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TRAILS AT ASPEN RIDGE FILING NO. 3

EL PASO COUNTY, CO

ROADWAY & STORM IMPROVEMENT PLANS

AUGUST 2021

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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: *N. Schanel* Date: 16 March 2022

NICOLE SCHANEL, PE #52434
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.

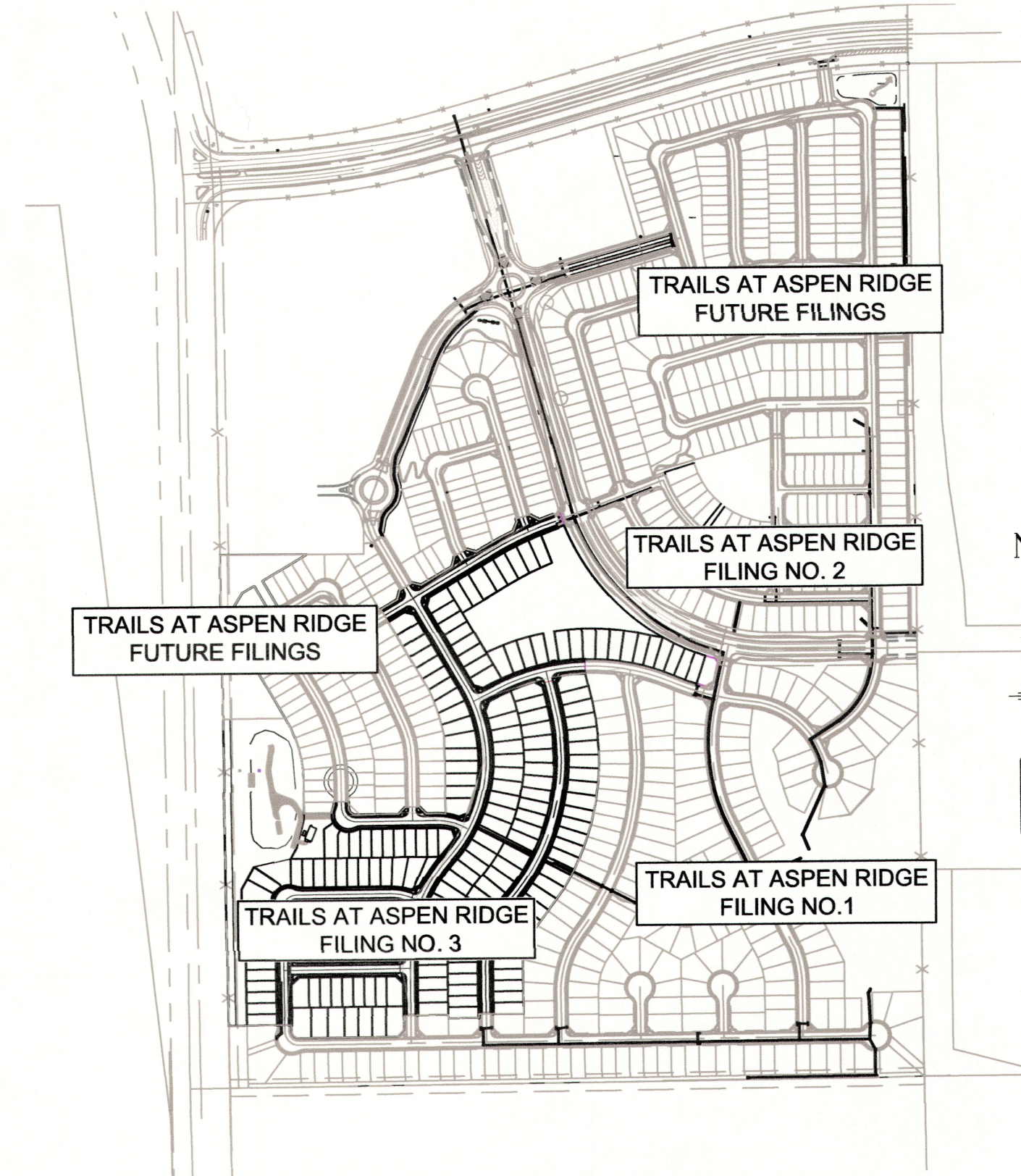
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

JENNIFER IRVINE, P.E. _____ DATE _____
COUNTY ENGINEER / ECM ADMINISTRATOR

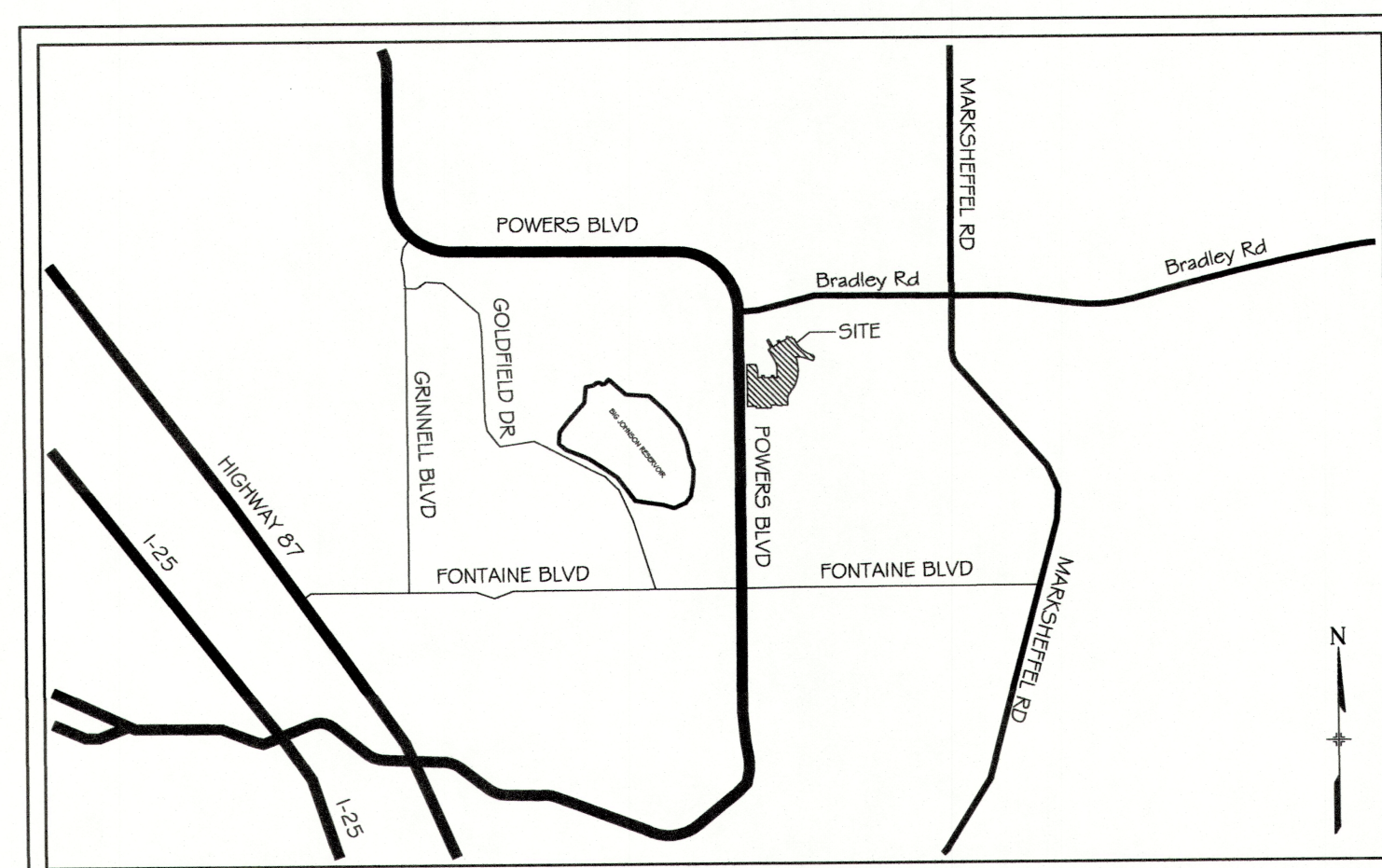
OWNER/DEVELOPER:

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

Tim Buschar 3/1/22
TIM BUSCHAR DATE
DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT
COLA, LLC
555 MIDDLE PARKWAY
COLORADO SPRINGS, CO 80921



SITE MAP
1" = 500



VICINITY MAP
N.T.S.

PCD FILING NO.: SF-21-022

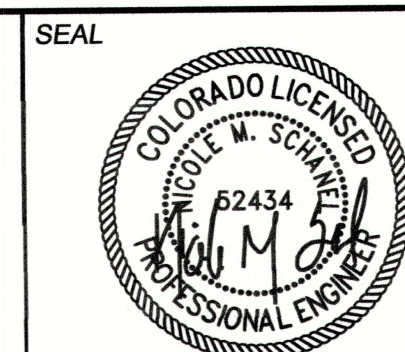
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X:886-PR-SITE-F1		
X:886-PR-SITE-F2		
886-PR Legacy Drive-Roundabout		
X:886-PR-SITE		
X:886-PR-SITE-F8		
X:886-PR-SITE-F5		
X:886-PR-SITE-F4		
X:886-PR-SITE-F3		
X:786-RAS		
X:886-PR-SITE-F7		

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\20_886_028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\TS01.dwg			
CTB FILE: Matrix(black).ctb			
PLOT DATE: March 1, 2022 3:37:20 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD,
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 85 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)

PREPARED BY:



FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

TRAILS AT ASPEN RIDGE			
FILING NO.3			
ROADWAY & STORM IMPROVEMENT PLANS			
TITLE SHEET			
DESIGNED BY:	TRC	SCALE:	DATE ISSUED:
DRAWN BY:	LCB	HORIZ. N/A	AUGUST 2021
CHECKED BY:	NMS	VERT. N/A	1 OF 39
			DRAWING No. TS01



Know what's below.
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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 LIP 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:

- 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.

BENCHMARK AND SURVEY CONTROL:

- 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 GENERAL 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.

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. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- 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.

SIGNING & STRIPING NOTES:

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

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-T89-R45				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\GN01.dwg				
CTB FILE: Matrix(black).ctb				
PLOT DATE: April 26, 2022 3:50:27 PM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

BENCHMARK
 COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
 A BERTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
 ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
 BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)

PREPARED BY:



TRAILS AT ASPEN RIDGE					
FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS					
ROADWAY GENERAL NOTES					
DESIGNED BY:	TRC	SCALE	DATE ISSUED:	AUGUST 2021	DRAWING No.
DRAWN BY:	LCB	HORIZ	N/A		GN01
CHECKED BY:	NMS	VERT.	N/A	SHEET	2 OF 39



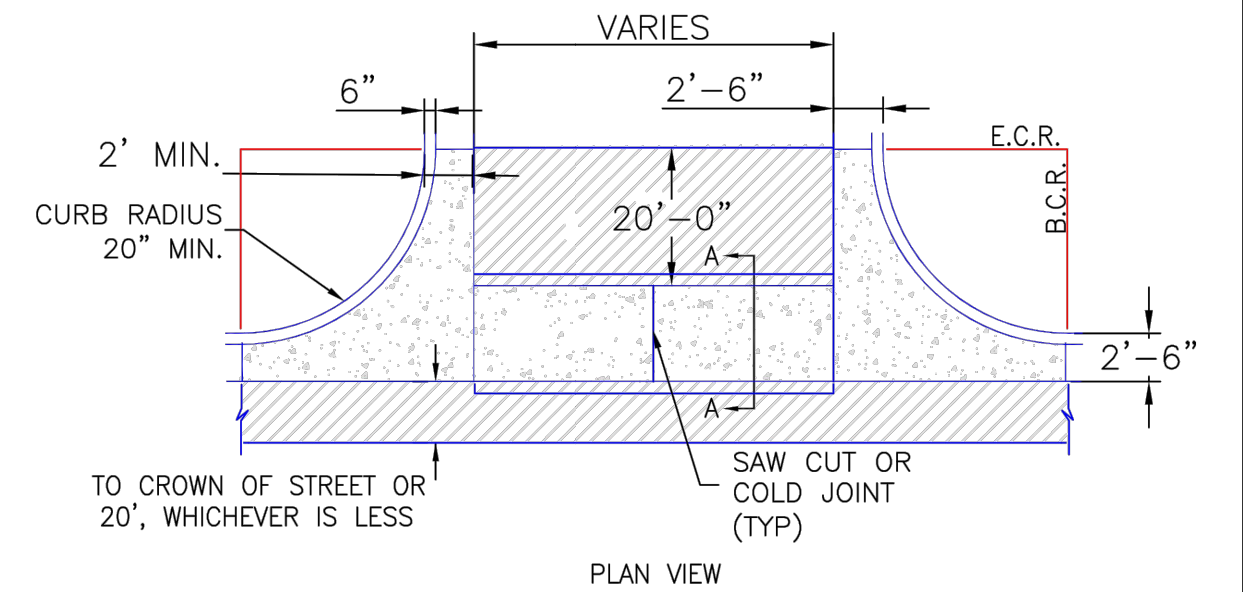
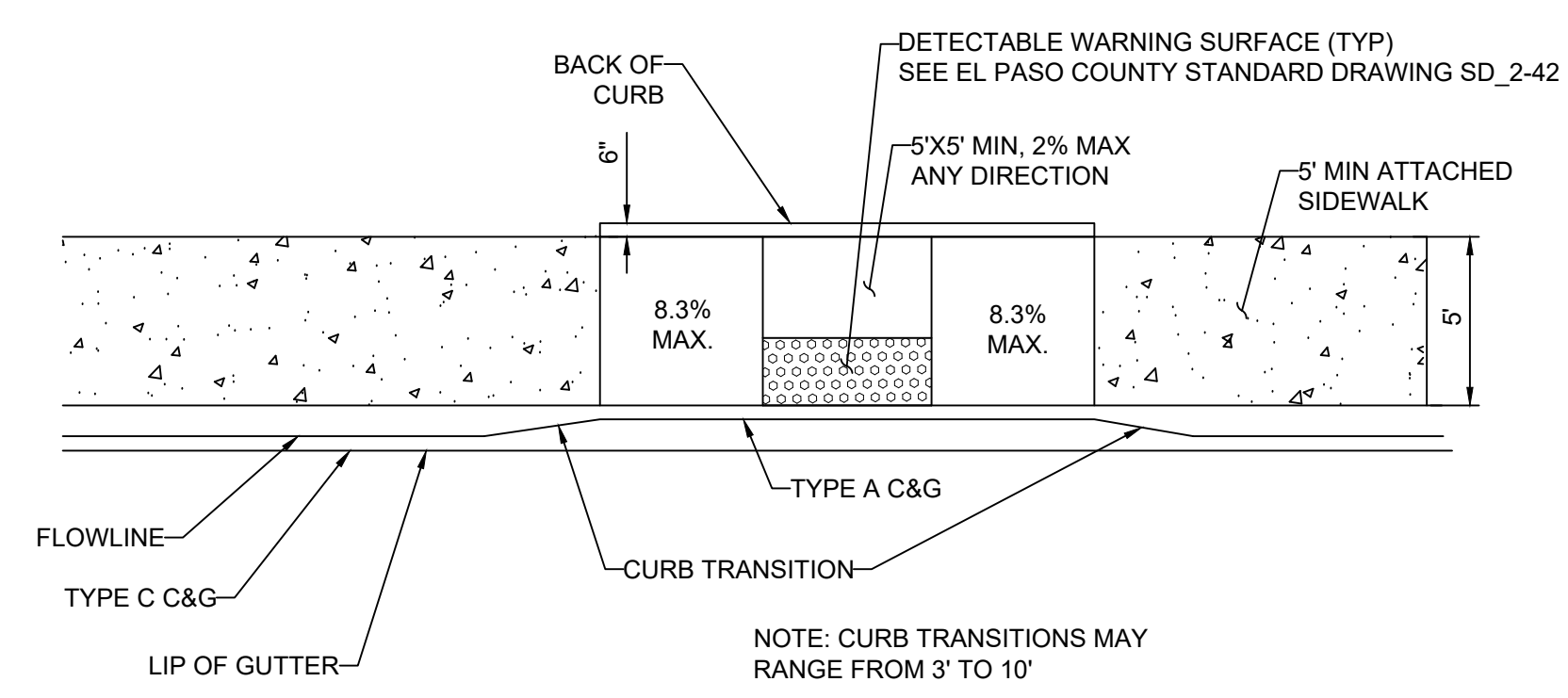
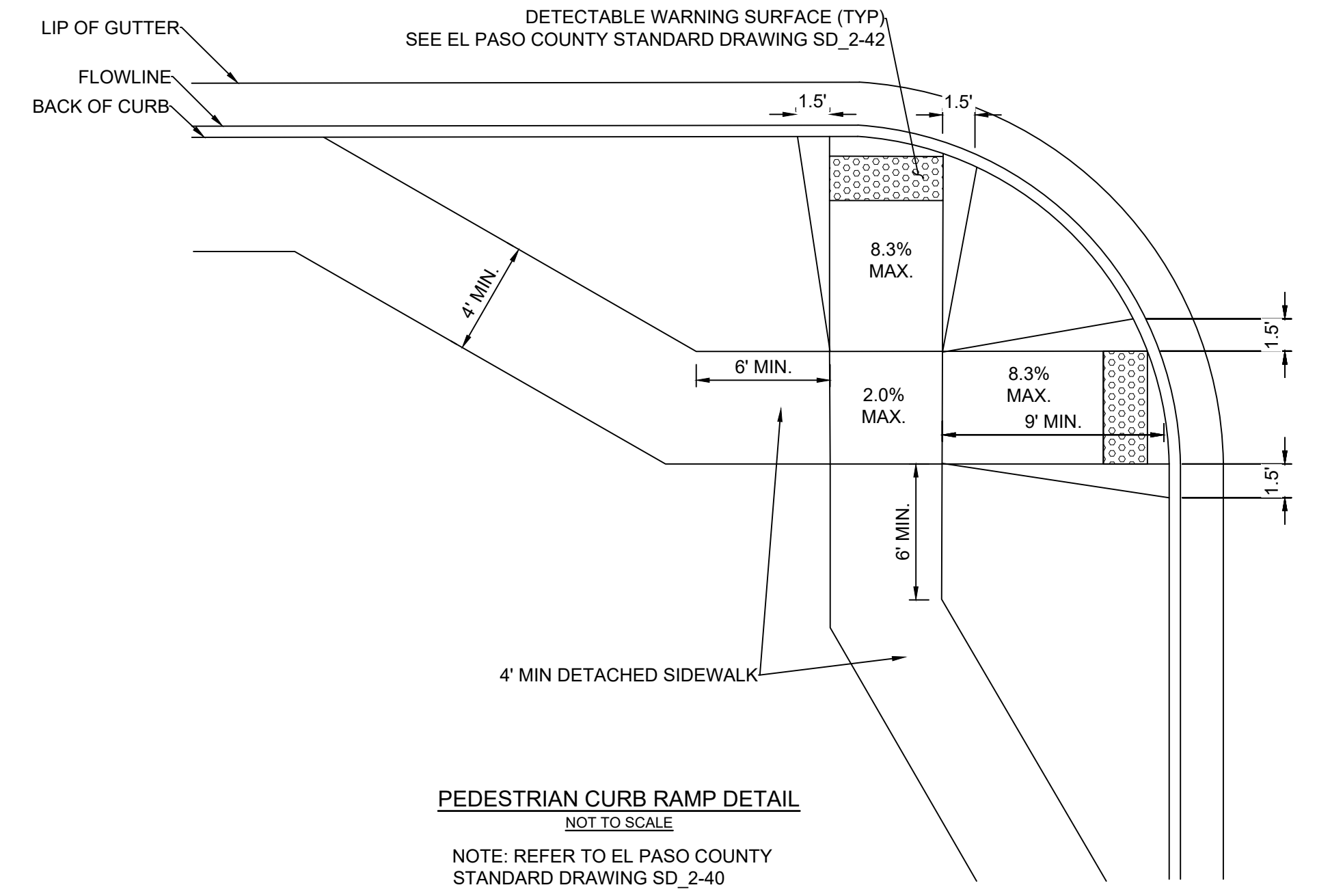
Know what's below.
Call before you dig.

ABBREVIATIONS

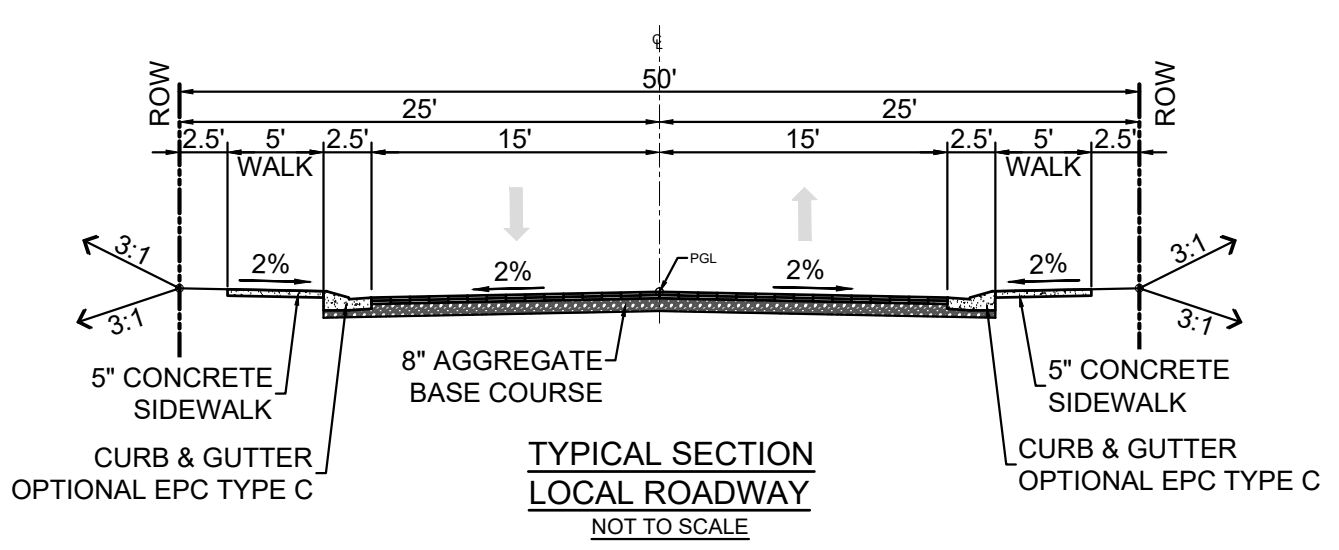
AD	ALGEBRAIC DIFFERENCE	NC	NORMAL CROWN
ASSY	ASSEMBLY	NIC	NOT IN CONTRACT
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS	NO	NUMBER
APPROX	APPROXIMATE or APPROXIMATELY	NOM	NOMINAL
AVE	AVENUE	NTS	NOT TO SCALE
AVG	AVERAGE	OC	ON CENTER
B/C	BACK OF CURB	O/S	OFFSET
¢ or B/L	BASELINE	P	PROPOSED
BLVD	BOULEVARD	PC	POINT OF CURVATURE
BTM	BOTTOM	PCC	POINT OF COMPOUND CURVE
CI	CAST IRON	PCR	POINT OF CURB RETURN
CEN	CENTER	PE	PLAIN END
¢ or CL	CENTERLINE	PIE	PUBLIC IMPROVEMENT EASEMENT
CFS	CUBIC FEET PER SECOND	PGL	PROFILE GRADE LINE
CLR	CLEAR	¢ or P/L	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	PRC	POINT OF REVERSE CURVE
CONC	CONCRETE	PT	POINT OF TANGENCY
CONST	CONSTRUCTION	PVC	POINT OF VERTICAL CURVE or POLYVINYL CHLORIDE
CONT	CONTINUOUS	PVI	POINT OF VERTICAL INTERSECTION
DIA	DIAMETER	PVMT	PAVEMENT
DN	DOWN	PVT	POINT OF VERTICAL TANGENT
DWG	DRAWING	R OR RAD	RADIUS
EA	EACH	RC	REVERSE CROWN
EGL	ENERGY GRADE LINE	RCP	REINFORCED CONCRETE PIPE
ELEV or EL	ELEVATION	RED	REDUCER
ELL	ELBOW	REF	REFERENCE
ESMT	EASEMENT	REINF	REINFORCING
EW	EACHWAY	REQ	REQUIRED
EX or EXIST	EXISTING	REV	REVISION
FES	FLARED END SECTION	ROW	RIGHT-OF-WAY
FIN	FINISHED	RT	RIGHT
¢ or FL	FLOWLINE	SCH	SCHEDULE
FLG	FLANGE	SD	STORM SEWER
FT	FOOT / FEET	SQ	SQUARE
FRP	FIBERGLASS REINFORCED PIPE	ST	STREET
GAL	GALLON	STA	STATION
GALV	GALVANIZED	STD	STANDARD
GAU	GAUGE (MATERIAL)	STL	STEEL
GV	GATE VALVE	SS OR SAN	SANITARY SEWER
GW	GROUNDWATER	SW OR S/W	SIDEWALK
HBP	HOT BITUMINOUS PAVEMENT	TAN	TANGENT
HERCP	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE	TB	THRUST BLOCK
HGL	HYDRAULIC GRADE LINE	TBC	TOP BACK OF CURB
HP	HIGH POINT	TFC	TOP FACE OF CURB
HORIZ	HORIZONTAL	THD	THREADED
HCL	HORIZONTAL CONTROL LINE	THK	THICKNESS
HR	HOUR	TYP	TYPICAL
INV	INVERT	UG	UNDERGROUND UTILITY
K	VERTICAL CURVE FACTOR	UTIL	UTILITY
LBS	POUNDS	VC	VERTICAL CURVE
LF	LINEAR FEET	VERT	VERTICAL
LN	LANE	W	WIDTH
LP	LOW POINT	W/	WITH
LS	LANDSCAPING		
LT	LEFT		
MAX	MAXIMUM		
MFG	MANUFACTURER		
MH	MANHOLE		
MID	MIDDLE or MIDPOINT		
MIN	MINIMUM		
MJ	MECHANICAL JOINT		
MSL	MEAN SEA LEVEL		

SYMBOLS

	PROPOSED CENTERLINE
	EXISTING FENCE
	PROPOSED FENCE
	RIGHT OF WAY
	EASEMENT
	PROPERTY BOUNDARY
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING UNDERGROUND UTILITY
	EXISTING UNDERGROUND UTILITY
	EXISTING UNDERGROUND UTILITY
	EXISTING WATER
	EXISTING HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER
	PROPOSED HYDRANT
	PROPOSED VALVE
	PROPOSED THRUST BLOCK
	EXISTING SANITARY
	EXISTING SANITARY
	PROPOSED SANITARY
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER SERVICE WITH PLUG
	PROPOSED SANITARY SERVICE WITH PLUG
	PROPOSED STORM
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET



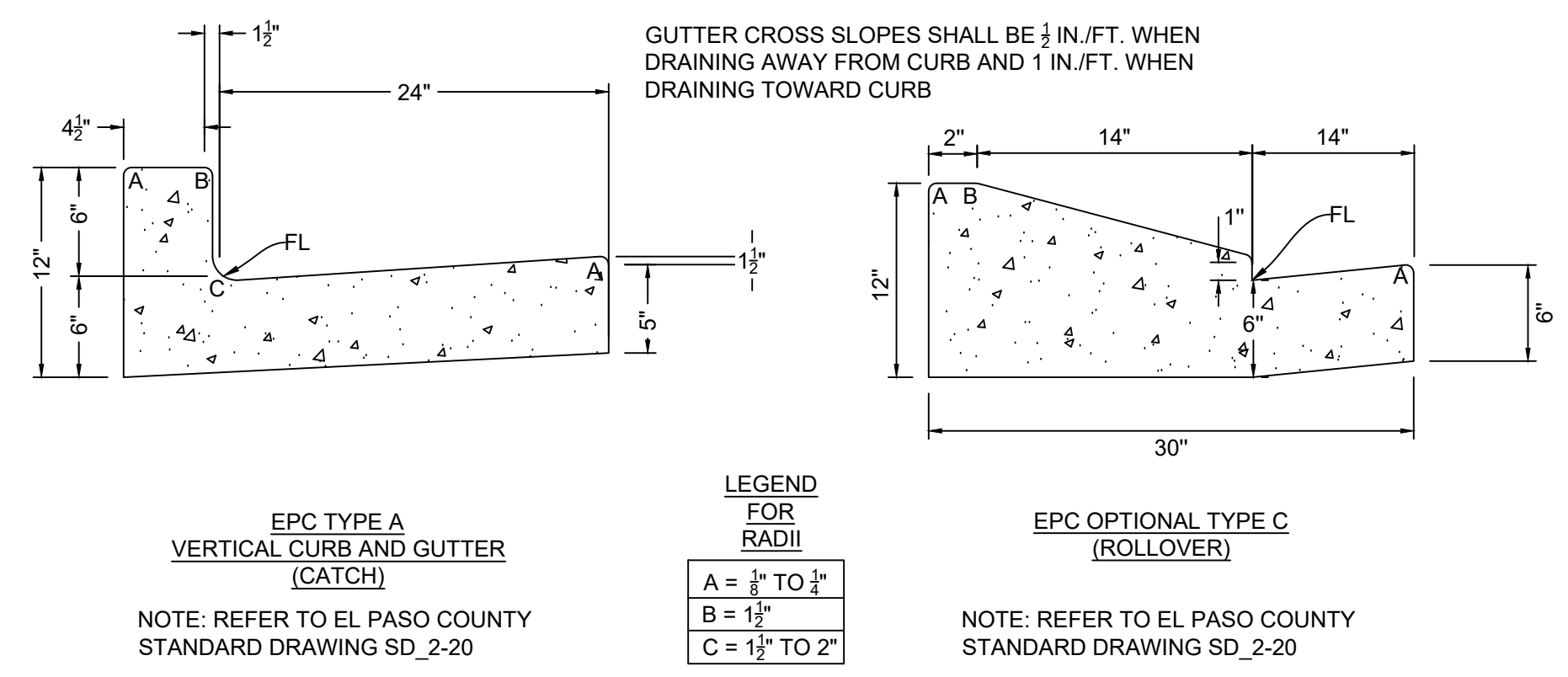
- NOTES:
1. W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
 2. T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
 3. // = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
 4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.



PAVEMENT NOTE: 2" HMA GRADE SX (75) (PG 64-28) O/ 2" HMA GRADE S (75) (PG 64-22) FINAL PAVEMENT SECTION IS DETERMINED WITH THE PAVEMENT REPORT

MATERIALS LEGEND

	AGGREGATE BASE COURSE
	CONCRETE
	COMPACTED SUBGRADE
	BITUMINOUS PAVEMENT (ASPHALT)



REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-T59-R45				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\GN01.dwg				
CTB FILE: Matrix(black).ctb				
PLOT DATE: April 26, 2022 3:50:32 PM				
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)

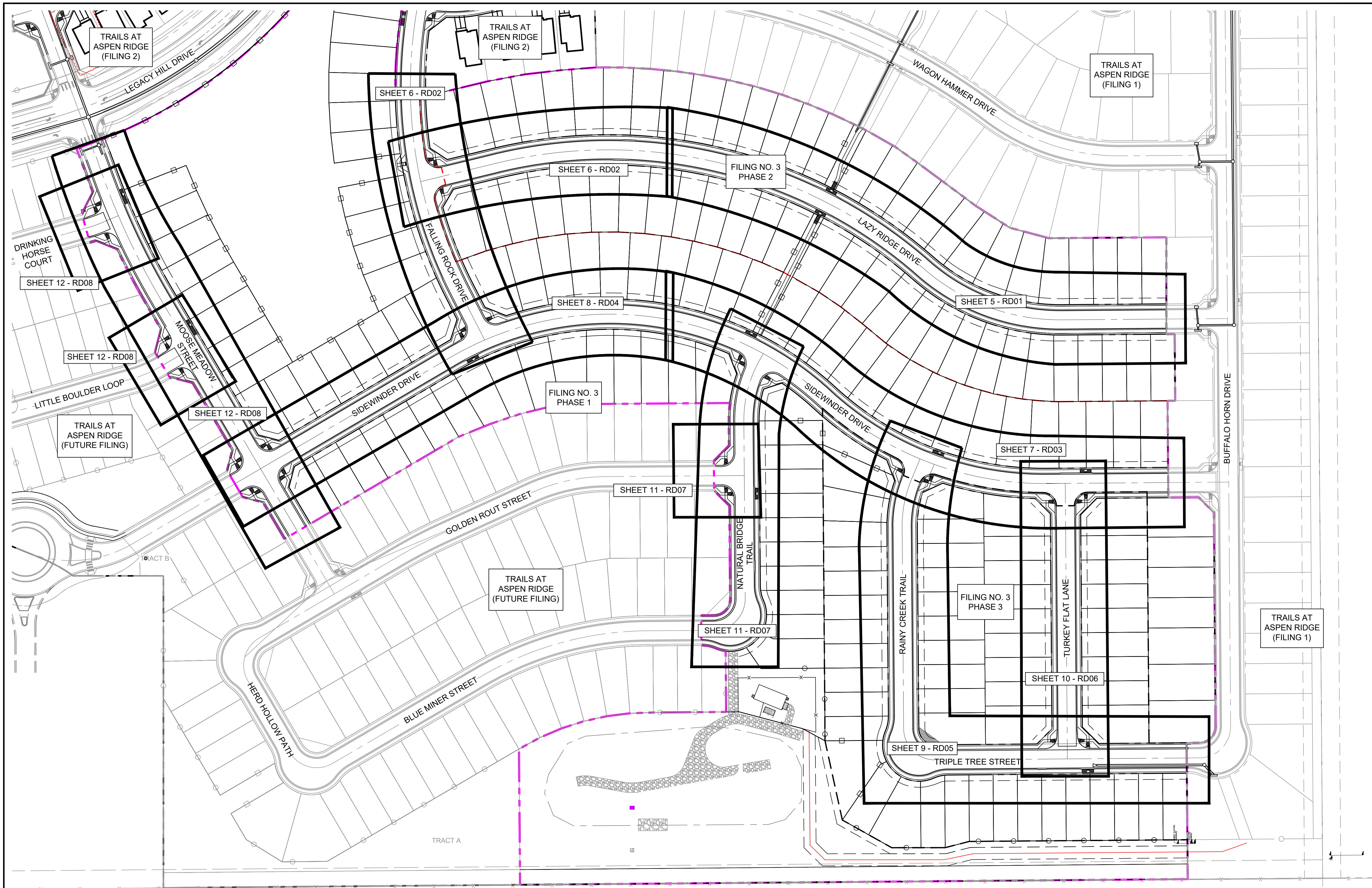
PREPARED BY:
Matrix



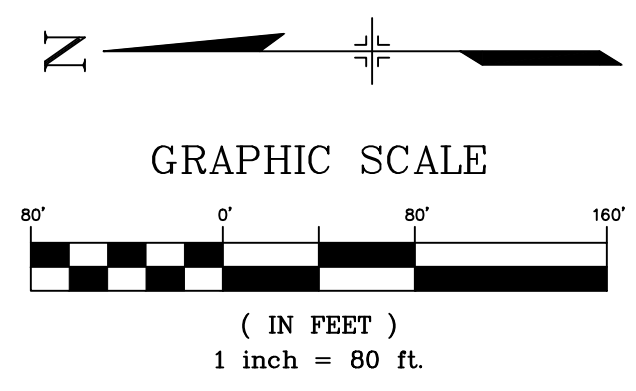
TRAILS AT ASPEN RIDGE			
FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS			
ROADWAY GENERAL NOTES			
DESIGNED BY:	TRC	SCALE:	DATE ISSUED:
DRAWN BY:	LCB	HORIZ:	N/A
CHECKED BY:	NMS	VERT:	N/A
		SHEET:	AUGUST 2021
			3 OF 39
			DRAWING No. GN02



Know what's below.
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NOTE:
ALL SIDEWALK TO BE 5" IN DEPTH



No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD - KEYMAPS.dwg			
CTB FILE: ---			
PLOT DATE: April 26, 2022 3:51:52 PM			
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
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PREPARED BY:

SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

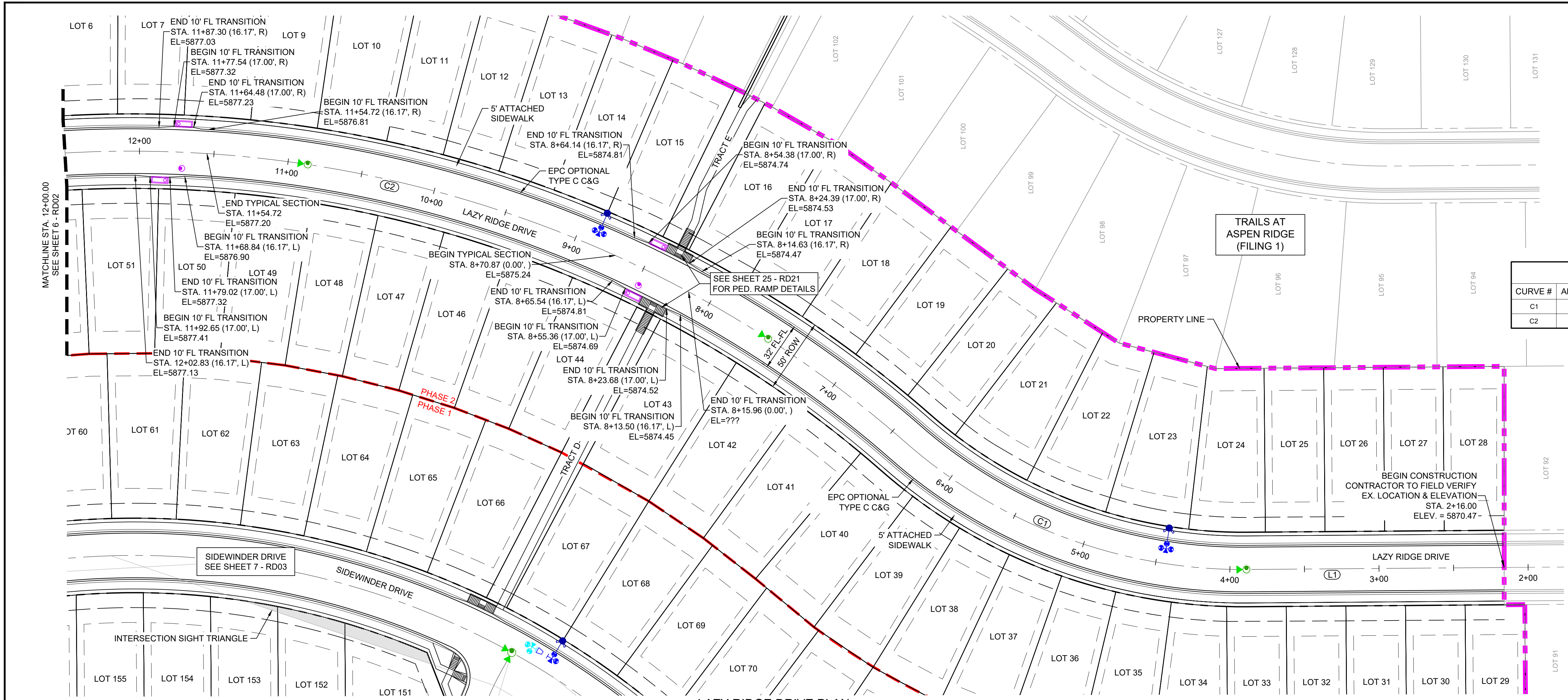
TRAILS AT ASPEN RIDGE
ROADWAY & STORM IMPROVEMENT PLANS
ROADWAY & STORM PLANS

ROAD CENTERLINE KEY MAP

DESIGNED BY: TRS	SCALE: HORIZ 1" = 80'	DATE ISSUED: AUGUST 2021	DRAWING No. RD00
CHECKED BY: NMS	VERT. N/A	SHEET 4 OF 50	



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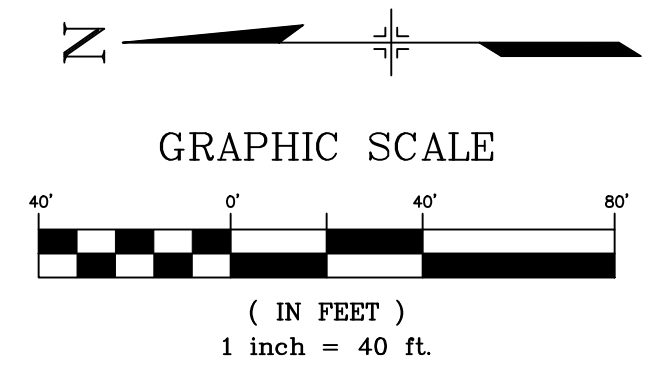
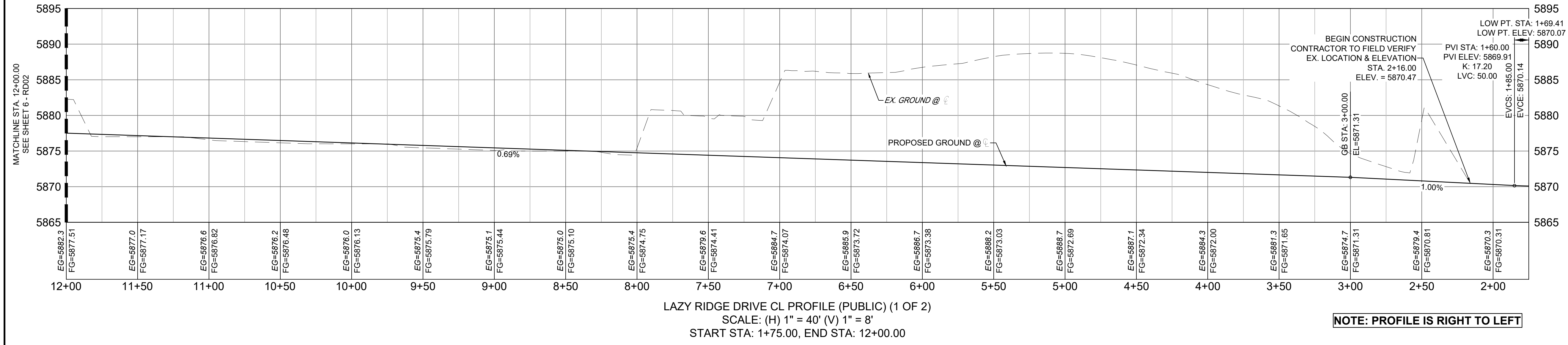
LINE TABLE

LINE #	BEARING	DISTANCE
L1	N00°26'25"W	172.88

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	249.02	342.00	41°43'05"	S20°25'08"W	243.55
C2	755.46	788.00	54°55'48"	N13°48'46"E	726.86

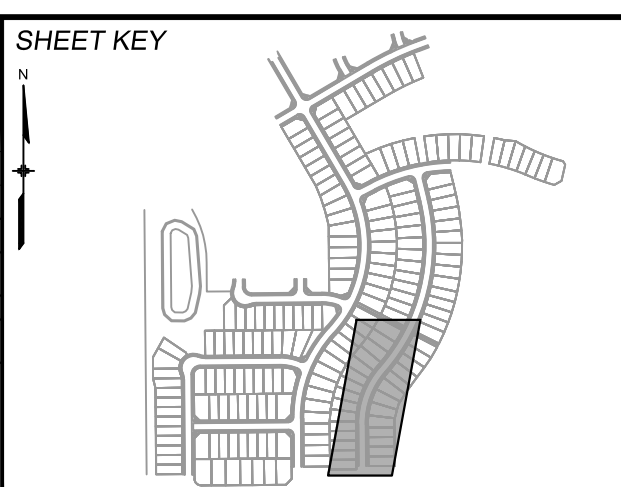
LAZY RIDGE DRIVE PLAN (PUBLIC)



REFERENCE DRAWINGS

- X-886-EX-BASE
- X-886-EX-SURVEY
- X-886-PR-SITE-F1
- X-886-PR-SITE-F2
- 886-PR-Logan Drive-Roundabout
- 886-PR-Logan Drive
- X-886-PR-SITE-F6
- X-886-PR-SITE-F5
- X-886-PR-SITE-F4
- X-886-PR-SITE-F3
- X-886-PR-WT-F3
- 19-886-PR-U11L
- X-716-R4S
- X-886-PR-SITE-F7

No.	DATE	DESCRIPTION	BY
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
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TRAILS AT ASPEN RIDGE

FILING NO.3
ROADWAY & STORM IMPROVEMENT PLANS

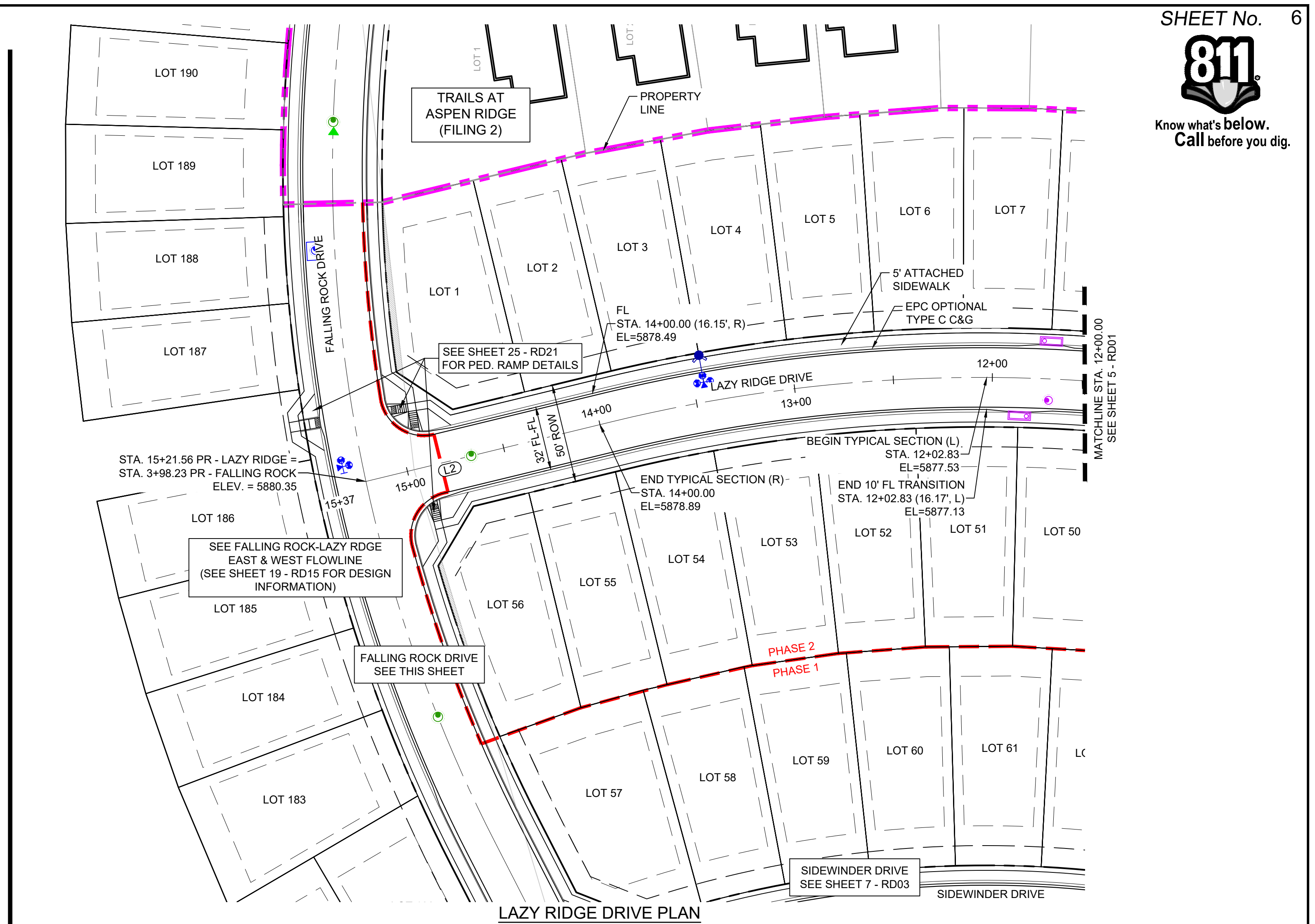
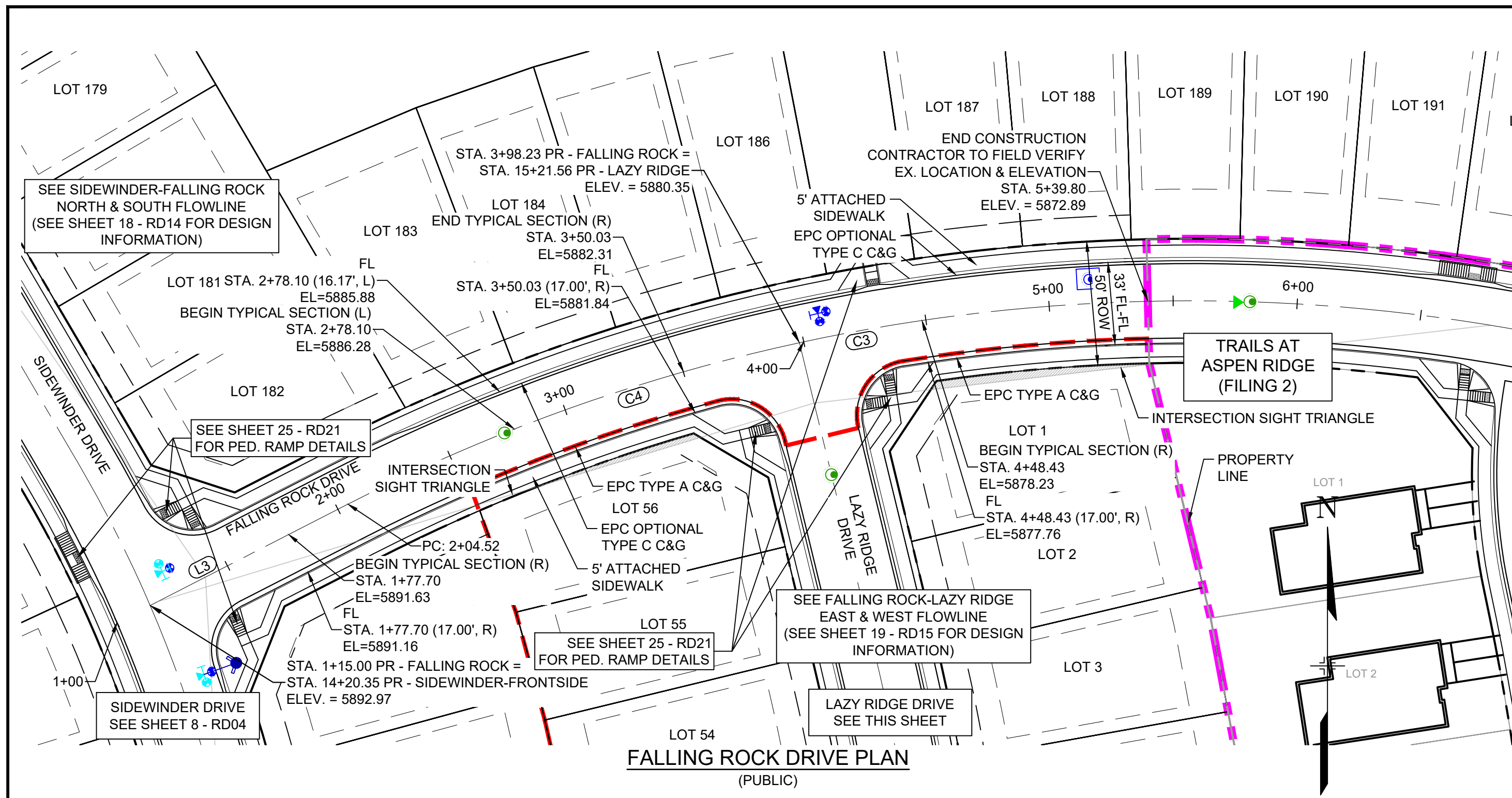
ROADWAY PLAN AND PROFILE

DESIGNED BY:	TR	SCALE:	DATE ISSUED:	AUGUST 2021	DRAWING No.
DRAWN BY:	LCB	HORIZ:	1"=40'	SHEET	5 OF 39
CHECKED BY:	NMS	VERT:	1"=8'		RD01

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

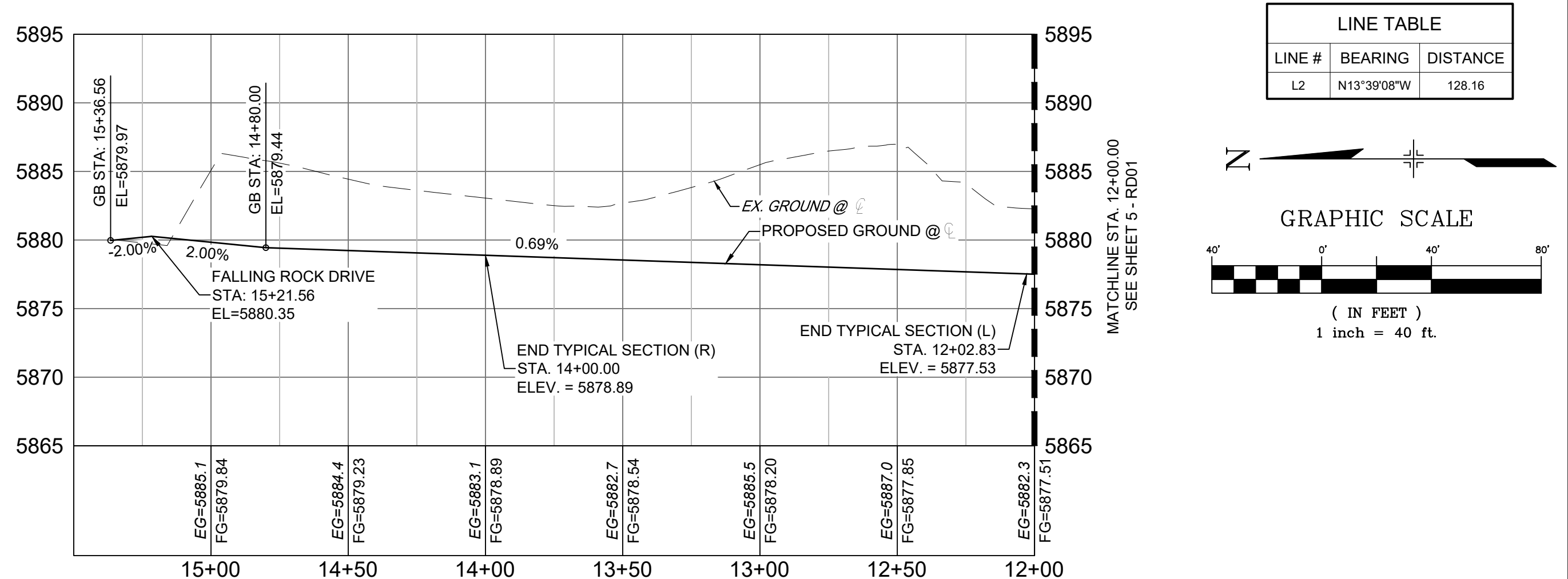
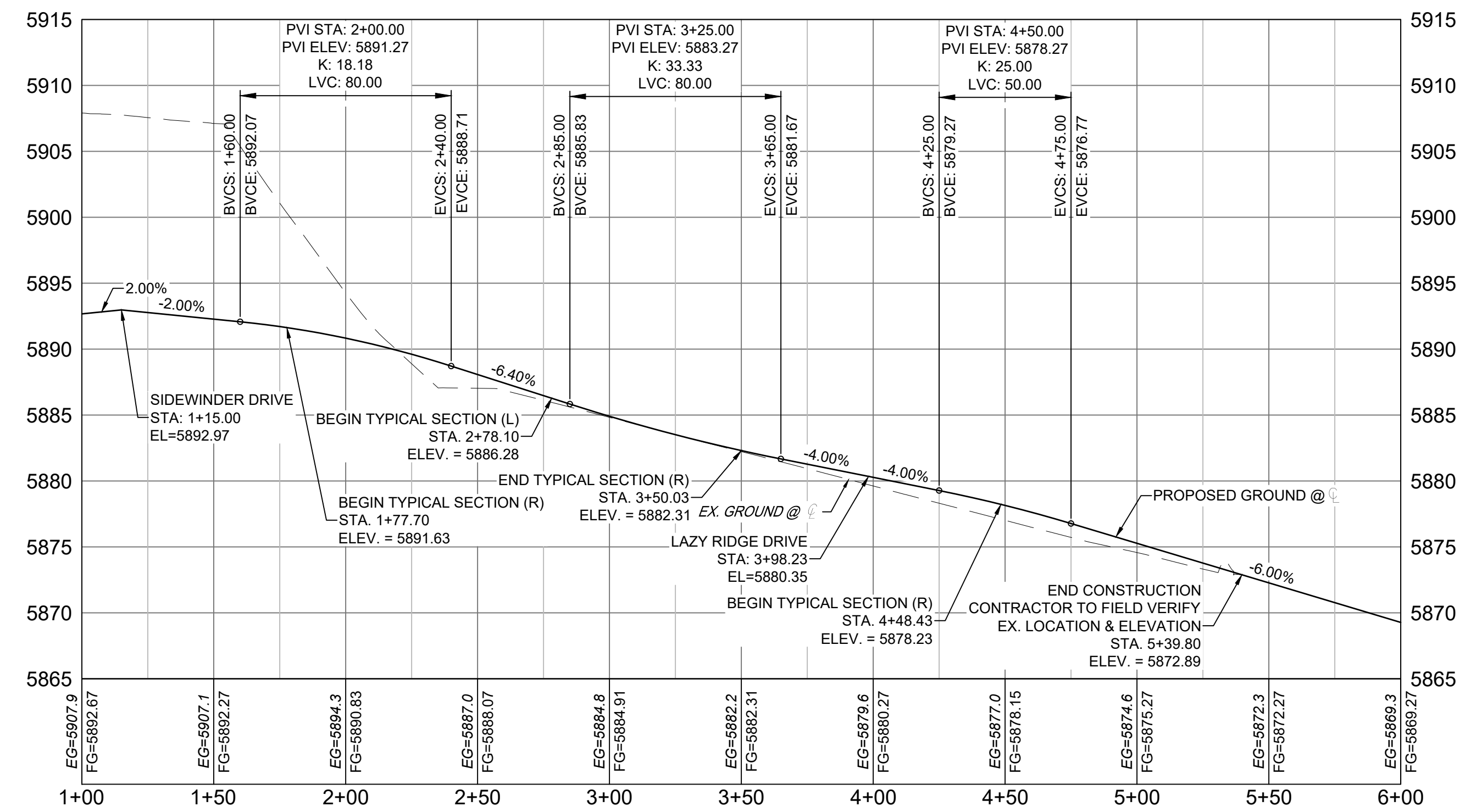
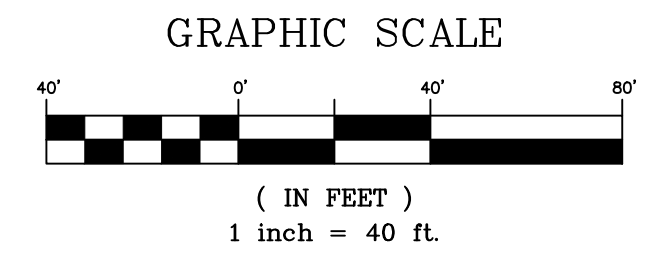


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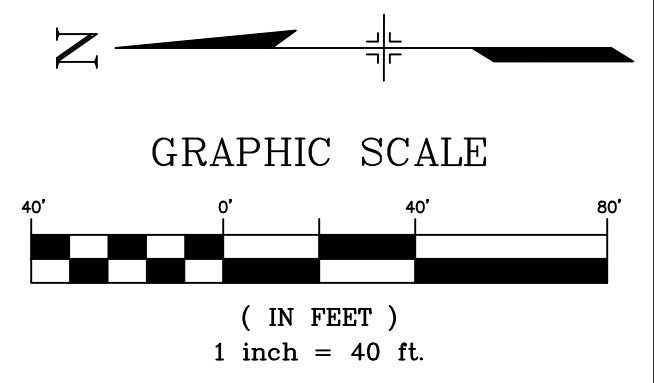


LINE #	BEARING	DISTANCE
L3	N62°52'51"E	89.52

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	141.56	745.00	10°53'14"	S83°13'21"W	141.35
C4	193.71	745.00	14°53'52"	S70°19'48"W	193.17



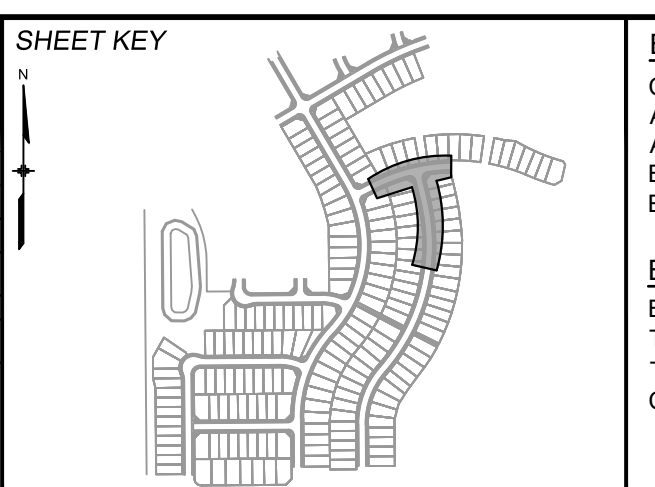
LINE #	BEARING	DISTANCE
L2	N13°39'08"W	128.16



REFERENCE DRAWINGS

- X-886-EX-BASE
- X-886-EX-SURVEY
- X-886-PR-SITE-F1
- X-886-PR-SITE-F2
- 886-PR-Legacy Drive-Roundabout
- 886-PR-Legacy Drive
- X-886-PR-SITE-F3
- X-886-PR-SITE-F4
- X-886-PR-SITE-F5
- X-886-PR-SITE-F6
- X-886-PR-SITE-F7
- X-786-R4S
- X-886-PR-SITE-F7

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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PLOT DATE: April 26, 2022 3:54:04 PM			
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)

PREPARED BY:

SEAL

TRAILS AT ASPEN RIDGE

FILING NO. 3
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN AND PROFILE

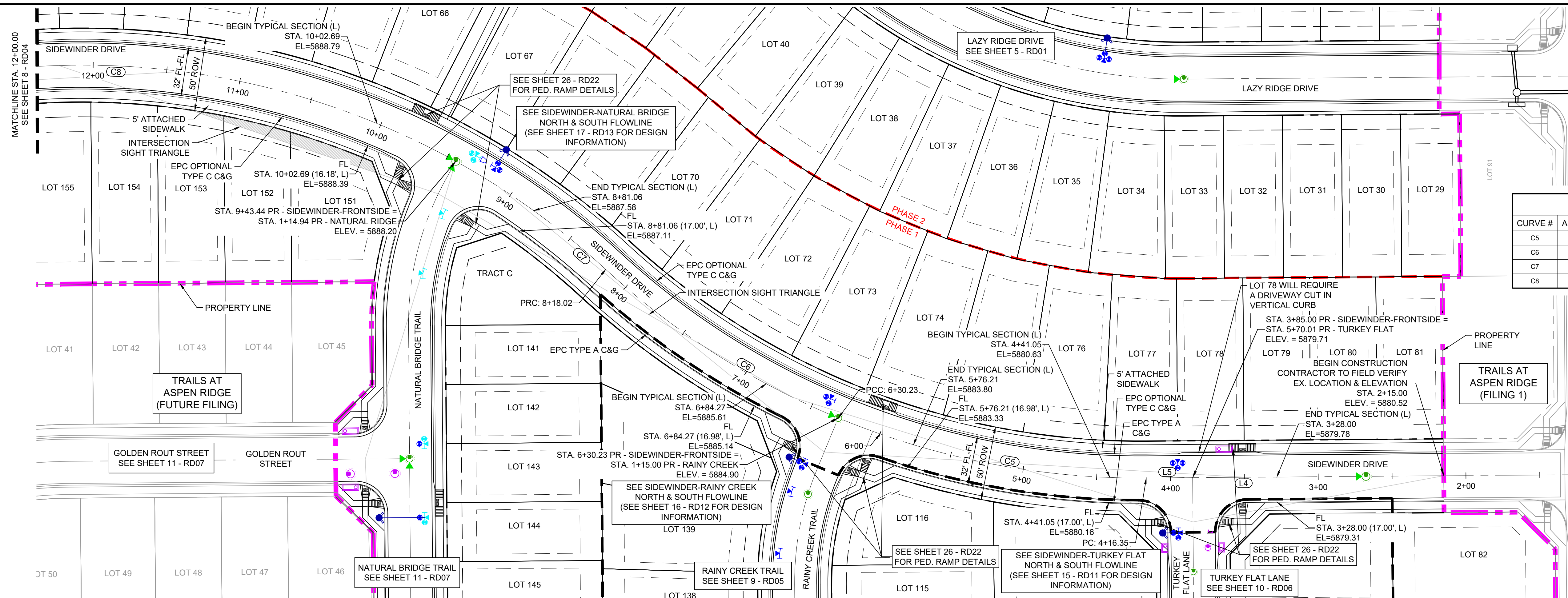
DESIGNED BY: TRS	SCALE: HORIZ 1"=40'	DATE ISSUED: AUGUST 2021	DRAWING No. RD02
CHECKED BY: NMS	VERT. 1"=8'	SHEET 6 OF 39	



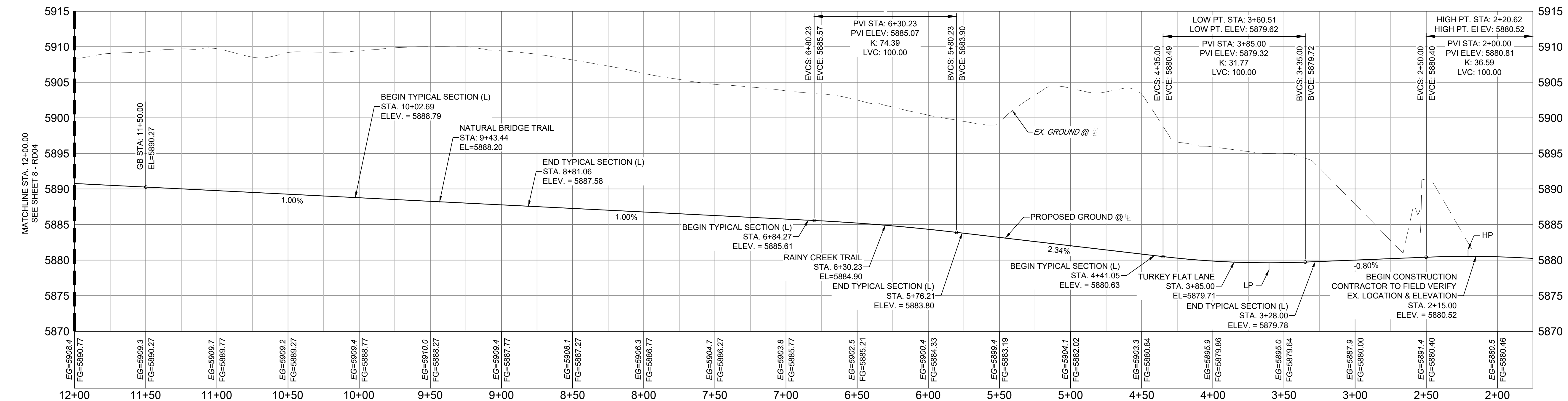
Know what's below.
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LINE TABLE		
LINE #	BEARING	DISTANCE
L4	N00°26'25"W	201.35
L5	S00°26'25"E	31.35

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	213.88	534.00	22°56'55"	S11°02'02"W	212.45
C6	187.79	534.00	20°08'57"	S32°34'58"W	186.62
C7	125.43	527.35	13°37'38"	N35°48'55"E	125.13
C8	476.91	523.30	52°13'00"	N02°47'14"E	460.58

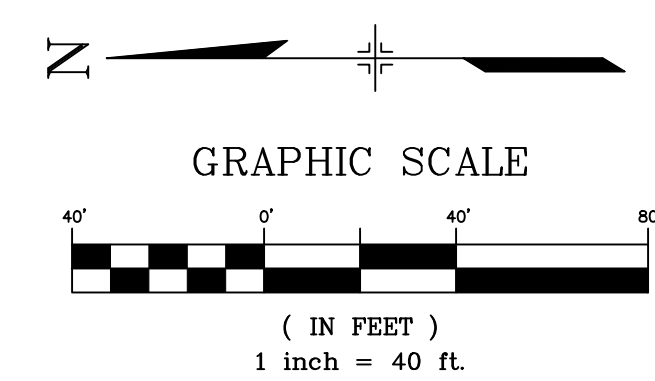


SIDWINDER DRIVE PLAN (PUBLIC)



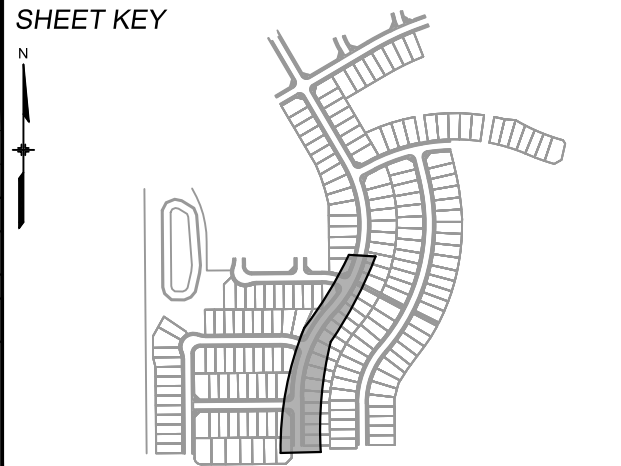
SIDWINDER DRIVE CL PROFILE (PUBLIC) (1 OF 2)
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 1+75.00, END STA: 12+00.00

NOTE: PROFILE IS RIGHT TO LEFT



No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD - CENTERLINES.dwg			
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PLOT DATE: April 26, 2022 3:54:16 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
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PREPARED BY:

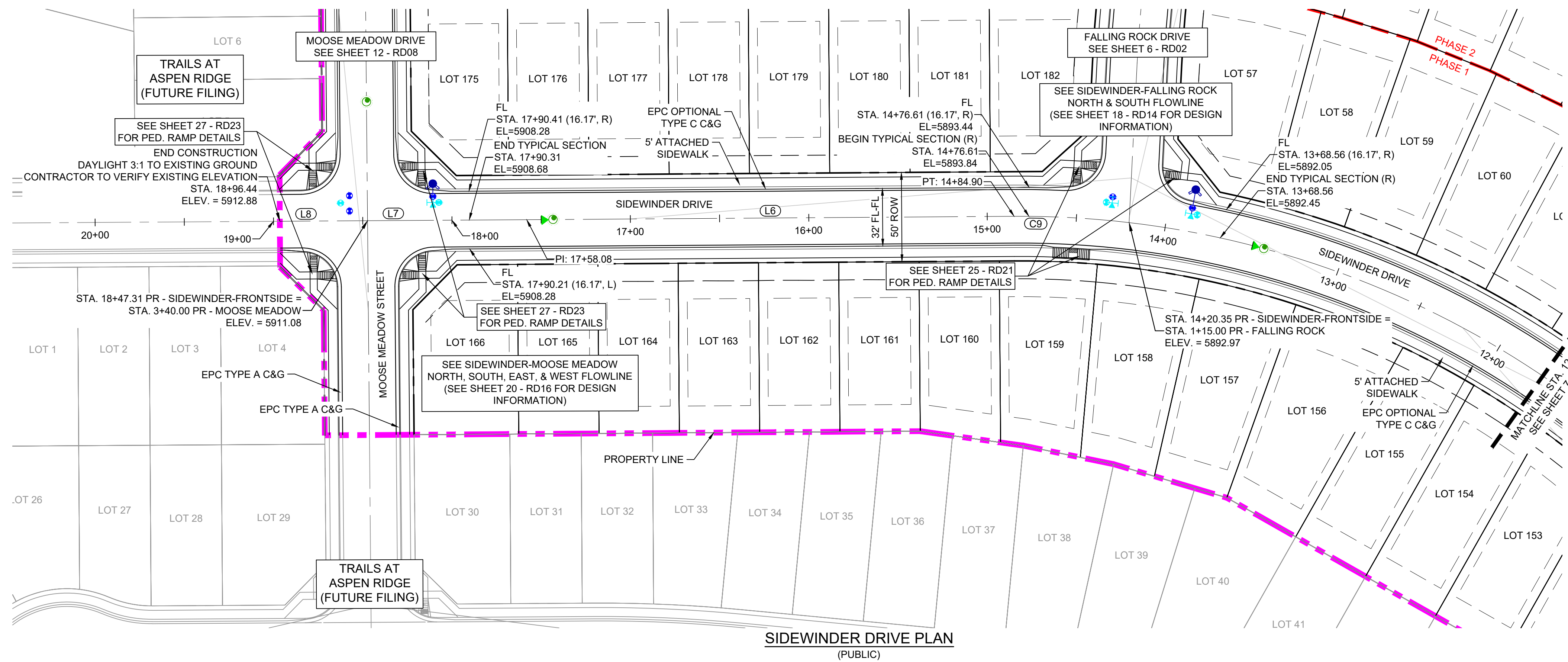
SEAL

TRAILS AT ASPEN RIDGE
FILING NO.3
ROADWAY & STORM IMPROVEMENT PLANS
ROADWAY PLAN AND PROFILE

DESIGNED BY:	TRC	SCALE:	DATE ISSUED:	AUGUST 2021	DRAWING No.
DRAWN BY:	LCB	HORIZ. 1"=40'	SHEET	7 OF 39	RD03
CHECKED BY:	NMS	VERT. 1"=8'			

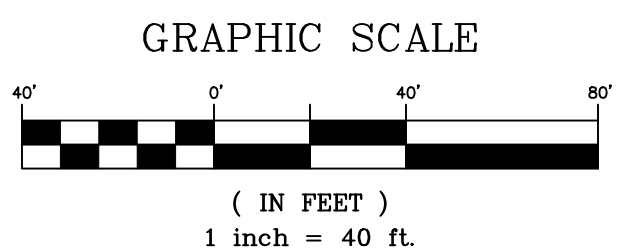
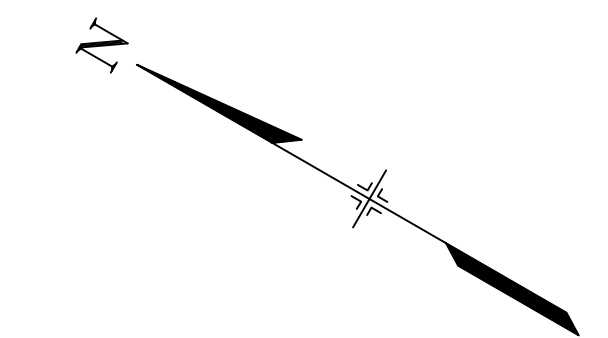
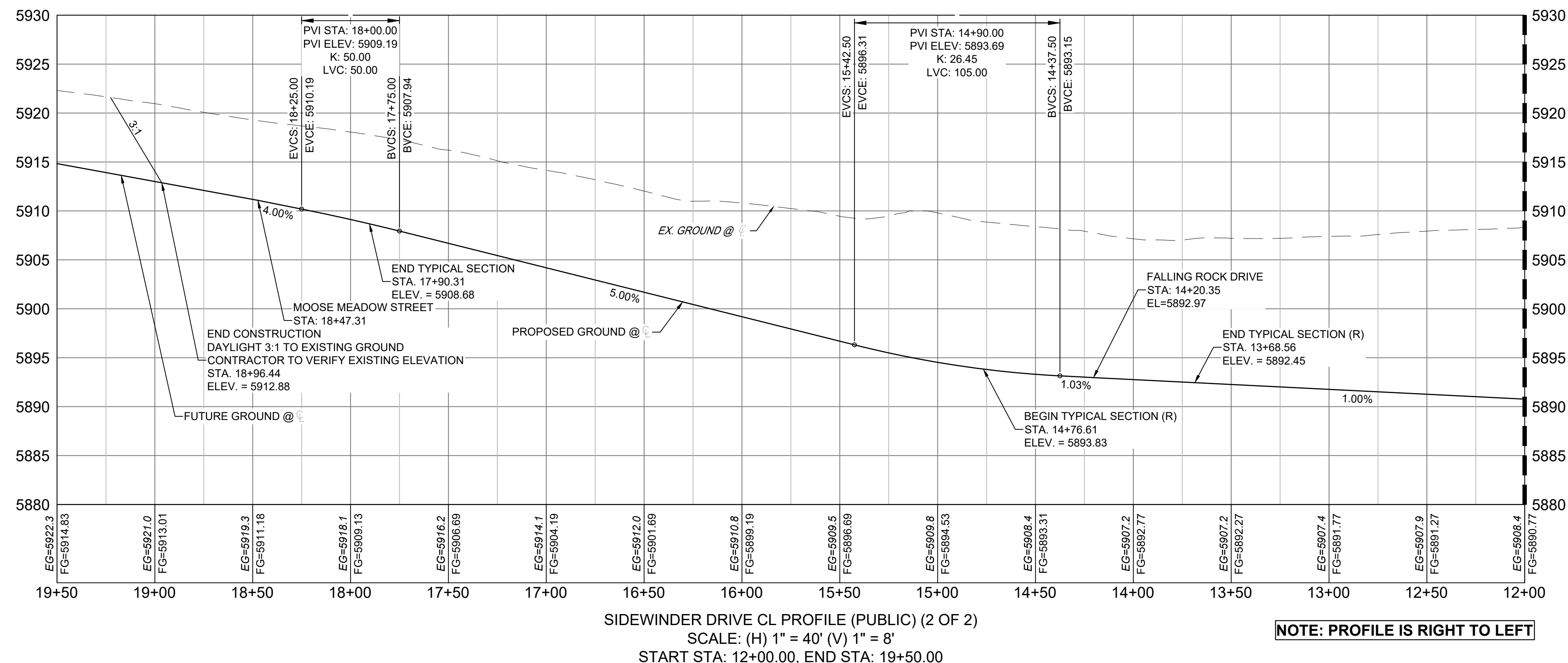


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LINE TABLE		
LINE #	BEARING	DISTANCE
L6	S30°24'05"E	273.18
L7	S30°21'46"E	89.23
L8	S30°21'46"E	49.13

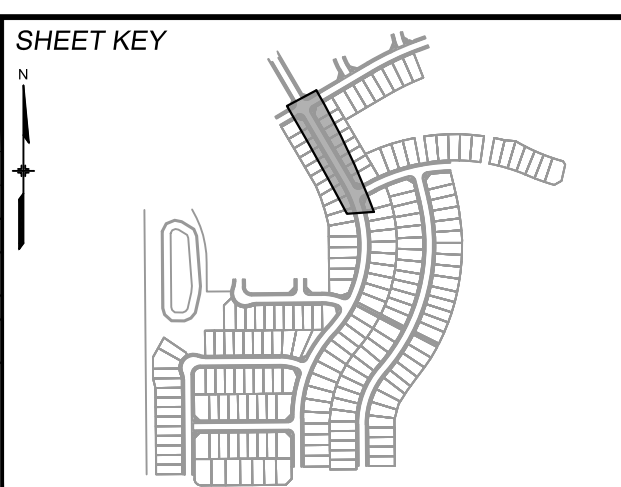
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C9	64.56	523.00	7°04'20"	N26°51'54"W	64.52



No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT

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BENCHMARK
 COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
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PREPARED BY:



TRAILS AT ASPEN RIDGE

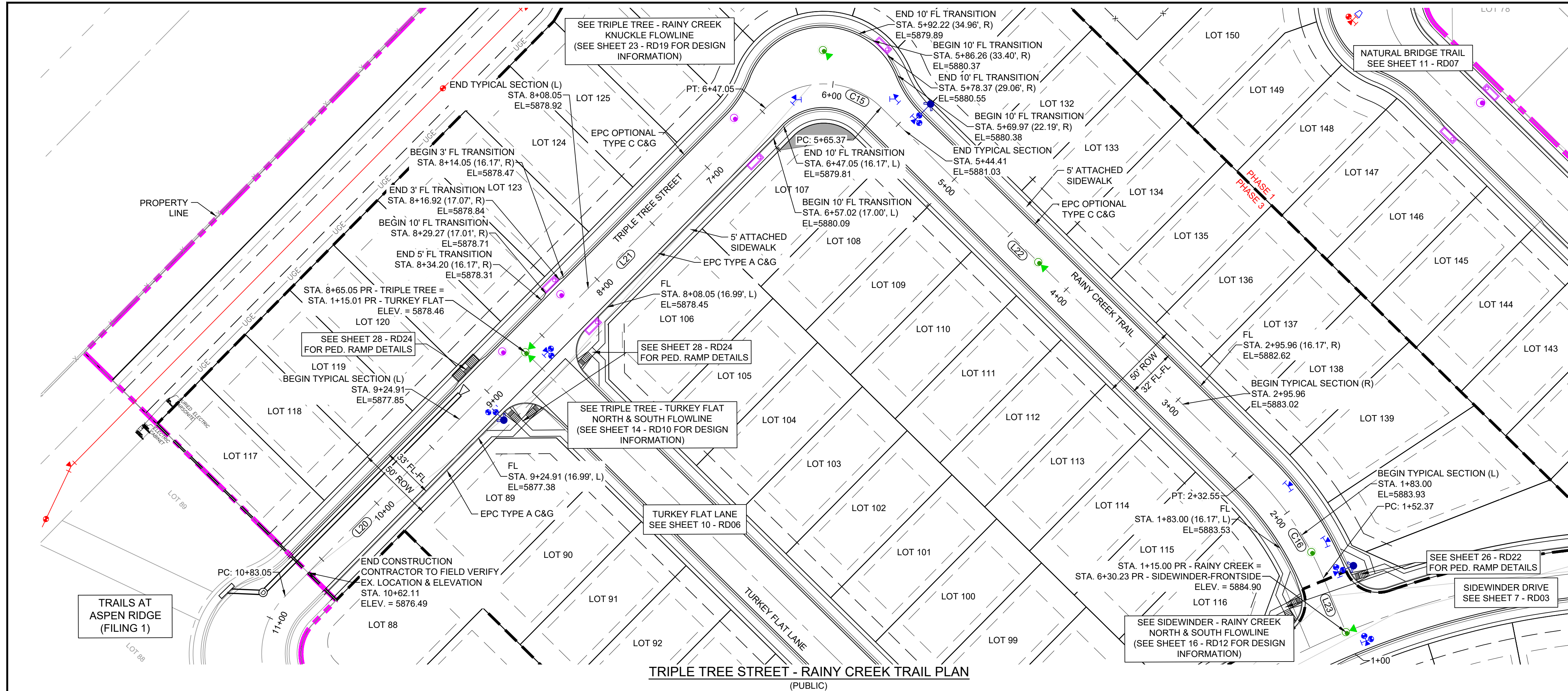
FILING NO.3
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN AND PROFILE

DESIGNED BY:	TRC	SCALE:	DATE ISSUED:	AUGUST 2021	DRAWING No.
DRAWN BY:	LCB	HORIZ. 1"=40'			RD04
CHECKED BY:	NMS	VERT. 1"=8'	SHEET	8 OF 39	



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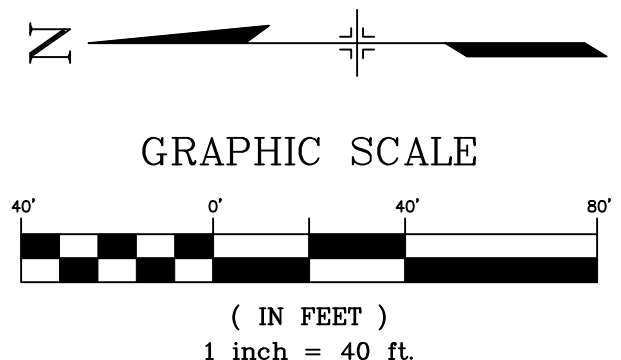
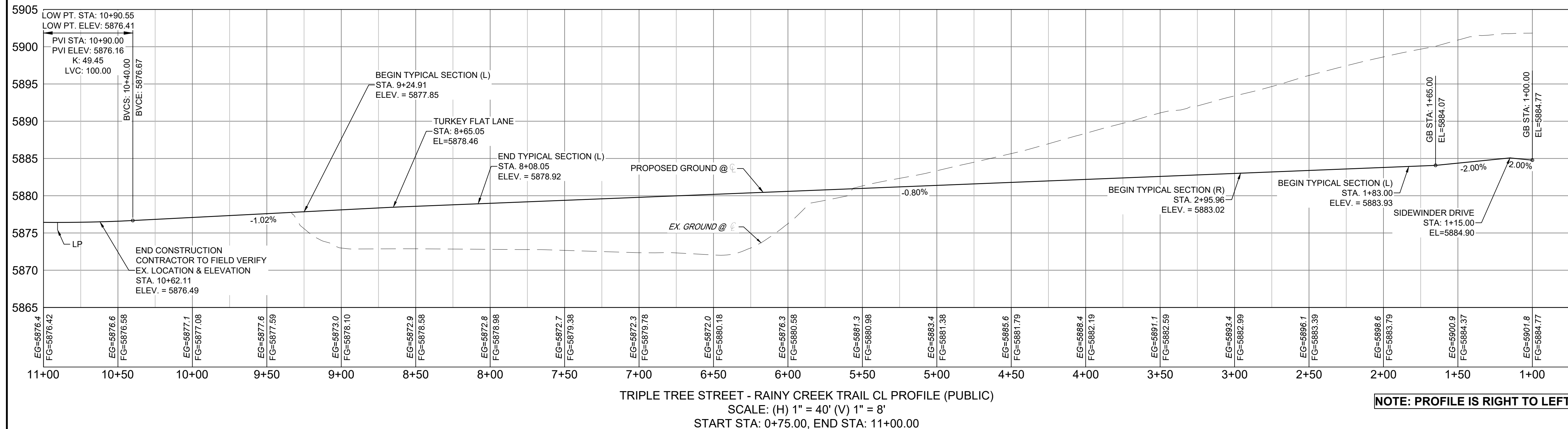


LINE TABLE

LINE #	BEARING	DISTANCE
L20	S00°28'25"E	199.92
L21	S00°28'25"E	218.00
L22	S89°33'35"W	332.82
L23	N67°28'14"W	37.37

CURVE TABLE

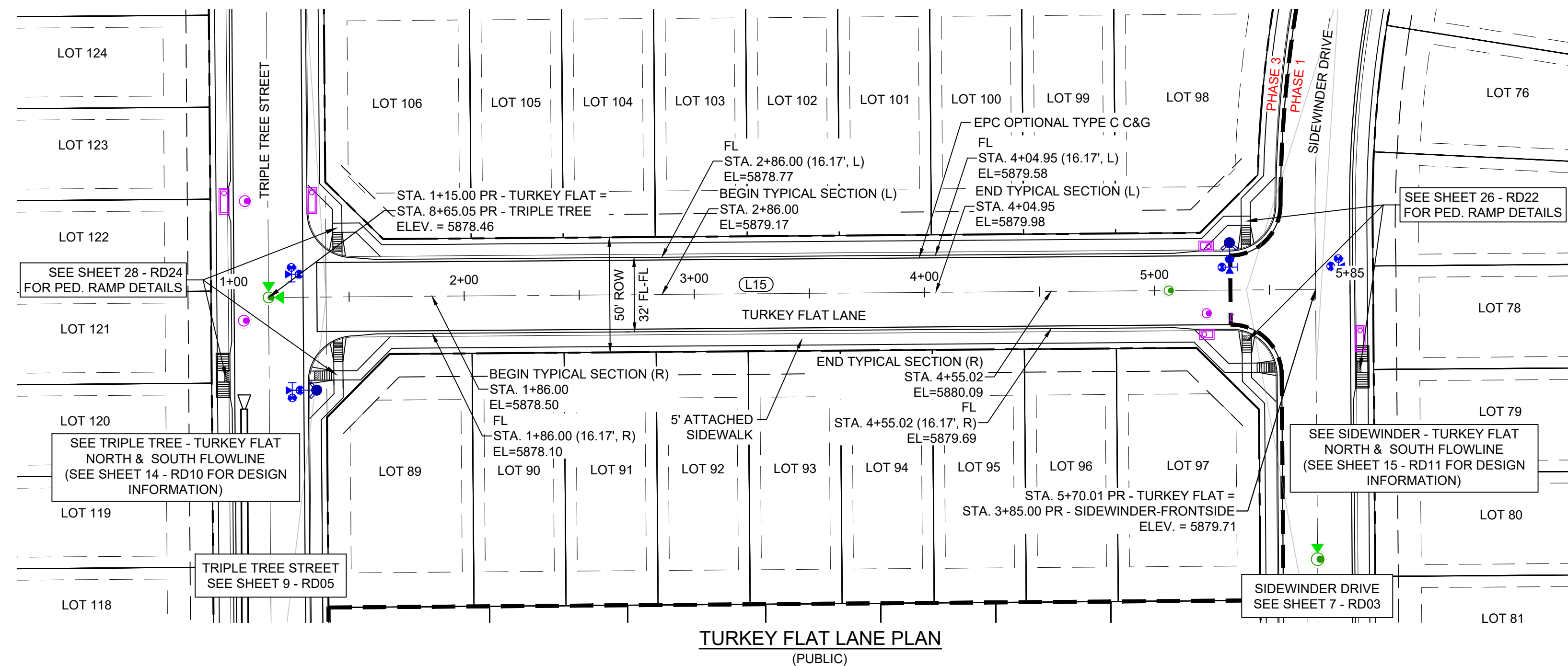
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C15	81.68	52.00	90°00'00"	S44°33'35"W	73.54
C16	80.18	200.00	22°58'11"	N78°57'20"W	79.64



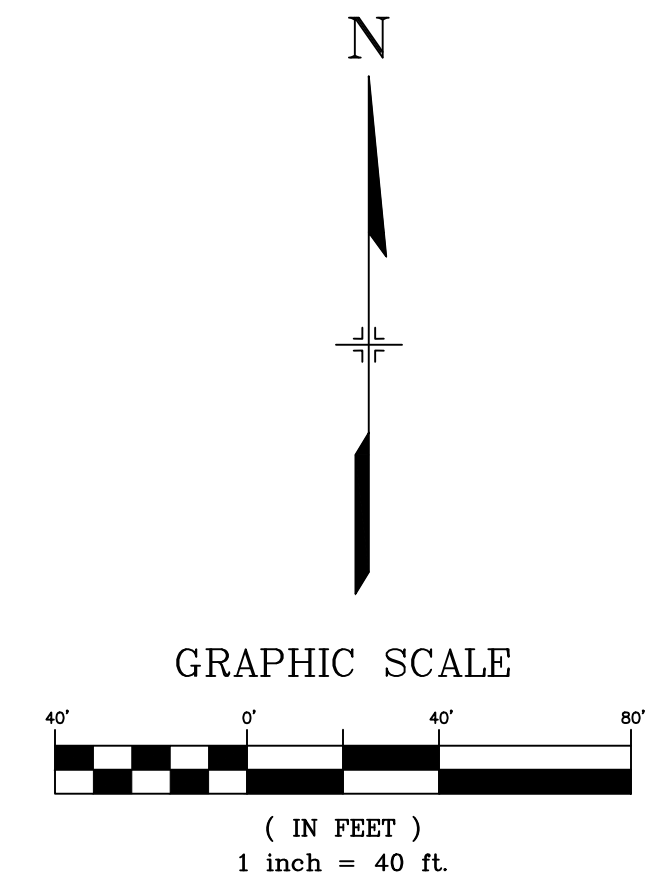
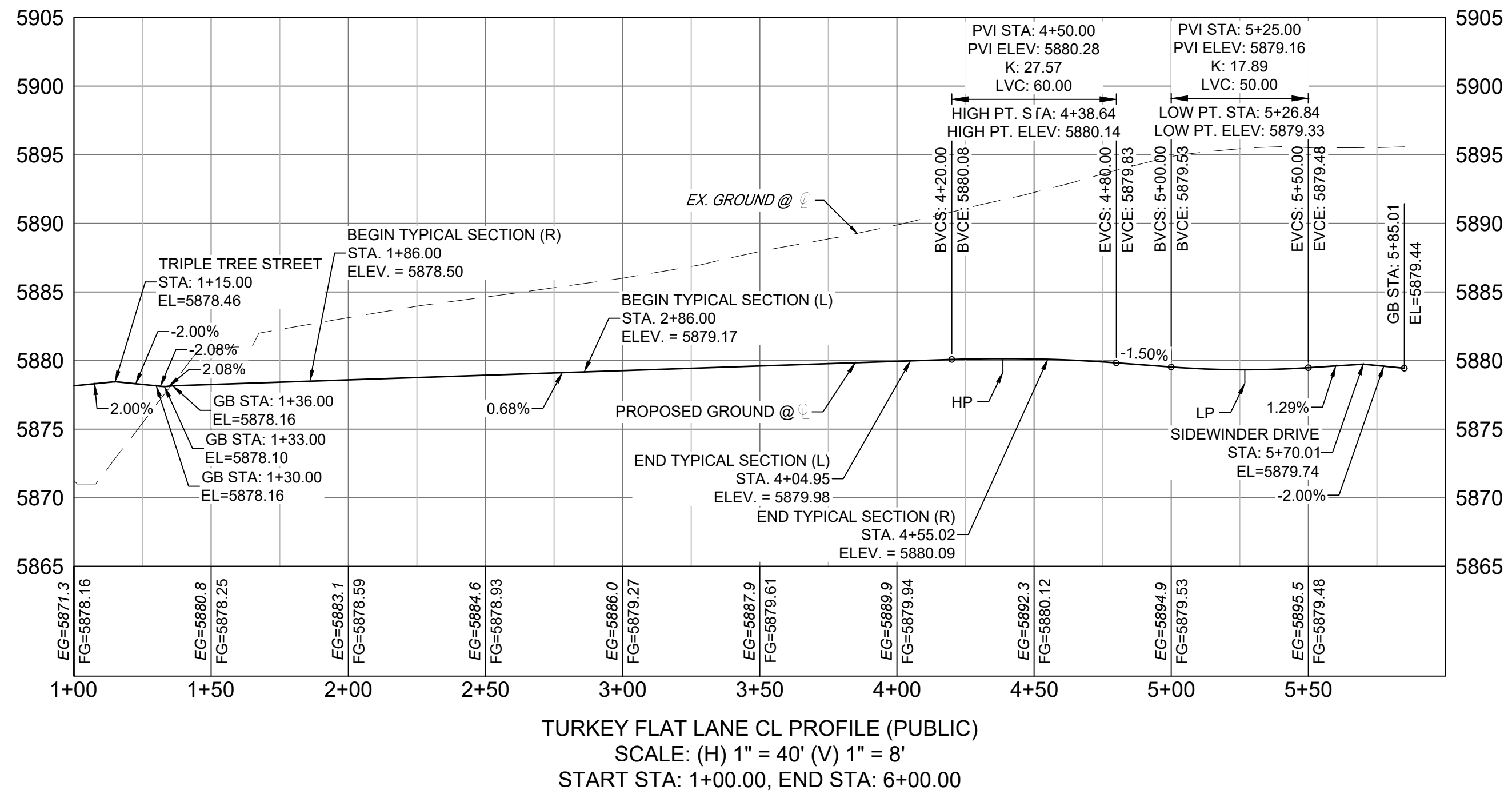
<p>REFERENCE DRAWINGS</p> <ul style="list-style-type: none"> X-886-EX-BASE X-886-EX-SURVEY X-886-PR-SITE-F1 X-886-PR-SITE-F2 886-PR-Logan Drive-Roundabout 886-PR-Logan Drive X-886-PR-SITE-F6 X-886-PR-SITE-F7 X-886-PR-SITE-F4 X-886-PR-SITE-F3 X-886-PR-WTR-F3 19-886-PR-UJL X-716-RAS X-886-PR-SITE-F7 	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DATE	DESCRIPTION	BY					<p>SHEET KEY</p>	<p>BENCHMARK</p> <p>COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD. ELEVATION - 5897.89' U.S. SURVEY FT</p> <p>BASIS OF BEARING</p> <p>BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)</p>	<p>SEAL</p>	<p>TRAILS AT ASPEN RIDGE</p> <p>FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS</p> <p>ROADWAY PLAN AND PROFILE</p>
	No.	DATE	DESCRIPTION	BY									
<p>COMPUTER FILE MANAGEMENT</p> <p>FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD - CENTERLINES.dwg CTB FILE: Matrix(black).ctb PLOT DATE: April 26, 2022 3:54:46 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</p>	<p>DESIGNED BY: TRS DRAWN BY: LCB CHECKED BY: NMS</p> <p>SCALE HORIZ. 1"=40' VERT. 1"=8'</p> <p>DATE ISSUED: AUGUST 2021 SHEET: 9 OF 39</p> <p>DRAWING No.: RD05</p>	<p>PREPARED BY: Matrix</p> <p>FOR AND ON BEHALF OF: MATRIX DESIGN GROUP, INC. PROJECT No. 20.886.028</p>											



Know what's below.
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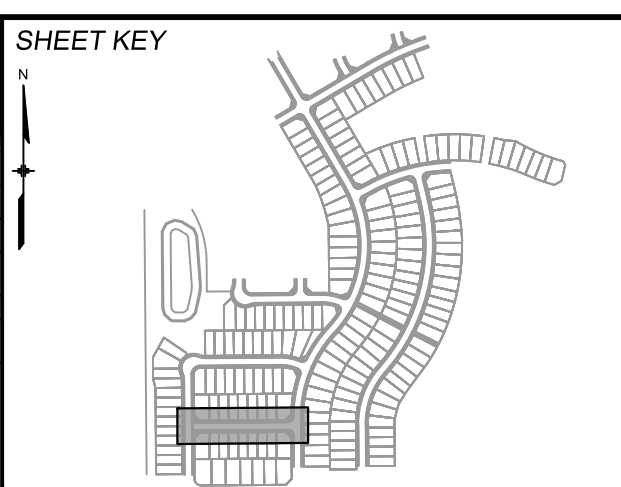


LINE TABLE		
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L15	N89°33'35"E	455.01



No.	DATE	DESCRIPTION	BY
REVISIONS			

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 PLOT DATE: April 26, 2022 3:54:55 PM
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



BENCHMARK
 COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
 ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
 BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)

PREPARED BY:

FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 20.886.028

TRAILS AT ASPEN RIDGE

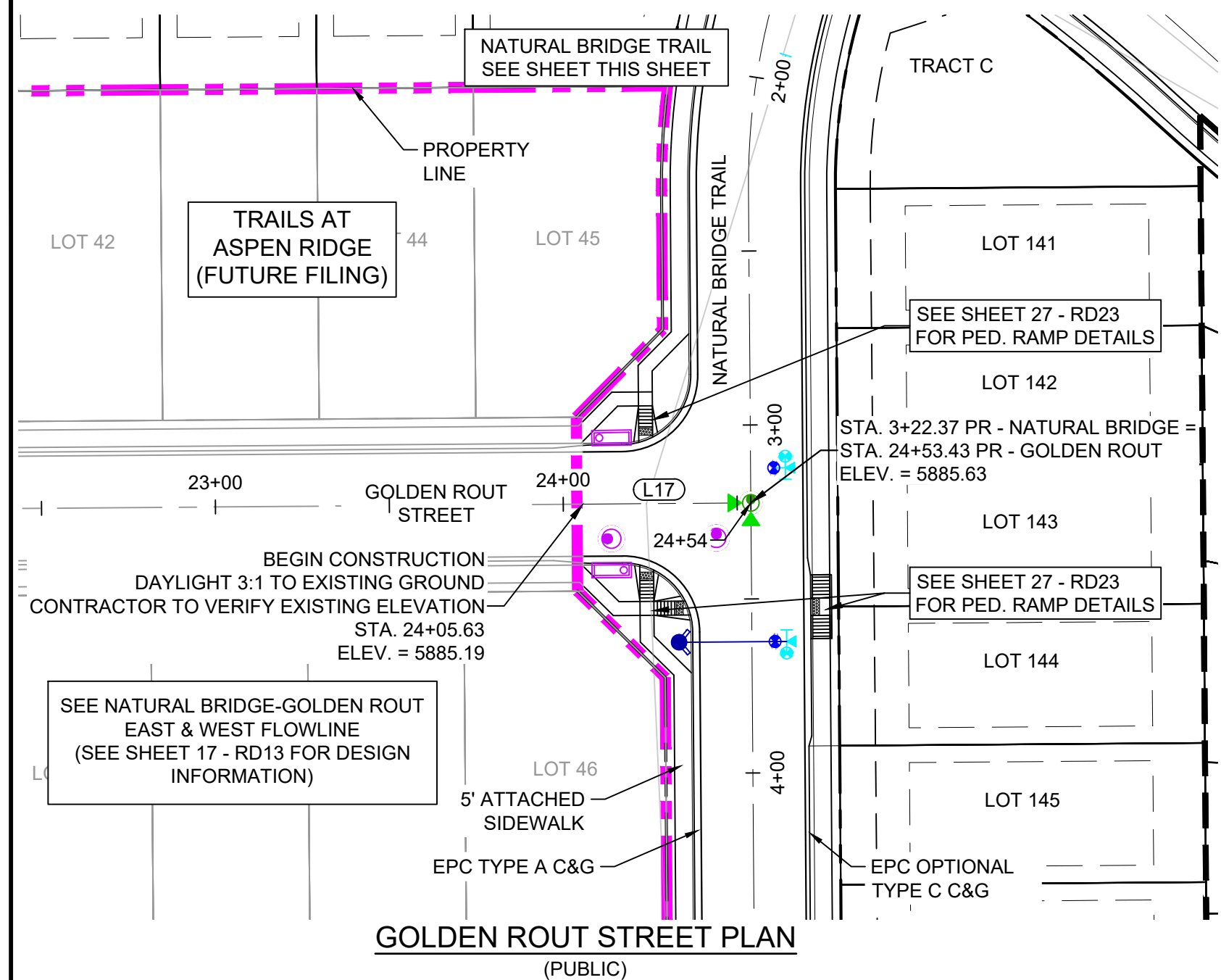
FILING NO.3
 ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN AND PROFILE

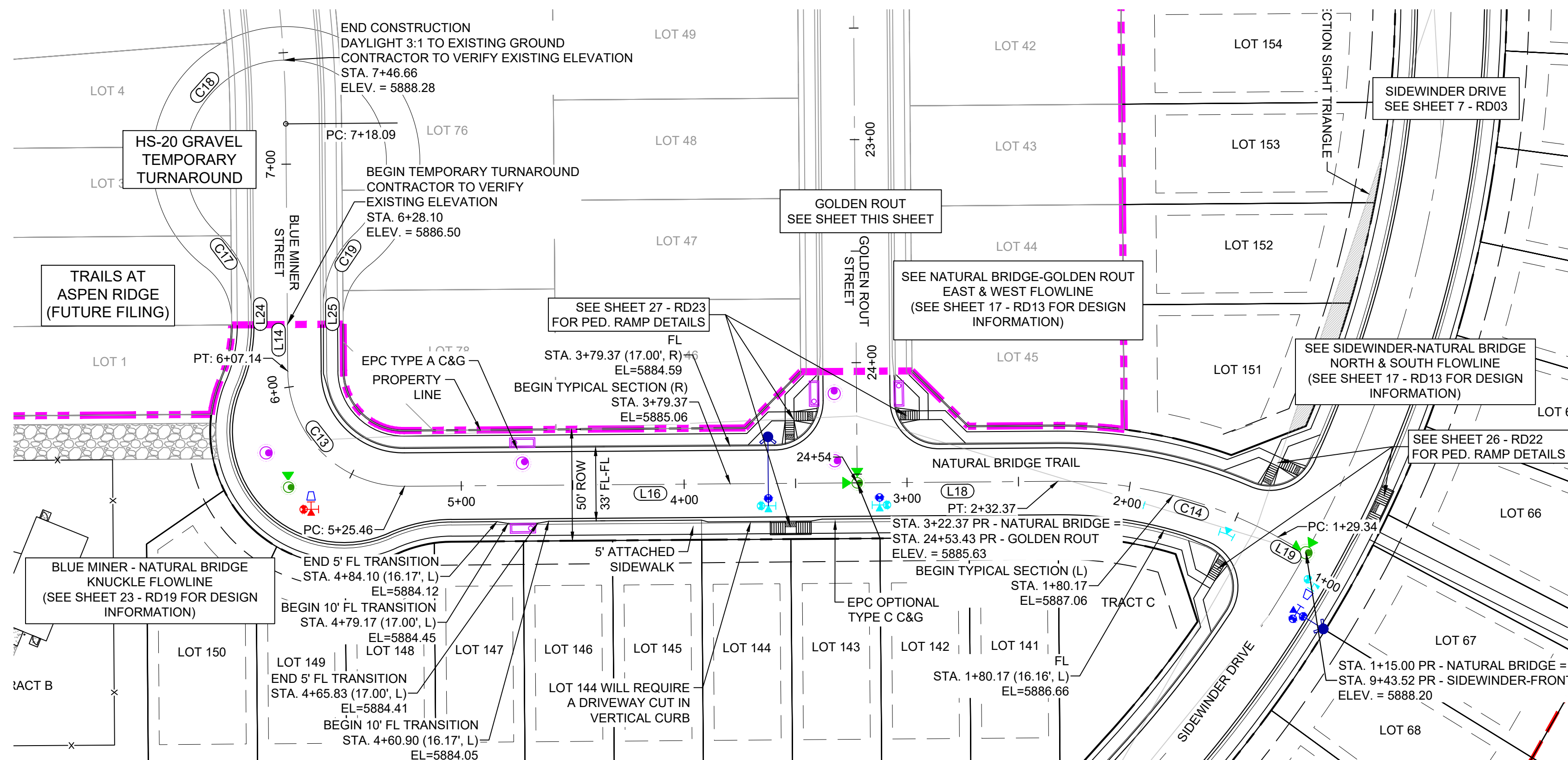
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DRAWN BY:	LCB	HORIZ 1"=40'			RD06
CHECKED BY:	NMS	VERT. 1"=8'	SHEET	10 OF 39	



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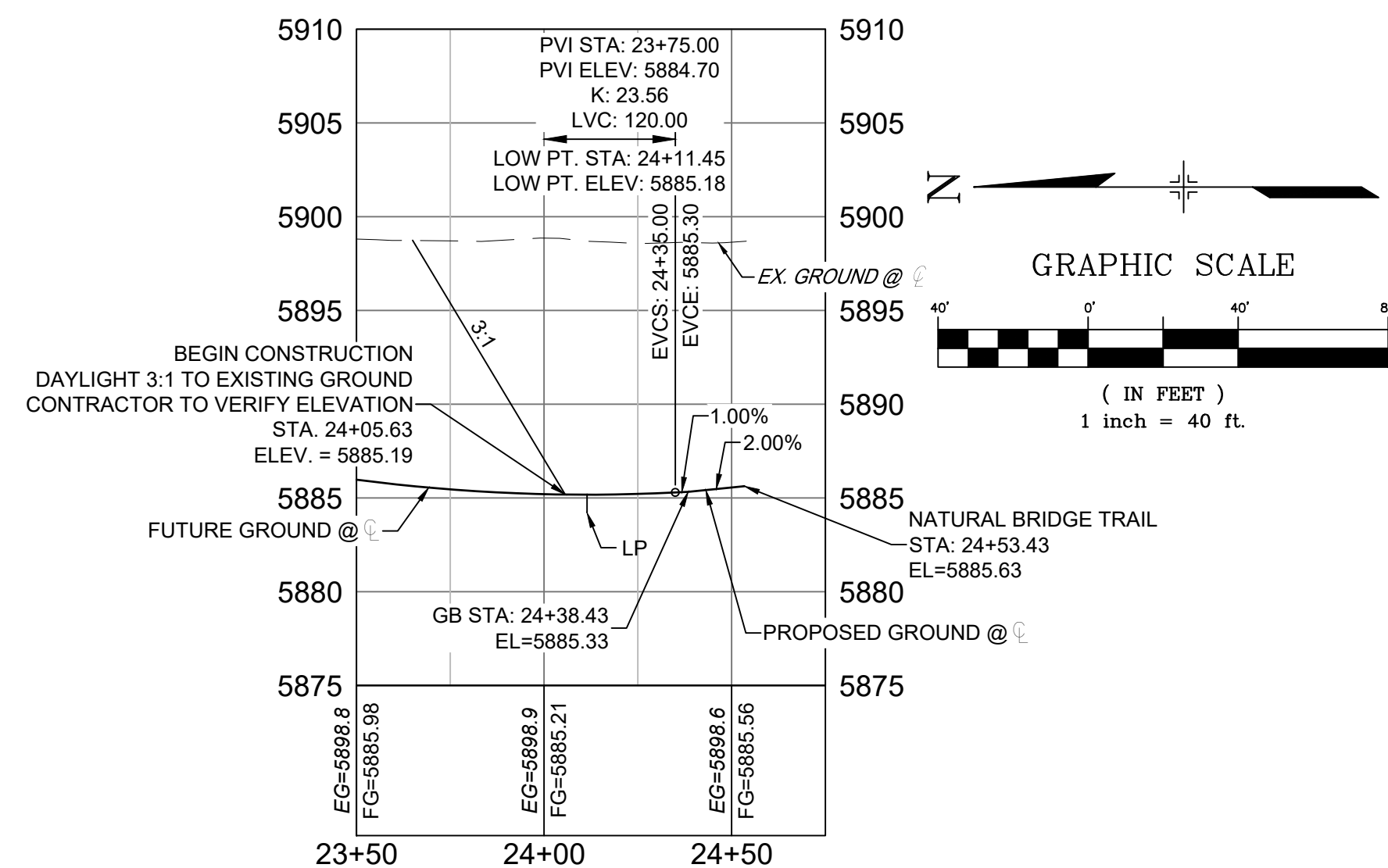
GOLDEN ROUT STREET PLAN (PUBLIC)



NATURAL BRIDGE TRAIL PLAN (PUBLIC)

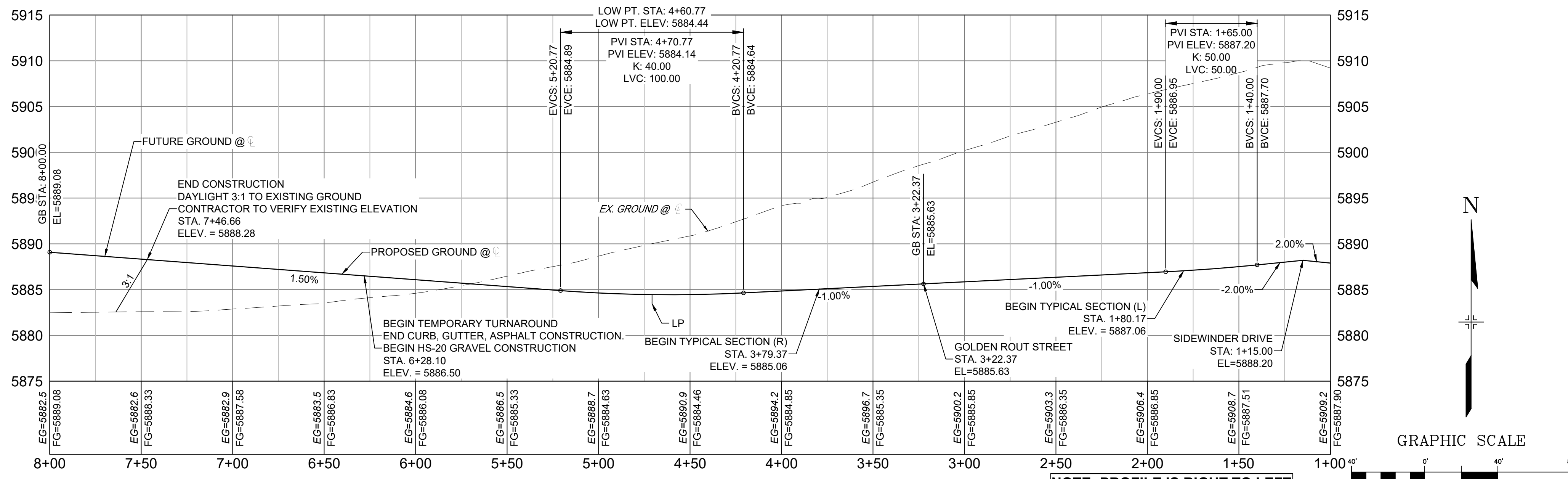
LINE #	BEARING	DISTANCE
L14	N00°26'25"W	20.96
L16	S89°33'35"W	203.09
L18	S89°33'35"W	90.01
L19	N60°47'27"W	13.18
L24	S00°26'25"E	7.53
L25	S00°26'25"E	7.53

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C13	81.68	52.00	90°00'00"	S45°26'25"E	73.54
C14	104.24	201.44	29°38'58"	N75°36'56"W	103.08
C17	37.06	45.00	47°11'07"	N24°01'59"W	36.02
C18	215.49	45.00	274°22'14"	N89°33'35"E	61.17
C19	37.06	45.00	47°11'07"	S23°09'09"W	36.02



GOLDEN ROUT STREET CL PROFILE (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 23+50.00, END STA: 24+75.00

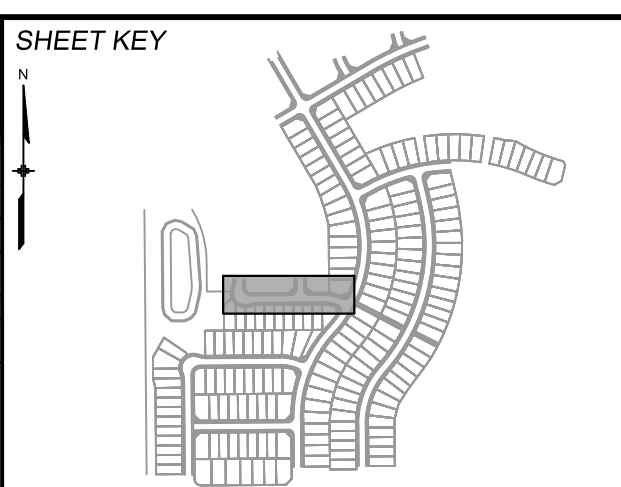
LINE #	BEARING	DISTANCE
L17	S00°26'25"E	48.26



NATURAL BRIDGE TRAIL CL PROFILE (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 1+00.00, END STA: 8+00.00

NOTE: PROFILE IS RIGHT TO LEFT

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD - CENTERLINES.dwg			
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)

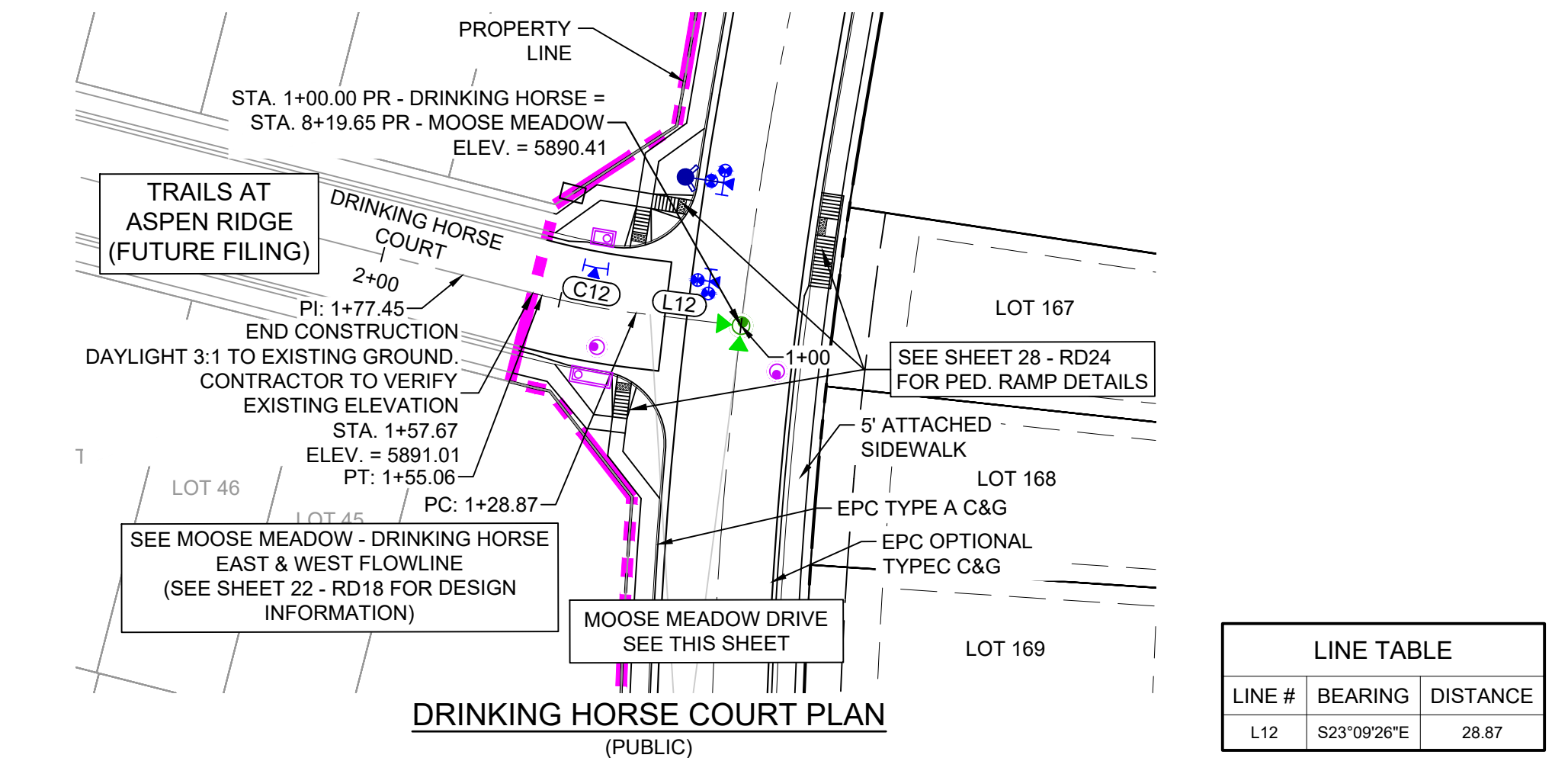
PREPARED BY:
Matrix



DESIGNED BY:		TRC	SCALE	DATE ISSUED:	AUGUST 2021	DRAWING No.
DRAWN BY:		LCB	HORIZ 1"=40'	11 OF 39		RD07
CHECKED BY:		NMS	VERT. 1"=8'			

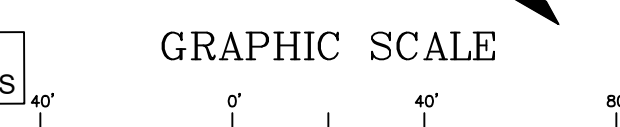
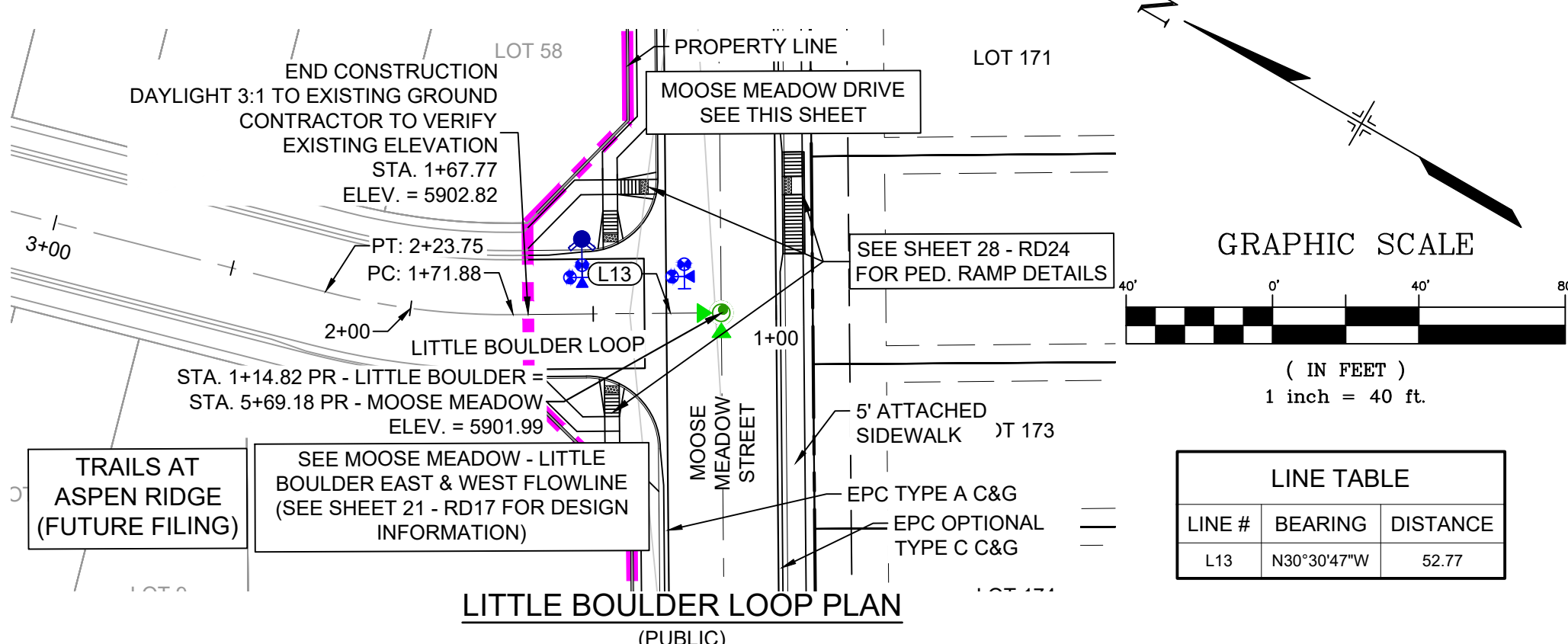


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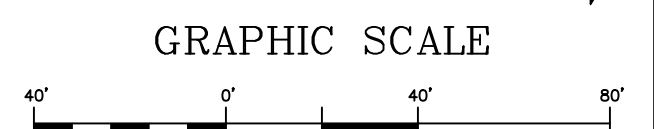
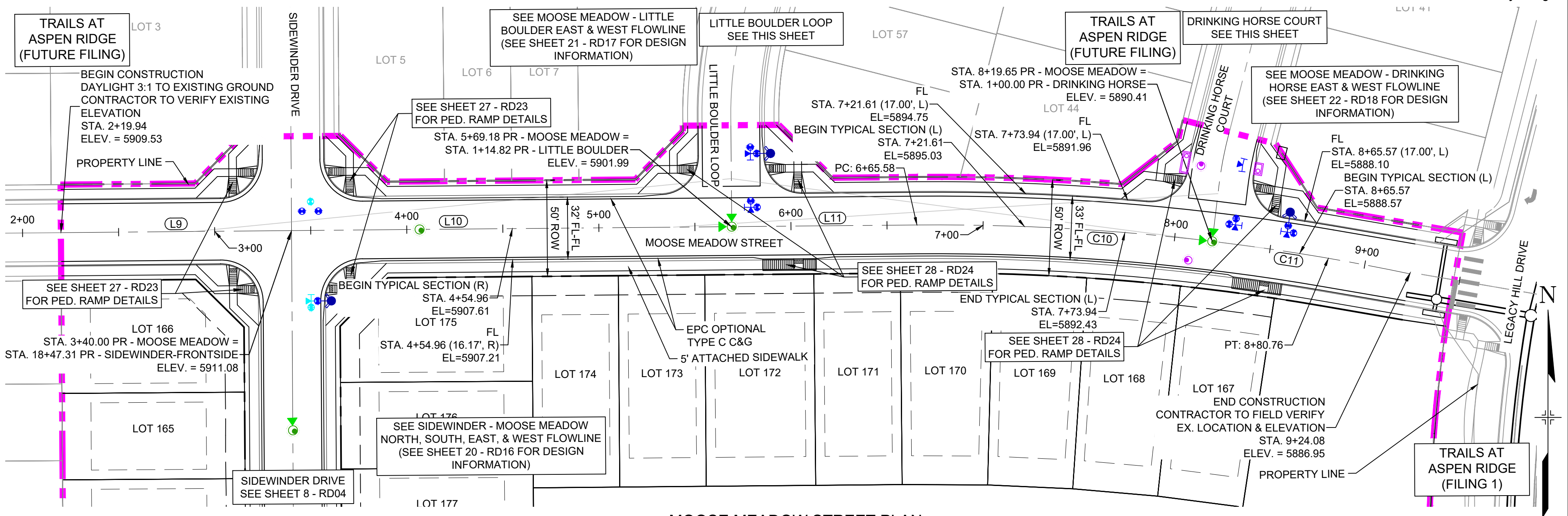


LINE #	BEARING	DISTANCE
L12	S23°09'26"E	28.87

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C12	26.19	200.00	7°30'14"	S19°24'19"E	26.17

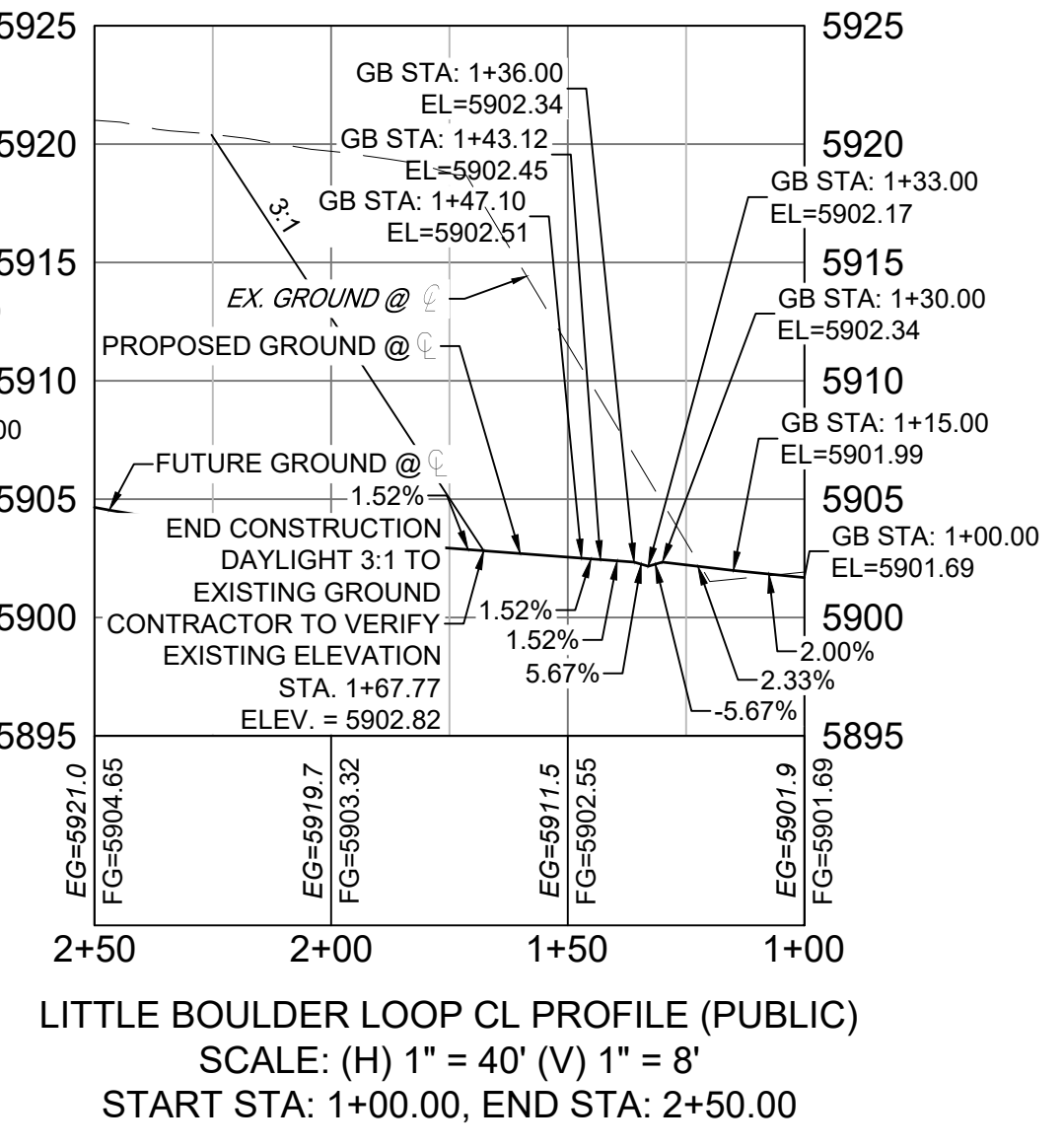
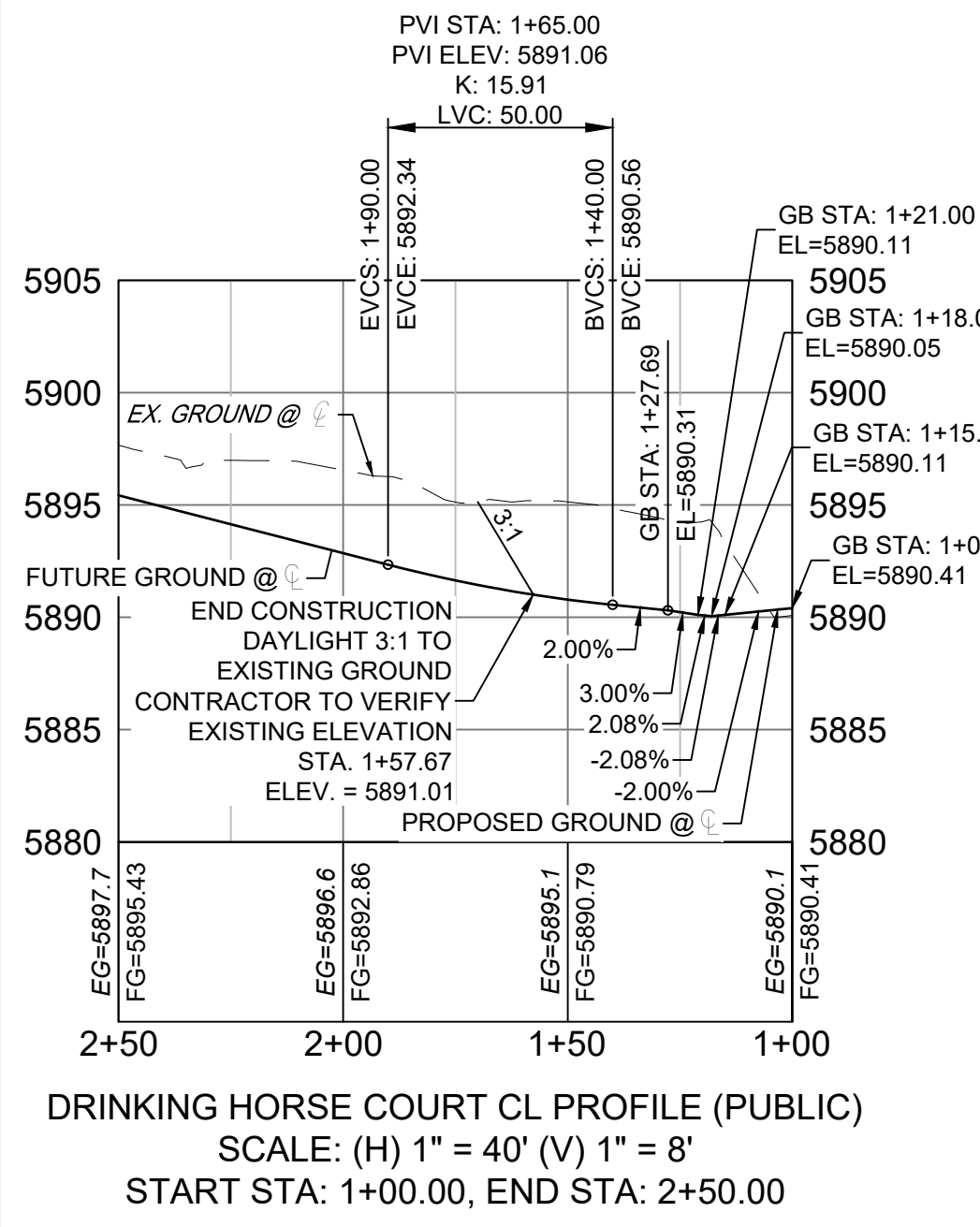
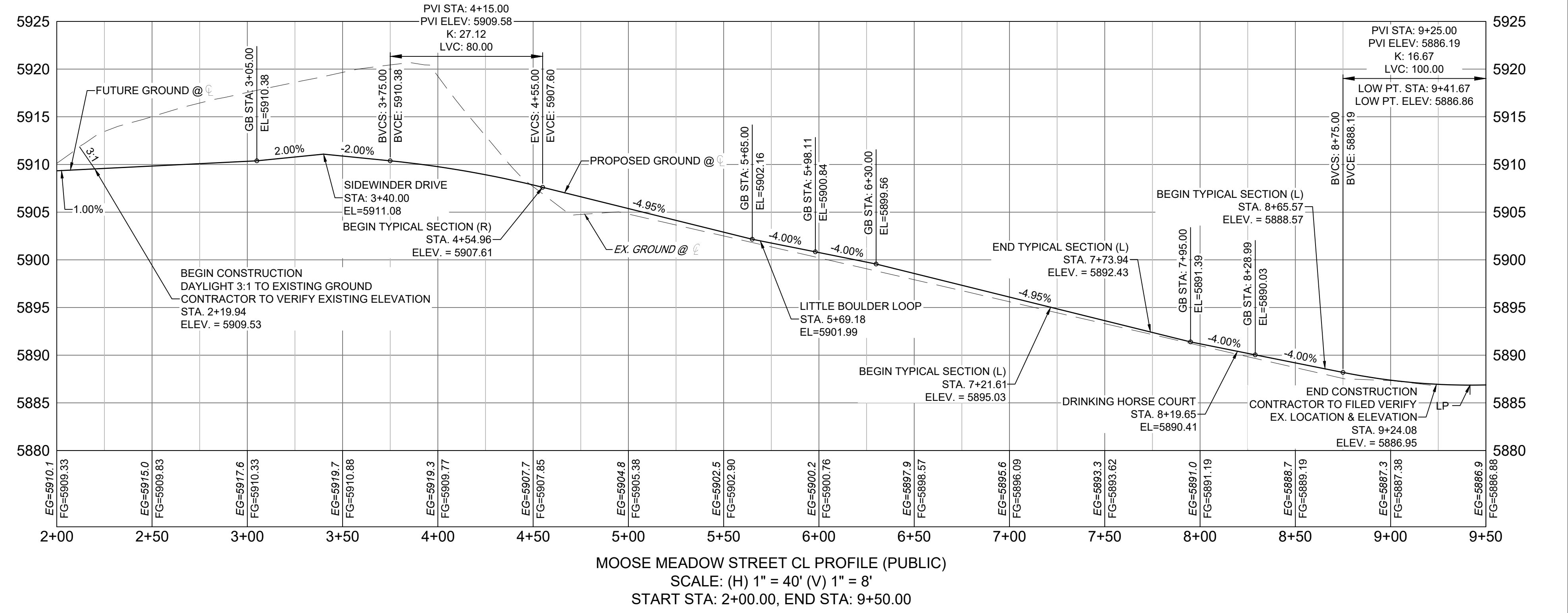


LINE #	BEARING	DISTANCE
L13	N30°30'47"W	52.77



LINE #	BEARING	DISTANCE
L9	N59°29'13"E	120.06
L10	N59°29'13"E	229.18
L11	N59°29'13"E	96.40

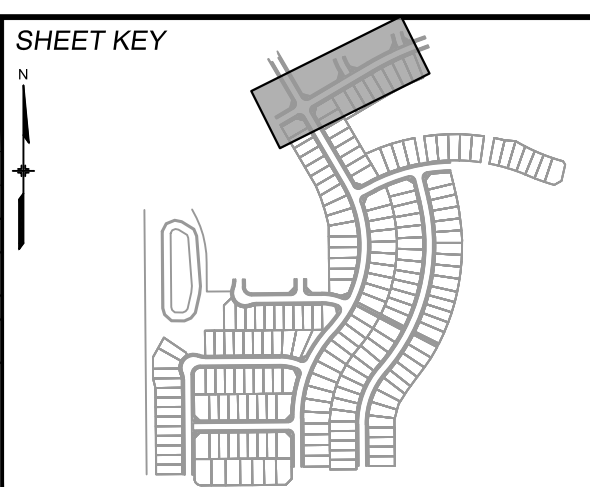
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	154.06	1200.00	7°21'21"	S63°09'53"W	153.96
C11	104.44	1200.00	4°59'13"	S69°20'10"W	104.41



NOTE: PROFILE IS RIGHT TO LEFT

NOTE: PROFILE IS RIGHT TO LEFT

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD - CENTERLINES.dwg			
CTB FILE: Matrix(black).ctb			
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BENCHMARK
 COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
 ELEVATION - 5897.89 U.S. SURVEY FT

BASIS OF BEARING
 BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)

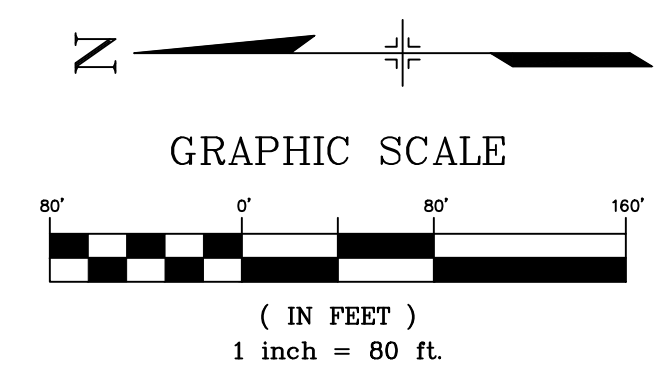
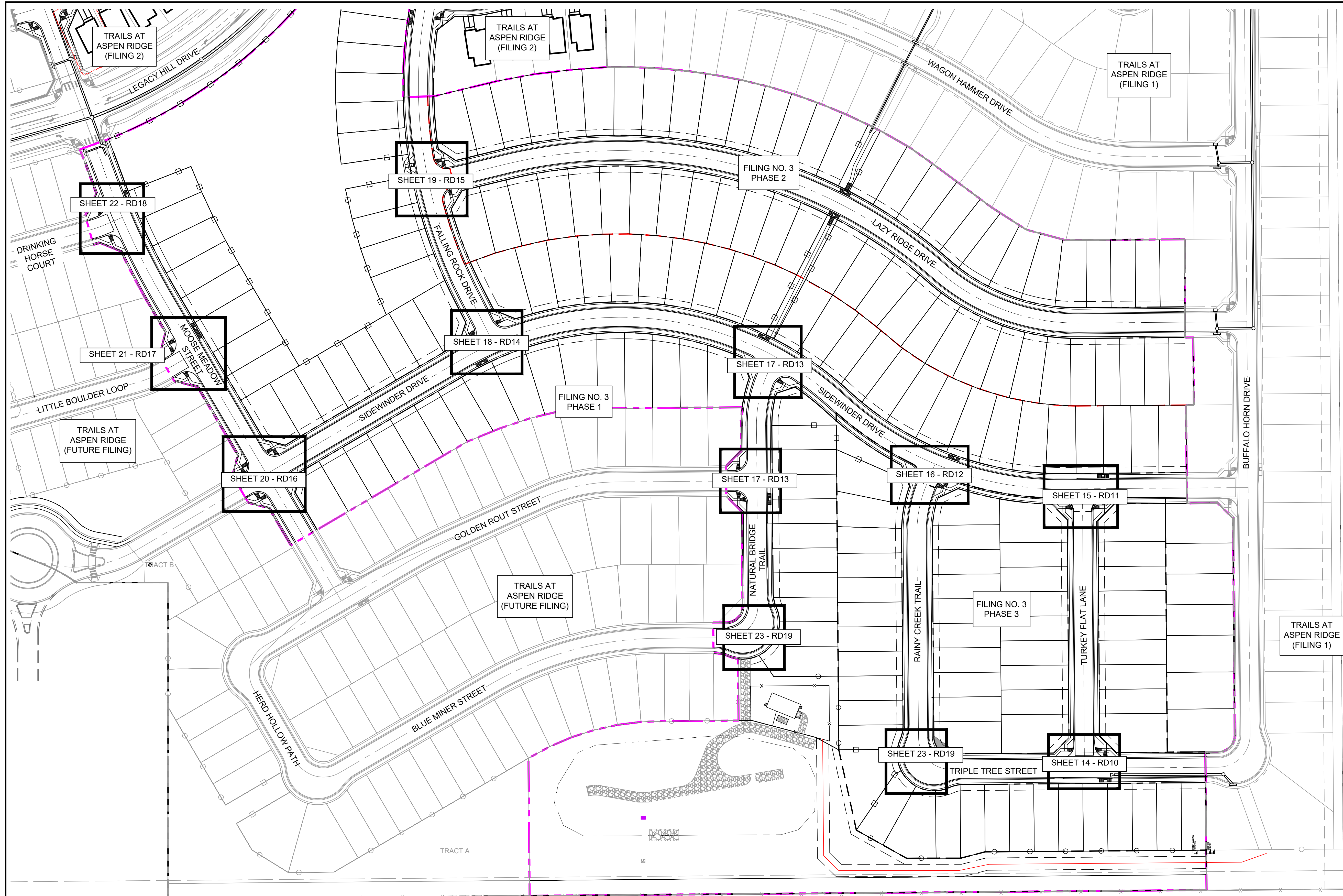
PREPARED BY:



TRAILS AT ASPEN RIDGE			
FILING NO.3			
ROADWAY & STORM IMPROVEMENT PLANS			
ROADWAY PLAN AND PROFILE			
DESIGNED BY:	TRC	SCALE:	DATE ISSUED:
DRAWN BY:	LCB	HORIZ 1"=40'	AUGUST 2021
CHECKED BY:	NMS	VERT. 1"=8'	12 OF 39
			DRAWING No. RD08



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REFERENCE DRAWINGS

- X-886-EX-BASE
- X-886-EX-SURVEY
- X-886-PR-SITE-F1
- X-886-PR-SITE-F2
- 886-PR Legacy Drive-Roundabout
- 886-pr Legacy Drive
- X-886-PR-SITE-F6
- X-886-PR-SITE-F5
- X-886-PR-SITE-F4
- X-886-PR-SITE-F3
- X-786-RLS
- X-886-PR-SITE-F7

No.	DATE	DESCRIPTION	BY
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BENCHMARK
 COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
 ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
 BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4' AULM. CAP PLS 10377)

PREPARED BY:

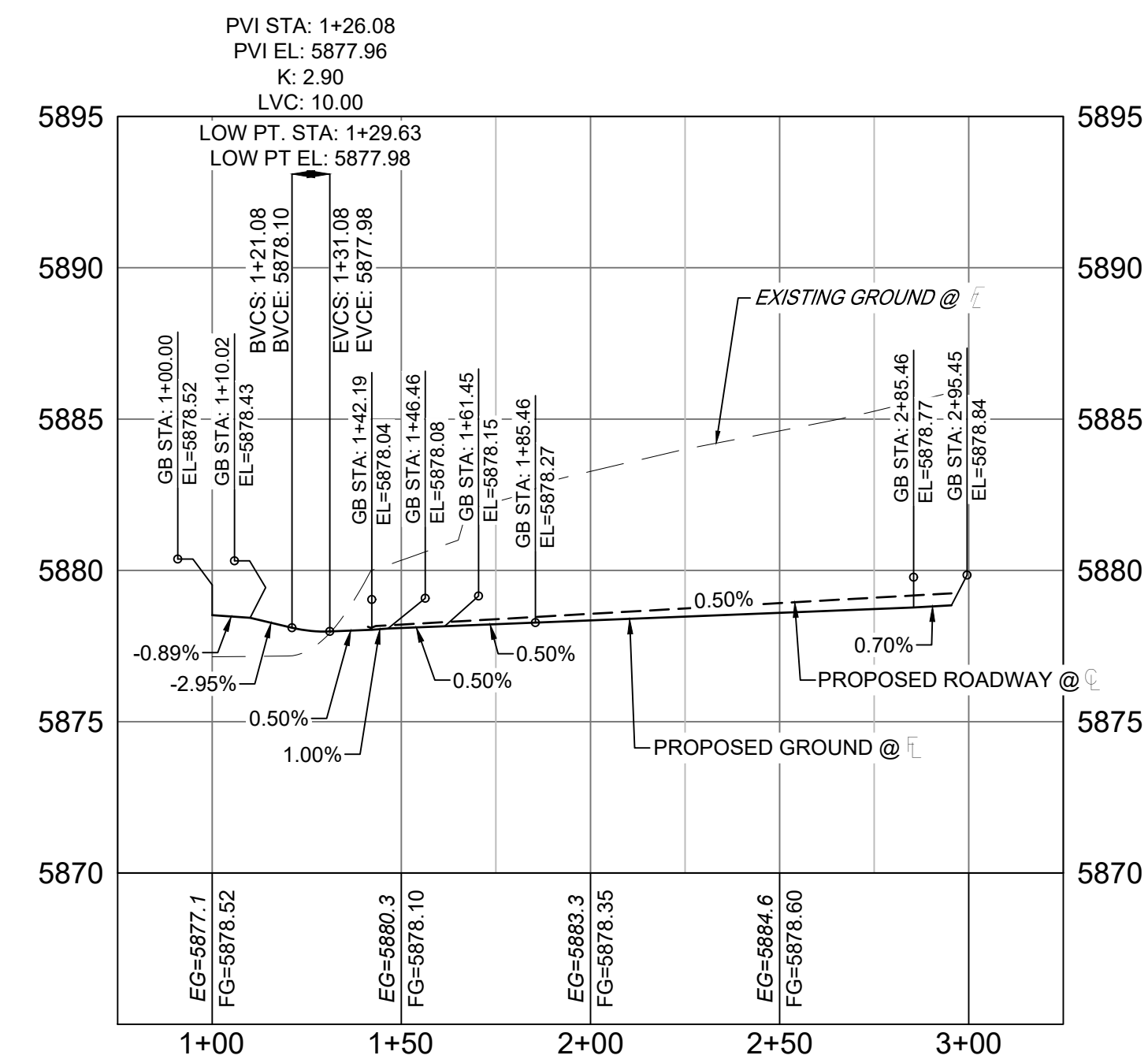


FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 20.886.028

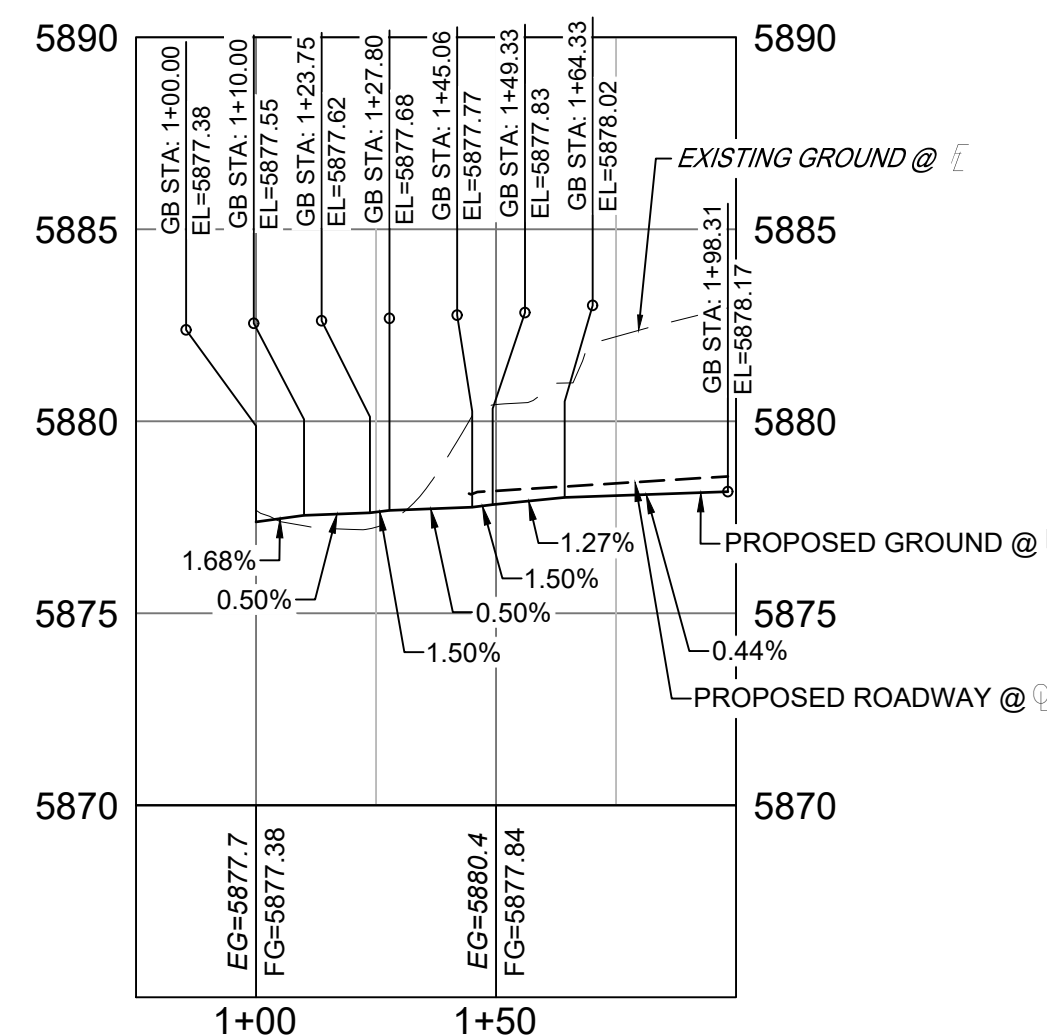
TRAILS AT ASPEN RIDGE					
ROADWAY & STORM IMPROVEMENT PLANS ROADWAY & STORM PLANS					
FLOWLINE KEY MAP					
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DRAWN BY:	LCB	HORIZ:	1" = 80'		RD09
CHECKED BY:	NMS	VERT:	N/A	SHEET	13 OF 50



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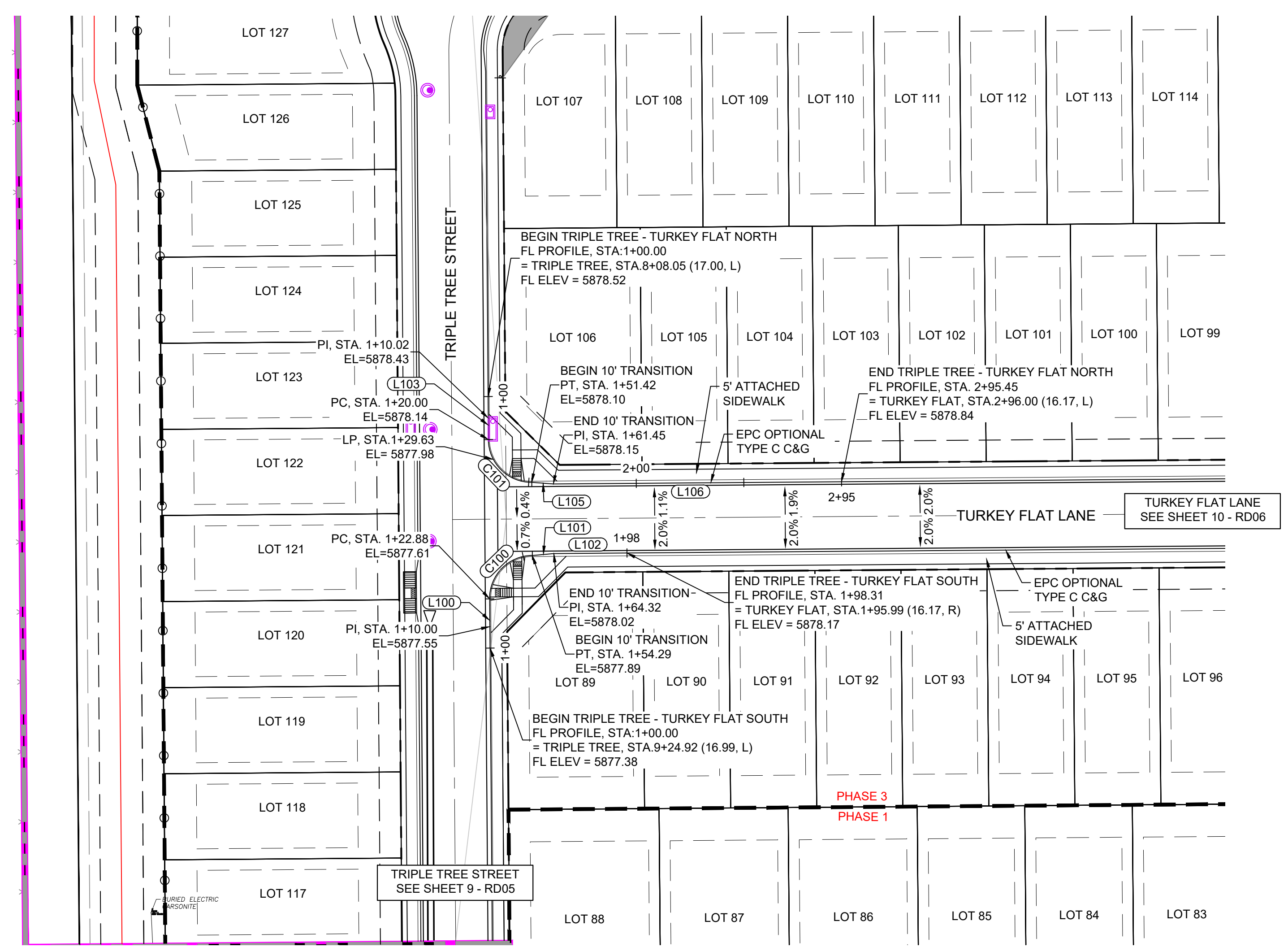
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SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 3+25.00



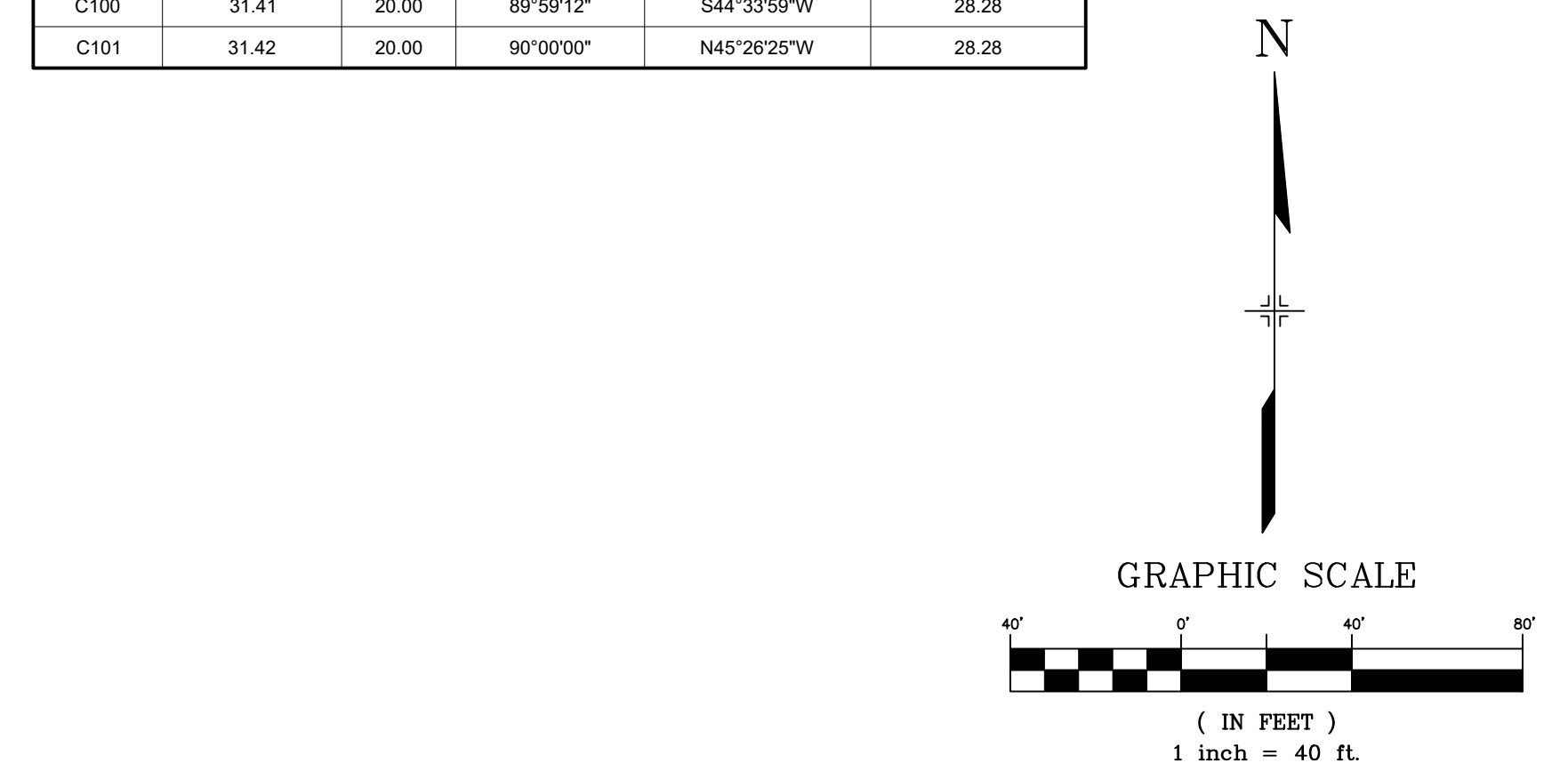
TRIPLE TREE - TURKEY FLAT SOUTH FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 2+00.00

LINE #	BEARING	DISTANCE
L100	S00°26'25"E	22.88
L101	N84°47'46"E	10.03
L102	S89°33'35"W	33.99
L103	N00°26'25"W	20.00
L105	S85°40'36"E	10.03
L106	S89°33'35"W	134.00

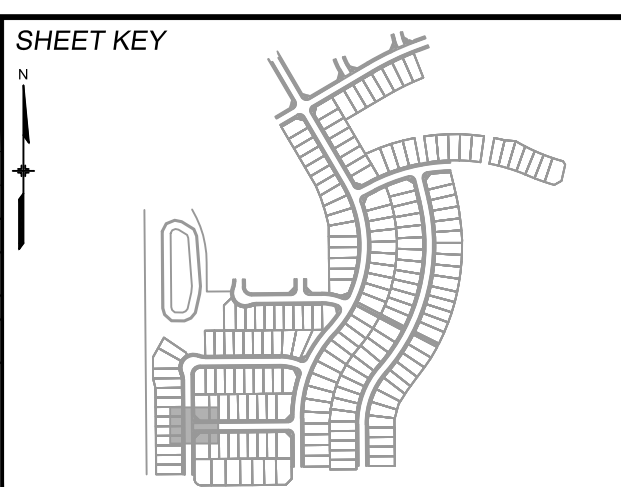
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C100	31.41	20.00	89°59'12"	S44°33'59"W	28.28
C101	31.42	20.00	90°00'00"	N45°26'25"W	28.28



TRIPLE TREE & TURKEY FLAT PLAN
(PUBLIC)



No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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PLOT DATE: April 26, 2022 3:58:52 PM			
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

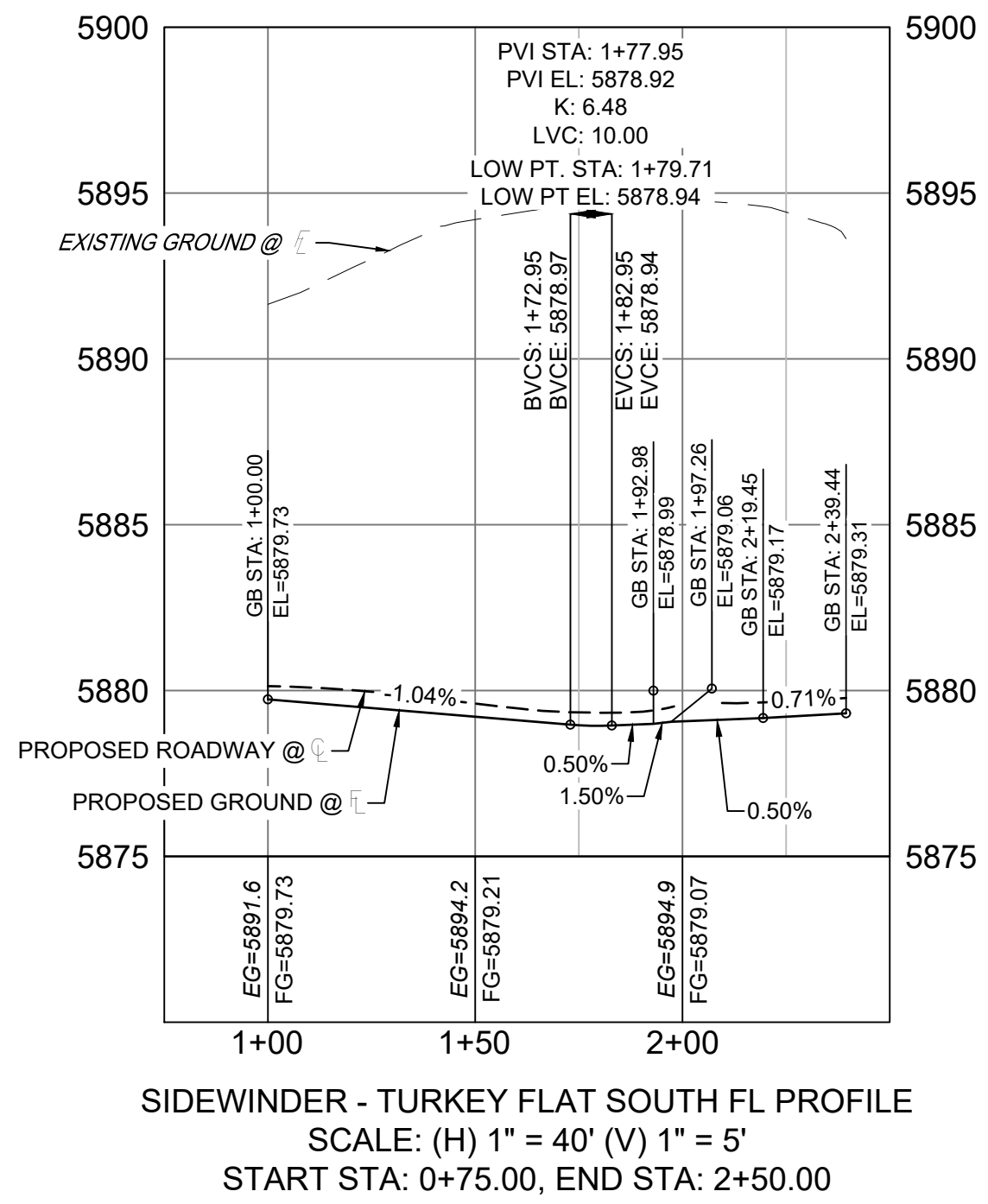
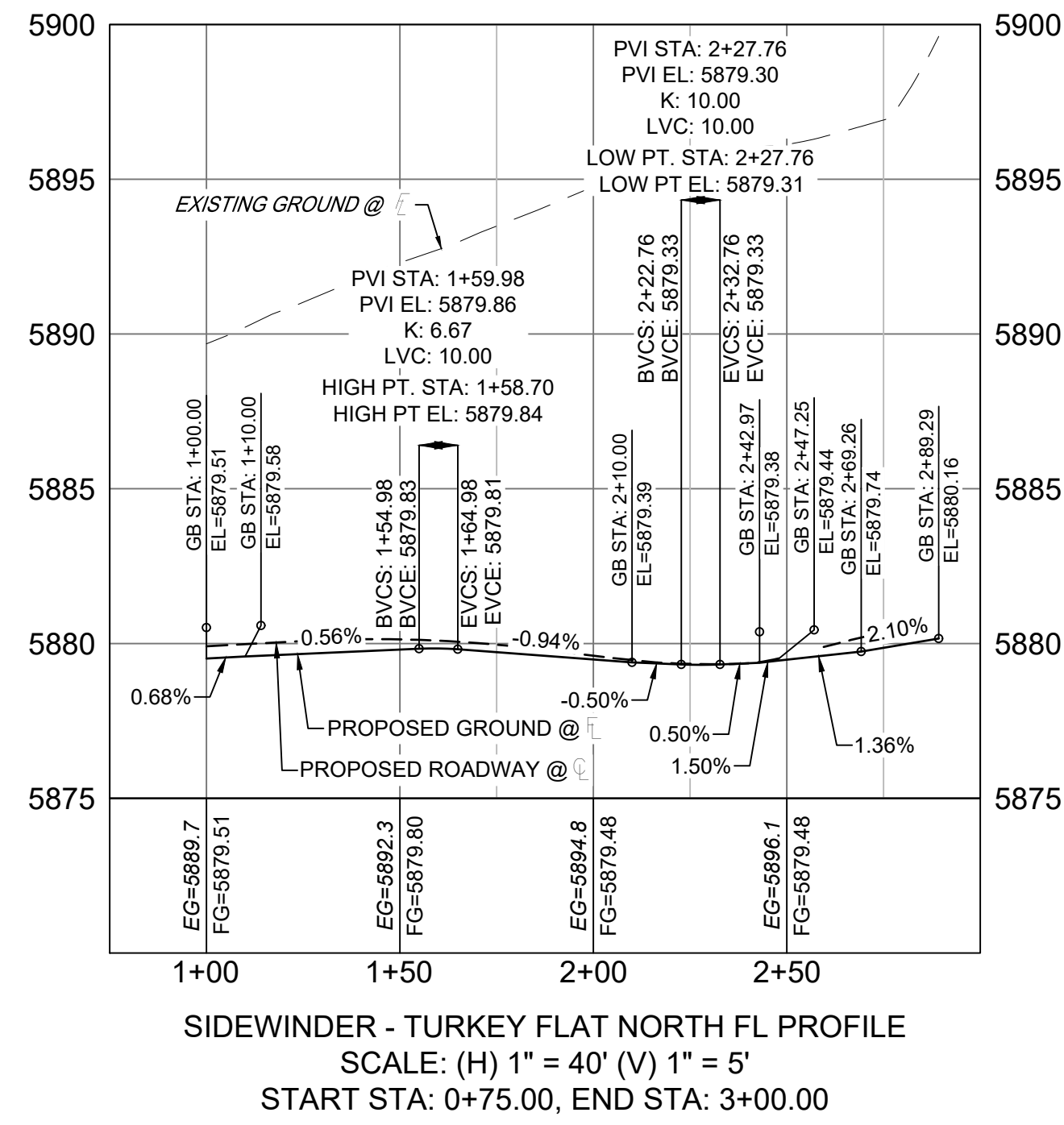
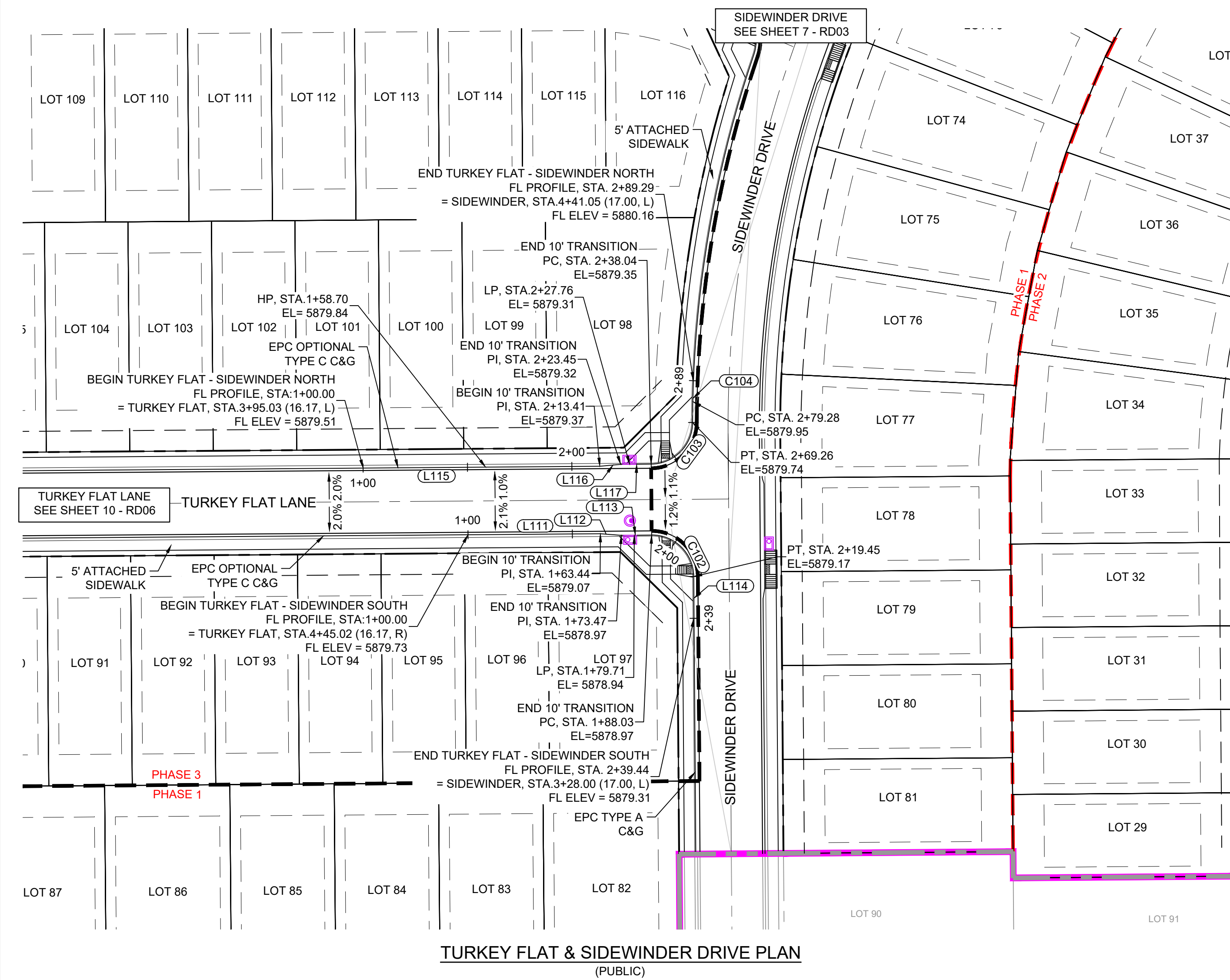
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4' AULM. CAP PLS 10377)



TRAILS AT ASPEN RIDGE					
FILING NO.3					
ROADWAY & STORM IMPROVEMENT PLANS					
FLOWLINE PLAN & PROFILE					
DESIGNED BY:	TRC	SCALE:	DATE ISSUED:	AUGUST 2021	DRAWING No.
DRAWN BY:	LCB	HORIZ 1" = 40'	SHEET	14 OF 39	RD10
CHECKED BY:	NMS	VERT. 1" = 5'			

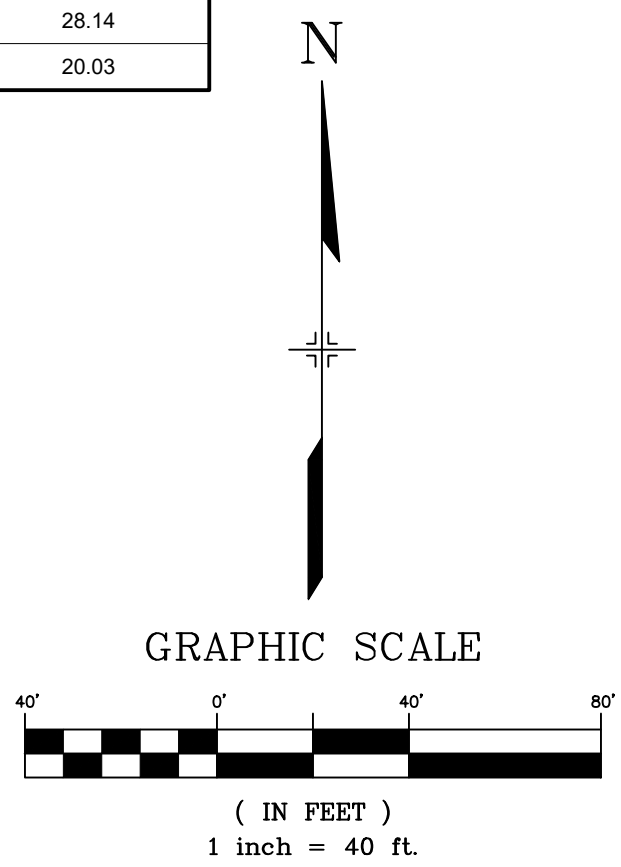


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LINE TABLE		
LINE #	BEARING	DISTANCE
L111	S89°33'35"W	63.44
L112	N85°40'36"W	10.03
L113	N89°33'35"E	14.55
L114	N00°26'25"W	20.01
L115	S89°33'35"W	113.41
L116	S84°47'46"W	10.03
L117	N89°33'35"E	14.60

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C102	31.42	20.00	90°00'00"	S45°26'25"E	28.28
C103	31.22	20.00	89°25'59"	N44°50'38"E	28.14
C104	20.03	551.00	2°04'59"	S01°10'06"W	20.03

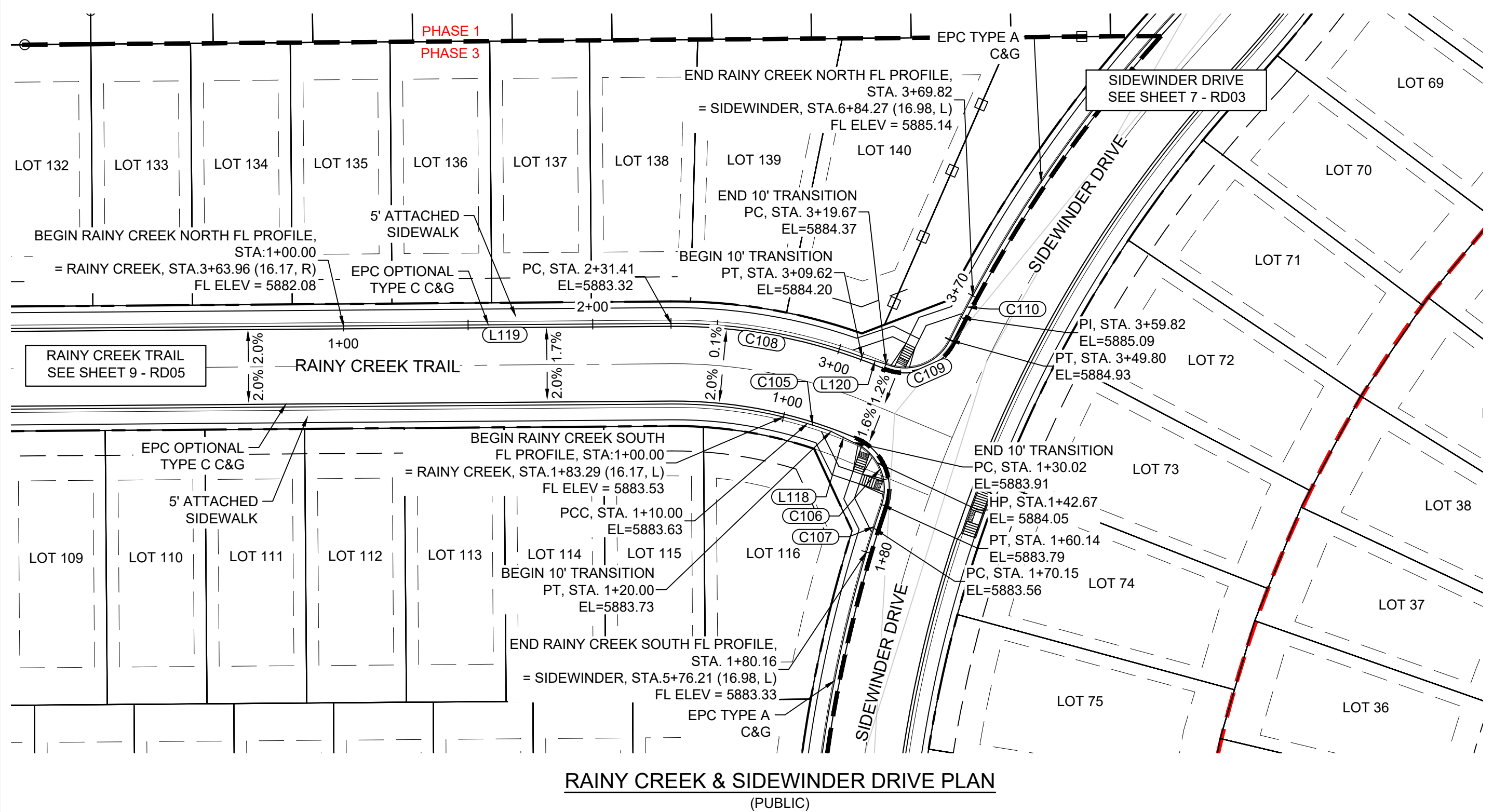


REFERENCE DRAWINGS		SHEET KEY	
X-886-EX-BASE			BENCHMARK COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD. ELEVATION - 5897.89' U.S. SURVEY FT BASIS OF BEARING BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4' AULM. CAP PLS 10377)
X-886-EX-SURVEY			
X-886-PR-SITE-F1			
X-886-PR-SITE-F2			
X-886-PR-SITE-F3			
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PLOT DATE: April 26, 2022 3:59:06 PM			
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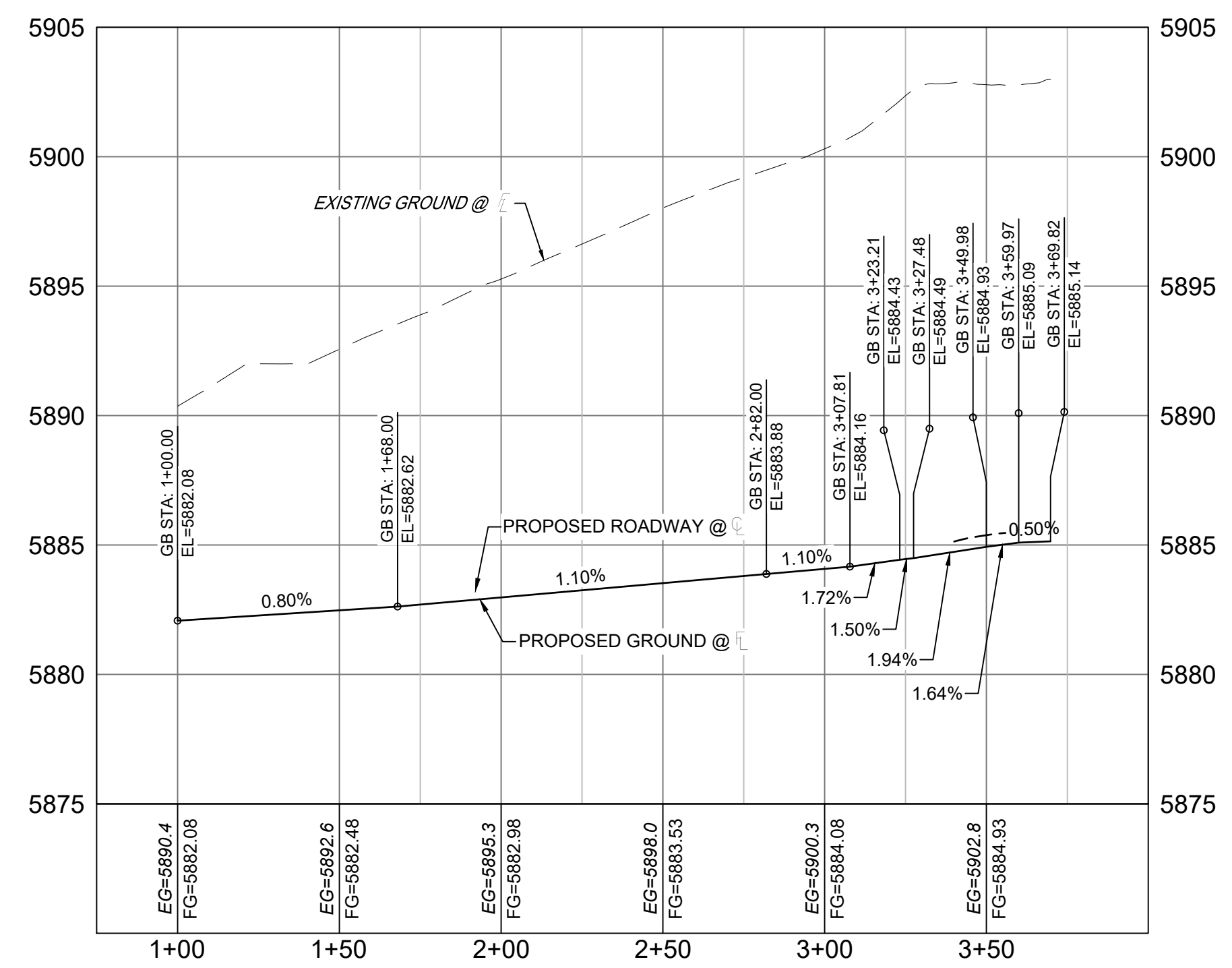
PREPARED BY: 	SEAL 	TRAILS AT ASPEN RIDGE	
		FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS	
		FLOWLINE PLAN & PROFILE	
DESIGNED BY: TRS DRAWN BY: LCB CHECKED BY: NMS	SCALE HORIZ 1" = 40' VERT 1" = 5' SHEET	DATE ISSUED: AUGUST 2021 15 OF 39	DRAWING No. RD11



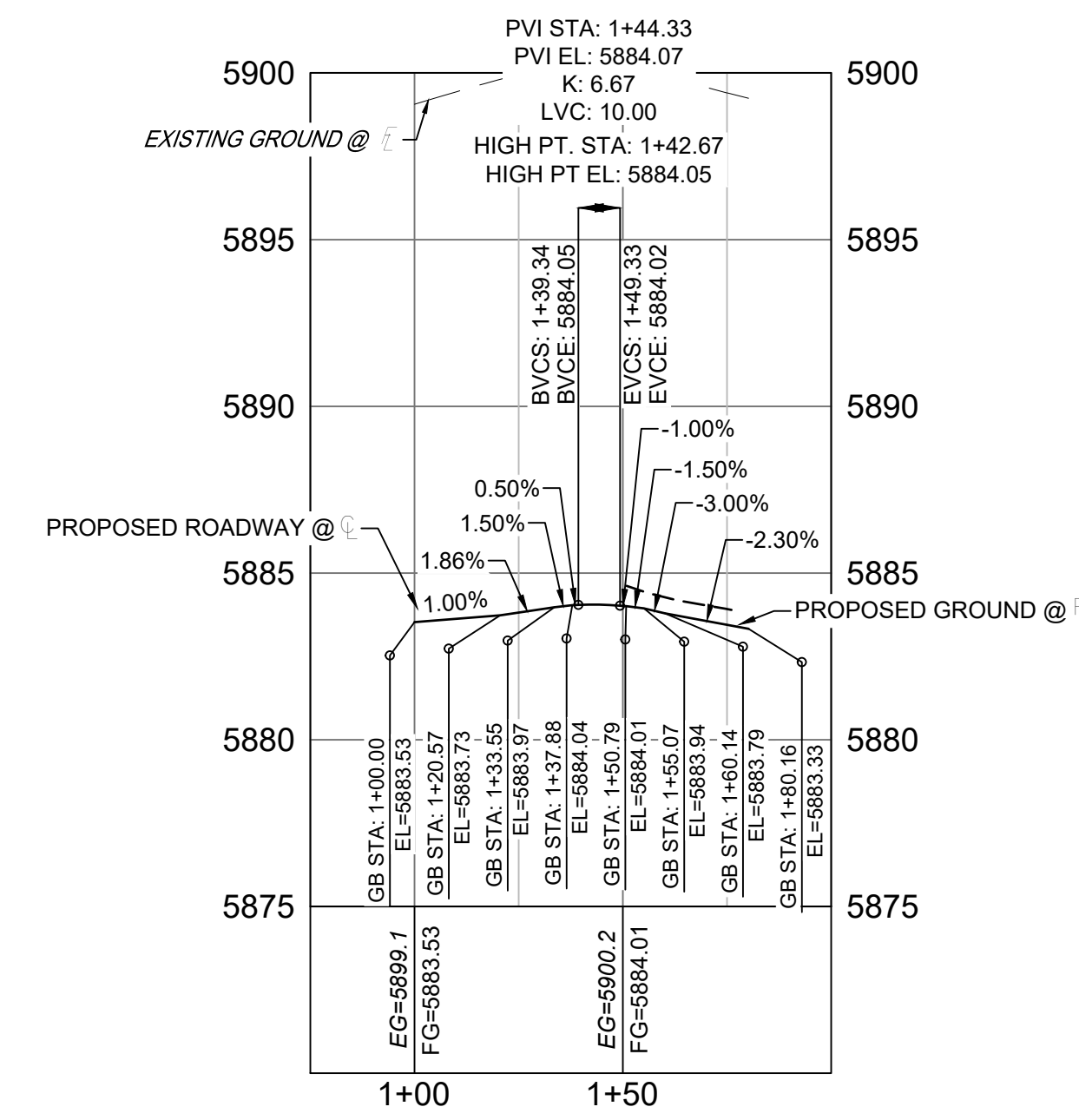
Know what's below.
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RAINY CREEK & SIDEWINDER DRIVE PLAN
(PUBLIC)



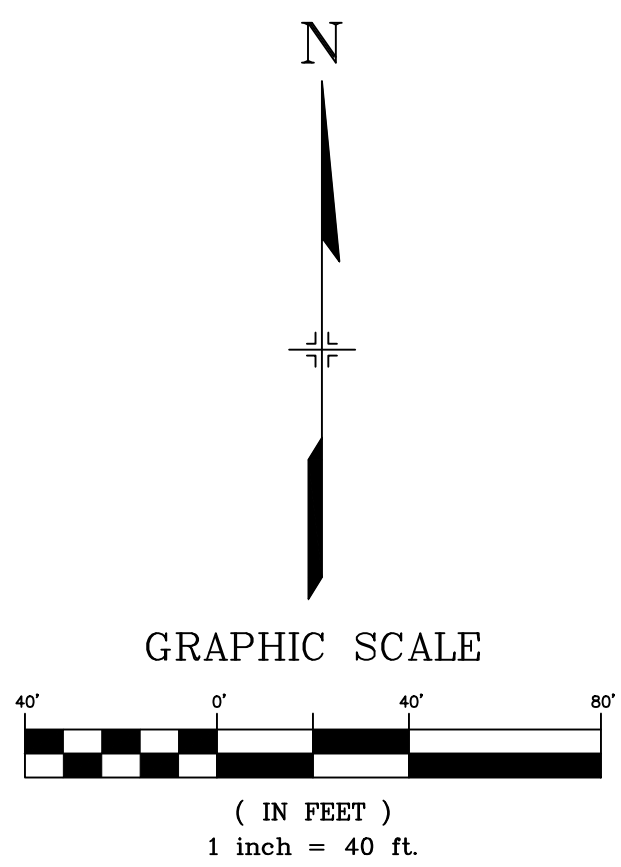
SIDEWINDER - RAINY CREEK NORTH FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 4+00.00



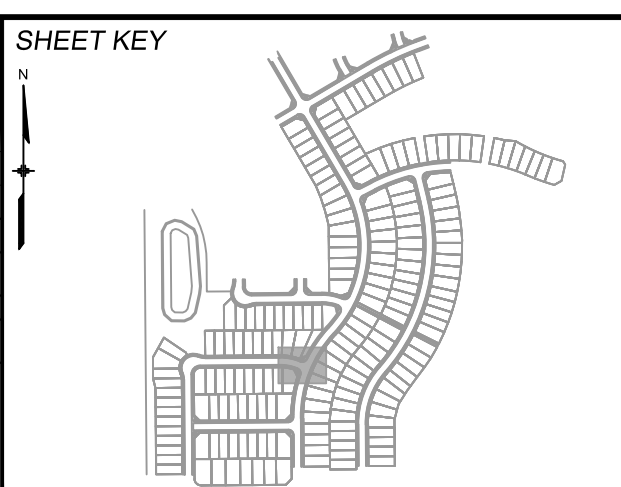
SIDEWINDER - RAINY CREEK SOUTH FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 2+00.00

LINE TABLE		
LINE #	BEARING	DISTANCE
L118	S63°48'17"E	10.02
L119	N89°33'35"E	131.41
L120	S73°10'14"E	10.05

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C105	20.00	183.83	6°14'03"	S73°12'39"E	19.99
C106	30.11	20.00	86°15'53"	N24°20'17"W	27.35
C107	20.03	551.00	2°04'59"	S17°45'10"W	20.03
C108	78.22	216.17	20°43'56"	N80°04'27"W	77.79
C109	30.13	20.00	86°18'17"	N69°22'38"E	27.36
C110	20.02	551.00	2°04'56"	N27°15'57"E	20.02



REFERENCE DRAWINGS		SHEET KEY	
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD - FLOWLINES.dwg			
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PLOT DATE: April 26, 2022 3:59:16 PM			
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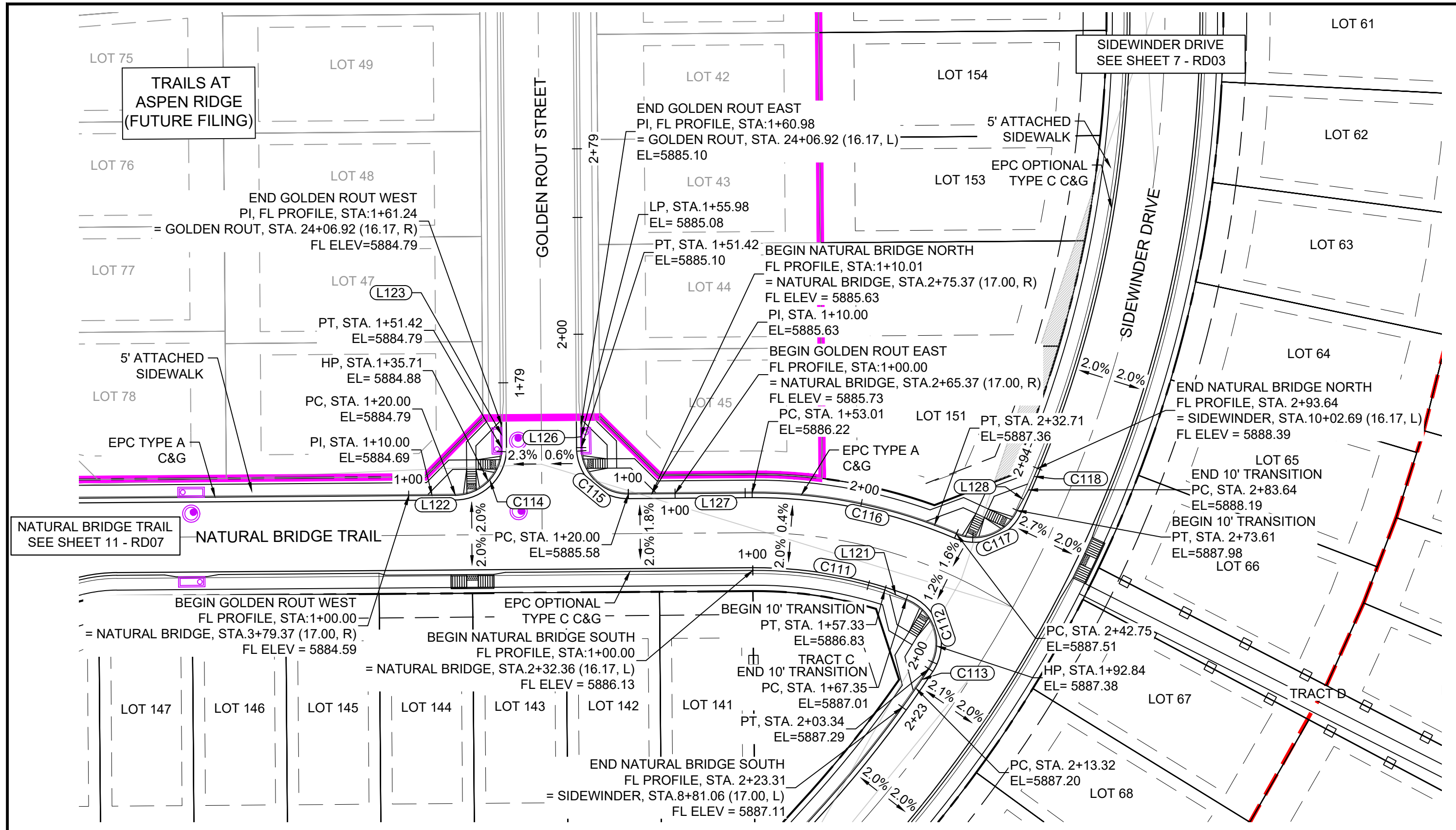
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS 10377)



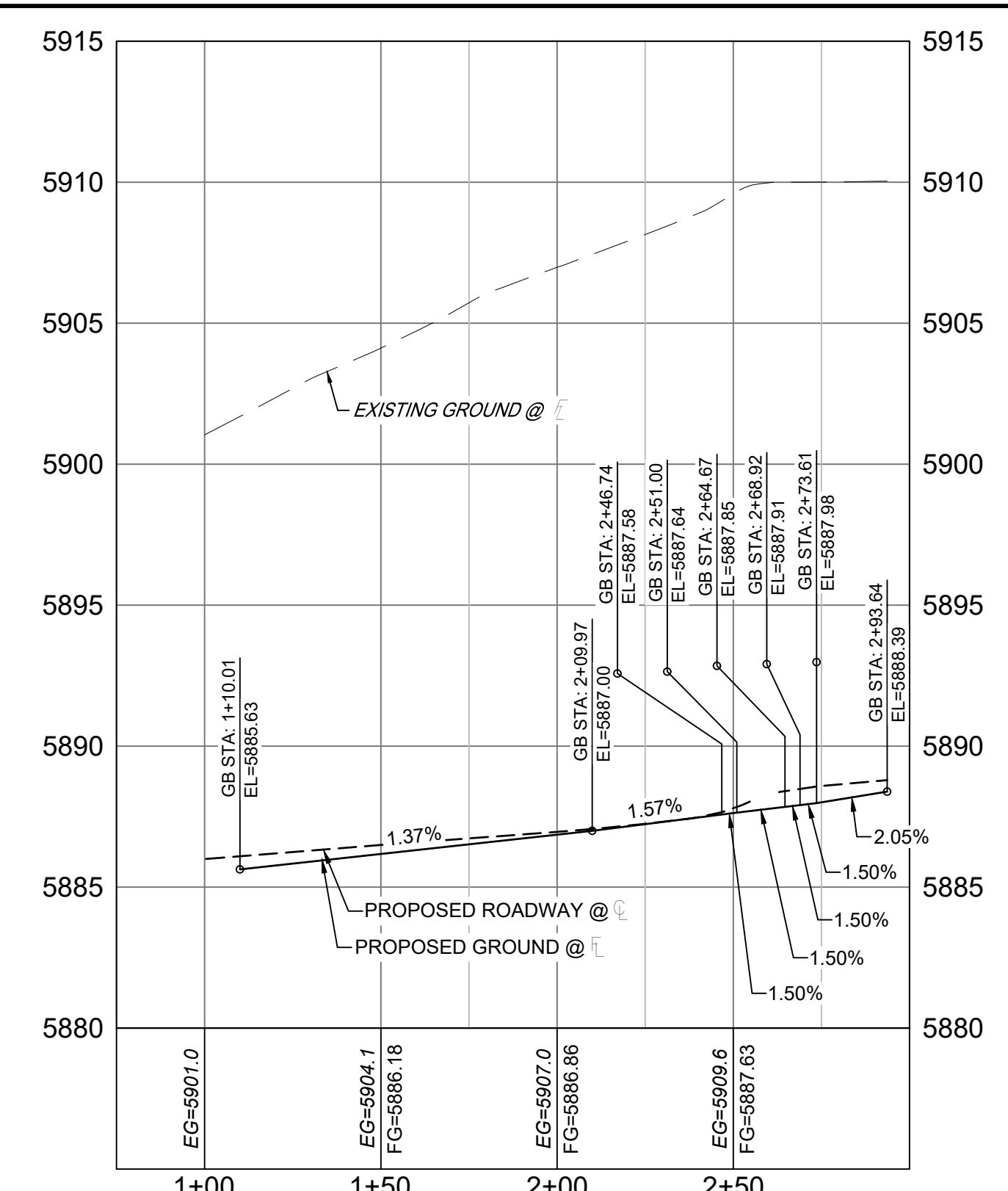
TRAILS AT ASPEN RIDGE					
FILING NO.3					
ROADWAY & STORM IMPROVEMENT PLANS					
FLOWLINE PLAN & PROFILE					
DESIGNED BY:	TRC	SCALE:	DATE ISSUED:	AUGUST 2021	DRAWING No.
DRAWN BY:	LCB	HORIZ. 1" = 40'	SHEET	16 OF 39	RD12
CHECKED BY:	NMS	VERT. 1" = 5'			



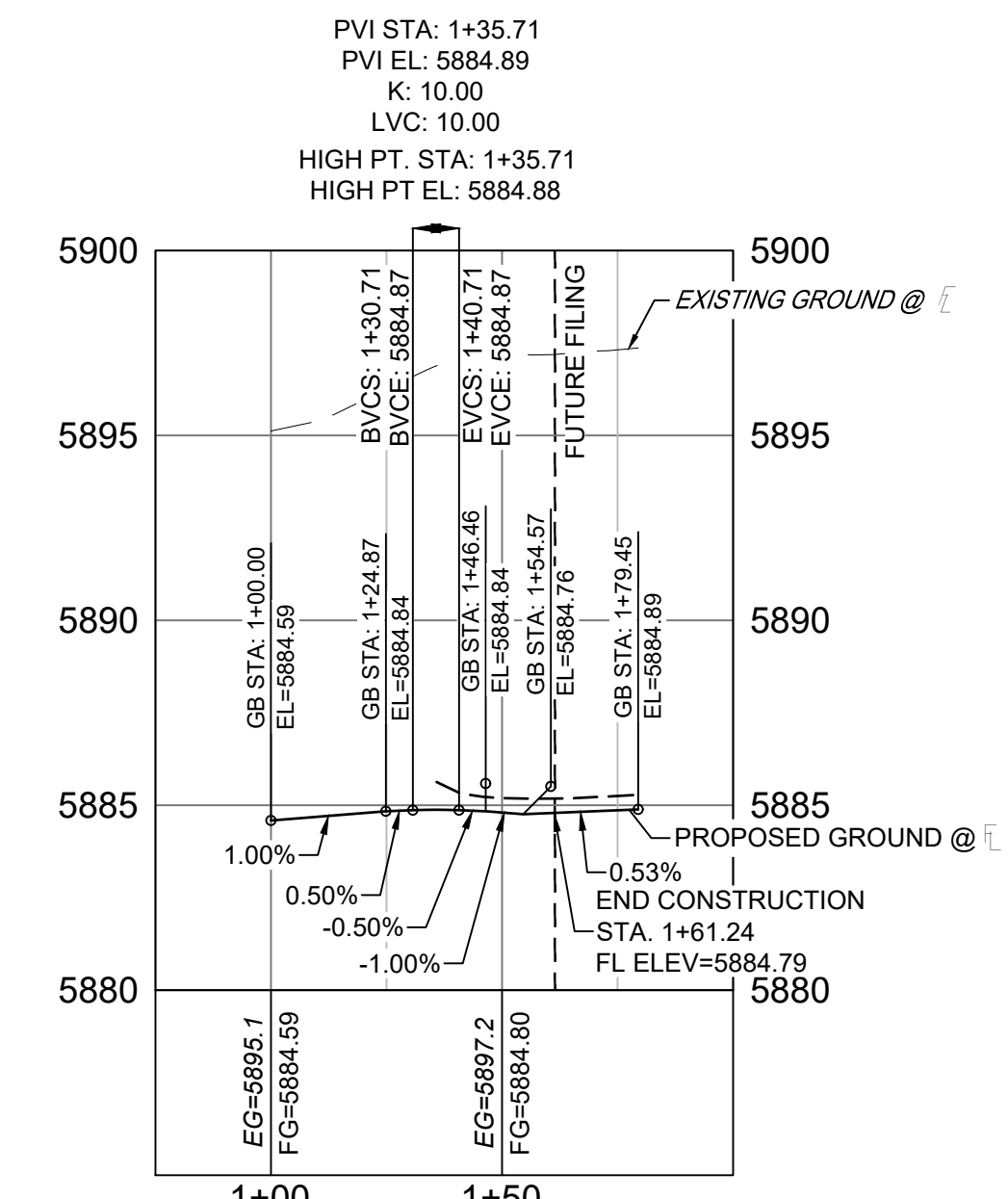
Know what's below.
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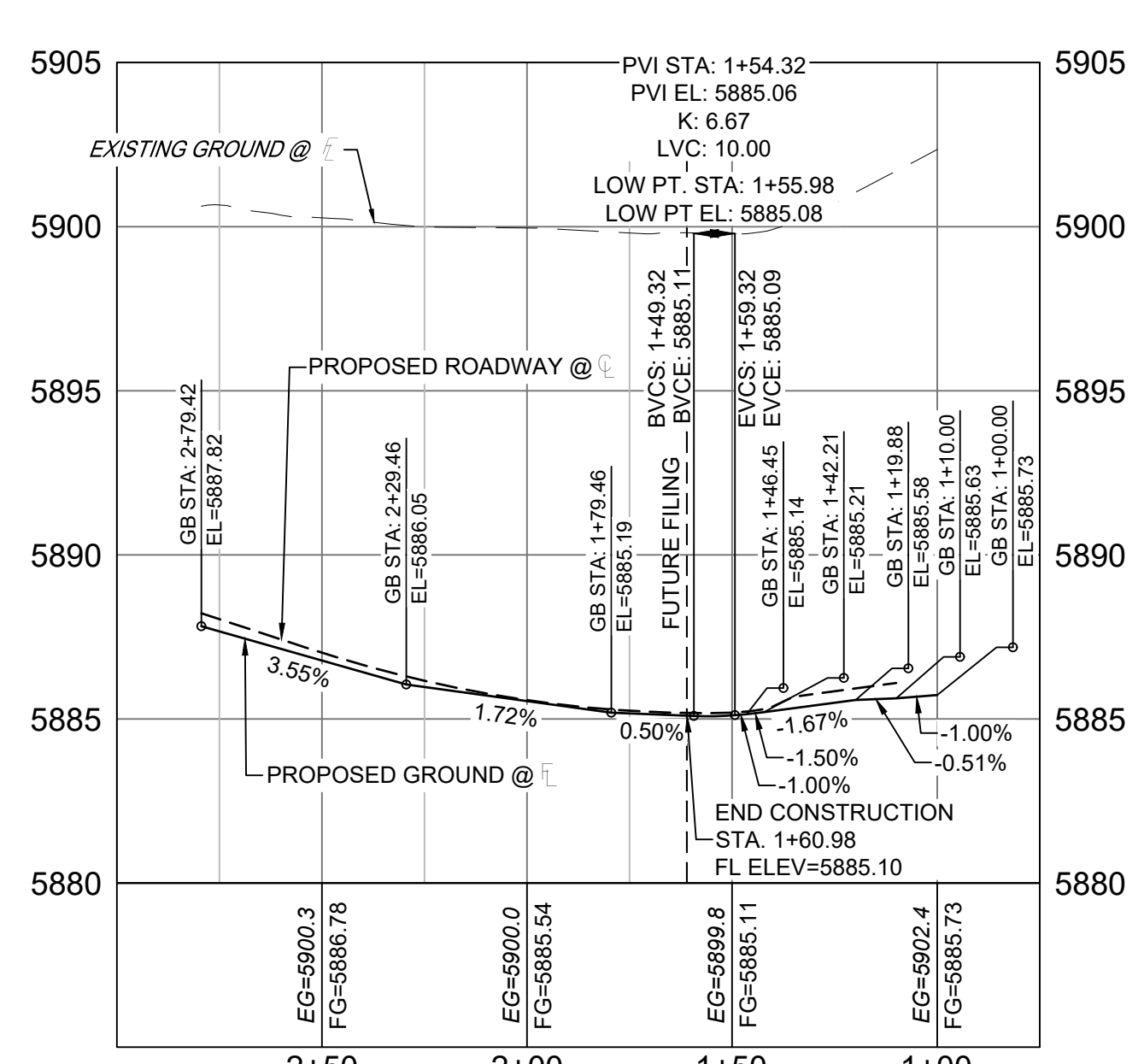
NATURAL BRIDGE TRAIL PLAN
(PUBLIC)



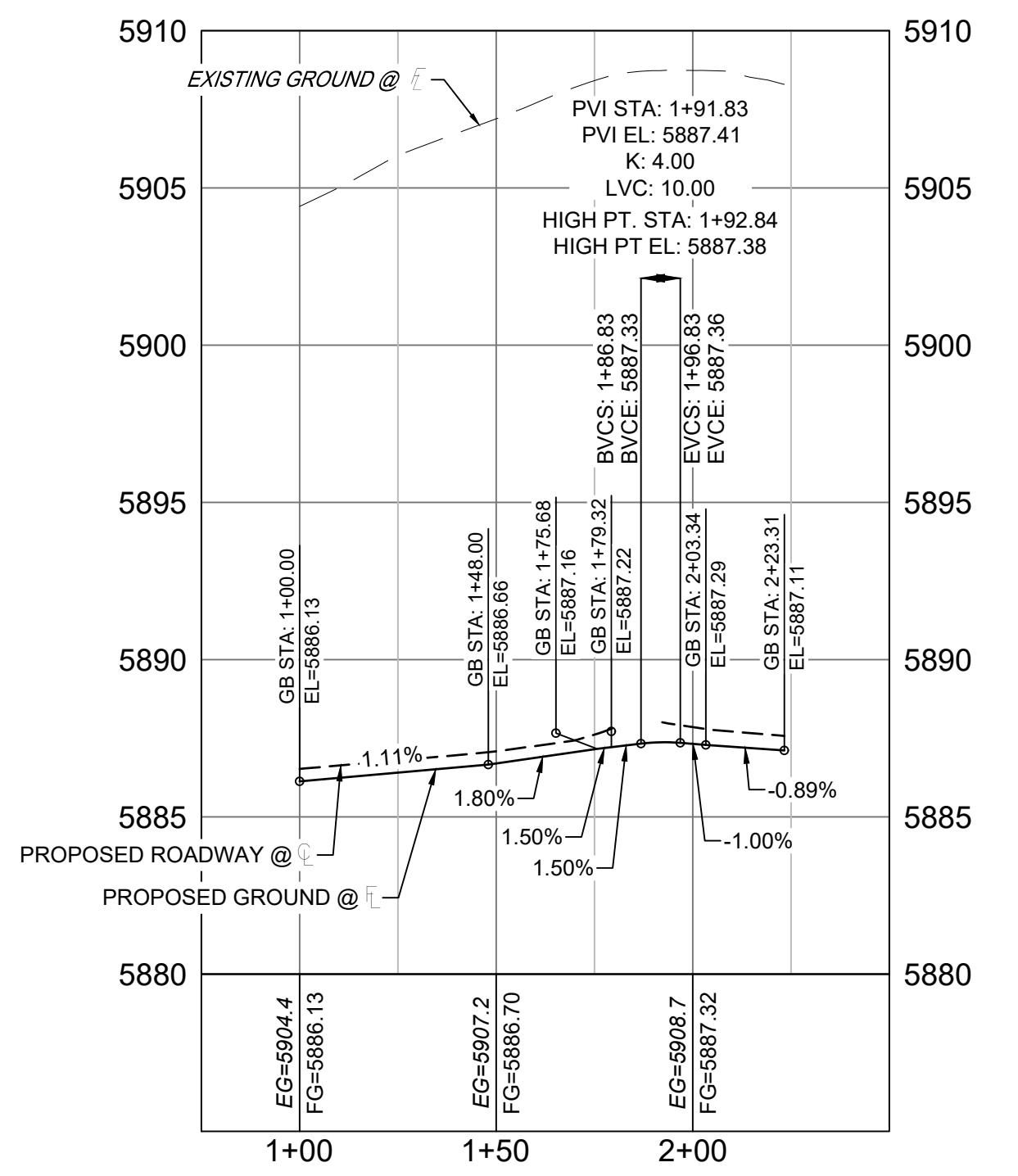
SIDEWINDER - NATURAL BRIDGE NORTH FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 3+00.00



NATURAL BRIDGE - GOLDEN ROUT WEST FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 2+00.00



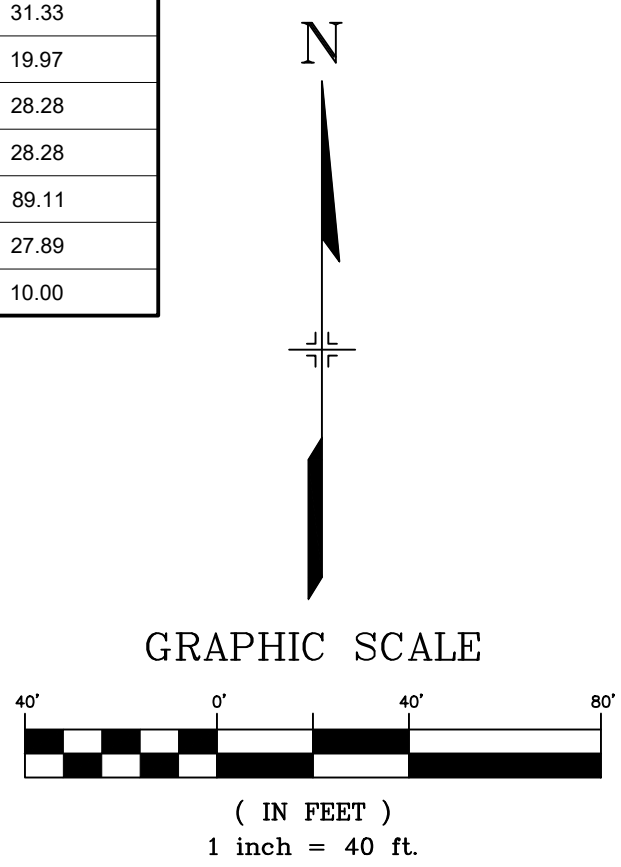
NATURAL BRIDGE - GOLDEN ROUT EAST FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 3+00.00



SIDEWINDER - NATURAL BRIDGE SOUTH FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 2+50.00

LINE TABLE		
LINE #	BEARING	DISTANCE
L121	S66°23'31"E	10.02
L122	S89°33'35"W	20.00
L123	S00°26'25"E	9.82
L126	S00°26'25"E	9.56
L127	S89°33'35"W	53.01
L128	S28°53'22"W	10.03

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C111	57.33	185.27	17°43'50"	N81°34'30"W	57.10
C112	35.99	20.00	103°06'21"	N18°03'46"W	31.33
C113	19.97	506.00	2°15'40"	N34°37'15"E	19.97
C114	31.42	20.00	90°00'00"	N44°33'35"E	28.28
C115	31.42	20.00	90°00'00"	N45°26'25"W	28.28
C116	89.74	218.44	23°32'18"	N78°40'16"W	89.11
C117	30.86	20.00	88°24'37"	N68°53'34"E	27.89
C118	10.00	506.83	1°07'50"	S22°59'31"W	10.00

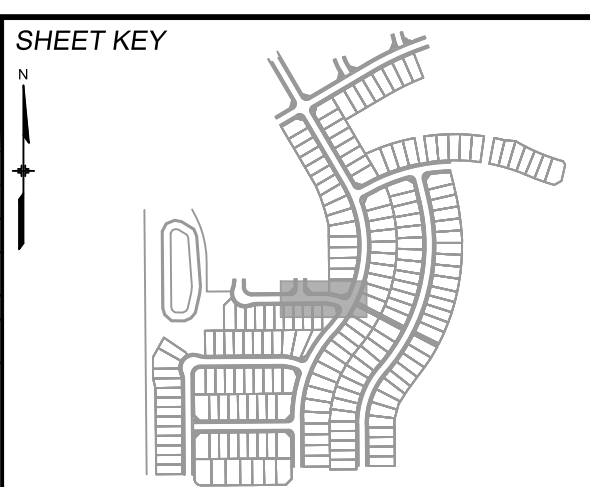


NOTE: PROFILE IS RIGHT TO LEFT

REFERENCE DRAWINGS	
X-886-EX-BASE	
X-886-EX-SURVEY	
X-886-PR-SITE-F1	
X-886-PR-SITE-F2	
X-886-PR-SITE-F3	
X-886-PR-SITE-F4	
X-886-PR-SITE-F5	
X-886-PR-SITE-F6	
X-886-PR-SITE-F7	

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT	
FILE NAME:	S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD - FLOWLINES.dwg
PLOT DATE:	April 26, 2022 3:59:31 PM
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)

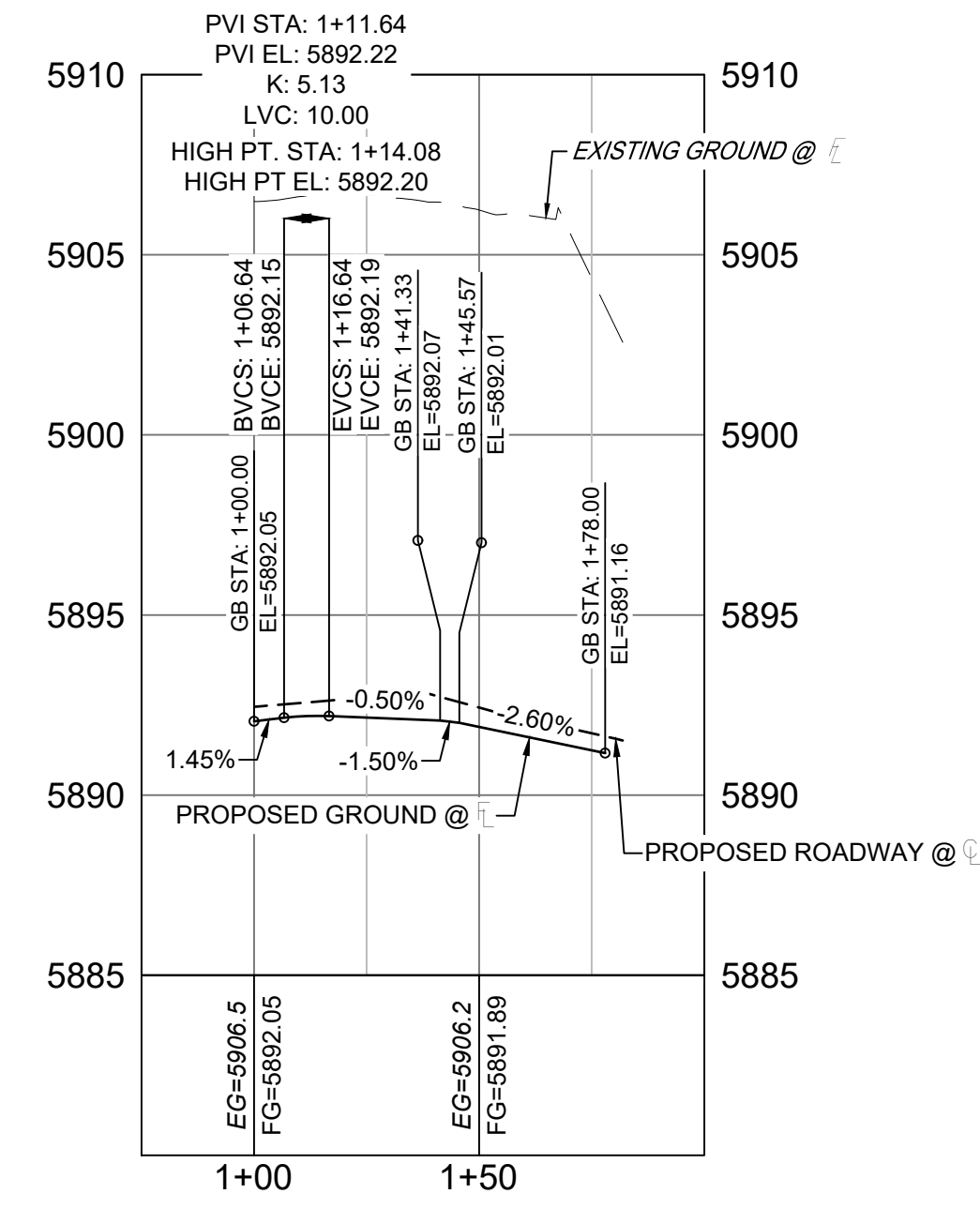
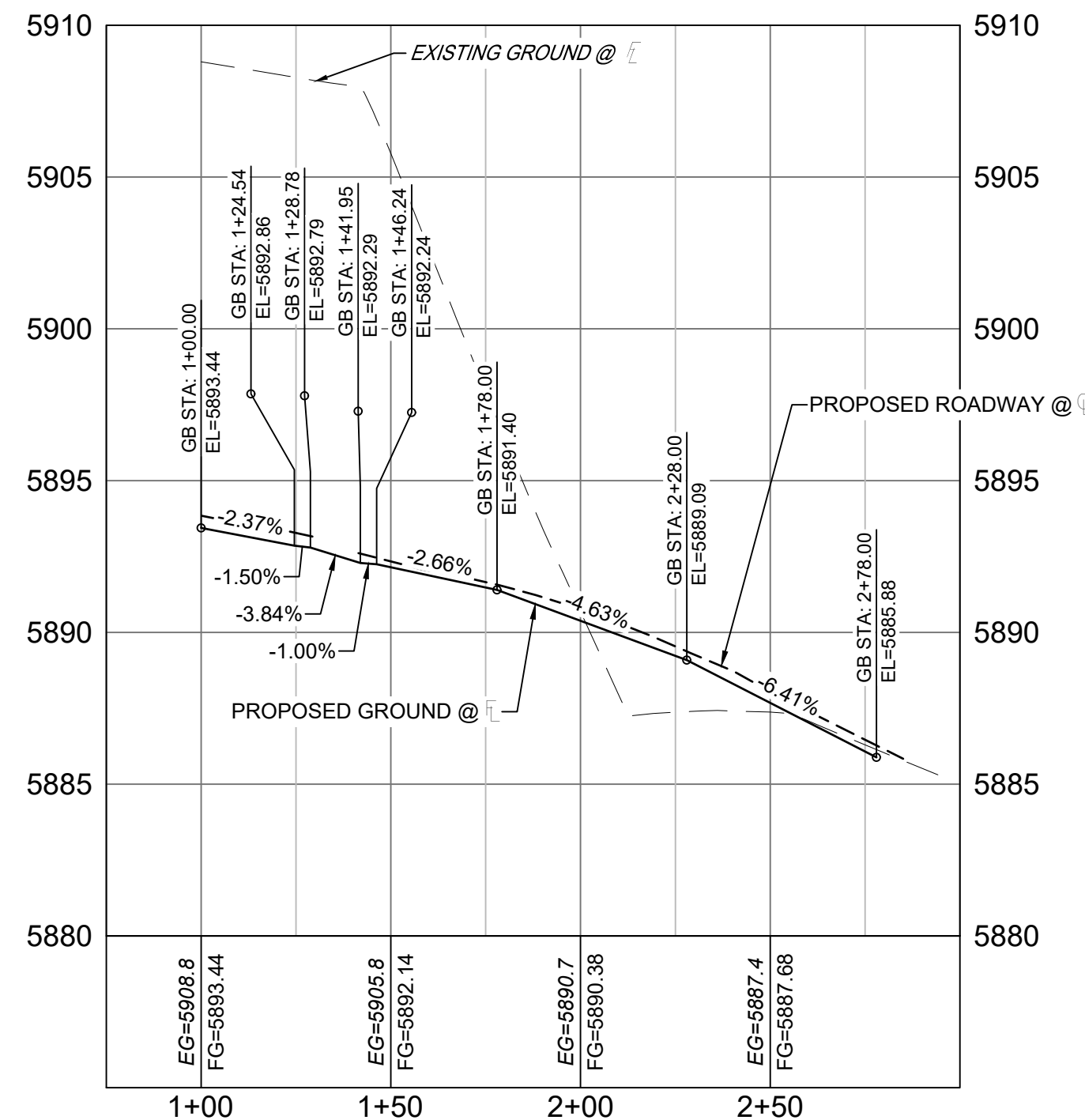
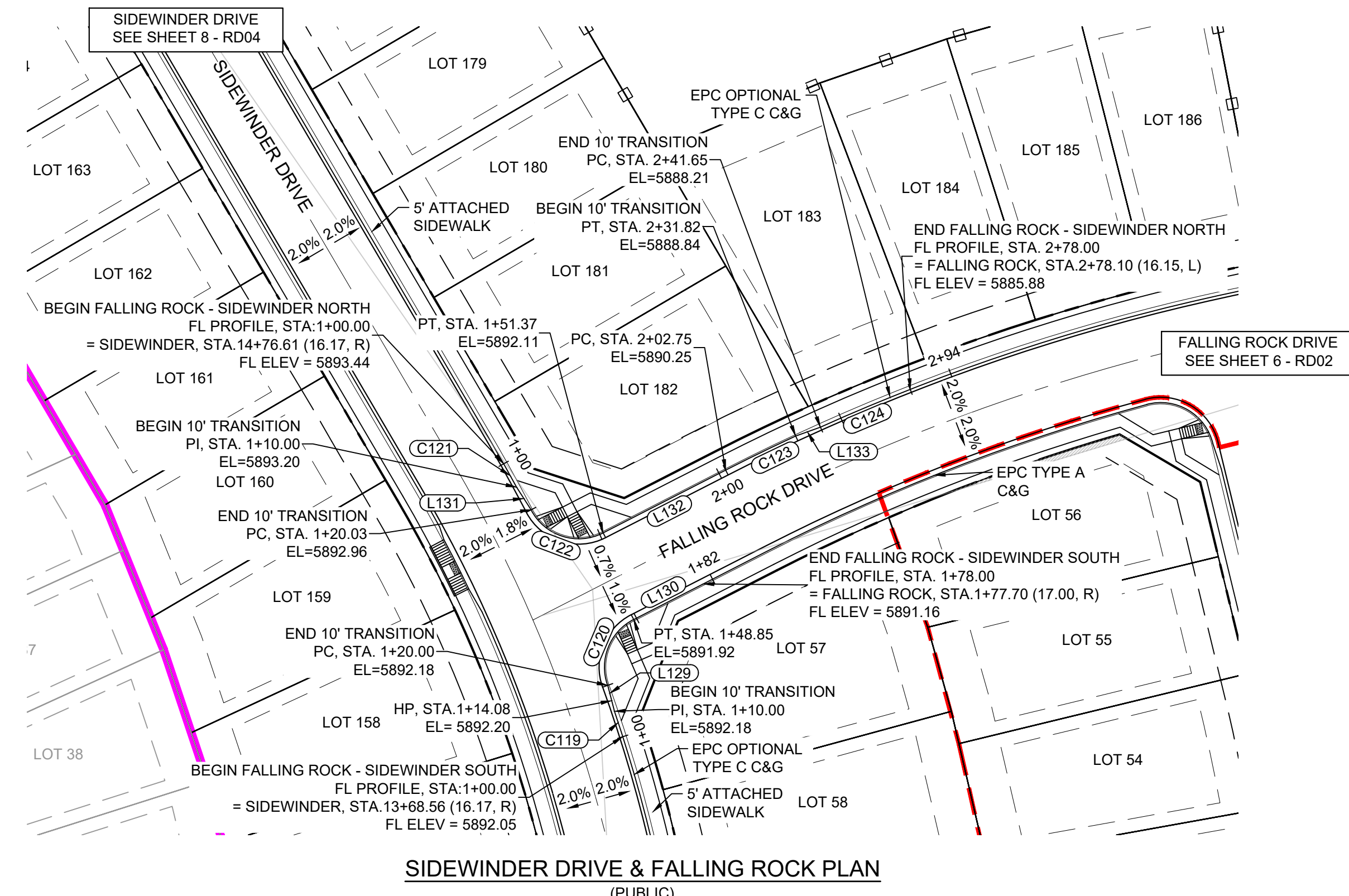
PREPARED BY:
Matrix



TRAILS AT ASPEN RIDGE			
FILING NO.3			
ROADWAY & STORM IMPROVEMENT PLANS			
FLOWLINE PLAN & PROFILE			
DESIGNED BY:	TRC	SCALE:	DATE ISSUED:
DRAWN BY:	LCB	HORIZ 1" = 40'	AUGUST 2021
CHECKED BY:	NMS	VERT. 1" = 5'	SHEET 17 OF 39
			DRAWING No. RD13

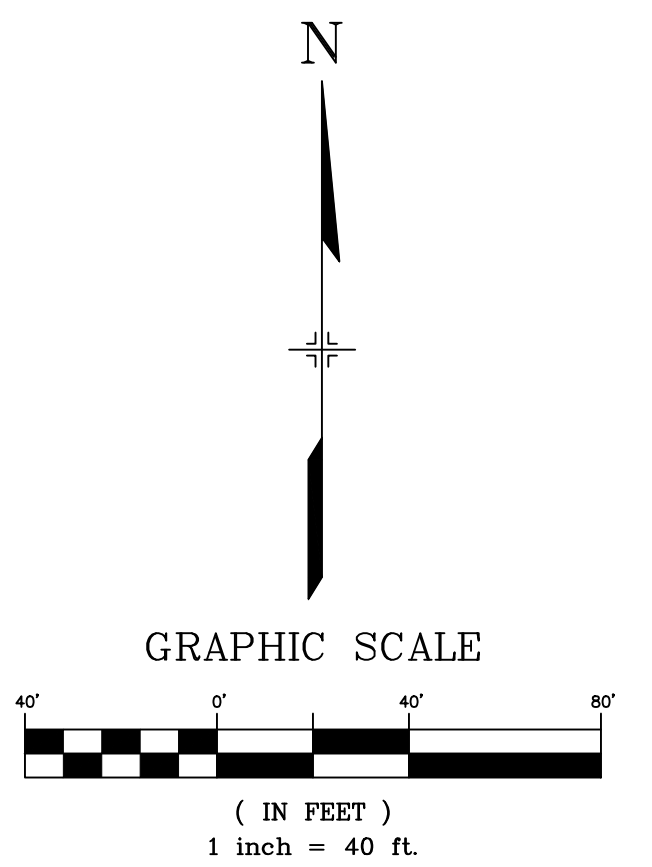


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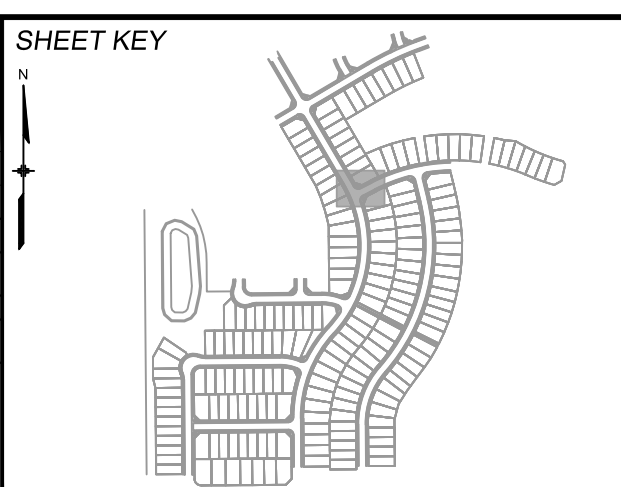
LINE TABLE		
LINE #	BEARING	DISTANCE
L129	S14°28'02"E	10.00
L130	N62°52'51"E	29.15
L131	S32°39'31"E	10.04
L132	S62°52'51"W	51.38
L133	S70°22'35"W	9.82

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C119	10.00	539.17	1°03'46"	N18°11'12"W	10.00
C120	28.85	20.00	82°39'26"	S21°33'08"W	26.42
C121	10.00	539.17	1°03'46"	S28°57'42"E	10.00
C122	31.33	20.00	89°45'05"	S72°14'36"E	28.22
C123	29.07	762.00	2°11'09"	S63°58'26"W	29.07
C124	36.36	759.76	2°44'30"	S67°09'28"W	36.35



No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT
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 CTB FILE: ---
 PLOT DATE: April 26, 2022 3:59:42 PM
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BENCHMARK
 COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
 ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
 BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4' AULM. CAP PLS 10377)

PREPARED BY:

SEAL

FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 20.886.028

TRAILS AT ASPEN RIDGE

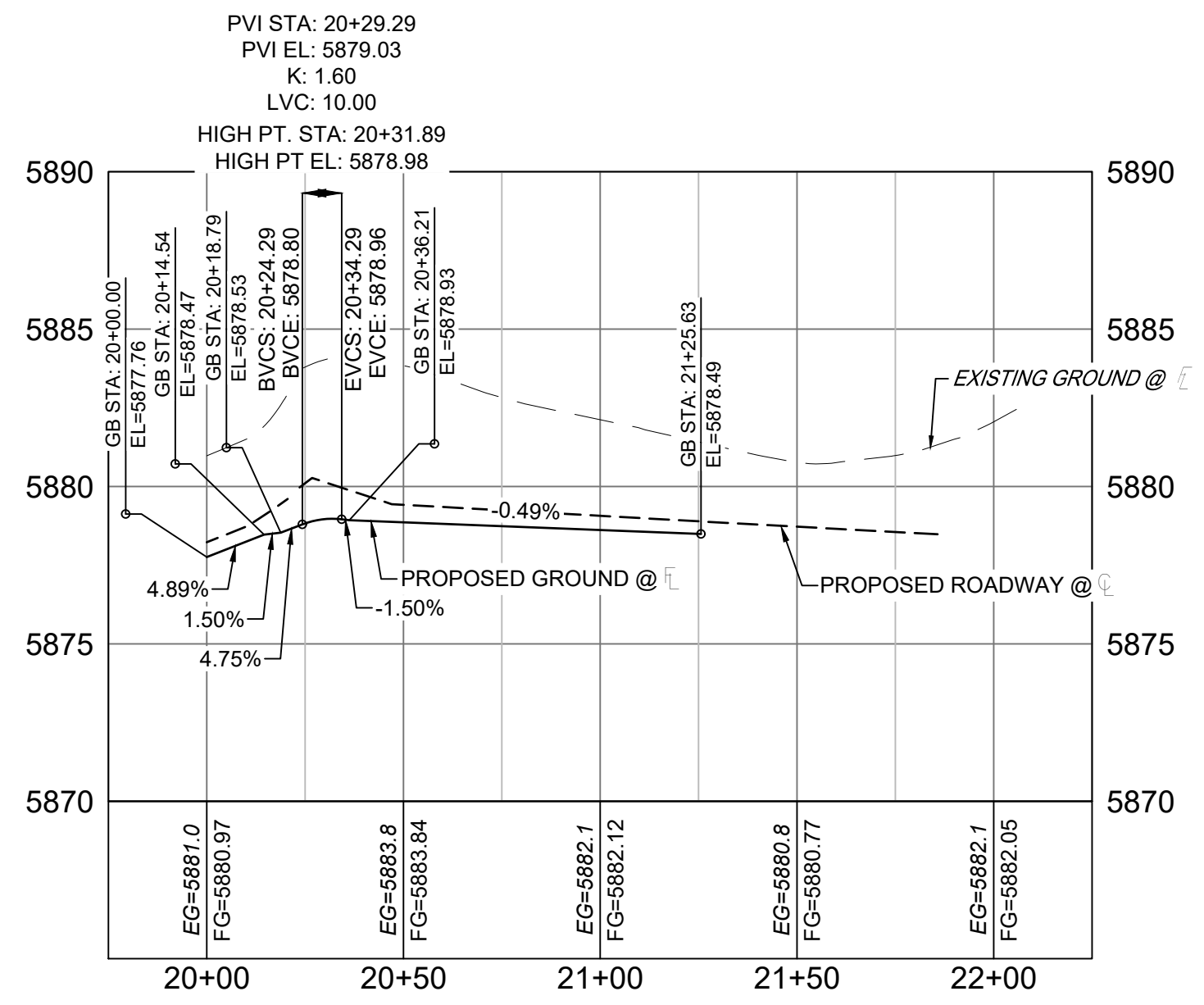
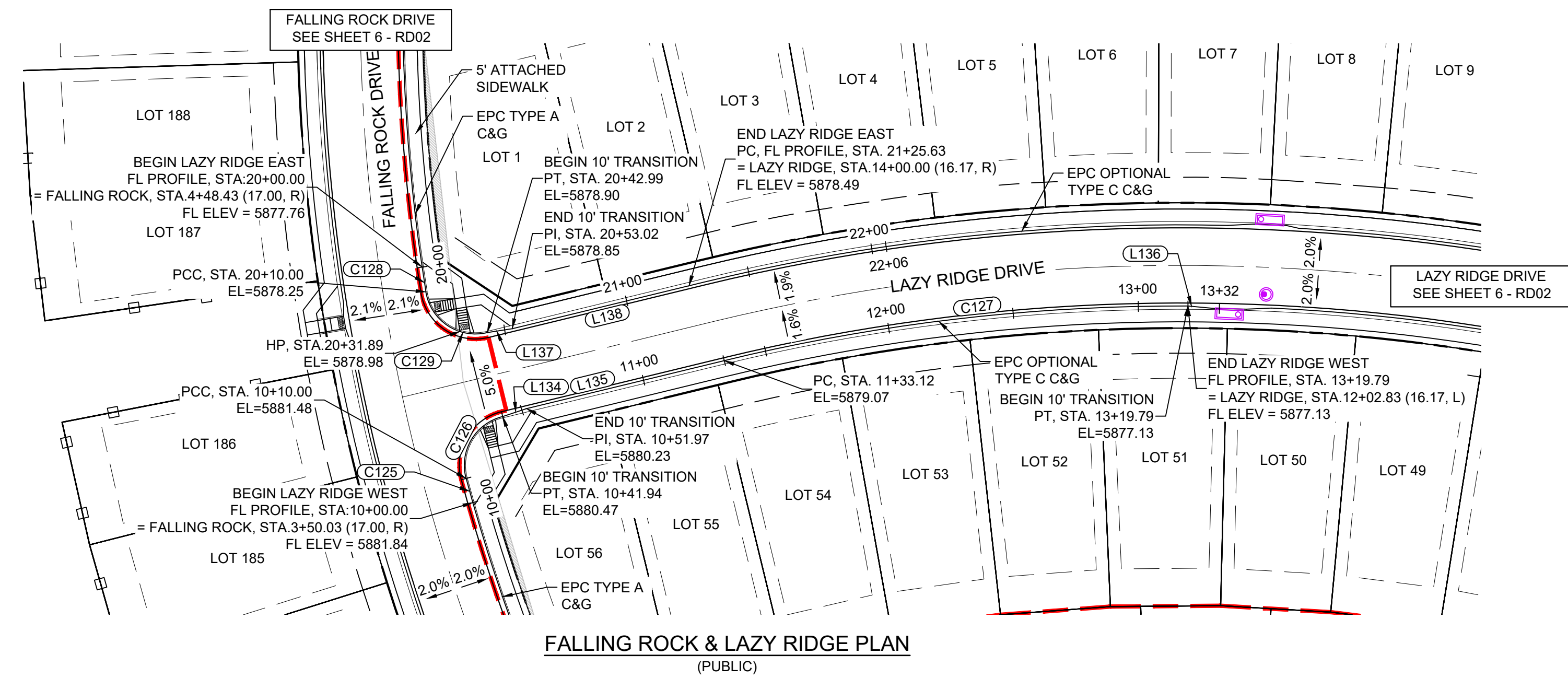
FILING NO.3
 ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

DESIGNED BY: TRS	SCALE: 1" = 40'	DATE ISSUED: AUGUST 2021	DRAWING No. RD14
DRAWN BY: LCB	HORIZ. 1" = 40'	SHEET 18 OF 39	
CHECKED BY: NMS	VERT. 1" = 5'		



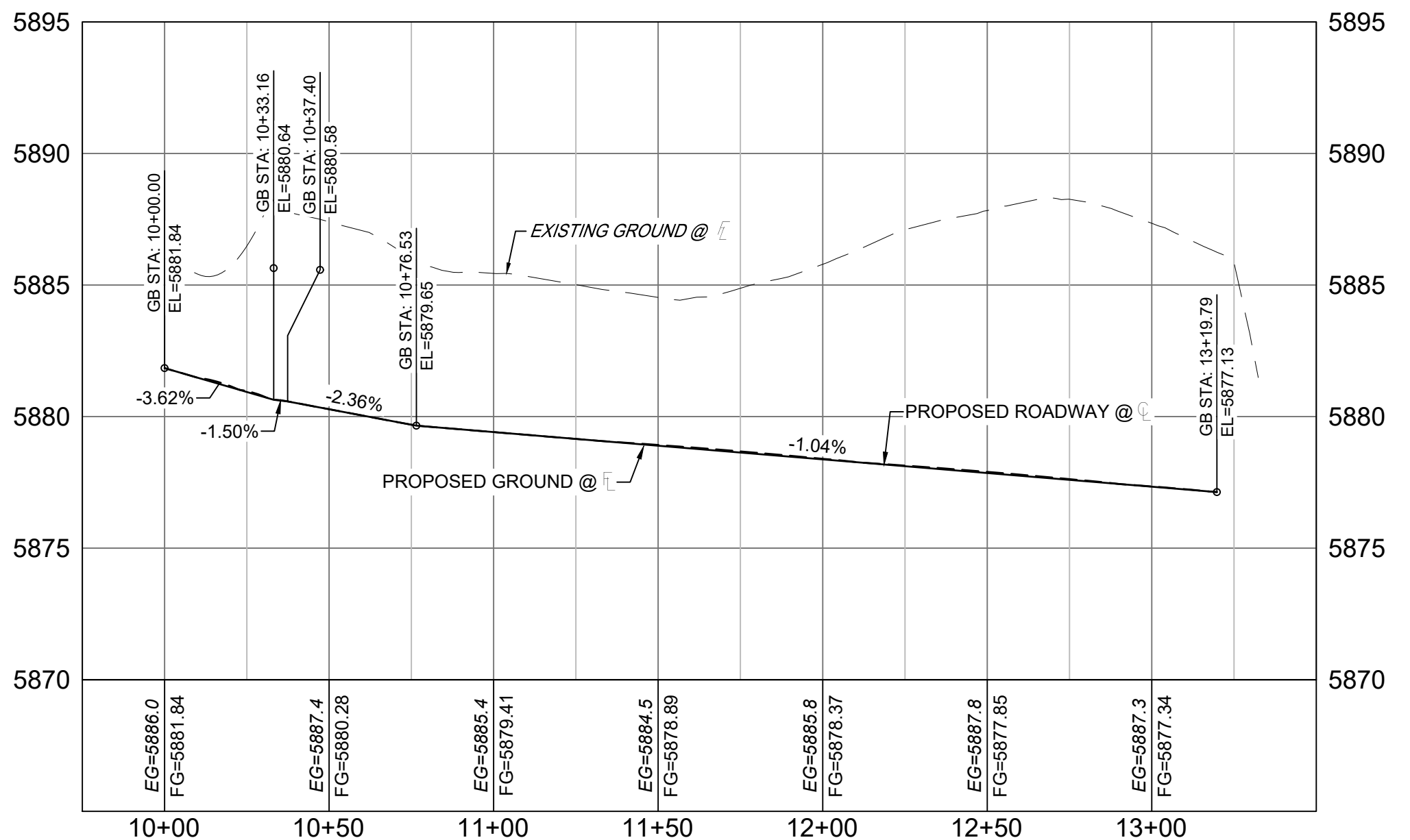
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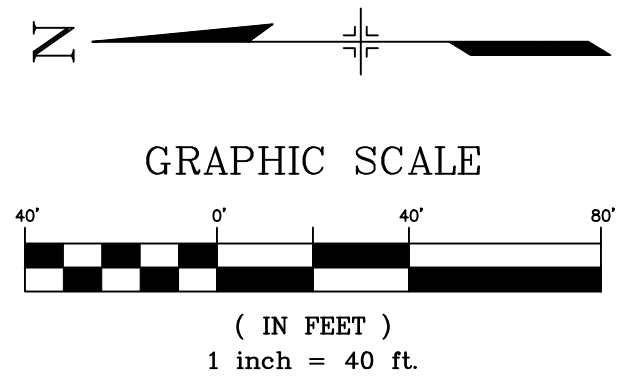
LINE TABLE		
LINE #	BEARING	DISTANCE
L134	N18°24'57"W	10.03
L135	S13°39'08"E	81.15
L136	S05°21'17"W	2.75
L137	N08°53'19"W	10.03
L138	N13°39'08"W	72.61

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C125	10.00	728.00	0°47'13"	N74°27'56"E	10.00
C126	31.94	20.00	91°29'19"	S59°23'48"E	28.65
C127	186.67	771.83	13°51'24"	N06°43'26"W	186.21
C128	10.00	728.00	0°47'13"	N81°14'45"E	10.00
C129	32.99	20.00	94°30'17"	N33°36'00"E	29.37

FALLING ROCK - LAZY RIDGE EAST FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 19+75.00, END STA: 22+25.00

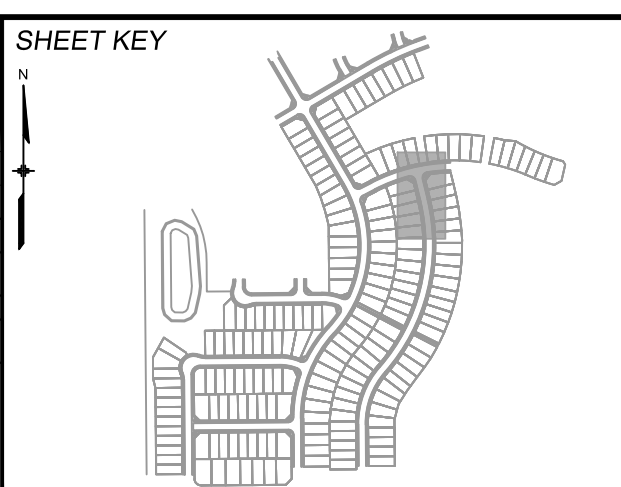


FALLING ROCK - LAZY RIDGE WEST FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 9+75.00, END STA: 13+50.00



No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT	
FILE NAME:	S:\20.886.028 (Trails F3)\104 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD - FLOWLINES.dwg
CTB FILE:	---
PLOT DATE:	April 26, 2022 3:59:57 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS 10377)

PREPARED BY:

SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

TRAILS AT ASPEN RIDGE

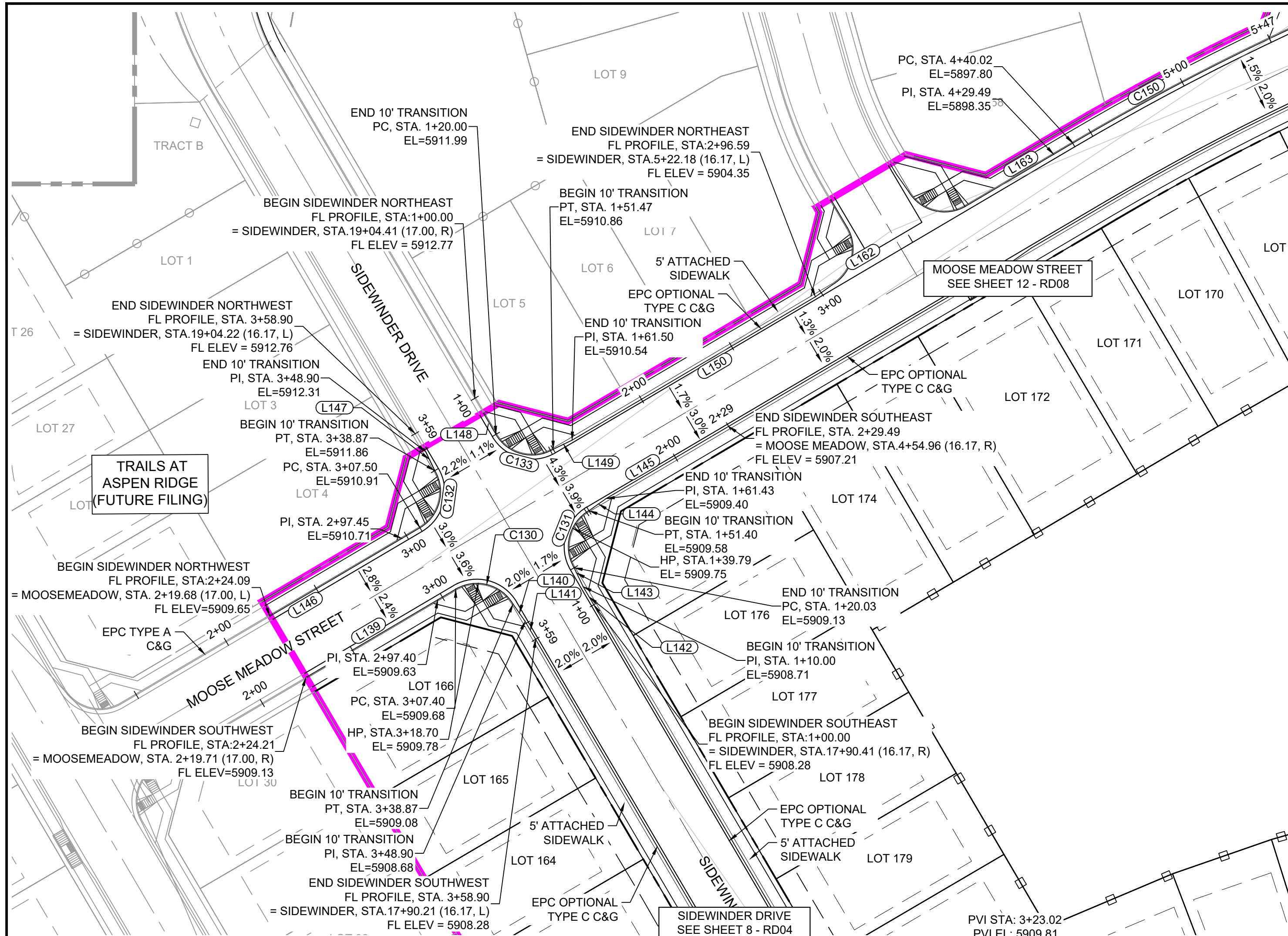
FILING NO.3
ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

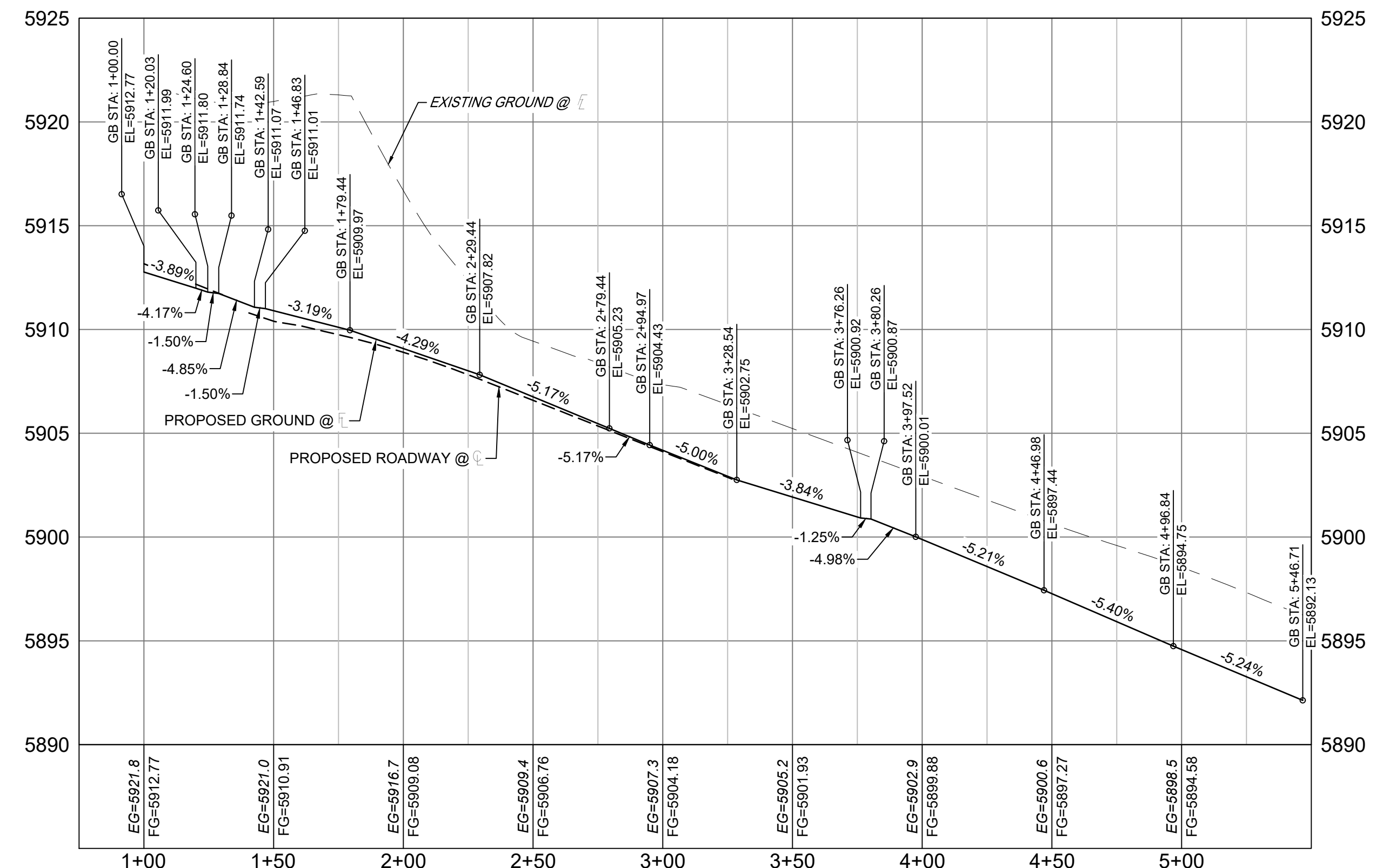
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DRAWN BY:	LGB	HORIZ 1" = 40'	SHEET	19 OF 39	RD15
CHECKED BY:	NMB	VERT. 1" = 5'			



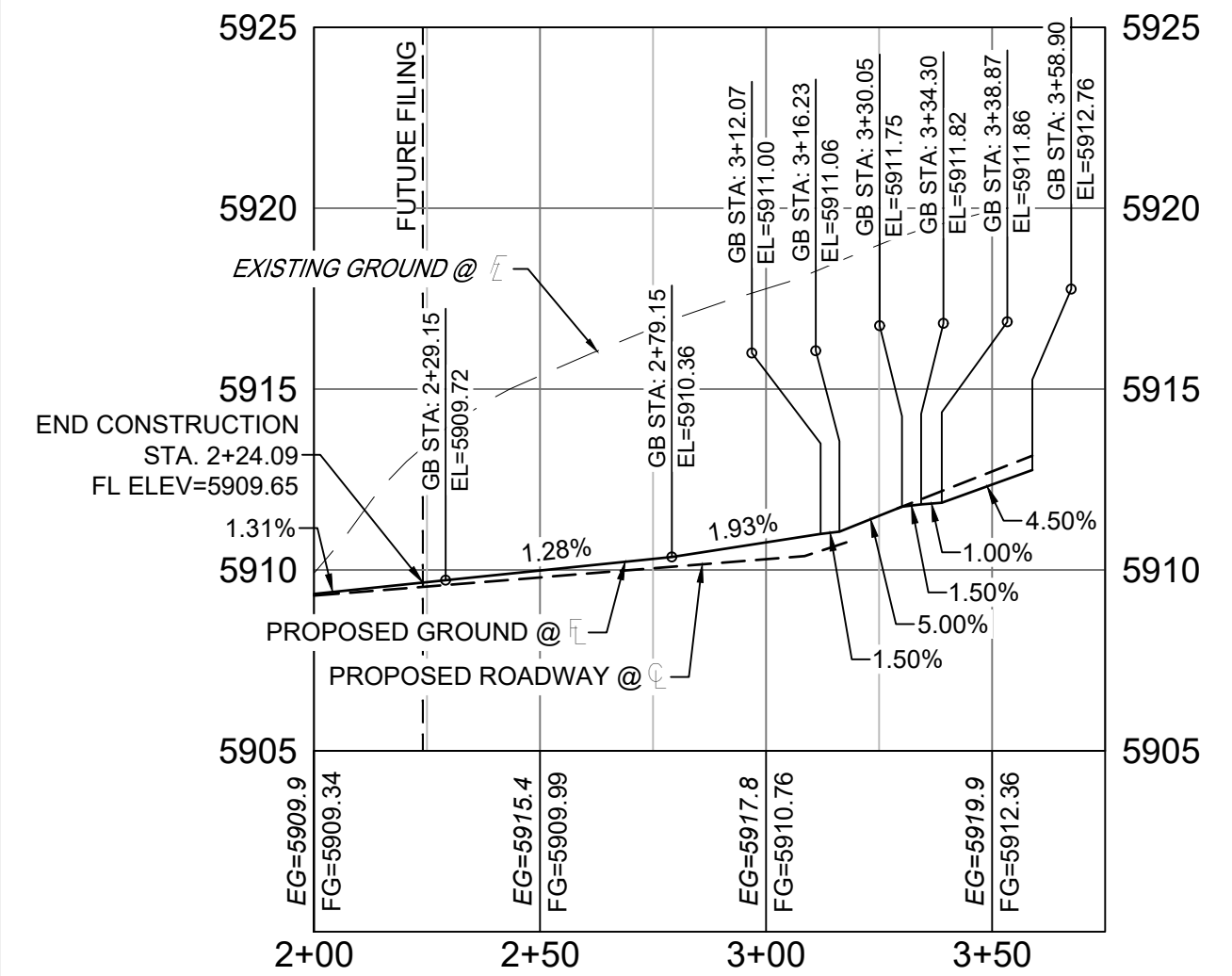
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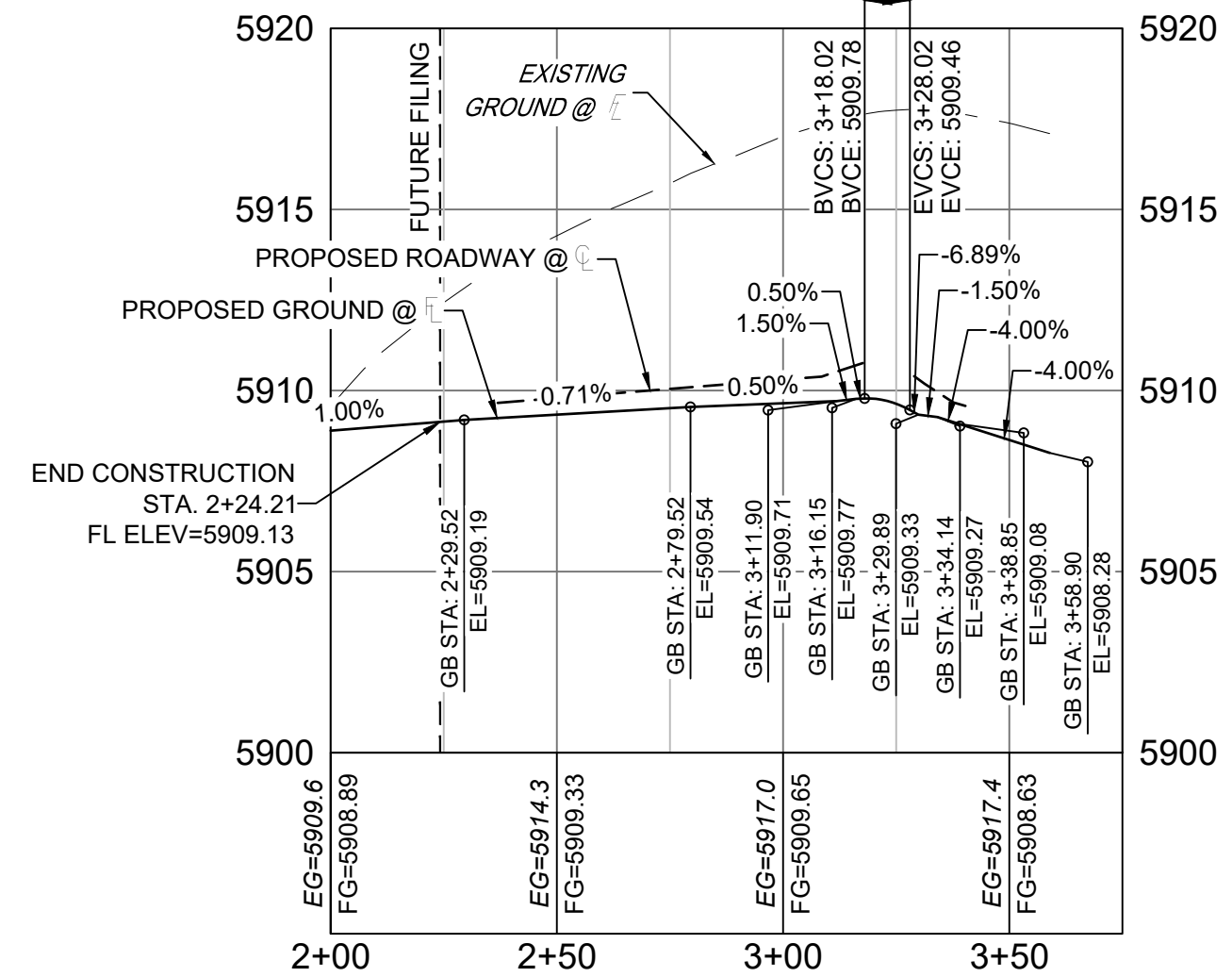
SIDEWINDER DRIVE & MOOSE MEADOW PLAN
(PUBLIC)



SIDEWINDER - MOOSE MEADOW NORTHEAST FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 5+50.00



SIDEWINDER - MOOSE MEADOW NORTHWEST FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 2+00.00, END STA: 3+75.00

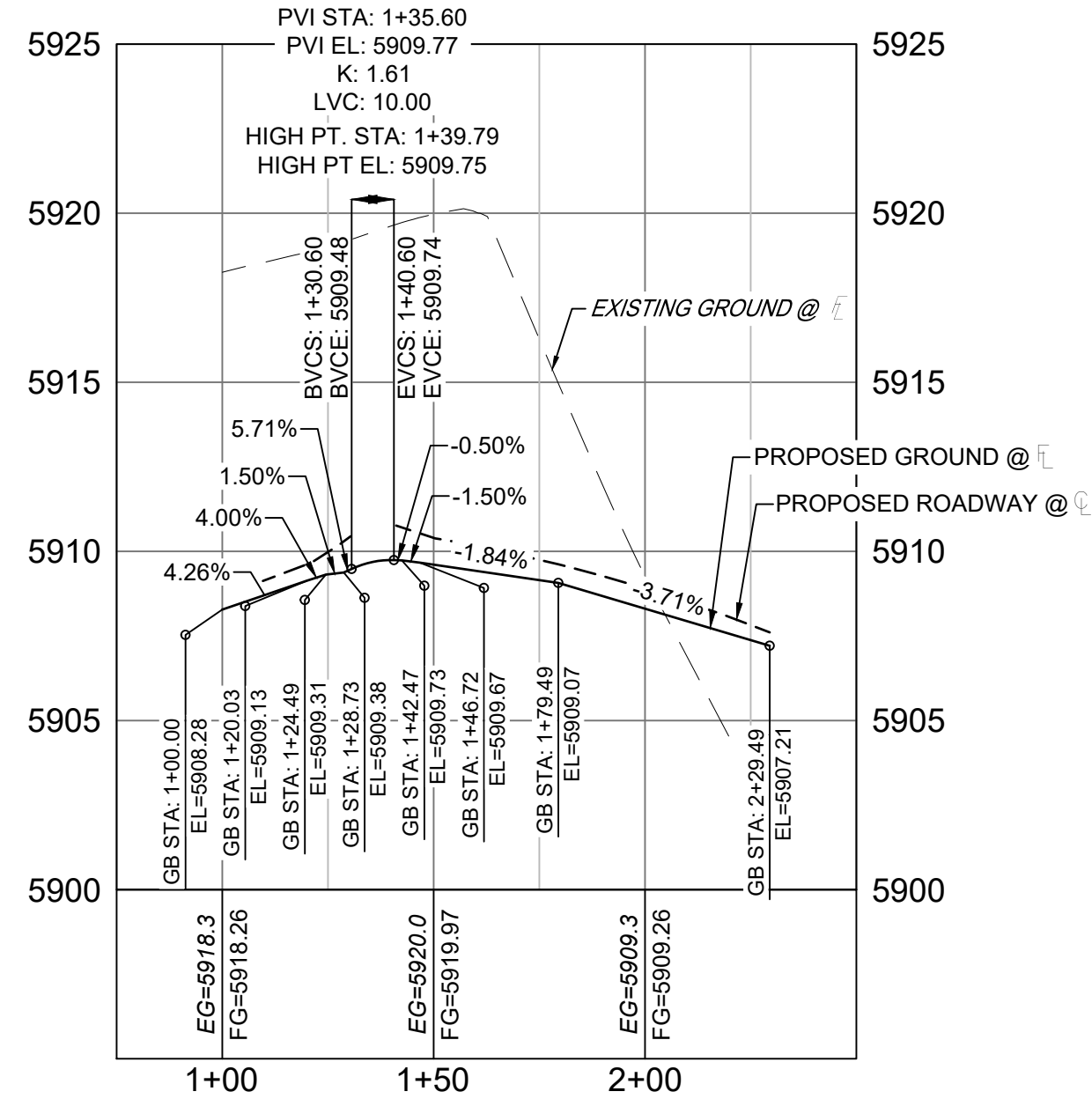


SIDEWINDER - MOOSE MEADOW SOUTHWEST FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 2+00.00, END STA: 3+75.00

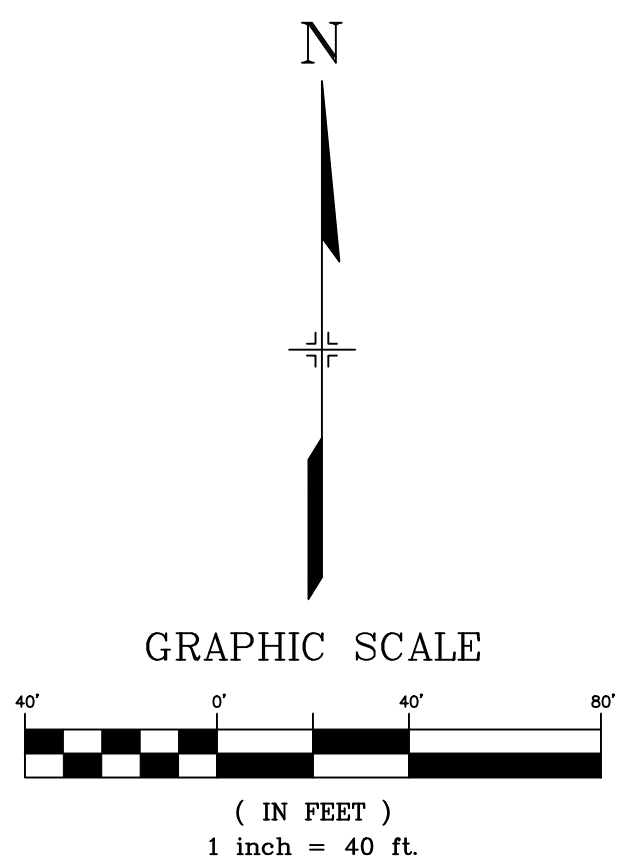
LINE #	BEARING	DISTANCE
L139	N89°29'13"E	83.00
L140	N35°07'35"W	10.03
L141	S30°21'46"E	10.00
L142	S30°21'46"E	10.00
L143	N25°35'57"W	10.03
L144	S54°43'24"W	10.03

LINE #	BEARING	DISTANCE
L145	S59°29'13"W	68.05
L146	N59°29'13"E	83.42
L147	S25°35'57"E	10.03
L148	N35°07'35"W	10.03
L149	S64°15'02"W	10.03
L150	S59°29'13"W	135.09

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C130	31.47	20.00	90°09'01"	S75°26'17"E	28.32
C131	31.36	20.00	89°50'59"	N14°33'43"E	28.25
C132	31.36	20.00	89°50'59"	N14°33'43"E	28.25
C133	31.47	20.00	90°09'01"	S75°26'17"E	28.32



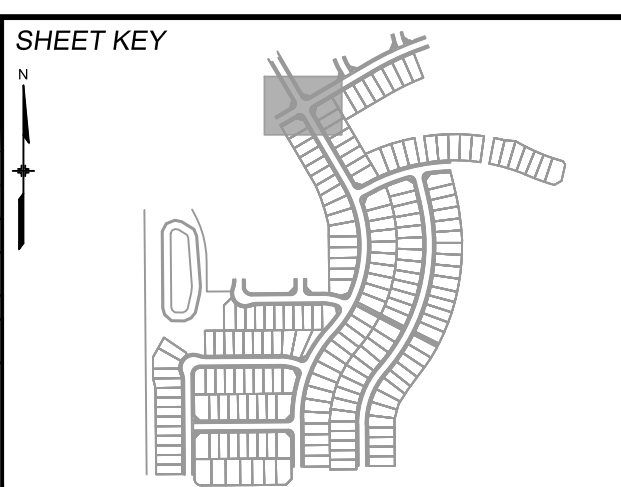
SIDEWINDER - MOOSE MEADOW SOUTHEAST FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 2+50.00



REFERENCE DRAWINGS

- X-886-EX-BASE
- X-886-SURV
- X-886-PR-SITE-F1
- X-886-PR-SITE-F2
- 886-PR-Logan Drive-Roundabout
- 886-PR-Logan Drive
- X-886-PR-SITE-F3
- X-886-PR-SITE-F4
- X-886-PR-SITE-F5
- X-886-PR-SITE-F6
- X-886-PR-SITE-F7

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD - FLOWLINES.dwg			
CTB FILE: ---			
PLOT DATE: April 26, 2022 4:00:15 PM			
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)

PREPARED BY:

SEAL

TRAILS AT ASPEN RIDGE

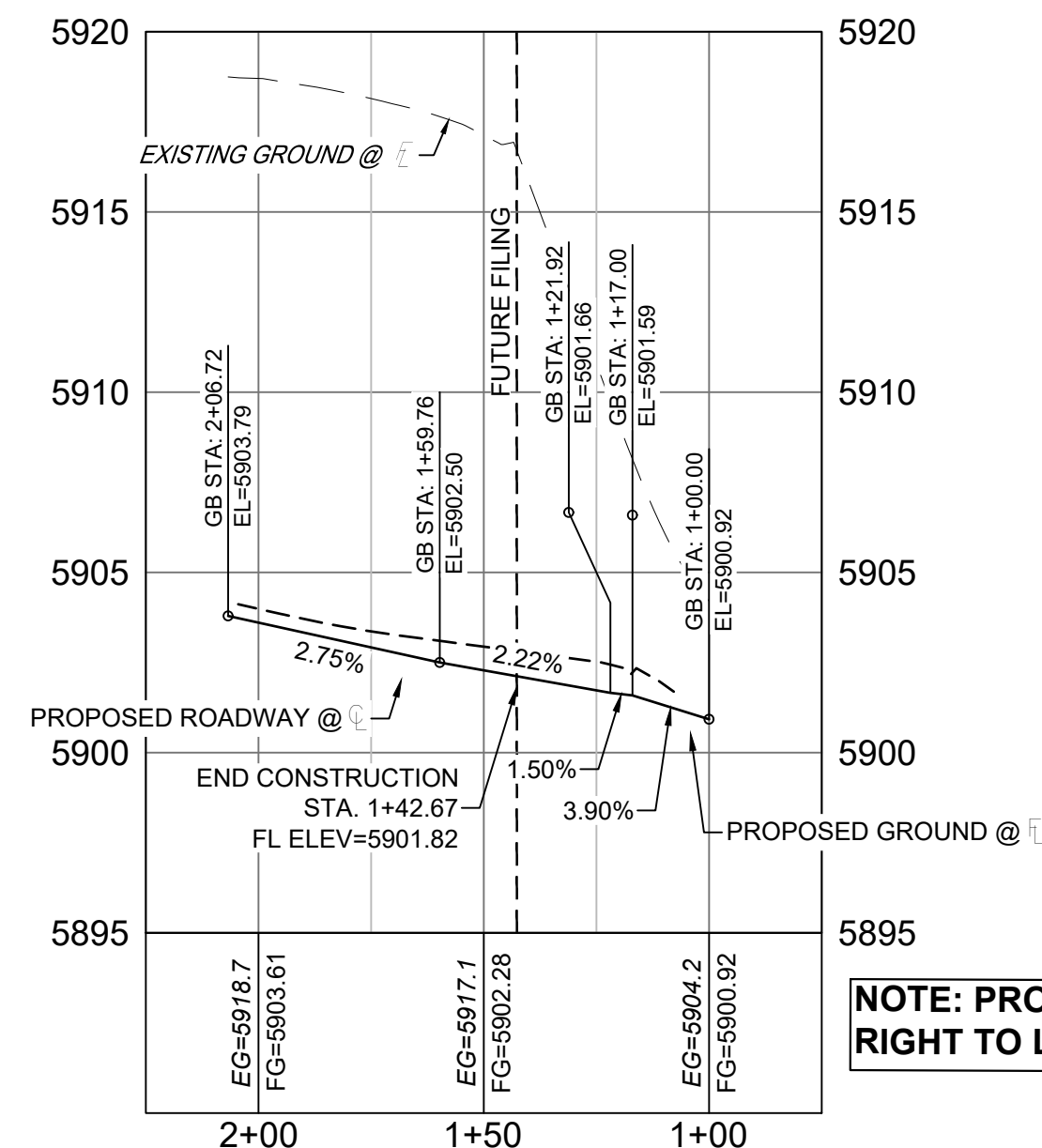
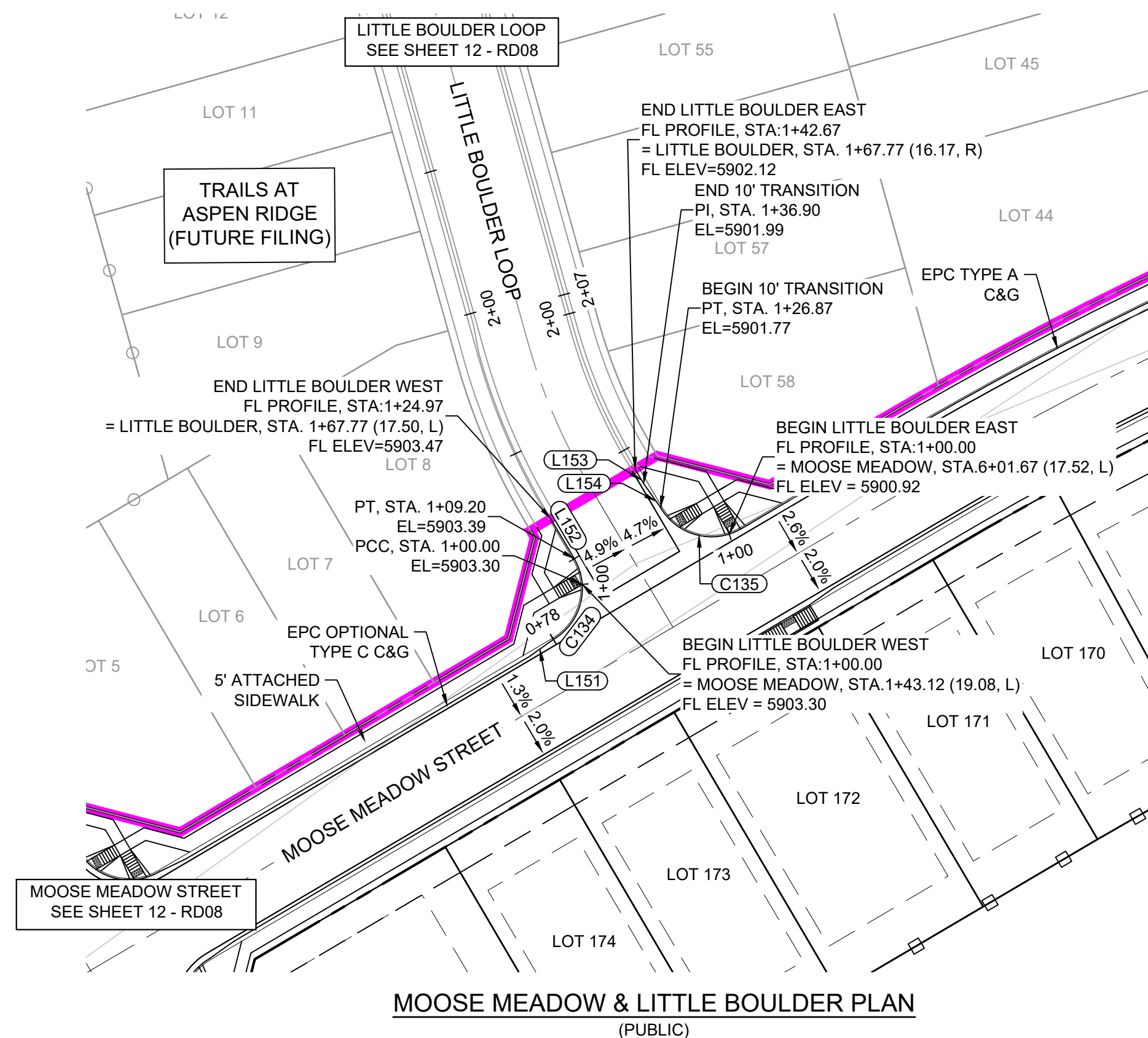
FILING NO.3
ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

DESIGNED BY:	TR	SCALE:	DATE ISSUED:	AUGUST 2021	DRAWING No.
DRAWN BY:	LCB	HORIZ. 1" = 40'	SHEET	20 OF 39	RD16
CHECKED BY:	NMS	VERT. 1" = 5'			



Know what's below.
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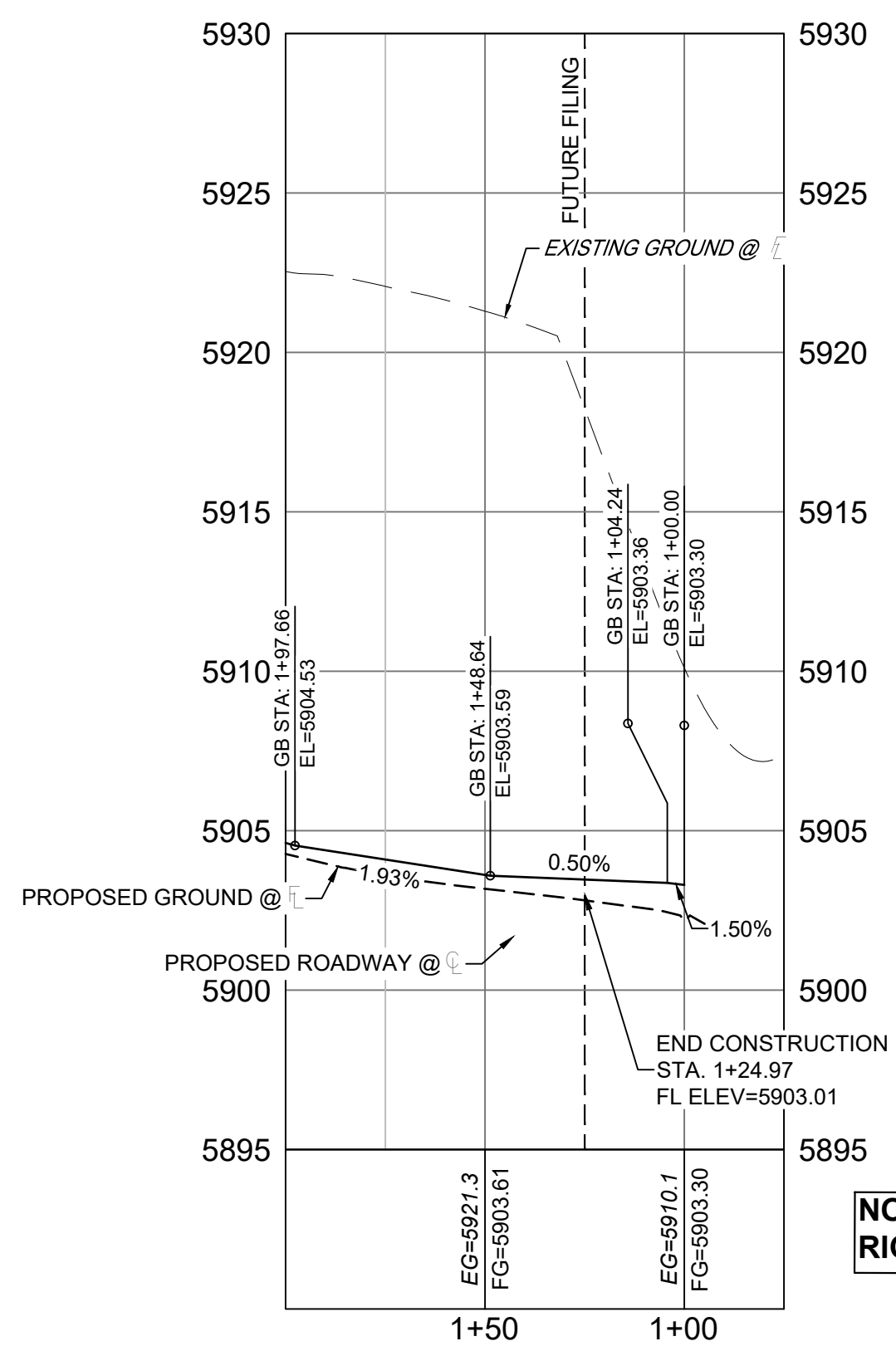


LINE TABLE		
LINE #	BEARING	DISTANCE
L151	S54°43'24"W	10.03
L152	S30°30'47"E	15.77
L153	N30°30'47"W	5.77
L154	N35°16'36"W	10.03

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C134	31.42	20.00	90°00'00"	N14°29'13"E	28.28
C135	26.87	20.00	76°57'46"	N68°59'40"W	24.89

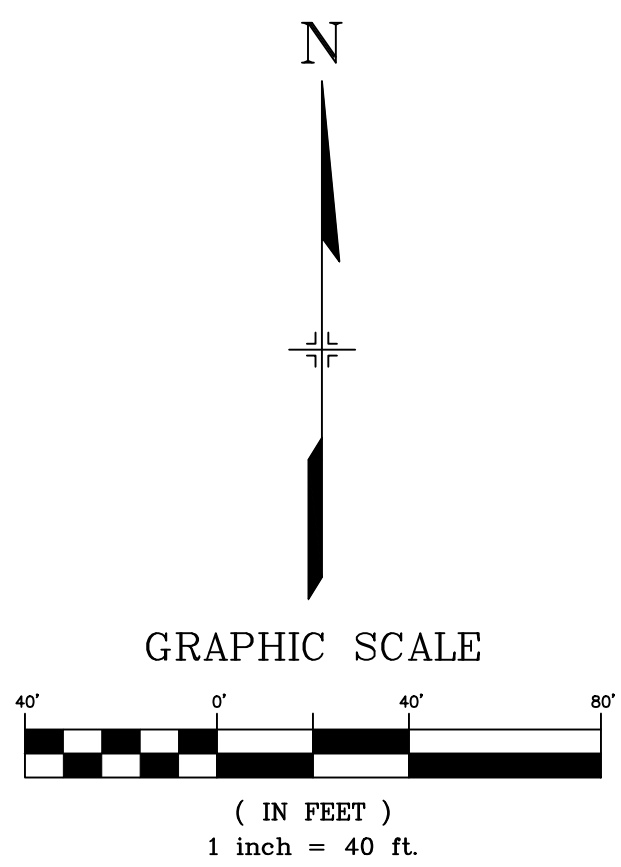
MOOSE MEADOW - LITTLE BOULDER EAST FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 2+25.00

NOTE: PROFILE IS RIGHT TO LEFT



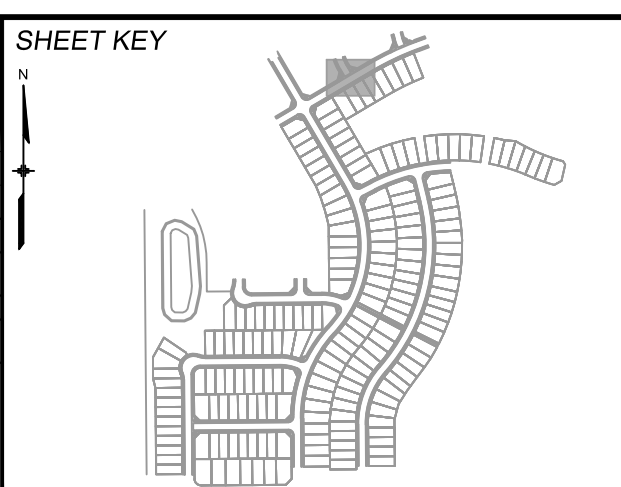
MOOSE MEADOW - LITTLE BOULDER WEST FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 2+00.00

NOTE: PROFILE IS RIGHT TO LEFT



No.	DATE	DESCRIPTION	BY
REVISIONS			

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BENCHMARK
 COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
 ELEVATION - 5897.89' U.S. SURVEY FT

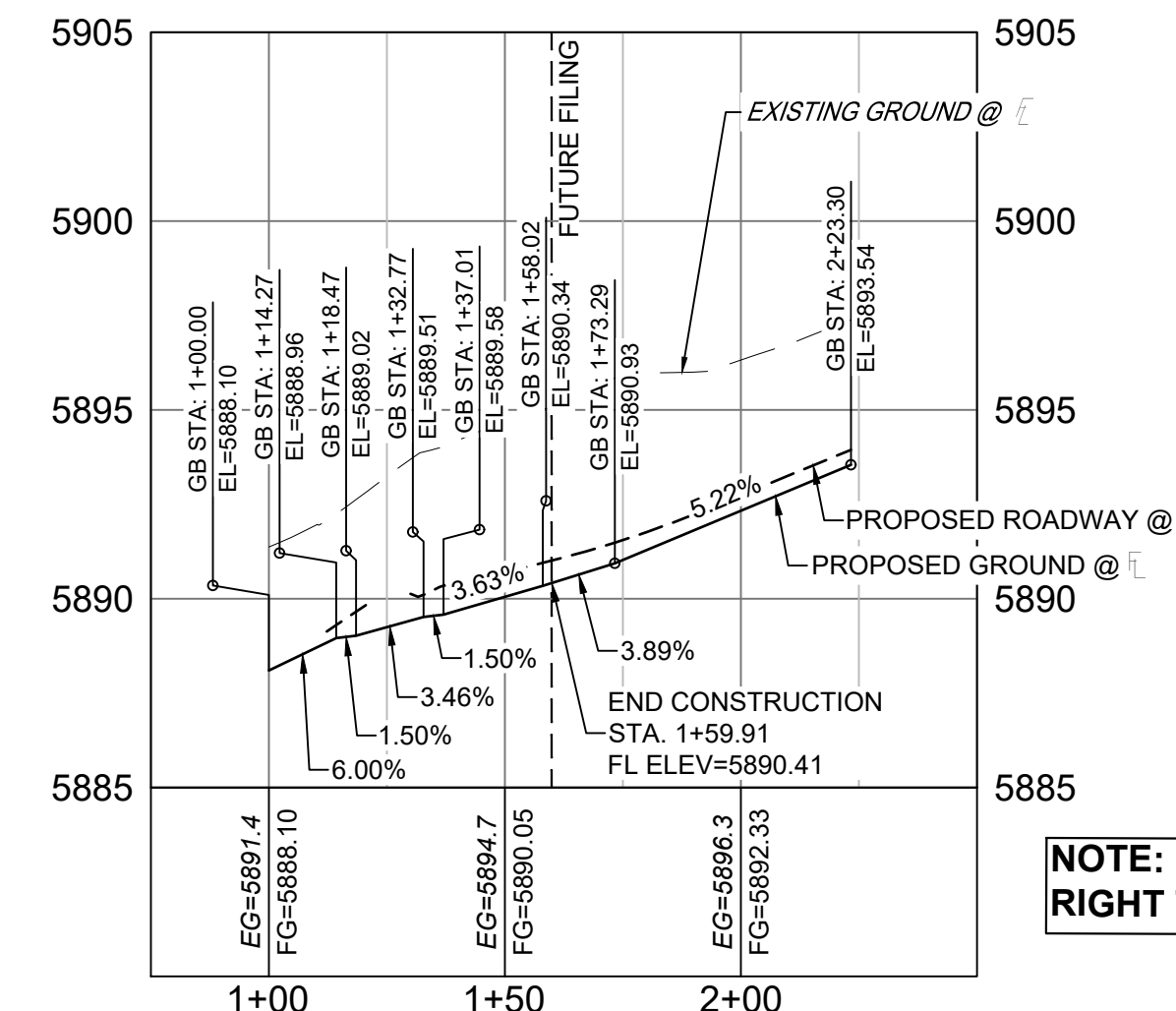
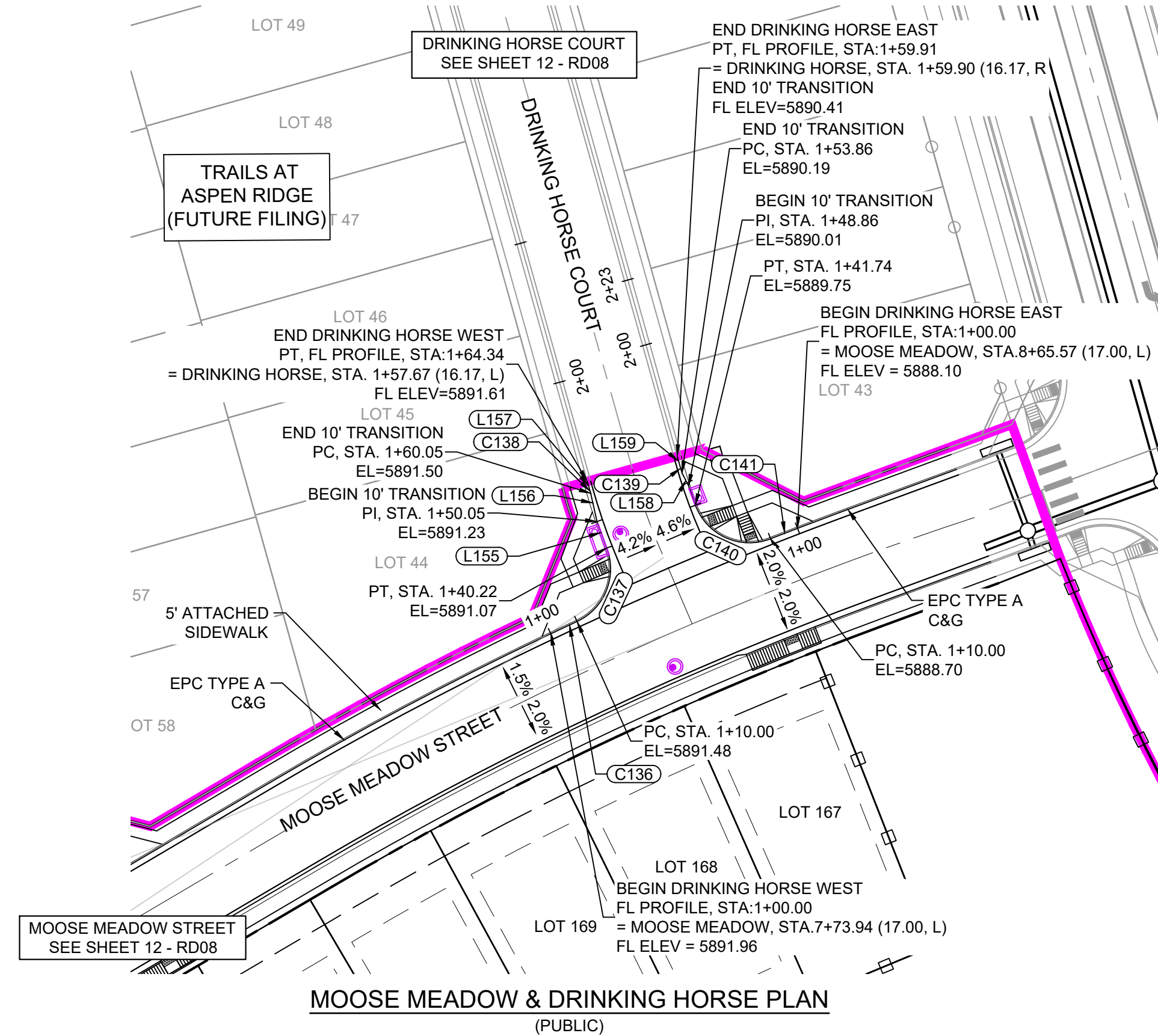
BASIS OF BEARING
 BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4' AULM. CAP PLS 10377)



TRAILS AT ASPEN RIDGE					
FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS					
FLOWLINE PLAN & PROFILE					
DESIGNED BY:	TRC	SCALE:	DATE ISSUED:	AUGUST 2021	DRAWING No.
DRAWN BY:	LCB	HORIZ. 1" = 40'	SHEET	21 OF 39	RD17
CHECKED BY:	NMS	VERT. 1" = 5'			

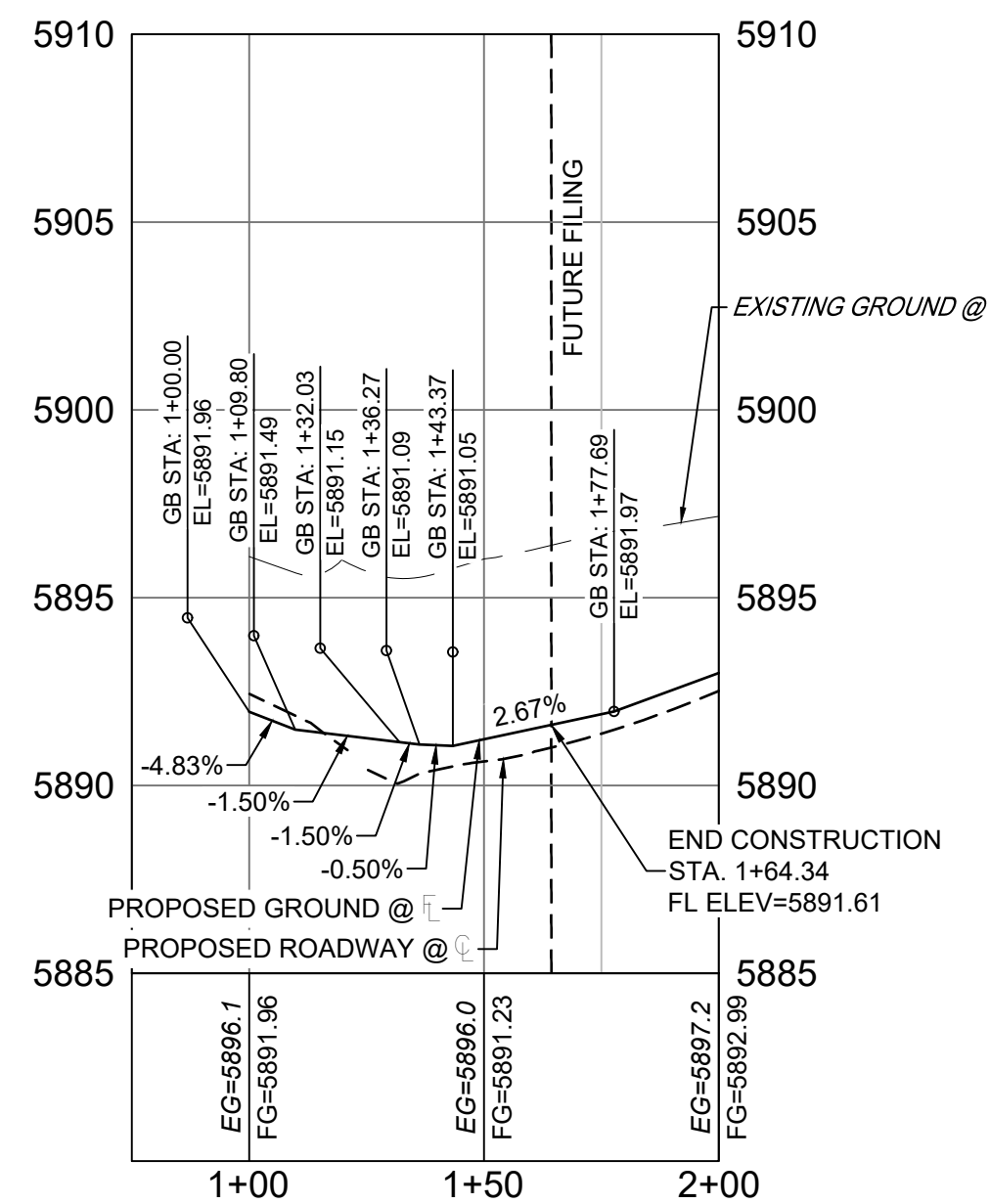


Know what's below.
Call before you dig.



MOOSE MEADOW - DRINKING HORSE EAST FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 2+50.00

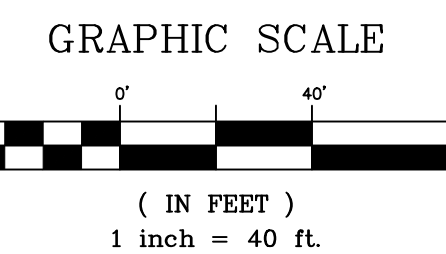
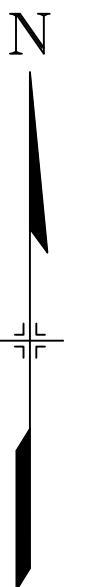
NOTE: PROFILE IS RIGHT TO LEFT



MOOSE MEADOW - DRINKING HORSE WEST FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 2+00.00

LINE TABLE		
LINE #	BEARING	DISTANCE
L155	S20°15'59"E	9.82
L156	N12°38'20"W	10.00
L157	S15°39'12"E	2.61
L158	N27°05'26"W	5.00
L159	N15°39'12"W	2.61
L162	N59°29'13"E	73.60
L163	N59°29'13"E	49.26

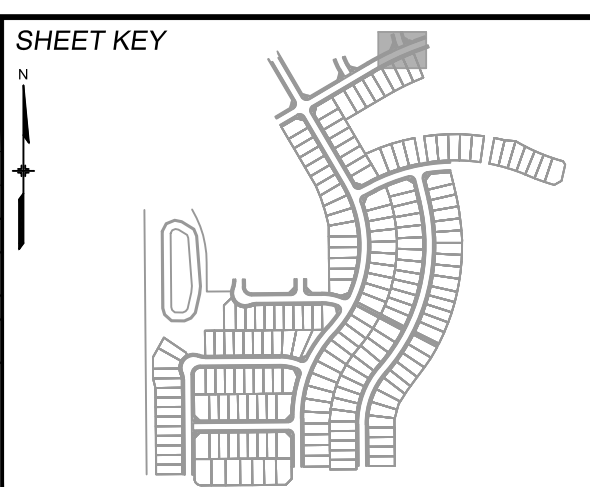
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C136	10.00	1217.00	0°28'15"	S64°53'46"W	10.00
C137	30.22	20.00	86°34'51"	N22°01'28"E	27.43
C138	1.68	216.17	0°26'47"	S15°52'35"E	1.68
C139	3.45	183.83	1°04'26"	S16°11'25"E	3.45
C140	31.74	20.00	90°56'23"	S65°57'54"E	28.52
C141	10.00	1217.00	0°28'15"	S68°48'01"W	10.00
C150	106.65	1217.00	5°01'16"	N61°59'51"E	106.62



REFERENCE DRAWINGS	
X-886-EX-BASE	
X-886-EX-SURVEY	
X-886-PR-SITE-F1	
X-886-PR-SITE-F2	
886-PR-Logan Drive-Roundabout	
886-PR-Logan Drive	
X-886-PR-SITE-F6	
X-886-PR-SITE-F5	
X-886-PR-SITE-F4	
X-886-PR-SITE-F3	
X-716-4-815	
X-886-PR-SITE-F7	

No.	DATE	DESCRIPTION	BY
REVISIONS			

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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)

PREPARED BY:

SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

TRAILS AT ASPEN RIDGE

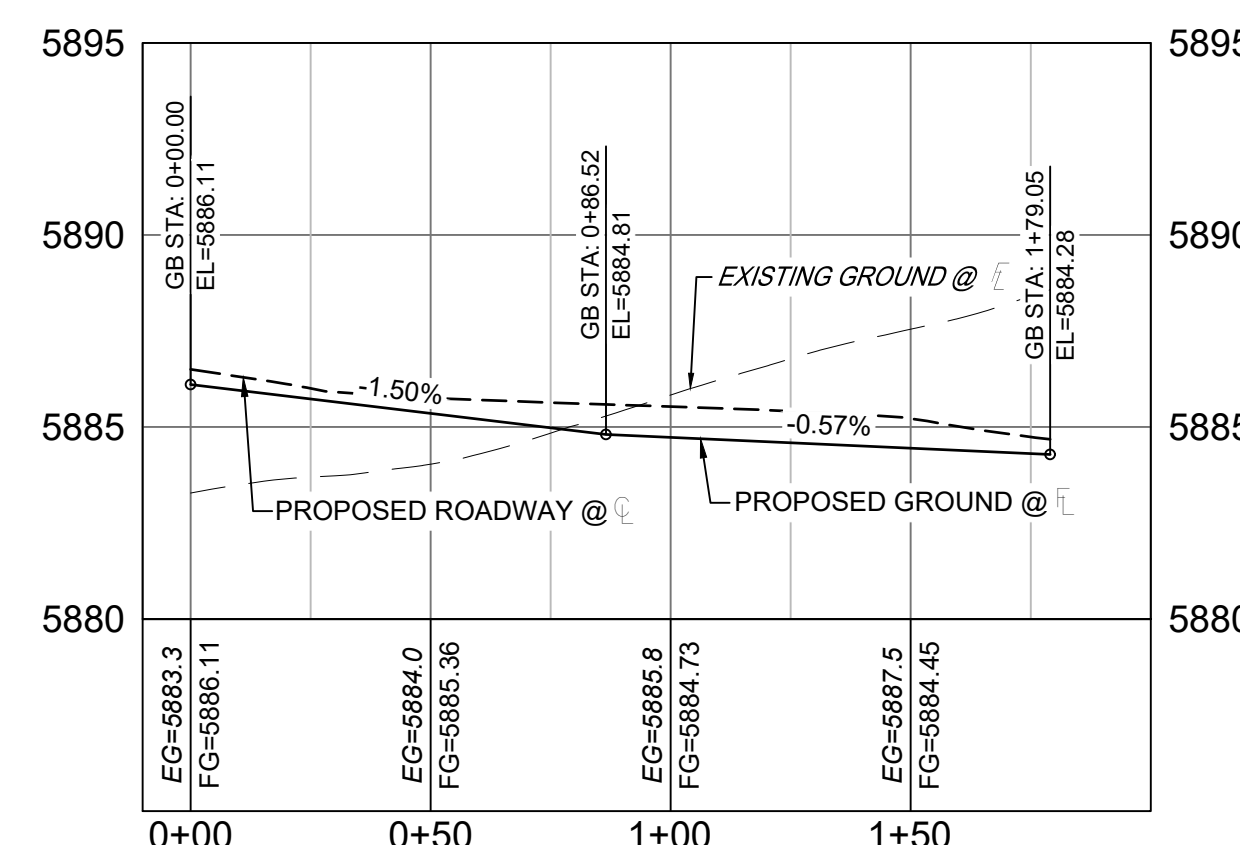
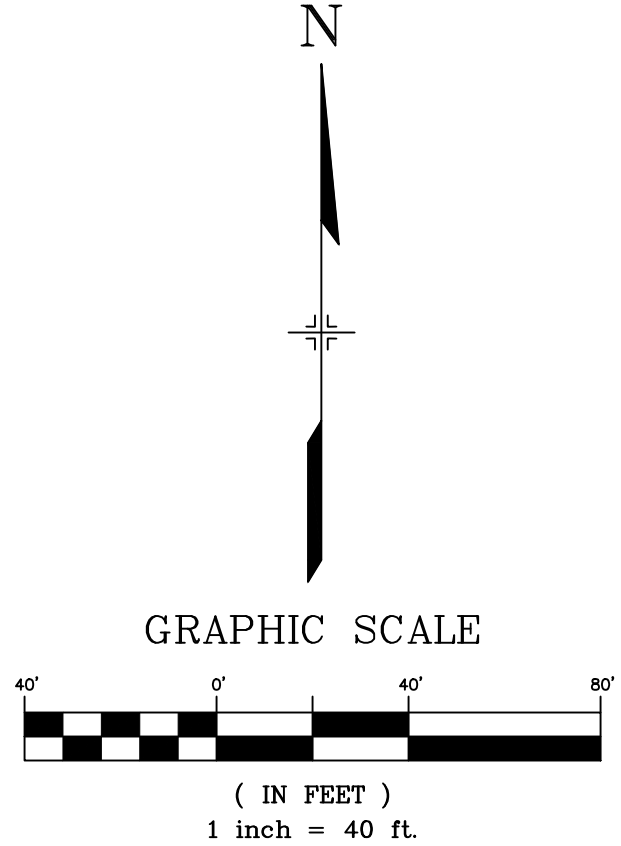
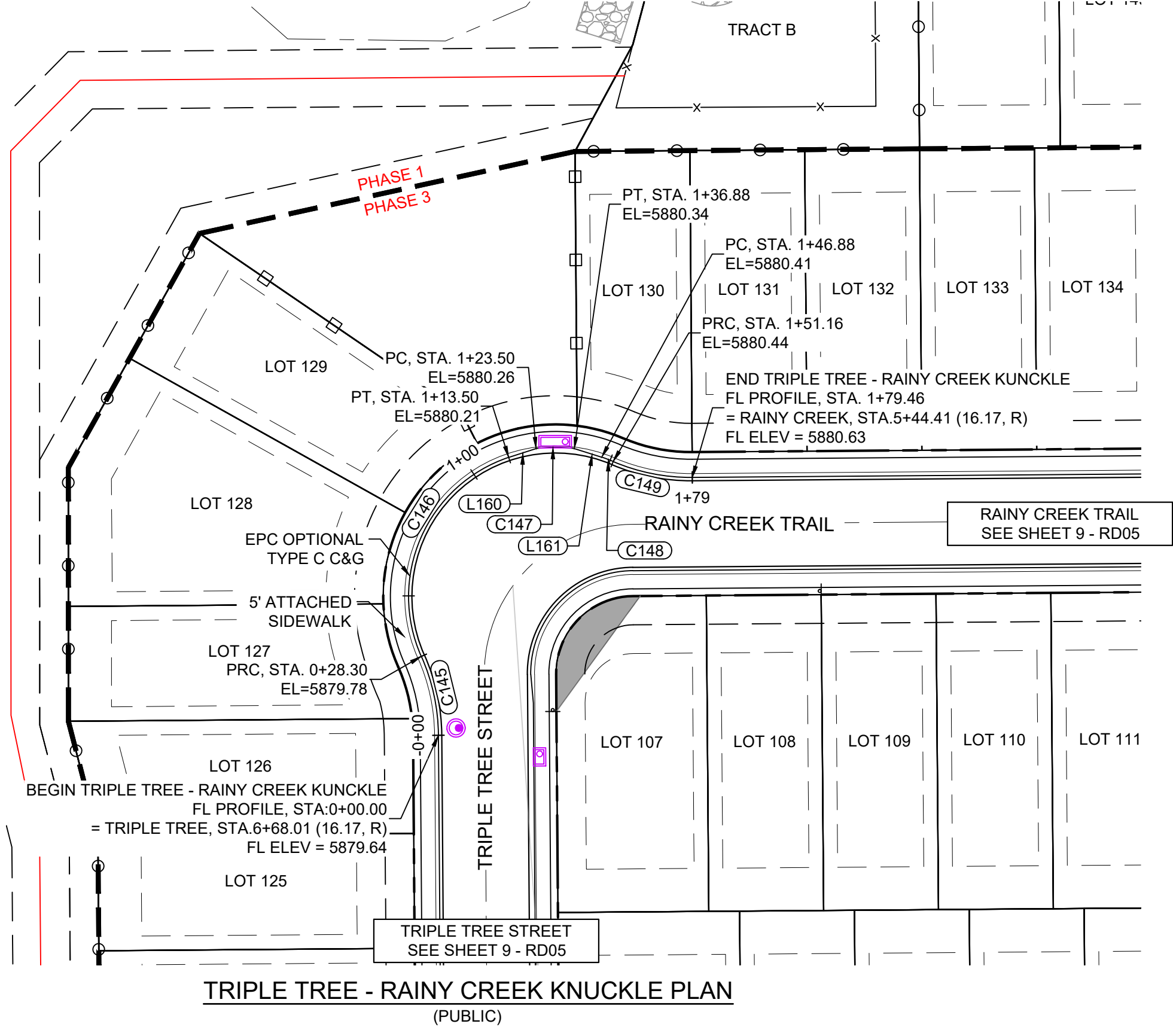
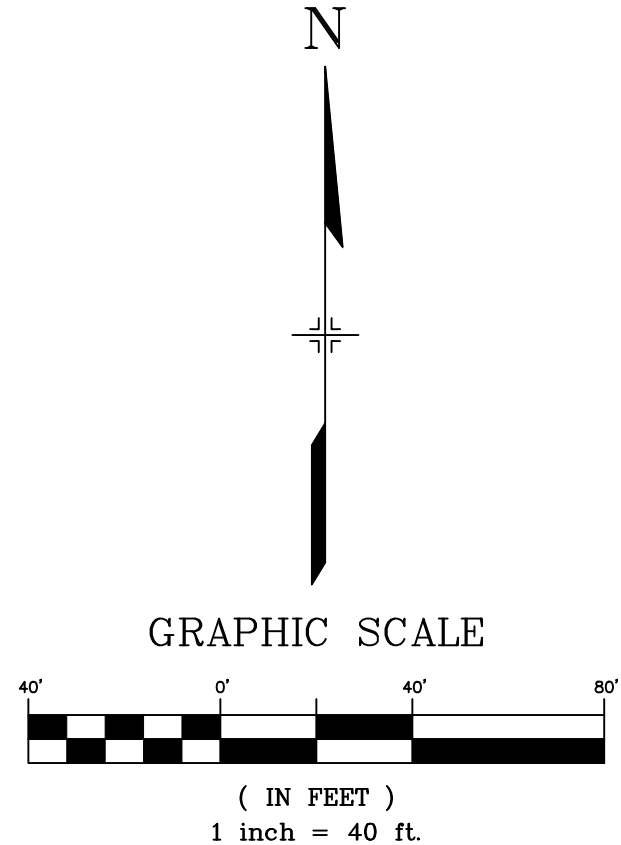
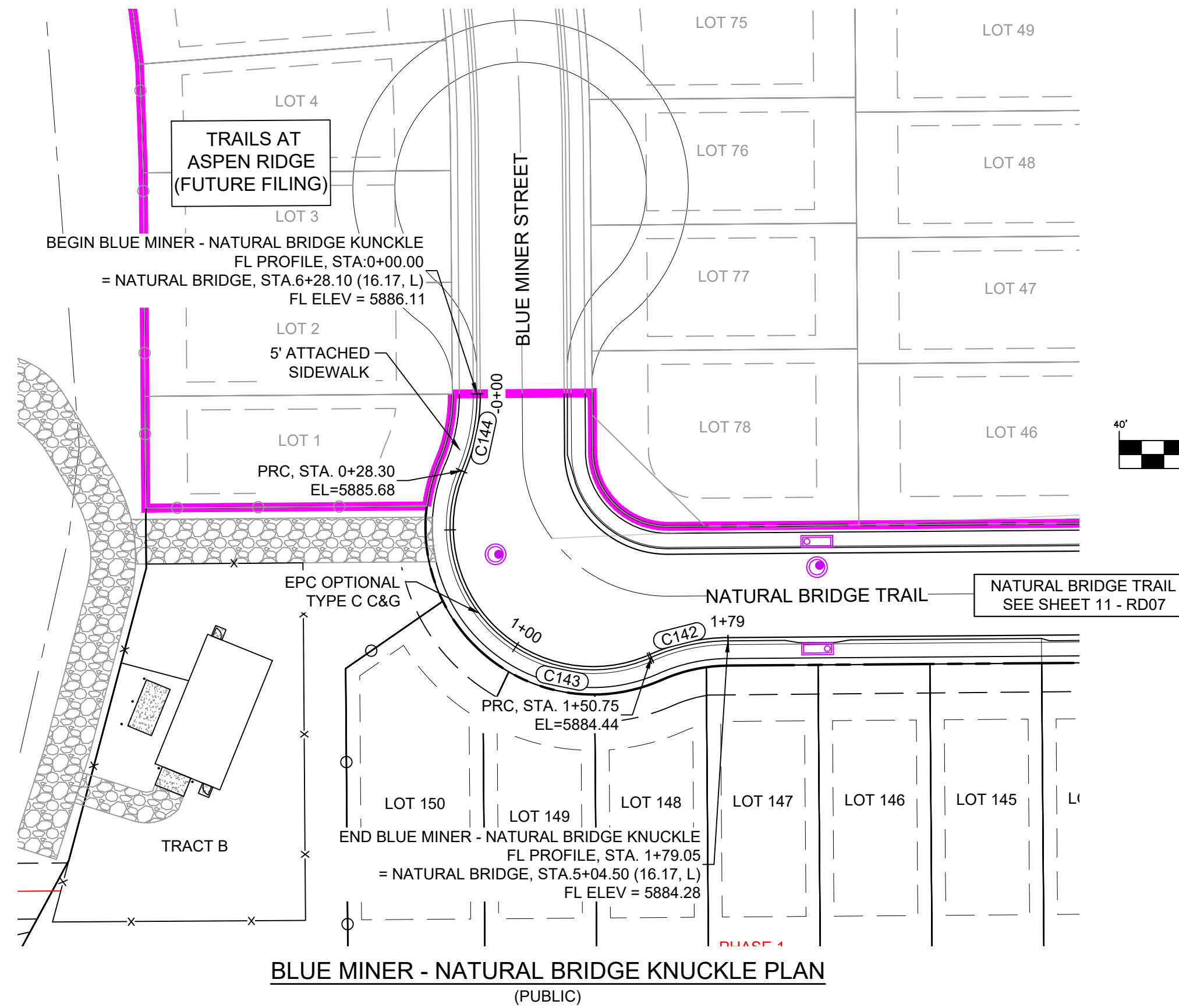
FILING NO.3
ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

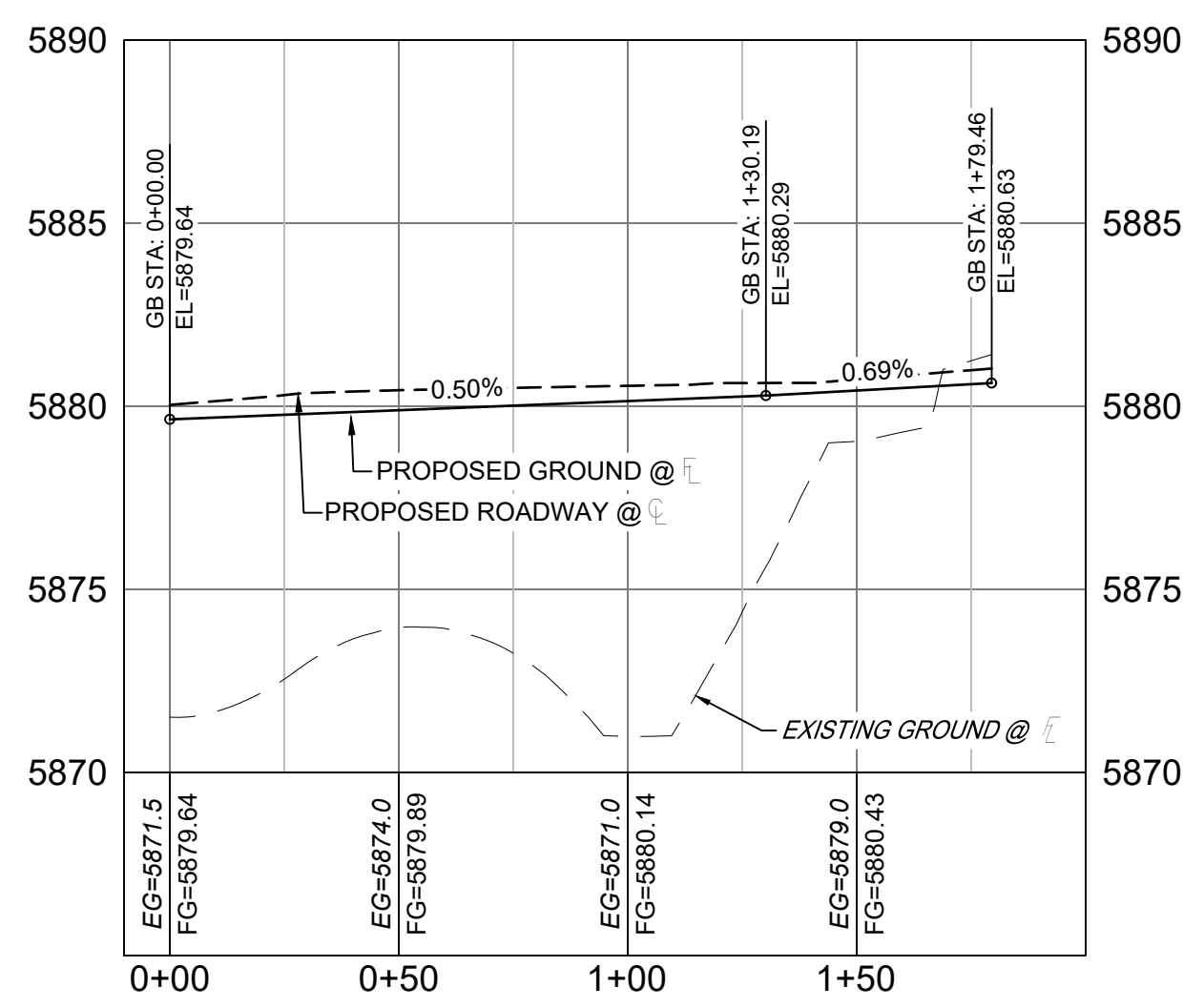
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DRAWN BY:	LCB	HORIZ 1" = 40'	SHEET	22 OF 39	RD18
CHECKED BY:	NMS	VERT. 1" = 5'			



Know what's below.
Call before you dig.



BLUE MINER - NATURAL BRIDGE KNUCKLE FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: -0+10.00, END STA: 2+00.00

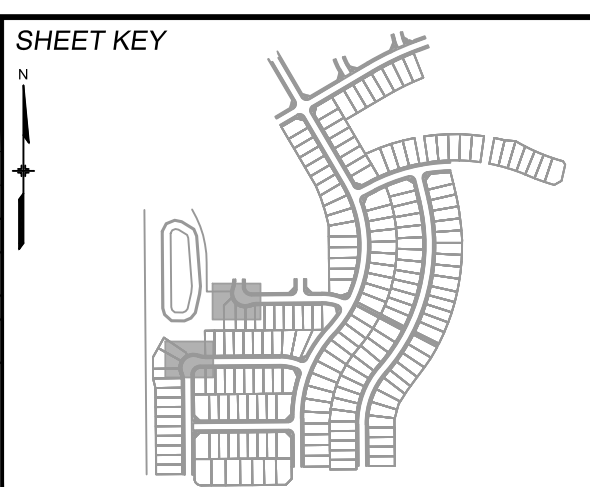


TRIPLE TREE - RAINY CREEK KNUCKLE FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: -0+10.00, END STA: 2+00.00

LINE #	BEARING	DISTANCE
L160	N72°12'00"E	10.00
L161	S72°27'58"E	10.00

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C142	28.30	68.83	23°33'23"	S77°46'53"W	28.10
C143	122.45	51.17	137°06'47"	S45°26'25"E	95.25
C144	28.30	68.83	23°33'23"	N11°20'17"E	28.10
C145	28.30	68.83	23°33'23"	N12°13'07"W	28.10
C146	85.20	51.17	95°24'41"	S23°42'32"W	75.70
C147	13.37	52.00	14°43'54"	N89°52'01"E	13.33
C148	4.28	51.17	4°47'49"	S69°16'56"E	4.28
C149	28.30	68.83	23°33'23"	S78°39'43"E	28.10

No.	DATE	DESCRIPTION	BY
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

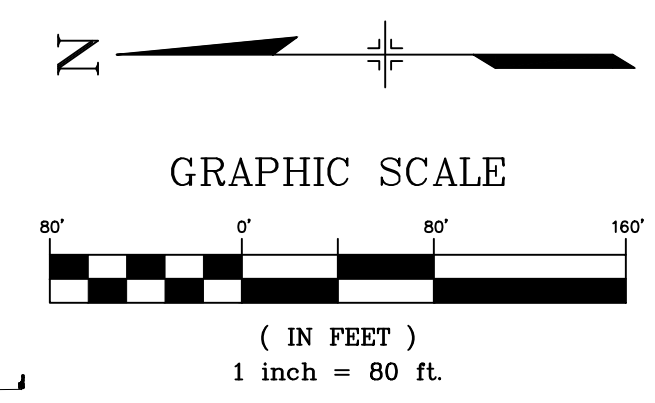
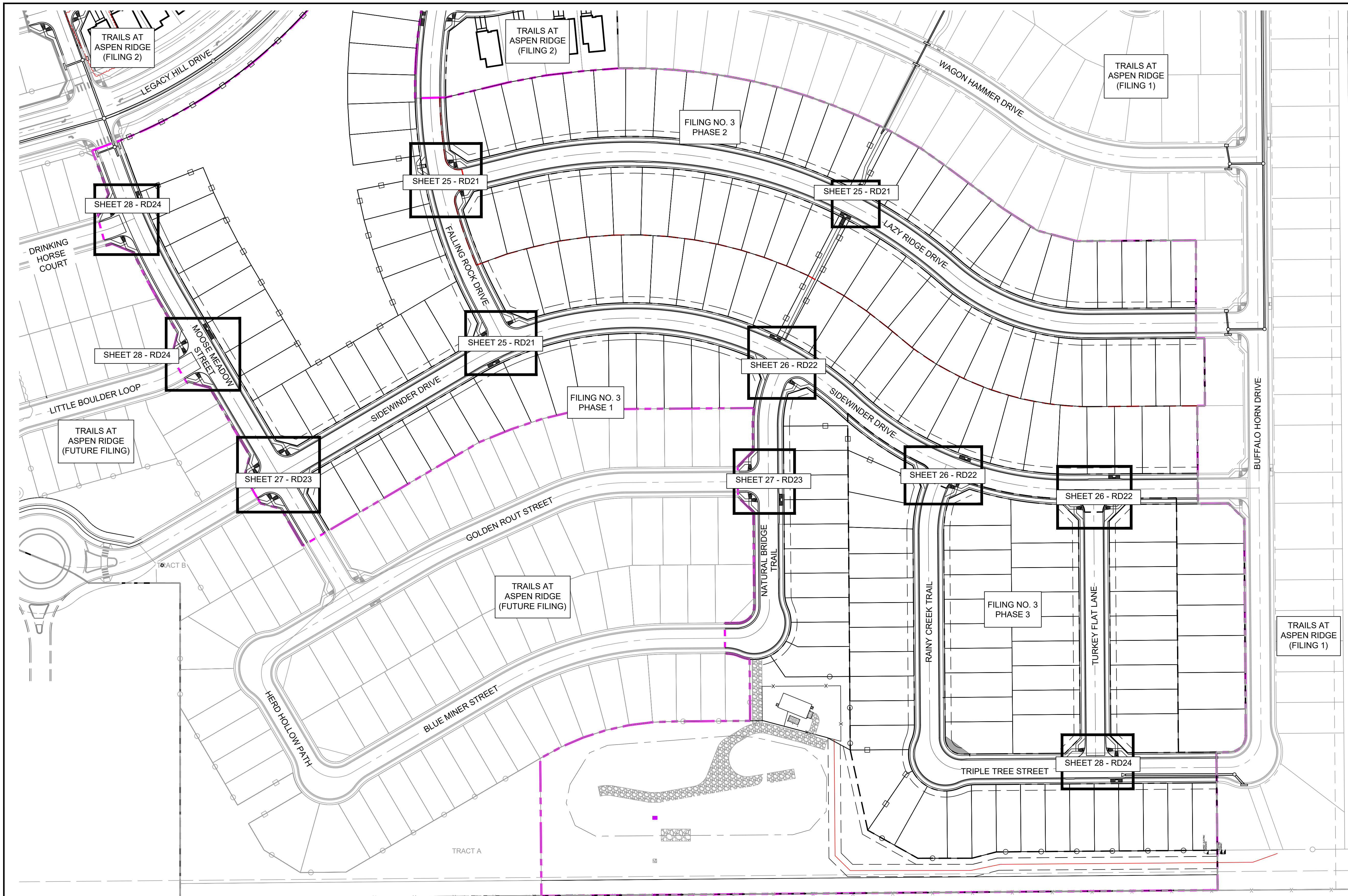
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)



DESIGNED BY:		TRC	SCALE	DATE ISSUED:	AUGUST 2021	DRAWING No.
DRAWN BY:		LCB	HORIZ 1" = 40'	SHEET	23 OF 39	RD19
CHECKED BY:		NMS	VERT. 1" = 5'			



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REFERENCE DRAWINGS

- X-886-EX-BASE
- X-886-EX-SURVEY
- X-886-PR-SITE-F1
- X-886-PR-SITE-F2
- 886-PR-Legacy Drive-Roundabout
- 886-PR-Legacy Drive
- X-886-PR-SITE-F6
- X-886-PR-SITE-F5
- X-886-PR-SITE-F4
- X-886-PR-SITE-F3
- X-786-485
- X-886-PR-SITE-F7

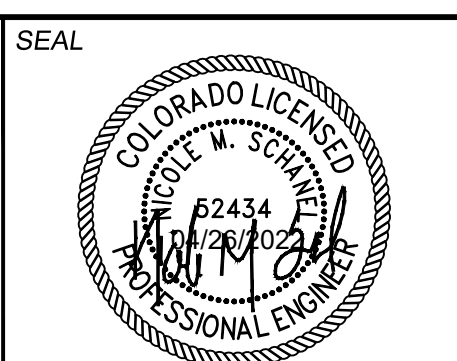
No.	DATE	DESCRIPTION	BY
REVISIONS			

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BENCHMARK
 COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
 ELEVATION - 5897.89' U.S. SURVEY FT

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PREPARED BY:



FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 20.886.028

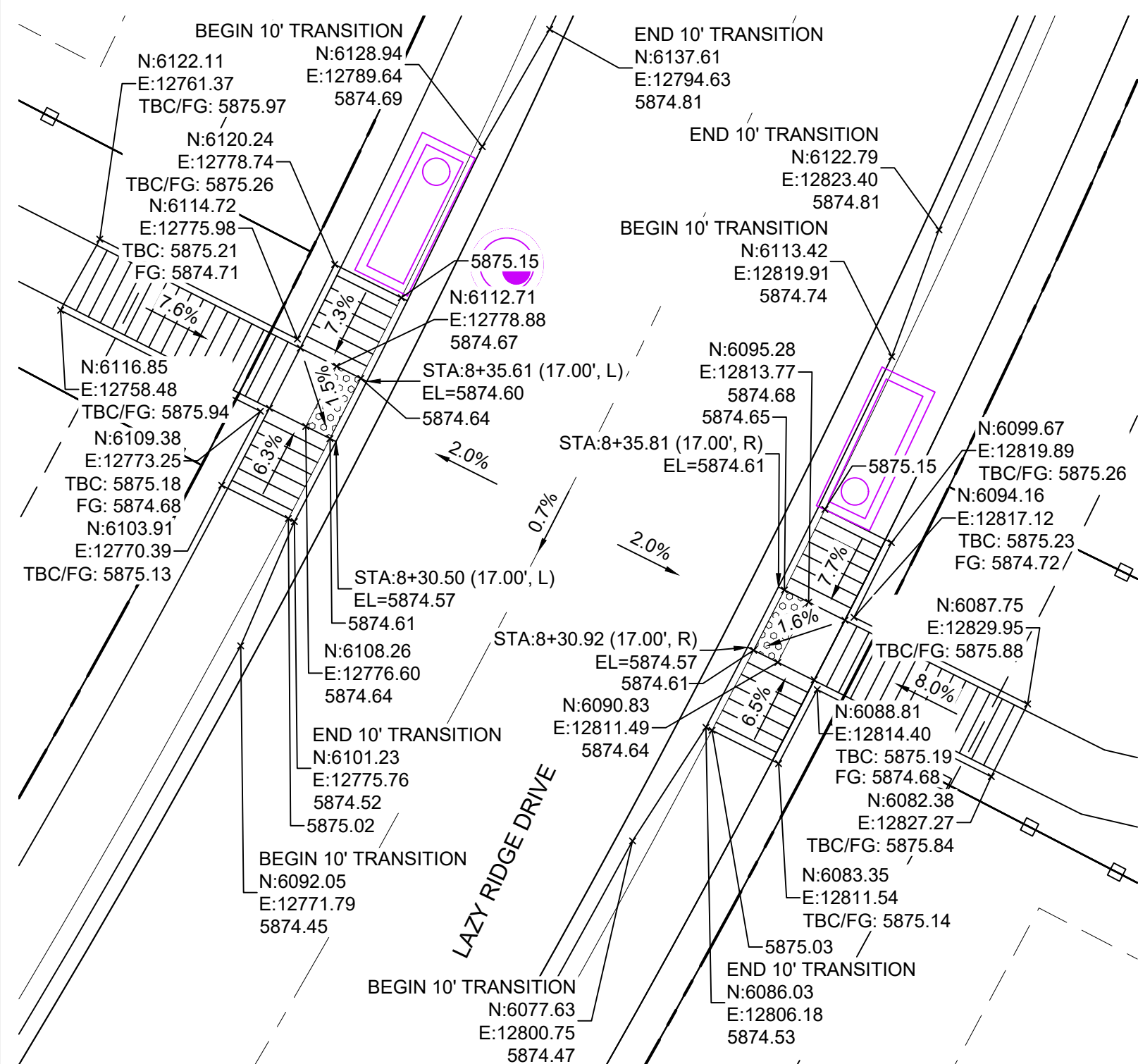
TRAILS AT ASPEN RIDGE
 ROADWAY & STORM IMPROVEMENT PLANS
 ROADWAY & STORM PLANS

INTERSECTION DETAILS KEY MAP

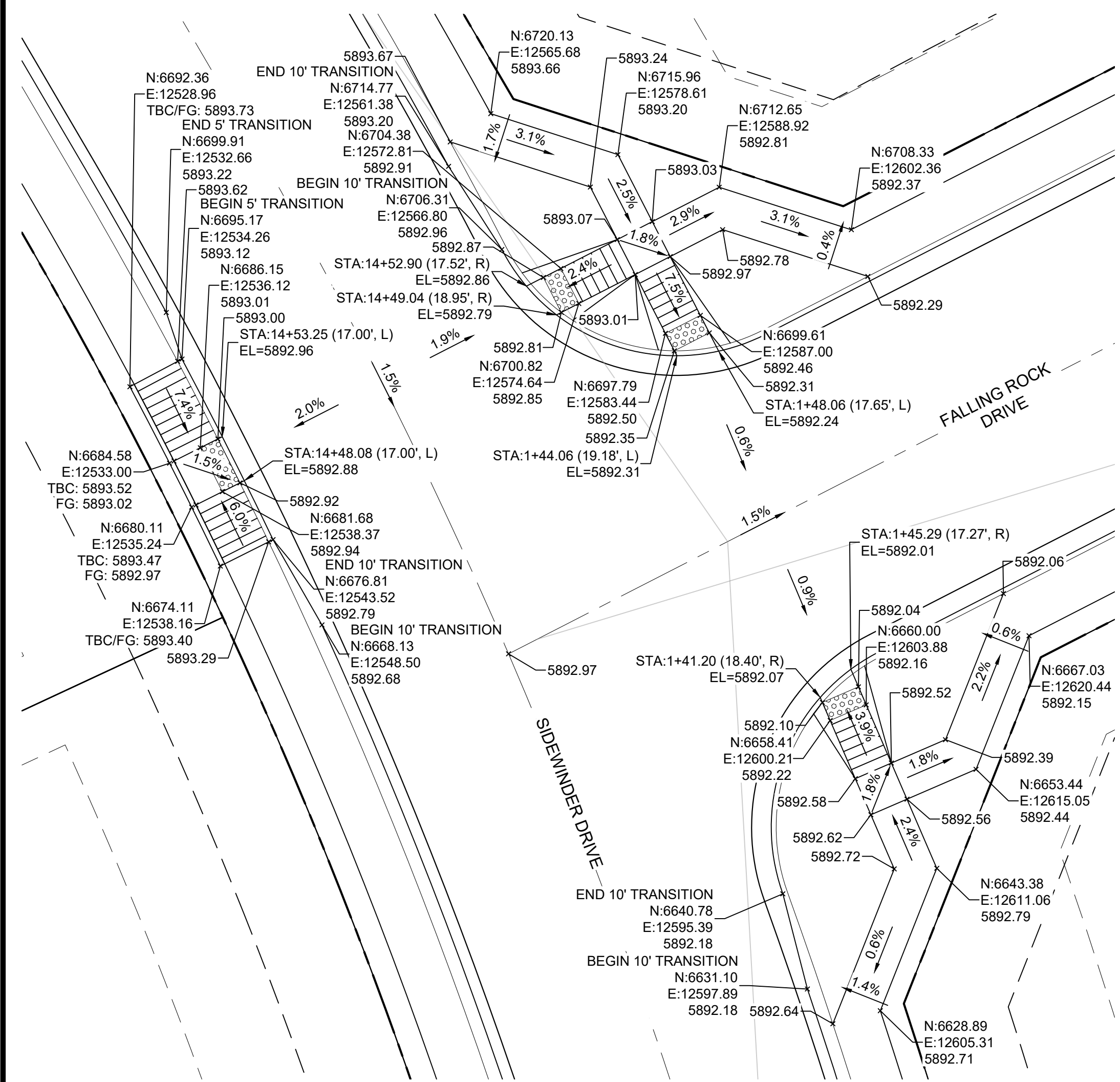
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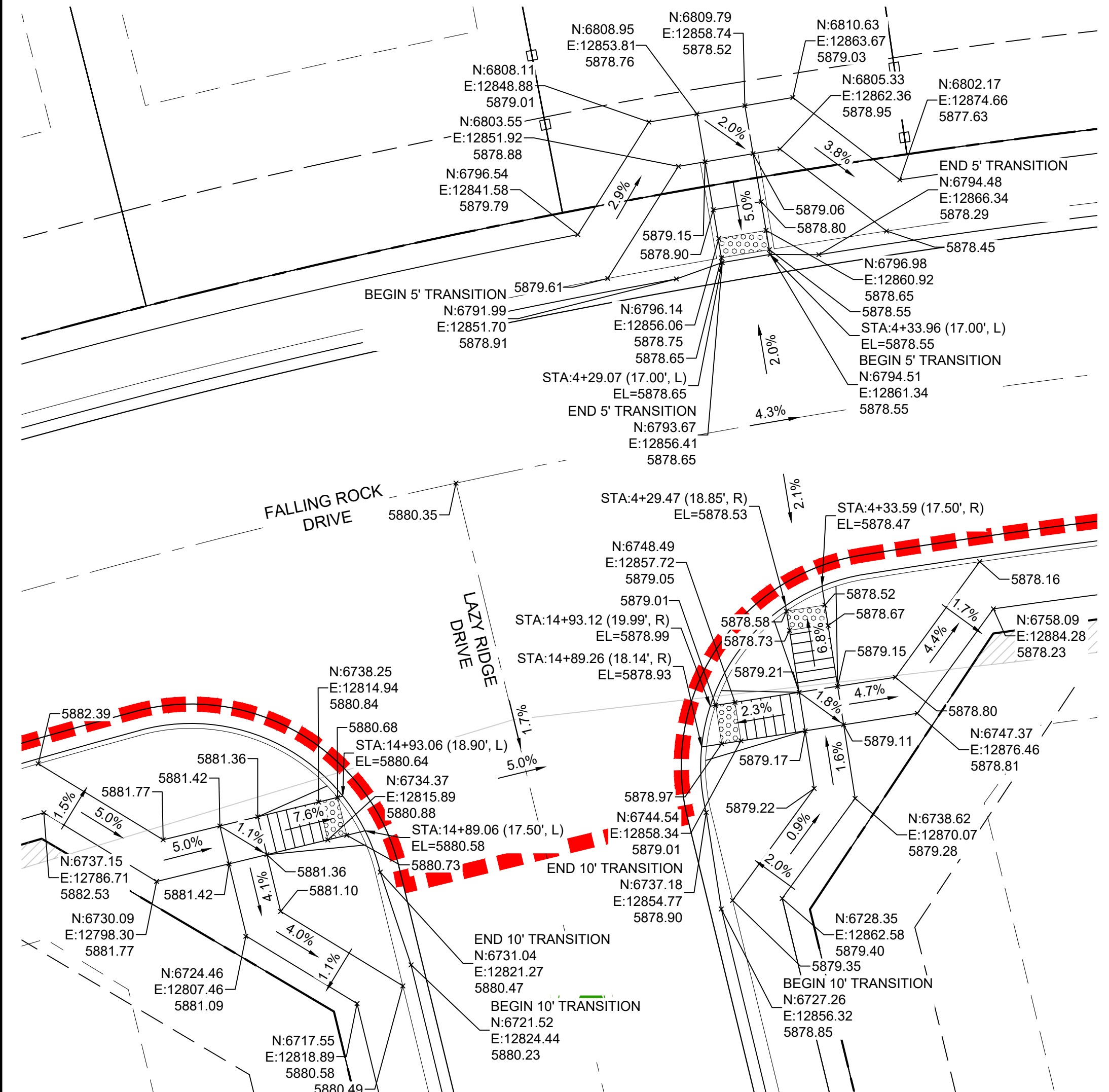
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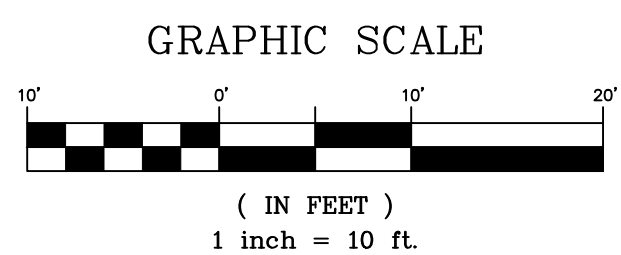
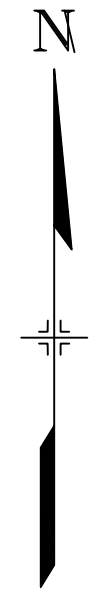
DETAIL A
LAZY RIDGE DRIVE
INTERSECTION DETAILS



DETAIL B
SIDEWINDER DRIVE/FALLING ROCK DRIVE
INTERSECTION DETAILS



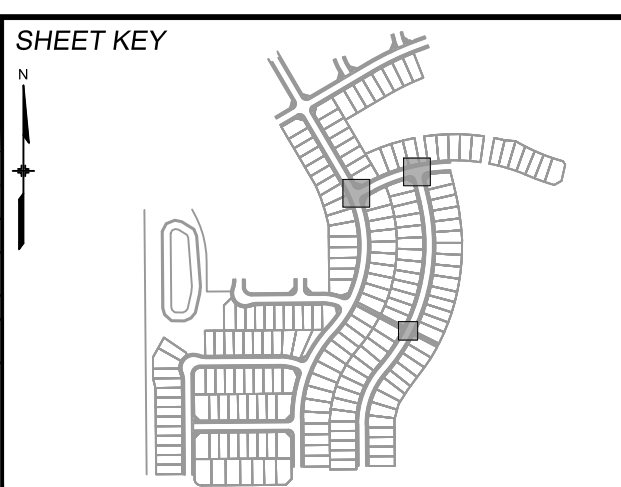
DETAIL C
LAZY RIDGE DRIVE/FALLING ROCK DRIVE
INTERSECTION DETAILS



REFERENCE DRAWINGS		SHEET KEY	
X-886-EX SURVEY			
X-886-PR SITE - F1			
X-886-PR SITE - F2			
886-PR Legacy Drive-Roundabout			
886-PR Legacy Drive			
X-Tile-RAS			
X-886-EX-BASE			
X-886-PR SITE			
X-886-PR SITE - F6			
X-886-PR SITE - F5			
X-886-PR SITE - F4			
X-886-PR SITE - F3			
X-886-PR-WTR-F3			
19-886-PR-UTIL			
X-886-PR SITE - F7			

No.	DATE	DESCRIPTION	BY
REVISIONS			

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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX. LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD. ELEVATION - 5897.89' U.S. SURVEY FT.

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)

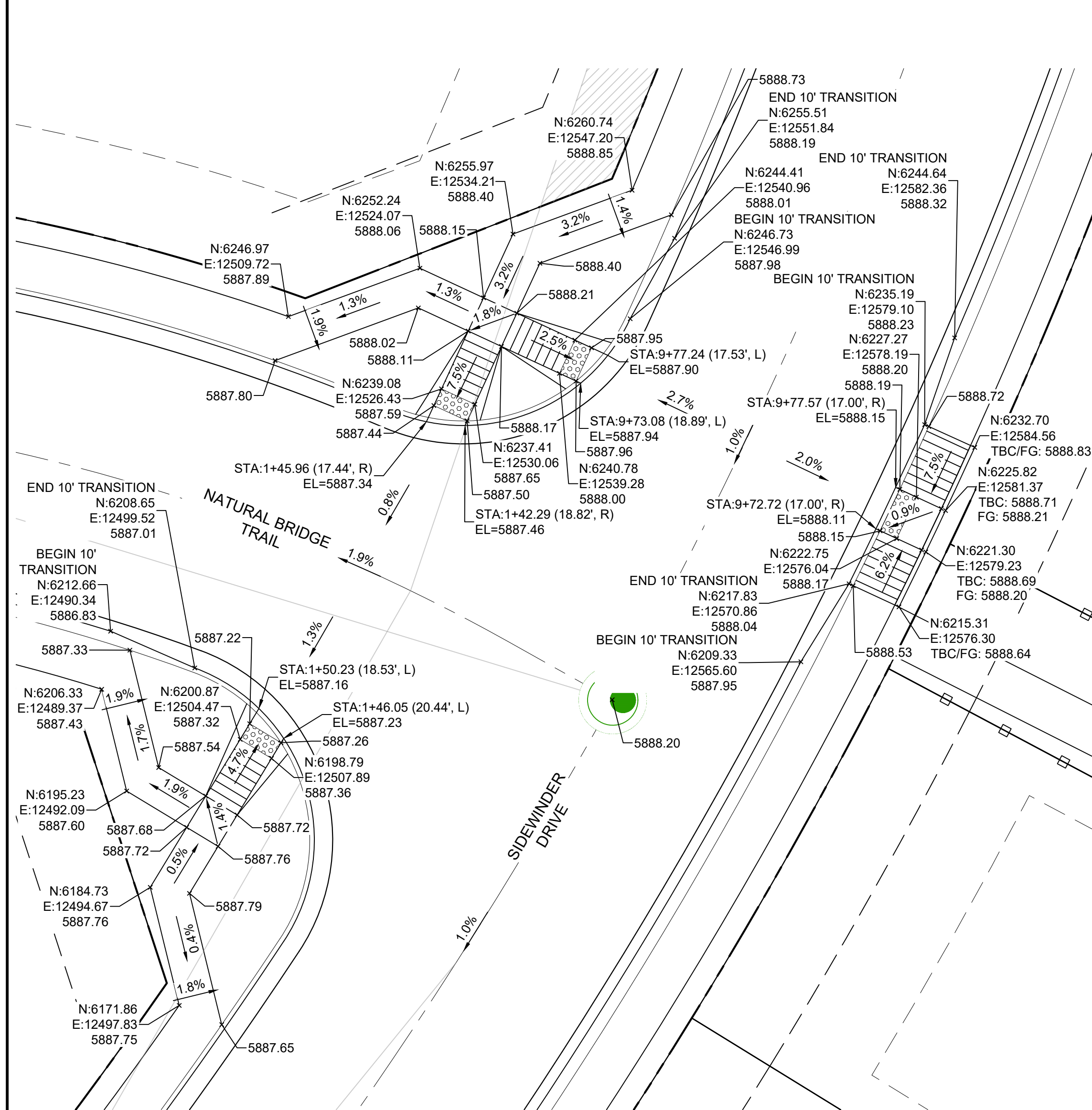
PREPARED BY:

SEAL

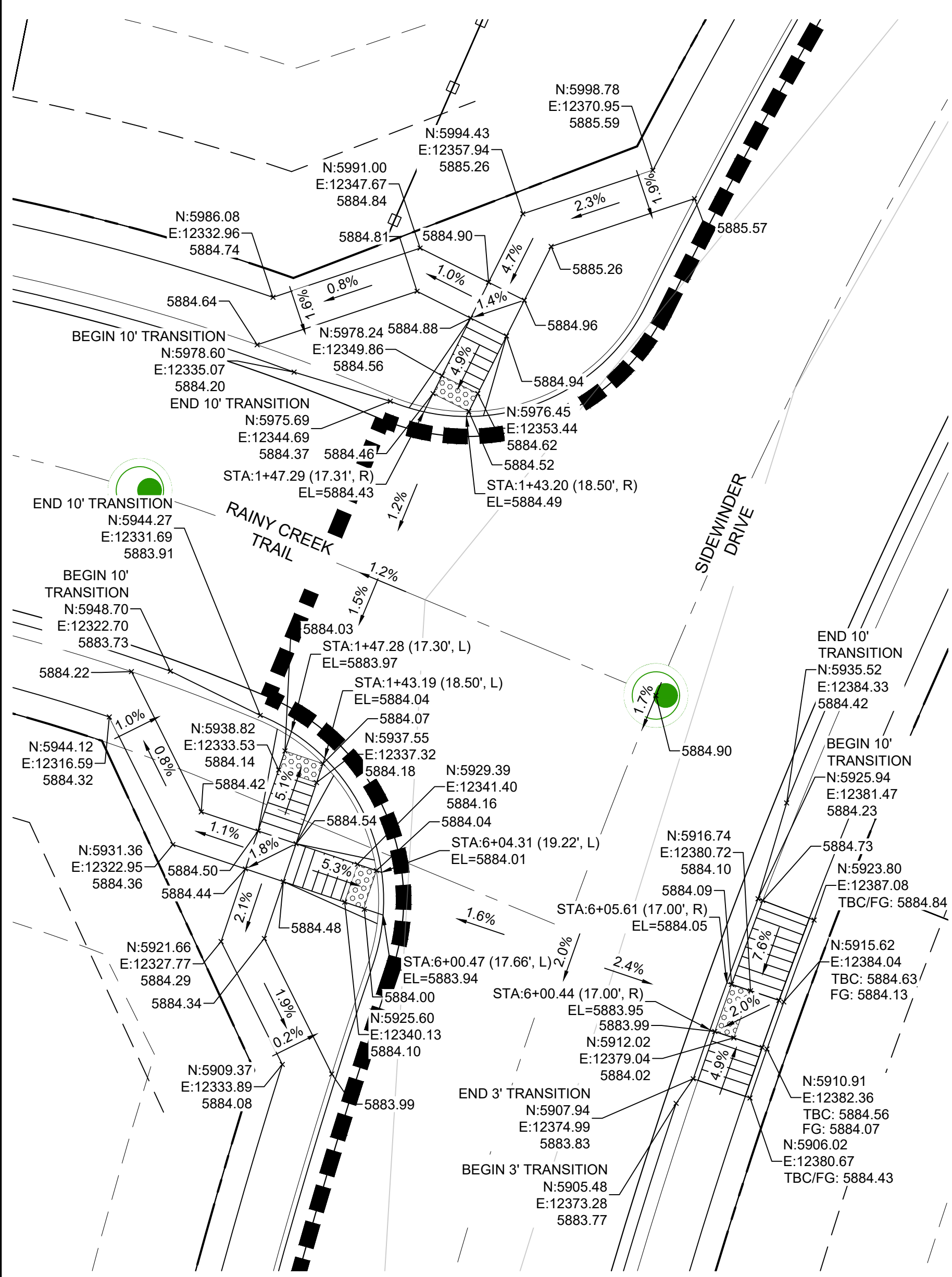
TRAILS AT ASPEN RIDGE			
FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS			
INTERSECTION DETAILS			
DESIGNED BY:	TRC	SCALE:	DATE ISSUED:
CHECKED BY:	NMS	HORIZ. 1"=10'	AUGUST 2021
		VERT. N/A	SHEET 25 OF 39
			DRAWING No. RD21



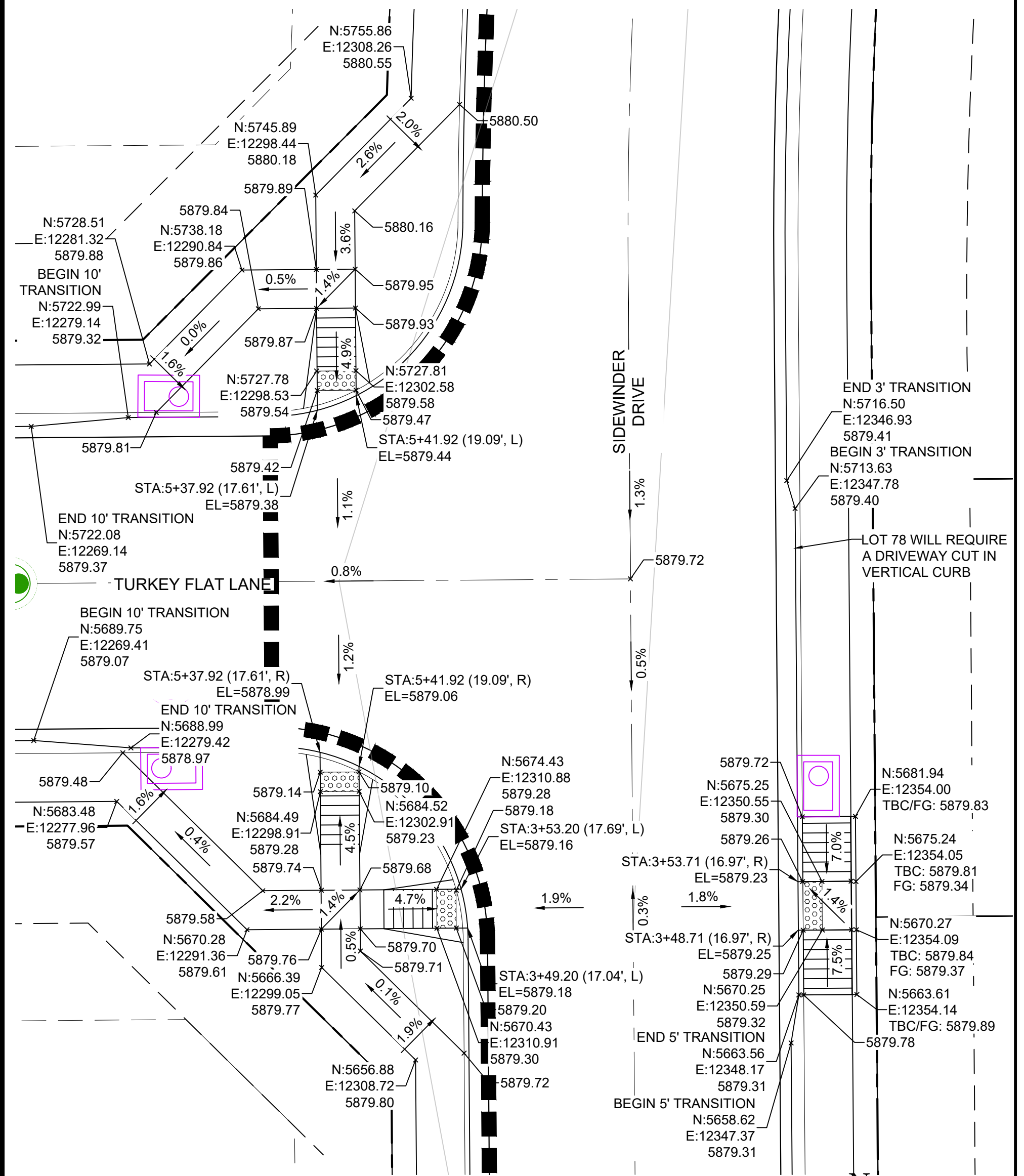
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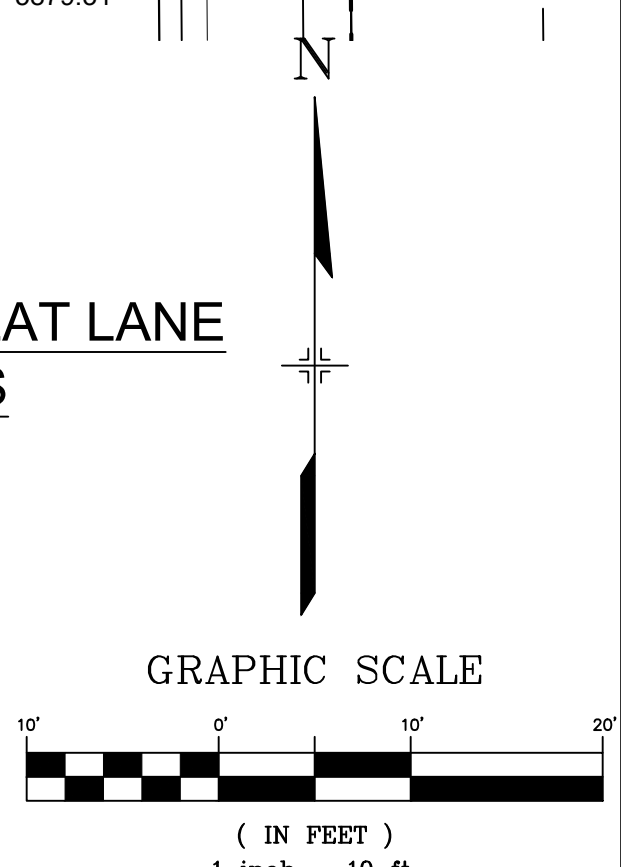
DETAIL D
SIDEWINDER DRIVE/ NATURAL BRIDGE TRAIL
INTERSECTION DETAILS



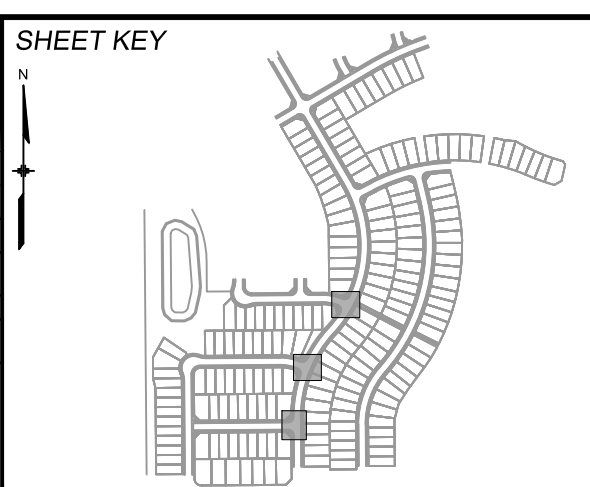
DETAIL E
SIDEWINDER DRIVE/RAINY CREEK TRAIL
INTERSECTION DETAILS



DETAIL F
SIDEWINDER DRIVE/ TURKEY FLAT LANE
INTERSECTION DETAILS



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BENCHMARK
 COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
 ELEVATION - 5897.89' U.S. SURVEY FT

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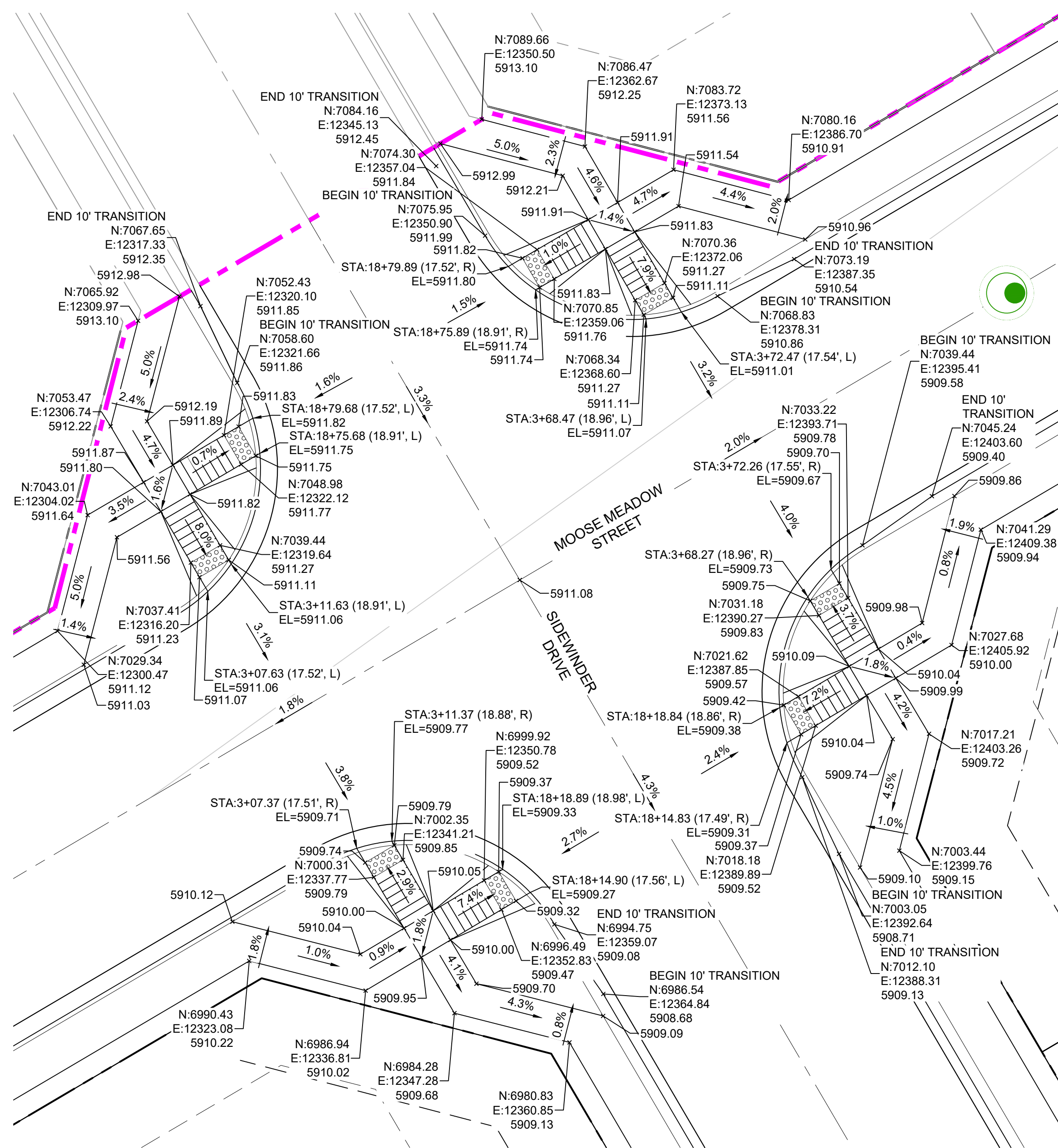
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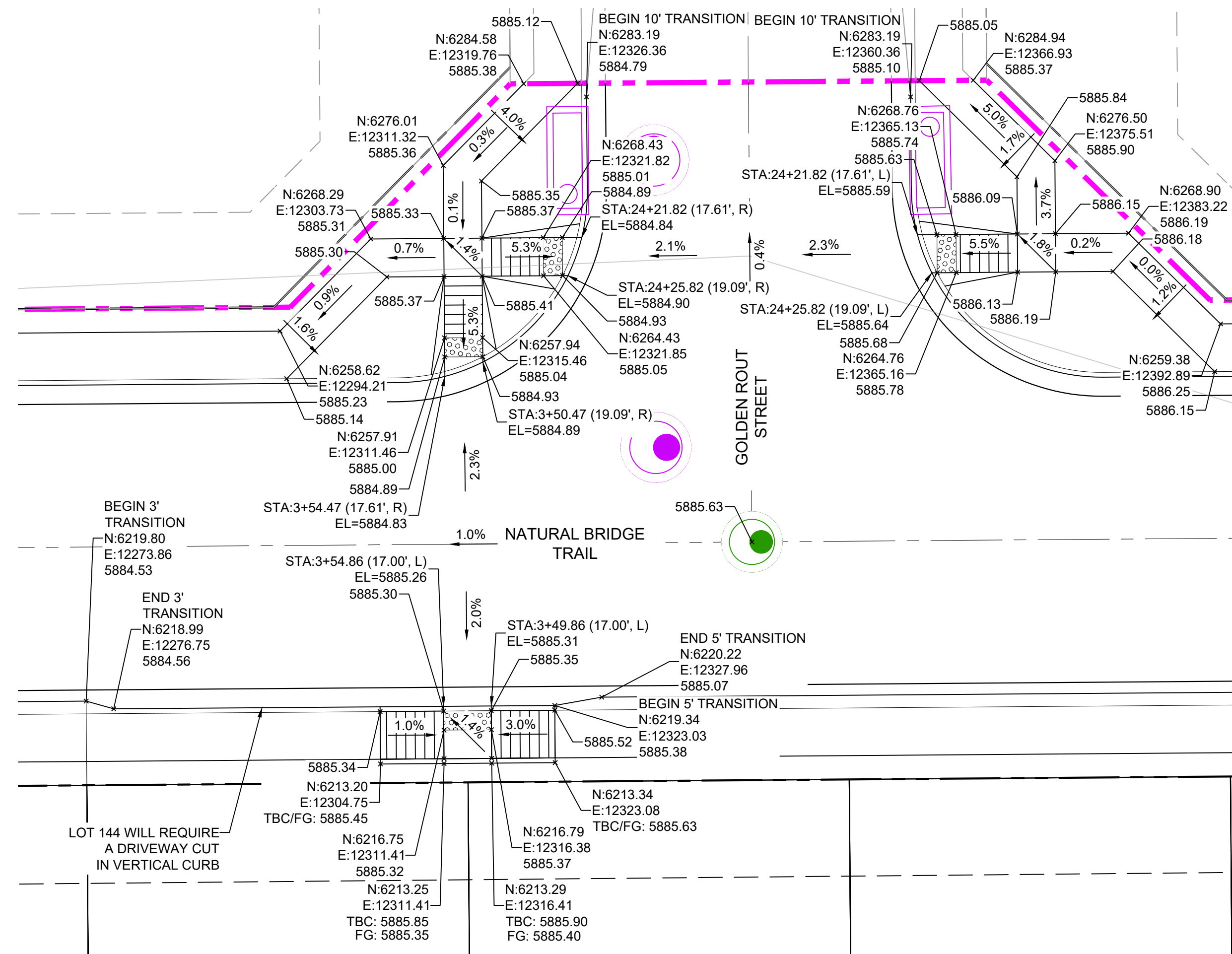
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FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS			
INTERSECTION DETAILS			
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DRAWN BY:	LCB	HORIZ 1"=10'	AUGUST 2021
CHECKED BY:	NMS	VERT. N/A	SHEET 26 OF 39
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.886.028			DRAWING No. RD22



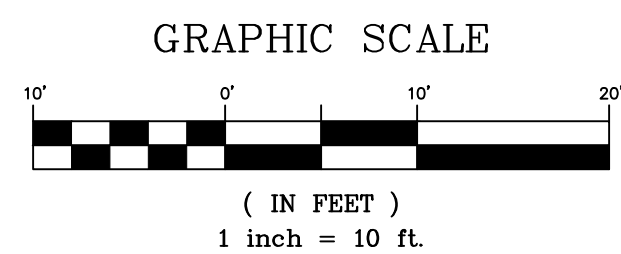
Know what's below.
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DETAIL G
SIDWINDER DRIVE/ MOOSE MEADOW STREET
INTERSECTION DETAILS



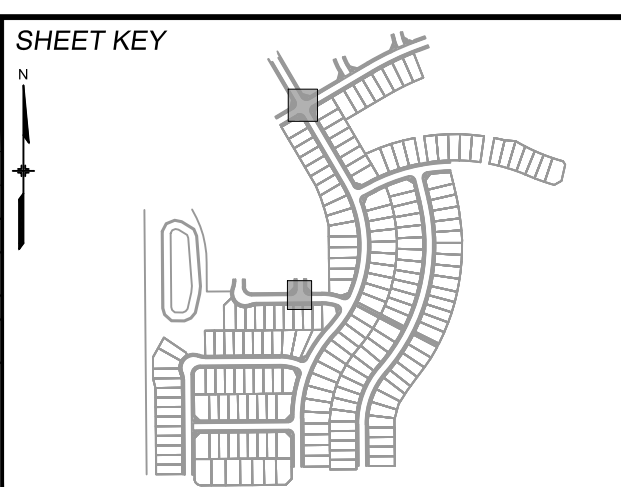
DETAIL H
GOLDEN ROUT STREET/NATURAL BRIDGE TRAIL
INTERSECTION DETAILS



REFERENCE DRAWINGS		SHEET KEY	
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X-886-PR SITE - F1			
X-886-PR SITE - F2			
886-PR Legacy Drive-Roundabout			
886-PR Legacy Drive			
X-T86-RAS			
X-886-EX-BASE			
X-886-PR SITE			
X-886-PR SITE - F6			
X-886-PR SITE - F5			
X-886-PR SITE - F4			
X-886-PR SITE - F3			
X-886-PR-WTR-F3			
19-886-PR-UTIL			
X-886-PR SITE - F7			

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT	
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)

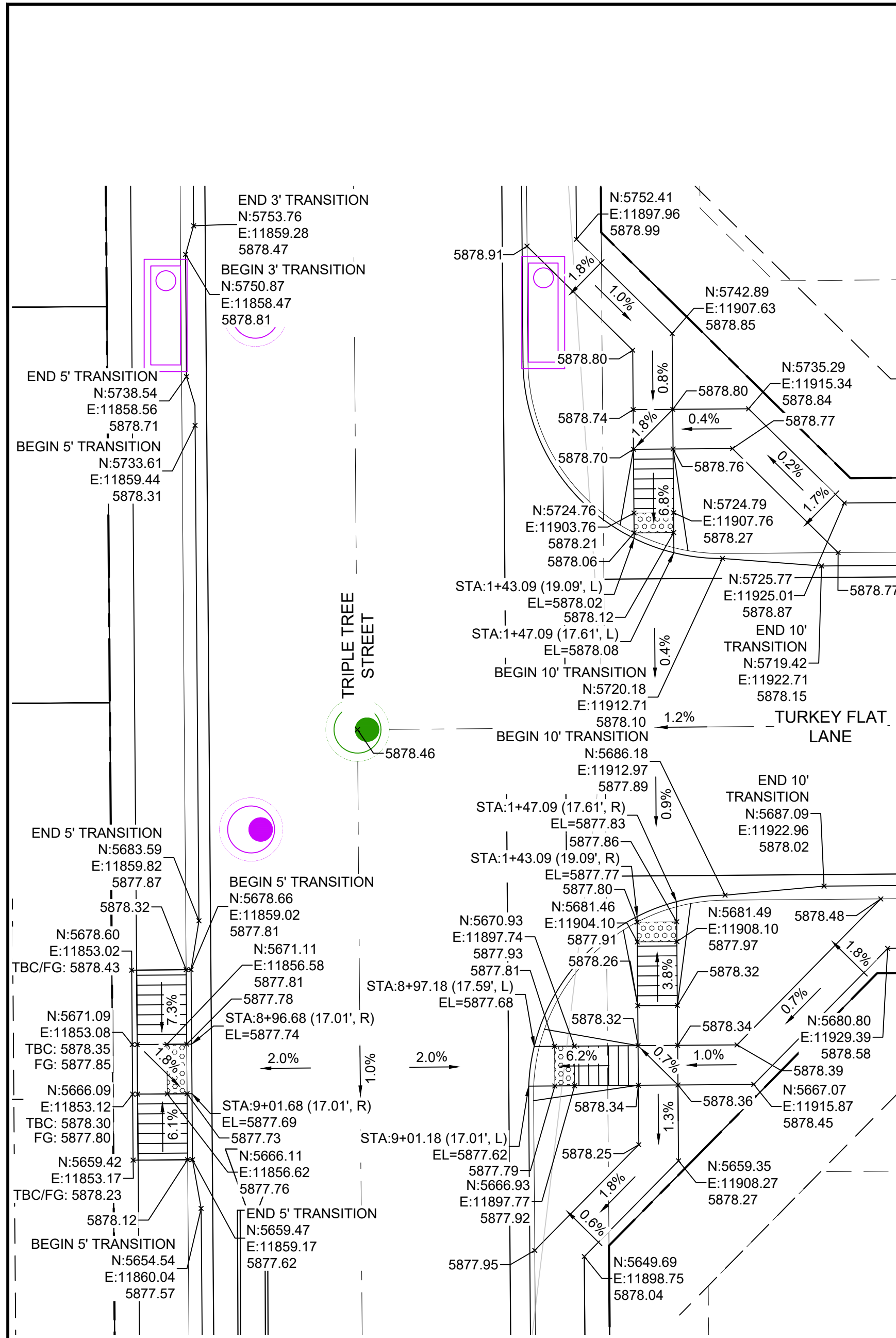
PREPARED BY:



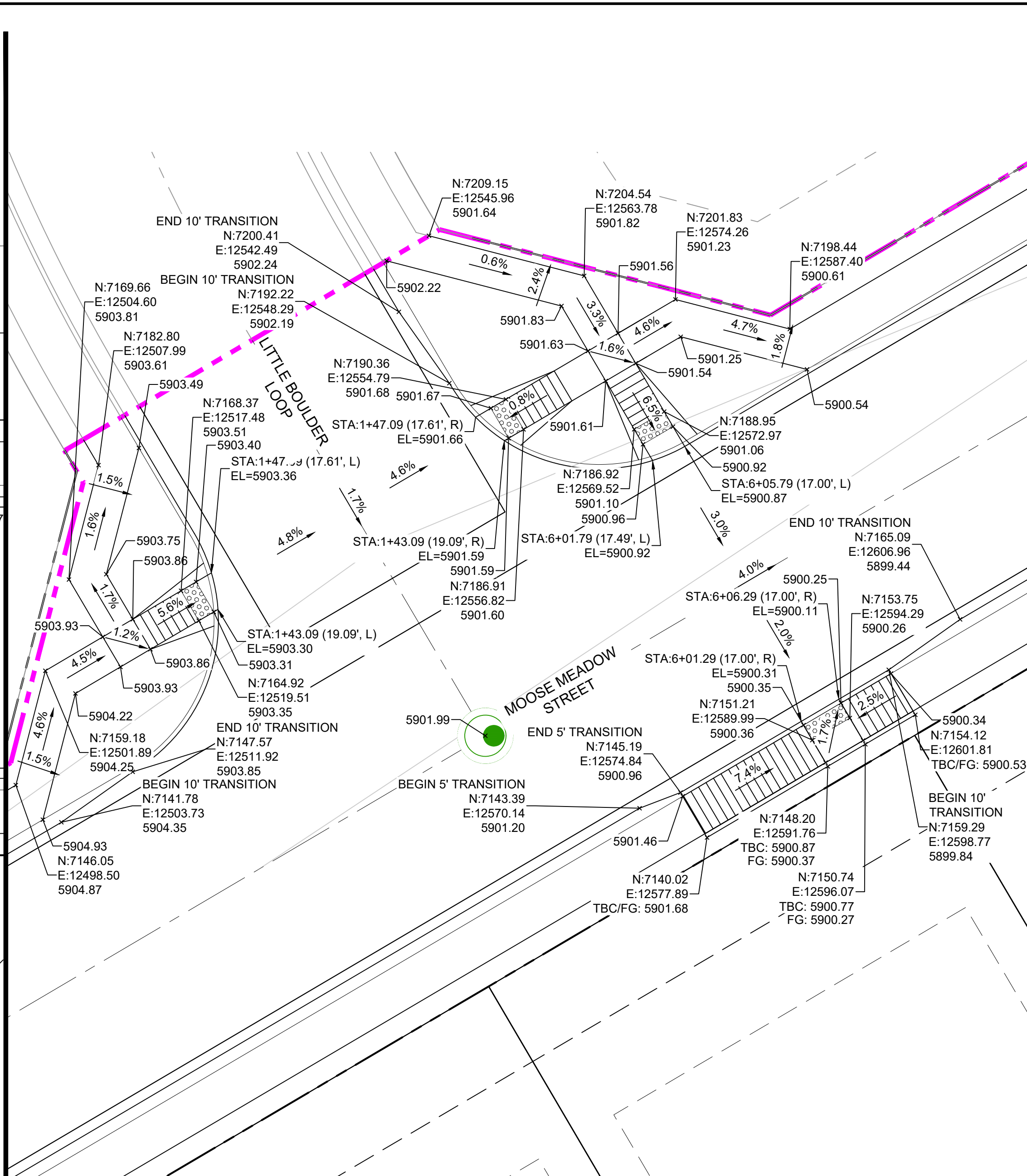
TRAILS AT ASPEN RIDGE			
FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS			
INTERSECTION DETAILS			
DESIGNED BY:	TRC	SCALE:	DATE ISSUED:
DRAWN BY:	LCB	HORIZ 1"=10'	AUGUST 2021
CHECKED BY:	NMS	VERT. N/A	SHEET 27 OF 39
DRAWING No. RD23			



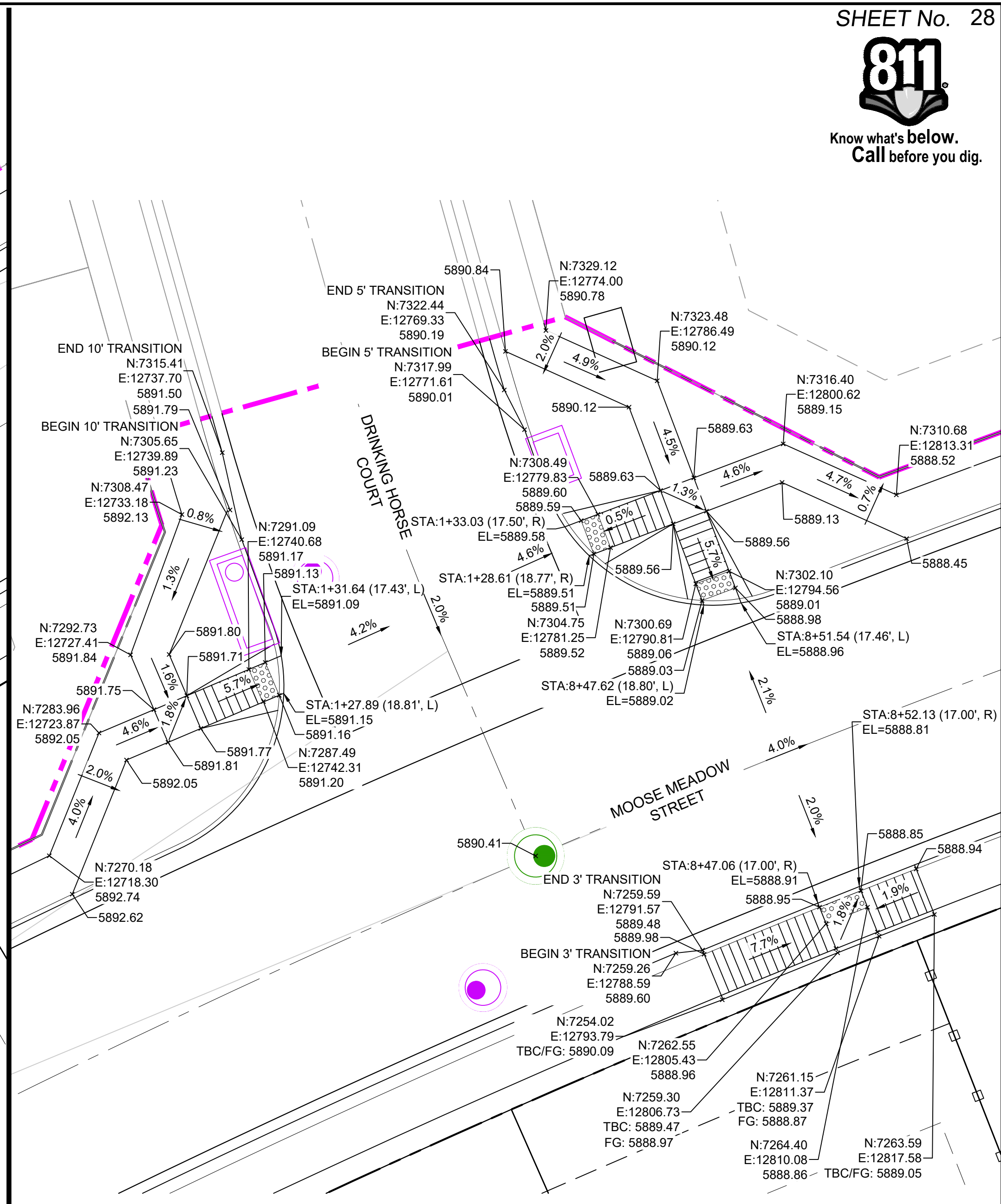
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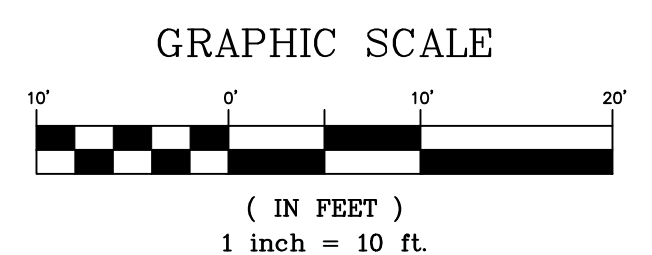
DETAIL I
TRIPLE TREE STREET/TURKEY FLAT LANE
INTERSECTION DETAILS



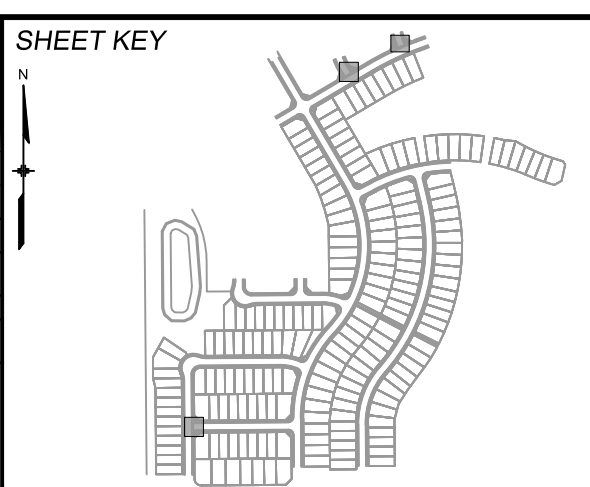
DETAIL J
MOOSE MEADOW STREET/LITTLE BOULDER LOOP
INTERSECTION DETAILS



DETAIL K
MOOSE MEADOW STREET/DRINKING HORSE COURT
INTERSECTION DETAILS



No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD11.dwg			
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

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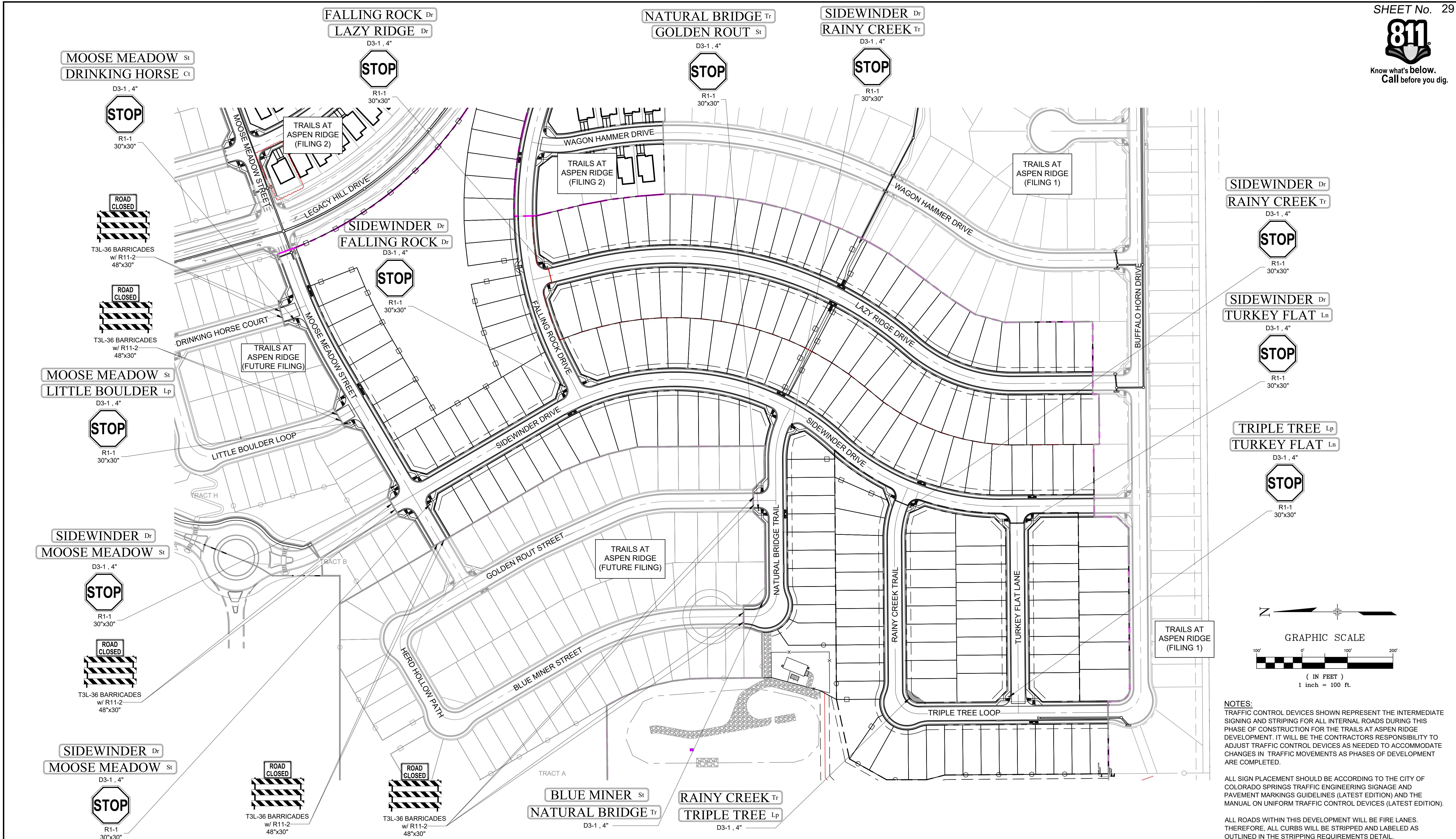
PREPARED BY:
Matrix



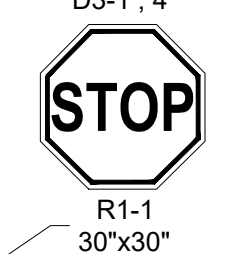
TRAILS AT ASPEN RIDGE			
FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS			
INTERSECTION DETAILS			
DESIGNED BY: TRS	SCALE: 1"=10'	DATE ISSUED: AUGUST 2021	DRAWING No. RD24
CHECKED BY: NMS	HORIZ: N/A	SHEET: 28 OF 39	



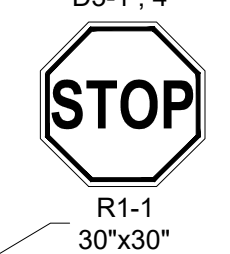
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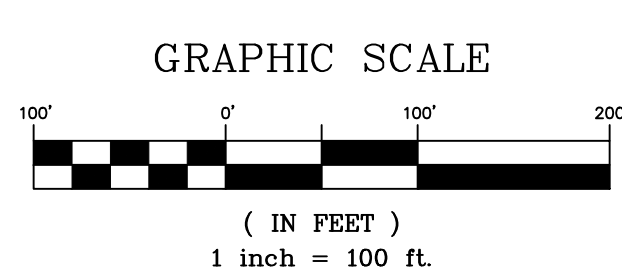
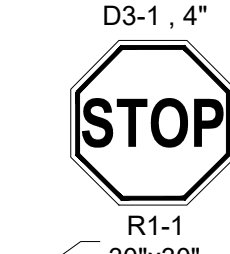
SIDEWINDER Dr
RAINY CREEK Tr



SIDEWINDER Dr
TURKEY FLAT Ln



TRIPLE TREE Lp
TURKEY FLAT Ln



NOTES:
TRAFFIC CONTROL DEVICES SHOWN REPRESENT THE INTERMEDIATE SIGNING AND STRIPING FOR ALL INTERNAL ROADS DURING THIS PHASE OF CONSTRUCTION FOR THE TRAILS AT ASPEN RIDGE DEVELOPMENT. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO ADJUST TRAFFIC CONTROL DEVICES AS NEEDED TO ACCOMMODATE CHANGES IN TRAFFIC MOVEMENTS AS PHASES OF DEVELOPMENT ARE COMPLETED.

ALL SIGN PLACEMENT SHOULD BE ACCORDING TO THE CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING SIGNAGE AND PAVEMENT MARKINGS GUIDELINES (LATEST EDITION) AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).

ALL ROADS WITHIN THIS DEVELOPMENT WILL BE FIRE LANES. THEREFORE, ALL CURBS WILL BE STRIPPED AND LABELED AS OUTLINED IN THE STRIPPING REQUIREMENTS DETAIL.

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
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PREPARED BY:

SEAL

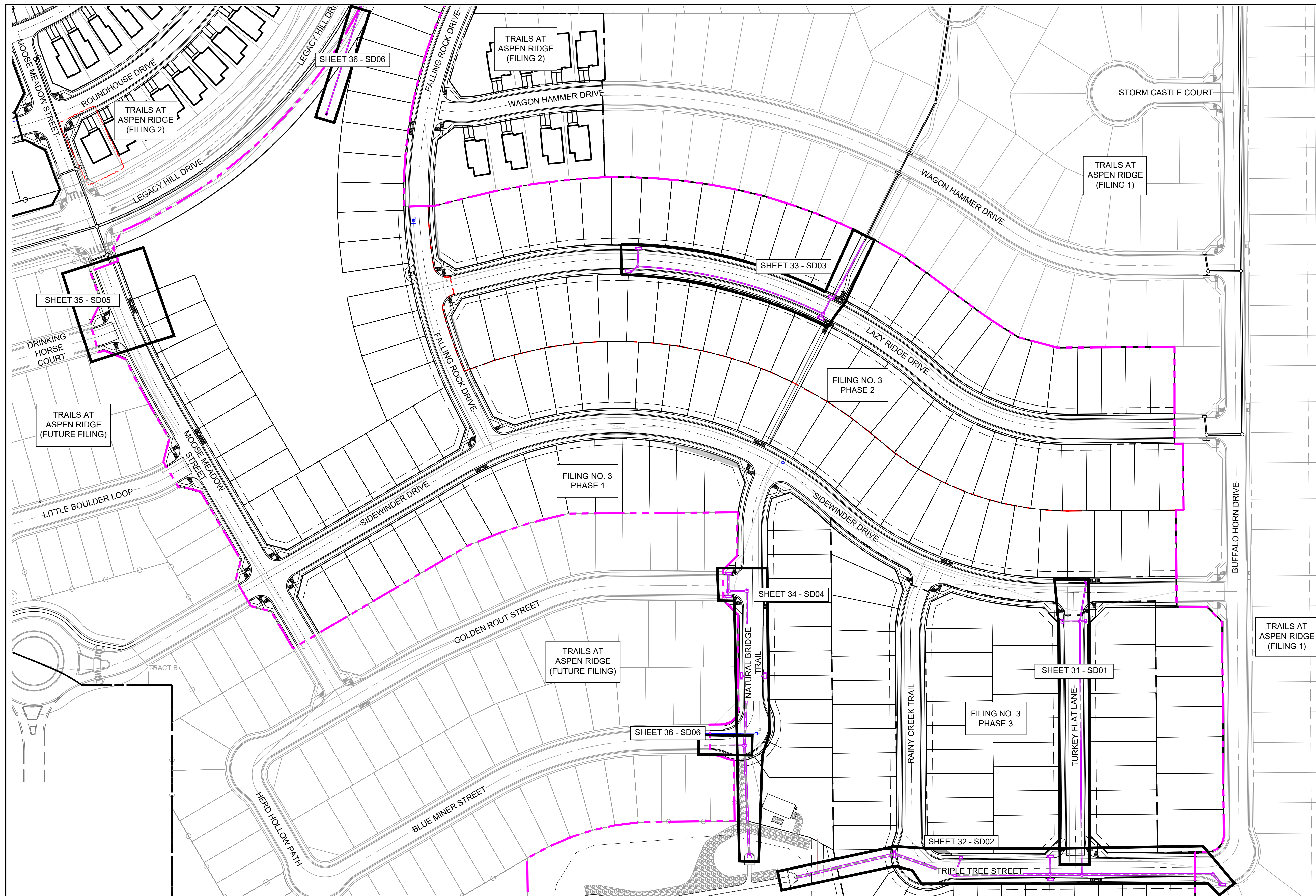
TRAILS AT ASPEN RIDGE
ROADWAY & STORM IMPROVEMENT PLANS
ROADWAY & STORM PLANS

SIGNING AND STRIPING PLAN

DESIGNED BY: TRS	SCALE: 1" = 80'	DATE ISSUED: AUGUST 2021	DRAWING No. SN01
DRAWN BY: LCB	HORIZ: N/A	SHEET 29 OF 50	
CHECKED BY: NMS	VERT: N/A		



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TRAILS AT ASPEN RIDGE (FILING 1)

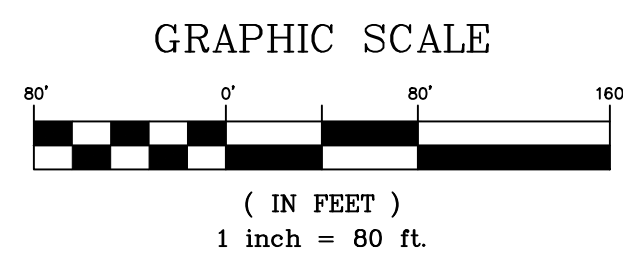
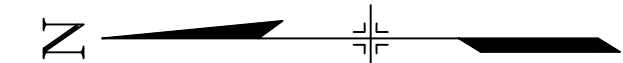
TRAILS AT ASPEN RIDGE (FUTURE FILING)

FILING NO. 3 PHASE 1

FILING NO. 3 PHASE 2

FILING NO. 3 PHASE 3

TRAILS AT ASPEN RIDGE (FUTURE FILING)



REFERENCE DRAWINGS

- X-886-EX-BASE
- X-886-EX-SURVEY
- X-886-PR-SITE-F1
- X-886-PR-SITE-F2
- 886-PR-Legacy Drive-Roundabout
- 886-PR-Legacy Drive
- X-886-PR-SITE-F6
- X-886-PR-SITE-F5
- X-886-PR-SITE-F4
- X-886-PR-SITE-F3
- X-886-PR-WTR
- X-886-PR-WTR-F3
- X-886-PR-WTR-F6
- X-886-PR-WTR-F5
- 19-886-PR-UTIL
- X-786-RA3
- X-886-PR-SITE-F7
- X-886-PR-WTR-F7

No.	DATE	DESCRIPTION	BY
REVISIONS			
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COMPUTER-FILE MANAGEMENT			
FILE NAME: April 26, 2022 4:07:13 PM			
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BENCHMARK
 COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
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PREPARED BY:



TRAILS AT ASPEN RIDGE

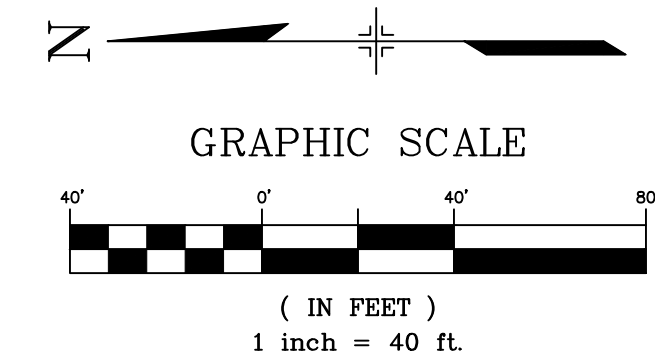
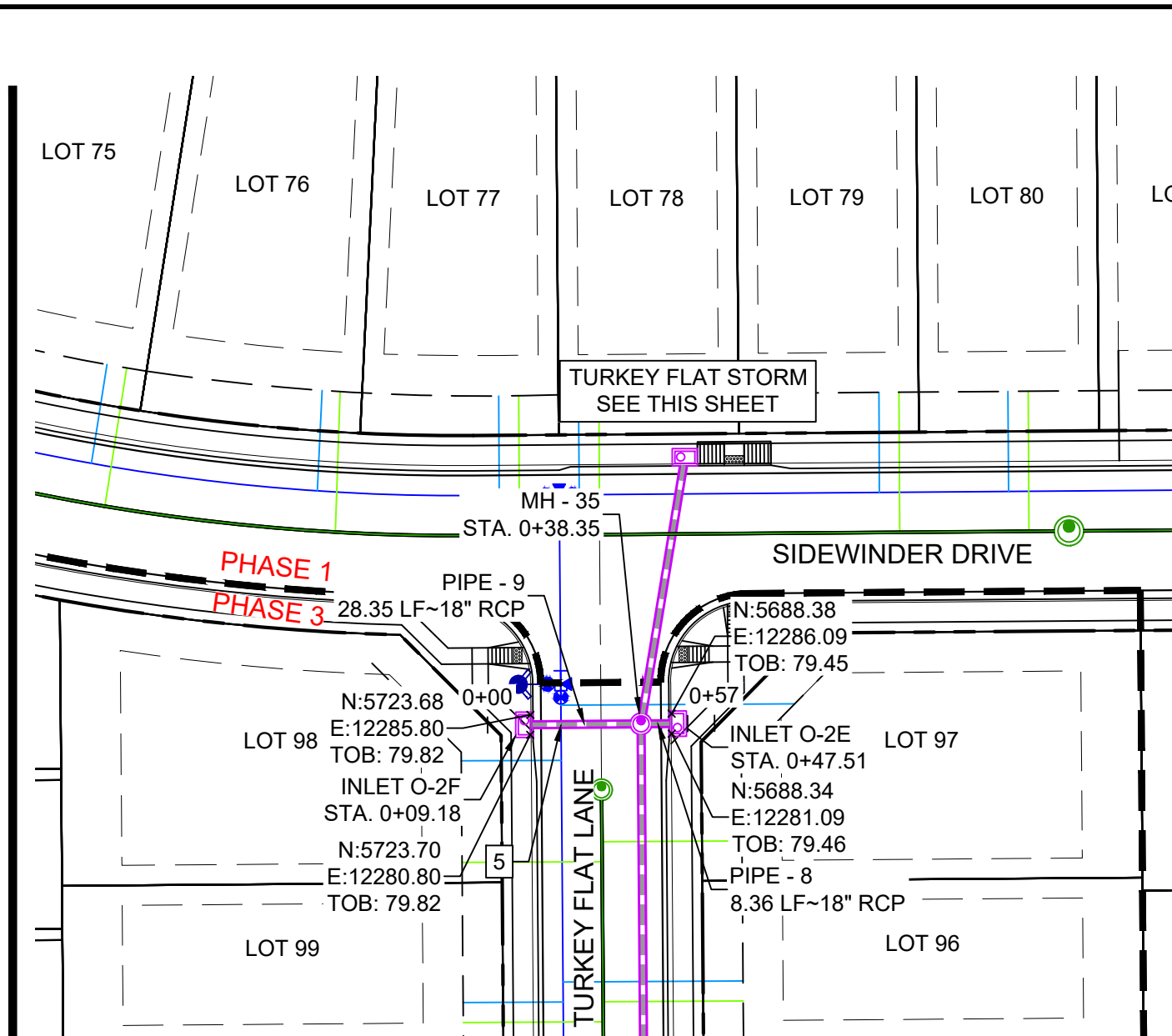
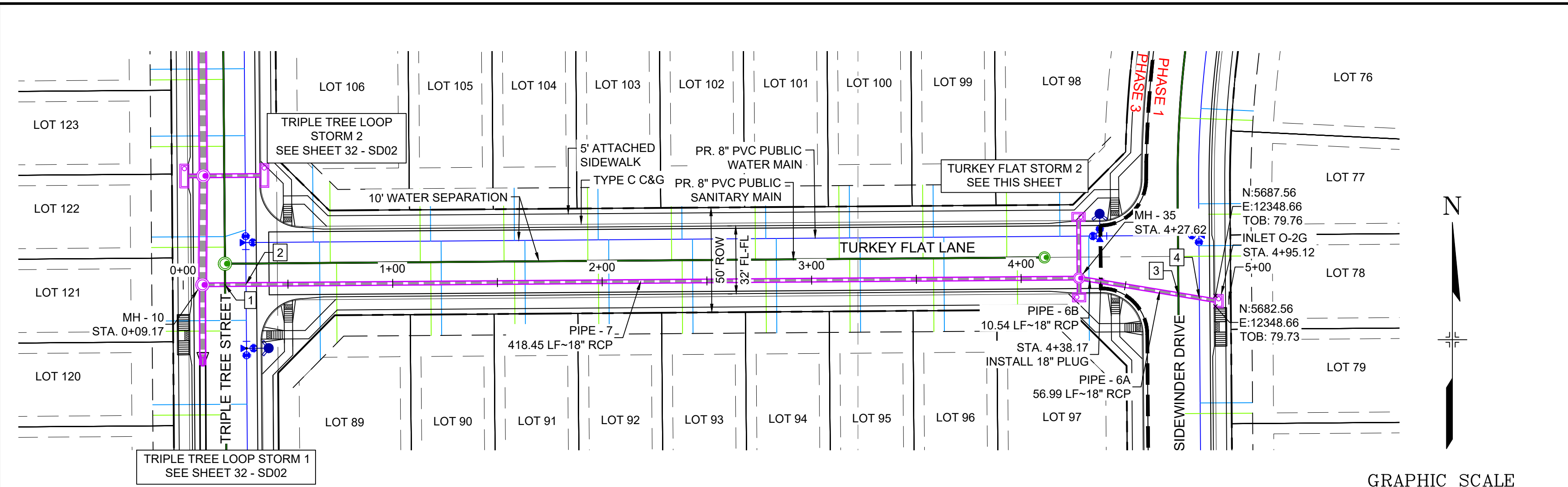
FILING NO.3
ROADWAY & STORM IMPROVEMENT PLANS

STORM KEY MAP

DESIGNED BY: TRS	SCALE: 1" = 80'	DATE ISSUED: AUGUST 2021	DRAWING No. SD00
DRAWN BY: LCB	HORIZ. N/A	SHEET 30 OF 39	
CHECKED BY: NMS	VERT. N/A		



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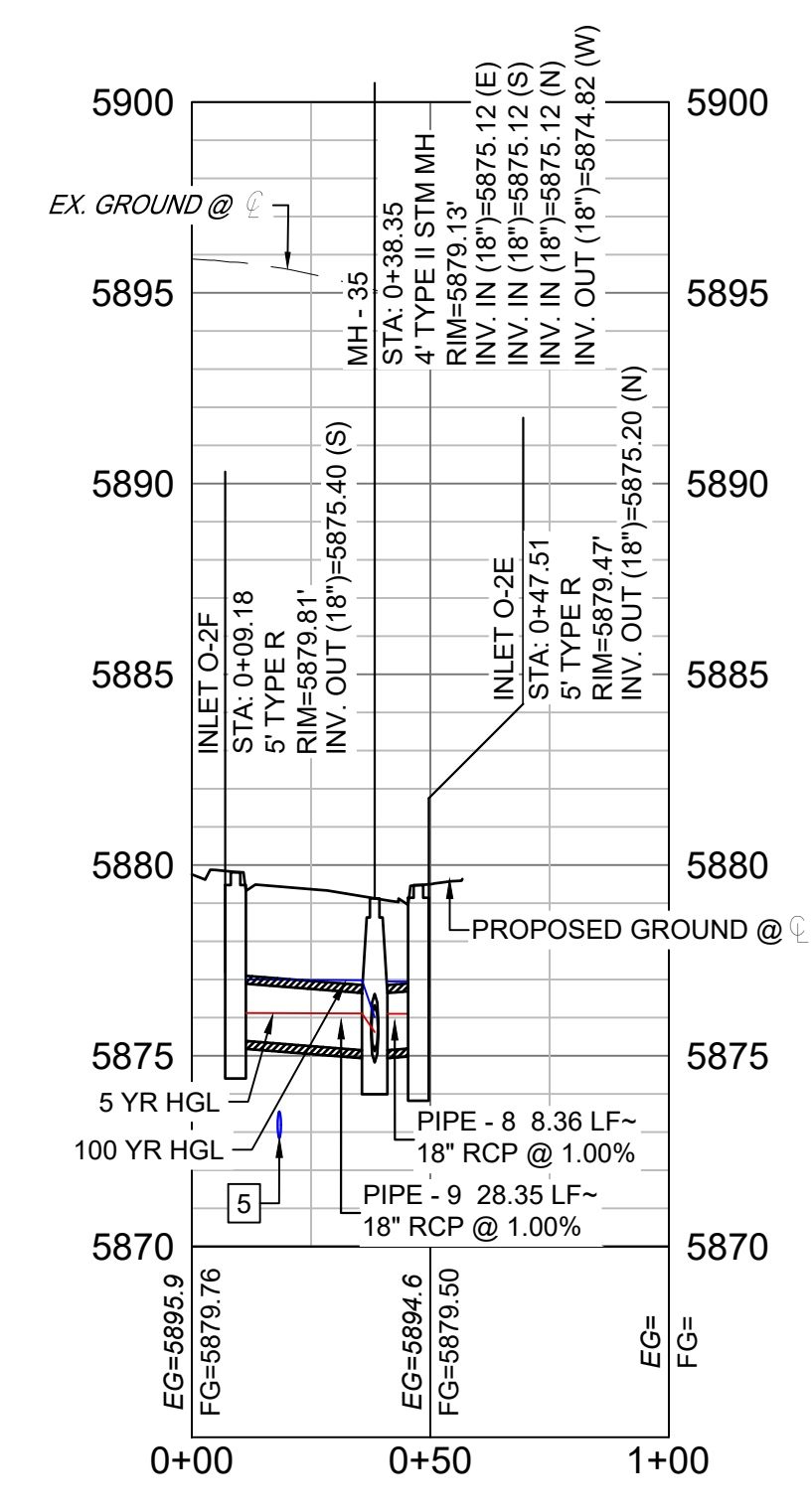
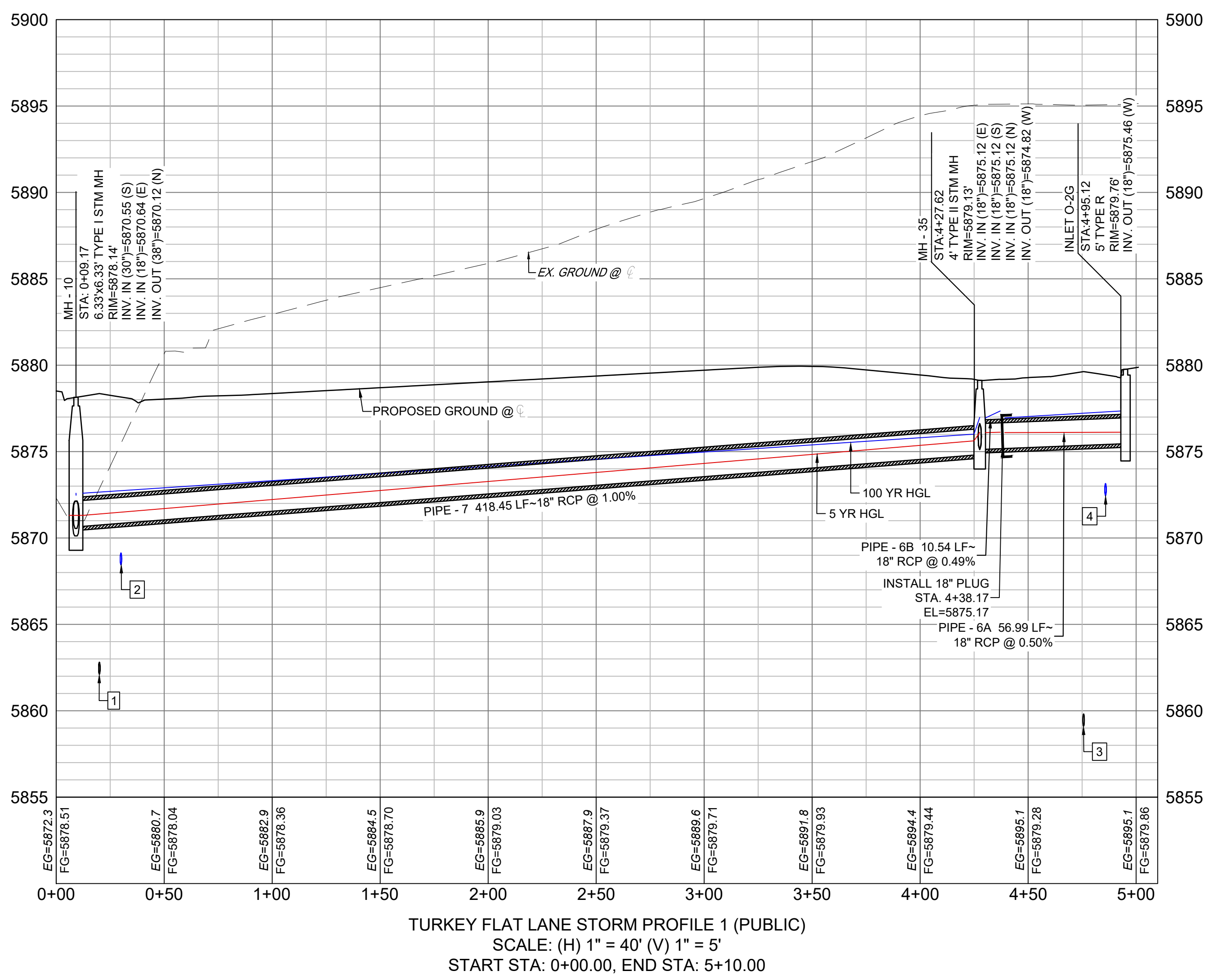


PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 6A	N80°39'21"W	57.0'	0.50%	18" RCP
PIPE - 6B	N80°39'21"W	10.5'	0.49%	18" RCP
PIPE - 7	S89°33'35"W	418.5'	1.00%	18" RCP
PIPE - 8	N00°26'25"W	8.4'	1.00%	18" RCP
PIPE - 9	S00°26'25"E	28.3'	1.00%	18" RCP

STRUCTURE TABLE				
NAME	TYPE	DETAILS	N & E	
INLET O-2E	5' TYPE R	RIM = 5879.47 PIPE - 8 INV OUT (18") = 5875.20	N: 5686.86	E: 12283.60
INLET O-2F	5' TYPE R	RIM = 5879.81 PIPE - 9 INV OUT (18") = 5875.40	N: 5725.19	E: 12283.30
INLET O-2G	5' TYPE R	RIM = 5879.76 PIPE - 6A INV OUT (18") = 5875.46	N: 5685.06	E: 12350.16
MH - 10	6.33'x6.33' TYPE I STM MH	RIM = 5878.14 PIPE - 12 INV IN (30") = 5870.55 PIPE - 7 INV IN (18") = 5870.64 PIPE - 1 INV OUT (38") = 5870.12	N: 5692.81	E: 11865.09
MH - 35	4' TYPE II STM MH	RIM = 5879.13 PIPE - 6B INV IN (18") = 5875.12 PIPE - 8 INV IN (18") = 5875.12 PIPE - 9 INV IN (18") = 5875.12 PIPE - 7 INV OUT (18") = 5874.82	N: 5696.03	E: 12283.53

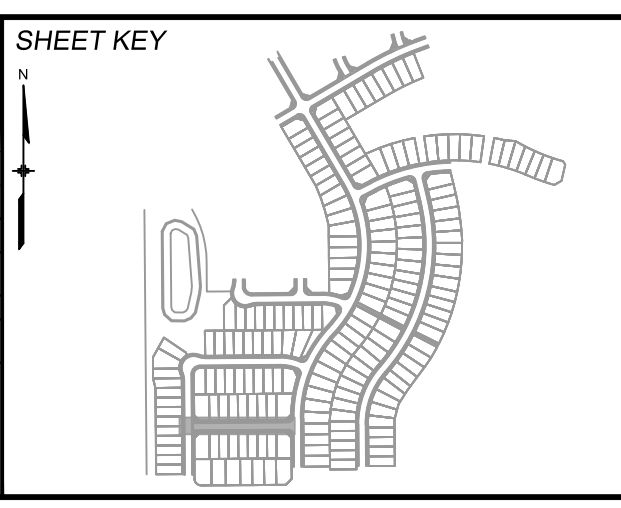
UTILITY CROSSING DETAILS				
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	VERT. SEP.
1	N: 5,692.89 E: 11,875.92	8" PVC SAN 5862.82	18" RCP STORM 5870.54	7.72'
2	N: 5,692.97 E: 11,885.89	8" PVC WATER 5869.14	18" RCP STORM 5870.64	2.20'
3	N: 5,688.21 E: 12,330.98	8" PVC SAN 5859.82	18" RCP STORM 5875.15	15.33'
4	N: 5,686.56 E: 12,340.99	8" PVC WATER 5873.16	18" RCP STORM 5875.20	2.04'
5	N: 5,716.02 E: 12,283.38	8" PVC WATER 5873.55	18" RCP STORM 5875.11	2.08'

- NOTES:
- ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
 - PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
 - CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
 - ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 - PIPES OF DIFFERENT SIZES ARE TO BE MATCHED TO THE CROWN OF THE INSIDE WALL OF PIPE.
 - PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL, MANHOLES SHALL BE INSTALLED 18" BELOW THE SURFACE OF THE PAVEMENT ON THE LOWEST SIDE OF THE MANHOLE.
 - ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 - TOP OF BOX ELEVATIONS GIVEN FOR CDOT TYPE R INLETS REFER TO THE COUNTY STANDARD DETAIL FOR CORRESPONDING DESIGN ELEVATIONS.
 - ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 - SECTIONS OF STORM PIPE WITH PRESSURE HEAD DURING THE 100 YR STORM SHALL USE WATERTIGHT JOINTS WITH A 100 YR SERVICE LIFE PER ECM 3.3.1.D



TURKEY FLAT STORM PROFILE 2 (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+00.00, END STA: 1+00.00

No.	DATE	DESCRIPTION	BY
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

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TRAILS AT ASPEN RIDGE

FILING NO.3
ROADWAY & STORM IMPROVEMENT PLANS

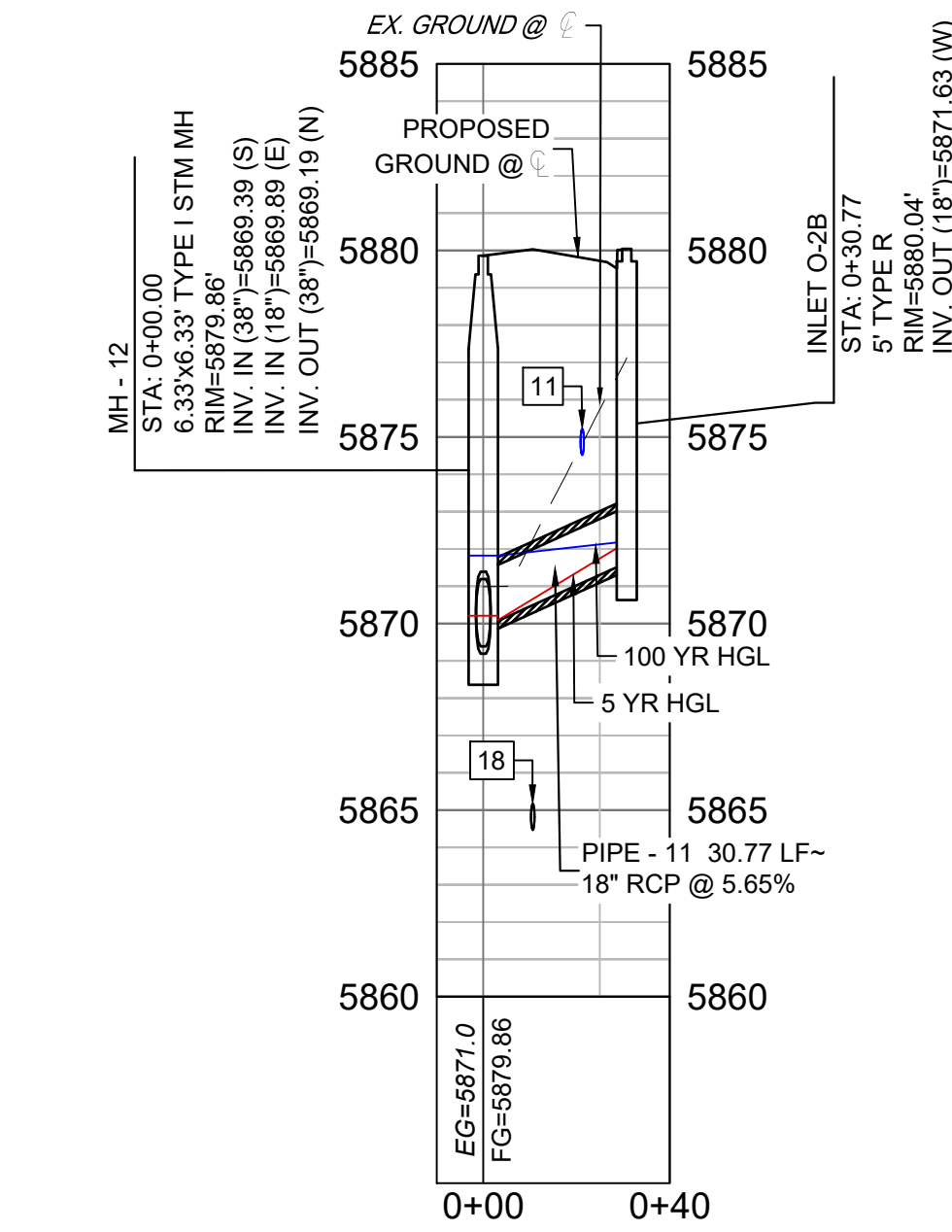
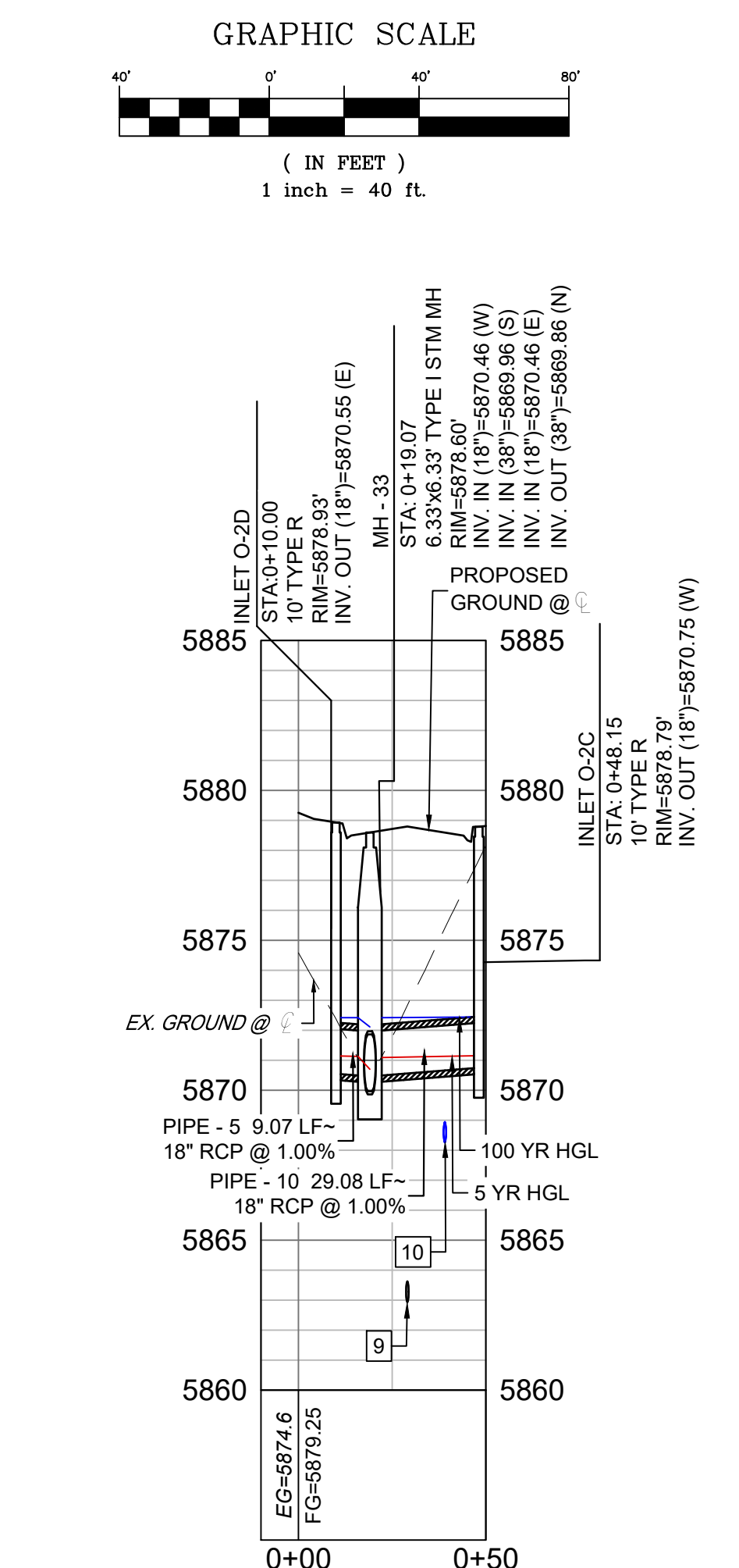
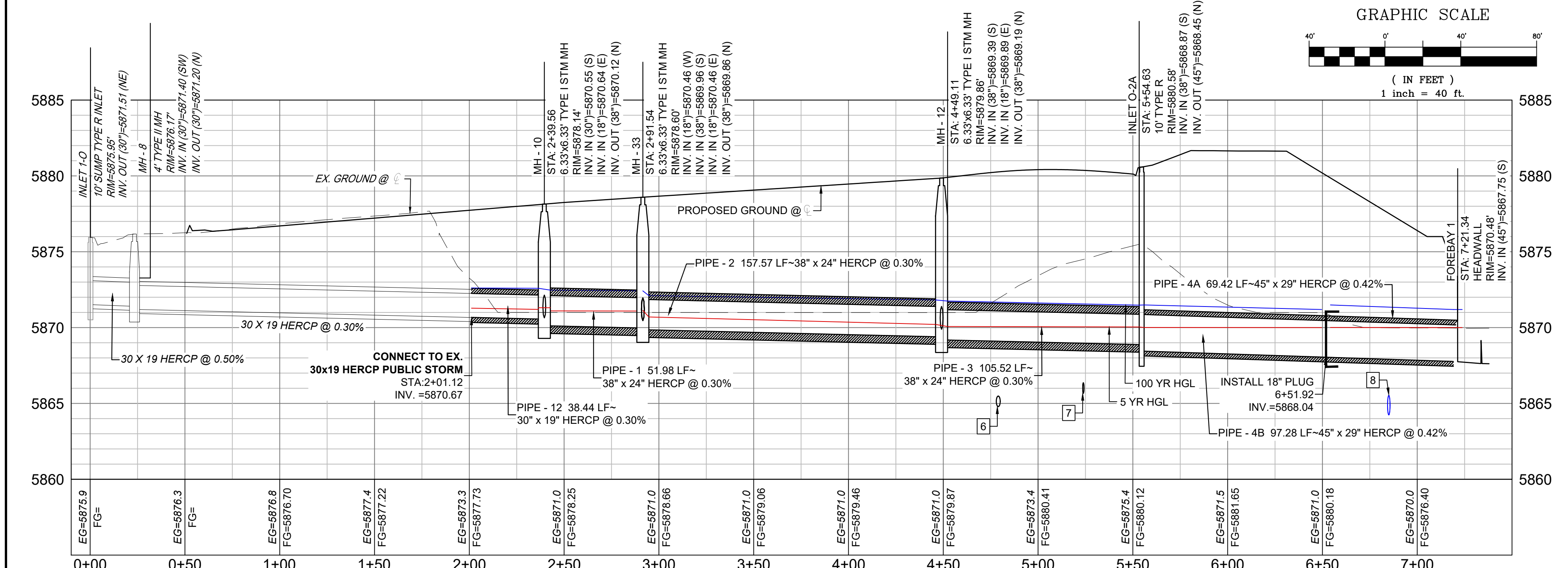
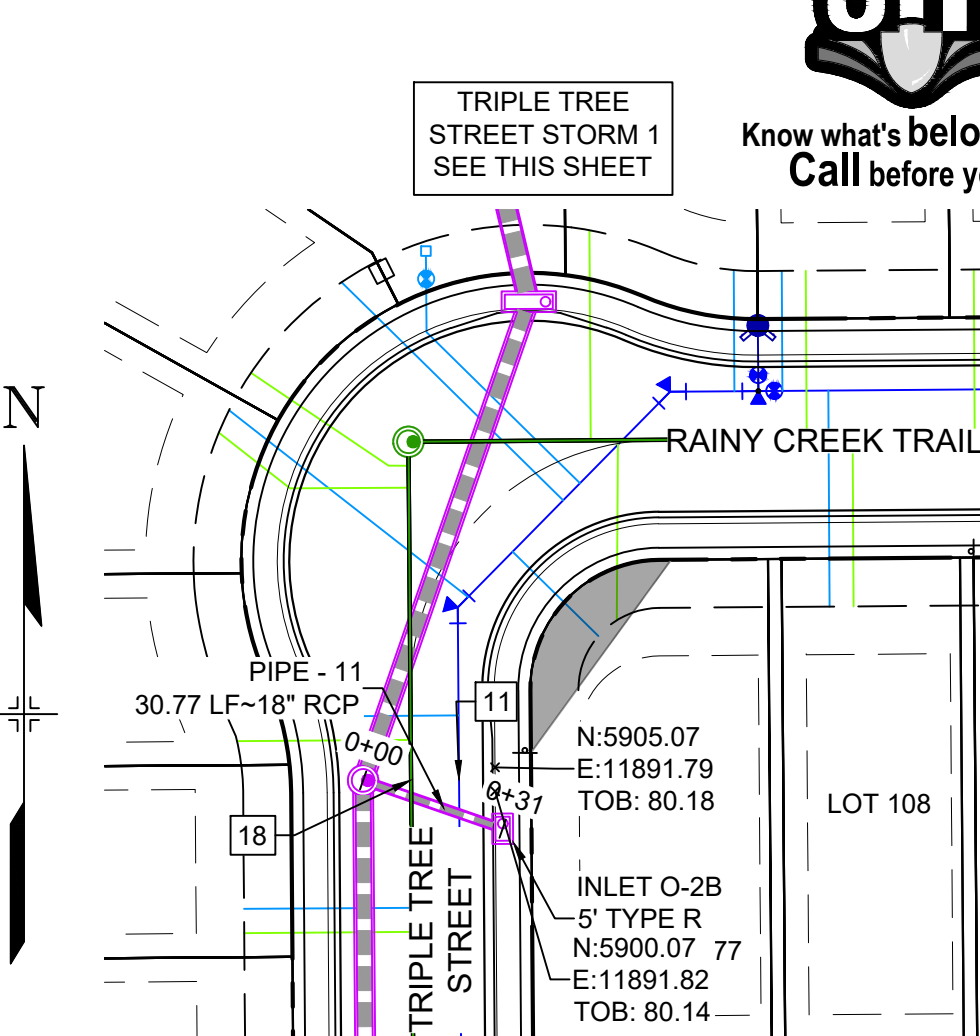
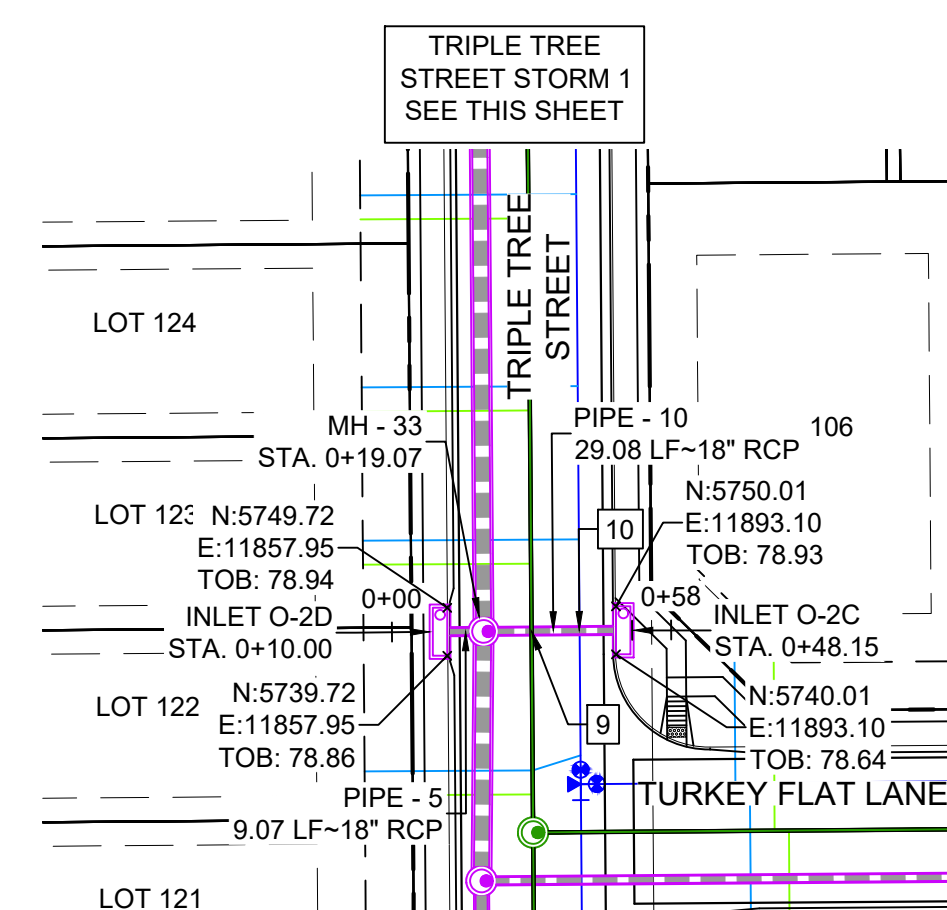
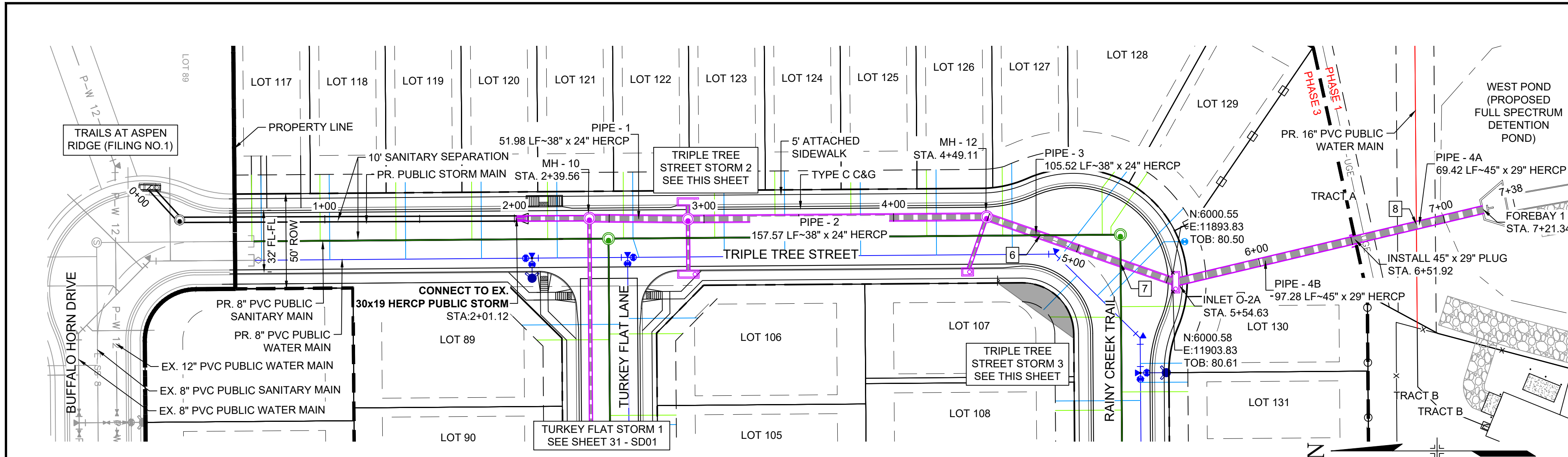
STORM DRAIN PLAN & PROFILE

DESIGNED BY:	TRC	SCALE:	DATE ISSUED:	AUGUST 2021	DRAWING No.
DRAWN BY:	LCB	HORIZ. 1" = 40'	SHEET	31 OF 39	SD01
CHECKED BY:	NMS	VERT. 1" = 5'			

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028



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TRIPLE TREE STREET STORM PROFILE 1 (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: -0+10.00, END STA: 7+50.00

TRIPLE TREE STREET STORM PROFILE 2 (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: -0+10.00, END STA: 0+50.00

TRIPLE TREE STREET STORM PROFILE 3 (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: -0+10.00, END STA: 0+40.00

NAME	TYPE	DETAILS	N & E
FOREBAY 1	HEADWALL	RIM = 5870.48 PIPE - 4A INV IN (45°) = 5867.75	N: 6164.31 E: 11860.52
INLET O-2A	10' TYPE R	RIM = 5880.58 PIPE - 3 INV IN (38°) = 5868.87 PIPE - 4B INV OUT (45°) = 5868.45	N: 6002.07 E: 11898.83
INLET O-2B	5' TYPE R	RIM = 5880.04 PIPE - 11 INV OUT (18°) = 5871.63	N: 5892.28 E: 11893.38
INLET O-2C	10' TYPE R	RIM = 5878.79 PIPE - 10 INV OUT (18°) = 5870.75	N: 5745.01 E: 11894.60
INLET O-2D	10' TYPE R	RIM = 5878.93 PIPE - 5 INV OUT (18°) = 5870.55	N: 5744.72 E: 11865.45

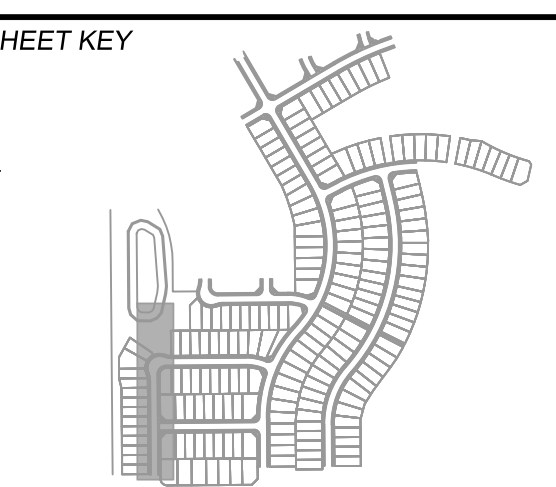
NAME	TYPE	DETAILS	N & E
MH - 10	6.33'x6.33' TYPE I STM MH	RIM = 5878.14 PIPE - 12 INV IN (30°) = 5870.55 PIPE - 7 INV IN (18°) = 5870.64 PIPE - 1 INV OUT (38°) = 5870.12	N: 5692.81 E: 11865.09
MH - 12	6.33'x6.33' TYPE I STM MH	RIM = 5879.86 PIPE - 2 INV IN (38°) = 5869.39 PIPE - 11 INV IN (18°) = 5869.89 PIPE - 3 INV OUT (38°) = 5869.19	N: 5902.35 E: 11864.31
MH - 33	6.33'x6.33' TYPE I STM MH	RIM = 5878.60 PIPE - 5 INV IN (18°) = 5870.46 PIPE - 1 INV IN (38°) = 5869.96 PIPE - 10 INV IN (18°) = 5870.46 PIPE - 2 INV OUT (38°) = 5869.86	N: 5744.79 E: 11865.52

PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 1	N00°28'11"E	52.0'	0.30%	38" RCP
PIPE - 2	N00°26'25"W	157.6'	0.30%	38" RCP
PIPE - 3	N19°05'52"E	105.5'	0.30%	38" RCP
PIPE - 4A	N13°17'06"W	69.4'	0.42%	45" RCP
PIPE - 4B	N13°17'06"W	97.3'	0.42%	45" RCP
PIPE - 5	S89°33'35"E	9.1'	1.00%	18" RCP
PIPE - 10	S89°33'35"W	29.1'	1.00%	18" RCP
PIPE - 11	N70°54'08"W	30.8'	5.65%	18" RCP

CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	VERT. SEP.
6	N: 5,930.60 E: 11,874.08	8" PVC SAN 5865.49	38"x24" HERCP 5868.60	3.11'
7	N: 5,973.00 E: 11,868.77	8" PVC SAN 5866.37	38"x24" HERCP 5868.47	2.10'
8	N: 6,128.98 E: 11,869.12	16" PVC WATER 5865.54	45"x29" HERCP 5867.59	2.05'
9	N: 5,744.86 E: 11,875.52	8" PVC SAN 5863.64	18" RCP STORM 5870.35	6.71'
10	N: 5,744.94 E: 11,885.52	8" PVC WATER 5868.96	18" RCP STORM 5870.45	2.04'
11	N: 5,902.51 E: 11,884.31	18" RCP STORM 5872.80	8" PVC WATER 5874.51	1.77'
18	N: 5,902.43 E: 11,874.30	8" PVC SAN 5865.18	36" RCP STORM 5870.29	5.11'

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg			
CTB FILE: Matrix(black).ctb			
PLOT DATE: April 26, 2022 4:10:37 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

NAME	TYPE	DETAILS	N & E
FOREBAY 1	HEADWALL	RIM = 5870.48 PIPE - 4A INV IN (45°) = 5867.75	N: 6164.31 E: 11860.52
INLET O-2A	10' TYPE R	RIM = 5880.58 PIPE - 3 INV IN (38°) = 5868.87 PIPE - 4B INV OUT (45°) = 5868.45	N: 6002.07 E: 11898.83
INLET O-2B	5' TYPE R	RIM = 5880.04 PIPE - 11 INV OUT (18°) = 5871.63	N: 5892.28 E: 11893.38
INLET O-2C	10' TYPE R	RIM = 5878.79 PIPE - 10 INV OUT (18°) = 5870.75	N: 5745.01 E: 11894.60
INLET O-2D	10' TYPE R	RIM = 5878.93 PIPE - 5 INV OUT (18°) = 5870.55	N: 5744.72 E: 11865.45



BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/2 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)



TRAILS AT ASPEN RIDGE

FILING NO.3
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

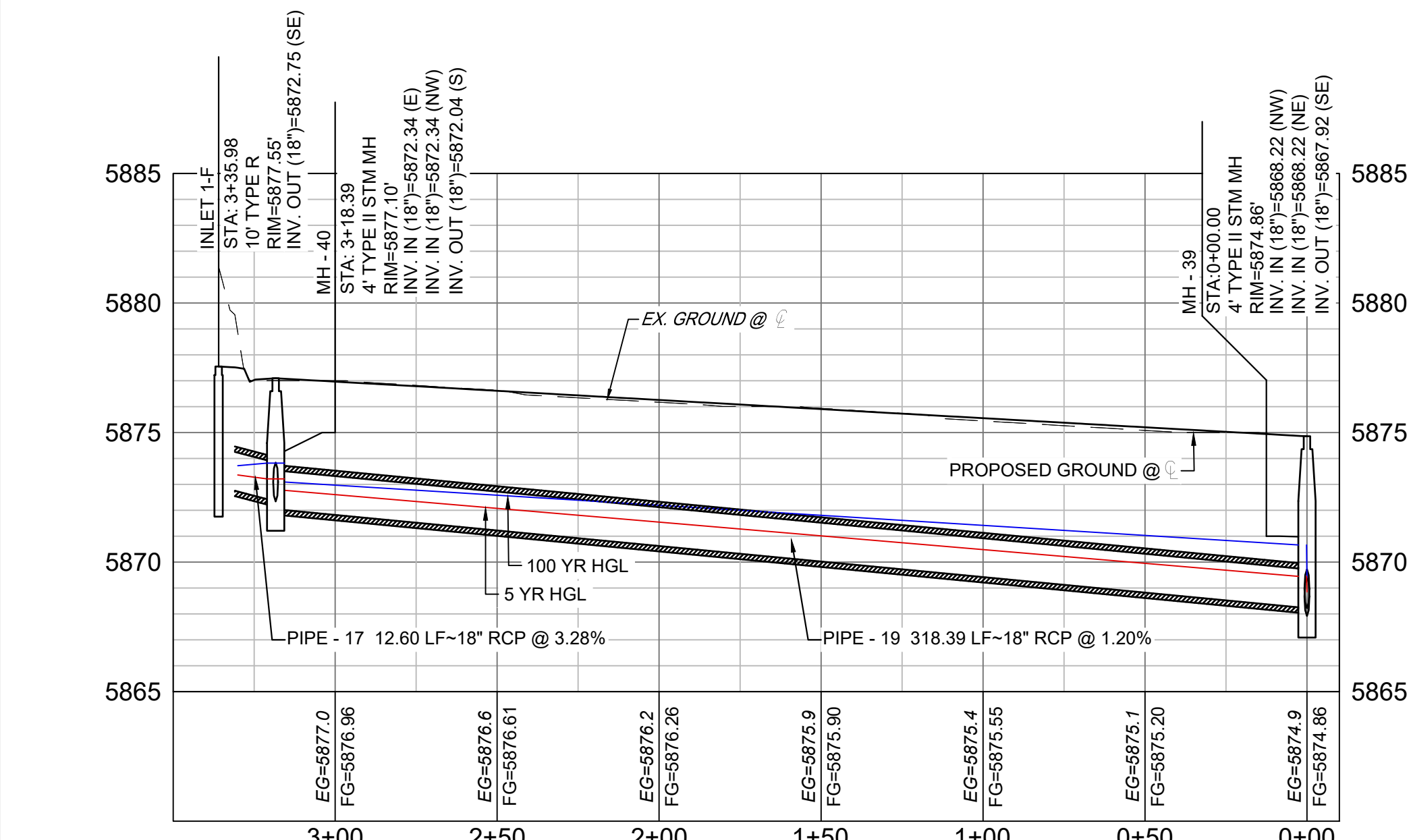
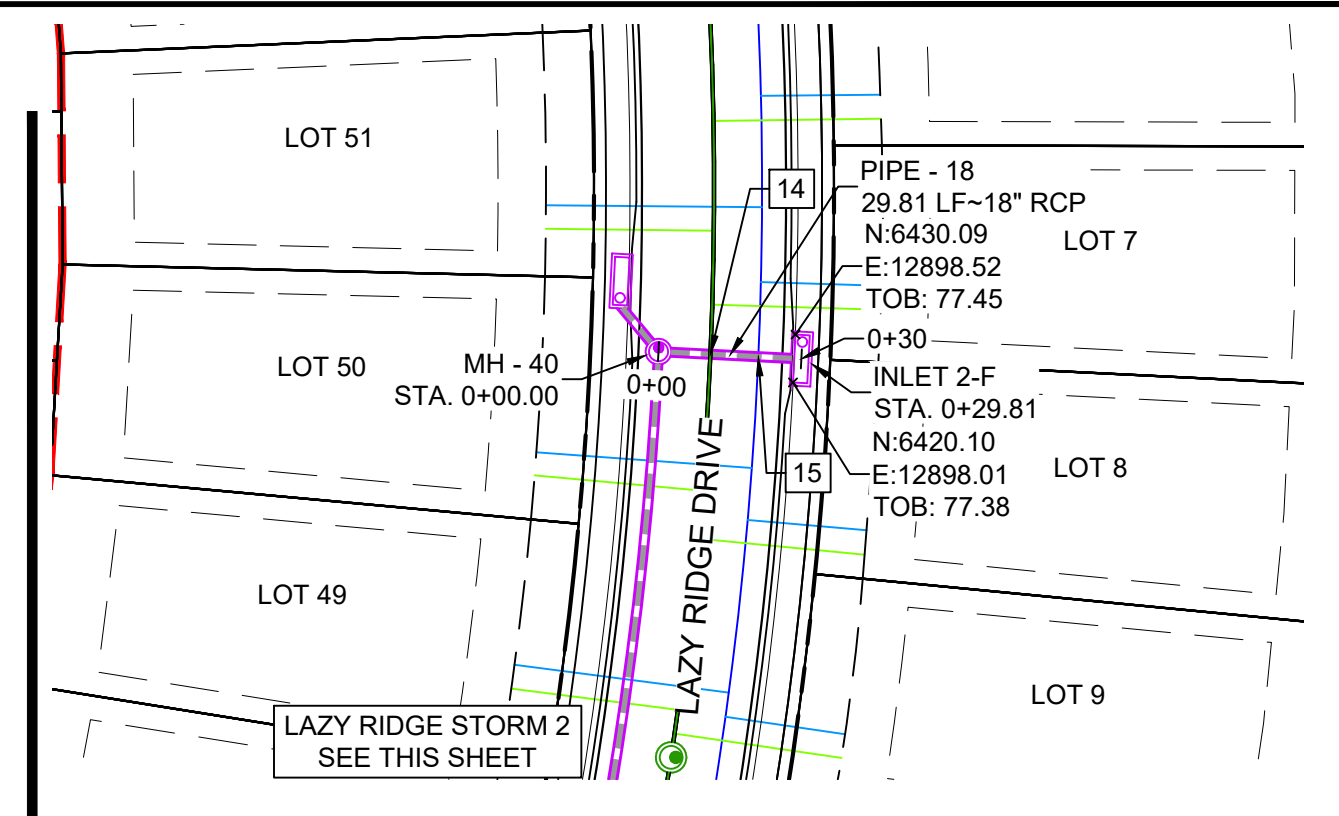
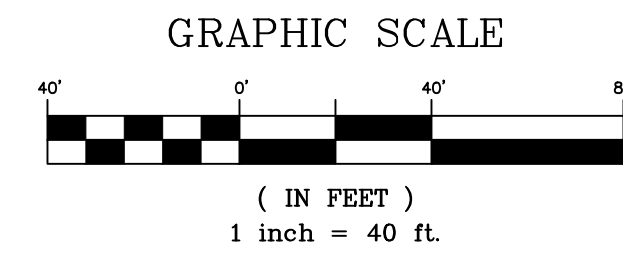
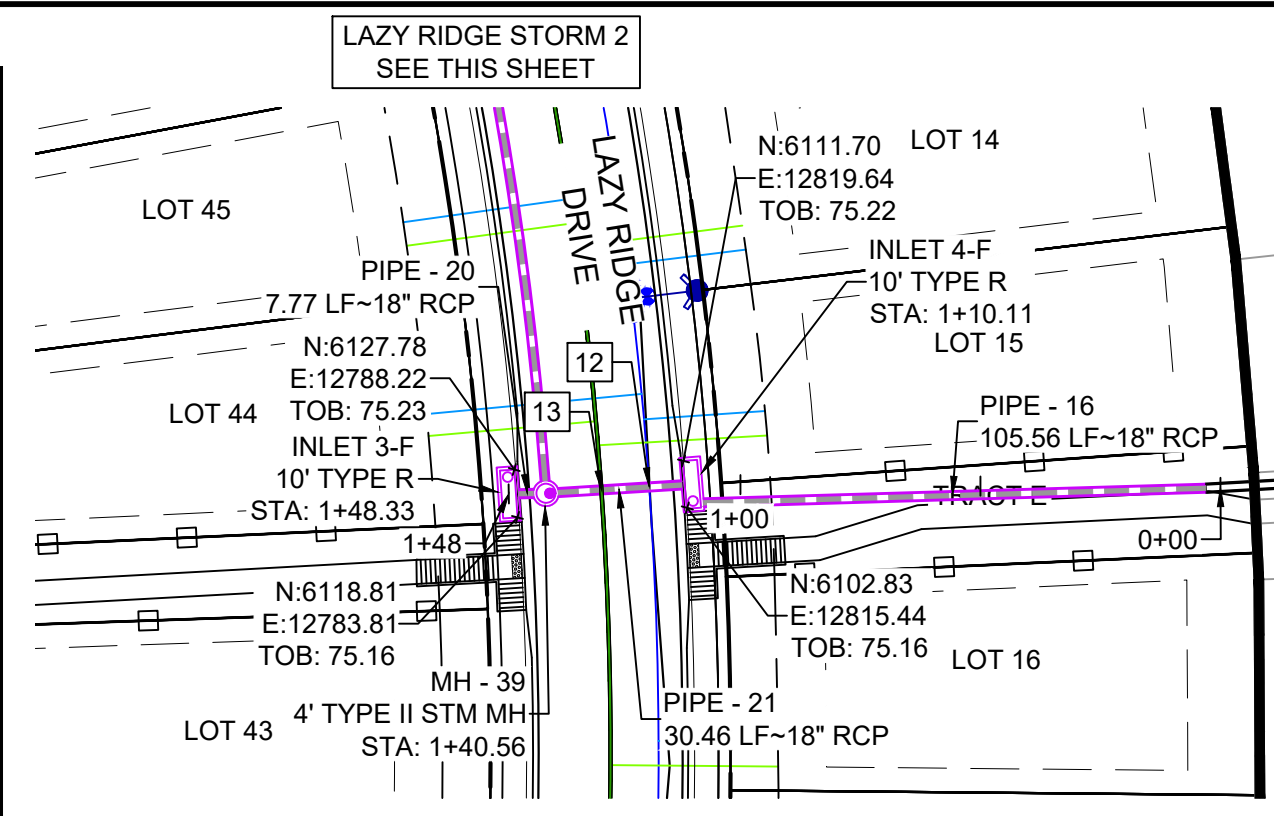
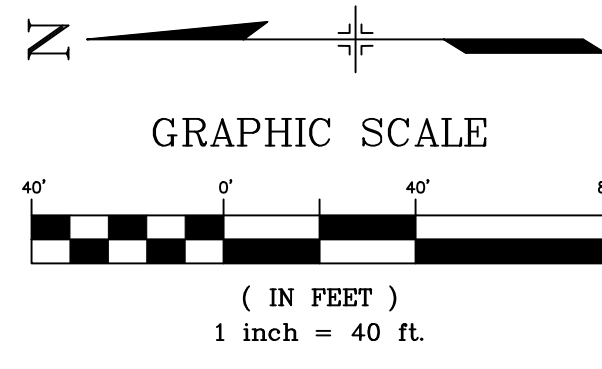
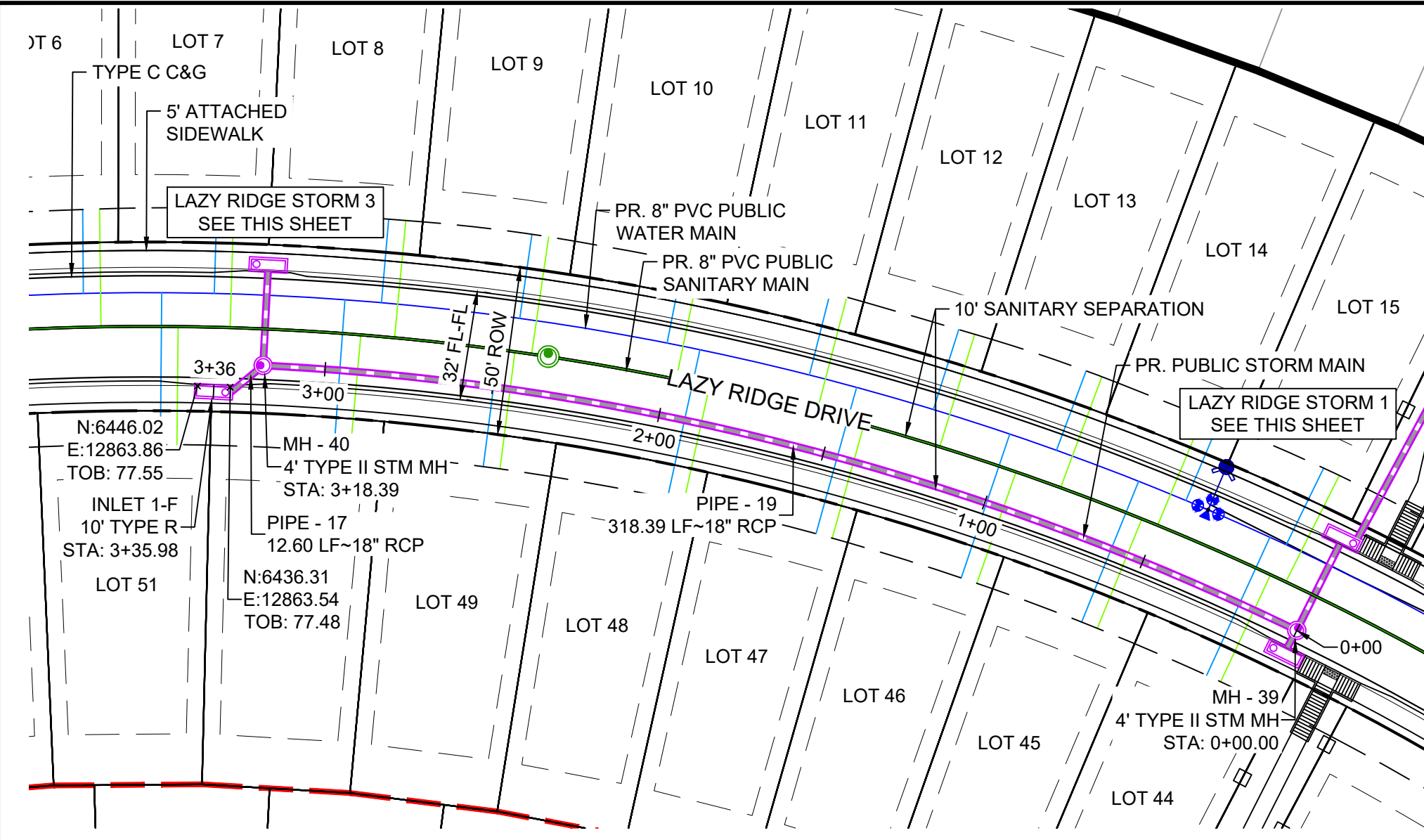
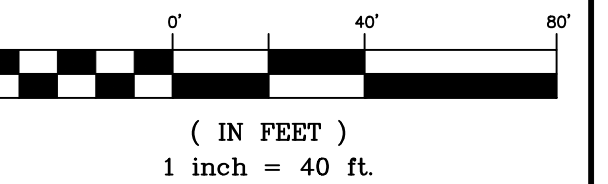
DESIGNED BY:	TRC	SCALE:	HORIZ 1" = 40'	DATE ISSUED:	AUGUST 2021	DRAWING No.	SD02
DRAWN BY:	LCB	VERT. 1" = 5'	SHEET	32	OF 39		
CHECKED BY:	NMS						



Know what's below. Call before you dig.

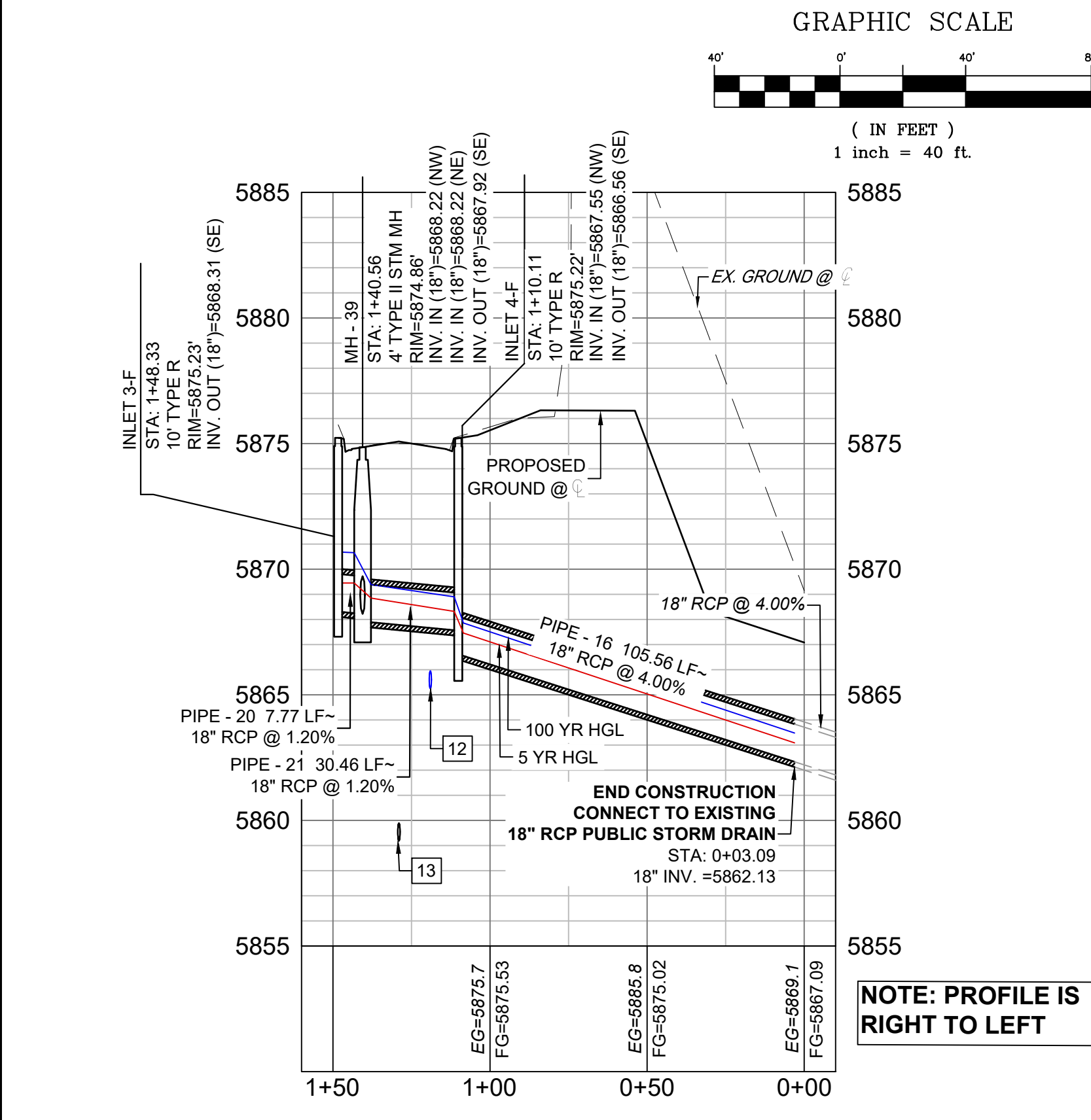


GRAPHIC SCALE



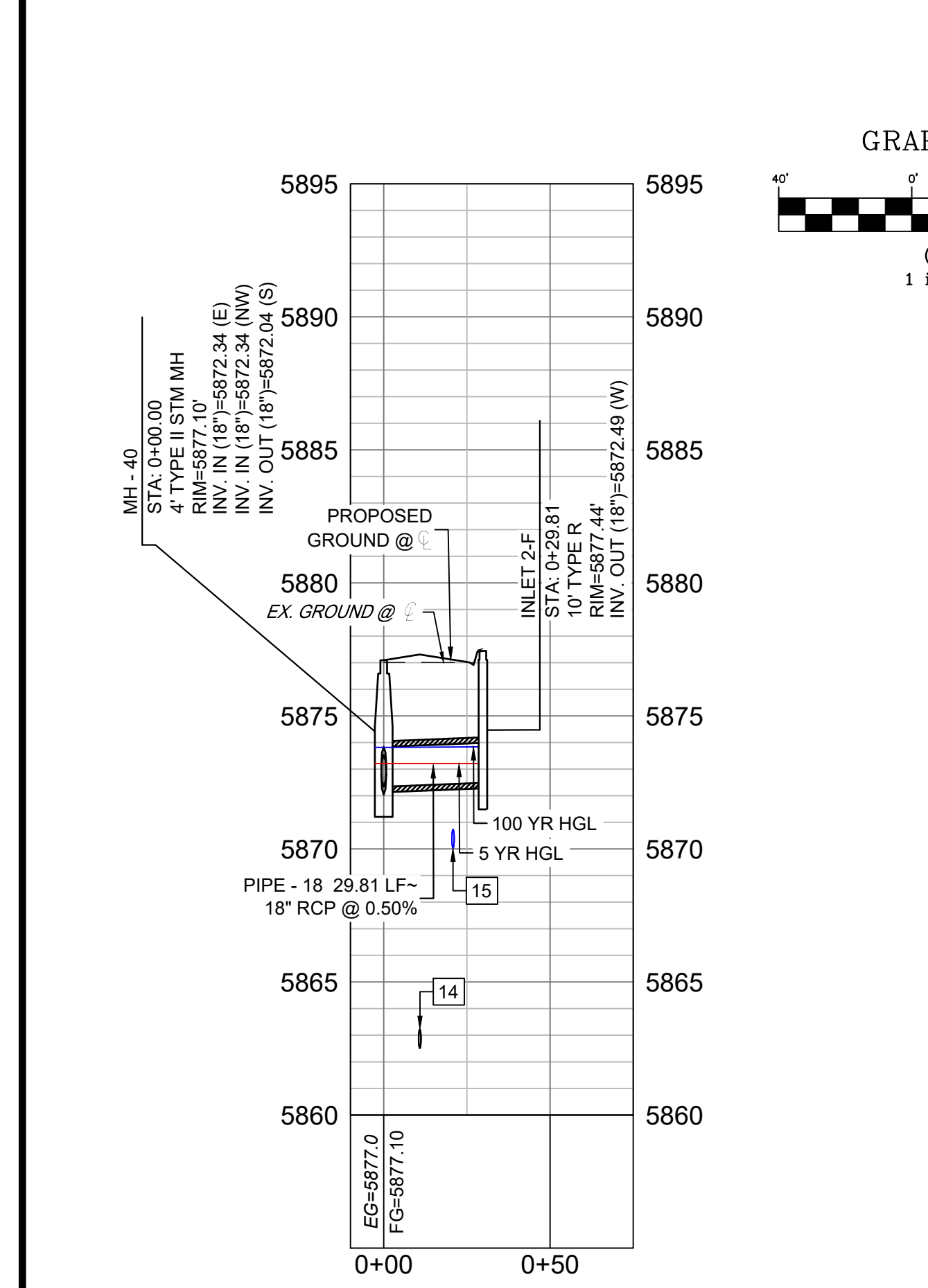
LAZY RIDGE DRIVE STORM PROFILE 2 (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: -0+10.00, END STA: 3+50.00

NOTE: PROFILE IS RIGHT TO LEFT



LAZY RIDGE STREET STORM PROFILE 1 (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: -0+10.00, END STA: 1+60.00

NOTE: PROFILE IS RIGHT TO LEFT



LAZY RIDGE DRIVE STORM PROFILE 3 (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: -0+10.00, END STA: 0+75.00

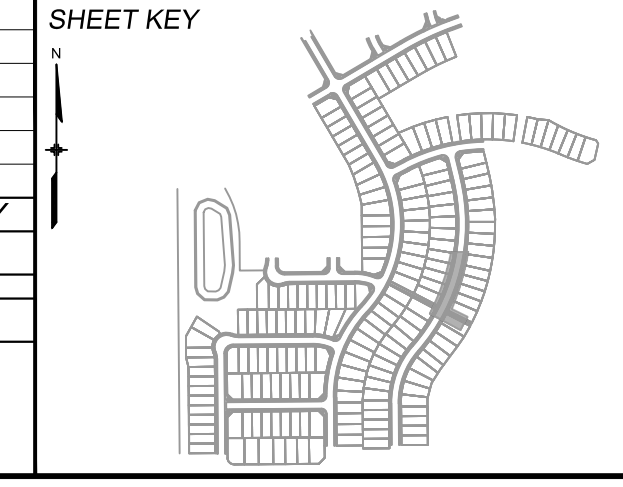
- NOTES:**
- ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
 - PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
 - CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
 - ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 - PIPES OF DIFFERENT SIZES ARE TO BE MATCHED TO THE CROWN OF THE INSIDE WALL OF PIPE.
 - PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL, MANHOLES SHALL BE INSTALLED 1/8" BELOW THE SURFACE OF THE PAVEMENT ON THE LOWEST SIDE OF THE MANHOLE.
 - ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 - TOP OF BOX ELEVATIONS GIVEN FOR CDOT TYPE R INLETS REFER TO THE COUNTY STANDARD DETAIL FOR CORRESPONDING DESIGN ELEVATIONS.
 - ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 - SECTIONS OF STORM PIPE WITH PRESSURE HEAD DURING THE 100 YR STORM SHALL USE WATERTIGHT JOINTS WITH A 100 YR SERVICE LIFE PER ECM 3.3.1.D

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N & E
INLET 1-F	10' TYPE R	RIM = 5877.55 PIPE - 17 INV OUT (18") = 5872.75	N: 6441.22 E: 12862.20
INLET 2-F	10' TYPE R	RIM = 5877.44 PIPE - 18 INV OUT (18") = 5872.49	N: 6425.02 E: 12899.76
INLET 3-F	10' TYPE R	RIM = 5875.23 PIPE - 20 INV OUT (18") = 5868.31	N: 6123.96 E: 12784.67
INLET 4-F	10' TYPE R	RIM = 5875.22 PIPE - 21 INV IN (18") = 5867.55 PIPE - 16 INV OUT (18") = 5866.56	N: 6106.61 E: 12818.72
MH - 39	4' TYPE II STM MH	RIM = 5874.86 PIPE - 20 INV IN (18") = 5868.22 PIPE - 19 INV IN (18") = 5868.22 PIPE - 21 INV OUT (18") = 5867.92	N: 6120.20 E: 12791.47
MH - 40	4' TYPE II STM MH	RIM = 5877.10 PIPE - 18 INV IN (18") = 5872.34 PIPE - 17 INV IN (18") = 5872.34 PIPE - 19 INV OUT (18") = 5872.04	N: 6426.54 E: 12870.00

PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 16	N61°39'29"W	105.6'	4.00%	18" RCP
PIPE - 17	N39°43'59"W	12.6'	3.28%	18" RCP
PIPE - 18	S87°04'54"E	29.8'	0.50%	18" RCP
PIPE - 19	N14°22'41"E	318.4'	1.20%	18" RCP
PIPE - 20	S61°05'06"E	7.8'	1.20%	18" RCP
PIPE - 21	N63°29'24"W	30.5'	1.20%	18" RCP

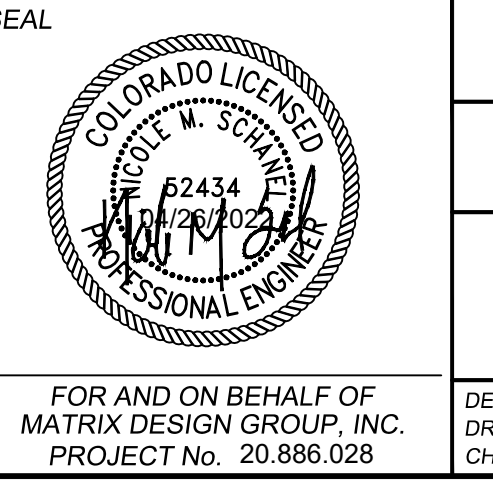
UTILITY CROSSING DETAILS				
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	VERT. SEP.
12	N: 6,110.58 E: 12,810.77	8" PVC WATER 5865.96	18" RCP STORM 5867.45	2.67'
13	N: 6,115.04 E: 12,801.82	8" PVC SAN 5859.90	18" RCP STORM 5867.57	7.67'
14	N: 6,425.98 E: 12,880.82	8" PVC SAN 5863.22	18" RCP STORM 5872.19	8.97'
15	N: 6,425.47 E: 12,890.80	8" PVC WATER 5870.74	18" RCP STORM 5872.24	2.02'

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg			
CTB FILE: Matrix(black).ctb			
PLOT DATE: April 26, 2022 4:11:16 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)



TRAILS AT ASPEN RIDGE

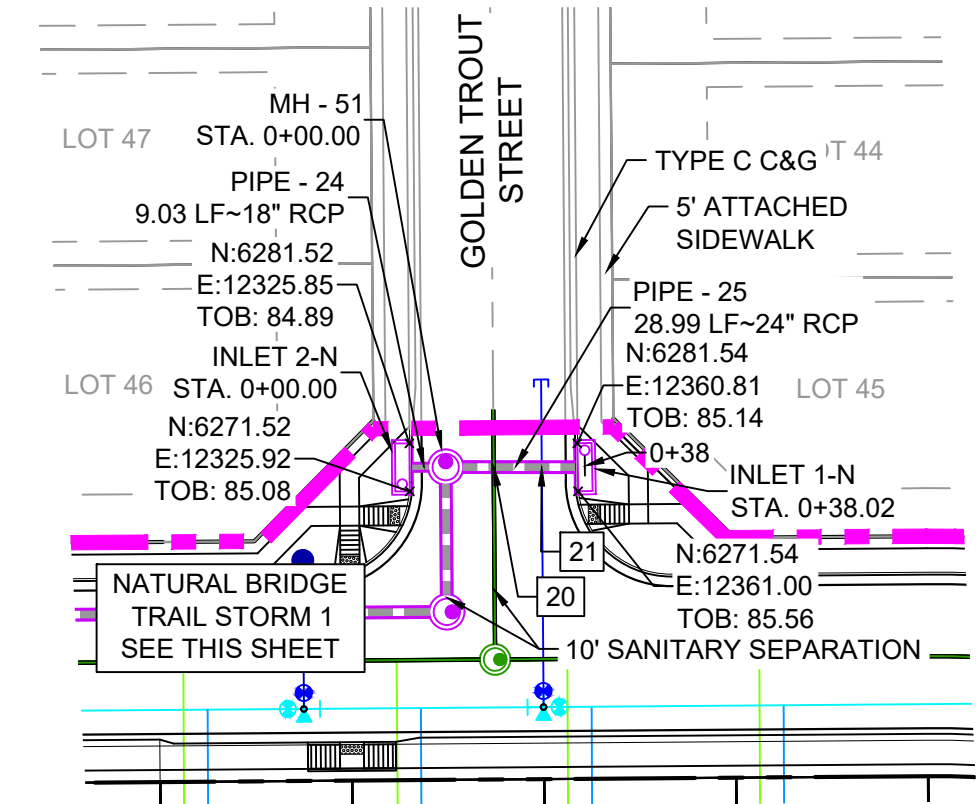
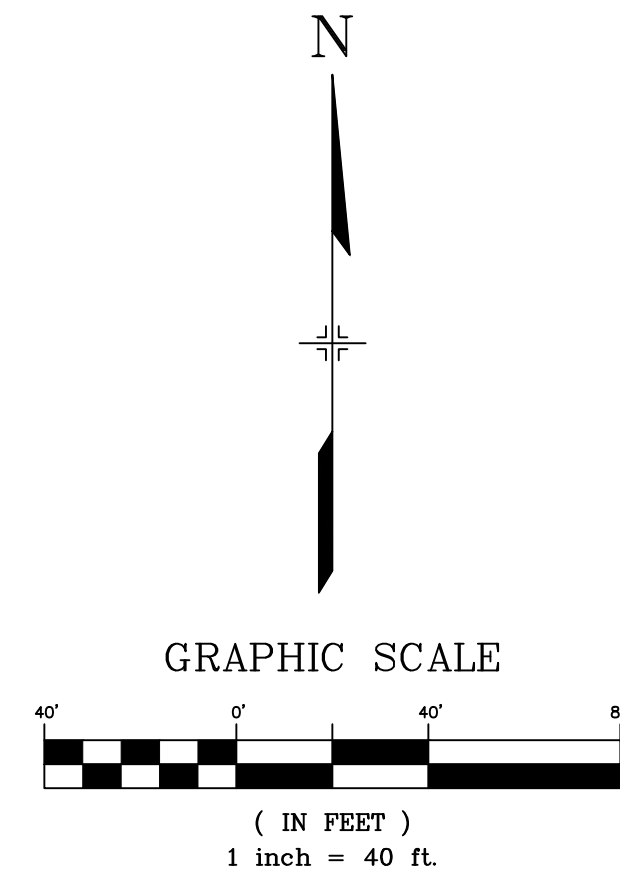
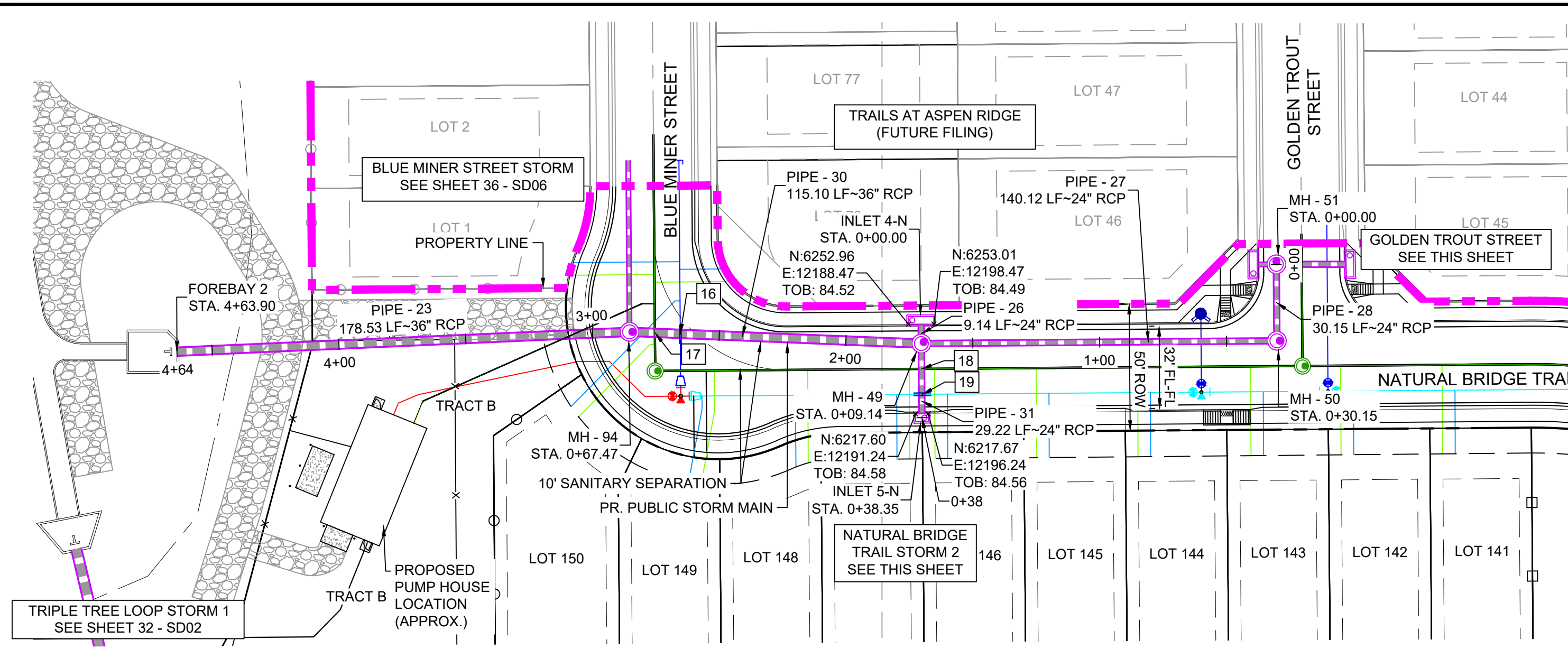
FILING NO. 3
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

DESIGNED BY:	TRC	SCALE:	DATE ISSUED:	AUGUST 2021	DRAWING No.:
DRAWN BY:	LCB	HORIZ. 1" = 40'	SHEET:	33 OF 39	SD03
CHECKED BY:	NMS	VERT. 1" = 5'			

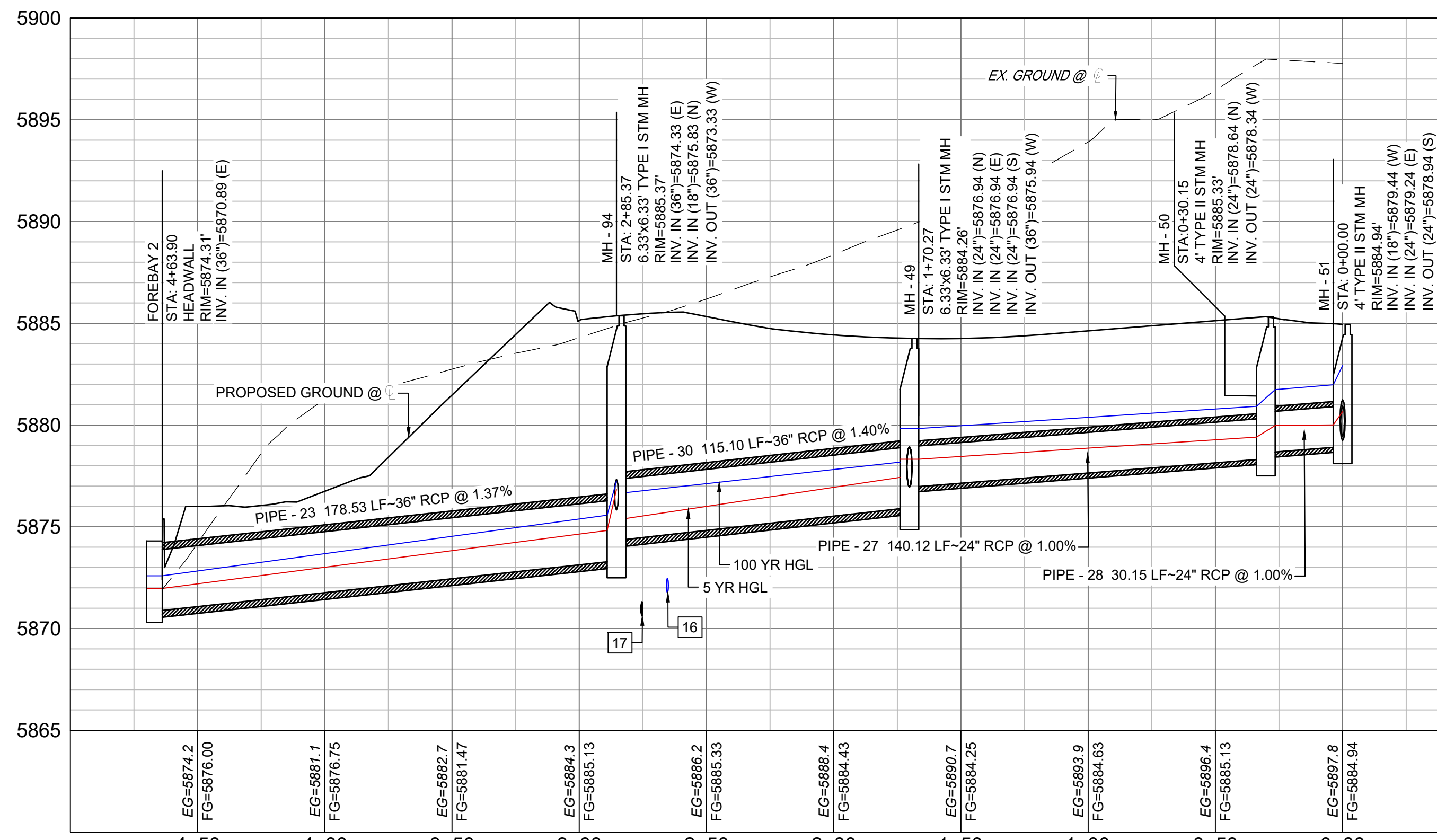


Know what's below.
Call before you dig.



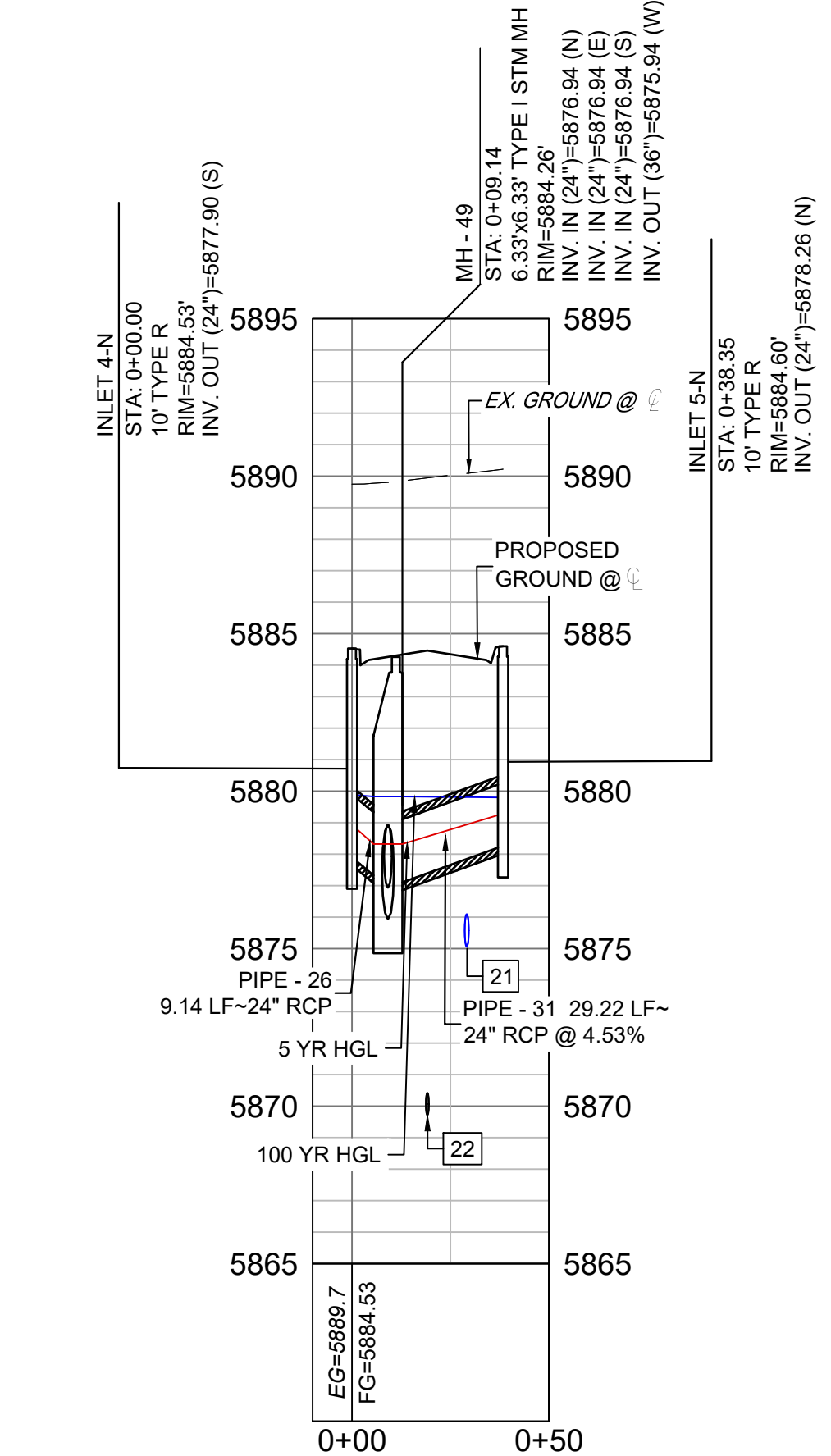
PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 23	N87°29'19"E	178.5'	1.37%	36" RCP
PIPE - 24	S89°33'35"W	9.0'	7.98%	18" RCP
PIPE - 25	S89°58'29"E	29.0'	3.41%	24" RCP
PIPE - 26	N00°26'25"W	9.1'	10.51%	24" RCP
PIPE - 27	N89°33'35"E	140.1'	1.00%	24" RCP
PIPE - 28	N00°26'25"W	30.2'	1.00%	24" RCP
PIPE - 30	N87°42'27"W	115.1'	1.40%	36" RCP
PIPE - 31	S00°26'25"E	29.2'	4.53%	24" RCP

STRUCTURE TABLE				
NAME	TYPE	DETAILS	N & E	
FOREBAY 2	HEADWALL	RIM = 5874.31 PIPE - 23 INV IN (36") = 5870.89	N: 6242.13 E: 11900.16	
INLET 1-N	10" TYPE R	RIM = 5885.54 PIPE - 25 INV OUT (24") = 5880.23	N: 6276.57 E: 12362.41	
INLET 2-N	10" TYPE R	RIM = 5884.89 PIPE - 24 INV OUT (18") = 5880.16	N: 6276.51 E: 12324.39	
INLET 4-N	10" TYPE R	RIM = 5884.53 PIPE - 26 INV OUT (24") = 5877.90	N: 6254.49 E: 12193.46	
INLET 5-N	10" TYPE R	RIM = 5884.60 PIPE - 31 INV OUT (24") = 5878.26	N: 6216.13 E: 12193.76	
MH - 49	6.33'x6.33' TYPE I STM MH	RIM = 5884.26 PIPE - 26 INV IN (24") = 5876.94 PIPE - 27 INV IN (24") = 5876.94 PIPE - 31 INV IN (24") = 5876.94 PIPE - 30 INV OUT (36") = 5875.94	N: 6245.35 E: 12193.53	
MH - 50	4' TYPE II STM MH	RIM = 5885.33 PIPE - 27 INV OUT (24") = 5878.34	N: 6246.43 E: 12333.64	
MH - 51	4' TYPE II STM MH	RIM = 5884.94 PIPE - 24 INV IN (18") = 5879.44 PIPE - 25 INV IN (24") = 5879.24 PIPE - 28 INV OUT (24") = 5878.94	N: 6276.58 E: 12333.41	
MH - 94	6.33'x6.33' TYPE I STM MH	RIM = 5885.37 PIPE - 30 INV IN (36") = 5874.33 PIPE - 32 INV IN (18") = 5875.83 PIPE - 23 INV OUT (36") = 5873.33	N: 6249.95 E: 12078.52	

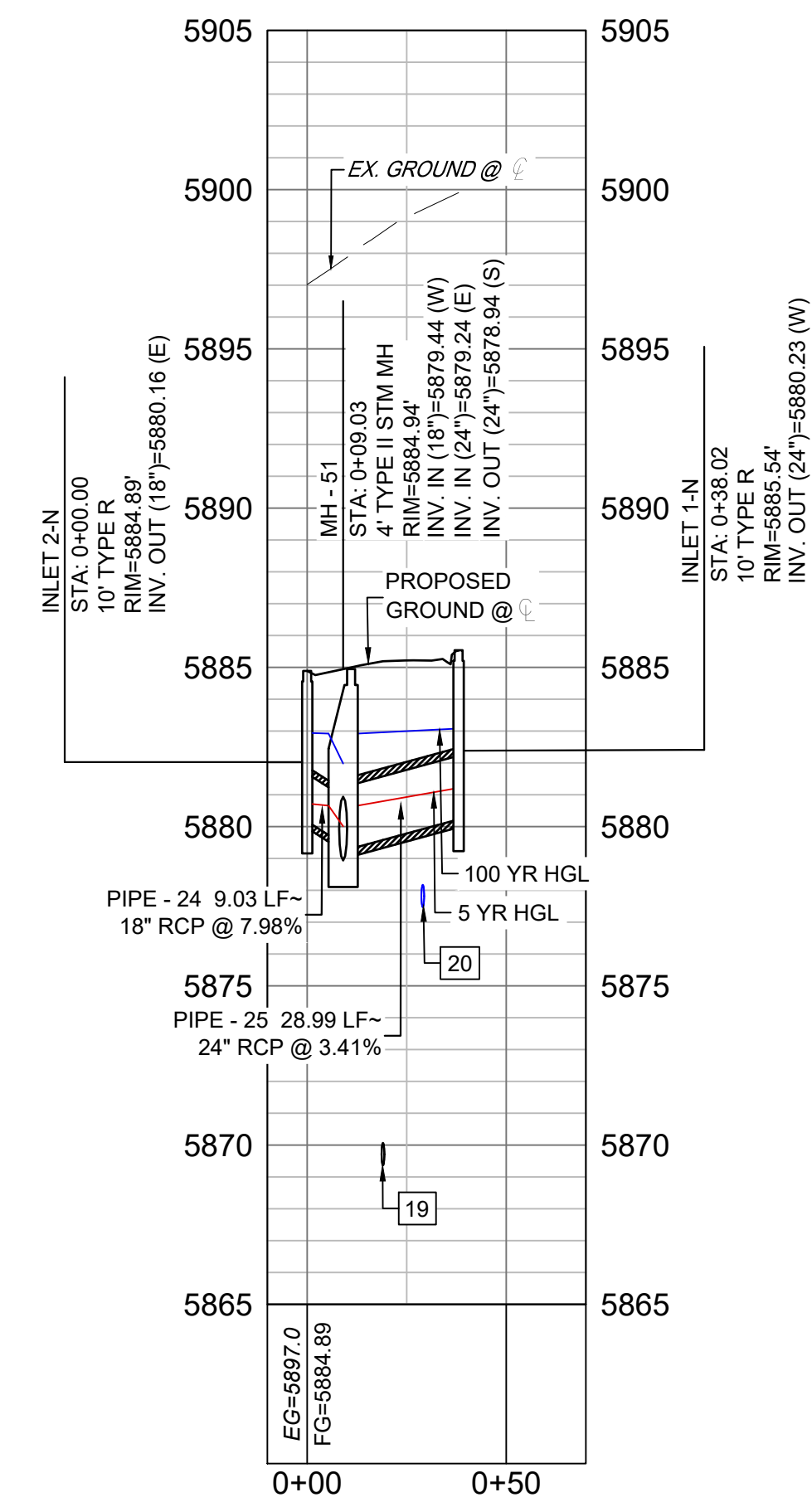


NATURAL BRIDGE TRAIL STORM PROFILE 1 (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: -0+40.00, END STA: 5+00.00

NOTE: PROFILE IS RIGHT TO LEFT



NATURAL BRIDGE TRAIL STORM PROFILE 2 (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: -0+10.00, END STA: 0+50.00



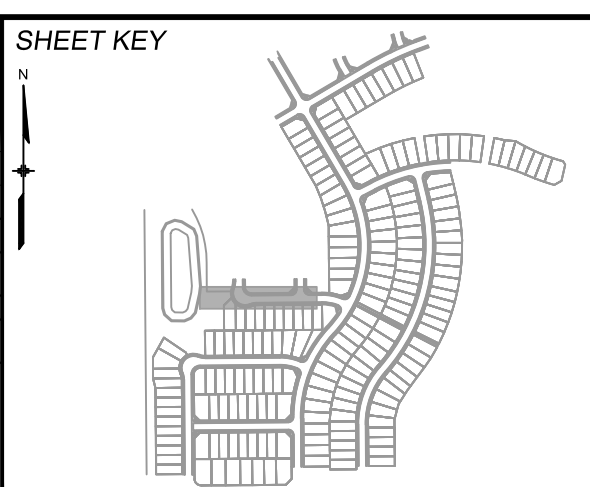
GOLDEN TROUT STREET STORM PROFILE (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: -0+10.00, END STA: 0+70.00

UTILITY CROSSING DETAILS				
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	VERT. SEP.
16	N: 6,235.35 E: 12,193.61	8" PVC WATER 5872.47	24" RCP STORM 5874.28	2.04'
17	N: 6,224.80 E: 12,193.69	8" PVC SAN 5871.33	24" RCP STORM 5874.14	3.01'
19	N: 6,276.63 E: 12,343.41	8" PVC WATER 5870.07	24" RCP STORM 5879.33	9.26'
20	N: 6,276.63 E: 12,353.41	8" PVC WATER 5878.18	24" RCP STORM 5879.67	2.01'
21	N: 6,249.02 E: 12,098.54	12" PVC WATER 5876.10	24" RCP STORM 5877.60	1.98'
22	N: 6,249.55 E: 12,088.61	8" PVC SAN 5870.42	24" RCP STORM 5877.14	6.72'

- NOTES:
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 - PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
 - CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
 - ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 - PIPES OF DIFFERENT SIZES ARE TO BE MATCHED TO THE CROWN OF THE INSIDE WALL OF PIPE.
 - PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL, MANHOLES SHALL BE INSTALLED 1/8" BELOW THE SURFACE OF THE PAVEMENT ON THE LOWEST SIDE OF THE MANHOLE.
 - ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 - TOP OF BOX ELEVATIONS GIVEN FOR CDOT TYPE R INLETS REFER TO THE COUNTY STANDARD DETAIL FOR CORRESPONDING DESIGN ELEVATIONS.
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 - SECTIONS OF STORM PIPE WITH PRESSURE HEAD DURING THE 100 YR STORM SHALL USE WATERTIGHT JOINTS WITH A 100 YR SERVICE LIFE PER ECM 3.3.1.D

- REFERENCE DRAWINGS
- X-886-EX-BASE
 - X-886-EX-SURVEY
 - X-886-PR-SITE-F1
 - X-886-PR-SITE-F2
 - 886-PR-Logan Drive-Roundabout
 - 886-PR-Logan Drive
 - X-886-PR-SITE-F6
 - X-886-PR-SITE-F5
 - X-886-PR-SITE-F4
 - X-886-PR-SITE-F3
 - X-786-R&S
 - X-886-PR-WTR
 - X-886-PR-WTR-F3
 - X-886-PR-WTR-F2
 - X-886-PR-WTR-F5
 - X-886-PR-WTR-F4
 - 19-886-PR-UTIL
 - 19-886-PR-UTIL-SANITARY
 - X-886-PR-SITE-F7

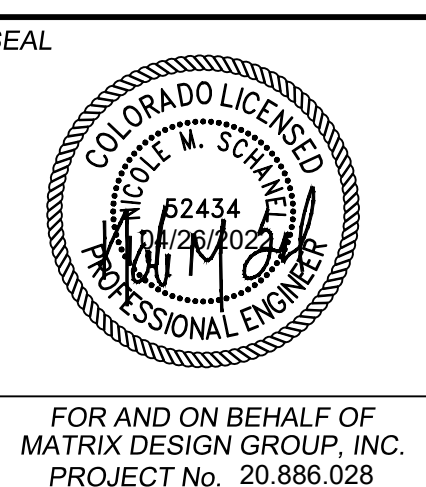
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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CTB FILE: Matrix(black).ctb			
PLOT DATE: April 26, 2022 4:11:49 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/2 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)

PREPARED BY:
Matrix



TRAILS AT ASPEN RIDGE

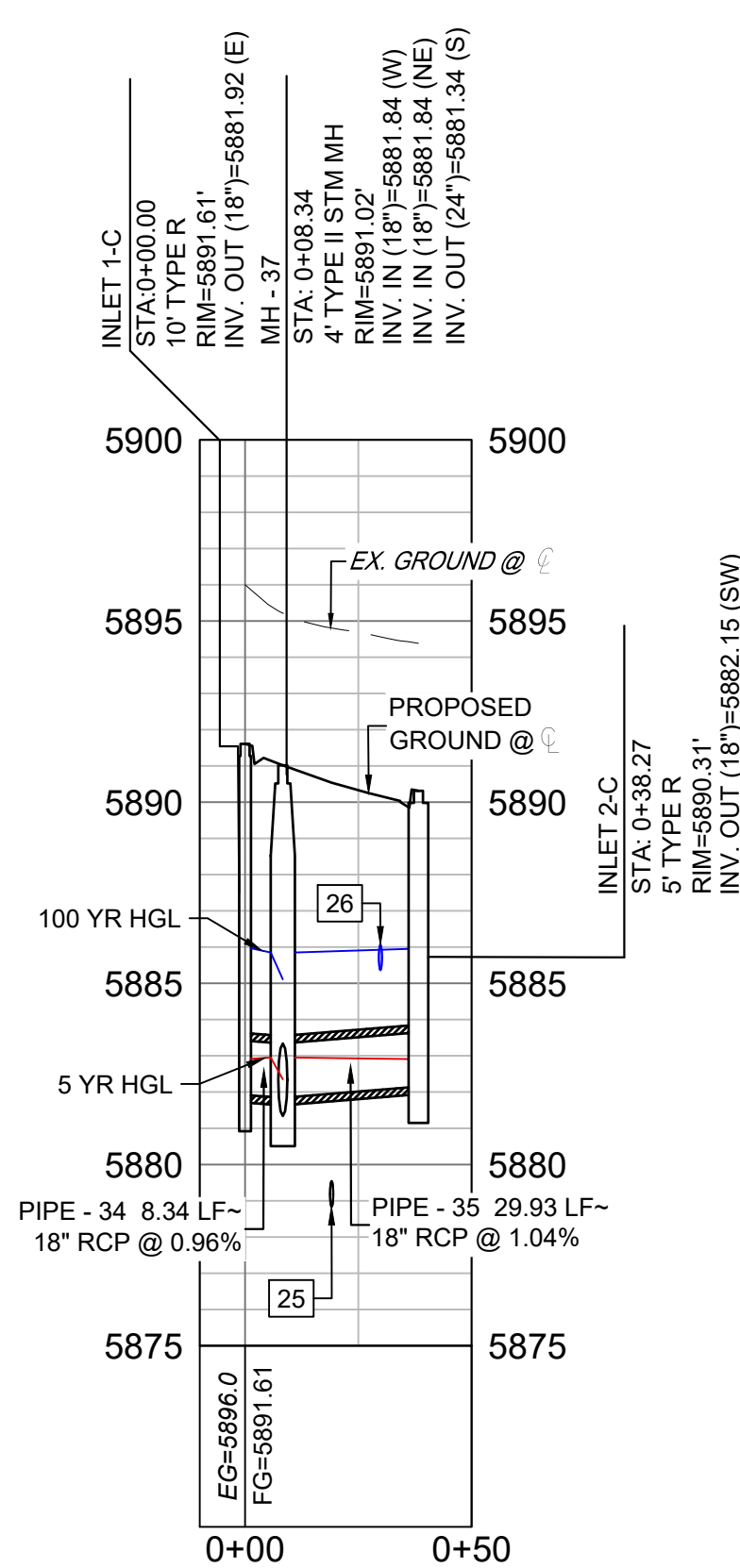
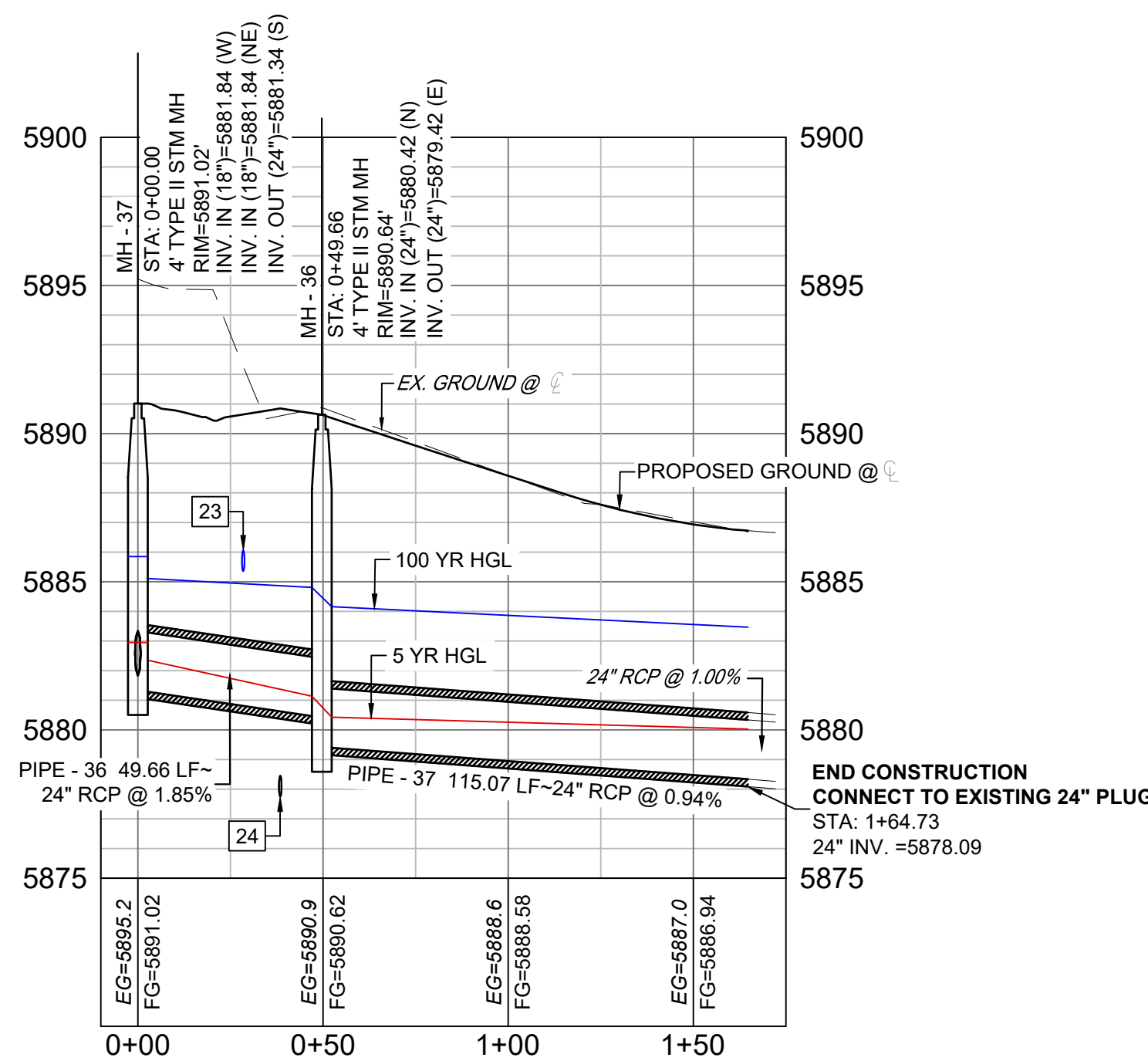
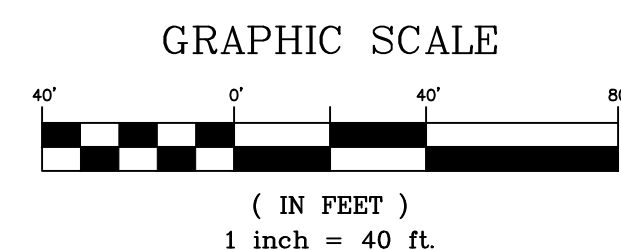
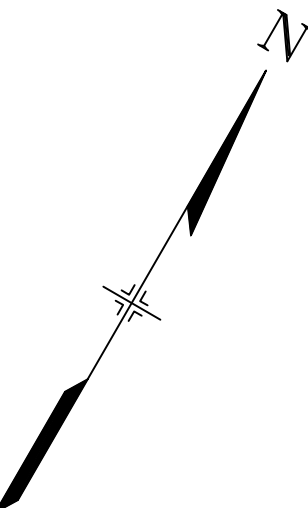
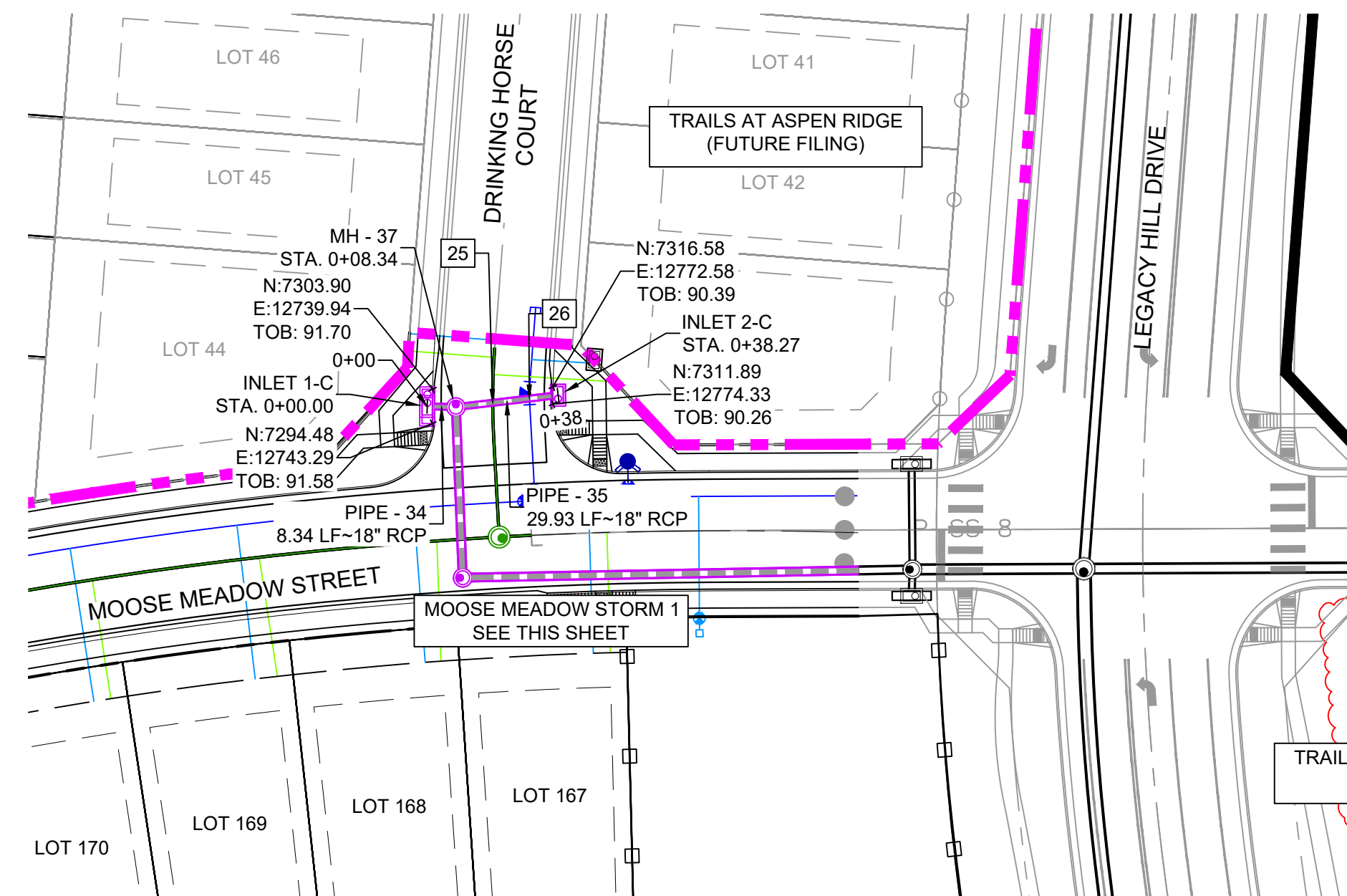
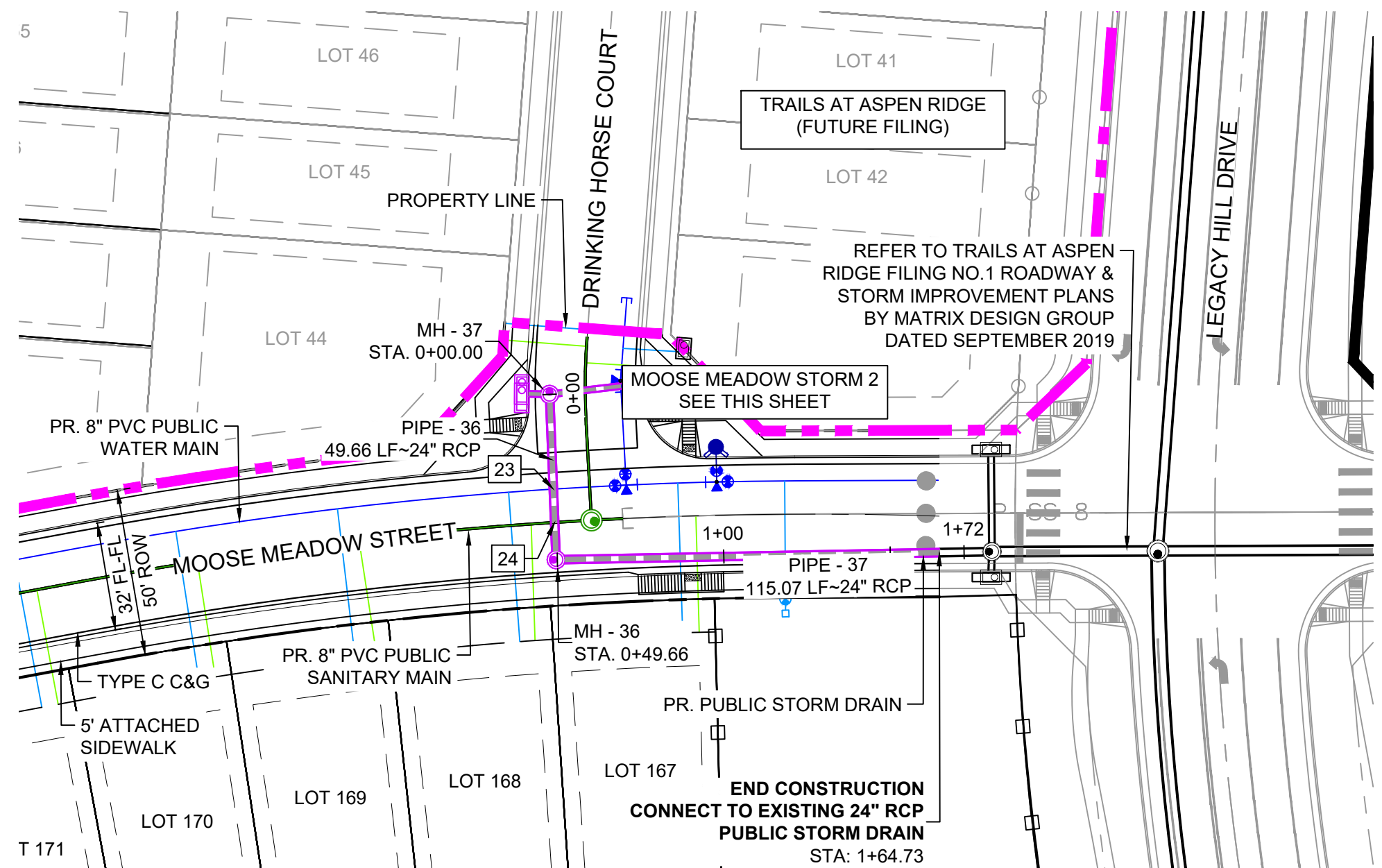
FILING NO.3
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

DESIGNED BY:	TR	SCALE:	DATE ISSUED:	AUGUST 2021	DRAWING No.
DRAWN BY:	LCB	HORIZ. 1" = 40'	SHEET	34 OF 39	SD04
CHECKED BY:	NMS	VERT. 1" = 5'			



Know what's below.
Call before you dig.



UTILITY CROSSING DETAILS				
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	VERT. SEP.
23	N: 7.275.01 E: 12.758.90	24" RCP STORM 5883.06	8" PVC WATER 5885.35	2.29'
24	N: 7.265.76 E: 12.762.69	8" PVC SAN 5878.46	24" RCP STORM 5880.38	1.92'
25	N: 7.306.17 E: 12.757.74	8" PVC SAN 5879.54	18" RCP STORM 5881.74	3.40'
26	N: 7.310.99 E: 12.767.35	18" RCP STORM 5883.77	8" PVC WATER 5885.36	1.59'

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 - TOP OF BOX ELEVATIONS GIVEN FOR CDOT TYPE R INLETS REFER TO THE COUNTY STANDARD DETAIL FOR CORRESPONDING DESIGN ELEVATIONS.
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 - SECTIONS OF STORM PIPE WITH PRESSURE HEAD DURING THE 100 YR STORM SHALL USE WATERTIGHT JOINTS WITH A 100 YR SERVICE LIFE PER ECM 3.3.1.D

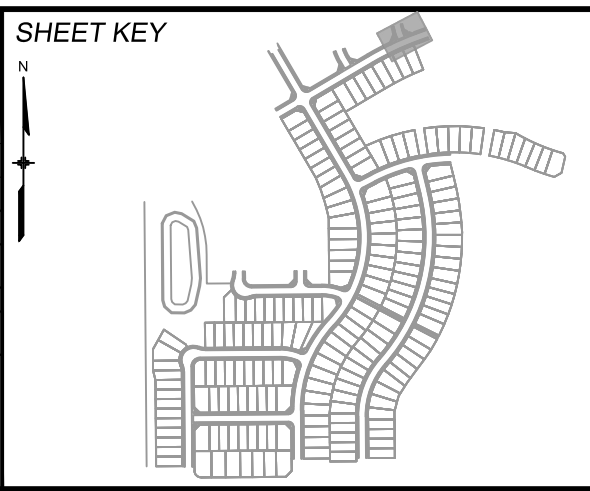
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N & E
INLET 1-C	10' TYPE R	RIM = 5891.61 PIPE - 34 INV OUT (18") = 5881.92	N: 7298.69 E: 12740.20
INLET 2-C	5' TYPE R	RIM = 5890.31 PIPE - 35 INV OUT (18") = 5882.15	N: 7314.76 E: 12774.86
MH - 36	4' TYPE II STM MH	RIM = 5890.64 PIPE - 36 INV IN (24") = 5880.42 PIPE - 37 INV OUT (24") = 5879.42	N: 7255.39 E: 12766.94
MH - 37	4' TYPE II STM MH	RIM = 5891.02 PIPE - 34 INV IN (18") = 5881.84 PIPE - 35 INV IN (18") = 5881.84 PIPE - 36 INV OUT (24") = 5881.34	N: 7301.34 E: 12748.11

PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 34	S71°28'59"W	8.3'	0.96%	18" RCP
PIPE - 35	N63°21'22"E	29.9'	1.04%	18" RCP
PIPE - 36	N22°17'33"W	49.7'	1.85%	24" RCP
PIPE - 37	N68°56'37"E	115.1'	0.94%	24" RCP

REFERENCE DRAWINGS

- X-886-EX-BASE
- X-886-EX-SURVEY
- X-886-PR-SITE-F1
- X-886-PR-SITE-F2
- 886-PR-Legacy Drive-Roundabout
- 886-pr-legacy drive
- X-886-PR-SITE-F3
- X-886-PR-SITE-F4
- X-886-PR-SITE-F5
- X-886-PR-SITE-F6
- X-886-PR-SITE-F7
- X-786-RS
- X-886-PR-WTR
- X-886-PR-WTR-F3
- X-886-PR-WTR-F5
- X-886-PR-WTR-F6
- X-886-PR-WTR-F7
- 19-886-PR-UTIL-SANITARY
- X-886-PR-SITE-F7

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PLOT DATE: April 26, 2022 4:12:19 PM			
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)

PREPARED BY:

SEAL

TRAILS AT ASPEN RIDGE

FILING NO.3
ROADWAY & STORM IMPROVEMENT PLANS

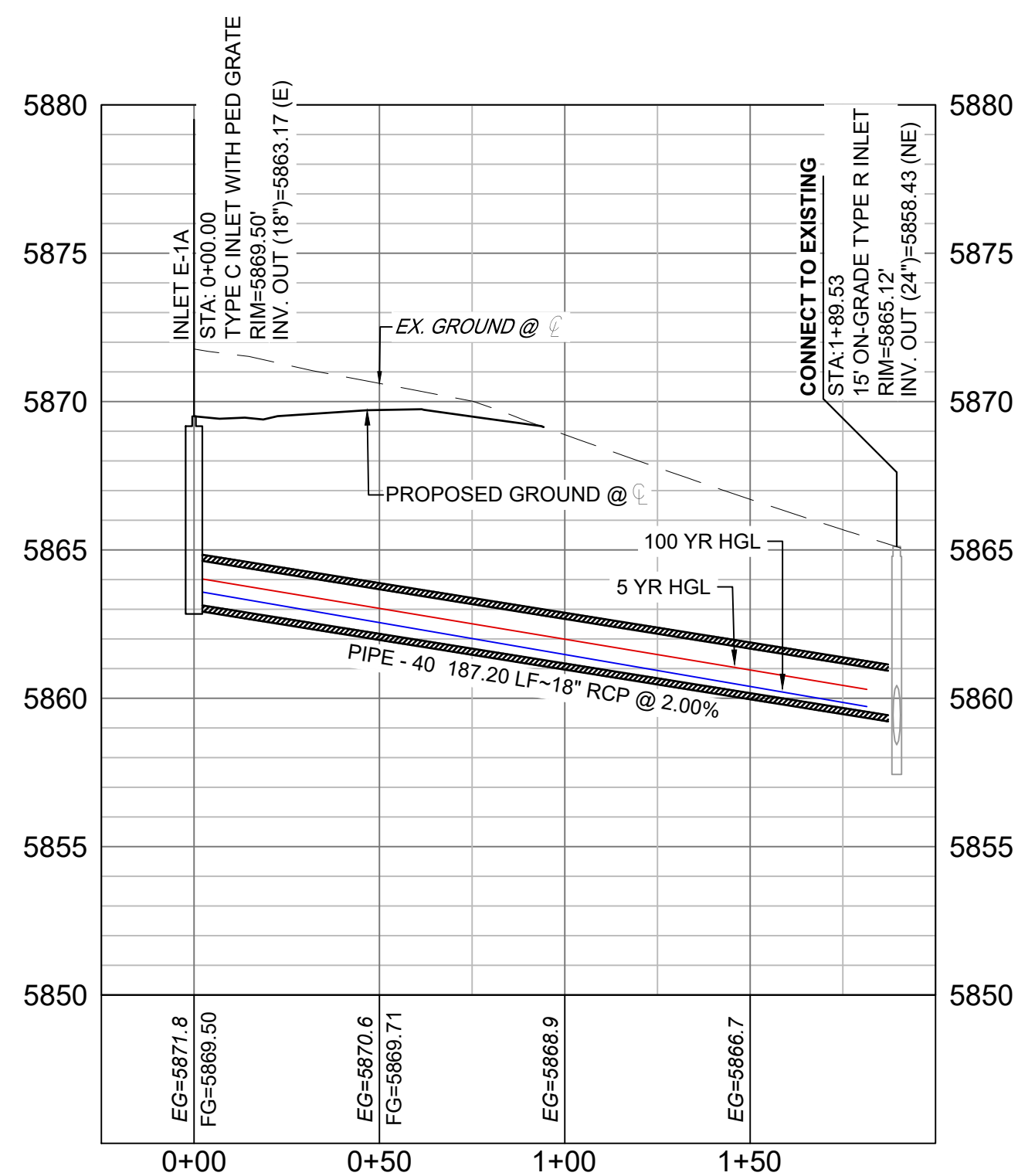
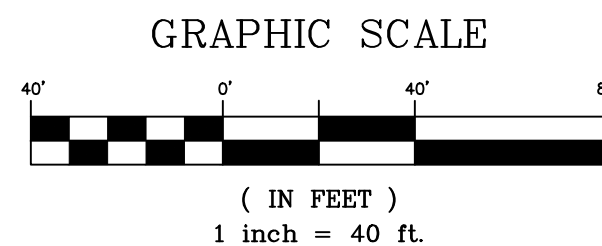
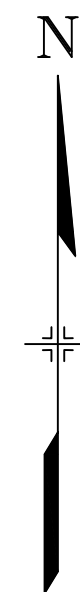
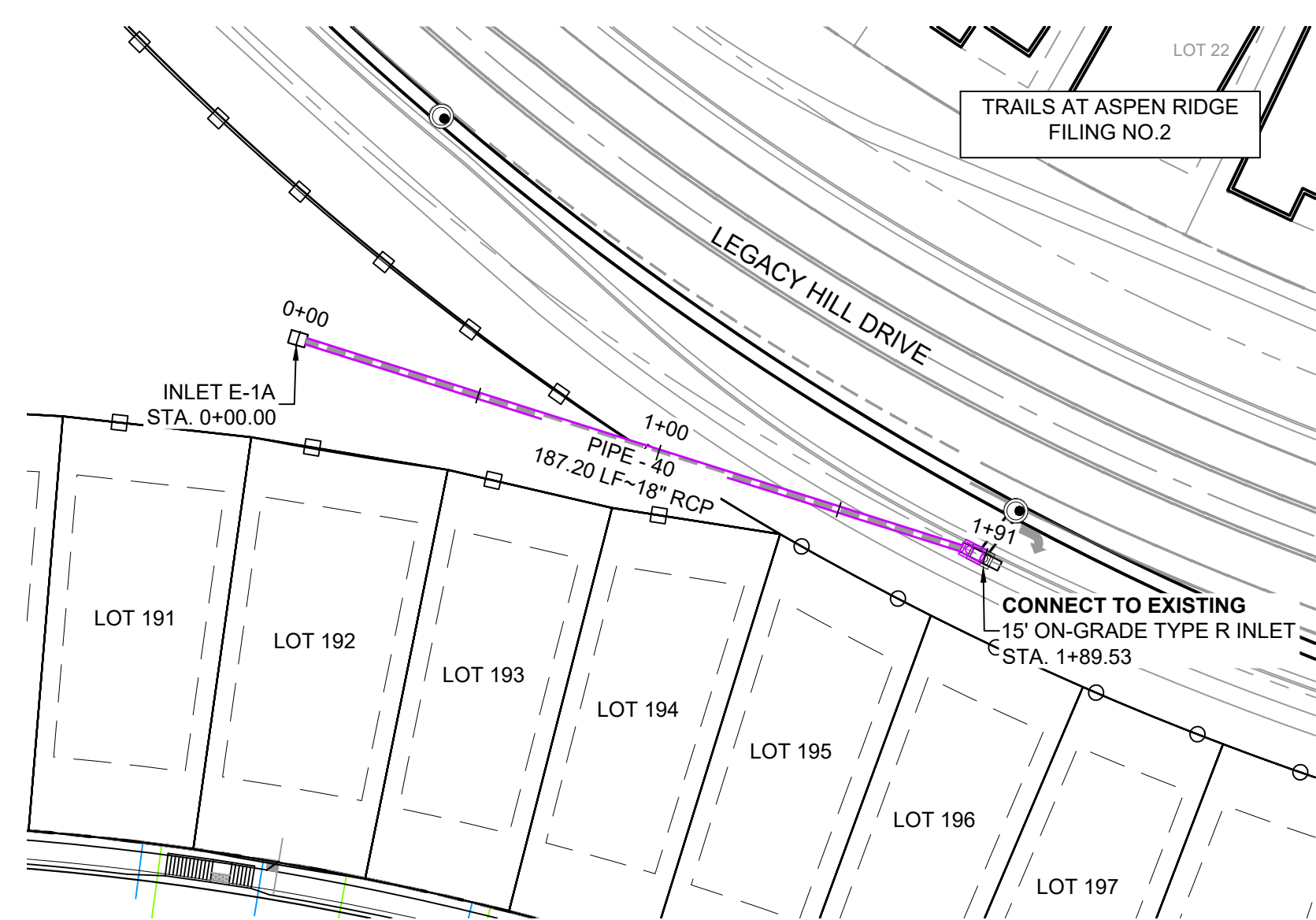
STORM DRAIN PLAN & PROFILE

DESIGNED BY:	TRC	SCALE:	DATE ISSUED:	AUGUST 2021	DRAWING No.
DRAWN BY:	LCB	HORIZ 1" = 40'	SHEET	35 OF 39	SD05
CHECKED BY:	NMS	VERT. 1" = 5'			

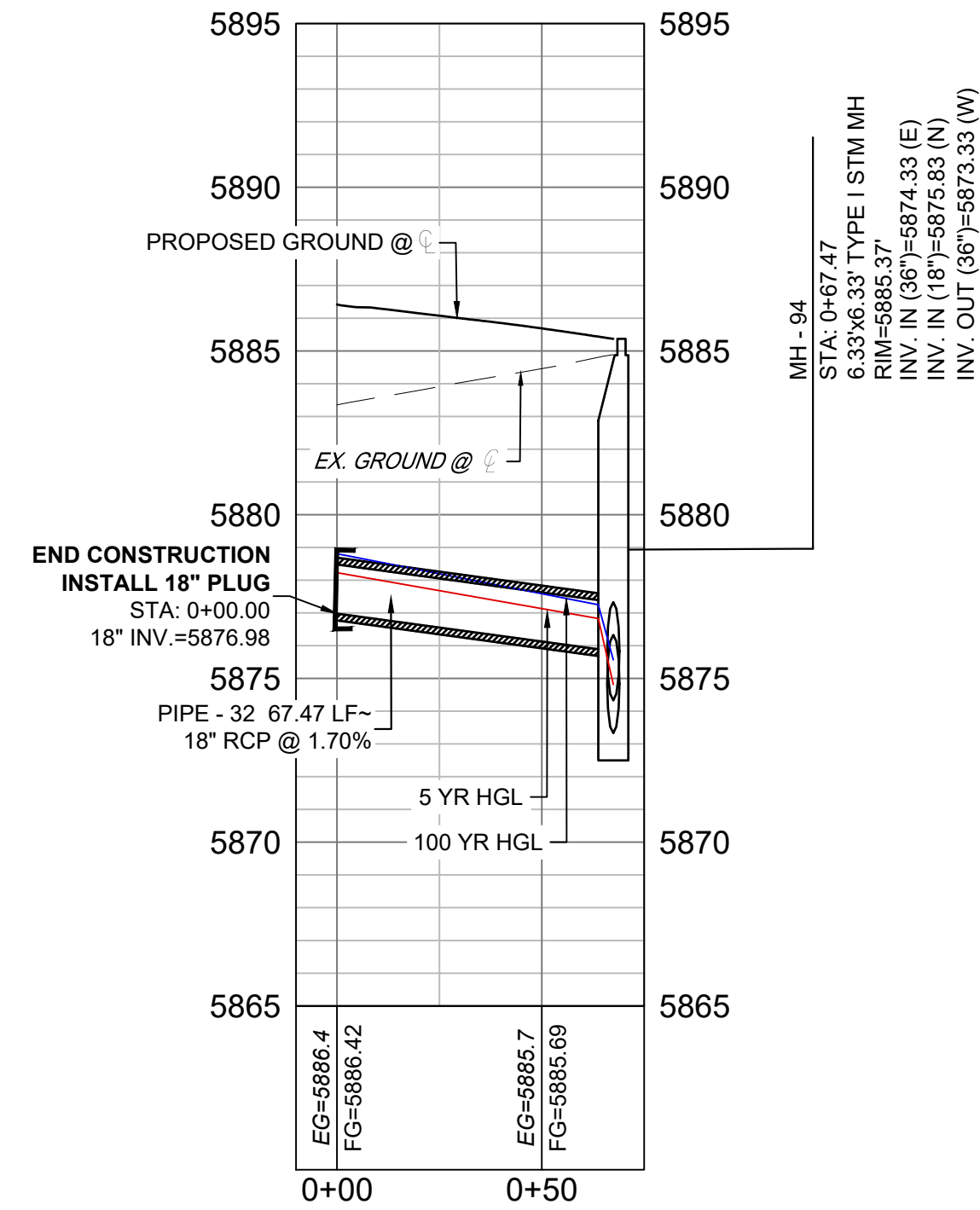
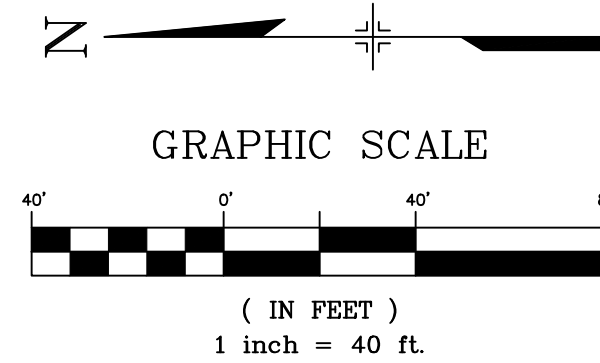
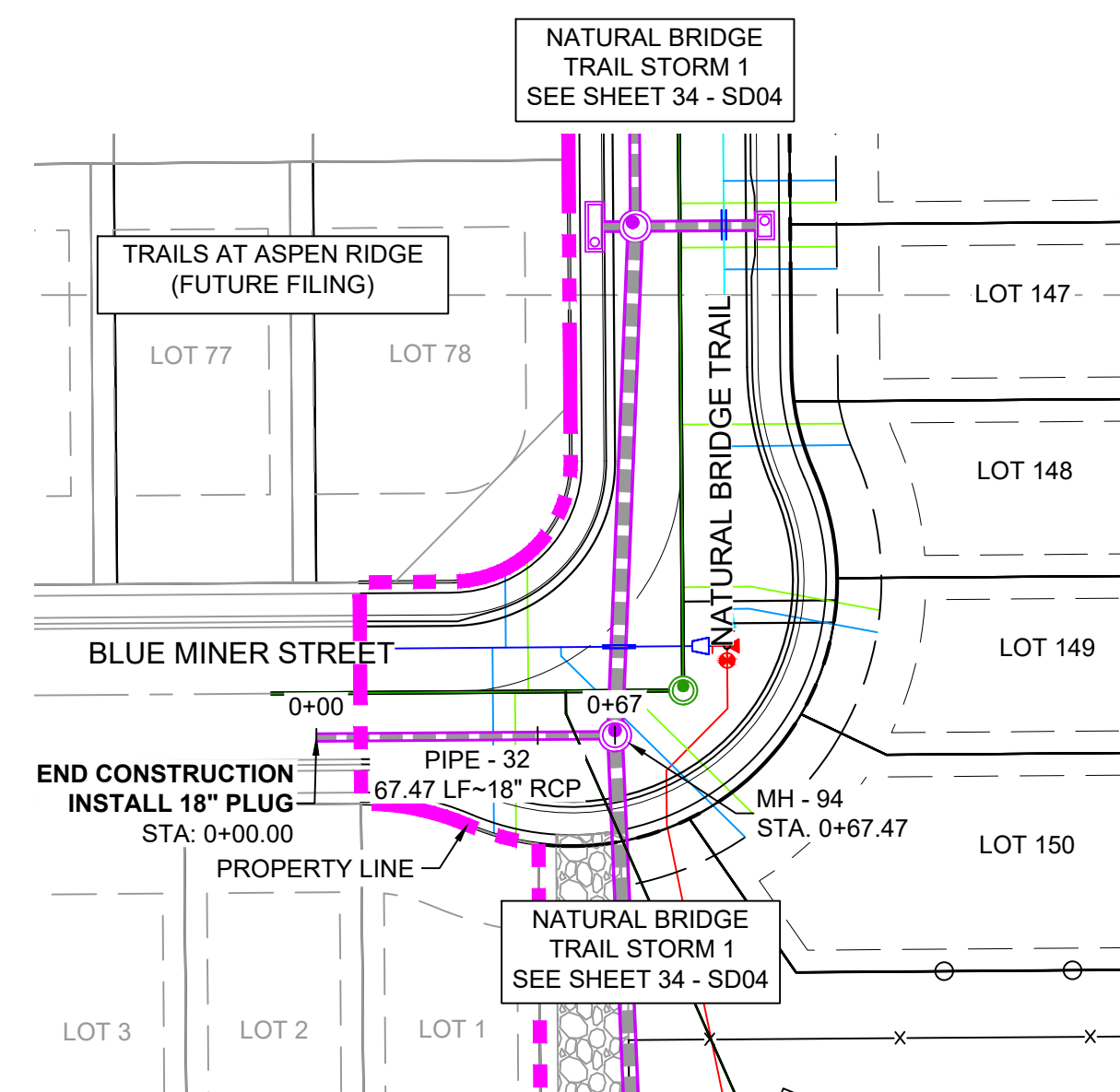
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028



Know what's below.
Call before you dig.



PARK INLET (PRIVATE)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: -0+25.00, END STA: 2+00.00



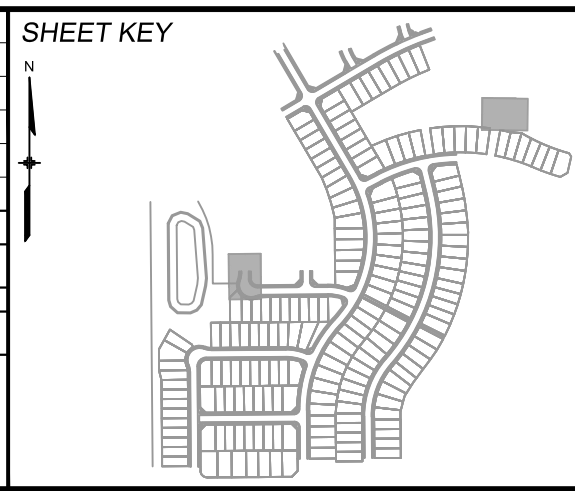
BLUE MINER DRIVE STORM (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: -0+10.00, END STA: 0+75.00

PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 32	N00°26'25"W	67.5'	1.70%	18" RCP
PIPE - 40	S72°27'47"E	187.2'	2.00%	18" RCP

STRUCTURE TABLE				
NAME	TYPE	DETAILS	N & E	
FES - 1	24" FES	RIM = 5868.85 PIPE - 39 INV IN (24") = 5866.52	N: 6421.89	E: 11733.65
INLET E-1A	TYPE C INLET WITH PED GRATE	RIM = 5869.50 PIPE - 40 INV OUT (18") = 5863.17	N: 6940.41	E: 13121.59
MH - 94	6.33'x6.33' TYPE I STM MH	RIM = 5885.37 PIPE - 30 INV IN (36") = 5874.33 PIPE - 32 INV IN (18") = 5875.83 PIPE - 23 INV OUT (36") = 5873.33	N: 6249.95	E: 12078.52
OUTLET STRUCTURE 1	OUTLET STRUCTURE	RIM = 5869.58 PIPE - 39 INV OUT (24") = 5867.21	N: 6421.73	E: 11797.84

- NOTES:
- ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
 - PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
 - CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
 - ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 - PIPES OF DIFFERENT SIZES ARE TO BE MATCHED TO THE CROWN OF THE INSIDE WALL OF PIPE.
 - PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL, MANHOLES SHALL BE INSTALLED 1/8" BELOW THE SURFACE OF THE PAVEMENT ON THE LOWEST SIDE OF THE MANHOLE.
 - ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 - TOP OF BOX ELEVATIONS GIVEN FOR CDOT TYPE R INLETS REFER TO THE COUNTY STANDARD DETAIL FOR CORRESPONDING DESIGN ELEVATIONS.
 - ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 - SECTIONS OF STORM PIPE WITH PRESSURE HEAD DURING THE 100 YR STORM SHALL USE WATERTIGHT JOINTS WITH A 100 YR SERVICE LIFE PER ECM 3.3.1.D

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COMPUTER FILE MANAGEMENT			
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CTB FILE: Matrix(black).ctb			
PLOT DATE: April 26, 2022 4:12:47 PM			
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

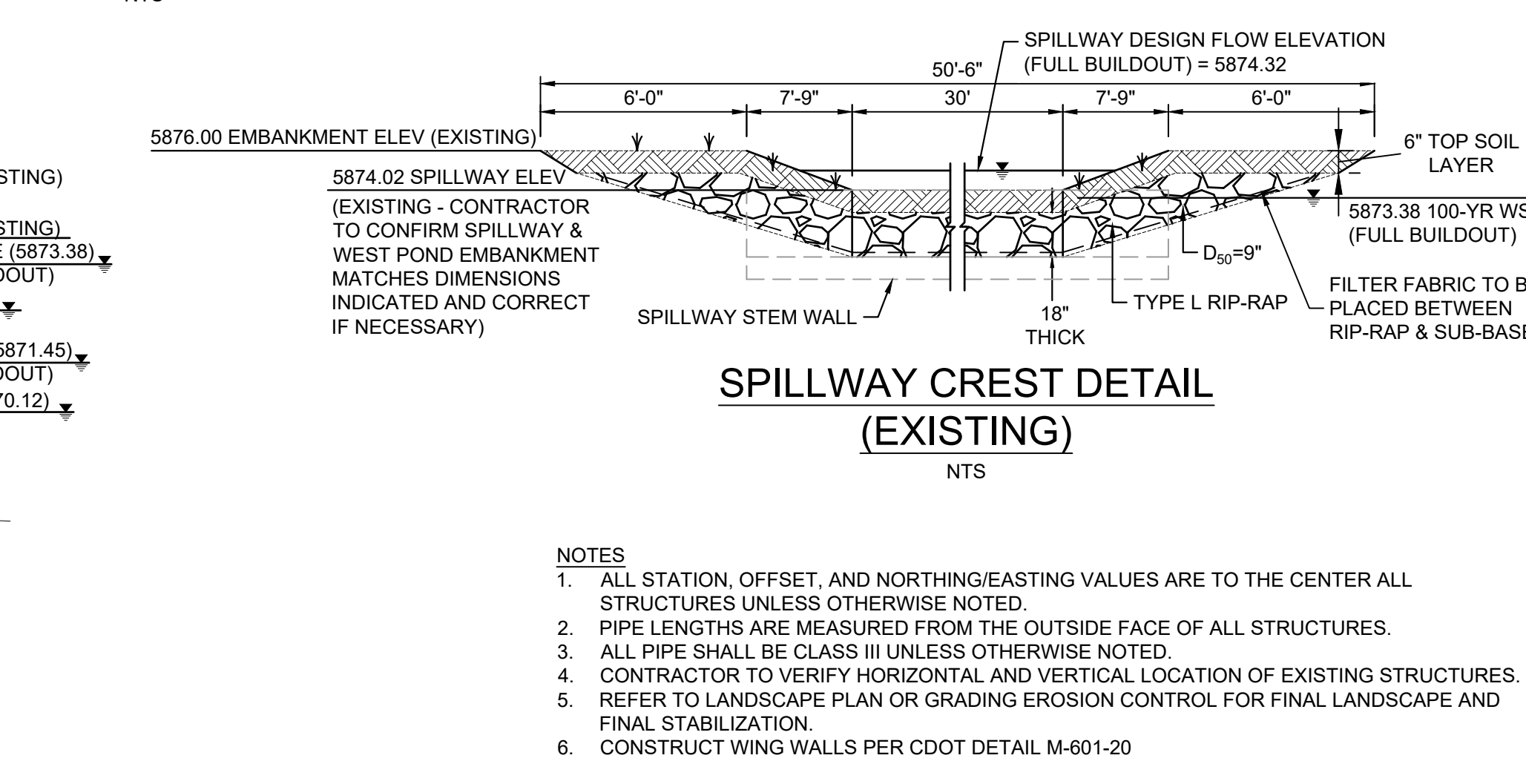
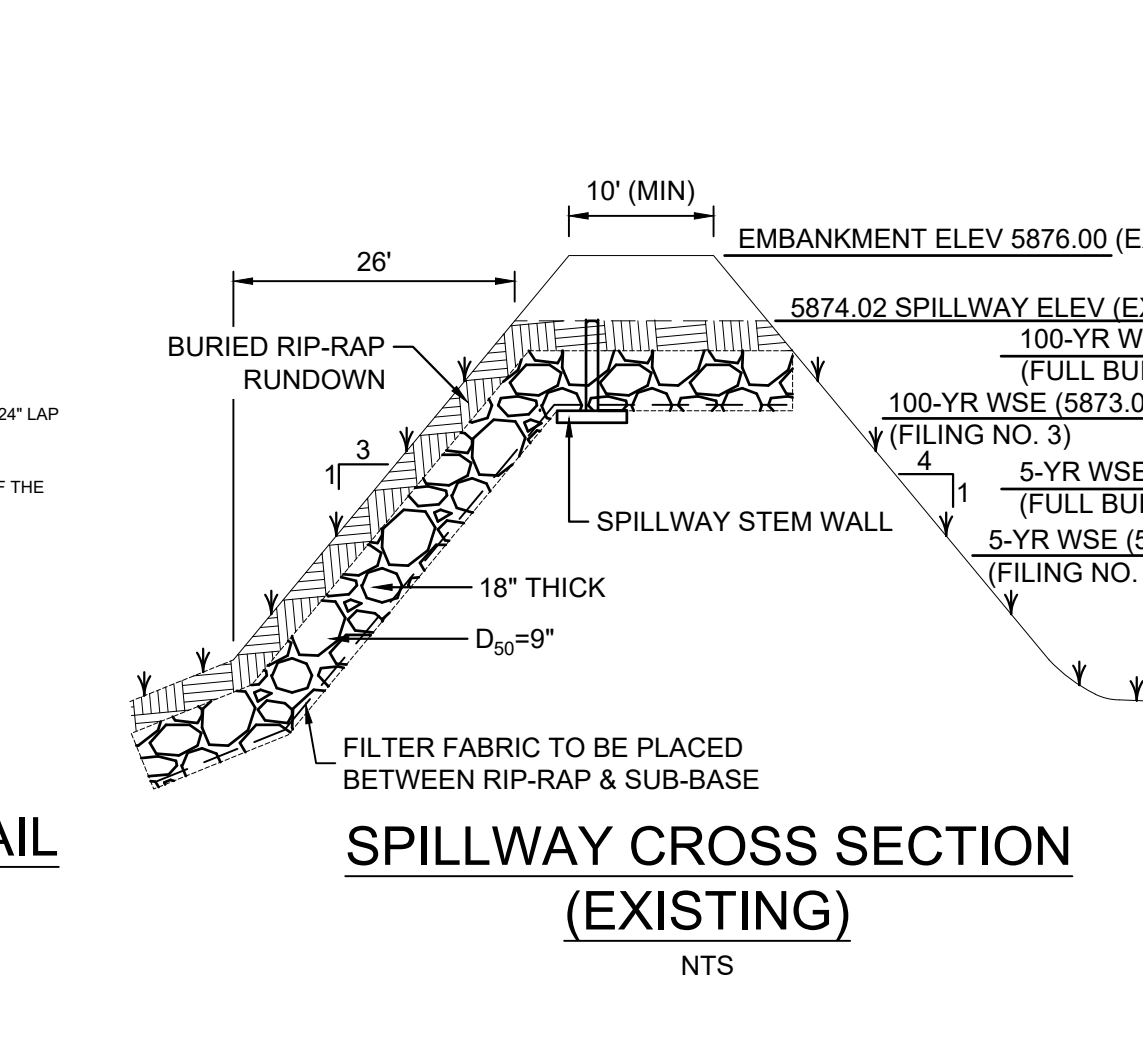
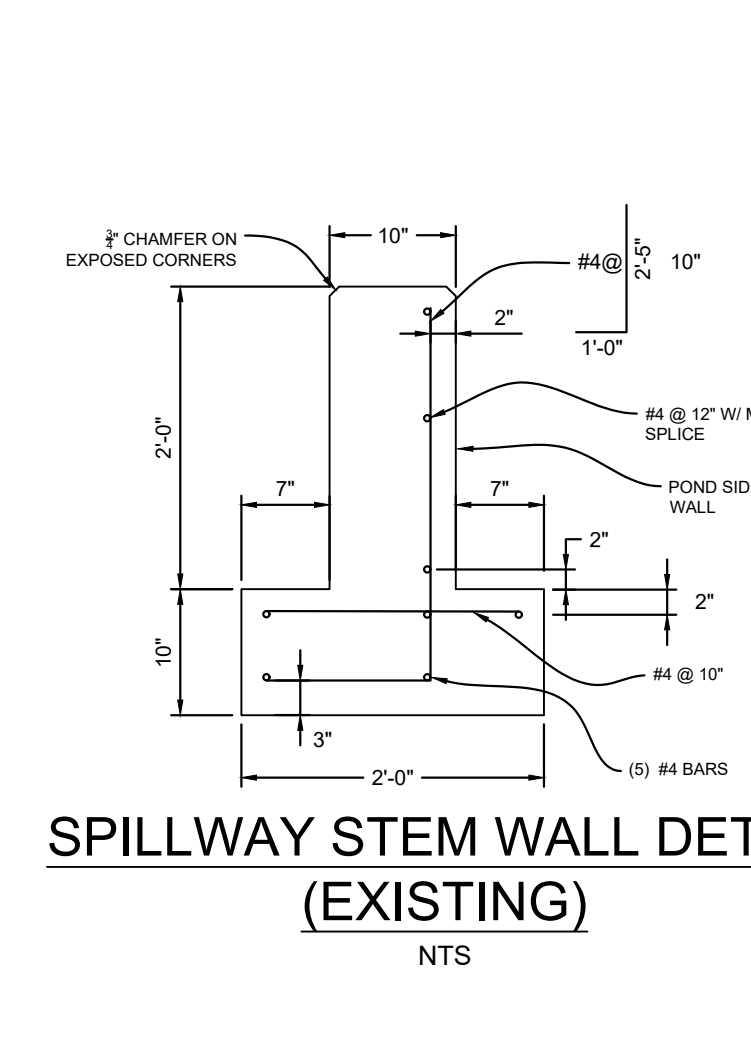
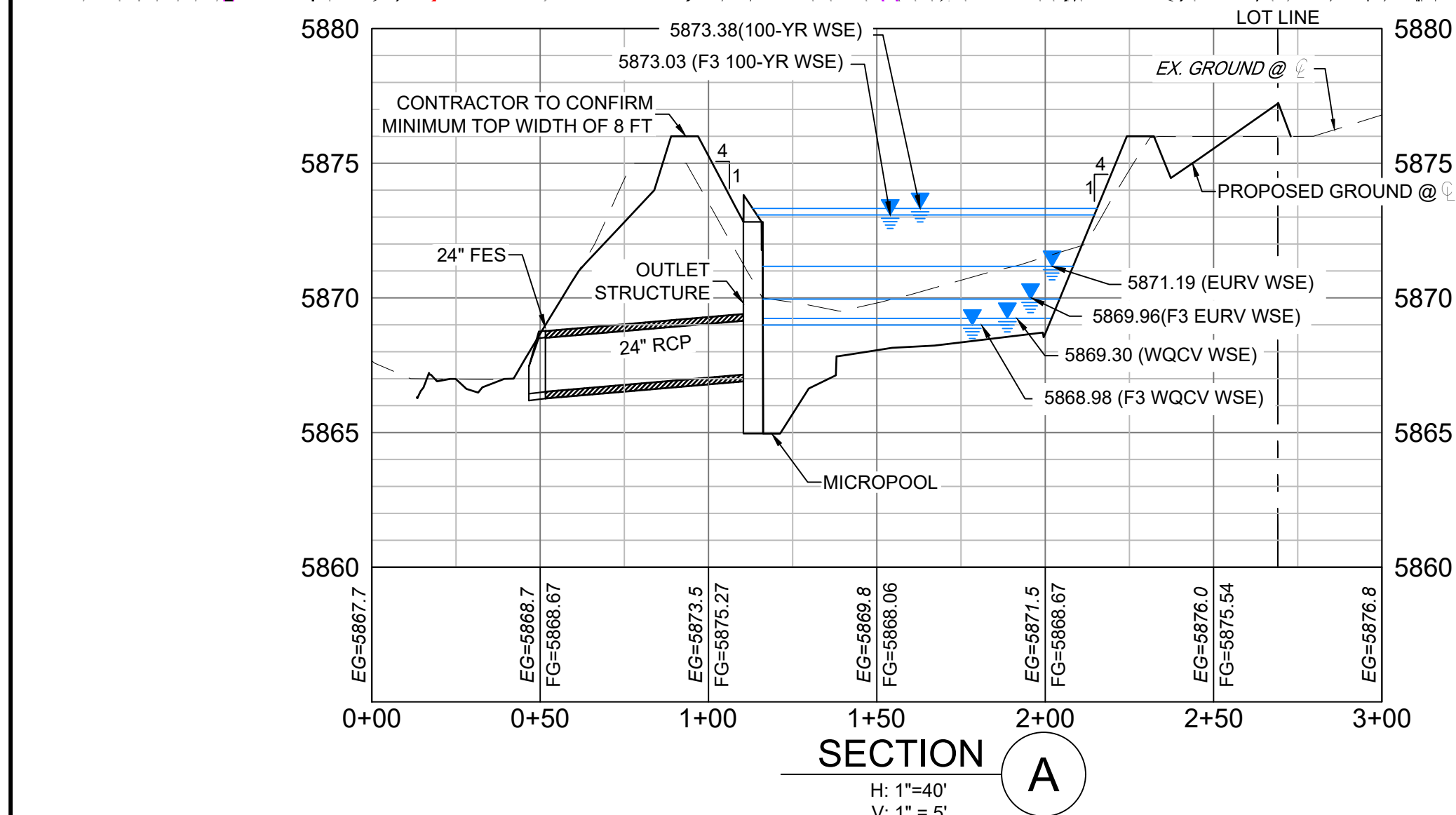
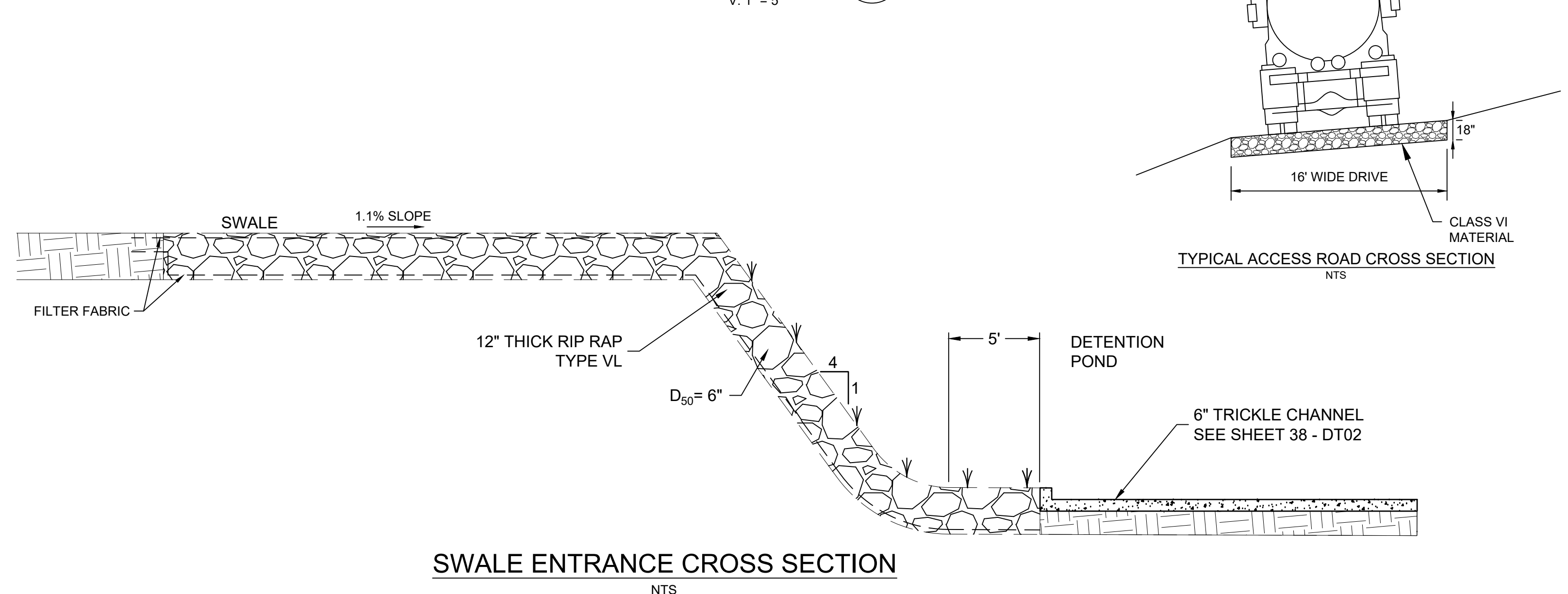
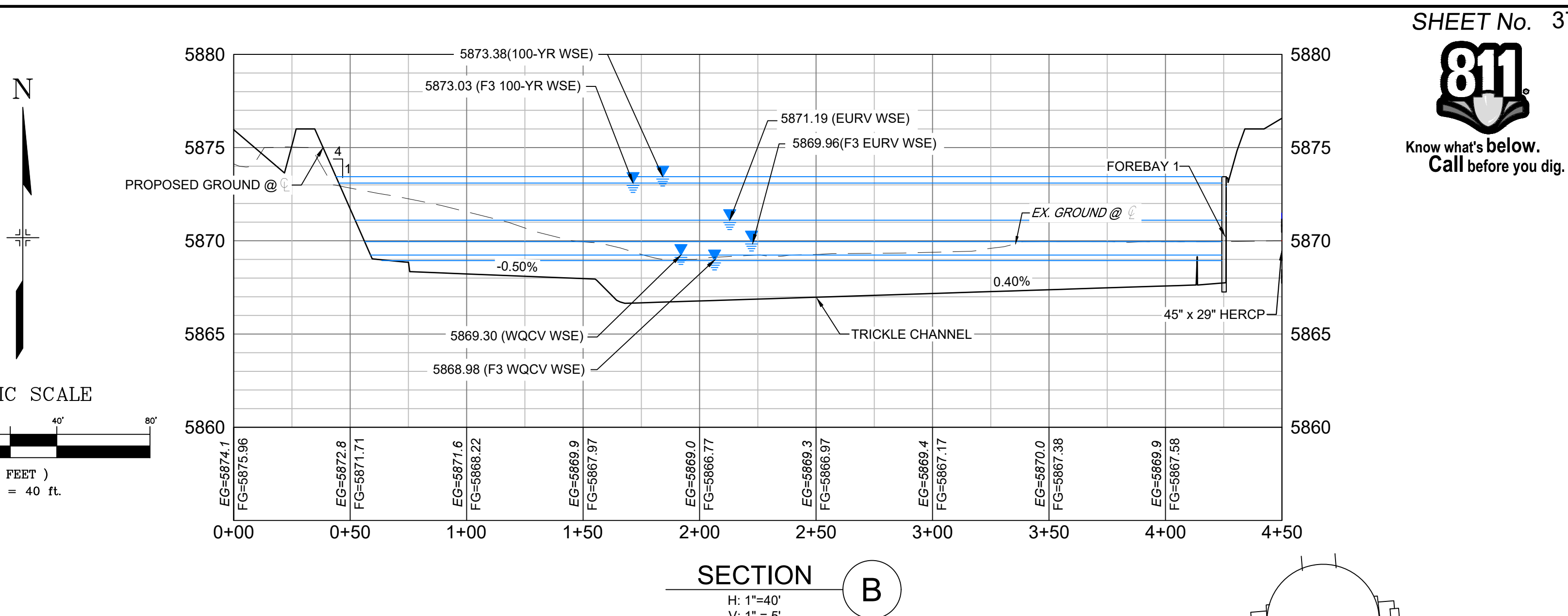
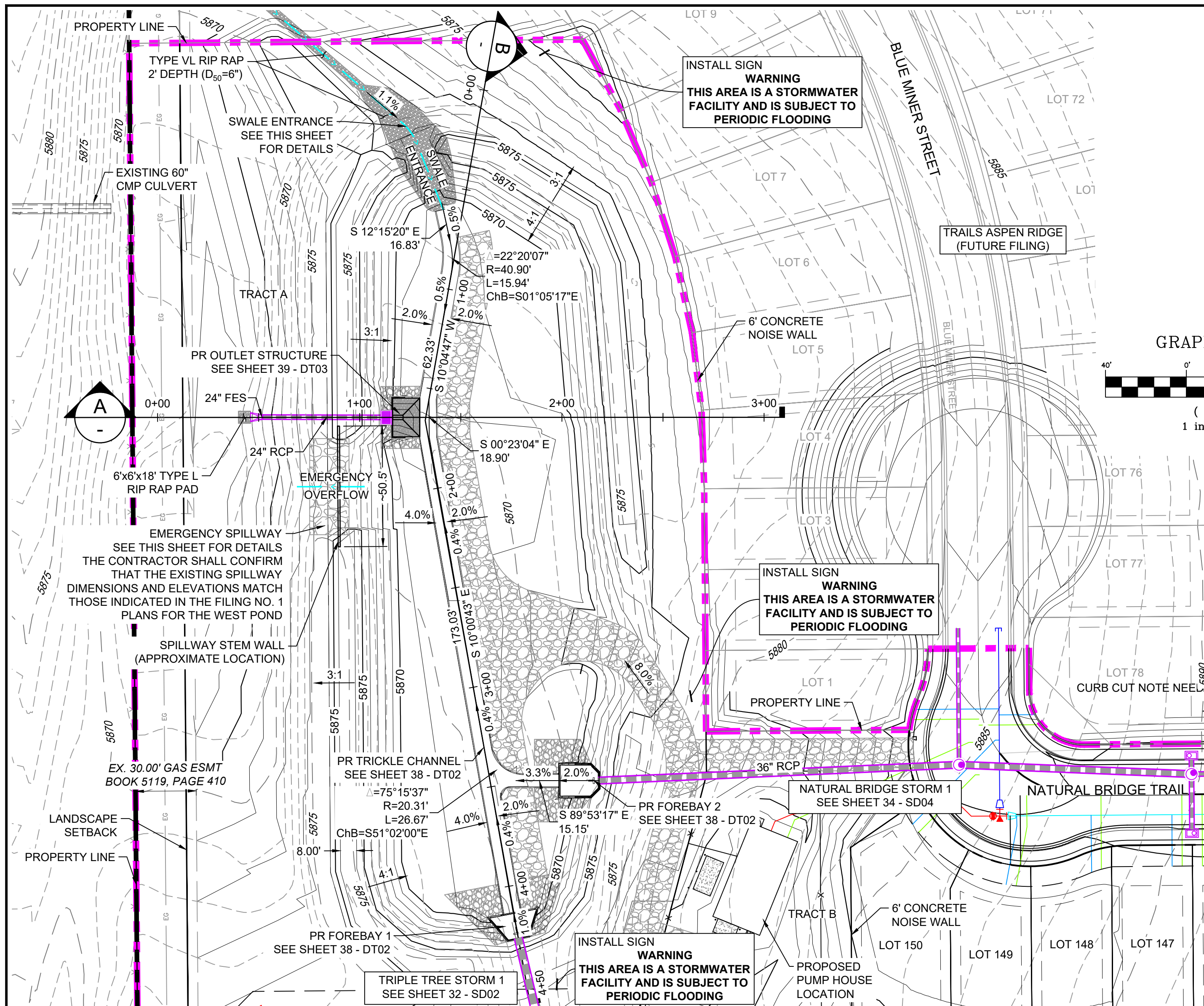
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)



TRAILS AT ASPEN RIDGE				
FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS				
STORM DRAIN PLAN & PROFILE				
DESIGNED BY:	TRC	SCALE:	DATE ISSUED:	AUGUST 2021
DRAWN BY:	LCB	HORIZ 1" = 40'	SHEET:	36 OF 39
CHECKED BY:	NMS	VERT. 1" = 5'		
				DRAWING No. SD06

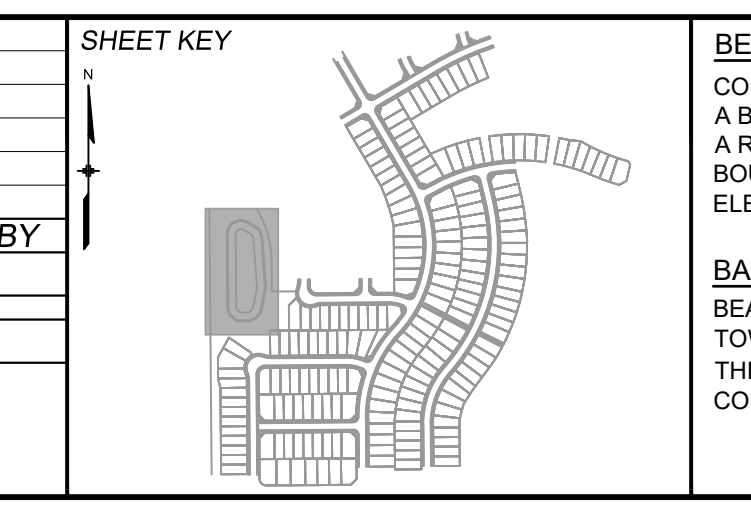


Know what's below.
Call before you dig.



- NOTES
1. ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER ALL STRUCTURES UNLESS OTHERWISE NOTED.
 2. PIPE LENGTHS ARE MEASURED FROM THE OUTSIDE FACE OF ALL STRUCTURES.
 3. ALL PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 4. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
 5. REFER TO LANDSCAPE PLAN OR GRADING EROSION CONTROL FOR FINAL LANDSCAPE AND FINAL STABILIZATION.
 6. CONSTRUCT WING WALLS PER CDOT DETAIL M-601-20

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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CTB FILE: ---			
PLOT DATE: April 26, 2022 4:15:03 PM			
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
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PREPARED BY:
Matrix



TRAILS AT ASPEN RIDGE

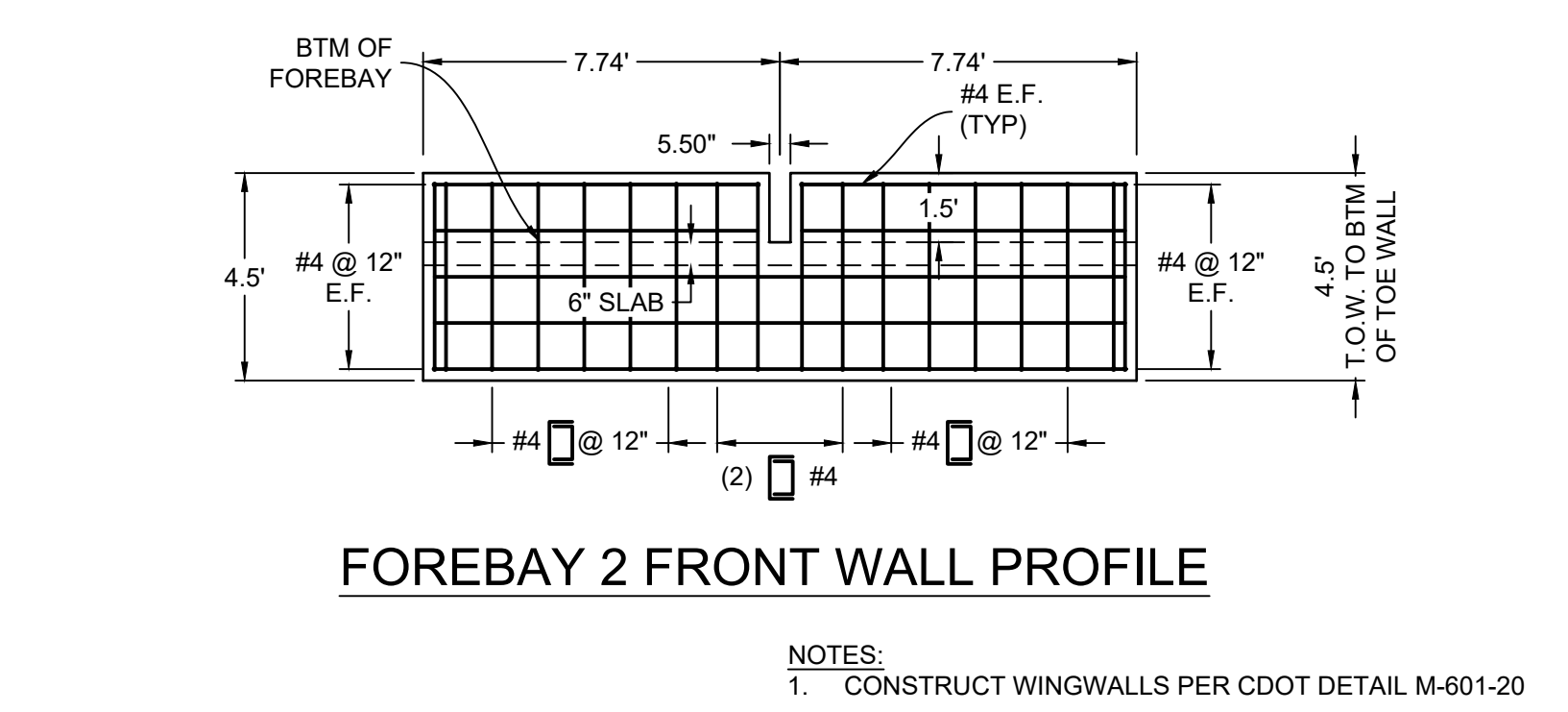
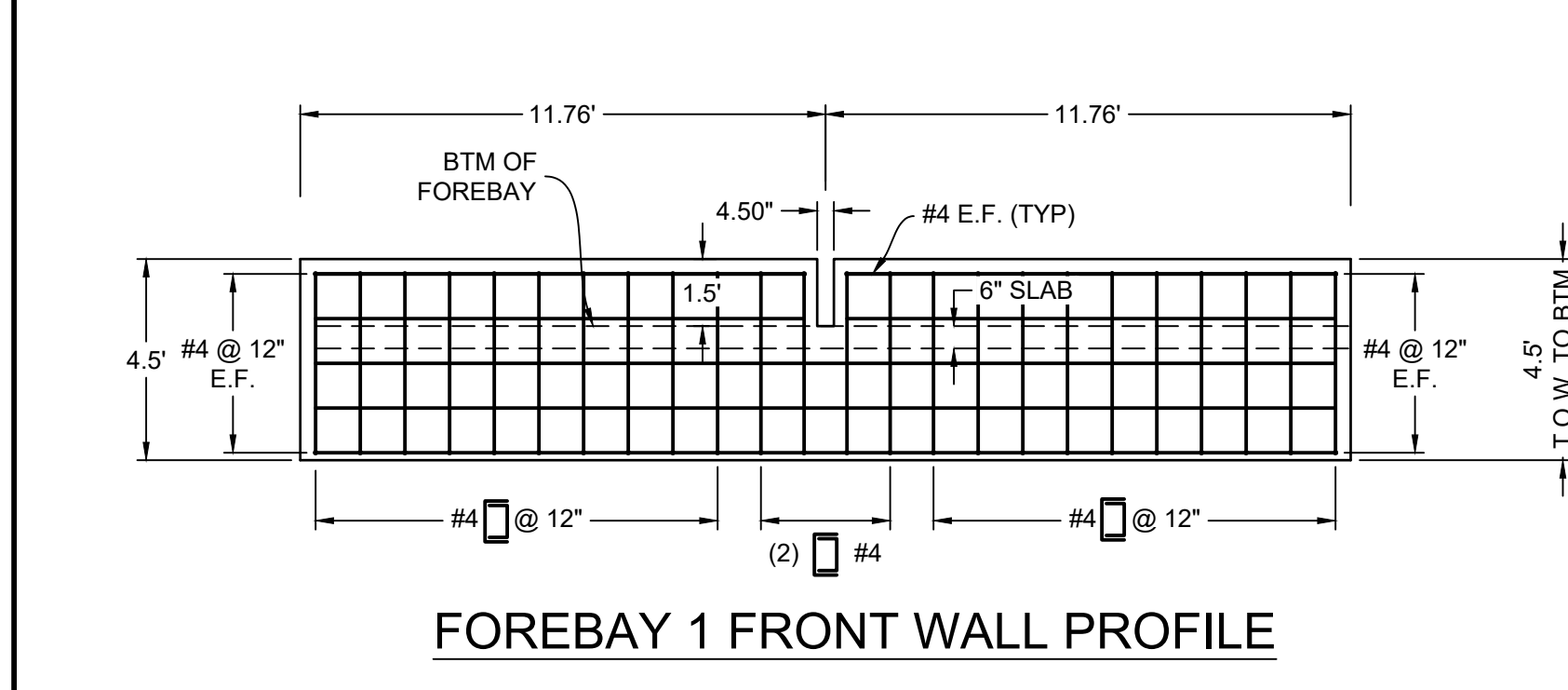
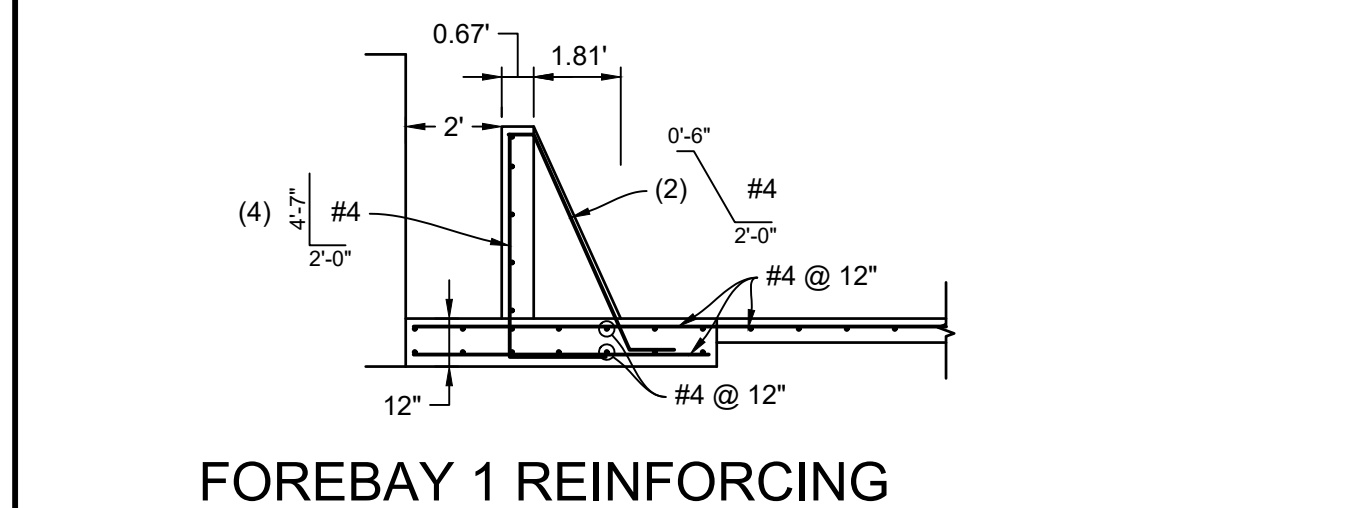
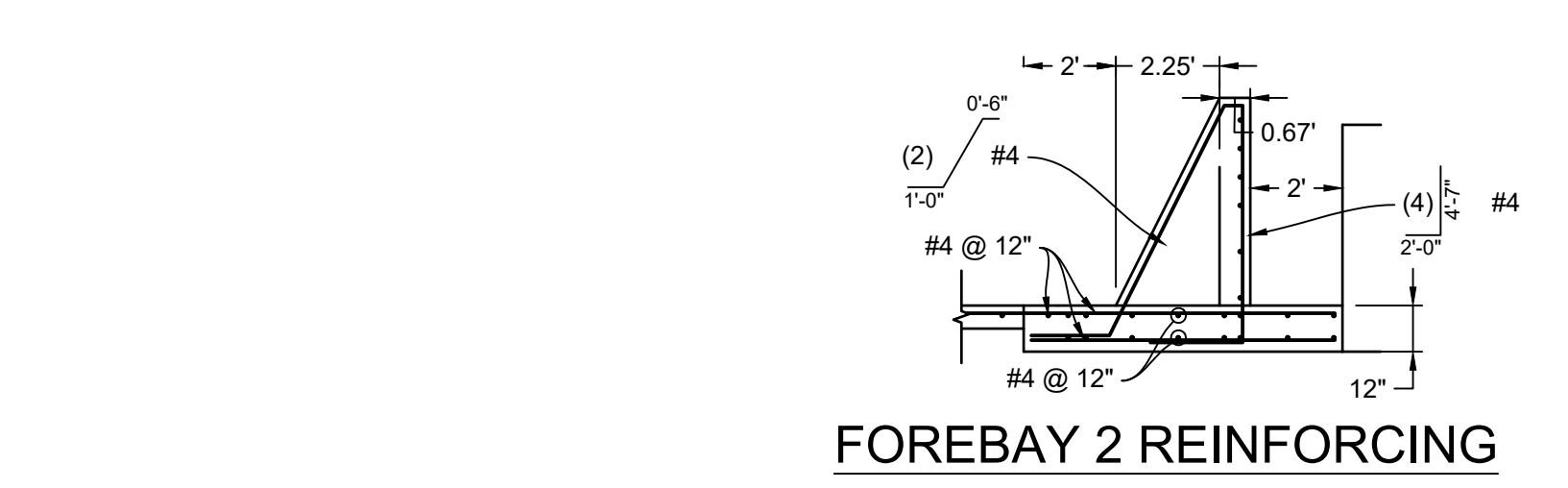
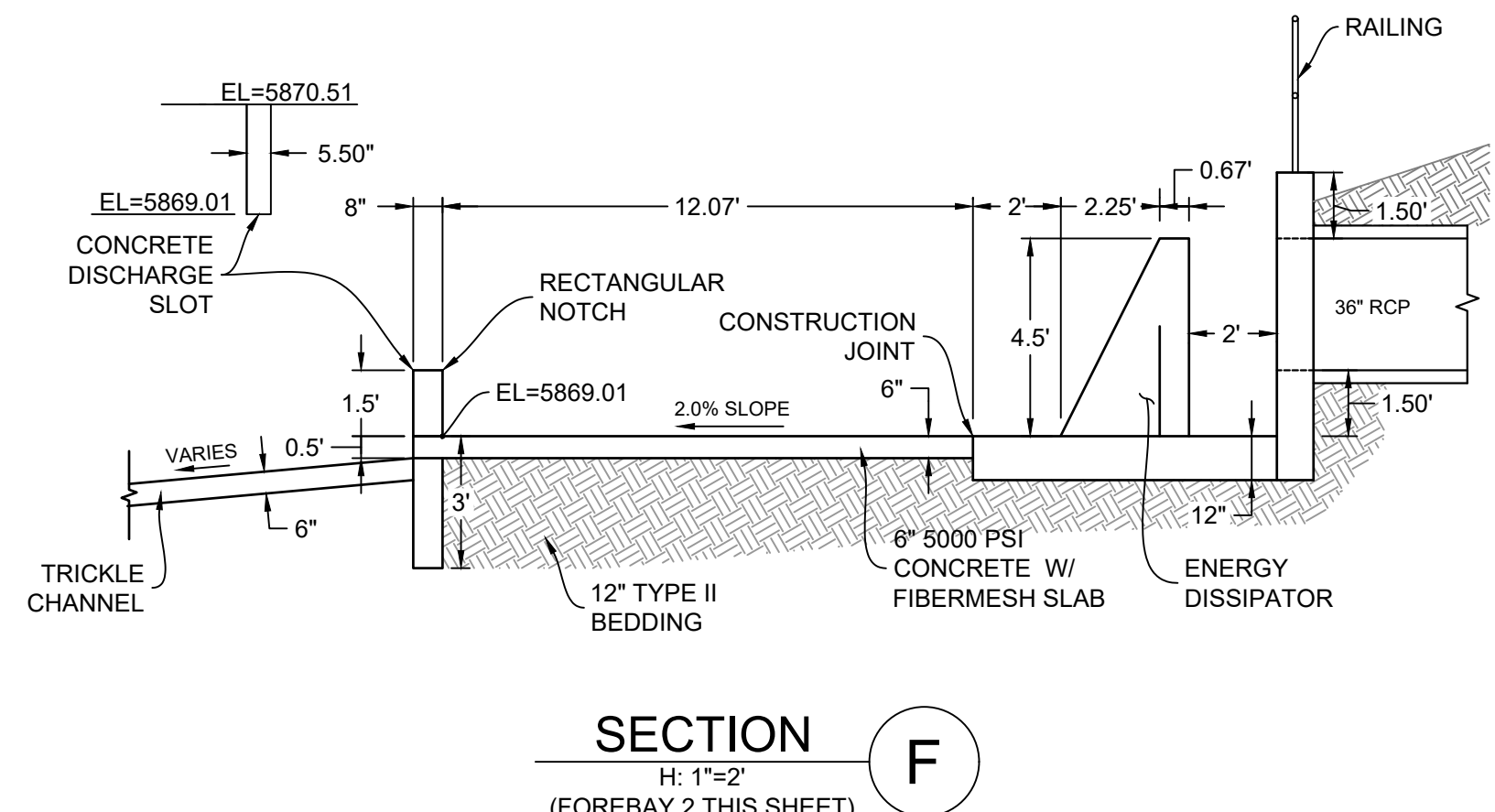
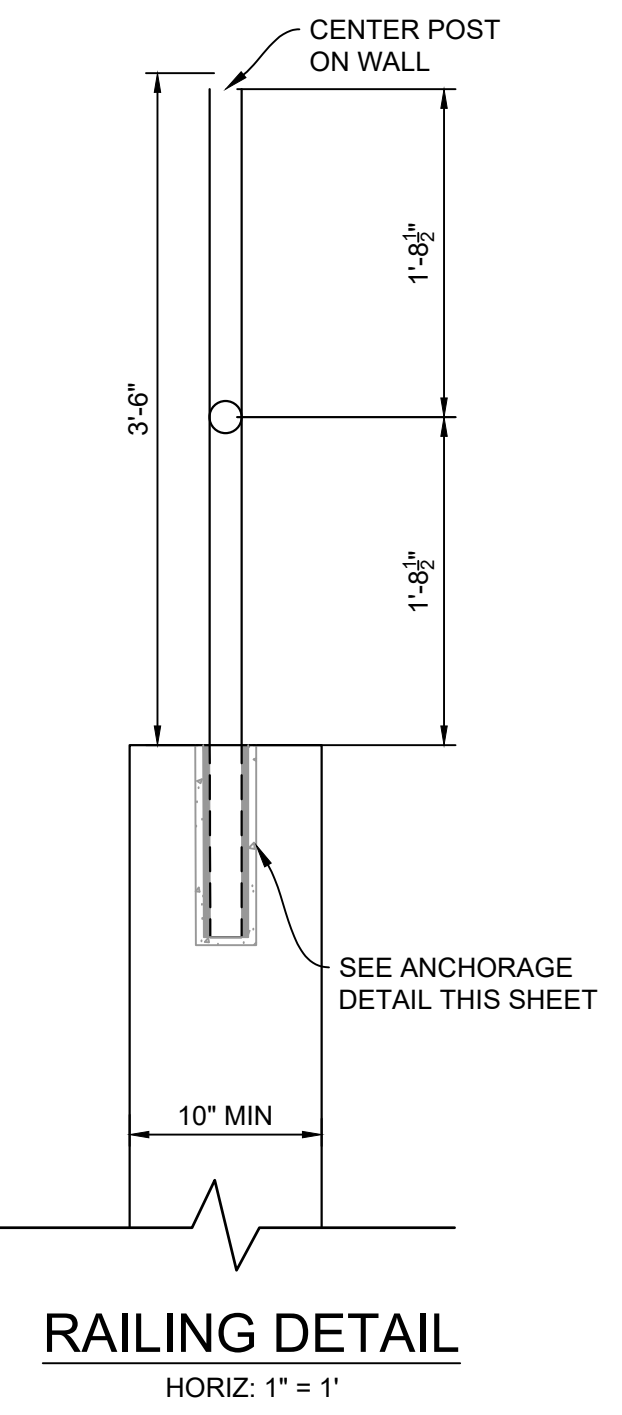
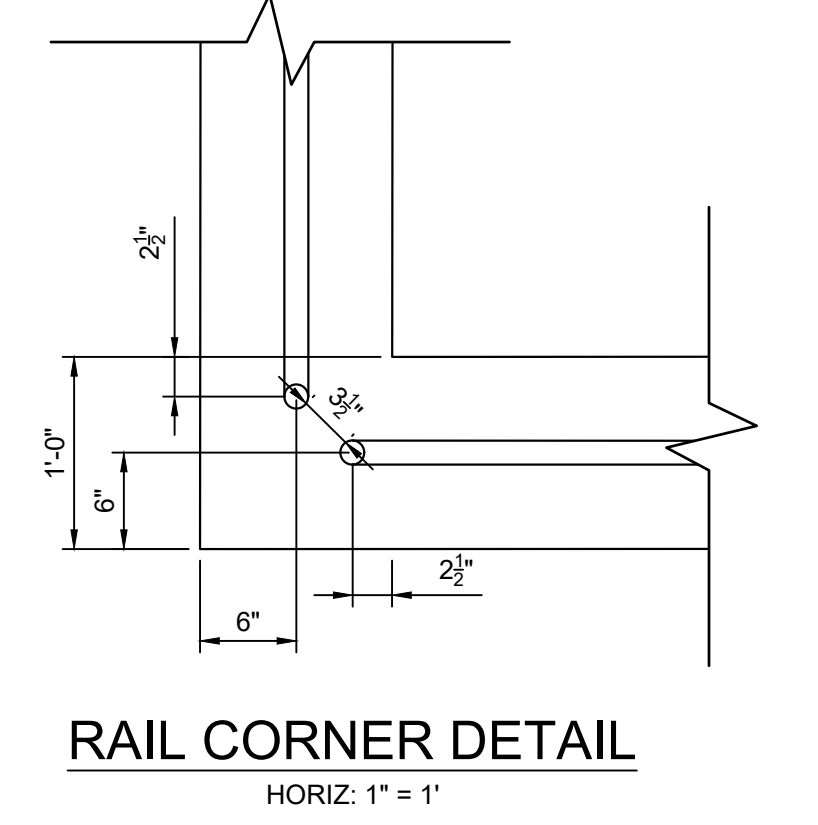
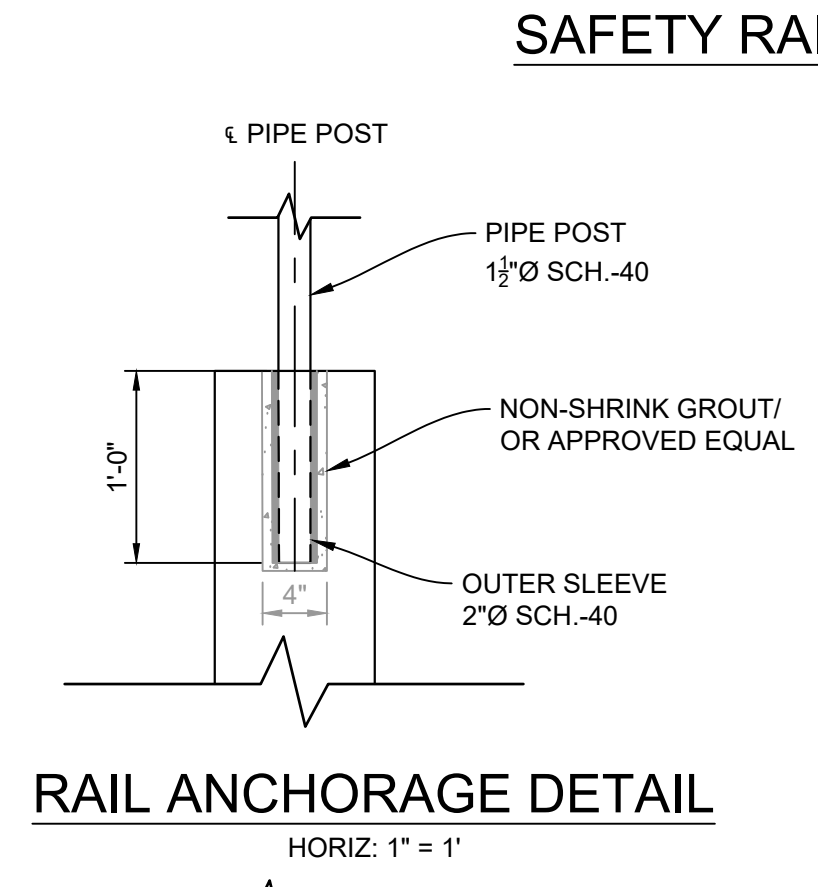
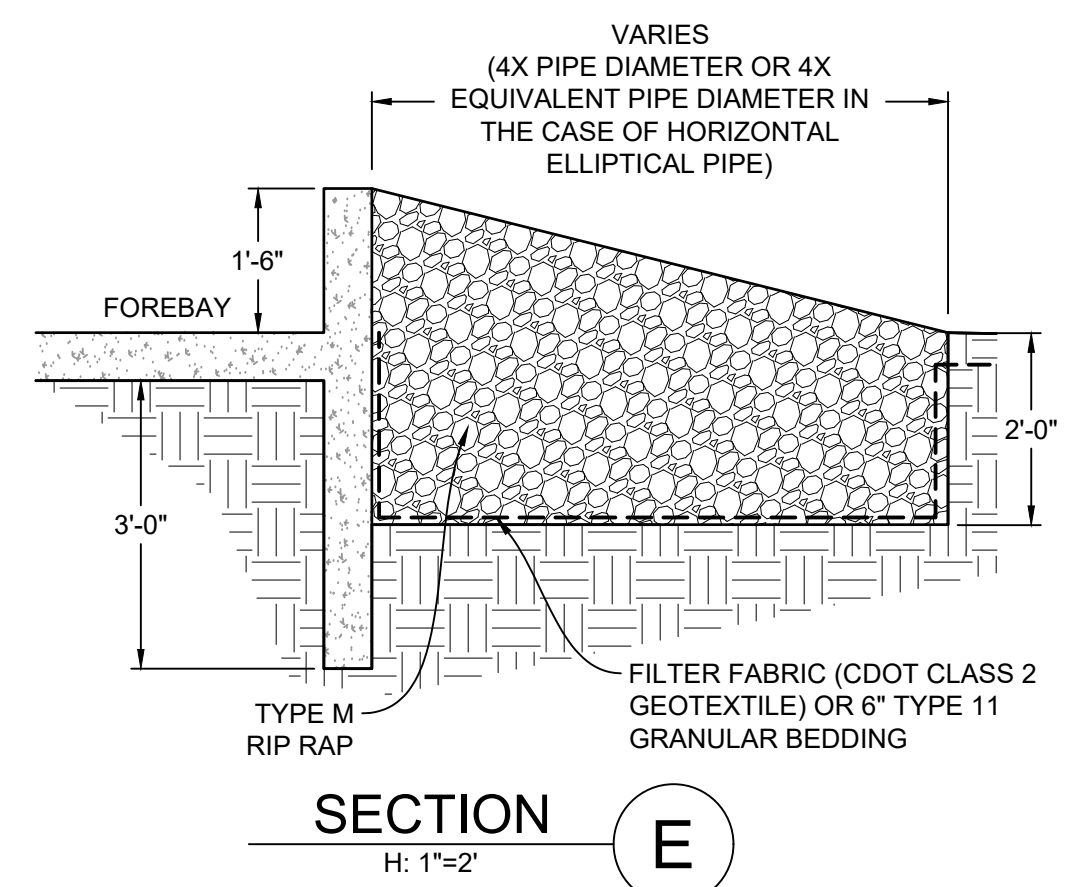
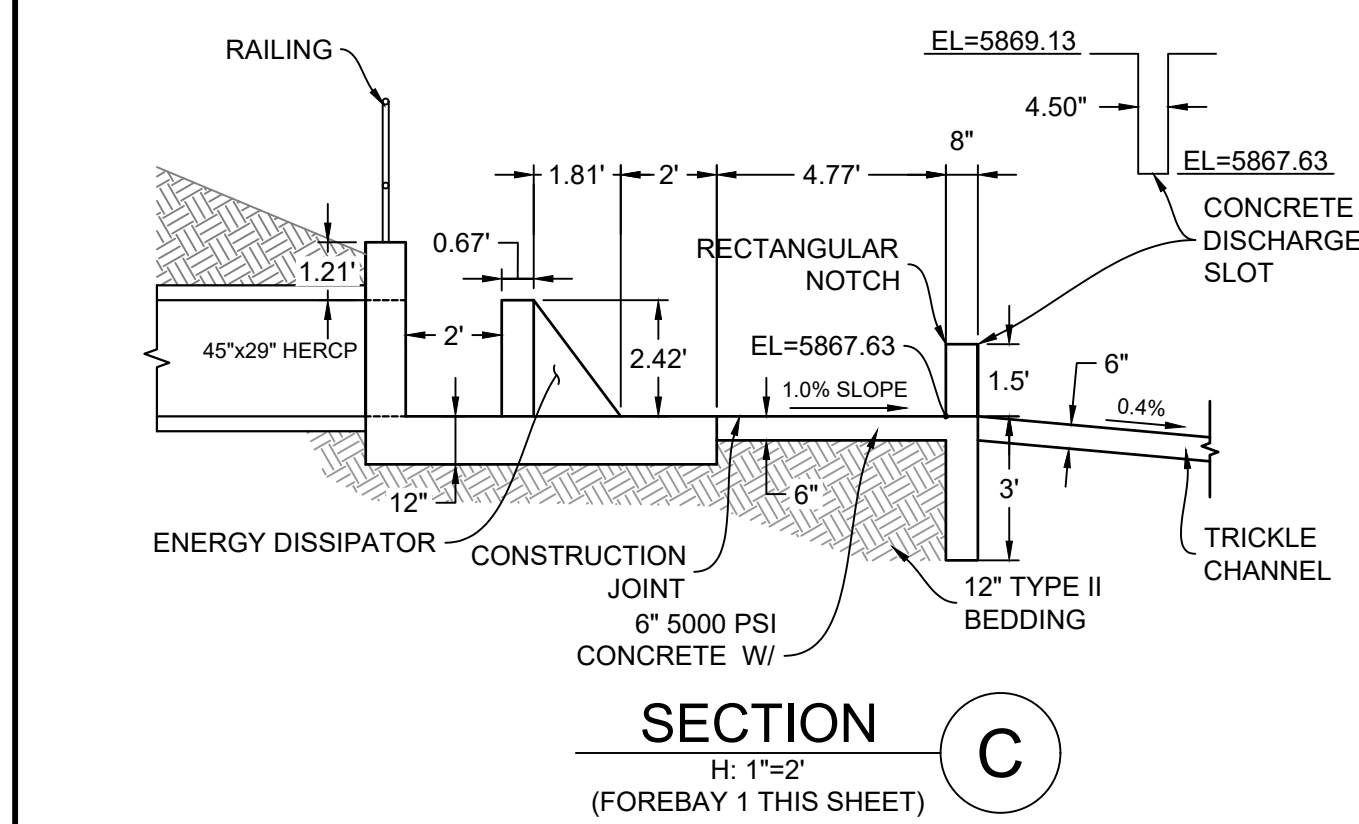
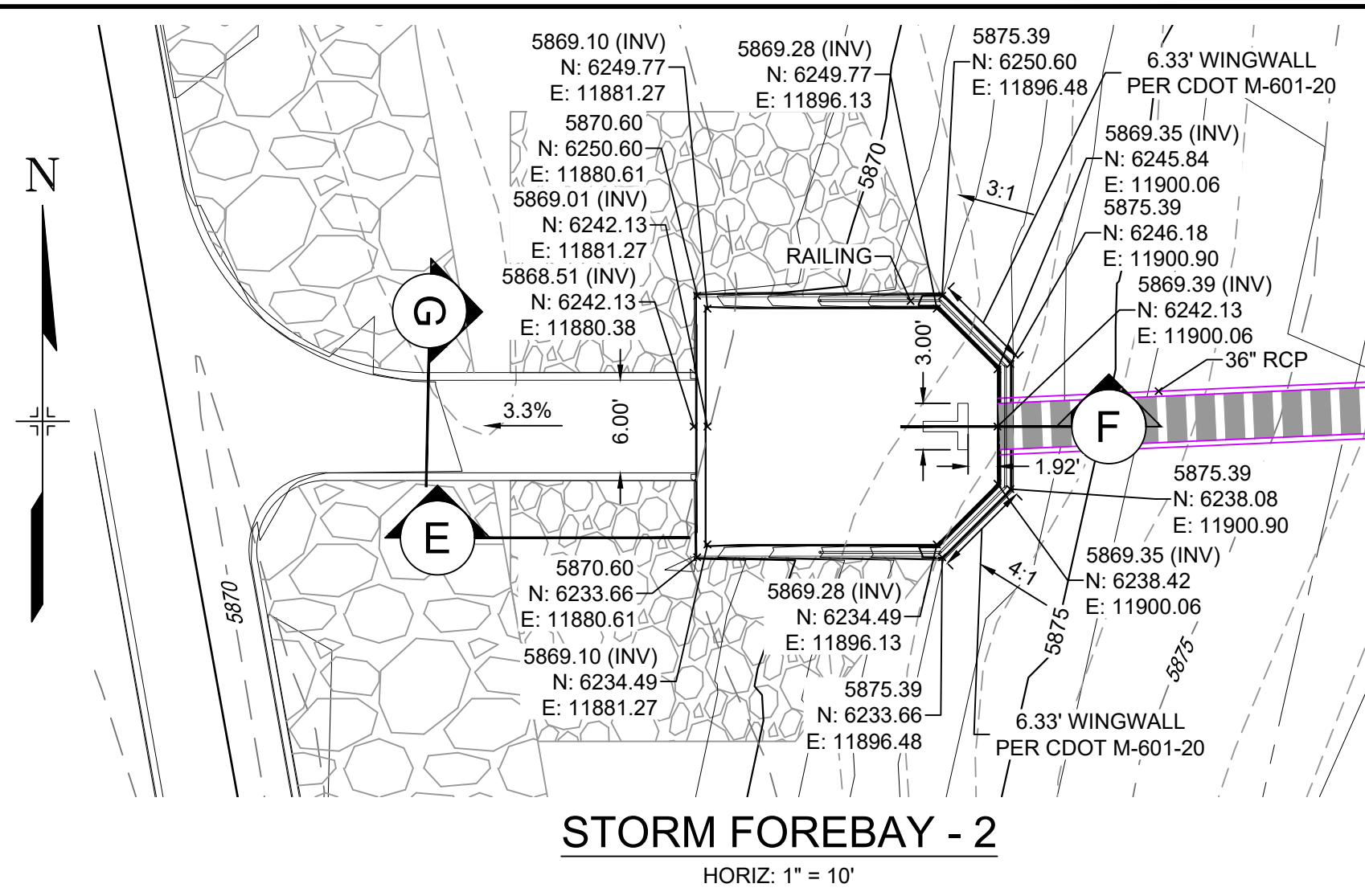
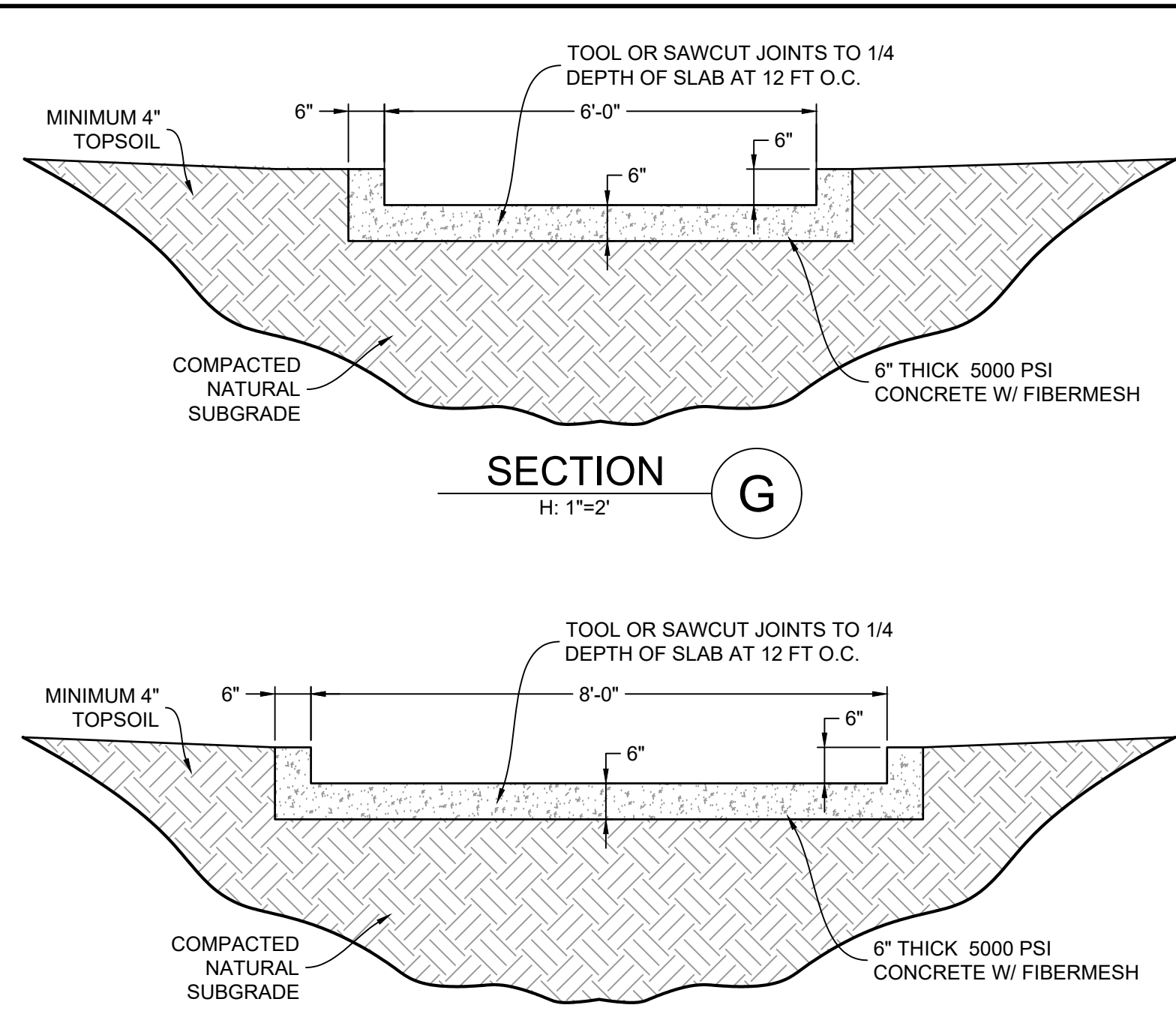
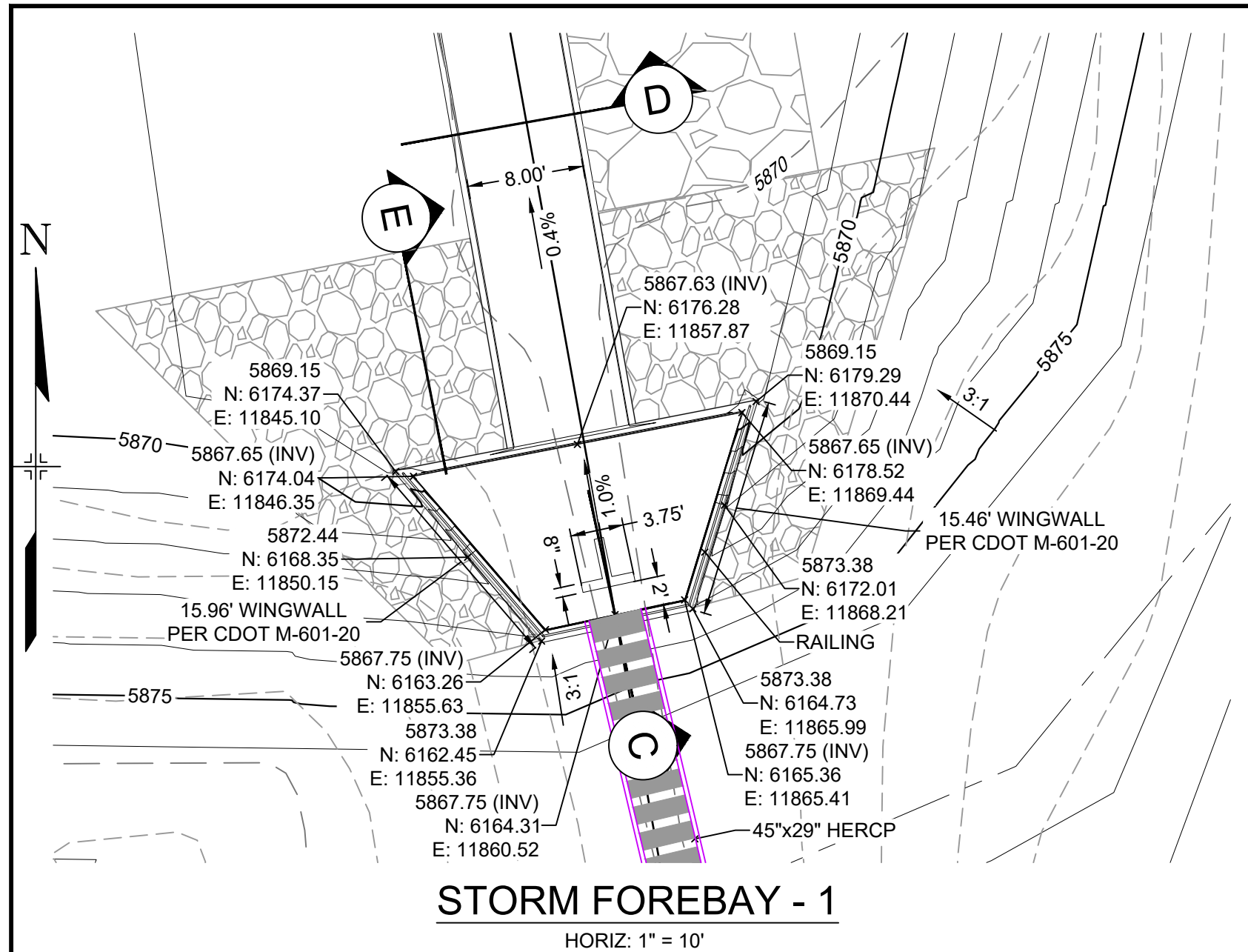
FILING NO.3
ROADWAY & STORM IMPROVEMENT PLANS

WEST POND PLANS

DESIGNED BY: JTS	SCALE: 1"=40'	DATE ISSUED: AUGUST 2021	DRAWING No. DT01
DRAWN BY: LCB	HORIZ. VARIES	SHEET 37 OF 39	
CHECKED BY: NMS	VERT. VARIES		



Know what's below.
Call before you dig.



- RAILING NOTES:**
- ALL PIPE IS 1 1/2" HOT-DIPPED GALV. SCH 40 STEEL PIPE.
 - DIMENSIONS SHOWN ARE FROM CENTER OF PIPE UNLESS OTHERWISE NOTED.
 - RAILING SHALL BE PLACED AT ALL LOCATIONS WHERE FALL HEIGHT IS GREATER THAN 30".

NOTES:
1. CONSTRUCT WINGWALLS PER CDOT DETAIL M-601-20

No.	DATE	DESCRIPTION	BY
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
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ELEVATION - 5897.89' U.S. SURVEY FT

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PREPARED BY:

SEAL

TRAILS AT ASPEN RIDGE

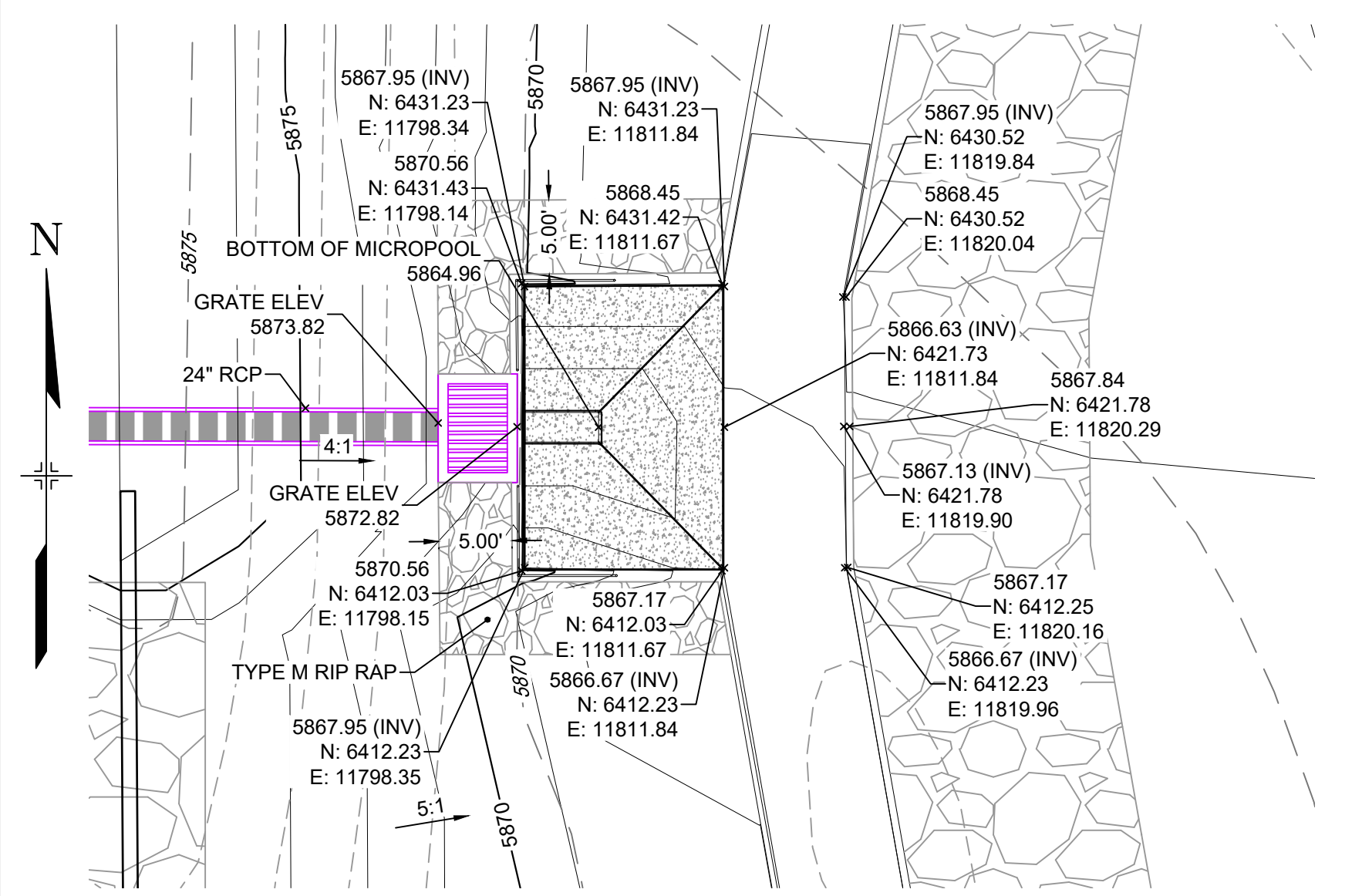
FILING NO. 3
ROADWAY & STORM IMPROVEMENT PLANS

WEST POND DETAILS

DESIGNED BY:	JTS	SCALE:	DATE ISSUED:	AUGUST 2021	DRAWING No.:
DRAWN BY:	LCB	HORIZ: VARIES	SHEET:	38 OF 39	DT02
CHECKED BY:	NMS	VERT: N/A			



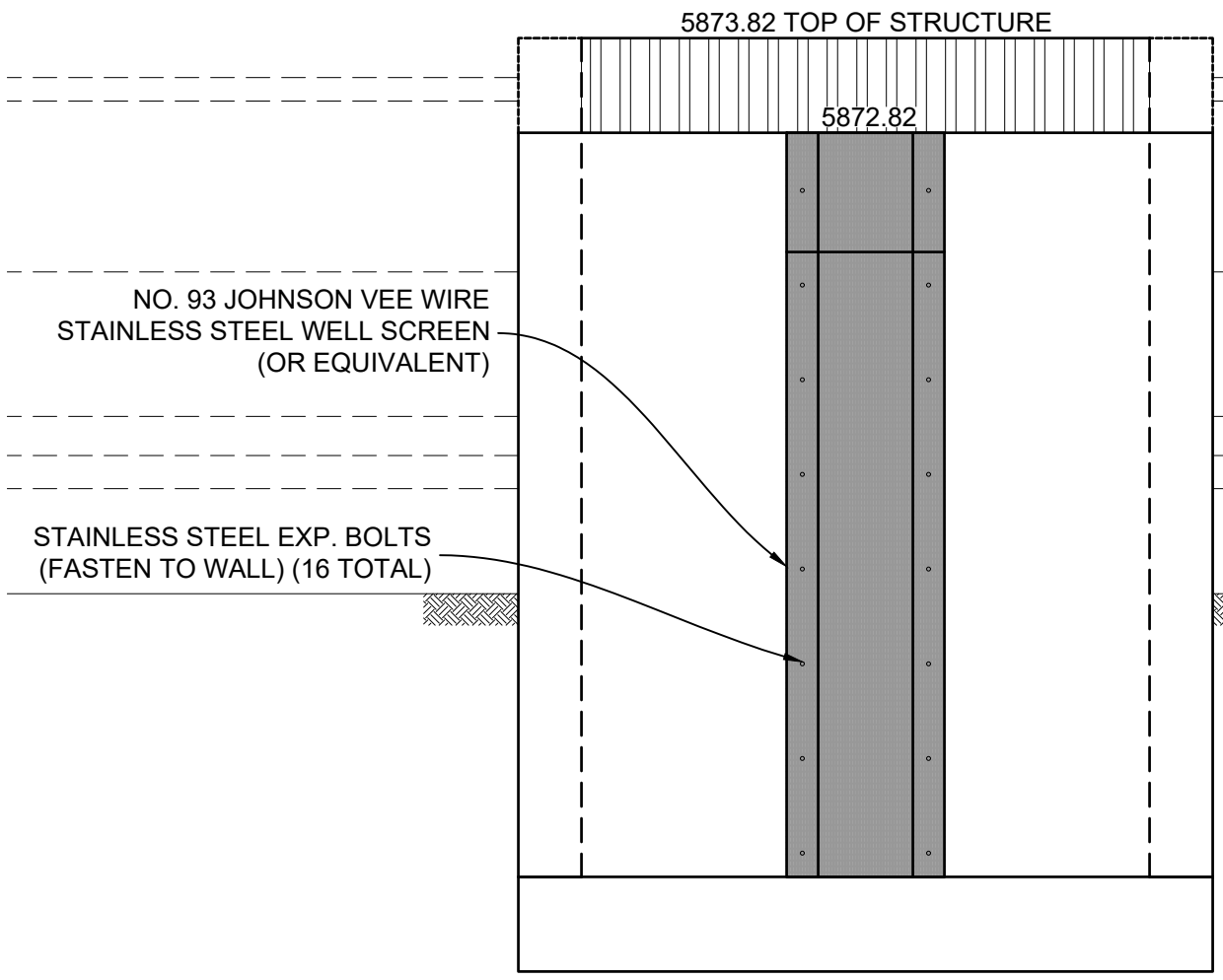
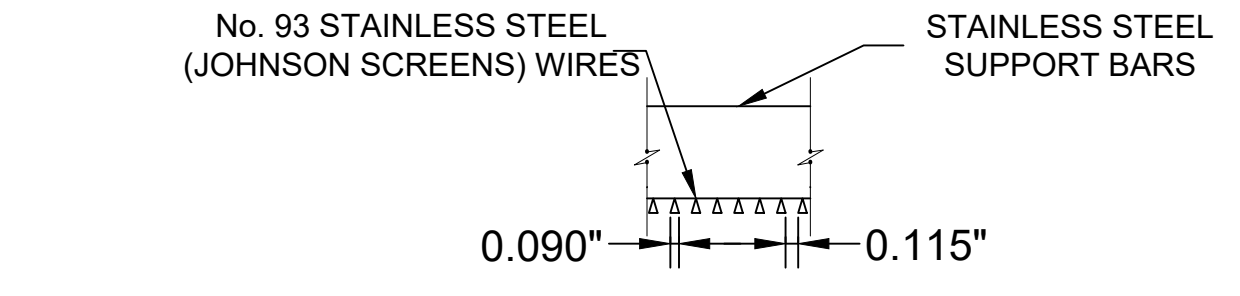
Know what's below.
Call before you dig.



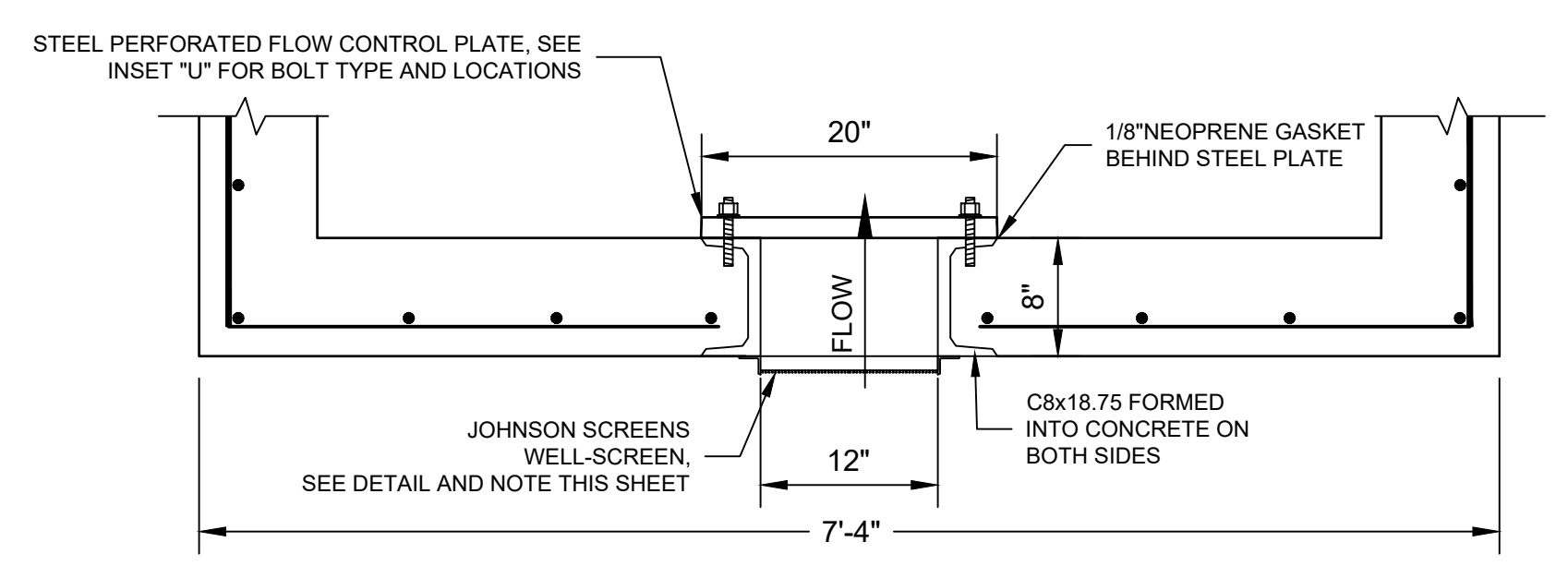
STORM OUTLET STRUCTURE
HORIZ: 1" = 10'

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

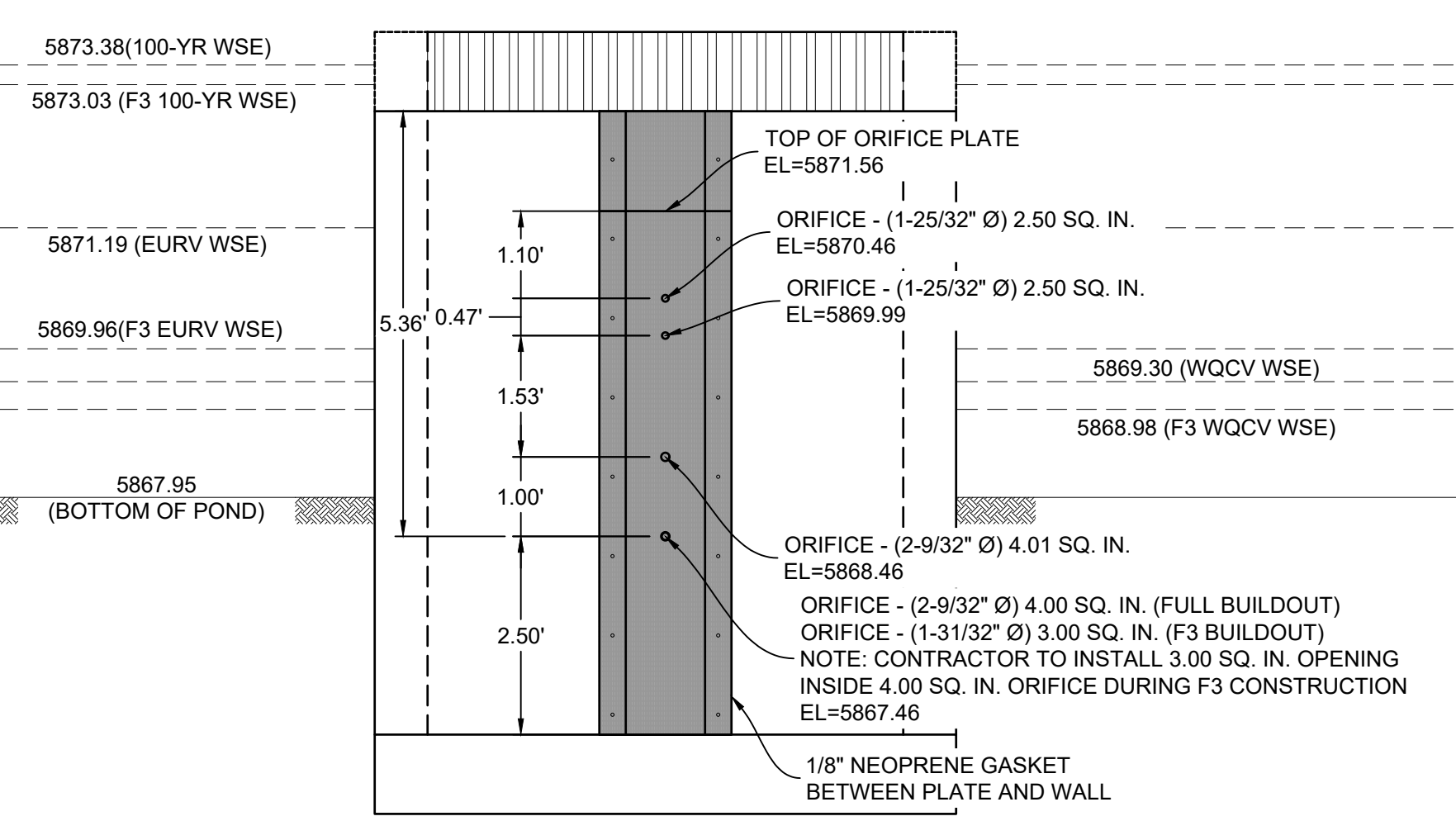
STRUCTURE	SCREEN #93 VEE WIRE SLOT OPENING	SUPPORT ROD TYPE & SPACING	TOTAL SCREEN THICKNESS	CARBON STEEL FRAME TYPE
OUTLET STRUCTURES	0.139	#156 VEE @ 3/4" O.C.	0.31"	3/8" x 1" BAR



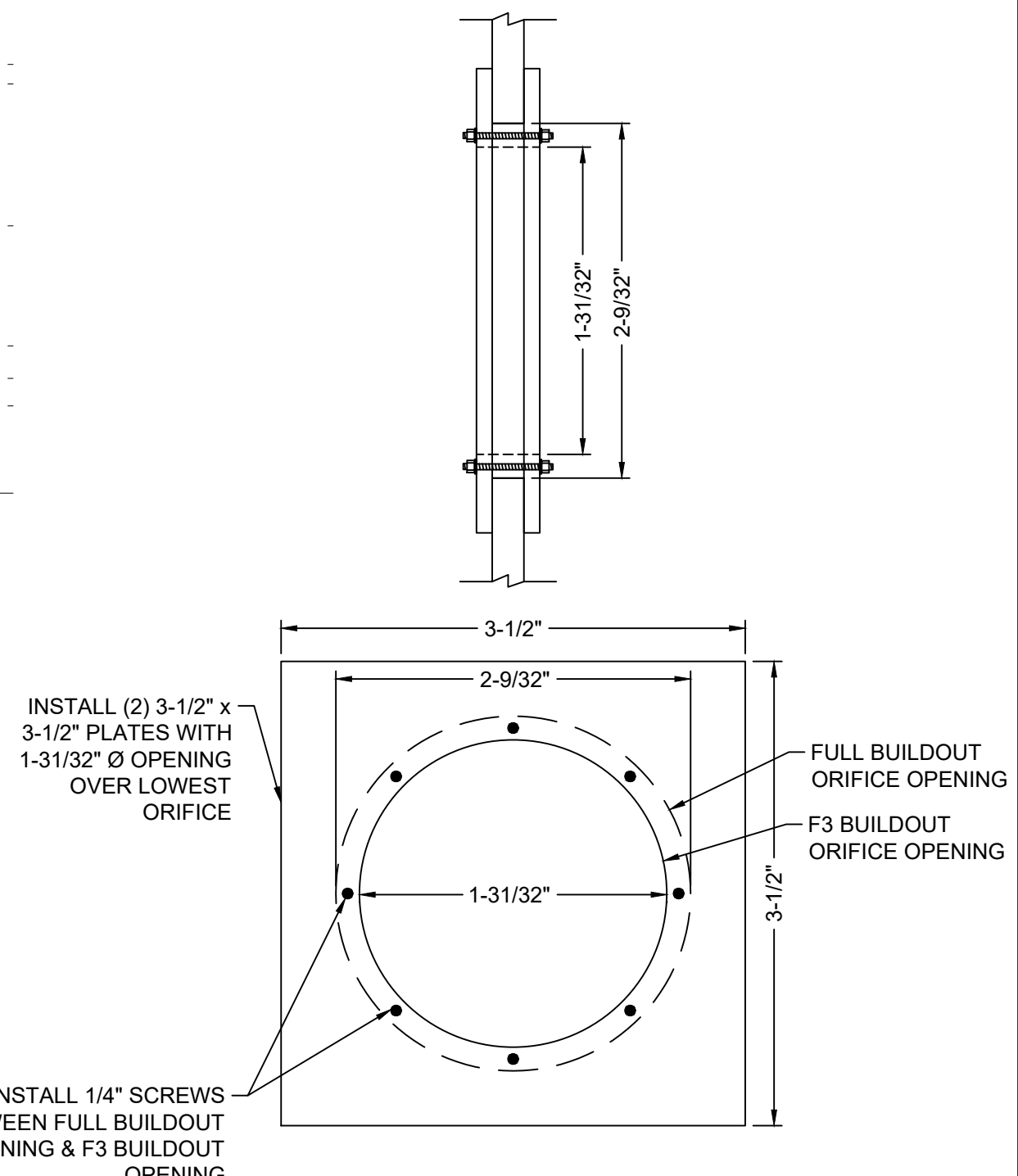
WELL SCREEN DETAIL



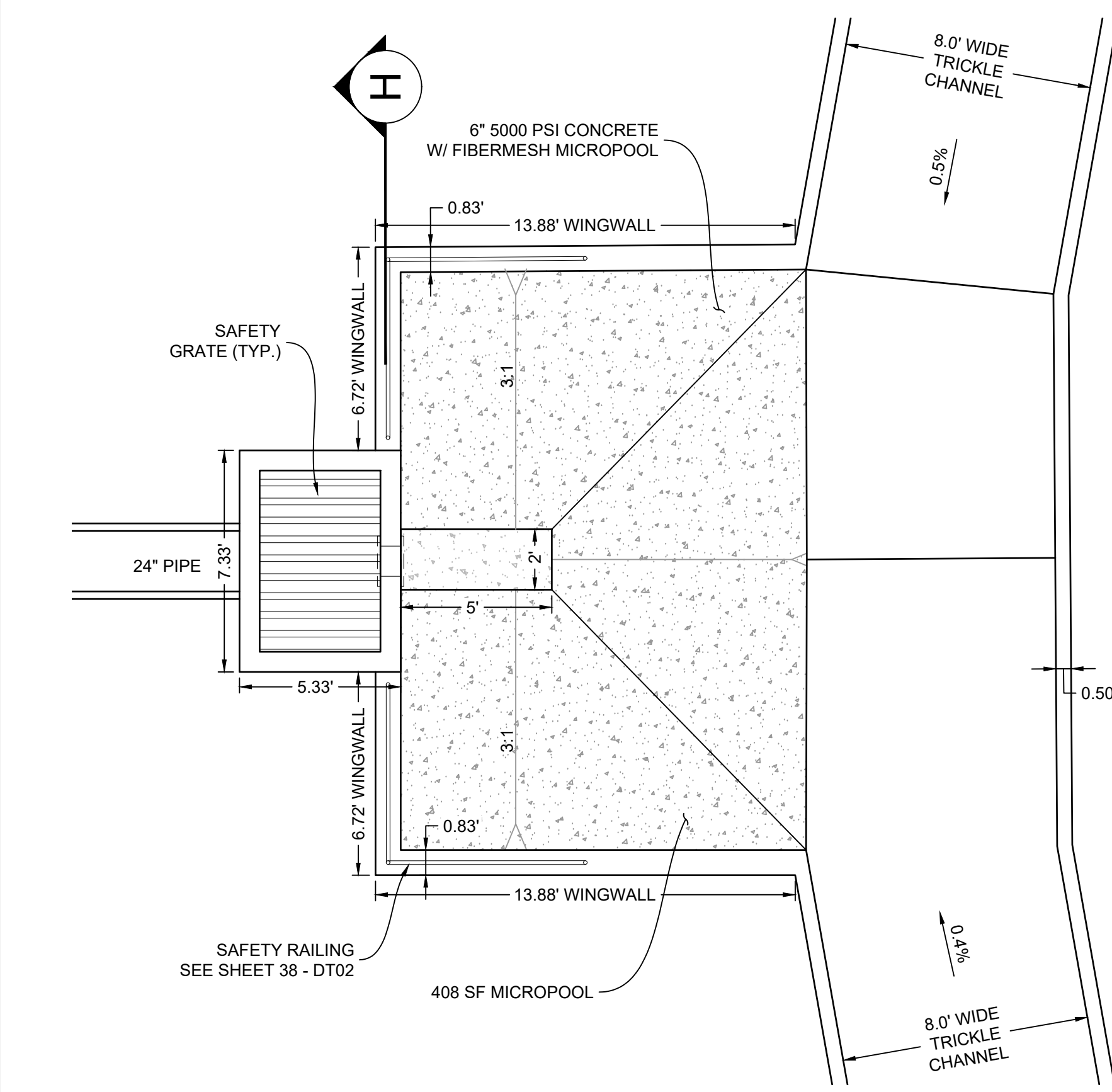
OUTLET STRUCTURE AT ORIFICE PLATE
HORIZ: 1" = 1'



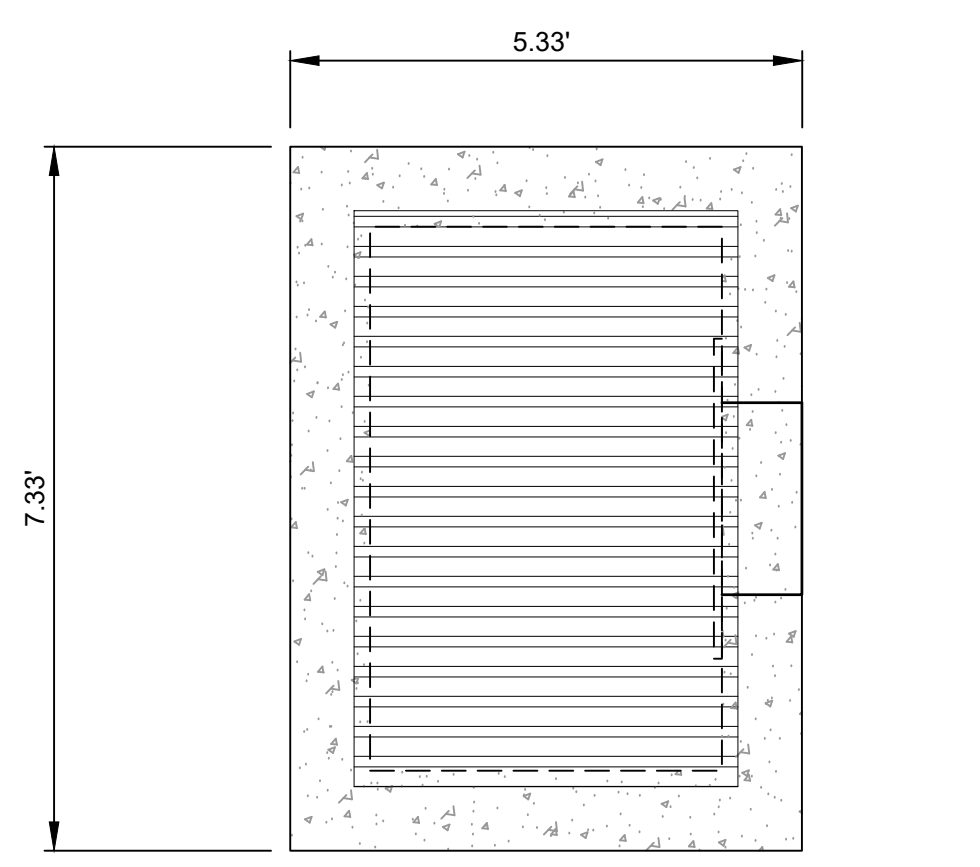
ORIFICE PLATE DETAIL



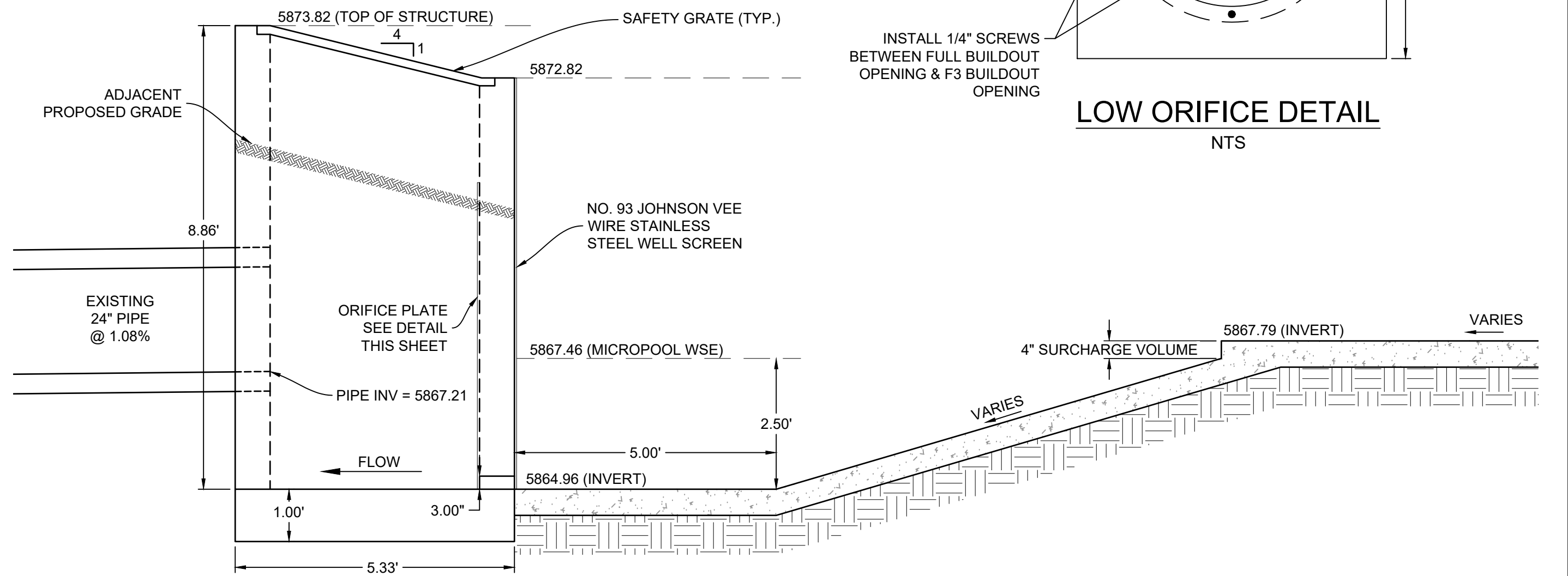
LOW ORIFICE DETAIL
NTS



MICROPOOL DETAILS
HORIZ: 1" = 4'



OUTLET STRUCTURE DETAILS
HORIZ: 1" = 2'



MICROPOOL PROFILE
HORIZ: 1" = 2'

- NOTES:**
- ALL CONCRETE SHALL BE CDOT CLASS D; Fc= 4500 PSI
 - ALL REINFORCING STEEL SHALL BE Fy: 60 KSI
 - CONCRETE COVER FOR STEEL REINFORCING BARS SHALL BE AS FOLLOWS:
CONCRETE PLACED AGAINST EARTH..... 3"
CONCRETE EXPOSED TO EARTH OR WEATHER..... 2"
 - ALL EXPOSED CONCRETE CORNERS SHALL HAVE A MINIMUM 3/8" CHAMFER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AS RELATED TO SHORING AND PROTECTION OF NEW AND EXISTING STRUCTURES AS NECESSARY TO PREVENT DAMAGE OR COLLAPSE DUE TO WIND, EARTH, CONSTRUCTION OR OTHER LOADS.
 - STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STANDARD PLAN M-206-1.
 - 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 T 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

No.	DATE	DESCRIPTION	BY
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PREPARED BY:

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

TRAILS AT ASPEN RIDGE

FILING NO.3
ROADWAY & STORM IMPROVEMENT PLANS

WEST POND DETAILS

DESIGNED BY: JTS	SCALE: LCB	DATE ISSUED: AUGUST 2021	DRAWING No. DT03
CHECKED BY: NMS	VERT. N/A	SHEET 39 OF 39	