TRAILS AT ASPEN RIDGE FILING NO.2

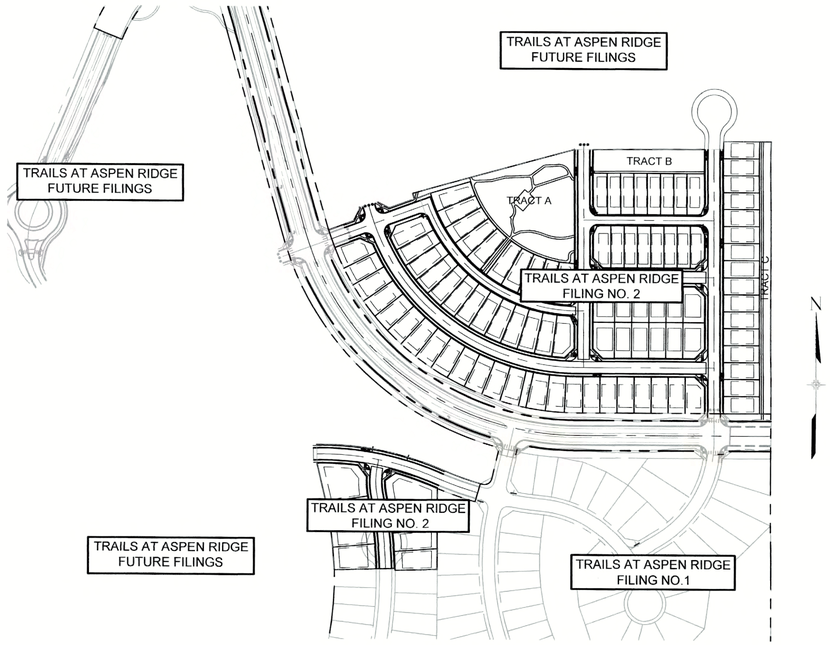
EL PASO COUNTY, CO

ROADWAY & STORM IMPROVEMENT PLANS

APRIL 2021

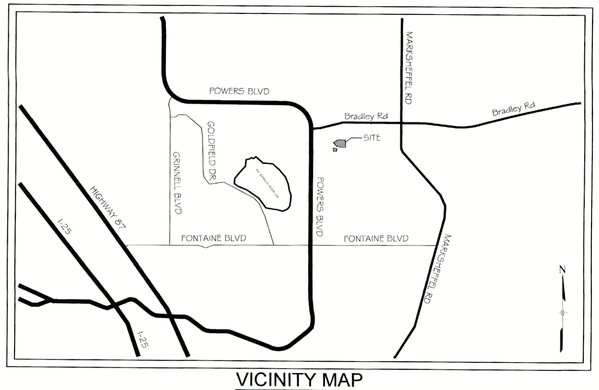
Know what's **below.** **Call** before you dig.

SHEET NAME		SHEET No.
TS01	TITLE SHEET	1
GN01	ROADWAY GENERAL NOTES	2
RD00	CENTERLINE KEY MAP	3
RD01 - RD08	CENTERLINE ROADWAY PLAN & PROFILE	4-11
RD09	FLOWLINE KEY MAP	12
RD10 - RD18	FLOWLINE PLAN & PROFILE	13-21
RD19	INTERSECTION DETAILS KEY MAP	22
RD20 - RD24	INTERSECTION DETAILS	23-27
SN01 - SN02	SIGNING AND STRIPING PLAN	28-29
SD00	STORM KEY MAP	30
SD01 - SD07	STORM DRAIN PLAN & PROFILE	31-37



SITE MAP

1" = 200'



VICINITY MAP

N.T.S.

ENGINEERING RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

Nicole M Schanel Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

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: Nicole M Schanel Date: 20 APRIL 2021

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.

APPROVED
Engineering Department
07/22/2021 11:58:45 AM
dsdnijkamp
EPC Planning & Community Development Department

JENNIFER IRVINE, P.E.
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.

11/13/21
DATE

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

REFERENCE DRAWINGS

X-886-PR SITE_F1
886-PR Legacy Drive
886-PR Legacy Drive-Roundabout
GEC Titleblock
X-886-PR SITE-F2

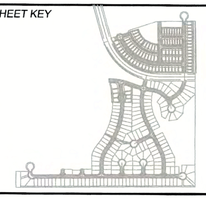
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: s:\19.886.014 (trails at aspen ridge - f2)\100 Dwg\104 plan sets\construction plans\Road & Storm Plans\TS01.dwg
CTB FILE: ---
PLOT DATE: April 13, 2021 1:56:36 PM
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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY:

Matrix

SEAL

COLORADO LICENSED NICOLE M. SCHANEL 52434 PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

TITLE SHEET

DESIGNED BY:	NMS	*SCALE*		*DATE ISSUED:*	APRIL 2021
DRAWN BY:	CRD	*HORIZ.*	N/A	*SHEET*	1 OF 37
CHECKED BY:	NMS	*VERT.*	N/A	*DRAWING No.*	TS01

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.

GENERAL NOTES con't.:

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.

CONSTRUCTION NOTES con't.:

6. 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 (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
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, FROM 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. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
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, CROSSWALK 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. CROSSWALKS 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.

ABBREVIATIONS:

AD	ALGEBRAIC DIFFERENCE
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
APPROX	APPROXIMATE or APPROXIMATELY
AVE	AVENUE
AVG	AVERAGE
B/C	BACK OF CURB
℄ or B/L	BASELINE
BLVD	BOULEVARD
BTM	BOTTOM
CI	CAST IRON
CEN	CENTER
℄ or CL	CENTERLINE
CFS	CUBIC FEET PER SECOND
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
EA	EACH
EGL	ENERGY GRADE LINE
ELEV or EL	ELEVATION
ELL	ELBOW
ESMT	EASEMENT
EW	EACHWAY
EX or EXIST	EXISTING
FES	FLARED END SECTION
FIN	FINISHED
℄ or FL	FLOWLINE
FLG	FLANGE
FT	FOOT / FEET
FRP	FIBERGLASS REINFORCED PIPE
GAL	GALLON
GALV	GALVANIZED
GAU	GAUGE (MATERIAL)
GV	GATE VALVE
GW	GROUNDWATER
HBP	HOT BITUMINOUS PAVEMENT
HGL	HYDRAULIC GRADE LINE
HP	HIGH POINT
HORIZ	HORIZONTAL
HCL	HORIZONTAL CONTROL LINE
HR	HOUR
INV	INVERT
K	VERTICAL CURVE FACTOR
LBS	POUNDS
LF	LINEAR FEET
LN	LANE
LP	LOW POINT
LS	LANDSCAPING
LT	LEFT
MAX	MAXIMUM
MFGR	MANUFACTURER
MH	MANHOLE
MID	MIDDLE or MIDPOINT
MIN	MINIMUM
MJ	MECHANICAL JOINT
MSL	MEAN SEA LEVEL

ABBREVIATIONS con't:

NC	NORMAL CROWN
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
O/S	OFFSET
P	PROPOSED
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCR	POINT OF CURB RETURN
PE	PLAIN END
PIE	PUBLIC IMPROVEMENT EASEMENT
PGL	PROFILE GRADE LINE
℄ or P/L	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE or POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENT
R OR RAD	RADIUS
RC	REVERSE CROWN
RCP	REINFORCED CONCRETE PIPE
RED	REDUCER
REF	REFERENCE
REINF	REINFORCING
REQ	REQUIRED
REV	REVISION
ROW	RIGHT-OF-WAY
RT	RIGHT
SCH	SCHEDULE
SD	STORM SEWER
SQ	SQUARE
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
SS OR SAN	SANITARY SEWER
SW OR S/W	SIDEWALK
TAN	TANGENT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TFC	TOP FACE OF CURB
THD	THREADED
THK OR THICK	THICKNESS
TYP	TYPICAL
UG	UNDERGROUND
UTIL	UTILITY
VC	VERTICAL CURVE
VERT	VERTICAL
W	WIDTH
W/	WITH

MATERIALS LEGEND

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

SYMBOLS

- PROPOSED CENTERLINE
- EXISTING PAVED ROAD
- EXISTING UNDERGROUND UTILITY (E-SD)
- PROPOSED UNDERGROUND UTILITY (P-W 8)
- RIGHT OF WAY
- EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONTOUR (6400)
- PROPOSED CONTOUR (6400)
- PROPERTY LINE
- 100 YEAR HGL
- 5 YEAR HGL
- PROPOSED MANHOLE
- EXISTING POWER POLE
- THRUST BLOCK
- FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- WATER FITTINGS
- EXISTING STORM INLET
- PROPOSED STORM DRAIN/INLET
- PLUG PIPE
- PROPOSED SIGN
- EXISTING SIGN

REFERENCE DRAWINGS

GEC Titleblock

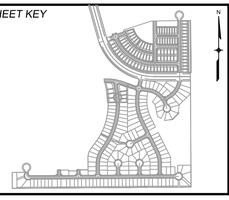
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

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CTB FILE: ----
PLOT DATE: April 20, 2021 10:37:53 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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY:

Matrix

SEAL

COLORADO LICENSED SCOTT M. SCHWARTZ 62434 PROFESSIONAL ENGINEER

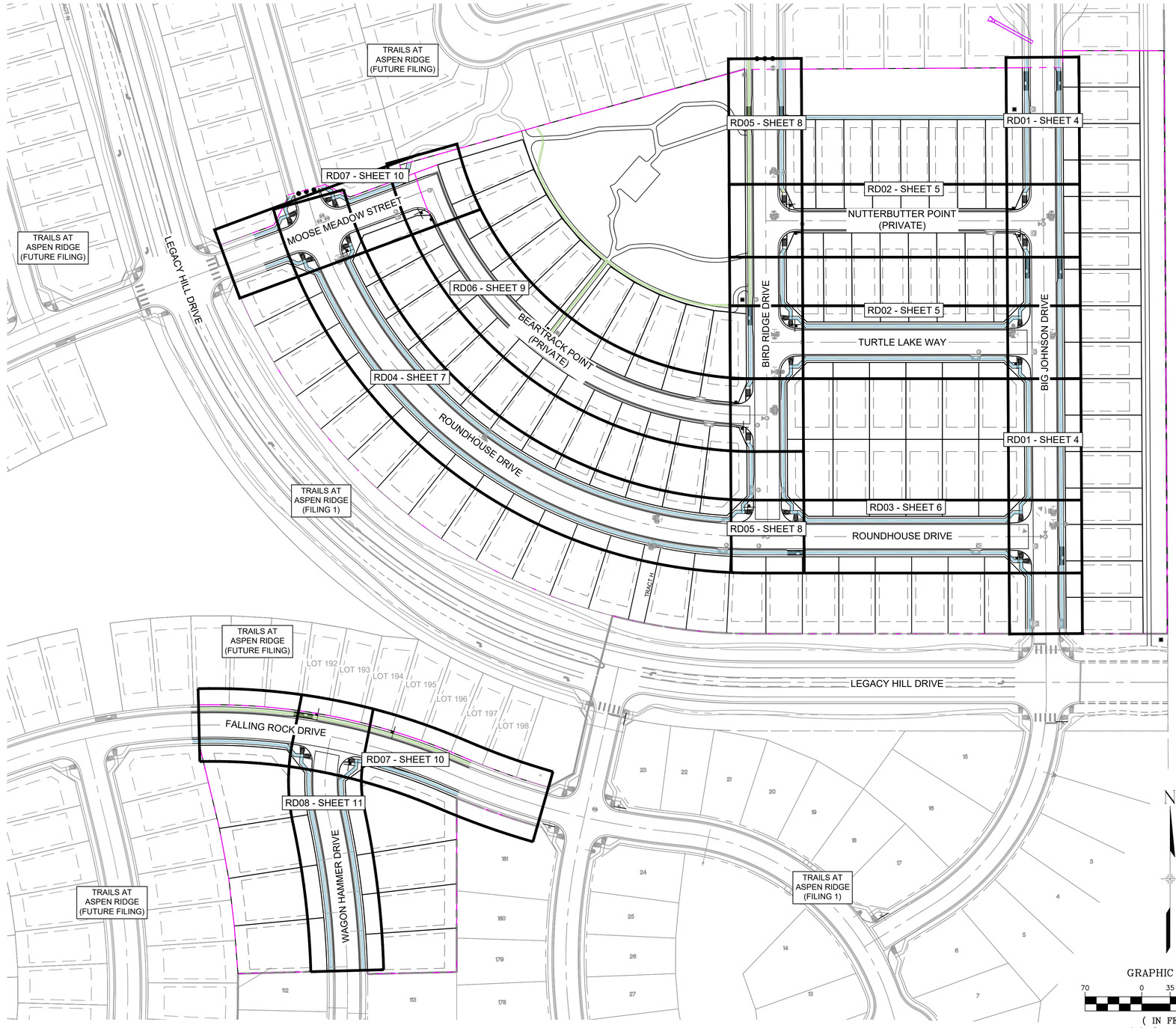
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

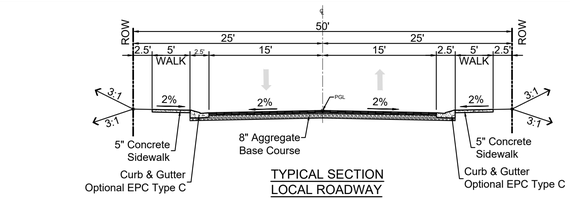
TRAILS AT ASPEN RIDGE

EPC 7/22/2021 FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY GENERAL NOTES

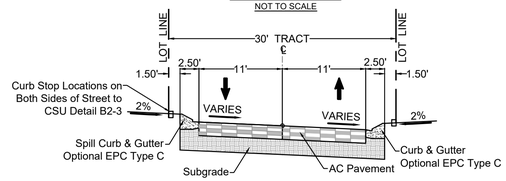
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DRAWN BY:	CRD	HORIZ.	N/A		
CHECKED BY:	NMS	VERT.	N/A	SHEET 2 OF 37	GN01



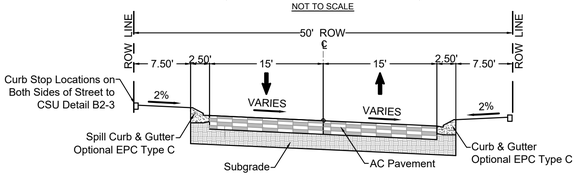


TYPICAL SECTION
LOCAL ROADWAY
NOT TO SCALE

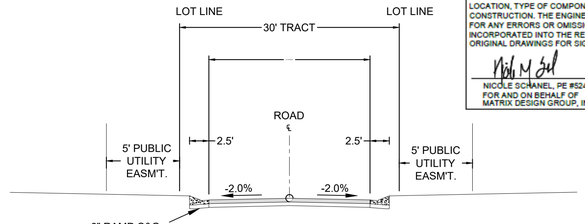
PAVEMENT NOTE: 2" HMA GRADE SX (75) (PG 64-28) O/
2" HMA GRADE S (75) (PG 64-22)
FINAL PAVEMENT SECTION IS DETERMINED WITH THE PAVEMENT REPORT



TYPICAL SECTION
(NUTTERBUTTER SUPER ELEVATED)
NOT TO SCALE



TYPICAL SECTION
(TURTLE LAKE WAY SUPER ELEVATED)
NOT TO SCALE



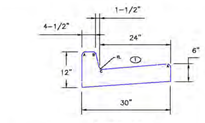
TYPICAL SECTION
(PRIVATE ROADWAY)
NOT TO SCALE

ENGINEERING RECORD DRAWINGS

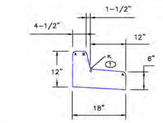
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

Date: 11/03/23

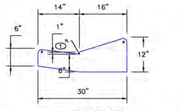
NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.



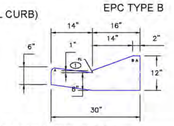
EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)



EPC TYPE B



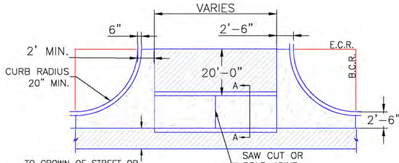
EPC TYPE C
(REVERSE SLOPE OF PAN FOR SPILL CURB)



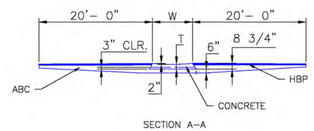
EPC OPTIONAL TYPE C

LEGEND FOR RAISE	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 3"

① – GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.



PLAN VIEW



SECTION A–A

4" CONCRETE DEPTH
5" CONCRETE DEPTH

NOTES:
1. ALL ROADS ARE PUBLIC UNLESS OTHERWISE NOTED.

EPC 7/22/2021

REFERENCE DRAWINGS

X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR SITE-FUTURE FILINGS
X-886-PR-UTIL-F2
X-886-PR-SITE
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X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

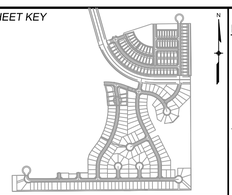
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

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CTB FILE: MATRIX_ARCH_D-SIZE_BW.ctb
PLOTTED: Apr 20, 2021 10:38:54 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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ½" AULM. CAP PLS 10377)

PREPARED BY:

Matrix

SEAL

COLORADO LICENSED
NICOLE M. SCHANEL
62434
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

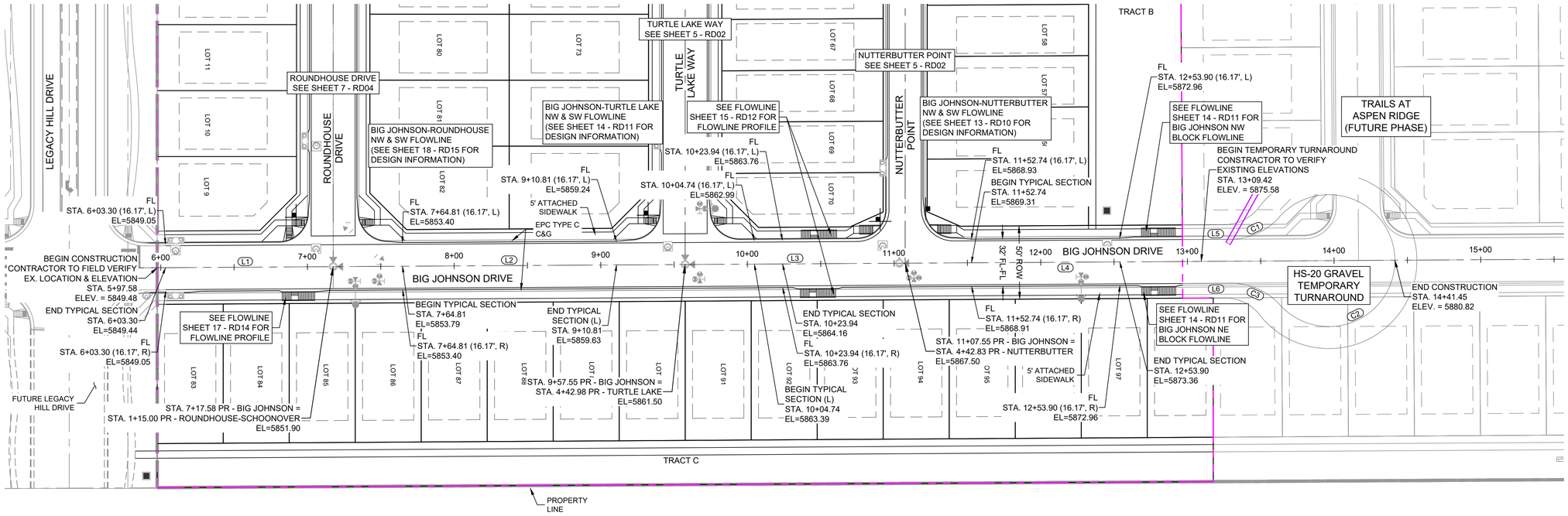
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

CENTERLINE KEY MAP

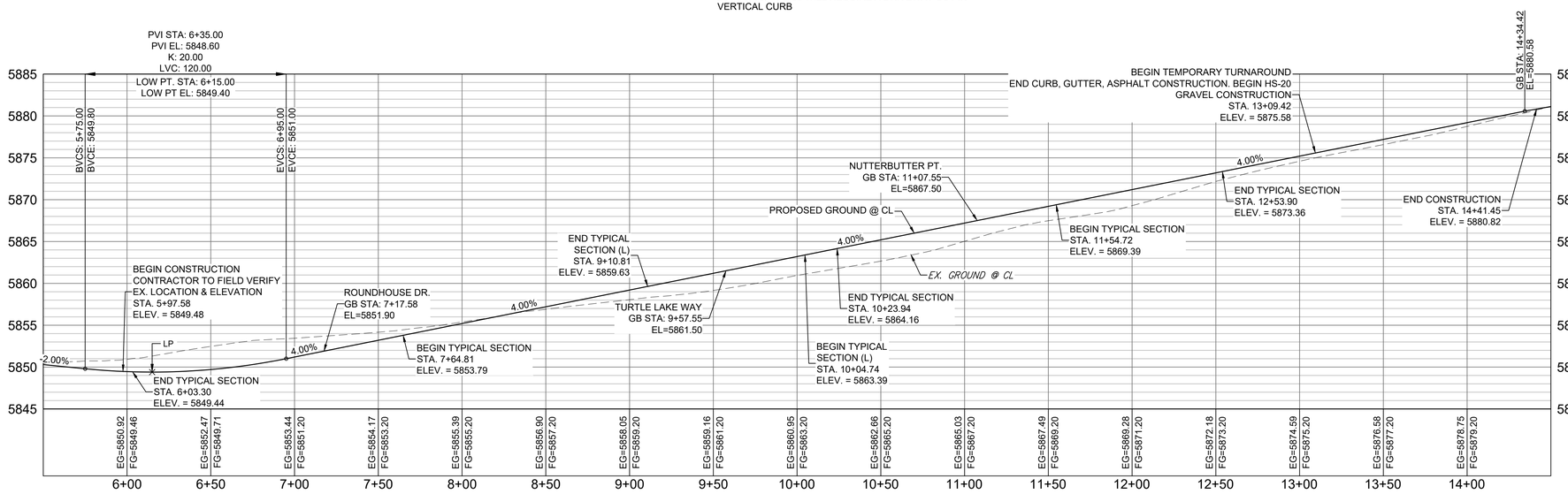
DESIGNED BY:	NMS	SCALE		DATE ISSUED:	APRIL 2021	DRAWING No.
DRAWN BY:	CRD	HORIZ.	1" = 70'			
CHECKED BY:	NMS	VERT.	N/A	SHEET	3 OF 37	RD00

Know what's below. Call before you dig.



BIG JOHNSON DRIVE PLAN

NOTE:
LOTS 9, 70, 71 & 83 WILL REQUIRE A DRIVEWAY CUT IN VERTICAL CURB



BIG JOHNSON DRIVE CL PROFILE

HORIZ 1" = 40'
VERT 1" = 8'

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

ENGINEERING RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
Date: 11/03/23

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°20'48"W	120.00
L2	N00°20'48"W	239.97
L3	N00°20'48"W	150.00
L4	N00°20'48"W	201.90
L5	N00°20'48"W	19.92
L6	S00°20'48"E	19.92

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C1	37.85	45.00	48°11'23"
C2	217.07	45.00	276°22'46"
C3	37.85	45.00	48°11'23"

EPC 7/22/2021

REFERENCE DRAWINGS
X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR SITE-FUTURE FILINGS
X-886-PR-UTIL-F2
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

No.	DATE	DESCRIPTION	BY
		REVISIONS	

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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBMITTED 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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY:
Matrix

SEAL
COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

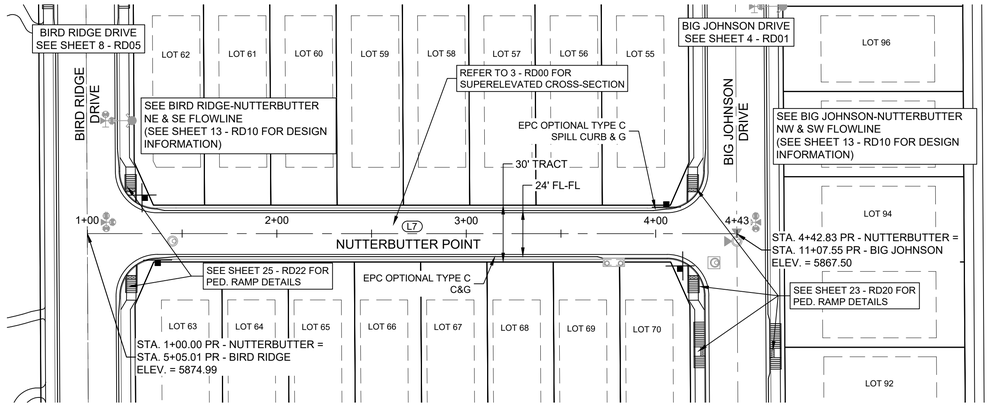
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

DESIGNED BY:	NMS	SCALE		DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ.	1" = 40'	SHEET	4 OF 37
CHECKED BY:	NMS	VERT.	1" = 8'	DRAWING No.	RD01

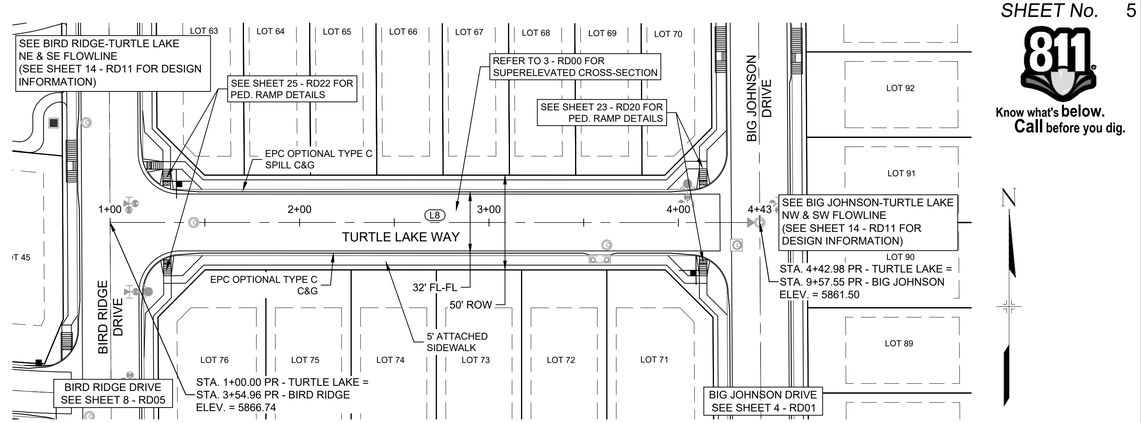
811 Know what's below. Call before you dig.



NUTTERBUTTER POINT PLAN

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

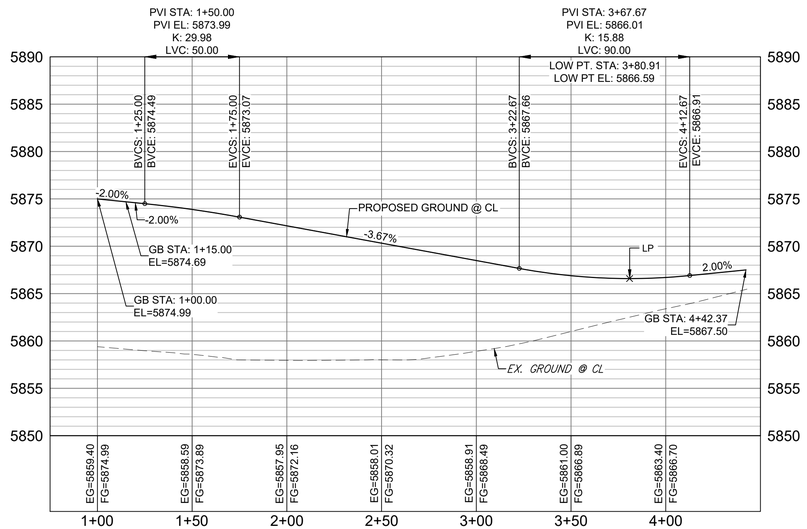
NOTE:
LOT 70 WILL REQUIRE A DRIVEWAY CUT IN VERTICAL CURB



TURTLE LAKE WAY PLAN

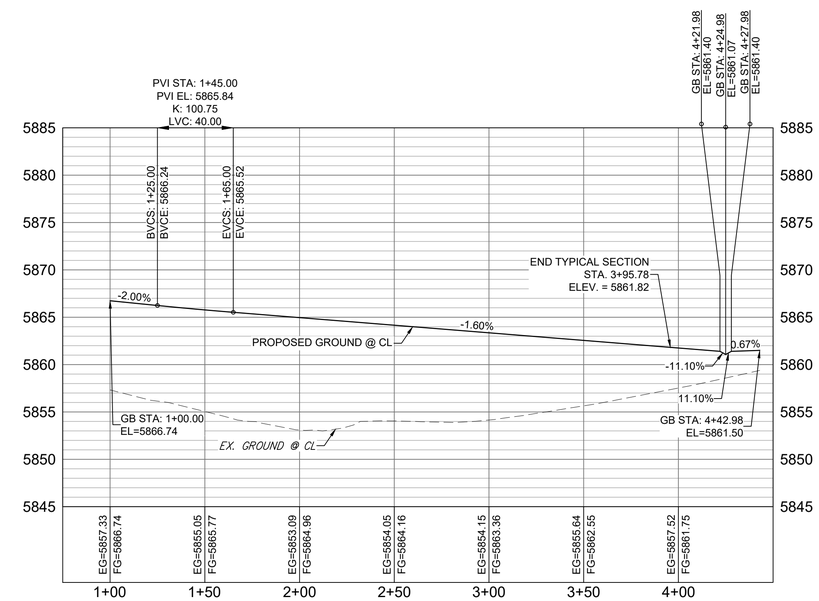
GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

NOTE:
LOTS 70 & 71 WILL REQUIRE A DRIVEWAY CUT IN VERTICAL CURB



NUTTERBUTTER POINT CL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'



TURTLE LAKE WAY CL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'

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Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

LINE TABLE		
LINE #	BEARING	DISTANCE
L7	S89°59'33"E	342.92
L8	S89°59'33"E	342.98

EPC 7/22/2021

REFERENCE DRAWINGS

X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR SITE-FUTURE FILINGS
X-886-PR-UTIL-F2
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

No.	DATE	DESCRIPTION	BY

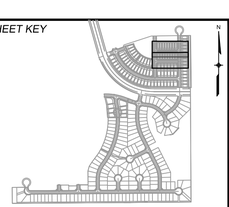
REVISIONS

COMPUTER FILE MANAGEMENT

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CONTENT: ANSI_ARCH_D-SIZE_BW.ctb
PLOTTED: Apr 20, 2021 10:39:20 AM

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SHEET KEY



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

SEAL
COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE

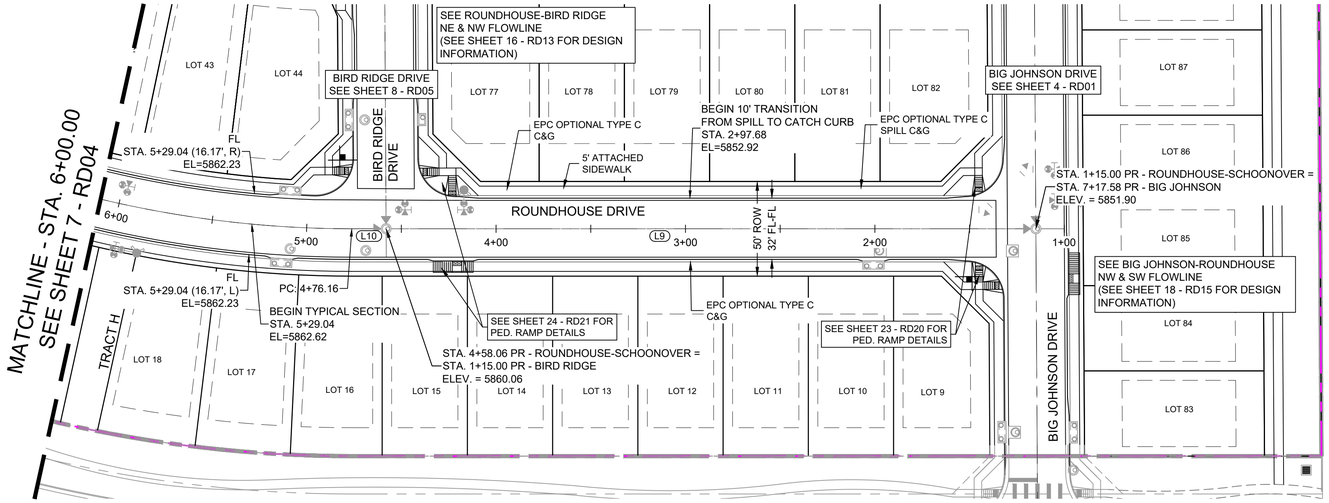
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

DESIGNED BY:	NMS	SCALE		DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ.	1" = 40'		
CHECKED BY:	NMS	VERT.	1" = 8'	SHEET	5 OF 37

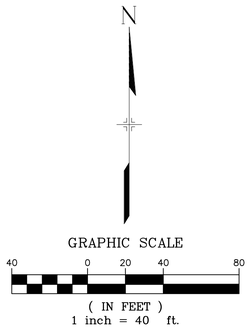
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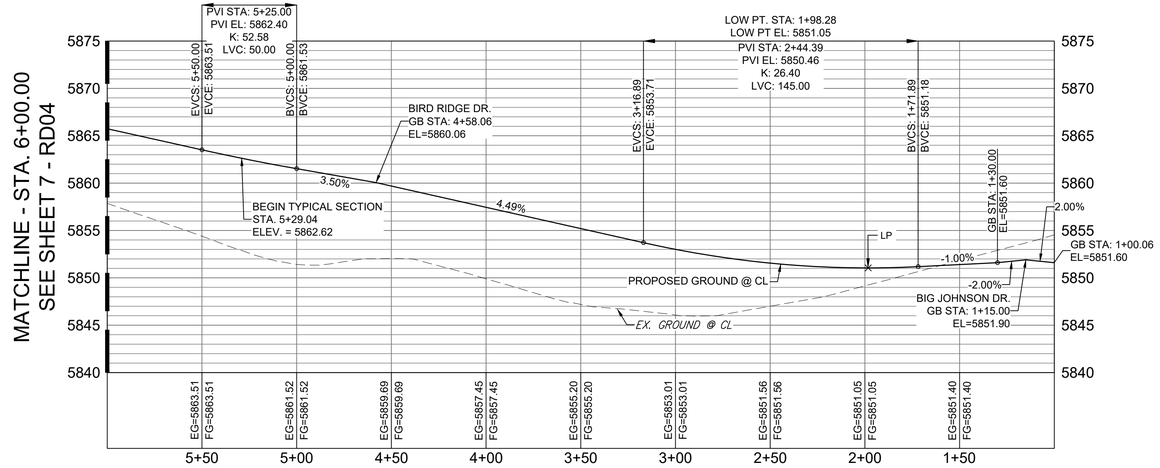
811 Know what's below. Call before you dig.



ROUNDHOUSE DRIVE PLAN

NOTE:
LOTS 9 & 44 WILL REQUIRE A DRIVEWAY CUT IN VERTICAL CURB





ROUNDHOUSE DRIVE CL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	N90°00'00"W	343.06
L10	N90°00'00"W	18.10

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Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

EPC 7/22/2021

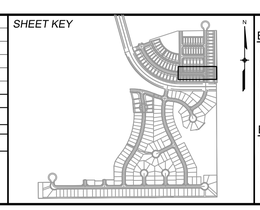
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X-886-PR STORM_F1
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19-886-PR-UTIL_SANITARY
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR SITE-FUTURE FILINGS
X-886-PR-UTIL-F2
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT
FILE NAME: F:\Projects\Trails at Aspen Ridge - F2\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD01 CENTERLINES.dwg
CTB NAME: MATRIX DESIGN GROUP_ARCH_D-SIZE_BW.ctb
PLOT DATE: 11/3/2021 10:39:30 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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY:
Matrix

SEAL
COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

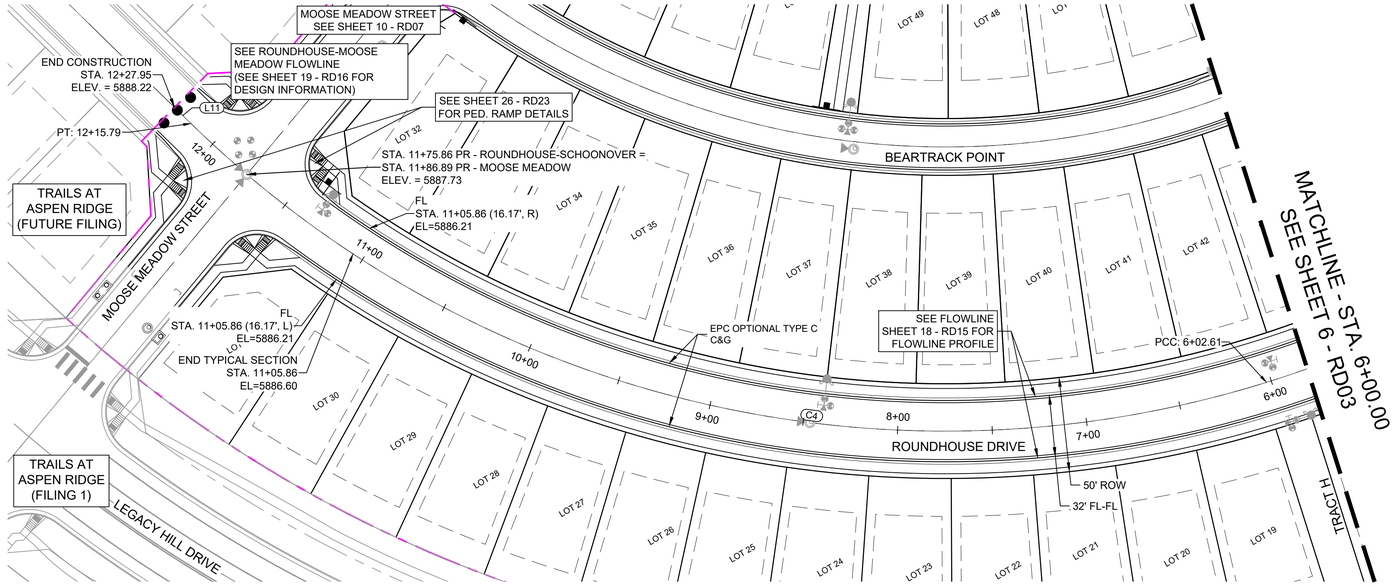
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

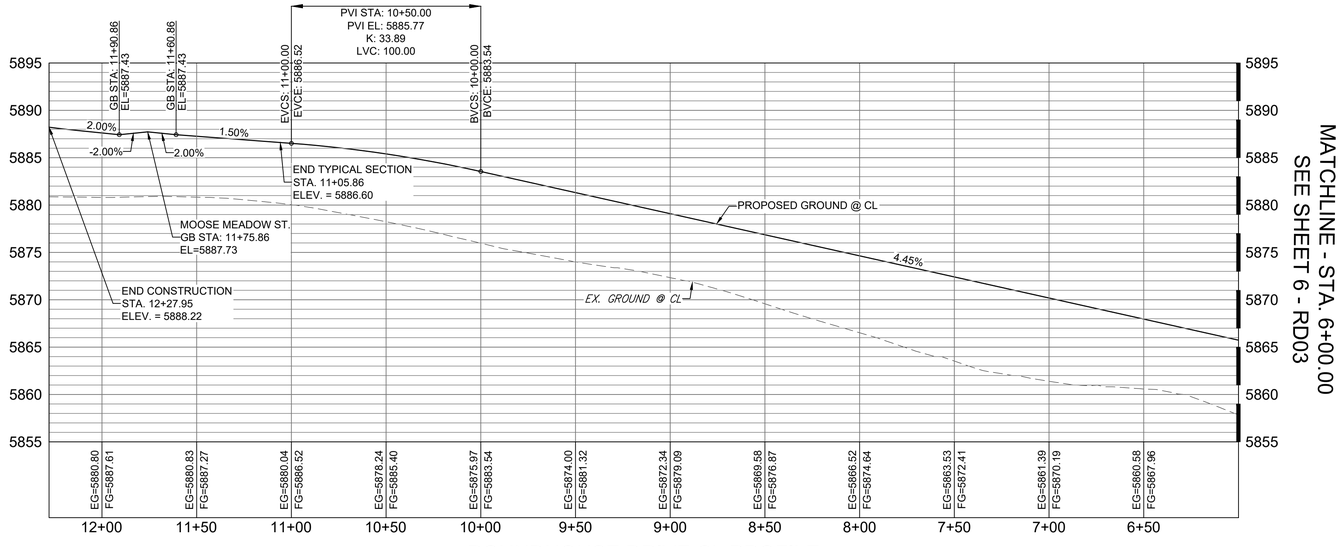
ROADWAY PLAN & PROFILE

		SCALE		DATE ISSUED:	APRIL 2021	DRAWING No.
DESIGNED BY:	NMS	HORIZ.	1" = 40'			
DRAWN BY:	CRD	VERT.	1" = 8'	SHEET	6 OF 37	RD03
CHECKED BY:	NMS					

Know what's below. Call before you dig.



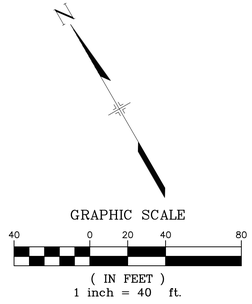
ROUNDHOUSE DRIVE PLAN



MATCHLINE - STA. 6+00.00
SEE SHEET 6 - RD03

ROUNDHOUSE DRIVE CL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'



LINE TABLE		
LINE #	BEARING	DISTANCE
L11	N15°39'12"W	12.16

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C4	739.63	570.00	74°20'48"

ENGINEERING RECORD DRAWINGS

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Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

EPC 7/22/2021

REFERENCE DRAWINGS

X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR SITE-FUTURE FILINGS
X-886-PR-UTIL-F2
X-886-PR-SITE
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X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

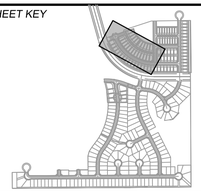
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

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CTBNAME: COLORTECH_D-SIZE_BW.ctb
PLOTTED: Aug 20, 2021 10:39:41 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,
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PREPARED BY:

Matrix

SEAL

COLORADO LICENSED
NICOLE W. SCHANEL
52434
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

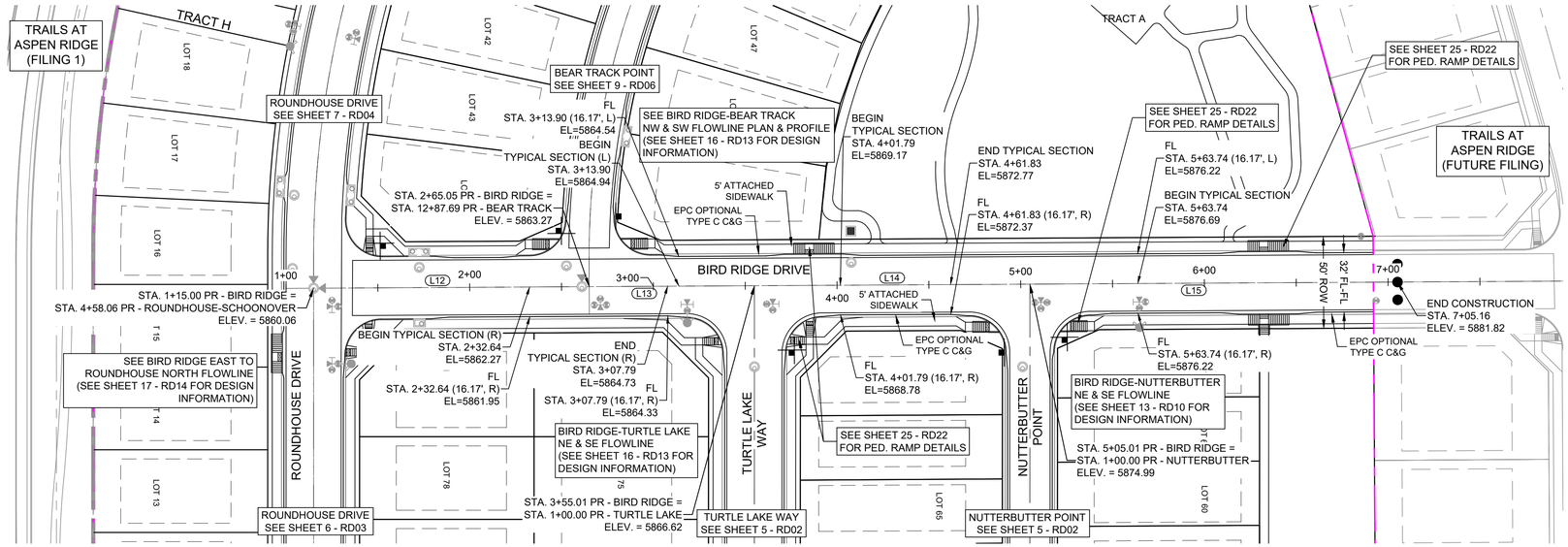
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

DESIGNED BY: NMS
DRAWN BY: CRD
CHECKED BY: NMS
SCALE HORIZ. 1" = 40' VERT. 1" = 8'
DATE ISSUED: APRIL 2021
SHEET 7 OF 37
DRAWING No. RD04

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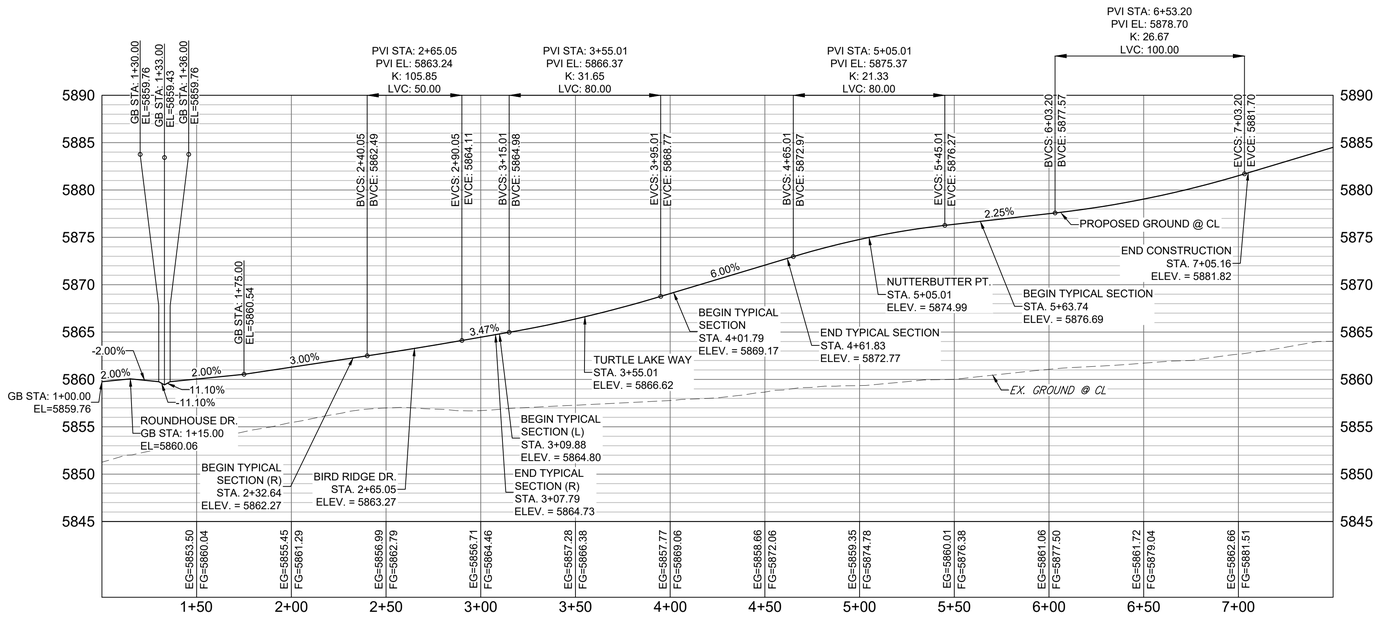
GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

BIRD RIDGE DRIVE PLAN

NOTE:
LOTS 44 & 45 WILL REQUIRE A DRIVEWAY CUT IN VERTICAL CURB



BIRD RIDGE DRIVE CL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'

LINE TABLE		
LINE #	BEARING	DISTANCE
L12	N00°19'34"W	150.05
L13	N00°19'34"W	89.96
L14	N00°19'34"W	150.00
L15	N00°19'34"W	200.14

ENGINEERING RECORD DRAWINGS

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Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

EPC 7/22/2021

REFERENCE DRAWINGS

X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR SITE-FUTURE FILINGS
X-886-PR-UTIL-F2
X-886-PR-SITE
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X-886-PR-SITE - F3

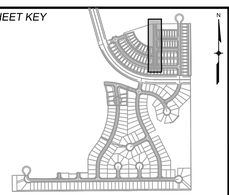
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

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CTBNAME: ANSI_ARCH_D-SIZE_BW.ctb
PLOTDATE: Aug 20, 2021 10:39:51 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



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PREPARED BY:

Matrix

SEAL

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NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

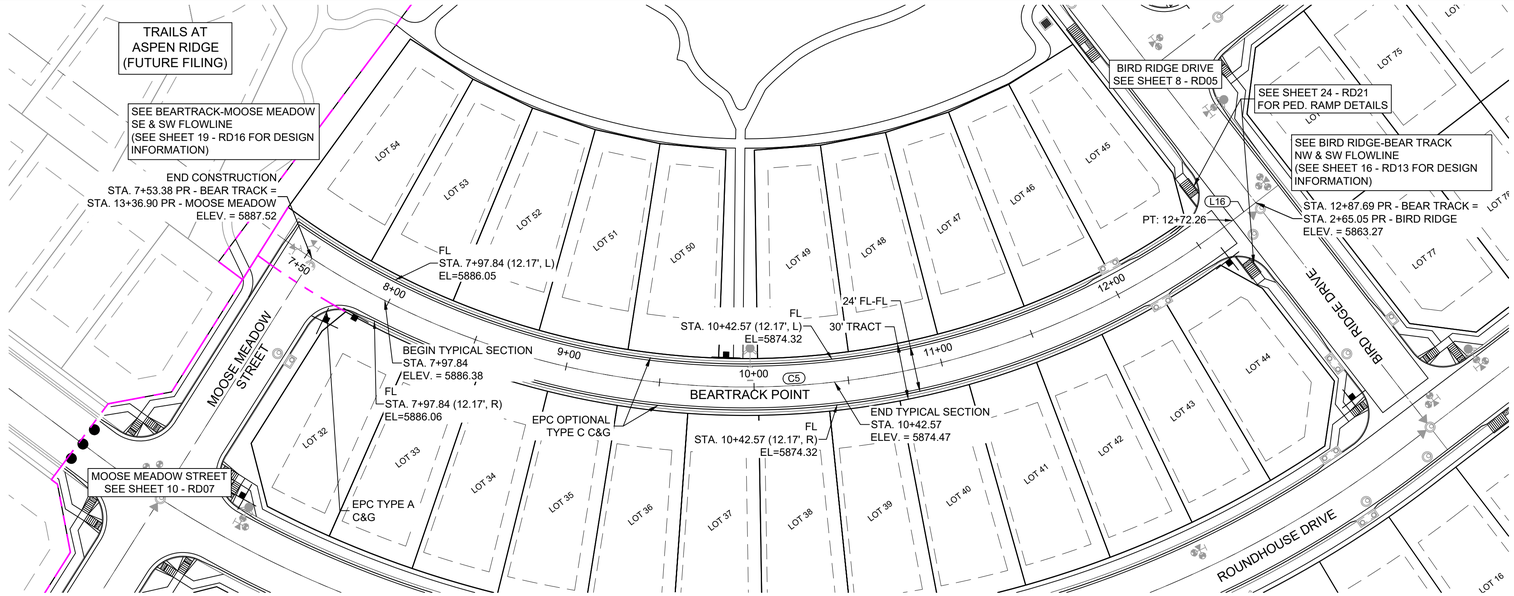
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

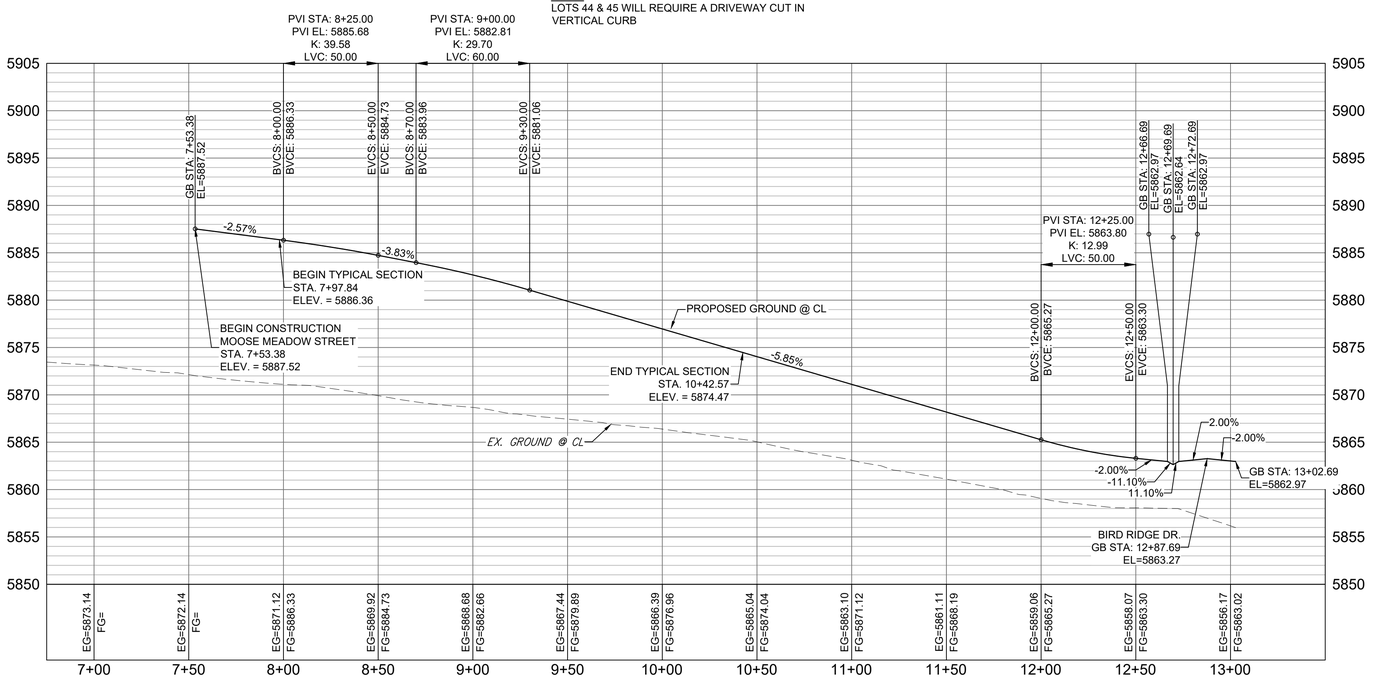
DESIGNED BY:	NMS	SCALE		DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ.	1" = 40'	DRAWING No.	RD05
CHECKED BY:	NMS	VERT.	1" = 8'	SHEET	8 OF 37

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



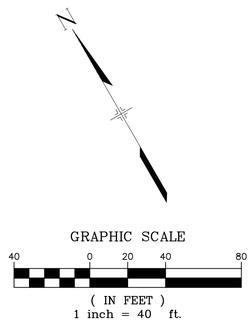
BEARTRACK POINT PLAN

NOTE:
LOTS 44 & 45 WILL REQUIRE A DRIVEWAY CUT IN VERTICAL CURB



BEARTRACK POINT CL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'



LINE TABLE		
LINE #	BEARING	DISTANCE
L16	N89°49'34"E	15.97

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C5	518.34	420.00	70°42'42"

ENGINEERING RECORD DRAWINGS

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Date: 11/03/23

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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

EPC 7/22/2021

REFERENCE DRAWINGS

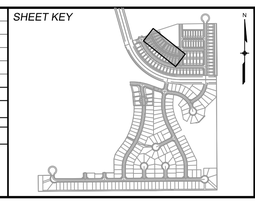
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X-886-PR STORM_F1
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19-886-PR-UTIL_SANITARY
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR SITE-FUTURE FILINGS
X-886-PR-UTIL-F2
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

No.	DATE	DESCRIPTION	BY
		REVISIONS	

COMPUTER FILE MANAGEMENT

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PLOT DATE: 11/3/2021 10:40:02 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,
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PREPARED BY:
Matrix

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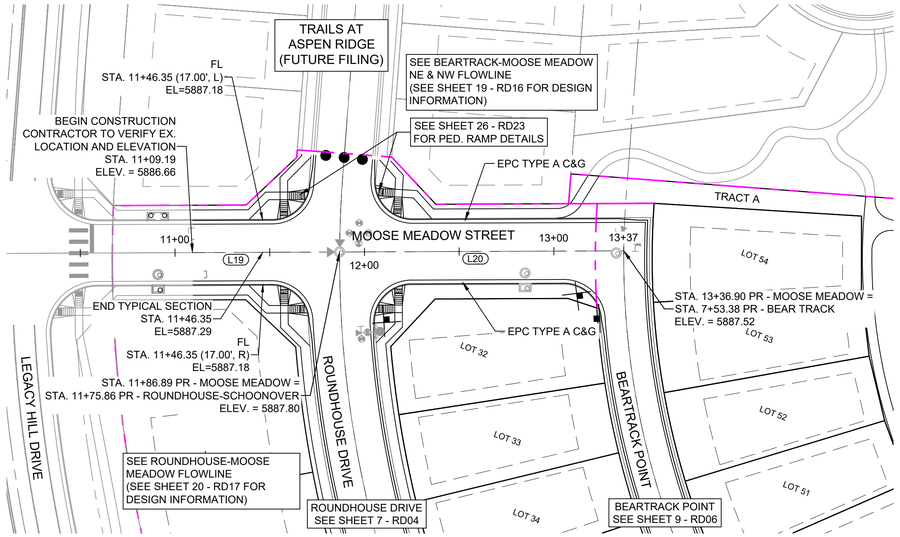
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

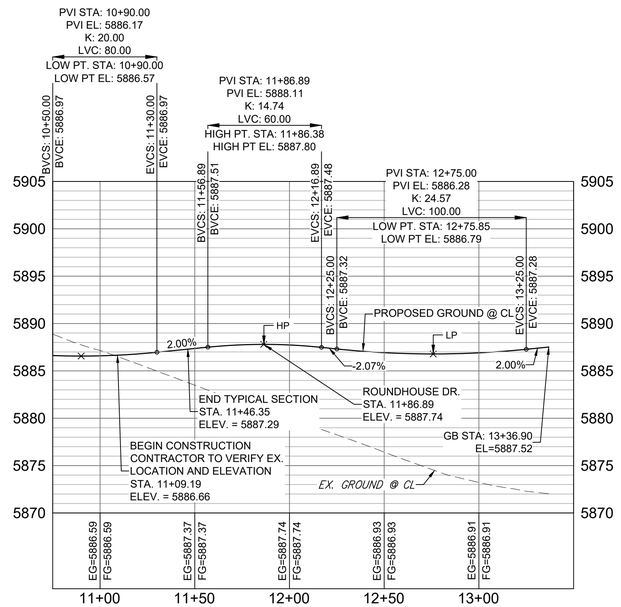
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DESIGNED BY:	NMS	HORIZ.	1" = 40'	SHEET	9 OF 37	RD06
DRAWN BY:	CRD	VERT.	1" = 8'			
CHECKED BY:	NMS					

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



MOOSE MEADOW STREET PLAN

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.



MOOSE MEADOW STREET CL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'

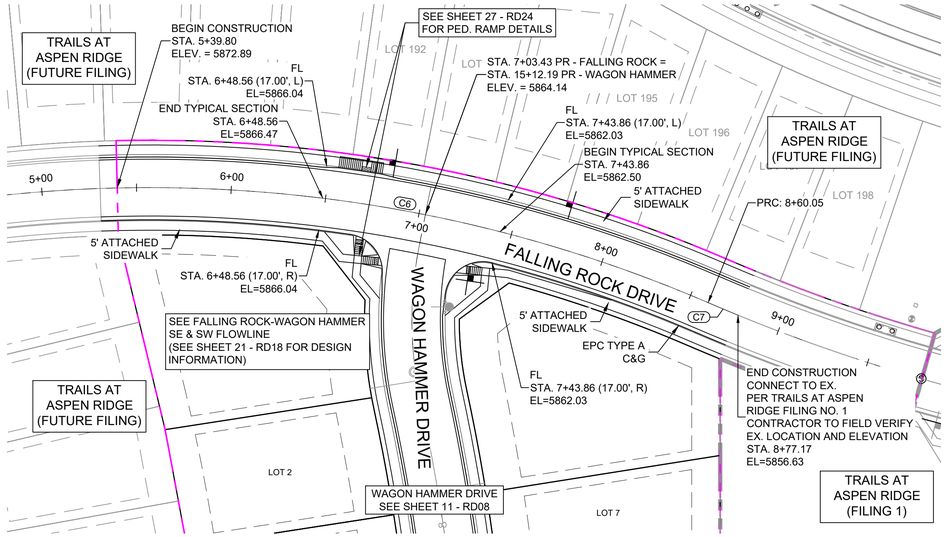
ENGINEERING RECORD DRAWINGS

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NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
Date: 11/03/23

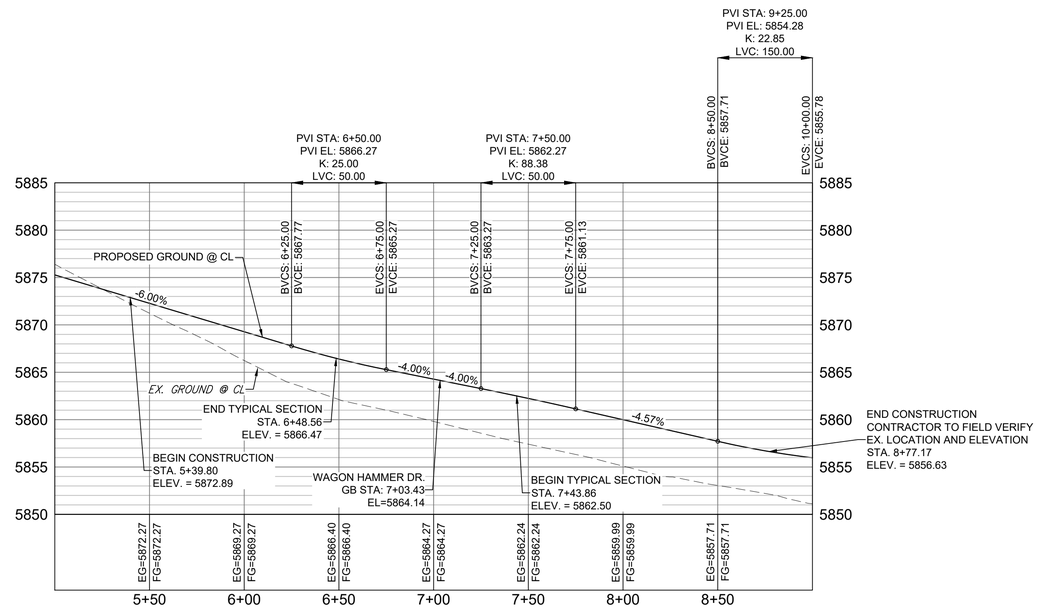
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L20	N69°45'39"E	150.01

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C6	320.26	745.00	24°37'48"
C7	17.12	940.00	1°02'37"



FALLING ROCK DRIVE PLAN

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.



FALLING ROCK DRIVE CL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'

EPC 7/22/2021

REFERENCE DRAWINGS
X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-F2
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X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

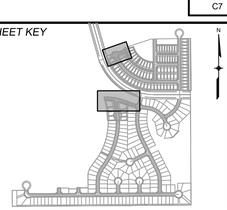
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILENAME: F:\Trails at Aspen Ridge - F2\|100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD01 CENTERLINES.dwg
CONTENT: ANSI_ARCH_D-SIZE_BW.ctb
PLOTTED: Apr 20, 2021 10:40:16 AM
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PREPARED BY:
Matrix

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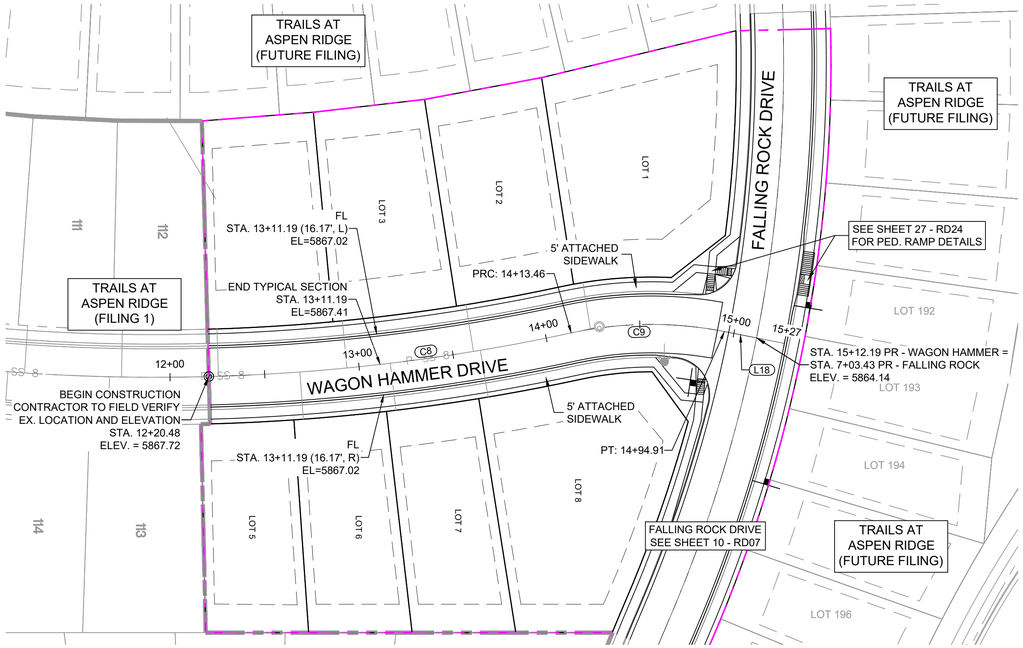
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

		SCALE		DATE ISSUED:	APRIL 2021	DRAWING No.
DESIGNED BY:	NMS	HORIZ.	1" = 40'			
DRAWN BY:	CRD	VERT.	1" = 8'	SHEET	10 OF 37	RD07
CHECKED BY:	NMS					

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



WAGON HAMMER DRIVE PLAN

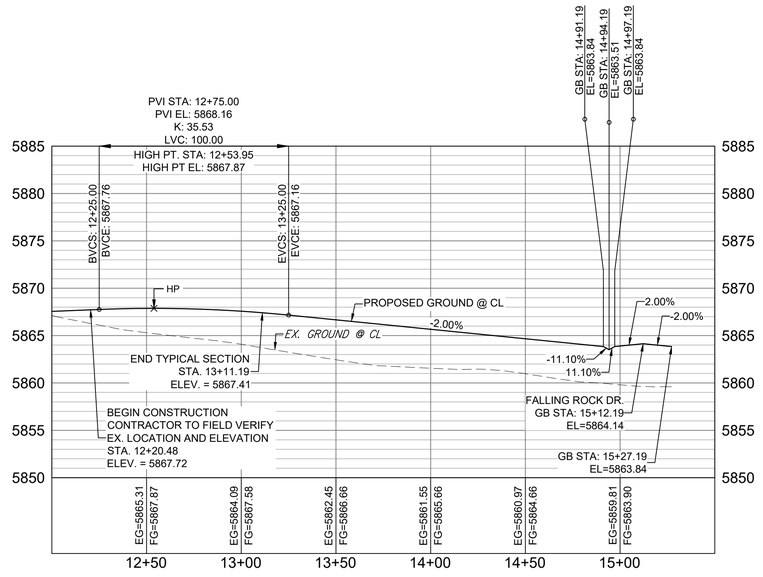
GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

LINE TABLE		
LINE #	BEARING	DISTANCE
L18	N11°09'12"E	17.28

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C8	192.98	1040.00	10°37'53"
C9	81.45	200.00	23°20'05"



WAGON HAMMER DRIVE CL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'

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EPC 7/22/2021

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X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR SITE-FUTURE FILINGS
X-886-PR-UTIL-F2
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

No.	DATE	DESCRIPTION	BY

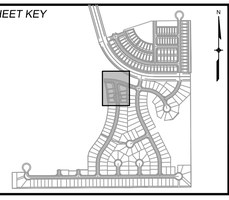
REVISIONS

COMPUTER FILE MANAGEMENT

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CTBNAME: ANSI_ARCH_D-SIZE_BW.ctb
PLOTTED: Aug 20, 2021 10:40:27 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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY:

Matrix

SEAL

COLORADO LICENSED
NICOLE W. SCHANEL
52434
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE

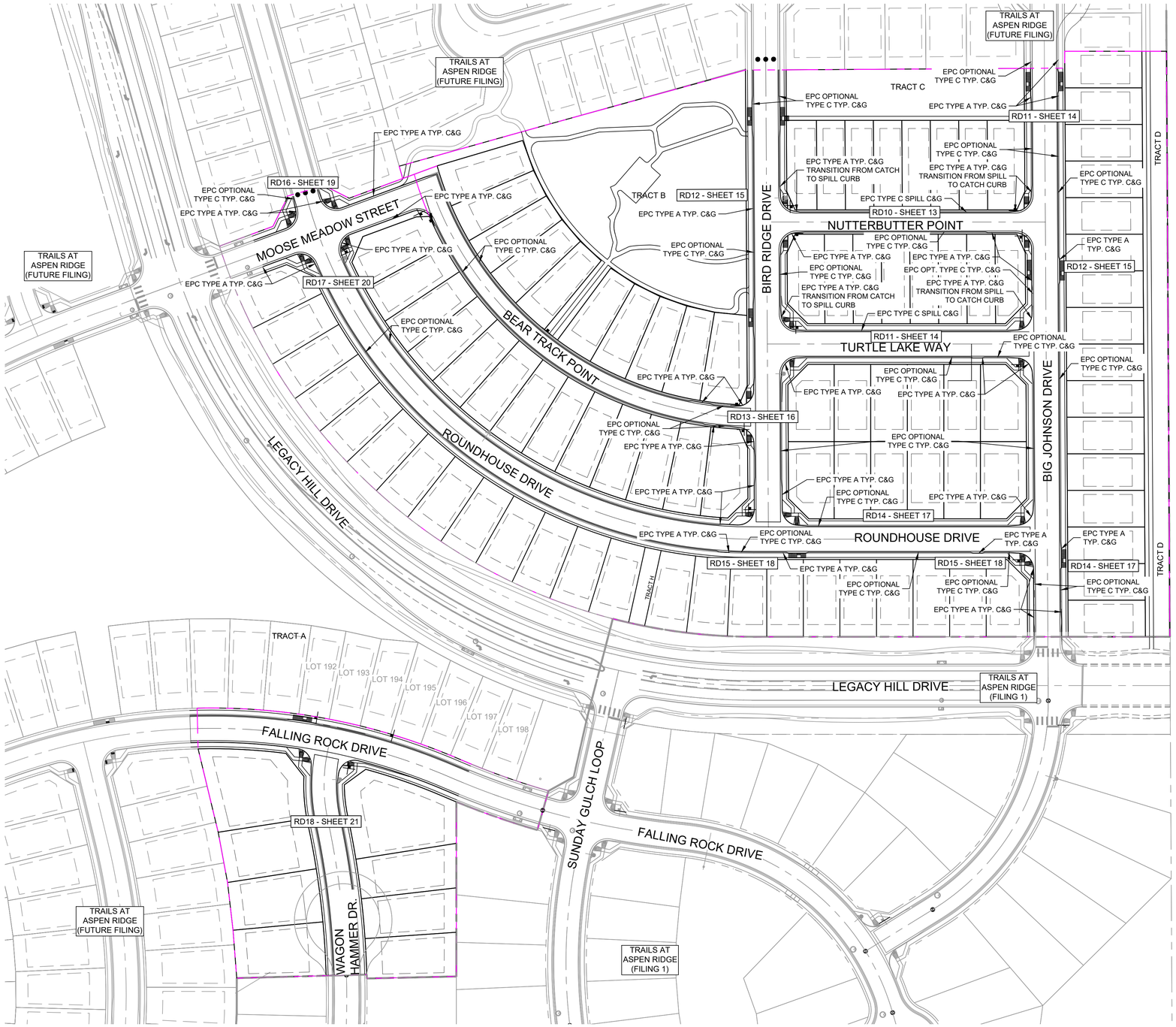
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

DESIGNED BY:	NMS	*SCALE*		*DATE ISSUED:*	APRIL 2021
DRAWN BY:	CRD	*HORIZ.*	1" = 40'	*SHEET*	11 *OF* 37
CHECKED BY:	NMS	*VERT.*	1" = 8'		

DRAWING No. RD08

Know what's below. Call before you dig.



ENGINEERING RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

Nicole M Schanel Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

N

GRAPHIC SCALE

70' 0' 70' 140'

(IN FEET)
1 inch = 70 ft.

EPC 7/22/2021

REFERENCE DRAWINGS

X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-FUTURE
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR-UTIL-F2
X-886-PR SITE-FUTURE FILING5
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

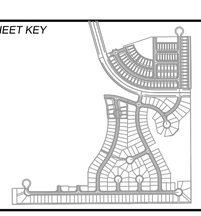
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg
CTB FILE: COMM-TECH_D-SIZE_BW.ctb
PLOT DATE: April 20, 2021 10:42:08 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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY:

Matrix

SEAL

COLORADO LICENSED NICOLE M. SCHANEL 52434 PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE

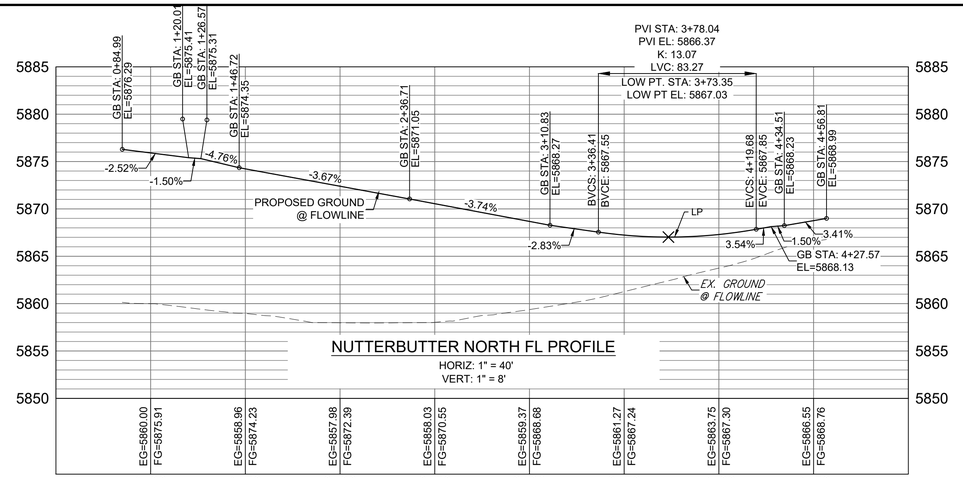
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

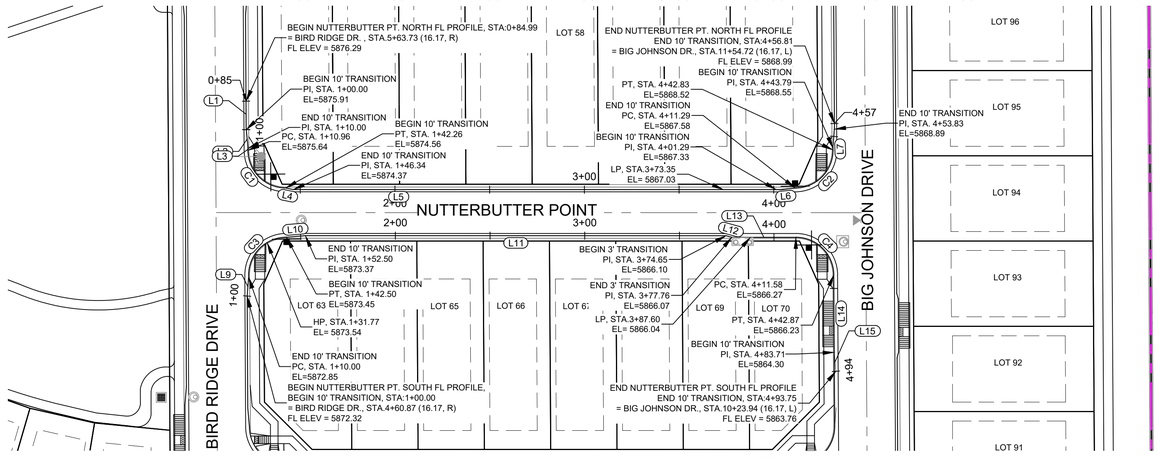
FLOWLINE KEY MAP

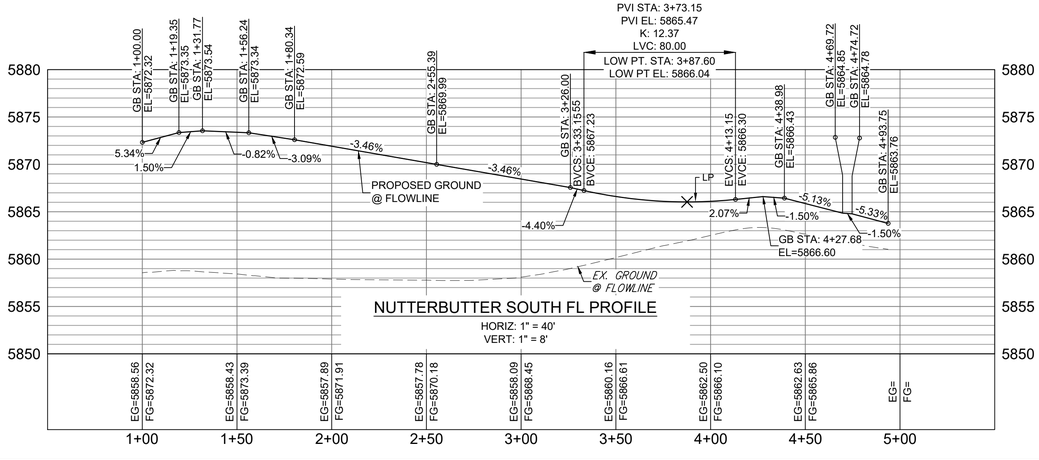
DESIGNED BY:	NMS	SCALE	DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ. 1"=70'		
CHECKED BY:	NMS	VERT. N/A	SHEET	12 OF 37

DRAWING No. RD09

Know what's below. Call before you dig.







LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S0° 19' 34"E	15.02
L2	S5° 06' 23"E	10.00
L3	S0° 19' 34"E	0.96
L4	S78° 14' 20"E	4.08
L5	S89° 59' 31"E	254.95
L6	N85° 13' 38"E	10.00
L7	N1° 42' 59"W	0.96
L9	N4° 27' 14"E	10.00
L10	N85° 14' 47"E	10.00
L11	S89° 59' 33"E	222.15
L12	S74° 31' 18"E	3.11
L13	S89° 59' 34"E	33.82
L14	S0° 20' 48"E	40.84
L15	S5° 06' 37"E	10.03

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	20.00	31.30	089°39'59"
C2	20.00	31.54	090°21'15"
C3	20.04	32.50	092°56'15"
C4	20.00	31.29	089°38'45"

ENGINEERING RECORD DRAWINGS

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Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

N

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

EPC 7/22/2021

REFERENCE DRAWINGS

X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-FUTURE
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR-UTIL-F2
X-886-PR SITE-FUTURE FILINGS
X-886-PR-SITE
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X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

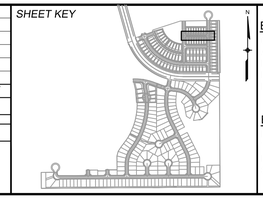
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\19,886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg
CTB FILE: COMM-TECH_D-SIZE_BW.ctb
PLOT DATE: April 20, 2021 10:42:27 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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY:

Matrix

SEAL

COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

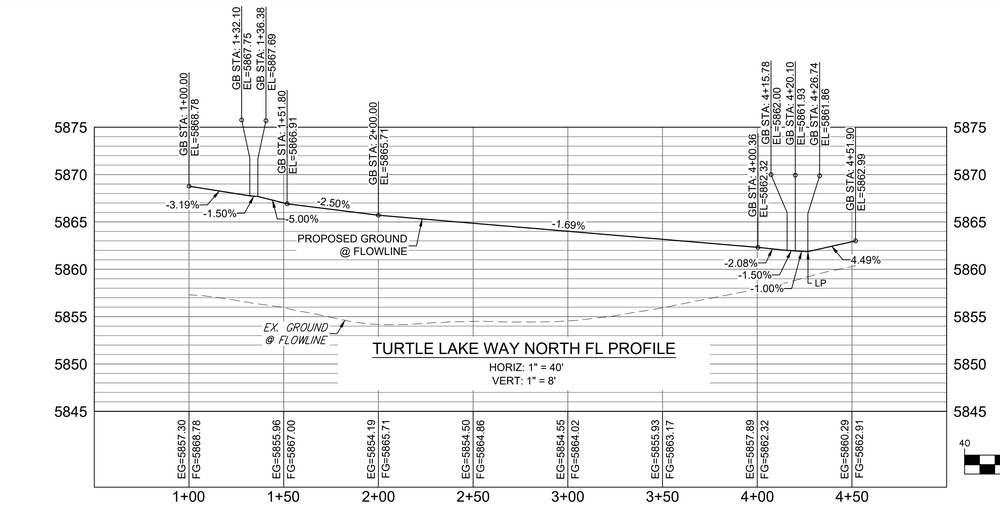
TRAILS AT ASPEN RIDGE

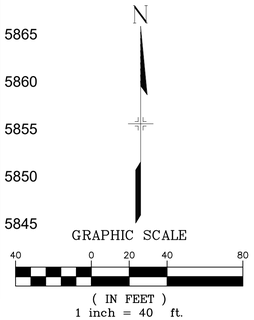
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

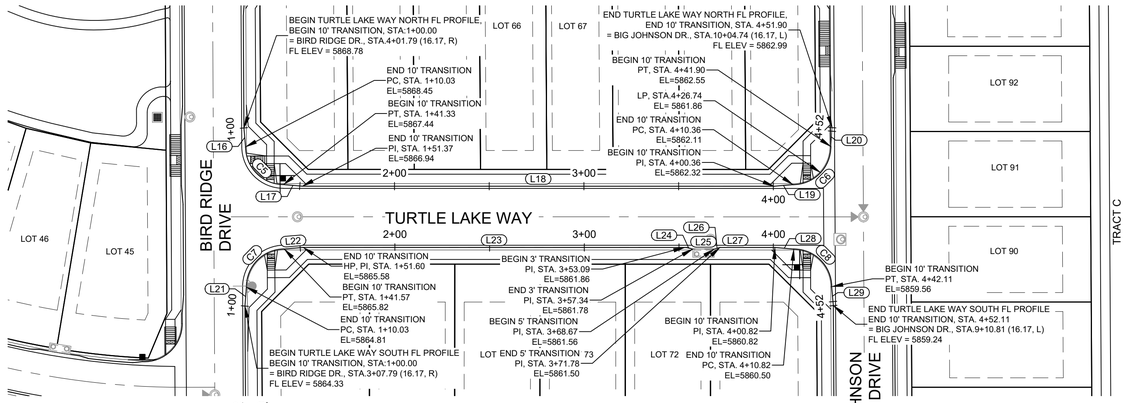
FLOWLINE PLAN & PROFILE

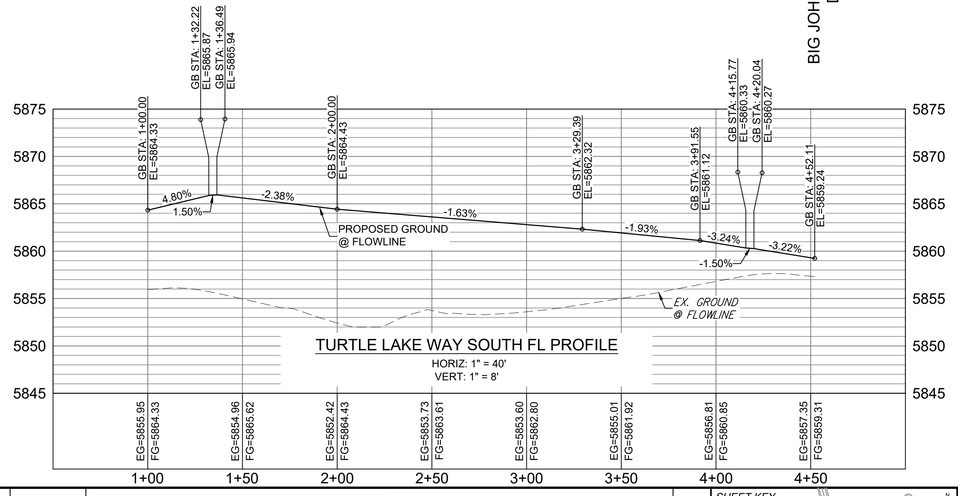
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DESIGNED BY:	NMS					
DRAWN BY:	CRD	HORIZ.	1" = 40'			
CHECKED BY:	NMS	VERT.	1" = 8'	SHEET	13 OF 37	RD10

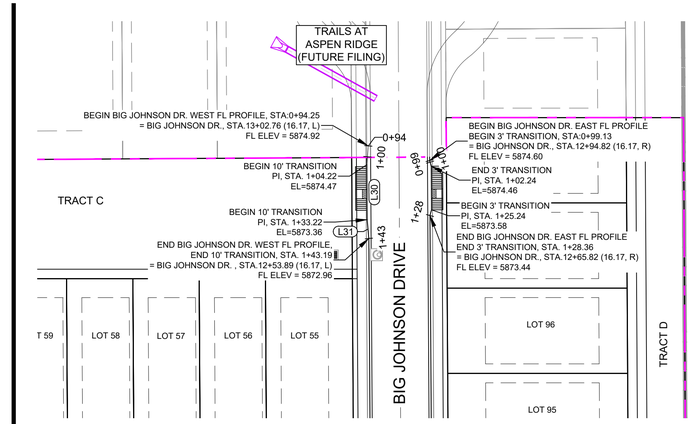
811 Know what's below. Call before you dig.

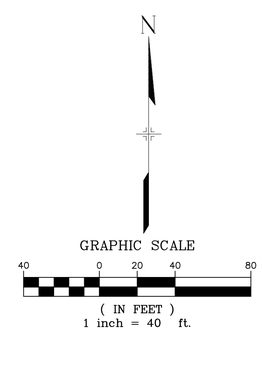


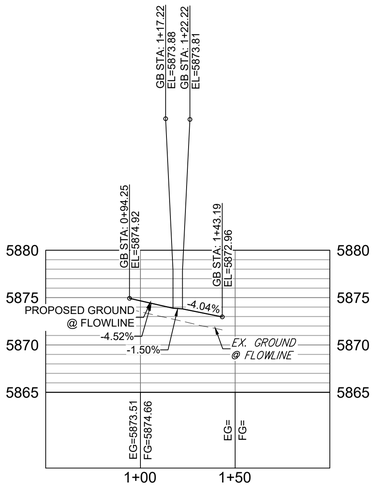






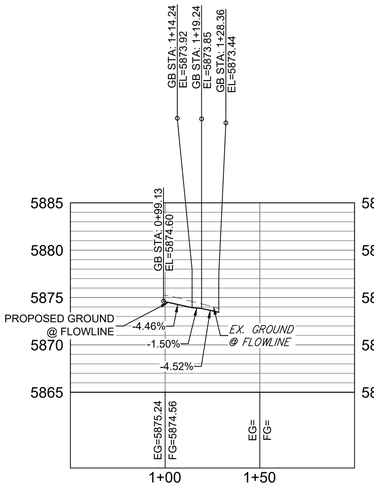






BIG JOHNSON DRIVE WEST FL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'



BIG JOHNSON DRIVE EAST FL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L16	S5° 05' 23"E	10.03
L17	S85° 13' 44"E	10.03
L18	S89° 59' 33"E	249.00
L19	N85° 13' 38"E	10.00
L20	N4° 26' 01"E	10.00
L21	N4° 26' 15"E	10.03
L22	N85° 14' 38"E	10.03
L23	S89° 59' 33"E	201.49
L24	S78° 40' 22"E	4.25
L25	S89° 59' 51"E	11.33
L26	N74° 29' 17"E	3.11
L27	S89° 59' 41"E	29.04

LINE TABLE		
LINE #	DIRECTION	LENGTH
L28	S85° 12' 44"E	10.00
L29	S5° 07' 36"E	10.00
L30	S0° 19' 45"E	29.00
L31	S5° 10' 04"E	9.97

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C5	20.00	31.30	089°39'59"
C6	20.00	31.54	090°21'15"
C7	20.00	31.53	090°20'01"
C8	20.00	31.29	089°38'45"

ENGINEERING RECORD DRAWINGS

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Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

EPC 7/22/2021

REFERENCE DRAWINGS

X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-FUTURE
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR-UTIL-F2
X-886-PR SITE-FUTURE FILINGS
X-886-PR-SITE
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X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

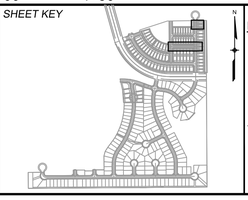
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\19,886,014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg
CTB FILE: COMM-TECH_D-SIZE_BW.ctb
PLOT DATE: April 20, 2021 10:42:50 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

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PREPARED BY:

Matrix

SEAL

COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER

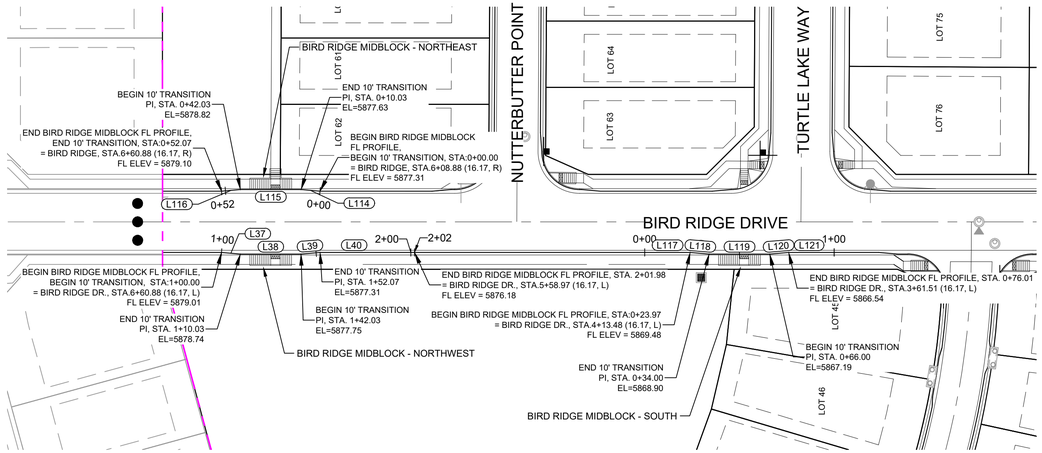
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

		SCALE		DATE ISSUED:	APRIL 2021	DRAWING No.
DESIGNED BY:	NMS	HORIZ.	1" = 40'			
DRAWN BY:	CRD	VERT.	1" = 8'	SHEET	14 OF 37	RD11
CHECKED BY:	NMS					

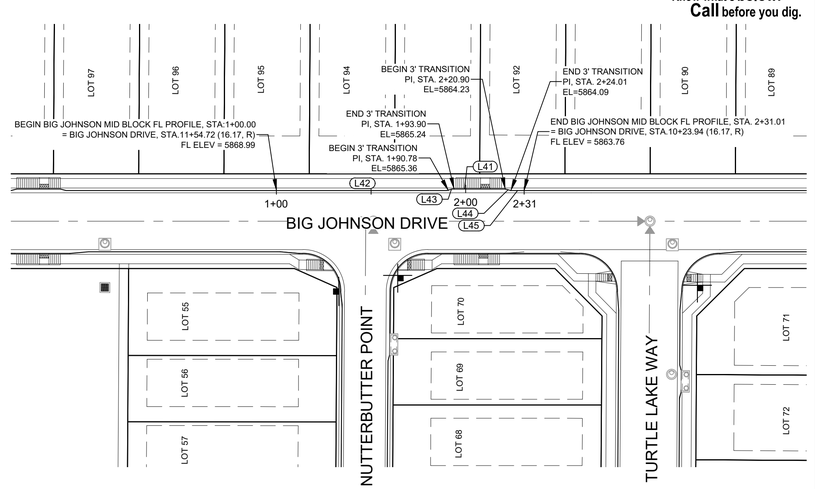


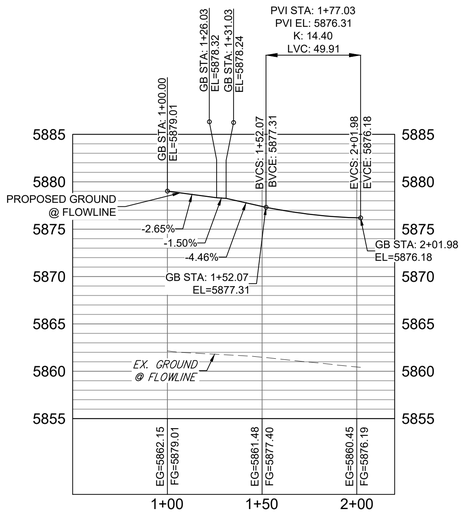
GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

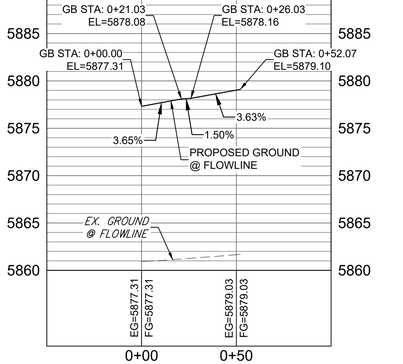
LINE TABLE		
LINE #	DIRECTION	LENGTH
L37	S4° 26' 15"W	10.03
L38	S0° 19' 34"E	32.00
L39	S5° 05' 23"E	10.03
L40	S0° 19' 34"E	49.91
L41	S0° 20' 48"E	27.00
L42	S0° 20' 48"E	90.78
L43	S15° 52' 12"E	3.11
L44	S15° 10' 37"W	3.11
L45	S0° 20' 48"E	7.00
L114	N4° 26' 15"E	10.03
L115	N0° 19' 34"W	32.00
L116	N5° 05' 23"W	10.03
L117	S0° 19' 34"E	23.99
L118	S4° 26' 15"W	10.01
L119	S0° 19' 34"E	32.00
L120	S5° 05' 23"E	10.01
L121	S0° 19' 34"E	23.99





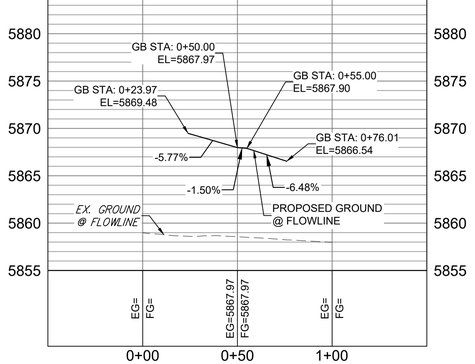
BIRD RIDGE MID BLOCK - NORTHWEST FL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'



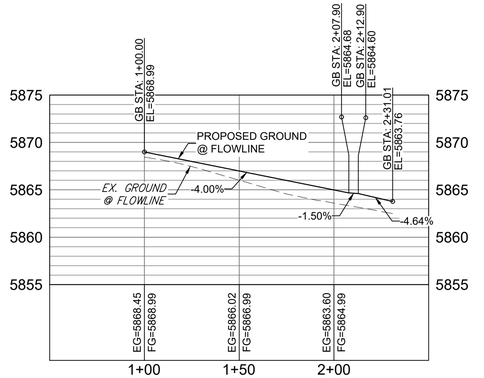
BIRD RIDGE MID BLOCK -NORTHEAST FL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'



BIRD RIDGE MID BLOCK - SOUTH FL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'



BIG JOHNSON MIDDLE MID BLOCK FL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'

ENGINEERING RECORD DRAWINGS

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Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

EPC 7/22/2021

REFERENCE DRAWINGS

X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-FUTURE
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR-UTIL-F2
X-886-PR SITE-FUTURE FILINGS
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

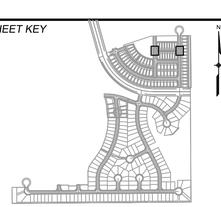
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\19,886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg
CTB FILE: COMM-TECH_D-SIZE_BW.ctb
PLOT DATE: June 17, 2021 4:59:36 PM
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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY: Matrix

SEAL

COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

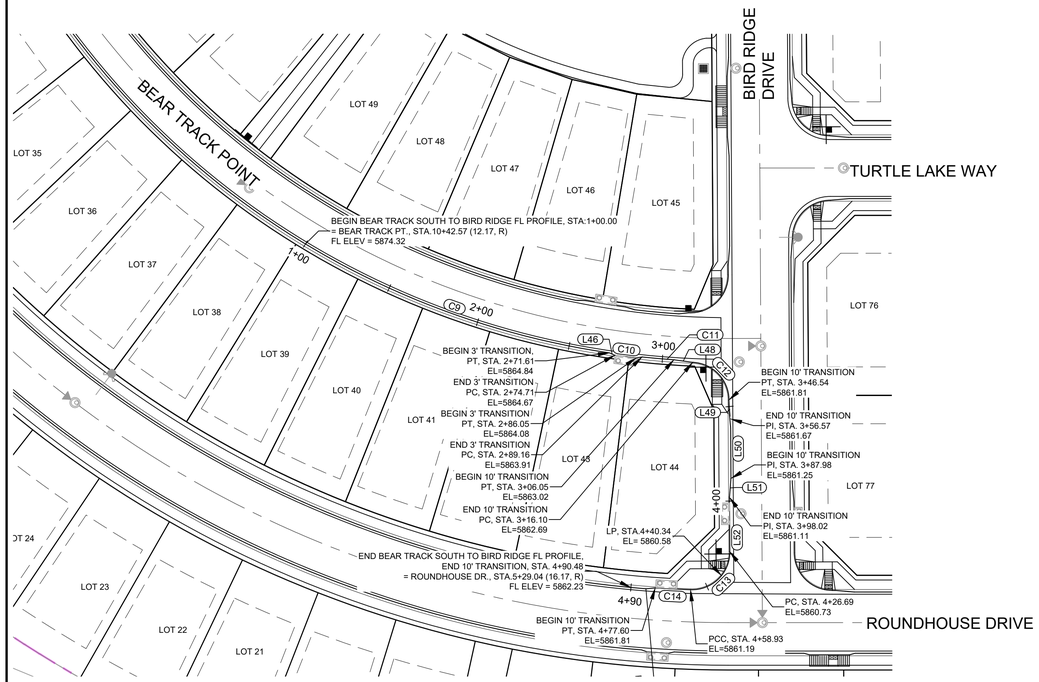
TRAILS AT ASPEN RIDGE

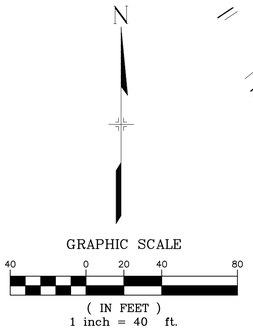
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

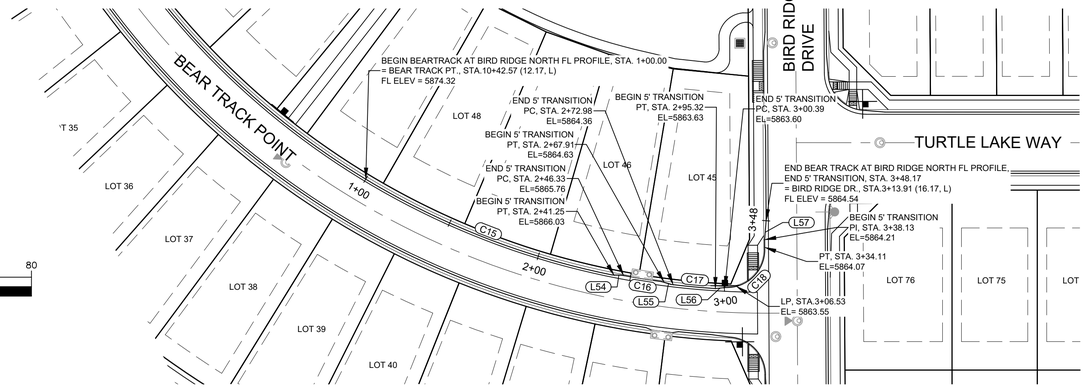
FLOWLINE PLAN & PROFILE

		SCALE		DATE ISSUED:	APRIL 2021	DRAWING No.
DESIGNED BY:	NMS	HORIZ.	1" = 40'			
DRAWN BY:	CRD	VERT.	1" = 8'	SHEET	15 OF 37	RD12
CHECKED BY:	NMS					

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

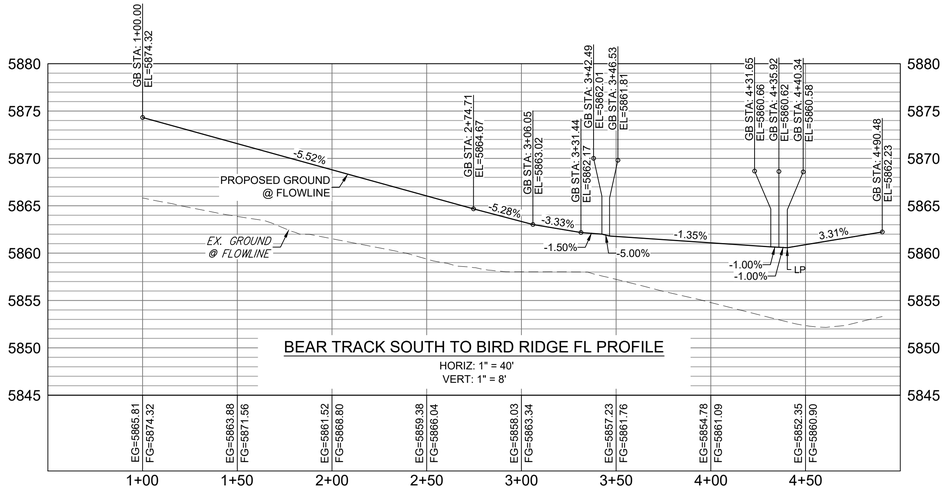


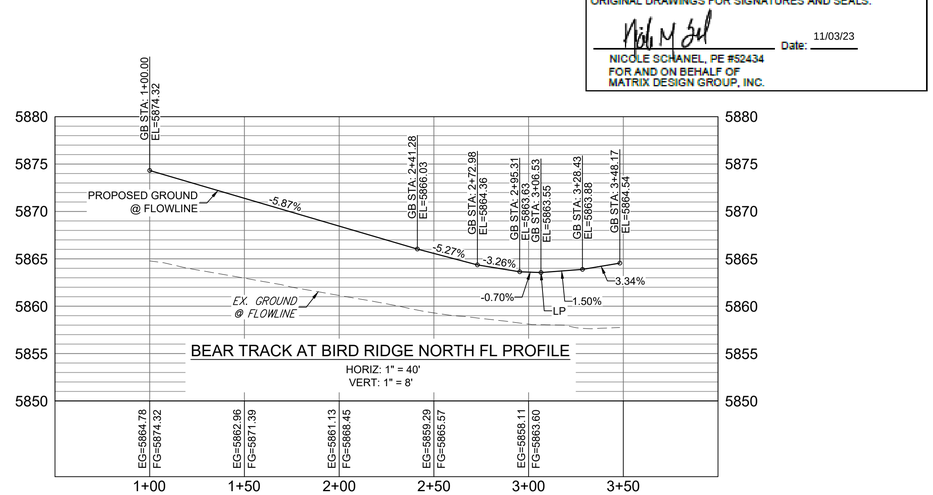




LINE TABLE		
LINE #	DIRECTION	LENGTH
L46	S66° 12' 44"E	3.09
L48	S82° 06' 09"E	10.04
L49	S5° 05' 23"E	10.03
L50	S0° 19' 34"E	31.41
L51	S4° 26' 13"W	10.04
L52	S0° 19' 34"E	28.67
L54	S88° 32' 10"E	5.07
L55	S73° 25' 56"E	5.07
L56	N83° 52' 17"E	5.06
L57	N4° 26' 03"E	10.04

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C9	432.17	171.61	022°45'07"
C10	440.34	11.34	001°28'32"
C11	432.17	16.90	002°14'24"
C12	20.00	30.44	087°11'52"
C13	20.00	32.25	092°22'53"
C14	725.17	18.67	001°28'31"
C15	407.82	141.25	019°50'41"
C16	407.00	21.58	003°02'16"
C17	407.82	22.34	003°08'21"
C18	20.05	33.72	096°21'57"





ENGINEERING RECORD DRAWINGS

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Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

EPC 7/22/2021

REFERENCE DRAWINGS

X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-FUTURE
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR-UTIL-F2
X-886-PR SITE-FUTURE FILINGS
X-886-PR-SITE
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X-886-PR-SITE - F3

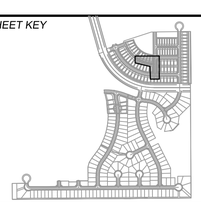
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg
CTB FILE: COMM-TECH_D-SIZE_BW.ctb
PLOT DATE: April 20, 2021 10:43:35 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

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PREPARED BY: Matrix

SEAL

COLORADO LICENSED NICOLE M. SCHANEL 52434 PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE

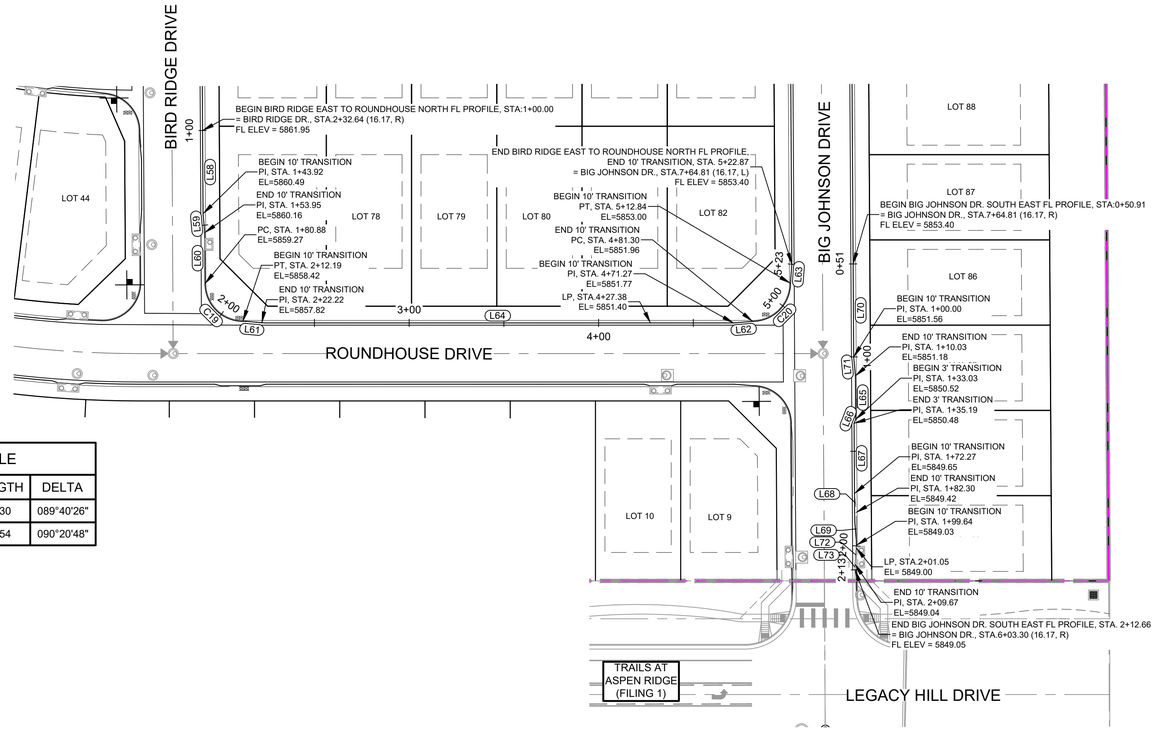
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

DESIGNED BY:	NMS	SCALE	DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ. 1" = 40'		
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET	16 OF 37

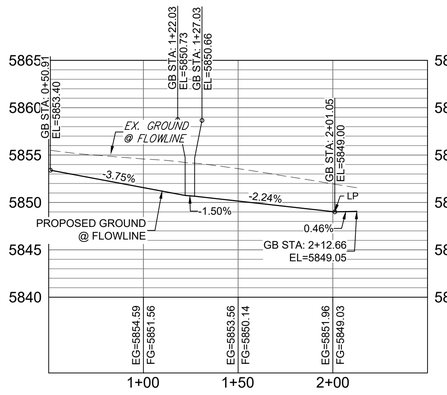
DRAWING No. RD13

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



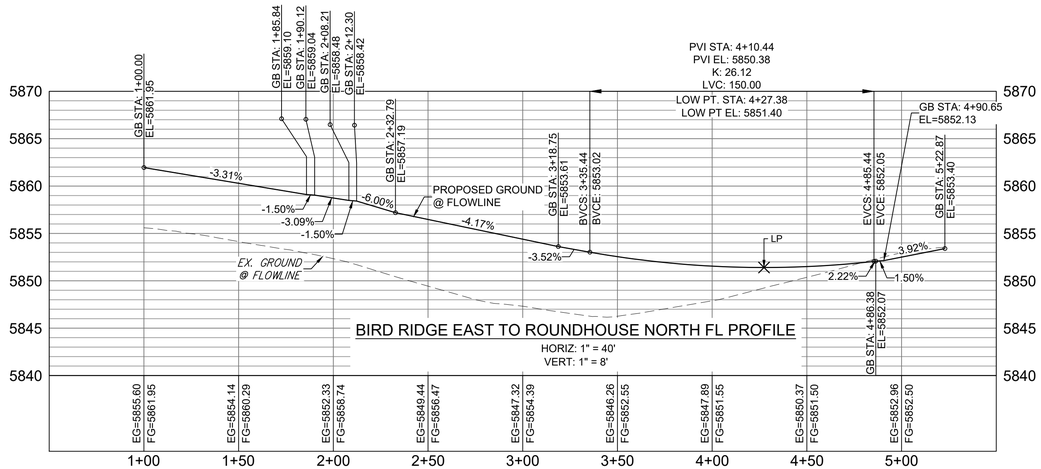
LINE TABLE		
LINE #	DIRECTION	LENGTH
L58	S0° 19' 34"E	43.92
L59	S5° 05' 23"E	10.03
L60	S0° 19' 34"E	26.93
L61	S85° 14' 11"E	10.03
L62	N85° 14' 11"E	10.03
L63	N4° 25' 01"E	10.03
L64	S90° 00' 00"E	249.05
L65	S0° 20' 48"E	23.00
L66	S21° 14' 45"W	2.15
L67	S0° 16' 55"E	37.08
L68	S5° 06' 36"E	10.03
L69	S0° 20' 48"E	17.33
L70	S0° 20' 48"E	49.09
L71	S5° 06' 36"E	10.03
L72	S4° 25' 01"W	10.03
L73	S0° 20' 48"E	2.99

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C19	20.00	31.30	089°40'26"
C20	20.00	31.54	090°20'48"



BIG JOHNSON SOUTH EAST FL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'



BIRD RIDGE EAST TO ROUNDHOUSE NORTH FL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'

ENGINEERING RECORD DRAWINGS

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Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

N

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.
EPC 7/22/2021

REFERENCE DRAWINGS

X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-FUTURE
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR-UTIL-F2
X-886-PR SITE-FUTURE FILING2
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

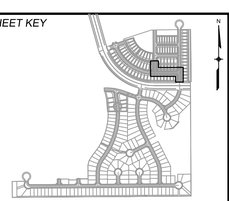
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg
CTB FILE: COMM-TECH_D-SIZE_BW.ctb
PLOT DATE: April 20, 2021 10:43:52 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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY:

Matrix

SEAL

COLORADO LICENSED NICOLE M. SERAFINI 52434 PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE

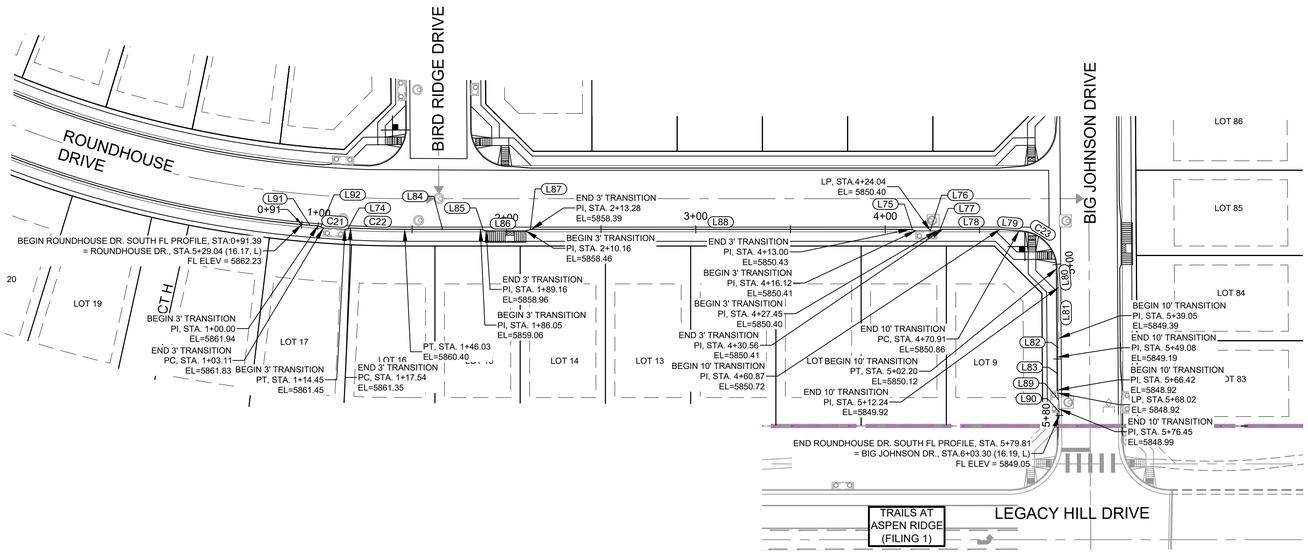
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

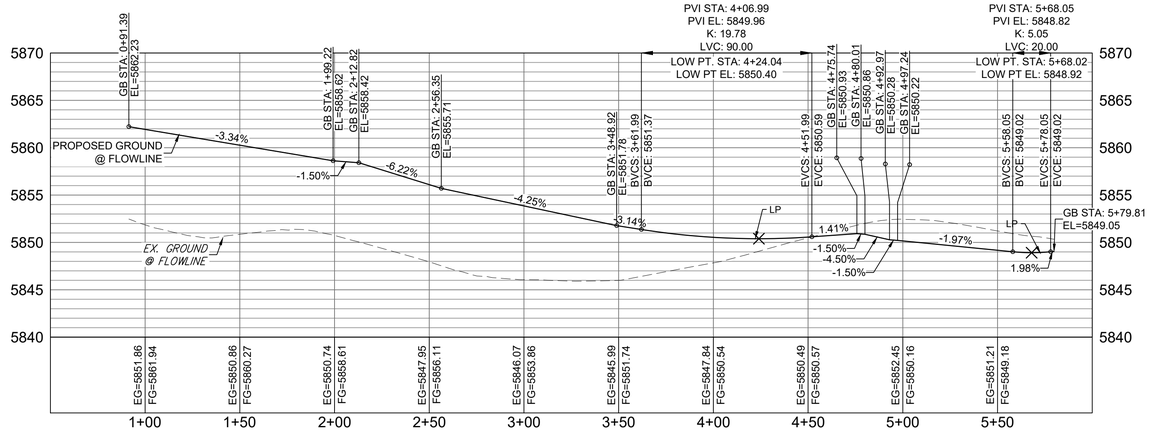
FLOWLINE PLAN & PROFILE

DESIGNED BY:	NMS	SCALE		DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ.	1" = 40'	SHEET	17 OF 37
CHECKED BY:	NMS	VERT.	1" = 8'		

DRAWING No. RD14

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





ROUNDHOUSE DR. SOUTH FL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L74	N76° 17' 03"E	3.09
L75	S74° 28' 33"E	3.11
L76	N90° 00' 00"E	11.33
L77	N74° 28' 33"E	3.11
L78	S90° 00' 00"E	30.31
L79	S85° 14' 11"E	10.03
L80	S5° 06' 37"E	10.03
L81	S0° 20' 48"E	26.81
L82	S4° 25' 01"W	10.03
L83	S0° 20' 48"E	17.33
L84	S90° 00' 00"E	40.02
L85	S74° 28' 32"E	3.11
L86	S89° 59' 55"E	21.00
L87	N74° 28' 02"E	3.11
L88	S90° 00' 00"E	199.73
L89	S5° 06' 37"E	10.03
L90	S0° 00' 00"E	3.35
L91	S85° 06' 19"E	8.61
L92	S70° 07' 42"E	3.11

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C21	3836.46	11.34	000°10'10"
C22	586.17	28.49	002°47'07"
C23	20.00	31.29	089°39'12"

ENGINEERING RECORD DRAWINGS

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NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

Date: 11/03/23

N

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.
EPC 7/22/2021

REFERENCE DRAWINGS

X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-FUTURE
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR-UTIL-F2
X-886-PR SITE-FUTURE FILINGS
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

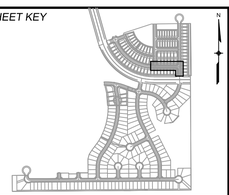
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg
CTB FILE: COMM-TECH_D-SIZE_BW.ctb
PLOT DATE: April 20, 2021 10:44:04 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

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PREPARED BY:

Matrix

SEAL

COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

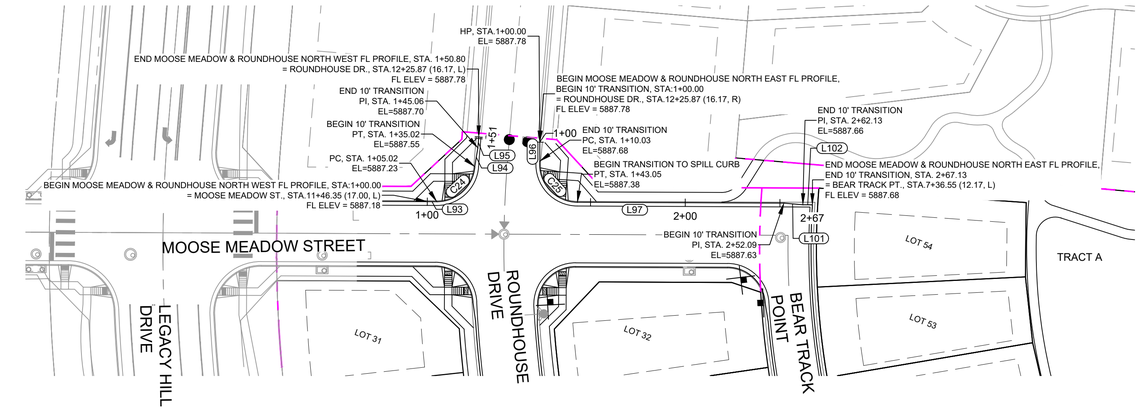
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

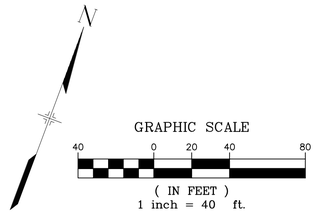
FLOWLINE PLAN & PROFILE

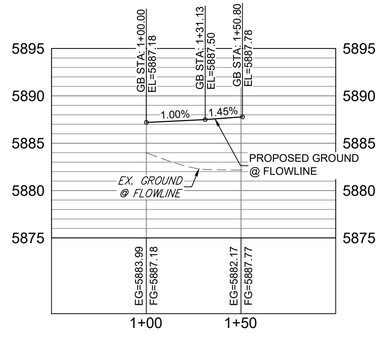
DESIGNED BY:	NMS	SCALE		DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ.	1" = 40'	DRAWING No.	RD15
CHECKED BY:	NMS	VERT.	1" = 8'	SHEET	18 OF 37

Know what's below. Call before you dig.



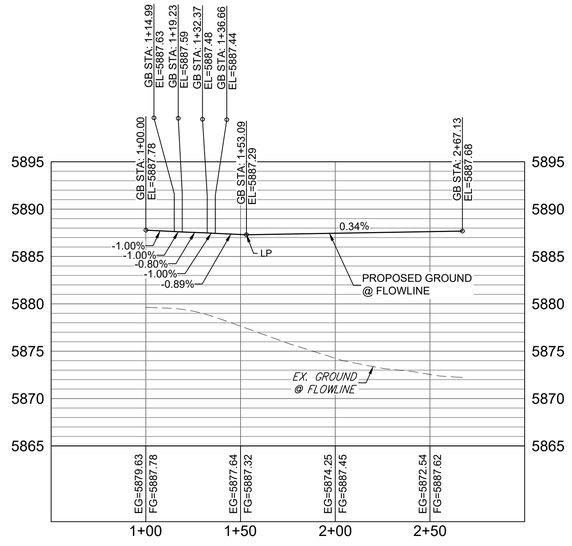
LINE TABLE		
LINE #	DIRECTION	LENGTH
C24	N26° 46' 39"E	30.01
L93	N69° 45' 39"E	5.02
L94	N11° 02' 56"W	10.04
L95	N15° 39' 12"W	5.73





MOOSE MEADOW AND ROUNDHOUSE NORTH WEST FL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'



MOOSE MEADOW AND ROUNDHOUSE NORTH EAST FL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C24	20.00	30.01	085°58'00"

ENGINEERING RECORD DRAWINGS

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Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

EPC 7/22/2021

REFERENCE DRAWINGS

X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-FUTURE
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR-UTIL-F2
X-886-PR SITE-FUTURE FILINGS
X-886-PR-SITE
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X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

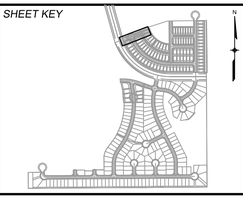
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\19,886,014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg
CTB FILE: COMM-TECH_D-SIZE_BW.ctb
PLOT DATE: April 20, 2021 10:44:20 AM
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SHEET KEY



BENCHMARK

COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
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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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY:

Matrix

SEAL

COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

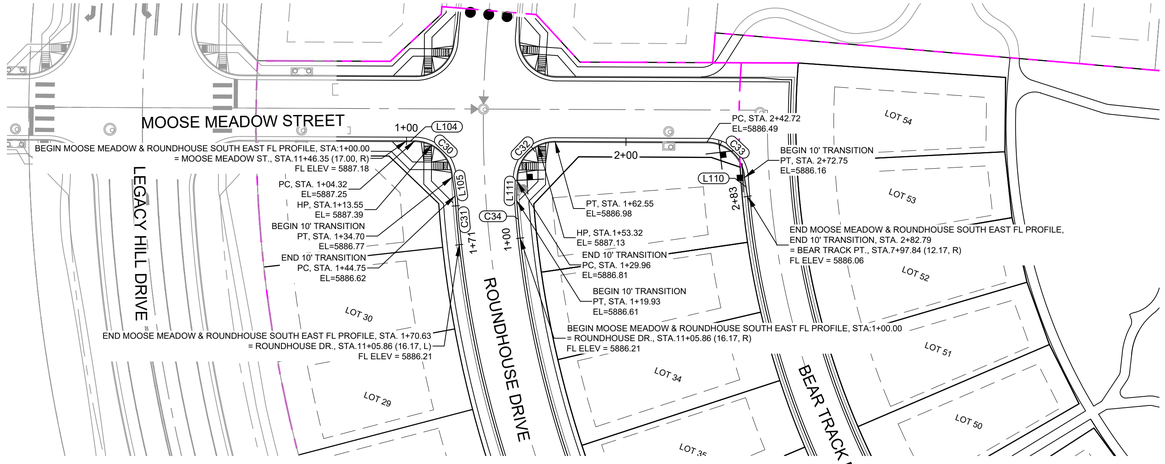
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DRAWN BY:	CRD	HORIZ.	1" = 40'
CHECKED BY:	NMS	VERT.	1" = 8'

DATE ISSUED: APRIL 2021
SHEET 19 OF 37
DRAWING No. RD16

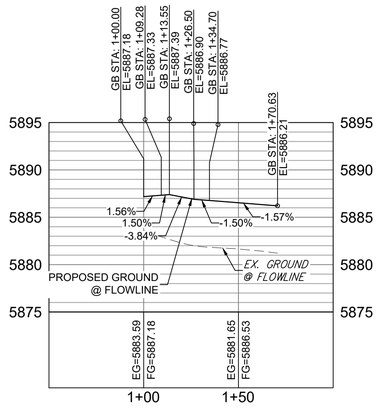
Know what's **below.** **Call** before you dig.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L104	N69° 45' 39"E	4.32
L105	S28° 26' 39"E	10.04
L110	S29° 37' 24"E	10.04
L111	N19° 21' 25"W	10.03

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C30	20.00	30.38	087°02'37"
C31	586.17	25.89	002°31'49"
C32	20.00	32.59	093°22'02"
C33	20.00	30.03	086°02'14"
C34	553.83	19.93	002°03'44"

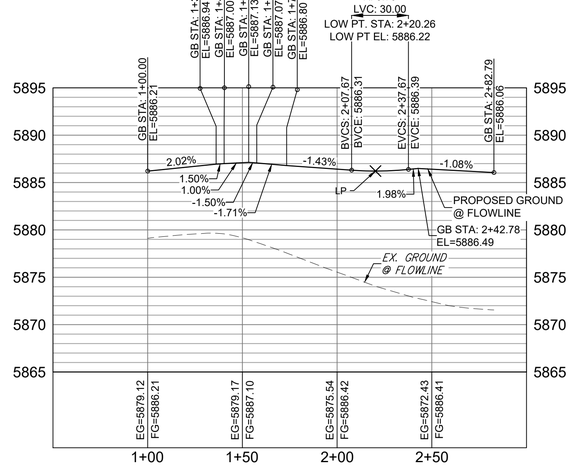


GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.



MOOSE MEADOW AND ROUNDHOUSE SOUTH EAST FL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'



MOOSE MEADOW AND ROUNDHOUSE SOUTH WEST FL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'

ENGINEERING RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

EPC 7/22/2021

REFERENCE DRAWINGS

X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-FUTURE
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR-UTIL-F2
X-886-PR SITE-FUTURE FILINGS
X-886-PR-SITE
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X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

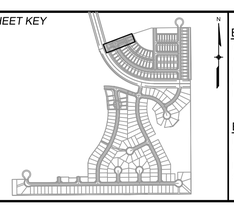
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg
CTB FILE: COMM-TECH_D-SIZE_BW.ctb
PLOT DATE: April 20, 2021 10:44:41 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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY:
Matrix

SEAL

COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

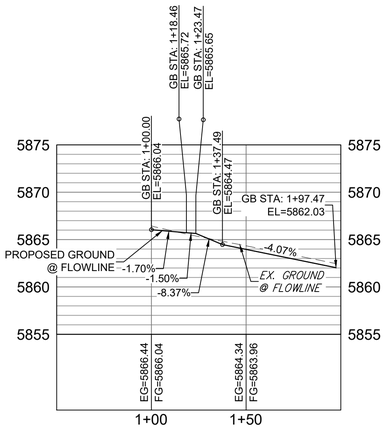
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

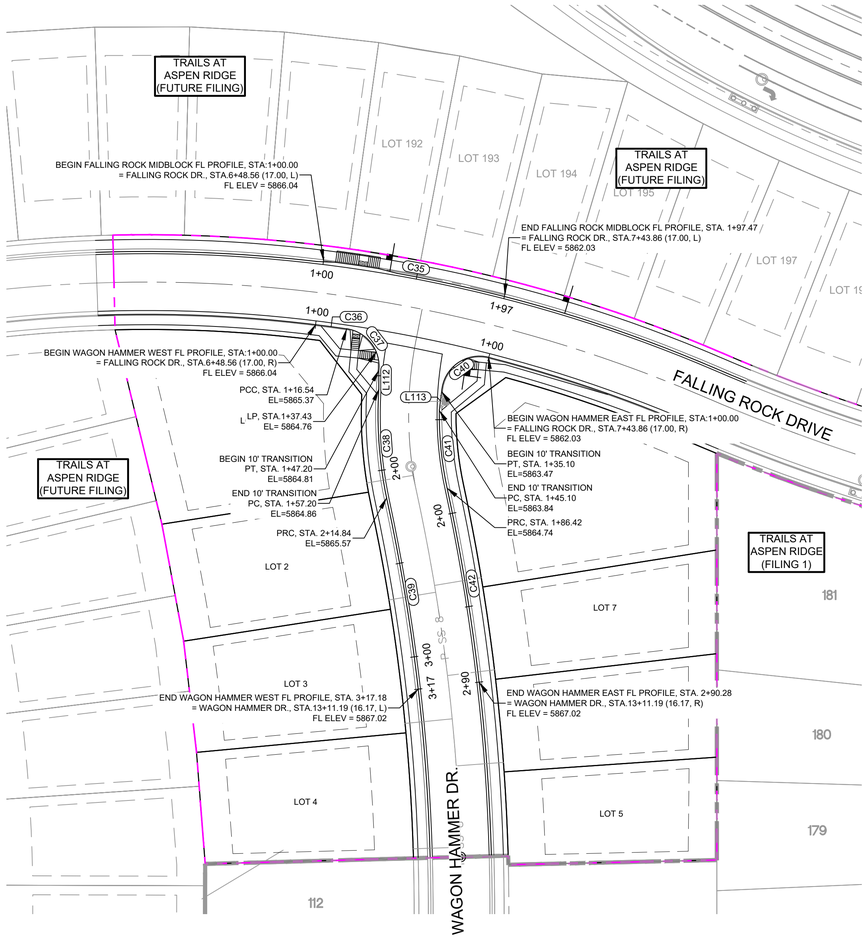
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DRAWN BY:	CRD	*HORIZ.*	1" = 40'	*SHEET*	20 OF 37
CHECKED BY:	NMS	*VERT.*	1" = 8'	*DRAWING No.*	RD17

Know what's below. Call before you dig.



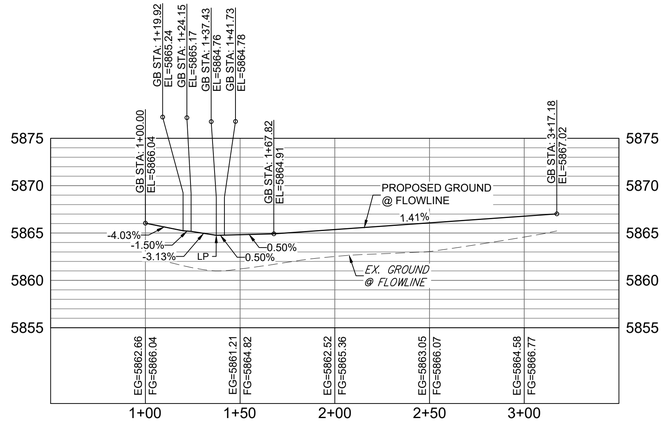
FALLING ROCK MIDBLOCK FL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'



LINE TABLE		
LINE #	DIRECTION	LENGTH
L112	S0° 05' 38"W	10.00
L113	S7° 00' 50"W	10.00

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C35	761.07	97.47	007°20'17"
C36	728.00	16.54	001°18'07"
C37	20.00	30.66	087°50'21"
C38	215.98	57.63	015°17'19"
C39	1029.30	102.34	005°41'49"
C40	20.00	35.10	100°32'55"
C41	183.83	41.32	012°52'45"
C42	1056.17	103.86	005°38'03"



WAGON HAMMER WEST FL PROFILE

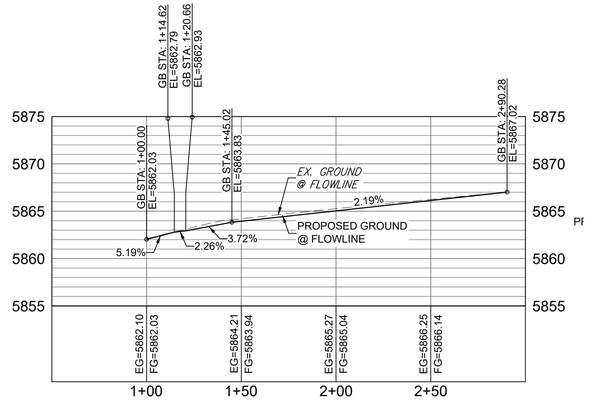
HORIZ: 1" = 40'
VERT: 1" = 8'

ENGINEERING RECORD DRAWINGS

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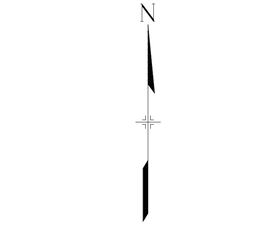
Nicole M Schanel Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.



WAGON HAMMER EAST FL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'



EPC 7/22/2021

REFERENCE DRAWINGS

X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-FUTURE
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR-UTIL-F2
X-886-PR SITE-FUTURE FILING5
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

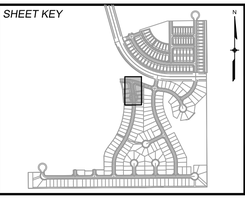
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\19,886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg
CTB FILE: COMM-TECH_D-SIZE_BW.ctb
PLOT DATE: April 20, 2021 10:45:00 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

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PREPARED BY:

Matrix

SEAL

COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

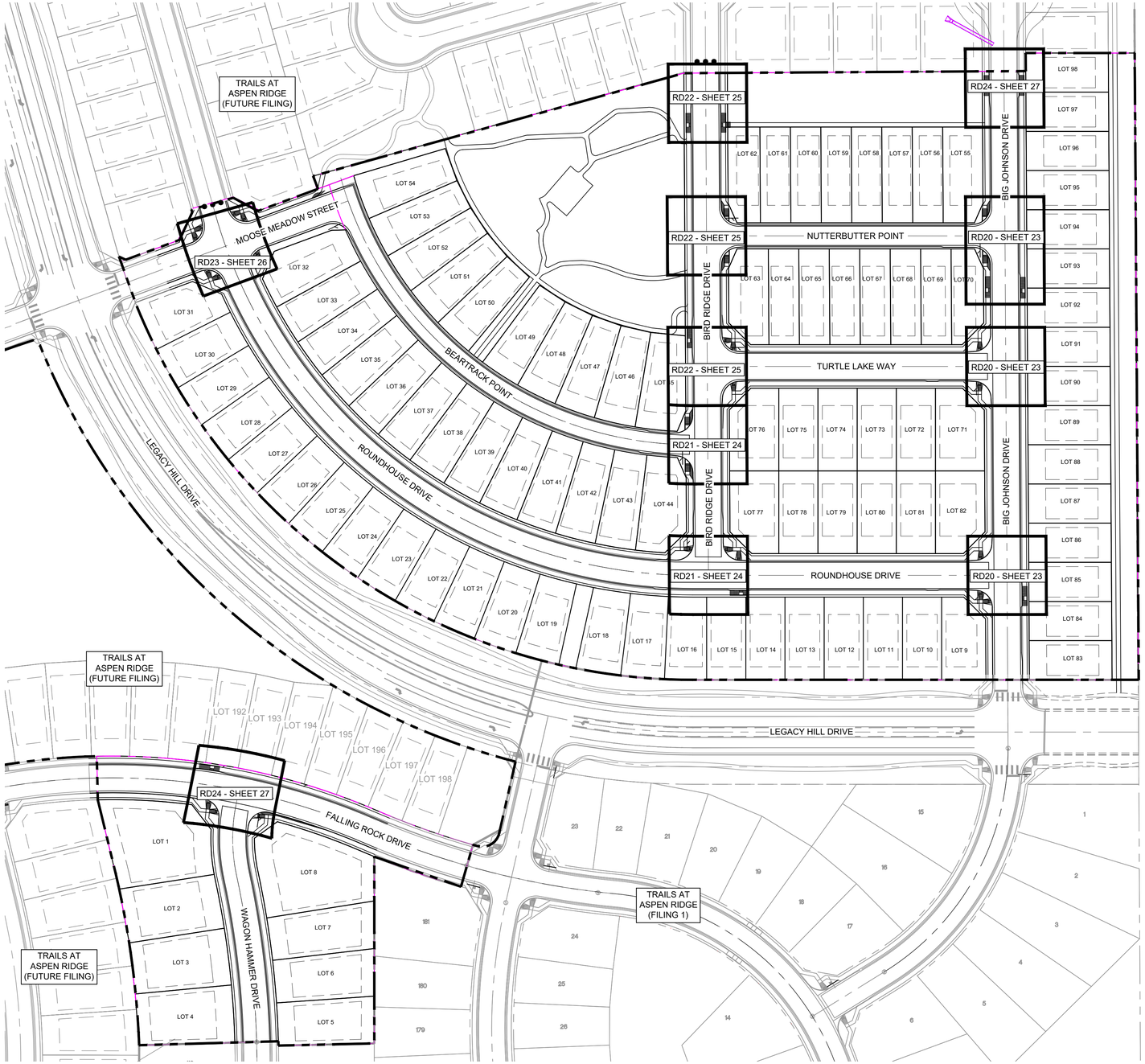
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

DESIGNED BY:	NMS	SCALE		DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ.	1" = 40'	DRAWING No.	RD18
CHECKED BY:	NMS	VERT.	1" = 8'	SHEET	21 OF 37

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



N

GRAPHIC SCALE

70 0 35 70 140

(IN FEET)
1 inch = 70 ft.

ENGINEERING RECORD DRAWINGS

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Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

EPC 7/22/2021

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X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR-UTIL-F2
X-886-PR SITE-FUTURE FILINGS
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD0XX- PED RAMPS.dwg
CTB FILE: COMM-TECH_D-SIZE_BW.ctb
PLOT DATE: April 20, 2021 10:46:37 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

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PREPARED BY:

Matrix

SEAL

COLORADO LICENSED
NICOLE W. SCHANEL
62434
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

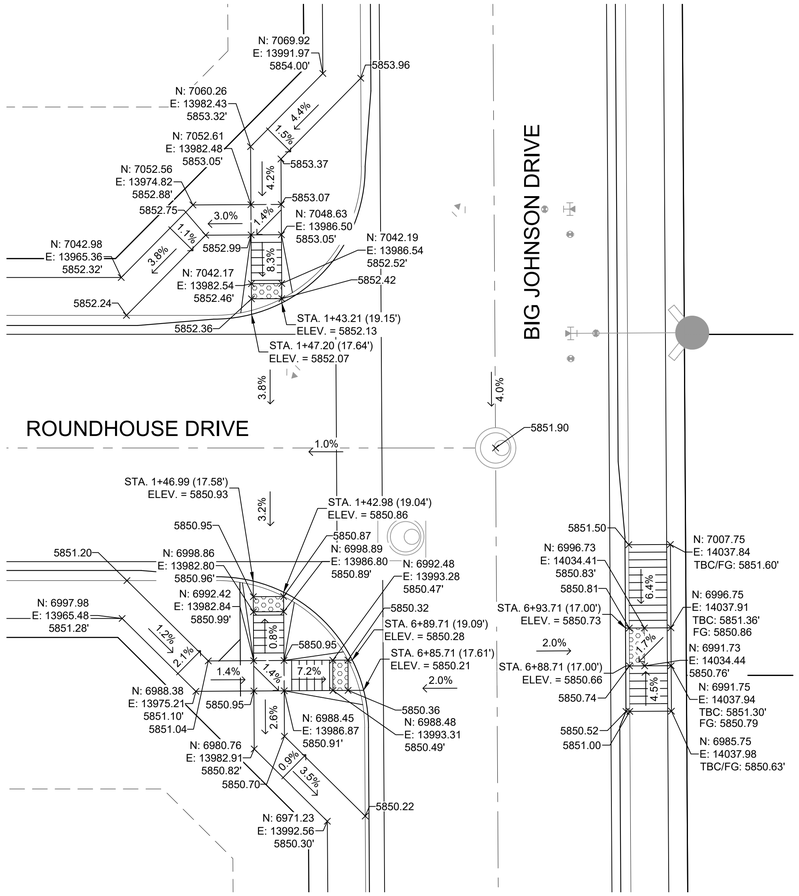
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

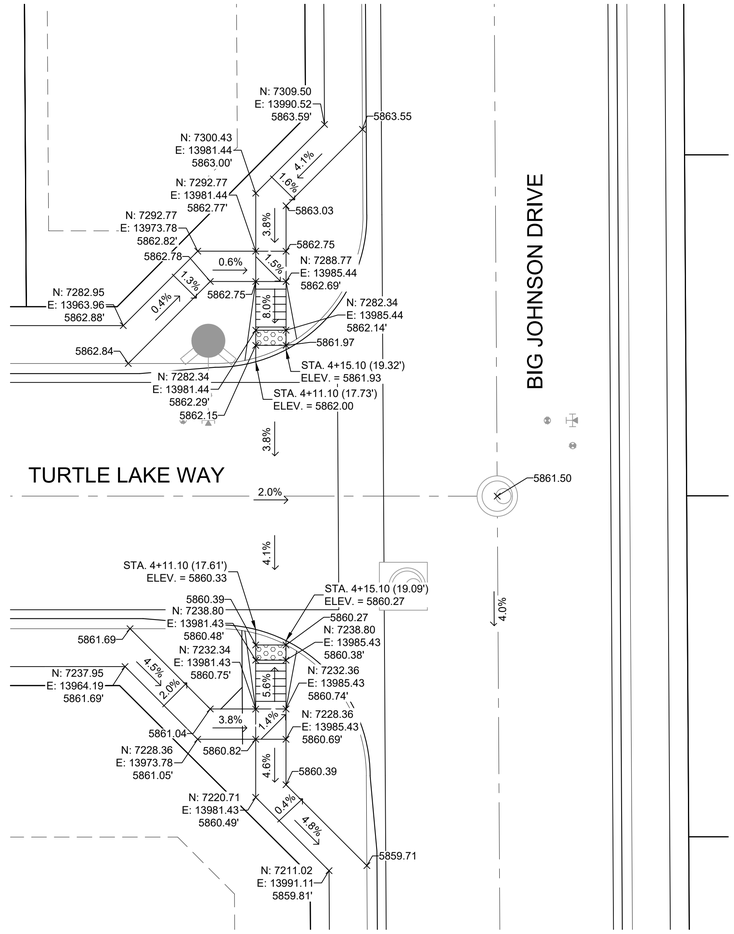
KEY MAP
INTERSECTION DETAILS KEY MAP

DESIGNED BY:	NMS	*SCALE*		*DATE ISSUED:*	APRIL 2021
DRAWN BY:	CRD	*HORIZ.*	1" = 70'	*SHEET*	22 OF 37
CHECKED BY:	NMS	*VERT.*	N/A	*DRAWING No.*	RD19

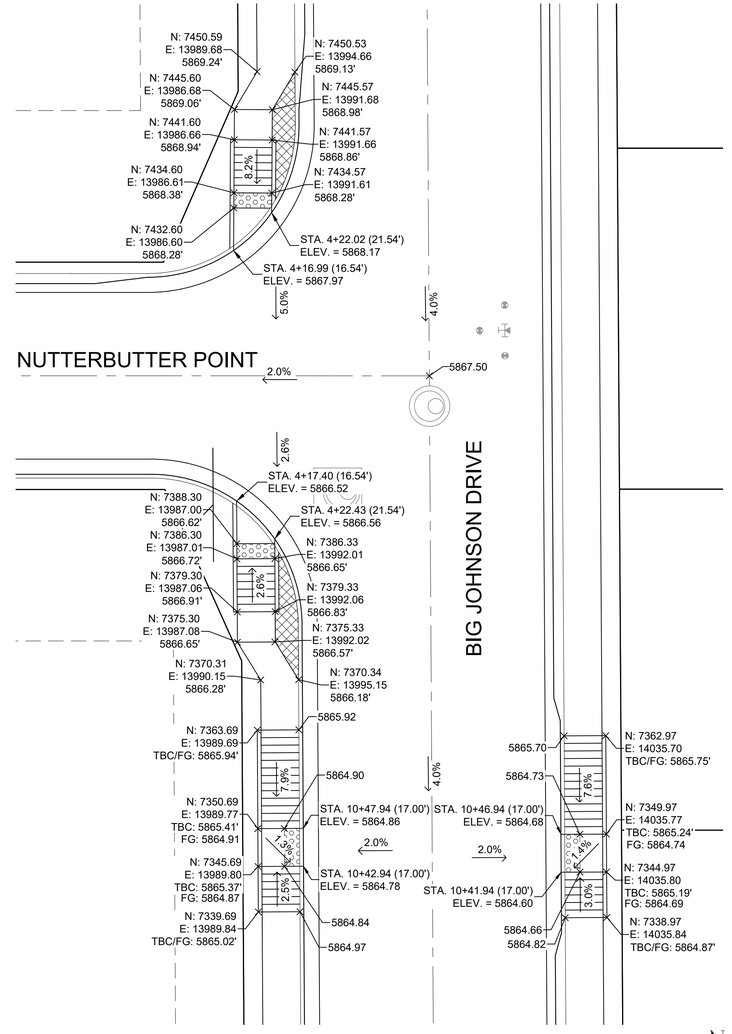
Know what's below. Call before you dig.



DETAIL A
BIG JOHNSON DRIVE/ ROUNDHOUSE DRIVE
INTERSECTION DETAILS



DETAIL B
BIG JOHNSON DRIVE/ TURTLE LAKE WAY
INTERSECTION DETAILS



DETAIL C
BIG JOHNSON DRIVE/ NUTTERBUTTER POINT
INTERSECTION DETAILS

GRAPHIC SCALE
10' 0' 10' 20'
(IN FEET)
1 inch = 10 ft.

SURFACE MATERIAL TO BE PATTERNED CONCRETE PER ECM DETAIL SD_2-21

EPC 7/22/2021

ENGINEERING RECORD DRAWINGS

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Nicole M Schanel Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

REFERENCE DRAWINGS

X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR-UTIL-F2
X-886-PR SITE-FUTURE FILINGS
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

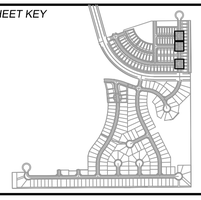
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD0XX- PED RAMPS.dwg
CTB FILE: COMM-TECH_D-SIZE_BW.ctb
PLOT DATE: April 20, 2021 10:46:56 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

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PREPARED BY:
Matrix

SEAL
COLORADO LICENSED
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PROJECT No. 19.886.014

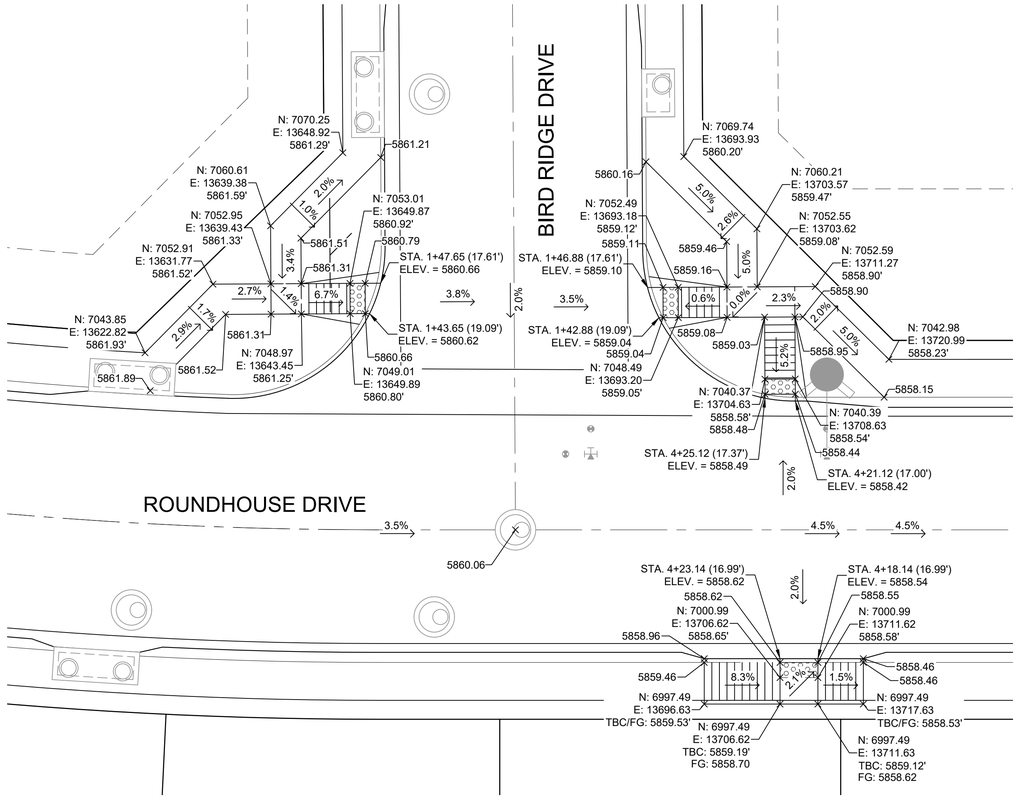
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

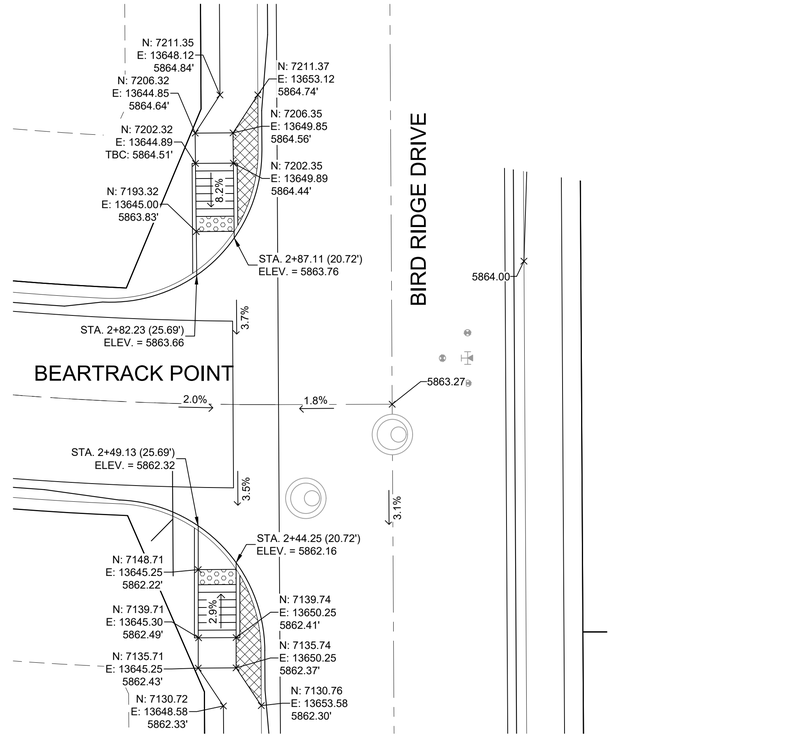
INTERSECTION DETAILS

DESIGNED BY:	NMS	SCALE		DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ.	1" = 10'	SHEET	23 OF 37
CHECKED BY:	NMS	VERT.	N/A	DRAWING No.	RD20

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



DETAIL D
ROUNDHOUSE DRIVE/ BIRD RIDGE DRIVE
INTERSECTION DETAILS



DETAIL E
BIRD RIDGE DRIVE/ BEARTRACK POINT
INTERSECTION DETAILS

ENGINEERING RECORD DRAWINGS

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NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

Date: 11/03/23

N

GRAPHIC SCALE
10' 0' 10' 20'
(IN FEET)
1 inch = 10 ft.

SURFACE MATERIAL TO BE PATTERNED CONCRETE PER ECM DETAIL SD_2-21

EPC 7/22/2021

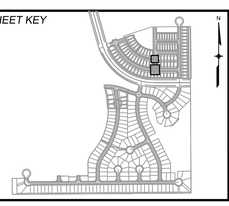
REFERENCE DRAWINGS
X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR-UTIL-F2
X-886-PR SITE-FUTURE FILINGS
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD0XX- PED RAMPS.dwg
CTB FILE: COMM-TECH_D-SIZE_BW.ctb
PLOT DATE: April 20, 2021 10:47:10 AM
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SHEET KEY



BENCHMARK
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ELEVATION - 5897.89' U.S. SURVEY FT

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PREPARED BY: Matrix

SEAL
COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

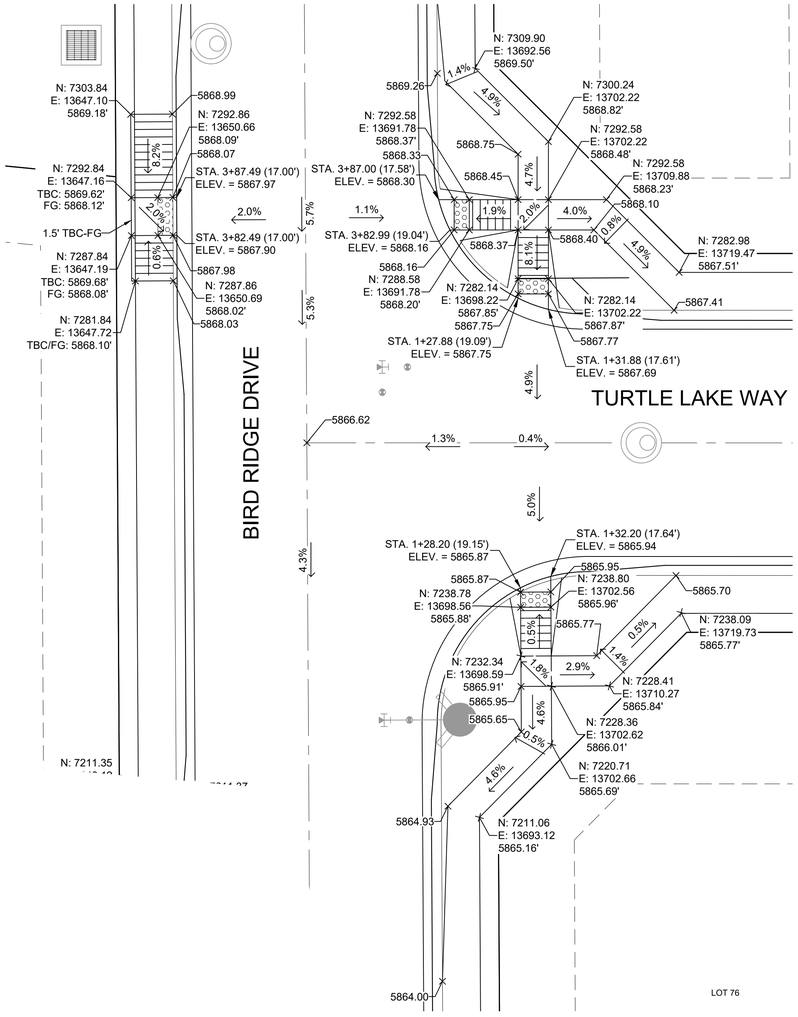
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

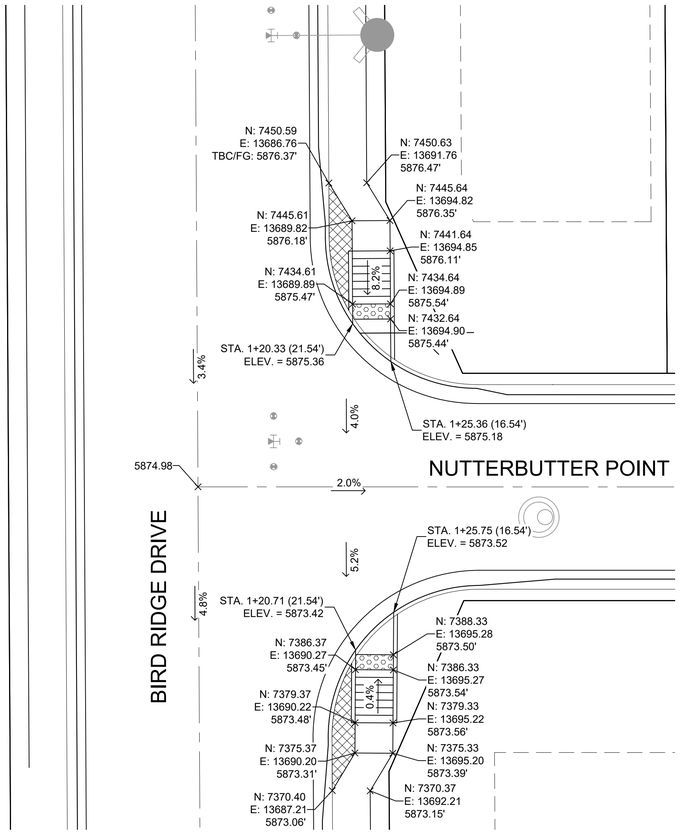
INTERSECTION DETAILS

DESIGNED BY:	NMS	SCALE		DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ.	1" = 10'	SHEET	24 OF 37
CHECKED BY:	NMS	VERT.	N/A	DRAWING No.	RD21

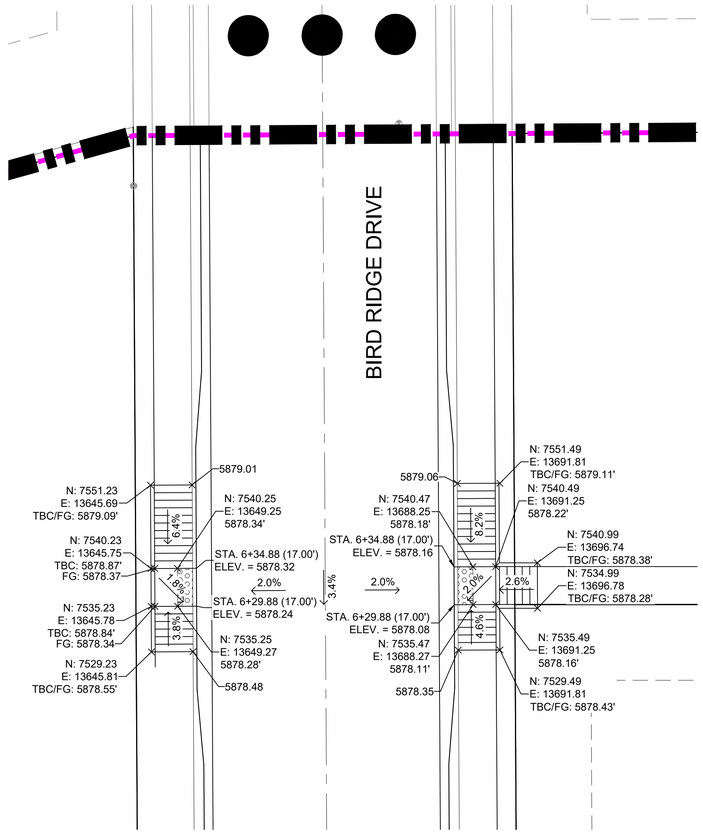
Know what's below. Call before you dig.



DETAIL F
BIRD RIDGE DRIVE/ TURTLE LAKE WAY
INTERSECTION DETAILS



DETAIL G
BIRD RIDGE DRIVE/ NUTTERBUTTER POINT
INTERSECTION DETAILS



DETAIL H
BIRD RIDGE DRIVE
INTERSECTION DETAILS

ENGINEERING RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

Nicole M Schanel Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

N

GRAPHIC SCALE
10' 0' 10' 20'
(IN FEET)
1 inch = 10 ft.

SURFACE MATERIAL TO BE PATTERNED CONCRETE PER ECM DETAIL SD_2-21

EPC 7/22/2021

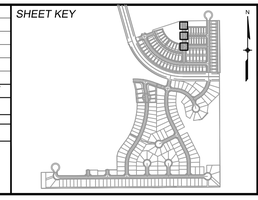
REFERENCE DRAWINGS
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X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR-UTIL-F2
X-886-PR SITE-FUTURE FILINGS
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD0XX- PED RAMPS.dwg
CTB FILE: COMM-TECH_D-SIZE_BW.ctb
PLOT DATE: June 17, 2021 4:37:52 PM
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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY:
Matrix

SEAL
COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

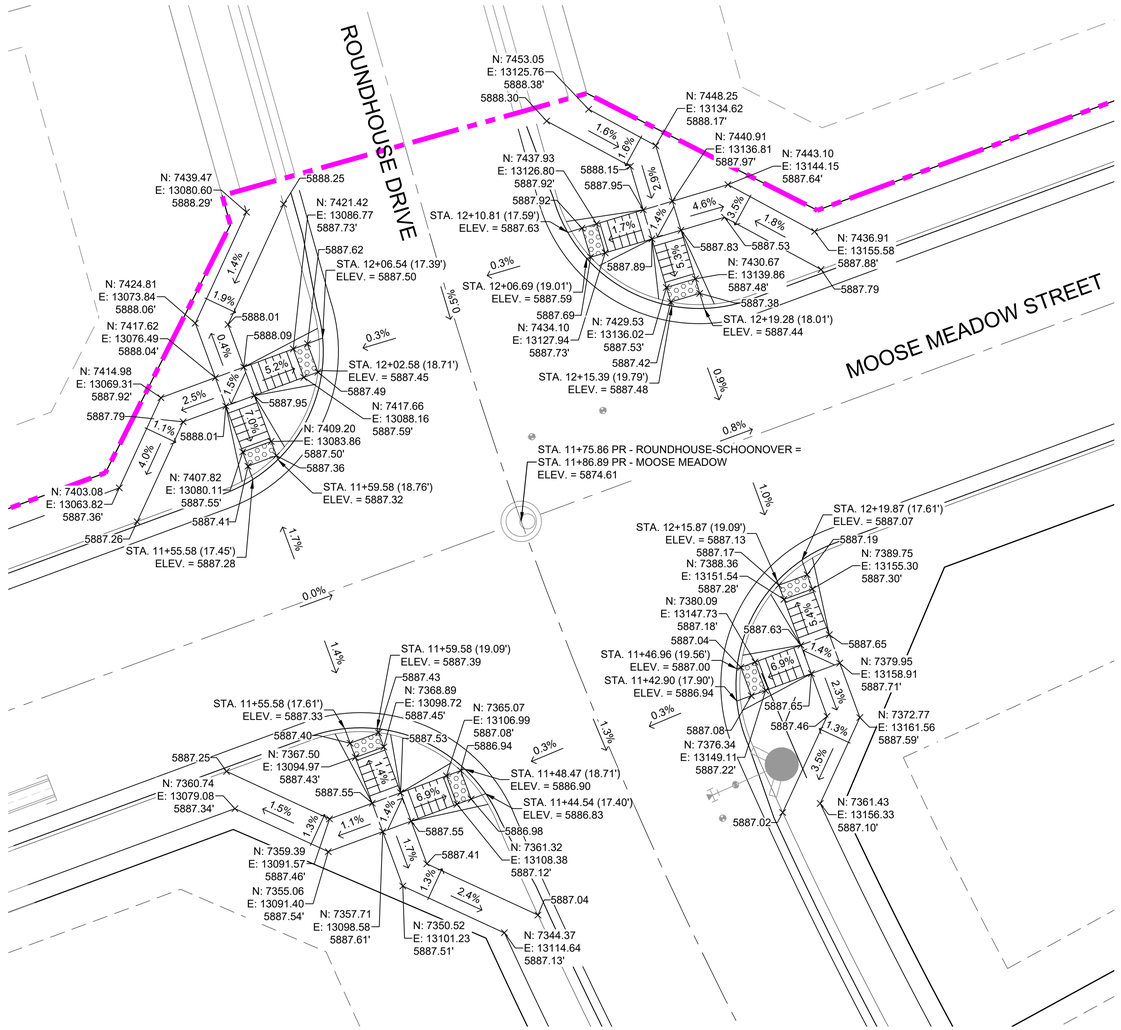
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

INTERSECTION DETAILS

DESIGNED BY:	NMS	SCALE		DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ.	1" = 10'	SHEET	25 OF 37
CHECKED BY:	NMS	VERT.	N/A	DRAWING No.	RD22

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



DETAIL I
ROUNDHOUSE DRIVE/ MOOSE MEADOW STREET
INTERSECTION DETAILS

ENGINEERING RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

GRAPHIC SCALE
10' 0' 10' 20'
(IN FEET)
1 inch = 10 ft.

N

EPC 7/22/2021

REFERENCE DRAWINGS
X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR-UTIL-F2
X-886-PR SITE-FUTURE FILINGS
X-886-PR-SITE
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X-886-PR-SITE - F3

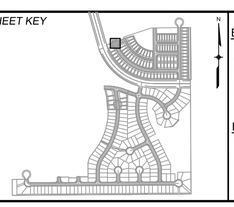
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD0XX- PED RAMPS.dwg
CTB FILE: COMM-TECH_D-SIZE_BW.ctb
PLOT DATE: April 20, 2021 10:47:41 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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY:
Matrix

SEAL
COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

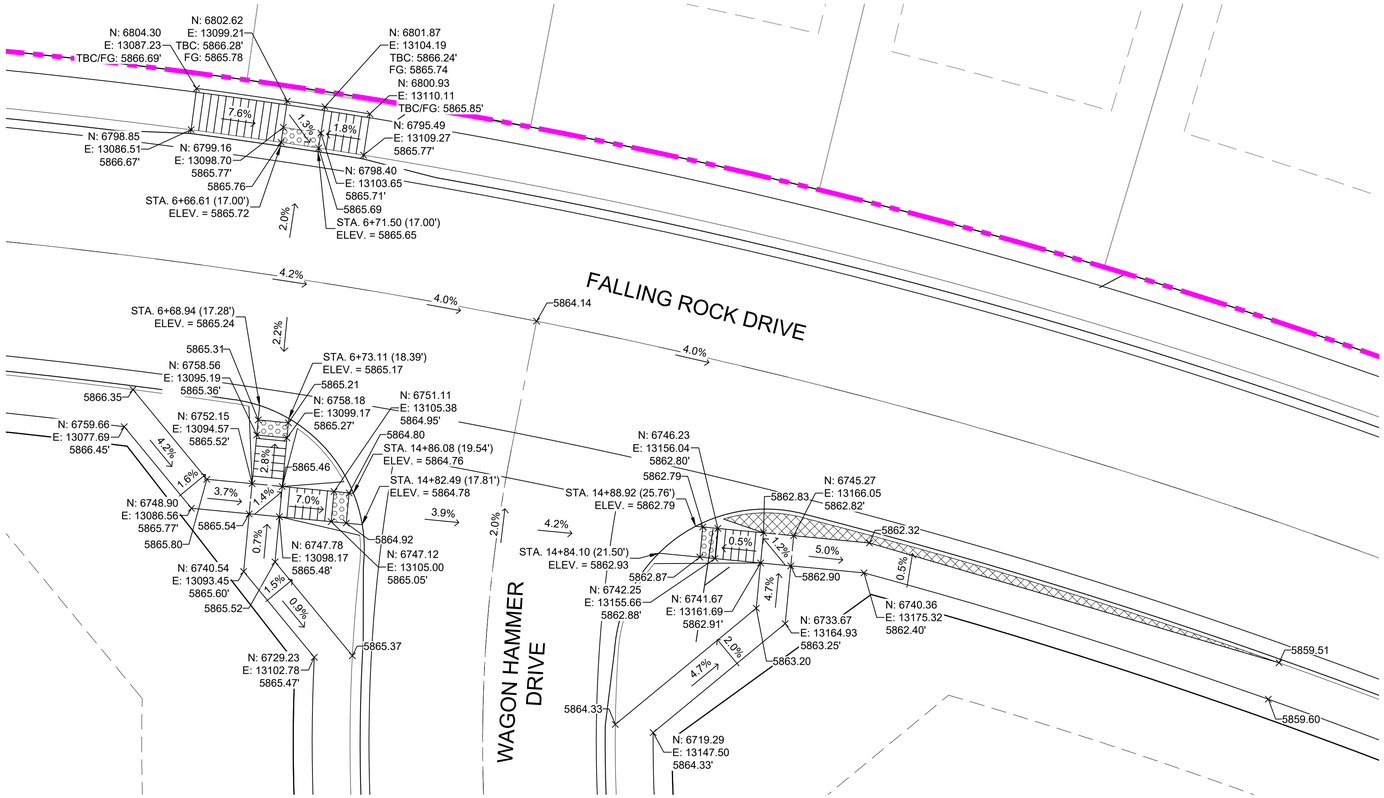
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

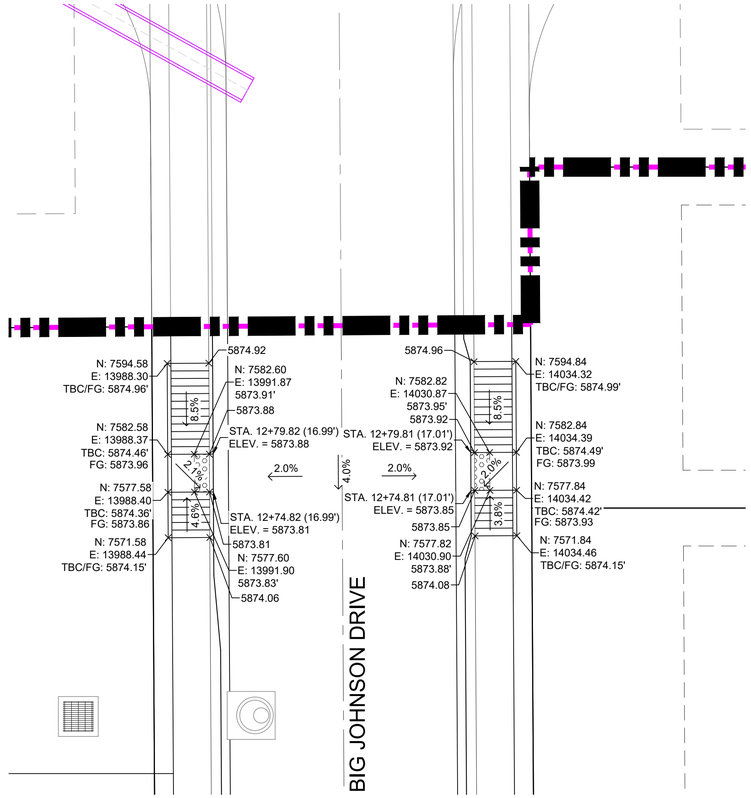
INTERSECTION DETAILS

DESIGNED BY:	NMS	SCALE		DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ.	1" = 10'	SHEET	26 OF 37
CHECKED BY:	NMS	VERT.	N/A	DRAWING No.	RD23

Know what's below. Call before you dig.



DETAIL J
FALLING ROCK DRIVE/ WAGON HAMMER DRIVE
INTERSECTION DETAILS



DETAIL K
BIG JOHNSON DRIVE
INTERSECTION DETAILS

ENGINEERING RECORD DRAWINGS

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NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
Date: 11/03/23

GRAPHIC SCALE
10' 0' 10' 20'
(IN FEET)
1 inch = 10 ft.

N

SURFACE MATERIAL TO BE PATTERNED CONCRETE PER ECM DETAIL SD_2-21

EPC 7/22/2021

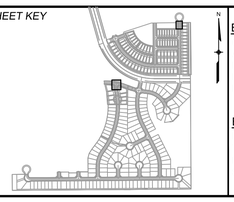
REFERENCE DRAWINGS
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X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR-UTIL-F2
X-886-PR SITE-FUTURE FILINGS
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD0XX- PED RAMPS.dwg
CTB FILE: COMM-TECH_D-SIZE_BW.ctb
PLOT DATE: April 20, 2021 10:47:55 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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY:
Matrix

SEAL
COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE

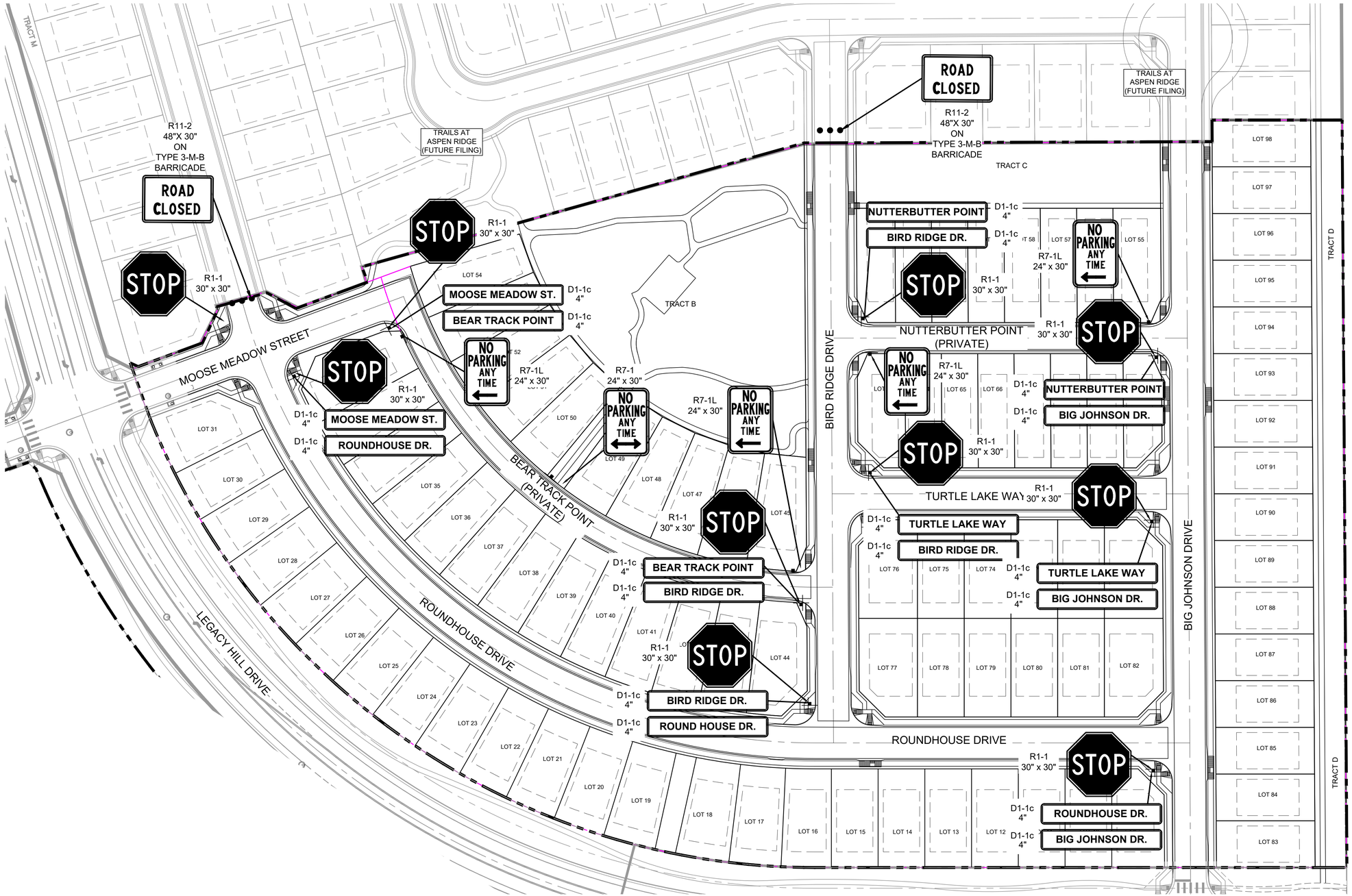
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

INTERSECTION DETAILS

DESIGNED BY:	NMS	SCALE		DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ.	1" = 10'	SHEET	27 OF 37
CHECKED BY:	NMS	VERT.	N/A		

DRAWING No. RD24

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



ENGINEERING RECORD DRAWINGS

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Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EPC 7/22/2021

REFERENCE DRAWINGS

X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR SITE-FUTURE FILINGS
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

No.	DATE	DESCRIPTION	BY

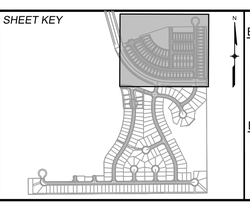
REVISIONS

COMPUTER FILE MANAGEMENT

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PLOT DATE: Apr 20, 2021 10:49:15 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

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PREPARED BY:

Matrix

SEAL

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FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

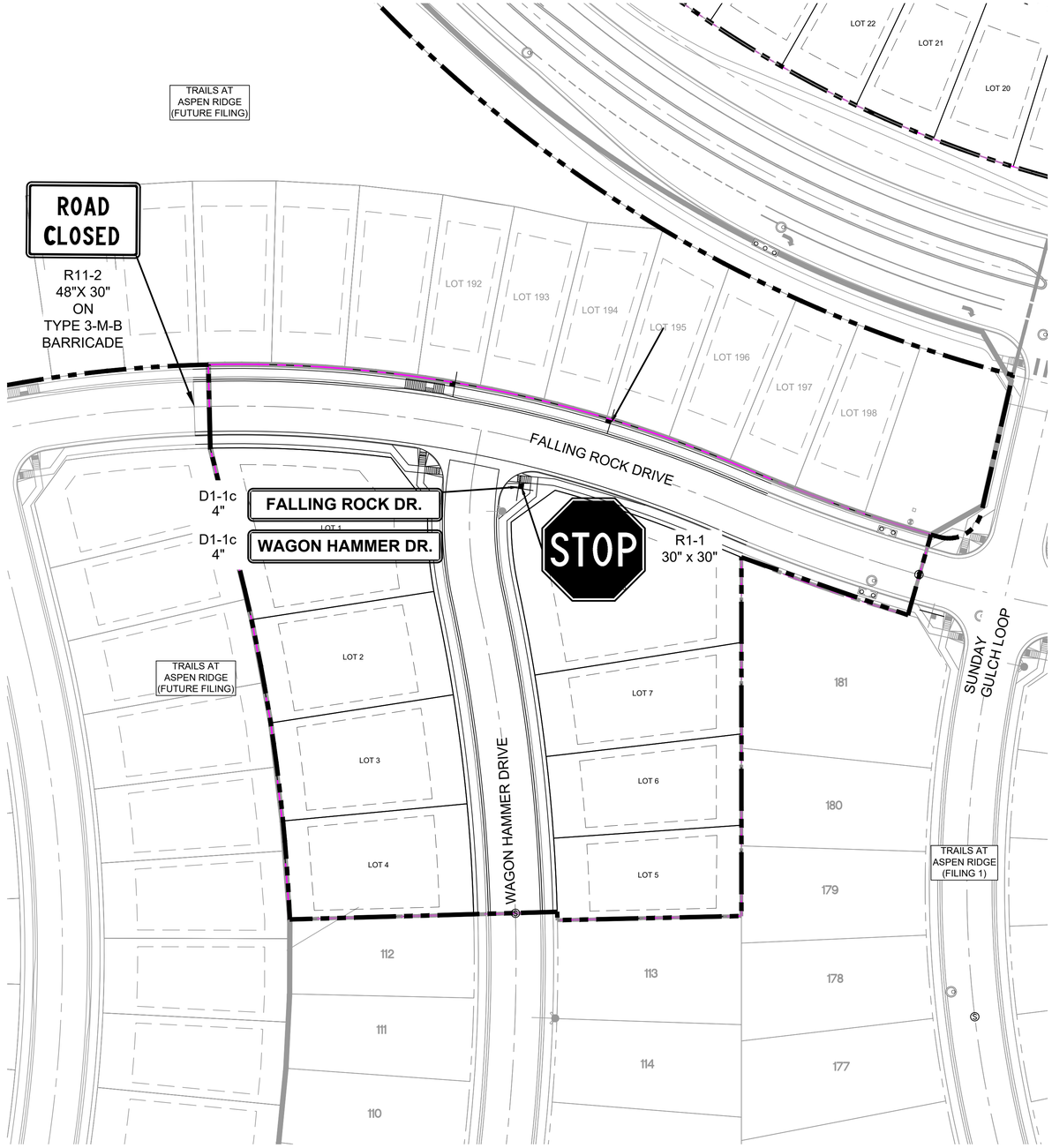
TRAILS AT ASPEN RIDGE

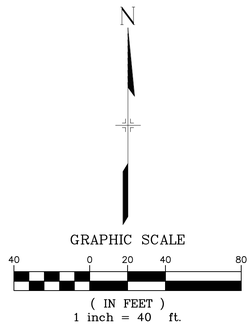
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

SIGNING AND STRIPING PLAN

DESIGNED BY:	NMS	SCALE		DATE ISSUED:	APRIL 2021	DRAWING No.
DRAWN BY:	CRD	HORIZ.	1" = 50'	SHEET	28 OF 37	SN01
CHECKED BY:	NMS	VERT.	N/A			

Know what's below. Call before you dig.





ENGINEERING RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

Date: 11/03/23

EPC 7/22/2021

REFERENCE DRAWINGS

X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR SITE-FUTURE FILINGS
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

No.	DATE	DESCRIPTION	BY

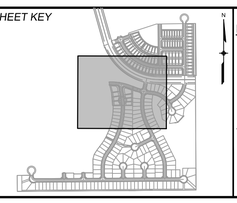
REVISIONS

COMPUTER FILE MANAGEMENT

FILENAME: F:\886\Trails at Aspen Ridge - F2\|100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SN01 .dwg
CTB NAME: COLTITLE_ARCH_D-SIZE_BW.ctb
PLOTTED: Aug 20, 2021 10:49:21 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

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PREPARED BY:

Matrix

SEAL

COLORADO LICENSED
NICOLE M. SCHANEL
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PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

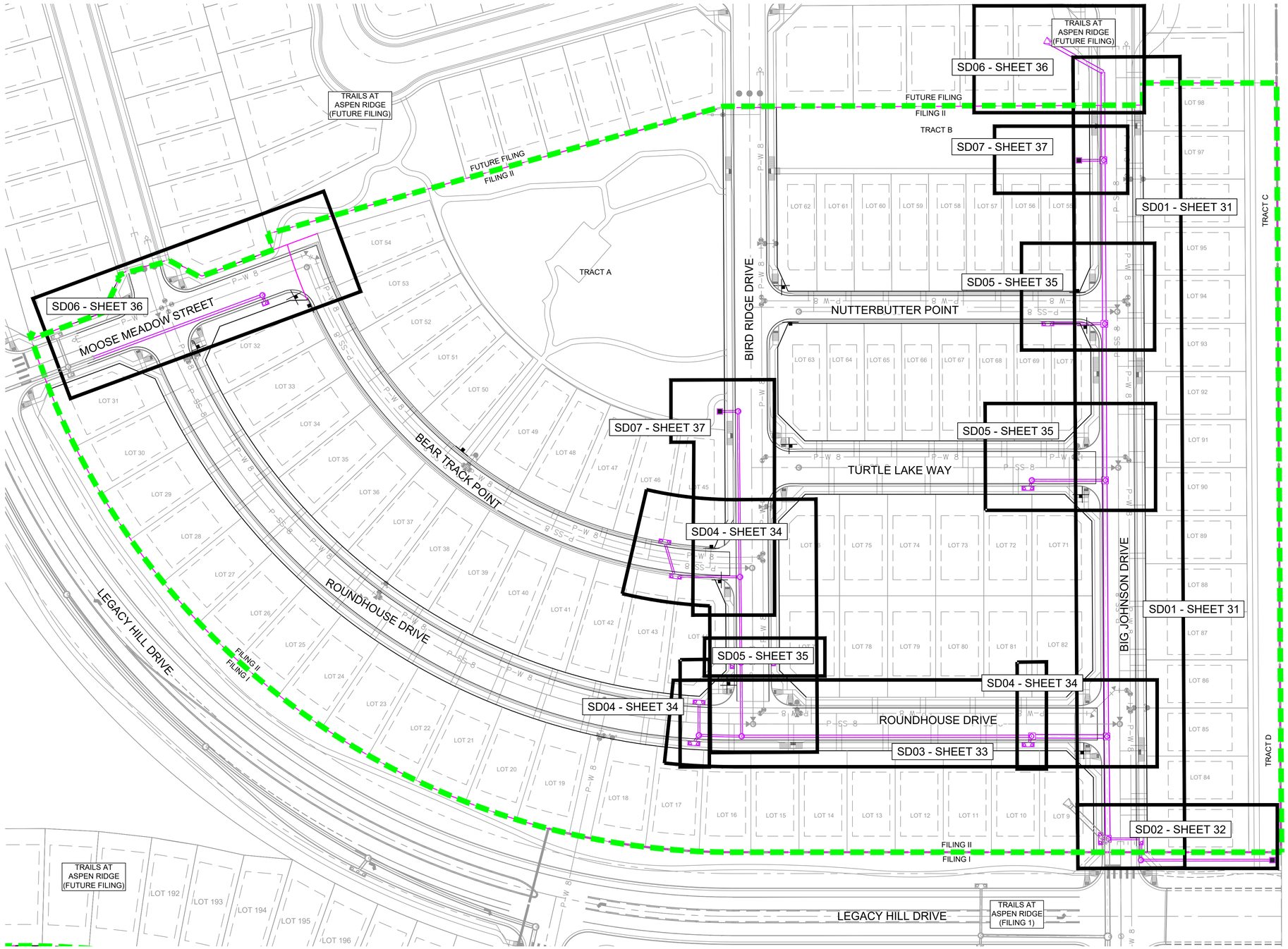
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

SIGNING AND STRIPING PLAN

DESIGNED BY:	NMS	SCALE		DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ.	1" = 40'	SHEET	29 OF 37
CHECKED BY:	NMS	VERT.	N/A	DRAWING No.	SN02

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



N

GRAPHIC SCALE

50' 0' 50' 100'

(IN FEET)
1 inch = 50 ft.

ENGINEERING RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

EPC 7/22/2021

REFERENCE DRAWINGS

19-886-PR-UTIL
X-886-PR STORM_F1
19-886-PR-UTIL_SANITARY
886-PR Legacy Drive
GEC Titleblock
X-886-PR SITE_F1
X-886-PR SITE-FUTURE FILINGS
X-886-PR-UTIL-F2
X-886-PR SITE-F2
X-886-PR-CROSSINGS
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X-886-PR-SITE - F3

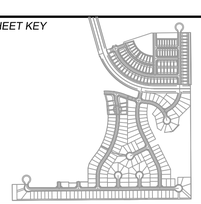
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg
CTB FILE: ---
PLOT DATE: April 20, 2021 10:51:25 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

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PREPARED BY:

Matrix

SEAL

COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE

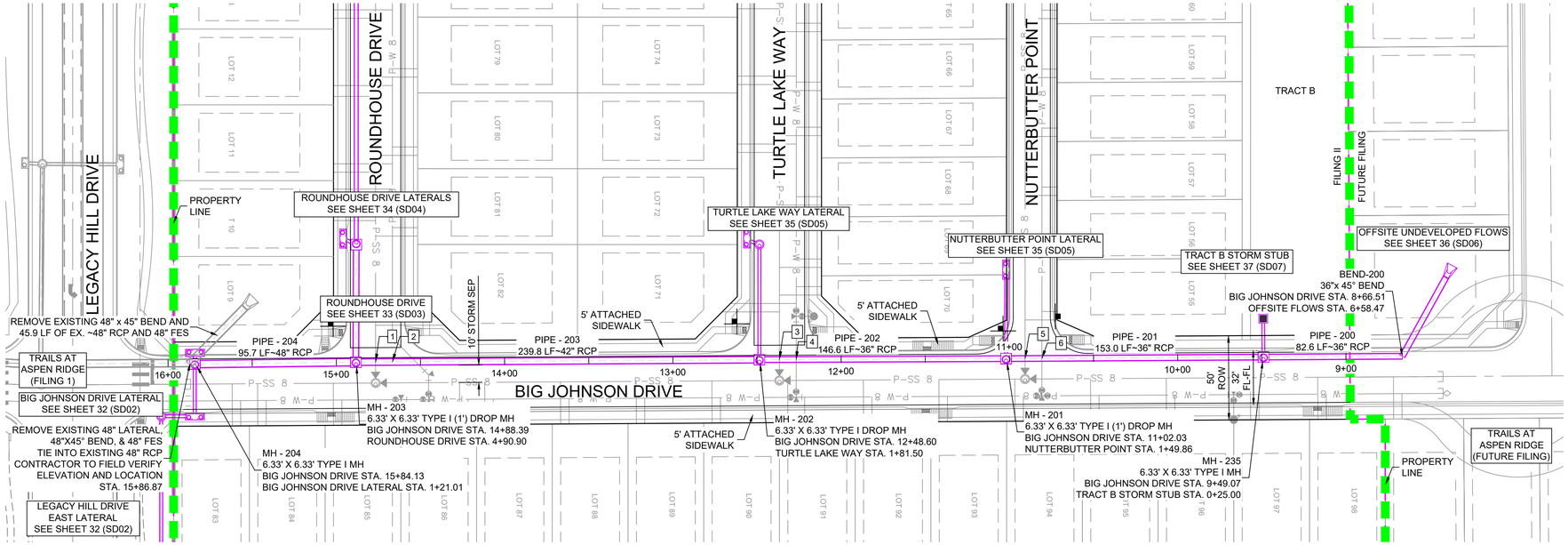
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

STORM KEY MAP

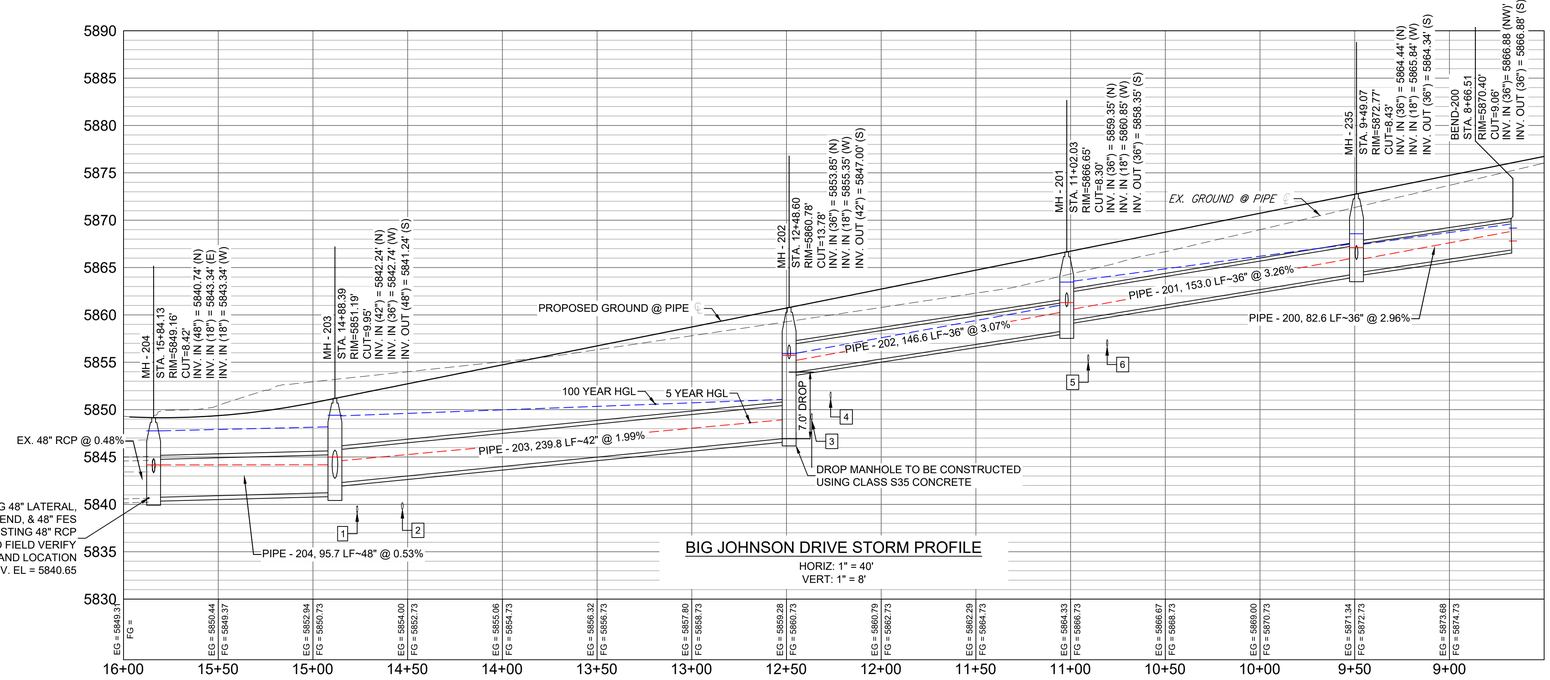
DESIGNED BY:	NMS	*SCALE*		*DATE ISSUED:*	APRIL 2021
DRAWN BY:	CRD	*HORIZ.*	1" = 50'	*SHEET*	30 OF 37
CHECKED BY:	NMS	*VERT.*	N/A	*DRAWING No.*	SD00

GRAPHIC SCALE
40' 0' 40' 80'
(IN FEET)
1 inch = 40 ft.

Know what's below. Call before you dig.



STRUCTURE TABLE			
NAME	TYPE	DETAILS	N & E
BEND-200	36"x 45° BEND	RIM = 5870.40 PIPE - 227 INV IN (36") = 5866.88 PIPE - 200 INV OUT (36") = 5866.88	N: 7630.64 E: 13998.89
MH - 201	6.33' X 6.33' TYPE I (1') DROP MH	RIM = 5866.65 PIPE - 201 INV IN (36") = 5859.35 PIPE - 205 INV IN (18") = 5860.85 PIPE - 202 INV OUT (36") = 5858.35	N: 7395.12 E: 14000.31
MH - 202	6.33' X 6.33' TYPE I DROP MH	RIM = 5860.78 PIPE - 202 INV IN (36") = 5853.85 PIPE - 208 INV IN (18") = 5855.35 PIPE - 203 INV OUT (42") = 5847.00	N: 7248.56 E: 14000.93
MH - 203	6.33' X 6.33' TYPE I (1') DROP MH	RIM = 5851.19 PIPE - 203 INV IN (42") = 5842.24 PIPE - 221 INV IN (36") = 5842.74 PIPE - 204 INV OUT (48") = 5841.24	N: 7008.77 E: 14002.39
MH - 204	6.33' X 6.33' TYPE I MH	RIM = 5849.16 PIPE - 204 INV IN (48") = 5840.74 PIPE - 223 INV IN (18") = 5843.34 PIPE - 222 INV IN (18") = 5843.34	N: 6913.03 E: 14002.85
MH - 235	6.33' X 6.33' TYPE I MH	RIM = 5872.77 PIPE - 200 INV IN (36") = 5864.44 PIPE - 241 INV IN (18") = 5865.84 PIPE - 201 INV OUT (36") = 5864.34	N: 7548.09 E: 13999.39



BIG JOHNSON DRIVE STORM PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 200	S00°20'47"E	82.6'	2.96%	36" RCP
PIPE - 201	S00°20'47"E	153.0'	3.26%	36" RCP
PIPE - 202	S00°14'21"E	146.6'	3.07%	36" RCP
PIPE - 203	S00°20'59"E	239.8'	1.99%	42" RCP
PIPE - 204	S00°16'27"E	95.7'	0.53%	48" RCP

ENGINEERING RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

Nicole M Schanel Date: 11/03/23
NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

STORM CROSSING DETAILS				
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	SEPARATION
1	N 7,020.48 E 14,002.32	8" PVC SAN 5839.85	42" RCP STORM 5842.10	2.25'
2	N 7,030.48 E 14,002.26	8" PVC WATER 5840.30	42" RCP STORM 5842.30	2.00'
3	N 7,260.45 E 14,000.88	8" PVC SAN 5849.60	36" RCP STORM 5853.88	4.28'
4	N 7,270.45 E 14,000.84	8" PVC WATER 5851.89	36" RCP STORM 5854.19	2.30'
5	N 7,406.48 E 14,000.25	8" PVC SAN 5855.82	36" RCP STORM 5859.38	3.56'
6	N 7,416.45 E 14,000.19	8" PVC WATER 5857.39	36" RCP STORM 5859.70	2.31'

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. ALL PIPE BENDS ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
4. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES,
5. TOP OF BOX ELEVATIONS GIVEN FOR CDOT TYPE R INLETS REFER TO THE COUNTY STANDARD DETAIL FOR CORRESPONDING DESIGN ELEVATIONS.
6. ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
7. PIPES OF DIFFERENT SIZES ARE TO BE MATCHED TO THE CROWN OF THE INSIDE WALL OF PIPE.
8. 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."
9. 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.B.2.
10. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED

EPC 7/22/2021

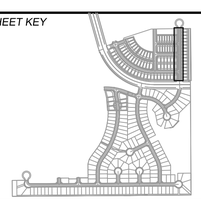
REFERENCE DRAWINGS

19-886-PR-UTIL
X-886-PR STORM_F1
19-886-PR-UTIL_SANITARY
886-PR Legacy Drive
GEC Titleblock
X-886-PR SITE_F1
X-886-PR SITE-FUTURE FILING
X-886-PR-UTIL-F2
X-886-PR SITE-F2
X-886-PR-CROSSINGS
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

No.	DATE	DESCRIPTION	BY
		REVISIONS	

COMPUTER FILE MANAGEMENT
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg
CTB FILE: ----
PLOT DATE: April 20, 2021 10:51:45 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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY:
Matrix

SEAL
COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER
Nicole M Schanel

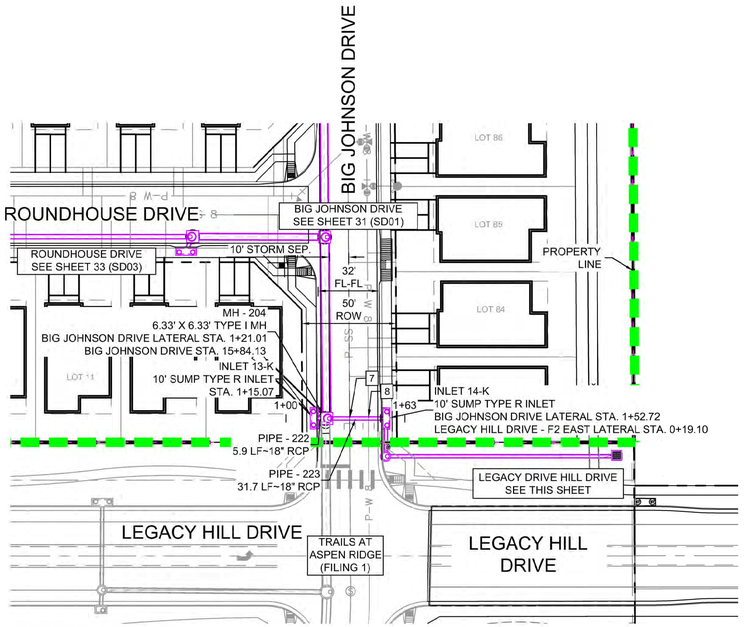
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

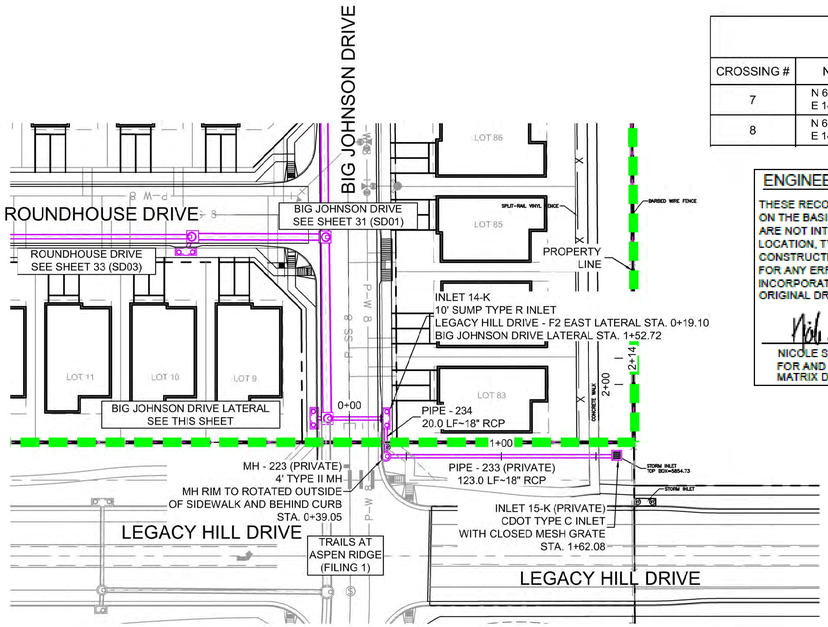
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

DESIGNED BY:	NMS	*SCALE*		*DATE ISSUED:*	APRIL 2021
DRAWN BY:	CRD	*HORIZ.*	1" = 40'	*SHEET*	31 OF 37
CHECKED BY:	NMS	*VERT.*	1" = 8'	*DRAWING No.*	SD01





STORM CROSSING DETAILS				
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	SEPARATION
7	N 6,913.03 E 14,015.42	8" PVC SAN	18" RCP STORM	5.16'
8	N 6,913.03 E 14,025.33	8" PVC WATER	18" RCP STORM	1.50'

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Nicole M Schanel Date: 9/4/2026

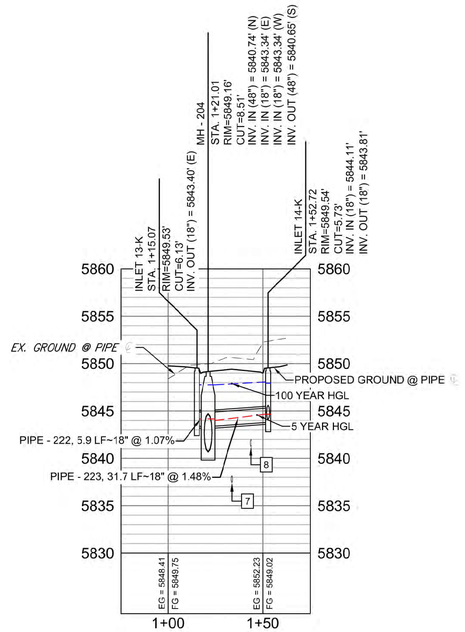
NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

GRAPHIC SCALE

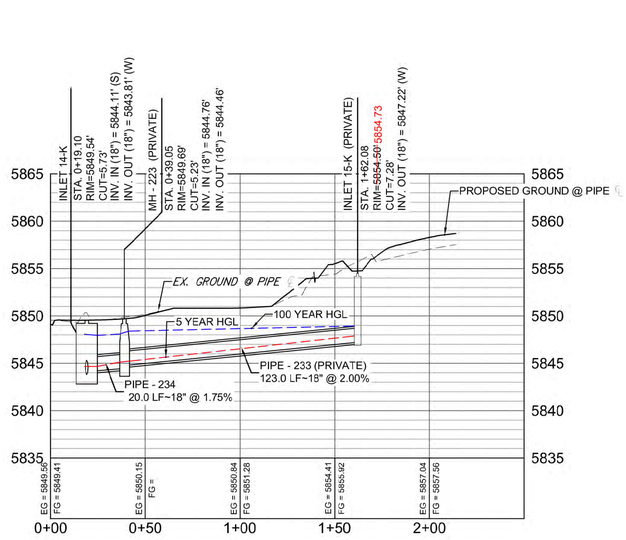
40' 0' 40' 80'

(IN FEET)
1 inch = 40 ft.

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



BIG JOHNSON DRIVE LATERAL PROFILE
HORIZ: 1" = 10'
VERT: 1" = 2'



LEGACY HILL DRIVE - F2 EAST LATERAL PROFILE
HORIZ: 1" = 10'
VERT: 1" = 2'

PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 222	N88°42'31"W	5.9'	1.07%	18" RCP
PIPE - 223	S89°59'49"E	31.7'	1.48%	18" RCP
PIPE - 233	N90°00'00"W	123.0'	2.00%	18" RCP
PIPE - 234	N00°12'15"E	20.0'	1.75%	18" RCP

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N & E
INLET 13-K	10' SUMP TYPE R INLET	RIM = 5849.53 PIPE - 222 INV OUT (18") = 5843.40	N: 6913.17 E: 13996.91
INLET 14-K	10' SUMP TYPE R INLET	RIM = 5849.54 PIPE - 234 INV IN (18") = 5844.11 PIPE - 223 INV OUT (18") = 5843.81	N: 6913.02 E: 14034.56
INLET 15-K	CDOT TYPE C INLET WITH CLOSED MESH GRATE	RIM = 5854.50 PIPE - 233 INV OUT (18") = 5847.22	N: 6893.08 E: 14157.54
MH - 204	6.33' X 6.33' TYPE I MH	RIM = 5849.16 PIPE - 204 INV IN (48") = 5840.74 PIPE - 223 INV IN (18") = 5843.34 PIPE - 222 INV IN (18") = 5843.34 PIPE - 243 INV OUT (48") = 5840.65	N: 6913.03 E: 14002.85
MH - 223	4' TYPE II MH	RIM = 5849.69 PIPE - 233 INV IN (18") = 5844.76 PIPE - 234 INV OUT (18") = 5844.46	N: 6893.08 E: 14034.51

NOTES:
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9. 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.B.2.
10. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED

REFERENCE DRAWINGS

19-886-PR-UTIL
X-886-PR STORM_F1
19-886-PR-UTIL_SANITARY
886-PR Legacy Drive
GEC Titleblock
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X-886-PR SITE-FUTURE FILINGS
X-886-PR-UTIL-F2
X-886-PR SITE-F2
X-886-PR-CROSSINGS
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-SITE - F7
X-886-EX-BASE-BRADLEY ROAD
X-886-EX SURVEY
886-PR Legacy Drive-Roundabout
X-1213-PR_BASE MATRIX
Barron Land As-Built of Swale on East Side of F2

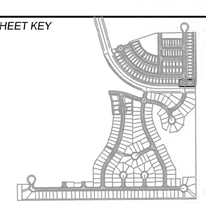
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

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CTB FILE: ---
PLOT DATE: September 4, 2026 7:21:18 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 ½" ALUM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ½" ALUM. CAP PLS 10377)

PREPARED BY:
Matrix

SEAL

COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

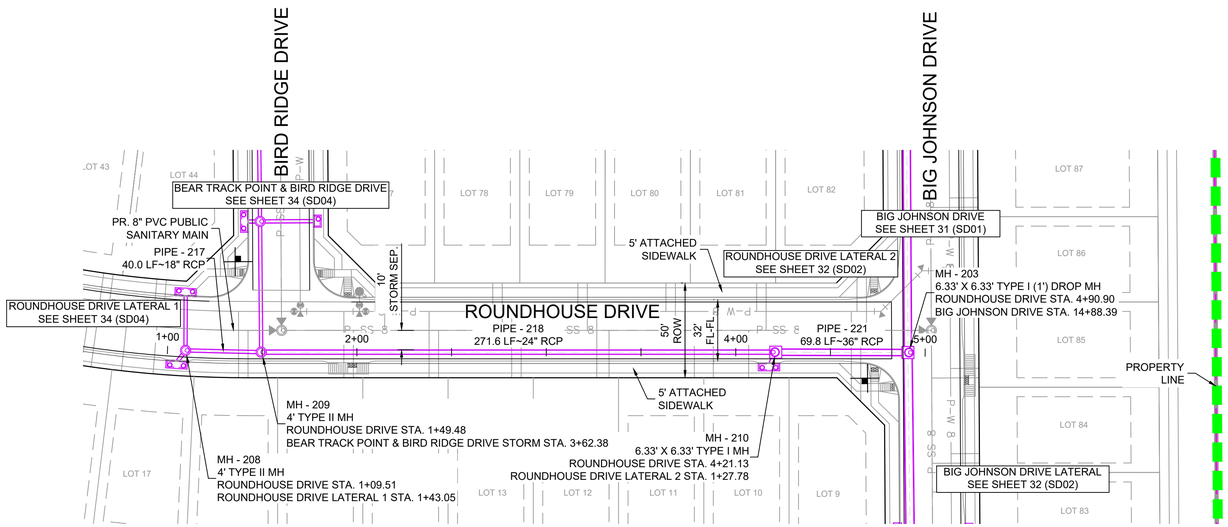
TRAILS AT ASPEN RIDGE

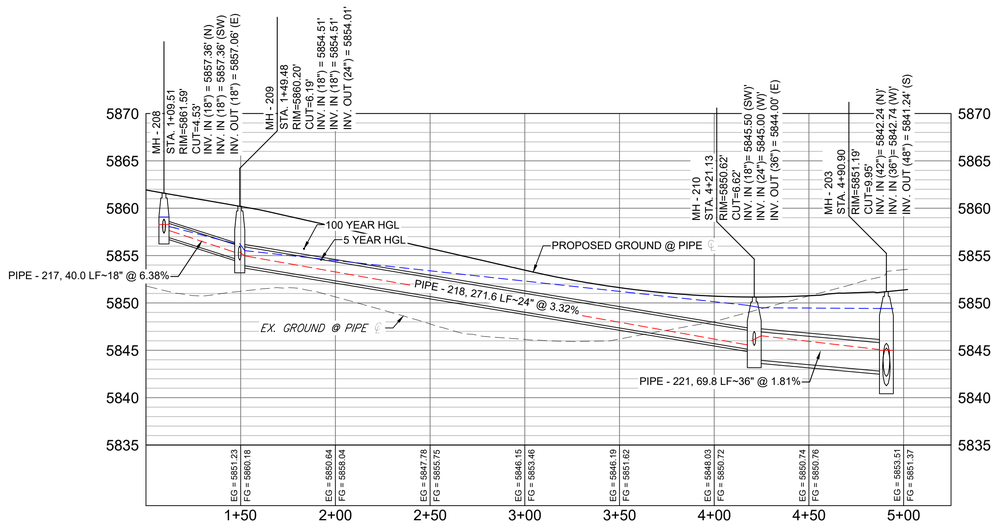
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

DESIGNED BY:	NMS	SCALE		DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ.	1" = 40'		
CHECKED BY:	NMS	VERT.	1" = 8'	SHEET	32 OF 37

DRAWING No. SD02





ROUNDHOUSE DRIVE PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



GRAPHIC SCALE

40' 0' 40' 80'

(IN FEET)
1 inch = 40 ft.

PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 217	N88°41'05"W	40.0'	6.38%	18" RCP
PIPE - 218	S89°59'57"W	271.6'	3.32%	24" RCP
PIPE - 221	N89°49'23"W	69.8'	1.81%	36" RCP

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N & E
MH - 203	6.33' X 6.33' TYPE I (1') DROP MH	RIM = 5851.19 PIPE - 203 INV IN (42") = 5842.24 PIPE - 221 INV IN (36") = 5842.74 PIPE - 204 INV OUT (48") = 5841.24	N: 7008.77 E: 14002.39
MH - 208	4' TYPE II MH	RIM = 5861.59 PIPE - 215 INV IN (18") = 5857.36 PIPE - 216 INV IN (18") = 5857.36 PIPE - 217 INV OUT (18") = 5857.06	N: 7009.90 E: 13621.01
MH - 209	4' TYPE II MH	RIM = 5860.20 PIPE - 214 INV IN (18") = 5854.51 PIPE - 217 INV IN (18") = 5854.51 PIPE - 218 INV OUT (24") = 5854.01	N: 7008.98 E: 13660.98
MH - 210	6.33' X 6.33' TYPE I MH	RIM = 5850.62 PIPE - 220 INV IN (18") = 5845.50 PIPE - 218 INV IN (24") = 5845.00 PIPE - 221 INV OUT (36") = 5844.00	N: 7008.98 E: 13932.63

ENGINEERING RECORD DRAWINGS

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NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

Date: 11/03/23

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. ALL PIPE BENDS ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
4. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
5. TOP OF BOX ELEVATIONS GIVEN FOR CDOT TYPE R INLETS REFER TO THE COUNTY STANDARD DETAIL FOR CORRESPONDING DESIGN ELEVATIONS.
6. ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
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9. 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.B.2.
10. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED

EPC 7/22/2021

REFERENCE DRAWINGS

19-886-PR-UTIL
X-886-PR STORM_F1
19-886-PR-UTIL_SANITARY
886-PR Legacy Drive
GEC Titleblock
X-886-PR SITE_F1
X-886-PR SITE-FUTURE FILINGS
X-886-PR-UTIL-F2
X-886-PR SITE-F2
X-886-PR-CROSSINGS
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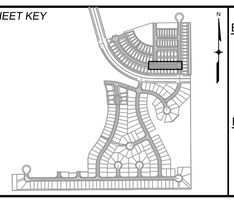
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

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CTB FILE: ----
PLOT DATE: April 20, 2021 10:52:24 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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY:
Matrix

SEAL
COLORADO LICENSED
NICOLE M. SCHANEL
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PROFESSIONAL ENGINEER

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PROJECT No. 19.886.014

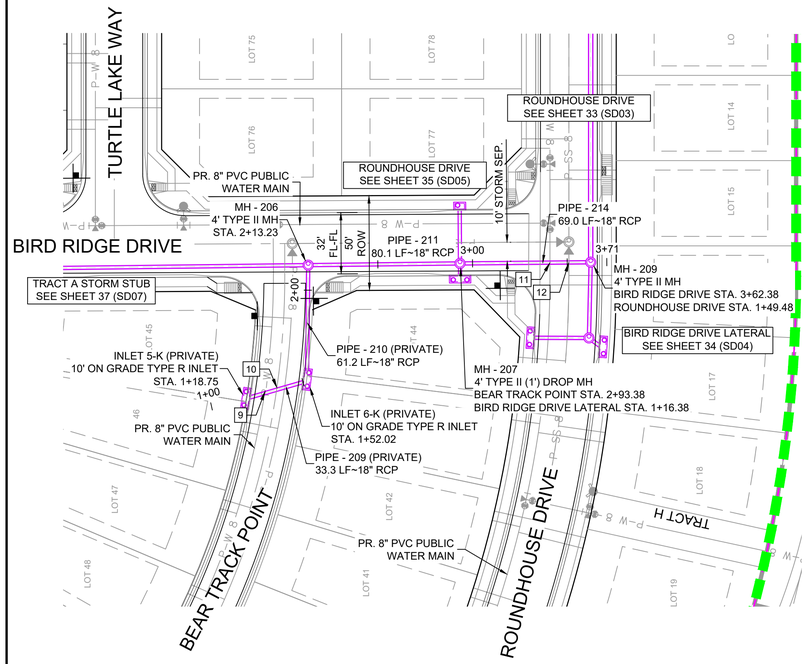
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

DESIGNED BY:	NMS	SCALE		DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ.	1" = 40'	SHEET	33 OF 37
CHECKED BY:	NMS	VERT.	1" = 8'		

DRAWING No. SD03



GRAPHIC SCALE

40' 0' 40' 80'

(IN FEET)
1 inch = 40 ft.

STORM CROSSING DETAILS				
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	SEPARATION
9	N 7,180.85 E 13,592.93	8" PVC WATER 5859.49	18" RCP STORM 5861.21	1.72'
10	N 7,170.32 E 13,595.93	8" PVC SAN 5855.37	18" RCP STORM 5861.01	5.64'
11	N 7,030.48 E 13,660.79	8" PVC WATER 5853.46	18" RCP STORM 5855.46	2.00'
12	N 7,020.48 E 13,660.87	8" PVC SAN 5848.85	18" RCP STORM 5855.36	6.51'
13	N 7,031.43 E 13,621.08	8" PVC WATER 5855.26	18" RCP STORM 5857.15	6.54'
14	N 7,021.42 E 13,621.05	8" PVC SAN 5850.45	18" RCP STORM 5857.15	6.70'

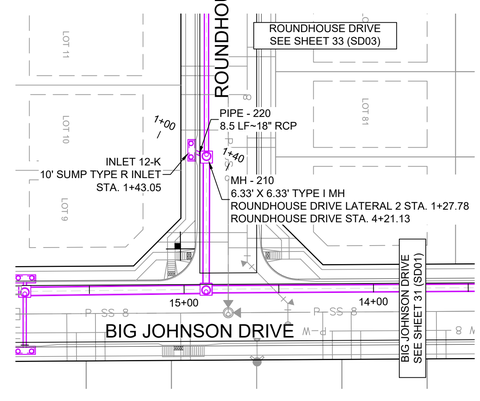
ENGINEERING RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

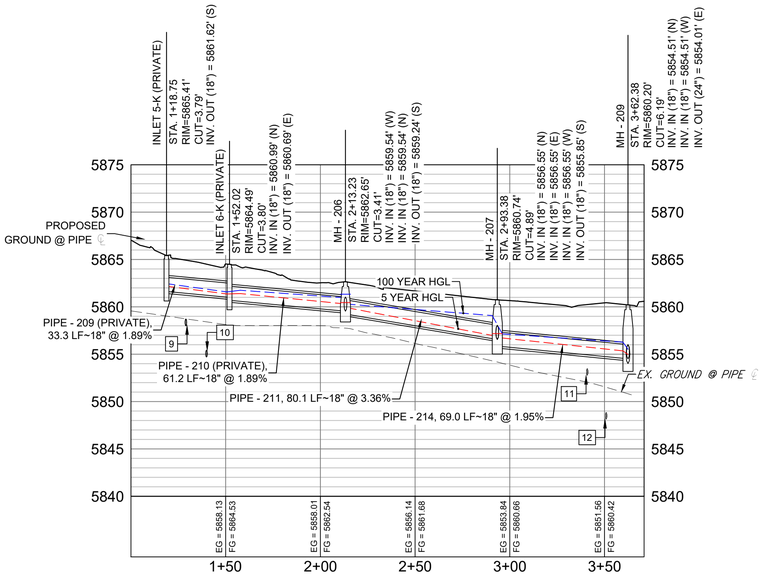
Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

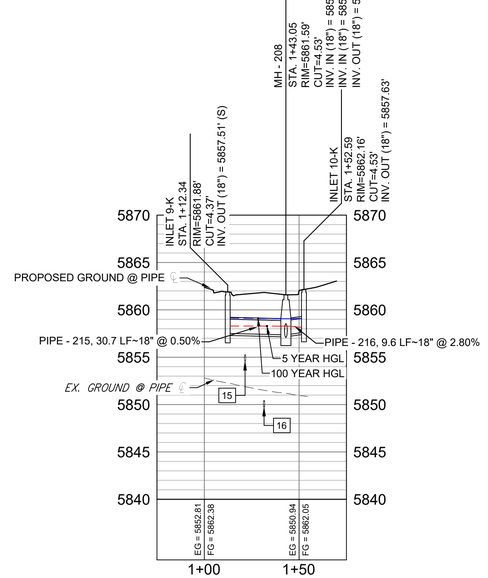
Know what's **below.** **Call** before you dig.



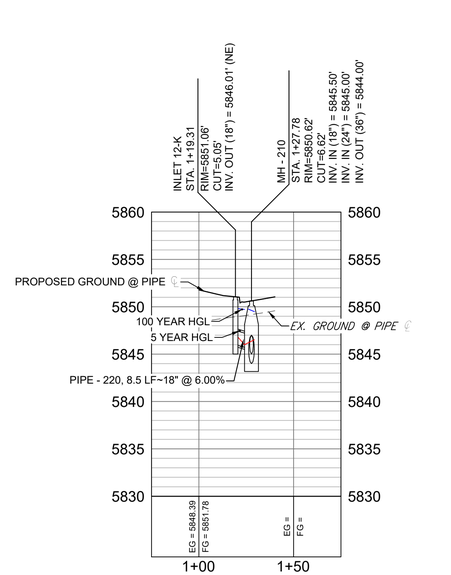
PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 209	N16°07'37"W	33.3'	1.89%	18" RCP
PIPE - 210	N89°16'32"W	61.2'	1.89%	18" RCP
PIPE - 211	N00°39'03"W	80.1'	3.36%	18" RCP
PIPE - 214	N00°30'47"W	69.0'	1.95%	18" RCP
PIPE - 215	N00°10'33"E	30.7'	0.50%	18" RCP
PIPE - 216	S40°28'51"W	9.6'	2.80%	18" RCP
PIPE - 220	S25°12'46"W	8.5'	6.00%	18" RCP



BEAR TRACK POINT & BIRD RIDGE DRIVE STORM PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



ROUNDHOUSE DRIVE LATERAL 1 PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



ROUNDHOUSE DRIVE LATERAL 2 PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N & E
INLET 5-K	10' ON GRADE TYPE R INLET	RIM = 5865.41 PIPE - 209 INV OUT (18") = 5861.62	N: 7190.87 E: 13589.05
INLET 6-K	10' ON GRADE TYPE R INLET	RIM = 5864.49 PIPE - 209 INV IN (18") = 5860.99 PIPE - 210 INV OUT (18") = 5860.69	N: 7158.89 E: 13598.24
INLET 9-K	10' ON GRADE TYPE R INLET	RIM = 5861.88 PIPE - 215 INV OUT (18") = 5857.51	N: 7040.61 E: 13621.11
INLET 10-K	10' ON GRADE TYPE R INLET	RIM = 5862.16 PIPE - 216 INV OUT (18") = 5857.63	N: 7002.63 E: 13614.81
INLET 12-K	10' SUMP TYPE R INLET	RIM = 5851.06 PIPE - 220 INV OUT (18") = 5846.01	N: 7001.32 E: 13929.02
MH - 206	4' TYPE II MH	RIM = 5862.65 PIPE - 210 INV IN (18") = 5859.54 PIPE - 239 INV IN (18") = 5859.54 PIPE - 211 INV OUT (18") = 5859.24	N: 7158.12 E: 13659.45
MH - 207	4' TYPE II (1') DROP MH	RIM = 5860.74 PIPE - 211 INV IN (18") = 5856.55 PIPE - 213 INV IN (18") = 5856.55 PIPE - 212 INV IN (18") = 5856.55 PIPE - 214 INV OUT (18") = 5855.85	N: 7077.98 E: 13660.36
MH - 208	4' TYPE II MH	RIM = 5861.59 PIPE - 215 INV IN (18") = 5857.36 PIPE - 216 INV IN (18") = 5857.36 PIPE - 217 INV OUT (18") = 5857.06	N: 7009.90 E: 13621.01
MH - 209	4' TYPE II MH	RIM = 5860.20 PIPE - 214 INV IN (18") = 5854.51 PIPE - 217 INV IN (18") = 5854.51 PIPE - 218 INV OUT (24") = 5854.01	N: 7008.98 E: 13660.98
MH - 210	6.33' X 6.33' TYPE I MH	RIM = 5850.62 PIPE - 220 INV IN (18") = 5845.50 PIPE - 218 INV IN (24") = 5845.00 PIPE - 221 INV OUT (36") = 5844.00	N: 7008.98 E: 13932.63

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. ALL PIPE BENDS ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
4. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES,
5. TOP OF BOX ELEVATIONS GIVEN FOR CDOT TYPE R INLETS REFER TO THE COUNTY STANDARD DETAIL FOR CORRESPONDING DESIGN ELEVATIONS.
6. ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
7. PIPES OF DIFFERENT SIZES ARE TO BE MATCHED TO THE CROWN OF THE INSIDE WALL OF PIPE.
8. 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."
9. 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.B.2.
10. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.

EPC 7/22/2021

REFERENCE DRAWINGS

19-886-PR-UTIL
X-886-PR STORM_F1
19-886-PR-UTIL_SANITARY
886-PR Legacy Drive
GEC Titleblock
X-886-PR SITE_F1
X-886-PR SITE-FUTURE FILINGS
X-886-PR-UTIL-F2
X-886-PR SITE-F2
X-886-PR-CROSSINGS
X-886-PR-SITE
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X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

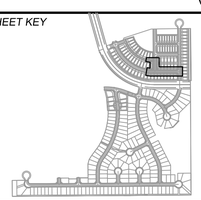
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg
CTB FILE: ----
PLOT DATE: April 20, 2021 10:52:59 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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY:
Matrix

SEAL
COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER

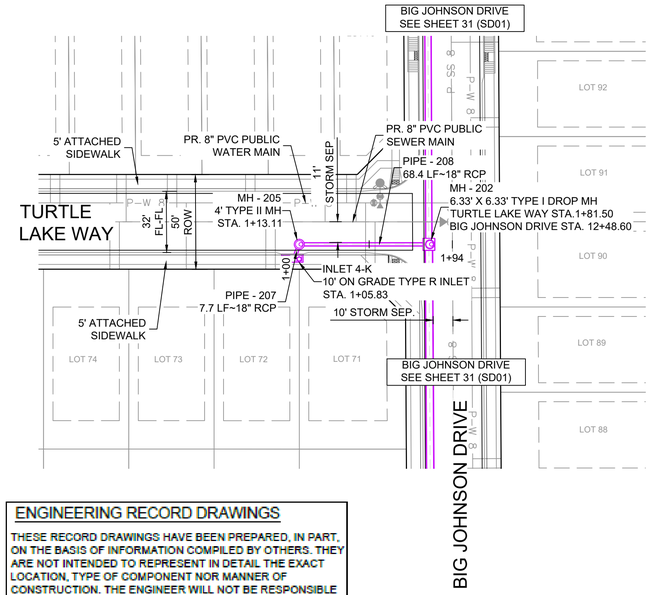
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

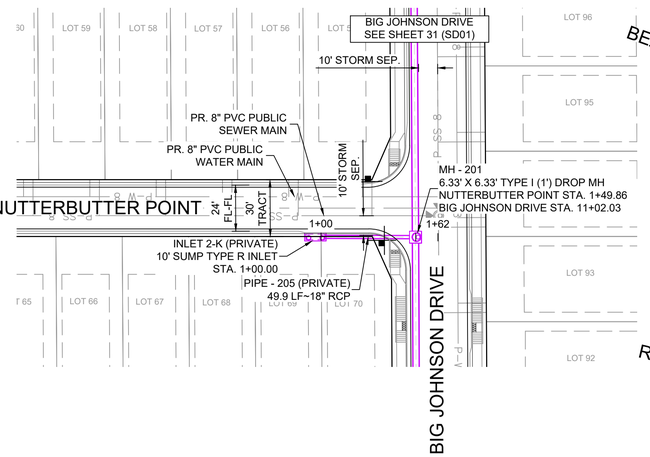
TRAILS AT ASPEN RIDGE

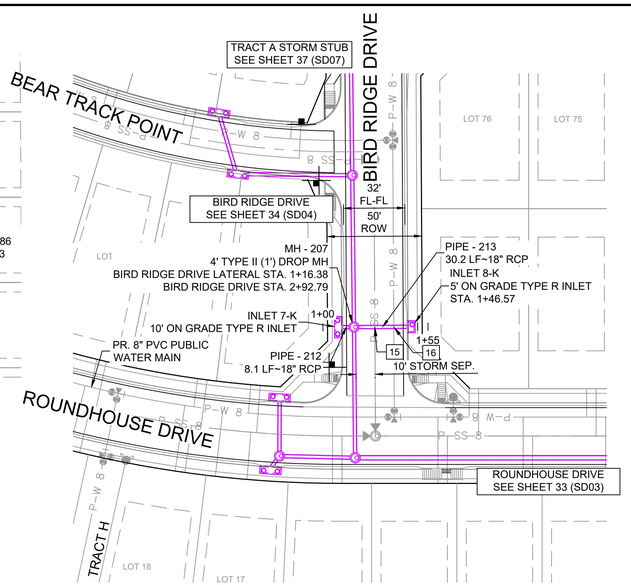
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

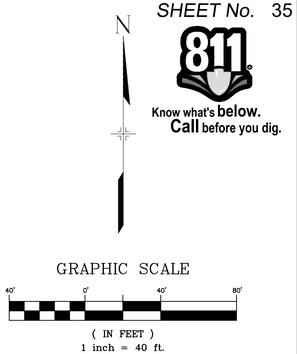
STORM DRAIN PLAN & PROFILE

DESIGNED BY:	NMS	SCALE		DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ.	1" = 40'	SHEET	34 OF 37
CHECKED BY:	NMS	VERT.	1" = 8'	DRAWING No.	SD04









ENGINEERING RECORD DRAWINGS

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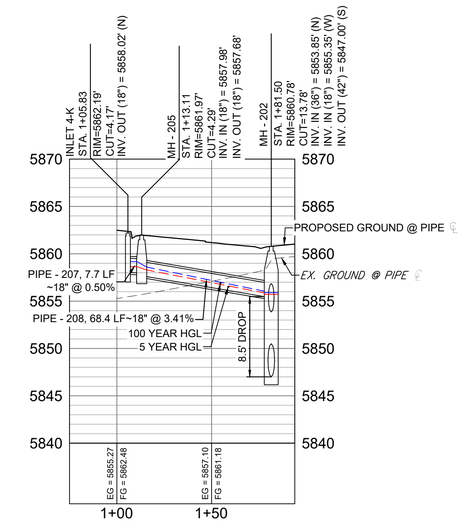
Date: 11/03/23

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

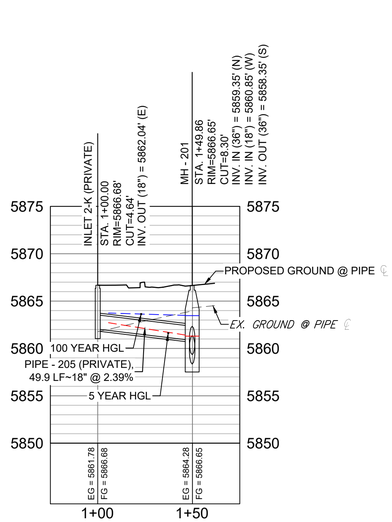
STORM CROSSING DETAILS				
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	SEPARATION
15	N 7,078.04 E 13,671.38	8" PVC SAN 5849.86	18" RCP STORM 5856.40	6.54'
16	N 7,078.10 E 13,681.38	8" PVC WATER 5854.91	18" RCP STORM 5856.45	1.54'

PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 205	N89°48'30"W	49.9'	2.39%	18" RCP
PIPE - 207	S20°07'52"W	7.7'	0.50%	18" RCP
PIPE - 208	N89°59'33"W	68.4'	3.41%	18" RCP
PIPE - 212	S89°39'17"W	8.1'	1.00%	18" RCP
PIPE - 213	N89°40'44"E	30.2'	0.50%	18" RCP

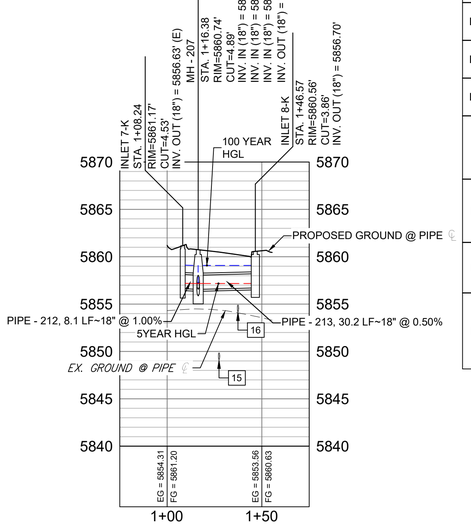
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N & E
INLET 2-K	10' SUMP TYPE R INLET	RIM = 5866.68 PIPE - 205 INV OUT (18") = 5862.04	N: 7395.29 E: 13950.45
INLET 4-K	10' ON GRADE TYPE R INLET	RIM = 5862.19 PIPE - 207 INV OUT (18") = 5858.02	N: 7241.29 E: 13929.87
INLET 7-K	10' ON GRADE TYPE R INLET	RIM = 5861.17 PIPE - 212 INV OUT (18") = 5856.63	N: 7077.93 E: 13652.21
INLET 8-K	5' ON GRADE TYPE R INLET	RIM = 5860.56 PIPE - 213 INV OUT (18") = 5856.70	N: 7078.15 E: 13690.54
MH - 201	6.33' X 6.33' TYPE I (1') DROP MH	RIM = 5866.65 PIPE - 201 INV IN (36") = 5859.35 PIPE - 205 INV IN (18") = 5860.85 PIPE - 202 INV OUT (36") = 5858.35	N: 7395.12 E: 14000.31
MH - 202	6.33' X 6.33' TYPE I DROP MH	RIM = 5860.78 PIPE - 202 INV IN (36") = 5853.85 PIPE - 208 INV IN (18") = 5855.35 PIPE - 203 INV OUT (42") = 5847.00	N: 7248.56 E: 14000.93
MH - 205	4' TYPE II MH	RIM = 5861.97 PIPE - 207 INV IN (18") = 5857.98 PIPE - 208 INV OUT (18") = 5857.68	N: 7248.56 E: 13932.54
MH - 207	4' TYPE II (1') DROP MH	RIM = 5860.74 PIPE - 211 INV IN (18") = 5856.55 PIPE - 213 INV IN (18") = 5856.55 PIPE - 212 INV IN (18") = 5856.55 PIPE - 214 INV OUT (18") = 5855.85	N: 7077.98 E: 13660.36



TURTLE LAKE WAY LATERAL LATERAL PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



NUTTERBUTTER POINT LATERAL PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



BIRD RIDGE DRIVE LATERAL PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

NOTES:
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8. 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.*
9. 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.B.2.
10. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED

EPC 7/22/2021

REFERENCE DRAWINGS

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X-886-PR STORM_F1
19-886-PR-UTIL_SANITARY
886-PR Legacy Drive
GEC Titleblock
X-886-PR SITE_F1
X-886-PR SITE-FUTURE FILINGS
X-886-PR-UTIL-F2
X-886-PR SITE-F2
X-886-PR-CROSSINGS
X-886-PR-SITE
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X-886-PR-SITE - F3

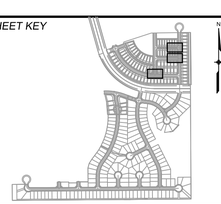
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

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CTB FILE: ---
PLOT DATE: April 20, 2021 10:53:33 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 ½" ALUM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY:
Matrix

SEAL
COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER

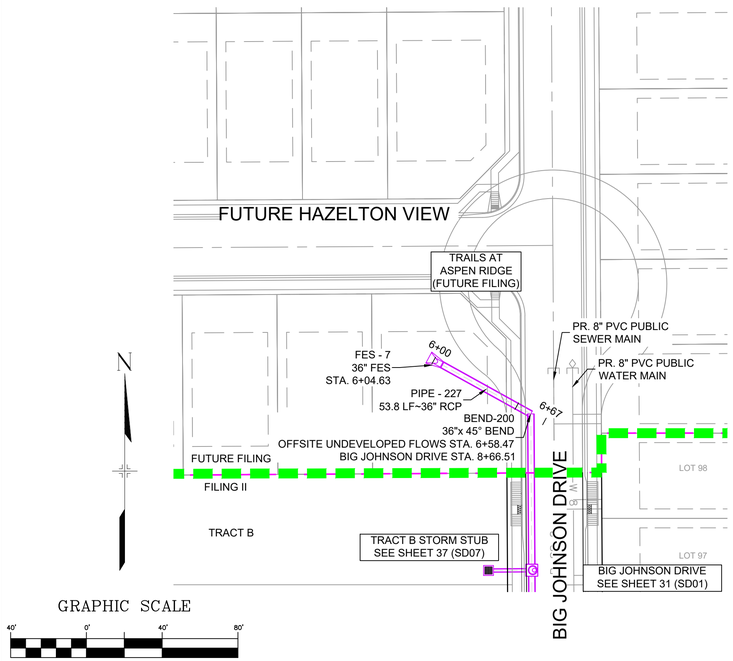
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

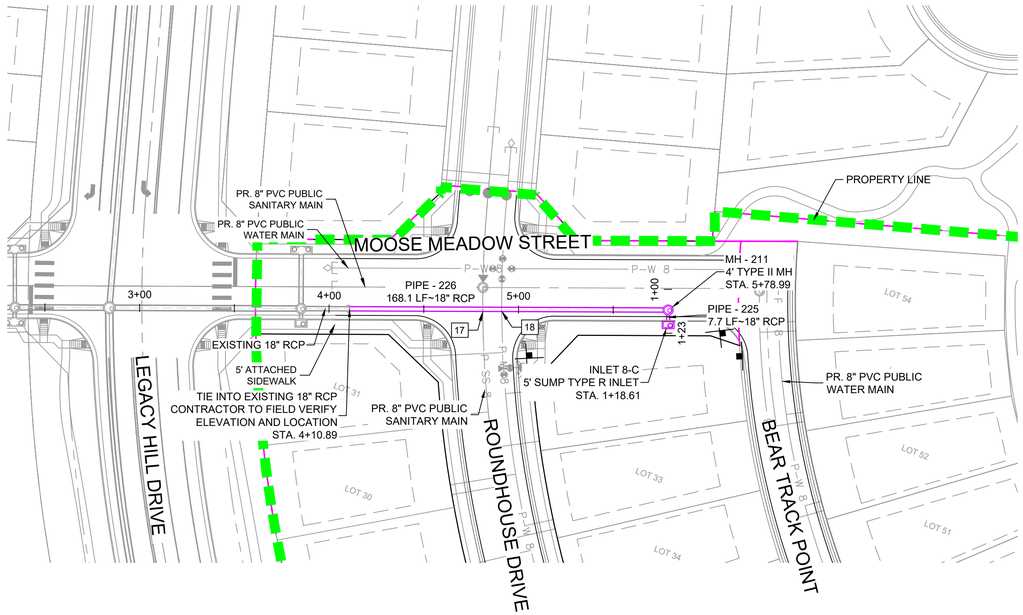
		SCALE		DATE ISSUED:	APRIL 2021	DRAWING No.
DESIGNED BY:	NMS	HORIZ.	1" = 40'	SHEET	35 OF 37	SD05
DRAWN BY:	CRD	VERT.	1" = 8'			
CHECKED BY:	NMS					



GRAPHIC SCALE

40' 0' 40' 80'

(IN FEET)
1 inch = 40 ft.



ENGINEERING RECORD DRAWINGS

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NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

Date: 11/03/23

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

N

GRAPHIC SCALE

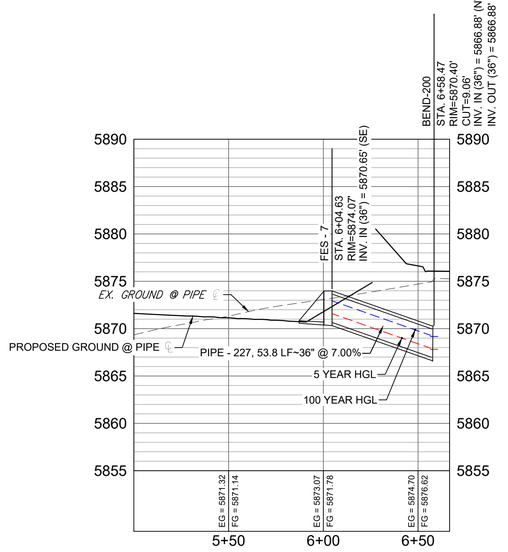
40' 0' 40' 80'

(IN FEET)
1 inch = 40 ft.

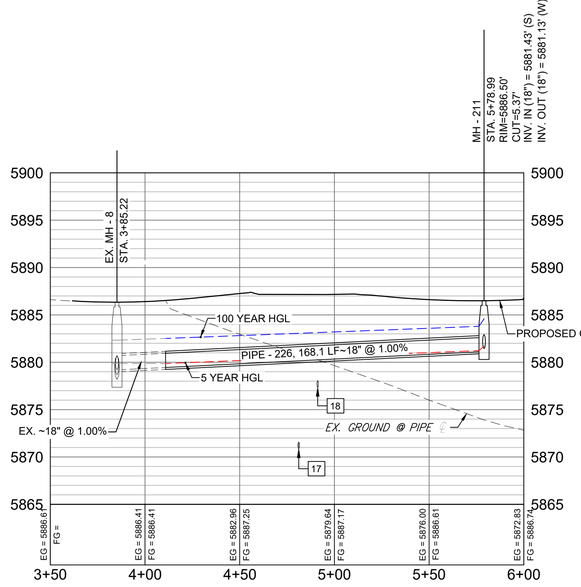
STORM CROSSING DETAILS				
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	SEPARATION
17	N 7,387.85 E 13,120.84	8" PVC SAN 5871.57	18" RCP STORM 5879.94	8.37'
18	N 7,391.32 E 13,130.24	8" PVC WATER 5878.04	18" RCP STORM 5880.04	2.00'

PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 225	S21°02'53"E	7.7'	1.00%	18" RCP
PIPE - 226	S69°45'39"W	168.1'	1.00%	18" RCP
PIPE - 227	N61°03'20"W	53.8'	7.00%	36" RCP

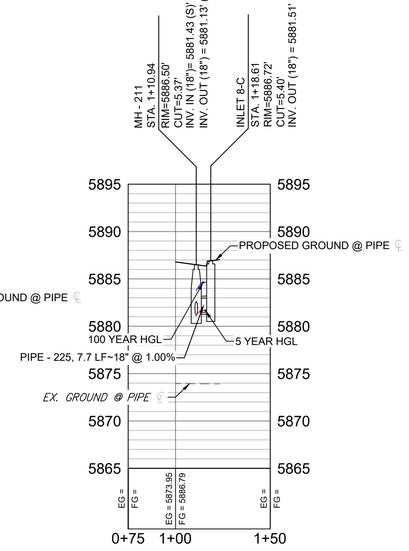
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N & E
BEND-200	36"x 45° BEND	RIM = 5870.40 PIPE - 227 INV IN (36") = 5866.88 PIPE - 200 INV OUT (36") = 5866.88	N: 7630.64 E: 13998.89
FES - 7	36" FES	RIM = 5874.07 PIPE - 227 INV OUT (36") = 5870.65	N: 7656.70 E: 13951.78
INLET 8-C	5' SUMP TYPE R INLET	RIM = 5886.91 PIPE - 225 INV OUT (18") = 5881.51	N: 7414.56 E: 13215.39
MH - 211	4' TYPE II MH	RIM = 5886.50 PIPE - 225 INV IN (18") = 5881.43 PIPE - 226 INV OUT (18") = 5881.13	N: 7421.71 E: 13212.64



OFFSITE UNDEVELOPED FLOWS PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



MOOSE MEADOW STREET PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



MOOSE MEADOW STREET LATERAL PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

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8. 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."
9. 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.B.2.
10. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED

EPC 7/22/2021

REFERENCE DRAWINGS

19-886-PR-UTIL
X-886-PR STORM_F1
19-886-PR-UTIL_SANITARY
886-PR Legacy Drive
GEC Titleblock
X-886-PR SITE_F1
X-886-PR SITE-FUTURE FILINGS
X-886-PR-UTIL-F2
X-886-PR SITE-F2
X-886-PR-CROSSINGS
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3

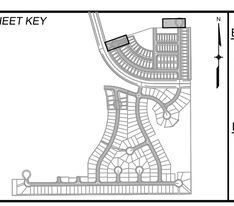
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg
CTB FILE: ----
PLOT DATE: April 20, 2021 10:53:49 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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY:

Matrix

SEAL

COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE

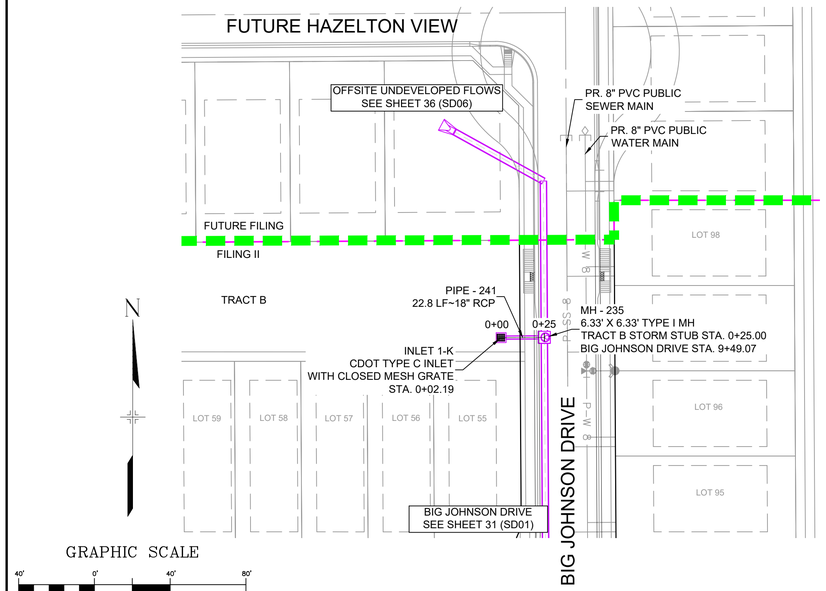
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

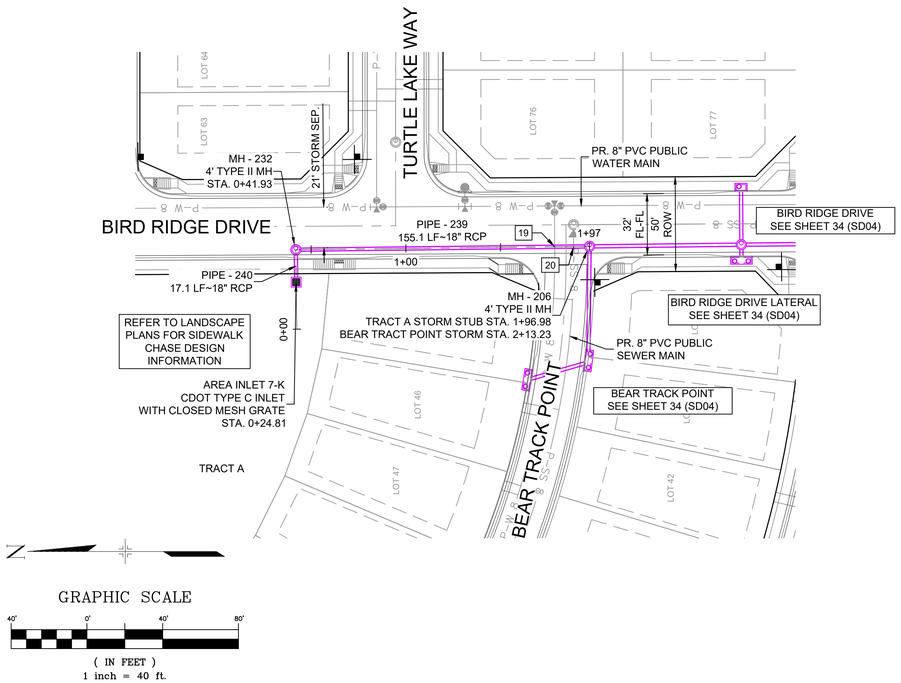
STORM DRAIN PLAN & PROFILE

DESIGNED BY:	NMS	*SCALE*		*DATE ISSUED:*	APRIL 2021
DRAWN BY:	CRD	*HORIZ.*	1" = 40'		
CHECKED BY:	NMS	*VERT.*	1" = 8'	*SHEET*	36 OF 37

DRAWING No. SD06

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



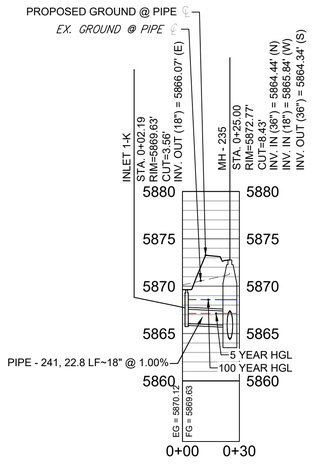


STORM CROSSING DETAILS				
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	SEPARATION
19	N 7,176.55 E 13,659.24	8" PVC WATER 5858.71	18" RCP STORM 5859.78	1.07"*
20	N 7,166.53 E 13,659.35	8" PVC SAN 5852.83	18" RCP STORM 5859.54	6.71'

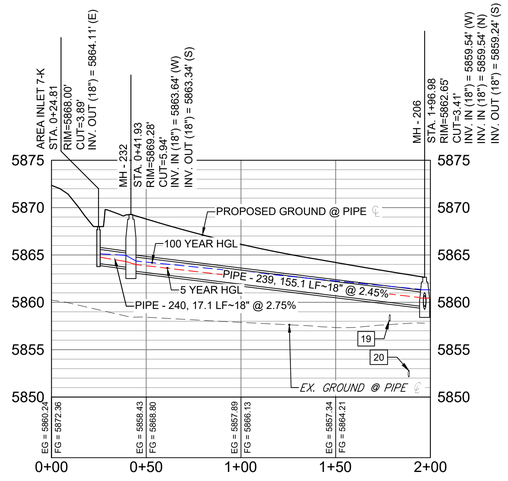
* FLOWFILL SECONDARY CONTAINMENT REQUIRED FOR ALL CROSSING DEPTHS LESS THAN 1.50'

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N & E
AREA INLET 7-K	CDOT TYPE C INLET WITH CLOSED MESH GRATE	RIM = 5868.00 PIPE - 240 INV OUT (18") = 5864.11	N: 7312.97 E: 13640.57
INLET 1-K	CDOT TYPE C INLET WITH CLOSED MESH GRATE	RIM = 5869.63 PIPE - 241 INV OUT (18") = 5866.07	N: 7547.93 E: 13976.58
MH - 232	4' TYPE II MH	RIM = 5869.28 PIPE - 240 INV IN (18") = 5863.64 PIPE - 239 INV OUT (18") = 5863.34	N: 7313.16 E: 13657.69
MH - 235	6.33' X 6.33' TYPE I MH	RIM = 5872.77 PIPE - 200 INV IN (36") = 5864.44 PIPE - 241 INV IN (18") = 5865.84 PIPE - 201 INV OUT (36") = 5864.34	N: 7548.09 E: 13999.39

PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 239	N00°39'03"W	155.1'	2.45%	18" RCP
PIPE - 240	S89°20'57"W	17.1'	2.75%	18" RCP
PIPE - 241	S89°35'54"W	22.8'	1.00%	18" RCP



TRACT B STORM STUB PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



TRACT A STORM STUB PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

ENGINEERING RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

Nicole M Schanel

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

Date: 11/03/23

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. ALL PIPE BENDS ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
4. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
5. TOP OF BOX ELEVATIONS GIVEN FOR CDOT TYPE R INLETS REFER TO THE COUNTY STANDARD DETAIL FOR CORRESPONDING DESIGN ELEVATIONS.
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EPC 7/22/2021

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X-886-PR-UTIL-F2
X-886-PR SITE-F2
X-886-PR-CROSSINGS
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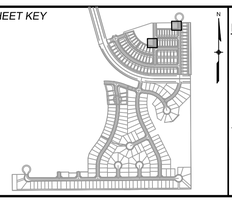
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

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CTB FILE: ----
PLOT DATE: June 17, 2021 4:40:32 PM
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 ½" ALUM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" ALUM. CAP PLS 10377)

PREPARED BY:
Matrix

SEAL

COLORADO LICENSED
NICOLE M. SCHANEL
52434
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

DESIGNED BY:	NMS	*SCALE*		*DATE ISSUED:*	APRIL 2021
DRAWN BY:	CRD	*HORIZ.*	1" = 40'		
CHECKED BY:	NMS	*VERT.*	1" = 8'	*SHEET*	37 *OF* 37

DRAWING No. SD07

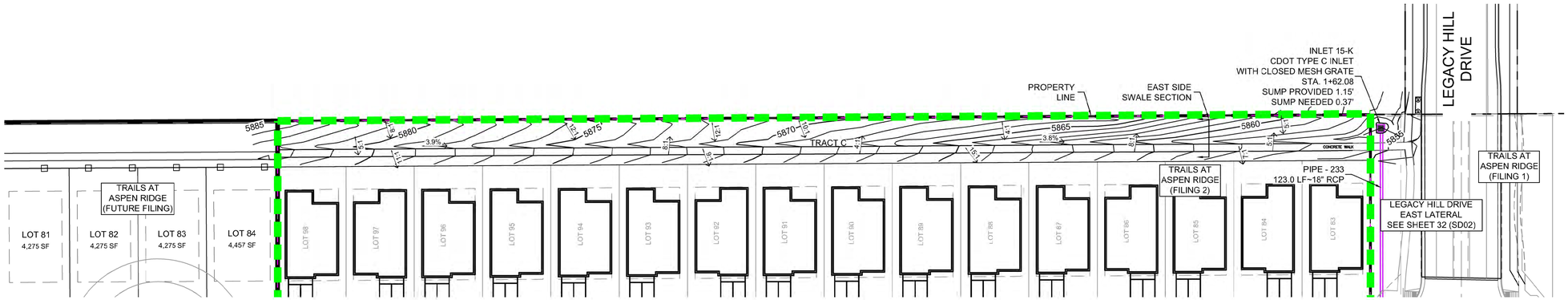
ENGINEERING RECORD DRAWINGS

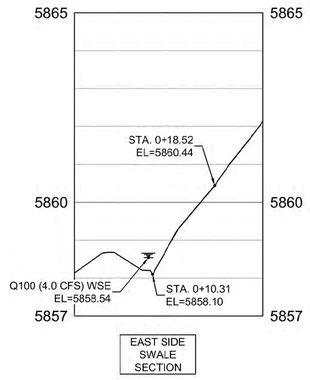
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Date: 9/4/2026

NICOLE SCHANEL, PE #52434
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

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





EAST SIDE SWALE SECTION

GRAPHIC SCALE
40' 0' 40' 80'
(IN FEET)
1 inch = 40 ft.

REFERENCE DRAWINGS

19-886-PR-UTIL
X-886-PR STORM_F1
19-886-PR-UTIL_SANITARY
886-PR Legacy Drive
GEC Titleblock
X-886-PR SITE_F1
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X-886-PR-UTIL-F2
X-886-PR SITE-F2
X-886-PR-CROSSINGS
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-SITE - F7
X-886-EX-BASE-BRADLEY ROAD
886-PR-SIGN-F1
886-PR Legacy Drive-Roundabout
X-1213-PR_BASE MATRIX
Barron Land As-Built of Swale on East Side of F2

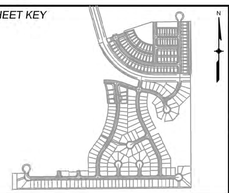
No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg
CTB FILE: ---
PLOT DATE: September 4, 2026 11:15:11 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,
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PREPARED BY: Matrix

SEAL

COLORADO LICENSED NICOLE M. SCHANEL 52434 PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

EASTERN SWALE AS-BUILT

DESIGNED BY:	NMS	SCALE		DATE ISSUED:	SEPTEMBER 2026
DRAWN BY:	CRD	HORIZ.	1" = 40'		
CHECKED BY:	NMS	VERT.	1" = 8'	SHEET	37B OF 37

DRAWING No. SD08