



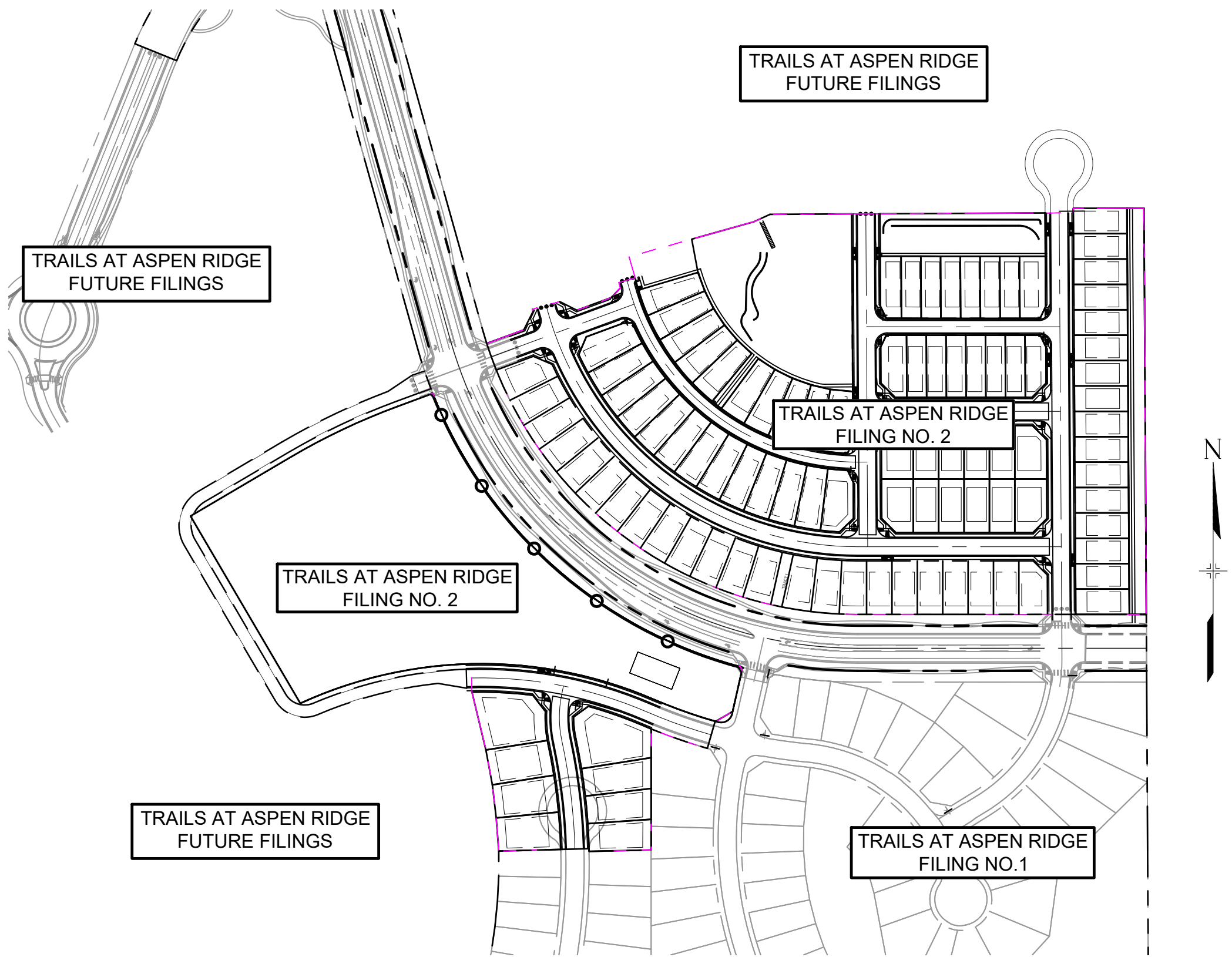
TRAILS AT ASPEN RIDGE FILING NO.2

EL PASO COUNTY, CO

ROADWAY & STORM IMPROVEMENT PLANS

FEBRUARY, 2020

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

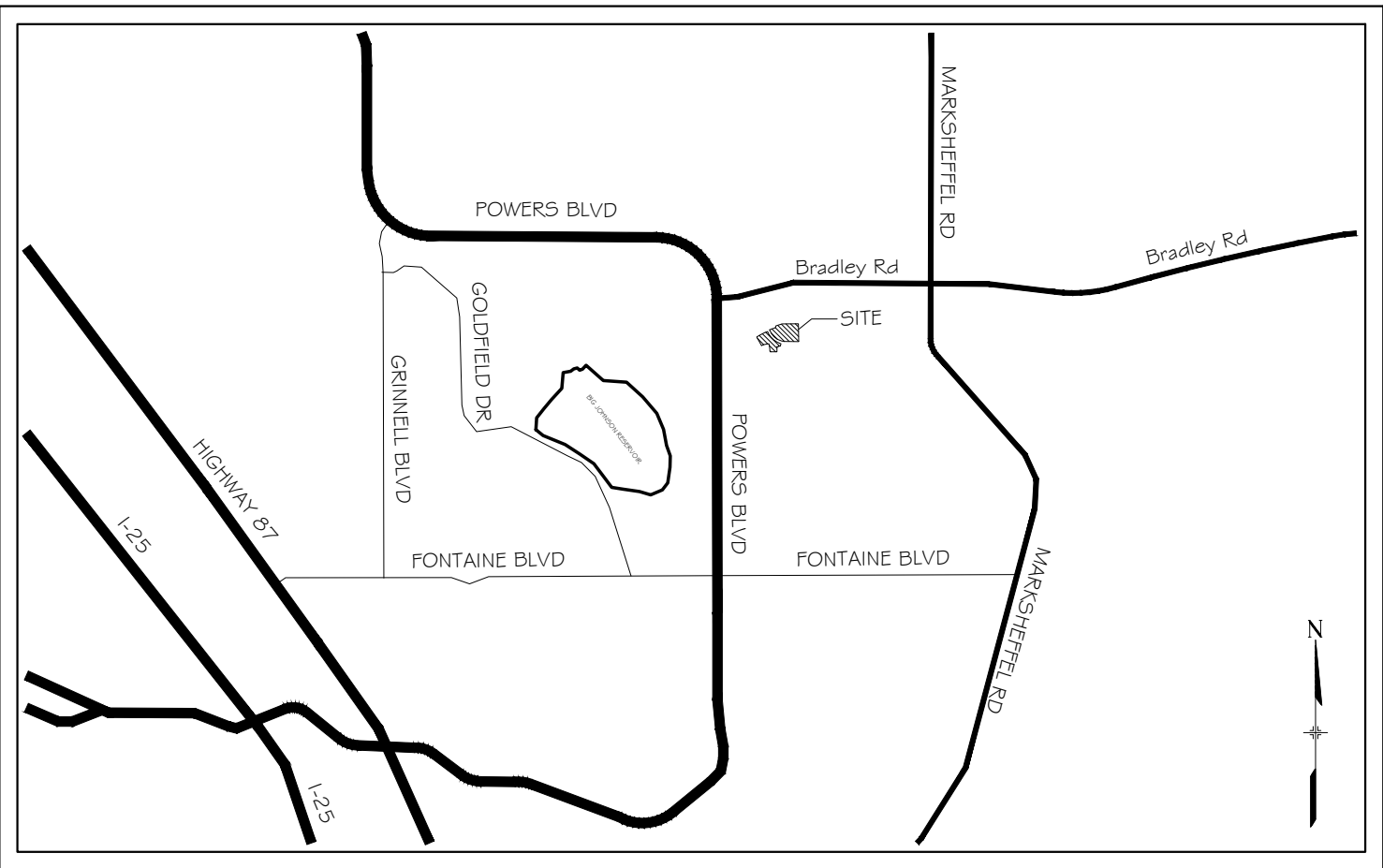
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

Per emails between Matrix and El Paso County on June 17, 2020 - the traffic signal design will not be required for approval of plans, but will be required prior to recordation of the Filing 2 Final Plat.



VICINITY MAP

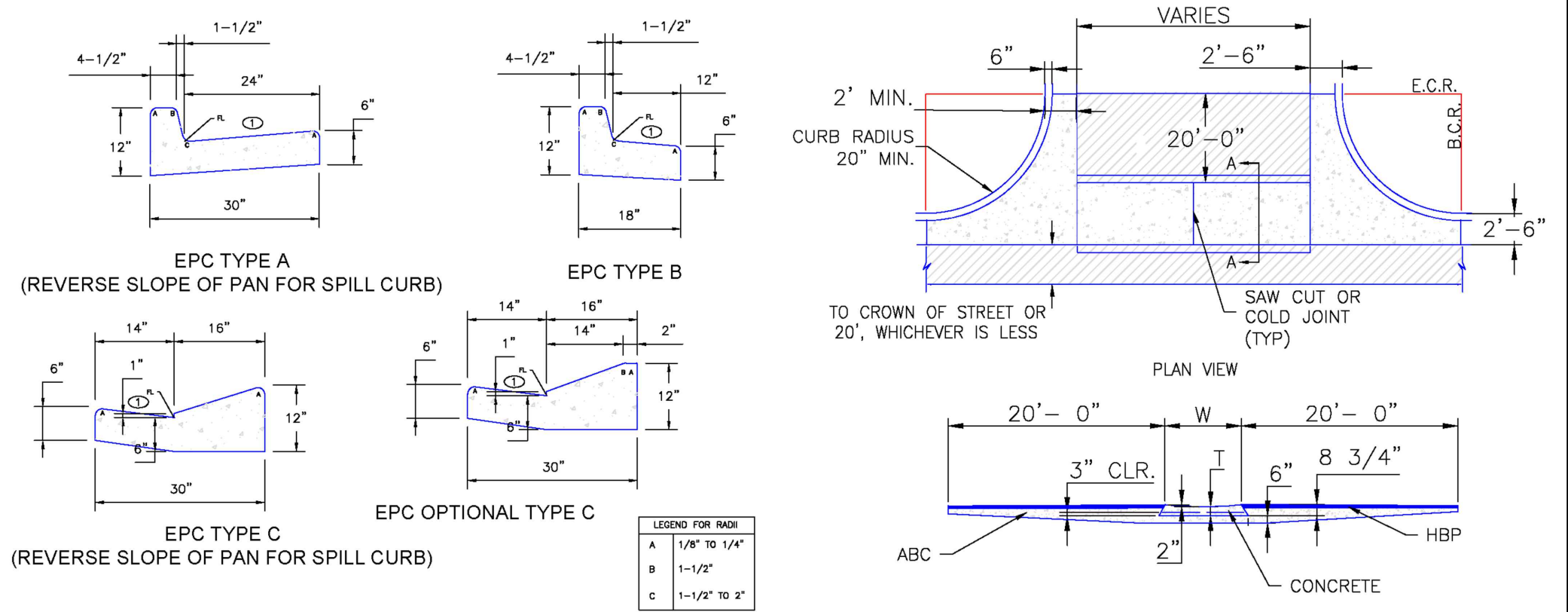
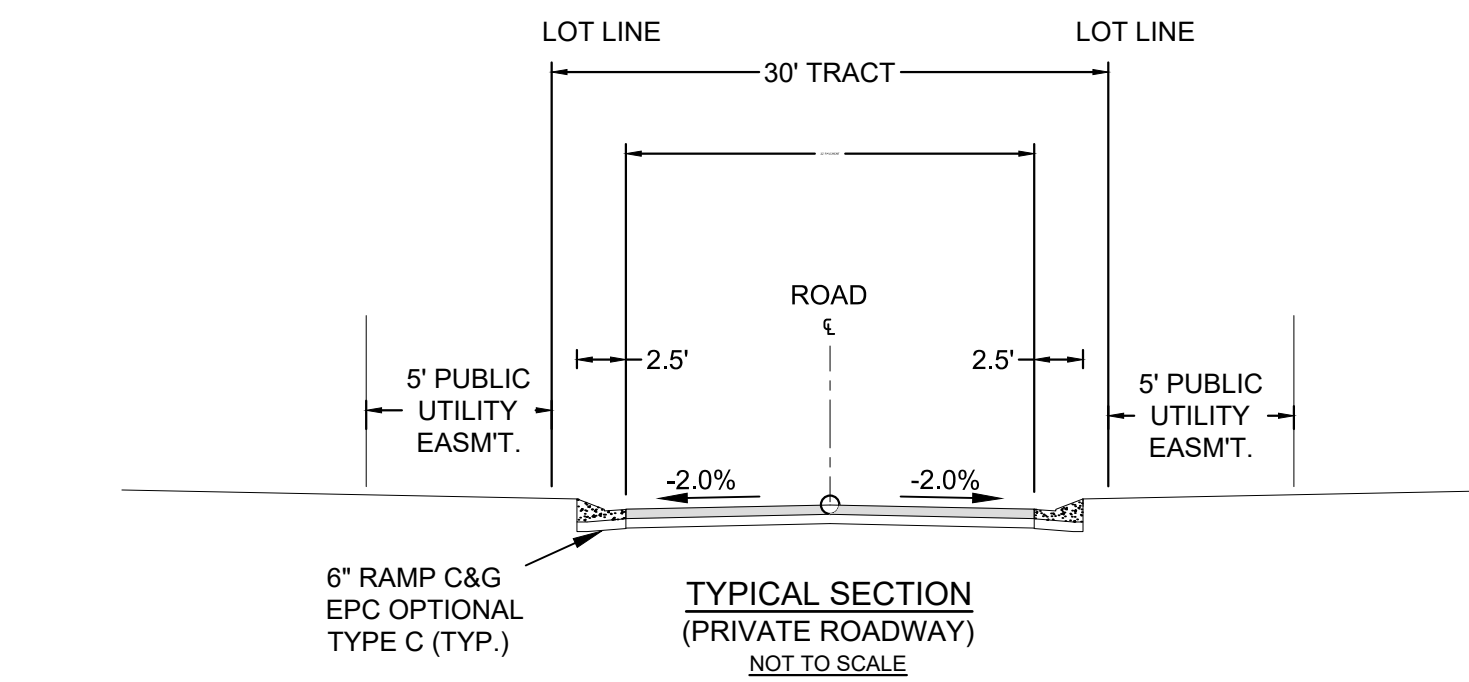
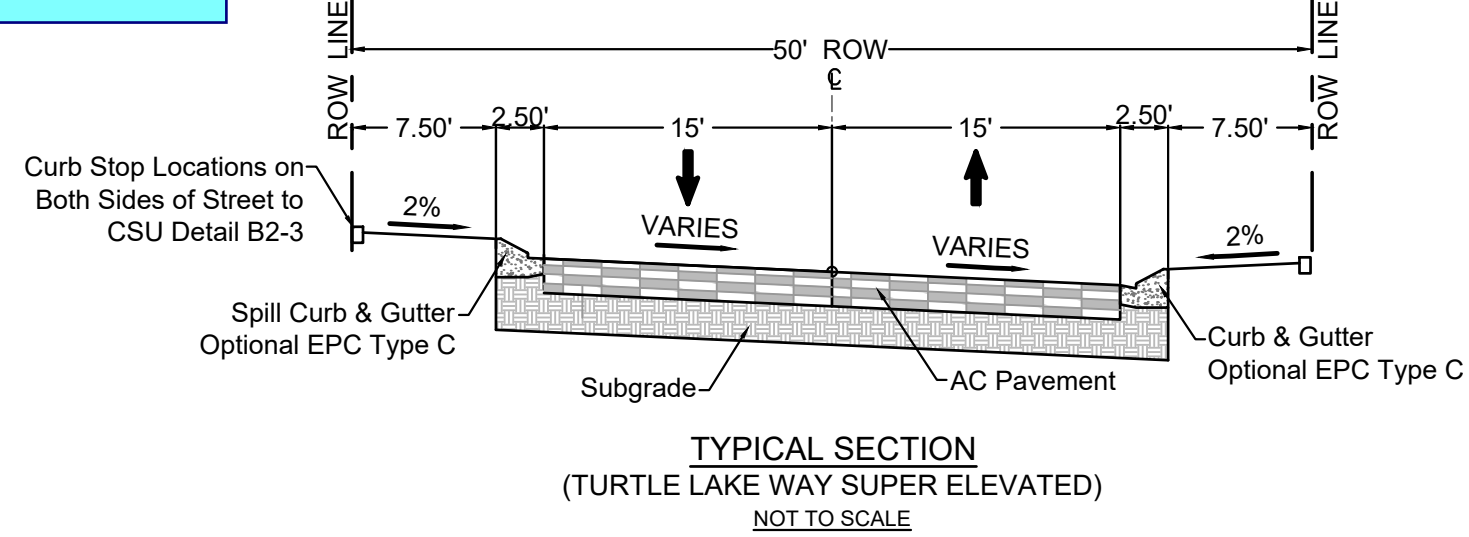
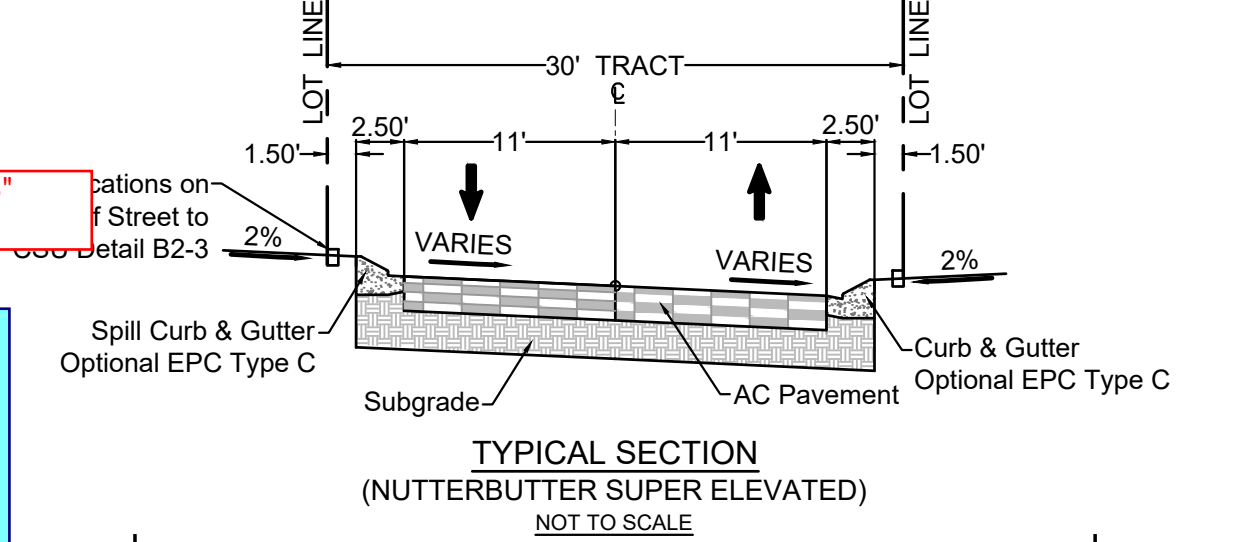
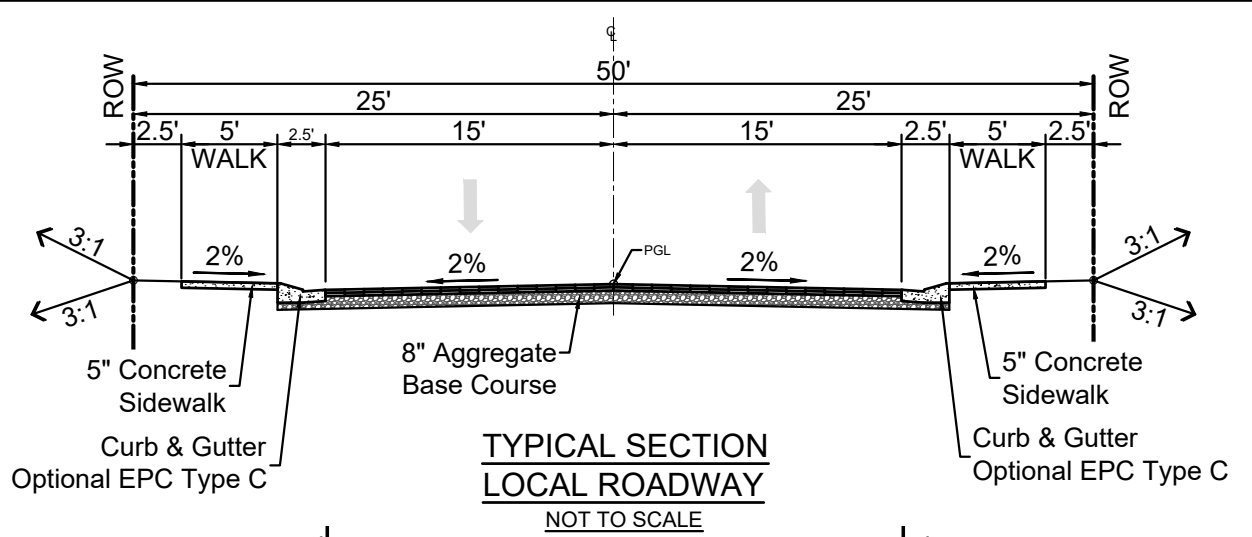
N.T.S.

REFERENCE DRAWINGS				SHEET KEY				SEAL				TRAILS AT ASPEN RIDGE			
X-886-PR SITE_F1 886-PR Legacy Drive 886-PR Legacy Drive Roundabout GEC Titleblock X-886-PR SITE-F2								FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014				FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS			
												TITLE SHEET			
COMPUTER FILE MANAGEMENT				BENCHMARK				PREPARED BY:				DESIGNED BY: NMS			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\TS01.dwg				COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206				MATRIX				NMS			
CTB FILE: ---				A BERTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A				DATE ISSUED: FEBRUARY, 2020				HORIZ. N/A			
PLOT DATE: April 15, 2020 3:17:07 PM				ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS				1 OF 36				VERT. N/A			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				BOULEVARD, ELEVATION - 5897.89' U.S. SURVEY FT				SHEET				DRAWING No. TS01			
				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)											



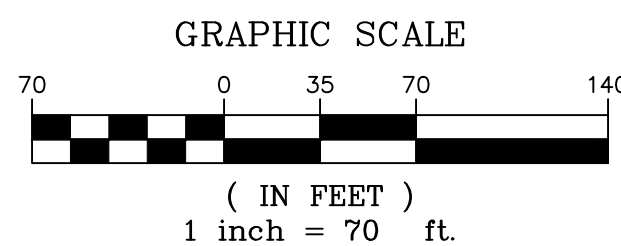
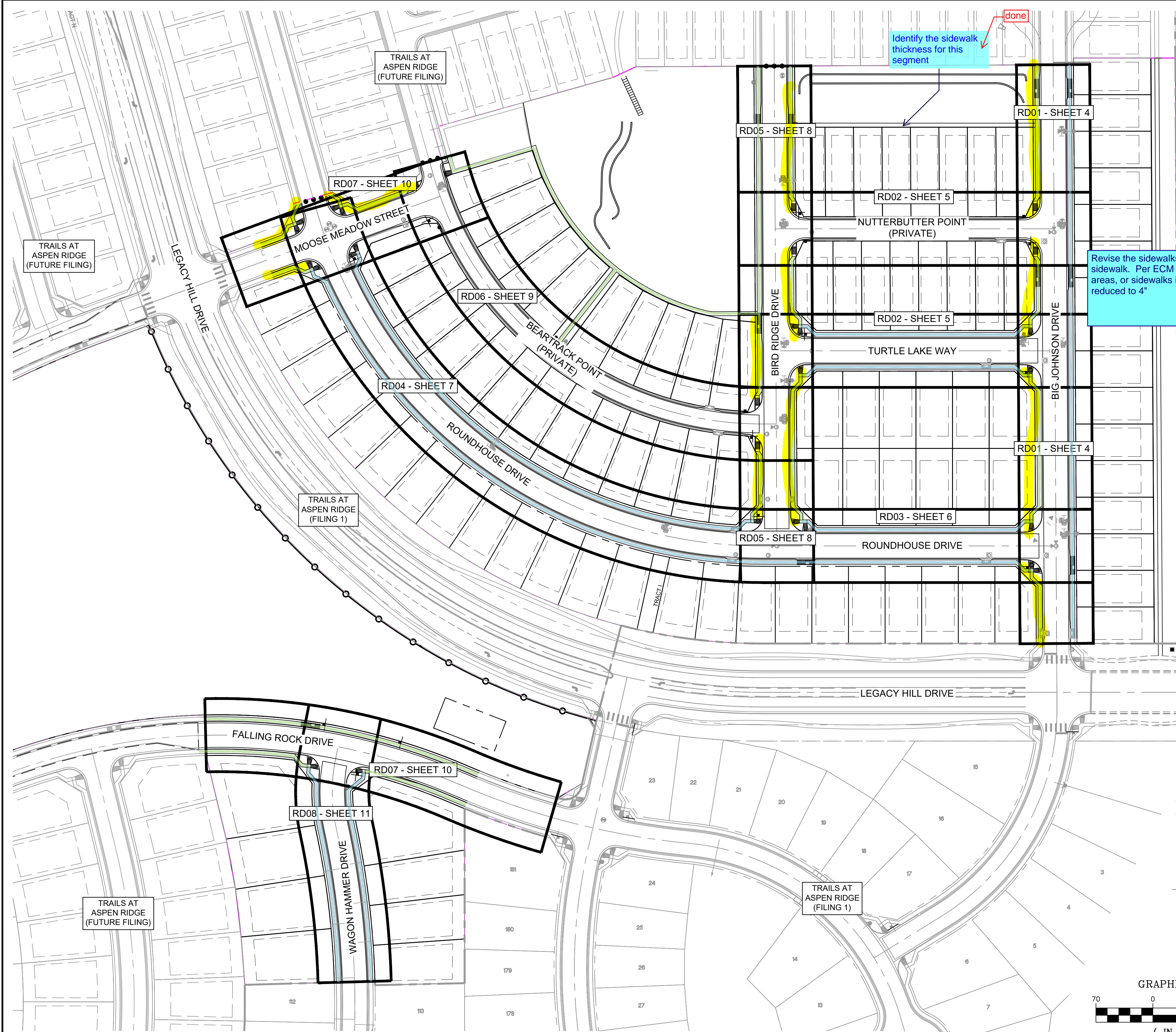
Know what's below.
Call before you dig.

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



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

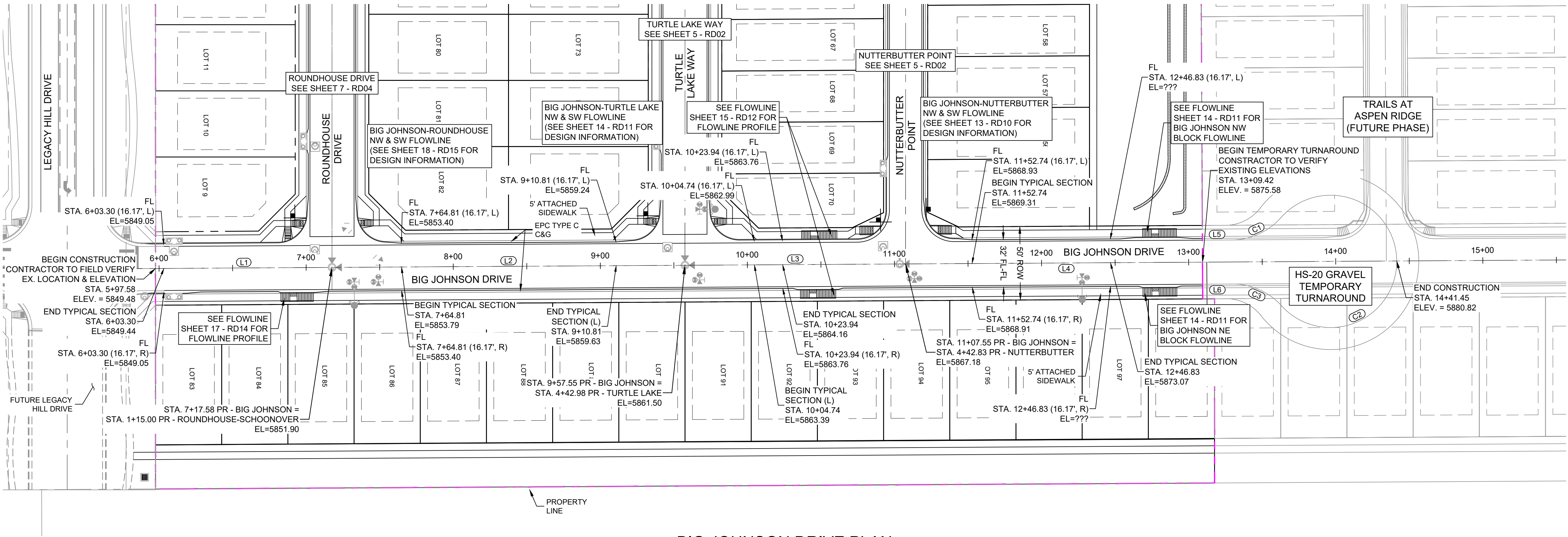
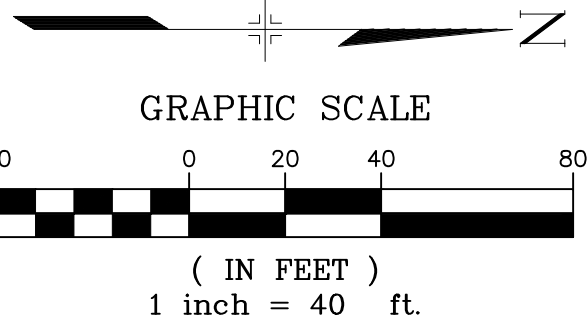
NOTES:
1. ALL ROADS ARE PUBLIC UNLESS OTHERWISE NOTED.



REFERENCE DRAWINGS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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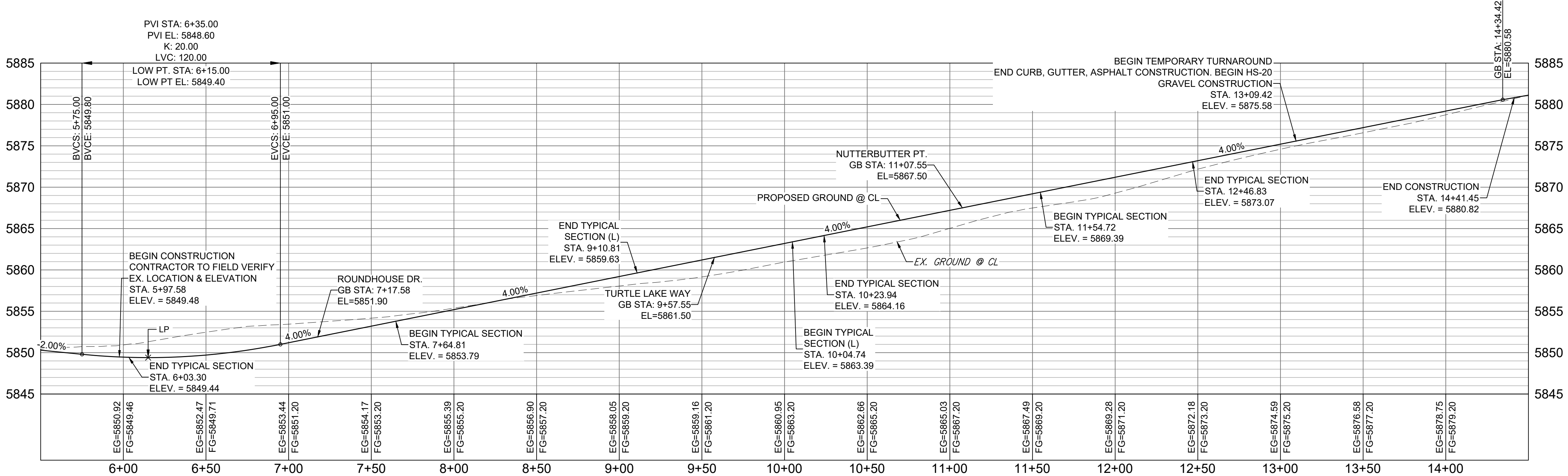


Know what's below.
Call before you dig.



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_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

SPRINT: Trails at Aspen Ridge - F2(100 Dwg)104 Plan Sets(Construction Plans/Road & Storm Plans/RD01 CENTERLINES.dwg)
C:\MATHTECH_D-SIZE_BW.ctb
AMT5/2020 3:19:06 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

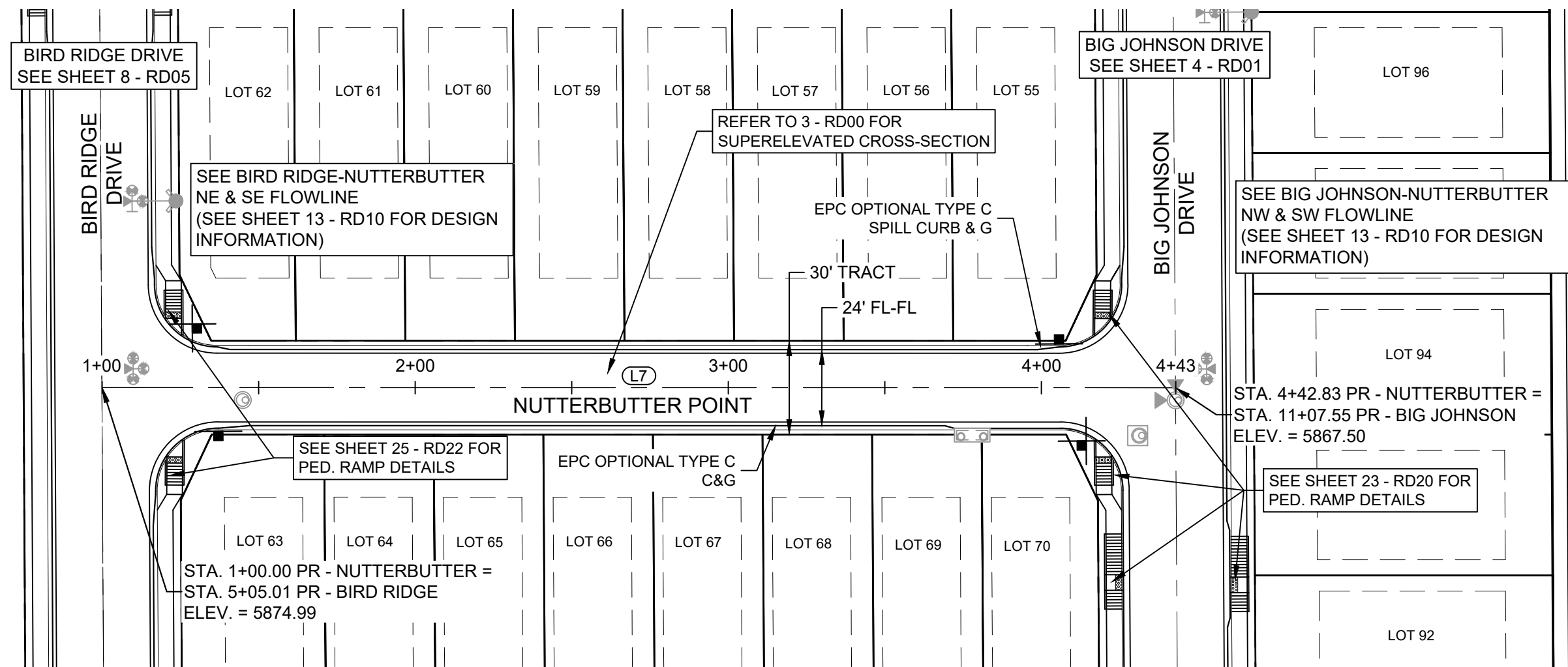
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE

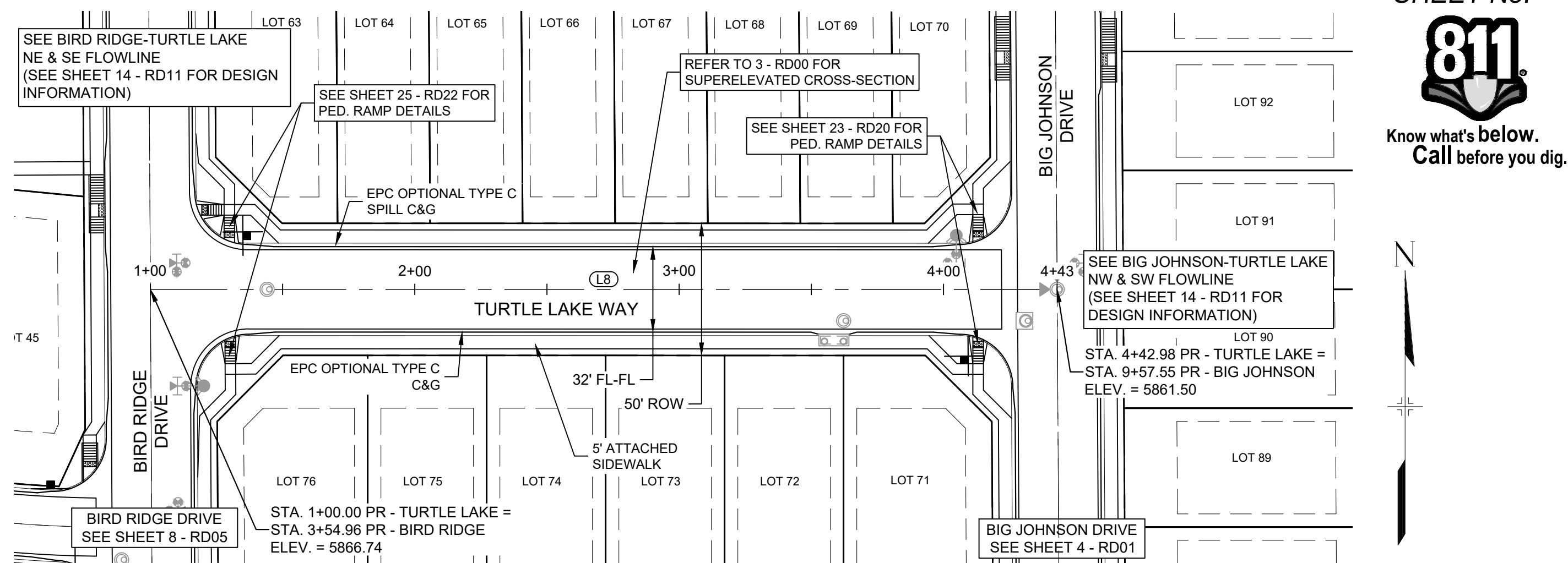
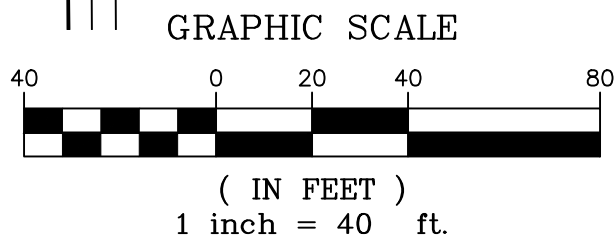
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

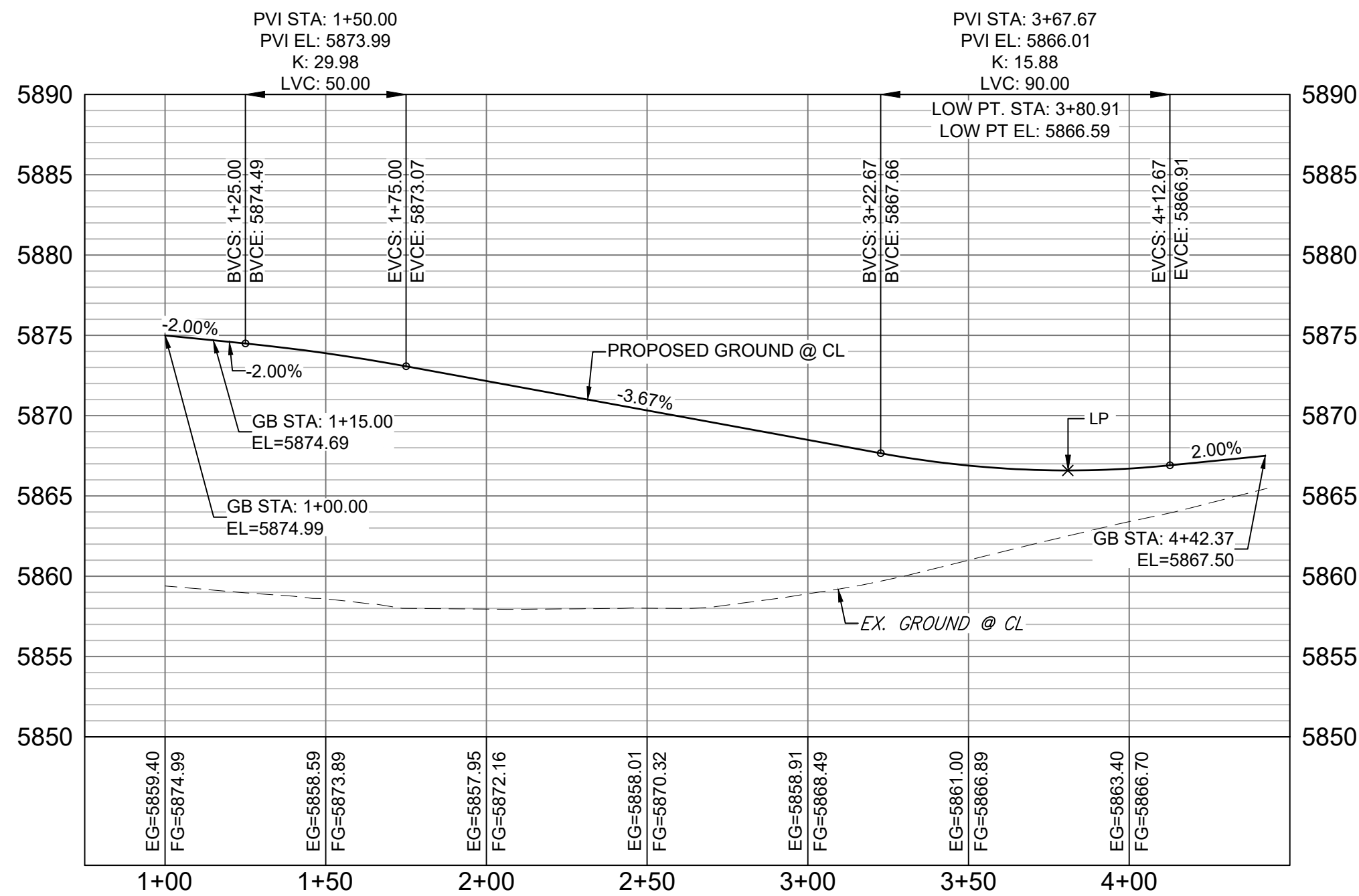
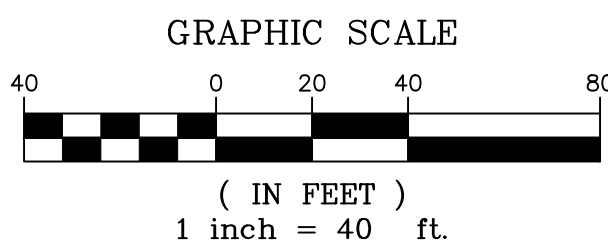
DESIGNED BY: NMS
CHECKED BY: NMS
SCALE: 1" = 40'
DATE ISSUED: FEBRUARY, 2020
SHEET 4 OF 36
DRAWING No. RD01

Know what's below.
Call before you dig.

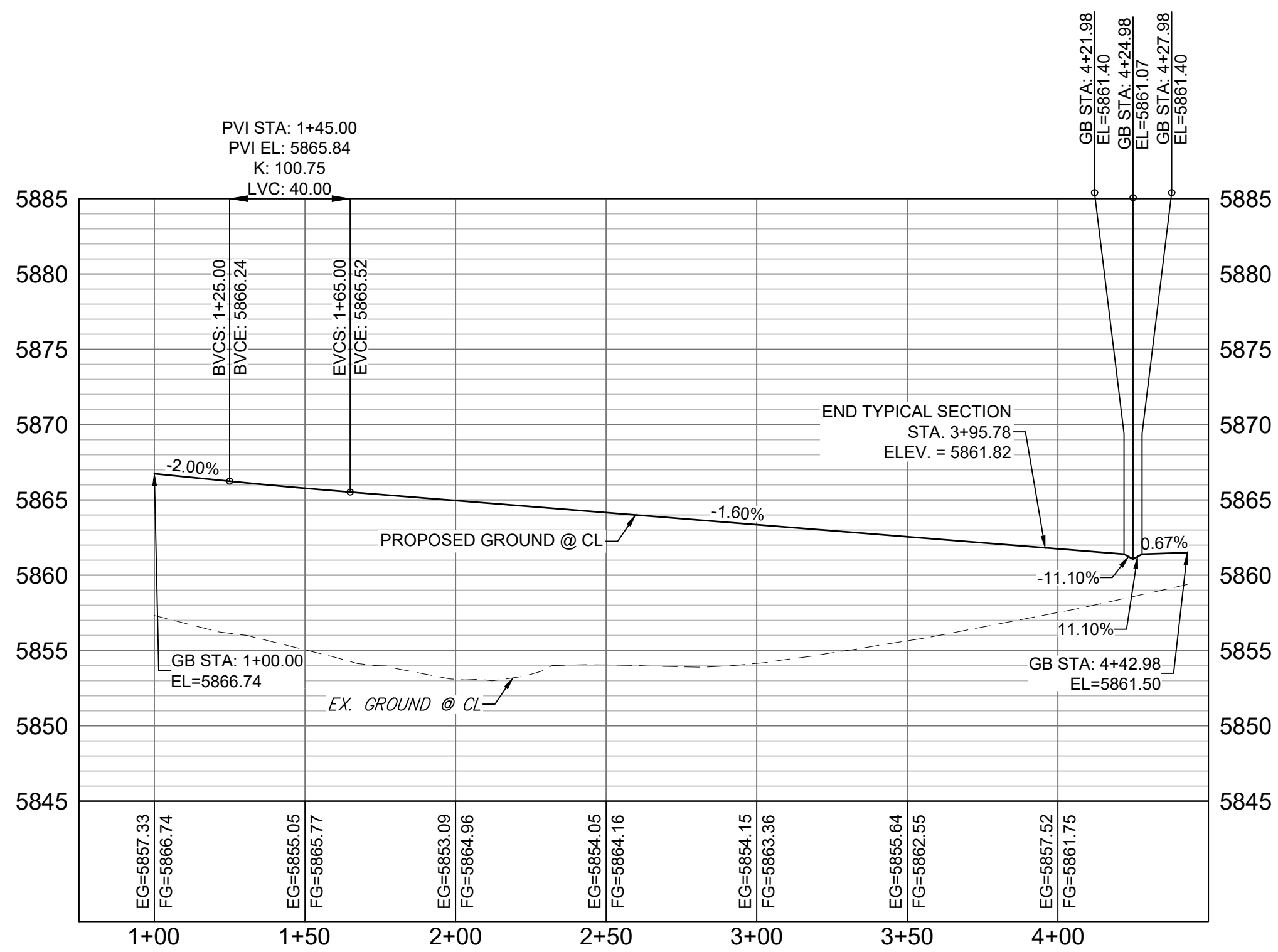
NUTTERBUTTER POINT PLAN

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

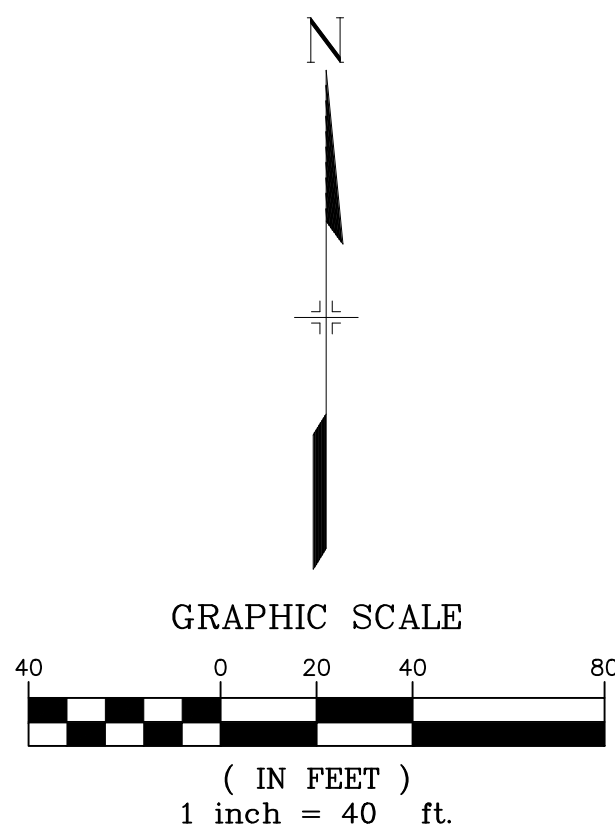
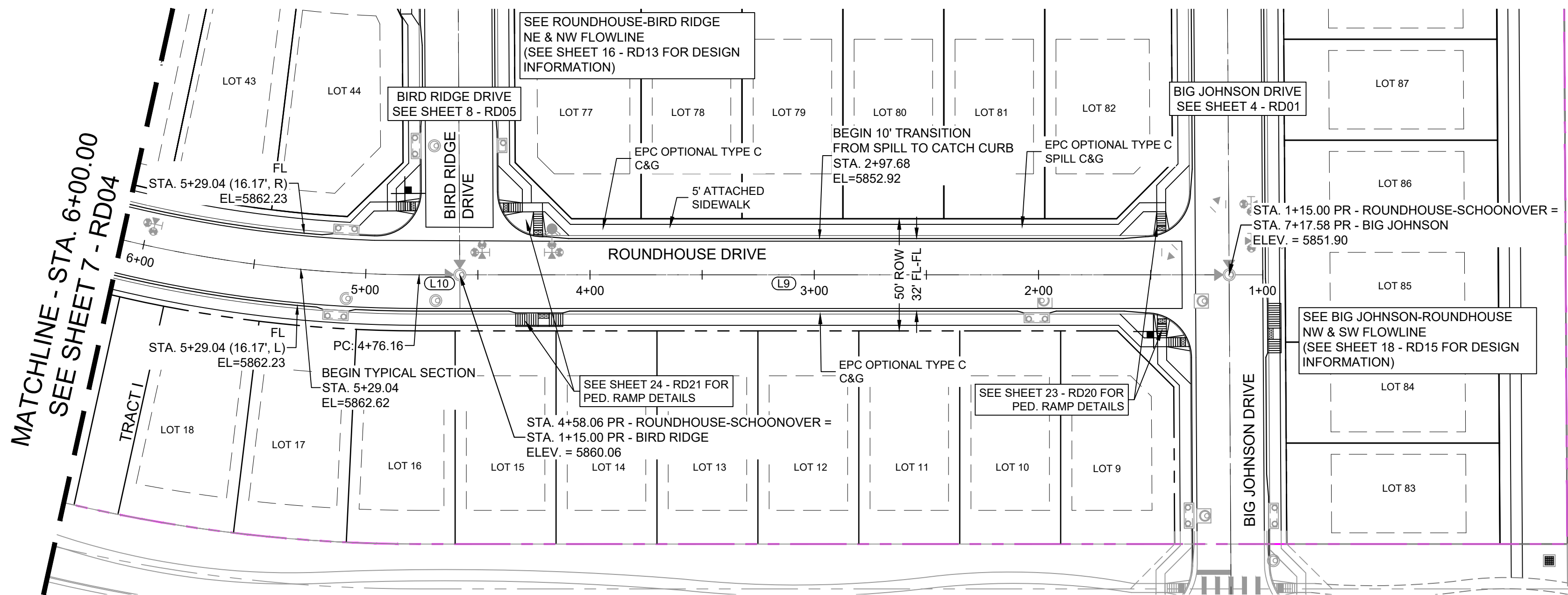
HORIZ: 1" = 40'
VERT: 1" = 8'

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

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 		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 1/4" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS 10377)		PREPARED BY: 		SEAL		TRAILS AT ASPEN RIDGE	
COMPUTER FILE MANAGEMENT SPRINGS Trails at Aspen Ridge - F2(100 Dwg)104 Plan Sets(Construction Plans)Road & Storm Plans(RD01 CENTERLINES.dwg) COMPUTER D-SIZE_BW.ctb 2/15/2020 3:19:21 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.		REVISIONS		FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014		DESIGNED BY: NMS CHECKED BY: NMS		SCALE HORIZ. 1" = 40' VERT. 1" = 8'		DATE ISSUED: FEBRUARY, 2020		DRAWING No. RD02	

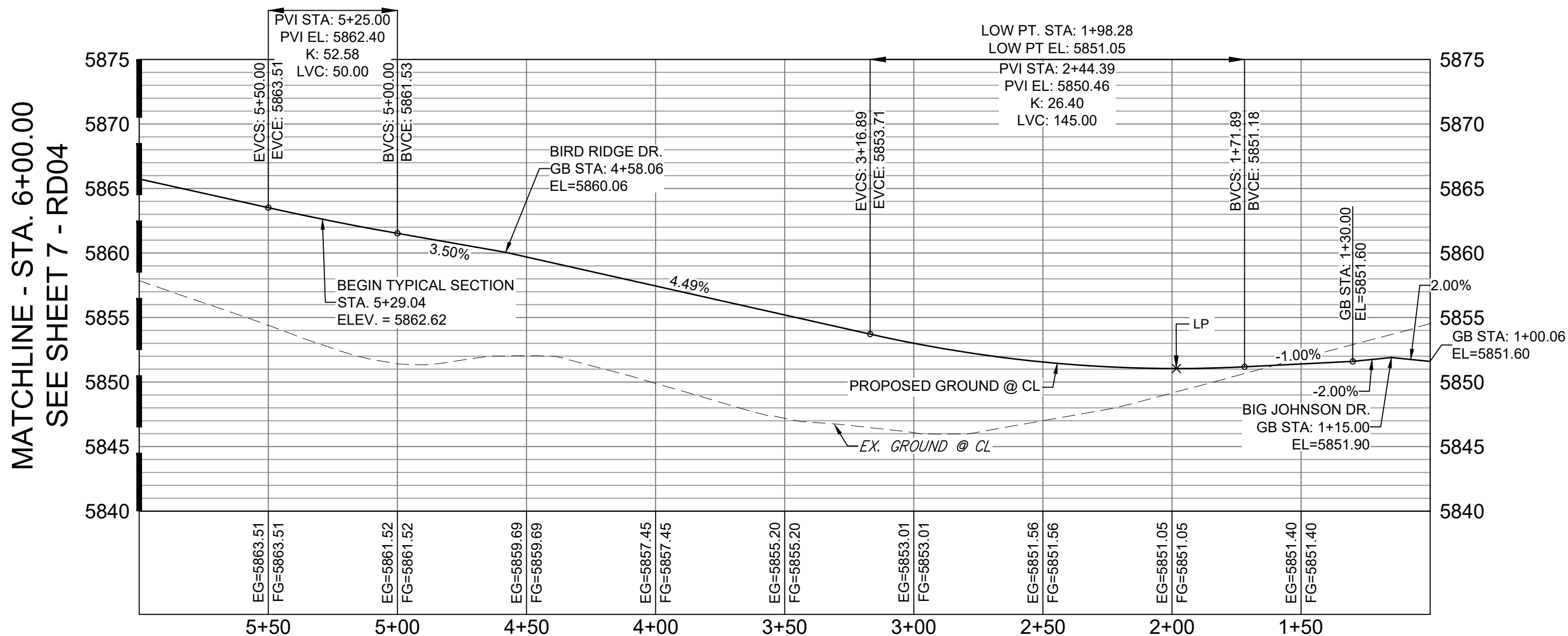


Know what's below.
Call before you dig.



ROUNDHOUSE DRIVE PLAN

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



ROUNDHOUSE DRIVE CL PROFILE

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

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

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

COMPUTER FILE MANAGEMENT

FILE NAME: Trails at Aspen Ridge - F2(100 Dwg)104 Plan Sets(Construction Plans)Road & Storm Plans(RD01 CENTERLINES.dwg)

COMPILE TECH: D-SIZE_BW.ctb

PRINT DATE: 2/13/2020 3:19:36 PM

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SHEET KEY

BENCHMARK

COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206

A BERTNSEN 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

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

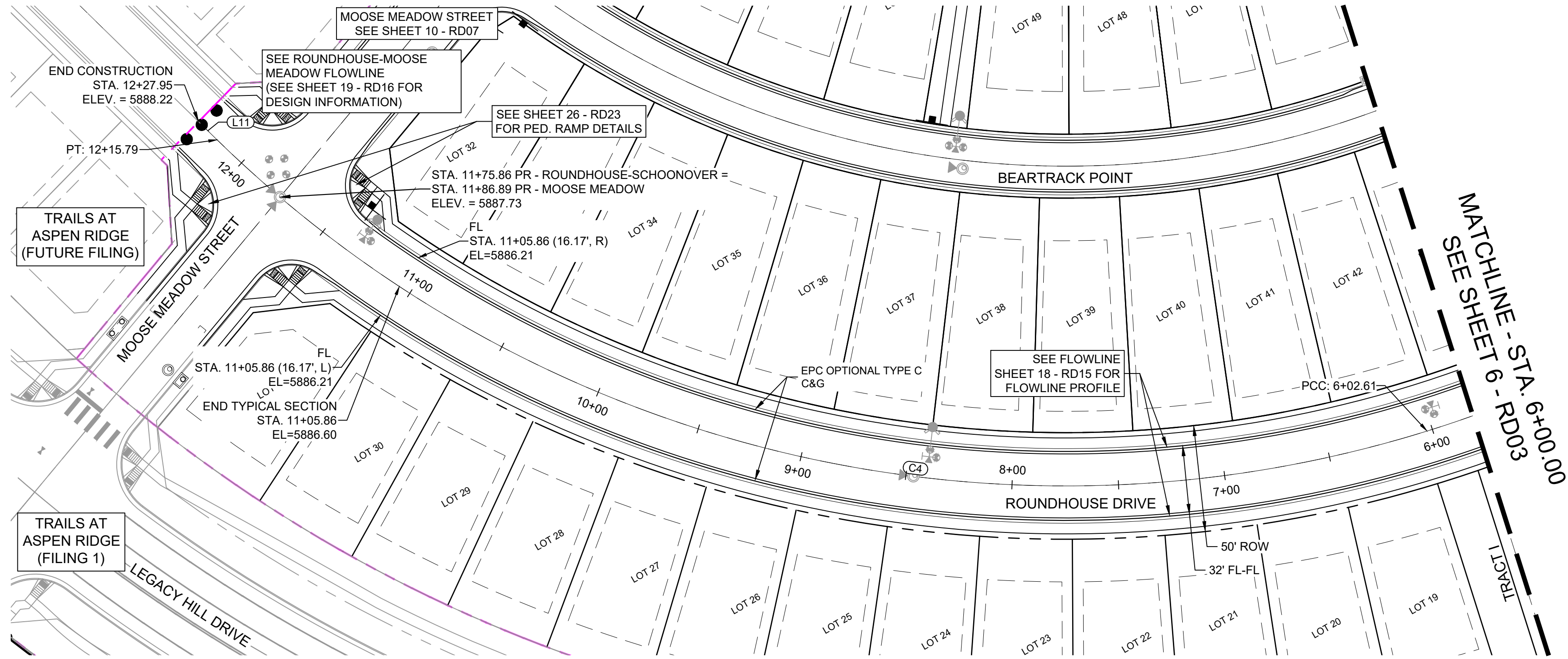
SHEET 6 OF 36

DRAWING No.

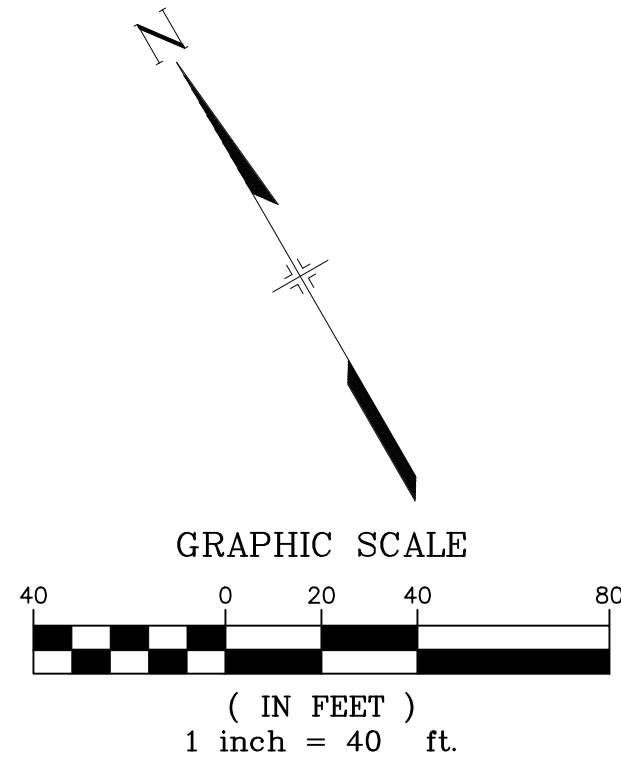
RD03



Know what's below.
Call before you dig.

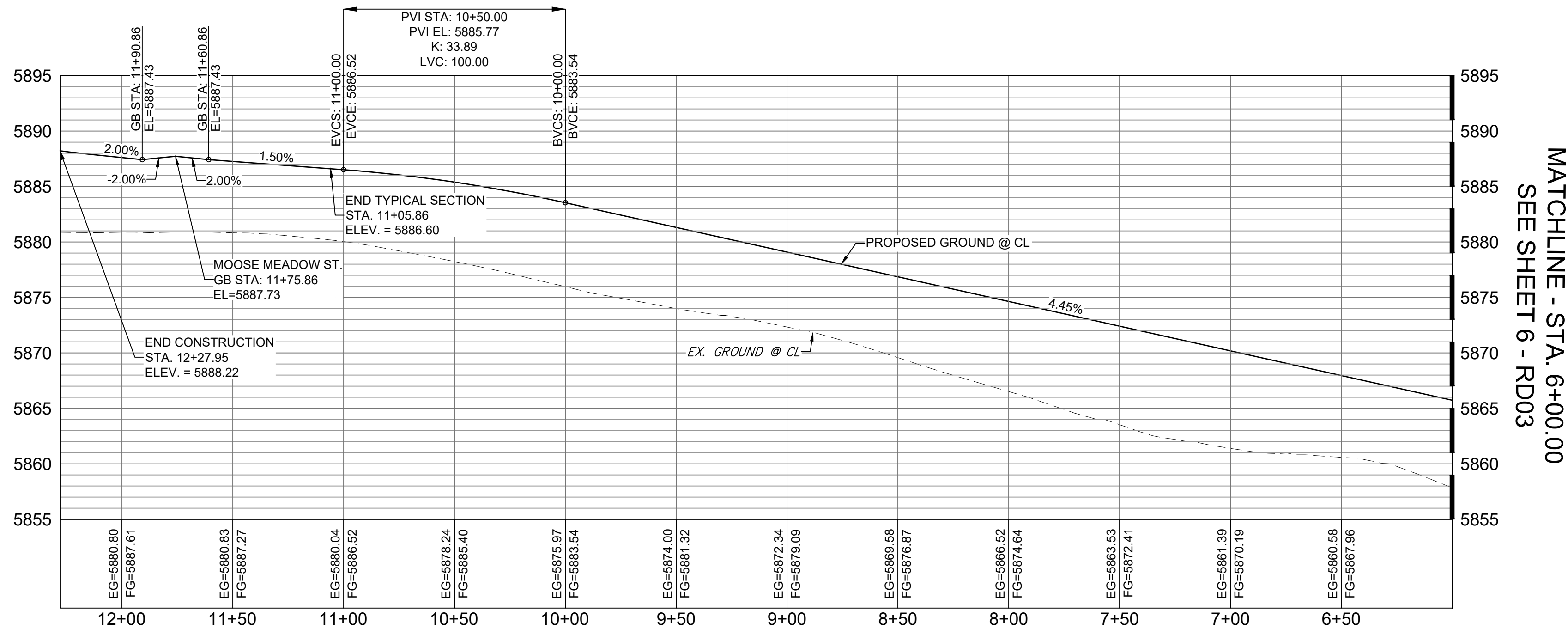


ROUNDHOUSE DRIVE PLAN



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

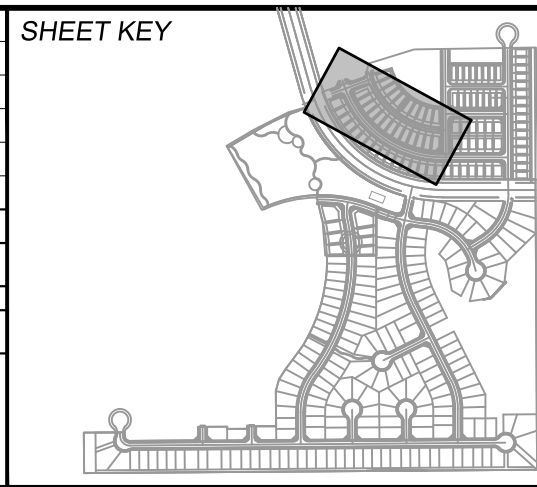
CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C4	739.63	570.00	74°20'48"



ROUNDHOUSE DRIVE CL PROFILE

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

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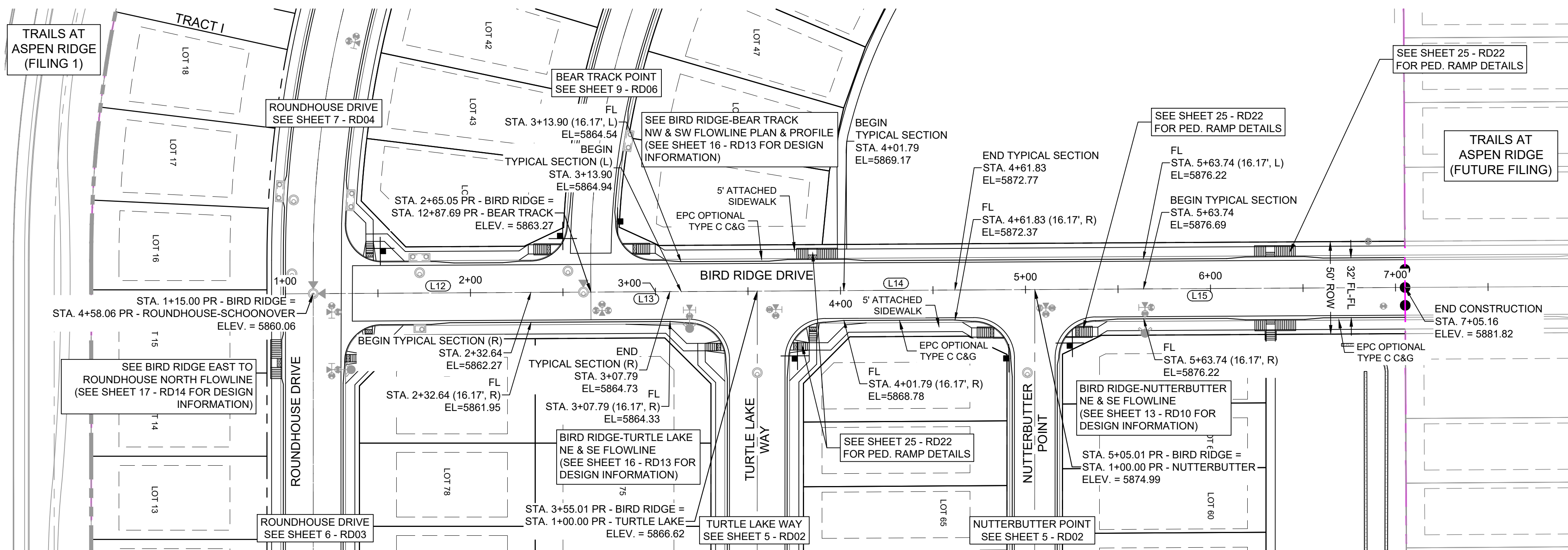
BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

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 1/4" AULM. CAP PLS 10377)

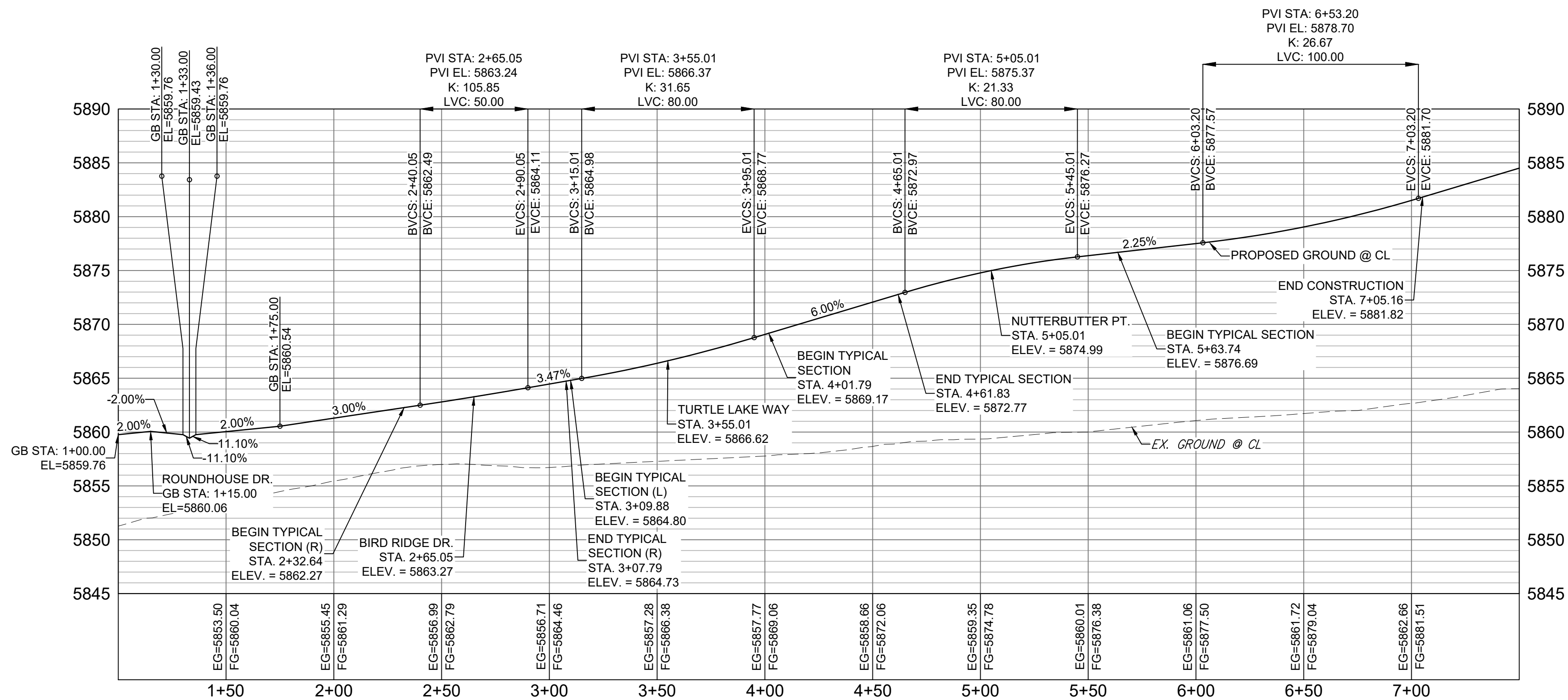
PREPARED BY:



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	VERT. 1" = 8'	SHEET 7 OF 36	

Know what's below.
Call before you dig.

BIRD RIDGE DRIVE PLAN

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

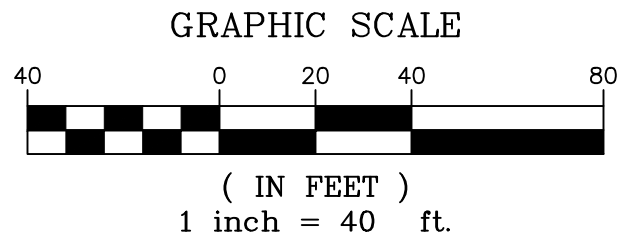
BIRD RIDGE DRIVE CL PROFILE

HORIZ: 1" = 40'

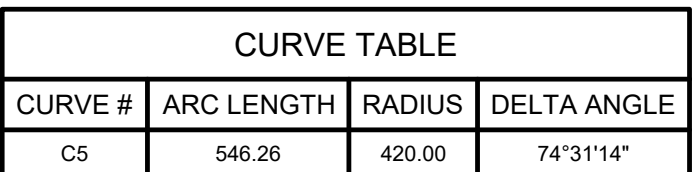
VERT: 1" = 8'

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

REFERENCE DRAWINGS		SHEET KEY		BENCHMARK		SEAL		TRAILS AT ASPEN RIDGE	
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				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				FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS	
No.		DATE		DESCRIPTION		BY		ROADWAY PLAN & PROFILE	
COMPUTER FILE MANAGEMENT		S:\Projects\Trails at Aspen Ridge - F2\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD01 CENTERLINES.dwg		COMPUTER FILE MANAGEMENT		DATE: 2/13/2020 3:19:56 PM		FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014	
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.		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)		DESIGNED BY: NMS CHECKED BY: NMS		SCALE: 1" = 40' 1" = 8'	
						DATE ISSUED: FEBRUARY, 2020		DRAWING No. RD05	

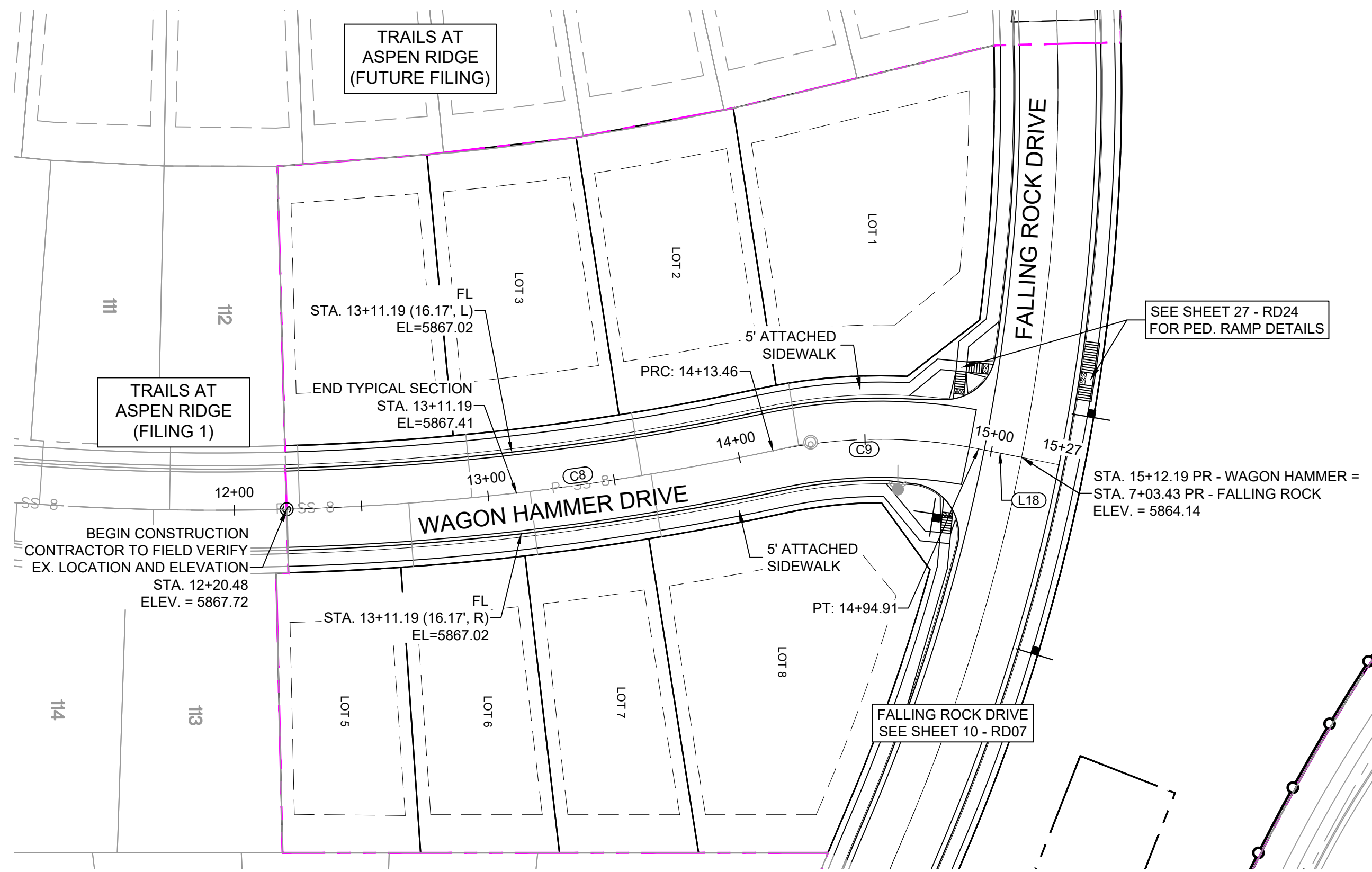


NOTE:
LOTS 44 & 45 WILL REQUIRE A DRIVEWAY CUT IN
VERTICAL CURB

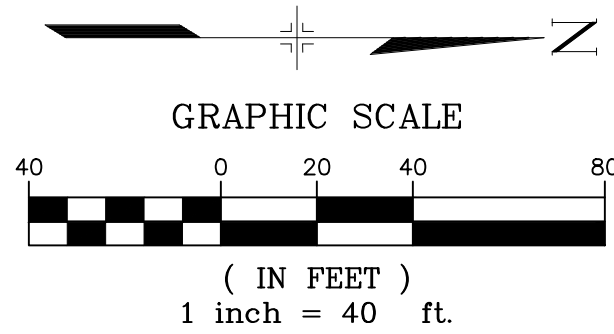


VERT: 1" = 8'

DESIGNED BY: NMS	SCALE	DATE ISSUED: FEBRUARY, 2020	DRAWING No. RD06
DRAWN BY: CRD	HORIZ. 1" = 40'	SHEET 9 OF 36	
CHECKED BY: NMS	VERT. 1" = 8'		

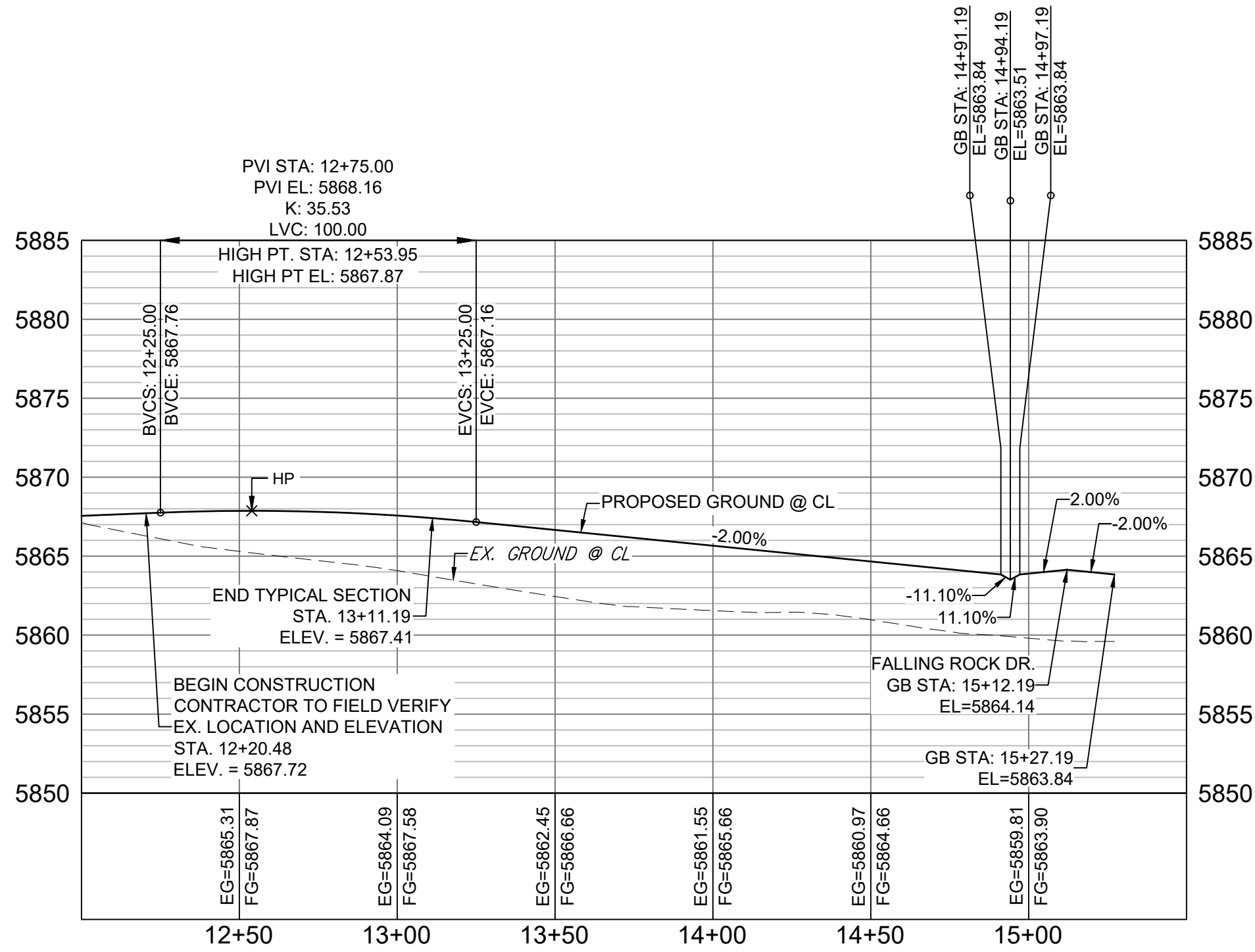


WAGON HAMMER DRIVE PLAN



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"



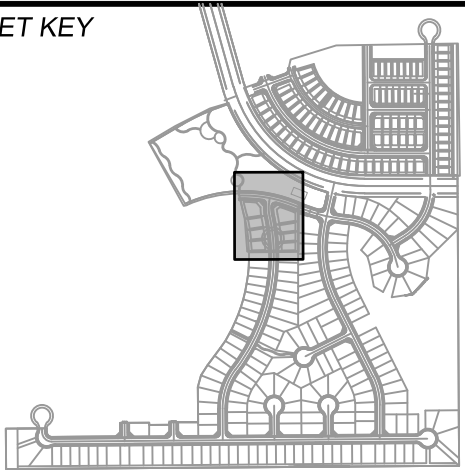
WAGON HAMMER DRIVE CL PROFILE

HORIZ: 1" = 40'

VERT: 1" = 8'

REFERENCE DRAWINGS			
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			
S:\CS\886\Trails at Aspen Ridge - F2\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD01 CENTERLINES.dwg			
COMPUTER FILE MANAGEMENT			
RD01 3:20:36 PM			
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SHEET KEY



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)

PREPARED BY:



SEAL

TRAILS AT ASPEN RIDGE

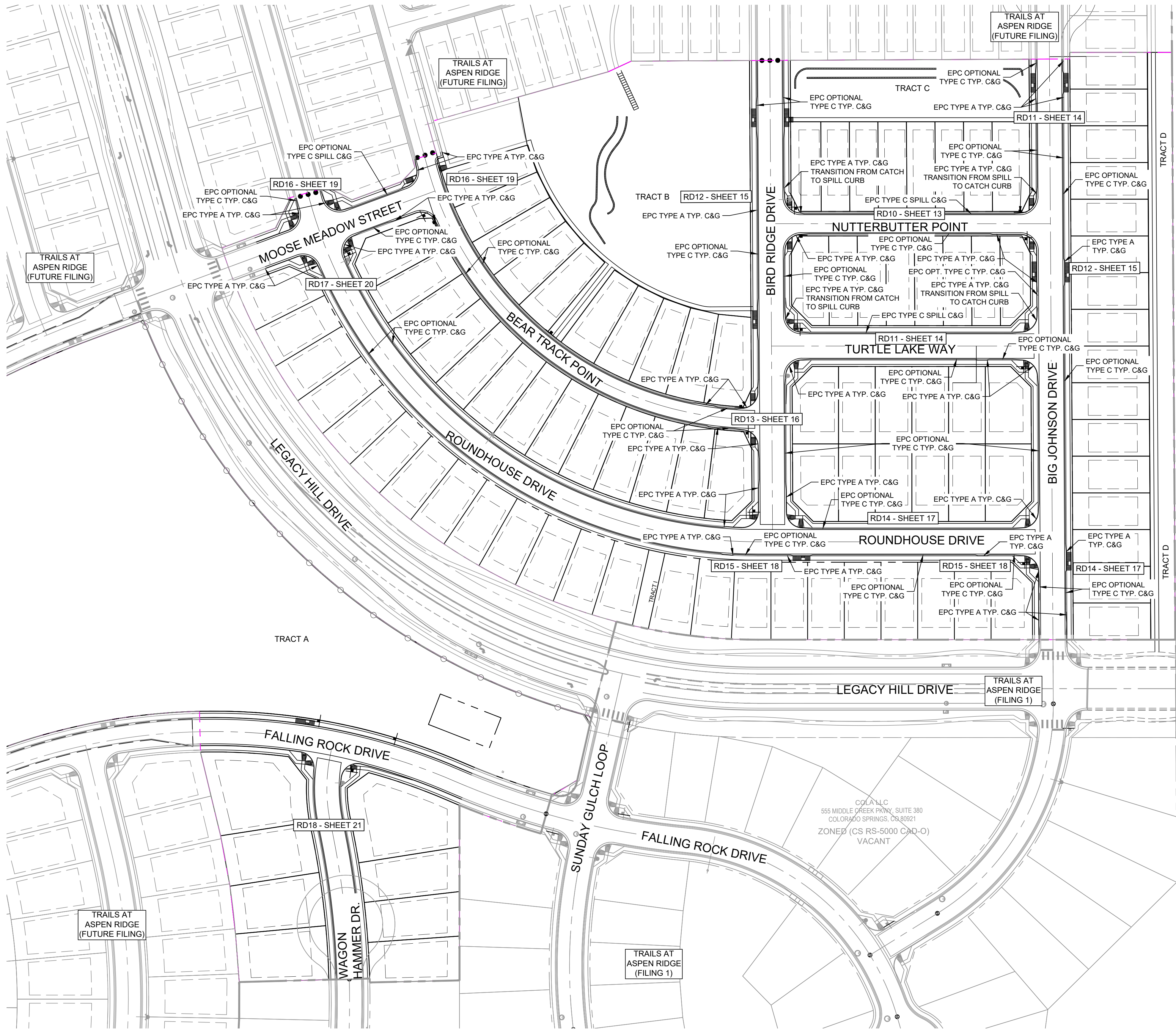
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

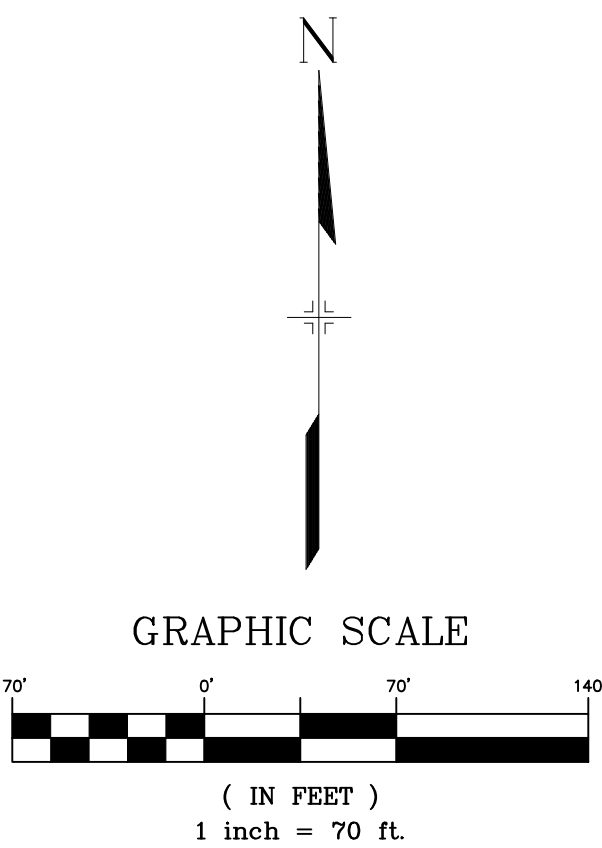
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DRAWN BY:	CRD	HORIZ. 1" = 40'			RD08
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET	11 OF 36	



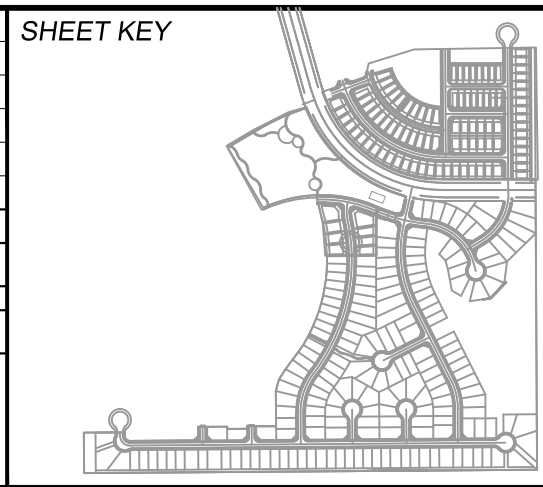
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CASE LINDSAY J
102 E PIKE PEAK AVE STE 200
COLORADO SPRINGS CO 80903-1818
ZONED (PUD AO)
AG, GRAZING LAND



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 GEG Titleblock X-886-PR UTIL-F2 X-886-PR SITE-FUTURE FILING			
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\RD09 - FLOWLINES.dwg			
CTB FILE: COMM-TECH_D-SIZE_BW.ctb			
PLOT DATE: April 15, 2020 3:21:37 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

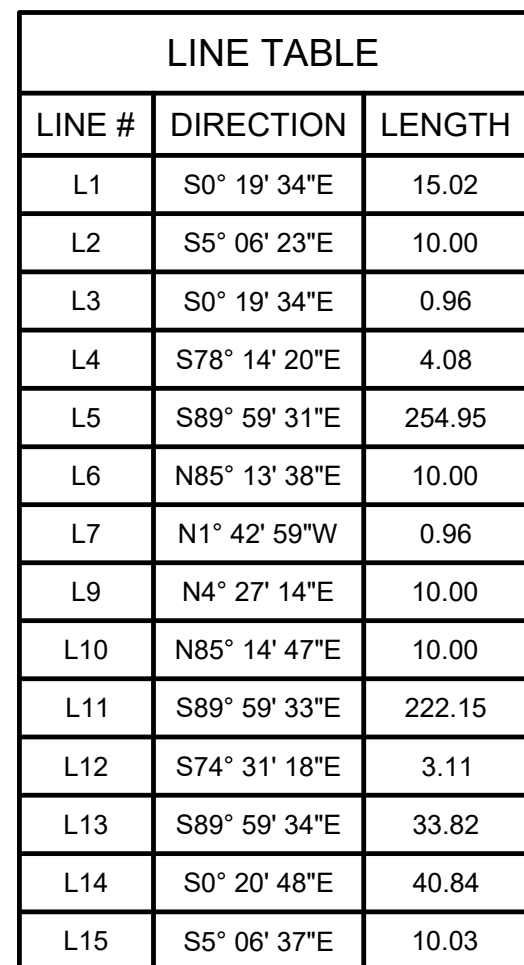
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS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

PREPARED BY:

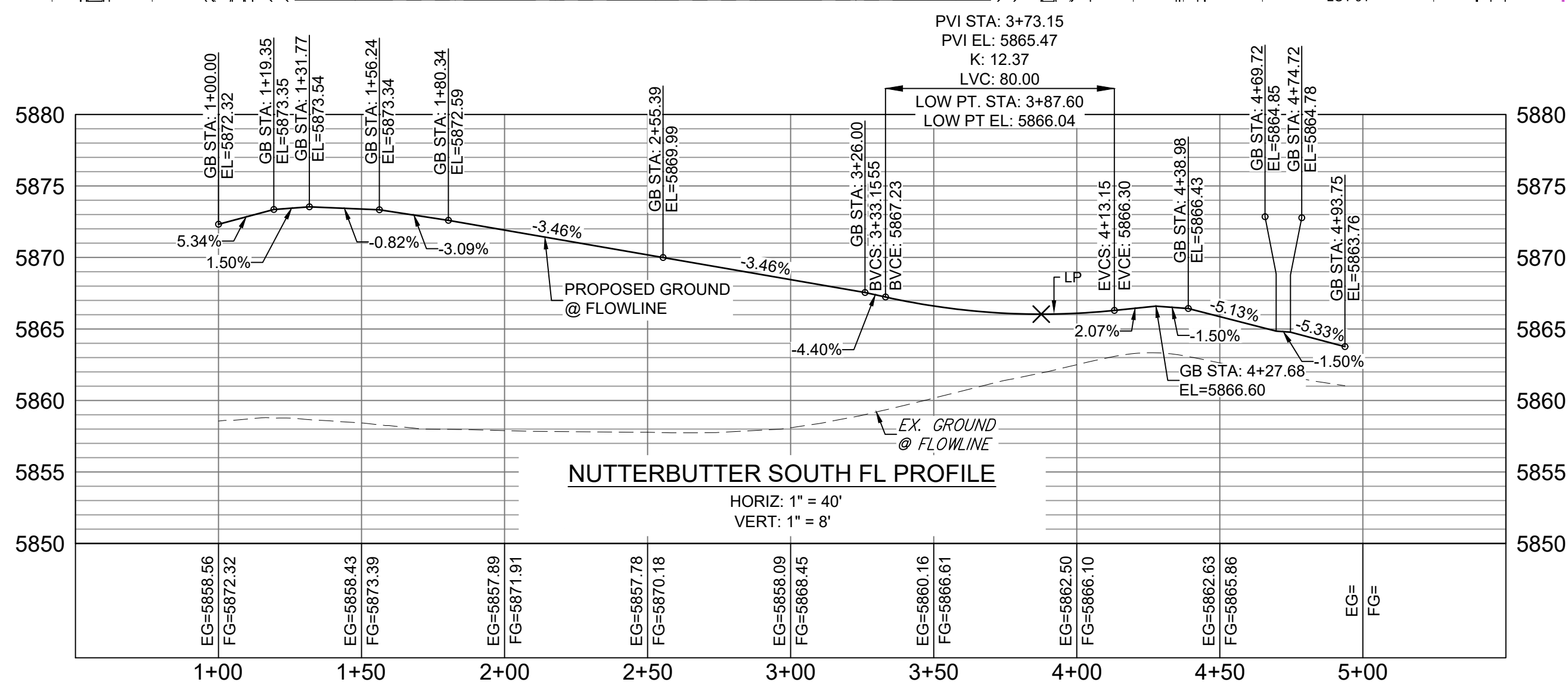
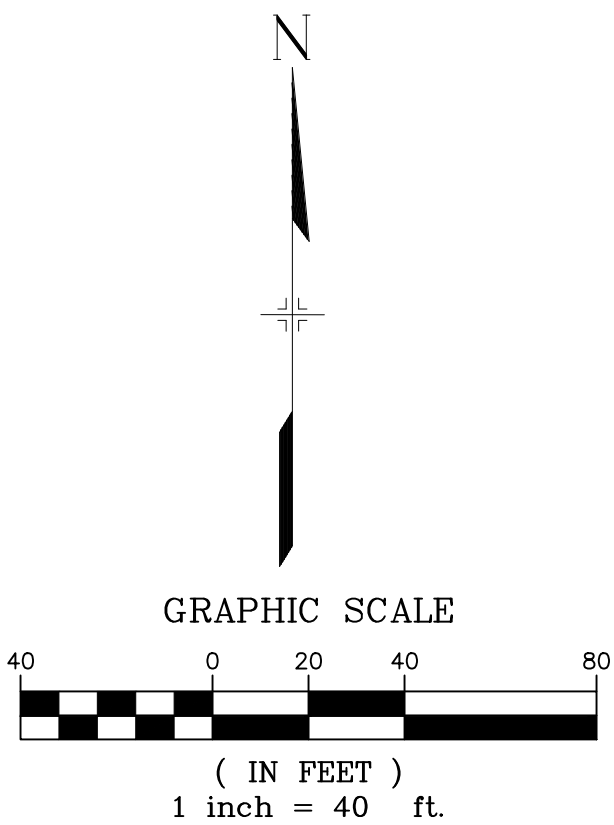
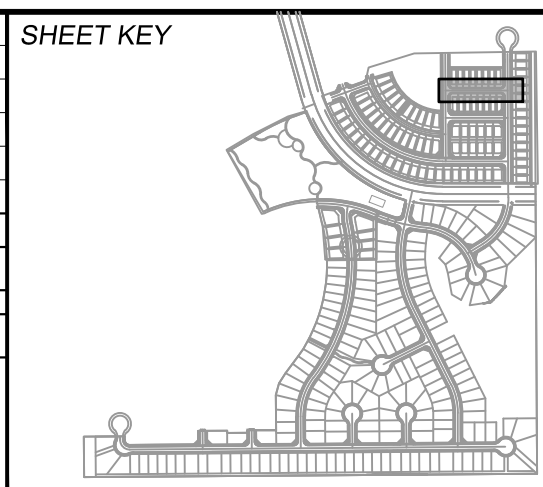
SEAL

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 KEY MAP				
DESIGNED BY:	NMS	SCALE	DATE ISSUED:	FEBRUARY, 2020
CHECKED BY:	NMS	HORIZ. 1"=70' VERT. N/A	SHEET	12 OF 36
DRAWING No.				RD09



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

[illegible]

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

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (¾" 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

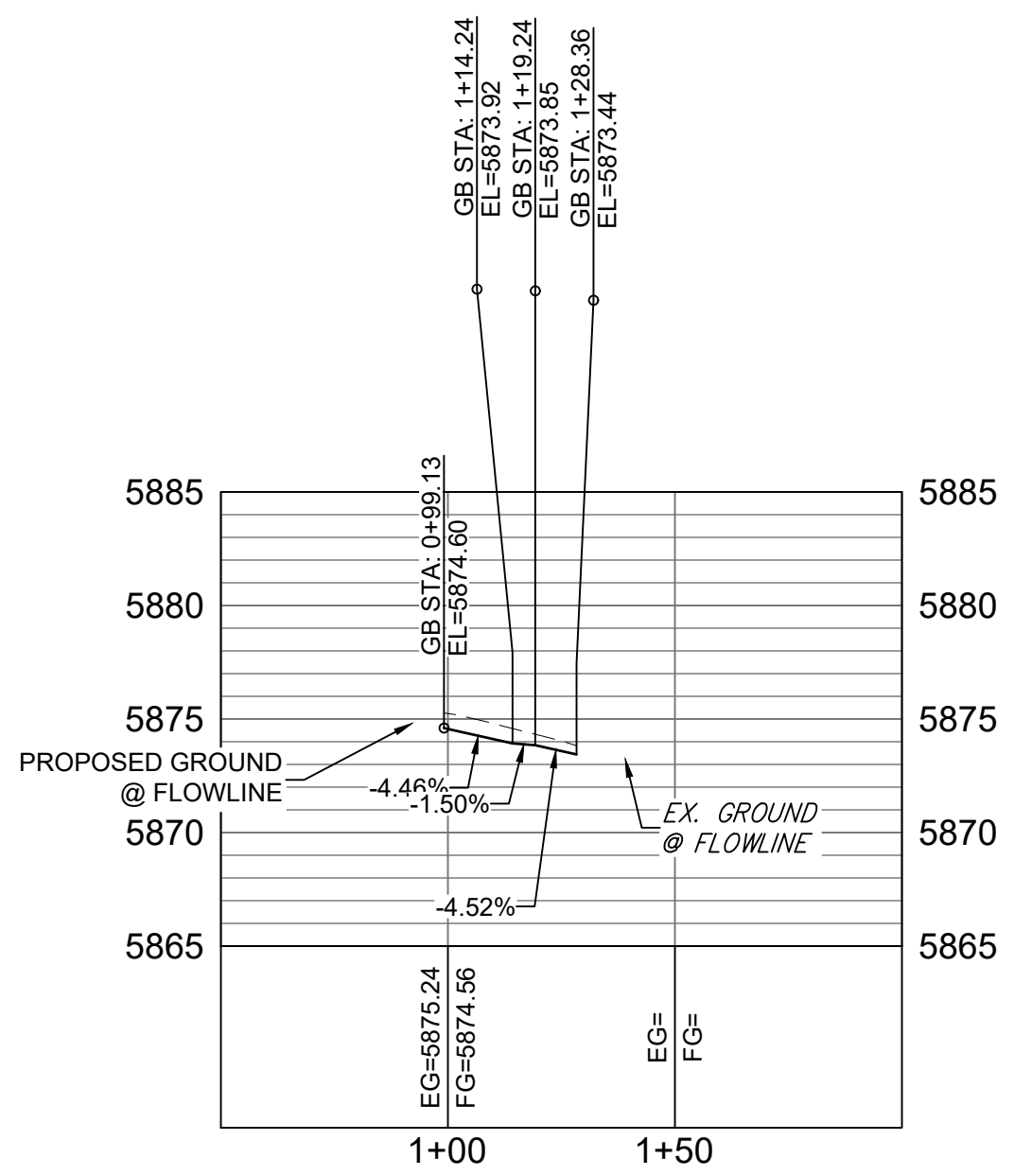
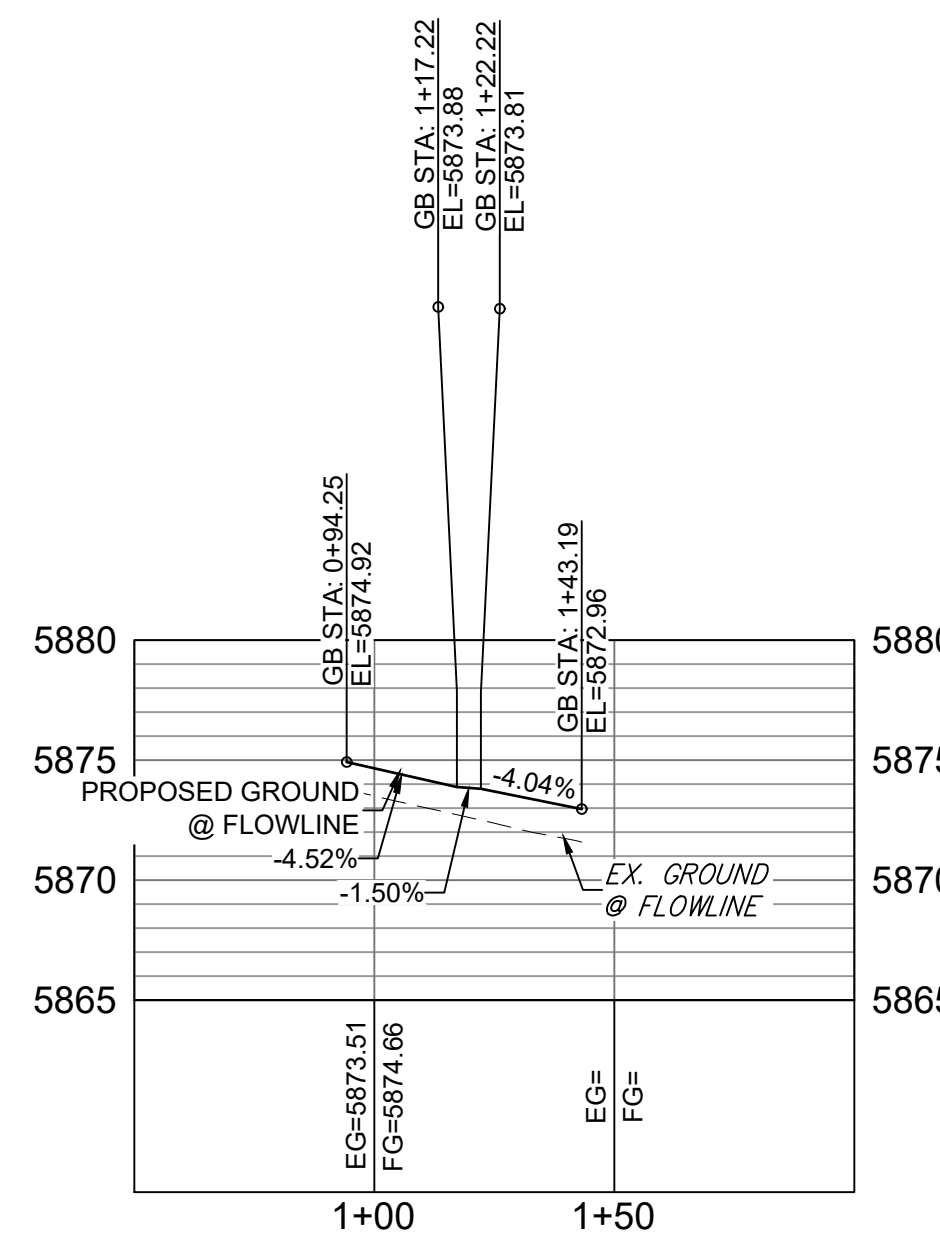
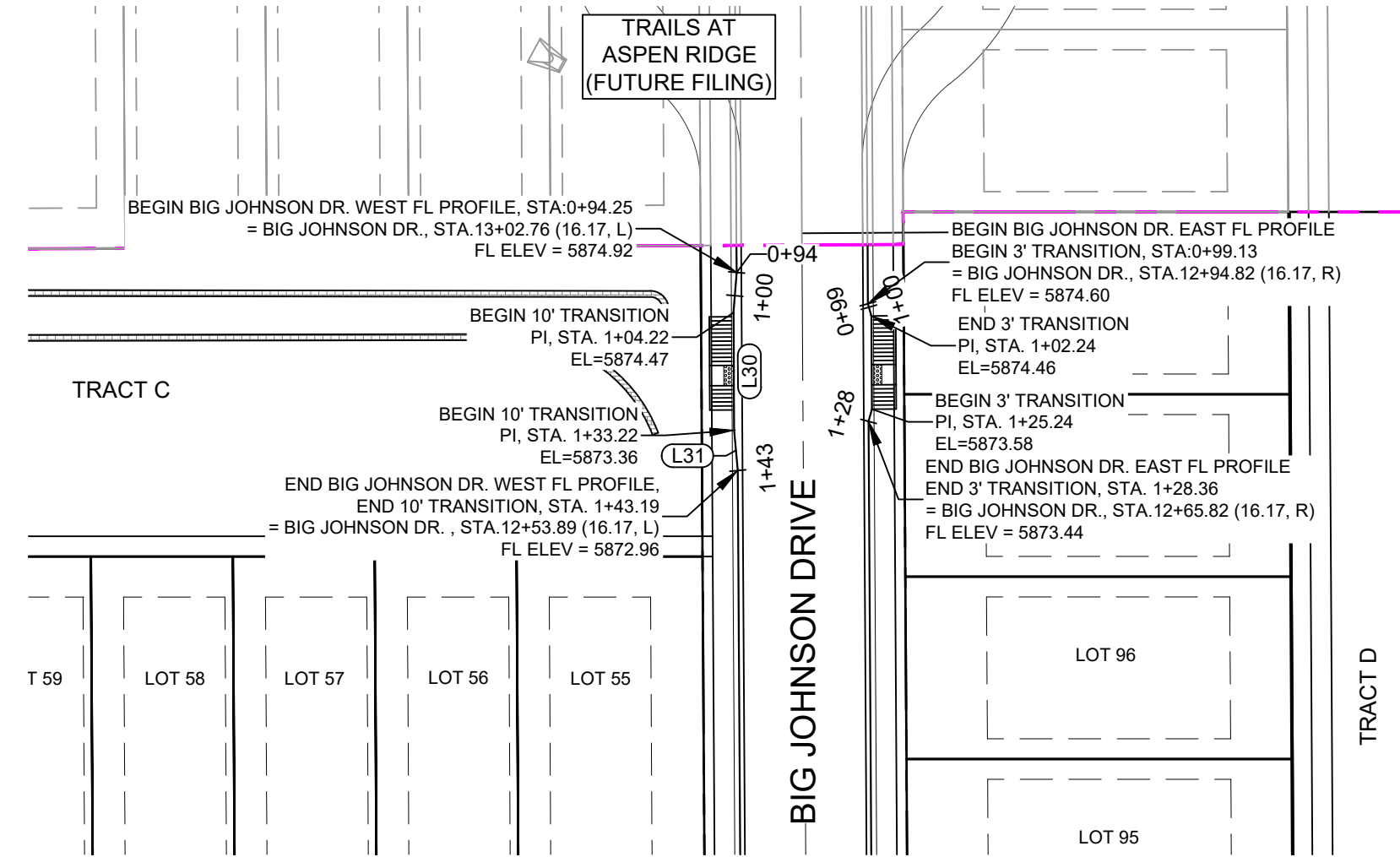
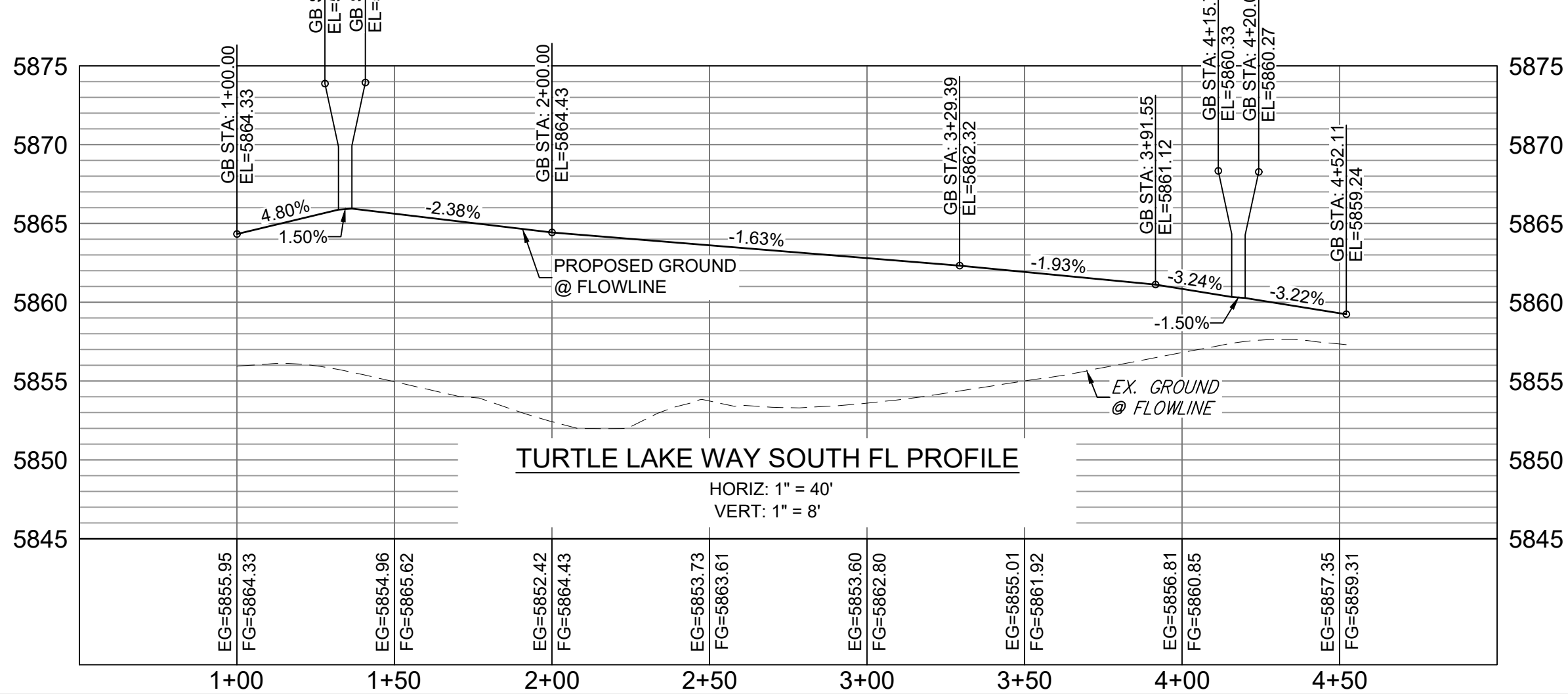
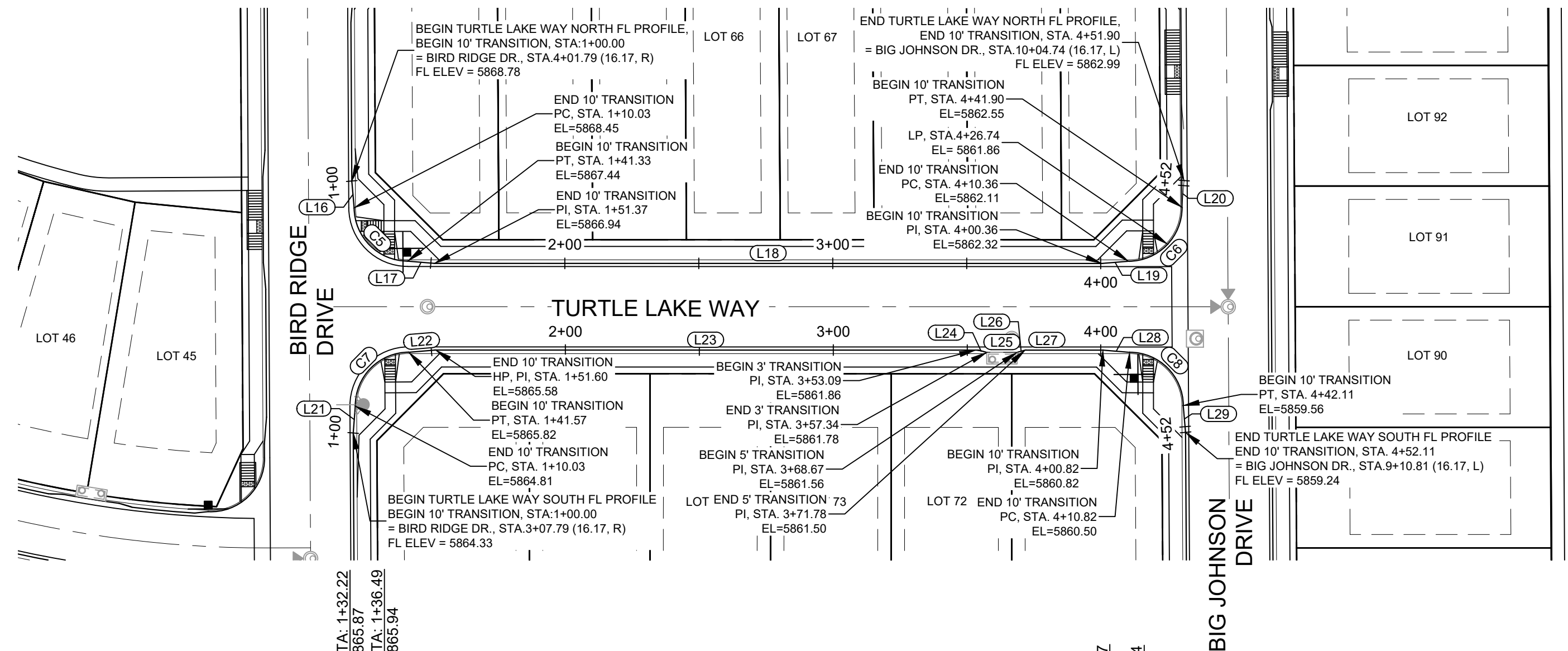
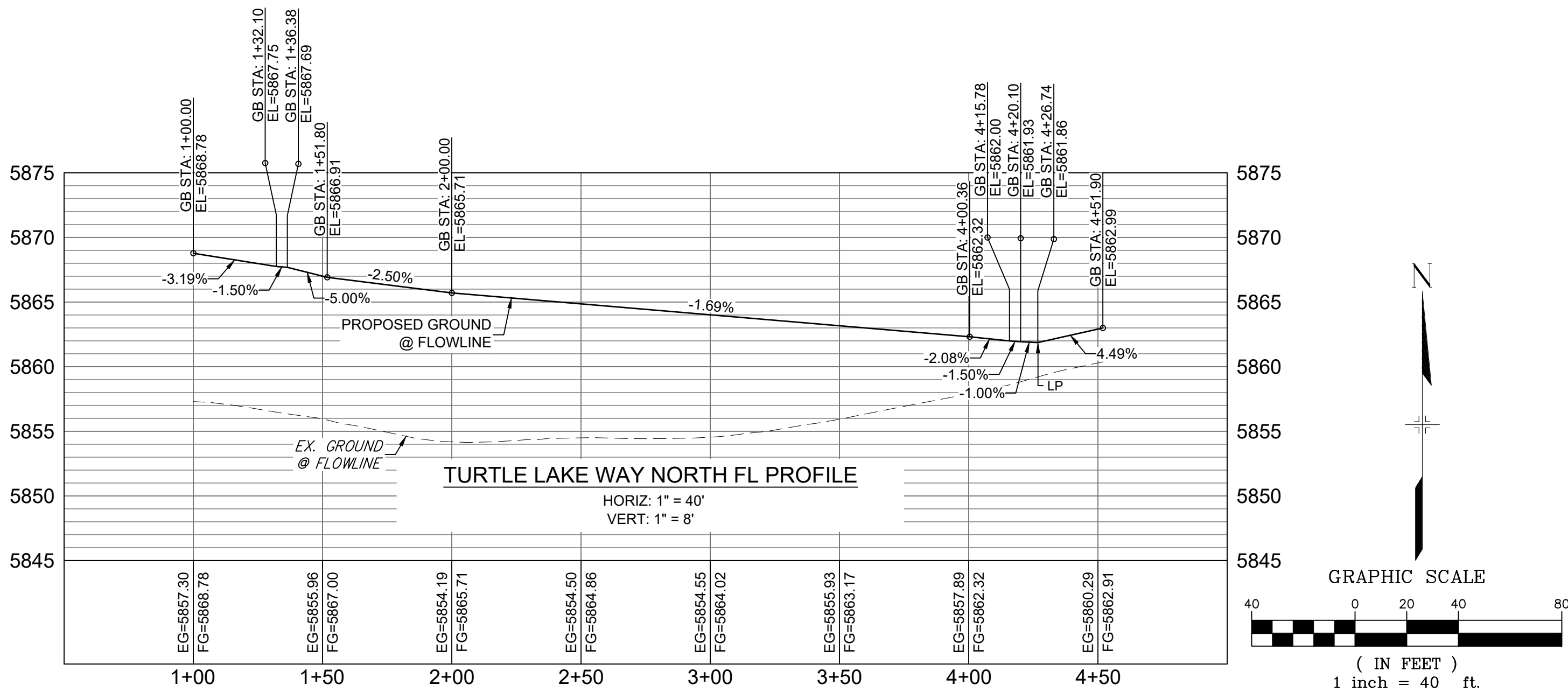
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

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



Know what's below.
Call before you dig.



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

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 3:22:22 PM
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COMPUTER FILE MANAGEMENT

NO. DATE DESCRIPTION REVISIONS BY

SHEET KEY

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

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

PREPARED BY:

SEAL

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
DRAWN BY: CRD
CHECKED BY: NMS

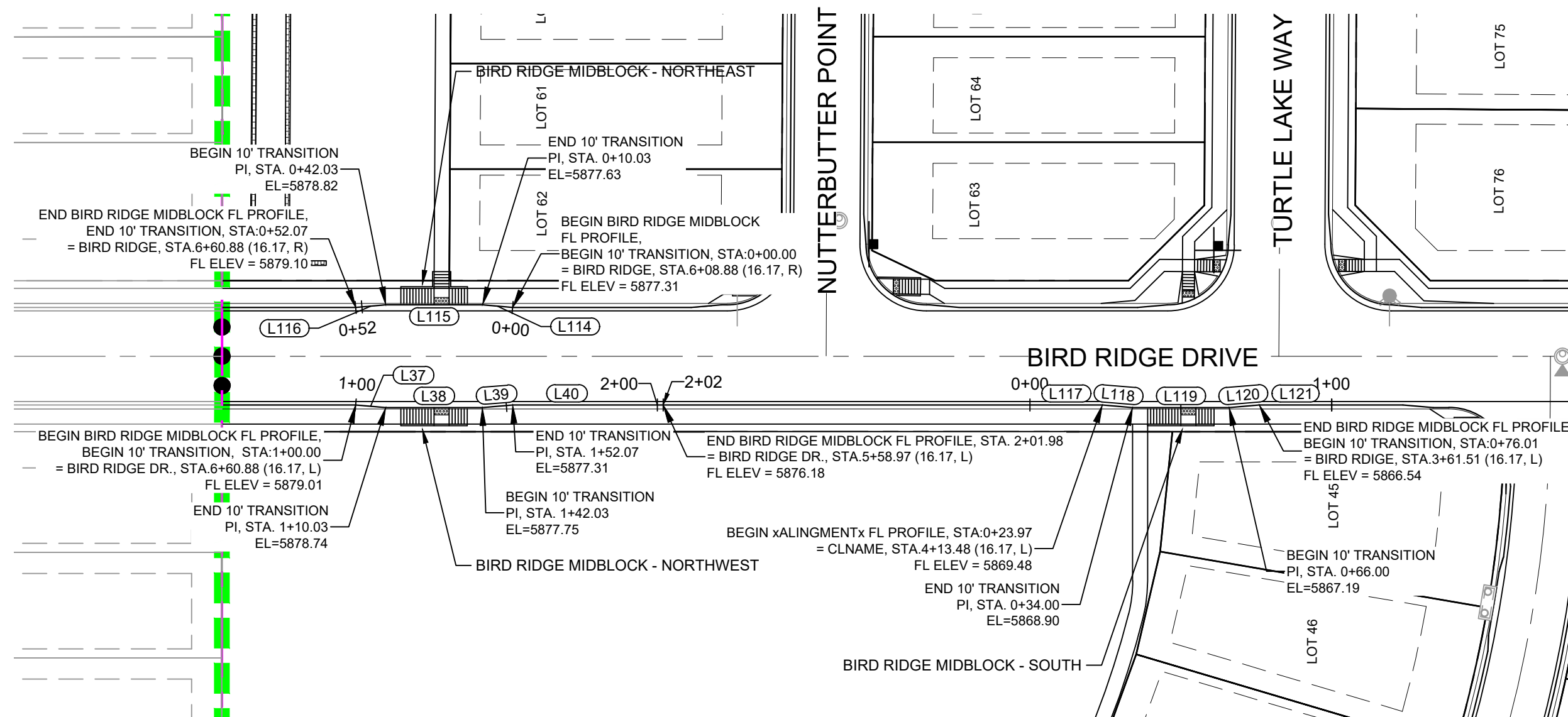
SCALE
HORIZ. 1" = 40'
VERT. 1" = 8'

DATE ISSUED: FEBRUARY, 2020
SHEET 14 OF 36

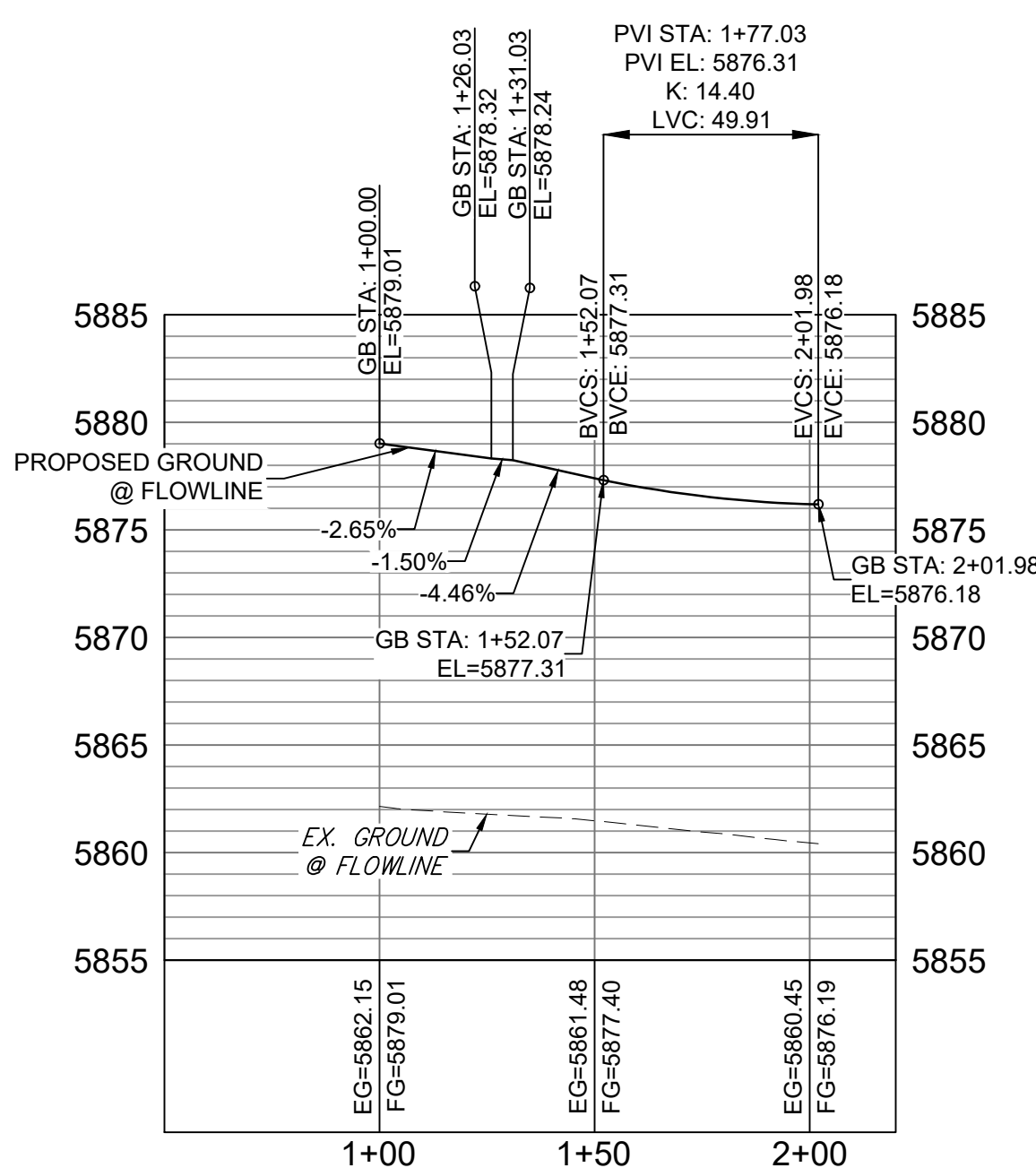
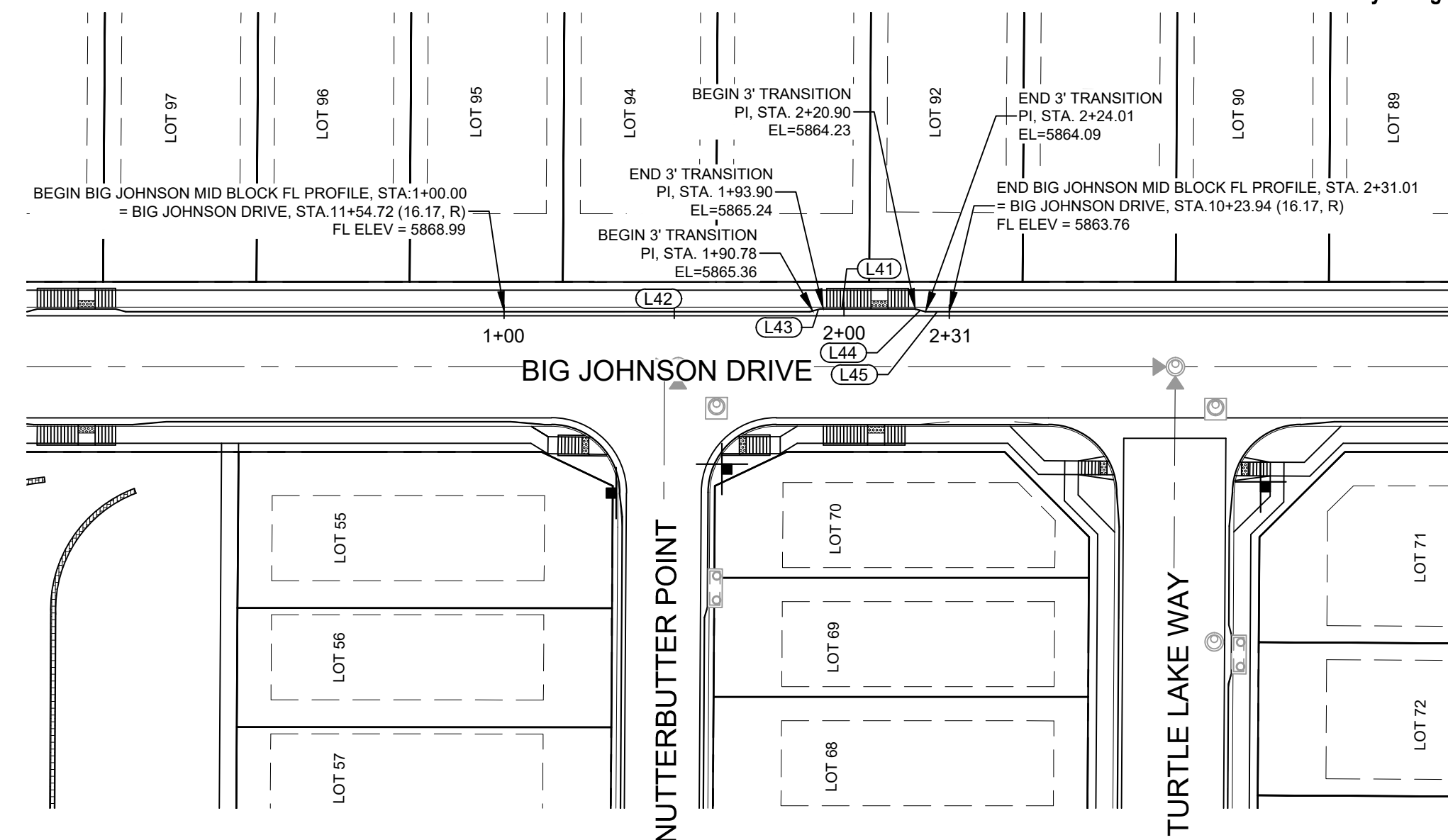
DRAWING No.
RD11



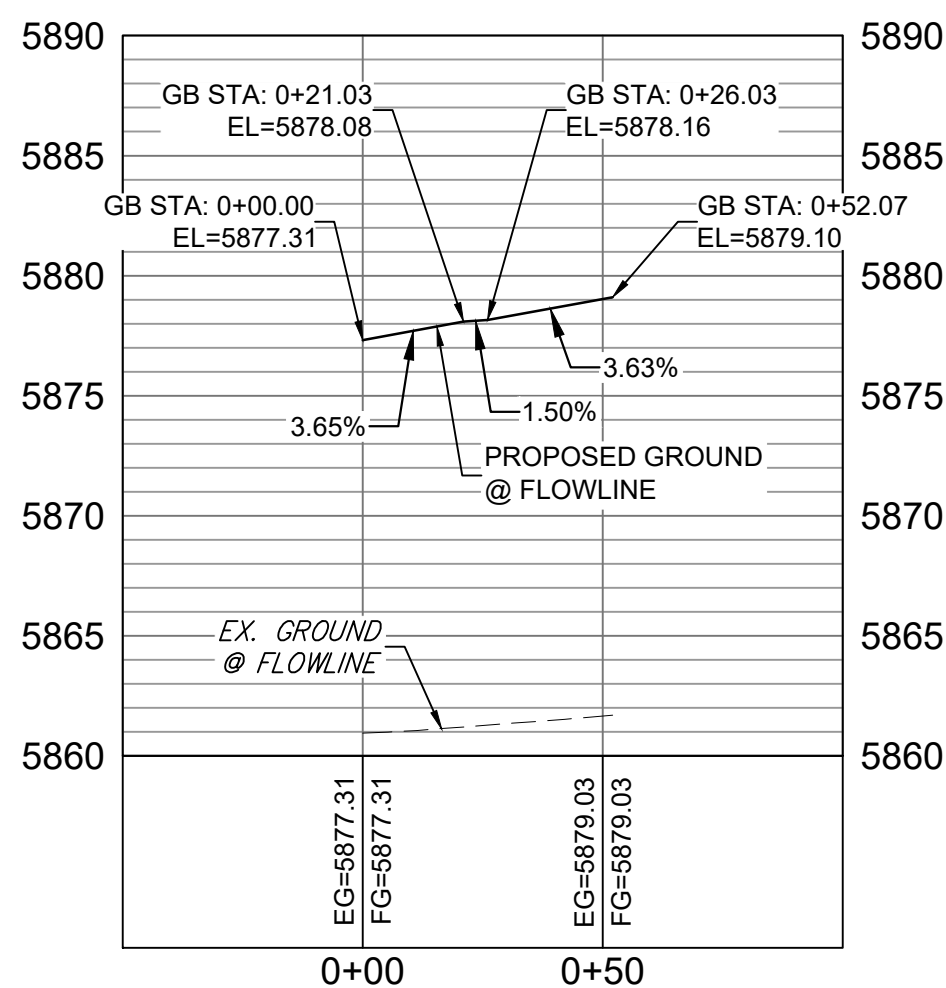
Know what's **below**.
Call before you dig.



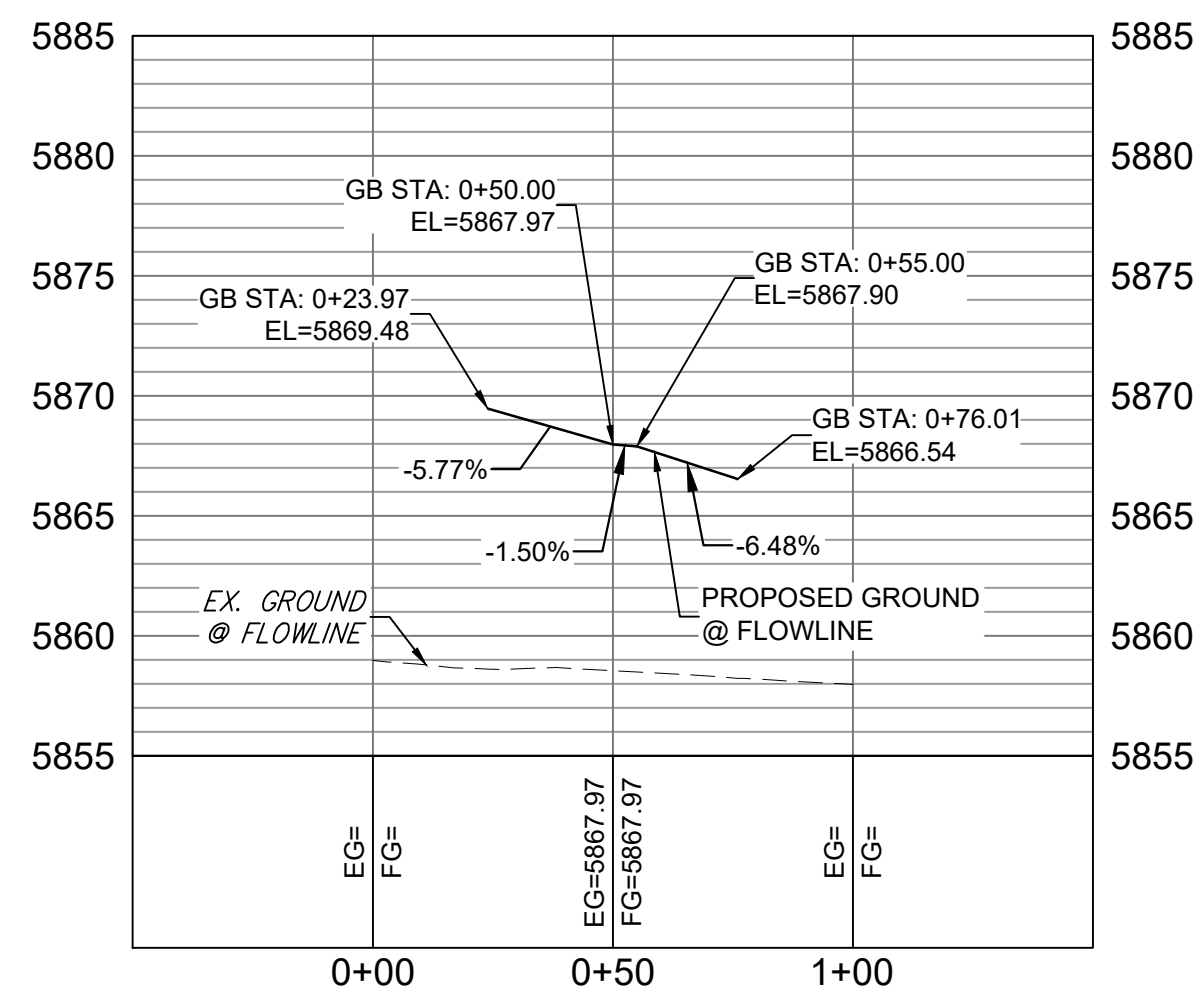
LINE TABLE		
LINE #	DIRECTION	LENGTH
L37	S4° 26' 15"W	10.03
L38	S0° 19' 34"E	32.00
L39	S5° 05' 23"E	10.03
L40	S0° 19' 34"E	49.91
L41	S0° 20' 48"E	27.00
L42	S0° 20' 48"E	90.78
L43	S15° 52' 12"E	3.11
L44	S15° 10' 37"W	3.11
L45	S0° 20' 48"E	7.00
L114	N4° 26' 15"E	10.03
L115	N0° 19' 34"W	32.00
L116	N5° 05'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



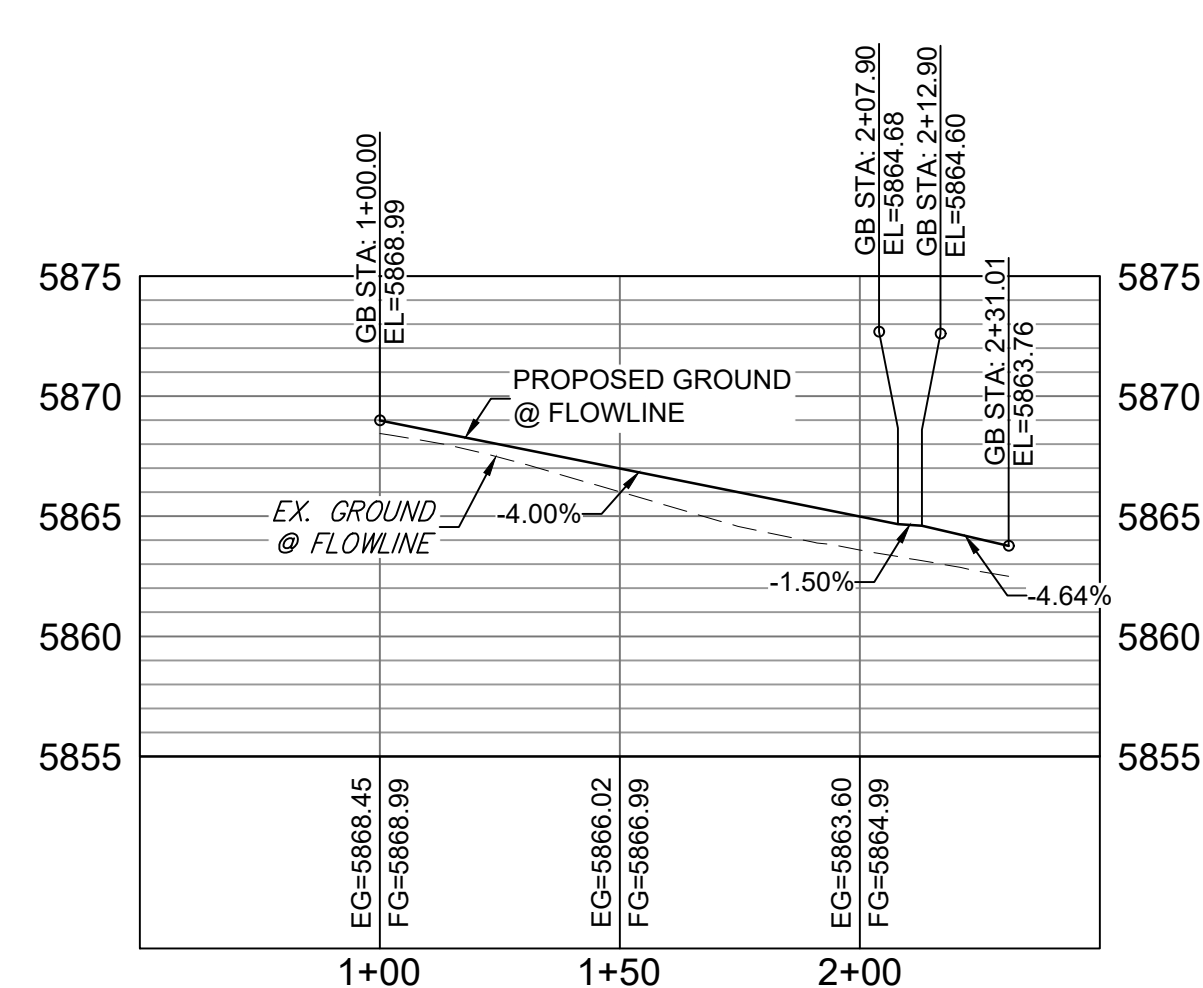
BIRD RIDGE MID BLOCK - NORTHWEST FL PROFILE



BIRD RIDGE MID BLOCK -NORTHEAST FL PROFILE

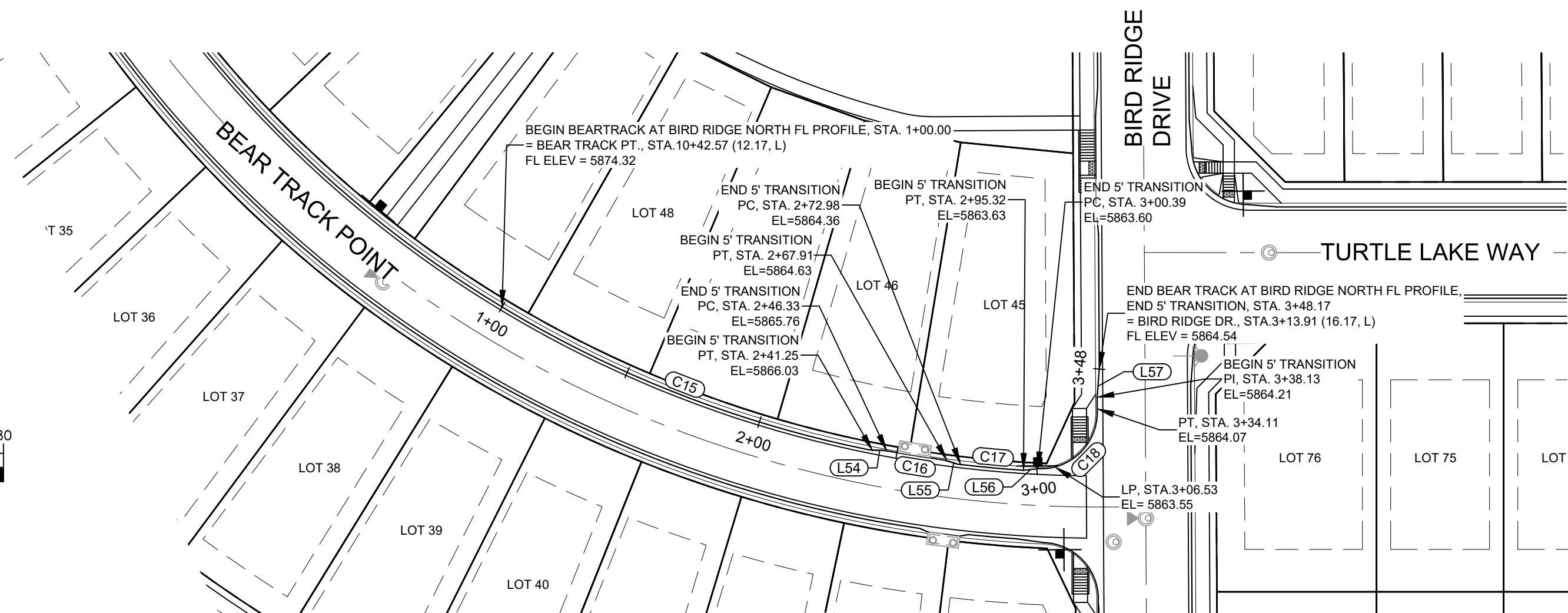
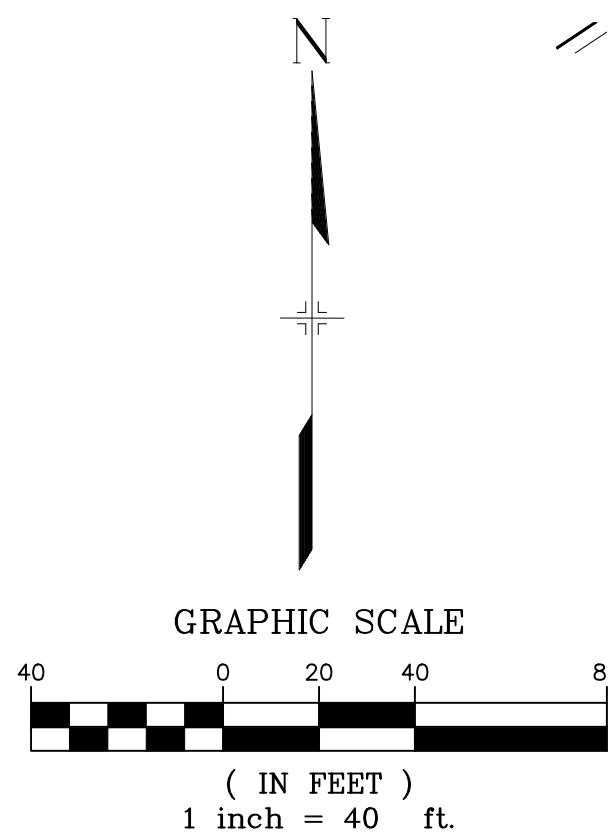
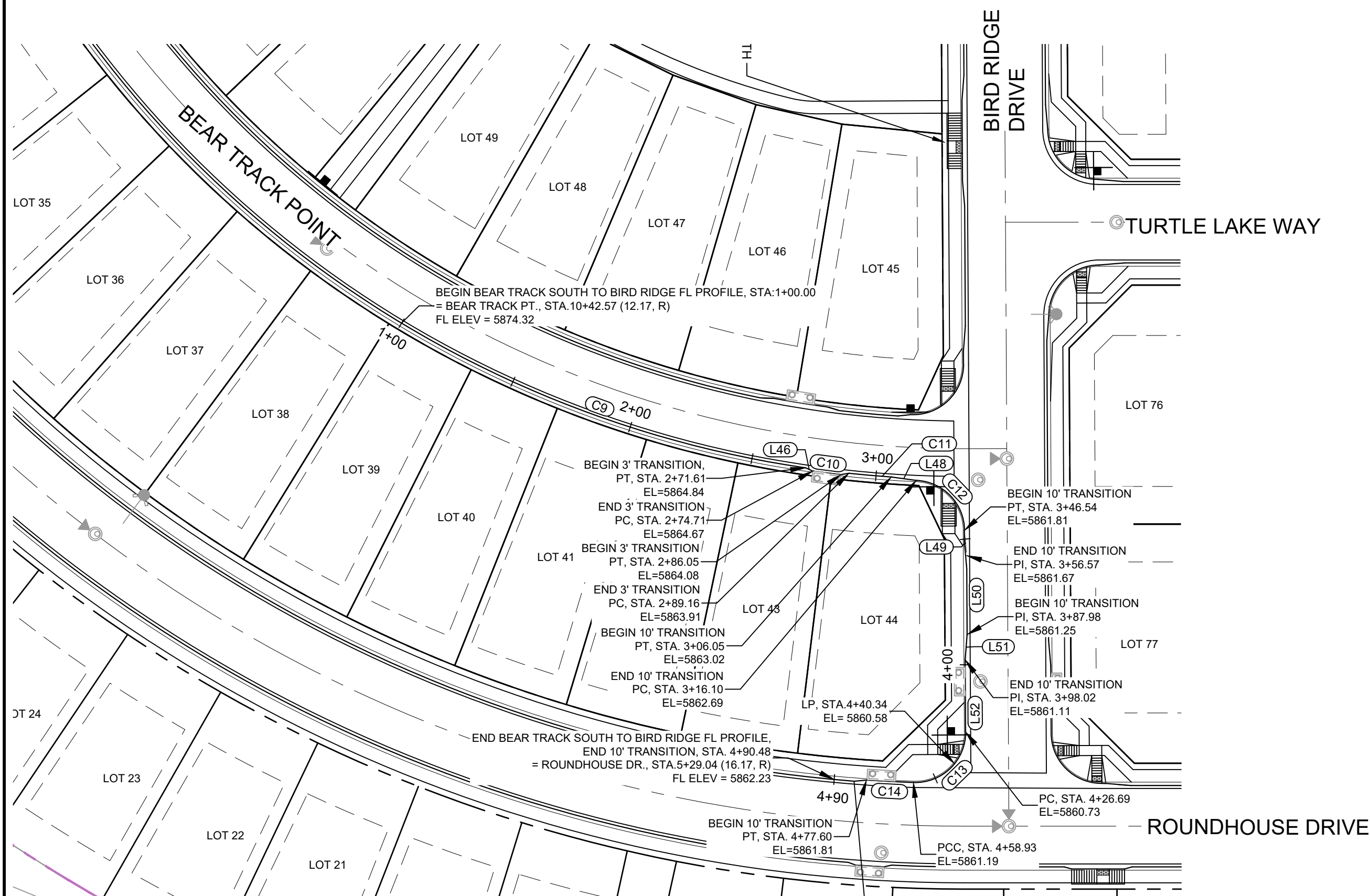


BIRD RIDGE MID BLOCK - SOUTH FL PROFILE



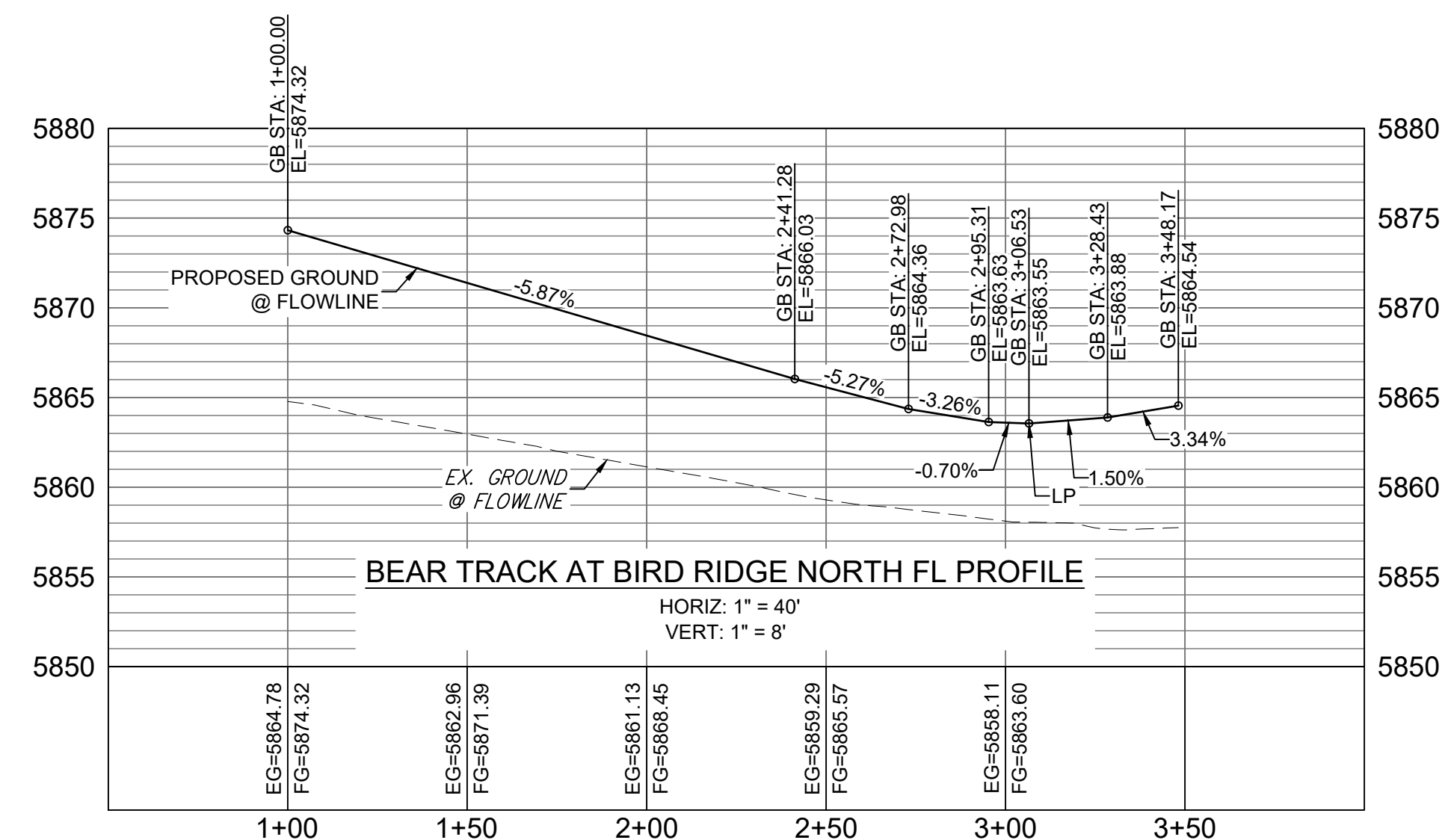
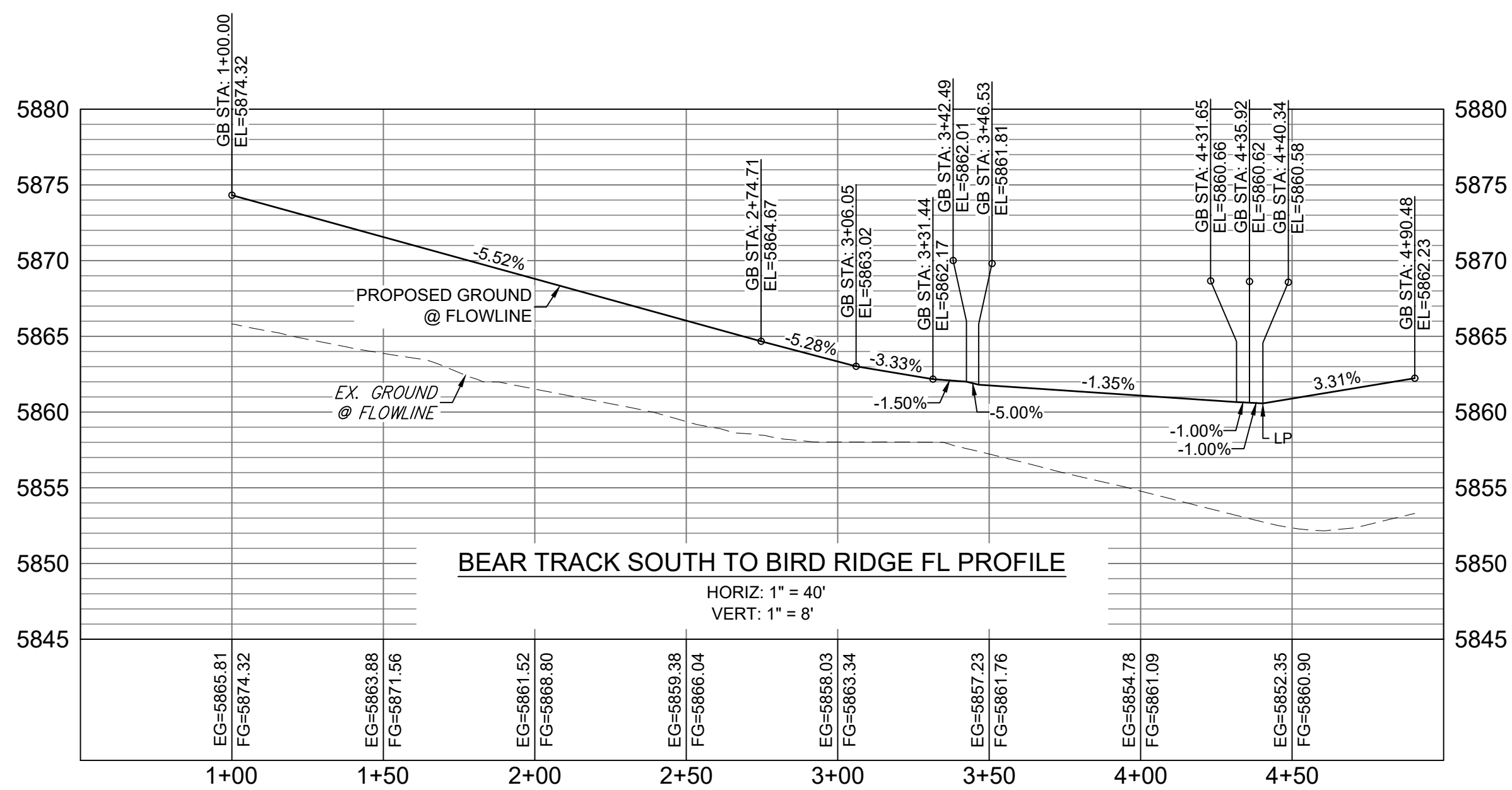
BIG JOHNSON MIDDLE MID BLOCK FL PROFILE

[illegible]

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

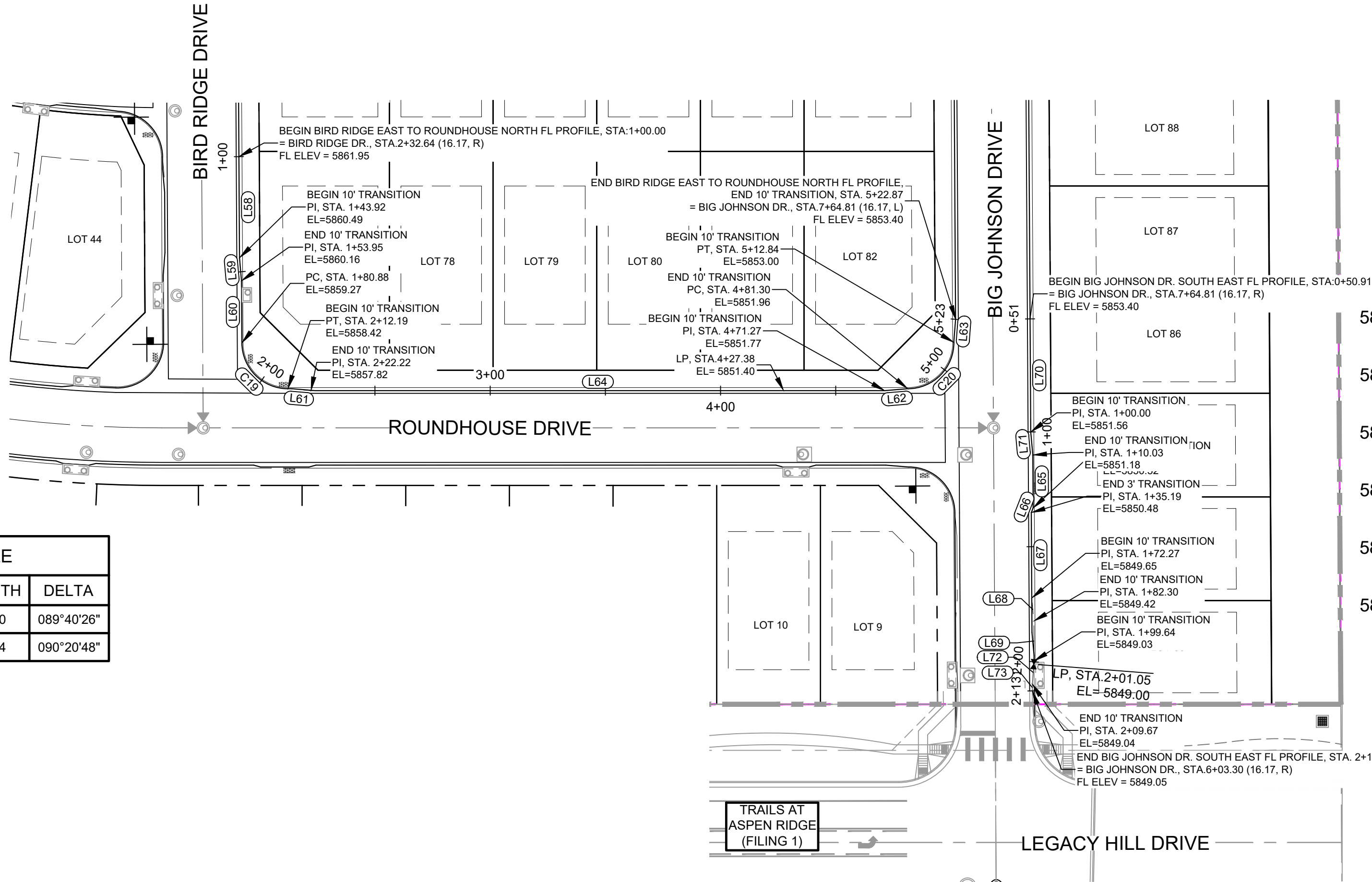
CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C9	432.17	171.61	022°45'07"
C10	440.34	11.34	001°28'32"
C11	432.17	16.90	002°14'24"
C12	20.00	30.44	087°11'52"
C13	20.00	32.25	092°22'53"
C14	725.17	18.67	001°28'31"
C15	407.82	141.25	019°50'41"
C16	407.00	21.58	003°02'16"
C17	407.82	22.34	003°08'21"
C18	20.05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



REFERENCE DRAWINGS		SHEET KEY		BENCHMARK		SEAL		TRAILS AT ASPEN RIDGE			
X-886-PR SITE_F1 X-886-PR STORM_F1 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 REVISIONS BY		COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD. ELEVATION - 5897.89' U.S. SURVEY FT		FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014		FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS			
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 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.		BASIS OF BEARING		PREPARED BY:		FLOWLINE PLAN & PROFILE			
				BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS 10377)		Matrix		DESIGNED BY: NMS CHECKED BY: NMS			
								SCALE: 1" = 40' HORIZ. 1" = 8' DATE ISSUED: FEBRUARY, 2020 SHEET 16 OF 36			
								DRAWING No. RD13			

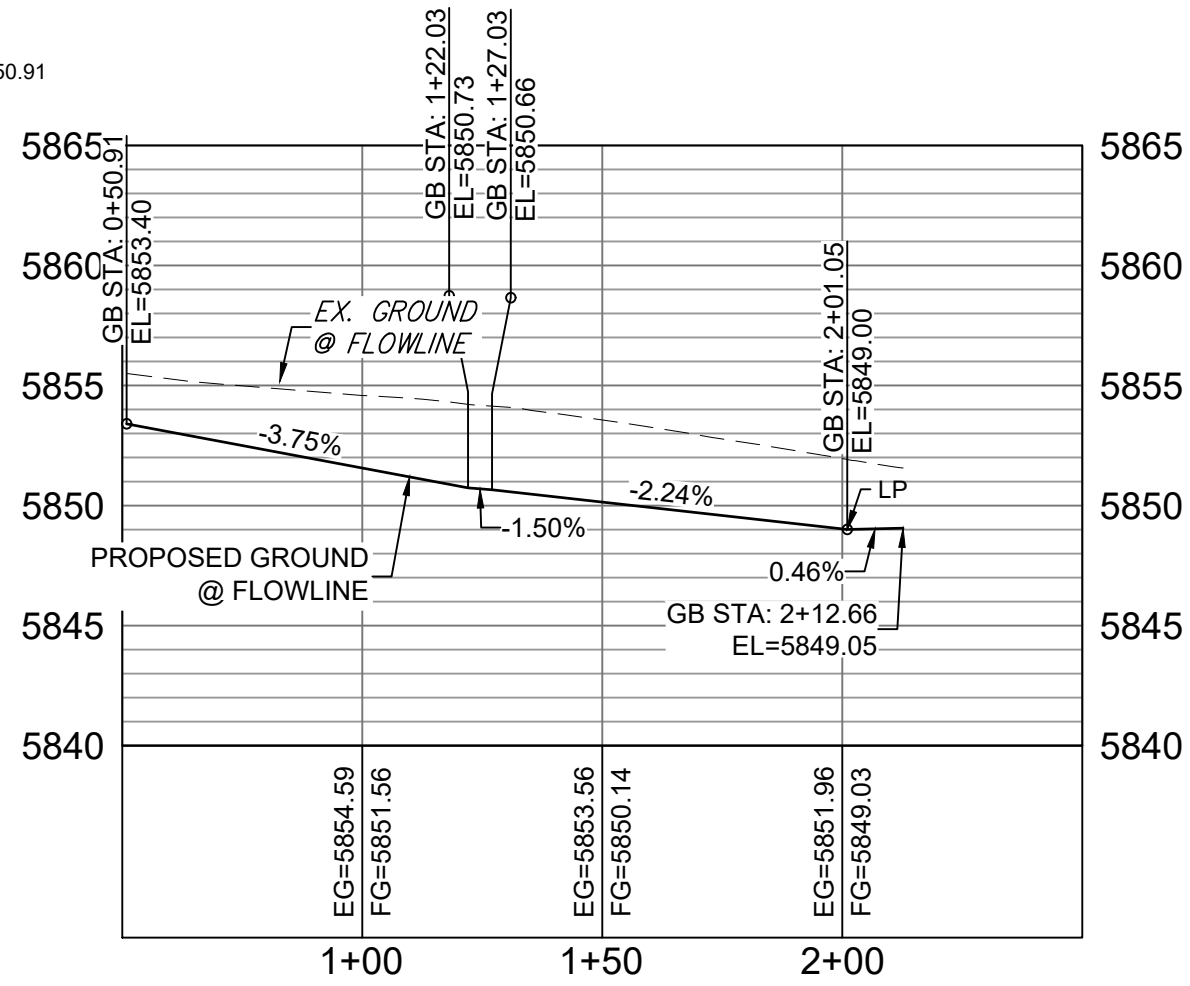


Know what's below.
Call before you dig.



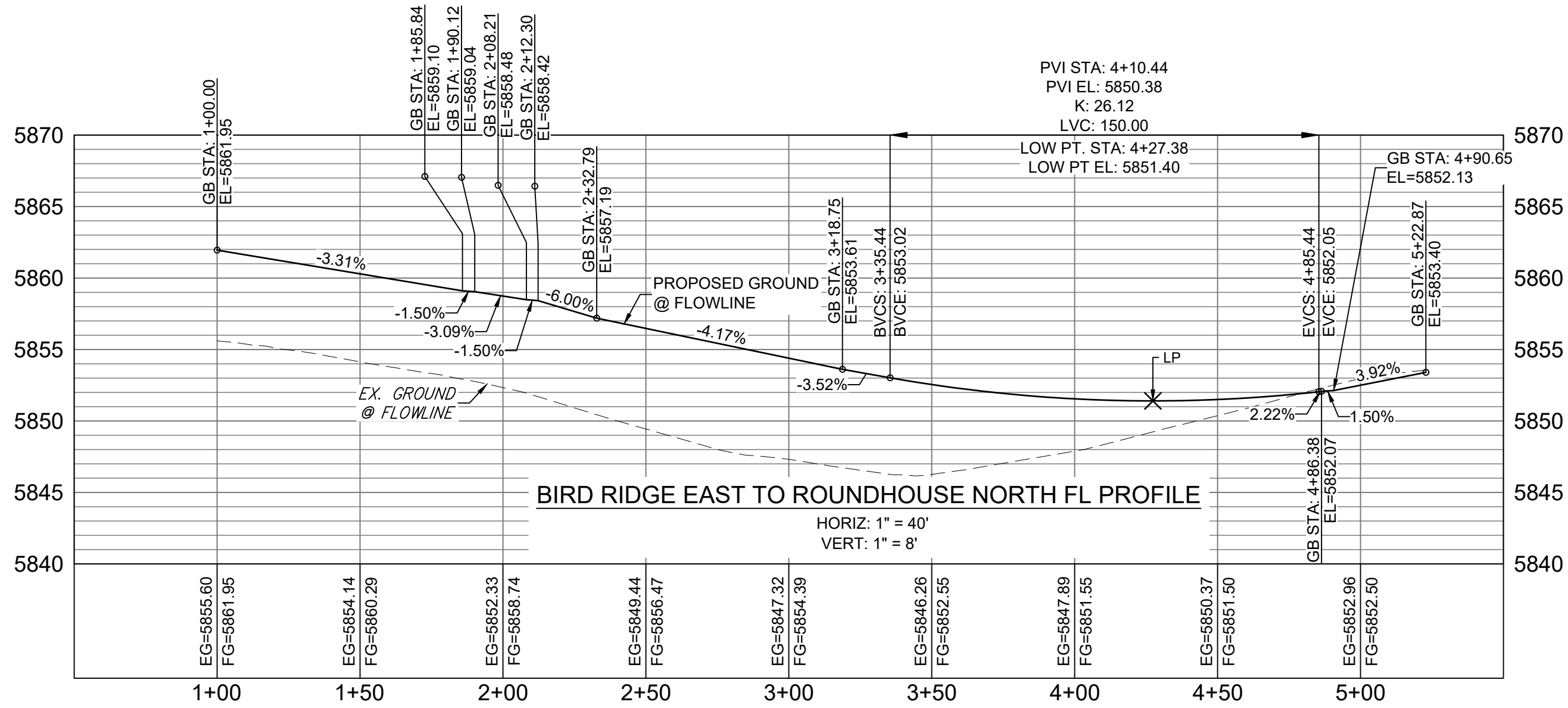
LINE TABLE		
LINE #	DIRECTION	LENGTH
L58	S0° 19' 34"E	43.92
L59	S5° 05' 23"E	10.03
L60	S0° 19' 34"E	26.93
L61	S85° 14' 11"E	10.03
L62	N85° 14' 11"E	10.03
L63	N4° 25' 01"E	10.03
L64	S90° 00' 00"E	249.05
L65	S0° 20' 48"E	23.00
L66	S21° 14' 45"W	2.15
L67	S0° 16' 55"E	37.08
L68	S5° 06' 36"E	10.03
L69	S0°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

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



BIG JOHNSON SOUTH EAST FL PROFILE

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

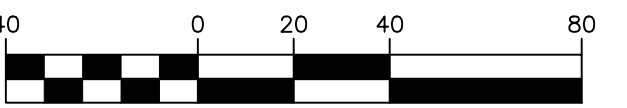


BIRD RIDGE EAST TO ROUNDHOUSE NORTH FL PROFILE

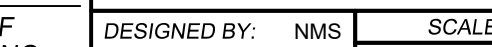
HORIZ: 1" = 40'
VERT: 1" = 8'

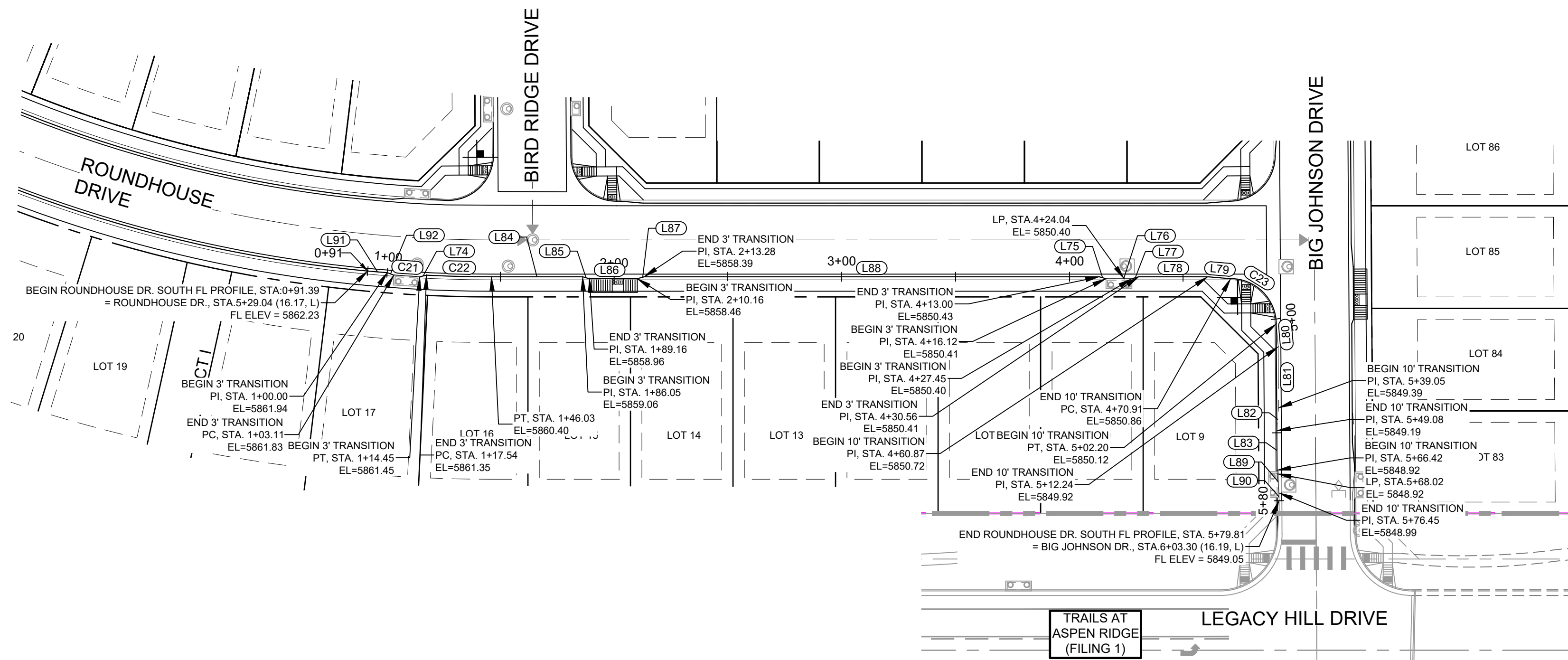


GRAPHIC SCALE



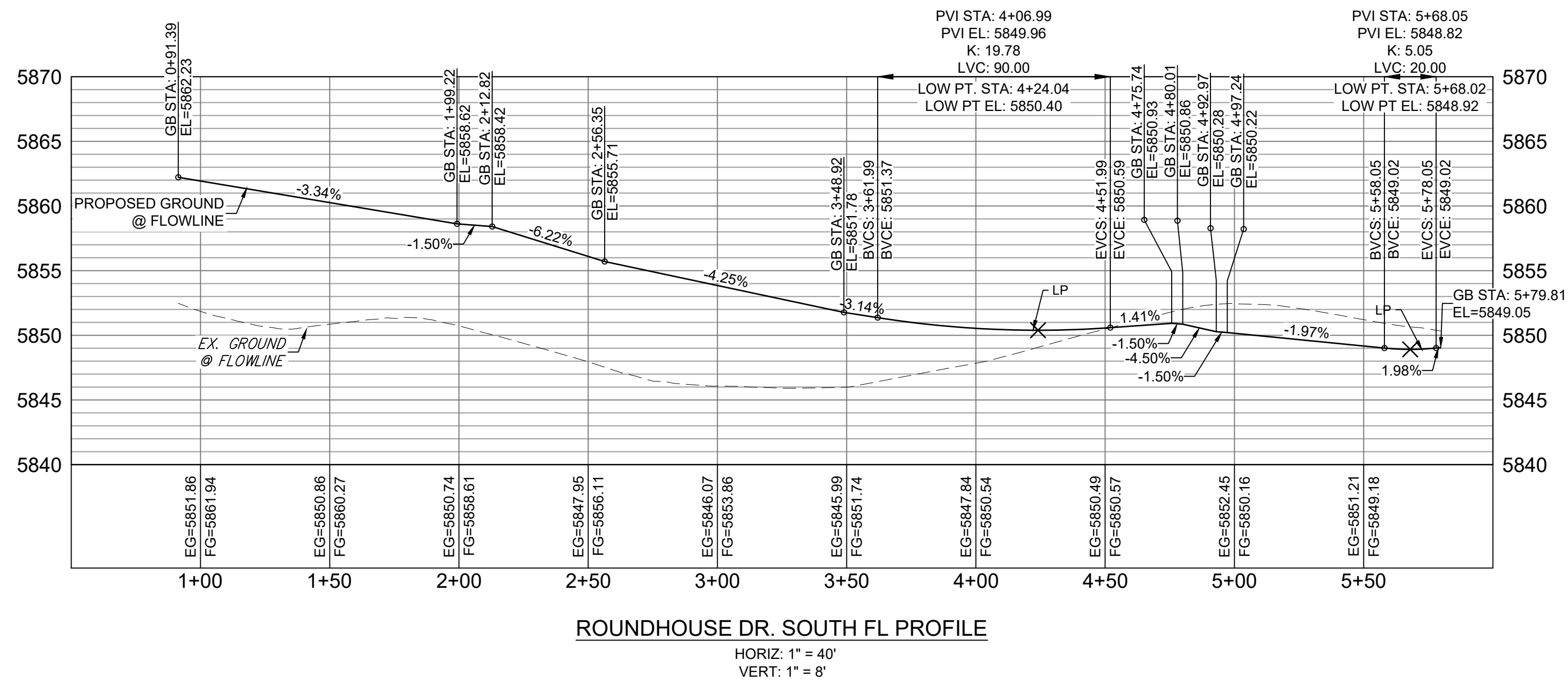
(IN FEET)
1 inch = 40 ft.

REFERENCE DRAWINGS				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		PREPARED BY: <div></div>		SEAL		TRAILS AT ASPEN RIDGE			
												FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS			
												FLOWLINE PLAN & PROFILE			

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"



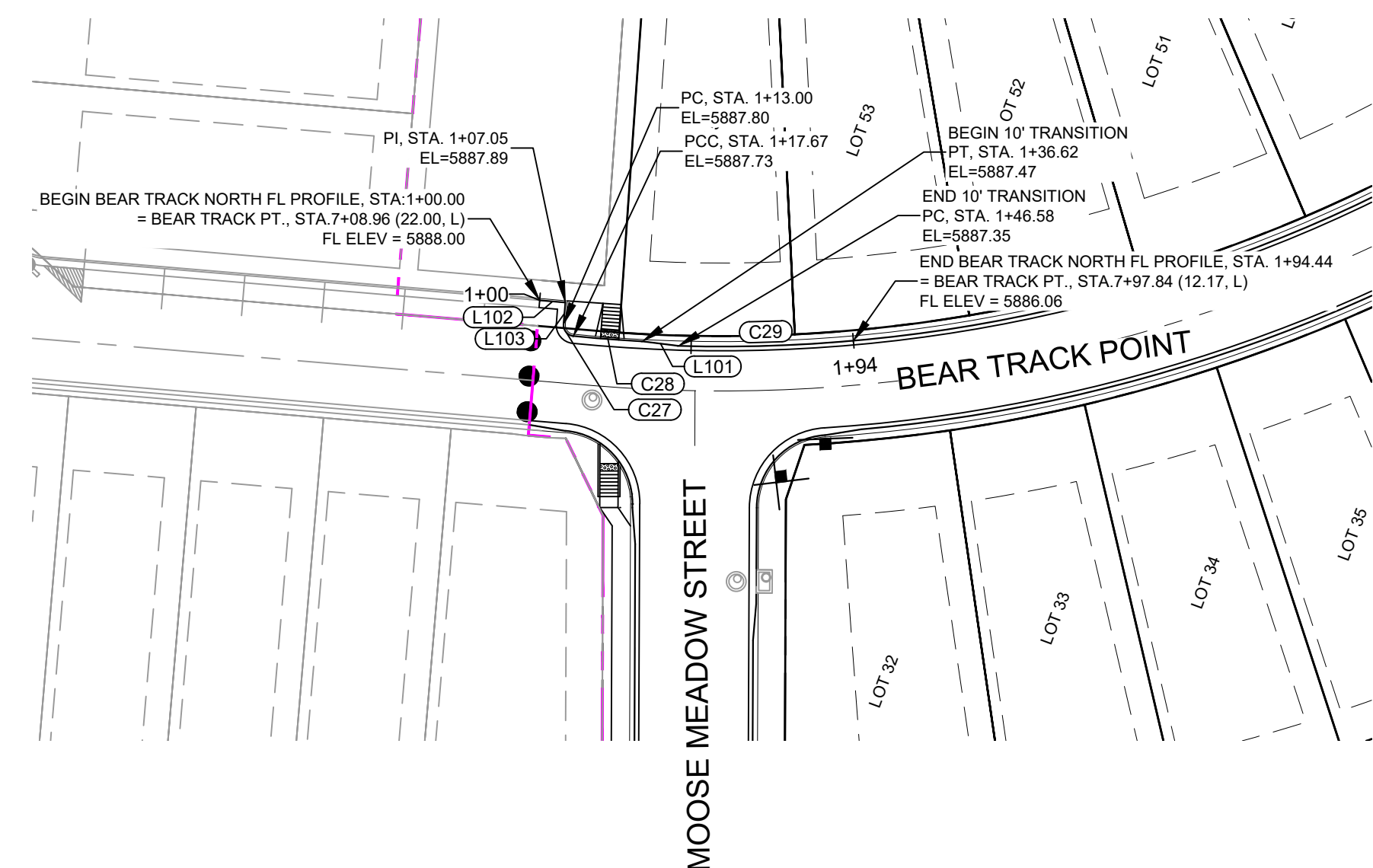
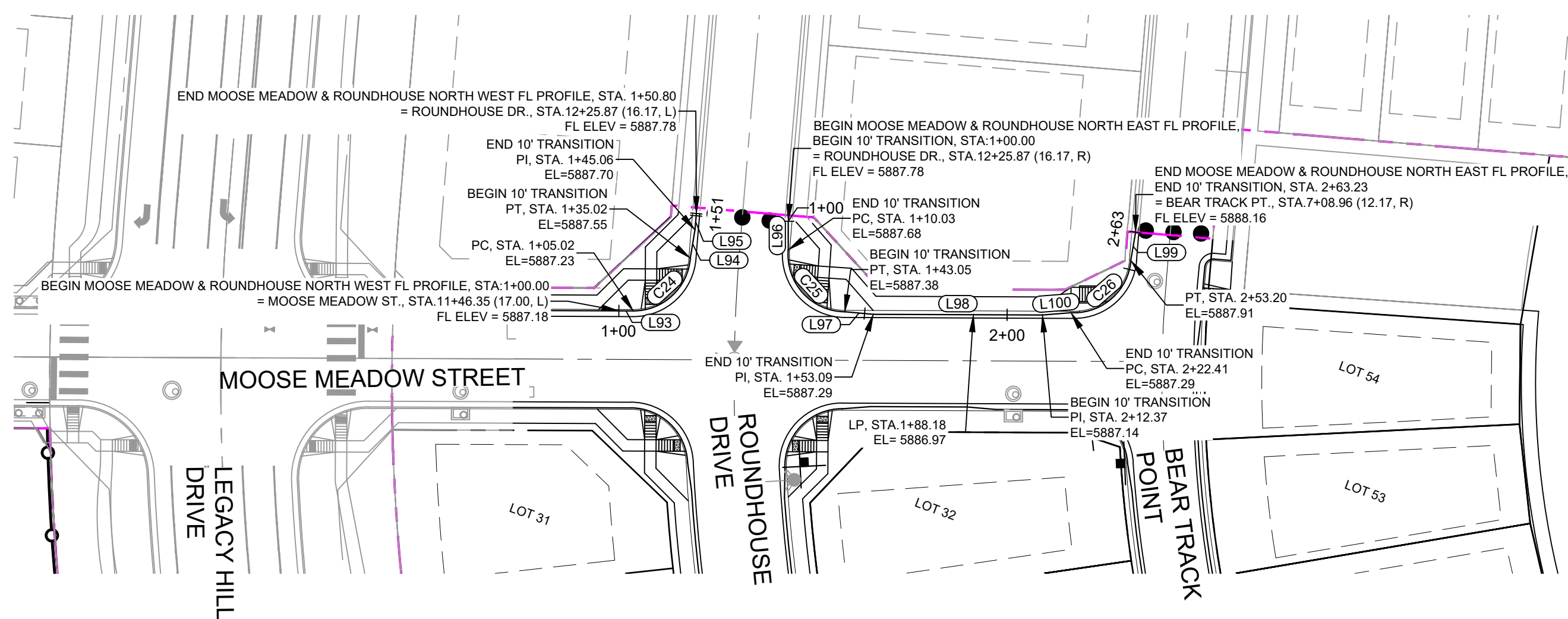
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

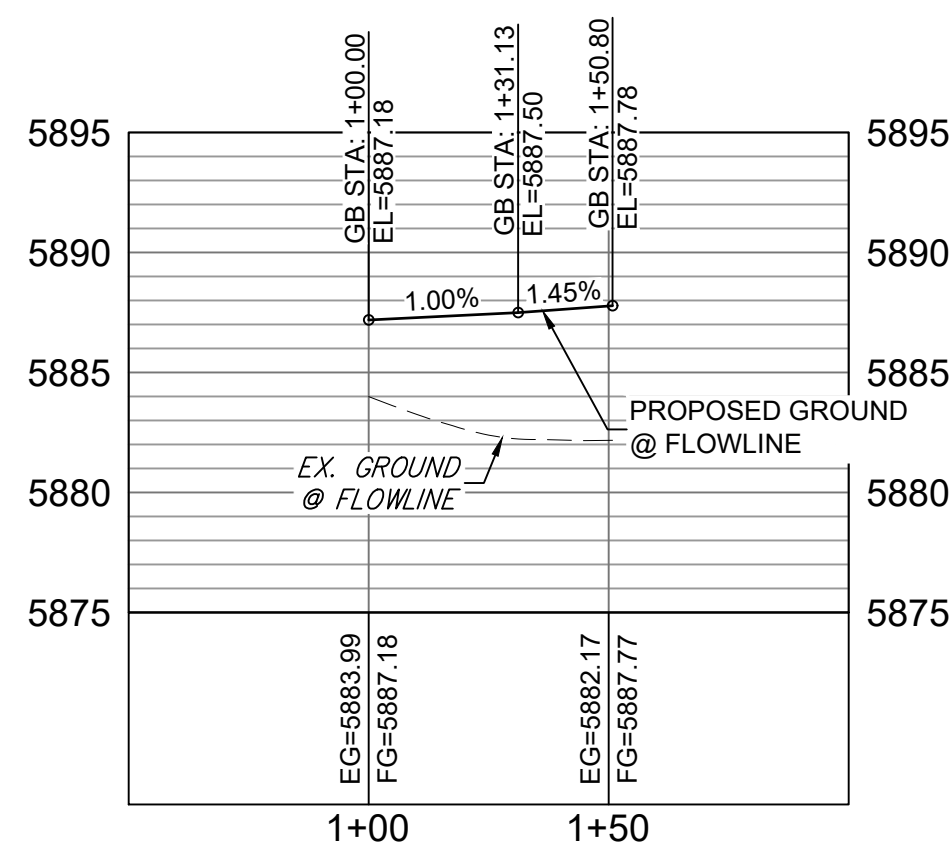
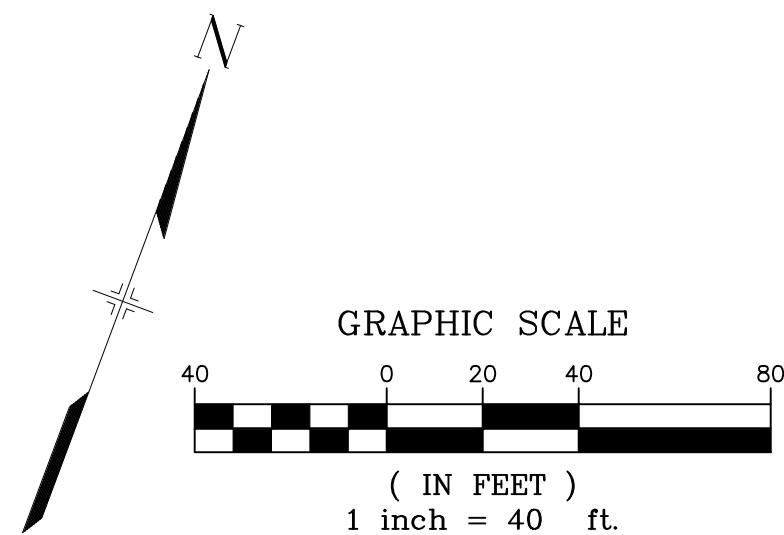
REFERENCE DRAWINGS		SHEET KEY		BENCHMARK		SEAL		TRAILS AT ASPEN RIDGE			
X-886-PR SITE_F1 X-886-PR STORM_F1 19-886-PR UTIL 19-886-PR UTIL_SANITARY X-886-PR SITE-FUTURE X-886-PR SITE-F2 886-PR Legacy Drive GEG Titleblock X-886-PR UTIL-F2 X-886-PR SITE-FUTURE FILING				COLORADO SPRINGS UTILITIES (FIMS) 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				FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS			
No.		DATE		DESCRIPTION		BY		FLOWLINE PLAN & PROFILE			
COMPUTER FILE MANAGEMENT								DESIGNED BY: NMS DRAWN BY: CRD CHECKED BY: NMS			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg								SCALE: 1" = 40' HORIZ. 1" = 8'			
CTB FILE: COMM-TECH_D-SIZE_BW.ctb								DATE ISSUED: FEBRUARY, 2020			
PLOT DATE: April 15, 2020 3:23:35 PM								SHEET 18 OF 36			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.								DRAWING No. RD15			



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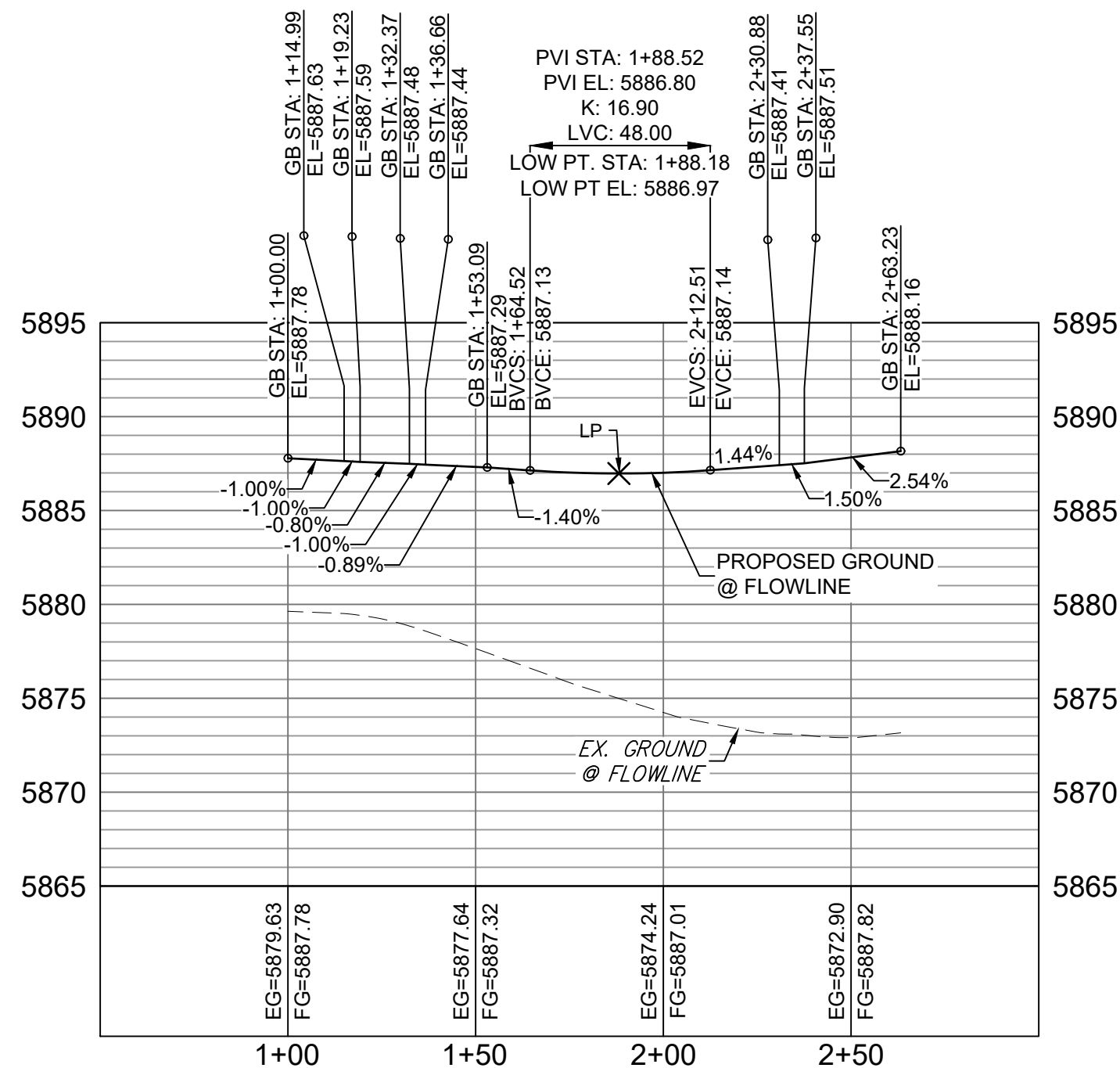


LINE TABLE		
LINE #	DIRECTION	LENGTH
L93	N69° 45' 39"E	5.02
L94	N11° 02' 56"W	10.04
L95	N15° 39' 12"W	5.73
L96	S20° 25' 01"E	10.03
L97	N74° 31' 29"E	10.03
L98	N69° 45' 39"E	59.29
L99	N10° 53' 23"W	10.03
L100	N64° 59' 49"E	10.03
L101	S13° 18' 28"E	9.96
L102	S15° 39' 12"E	7.05
L103	S74° 20' 48"W	5.95



MOOSE MEADOW AND ROUNDHOUSE NORTH WEST FL PROFILE

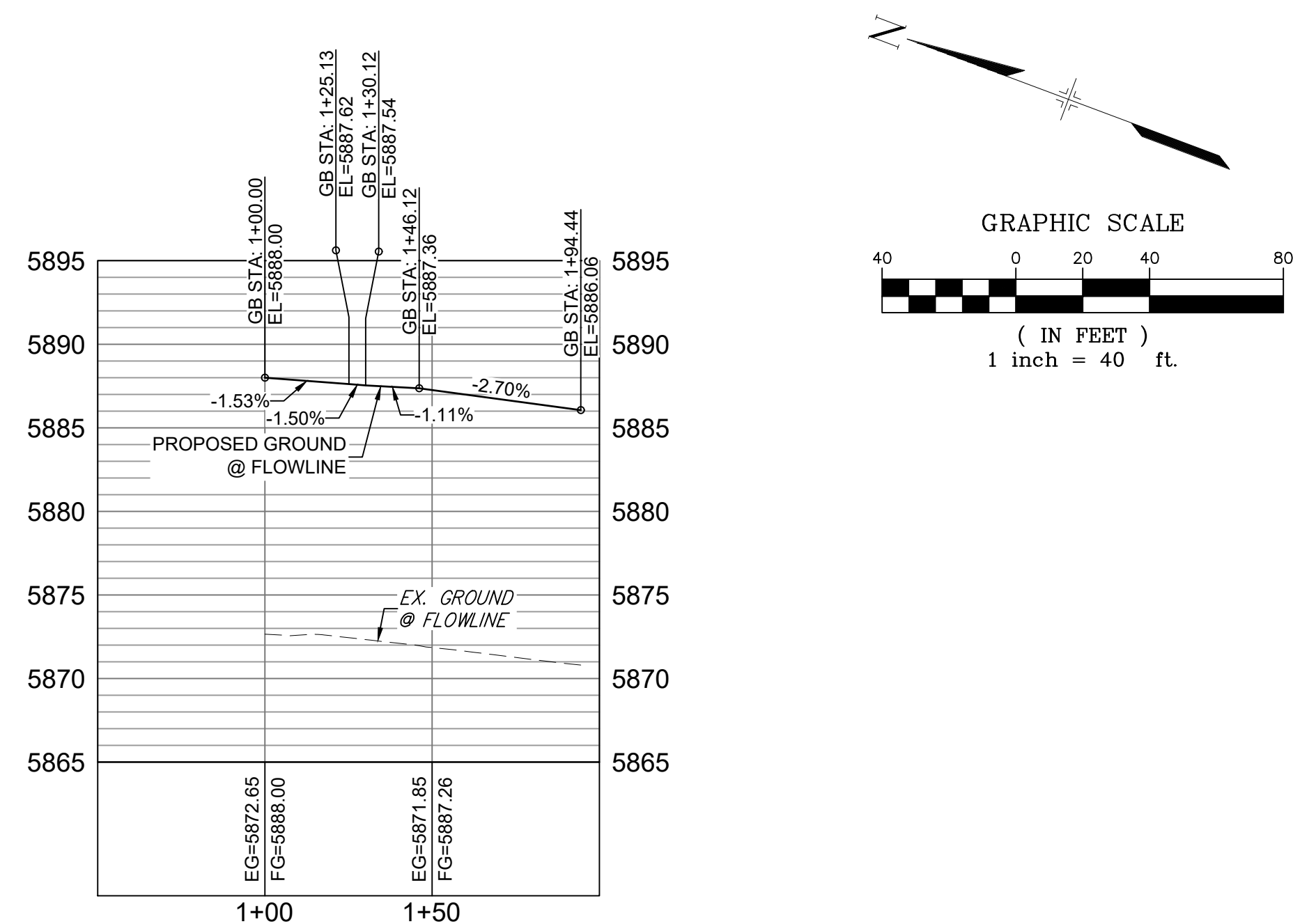
HORIZ: 1" = 40'
VERT: 1" = 8'



MOOSE MEADOW AND ROUNDHOUSE NORTH EAST FL PROFILE

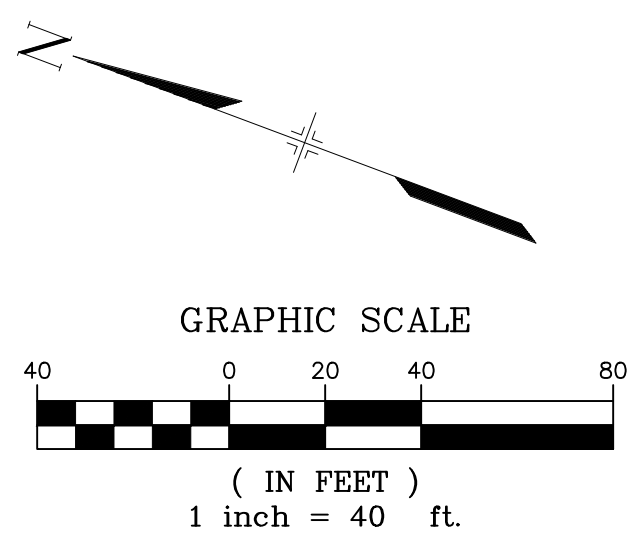
HORIZ: 1" = 40'
VERT: 1" = 8'

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

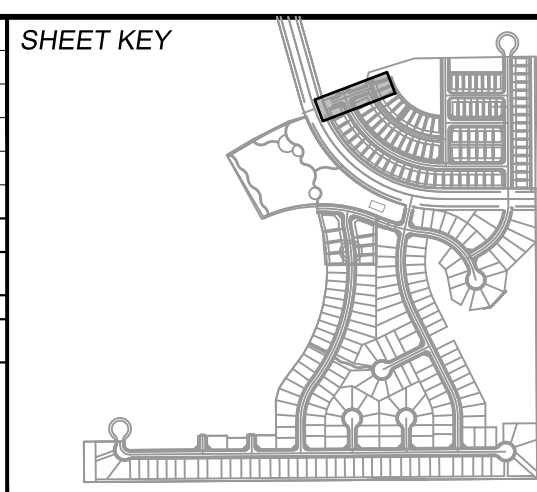


BEAR TRACK NORTH FL PROFILE

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



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	No.	DATE	DESCRIPTION		BY
886-PR UTIL-F2			REVISIONS		
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 3:24:03 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 1/4" 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

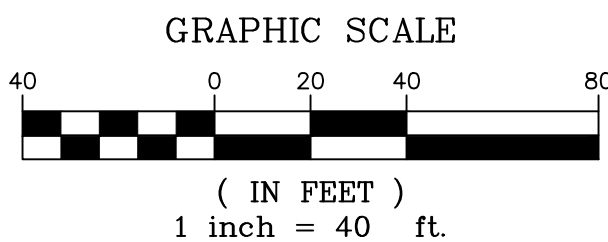
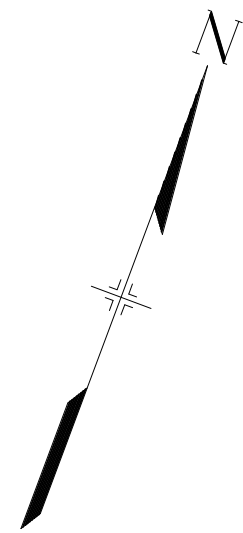
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

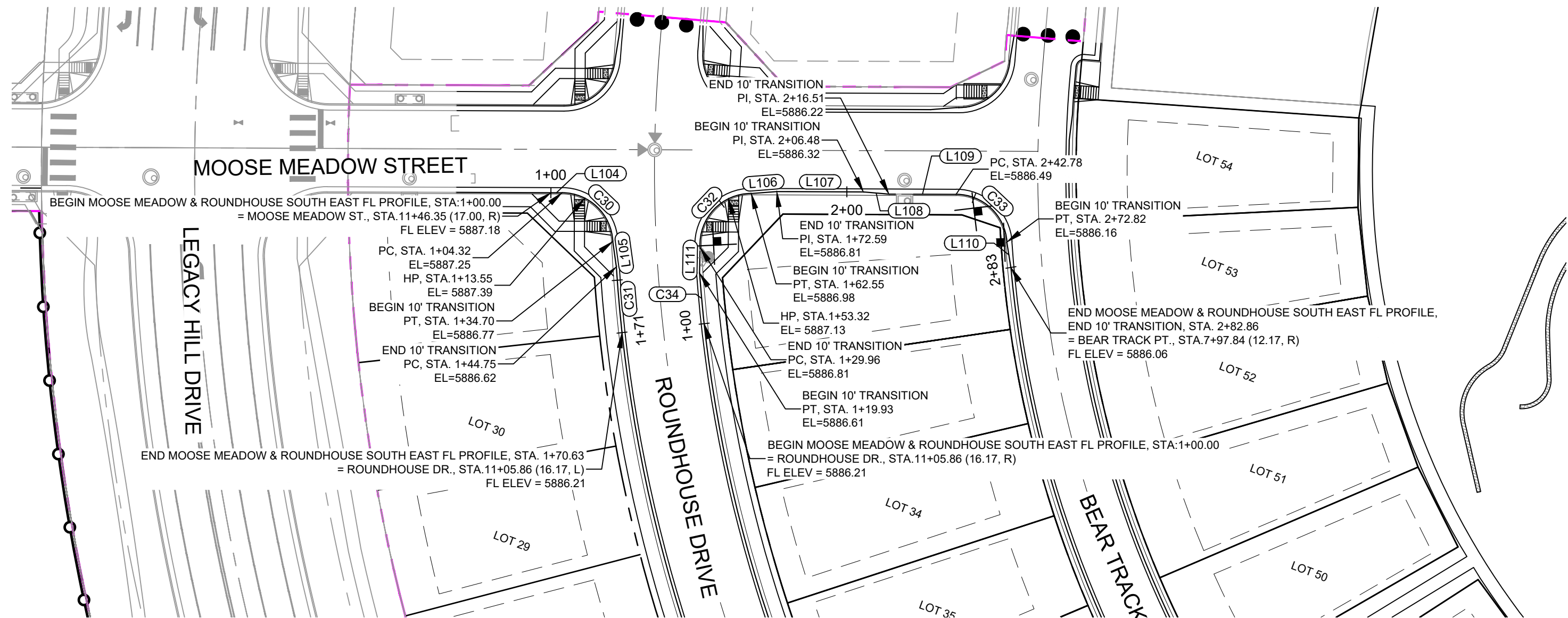
DESIGNED BY: NMS	SCALE	DATE ISSUED: FEBRUARY, 2020	DRAWING No. RD16
DRAWN BY: CRD	HORIZ. 1" = 40'	SHEET 19 OF 36	
CHECKED BY: NMS	VERT. 1" = 8'		



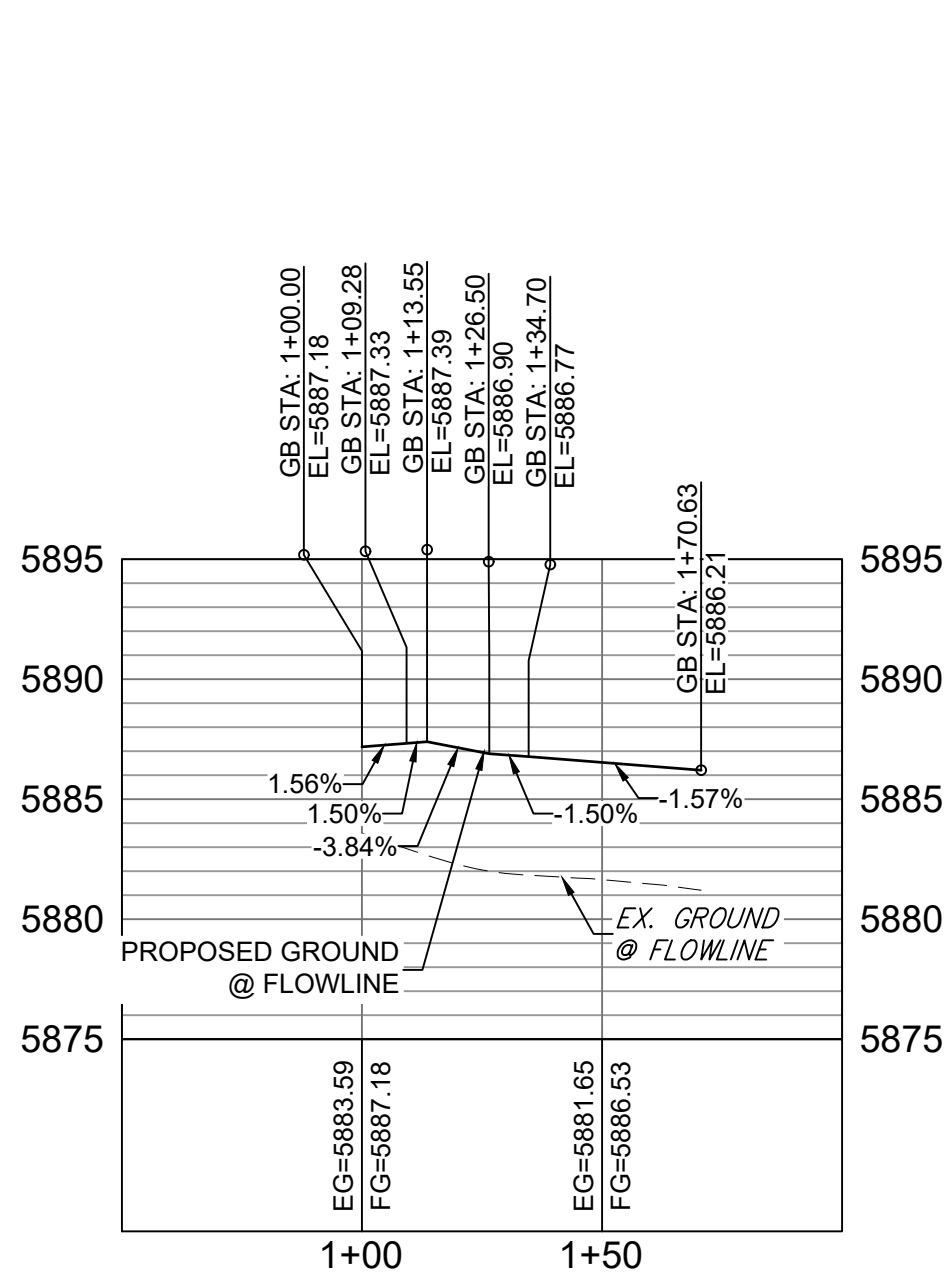
Know what's below.
Call before you dig.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L104	N69° 45' 39"E	4.32
L105	S28° 26' 39"E	10.04
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

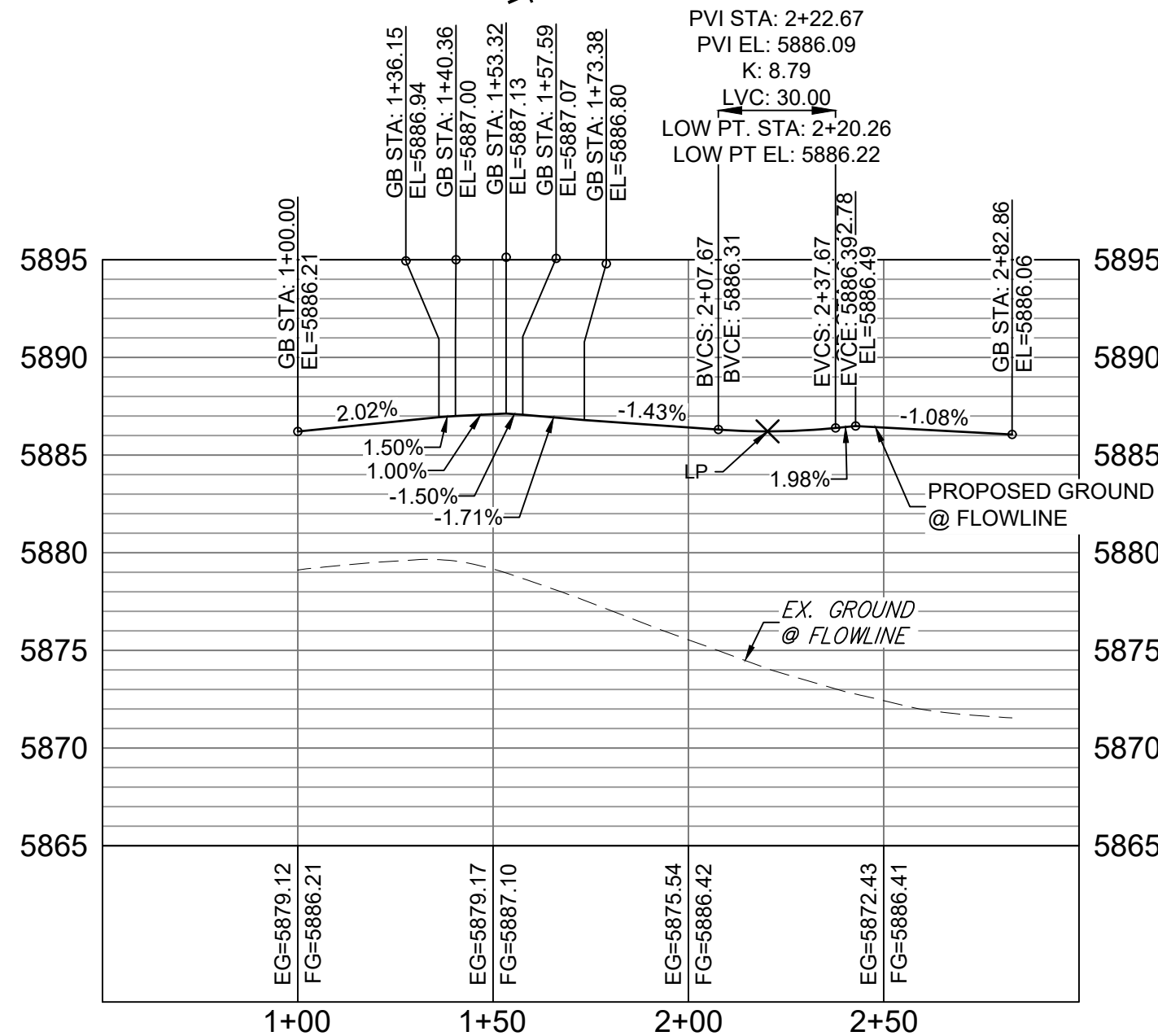


CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C30	20.00	30.38	087°02'37"
C31	586.17	25.89	002°31'49"
C32	20.00	32.59	093°22'02"
C33	20.00	30.03	086°02'14"
C34	553.83	19.93	002°03'44"



MOOSE MEADOW AND ROUNDHOUSE SOUTH EAST FL PROFILE

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



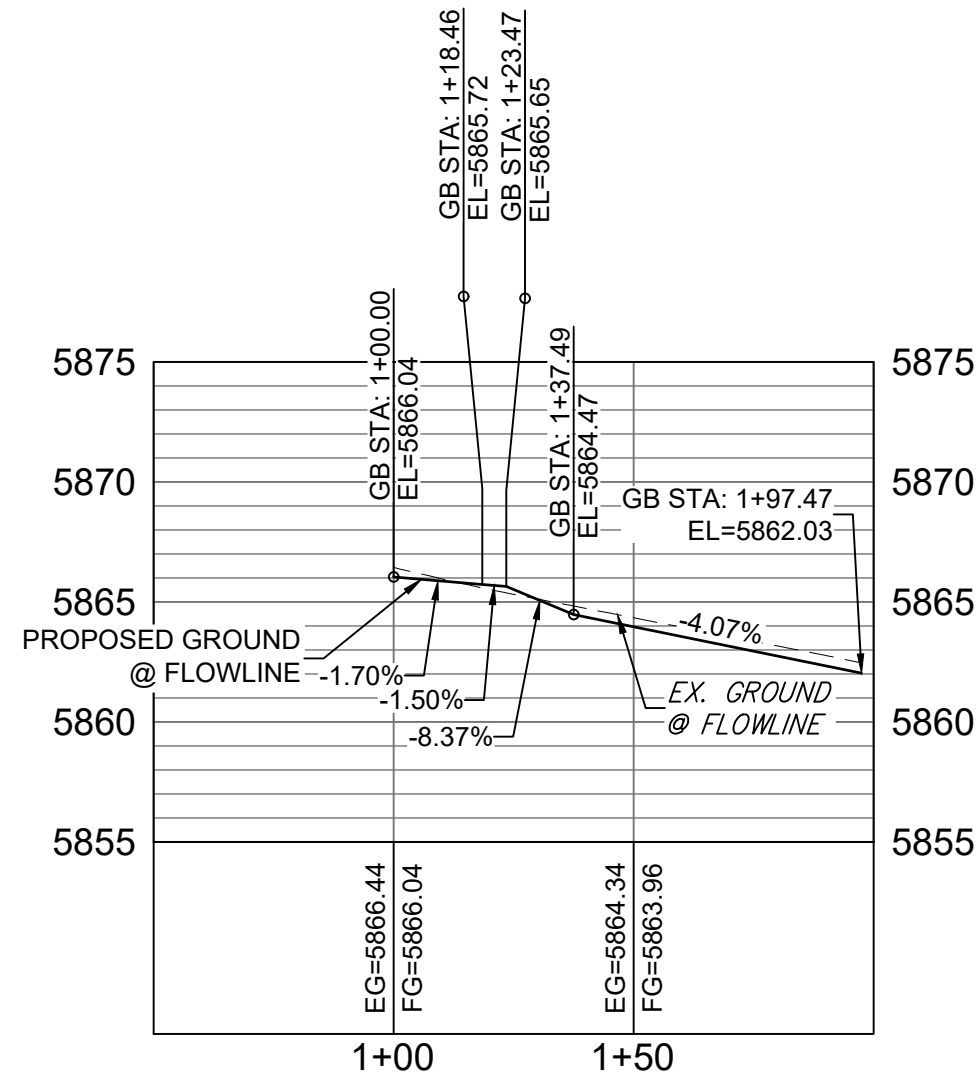
MOOSE MEADOW AND ROUNDHOUSE SOUTH WEST FL PROFILE

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

REFERENCE DRAWINGS		SHEET KEY		BENCHMARK		SEAL		TRAILS AT ASPEN RIDGE			
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 GEG Titleblock X-886-PR-UTIL-F2 X-886-PR SITE-FUTURE FILINGS		NO. DATE DESCRIPTION BY		COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD. ELEVATION - 5897.89' U.S. SURVEY FT				FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS			
COMPUTER FILE MANAGEMENT				BASIS OF BEARING		PREPARED BY:		FLOWLINE PLAN & PROFILE			
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 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS 10377)		Matrix		FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014			
								DESIGNED BY: NMS	SCALE: 1" = 40'	DATE ISSUED: FEBRUARY, 2020	DRAWING No.
								CHECKED BY: NMS	VERT. 1" = 8'	SHEET 20 OF 36	RD17

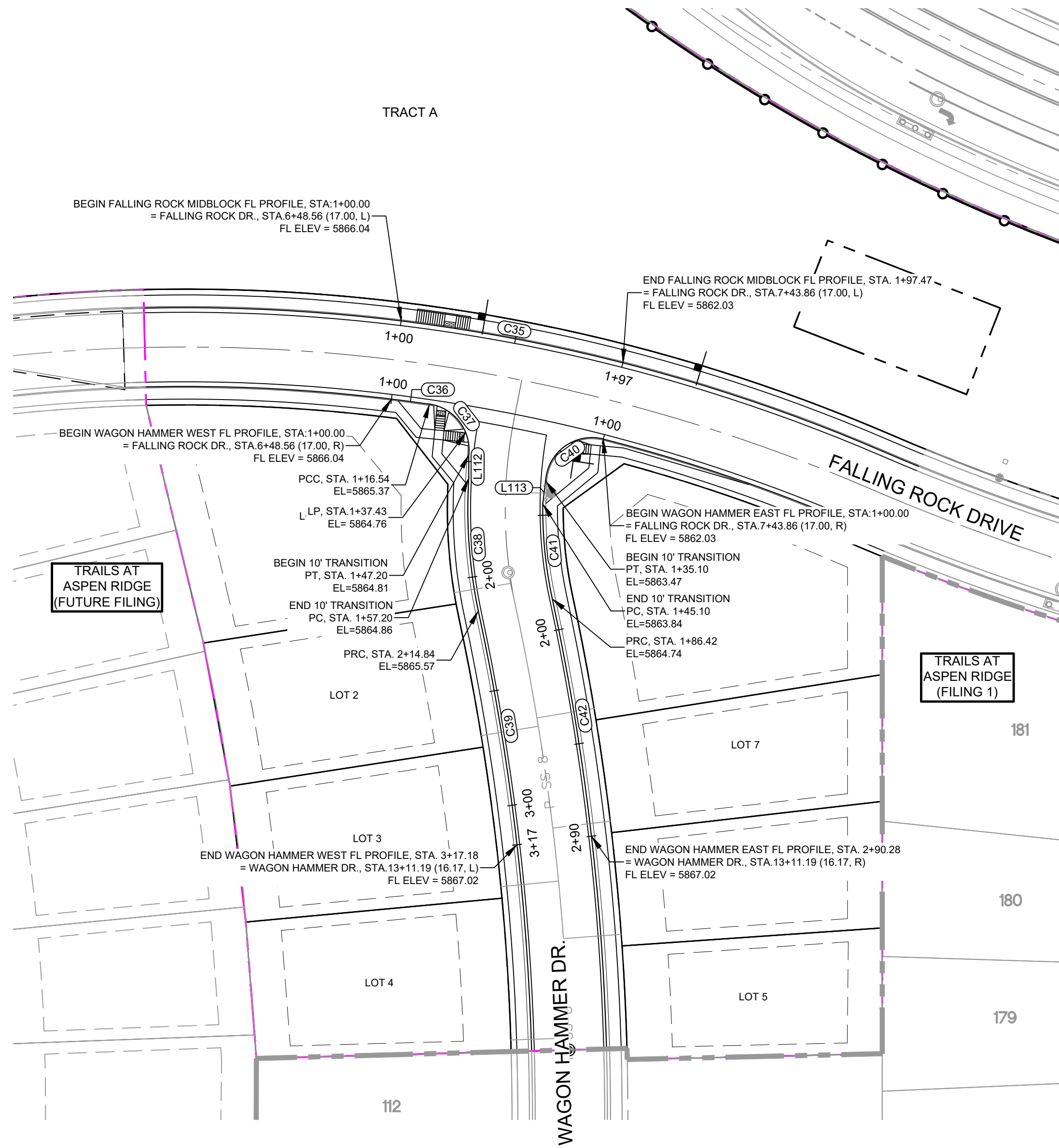


Know what's below.
Call before you dig.



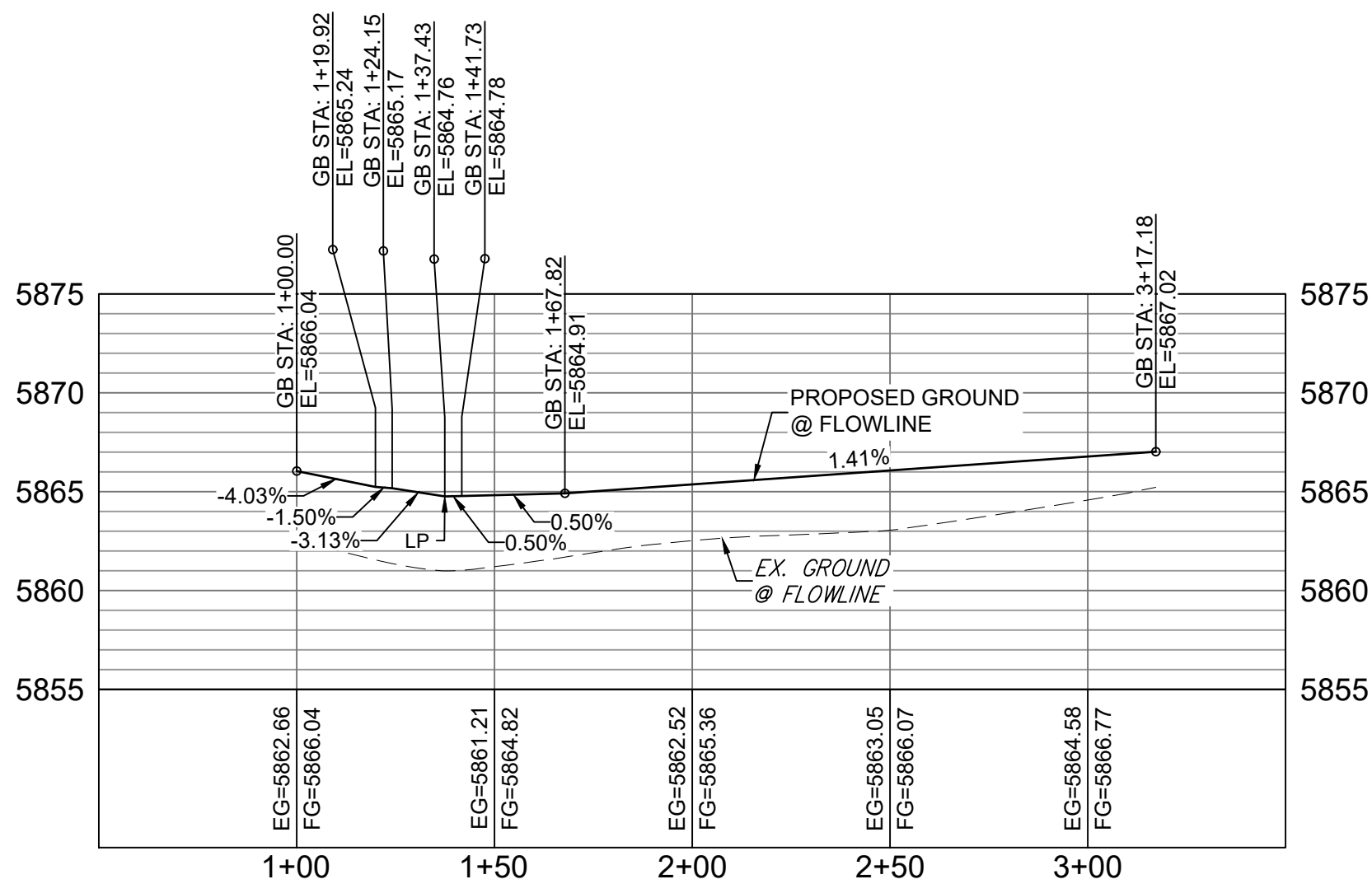
FALLING ROCK MIDBLOCK FL PROFILE

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



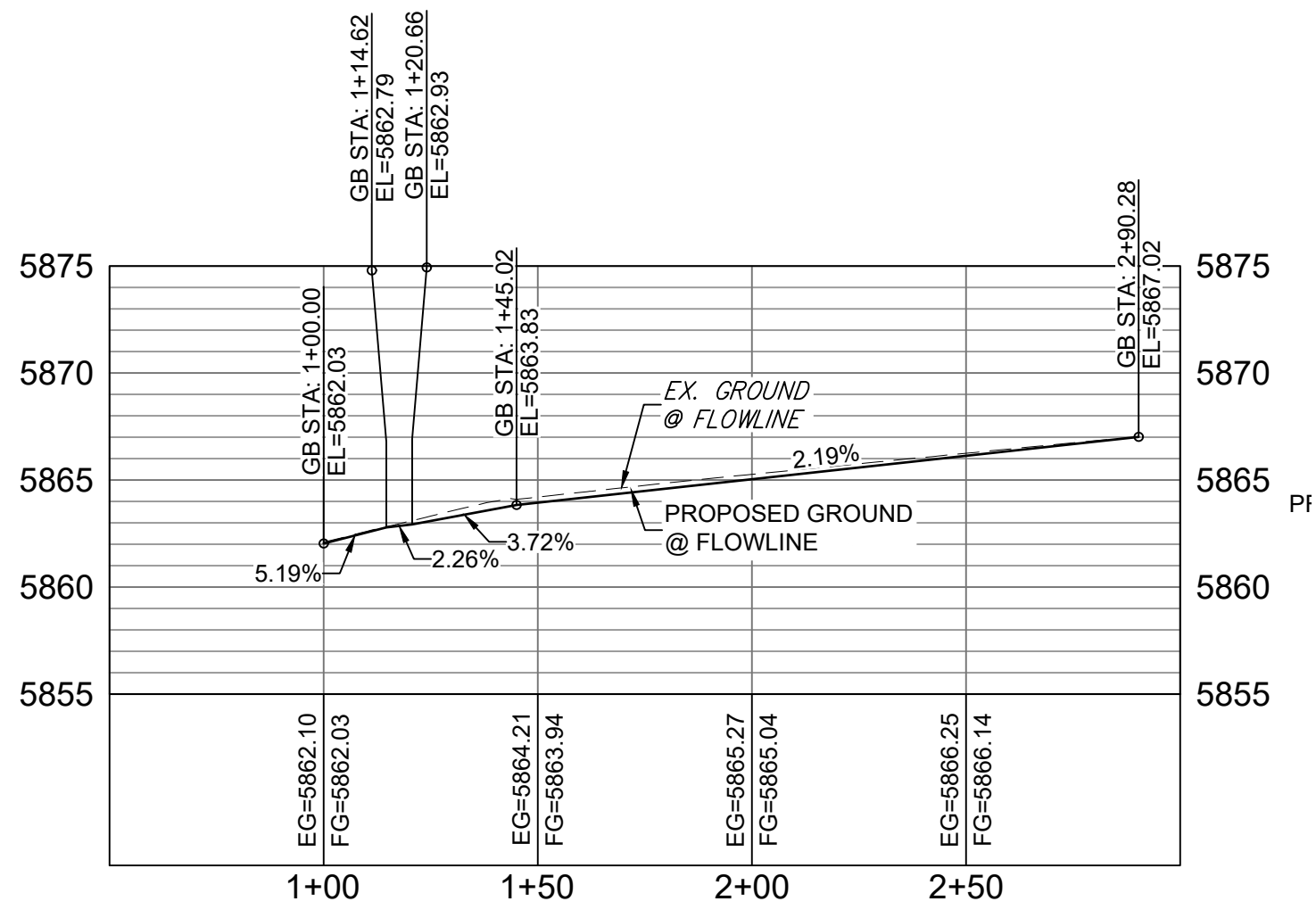
LINE TABLE		
LINE #	DIRECTION	LENGTH
L112	S0° 05' 38"W	10.00
L113	S7° 00' 50"W	10.00

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



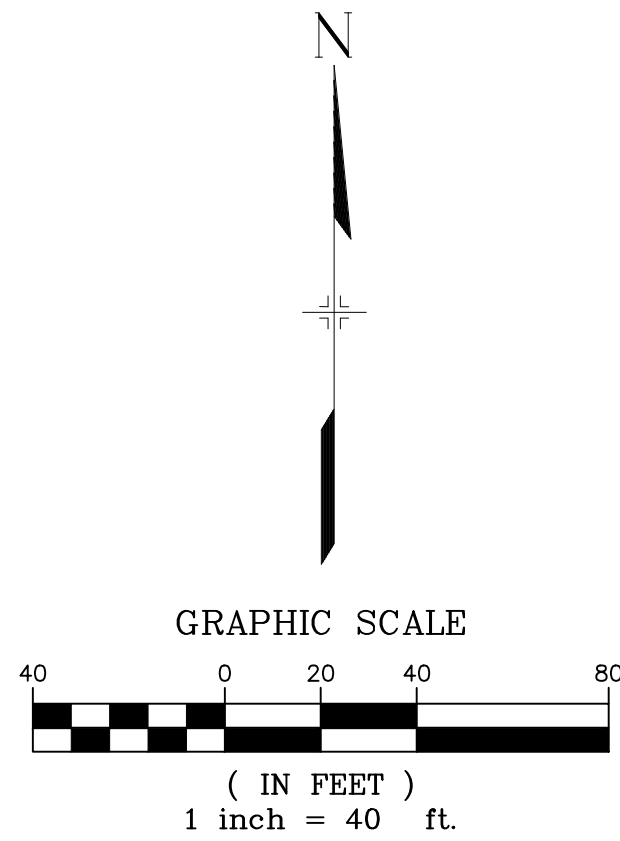
WAGON HAMMER WEST FL PROFILE

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



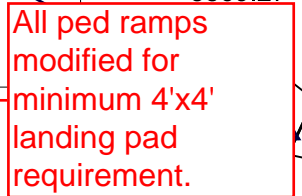
WAGON HAMMER EAST FL PROFILE

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



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 FILING		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 3:24:44 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.		REVISIONS No. DATE DESCRIPTION BY		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 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 CHECKED BY: NMS SCALE: HORIZ. 1" = 40' VERT. 1" = 8' DATE ISSUED: FEBRUARY, 2020 SHEET: 21 OF 36 DRAWING No: RD18	
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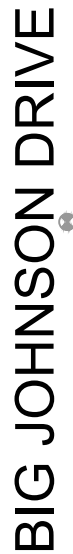
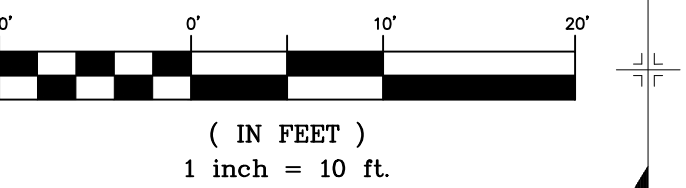
Identify the surface material to be installed for the area highlighted in yellow. Must be visually and tactilely distinguishable from the sidewalk. One option is the patterned concrete median paving per ECM detail SD_2-21. Loose gravel or cobble is not preferred. Comment applies to the other ramp locations highlighted in yellow on the subsequent sheets.



hatch added and
legend note called out



GRAPHIC SCALE



The diagrams illustrate ADA requirements for curb ramps and turning spaces. The top left diagram shows a side view of a curb ramp with a 4' min. width and a 4' min. height, with a 5' min. clearance from a building or other obstruction. The top right diagram shows a side view of a curb ramp with a 4' min. width and a 4' min. height, with a 5' min. clearance from a building or other obstruction. The bottom left diagram shows a top view of a curb ramp with a 4' min. width and a 4' min. height. The bottom right diagram shows a side view of a curb ramp with a 4' min. width and a 4' min. height, with a 5' min. clearance from a building, wall, or curb, etc. A legend at the bottom identifies the colors: grey for sidewalk, blue for turning space, pink for curb ramp, green for grass, and white with dots for detectable warning.

Building, Wall or Other Obstruction

5' min.

4' min.

4' min.

4' min.

> 5'

4' min.

4' min.

4' min.

4' min.

5' min.

Wall, building, curb, etc.

4' min.

5' min.

sidewalk

Turning Space

Curb Ramp

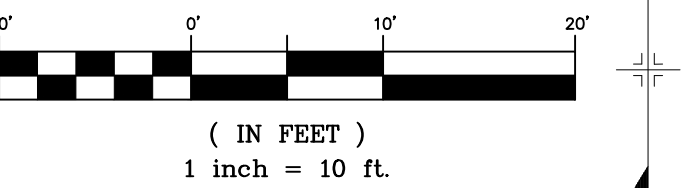
Grass

Detectable Warning

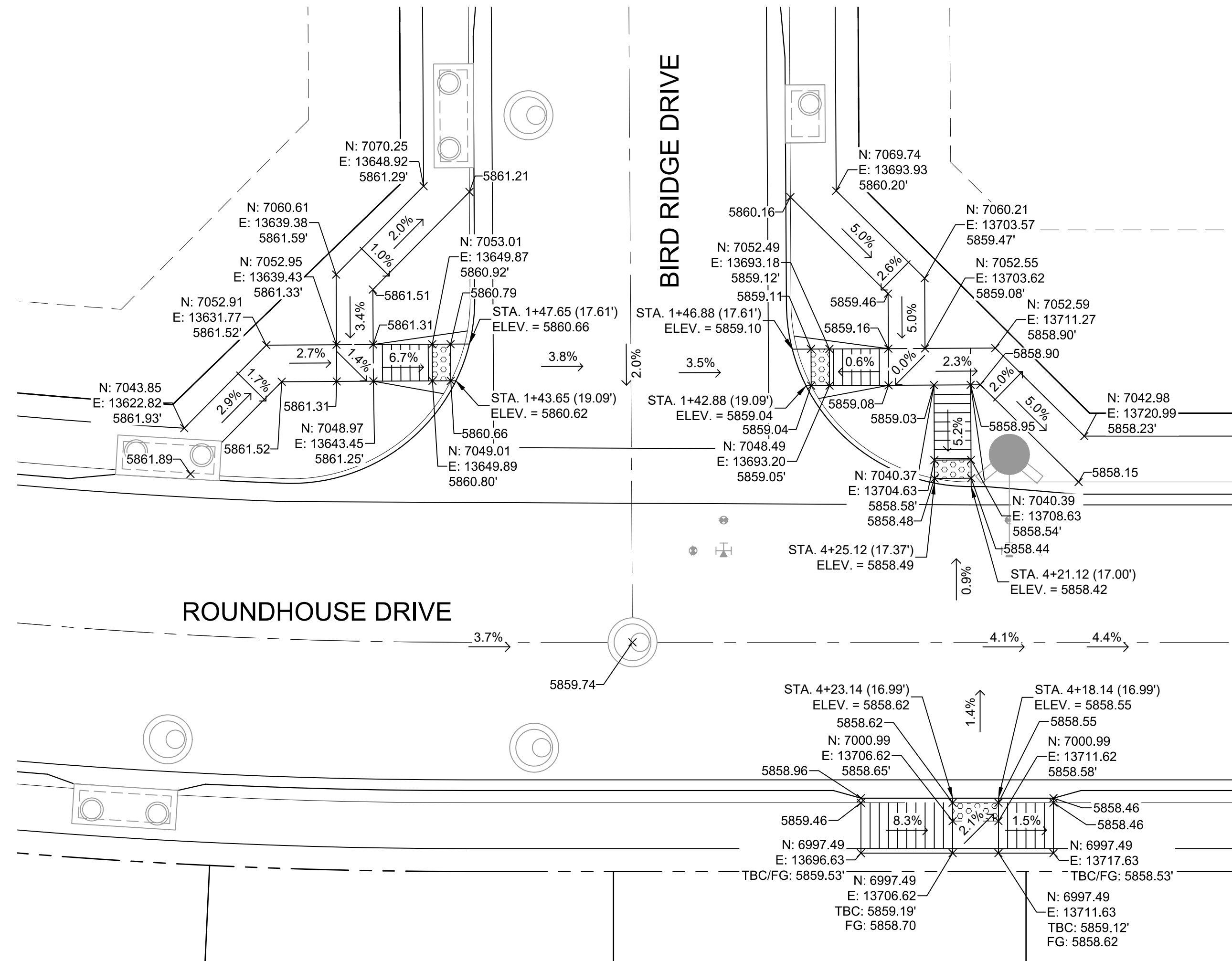
Figure 14 - Curb Ramp Turning Spaces



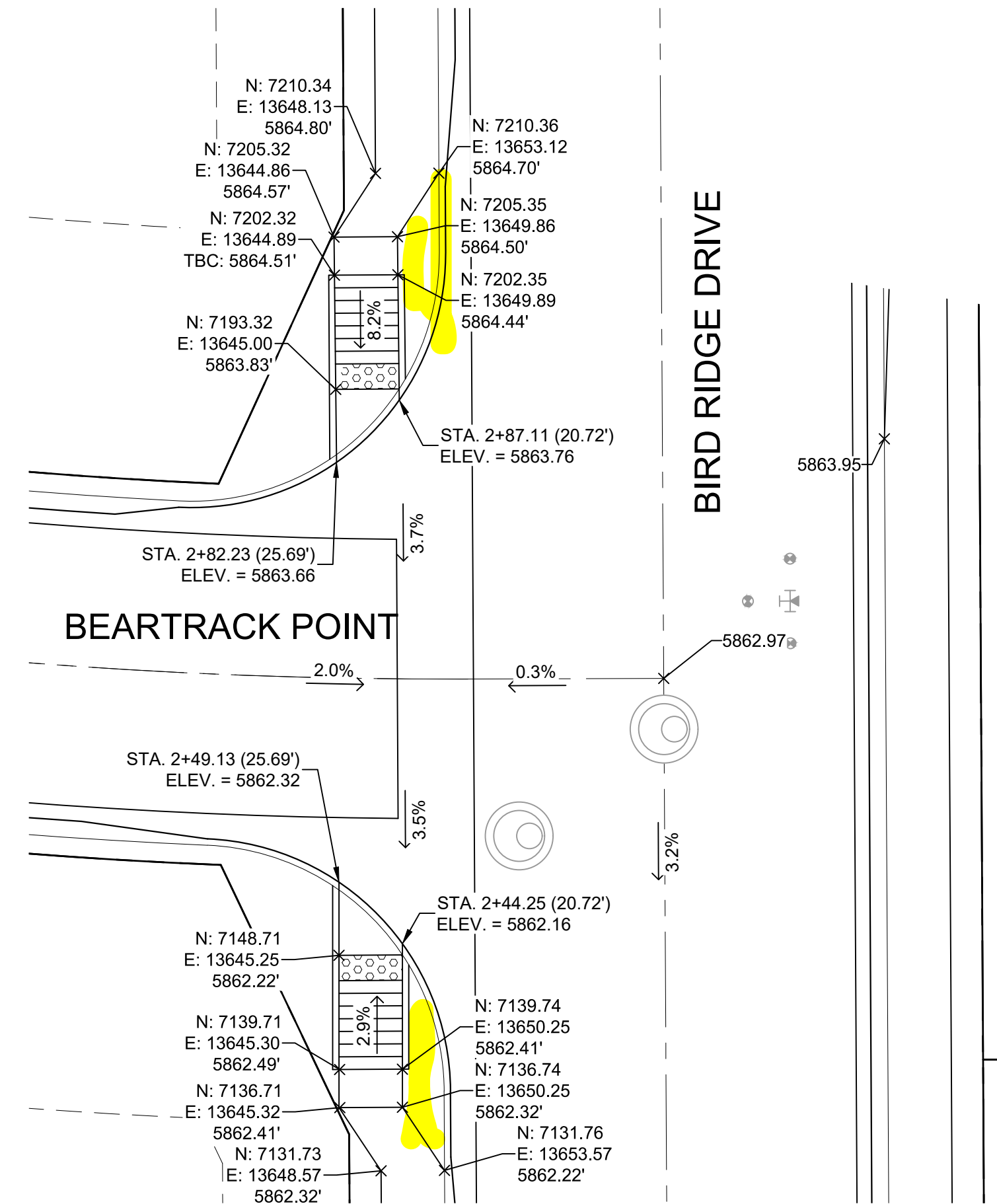
GRAPHIC SCALE



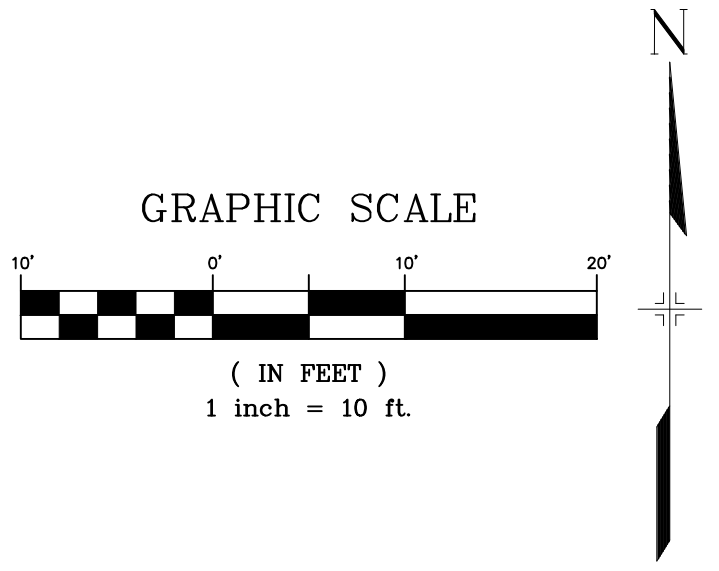
SEAL	TRAILS AT ASPEN RIDGE						
	FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS						
	INTERSECTION DETAILS						
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014	DESIGNED BY:	NMS	SCALE		DATE ISSUED:	FEBRUARY, 2020	DRAWING No. RD20
	DRAWN BY:	CRD	HORIZ.	1" = 10'	SHEET	23 OF 36	
	CHECKED BY:	NMS	VERT.	N/A			



DETAIL D
ROUNDHOUSE DRIVE/ BIRD RIDGE DRIVE
INTERSECTION DETAILS



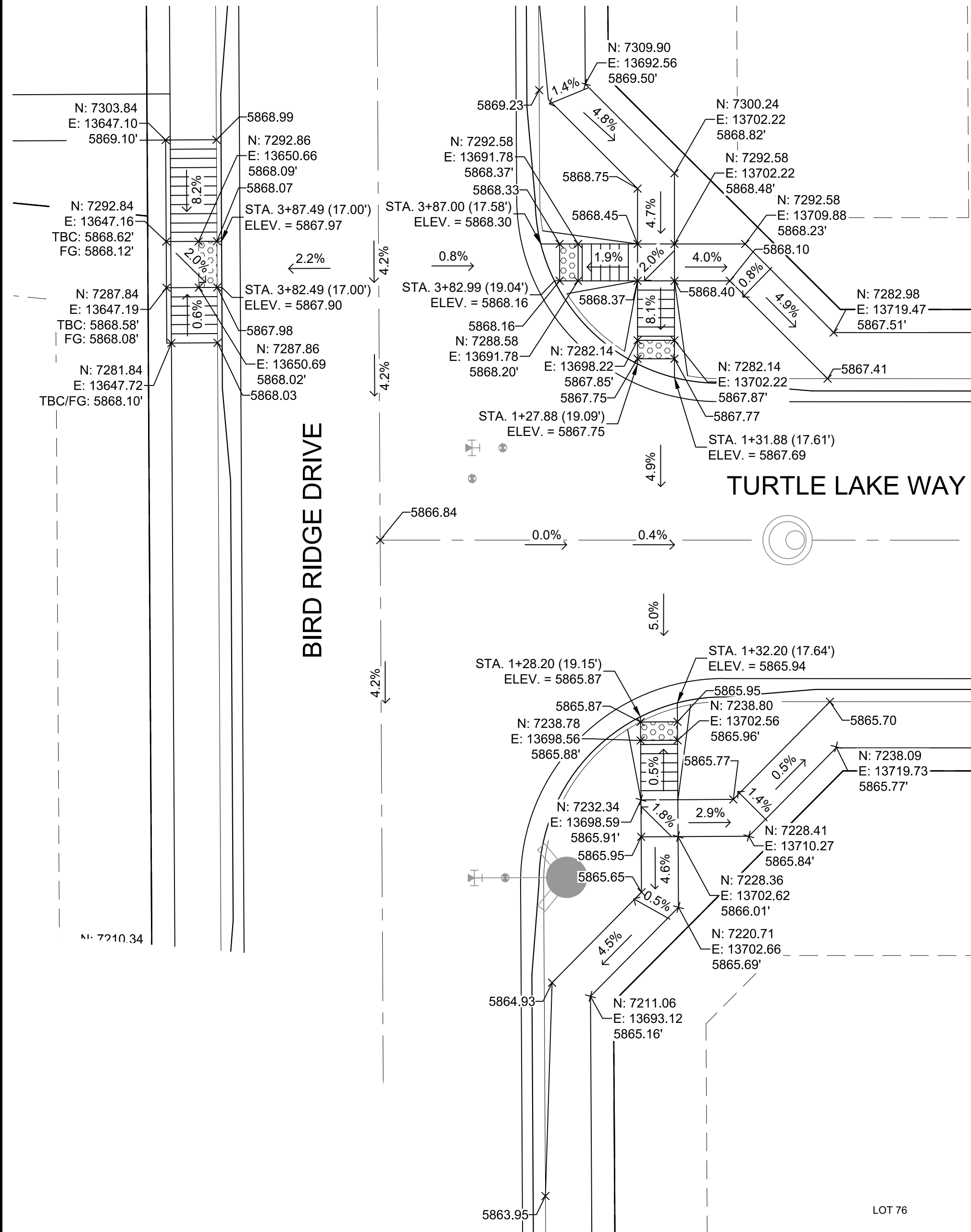
DETAIL E
BIRD RIDGE DRIVE/ BEARTRACK POINT
INTERSECTION DETAILS



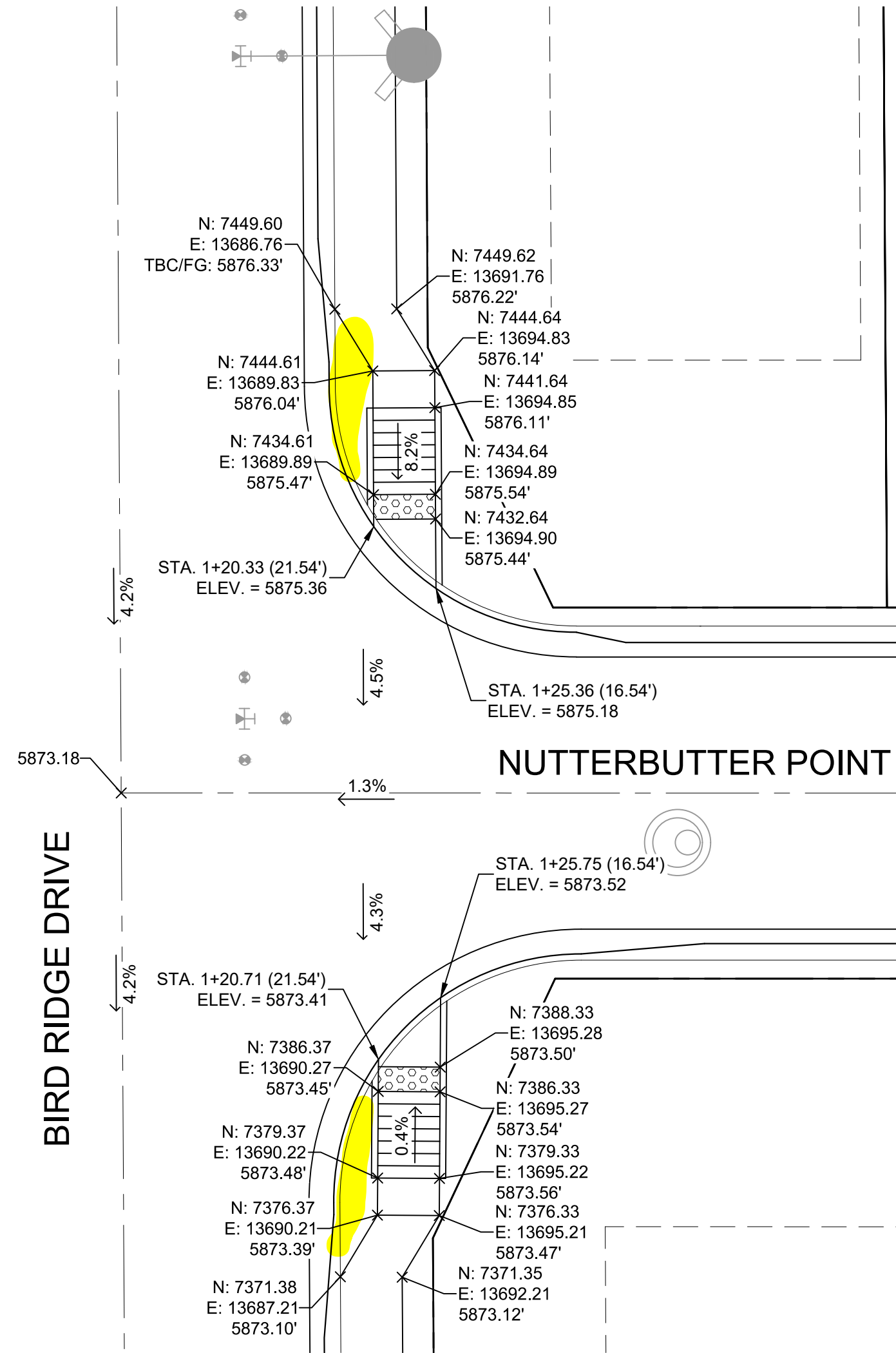
REFERENCE DRAWINGS												SHEET KEY				BENCHMARK COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD, ELEVATION - 5897.89' U.S. SURVEY FT		PREPARED BY: 		SEAL		TRAILS AT ASPEN RIDGE									
X-886-PR SITE_F1 X-886-PR STORM_F1 19-886-PR UTIL 19-886-PR UTIL_SANITARY X-886-PR SITE-F2 886-PR Legacy Drive GEC Titleblock X-886-PR UTIL-F2 X-886-PR SITE-FUTURE FILING																FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS															
																				INTERSECTION DETAILS											
		No.		DATE				DESCRIPTION				BY				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)						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" = 10' VERT. N/A		DATE ISSUED: FEBRUARY, 2020 SHEET 24 OF 36		DRAWING No. RD21	
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								COMPUTER FILE MANAGEMENT																							
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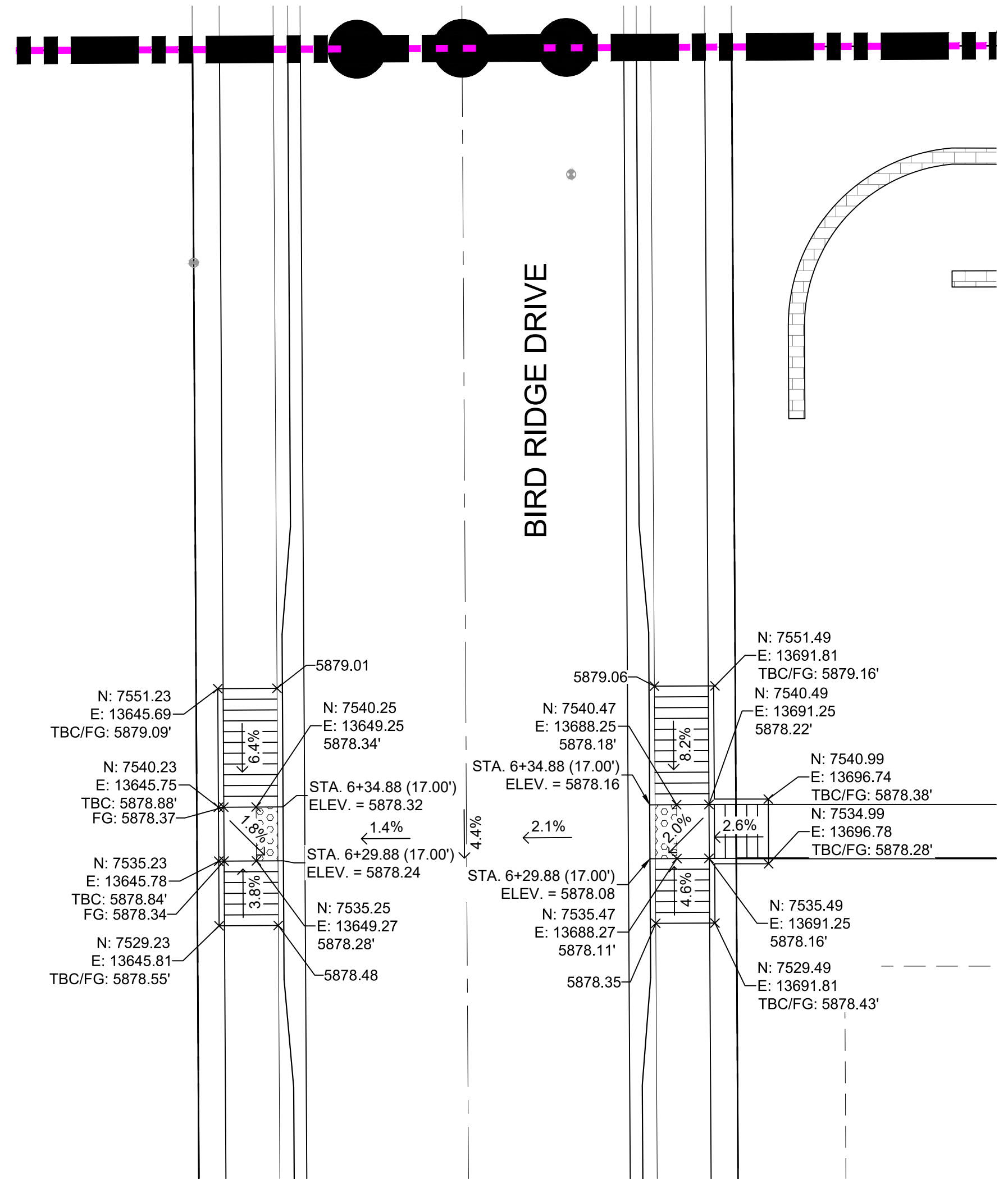
Know what's below.
Call before you dig.



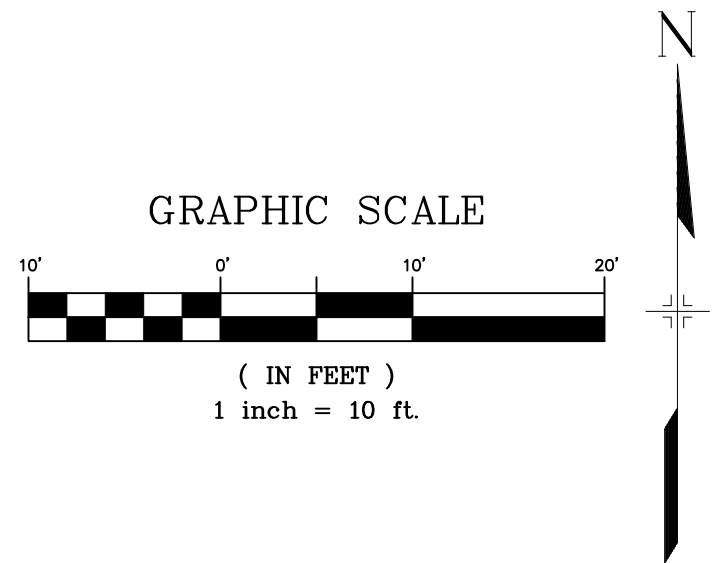
DETAIL F
BIRD RIDGE DRIVE/ TURTLE LAKE WAY
INTERSECTION DETAILS



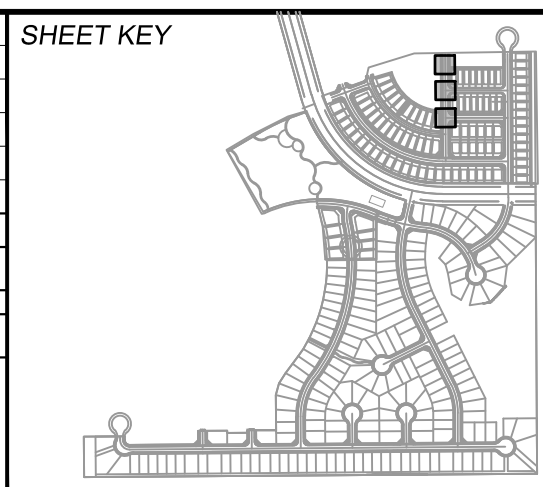
DETAIL G
BIRD RIDGE DRIVE/ NUTTERBUTTER POINT
INTERSECTION DETAILS



DETAIL H
BIRD RIDGE DRIVE
INTERSECTION DETAILS



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

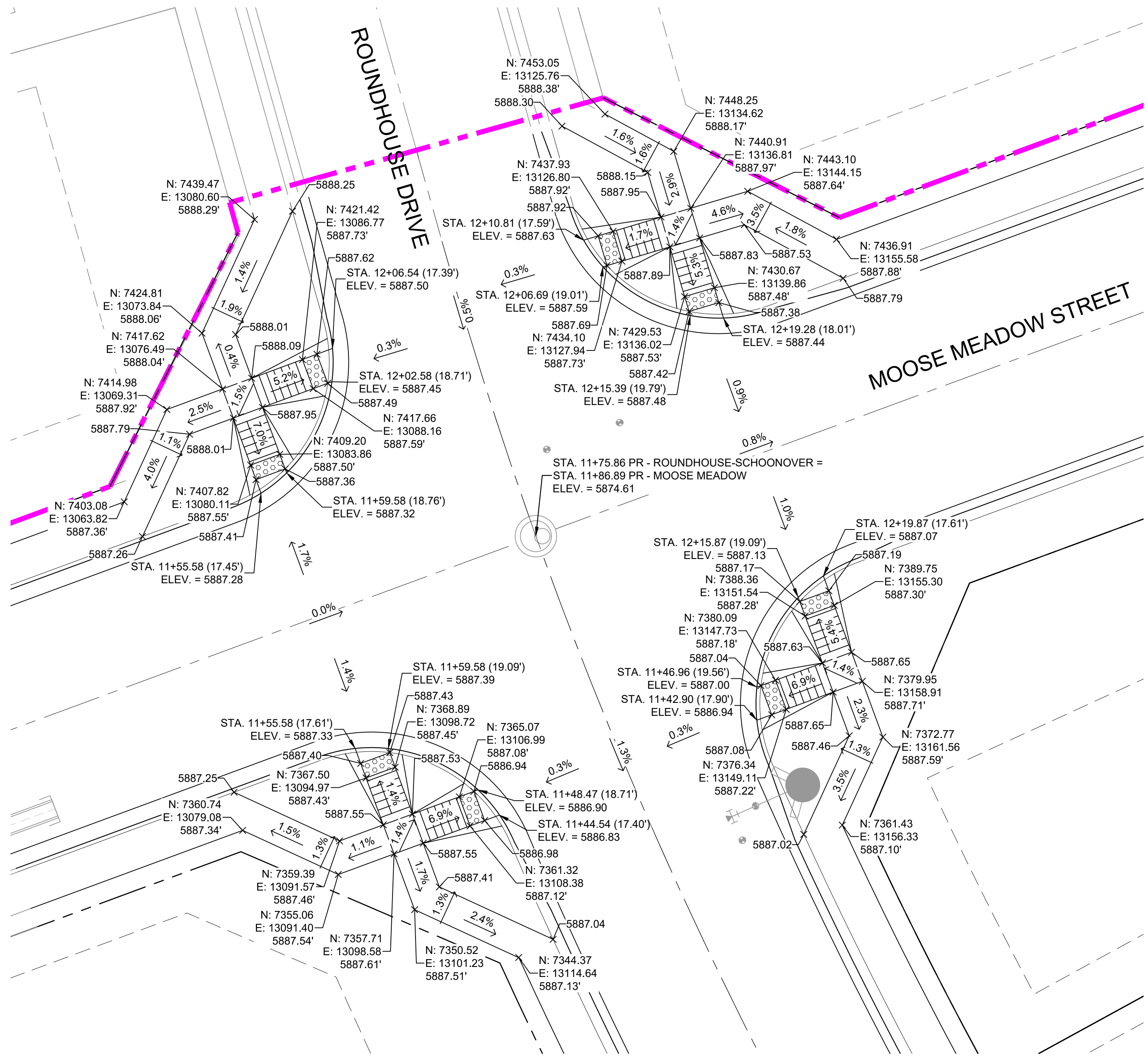
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/4" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS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



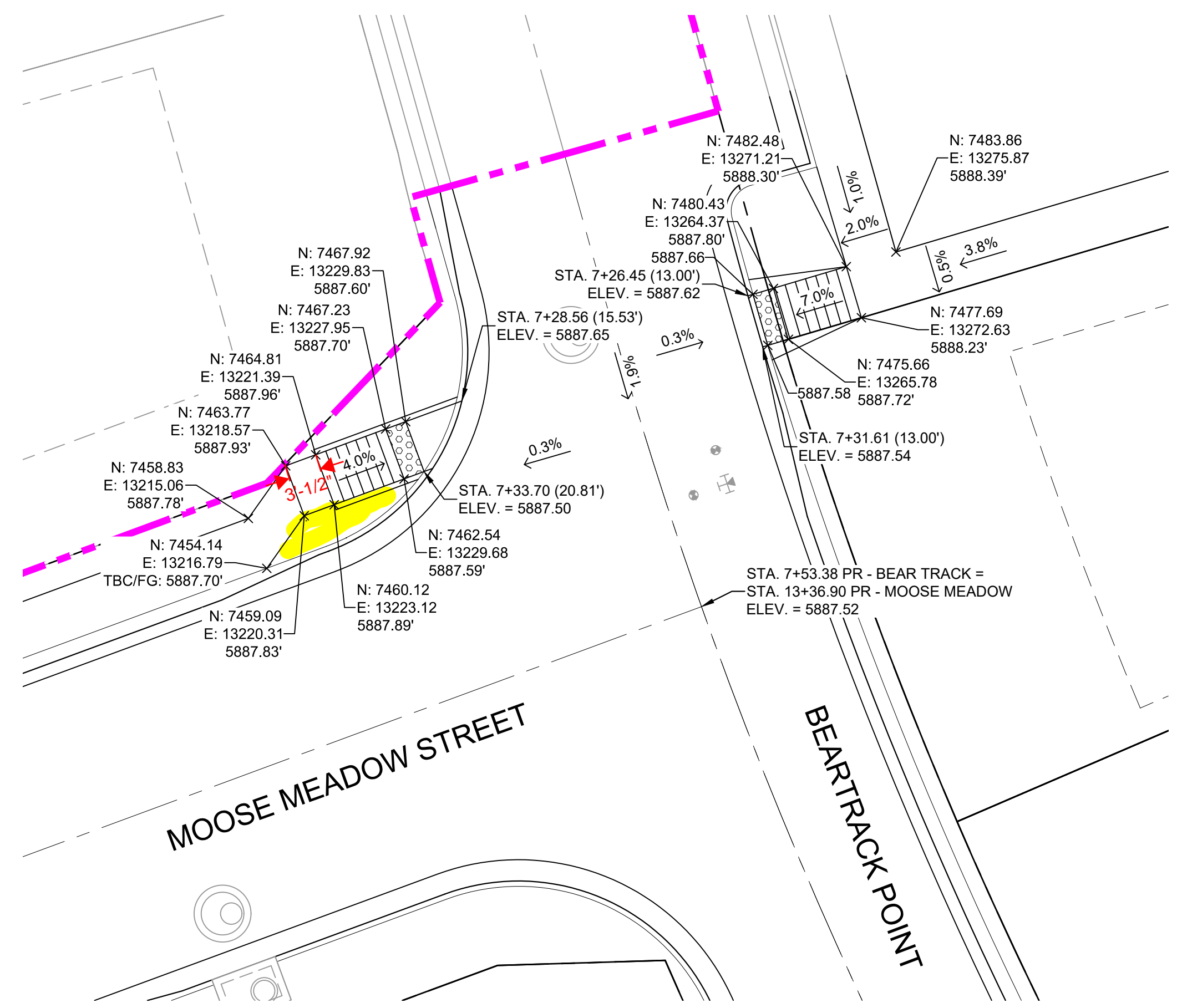
SEAL

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

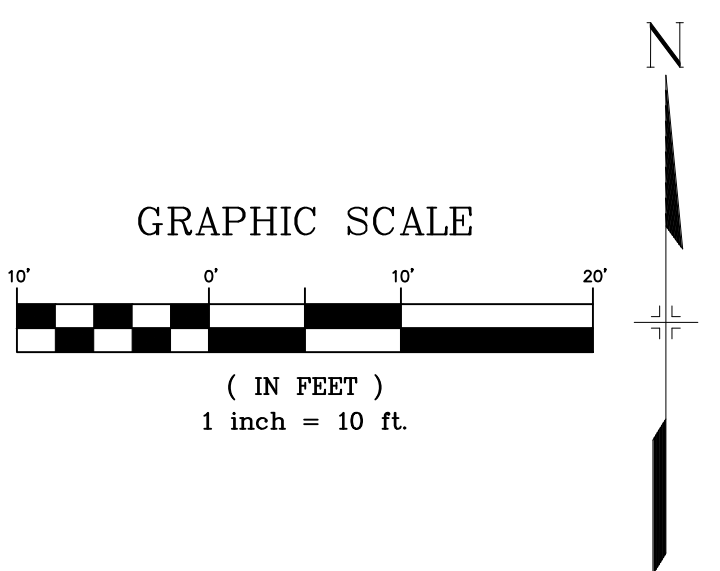
TRAILS AT ASPEN RIDGE					
FILING NO. 2					
ROADWAY & STORM IMPROVEMENT PLANS					
INTERSECTION DETAILS					
DESIGNED BY:	NMS	SCALE	HORIZ. 1" = 10'	DATE ISSUED:	FEBRUARY, 2020
CHECKED BY:	NMS	VERT. N/A	SHEET	25 OF 36	DRAWING No. RD22



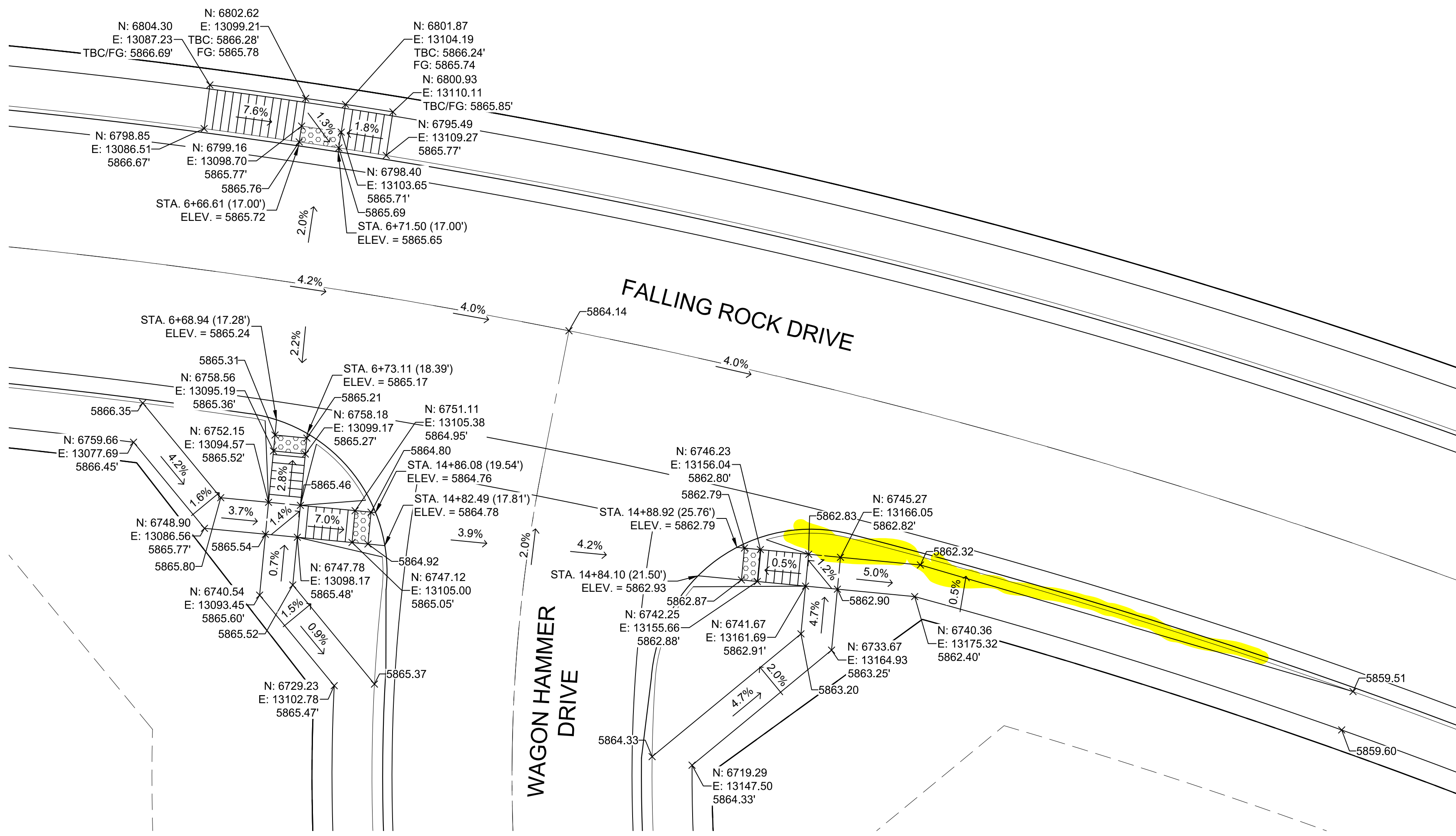
DETAIL I
ROUNDHOUSE DRIVE/ MOOSE MEADOW STREET
INTERSECTION DETAILS



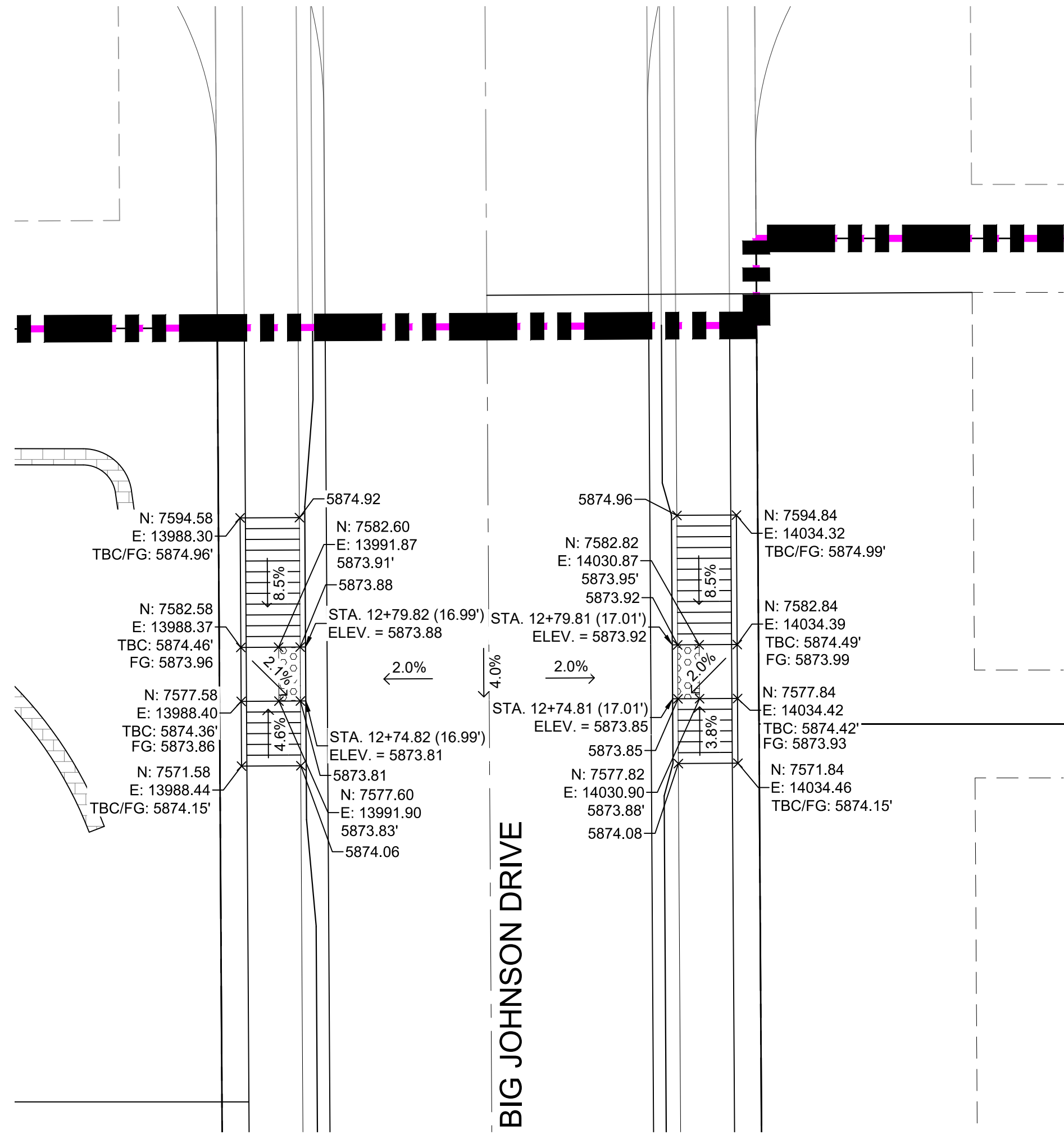
DETAIL J
MOOSE MEADOW STREET/ BEARTRACK POINT
INTERSECTION DETAILS



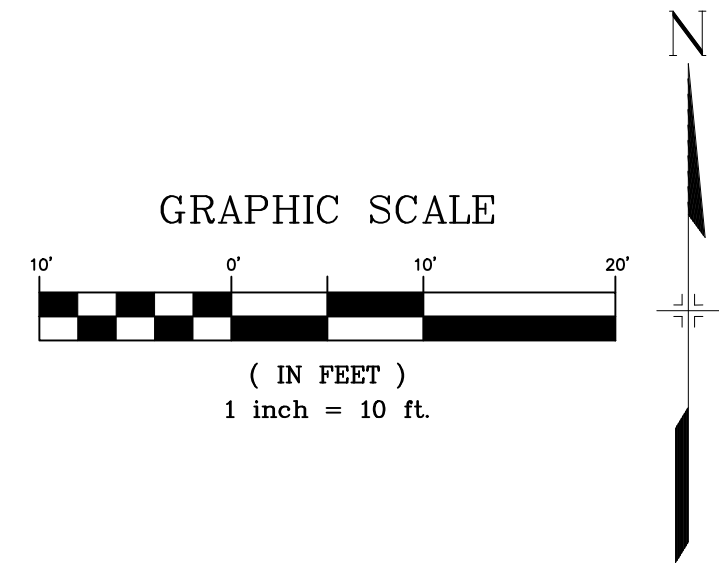
REFERENCE DRAWINGS				SHEET KEY				BENCHMARK				SEAL				TRAILS AT ASPEN RIDGE			
X-886-PR SITE_F1 X-886-PR STORM_F1 19-886-PR UTIL 19-886-PR UTIL_SANITARY X-886-PR SITE-F2 886-PR Legacy Drive GEC Titleblock X-886-PR UTIL-F2 X-886-PR SITE-FUTURE FILING								COLORADO SPRINGS UTILITIES (FIMS) MONUMENT 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								FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS			
No.				DATE				DESCRIPTION				BY				INTERSECTION DETAILS			
COMPUTER FILE MANAGEMENT								BASIS OF BEARING				PREPARED BY:				FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014			
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								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)								DESIGNED BY: NMS DRAWN BY: CRD CHECKED BY: NMS			
CTB FILE: COMM-TECH_D-SIZE_BW.ctb												SCALE				DATE ISSUED: FEBRUARY, 2020			
PLOT DATE: April 15, 2020 3:26:40 PM												HORIZ. 1" = 10'				SHEET 26 OF 36			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.												VERT. N/A				DRAWING No. RD23			



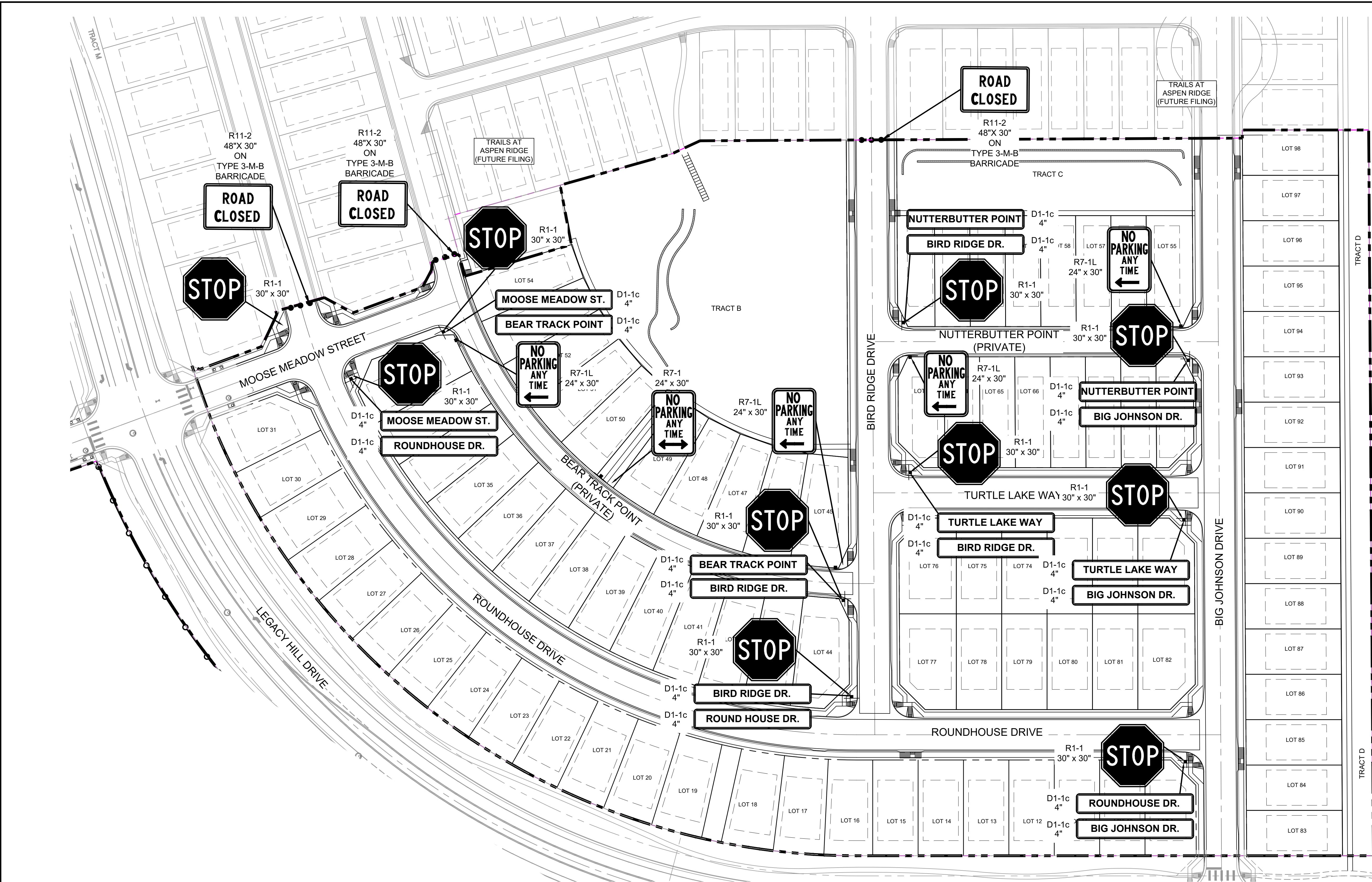
DETAIL K
FALLING ROCK DRIVE/ WAGON HAMMER DRIVE
INTERSECTION DETAILS



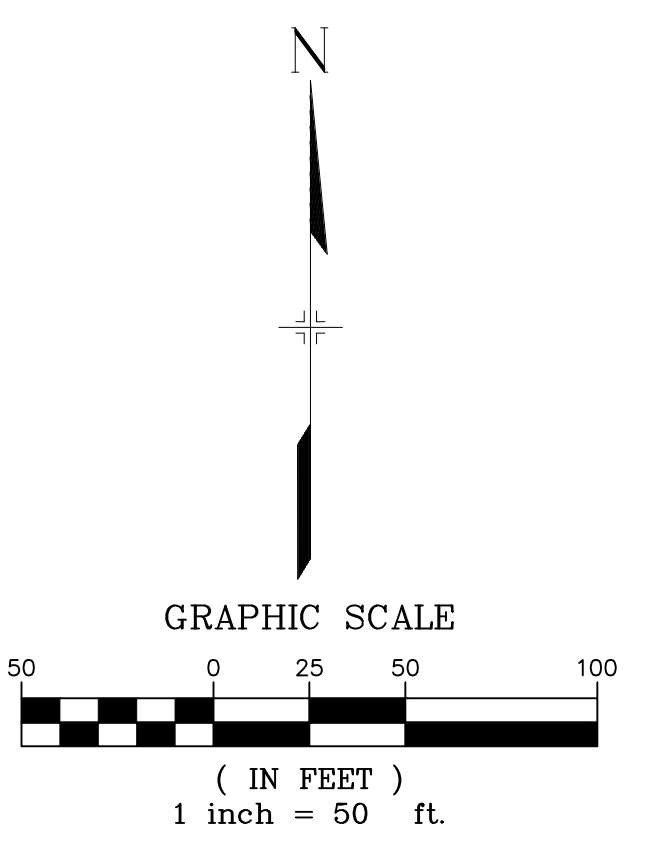
DETAIL L
BIG JOHNSON DRIVE
INTERSECTION DETAILS



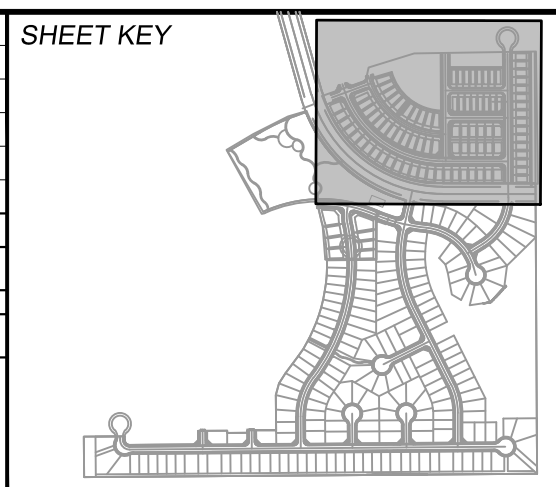
REFERENCE DRAWINGS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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CASE LINDSAY J
102 E PIKE PEAK AVE STE 200
COLORADO SPRINGS CO 80903-1818
ZONED (PUD AO)
AG. GRAZING LAND



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			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
SPRINT/ANIMATE Trails at Aspen Ridge - F2(100 Dwg)104 Plan Sets(Construction Plans/Road & Storm Plans)SN01.dwg			
COMPUTER FILE MANAGEMENT			
ADT/ST/2020 3:27:35 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

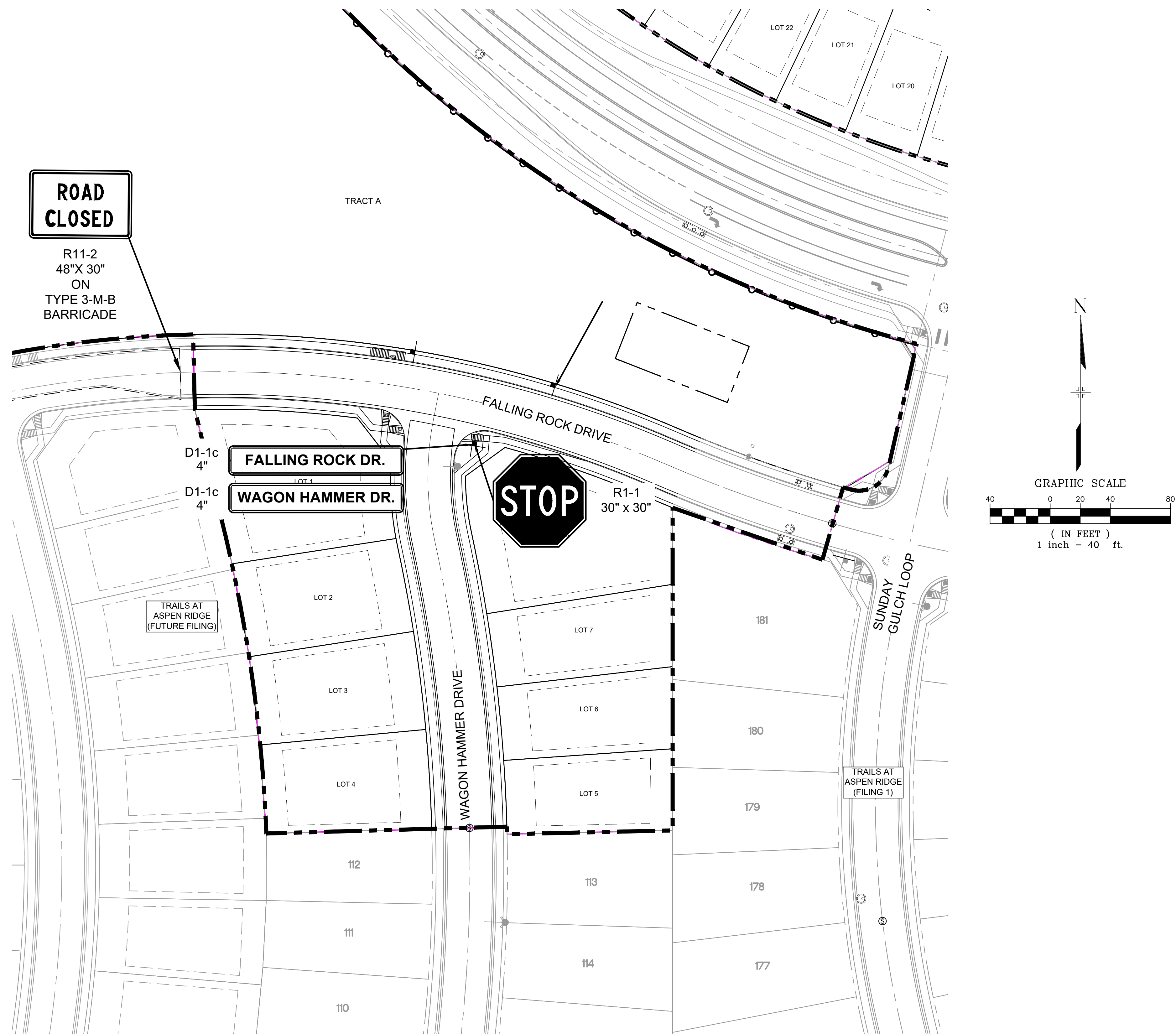
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4' AULM. CAP PLS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

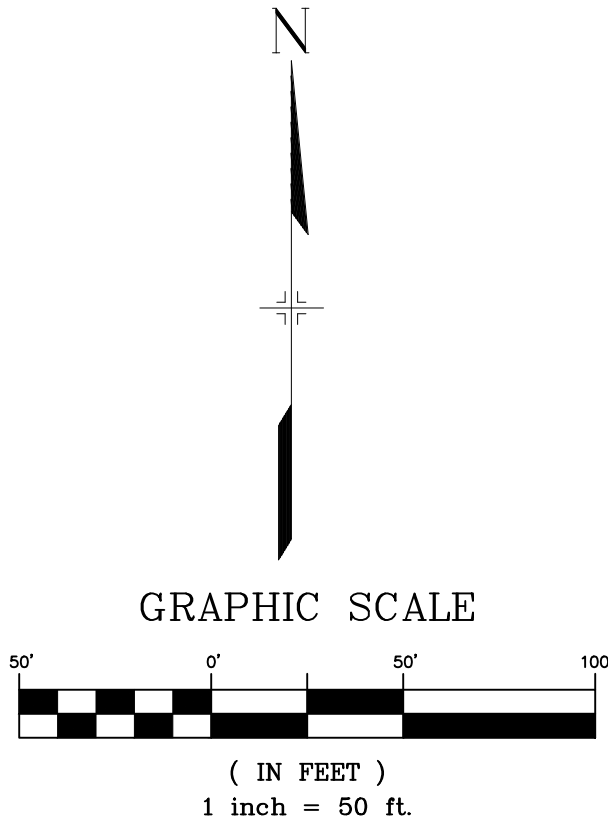
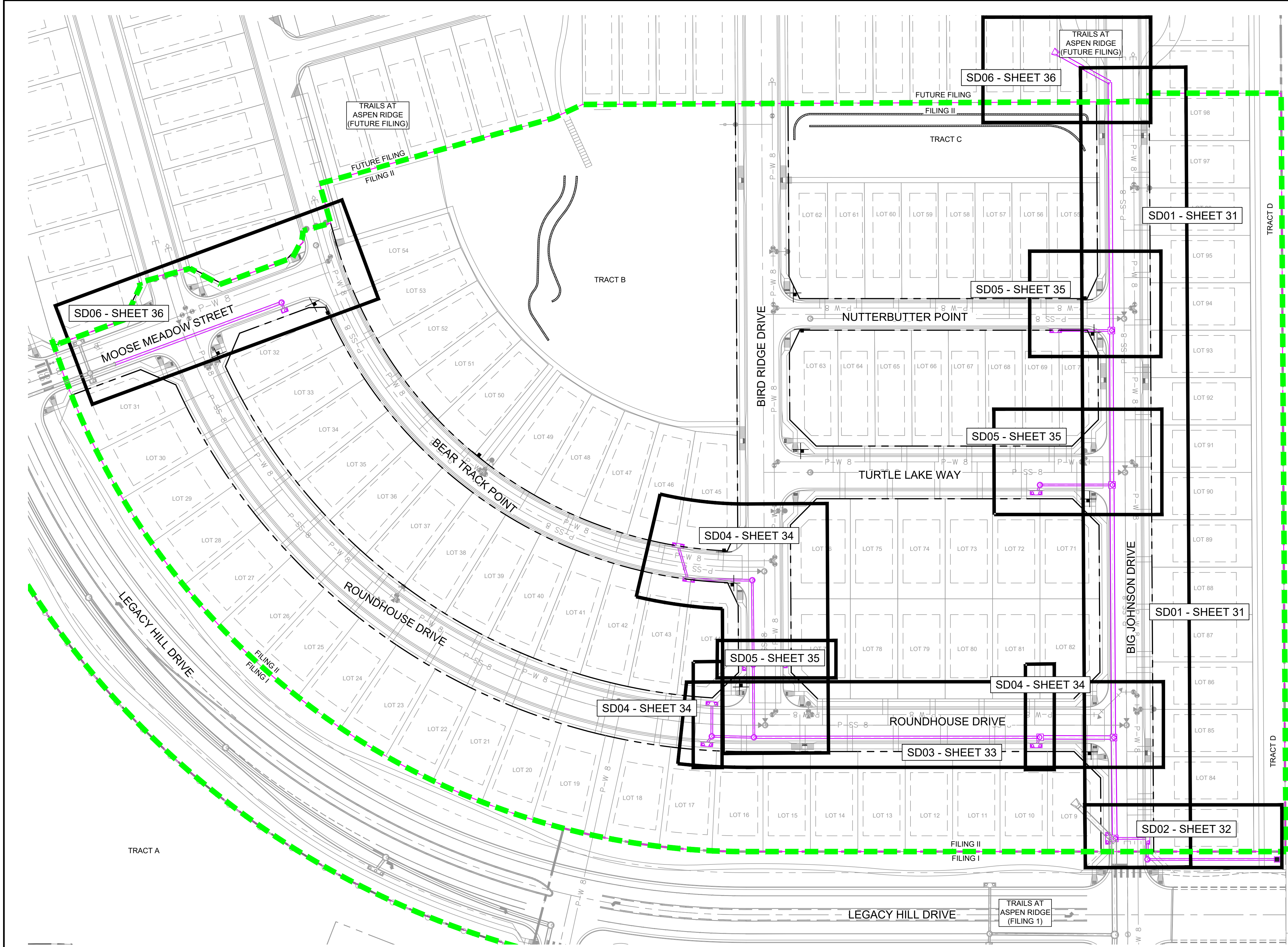


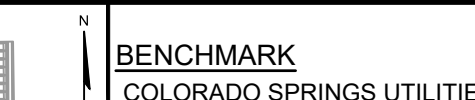

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

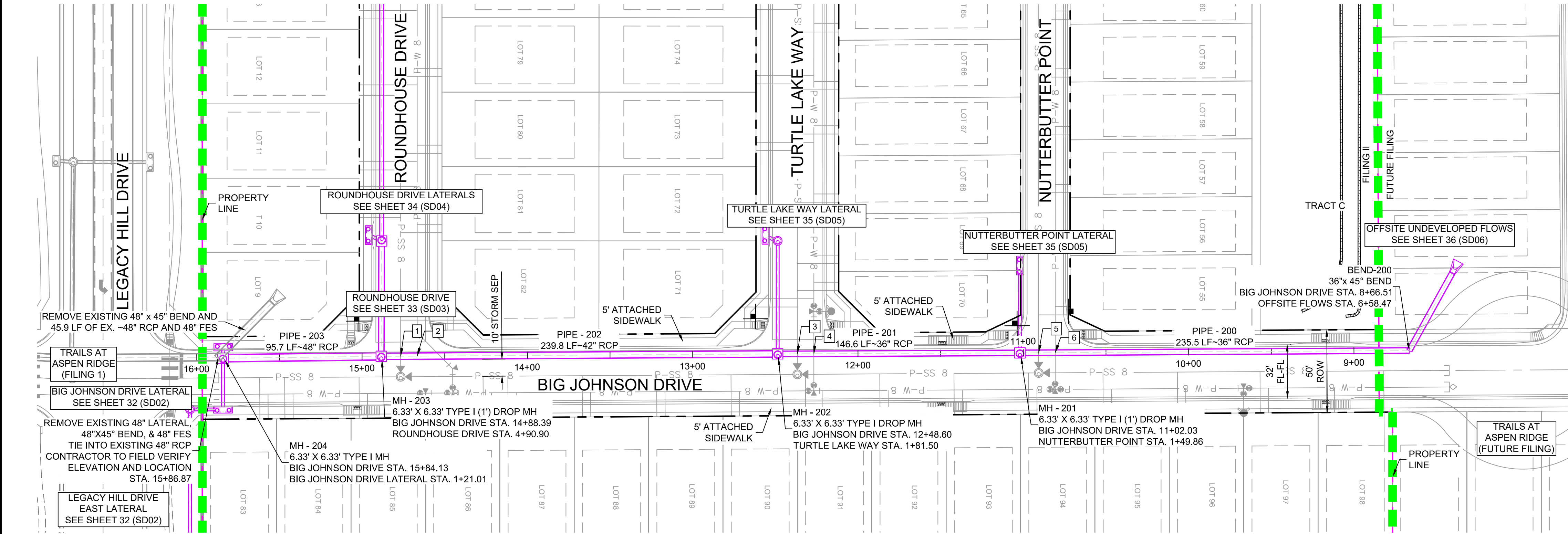
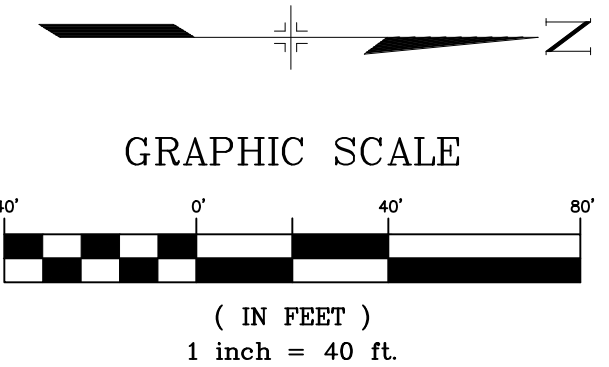
TRAILS AT ASPEN RIDGE			
FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS			
SIGNING AND STRIPING PLAN			
DESIGNED BY:	NMS	SCALE	DATE ISSUED:
DRAWN BY:	ORD	HORIZ. 1" = 50'	FEBRUARY, 2020
CHECKED BY:	NMS	VERT. N/A	SHEET 28 OF 36
DRAWING No.			SN01

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

[illegible]



REFERENCE DRAWINGS										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				SEAL		TRAILS AT ASPEN RIDGE	
19-886-PR-UTIL X-886-PR STORM_F1 19-886-PR-UTIL_SANITARY 886-PR Legacy Drive GEC Titleblock X-886-PR SITE_F1 X-886-PR SITE-FUTURE FILINGS X-886-PR-UTIL-F2 X-886-PR SITE-F2 X-886-PR-CROSSINGS		No.		DATE		DESCRIPTION				BY				BASIS OF BEARING BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS 10377)		PREPARED BY:  Matrix		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" = 50' VERT. N/A DATE ISSUED: FEBRUARY, 2020 SHEET 30 OF 36 DRAWING No. SD00	

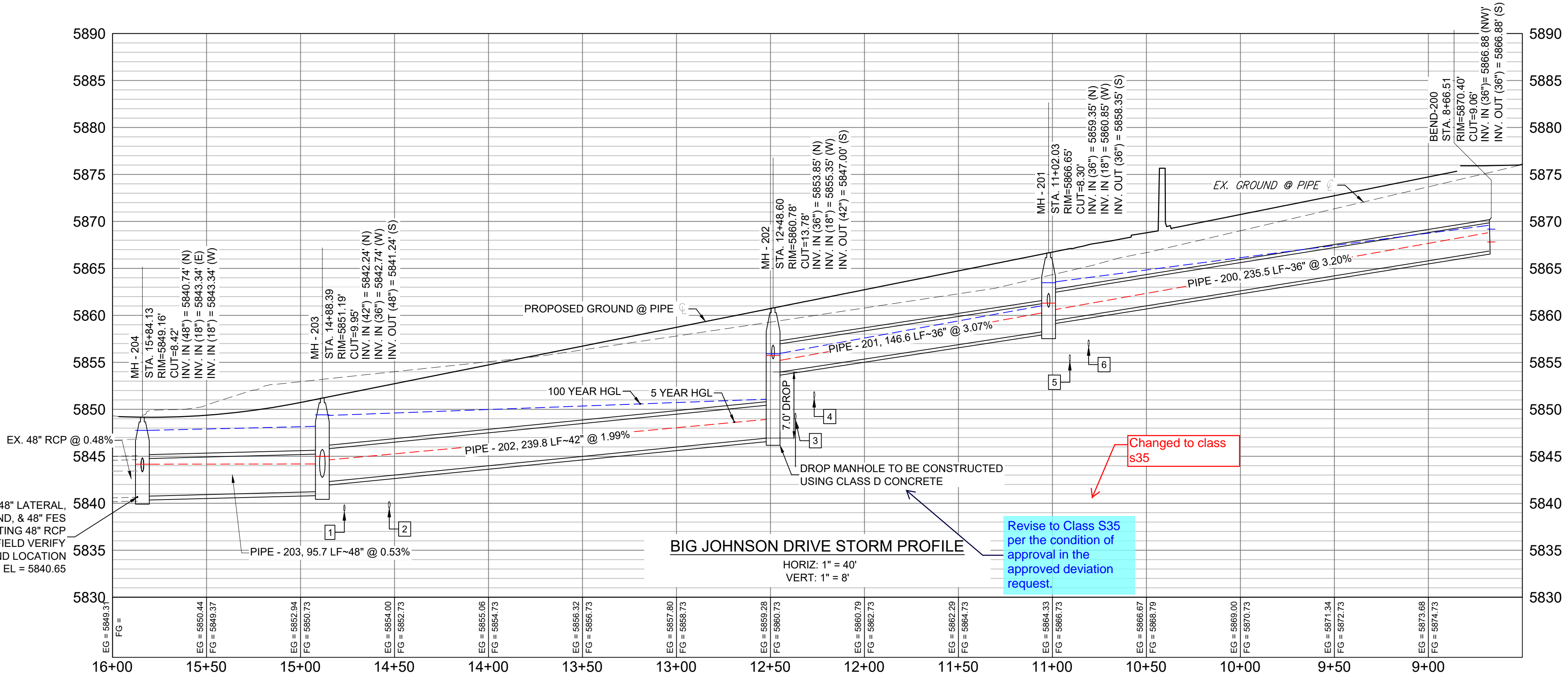


STRUCTURE TABLE			
NAME	TYPE	DETAILS	N & E
BEND-200	36"x 45" BEND	RIM = 5870.40 PIPE - 227 INV IN (36") = 5866.88 PIPE - 200 INV OUT (36") = 5866.88	N: 7630.64 E: 13998.89
MH - 201	6.33' X 6.33' TYPE I (1') DROP MH	RIM = 5866.65 PIPE - 200 INV IN (36") = 5859.35 PIPE - 205 INV IN (18") = 5860.85 PIPE - 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 - 221 INV IN (18") = 5842.74 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:
- ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
 - PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
 - 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



REFERENCE DRAWINGS

19-886-PR-UTIL
X-886-PR STORM F1
19-886-PR-UTIL SANITARY
886-PR Legacy Drive
GEC Titleblock
X-886-PR SITE F1
X-886-PR SITE-FUTURE FILINGS
X-886-PR-UTIL-F2
X-886-PR SITE-F2
X-886-PR-CROSSINGS

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 3:32:24 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 1/2" 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

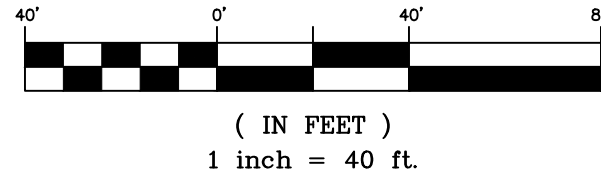
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

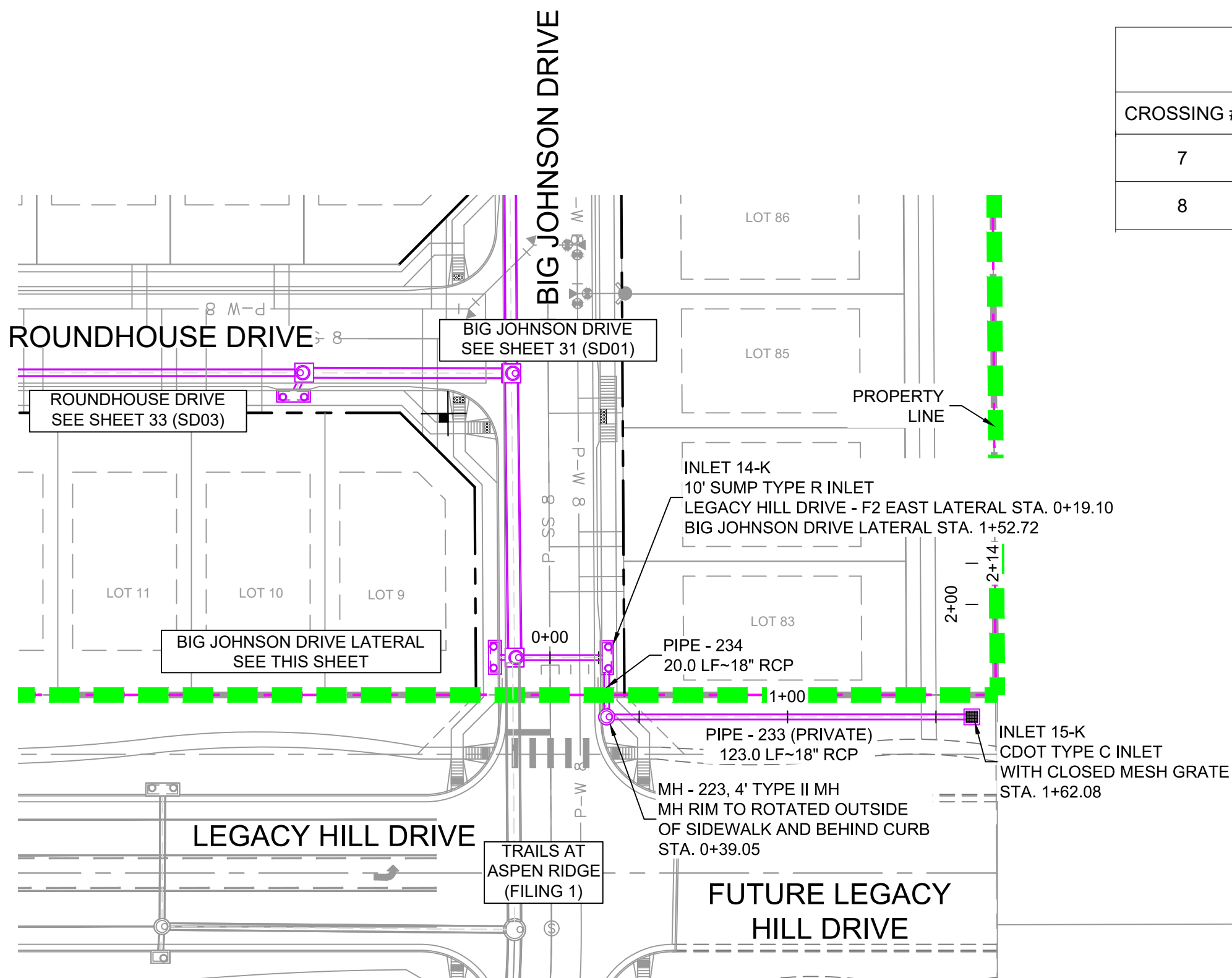
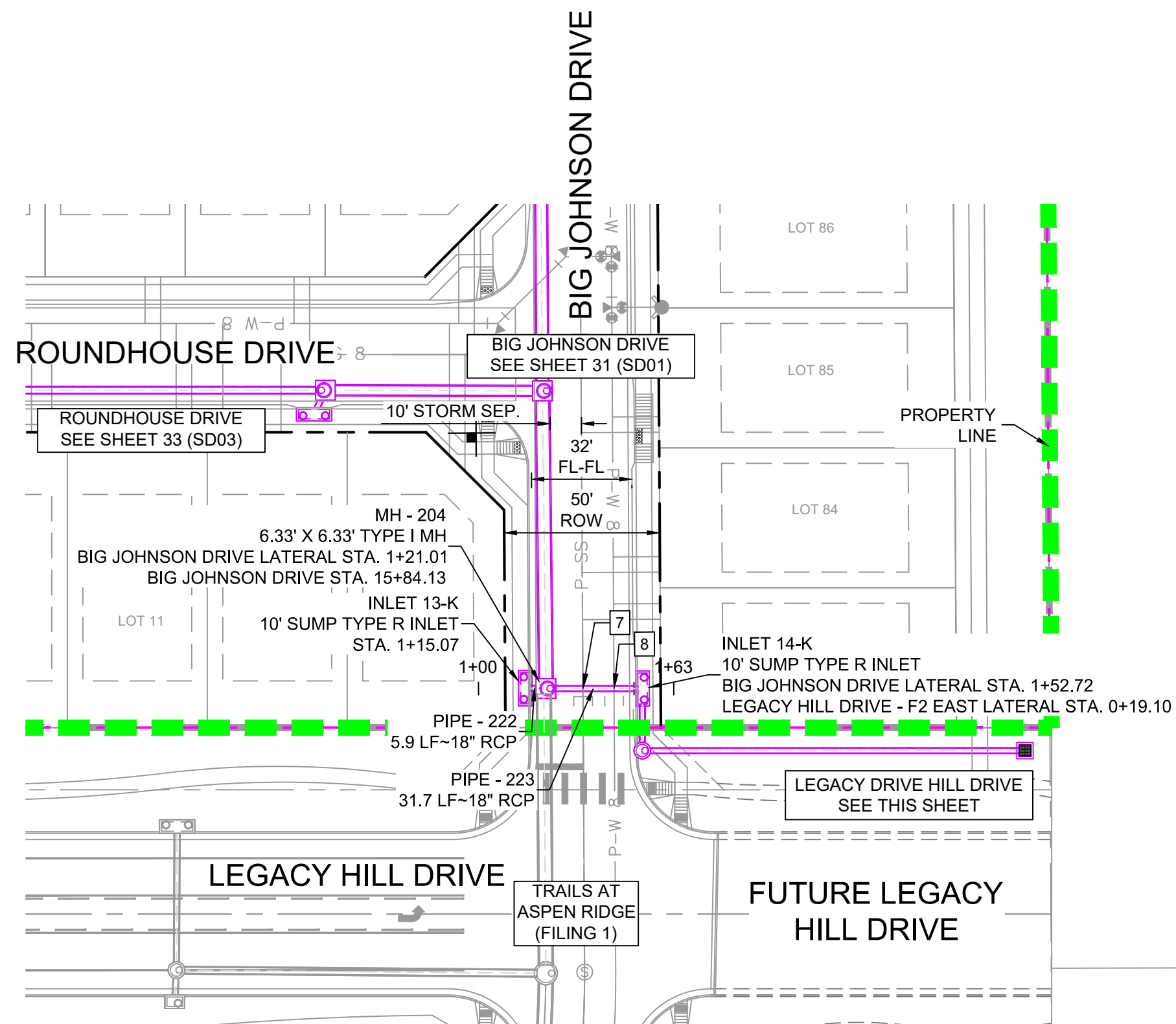
DESIGNED BY:	NMS	SCALE	DATE ISSUED:	FEBRUARY, 2020	DRAWING No.
DRAWN BY:	CRD	HORIZ 1" = 40'			SD01
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET	31 OF 36	

Know what's below.
Call before you dig.

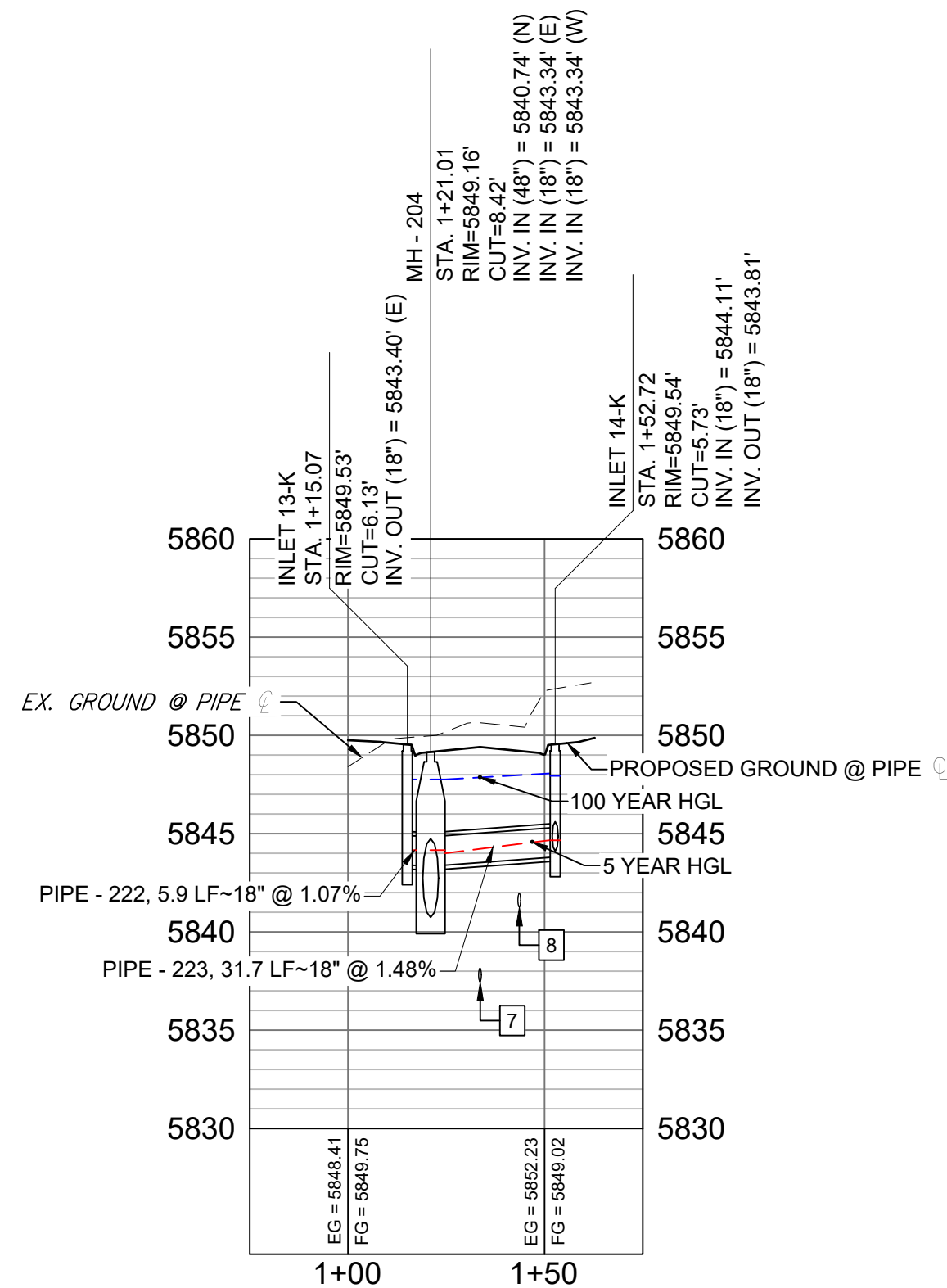
GRAPHIC SCALE



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'



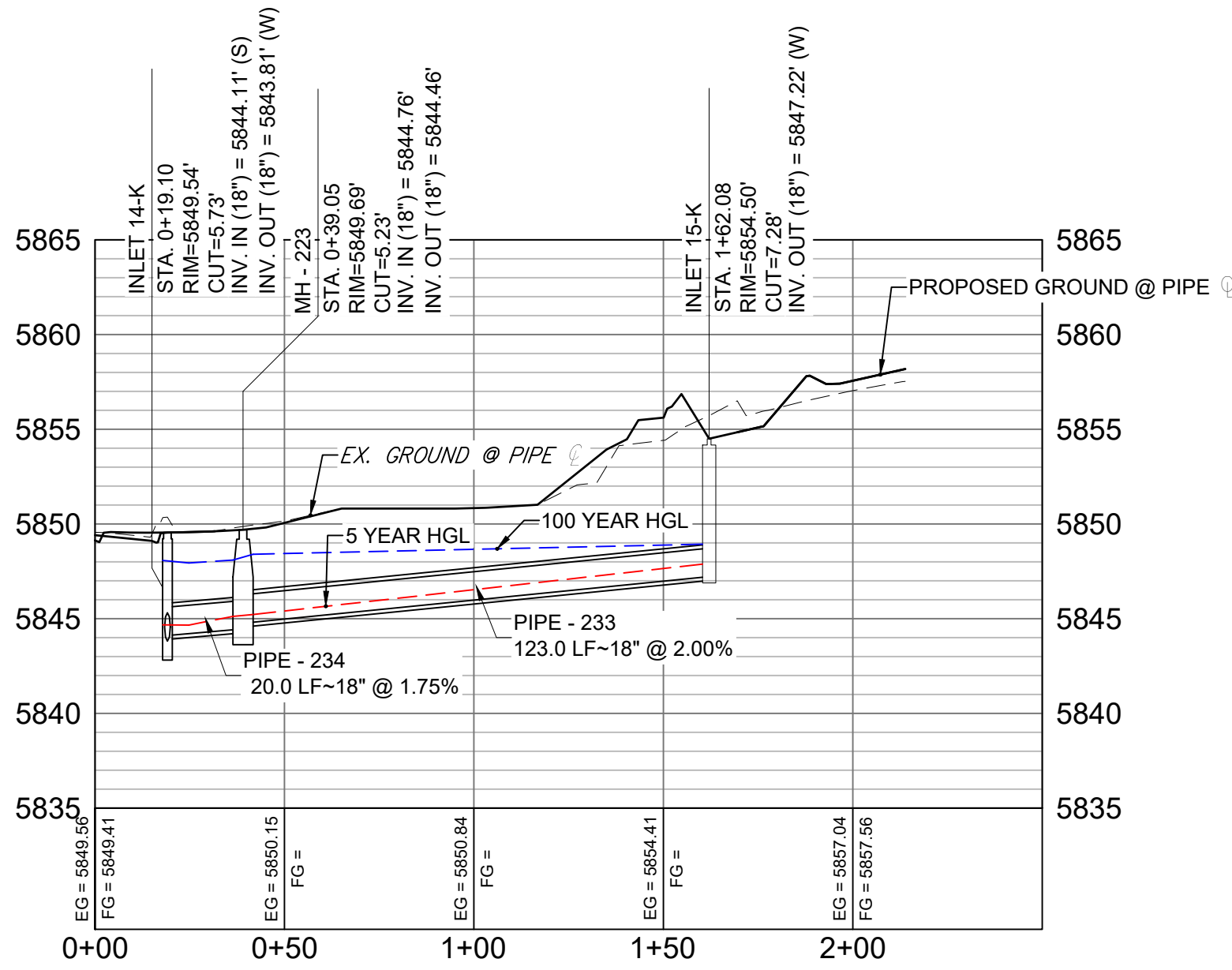
PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 222	N88°42'31"W	5.9'	1.07%	18" RCP
PIPE - 223	S89°59'49"E	31.7'	1.48%	18" RCP
PIPE - 233	N90°00'00"W	123.0'	2.00%	18" RCP
PIPE - 234	N00°12'15"E	20.0'	1.75%	18" RCP



BIG JOHNSON DRIVE LATERAL PROFILE

HORIZ: 1" = 40'

VERT: 1" = 8'



LEGACY HILL DRIVE - F2 EAST LATERAL PROFILE

HORIZ: 1" = 40'

VERT: 1" = 8'

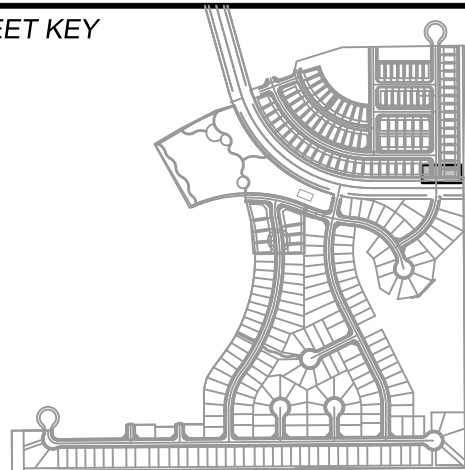
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N & E
INLET 13-K	10' SUMP TYPE R INLET	RIM = 5849.53 PIPE - 222 INV OUT (18") = 5843.40	N: 6913.17 E: 13996.91
INLET 14-K	10' SUMP TYPE R INLET	RIM = 5849.54 PIPE - 234 INV IN (18") = 5844.11 PIPE - 223 INV IN (18") = 5843.81	N: 6913.02 E: 14034.56
INLET 15-K	CDOT 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

NOTES:

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- PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
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- 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 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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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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 1/2' 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

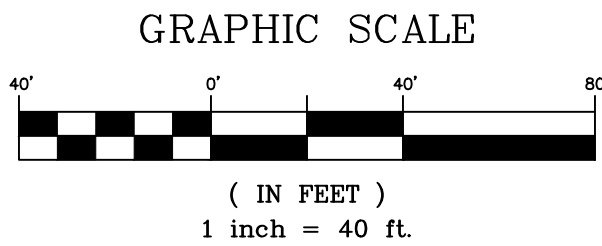
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

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

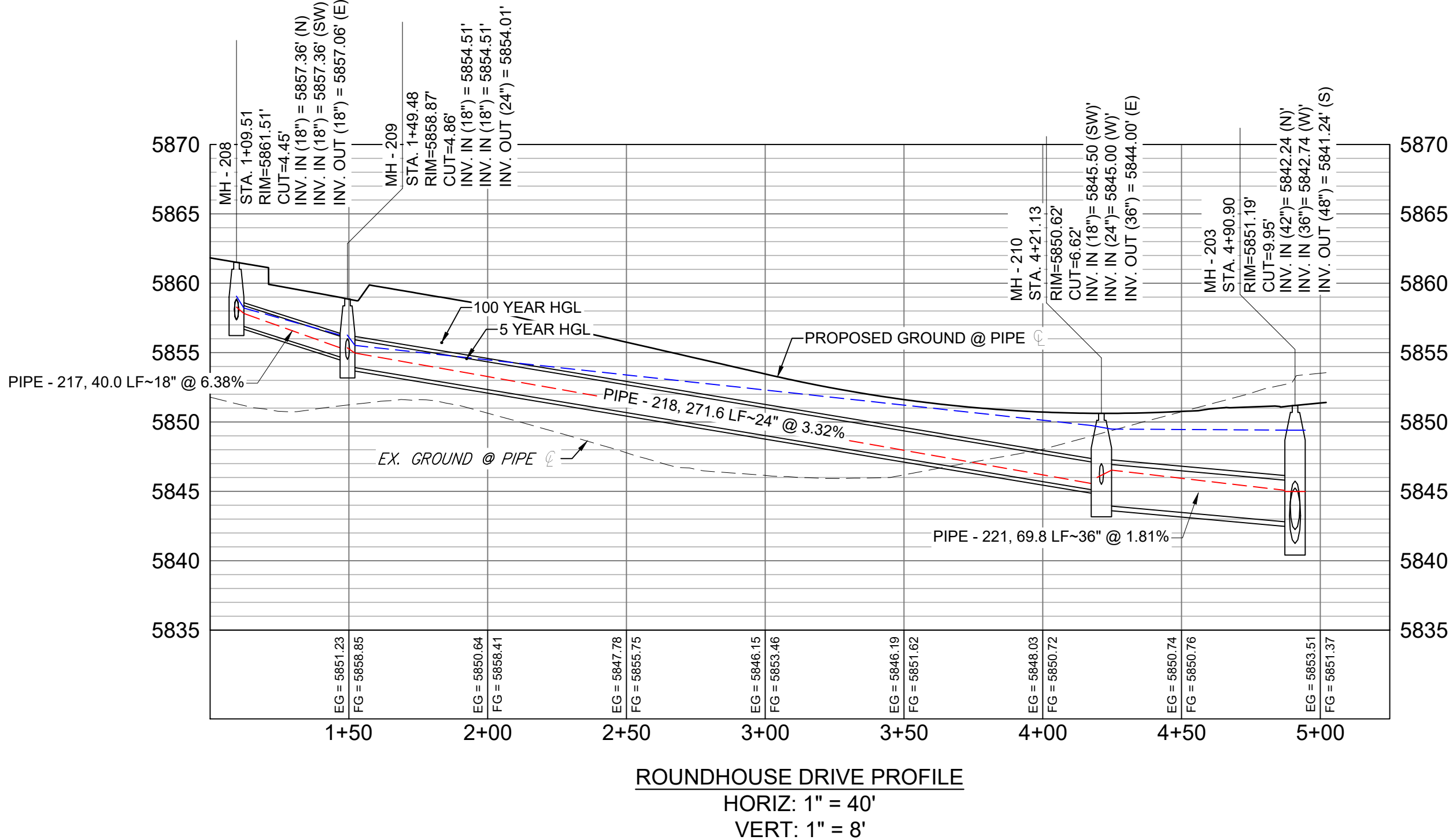
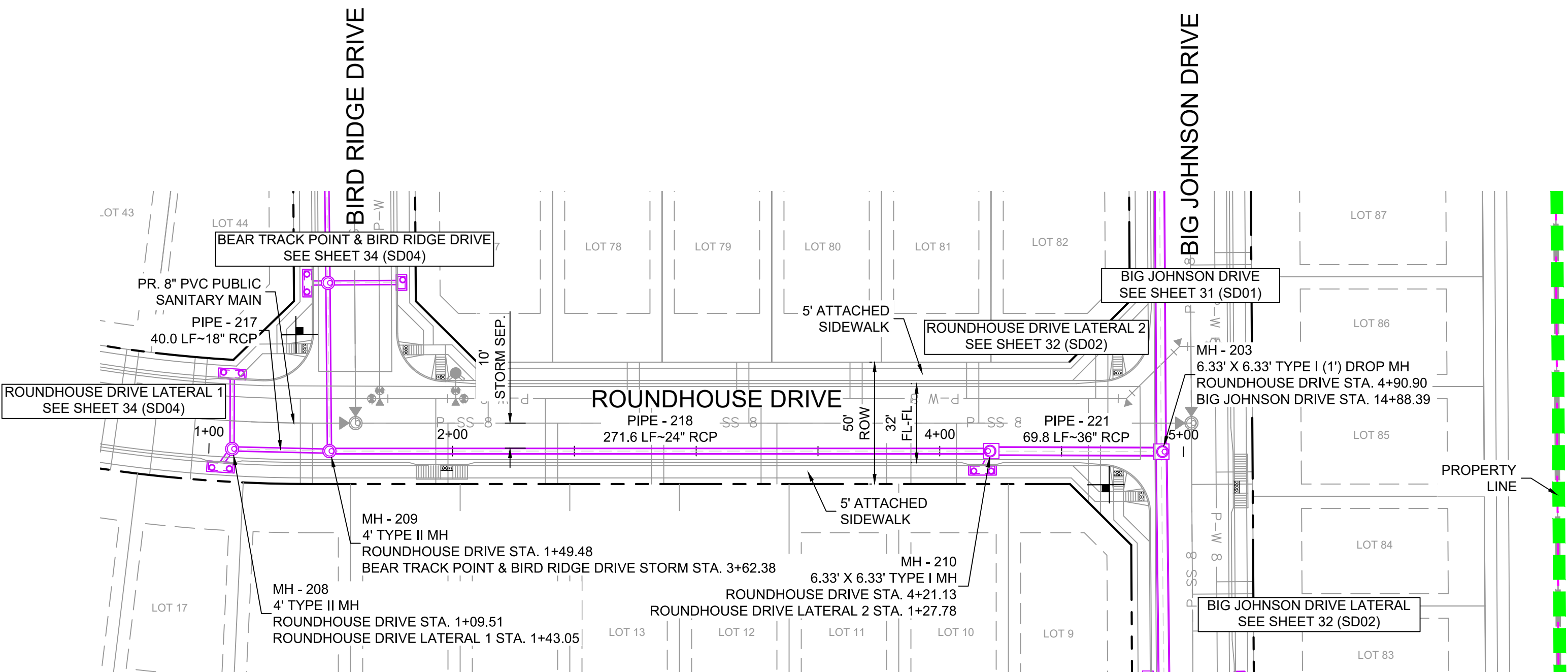


Know what's below.
Call before you dig.



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

STRUCTURE TABLE			
NAME	TYPE	DETAILS	N & E
MH - 203	6.33' X 6.33' TYPE I (1') DROP MH	RIM = 5851.19 PIPE - 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



- NOTES:
- ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
 - PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
 - 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 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

19-886-PR-UTIL

X-886-PR STORM_F1

19-886-PR UTIL_SANITARY

886-PR Legacy Drive

GEC Titleblock

X-886-PR SITE_F1

X-886-PR SITE_FUTURE FILINGS

X-886-PR-UTIL-F2

X-886-PR SITE-F2

X-886-PR-CROSSINGS

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.			

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 1/2' 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

STORM DRAIN PLAN & PROFILE

DESIGNED BY:	NMS	SCALE	DATE ISSUED:	FEBRUARY, 2020	DRAWING No.
DRAWN BY:	CRD	HORIZ 1" = 40'			SD03
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET	33 OF 36	



Know what's below.
Call before you dig.



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

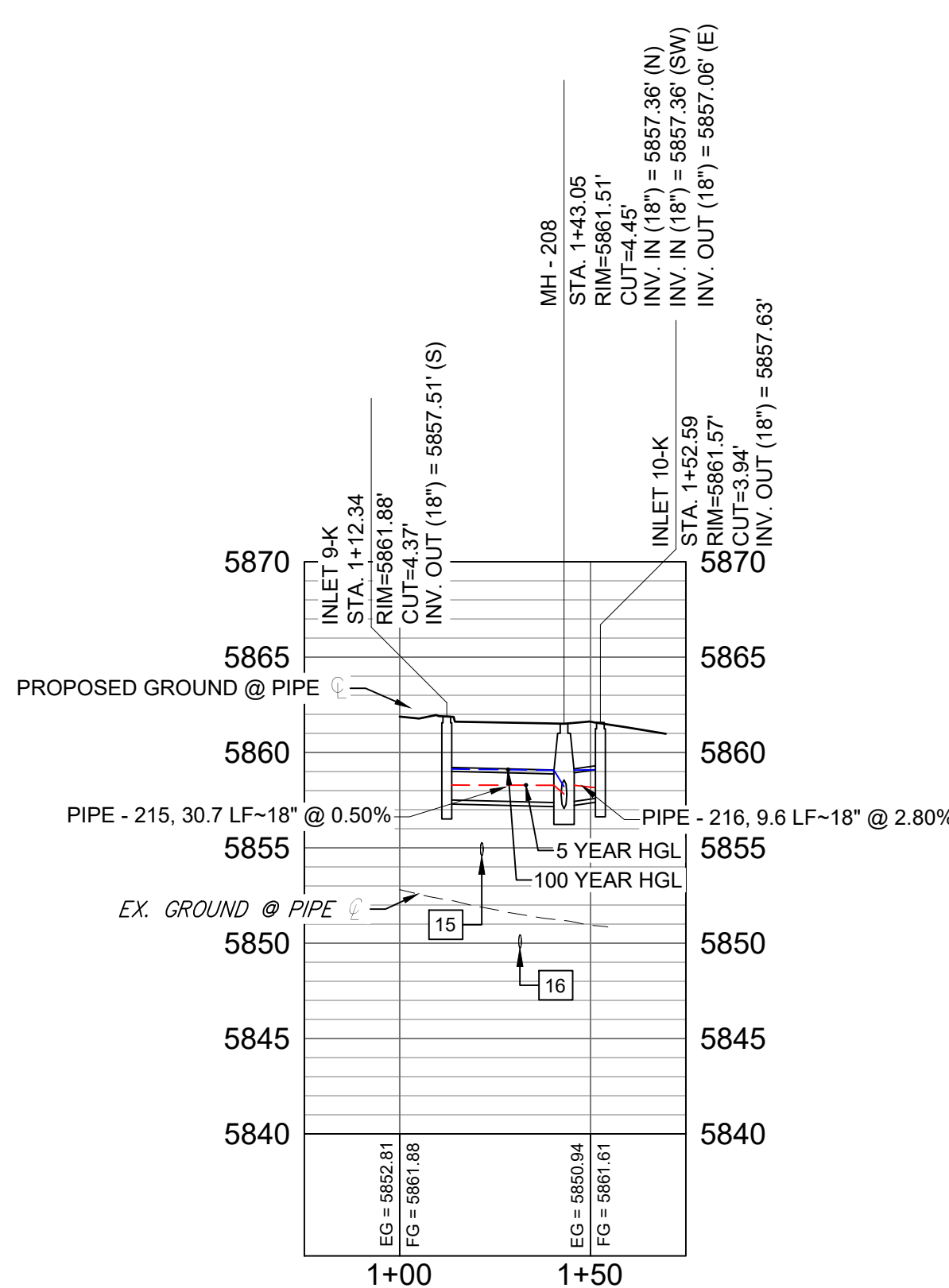
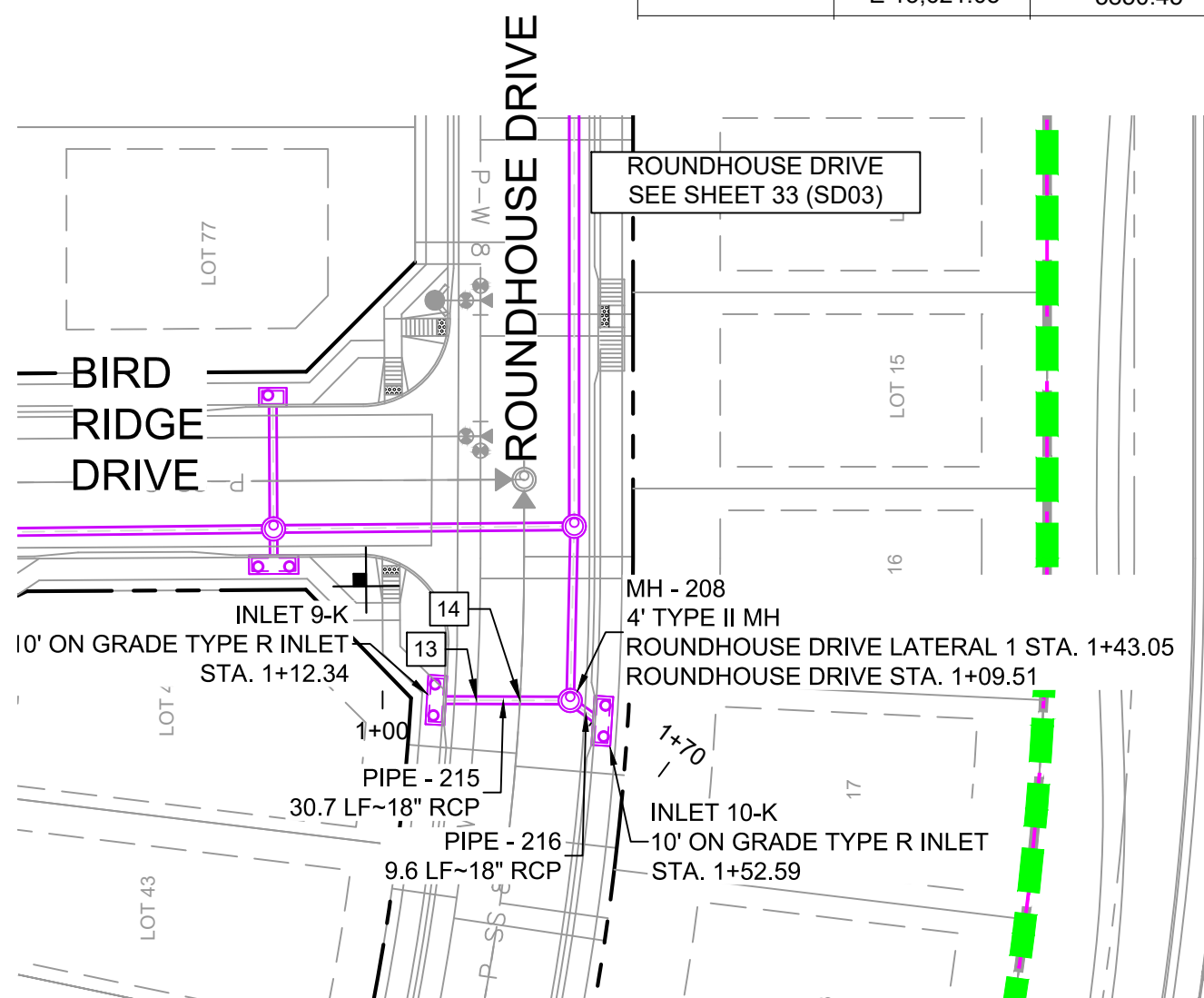
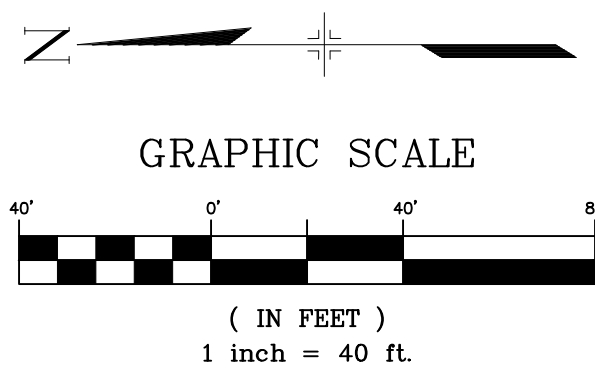
PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 209	N16°07'37"W	33.3'	1.89%	18" RCP
PIPE - 210	N89°16'32"W	61.2'	1.89%	18" RCP
PIPE - 211	N00°39'03"W	80.1'	3.36%	18" RCP
PIPE - 214	N00°30'47"W	69.0'	1.95%	18" RCP
PIPE - 215	N00°10'33"E	30.7'	0.50%	18" RCP
PIPE - 216	S40°28'51"W	9.6'	2.80%	18"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

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 - 211 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 - 214 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:

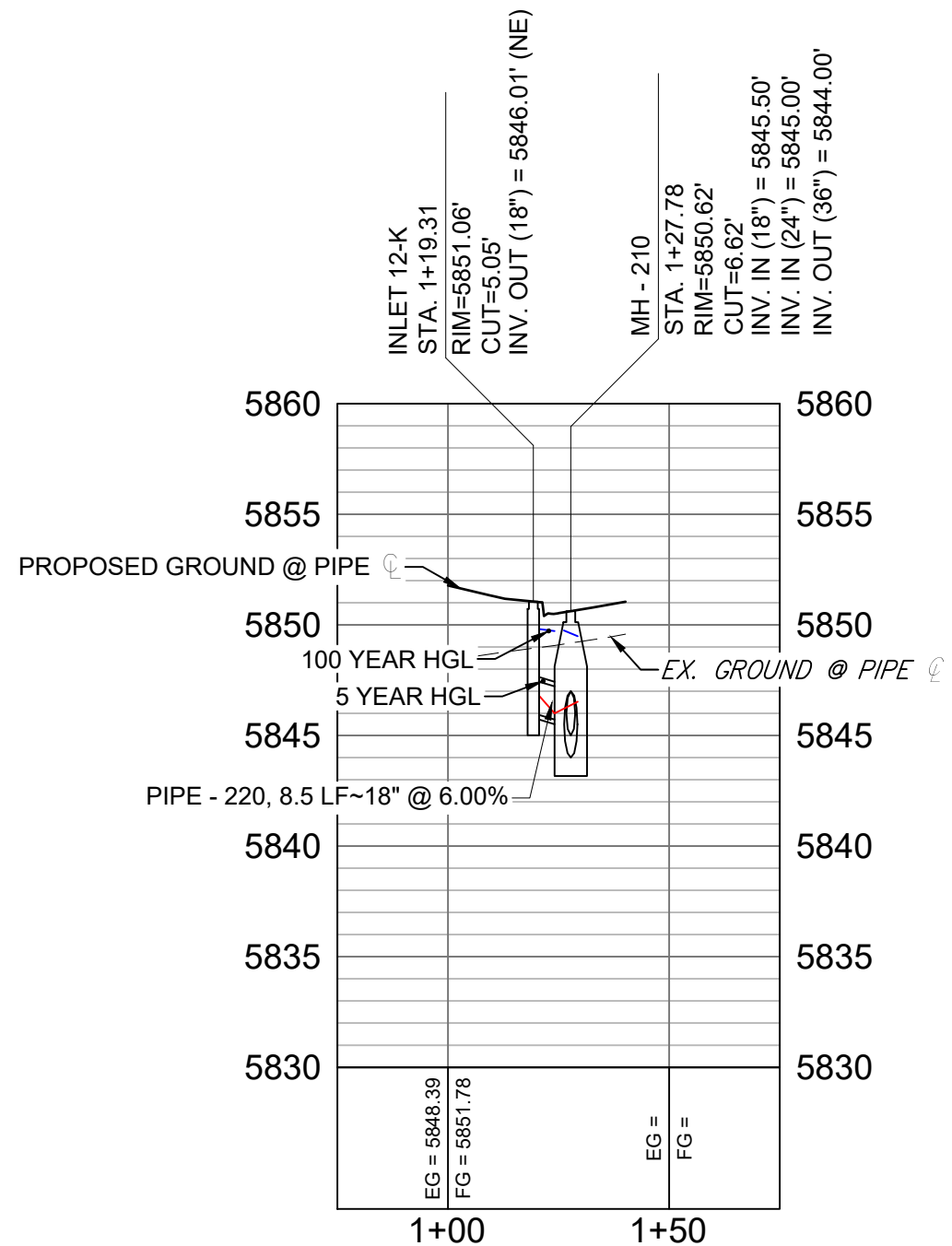
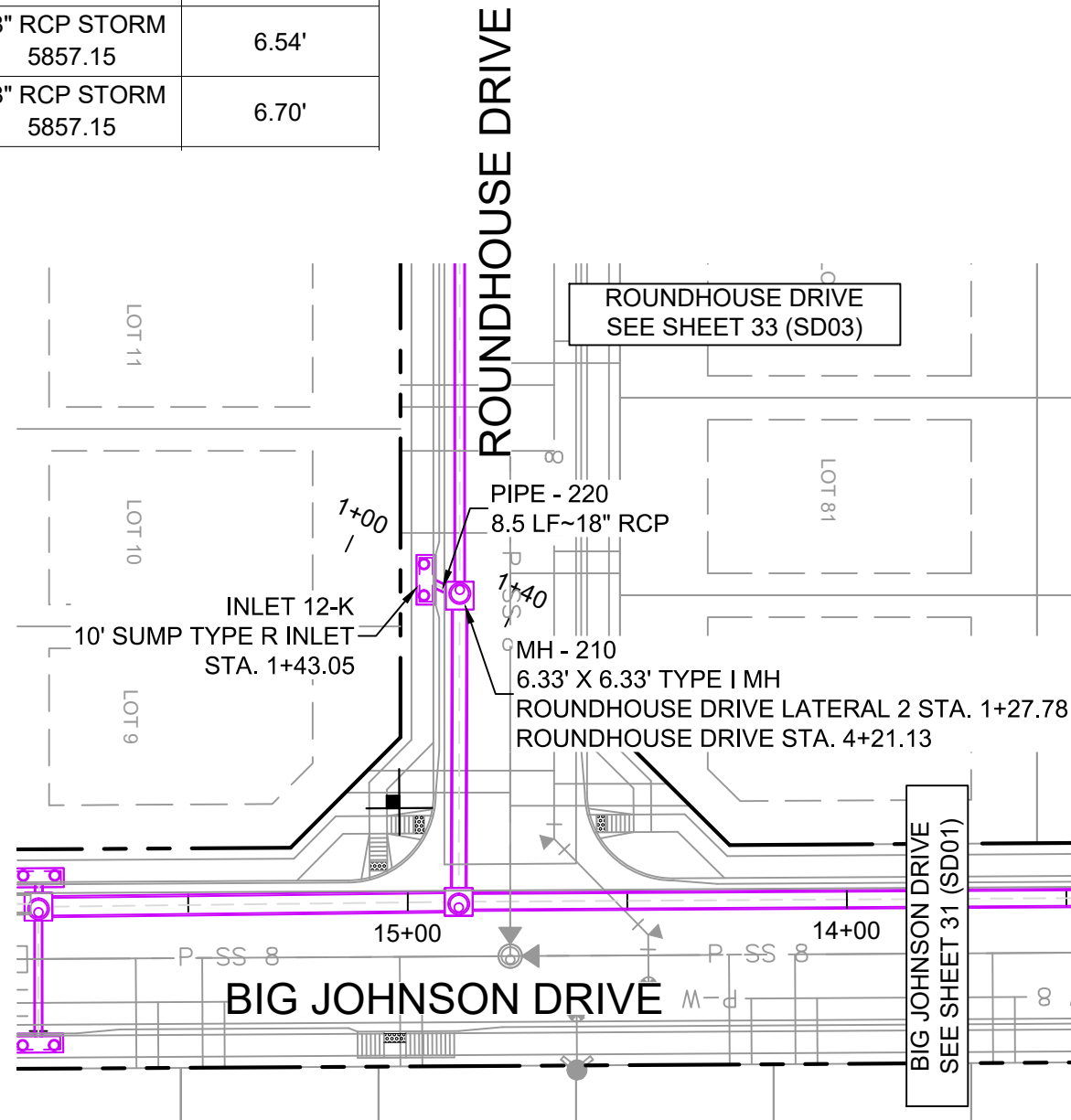
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- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
- TOP OF BOX ELEVATIONS GIVEN FOR CDDOT TYPE R INLETS REFER TO THE COUNTY STANDARD DETAIL FOR CORRESPONDING DESIGN ELEVATIONS.
- ALL RCP PIPE SHALL BE CLASS III UNLESS 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.

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'



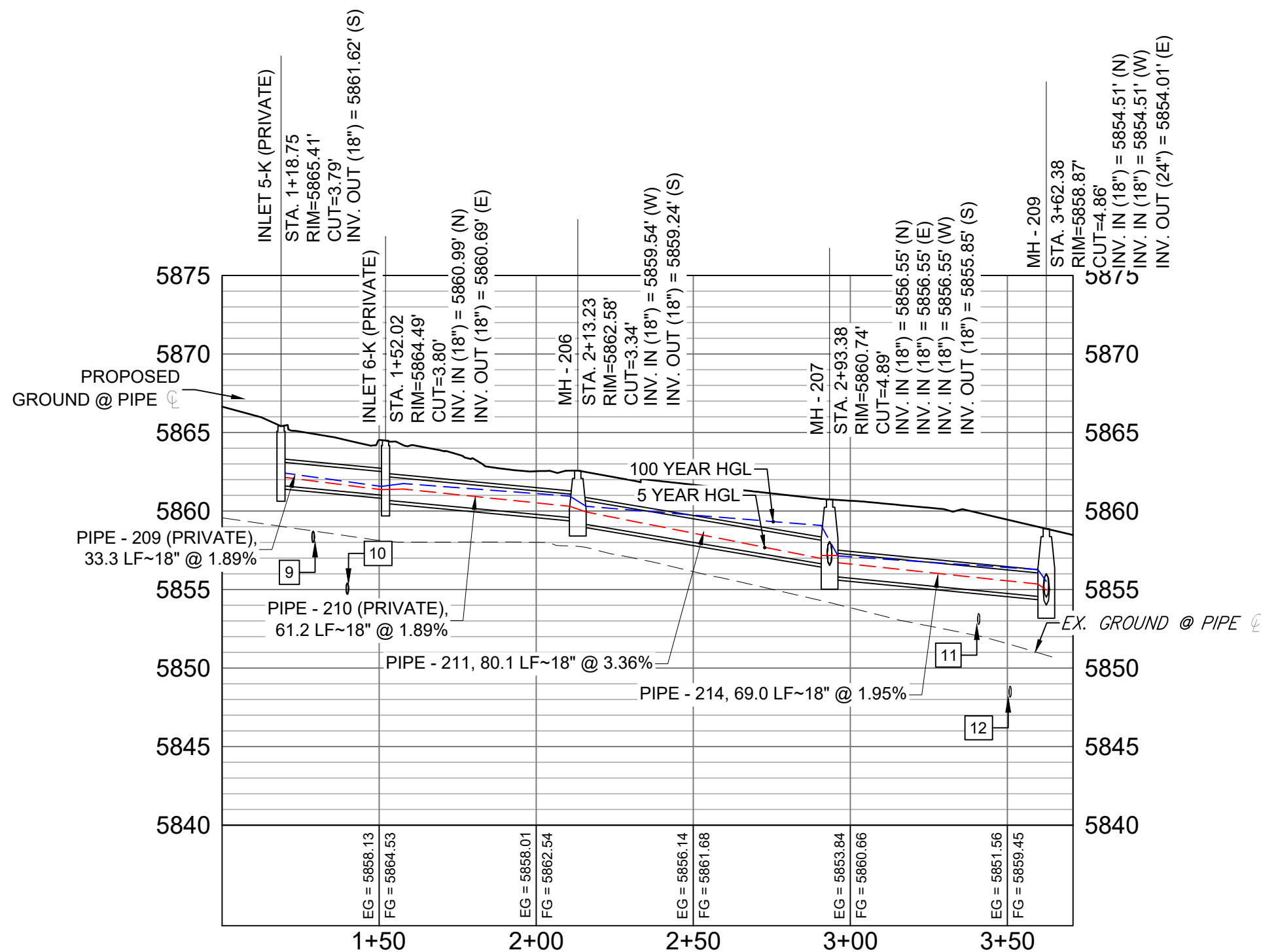
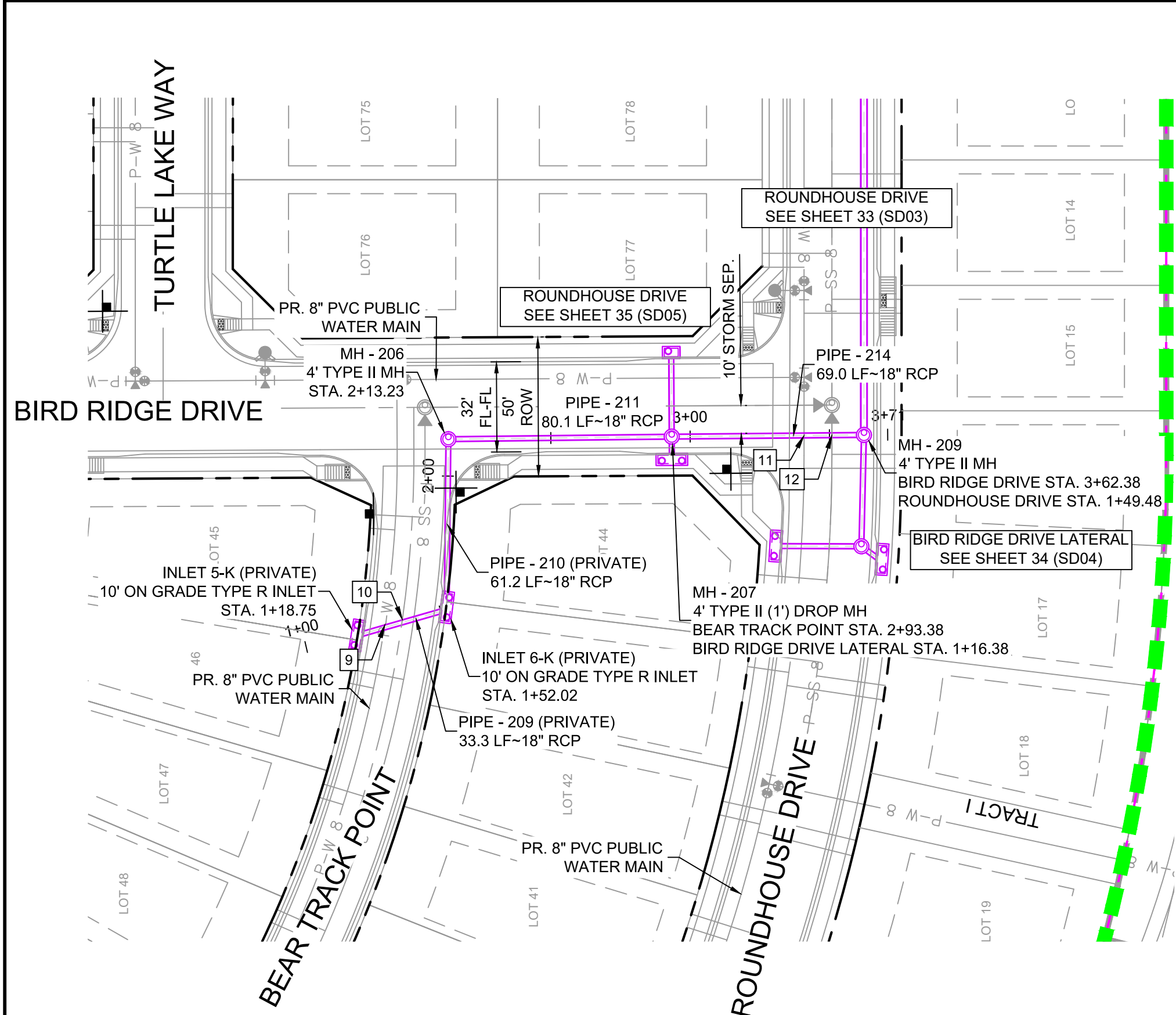
ROUNDHOUSE DRIVE LATERAL 1 PROFILE

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



ROUNDHOUSE DRIVE LATERAL 2 PROFILE

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

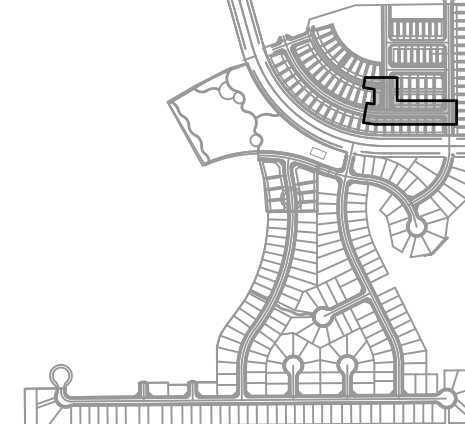


BEAR TRACK POINT & BIRD RIDGE DRIVE STORM PROFILE

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

REFERENCE DRAWINGS	DATE	DESCRIPTION	BY
19-886-PR-UTIL X-886-PR STORM F1 19-886-PR-UTIL SANITARY 886-PR Legend Drive GEC Titleblock X-886-PR SITE F1 X-886-PR SITE-FUTURE FILLS X-886-PR-UTIL-F2 X-886-PR SITE-F2 X-886-PR-CROSSINGS			
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 3:33:53 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 1/2' AULM. CAP PLS 10377)

PREPARED BY:



SEAL

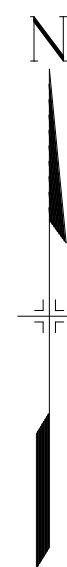
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

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

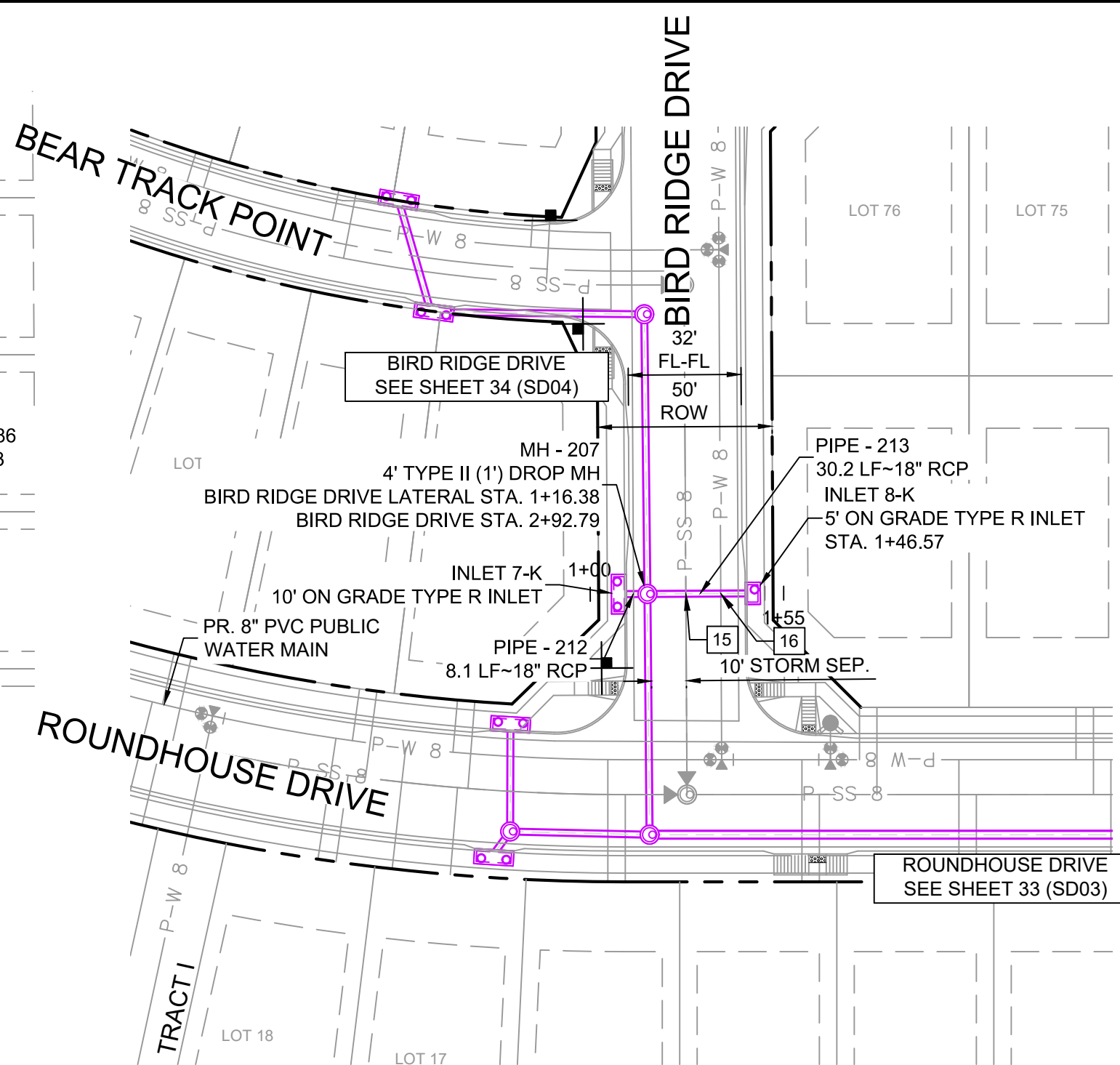
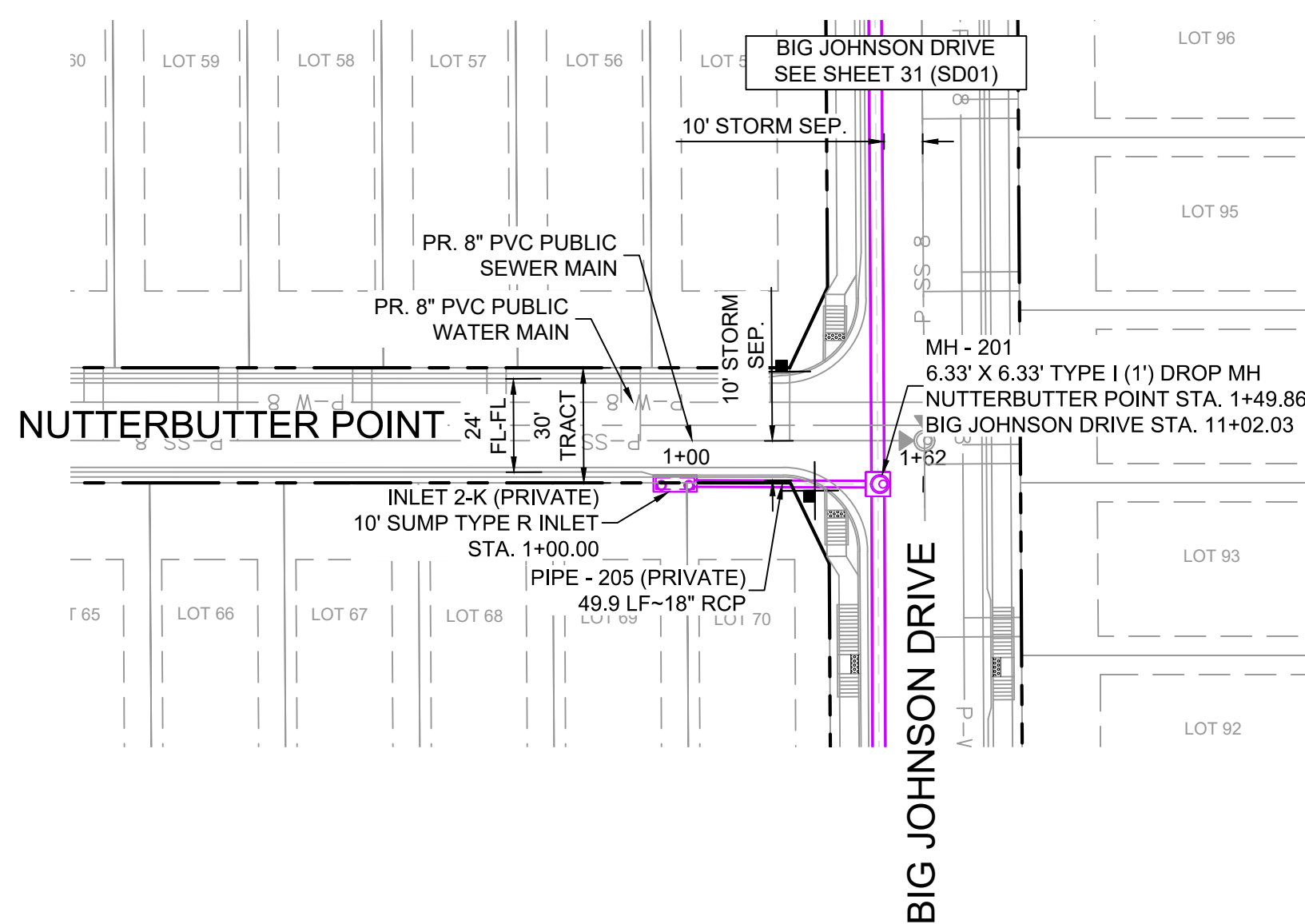
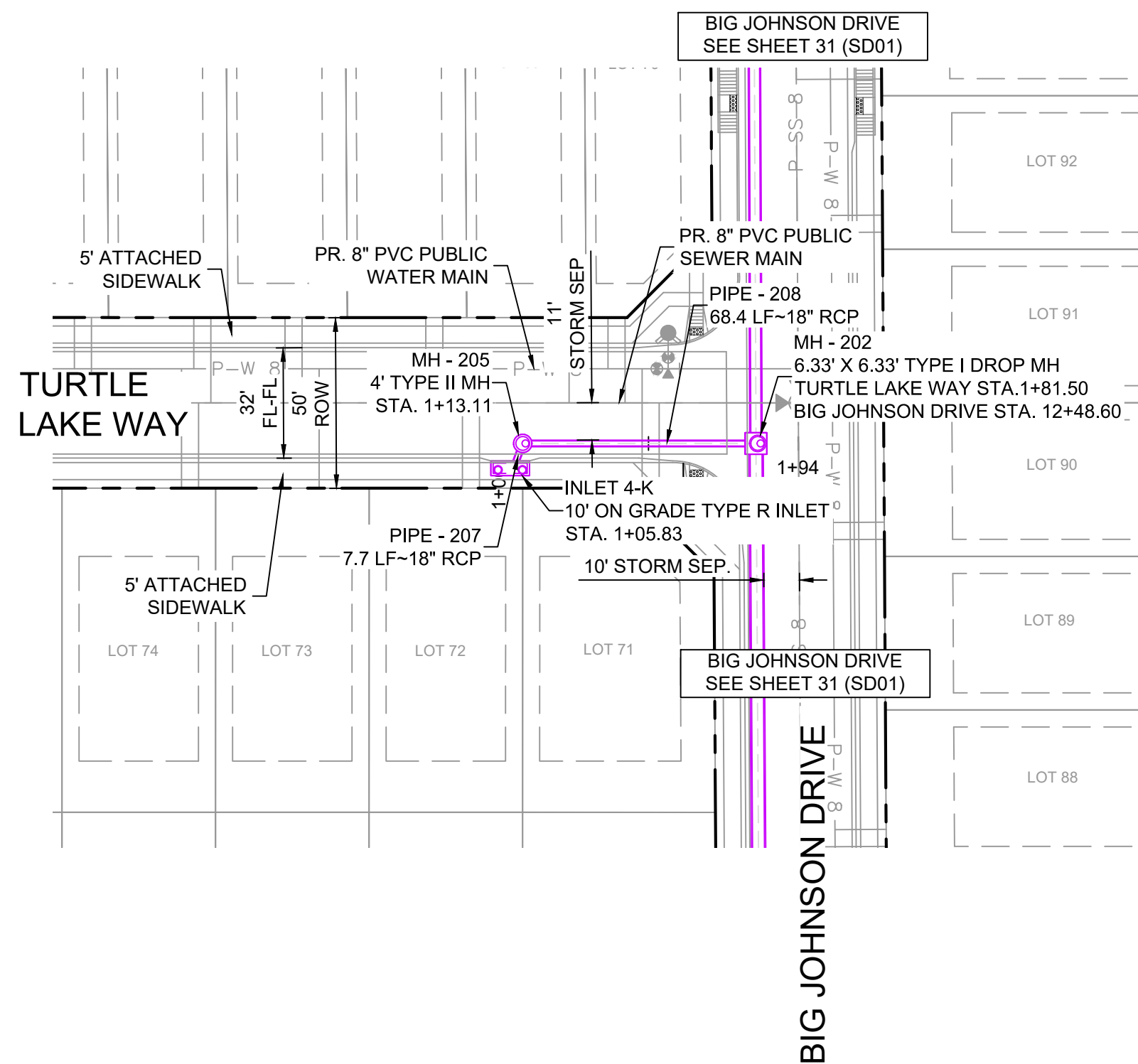
Know what's below.
Call before you dig.

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.



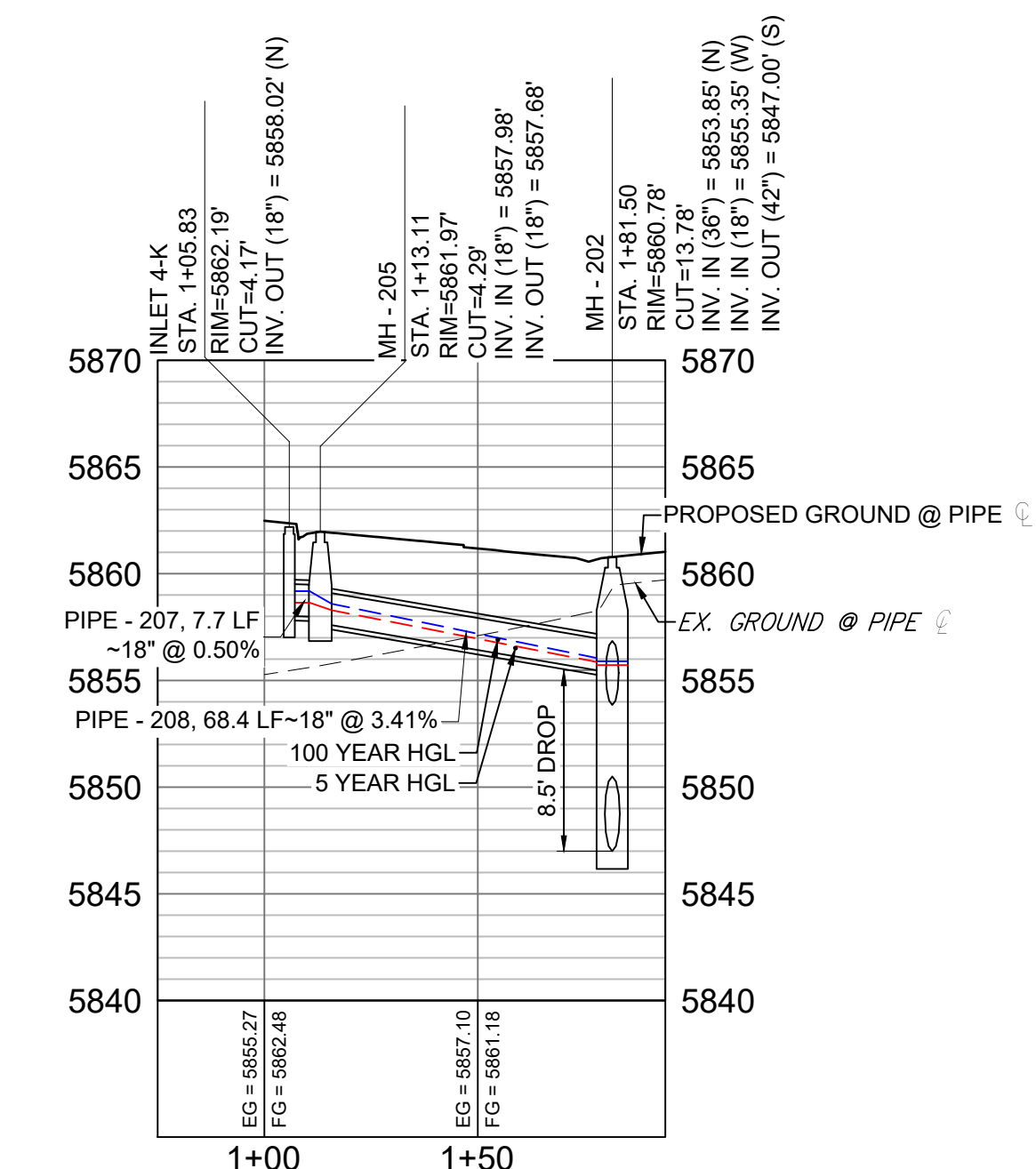
STORM CROSSING DETAILS				
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	SEPARATION
15	N 7,078.04	8" PVC SAN	18" RCP STORM	6.54'
	E 13,671.38	5849.86	5856.40	
16	N 7,078.10	8" PVC WATER	18" RCP STORM	1.54'
	E 13,681.38	5854.91	5856.45	

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

NOTES:

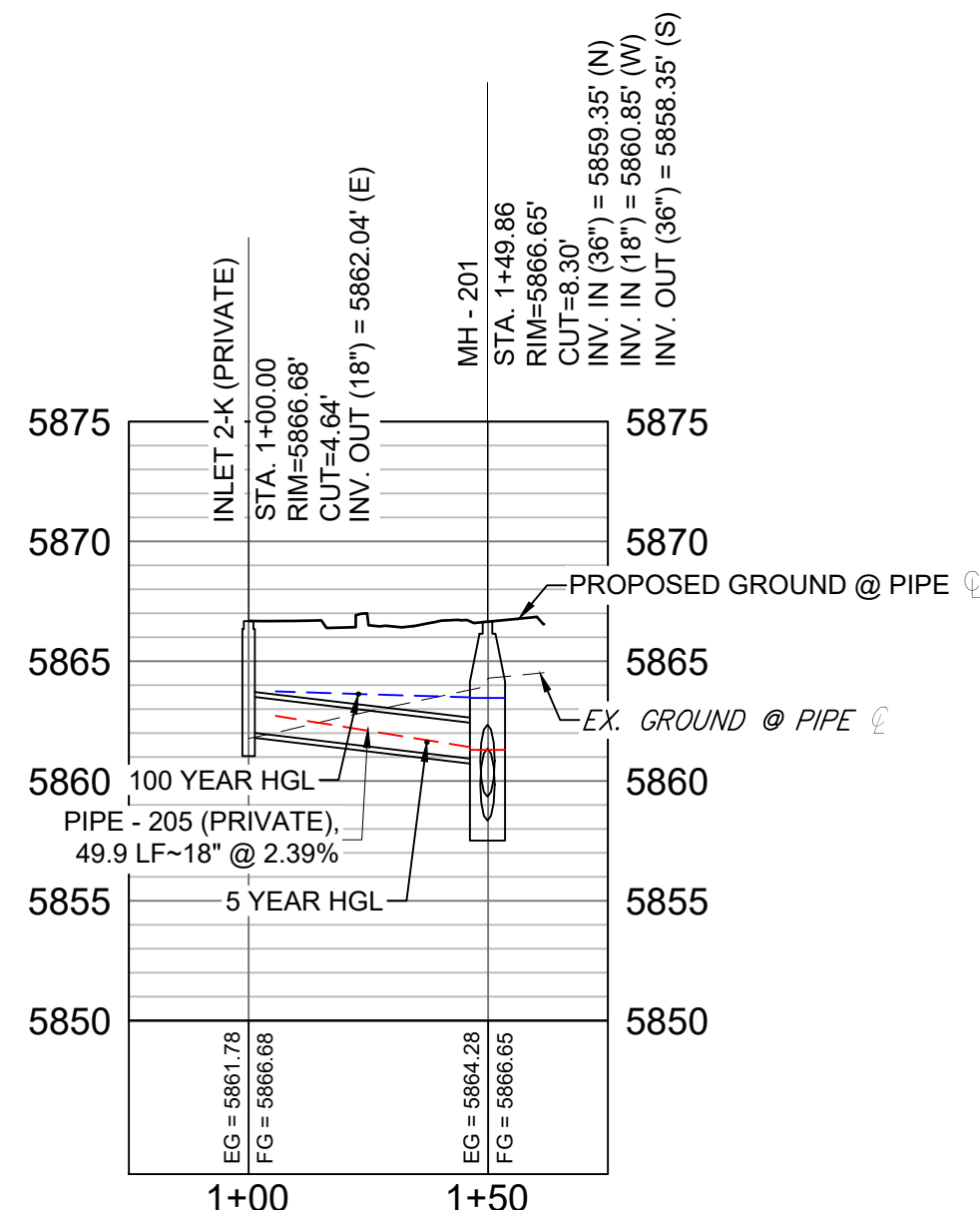
- ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
- PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
- ALL PIPE BENDS ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION 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 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



TURTLE LAKE WAY LATERAL PROFILE

HORIZ: 1" = 40'

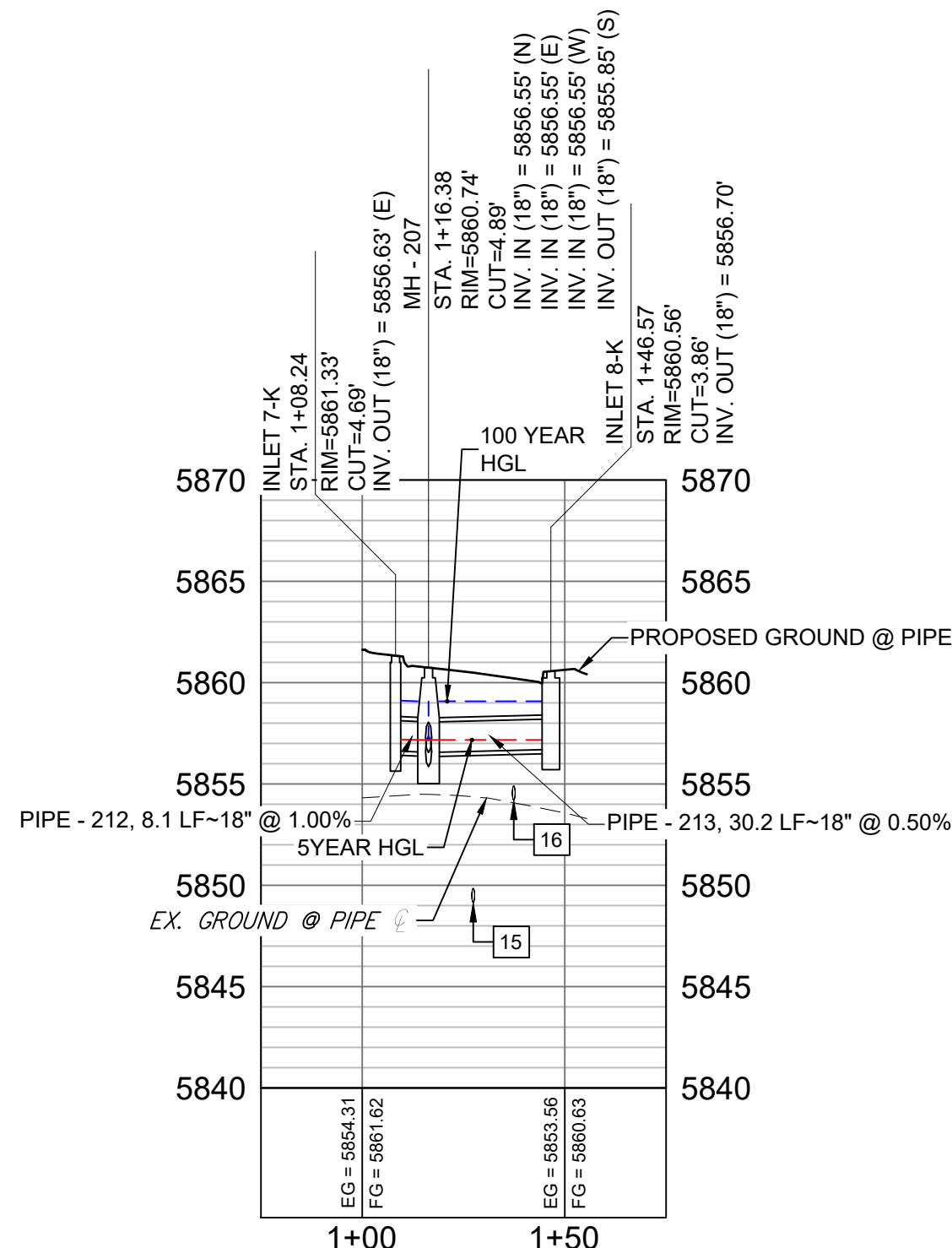
VERT: 1" = 8'



NUTTERBUTTER POINT LATERAL PROFILE

HORIZ: 1" = 40'

VERT: 1" = 8'



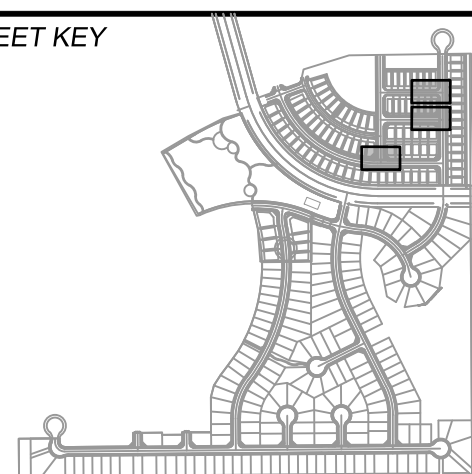
BIRD RIDGE DRIVE LATERAL PROFILE

HORIZ: 1" = 40'

VERT: 1" = 8'

REFERENCE DRAWINGS			
19-886-PR-UTIL X-886-PR STORM F1 19-886-PR-UTIL SANITARY 886-PR Legacy Drive GEC Titleblock X-886-PR SITE F1 X-886-PR SITE-FUTURE FILINGS X-886-PR-UTIL-F2 X-886-PR SITE-F2 X-886-PR-CROSSINGS			
No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg			
CTB FILE: ---			
PLOT DATE: April 15, 2020 3:34:47 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 1/2' AULM. CAP PLS 10377)

PREPARED BY:



SEAL

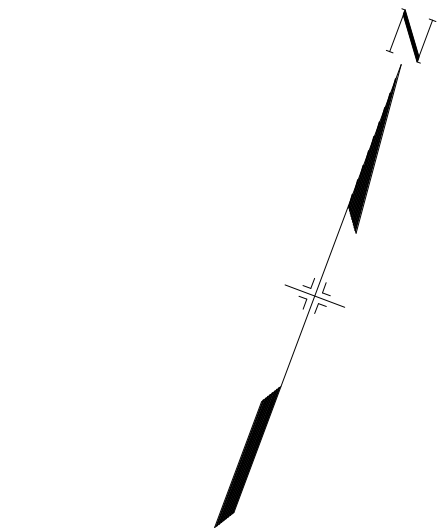
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

DESIGNED BY:	NMS	SCALE	DATE ISSUED:	FEBRUARY, 2020	DRAWING No.
DRAWN BY:	CRD	HORIZ 1" = 40'			SD05
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET	35 OF 36	

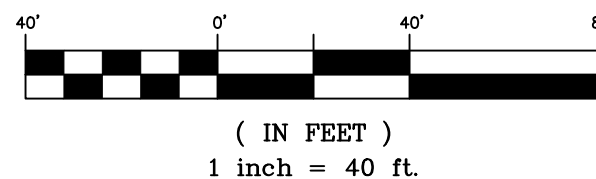
TRAILS AT ASPEN RIDGE

FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

Know what's below.
Call before you dig.

GRAPHIC SCALE



STORM CROSSING DETAILS

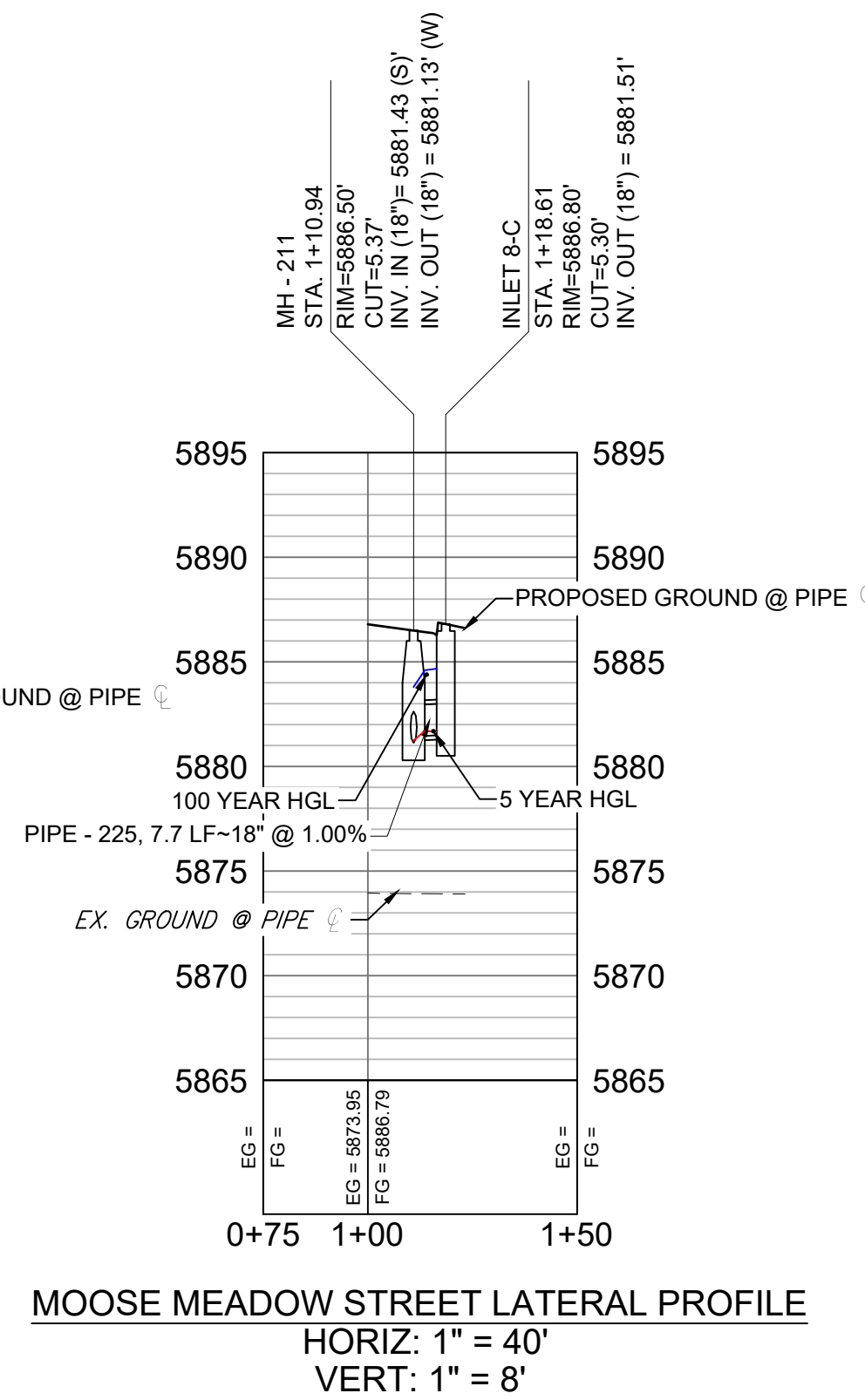
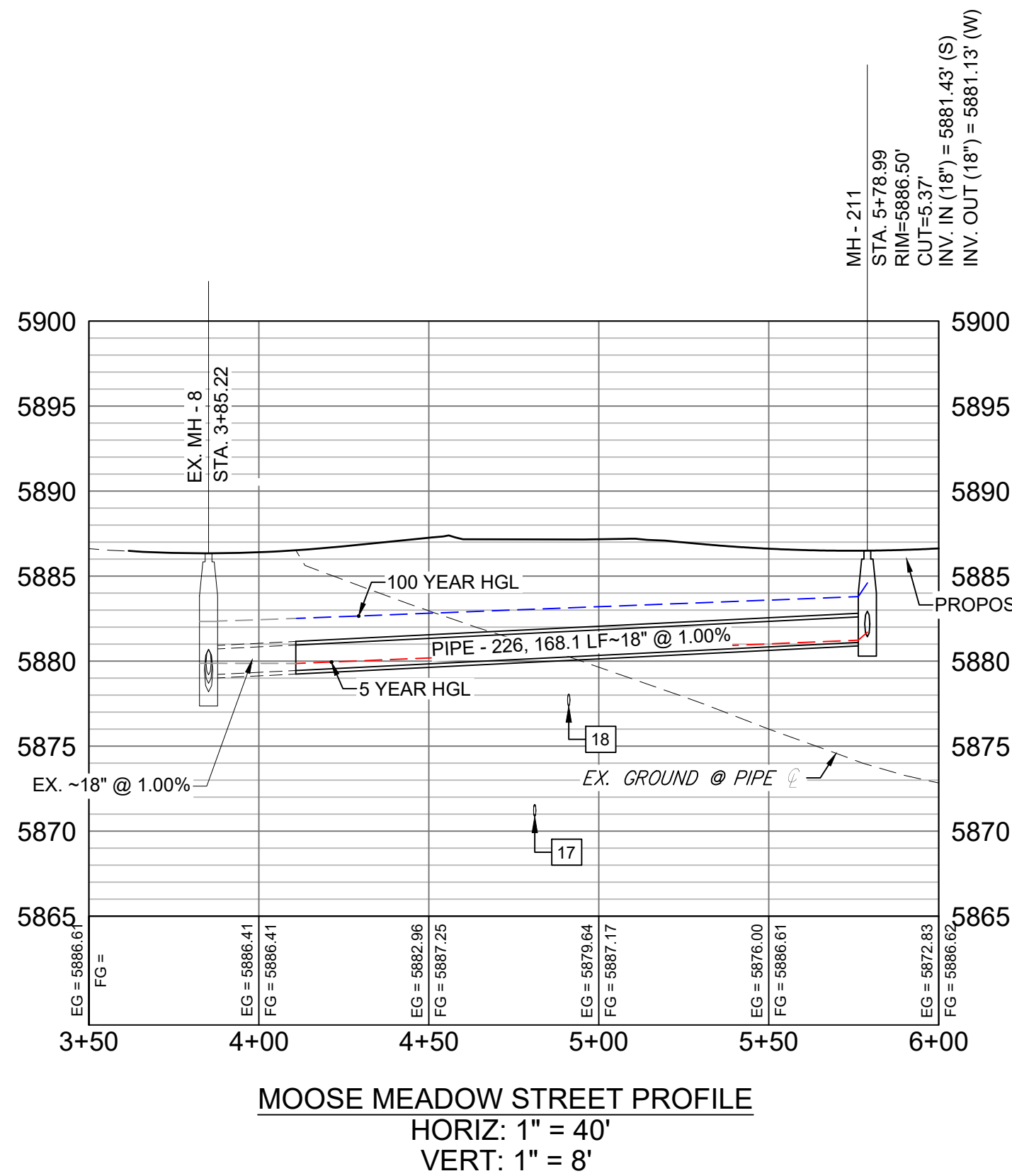
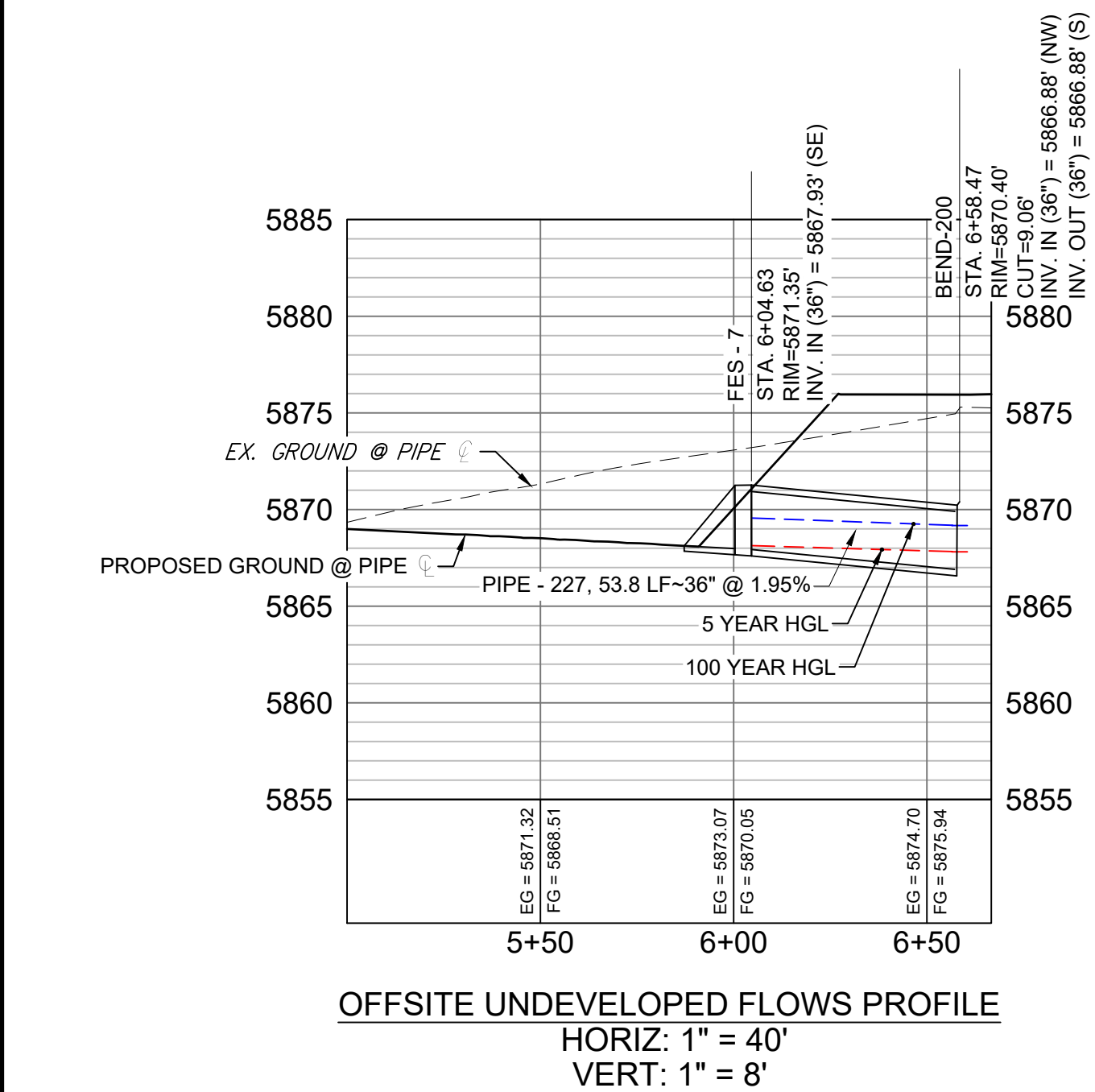
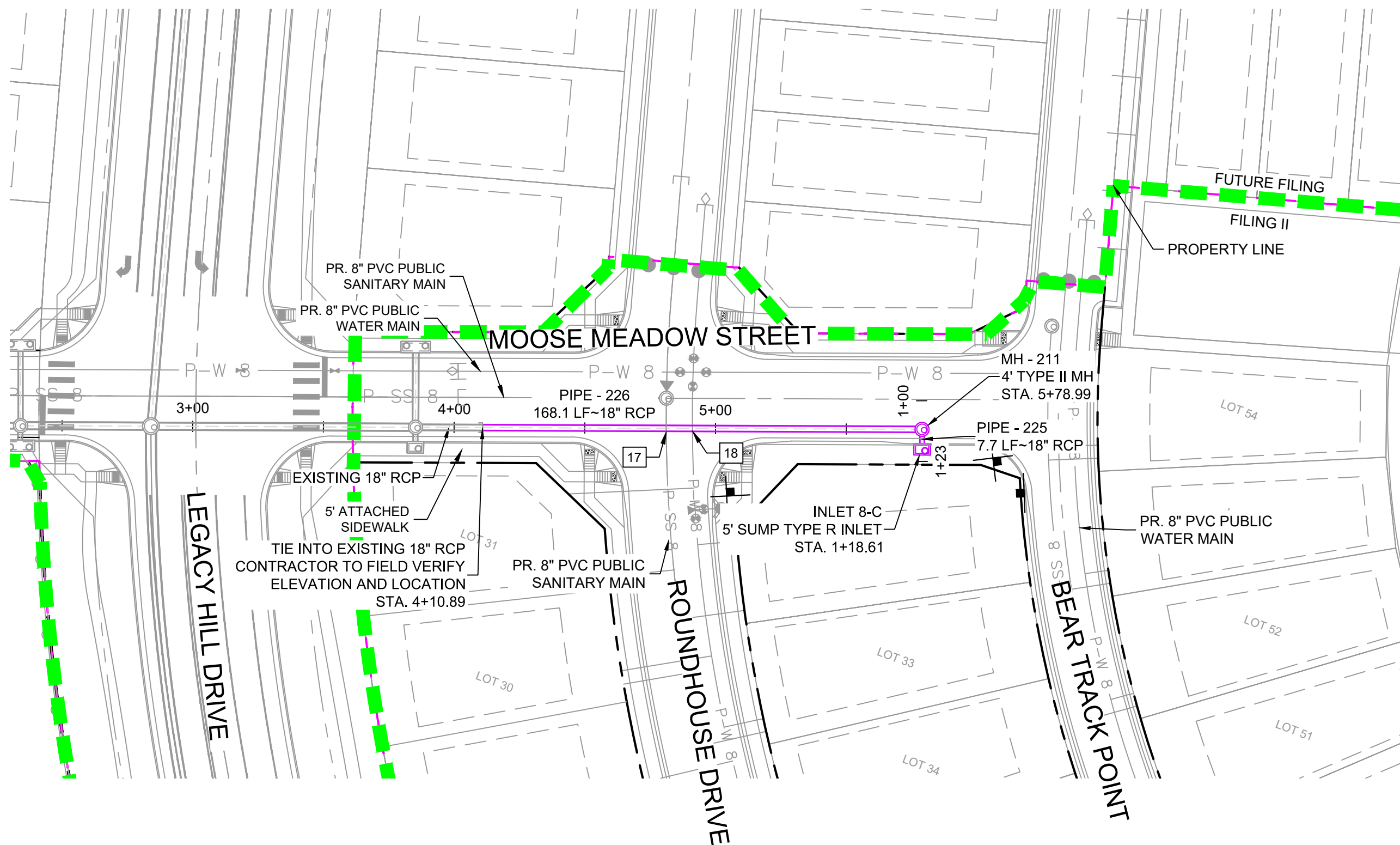
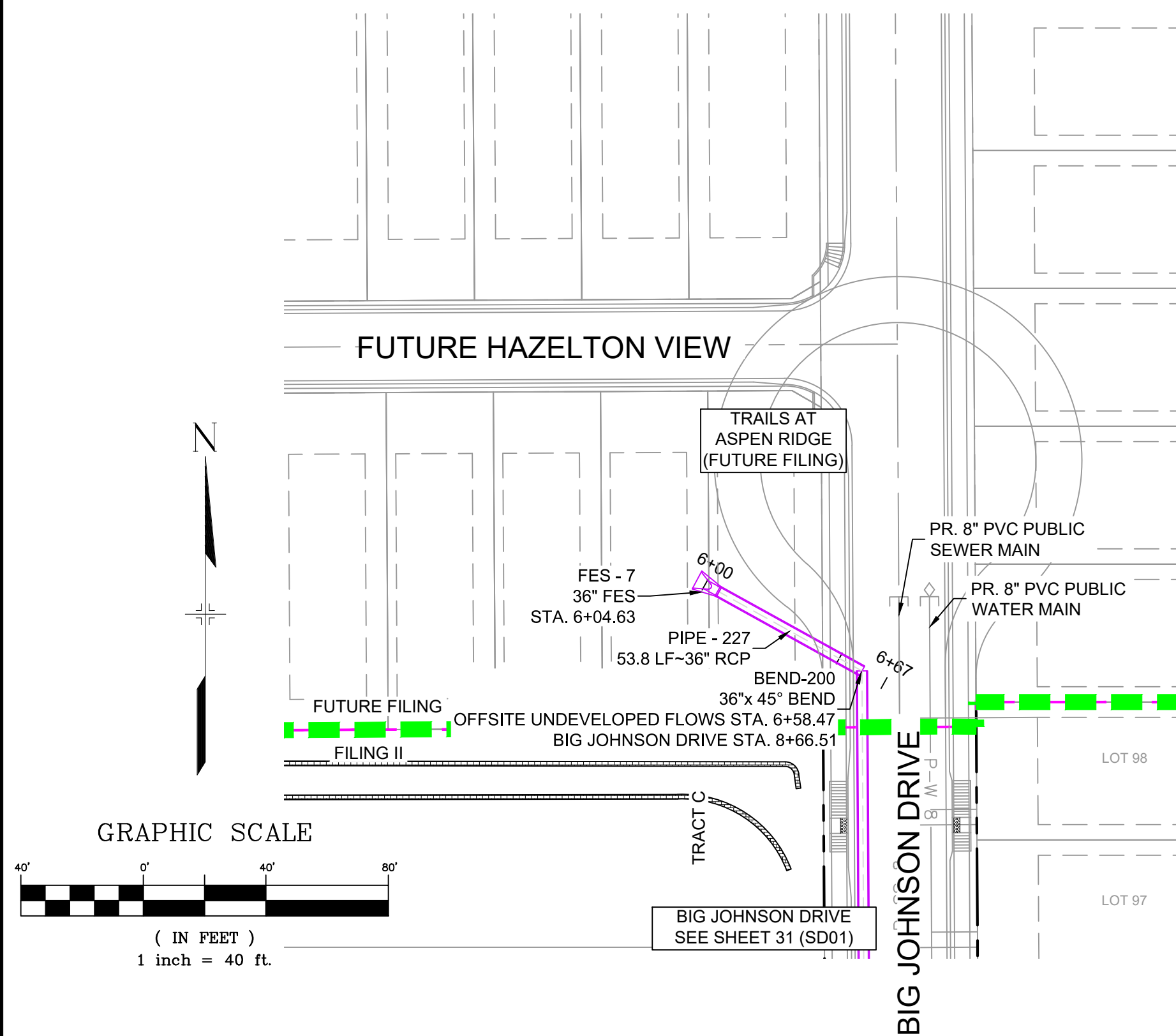
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	SEPARATION
17	N 7,387.85 E 13,120.84	8" PVC SAN 5871.57	18" RCP STORM 5879.94	8.37'
18	N 7,391.32 E 13,130.24	8" PVC WATER 5878.04	18" RCP STORM 5880.04	2.00'

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

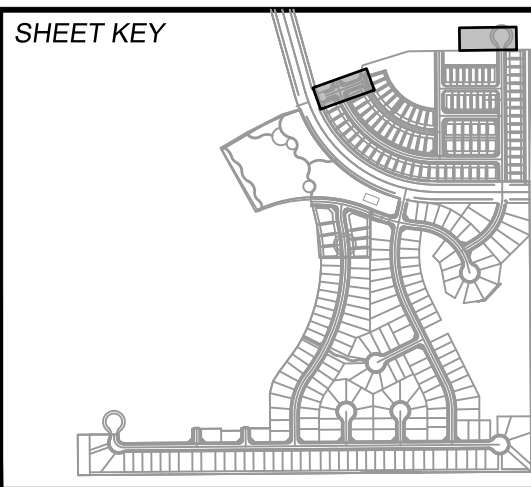
STRUCTURE TABLE			
NAME	TYPE	DETAILS	N & E
BEND-200	36"x 45" BEND	RIM = 5870.40 PIPE - 227 INV IN (36") = 5866.88 PIPE - 200 INV OUT (36") = 5866.88	N: 7630.64 E: 13998.89
FES - 7	36" FES	RIM = 5871.35 PIPE - 227 INV OUT (36") = 5867.93	N: 7656.70 E: 13951.78
INLET 8-C	5' SUMP TYPE R INLET	RIM = 5886.80 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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- PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
- ALL PIPE BENDS ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
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- PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL, MANHOLES SHALL BE INSTALLED 1/8" BELOW THE SURFACE OF THE PAVEMENT ON THE LOWEST SIDE OF THE MANHOLE.
- 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			
19-886-PR-UTIL			
X-886-PR-STORM-F1			
19-886-PR-UTIL-SANITARY			
886-PR-Legacy Drive			
GEC Titleblock			
X-886-PR-SITE-F1			
X-886-PR-SITE-FUTURE FILINGS			
X-886-PR-UTIL-F2			
X-886-PR-SITE-F2			
X-886-PR-CROSSINGS			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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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 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:




TRAILS AT ASPEN RIDGE			
FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS			
STORM DRAIN PLAN & PROFILE			
DESIGNED BY: NMS	SCALE: 1" = 40'	DATE ISSUED: FEBRUARY, 2020	DRAWING No. SD06
DRAWN BY: CRD	HORIZ 1" = 40'		
CHECKED BY: NMS	VERT. 1" = 8'	SHEET 36 OF 36	

CD_v3.pdf Markup Summary

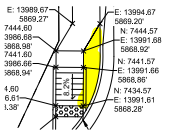
dsdlaforce (29)




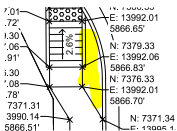
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Identify the surface material to be install for the area highlighted in yellow. Must be visually and tactilely distinguishable from the sidewalk. One option is the patterned concrete median paving per ECM detail SD_2-21.Loose gravel or cobble is not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

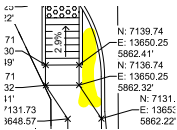
Comment applies to the other ramp locations highlighted in yellow on the subsequent sheets.




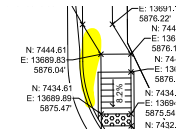
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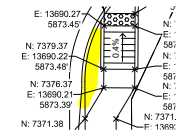
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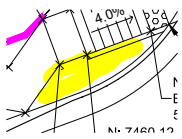
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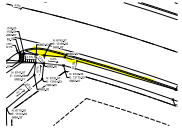
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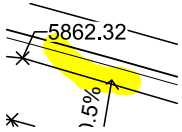
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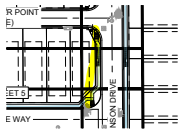
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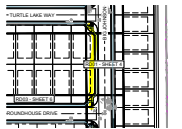
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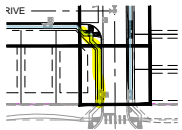
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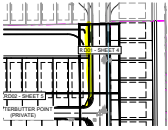
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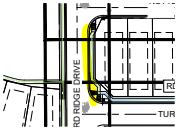
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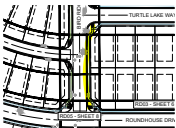
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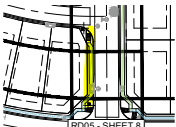
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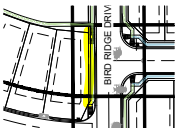
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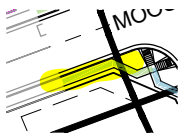
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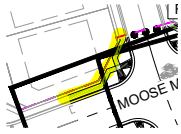
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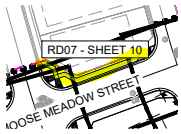
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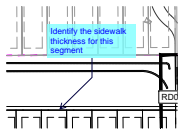
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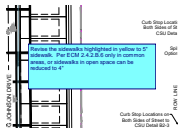


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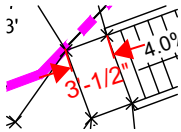
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Identify the sidewalk thickness for this segment



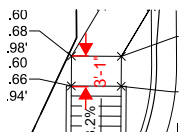
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Revise the sidewalks highlighted in yellow to 5" sidewalk. Per ECM 2.4.2.B.6 only in common areas, or sidewalks in open space can be reduced to 4"



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3'-1/2"



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Layer:
Space:

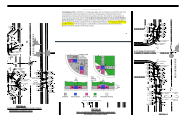
3'-1"



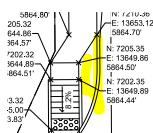
Subject: Callout
Page Label: [23] 23 RD20
Author: dsdlaforce
Date: 5/7/2020 2:13:58 PM
Status:
Color: ■
Layer:
Space:

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.

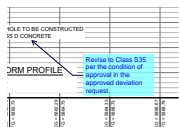
Revise all other landing pads that does not meet criteria.



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.