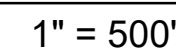


AUGUST 2021

| | |
|------------------------------------|---|
| OWNER/DEVELOPER | COLA, LLC 555 MIDDLE CREEK PARKWAY, SUITE 380 COLORADO SPRINGS, CO 80921 (719) 382-9433 |
| CIVIL ENGINEER | MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 NICOLE SCHANEL, (719) 659-6141 |
| WATER & SANITARY SEWER DISTRICT | WIDEFIELD WATER AND SANITATION 8495 FONTAINE BOULEVARD COLORADO SPRINGS, CO 80925 ROBERT BANNISTER, (719) 390-7111 |
| ELECTRIC | MOUNTAINVIEW ELECTRIC ASSOCIATION (719) 495-2283 |
| GAS | COLORADO SPRINGS UTILITIES 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, CO MARY HOAGLUND (719) 668-4083 |
| STREET DEPARTMENT | EL PASO COUNTY PUBLIC SERVICES (719) 520-6460 |
| DRAINAGE DEPARTMENT | EL PASO COUNTY PUBLIC SERVICES (719) 520-6460 |
| FIRE DEPARTMENT | SECURITY FIRE DEPARTMENT 400 SECURITY BOULEVARD SECURITY, CO 80911 (719) 392-7121 |

[illegible]



GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND CDOT STANDARD SPECIFICATIONS, LATEST REVISION.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).

3. NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE FIELD ENGINEER.

4. SUBMITTALS SHALL BE MADE FOR ALL MATERIALS TO BE INCORPORATED INTO THE PROJECT.

5. UTILITY LINES AS SHOWN ON THE PLAN SHEETS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND PROTECTION OF ALL UTILITIES IN PLACE.

6. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 TWO BUSINESS DAYS IN ADVANCE OF ANY EXCAVATION OR GRADING.

7. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITY AND STRUCTURES AFFECTED BY THE WORK AND ANY DAMAGE SHALL BE REPAIRED AND RESTORED TO THE SATISFACTION OF THE RESPECTIVE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL UTILITY RELOCATIONS AS NECESSARY. THE COUNTY ENGINEERING INSPECTIONS, UTILITY DEPARTMENTS AND UTILITY OWNERS SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WHERE THESE UTILITIES MAY BE AFFECTED.

8. IN SOME OF THE PROPOSED AREAS OF CONSTRUCTION EXISTING UNDERGROUND TELEPHONE, FIBER AND CABLE TELEVISION FACILITIES MAY BE LOCATED IN CLOSE PROXIMITY TO THE WORK. THE CONTRACTOR MAY, IF NECESSARY, TEMPORARILY DISPLACE THE CABLES DURING CONSTRUCTION AND REINSTALL THEM IN ACCORDANCE WITH THE APPROPRIATE TELEPHONE, FIBER OR CABLE COMPANY'S GUIDELINES. COORDINATION WITH BOTH THE TELEPHONE AND CABLE TELEVISION COMPANY IS REQUIRED TO BE DONE BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL OBTAIN AN APPROVED TRAFFIC CONTROL PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

10. THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS THEMSELVES OF THE CONDITIONS TO BE ENCOUNTERED DURING THE CONSTRUCTION.

11. THE CONTRACTOR SHALL LIMIT ALL WORK AND STORAGE AREAS TO THE PUBLIC RIGHT-OF-WAYS AND EASEMENTS. USE OF ANY PRIVATE AREAS FOR THIS PROJECT BY THE CONTRACTOR MUST BE APPROVED IN WRITING BY THE PROPERTY OWNER WITH A COPY OF THIS APPROVAL PROVIDED TO THE FIELD ENGINEER PRIOR TO USAGE.

12. ALL CONSTRUCTION IS TO INCLUDE COMPACTION AND FINISH GRADING IN THE UNIT PRICE RELATED WORK ITEM.

13. ALL WORK SHALL BE DONE TO THE LINES, GRADES, SECTIONS, AND ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED OR APPROVED BY THE FIELD ENGINEER.

14. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY EL PASO COUNTY AND THE FIELD ENGINEER.

15. THE FIELD ENGINEER SHALL BE NOTIFIED WITHIN 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

16. PAYMENT, DIMENSIONS AND RADII ARE SHOWN TO THE LIP OF CURB UNLESS OTHERWISE NOTED.

17. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AND/OR TOES OF SLOPE AS SHOWN ON THE PLANS. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT HIS/HER OWN EXPENSE.

18. THE CONTRACTOR SHALL CLOSELY MONITOR ACCESS FOR HEAVY CONSTRUCTION EQUIPMENT THROUGH THE PROJECT AREAS.

19. WHERE PAVEMENT IS TO ABUT EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE REMOVED TO A NEAT VERTICAL LINE BY FULL DEPTH SAWING. SAWING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCIDENTAL TO "REMOVAL OF ASPHALT PAVEMENT". THE CONTRACTOR WILL BE REQUIRED TO PAINT THE EDGE OF CUT PAVEMENT WITH DILUTED EMULSIFIED ASPHALT (SLOW SETTING) PRIOR TO PAVING OPERATIONS. VERTICAL EDGES SHALL NOT REMAIN OVERNIGHT. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF ONE PART EMULSIFIED ASPHALT AND ONE PART WATER.

20. WATER SHALL BE USED AS A DUST PALLIATIVE WHERE REQUIRED. LOCATIONS SHALL BE AS ORDERED. THE COST OF WATER SHALL BE INCIDENTAL TO OTHER BID ITEMS.

21. THE PHYSICAL FEATURES REQUIRING REMOVAL OR OBLITERATION WITHIN THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF OFF-SITE.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ANY MONUMENT, RANGE POINTS, TIES, BENCHMARKS AND/OR SURVEY CONTROL POINTS WHICH MAY BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENT BY A REGISTERED PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO.

23. THE CONTRACTOR SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS AND PLANS ON SITE FOR THE DURATION OF THE PROJECT.

24. THE CONTRACTOR SHALL NOT STOCKPILE MATERIAL WITHIN 10 FEET OF THE EDGE OF TRAVELED WAY.

25. ANY LAYER OF BITUMINOUS PAVEMENT THAT IS TO HAVE SUCCEEDING LAYER PLACED THEREON SHALL BE COMPLETED FULL WIDTH BEFORE SUCCEEDING LAYER IS PLACED.

26. BEFORE PLACEMENT OF THE TACK COAT, THE CONTRACTOR SHALL CLEAN THE PRESENT ROADWAY AS DIRECTED. CLEANING WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE PROJECT.

27. A TACK COAT OF EMULSIFIED ASPHALT (SLOW SETTING) IS TO BE APPLIED BETWEEN PAVEMENT COURSES TO IMPROVE BOND. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF 1 PART EMULSIFIED ASPHALT AND 1 PART WATER.

28. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY TRAFFIC CONTROL DEVICES NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT TRAFFIC ENGINEERING FORTY-EIGHT (48) HOURS IN ADVANCE FOR ANY REQUIRED MODIFICATION OF TRAFFIC SIGNALS WITHIN CONSTRUCTION AREAS AS NECESSARY TO MAINTAIN SAFE OPERATIONS.

29. ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND WORK SHALL STOP UNTIL THE DISCREPANCY IS DISCUSSED AND DECISIONS/AGREEMENTS HAVE BEEN MADE.
- EARTHWORK:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL DISPOSAL OF ANY EXCESS SOIL, DEBRIS AND WASTE MATERIAL OFF OF THE PROJECT SITE.

2. ANY MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF, BY AND AT THE EXPENSE OF THE CONTRACTOR.

3. ANY SOIL LYING BELOW THE SUBGRADE ELEVATION WHICH IS DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS.

BENCHMARK AND SURVEY CONTROL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING OF BOTH HORIZONTAL AND VERTICAL LAYOUT ON THIS PROJECT. COORDINATES ARE REFERENCED IN THE COORDINATE LIST SHOWN ON THESE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER FOR INTERPRETATION AND INFORMATION IN STAKING OF THE PROJECT FOR CONSTRUCTION.

2. PRIOR TO PROJECT COMPLETION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PROPERTY MONUMENTATION DISTURBED OR REMOVED BY CONSTRUCTION OPERATIONS. THIS WORK SHALL BE PERFORMED BY A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO. PROPERTY CORNERS WHICH FALL WITHIN NEW CONCRETE FLATWORK SHALL BE DURABLE AND SET FLUSH. THIS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

TRAFFIC GENERAL NOTES:

1. THE CONTRACTOR SHALL PREPARE A DETAILED TRAFFIC CONTROL PLAN, SUBMIT TO EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS FOR APPROVAL, AND OBTAIN APPROPRIATE PERMITS IN ACCORDANCE WITH THE M.U.T.C.D.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL, INCLUDING PEDESTRIAN DETOURS. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING, AND MAINTAINING THE TEMPORARY TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE PROJECT.

3. APPROVAL OF THESE PLANS BY THE COUNTY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.

4. THE APPROVAL OF THESE PLANS OR ISSUANCE OF A PERMIT BY EL PASO COUNTY DOES NOT AUTHORIZE THE OWNER OR CONTRACTOR TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.

5. ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND TRAFFIC SIGNALS SHALL MEET OR EXCEED M.U.T.C.D. STANDARDS.

6. THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING SIGNS, PAVEMENT MARKINGS, OR TRAFFIC SIGNALS DURING THE PROJECT WITHOUT SIGNED AUTHORIZATION OF THE EL PASO COUNTY INSPECTOR ASSIGNED TO THE PROJECT.

CONSTRUCTION NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).

3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:

a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)

b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2

c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

d. CDOT M & S STANDARDS

4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
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.
- BENCHMARK**
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD,
ELEVATION - 5897.89' U.S. SURVEY FT
- BASIS OF BEARING**
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)
- PREPARED BY:
-
- SEAL
- PRELIMINARY**
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE
- TRAILS AT ASPEN RIDGE
- FILING NO. 4
ROADWAY & STORM IMPROVEMENT PLANS
- ROADWAY GENERAL NOTES
- | | | | | | |
|--------------|-----|--------------|--------------|---------------|-------------|
| DESIGNED BY: | CAG | SCALE | DATE ISSUED: | AUGUST 2021 | DRAWING No. |
| CHECKED BY: | CAG | HORIZ. VERT. | N/A N/A | SHEET 2 OF 32 | GN01 |



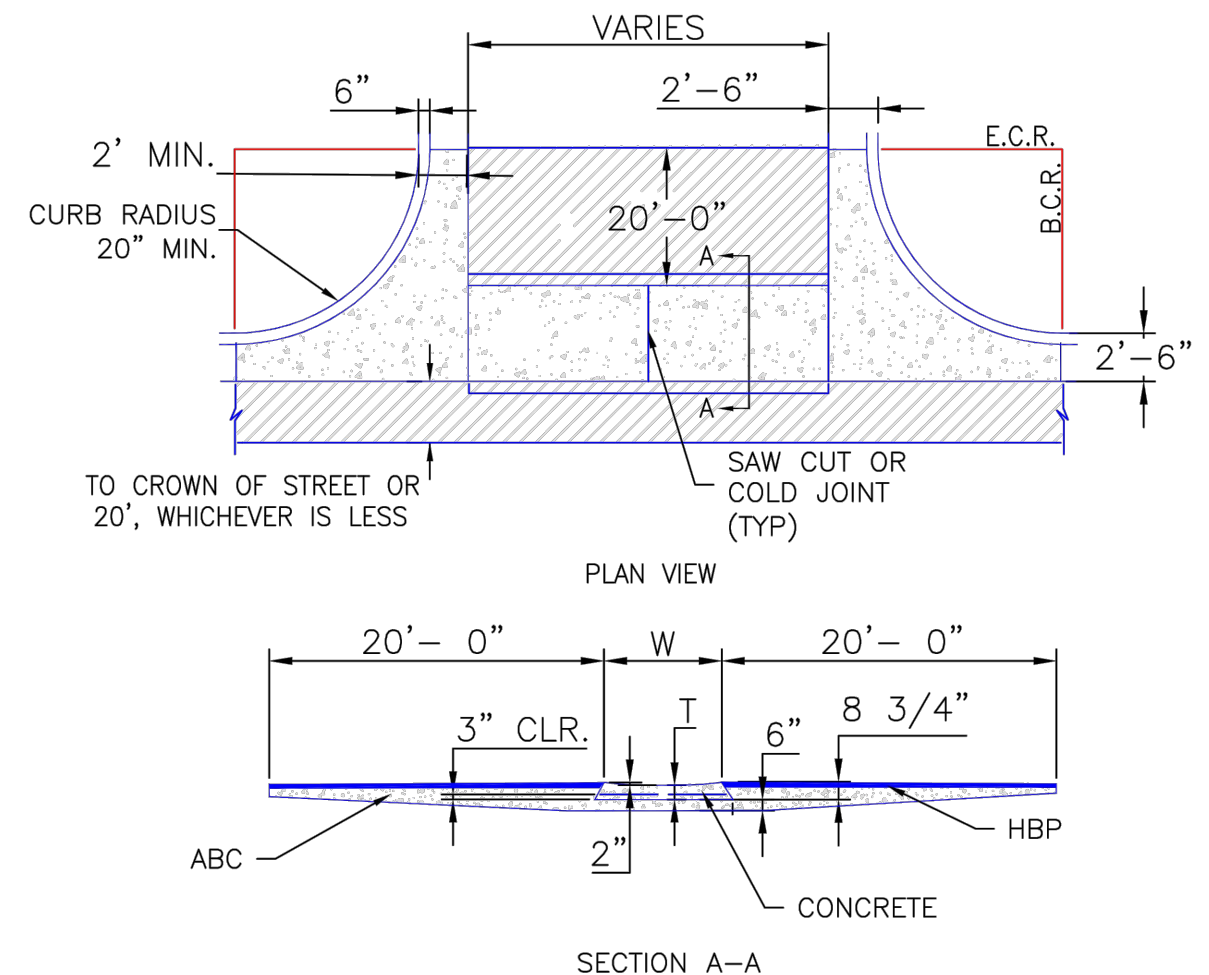
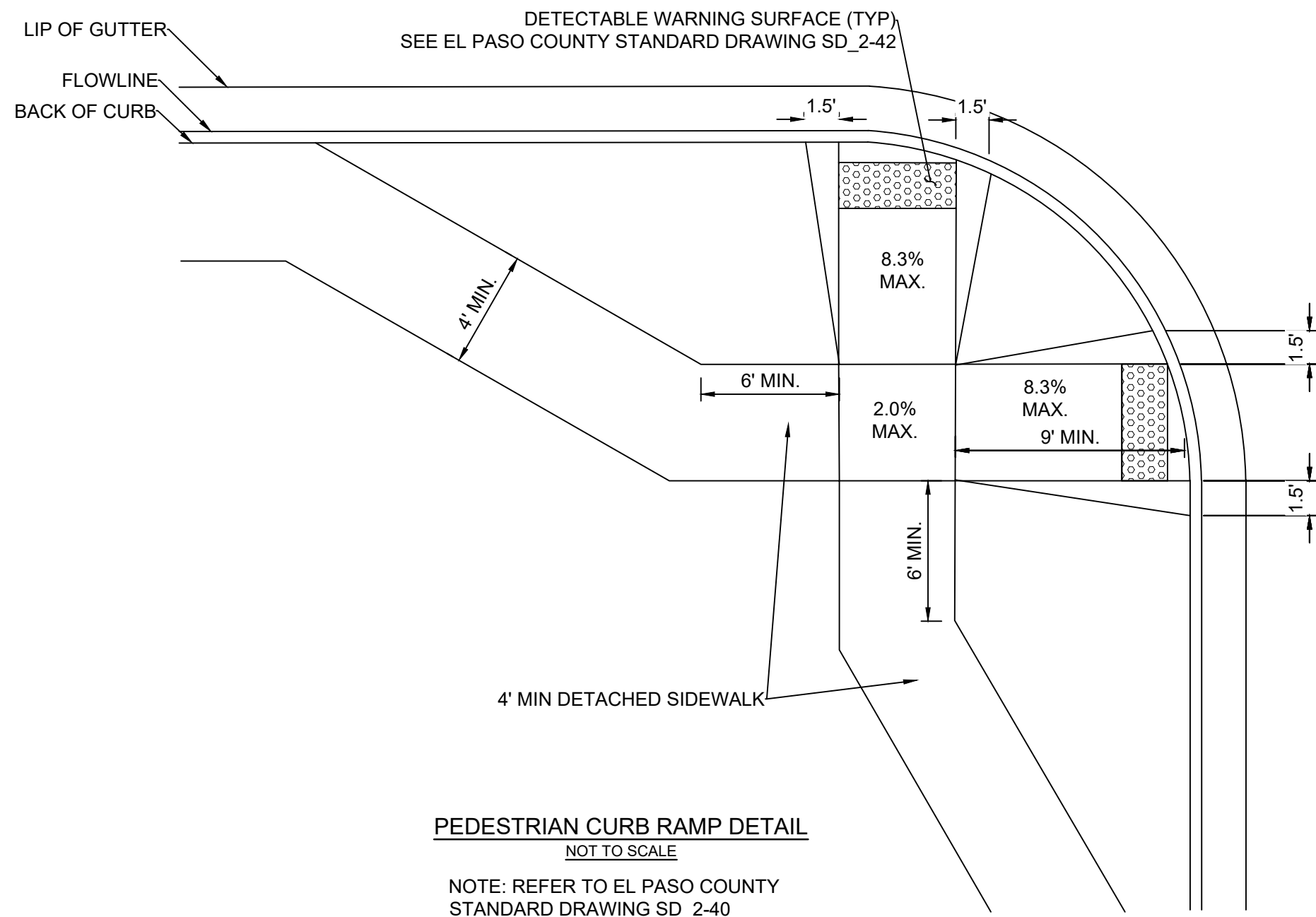
Know what's **below**.
Call before you dig.


ABBREVIATIONS

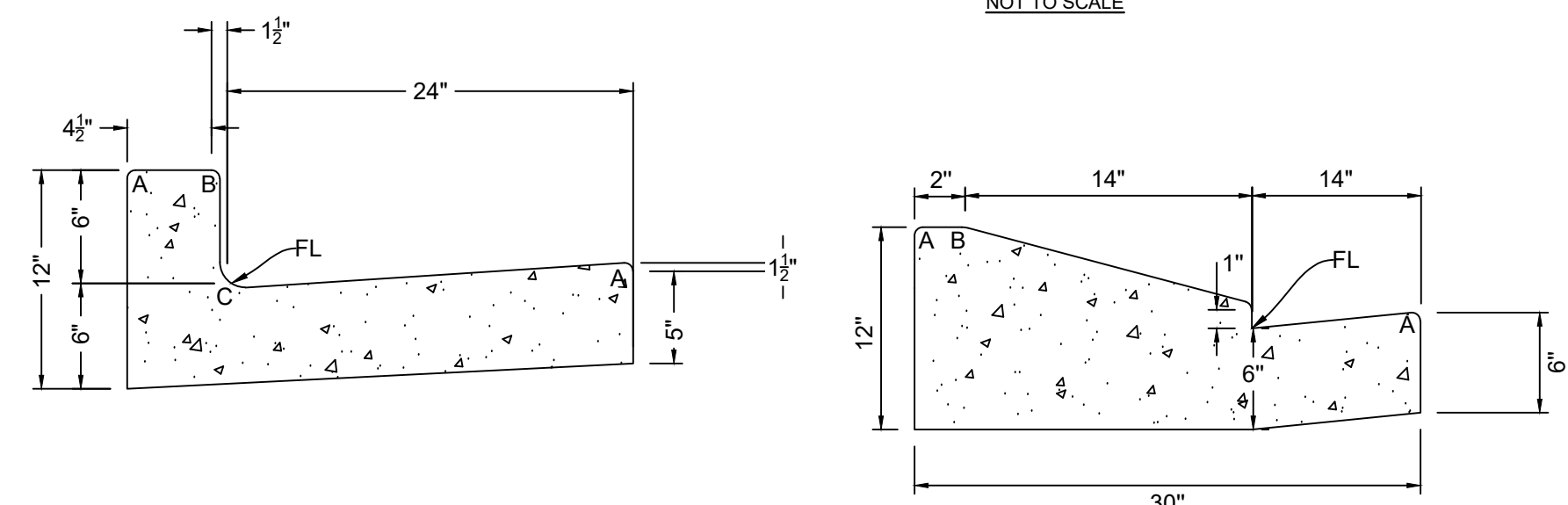
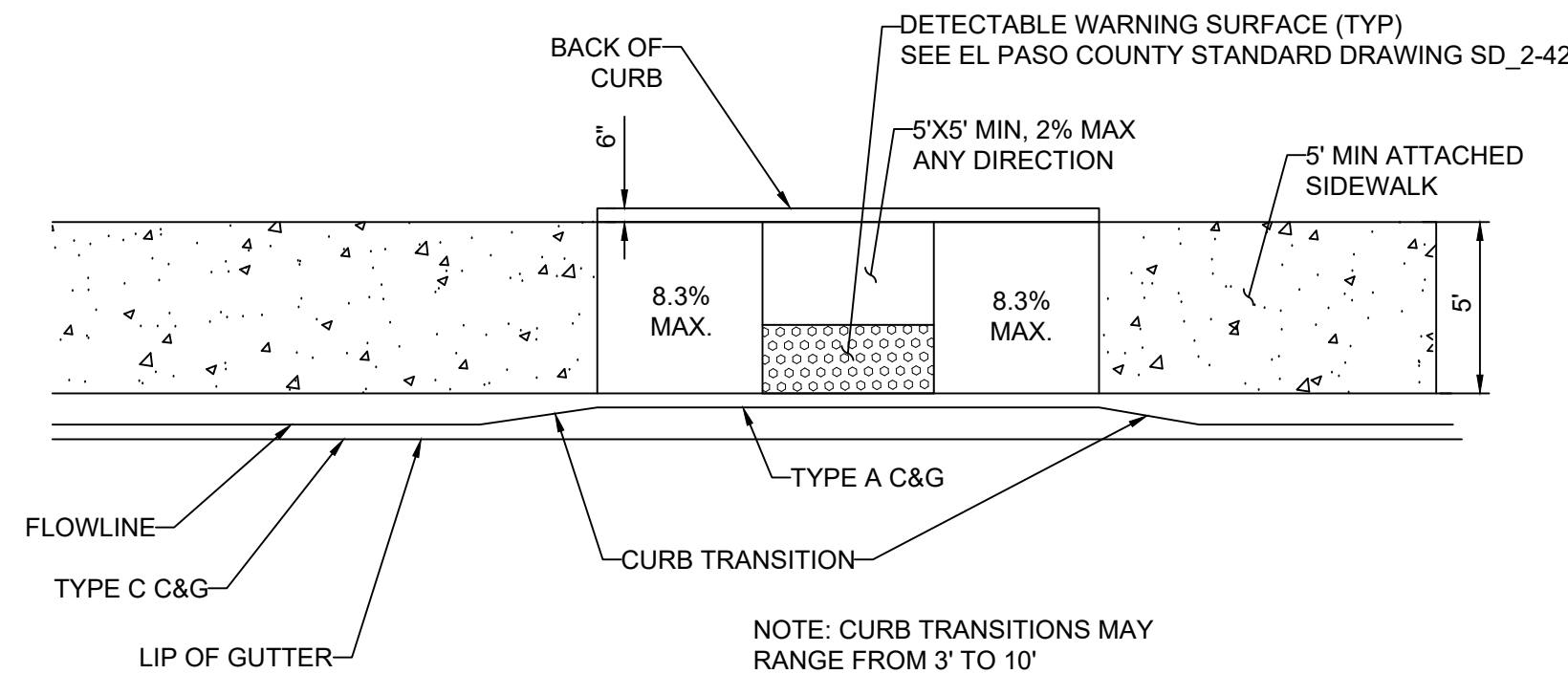
| | | | |
|-------------|---|-----------|--------------------------------|
| AD | ALGEBRAIC DIFFERENCE | NC | NORMAL CROWN |
| ASSY | ASSEMBLY | NIC | NOT IN CONTRACT |
| ASTM | AMERICAN SOCIETY OF TESTING AND MATERIALS | NO | NUMBER |
| APPROX | APPROXIMATE or APPROXIMATELY | NOM | NOMINAL |
| AVE |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

SYMBOLS

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



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

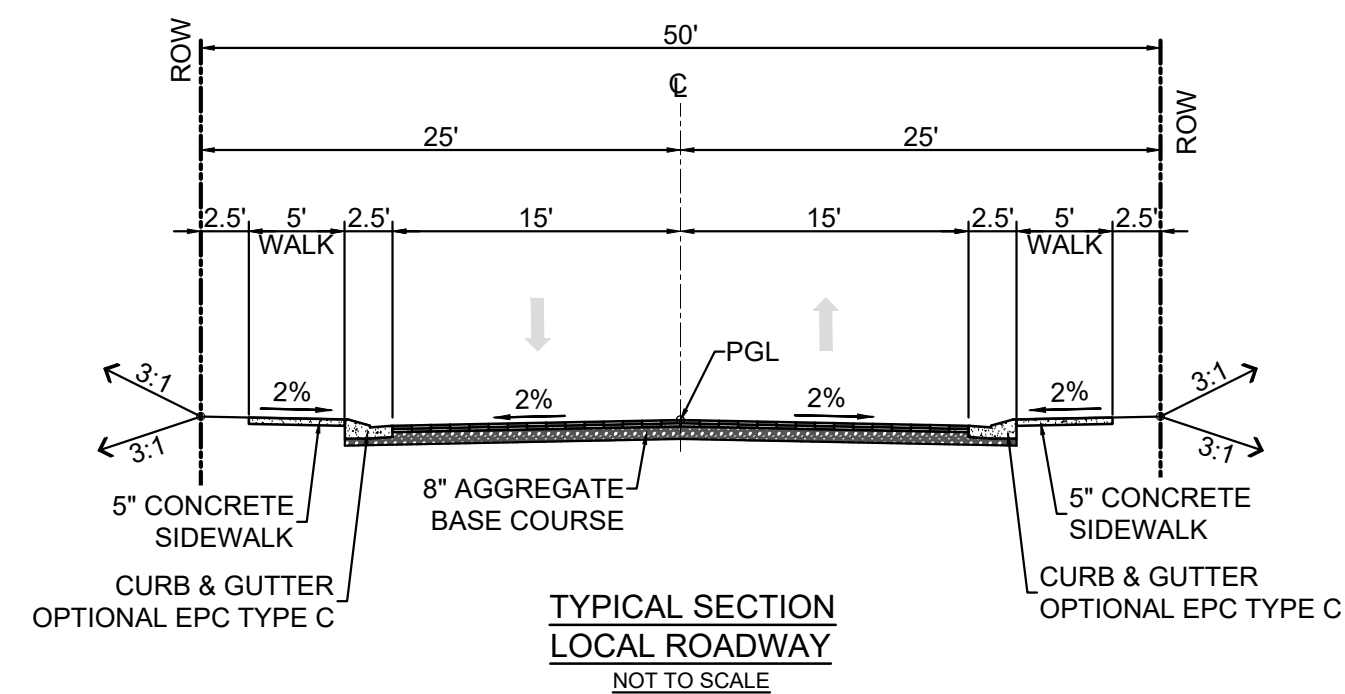


AGGREGATE BASE COURSE

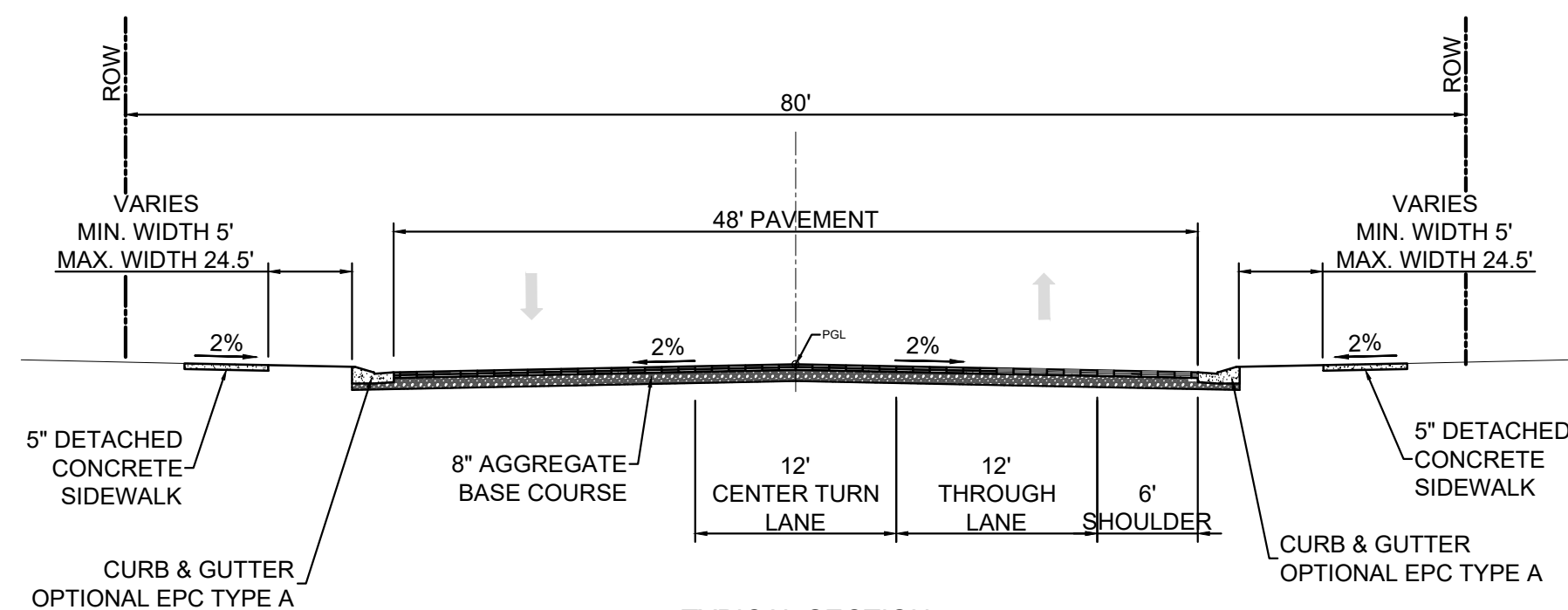
CONCRETE

COMPACTED SUBGRADE

BITUMINOUS PAVEMENT (ASPHALT)



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



| | | | | | |
|---|------|-------------|--|--|----|
| REFERENCE DRAWINGS | | | | | |
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| | | | | | |
| No. | DATE | DESCRIPTION | | | BY |
| REVISIONS | | | | | |
| COMPUTER FILE MANAGEMENT | | | | | |
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| PLOT DATE: August 30, 2021 8:17:59 AM | | | | | |
| THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE. | | | | | |

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

BASIS OF BEARING

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

PREPARED BY:

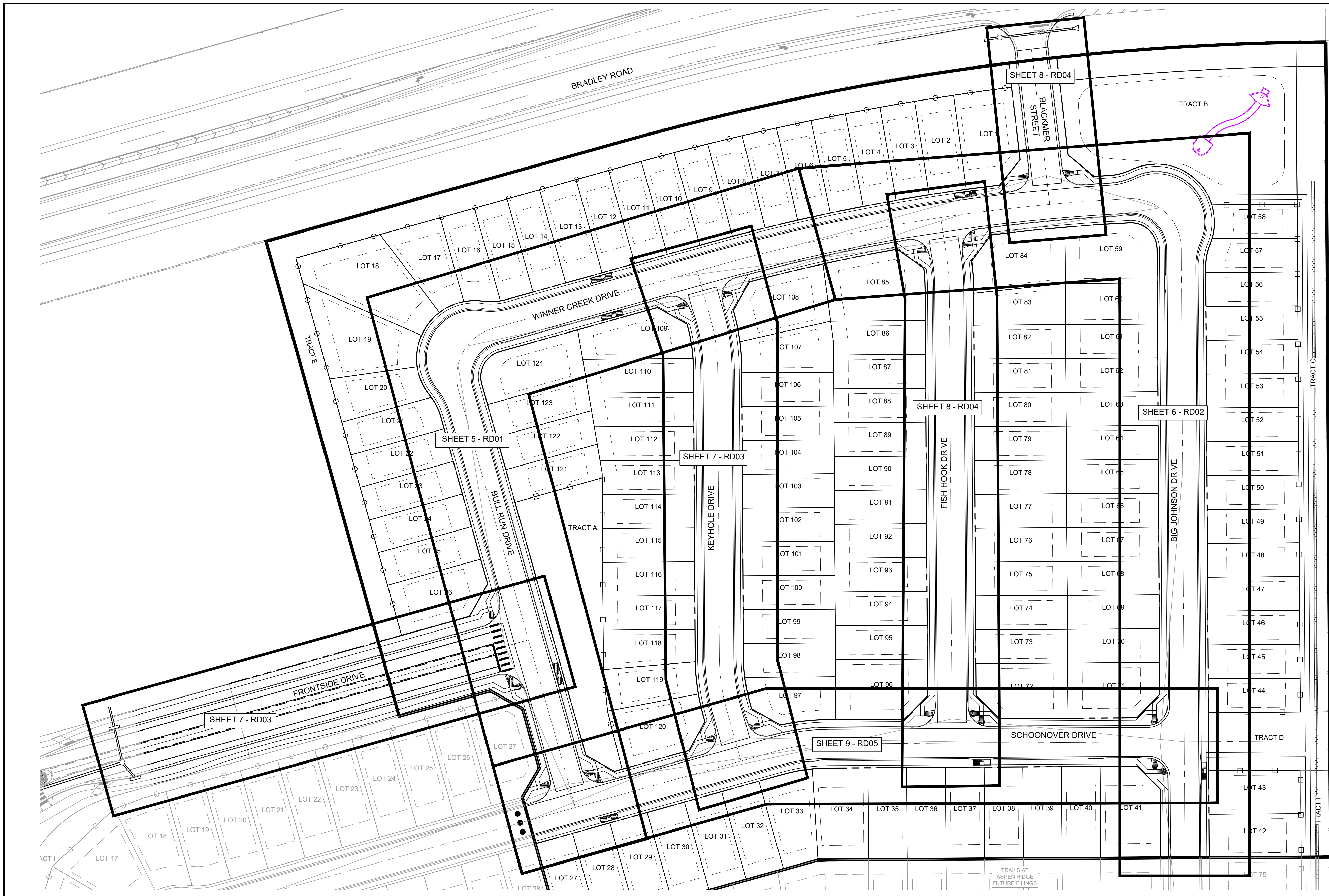


SEAL

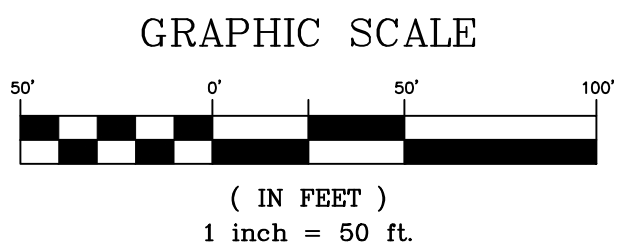
PRELIMINARY
THIS DRAWING HAS NOT
BEEN APPROVED BY
GOVERNING AGENCIES AND
IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC
PROJECT No. 21.886.038

| | | | | | | |
|---|-----|--------|-----|--------------|-------------|----------------------------|
| TRAILS AT ASPEN RIDGE | | | | | | |
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | | | | |
| ROADWAY GENERAL NOTES | | | | | | |
| DESIGNED BY: | TRS | SCALE | | DATE ISSUED: | AUGUST 2021 | DRAWING No. GN02 |
| DRAWN BY: | LCB | HORIZ. | N/A | | | |
| CHECKED BY: | NMS | VERT. | N/A | SHEET | 3 OF 32 | |



NOTE:
ALL SIDEWALK TO BE 5" IN DEPTH



SF-21-024

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

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



SEAL

PRELIMINARY
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

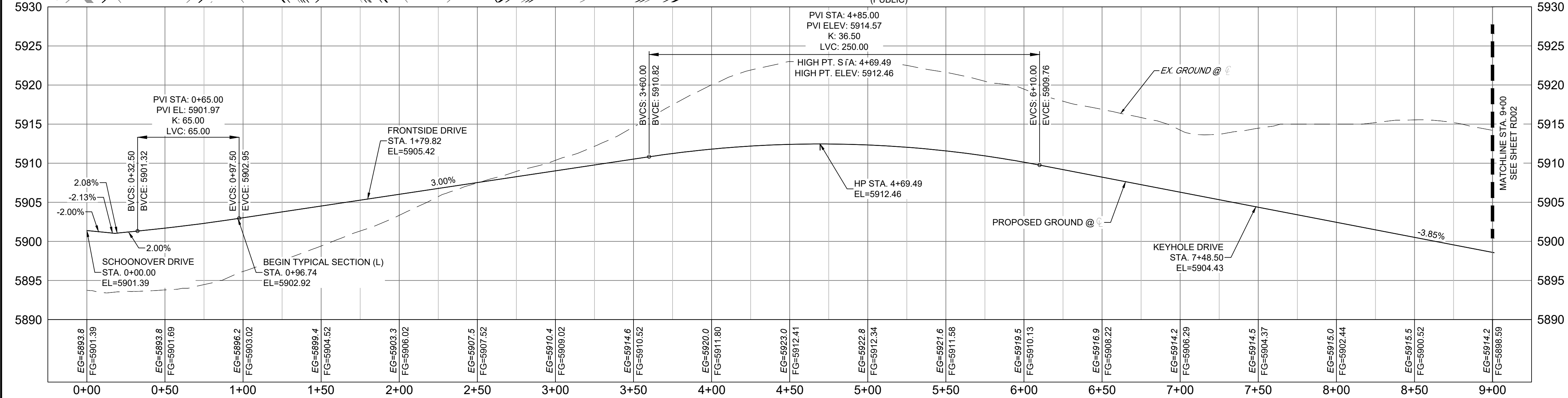
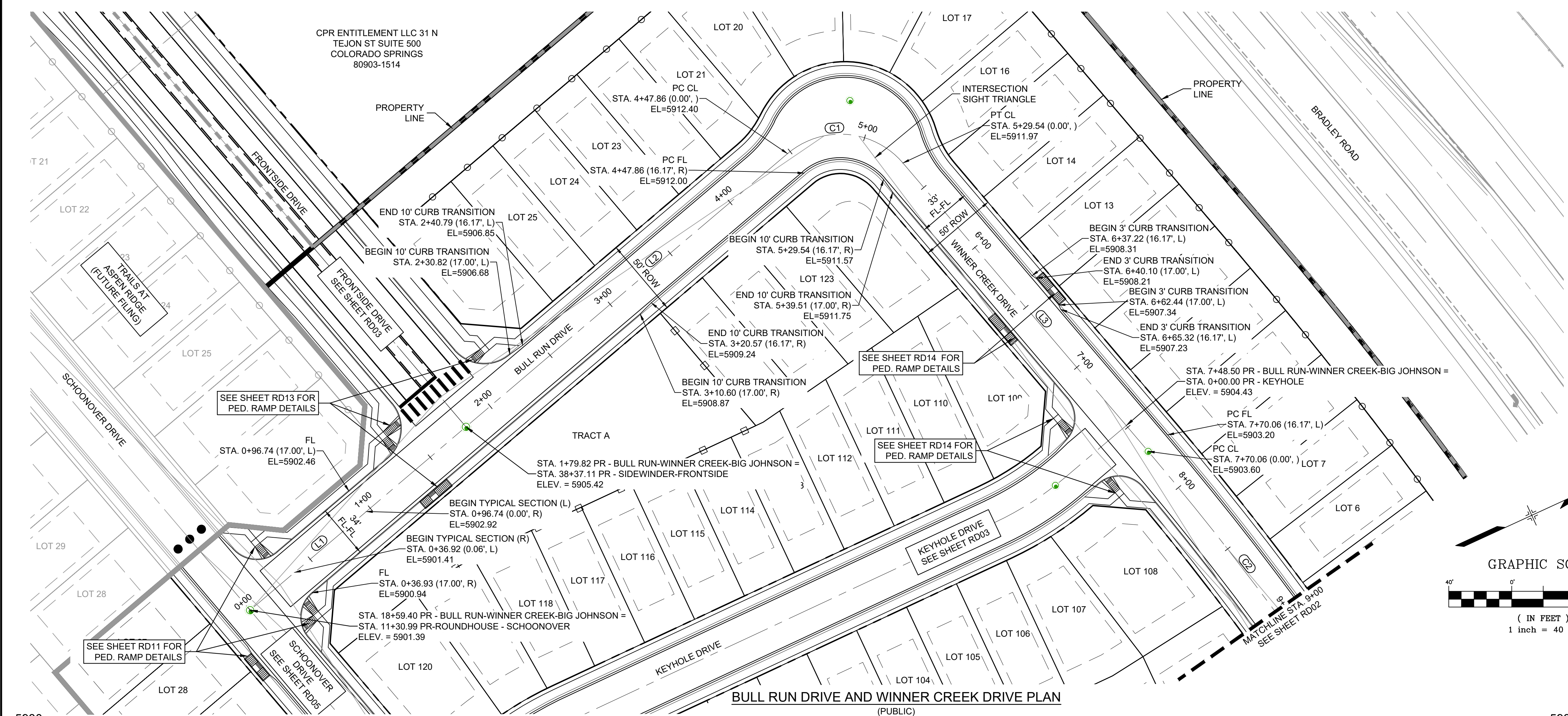
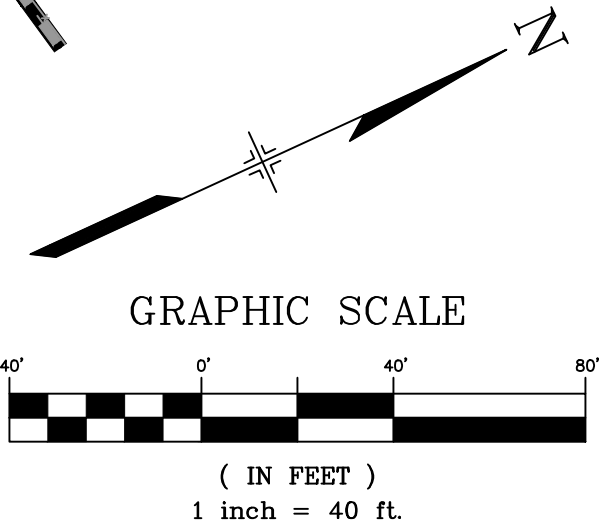
| TRAILS AT ASPEN RIDGE | | | |
|---|-----|----------------|------------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | |
| ROAD CENTERLINE KEY MAP | | | |
| DESIGNED BY: | CAG | SCALE | DATE ISSUED: |
| DRAWN BY: | CAG | HORIZ 1" = 50' | AUGUST 2021 |
| CHECKED BY: | NMS | VERT. N/A | SHEET 4 OF 32 |
| | | | DRAWING No. RDX1 |



Know what's below.
Call before you dig.

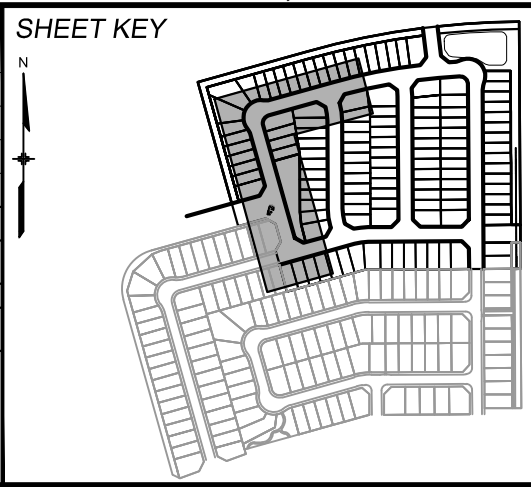
| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | N15°39'15"W | 179.89 |
| L2 | N15°39'10"W | 268.04 |
| L3 | N74°20'48"E | 218.96 |

| CURVE TABLE | | | | | |
|-------------|------------|---------|-------------|---------------|--------------|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 81.68 | 52.00 | 90°00'00" | N29°20'48"E | 73.54 |
| C2 | 257.71 | 2001.11 | 7°22'44" | N77°34'02"E | 257.53 |



BULL RUN-WINNER CREEK DRIVE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: -0+25.00, END STA: 9+25.00

| REFERENCE DRAWINGS | | | |
|---|------|-------------|----|
| | | | |
| No. | DATE | DESCRIPTION | BY |
| COMPUTER FILE MANAGEMENT | | | |
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| PLOT DATE: August 30, 2021 8:19:42 AM | | | |
| THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE. | | | |



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

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9.
A BERNSTEIN 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

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9.
A BERNSTEIN 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



SEAL

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

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

| TRAILS AT ASPEN RIDGE | | | |
|---|-----|------------------------------|--------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | |
| ROADWAY PLAN & PROFILE | | | |
| DESIGNED BY: | CAG | SCALE | DATE ISSUED: |
| CHECKED BY: | NMS | HORIZ. 1"=40' VERT. 1"=8' | AUGUST 2021 |
| SHEET | | | 5 OF 32 |
| RD01 | | | |

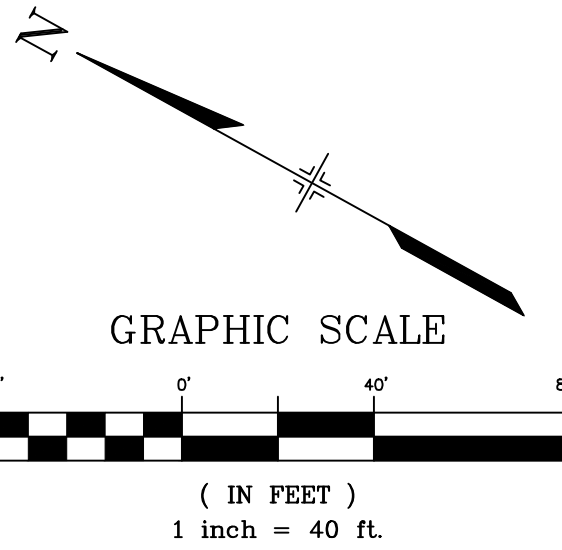
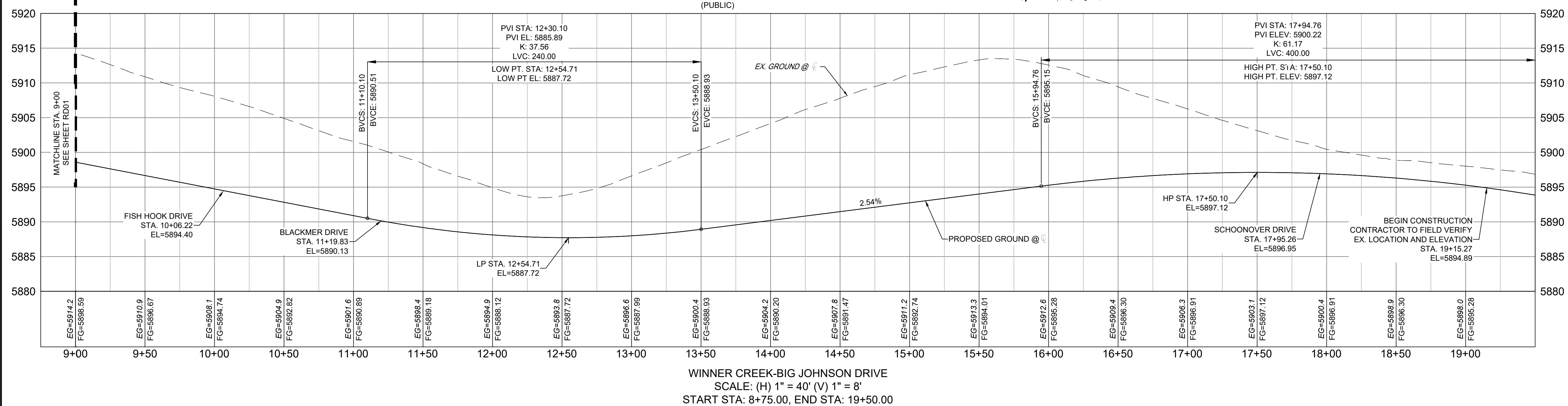
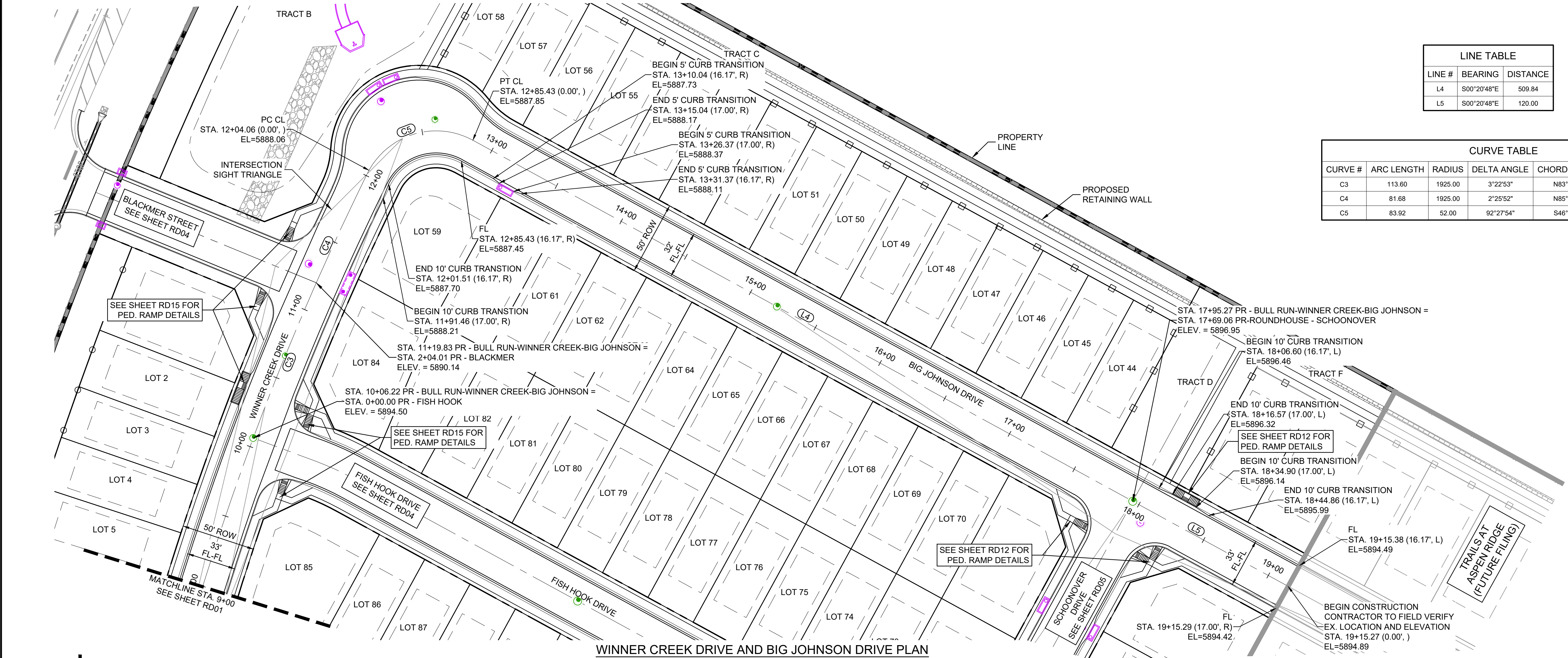


Know what's below.
Call before you dig.

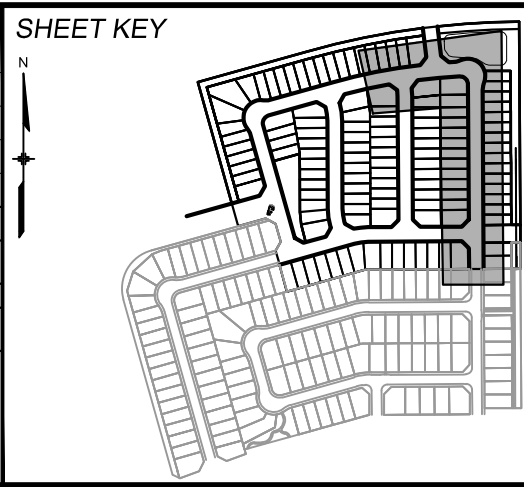
| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L4 | S00°20'48"E | 509.84 |
| L5 | S00°20'48"E | 120.00 |

| CURVE TABLE | | | | | |
|-------------|------------|---------|-------------|---------------|--------------|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C3 | 113.60 | 1925.00 | 3°22'53" | N83°03'59"E | 113.59 |
| C4 | 81.68 | 1925.00 | 2°25'52" | N85°58'22"E | 81.68 |
| C5 | 83.92 | 52.00 | 92°27'54" | S46°34'45"E | 75.10 |

NOTE:
1. RETAINING WALLS GREATER THAN 4' IN HEIGHT WILL REQUIRE PIKES PEAK REGIONAL BUILDING DEPARTMENT PERMIT AND ADDITIONAL STRUCTURAL DESIGN.
2. MAX RETAINING WALL HEIGHT = 9'



| REFERENCE DRAWINGS | | | |
|---|------|-------------|----|
| | | | |
| No. | DATE | DESCRIPTION | BY |
| COMPUTER FILE MANAGEMENT | | | |
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| THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE. | | | |



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

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



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

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

| TRAILS AT ASPEN RIDGE | | | |
|---|-----|------------------------------|--------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | |
| ROADWAY PLAN & PROFILE | | | |
| DESIGNED BY: | CAG | SCALE | DATE ISSUED: |
| CHECKED BY: | NMS | HORIZ. 1"=40' VERT. 1"=8' | AUGUST 2021 |
| DRAWING No. | | | RD02 |

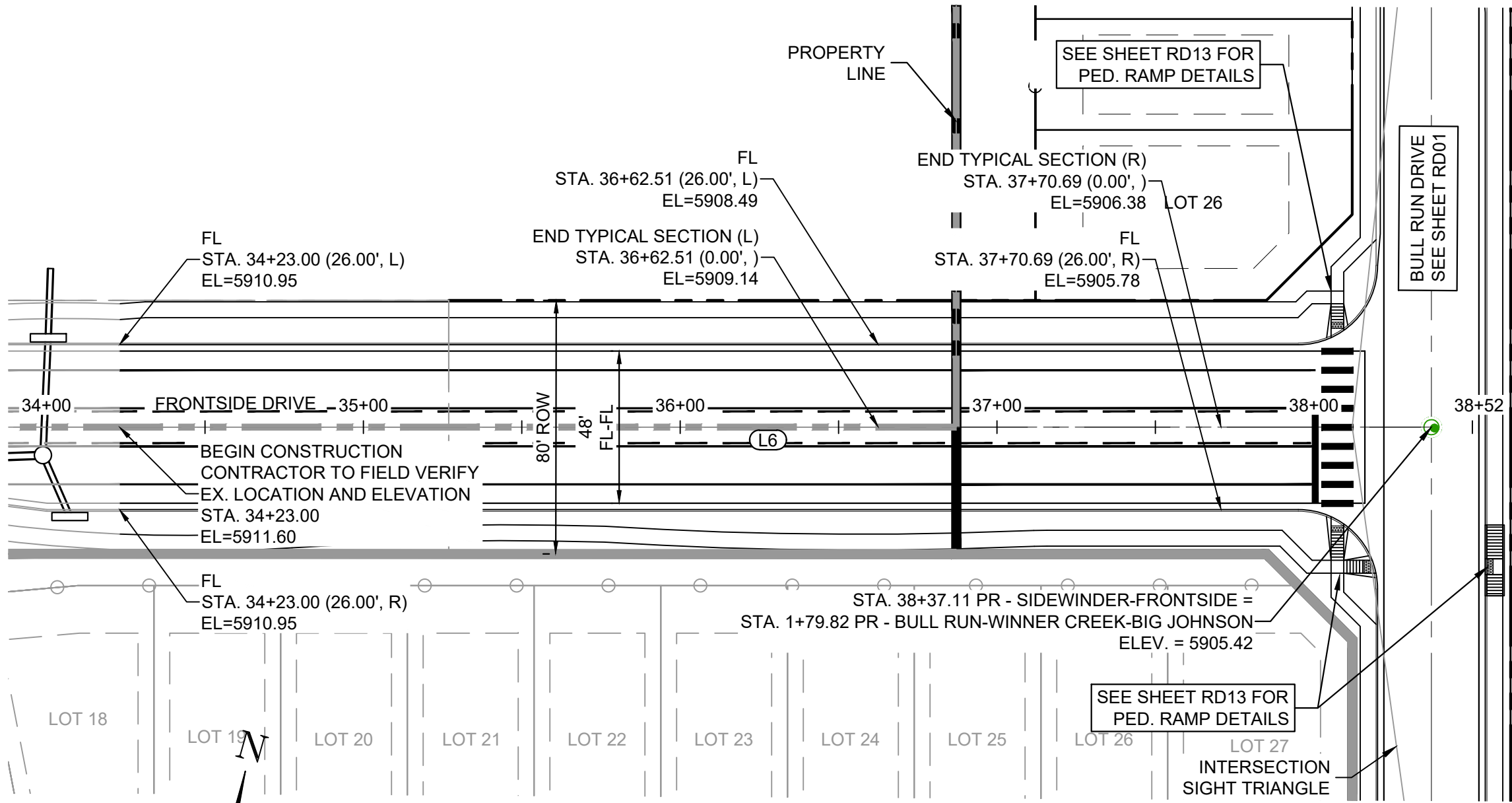


Know what's below.
Call before you dig.

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L6 | N74°20'48"E | 414.11 |

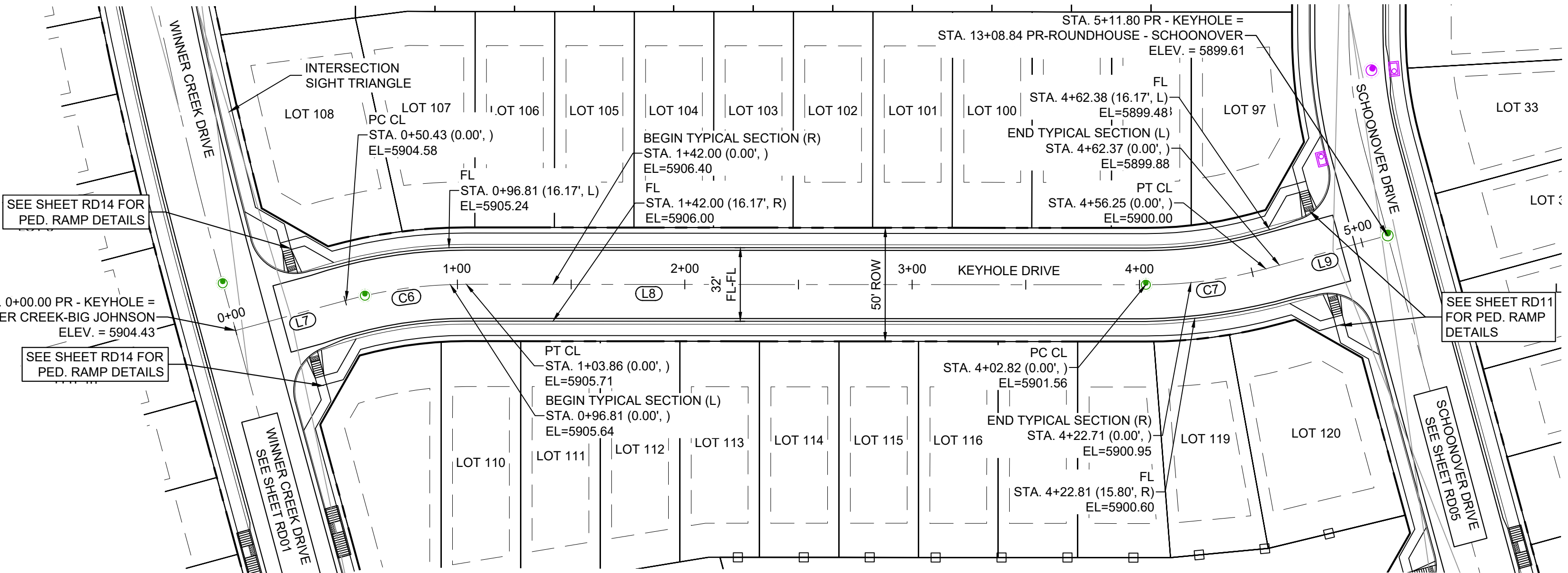
| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L7 | N15°39'12"W | 50.43 |
| L8 | N00°20'48"W | 298.95 |
| L9 | N15°39'12"W | 55.56 |

| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C6 | 53.43 | 200.00 | 15°18'24" | N08°00'00"W | 53.27 |
| C7 | 53.43 | 200.00 | 15°18'24" | N08°00'00"W | 53.27 |

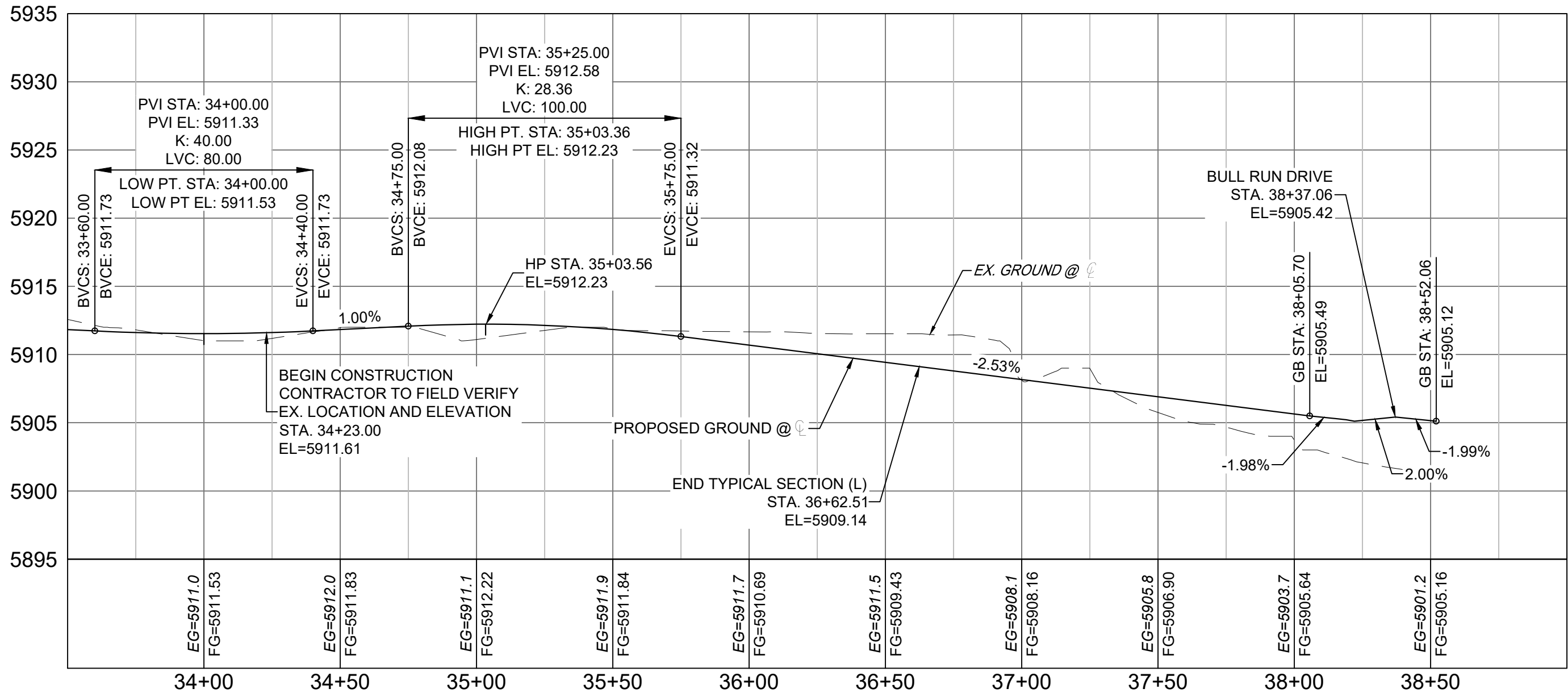
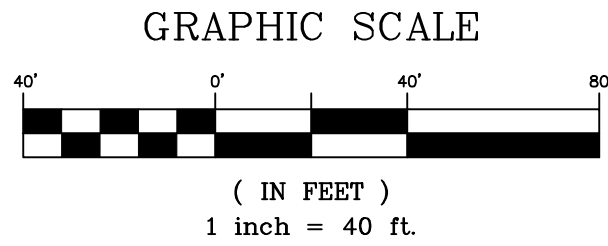


FRONTSIDE DRIVE PLAN
(PUBLIC)

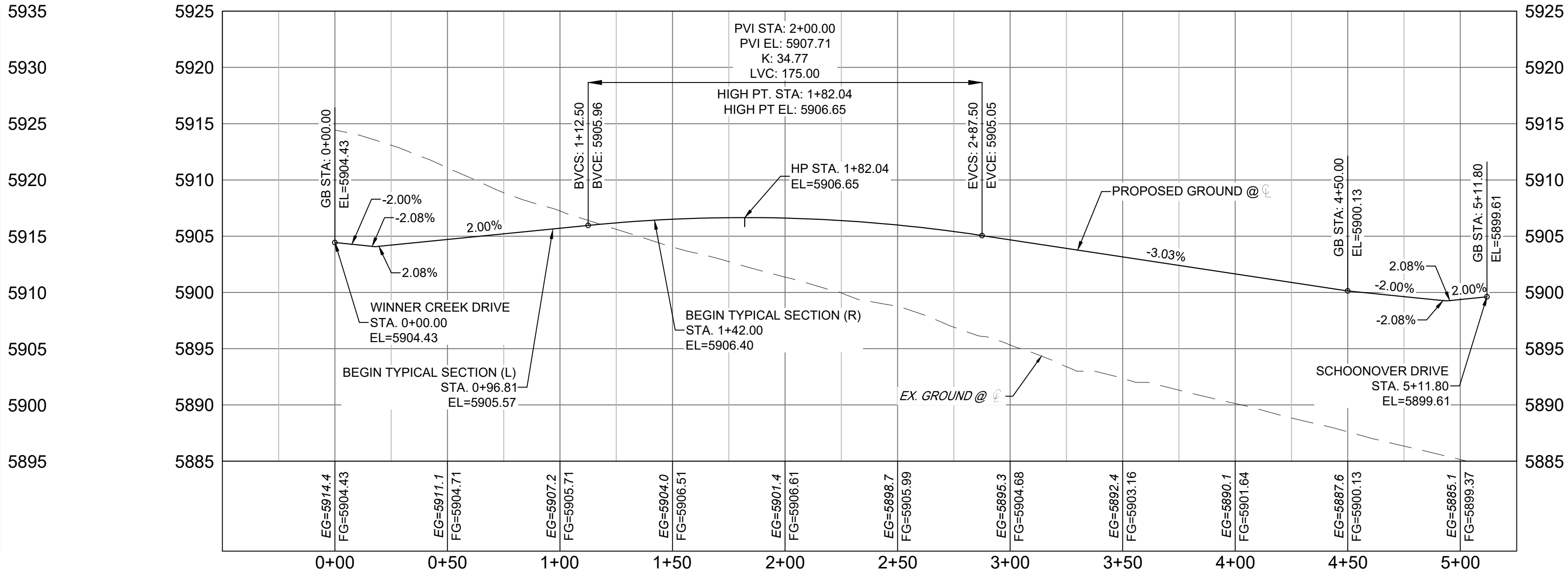
TRACT A



KEYHOLE DRIVE PLAN
(PUBLIC)

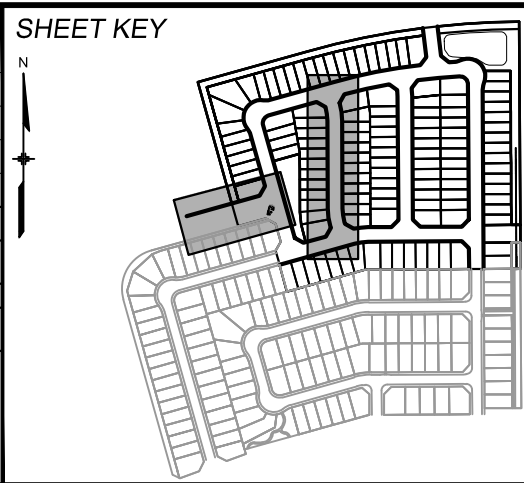


FRONTSIDE DRIVE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 33+50.00, END STA: 39+00.00



KEYHOLE DRIVE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: -0+50.00, END STA: 5+25.00

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

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



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

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

| TRAILS AT ASPEN RIDGE | | | |
|---|-----|-----------------------------|--------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | |
| ROADWAY PLAN & PROFILE | | | |
| DESIGNED BY: | CAG | SCALE | DATE ISSUED: |
| CHECKED BY: | NMS | HORIZ 1"=40' VERT. 1"=8' | AUGUST 2021 |
| DRAWING No. | | | RD03 |

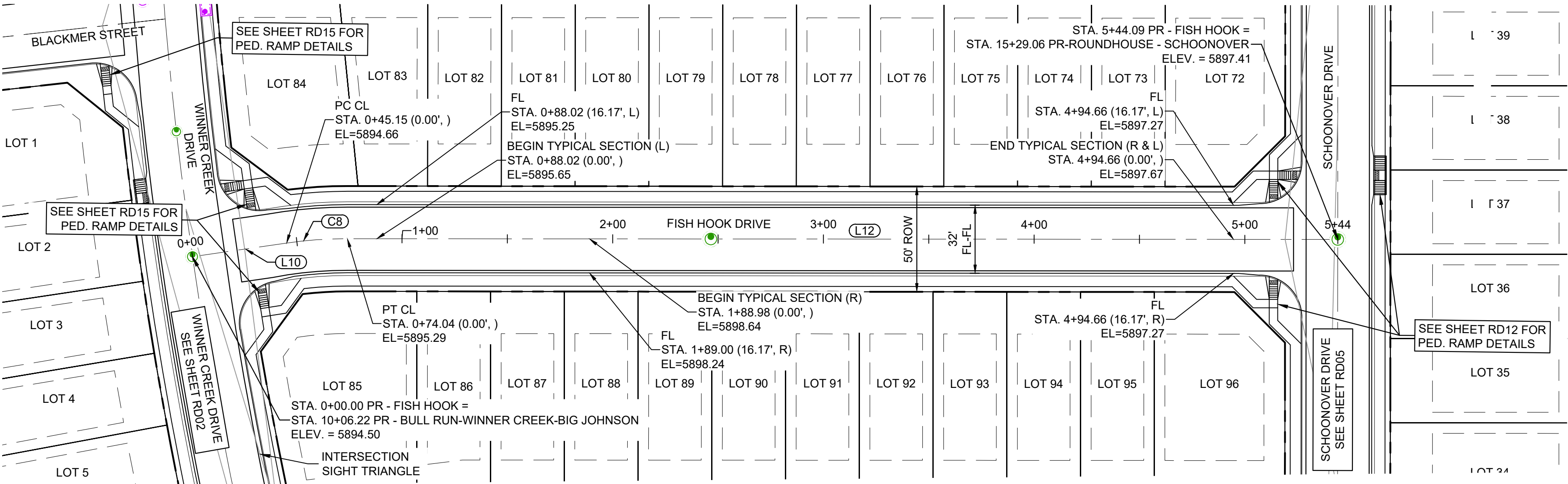


Know what's below.
Call before you dig.

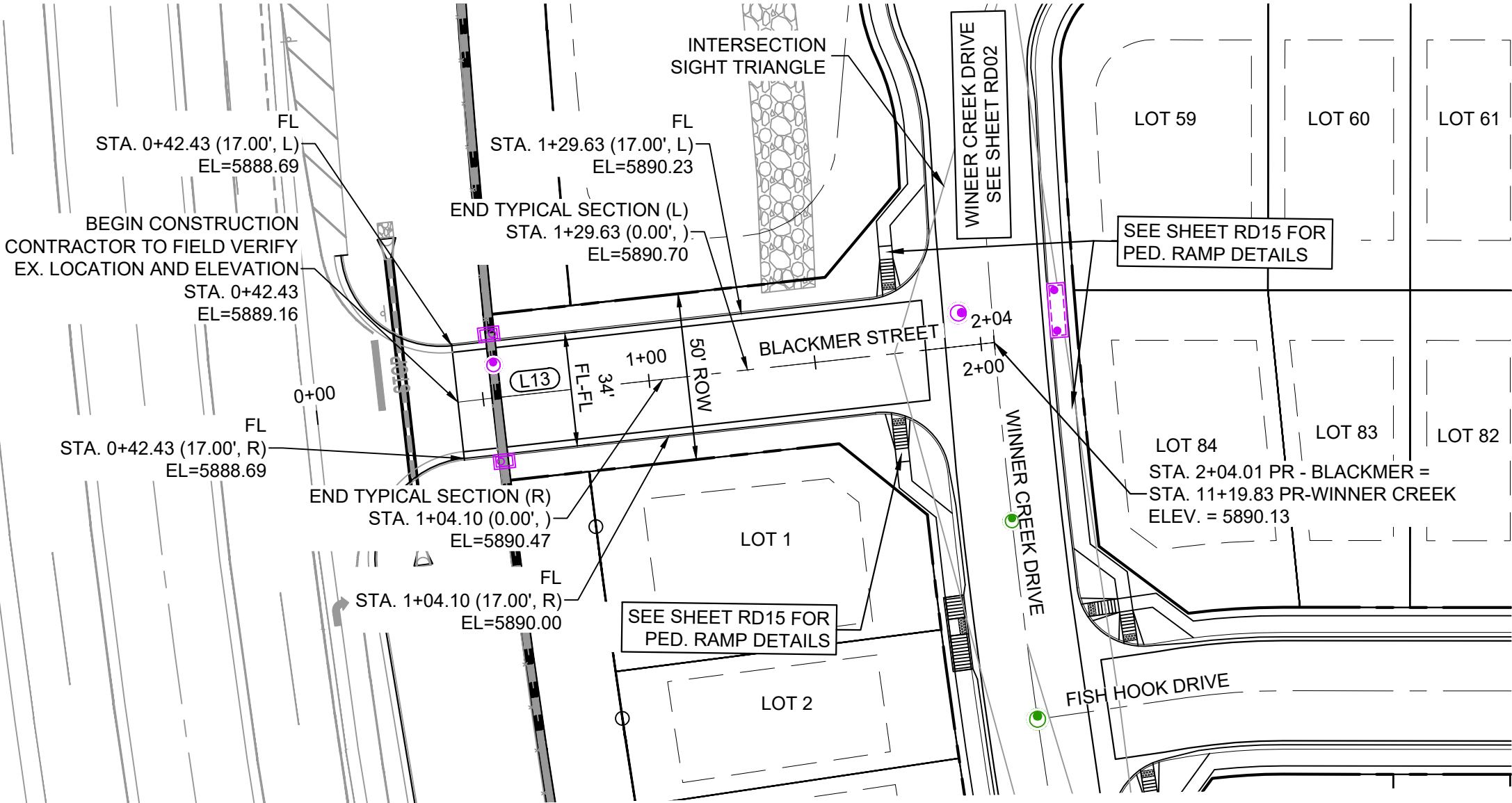
| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L10 | S08°37'27"E | 45.15 |
| L12 | S00°20'48"E | 470.05 |

| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C8 | 28.89 | 200.00 | 8°16'39" | S04°29'07"E | 28.87 |

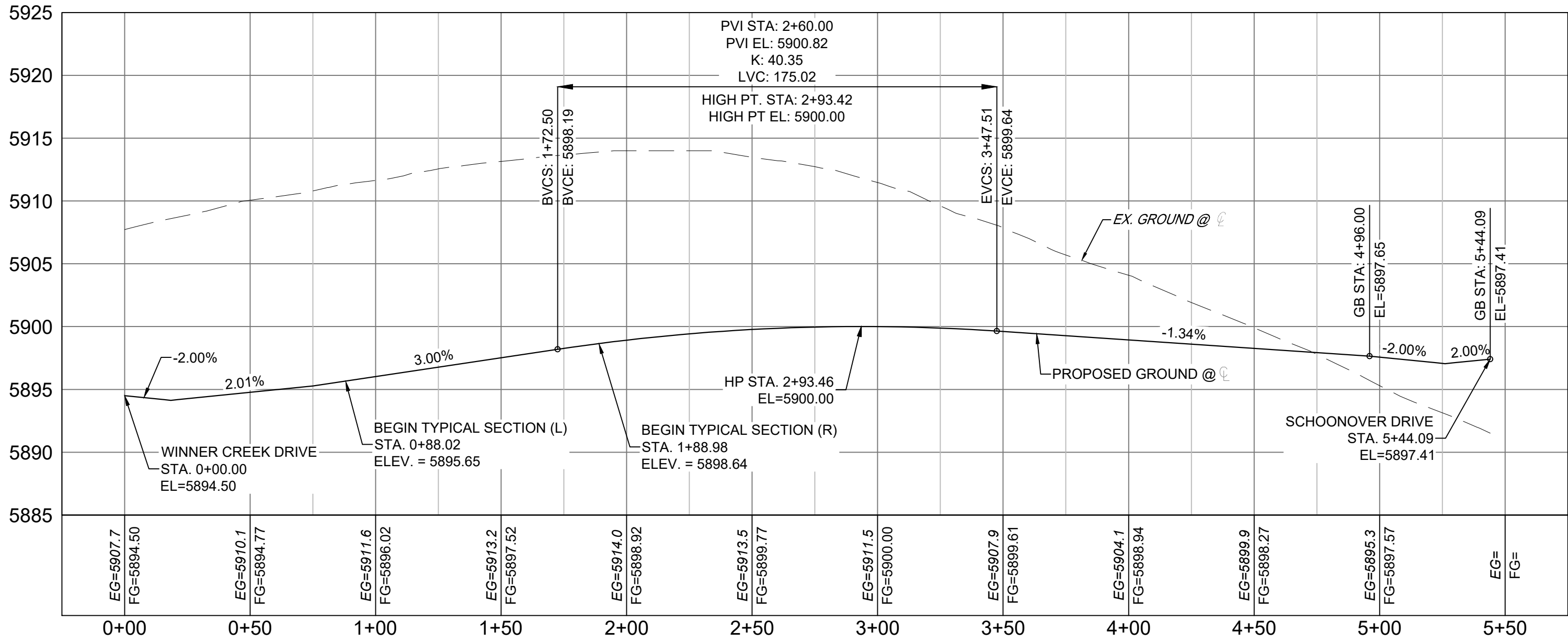
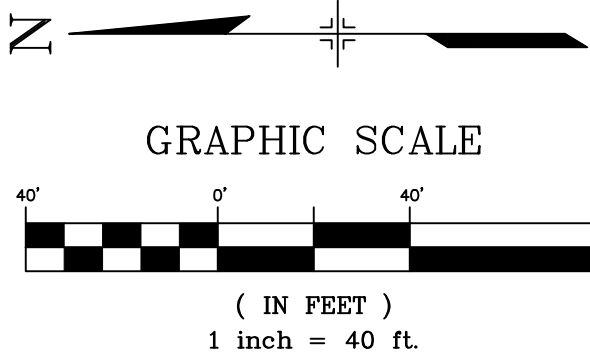
| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L13 | S06°43'16"E | 161.59 |



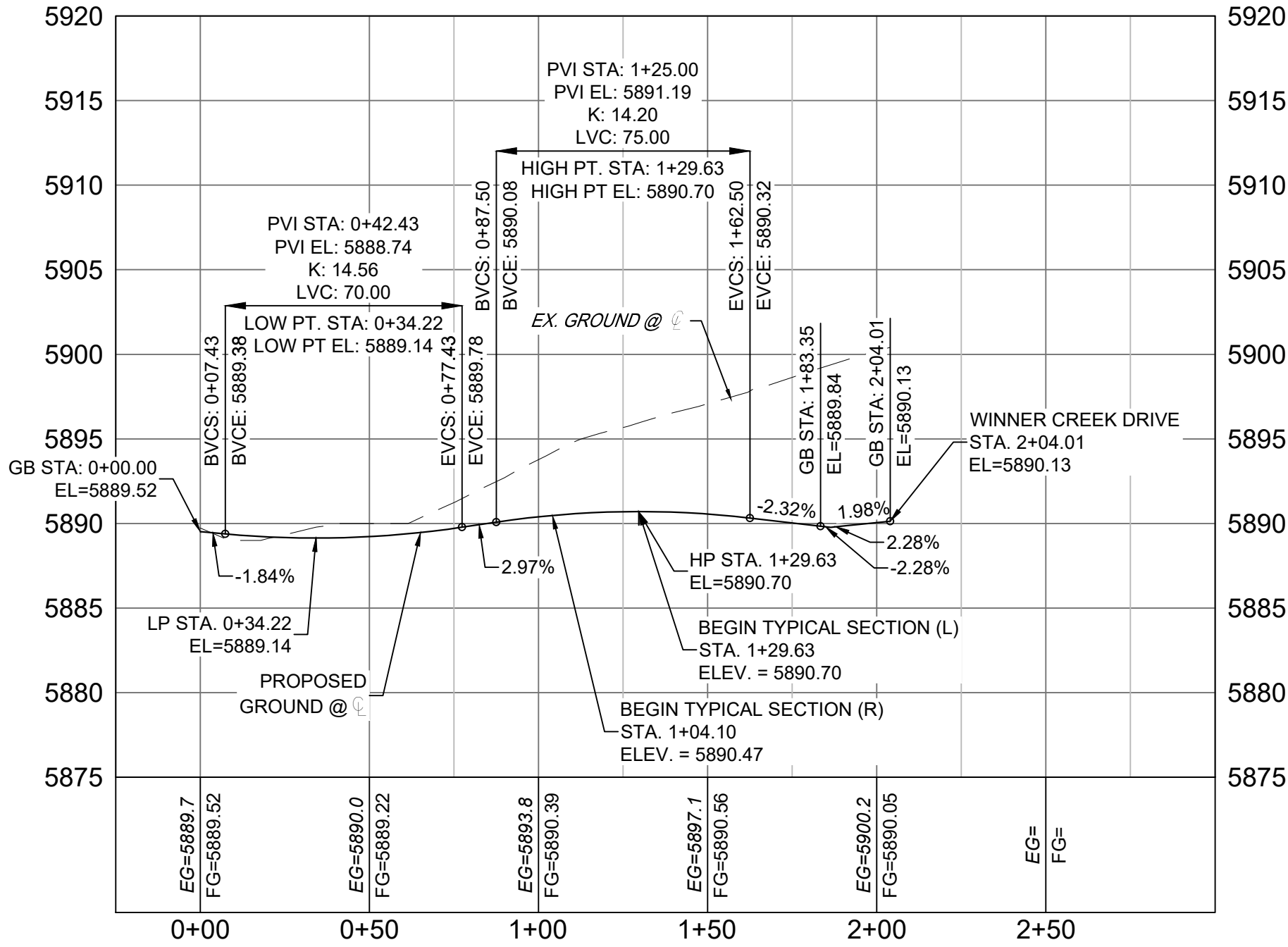
FISH HOOK DRIVE PLAN
(PUBLIC)



WINNER CREEK DRIVE PLAN
(PUBLIC)

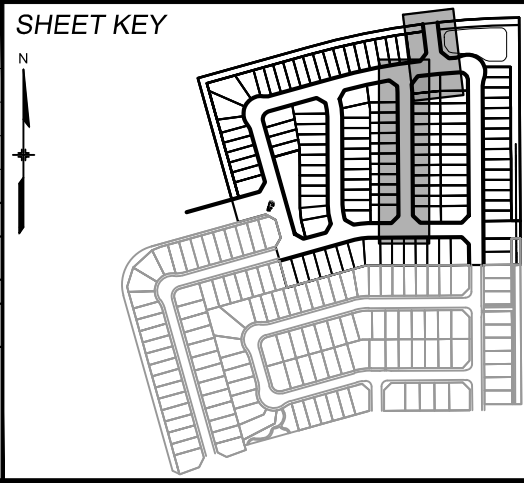


FISH HOOK DRIVE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: -0+25.00, END STA: 5+75.00



BLACKMER STREET
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: -0+25.00, END STA: 3+00.00

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

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



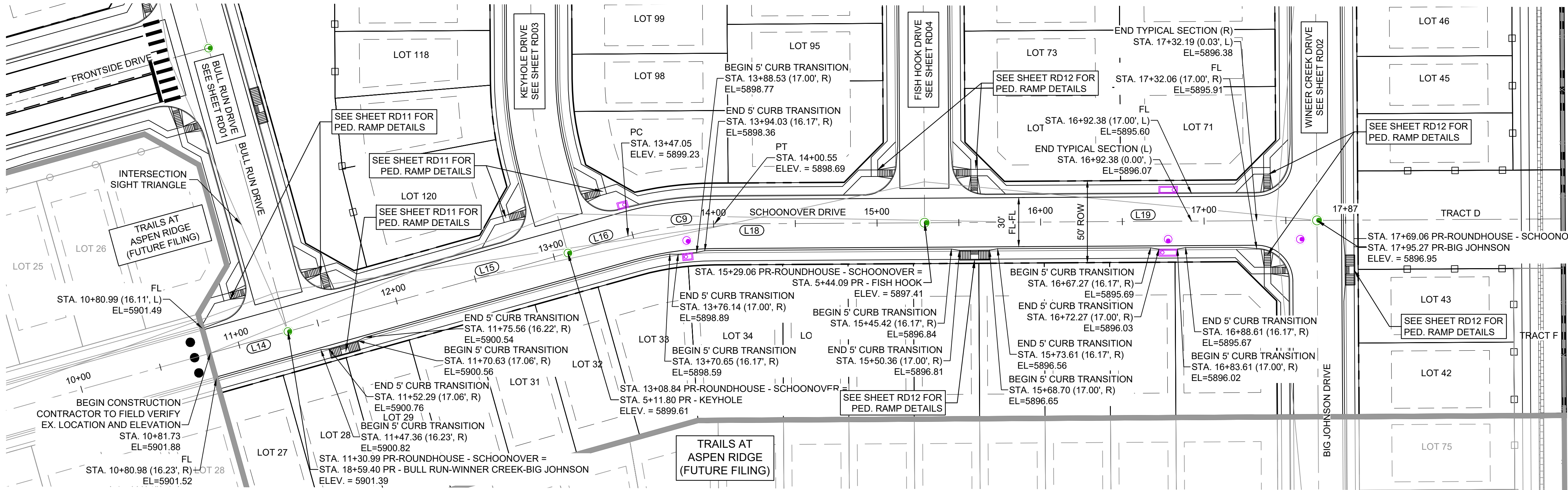
PRELIMINARY
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

| TRAILS AT ASPEN RIDGE | | | |
|---|-----|---------------|---------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | |
| ROADWAY PLAN & PROFILE | | | |
| DESIGNED BY: | CAG | SCALE | DATE ISSUED: |
| DRAWN BY: | CAG | HORIZ. 1"=40' | AUGUST 2021 |
| CHECKED BY: | NMS | VERT. 1"=8' | SHEET 8 OF 32 |
| DRAWING No. | | | RD04 |



Know what's below.
Call before you dig.

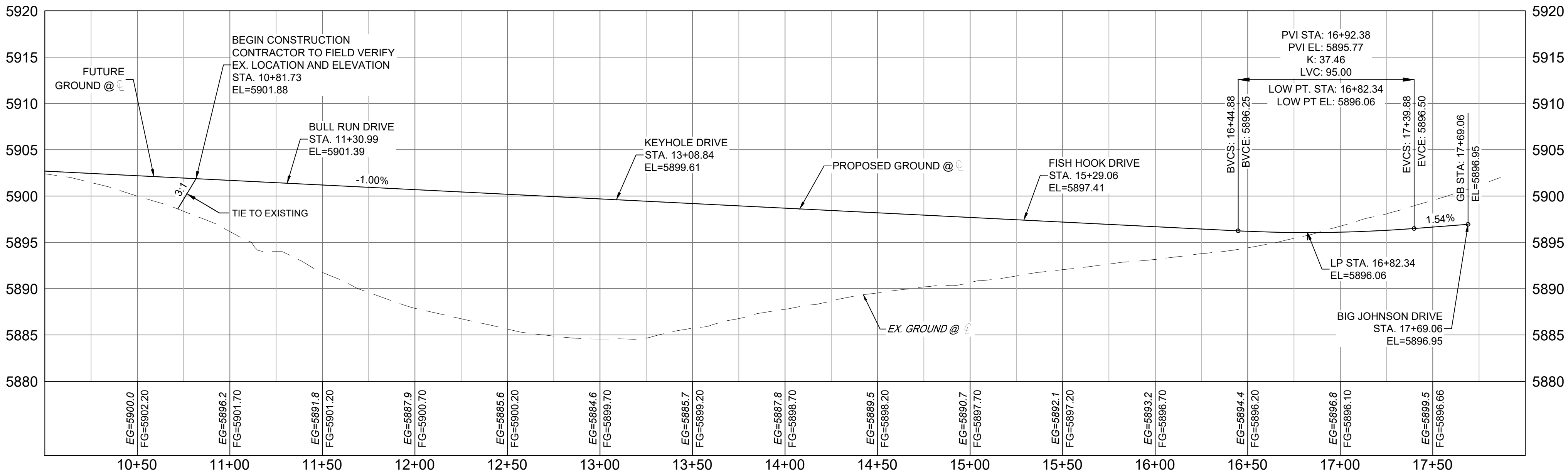
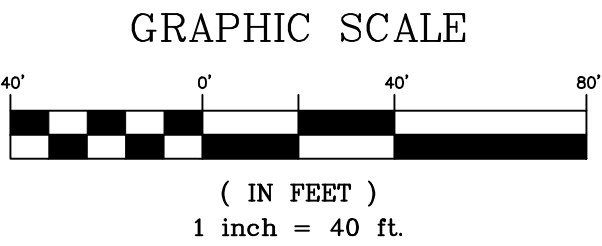


SCHOONOVER DRIVE PLAN
(PUBLIC)

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L14 | N74°20'48"E | 49.25 |
| L15 | N74°20'48"E | 177.85 |
| L16 | N74°20'48"E | 38.21 |
| L18 | N89°39'12"E | 128.51 |
| L19 | N89°39'12"E | 240.00 |

| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C9 | 53.50 | 200.00 | 15°19'38" | N82°00'37"E | 53.34 |

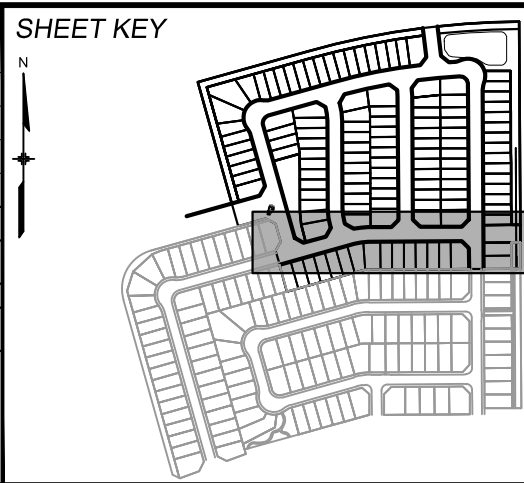
N



ROUNDHOUSE - SCHOONOVER DRIVE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 10+00.00, END STA: 18+00.00

SF-21-024

| REFERENCE DRAWINGS | | | |
|---|------|-------------|----|
| No. | DATE | DESCRIPTION | BY |
| COMPUTER FILE MANAGEMENT | | | |
| FILE NAME: S:\21.886.038 (Trails F6)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD - CENTERLINES.dwg | | | |
| CTB FILE: Matrix(black).ctb | | | |
| PLOT DATE: August 30, 2021 8:20:22 AM | | | |
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

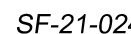
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9.
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

PREPARED BY:
Matrix

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

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

| TRAILS AT ASPEN RIDGE | | | |
|---|-----|---------------|---------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | |
| ROADWAY PLAN & PROFILE | | | |
| DESIGNED BY: | CAG | SCALE | DATE ISSUED: |
| DRAWN BY: | CAG | HORIZ. 1"=40' | AUGUST 2021 |
| CHECKED BY: | NMS | VERT. 1"=8' | SHEET 9 OF 32 |
| DRAWING No. | | | RD05 |



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

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



Matrix

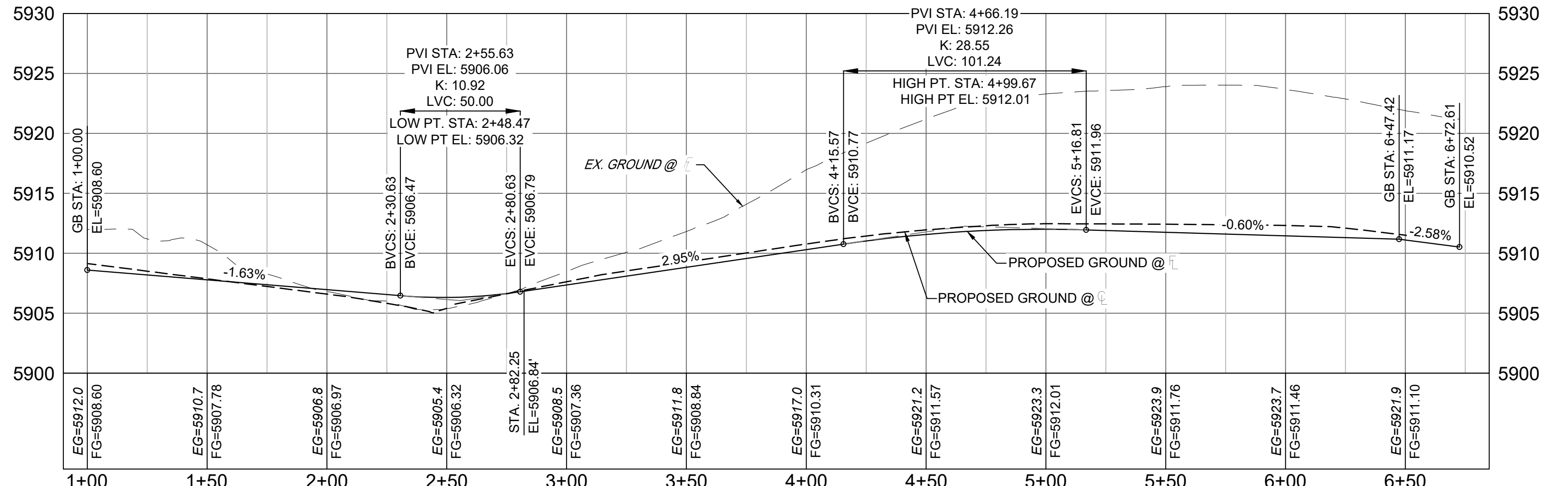
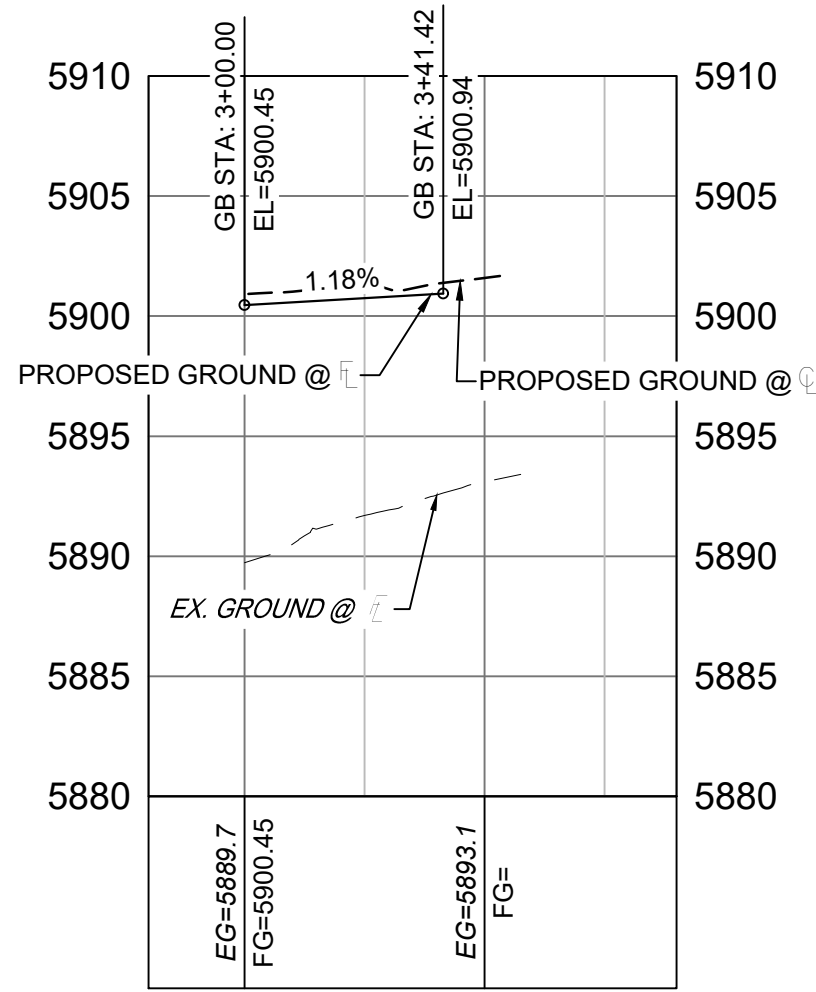
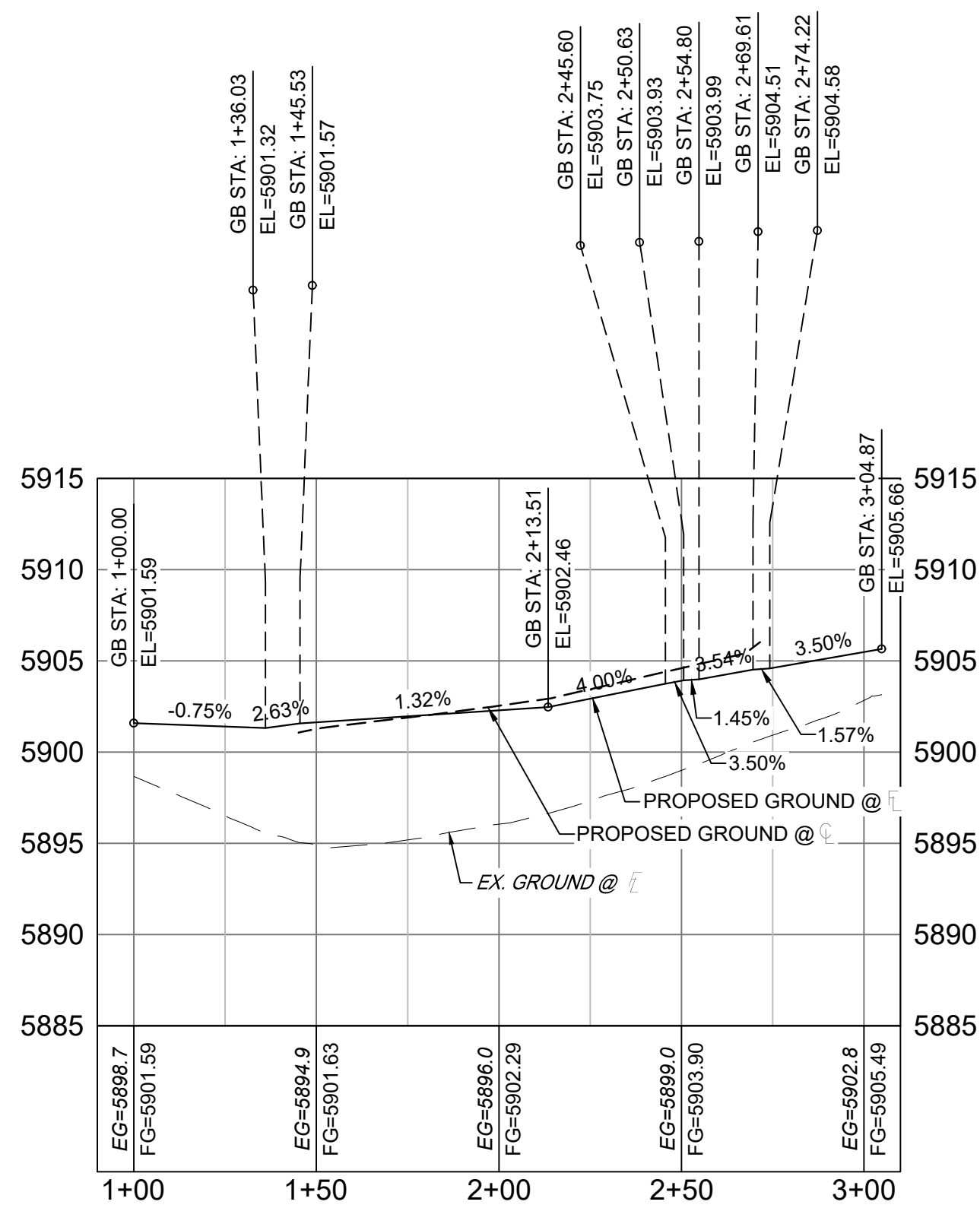
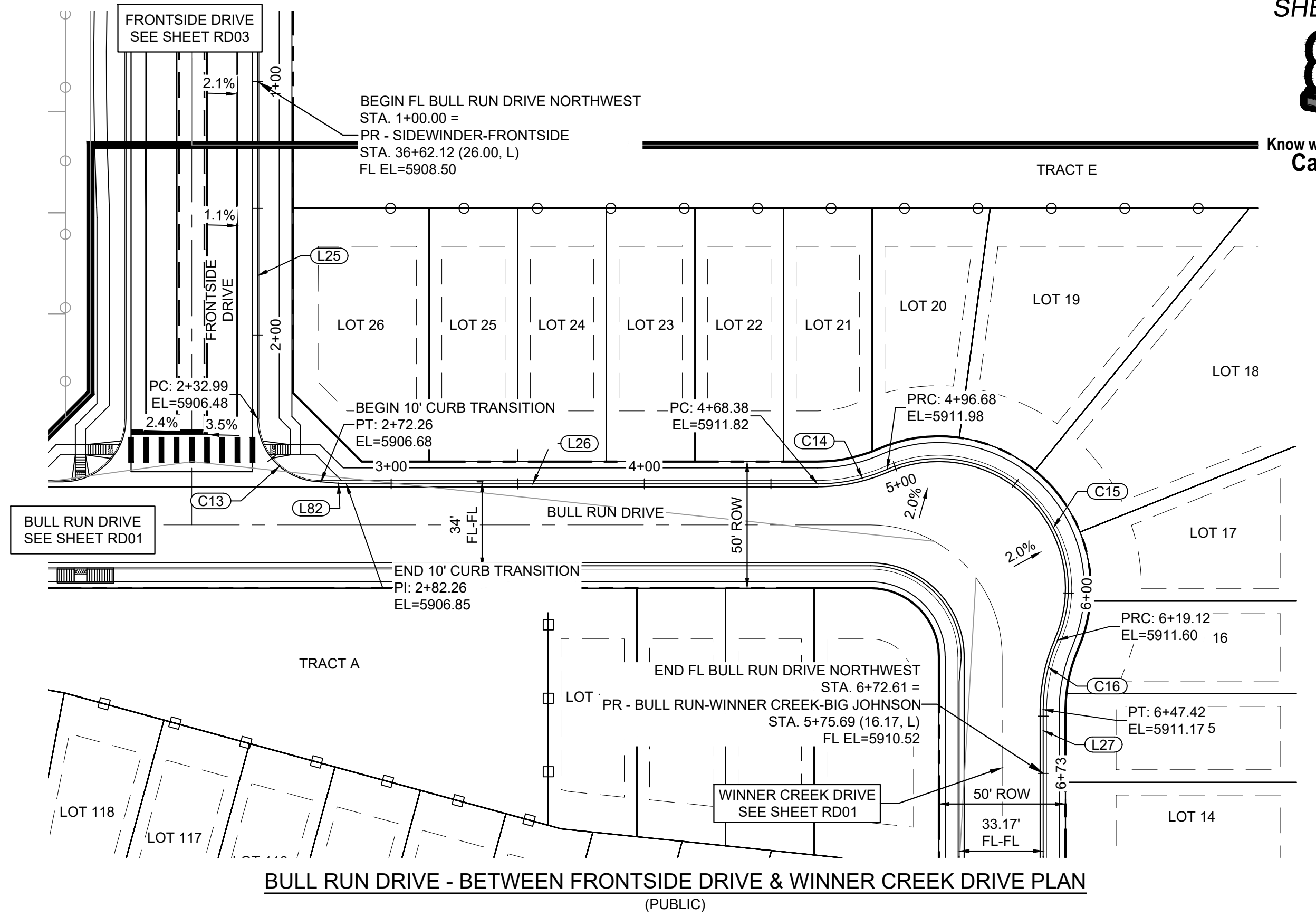
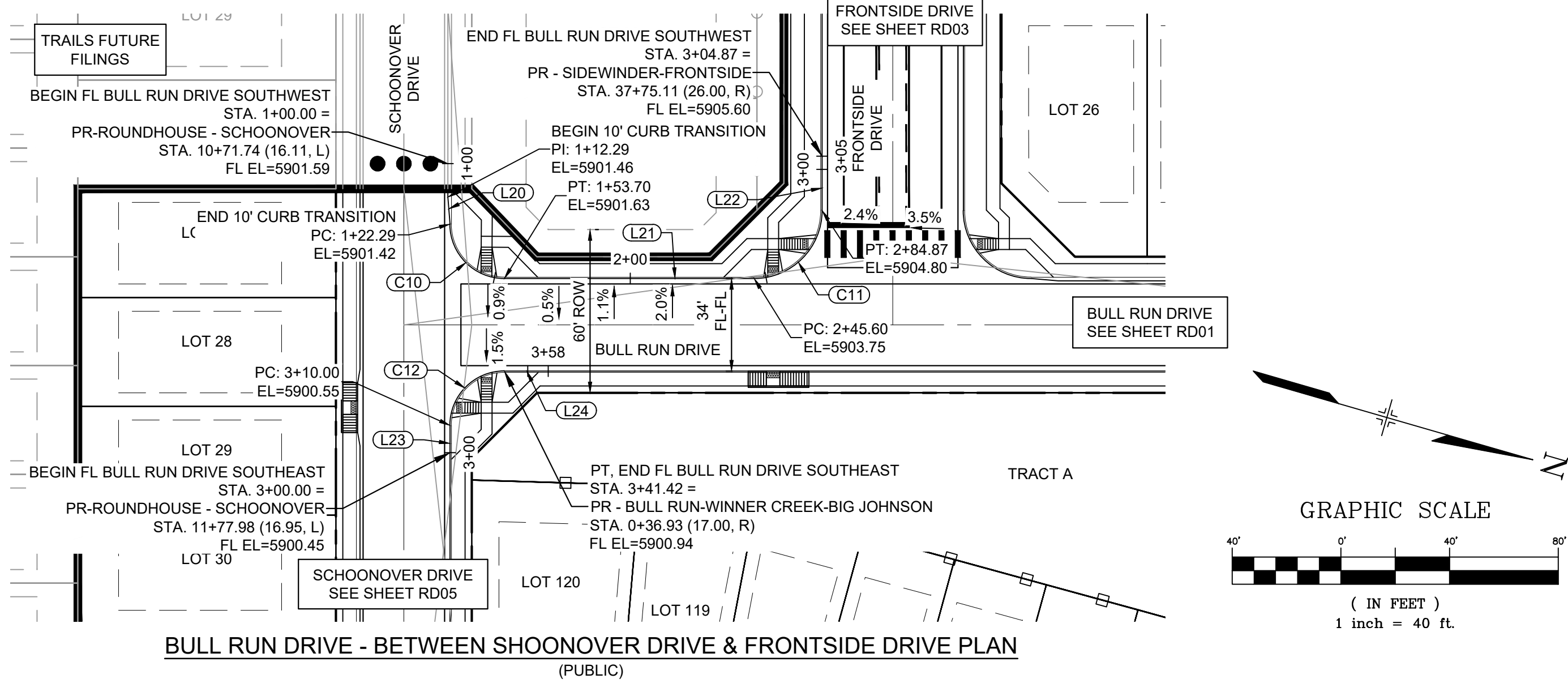
THIS DRAWING HAS NOT
BEEN APPROVED BY
GOVERNING AGENCIES AND
IS SUBJECT TO CHANGE

ROADWAY FLOWLINE KEYMAP

| | | | |
|------------------|-----------------|--------------------------|----------------------------|
| DESIGNED BY: CAG | SCALE | DATE ISSUED: AUGUST 2021 | DRAWING No. RDX2 |
| DRAWN BY: CAG | HORIZ. 1" = 40' | SHEET 10 OF 32 | |
| CHECKED BY: NMS | VERT. N/A | | |



Know what's below.
Call before you dig.



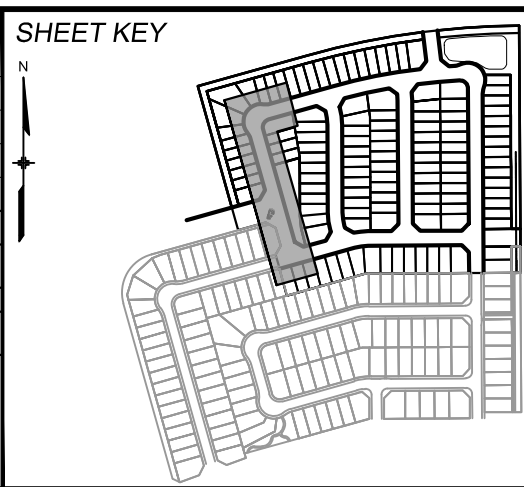
| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L20 | N69°33'59"E | 10.00 |
| L21 | N15°39'12"W | 91.89 |
| L22 | S74°20'48"W | 20.00 |
| L23 | S74°20'48"W | 10.00 |
| L24 | N15°39'12"W | 16.13 |

| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C10 | 31.42 | 20.00 | 90°00'00" | N29°20'48"E | 28.28 |
| C11 | 39.27 | 25.00 | 90°00'00" | N60°39'12"W | 35.36 |
| C12 | 31.42 | 20.00 | 90°00'00" | N60°39'12"W | 28.28 |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L25 | N74°20'48"E | 132.99 |
| L26 | N15°39'12"W | 186.12 |
| L27 | N74°20'48"E | 20.00 |
| L82 | N10°52'23"W | 10.00 |

| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C13 | 39.27 | 25.00 | 90°00'00" | N29°20'48"E | 35.36 |
| C14 | 28.30 | 68.83 | 23°33'23" | N27°25'54"W | 28.10 |
| C15 | 122.45 | 51.17 | 137°06'47" | N29°20'48"E | 95.25 |
| C16 | 28.30 | 68.83 | 23°33'23" | N86°07'30"E | 28.10 |

| REFERENCE DRAWINGS | | | |
|---|------|-------------|----|
| No. | DATE | DESCRIPTION | BY |
| COMPUTER FILE MANAGEMENT | | | |
| FILE NAME: S:\21.886.038 (Trails F6)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD - FLOWLINES.dwg | | | |
| CTB FILE: Matrix(black).ctb | | | |
| PLOT DATE: August 30, 2021 8:22:02 AM | | | |
| THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE. | | | |



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

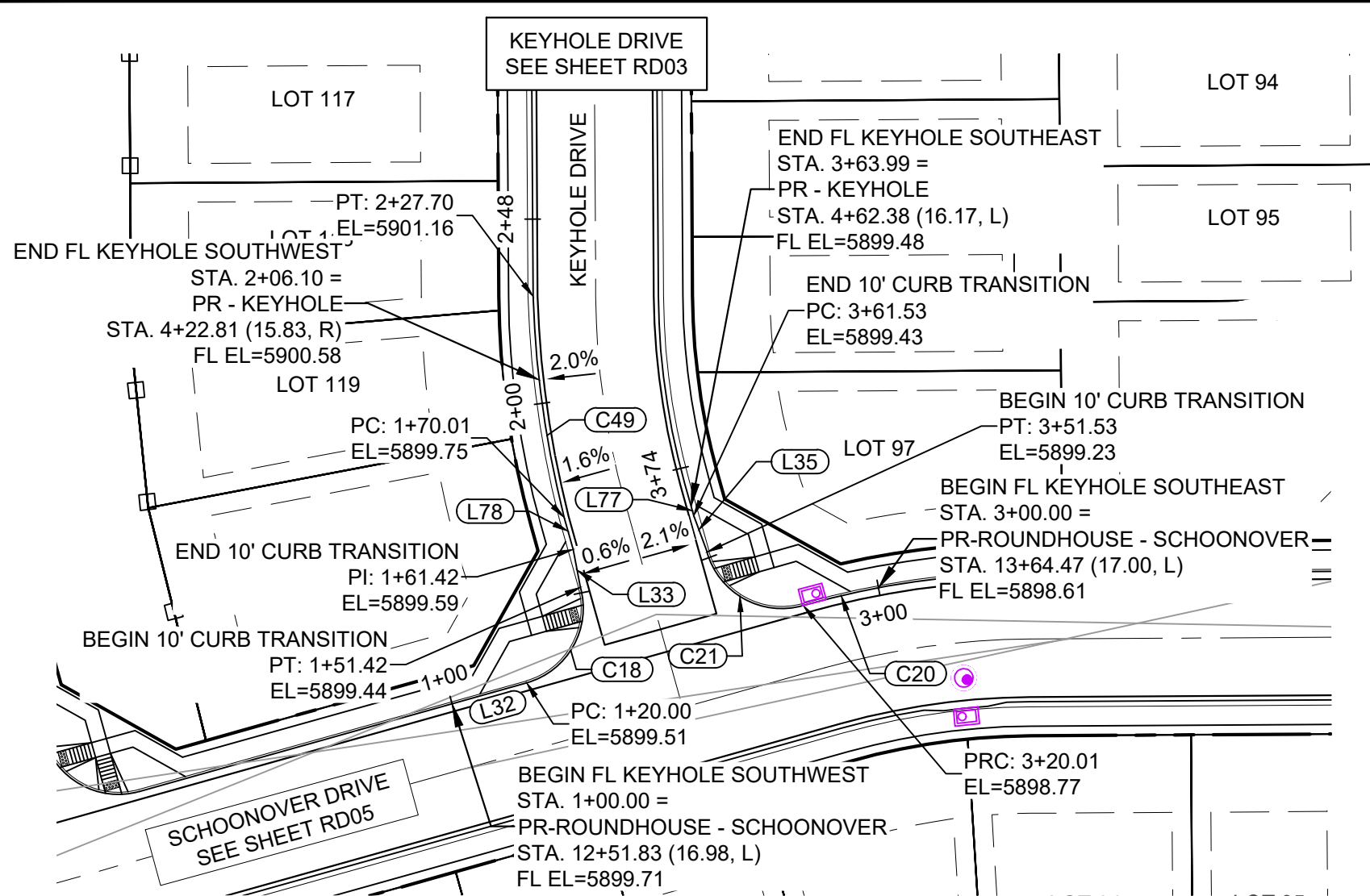
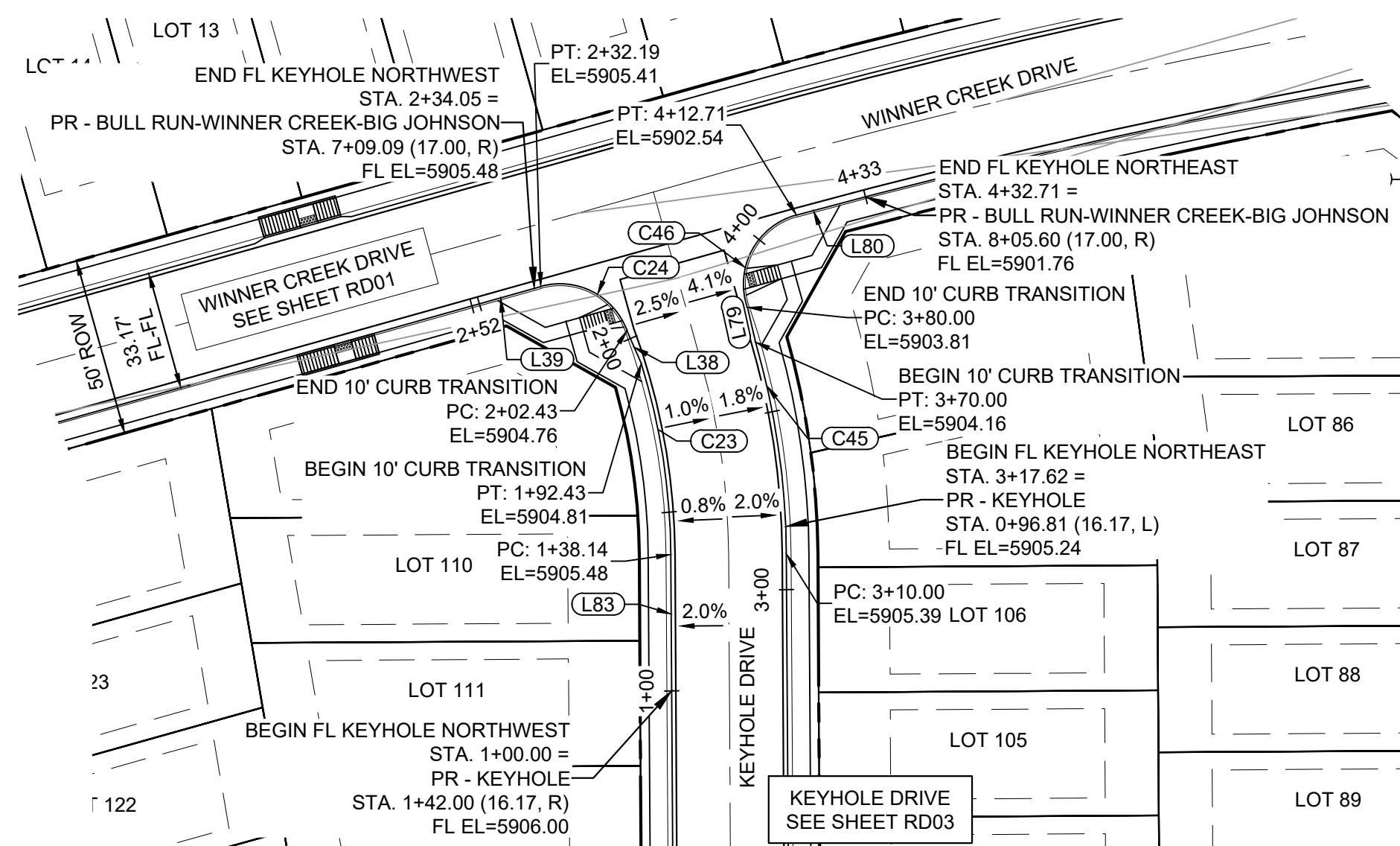
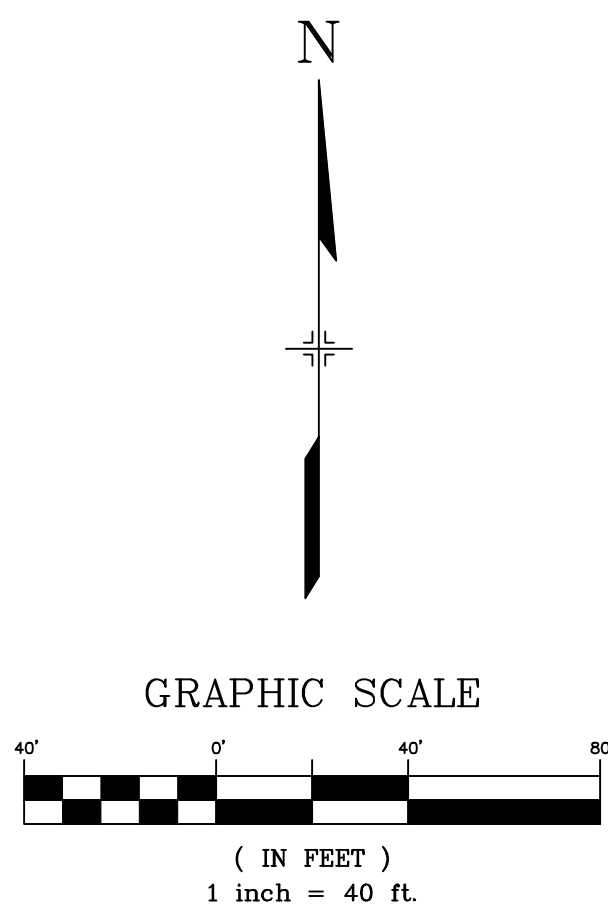
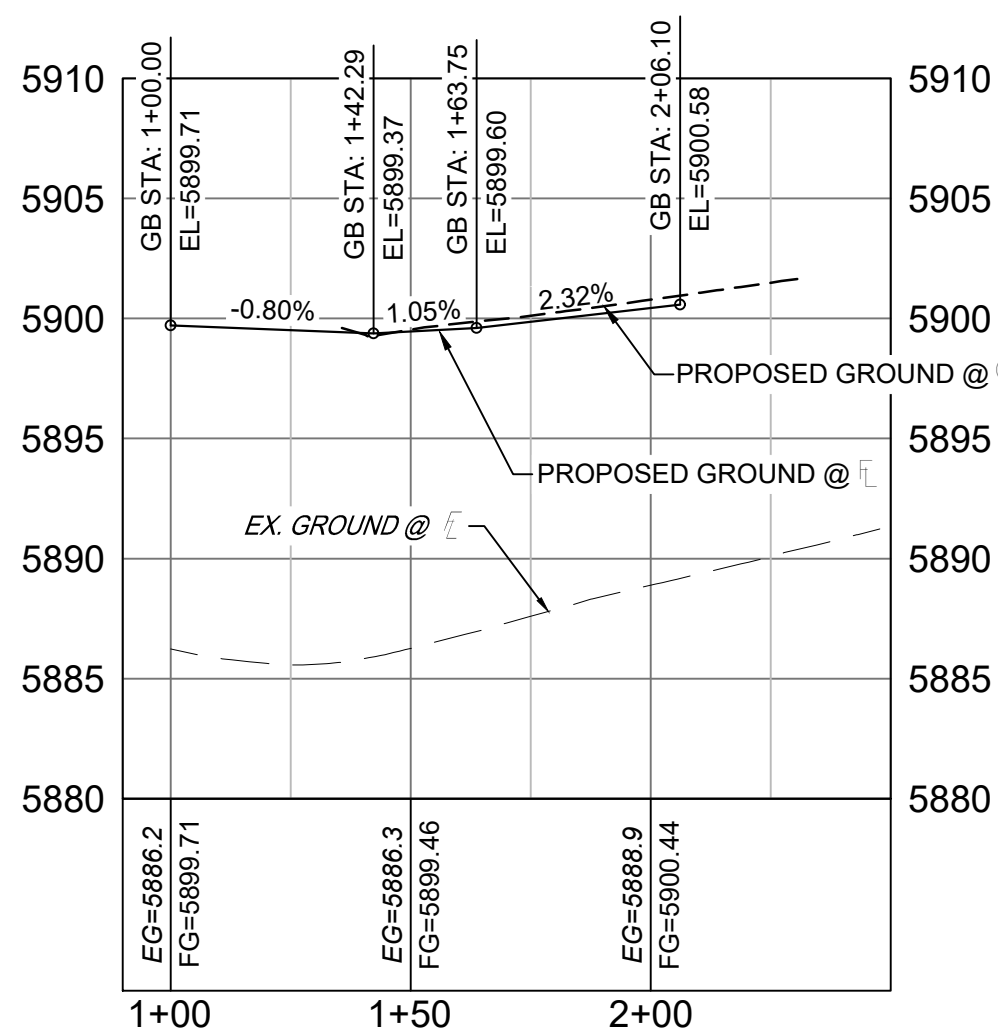
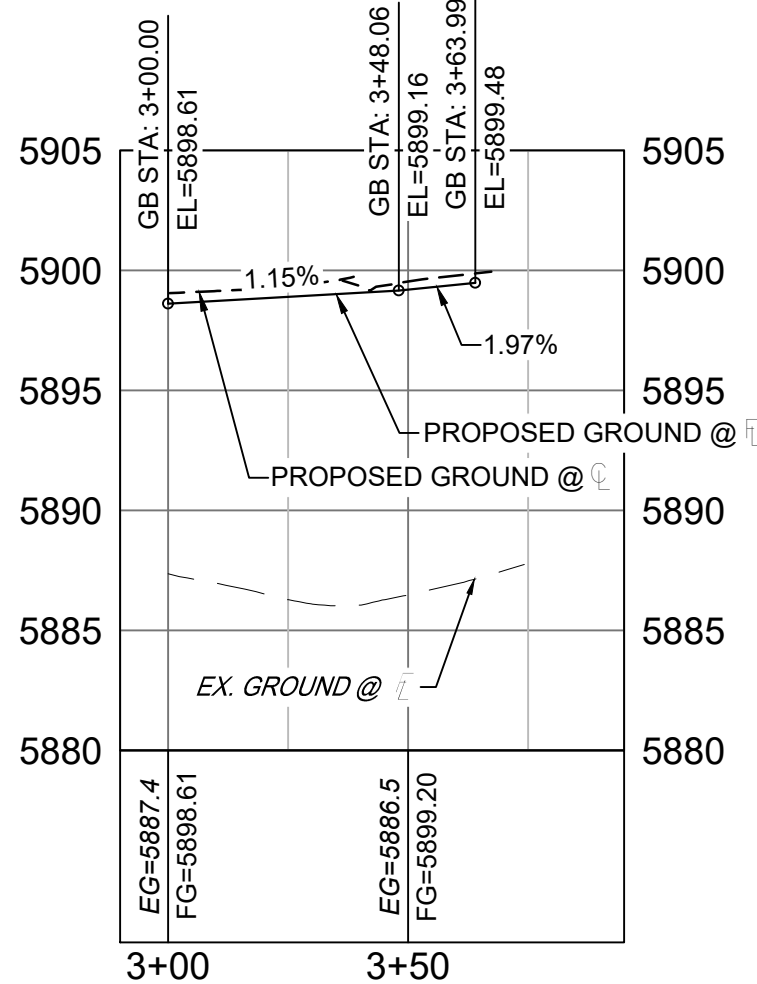
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9.
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

PREPARED BY:
Matrix

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

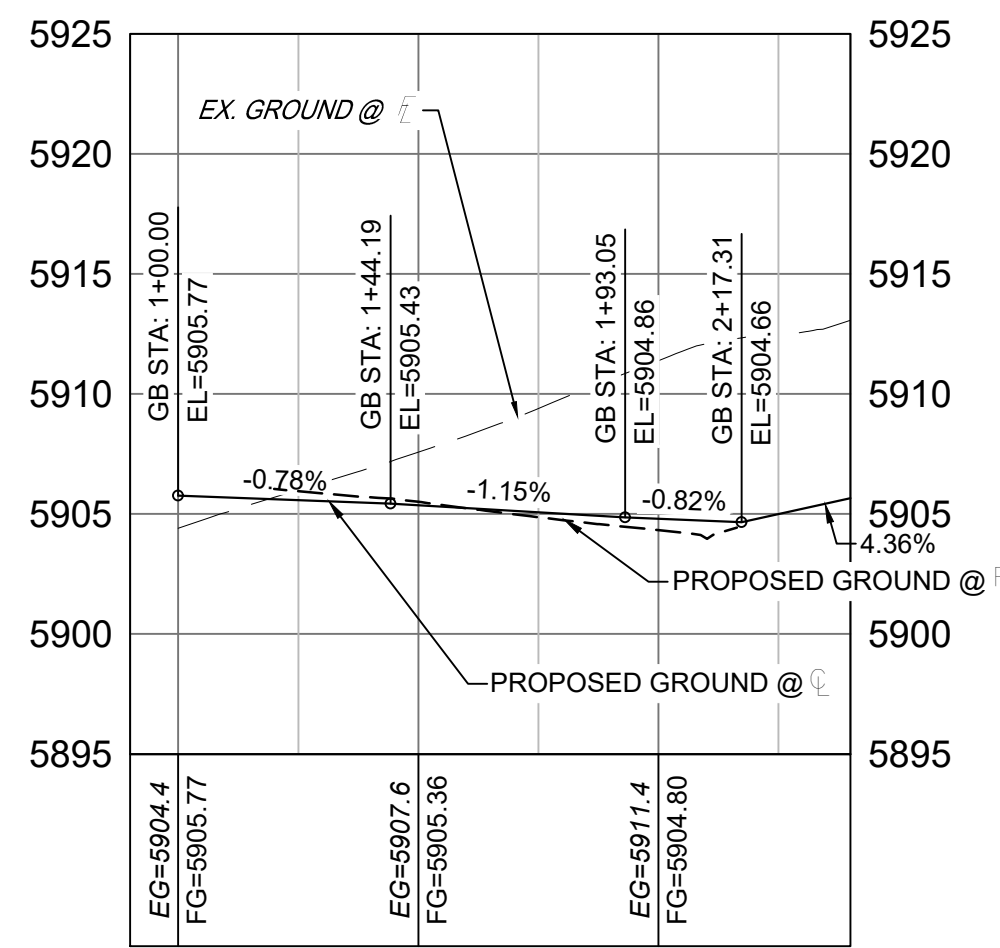
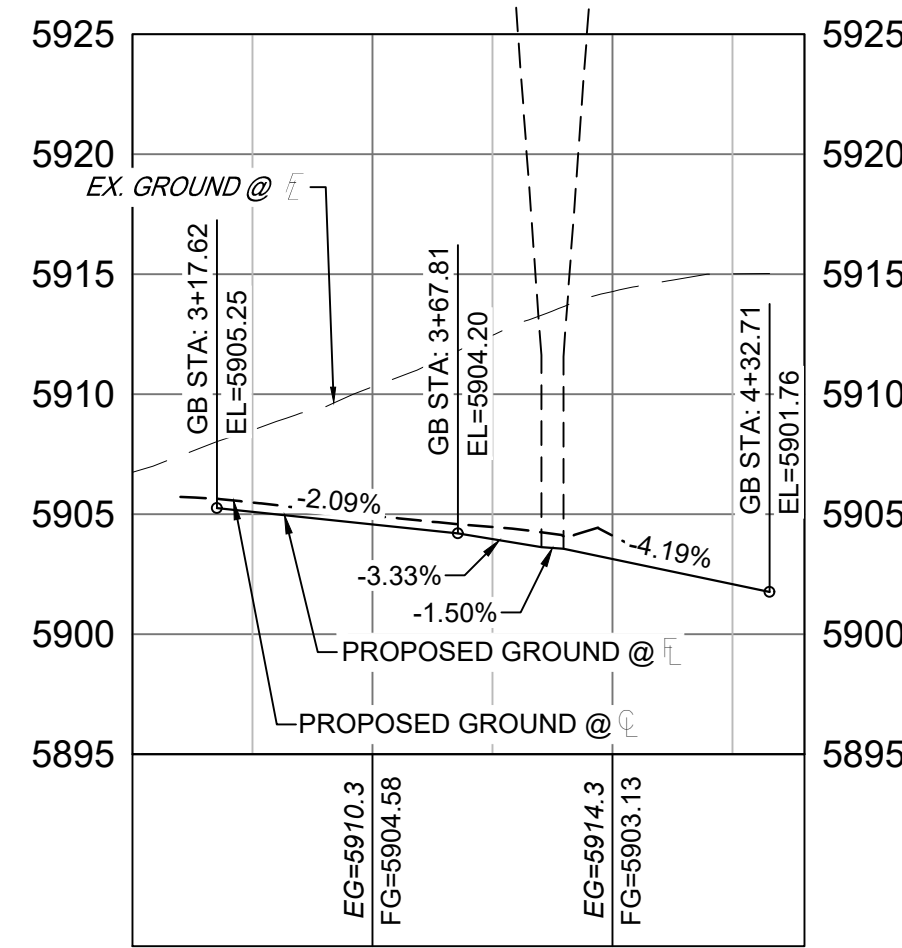
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

| TRAILS AT ASPEN RIDGE | | | |
|---|-----|---------------|------------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | |
| FLOWLINE PLAN & PROFILE | | | |
| DESIGNED BY: | CAG | SCALE | DATE ISSUED: |
| DRAWN BY: | CAG | HORIZ. 1"=40' | AUGUST 2021 |
| CHECKED BY: | NMS | VERT. 1"=8' | SHEET 11 OF 32 |
| | | | DRAWING No. RD06 |

Know what's below.
Call before you dig.KEYHOLE DRIVE & SCHOONOVER DRIVE PLAN
(PUBLIC)KEYHOLE DRIVE & WINNER CREEK DRIVE PLAN
(PUBLIC)KeyHole SouthWest - FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 0+90.00, END STA: 2+50.00KeyHole SouthEast - FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 2+90.00, END STA: 3+95.00

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L32 | N74°20'48"E | 20.00 |
| L33 | N10°52'23"W | 10.00 |
| L35 | N20°26'01"W | 10.00 |
| L77 | N15°41'14"W | 2.46 |
| L78 | N15°39'12"W | 8.59 |

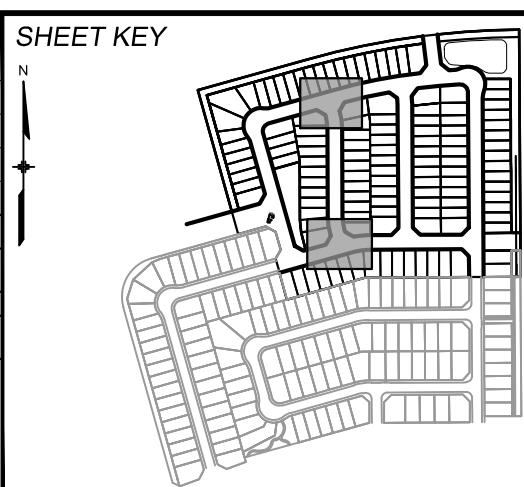
| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C18 | 31.42 | 20.00 | 90°00'00" | N29°20'48"E | 28.28 |
| C20 | 20.01 | 217.01 | 5°16'56" | S76°41'41"W | 20.00 |
| C21 | 31.52 | 20.00 | 90°17'35" | N60°48'00"W | 28.36 |
| C49 | 36.10 | 264.79 | 7°48'37" | N10°20'12"W | 36.07 |

KeyHole NorthWest - FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 0+90.00, END STA: 2+40.00KeyHole NorthEast - FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 3+00.00, END STA: 4+40.00

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L38 | S23°36'06"E | 10.00 |
| L39 | N74°20'48"E | 20.00 |
| L79 | N12°47'25"W | 10.00 |
| L80 | N75°06'15"E | 20.00 |
| L83 | S00°20'48"E | 38.14 |

| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C23 | 54.29 | 183.83 | 16°55'12" | S08°48'24"E | 54.09 |
| C24 | 29.77 | 20.00 | 85°16'25" | S63°01'00"E | 27.09 |
| C45 | 52.38 | 216.17 | 13°53'03" | N09°18'32"W | 52.25 |
| C46 | 32.70 | 20.00 | 93°41'29" | N27°57'29"E | 29.18 |

| | | | | | | |
|---|-----------|------|-------------|--|--|----|
| REFERENCE DRAWINGS | | | | | | |
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| | No. | DATE | DESCRIPTION | | | BY |
| | REVISIONS | | | | | |
| COMPUTER FILE MANAGEMENT | | | | | | |
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| CTB FILE: Matrix(black).ctb | | | | | | |
| PLOT DATE: August 30, 2021 8:22:19 AM | | | | | | |
| THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE. | | | | | | |



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

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

PREPARED BY:

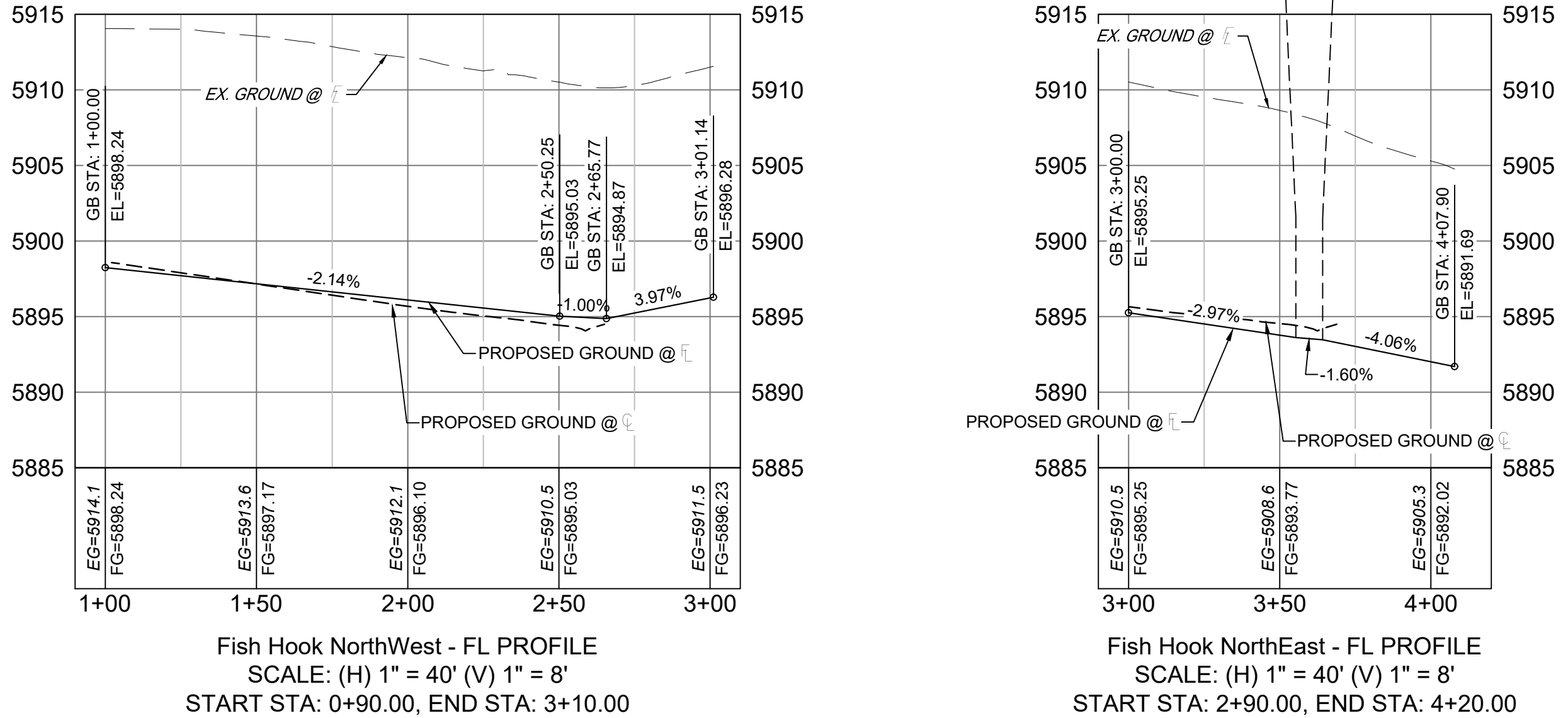
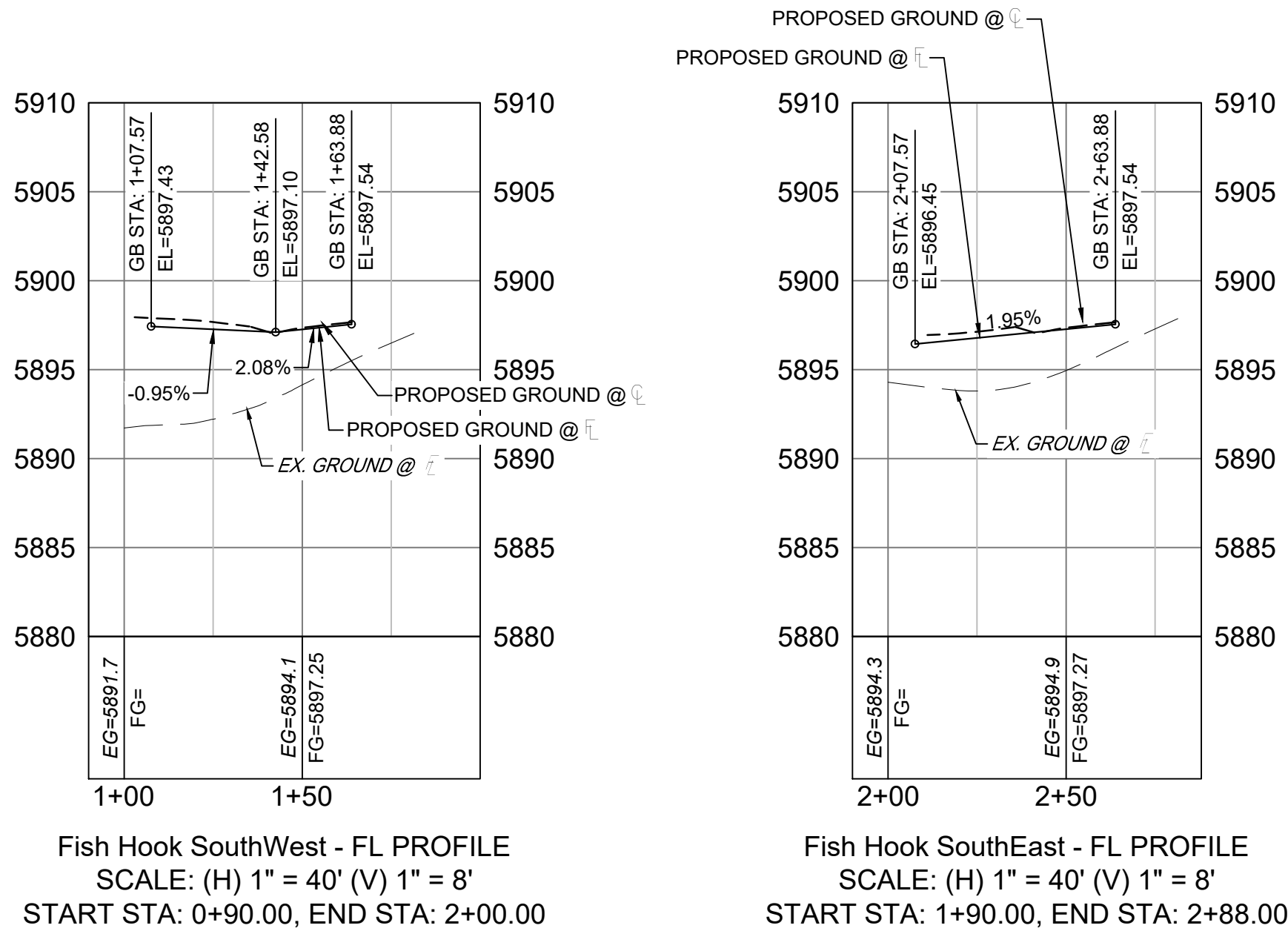
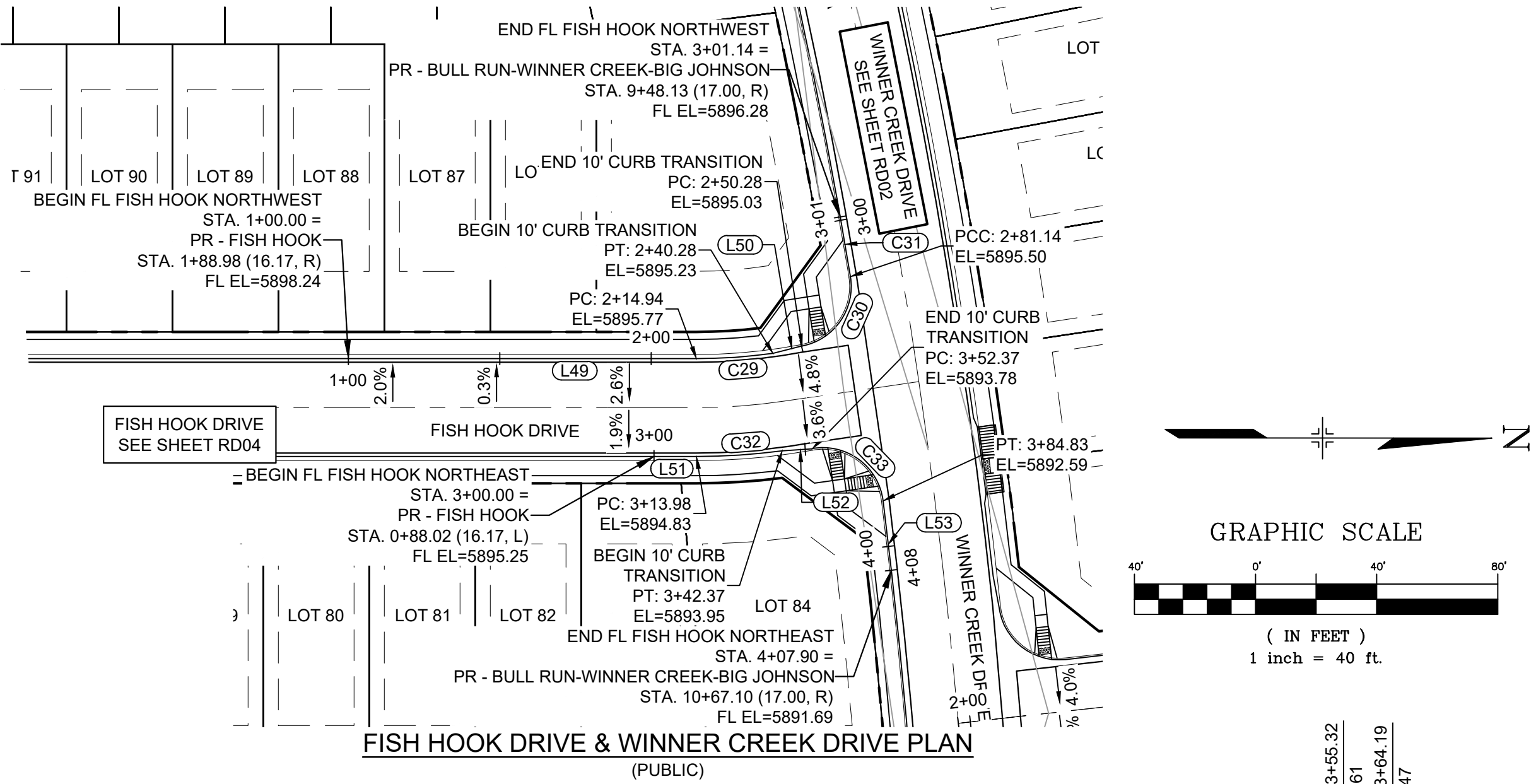
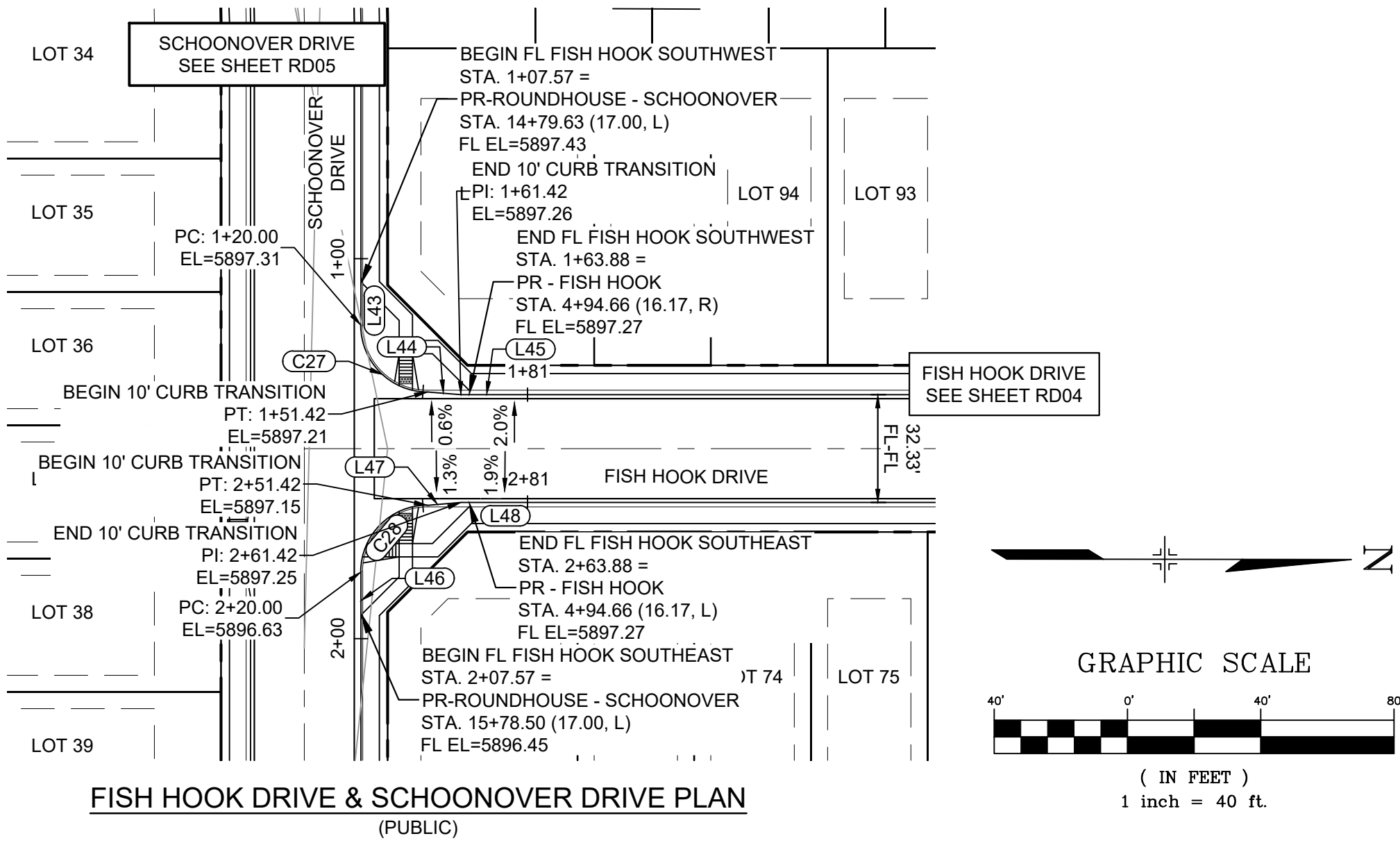
SEAL
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

| TRAILS AT ASPEN RIDGE | | | | | |
|---|-----|-----------------|--------------|-------------|-------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | | | |
| FLOWLINE PLAN & PROFILE | | | | | |
| DESIGNED BY: | CAG | SCALE | DATE ISSUED: | AUGUST 2021 | DRAWING No. |
| CHECKED BY: | NMS | HORIZ. 1" = 40' | SHEET | 12 OF 32 | RD07 |



Know what's below.
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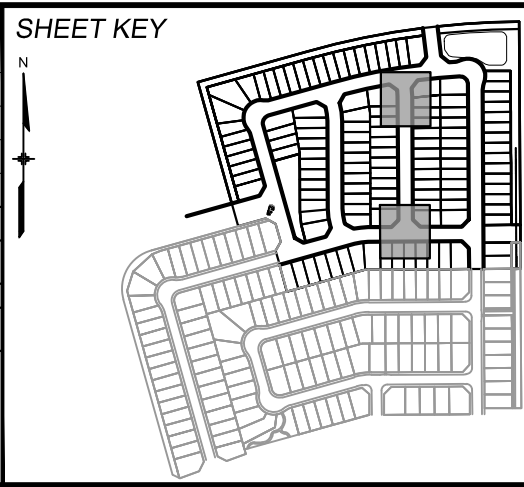
| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L43 | N89°39'12"E | 20.00 |
| L44 | N04°26'01"E | 10.00 |
| L45 | N00°20'48"W | 20.00 |
| L46 | N89°39'12"E | 20.00 |
| L47 | S05°07'36"E | 10.00 |
| L48 | S00°20'48"E | 20.00 |

| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C27 | 31.42 | 20.00 | 90°00'00" | N44°39'12"E | 28.28 |
| C28 | 31.42 | 20.00 | 90°00'00" | S45°20'48"E | 28.28 |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L49 | S00°20'48"E | 114.94 |
| L50 | S14°34'57"E | 10.00 |
| L51 | N00°20'48"W | 13.98 |
| L52 | N04°24'37"W | 10.00 |
| L53 | N82°50'29"E | 23.07 |

| CURVE TABLE | | | | | |
|-------------|------------|---------|-------------|---------------|--------------|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C29 | 25.35 | 183.83 | 7°54'02" | S04°17'49"E | 25.33 |
| C30 | 30.85 | 20.00 | 88°23'32" | S65°33'24"E | 27.88 |
| C31 | 20.00 | 1908.00 | 0°36'02" | N79°56'49"E | 20.00 |
| C32 | 28.39 | 216.17 | 7°31'27" | N04°06'31"W | 28.37 |
| C33 | 32.46 | 20.00 | 93°00'08" | N35°59'38"E | 29.02 |

| REFERENCE DRAWINGS | | | |
|---|------|-------------|----|
| No. | DATE | DESCRIPTION | BY |
| COMPUTER FILE MANAGEMENT | | | |
| FILE NAME: S:\21.886.038 (Trails F6)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD - FLOWLINES.dwg | | | |
| CTB FILE: Matrix(black).ctb | | | |
| PLOT DATE: August 30, 2021 8:22:37 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

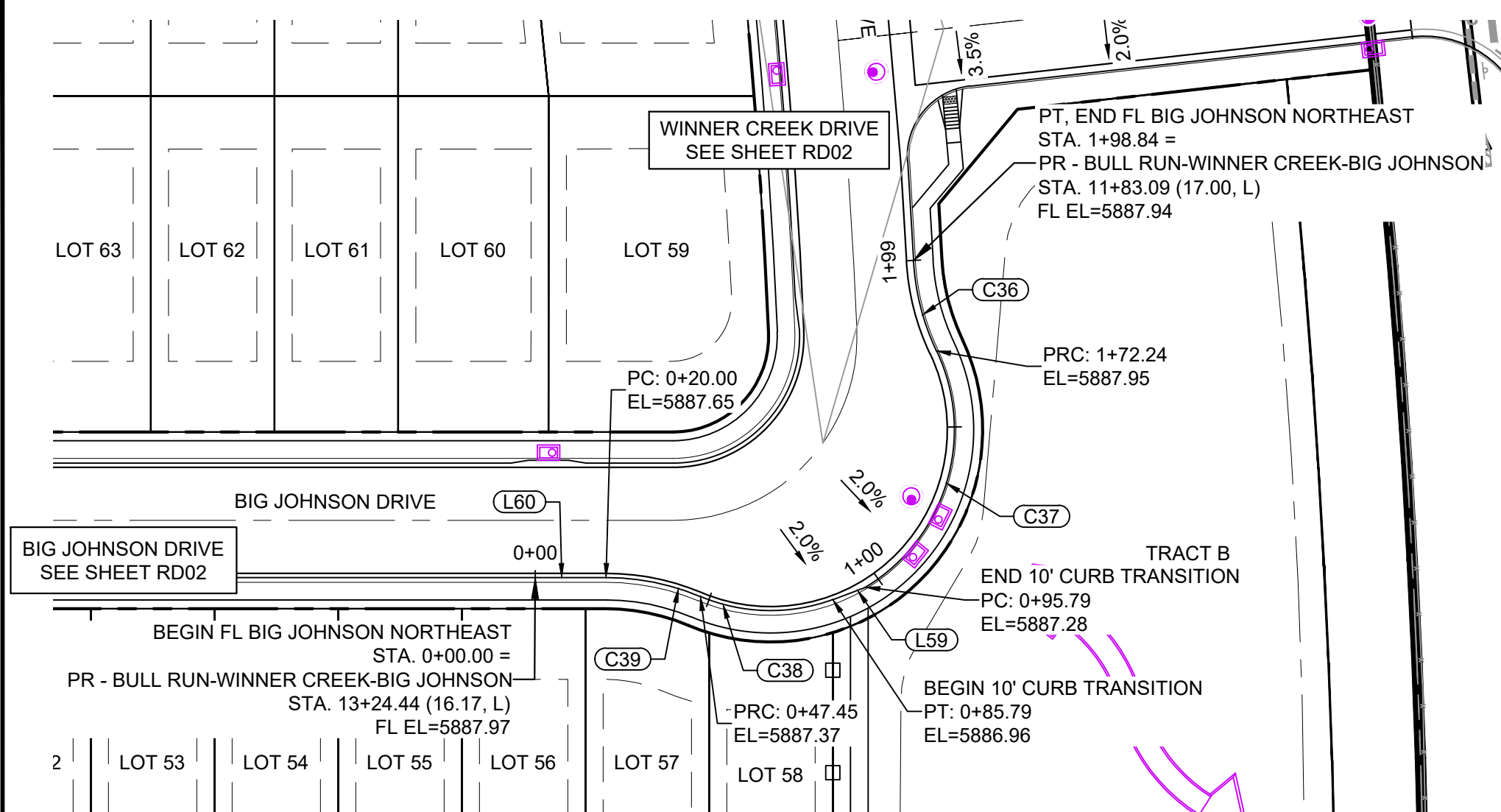
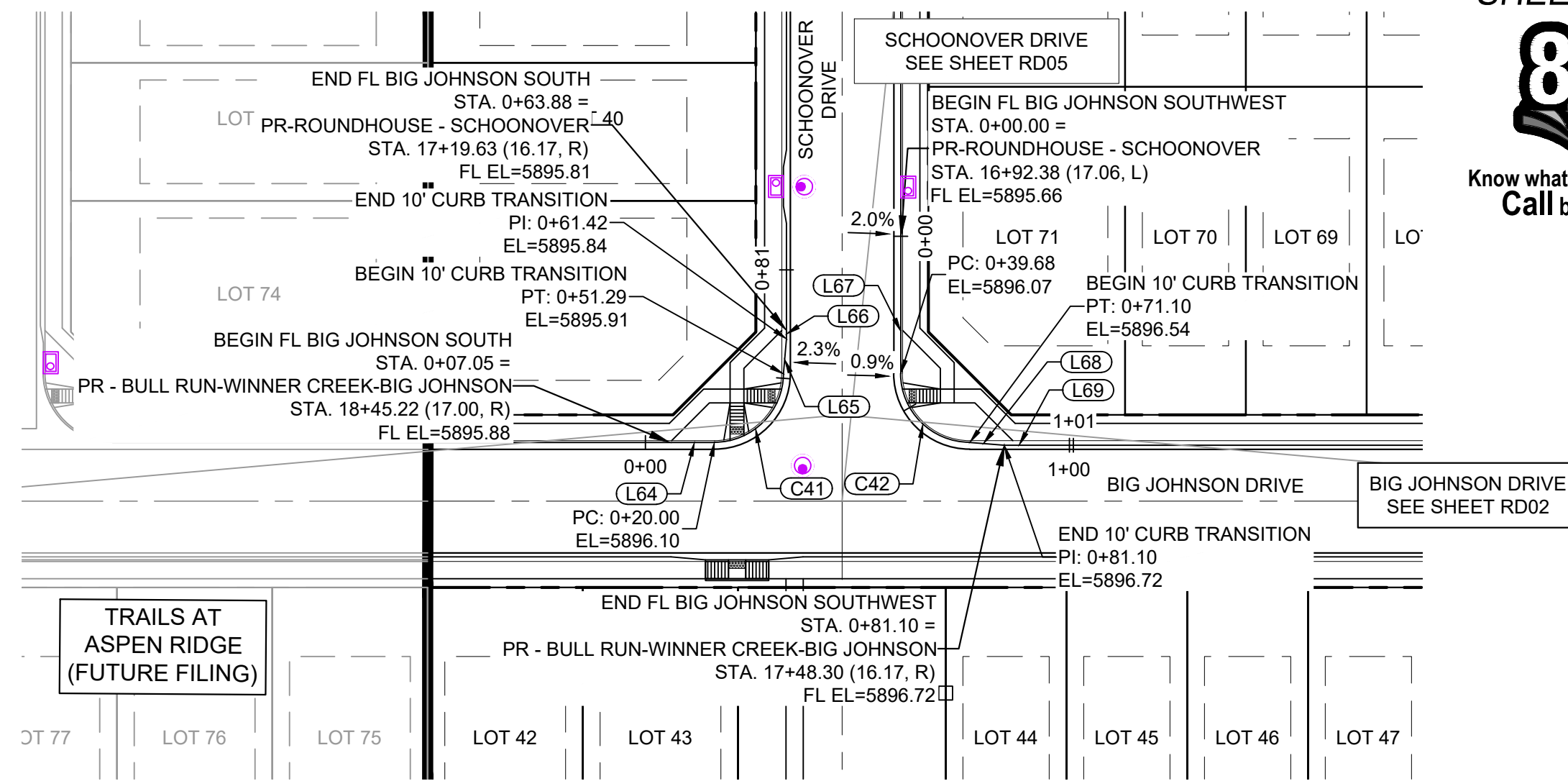
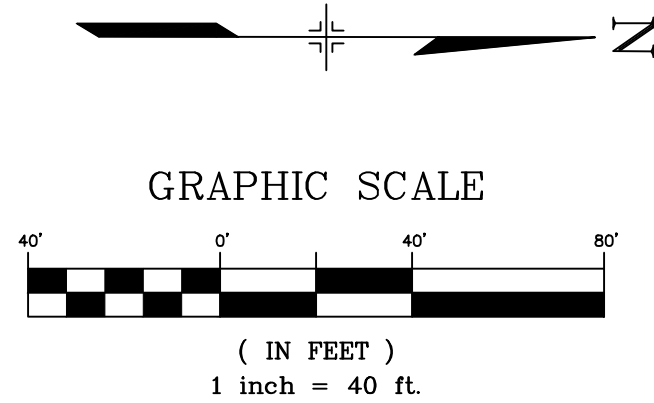
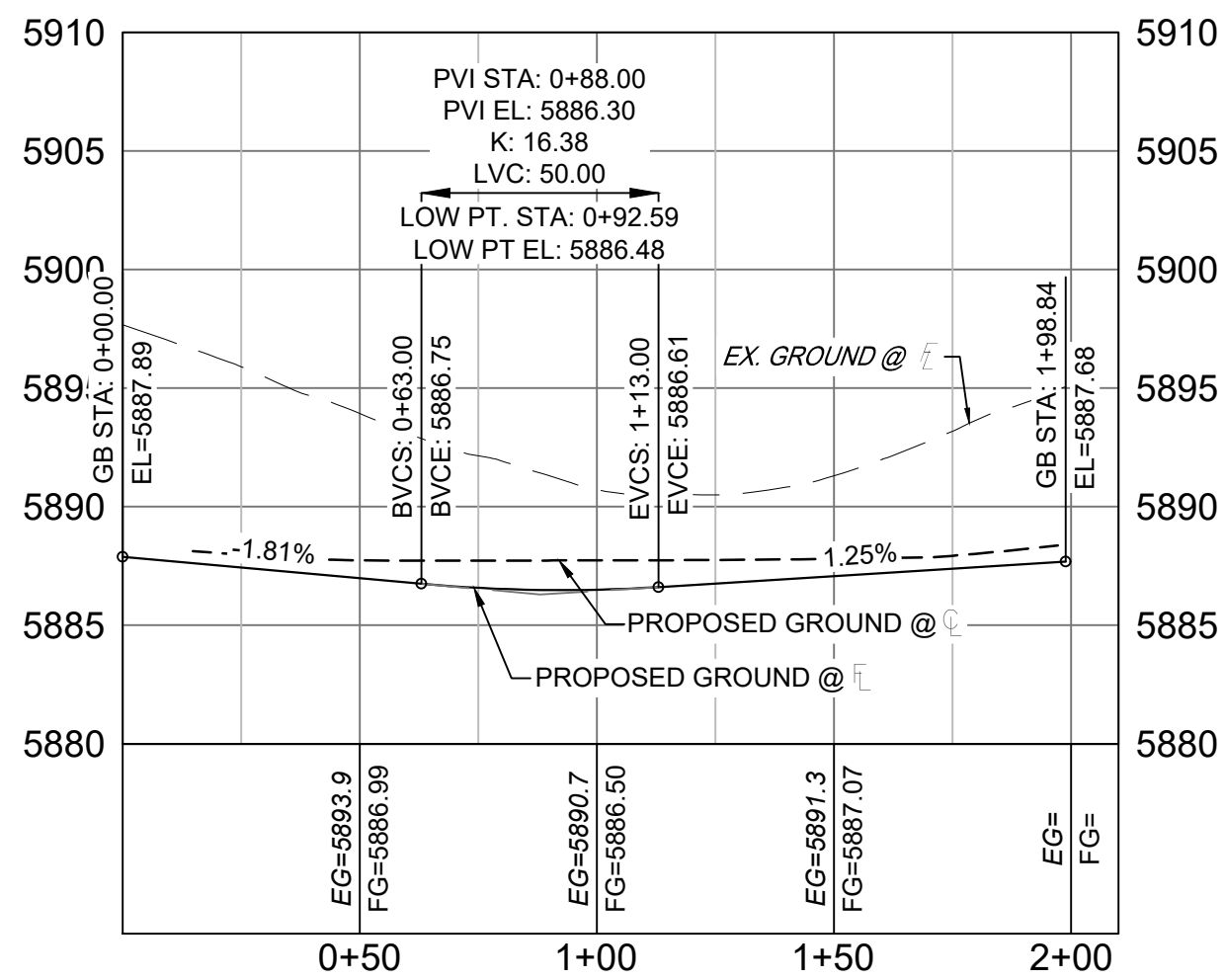
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9.
THE TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP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



SEAL
PRELIMINARY
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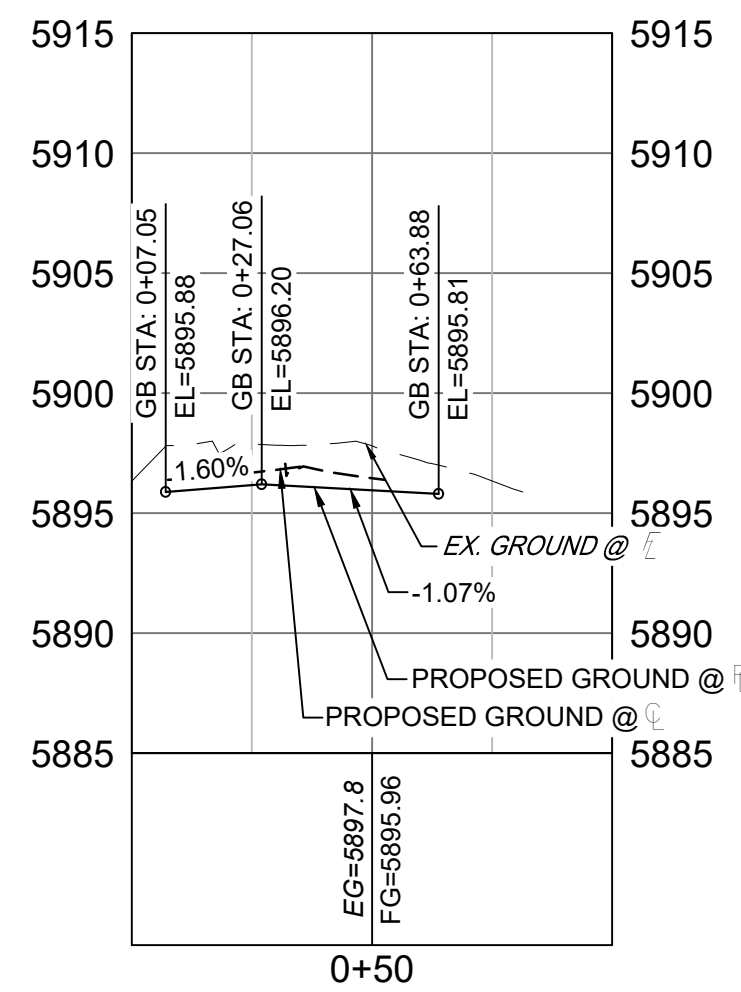
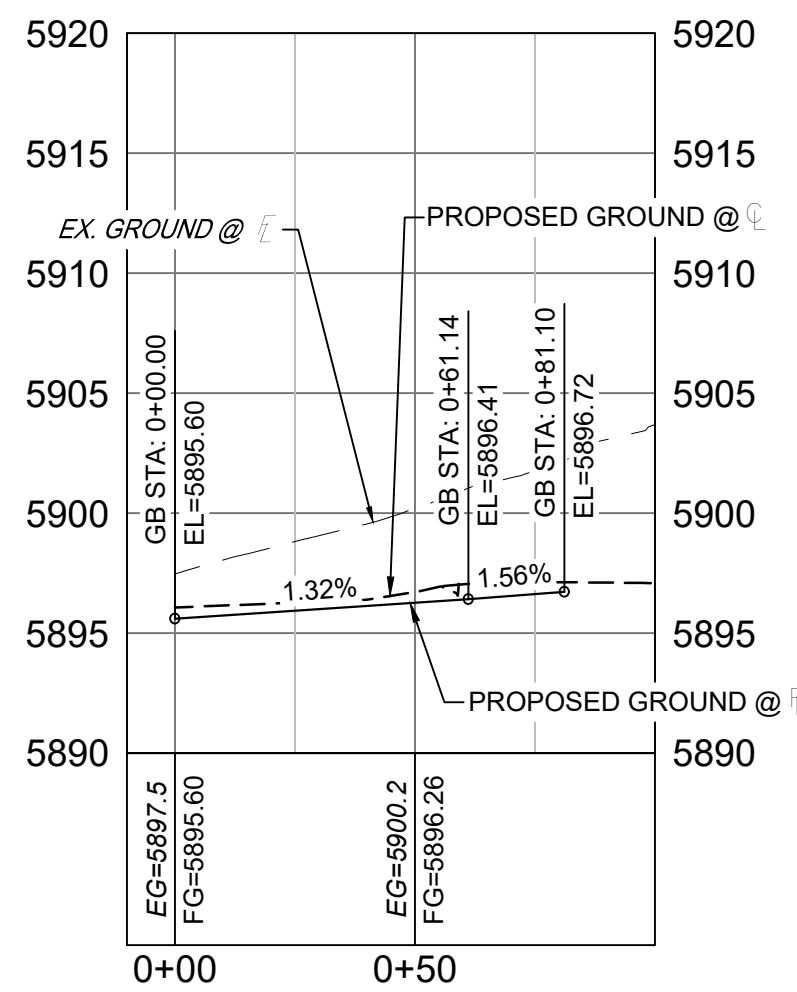
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

| TRAILS AT ASPEN RIDGE | | | |
|---|-----|---------------|----------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | |
| FLOWLINE PLAN & PROFILE | | | |
| DESIGNED BY: | CAG | SCALE | DATE ISSUED: |
| DRAWN BY: | CAG | HORIZ. 1"=40' | AUGUST 2021 |
| CHECKED BY: | NMS | VERT. 1"=8' | SHEET 13 OF 32 |
| DRAWING No. | | | RD08 |

Know what's below.
Call before you dig.BIG JOHNSON DRIVE & WINNER CREEK DRIVE PLAN
(PUBLIC)BIG JOHNSON DRIVE & SCHOONOVER DRIVE PLAN
(PUBLIC)Big Johnson NorthEast - FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 0+00.00, END STA: 2+10.00

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L59 | N21°14'07"W | 10.00 |
| L60 | N00°20'48"W | 20.00 |

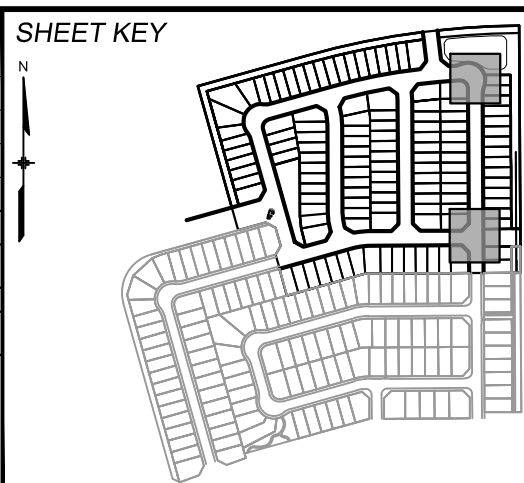
| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C36 | 26.60 | 68.00 | 22°24'35" | S75°26'07"W | 26.43 |
| C37 | 76.45 | 52.00 | 84°14'00" | N73°39'10"W | 69.75 |
| C38 | 38.35 | 51.30 | 42°49'48" | N01°01'27"E | 37.46 |
| C39 | 27.45 | 68.83 | 22°50'42" | N11°04'33"E | 27.26 |

Big Johnson South - FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 0+00.00, END STA: 1+00.00Big Johnson SouthWest - FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: -0+10.00, END STA: 1+00.00

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L64 | S00°20'48"E | 12.95 |
| L65 | S85°37'17"E | 10.12 |
| L66 | N89°39'12"E | 2.47 |
| L67 | N89°39'12"E | 20.00 |
| L68 | N04°26'01"E | 10.00 |
| L69 | N00°20'48"W | 20.00 |

| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C41 | 31.29 | 20.00 | 89°39'12" | S45°10'24"E | 28.20 |
| C42 | 31.42 | 20.00 | 90°00'00" | N44°39'12"E | 28.28 |

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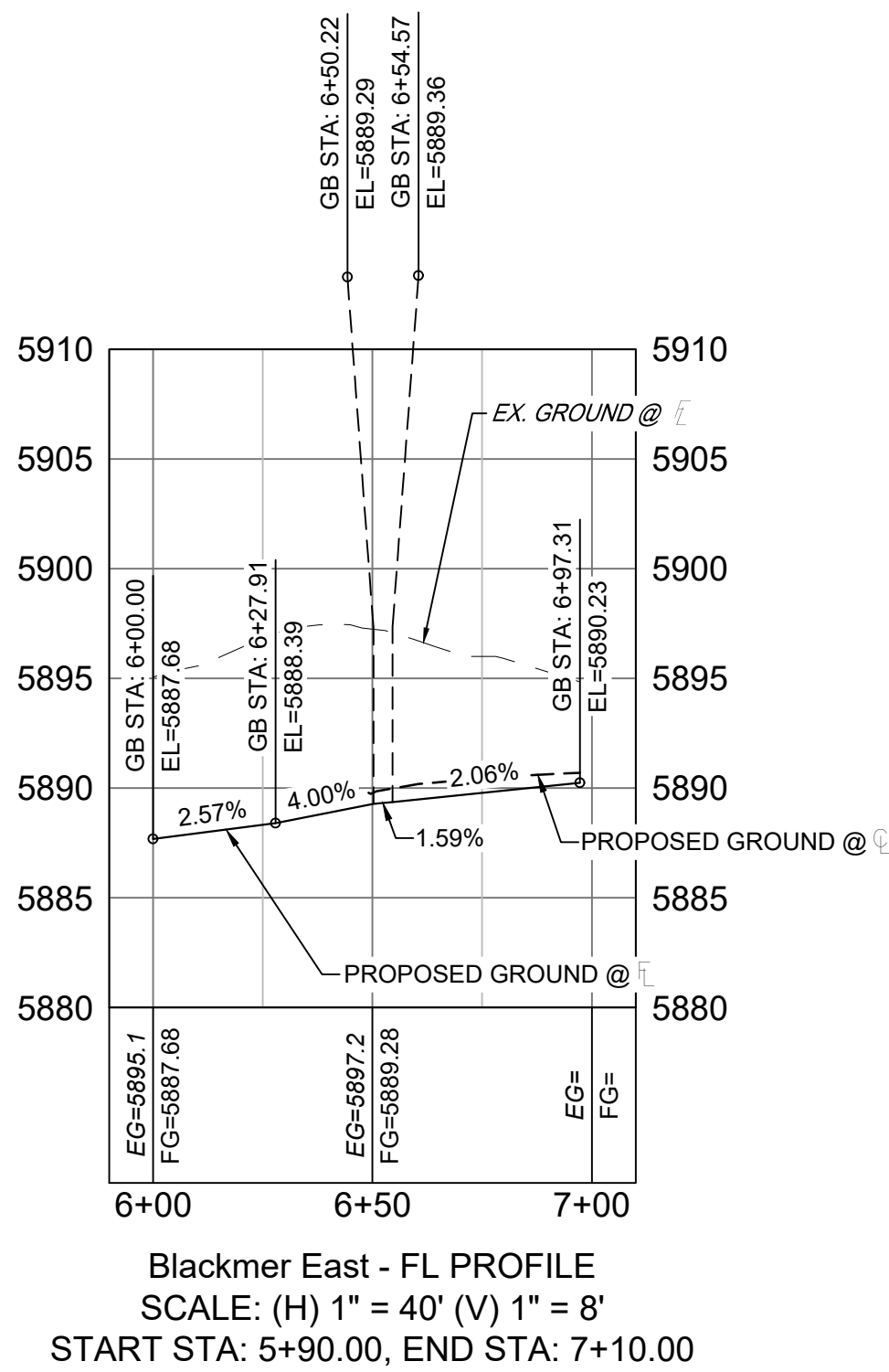
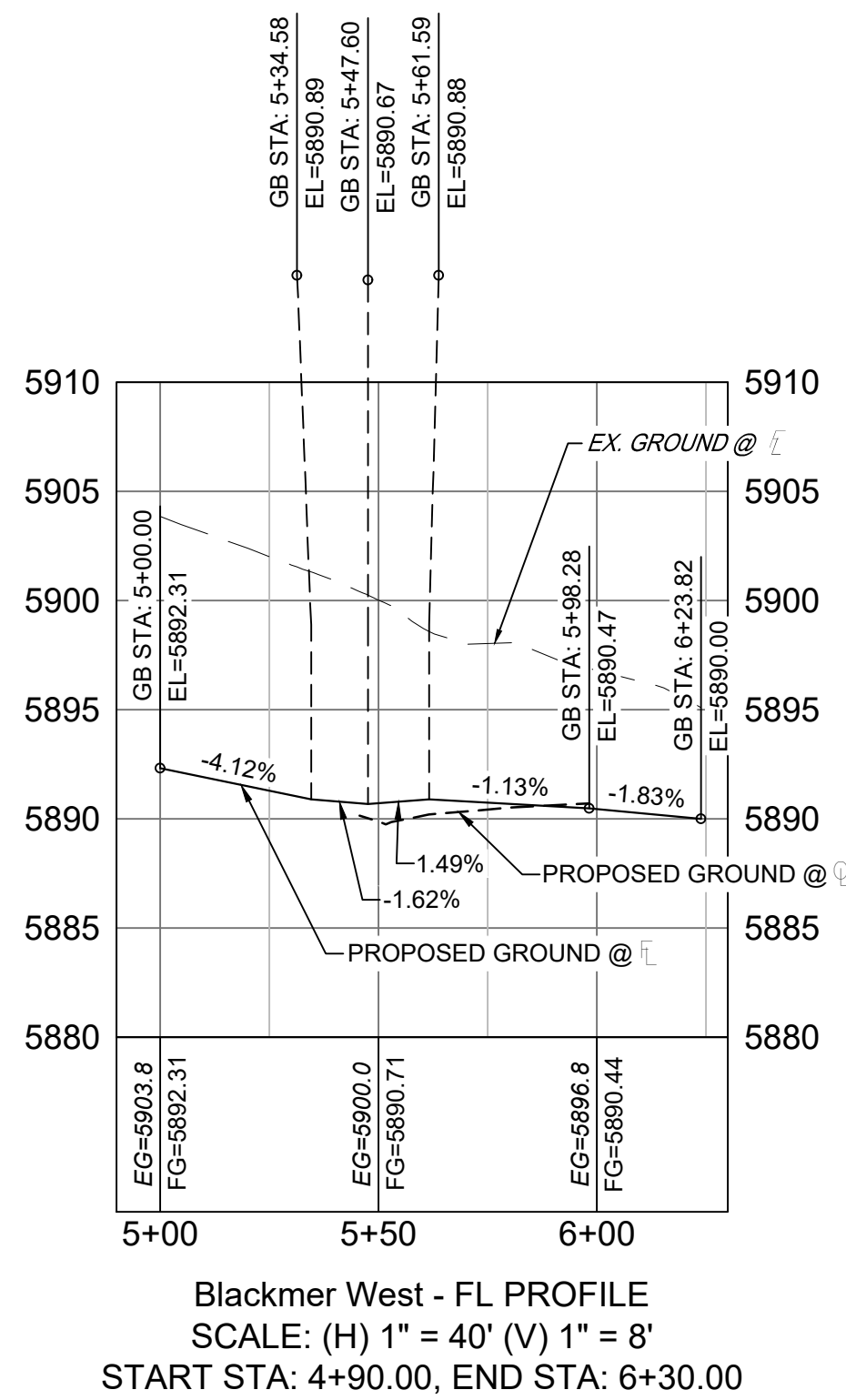
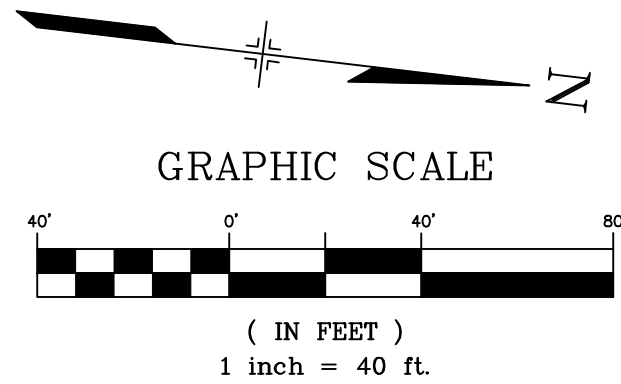
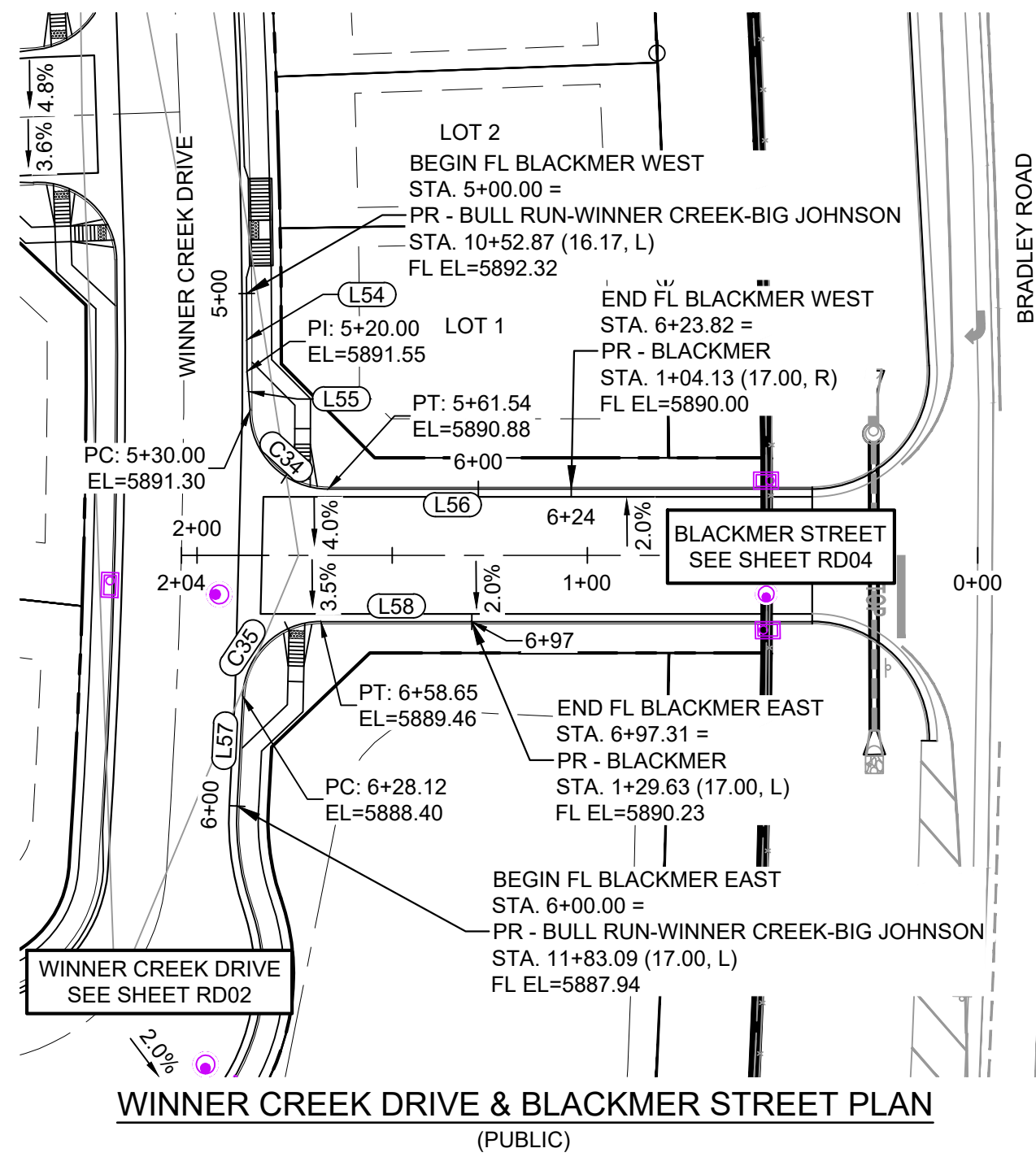
BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

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

PREPARED BY:

SEAL
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

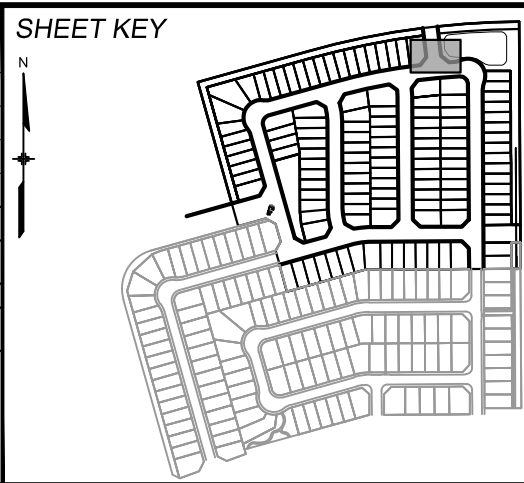
| TRAILS AT ASPEN RIDGE | | | | | |
|---|-----|-----------------|--------------|-------------|-------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | | | |
| FLOWLINE PLAN & PROFILE | | | | | |
| DESIGNED BY: | CAG | SCALE | DATE ISSUED: | AUGUST 2021 | DRAWING No. |
| DRAWN BY: | CAG | HORIZ. 1" = 40' | SHEET | 14 OF 32 | RD09 |
| CHECKED BY: | NMS | VERT. 1" = 8' | | | |



| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L54 | N83°03'34"E | 20.00 |
| L55 | N78°43'17"E | 10.00 |
| L56 | N06°43'16"W | 62.28 |
| L57 | S86°13'31"W | 28.12 |
| L58 | N06°43'16"W | 38.66 |

| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C34 | 31.54 | 20.00 | 90°22'11" | N38°27'50"E | 28.38 |
| C35 | 30.53 | 20.00 | 87°28'07" | N50°27'19"W | 27.65 |

| REFERENCE DRAWINGS | | | |
|---|------|-------------|----|
| No. | DATE | DESCRIPTION | BY |
| COMPUTER FILE MANAGEMENT | | | |
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| PLOT DATE: August 30, 2021 8:23:01 AM | | | |
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

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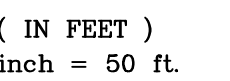


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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

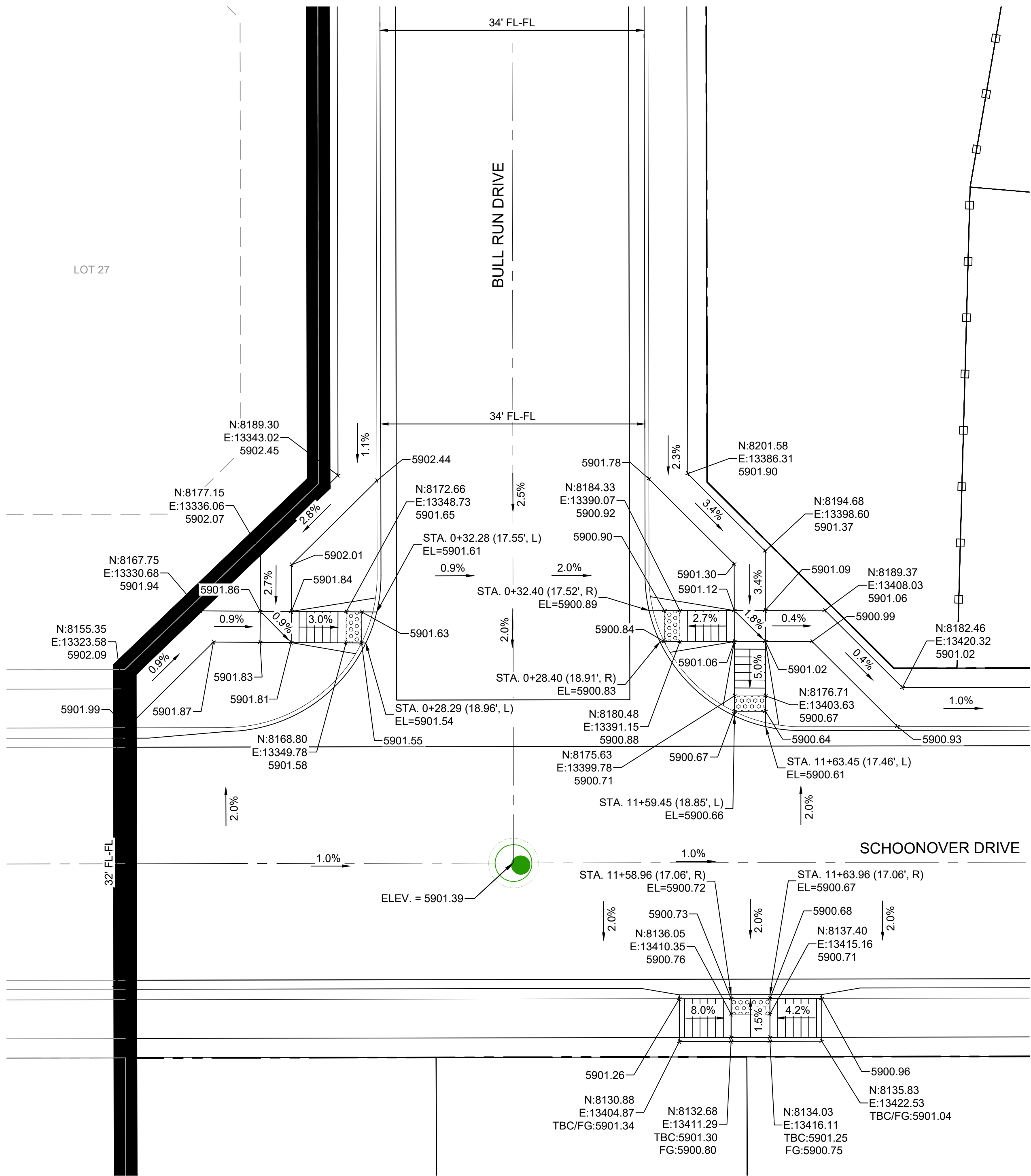
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|---|-----|-----------------|--|--------------|-------------|----------------------------|
| TRAILS AT ASPEN RIDGE | | | | | | |
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | | | | |
| FLOWLINE PLAN AND PROFILE | | | | | | |
| DESIGNED BY: | CAG | SCALE | | DATE ISSUED: | AUGUST 2021 | DRAWING No. RD10 |
| DRAWN BY: | CAG | HORIZ. 1" = 40' | | SHEET | 15 OF 32 | |
| CHECKED BY: | NMS | VERT. 1" = 8' | | | | |



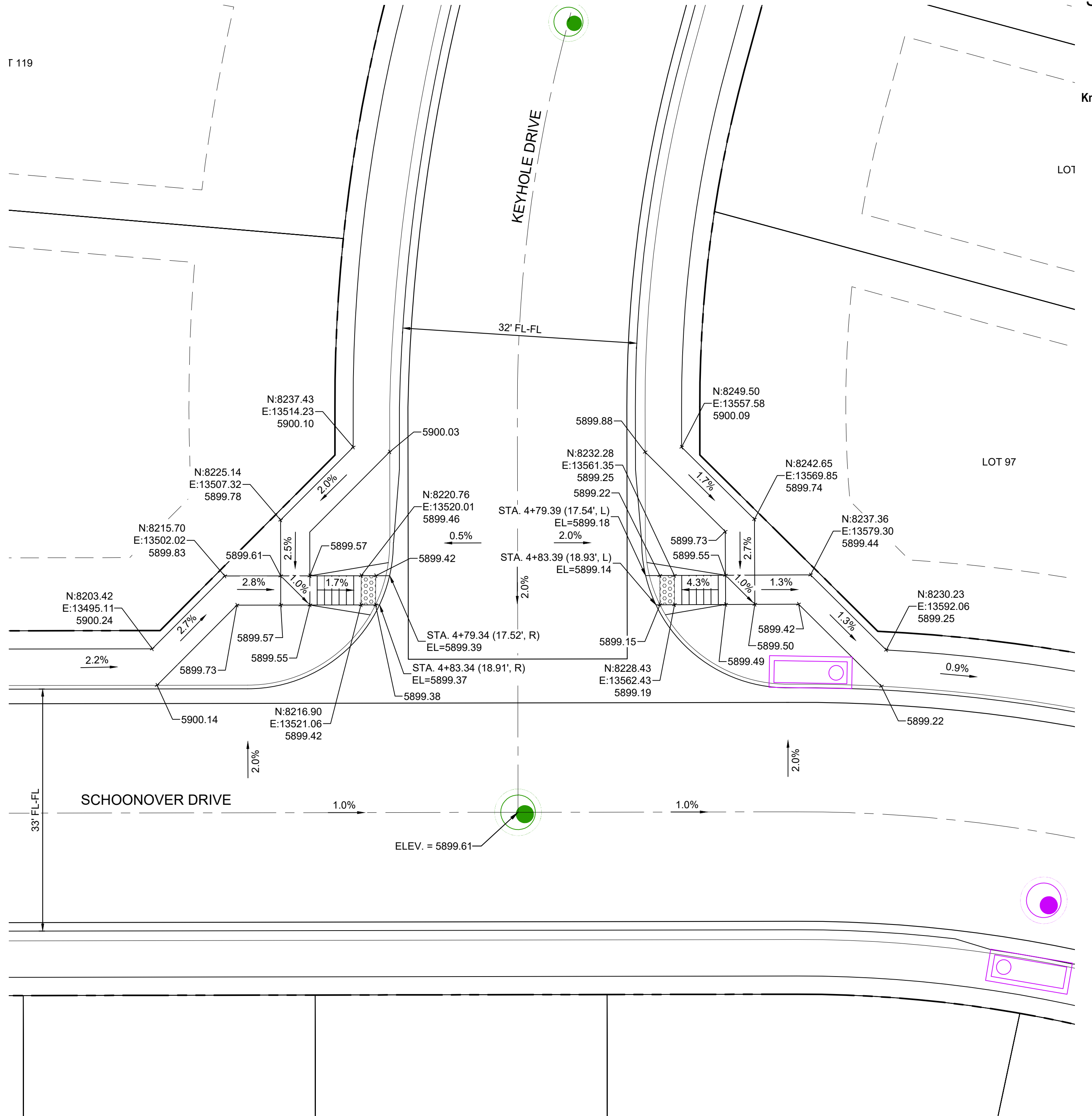
| | | | | | |
|---|-----|--|--------------|-------------|---|
| <h1 style="text-align: center;">TRAILS AT ASPEN RIDGE</h1> | | | | | |
| <h2 style="text-align: center;">FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS</h2> | | | | | |
| <h3 style="text-align: center;">INTERSECTION DETAILS KEY MAP</h3> | | | | | |
| DESIGNED BY: | CAG | <div style="text-align: center;">SCALE</div> <div style="display: flex; justify-content: space-between;"> HORIZ. 1" = 50' VERT. N/A </div> | DATE ISSUED: | AUGUST 2021 | DRAWING No. <div style="font-size: 2em; font-weight: bold;">RDX3</div> |
| DRAWN BY: | CAG | | SHEET | 16 OF 32 | |
| CHECKED BY: | NMS | | | | |



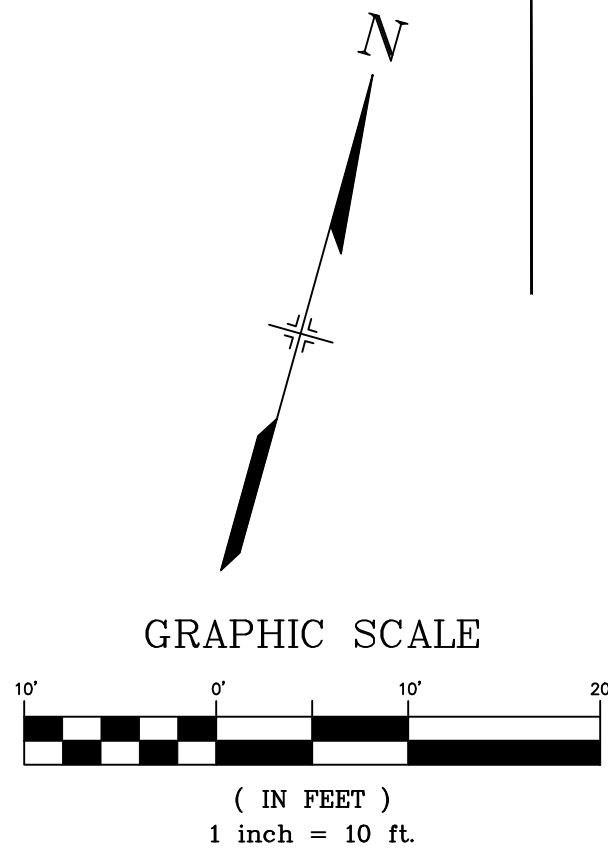
Know what's below.
Call before you dig.



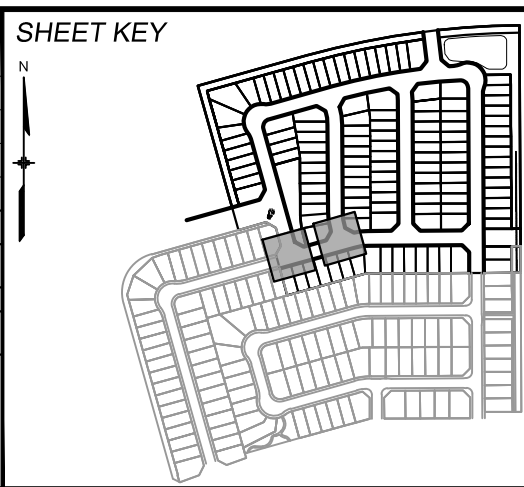
DETAIL A
SCHOONOVER DRIVE / BULL RUN DRIVE
INTERSECTION DETAIL



DETAIL B
SCHOONOVER DRIVE / KEYHOLE DRIVE
INTERSECTION DETAIL



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

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



SEAL

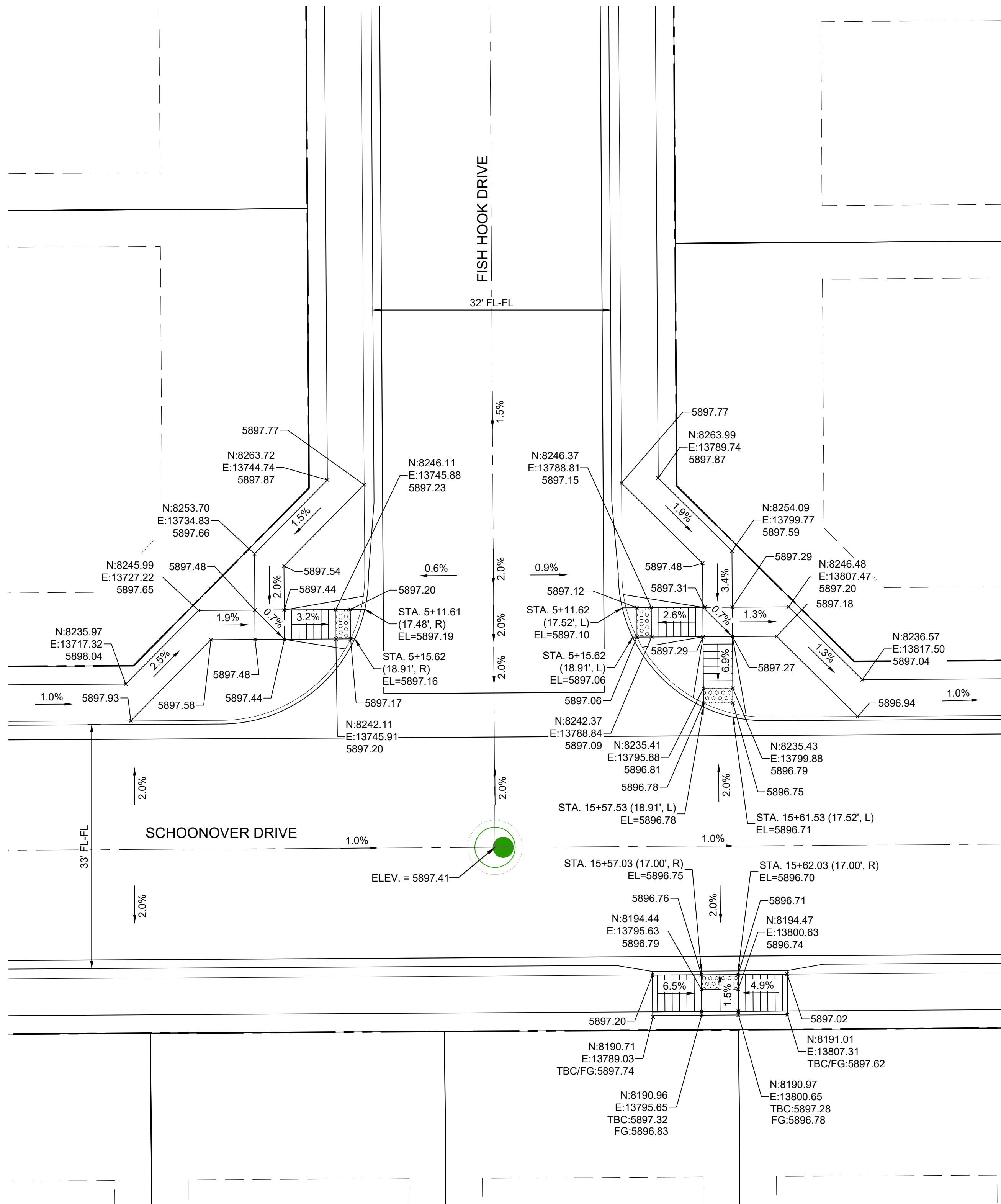
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

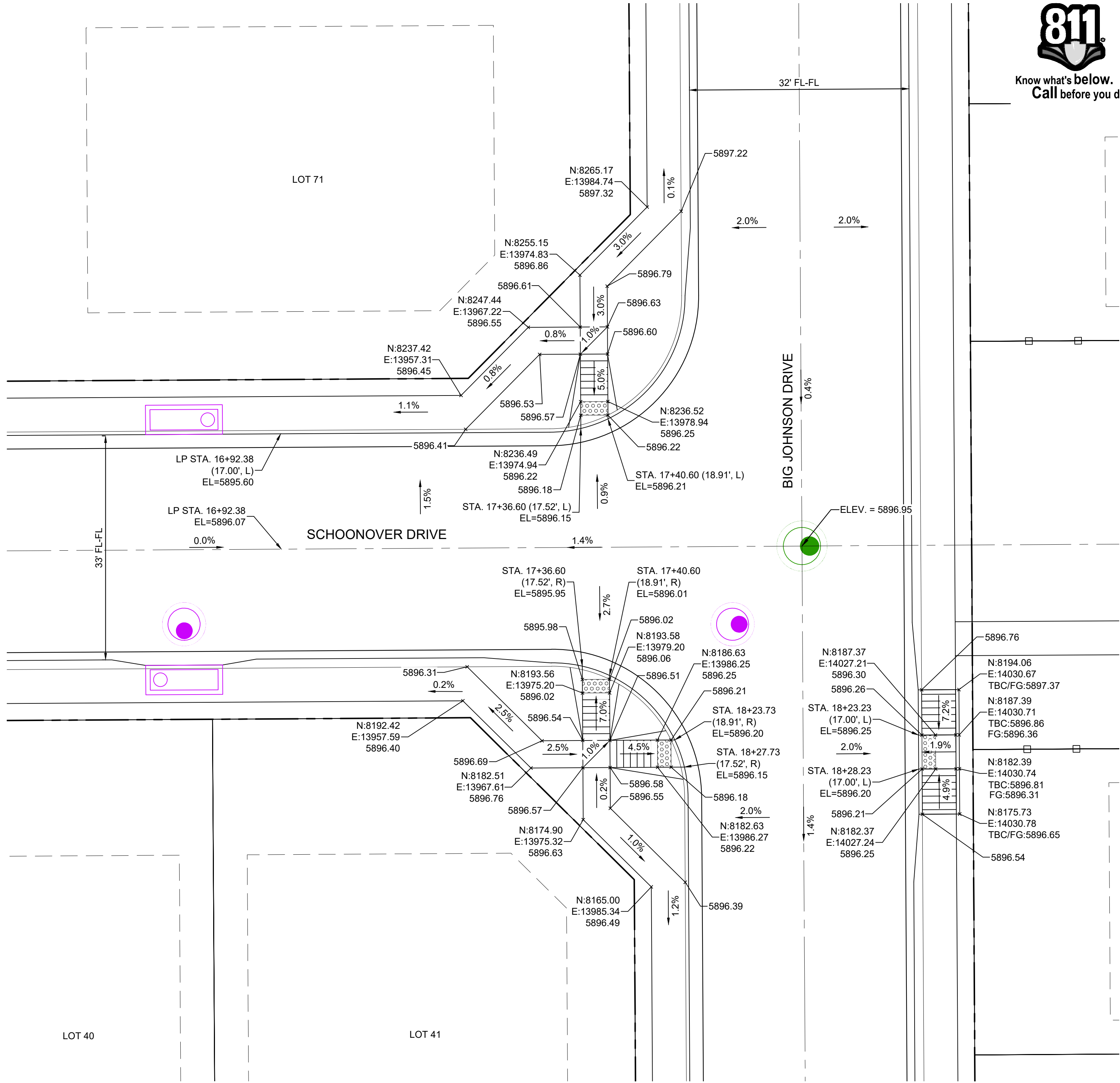
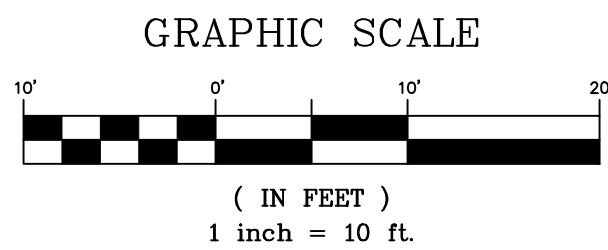
| TRAILS AT ASPEN RIDGE | | | |
|---|-----|----------------|----------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | |
| INTERSECTION DETAILS | | | |
| DESIGNED BY: | CAG | SCALE | DATE ISSUED: |
| DRAWN BY: | CAG | HORIZ 1" = 10' | AUGUST 2021 |
| CHECKED BY: | NMS | VERT. N/A | SHEET 17 OF 32 |
| DRAWING No. | | | RD11 |



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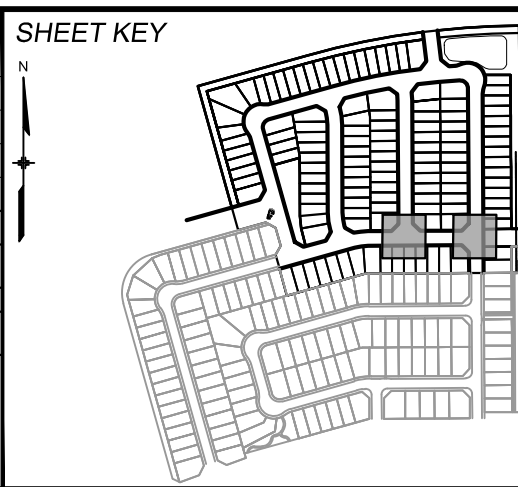


DETAIL C
SCHOONOVER DRIVE / FISH HOOK DRIVE
INTERSECTION DETAIL



DETAIL D
SCHOONOVER DRIVE / BIG JOHNSON DRIVE
INTERSECTION DETAIL

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

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9.
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

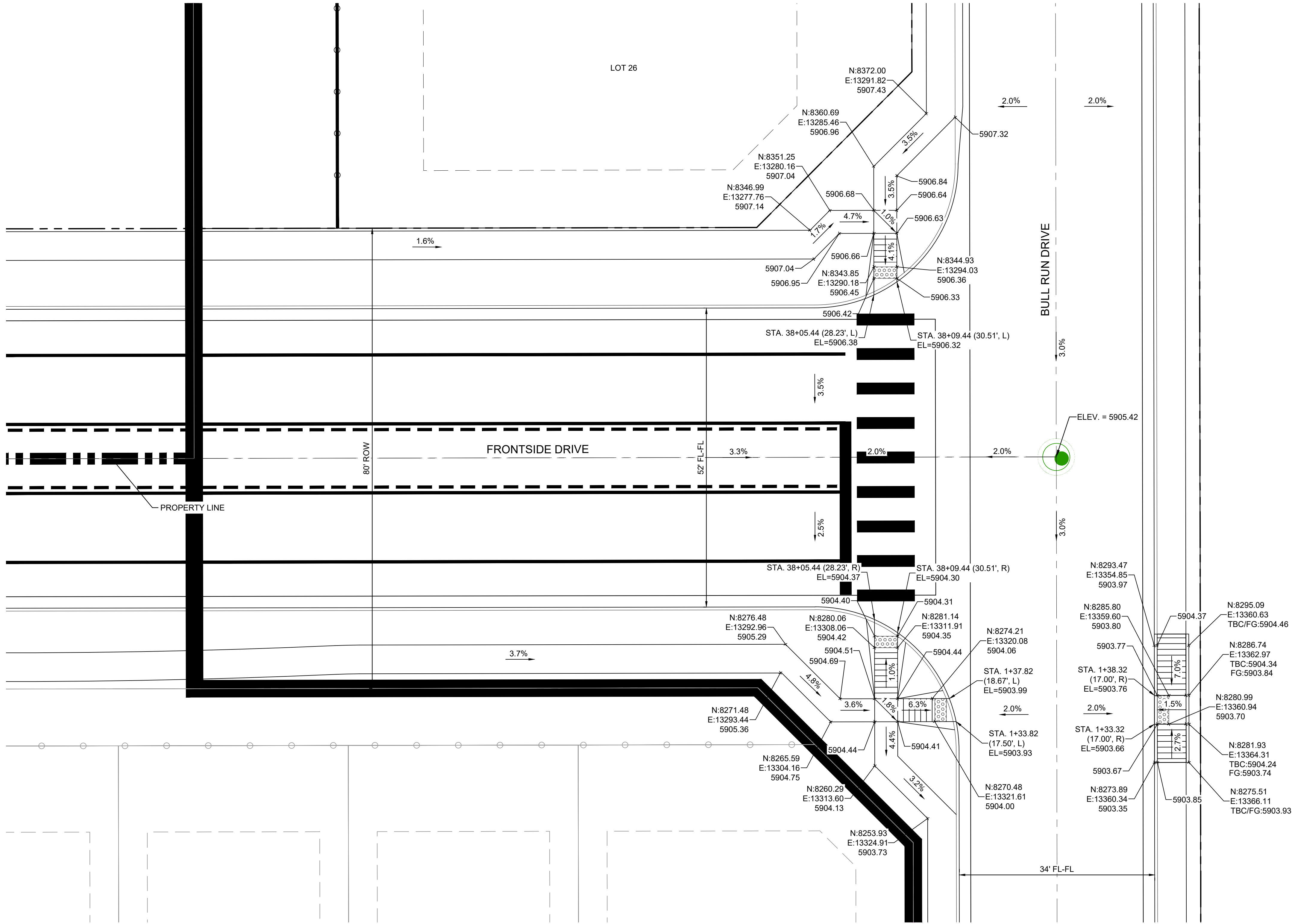


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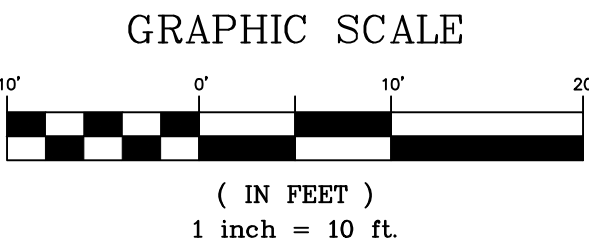
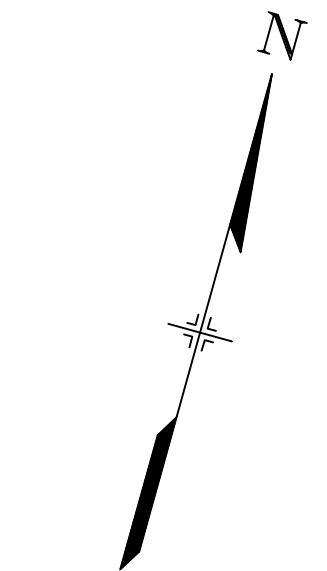
| TRAILS AT ASPEN RIDGE | | | |
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| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | |
| INTERSECTION DETAILS | | | |
| DESIGNED BY: | CAG | SCALE | DATE ISSUED: |
| DRAWN BY: | CAG | HORIZ 1" = 10' | AUGUST 2021 |
| CHECKED BY: | NMS | VERT. N/A | 18 OF 32 |
| FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 21.886.038 | | | DRAWING No. RD12 |



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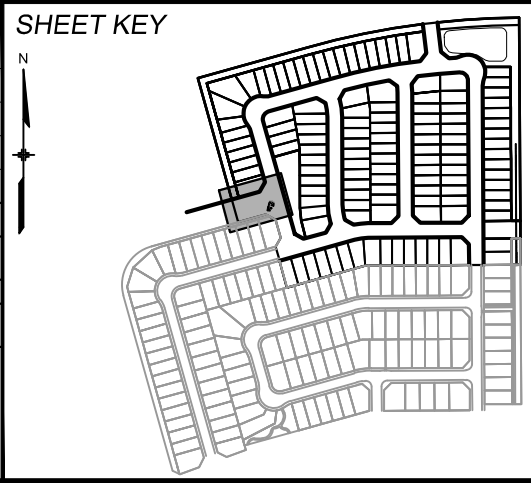


DETAIL E
FRONTSIDE DRIVE / BULL RUN DRIVE
INTERSECTION DETAIL



SF-21-024

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

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



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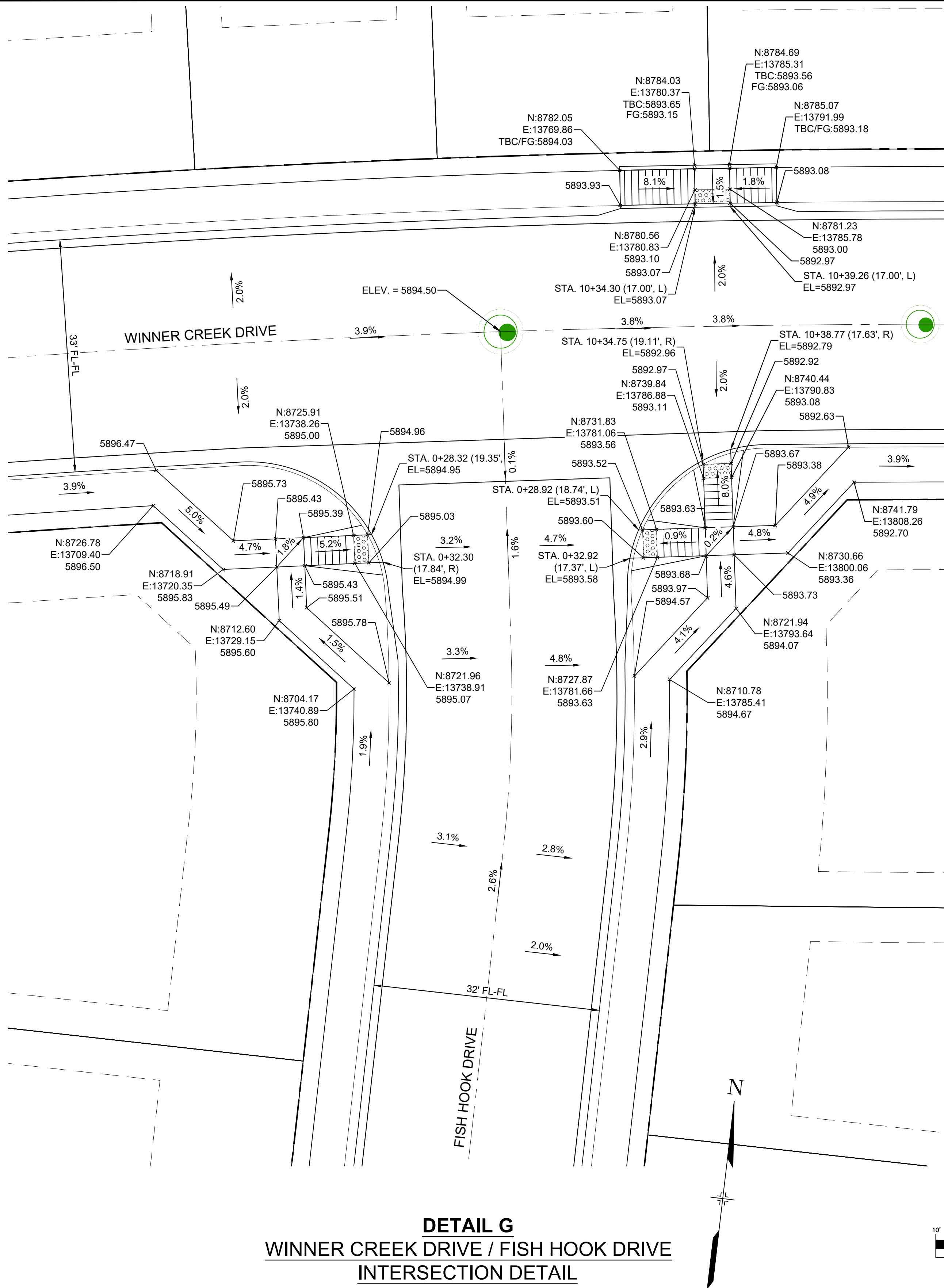
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

| TRAILS AT ASPEN RIDGE | | | | |
|---|-----|----------------|----------------|-------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | | |
| INTERSECTION DETAILS | | | | |
| DESIGNED BY: | CAG | SCALE | DATE ISSUED: | DRAWING No. |
| DRAWN BY: | CAG | HORIZ 1" = 10' | AUGUST 2021 | RD13 |
| CHECKED BY: | NMS | VERT. N/A | SHEET 19 OF 32 | |

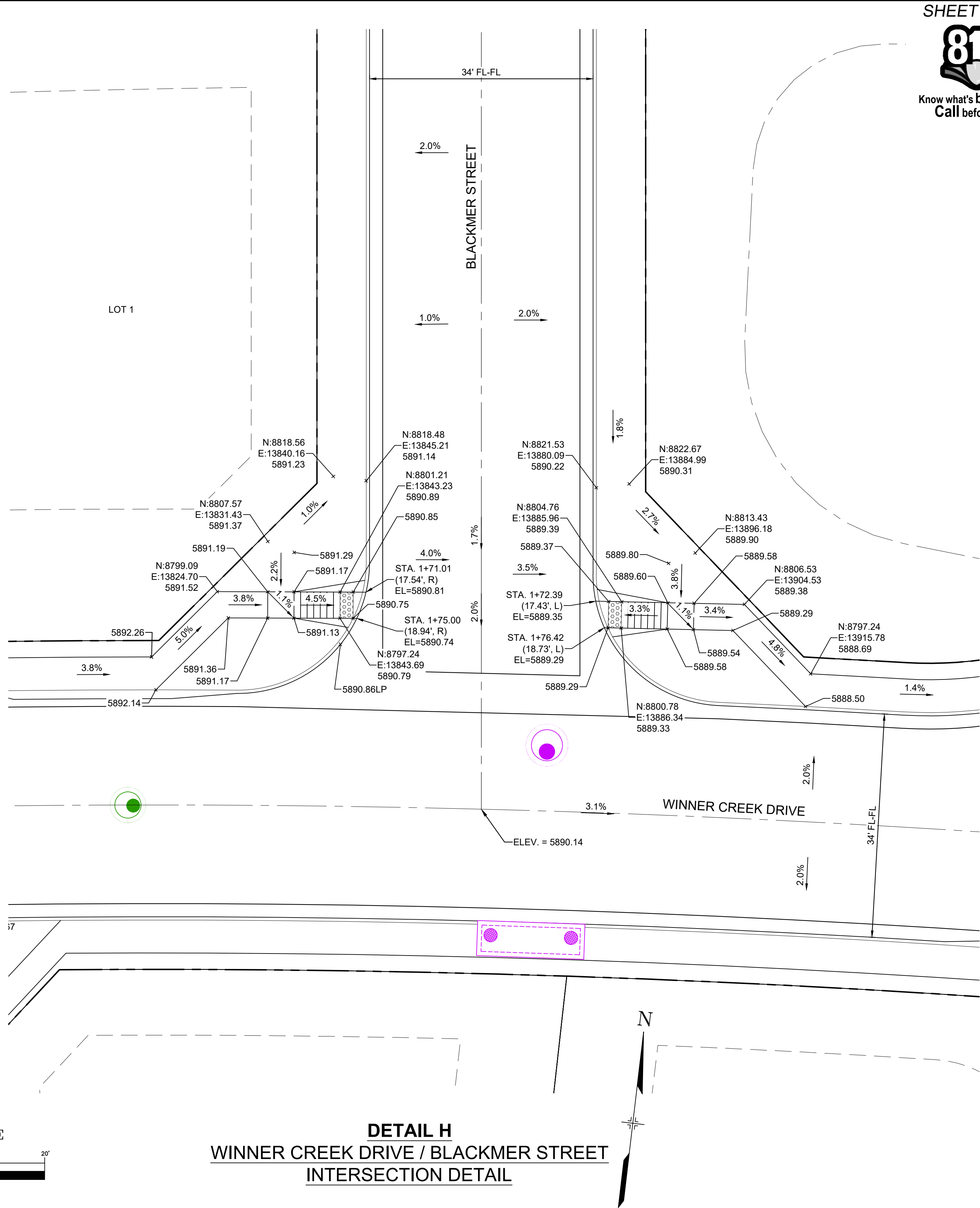
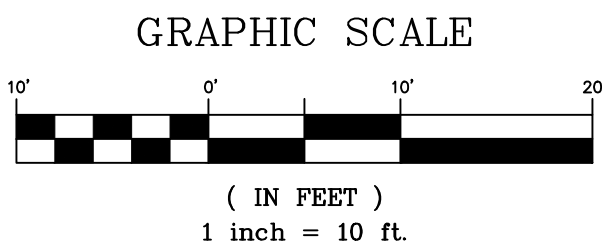
The image is a detailed civil engineering site plan for a road intersection and drainage system. The plan shows Winner Creek Drive running horizontally across the top, with a 3.8% grade. Below it is a drainage ditch with a 33' FL-FL. To the right, Keyhole Drive runs vertically, with a 32' FL-FL. The plan includes numerous spot elevations (N, E, TBC, FG) and stationing points (STA. 6+50.77, STA. 0+29.03, etc.). It also shows property lines for Lot 109, Lot 110, Lot 108, and Lot 107. The drainage system is indicated by dashed lines and arrows, showing flow directions and grades. A green circle with a crosshair is located near the intersection of Winner Creek Drive and Keyhole Drive.

F-21-024

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| REFERENCE DRAWINGS | | | | | | <div>SHEET KEY</div> <div></div> |
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| | No. | DATE | DESCRIPTION | | | |
| REVISIONS | | | | | | |
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| BENCHMARK COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD. ELEVATION - 5897.89' U.S. SURVEY FT | | | | | | |
| BASIS OF BEARING BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 ½' AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ½' AULM. CAP PLS 10377) | | | | | | |
| PREPARED BY: <div> Matrix</div> | | | | | | |
| SEAL <div>PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE</div> | | | | | | |
| TRAILS AT ASPEN RIDGE | | | | | | |
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | | | | |
| INTERSECTION DETAILS | | | | | | |
| FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 21.886.038 | | SCALE HORIZ. 1" = 10' VERT. N/A | | DATE ISSUED: AUGUST 2021 SHEET 20 OF 32 | DRAWING No. RD14 | |

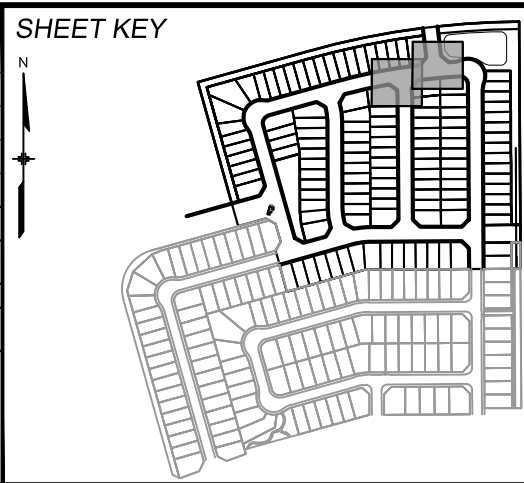


DETAIL G
WINNER CREEK DRIVE / FISH HOOK DRIVE
INTERSECTION DETAIL



DETAIL H
WINNER CREEK DRIVE / BLACKMER STREET
INTERSECTION DETAIL

| REFERENCE DRAWINGS | | | |
|---|------|-------------|----|
| No. | DATE | DESCRIPTION | BY |
| COMPUTER FILE MANAGEMENT | | | |
| FILE NAME: S:\21.886.038 (Trails F6)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD - INTERSECTIONS.dwg | | | |
| CTB FILE: Matrix(black).ctb | | | |
| PLOT DATE: August 30, 2021 8:24:52 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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SEAL

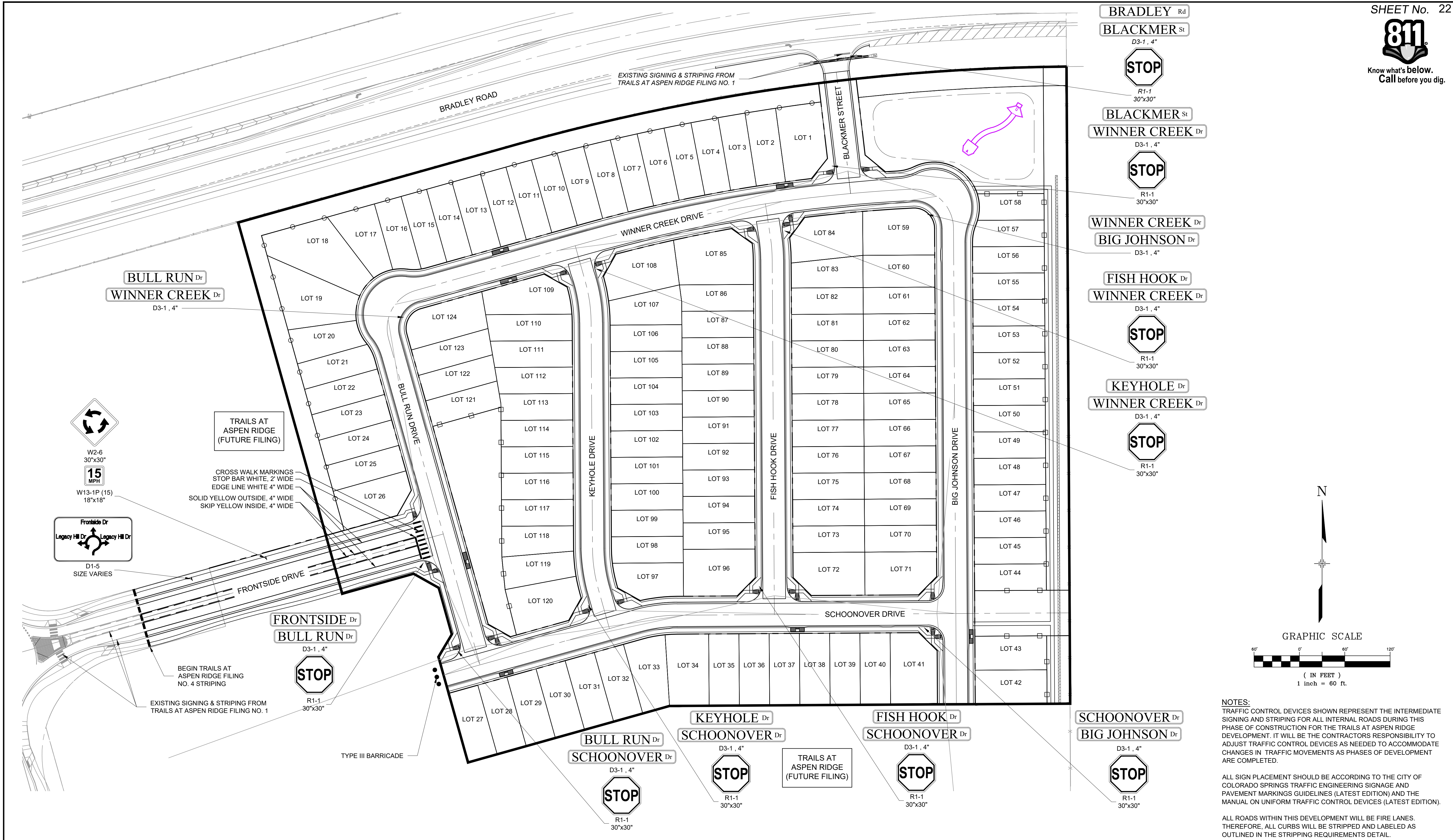
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

| TRAILS AT ASPEN RIDGE | | | |
|---|-----|----------------|------------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | |
| INTERSECTION DETAILS | | | |
| DESIGNED BY: | CAG | SCALE | DATE ISSUED: |
| DRAWN BY: | CAG | HORIZ 1" = 10' | AUGUST 2021 |
| CHECKED BY: | NMS | VERT. N/A | SHEET 21 OF 32 |
| | | | DRAWING No. RD15 |



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

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

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

| REFERENCE DRAWINGS | | | |
|---|------|-------------|----|
| X-886-EX-BASE X-886-EX-SURVEY X-886-PR-SITE-F1 X-886-PR-SITE-F2 886-PR Legacy Drive-Roundabout 886 or legacy drive X-886-PR-SITE X-886-PR-SITE-F6 X-886-PR-SITE-F5 X-886-PR-SITE-F4 X-886-PR-SITE-F3 X-786-RMS X-886-PR-SITE-F7 | | | |
| No. | DATE | DESCRIPTION | BY |
| COMPUTER FILE MANAGEMENT | | | |
| FILE NAME: S:\21.886.038 (Trails F6)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SN01.dwg | | | |
| CTB FILE: --- | | | |
| PLOT DATE: August 30, 2021 8:25:19 AM | | | |
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| BENCHMARK | |
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| COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD. ELEVATION - 5897.89' U.S. SURVEY FT | |
| BASIS OF BEARING | |
| BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377) | |

PREPARED BY:

SEAL

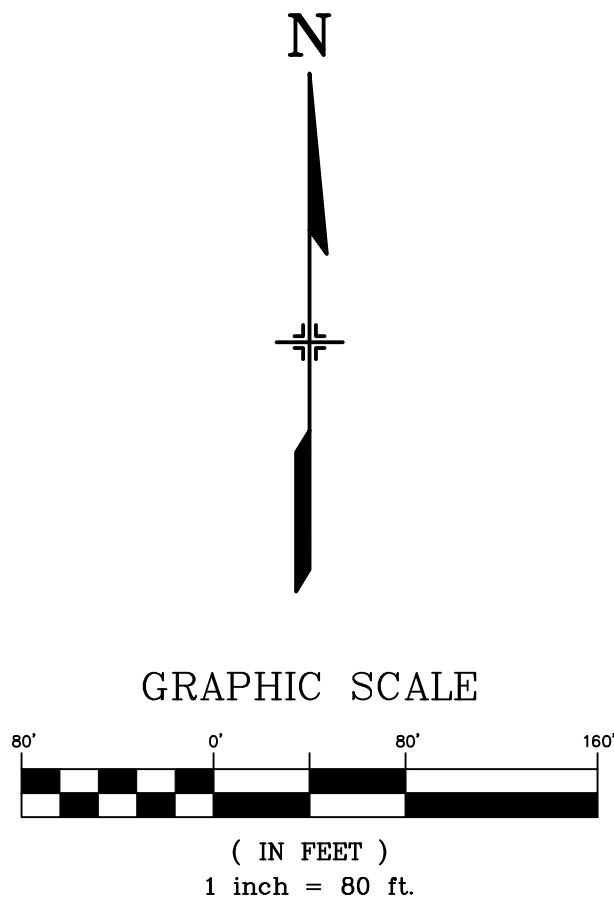
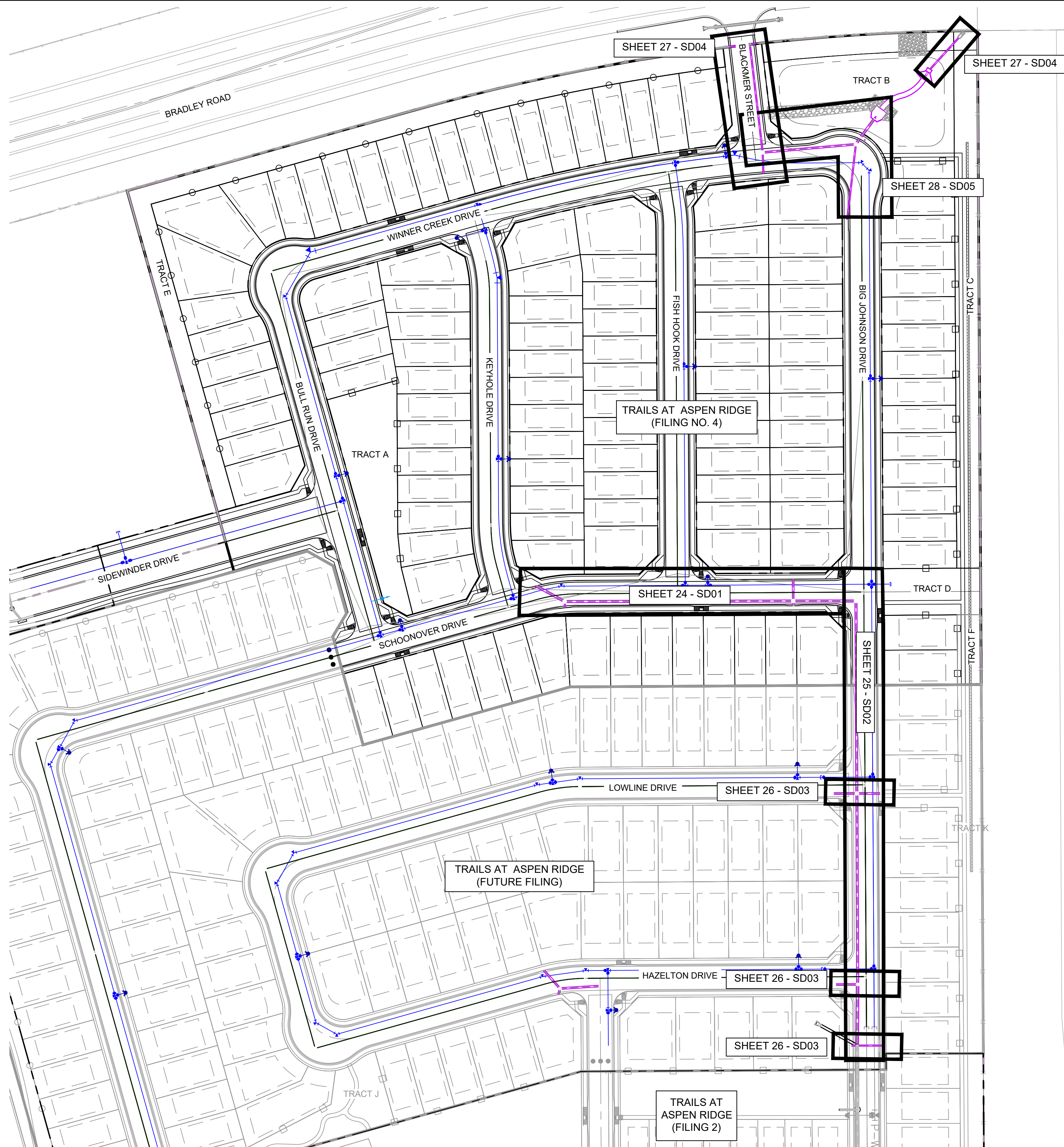
PRELIMINARY
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

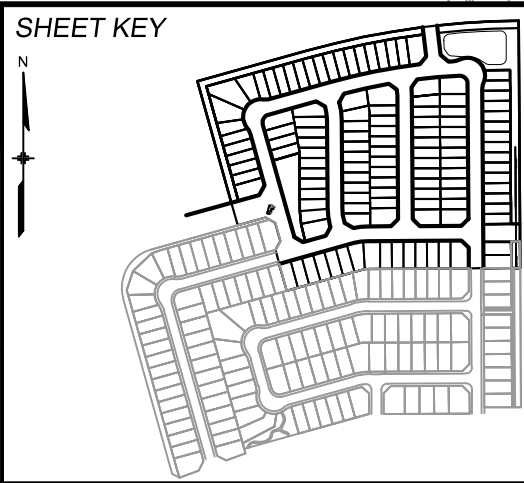
| TRAILS AT ASPEN RIDGE | | | |
|--|-----|----------------|------------------|
| ROADWAY & STORM IMPROVEMENT PLANS ROADWAY & STORM PLANS | | | |
| SIGNAGE AND STRIPING PLAN | | | |
| DESIGNED BY: | CAG | SCALE | DATE ISSUED: |
| CHECKED BY: | TRS | HORIZ 1" = 60' | AUGUST 2021 |
| | NMS | VERT. N/A | 22 OF 50 |
| | | | DRAWING No. SN01 |



Know what's below.
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| REFERENCE DRAWINGS | | | |
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| No. | DATE | DESCRIPTION | BY |
| COMPUTER FILE MANAGEMENT | | | |
| FILE NAME: S:\21.886.038 (Trails F6)\100 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg | | | |
| CTB FILE: Matrix(black).ctb | | | |
| PLOT DATE: August 30, 2021 8:27:14 AM | | | |
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

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



SEAL

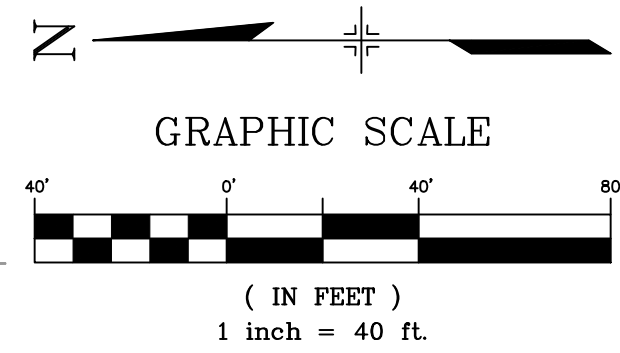
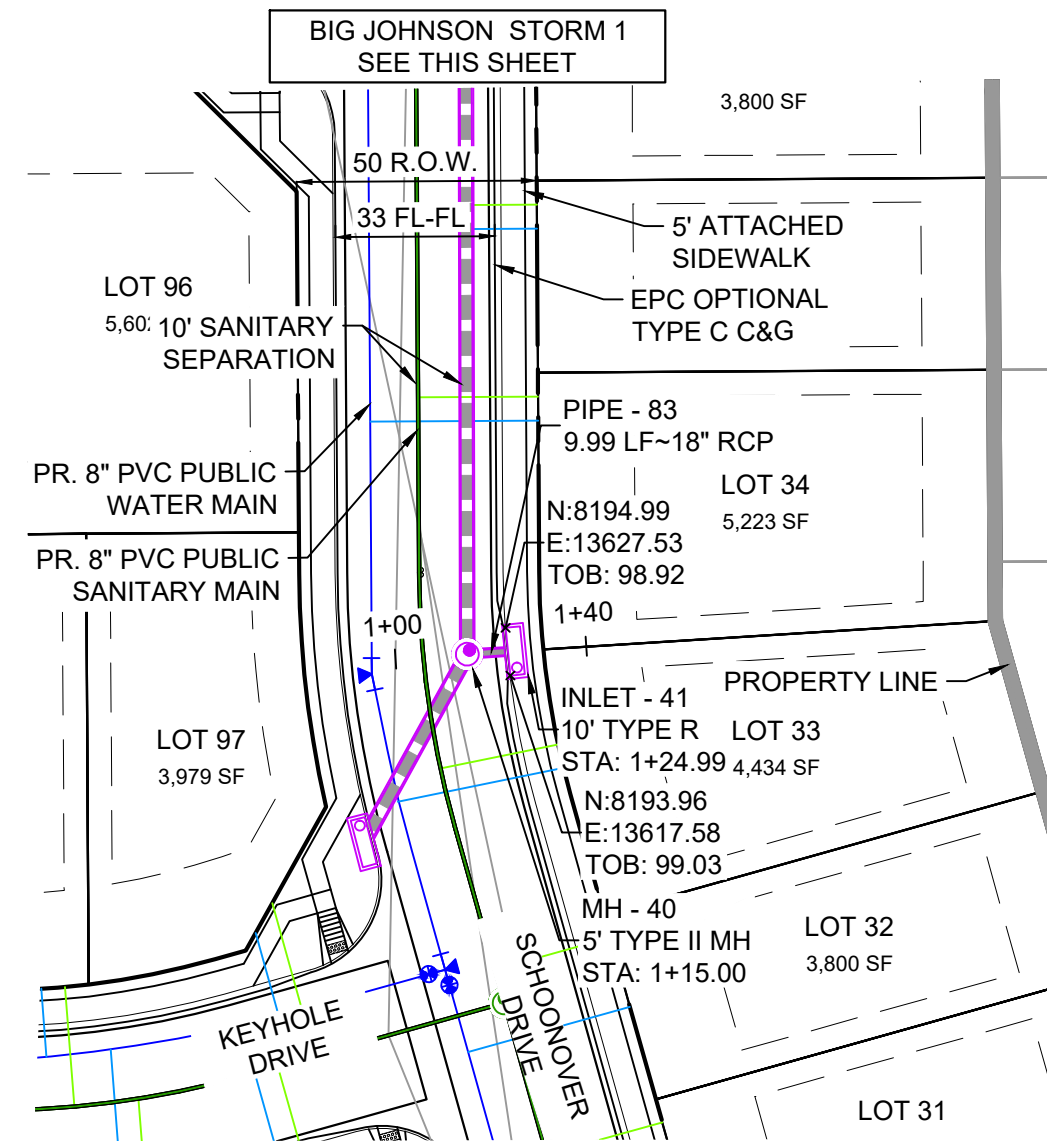
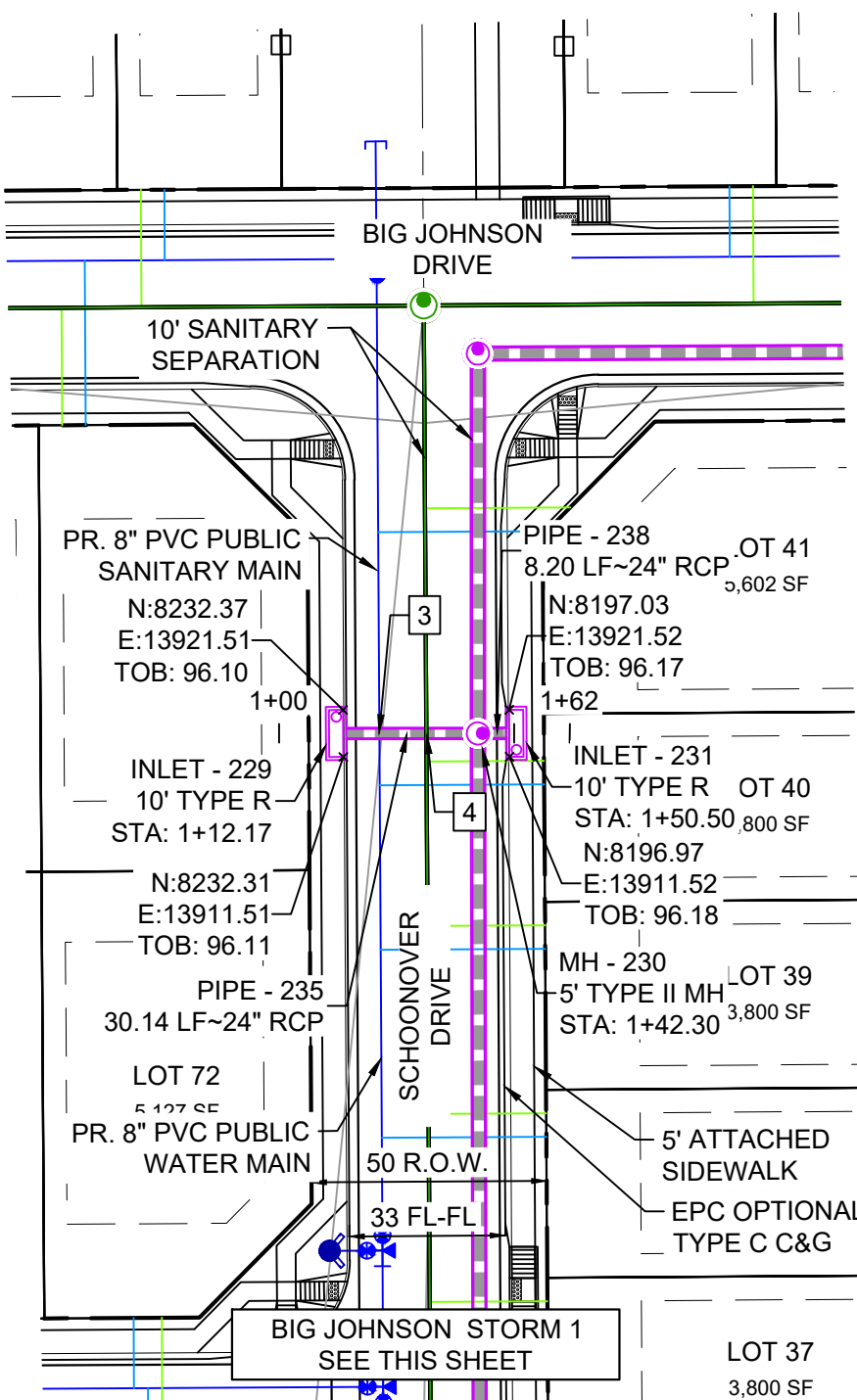
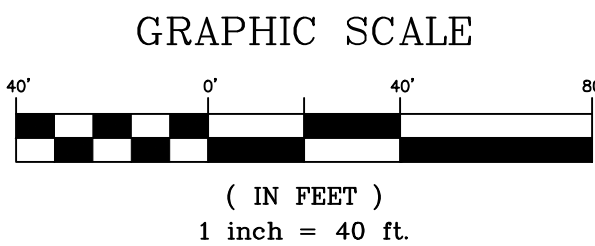
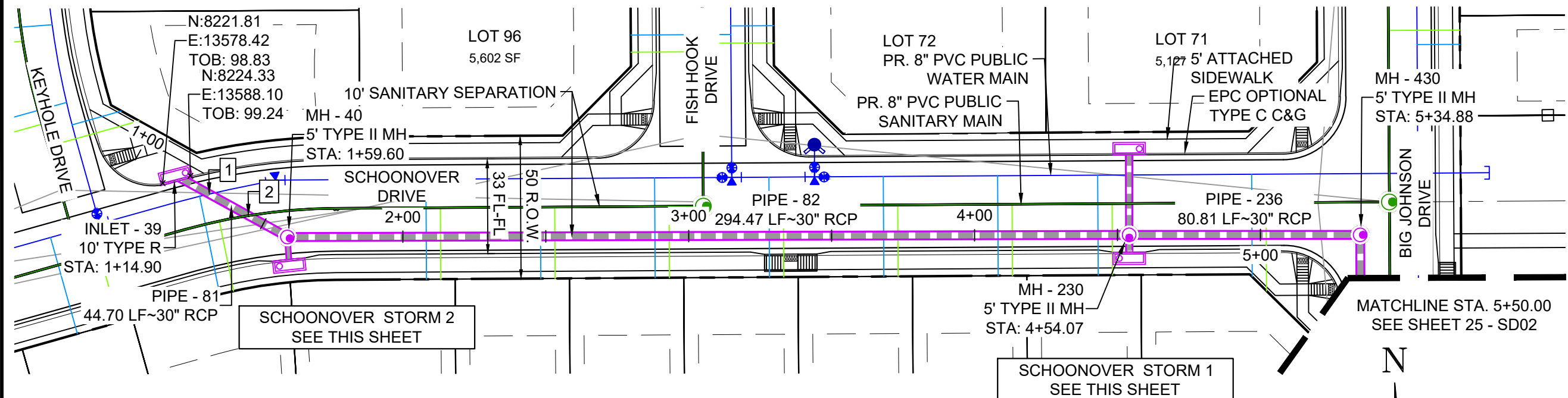
PRELIMINARY
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

| TRAILS AT ASPEN RIDGE | | | |
|---|-----|-----------------|------------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | |
| STORM KEY MAP | | | |
| DESIGNED BY: | JTS | SCALE | DATE ISSUED: |
| DRAWN BY: | BAS | HORIZ. 1" = 80' | AUGUST 2021 |
| CHECKED BY: | NMS | VERT. N/A | SHEET |
| 23 OF 32 | | | DRAWING No. SD00 |



Know what's below.
Call before you dig.

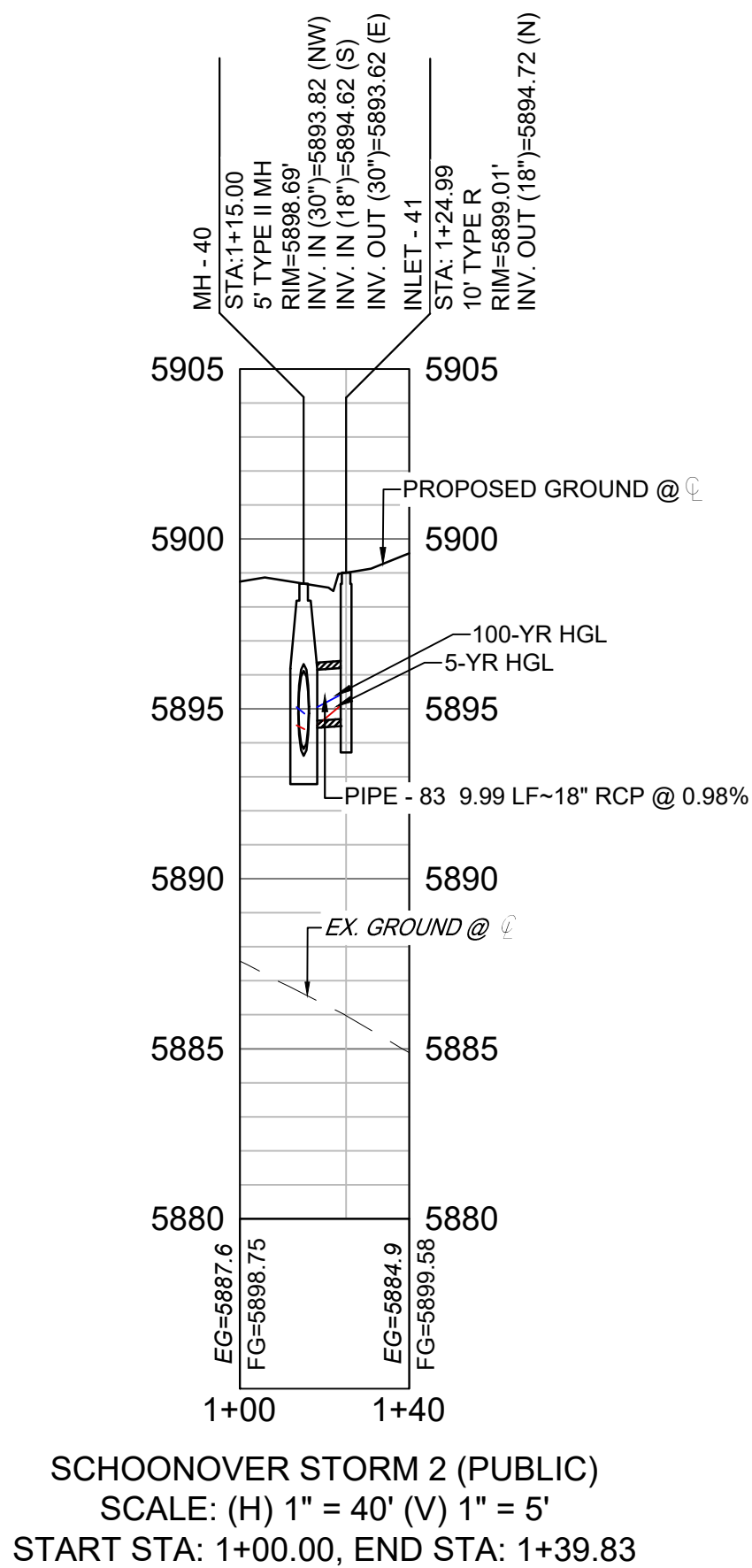
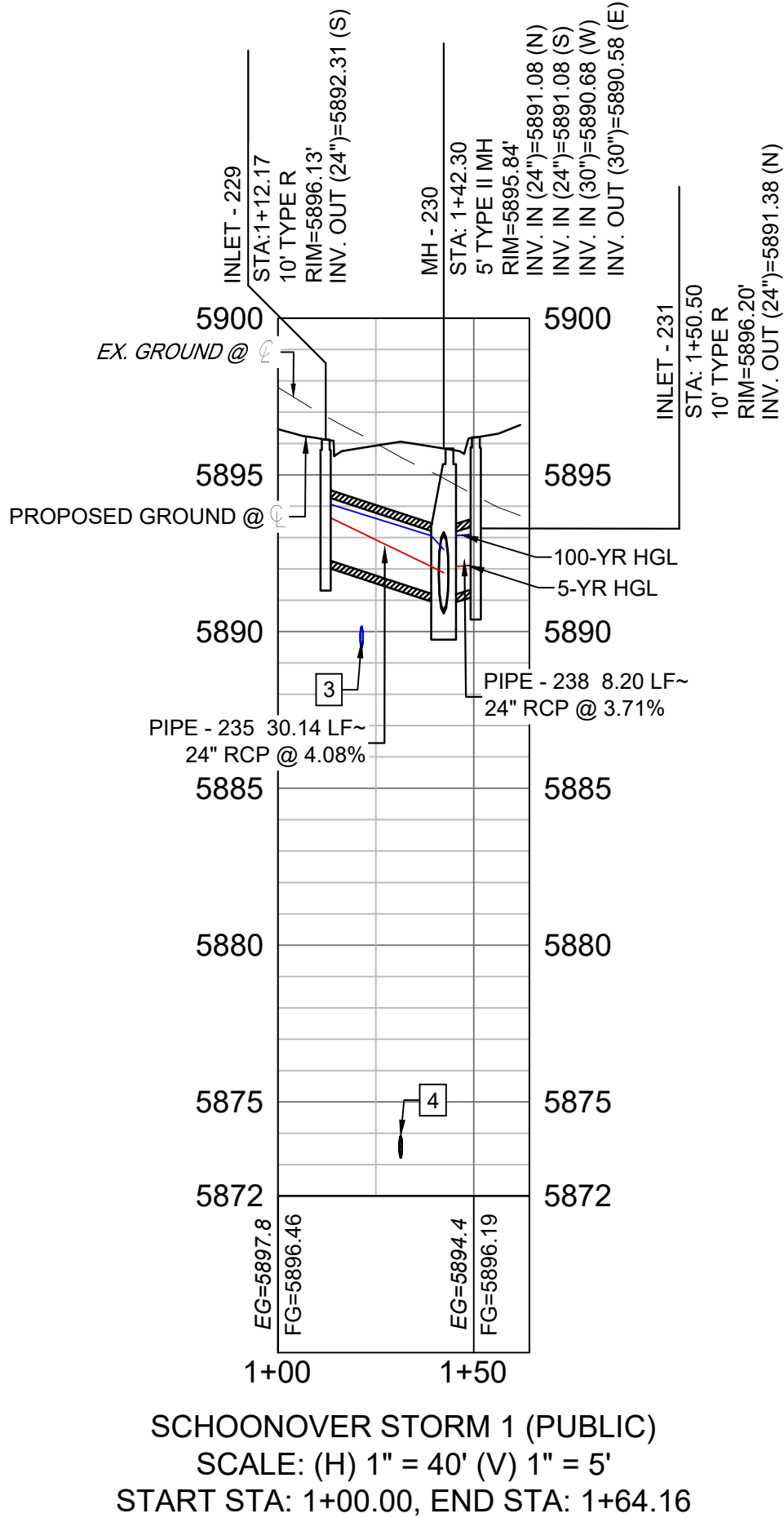
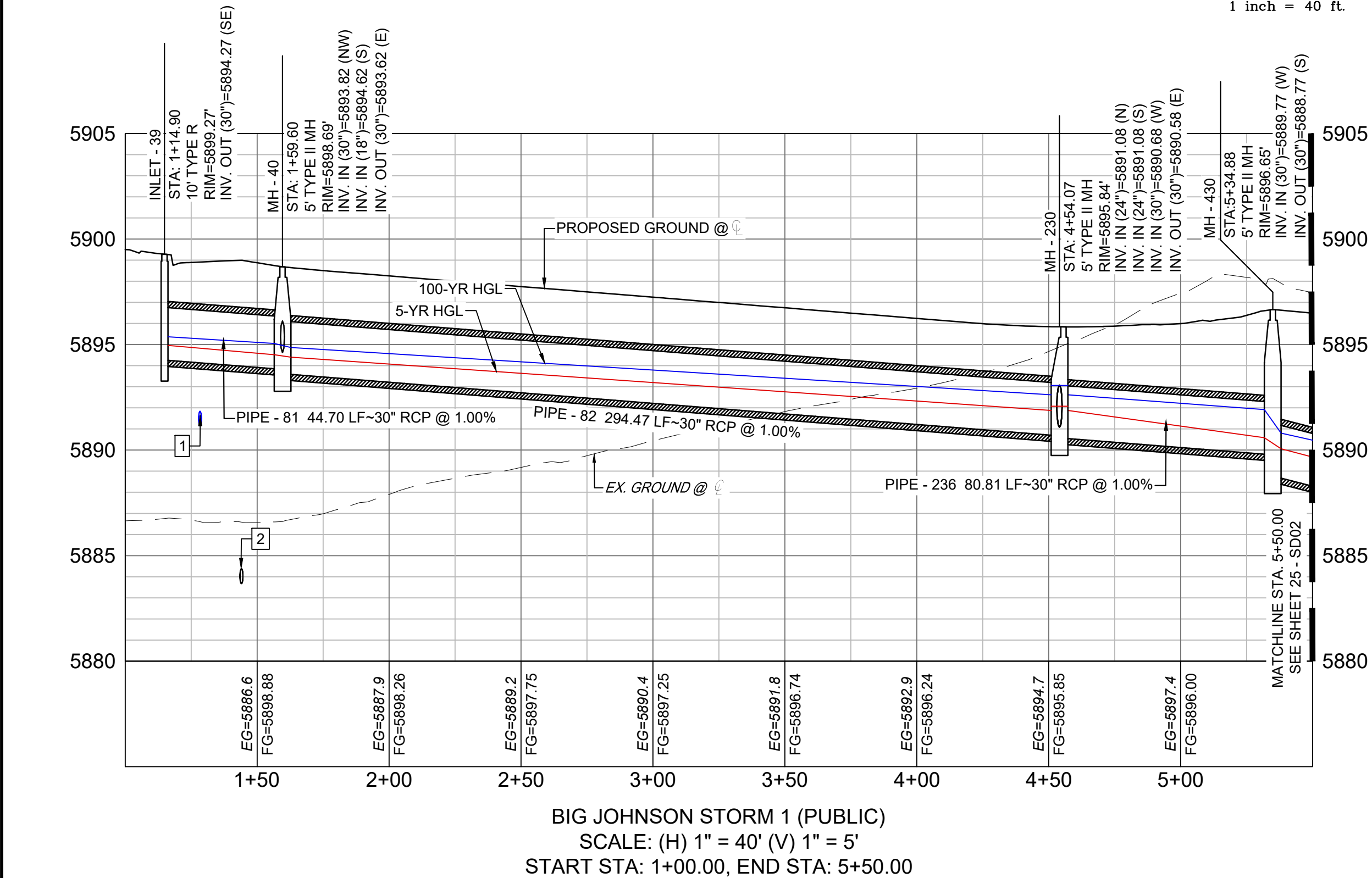


| PIPE TABLE | | | | |
|------------|-------------|--------|-------|---------|
| PIPE NAME | BEARING | LENGTH | SLOPE | SIZE |
| PIPE - 81 | S61°09'19"E | 44.7' | 1.00% | 30" RCP |
| PIPE - 82 | N89°51'18"E | 294.5' | 1.00% | 30" RCP |
| PIPE - 83 | N03°50'01"W | 10.0' | 0.98% | 18" RCP |
| PIPE - 235 | S00°01'14"E | 30.1' | 4.08% | 24" RCP |
| PIPE - 236 | S89°59'55"E | 80.8' | 1.00% | 30" RCP |
| PIPE - 238 | N00°08'13"W | 8.2' | 3.71% | 24" RCP |

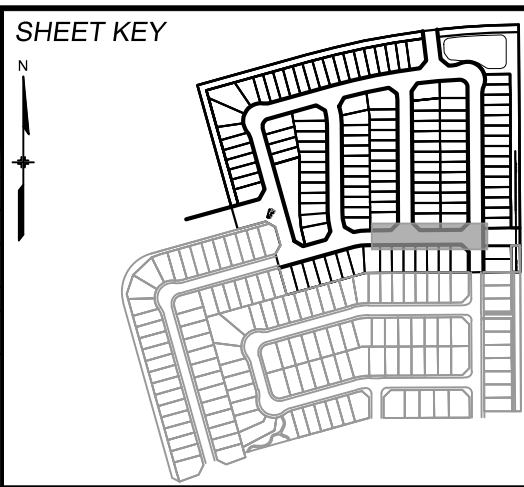
| STRUCTURE TABLE | | | |
|-----------------|---------------|---|---------------------------|
| NAME | TYPE | DETAILS | N & E |
| INLET - 39 | 10' TYPE R | RIM = 5899.27 PIPE - 81 INV OUT (30") = 5894.27 | N: 8224.52 E: 13582.88 |
| INLET - 41 | 10' TYPE R | RIM = 5899.01 PIPE - 83 INV OUT (18") = 5894.72 | N: 8192.98 E: 13622.71 |
| INLET - 229 | 10' TYPE R | RIM = 5896.13 PIPE - 235 INV OUT (24") = 5892.31 | N: 8233.84 E: 13916.50 |
| INLET - 231 | 10' TYPE R | RIM = 5896.20 PIPE - 238 INV OUT (24") = 5891.38 | N: 8195.50 E: 13916.53 |
| MH - 40 | 5' TYPE II MH | RIM = 5898.69 PIPE - 81 INV IN (30") = 5893.82 PIPE - 83 INV IN (18") = 5894.62 PIPE - 82 INV OUT (30") = 5893.62 | N: 8202.96 E: 13622.04 |
| MH - 230 | 5' TYPE II MH | RIM = 5895.84 PIPE - 235 INV IN (24") = 5891.08 PIPE - 238 INV IN (24") = 5891.08 PIPE - 82 INV IN (30") = 5890.68 PIPE - 236 INV OUT (30") = 5890.58 | N: 8203.70 E: 13916.51 |
| MH - 430 | 5' TYPE II MH | RIM = 5896.65 PIPE - 236 INV IN (30") = 5889.77 PIPE - 2000 INV OUT (30") = 5888.77 | N: 8203.70 E: 13997.32 |

| UTILITY CROSSING DETAILS | | | | |
|--------------------------|-----------------------------|-------------------------|--------------------------|------------|
| CROSSING # | N & E | TOP OF PIPE | BTM OF PIPE | VERT. SEP. |
| 1 | N: 8,218.01 E: 13,594.70 | 8" PVC WATER 5891.85 | 30" RCP STORM 5893.85 | 1.50' |
| 2 | N: 8,210.46 E: 13,608.42 | 8" PVC SAN 5884.38 | 30" RCP STORM 5893.69 | 9.31' |
| 3 | N: 8,224.67 E: 13,916.51 | 8" PVC WATER 5890.18 | 24" RCP STORM 5891.69 | 1.51' |
| 4 | N: 8,214.67 E: 13,916.51 | 8" PVC SAN 5873.92 | 24" RCP STORM 5891.34 | 17.46' |

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



| REFERENCE DRAWINGS | | | |
|---|------|-------------|----|
| No. | DATE | DESCRIPTION | BY |
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| PLOT DATE: August 30, 2021 8:27:40 AM | | | |
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

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



SEAL

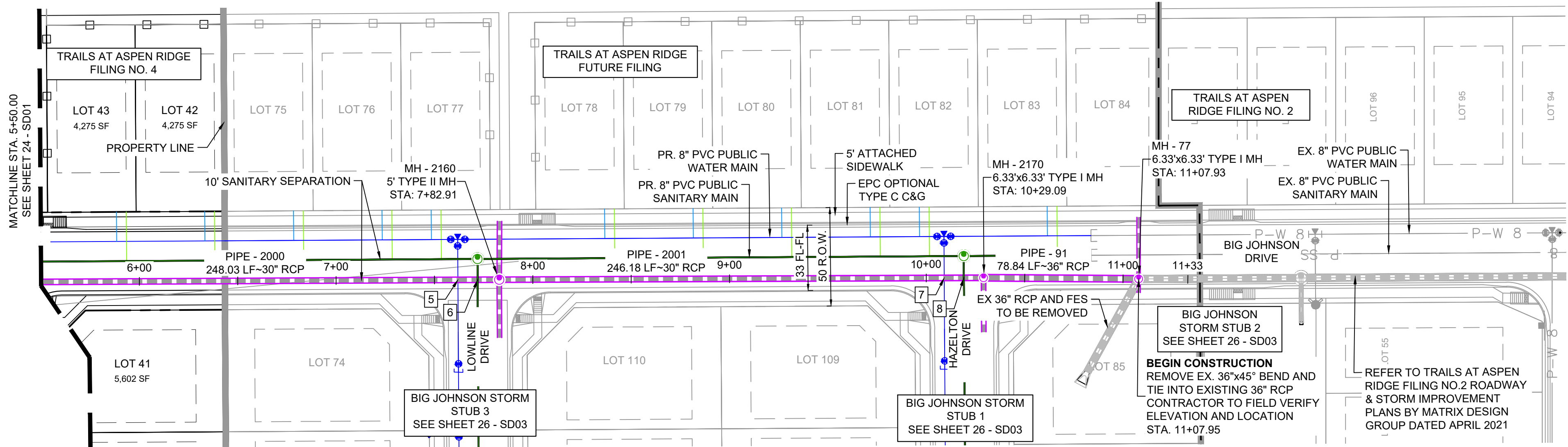
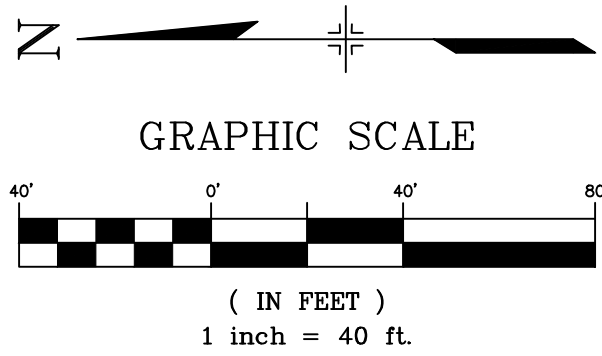
PRELIMINARY
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

| TRAILS AT ASPEN RIDGE | | | |
|---|-----|--------------------------------|--------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | |
| STORM DRAIN PLAN & PROFILE | | | |
| DESIGNED BY: | JTS | SCALE | DATE ISSUED: |
| CHECKED BY: | NMS | HORIZ 1" = 40' VERT 1" = 5' | AUGUST 2021 |
| DRAWING No. | | | SD01 |

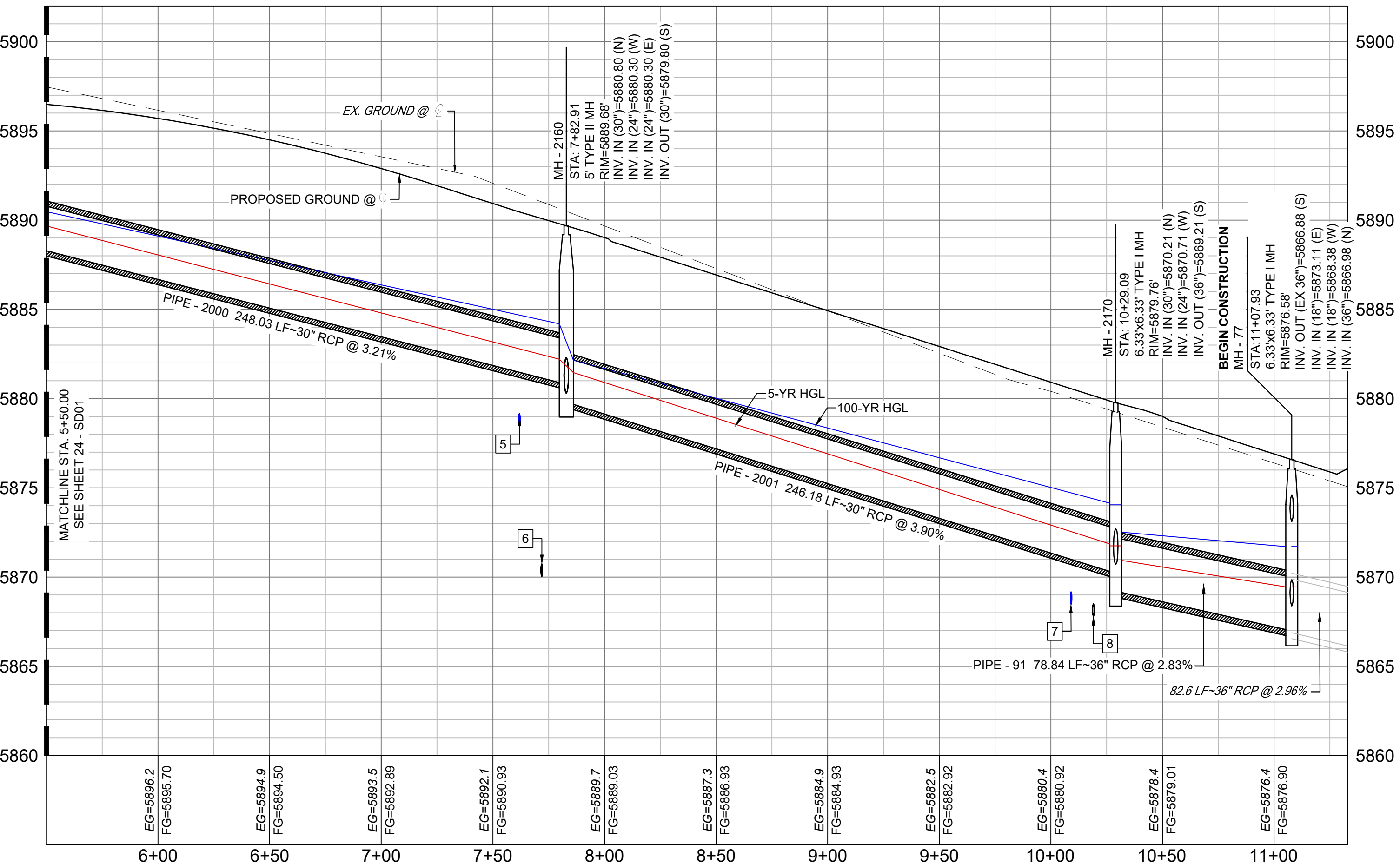


Know what's below.
Call before you dig.



| PIPE TABLE | | | | |
|-------------|-------------|--------|-------|---------|
| PIPE NAME | BEARING | LENGTH | SLOPE | SIZE |
| PIPE - 91 | S00°24'59"W | 78.8' | 2.83% | 36" RCP |
| PIPE - 2000 | S00°16'42"E | 248.0' | 3.21% | 30" RCP |
| PIPE - 2001 | S00°13'30"E | 246.2' | 3.90% | 30" RCP |

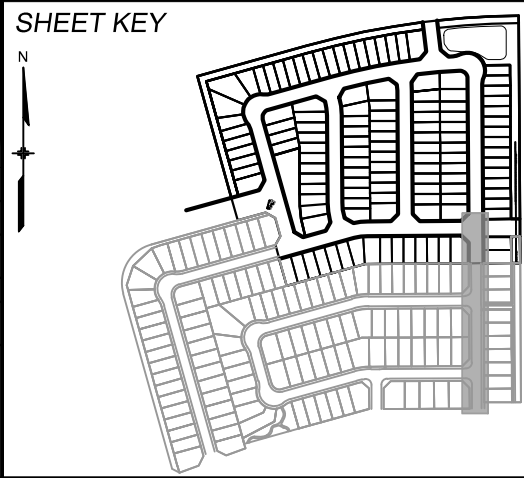
| STRUCTURE TABLE | | | |
|-----------------|-----------------------|---|---------------------------|
| NAME | TYPE | DETAILS | N & E |
| MH - 77 | 6.33"x6.33' TYPE I MH | RIM = 5876.58 PIPE - 105 INV IN (18") = 5873.11 PIPE - 104 INV IN (18") = 5868.38 PIPE - 91 INV IN (36") = 5866.98 | N: 7630.66 E: 13998.92 |
| MH - 2160 | 5' TYPE II MH | RIM = 5889.68 PIPE - 2000 INV IN (30") = 5880.80 PIPE - 93 INV IN (24") = 5880.30 PIPE - 107 INV IN (24") = 5880.30 PIPE - 2001 INV OUT (30") = 5879.80 | N: 7955.68 E: 13998.52 |
| MH - 2170 | 6.33"x6.33' TYPE I MH | RIM = 5879.76 PIPE - 2001 INV IN (30") = 5870.21 PIPE - 84 INV IN (24") = 5870.71 PIPE - 91 INV OUT (36") = 5869.21 | N: 7709.49 E: 13999.49 |



| UTILITY CROSSING DETAILS | | | | |
|--------------------------|----------------------------|-------------------------|--------------------------|------------|
| CROSSING # | N & E | TOP OF PIPE | BTM OF PIPE | VERT. SEP. |
| 5 | N: 7,976.68 E:13,998.42 | 8" PVC WATER 5879.18 | 30" RCP STORM 5881.18 | 2.00' |
| 6 | N: 7,966.68 E:13,998.47 | 8" PVC SAN 5870.74 | 30" RCP STORM 5880.86 | 10.12' |
| 7 | N: 7,729.50 E:13,999.41 | 8" PVC WATER 5869.18 | 30" RCP STORM 5870.70 | 1.52' |
| 8 | N: 7,719.50 E:13,999.45 | 8" PVC SAN 5868.51 | 30" RCP STORM 5870.31 | 1.80' |

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

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

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

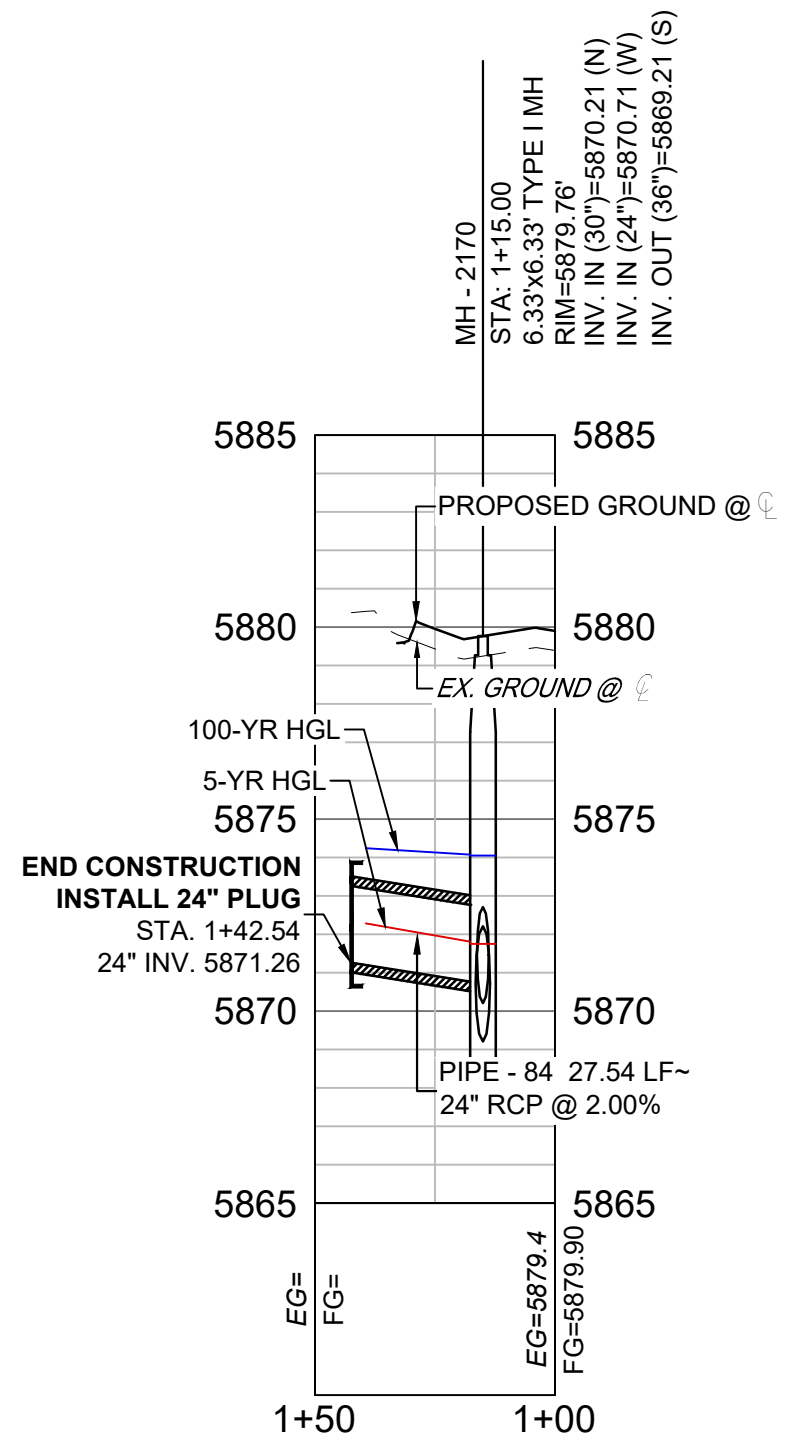
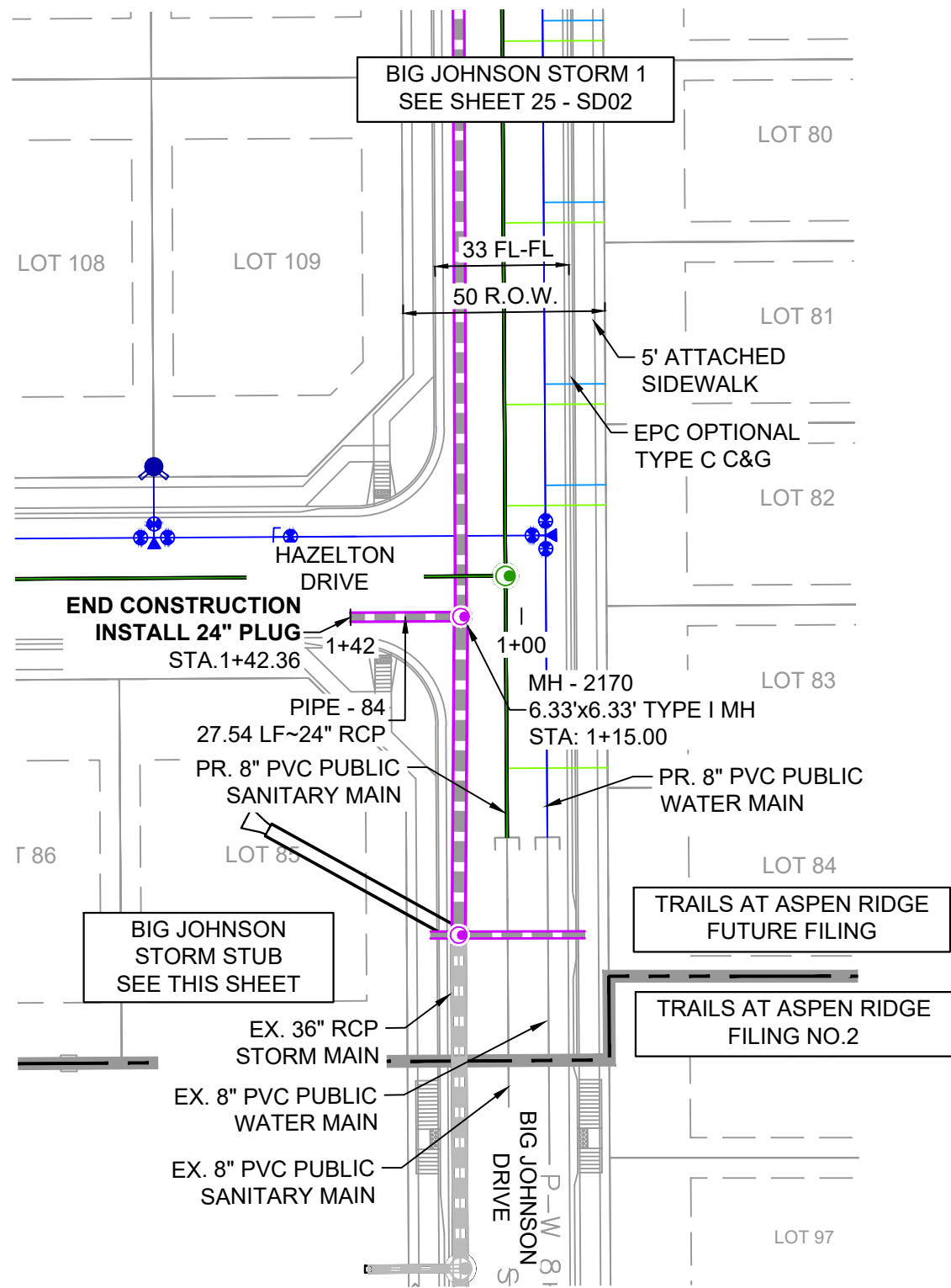


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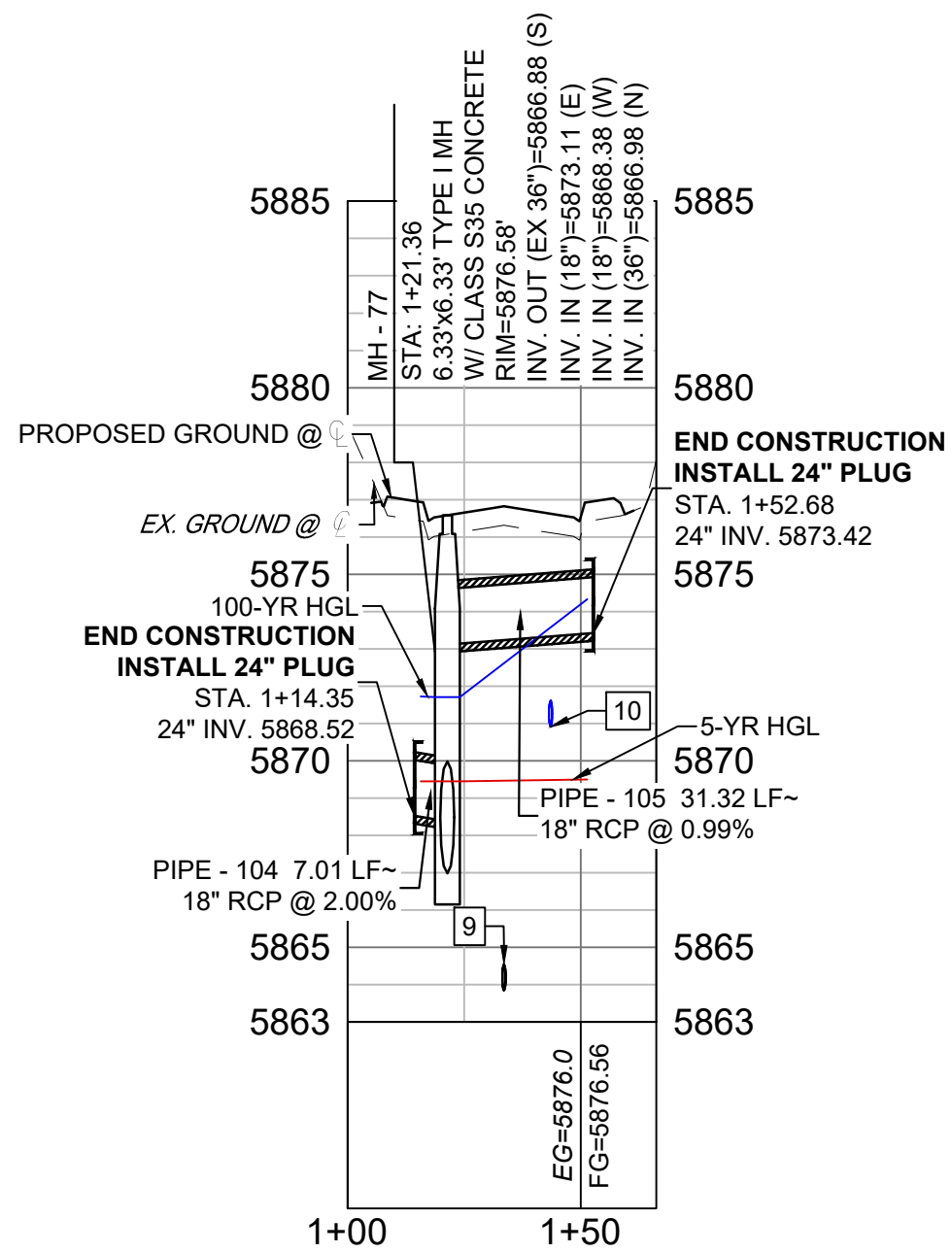
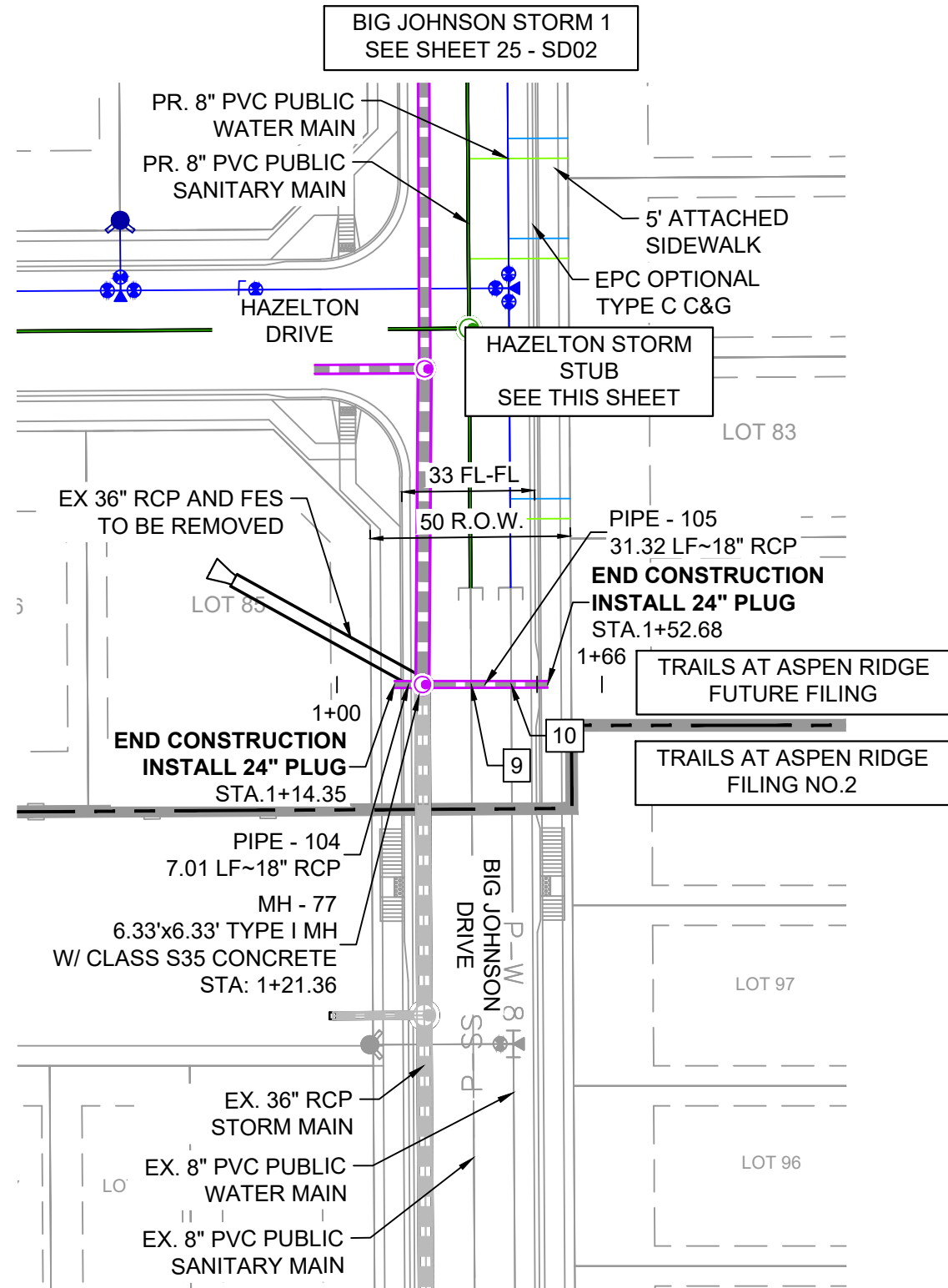
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FOR AND ON BEHALF OF
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NMS
PROJECT No. 21.886.038

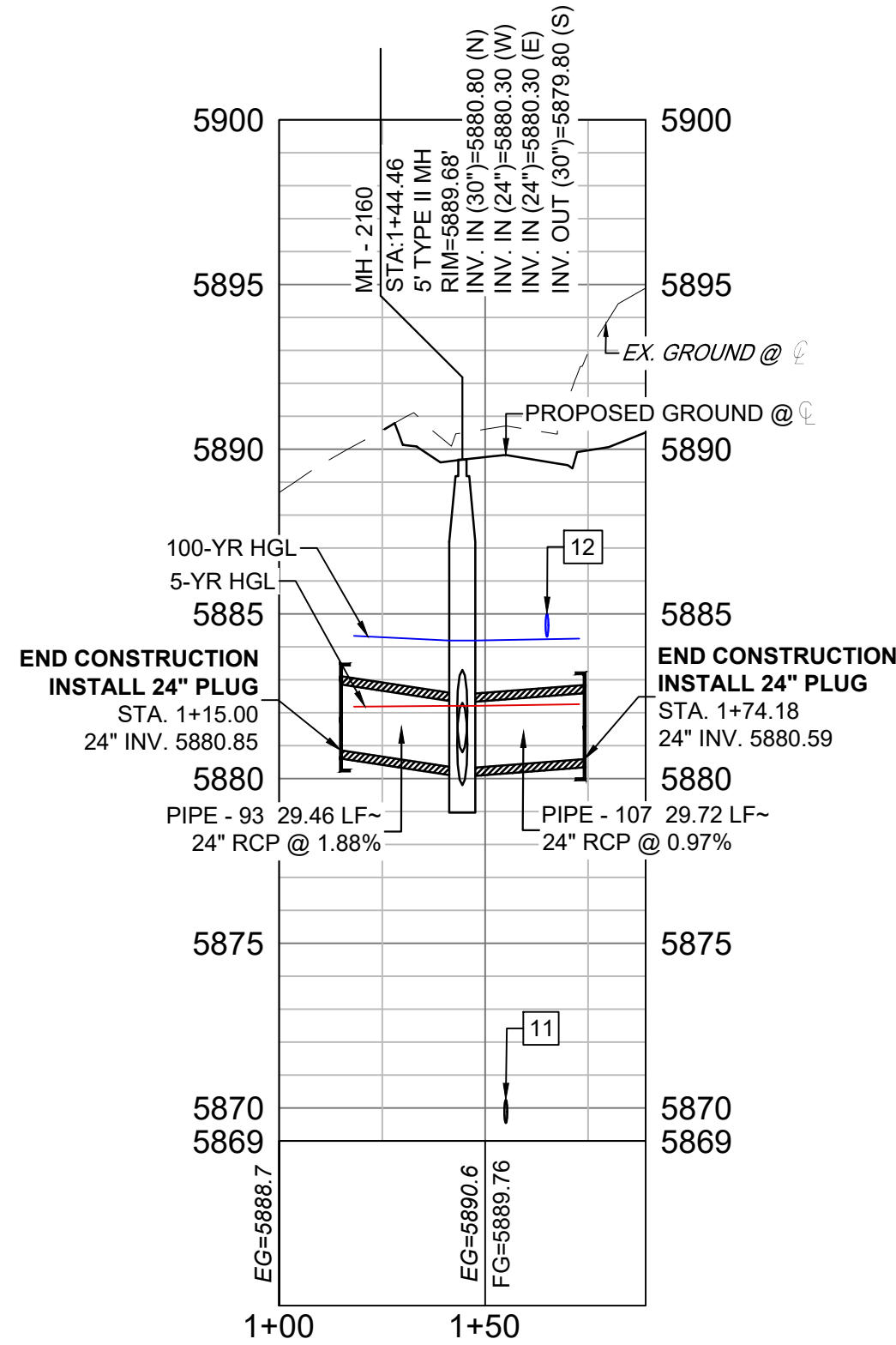
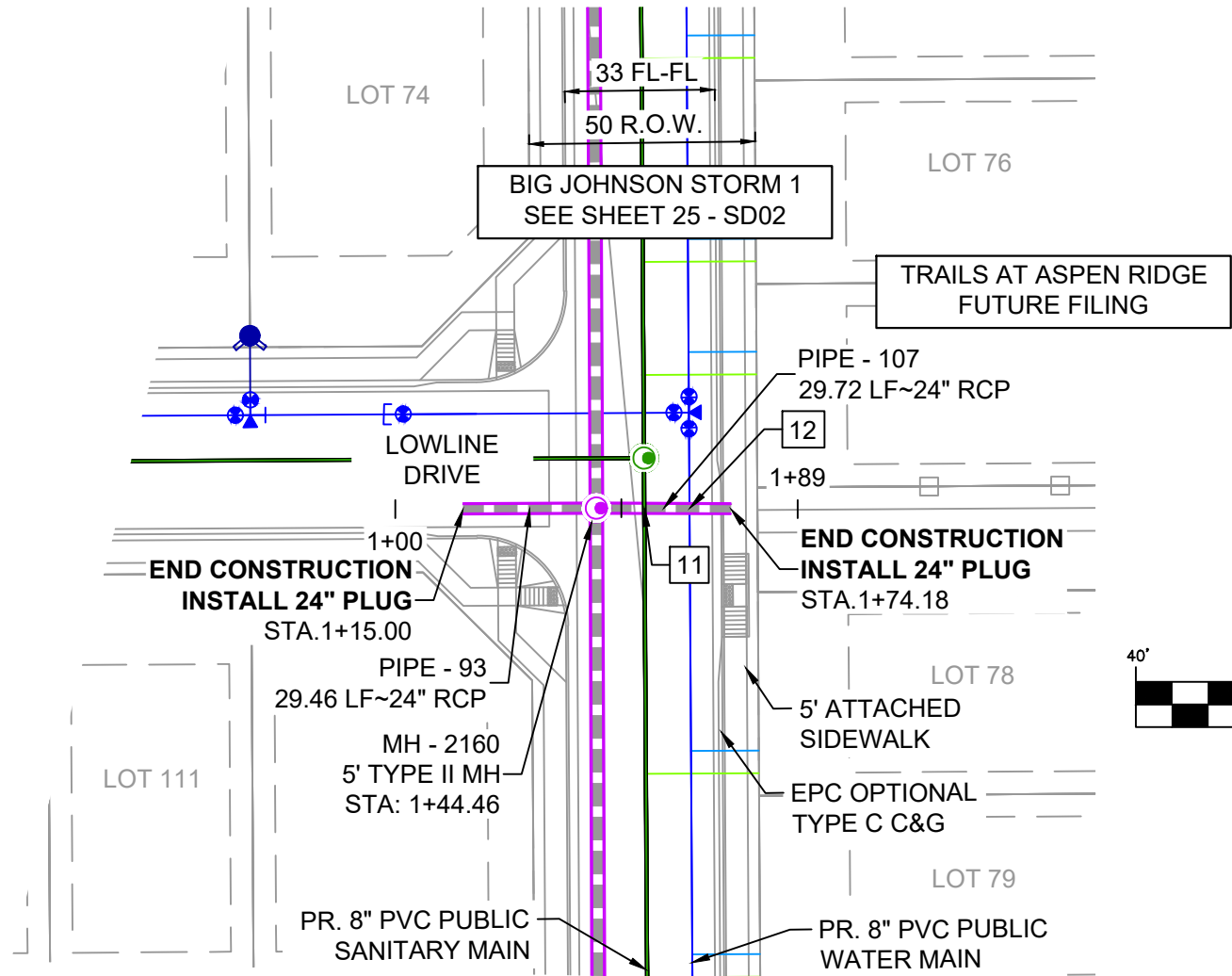
| TRAILS AT ASPEN RIDGE | | | |
|---|--------------------------------|--------------------------|------------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | |
| STORM DRAIN PLAN & PROFILE | | | |
| DESIGNED BY: JTS | SCALE | DATE ISSUED: AUGUST 2021 | DRAWING No. SD02 |
| CHECKED BY: NMS | HORIZ 1" = 40' VERT 1" = 5' | SHEET 25 OF 32 | |



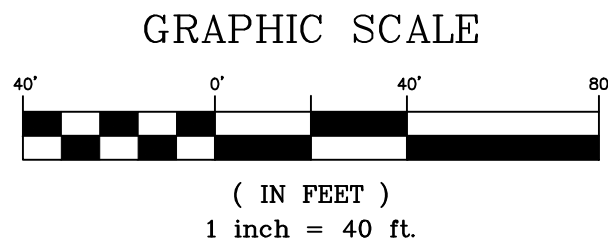
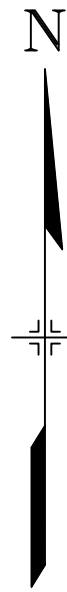
HAZLETON STORM STUB (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 1+00.00, END STA: 1+50.00



BIG JOHNSON STORM STUB (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 1+00.00, END STA: 1+66.18



LOWLINE STORM STUB (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 1+00.00, END STA: 1+89.00



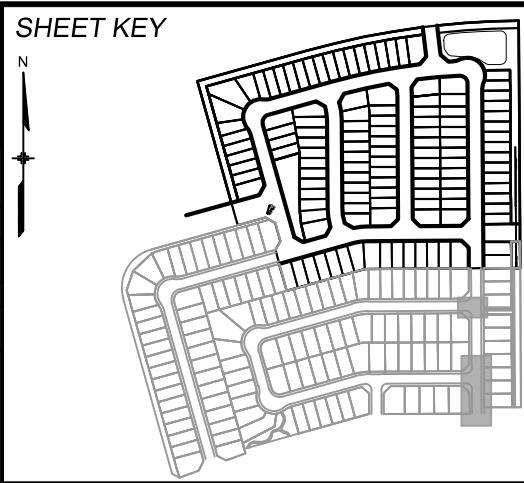
| PIPE TABLE | | | | |
|------------|-------------|--------|-------|---------|
| PIPE NAME | BEARING | LENGTH | SLOPE | SIZE |
| PIPE - 84 | S89°39'24"W | 27.5' | 2.00% | 24" RCP |
| PIPE - 93 | N89°40'58"E | 29.5' | 1.88% | 24" RCP |
| PIPE - 104 | N89°59'24"E | 7.0' | 2.00% | 18" RCP |
| PIPE - 105 | S89°54'08"W | 31.3' | 0.99% | 18" RCP |
| PIPE - 107 | N89°44'16"W | 29.7' | 0.97% | 24" RCP |

| STRUCTURE TABLE | | | |
|-----------------|-----------------------|---|---------------------------|
| NAME | TYPE | DETAILS | N & E |
| MH - 77 | 6.33'x6.33' TYPE I MH | RIM = 5876.58 PIPE - 105 INV IN (18") = 5873.11 PIPE - 104 INV IN (18") = 5868.38 PIPE - 91 INV IN (36") = 5866.98 | N: 7630.66 E: 13998.92 |
| MH - 2160 | 5' TYPE II MH | RIM = 5889.68 PIPE - 2000 INV IN (30") = 5880.80 PIPE - 93 INV IN (24") = 5880.30 PIPE - 107 INV IN (24") = 5880.30 PIPE - 2001 INV OUT (30") = 5879.80 | N: 7955.68 E: 13998.52 |
| MH - 2170 | 6.33'x6.33' TYPE I MH | RIM = 5879.76 PIPE - 2001 INV IN (30") = 5870.21 PIPE - 84 INV IN (24") = 5870.71 PIPE - 91 INV OUT (36") = 5869.21 | N: 7709.49 E: 13999.49 |

| UTILITY CROSSING DETAILS | | | | |
|--------------------------|-----------------------------|-----------------------|-----------------------|------------|
| CROSSING # | N & E | TOP OF PIPE | BTM OF PIPE | VERT. SEP. |
| 9 | N: 7,630.68 E: 14,011.08 | 8" PVC SAN 5864.55 | 24" RCP STORM 5867.96 | 3.41' |
| 10 | N: 7,630.70 E: 14,021.08 | 8" PVC WATER 5871.62 | 18" RCP STORM 5873.12 | 1.50' |
| 11 | N: 7,955.63 E: 14,009.11 | 8" PVC SAN 5870.25 | 24" RCP STORM 5880.15 | 9.90' |
| 12 | N: 7,955.58 E: 14,019.11 | 24" RCP STORM 5882.75 | 8" PVC WATER 5884.30 | 1.55' |

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| REFERENCE DRAWINGS | | | |
|---|------|-------------|----|
| No. | DATE | DESCRIPTION | BY |
| COMPUTER FILE MANAGEMENT | | | |
| FILE NAME: S:\21.886.038 (Trails F6)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg | | | |
| CTB FILE: Matrix(black).ctb | | | |
| PLOT DATE: August 30, 2021 8:28:31 AM | | | |
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

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

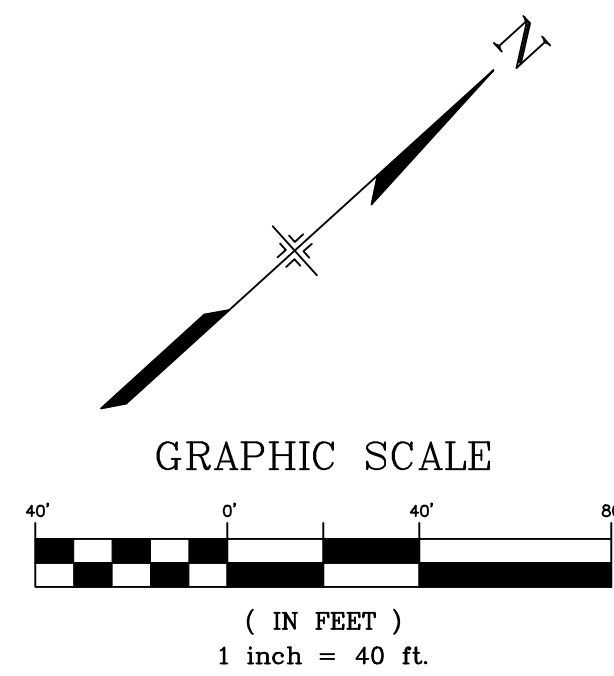


| | |
|---|--|
| SEAL | |
| PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE | |
| FOR AND ON BEHALF OF BAS PROJECT No. 21.886.038 | DATE ISSUED: AUGUST 2021 DRAWING No. SD03 |

| TRAILS AT ASPEN RIDGE | | | |
|---|-----------------|--------------------------|------------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | |
| STORM DRAIN PLAN & PROFILE | | | |
| DESIGNED BY: JTS | SCALE: 1" = 40' | DATE ISSUED: AUGUST 2021 | DRAWING No. SD03 |
| DRAWN BY: BAS | HORIZ. 1" = 40' | | |
| CHECKED BY: NMS | VERT. 1" = 5' | SHEET 26 OF 32 | |



Know what's below.
Call before you dig.



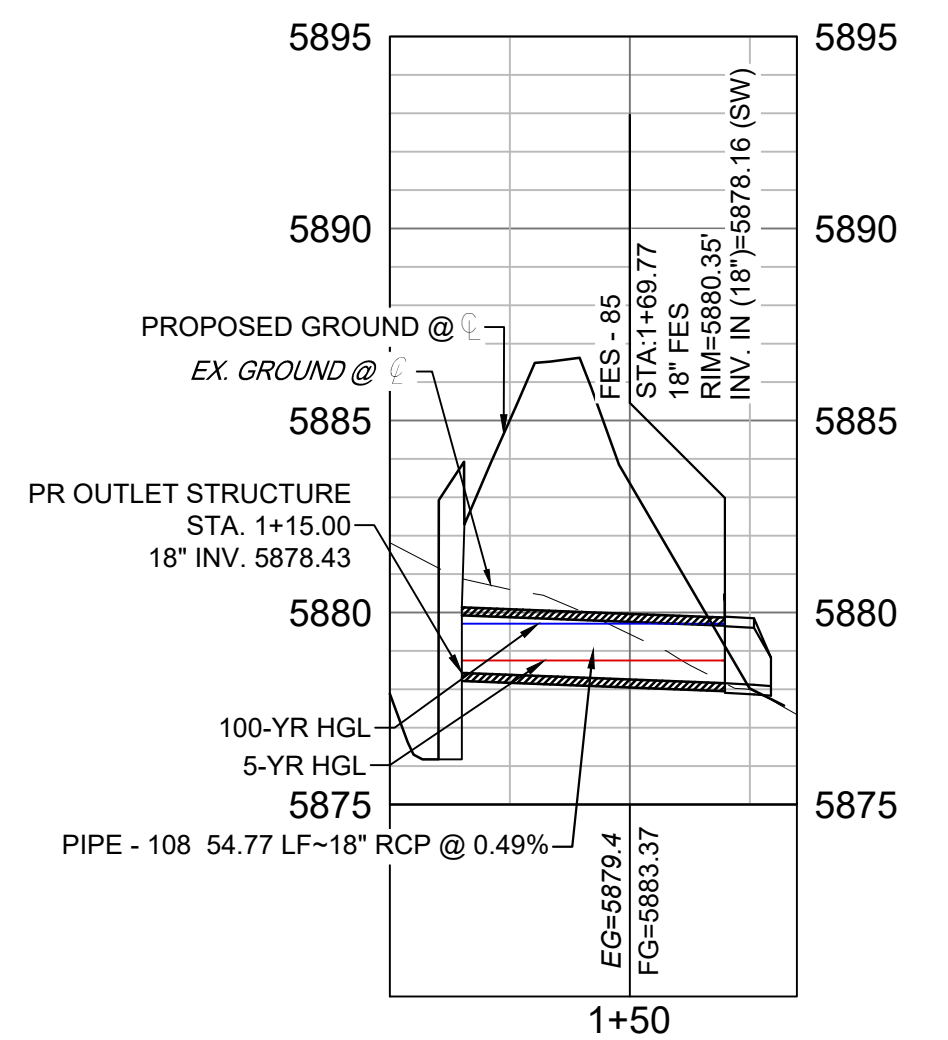
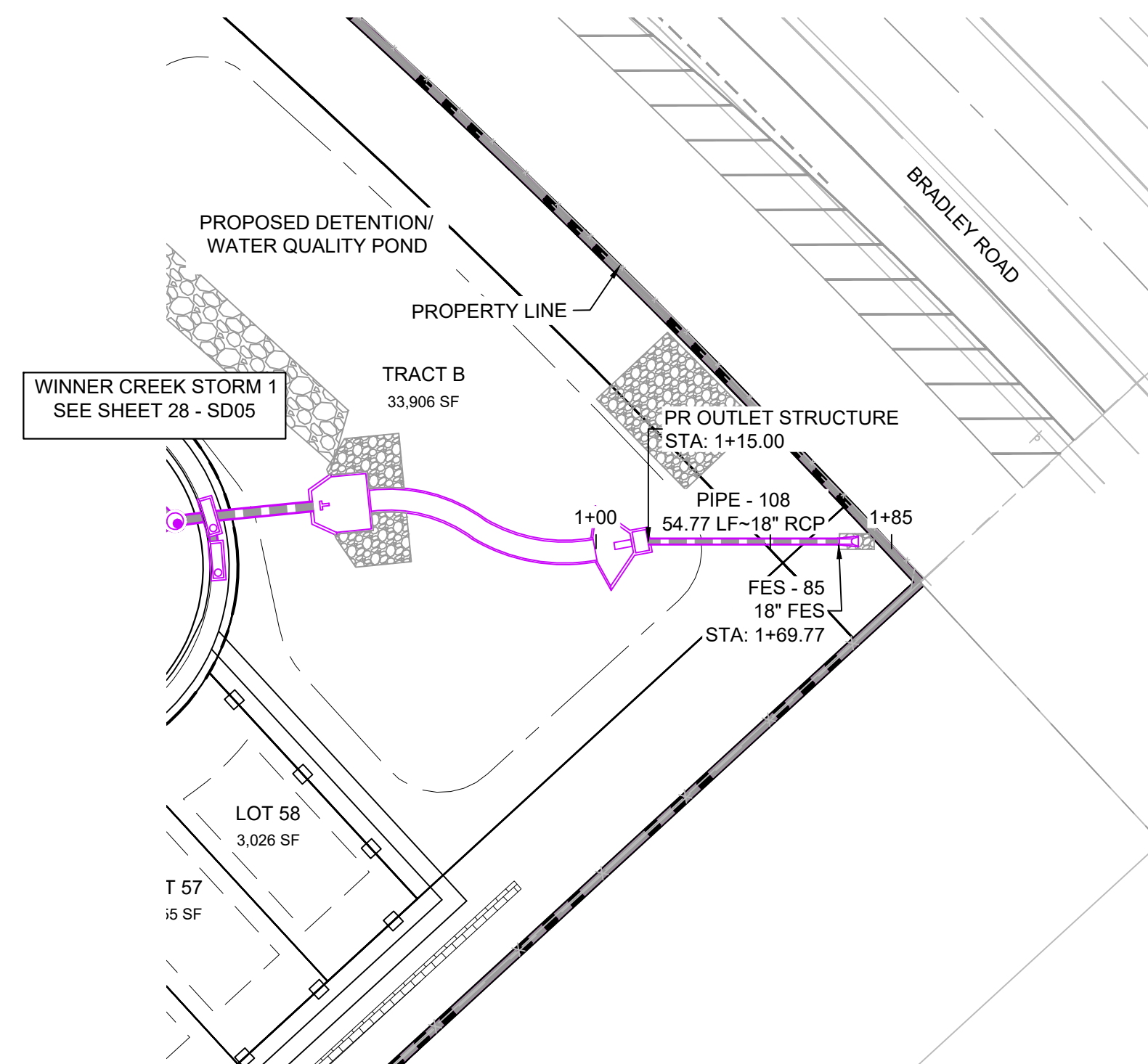
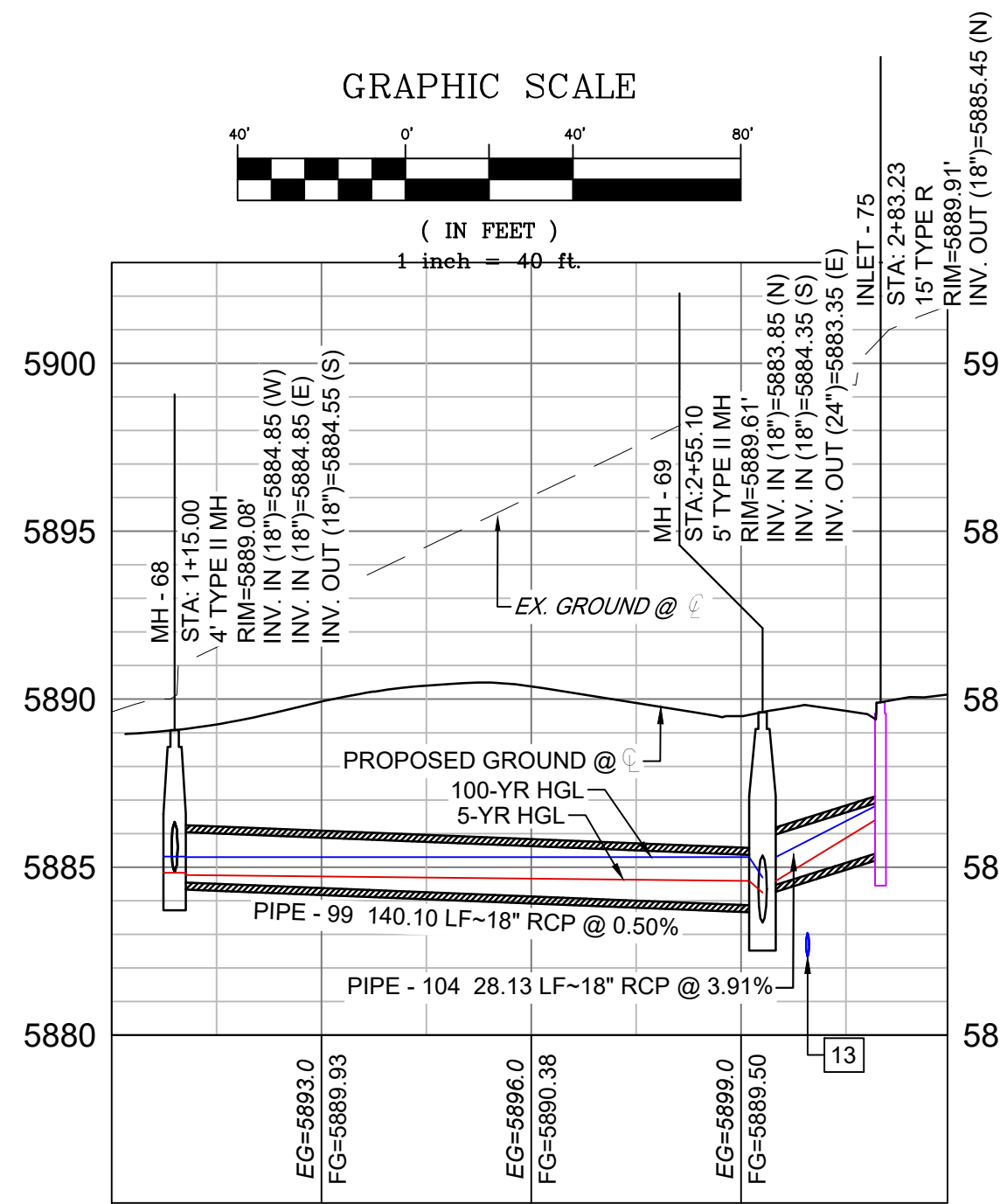
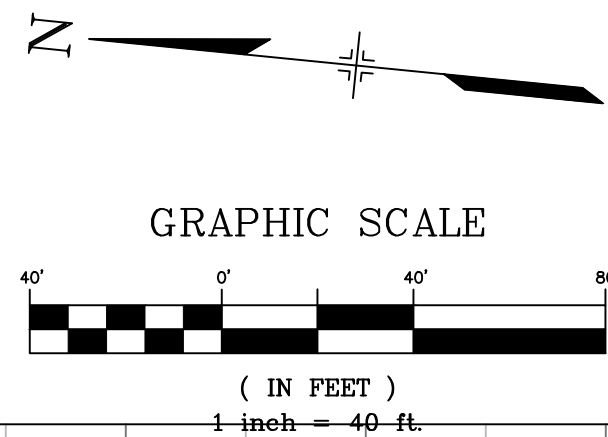
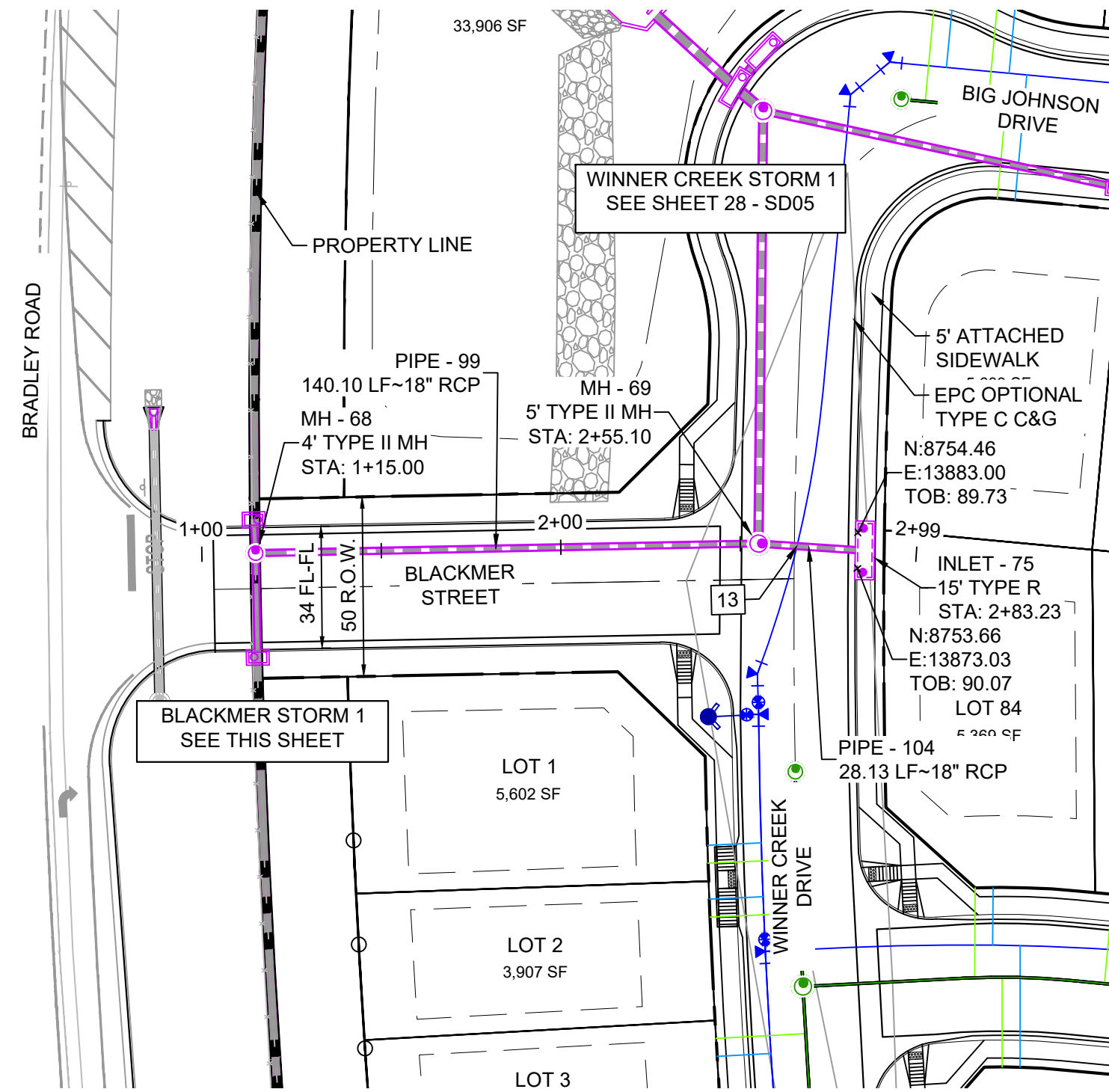
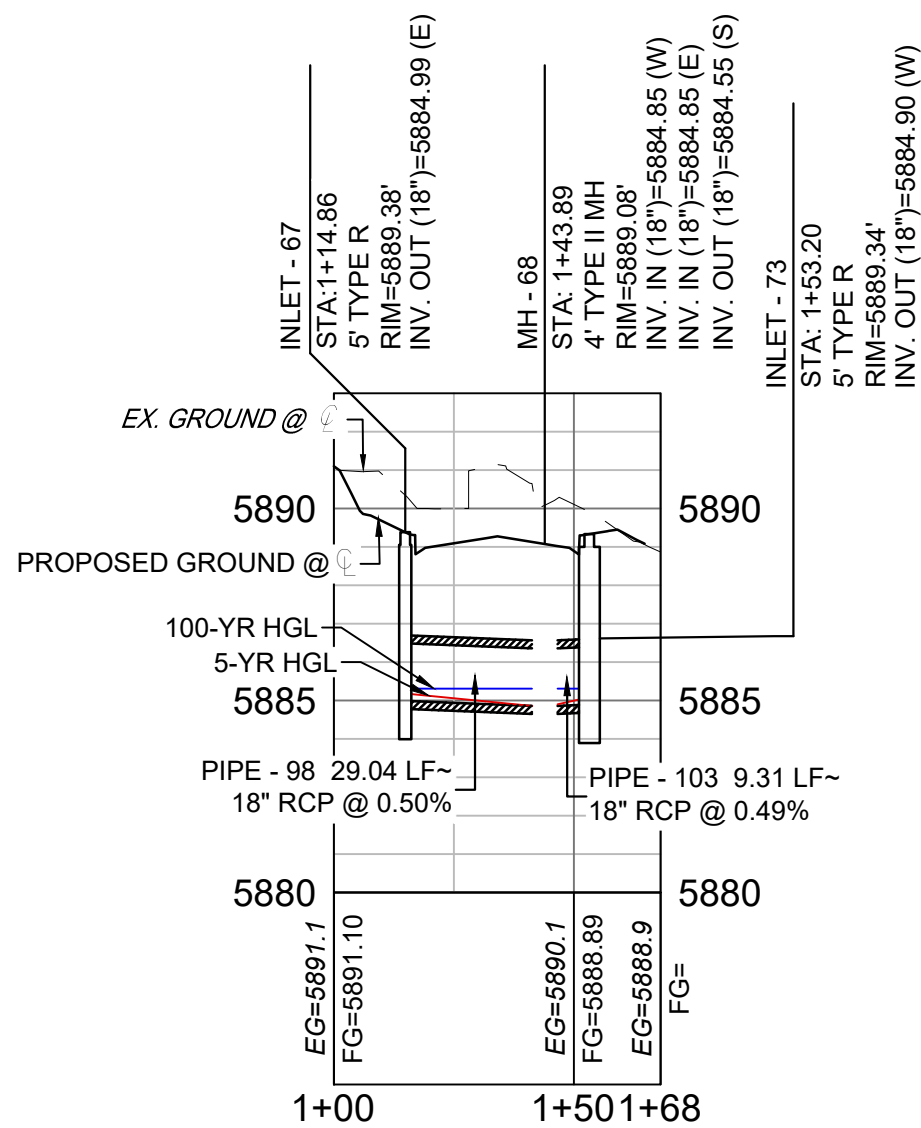
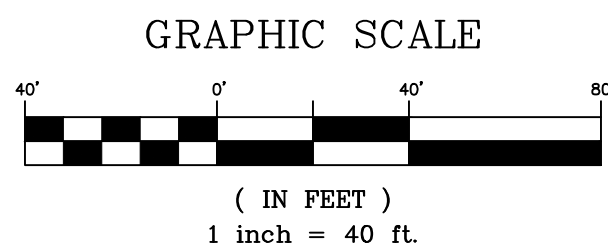
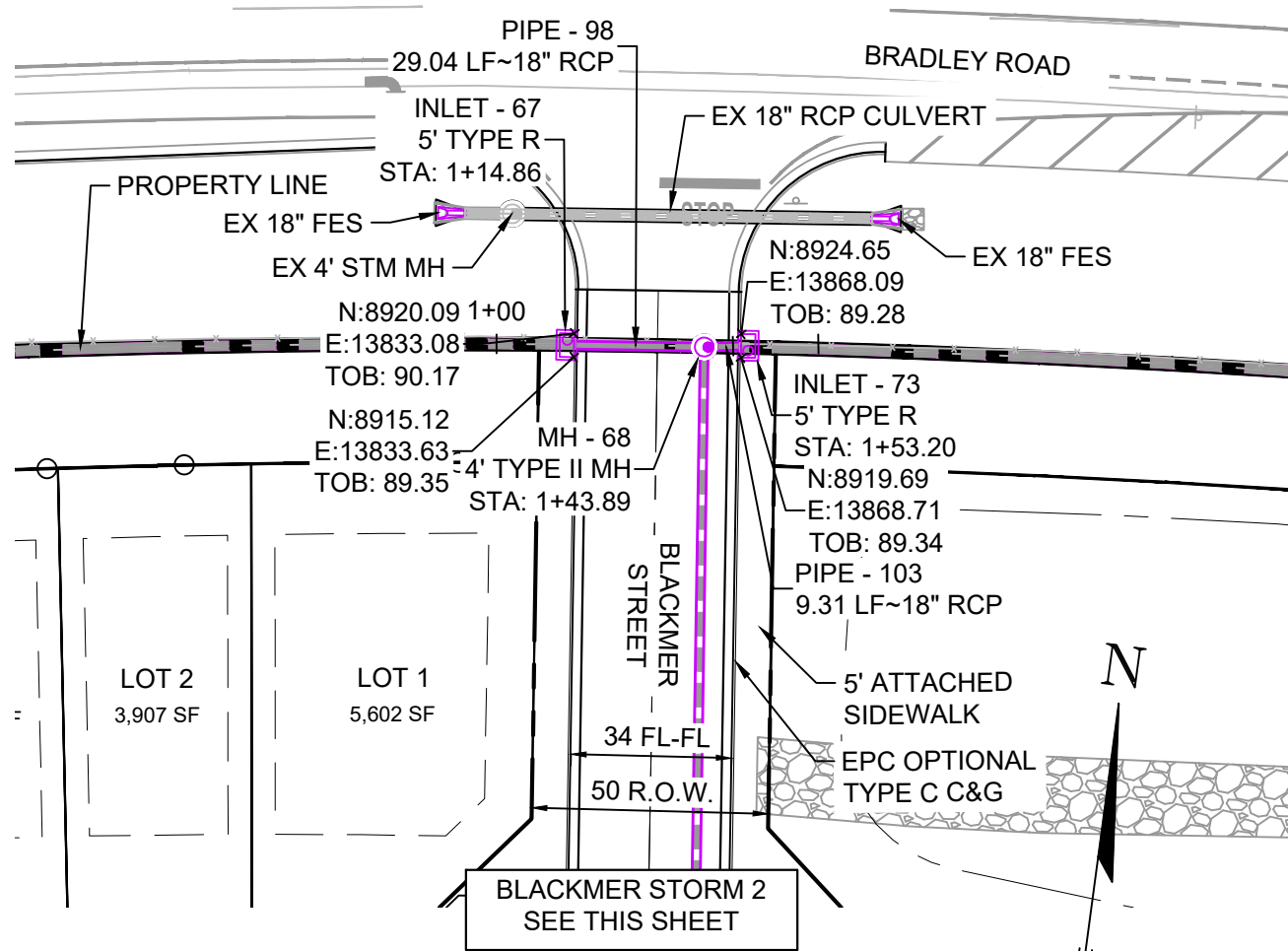
| PIPE TABLE | | | | |
|------------|-------------|--------|-------|---------|
| PIPE NAME | BEARING | LENGTH | SLOPE | SIZE |
| PIPE - 98 | N83°11'28"E | 29.0' | 0.50% | 18" RCP |
| PIPE - 99 | S06°46'17"E | 140.1' | 0.50% | 18" RCP |
| PIPE - 103 | S80°54'08"W | 9.3' | 0.49% | 18" RCP |
| PIPE - 104 | N01°48'05"W | 28.1' | 3.91% | 18" RCP |
| PIPE - 108 | N42°15'21"E | 54.8' | 0.49% | 18" RCP |

| STRUCTURE TABLE | | | |
|-----------------|------------------|--|---------------------------|
| NAME | TYPE | DETAILS | N & E |
| FES - 85 | 18" FES | RIM = 5880.35 PIPE - 108 INV IN (18") = 5878.16 | N: 8929.45 E: 14129.65 |
| INLET - 67 | 5' TYPE R | RIM = 5889.38 PIPE - 98 INV OUT (18") = 5884.99 | N: 8917.44 E: 13831.86 |
| INLET - 73 | 5' TYPE R | RIM = 5889.34 PIPE - 103 INV OUT (18") = 5884.90 | N: 8922.36 E: 13869.88 |
| INLET - 75 | 15' TYPE R | RIM = 5889.91 PIPE - 104 INV OUT (18") = 5885.45 | N: 8753.65 E: 13878.10 |
| MH - 68 | 4' TYPE II MH | RIM = 5889.08 PIPE - 98 INV IN (18") = 5884.85 PIPE - 103 INV IN (18") = 5884.85 PIPE - 99 INV OUT (18") = 5884.55 | N: 8920.89 E: 13860.70 |
| MH - 69 | 5' TYPE II MH | RIM = 5889.61 PIPE - 99 INV IN (18") = 5883.85 PIPE - 104 INV IN (18") = 5884.35 PIPE - 100 INV OUT (24") = 5883.35 | N: 8781.76 E: 13877.21 |
| OS - 84 | OUTLET STRUCTURE | RIM = 5880.64 PIPE - 108 INV OUT (18") = 5878.43 | N: 8888.91 E: 14092.82 |

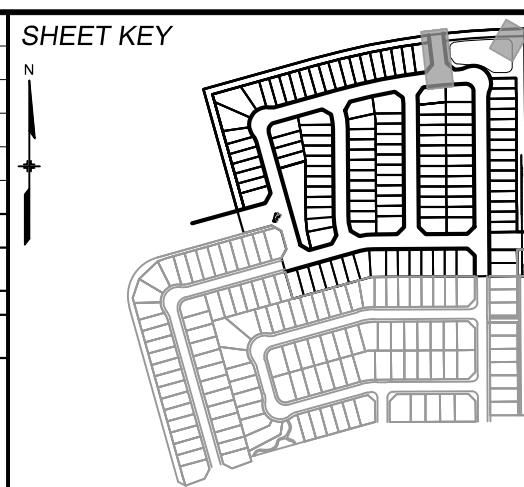
| UTILITY CROSSING DETAILS | | | | |
|--------------------------|-----------------------------|-------------------------|--------------------------|------------|
| CROSSING # | N & E | TOP OF PIPE | BTM OF PIPE | VERT. SEP. |
| 13 | N: 8,771.03 E: 13,877.55 | 8" PVC WATER 5883.04 | 18" RCP STORM 5884.55 | 1.51' |

NOTES:

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



| REFERENCE DRAWINGS | | | |
|---|------|-------------|----|
| No. | DATE | DESCRIPTION | BY |
| COMPUTER FILE MANAGEMENT | | | |
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| CTB FILE: Matrix(black).ctb | | | |
| PLOT DATE: August 30, 2021 8:28:54 AM | | | |
| THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE. | | | |



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

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

PREPARED BY:

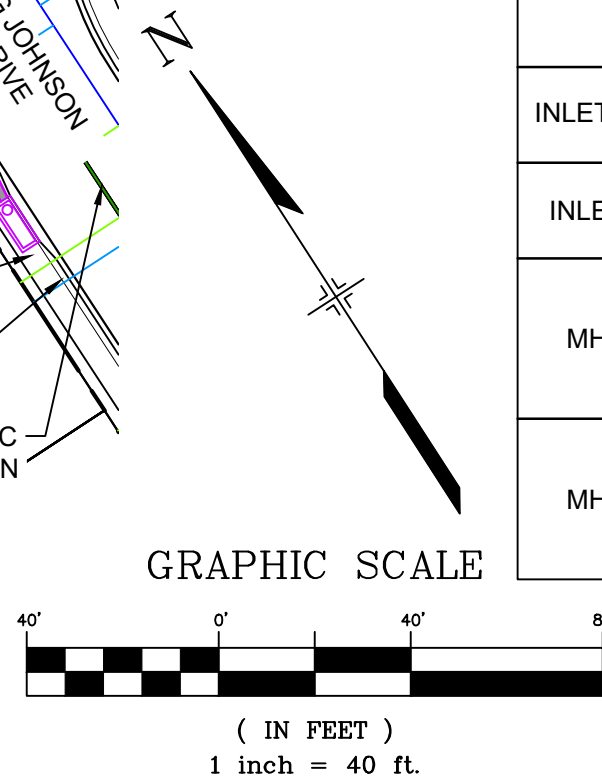
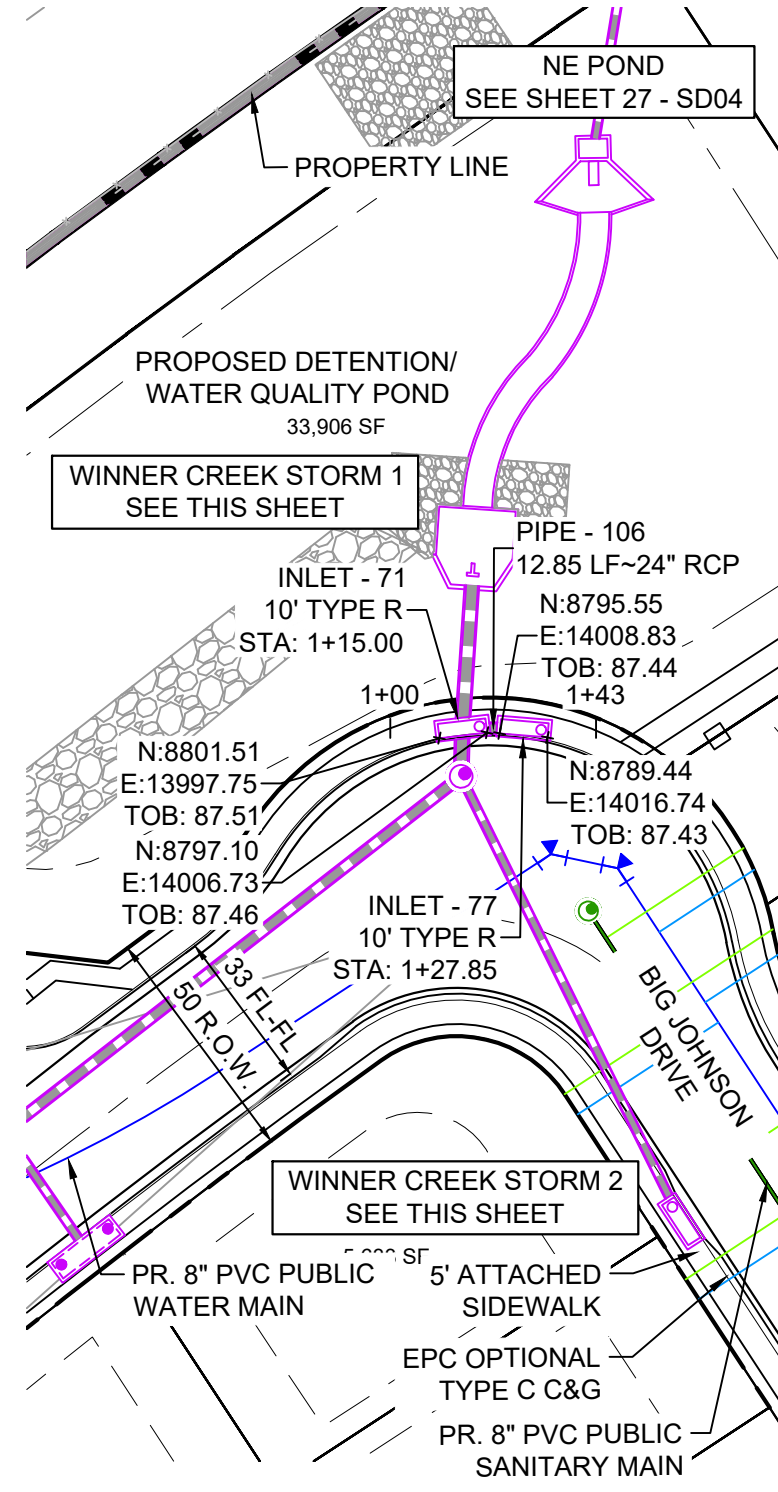
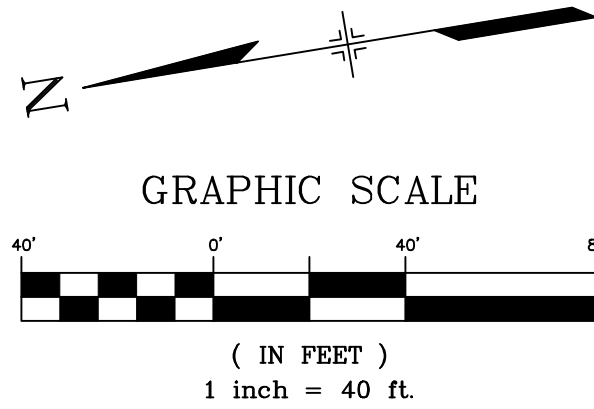
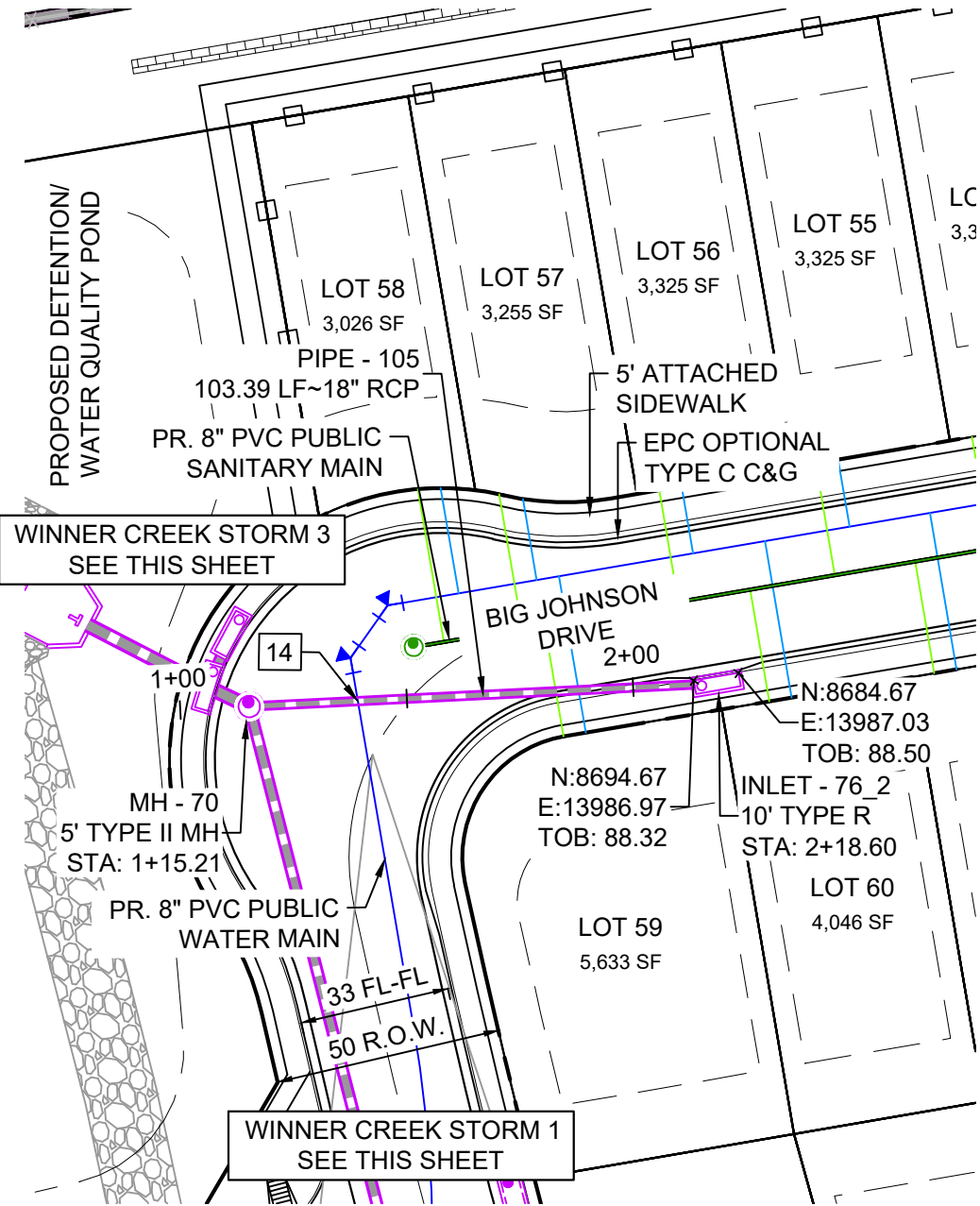
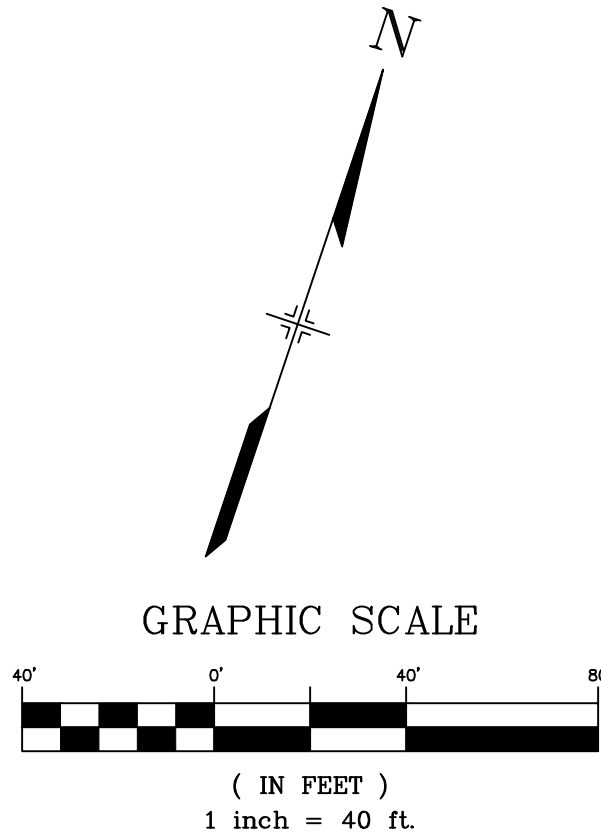
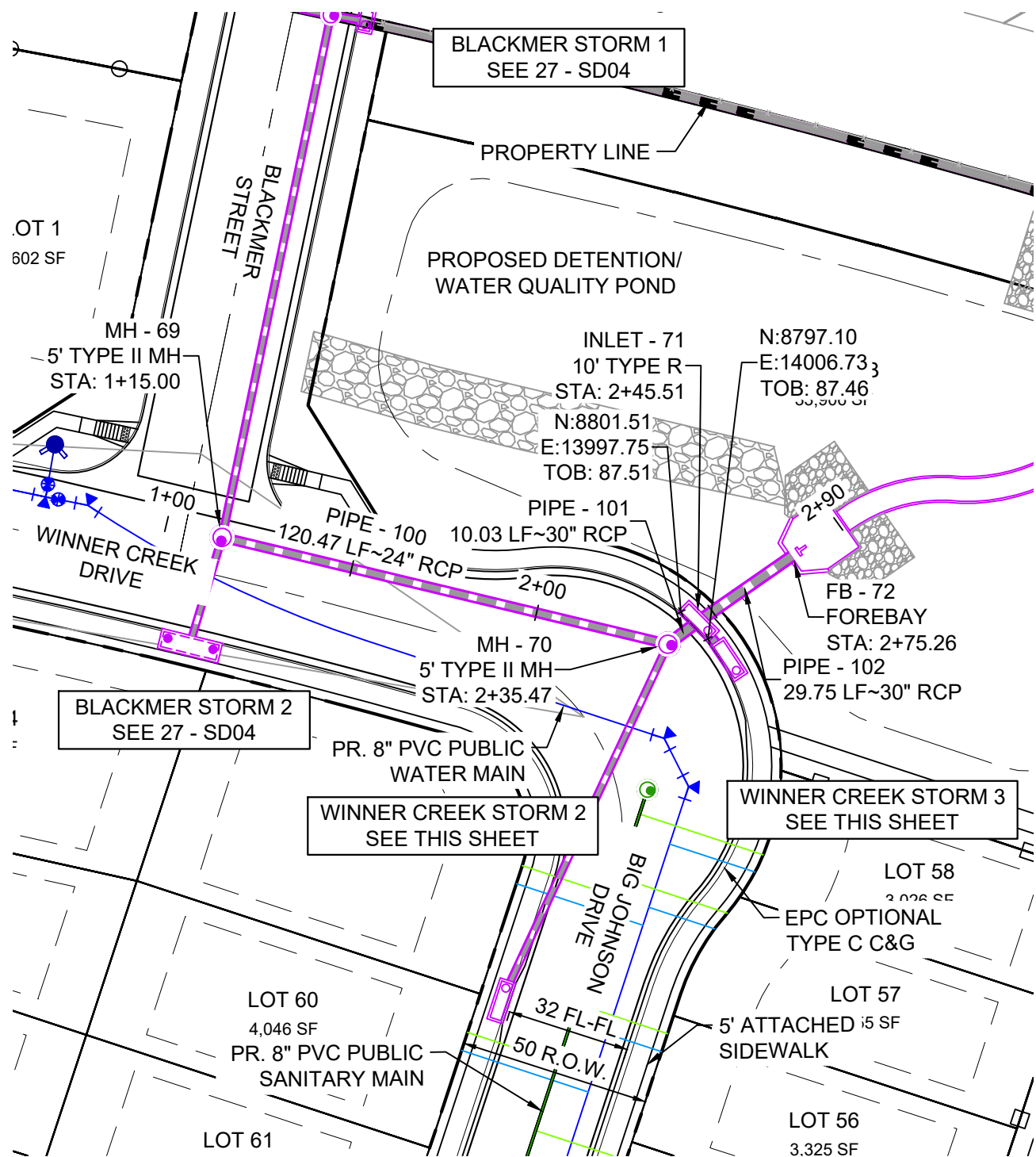


| SEAL | | | |
|---|--|---|--|
| PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE | | | |
| FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 21.886.038 | DESIGNED BY: JTS DRAWN BY: BAS CHECKED BY: NMS | SCALE HORIZ 1" = 40' VERT 1" = 5' | DATE ISSUED: AUGUST 2021 SHEET 27 OF 32 |

| TRAILS AT ASPEN RIDGE | | | |
|---|----------------|--------------------------|------------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | |
| STORM DRAIN PLAN & PROFILE | | | |
| DESIGNED BY: JTS | SCALE | DATE ISSUED: AUGUST 2021 | DRAWING No. SD04 |
| DRAWN BY: BAS | HORIZ 1" = 40' | SHEET 27 OF 32 | |
| CHECKED BY: NMS | VERT 1" = 5' | | |



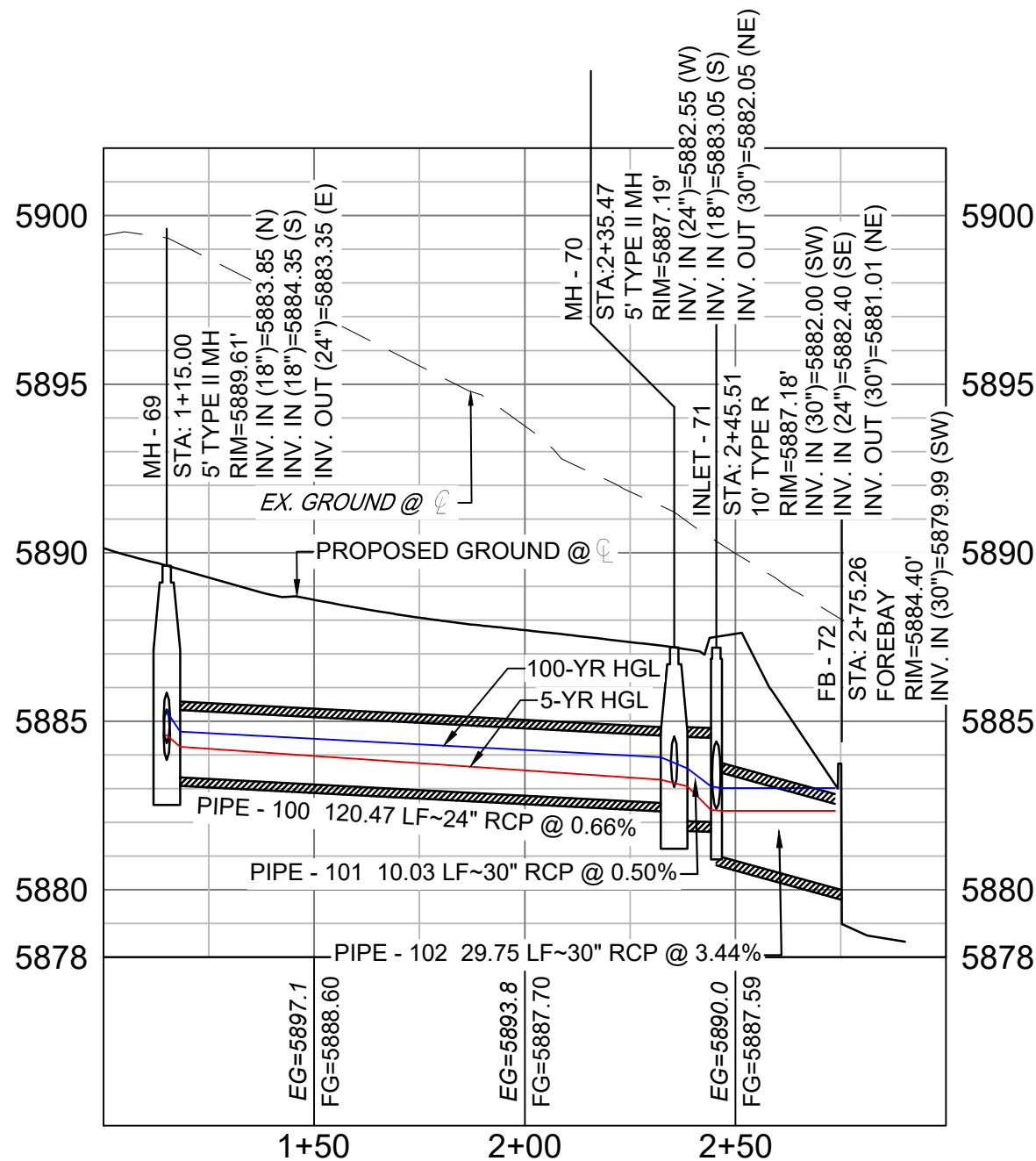
Know what's below.
Call before you dig.



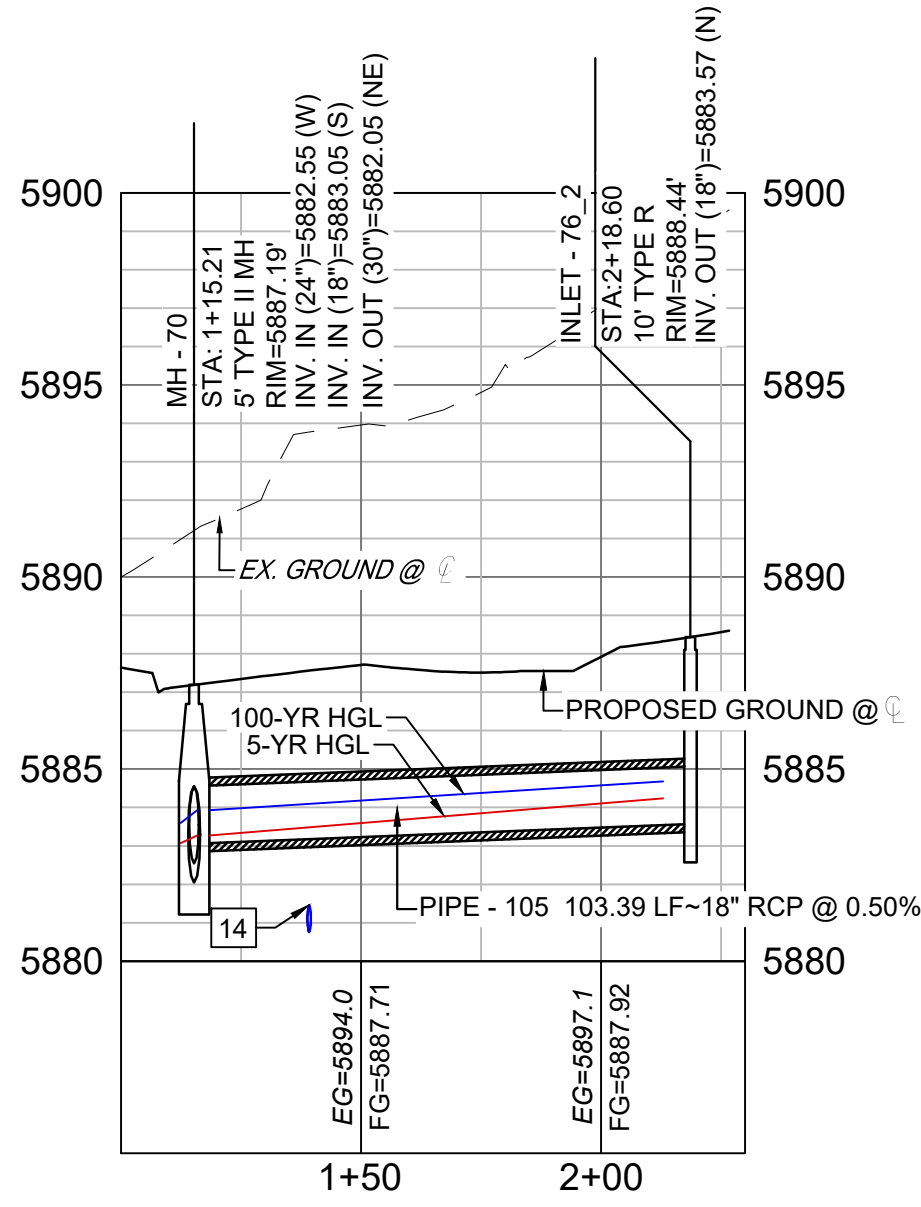
| PIPE TABLE | | | | |
|------------|-------------|--------|-------|---------|
| PIPE NAME | BEARING | LENGTH | SLOPE | SIZE |
| PIPE - 100 | N84°56'37"E | 120.5' | 0.66% | 24" RCP |
| PIPE - 101 | N34°28'53"E | 10.0' | 0.50% | 30" RCP |
| PIPE - 105 | N06°30'30"E | 103.4' | 0.50% | 18" RCP |
| PIPE - 106 | N57°09'43"W | 12.9' | 5.78% | 24" RCP |

| STRUCTURE TABLE | | | |
|-----------------|---------------|---|---------------------------|
| NAME | TYPE | DETAILS | N & E |
| INLET - 71 | 10' TYPE R | RIM = 5887.18 PIPE - 101 INV IN (30") = 5882.00 PIPE - 106 INV IN (24") = 5882.40 PIPE - 102 INV OUT (30") = 5881.01 | N: 8800.65 E: 14002.90 |
| INLET - 76_2 | 10' TYPE R | RIM = 5888.44 PIPE - 105 INV OUT (18") = 5883.57 | N: 8689.66 E: 13985.50 |
| INLET - 77 | 10' TYPE R | RIM = 5887.46 PIPE - 106 INV OUT (24") = 5883.14 | N: 8793.68 E: 14013.70 |
| MH - 69 | 5' TYPE II MH | RIM = 5889.61 PIPE - 99 INV IN (18") = 5883.85 PIPE - 104 INV IN (18") = 5884.35 PIPE - 100 INV OUT (24") = 5883.35 | N: 8781.76 E: 13877.21 |
| MH - 70 | 5' TYPE II MH | RIM = 5887.19 PIPE - 100 INV IN (24") = 5882.55 PIPE - 105 INV IN (18") = 5883.05 PIPE - 101 INV OUT (30") = 5882.05 | N: 8792.38 E: 13997.22 |

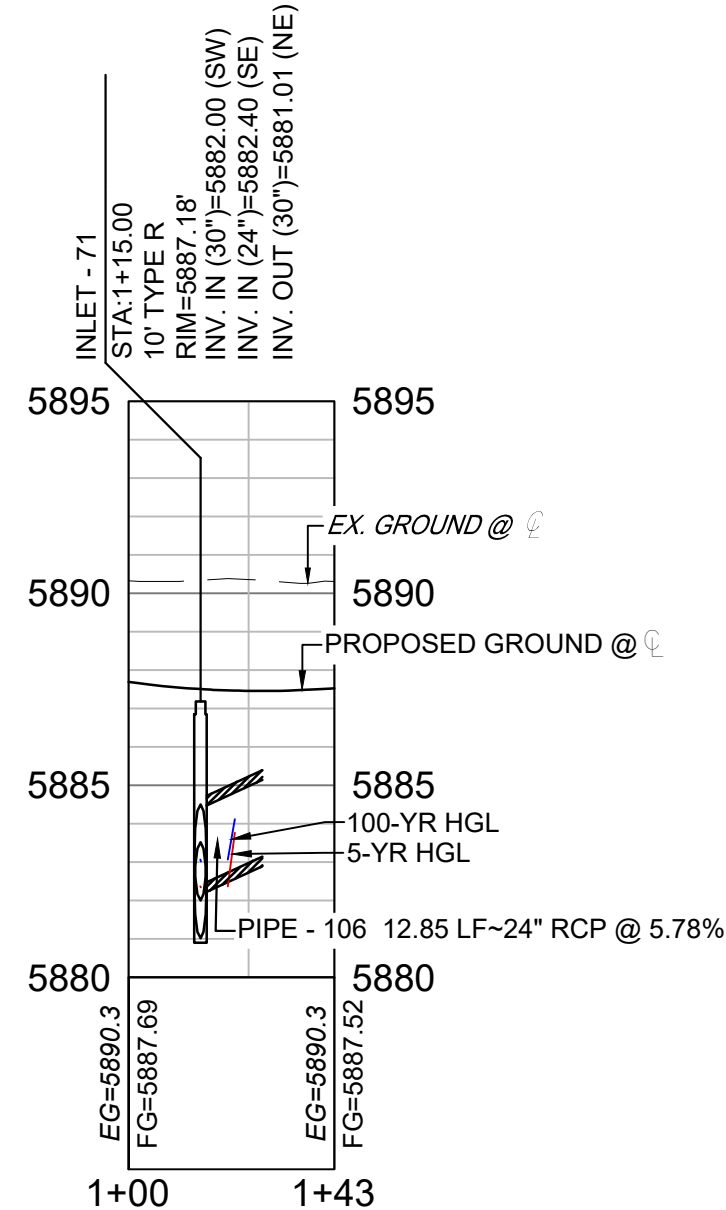
| UTILITY CROSSING DETAILS | | | | |
|--------------------------|----------------------------|-------------------------|--------------------------|------------|
| CROSSING # | N & E | TOP OF PIPE | BTM OF PIPE | VERT. SEP. |
| 14 | N: 8,768.57 E:13,994.50 | 8" PVC WATER 5881.46 | 18" RCP STORM 5882.96 | 1.50' |



WINNER CREEK STORM 1 (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 1+00.00, END STA: 3+00.00



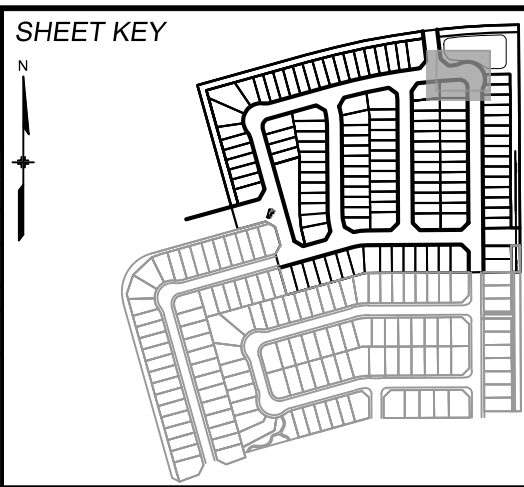
WINNER CREEK STORM 2 (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 1+00.00, END STA: 2+30.00



WINNER CREEK STORM 3 (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 1+00.00, END STA: 1+42.85

- NOTES:
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| REFERENCE DRAWINGS | | | |
|---|------|-------------|----|
| No. | DATE | DESCRIPTION | BY |
| COMPUTER FILE MANAGEMENT | | | |
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| CTB FILE: Matrix(black).ctb | | | |
| PLOT DATE: August 30, 2021 8:29:21 AM | | | |
| THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE. | | | |



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

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'22"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4' AULM. CAP PLS 10377)



SEAL

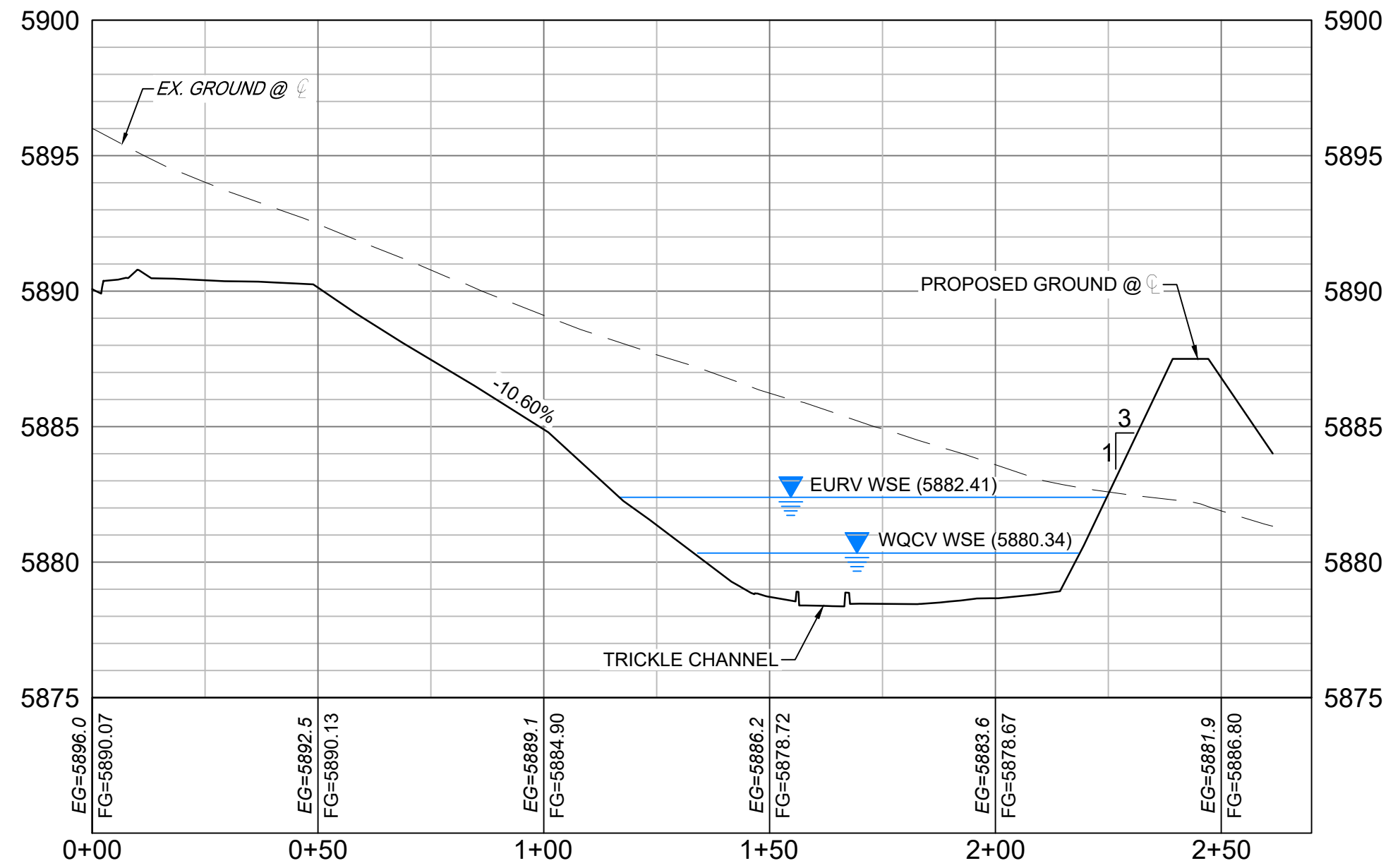
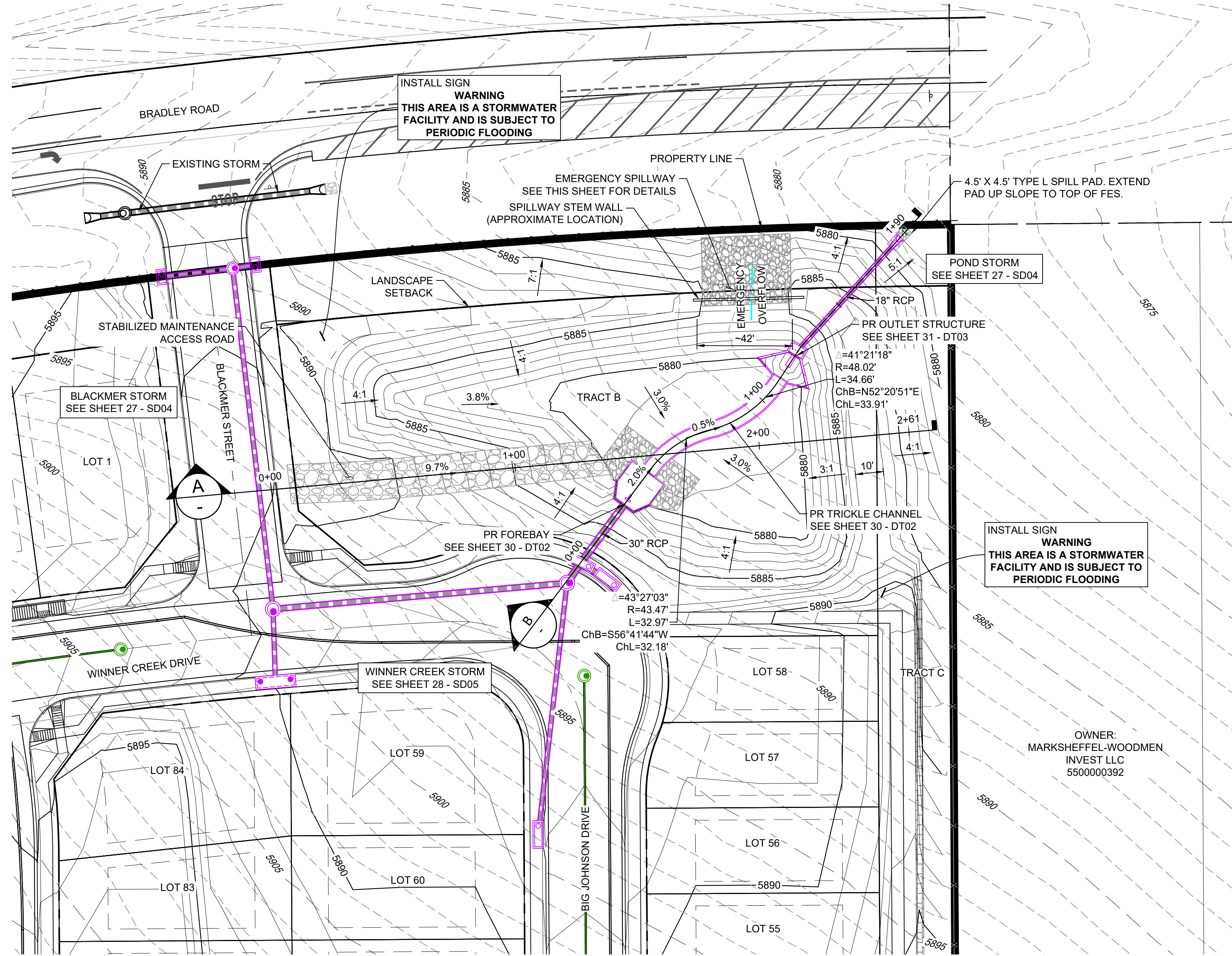
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

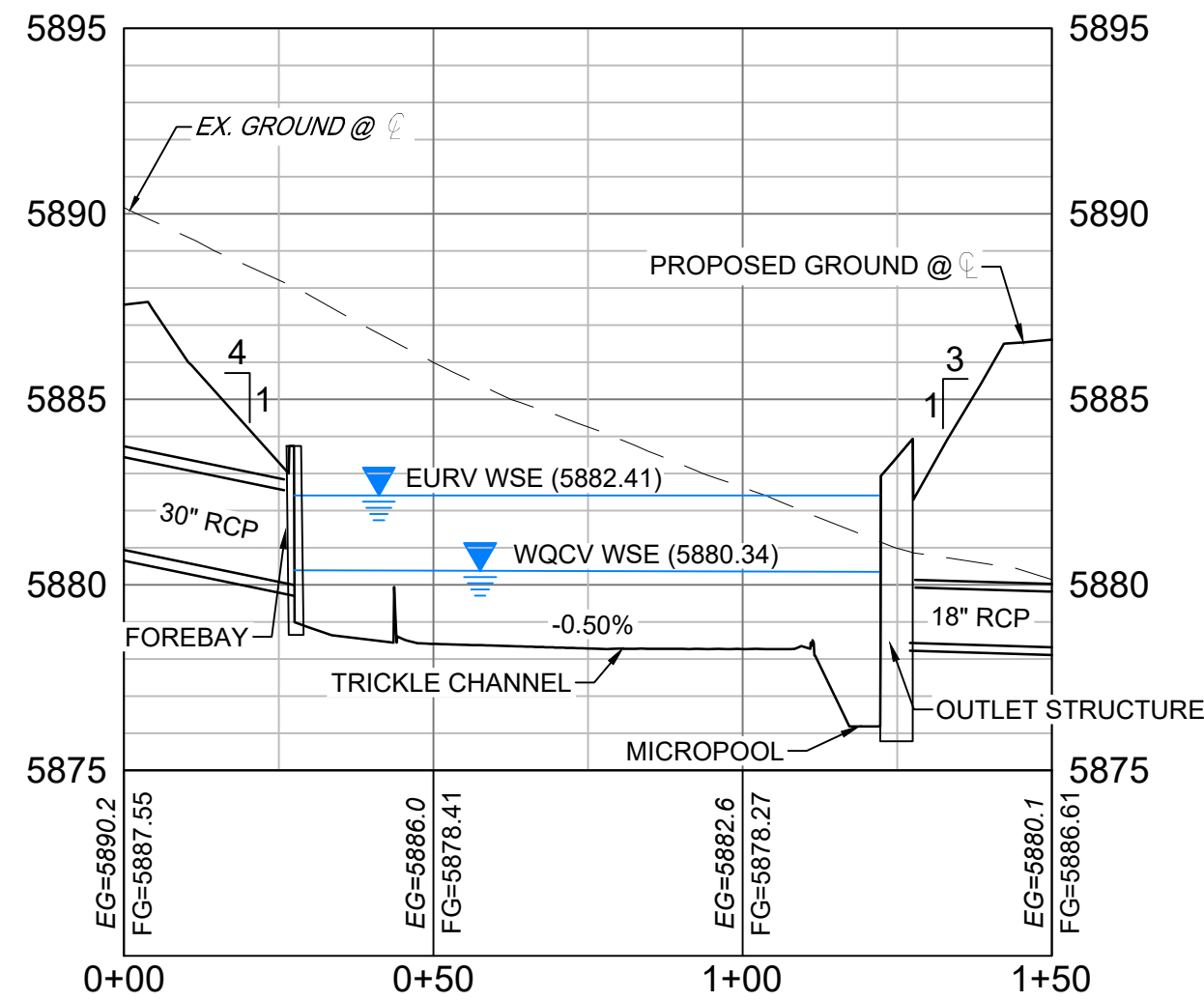
| TRAILS AT ASPEN RIDGE | | | |
|---|----------------|--------------------------|------------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | |
| STORM DRAIN PLAN & PROFILE | | | |
| DESIGNED BY: JTS | SCALE | DATE ISSUED: AUGUST 2021 | DRAWING No. SD05 |
| DRAWN BY: BAS | HORIZ 1" = 40' | | |
| CHECKED BY: NMS | VERT 1" = 5' | SHEET 28 OF 32 | |



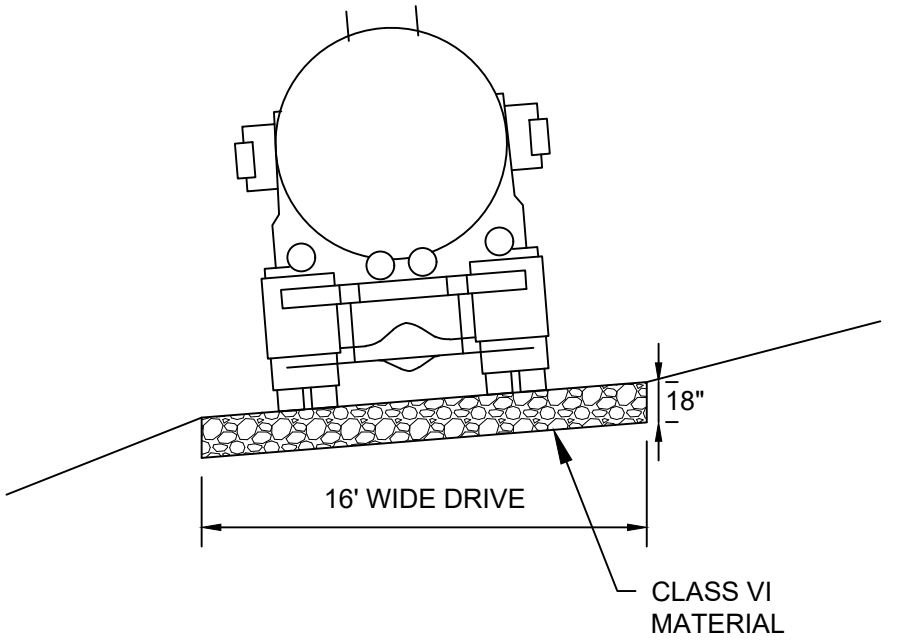
Know what's below.
Call before you dig.



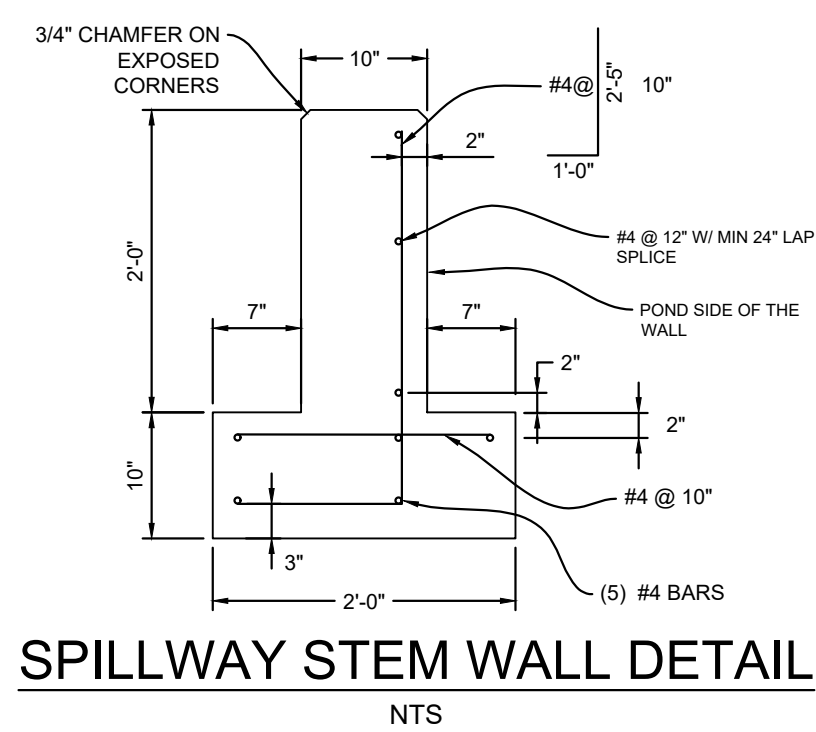
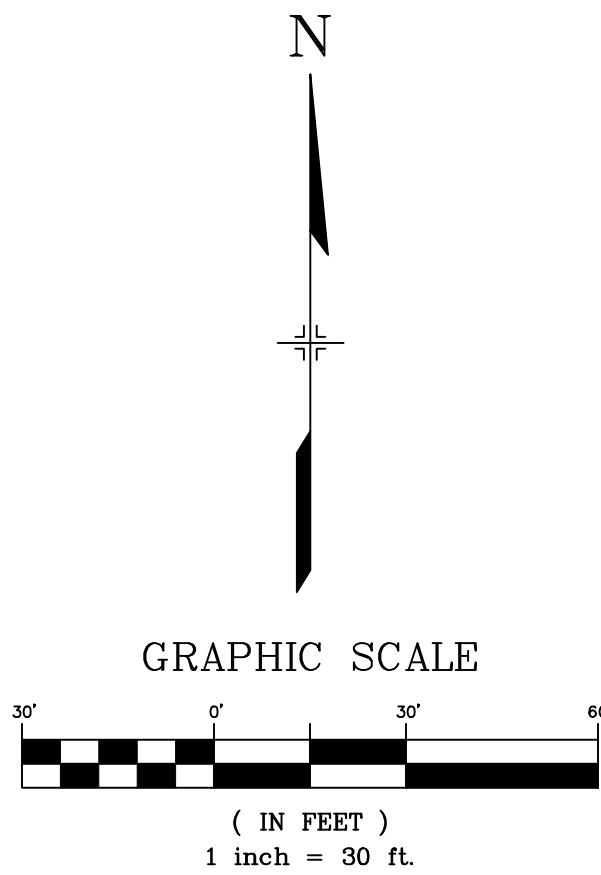
SECTION A
H: 1"=30'
V: 1"= 5'



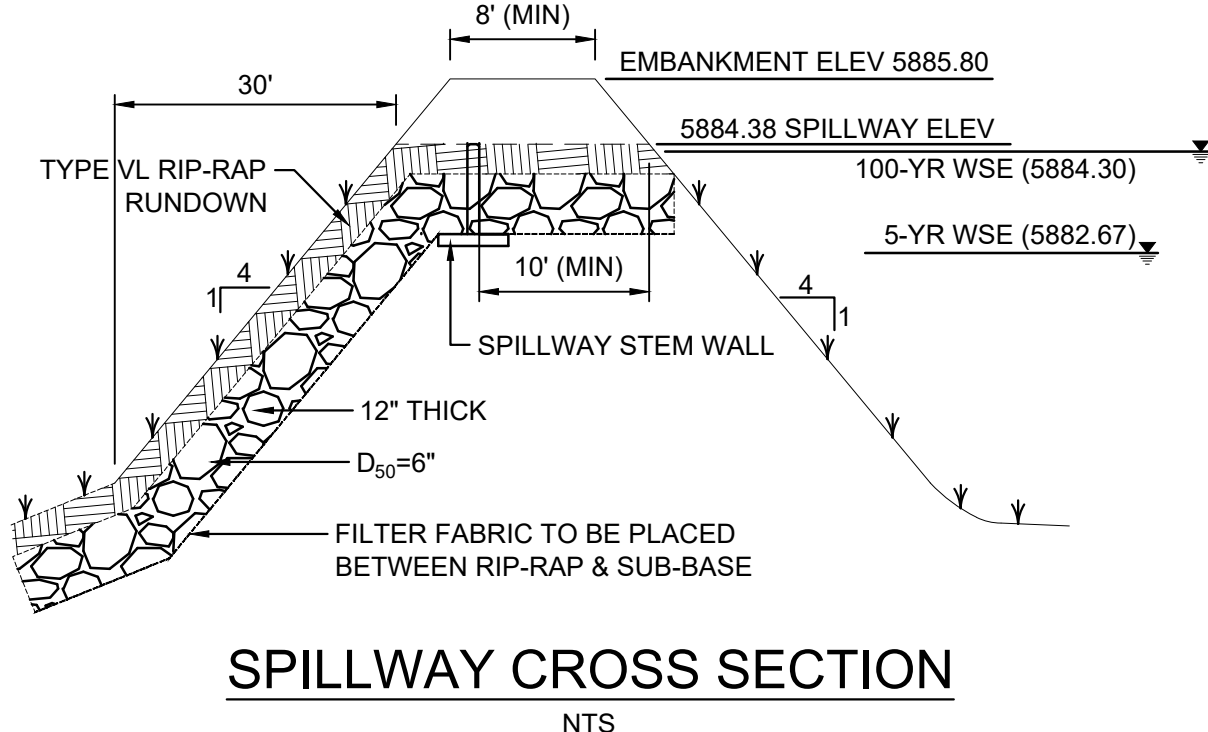
SECTION B
H: 1"=30'
V: 1"= 5'



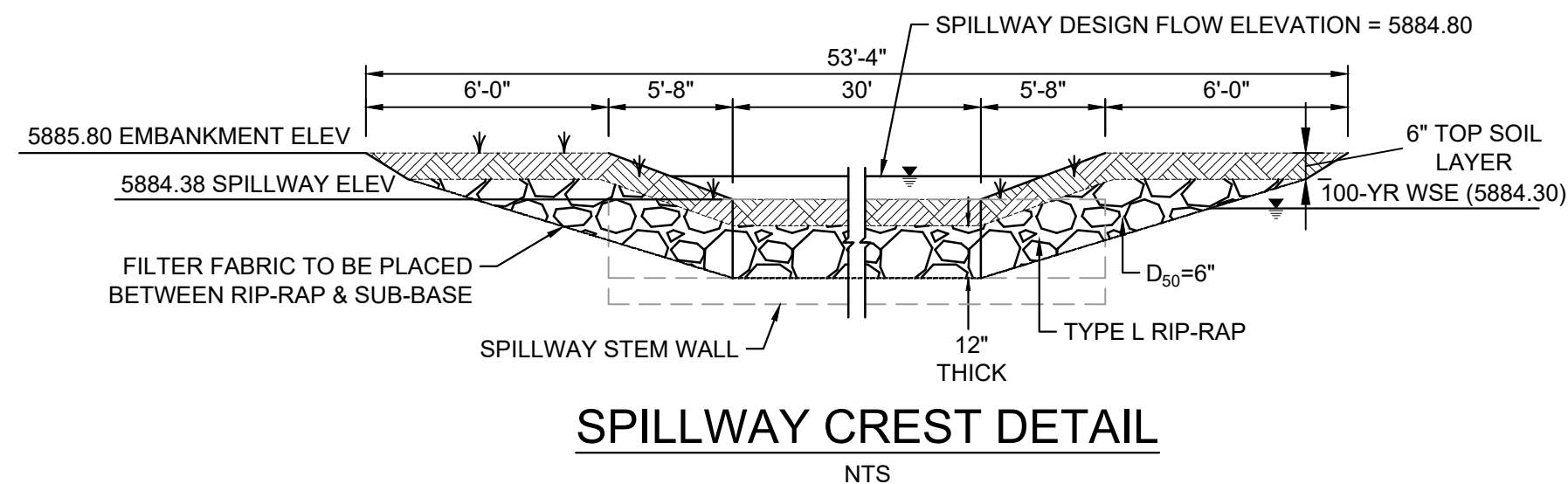
TYPICAL ACCESS ROAD CROSS SECTION
NTS



SPILLWAY STEM WALL DETAIL
NTS



SPILLWAY CROSS SECTION
NTS

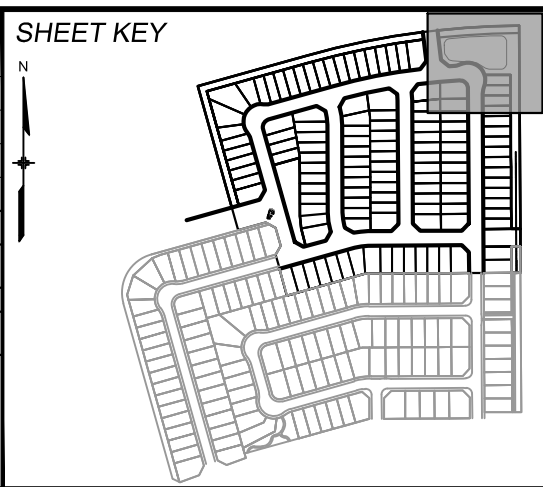


SPILLWAY CREST DETAIL
NTS

- NOTES
1. ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER ALL STRUCTURES UNLESS OTHERWISE NOTED.
 2. ALL PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 3. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
 4. REFER TO LANDSCAPE PLAN OR GRADING EROSION CONTROL FOR FINAL LANDSCAPE AND FINAL STABILIZATION.

SF-21-024

| REFERENCE DRAWINGS | | | |
|---|------|-------------|----|
| No. | DATE | DESCRIPTION | BY |
| COMPUTER FILE MANAGEMENT | | | |
| FILE NAME: S:\21.886.038 (Trails F6)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\DT01.dwg | | | |
| CTB FILE: Matrix(black).ctb | | | |
| PLOT DATE: August 30, 2021 8:30:07 AM | | | |
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9.
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT



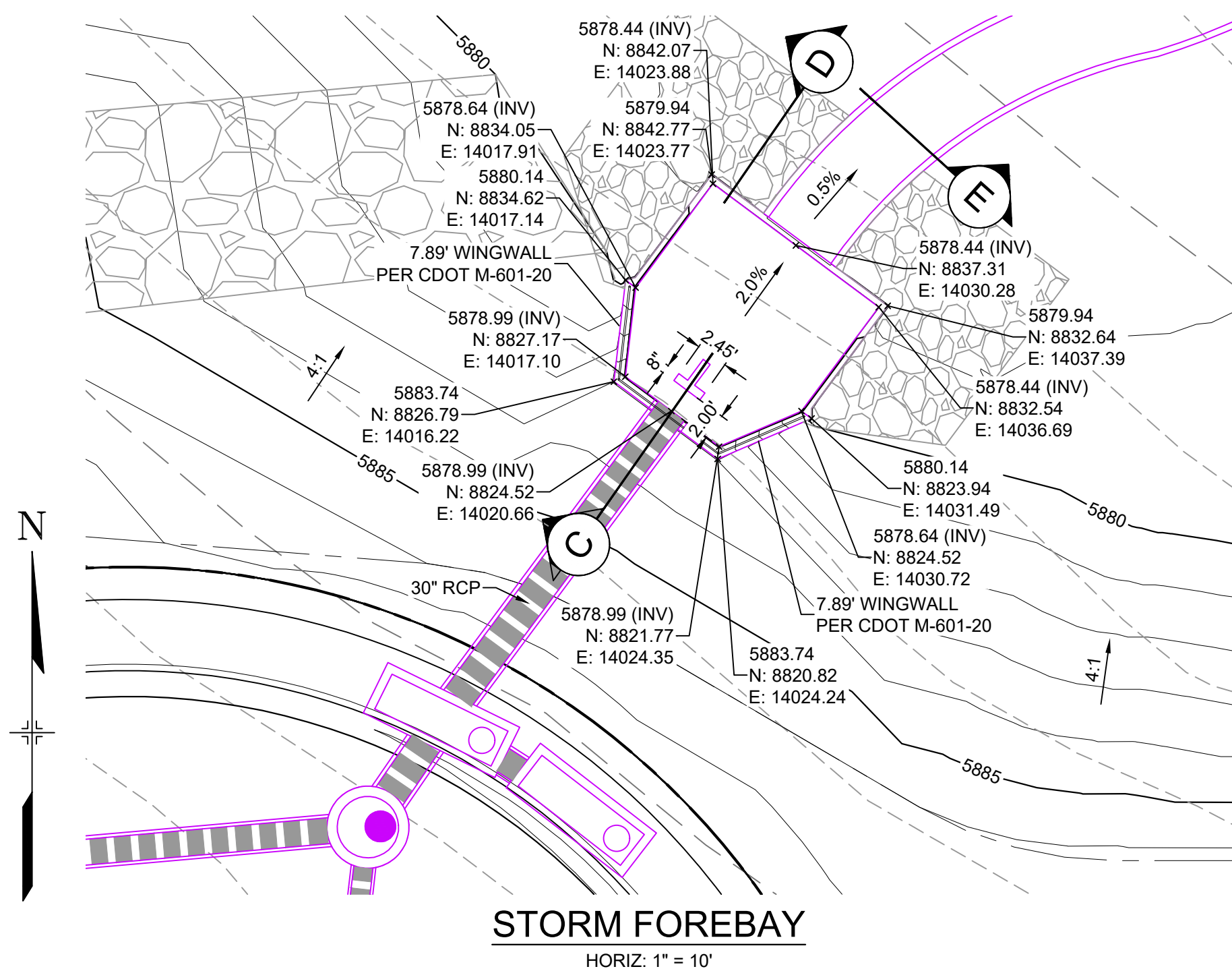
PRELIMINARY
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

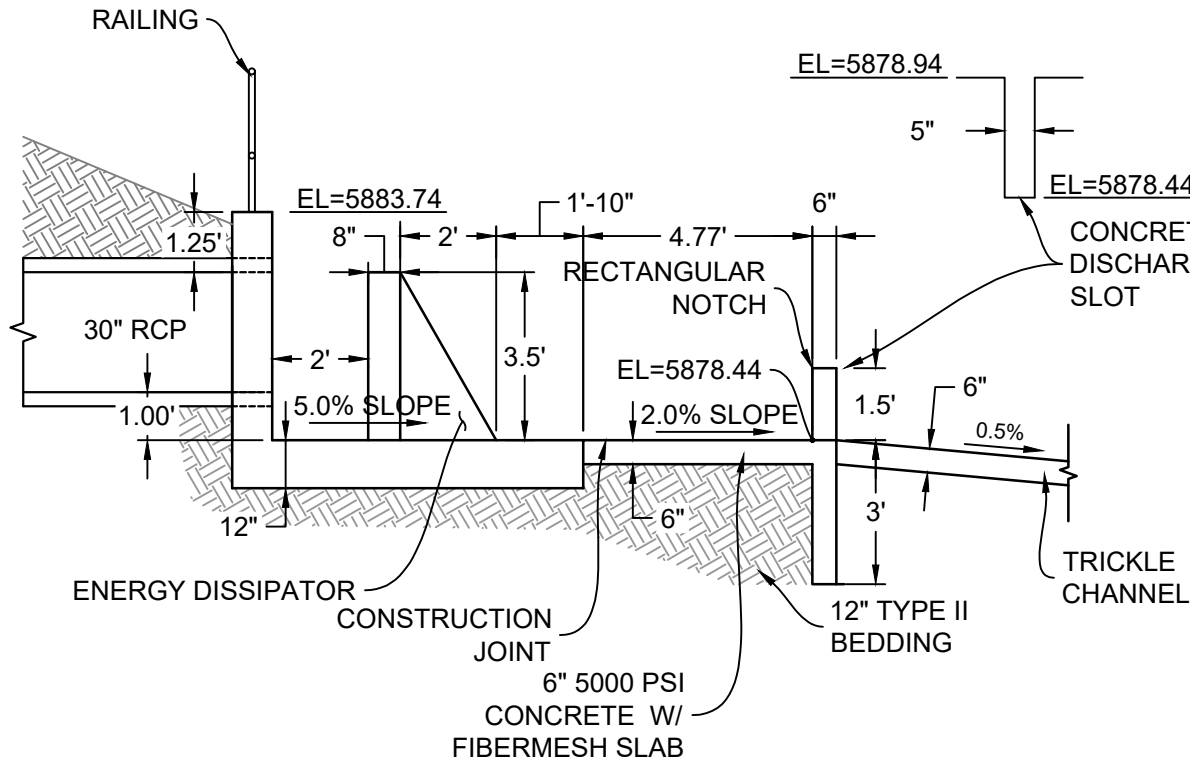
| TRAILS AT ASPEN RIDGE | | | |
|---|---------------------|--------------------------|------------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | |
| POND PLAN | | | |
| DESIGNED BY: JTS | SCALE: HORIZ 1"=30' | DATE ISSUED: AUGUST 2021 | DRAWING No. DT01 |
| CHECKED BY: LCB | VERT. 1"= 5' | SHEET 29 OF 32 | |



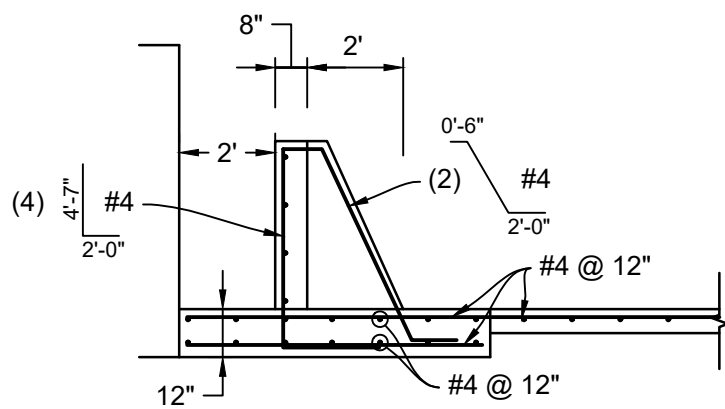
Know what's below.
Call before you dig.



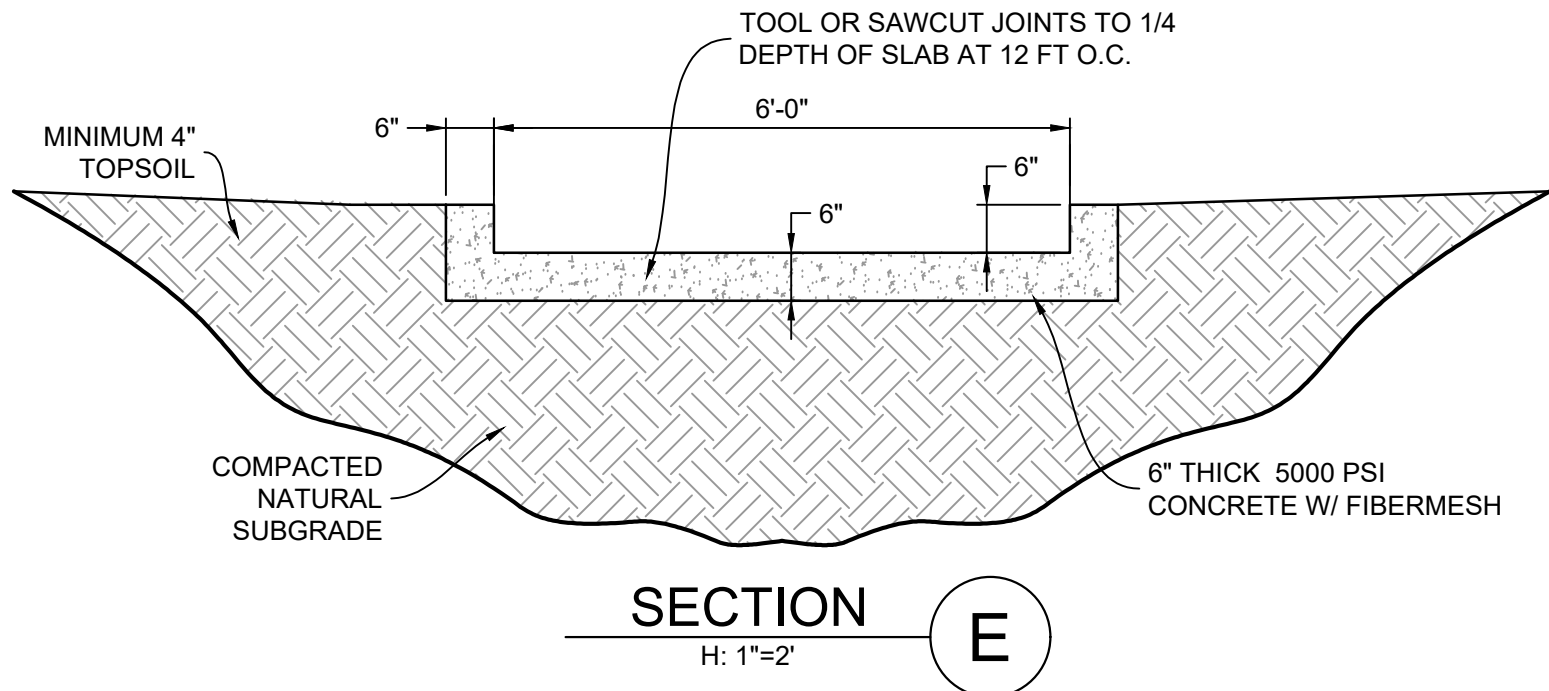
STORM FOREBAY
HORIZ: 1" = 10'



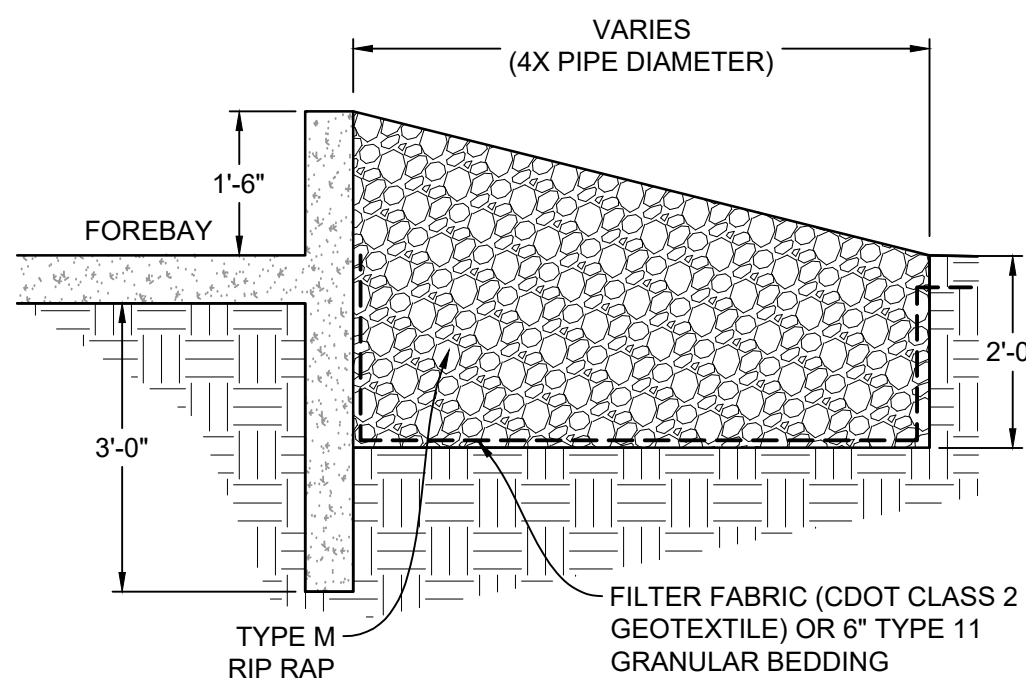
SECTION C
H: 1" = 2'



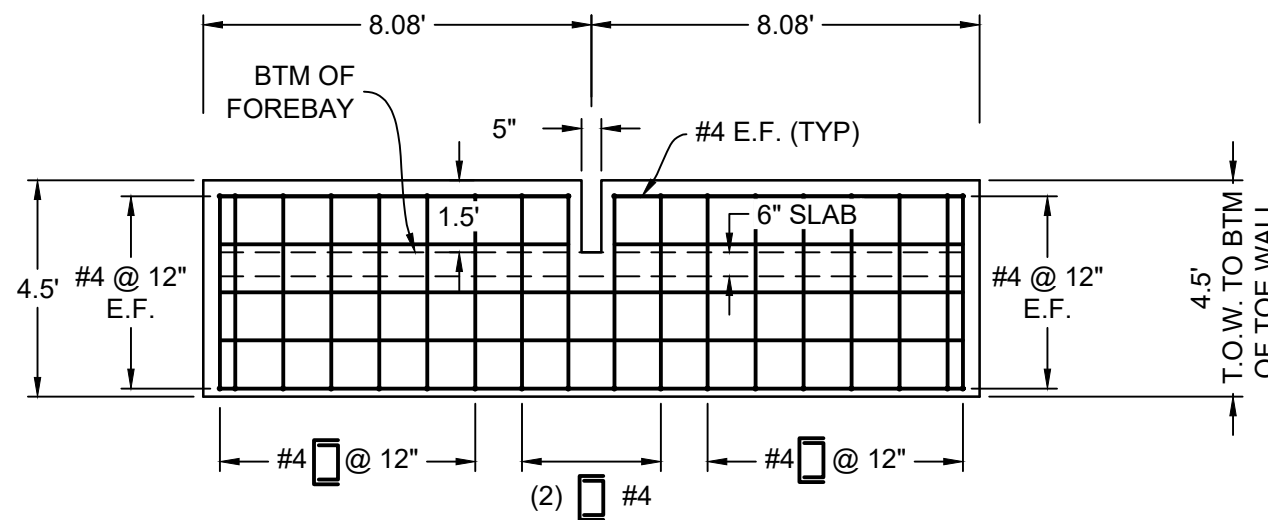
FOREBAY REINFORCING



SECTION E
H: 1" = 2'

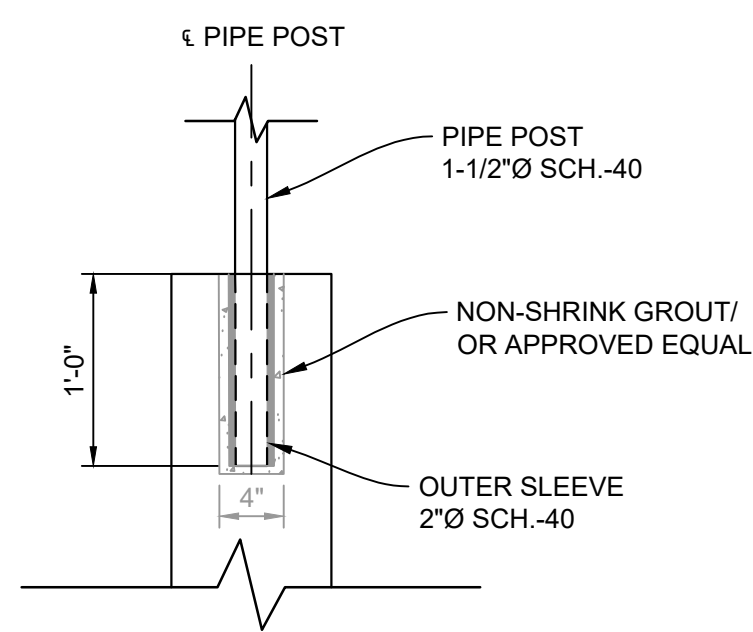


SECTION D
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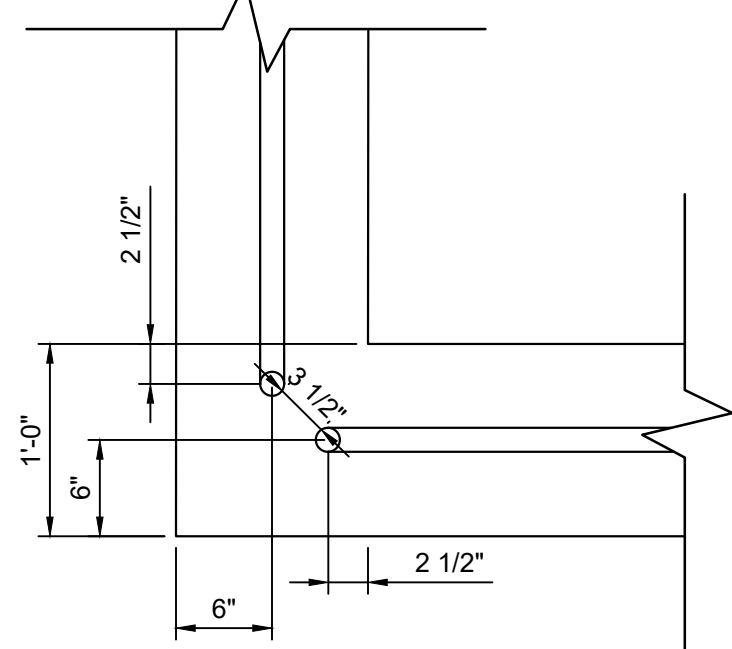


FOREBAY FRONT WALL PROFILE

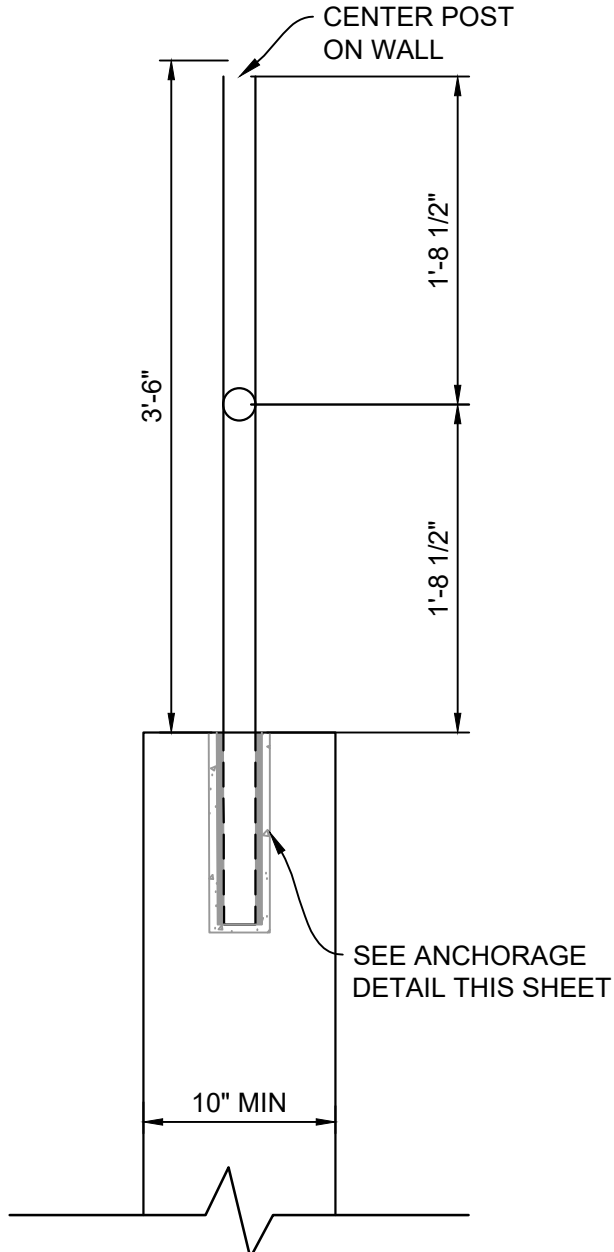
SAFETY RAILING



RAIL ANCHORAGE DETAIL
HORIZ: 1" = 1'



RAIL CORNER DETAIL
HORIZ: 1" = 1'



RAILING DETAIL
HORIZ: 1" = 1'

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

| REFERENCE DRAWINGS | | | |
|---|------|-------------|----|
| No. | DATE | DESCRIPTION | BY |
| COMPUTER FILE MANAGEMENT | | | |
| FILE NAME: S:\21.886.038 (Trails F6)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\DT01.dwg | | | |
| CTB FILE: Matrix(black).ctb | | | |
| PLOT DATE: August 30, 2021 8:30:20 AM | | | |
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

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



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

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

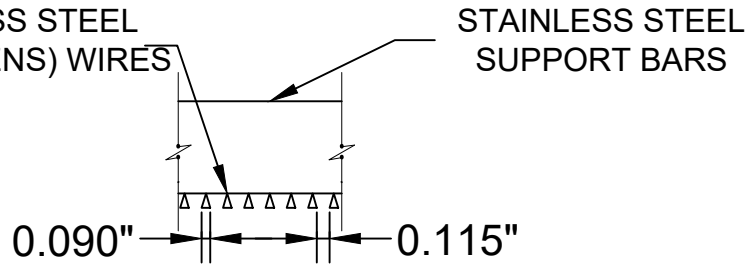
| TRAILS AT ASPEN RIDGE | | | |
|---|-----|---------------|------------------|
| FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS | | | |
| POND DETAILS | | | |
| DESIGNED BY: | JTS | SCALE | DATE ISSUED: |
| DRAWN BY: | LCB | HORIZ. VARIES | AUGUST 2021 |
| CHECKED BY: | LCB | VERT. N/A | 30 OF 32 |
| | | | DRAWING No. DT02 |



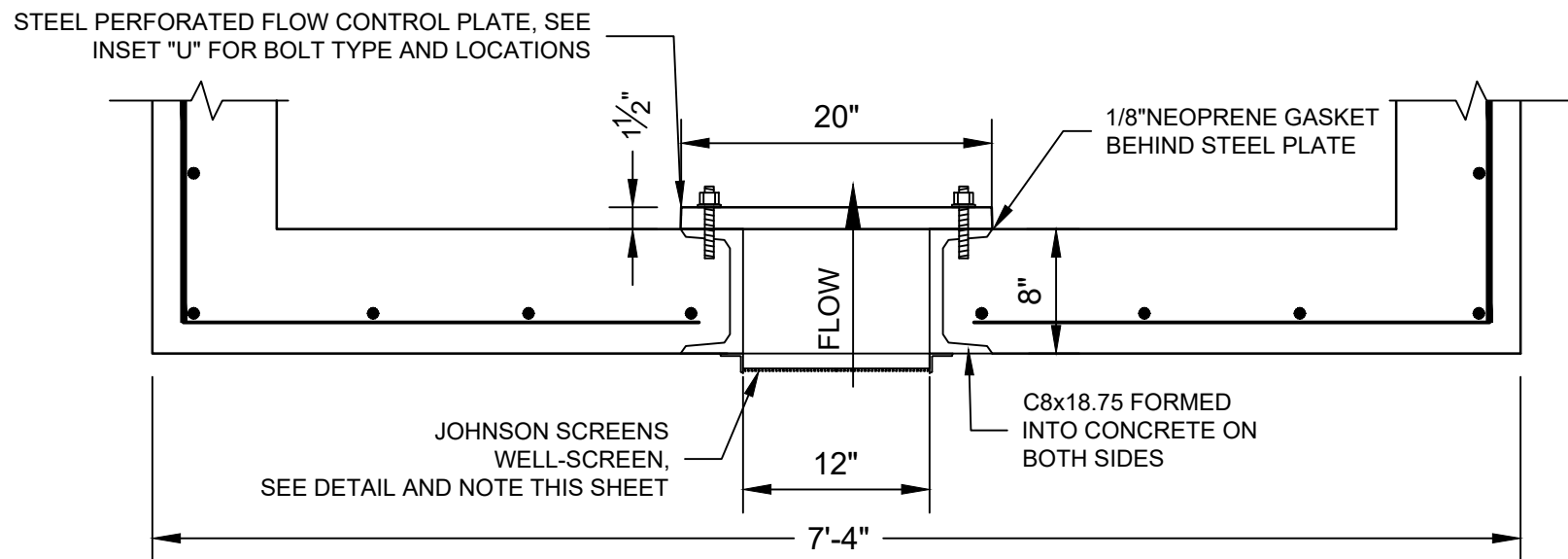
JOHNSON SCREENS STAINLESS STEEL
VEE WIRE FILTERS WELL-SCREEN (OR EQUAL)

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

No. 93 STAINLESS STEEL
(JOHNSON SCREENS) WIRES

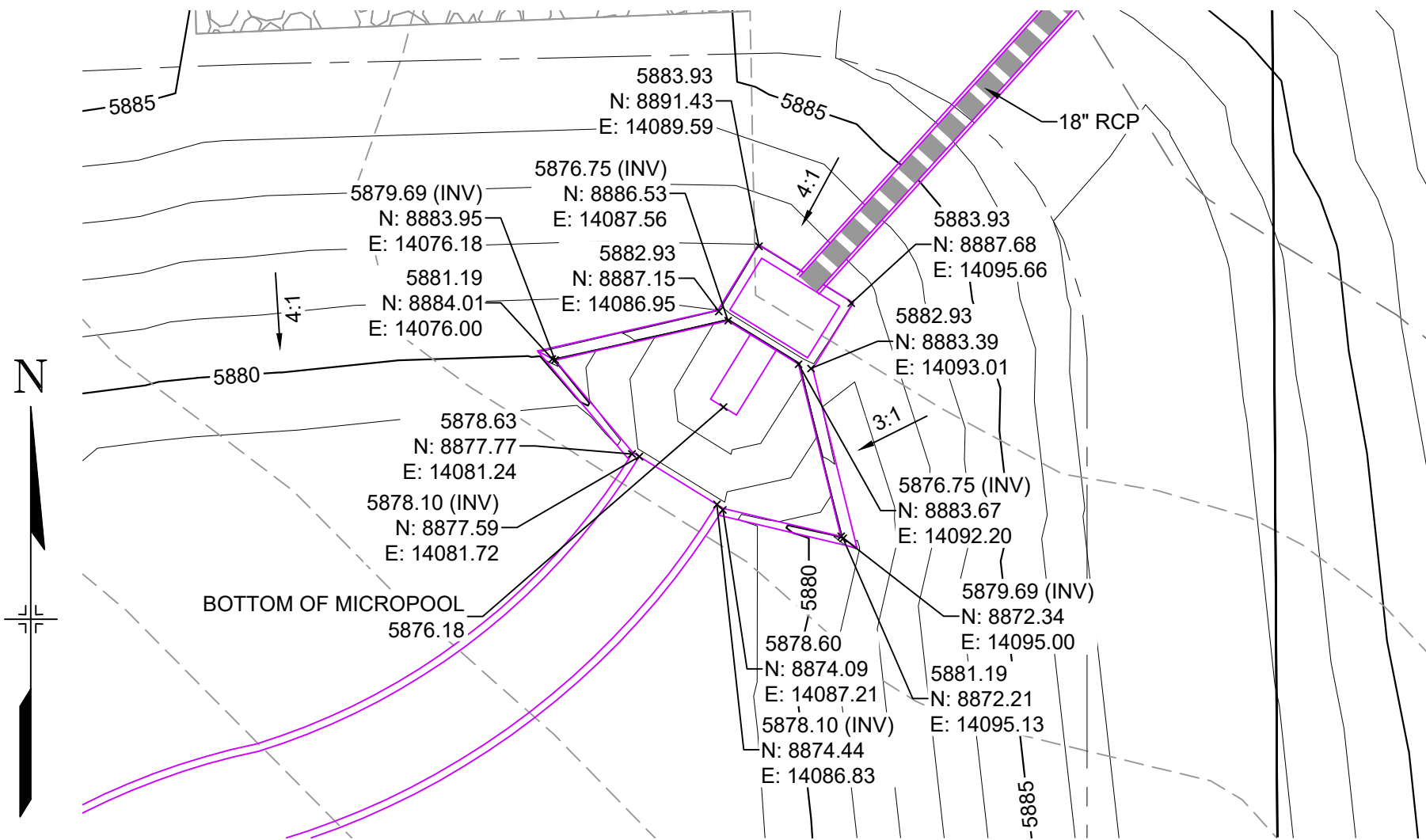


STAINLESS STEEL
SUPPORT BARS



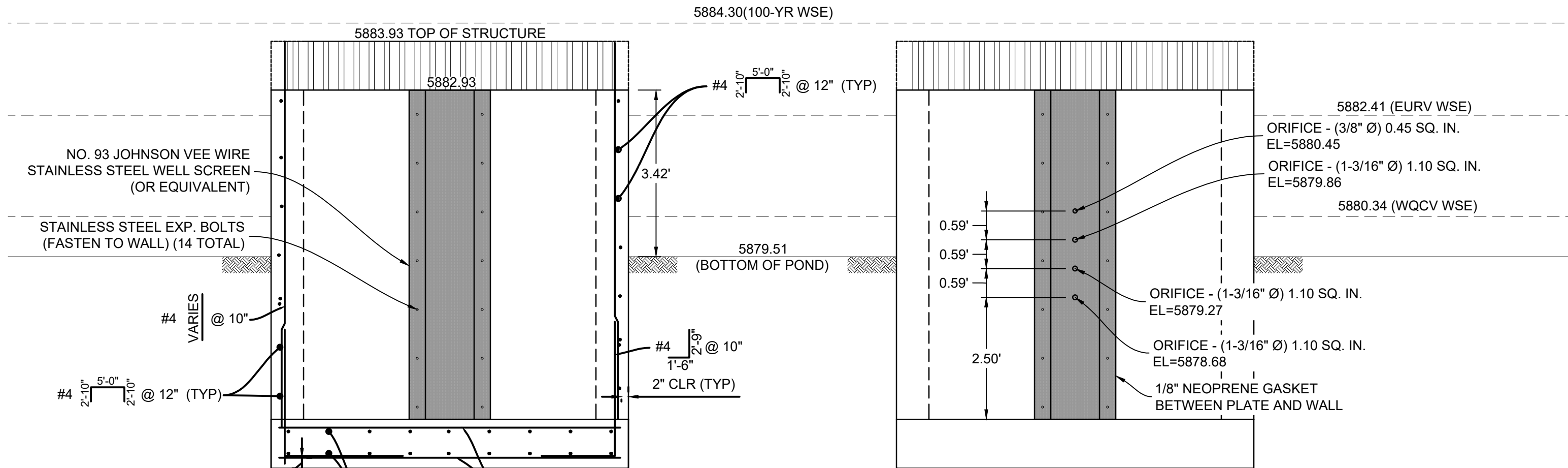
OUTLET STRUCTURE AT ORIFICE PLATE

HORIZ: 1" = 1'



STORM OUTLET STRUCTURE

HORIZ: 1" = 10'



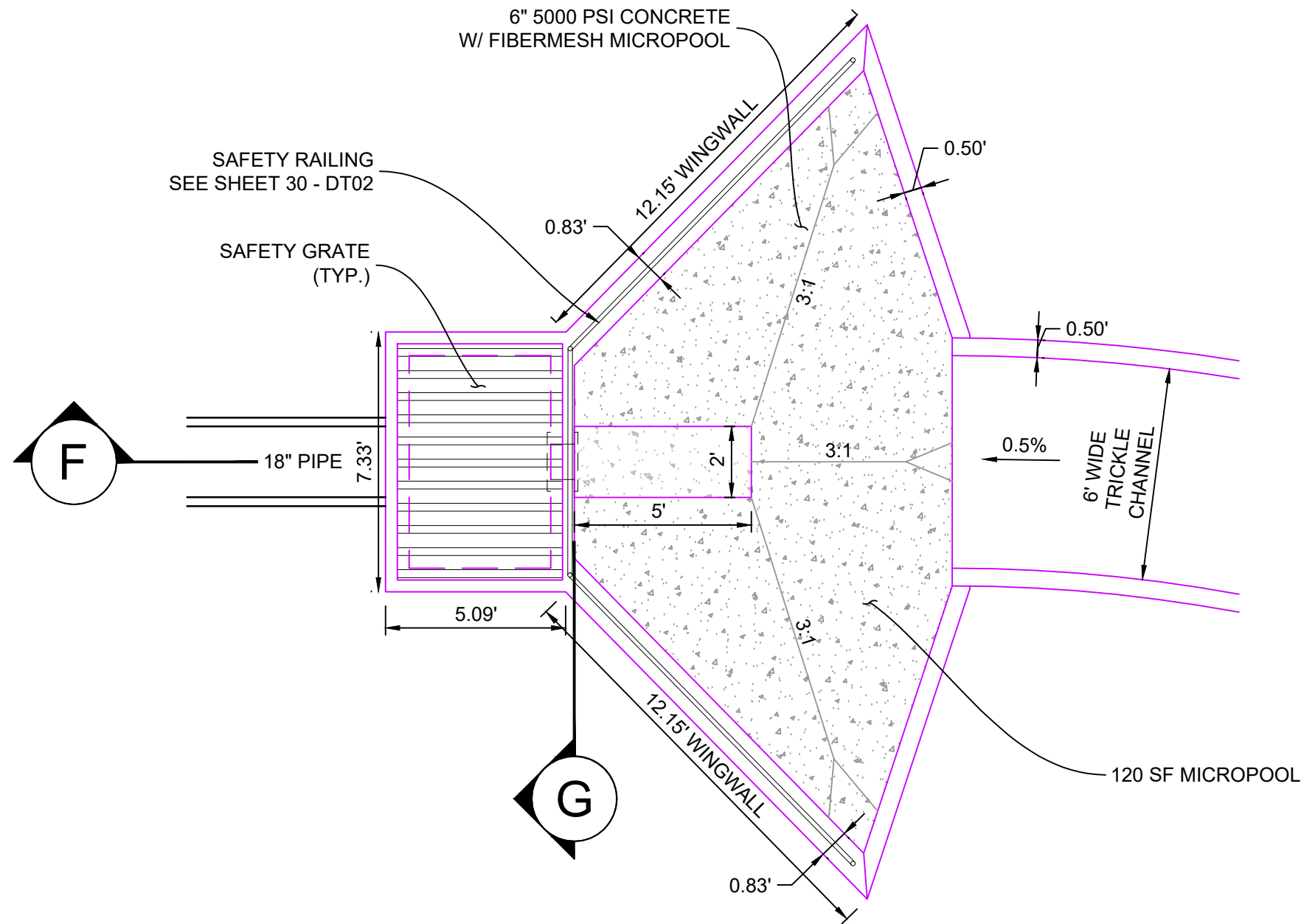
WELL SCREEN DETAIL

SECTION

G

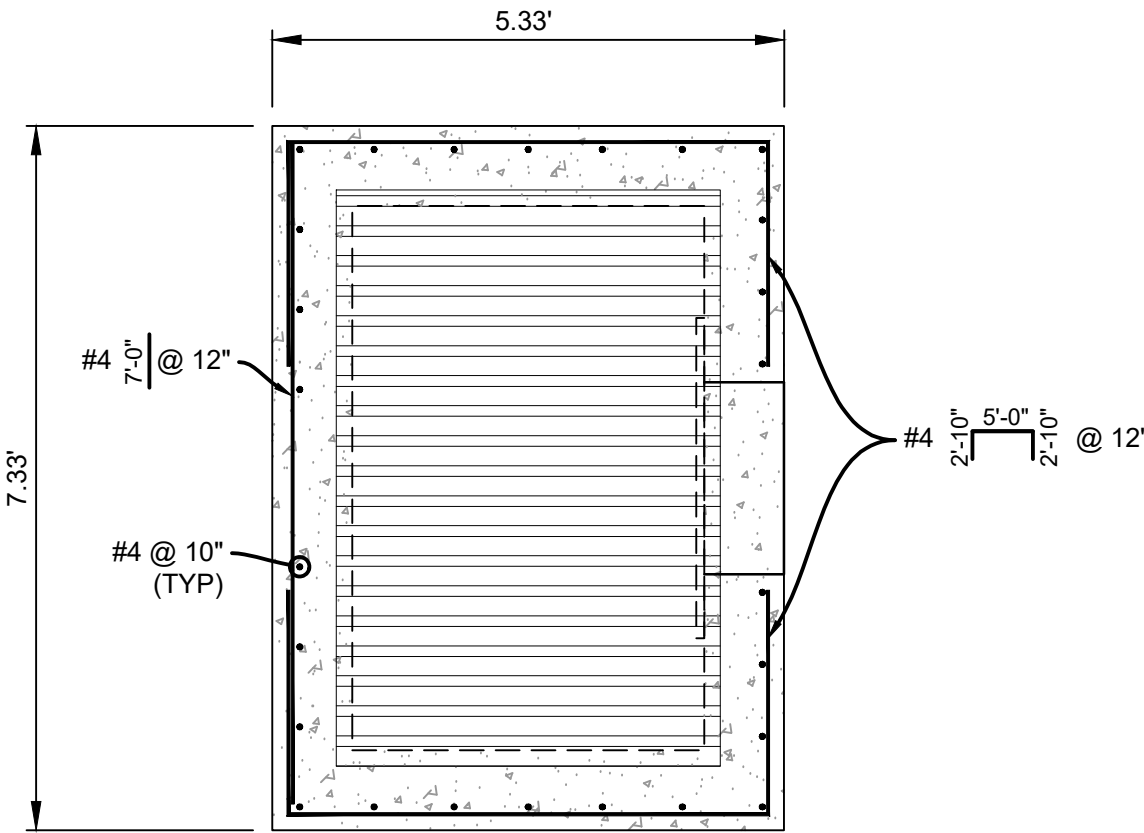
ORIFICE PLATE DETAIL

H: 1"=2'



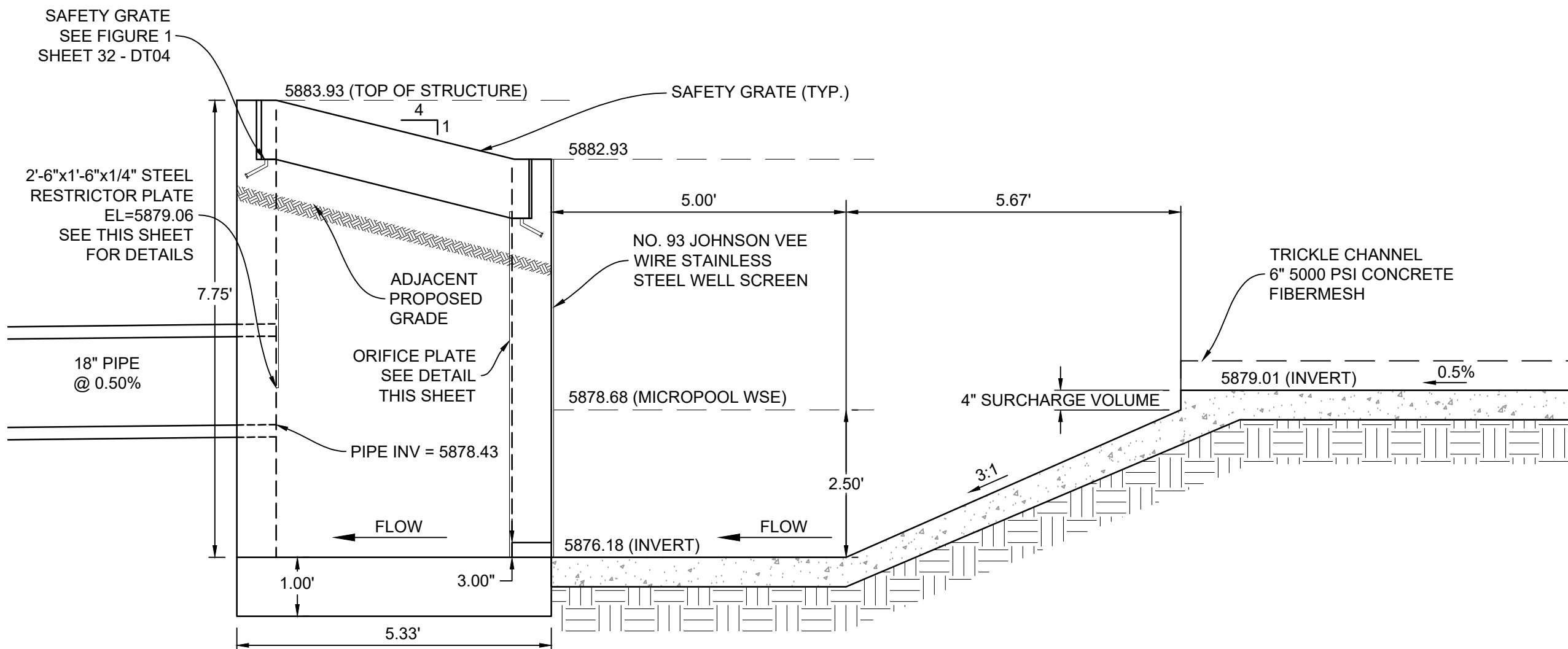
MICROPOOL DETAILS

HORIZ: 1" = 4'



OUTLET STRUCTURE DETAILS

HORIZ: 1" = 2'



SECTION

F

H: 1"=2'

NOTES:

- ALL CONCRETE SHALL BE CDOT CLASS D; Fc= 4500 PSI
- ALL REINFORCING STEEL SHALL BE Fy: 60 KSI
- CONCRETE COVER FOR STEEL REINFORCING BARS SHALL BE AS FOLLOWS:
CONCRETE PLACED AGAINST EARTH..... 3"
CONCRETE EXPOSED TO EARTH OR WEATHER..... 2"
- ALL EXPOSED CONCRETE CORNERS SHALL HAVE A MINIMUM 3/8" CHAMFER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AS RELATED TO SHORING AND PROTECTION OF NEW AND EXISTING STRUCTURES AS NECESSARY TO PREVENT DAMAGE OR COLLAPSE DUE TO WIND, EARTH, CONSTRUCTION OR OTHER LOADS.
- STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STANDARD PLAN M-206-1.
- ALL BEDDING SHALL BE A MINIMUM OF 12" THICK CDOT CLASS 6 COMPACTED TO NOT LESS THAN 95% MAXIMUM DENSITY DETERMINED IN CONFORMANCE WITH AASHTO T 180.
- INLET STEPS SHALL BE ALUMINUM & CONFORM TO CITY OF COLORADO SPRINGS STANDARD DETAIL D-20D.
- WINGWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD M-601-20

SF-21-024

| REFERENCE DRAWINGS | | | | | |
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| CTB FILE: Matrix(black).ctb | | | | | |
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BENCHMARK

COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNSTEN 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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TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4' AULM. CAP PLS 10377)

PREPARED BY:



SEAL

PRELIMINARY

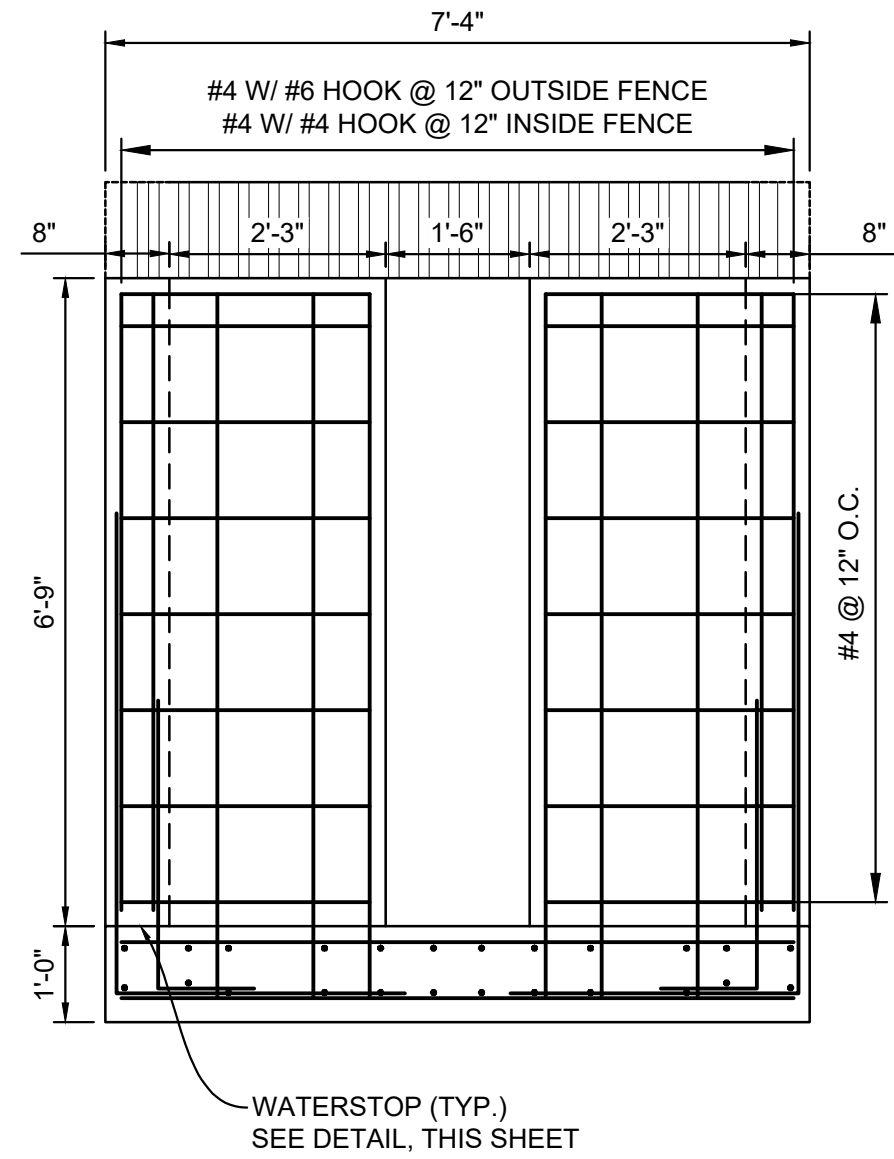
THIS DRAWING HAS NOT
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GOVERNING AGENCIES AND
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TRAILS AT ASPEN RIDGE

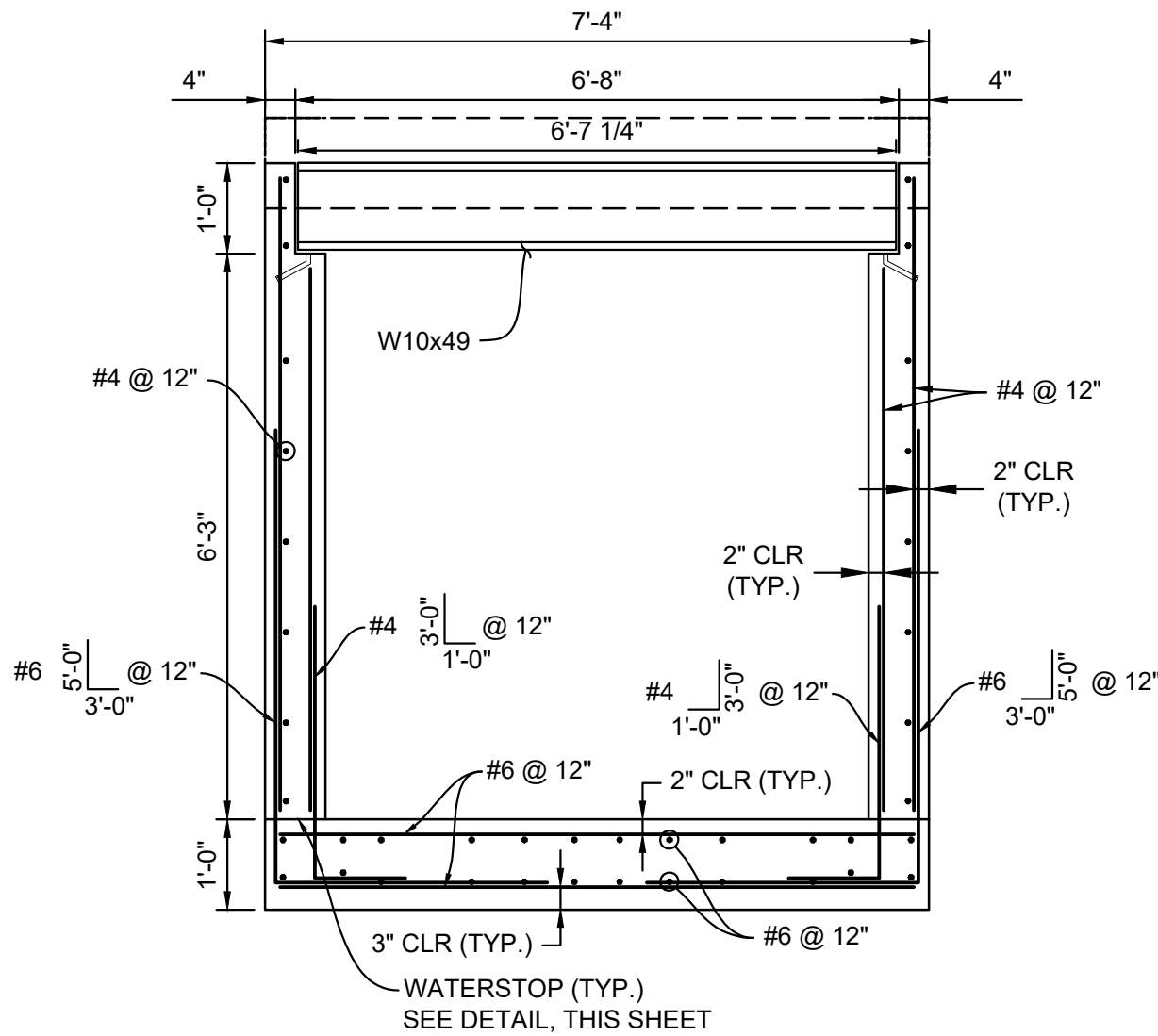
FILING NO. 4
ROADWAY & STORM IMPROVEMENT PLANS

POND DETAILS

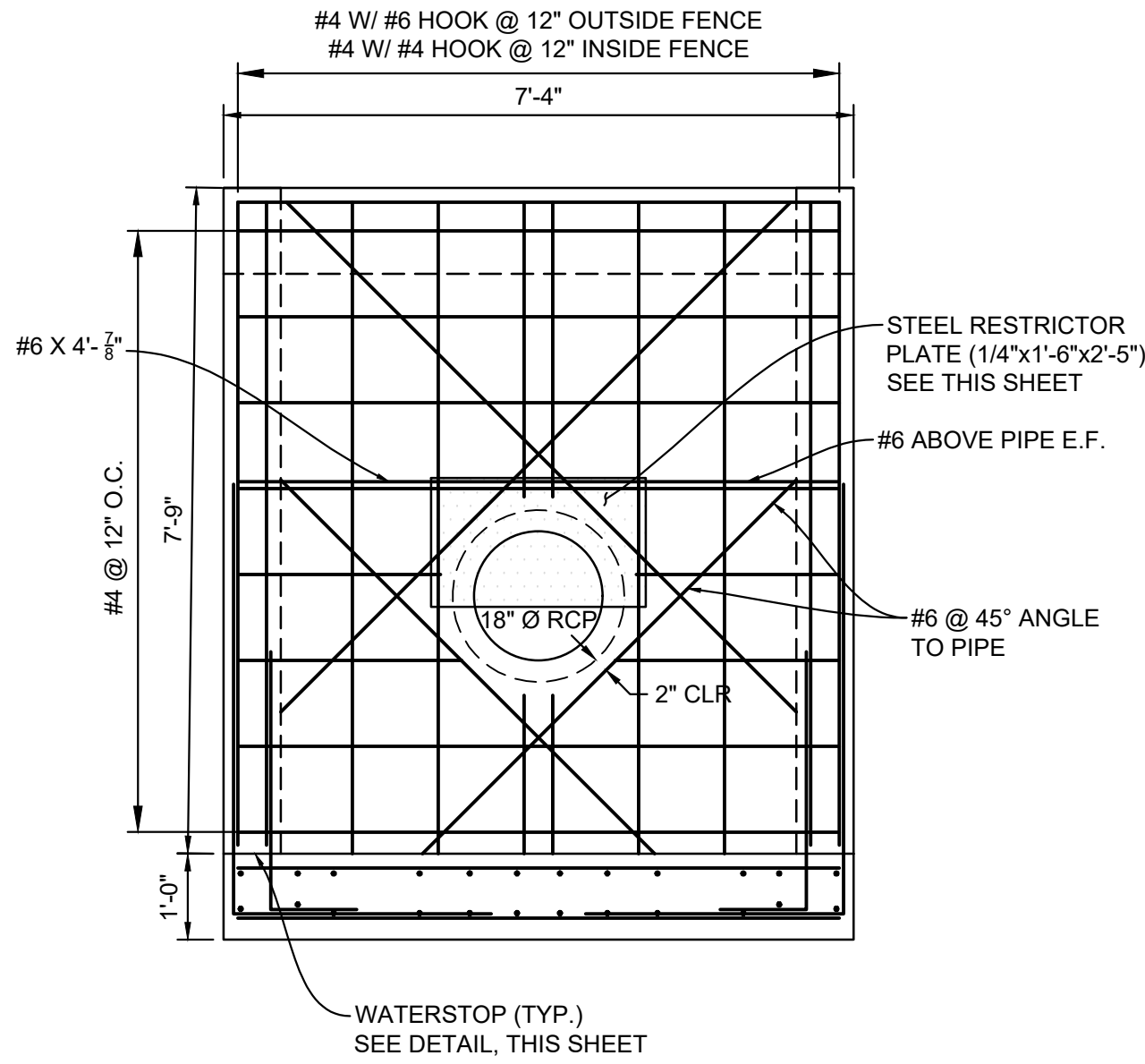
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| DESIGNED BY: | JTS | SCALE | DATE ISSUED: | AUGUST 2021 | DRAWING No. |
| CHECKED BY: | LCB | HORIZ. VERT. | SHEET | 31 OF 32 | DT03 |



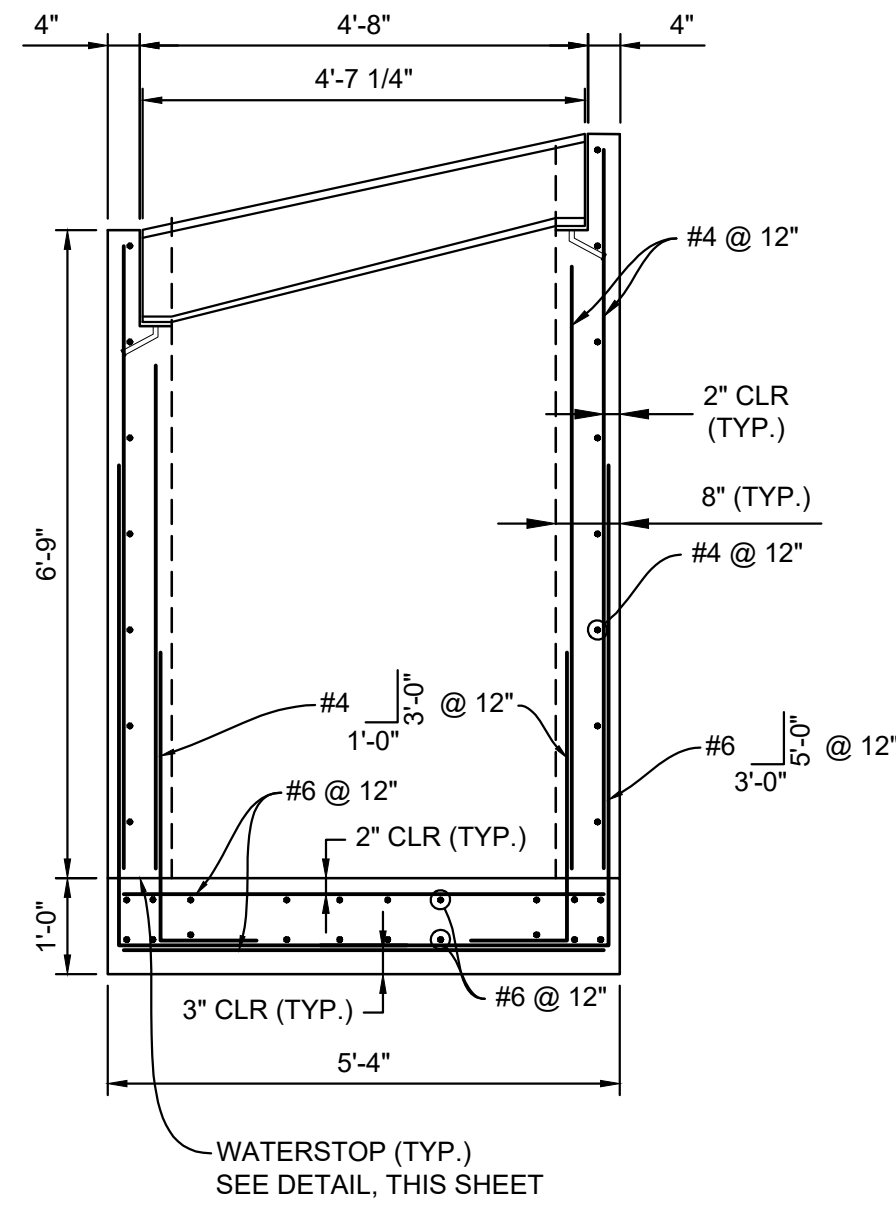
SECTION H: 1/2"=1'-0"



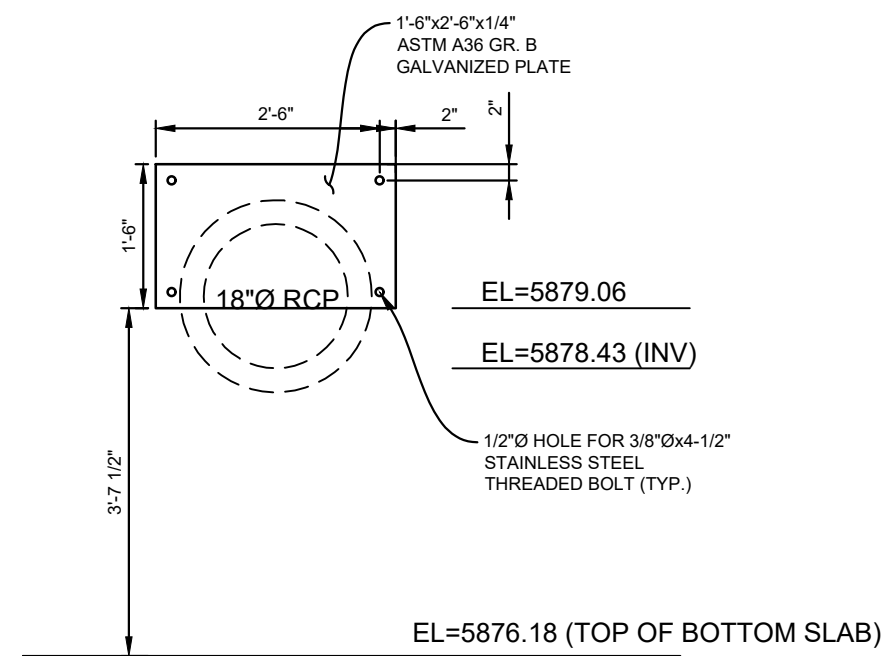
SECTION I: 1/2"=1'-0"



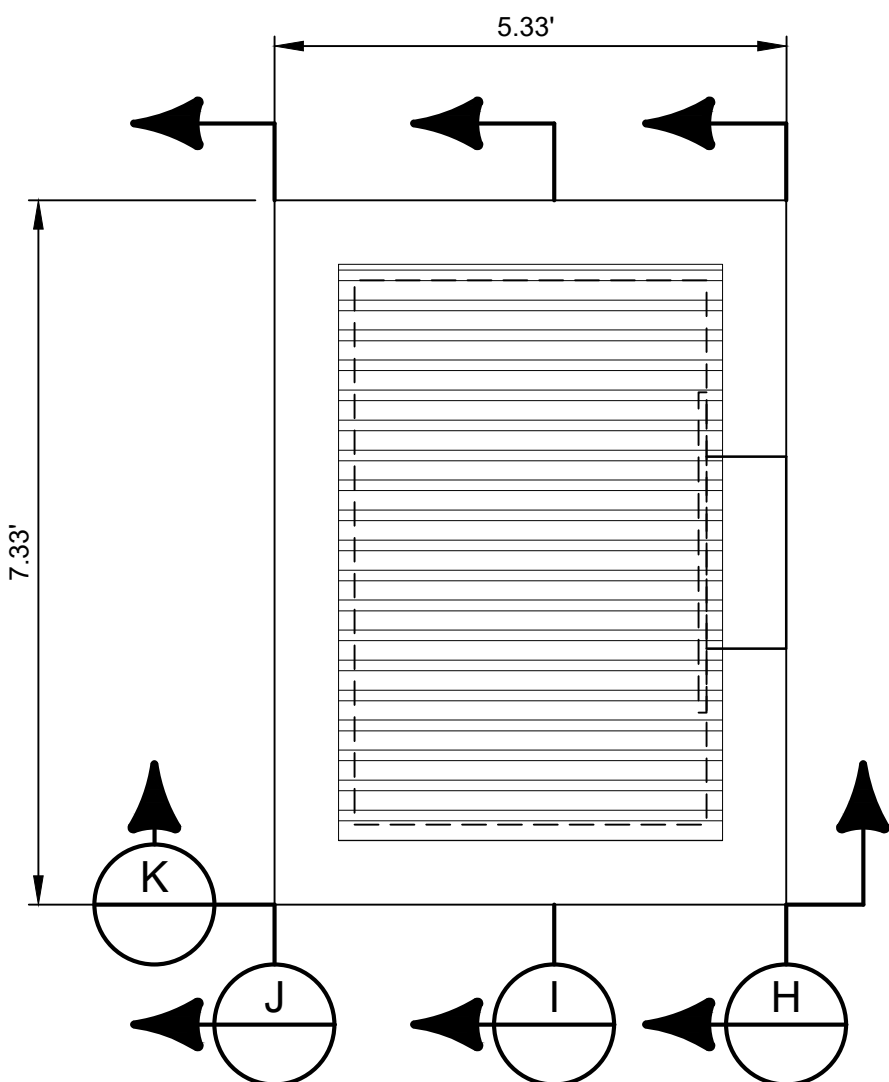
SECTION J: 1/2"=1'-0"



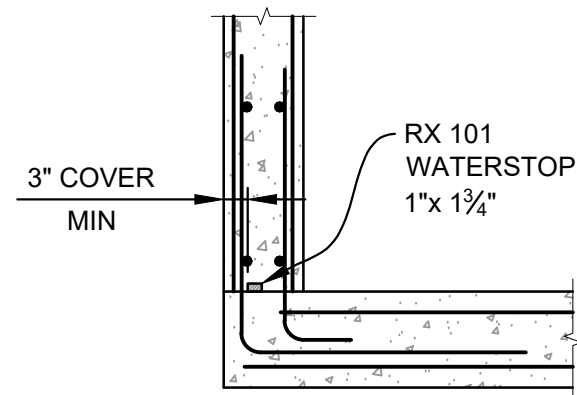
SECTION K: 1/2"=1'-0"



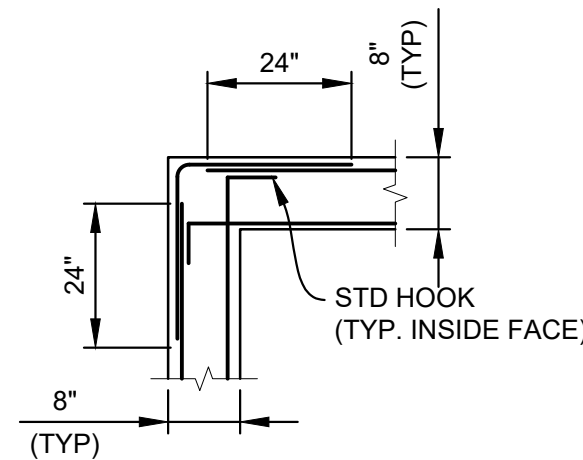
RESTRICTOR PLATE
HORIZ: 1/2" = 1'-0"



OUTLET STRUCTURE DETAILS
HORIZ: 1" = 2'



WATERSTOP DETAIL
SCALE: 1/2" = 1'



CORNER DETAIL
SCALE: 3/8" = 1'

WATERSTOP NOTES:

WATERSTOP SHALL BE VOLCLAY WATERSTOP RX 101 OR EARTHSHIELD JP 648 OR APPROVED EQUAL.

PLACE WATERSTOP FOR ENTIRETY OF EACH HORIZONTAL & VERTICAL CONSTRUCTION JOINT.

FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.

*SADDLE CLIPS TO BE SECURED THROUGH ANGLE AT 4 CORNERS OF EACH GRATE SECTION USING GALVANIZED 3/8"Ø F1554 GR. 36 THREADED ROD W/ SIMPSON STRONG-TIE SET 3G EPOXY, OR APPROVED EQUAL (TYP)

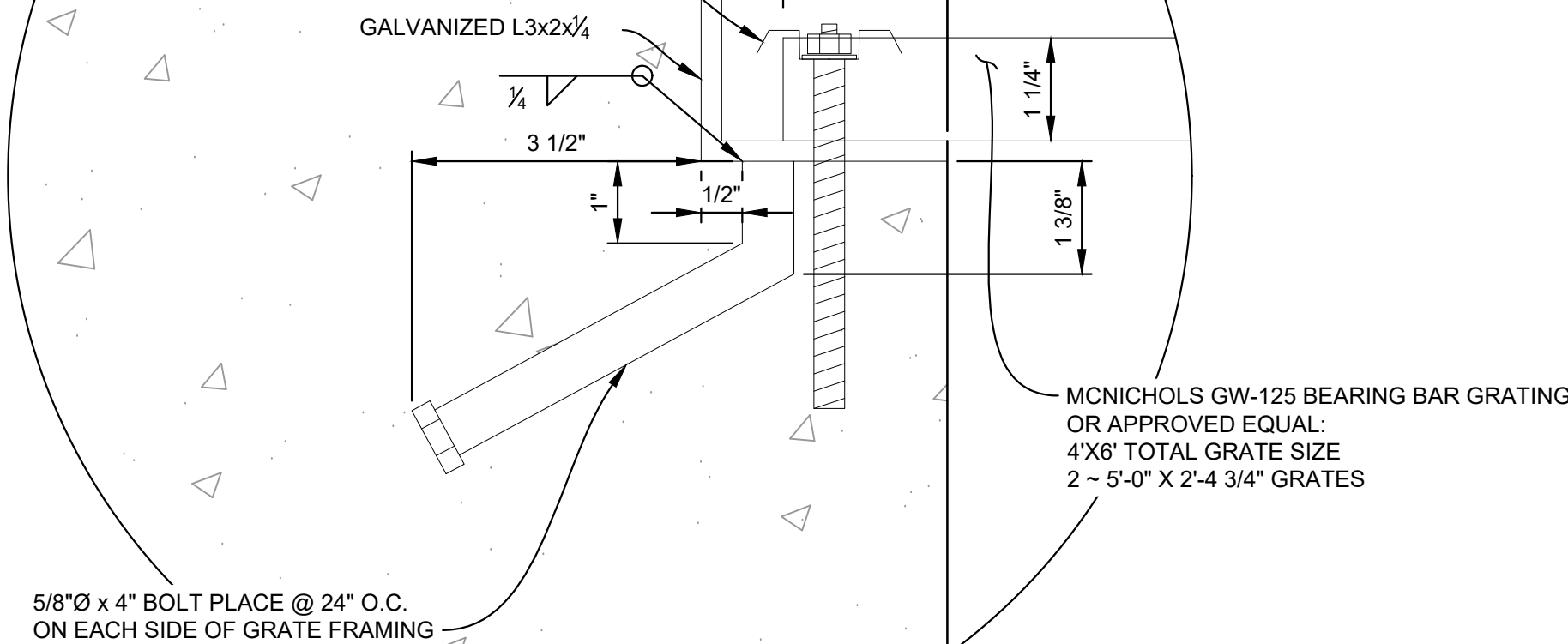


FIGURE 1
SCALE: 6" = 1'-0"

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| REFERENCE DRAWINGS | | | | |
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BENCHMARK

COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
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PREPARED BY:



SEAL

PRELIMINARY

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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.038

DESIGNED BY: CAG
DRAWN BY: BAS
CHECKED BY: BAS
SCALE: HORIZ. VARIES
DATE ISSUED: AUGUST 2021
SHEET 32 OF 32
DRAWING No. DT04

TRAILS AT ASPEN RIDGE

FILING NO. 4
ROADWAY & STORM IMPROVEMENT PLANS

POND DETAILS