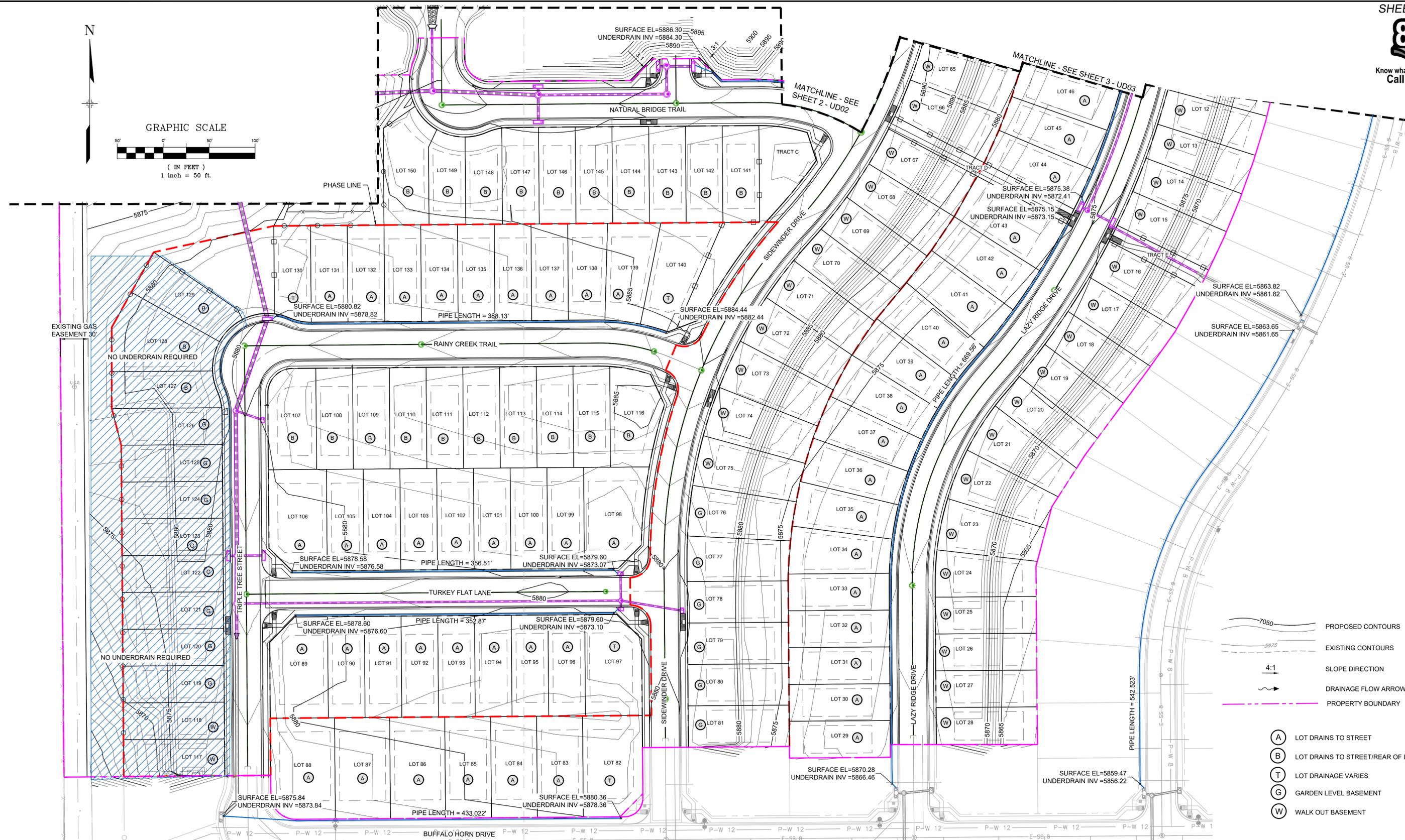
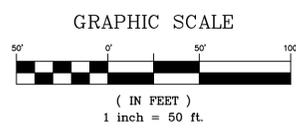




Know what's below.
Call before you dig.

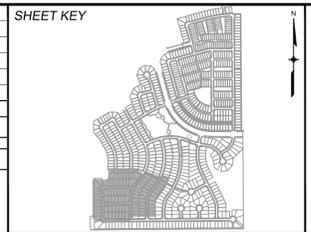


- PROPOSED CONTOURS
- EXISTING CONTOURS
- SLOPE DIRECTION
- DRAINAGE FLOW ARROW
- PROPERTY BOUNDARY
- LOT DRAINS TO STREET
- LOT DRAINS TO STREET/REAR OF LOT
- LOT DRAINAGE VARIES
- GARDEN LEVEL BASEMENT
- WALK OUT BASEMENT

PCD FILING NO.: SF-21-022

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	###	###	###	###	###
19415-EX-010	###	###	###	###	###
19-886-PR-UTIL	###	###	###	###	###
X-886-PR-STORM-F1	###	###	###	###	###
X-886-PR-UTIL-F2	###	###	###	###	###
19-886-PR-UTIL_SANITARY	###	###	###	###	###
X-886-PR-WTR	###	###	###	###	###
X-886-PR-WTR-F3	###	###	###	###	###
X-886-PR-WTR-F6	###	###	###	###	###
X-886-PR-WTR-F5	###	###	###	###	###
X-886-PR-WTR-F4	###	###	###	###	###
X-886-PR-WTR-F7	###	###	###	###	###
X-886-PR-WTR-F8	###	###	###	###	###

COMPUTER FILE MANAGEMENT	
FILE NAME:	S:\20.886.028 (Trails F3)\100 Dwg\105 Exhibits\F3 UNDERDRAIN.dwg
CTB FILE:	----
PLOT DATE:	December 2, 2021 6:03:37 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



BENCHMARK
 COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
 A BERNITSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTH-WEST 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
PRELIMINARY
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

TRAILS AT ASPEN RIDGE

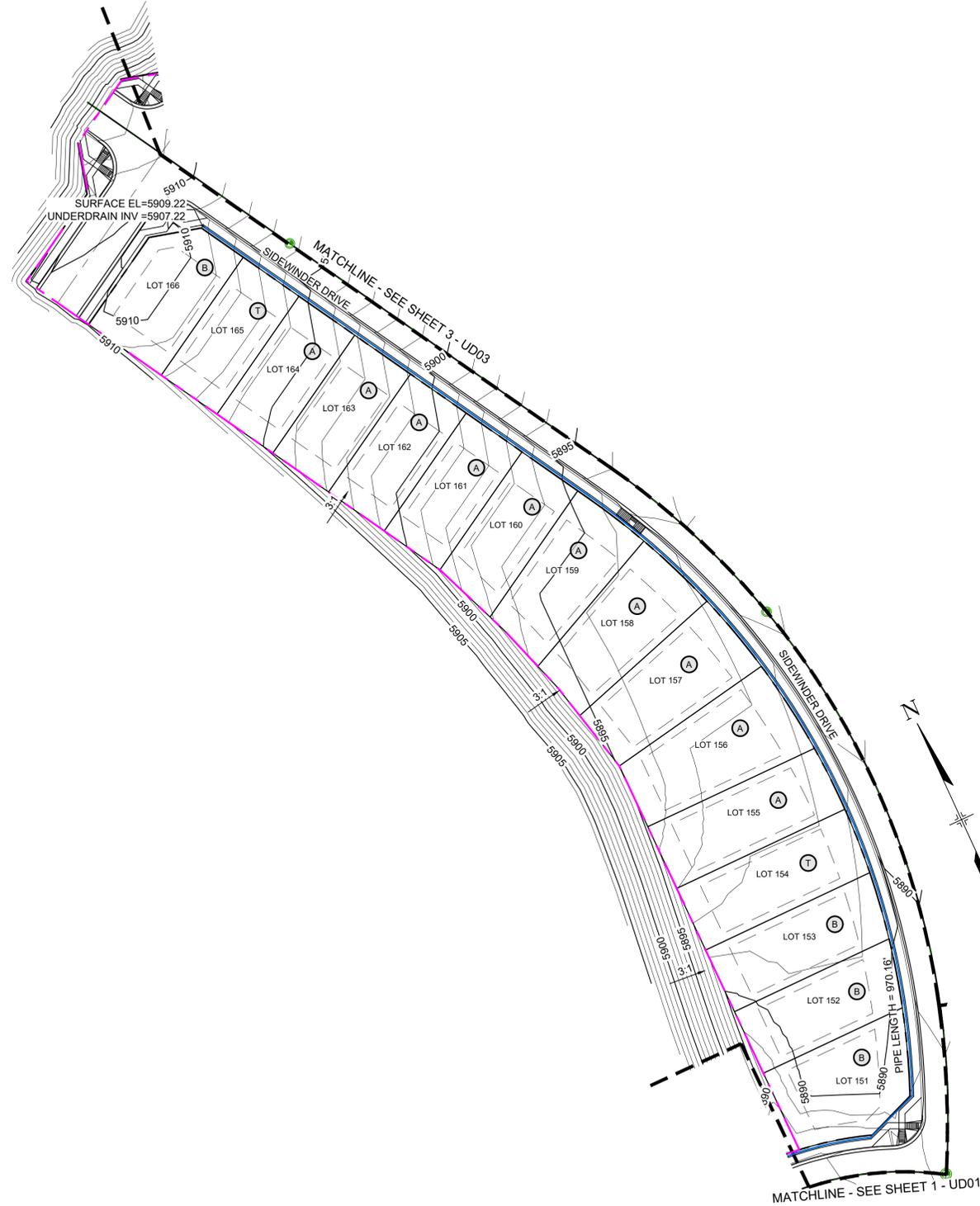
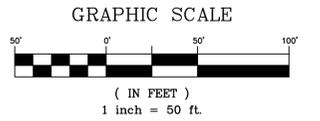
FILING NO. 3
 UNDERDRAIN PLAN

UNDERDRAIN PLAN

DESIGNED BY:	NMS	SCALE:	DATE ISSUED:	DRAWING No.
DRAWN BY:	CRD	HORIZ. 1" = 50'	DECEMBER 2021	UD01
CHECKED BY:	NMS	VERT. N/A	SHEET 1 OF 3	



Know what's below.
Call before you dig.

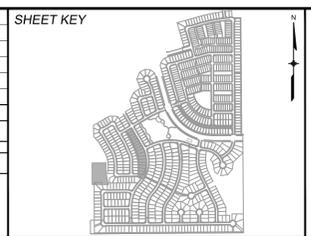


- PROPOSED CONTOURS
- EXISTING CONTOURS
- 4:1 SLOPE DIRECTION
- DRAINAGE FLOW ARROW
- PROPERTY BOUNDARY
- LOT DRAINS TO STREET
- LOT DRAINS TO STREET/REAR OF LOT
- LOT DRAINAGE VARIES
- GARDEN LEVEL BASEMENT
- WALK OUT BASEMENT

PCD FILING NO.: SF-21-022

REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	BY
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	###	###	###	###
19415-EX-010	###	###	###	###
19-886-PR-UTIL	###	###	###	###
X-886-PR-STORM-F1	###	###	###	###
X-886-PR-UTIL-F2	###	###	###	###
19-886-PR-UTIL_SANITARY	###	###	###	###
X-886-PR-WTR	###	###	###	###
X-886-PR-WTR-F3	###	###	###	###
X-886-PR-WTR-F6	###	###	###	###
X-886-PR-WTR-F5	###	###	###	###
X-886-PR-WTR-F4	###	###	###	###
X-886-PR-WTR-F7	###	###	###	###
X-886-PR-WTR-F8	###	###	###	###

COMPUTER FILE MANAGEMENT	
FILE NAME:	S:\20.886.028 (Trails F3)\100 Dwg\105 Exhibits\F3 UNDERDRAIN.dwg
CTB FILE:	----
PLOT DATE:	December 2, 2021 6:03:44 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERTNSEN 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

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

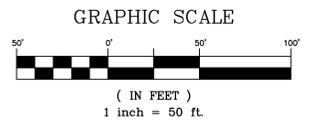
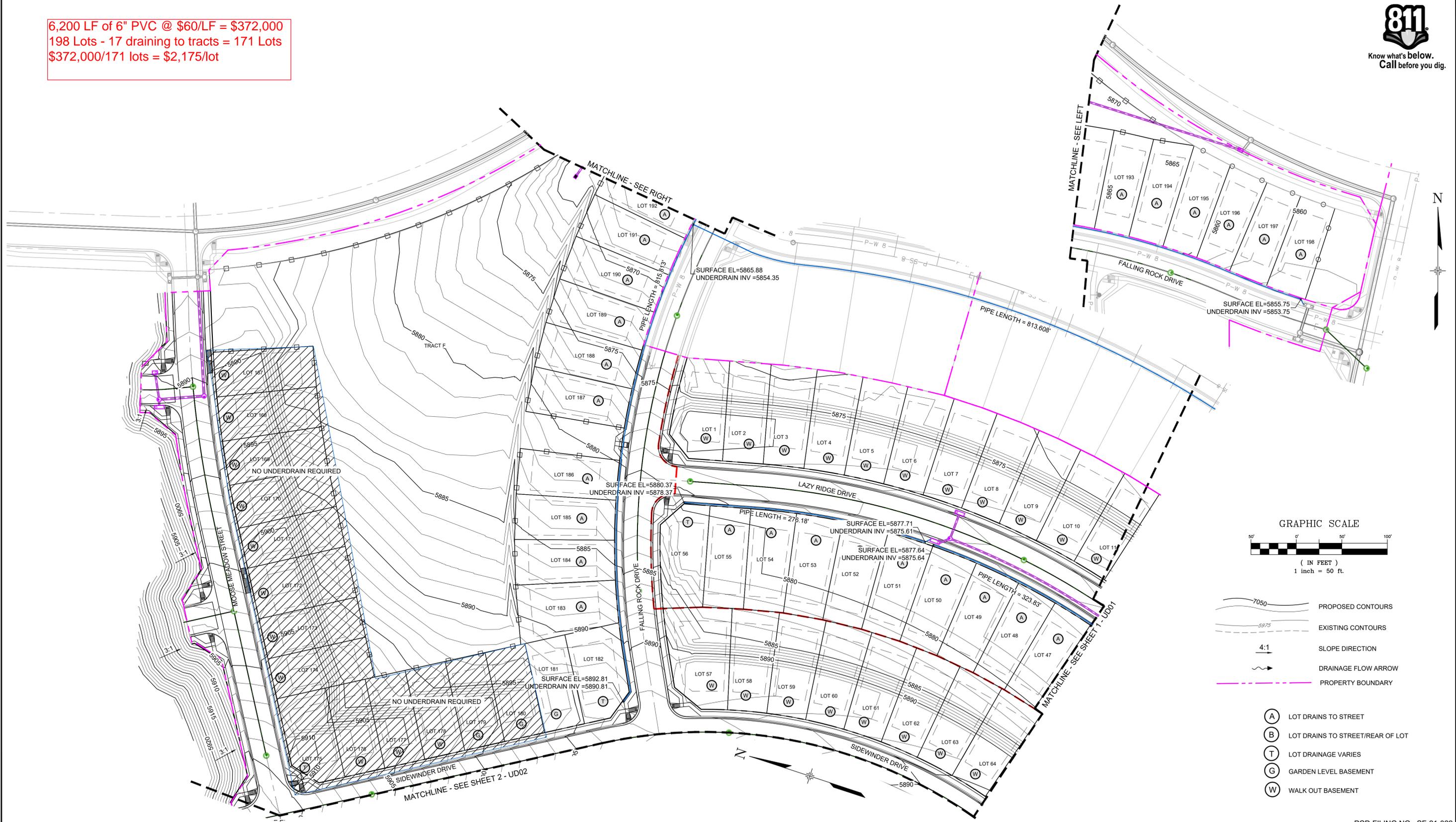
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

TRAILS AT ASPEN RIDGE			
FILING NO. 3 UNDERDRAIN PLAN			
UNDERDRAIN PLAN			
DESIGNED BY:	NMS	SCALE	DATE ISSUED: DECEMBER 2021
DRAWN BY:	CRD	HORIZ. 1" = 50'	DRAWING No. UD02
CHECKED BY:	NMS	VERT. N/A	SHEET 2 OF 3



Know what's below.
Call before you dig.

6,200 LF of 6" PVC @ \$60/LF = \$372,000
198 Lots - 17 draining to tracts = 171 Lots
\$372,000/171 lots = \$2,175/lot

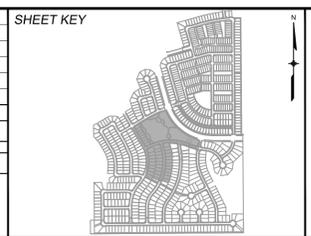


- PROPOSED CONTOURS
- EXISTING CONTOURS
- SLOPE DIRECTION
- DRAINAGE FLOW ARROW
- PROPERTY BOUNDARY

- LOT DRAINS TO STREET
- LOT DRAINS TO STREET/REAR OF LOT
- LOT DRAINAGE VARIES
- GARDEN LEVEL BASEMENT
- WALK OUT BASEMENT

PCD FILING NO.: SF-21-022

REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION REVISIONS	BY
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	###	###	###	###
19415-EX-UTILS	###	###	###	###
19-886-PR-UTIL	###	###	###	###
X-886-PR-STORM-F1	###	###	###	###
X-886-PR-UTIL-F2	###	###	###	###
19-886-PR-UTIL_SANITARY	###	###	###	###
X-886-PR-WTR	###	###	###	###
X-886-PR-WTR-F3	###	###	###	###
X-886-PR-WTR-F6	###	###	###	###
X-886-PR-WTR-F2	###	###	###	###
X-886-PR-WTR-F4	###	###	###	###
X-886-PR-WTR-F7	###	###	###	###
X-886-PR-WTR-F8	###	###	###	###



BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERTINSEN 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
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

TRAILS AT ASPEN RIDGE

FILING NO. 3
UNDERDRAIN PLAN

UNDERDRAIN PLAN

DESIGNED BY: NMS	SCALE: HORIZ. 1" = 50'	DATE ISSUED: DECEMBER 2021	DRAWING No. UD03
CRD	VERT. N/A	SHEET 3 OF 3	
CHECKED BY: NMS			

FILE NAME: S:\20.886.028 (Trails F3)\100 Exhibits\F3 UNDERDRAIN.dwg
CTB FILE: ----
PLOT DATE: December 2, 2021 6:03:53 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.