

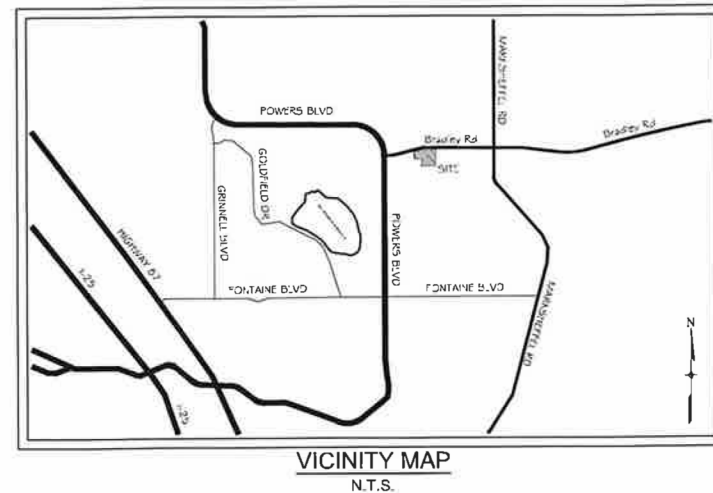
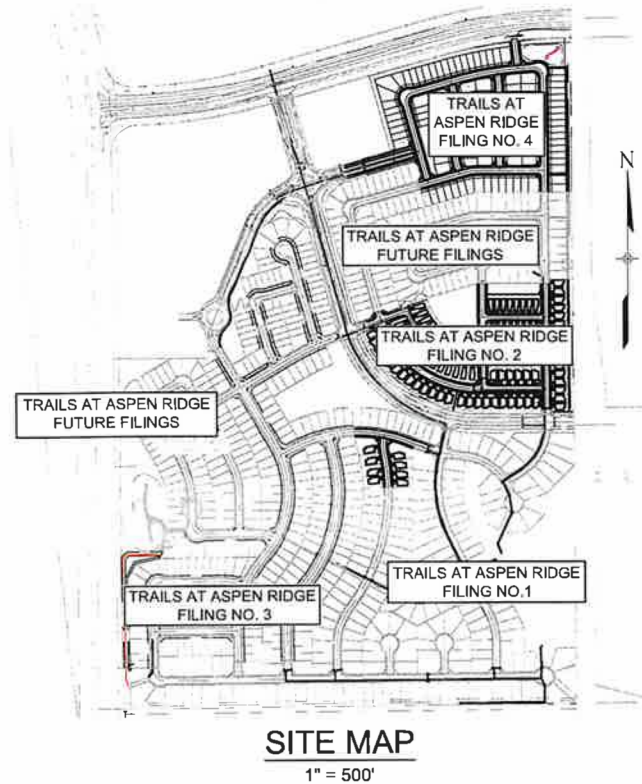
TRAILS AT ASPEN RIDGE FILING NO. 4

EL PASO COUNTY, CO

ROADWAY & STORM IMPROVEMENT PLANS

JULY, 2025

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ENGINEER'S STATEMENT:

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

By: Nicole Schanel Date: 7/18/2025

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

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

By: Joshua Palmer, P.E. Date: 5/13/2026
 COUNTY ENGINEER / ECM ADMINISTRATOR

OWNER/DEVELOPER:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE ROADWAY & STORM IMPROVEMENT PLANS AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

By: Richard A. Van Seenus Date: 10/30/25
 COLA, LLC
 DIRECTOR OF LAND DEVELOPMENT

OWNER VIVA LAND VENTURES, LP
 4900 NORTH MESA STREET, SUITE 100
 EL PASO, TX 79913

DEVELOPER COLA, LLC
 555 MIDDLE CREEK PKWY, SUITE 500
 COLORADO SPRINGS, CO 80910

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

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
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PLOT DATE July 16, 2025 1:08:41 PM				
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BENCHMARK
 COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F208
 A BERTINSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD, ELEVATION - 5897.89' U.S. SURVEY FT

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

PREPARED BY:


SEAL


TRAILS AT ASPEN RIDGE
 FILING NO. 4
 ROADWAY & STORM IMPROVEMENT PLANS
 TITLE SHEET

DESIGNED BY: CAG SCALE: N/A DATE ISSUED: JULY, 2025 DRAWING No: TS01
 DRAWN BY: CAG HORIZ: N/A SHEET: 1 OF 32
 CHECKED BY: NMS VERT: N/A



Know what's below.
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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.

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\GN01.dwg				
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PLOT DATE: July 25, 2025 8:48:21 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°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)

PREPARED BY:

SEAL

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

TRAILS AT ASPEN RIDGE

FILING NO. 4
 ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY GENERAL NOTES

DESIGNED BY:	CAG	SCALE	DATE ISSUED:	JULY, 2025	DRAWING No.
DRAWN BY:	CAG	HORIZ	N/A		
CHECKED BY:	CAG	VERT.	N/A	SHEET	2 OF 32
					GN01



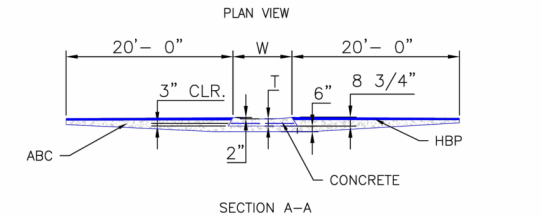
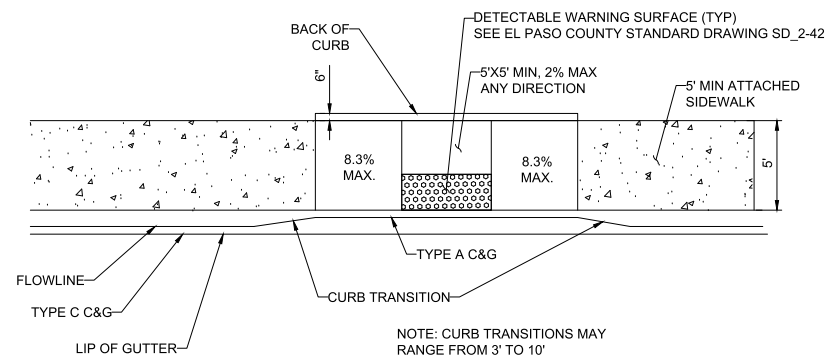
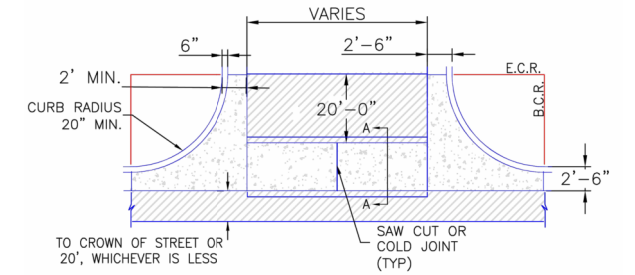
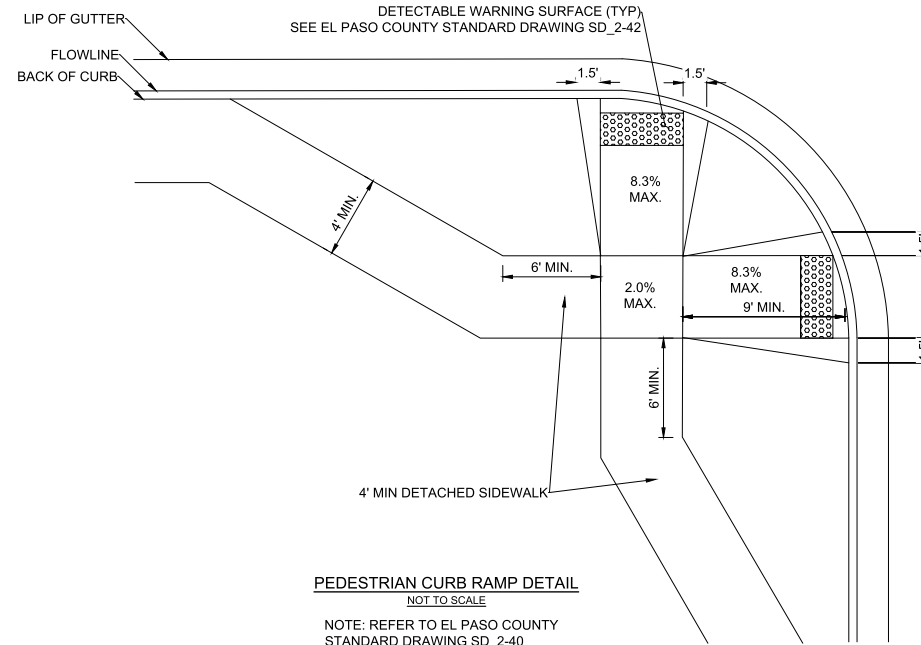
Know what's below.
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ABBREVIATIONS

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		
B/C	BACK OF CURB	OC	ON CENTER
ℓ or B/L	BASELINE	O/S	OFFSET
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
ℓ or CL	CENTERLINE	PIE	PUBLIC IMPROVEMENT EASEMENT
CFS	CUBIC FEET PER SECOND	PGL	PROFILE GRADE LINE
CLR	CLEAR	ℓ or P/L	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	PRC	POINT OF REVERSE CURVE
CONC	CONCRETE	PT	POINT OF TANGENCY
CONST	CONSTRUCTION	PVC	POINT OF VERTICAL CURVE or POLYVINYL CHLORIDE
CONT	CONTINUOUS	PVI	POINT OF VERTICAL INTERSECTION
		PVMT	PAVEMENT
		PVT	POINT OF VERTICAL TANGENT
DIA	DIAMETER	R OR RAD	RADIUS
DN	DOWN	RC	REVERSE CROWN
DWG	DRAWING	RCP	REINFORCED CONCRETE PIPE
		RED	REDUCER
EA	EACH	REF	REFERENCE
EGL	ENERGY GRADE LINE	REINF	REINFORCING
ELEV or EL	ELEVATION	REQ	REQUIRED
ELL	ELBOW	REV	REVISION
ESMT	EASEMENT	ROW	RIGHT-OF-WAY
EW	EACHWAY	RT	RIGHT
EX or EXIST	EXISTING		
FES	FLARED END SECTION	SCH	SCHEDULE
FIN	FINISHED	SD	STORM SEWER
ℓ or FL	FLOWLINE	SQ	SQUARE
FLG	FLANGE	ST	STREET
FT	FOOT / FEET	STA	STATION
FRP	FIBERGLASS REINFORCED PIPE	STD	STANDARD
		STL	STEEL
GAL	GALLON	SS OR SAN	SANITARY SEWER
GALV	GALVANIZED	SW OR SW	SIDEWALK
GAU	GAUGE (MATERIAL)		
GV	GATE VALVE	TAN	TANGENT
GW	GROUNDWATER	TB	THRUST BLOCK
HBP	HOT BITUMINOUS PAVEMENT	TBC	TOP BACK OF CURB
HERCP	HORIZONTAL ELLIPTICAL REINFORCED 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 UTILITY
		UTIL	UTILITY
INV	INVERT	VC	VERTICAL CURVE
		VERT	VERTICAL
K	VERTICAL CURVE FACTOR	W	WIDTH
		W/	WITH
LBS	POUNDS		
LF	LINEAR FEET		
LN	LANE		
LP	LOW POINT		
LS	LANDSCAPING		
LT	LEFT		
MAX	MAXIMUM		
MFGR	MANUFACTURER		
MH	MANHOLE		
MID	MIDDLE or MIDPOINT		
MIN	MINIMUM		
MJ	MECHANICAL JOINT		
MSL	MEAN SEA LEVEL		

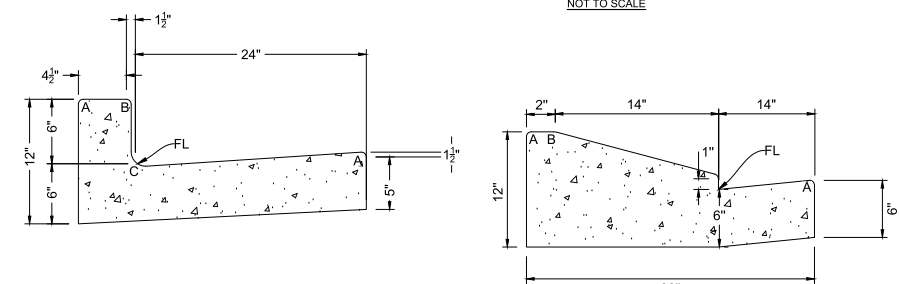
SYMBOLS

	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
	PROPOSED SANITARY
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER SERVICE WITH PLUG
	PROPOSED SANITARY SERVICE WITH PLUG
	PROPOSED STORM
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET



- NOTES**
- W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
 - 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" MINIMUM ASPHALT DEPTH (2 LIFTS).
 - DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

INTERSECTION CROSS PAN DETAIL
NOT TO SCALE



MATERIALS LEGEND

	AGGREGATE BASE COURSE
	CONCRETE
	COMPACTED SUBGRADE
	BITUMINOUS PAVEMENT (ASPHALT)

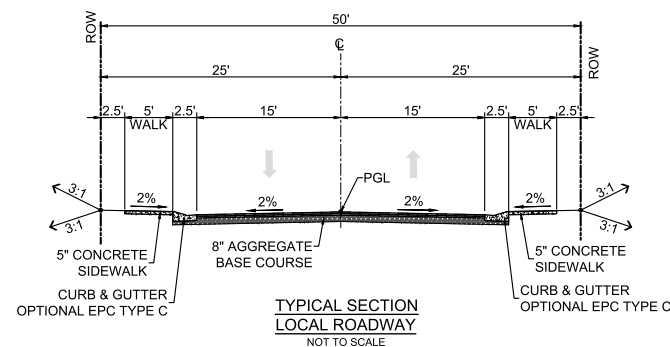
EPC TYPE A
VERTICAL CURB AND GUTTER (CATCH)
NOTE: REFER TO EL PASO COUNTY STANDARD DRAWING SD_2-20

LEGEND FOR RADIUS

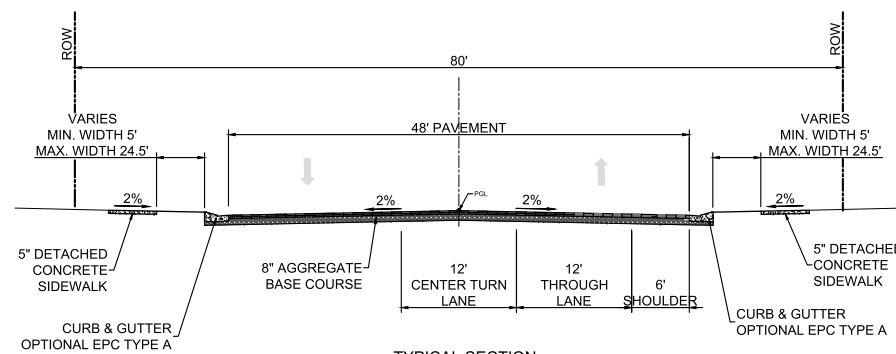
A = 3/8" TO 1 1/4"
B = 1 1/2"
C = 1 1/2" TO 2"

EPC OPTIONAL TYPE C
(ROLLOVER)

NOTE: GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB (WITH EXCEPTION TO IMMEDIATELY ADJACENT TO CURB RAMPS)



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	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\GN01.dwg				
CTB FILE: Matrix(black).ctb				
PLOT DATE: July 25, 2025 8:48:24 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)



SEAL

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

TRAILS AT ASPEN RIDGE

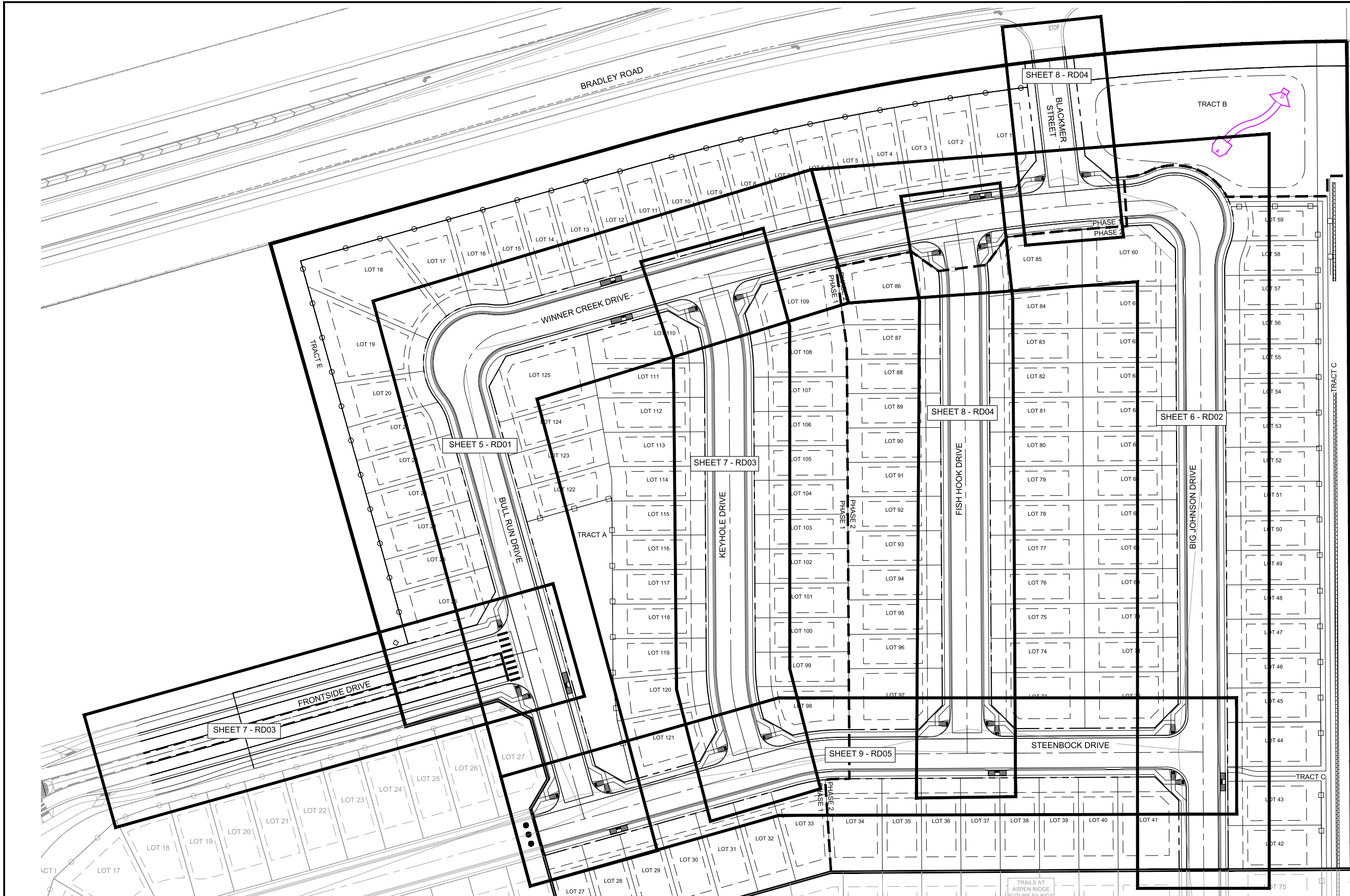
FILING NO. 4
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY GENERAL NOTES

DESIGNED BY: TRS	SCALE:	DATE ISSUED:	JULY, 2025	DRAWING No.:
CHECKED BY: NMS	HORIZ: N/A	SHEET:	3 OF 32	GN02



Know what's below.
Call before you dig.



NOTE:
ALL SIDEWALK TO BE 5" IN DEPTH

N



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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 - KEYMAPS.dwg			
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
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BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)

PREPARED BY:

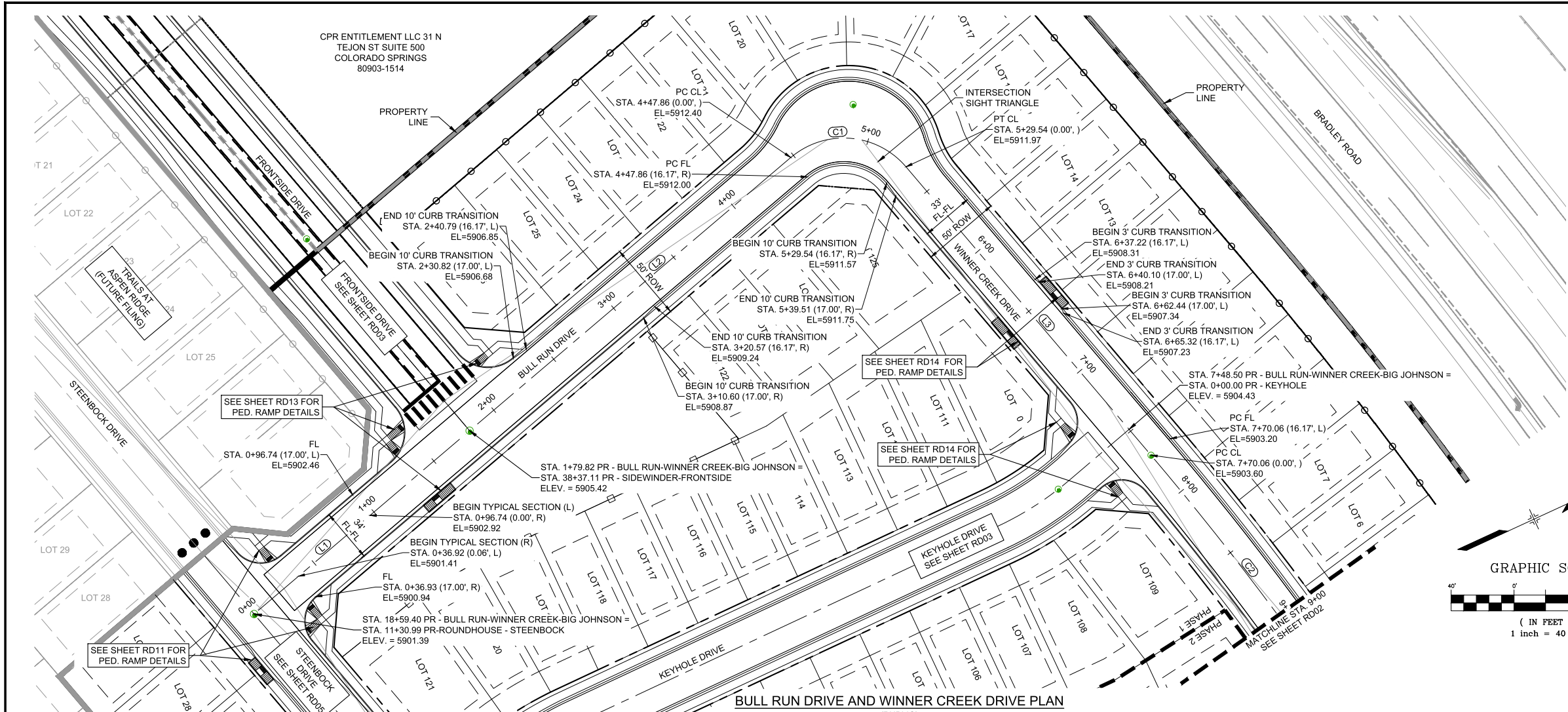
SEAL

TRAILS AT ASPEN RIDGE
FILING NO. 4
ROADWAY & STORM IMPROVEMENT PLANS
ROAD CENTERLINE KEY MAP

DESIGNED BY:	CAG	SCALE	DATE ISSUED:	JULY, 2025	DRAWING No.
DRAWN BY:	CAG	HORIZ 1" = 50'	SHEET	4 OF 32	RDX1
CHECKED BY:	NMS	VERT. N/A			

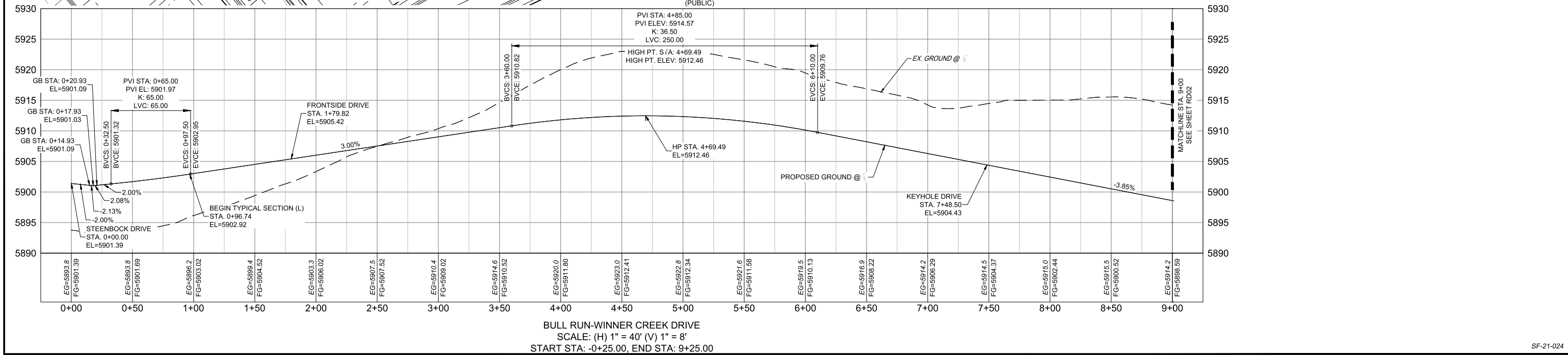
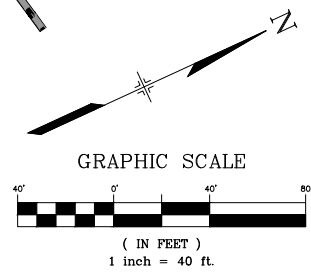


Know what's below.
Call before you dig.



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



<p>REFERENCE DRAWINGS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;">REVISIONS</td> </tr> </tbody> </table>	No.	DATE	DESCRIPTION	BY	REVISIONS				<p>SHEET KEY</p>	<p>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</p> <p>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)</p>	<p>SEAL</p>	<p style="text-align: center;">TRAILS AT ASPEN RIDGE</p> <p style="text-align: center;">FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS</p> <p style="text-align: center;">ROADWAY PLAN & PROFILE</p>
No.	DATE	DESCRIPTION	BY									
REVISIONS												
<p>COMPUTER FILE MANAGEMENT</p> <p>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: July 25, 2025 8:49:25 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</p>												
<p>DESIGNED BY: CAG DRAWN BY: CAG CHECKED BY: NMS</p>		<p>SCALE: HORIZ 1"=40' VERT. 1"=8'</p>		<p>DATE ISSUED: JULY, 2025 SHEET: 5 OF 32 DRAWING No: RD01</p>								

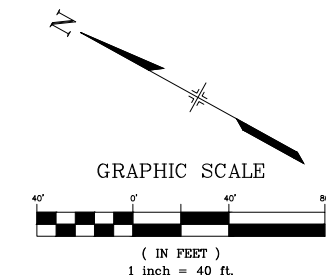
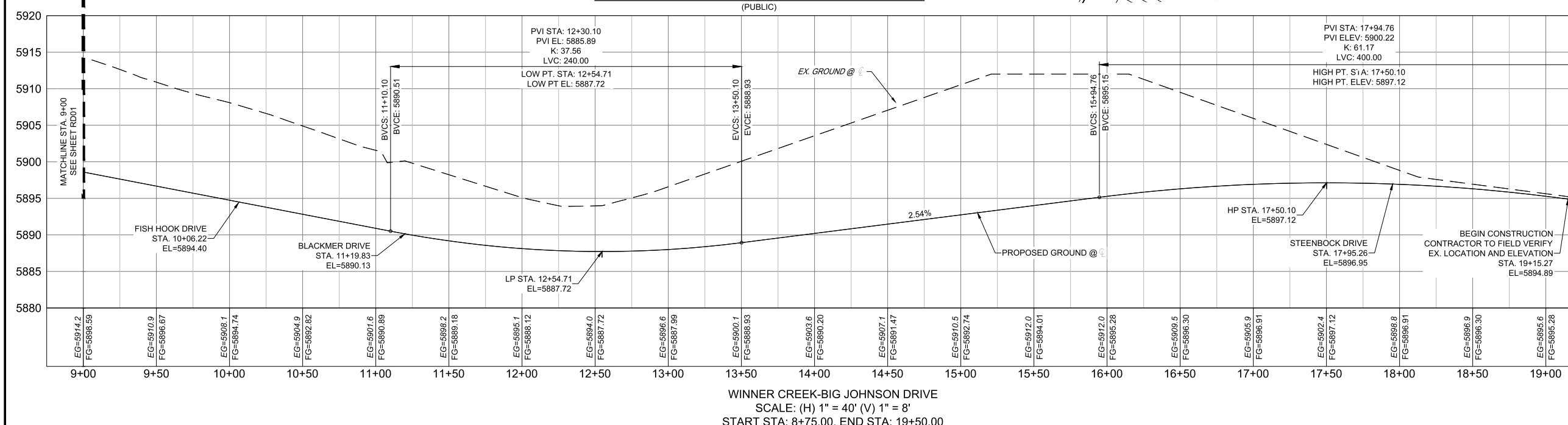
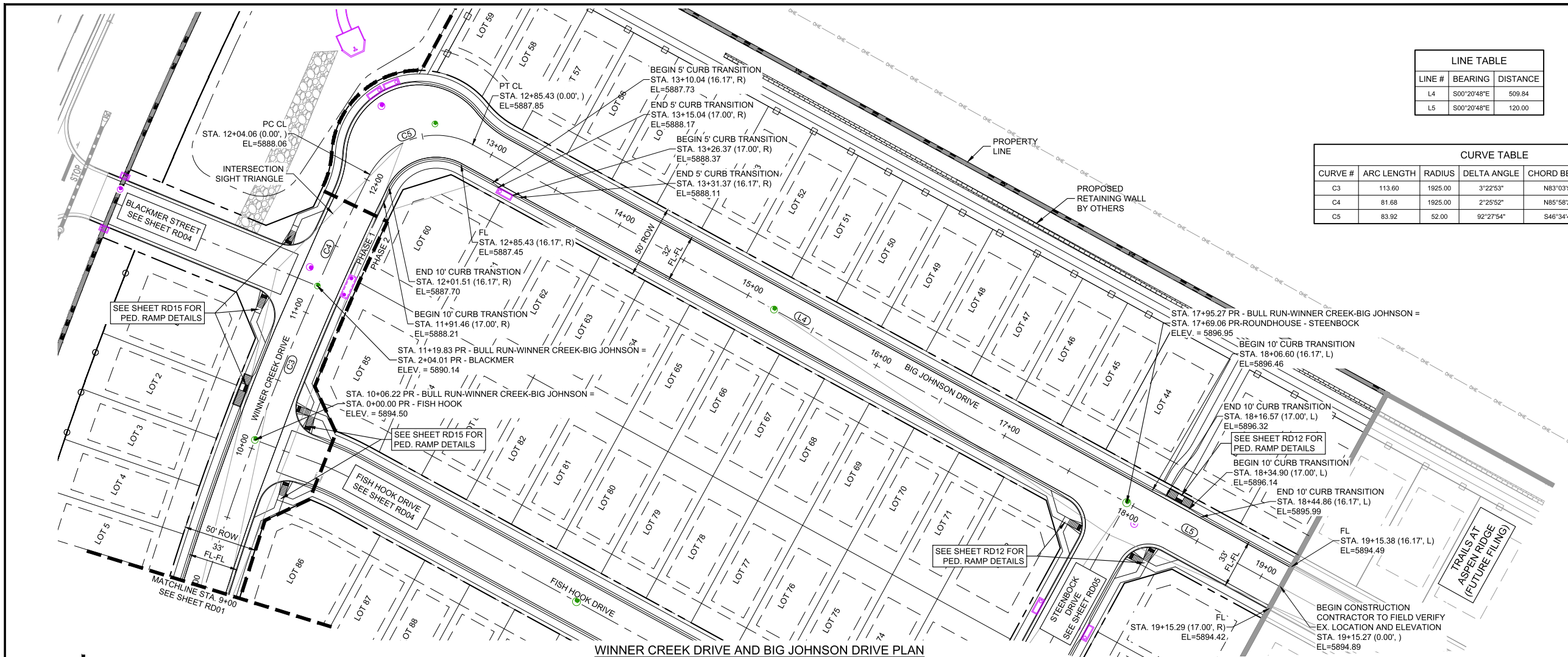


Know what's below.
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LINE TABLE		
LINE #	BEARING	DISTANCE
L4	S00°20'48"E	509.84
L5	S00°20'48"E	120.00

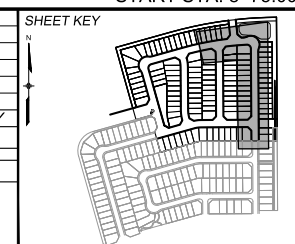
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	113.60	1925.00	3°22'53"	N83°03'59"E	113.59
C4	81.68	1925.00	2°25'52"	N85°58'22"E	81.68
C5	83.92	52.00	92°27'54"	S46°34'45"E	75.10

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			
FILE NAME:	S:\21.886.038 (Trails F6)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD - CENTERLINES.dwg		
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SEAL

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

PREPARED BY:

TRAILS AT ASPEN RIDGE

FILING NO. 4
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

DESIGNED BY:	CAG	SCALE	DATE ISSUED:	JULY, 2025	DRAWING No.
DRAWN BY:	CAG	HORIZ 1"=40'	SHEET	6 OF 32	RD02
CHECKED BY:	NMS	VERT. 1"=8'			

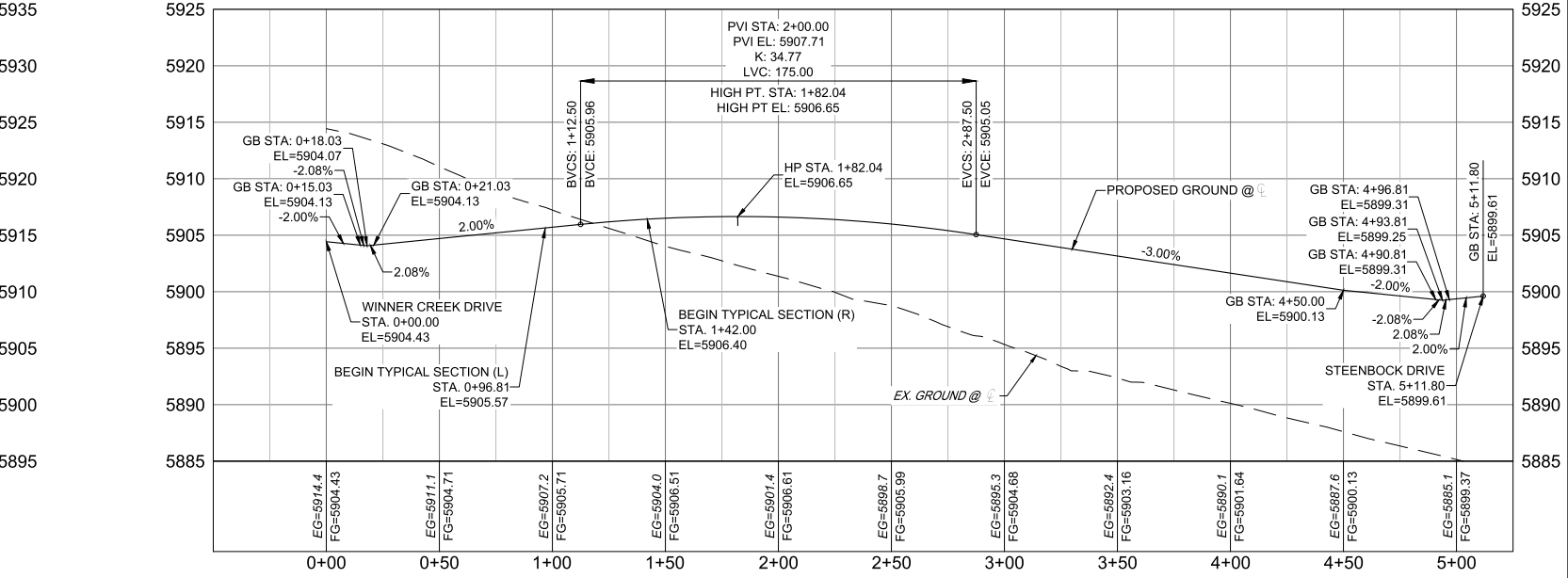
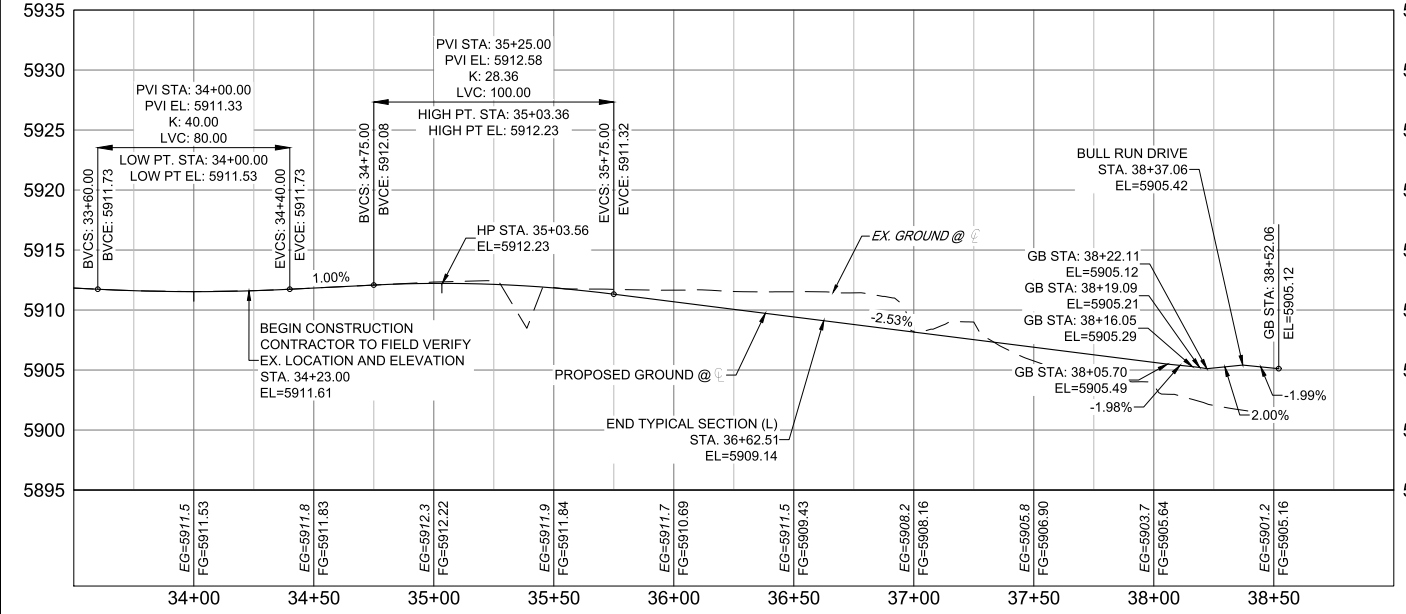
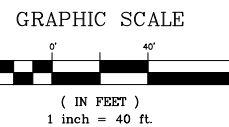
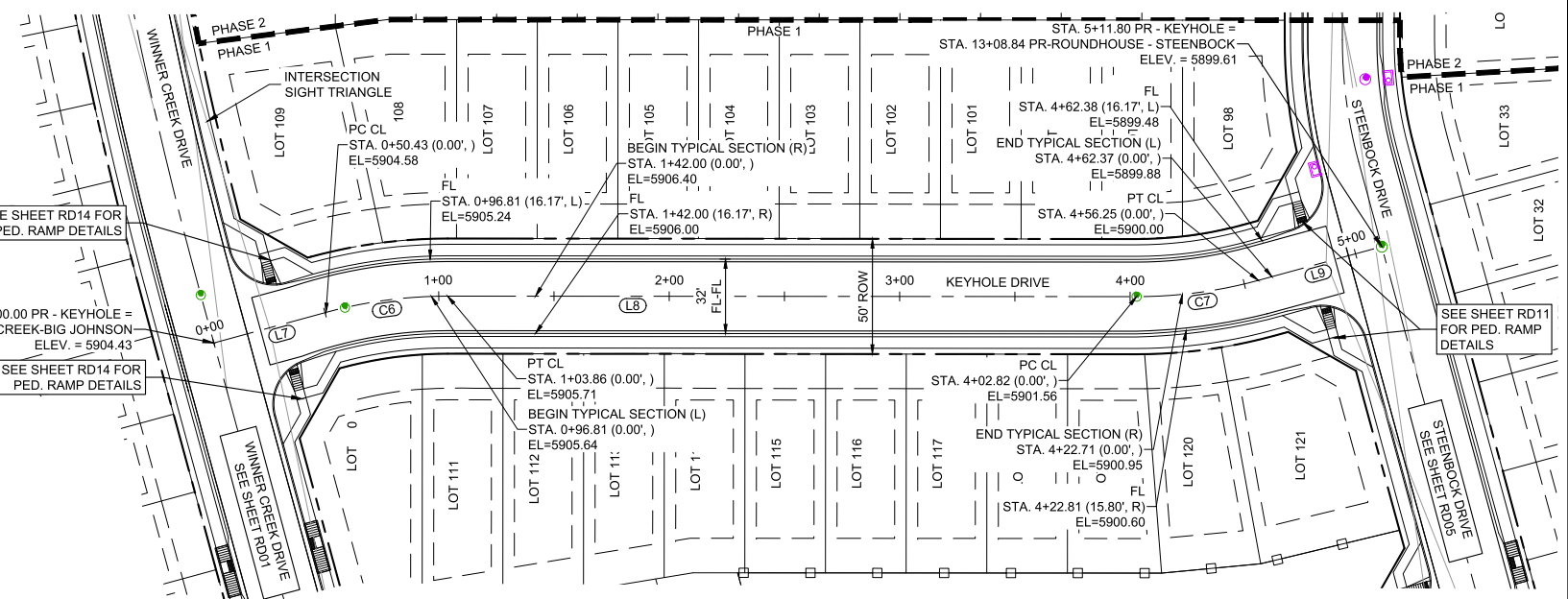
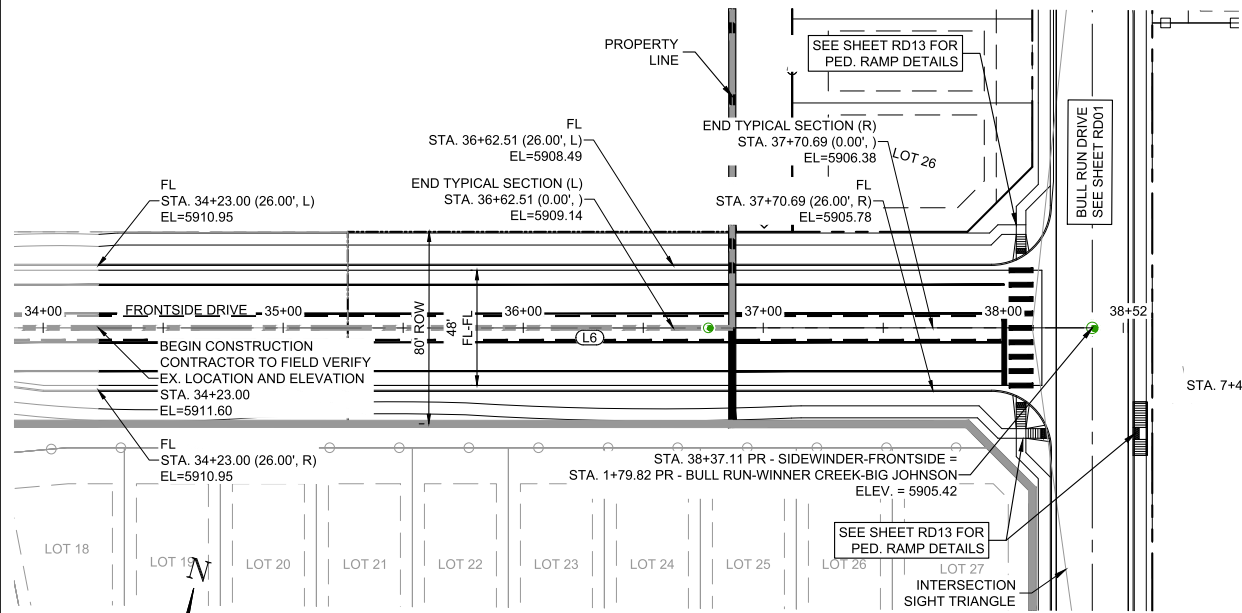


Know what's below.
Call before you dig.

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	288.95
L9	N15°39'12"W	55.56

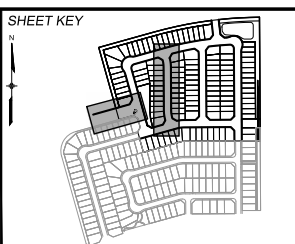
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	53.43	200.00	15°18'24"	N08°00'00"W	53.27
C7	53.43	200.00	15°18'24"	N08°00'00"W	53.27



FRONTSIDE DRIVE 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

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

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

PREPARED BY:

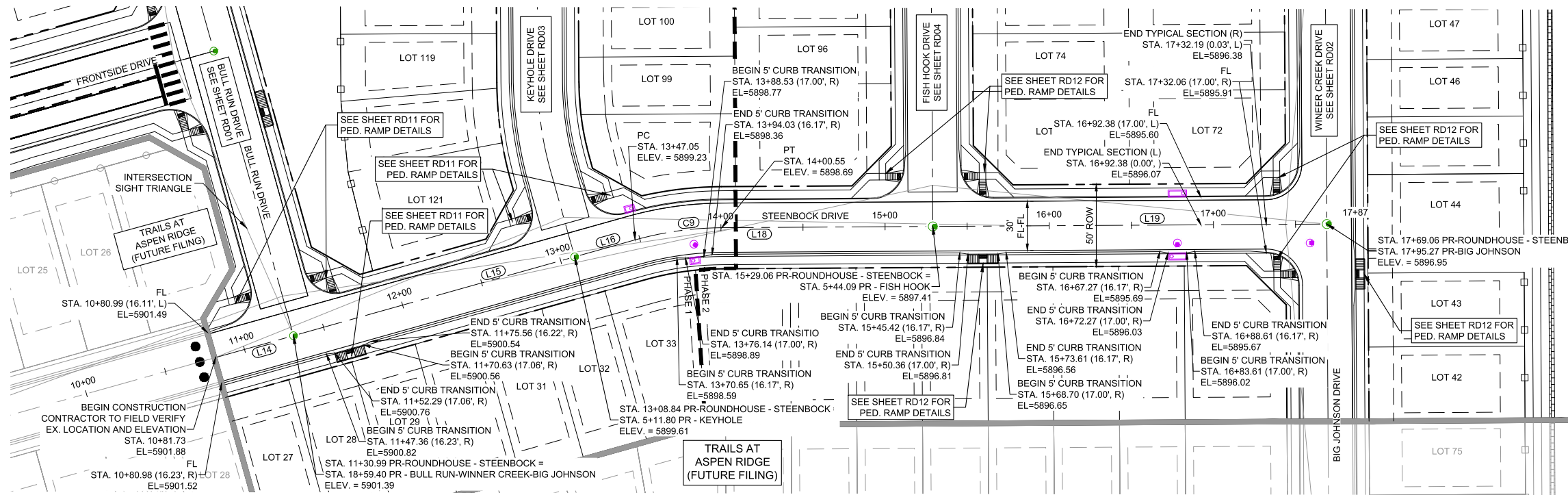
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 21.886.038

TRAILS AT ASPEN RIDGE				
FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS				
ROADWAY PLAN & PROFILE				
DESIGNED BY:	CAG	SCALE	DATE ISSUED:	JULY, 2025
DRAWN BY:	CAG	HORIZ 1"=40'	SHEET	7 OF 32
CHECKED BY:	NMS	VERT. 1"=8'		
				DRAWING No. RD03

SF-21-024

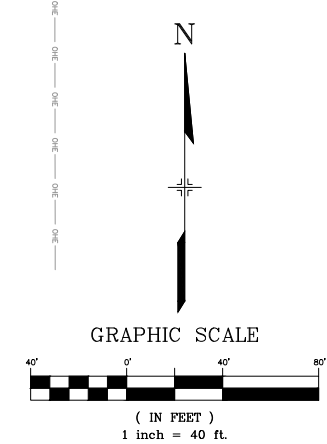


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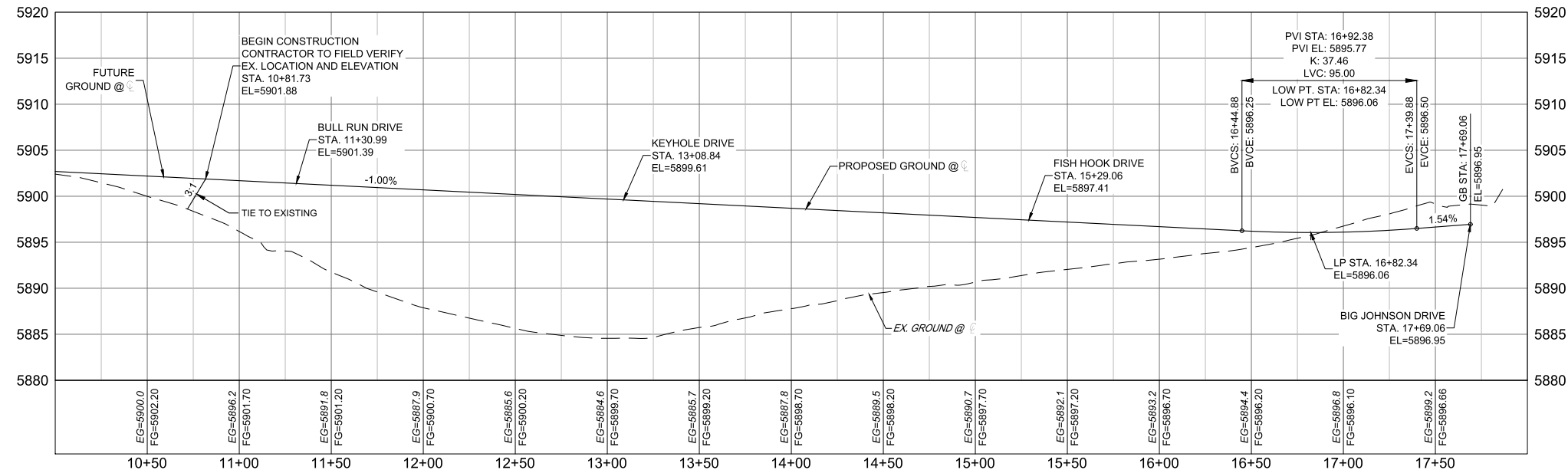


LINE TABLE		
LINE #	BEARING	DISTANCE
L14	N74°20'48"E	49.25
L15	N74°20'48"E	177.85
L16	N74°20'48"E	38.21
L18	N89°39'12"E	128.51
L19	N89°39'12"E	240.00

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

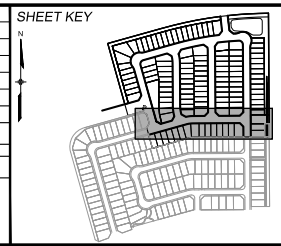


STEENBOCK DRIVE PLAN
(PUBLIC)



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

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

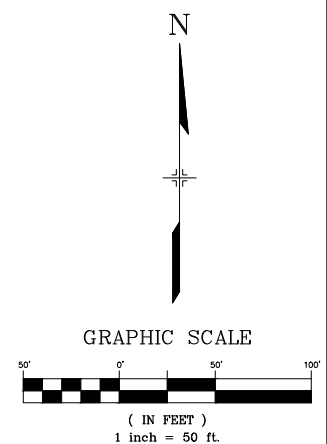
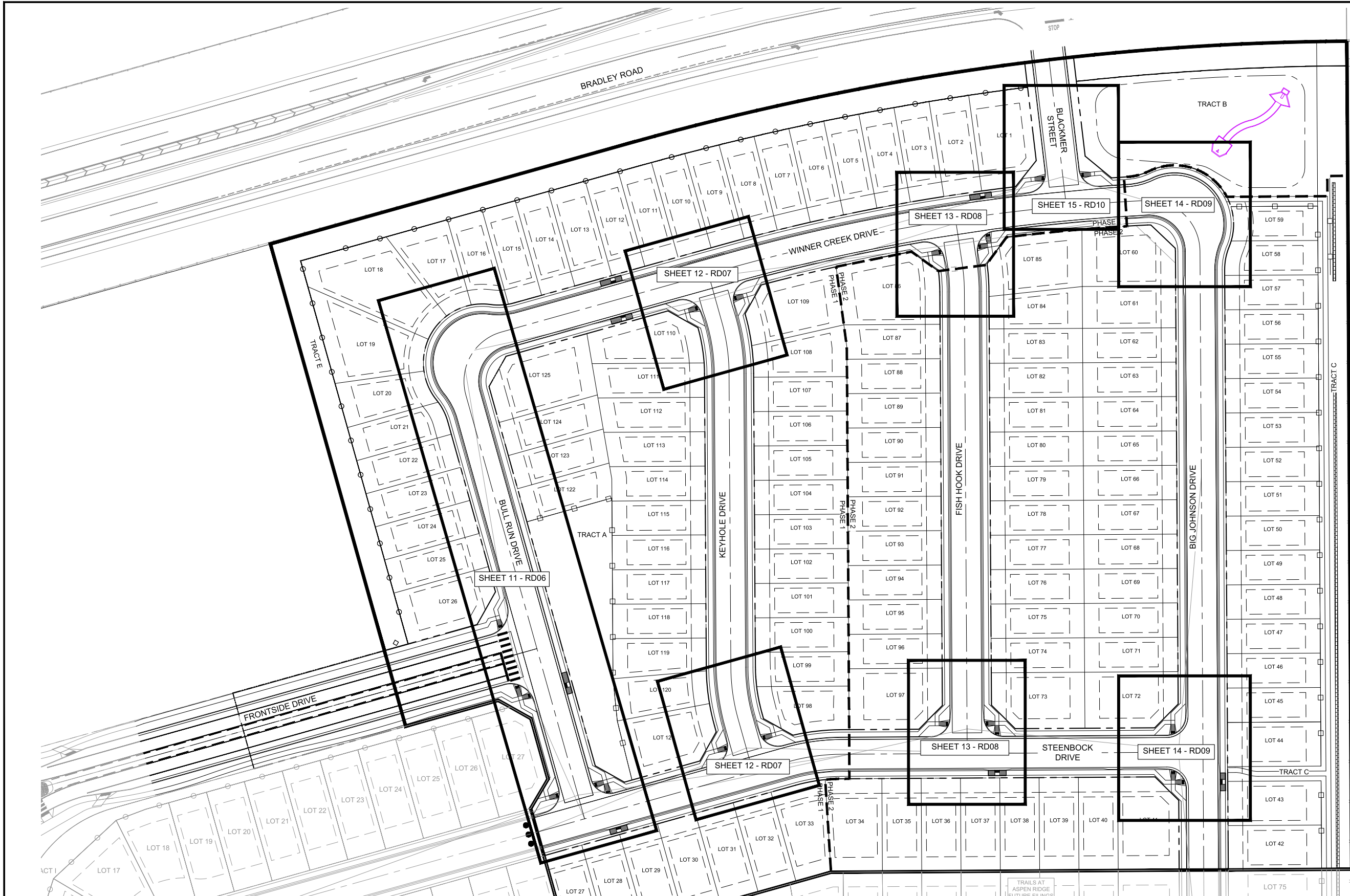
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS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



TRAILS AT ASPEN RIDGE			
FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS			
ROADWAY PLAN & PROFILE			
DESIGNED BY:	CAG	SCALE	DATE ISSUED:
DRAWN BY:	CAG	HORIZ 1"=40'	JULY, 2025
CHECKED BY:	NMS	VERT. 1"=8'	SHEET 9 OF 32
			DRAWING No. RD05



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BENCHMARK	
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206	
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.	
ELEVATION - 5897.89' U.S. SURVEY FT	
BASIS OF BEARING	
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)	

TRAILS AT ASPEN RIDGE
FUTURE FILINGS

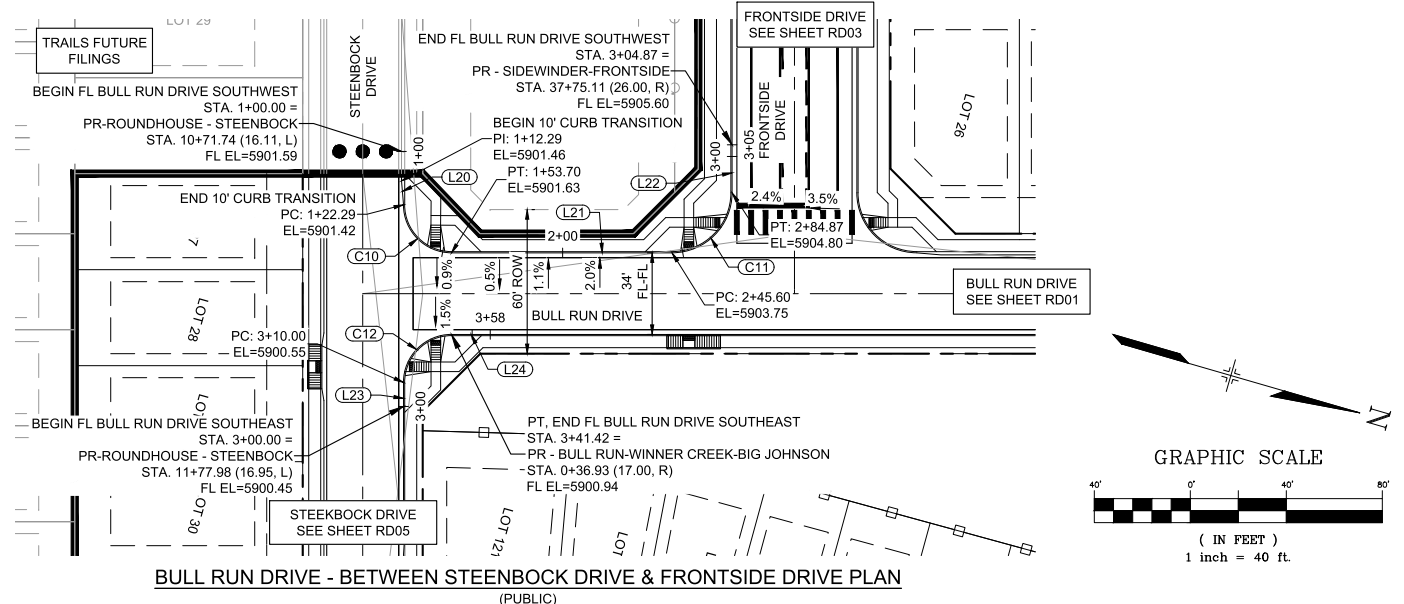
PREPARED BY:
Matrix



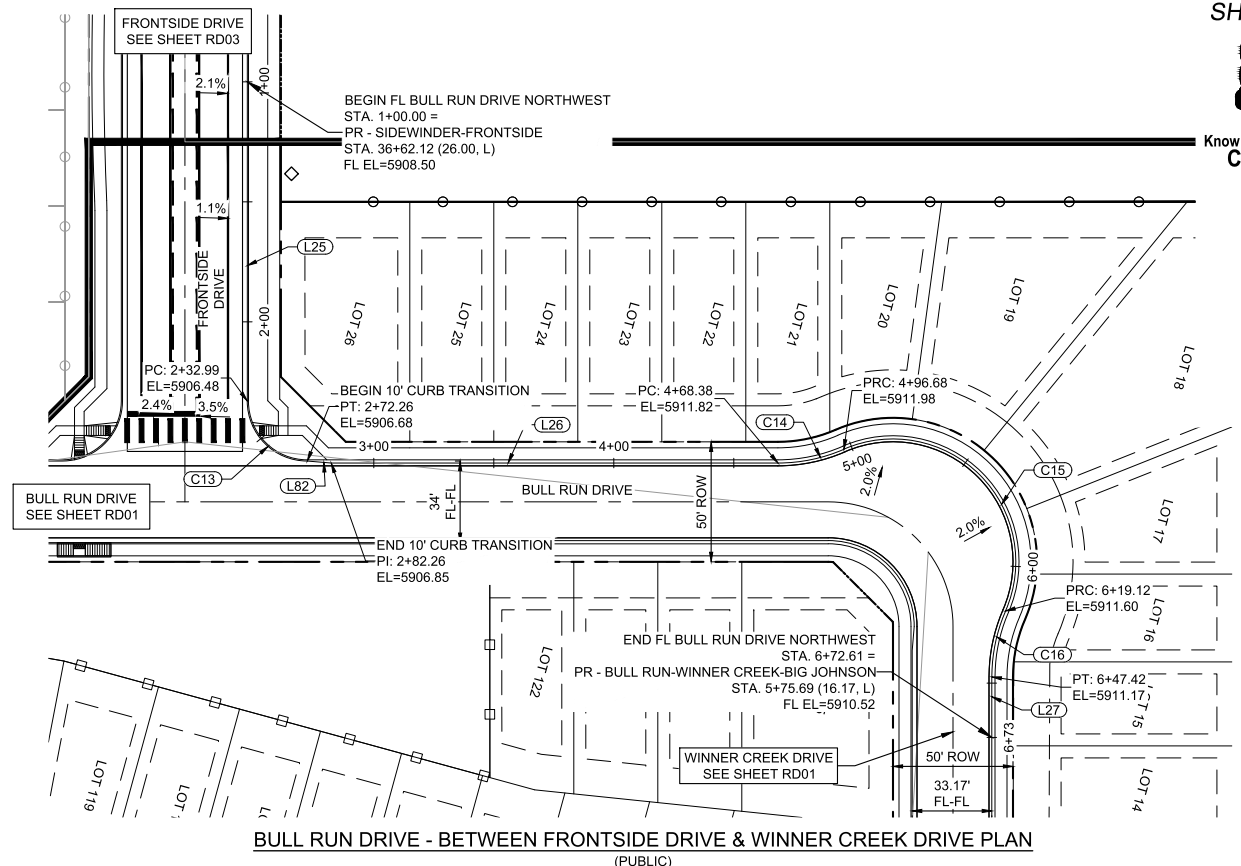
TRAILS AT ASPEN RIDGE				
FILING NO. 4				
ROADWAY & STORM IMPROVEMENT PLANS				
ROADWAY FLOWLINE KEYMAP				
DESIGNED BY:	CAG	SCALE	DATE ISSUED:	JULY, 2025
DRAWN BY:	NMS	HORIZ 1" = 40'	SHEET	10 OF 32
CHECKED BY:	NMS	VERT. N/A		
				DRAWING No. RDX2



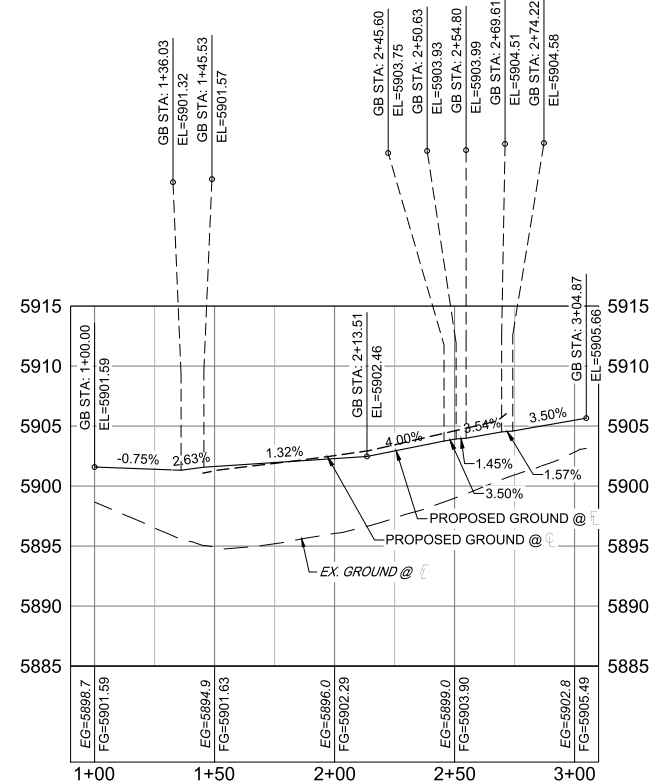
Know what's below.
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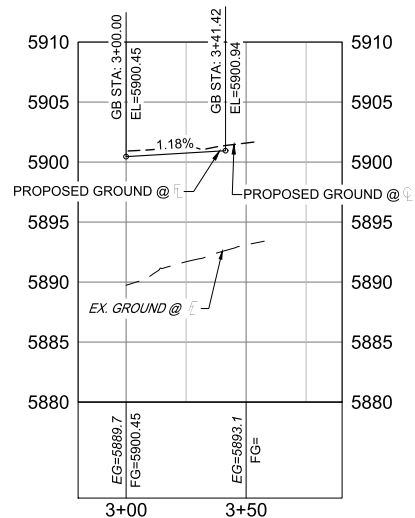
BULL RUN DRIVE - BETWEEN STEENBOCK DRIVE & FRONTSIDE DRIVE PLAN
(PUBLIC)



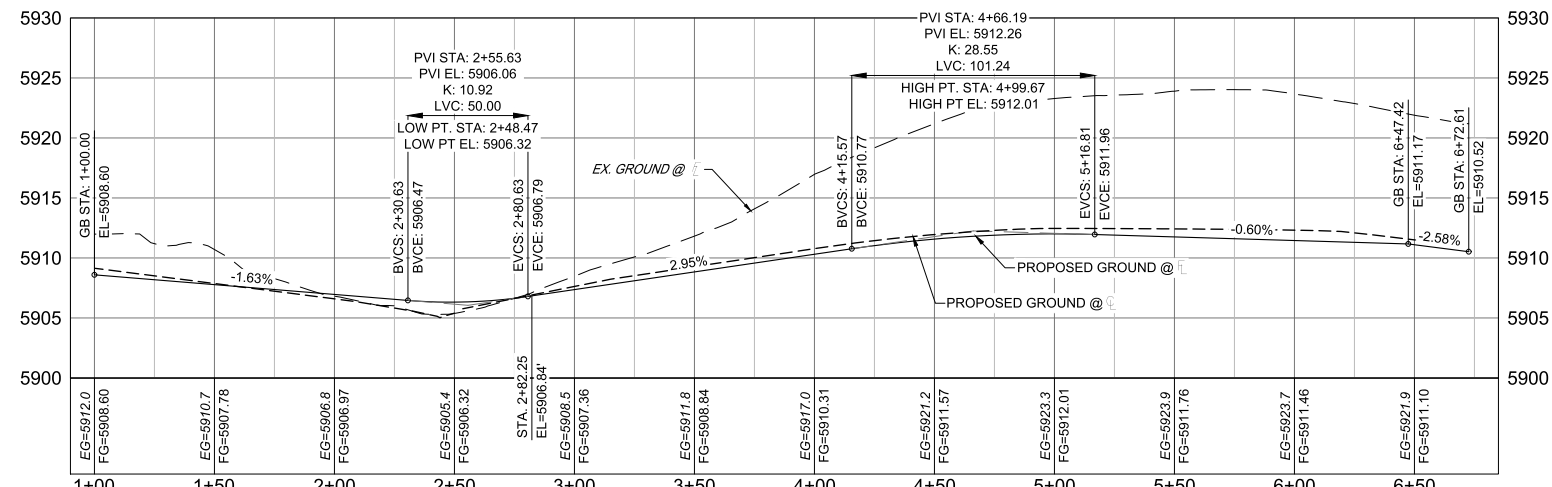
BULL RUN DRIVE - BETWEEN FRONTSIDE DRIVE & WINNER CREEK DRIVE PLAN
(PUBLIC)



Bull Run Drive South West - FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 0+90.00, END STA: 3+10.00



Bull Run Drive South East - FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 2+80.00, END STA: 3+90.00



Bull Run Drive North West - FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
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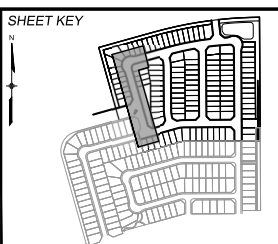
LINE #	BEARING	DISTANCE
L20	N69°33'59"E	10.00
L21	N15°39'12"W	91.89
L22	S74°20'48"W	20.00
L23	S74°20'48"W	10.00
L24	N15°39'12"W	16.13

CURVE #	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 #	BEARING	DISTANCE
L25	N74°20'48"E	132.99
L26	N15°39'12"W	186.12
L27	N74°20'48"E	20.00
L28	N10°52'23"W	10.00

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

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: July 25, 2025 8:51:55 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

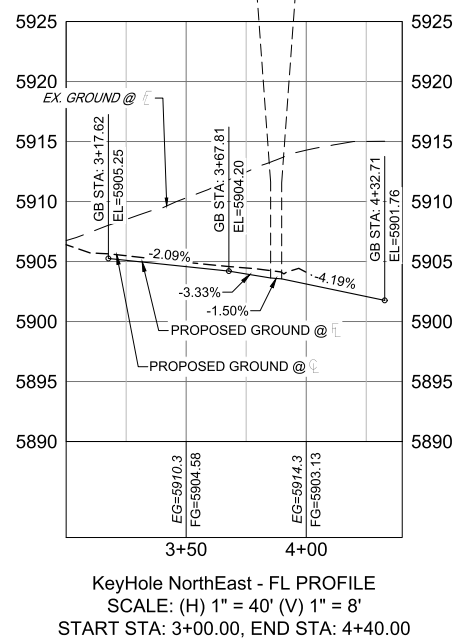
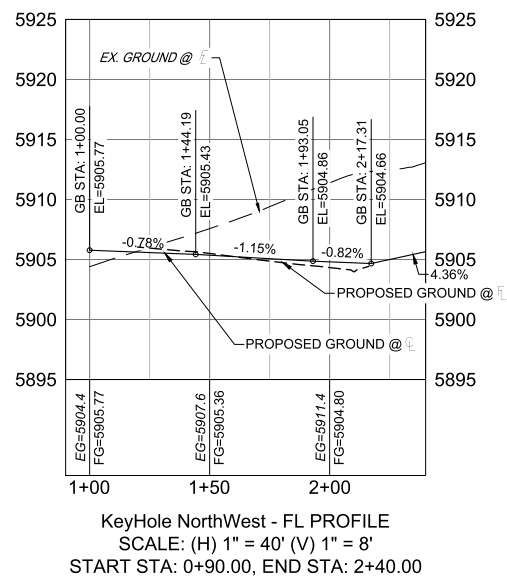
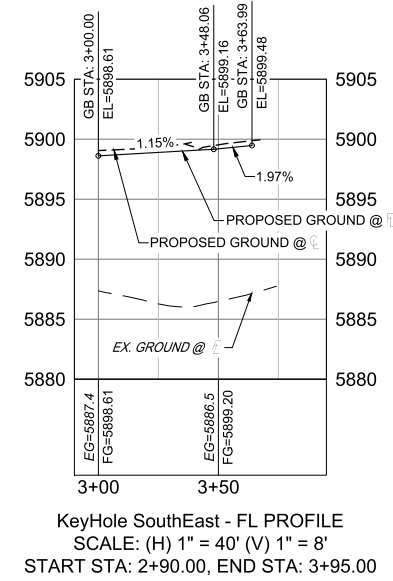
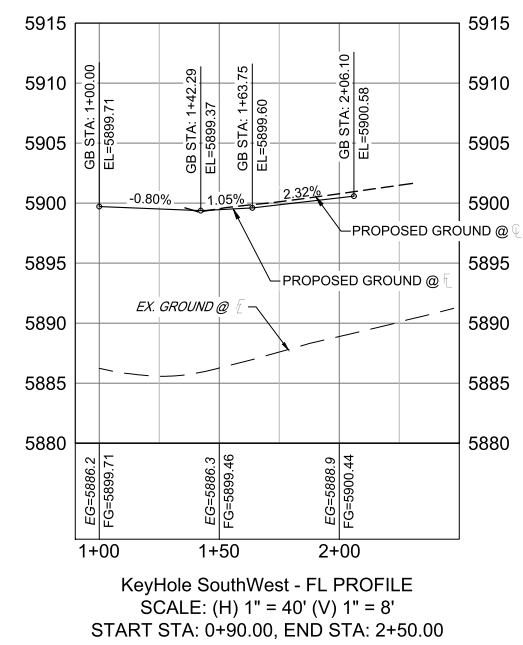
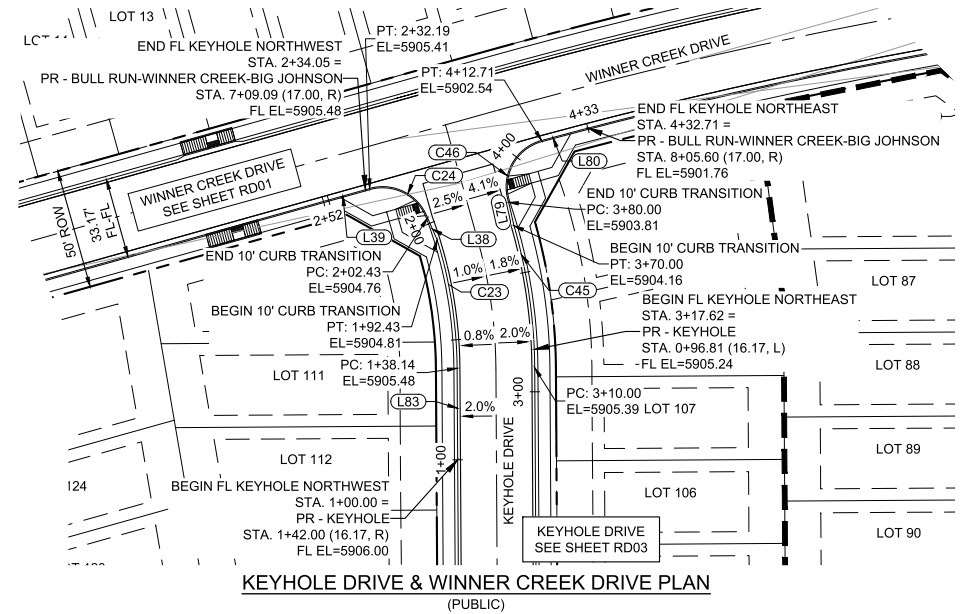
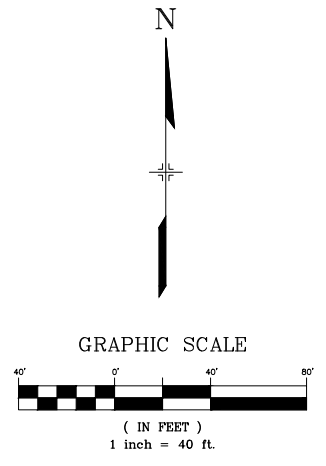
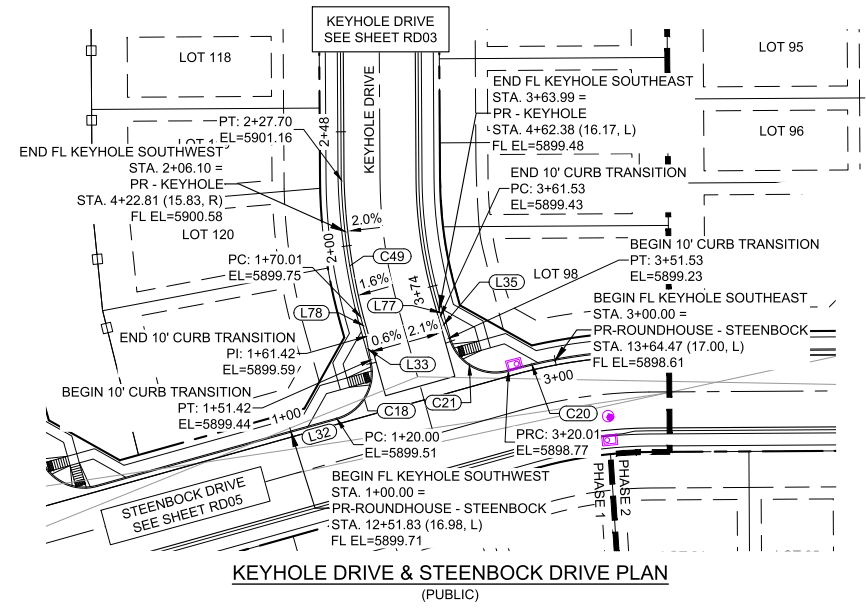
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS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



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'	JULY, 2025
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET 11 OF 32
			DRAWING No. RD06



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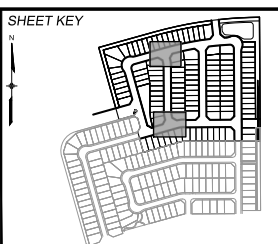
LINE #	BEARING	DISTANCE
L32	N74°20'48"E	20.00
L33	N10°52'23"W	10.00
L35	N20°26'01"W	10.00
L77	N15°41'14"W	2.46
L78	N15°39'12"W	8.59

CURVE #	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

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 #	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°16'32"W	52.25
C46	32.70	20.00	93°41'29"	N27°57'29"E	29.18

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: July 25, 2025 8:52:26 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)

PREPARED BY: **Matrix**

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
DRAWN BY: CAG
CHECKED BY: NMS

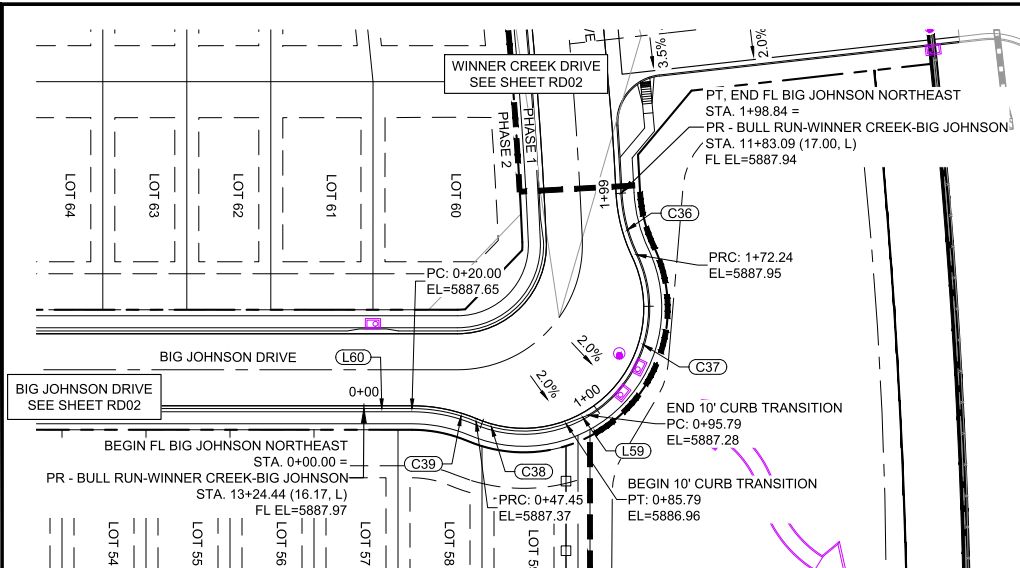
SCALE: 1" = 40'
VERT. 1" = 8'

DATE ISSUED: JULY, 2025
SHEET 12 OF 32

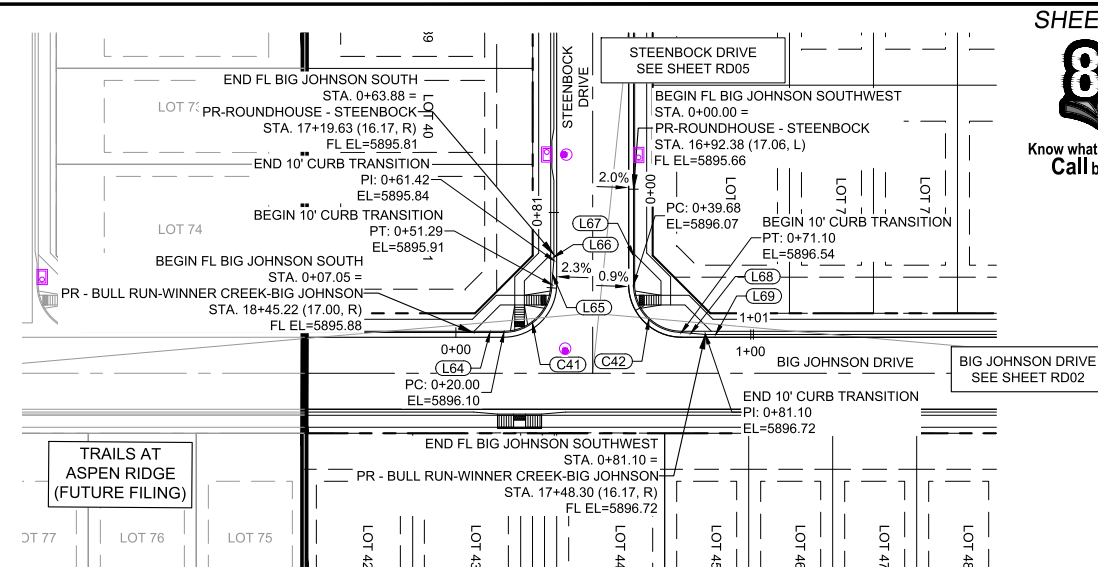
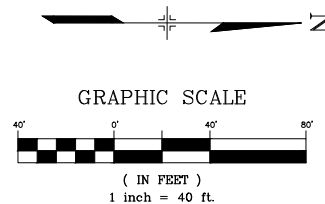
DRAWING No. RD07



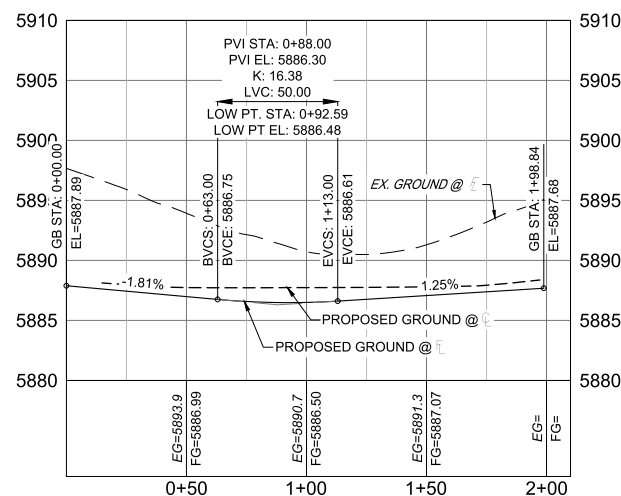
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BIG JOHNSON DRIVE & WINNER CREEK DRIVE PLAN
(PUBLIC)



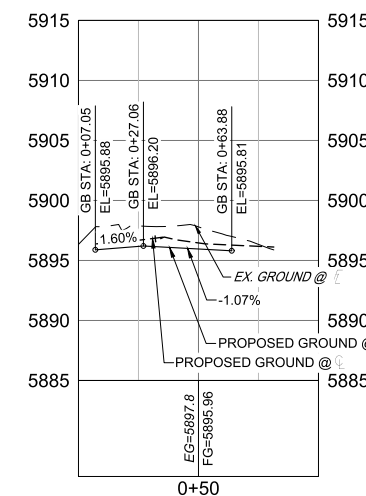
BIG JOHNSON DRIVE & STEENBOCK DRIVE PLAN
(PUBLIC)



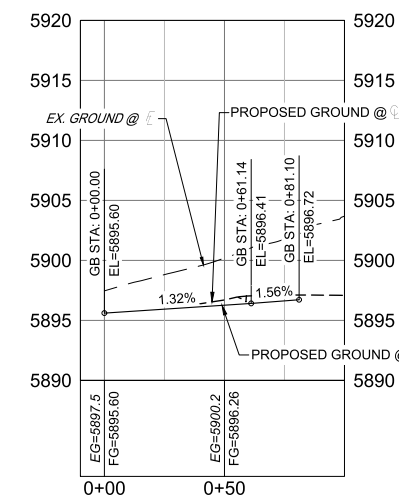
Big Johnson NorthEast - FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 0+00.00, END STA: 2+10.00

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+00.00



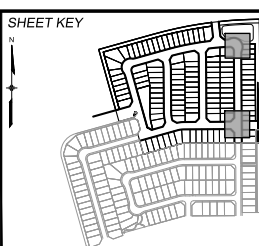
Big Johnson SouthWest - FL PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: -0+10.00, END STA: 1+00.00

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

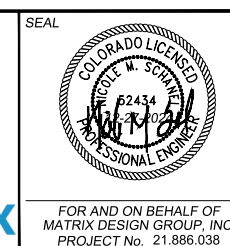
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No.	DATE	DESCRIPTION REVISIONS	BY

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CTB FILE:	Matrix(black).ctb
PLOT DATE:	July 25, 2025 8:53:28 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



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

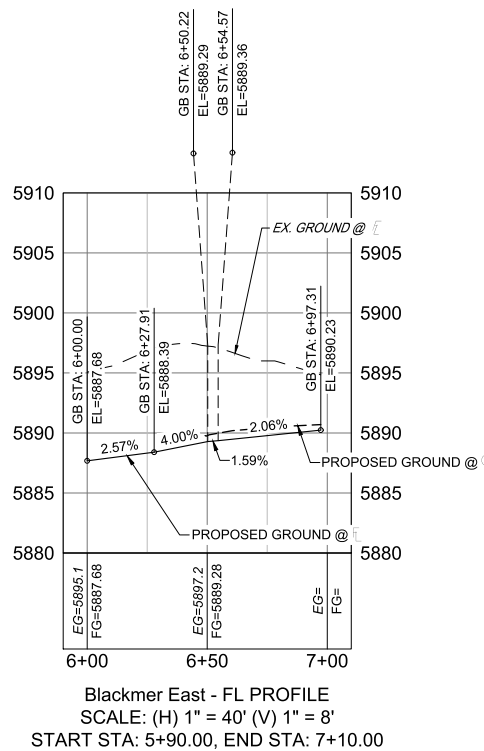
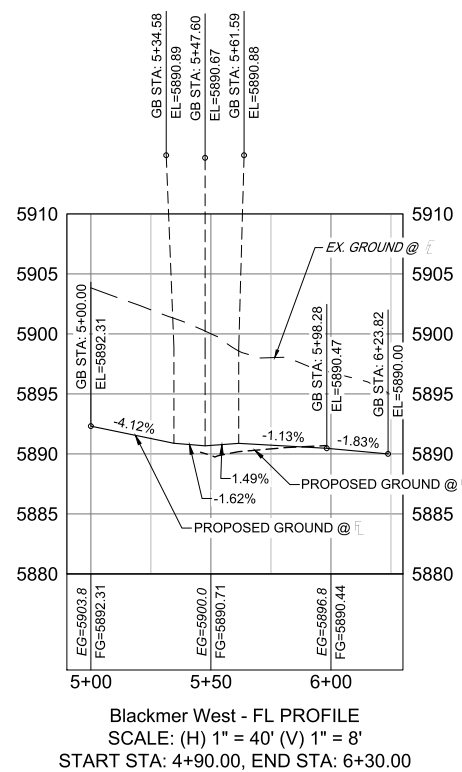
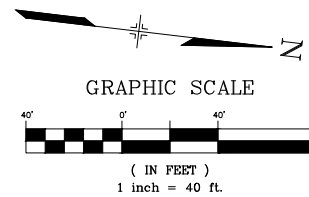
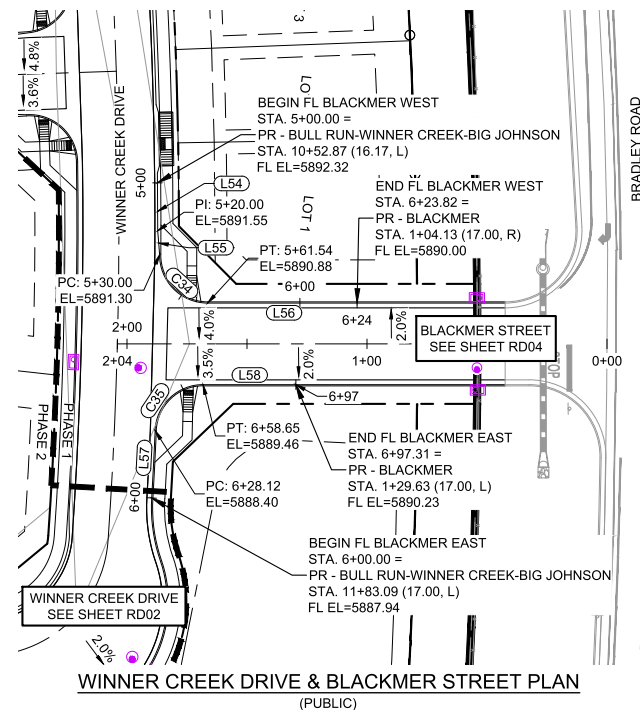
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4' AULM. CAP PLS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



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'	JULY, 2025
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET
			DRAWING No. RD09



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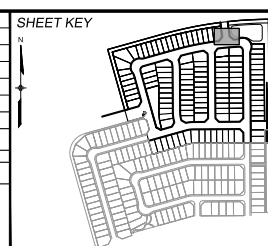
LINE #	BEARING	DISTANCE
L54	N83°03'34"E	20.00
L55	N78°43'17"E	10.00
L56	N06°43'16"W	62.28
L57	S86°13'31"W	28.12
L58	N06°43'16"W	38.66

CURVE #	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

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT

FILE NAME: S:\21.886.038 (Trails F6)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD - FLOWLINES.dwg
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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

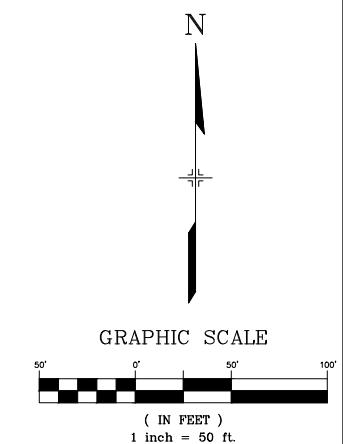
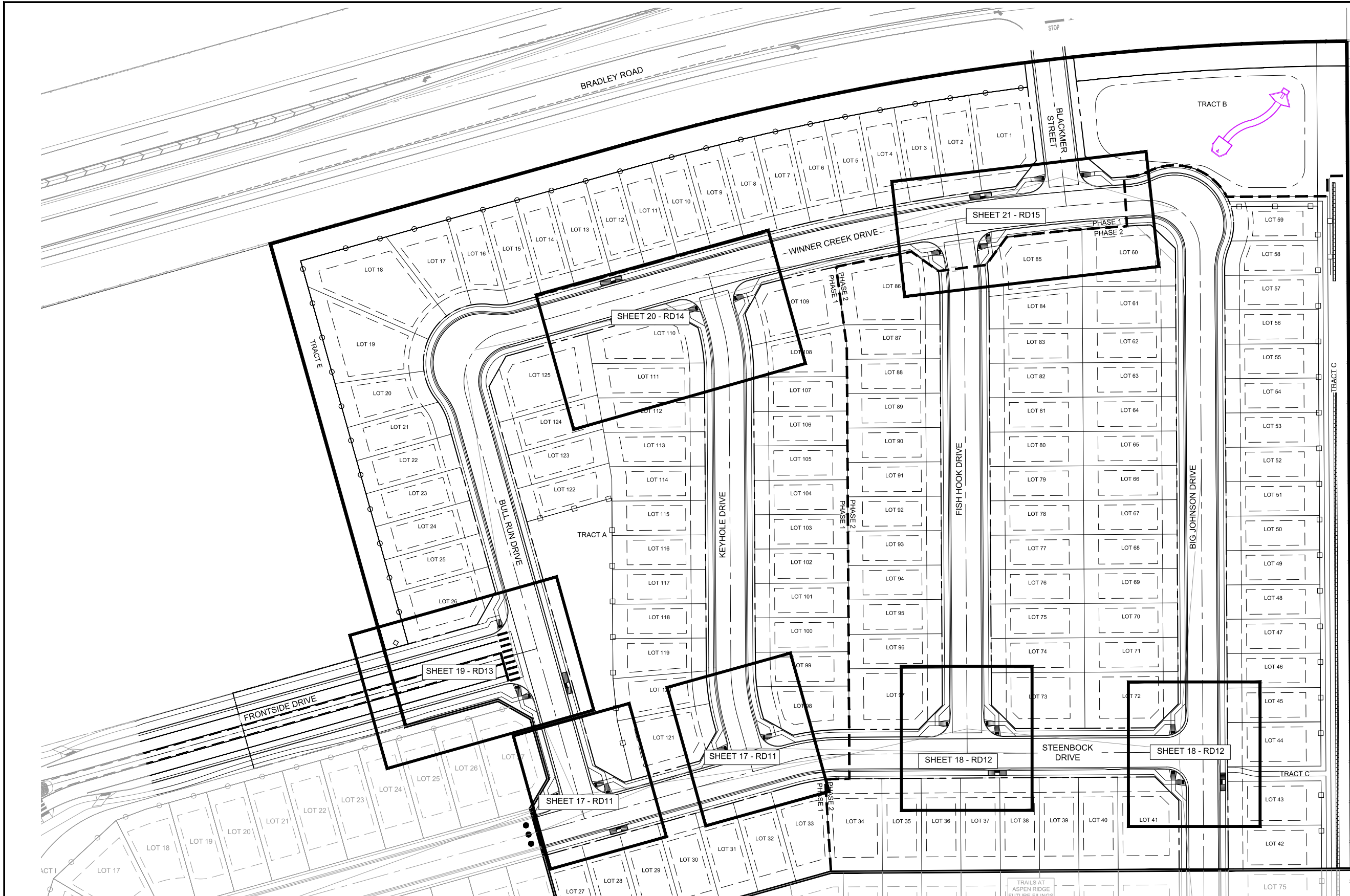
BASIS OF BEARING
 BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9,
 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE
 NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID
 SECTION 9 (3 1/4' AULM. CAP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



TRAILS AT ASPEN RIDGE			
FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS			
FLOWLINE PLAN AND PROFILE			
DESIGNED BY: CAG	SCALE: HORIZ 1" = 40'	DATE ISSUED: JULY, 2025	DRAWING No. RD10
CHECKED BY: NMS	VERT. 1" = 8'	SHEET 15 OF 32	



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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\RD - KEYMAPS.dwg		
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PLOT DATE:	July 25, 2025 8:54:11 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:



TRAILS AT ASPEN RIDGE

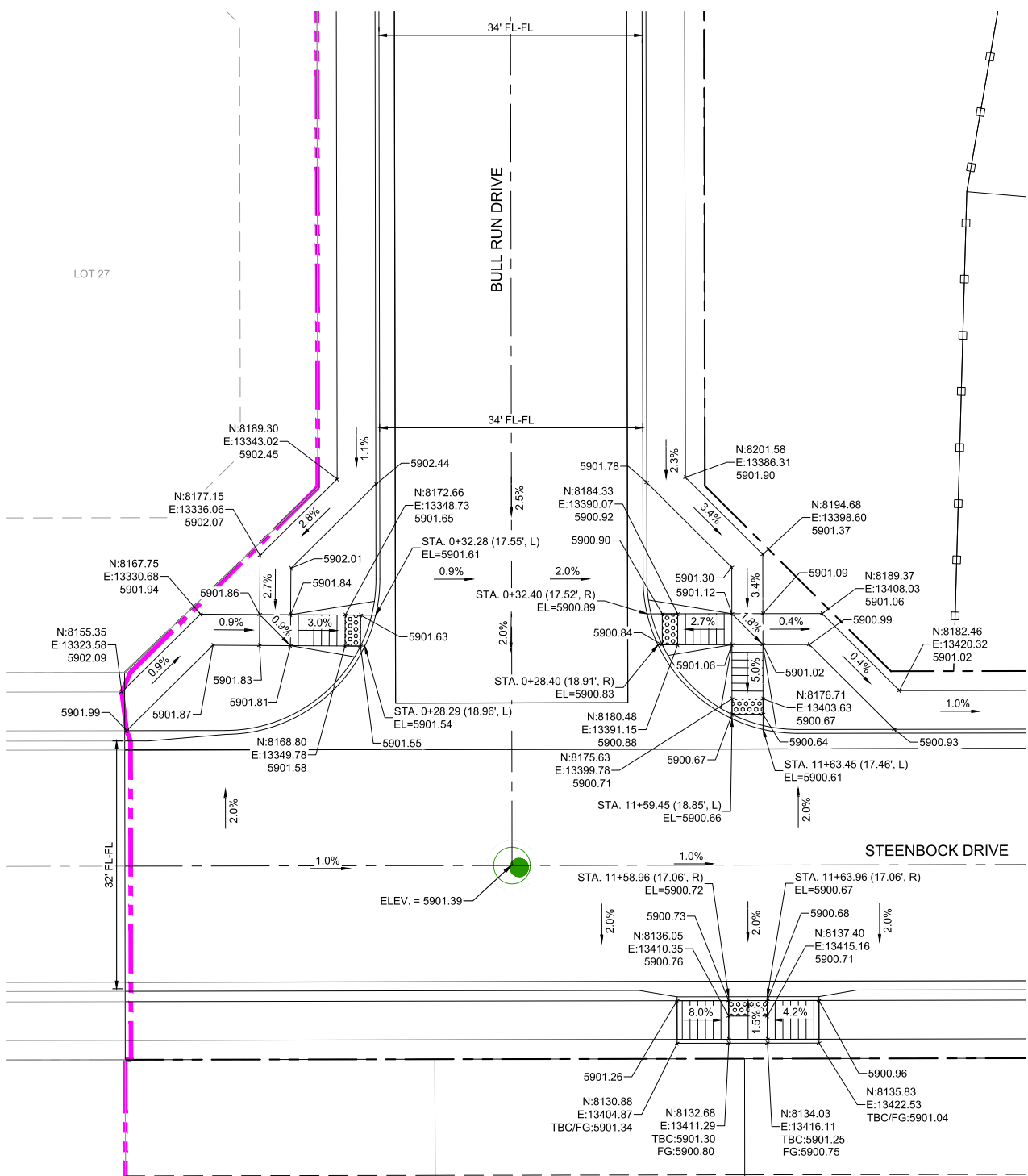
FILING NO. 4
 ROADWAY & STORM IMPROVEMENT PLANS

INTERSECTION DETAILS KEY MAP

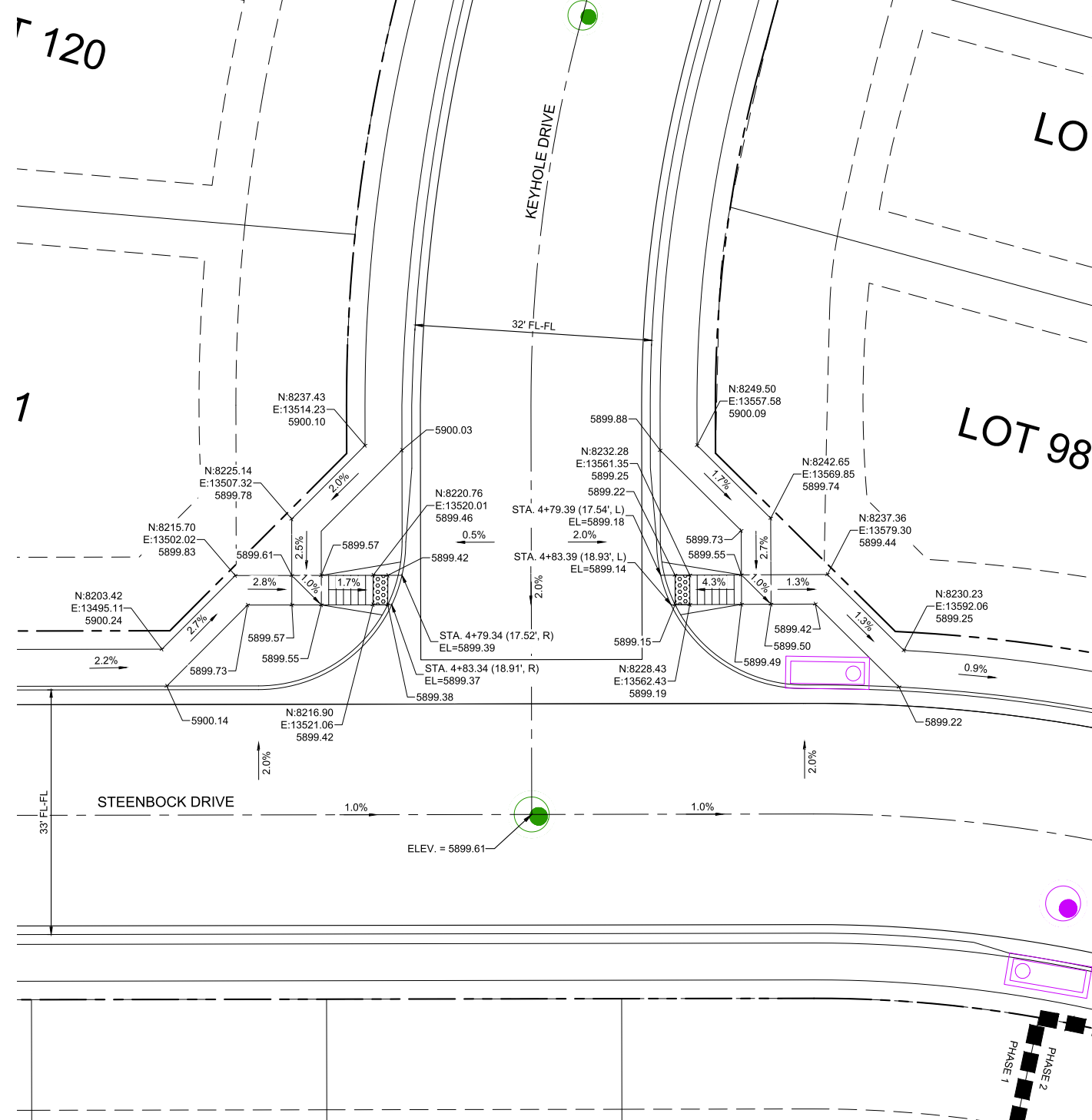
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CHECKED BY:	NMS	VERT. N/A			



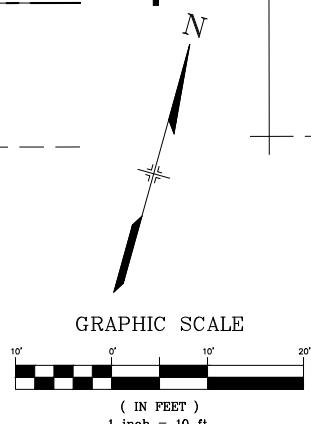
Know what's below.
Call before you dig.



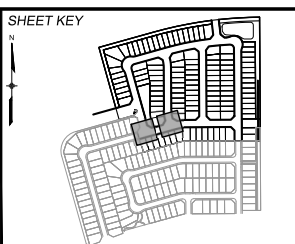
DETAIL A
STEENBOCK DRIVE / BULL RUN DRIVE
INTERSECTION DETAIL



DETAIL B
STEENBOCK DRIVE / KEYHOLE DRIVE
INTERSECTION DETAIL



No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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PLOT DATE: July 25, 2025 8:54:44 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

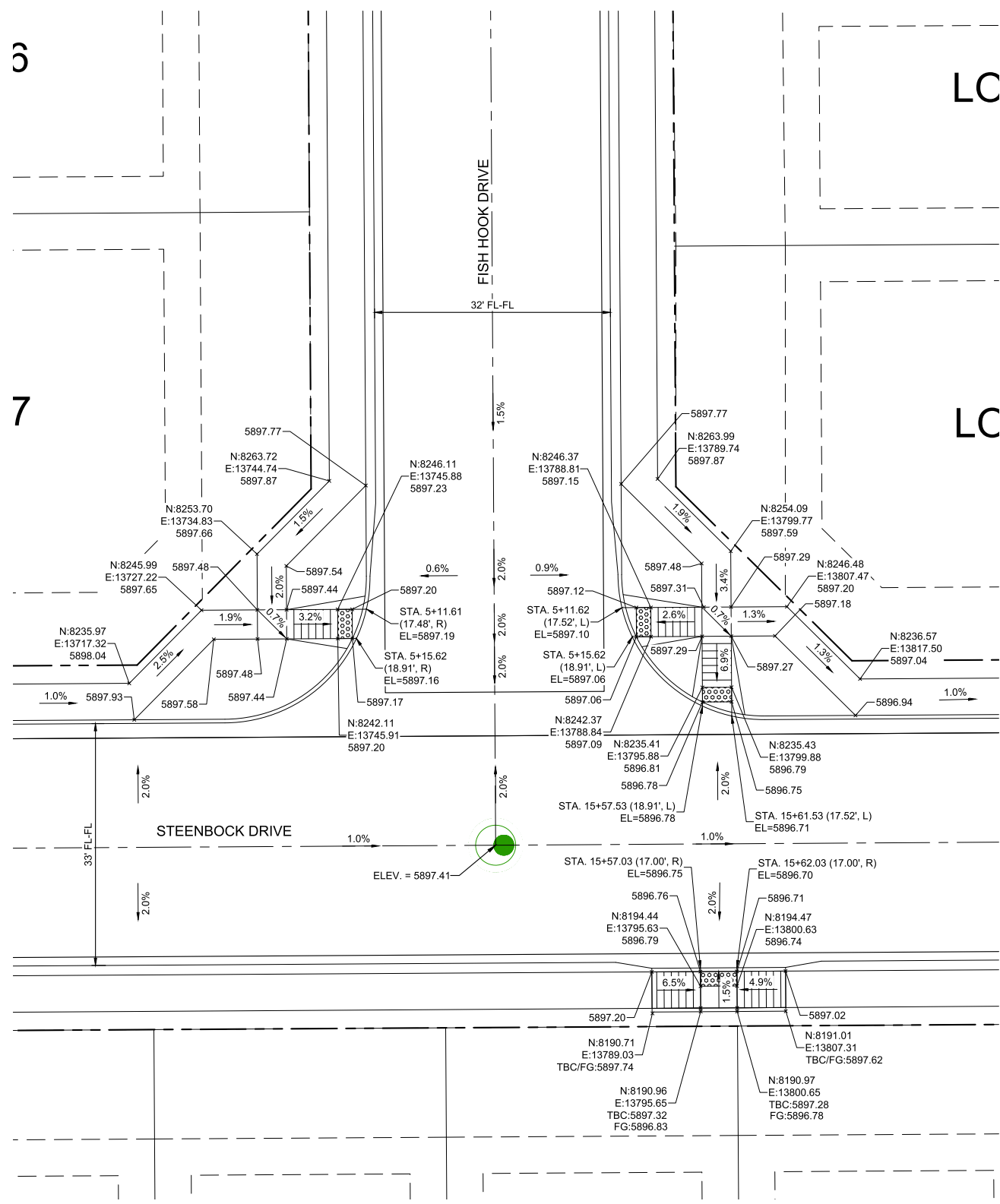
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4' AULM. CAP PLS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



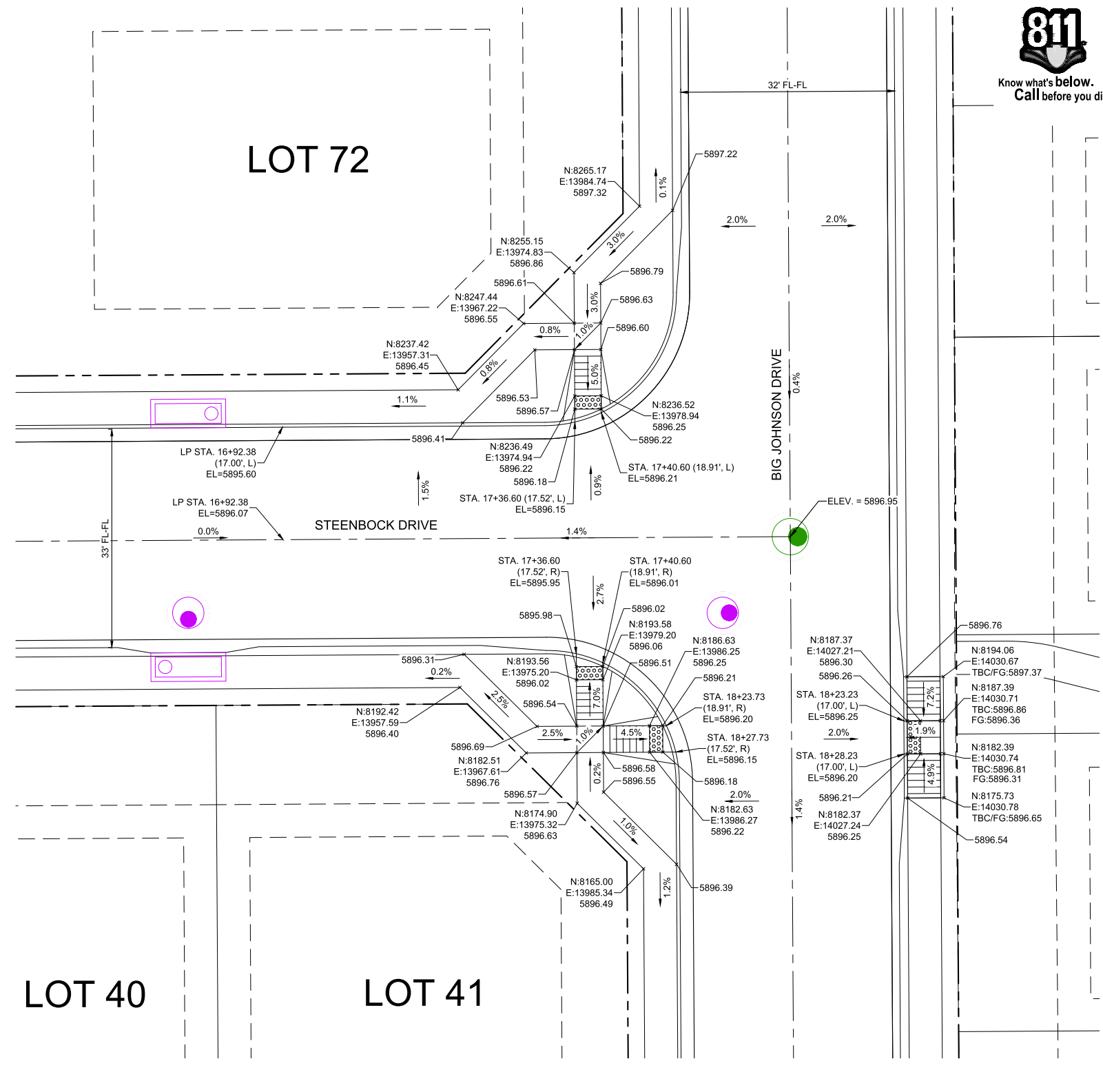
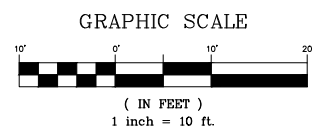
TRAILS AT ASPEN RIDGE			
FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS			
INTERSECTION DETAILS			
DESIGNED BY:	CAG	SCALE	DATE ISSUED:
DRAWN BY:	CAG	HORIZ 1" = 10'	JULY, 2025
CHECKED BY:	NMS	VERT. N/A	SHEET 17 OF 32
			DRAWING No. RD11



Know what's below.
Call before you dig.

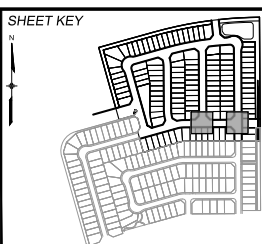


DETAIL C
STEENBOCK DRIVE / FISH HOOK DRIVE
INTERSECTION DETAIL



DETAIL D
STEENBOCK DRIVE / BIG JOHNSON DRIVE
INTERSECTION DETAIL

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: July 25, 2025 8:54:56 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

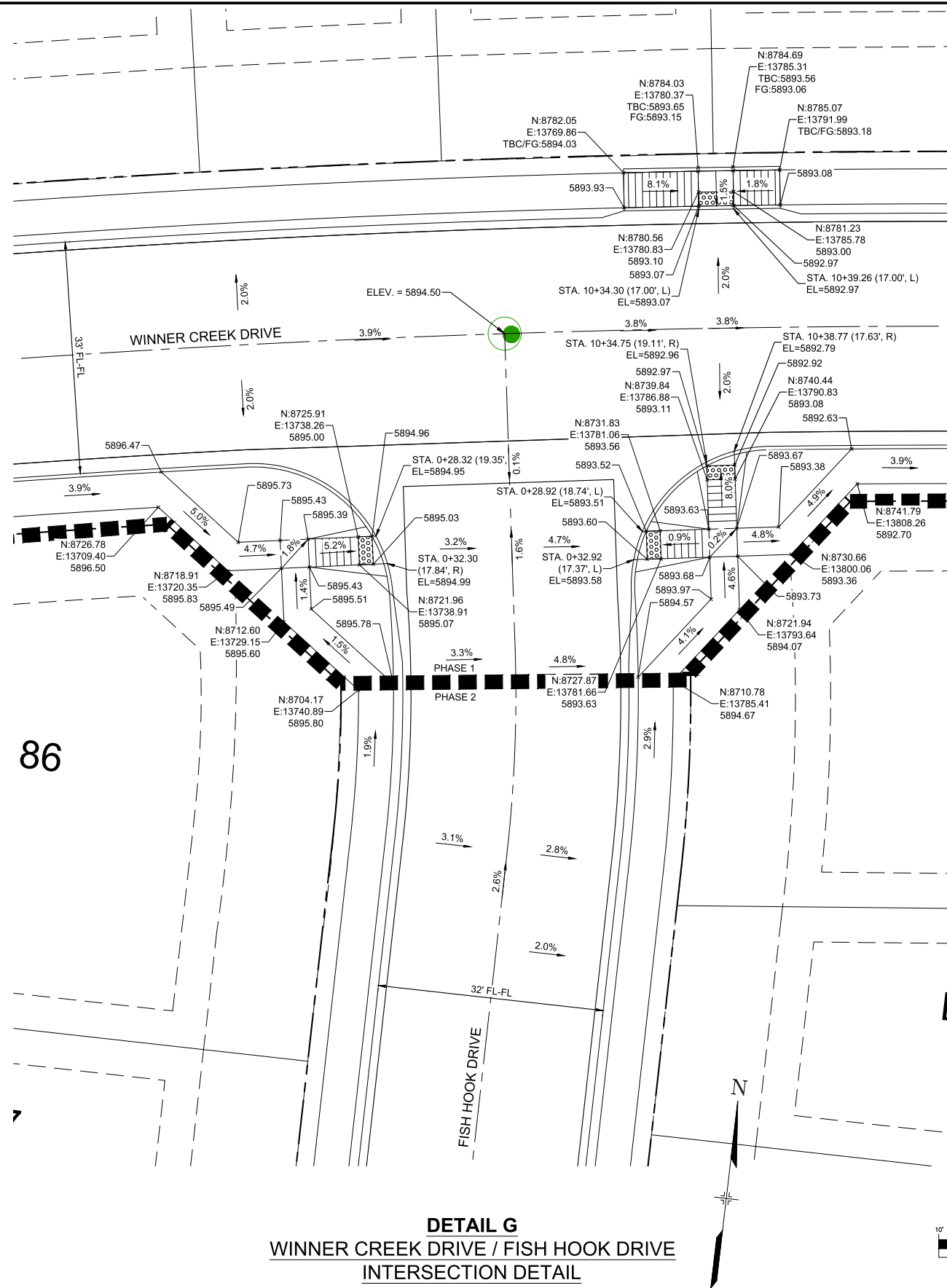
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS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



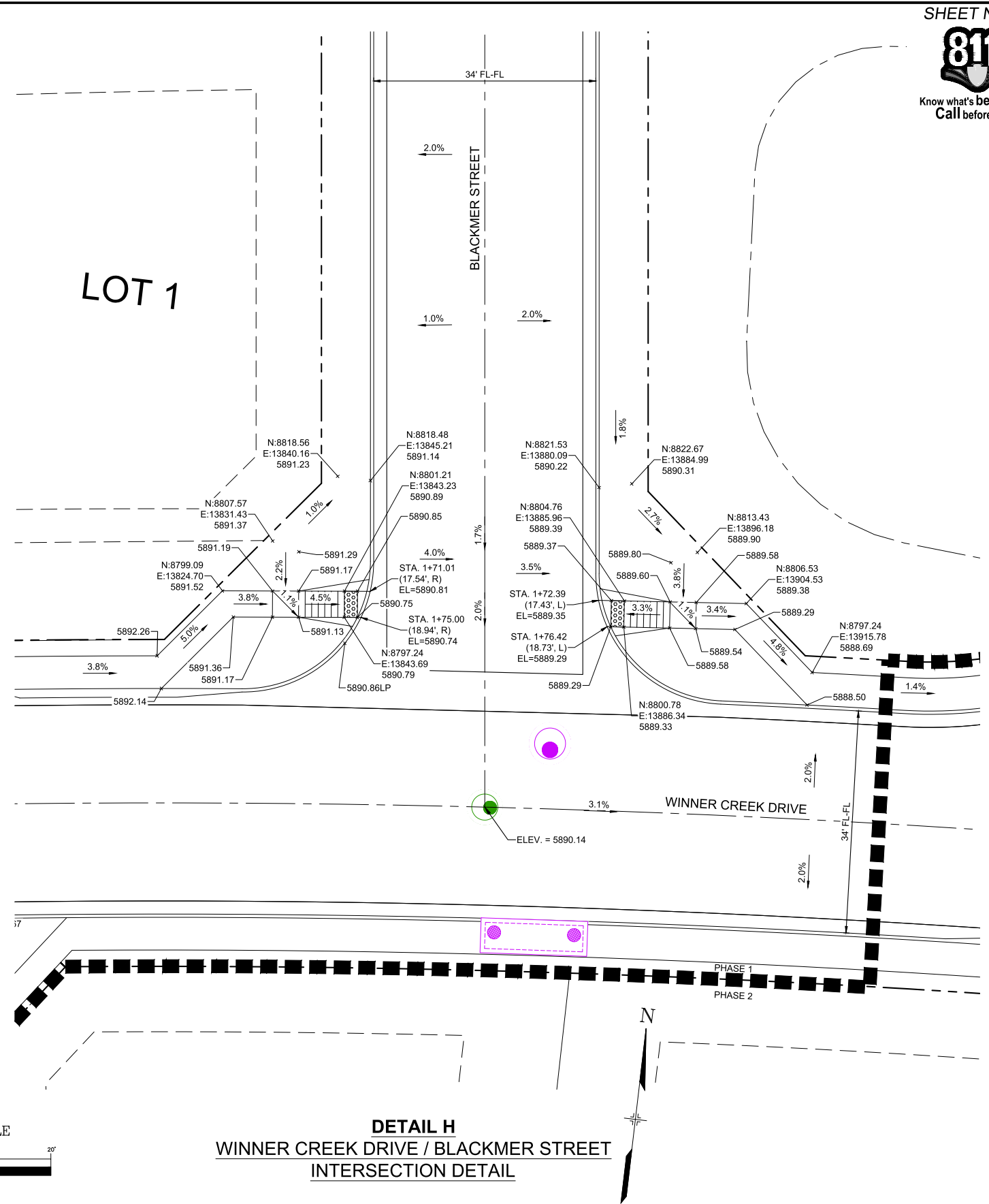
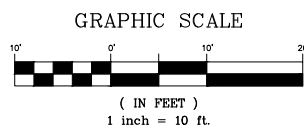
TRAILS AT ASPEN RIDGE			
FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS			
INTERSECTION DETAILS			
DESIGNED BY:	CAG	SCALE	DATE ISSUED:
CHECKED BY:	NMS	HORIZ. 1" = 10' VERT. N/A	JULY, 2025
			DRAWING No. RD12



Know what's below.
Call before you dig.

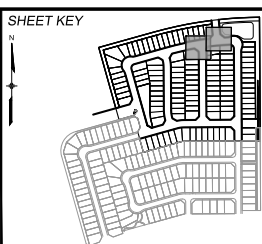


DETAIL G
WINNER CREEK DRIVE / FISH HOOK DRIVE
INTERSECTION DETAIL



DETAIL H
WINNER CREEK DRIVE / BLACKMER STREET
INTERSECTION DETAIL

REFERENCE DRAWINGS		SHEET KEY	
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			
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PLOT DATE: July 25, 2025 8:55:25 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)

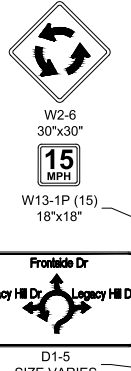
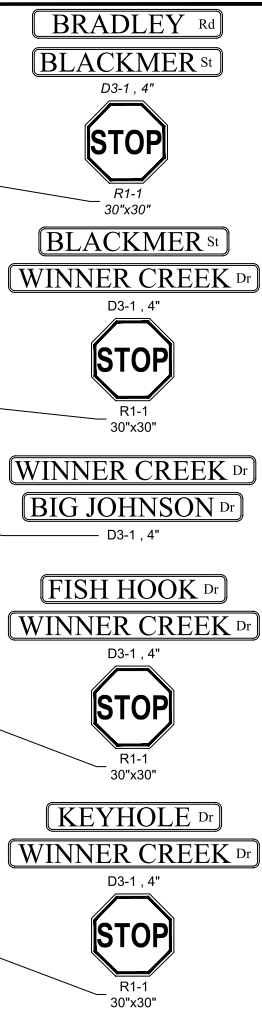
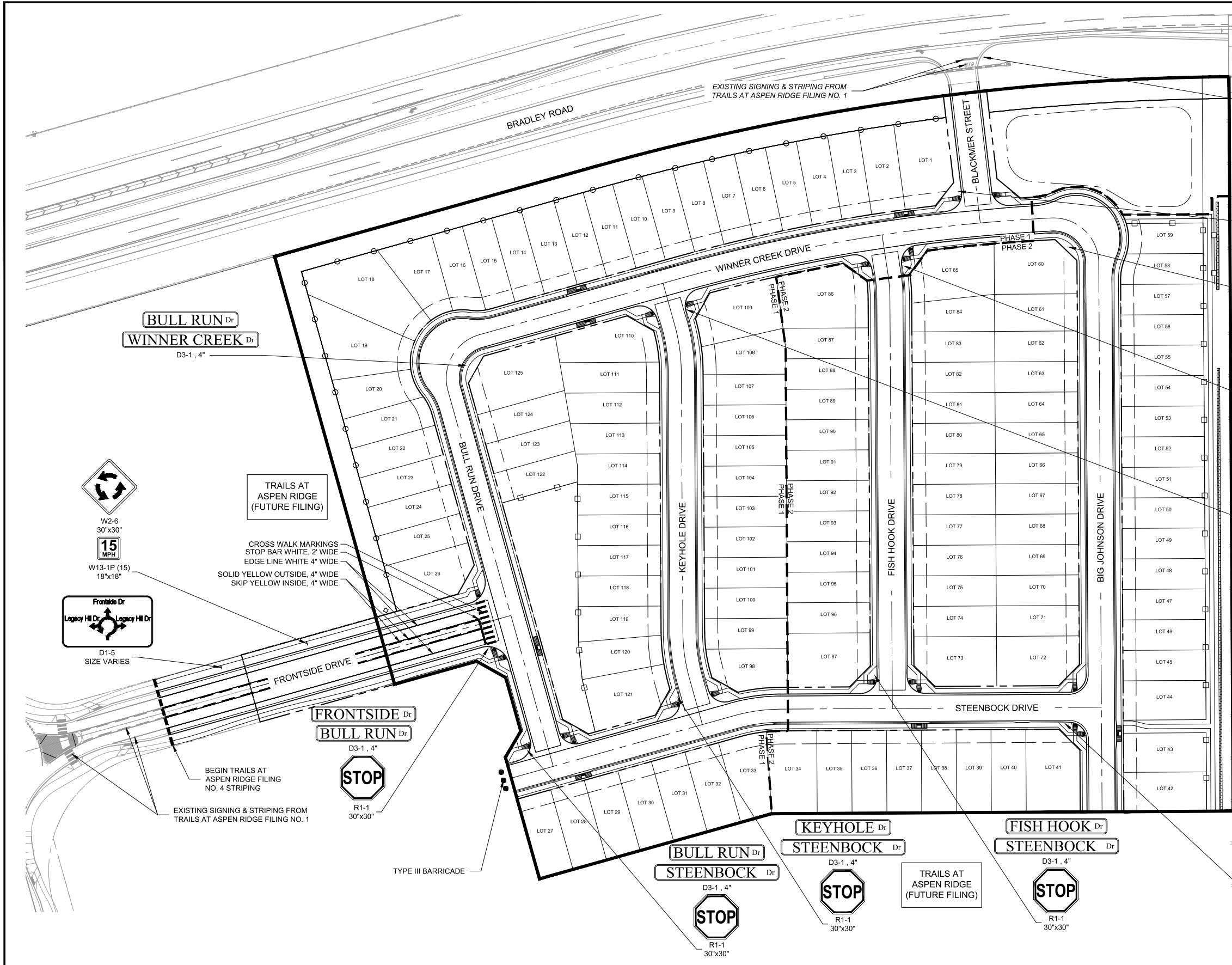
PREPARED BY:
Matrix



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'	JULY, 2025
CHECKED BY:	NMS	VERT. N/A	SHEET 21 OF 32
			DRAWING No. RD15

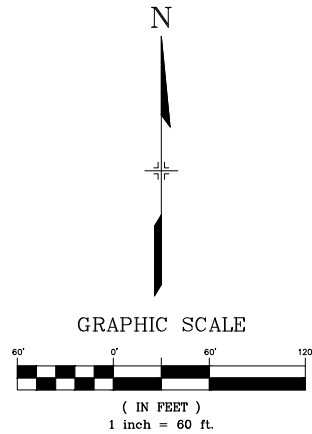


Know what's below. Call before you dig.



TRAILS AT ASPEN RIDGE (FUTURE FILING)
CROSS WALK MARKINGS
STOP BAR WHITE, 2' WIDE
EDGE LINE WHITE 4" WIDE
SOLID YELLOW OUTSIDE, 4" WIDE
SKIP YELLOW INSIDE, 4" WIDE

BEGIN TRAILS AT ASPEN RIDGE FILING NO. 4 STRIPING
EXISTING SIGNING & STRIPING FROM TRAILS AT ASPEN RIDGE FILING NO. 1



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

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

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

No.	DATE	DESCRIPTION REVISIONS	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: July 25, 2025 8:55:45 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)

PREPARED BY:

SEAL

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

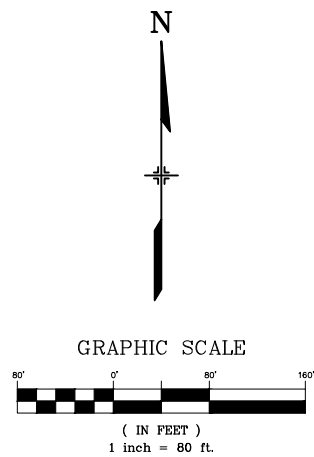
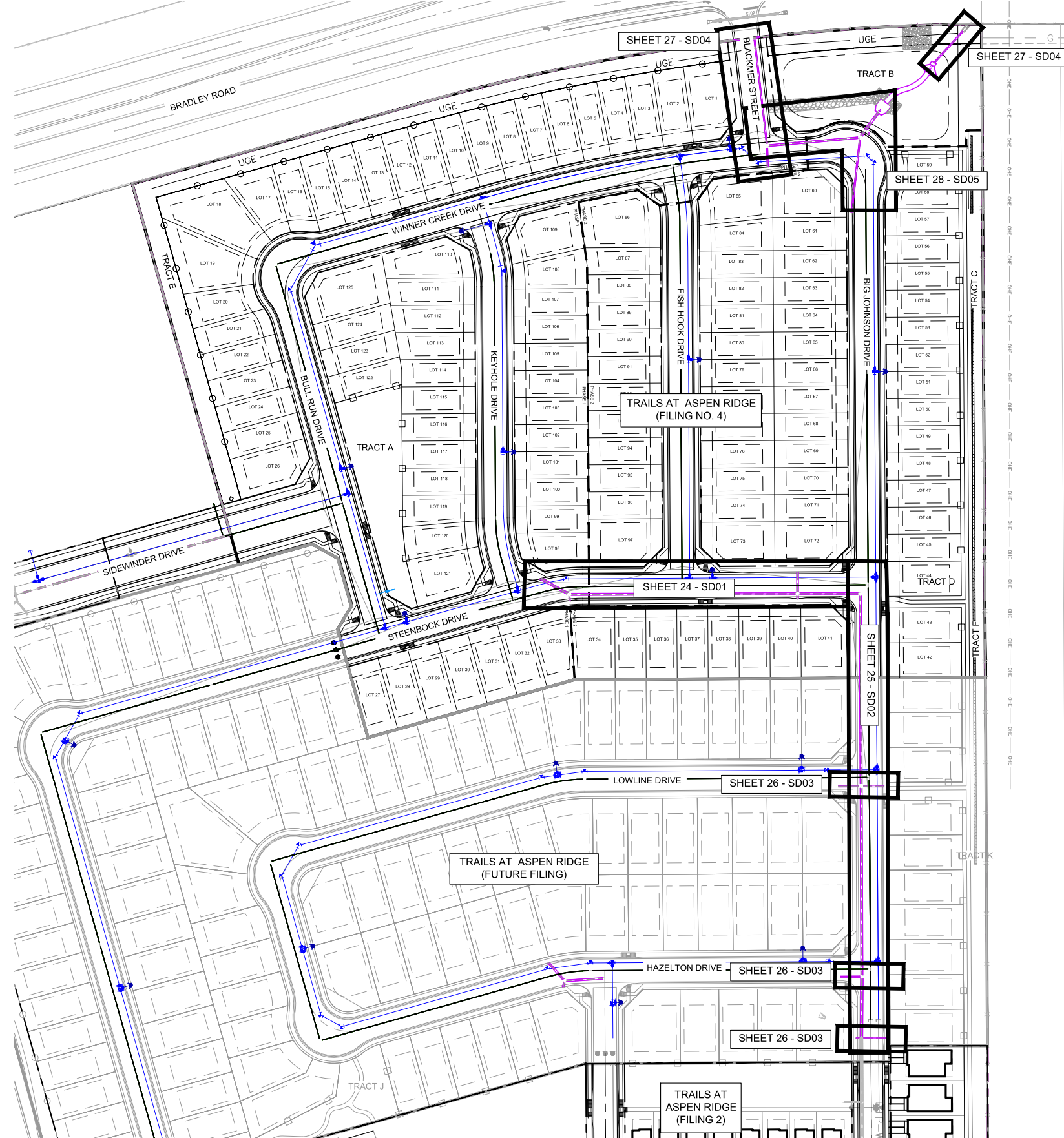
TRAILS AT ASPEN RIDGE
ROADWAY & STORM IMPROVEMENT PLANS
ROADWAY & STORM PLANS

SIGNAGE AND STRIPING PLAN

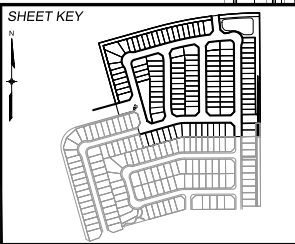
DESIGNED BY: CAG	SCALE: 1" = 60'	DATE ISSUED: JULY, 2025	DRAWING No. SN01
DRAWN BY: TRS	HORIZ: N/A	SHEET 22 OF 50	
CHECKED BY: NMS	VERT: N/A		



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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			
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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, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°15'12"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)

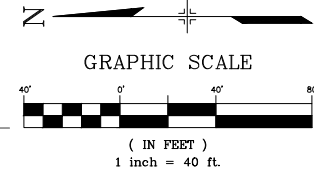
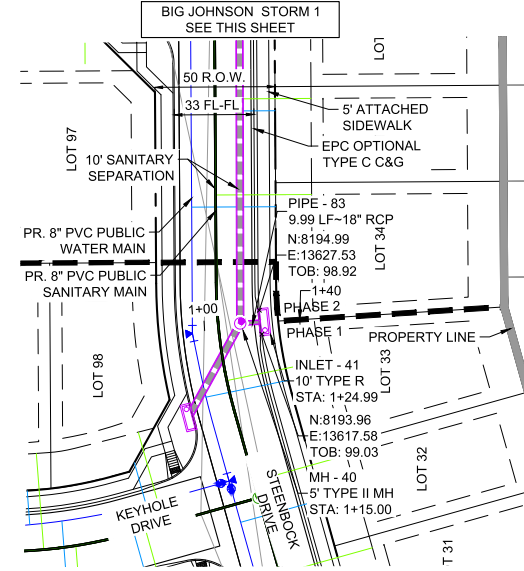
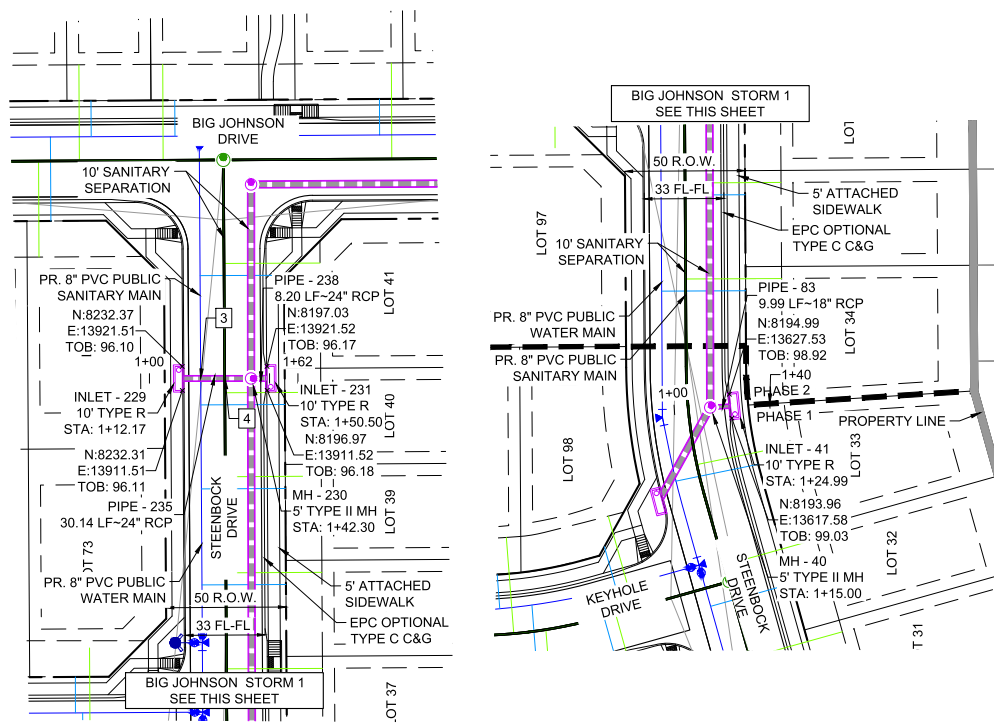
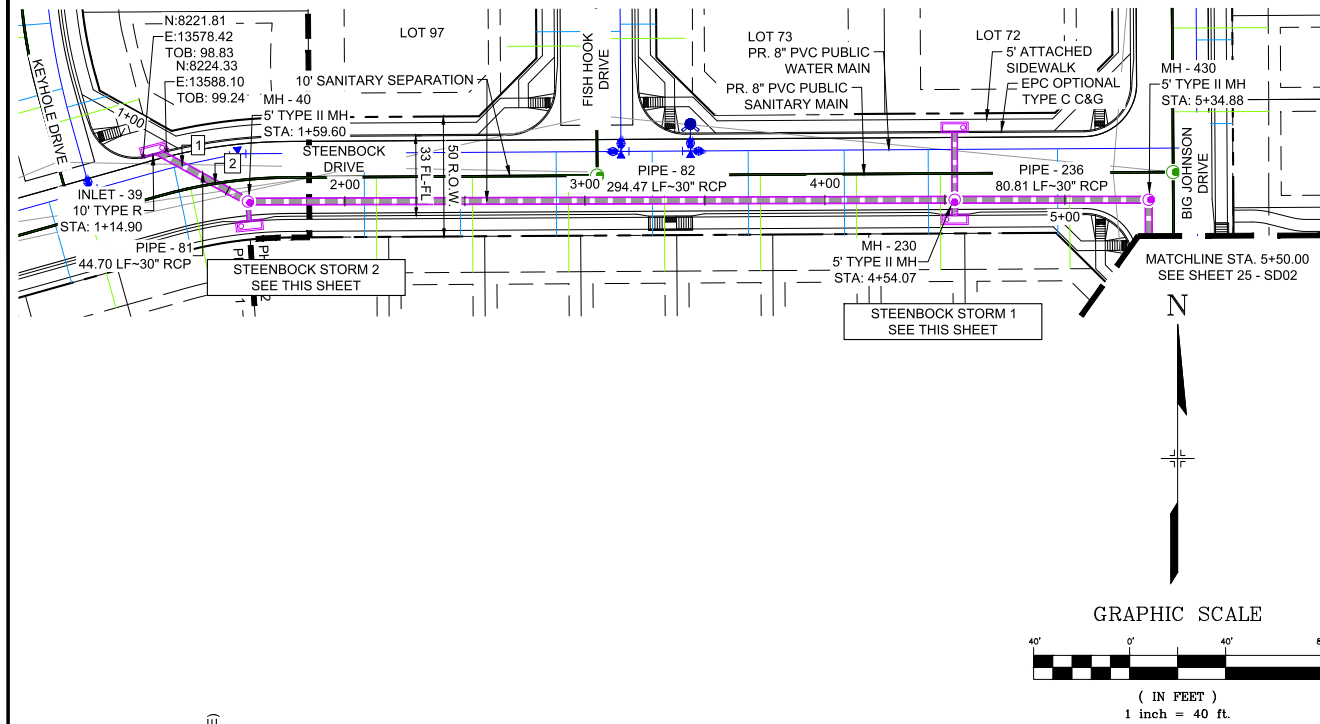
PREPARED BY:
 Matrix



TRAILS AT ASPEN RIDGE			
FILING NO. 4			
ROADWAY & STORM IMPROVEMENT PLANS			
STORM KEY MAP			
DESIGNED BY: JTS	SCALE: 1" = 80'	DATE ISSUED: JULY, 2025	DRAWING No. SD00
CHECKED BY: NMS	HORIZ: N/A	SHEET 23 OF 32	



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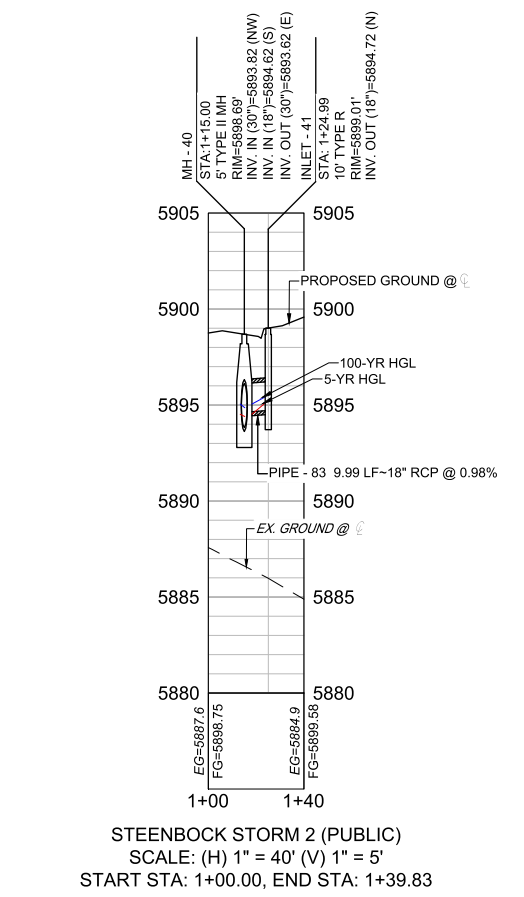
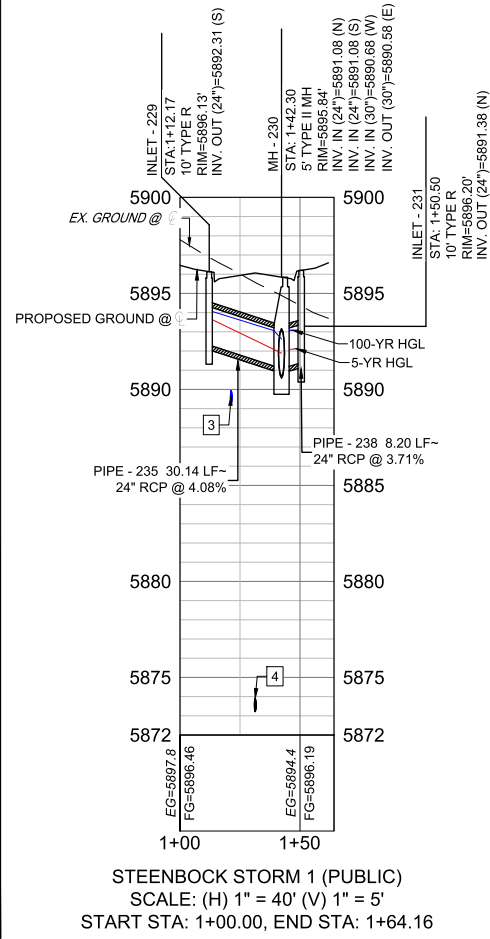
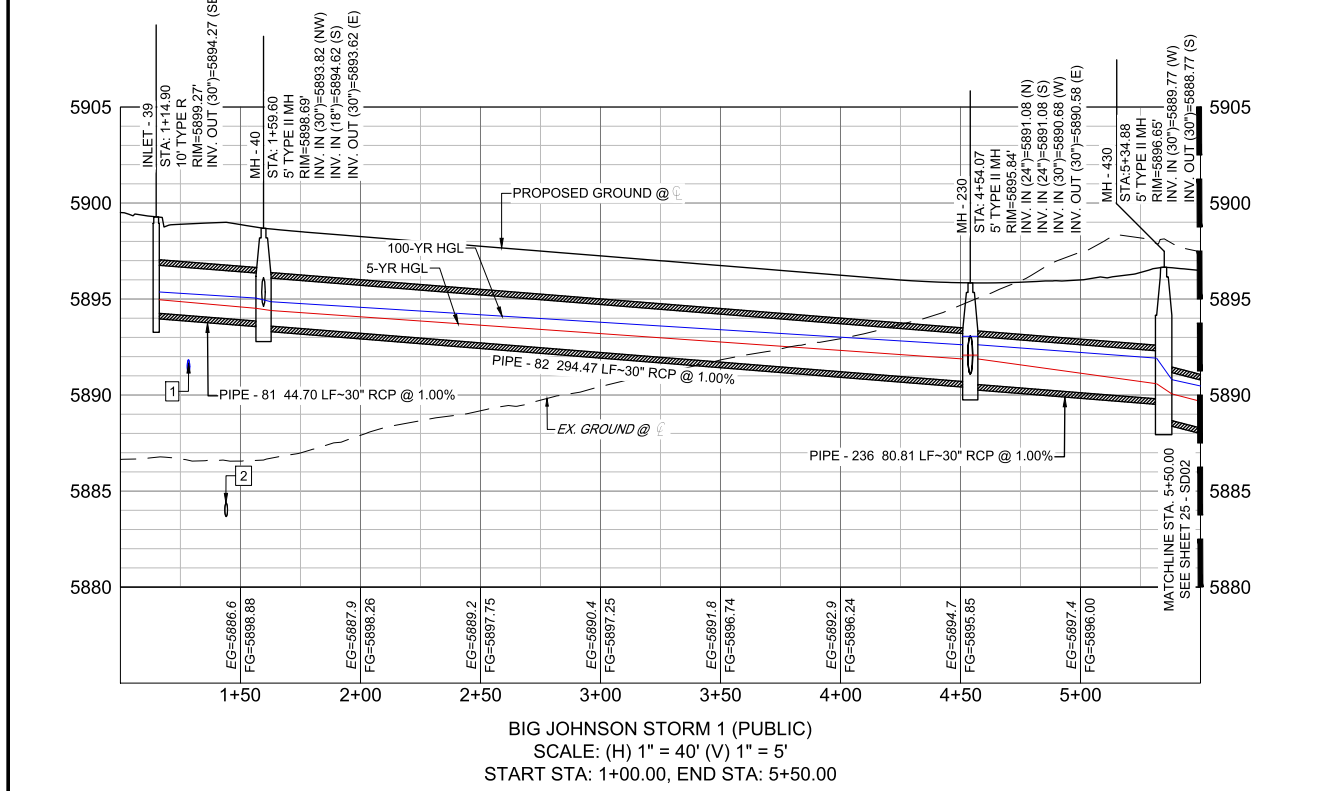


PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 81	S61°09'19"E	44.7'	1.00%	30" RCP
PIPE - 82	N89°51'18"E	294.5'	1.00%	30" RCP
PIPE - 83	N03°50'01"W	10.0'	0.98%	18" RCP
PIPE - 235	S00°01'14"E	30.1'	4.08%	24" RCP
PIPE - 236	S89°59'55"E	80.8'	1.00%	30" RCP
PIPE - 238	N00°08'13"W	8.2'	3.71%	24" 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 OUT (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 5891.69	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'

- NOTES:**
- ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
 - PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
 - CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
 - ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 - PIPES OF DIFFERENT SIZES ARE TO BE MATCHED TO THE CROWN OF THE INSIDE WALL OF PIPE.
 - PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL, MANHOLES SHALL BE INSTALLED 18" BELOW THE SURFACE OF THE PAVEMENT ON THE LOWEST SIDE OF THE MANHOLE.
 - ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 - TOP OF BOX ELEVATIONS GIVEN FOR CDDOT 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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FILE NAME: S:\21.886.038 (Trails F6)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg				
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

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

SEAL

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

TRAILS AT ASPEN RIDGE

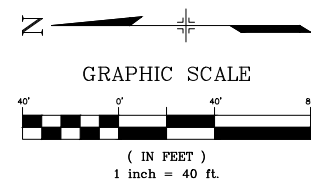
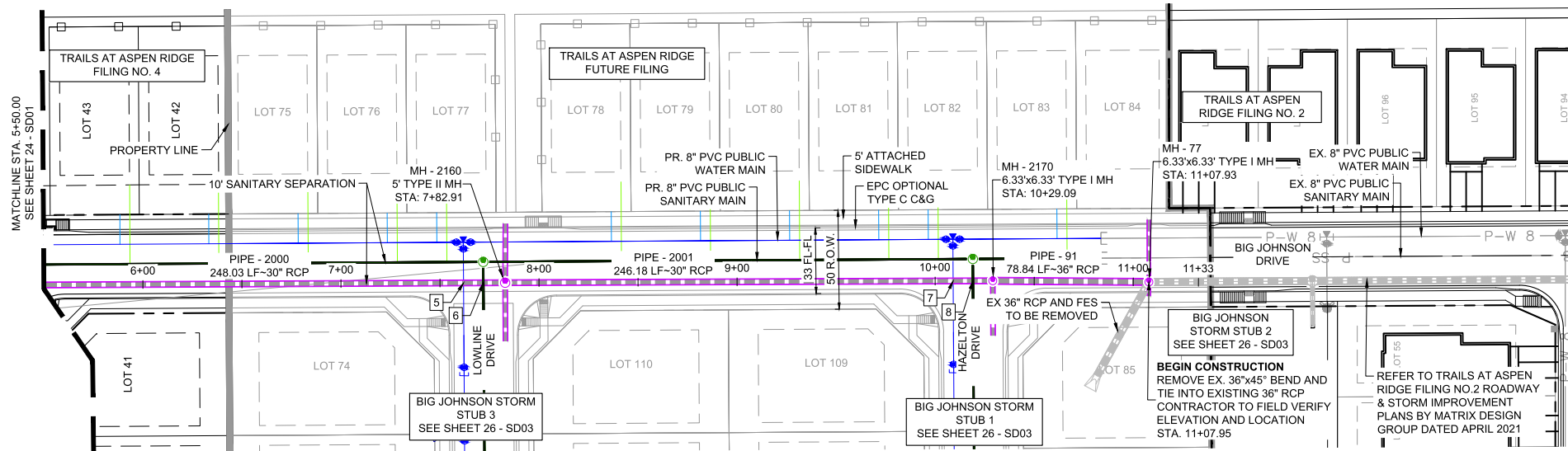
FILING NO. 4
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

DESIGNED BY: JTS	SCALE: HORIZ 1" = 40'	DATE ISSUED: JULY, 2025	DRAWING No. SD01
DRAWN BY: BAS	VERT. 1" = 5'	SHEET 24 OF 32	
CHECKED BY: NMS			

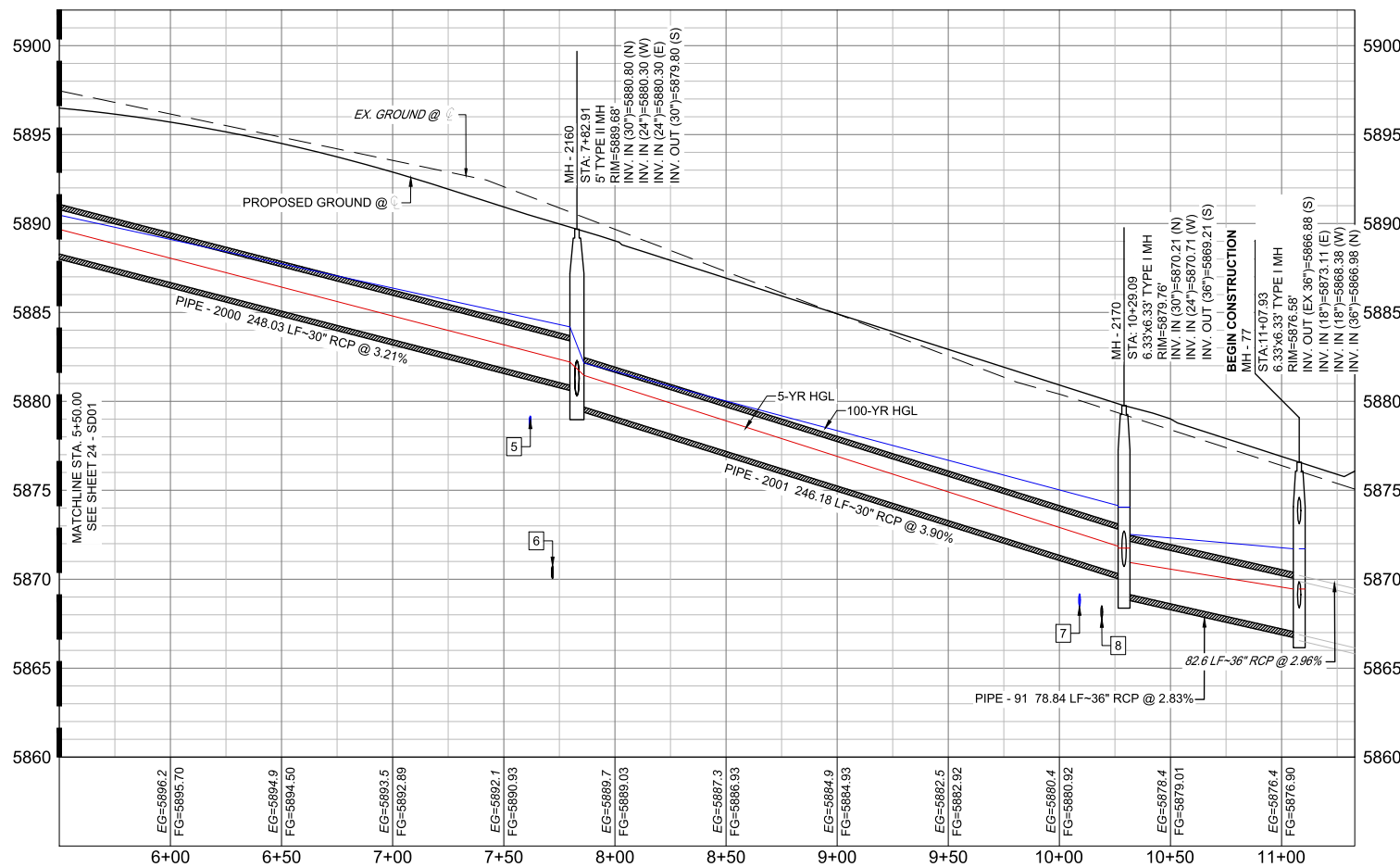


Know what's below.
Call before you dig.



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	

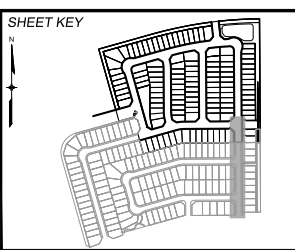


BIG JOHNSON STORM F5 (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 5+50.00, END STA: 11+32.93

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'

- NOTES:**
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 - 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		SHEET KEY	
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			
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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 05 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)



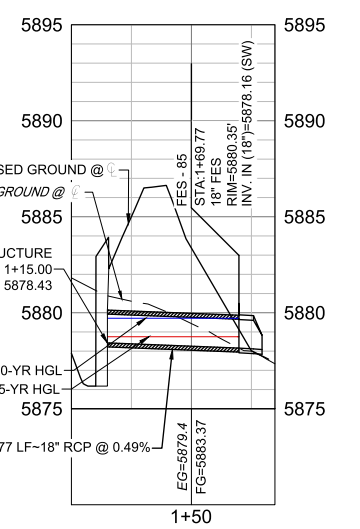
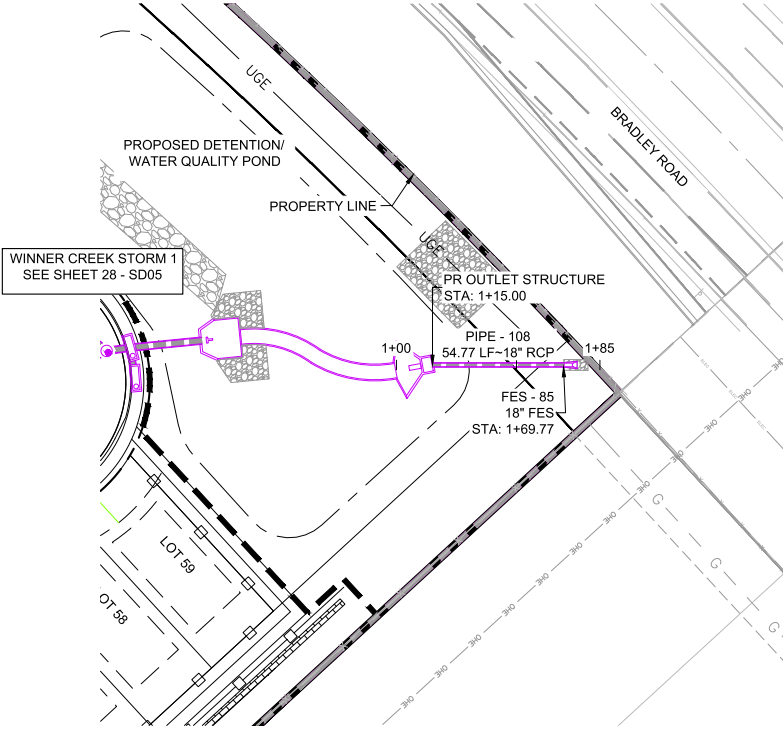
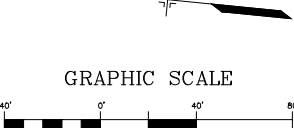
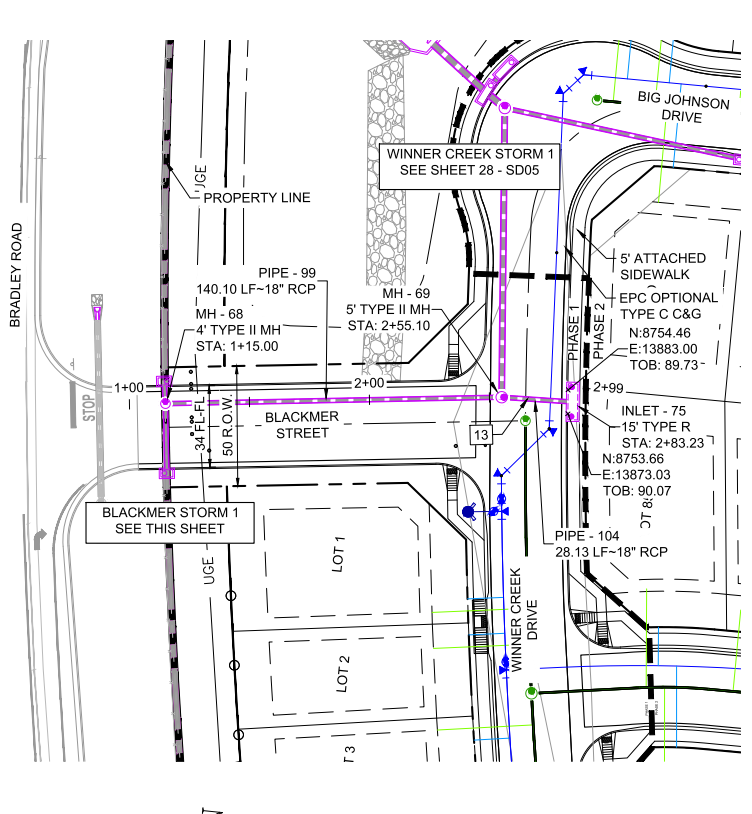
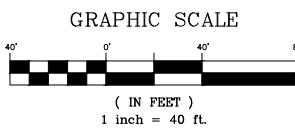
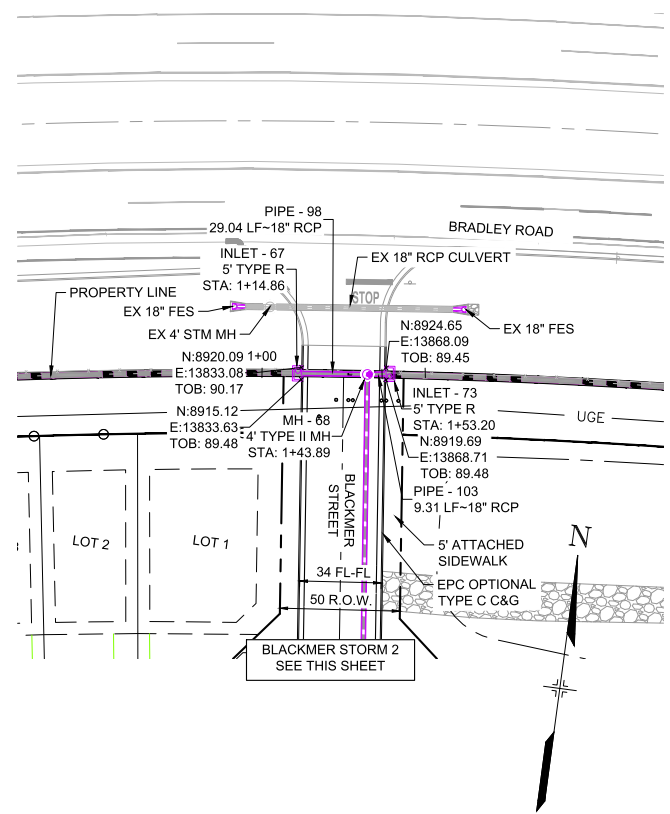
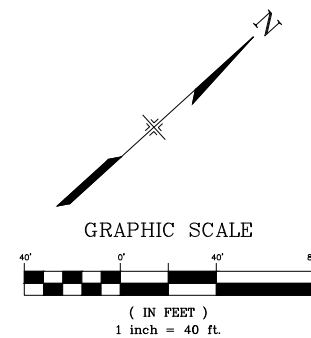
TRAILS AT ASPEN RIDGE
FILING NO. 4
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

DESIGNED BY: JTS	SCALE: HORIZ 1" = 40'	DATE ISSUED: JULY, 2025	DRAWING No. SD02
DRAWN BY: BAS	VERT. 1" = 5'	SHEET 25 OF 32	
CHECKED BY: NMS			



Know what's below.
Call before you dig.



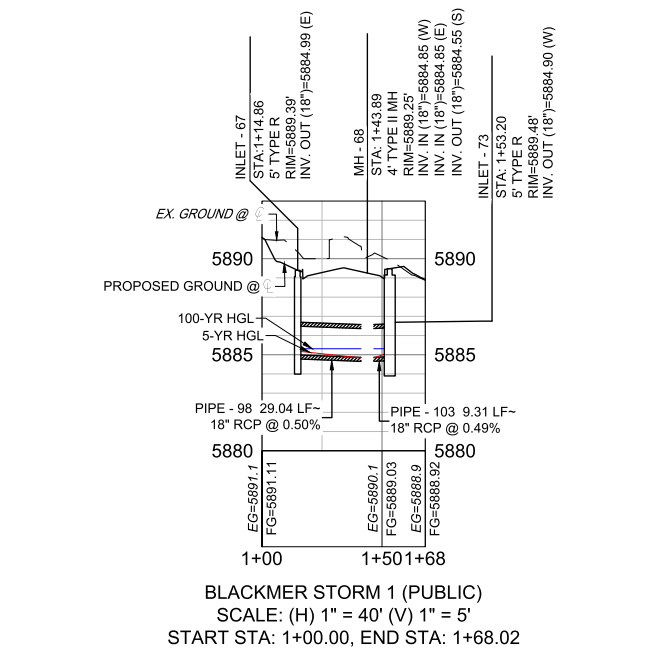
NE POND (PRIVATE)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 1+00.00, END STA: 1+84.77

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"W	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

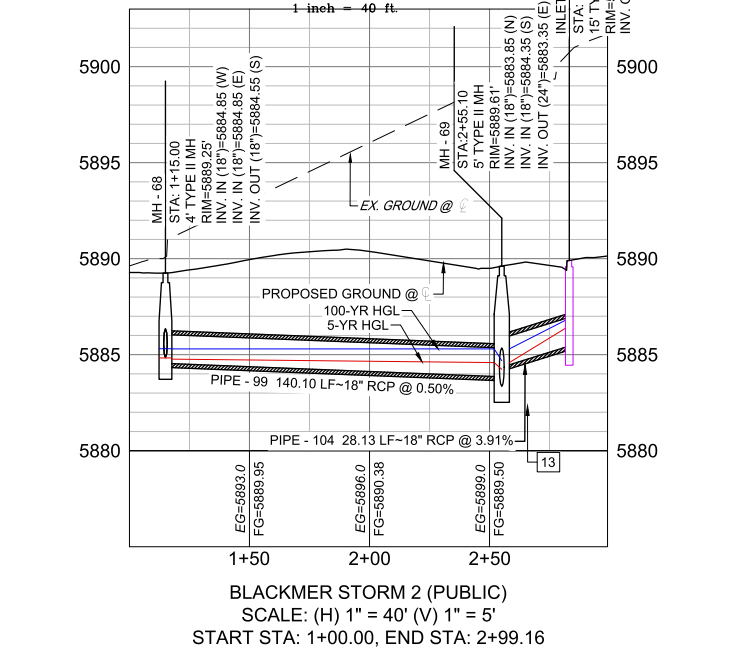
STRUCTURE TABLE				
NAME	TYPE	DETAILS	N & E	
FES - 85	18" FES	RIM = 5880.35 PIPE - 108 INV IN (18") = 5878.16	N: 8929.45 E: 14129.65	
INLET - 67	5' TYPE R	RIM = 5889.39 PIPE - 98 INV OUT (18") = 5884.99	N: 8917.44 E: 13831.86	
INLET - 73	5' TYPE R	RIM = 5889.48 PIPE - 103 INV OUT (18") = 5884.90	N: 8922.36 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 = 5889.25 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 18" BELOW THE SURFACE OF THE PAVEMENT ON THE LOWEST SIDE OF THE MANHOLE.
 - ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 - TOP OF BOX ELEVATIONS GIVEN FOR CDOT TYPE R INLETS REFER TO THE COUNTY STANDARD DETAIL FOR CORRESPONDING DESIGN ELEVATIONS.
 - 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

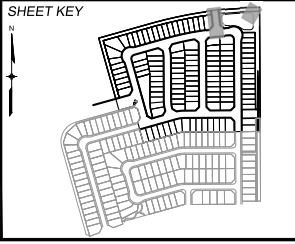


BLACKMER STORM 1 (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 1+00.00, END STA: 1+68.02



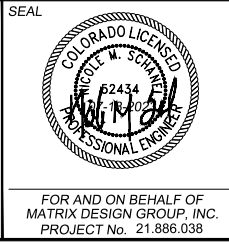
BLACKMER STORM 2 (PUBLIC)
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 1+00.00, END STA: 2+99.16

REFERENCE DRAWINGS		SHEET KEY	
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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CTB FILE: Matrix(black).ctb			
PLOT DATE: July 25, 2025 9:00:01 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

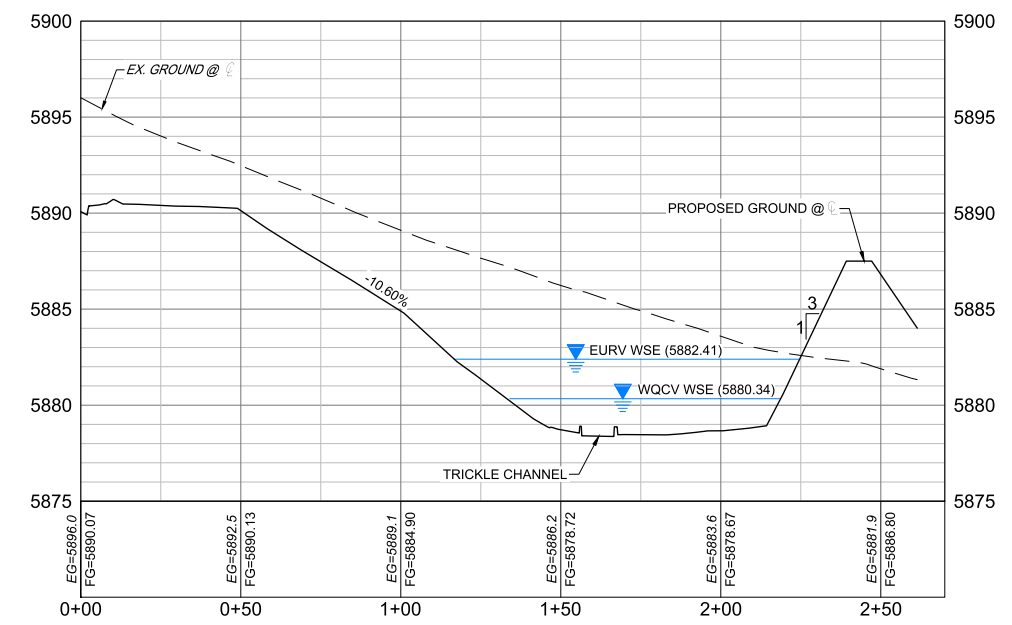
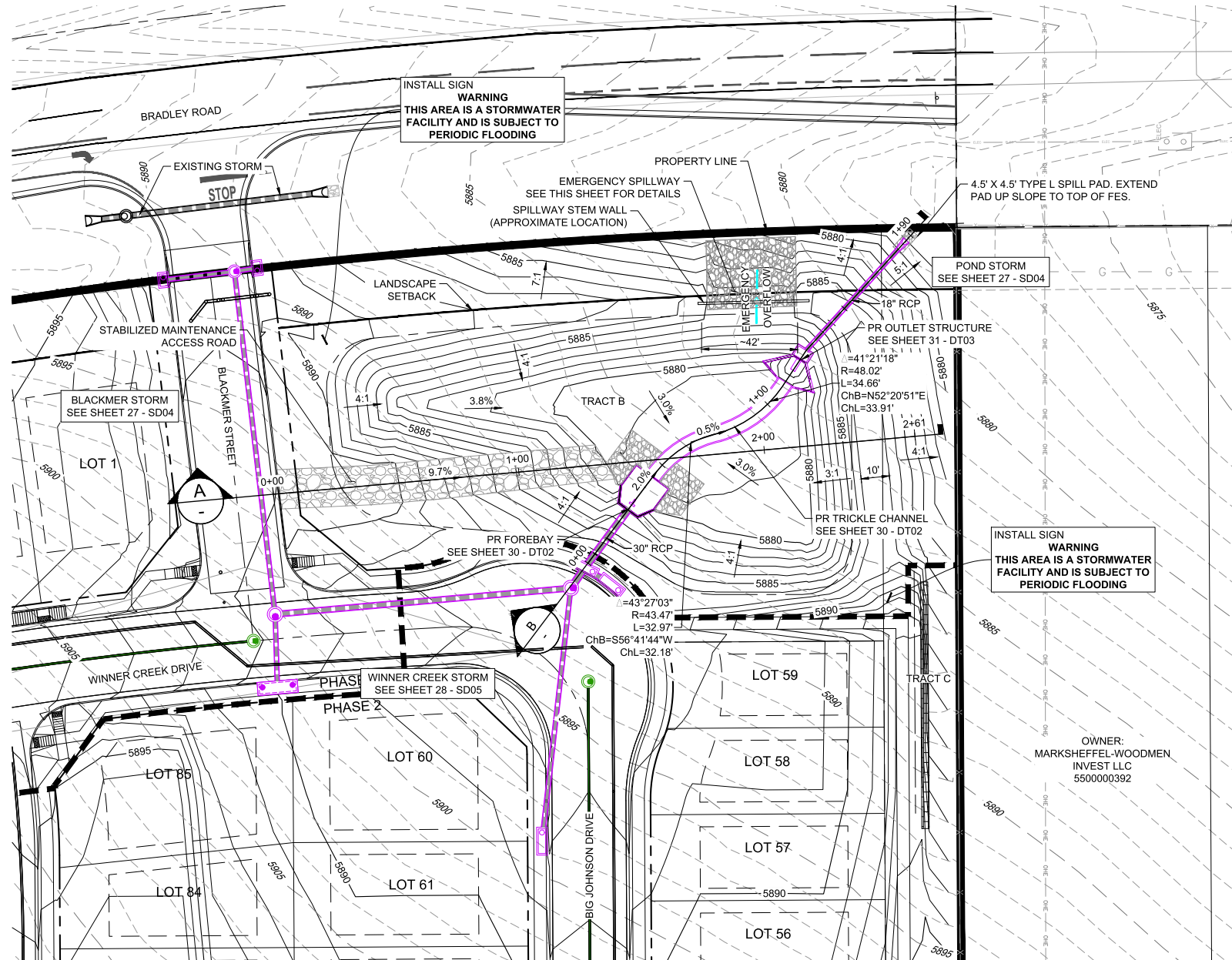
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS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



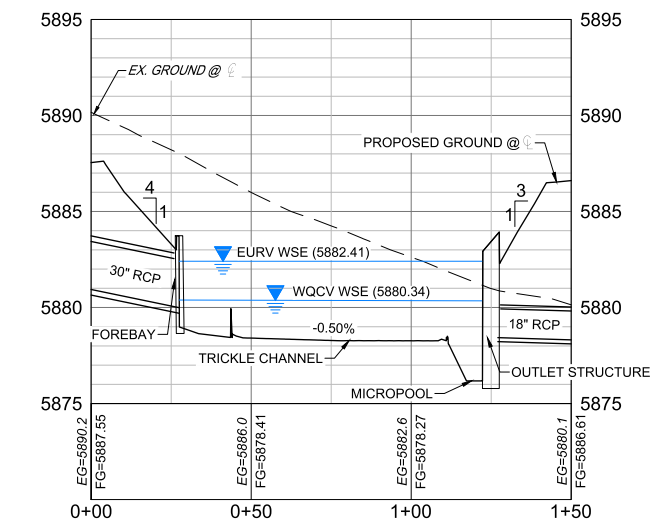
TRAILS AT ASPEN RIDGE				
FILING NO. 4				
ROADWAY & STORM IMPROVEMENT PLANS				
STORM DRAIN PLAN & PROFILE				
DESIGNED BY:	JTS	SCALE:	DATE ISSUED:	JULY, 2025
DRAWN BY:	BAS	HORIZ 1" = 40'		DRAWING No.
CHECKED BY:	NMS	VERT. 1" = 5'	SHEET	27 OF 32
				SD04



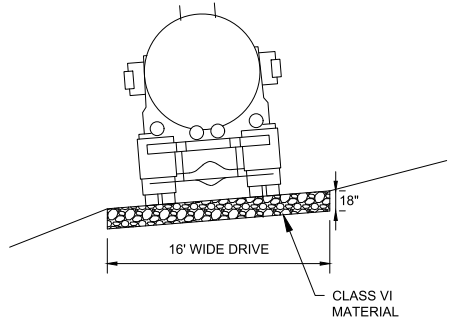
Know what's below.
Call before you dig.



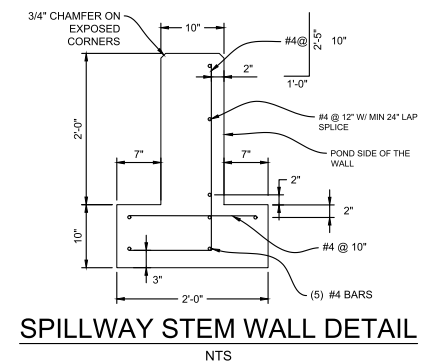
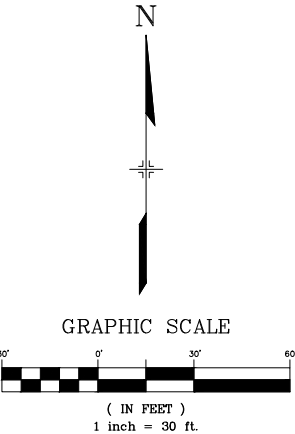
SECTION A
H: 1"=30'
V: 1"=5'



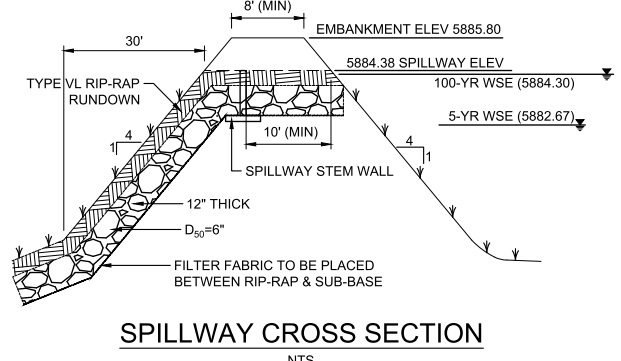
SECTION B
H: 1"=30'
V: 1"=5'



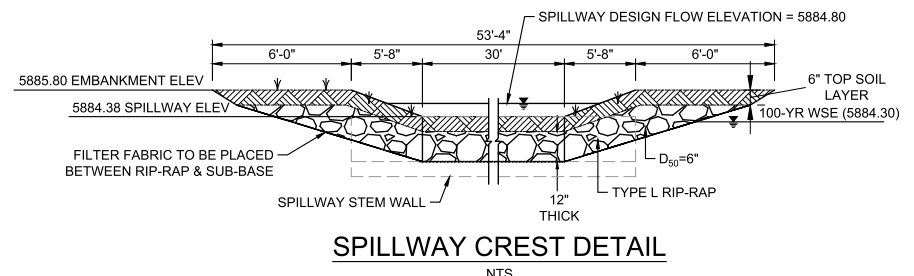
TYPICAL ACCESS ROAD CROSS SECTION
NTS



SPILLWAY STEM WALL DETAIL
NTS



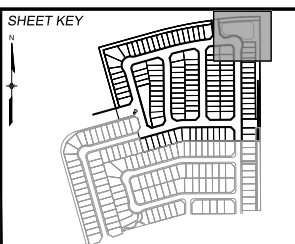
SPILLWAY CROSS SECTION
NTS



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.

No.	DATE	DESCRIPTION	BY
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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: July 25, 2025 9:01:35 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
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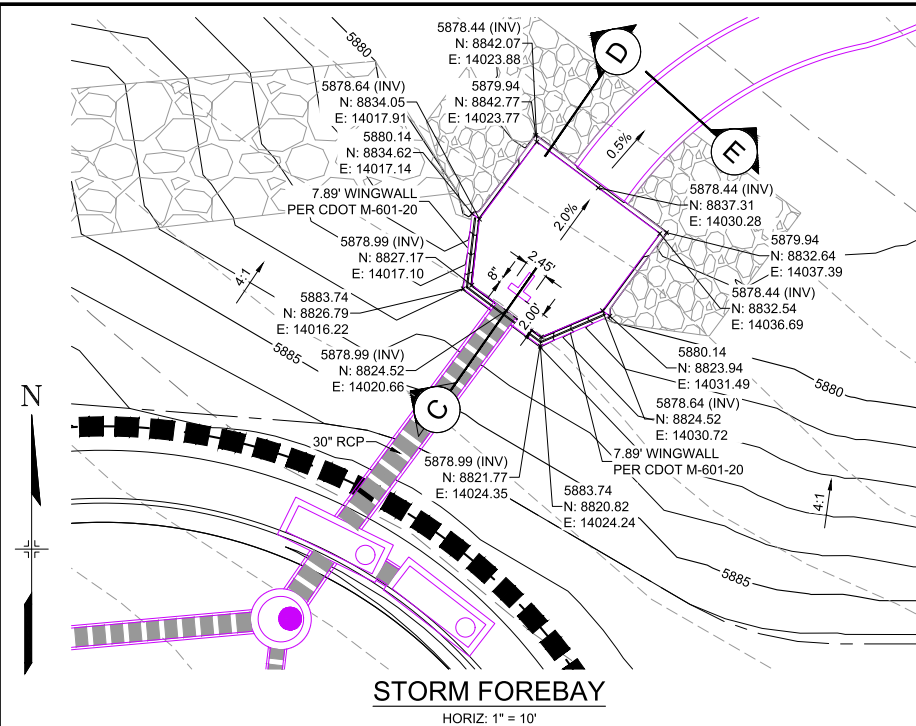
PREPARED BY:
Matrix



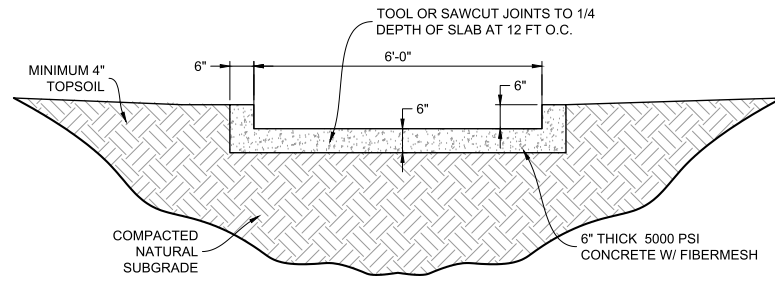
TRAILS AT ASPEN RIDGE			
FILING NO. 4			
ROADWAY & STORM IMPROVEMENT PLANS			
POND PLAN			
DESIGNED BY:	JTS	SCALE:	DATE ISSUED:
DRAWN BY:	LCB	HORIZ 1"=30'	JULY, 2025
CHECKED BY:	LCB	VERT. 1"=5'	29 OF 32
			DRAWING No. DT01



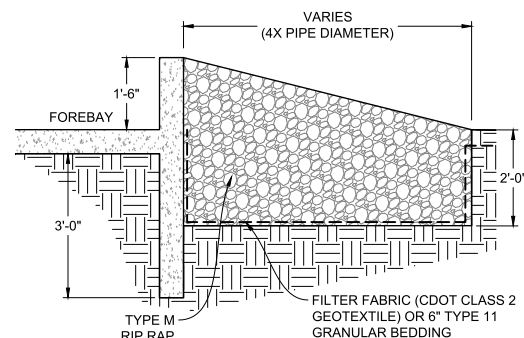
Know what's below.
Call before you dig.



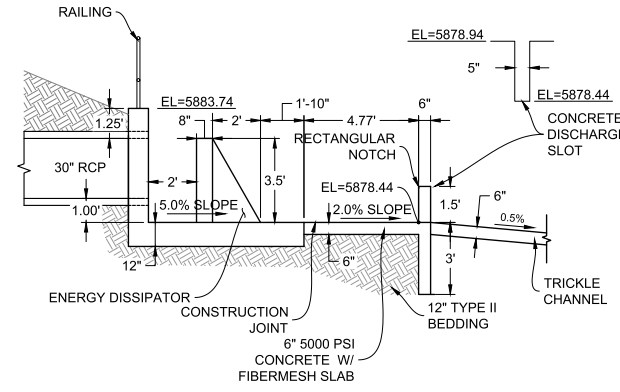
STORM FOREBAY
HORIZ: 1" = 10'



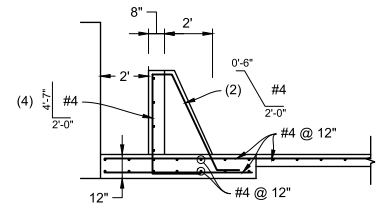
SECTION E
H: 1"=2'



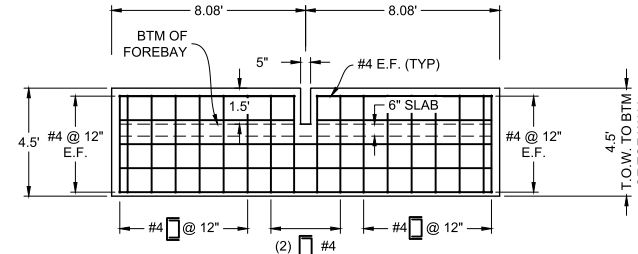
SECTION D
H: 1"=2'



SECTION C
H: 1"=2'

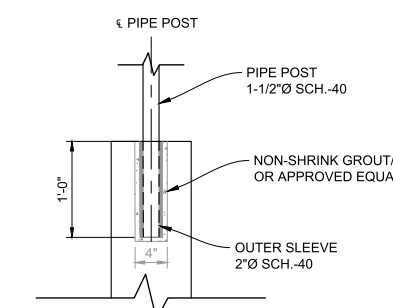


FOREBAY REINFORCING

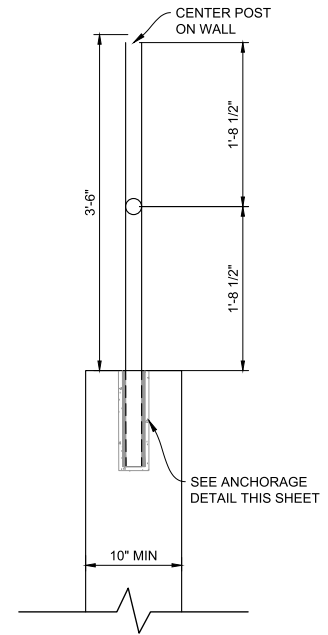


FOREBAY FRONT WALL PROFILE

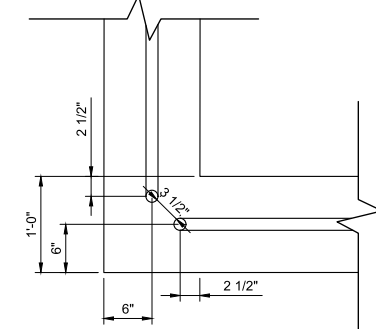
SAFETY RAILING



RAIL ANCHORAGE DETAIL
HORIZ: 1" = 1'



RAILING DETAIL
HORIZ: 1" = 1'



RAIL CORNER 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".

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: July 25, 2025 9:01:55 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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PREPARED BY:

SEAL

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

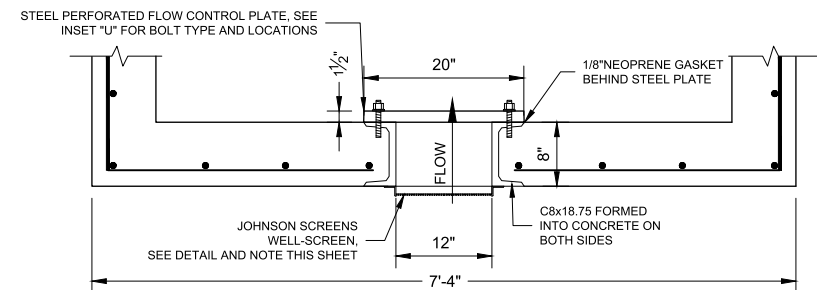
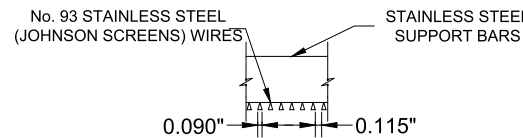
TRAILS AT ASPEN RIDGE			
FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS			
POND DETAILS			
DESIGNED BY: JTS	SCALE: HORIZ. VARIES	DATE ISSUED: JULY, 2025	DRAWING No. DT02
CHECKED BY: LCB	VERT. N/A	SHEET 30 OF 32	



Know what's below. Call before you dig.

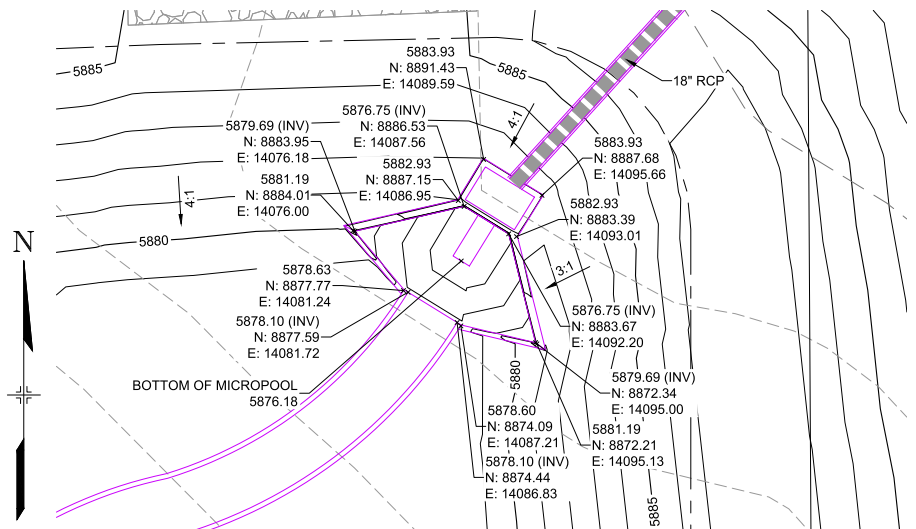
JOHNSON SCREENS STAINLESS STEEL VEE WIRE FILTERS WELL-SCREEN (OR EQUAL)

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



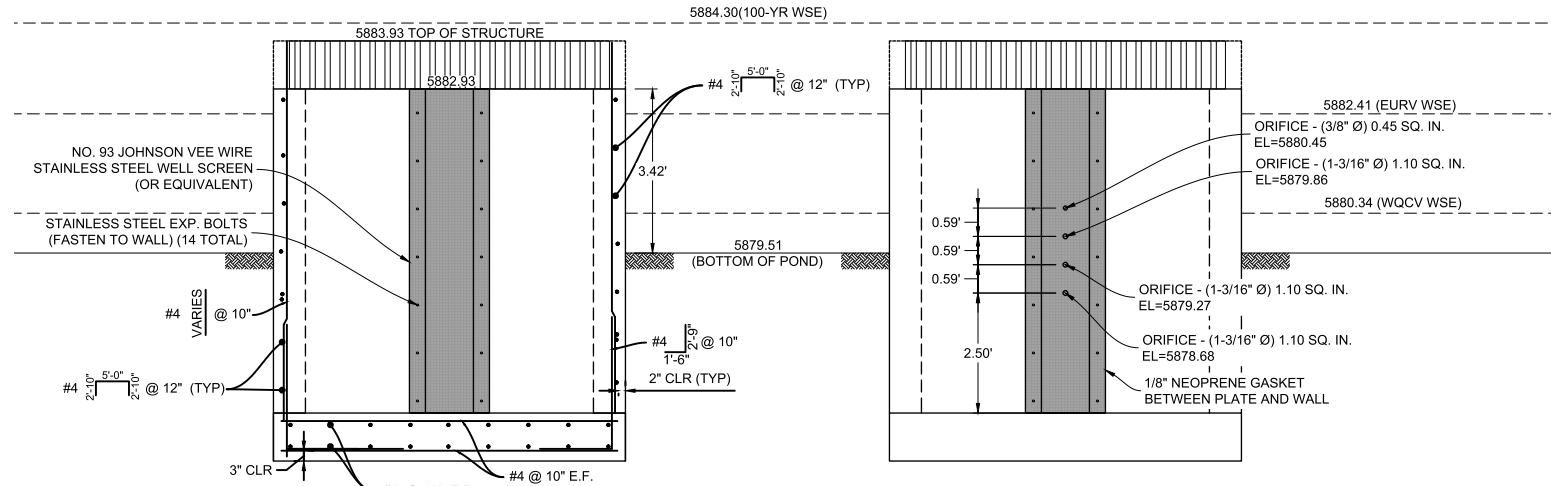
OUTLET STRUCTURE AT ORIFICE PLATE

HORIZ: 1" = 1'



STORM OUTLET STRUCTURE

HORIZ: 1" = 10'

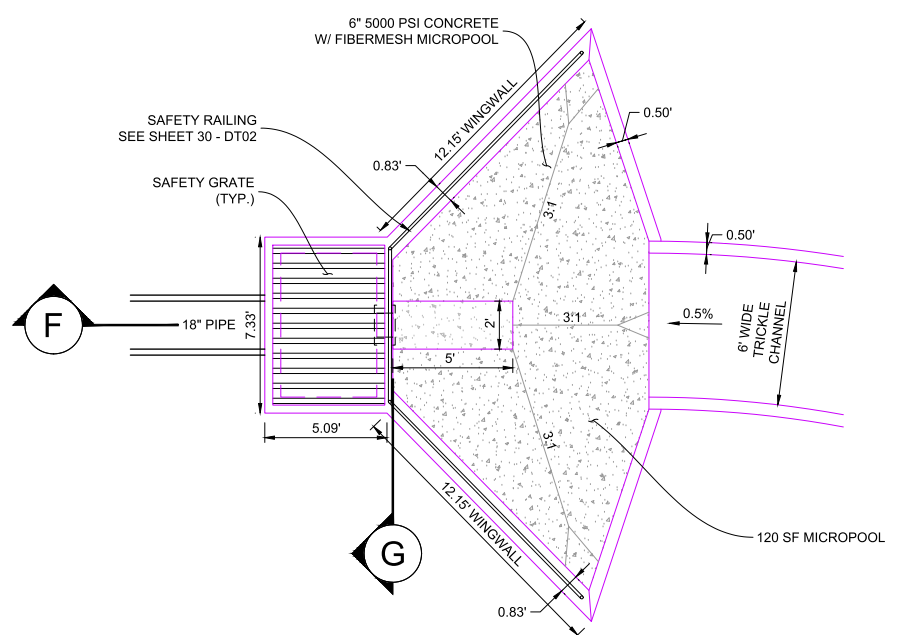


WELL SCREEN DETAIL

SECTION G

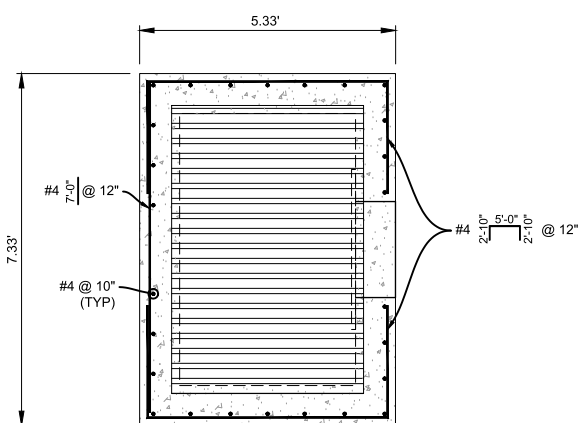
ORIFICE PLATE DETAIL

H: 1"=2'



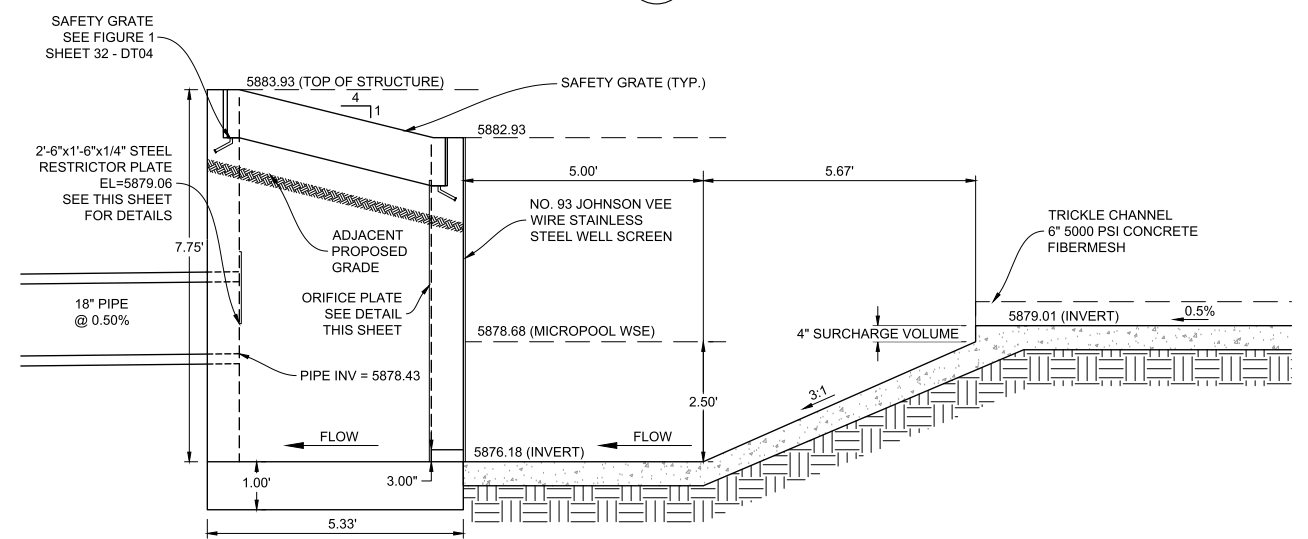
MICROPOOL DETAILS

HORIZ: 1" = 4'



OUTLET STRUCTURE DETAILS

HORIZ: 1" = 2'



SECTION F

H: 1"=2'

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

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: July 25, 2025 9:02:13 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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PREPARED BY:
 Matrix

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

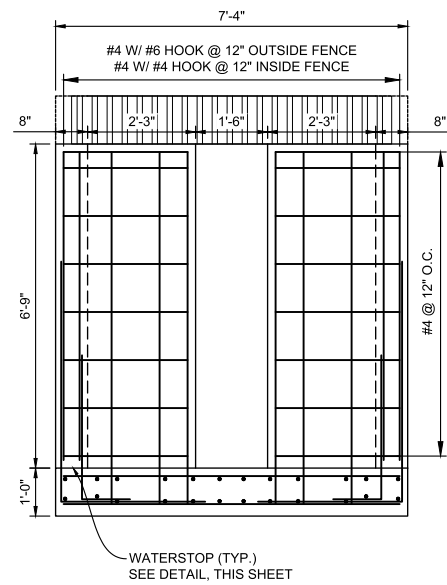
DESIGNED BY: JTS
 DRAWN BY: LCB
 CHECKED BY: LCB

SCALE: HORIZ VARIES
 DATE ISSUED: JULY, 2025
 SHEET: 31 OF 32

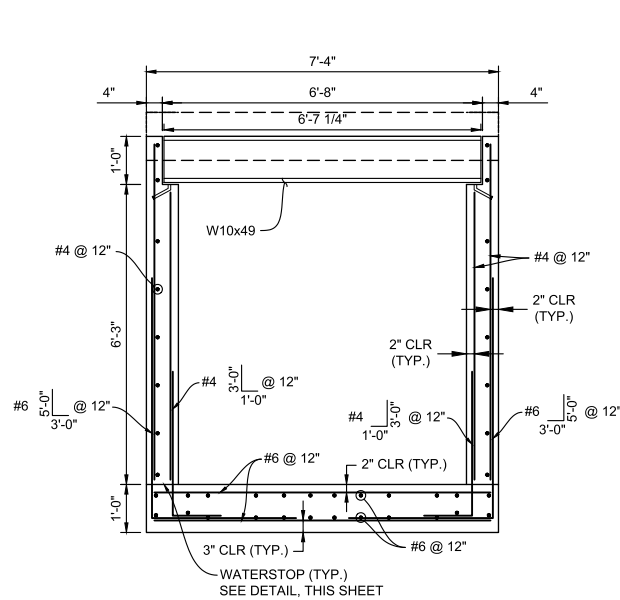
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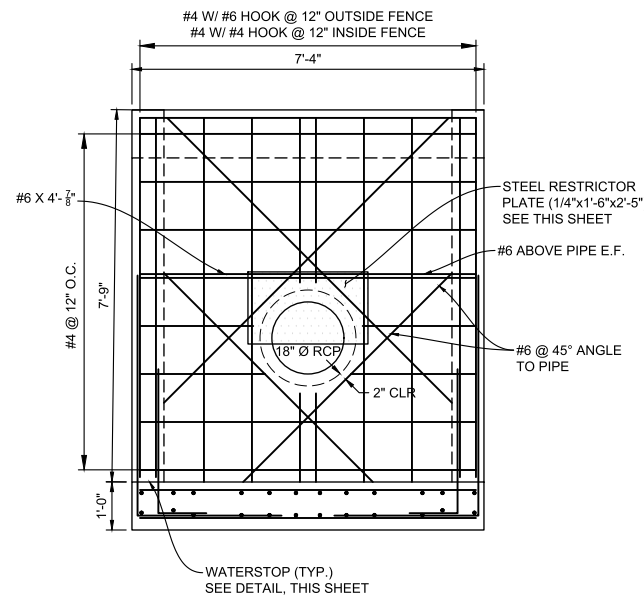
Know what's below.
Call before you dig.



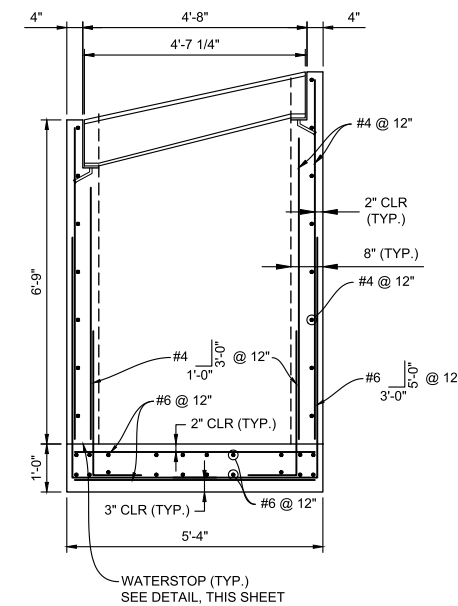
SECTION H
H: 1/2"=1'-0"



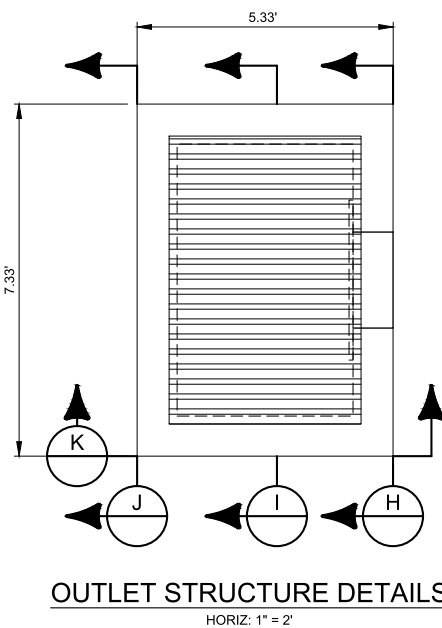
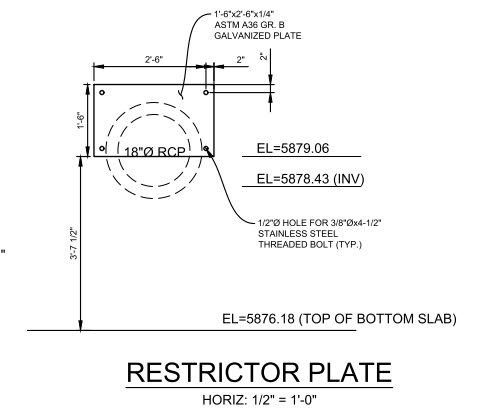
SECTION I
H: 1/2"=1'-0"



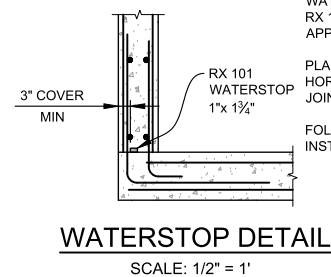
SECTION J
H: 1/2"=1'-0"



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



OUTLET STRUCTURE DETAILS
HORIZ: 1" = 2"



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.

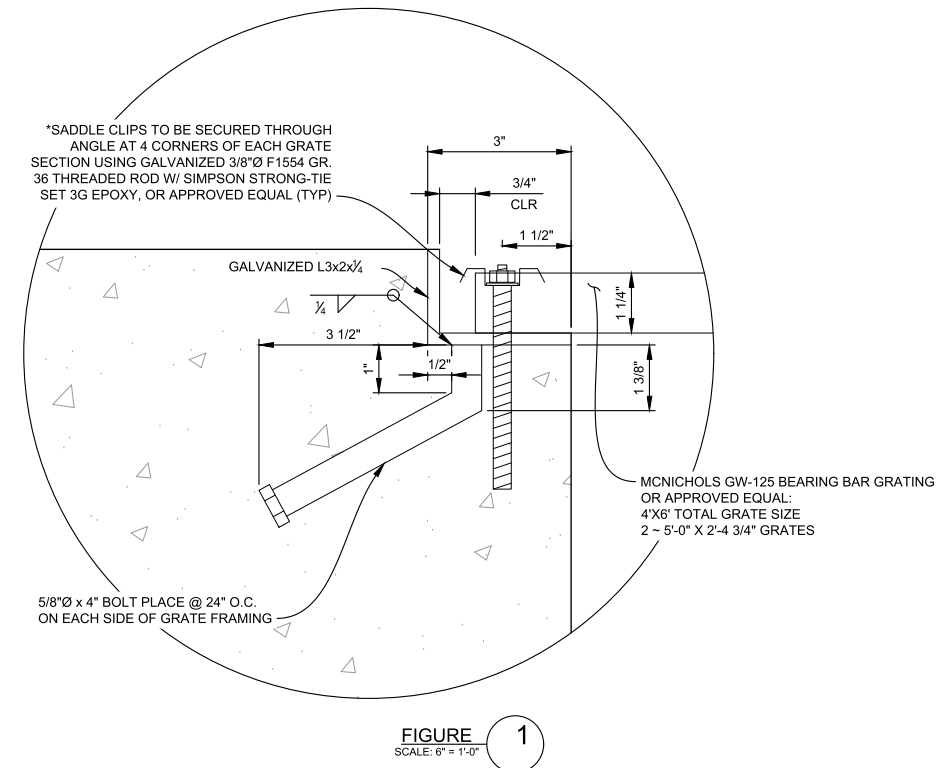
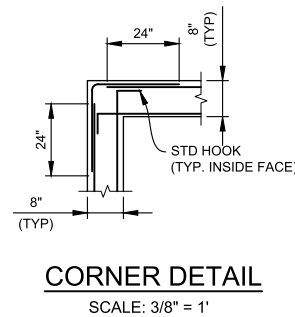


FIGURE 1
SCALE: 6" = 1'-0"

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

No.	DATE	DESCRIPTION	BY
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: July 25, 2025 9:02:31 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

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

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



TRAILS AT ASPEN RIDGE			
FILING NO. 4 ROADWAY & STORM IMPROVEMENT PLANS			
POND DETAILS			
DESIGNED BY:	CAG	SCALE:	DATE ISSUED:
DRAWN BY:	BAS	HORIZ. VARIES	JULY, 2025
CHECKED BY:	BAS	VERT. N/A	SHEET 32 OF 32
			DRAWING No. DT04