



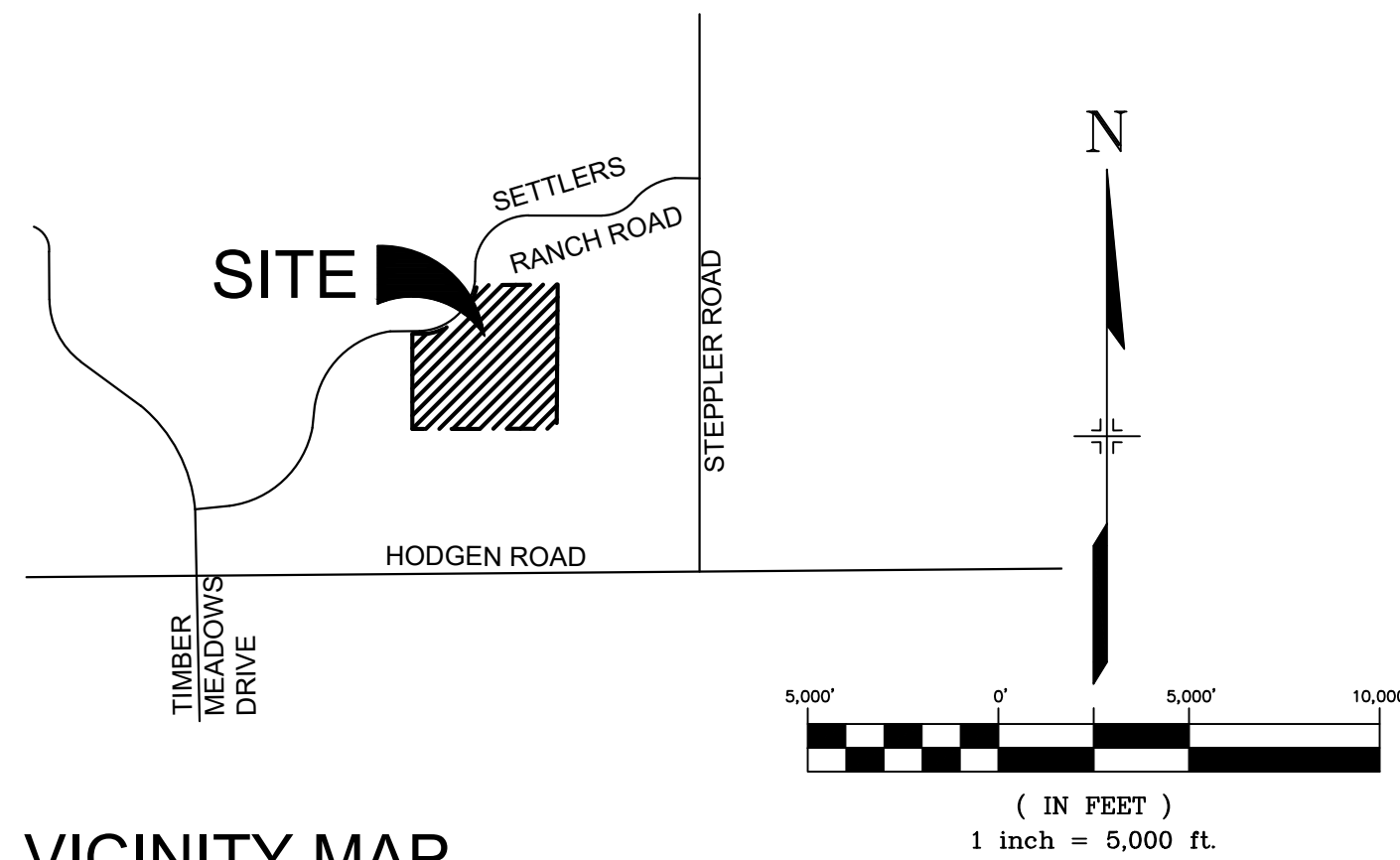
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# SKYE VISTA SUBDIVISION

## EL PASO COUNTY, COLORADO

### FINAL LANDSCAPE PLANS

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE EAST QUARTER CORNER OF THE SOUTHEAST QUARTER OF SECTION 23;

THENCE SOUTH 00°22'42" EAST, COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,327.85 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER;

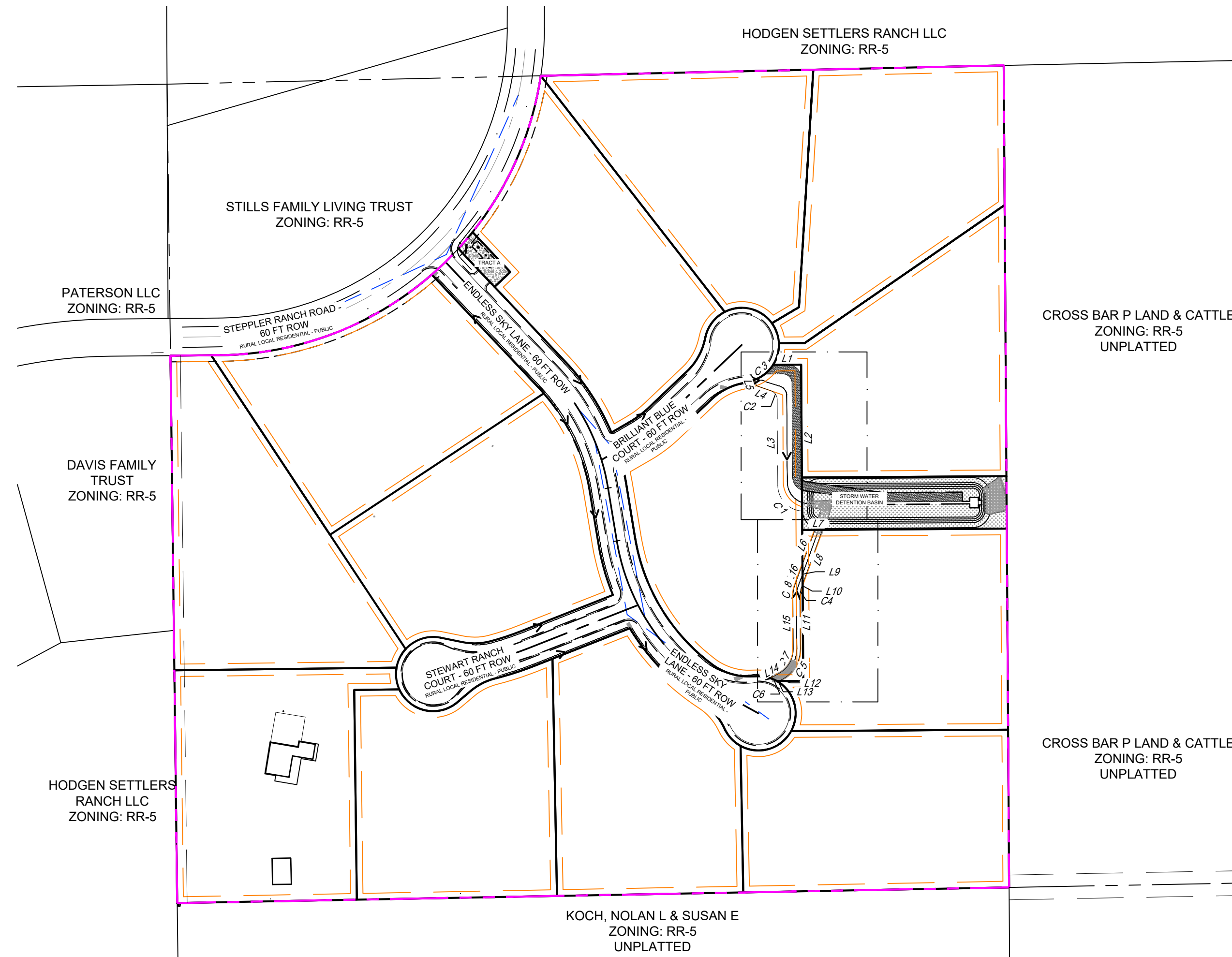
THENCE SOUTH 88°55'27" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,343.79 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 00°42'32" WEST, COINCIDENT WITH THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 884.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SETTLERS RANCH ROAD RECORDED AT RECEPTION NO. 220714487;

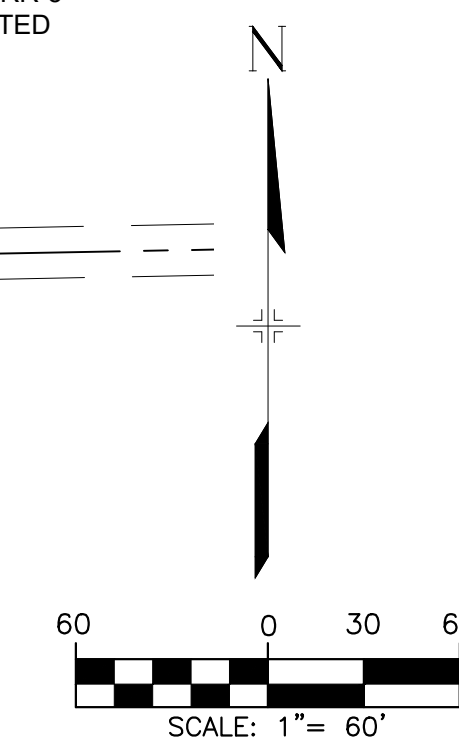
THENCE, COINCIDENT WITH SAID RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°31'48" EAST, A DISTANCE OF 78.29 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 530.00 FEET, WHOSE CENTER BEARS NORTH 00°27'51" WEST;
2. NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 81°00'28", AN ARC DISTANCE OF 749.34 FEET AND HAVING A CHORD THAT BEARS NORTH 49°01'54" EAST, A DISTANCE OF 688.47 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 88°43'15" EAST, COINCIDENT WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 747.78 FEET TO THE POINT OF BEGINNING.



OVERALL MAP



PROJECT TEAM

**OWNER**  
SKYE VISTA LLC  
13144 THUMBPRINT CT  
COLORADO SPRINGS, CO 80921  
PHONE: (719)598-5190

**DEVELOPER**  
SKYE VISTA LLC  
13144 THUMBPRINT CT  
COLORADO SPRINGS, CO 80921  
PHONE: (719)598-5190

**APPLICANT**  
MATRIX DESIGN GROUP  
2435 RESEARCH PKWY STE 300  
COLORADO SPRINGS, CO 80920  
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**LANDSCAPE ARCHITECT**  
MATRIX DESIGN GROUP  
2435 RESEARCH PKWY STE 300  
COLORADO SPRINGS, CO 80920  
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**CIVIL ENGINEER**  
MATRIX DESIGN GROUP  
2435 RESEARCH PKWY STE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719)575-0100

SUMMARY DATA

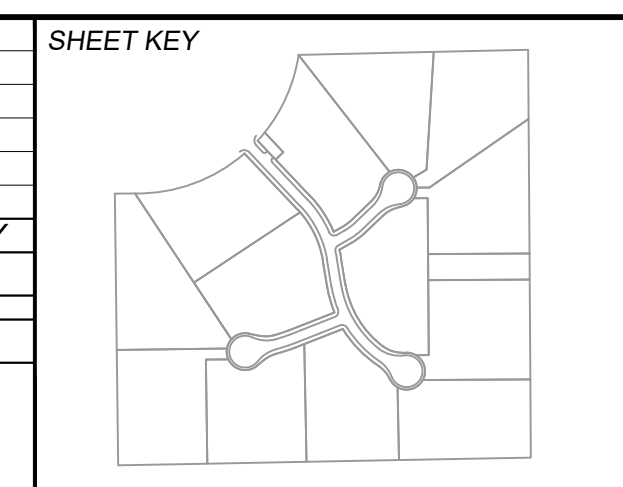
PROPERTY SIZE	36.38 ACRES
TAX SCHEDULE NO.	6100000485
PROJECT ADDRESS	UNPLATTED
EXISTING ZONING	RR-2.5
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LOT/UNIT COUNT	13 LOTS
PROPOSED TOTAL GROSS DENSITY	0.36
BUILDING SETBACKS	PER LOT DETAILS / SEE PLAN
LANDSCAPE SETBACKS	SEE PLAN
MAX. BUILDING HEIGHT	30' MAX HEIGHT
MIN. LOT SIZE	2.5AC

SHEET INDEX

DESCRIPTION	NUMBER	TITLE
LANDSCAPE TITLE SHEET	1	LT01
LANDSCAPE NOTES & DETAILS	2	LD01
FINAL LANDSCAPE PLAN	3	LS01

File No.  
SF2434

No.	DATE	DESCRIPTION	BY
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CTB FILE: Matrix(black).ctb			
PLOT DATE: November 26, 2024 2:16:54 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 3/16" 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:  
**Matrix**

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

**SKYE VISTA SUBDIVISION**

SKYE VISTA LLC - LANDSCAPE CONSTRUCTION DOCUMENTS

**LANDSCAPE TITLE SHEET**

DESIGNED BY: JS	SCALE: 1" = XX'	DATE ISSUED: 11.27.24	DRAWING No.
DRAWN BY: JS	HORIZ: N/A	SHEET 1 OF 3	LT01
CHECKED BY: AP	VERT: N/A		



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**GENERAL NOTES**

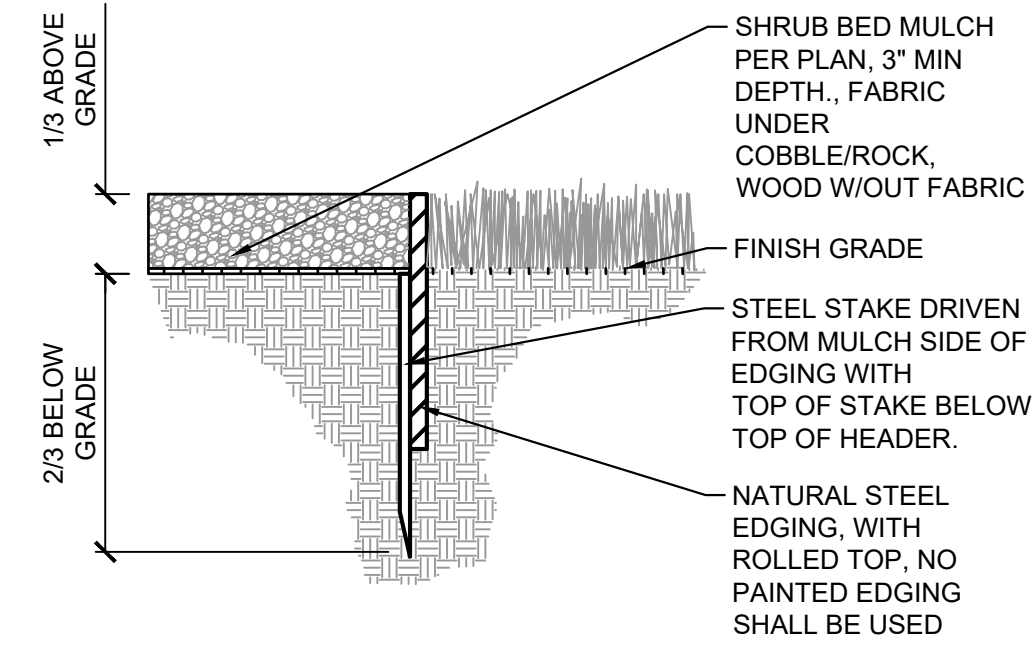
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE NOTES AND LANDSCAPE DETAILS PROVIDED APPLY FOR ENTIRE SCOPE OF WORK SHOWN ON LANDSCAPE PLANS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
- A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

**LANDSCAPE NOTES**

- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED.
- LANDSCAPING AREAS AND COMMON OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE SKYE VISTA HOME OWNERS ASSOCIATION.
- ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
- ANY OBJECT WITHIN THE SITE DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHED, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATION IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA, AS AMENDED.

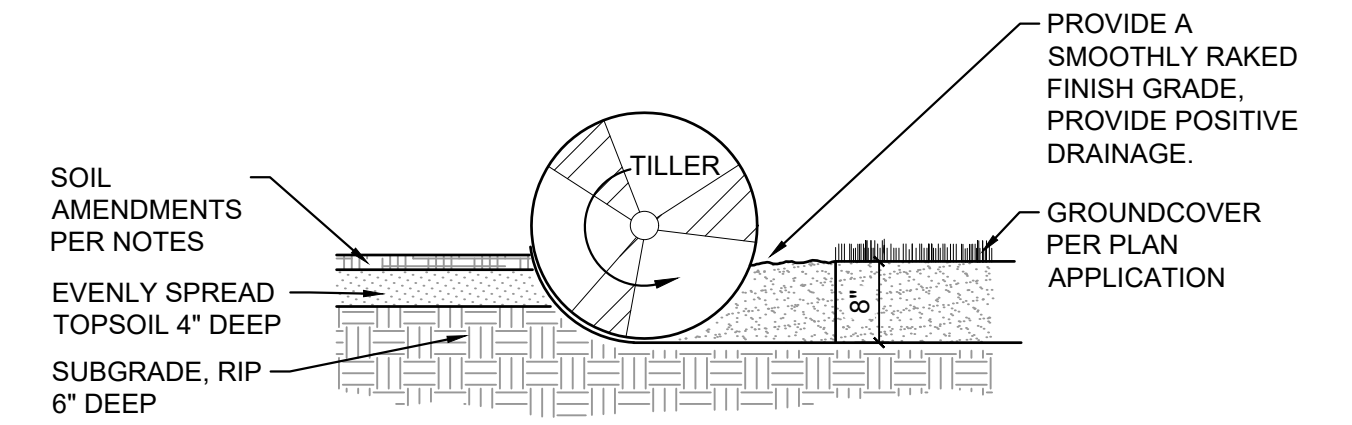
**SEEDING NOTES**

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR GROUND COVER THICKNESS.
- ALL FINISH GRADING AND REQUIRED SOIL AMENDMENTS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
  - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
  - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
  - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
  - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPRINGERS. DO NOT SEED DURING WINDY WEATHER.
- WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED PER NOTES BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
  - HYRDO-MULCHING: ALL IRRIGATED SEEDING SHALL BE HYDRO MULCHED. ORGANIC TACKIFIER SHALL BE USED. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER'S RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
  - STRAW CRIMPING: ALL NON-IRRIGATED OR TEMPORARILY IRRIGATED TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
  - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
  - EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.
- ALL BARE AREAS TO BE RESEEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.



**NOTE:**  
ALL SHRUB BEDS COVERED WITH WOOD MULCH AND/OR ROCK MULCH (UP TO 6" SIZE) ARE TO BE ENCLOSED WITH STEEL EDGING TO SEPARATE BEDS FROM SOD AND SEED. NO EDGING NEEDED BETWEEN SOD AND NATIVE SEED OR BETWEEN TWO MULCH TYPES UNLESS OTHERWISE SPECIFIED.

**1 STEEL EDGING**  
NTS MS-STD-LS-12



**NOTES:**  
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.  
2. COMPOST TO BE TYPE I CONSISTING OF OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.  
3. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

**2 SOIL PREP FOR ALL AREAS**  
NTS MS-PR-FAL-1-03

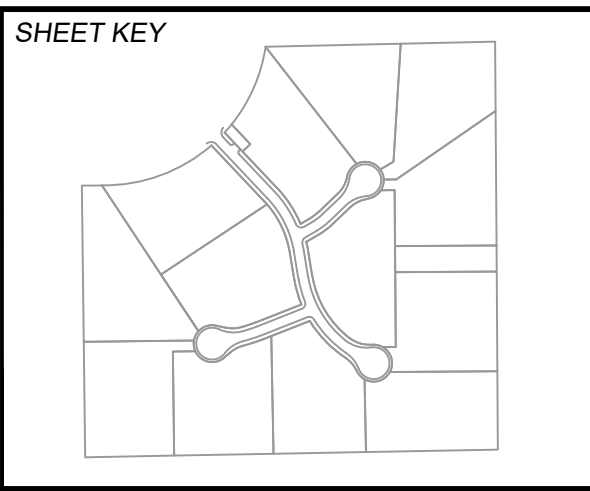
**LEGEND**

- NATIVE SEED- DETENTION** 20,354 SF  
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE
- 3/4" ROCK** 3,040 SF  
3/4" REGAL ROSE ROCK FROM C&C SAND & STONE CO. OR APPROVED EQUAL.

**SEED MIX SCHEDULE**

MIX NAME	SUPPLIER	SPECIES	CONDITION	APPLICATION METHOD	APPLICATION RATE
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX		20% BIG BLUE STEM 10% BLUE GRAMA 10% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 10% SIDCOATS GRAMA 10% SWITCHGRASS 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS	PERMANENT IRRIGATION	PER SEEDING NOTES	19.3 PLS/AC HYDROSEED 9.7 PLS/AC DRILLED

No.	DATE	DESCRIPTION	BY
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**BENCHMARK**  
FIMS MONUMENT F 56 IS A 3.25 ALUMINUM CAP STAMPED "MKD 56" IN RANGE BOX, ON THE EAST SIDE OF ROLLER COASTER RD AND SOUTH OF MOUNTAIN PINE LANE. ELEVATION WAS ESTABLISHED BY GPS OBSERVATION (GEOID 18) AND IS REFERENCED TO NAVD83 (US SURVEY FEET) WITH AN ELEVATION OF 7318.65. COORDINATE SYSTEM: NAD83, COLORADO STATE PLANE, CENTRAL ZONE, US SURVEY FEET.

**BASIS OF BEARING**  
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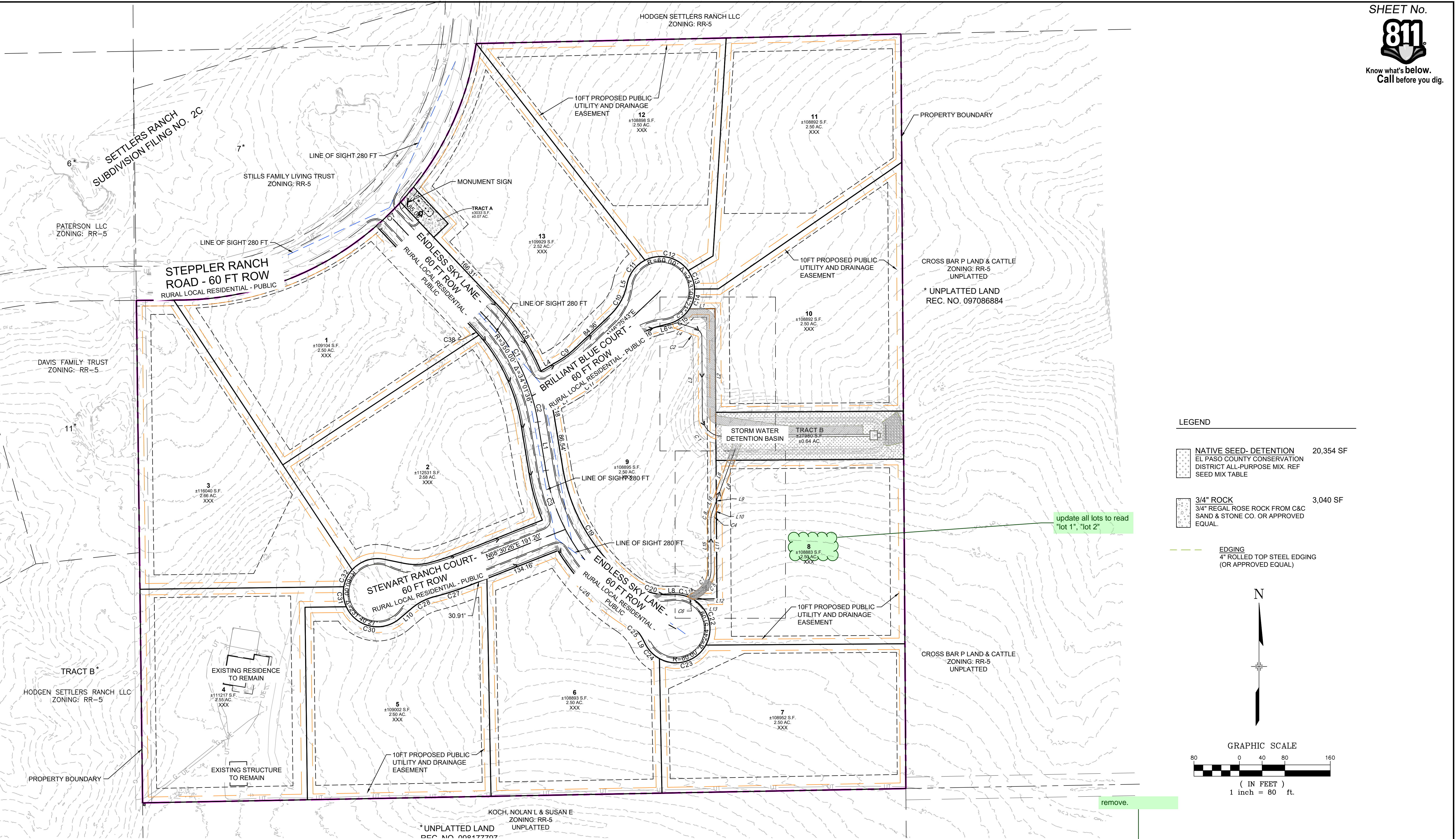
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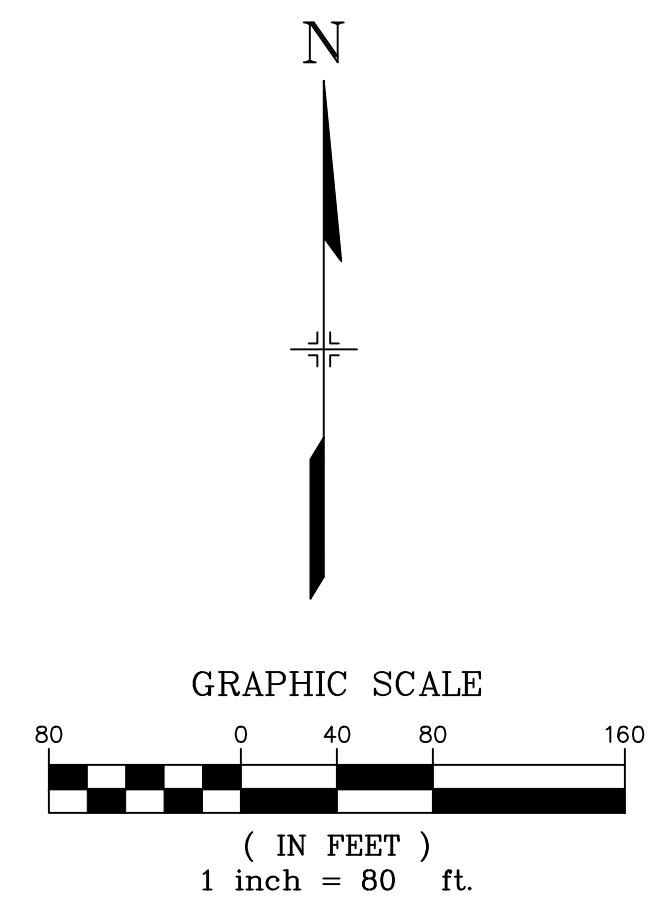
SKYE VISTA LLC - LANDSCAPE CONSTRUCTION DOCUMENTS

**LANDSCAPE NOTES**

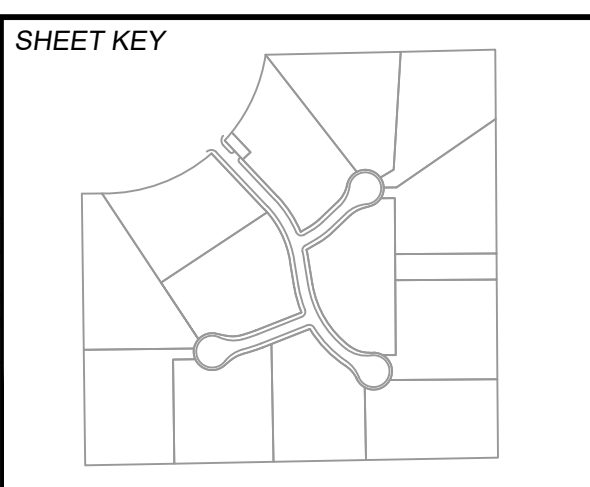
DESIGNED BY: JS	SCALE: 1" = 30'	DATE ISSUED: 11.27.24	DRAWING No. LD01
CHECKED BY: AP	HORIZ: 1" = 30'	SHEET 2 OF 3	



- LEGEND**
- NATIVE SEED- DETENTION EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX. REF SEED MIX TABLE 20,354 SF
  - 3/4" ROCK 3,040 SF  
3/4" REGAL ROSE ROCK FROM C&C SAND & STONE CO. OR APPROVED EQUAL.
  - EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)



No.	DATE	DESCRIPTION REVISIONS	BY
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CTB FILE: Matrix(black).ctb			
PLOT DATE: November 26, 2024 2:22:47 PM			
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SKYE VISTA LLC - LANDSCAPE CONSTRUCTION DOCUMENTS				
<b>LANDSCAPE PLAN</b>				
DESIGNED BY: JS	SCALE: 1" = 80'	DATE ISSUED: 11.27.24	DRAWING No. LS01	
CHECKED BY: AP	HORIZ. N/A	SHEET 3 OF 3		