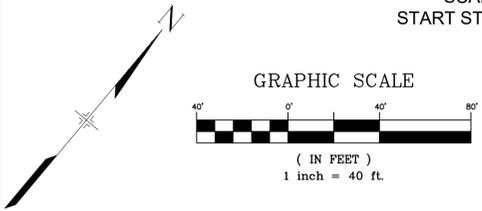
BRILLIANT BLUE COURT PLAN (RURAL LOCAL - 60' ROW)



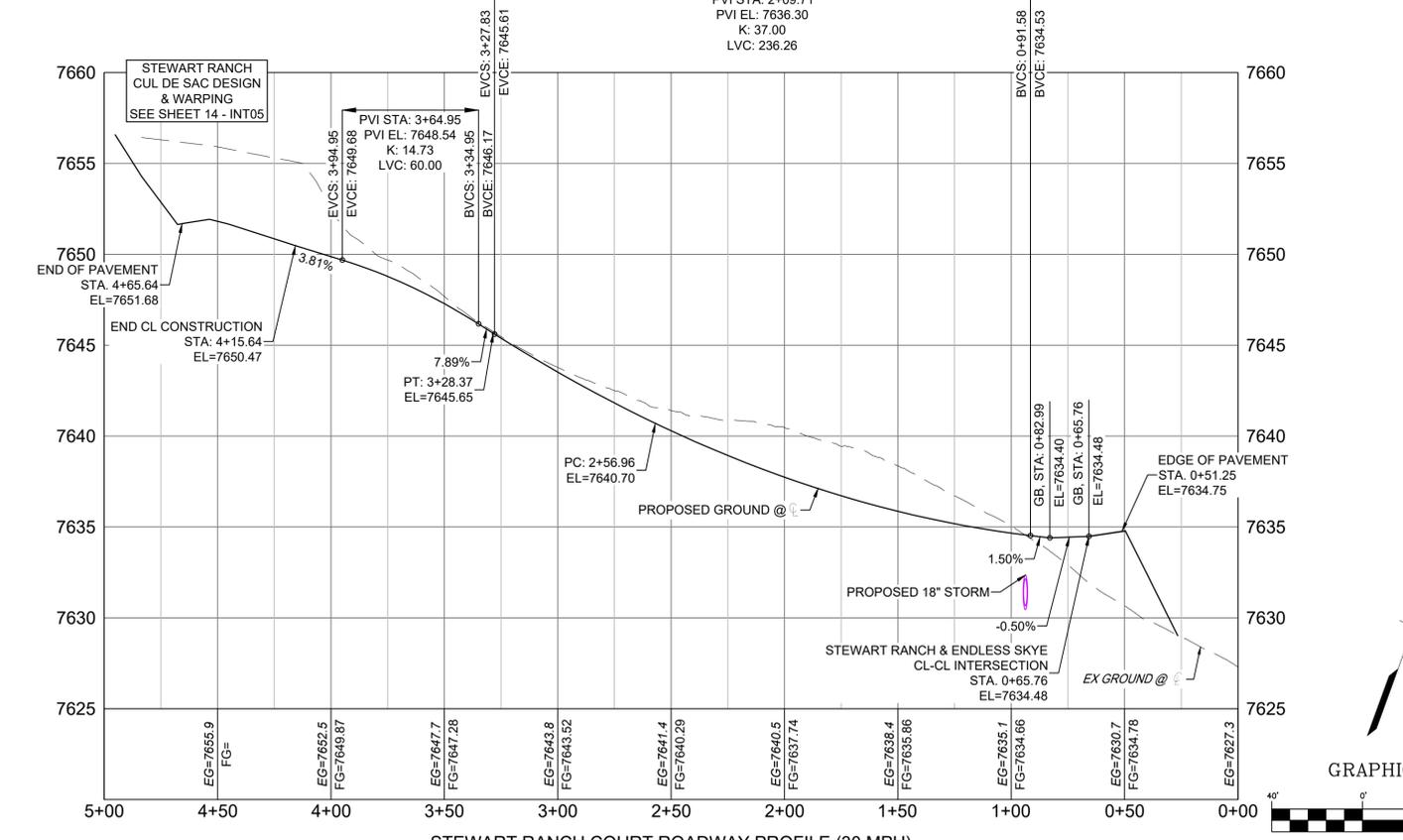
STEWART RANCH COURT PLAN (RURAL LOCAL - 60' ROW)



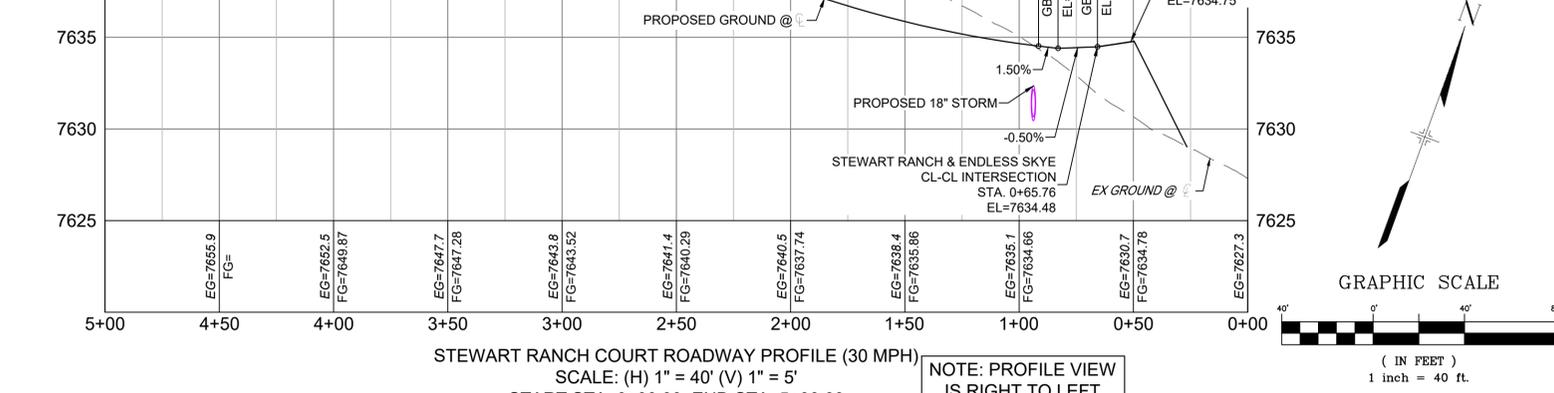
BRILLIANT BLUE COURT ROADWAY PROFILE (30 MPH) SCALE: (H) 1" = 40' (V) 1" = 5' START STA: 0+00.00, END STA: 4+00.00



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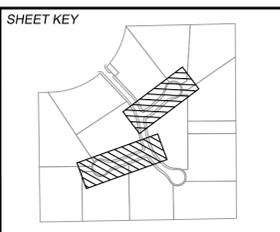


STEWART RANCH COURT ROADWAY PROFILE (30 MPH) SCALE: (H) 1" = 40' (V) 1" = 5' START STA: 0+00.00, END STA: 5+00.00



NOTE: PROFILE VIEW IS RIGHT TO LEFT

REFERENCE DRAWINGS, SHEET KEY, COMPUTER FILE MANAGEMENT, and REVISIONS table.



BENCHMARK and BASIS OF BEARING information.



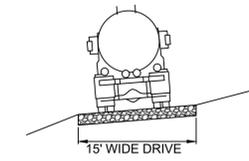
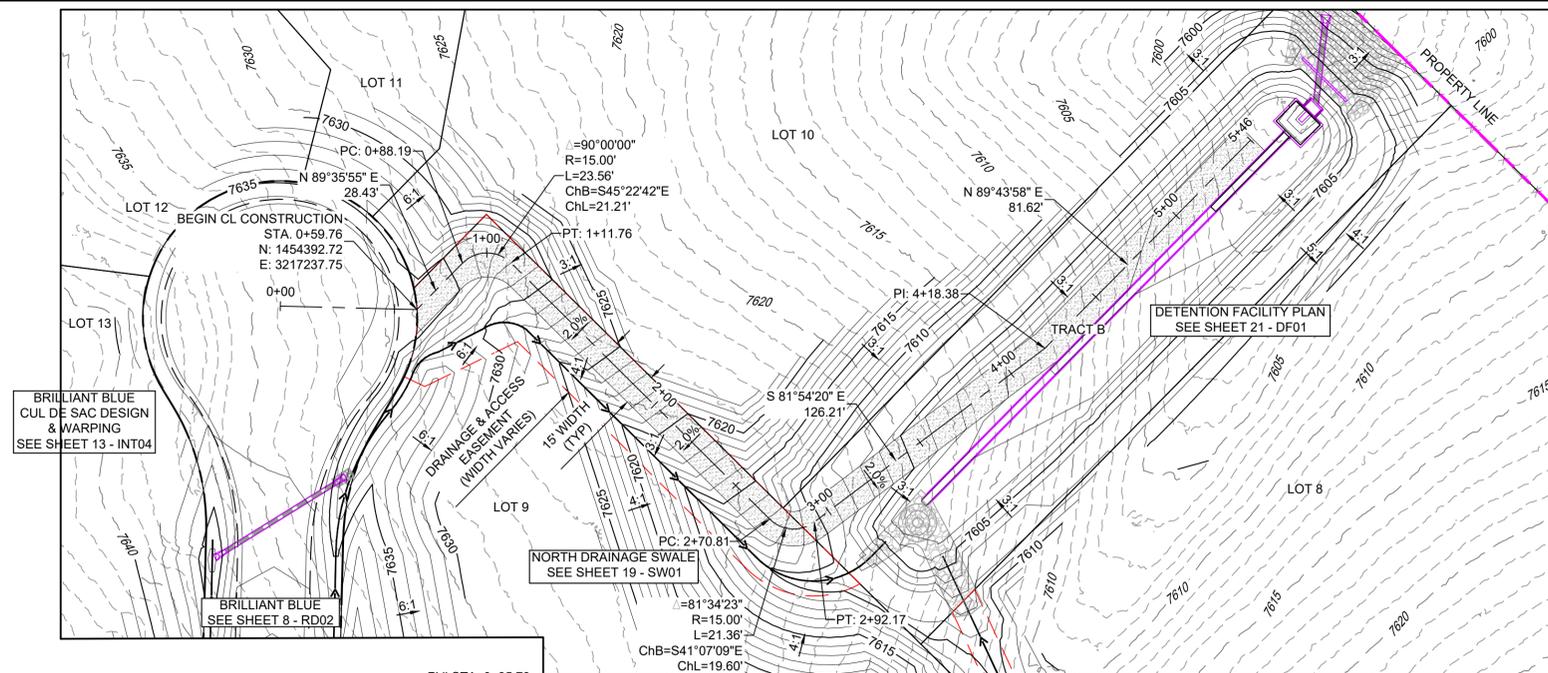
PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

SKYE VISTA EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS ROADWAY PLAN & PROFILE. Includes designer and date information.



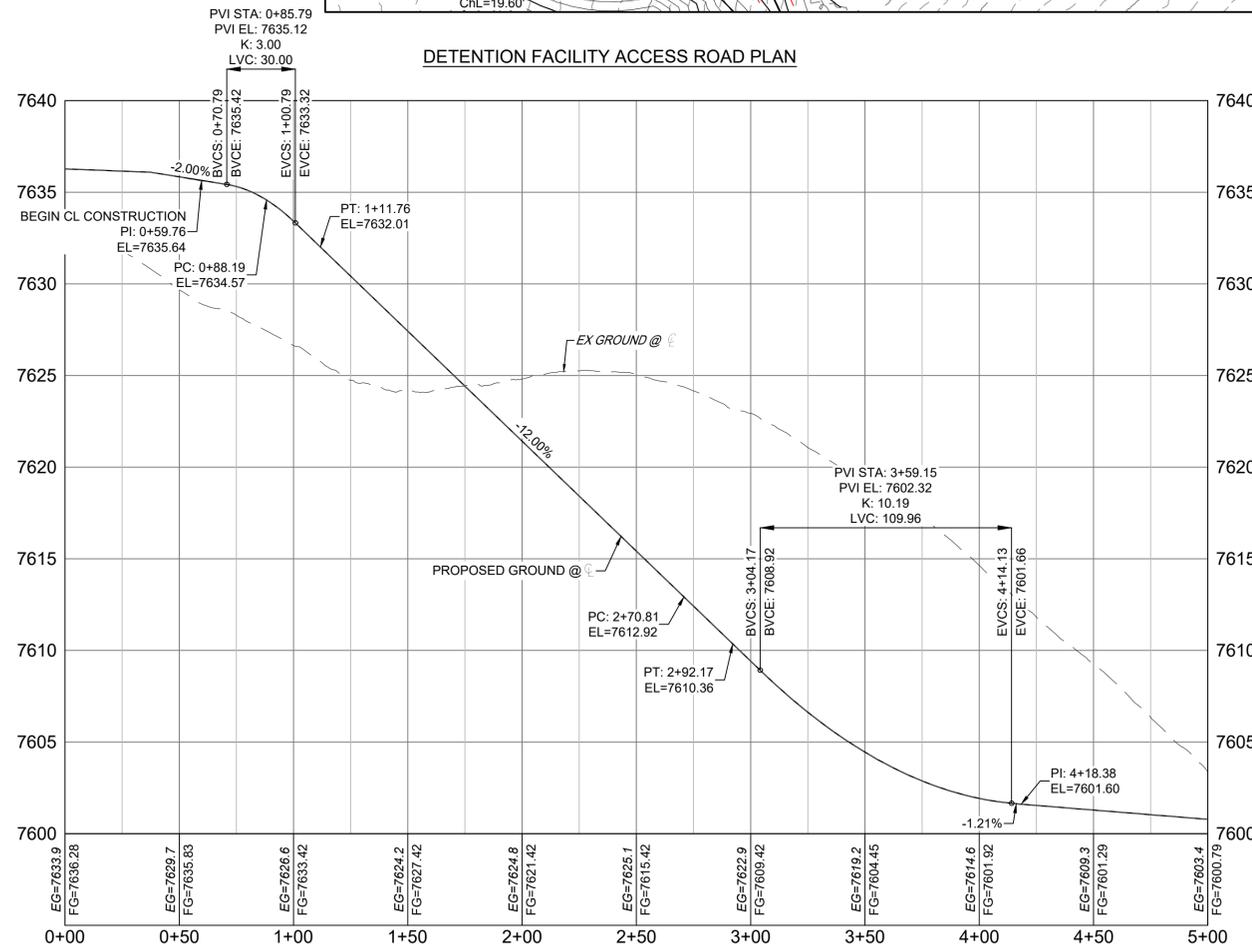
Know what's below.
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15' WIDE DRIVE
18" DEEP CLASS VI MATERIAL (HS-20 LOADING)
TYPICAL ACCESS ROAD
NOT TO SCALE

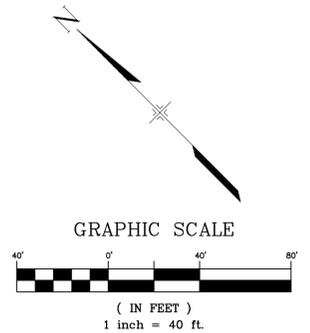
DETENTION FACILITY ACCESS ROAD PLAN



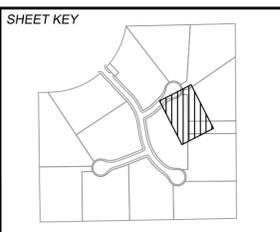
DETENTION FACILITY ACCESS ROAD PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+00.00, END STA: 5+00.00

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No.	DATE	DESCRIPTION	BY
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FILE NAME: s:124.1676.001 skye vista\500 CADD\504 plan sets\ROAD\RD-C.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: 11/26/2024 3:54 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 7318.65. COORDINATE SYSTEM: NAD83, COLORADO STATE PLANE, CENTRAL ZONE, US SURVEY FEET.

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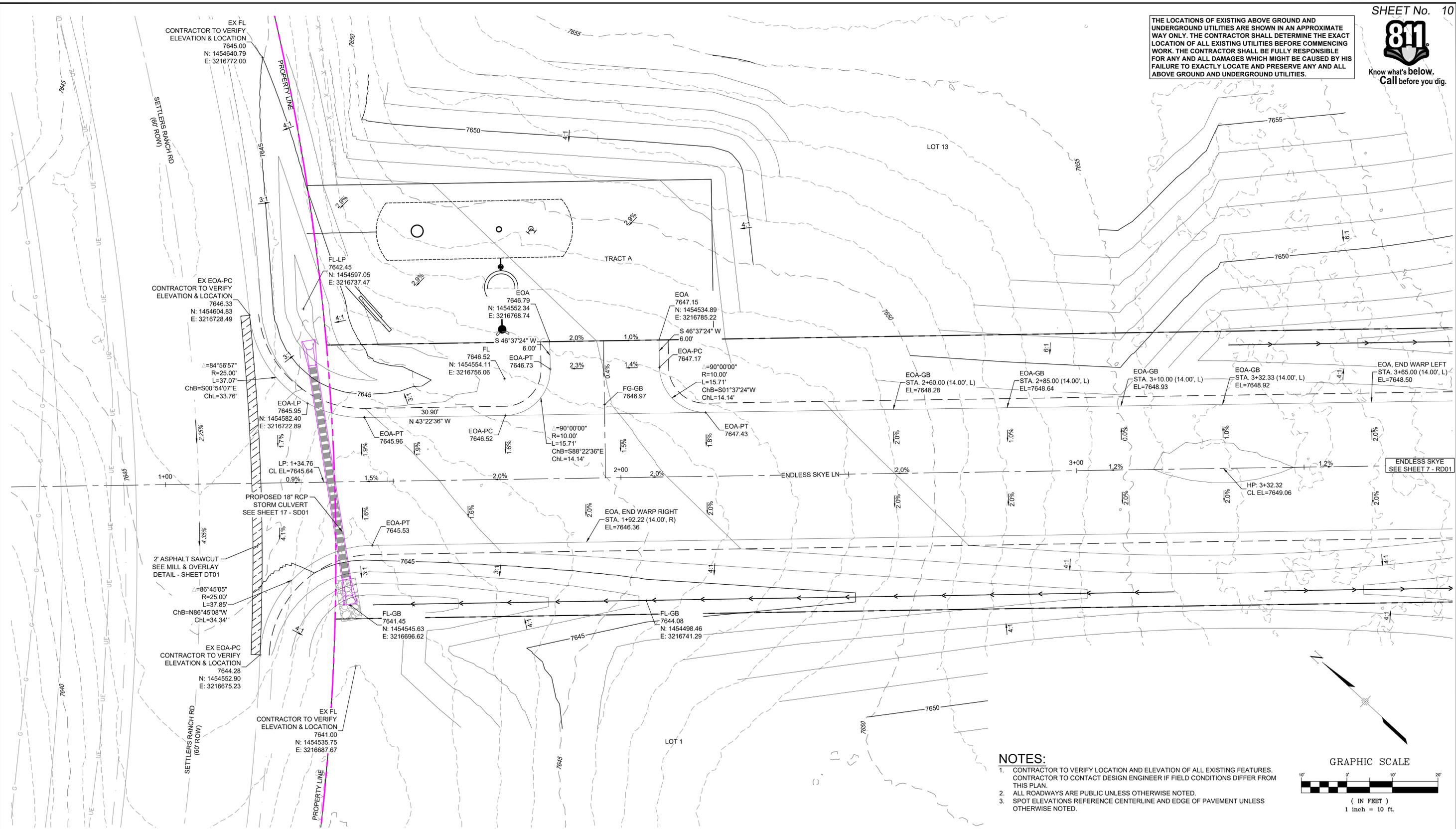
SKYE VISTA			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
DF ACCESS ROAD PLAN & PROFILE			
DESIGNED BY: LCB	SCALE: 1" = 40'	DATE ISSUED: NOVEMBER 2024	DRAWING No. RD03
CHECKED BY: NMS	VERT. 1" = 5'	SHEET 9 OF 25	

PCD FILE # XXXXXX



Know what's below.
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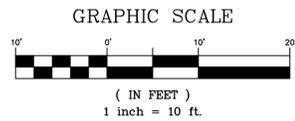
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ENDLESS SKYE
SEE SHEET 7 - RD01

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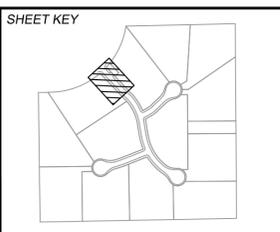


ENDLESS SKYE & SETTLERS RANCH INTERSECTION PLAN

PCD FILE # XXXXXX

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No.	DATE	DESCRIPTION	BY
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PREPARED BY:
Matrix

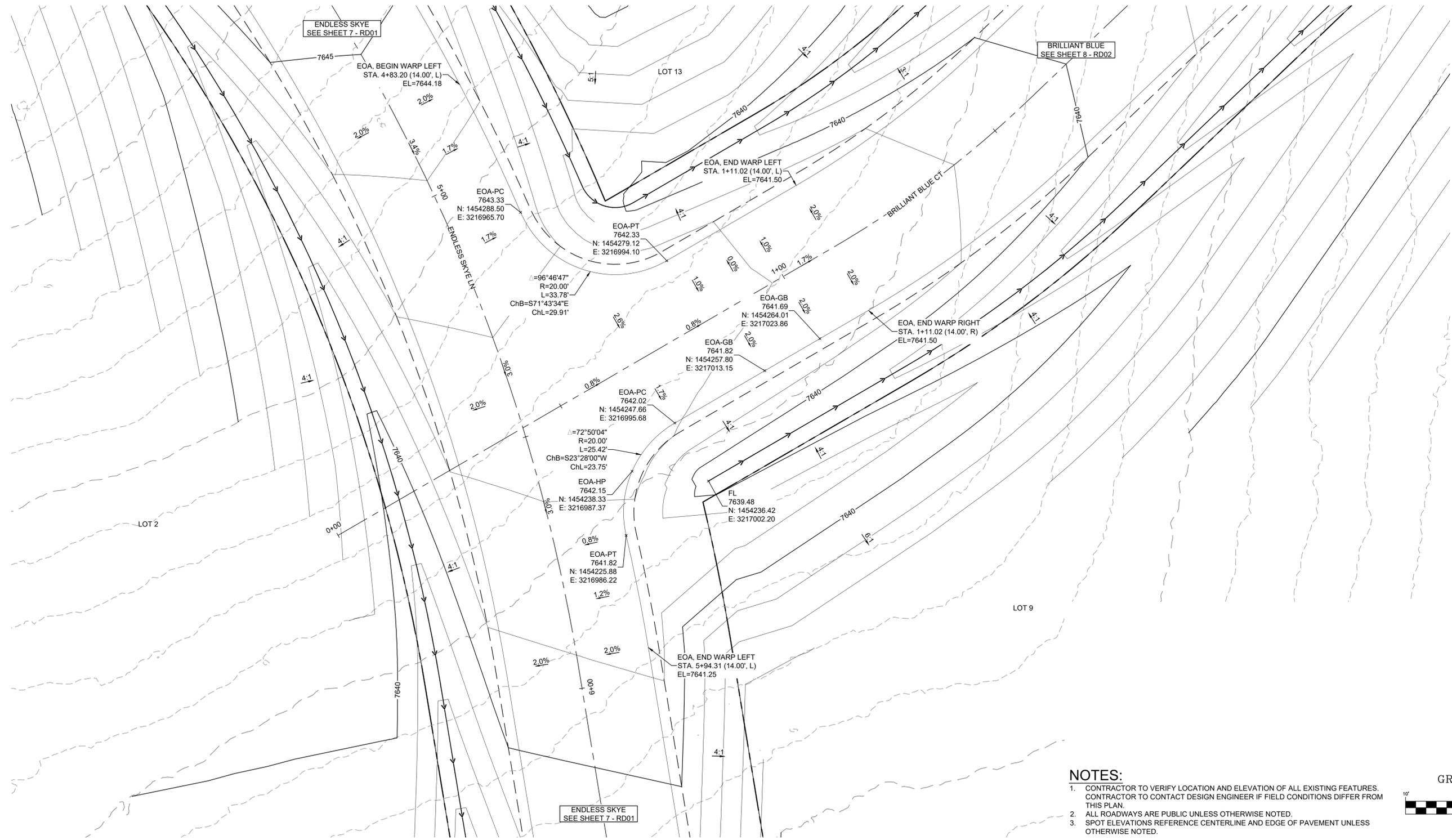
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PRELIMINARY
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SKYE VISTA			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
INTERSECTION PLANS			
DESIGNED BY:	LCB	SCALE:	DATE ISSUED:
CHECKED BY:	NMS	HORIZ. 1" = 10'	NOVEMBER 2024
		VERT. N/A	SHEET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



Know what's below.
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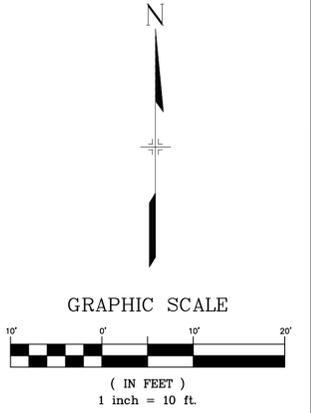
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ENDLESS SKYE & BRILLIANT BLUE INTERSECTION PLAN

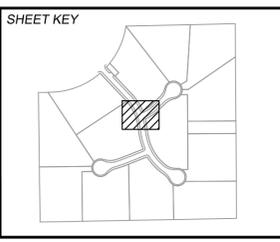
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PCD FILE # XXXXXX

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PREPARED BY:

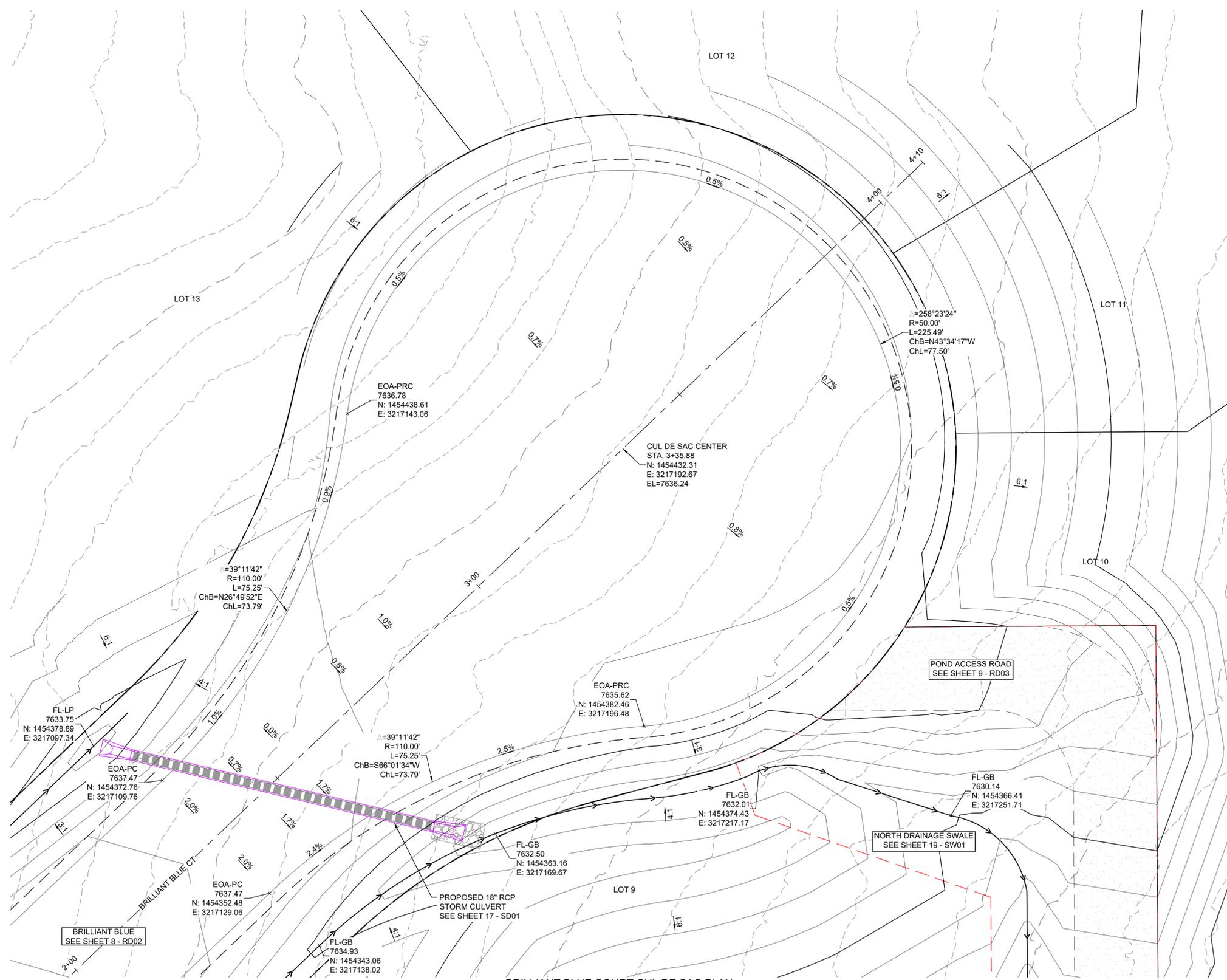
SEAL
PRELIMINARY
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SKYE VISTA			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
INTERSECTION PLANS			
DESIGNED BY:	LCB	SCALE:	DATE ISSUED: NOVEMBER 2024
CHECKED BY:	NMS	HORIZ: 1" = 10'	DRAWING No. INT02
		VERT: N/A	SHEET 11 OF 25

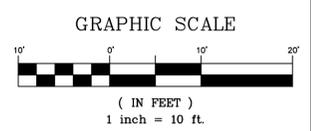


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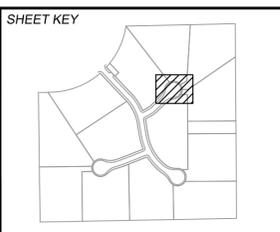


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PCD FILE # XXXXXX

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: s:124.1676.001 skye vista\500 CADD\504 plan sets\ROAD\RD-C2.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: 11/26/2024 3:54 PM			
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PREPARED BY:

SEAL

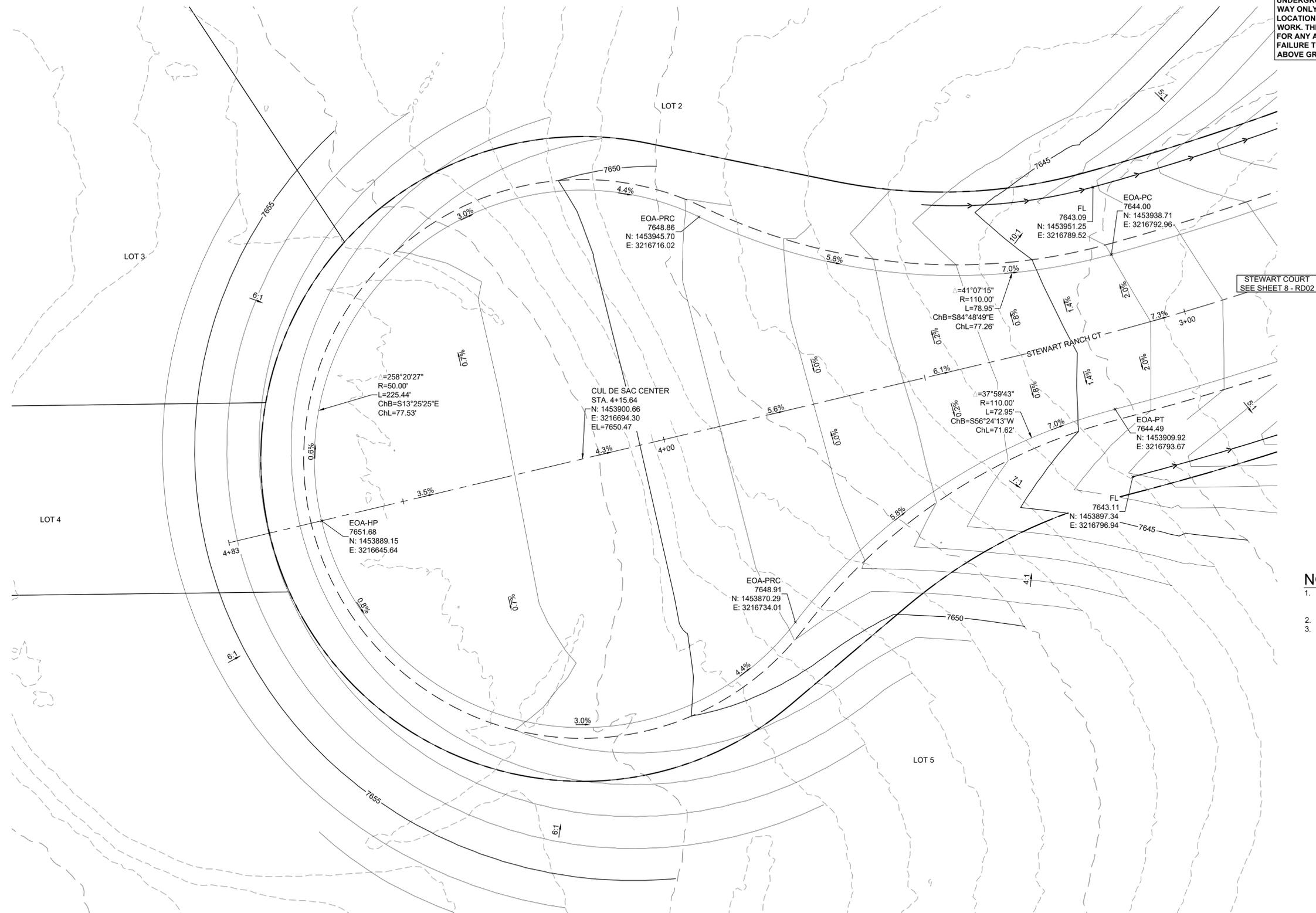
PRELIMINARY
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SKYE VISTA			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
CUL DE SAC DETAILS			
DESIGNED BY: LCB	SCALE: 1" = 10'	DATE ISSUED: NOVEMBER 2024	DRAWING No. INT04
CHECKED BY: NMS	HORIZ: N/A	SHEET 13 OF 25	



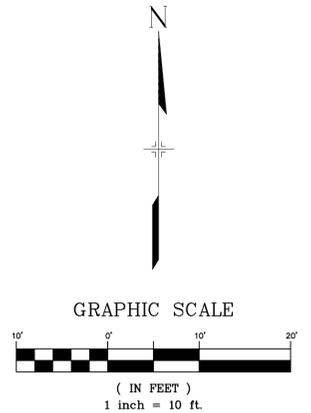
Know what's below.
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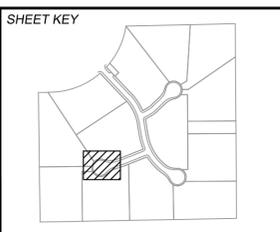
STEWART RANCH COURT CUL DE SAC PLAN

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 - SPOT ELEVATIONS REFERENCE CENTERLINE AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.



PCD FILE # XXXXXX

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PLOT DATE: 11/26/2024 3:54 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 AN ELEVATION OF 7318.65. COORDINATE SYSTEM: NAD83, COLORADO STATE PLANE, CENTRAL ZONE, US SURVEY FEET.

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SEAL

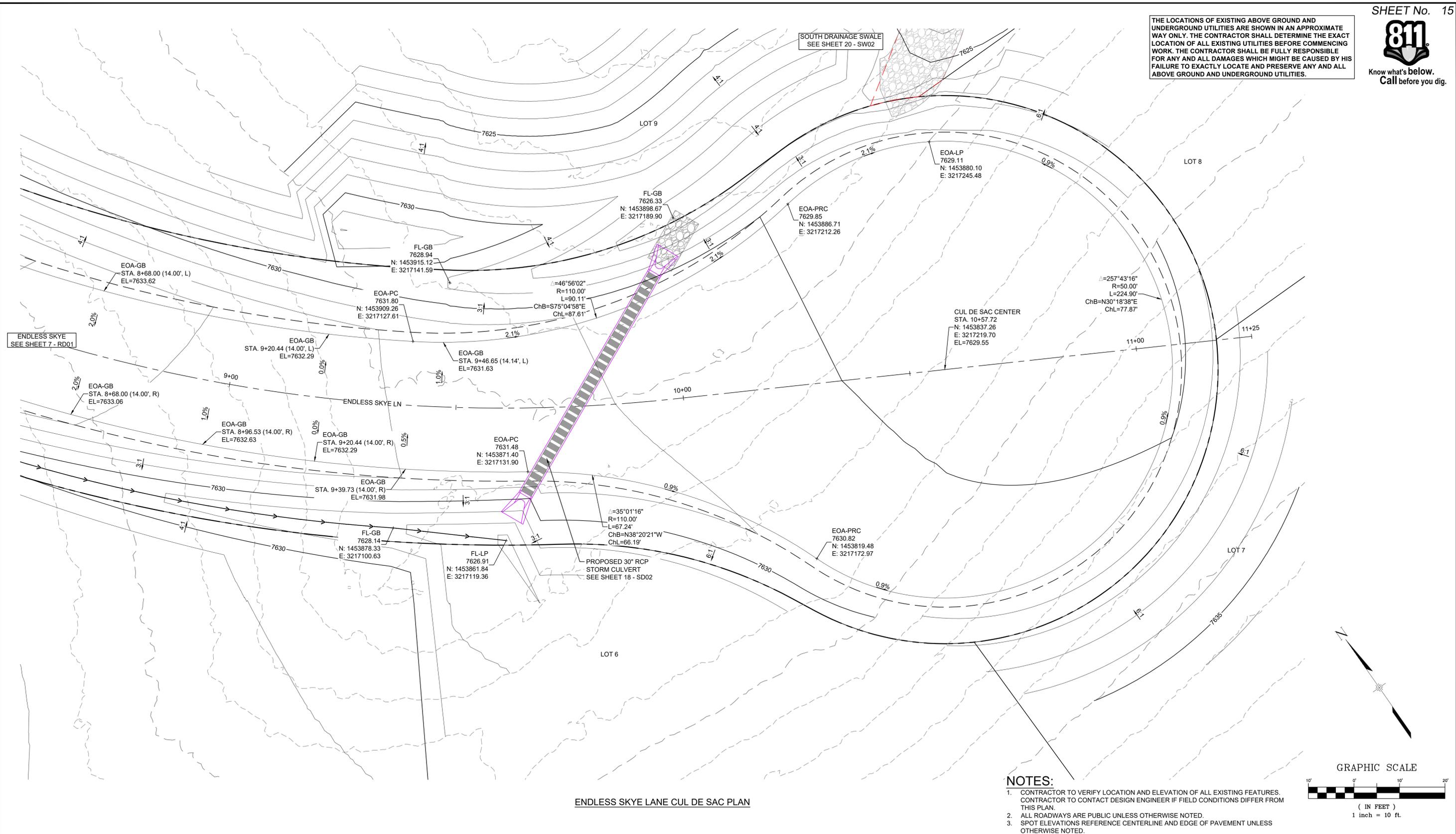
PRELIMINARY
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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



Know what's below.
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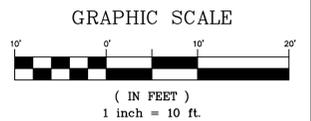
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ENDLESS SKYE LANE CUL DE SAC PLAN

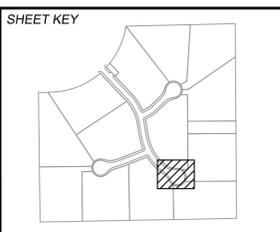
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PREPARED BY:

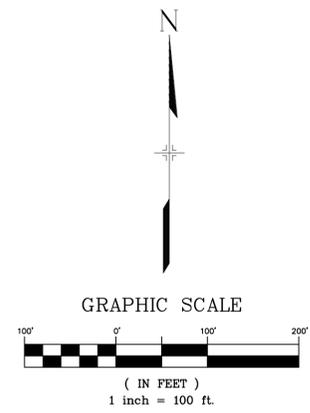
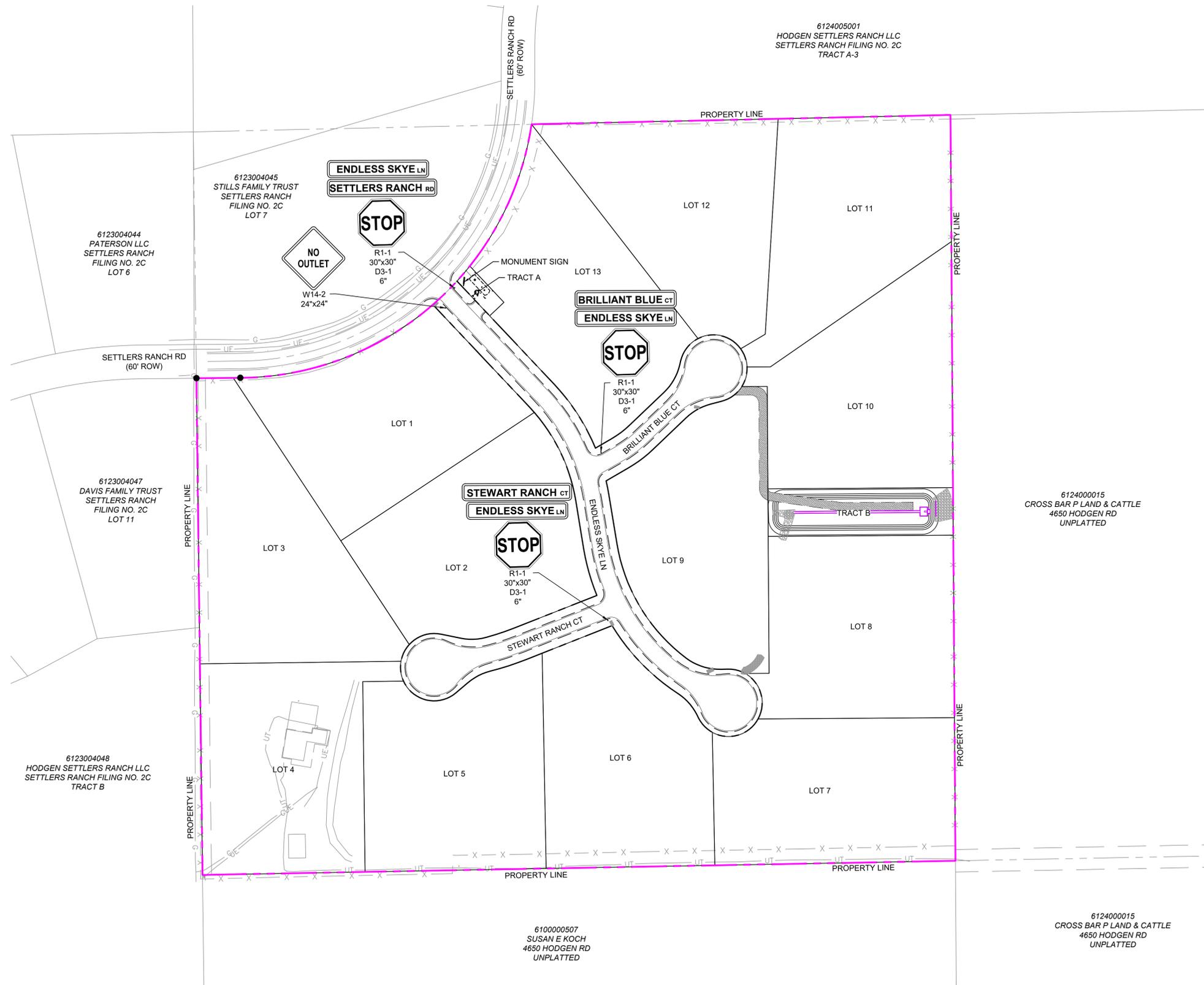
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PRELIMINARY
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SKYE VISTA			
EL PASO COUNTY, COLORADO			
CONSTRUCTION DOCUMENTS			
CUL DE SAC DETAILS			
DESIGNED BY: LCB	SCALE: 1" = 10'	DATE ISSUED: NOVEMBER 2024	DRAWING No. INT06
DRAWN BY: LCB	HORIZ. 1" = 10'	SHEET 15 OF 25	
CHECKED BY: NMS	VERT. N/A		



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PCD FILE # XXXXXX

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BENCHMARK
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PREPARED BY:
Matrix

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PRELIMINARY
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SKYE VISTA
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS

SIGNING & STRIPING PLAN

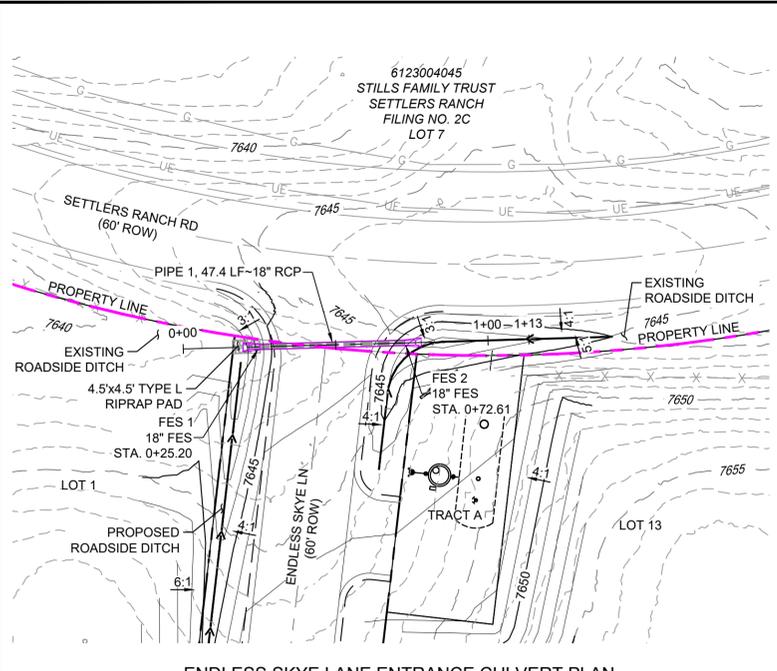
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CHECKED BY: NMS			

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

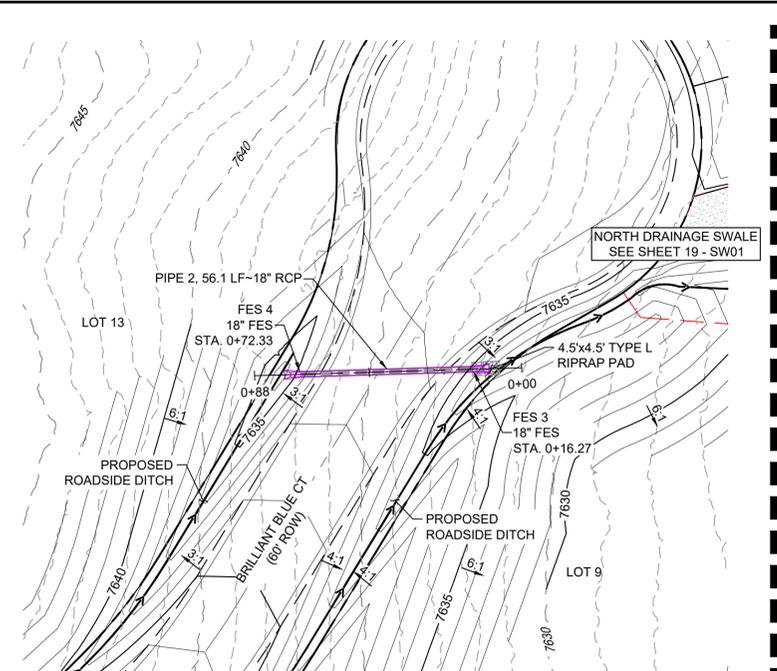


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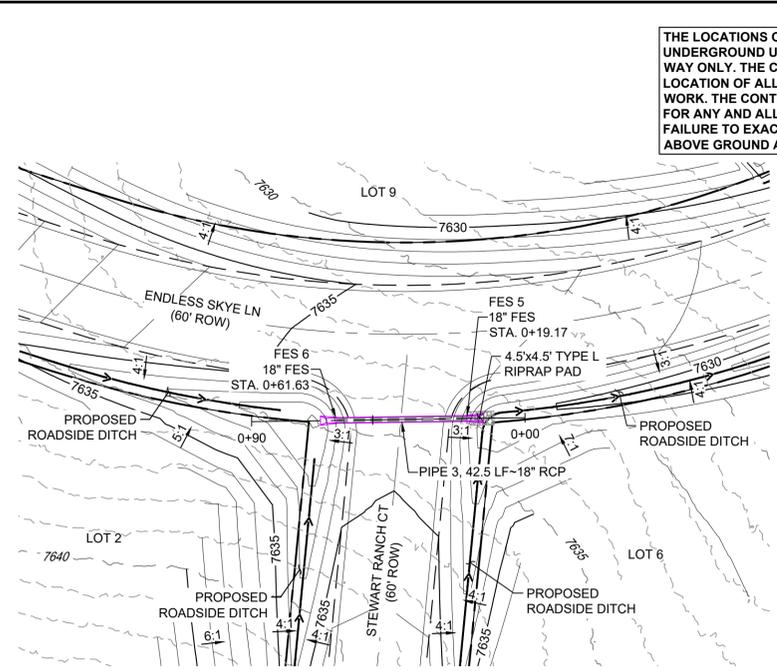
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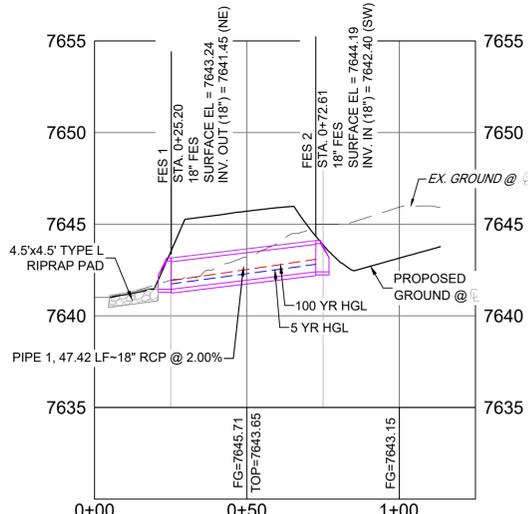
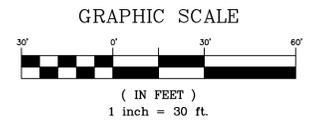
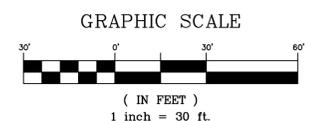
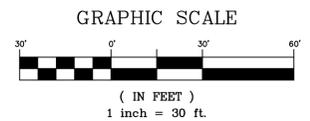
ENDLESS SKYE LANE ENTRANCE CULVERT PLAN



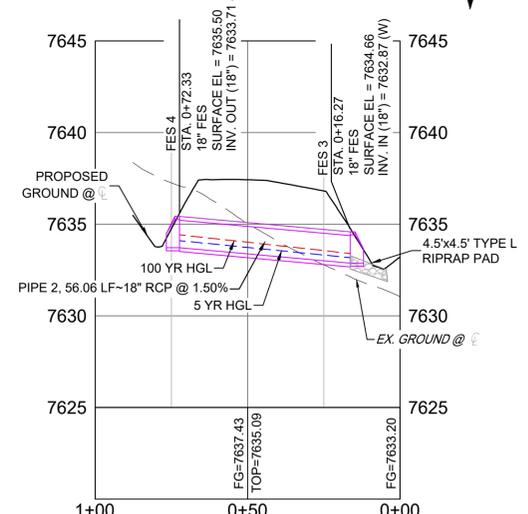
BRILLIANT BLUE COURT CULVERT PLAN



STEWART RANCH COURT CULVERT PLAN

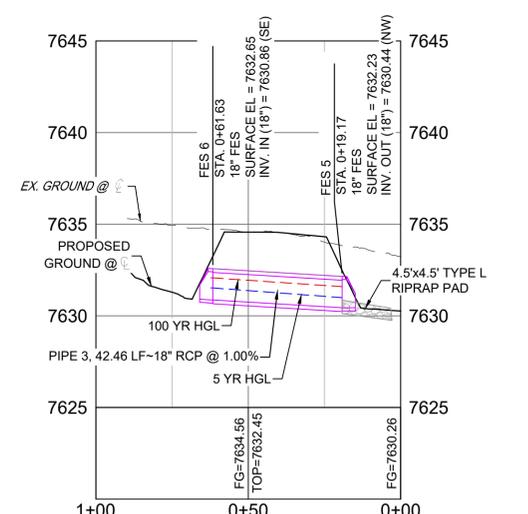


ENDLESS SKYE LANE ENTRANCE CULVERT PROFILE
SCALE: (H) 1" = 30' (V) 1" = 5'
START STA: 0+00.00, END STA: 1+25.00



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%

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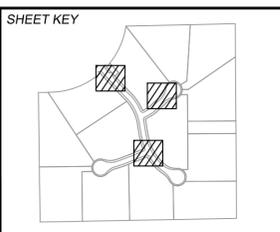
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No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT

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PREPARED BY:

SEAL

PRELIMINARY
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SKYE VISTA

EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS

STORM DRAIN PLAN & PROFILE

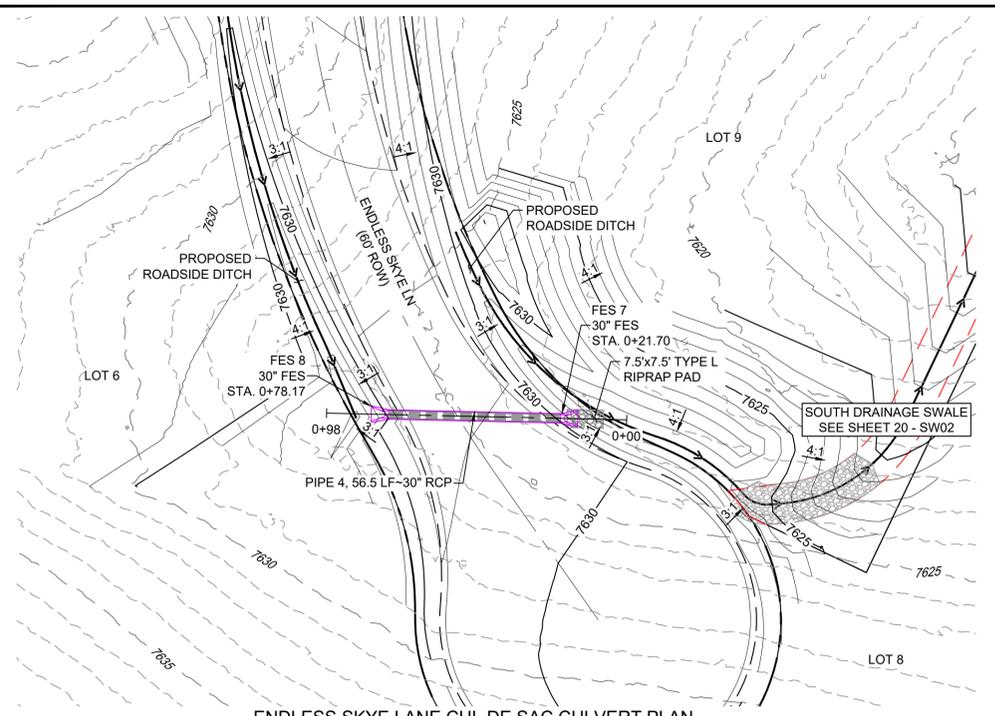
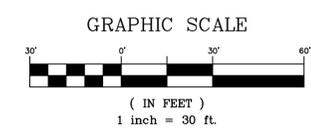
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DRAWN BY:	NMS	HORIZ. 1" = 30'	SHEET	17 OF 25	SD01
CHECKED BY:	NMS	VERT. 1" = 5'			

FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
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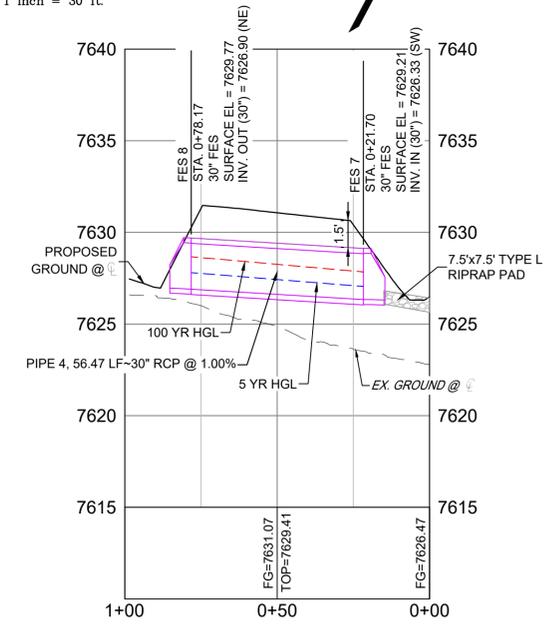
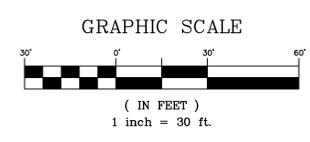


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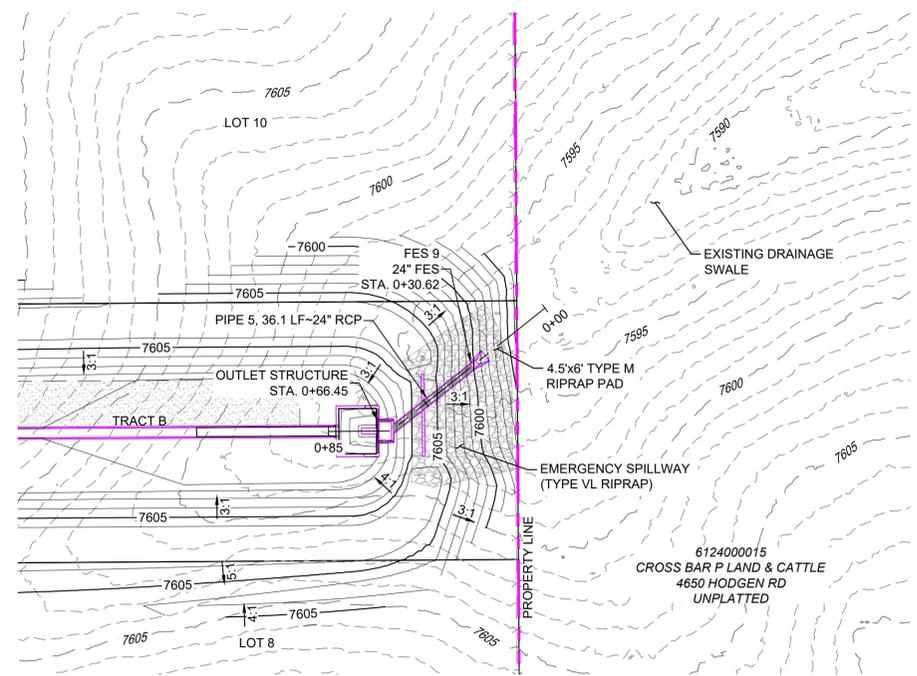
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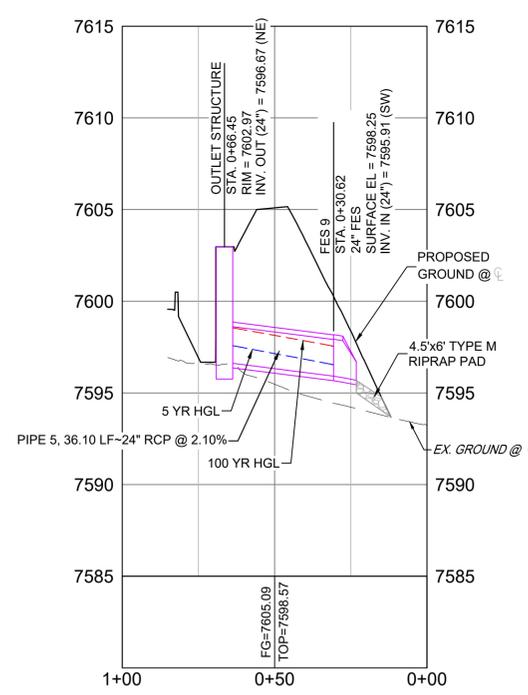
ENDLESS SKYE CUL DE SAC CULVERT PROFILE

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

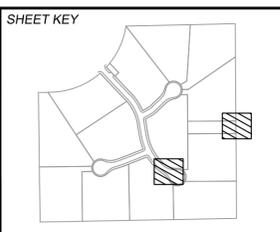
PIPE SUMMARY TABLE				
PIPE NAME	SIZE	BEARING	LENGTH	SLOPE
PIPE 4	30" RCP	N65°15'39"E	56.47	1.00%
PIPE 5	24" RCP	N51°43'14"E	36.10	2.10%

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PCD FILE # XXXXXX

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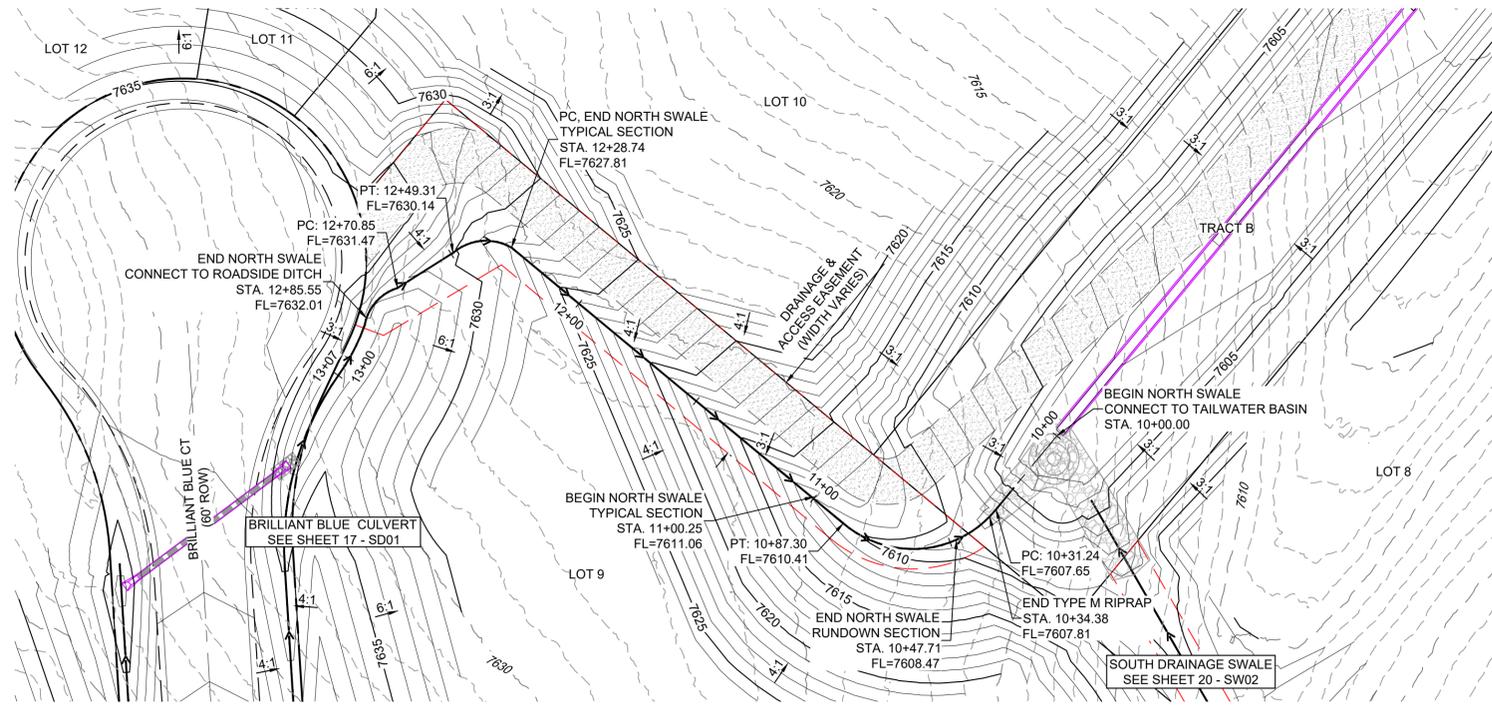
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SKYE VISTA			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
STORM DRAIN PLAN & PROFILE			
DESIGNED BY:	LCB	SCALE:	DATE ISSUED: NOVEMBER 2024
DRAWN BY:	LCB	HORIZ. 1" = 30'	DRAWING No. SD02
CHECKED BY:	NMS	VERT. 1" = 5'	18 OF 25 SHEET

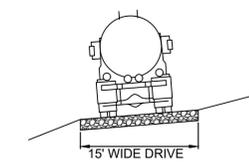


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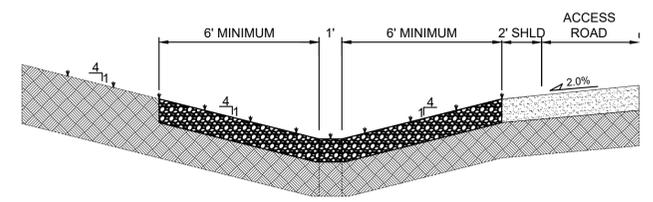
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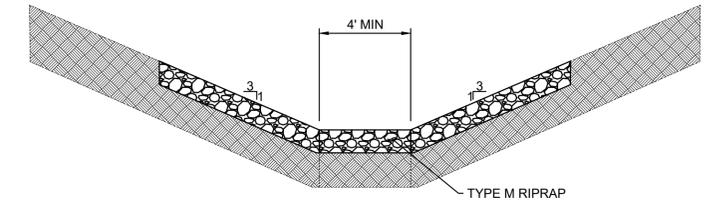
NORTH SWALE DRAINAGE PLAN



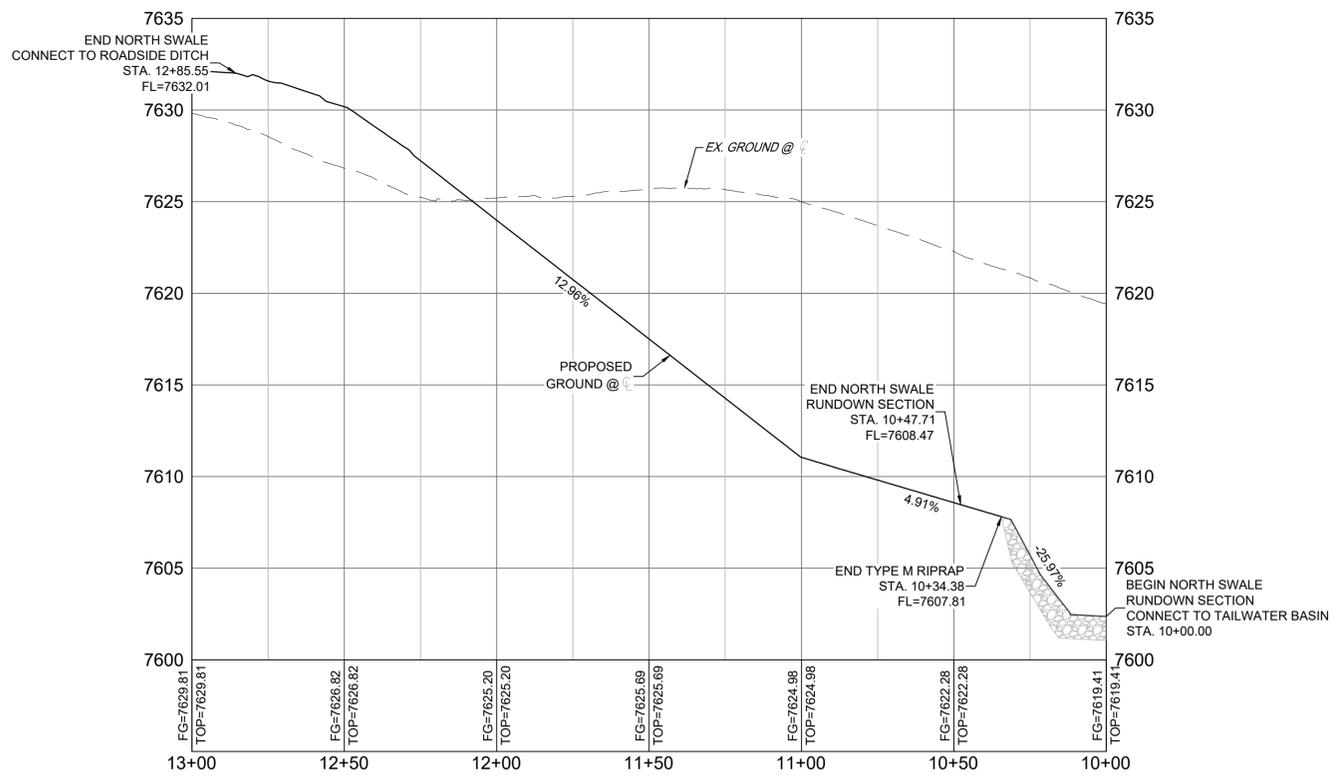
TYPICAL ACCESS ROAD
NOT TO SCALE



NORTH SWALE TYPICAL CROSS SECTION
NOT TO SCALE

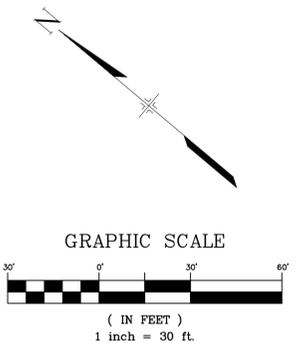


NORTH SWALE RUNDOWN CROSS SECTION
NOT TO SCALE



NORTH DRAINAGE SWALE PROFILE
SCALE: (H) 1" = 30' (V) 1" = 5'
START STA: 10+00.00, END STA: 13+00.00

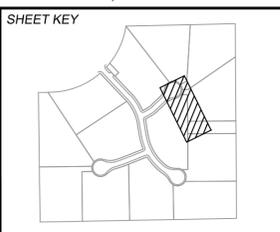
NOTE: PROFILE VIEW IS RIGHT TO LEFT



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

PCD FILE # XXXXXX

REFERENCE DRAWINGS			
X:1676-SKVSTA-TITLE-CD_22X34			
X:1676-SKVSTA-EX-SITE			
X:1676-SKVSTA-EX-MAP			
X:1676-SKVSTA-PR-SITE			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: s:124.1676.001 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.			



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 7318.65. COORDINATE SYSTEM: NAD83, COLORADO STATE PLANE, CENTRAL ZONE, US SURVEY FEET.

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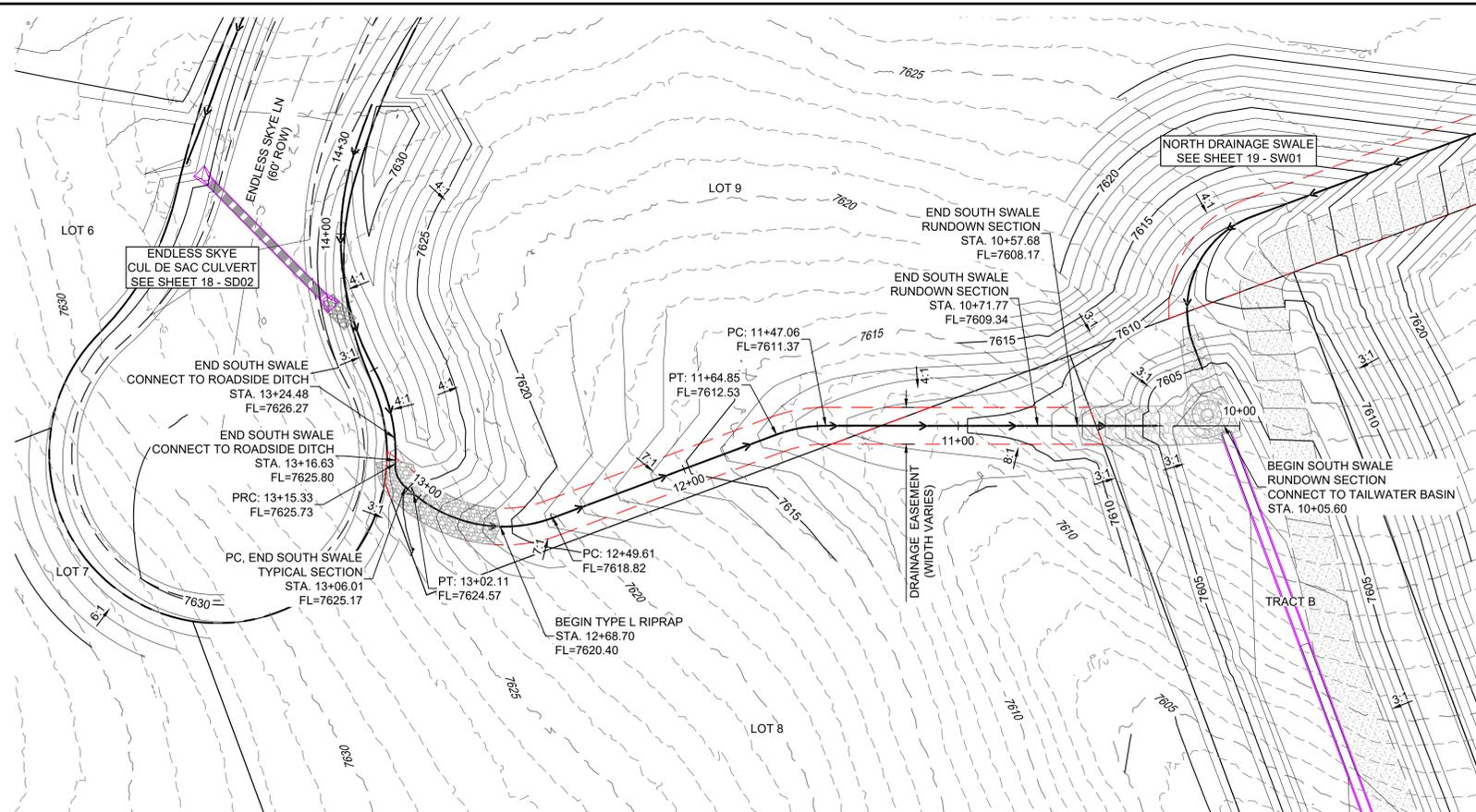
SEAL
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

SKYE VISTA			
EL PASO COUNTY, COLORADO			
CONSTRUCTION DOCUMENTS			
SWALE DETAILS			
DESIGNED BY: LCB	SCALE: HORIZ. 1" = 30'	DATE ISSUED: NOVEMBER 2024	DRAWING No. SW01
CHECKED BY: NMS	VERT. 1" = 5'	SHEET 19 OF 25	

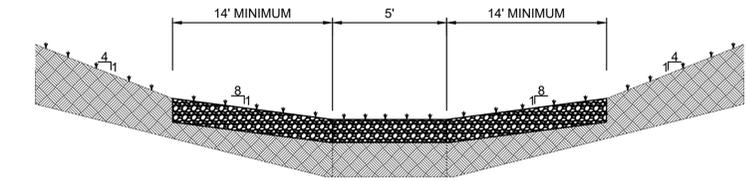


Know what's below.
Call before you dig.

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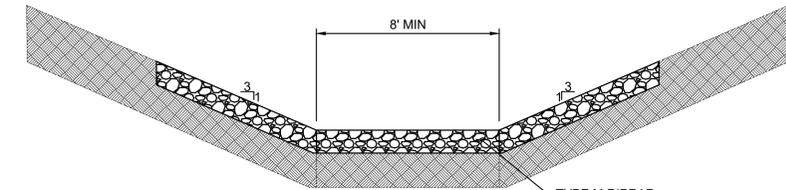


SOUTH DRAINAGE SWALE PLAN



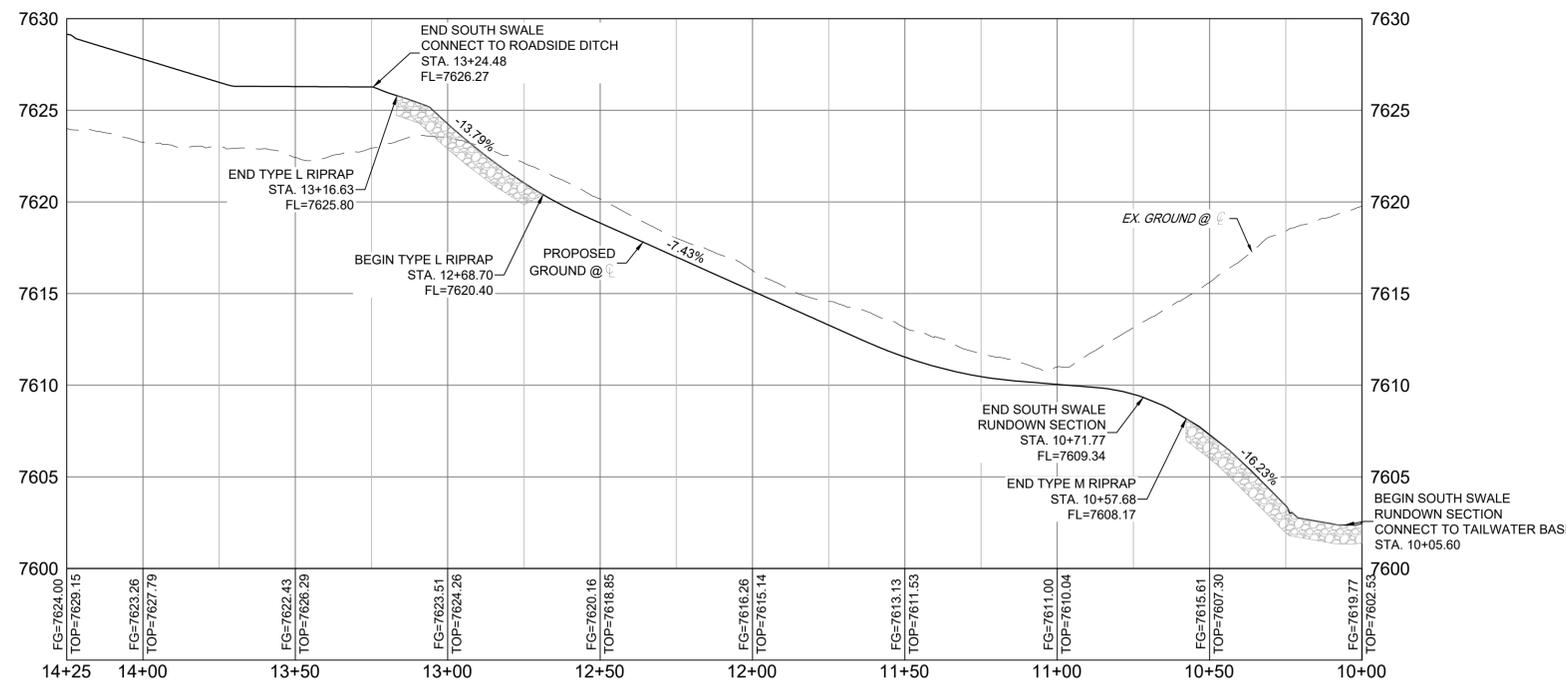
SOUTH SWALE TYPICAL CROSS SECTION

NOT TO SCALE



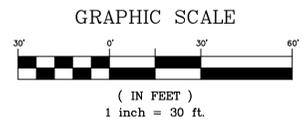
SOUTH SWALE RUNDOWN CROSS SECTION

NOT TO SCALE



SOUTH DRAINAGE SWALE PROFILE
SCALE: (H) 1" = 30' (V) 1" = 5'
START STA: 10+00.00, END STA: 14+25.00

NOTE: PROFILE VIEW IS RIGHT TO LEFT

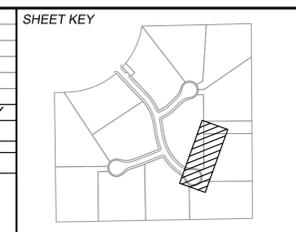


NOTES:

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PCD FILE # XXXXXX

REFERENCE DRAWINGS		
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X:1676-SKYSTA-EX-SITE		
X:1676-SKYSTA-EX-MAP		
X:1676-SKYSTA-PR-SITE		
No.	DATE	DESCRIPTION
REVISIONS		
COMPUTER FILE MANAGEMENT		
FILE NAME: s:124.1676.001 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.		



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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

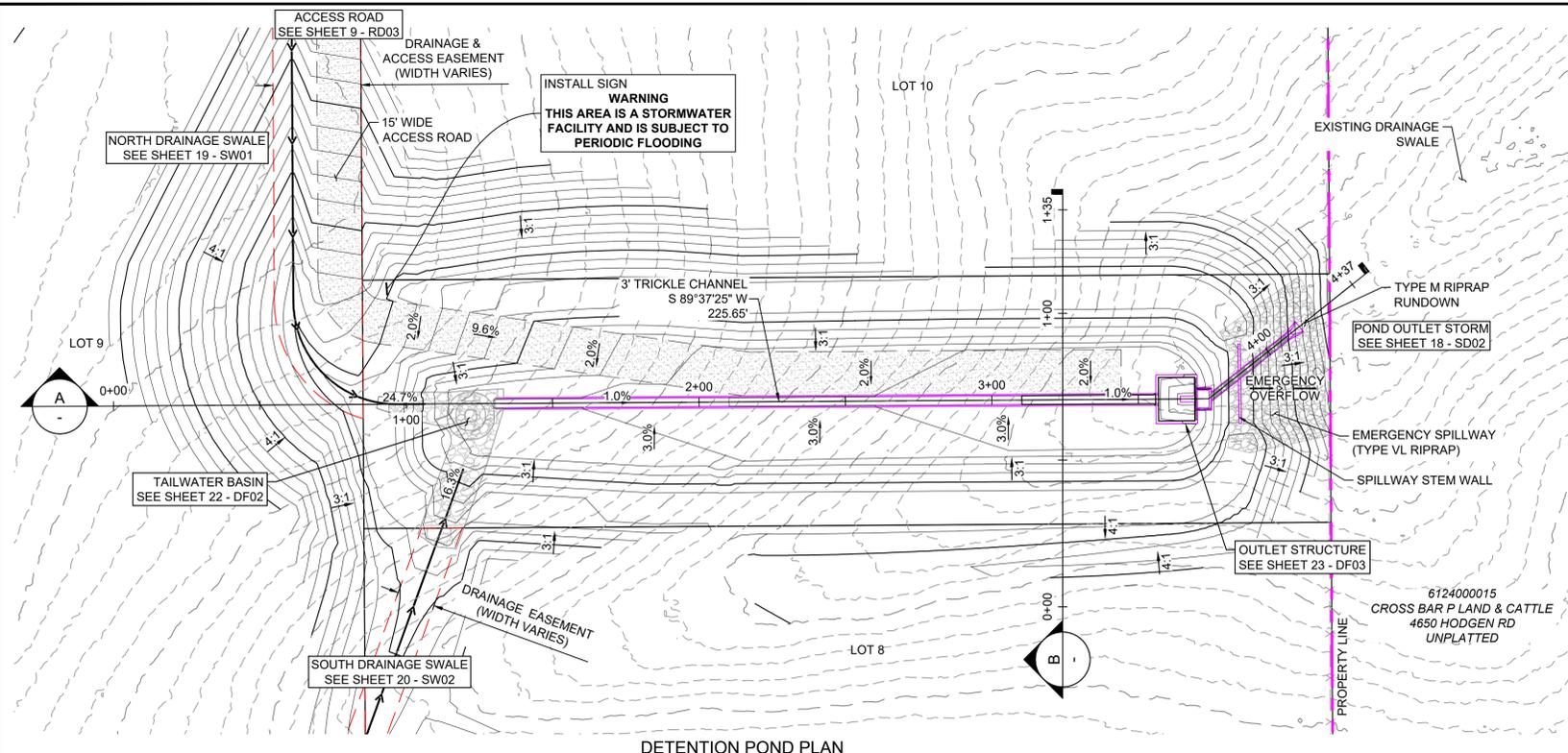
SWALE DETAILS

DESIGNED BY: LCB	SCALE: HORIZ 1" = 30'	DATE ISSUED: NOVEMBER 2024	DRAWING No. SW02
CHECKED BY: NMS	VERT. 1" = 5'	SHEET 20 OF 25	

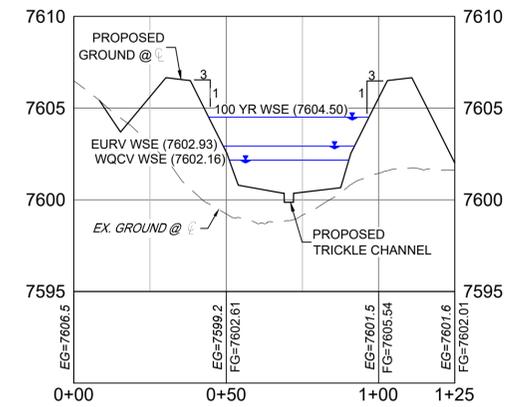


Know what's below.
Call before you dig.

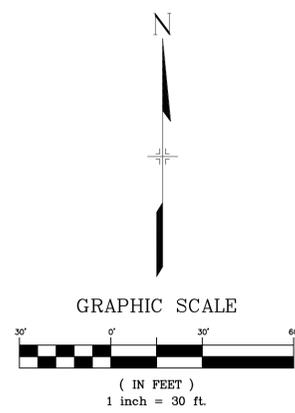
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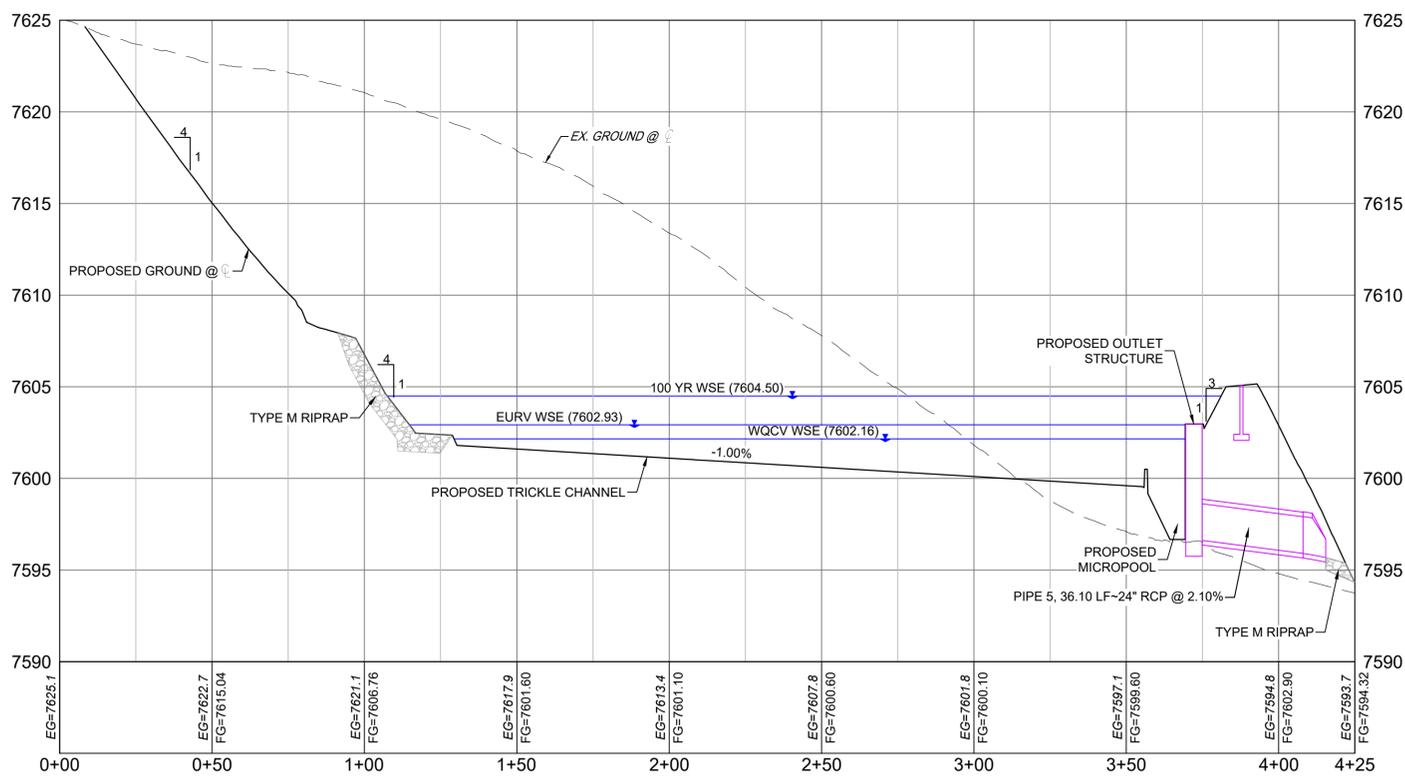
DETENTION POND PLAN



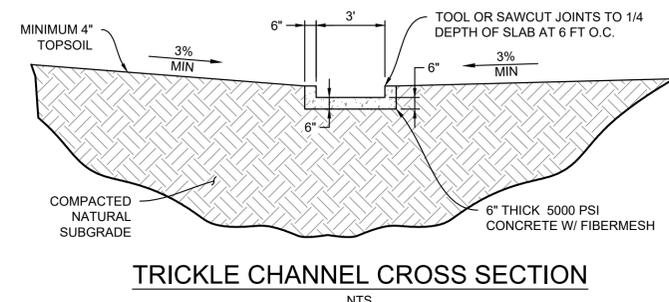
SECTION B
H: 1"=30'
V: 1"=5'



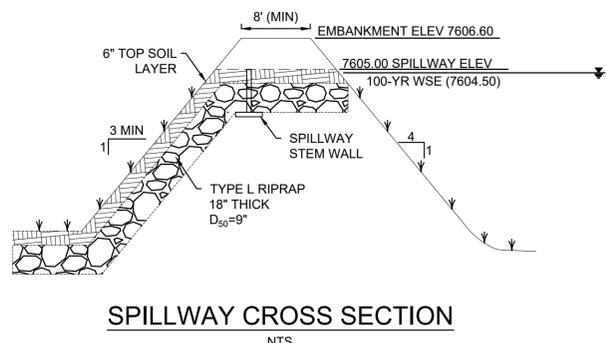
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1. ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER ALL STRUCTURES UNLESS OTHERWISE NOTED.
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 4. ALL WARNING SIGNS TO HAVE A MINIMUM AREA OF 3 SF AND SHALL BE FABRICATED OF METAL OR PLASTIC WITH RED LETTERING ON A WHITE BACKGROUND.
 5. POND IS PRIVATE AND PRIVATELY MAINTAINED.



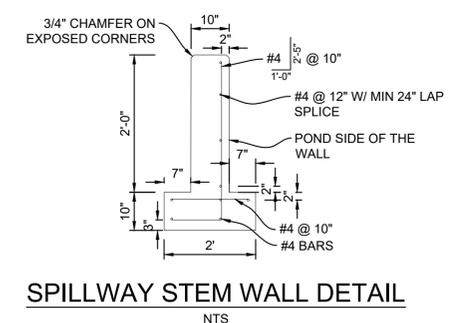
SECTION A
H: 1"=30'
V: 1"=5'



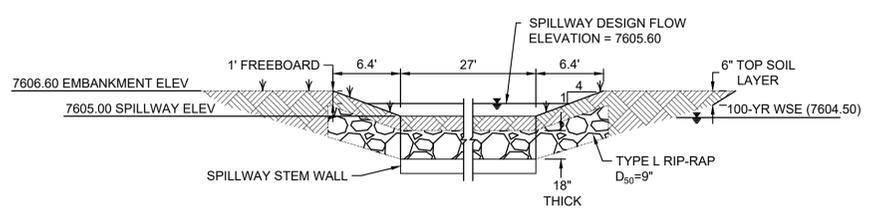
TRICKLE CHANNEL CROSS SECTION
NTS



SPILLWAY CROSS SECTION
NTS

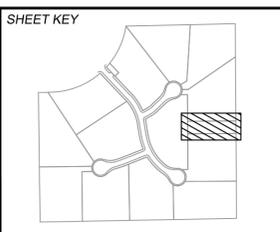


SPILLWAY STEM WALL DETAIL
NTS



SPILLWAY CREST DETAIL
NTS

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: s:124.1676.001 skye vista\500 CADD\504 plan sets\IPOND\DF-C.dwg			
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.			



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SEAL

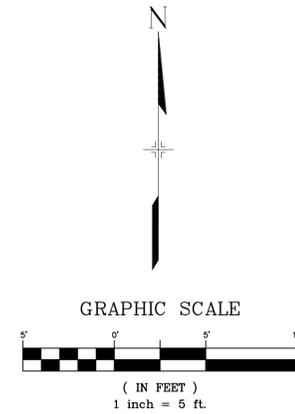
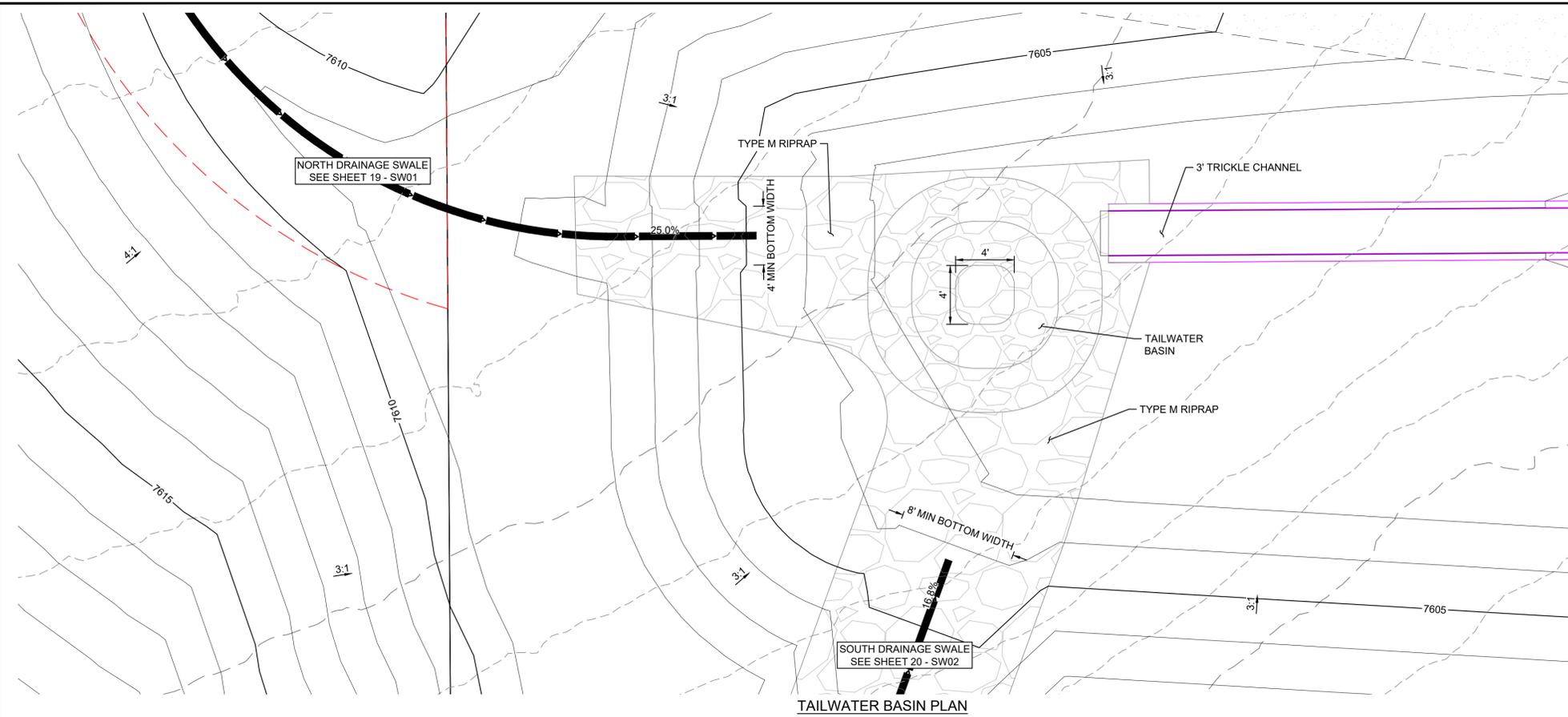
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

SKYE VISTA			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
DETENTION FACILITY PLAN			
DESIGNED BY: LCB	SCALE: HORIZ 1"=30'	DATE ISSUED: NOVEMBER 2024	DRAWING No. DF01
CHECKED BY: NMS	VERT. VARIES	SHEET 21 OF 25	

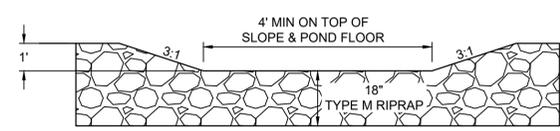
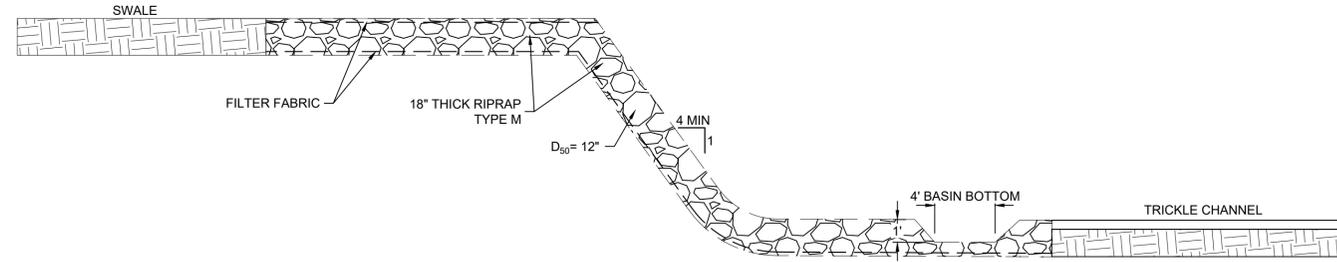


Know what's below.
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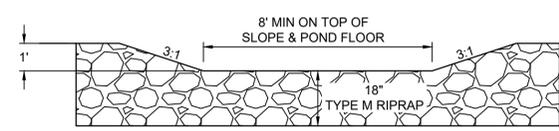
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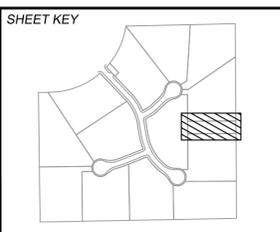
NORTH SWALE RUNDOWN SECTION
NTS



SOUTH SWALE RUNDOWN SECTION
NTS

PCD FILE # XXXXXX

No.	DATE	DESCRIPTION REVISIONS	BY
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FILE NAME: s:\24.1676.001 skye vista\500 CADD\504 plan sets\IPOND\DF-C.dwg			
CTB FILE: Matrix.ctb			
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SEAL

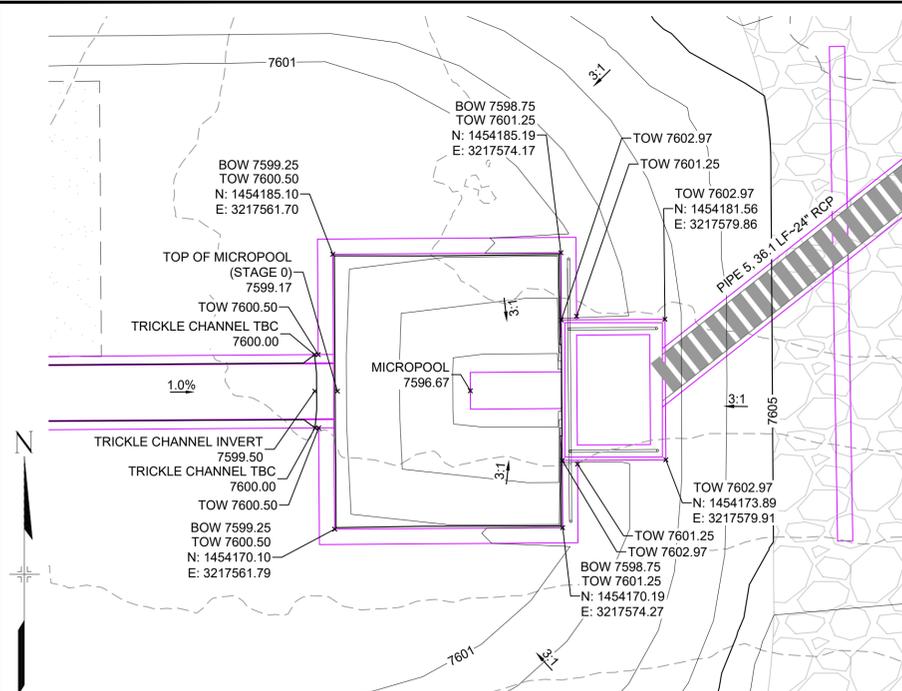
PRELIMINARY
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SKYE VISTA			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
DETENTION FACILITY DETAILS			
DESIGNED BY: LCB	SCALE: 1"=5'	DATE ISSUED: NOVEMBER 2024	DRAWING No.
CHECKED BY: NMS	HORIZ: VARIES	SHEET 22 OF 25	DF02

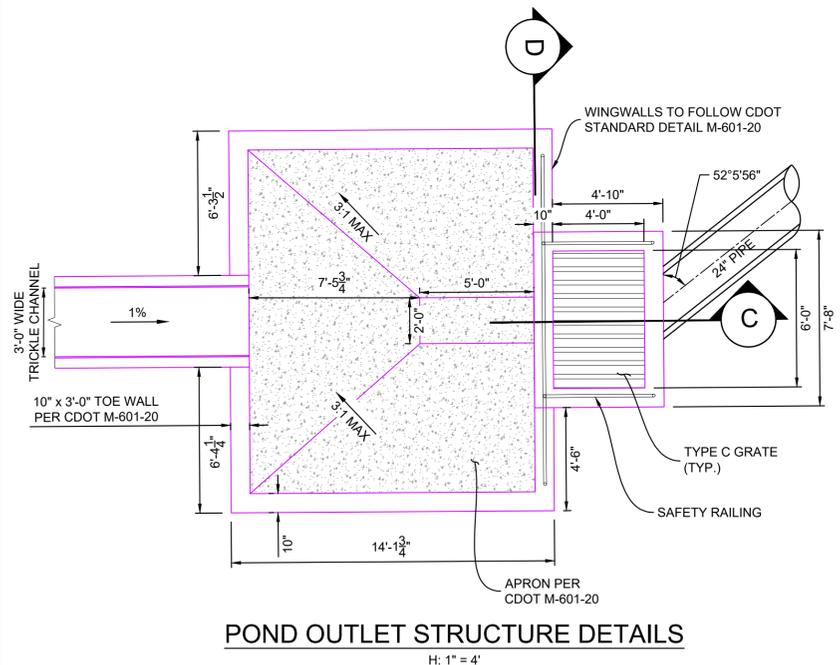


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POND OUTLET STRUCTURE
H: 1" = 10'

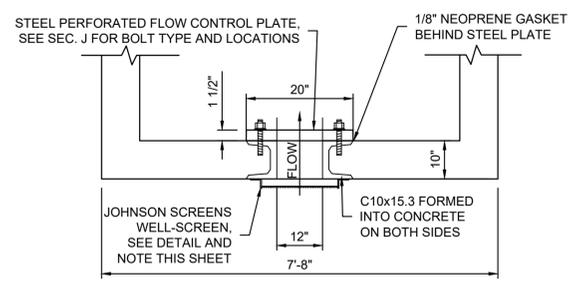
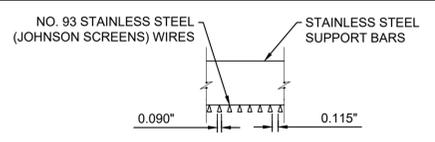


POND OUTLET STRUCTURE DETAILS
H: 1" = 4'

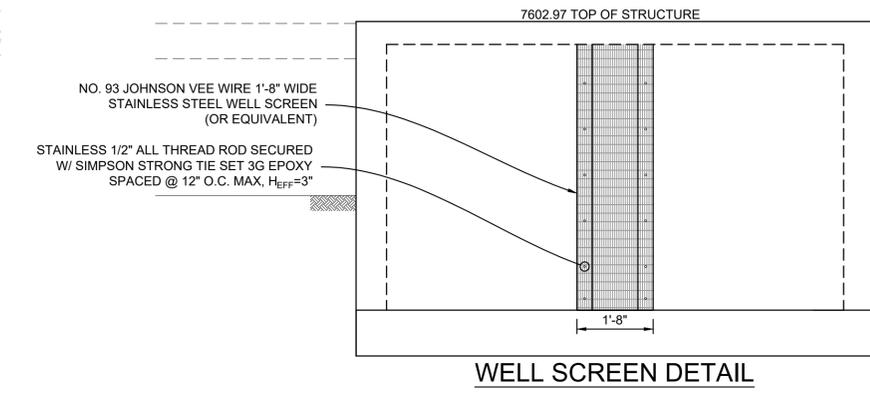
- NOTES:
- ALL CONCRETE SHALL BE CDOT CLASS D; F_c = 4500 PSI
 - ALL REINFORCING STEEL SHALL BE F_y = 80 KSI
 - CONCRETE COVER FOR STEEL REINFORCING BARS SHALL BE AS FOLLOWS
CONCRETE PLACED AGAINST EARTH.....3"
CONCRETE EXPOSED TO EARTH OR WEATHER.....2"
 - ALL EXPOSED CONCRETE CORNERS SHALL HAVE A MINIMUM 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)

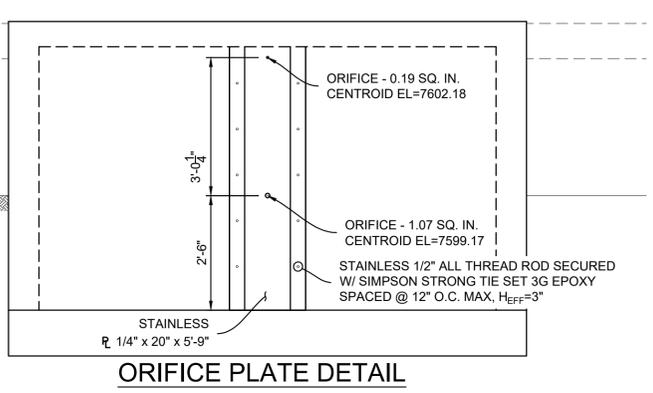
STRUCTURE	SCREEN #93 VEE WIRE SLOT OPENING	SUPPORT ROD TYPE & SPACING	TOTAL SCREEN THICKNESS	CARBON STEEL FRAME TYPE
POND OUTLET STRUCTURE	0.139	#156 VEE @ 3/4" O.C.	0.31"	3/8" x 1" BAR



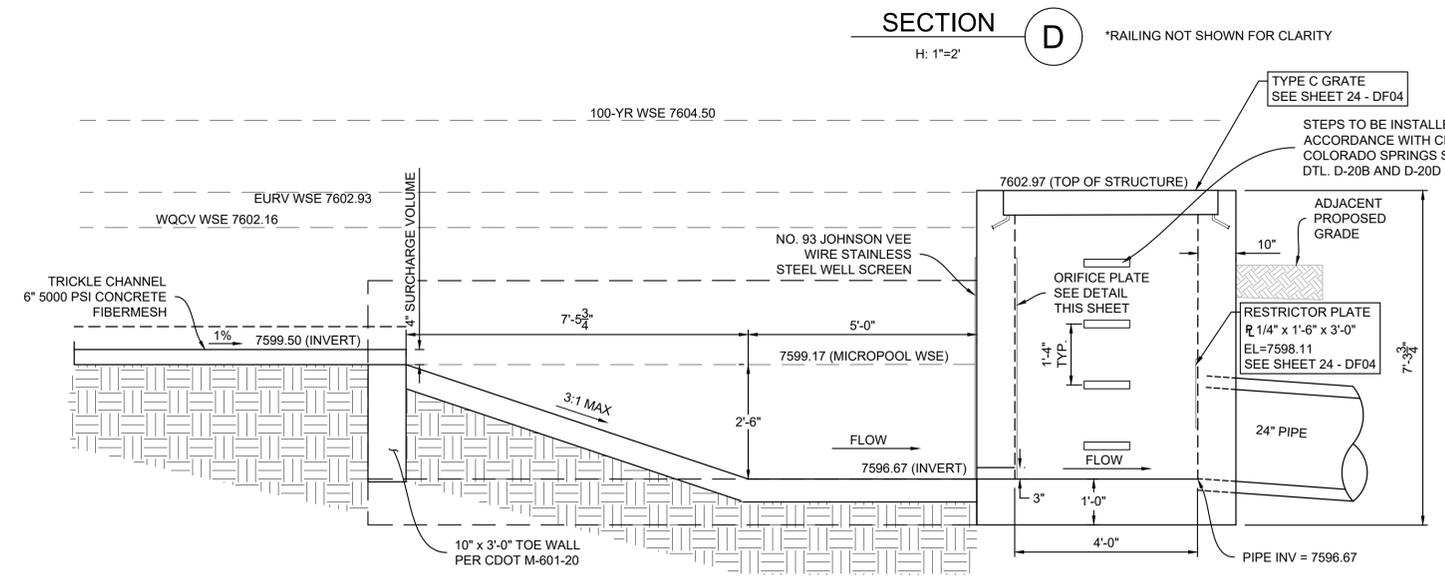
OUTLET STRUCTURE ORIFICE PLATE DETAIL
NTS



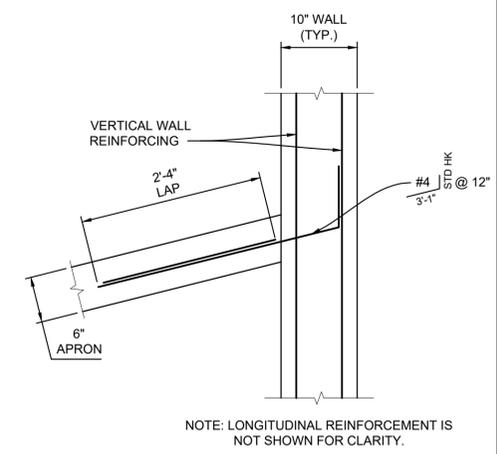
WELL SCREEN DETAIL



ORIFICE PLATE DETAIL

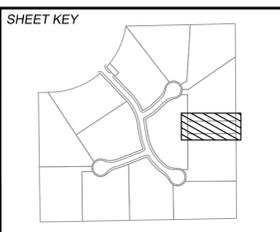


SECTION C
H: 1" = 2'



APRON TO WINGWALL CONNECTION
1" = 1"

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME:	s:\24.1676.001 skye vista\500 CADD\504 plan sets\IPOND\DF-C.dwg		
CTB FILE:	Matrix.ctb		
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PREPARED BY:
Matrix

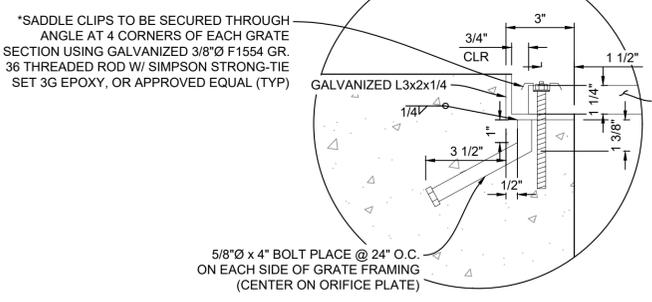
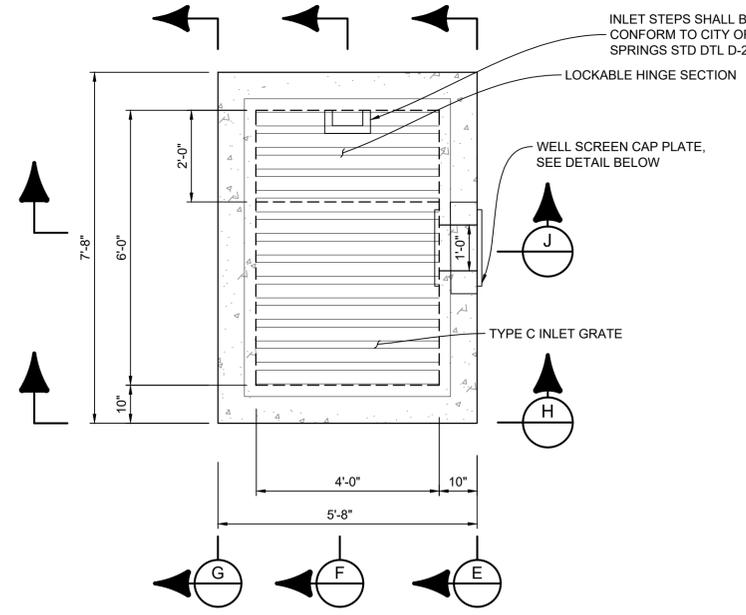
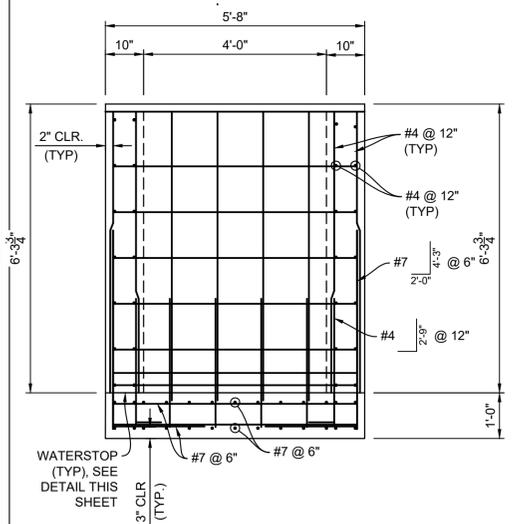
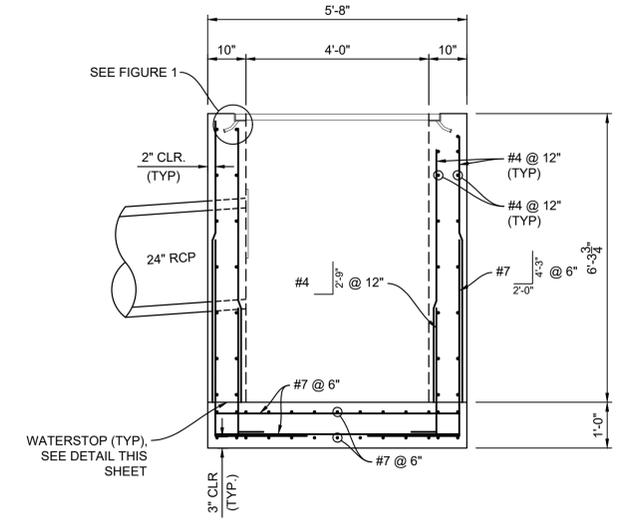
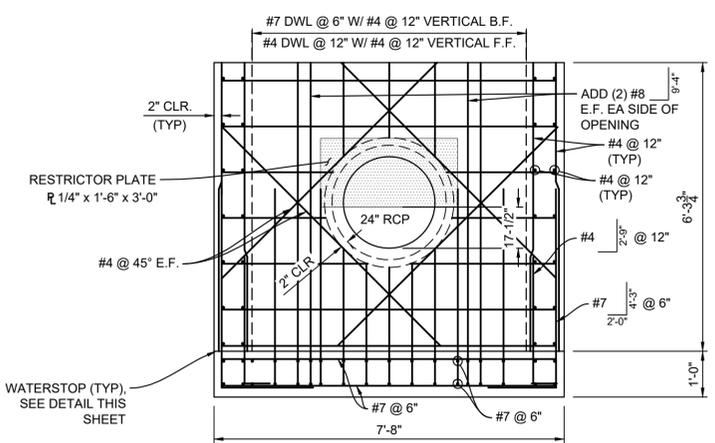
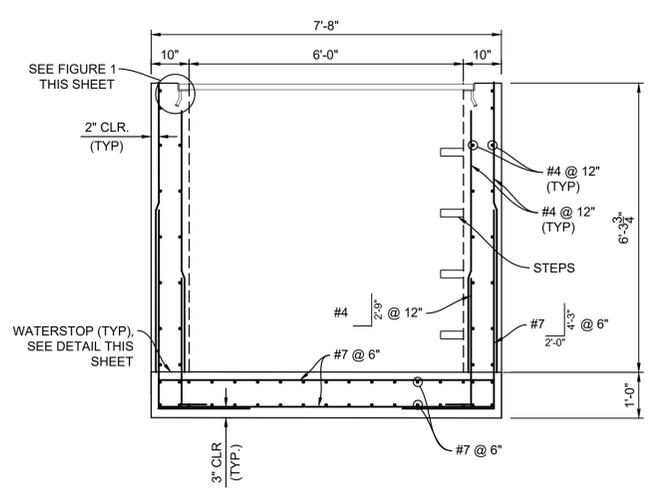
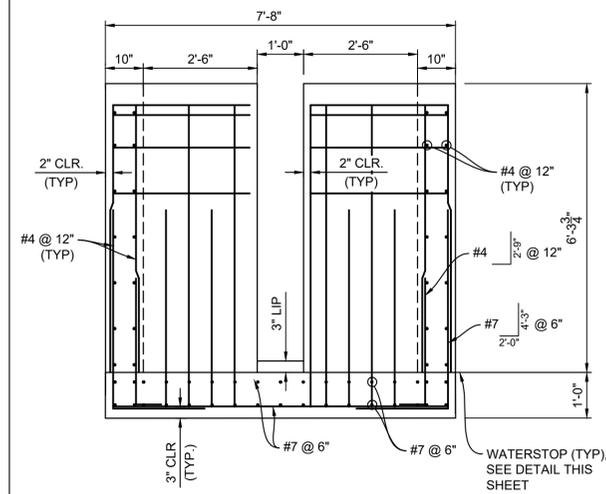
SEAL
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

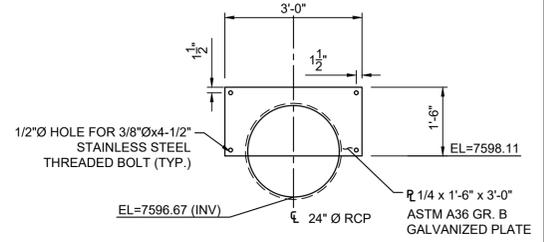


Know what's below.
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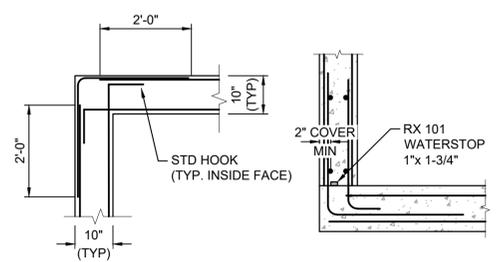
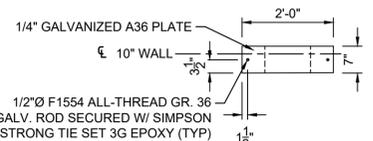
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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



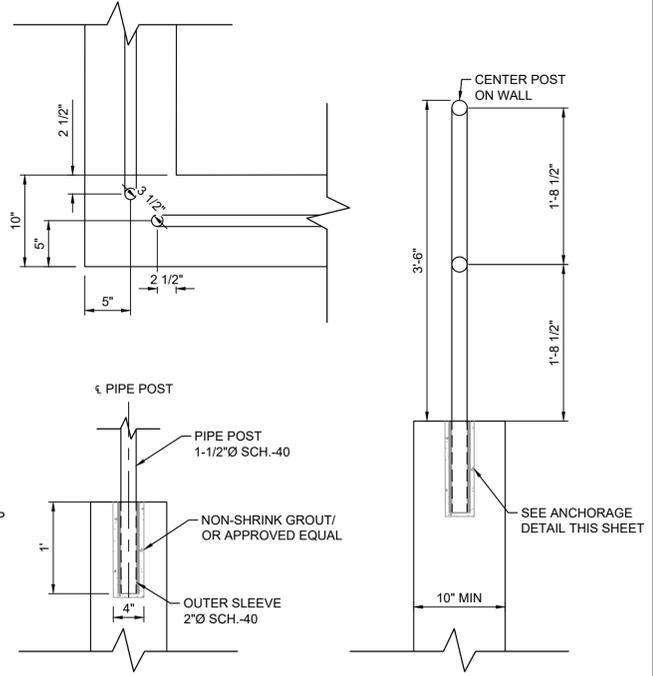
- RAIL NOTES:**
- ALL PIPES ARE 1-1/2" Ø HOT-DIP GALV. SCH 40 STEEL PIPE
 - DIMENSIONS SHOWN ARE FROM CENTER OF PIPE UNLESS OTHERWISE NOTED
 - RAILING SHALL BE PLACED AT ALL LOCATIONS WHERE FALL HEIGHTS IS GREATER THAN 30"
 - MAXIMUM HORIZONTAL SPACING FOR ANCHOR POINTS TO BE 8'-0"



- NOTES:**
- ALL CONCRETE SHALL BE CDOT CLASS D; F_c = 4500 PSI
 - ALL REINFORCING STEEL SHALL BE F_y 60 KSI
 - CONCRETE COVER FOR STEEL REINFORCING BARS SHALL BE AS FOLLOWS
CONCRETE PLACED AGAINST EARTH.....3"
CONCRETE EXPOSED TO EARTH OR WEATHER.....2"
 - ALL EXPOSED CONCRETE CORNERS SHALL HAVE A MINIMUM 3/4" 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.



- 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.

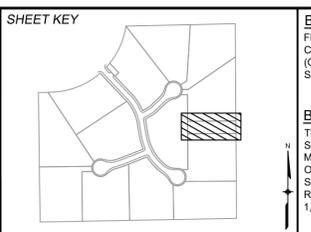


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X:1676-SKVSTA-EX-SITE		
X:1676-SKVSTA-EX-MAP		
X:1676-SKVSTA-PR-SITE		

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 NAVD83 (US SURVEY FEET) WITH AN ELEVATION OF 7318.65. 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

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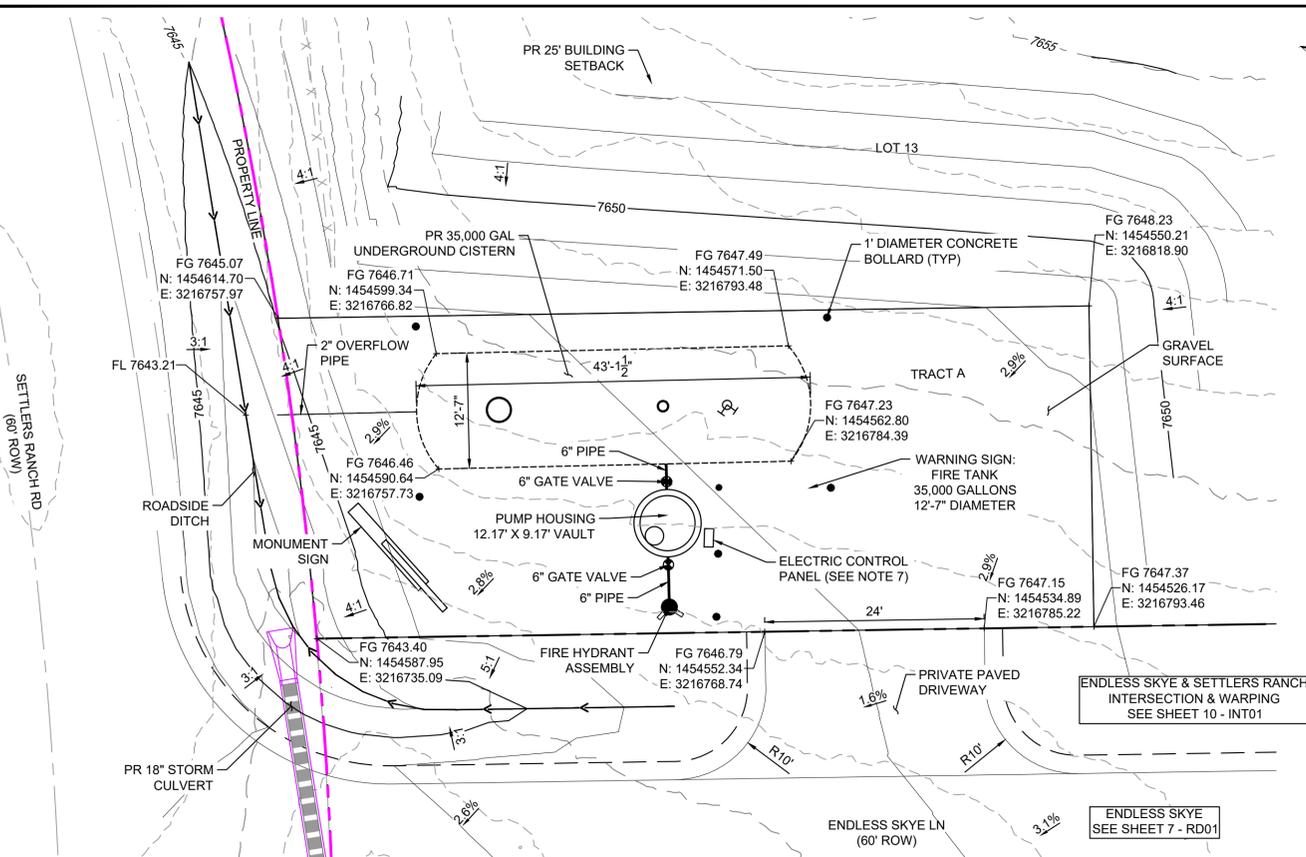
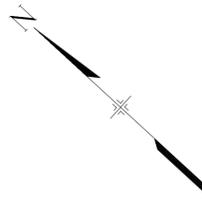
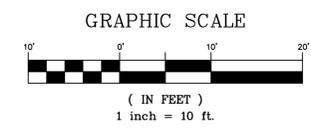
FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 24.1676.001

SKYE VISTA			
EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS			
DETENTION FACILITY DETAILS			
DESIGNED BY:	LCB	SCALE	DATE ISSUED: NOVEMBER 2024
DRAWN BY:	LCB	HORIZ 1" = 2'	DRAWING No. DF04
CHECKED BY:	NMS	VERT. N/A	NOVEMBER 24 2024
			24 OF 25

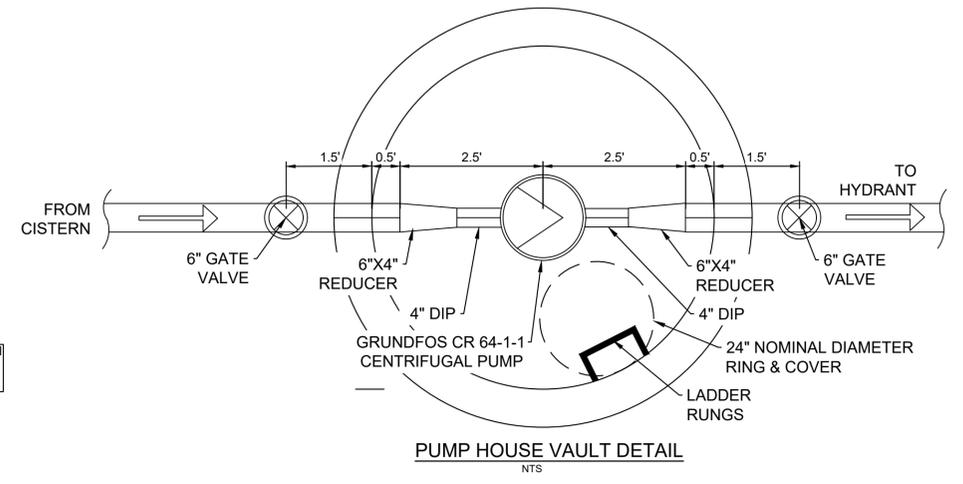


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UNDERGROUND WATER CISTERN PLAN



PUMP HOUSE VAULT DETAIL

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 ENGINEER OF RECORD IMMEDIATELY.
4. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL STRUCTURAL BUILDING COMPONENTS. SHOP DRAWINGS SHALL BE PREPARED BY THE FABRICATOR. COPYING OF THESE CONSTRUCTION DOCUMENTS FOR USE AS SHOP DRAWINGS WILL NOT BE PERMITTED.
5. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, DEWATERING, GUYS OR TIE-DOWNS MAY BE NECESSARY.
6. ALL TEMPORARY SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. EQUIPMENT FRAMING LOADS, OPENINGS AND STRUCTURE IN ANY WAY RELATED TO HVAC, PLUMBING, PROCESS OR ELECTRICAL REQUIREMENTS ARE SHOWN FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL OBTAIN APPROVAL OF THE PERTINENT TRADES BEFORE PROCEEDING WITH SUCH PORTION OF THE WORK. EXCESS COST RELATED TO VARIATION IN THESE REQUIREMENTS SHALL BE BORNE BY THE APPROPRIATE CONTRACTOR.
8. DURING CONSTRUCTION ALL TANKS, CONCRETE STRUCTURES, ETC. ARE BUOYANT WHEN EMPTY. IN THE EVENT THAT THE EXCAVATION BECOMES FLOODED OR THE SURROUNDING GROUND BECOMES SATURATED, THEY MUST BE FILLED WITH WATER TO PREVENT FLOTATION. PROVIDE OPENINGS OR OTHER DEVICES THAT WILL MAINTAIN THE WATER LEVEL ON THE INSIDE AT THE SAME ELEVATION AS ON THE OUTSIDE AND TAKE OTHER MEASURES AS REQUIRED TO ASSURE THAT THE STRUCTURES DO NOT FLOAT.
9. ALL WATERSTOPS SHALL BE PROPERLY SUPPORTED AND WIRED TO REINFORCING TO REMAIN STRAIGHT AND TRUE.

OPERATIONAL NOTES:

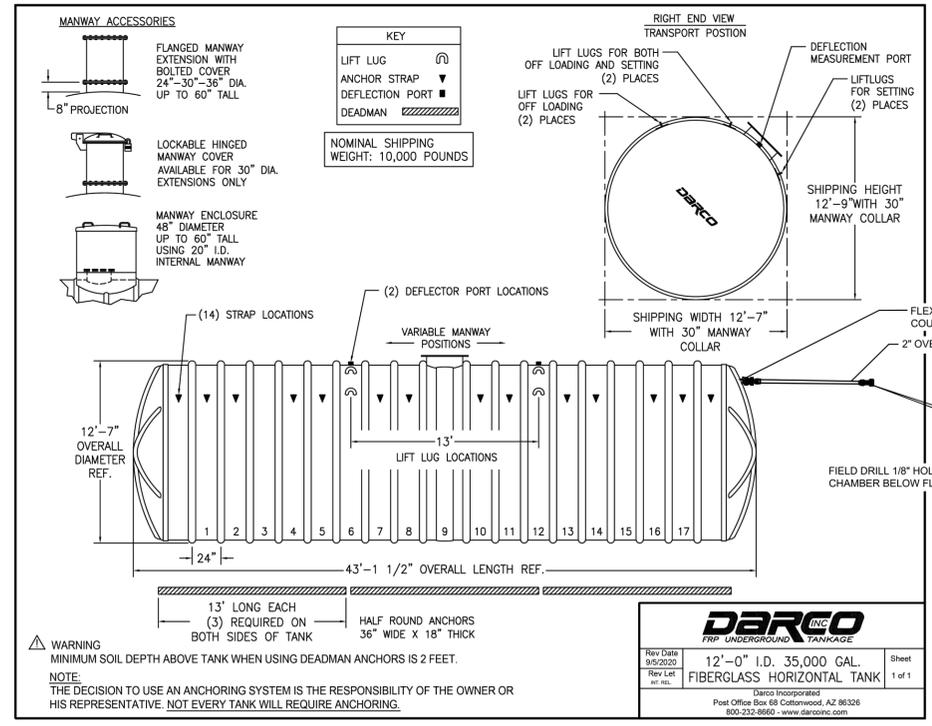
1. SYSTEM IS DESIGNED TO HAVE AN ELECTRICAL CONTROL PANEL WITH AN ON/OFF SWITCH.
2. PUMP MOTOR TO BE SHUT OFF ANYTIME WATER IS NOT BEING PUMPED. INCLUDING DURING A FIRE EVENT.
3. VALVE BETWEEN CISTERN AND PUMP TO REMAIN OPEN EXCEPT WHEN MAINTENANCE/REMOVAL OF THE PUMP IS NECESSARY.
4. VALVE BETWEEN THE 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.

APPURTENANCES

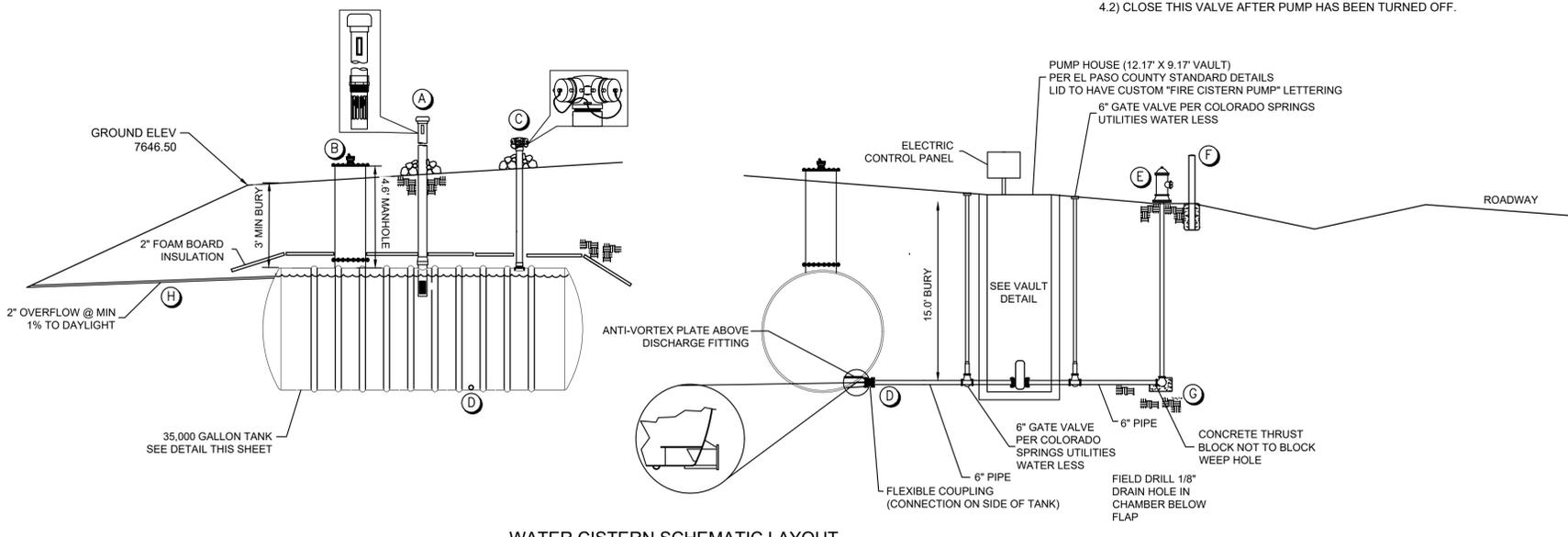
- A. RED/GREEN LEVEL INDICATOR WITH COMBINATION 6 INCH VENT.
- B. 30" DIAMETER MANWAY WITH BOLTED COVER AND 4" LOCKING INSPECTION HATCH.
- C. 2-1/2" NST-FS CLAPPED SIAMESE REFILL.
- D. FLEXIBLE COUPLING AT OVERFLOW AND DISCHARGE FITTINGS.
- E. FIRE HYDRANT ASSEMBLY.
- F. PIPE BOLLARDS IN CONCRETE.
- G. CONCRETE THRUST BLOCK (PER CSU WATER LESS) WITH GRAVEL FILLED DRAIN DOWN AREA.
- H. OVERFLOW RUNNING CONTINUOUSLY DOWNHILL TO DAYLIGHT WITH RODENT GUARD AND PVC SWING CHECK VALVE.

NOTES

1. HYDRANT MUST BE OPENED FULLY WHEN IN USE.
2. LOCATE CISTERNS PERPENDICULAR TO THE ROAD WHEN POSSIBLE.
3. INSULATE ABOVE TANK WITH 2" THICK RIGID FOUNDATION GRADE FOAM BOARD FOR EXTREME COLD WEATHER CONDITIONS.
4. PLACE STABILIZING ROCKS AROUND PVC RISER PIPES.
5. PAINT ALL EXPOSED PVC PIPING FOR UV PROTECTION.
6. SHOP DRAWINGS OF PUMP, HYDRANT, & CISTERN TO BE REVIEWED PRIOR TO PURCHASE.
7. ELECTRIC PANEL MUST INCLUDE "PUMP ON/OFF" & "LOW WATER SHUTOFF" FUNCTIONS. WIRING TO BE COMPLETED BY OTHERS.
8. PROPOSED PUMP MUST AVOID CAVITATION.

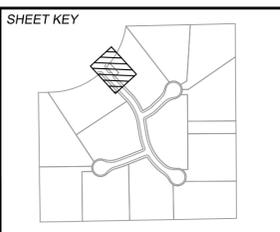


35,000 GALLON CISTERN DETAIL



WATER CISTERN SCHEMATIC LAYOUT

No.	DATE	DESCRIPTION	BY
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CTB FILE: Matrix.ctb			
PLOT DATE: 11/26/2024 3:56 PM			
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PREPARED BY:
Matrix

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SKYE VISTA
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS

WATER CISTERN PLAN & DETAILS

DESIGNED BY: LCB	SCALE: HORIZ 1" = 10'	DATE ISSUED: NOVEMBER 2024	DRAWING No. UT01
DRAWN BY: LCB	VERT. N/A	SHEET 25 OF 25	
CHECKED BY: NMS			

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