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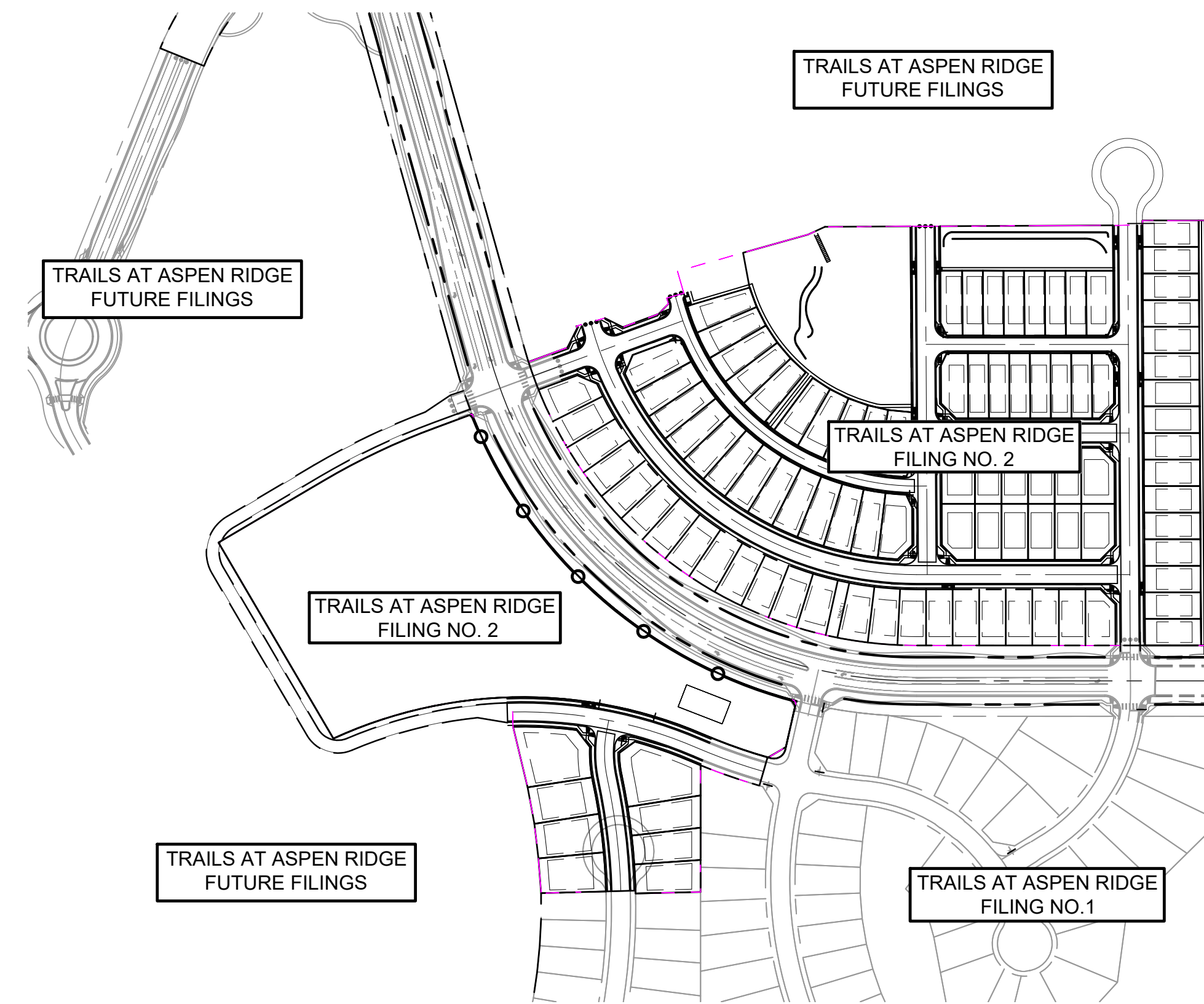
TRAILS AT ASPEN RIDGE FILING NO.2

EL PASO COUNTY, CO

ROADWAY & STORM IMPROVEMENT PLANS

FEBRUARY, 2020

SHEET NAME	SHEET No.
TS01	TITLE SHEET 1
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RD09	FLOWLINE KEY MAP 12
RD10 - RD18	FLOWLINE PLAN & PROFILE 13-21
RD19	INTERSECTION DETAILS KEY MAP 22
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SD00	STORM KEY MAP 30
SD01 - SD06	STORM DRAIN PLAN & PROFILE 31-36



SITE MAP

1" = 200'

OWNER/DEVELOPER:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

RANDY O'LEARY, PRESIDENT
COLA, LLC
555 MIDDLE PARKWAY
COLORADO SPRINGS, CO 80921

DATE

ENGINEER'S STATEMENT:

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

By: _____ Date: _____

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

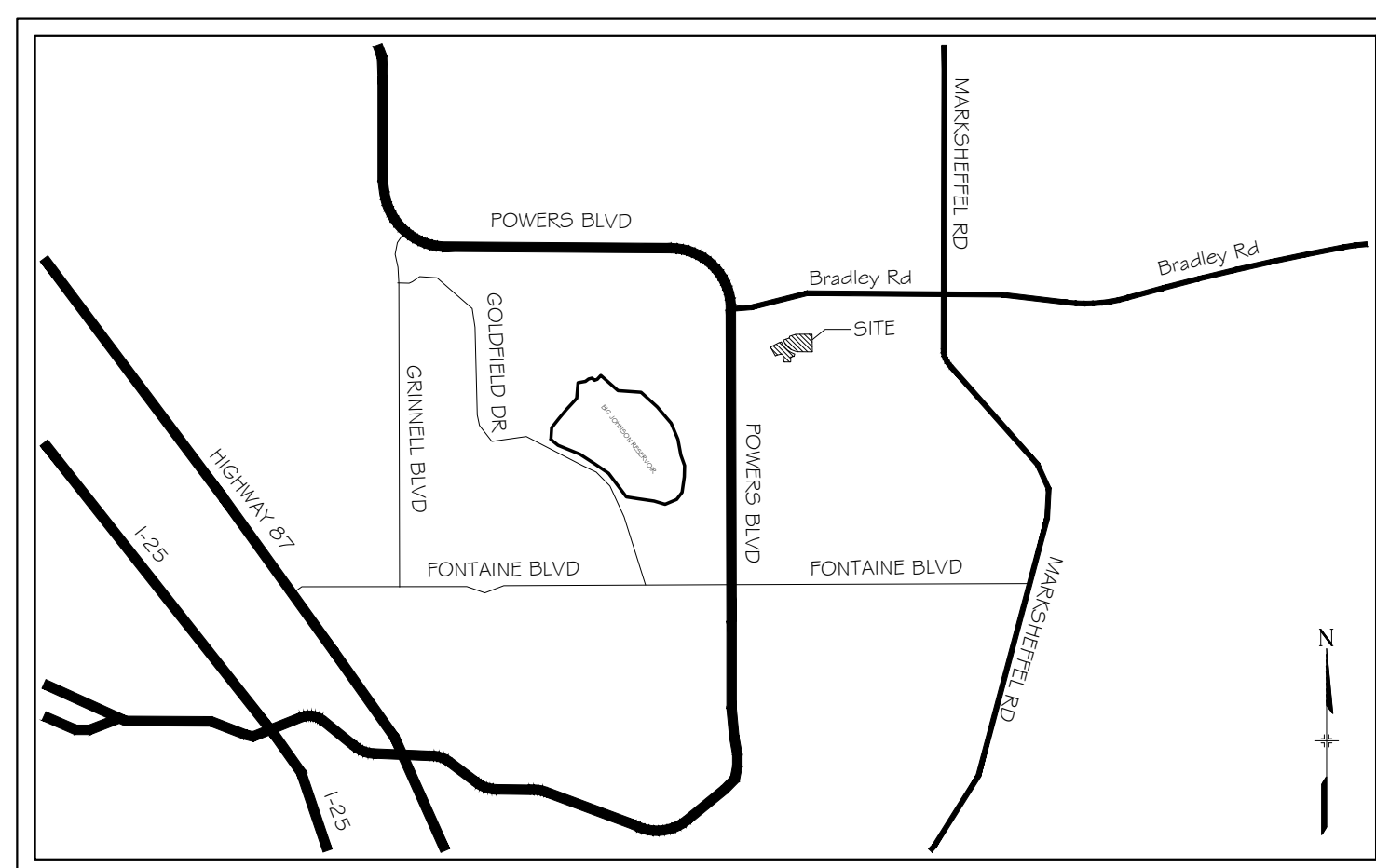
EL PASO COUNTY:

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

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

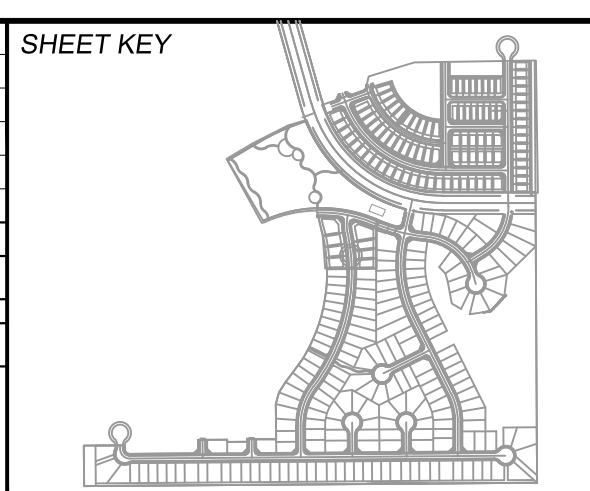
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

JENNIFER IRVINE, P.E. _____ DATE _____
COUNTY ENGINEER / ECM ADMINISTRATOR



VICINITY MAP
N.T.S.

No.	DATE	DESCRIPTION REVISIONS	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\TS01.dwg			
CTB FILE: ---			
PLOT DATE: April 15, 2020 3:17:07 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



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

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 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. 19.886.014

TRAILS AT ASPEN RIDGE			
FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS			
TITLE SHEET			
DESIGNED BY: NMS	SCALE:	DATE ISSUED: FEBRUARY, 2020	DRAWING No. TS01
DRAWN BY: CRD	HORIZ. N/A	1 OF 36	
CHECKED BY: NMS	VERT. N/A	SHEET	



Know what's below. Call before you dig.

GENERAL NOTES:

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL, REVISED 12-13-2016 AND CDOT STANDARD SPECIFICATIONS, LATEST REVISION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
3. NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE FIELD ENGINEER.
4. SUBMITTALS SHALL BE MADE FOR ALL MATERIALS TO BE INCORPORATED INTO THE PROJECT.
5. UTILITY LINES AS SHOWN ON THE PLAN SHEETS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND PROTECTION OF ALL UTILITIES IN PLACE.
6. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 TWO BUSINESS DAYS IN ADVANCE OF ANY EXCAVATION OR GRADING.
7. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITY AND STRUCTURES AFFECTED BY THE WORK AND ANY DAMAGE SHALL BE REPAIRED AND RESTORED TO THE SATISFACTION OF THE RESPECTIVE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL UTILITY RELOCATIONS AS NECESSARY. THE COUNTY ENGINEERING INSPECTIONS, UTILITY DEPARTMENTS AND UTILITY OWNERS SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WHERE THESE UTILITIES MAY BE AFFECTED.
8. IN SOME OF THE PROPOSED AREAS OF CONSTRUCTION EXISTING UNDERGROUND TELEPHONE, FIBER AND CABLE TELEVISION FACILITIES MAY BE LOCATED IN CLOSE PROXIMITY TO THE WORK. THE CONTRACTOR MAY, IF NECESSARY, TEMPORARILY DISPLACE THE CABLES DURING CONSTRUCTION AND REINSTALL THEM IN ACCORDANCE WITH THE APPROPRIATE TELEPHONE, FIBER OR CABLE COMPANY'S GUIDELINES. COORDINATION WITH BOTH THE TELEPHONE AND CABLE TELEVISION COMPANY IS REQUIRED TO BE DONE BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL OBTAIN AN APPROVED TRAFFIC CONTROL PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
10. THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS THEMSELVES OF THE CONDITIONS TO BE ENCOUNTERED DURING THE CONSTRUCTION.
11. THE CONTRACTOR SHALL LIMIT ALL WORK AND STORAGE AREAS TO THE PUBLIC RIGHT-OF-WAYS AND EASEMENTS. USE OF ANY PRIVATE AREAS FOR THIS PROJECT BY THE CONTRACTOR MUST BE APPROVED IN WRITING BY THE PROPERTY OWNER WITH A COPY OF THIS APPROVAL PROVIDED TO THE FIELD ENGINEER PRIOR TO USAGE.
12. ALL CONSTRUCTION IS TO INCLUDE COMPACTION AND FINISH GRADING IN THE UNIT PRICE RELATED WORK ITEM.
13. ALL WORK SHALL BE DONE TO THE LINES, GRADES, SECTIONS, AND ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED OR APPROVED BY THE FIELD ENGINEER.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY EL PASO COUNTY AND THE FIELD ENGINEER.
15. THE FIELD ENGINEER SHALL BE NOTIFIED WITHIN 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
16. PAYMENT, DIMENSIONS AND RADII ARE SHOWN TO THE LIP OF CURB UNLESS OTHERWISE NOTED.
17. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AND/OR TOES OF SLOPE AS SHOWN ON THE PLANS. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT HIS/HER OWN EXPENSE.
18. THE CONTRACTOR SHALL CLOSELY MONITOR ACCESS FOR HEAVY CONSTRUCTION EQUIPMENT THROUGH THE PROJECT AREAS.
19. WHERE PAVEMENT IS TO ABUT EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE REMOVED TO A NEAT VERTICAL LINE BY FULL DEPTH SAWING. SAWING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCIDENTAL TO "REMOVAL OF ASPHALT PAVEMENT". THE CONTRACTOR WILL BE REQUIRED TO PAINT THE EDGE OF CUT PAVEMENT WITH DILUTED EMULSIFIED ASPHALT (SLOW SETTING) PRIOR TO PAVING OPERATIONS. VERTICAL EDGES SHALL NOT REMAIN OVERNIGHT. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF ONE PART EMULSIFIED ASPHALT AND ONE PART WATER.
20. WATER SHALL BE USED AS A DUST PALLIATIVE WHERE REQUIRED. LOCATIONS SHALL BE AS ORDERED. THE COST OF WATER SHALL BE INCIDENTAL TO OTHER BID ITEMS.
21. THE PHYSICAL FEATURES REQUIRING REMOVAL OR OBLITERATION WITHIN THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF OFF-SITE.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ANY MONUMENT, RANGE POINTS, TIES, BENCHMARKS AND/OR SURVEY CONTROL POINTS WHICH MAY BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENT BY A REGISTERED PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO.
23. THE CONTRACTOR SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS AND PLANS ON SITE FOR THE DURATION OF THE PROJECT.
24. THE CONTRACTOR SHALL NOT STOCKPILE MATERIAL WITHIN 10 FEET OF THE EDGE OF TRAVELED WAY.
25. ANY LAYER OF BITUMINOUS PAVEMENT THAT IS TO HAVE SUCCEEDING LAYER PLACED THEREON SHALL BE COMPLETED FULL WIDTH BEFORE SUCCEEDING LAYER IS PLACED.
26. BEFORE PLACEMENT OF THE TACK COAT, THE CONTRACTOR SHALL CLEAN THE PRESENT ROADWAY AS DIRECTED. CLEANING WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE PROJECT.
27. A TACK COAT OF EMULSIFIED ASPHALT (SLOW SETTING) IS TO BE APPLIED BETWEEN PAVEMENT COURSES TO IMPROVE BOND. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF 1 PART EMULSIFIED ASPHALT AND 1 PART WATER.

GENERAL NOTES con't.:

- 28. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY TRAFFIC CONTROL DEVICES NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT TRAFFIC ENGINEERING FORTY-EIGHT (48) HOURS IN ADVANCE FOR ANY REQUIRED MODIFICATION OF TRAFFIC SIGNALS WITHIN CONSTRUCTION AREAS AS NECESSARY TO MAINTAIN SAFE OPERATIONS.
29. ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND WORK SHALL STOP UNTIL THE DISCREPANCY IS DISCUSSED AND DECISIONS/AGREEMENTS HAVE BEEN MADE.

EARTHWORK:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL DISPOSAL OF ANY EXCESS SOIL, DEBRIS AND WASTE MATERIAL OFF OF THE PROJECT SITE.
2. ANY MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF, BY AND AT THE EXPENSE OF THE CONTRACTOR.
3. ANY SOIL LYING BELOW THE SUBGRADE ELEVATION WHICH IS DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS.

BENCHMARK AND SURVEY CONTROL:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING OF BOTH HORIZONTAL AND VERTICAL LAYOUT ON THIS PROJECT. COORDINATES ARE REFERENCED IN THE COORDINATE LIST SHOWN ON THESE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER FOR INTERPRETATION AND INFORMATION IN STAKING OF THE PROJECT FOR CONSTRUCTION.
2. PRIOR TO PROJECT COMPLETION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PROPERTY MONUMENTATION DISTURBED OR REMOVED BY CONSTRUCTION OPERATIONS. THIS WORK SHALL BE PERFORMED BY A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO. PROPERTY CORNERS WHICH FALL WITHIN NEW CONCRETE FLATWORK SHALL BE DURABLE AND SET FLUSH. THIS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

TRAFFIC GENERAL NOTES:

- 1. THE CONTRACTOR SHALL PREPARE A DETAILED TRAFFIC CONTROL PLAN, SUBMIT TO EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS FOR APPROVAL, AND OBTAIN APPROPRIATE PERMITS IN ACCORDANCE WITH THE M.U.T.C.D.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL, INCLUDING PEDESTRIAN DETOURS. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING, AND MAINTAINING THE TEMPORARY TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE PROJECT.
3. APPROVAL OF THESE PLANS BY THE COUNTY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
4. THE APPROVAL OF THESE PLANS OR ISSUANCE OF A PERMIT BY EL PASO COUNTY DOES NOT AUTHORIZE THE OWNER OR CONTRACTOR TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
5. ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND TRAFFIC SIGNALS SHALL MEET OR EXCEED M.U.T.C.D. STANDARDS.
6. THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING SIGNS, PAVEMENT MARKINGS, OR TRAFFIC SIGNALS DURING THE PROJECT WITHOUT SIGNED AUTHORIZATION OF THE EL PASO COUNTY INSPECTOR ASSIGNED TO THE PROJECT.

CONSTRUCTION NOTES:

- 1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

CONSTRUCTION NOTES con't.:

- 6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

SIGNING & STRIPING NOTES :

- 1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

ABBREVIATIONS:

Table listing abbreviations such as AD, ASSY, ASTM, APPROX, AVE, AVG, B/C, etc. and their corresponding full names.

ABBREVIATIONS con't:

Table listing abbreviations such as NC, NIC, NO, NOM, NTS, OC, O/S, P, PC, PCC, PCR, PE, PIE, PGL, etc. and their corresponding full names.

SYMBOLS

Table listing symbols for PROPOSED CENTERLINE, EXISTING PAVED ROAD, EXISTING UNDERGROUND UTILITY, PROPOSED UNDERGROUND UTILITY, RIGHT OF WAY, EASEMENT, EXISTING CURB & GUTTER, PROPOSED CURB & GUTTER, EXISTING CONTOUR, PROPOSED CONTOUR, PROPERTY LINE, 100 YEAR HGL, PROPOSED MANHOLE, EXISTING POWER POLE, THRUST BLOCK, FIRE HYDRANT, EXISTING WATER VALVE, PROPOSED WATER VALVE, WATER FITTINGS, EXISTING STORM INLET, PROPOSED STORM DRAIN/INLET, PLUG PIPE, PROPOSED SIGN, EXISTING SIGN.

MATERIALS LEGEND

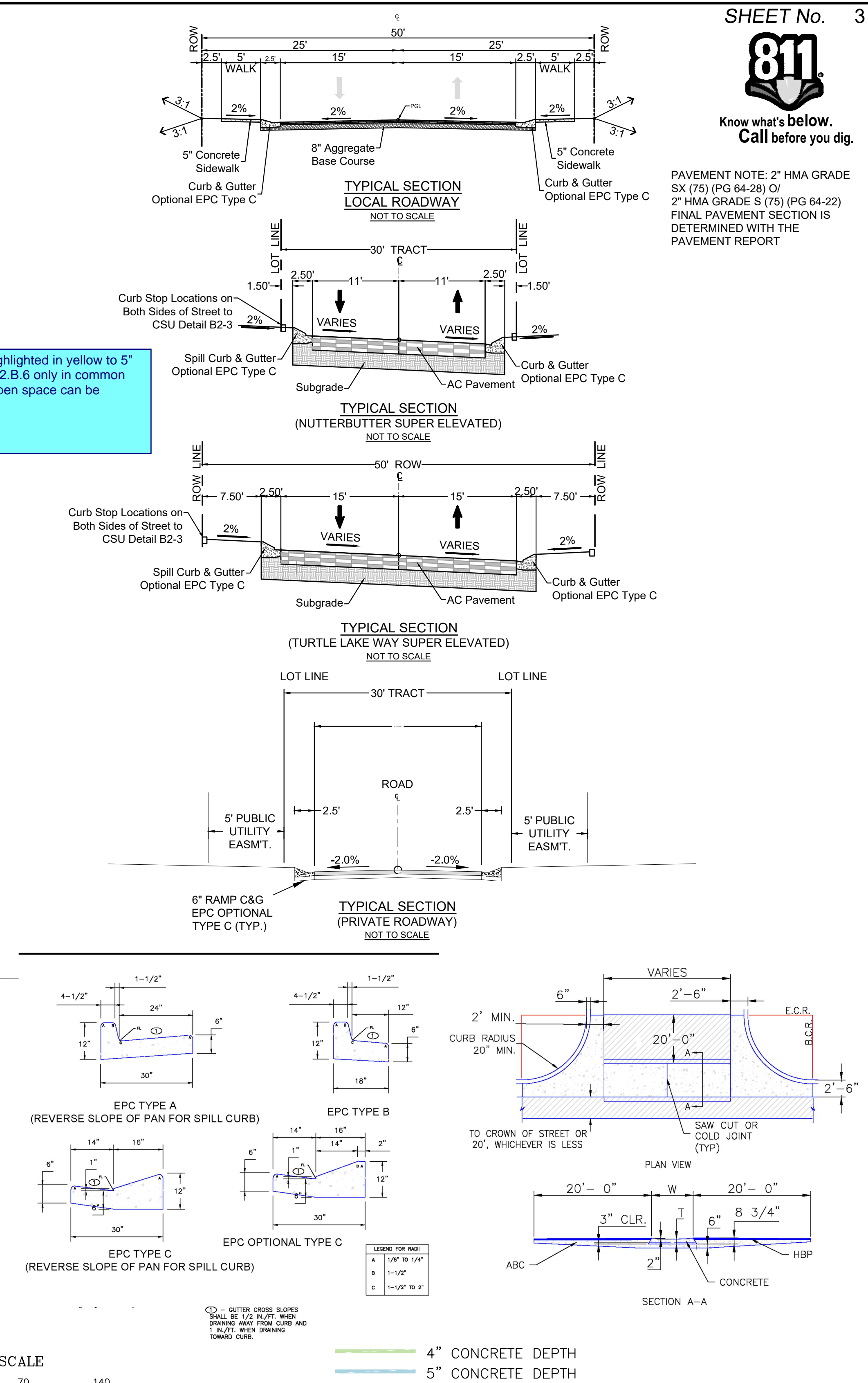
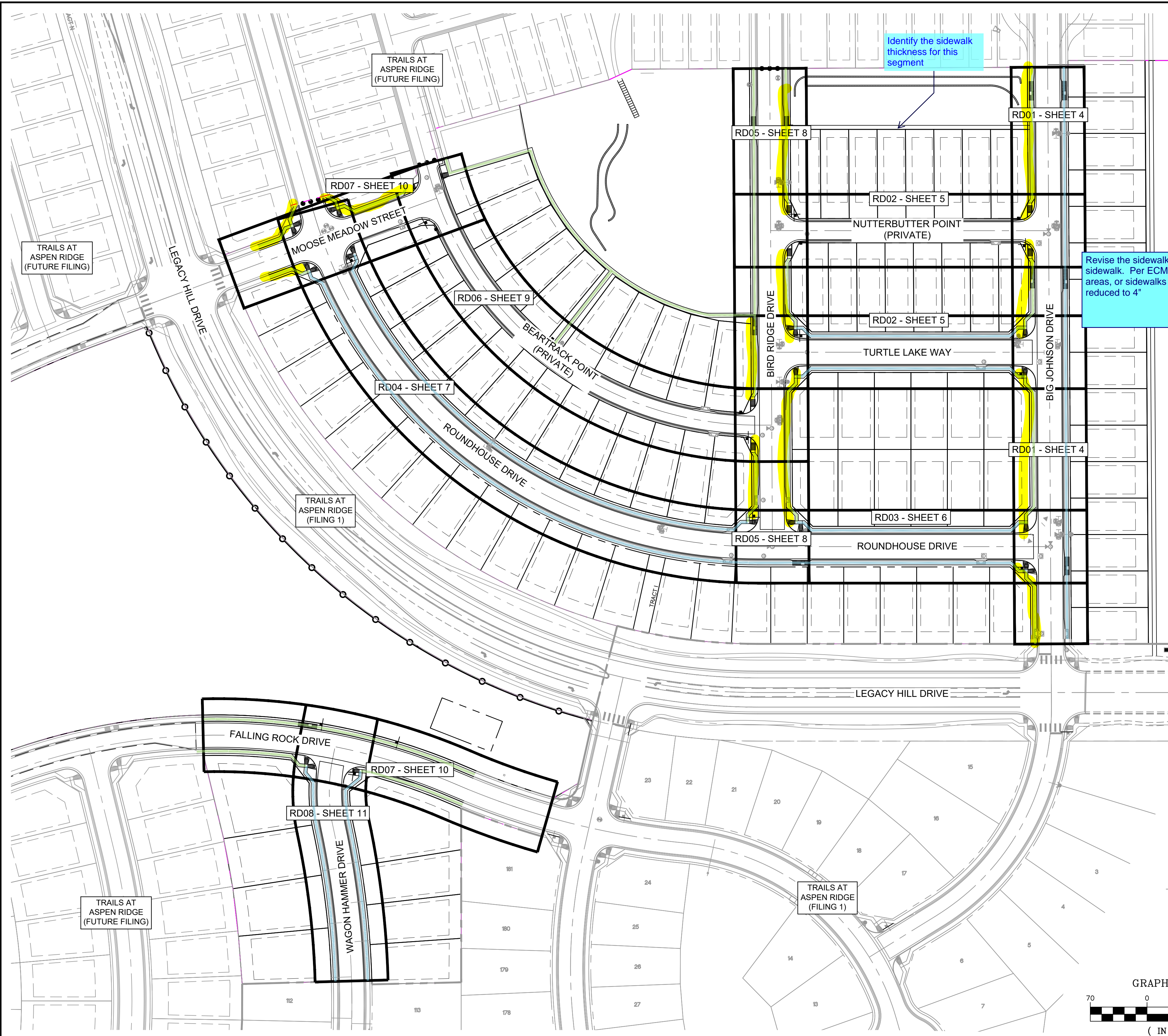
Table showing material patterns for AGGREGATE BASE COURSE, CONCRETE, COMPACTED SUBGRADE, and BITUMINOUS PAVEMENT (ASPHALT).

Project information section including REFERENCE DRAWINGS, SHEET KEY, BENCHMARK (COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206), BASIS OF BEARING, PREPARED BY (Matrix), SEAL, TRAILS AT ASPEN RIDGE, FILING NO. 2, ROADWAY & STORM IMPROVEMENT PLANS, ROADWAY GENERAL NOTES, FILE NAME, CTB FILE, PLOT DATE, DESIGNER, SCALE, DATE ISSUED, DRAWING No. (GN01).



Know what's below.
Call before you dig.

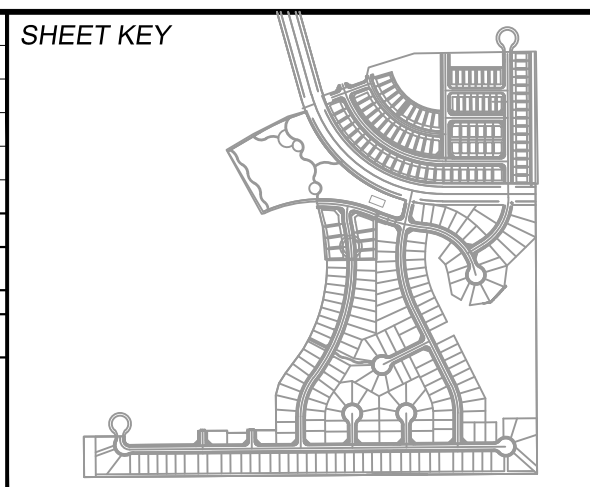
PAVEMENT NOTE: 2" HMA GRADE SX (75) (PG 64-28) O/ 2" HMA GRADE S (75) (PG 64-22) FINAL PAVEMENT SECTION IS DETERMINED WITH THE PAVEMENT REPORT



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

No.	DATE	DESCRIPTION REVISIONS	BY

COMPUTER FILE MANAGEMENT	
SPICE\NAME\Trails at Aspen Ridge - F2\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD01 CENTERLINES.dwg	
CONTECH_D-SIZE_BW.ctb	
PRINTED 3:18:53 PM	
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



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

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

PREPARED BY:
Matrix

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

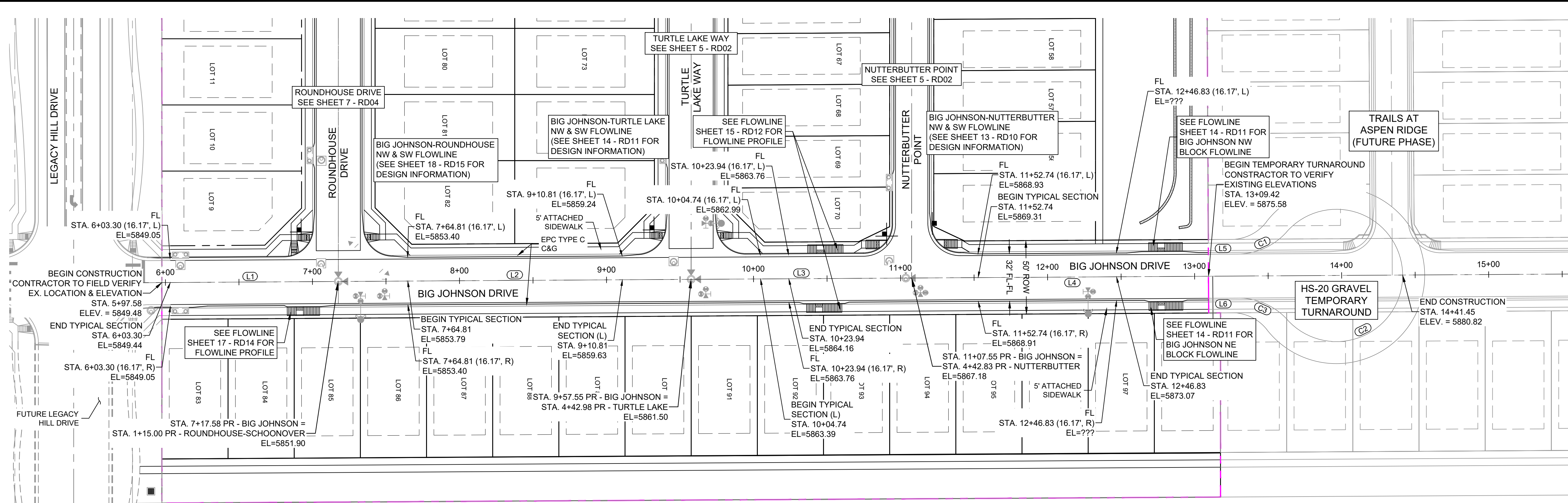
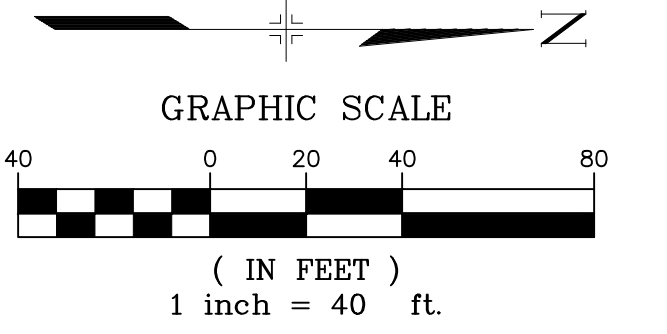
TRAILS AT ASPEN RIDGE
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

CENTERLINE KEY MAP

DESIGNED BY: NMS	SCALE: HORIZ. 1" = 70'	DATE ISSUED: FEBRUARY, 2020	DRAWING No. RD00
DRAWN BY: NMS	VERT. N/A	SHEET 3 OF 36	
CHECKED BY: NMS			

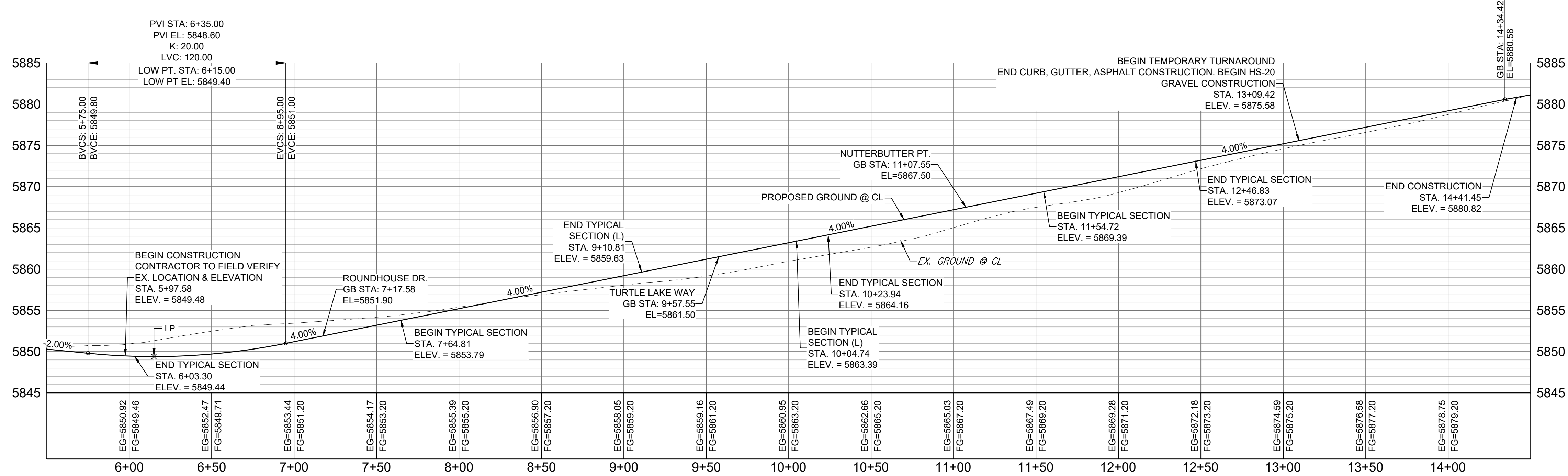


Know what's below.
Call before you dig.



BIG JOHNSON DRIVE PLAN

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



BIG JOHNSON DRIVE CL PROFILE

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

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

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

REFERENCE DRAWINGS

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

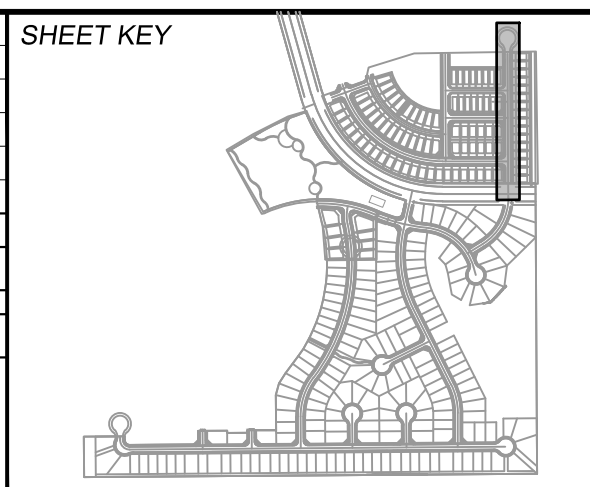
No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT

SPICE: Trails at Aspen Ridge - F2\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD01 CENTERLINES.dwg

DATE: 2/3/20 3:19:06 PM

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



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

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

SEAL

PREPARED BY:

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

TRAILS AT ASPEN RIDGE

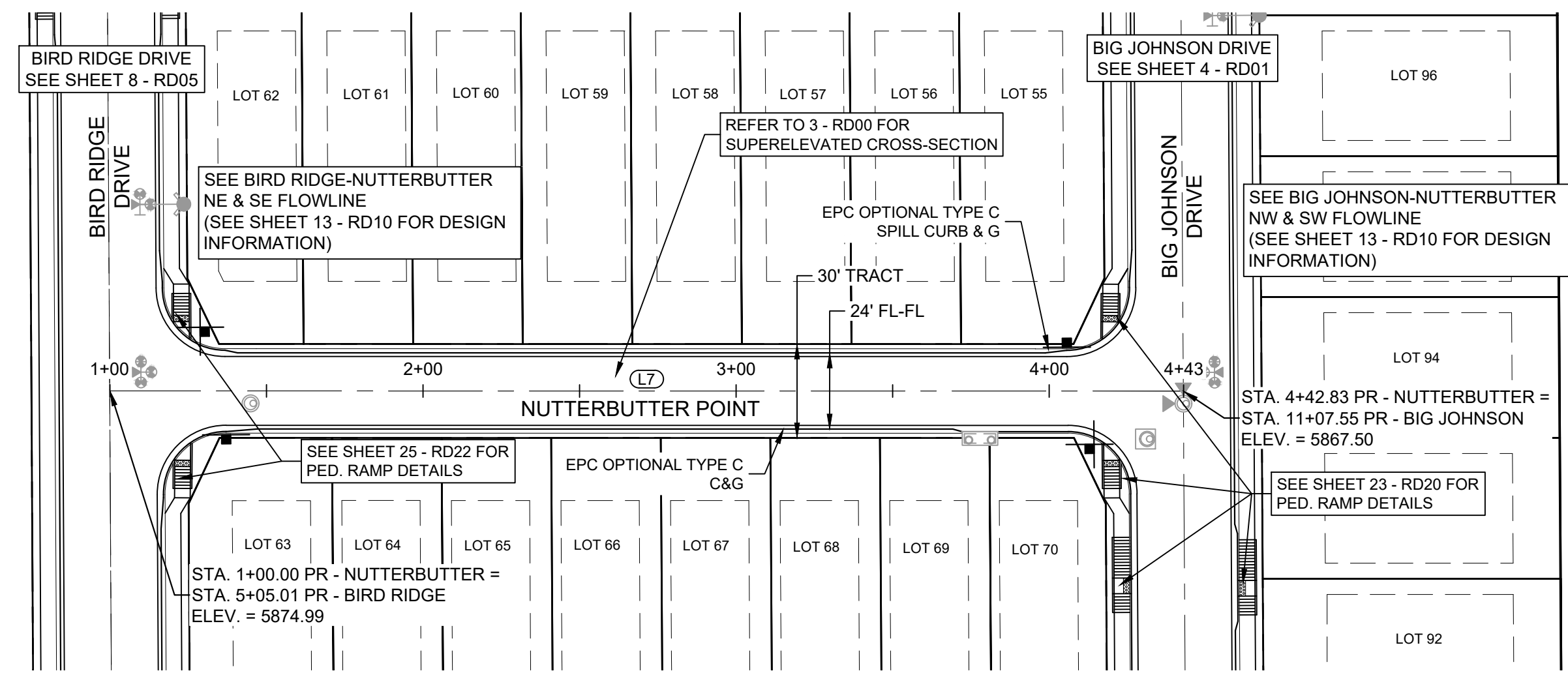
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

DESIGNED BY: NMS	SCALE: 1" = 40'	DATE ISSUED: FEBRUARY, 2020	DRAWING No. RD01
CHECKED BY: NMS	HORIZ. 1" = 40'	SHEET 4 OF 36	
	VERT. 1" = 8'		

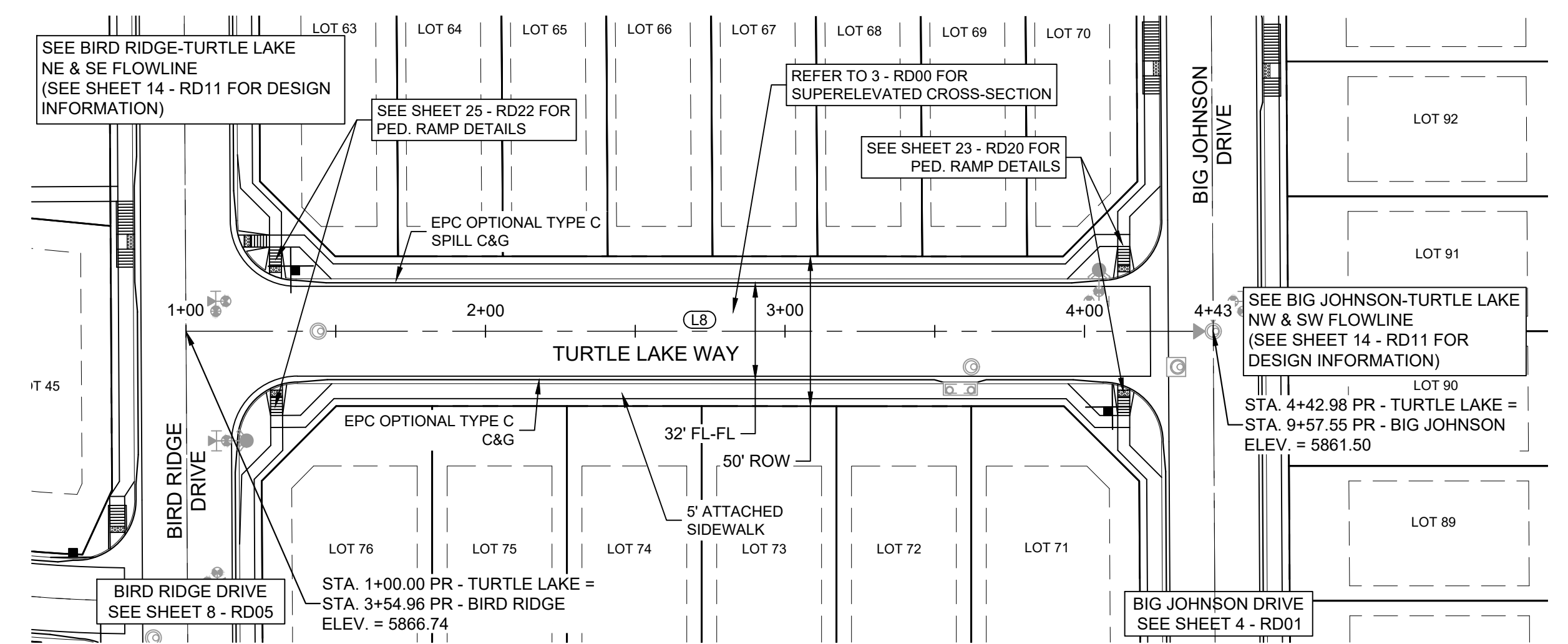
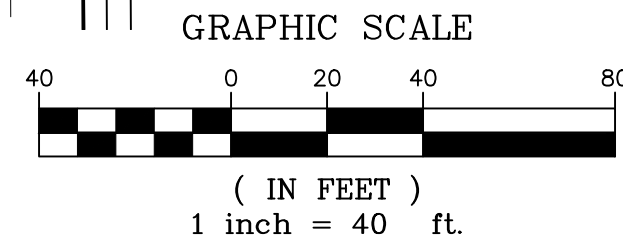


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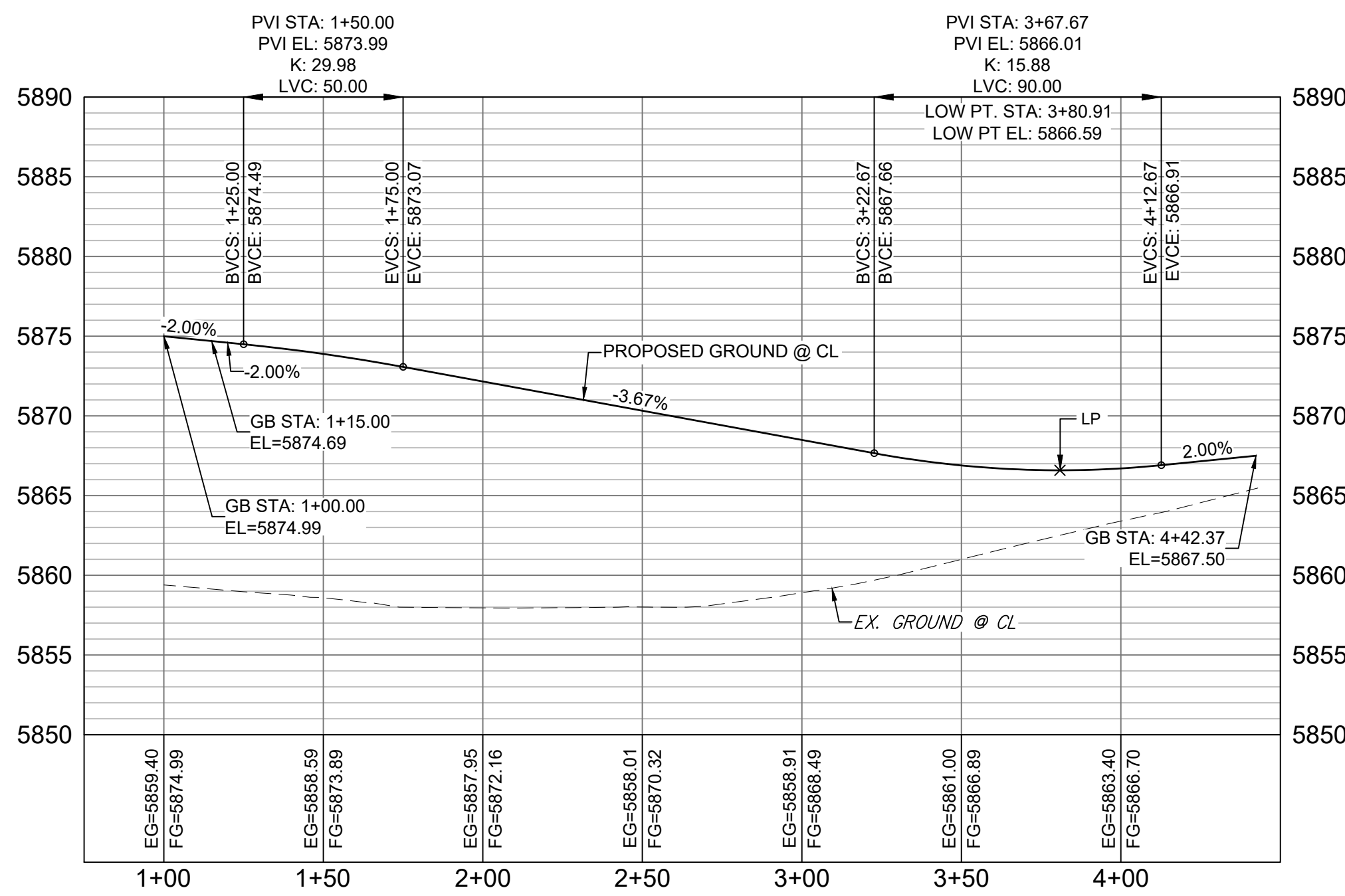
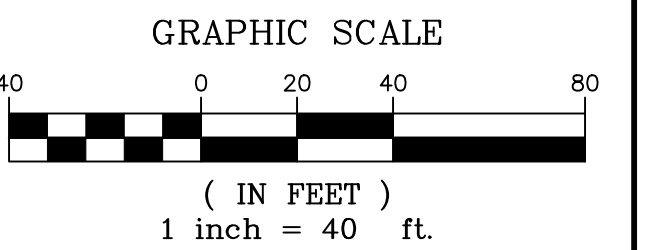
NUTTERBUTTER POINT PLAN

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



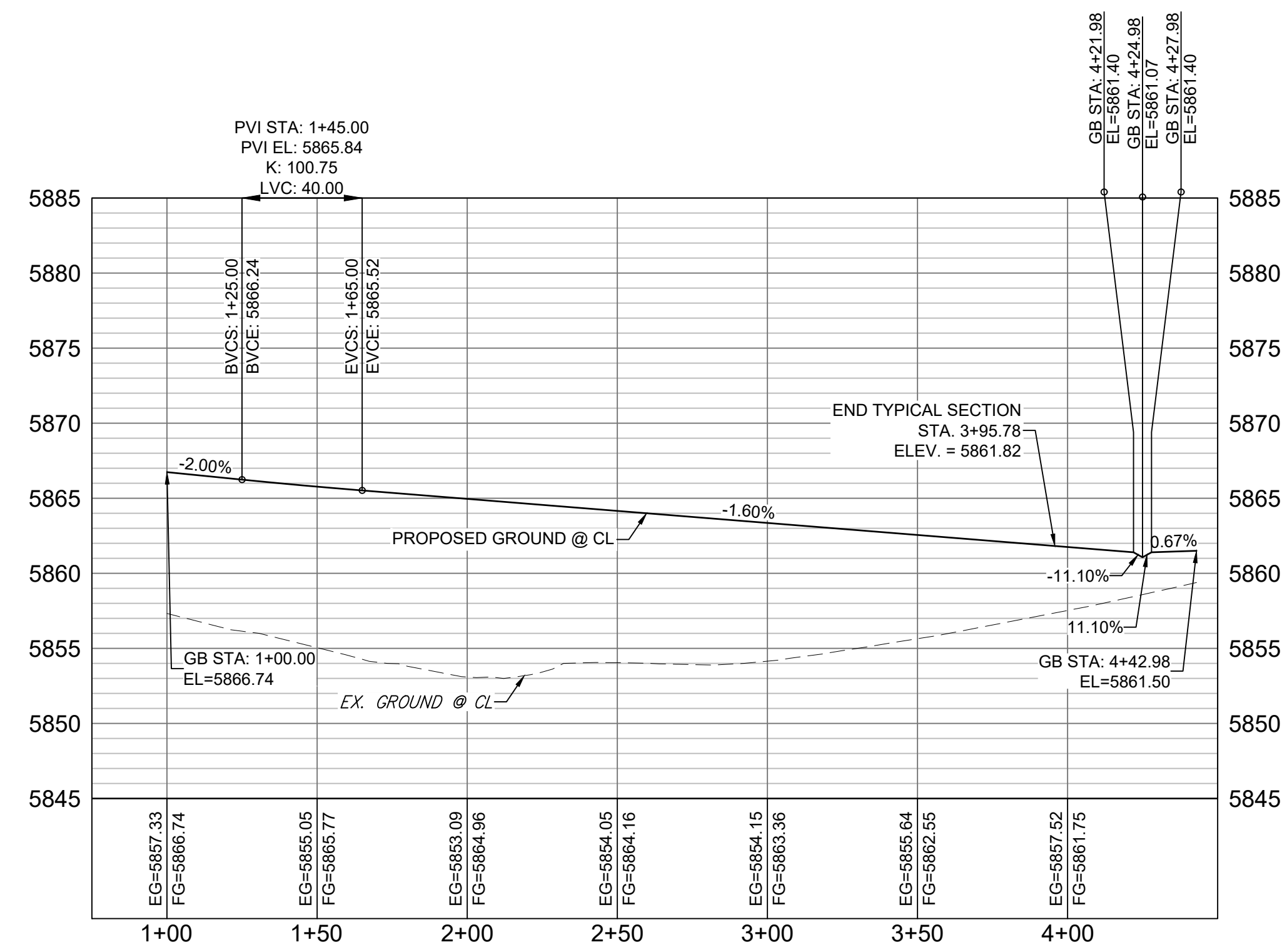
TURTLE LAKE WAY PLAN

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



NUTTERBUTTER POINT CL PROFILE

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



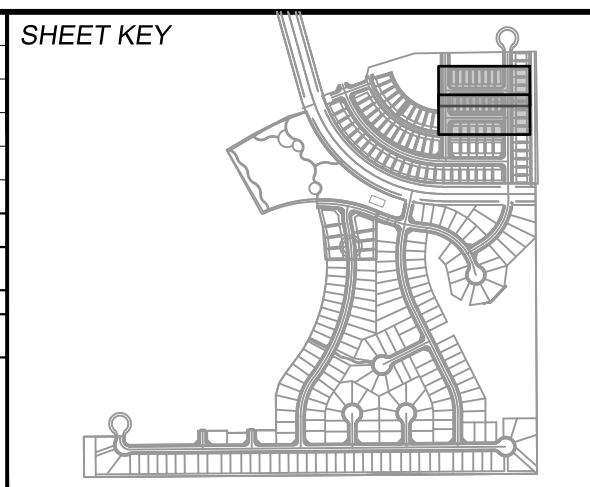
TURTLE LAKE WAY CL PROFILE

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

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

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT
SPICE SWAN Trails at Aspen Ridge - F2\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD01 CENTERLINES.dwg
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
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SEAL

PREPARED BY:
Matrix

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

TRAILS AT ASPEN RIDGE

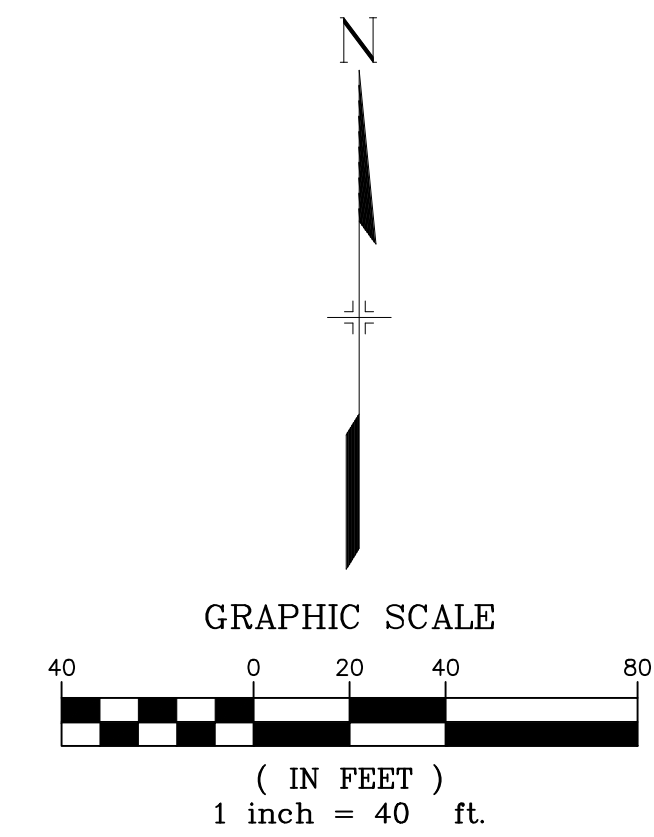
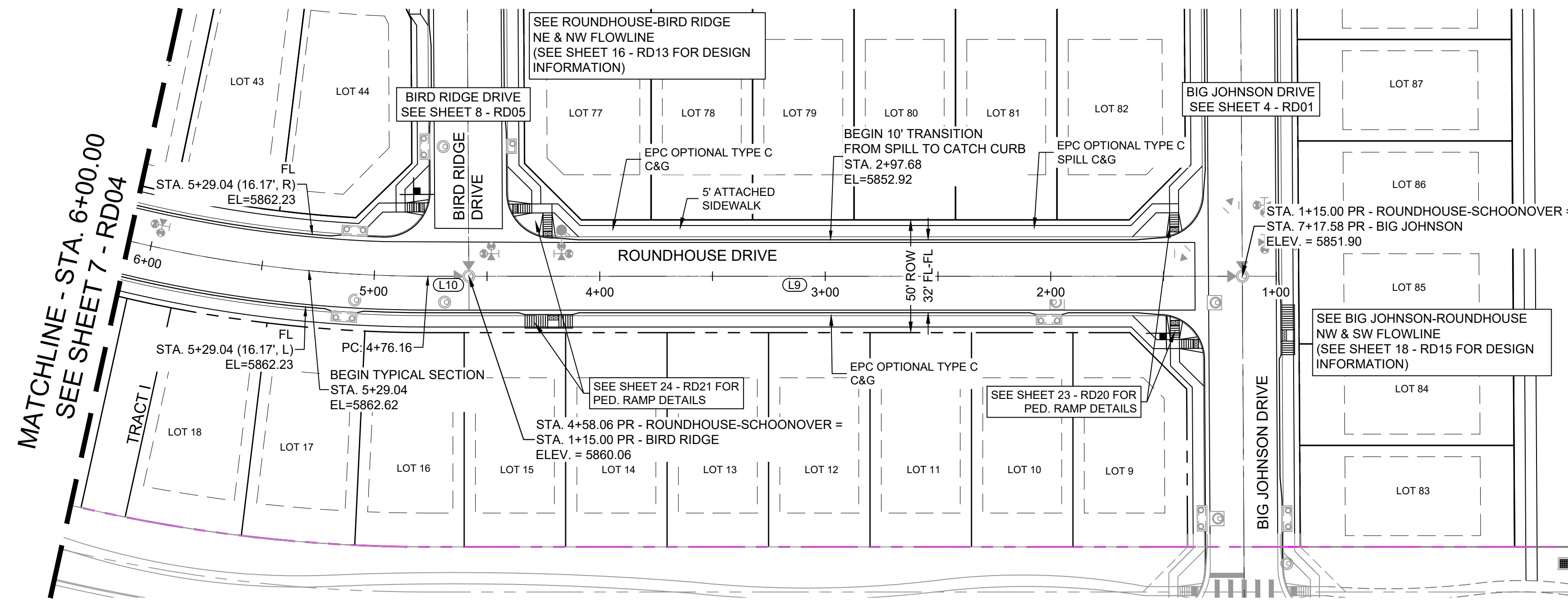
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

DESIGNED BY:	NMS	SCALE:	DATE ISSUED:	FEBRUARY, 2020	DRAWING No.
DRAWN BY:	CRD	HORIZ. 1" = 40'	SHEET	5 OF 36	RD02
CHECKED BY:	NMS	VERT. 1" = 8'			

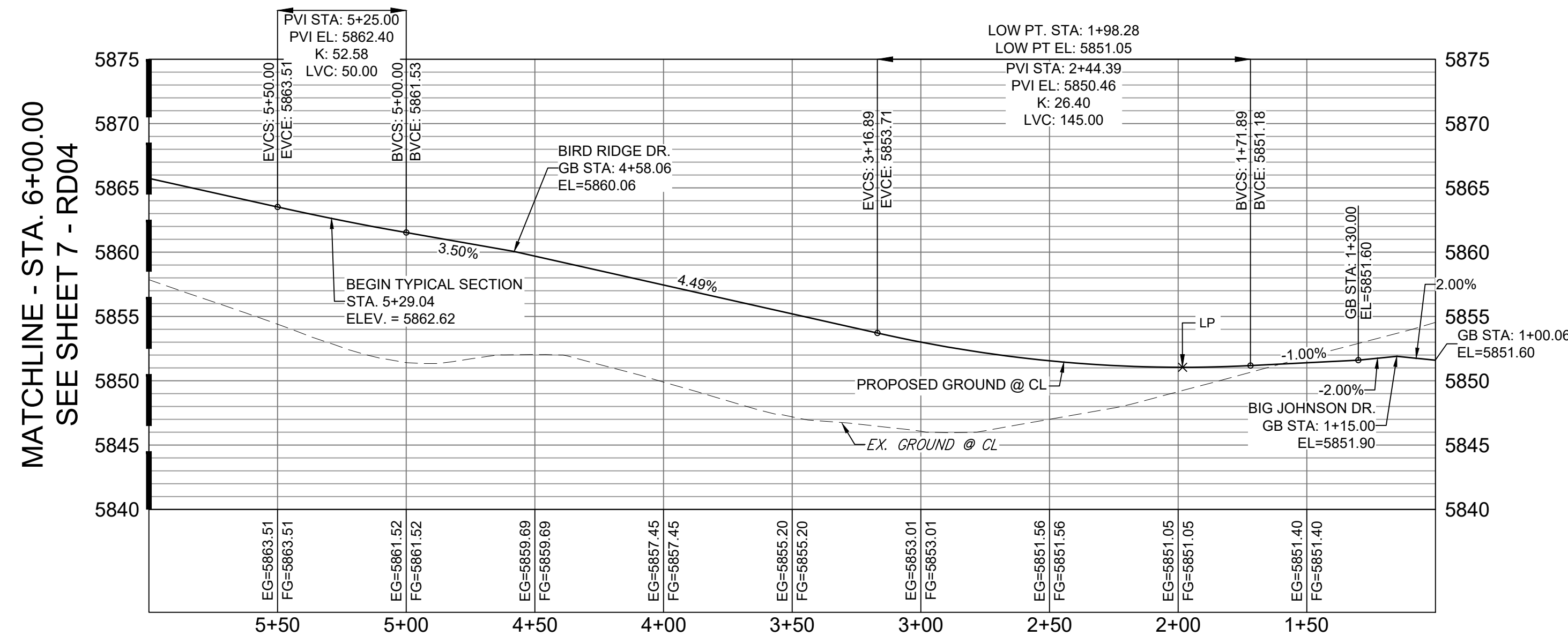


Know what's below.
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ROUNDHOUSE DRIVE PLAN

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



ROUNDHOUSE DRIVE CL PROFILE

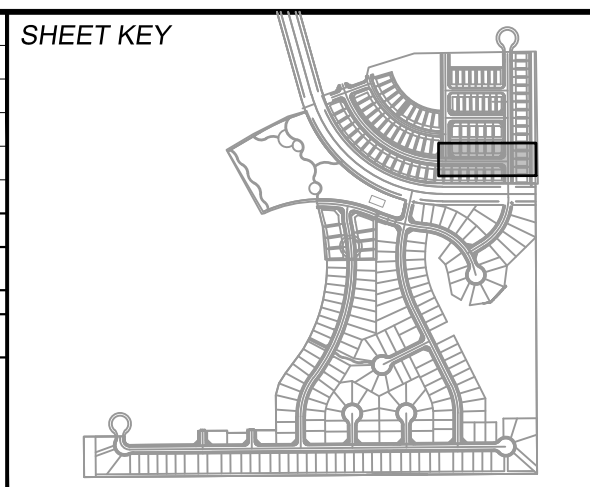
HORIZ: 1" = 40'
VERT: 1" = 8'

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

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

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT	
SPICE\NAME\Trails at Aspen Ridge - F2\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD01 CENTERLINES.dwg	
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02/03/2020 3:19:36 PM	
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
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PREPARED BY:
Matrix

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

TRAILS AT ASPEN RIDGE

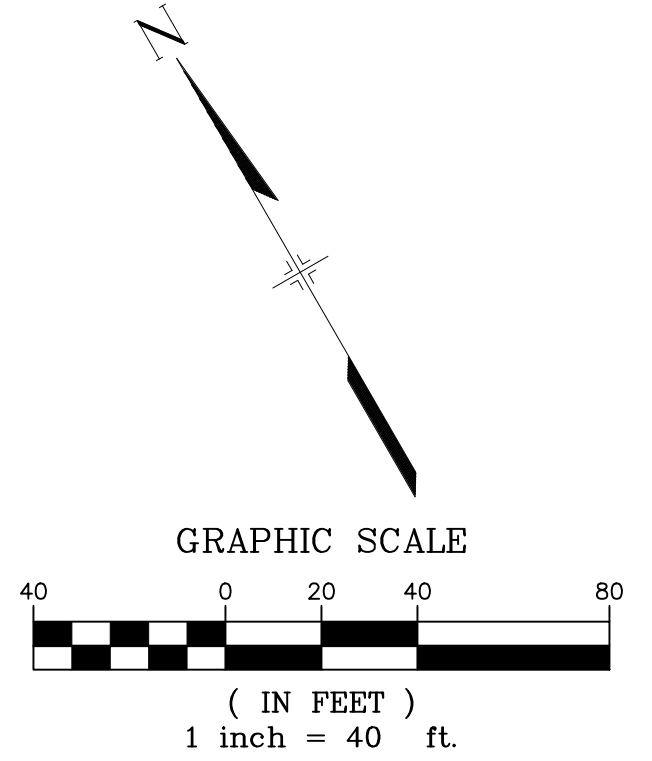
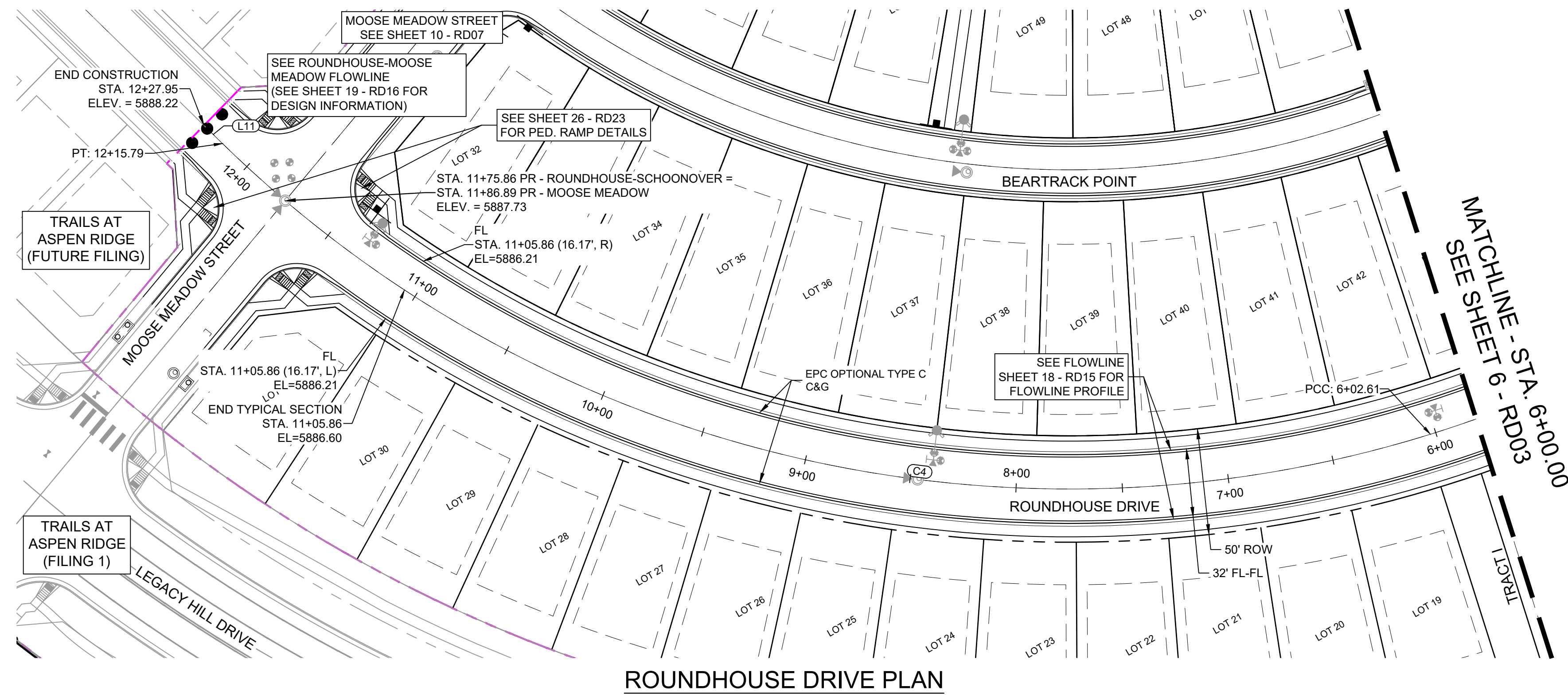
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

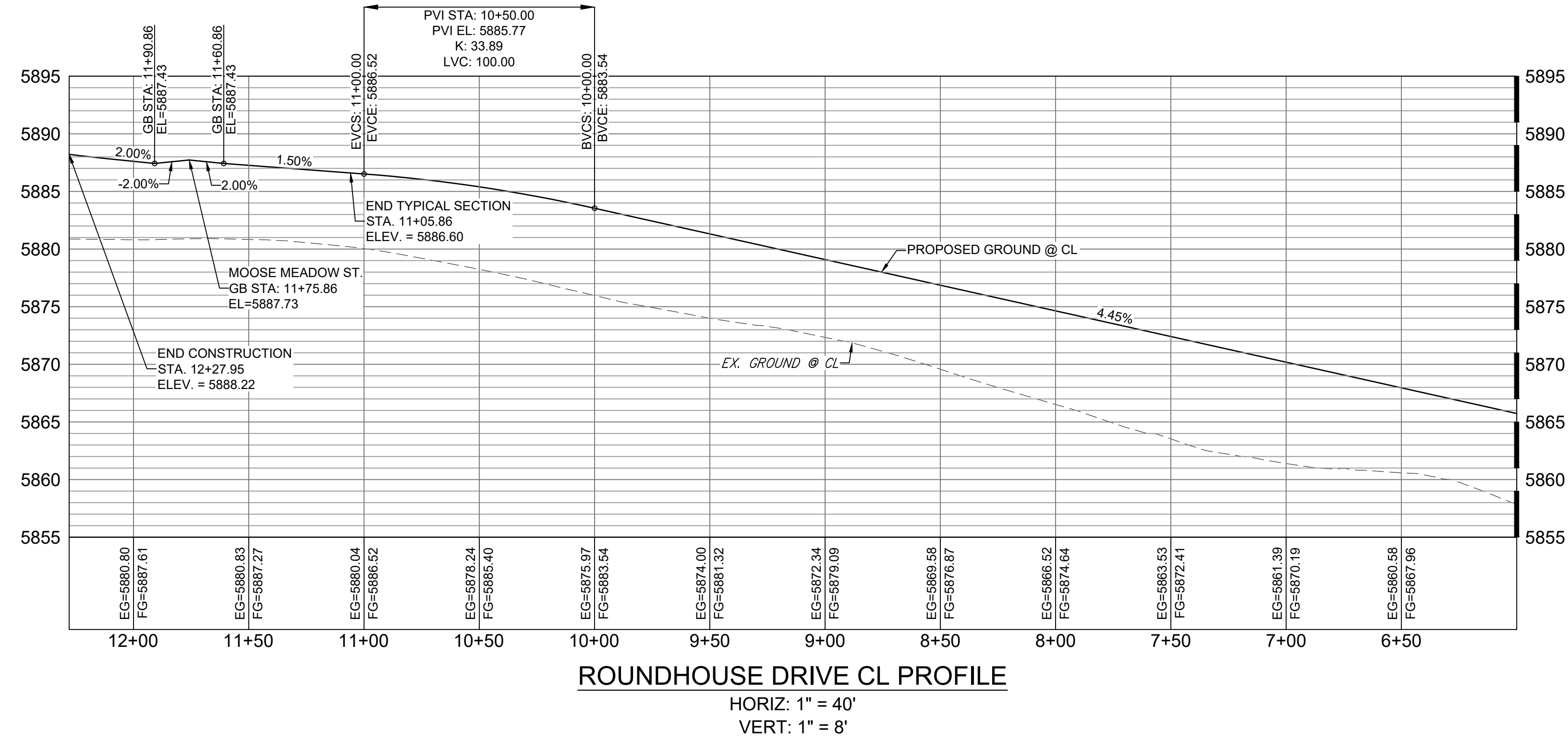
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CHECKED BY: NMS	HORIZ. 1" = 40'	SHEET 6 OF 36	
	VERT. 1" = 8'		



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ROUNDHOUSE DRIVE PLAN



ROUNDHOUSE DRIVE CL PROFILE

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

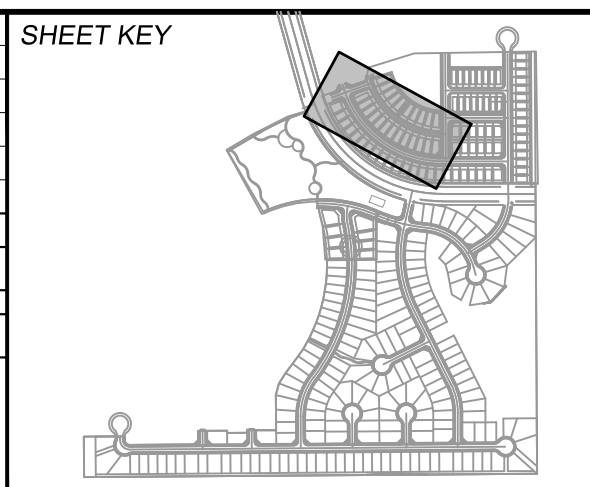
LINE TABLE		
LINE #	BEARING	DISTANCE
L11	N15°39'12"W	12.16

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

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

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT	
FILE NAME	Trails at Aspen Ridge - F2\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD01 CENTERLINES.dwg
DATE	2/13/2020 3:19:46 PM
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

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PREPARED BY:

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

TRAILS AT ASPEN RIDGE

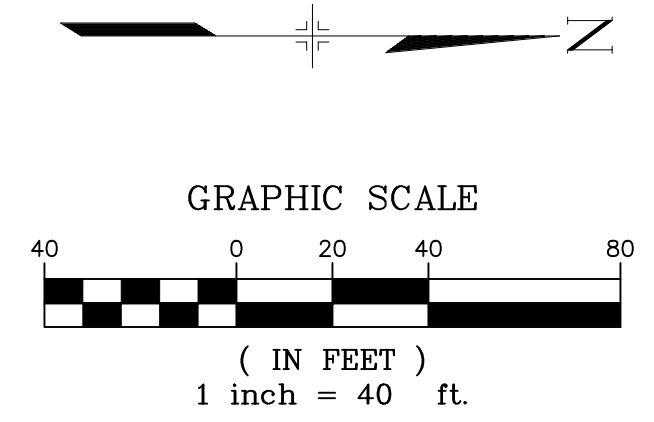
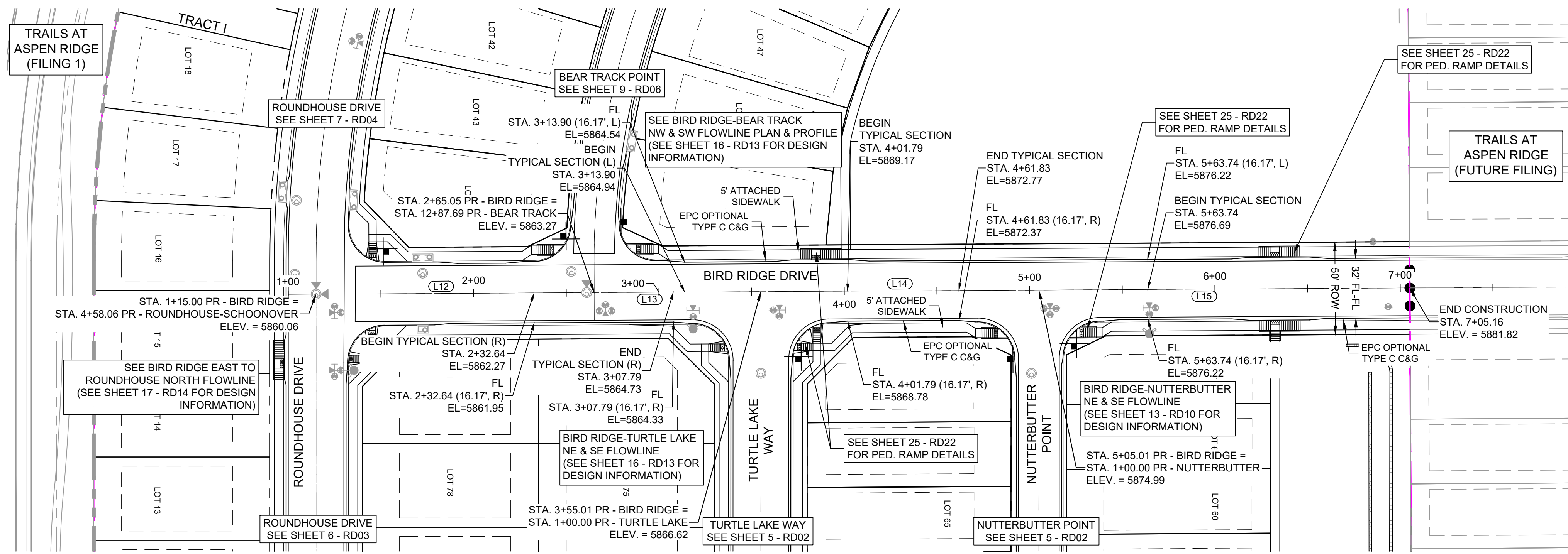
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

DESIGNED BY: NMS	SCALE: 1" = 40'	DATE ISSUED: FEBRUARY, 2020	DRAWING No. RD04
CHECKED BY: NMS	HORIZ. 1" = 40'	SHEET 7 OF 36	
	VERT. 1" = 8'		

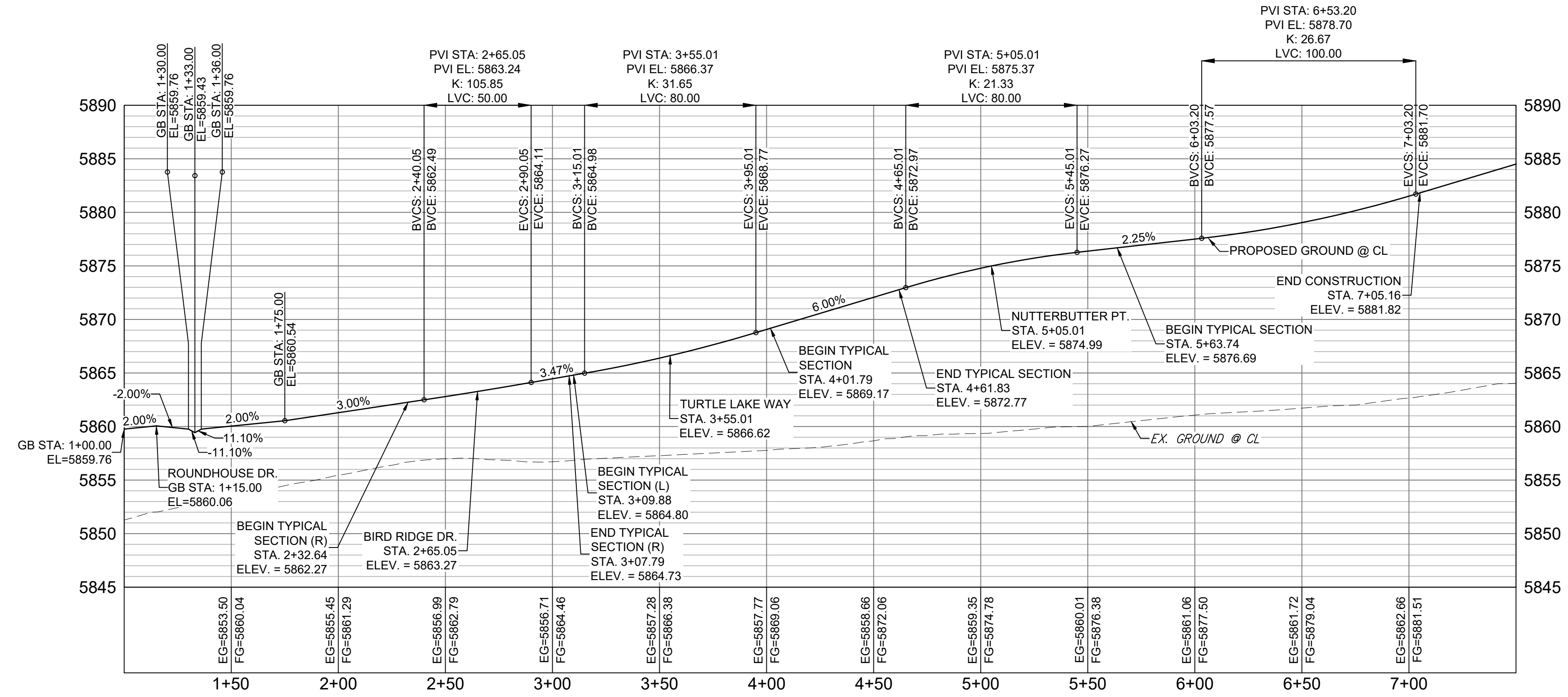


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BIRD RIDGE DRIVE PLAN

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

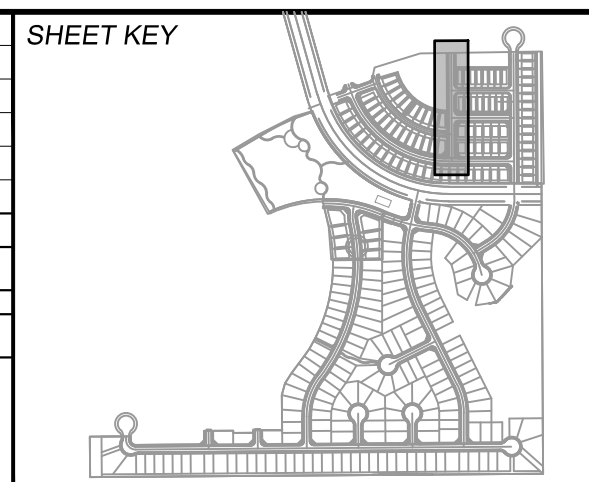


LINE TABLE		
LINE #	BEARING	DISTANCE
L12	N00°19'34"W	150.05
L13	N00°19'34"W	89.96
L14	N00°19'34"W	150.00
L15	N00°19'34"W	200.14

BIRD RIDGE DRIVE CL PROFILE

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

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



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

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

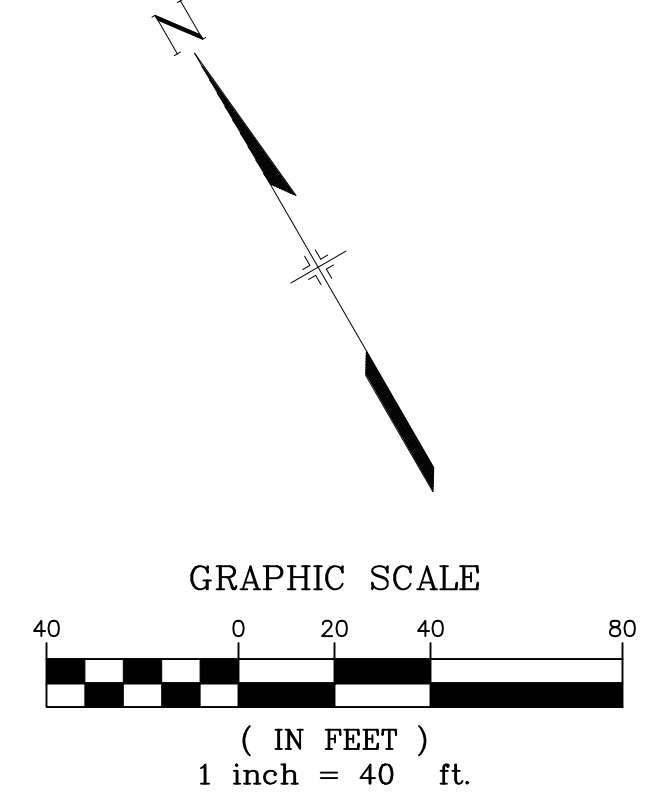
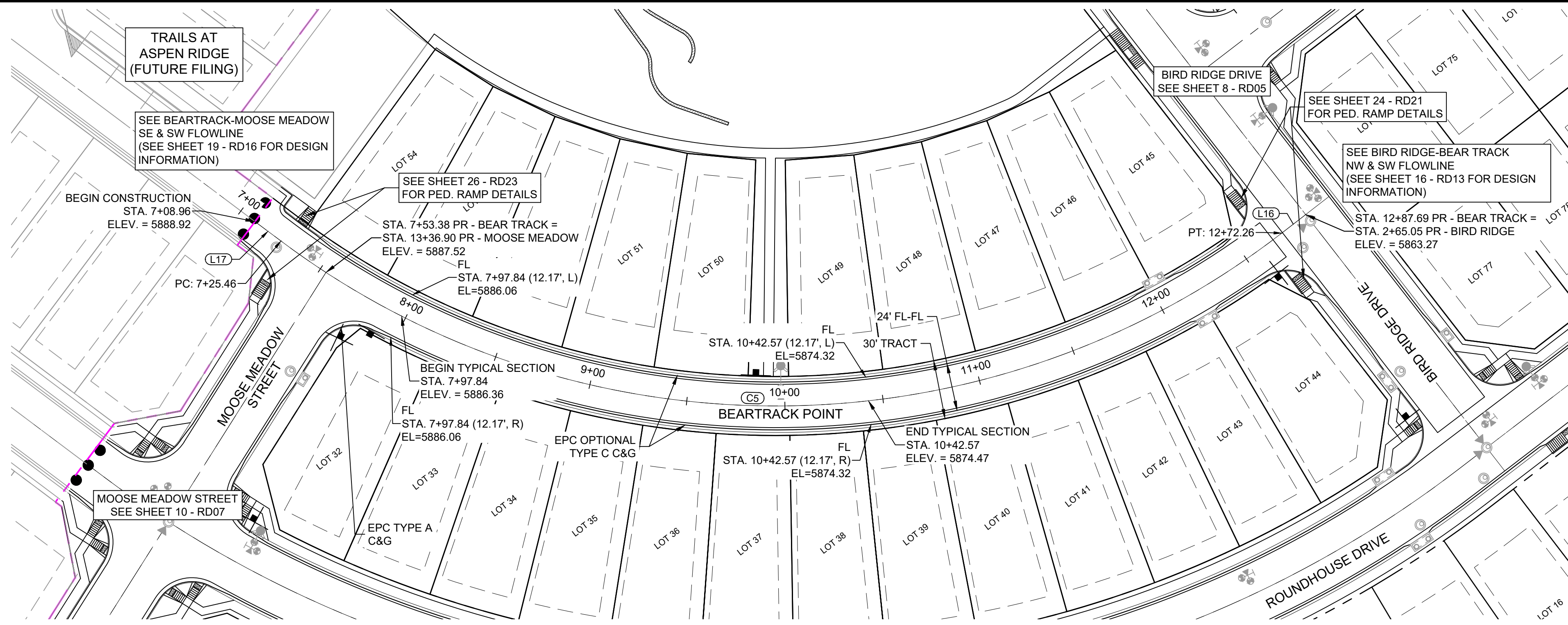
TRAILS AT ASPEN RIDGE
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

DESIGNED BY: NMS	SCALE: 1" = 40'	DATE ISSUED: FEBRUARY, 2020	DRAWING No. RD05
CHECKED BY: NMS	HORIZ. 1" = 40'	SHEET 8 OF 36	
	VERT. 1" = 8'		

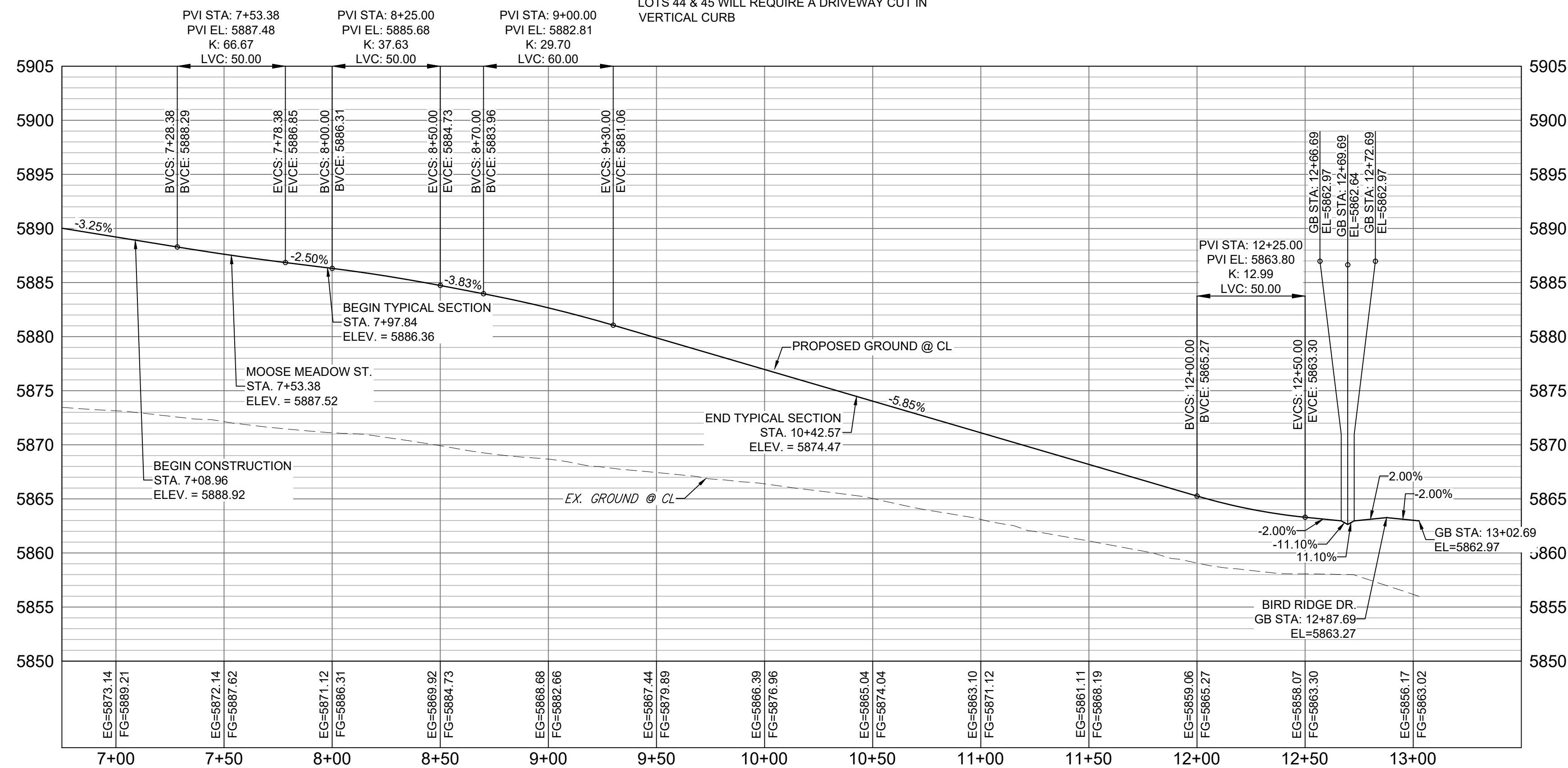


Know what's below.
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BEARTRACK POINT PLAN

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



BEARTRACK POINT CL PROFILE

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

LINE TABLE		
LINE #	BEARING	DISTANCE
L16	N89°49'34"E	15.97
L17	S15°39'12"E	16.50

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C5	546.26	420.00	74°31'14"

REFERENCE DRAWINGS X-886-PR SITE_F1 X-886-PR STORM_F1 19-886-PR UTIL 19-886-PR UTIL_SANITARY X-886-PR SITE-F2 886-PR Legacy Drive GEC Titleblock X-886-PR SITE-FUTURE FILINGS X-886-PR-UTIL-F2		SHEET KEY 								
<table border="1"> <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				COMPUTER FILE MANAGEMENT SPICE\NAME\Trails at Aspen Ridge - F2\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD01 CENTERLINES.dwg C:\BENTLEY\DRAWING\DWG\2024\19-886-PR\19-886-PR-UTIL-F2.ctb 2/15/2020 3:20:06 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	
No.	DATE	DESCRIPTION	BY							
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BENCHMARK
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DESIGNED BY: NMS
 DRAWN BY: CRD
 CHECKED BY: NMS

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

DATE ISSUED: FEBRUARY, 2020
 SHEET: 9 OF 36

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

TRAILS AT ASPEN RIDGE

FILING NO. 2
 ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

DESIGNED BY: NMS
 DRAWN BY: CRD
 CHECKED BY: NMS

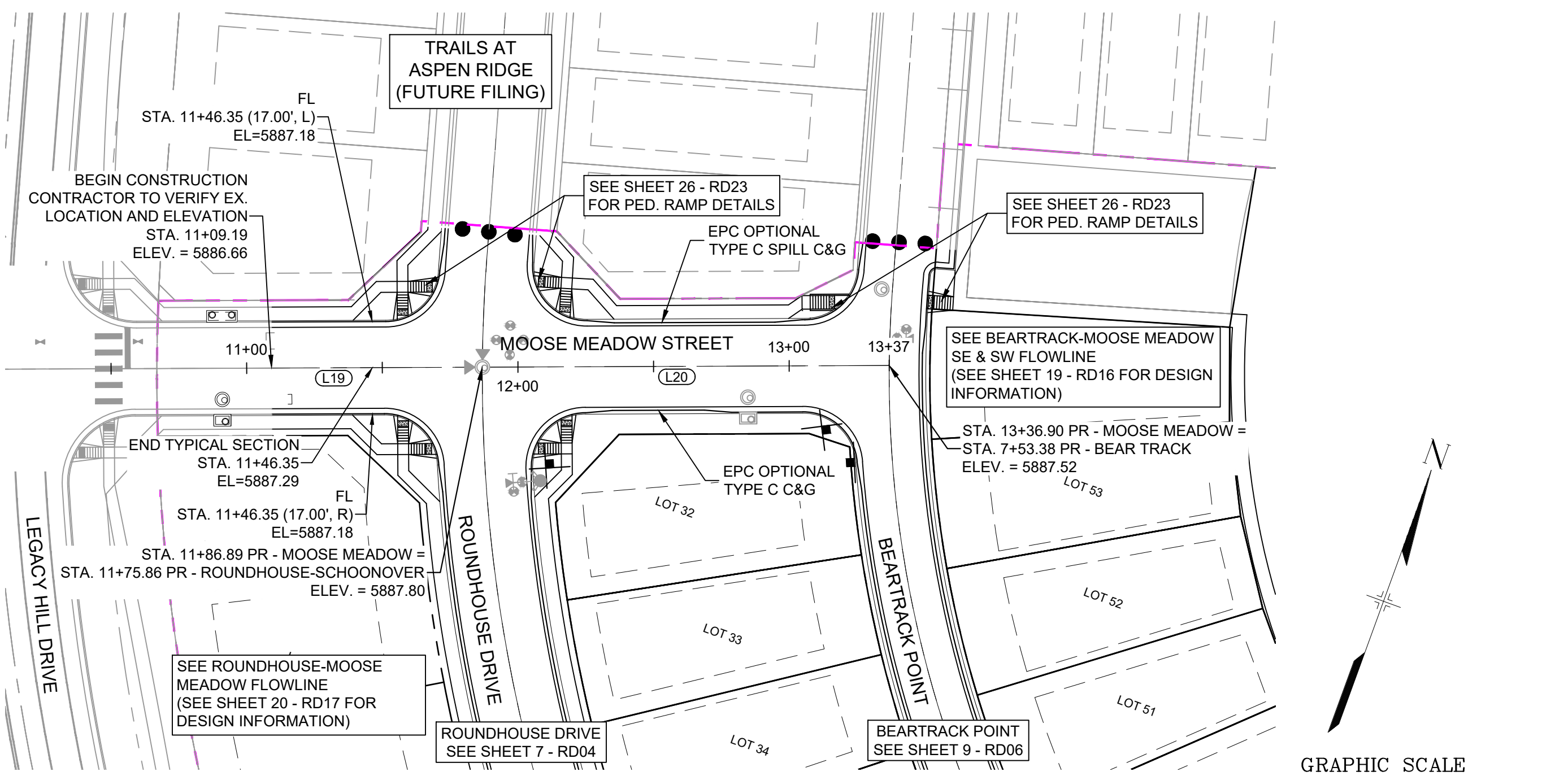
SCALE: HORIZ. 1" = 40'
 VERT. 1" = 8'

DATE ISSUED: FEBRUARY, 2020
 SHEET: 9 OF 36

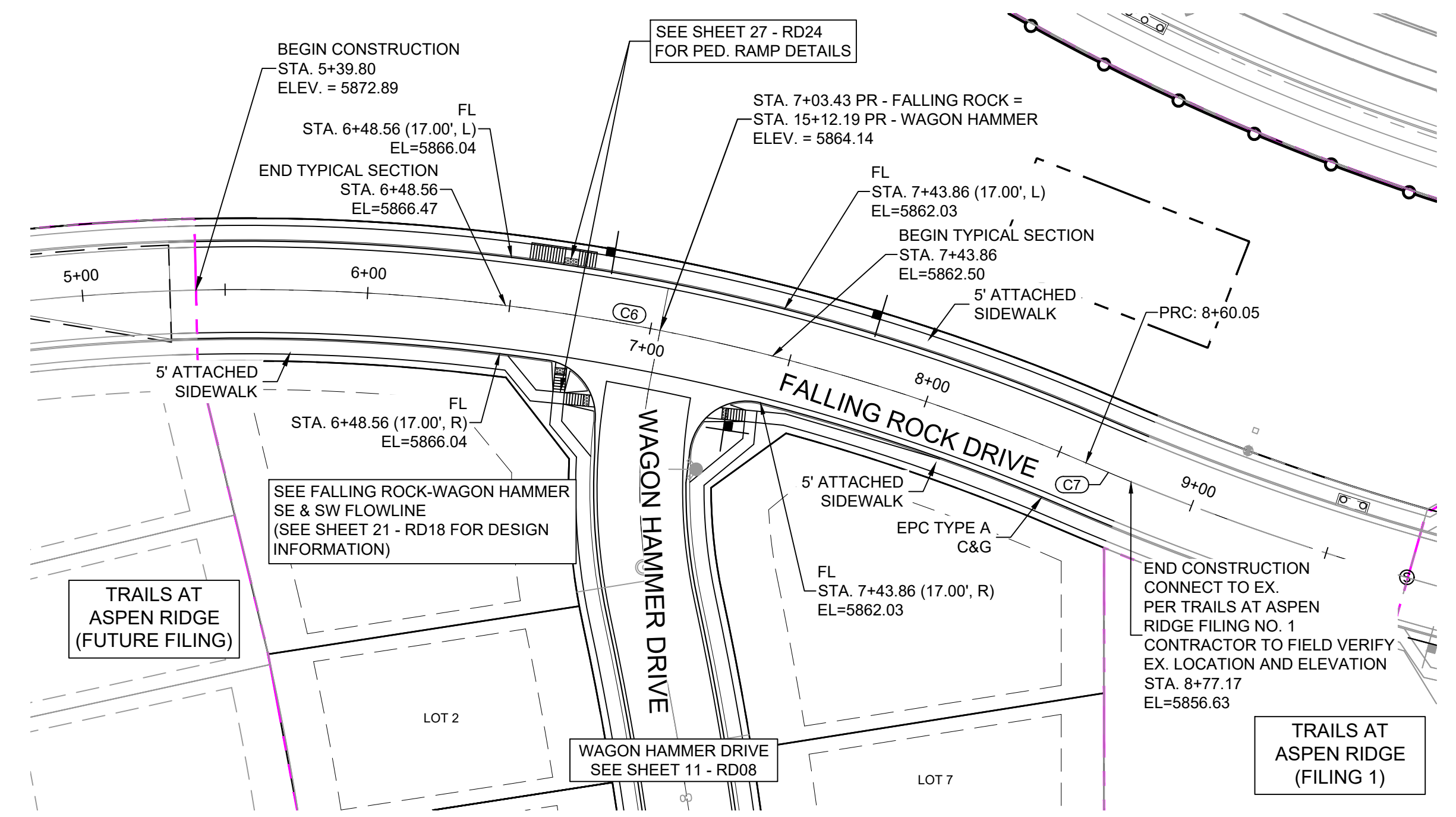
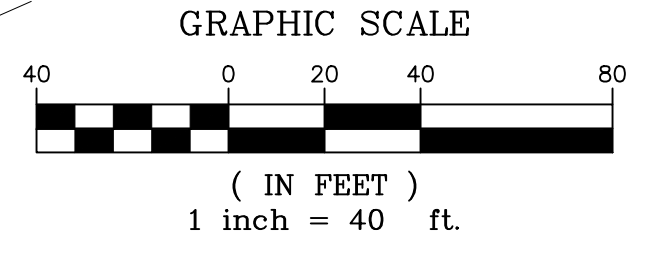
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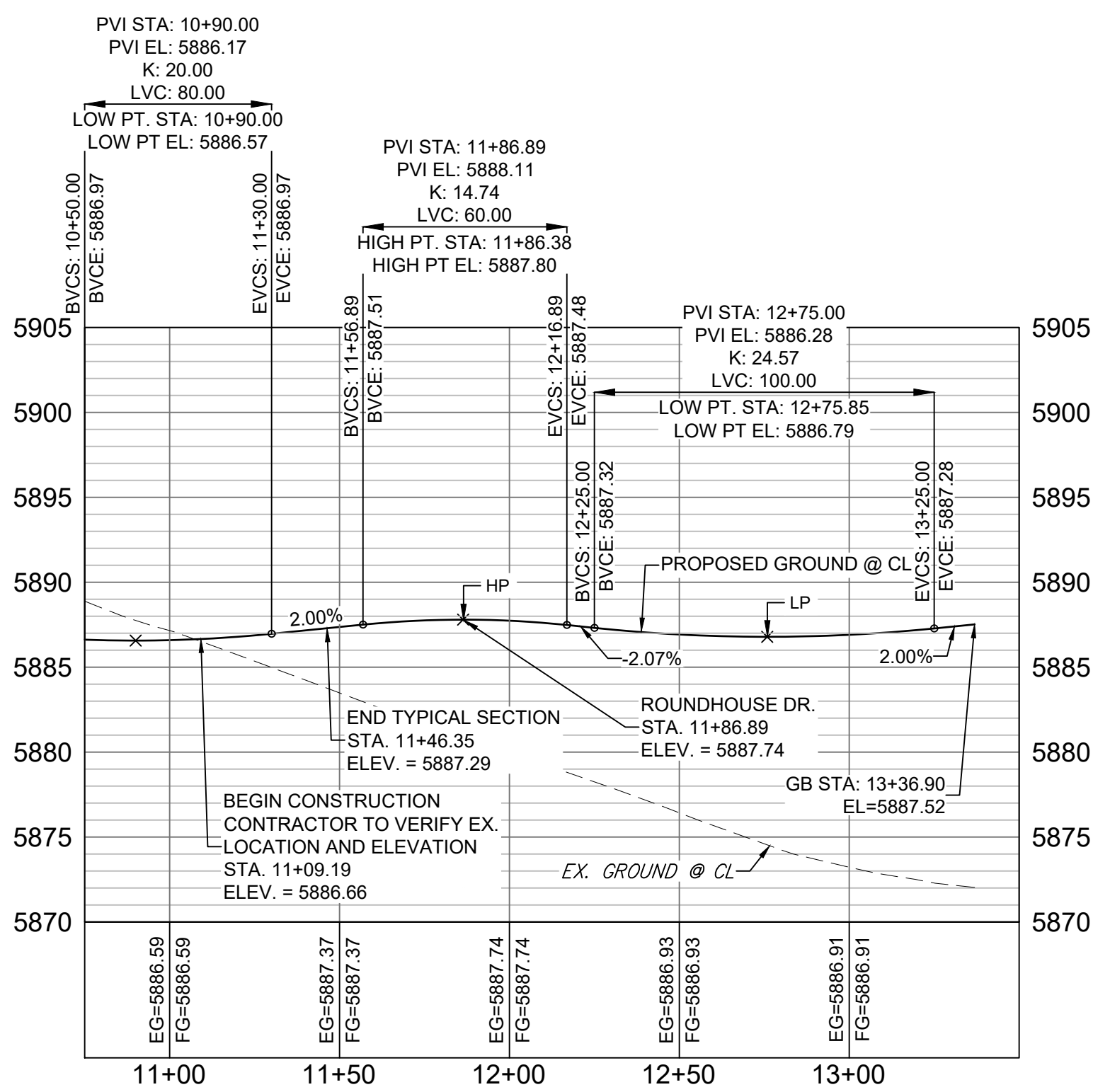
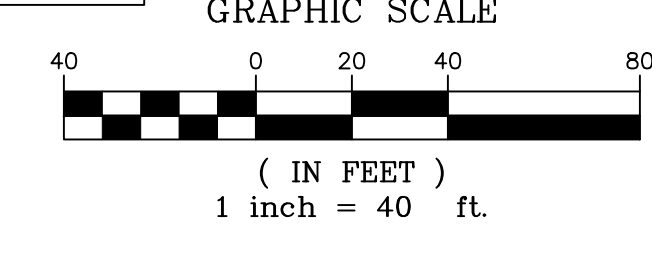
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MOOSE MEADOW STREET PLAN

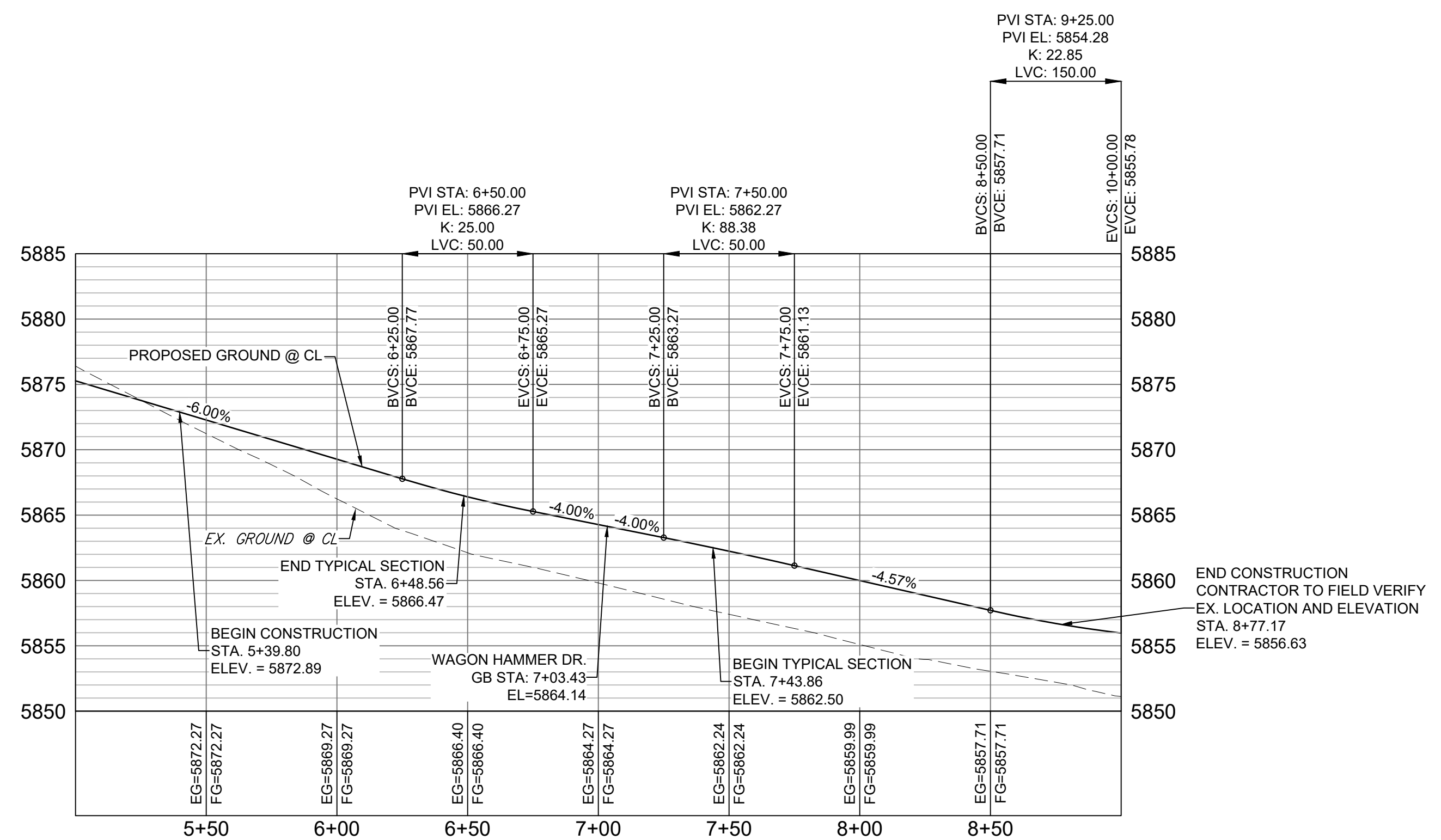


FALLING ROCK DRIVE PLAN



MOOSE MEADOW STREET CL PROFILE

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



FALLING ROCK DRIVE CL PROFILE

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

LINE #	BEARING	DISTANCE
L19	N69°45'39"E	77.69
L20	N69°45'39"E	150.01

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

REFERENCE DRAWINGS

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

No.	DATE	DESCRIPTION	BY
REVISIONS			

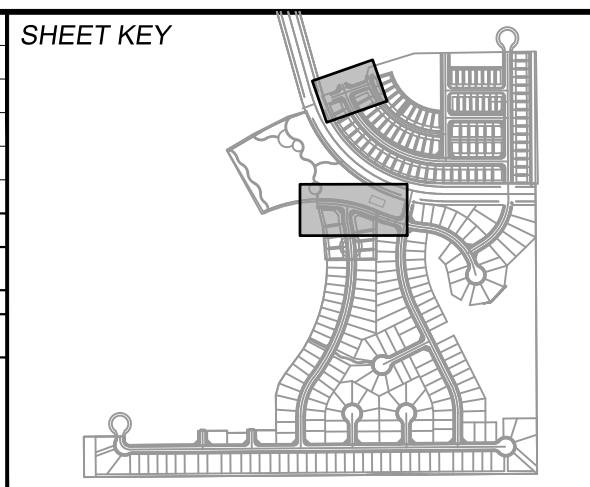
COMPUTER FILE MANAGEMENT

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

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 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. 19.886.014

TRAILS AT ASPEN RIDGE

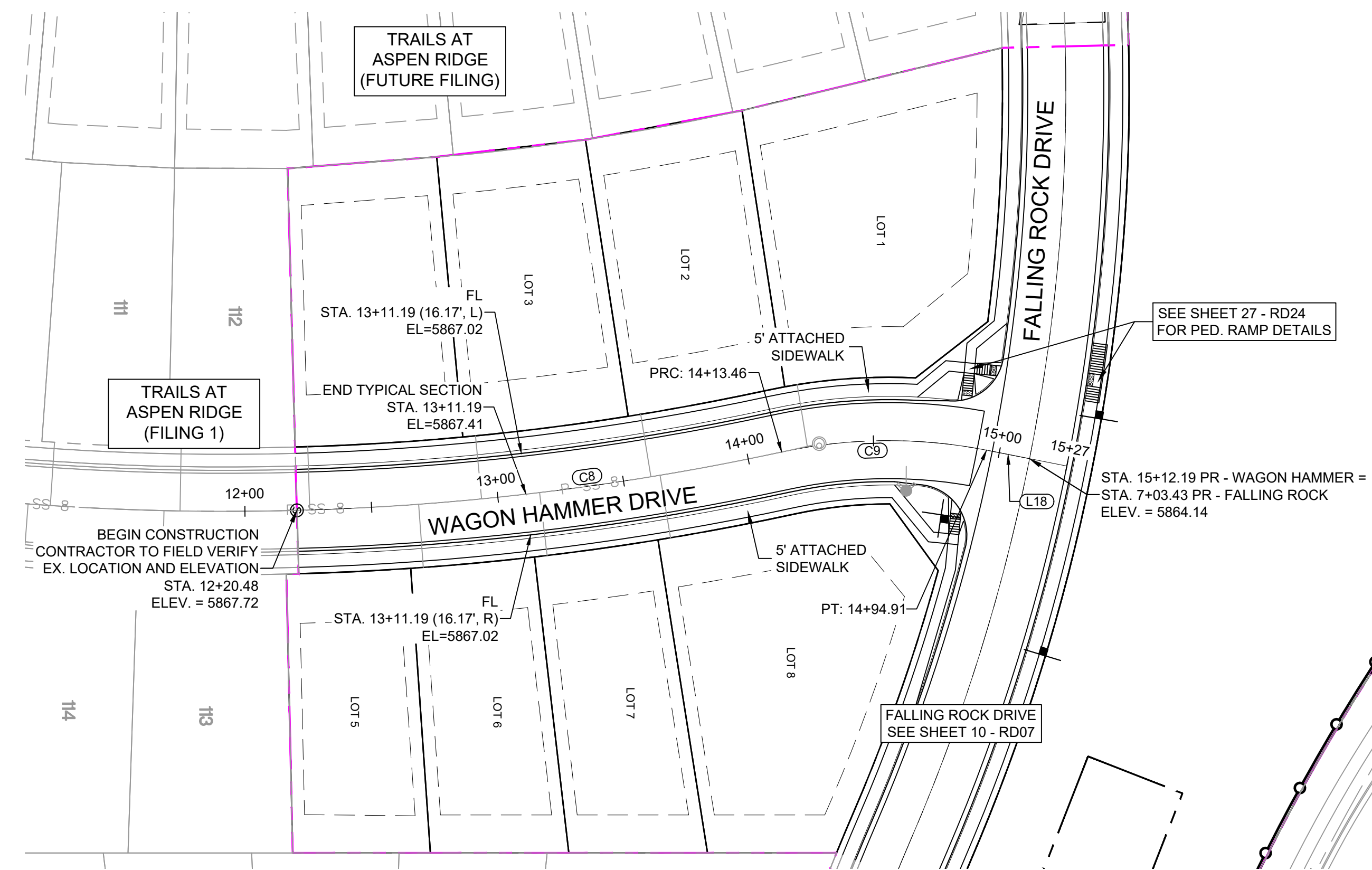
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

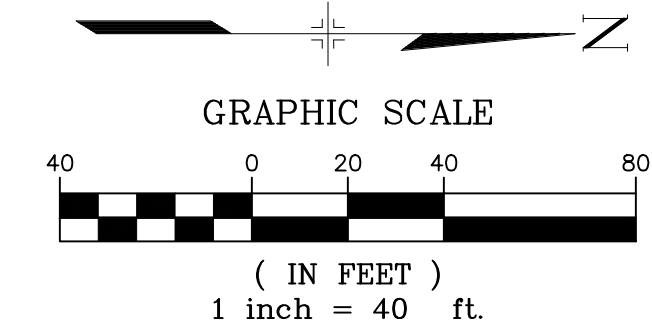
DESIGNED BY: NMS	SCALE: 1" = 40'	DATE ISSUED: FEBRUARY, 2020	DRAWING No. RD07
CHECKED BY: NMS	VERT. 1" = 8'	SHEET 10 OF 36	



Know what's below.
Call before you dig.

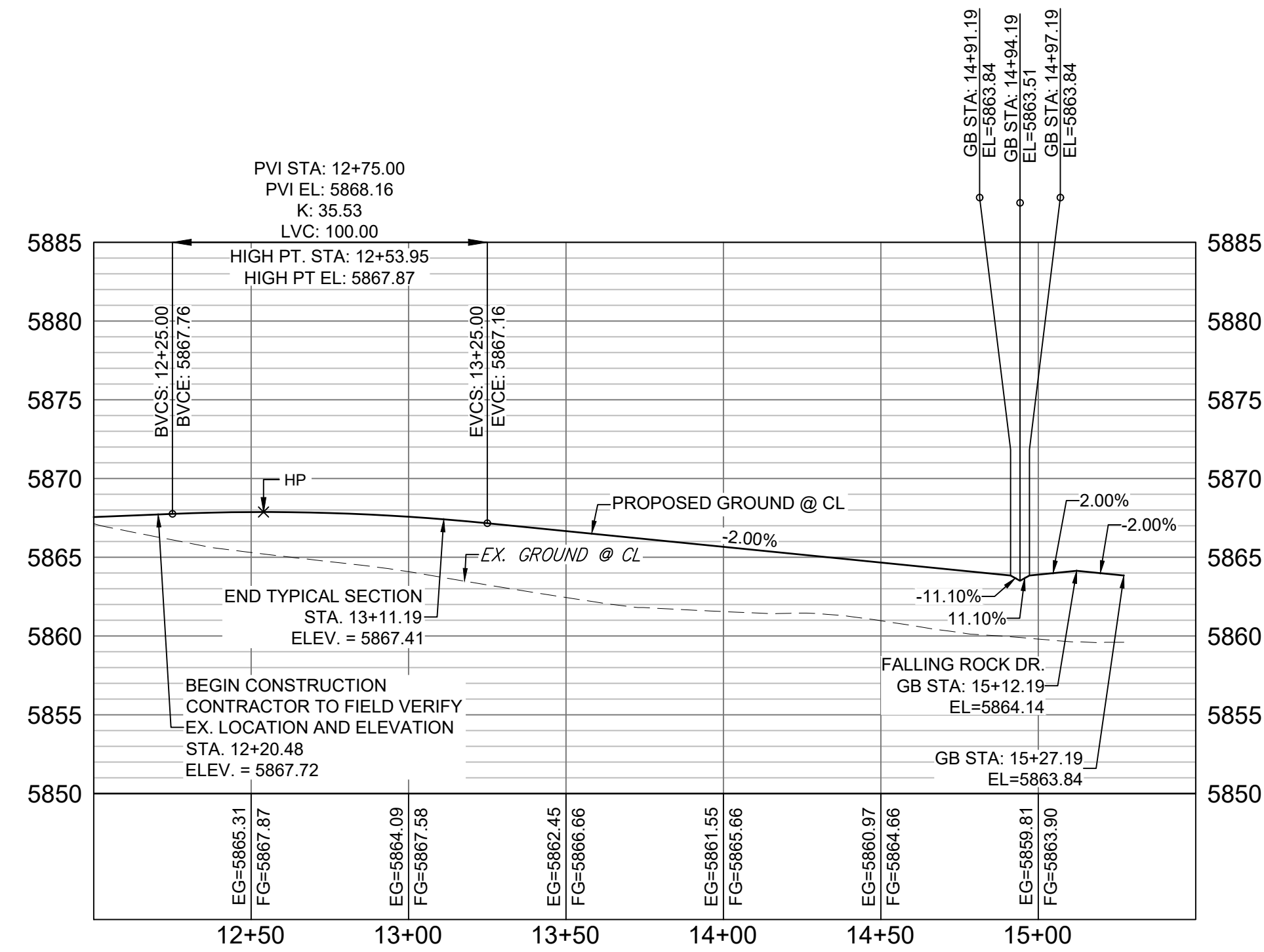


WAGON HAMMER DRIVE PLAN



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

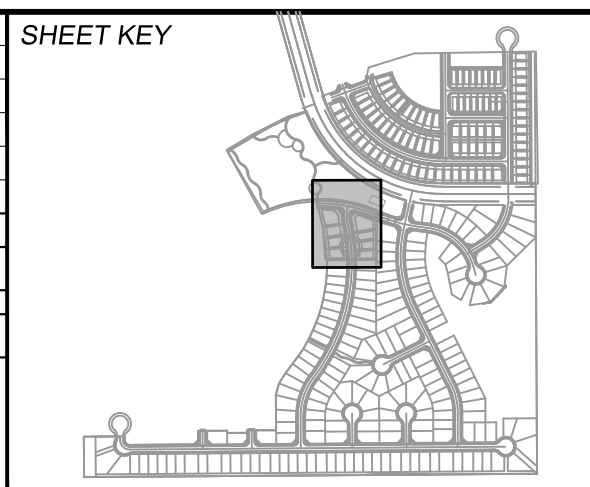
CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C8	192.98	1040.00	10°37'53"
C9	81.45	200.00	23°20'05"



WAGON HAMMER DRIVE CL PROFILE

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

REFERENCE DRAWINGS			
No.	DATE	DESCRIPTION	BY
X-886-PR SITE_F1 X-886-PR STORM_F1 19-886-PR UTIL 19-886-PR UTIL_SANITARY X-886-PR SITE-F2 886-PR Legacy Drive GEC Titleblock X-886-PR SITE-FUTURE FILING S X-886-PR UTIL-F2			
COMPUTER FILE MANAGEMENT			
SPICE\BNAW\trails at Aspen Ridge - F2\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD01 CENTERLINES.dwg COMTECH_D-SIZE_BW.ctb 2/15/2020 3:20:36 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



BENCHMARK
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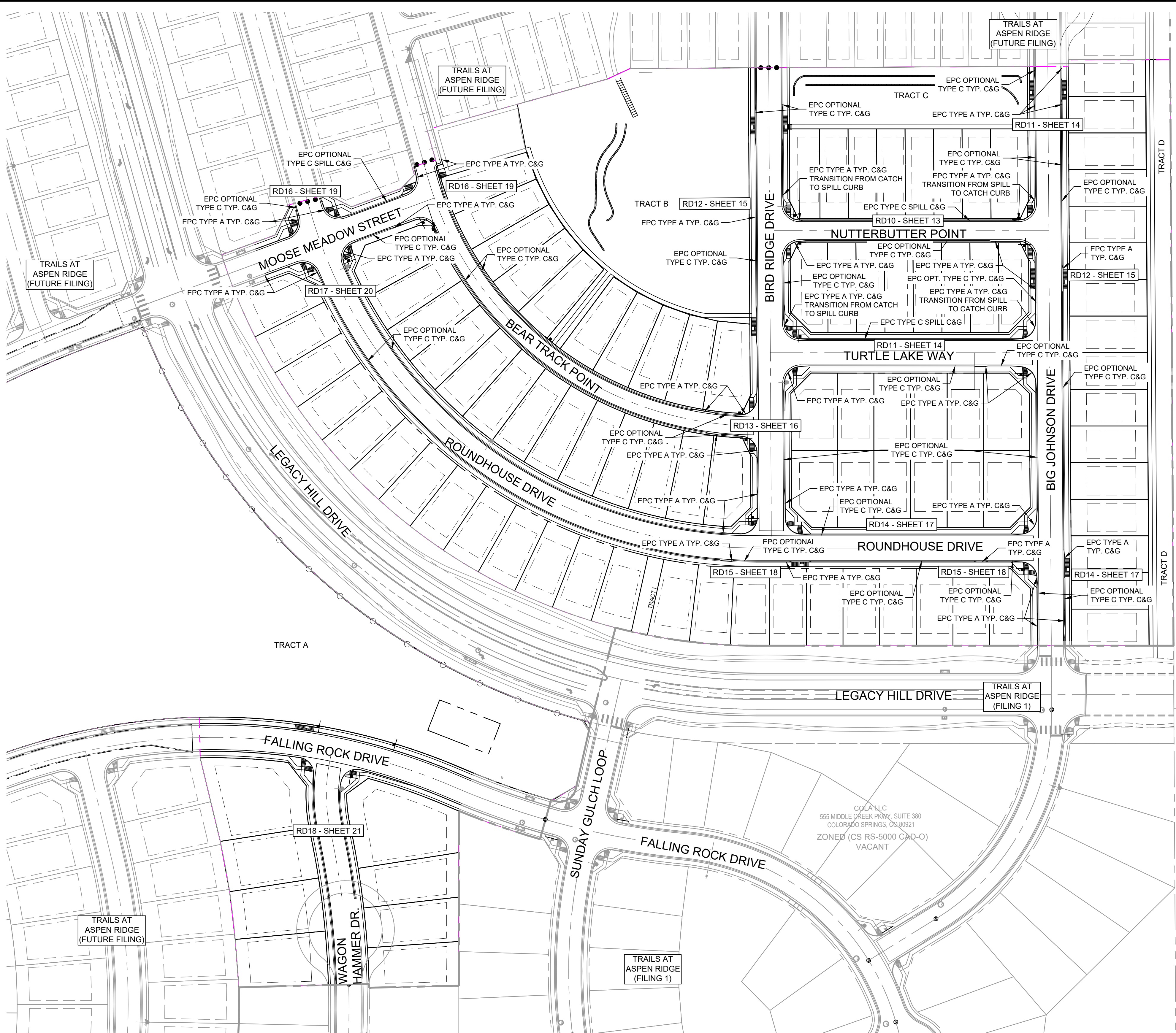
PREPARED BY:

SEAL
 FOR AND ON BEHALF OF
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 PROJECT No. 19.886.014

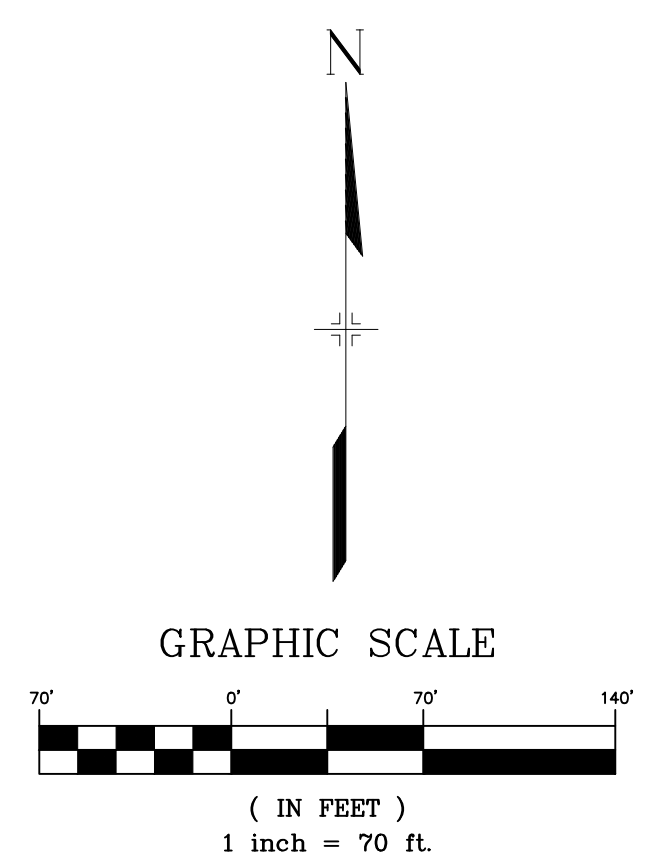
TRAILS AT ASPEN RIDGE			
FILING NO. 2			
ROADWAY & STORM IMPROVEMENT PLANS			
ROADWAY PLAN & PROFILE			
DESIGNED BY:	NMS	SCALE	DATE ISSUED:
DRAWN BY:	CRD	HORIZ. 1" = 40'	FEBRUARY, 2020
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET
			11 OF 36
			DRAWING No. RD08



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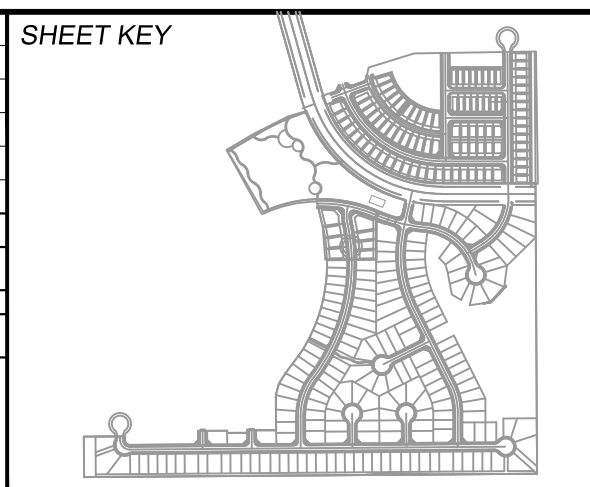
CASE LINDSAY J
102 E PIKE PEAK AVE STE 200
COLORADO SPRINGS CO 80903-1818
AG, GRAZINGLAND



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

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT	
FILE NAME:	S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg
CTB FILE:	COMM-TECH_D-SIZE_BW.ctb
PLOT DATE:	April 15, 2020 3:21:37 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



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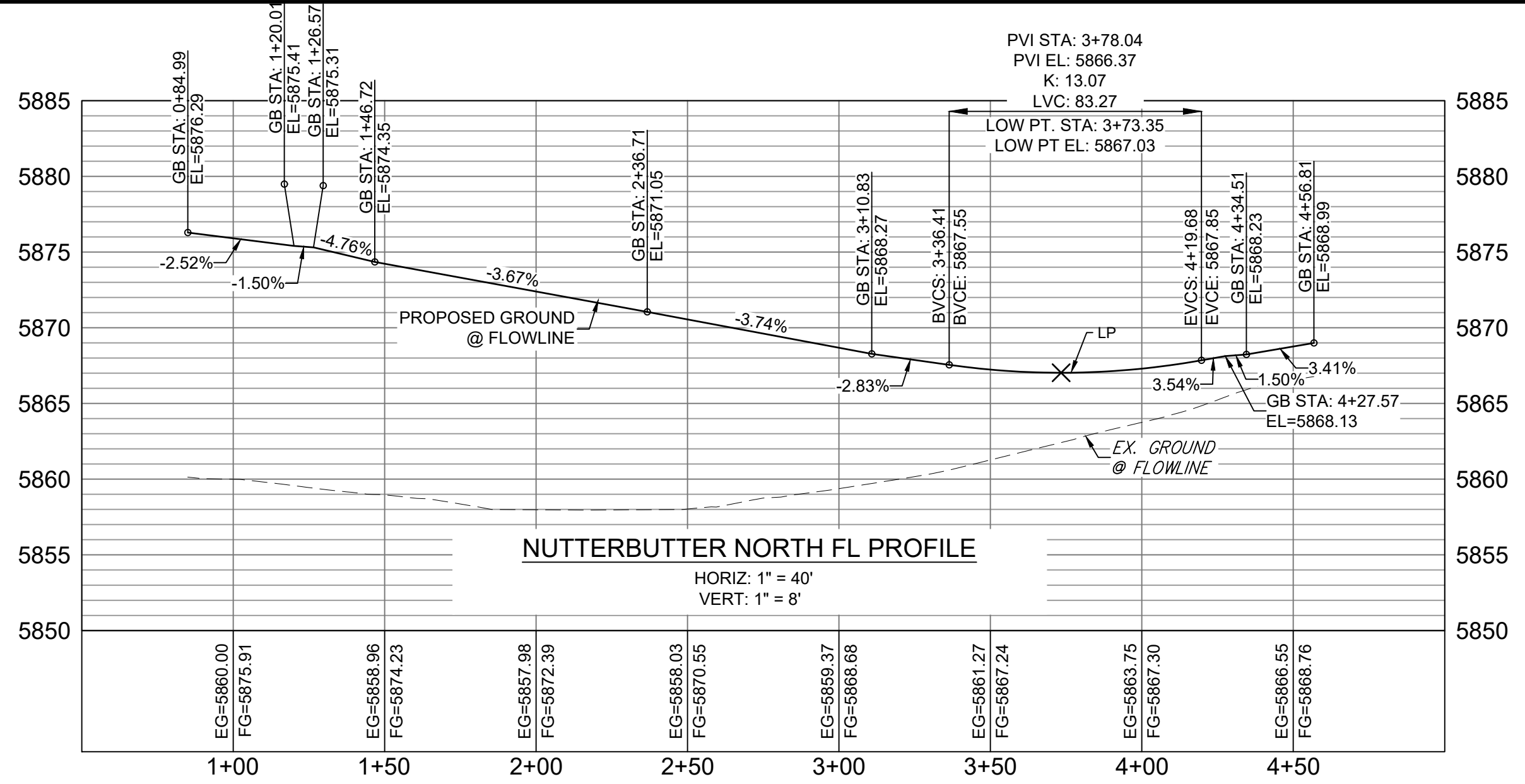
PREPARED BY:

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

TRAILS AT ASPEN RIDGE			
FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS			
FLOWLINE KEY MAP			
DESIGNED BY:	NMS	SCALE:	DATE ISSUED:
CHECKED BY:	NMS	HORIZ. 1"=70' VERT. N/A	FEBRUARY, 2020
			DRAWING No. RD09
			12 OF 36

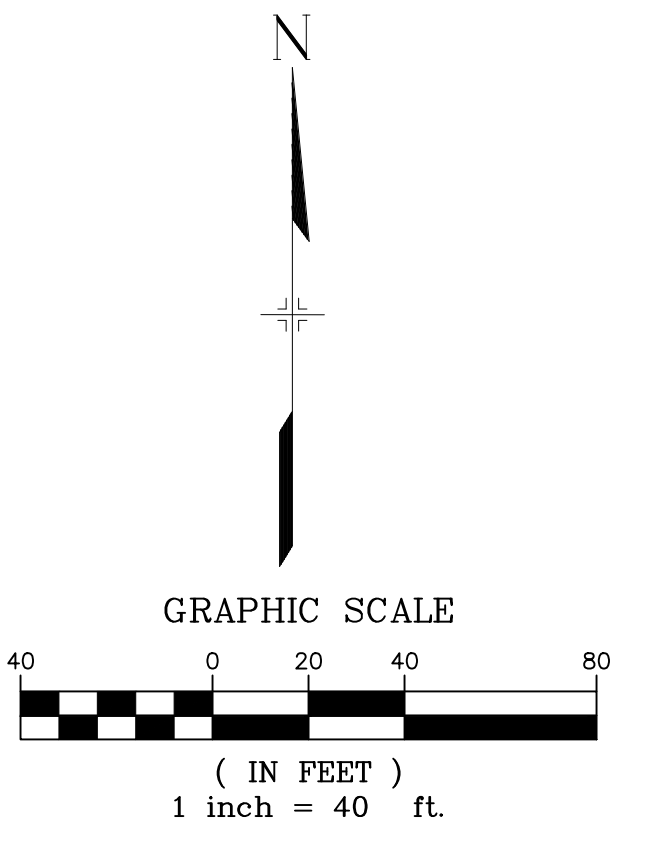
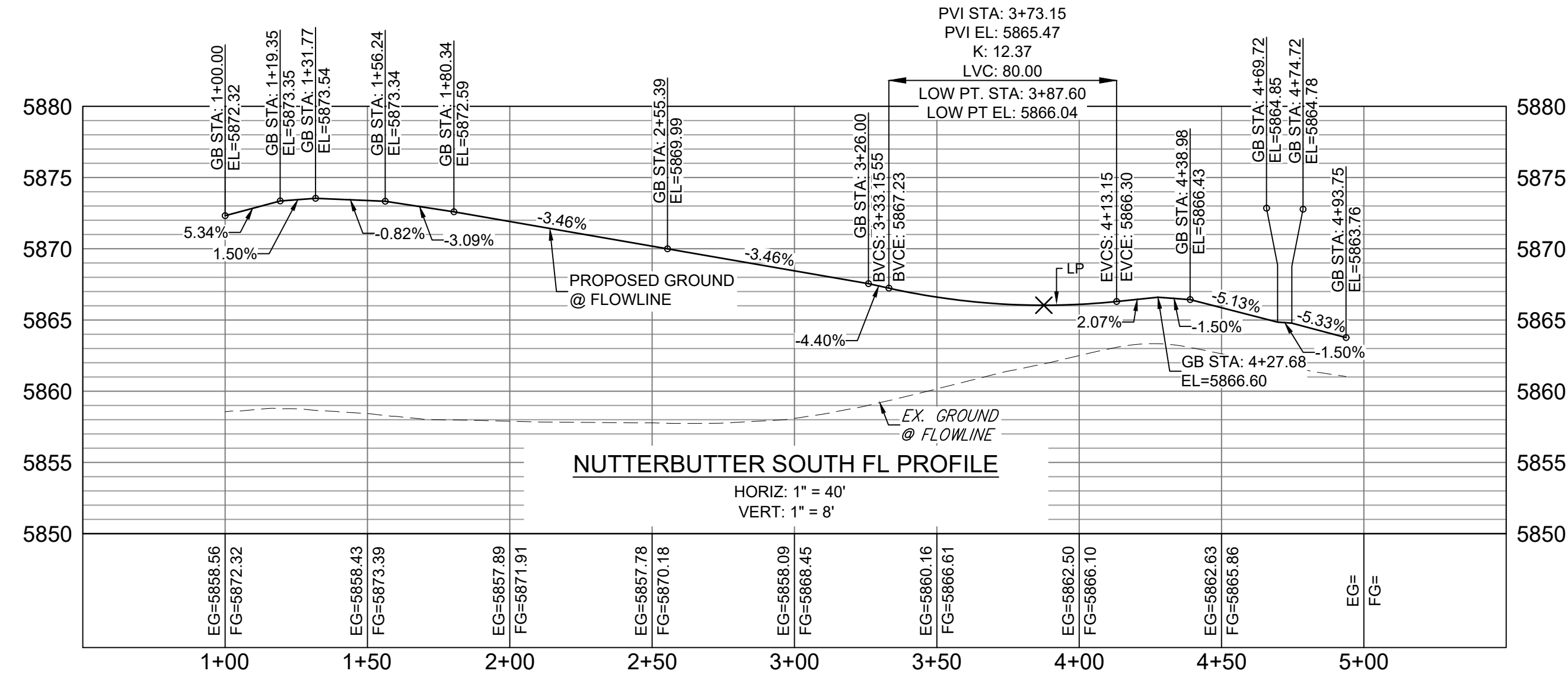
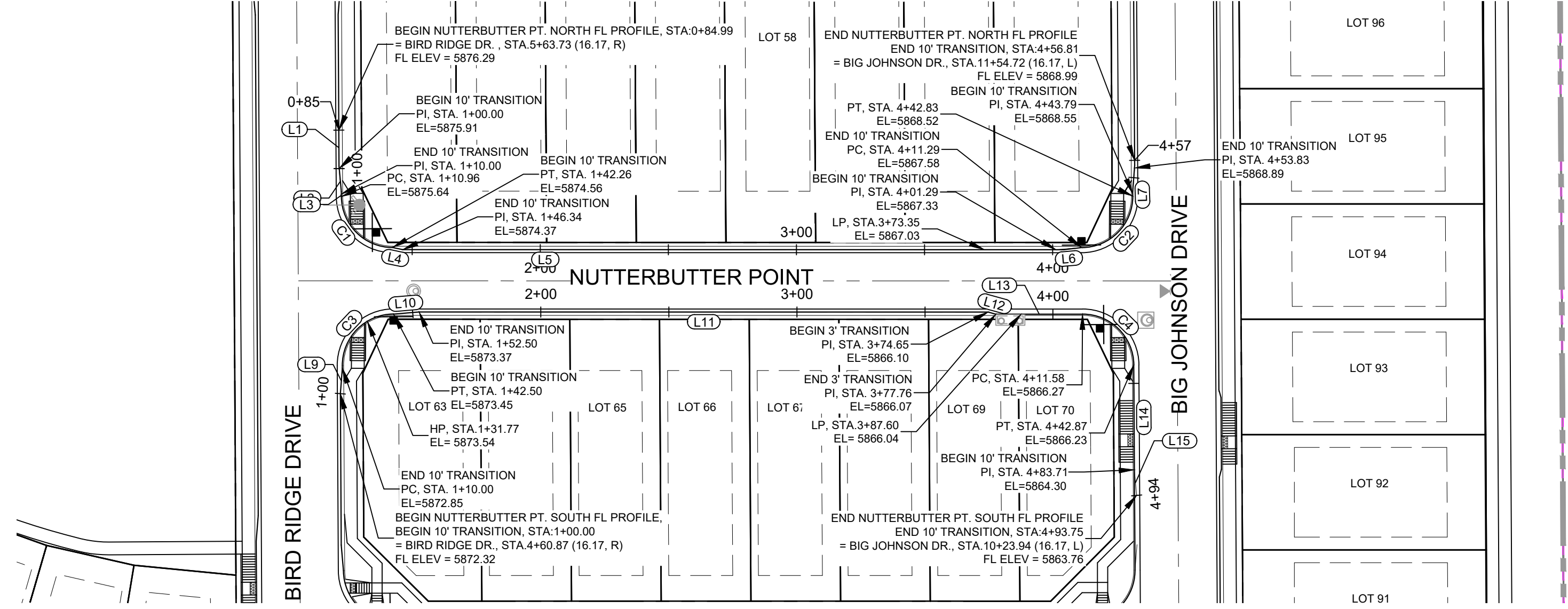


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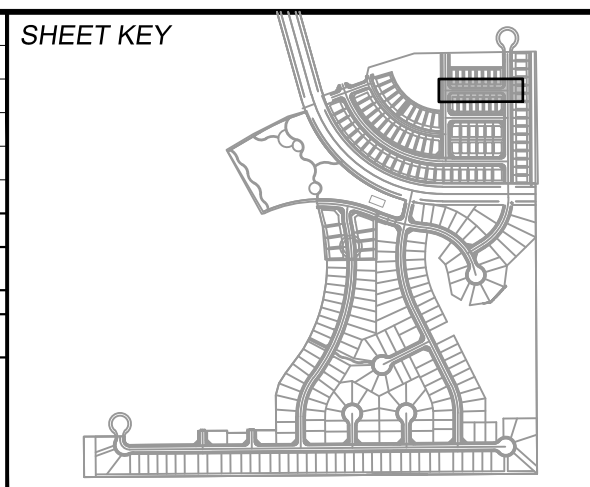
LINE #	DIRECTION	LENGTH
L1	S0° 19' 34"E	15.02
L2	S5° 06' 23"E	10.00
L3	S0° 19' 34"E	0.96
L4	S78° 14' 20"E	4.08
L5	S89° 59' 31"E	254.95
L6	N85° 13' 38"E	10.00
L7	N1° 42' 59"W	0.96
L9	N4° 27' 14"E	10.00
L10	N85° 14' 47"E	10.00
L11	S89° 59' 33"E	222.15
L12	S74° 31' 18"E	3.11
L13	S89° 59' 34"E	33.82
L14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

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



No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg
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BENCHMARK
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PREPARED BY:
Matrix

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

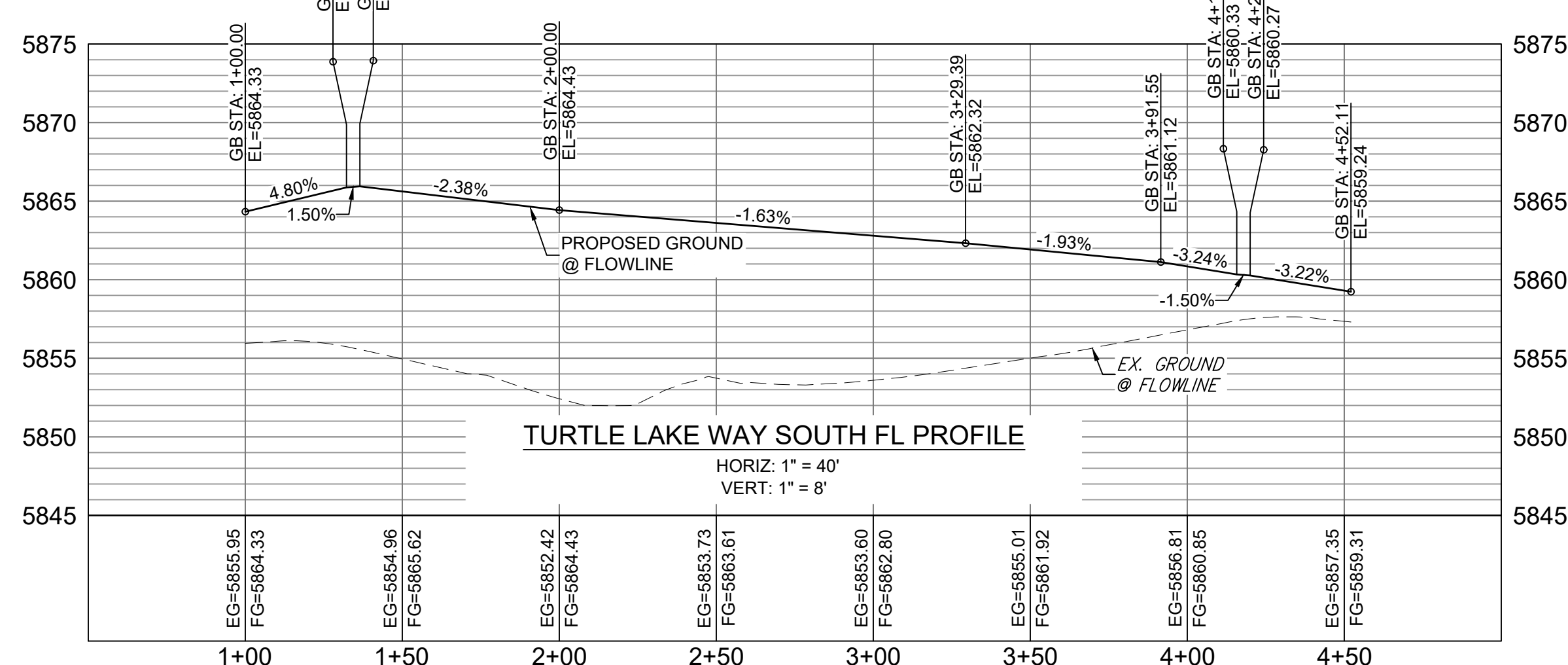
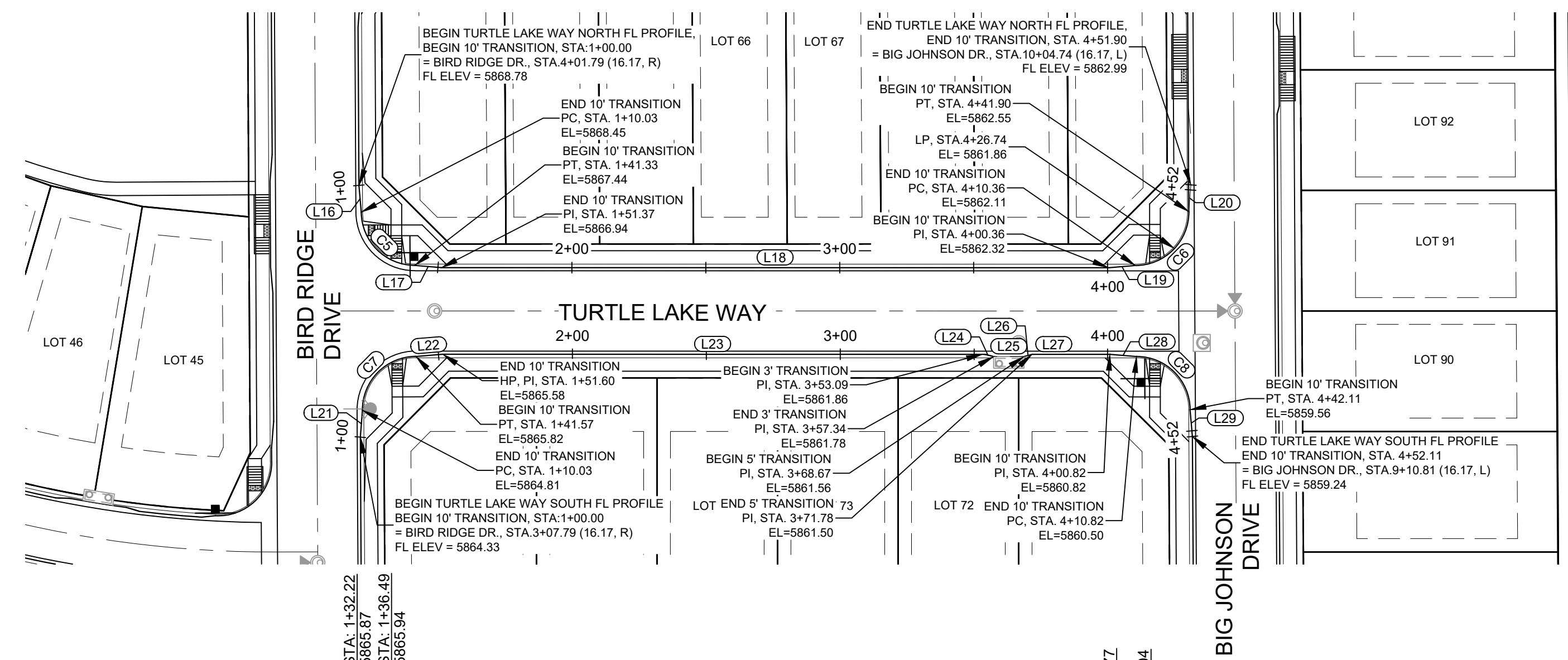
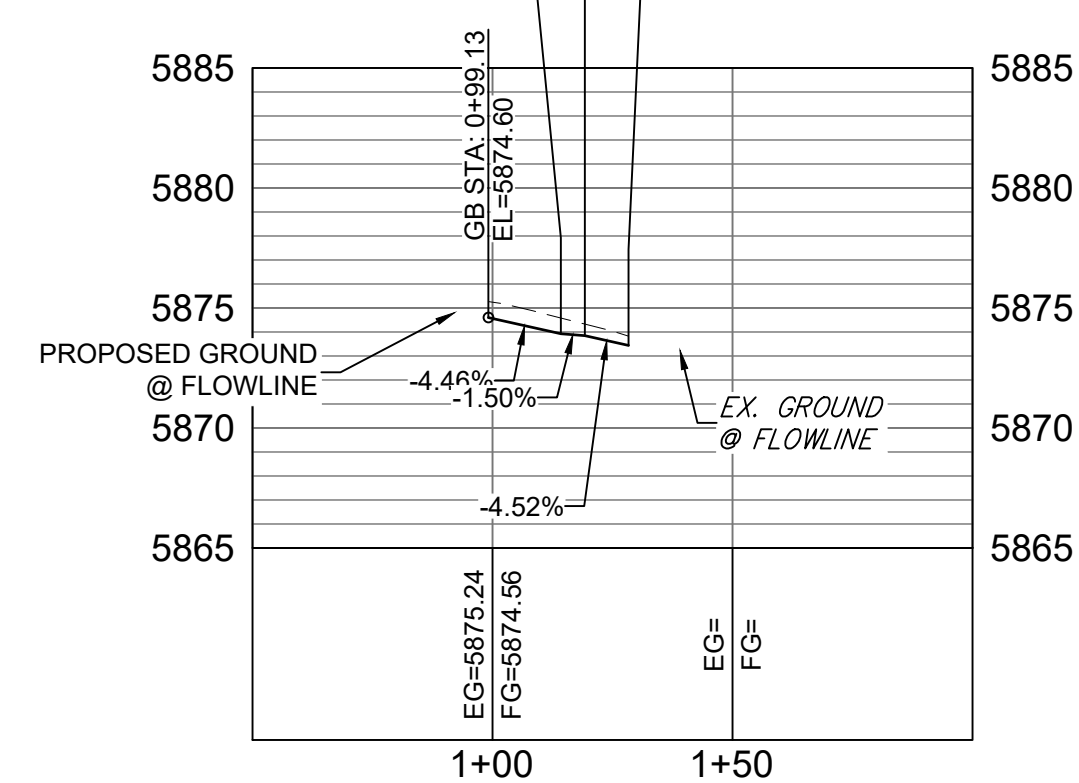
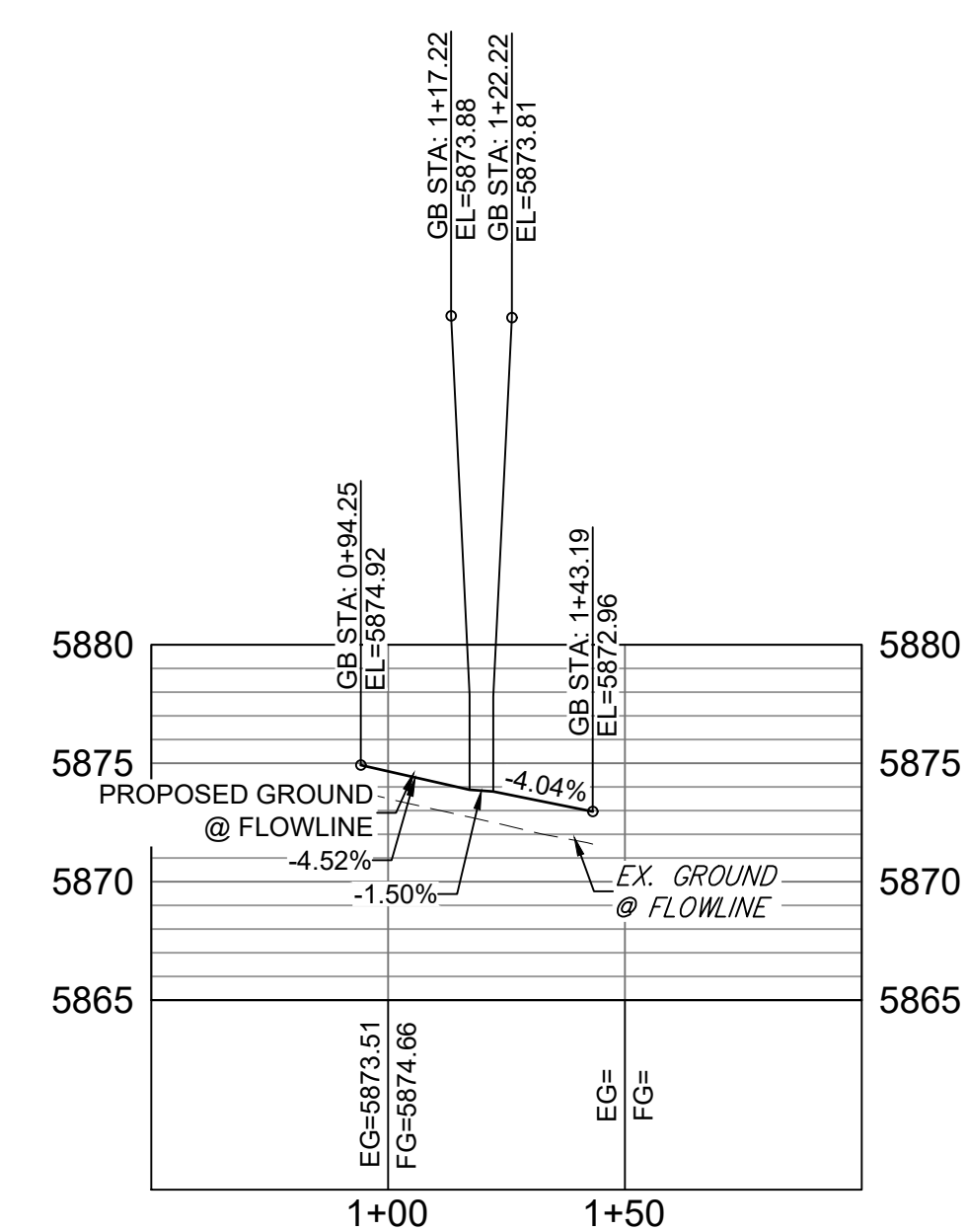
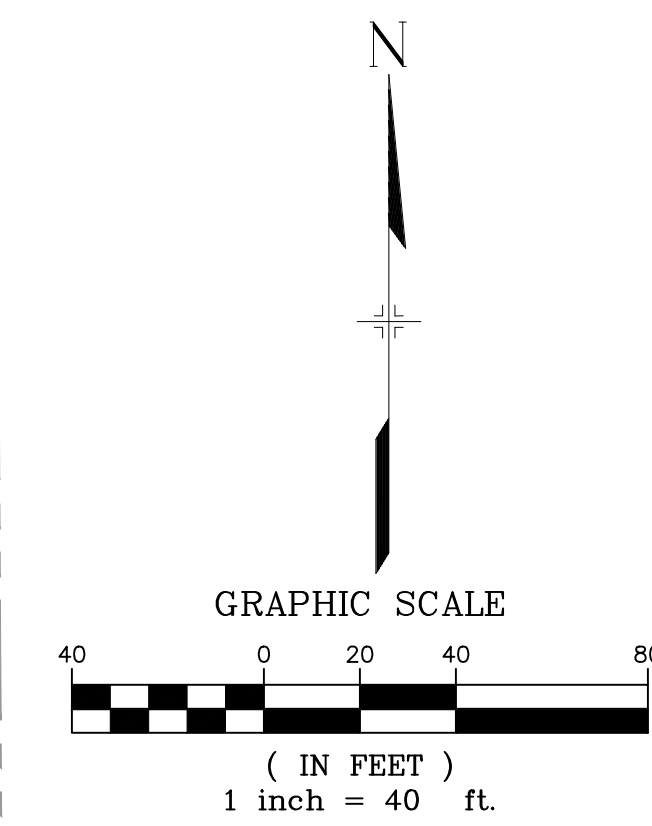
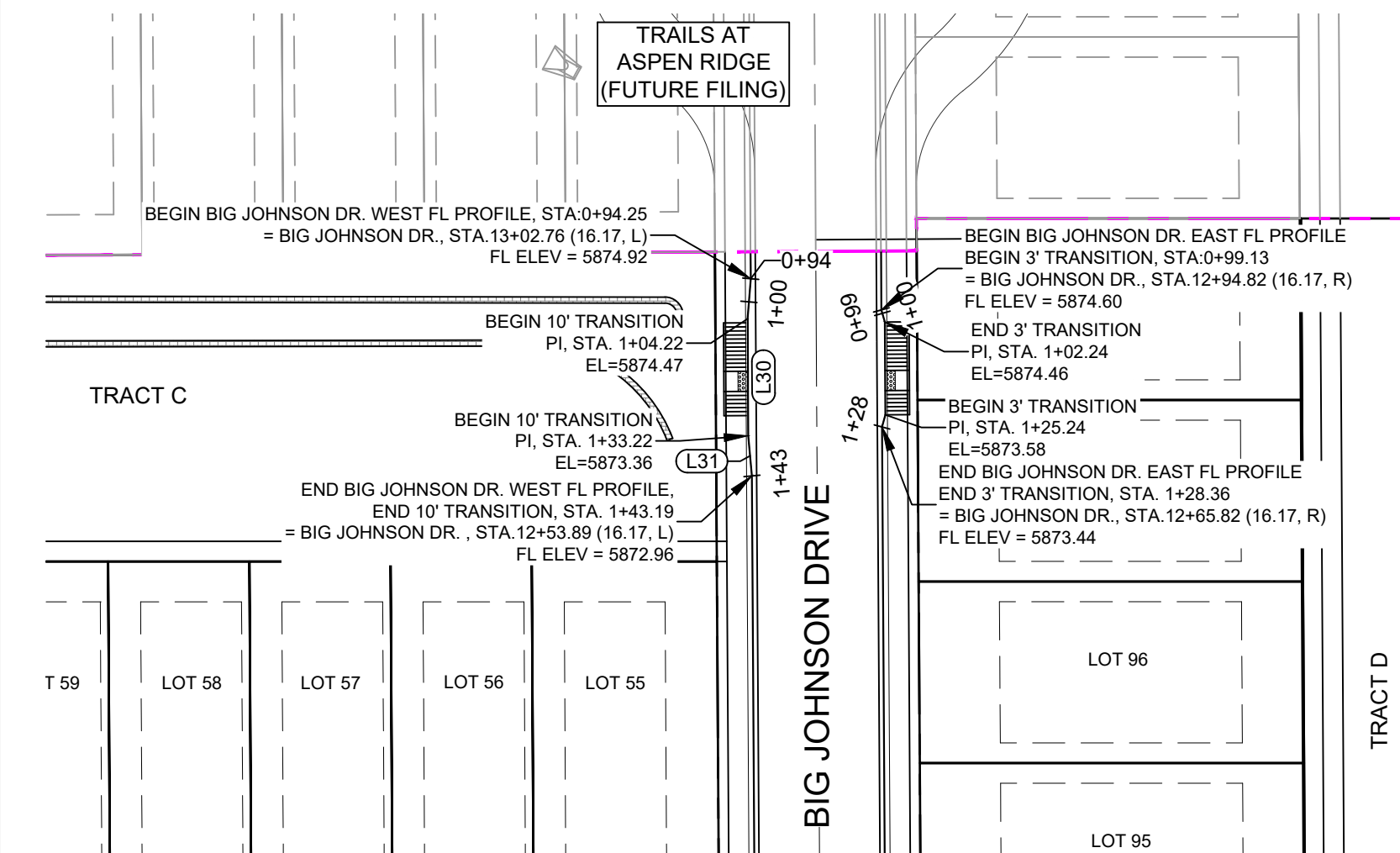
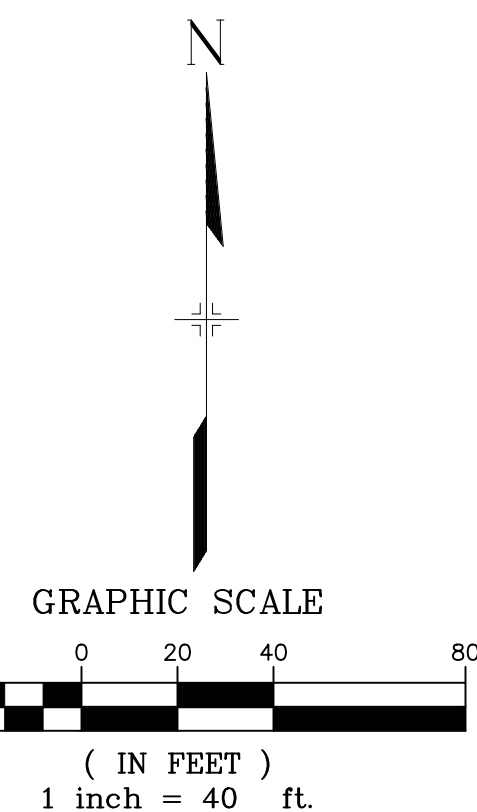
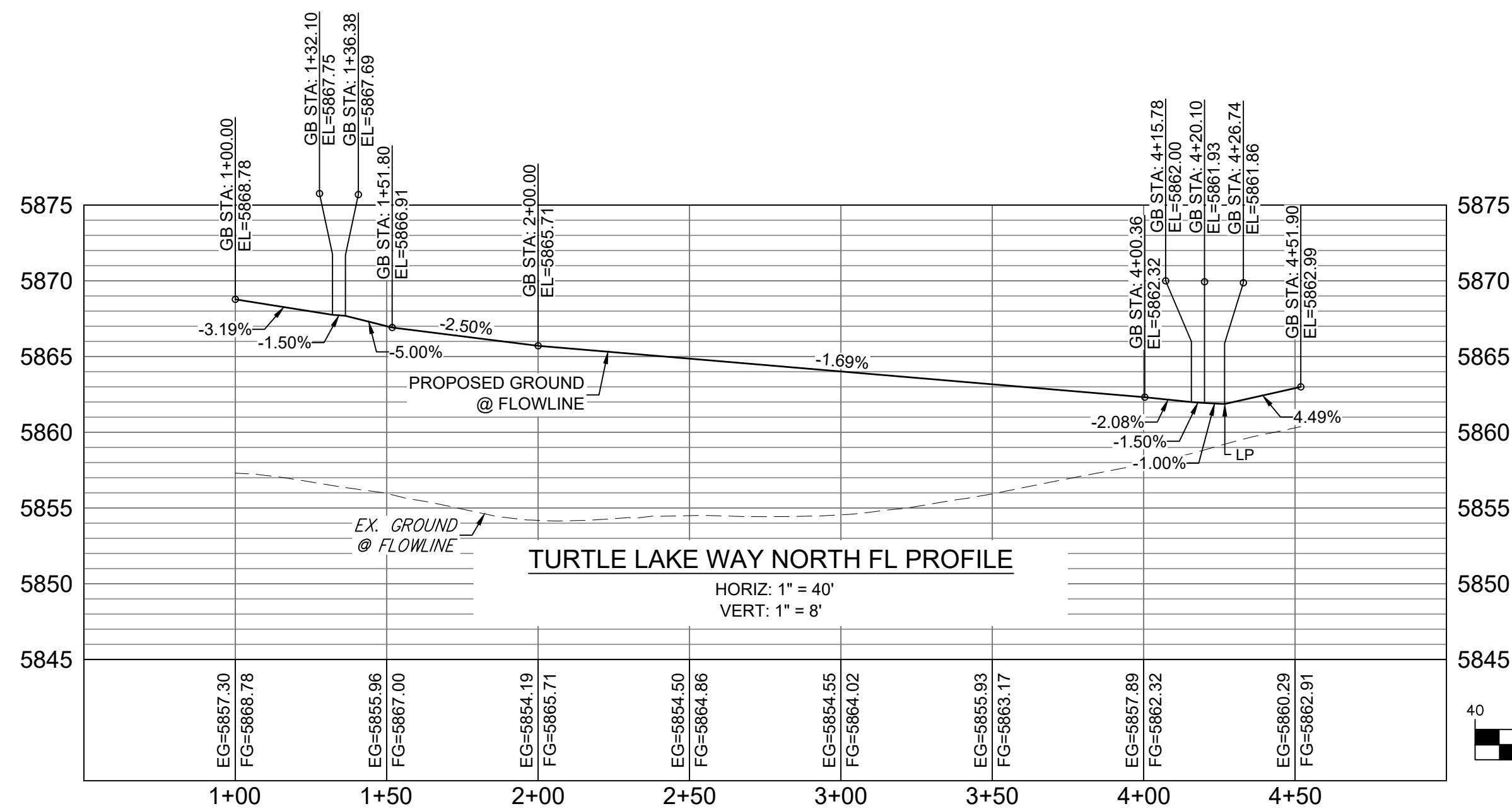
TRAILS AT ASPEN RIDGE
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

DESIGNED BY: NMS	SCALE: 1" = 40'	DATE ISSUED: FEBRUARY, 2020	DRAWING No. RD10
DRAWN BY: CRD	HORIZ. 1" = 40'	SHEET 13 OF 36	
CHECKED BY: NMS	VERT. 1" = 8'		



Know what's below.
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LINE TABLE

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

LINE TABLE

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

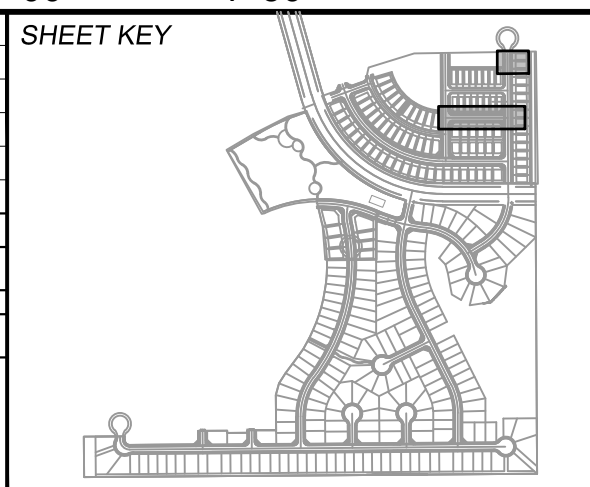
CURVE TABLE

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

REFERENCE DRAWINGS

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

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg			
CTB FILE: COMM-TECH_D-SIZE_BW.ctb			
PLOT DATE: April 15, 2020 3:22:22 PM			
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A BERTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
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PREPARED BY:
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PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE

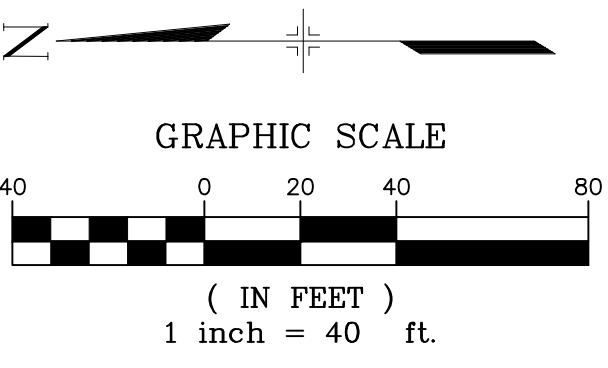
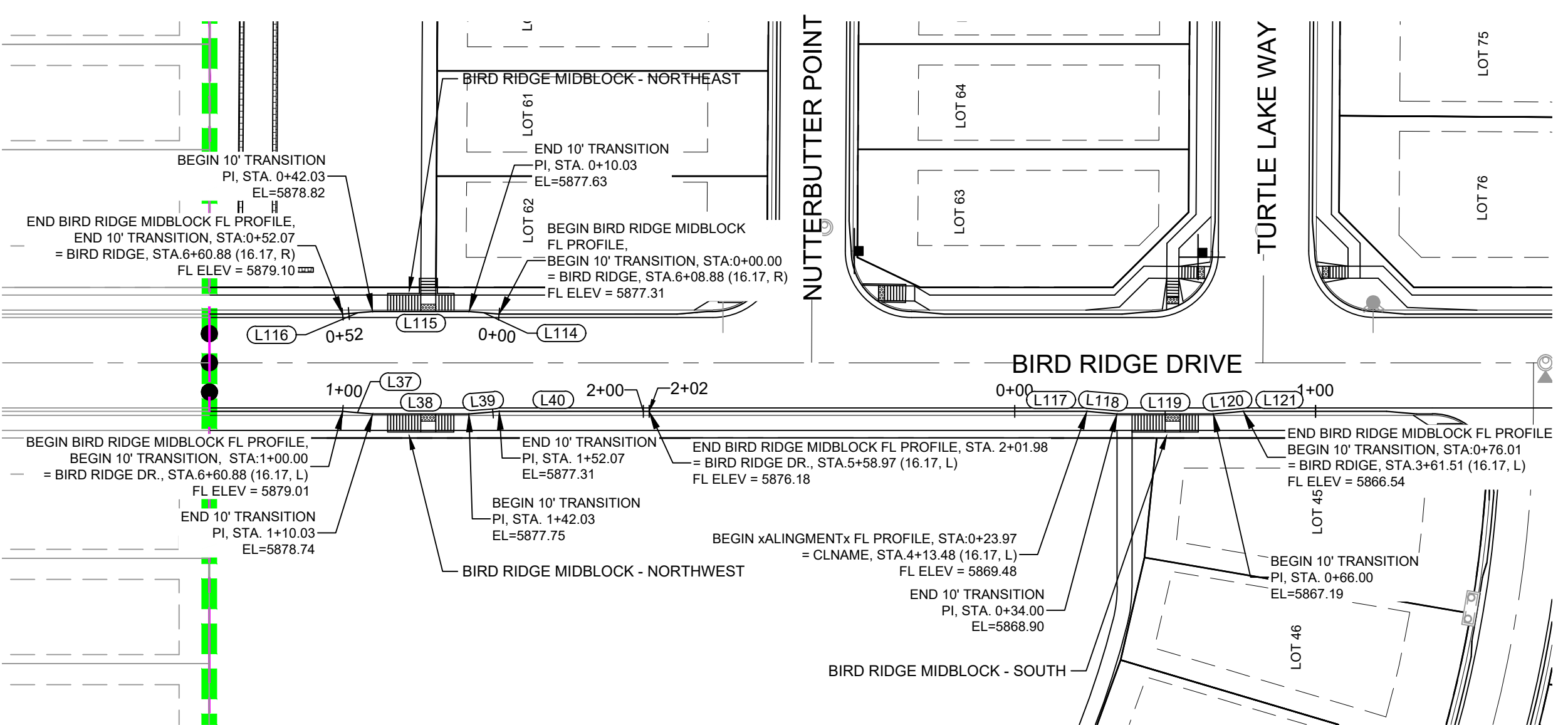
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

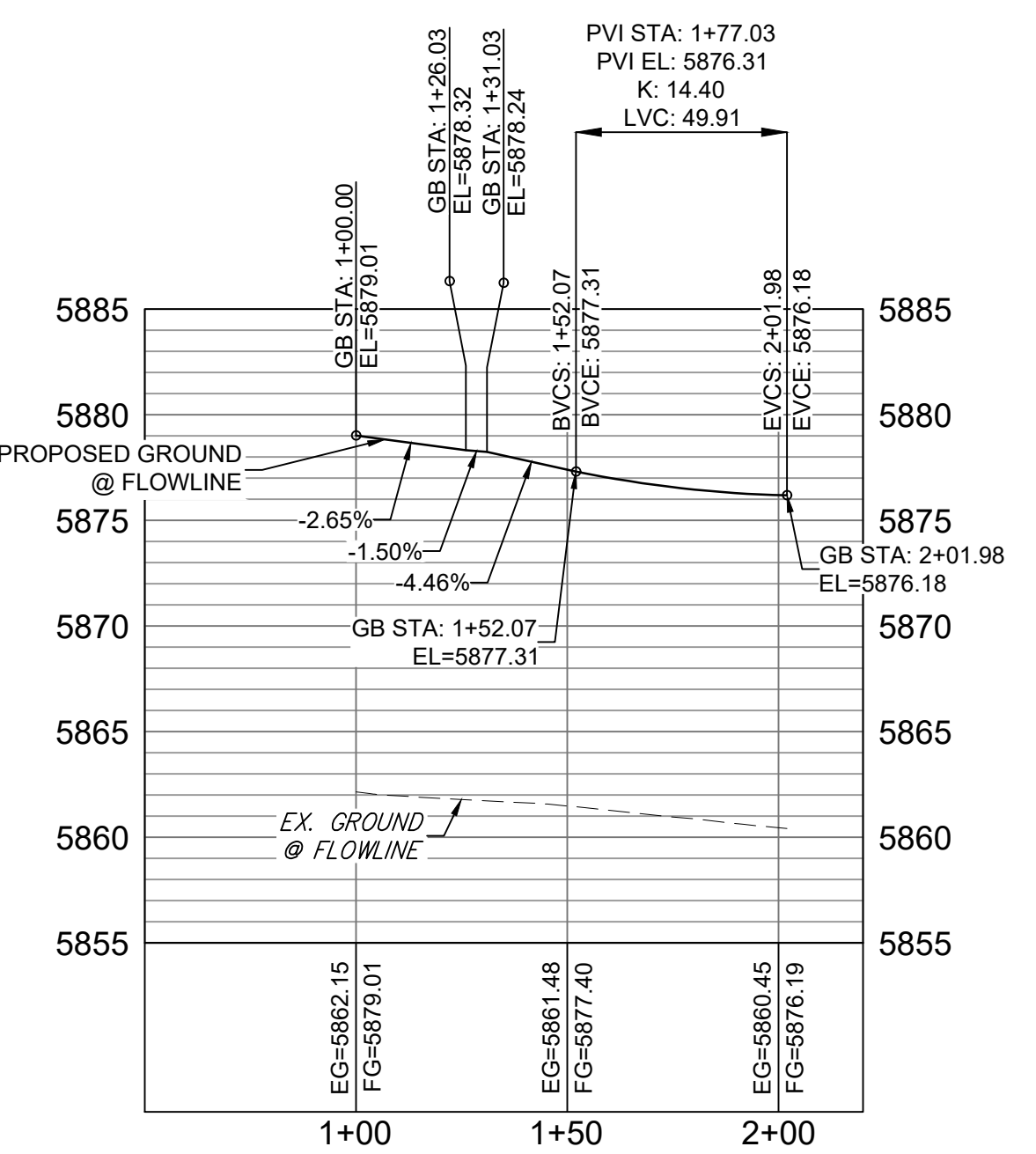
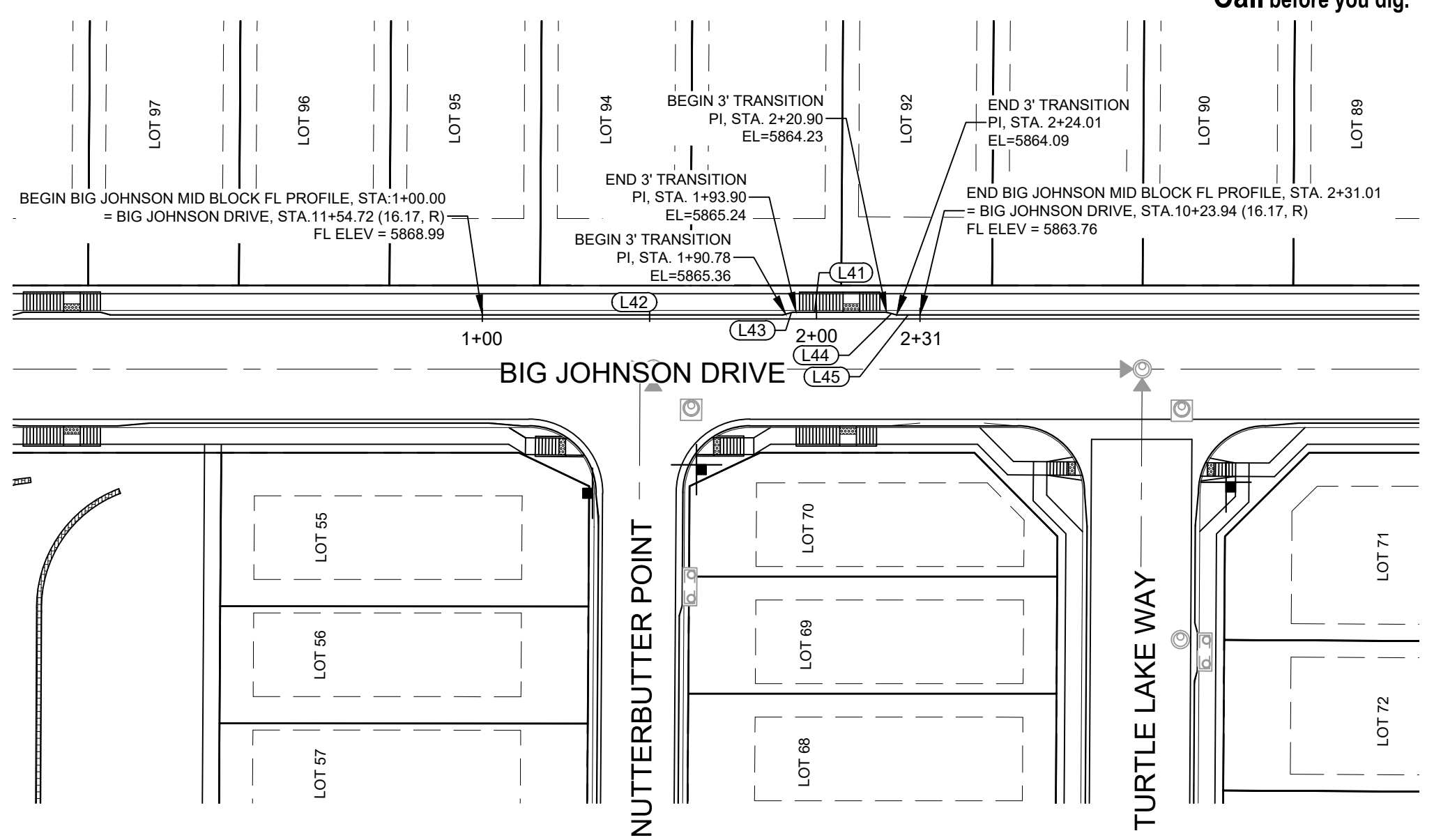
DESIGNED BY: NMS	SCALE: 1" = 40'	DATE ISSUED: FEBRUARY, 2020	DRAWING No. RD11
CHECKED BY: NMS	VERT. 1" = 8'	SHEET 14 OF 36	



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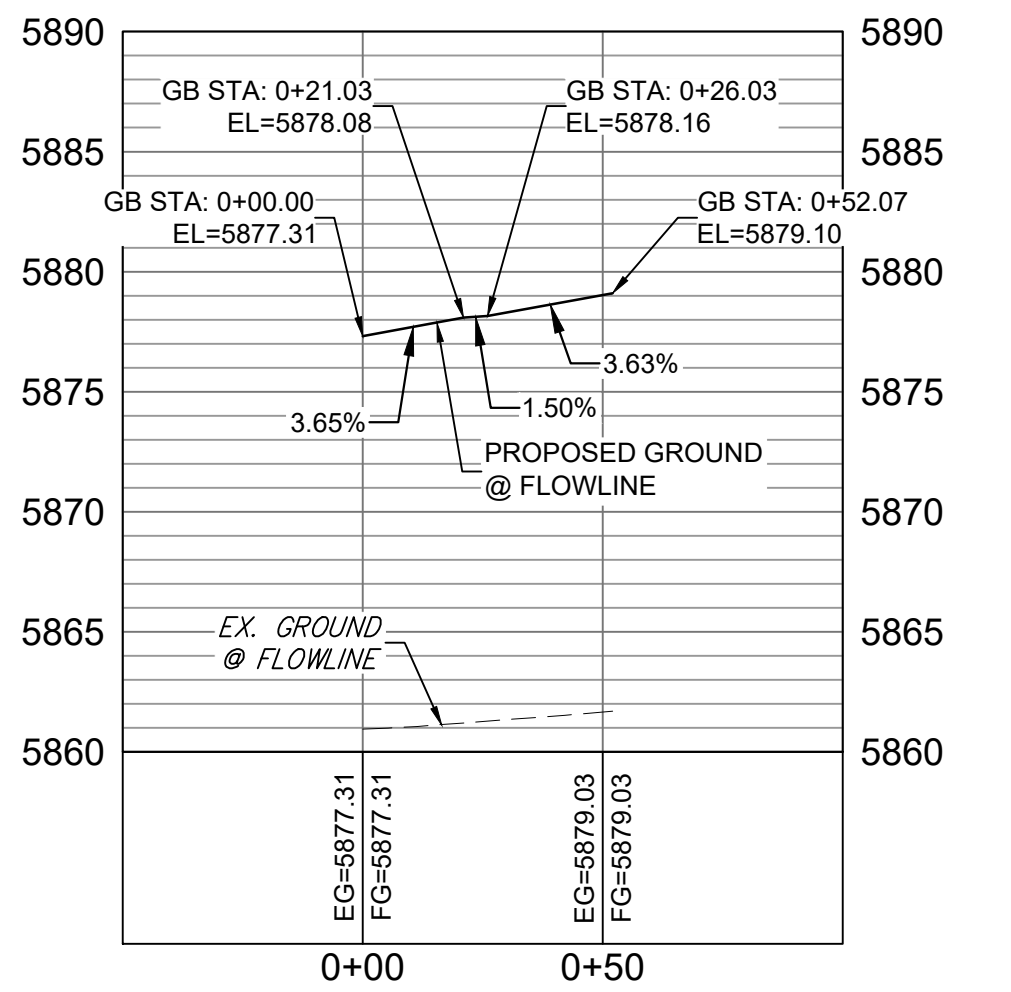


LINE #	DIRECTION	LENGTH
L37	S4° 26' 15"W	10.03
L38	S0° 19' 34"E	32.00
L39	S5° 05' 23"E	10.03
L40	S0° 19' 34"E	49.91
L41	S0° 20' 48"E	27.00
L42	S0° 20' 48"E	90.78
L43	S15° 52' 12"E	3.11
L44	S15° 10' 37"W	3.11
L45	S0° 20' 48"E	7.00
L114	N4° 26' 15"E	10.03
L115	N0° 19' 34"W	32.00
L116	N5° 05' 23"W	10.03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



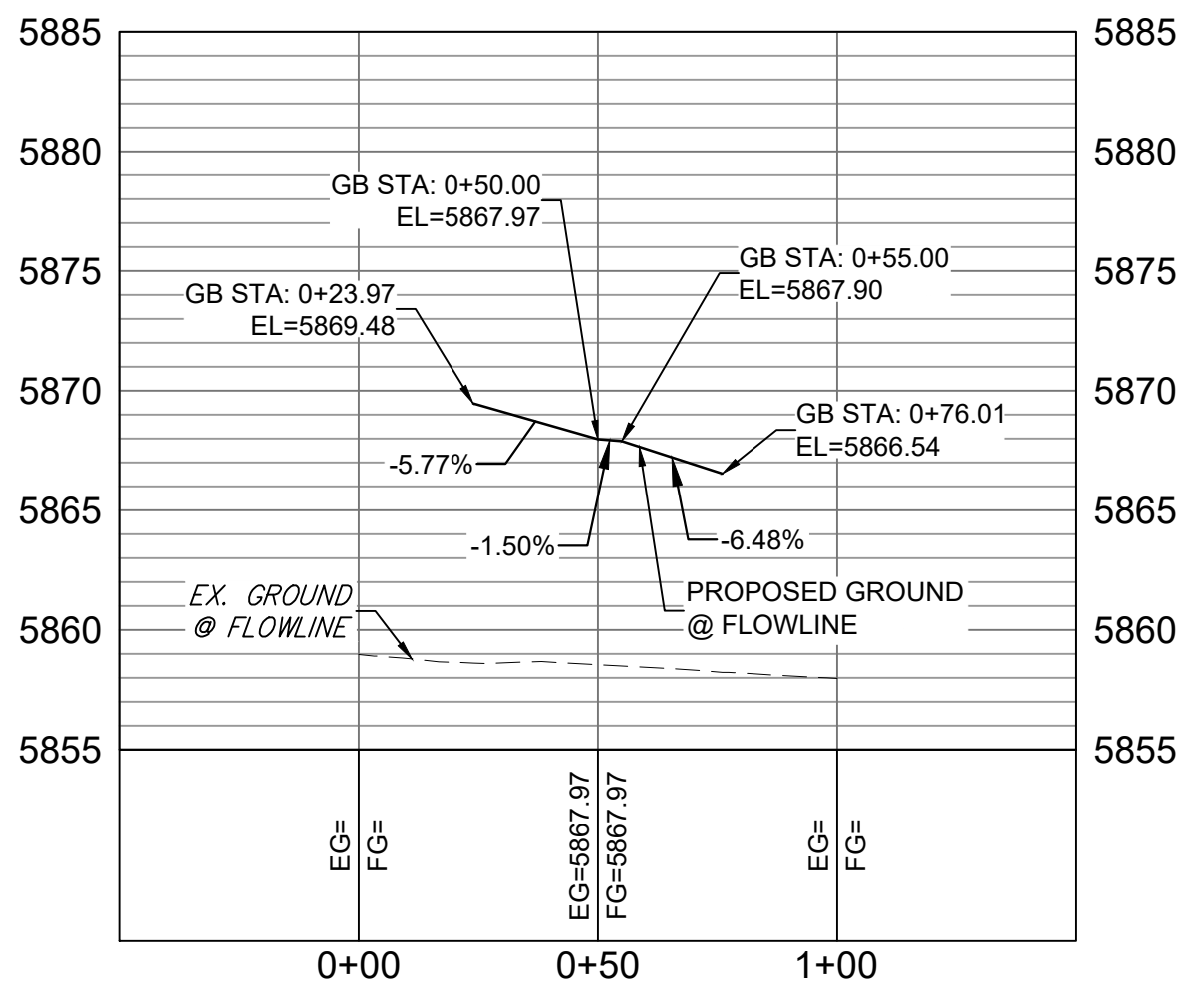
BIRD RIDGE MID BLOCK - NORTHWEST FL PROFILE

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



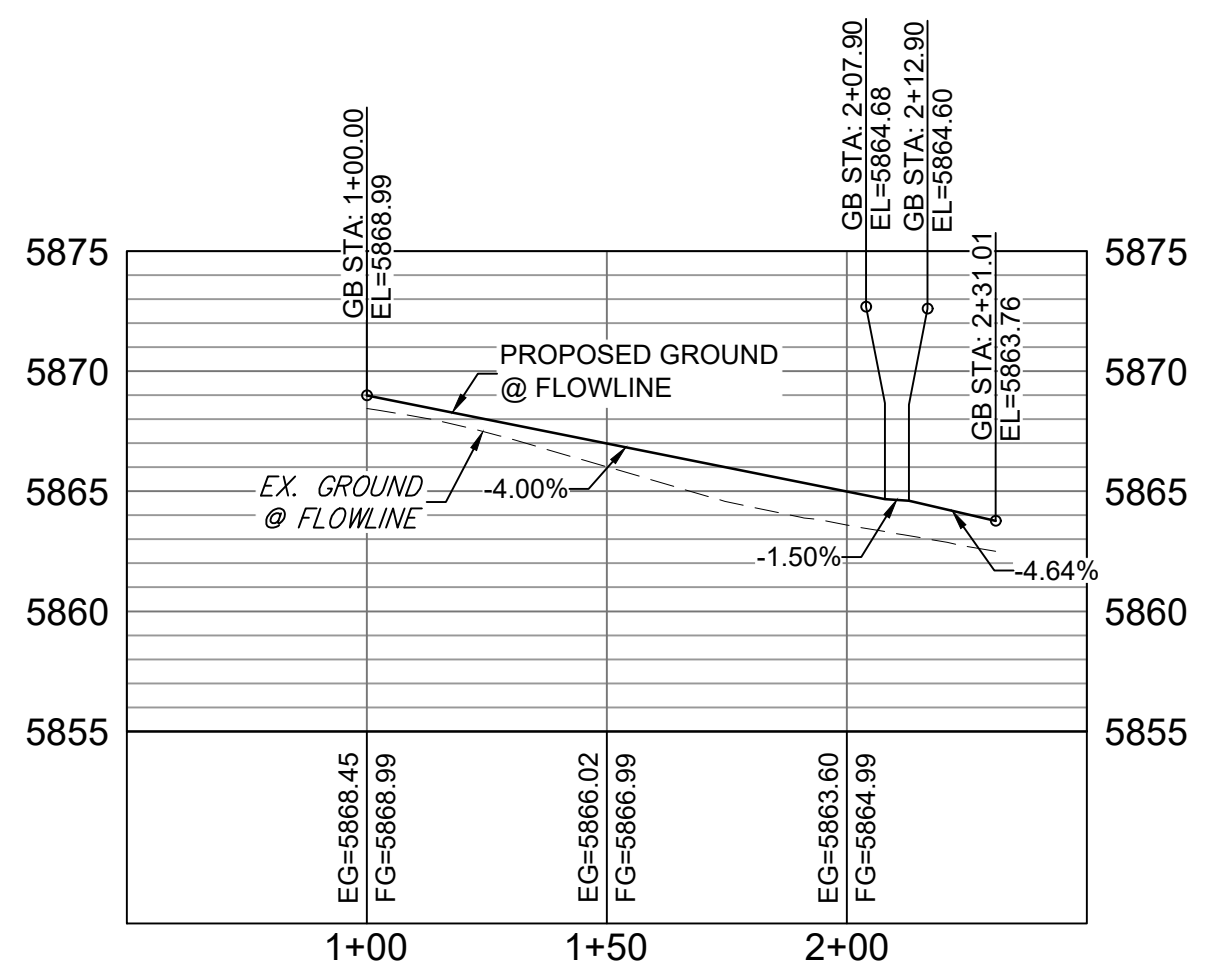
BIRD RIDGE MID BLOCK -NORTHEAST FL PROFILE

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



BIRD RIDGE MID BLOCK - SOUTH FL PROFILE

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

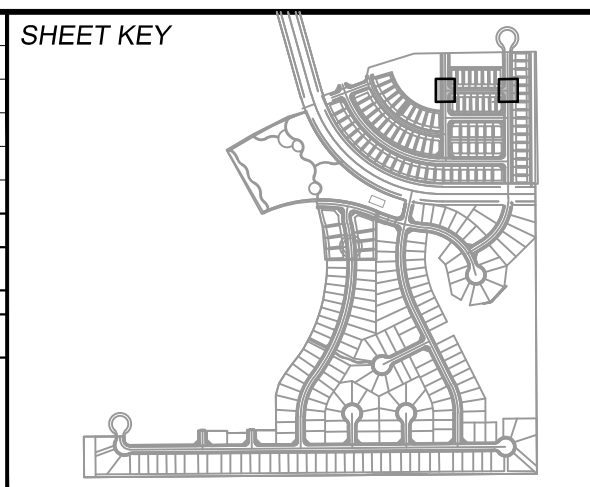


BIG JOHNSON MIDDLE MID BLOCK FL PROFILE

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

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT
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 CTB FILE: COMM-TECH_D-SIZE_BW.ctb
 PLOT DATE: April 15, 2020 11:37:47 AM
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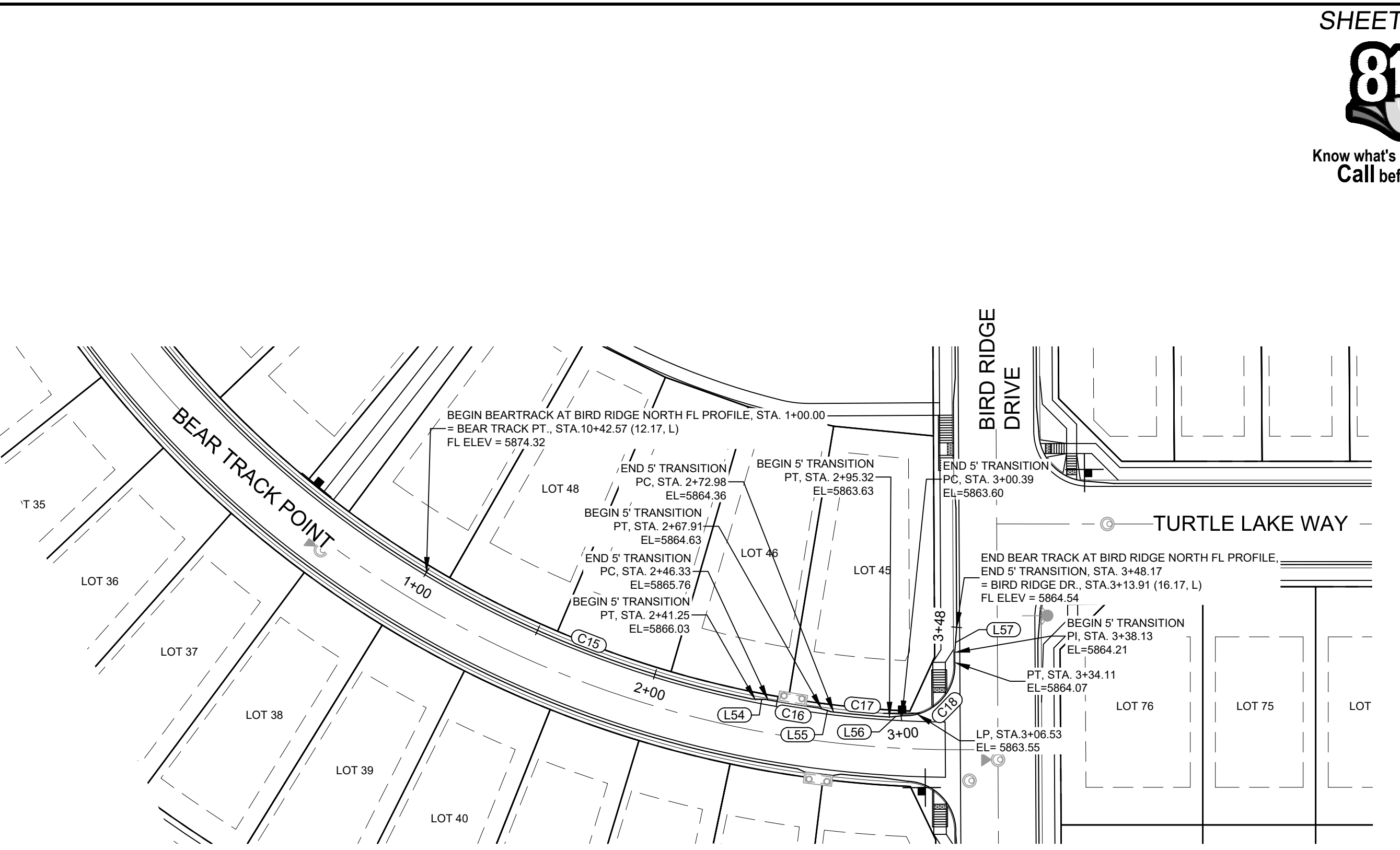
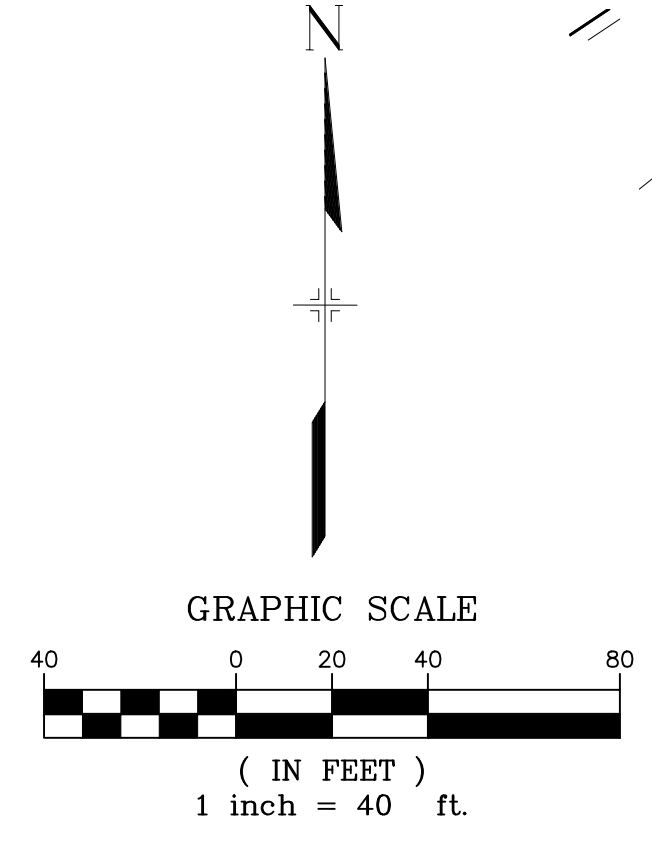
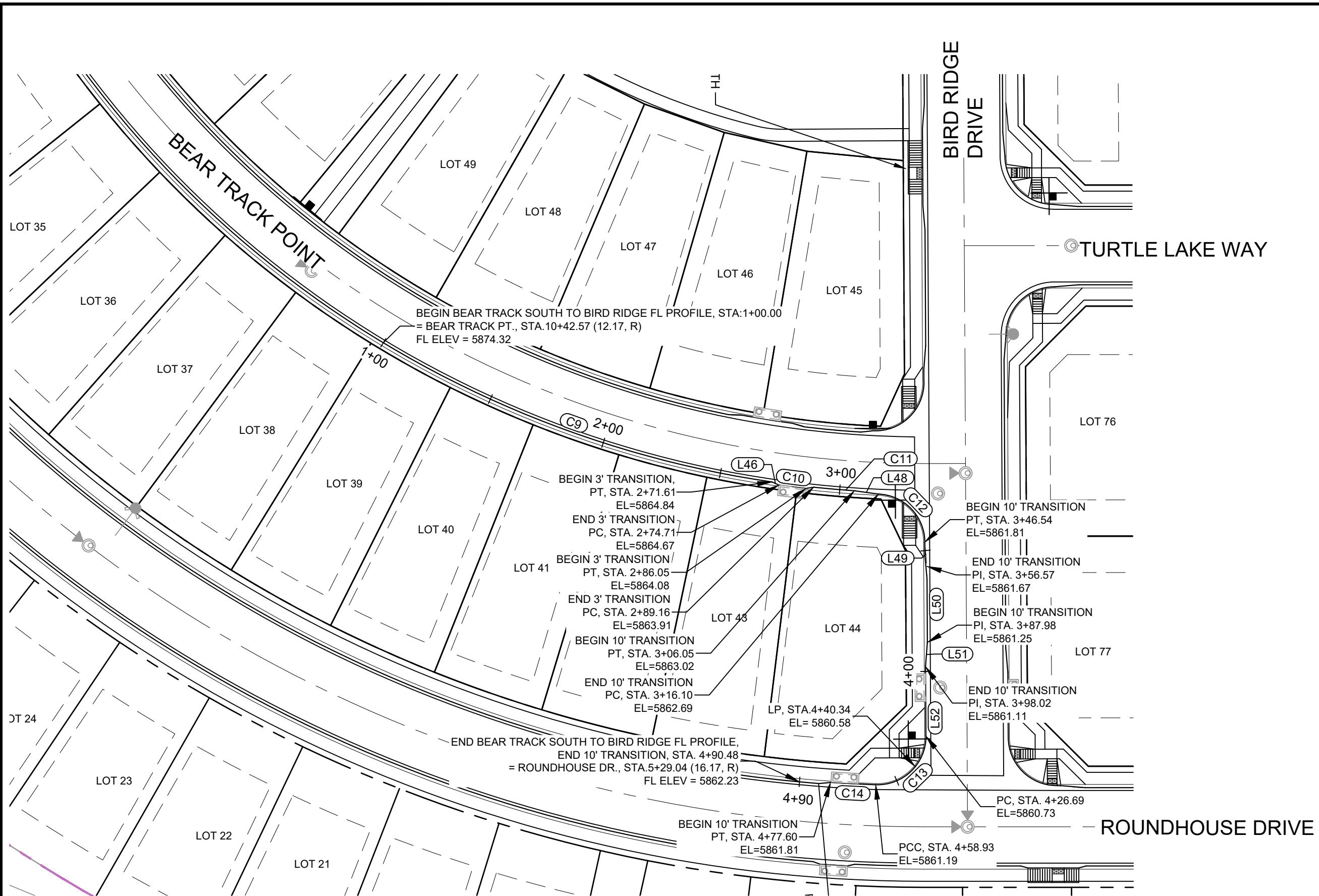


DESIGNED BY: NMS
 DRAWN BY: CRD
 CHECKED BY: NMS

TRAILS AT ASPEN RIDGE			
FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS			
FLOWLINE PLAN & PROFILE			
SCALE: HORIZ 1" = 40', VERT 1" = 8'	DATE ISSUED: FEBRUARY, 2020	DRAWING No. RD12	

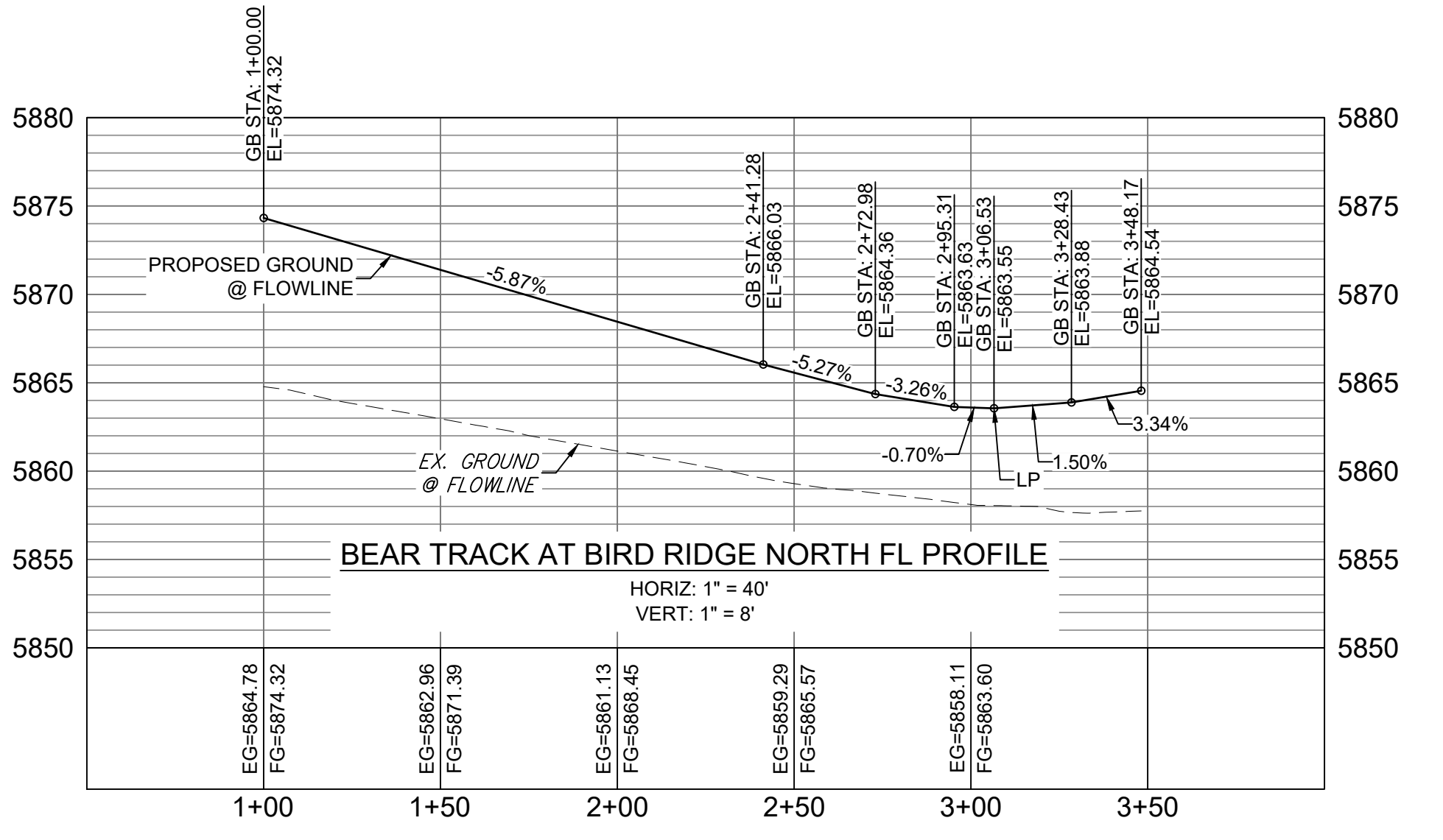
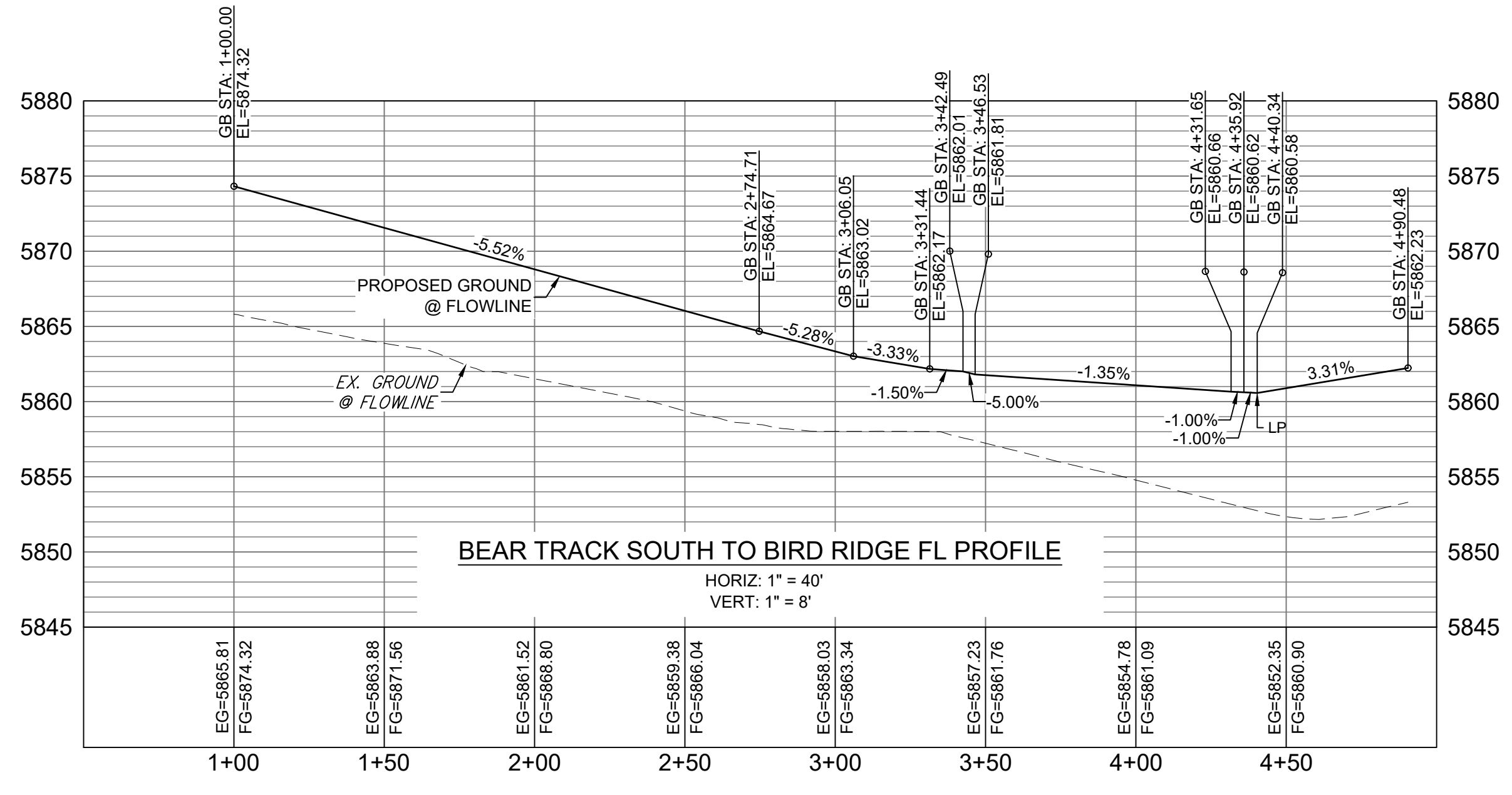


Know what's below.
Call before you dig.



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

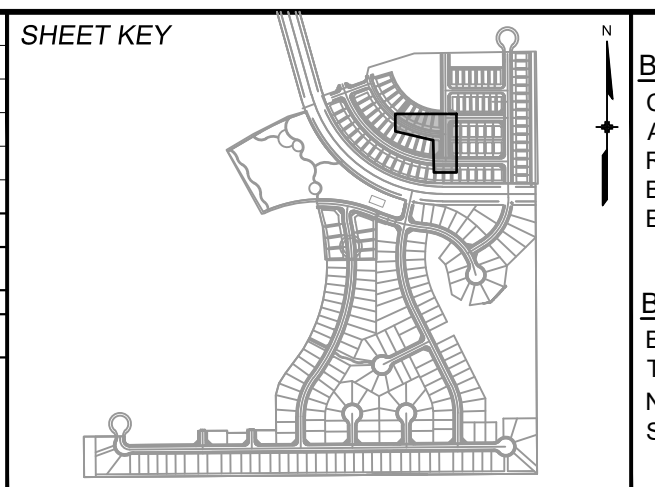
CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C9	432.17	171.61	022°45'07"
C10	440.34	11.34	001°28'32"
C11	432.17	16.90	002°14'24"
C12	20.00	30.44	087°11'52"
C13	20.00	32.25	092°22'53"
C14	725.17	18.67	001°28'31"
C15	407.82	141.25	019°50'41"
C16	407.00	21.58	003°02'16"
C17	407.82	22.34	003°08'21"
C18	20.05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



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

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT	
FILE NAME:	S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg
CTB FILE:	COMM-TECH_D-SIZE_BW.ctb
PLOT DATE:	April 15, 2020 3:23:06 PM
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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. 19.886.014

TRAILS AT ASPEN RIDGE

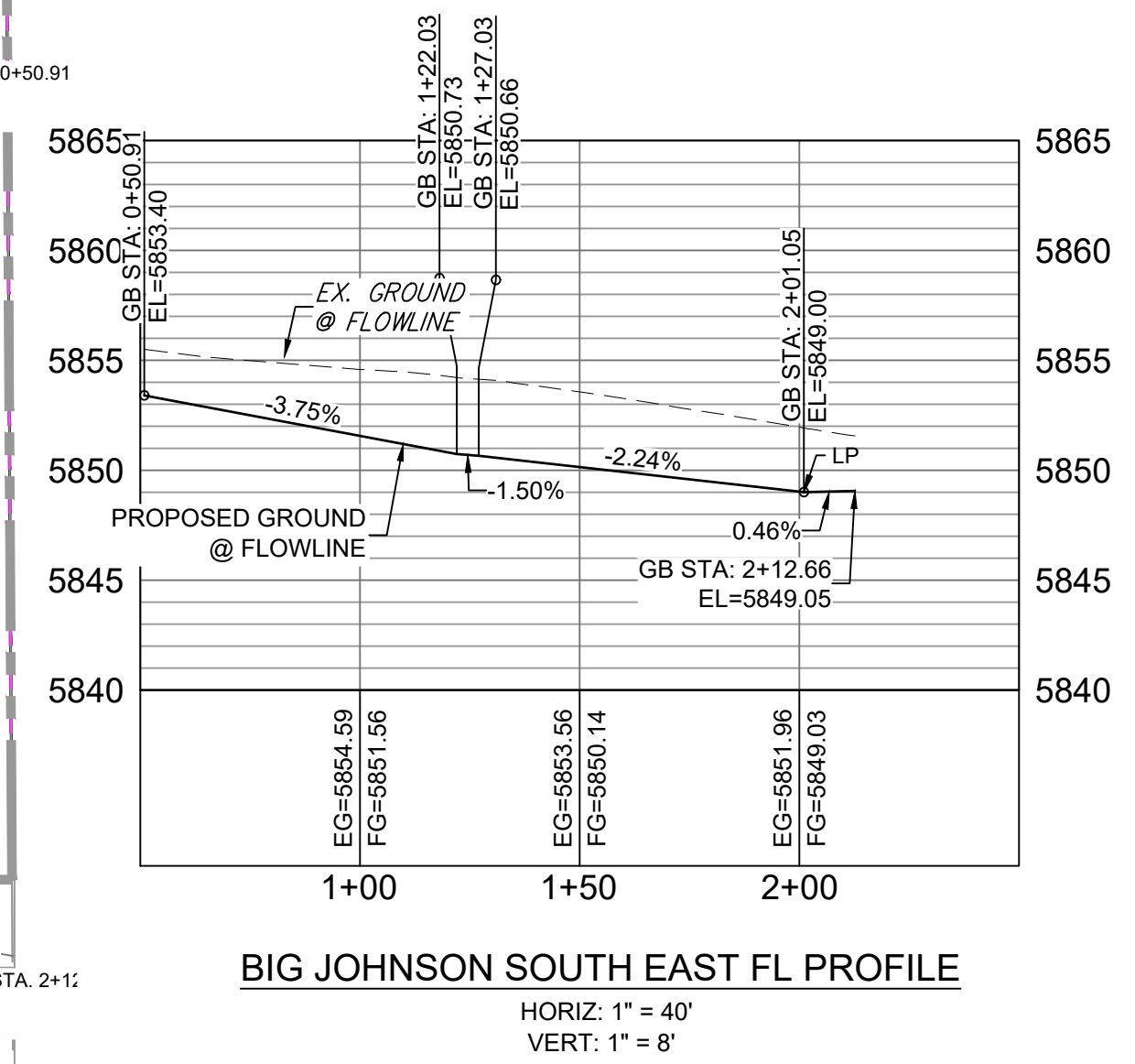
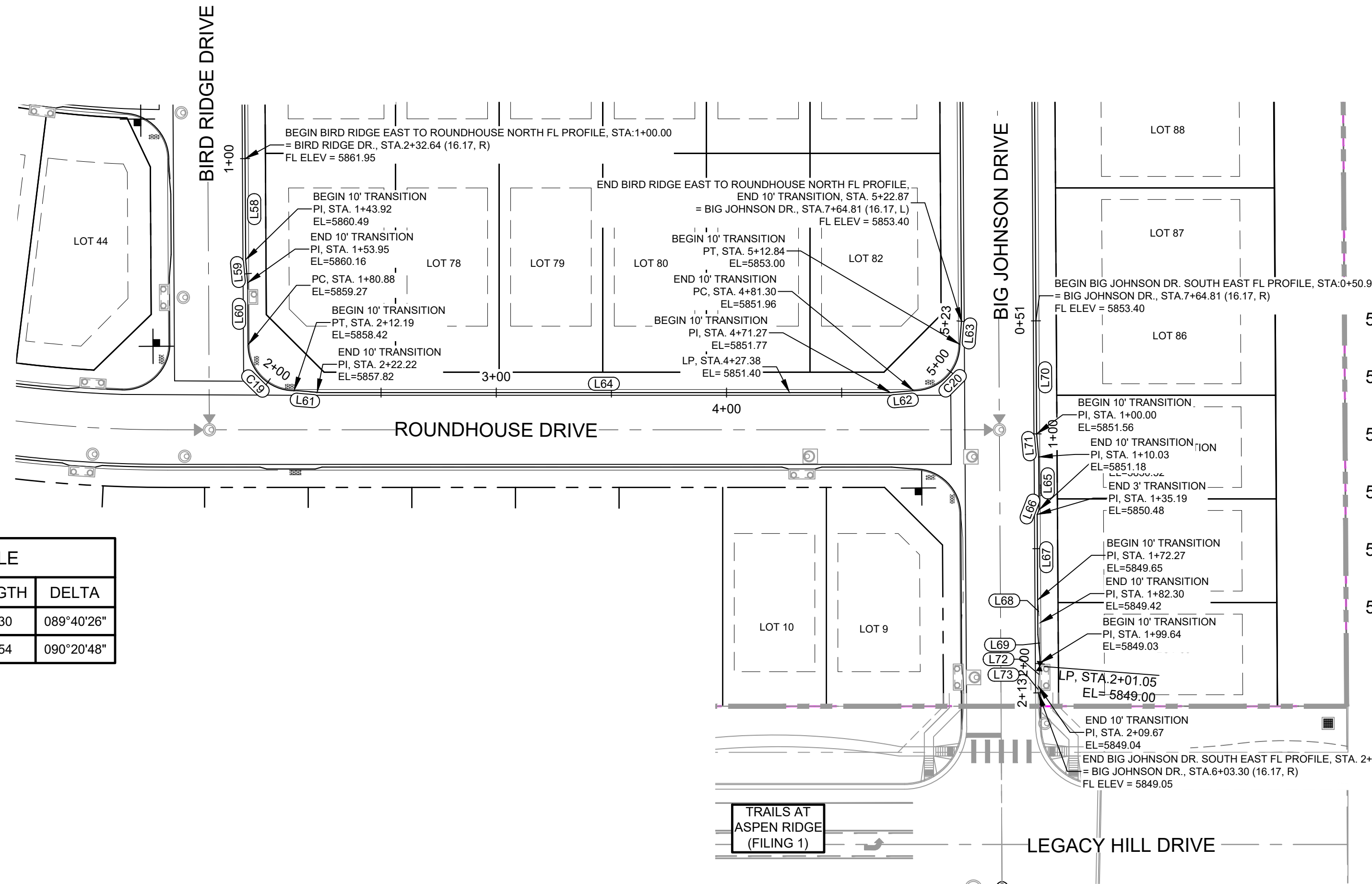
FILING NO. 2
 ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

DESIGNED BY:	NMS	SCALE:	HORIZ. 1" = 40'	DATE ISSUED:	FEBRUARY, 2020	DRAWING No.	RD13
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET	16 OF 36			

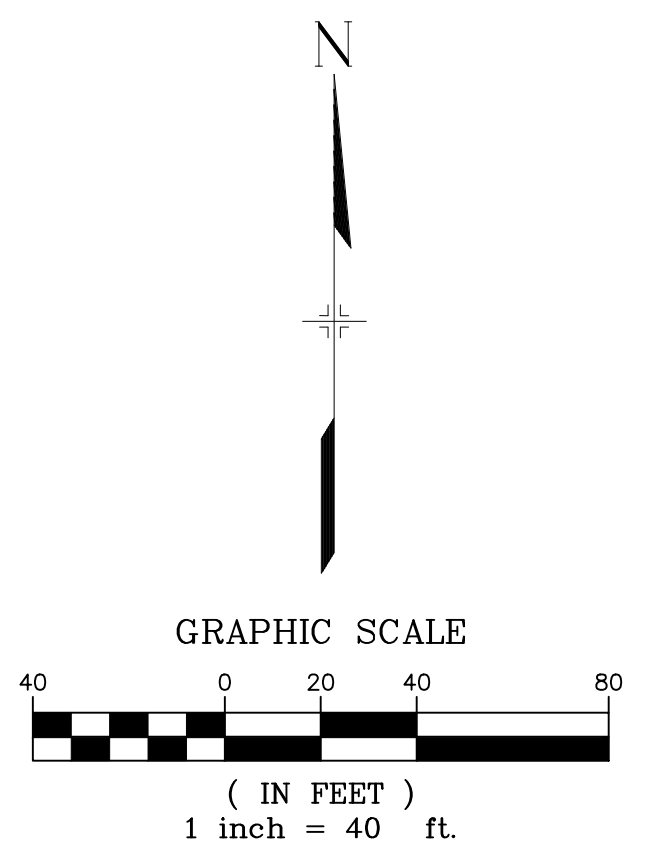
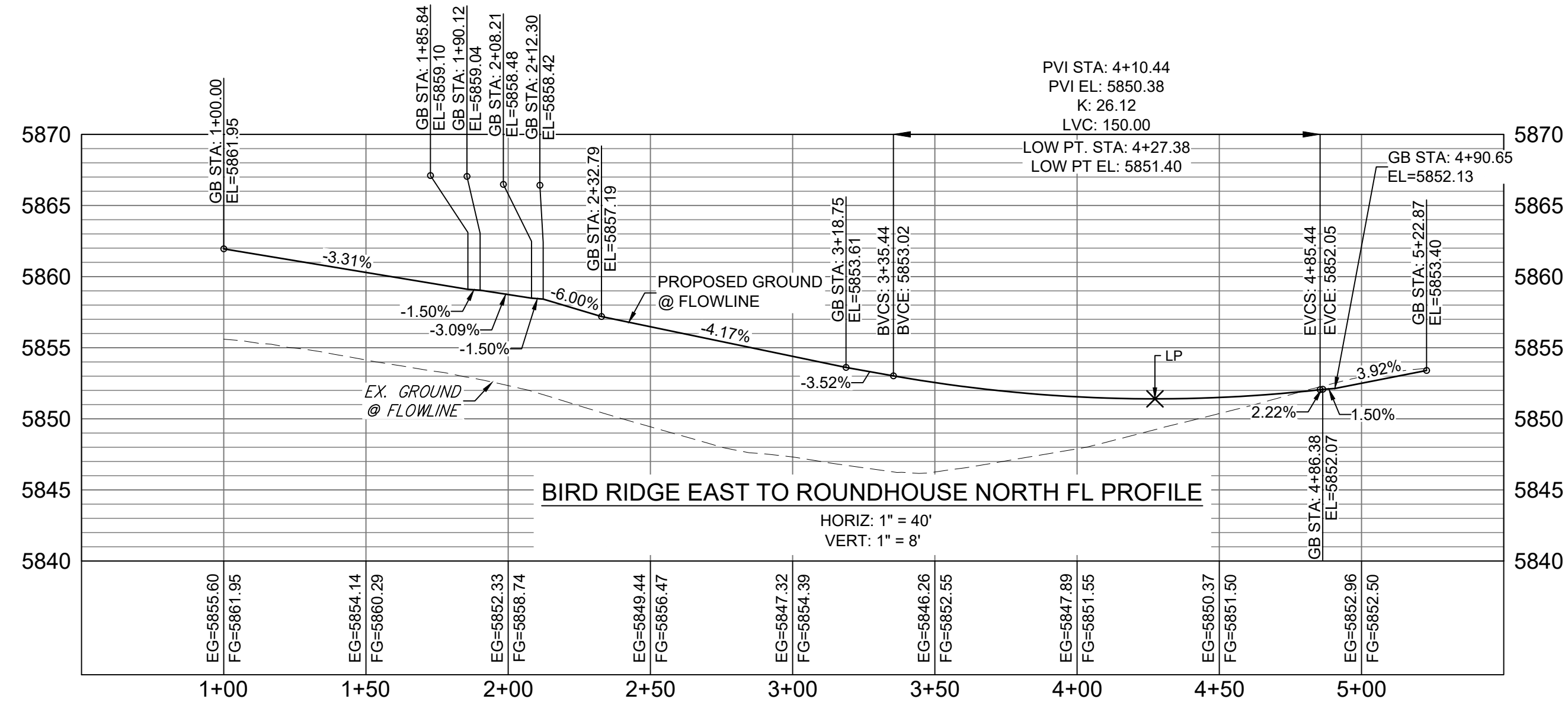


Know what's below.
Call before you dig.

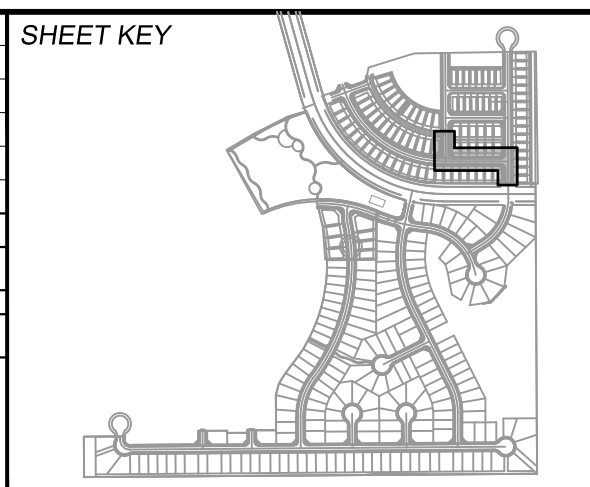


LINE TABLE		
LINE #	DIRECTION	LENGTH
L58	S0° 19' 34"E	43.92
L59	S5° 05' 23"E	10.03
L60	S0° 19' 34"E	26.93
L61	S85° 14' 11"E	10.03
L62	N85° 14' 11"E	10.03
L63	N4° 25' 01"E	10.03
L64	S90° 00' 00"E	249.05
L65	S0° 20' 48"E	23.00
L66	S21° 14' 45"W	2.15
L67	S0° 16' 55"E	37.08
L68	S5° 06' 36"E	10.03
L69	S0°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

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C19	20.00	31.30	089°40'28"
C20	20.00	31.54	090°20'48"



REFERENCE DRAWINGS			
No.	DATE	DESCRIPTION	BY
X-886-PR SITE_F1 X-886-PR STORM_F1 19-886-PR UTIL 19-886-PR UTIL_SANITARY X-886-PR SITE-FUTURE X-886-PR SITE-F2 886-PR Legacy Drive GEC Titleblock X-886-PR UTIL-F2 X-886-PR SITE-FUTURE FILINGS			
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg			
CTB FILE: COMM-TECH_D-SIZE_BW.ctb			
PLOT DATE: April 15, 2020 3:23:22 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



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

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

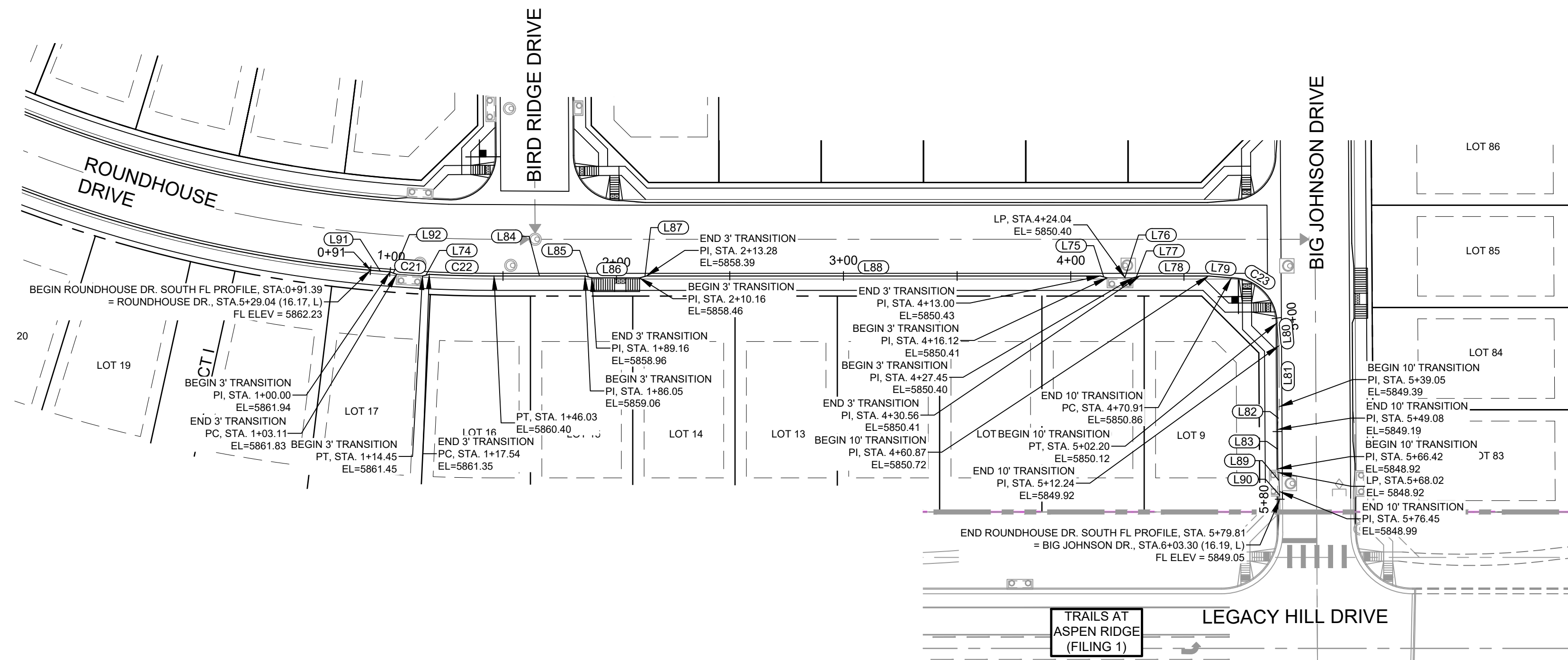
PREPARED BY:

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

TRAILS AT ASPEN RIDGE				
FILING NO. 2				
ROADWAY & STORM IMPROVEMENT PLANS				
FLOWLINE PLAN & PROFILE				
DESIGNED BY:	NMS	SCALE:	DATE ISSUED:	FEBRUARY, 2020
CHECKED BY:	NMS	HORIZ. 1" = 40'	SHEET	17 OF 36
			VERT. 1" = 8'	RD14

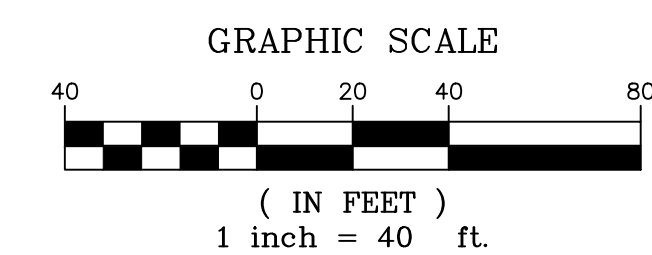
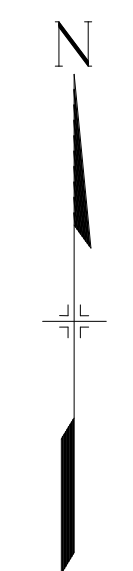
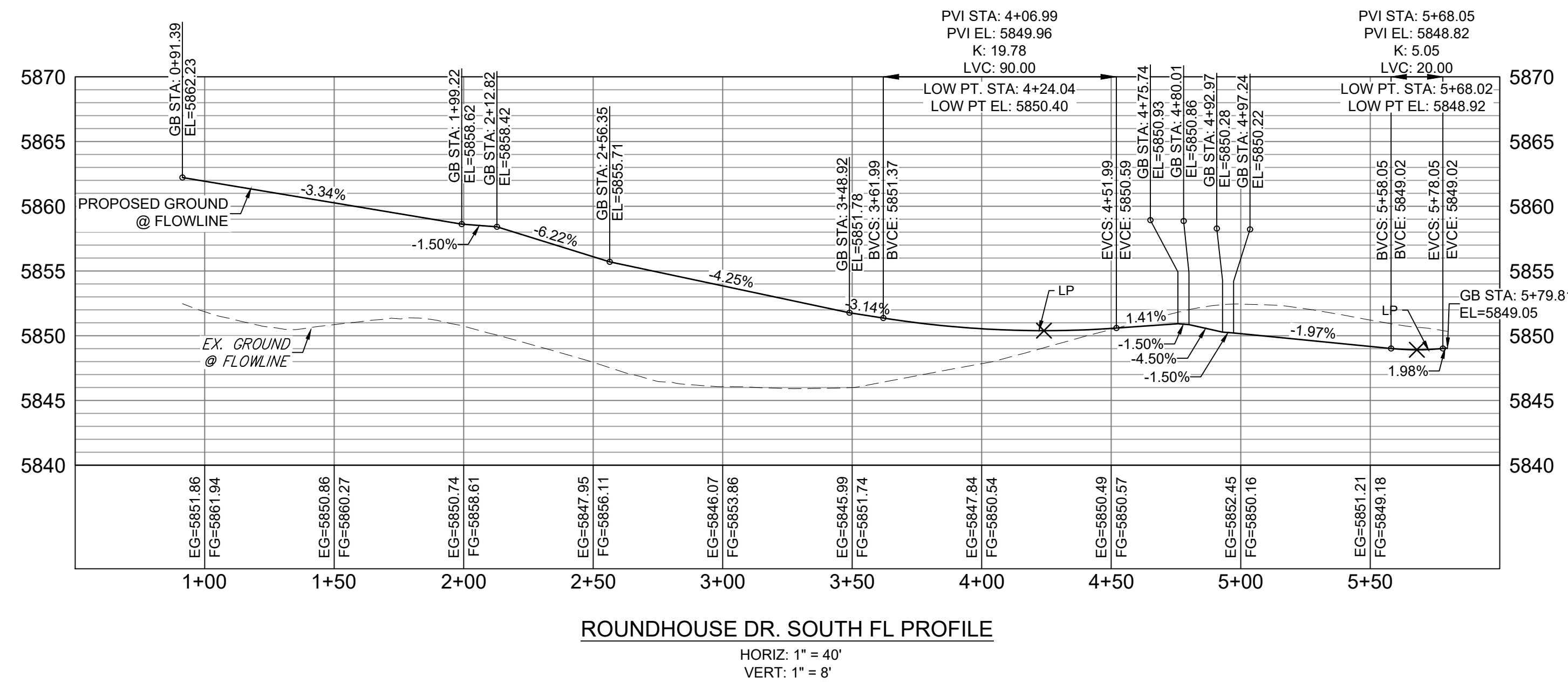


Know what's below.
Call before you dig.



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

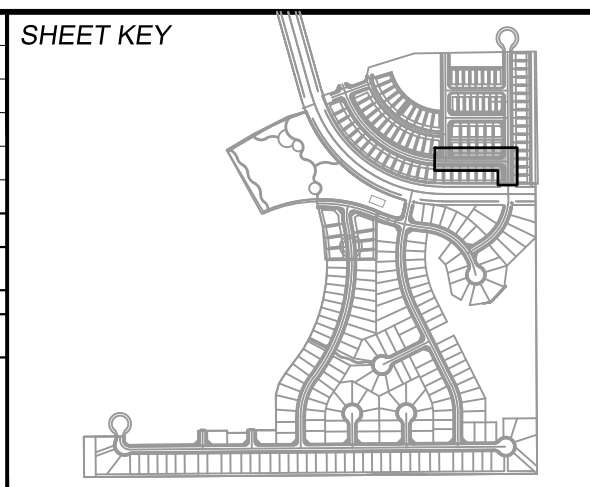
CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C21	3836.46	11.34	000°10'10"
C22	586.17	28.49	002°47'07"
C23	20.00	31.29	089°39'12"



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

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT	
FILE NAME:	S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg
CTB FILE:	COMM-TECH_D-SIZE_BW.ctb
PLOT DATE:	April 15, 2020 3:23:35 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



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

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

PREPARED BY:

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

TRAILS AT ASPEN RIDGE

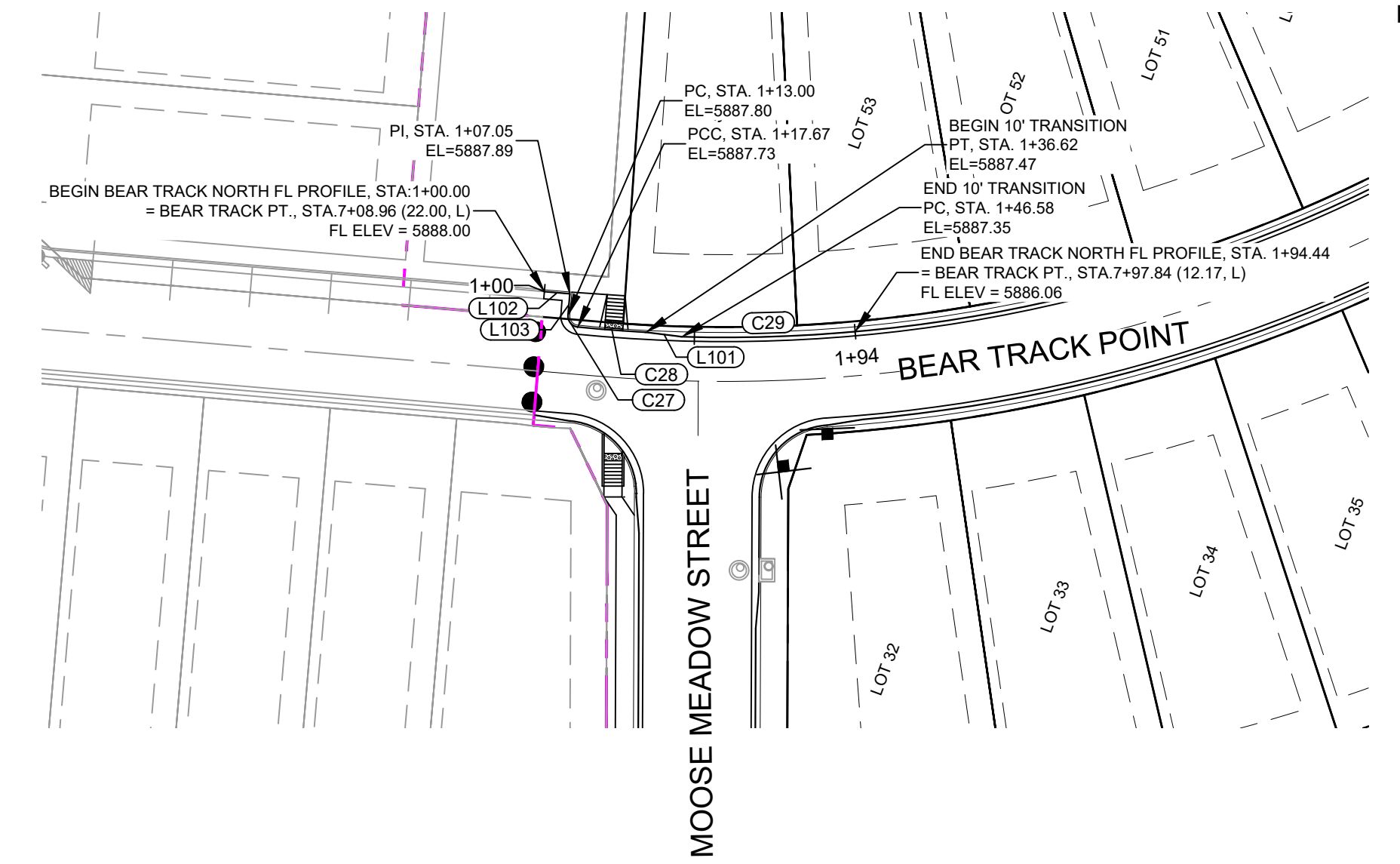
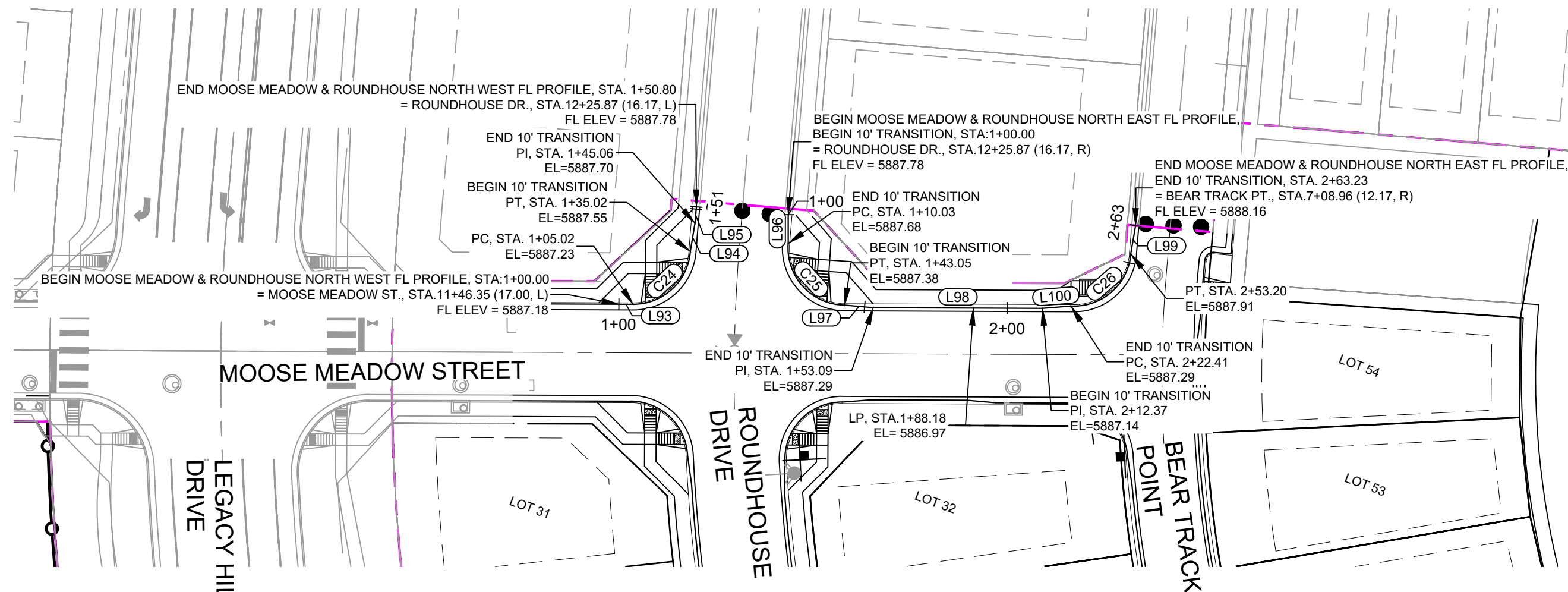
FILING NO. 2
 ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

DESIGNED BY: NMS	SCALE: HORIZ. 1" = 40'	DATE ISSUED: FEBRUARY, 2020	DRAWING No. RD15
CHECKED BY: NMS	VERT. 1" = 8'	SHEET 18 OF 36	

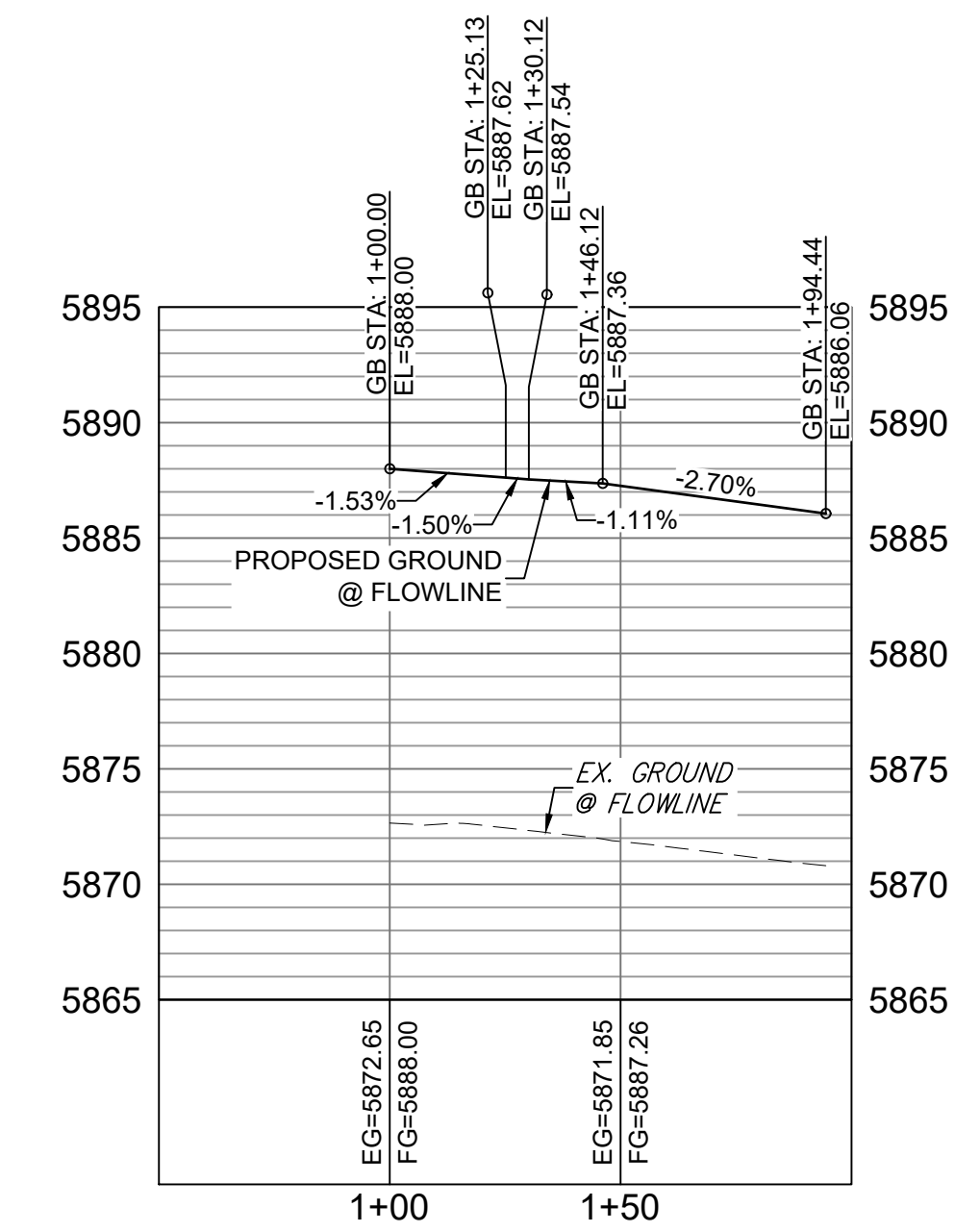
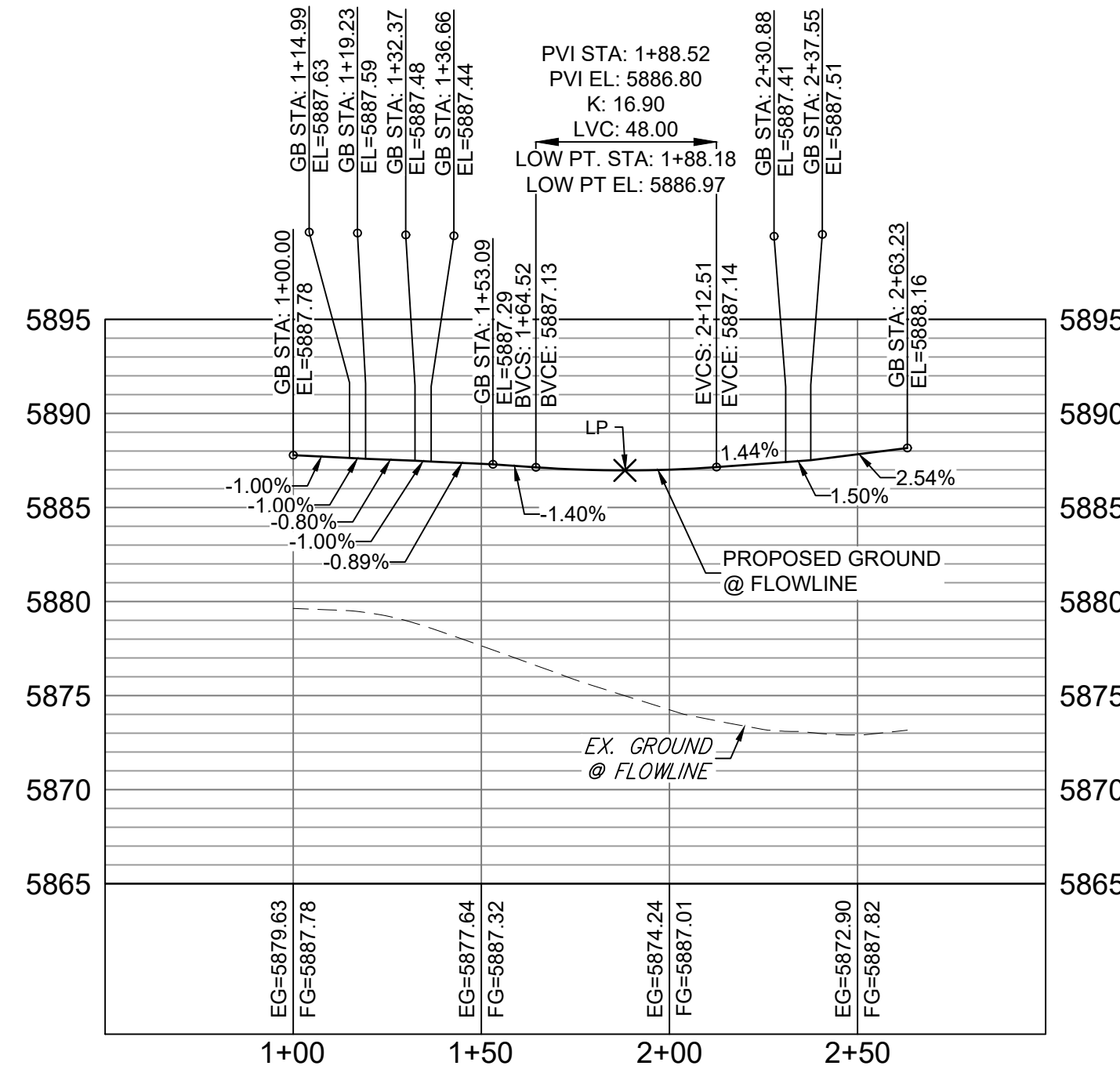
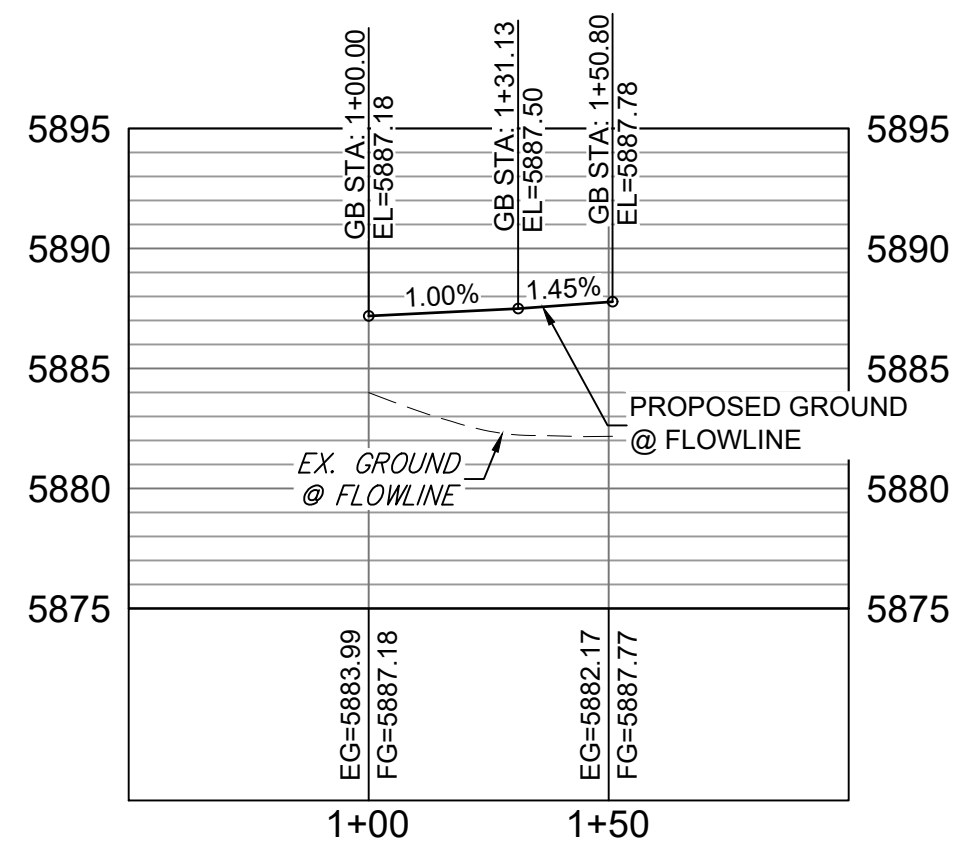
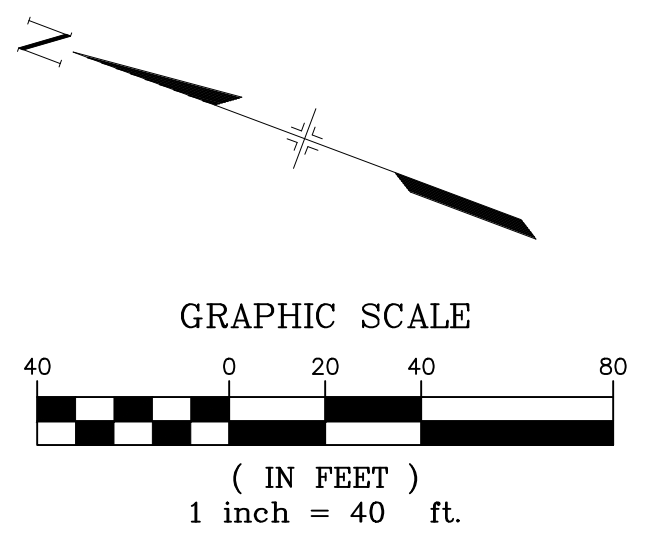
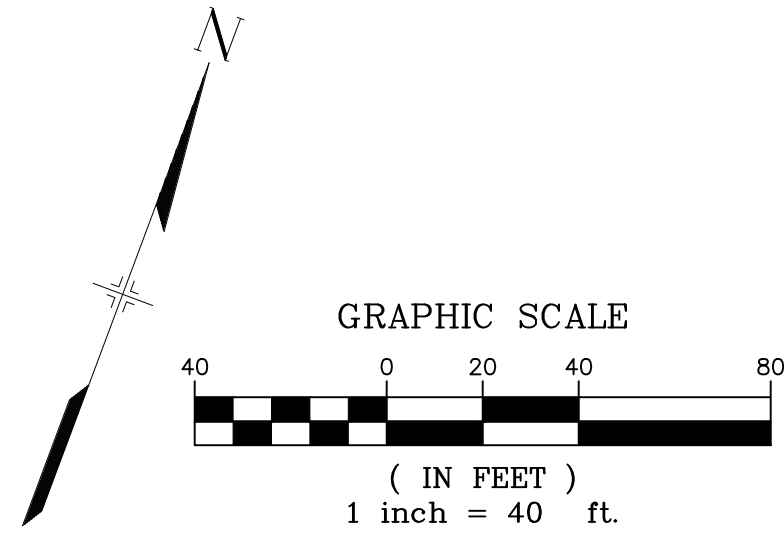


Know what's below.
Call before you dig.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L93	N69° 45' 39"E	5.02
L94	N11° 02' 56"W	10.04
L95	N15° 39' 12"W	5.73
L96	S20° 25' 01"E	10.03
L97	N74° 31' 29"E	10.03
L98	N69° 45' 39"E	59.29
L99	N10° 53' 23"W	10.03
L100	N64° 59' 49"E	10.03
L101	S13° 18' 28"E	9.96
L102	S15° 39' 12"E	7.05
L103	S74° 20' 48"W	5.95

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C24	20.00	30.01	085°58'00"
C25	20.00	33.02	094°35'09"
C26	20.04	30.79	088°02'07"
C27	3.00	4.66	089°05'10"
C28	407.00	18.95	002°40'04"
C29	407.82	47.86	006°43'27"



MOOSE MEADOW AND ROUNDHOUSE NORTH WEST FL PROFILE

MOOSE MEADOW AND ROUNDHOUSE NORTH EAST FL PROFILE

BEAR TRACK NORTH FL PROFILE

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

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

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

REFERENCE DRAWINGS		SHEET KEY	
X-886-PR SITE_F1			
X-886-PR STORM_F1			
X-886-PR UTIL			
X-886-PR UTIL_SANITARY			
X-886-PR SITE-FUTURE		<p>BENCHMARK COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206 A BERTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD. ELEVATION - 5897.89' U.S. SURVEY FT</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>	
X-886-PR SITE-F2		<p>PREPARED BY: </p>	
X-886-PR UTIL-F2		<p>SEAL</p>	
X-886-PR SITE-FUTURE FILINGS		<p>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014</p>	
<p>COMPUTER FILE MANAGEMENT FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg CTB FILE: COMM-TECH_D-SIZE_BW.ctb PLOT DATE: April 15, 2020 3:24:03 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</p>		<p>DESIGNED BY: NMS DRAWN BY: CRD CHECKED BY: NMS</p> <p>SCALE HORIZ: 1" = 40' VERT: 1" = 8'</p> <p>DATE ISSUED: FEBRUARY, 2020 SHEET 19 OF 36</p> <p>DRAWING No. RD16</p>	

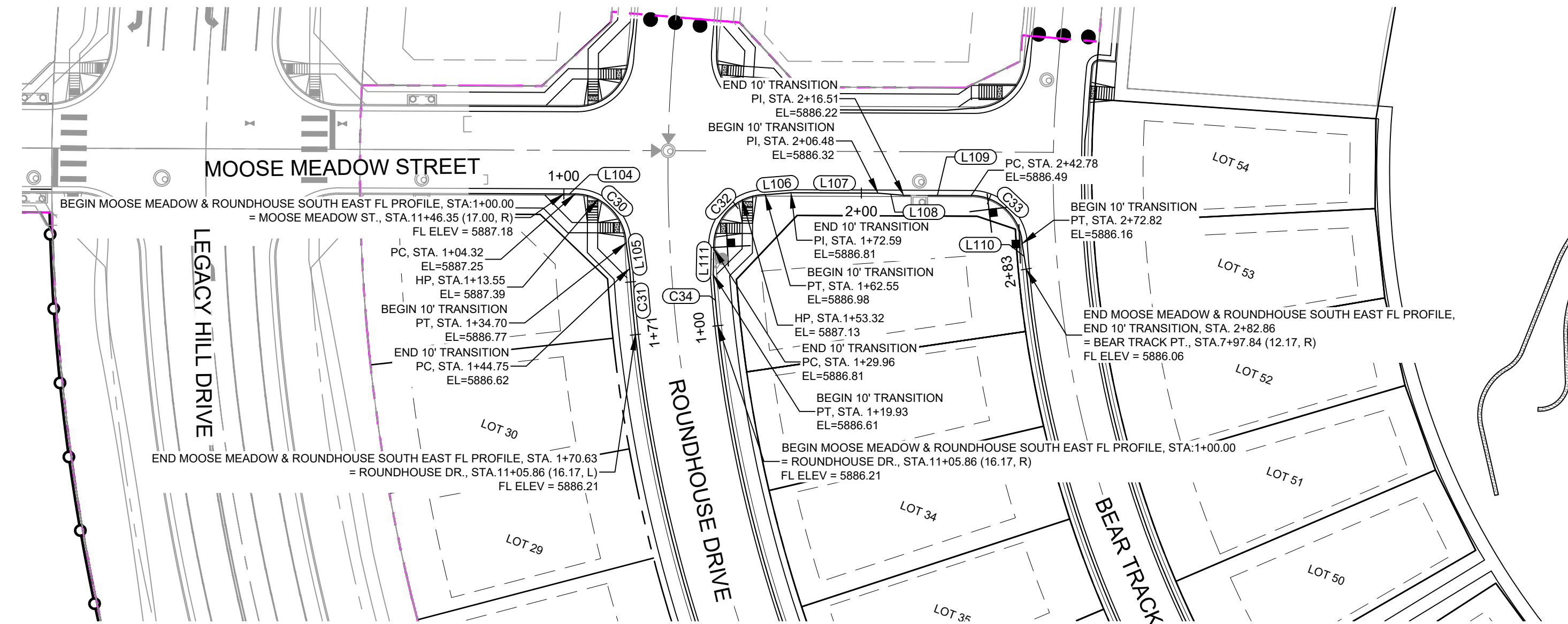
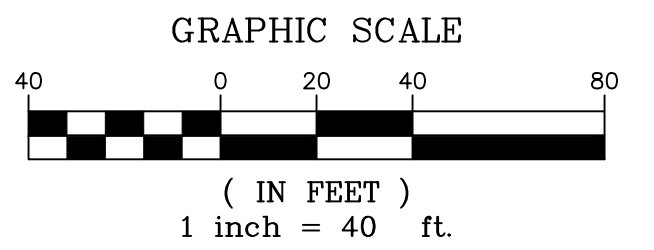
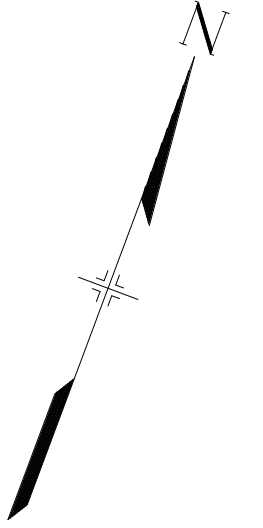
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

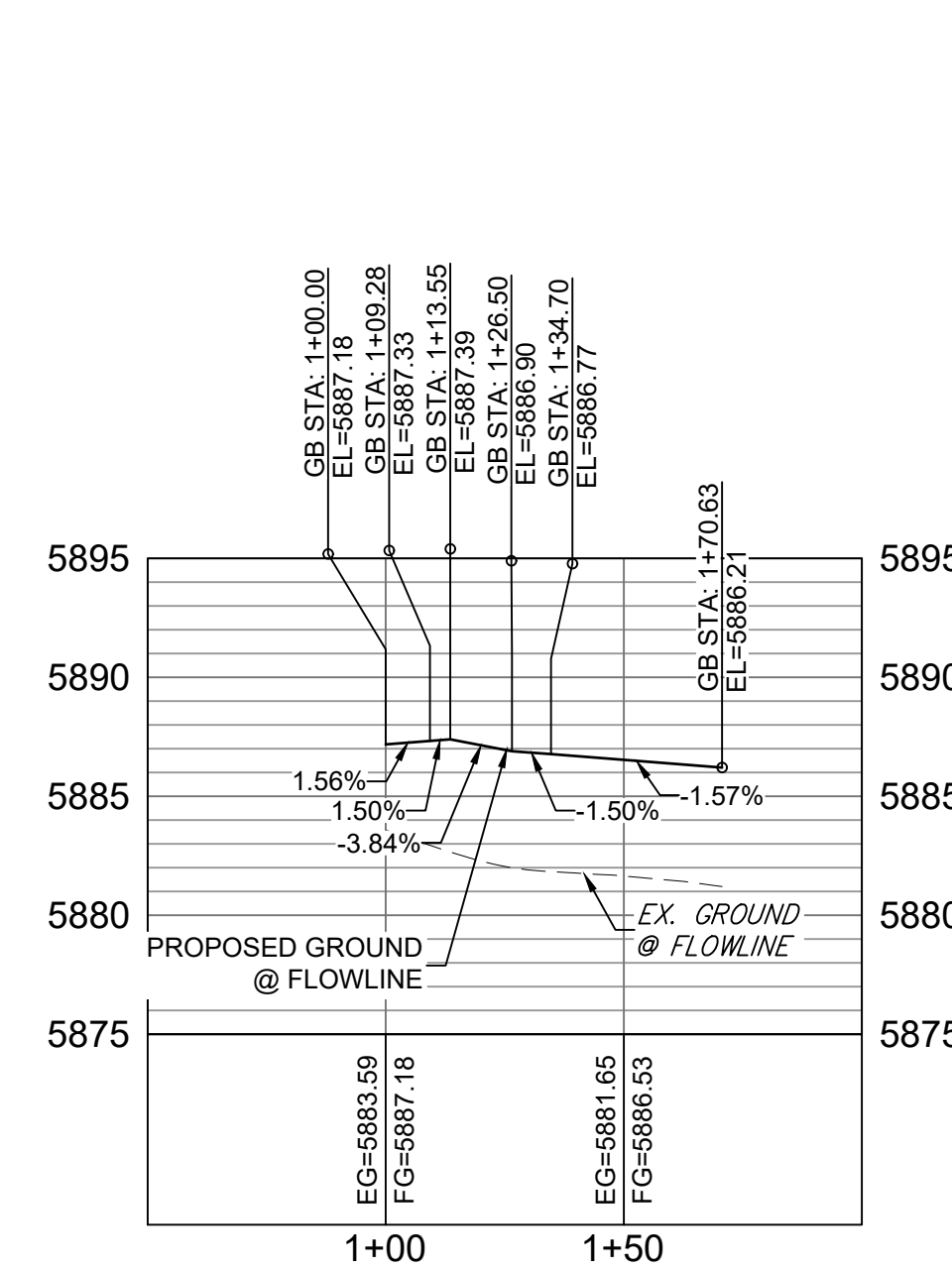


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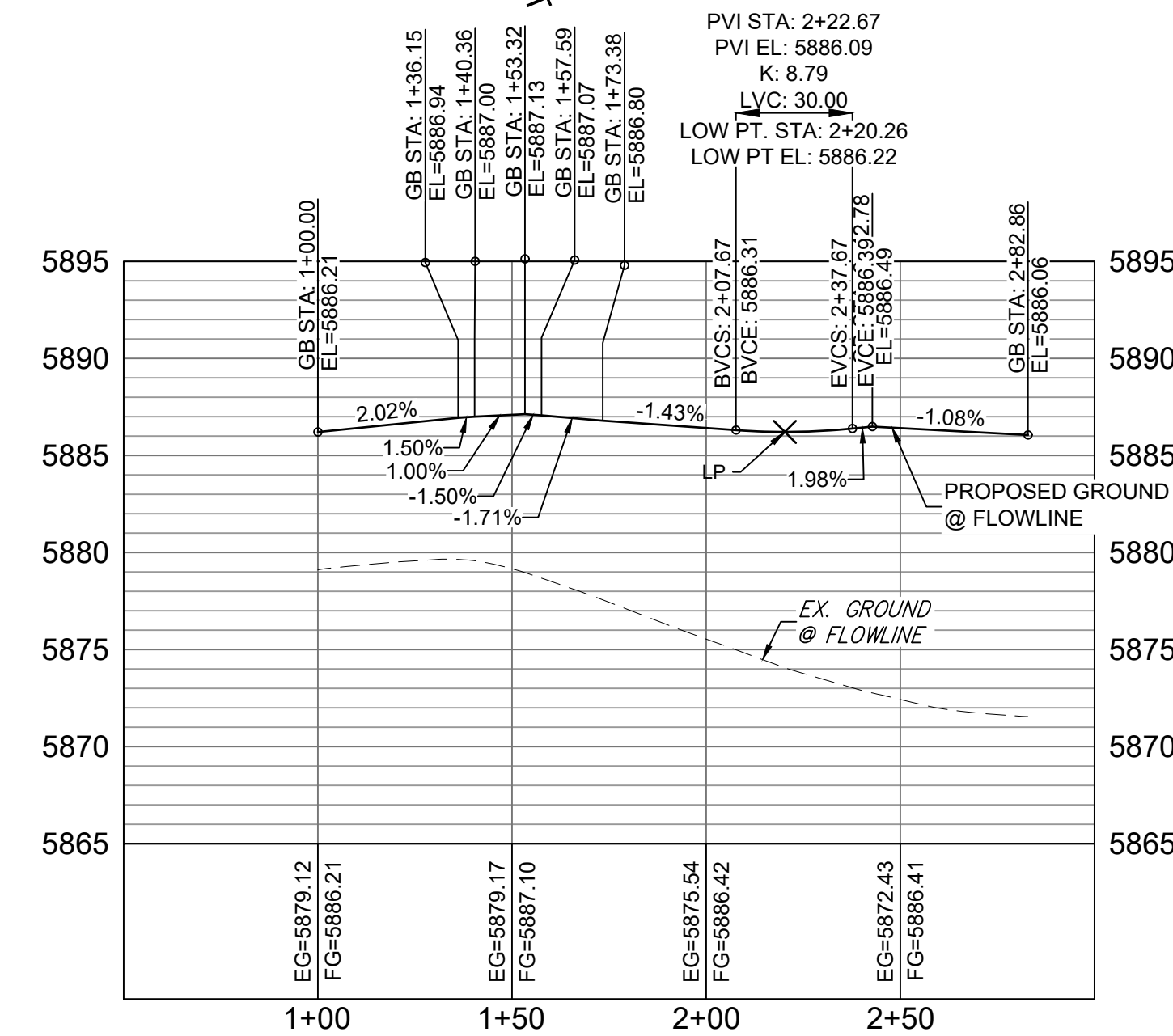
LINE TABLE		
LINE #	DIRECTION	LENGTH
L104	N69° 45' 39"E	4.32
L105	S28° 26' 39"E	10.04
L106	N64° 59' 50"E	10.03
L107	N69° 45' 39"E	33.89
L108	N74° 31' 29"E	10.03
L109	N69° 45' 39"E	26.27
L110	S29° 37' 24"E	10.04
L111	N19° 21' 25"W	10.03

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



MOOSE MEADOW AND ROUNDHOUSE SOUTH EAST FL PROFILE

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

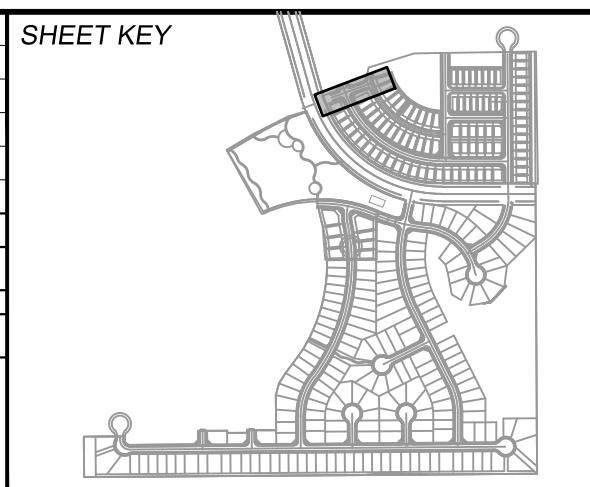


MOOSE MEADOW AND ROUNDHOUSE SOUTH WEST FL PROFILE

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

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

COMPUTER FILE MANAGEMENT	
FILE NAME:	S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg
CTB FILE:	COMM-TECH_D-SIZE_BW.ctb
PLOT DATE:	April 15, 2020 3:24:27 PM
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

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PREPARED BY:
Matrix

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

TRAILS AT ASPEN RIDGE

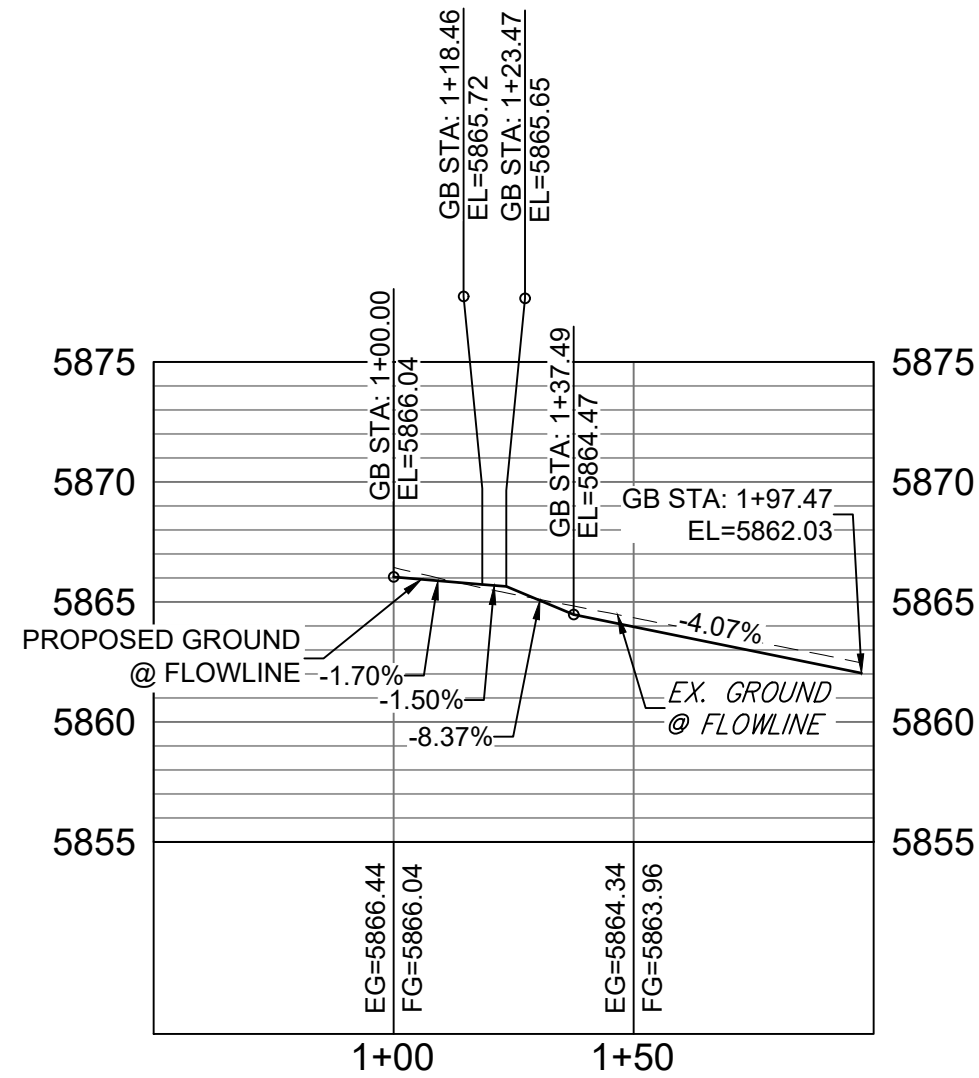
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

DESIGNED BY:	NMS	SCALE:	HORIZ: 1" = 40'	DATE ISSUED:	FEBRUARY, 2020	DRAWING No.	RD17
CHECKED BY:	NMS	VERT:	1" = 8'	SHEET:	20 OF 36		

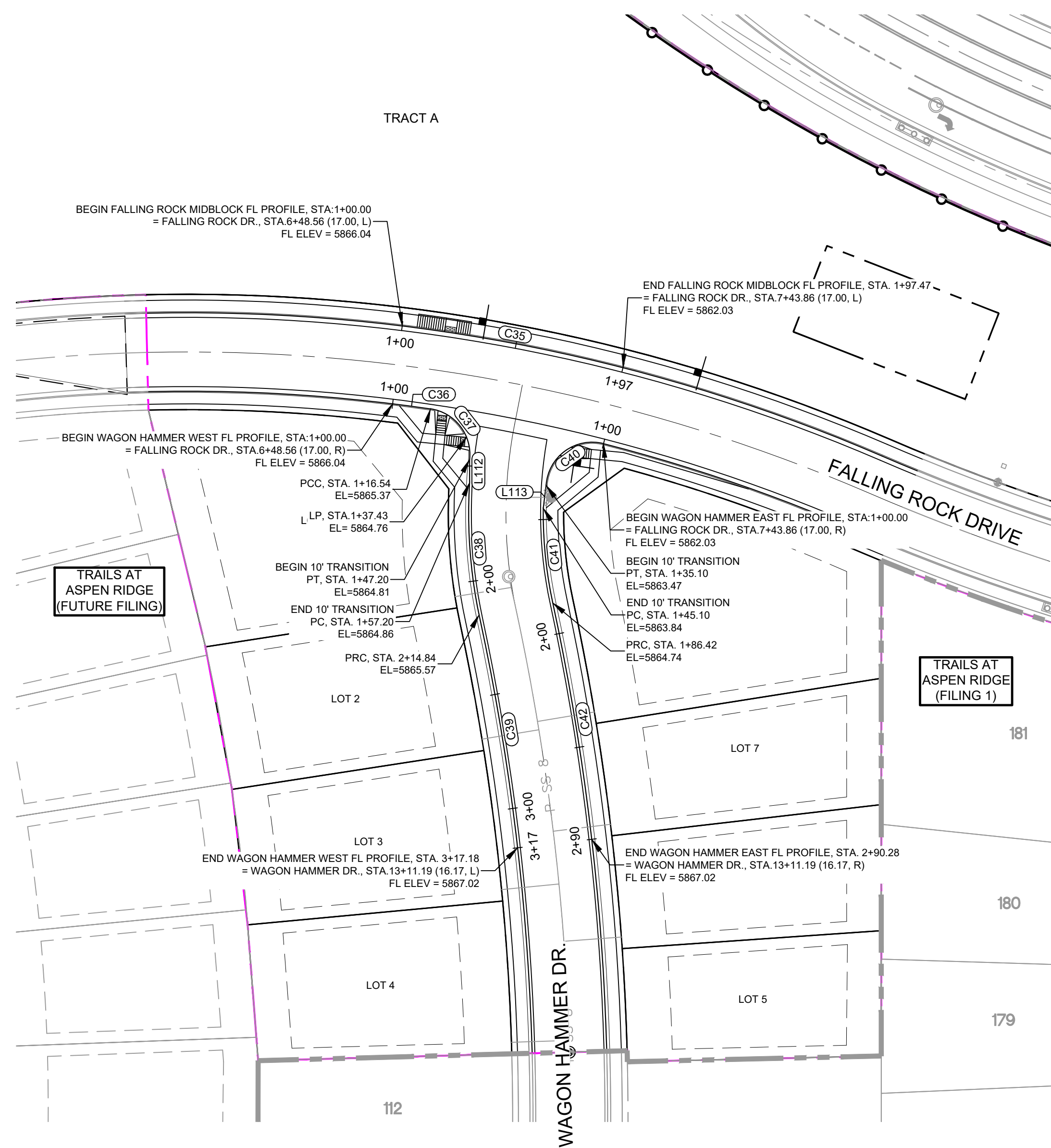


Know what's below.
Call before you dig.



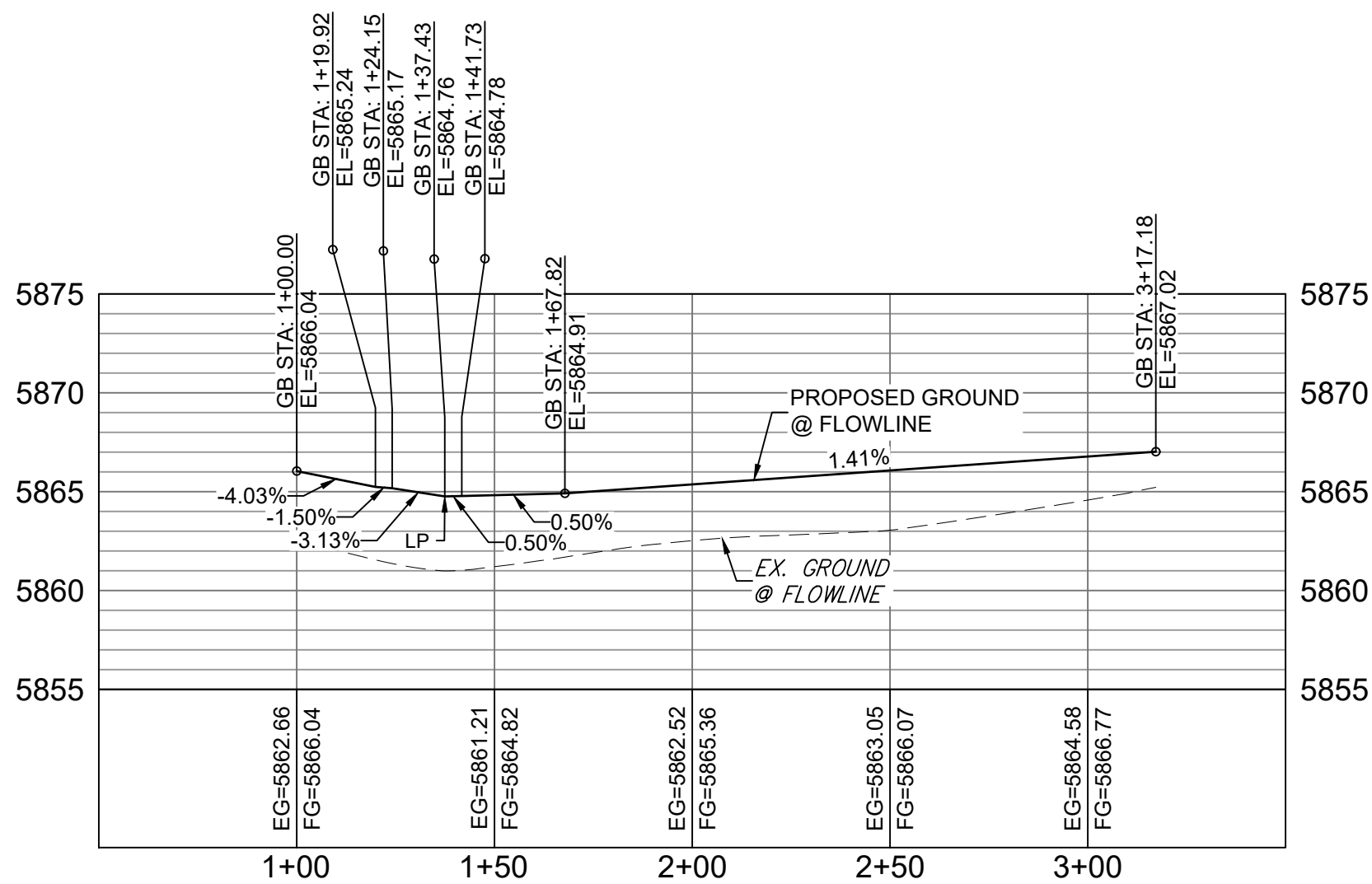
FALLING ROCK MDBLOCK FL PROFILE

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



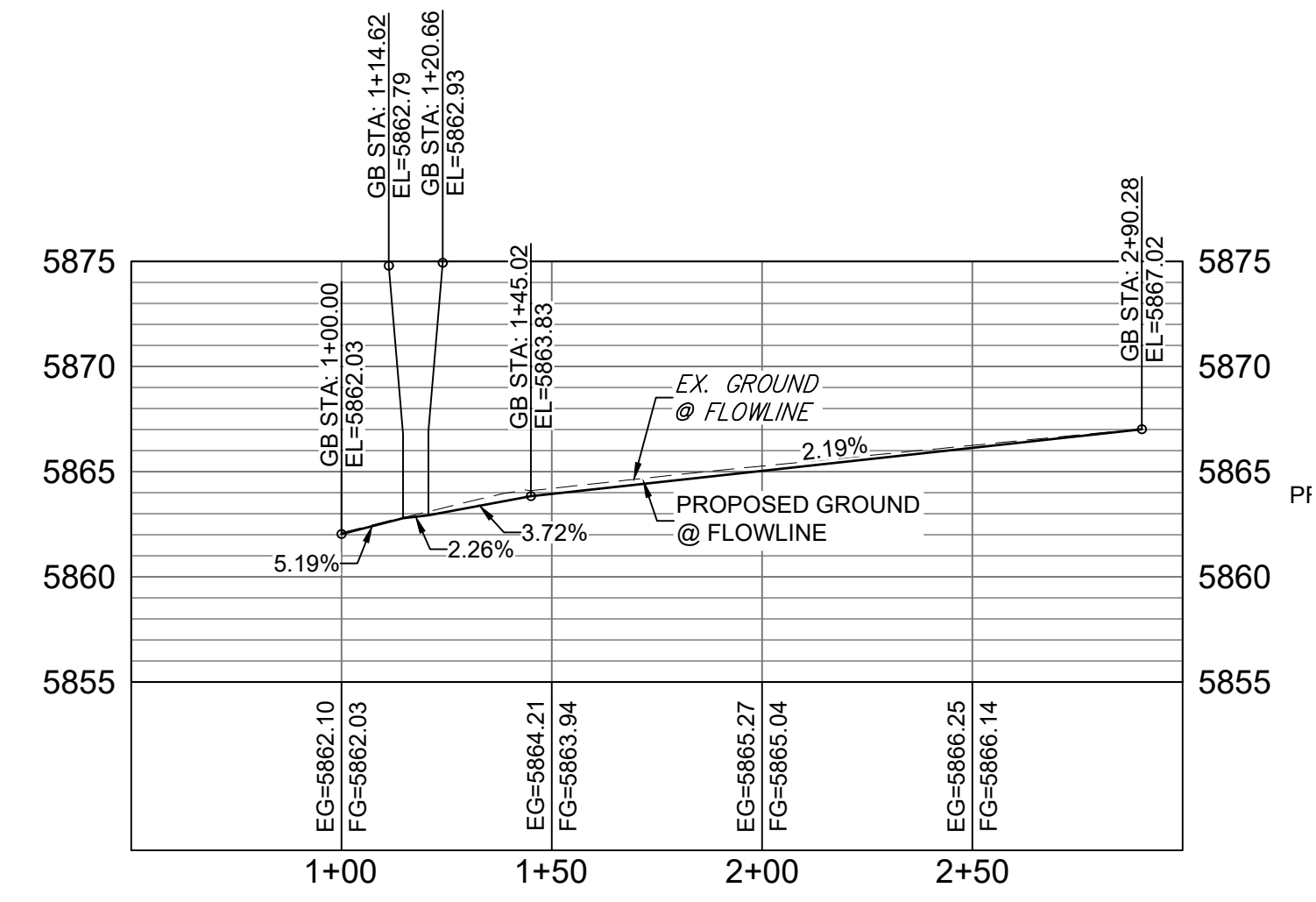
LINE TABLE		
LINE #	DIRECTION	LENGTH
L112	S0° 05' 38"W	10.00
L113	S7° 00' 50"W	10.00

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



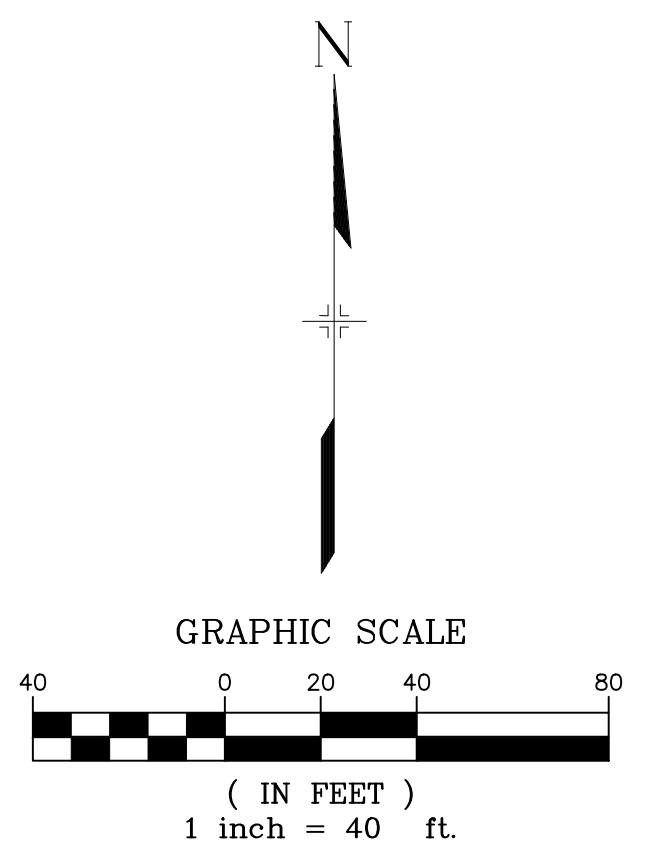
WAGON HAMMER WEST FL PROFILE

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

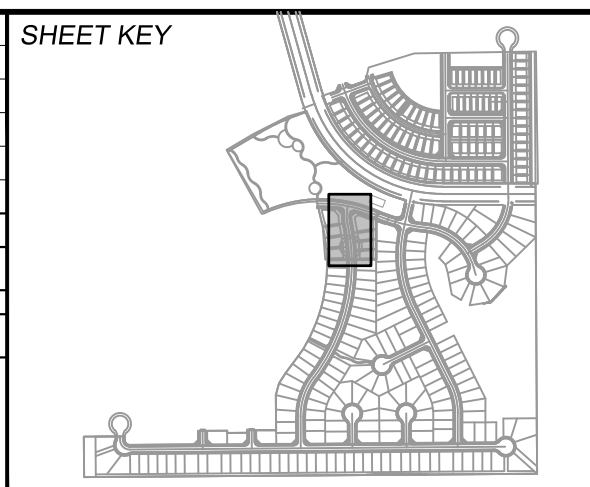


WAGON HAMMER EAST FL PROFILE

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



No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg			
CTB FILE: COMM-TECH_D-SIZE_BW.ctb			
PLOT DATE: April 15, 2020 3:24:44 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



BENCHMARK
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ELEVATION - 5897.89' U.S. SURVEY FT

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DESIGNED BY: NMS
DRAWN BY: CRD
CHECKED BY: NMS

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

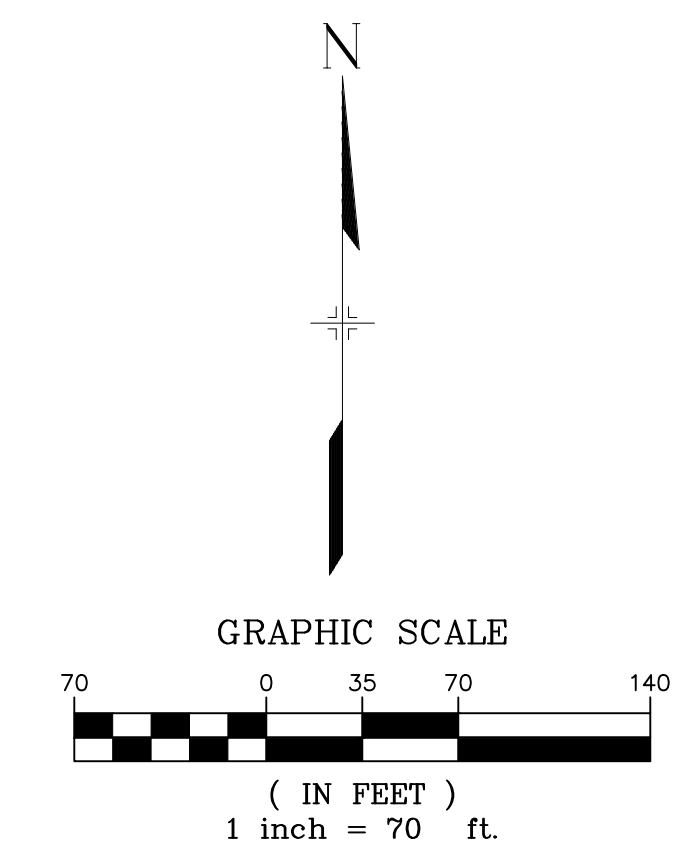
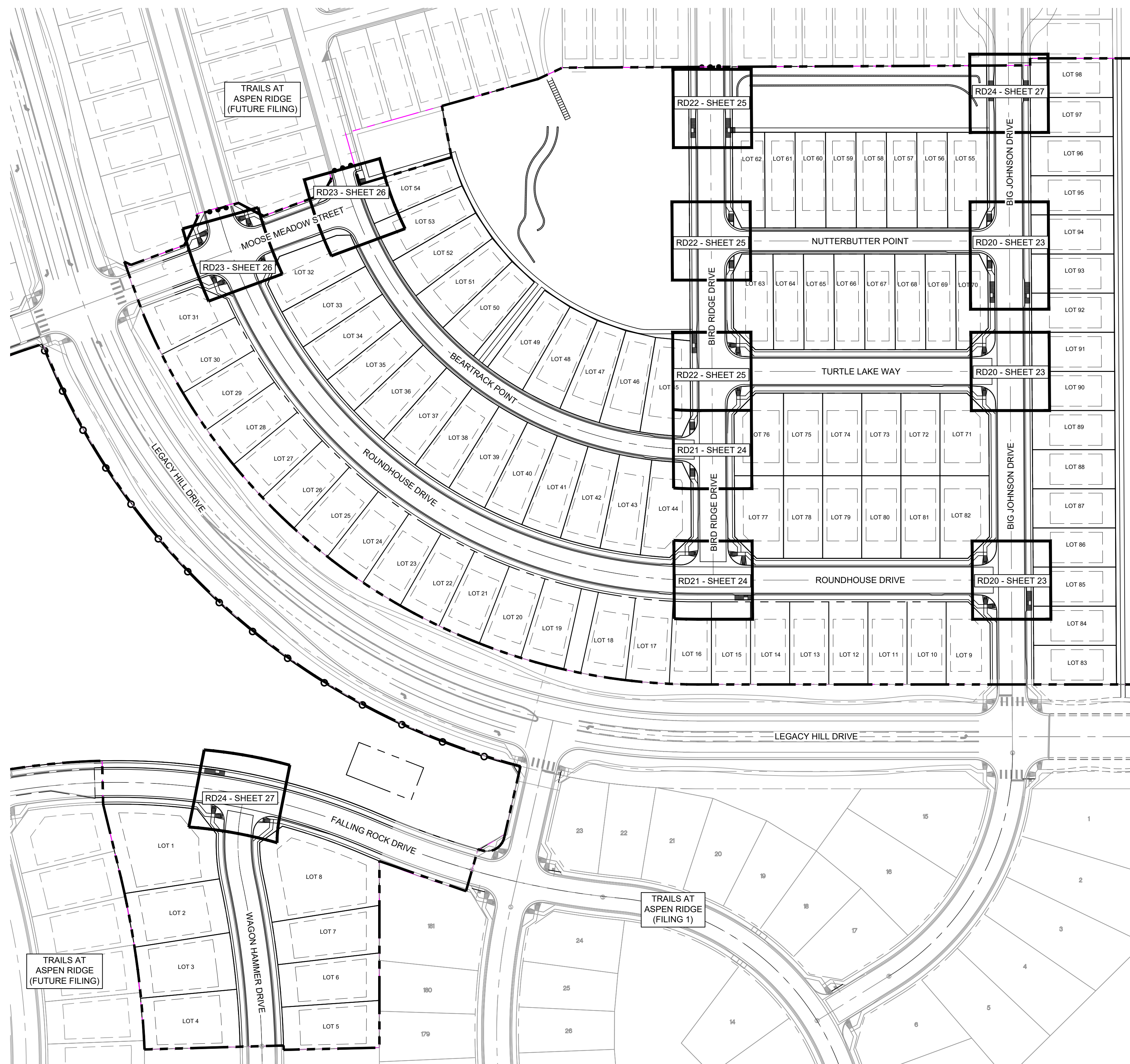
DATE ISSUED: FEBRUARY, 2020

PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE			
FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS			
FLOWLINE PLAN & PROFILE			
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BENCHMARK
 COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
 A BERTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
 ELEVATION - 5897.89 U.S. SURVEY FT

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

SEAL

PREPARED BY:

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

TRAILS AT ASPEN RIDGE

FILING NO. 2
 ROADWAY & STORM IMPROVEMENT PLANS

KEY MAP
 INTERSECTION DETAILS KEY MAP

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DRAWN BY: CRD	HORIZ. 1" = 70'	SHEET	22 OF 36
CHECKED BY: NMS	VERT. N/A		RD19



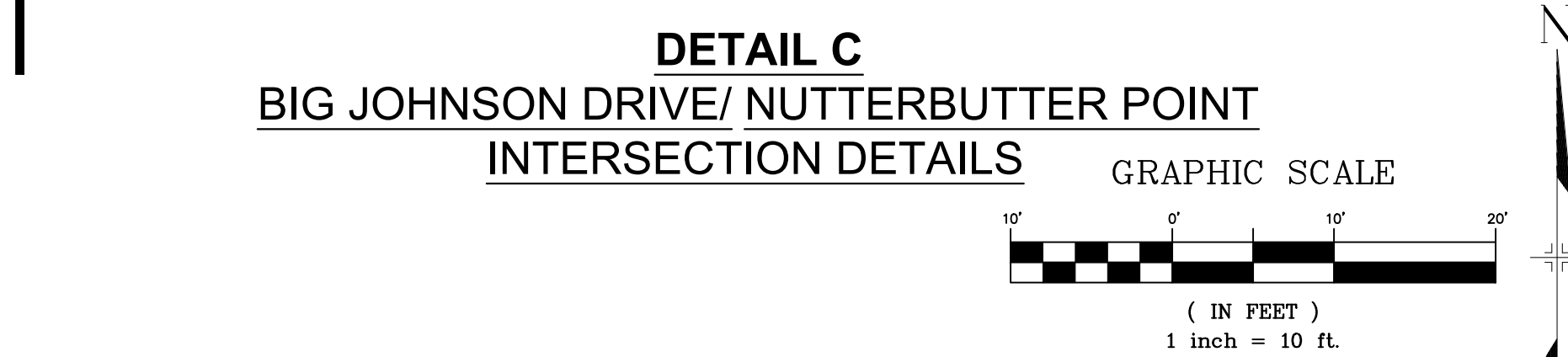
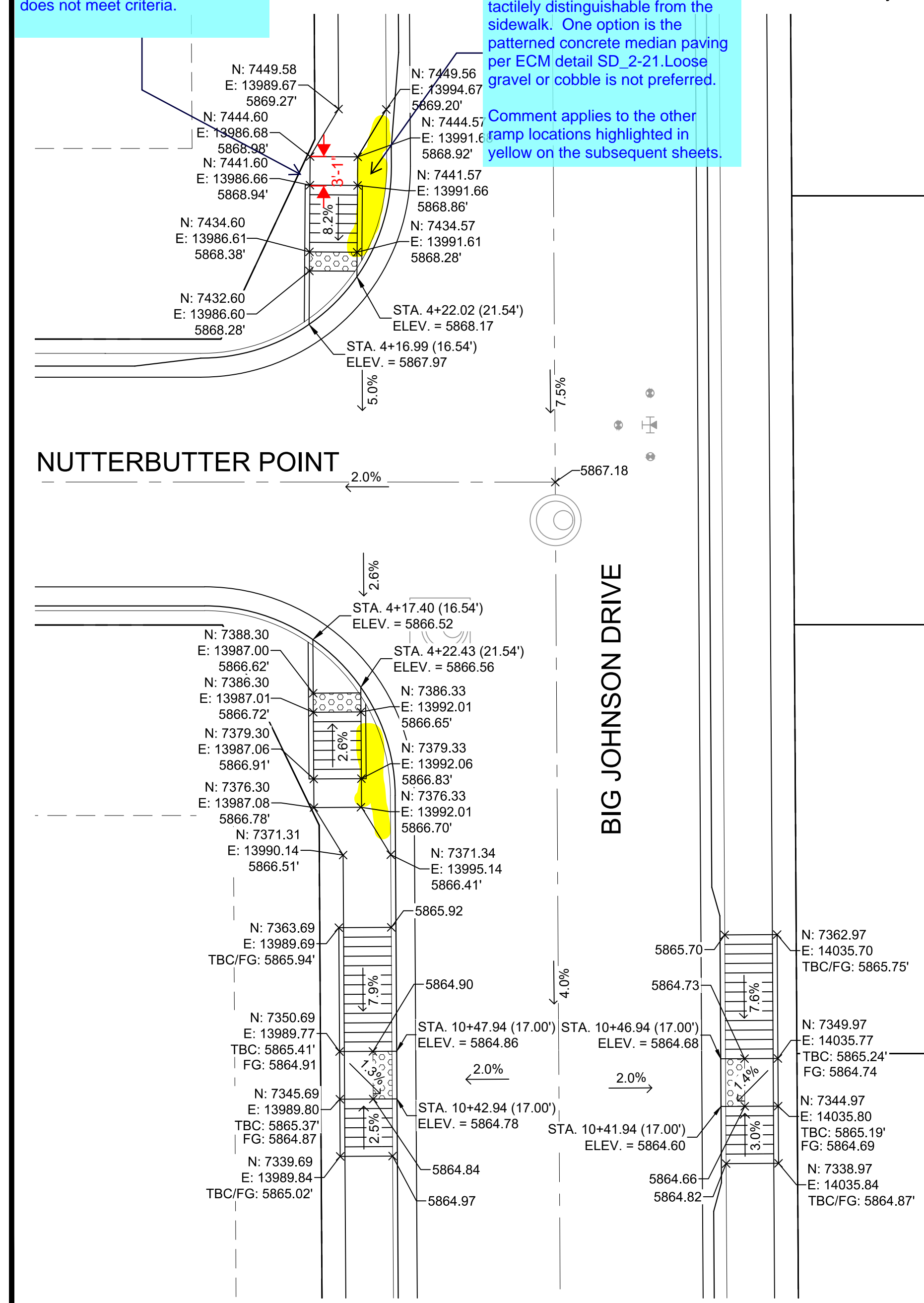
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Turning Space does not meet ADA criteria. See criteria to the left. Min. is 4'x4'. If constrained by a vertical element on one or more sides, then provide 4' in the direction of the street crossing.

Revise all other landing pads that does not meet criteria.

Identify the surface material to be install for the area highlighted in yellow. Must be visually and tactilely distinguishable from the sidewalk. One option is the patterned concrete median paving per ECM detail SD_2-21. Loose gravel or cobble is not preferred.

Comment applies to the other ramp locations highlighted in yellow on the subsequent sheets.



Turning Spaces (R304.2.1 & 304.3.1) - Turning spaces allow users to maneuver on and off the curb ramp and are required at the top or bottom of a curb ramp. Turning spaces are required at the top of a perpendicular curb ramp and at the bottom of a parallel curb ramp. The maximum running slope and cross slope of turning spaces shall be 2.0%. **Designers should target slopes of 1.5% to provide flexibility during construction.** At mid-block crossings or locations without yield or stop control, the cross slope of the turning space is allowed to equal the street or highway grade (R302.6). **Turning spaces shall be 4 feet by 4 feet minimum.** If the turning space is constrained by a vertical element on one or more sides, provide 5 feet in the direction of the street crossing.

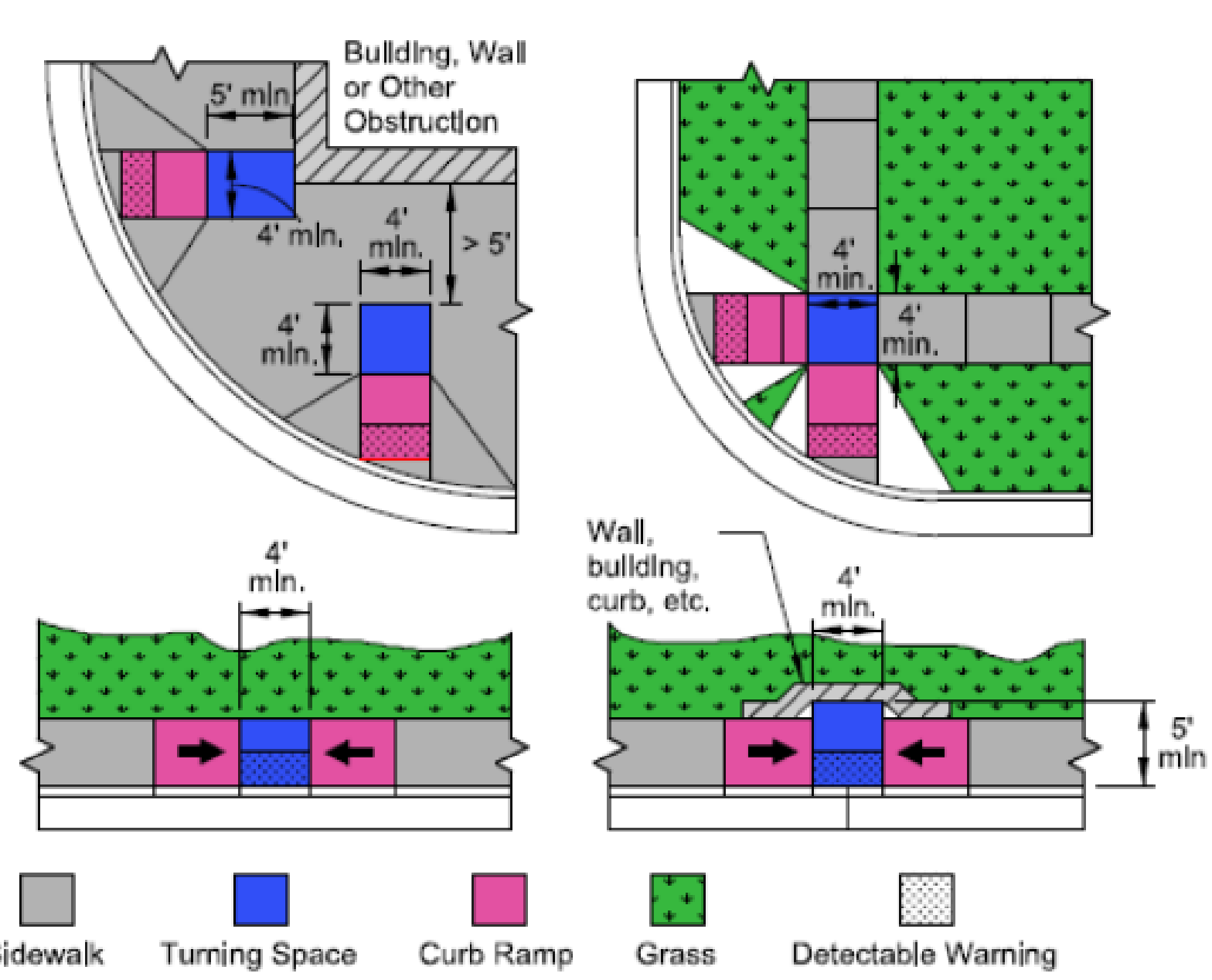
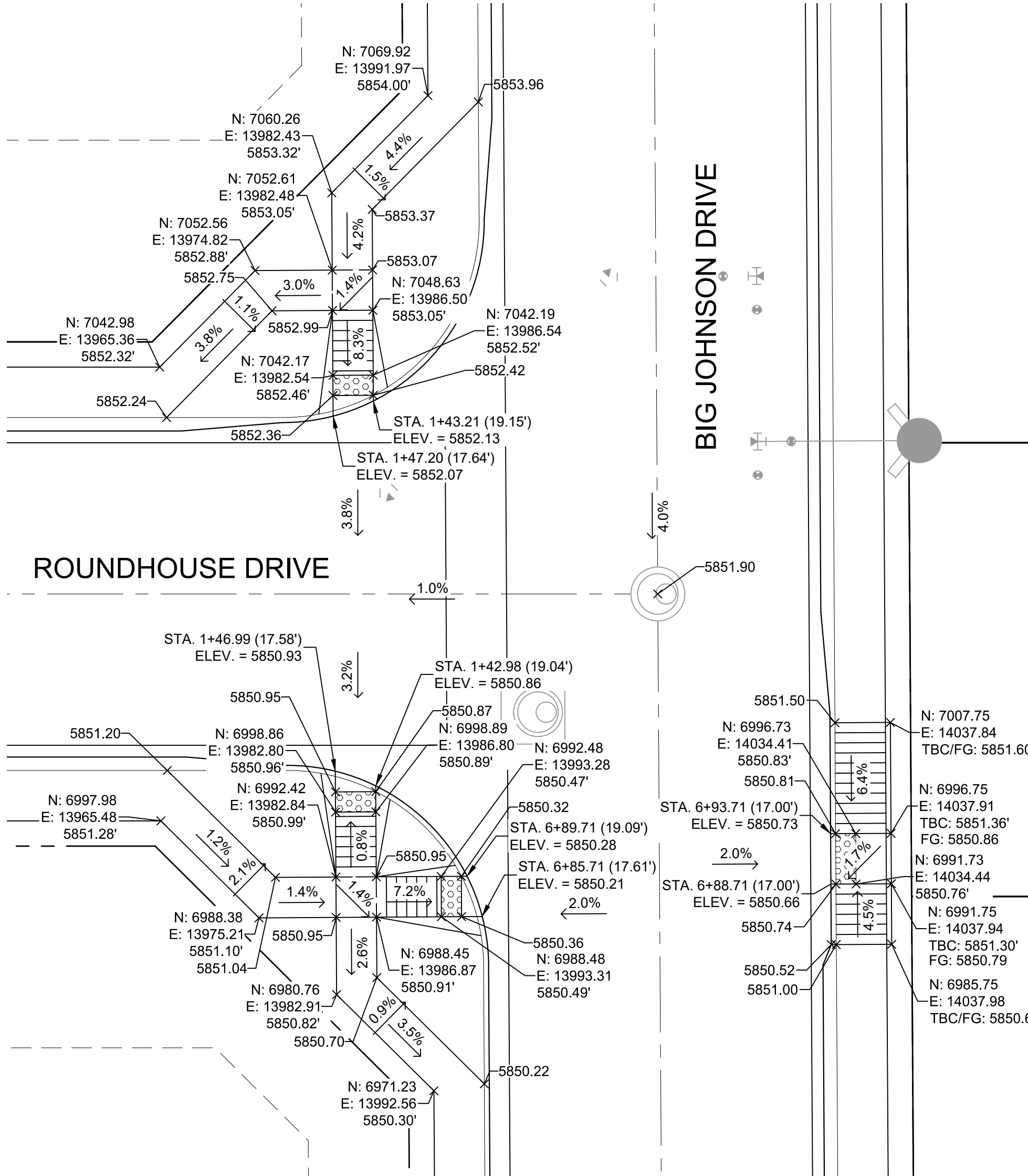


Figure 14 - Curb Ramp Turning Spaces

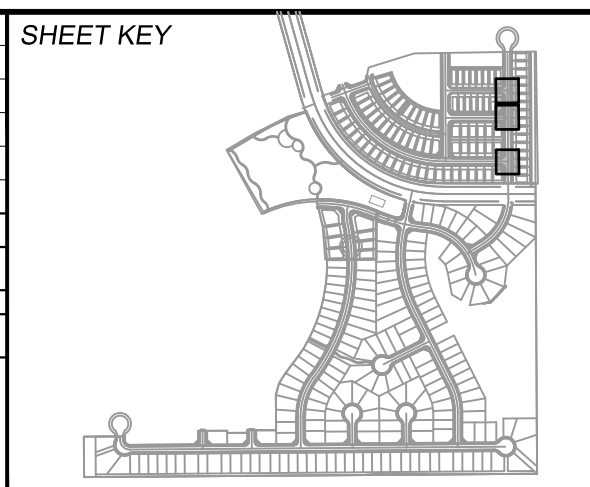


DETAIL A
BIG JOHNSON DRIVE/ ROUNDHOUSE DRIVE
INTERSECTION DETAILS

DETAIL B
BIG JOHNSON DRIVE/ TURTLE LAKE WAY
INTERSECTION DETAILS

DETAIL C
BIG JOHNSON DRIVE/ NUTTERBUTTER POINT
INTERSECTION DETAILS

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

BASIS OF BEARING
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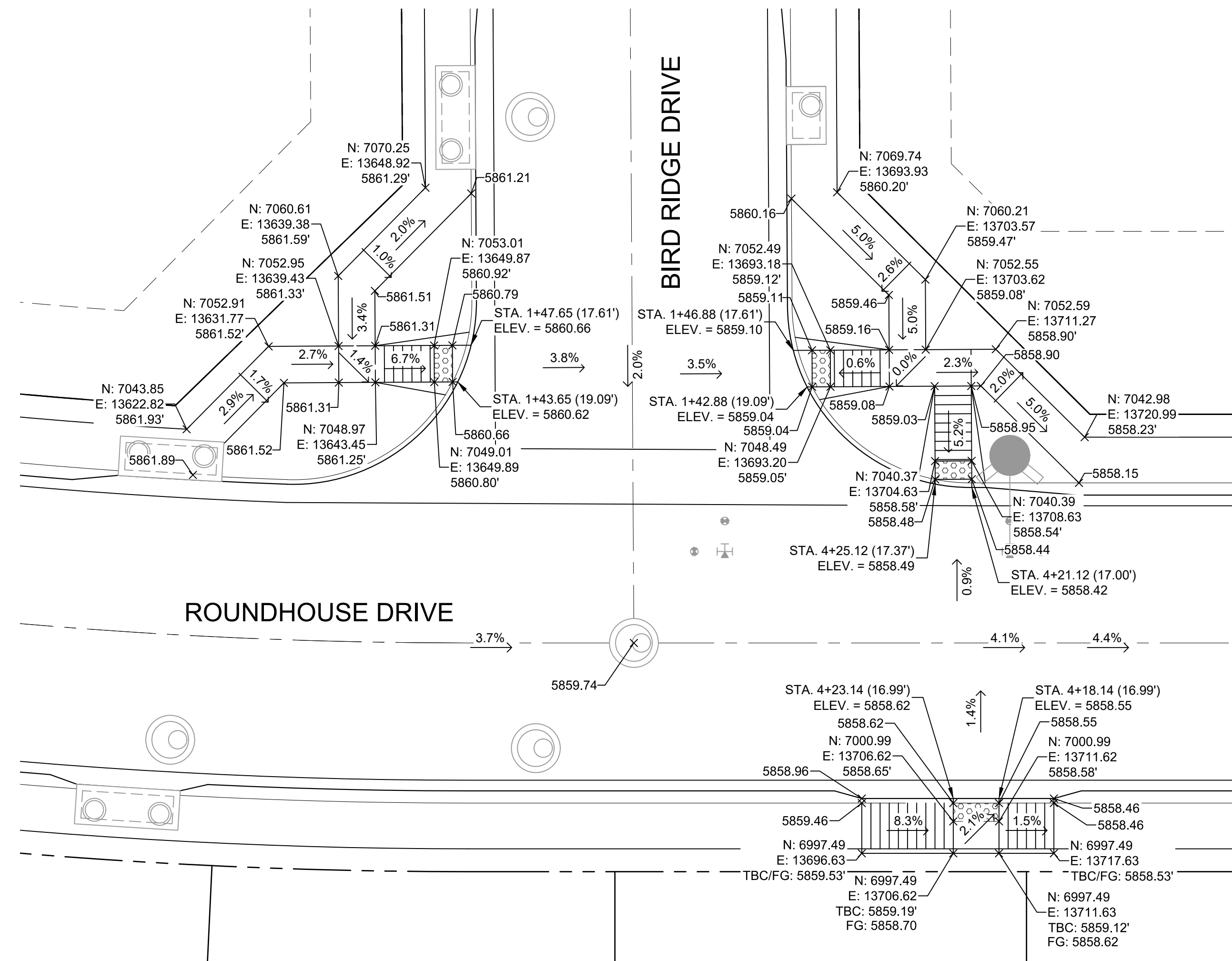


FOR AND ON BEHALF OF
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PROJECT No. 19.886.014

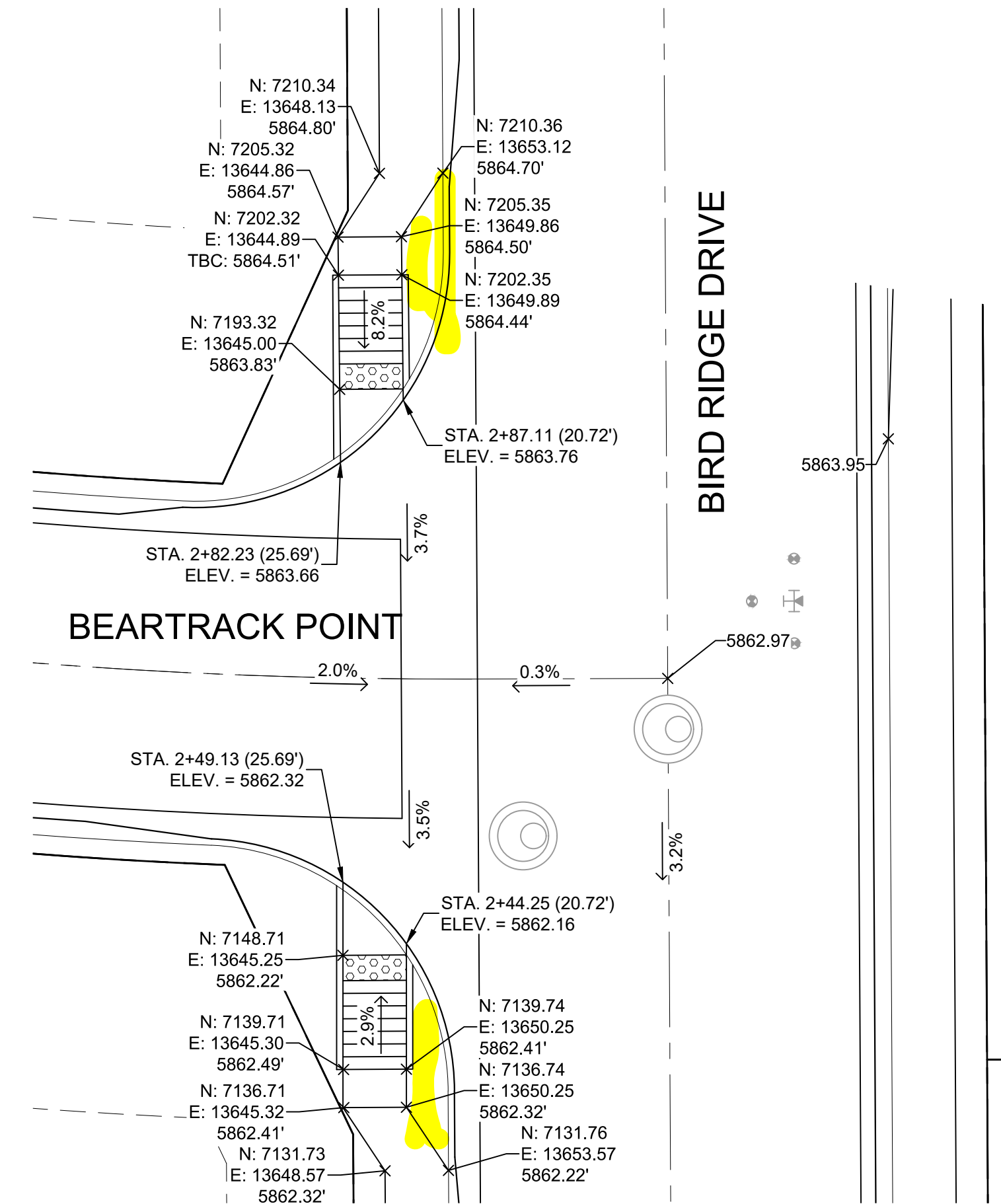
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CHECKED BY: NMS	HORIZ. 1" = 10'	SHEET 23 OF 36	
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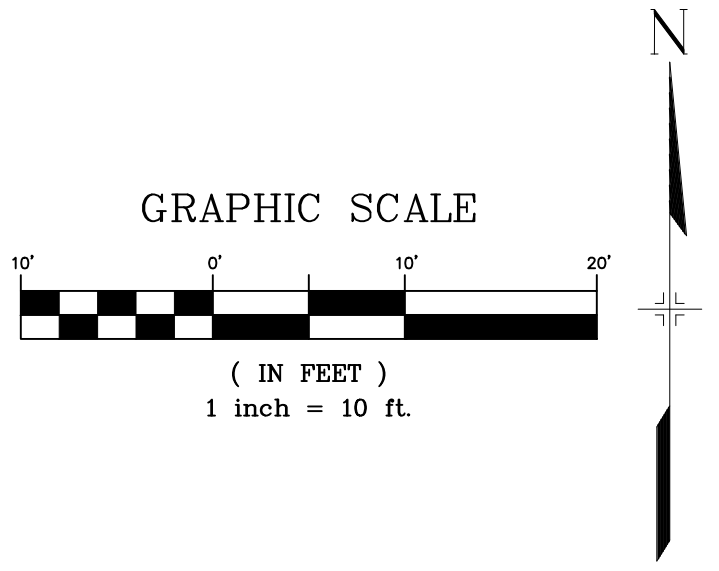
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DETAIL D
ROUNDHOUSE DRIVE/ BIRD RIDGE DRIVE
INTERSECTION DETAILS



DETAIL E
BIRD RIDGE DRIVE/ BEARTRACK POINT
INTERSECTION DETAILS



REFERENCE DRAWINGS		SHEET KEY																
X-886-PR SITE_F1																		
X-886-PR STORM_F1																		
19-886-PR UTIL																		
19-886-PR UTIL_SANITARY																		
X-886-PR SITE-F2		BENCHMARK COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206 A BERTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD, ELEVATION - 5897.89' U.S. SURVEY FT BASIS OF BEARING BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS 10377)																
886-PR Legacy Drive		COMPUTER FILE MANAGEMENT FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD0XX-PED RAMPS.dwg CTB FILE: COMM-TECH_D-SIZE_BW.ctb PLOT DATE: April 15, 2020 3:26:04 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.																
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REVISIONS																		
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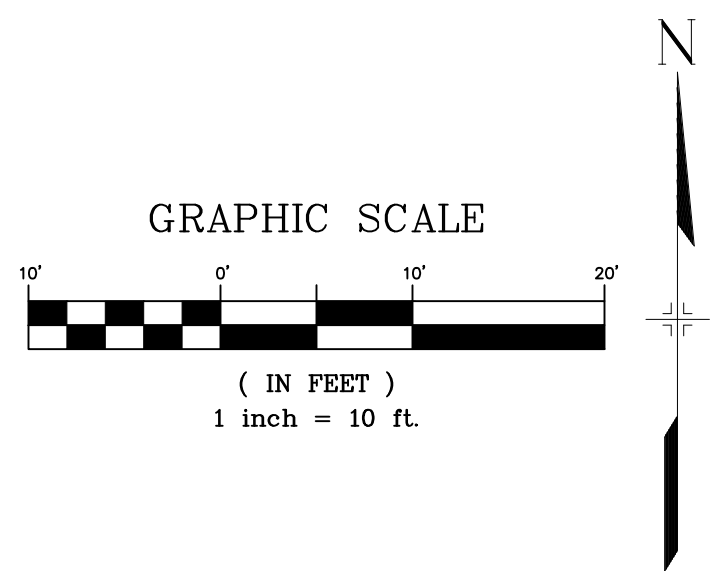
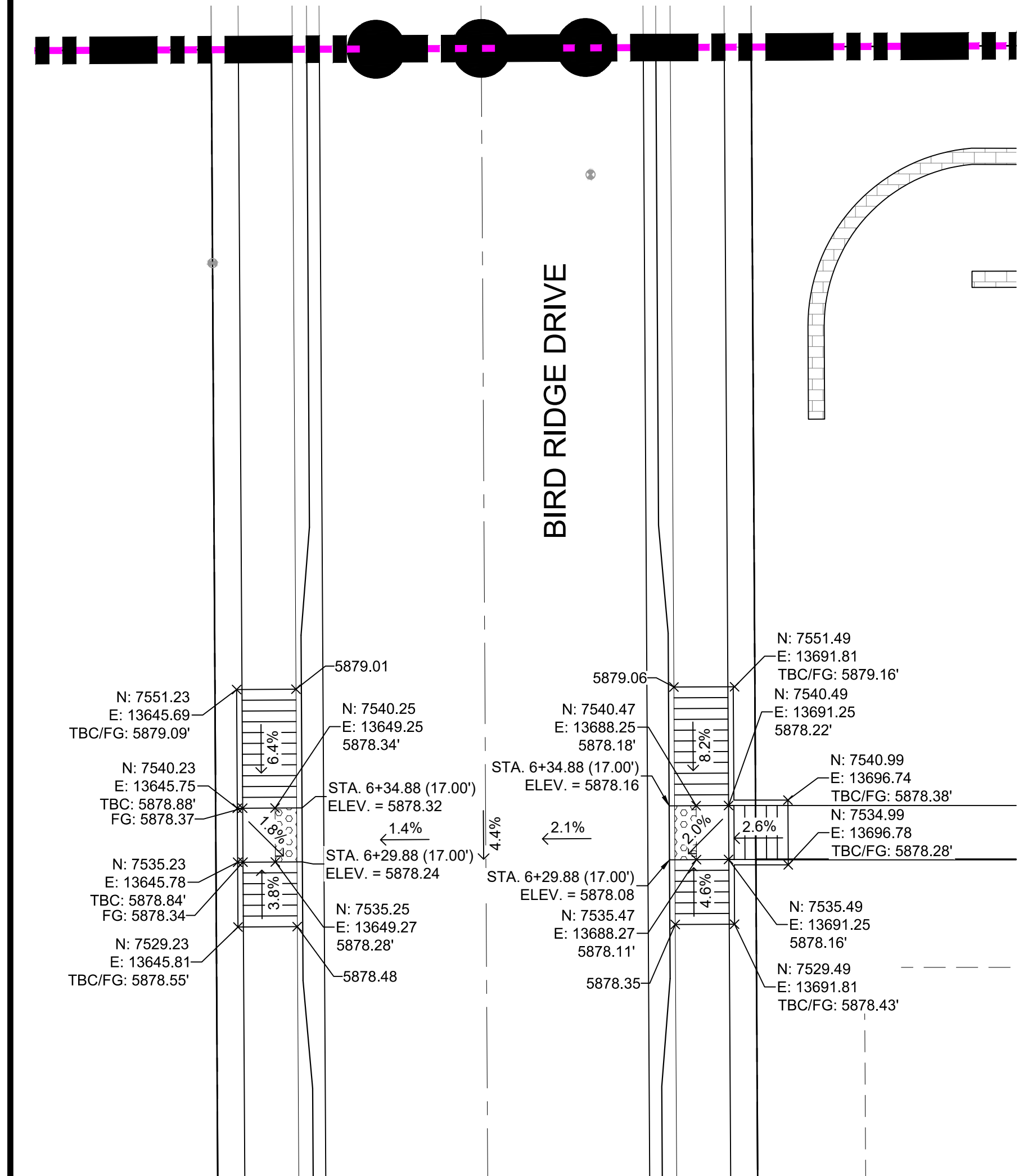
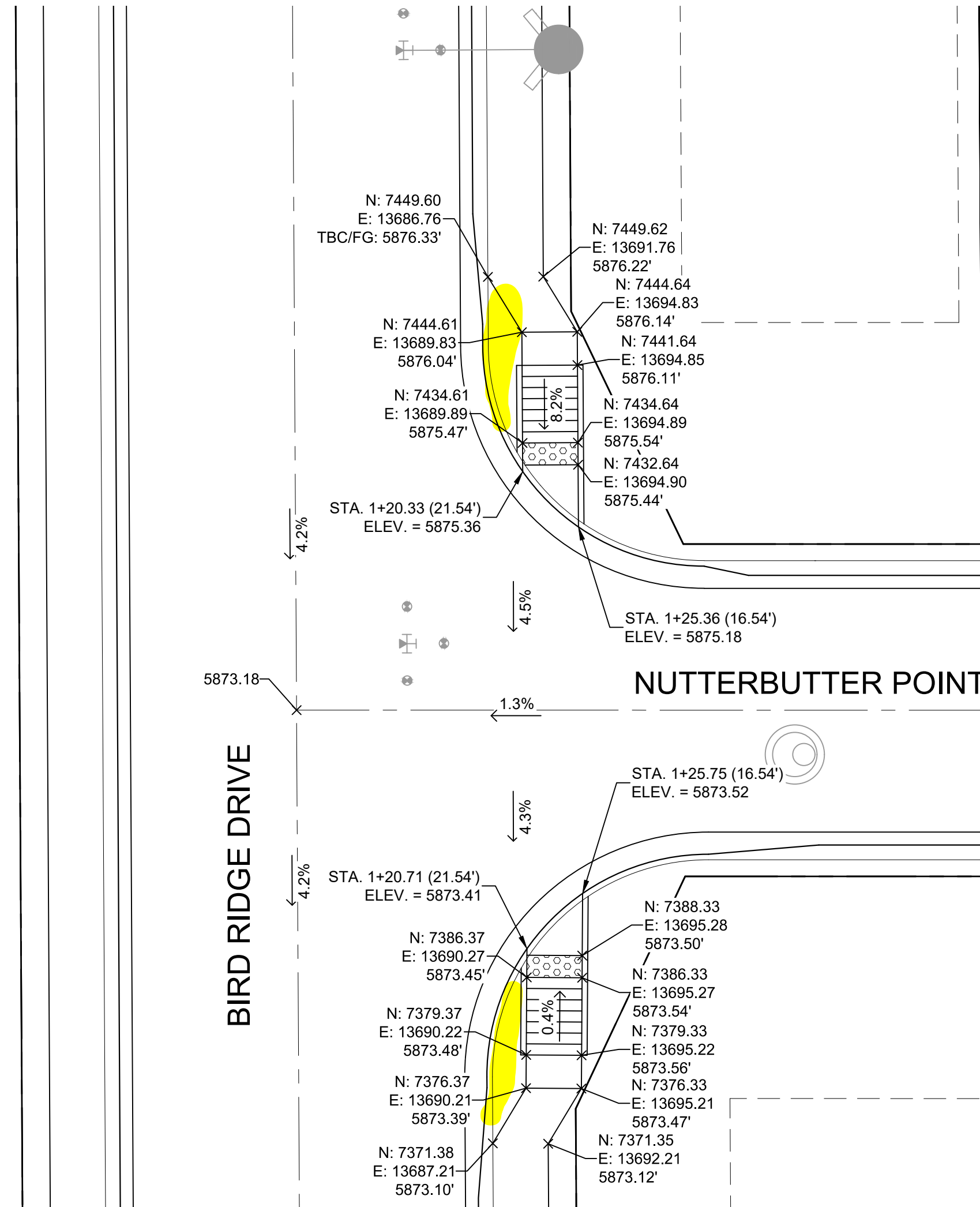
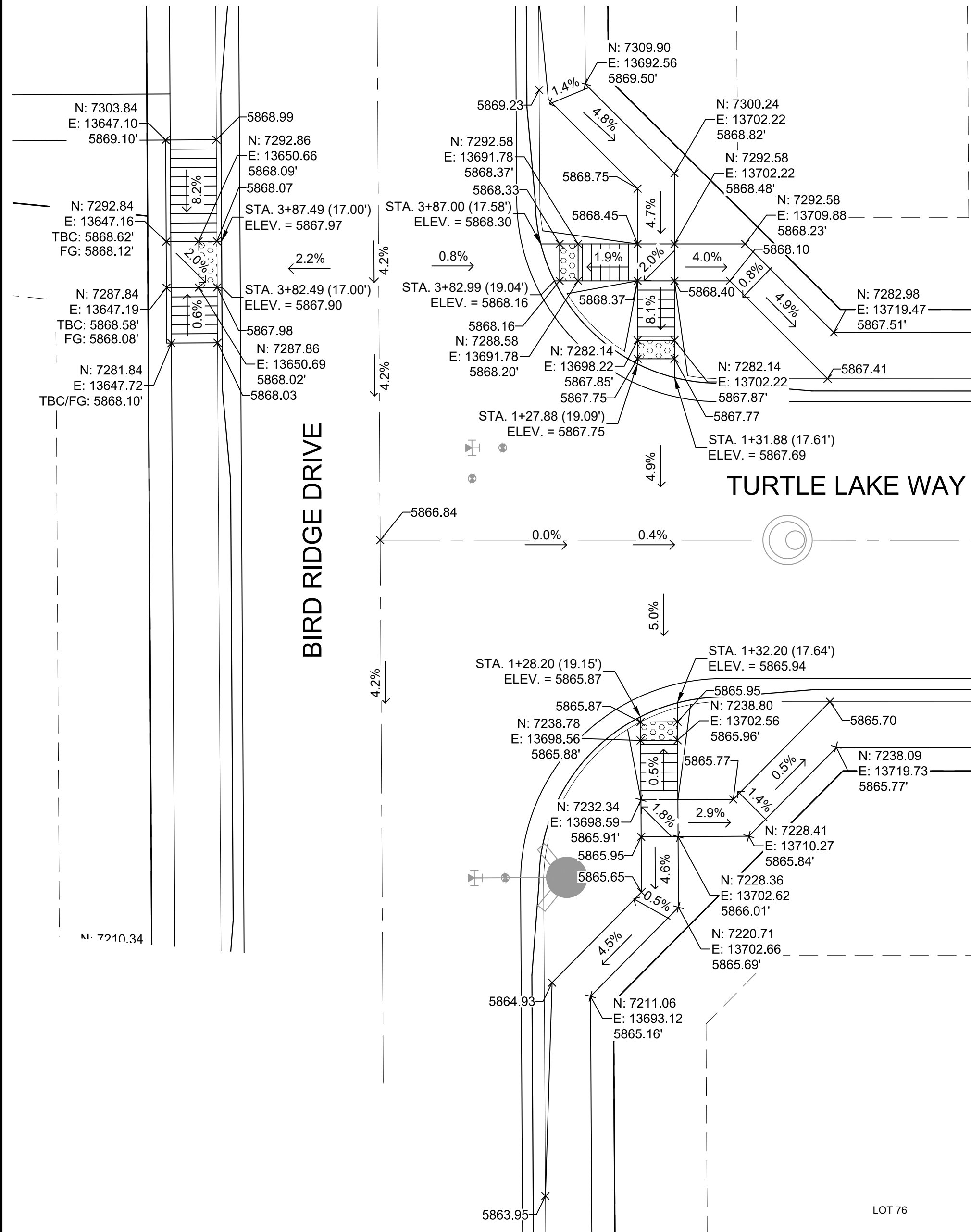
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 FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE
 FILING NO. 2
 ROADWAY & STORM IMPROVEMENT PLANS
 INTERSECTION DETAILS



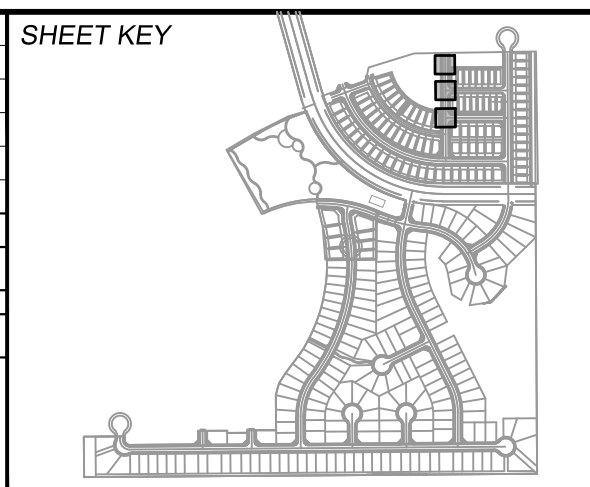
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BENCHMARK
 COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
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PREPARED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

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

TRAILS AT ASPEN RIDGE

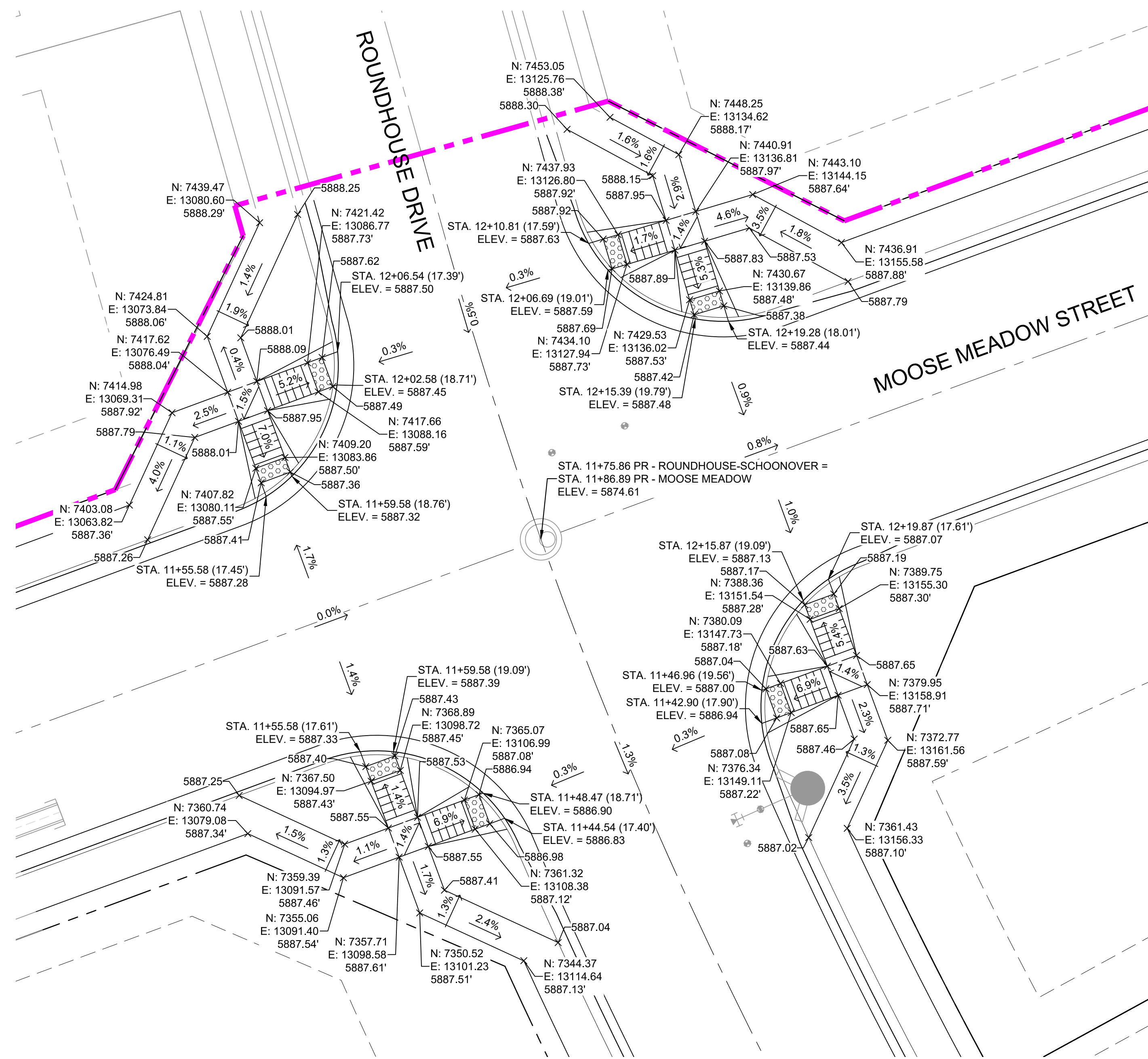
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 ROADWAY & STORM IMPROVEMENT PLANS

INTERSECTION DETAILS

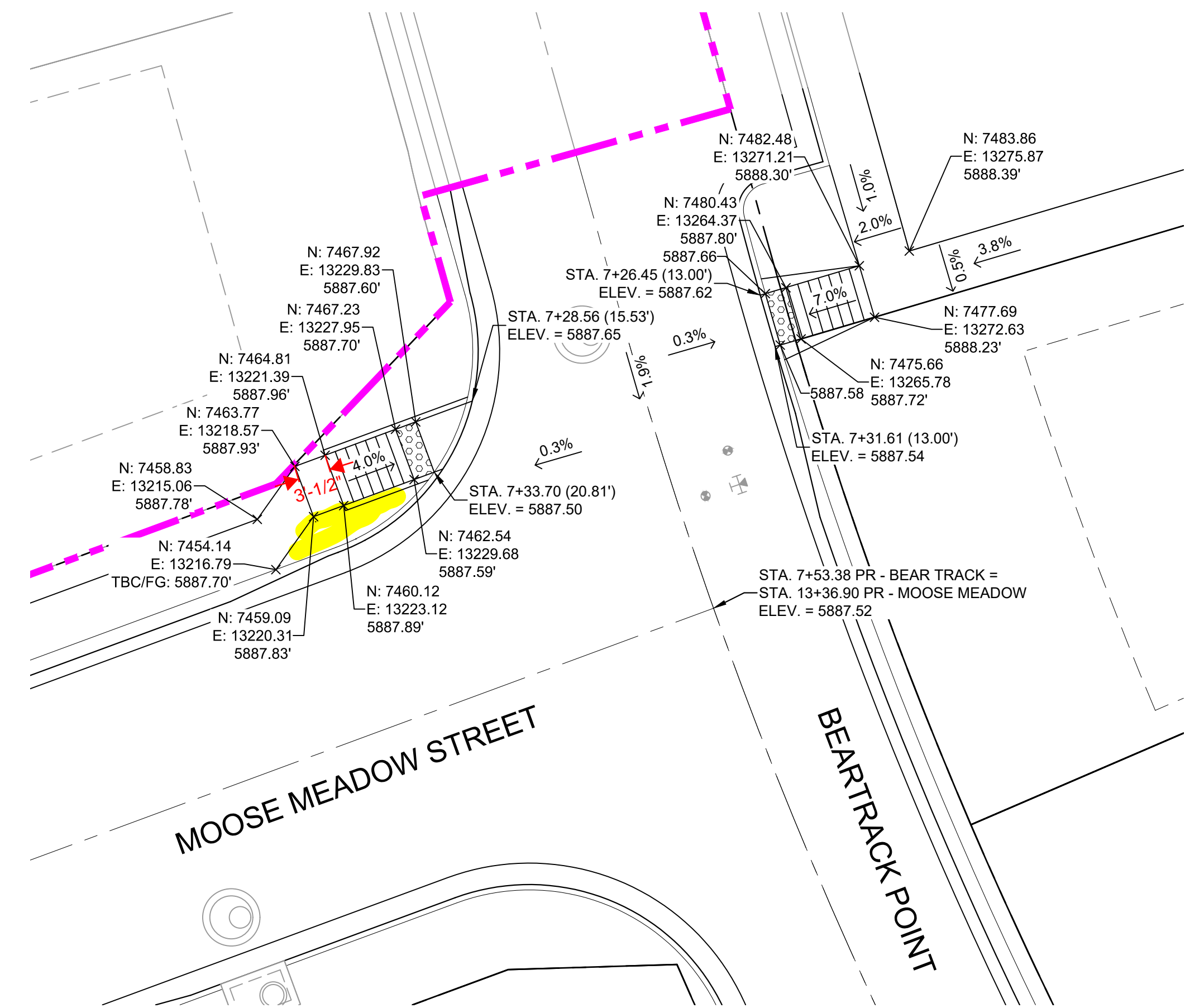
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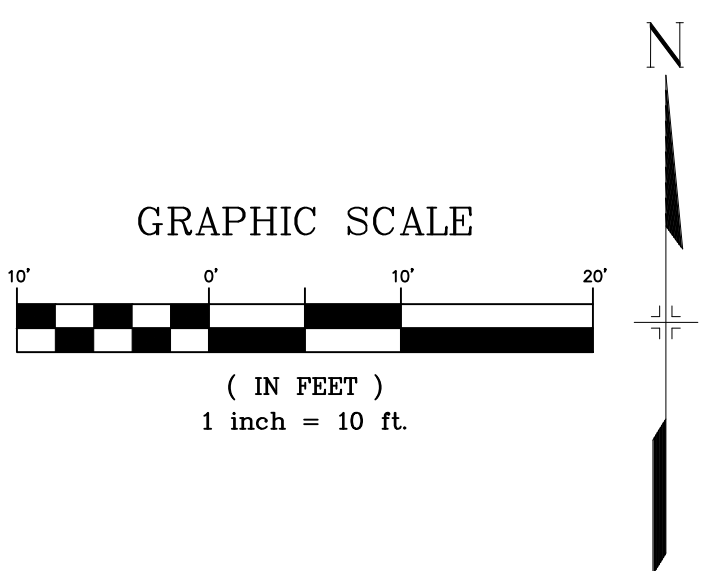
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DETAIL I
ROUNDHOUSE DRIVE/ MOOSE MEADOW STREET
INTERSECTION DETAILS



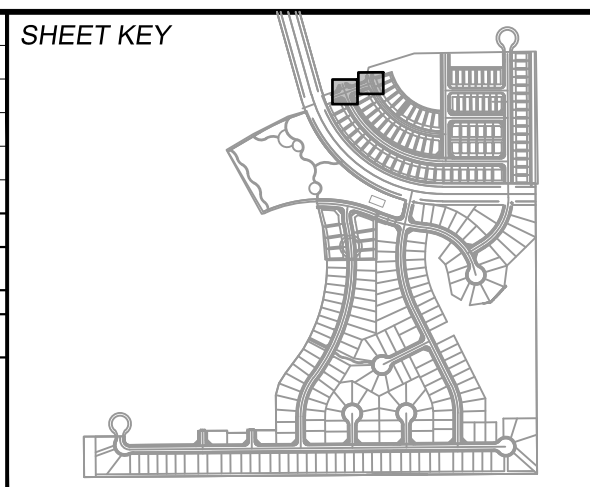
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MOOSE MEADOW STREET/ BEARTRACK POINT
INTERSECTION DETAILS



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X-886-PR SITE-F2			
886-PR Legacy Drive			
GEC Titleblock			
X-886-PR UTIL-F2			
X-886-PR SITE-FUTURE FILING			

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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERTINSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
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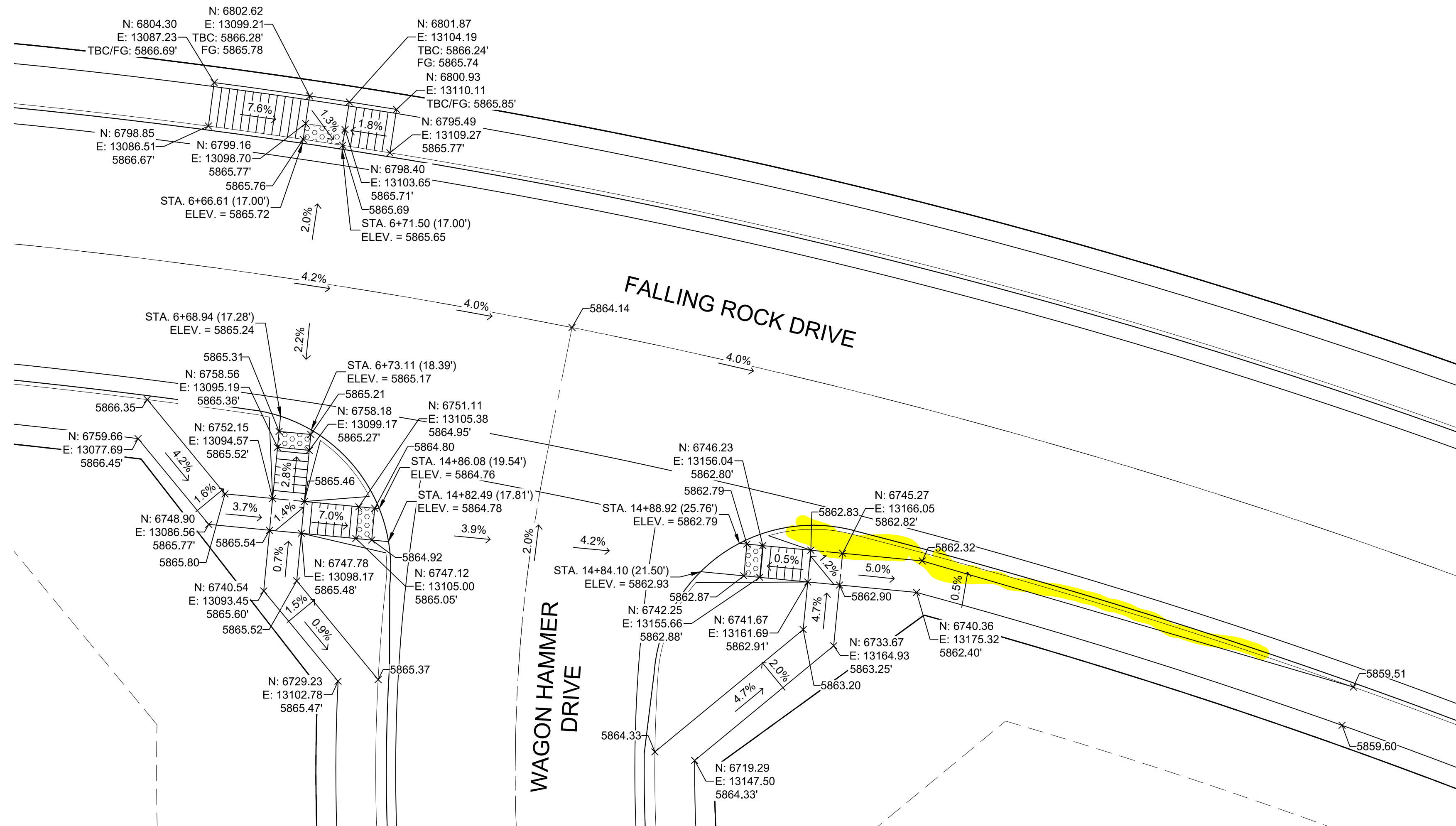
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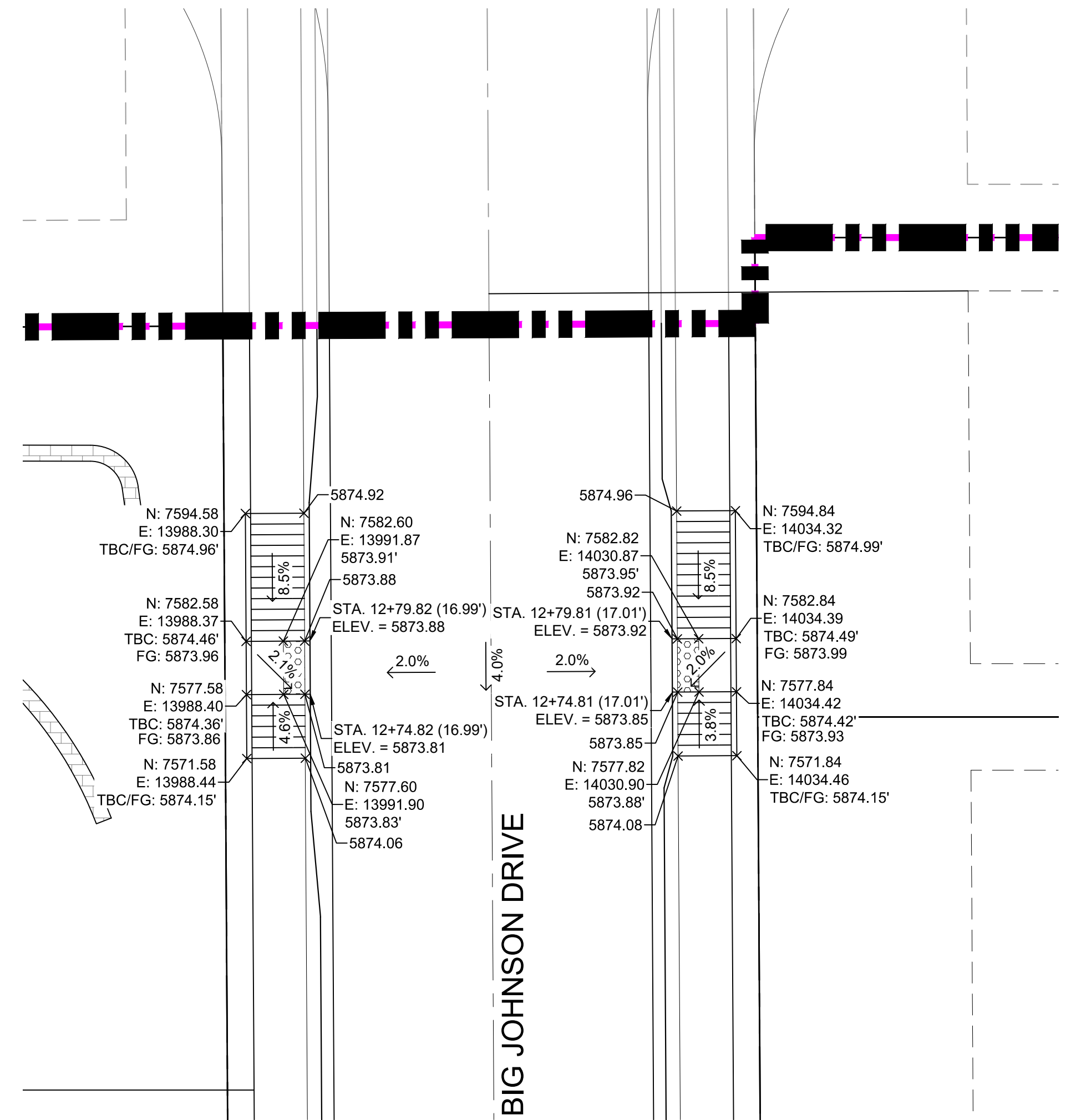
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ROADWAY & STORM IMPROVEMENT PLANS				
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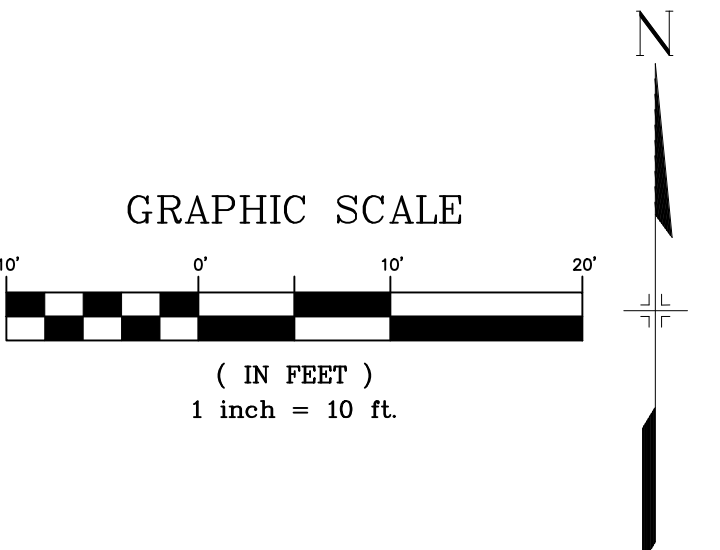
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DETAIL K
FALLING ROCK DRIVE/WAGON HAMMER DRIVE
INTERSECTION DETAILS



DETAIL L
BIG JOHNSON DRIVE
INTERSECTION DETAILS

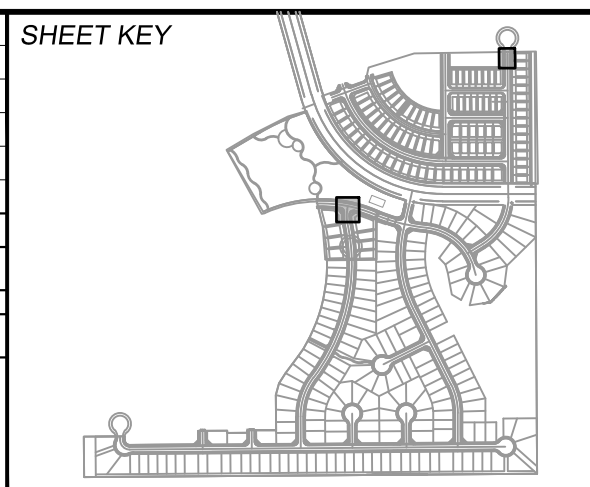


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886-PR Legacy Drive			
GEC Titleblock			
X-886-PR UTIL-F2			
X-886-PR SITE-FUTURE FILING			

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BENCHMARK
 COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
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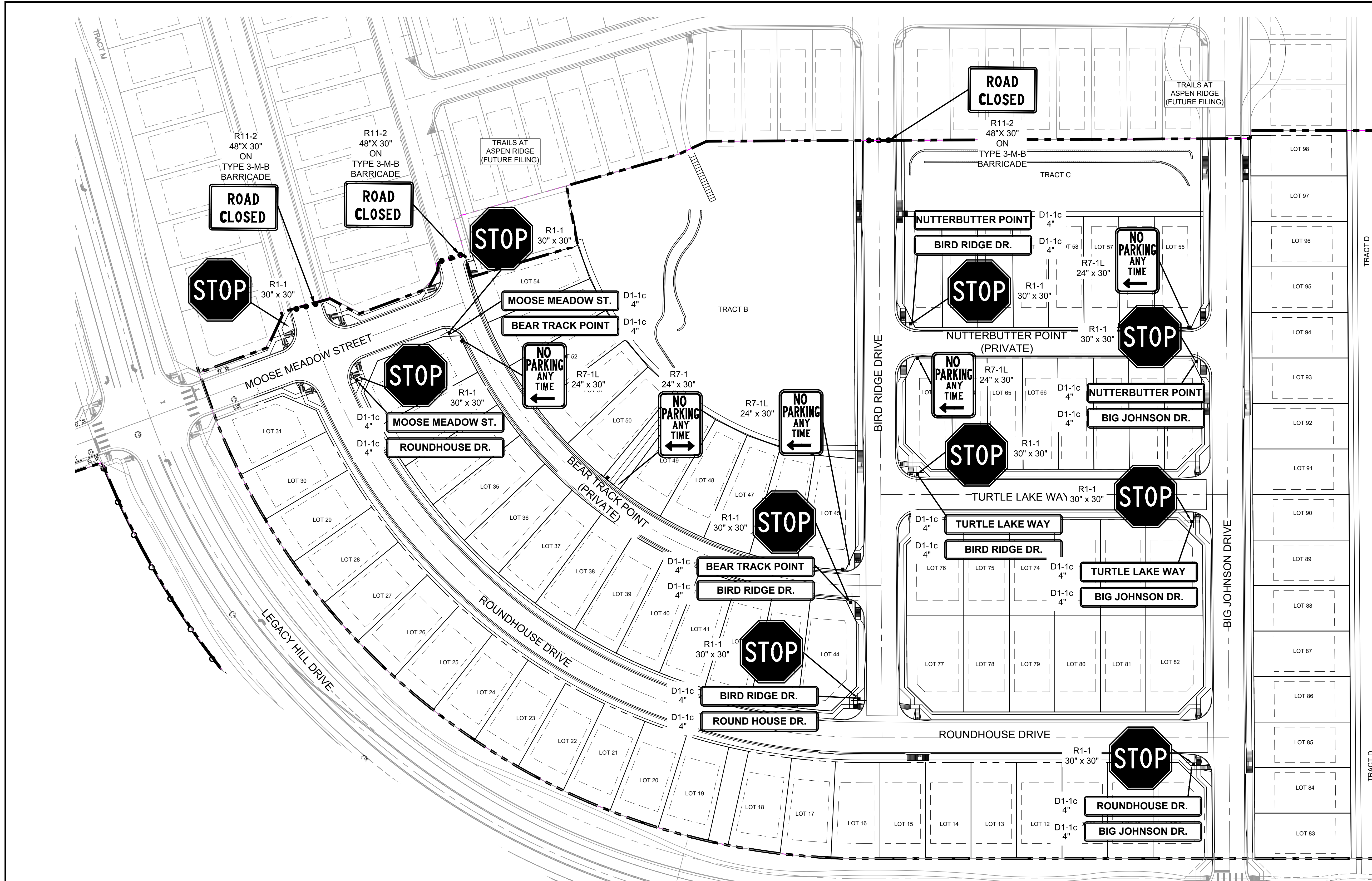
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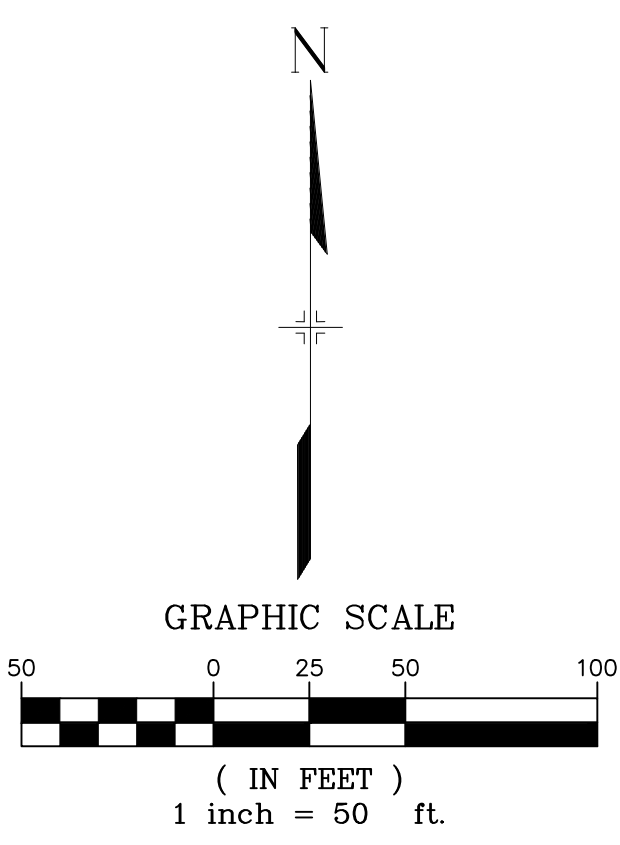
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INTERSECTION DETAILS			
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X-886-PR SITE_F1			BENCHMARK COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD. ELEVATION - 5897.89' U.S. SURVEY FT BASIS OF BEARING BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS 10377)
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PROJECT No. 19.886.014

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DRAWN BY: CRD
CHECKED BY: NMS

SCALE:
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VERT. N/A

DATE ISSUED: FEBRUARY, 2020
SHEET: 28 OF 36

DRAWING No.: SN01

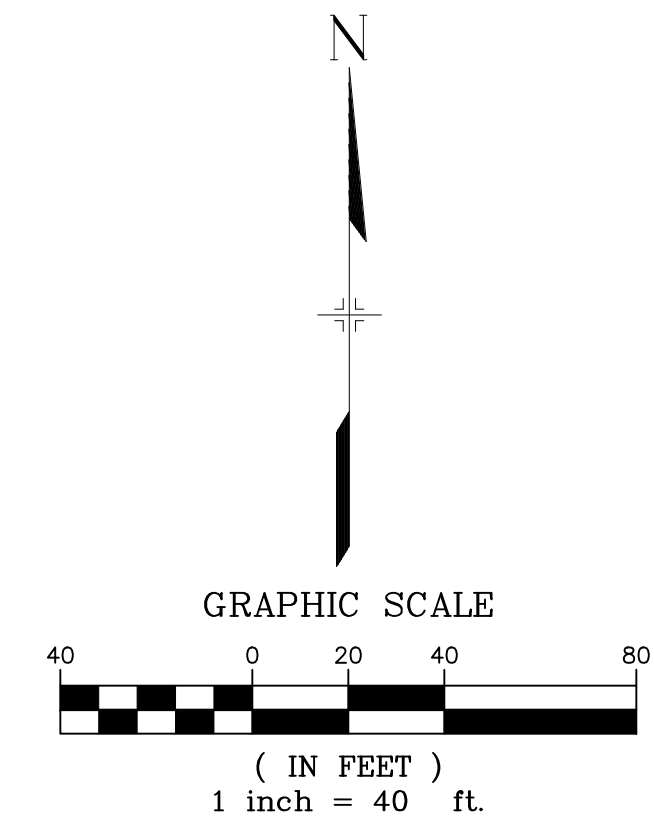
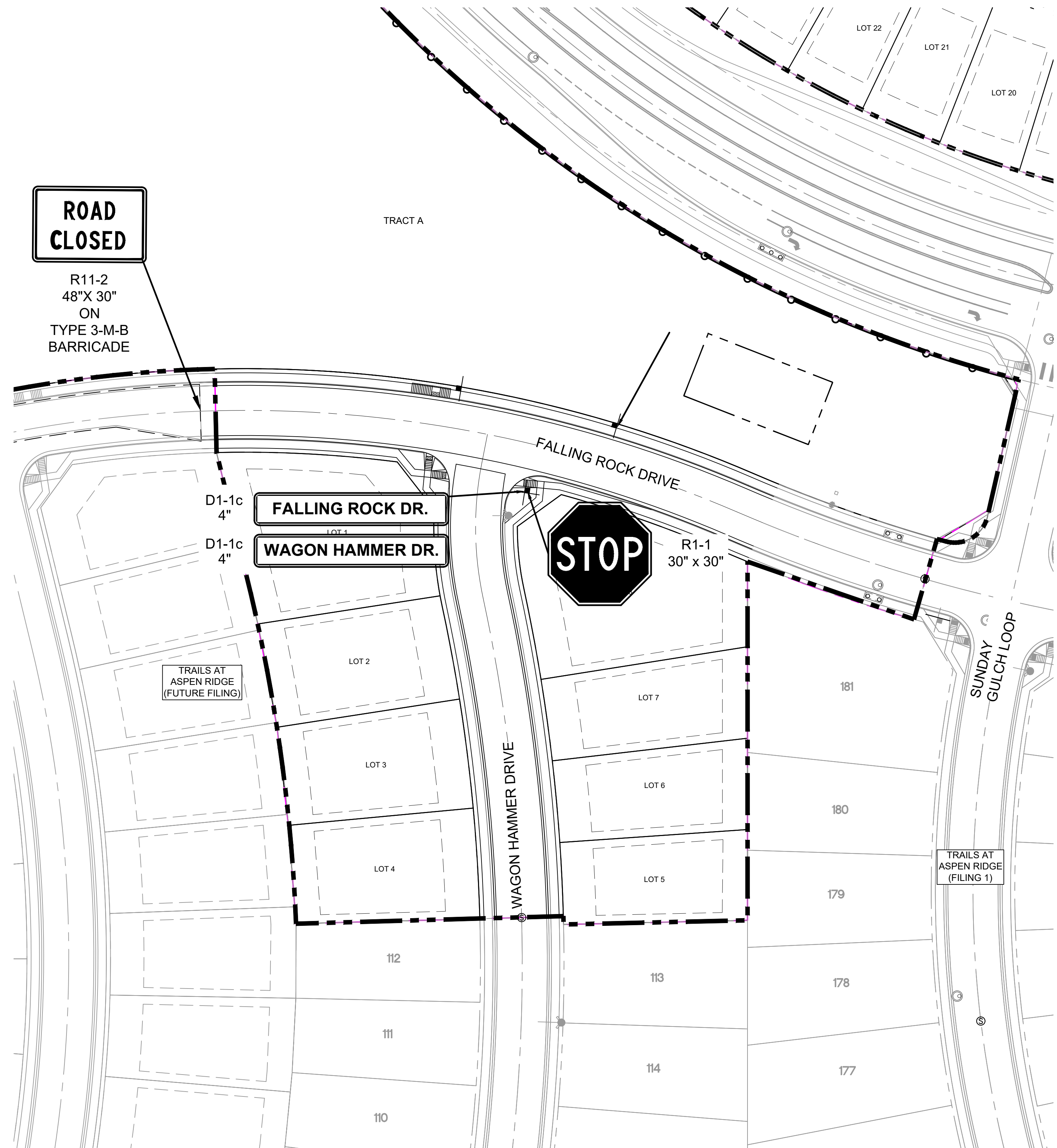
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

SIGNING AND STRIPING PLAN



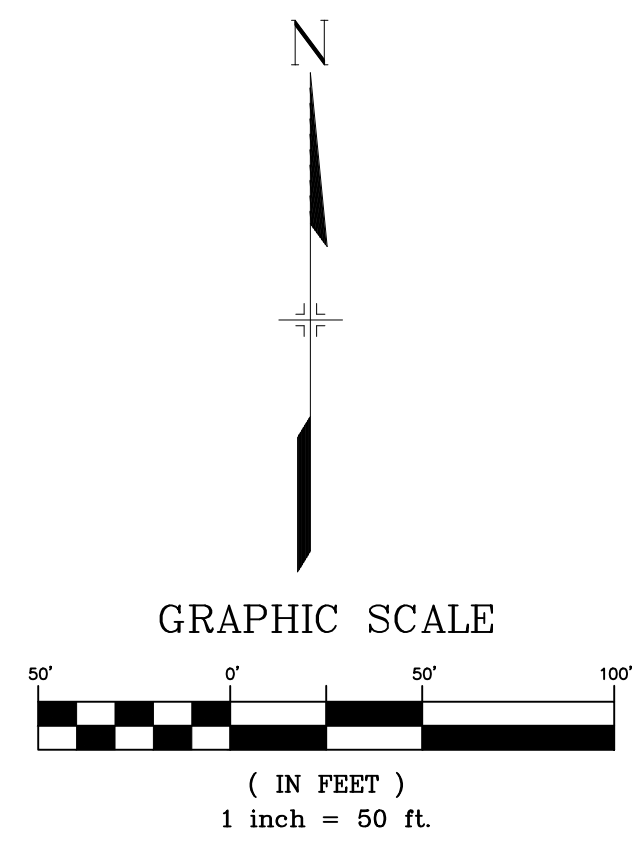
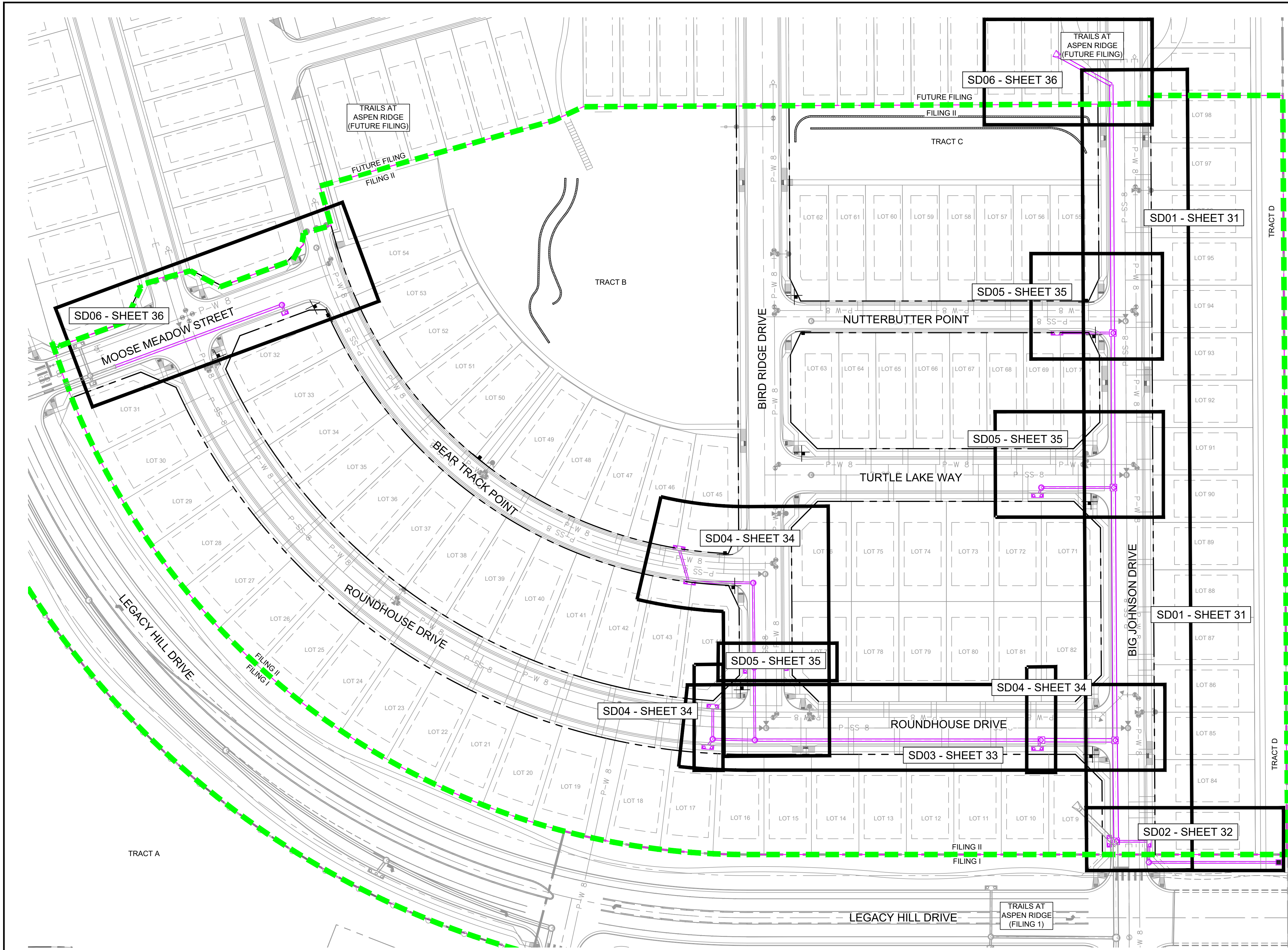
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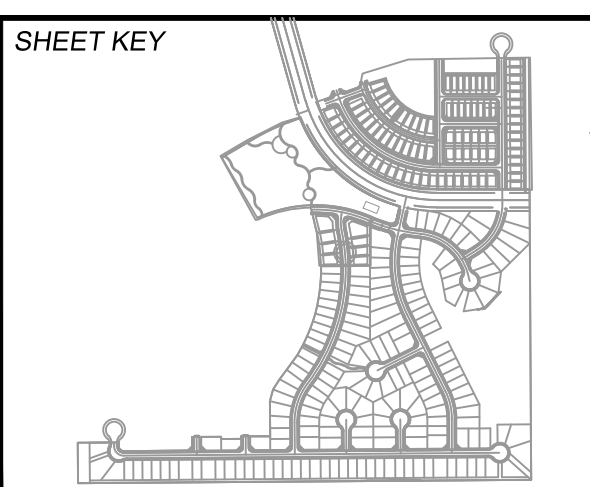
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	COMPUTER FILE MANAGEMENT SPICE\NAME\trails at Aspen Ridge - F2\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SN01.dwg COMTECH_D-SIZE_BW.ctb 2/15/2020 3:27:43 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			
SHEET KEY 		BENCHMARK COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD. ELEVATION - 5897.89' U.S. SURVEY FT BASIS OF BEARING BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS 10377)		PREPARED BY:
SEAL		TRAILS AT ASPEN RIDGE FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS SIGNING AND STRIPING PLAN		
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014		DESIGNED BY: NMS DRAWN BY: CRD CHECKED BY: NMS	SCALE HORIZ. 1" = 40' VERT. N/A	DATE ISSUED: FEBRUARY, 2020 SHEET 29 OF 36 DRAWING No. SN02



Know what's below.
Call before you dig.



REFERENCE DRAWINGS		COMPUTER FILE MANAGEMENT	
19-886-PR-UTIL	X-886-PR STORM F1	FILE NAME:	S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg
19-886-PR-UTIL	19-886-PR UTIL SANITARY	CTB FILE:	---
886-PR	Legacy Drive	PLOT DATE:	April 15, 2020 3:30:46 PM
GEC	Titleblock	THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	
X-886-PR SITE-F1	X-886-PR SITE-FUTURE FILINGS		
X-886-PR-UTIL-F2	X-886-PR SITE-F2		
X-886-PR SITE-F2	X-886-PR SITE-F2		
X-886-PR-CROSSINGS	X-886-PR-CROSSINGS		



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

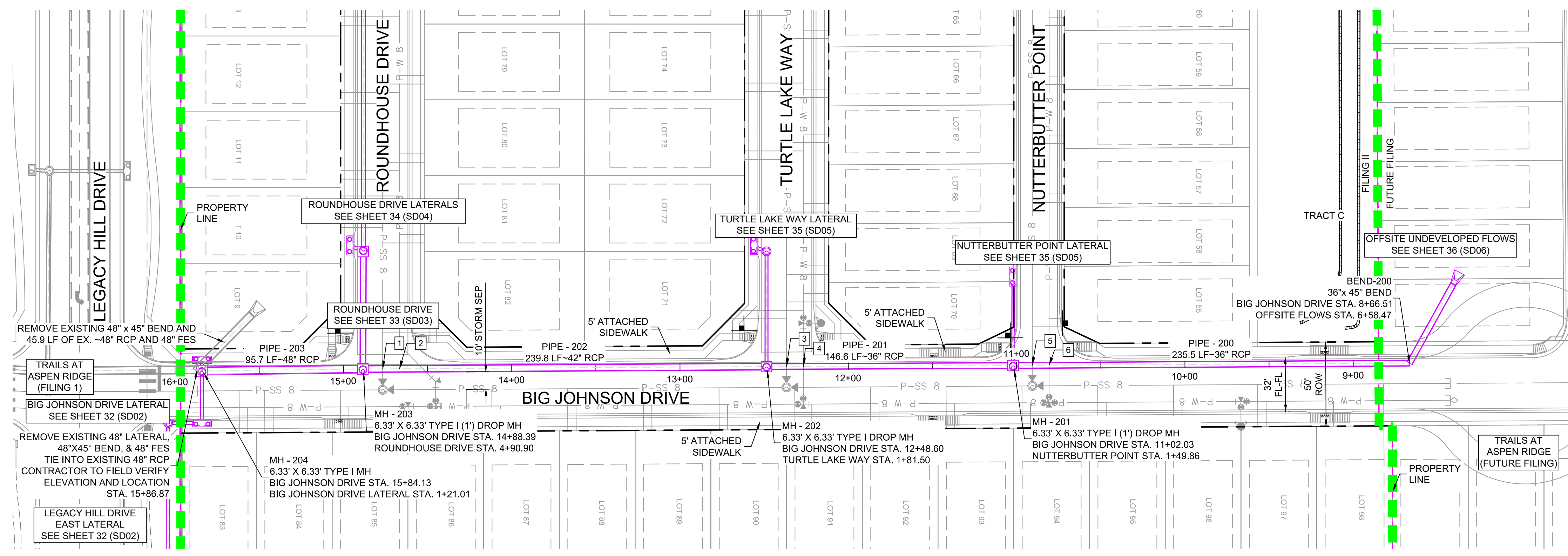
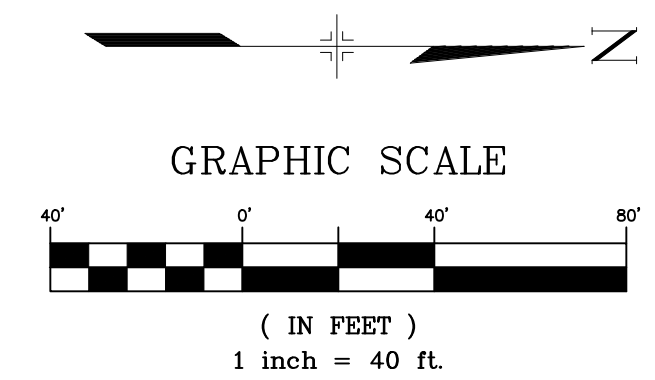
SEAL

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

TRAILS AT ASPEN RIDGE			
FILING NO. 2			
ROADWAY & STORM IMPROVEMENT PLANS			
STORM KEY MAP			
DESIGNED BY:	NMS	SCALE:	DATE ISSUED:
DRAWN BY:	CRD	HORIZ 1" = 50'	FEBRUARY, 2020
CHECKED BY:	NMS	VERT. N/A	SHEET 30 OF 36
			DRAWING No. SD00



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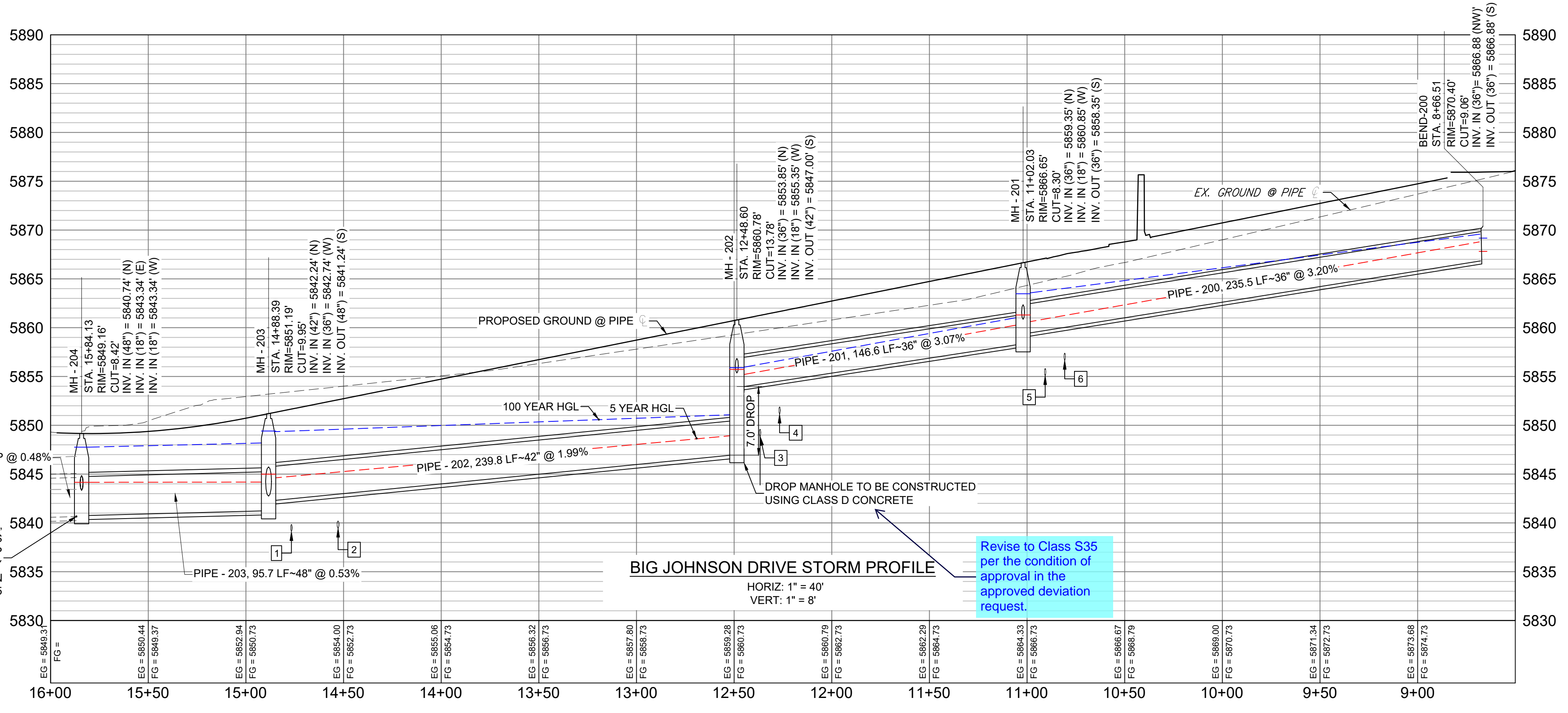


STRUCTURE TABLE			
NAME	TYPE	DETAILS	N & E
BEND-200	36"x 45" BEND	RIM = 5870.40 PIPE - 227 INV IN (36") = 5866.88 PIPE - 200 INV OUT (36") = 5866.88	N: 7630.64 E: 13998.89
MH - 201	6.33' X 6.33' TYPE I (1') DROP MH	RIM = 5866.65 PIPE - 200 INV IN (36") = 5859.35 PIPE - 205 INV IN (18") = 5860.85 PIPE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

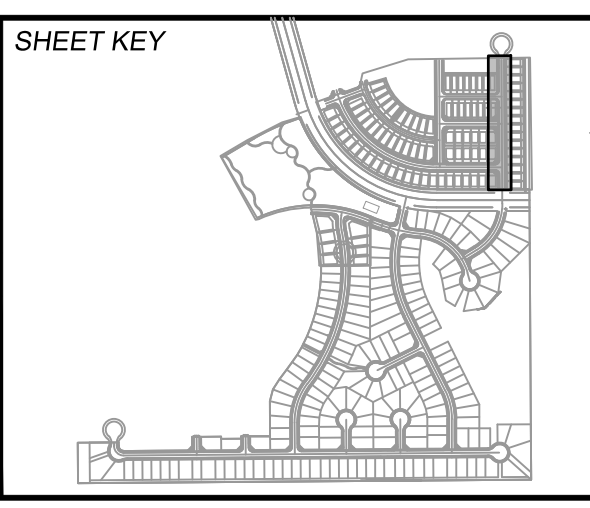
PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 200	S00°20'47"E	235.5'	3.20%	36" RCP
PIPE - 201	S00°14'21"E	146.6'	3.07%	36" RCP
PIPE - 202	S00°20'59"E	239.8'	1.99%	42" RCP
PIPE - 203	S00°16'27"E	95.7'	0.53%	48" RCP

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

- NOTES:
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 - ALL PIPE BENDS ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
 - CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
 - TOP OF BOX ELEVATIONS GIVEN FOR CDOT TYPE R INLETS REFER TO THE COUNTY STANDARD DETAIL FOR CORRESPONDING DESIGN ELEVATIONS.
 - 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.
 - SECTIONS OF STORM PIPE WITH PRESSURE HEAD DURING THE 100 YR STORM SHALL USE WATERTIGHT JOINTS WITH A 100 YR SERVICE LIFE PER ECM 3.3.1.B.2.
 - ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED



No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S\119.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg			
PLOT DATE: April 15, 2020 3:32:24 PM			
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)

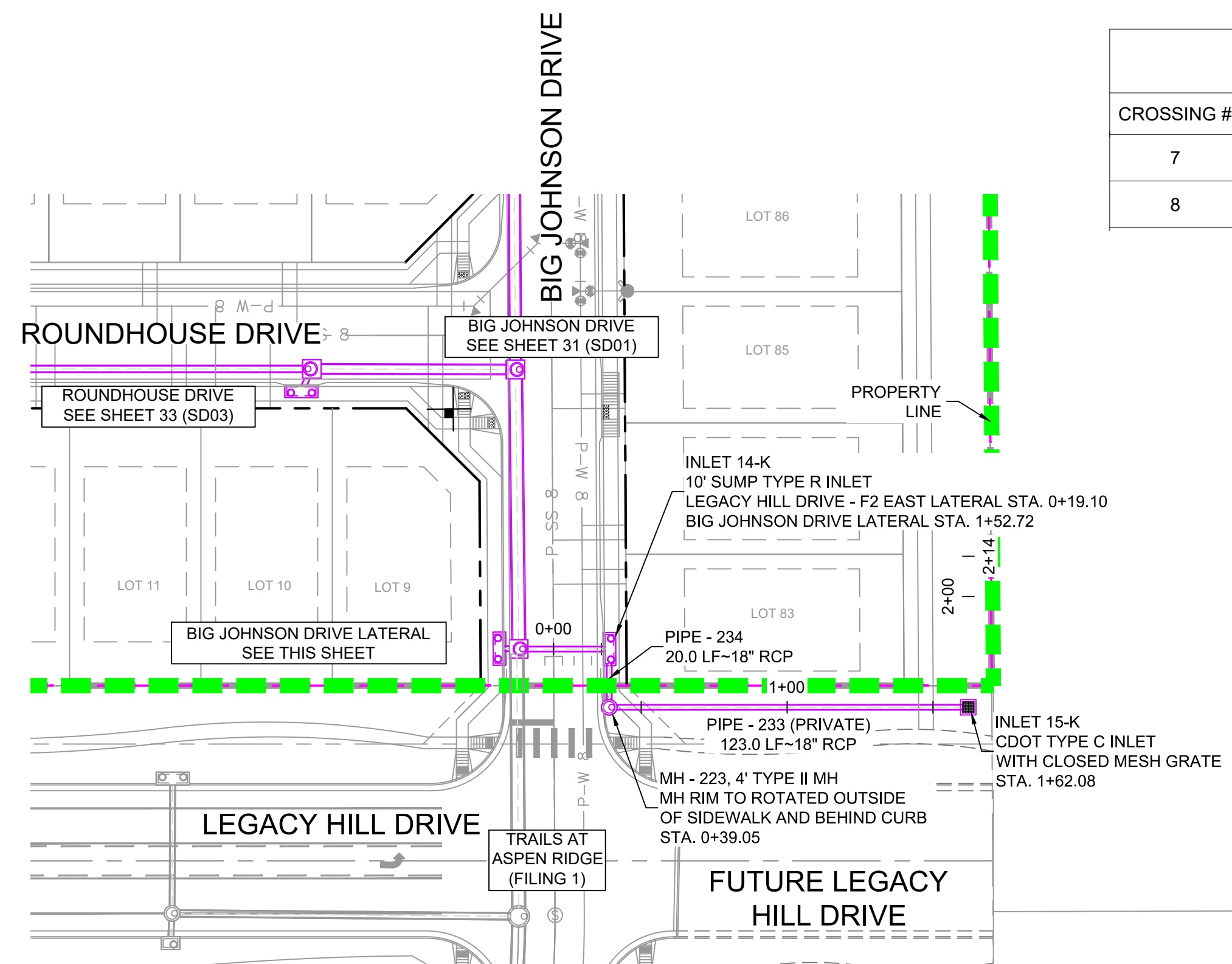
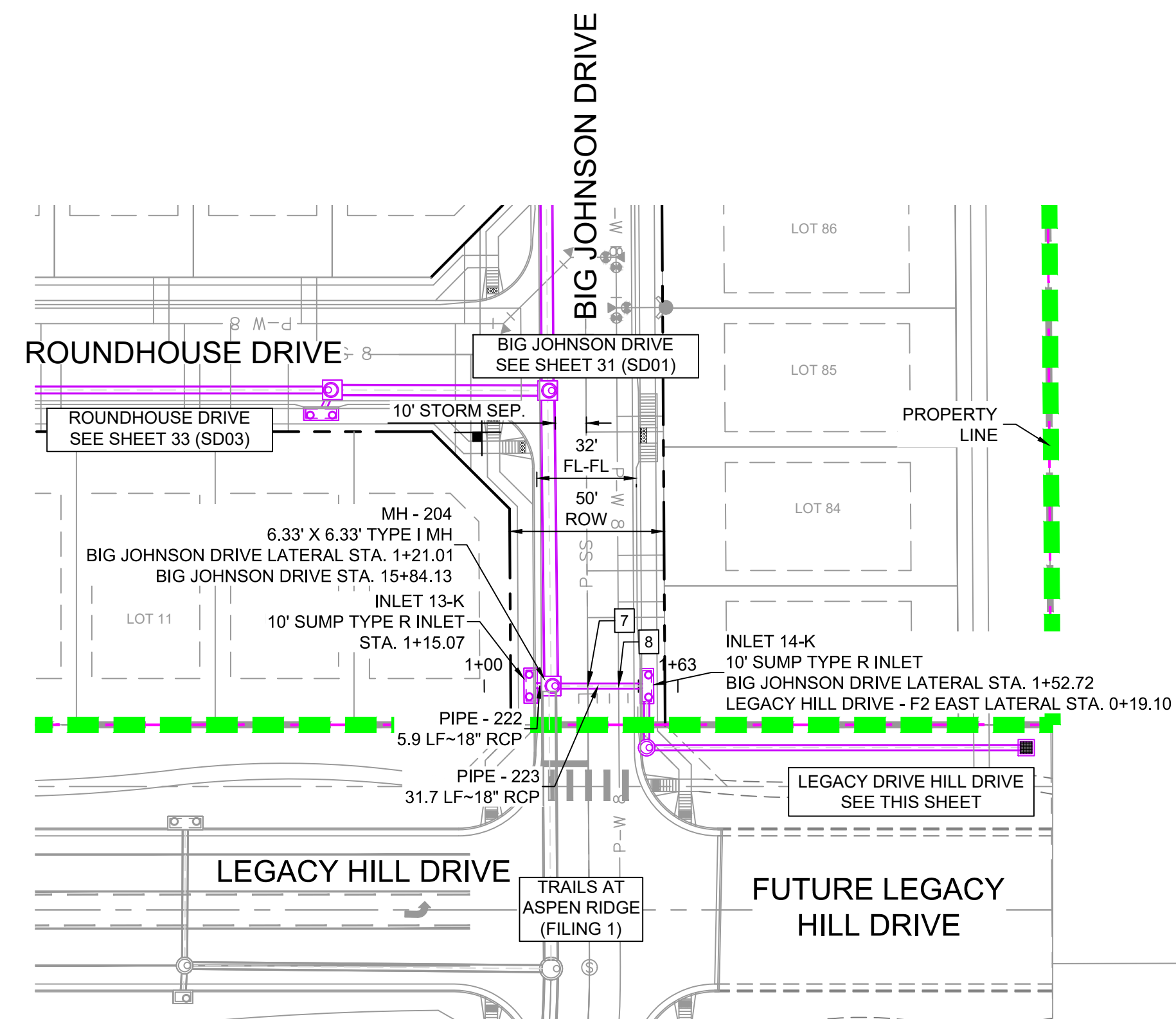
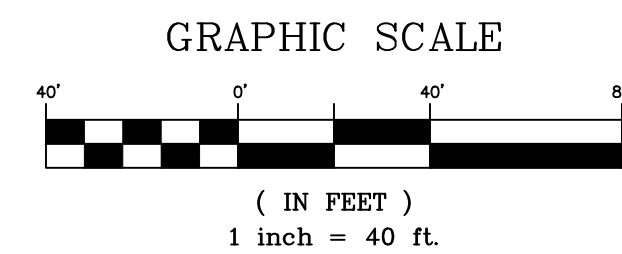


TRAILS AT ASPEN RIDGE				
FILING NO. 2				
ROADWAY & STORM IMPROVEMENT PLANS				
STORM DRAIN PLAN & PROFILE				
DESIGNED BY: NMS	SCALE: HORIZ 1" = 40'	DATE ISSUED: FEBRUARY, 2020	DRAWING No. SD01	
DRAWN BY: CRD	VERT. 1" = 8'	SHEET 31 OF 36		
CHECKED BY: NMS				



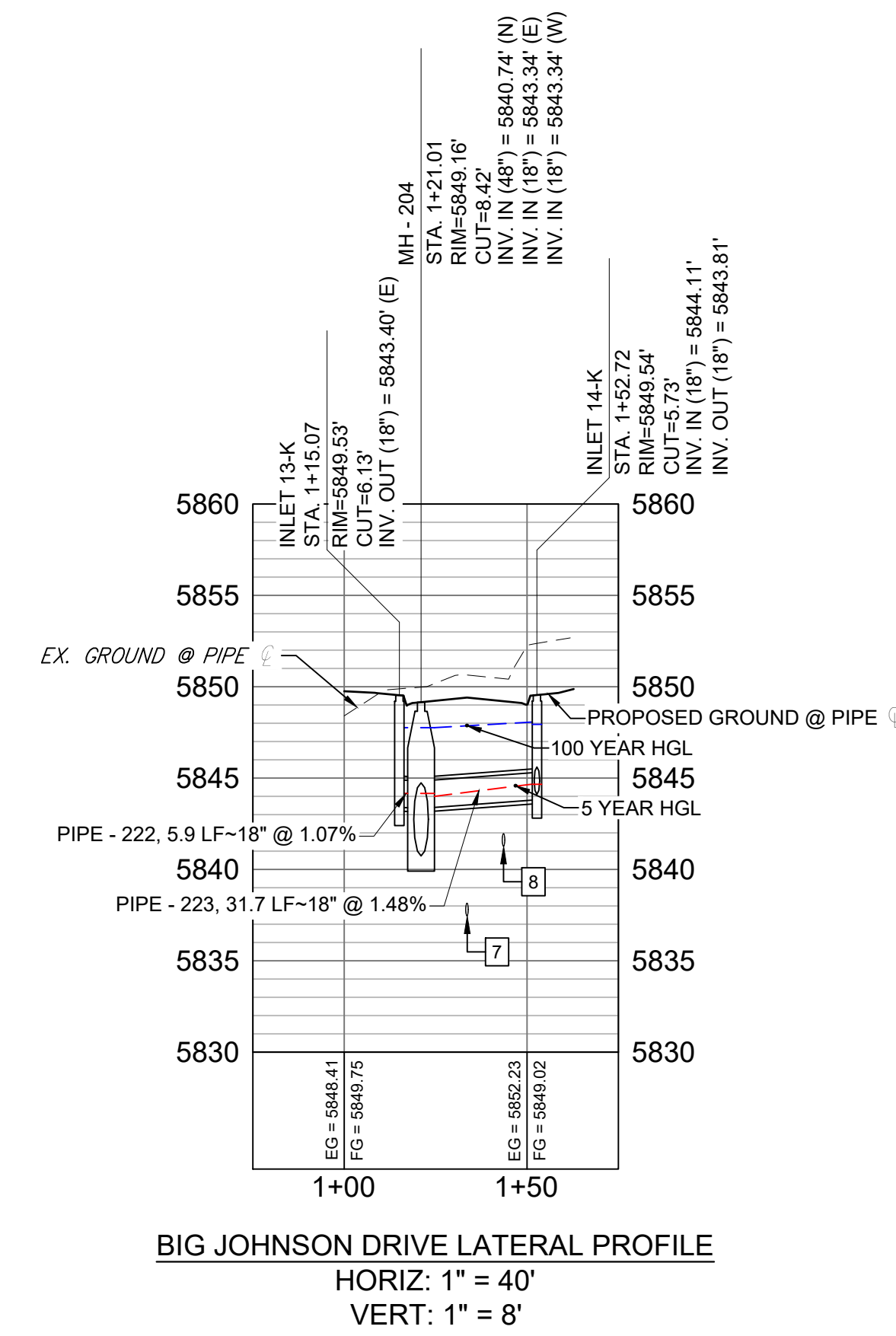
Know what's below.
Call before you dig.

STORM CROSSING DETAILS				
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	SEPARATION
7	N 6,913.03 E 14,015.42	8" PVC SAN 5838.16	18" RCP STORM 5843.32	5.16'
8	N 6,913.03 E 14,025.33	8" PVC WATER 5841.97	18" RCP STORM 5843.47	1.50'

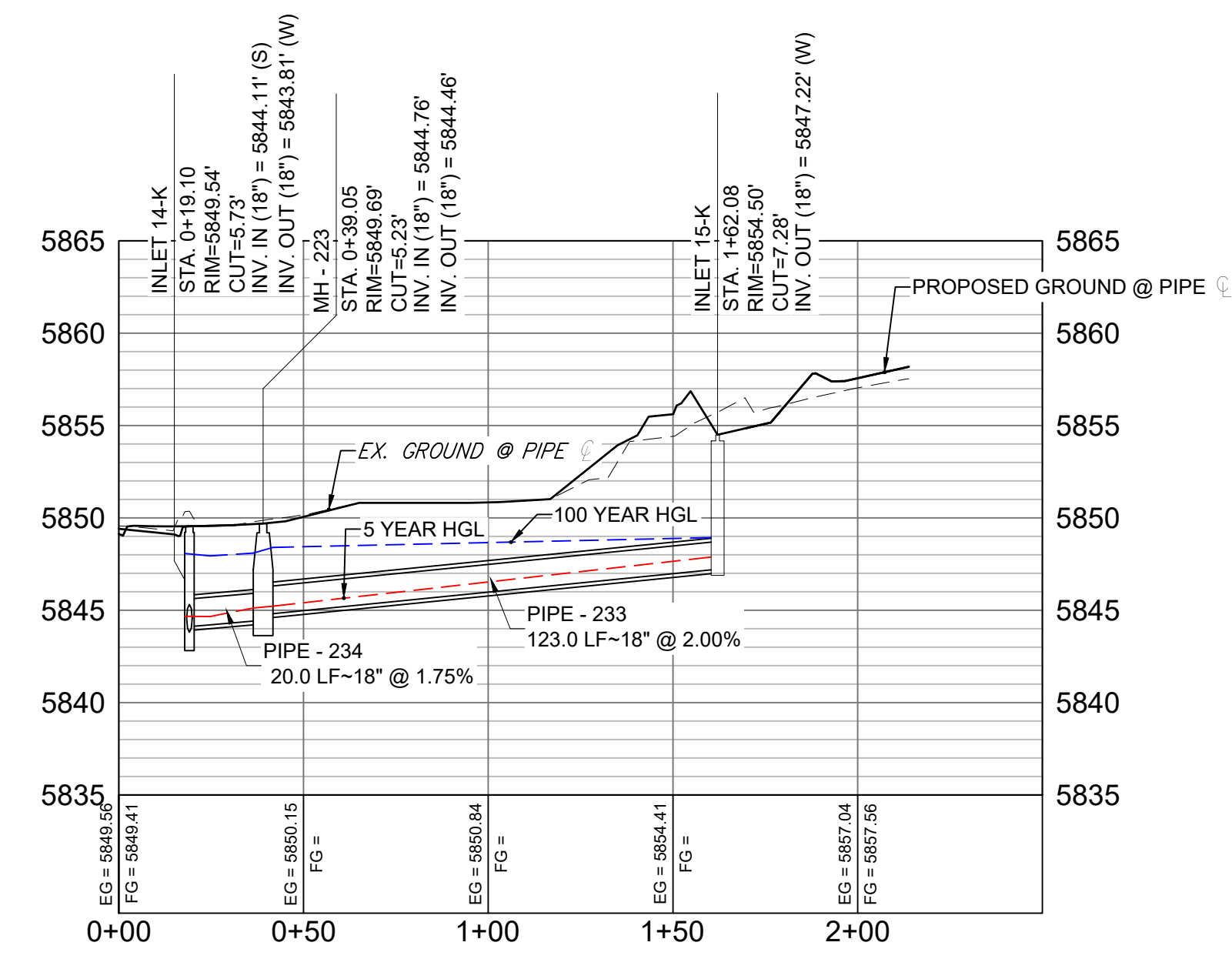


PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 222	N88°42'31"W	5.9'	1.07%	18" RCP
PIPE - 223	S89°59'49"E	31.7'	1.48%	18" RCP
PIPE - 233	N90°00'00"W	123.0'	2.00%	18" RCP
PIPE - 234	N00°12'15"E	20.0'	1.75%	18" RCP

STRUCTURE TABLE				
NAME	TYPE	DETAILS	N & E	
INLET 13-K	10' SUMP TYPE R INLET	RIM = 5849.53 PIPE - 222 INV OUT (18") = 5843.40	N: 6913.17 E: 13996.91	
INLET 14-K	10' SUMP TYPE R INLET	RIM = 5849.54 PIPE - 234 INV IN (18") = 5844.11 PIPE - 223 INV OUT (18") = 5843.81	N: 6913.02 E: 14034.56	
INLET 15-K	CDOT TYPE C INLET WITH CLOSED MESH GRATE	RIM = 5854.50 PIPE - 233 INV OUT (18") = 5847.22	N: 6893.08 E: 14157.54	
MH - 204	6.33' X 6.33' TYPE I MH	RIM = 5849.16 PIPE - 203 INV IN (48") = 5840.74 PIPE - 223 INV IN (18") = 5843.34 PIPE - 222 INV IN (18") = 5843.34	N: 6913.03 E: 14002.85	
MH - 223	4' TYPE II MH	RIM = 5849.69 PIPE - 233 INV IN (18") = 5844.76 PIPE - 234 INV OUT (18") = 5844.46	N: 6893.08 E: 14034.51	



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

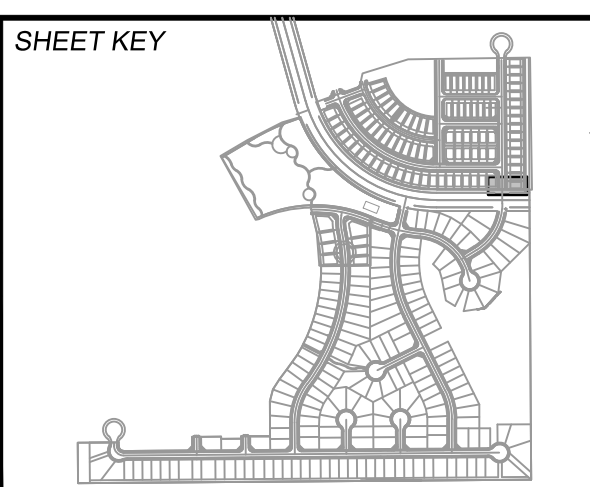


LEGACY HILL DRIVE - F2 EAST LATERAL PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

- NOTES:
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REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
19-886-PR-UTIL X-886-PR-STORM-F1 19-886-PR-UTIL-SANITARY 886-PR Legacy Drive GEC Titleblock X-886-PR-SITE-F1 X-886-PR-SITE-FUTURE FILING X-886-PR-UTIL-F2 X-886-PR-SITE-F2 X-886-PR-CROSSINGS				

COMPUTER FILE MANAGEMENT	
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CTB FILE:	---
PLOT DATE:	April 15, 2020 3:32:53 PM
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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

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

TRAILS AT ASPEN RIDGE

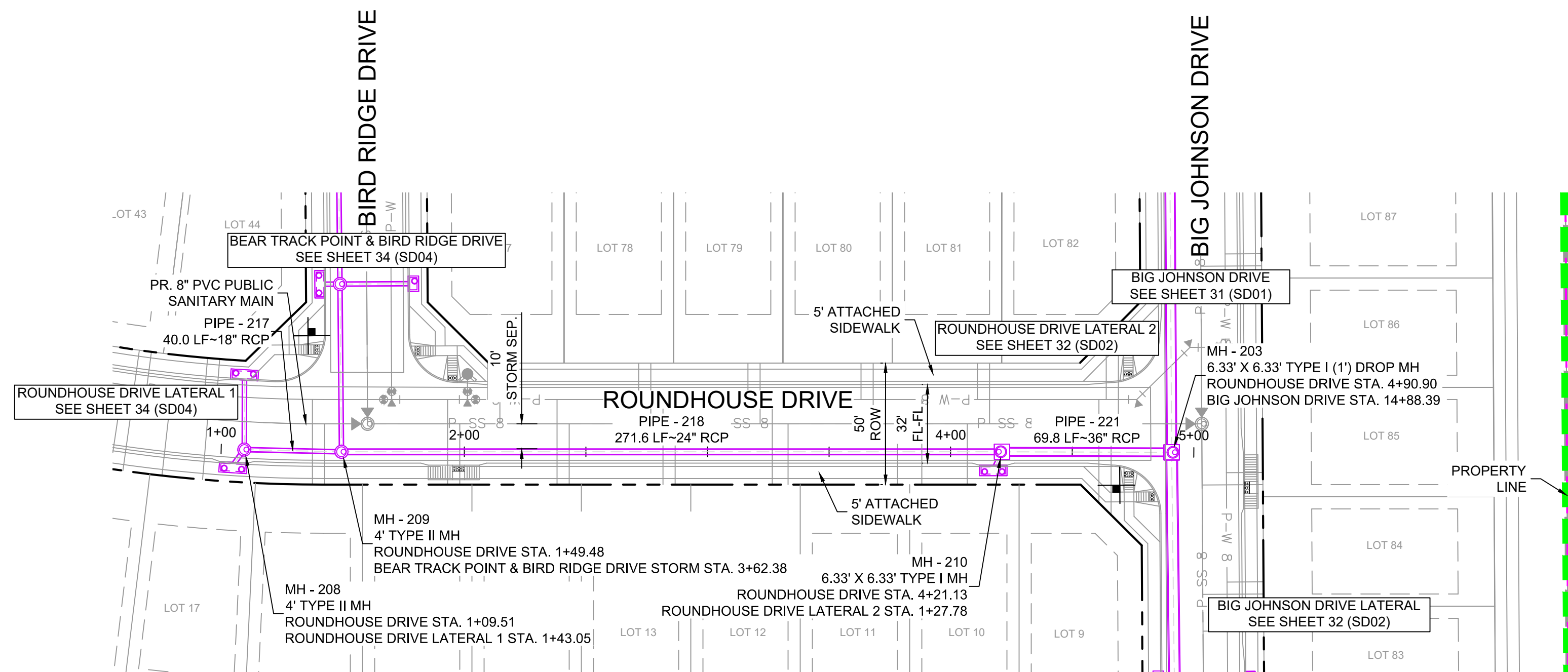
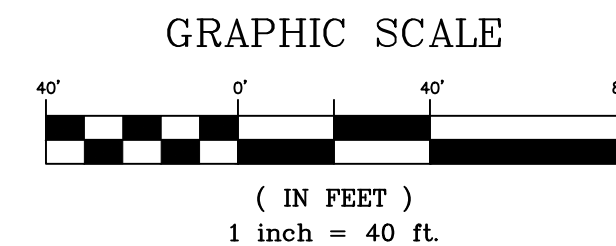
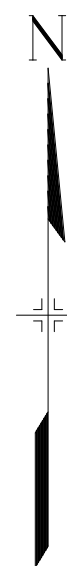
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

DESIGNED BY:	NMS	SCALE	DATE ISSUED:	FEBRUARY, 2020	DRAWING No.
DRAWN BY:	CRD	HORIZ 1" = 40'	SHEET	32 OF 36	SD02
CHECKED BY:	NMS	VERT 1" = 8'			

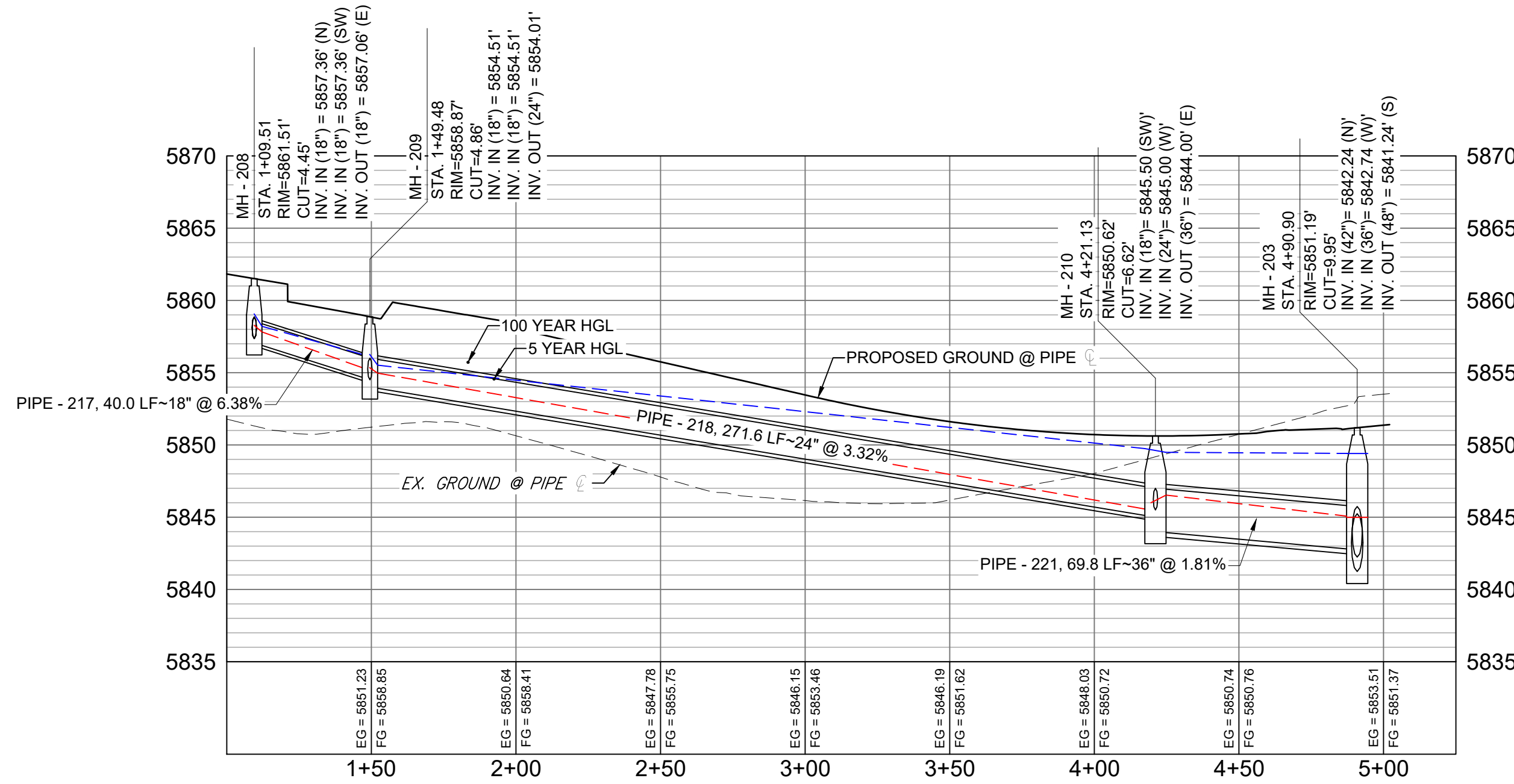


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PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 217	N88°41'05\"/>			

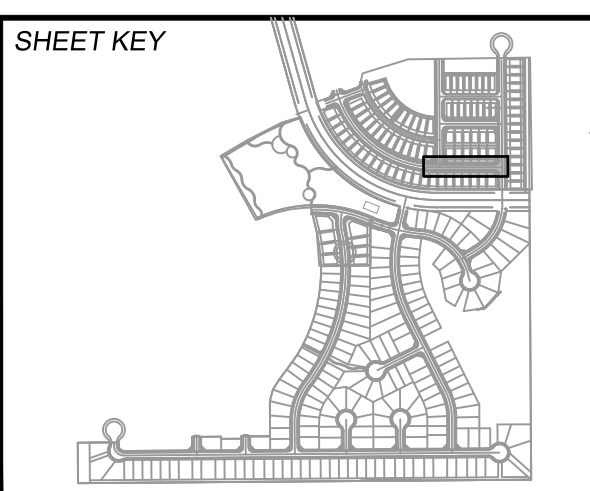
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N & E
MH - 203	6.33' X 6.33' TYPE I (1') DROP MH	RIM = 5851.19 PIPE - 202 INV IN (42\") = 5842.24 PIPE - 221 INV IN (36\") = 5842.74 PIPE - 203 INV OUT (48\") = 5841.24	N: 7008.77 E: 14002.39
MH - 208	4' TYPE II MH	RIM = 5861.51 PIPE - 215 INV IN (18\") = 5857.36 PIPE - 216 INV IN (18\") = 5857.36 PIPE - 217 INV OUT (18\") = 5857.06	N: 7009.90 E: 13621.01
MH - 209	4' TYPE II MH	RIM = 5858.87 PIPE - 214 INV IN (18\") = 5854.51 PIPE - 217 INV IN (18\") = 5854.51 PIPE - 218 INV OUT (24\") = 5854.01	N: 7008.98 E: 13660.98
MH - 210	6.33' X 6.33' TYPE I MH	RIM = 5850.62 PIPE - 220 INV IN (18\") = 5845.50 PIPE - 218 INV IN (24\") = 5845.00 PIPE - 221 INV OUT (36\") = 5844.00	N: 7008.98 E: 13932.63



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

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No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg			
CTB FILE: ---			
PLOT DATE: April 15, 2020 3:33:09 PM			
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:

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

TRAILS AT ASPEN RIDGE

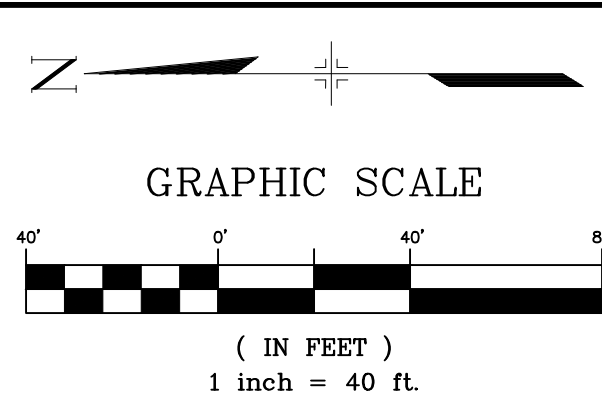
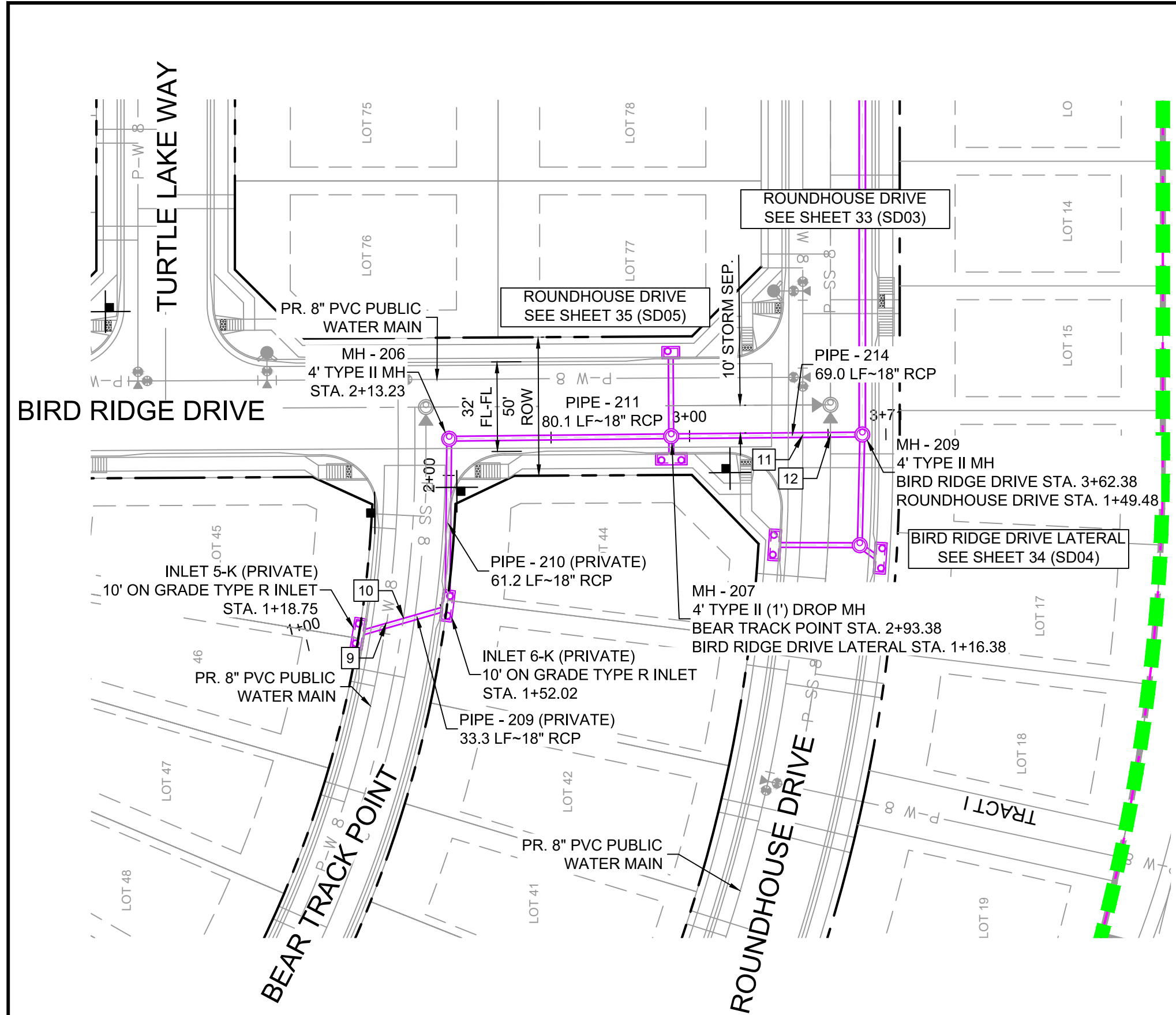
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

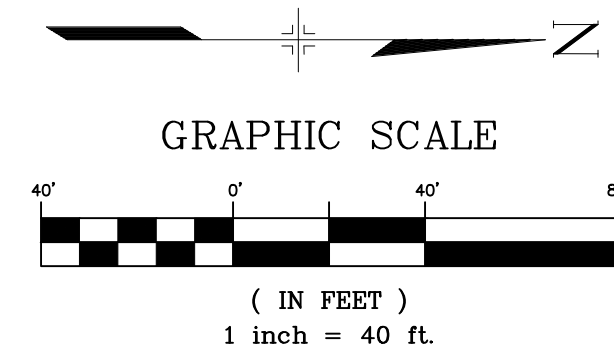
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CHECKED BY: NMS	VERT: 1" = 8'		



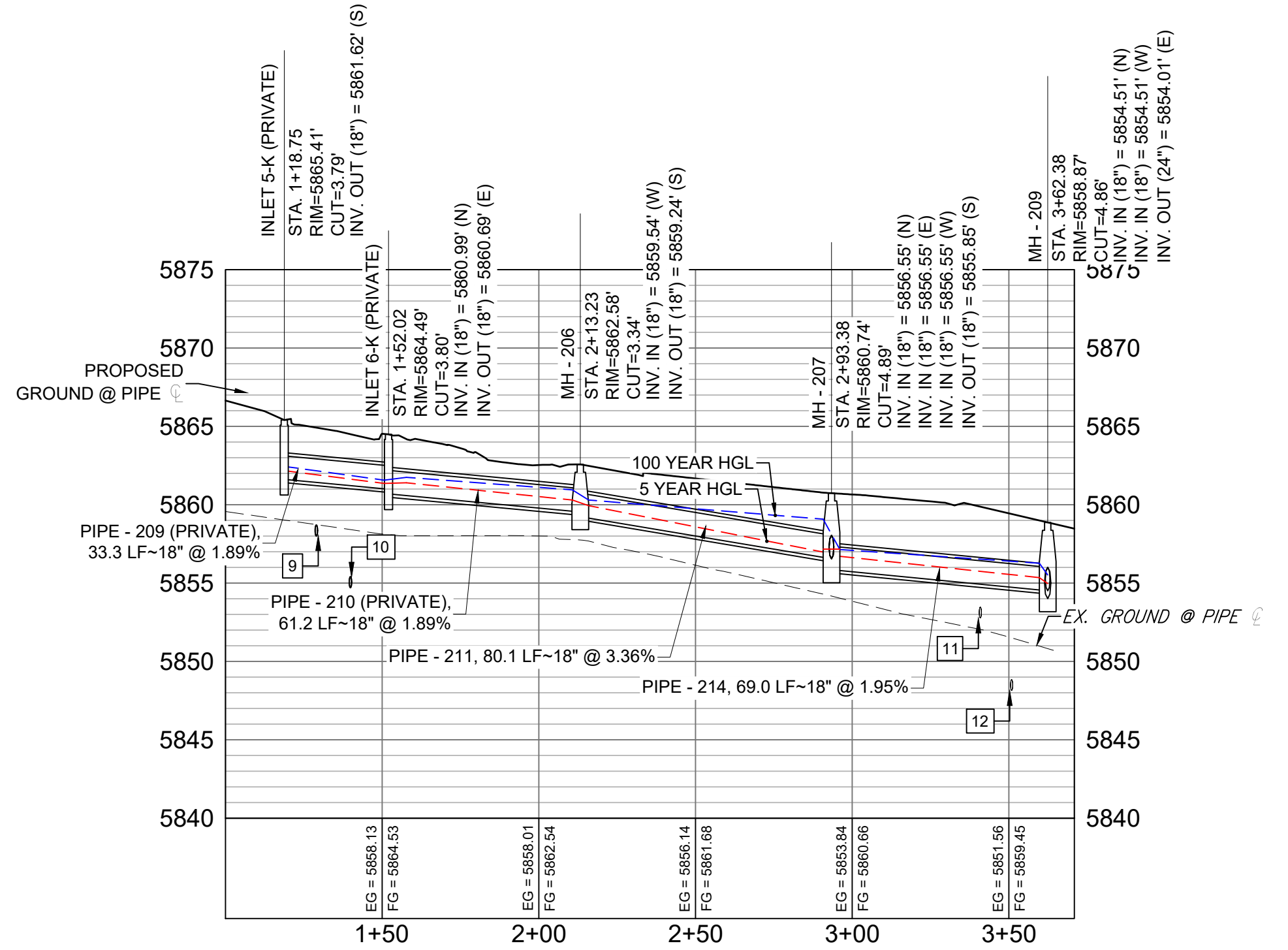
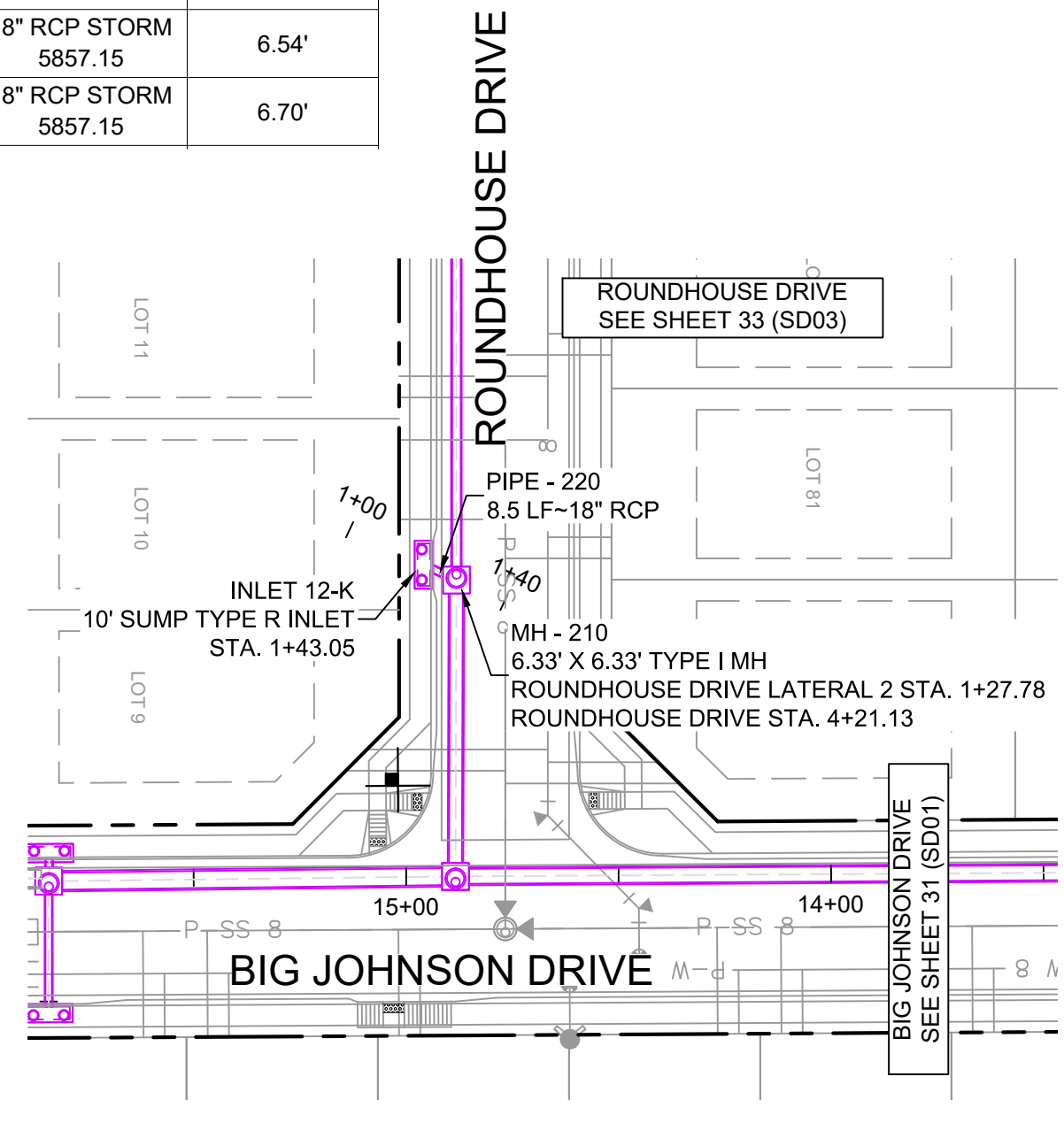
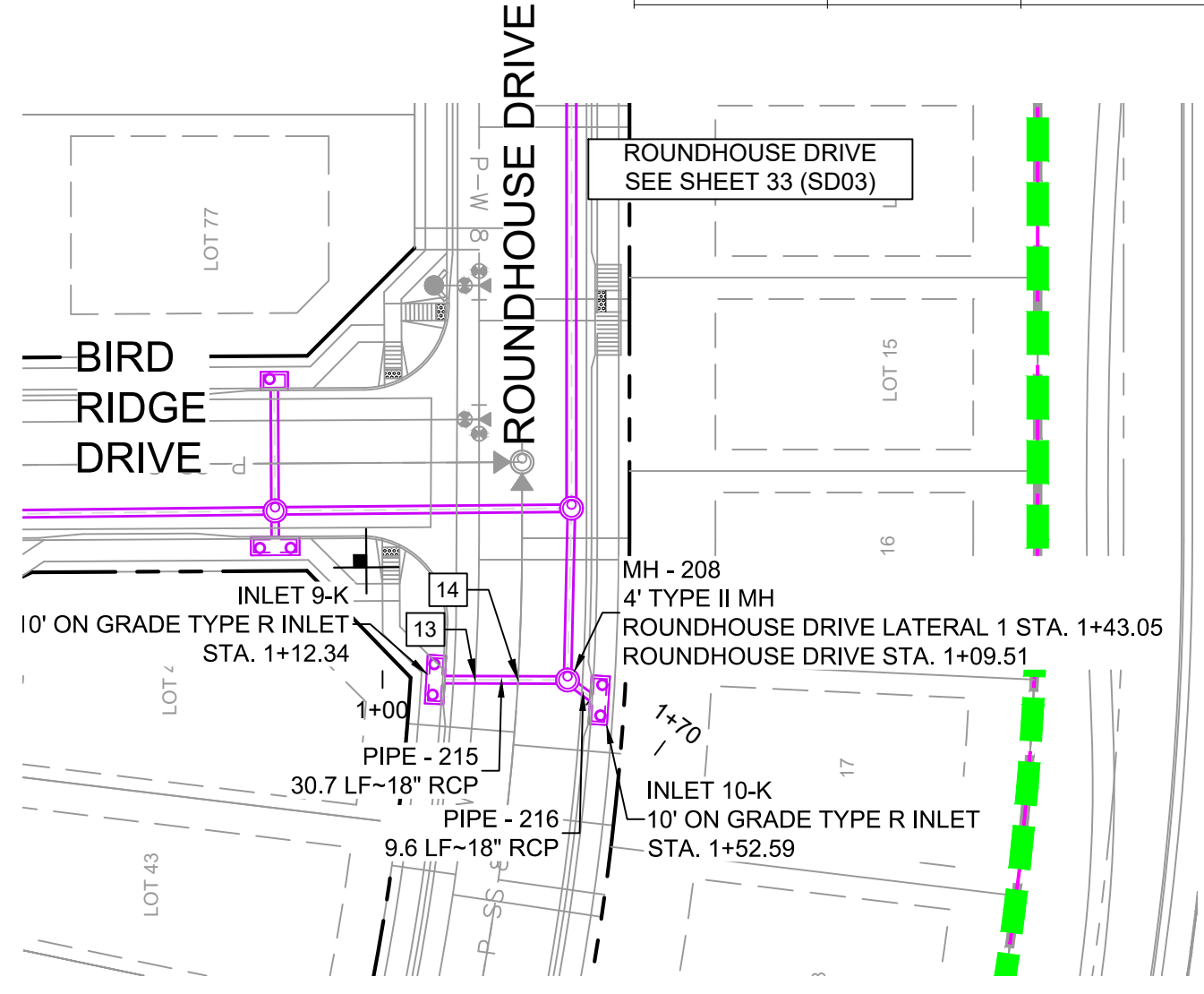
Know what's below.
Call before you dig.



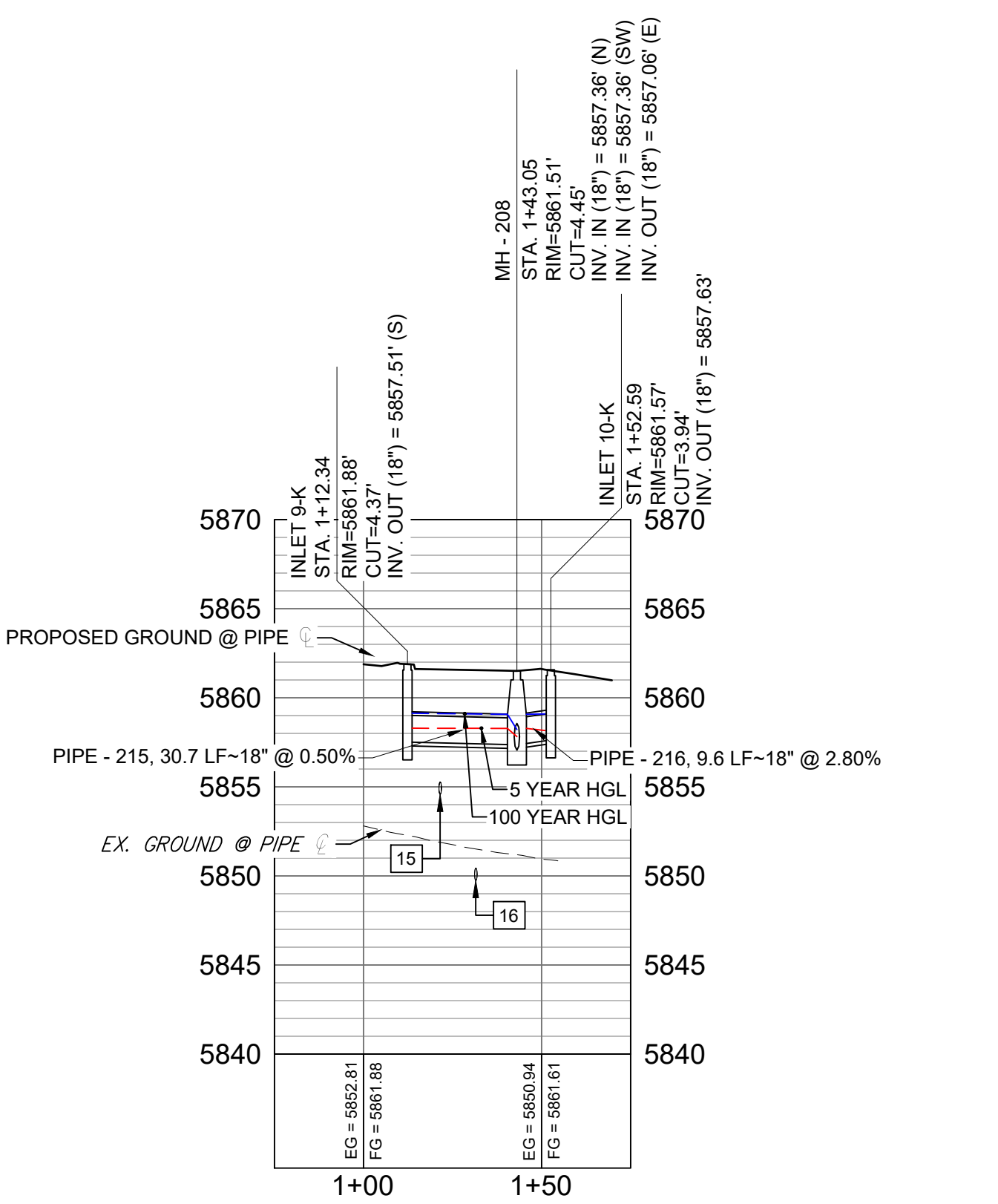
STORM CROSSING DETAILS				
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	SEPARATION
9	N 7,180.85 E 13,592.93	8" PVC WATER 5859.49	18" RCP STORM 5861.21	1.72'
10	N 7,170.32 E 13,595.93	8" PVC SAN 5855.37	18" RCP STORM 5861.01	5.64'
11	N 7,030.48 E 13,660.79	8" PVC WATER 5853.46	18" RCP STORM 5855.46	2.00'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



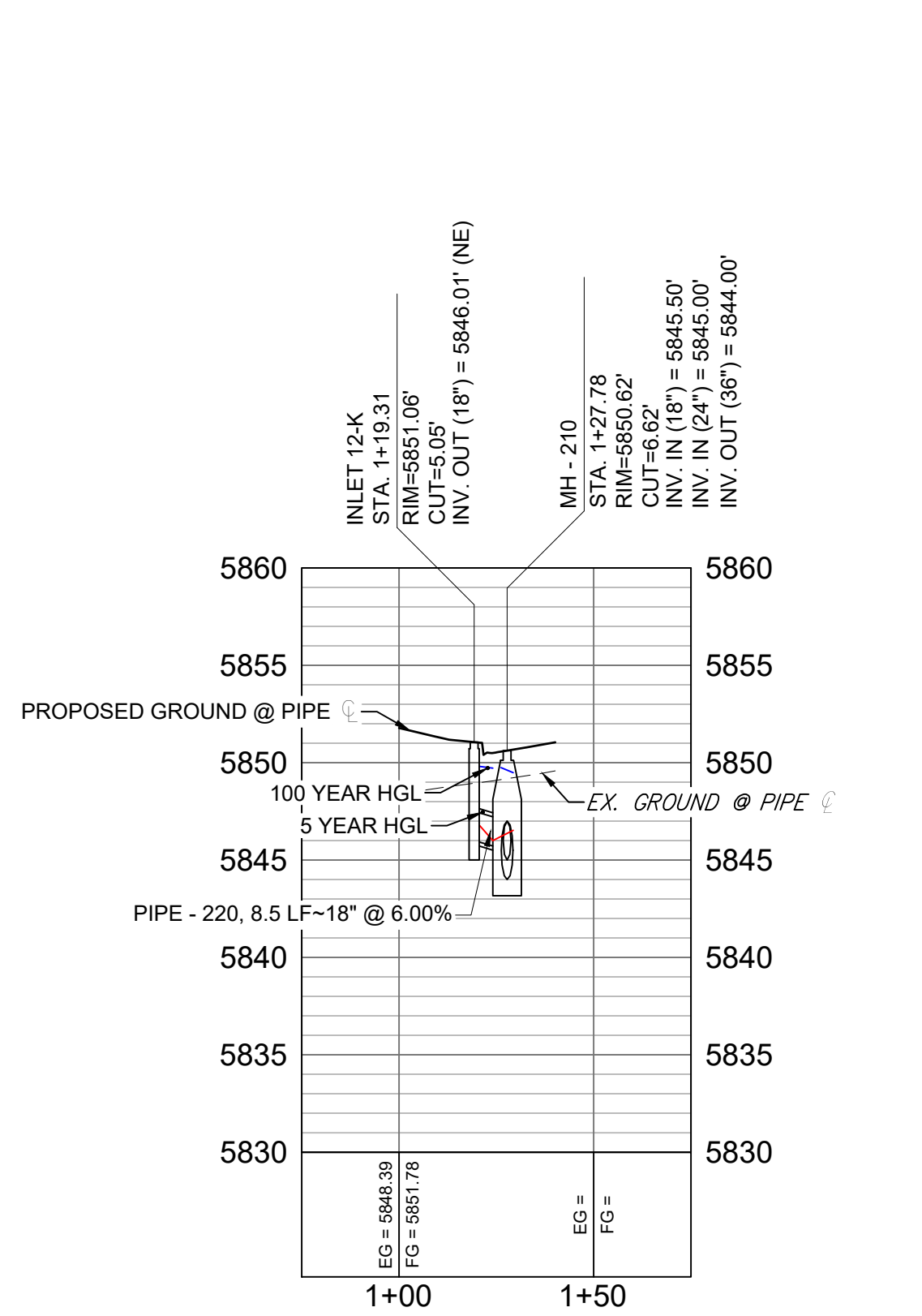
PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 209	N16°07'37"W	33.3'	1.89%	18" RCP
PIPE - 210	N89°16'32"W	61.2'	1.89%	18" RCP
PIPE - 211	N00°39'03"W	80.1'	3.36%	18" RCP
PIPE - 214	N00°30'47"W	69.0'	1.95%	18" RCP
PIPE - 215	N00°10'33"E	30.7'	0.50%	18" RCP
PIPE - 216	S40°28'51"W	9.6'	2.80%	18"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



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



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

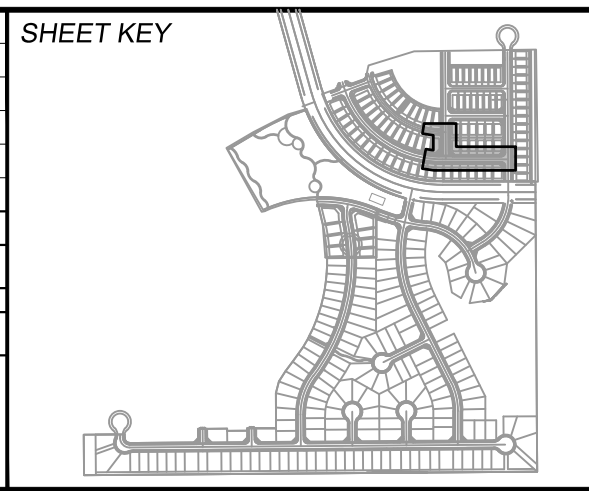


ROUNDHOUSE DRIVE LATERAL 2 PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N & E
INLET 5-K	10' ON GRADE TYPE R INLET	RIM = 5865.41 PIPE - 209 INV OUT (18") = 5861.62	N: 7190.87 E: 13589.05
INLET 6-K	10' ON GRADE TYPE R INLET	RIM = 5864.49 PIPE - 209 INV IN (18") = 5860.99 PIPE - 210 INV OUT (18") = 5860.69	N: 7158.89 E: 13598.24
INLET 9-K	10' ON GRADE TYPE R INLET	RIM = 5861.88 PIPE - 215 INV OUT (18") = 5857.51	N: 7040.61 E: 13621.11
INLET 10-K	10' ON GRADE TYPE R INLET	RIM = 5861.57 PIPE - 216 INV OUT (18") = 5857.63	N: 7002.63 E: 13614.81
INLET 12-K	10' SUMP TYPE R INLET	RIM = 5851.06 PIPE - 220 INV OUT (18") = 5846.01	N: 7001.32 E: 13929.02
MH - 206	4' TYPE II MH	RIM = 5862.58 PIPE - 210 INV IN (18") = 5859.54 PIPE - 211 INV OUT (18") = 5859.24	N: 7158.12 E: 13659.45
MH - 207	4' TYPE II (1) DROP MH	RIM = 5860.74 PIPE - 211 INV IN (18") = 5856.55 PIPE - 213 INV IN (18") = 5856.55 PIPE - 212 INV IN (18") = 5856.55 PIPE - 214 INV OUT (18") = 5855.85	N: 7077.98 E: 13660.36
MH - 208	4' TYPE II MH	RIM = 5861.51 PIPE - 215 INV IN (18") = 5857.36 PIPE - 217 INV IN (18") = 5857.36 PIPE - 217 INV OUT (18") = 5857.06	N: 7009.90 E: 13621.01
MH - 209	4' TYPE II MH	RIM = 5858.87 PIPE - 214 INV IN (18") = 5854.51 PIPE - 217 INV IN (18") = 5854.51 PIPE - 218 INV OUT (24") = 5854.01	N: 7008.98 E: 13660.98
MH - 210	6.33' X 6.33' TYPE I MH	RIM = 5850.62 PIPE - 220 INV IN (18") = 5845.50 PIPE - 218 INV IN (24") = 5845.00 PIPE - 221 INV OUT (36") = 5844.00	N: 7008.98 E: 13932.63

- NOTES:
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 - PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
 - ALL PIPE BENDS ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
 - CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
 - TOP OF BOX ELEVATIONS GIVEN FOR CDDOT TYPE R INLETS REFER TO THE COUNTY STANDARD DETAIL FOR CORRESPONDING DESIGN ELEVATIONS.
 - ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 - PIPES OF DIFFERENT SIZES ARE TO BE MATCHED TO THE CROWN OF THE INSIDE WALL OF PIPE.
 - PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL, MANHOLES SHALL BE INSTALLED 1/8" BELOW THE SURFACE OF THE PAVEMENT ON THE LOWEST SIDE OF THE MANHOLE.
 - SECTIONS OF STORM PIPE WITH PRESSURE HEAD DURING THE 100 YR STORM SHALL USE WATERTIGHT JOINTS WITH A 100 YR SERVICE LIFE PER ECM 3.3.1.B.2.
 - ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.

REFERENCE DRAWINGS		COMPUTER FILE MANAGEMENT	
19-886-PR-UTIL	X-886-PR STORM F1	FILE NAME:	S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg
19-886-PR-UTIL SANITARY	X-886-PR SITE F1	CTB FILE:	---
886-PR Legacy Drive	X-886-PR SITE-FUTURE FILINGS	PLOT DATE:	April 15, 2020 3:33:53 PM
GEC Titleblock	X-886-PR-UTIL-F2	THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	
X-886-PR SITE-F1	X-886-PR SITE-F2		
X-886-PR-UTIL-F2	X-886-PR CROSSINGS		



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°5'23"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. 19.886.014

TRAILS AT ASPEN RIDGE

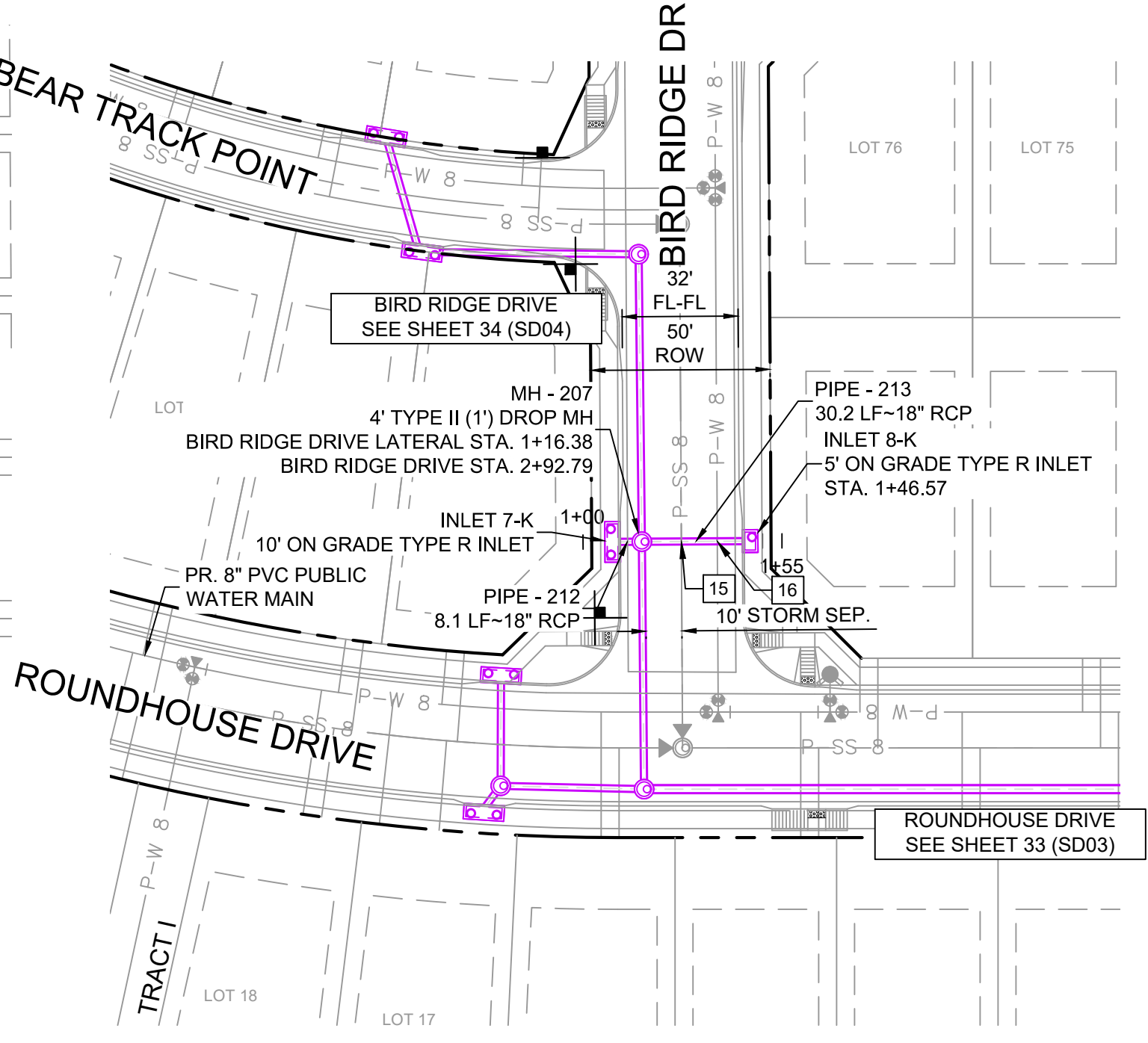
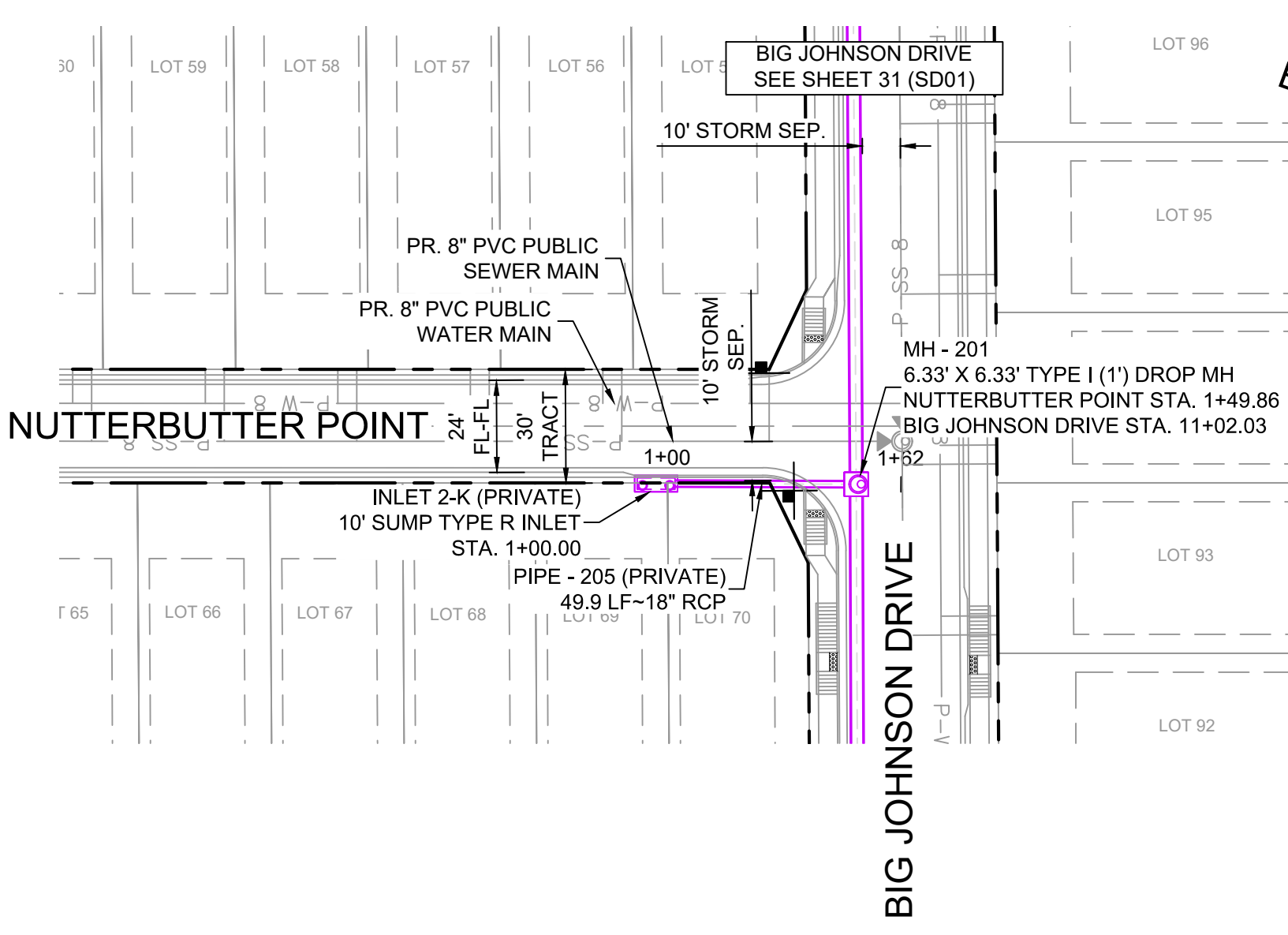
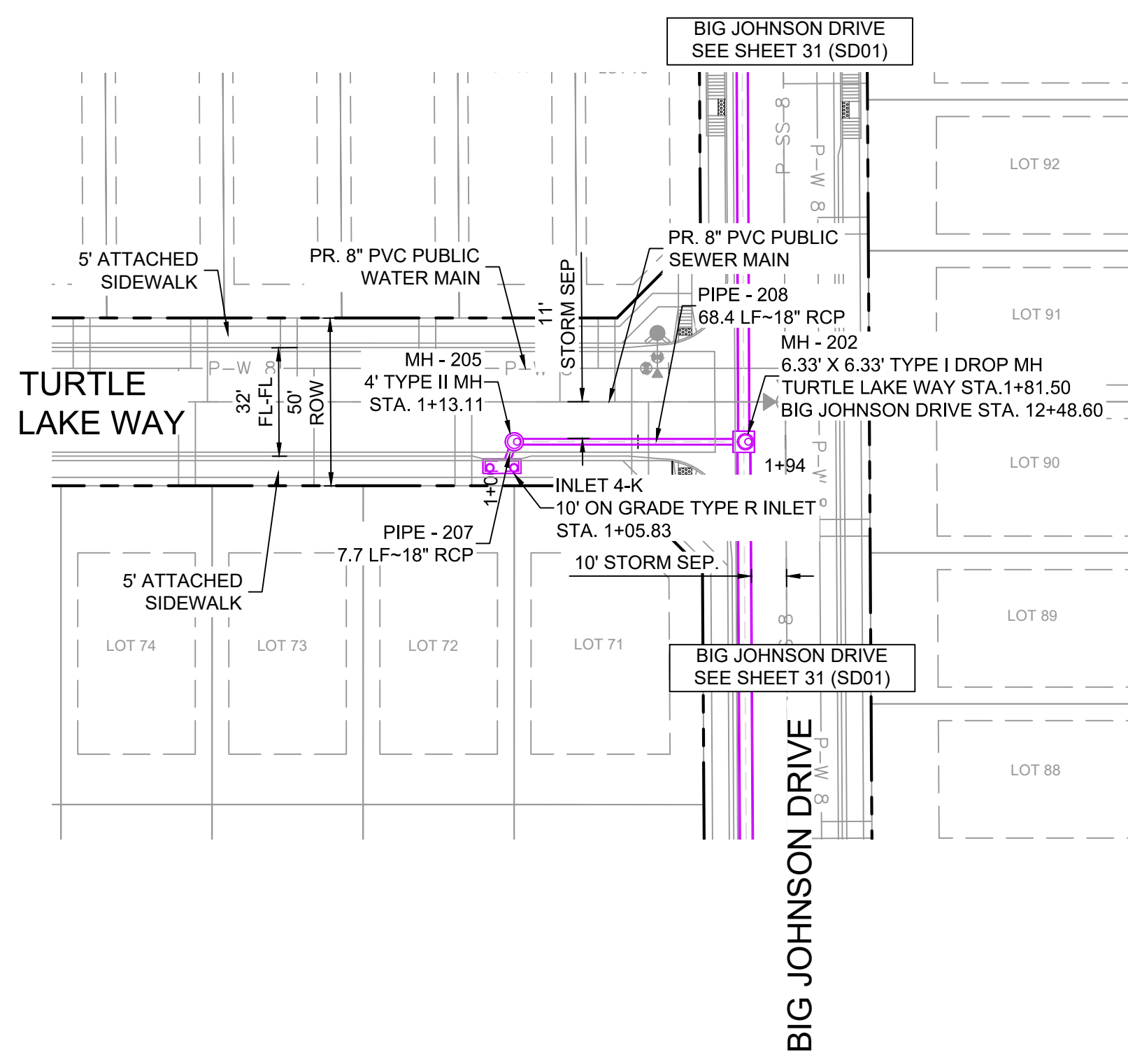
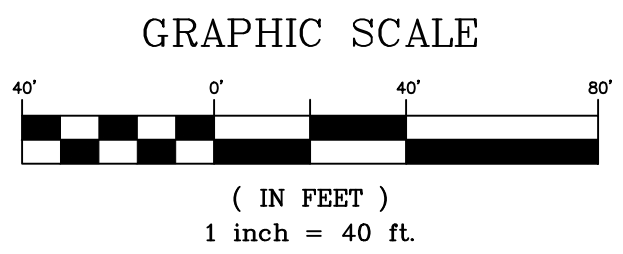
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

DESIGNED BY:	NMS	SCALE:	DATE ISSUED:	FEBRUARY, 2020	DRAWING No.:
DRAWN BY:	CRD	HORIZ:	1" = 40'		SD04
CHECKED BY:	NMS	VERT:	1" = 8'	SHEET	34 OF 36



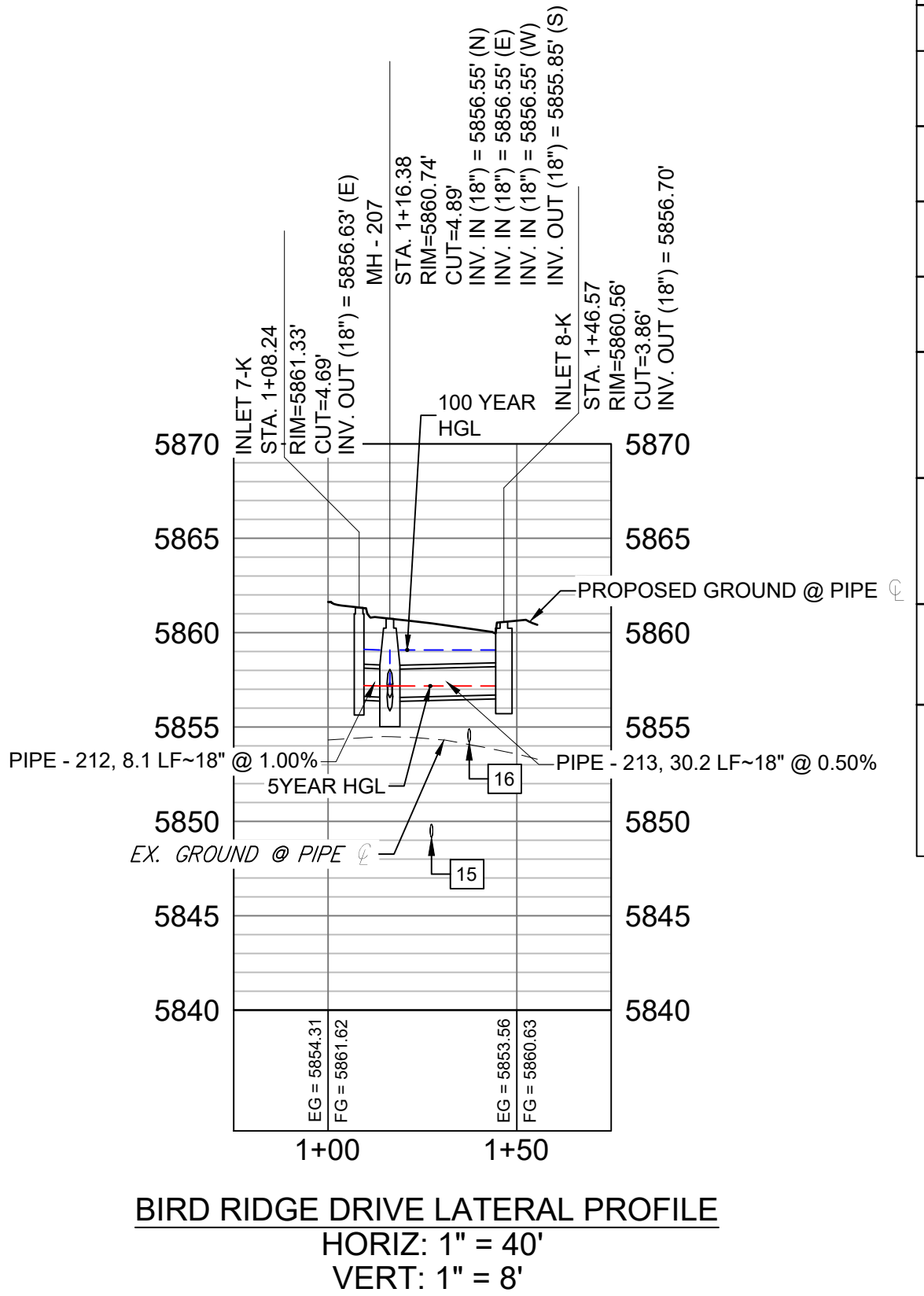
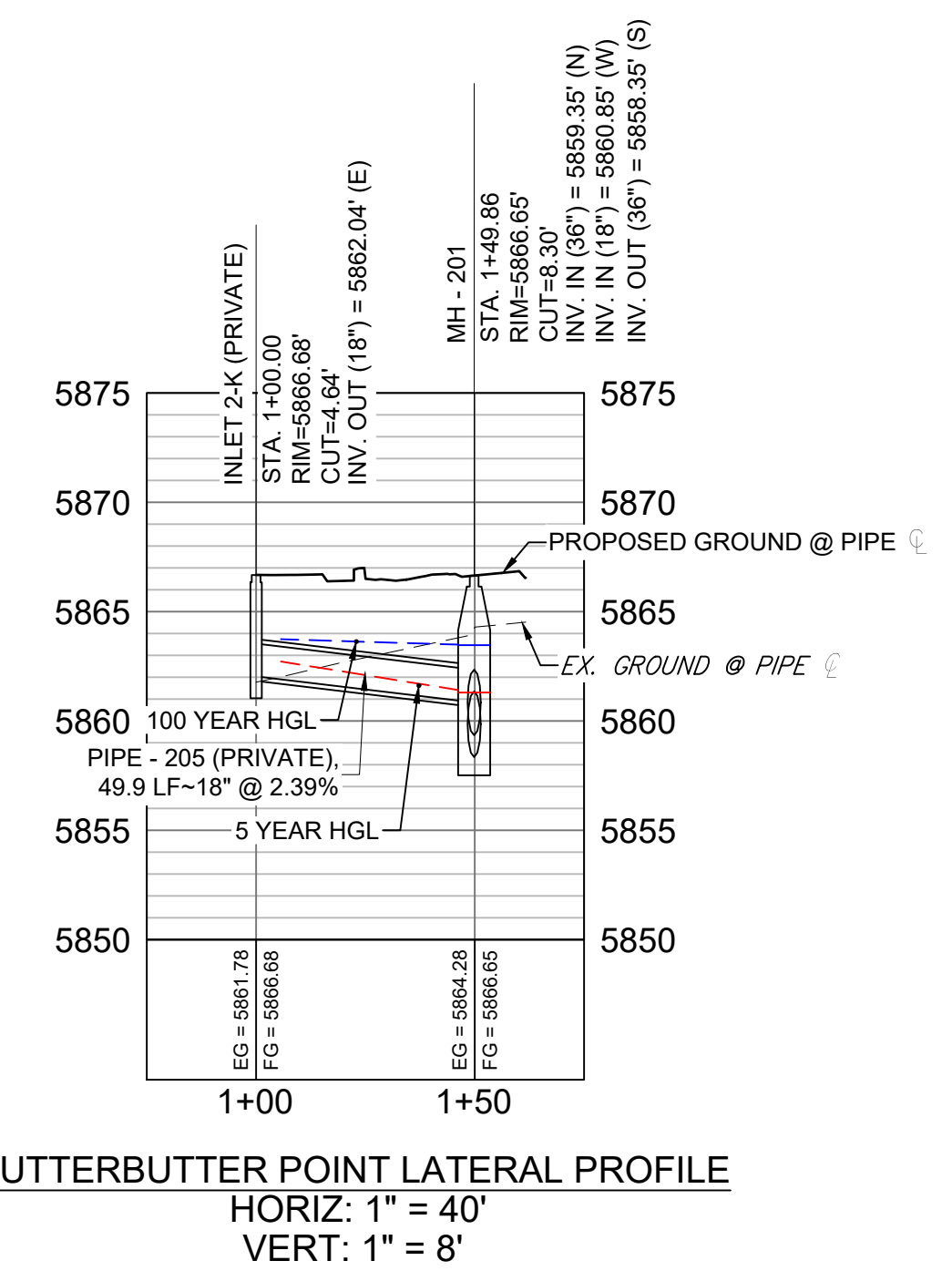
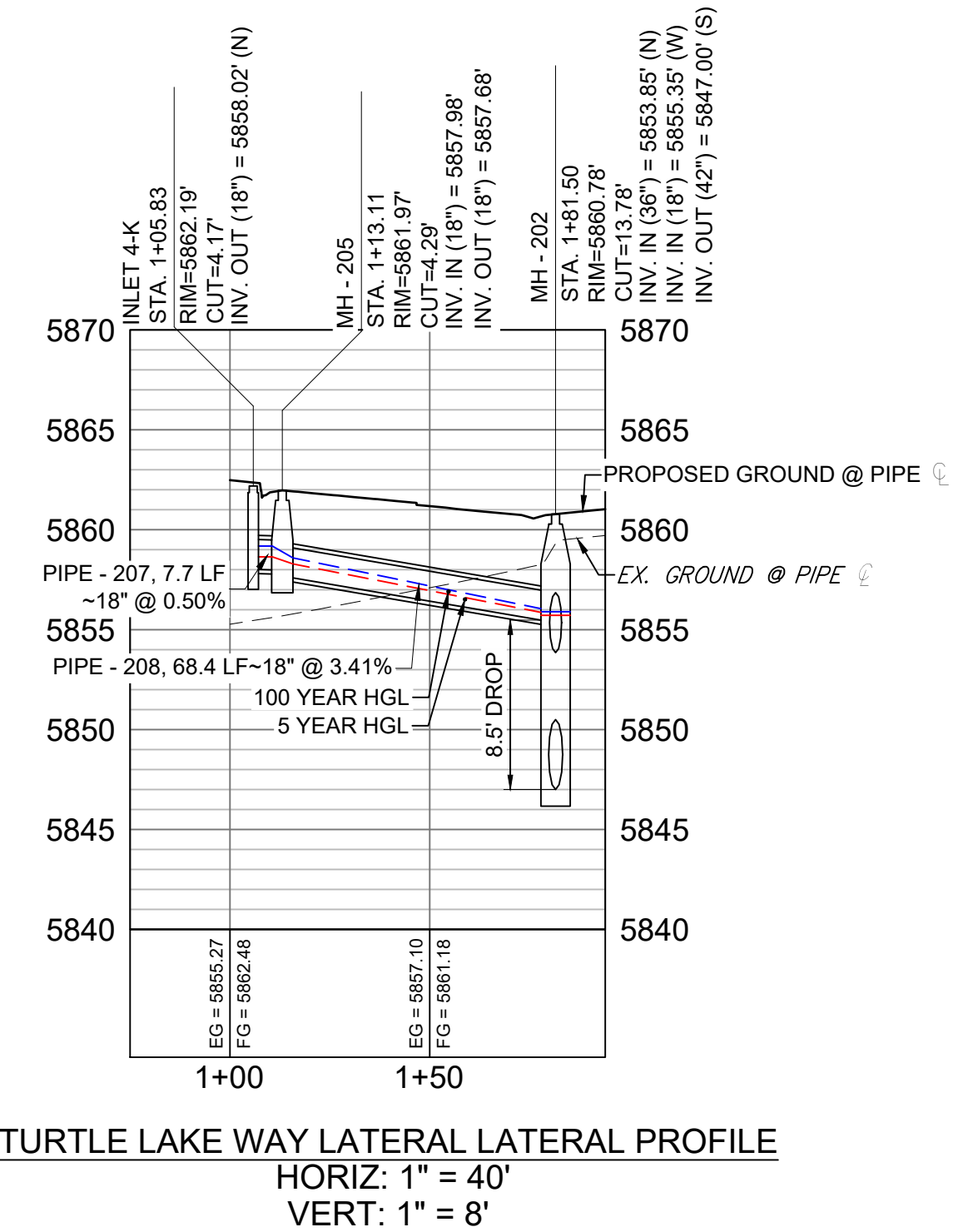
Know what's below. Call before you dig.



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

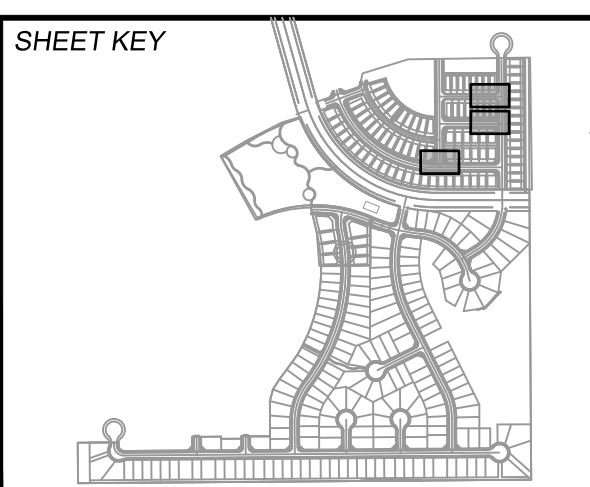
PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 205	N89°48'30"W	49.9'	2.39%	18" RCP
PIPE - 207	S20°07'52"W	7.7'	0.50%	18" RCP
PIPE - 208	N89°59'33"W	68.4'	3.41%	18" RCP
PIPE - 212	S89°39'17"W	8.1'	1.00%	18" RCP
PIPE - 213	N89°40'44"E	30.2'	0.50%	18" RCP

STRUCTURE TABLE				
NAME	TYPE	DETAILS	N & E	
INLET 2-K	10' SUMP TYPE R INLET	RIM = 5866.68 PIPE - 205 INV OUT (18") = 5862.04	N: 7395.29 E: 13950.45	
INLET 4-K	10' ON GRADE TYPE R INLET	RIM = 5862.19 PIPE - 207 INV OUT (18") = 5858.02	N: 7241.29 E: 13929.87	
INLET 7-K	10' ON GRADE TYPE R INLET	RIM = 5861.33 PIPE - 212 INV OUT (18") = 5856.63	N: 7077.93 E: 13652.21	
INLET 8-K	5' ON GRADE TYPE R INLET	RIM = 5860.56 PIPE - 213 INV OUT (18") = 5856.70	N: 7078.15 E: 13690.54	
MH - 201	6.33' X 6.33' TYPE I (1') DROP MH	RIM = 5866.65 PIPE - 200 INV IN (36") = 5859.35 PIPE - 205 INV IN (18") = 5860.85 PIPE - 201 INV OUT (36") = 5858.35	N: 7395.12 E: 14000.31	
MH - 202	6.33' X 6.33' TYPE I DROP MH	RIM = 5860.78 PIPE - 201 INV IN (36") = 5853.85 PIPE - 208 INV IN (18") = 5855.35 PIPE - 202 INV OUT (42") = 5847.00	N: 7248.56 E: 14000.93	
MH - 205	4' TYPE II MH	RIM = 5861.97 PIPE - 207 INV IN (18") = 5857.98 PIPE - 208 INV OUT (18") = 5857.68	N: 7248.56 E: 13932.54	
MH - 207	4' TYPE II (1') DROP MH	RIM = 5860.74 PIPE - 211 INV IN (18") = 5856.55 PIPE - 213 INV IN (18") = 5856.55 PIPE - 212 INV IN (18") = 5856.55 PIPE - 214 INV OUT (18") = 5855.85	N: 7077.98 E: 13660.36	



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 - SECTIONS OF STORM PIPE WITH PRESSURE HEAD DURING THE 100 YR STORM SHALL USE WATERTIGHT JOINTS WITH A 100 YR SERVICE LIFE PER ECM 3.3.1.B.2.
 - ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg			
CTB FILE: ---			
PLOT DATE: April 15, 2020 3:34:47 PM			
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)



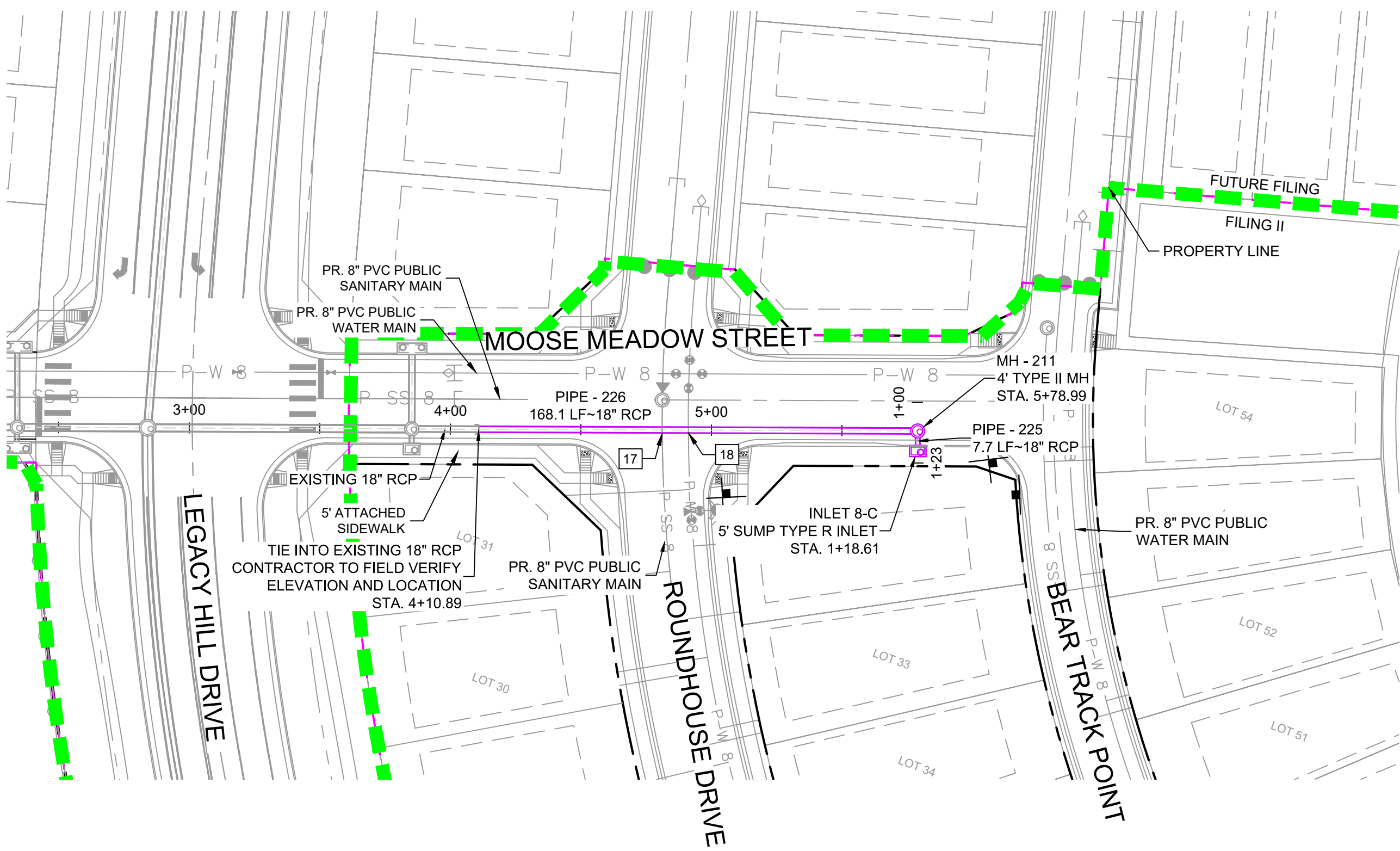
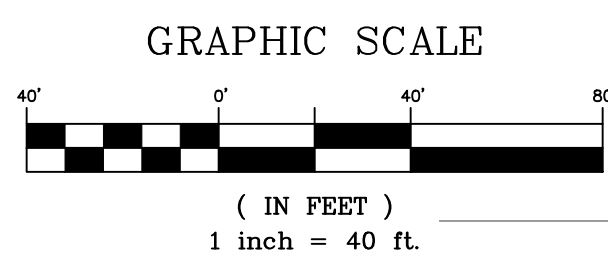
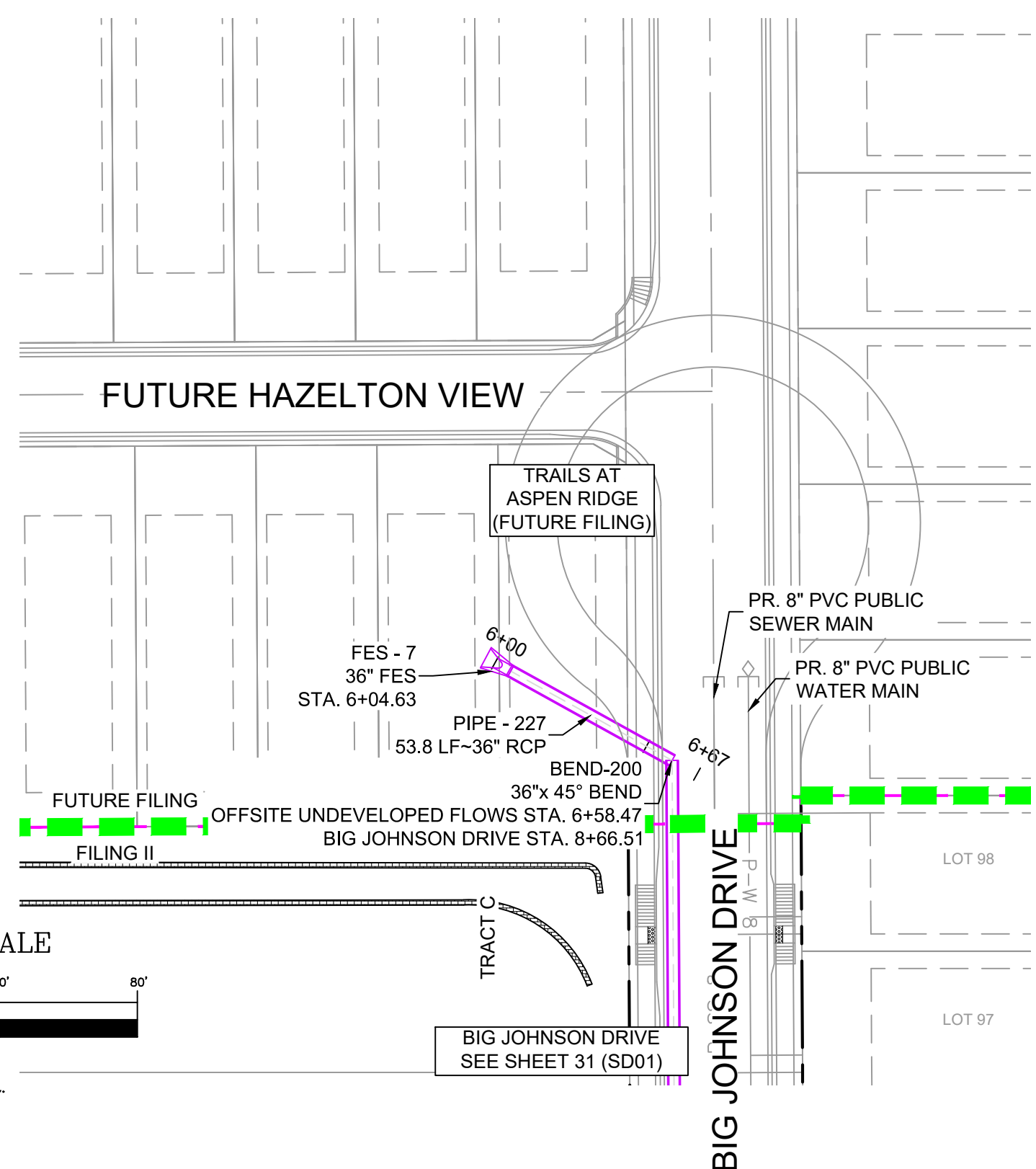
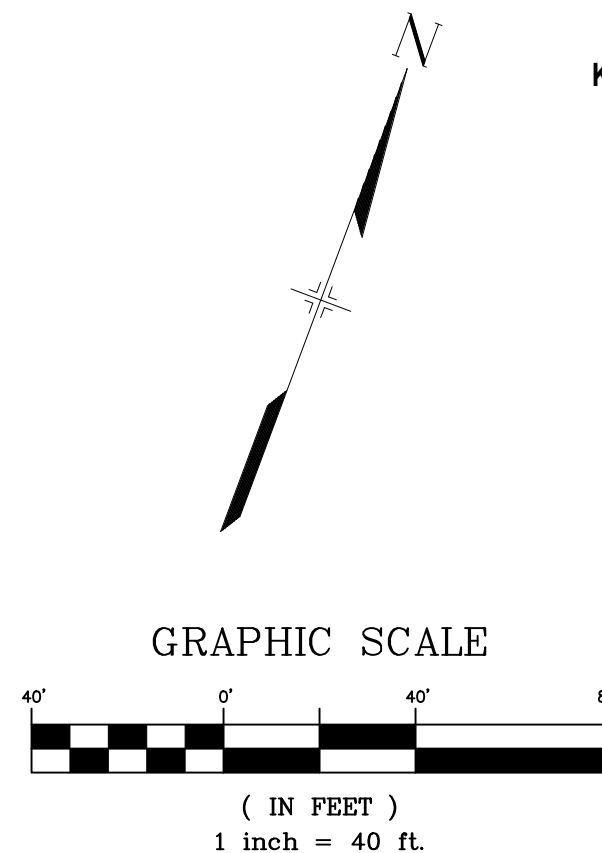
SEAL

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

TRAILS AT ASPEN RIDGE				
FILING NO. 2				
ROADWAY & STORM IMPROVEMENT PLANS				
STORM DRAIN PLAN & PROFILE				
DESIGNED BY:	NMS	SCALE	DATE ISSUED:	FEBRUARY, 2020
DRAWN BY:	CRD	HORIZ	1" = 40'	DRAWING No.
CHECKED BY:	NMS	VERT.	1" = 8'	SD05
			SHEET	35 OF 36



Know what's below.
Call before you dig.

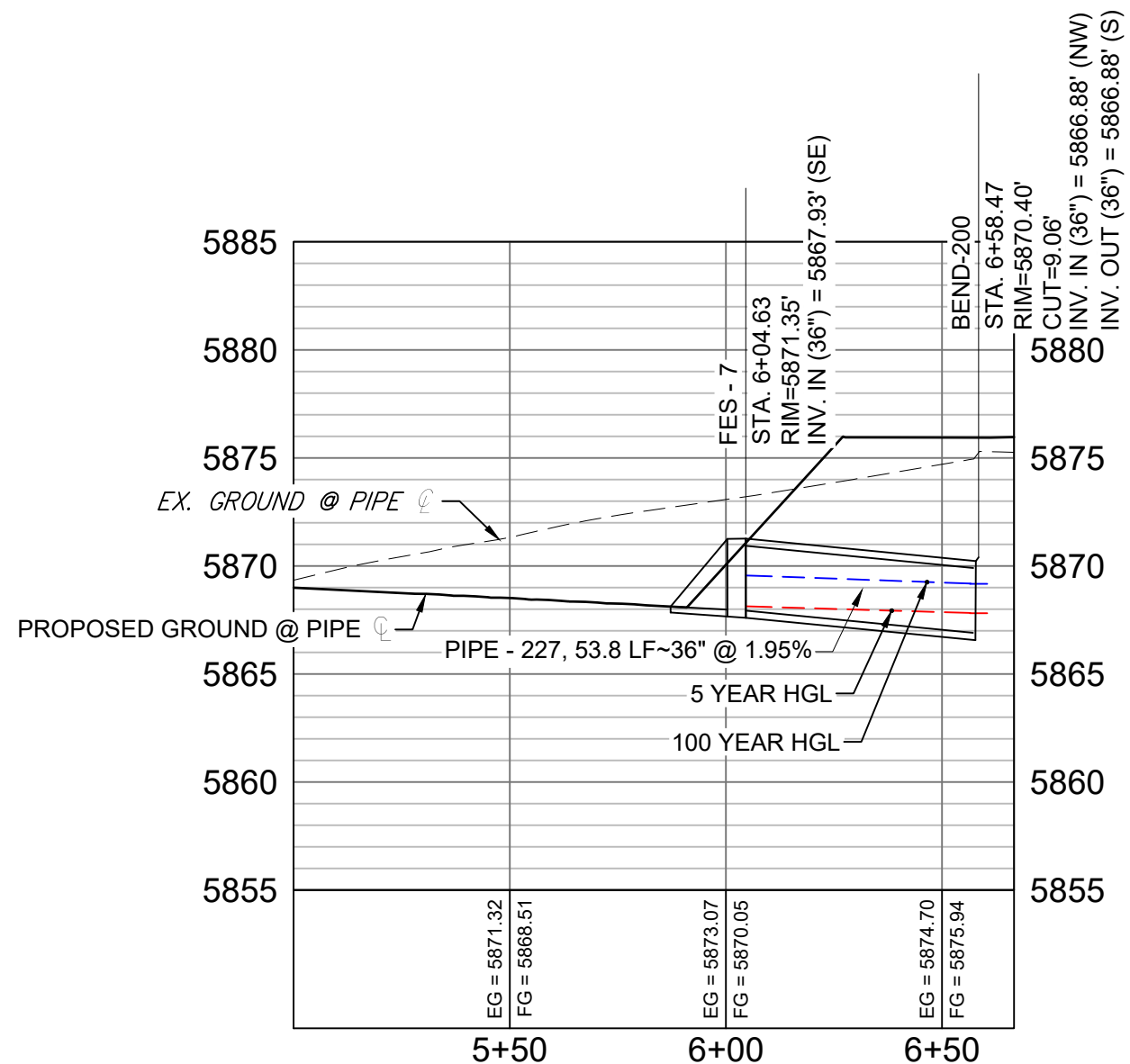


STORM CROSSING DETAILS				
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	SEPARATION
17	N 7,387.85 E 13,120.84	8" PVC SAN 5871.57	18" RCP STORM 5879.94	8.37'
18	N 7,391.32 E 13,130.24	8" PVC WATER 5878.04	18" RCP STORM 5880.04	2.00'

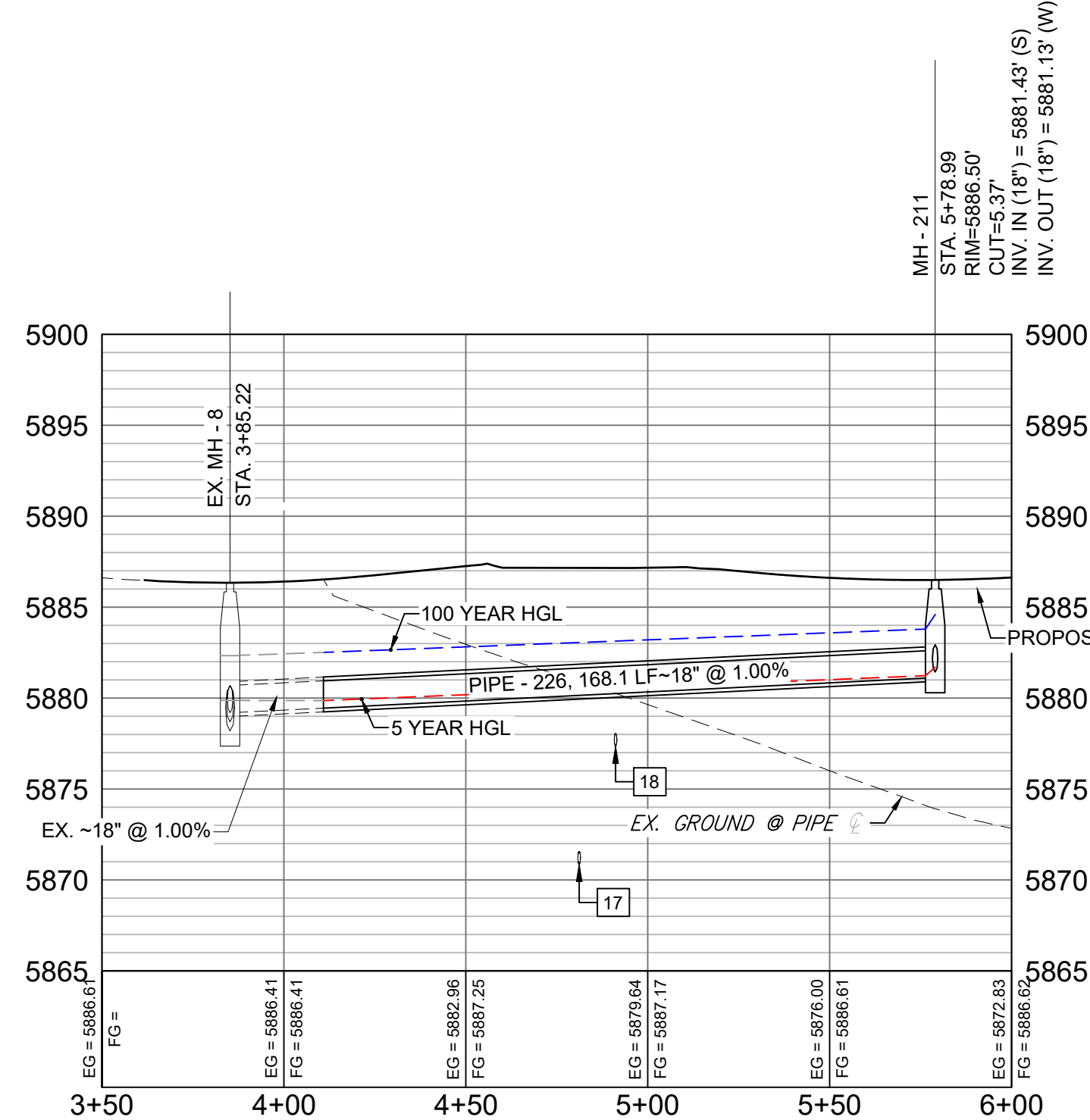
PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 225	S21°02'53"E	7.7'	1.00%	18" RCP
PIPE - 226	S69°45'39"W	168.1'	1.00%	18" RCP
PIPE - 227	N61°03'20"W	53.8'	1.95%	36" RCP

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N & E
BEND-200	36"x 45" BEND	RIM = 5870.40 PIPE - 227 INV IN (36") = 5866.88 PIPE - 200 INV OUT (36") = 5866.88	N: 7630.64 E: 13998.89
FES - 7	36" FES	RIM = 5871.35 PIPE - 227 INV OUT (36") = 5867.93	N: 7656.70 E: 13951.78
INLET 8-C	5' SUMP TYPE R INLET	RIM = 5886.80 PIPE - 225 INV OUT (18") = 5881.51	N: 7414.56 E: 13215.39
MH - 211	4' TYPE II MH	RIM = 5886.50 PIPE - 225 INV IN (18") = 5881.43 PIPE - 226 INV OUT (18") = 5881.13	N: 7421.71 E: 13212.64

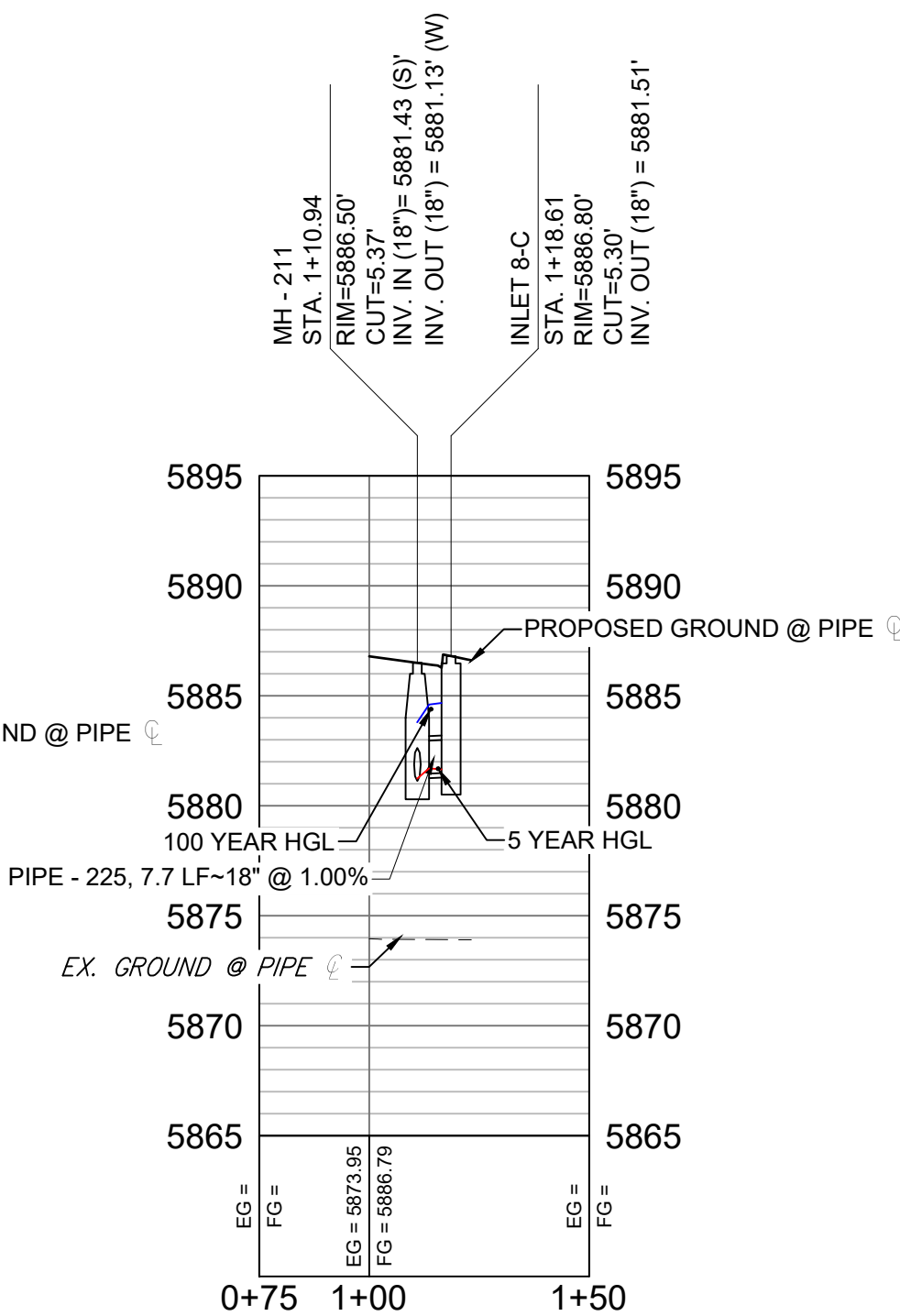
- NOTES:
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 - ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED



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

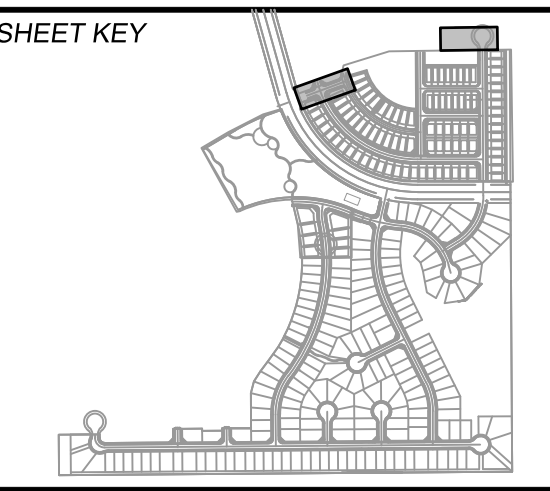


MOOSE MEADOW STREET PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



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

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg			
CTB FILE: ---			
PLOT DATE: April 15, 2020 3:35:19 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



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

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 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. 19.886.014

TRAILS AT ASPEN RIDGE

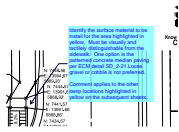
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

DESIGNED BY: NMS	SCALE: HORIZ 1" = 40'	DATE ISSUED: FEBRUARY, 2020	DRAWING No. SD06
DRAWN BY: CRD	VERT. 1" = 8'	SHEET 36 OF 36	
CHECKED BY: NMS			

CD_v3.pdf Markup Summary

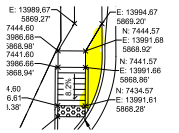
dsdlaforce (29)



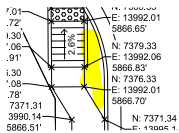
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Layer:
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Identify the surface material to be install for the area highlighted in yellow. Must be visually and tactilely distinguishable from the sidewalk. One option is the patterned concrete median paving per ECM detail SD_2-21. Loose gravel or cobble is not preferred.

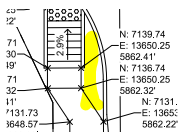
Comment applies to the other ramp locations highlighted in yellow on the subsequent sheets.



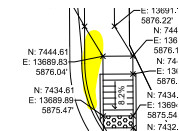
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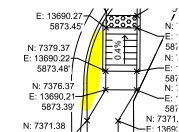
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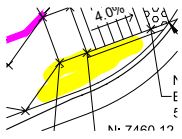
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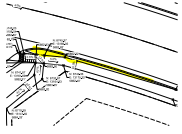
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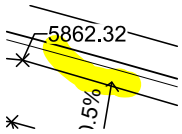
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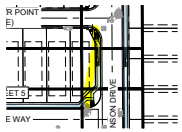
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Page Label: [26] 26 RD23
Author: dsdlaforce
Date: 5/7/2020 1:50:23 PM
Status:
Color: 
Layer:
Space:




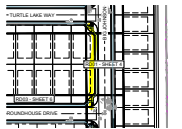
Subject: Highlight
Page Label: [27] 27 RD24
Author: dsdlaforce
Date: 5/7/2020 1:52:15 PM
Status:
Color: 
Layer:
Space:




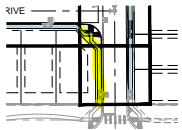
Subject: Highlight
Page Label: [27] 27 RD24
Author: dsdlaforce
Date: 5/7/2020 1:52:18 PM
Status:
Color: 
Layer:
Space:




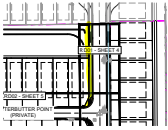
Subject: Highlight
Page Label: [3] 3 RD00
Author: dsdlaforce
Date: 5/7/2020 11:19:13 AM
Status:
Color: 
Layer:
Space:




Subject: Highlight
Page Label: [3] 3 RD00
Author: dsdlaforce
Date: 5/7/2020 11:19:17 AM
Status:
Color: 
Layer:
Space:




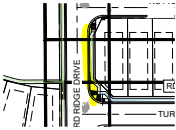
Subject: Highlight
Page Label: [3] 3 RD00
Author: dsdlaforce
Date: 5/7/2020 11:19:33 AM
Status:
Color: 
Layer:
Space:




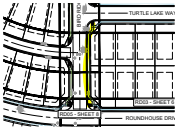
Subject: Highlight
Page Label: [3] 3 RD00
Author: dsdlaforce
Date: 5/7/2020 11:19:56 AM
Status:
Color: 
Layer:
Space:




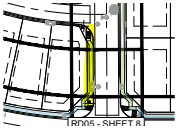
Subject: Highlight
Page Label: [3] 3 RD00
Author: dsdlaforce
Date: 5/7/2020 11:20:01 AM
Status:
Color: 
Layer:
Space:




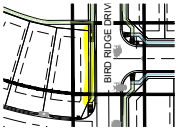
Subject: Highlight
Page Label: [3] 3 RD00
Author: dsdlaforce
Date: 5/7/2020 11:20:08 AM
Status:
Color: 
Layer:
Space:




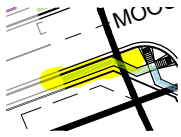
Subject: Highlight
Page Label: [3] 3 RD00
Author: dsdlaforce
Date: 5/7/2020 11:20:12 AM
Status:
Color: 
Layer:
Space:



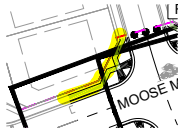
Subject: Highlight
Page Label: [3] 3 RD00
Author: dsdlaforce
Date: 5/7/2020 11:20:14 AM
Status:
Color: 
Layer:
Space:



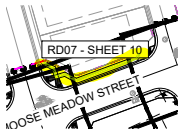
Subject: Highlight
Page Label: [3] 3 RD00
Author: dsdlaforce
Date: 5/7/2020 11:20:16 AM
Status:
Color: 
Layer:
Space:



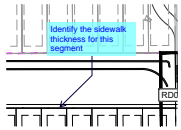
Subject: Highlight
Page Label: [3] 3 RD00
Author: dsdlaforce
Date: 5/7/2020 11:20:20 AM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: [3] 3 RD00
Author: dsdlaforce
Date: 5/7/2020 11:20:30 AM
Status:
Color: ■
Layer:
Space:

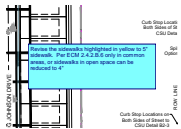


Subject: Highlight
Page Label: [3] 3 RD00
Author: dsdlaforce
Date: 5/7/2020 11:20:34 AM
Status:
Color: ■
Layer:
Space:



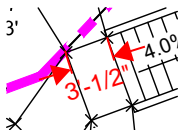
Subject: Callout
Page Label: [3] 3 RD00
Author: dsdlaforce
Date: 5/7/2020 11:23:53 AM
Status:
Color: ■
Layer:
Space:

Identify the sidewalk thickness for this segment



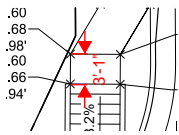
Subject: Text Box
Page Label: [3] 3 RD00
Author: dsdlaforce
Date: 5/7/2020 11:26:20 AM
Status:
Color: ■
Layer:
Space:

Revise the sidewalks highlighted in yellow to 5" sidewalk. Per ECM 2.4.2.B.6 only in common areas, or sidewalks in open space can be reduced to 4"



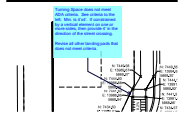
Subject: Length Measurement
Page Label: [26] 26 RD23
Author: dsdlaforce
Date: 5/7/2020 2:04:51 PM
Status:
Color: ■
Layer:
Space:

3'-1/2"



Subject: Length Measurement
Page Label: [23] 23 RD20
Author: dsdlaforce
Date: 5/7/2020 2:12:42 PM
Status:
Color: ■
Layer:
Space:

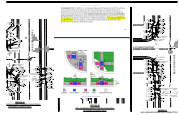
3'-1"



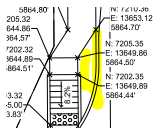
Subject: Callout
Page Label: [23] 23 RD20
Author: dsdlaforce
Date: 5/7/2020 2:13:58 PM
Status:
Color: ■
Layer:
Space:

Turning Space does not meet ADA criteria. See criteria to the left. Min. is 4'x4'. If constrained by a vertical element on one or more sides, then provide 4' in the direction of the street crossing.

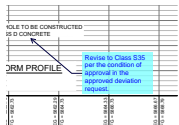
Revise all other landing pads that does not meet criteria.



Subject: Image
Page Label: [23] 23 RD20
Author: dsdlaforce
Date: 5/7/2020 2:37:55 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: [24] 24 RD21
Author: dsdlaforce
Date: 5/7/2020 2:38:05 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [31] 31 SD01
Author: dsdlaforce
Date: 5/7/2020 3:56:58 PM
Status:
Color: ■
Layer:
Space:

Revise to Class S35 per the condition of approval in the approved deviation request.