

Know what's below.
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TRAILS AT ASPEN RIDGE FILING NO. 3

EL PASO COUNTY, CO

ROADWAY & STORM IMPROVEMENT PLANS

AUGUST 2021

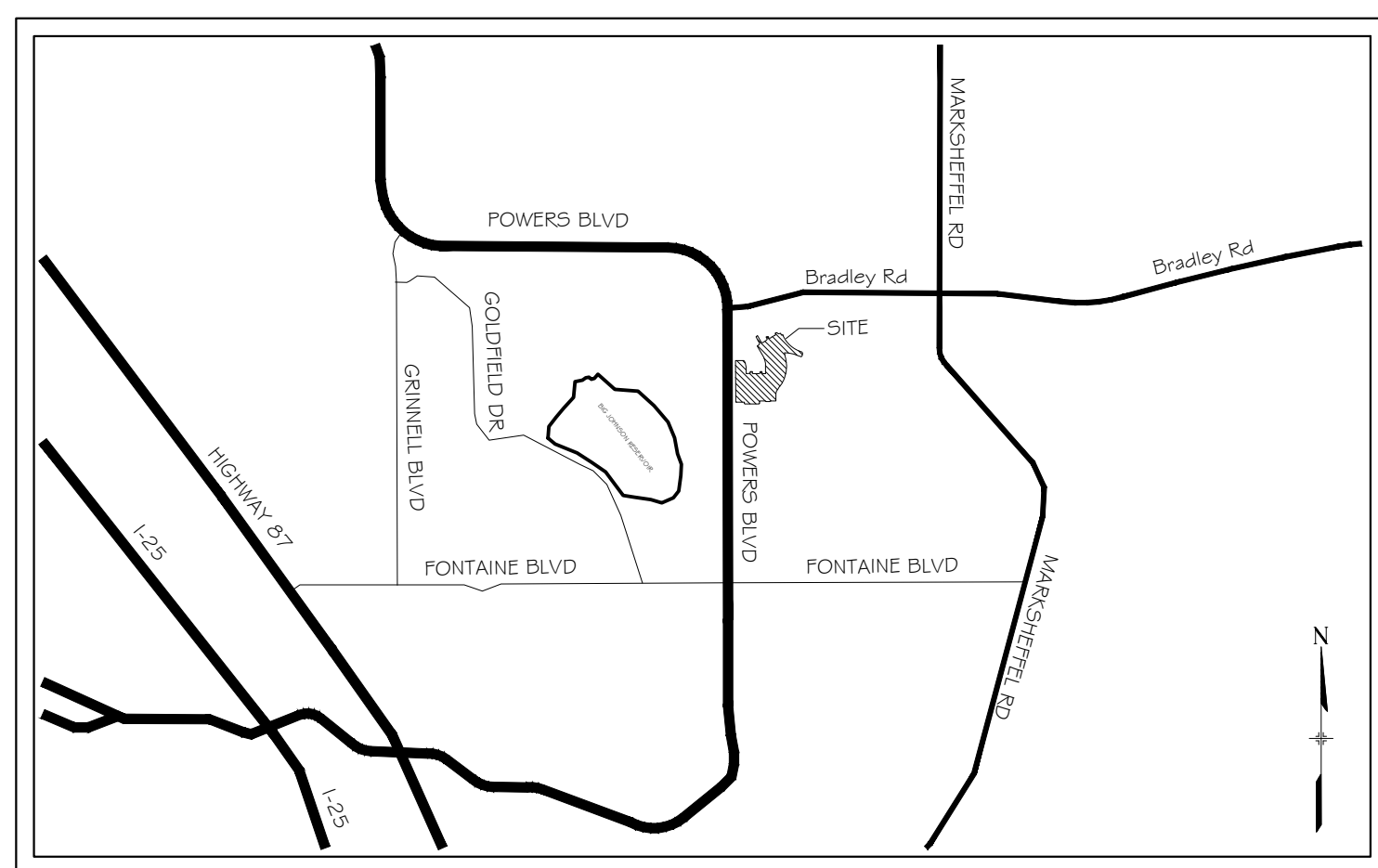
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SITE MAP

1" = 500



VICINITY MAP

N.T.S.

ENGINEER'S STATEMENT:

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

By: _____ Date: _____

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 _____ DATE _____
DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT
COLA, LLC
555 MIDDLE PARKWAY
COLORADO SPRINGS, CO 80921

PCD FILING NO.: SF-21-022

REFERENCE DRAWINGS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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Call before you dig.

GENERAL NOTES:

1. 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.
2. 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.).
3. NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE FIELD ENGINEER.
4. SUBMITTALS SHALL BE MADE FOR ALL MATERIALS TO BE INCORPORATED INTO THE PROJECT.
5. 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.
6. 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.
7. 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.
8. 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.
9. THE CONTRACTOR SHALL OBTAIN AN APPROVED TRAFFIC CONTROL PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
10. 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.
11. 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.
12. ALL CONSTRUCTION IS TO INCLUDE COMPACTION AND FINISH GRADING IN THE UNIT PRICE RELATED WORK ITEM.
13. 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.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY EL PASO COUNTY AND THE FIELD ENGINEER.
15. THE FIELD ENGINEER SHALL BE NOTIFIED WITHIN 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
16. PAYMENT, DIMENSIONS AND RADII ARE SHOWN TO THE LIP OF CURB UNLESS OTHERWISE NOTED.
17. 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.
18. THE CONTRACTOR SHALL CLOSELY MONITOR ACCESS FOR HEAVY CONSTRUCTION EQUIPMENT THROUGH THE PROJECT AREAS.
19. 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.
20. 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.
21. THE PHYSICAL FEATURES REQUIRING REMOVAL OR OBLITERATION WITHIN THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF OFF-SITE.
22. 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.
23. THE CONTRACTOR SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS AND PLANS ON SITE FOR THE DURATION OF THE PROJECT.
24. THE CONTRACTOR SHALL NOT STOCKPILE MATERIAL WITHIN 10 FEET OF THE EDGE OF TRAVELED WAY.
25. ANY LAYER OF BITUMINOUS PAVEMENT THAT IS TO HAVE SUCCEEDING LAYER PLACED THEREON SHALL BE COMPLETED FULL WIDTH BEFORE SUCCEEDING LAYER IS PLACED.
26. 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.
27. 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.

28. 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.
29. 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:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL DISPOSAL OF ANY EXCESS SOIL, DEBRIS AND WASTE MATERIAL OFF OF THE PROJECT SITE.
2. ANY MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF, BY AND AT THE EXPENSE OF THE CONTRACTOR.
3. 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:

1. 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.
2. 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:

1. 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.
2. 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.
3. APPROVAL OF THESE PLANS BY THE COUNTY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
4. 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.
5. ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND TRAFFIC SIGNALS SHALL MEET OR EXCEED M.U.T.C.D. STANDARDS.
6. 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:

1. 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.
2. 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).
3. 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:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - d. CDOT M & S STANDARDS
4. 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.
5. 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.
7. 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 (ESOCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. 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.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. 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.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FOR ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

SIGNING & STRIPING NOTES :

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. 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.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. 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.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. 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. MULTILANE 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".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. 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.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSEWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED 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. CROSSEWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. 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.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. 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.

[illegible]


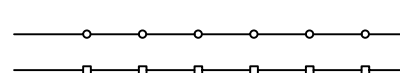
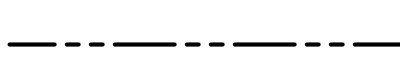
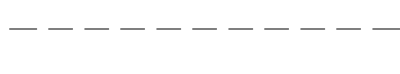


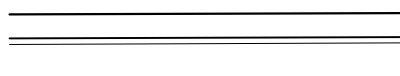
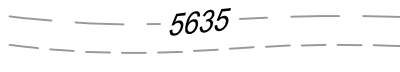
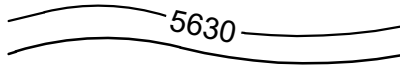


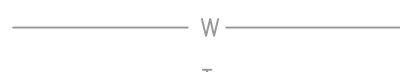
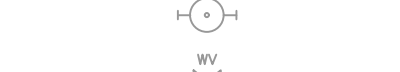











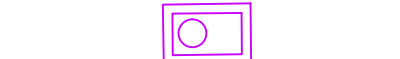




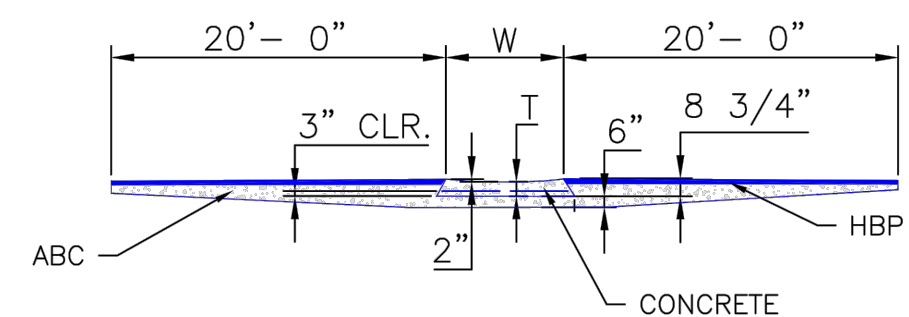
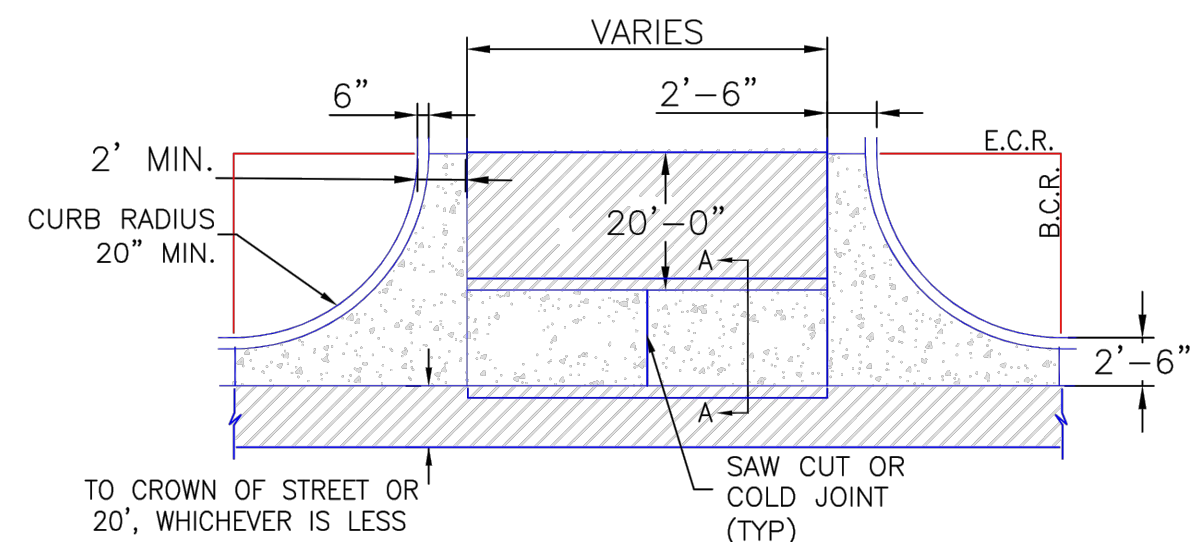
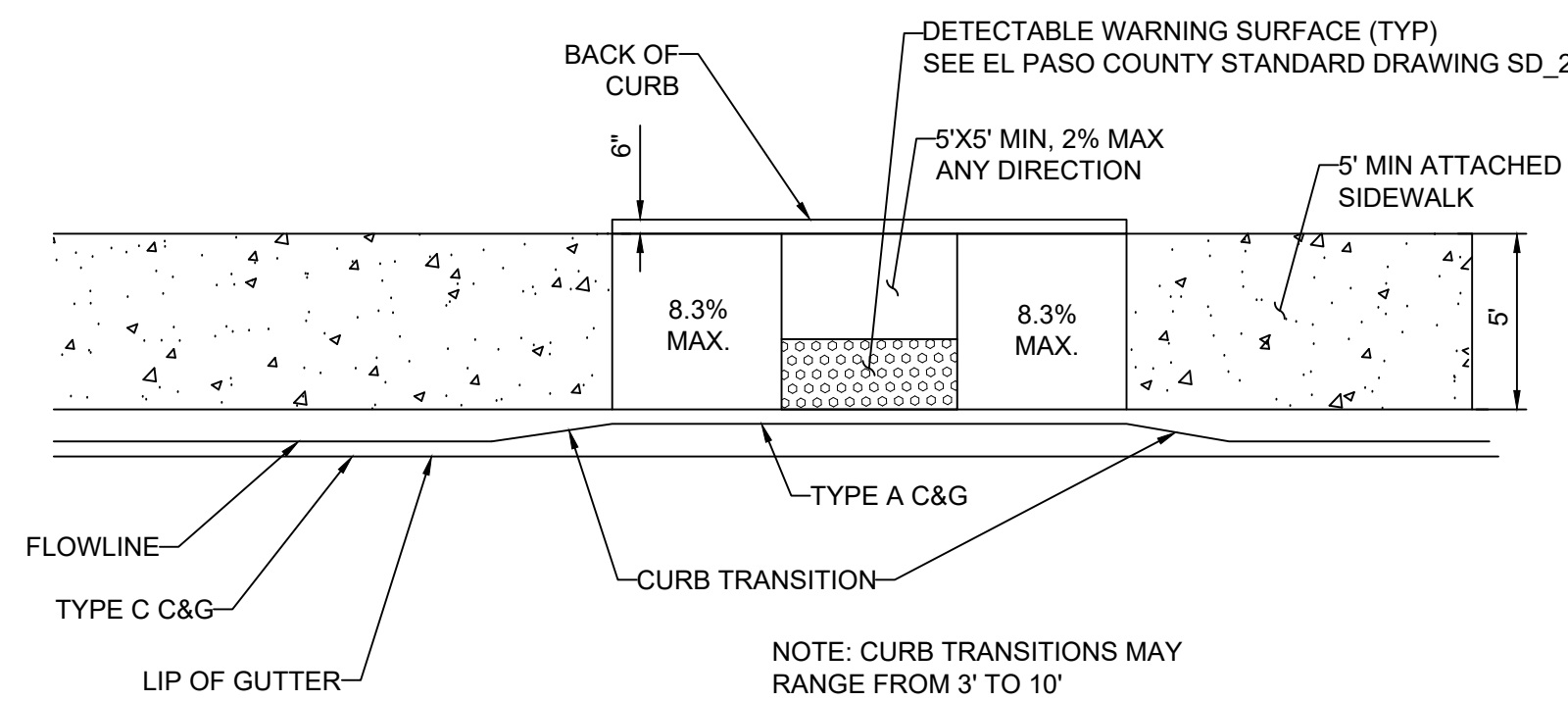
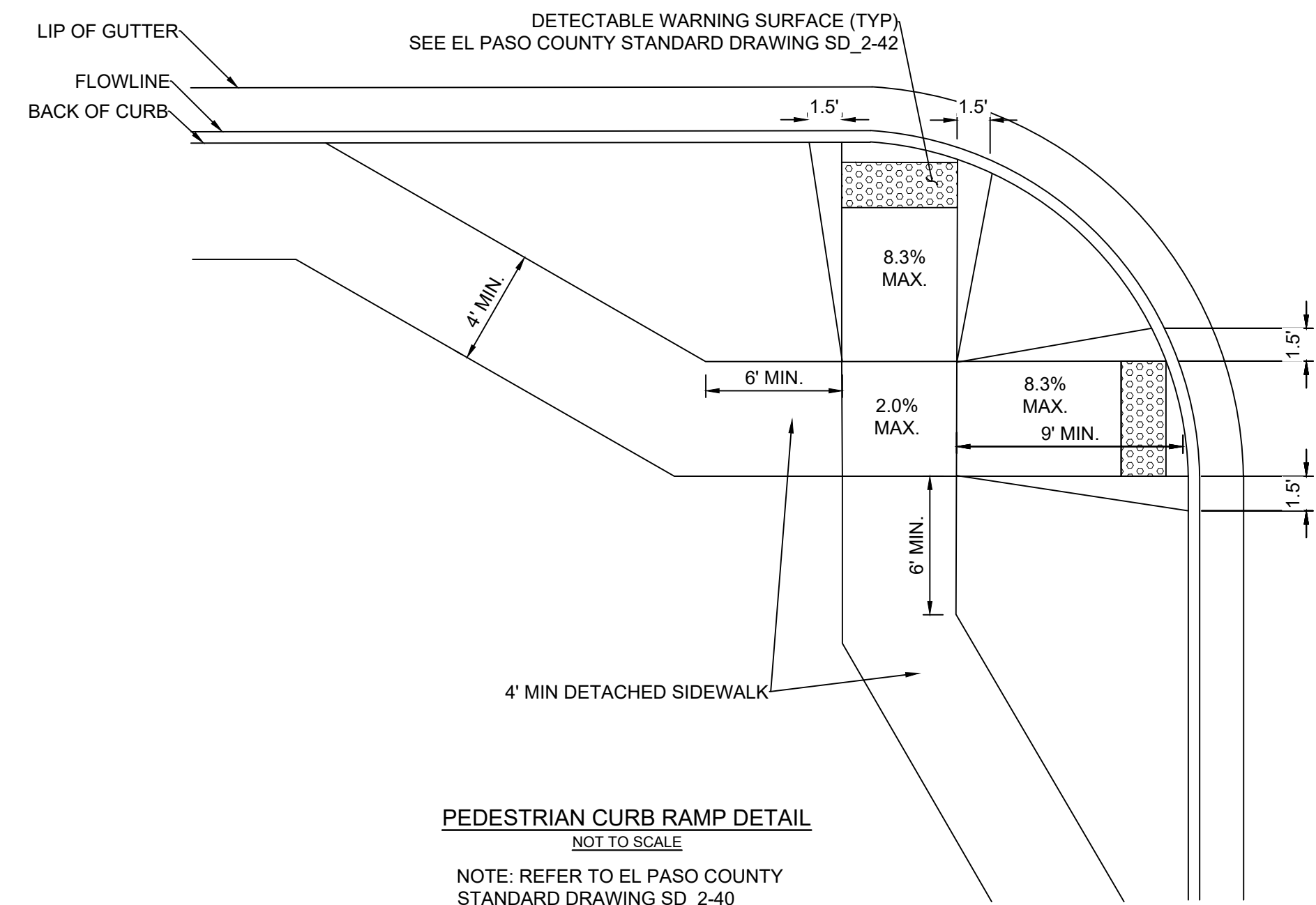
Know what's **below**.
Call before you dig.

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		
BLVD	BOULEVARD	P	PROPOSED
BTM	BOTTOM	PC	POINT OF CURVATURE
		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
CONT	CONTINUOUS		POLYVINYL CHLORIDE
		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
		ROW	RIGHT-OF-WAY
FES	FLARED END SECTION	RT	RIGHT
FIN	FINISHED		
£ or FL	FLOWLINE	SCH	SCHEDULE
FLG	FLANGE	SD	STORM SEWER
FT	FOOT / FEET	SQ	SQUARE
FRP	FIBERGLASS REINFORCED PIPE	ST	STREET
		STA	STATION
GAL	GALLON	STD	STANDARD
GALV	GALVANIZED	STL	STEEL
GAU	GAUGE (MATERIAL)	SS OR SAN	SANITARY SEWER
GV	GATE VALVE	SW OR S/W	SIDEWALK
GW	GROUNDWATER		
		TAN	TANGENT
HBP	HOT BITUMINOUS PAVEMENT	TB	THRUST BLOCK
HERCP	HORIZONTAL ELLIPTICAL REINFORCED	TBC	TOP BACK OF CURB
	CONCRETE PIPE	TFC	TOP FACE OF CURB
HGL	HYDRAULIC GRADE LINE	THD	THREADED
HP	HIGH POINT	THK	THICKNESS
HORIZ	HORIZONTAL	TYP	TYPICAL
HCL	HORIZONTAL CONTROL LINE		
HR	HOUR	UG	UNDERGROUND
		UTIL	UTILITY
INV	INVERT		
		VC	VERTICAL CURVE
K	VERTICAL CURVE FACTOR	VERT	VERTICAL
LBS	POUNDS	W	WIDTH
LF	LINEAR FEET	W/	WITH
LN	LANE		
LP	LOW POINT		
LS	LANDSCAPING		
LT	LEFT		
MAX	MAXIMUM		
MFGR	MANUFACTURER		
MH	MANHOLE		
MID	MIDDLE or MIDPOINT		
MIN	MINIMUM		
MJ	MECHANICAL JOINT		
MSL	MEAN SEA LEVEL		

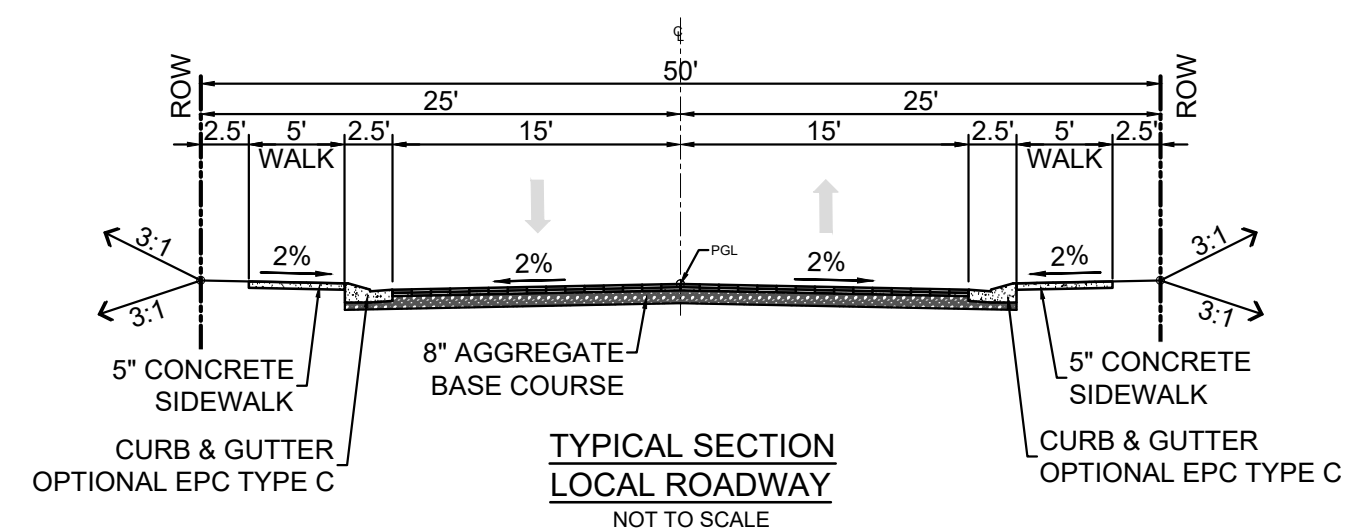
SYMBOLS

	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 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.WF. OR #4 REINFORCING BAR @ 18" EACH WAY.
3. $\frac{1}{4}$ " = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

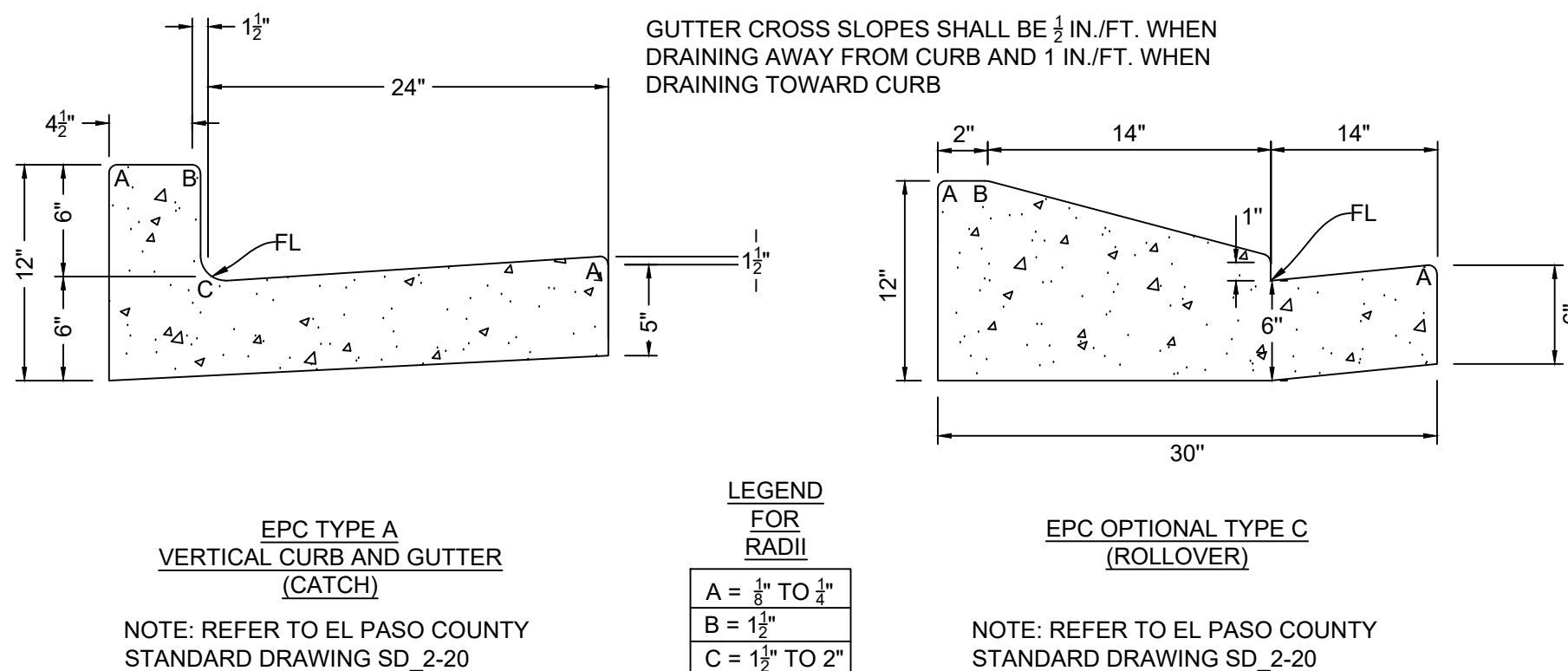


PAVEMENT NOTE: 2" HMA GRADE SX (75) (PG 64-28) O/ 2" HMA GRADE S (75) (PG 64-22) FINAL PAVEMENT SECTION IS DETERMINED WITH THE PAVEMENT REPORT

MATERIALS LEGEND

Diagram illustrating the layers of a pavement structure:

- AGGREGATE BASE COURSE
- CONCRETE
- COMPACTED SUBGRADE
- BITUMINOUS PAVEMENT (ASPHALT)



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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,
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

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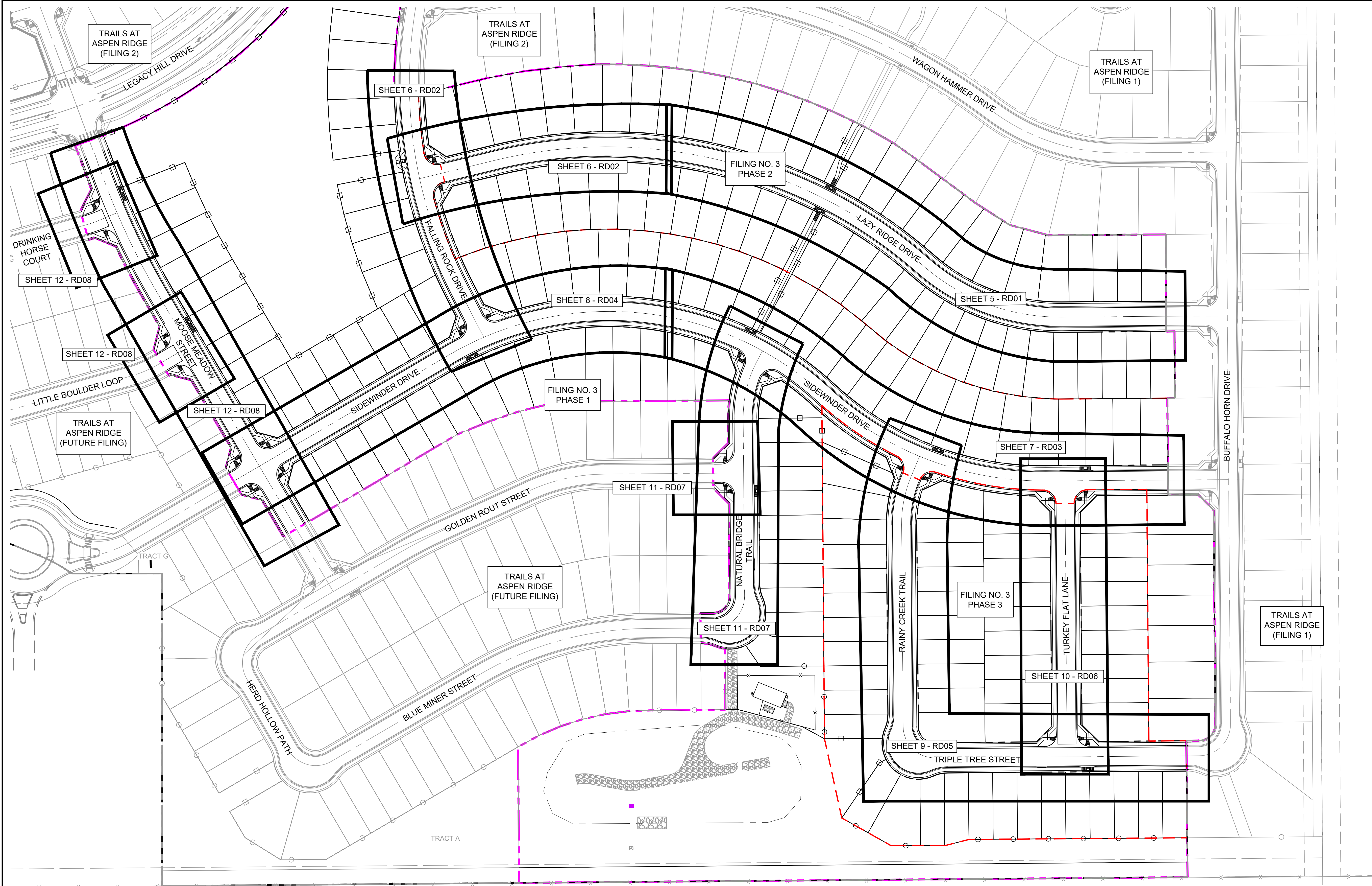
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC
PROJECT No. 20.886.028

TRAILS AT ASPEN RIDGE

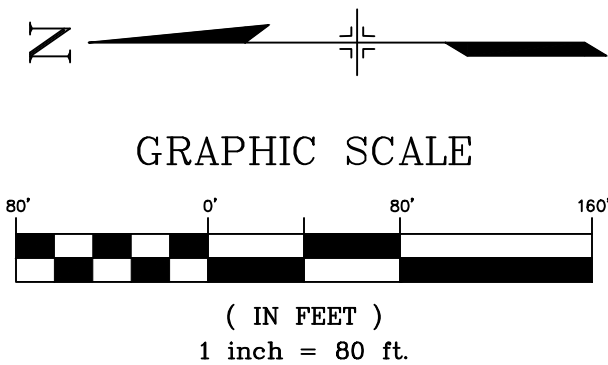
FILING NO.3
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY GENERAL NOTES

DESIGNED BY: TRS	SCALE		DATE ISSUED: AUGUST 2021	DRAWING No. GN02
DRAWN BY: LCB	HORIZ.	N/A		
CHECKED BY: NMS	VERT.	N/A	SHEET 3 OF 39	



NOTE:
ALL SIDEWALK TO BE 5" IN DEPTH



REFERENCE DRAWINGS			
X-886-EX-BASE X-886-EX-SURVEY X-886-PR-SITE-F3 X-886-PR-SITE-F2 886-PR Legacy Drive Roundabout 886 or legacy drive X-886-PR-SITE-F6 X-886-PR-SITE-F5 X-886-PR-SITE-F4 X-886-PR-SITE-F3 X-786-RMS X-886-PR-SITE-F7			
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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/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)	

PREPARED BY:

SEAL

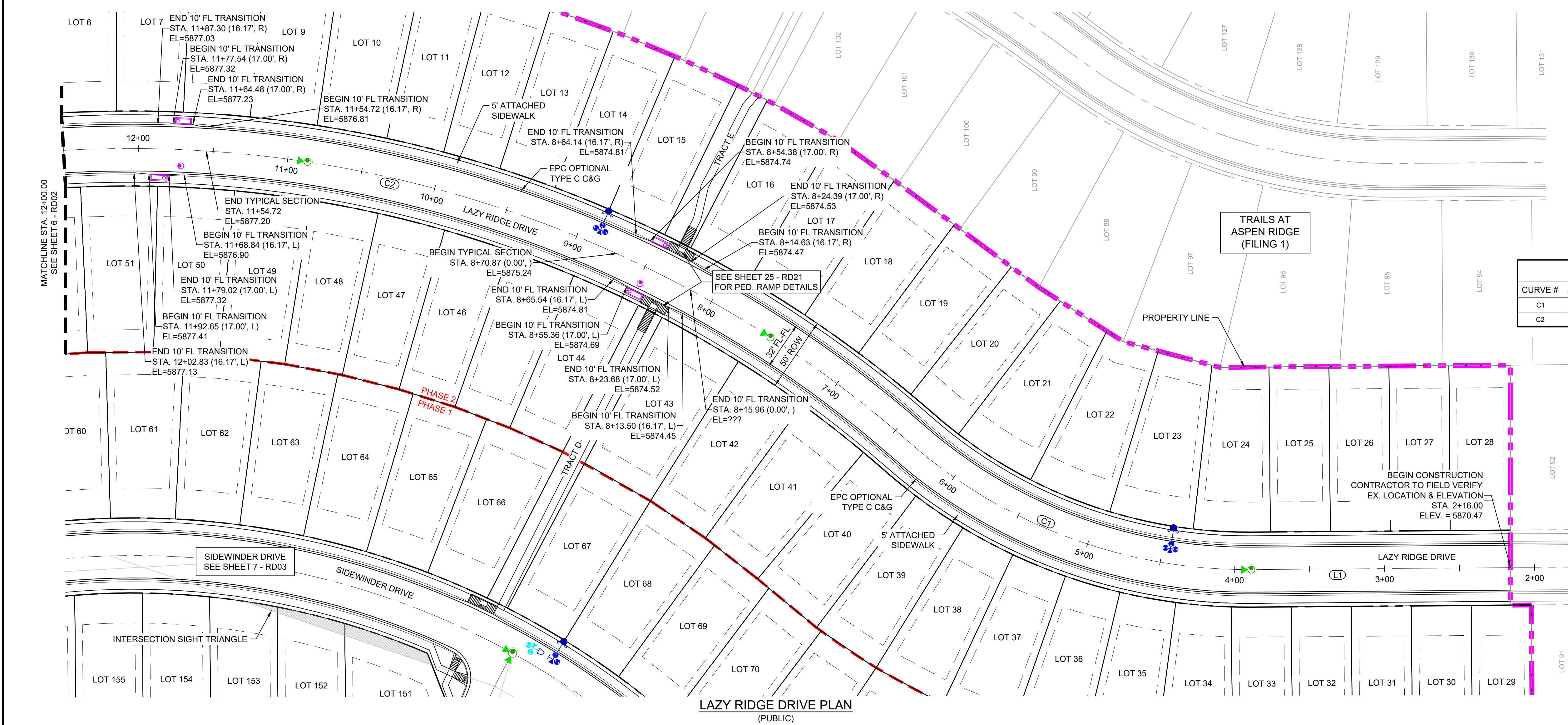
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MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

TRAILS AT ASPEN RIDGE					
ROADWAY & STORM IMPROVEMENT PLANS ROADWAY & STORM PLANS					
ROAD CENTERLINE KEY MAP					
DESIGNED BY:	TRC	SCALE	DATE ISSUED:	AUGUST 2021	DRAWING No.
DRAWN BY:	LCB	HORIZ. 1" = 80'			RD00
CHECKED BY:	NMS	VERT. N/A	SHEET	4 OF 50	

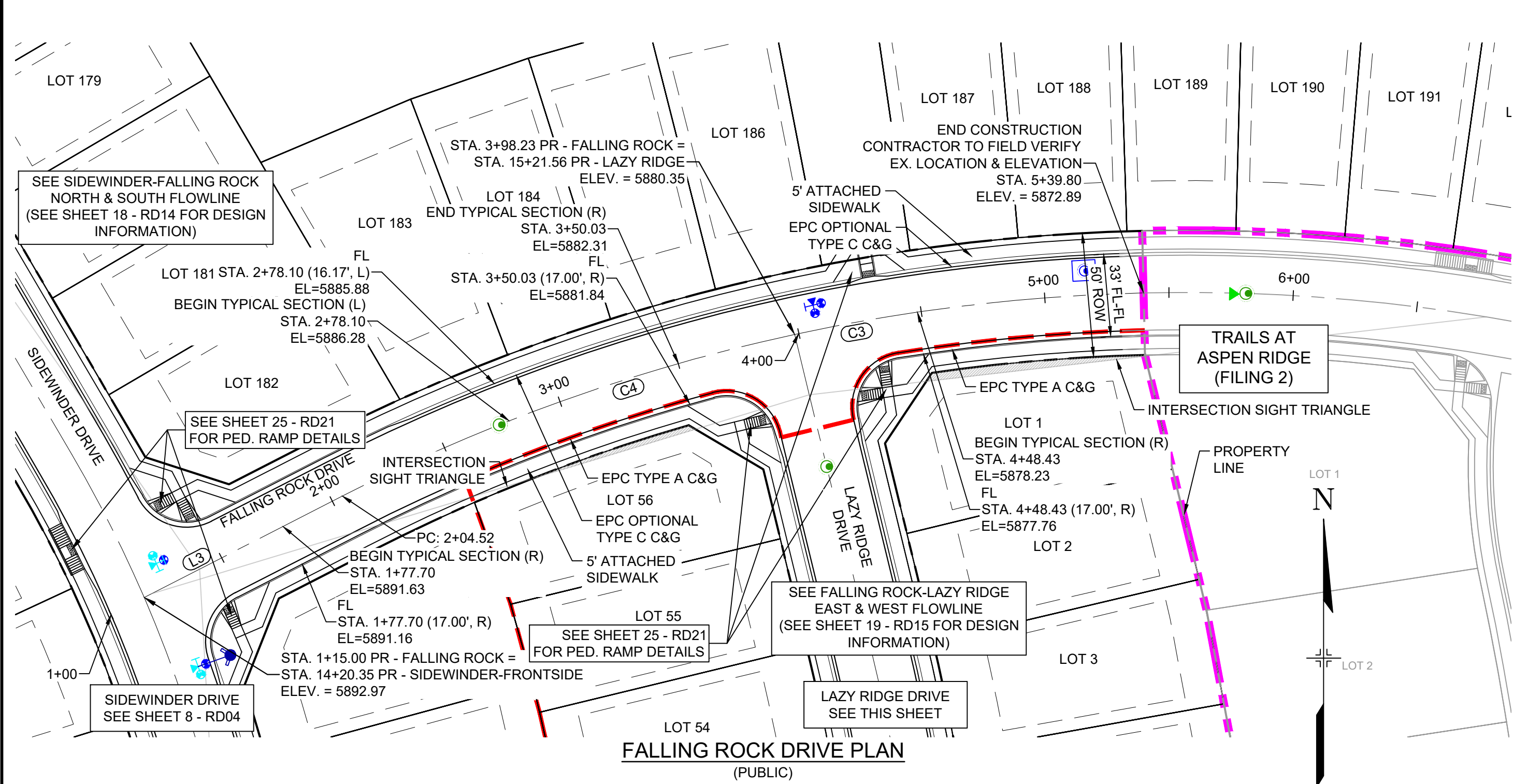


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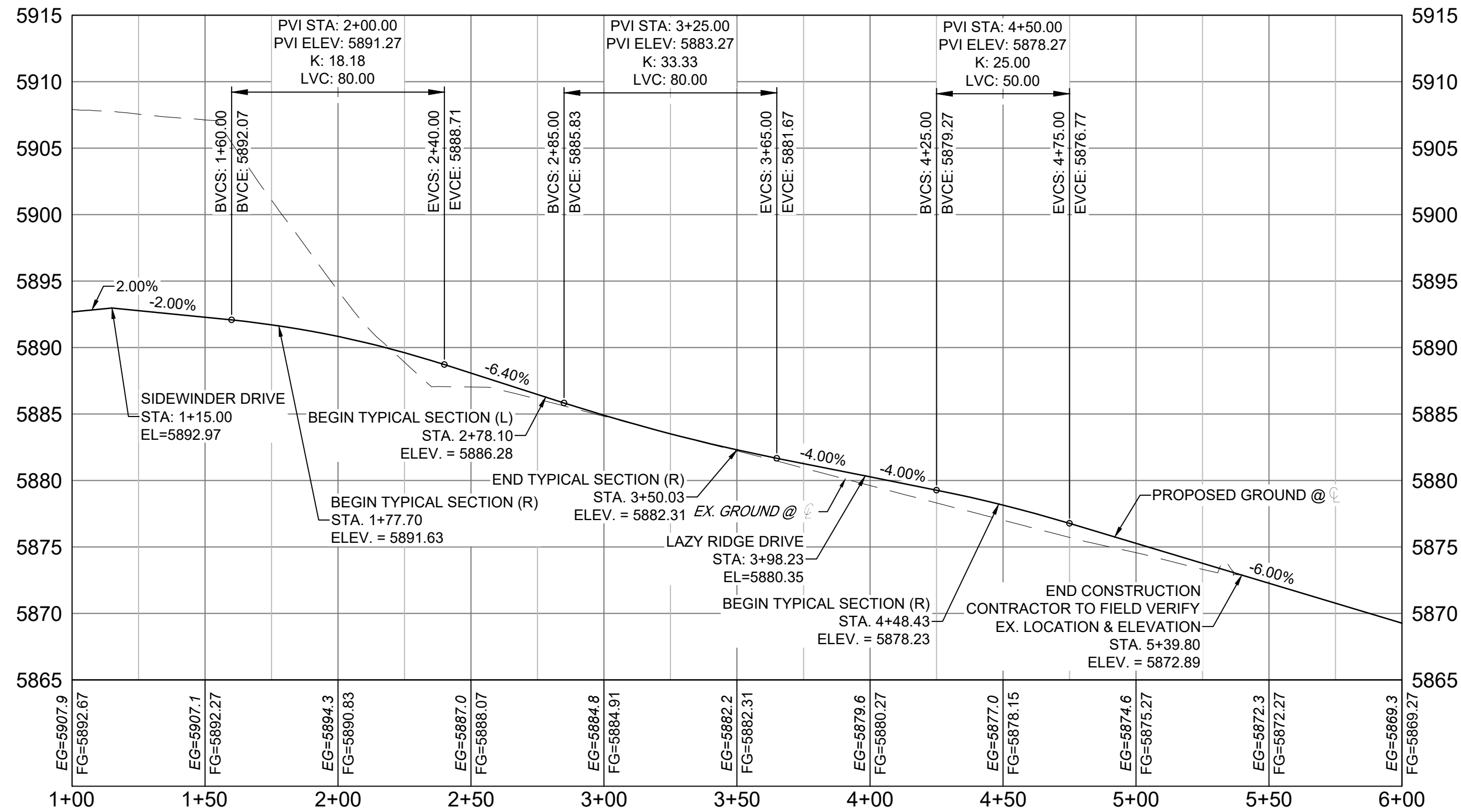
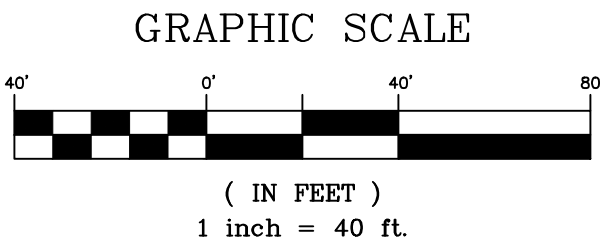


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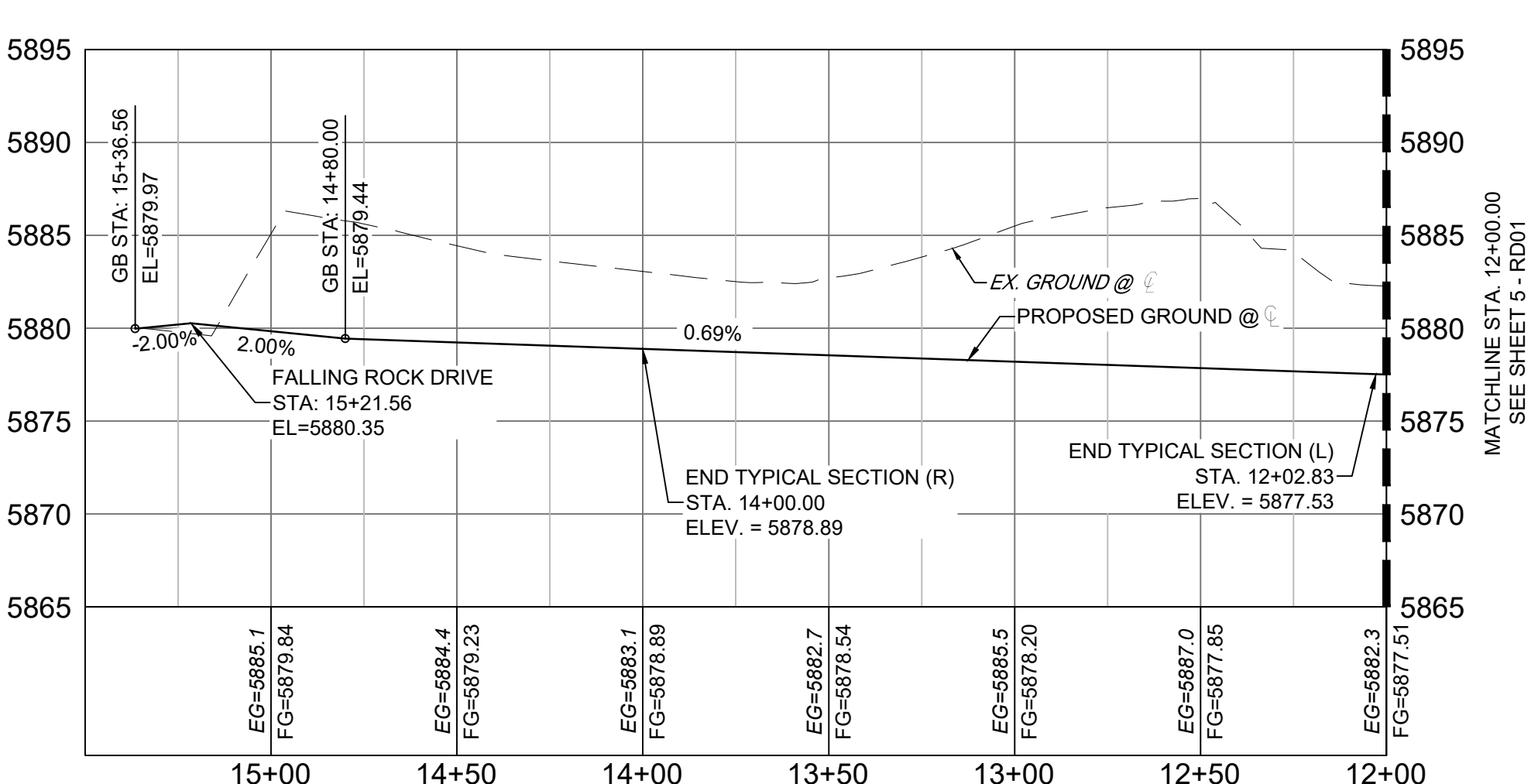
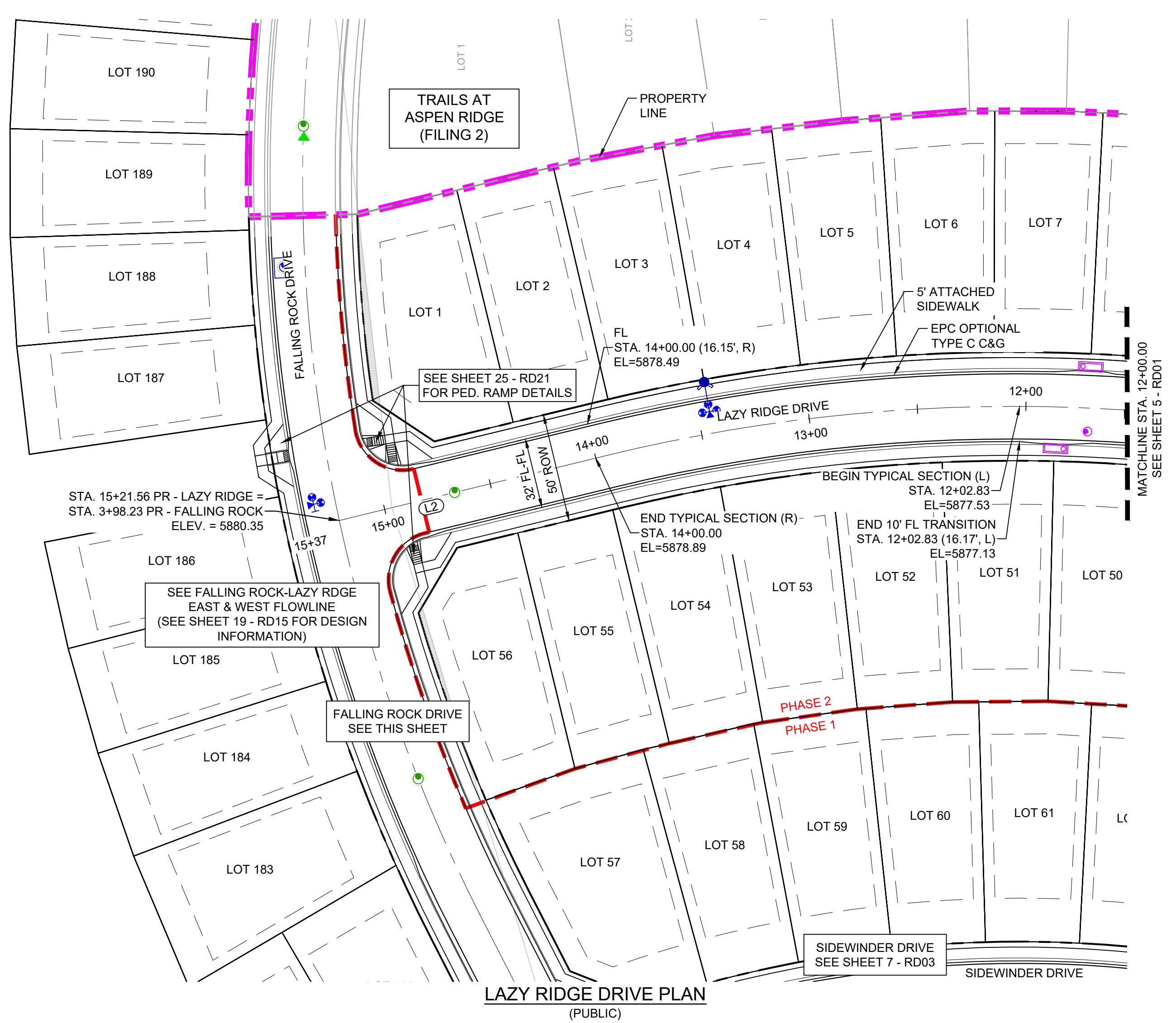


LINE TABLE		
LINE #	BEARING	DISTANCE
L3	N62°52'51"E	89.52

CURVE TABLE					
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



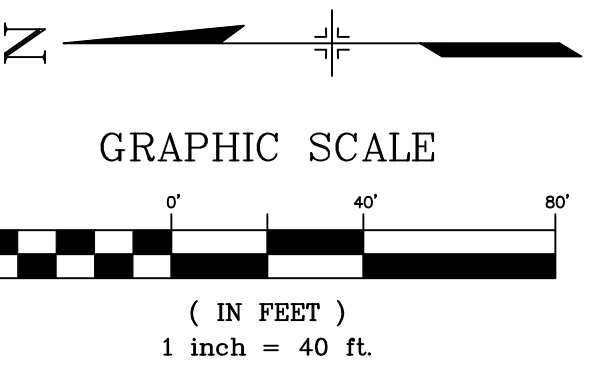
FALLING ROCK DRIVE CL PROFILE (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 1+00.00, END STA: 6+00.00



LAZY RIDGE DRIVE CL PROFILE (PUBLIC) (2 OF 2)
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 12+00.00, END STA: 15+50.00

NOTE: PROFILE IS RIGHT TO LEFT

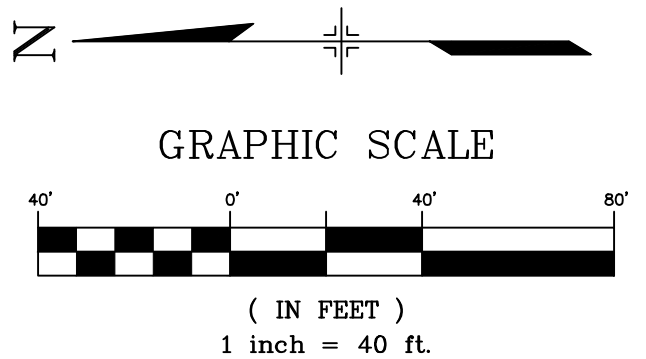
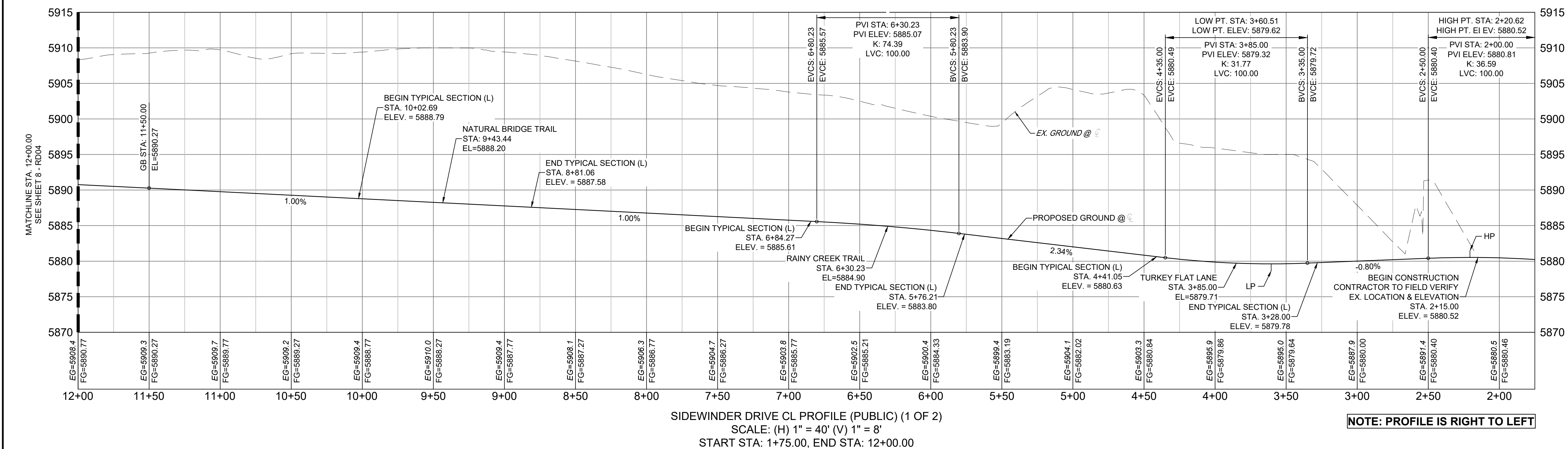
LINE TABLE		
LINE #	BEARING	DISTANCE
L2	N13°39'08"W	128.16




REFERENCE DRAWINGS					
X-886-EX-BASE					
X-886-EX-SURVEY					
X-886-PR-SITE-F1					
X-886-PR-SITE-F2					
886-PR Legacy Drive-Roundsabout					
886-PR Legacy drive					
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-PA-WTR-F3					
U-886-PR-UTL					
X-Tie-RMS					
X-886-PR-SITE-F7					
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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	186.82
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

[illegible]

SHEET KEY



The sheet key map shows the location of the study area in the western part of the study area. A north arrow is located in the top left corner, and a scale bar is located in the bottom left corner. The study area is highlighted in a dark grey color.

BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BENTON 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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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:



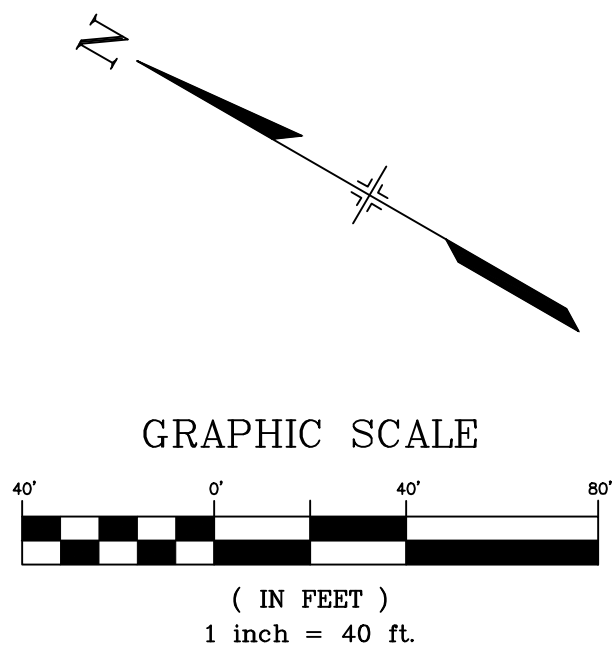
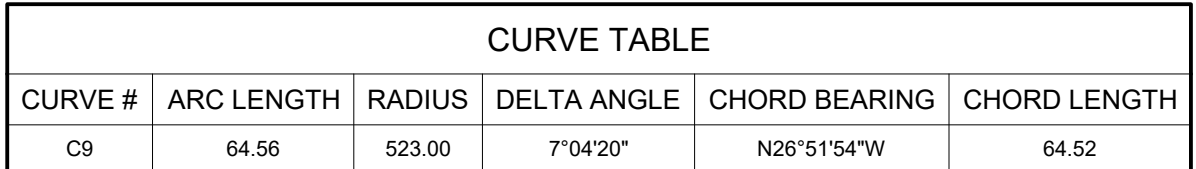
SEAL

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 ROADWAY & STORM IMPROVEMENT PLANS	
ROADWAY PLAN AND PROFILE	

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



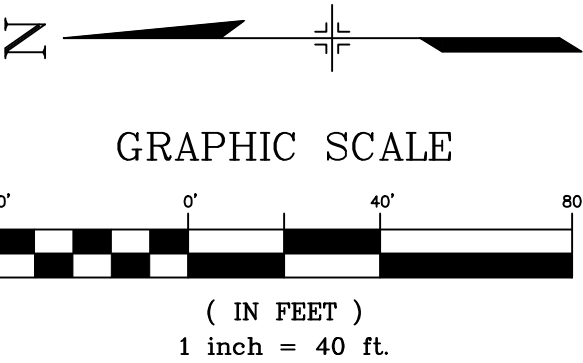
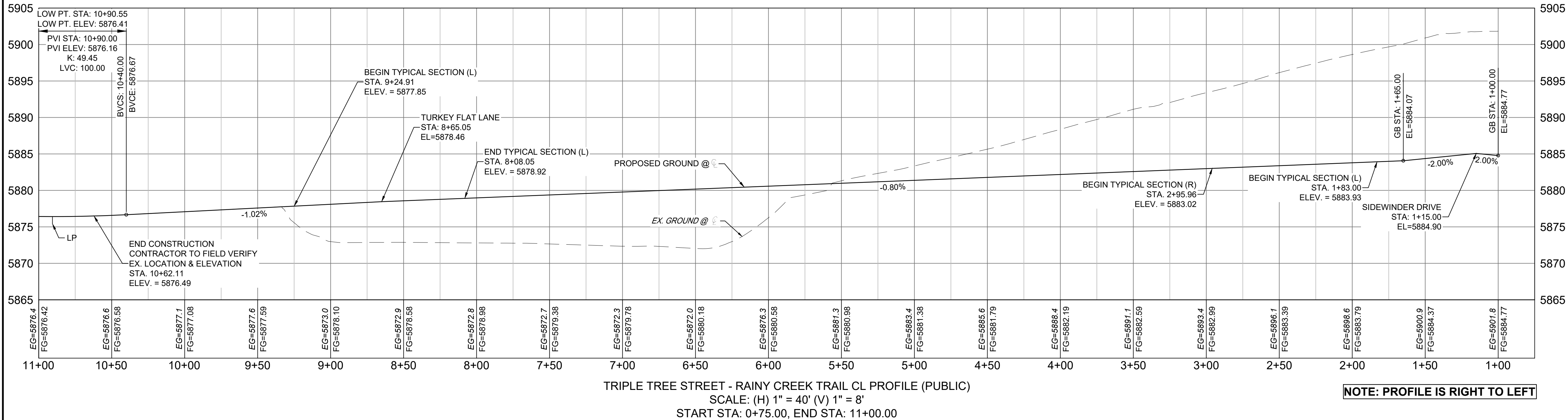
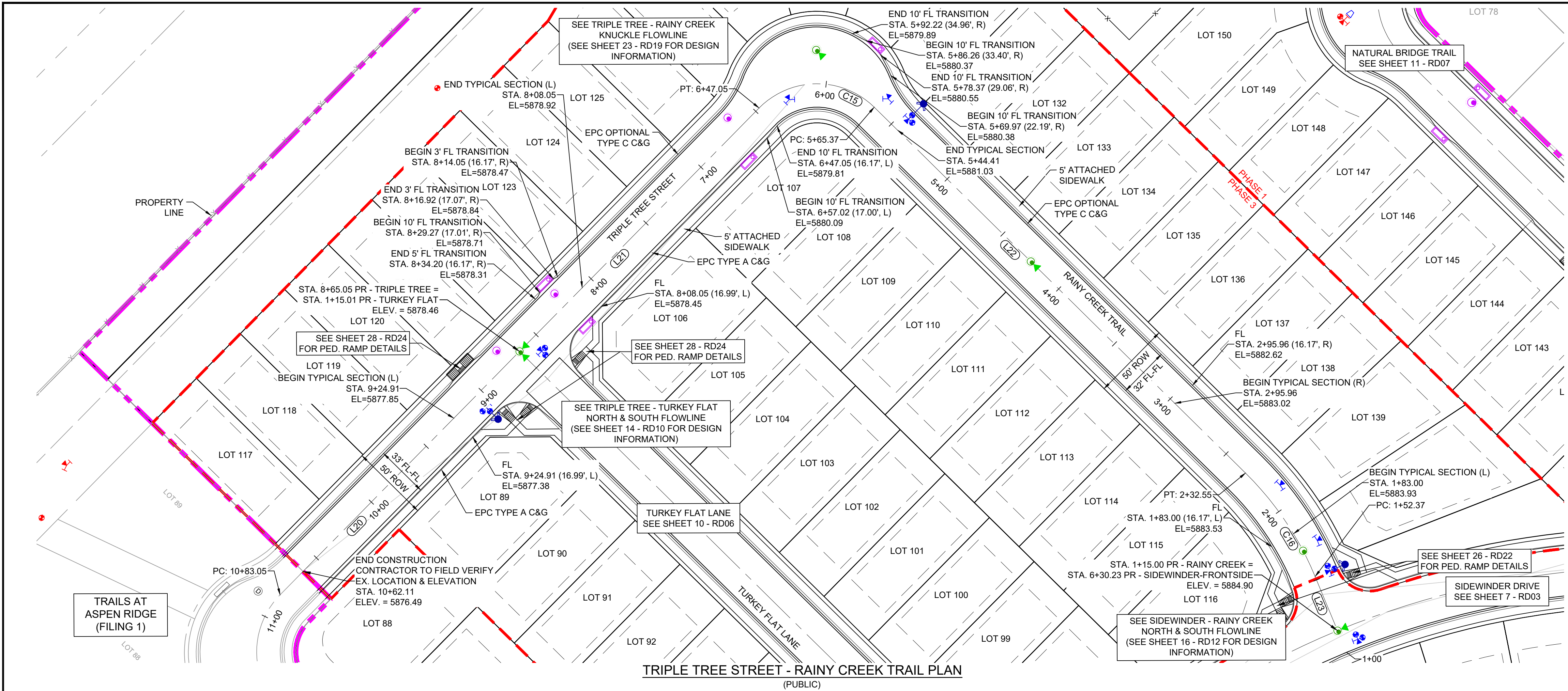
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<h2 style="text-align: center;">FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS</h2>			
<h3 style="text-align: center;">ROADWAY PLAN AND PROFILE</h3>			
DESIGNED BY:	TRS	SCALE	DATE ISSUED: AUGUST 2021
DRAWN BY:	LCB	HORIZ. 1"=40'	DRAWING No. RD04
CHECKED BY:	NMS	VERT. 1"=8'	
		SHEET	8 OF 39



Know what's below.
Call before you dig.

LINE TABLE		
LINE #	BEARING	DISTANCE
L20	S00°28'25"E	199.92
L21	S00°26'25"E	218.00
L22	S89°33'35"W	332.82
L23	N67°28'14"W	37.37

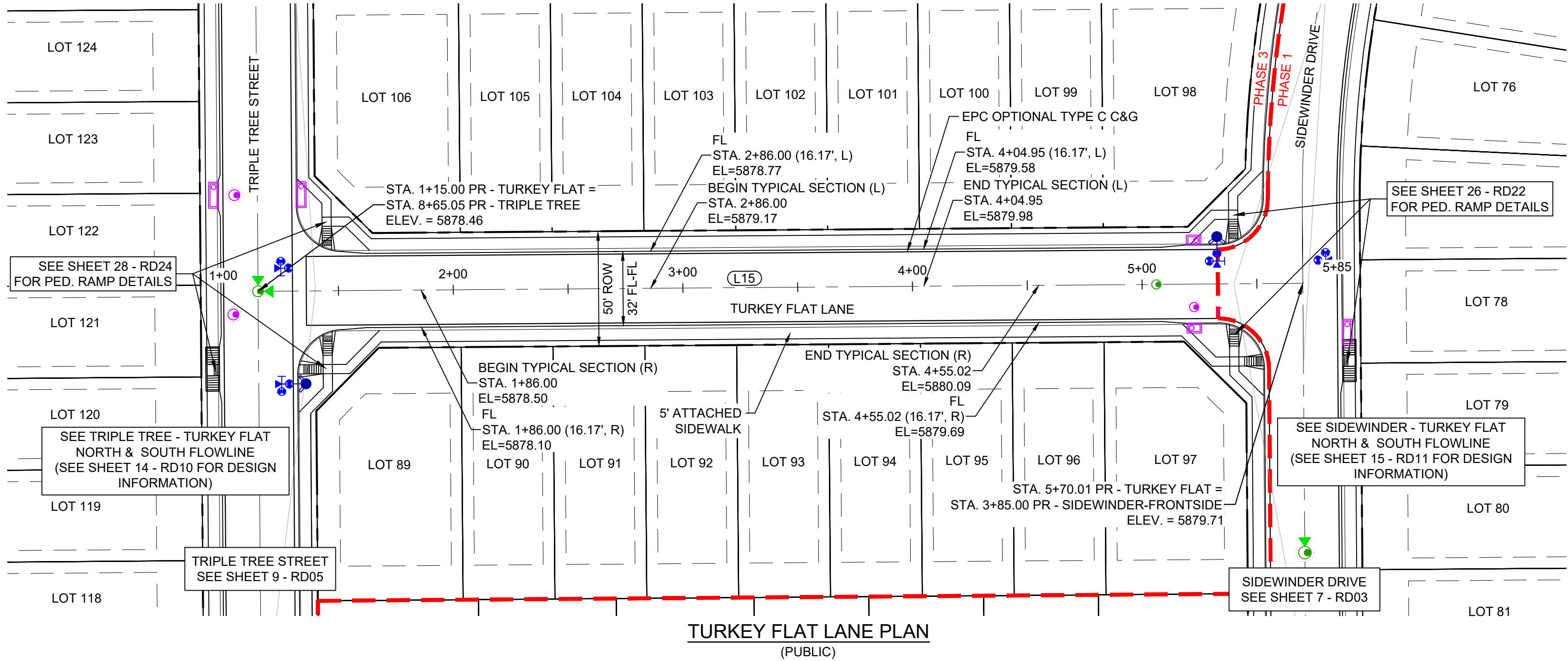
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C15	81.68	52.00	90°00'00"	S44°33'35"W	73.54
C16	80.18	200.00	22°58'11"	N78°57'20"W	79.64



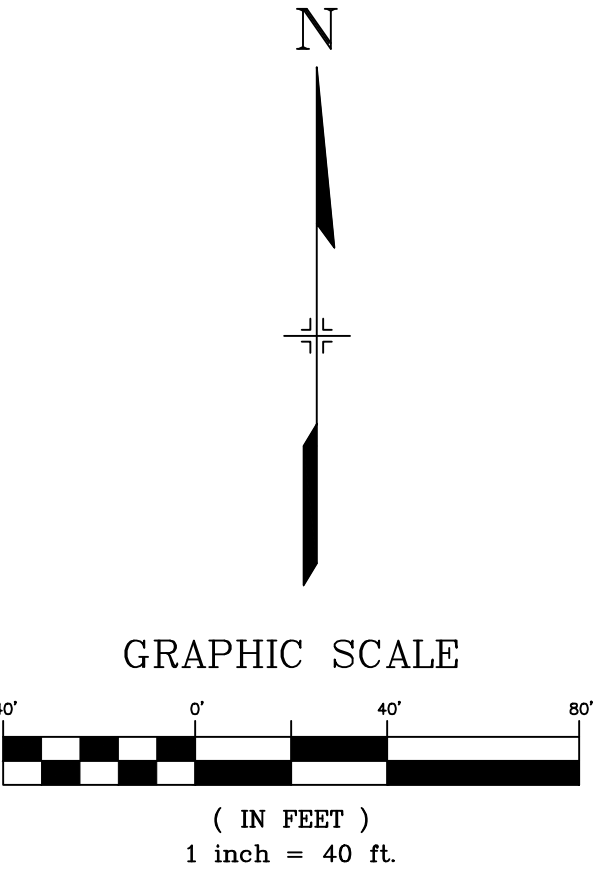
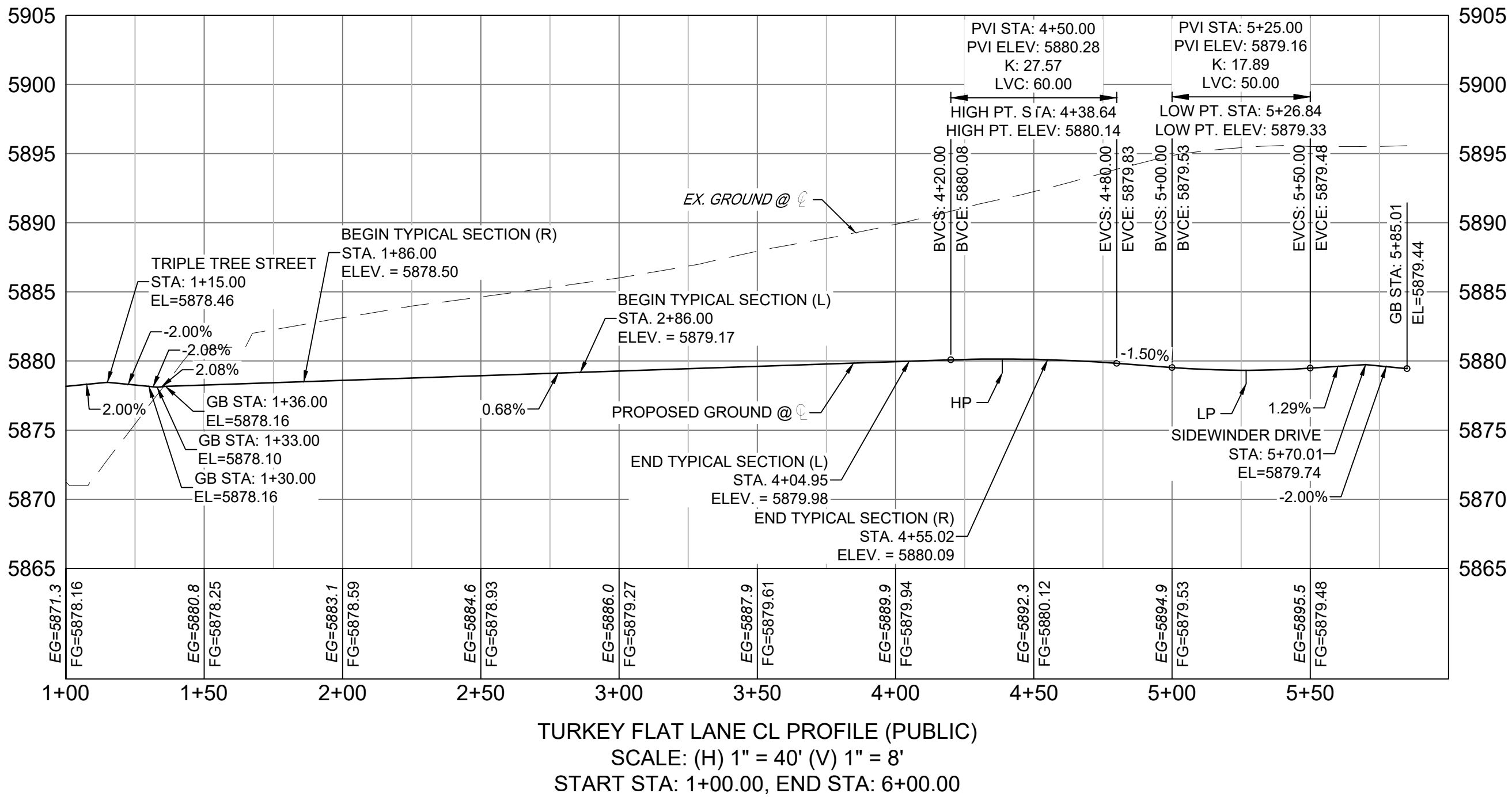
REFERENCE DRAWINGS X-886-EX-BASE X-886-EX-SURVEY X-886-PR-SITE-F3 X-886-PR-SITE-F2 886-PR Legacy Drive Roundabout 886 or legacy drive X-886-PR-SITE-F6 X-886-PR-SITE-F5 X-886-PR-SITE-F4 X-886-PR-SITE-F3 19-886-PR-UTL X-File-RAS X-886-PR-SITE-F7	<table><tr><th>No.</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr><tr><td colspan="4">REVISIONS</td></tr></table>	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 - CENTERLINES.dwg CTB FILE: Matrix(black).ctb PLOT DATE: August 18, 2021 11:42:57 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	SHEET KEY 	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/4 CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS 10377)	PREPARED BY: 	SEAL <div>PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE</div>	TRAILS AT ASPEN RIDGE FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS ROADWAY PLAN AND PROFILE
No.	DATE	DESCRIPTION	BY												
REVISIONS															
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.886.028	DESIGNED BY: TRS DRAWN BY: LCB CHECKED BY: NMS	SCALE HORIZ. 1"=40' VERT. 1"=8'	DATE ISSUED: AUGUST 2021 SHEET 9 OF 39	DRAWING No. RD05											



Know what's below.
Call before you dig.



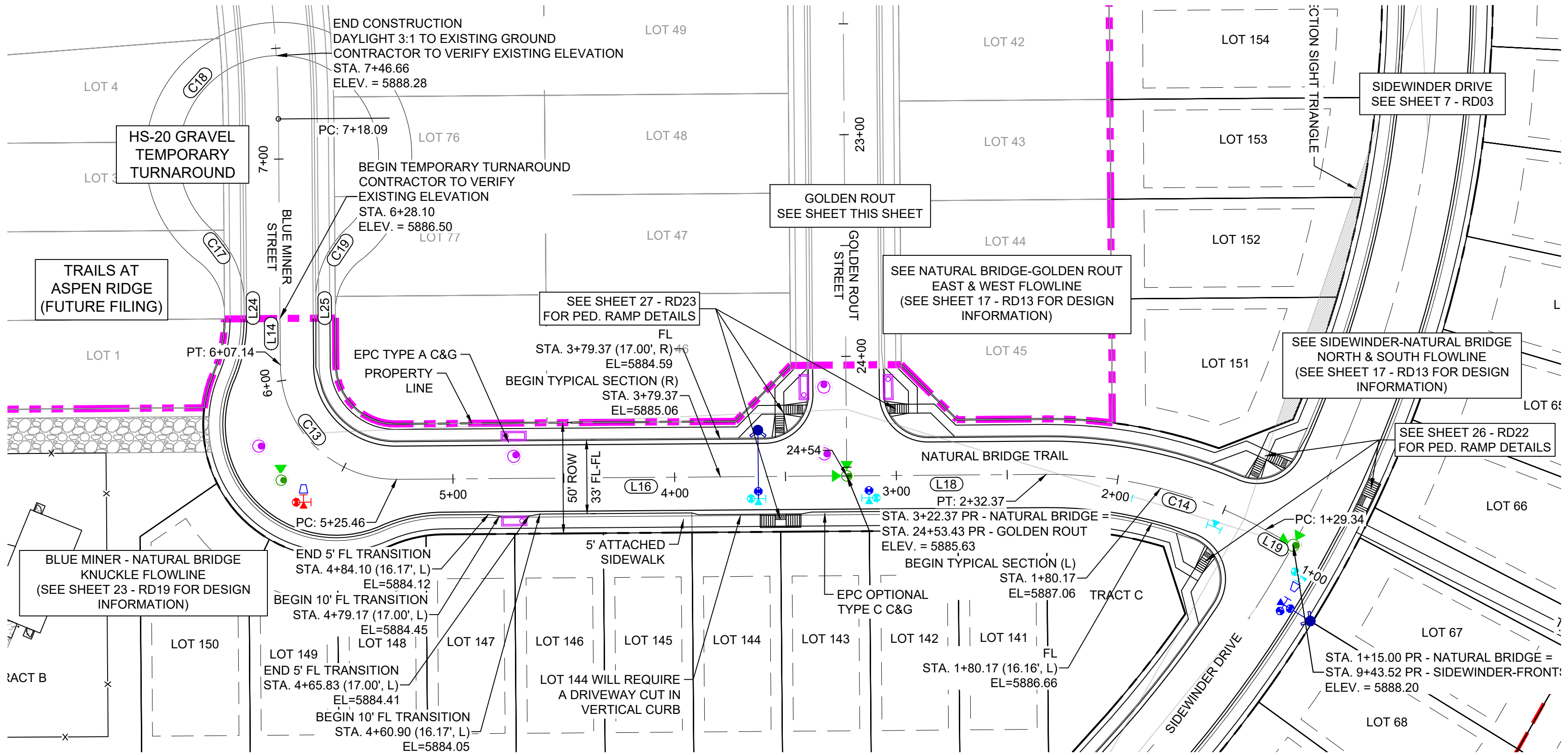
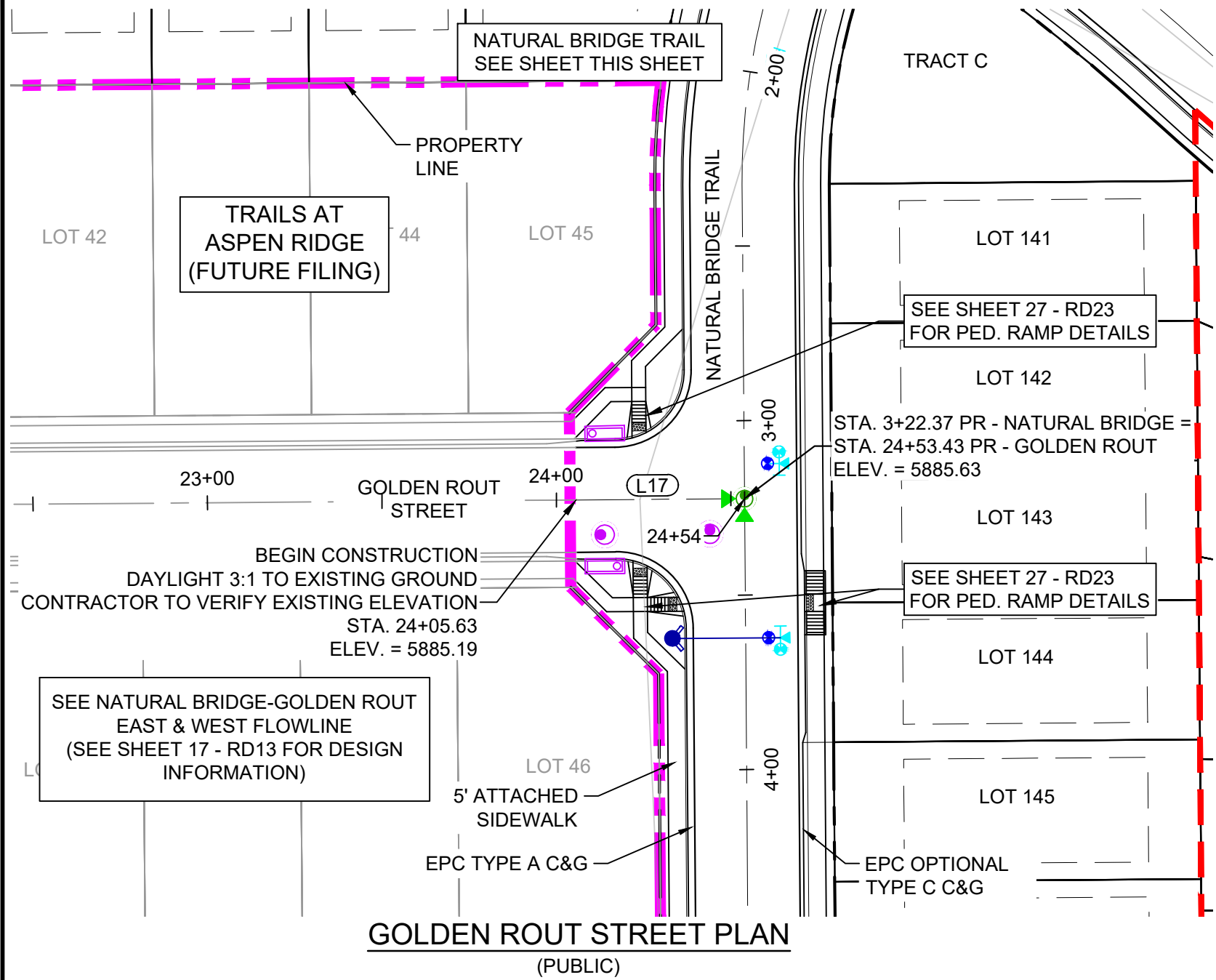
LINE TABLE		
LINE #	BEARING	DISTANCE
L15	N89°33'35"E	455.01



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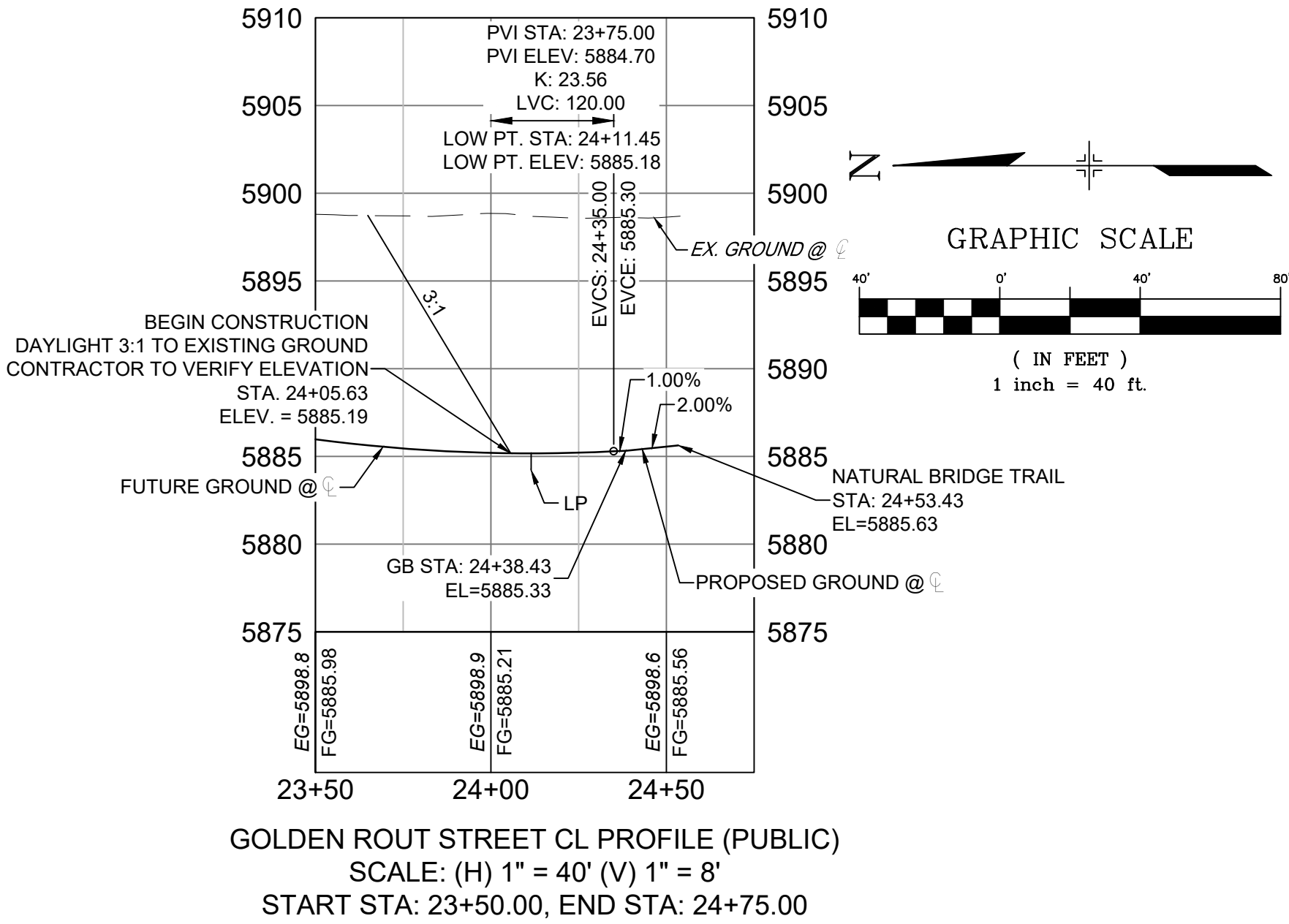


Know what's below.
Call before you dig.

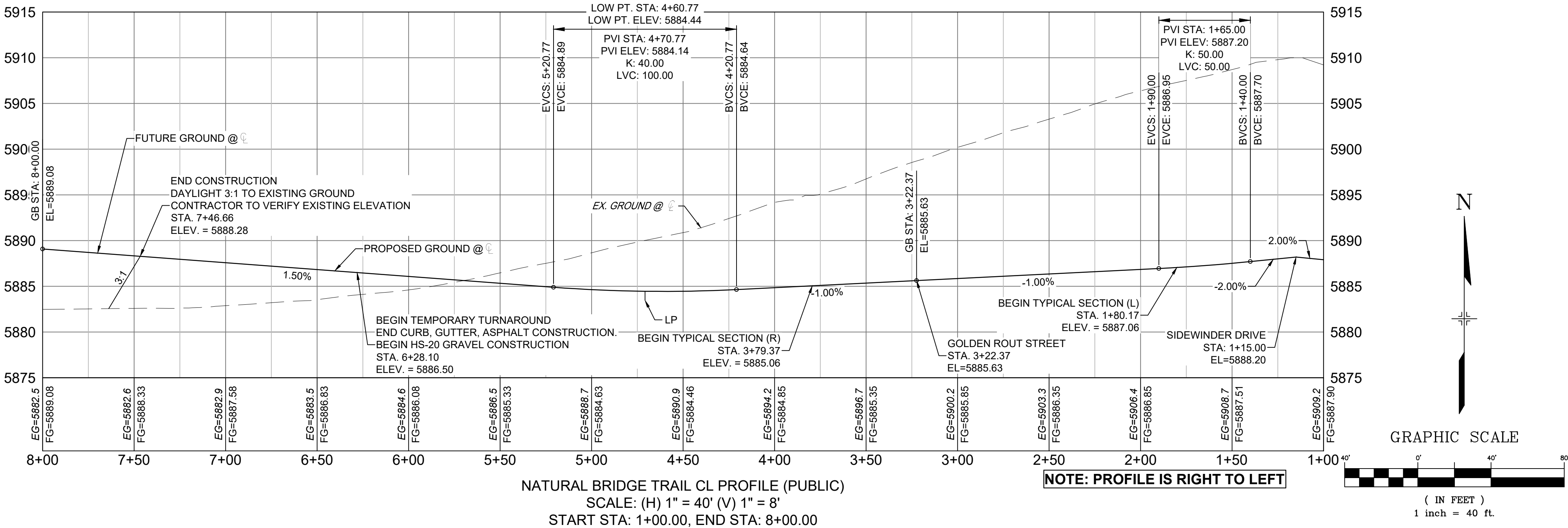


LINE TABLE		
LINE #	BEARING	DISTANCE
L14	N00°26'25"W	20.96
L16	S89°33'35"W	203.09
L18	S89°33'35"W	90.01
L19	N60°47'27"W	13.18
L24	S00°26'25"E	7.53
L25	S00°26'25"E	7.53

CURVE TABLE					
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

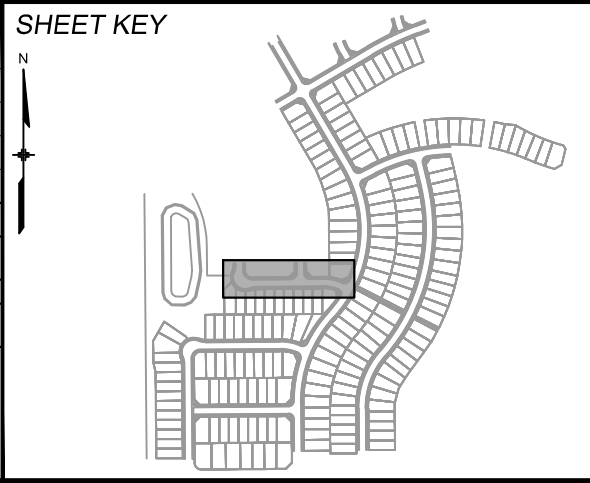


LINE TABLE		
LINE #	BEARING	DISTANCE
L17	S00°26'25"E	48.26



NOTE: PROFILE IS RIGHT TO LEFT

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X-886-PR-SITE-F100			



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/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)

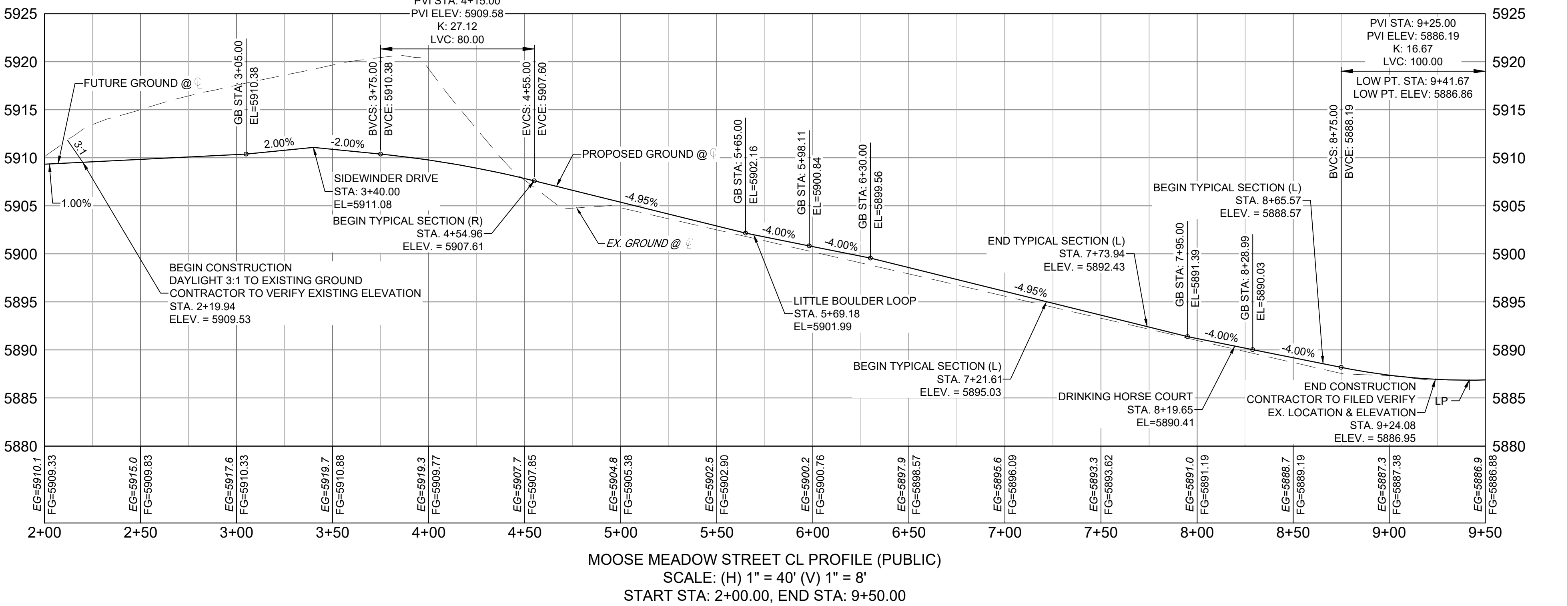
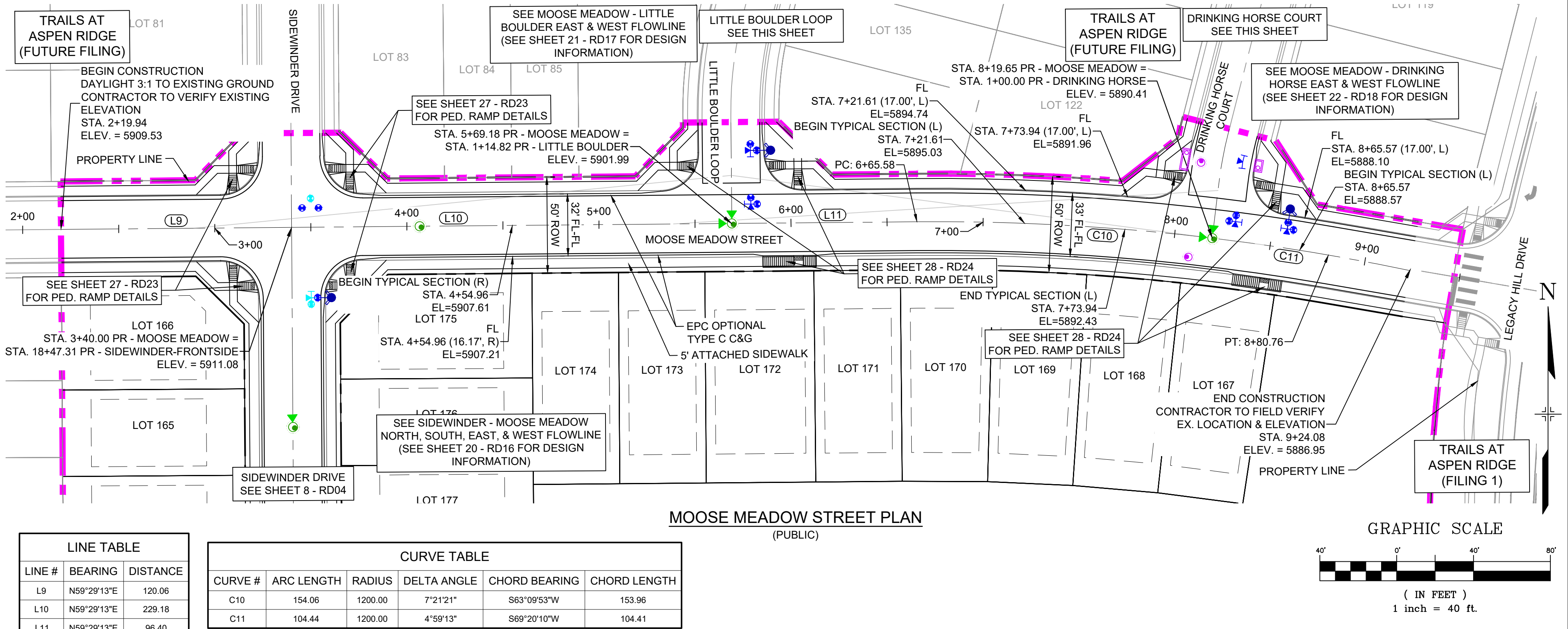
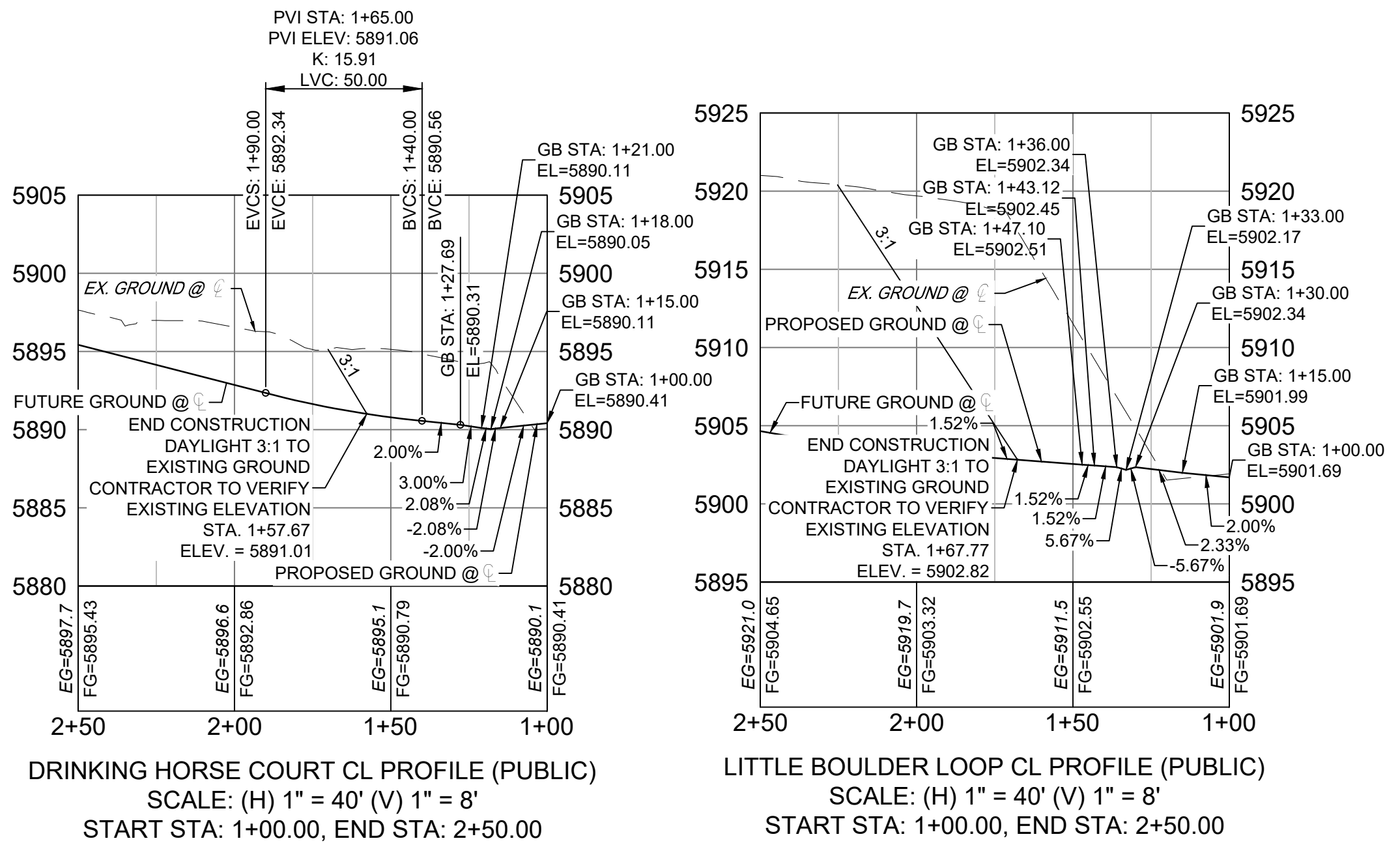
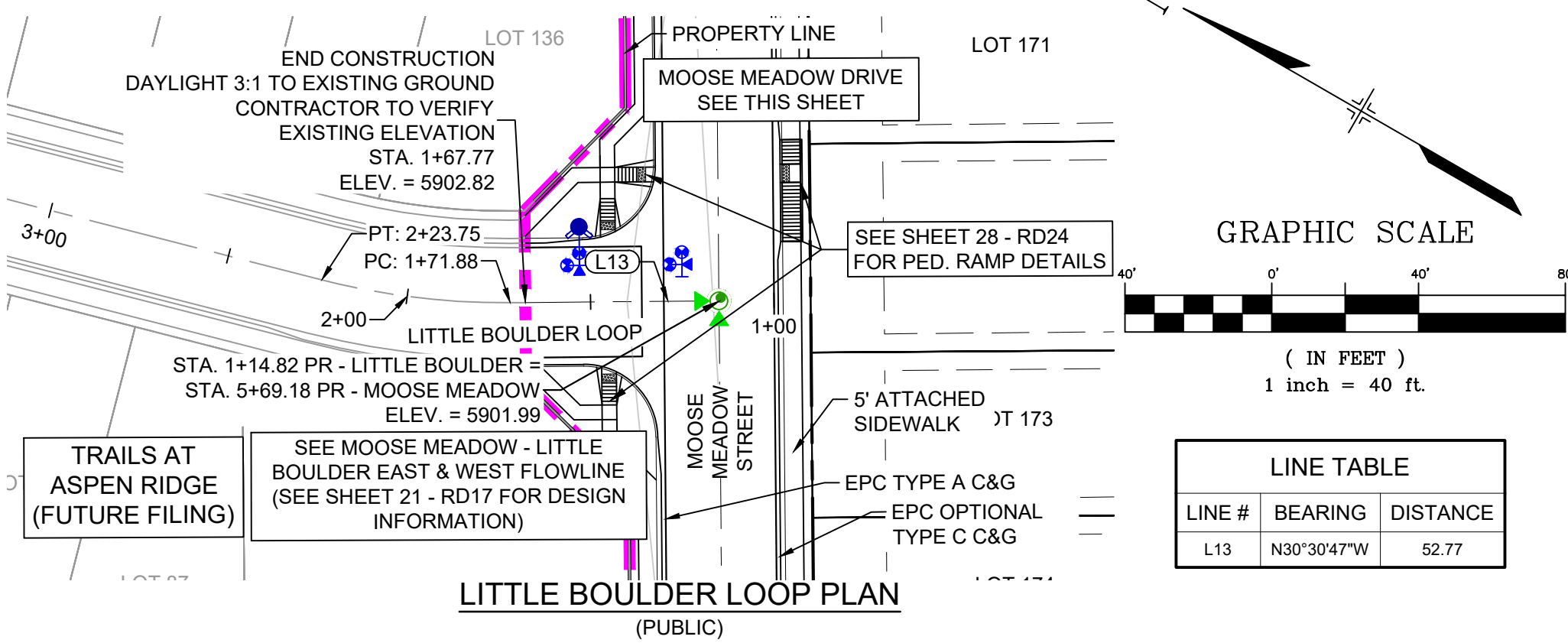
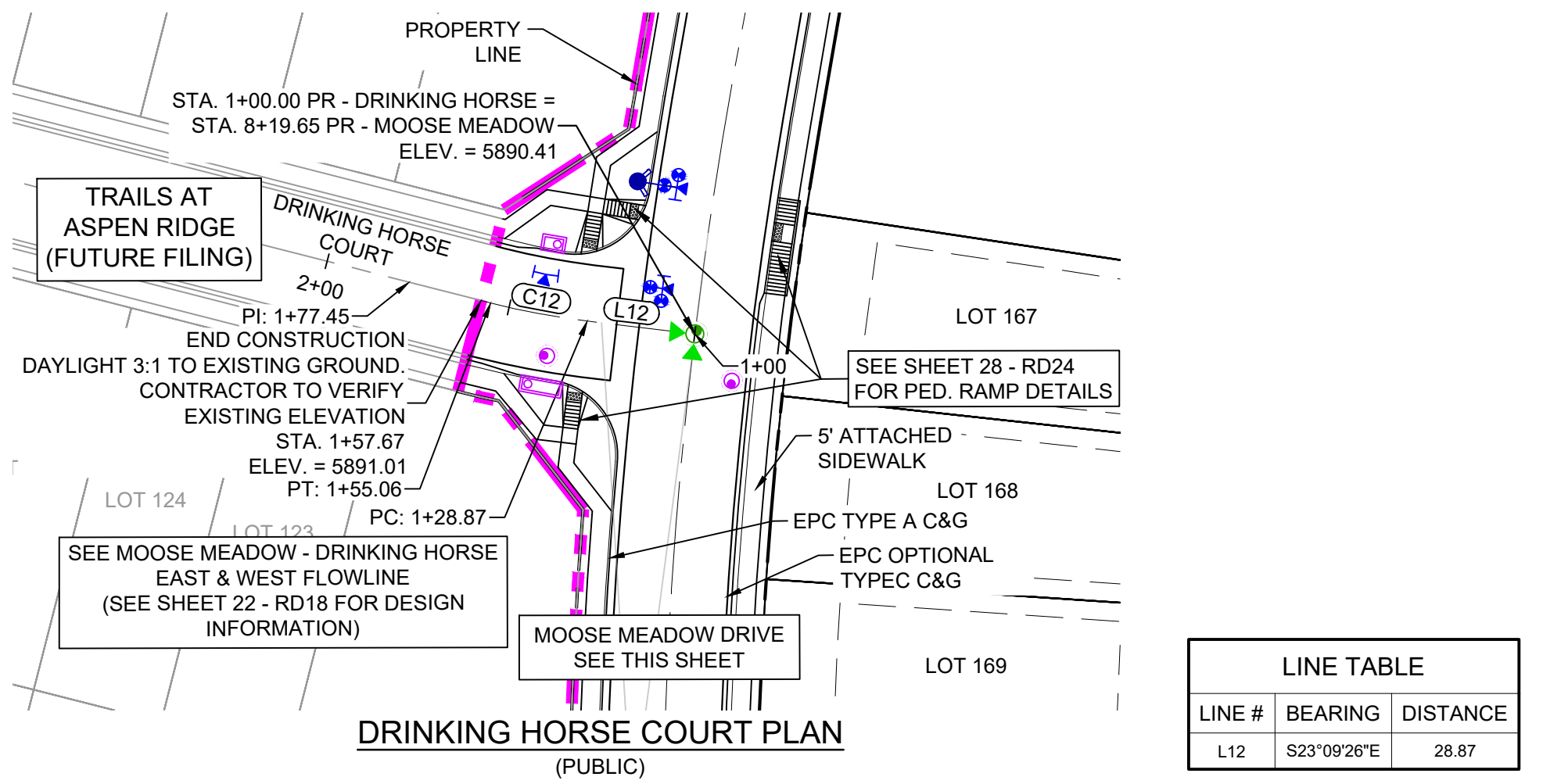
PREPARED BY:
Matrix

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

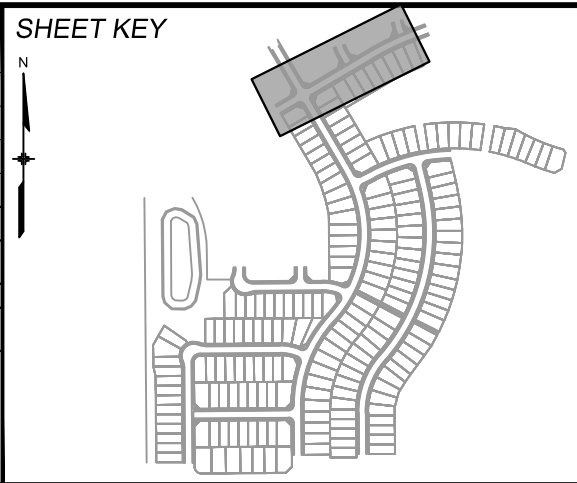
TRAILS AT ASPEN RIDGE			
FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS			
ROADWAY PLAN AND PROFILE			
DESIGNED BY: TRS	SCALE: 1"=40'	DATE ISSUED: AUGUST 2021	DRAWING No. RD07
CHECKED BY: NMS	VERT. 1"=8'	SHEET 11 OF 39	



Know what's below.
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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					
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-UTL					
X-Tile-838					
X-886-PR-SITE-F7					
No.	DATE	DESCRIPTION			BY
REVISIONS					
COMPUTER FILE MANAGEMENT					
FILE NAME: S:\20.886.028 (Trails F3)\104 Plan Sets\Construction Plans\Road & Storm Plans\RD - CENTERLINES.dwg					
CTB FILE: Matrix(black).ctb					
PLOT DATE: August 18, 2021 11:43:39 AM					
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

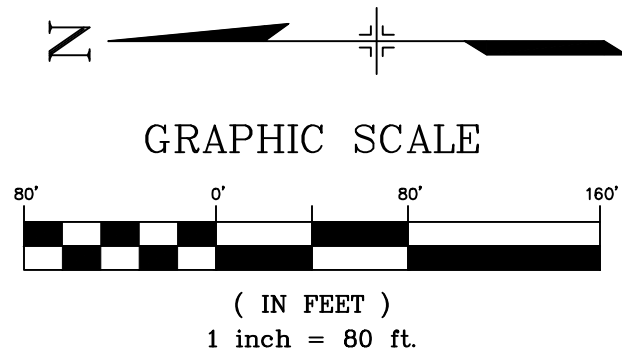
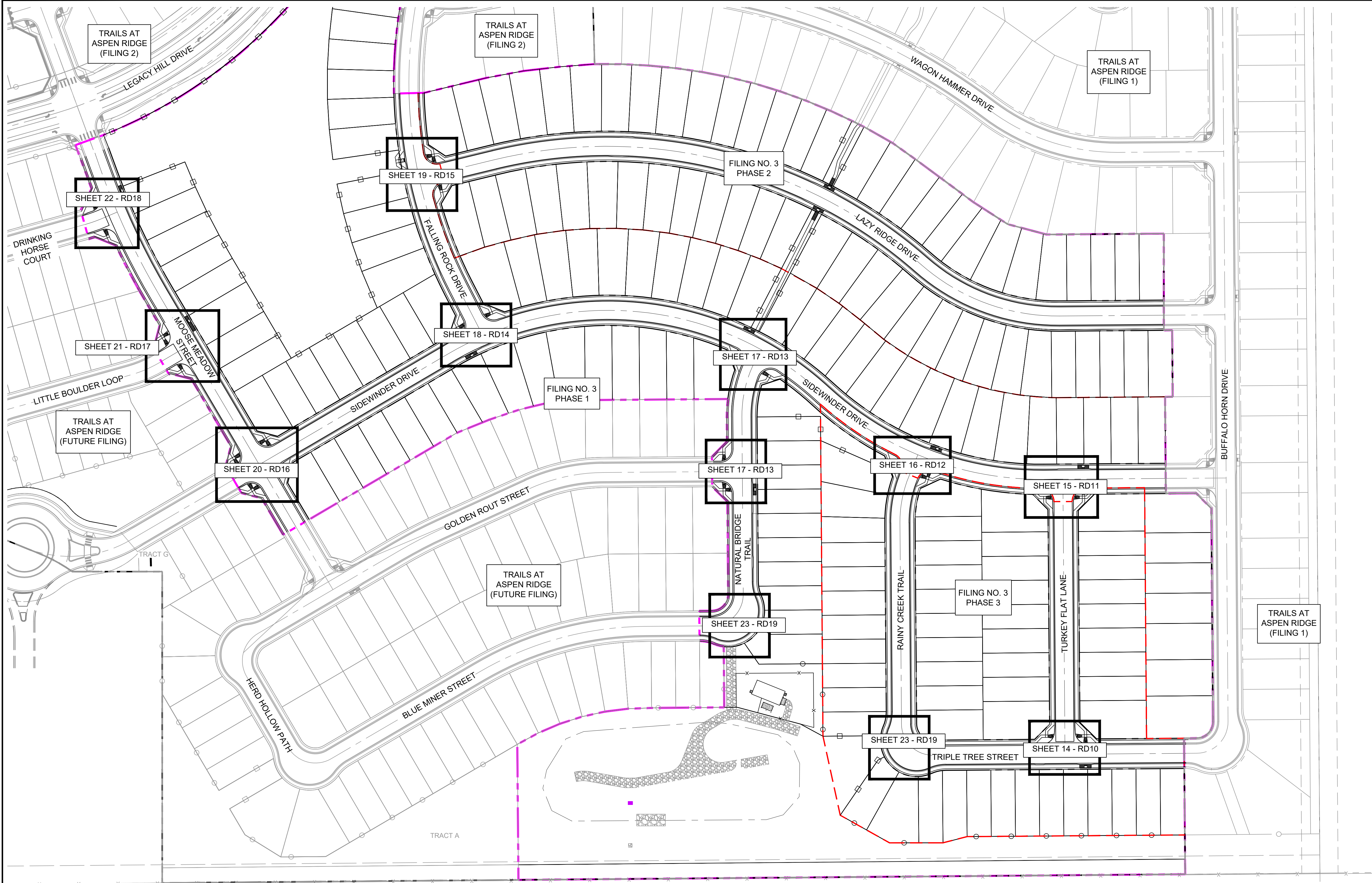
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS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



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 ROADWAY & STORM IMPROVEMENT PLANS			
ROADWAY PLAN AND PROFILE			
DESIGNED BY: TRS	SCALE: 1"=40'	DATE ISSUED: AUGUST 2021	DRAWING No. RD08
CHECKED BY: NMS	VERT. 1"=8'	SHEET 12 OF 39	



REFERENCE DRAWINGS			
X-886-EX-BASE X-886-EX-SURVEY 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-886-PR-SITE-F8 X-886-PR-SITE-F9 X-886-PR-SITE-F10 X-886-PR-SITE-F11 X-886-PR-SITE-F12 X-886-PR-SITE-F13 X-886-PR-SITE-F14 X-886-PR-SITE-F15 X-886-PR-SITE-F16 X-886-PR-SITE-F17 X-886-PR-SITE-F18 X-886-PR-SITE-F19 X-886-PR-SITE-F20 X-886-PR-SITE-F21 X-886-PR-SITE-F22 X-886-PR-SITE-F23 X-886-PR-SITE-F24 X-886-PR-SITE-F25 X-886-PR-SITE-F26 X-886-PR-SITE-F27 X-886-PR-SITE-F28 X-886-PR-SITE-F29 X-886-PR-SITE-F30 X-886-PR-SITE-F31 X-886-PR-SITE-F32 X-886-PR-SITE-F33 X-886-PR-SITE-F34 X-886-PR-SITE-F35 X-886-PR-SITE-F36 X-886-PR-SITE-F37 X-886-PR-SITE-F38 X-886-PR-SITE-F39 X-886-PR-SITE-F40 X-886-PR-SITE-F41 X-886-PR-SITE-F42 X-886-PR-SITE-F43 X-886-PR-SITE-F44 X-886-PR-SITE-F45 X-886-PR-SITE-F46 X-886-PR-SITE-F47 X-886-PR-SITE-F48 X-886-PR-SITE-F49 X-886-PR-SITE-F50 X-886-PR-SITE-F51 X-886-PR-SITE-F52 X-886-PR-SITE-F53 X-886-PR-SITE-F54 X-886-PR-SITE-F55 X-886-PR-SITE-F56 X-886-PR-SITE-F57 X-886-PR-SITE-F58 X-886-PR-SITE-F59 X-886-PR-SITE-F60 X-886-PR-SITE-F61 X-886-PR-SITE-F62 X-886-PR-SITE-F63 X-886-PR-SITE-F64 X-886-PR-SITE-F65 X-886-PR-SITE-F66 X-886-PR-SITE-F67 X-886-PR-SITE-F68 X-886-PR-SITE-F69 X-886-PR-SITE-F70 X-886-PR-SITE-F71 X-886-PR-SITE-F72 X-886-PR-SITE-F73 X-886-PR-SITE-F74 X-886-PR-SITE-F75 X-886-PR-SITE-F76 X-886-PR-SITE-F77 X-886-PR-SITE-F78 X-886-PR-SITE-F79 X-886-PR-SITE-F80 X-886-PR-SITE-F81 X-886-PR-SITE-F82 X-886-PR-SITE-F83 X-886-PR-SITE-F84 X-886-PR-SITE-F85 X-886-PR-SITE-F86 X-886-PR-SITE-F87 X-886-PR-SITE-F88 X-886-PR-SITE-F89 X-886-PR-SITE-F90 X-886-PR-SITE-F91 X-886-PR-SITE-F92 X-886-PR-SITE-F93 X-886-PR-SITE-F94 X-886-PR-SITE-F95 X-886-PR-SITE-F96 X-886-PR-SITE-F97 X-886-PR-SITE-F98 X-886-PR-SITE-F99 X-886-PR-SITE-F100			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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CTB FILE: ----			
PLOT DATE: August 18, 2021 11:43:59 AM			
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/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)	

PREPARED BY:

SEAL

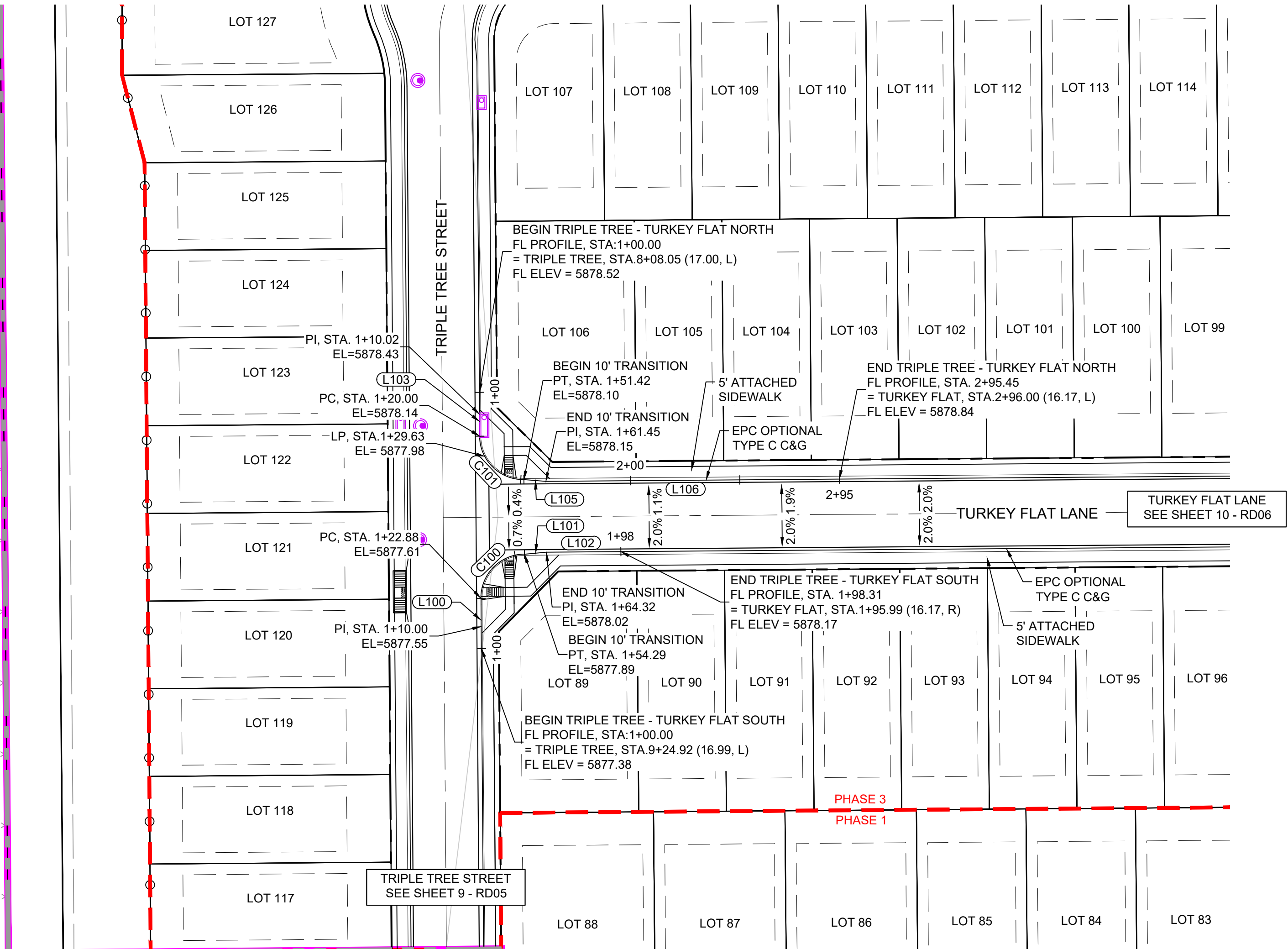
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

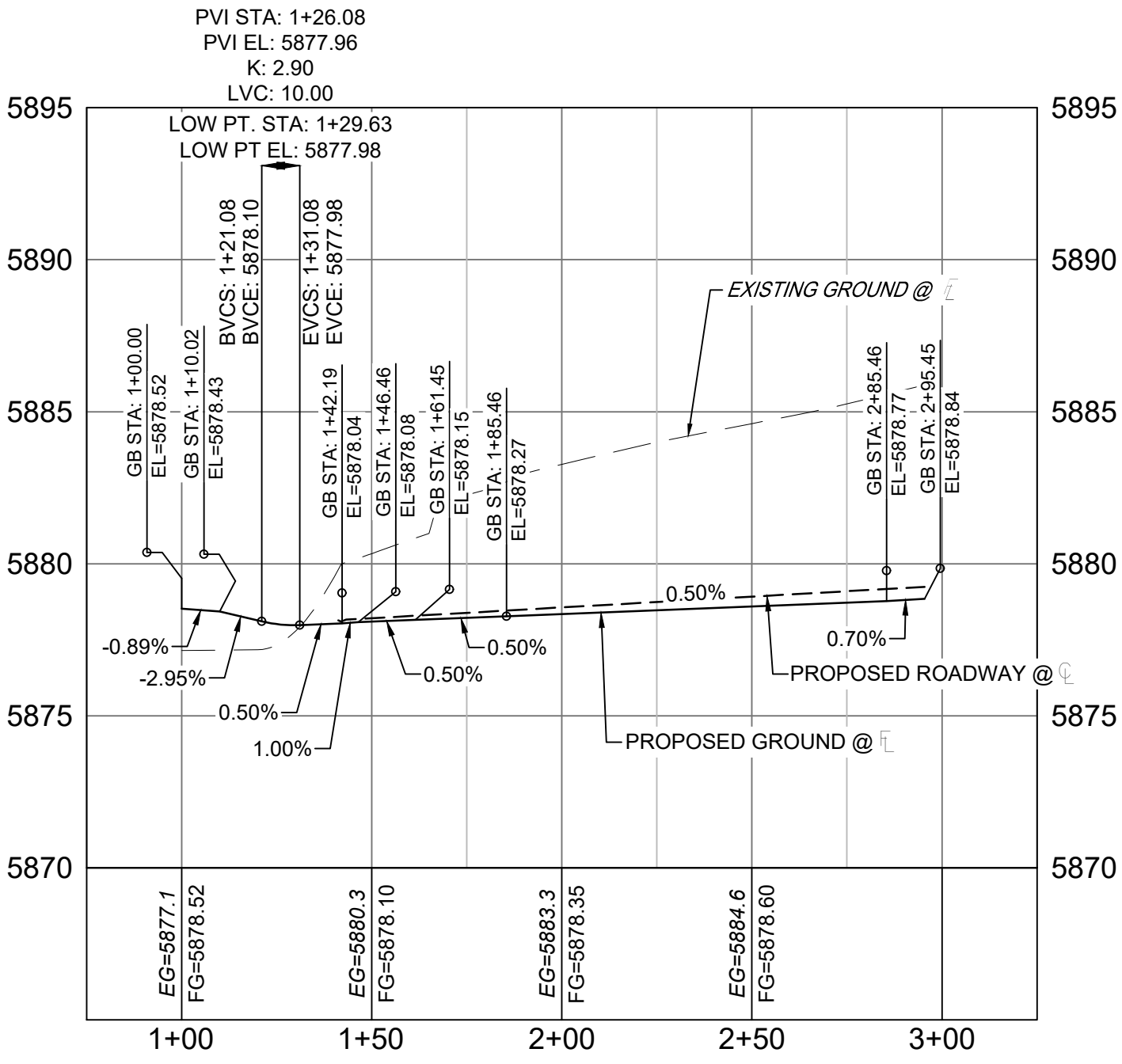
TRAILS AT ASPEN RIDGE					
ROADWAY & STORM IMPROVEMENT PLANS ROADWAY & STORM PLANS					
FLOWLINE KEY MAP					
DESIGNED BY:	TRC	SCALE	DATE ISSUED:	AUGUST 2021	DRAWING No.
DRAWN BY:	LCB	HORIZ. 1" = 80'	SHEET	13 OF 50	RD09
CHECKED BY:	NMS	VERT. N/A			



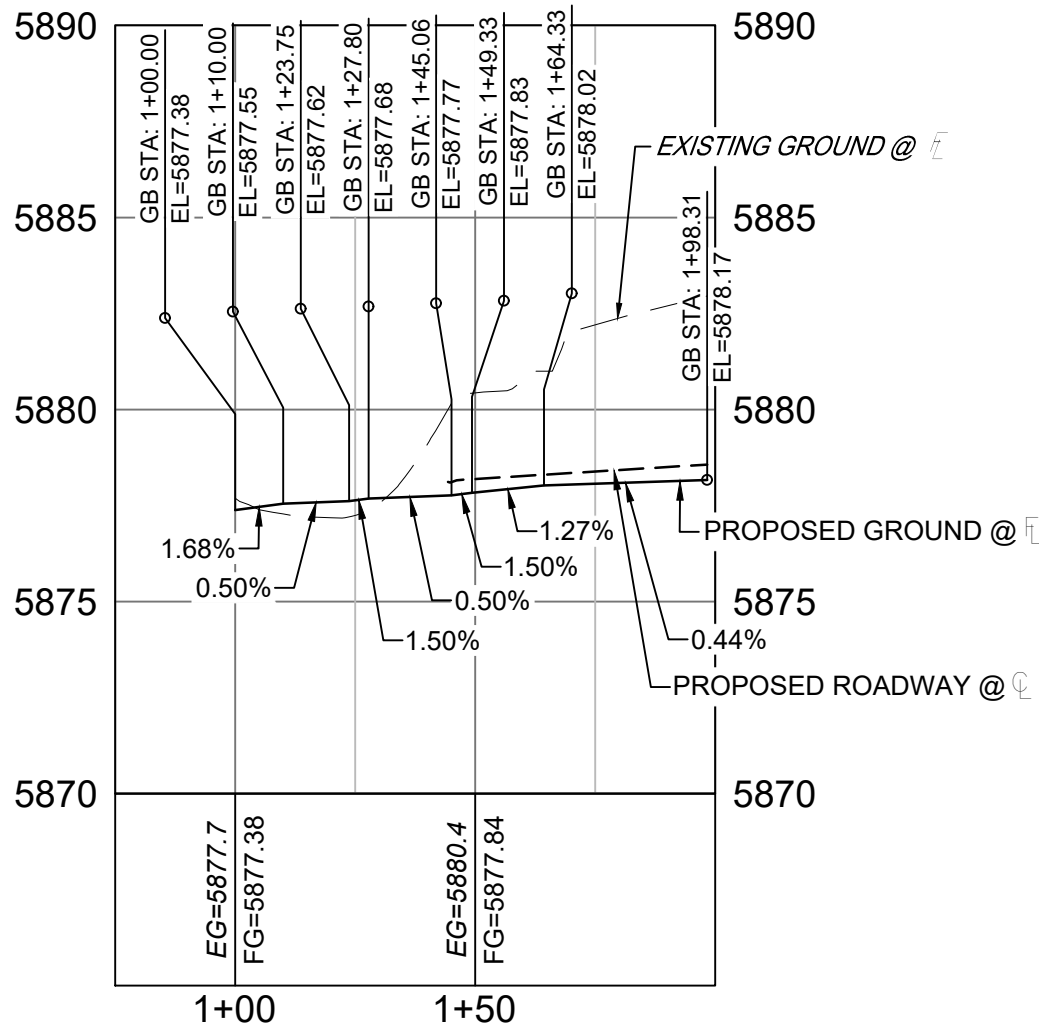
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TRIPLE TREE & TURKEY FLAT PLAN
(PUBLIC)



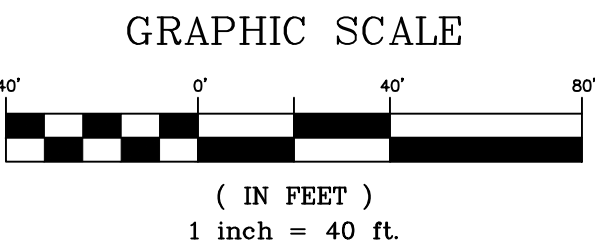
TRIPLE TREE - TURKEY FLAT NORTH FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 3+25.00



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 TABLE		
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

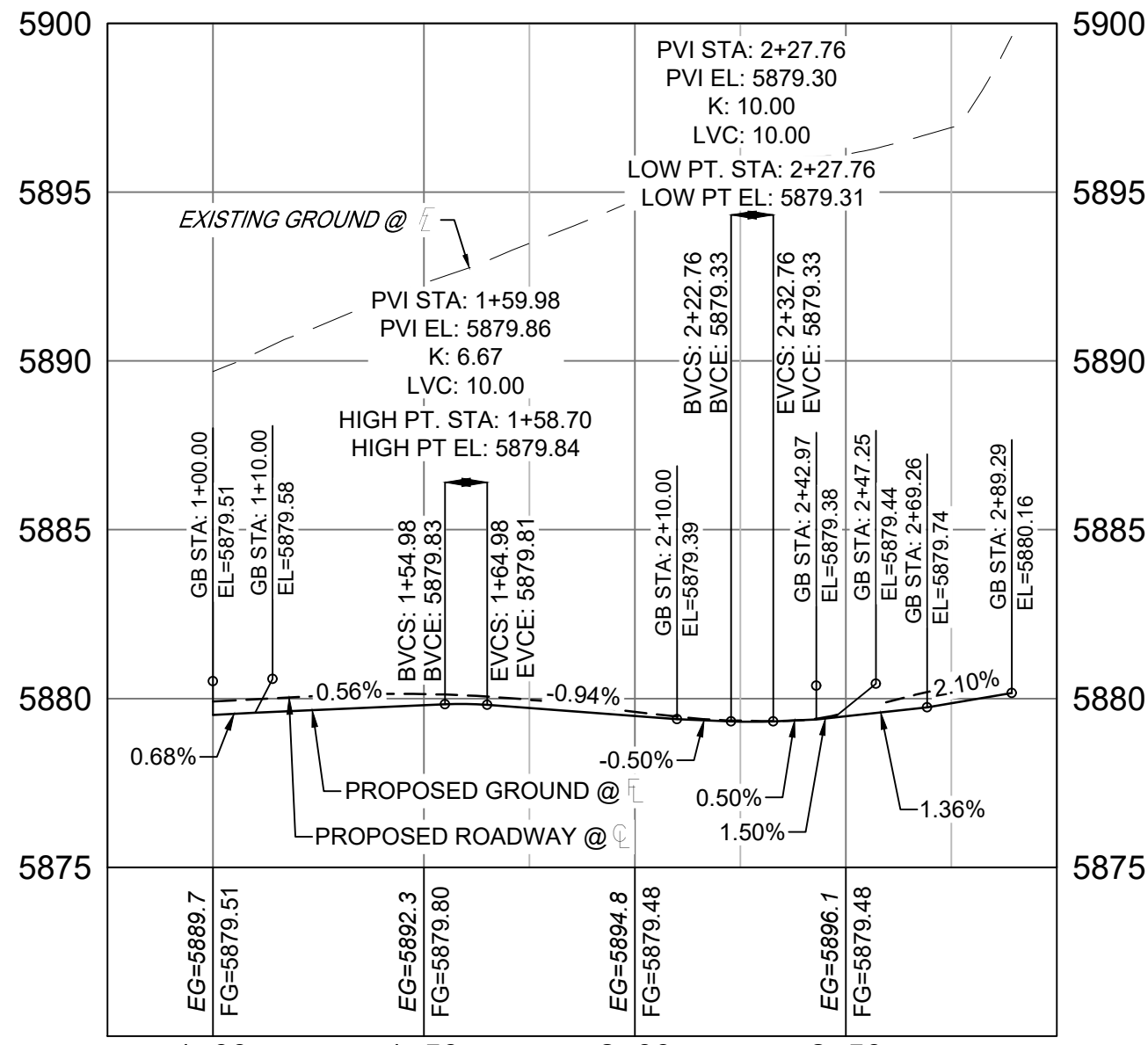
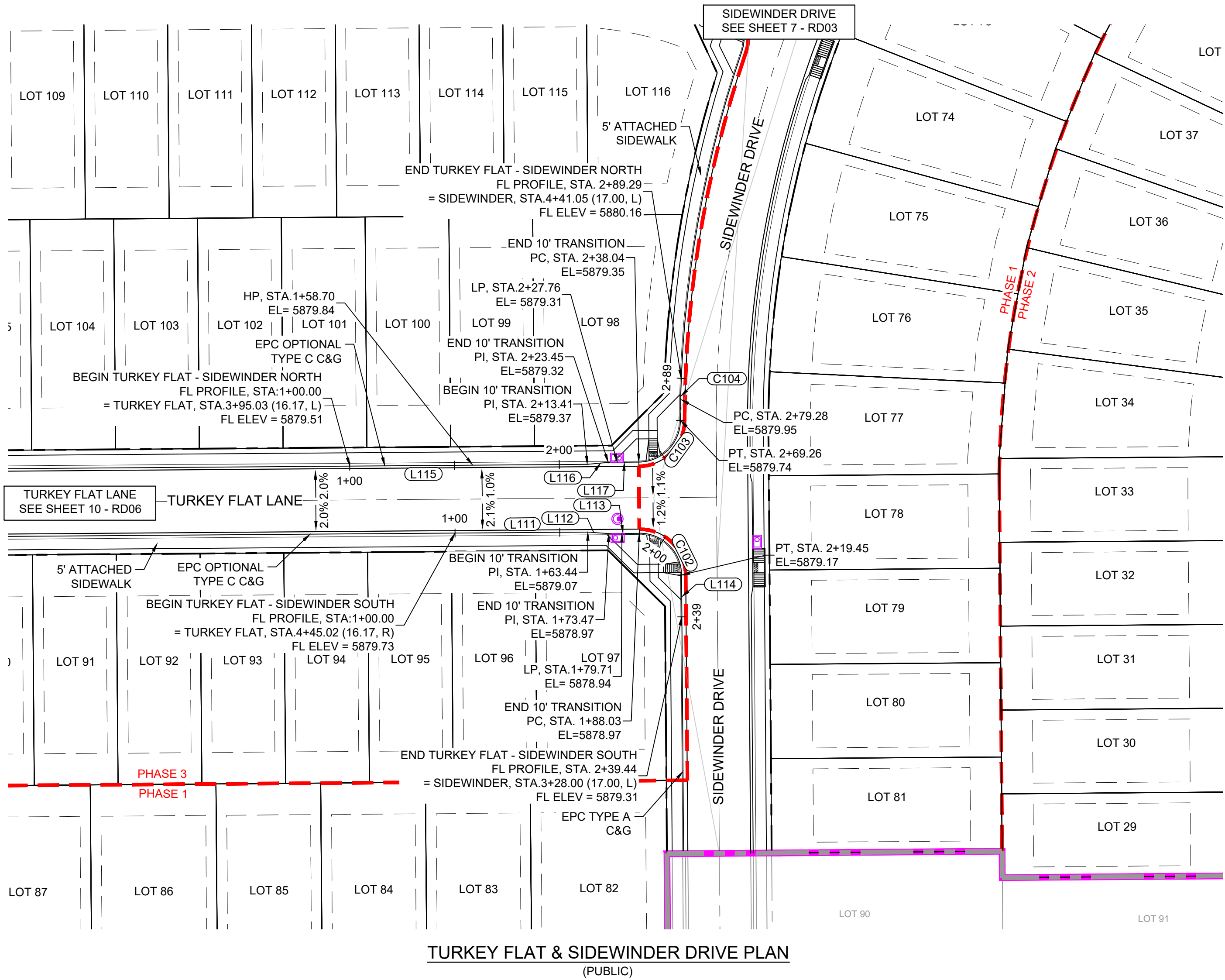
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C100	31.41	20.00	89°59'12"	S44°33'59"W	28.28
C101	31.42	20.00	90°00'00"	N45°26'25"W	28.28



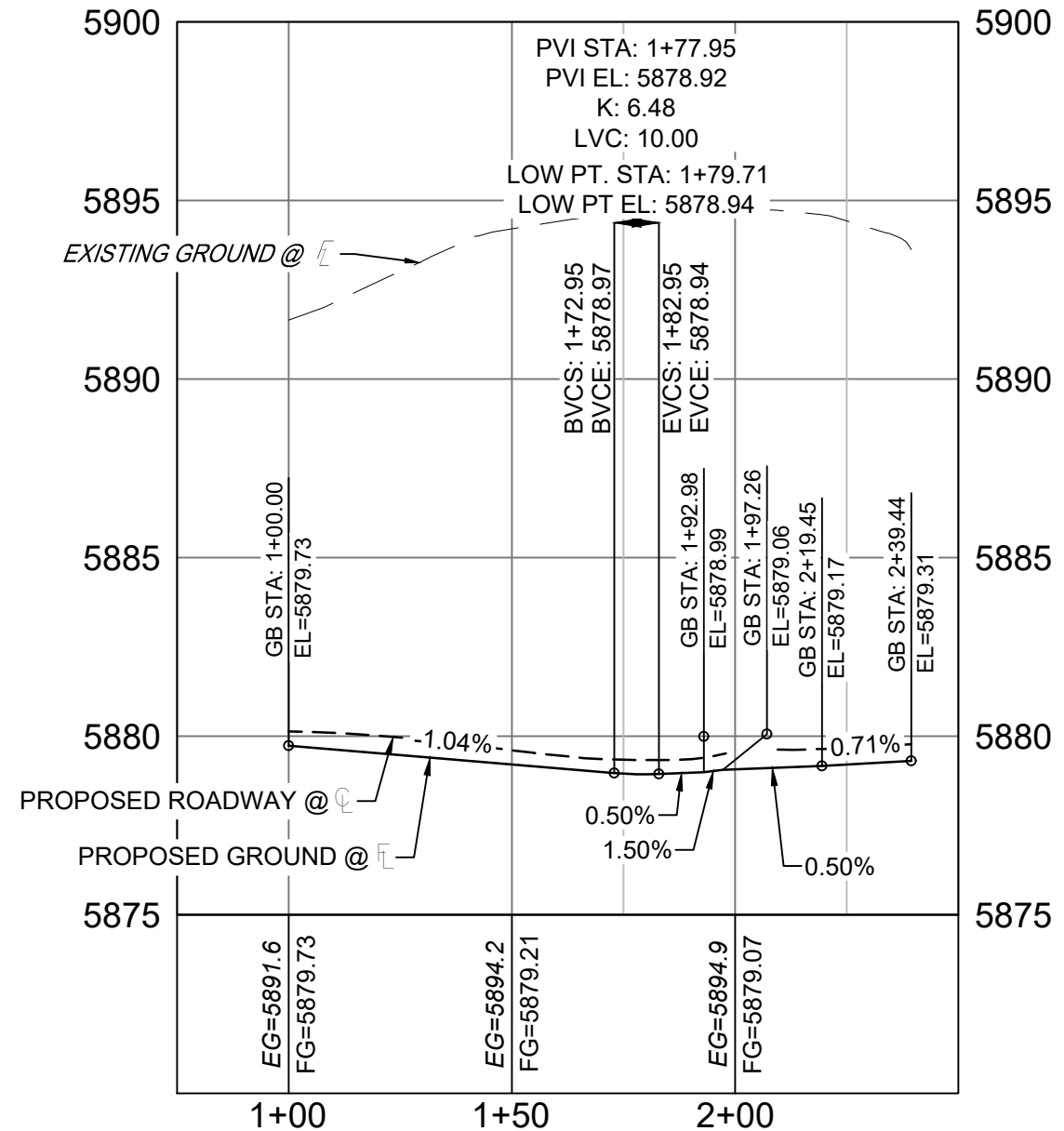
REFERENCE DRAWINGS		SHEET KEY		BENCHMARK		SEAL		TRAILS AT ASPEN RIDGE	
X-886-EX-BASE X-886-EX-SURVEY X-886-PR-SITE-F3 X-886-PR-SITE-F4 X-886-PR-SITE-F5 X-886-PR-SITE-F6 X-886-PR-SITE-F7		No. DATE DESCRIPTION REVISIONS BY		COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206 A BERNTSEN TOP SECURITY MONUMENT 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		PREPARED BY: 		FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS	
COMPUTER FILE MANAGEMENT				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)		PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE		FLOWLINE PLAN & PROFILE	
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: August 18, 2021 11:44:32 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.						FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.886.028		DESIGNED BY: TRS CHECKED BY: NMS	SCALE: HORIZ. 1" = 40' VERT. 1" = 5' DATE ISSUED: AUGUST 2021 SHEET 14 OF 39 DRAWING No. RD10



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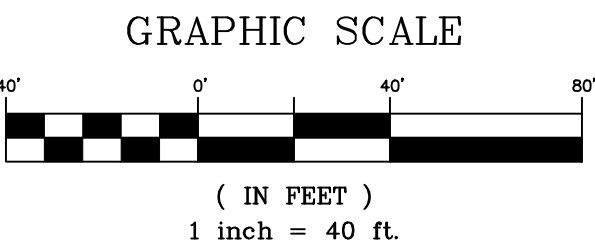
SIDEWINDER - TURKEY FLAT NORTH FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 3+00.00



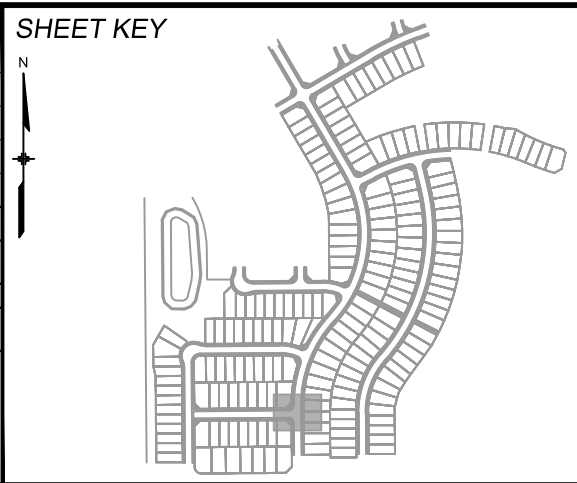
SIDEWINDER - TURKEY FLAT SOUTH FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 2+50.00

LINE TABLE		
LINE #	BEARING	DISTANCE
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°50'36"E	28.14
C104	20.03	551.00	2°04'59"	S01°10'06"W	20.03



REFERENCE DRAWINGS			
X-886-EX-BASE X-886-EX-SURVEY X-886-PR-SITE-F3 X-886-PR-SITE-F4 886-PR Legacy Drive-Roundabout 886 or legacy drive 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-786-RAS X-886-PR-SITE-F7			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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PLOT DATE: August 18, 2021 11:44:43 AM			
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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/4 CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS 10377)



SEAL

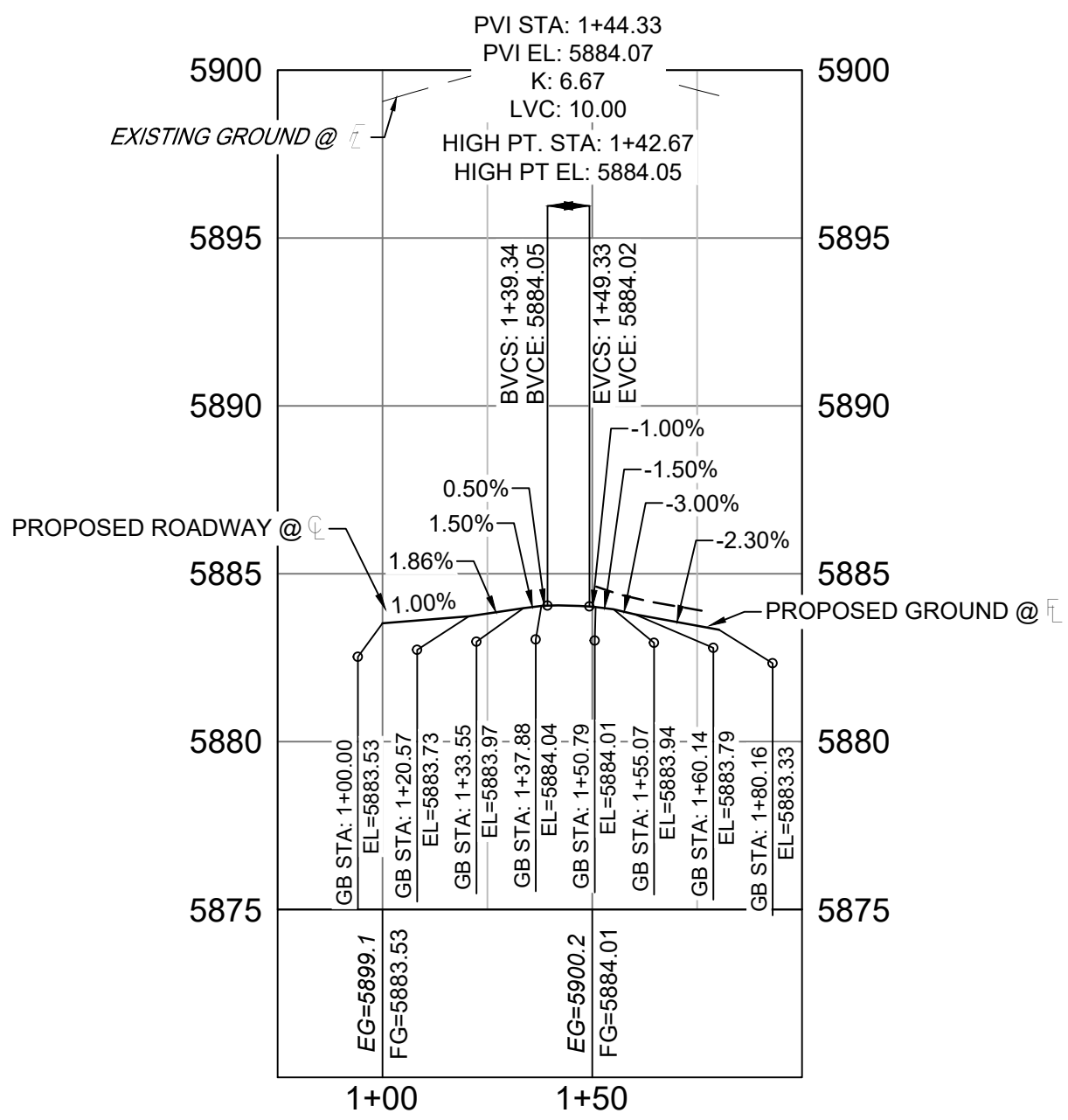
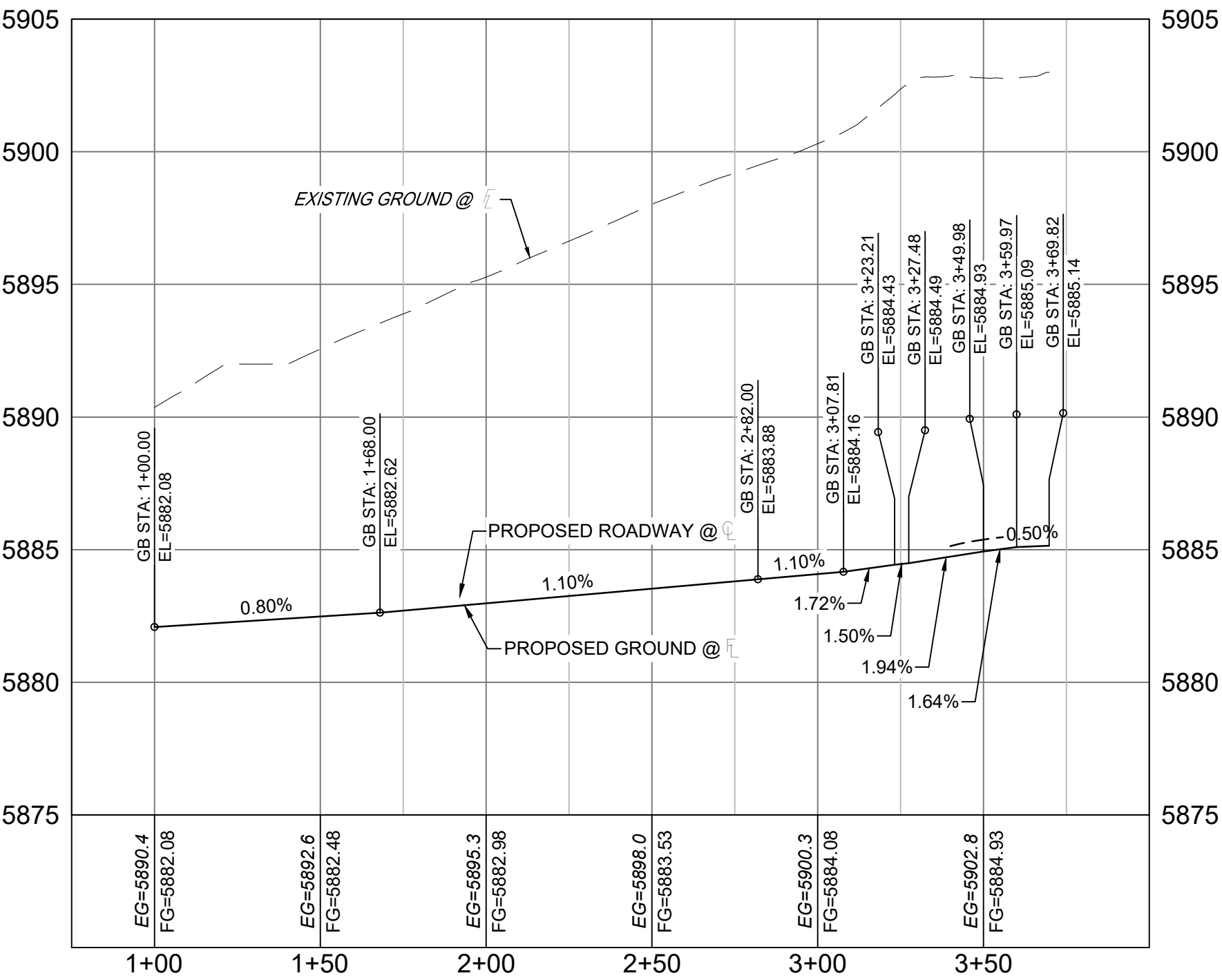
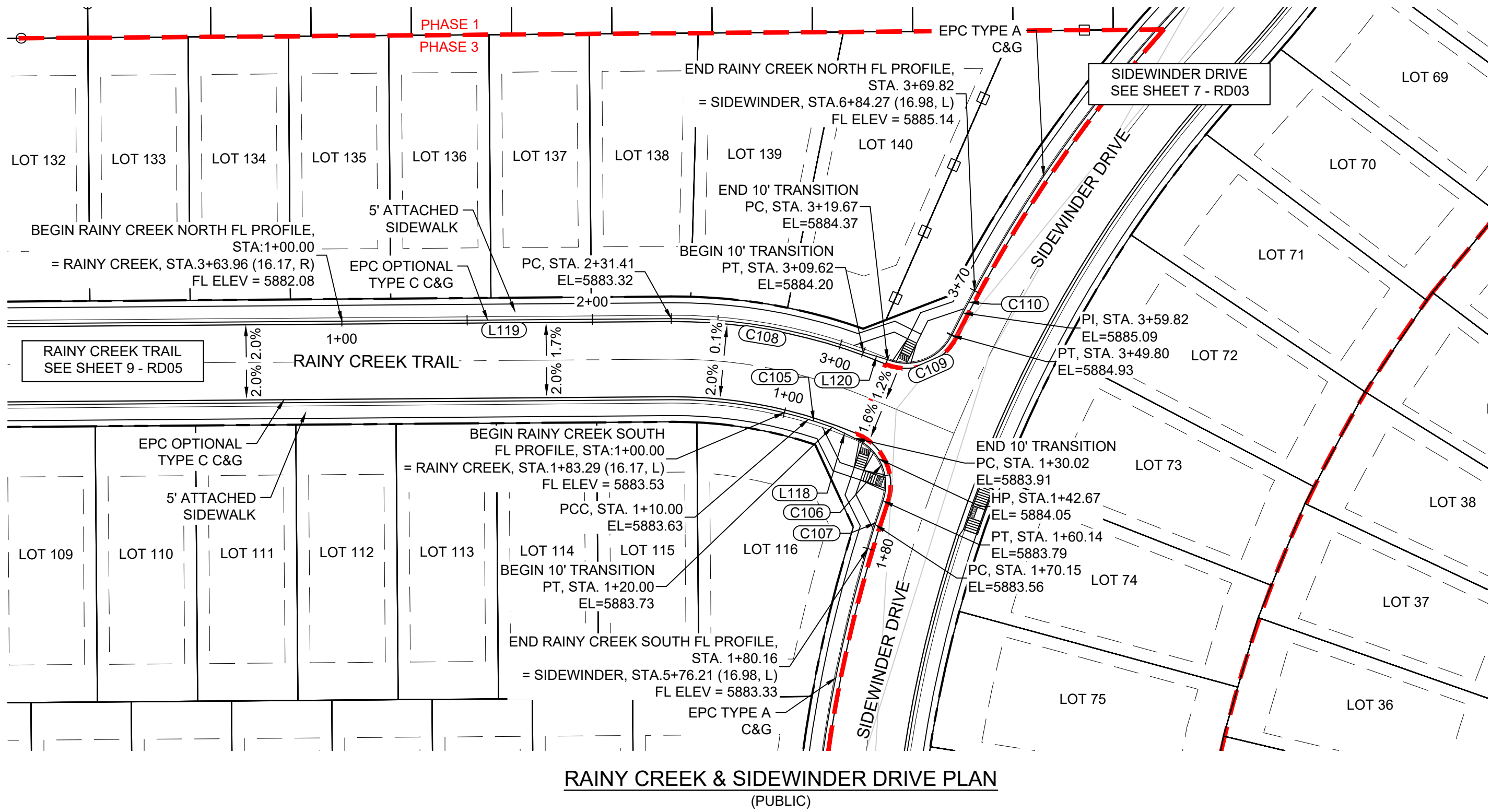
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

TRAILS AT ASPEN RIDGE			
FILING NO.3 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 15 OF 39
DRAWING No.			RD11

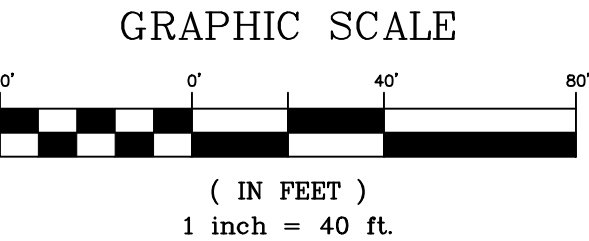
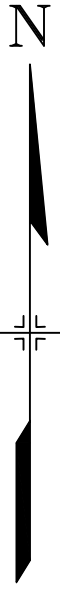


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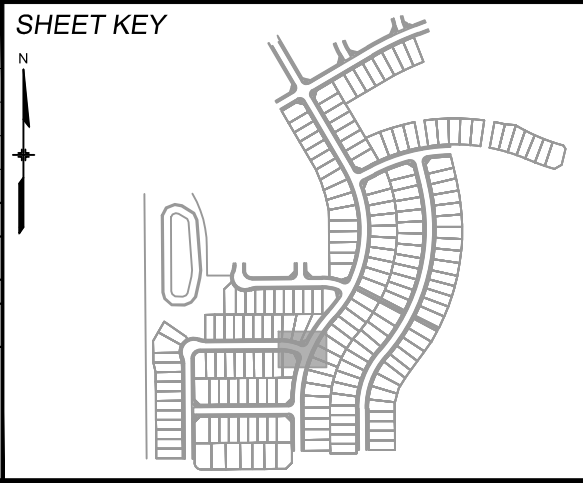


LINE TABLE		
LINE #	BEARING	DISTANCE
L118	S63°48'17"E	10.02
L119	N89°33'35"E	131.41
L120	S73°10'14"E	10.05

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			
X-886-EX-BASE X-886-EX-SURVEY X-886-PR-SITE-F3 X-886-PR-SITE-F2 886-PR Legacy Drive Roundabout 886 or legacy drive 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-786-RMS X-886-PR-SITE-F7			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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CTB FILE: ---			
PLOT DATE: August 18, 2021 11:44:53 AM			
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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/4 CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS 10377)

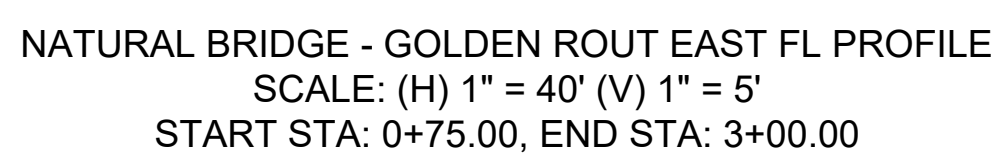
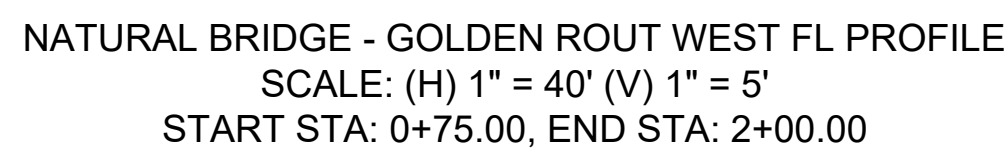
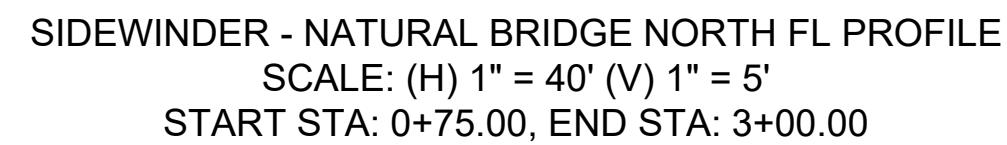


SEAL

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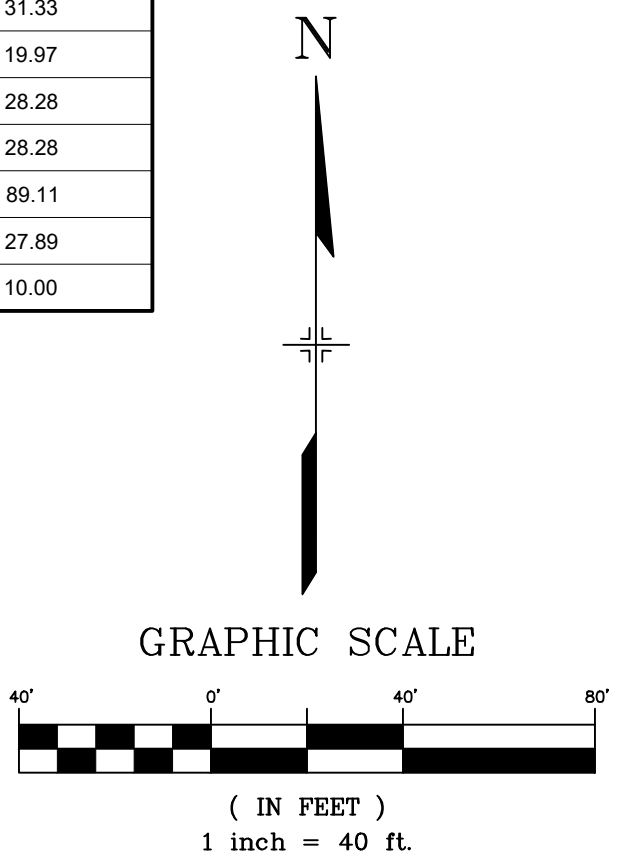
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

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



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

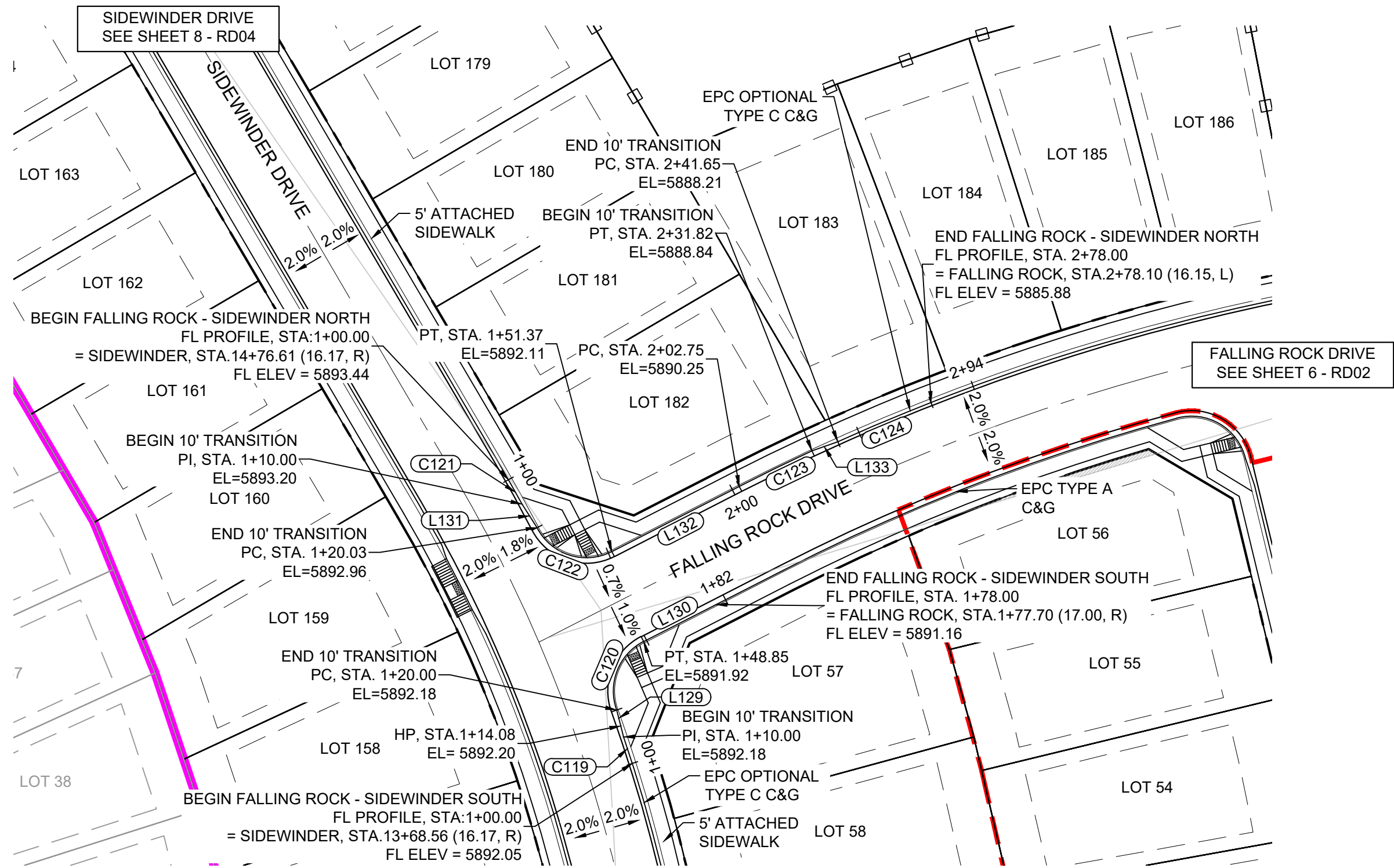
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C111	57.33	185.27	17°34'50"	N81°34'30"W	57.10
C112	35.99	20.00	103°06'21"	N18°03'46"W	31.33
C113	19.97	506.00	2°15'40"	N34°37'15"E	19.97
C114	31.42	20.00	90°00'00"	N44°33'35"E	28.28
C115	31.42	20.00	90°00'00"	N45°26'25"W	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°53'41"W	10.00



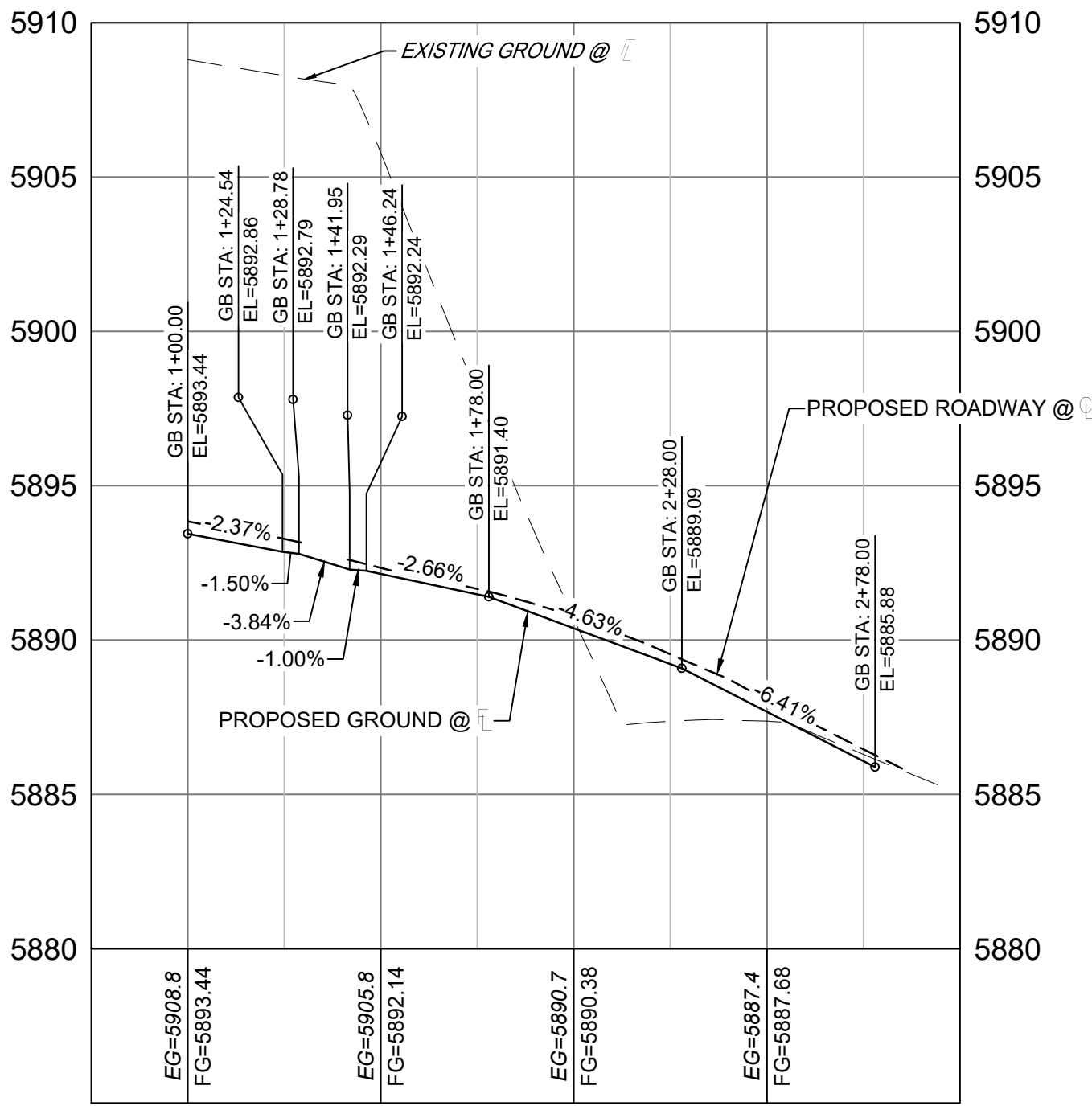
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<div>PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE</div>	FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS				
	FLOWLINE PLAN & PROFILE				
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.886.028	DESIGNED BY: TRS DRAWN BY: LCB CHECKED BY: NMS	SCALE HORIZ. 1" = 40' VERT. 1" = 5'	DATE ISSUED: AUGUST 2021 SHEET 17 OF 39	DRAWING No. RD13	



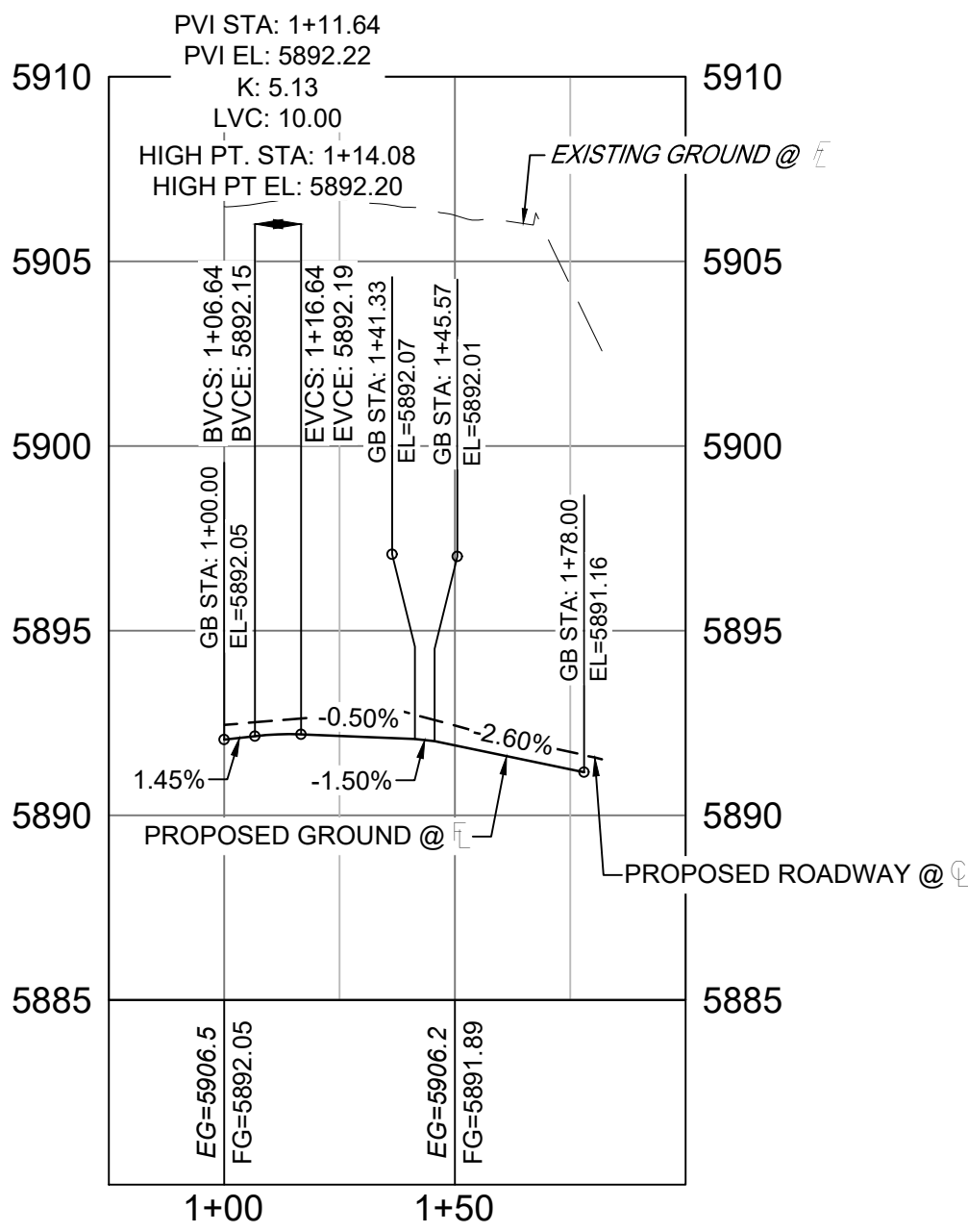
Know what's below.
Call before you dig.



SIDEWINDER DRIVE & FALLING ROCK PLAN
(PUBLIC)



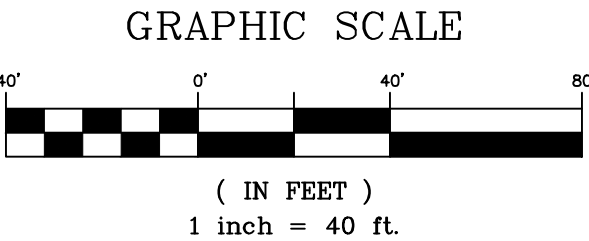
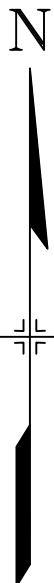
SIDEWINDER - FALLING ROCK NORTHEAST FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 3+00.00



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

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



REFERENCE DRAWINGS

X-886-EX-BASE

X-886-EX-SURVEY

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: August 18, 2021 11:45:19 AM

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

SHEET KEY

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:

SEAL

PRELIMINARY

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

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'

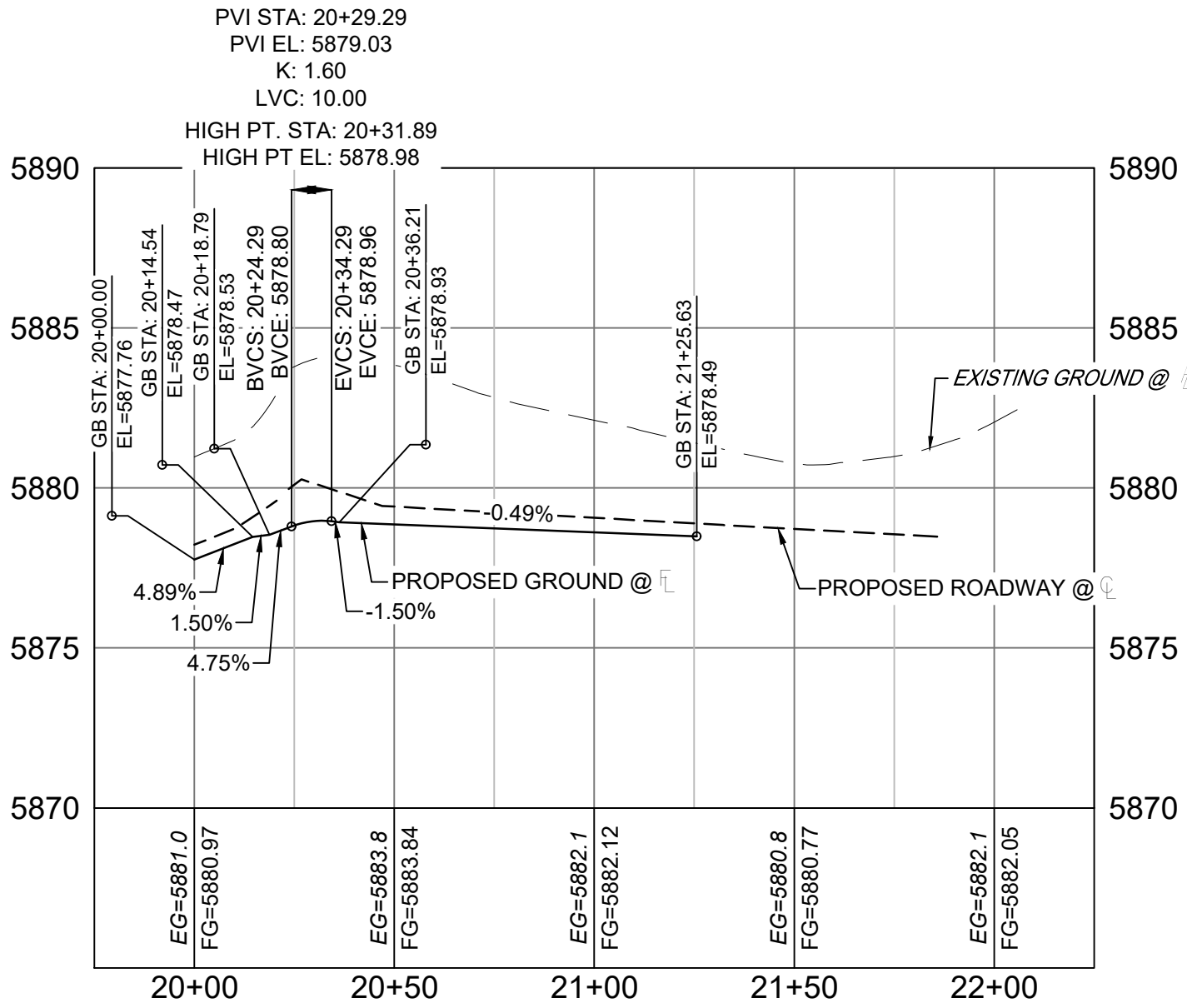
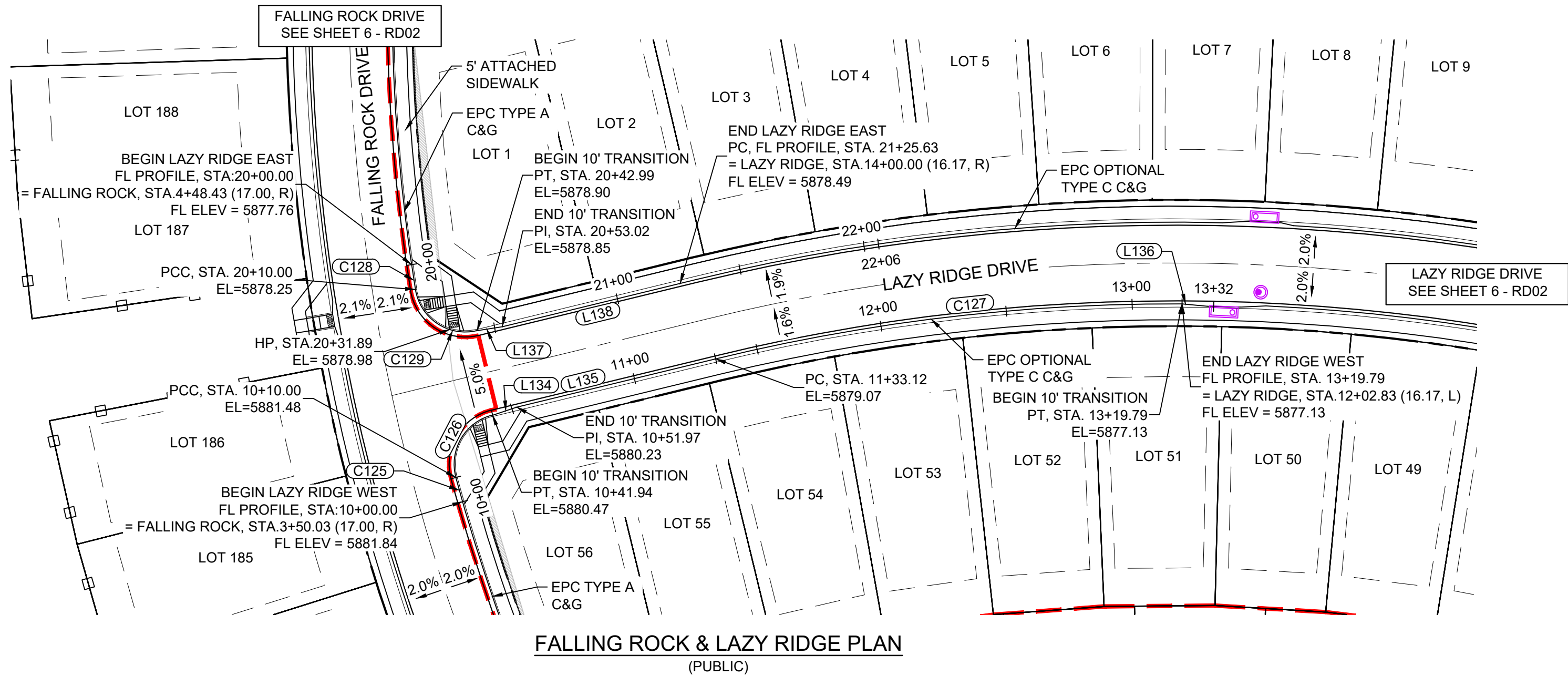
DATE ISSUED: AUGUST 2021

SHEET 18 OF 39

DRAWING No. RD14



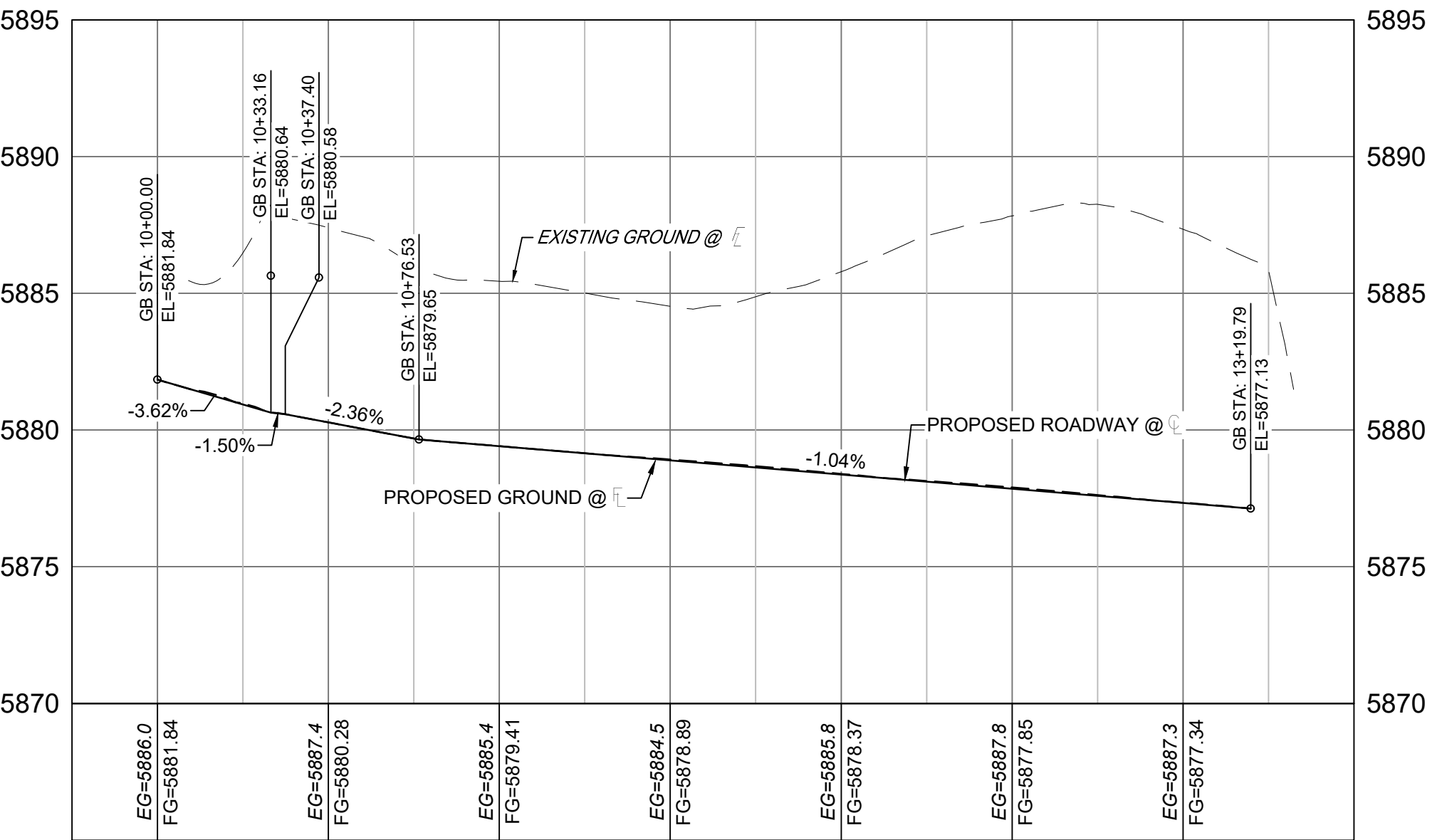
Know what's below.
Call before you dig.



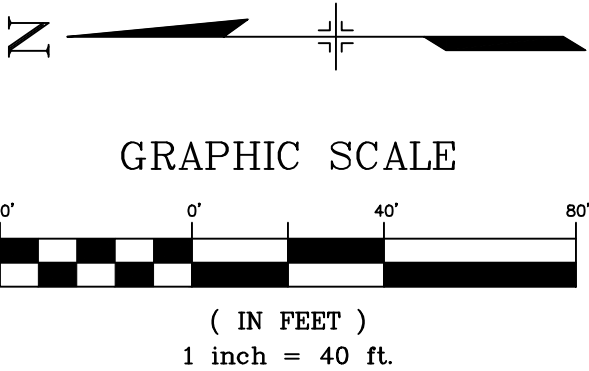
LINE TABLE		
LINE #	BEARING	DISTANCE
L134	N18°24'57\"W	10.03
L135	S13°39'08\"E	81.15
L136	S05°21'17\"W	2.75
L137	N08°53'19\"W	10.03
L138	N13°39'08\"W	72.61

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

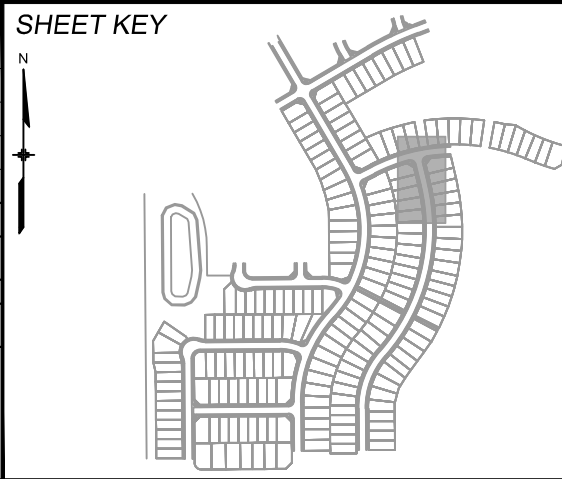
FALLING ROCK - LAZY RIDGE EAST FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 19+75.00, END STA: 22+25.00



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



REFERENCE DRAWINGS			
X-886-EX-BASE X-886-EX-SURVEY 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-886-PR-SITE-F8 X-886-PR-SITE-F9 X-886-PR-SITE-F10 X-886-PR-SITE-F11 X-886-PR-SITE-F12 X-886-PR-SITE-F13 X-886-PR-SITE-F14 X-886-PR-SITE-F15 X-886-PR-SITE-F16 X-886-PR-SITE-F17 X-886-PR-SITE-F18 X-886-PR-SITE-F19 X-886-PR-SITE-F20 X-886-PR-SITE-F21 X-886-PR-SITE-F22 X-886-PR-SITE-F23 X-886-PR-SITE-F24 X-886-PR-SITE-F25 X-886-PR-SITE-F26 X-886-PR-SITE-F27 X-886-PR-SITE-F28 X-886-PR-SITE-F29 X-886-PR-SITE-F30 X-886-PR-SITE-F31 X-886-PR-SITE-F32 X-886-PR-SITE-F33 X-886-PR-SITE-F34 X-886-PR-SITE-F35 X-886-PR-SITE-F36 X-886-PR-SITE-F37 X-886-PR-SITE-F38 X-886-PR-SITE-F39 X-886-PR-SITE-F40 X-886-PR-SITE-F41 X-886-PR-SITE-F42 X-886-PR-SITE-F43 X-886-PR-SITE-F44 X-886-PR-SITE-F45 X-886-PR-SITE-F46 X-886-PR-SITE-F47 X-886-PR-SITE-F48 X-886-PR-SITE-F49 X-886-PR-SITE-F50 X-886-PR-SITE-F51 X-886-PR-SITE-F52 X-886-PR-SITE-F53 X-886-PR-SITE-F54 X-886-PR-SITE-F55 X-886-PR-SITE-F56 X-886-PR-SITE-F57 X-886-PR-SITE-F58 X-886-PR-SITE-F59 X-886-PR-SITE-F60 X-886-PR-SITE-F61 X-886-PR-SITE-F62 X-886-PR-SITE-F63 X-886-PR-SITE-F64 X-886-PR-SITE-F65 X-886-PR-SITE-F66 X-886-PR-SITE-F67 X-886-PR-SITE-F68 X-886-PR-SITE-F69 X-886-PR-SITE-F70 X-886-PR-SITE-F71 X-886-PR-SITE-F72 X-886-PR-SITE-F73 X-886-PR-SITE-F74 X-886-PR-SITE-F75 X-886-PR-SITE-F76 X-886-PR-SITE-F77 X-886-PR-SITE-F78 X-886-PR-SITE-F79 X-886-PR-SITE-F80 X-886-PR-SITE-F81 X-886-PR-SITE-F82 X-886-PR-SITE-F83 X-886-PR-SITE-F84 X-886-PR-SITE-F85 X-886-PR-SITE-F86 X-886-PR-SITE-F87 X-886-PR-SITE-F88 X-886-PR-SITE-F89 X-886-PR-SITE-F90 X-886-PR-SITE-F91 X-886-PR-SITE-F92 X-886-PR-SITE-F93 X-886-PR-SITE-F94 X-886-PR-SITE-F95 X-886-PR-SITE-F96 X-886-PR-SITE-F97 X-886-PR-SITE-F98 X-886-PR-SITE-F99 X-886-PR-SITE-F100			
No.	DATE	DESCRIPTION	BY
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CTB FILE: ---			
PLOT DATE: August 18, 2021 11:45:28 AM			
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

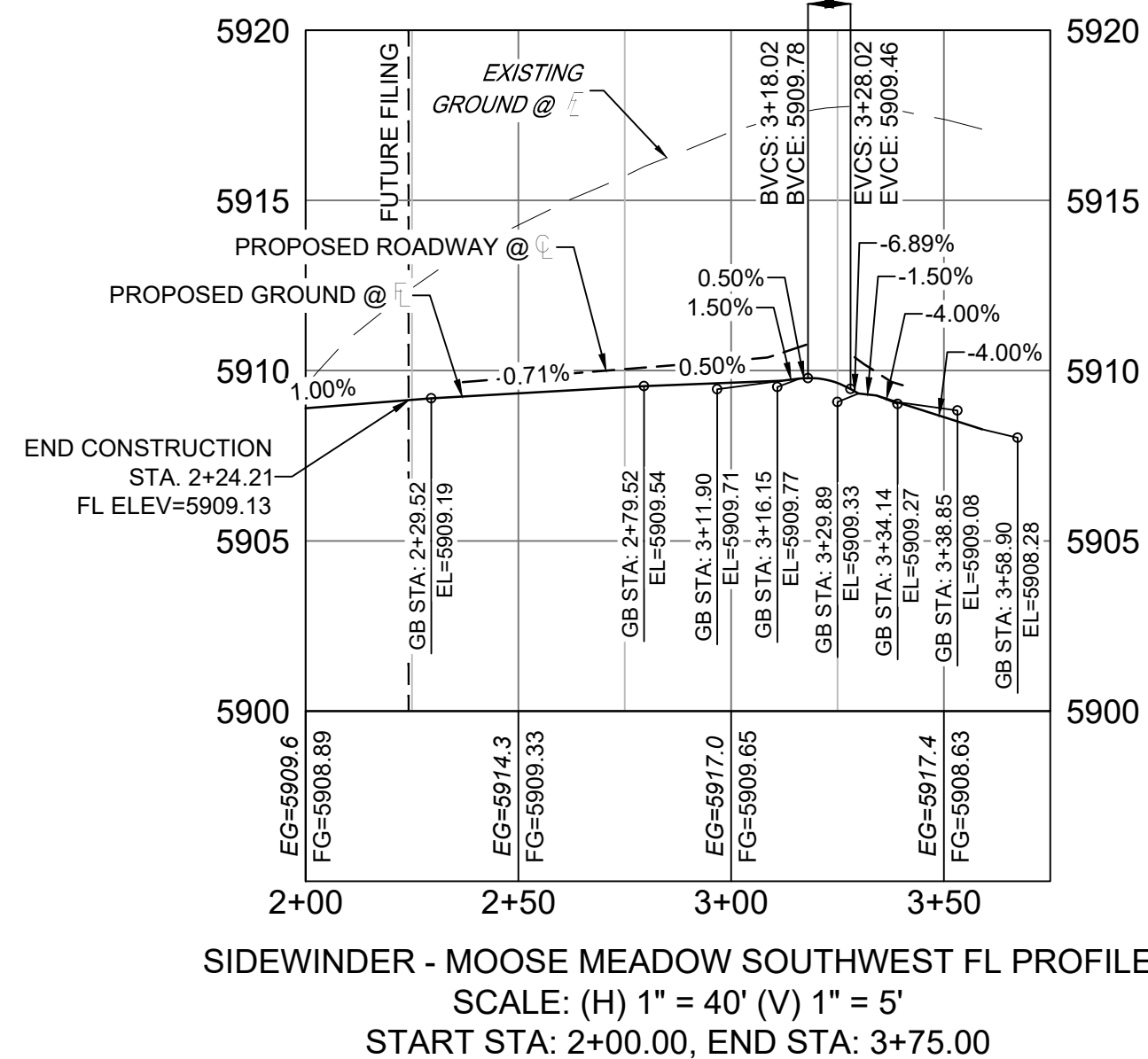
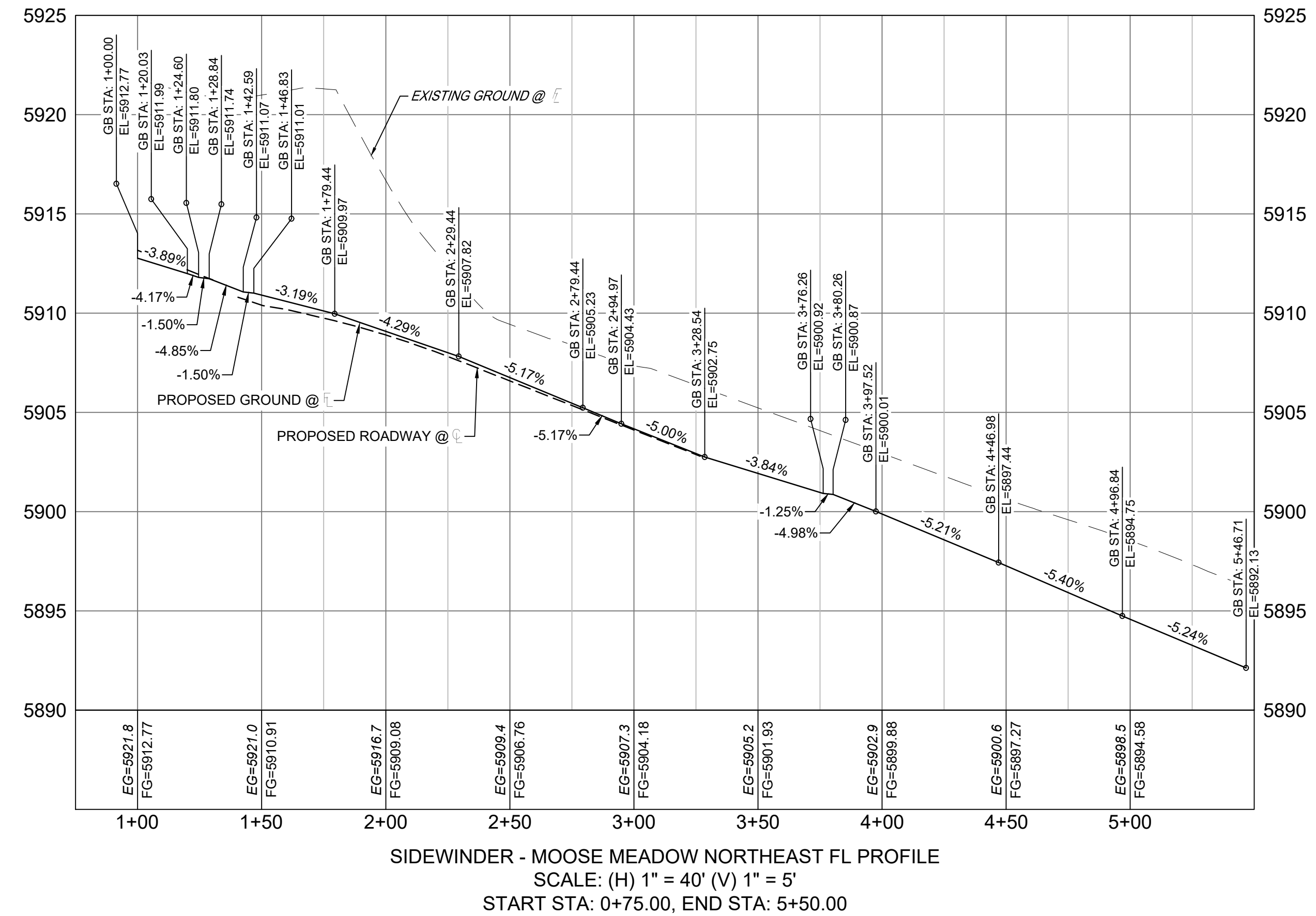
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23\"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2\" AULM. CAP PLS 17664) TO THE N 1/2 CORNER OF SAID SECTION 9 (3 1/2\" AULM. CAP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

PREPARED BY:

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

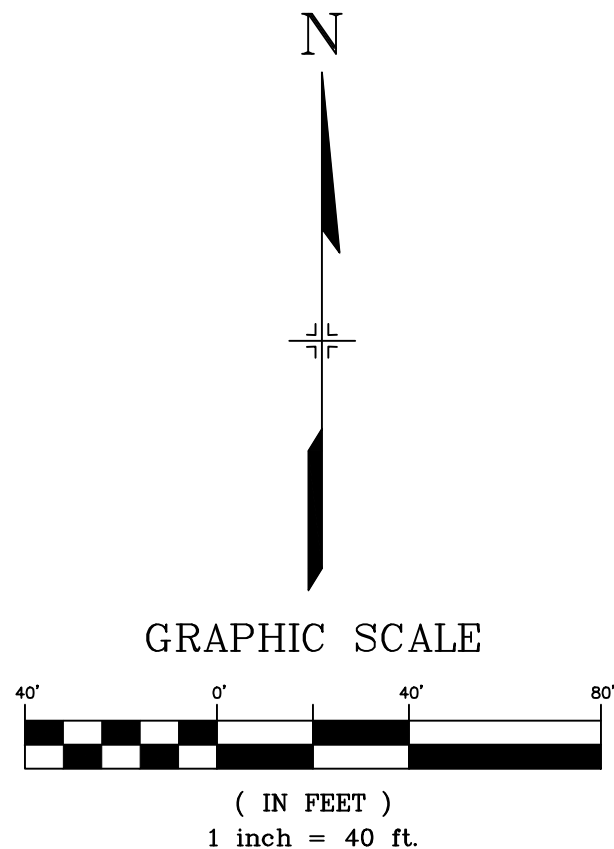
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

TRAILS AT ASPEN RIDGE			
FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS			
FLOWLINE PLAN & PROFILE			
DESIGNED BY: TMB	SCALE: 1" = 40'	DATE ISSUED: AUGUST 2021	DRAWING No. RD15
DRAWN BY: LMB	HORIZ. 1" = 40'	CHECKED BY: NMB	VERT. 1" = 5'
		SHEET 19 OF 39	




LINE TABLE		
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 TABLE					
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



SHEET KEY



The schematic map shows the coastline of the study area. A north arrow is located in the top left corner. A scale bar is located in the bottom left corner. The study site is indicated by a shaded area on the coastline. The map also shows major roads and the location of the study site.

PREPARED BY:

 **Matrix**

<i>TRAILS AT ASPEN RIDGE</i>			
FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS			
FLOWLINE PLAN & PROFILE			
DESIGNED BY:	TRS	SCALE	DATE ISSUED: AUGUST 2021
DRAWN BY:	LCB	HORIZ. 1" = 40'	DRAWING No. RD16
CHECKED BY:	NMS	VERT. 1" = 5'	
		SHEET	20 OF 39



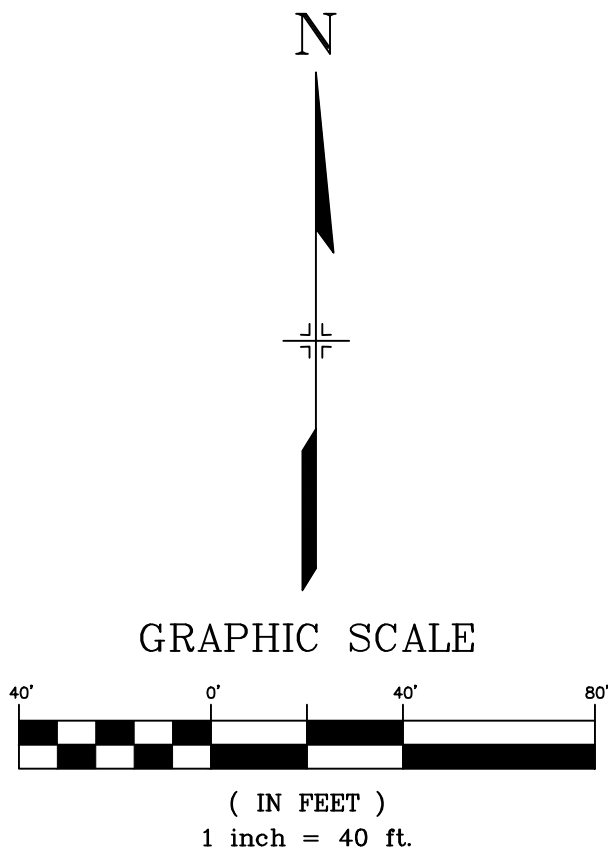
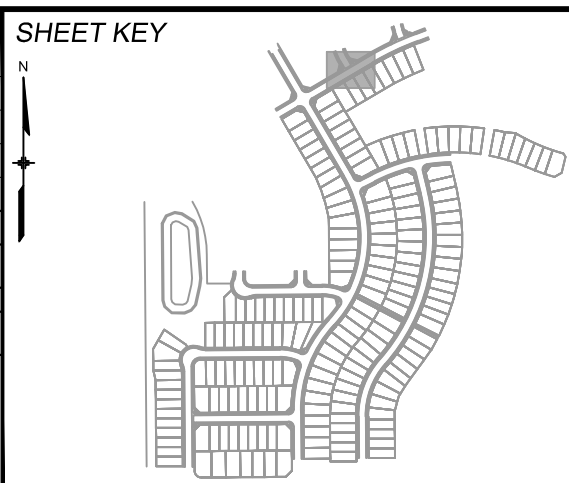
LINE TABLE		
LINE #	BEARING	DISTANCE
L151	S54°43'24"W	10.03
L152	S30°30'47"E	15.77
L153	N30°30'47"W	5.77
L154	N35°16'36"W	10.03

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



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

[illegible]

BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERTSEN POT 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 3/4" AULM. CAP PLS 10377)

PREPARED BY:



SEAL

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

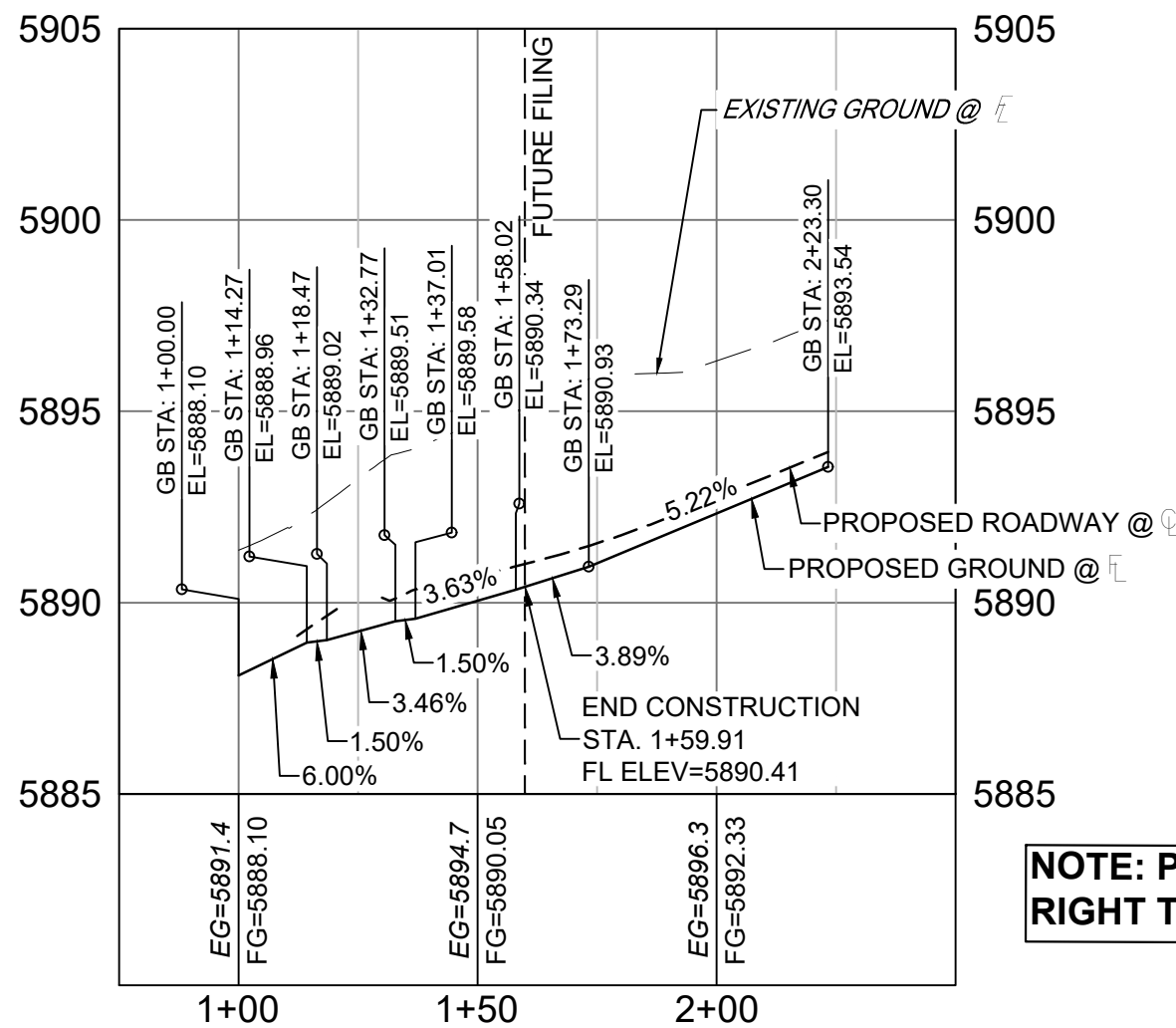
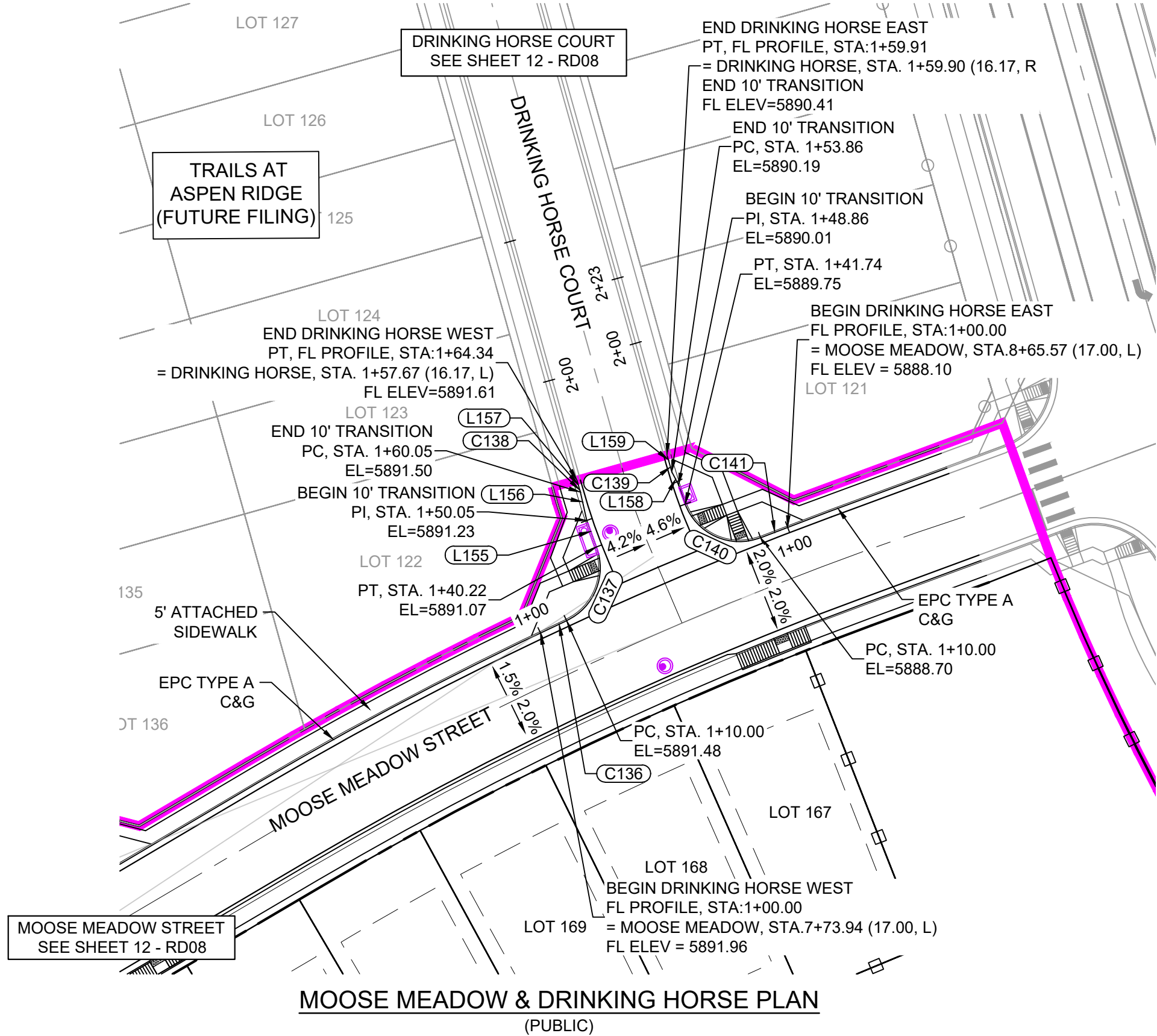
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC
PROJECT No. 20.886.028

TRAILS AT ASPEN RIDGE

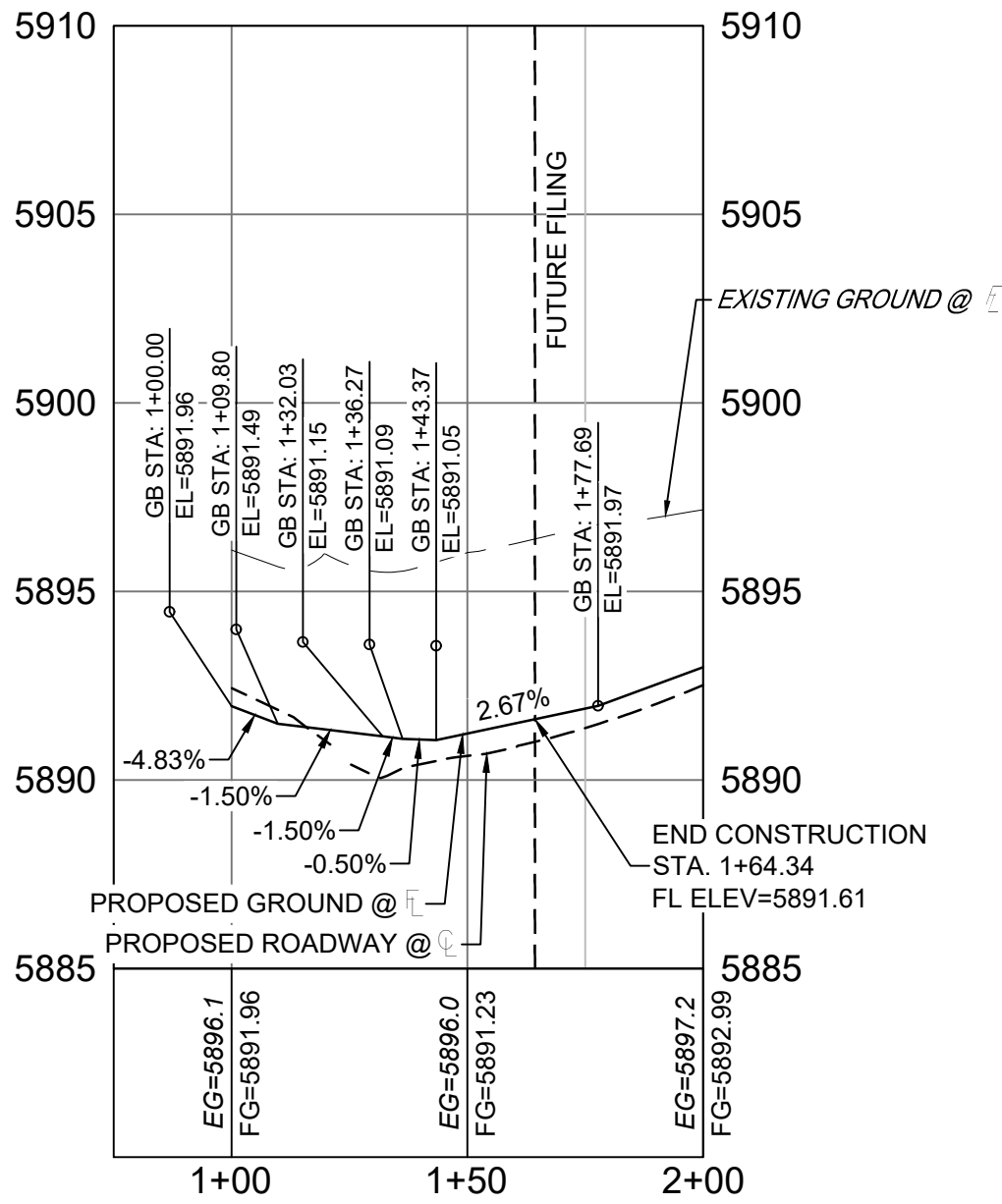
FILING NO.3
ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

DESIGNED BY:	TRS	SCALE	DATE ISSUED:	AUGUST 2021	DRAWING No. RD17
DRAWN BY:	LCB	HORIZ. 1" = 40'			
CHECKED BY:	NMS	VERT. 1" = 5'	SHEET	21 OF 39	



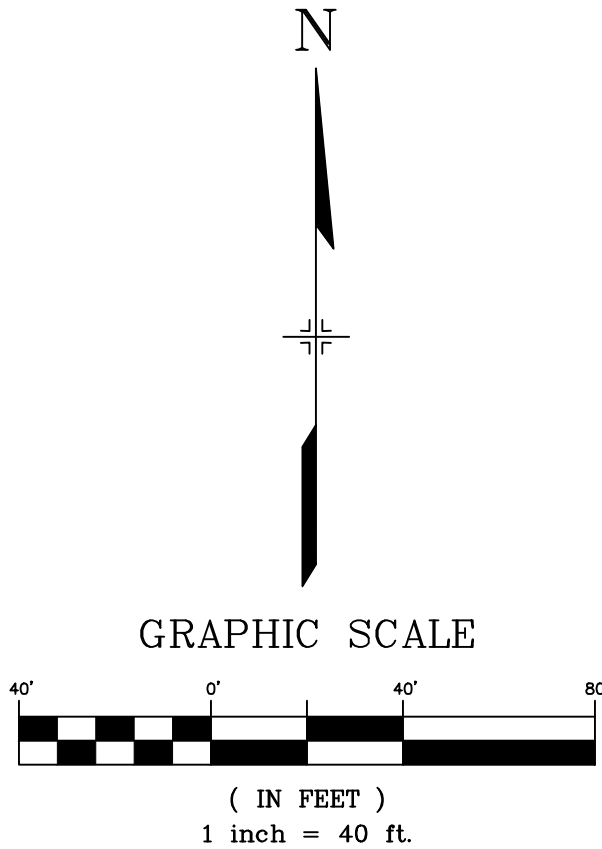
MOOSE MEADOW - DRINKING HORSE EAST FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 2+50.00



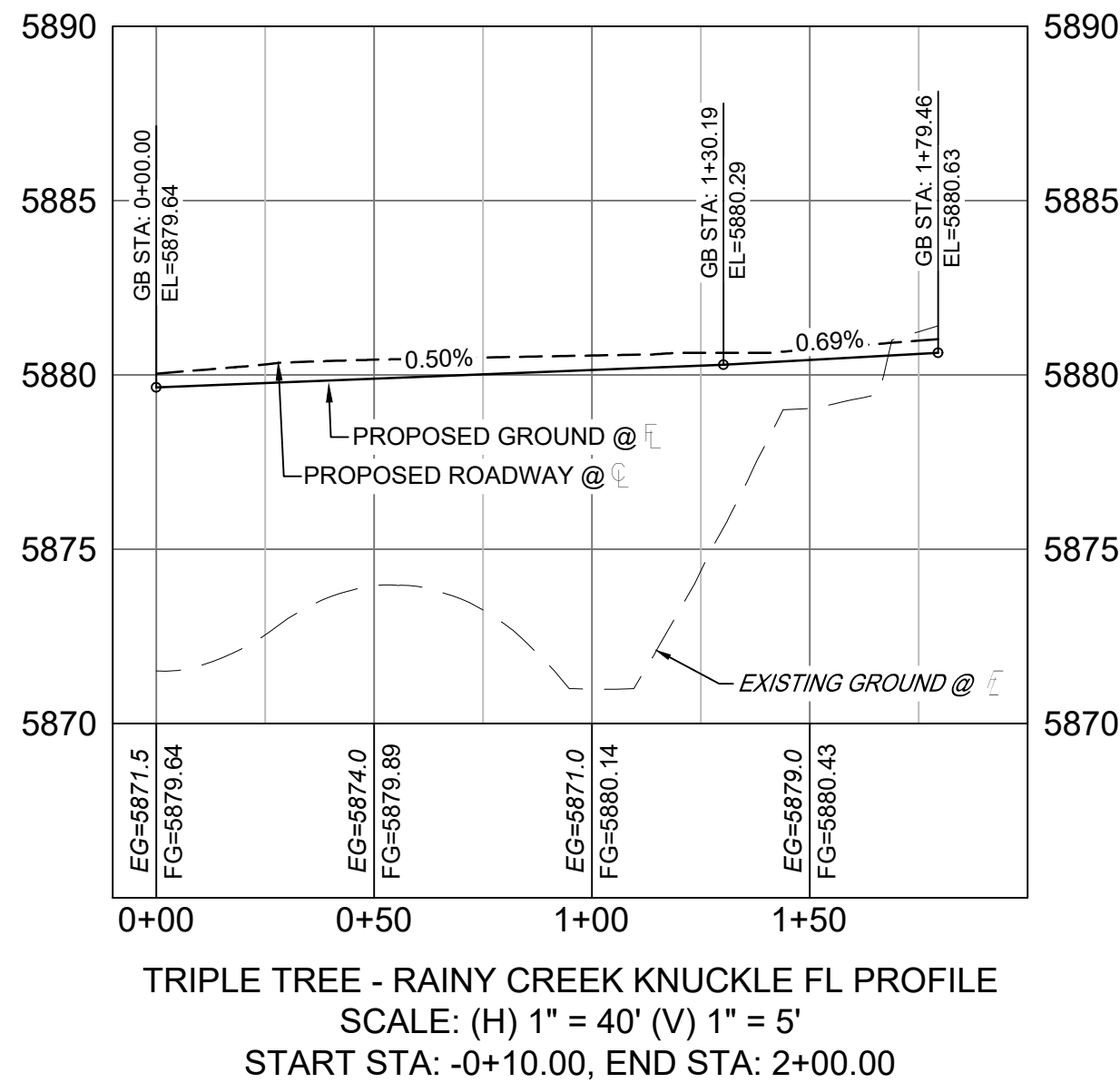
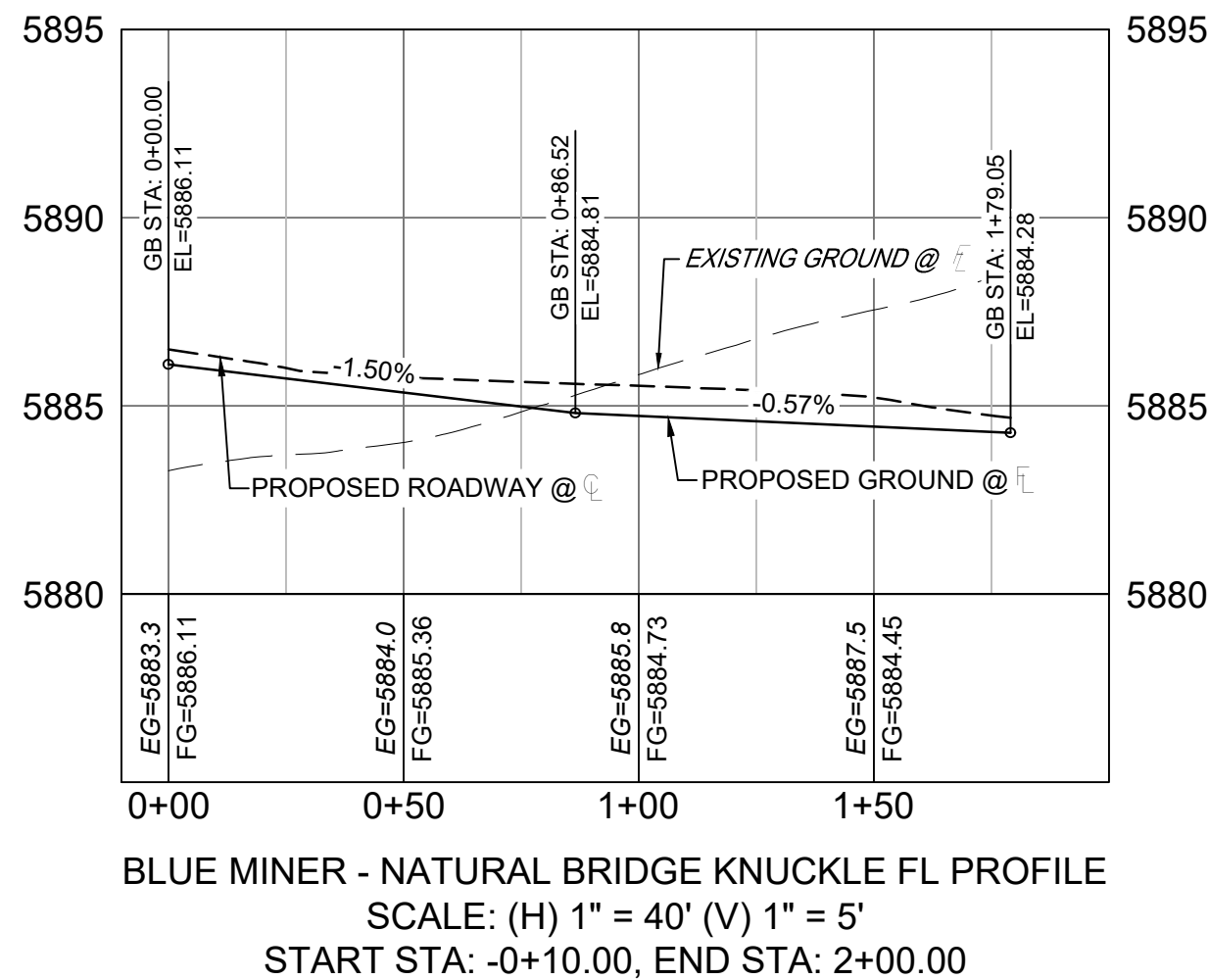
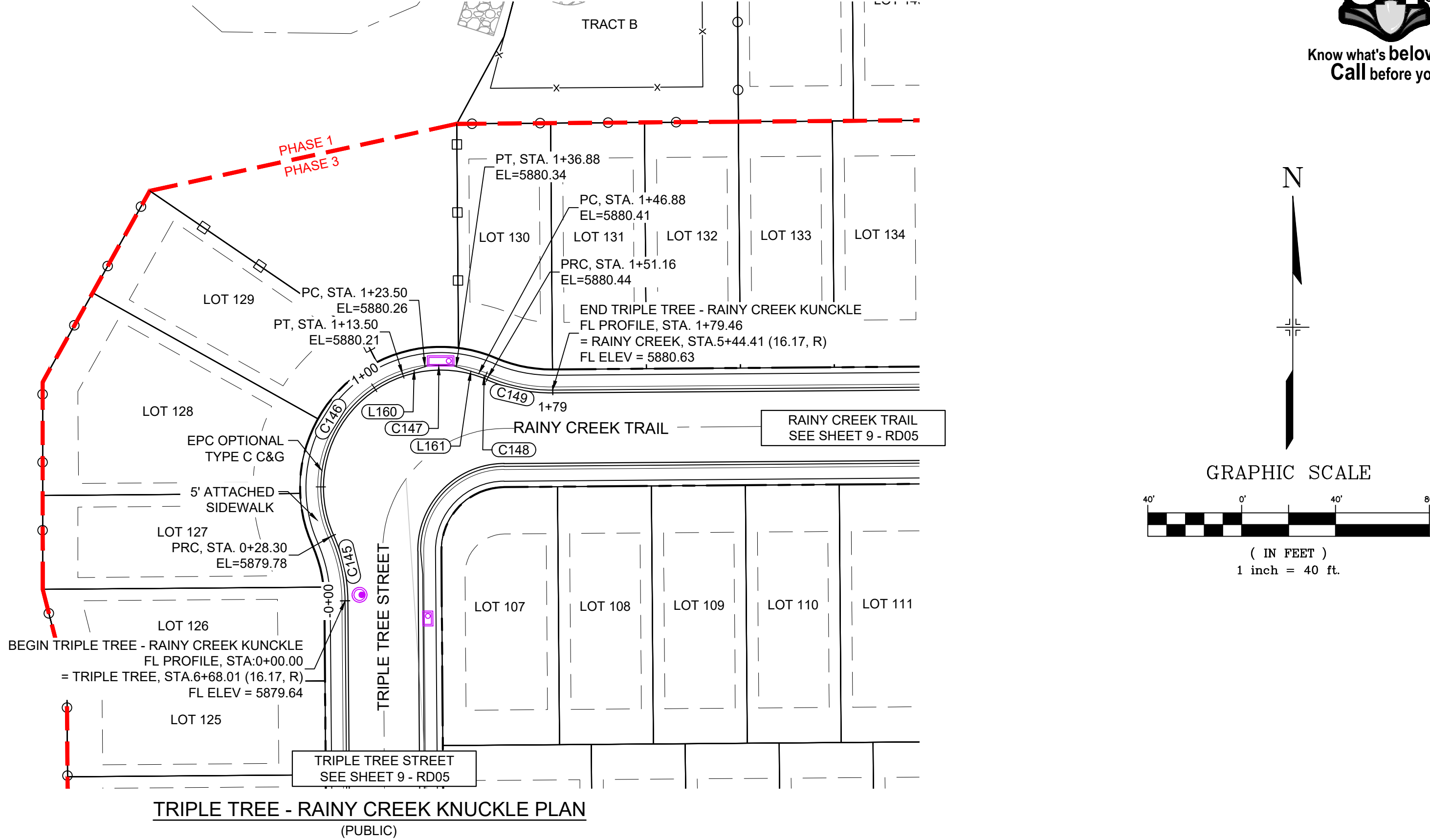
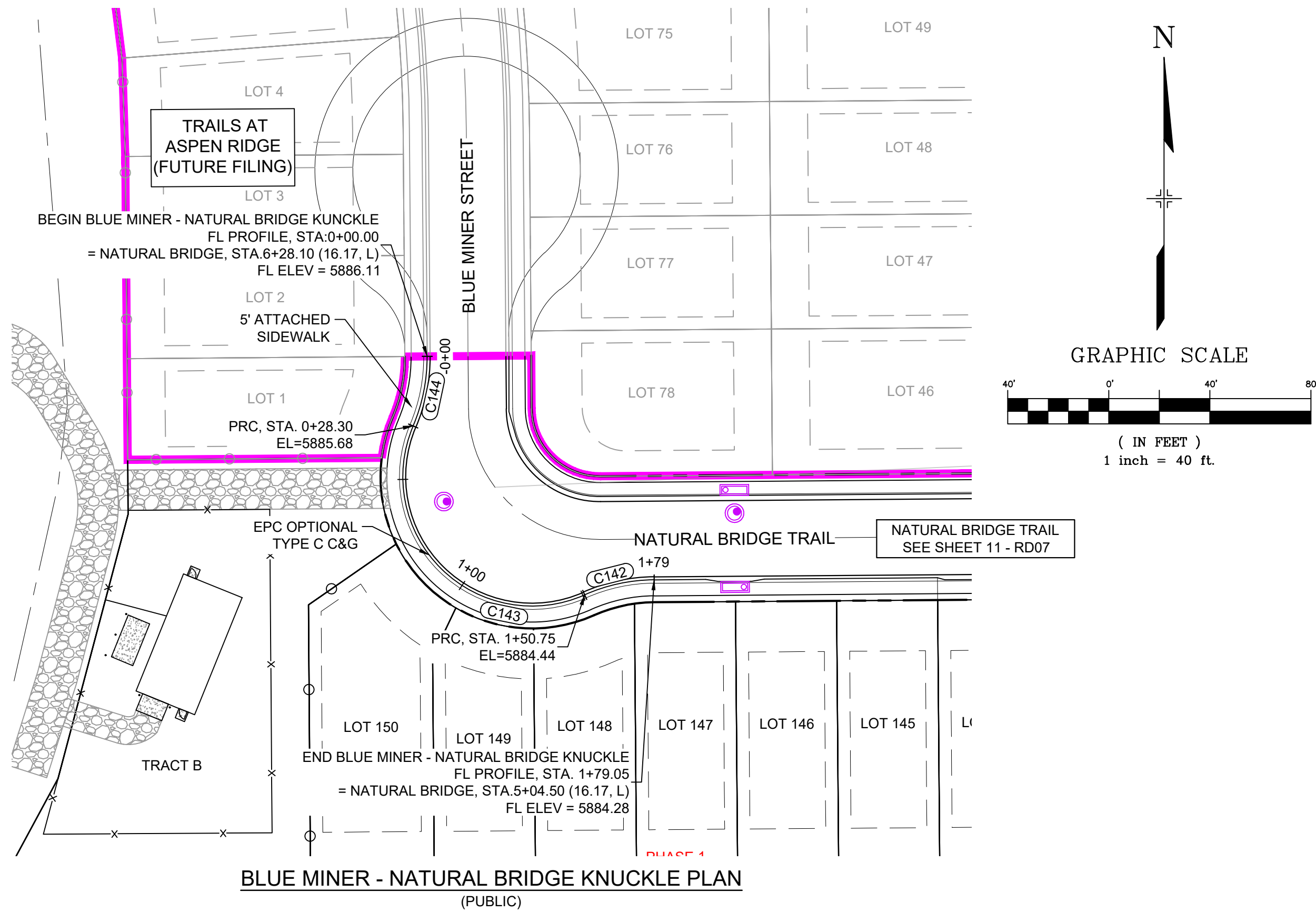
MOOSE MEADOW - DRINKING HORSE WEST FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 2+00.00

LINE TABLE		
LINE #	BEARING	DISTANCE
L155	S20°01'59"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



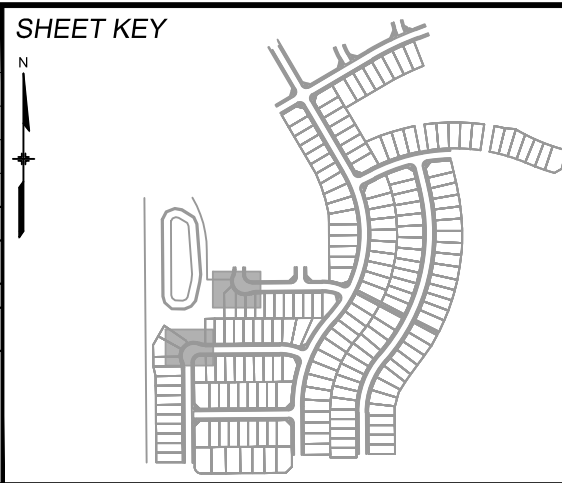
REFERENCE DRAWINGS X-886-EX-BASE X-886-EX-SURVEY X-886-PR-SITE-F3 X-886-PR-SITE-F2 886-PR Legacy Drive Roundabout 886 or legacy drive X-886-PR-SITE X-886-PR-SITE-F6 X-886-PR-SITE-F5 X-886-PR-SITE-F4 X-886-PR-SITE-F3 X-786-RMS X-886-PR-SITE-F7					SHEET KEY 						
	No.	DATE	DESCRIPTION								
			REVISIONS								
COMPUTER FILE MANAGEMENT											
FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD - FLOWLINES.dwg											
CTB FILE: ----											
PLOT DATE: August 18, 2021 11:46:04 AM											
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: 			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			DESIGNED BY: TRS DRAWN BY: LCB CHECKED BY: NMS	SCALE HORIZ. 1" = 40' VERT. 1" = 5'	DATE ISSUED: AUGUST 2021 SHEET 22 OF 39 DRAWING No. RD18						



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

CURVE TABLE					
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

REFERENCE DRAWINGS			
X-886-EX-BASE X-886-EX-SURVEY X-886-PR-SITE-F3 X-886-PR-SITE-F2 886-PR Legacy Drive Roundabout 886 or legacy drive X-886-PR-SITE-F6 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
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			
CTB FILE: ---			
PLOT DATE: August 18, 2021 11:46:16 AM			
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/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)

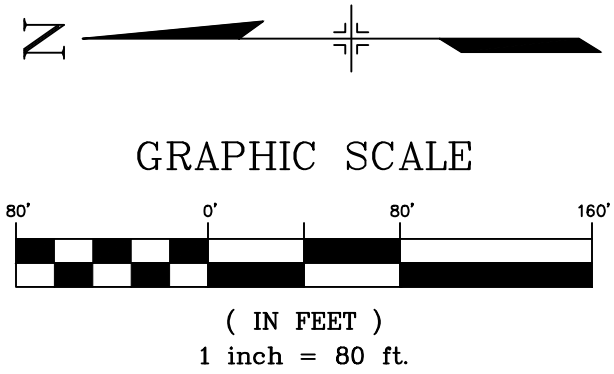
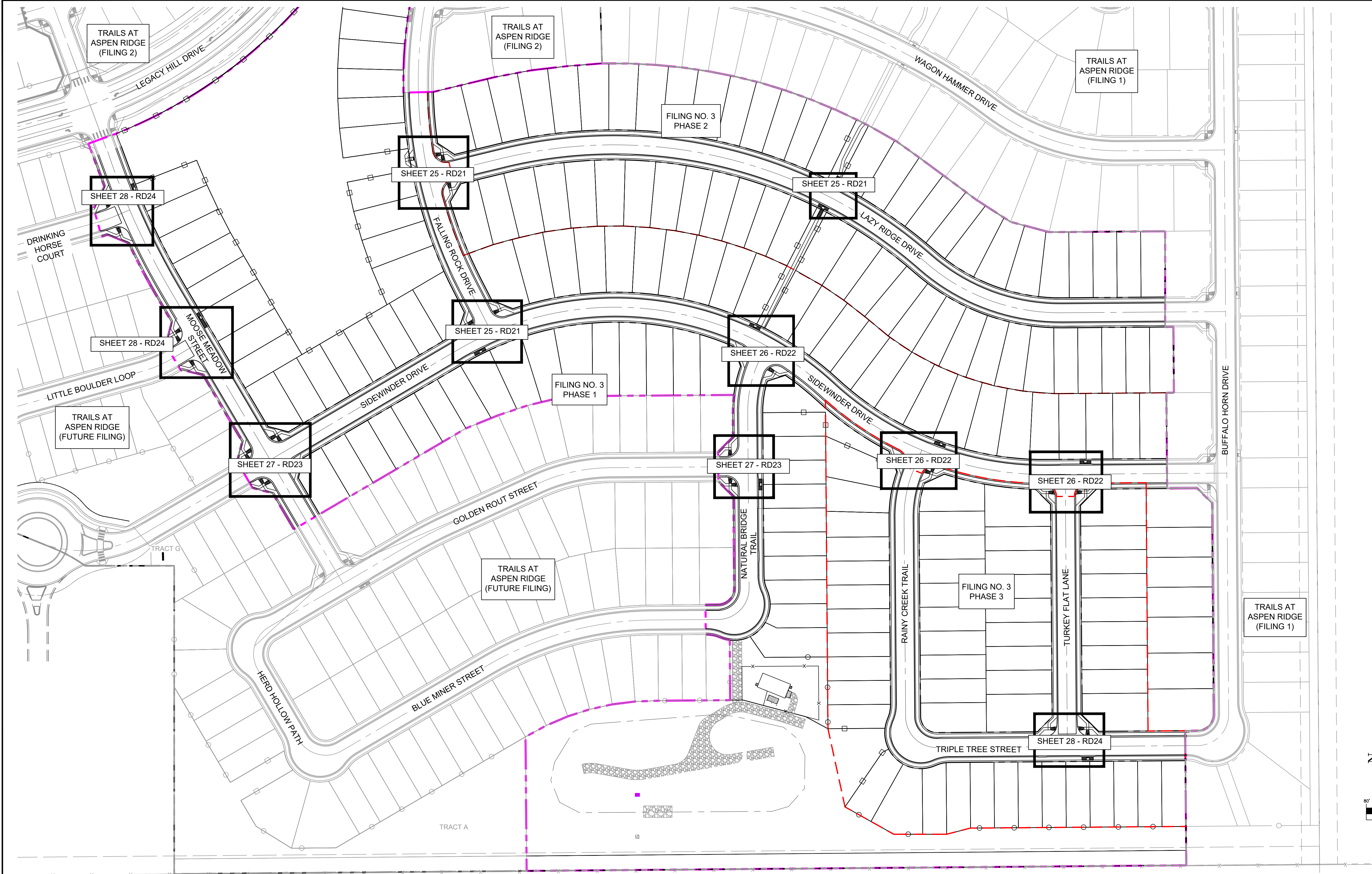


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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

TRAILS AT ASPEN RIDGE			
FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS			
FLOWLINE PLAN & PROFILE			
DESIGNED BY:	TRC	SCALE	DATE ISSUED:
CHECKED BY:	NMS	HORIZ. 1" = 40' VERT. 1" = 5'	AUGUST 2021
SHEET			23 OF 39
RD19			



REFERENCE DRAWINGS			
X-886-EX-BASE X-886-EX-SURVEY 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-886-PR-SITE-F8 X-886-PR-SITE-F9 X-886-PR-SITE-F10 X-886-PR-SITE-F11 X-886-PR-SITE-F12 X-886-PR-SITE-F13 X-886-PR-SITE-F14 X-886-PR-SITE-F15 X-886-PR-SITE-F16 X-886-PR-SITE-F17			
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CTB FILE: ----			
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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

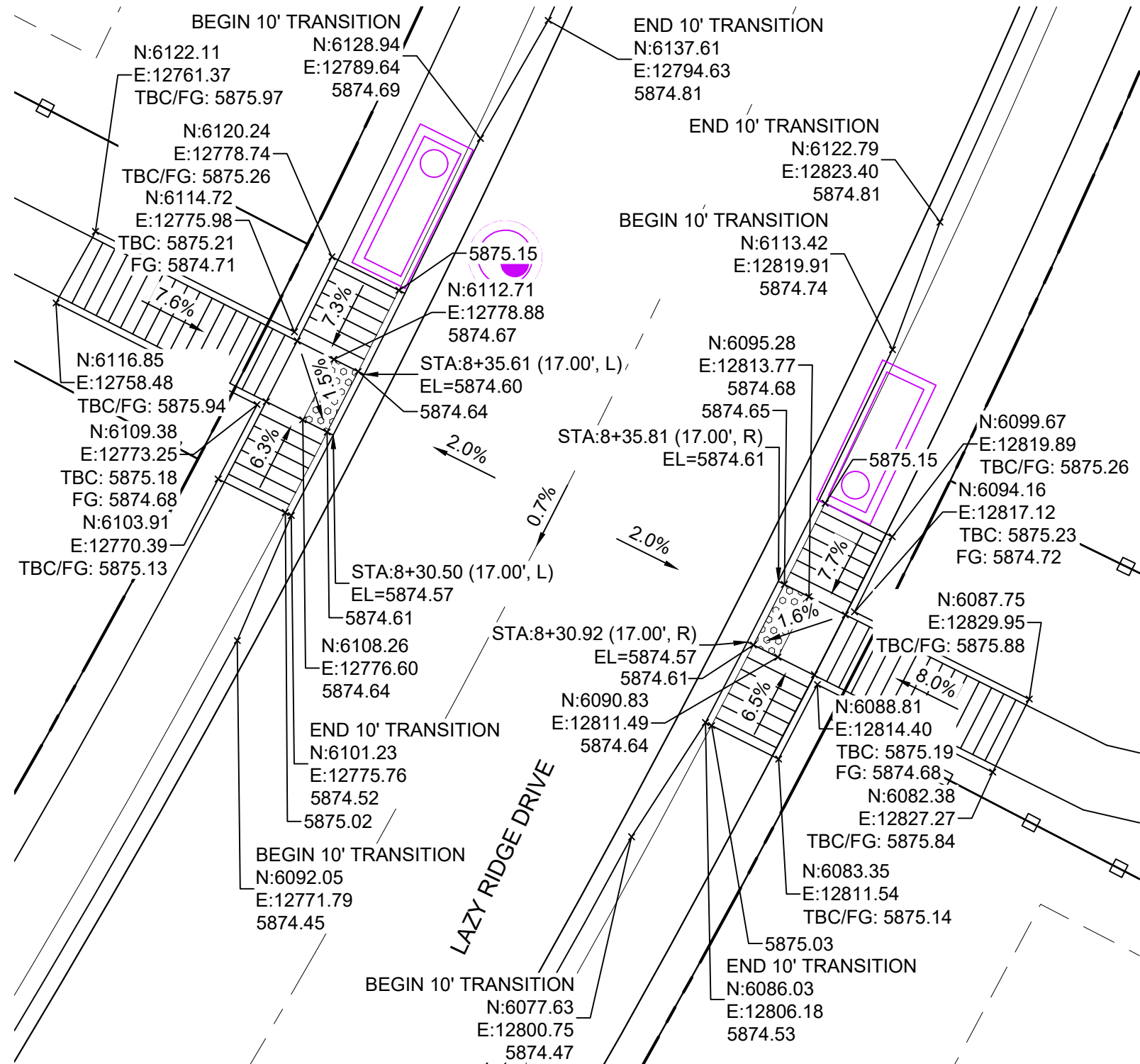
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MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

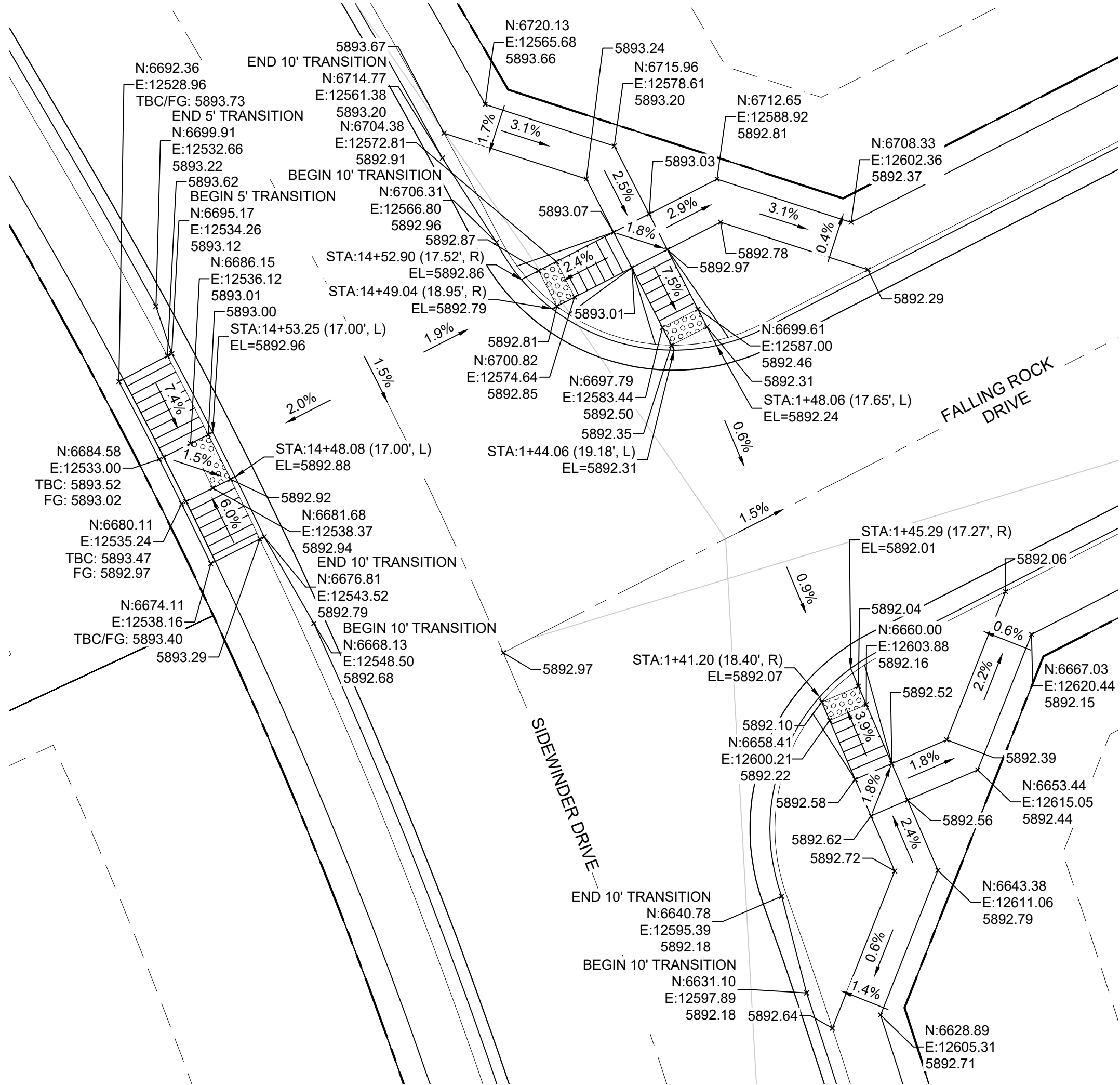
TRAILS AT ASPEN RIDGE			
ROADWAY & STORM IMPROVEMENT PLANS ROADWAY & STORM PLANS			
INTERSECTION DETAILS KEY MAP			
DESIGNED BY:	TRC	SCALE	DATE ISSUED:
DRAWN BY:	LCB	HORIZ. 1" = 80'	AUGUST 2021
CHECKED BY:	NMS	VERT. N/A	24 OF 50
			DRAWING No. RD20



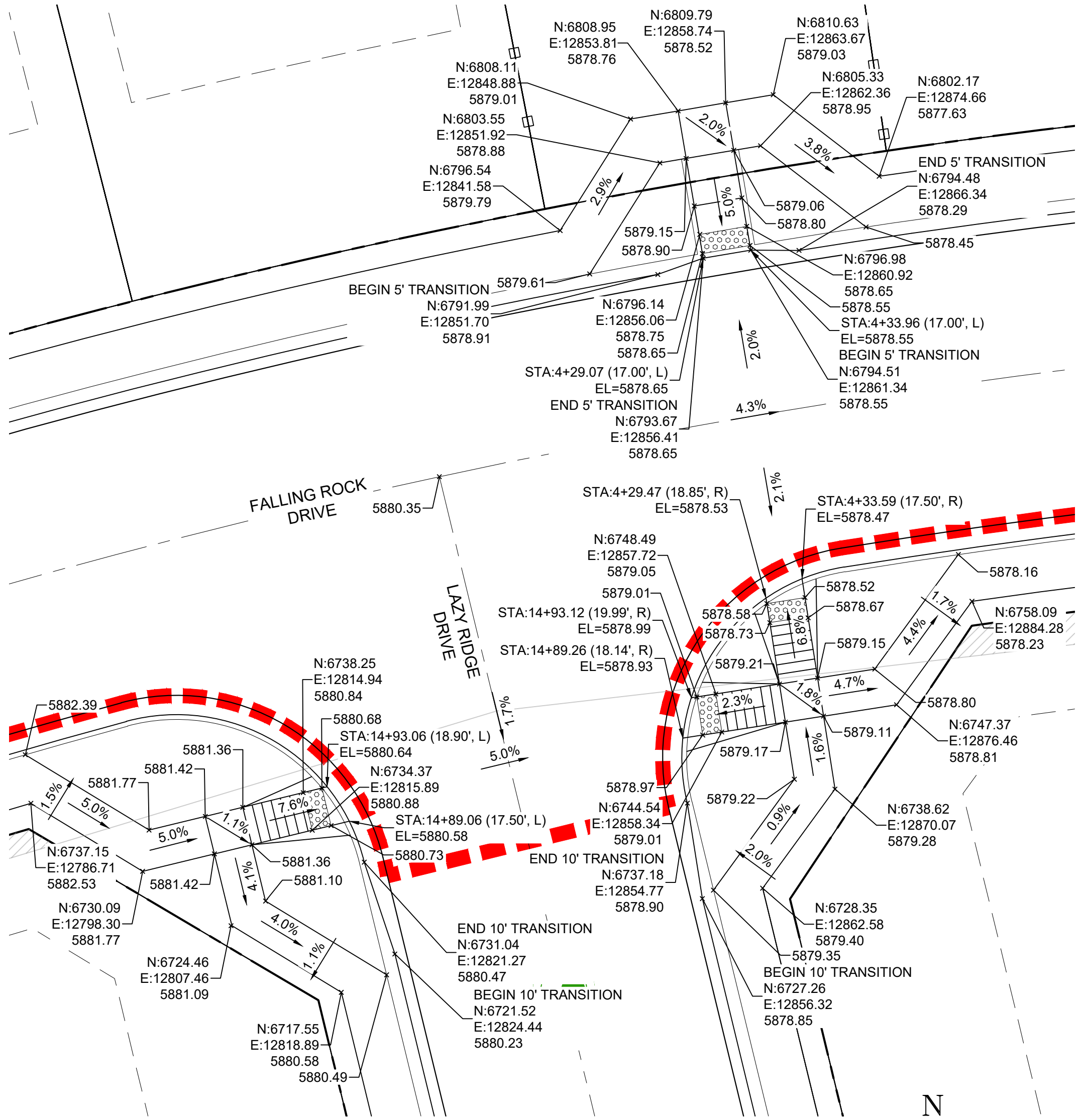
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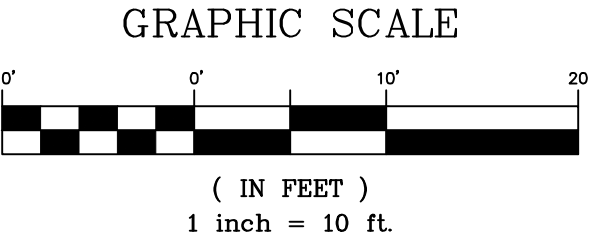
DETAIL A
LAZY RIDGE DRIVE
INTERSECTION DETAILS



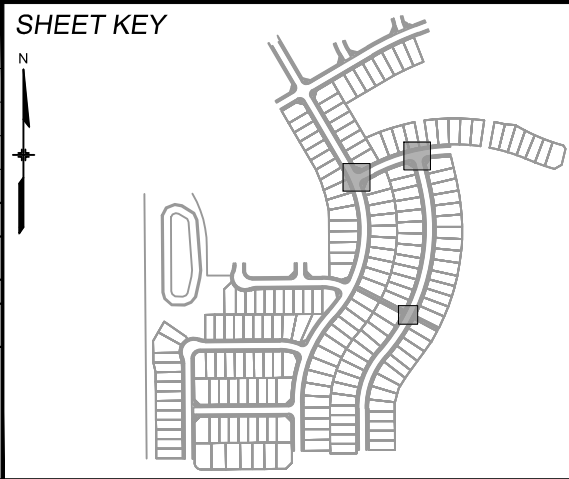
DETAIL B
SIDEWINDER DRIVE/FALLING ROCK DRIVE
INTERSECTION DETAILS



DETAIL C
LAZY RIDGE DRIVE/FALLING ROCK DRIVE
INTERSECTION DETAILS



REFERENCE DRAWINGS			
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-F5 19-886-PR-UTL X-886-PR SITE_F7			
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.
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:

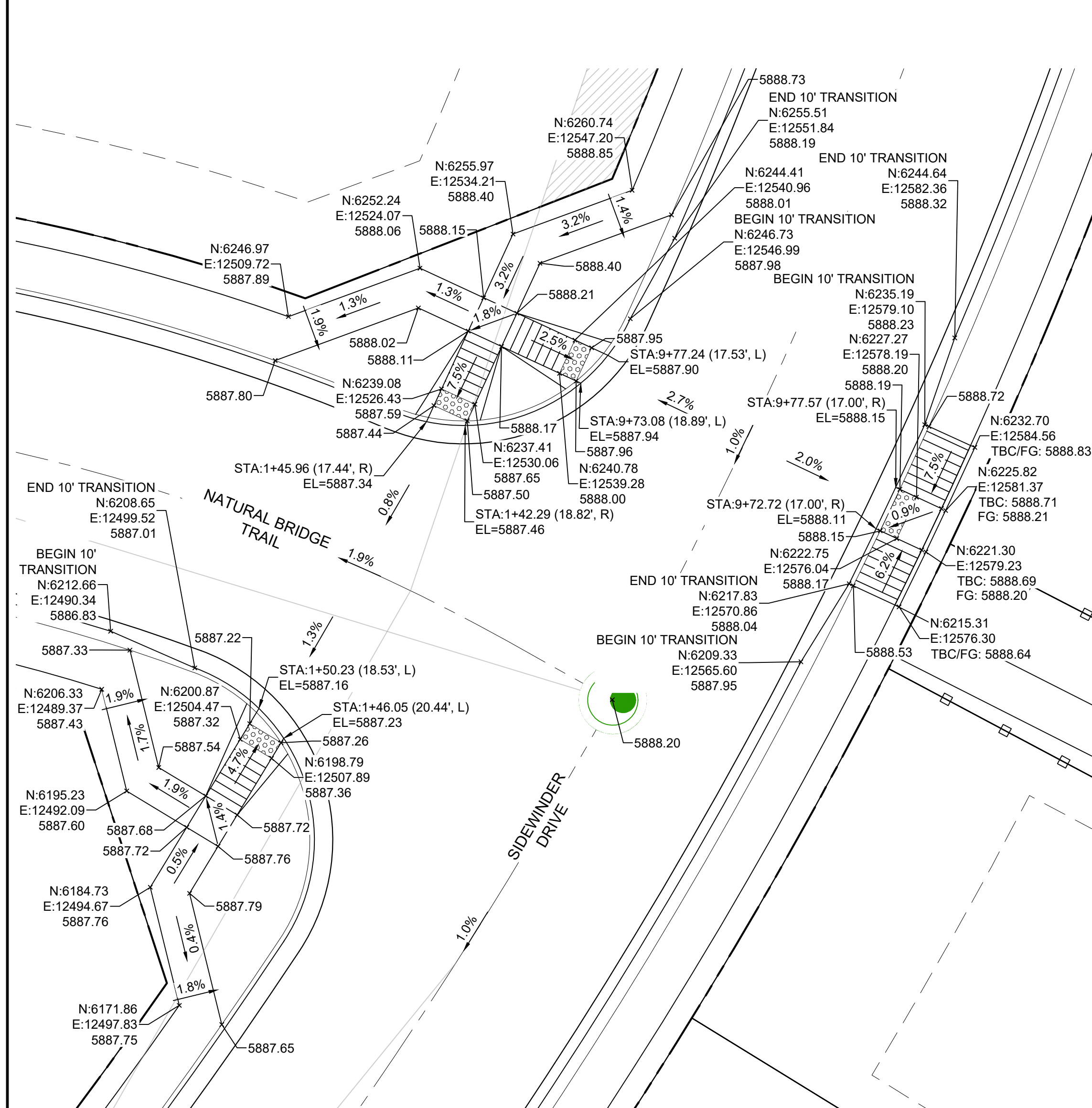


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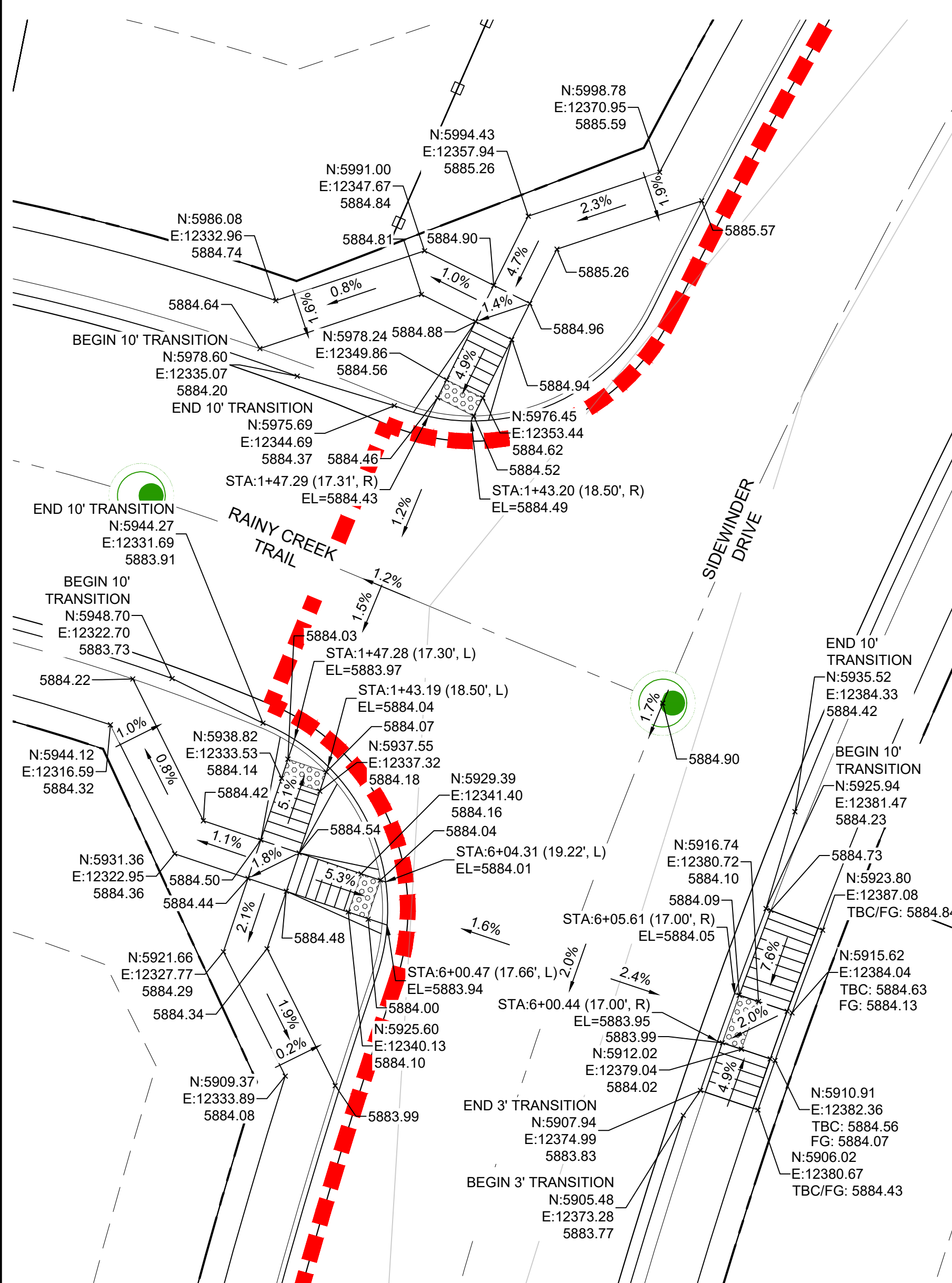
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

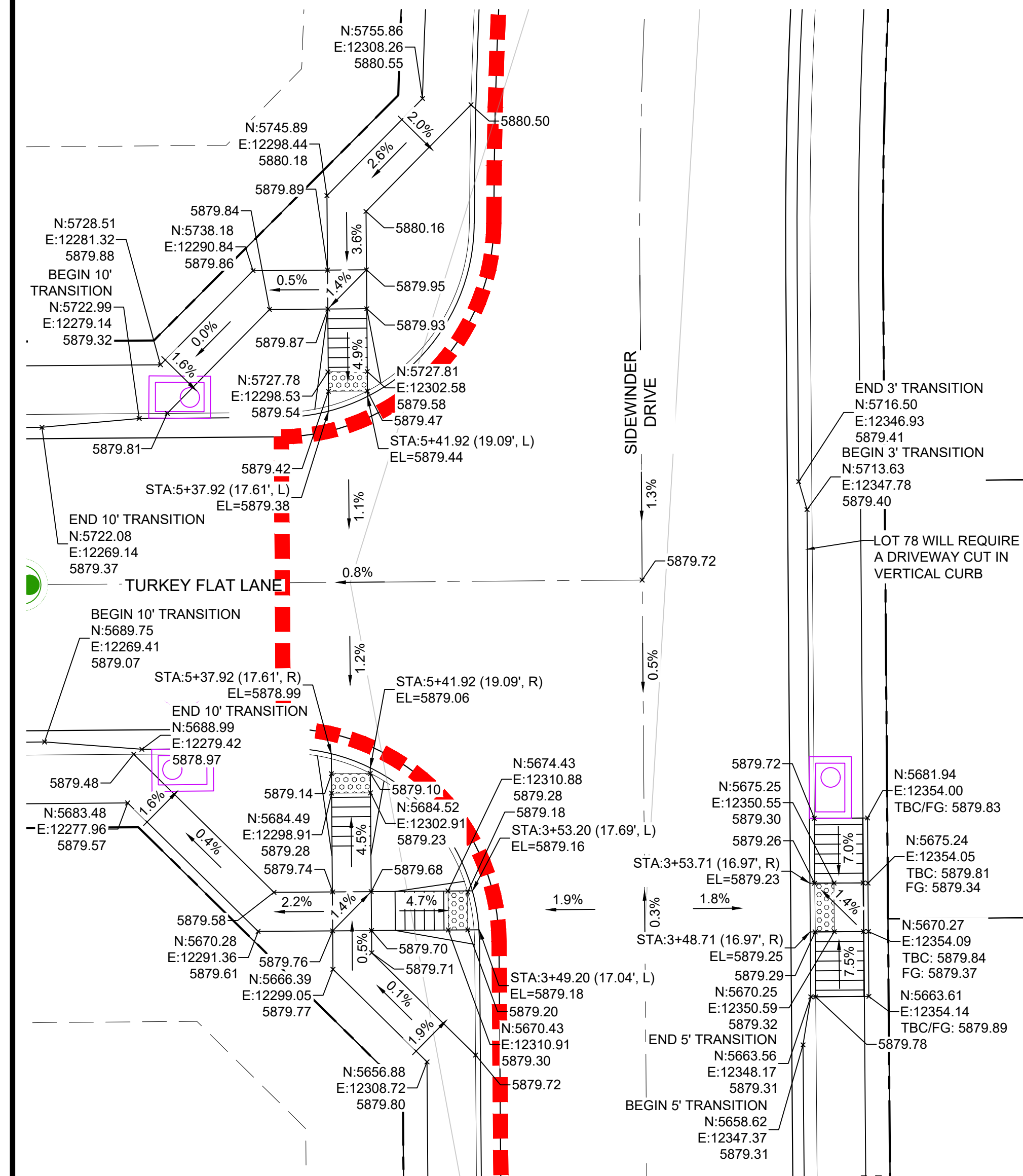
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FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS			
INTERSECTION DETAILS			
DESIGNED BY:	TRC	SCALE	DATE ISSUED:
CHECKED BY:	NMS	HORIZ. 1"=10' VERT. N/A	AUGUST 2021
			SHEET 25 OF 39
			DRAWING No. RD21

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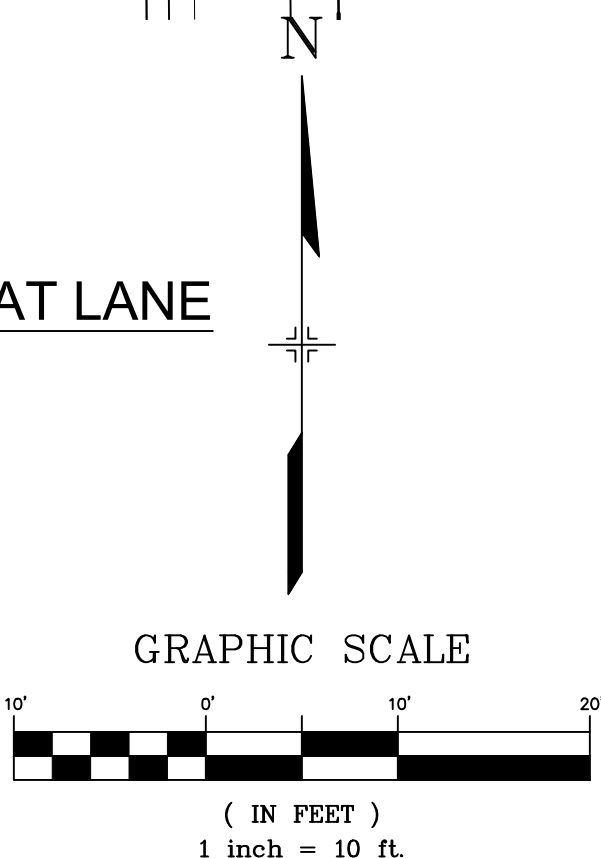
DETAIL D
SIDEWINDER DRIVE/ NATURAL BRIDGE TRAIL
INTERSECTION DETAILS



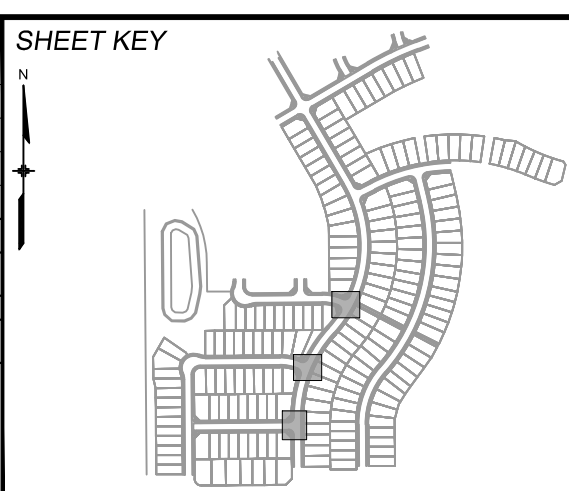
DETAIL E
SIDEWINDER DRIVE/RAINY CREEK TRAIL
INTERSECTION DETAILS



DETAIL F
SIDEWINDER DRIVE/ TURKEY FLAT LANE
INTERSECTION DETAILS



REFERENCE DRAWINGS			
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-UTL X-886-PR SITE - F7			
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.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
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PREPARED BY:



SEAL

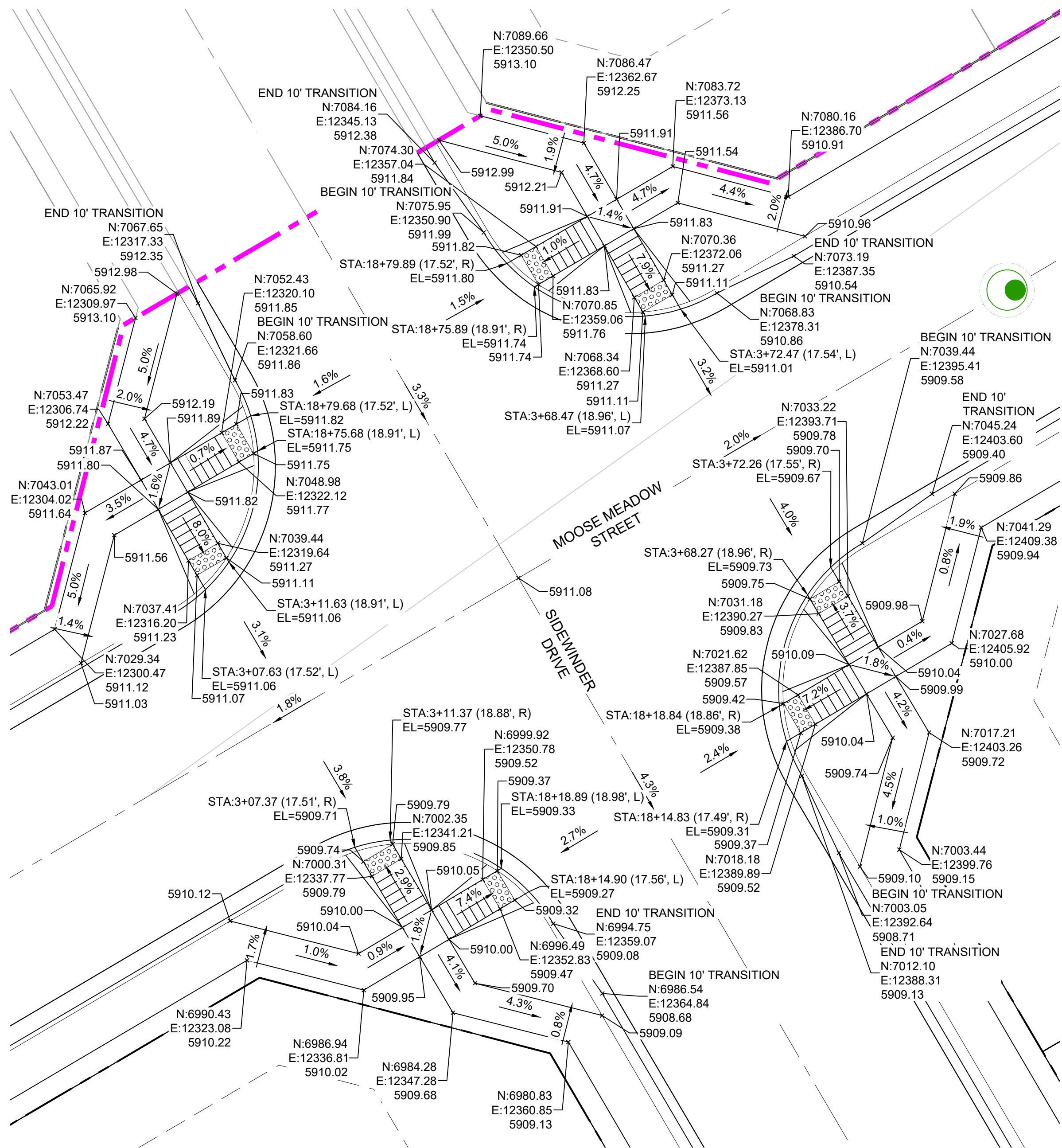
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

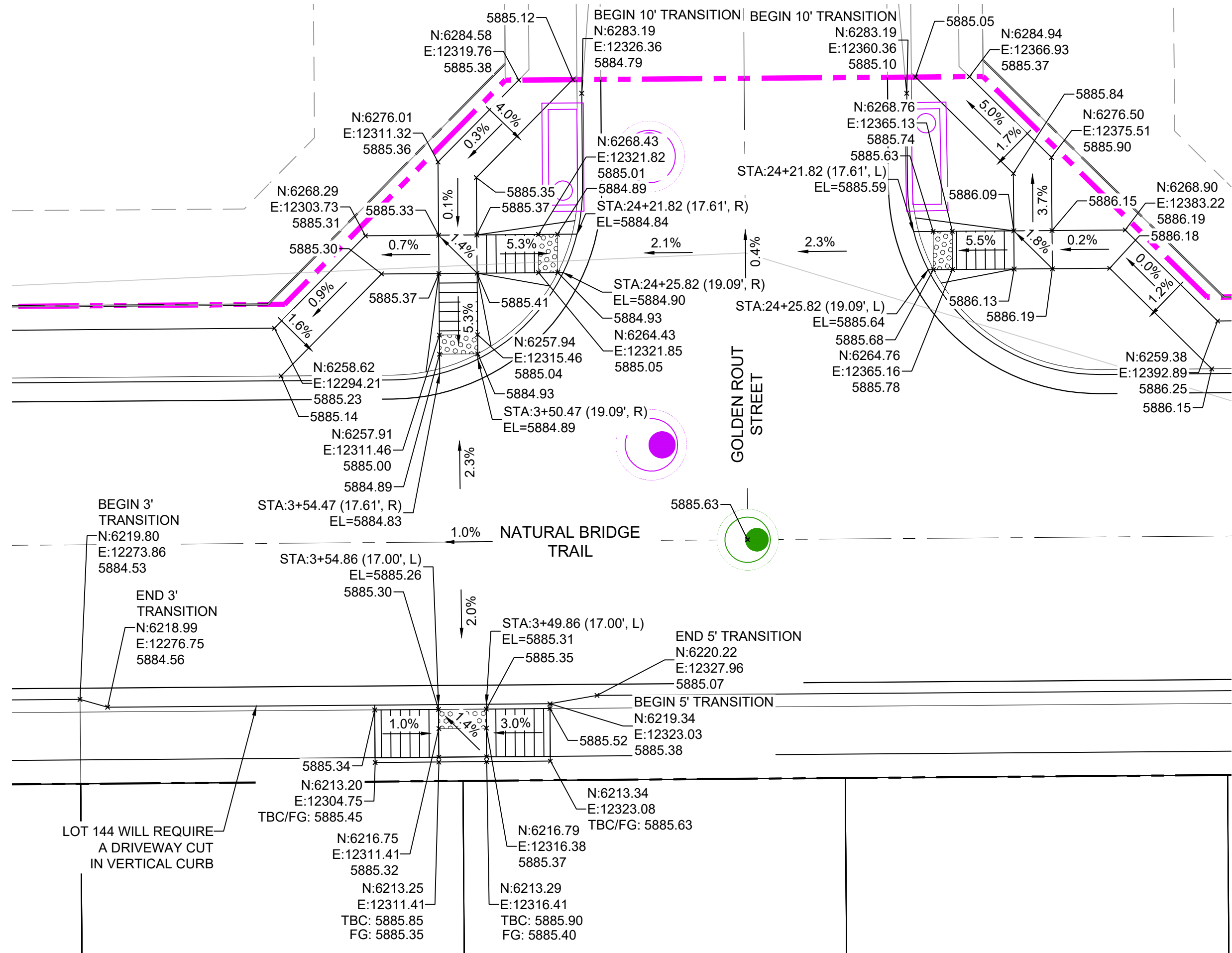
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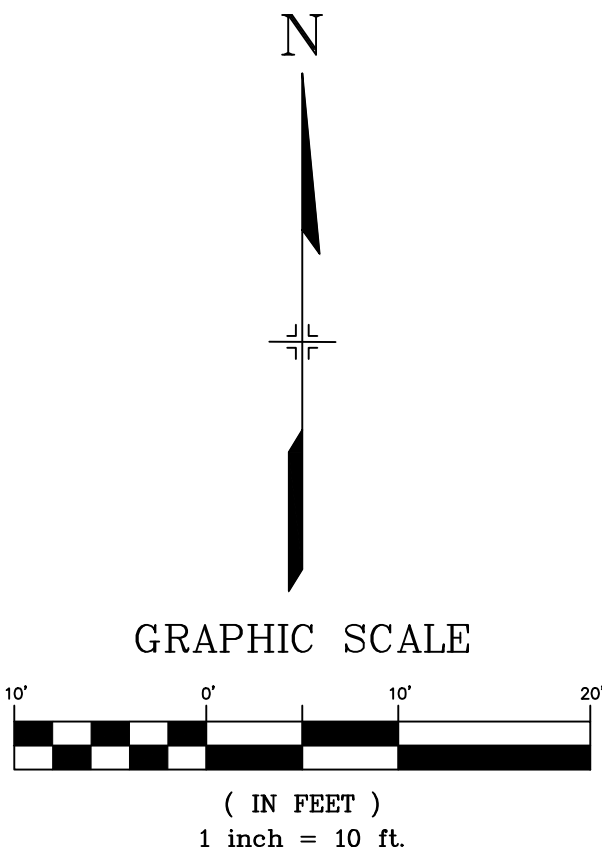
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DETAIL G
SIDEWINDER DRIVE/ MOOSE MEADOW STREET
INTERSECTION DETAILS



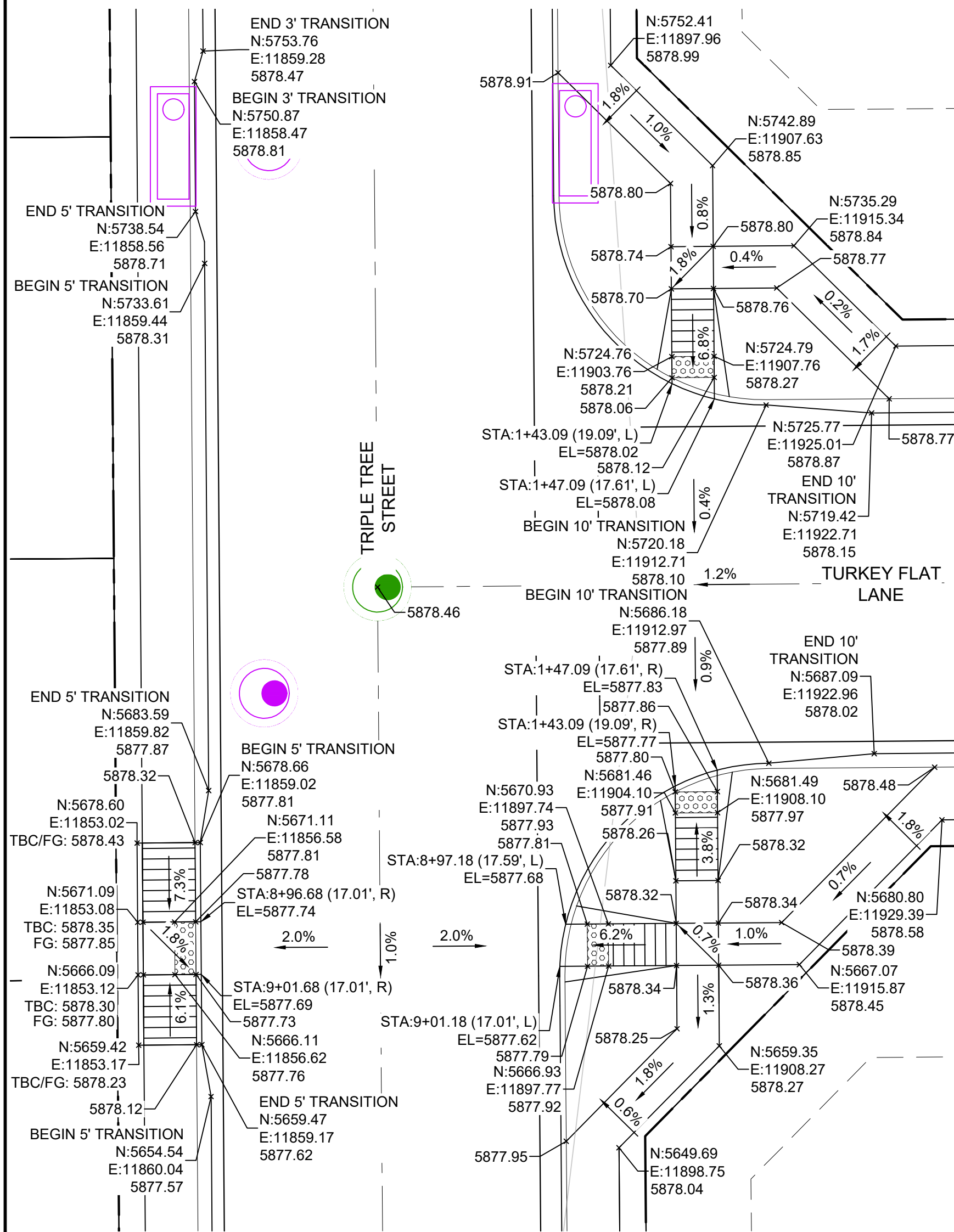
DETAIL H
GOLDEN ROUT STREET/NATURAL BRIDGE TRAIL
INTERSECTION DETAILS



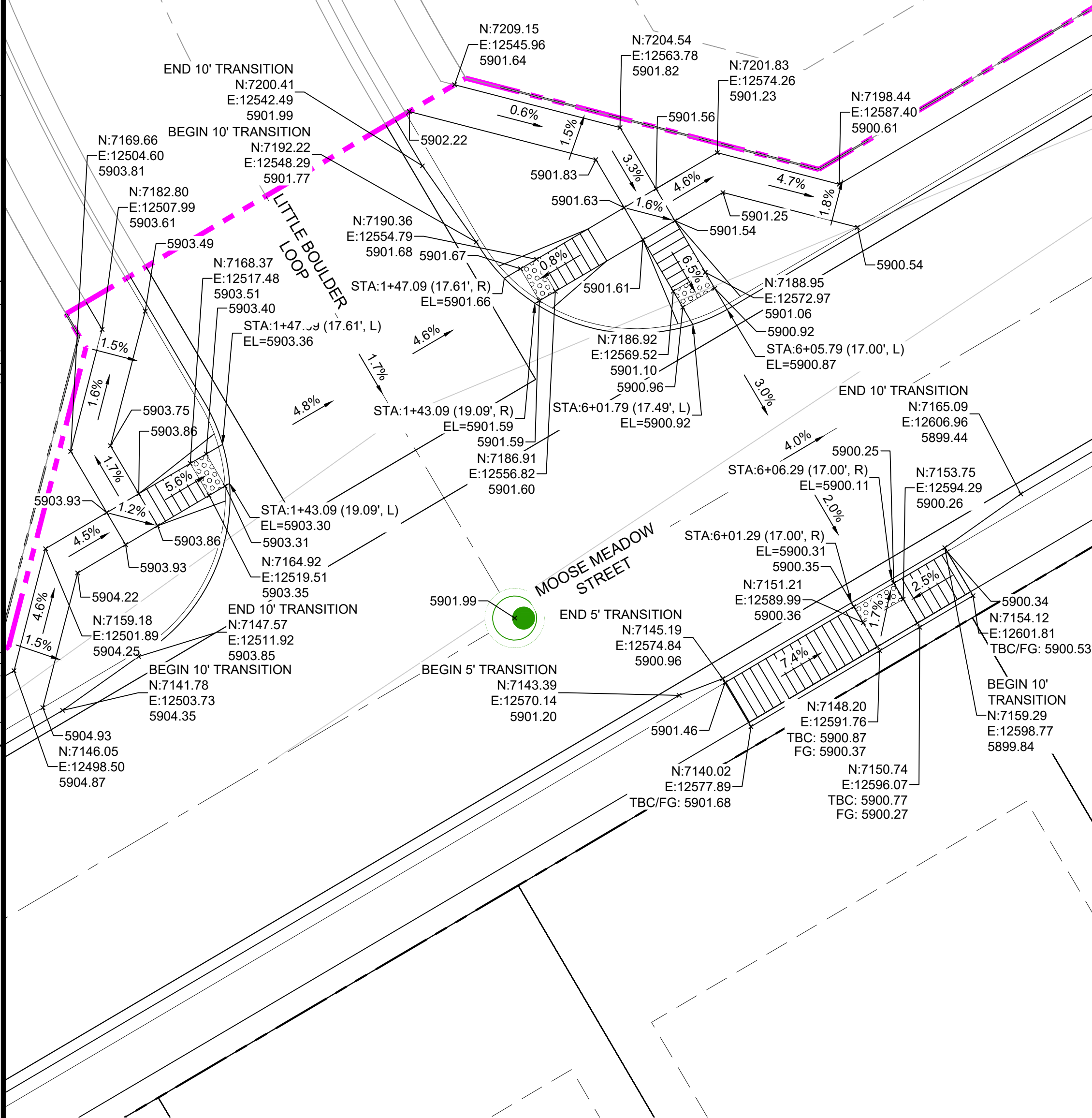
REFERENCE DRAWINGS						SHEET KEY		BENCHMARK				SEAL		TRAILS AT ASPEN RIDGE			
X-886-EX SURVEY X-886-PR SITE - F1 X-886-PR SITE - F2 886-PR Legacy Drive-Roundabout 886-PR legacy drive X-Title-RAS X-886-EX-BASE X-886-PR-SITE X-886-PR-SITE - F6 X-886-PR-SITE - F5 X-886-PR-SITE - F4 X-886-PR-SITE - F3 X-886-PR-WTR-F5 19-886-PR-UTL X-886-PR-SITE - F7						N S		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				PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE		FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS			
No.		DATE		DESCRIPTION		BY		BASIS OF BEARING		FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.886.028		DESIGNED BY: TRS CHECKED BY: NMS		DATE ISSUED: AUGUST 2021 SHEET 27 OF 39			
				REVISIONS				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)		DRAWING No. RD23							
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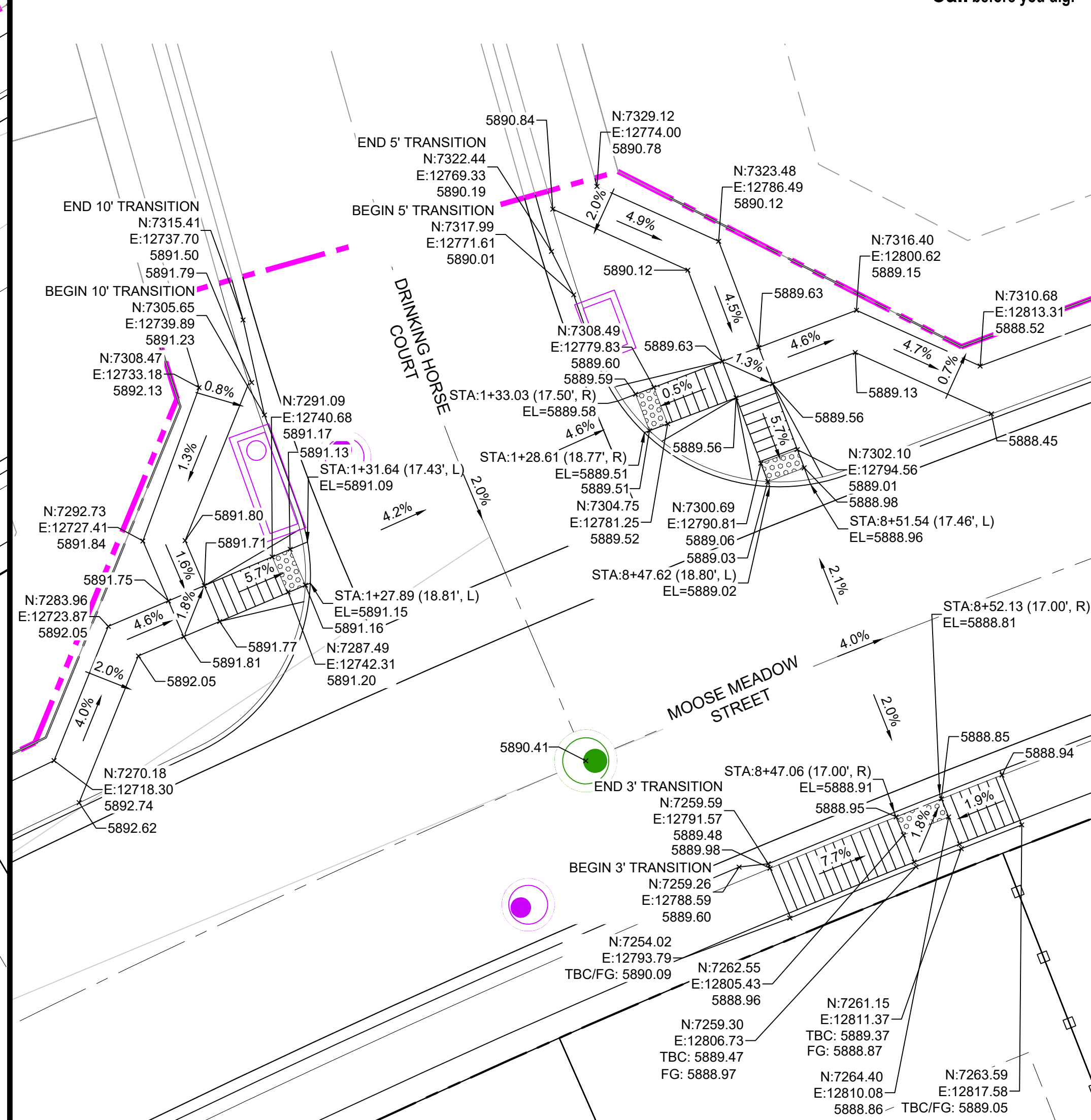
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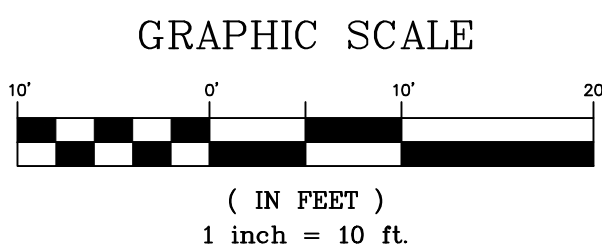
DETAIL I
TRIPLE TREE STREET/ TURKEY FLAT LANE
INTERSECTION DETAILS



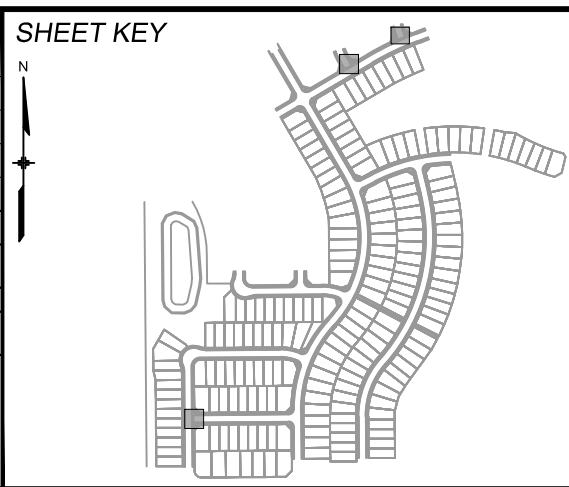
DETAIL J
MOOSE MEADOW STREET/LITTLE BOULDER LOOP
INTERSECTION DETAILS



DETAIL K
MOOSE MEADOW STREET/DRINKING HORSE COURT
INTERSECTION DETAILS



REFERENCE DRAWINGS			
X-886-EX SURVEY X-886-PR SITE - F1 X-886-PR SITE - F2 886-PR Legacy Drive-Roundabout 886-PR Legacy Drive X-Title-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-UTL X-886-PR SITE - F7			
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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/4 CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS 10377)

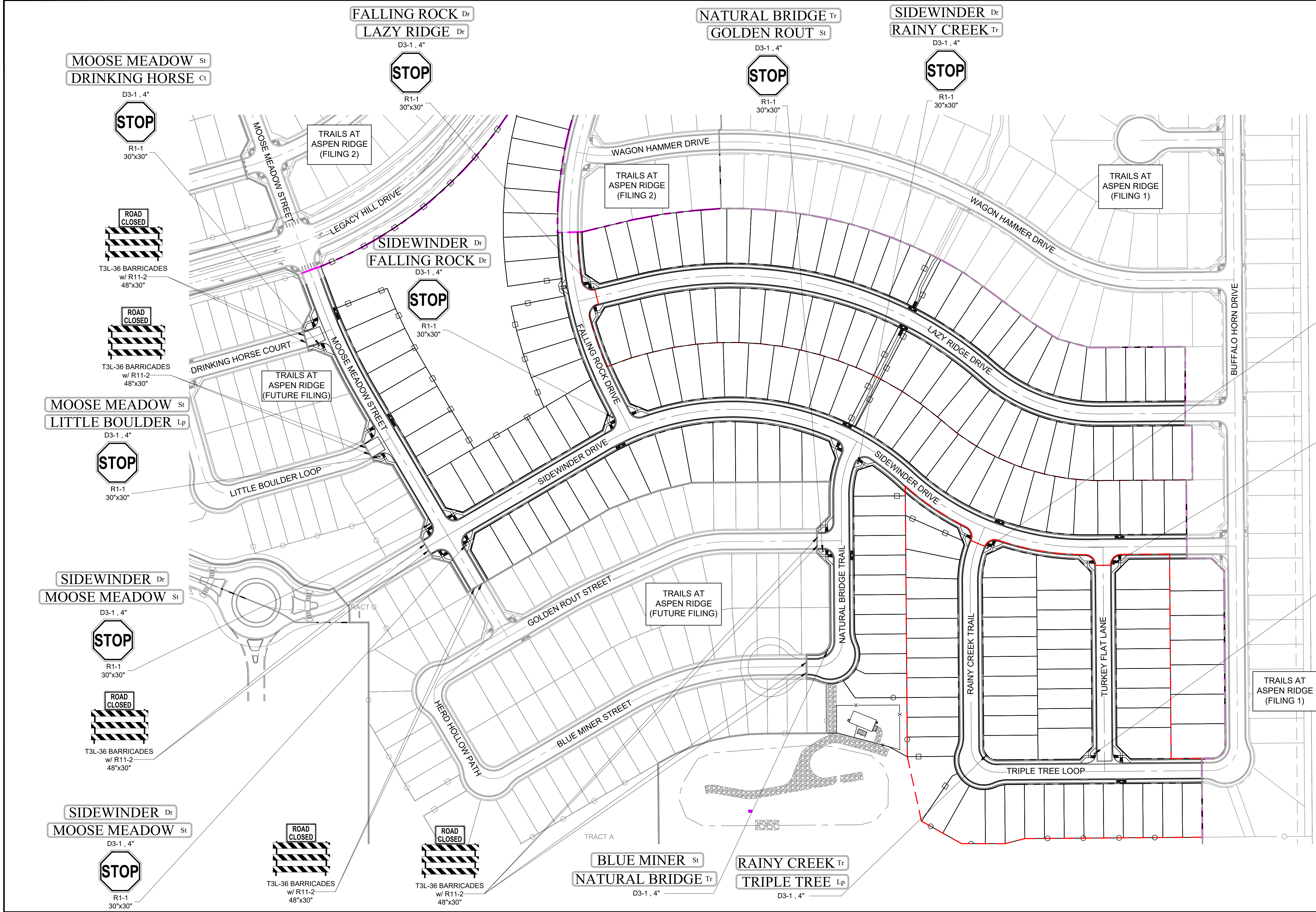


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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

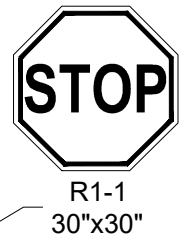
TRAILS AT ASPEN RIDGE			
FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS			
INTERSECTION DETAILS			
DESIGNED BY:	TRC	SCALE	DATE ISSUED:
CHECKED BY:	NMS	HORIZ. 1"=10' VERT. N/A	AUGUST 2021
SHEET			28 OF 39
DRAWING No.			RD24



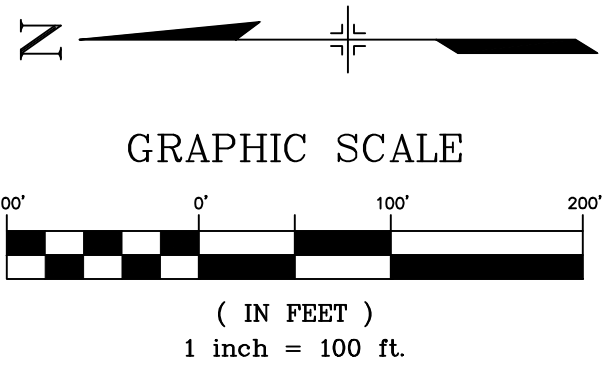
SIDEWINDER Dr
RAINY CREEK Tr



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.

TRAILS AT ASPEN RIDGE

ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY & STORM PLANS

SIGNING AND STRIPING PLAN

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MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

DESIGNED BY:	TRC	SCALE	DATE ISSUED:	AUGUST 2021	DRAWING No.
CHECKED BY:	NMS	HORIZ. 1" = 80'	SHEET	29 OF 50	SN01

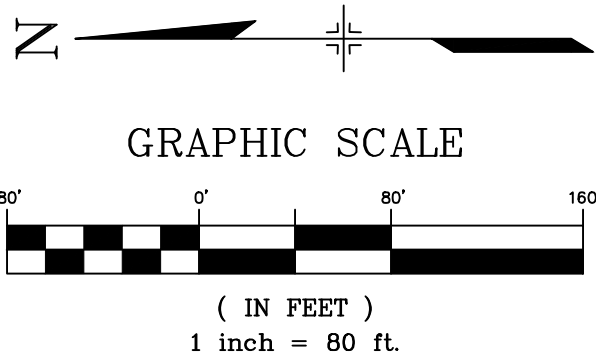
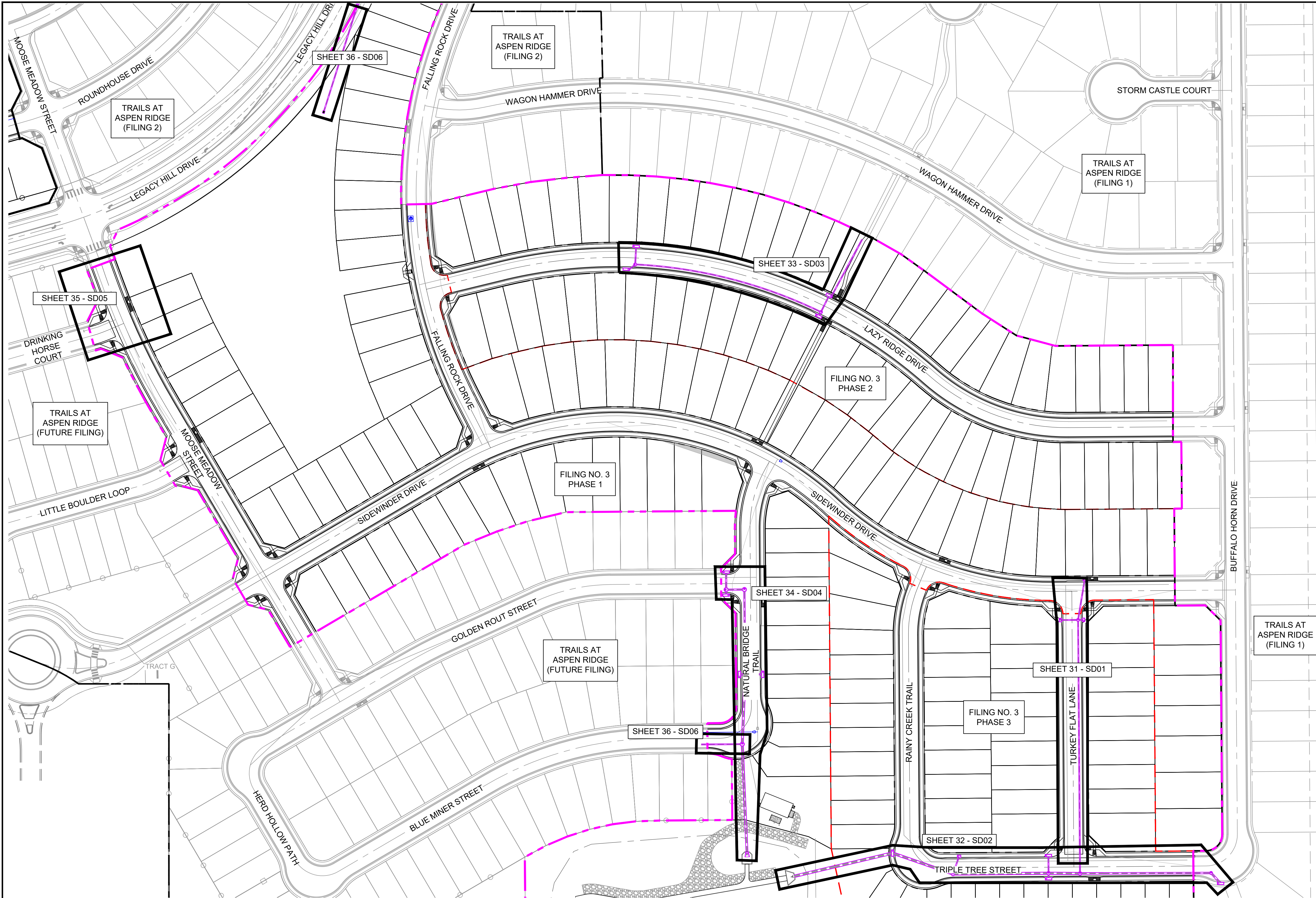
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN
A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS
BOULEVARD.
ELEVATION - 5897.89'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





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 or 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 X-886-PR-WTR-F4 X-886-PR-UTL X-786-RAS X-886-PR-SITE-F7 X-886-PR-WTR-F7			
No.	DATE	DESCRIPTION	BY
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FILE NAME: August 18, 2021 11:48:58 AM			
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PLOT DATE:			
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REVISIONS	
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/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)	

PREPARED BY:

SEAL

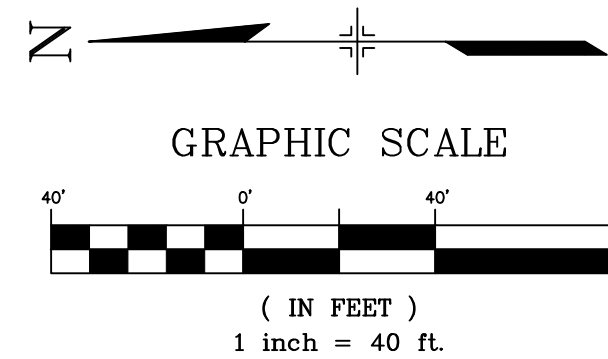
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GOVERNING AGENCIES AND
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

TRAILS AT ASPEN RIDGE					
FILING NO.3 ROADWAY & STORM IMPROVEMENT PLANS					
STORM KEY MAP					
DESIGNED BY:	TRC	SCALE	DATE ISSUED:	AUGUST 2021	DRAWING No.
DRAWN BY:	LCB	HORIZ. 1" = 80'			SD00
CHECKED BY:	NMS	VERT. N/A	SHEET	30 OF 39	



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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 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

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'			SD01
CHECKED BY:	NMS	VERT. 1" = 5'	SHEET	31 OF 39	

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

PREPARED BY:



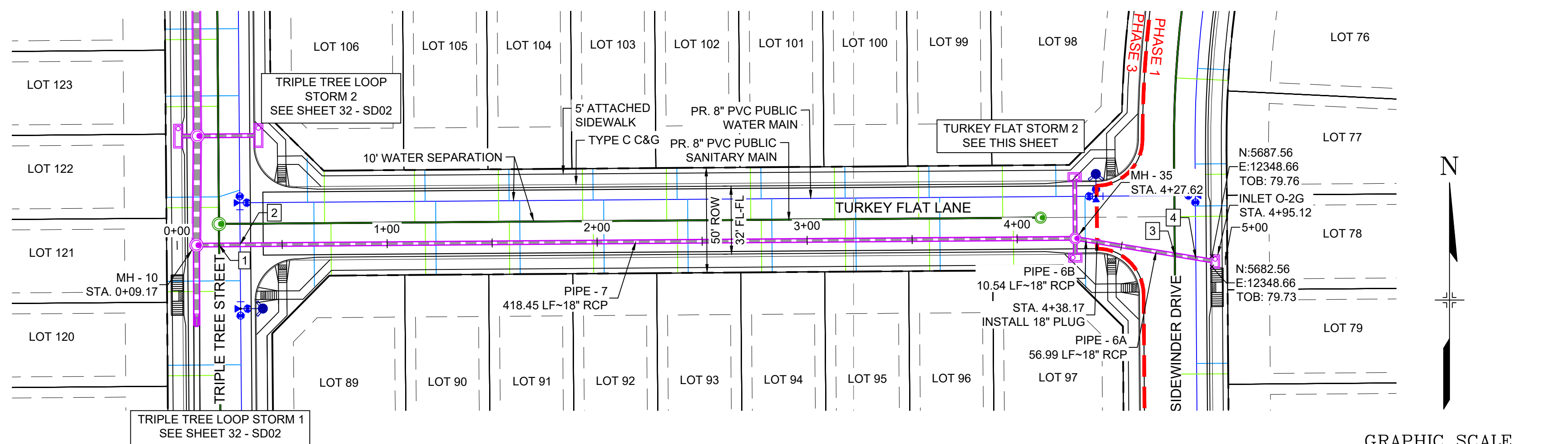
BENCHMARK

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

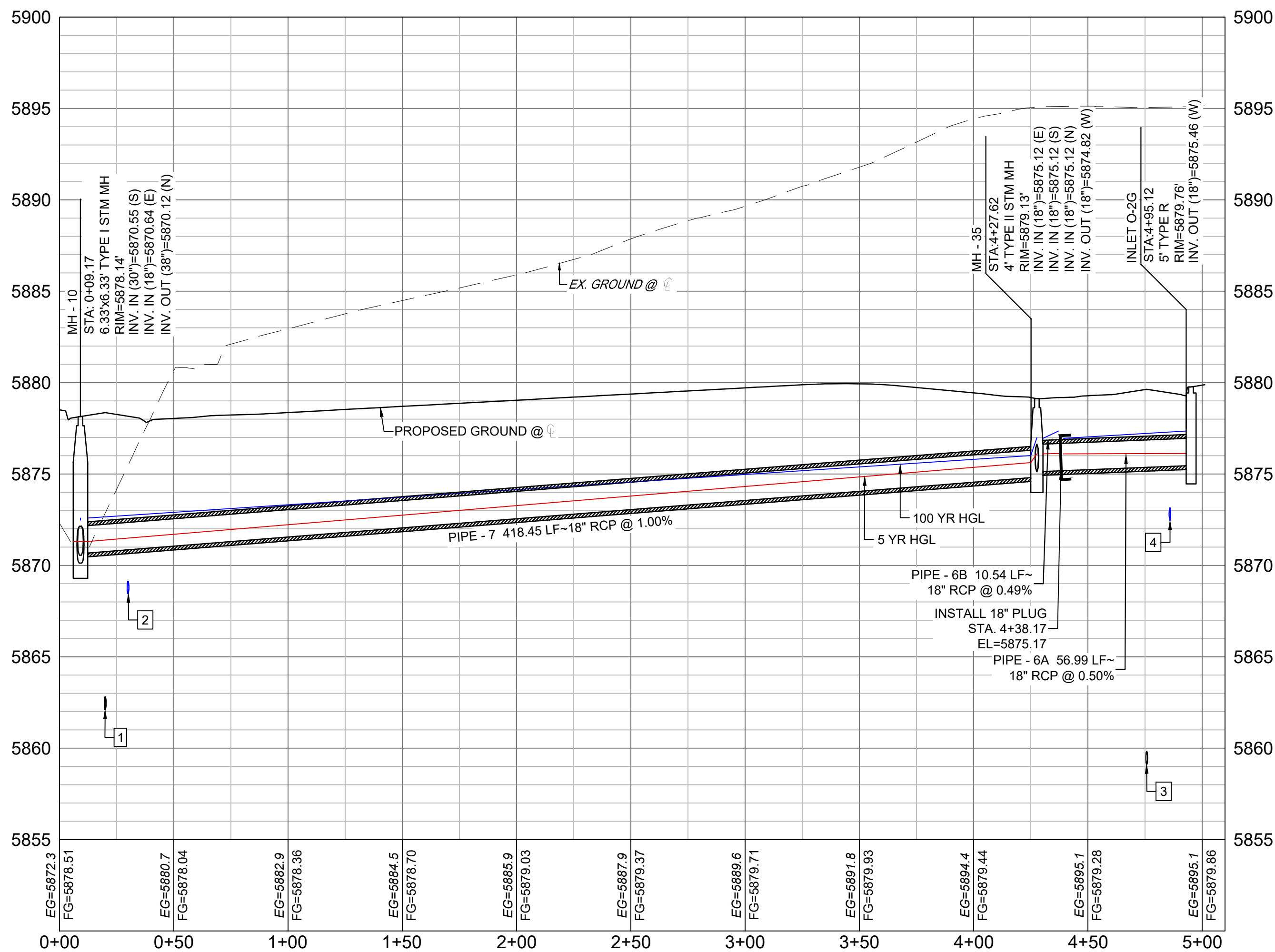
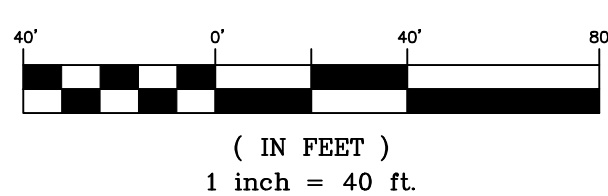
BASIS OF BEARING

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)

SHEET KEY



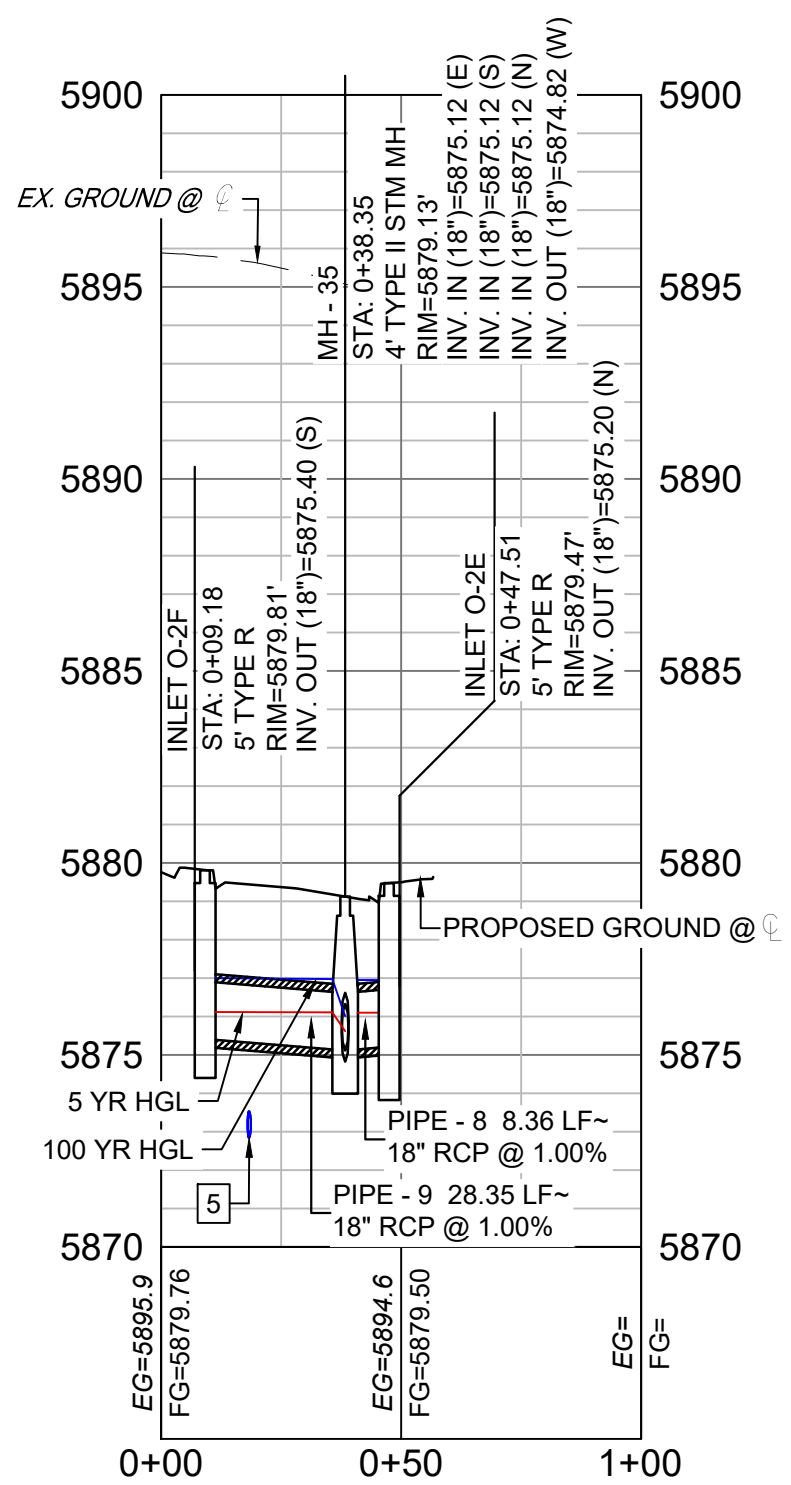
GRAPHIC SCALE



TURKEY FLAT LANE STORM PROFILE 1 (PUBLIC)

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

START STA: 0+00.00, END STA: 5+10.00



TURKEY FLAT STORM PROFILE 2 (PUBLIC)

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

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

REFERENCE
DRAWINGS

X-886-EX-BASE
X-886-EX-SURVEY
X-886-PR-SITE-F3
X-886-PR-SITE-F2
886-PR Legacy Drive Roundabout
886-PR legacy drive
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-786-RAS
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 SANITARY
X-886-PR-SITE-F7

No.	DATE	DESCRIPTION	BY
		REVISIONS	

COMPUTER FILE MANAGEMENT

FILE NAME: S:\20.886.028 (Trails F3)\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg

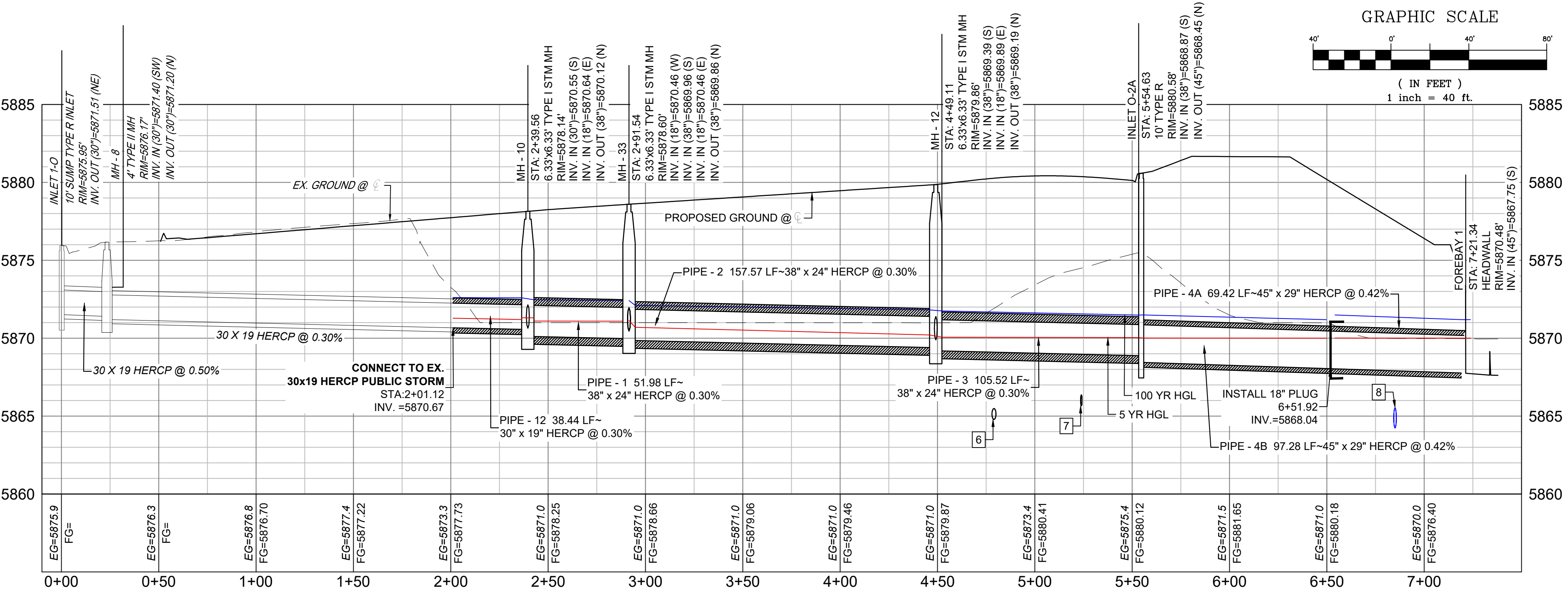
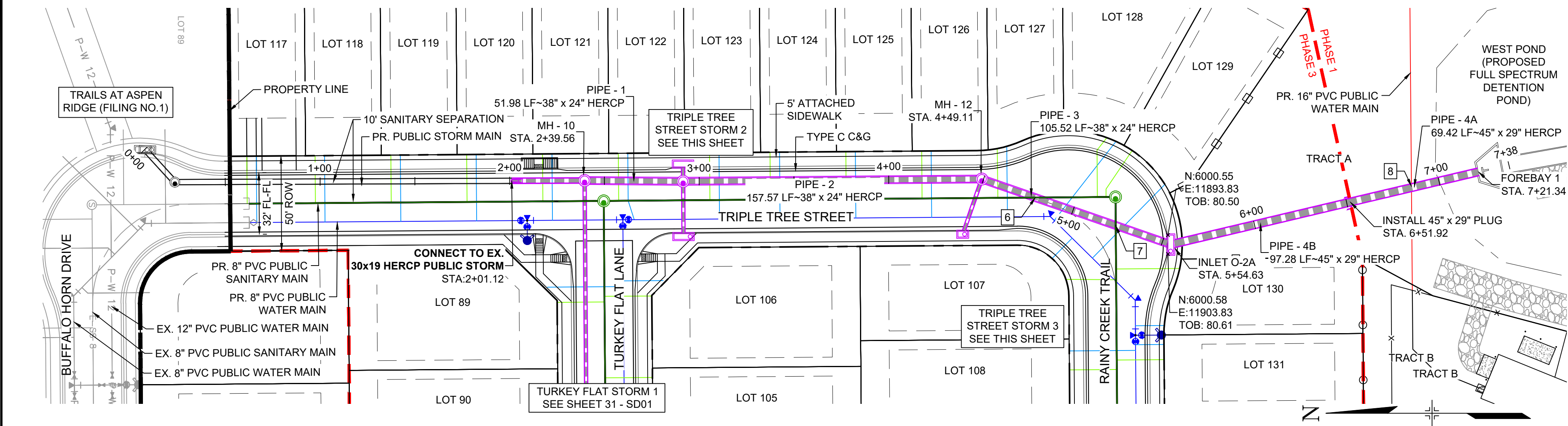
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PLOT DATE: August 18, 2021 11:50:45 AM

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



Know what's below.
Call before you dig.



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

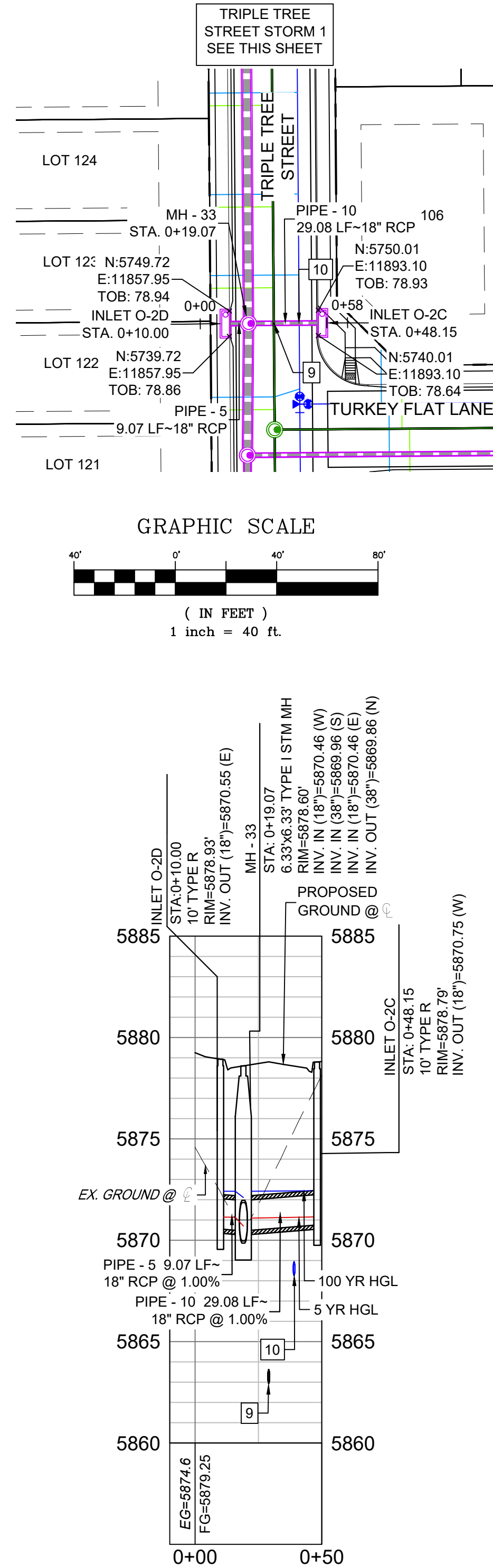
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N & E
FOREBAY 1	HEADWALL	RIM = 5870.48 PIPE - 4A INV IN (45") = 5867.75	N: 6164.31 E: 11860.52
INLET O-2A	10' TYPE R	RIM = 5880.58 PIPE - 3 INV IN (38") = 5868.87 PIPE - 4B INV OUT (45") = 5868.45	N: 6002.07 E: 11898.83
INLET O-2B	5' TYPE R	RIM = 5880.04 PIPE - 11 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: 11856.45

STRUCTURE TABLE			
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

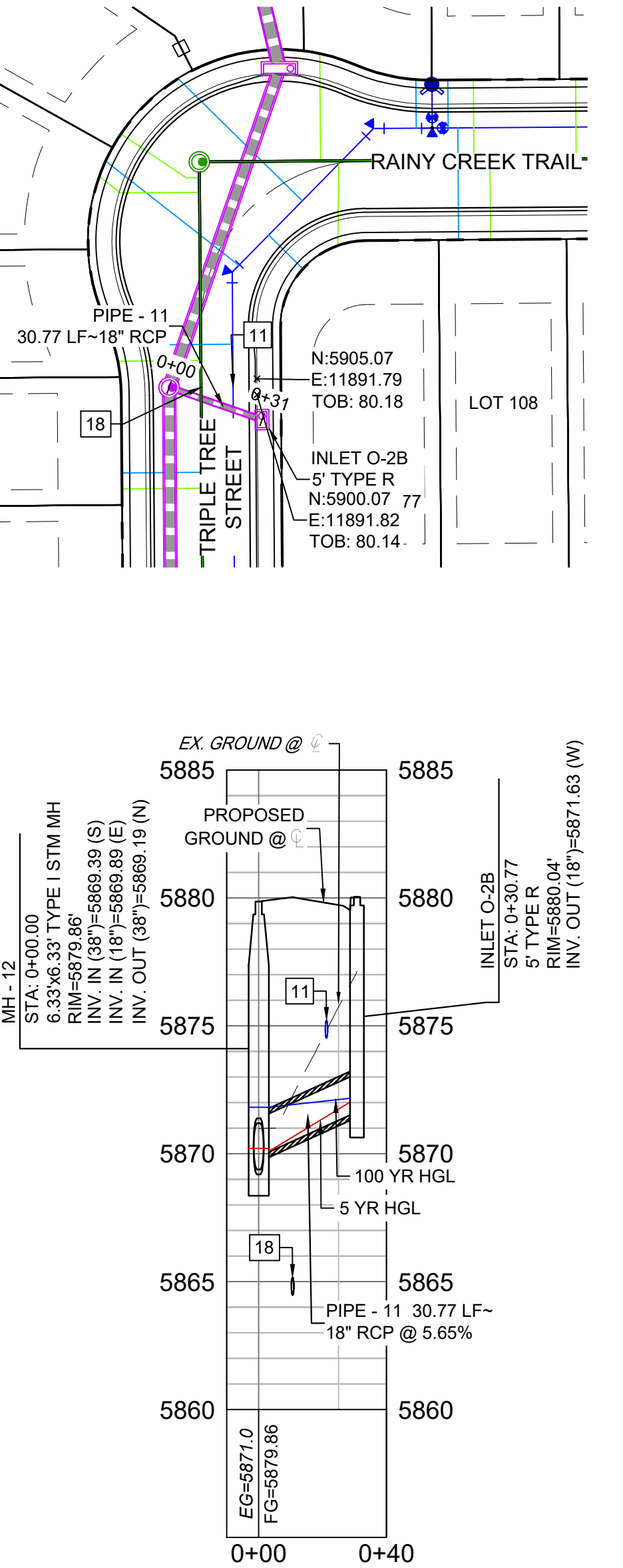
PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 1	N00°28'11"E	52.0'	0.30%	38" RCP
PIPE - 2	N00°26'25"W	157.6'	0.30%	38" RCP
PIPE - 3	N19°05'52"E	105.5'	0.30%	38" RCP
PIPE - 4A	N13°17'06"W	69.4'	0.42%	45" RCP
PIPE - 4B	N13°17'06"W	97.3'	0.42%	45" RCP
PIPE - 5	S89°33'35"E	9.1'	1.00%	18" RCP
PIPE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

UTILITY CROSSING DETAILS				
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: 11,888.77	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'

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

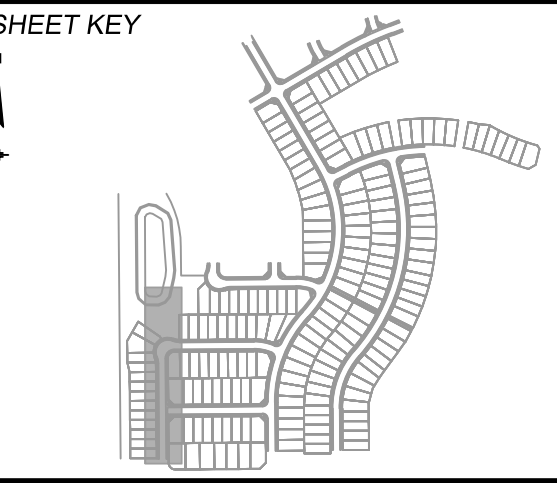


TRIPLE TREE STREET STORM PROFILE 3 (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: -0+10.00, END STA: 0+40.00



- NOTES:
1. ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
 2. PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
 3. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
 4. ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 5. PIPES OF DIFFERENT SIZES ARE TO BE MATCHED TO THE CROWN OF THE INSIDE WALL OF PIPE.
 6. 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.
 7. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 8. TOP OF BOX ELEVATIONS GIVEN FOR CDDOT TYPE R INLETS REFER TO THE COUNTY STANDARD DETAIL FOR CORRESPONDING DESIGN ELEVATIONS.
 9. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 10. 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 X-886-PR-Legacy Drive-Roundabout 886 or legacy drive 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-786-RAS 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: August 18, 2021 11:51:19 AM			
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/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)

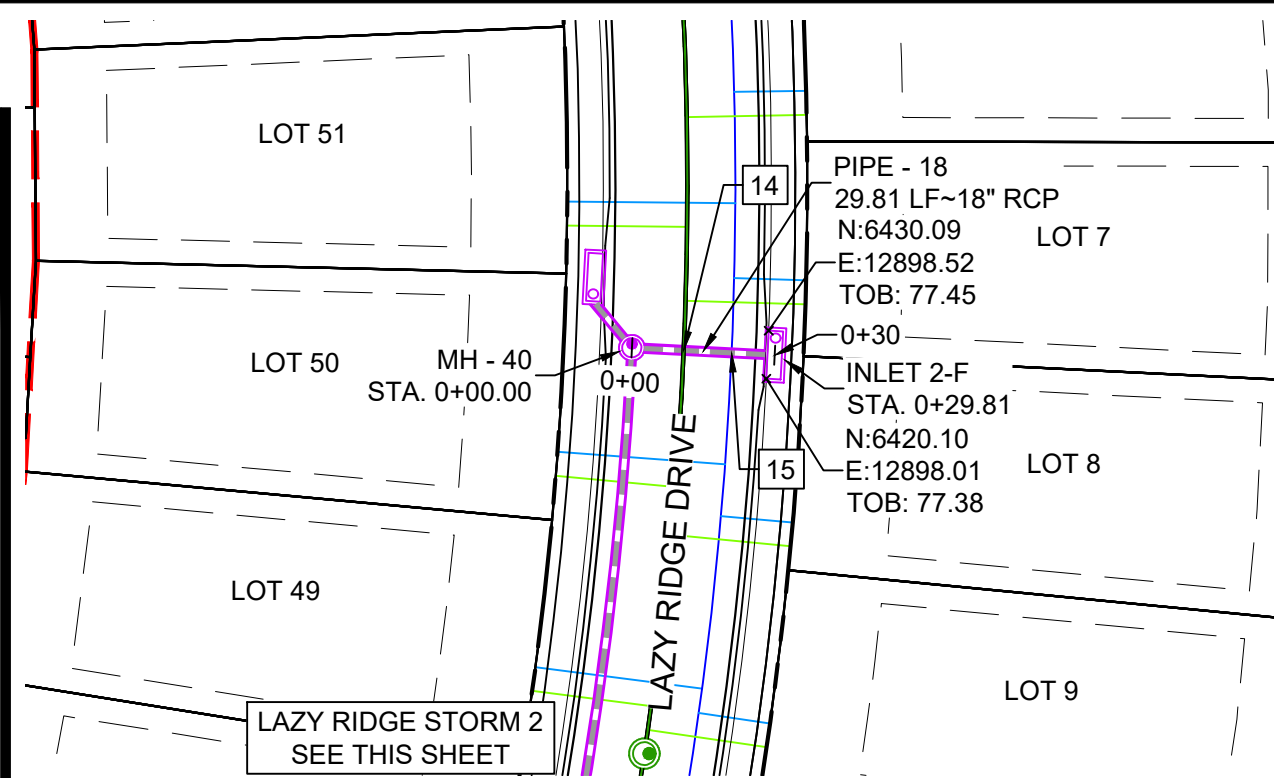
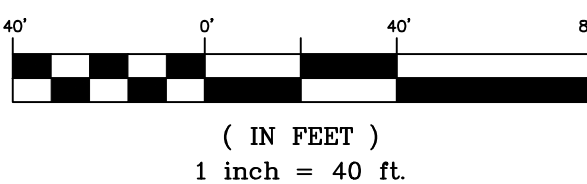


SEAL			
PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE			
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.886.028			
DESIGNED BY: TRS	SCALE: HORIZ. 1" = 40'	DATE ISSUED: AUGUST 2021	DRAWING No. SD02
CHECKED BY: NMS	VERT. 1" = 5'	SHEET 32 OF 39	

Know what's below.
Call before you dig.

N

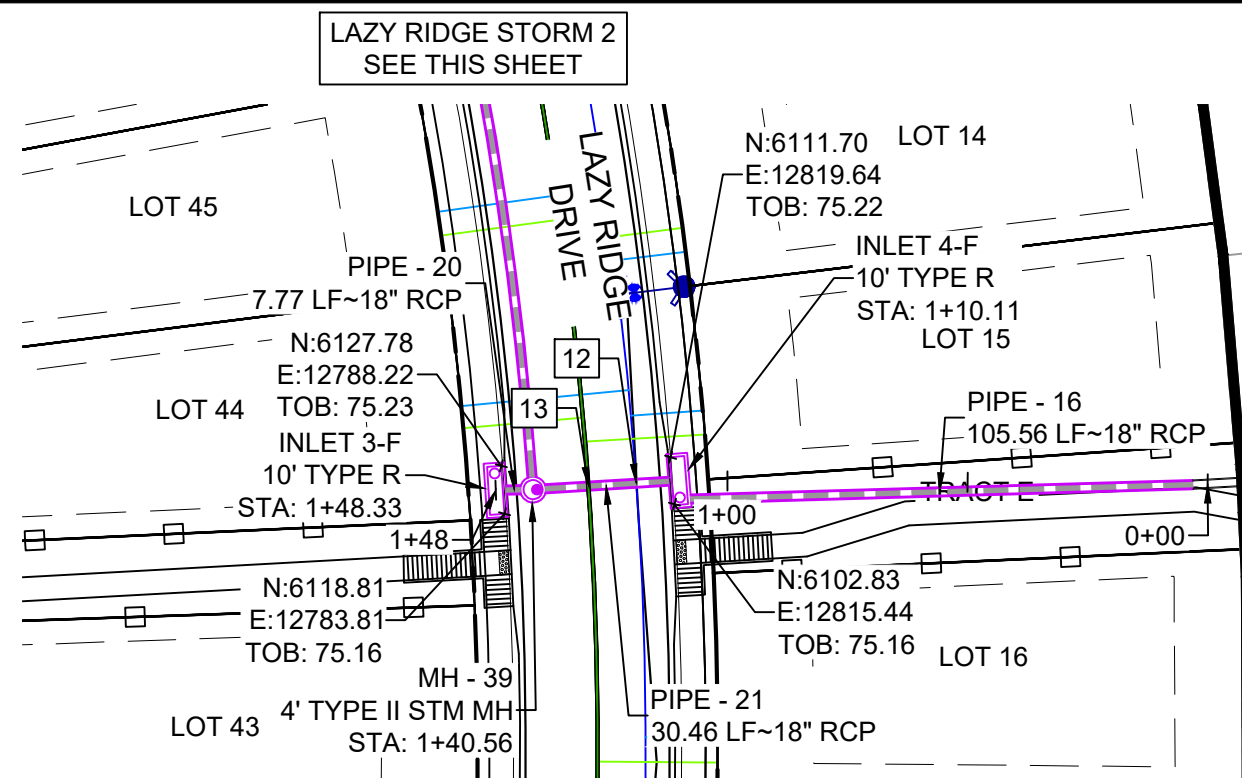
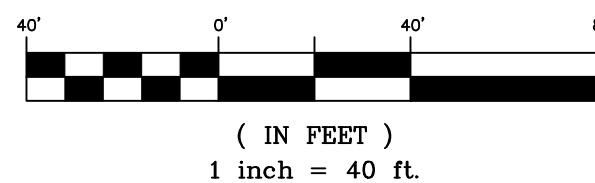
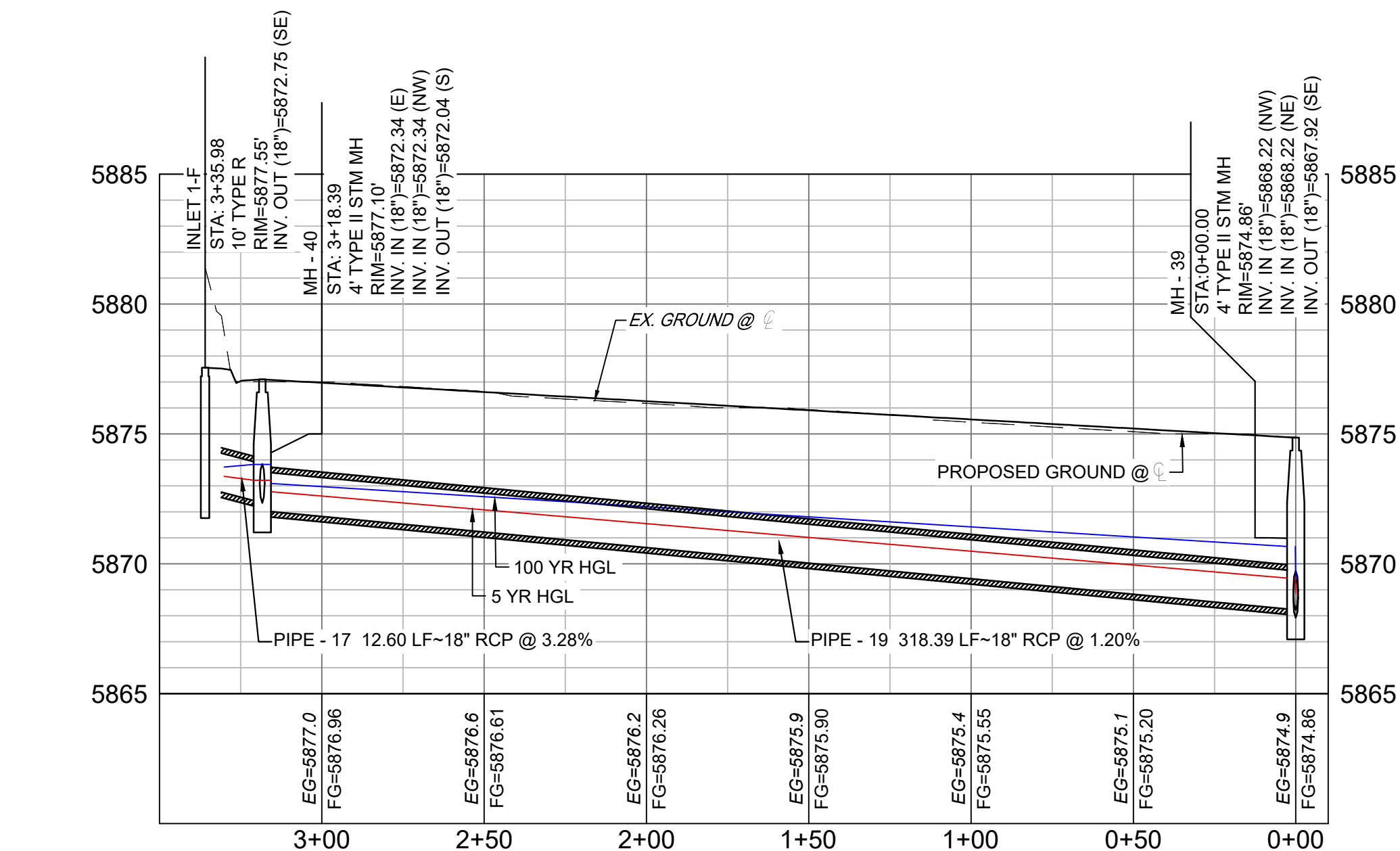
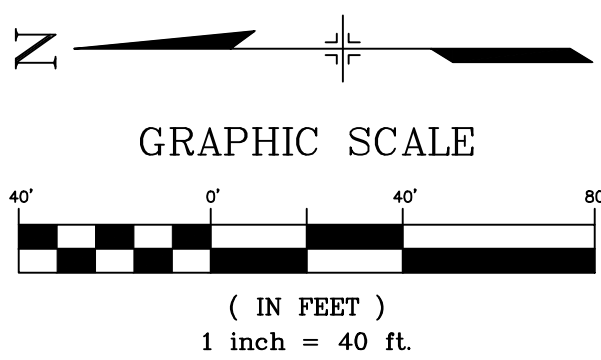
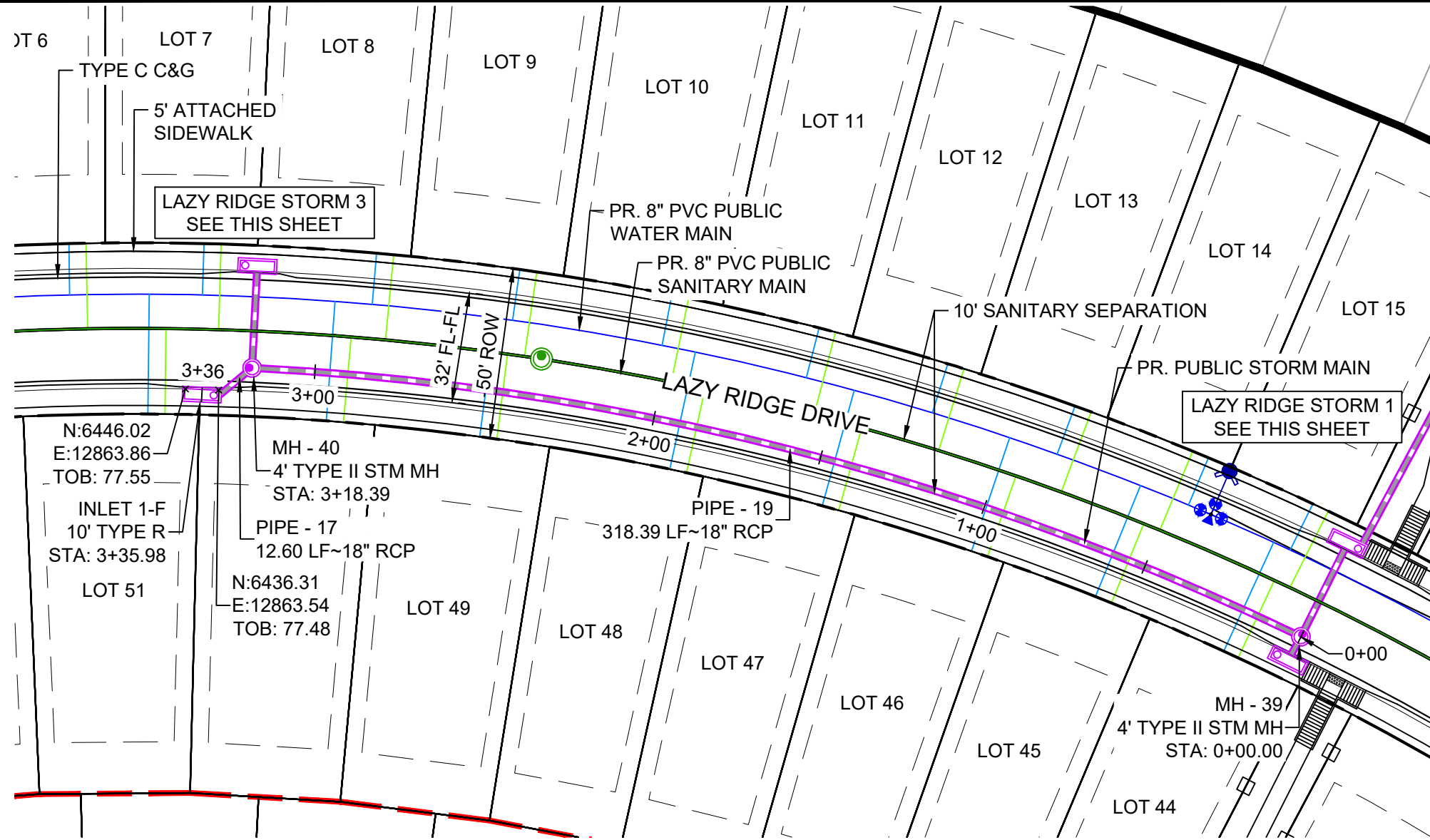
GRAPHIC SCALE

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

GRAPHIC SCALE

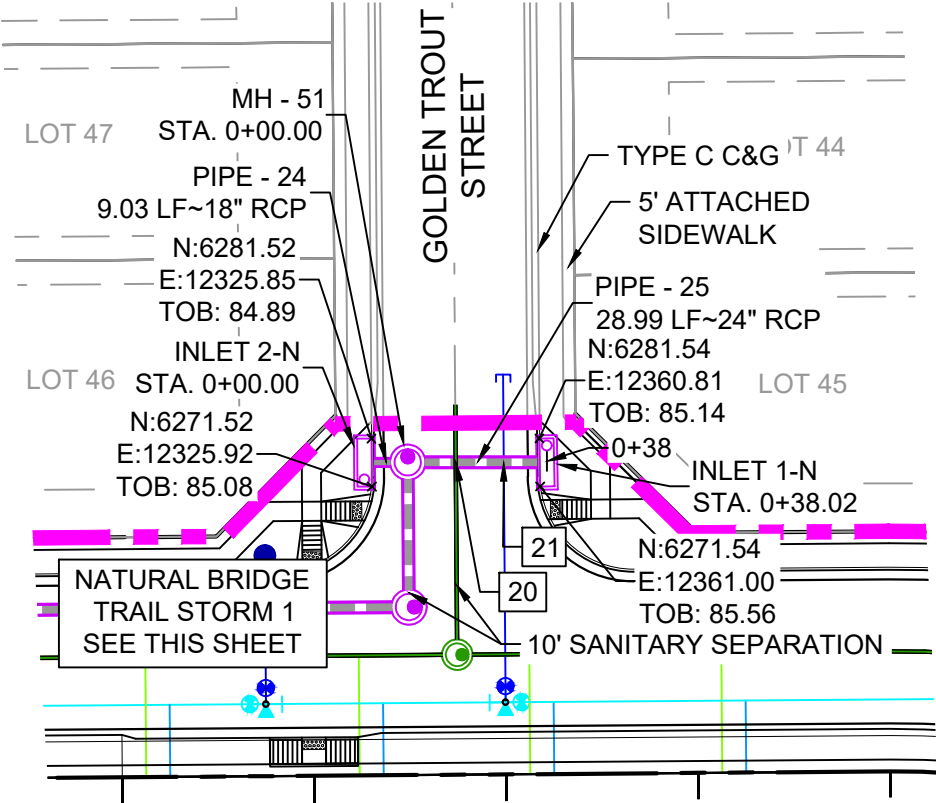
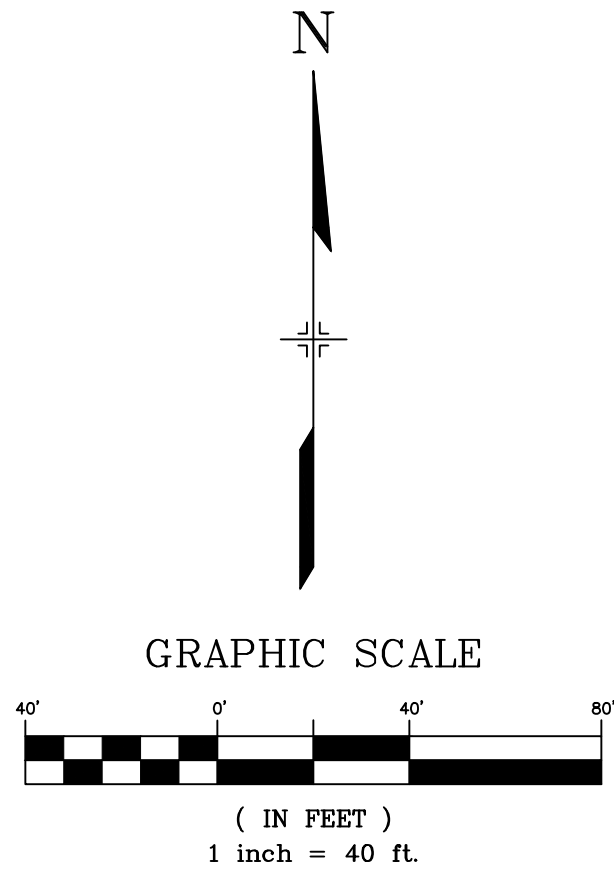
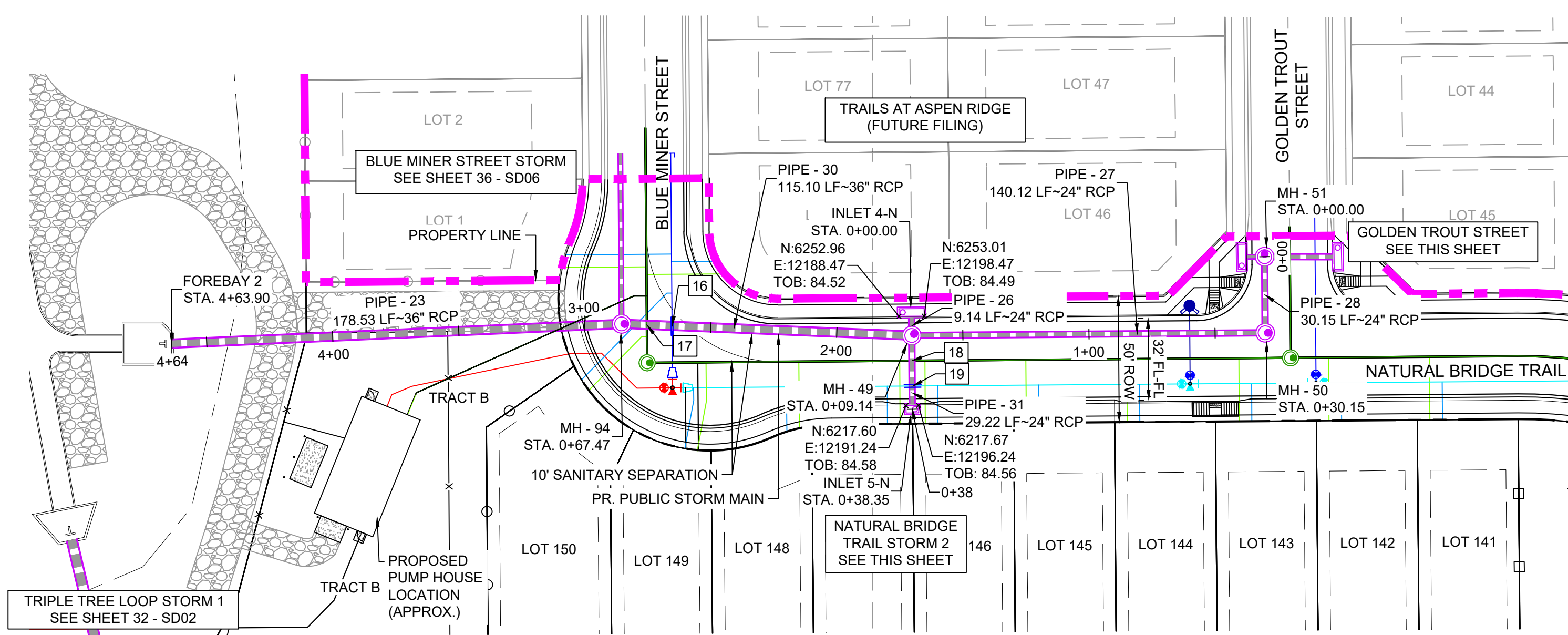
LAZY RIDGE STREET STORM PROFILE 1 (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: -0+10.00, END STA: 1+60.00NOTE: PROFILE IS
RIGHT TO LEFTLAZY RIDGE DRIVE STORM PROFILE 2 (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: -0+10.00, END STA: 3+50.00NOTE: PROFILE IS
RIGHT TO LEFT

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

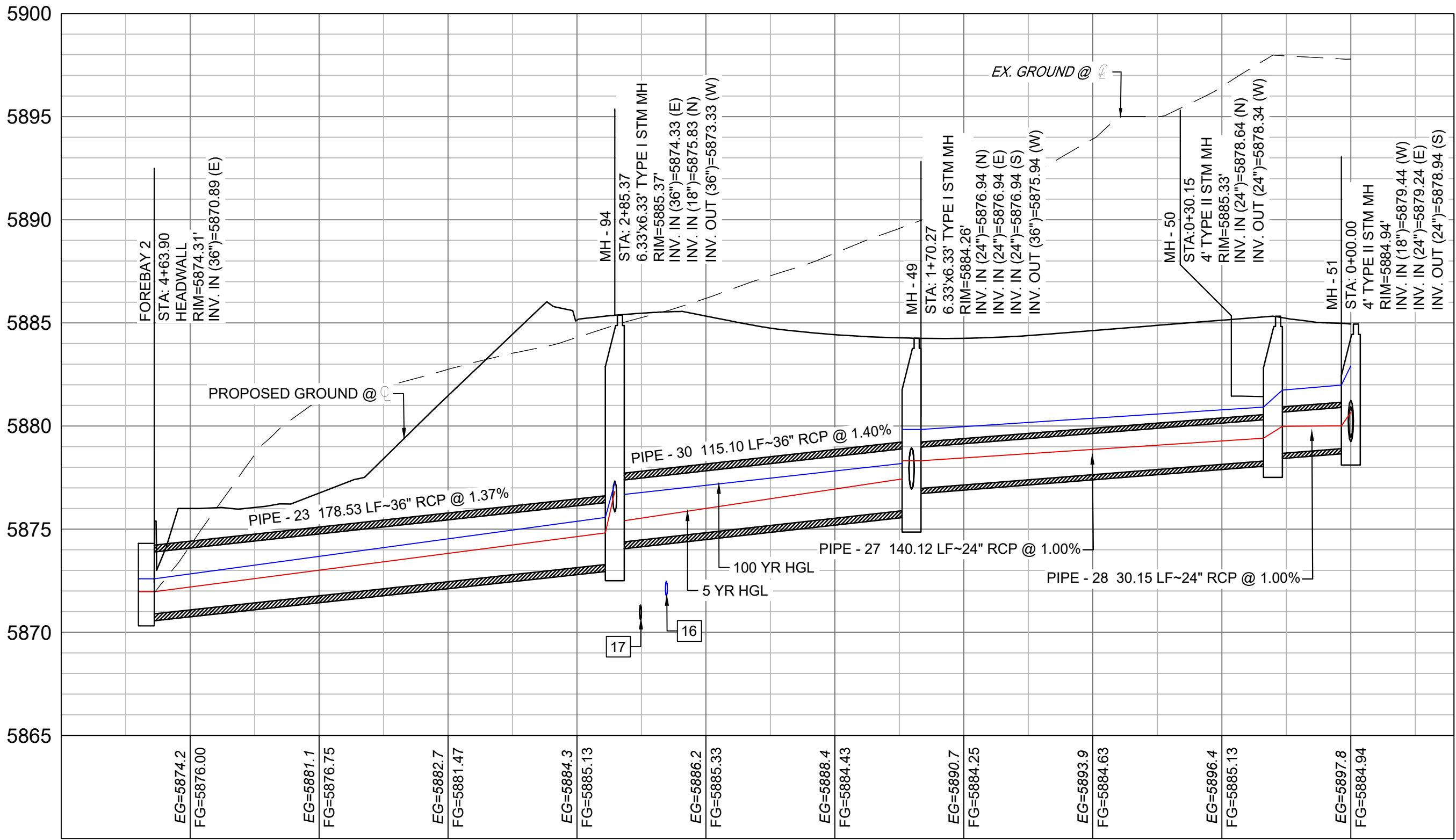
UTILITY CROSSING DETAILS				
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	VERT. SEP.
12	N: 6,110.58 E: 12,810.77	8" PVC WATER 5865.96	18" RCP STORM 5867.45	2.67'
13	N: 6,115.04 E: 12,801.82	8" PVC SAN 5859.90	18" RCP STORM 5867.57	7.67'
14	N: 6,425.98 E: 12,880.82	8" PVC SAN 5863.22	18" RCP STORM 5872.19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

REFERENCE DRAWINGS			
X-886-EX-BASE			
X-886-EX-SURVEY			
X-886-PR-SITE-F1			
X-886-PR-SITE-F2			
886-PR Legacy Drive-Roundsabout			
886 or legacy drive			
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-T86-883			
X-886-PR-WTR			
X-886-PR-WTR-F3			
X-886-PR-WTR-F5			
X-886-PR-WTR-F4			
19-886-PR-UTE			
19-886-PR-UTE, SANITARY			
X-886-PR-SITE-F7			
No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\200-886-028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg			
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PLOT DATE: August 18, 2021 11:51:45 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



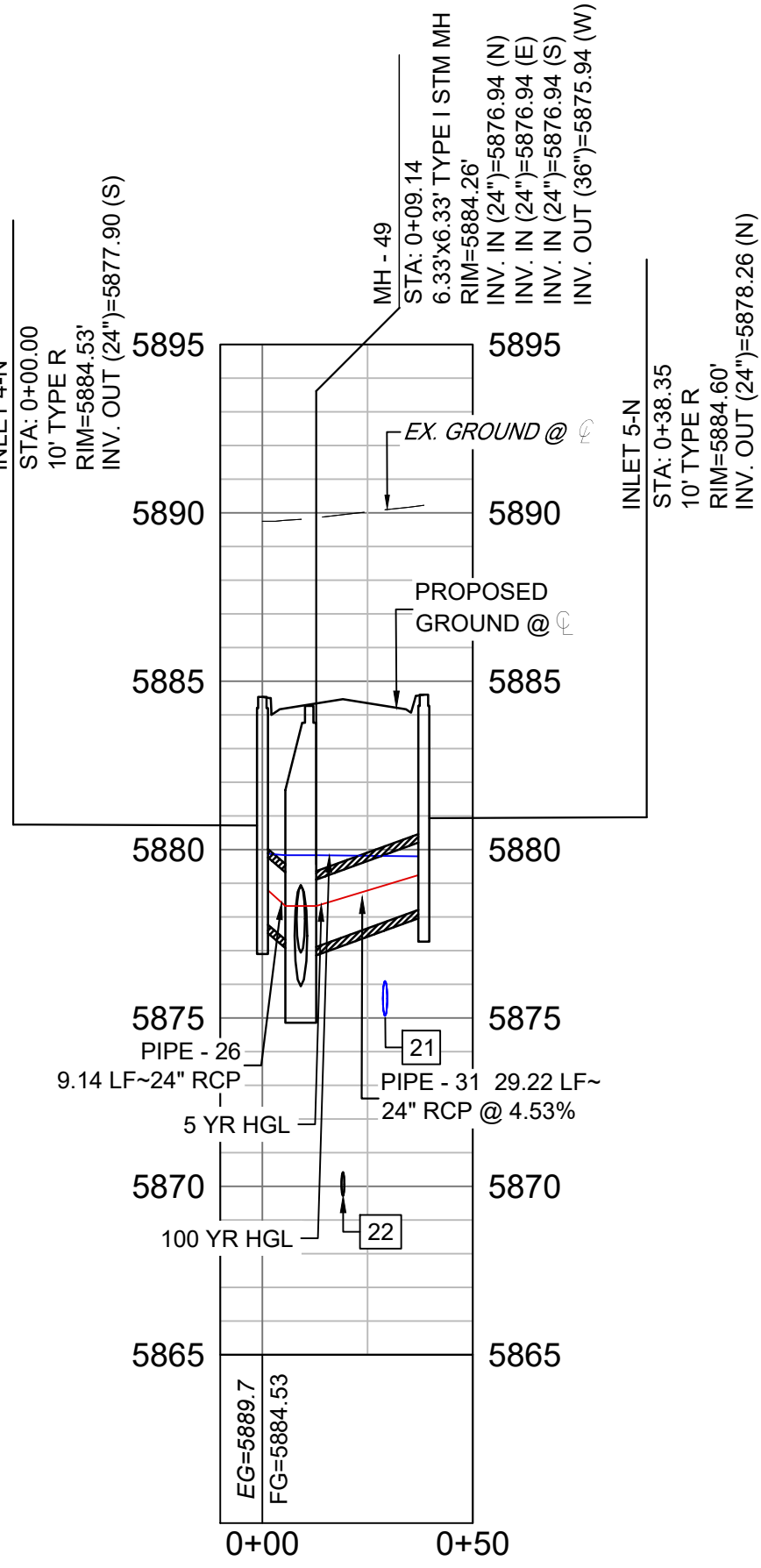
PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 23	N87°29'19"E	178.5'	1.37%	36" RCP
PIPE - 24	S89°33'35"W	9.0'	7.98%	18" RCP
PIPE - 25	S89°58'29"E	29.0'	3.41%	24" RCP
PIPE - 26	N00°26'25"W	9.1'	10.51%	24" RCP
PIPE - 27	N89°33'35"E	140.1'	1.00%	24" RCP
PIPE - 28	N00°26'25"W	30.2'	1.00%	24" RCP
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 - 28 INV IN (24") = 5878.64 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

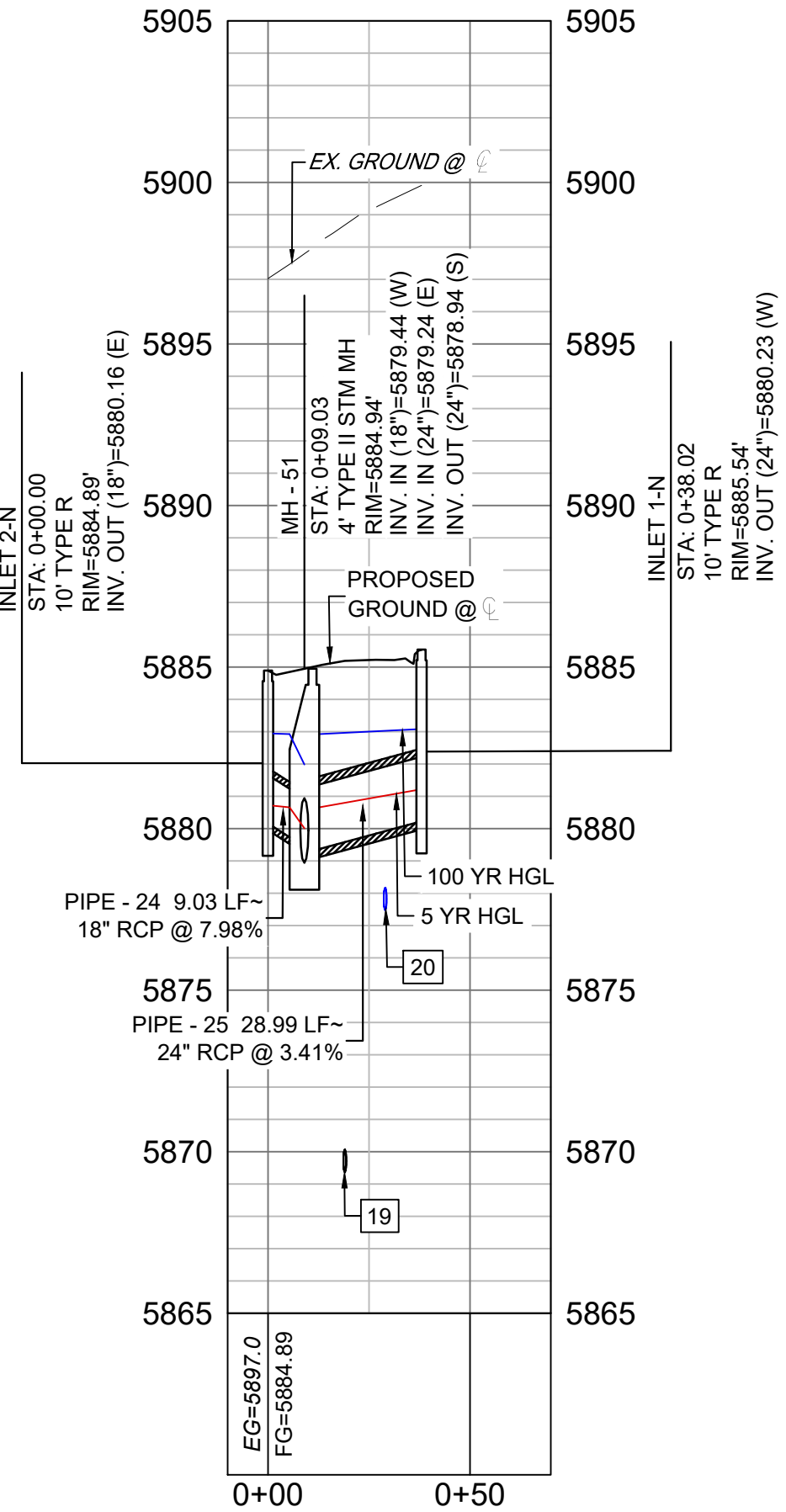


NATURAL BRIDGE TRAIL STORM PROFILE 1 (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: -0+40.00, END STA: 5+00.00

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



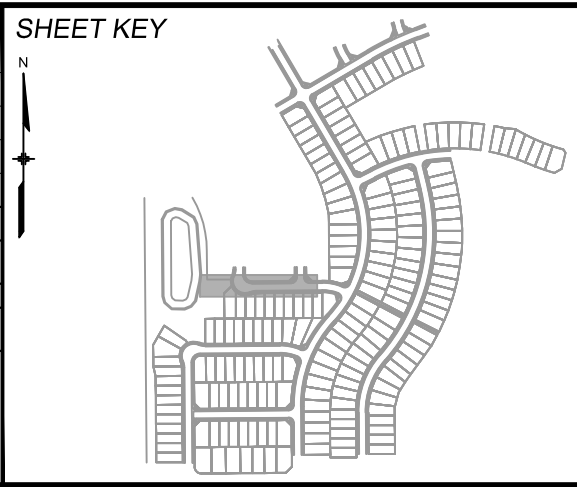
GOLDEN TROUT STREET STORM PROFILE (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: -0+10.00, END STA: 0+70.00

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 5878.18	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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 - 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

REFERENCE DRAWINGS			
X-886-EX-BASE			
X-886-EX-SURVEY			
X-886-PR-SITE-F3			
X-886-PR-SITE-F2			
X-886-PR-Legacy Drive-Roundabout			
X-886-PR-SITE-F6			
X-886-PR-SITE-F5			
X-886-PR-SITE-F4			
X-886-PR-SITE-F3			
X-786-RMS			
X-886-PR-WTR			
X-886-PR-WTR-F3			
X-886-PR-WTR-F2			
X-886-PR-WTR-F5			
X-886-PR-WTR-F4			
X-886-PR-UTIL			
X-886-PR-UTIL-SANITARY			
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\SD01.dwg			
CTB FILE: Matrix(black).ctb			
PLOT DATE: August 18, 2021 11:52:08 AM			
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/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

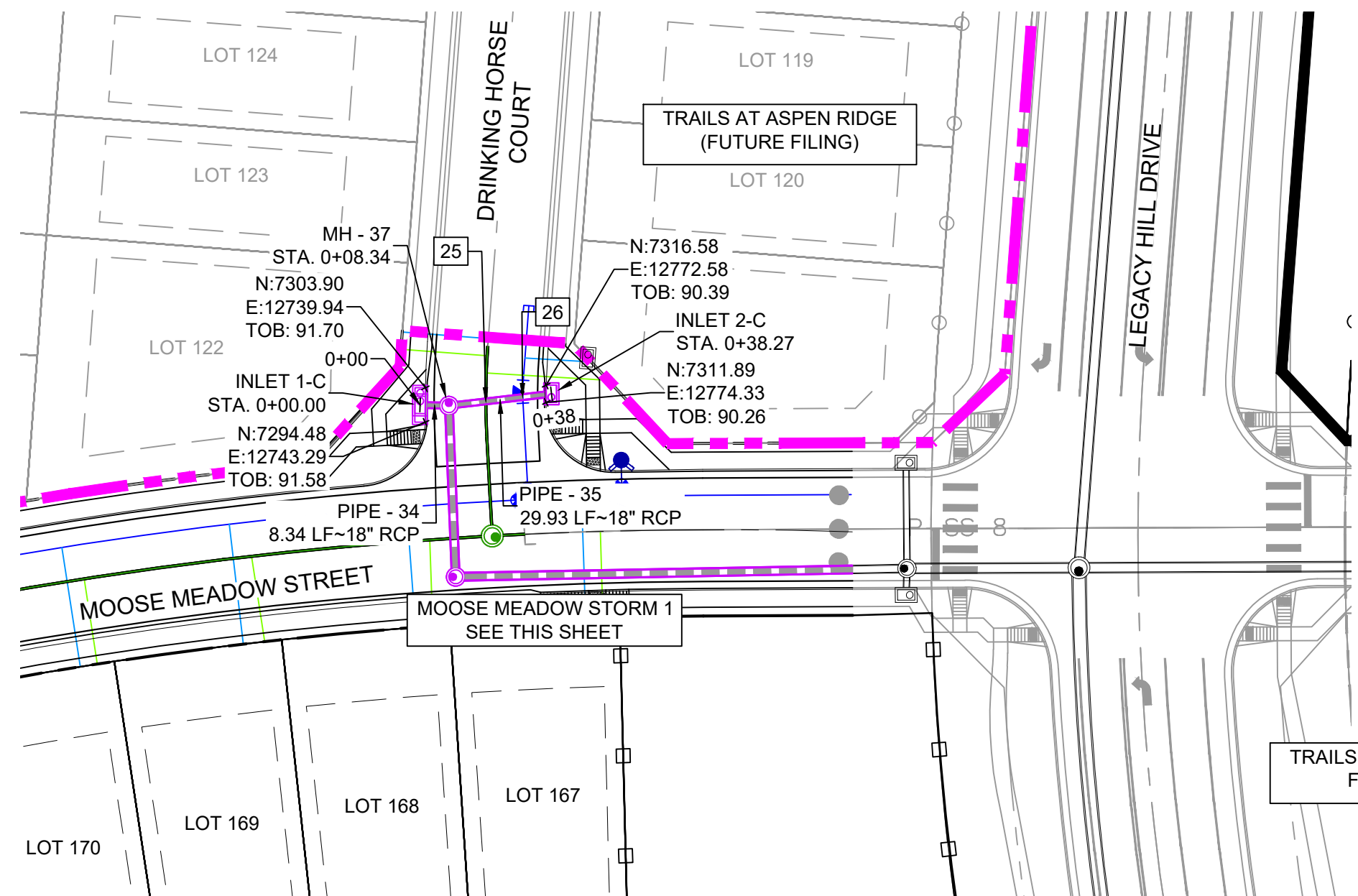
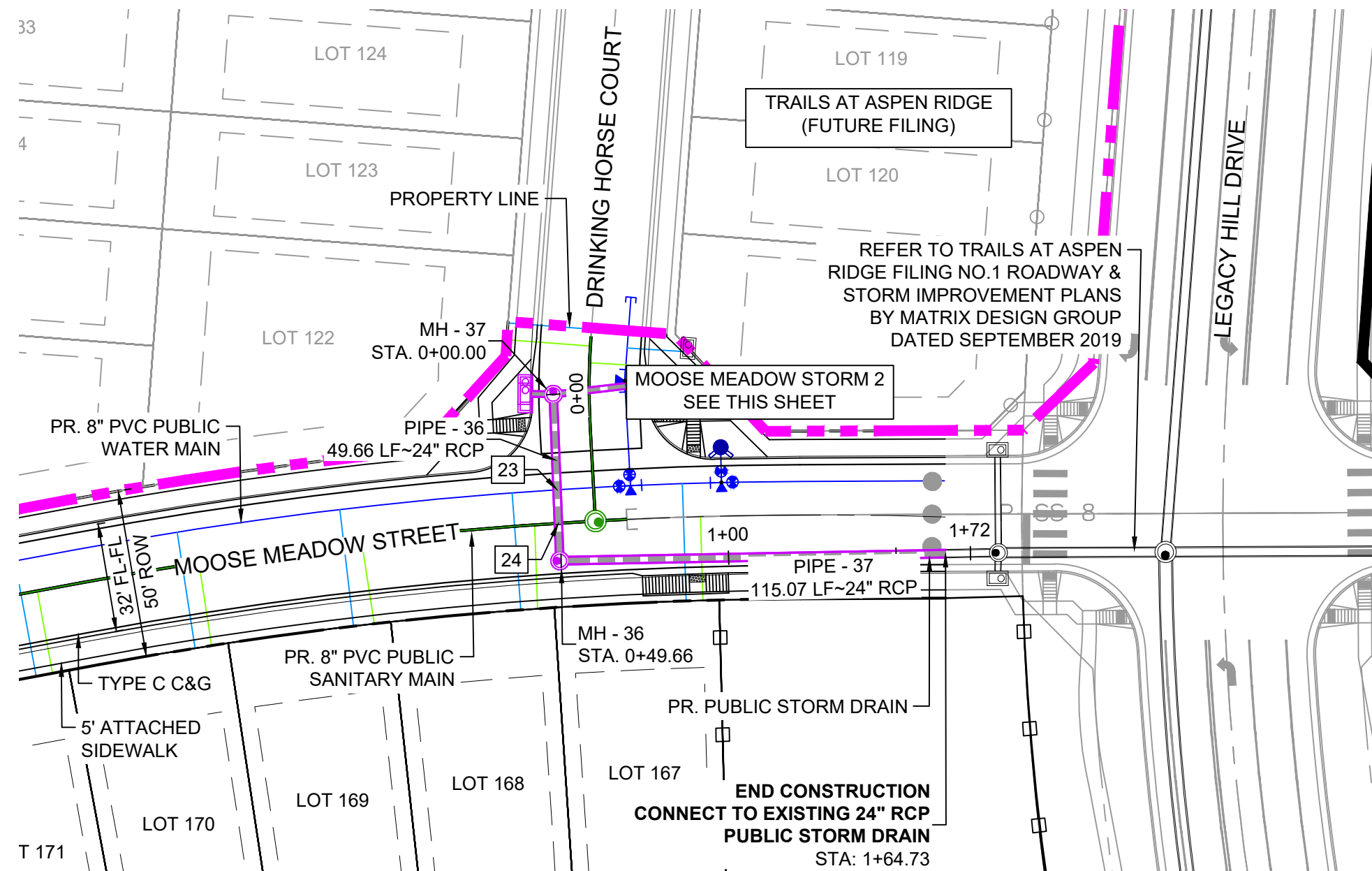
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

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

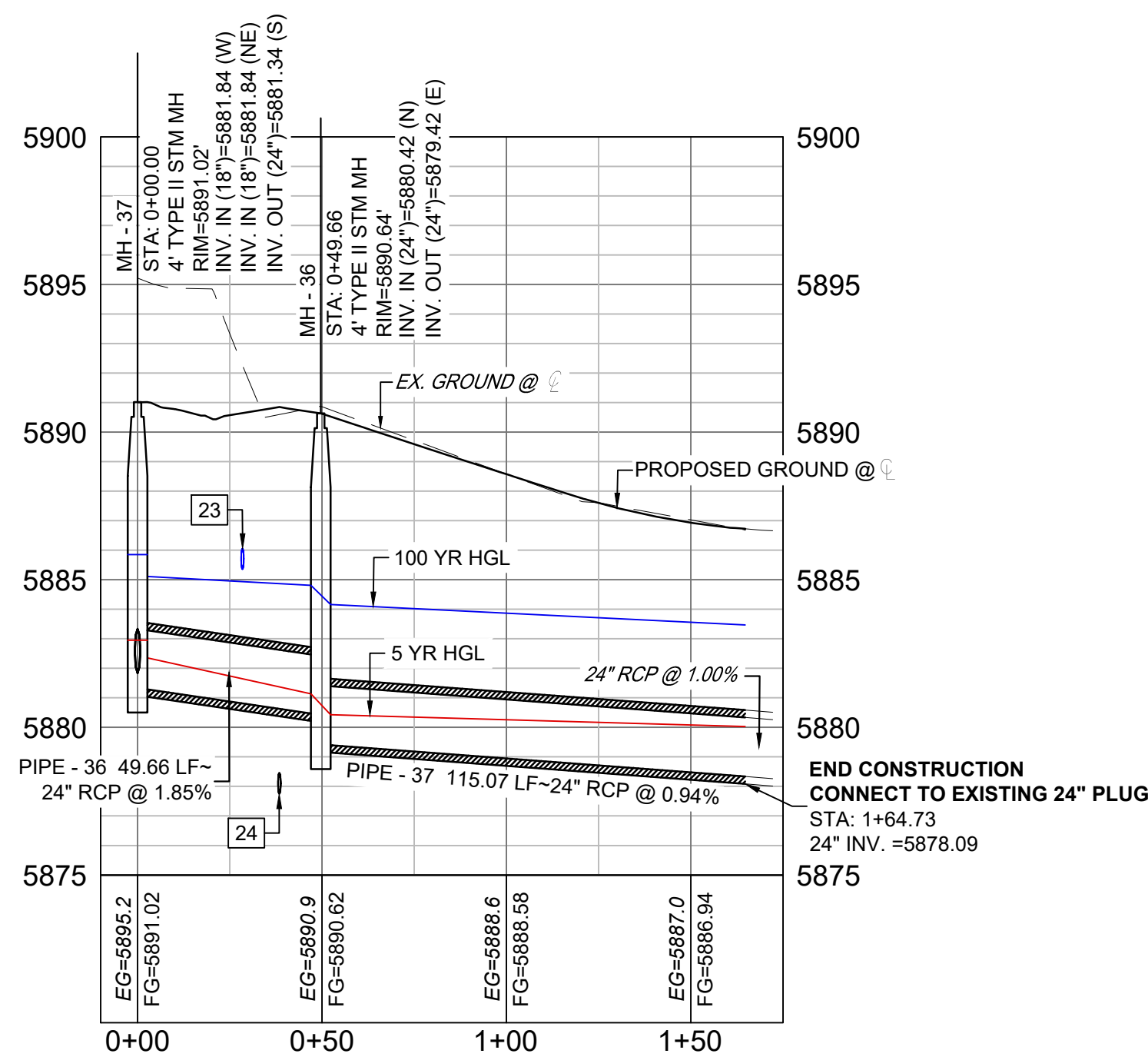
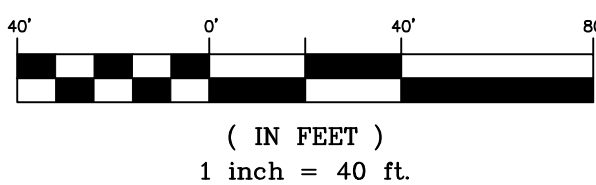
TRAILS AT ASPEN RIDGE

FILING NO.3
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

Know what's below.
Call before you dig.

GRAPHIC SCALE



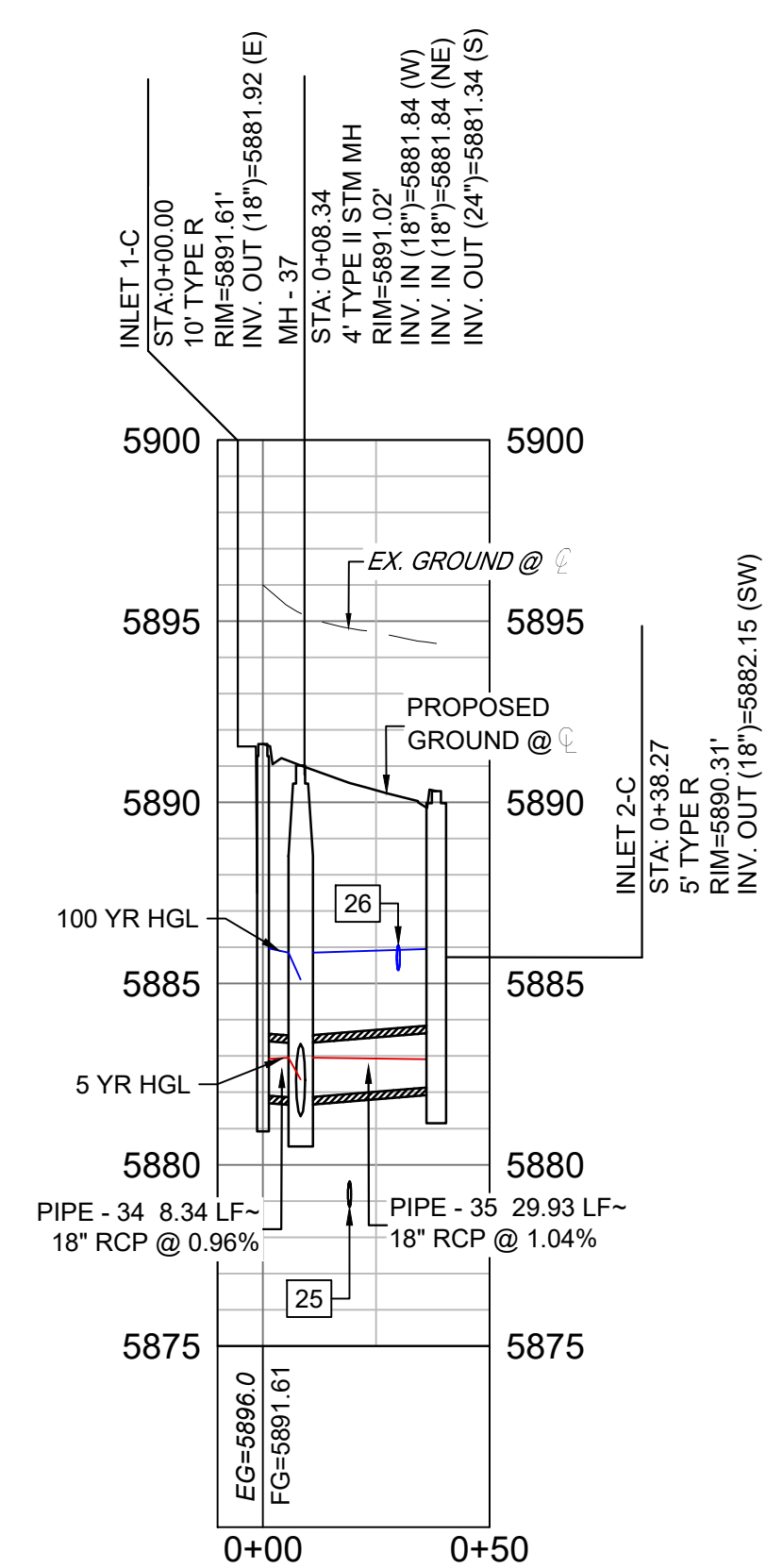
MOOSE MEADOW STORM PROFILE 1 (PUBLIC)

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

START STA: -0+10.00, END STA: 1+75.00

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



MOOSE MEADOW STORM PROFILE 2 (PUBLIC)

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

START STA: -0+10.00, END STA: 0+50.00

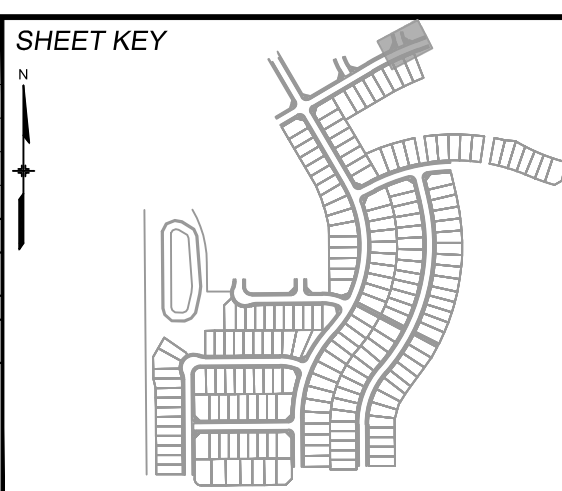
UTILITY CROSSING DETAILS				
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	VERT. SEP.
23	N: 7,275.01 E: 12,758.90	24" RCP STORM 5883.06	8" PVC WATER 5885.35	2.29'
24	N: 7,265.76 E: 12,762.69	8" PVC SAN 5878.46	24" RCP STORM 5880.38	1.92'
25	N: 7,306.17 E: 12,757.74	8" PVC SAN 5879.54	18" RCP STORM 5881.74	3.40'
26	N: 7,310.99 E: 12,767.35	18" RCP STORM 5883.77	8" PVC WATER 5885.36	1.59'

NOTES:

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REFERENCE DRAWINGS			
X-886-EX-BASE			
X-886-EX-SURVEY			
X-886-PR-SITE-F3			
X-886-PR-SITE-F2			
X-886-PR-Legacy Drive Roundabout			
X-886-PR-legacy drive			
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-786-RAS			
X-886-PR-WTR			
X-886-PR-WTR-F3			
X-886-PR-WTR-F2			
X-886-PR-WTR-F5			
X-886-PR-WTR-F4			
X-886-PR-UTIL			
X-886-PR-UTIL-SANITARY			
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\SD01.dwg			
CTB FILE: Matrix(black).ctb			
PLOT DATE: August 18, 2021 11:52:31 AM			
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.
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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

DESIGNED BY: TRS
DRAWN BY: LCB
CHECKED BY: NMS

SCALE
HORIZ. 1" = 40'
VERT. 1" = 5'

DATE ISSUED: AUGUST 2021
SHEET 35 OF 39

DRAWING No. SD05

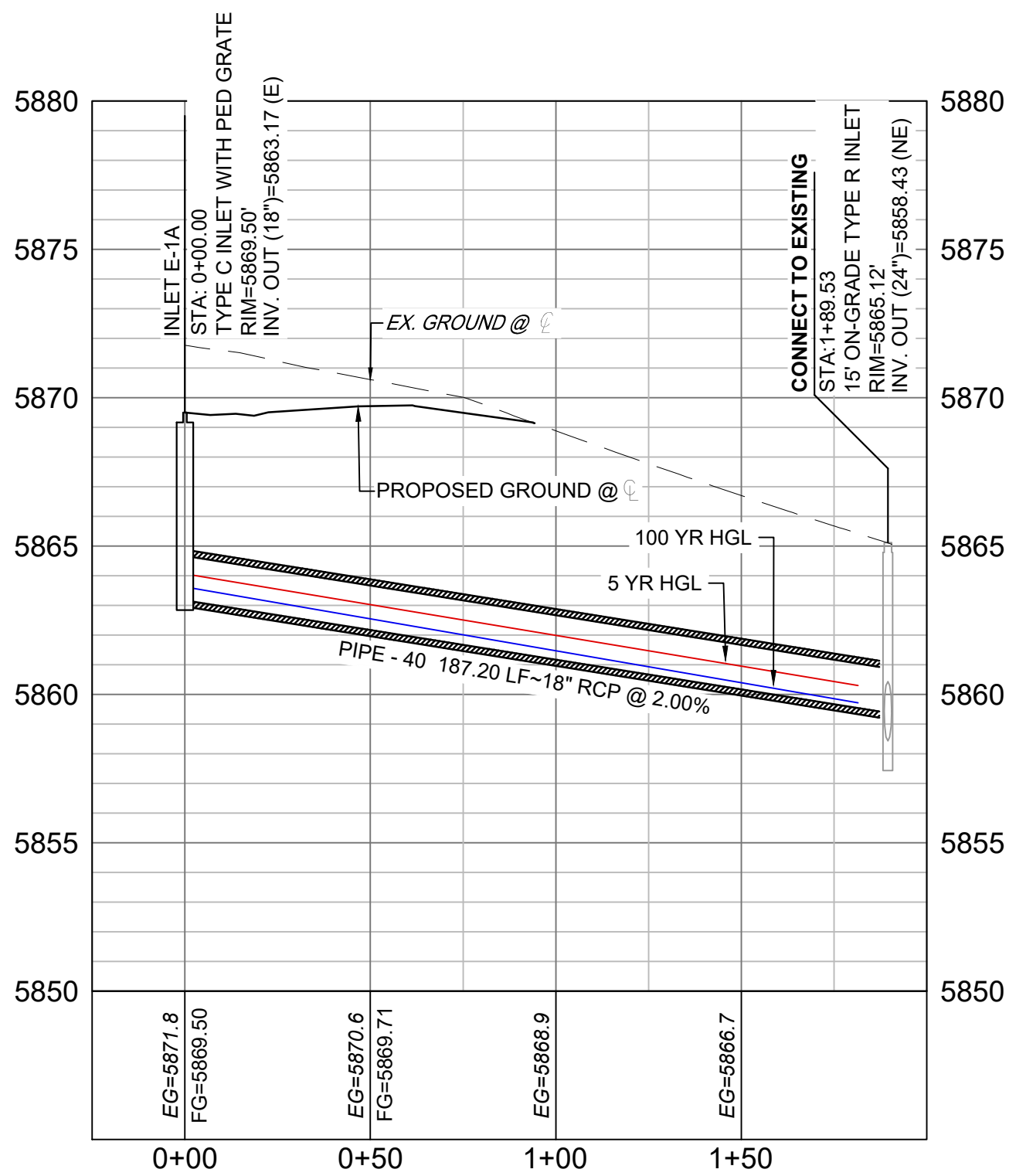
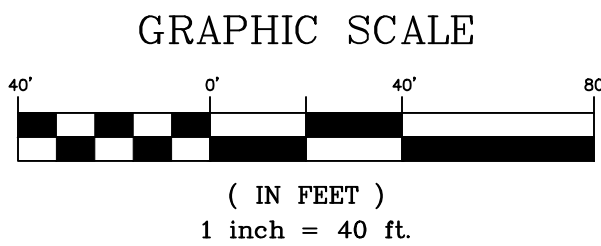
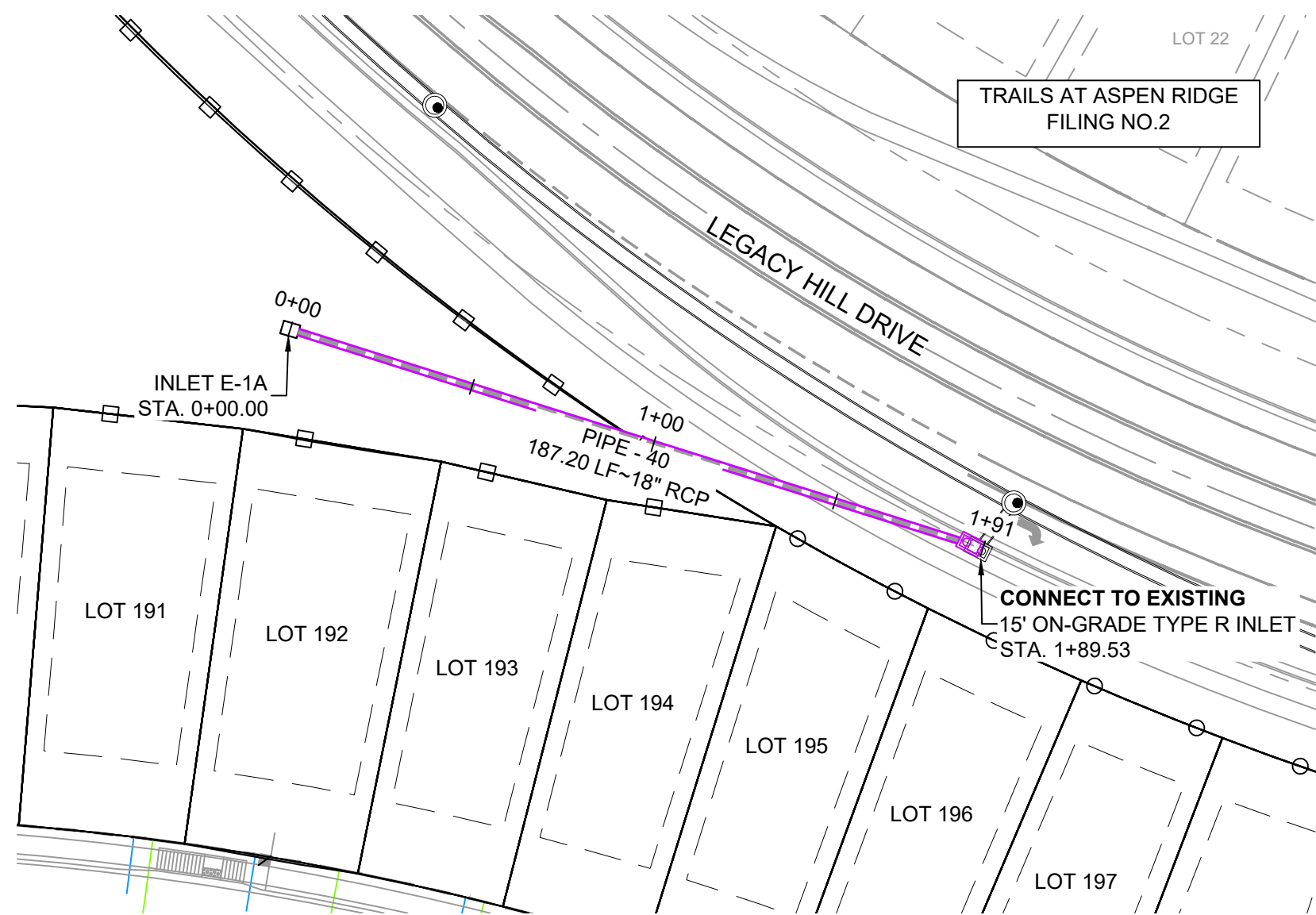
TRAILS AT ASPEN RIDGE

FILING NO.3
ROADWAY & STORM IMPROVEMENT PLANS

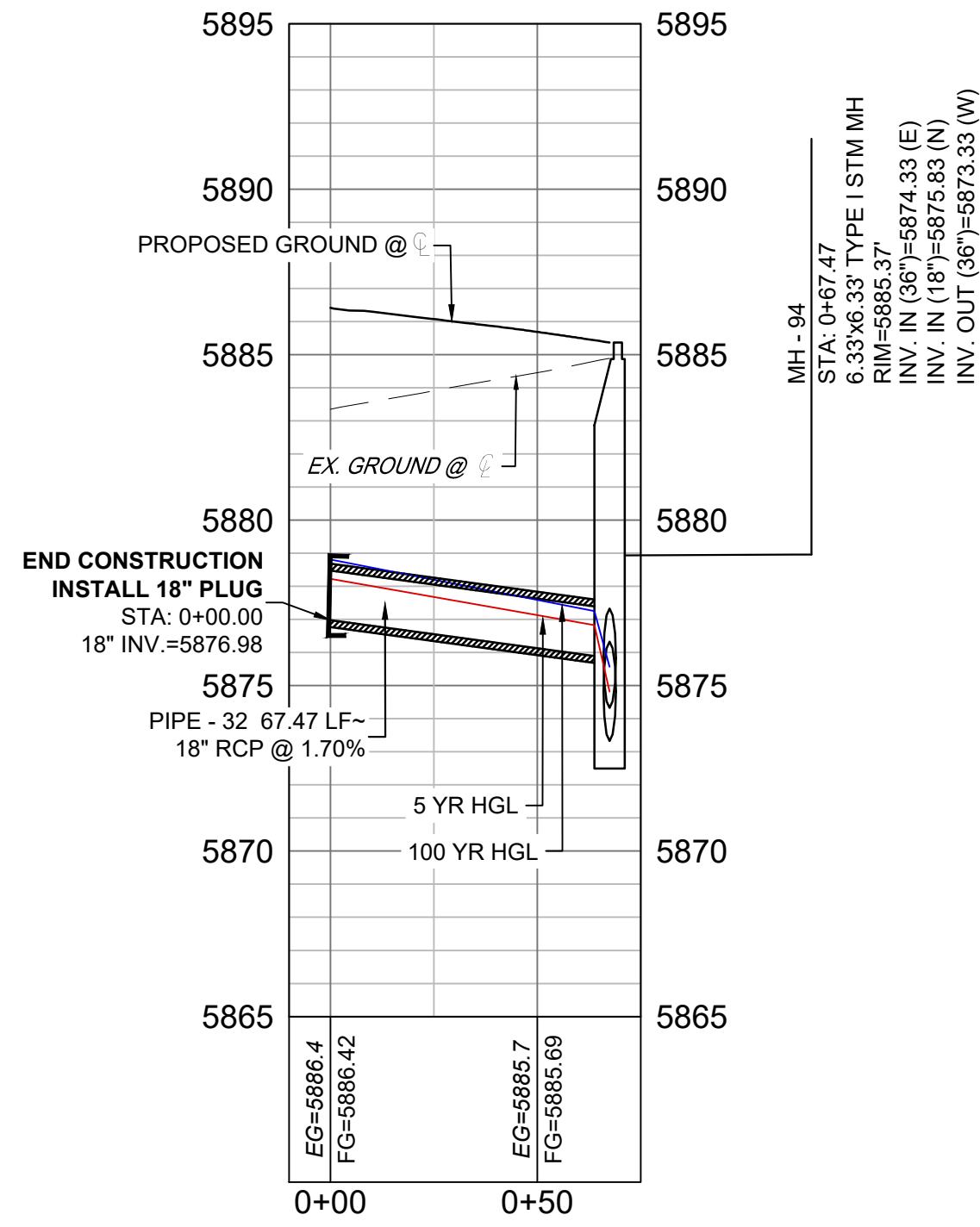
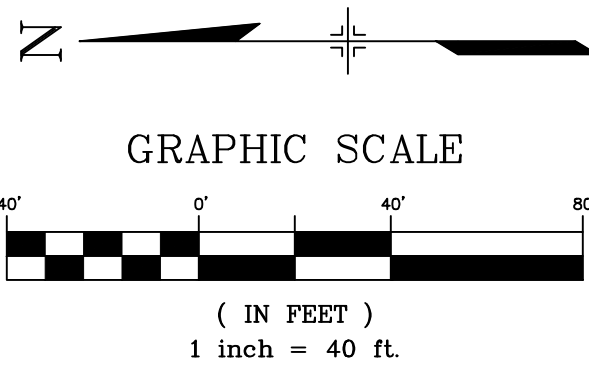
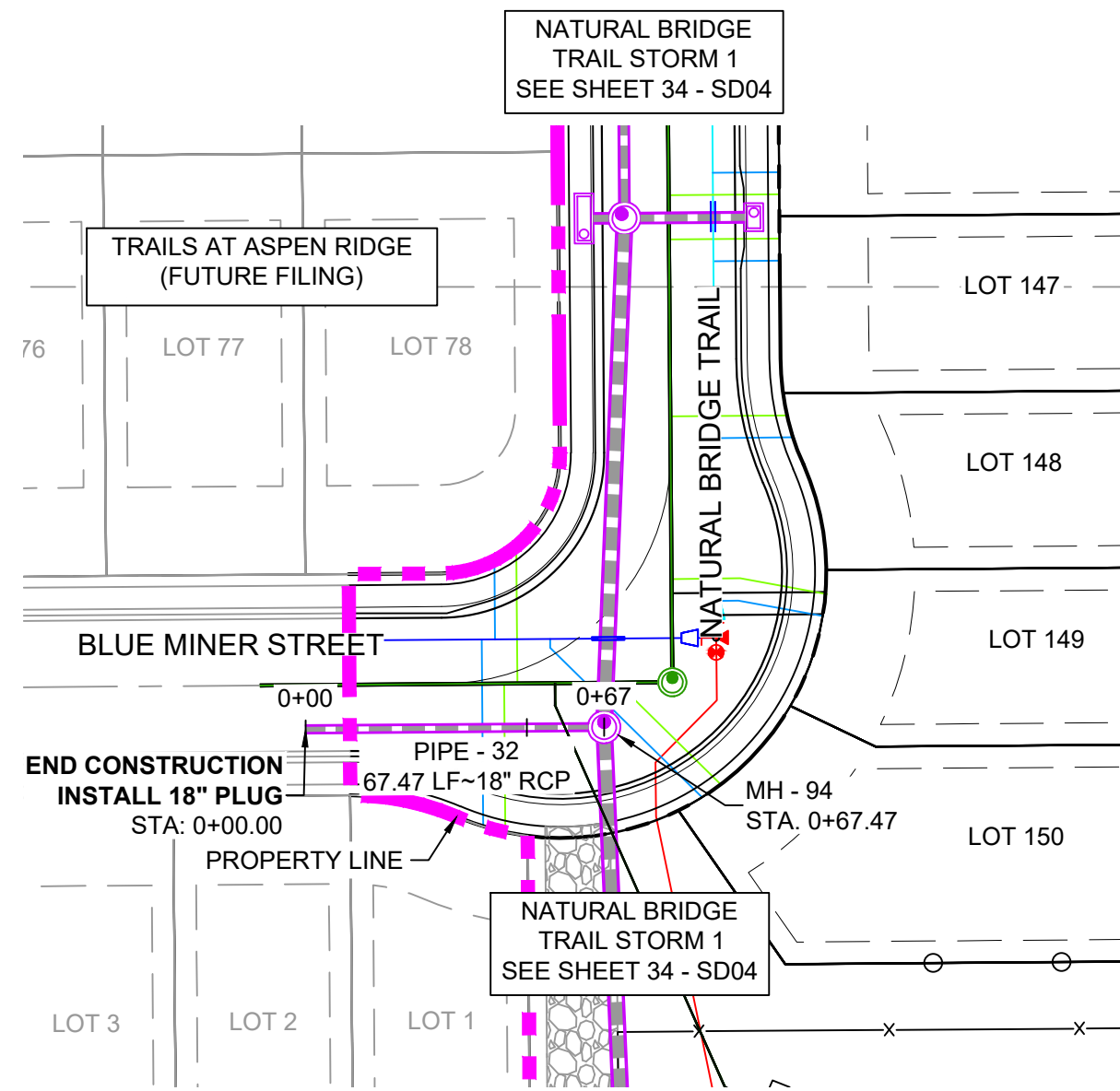
STORM DRAIN PLAN & PROFILE



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



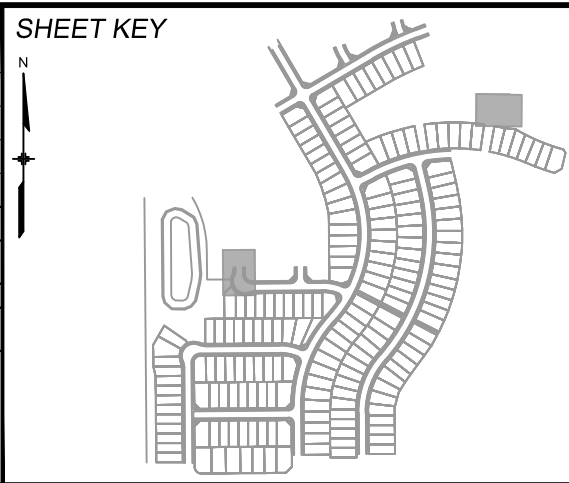
BLUE MINER DRIVE STORM (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: -0+10.00, END STA: 0+75.00

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

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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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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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 1/2 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)

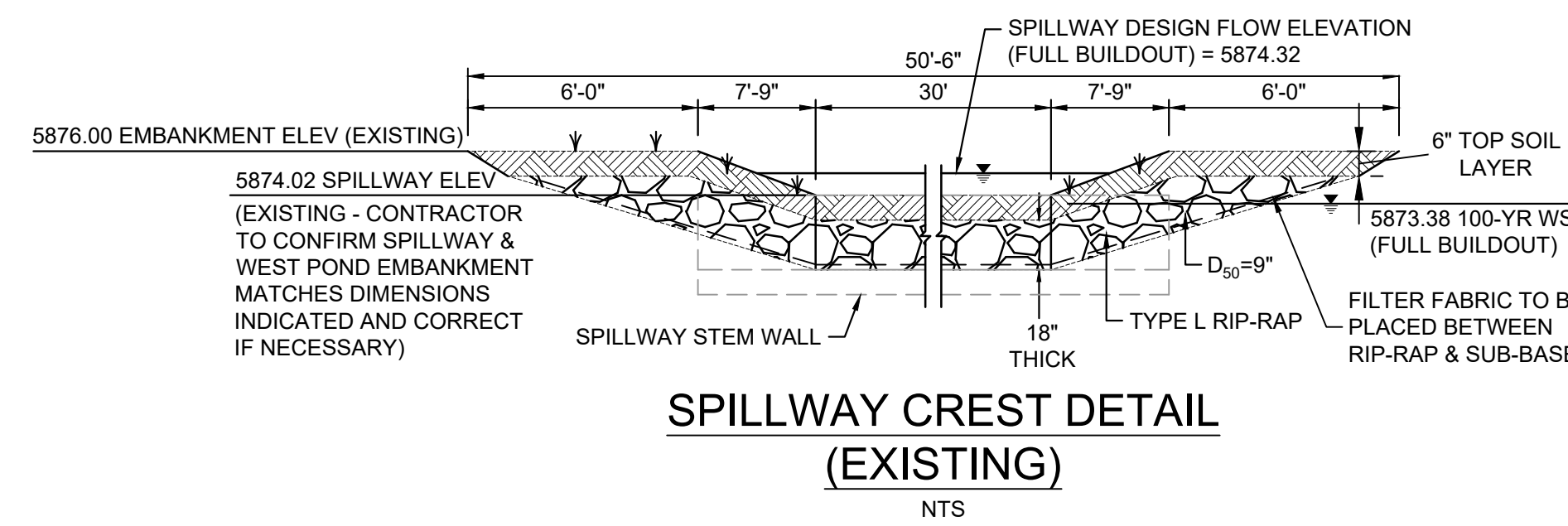
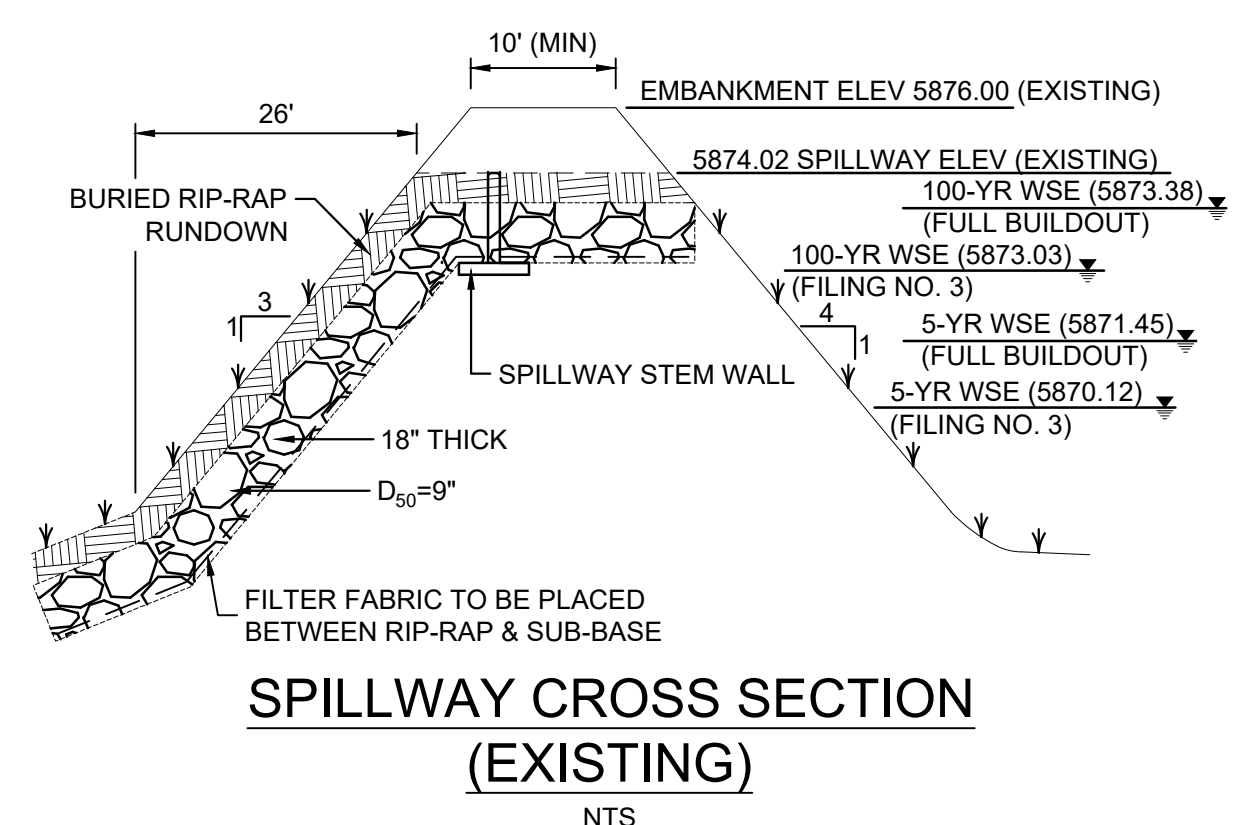
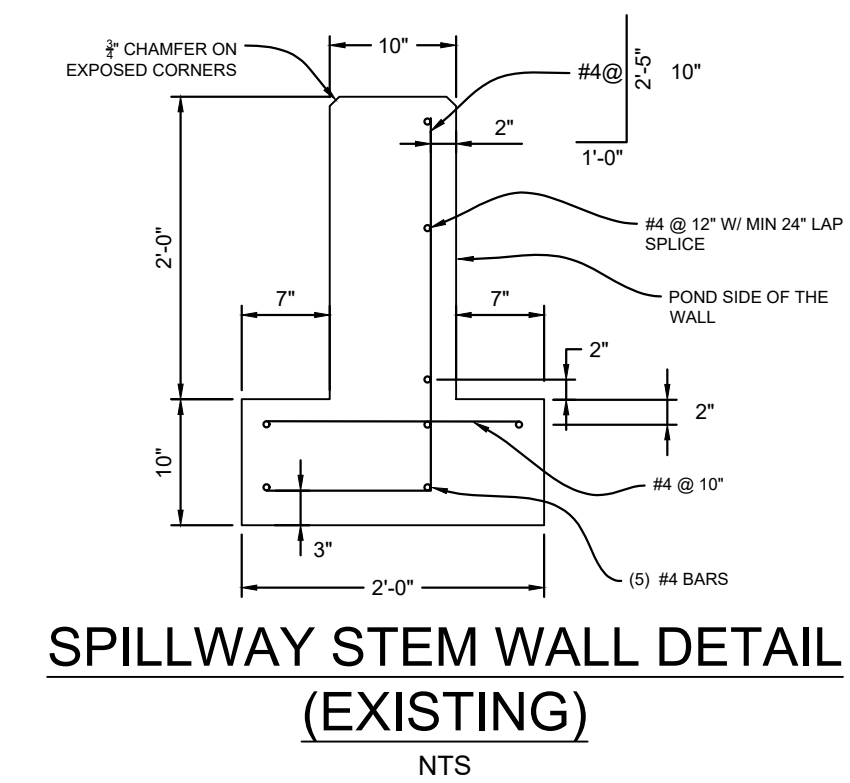
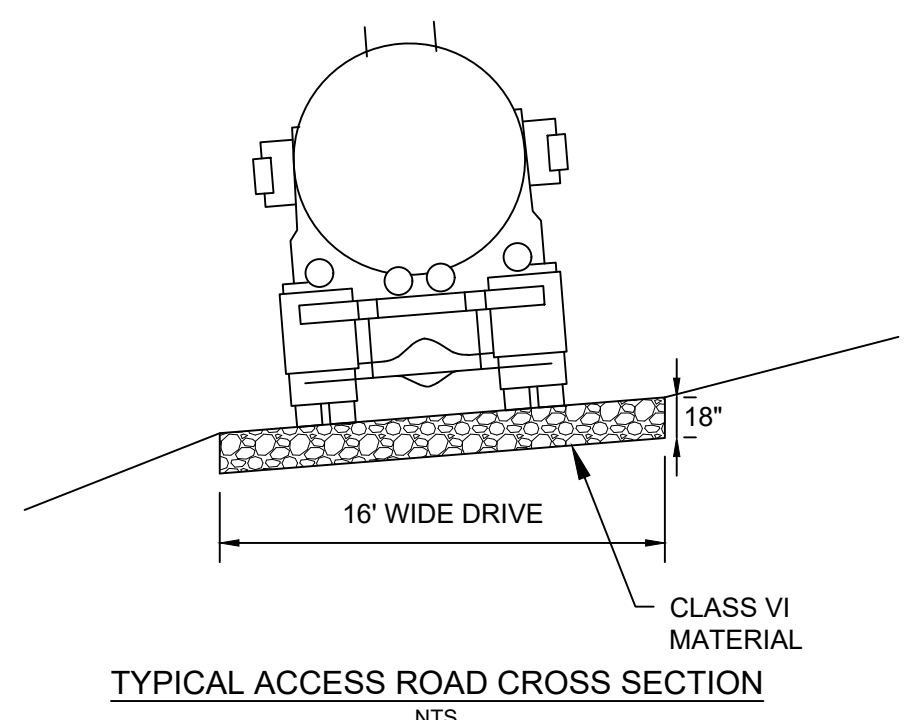
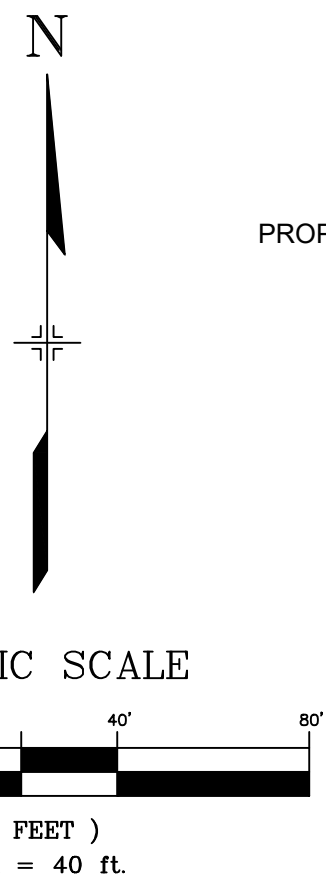


SEAL

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



- 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 15' MIN. LONG 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

SHEET KEY



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)

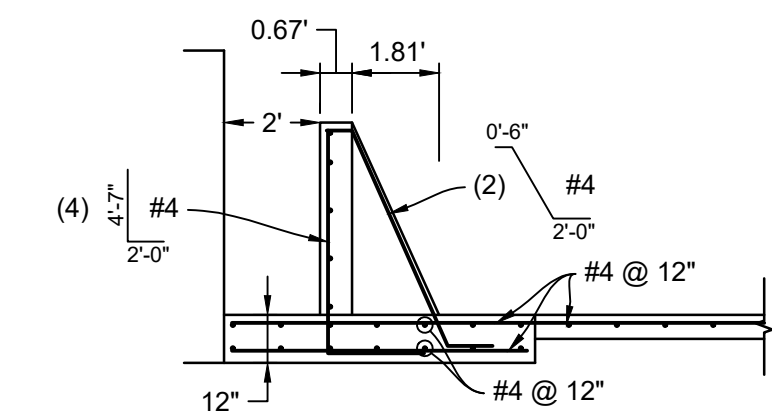
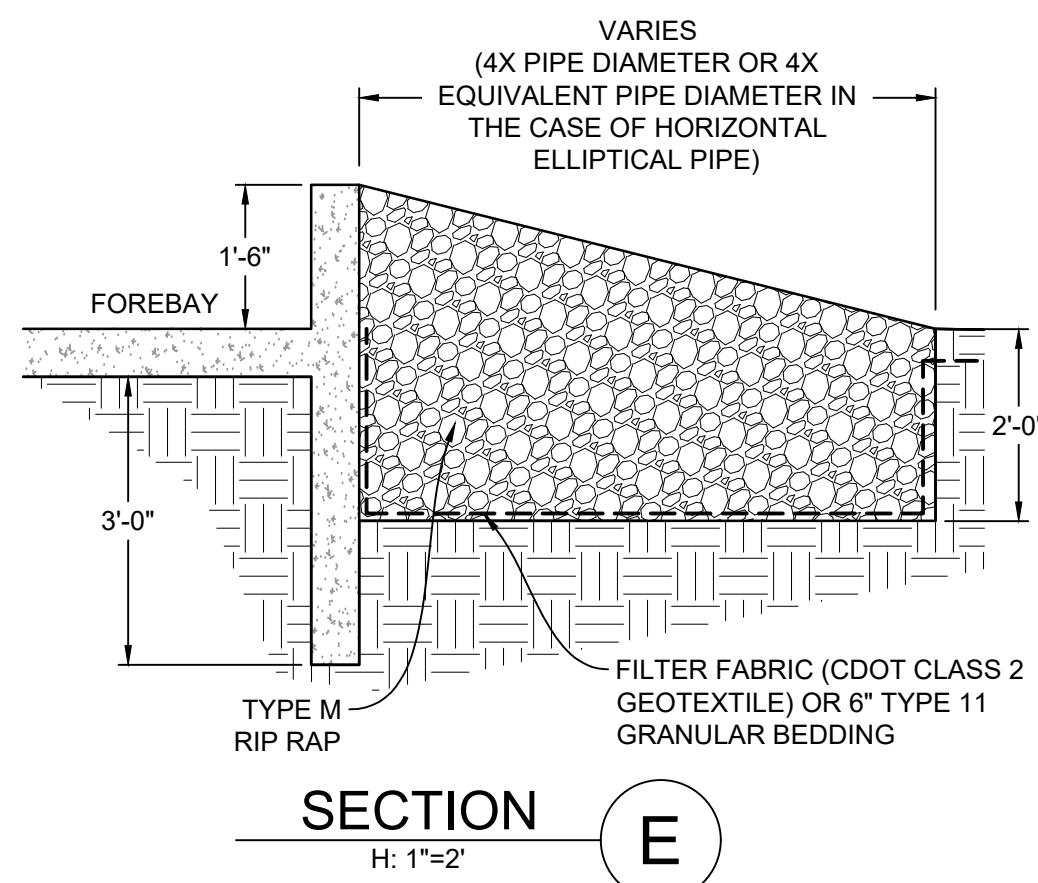
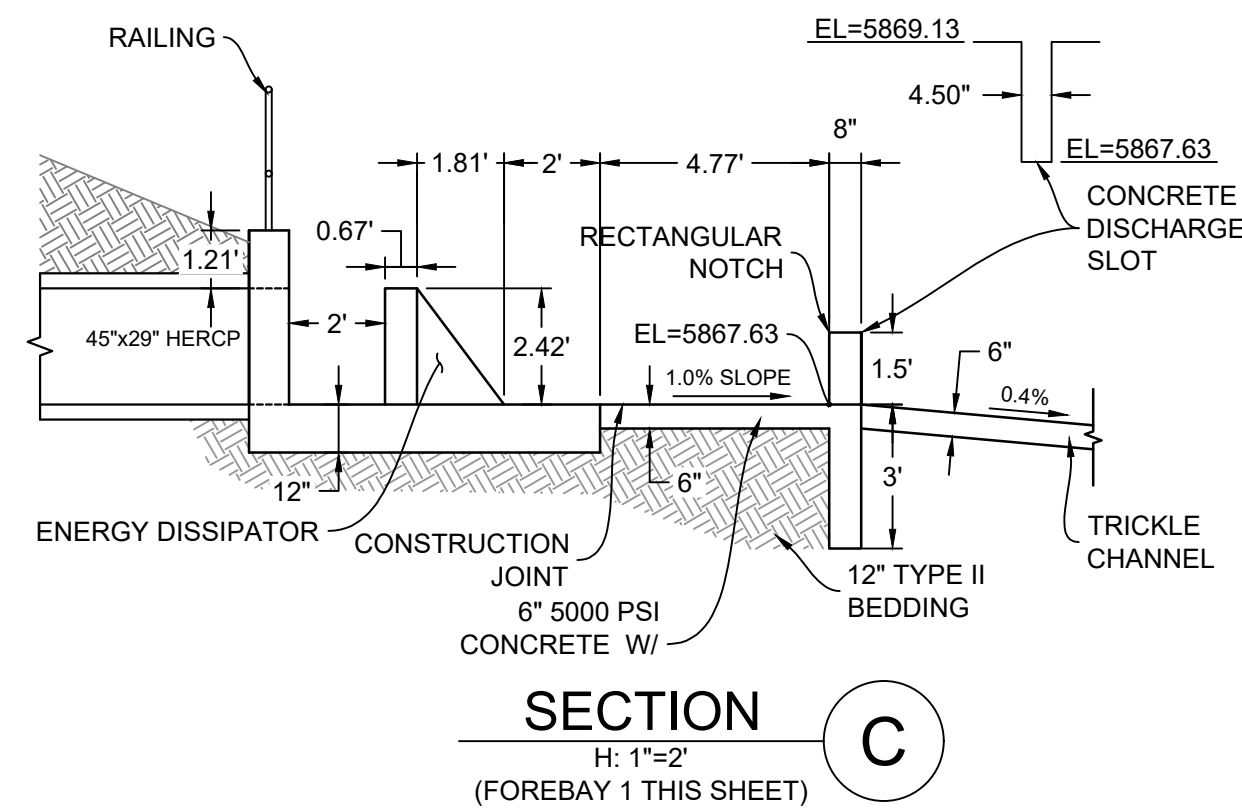
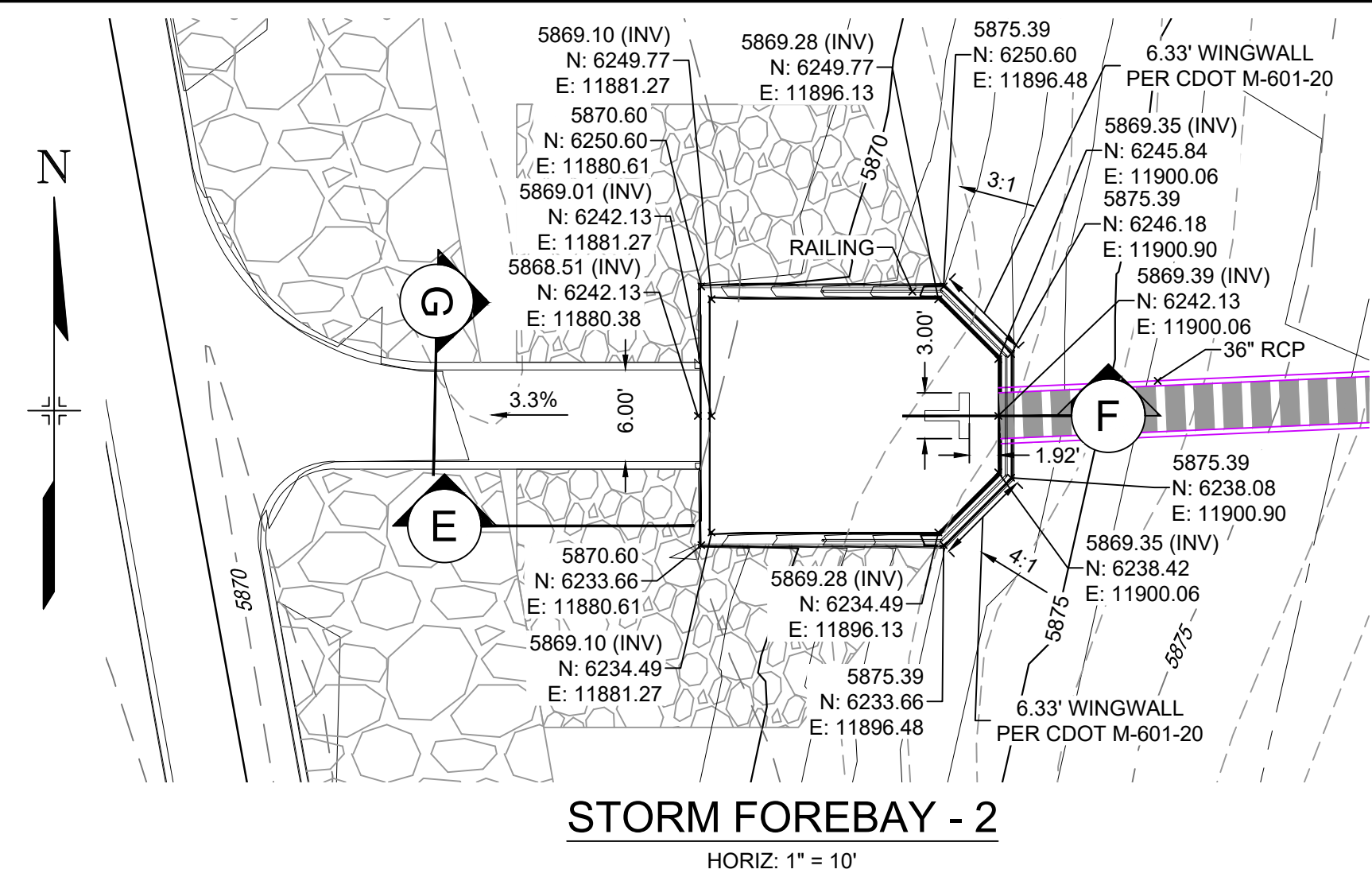
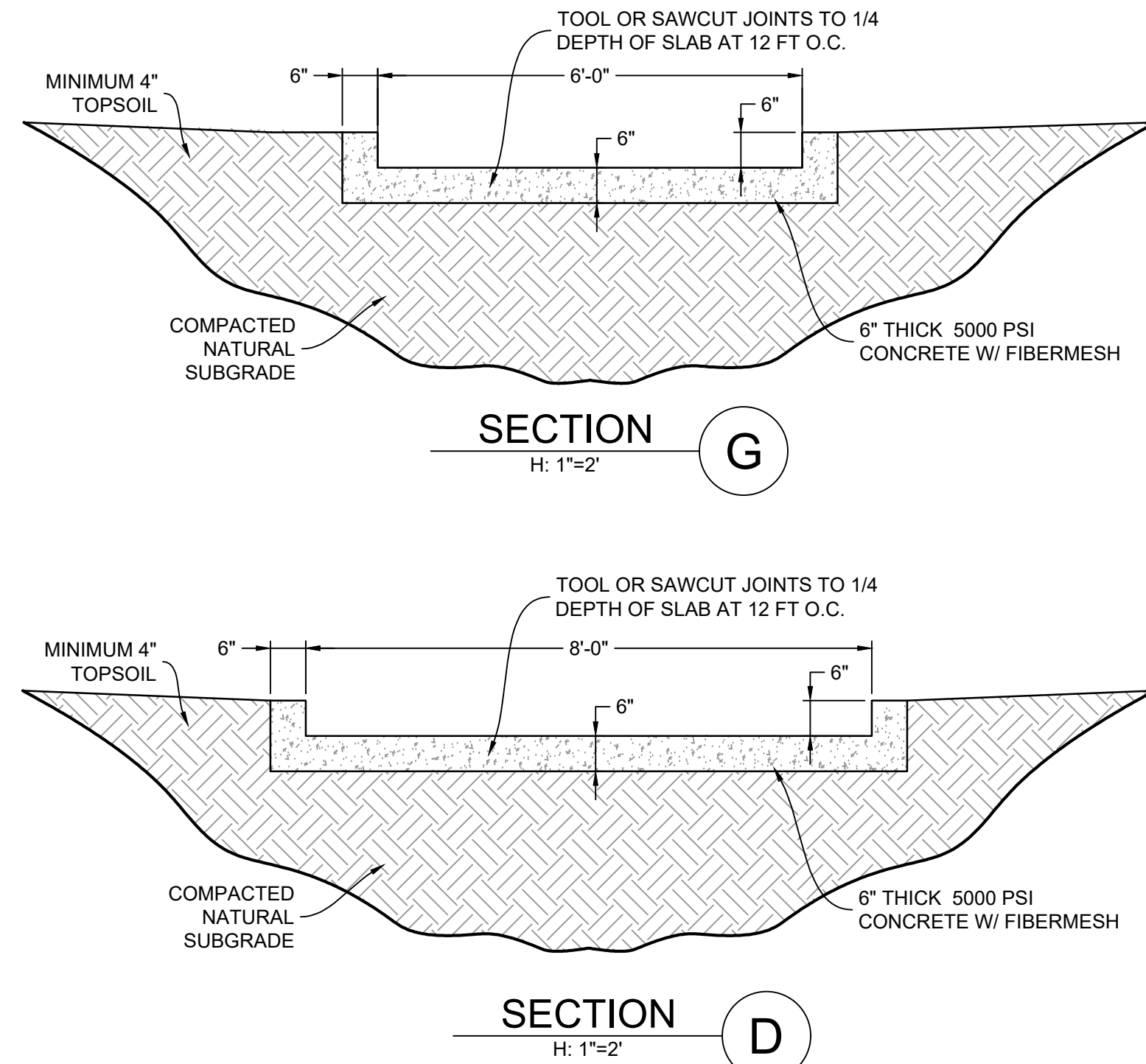
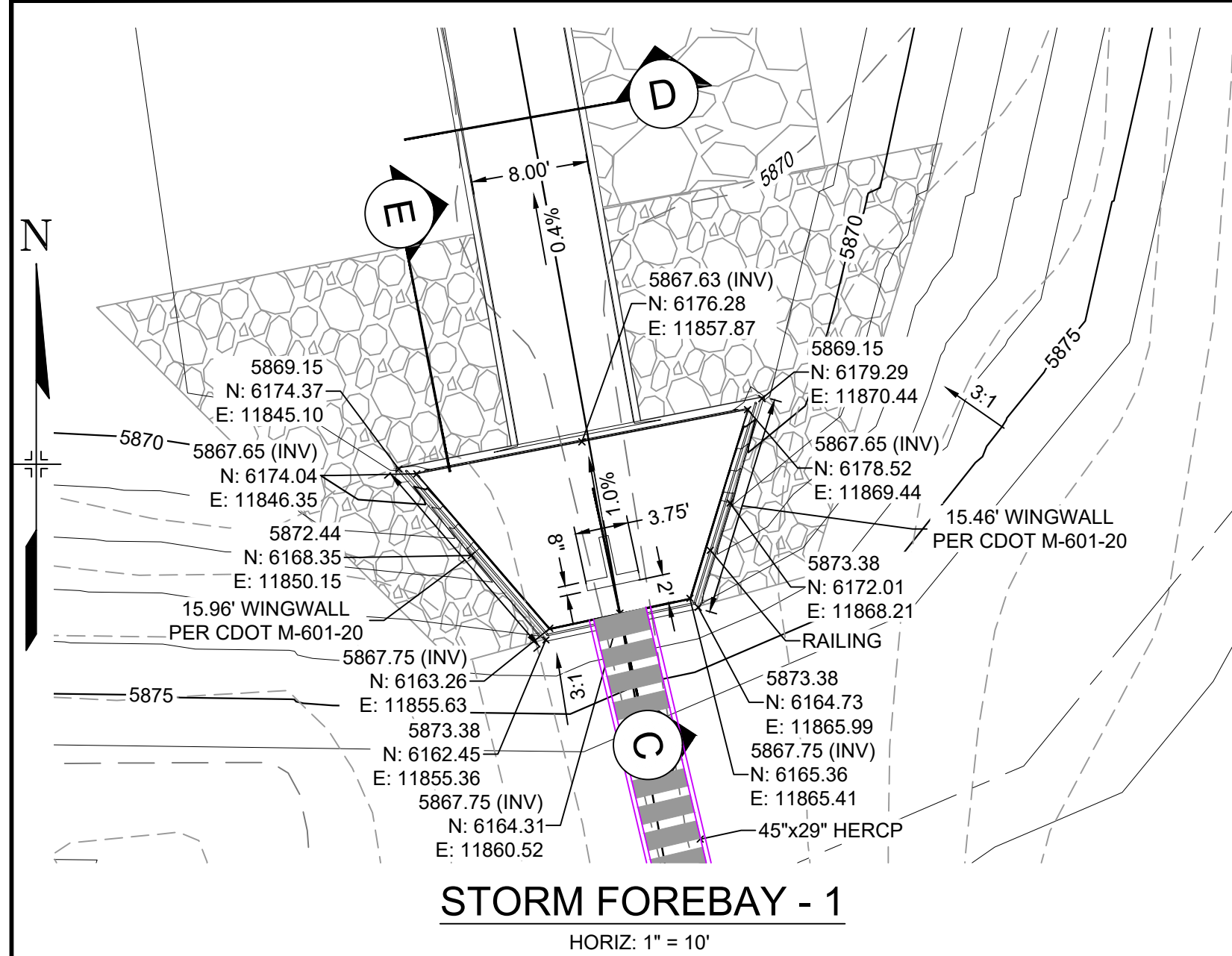
PREPARED BY:

 **Matrix**

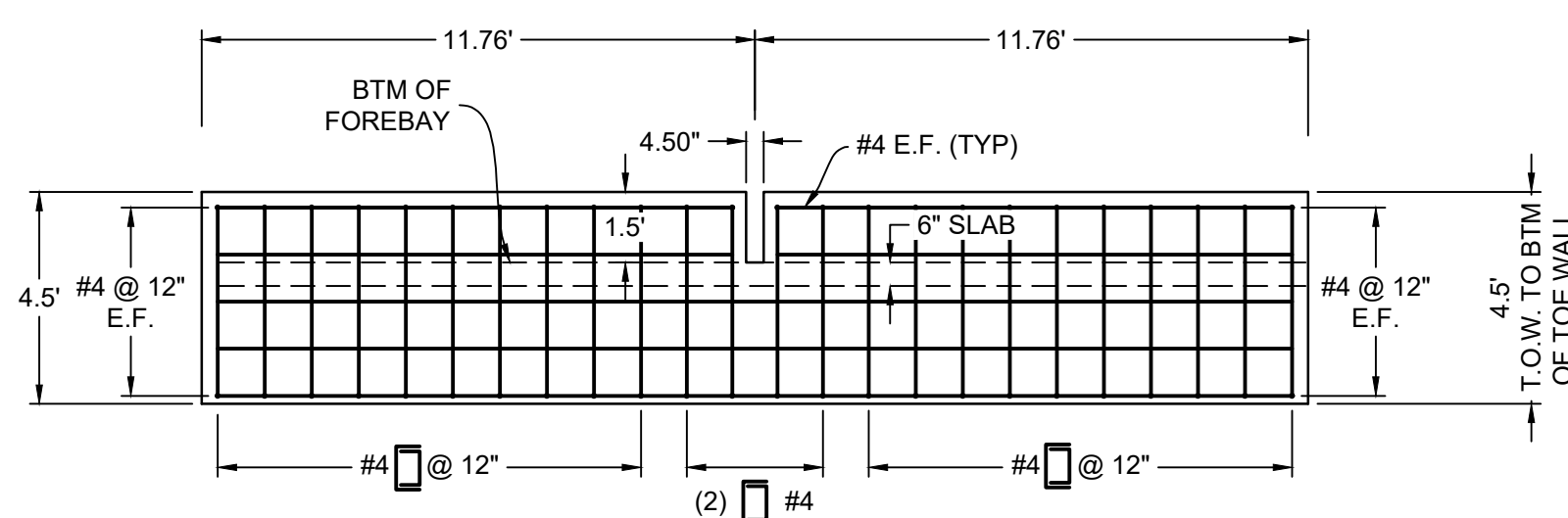
<h1>TRAILS AT ASPEN RIDGE</h1>			
<h2>FILING NO.3</h2>			
<h2>ROADWAY & STORM IMPROVEMENT PLANS</h2>			
<h3>WEST POND PLANS</h3>			
DESIGNED BY:	JTS	SCALE	DATE ISSUED: AUGUST 2021
DRAWN BY:	LCB	HORIZ. 1" = 40'	DRAWING No. DT01
CHECKED BY:	NMS	VERT. VARIES	
		SHEET	37 OF 39



Know what's below.
Call before you dig.

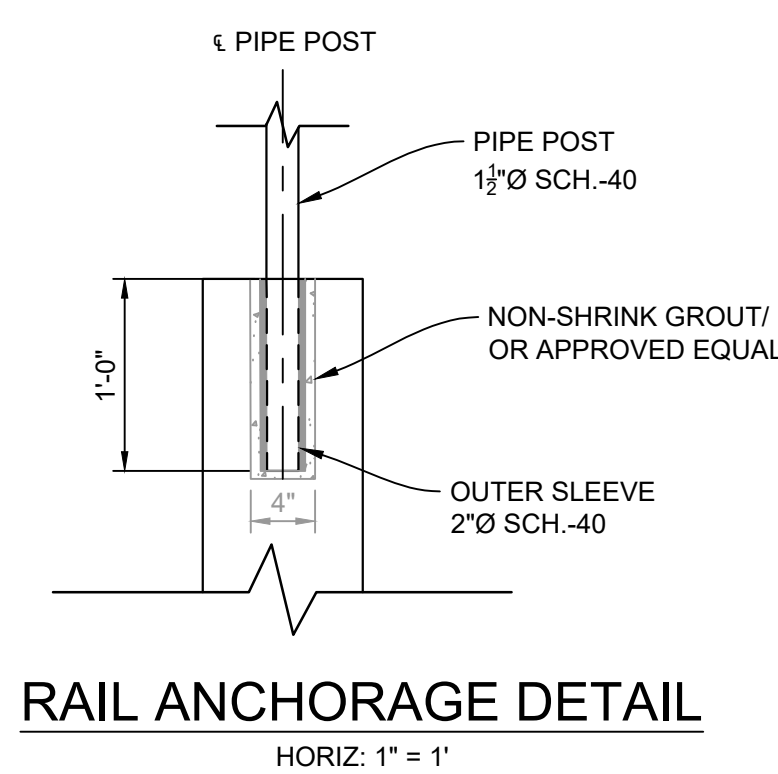


FOREBAY 1 REINFORCING

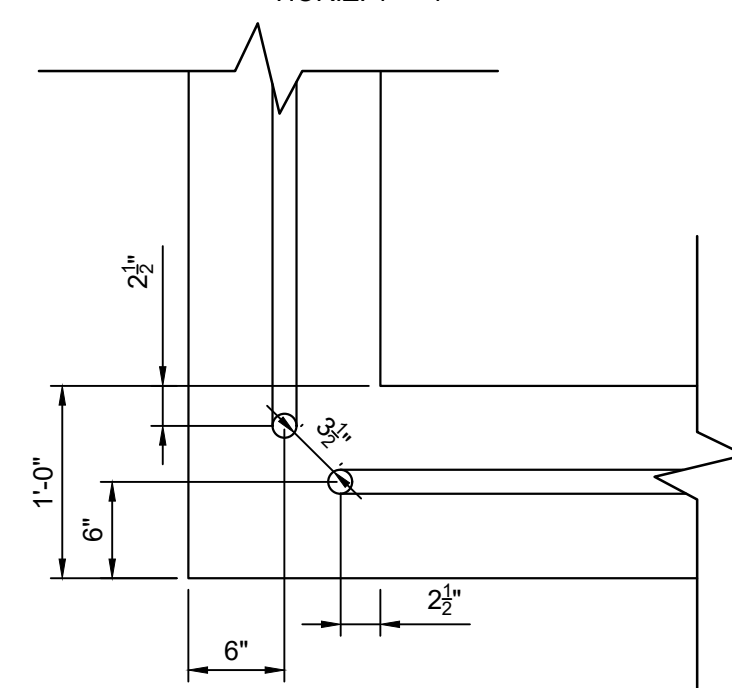


FOREBAY 1 FRONT WALL PROFILE

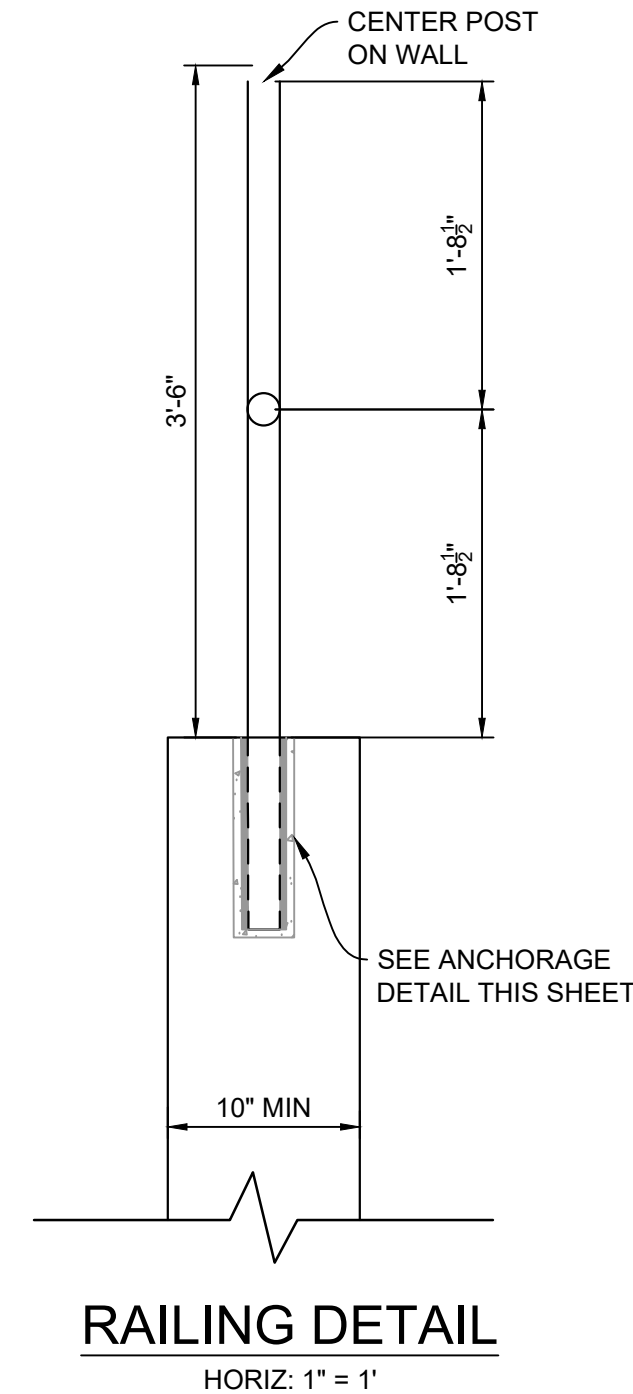
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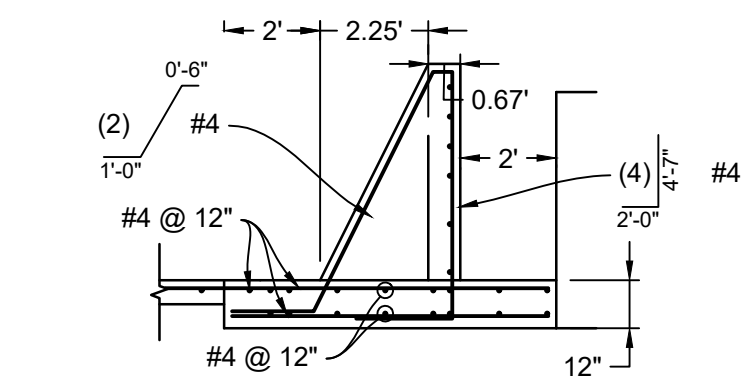
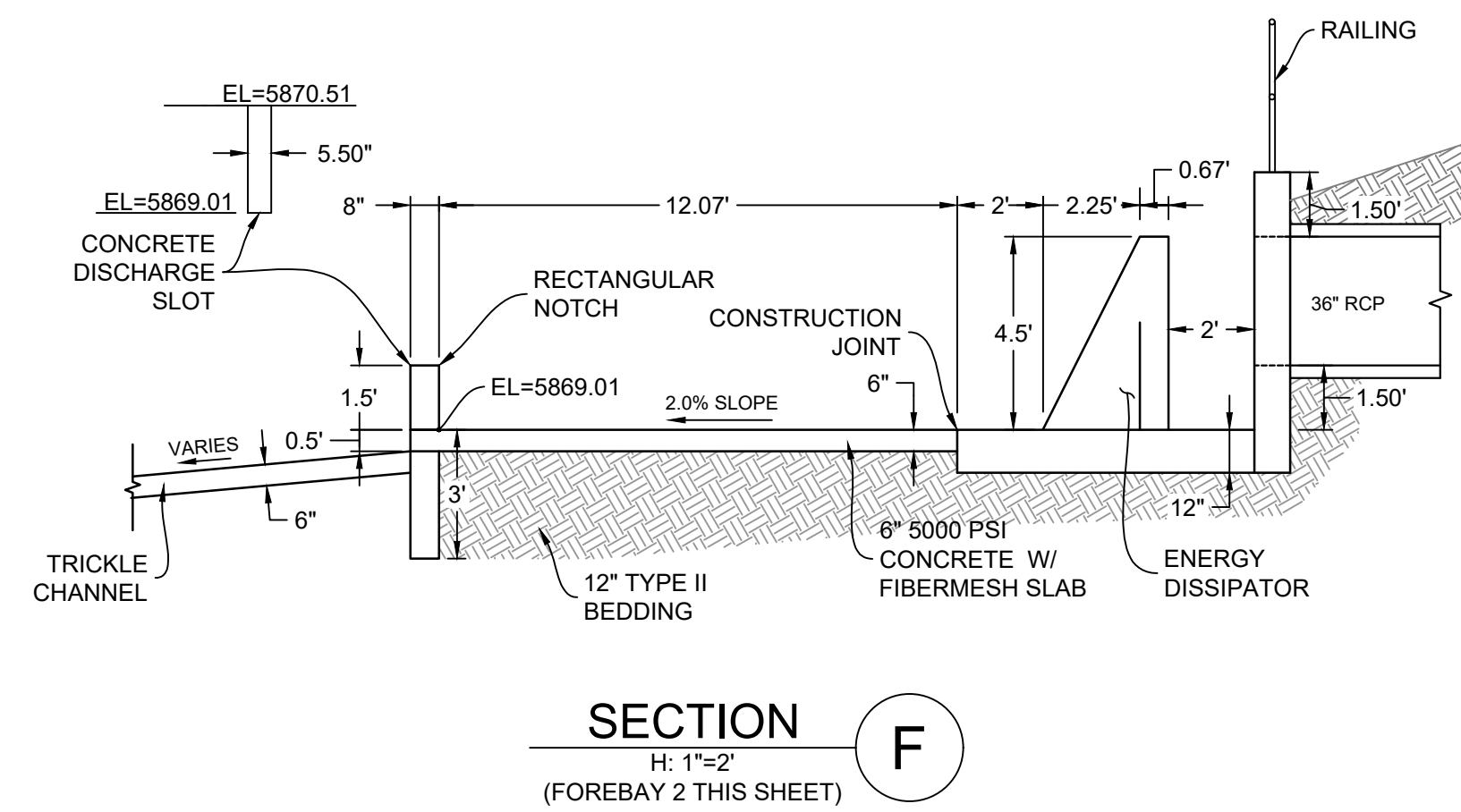
RAIL ANCHORAGE DETAIL



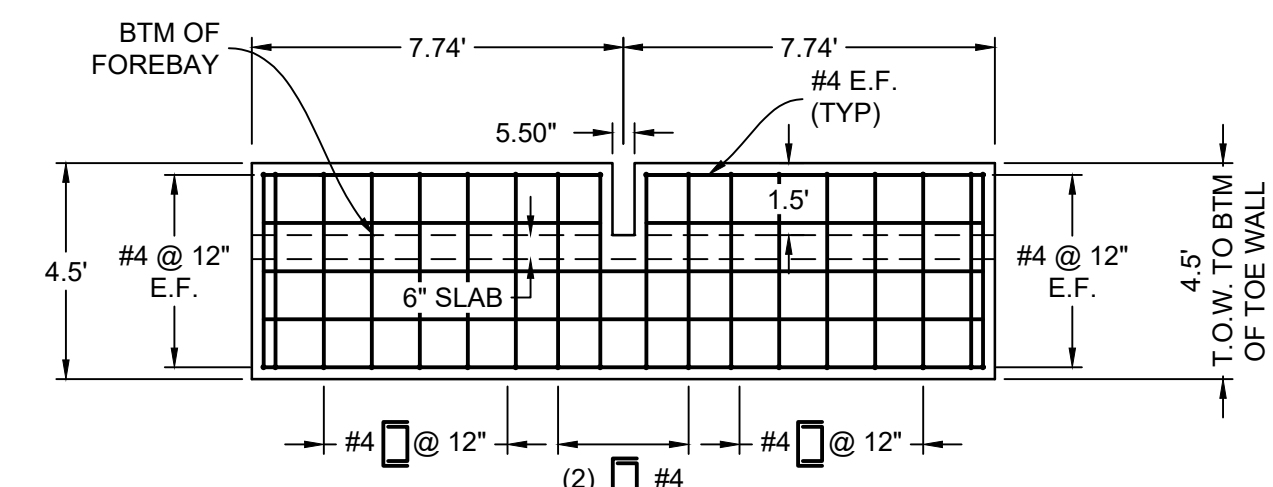
RAIL CORNER DETAIL



- 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".



FOREBAY 2 REINFORCING



FOREBAY 2 FRONT WALL PROFILE

- NOTES:**
- CONSTRUCT WINGWALLS PER CDOT DETAIL M-601-20

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-886-EX-BASE X-886-EX-SURVEY 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-886-PR-SITE-F8 X-886-PR-SITE-F9 X-886-PR-SITE-F10 X-886-PR-SITE-F11 X-886-PR-SITE-F12 X-886-PR-SITE-F13 X-886-PR-SITE-F14 X-886-PR-SITE-F15 X-886-PR-SITE-F16 X-886-PR-SITE-F17 X-886-PR-SITE-F18 X-886-PR-SITE-F19 X-886-PR-SITE-F20 X-886-PR-SITE-F21 X-886-PR-SITE-F22 X-886-PR-SITE-F23 X-886-PR-SITE-F24 X-886-PR-SITE-F25 X-886-PR-SITE-F26 X-886-PR-SITE-F27 X-886-PR-SITE-F28 X-886-PR-SITE-F29 X-886-PR-SITE-F30 X-886-PR-SITE-F31 X-886-PR-SITE-F32 X-886-PR-SITE-F33 X-886-PR-SITE-F34 X-886-PR-SITE-F35 X-886-PR-SITE-F36 X-886-PR-SITE-F37 X-886-PR-SITE-F38 X-886-PR-SITE-F39 X-886-PR-SITE-F40 X-886-PR-SITE-F41 X-886-PR-SITE-F42 X-886-PR-SITE-F43 X-886-PR-SITE-F44 X-886-PR-SITE-F45 X-886-PR-SITE-F46 X-886-PR-SITE-F47 X-886-PR-SITE-F48 X-886-PR-SITE-F49 X-886-PR-SITE-F50 X-886-PR-SITE-F51 X-886-PR-SITE-F52 X-886-PR-SITE-F53 X-886-PR-SITE-F54 X-886-PR-SITE-F55 X-886-PR-SITE-F56 X-886-PR-SITE-F57 X-886-PR-SITE-F58 X-886-PR-SITE-F59 X-886-PR-SITE-F60 X-886-PR-SITE-F61 X-886-PR-SITE-F62 X-886-PR-SITE-F63 X-886-PR-SITE-F64 X-886-PR-SITE-F65 X-886-PR-SITE-F66 X-886-PR-SITE-F67 X-886-PR-SITE-F68 X-886-PR-SITE-F69 X-886-PR-SITE-F70 X-886-PR-SITE-F71 X-886-PR-SITE-F72 X-886-PR-SITE-F73 X-886-PR-SITE-F74 X-886-PR-SITE-F75 X-886-PR-SITE-F76 X-886-PR-SITE-F77 X-886-PR-SITE-F78 X-886-PR-SITE-F79 X-886-PR-SITE-F80 X-886-PR-SITE-F81 X-886-PR-SITE-F82 X-886-PR-SITE-F83 X-886-PR-SITE-F84 X-886-PR-SITE-F85 X-886-PR-SITE-F86 X-886-PR-SITE-F87 X-886-PR-SITE-F88 X-886-PR-SITE-F89 X-886-PR-SITE-F90 X-886-PR-SITE-F91 X-886-PR-SITE-F92 X-886-PR-SITE-F93 X-886-PR-SITE-F94 X-886-PR-SITE-F95 X-886-PR-SITE-F96 X-886-PR-SITE-F97 X-886-PR-SITE-F98 X-886-PR-SITE-F99 X-886-PR-SITE-F100				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\DT01.dwg				
CTB FILE: ---				
PLOT DATE: August 18, 2021 11:54:19 AM				
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/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

DESIGNED BY: JTS
CHECKED BY: NMS

SCALE: VARIES
HORIZ: N/A
VERT: SHEET

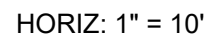
DATE ISSUED: AUGUST 2021
SHEET 38 OF 39


DRAWING No.
DT02

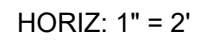
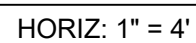
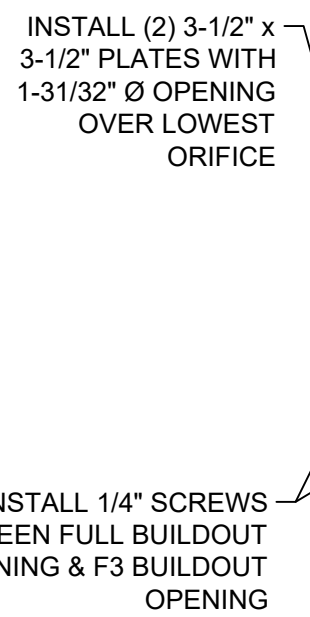
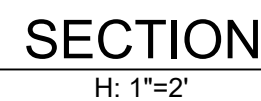
TRAILS AT ASPEN RIDGE

FILING NO.3
ROADWAY & STORM IMPROVEMENT PLANS

WEST POND DETAILS



0.090" —  — 0.115"



- | | | |
|----|---|----------------|
| 1. | ALL CONCRETE SHALL BE CDOT CLASS D: $f_c = 4500$ PSI | HORIZ: 1" = 2' |
| 2. | ALL REINFORCING STEEL SHALL BE F_y 60 KSI | |
| 3. | CONCRETE COVER FOR STEEL REINFORCING BARS SHALL BE AS FOLLOWS:
CONCRETE PLACED AGAINST EARTH..... 3"
CONCRETE EXPOSED TO EARTH OR WEATHER..... 2" | |
| 4. | ALL EXPOSED CONCRETE CORNERS SHALL HAVE A MINIMUM $\frac{3}{4}$ " CHAMFER. | |
| 5. | 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. | |
| 6. | STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STANDARD PLAN M-206-1. | |
| 7. | 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. | |
| 8. | INLET STEPS SHALL BE ALUMINUM & CONFORM TO CITY OF COLORADO SPRINGS STANDARD DETAIL D-20D. | |
| 9. | WINGWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD M-601-20 | |

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).



Matrix

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

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