



Know what's below.  
Call before you dig.

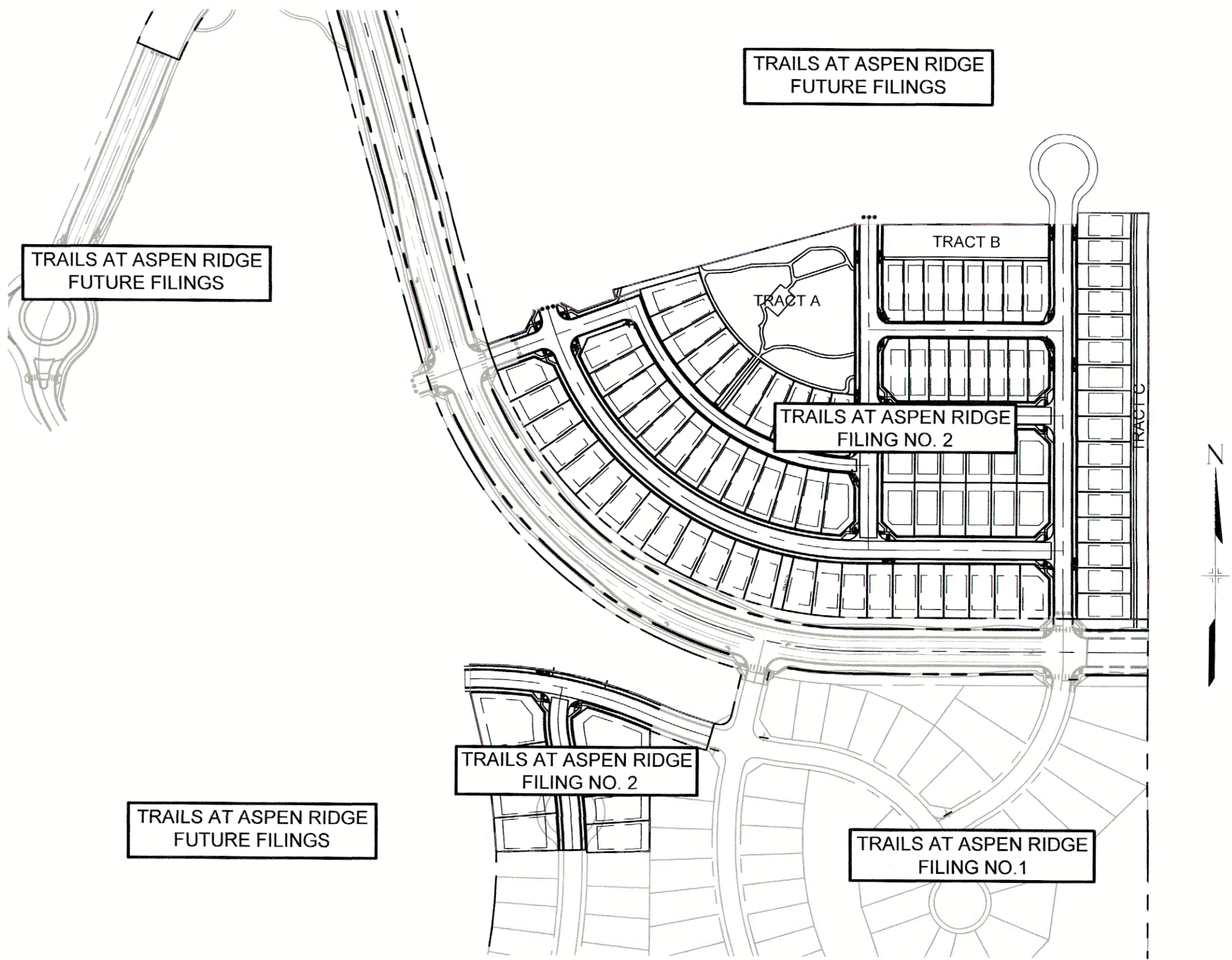
# TRAILS AT ASPEN RIDGE FILING NO.2

EL PASO COUNTY, CO

## ROADWAY & STORM IMPROVEMENT PLANS

APRIL 2021

SHEET NAME	SHEET No.
TS01	TITLE SHEET
GN01	ROADWAY GENERAL NOTES
RD00	CENTERLINE KEY MAP
RD01 - RD08	CENTERLINE ROADWAY PLAN & PROFILE
RD09	FLOWLINE KEY MAP
RD10 - RD18	FLOWLINE PLAN & PROFILE
RD19	INTERSECTION DETAILS KEY MAP
RD20 - RD24	INTERSECTION DETAILS
SN01 - SN02	SIGNING AND STRIPING PLAN
SD00	STORM KEY MAP
SD01 - SD07	STORM DRAIN PLAN & PROFILE



### ENGINEER'S STATEMENT:

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

By: Nicole Schanel Date: 10 April 2021

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

### EL PASO COUNTY:

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

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

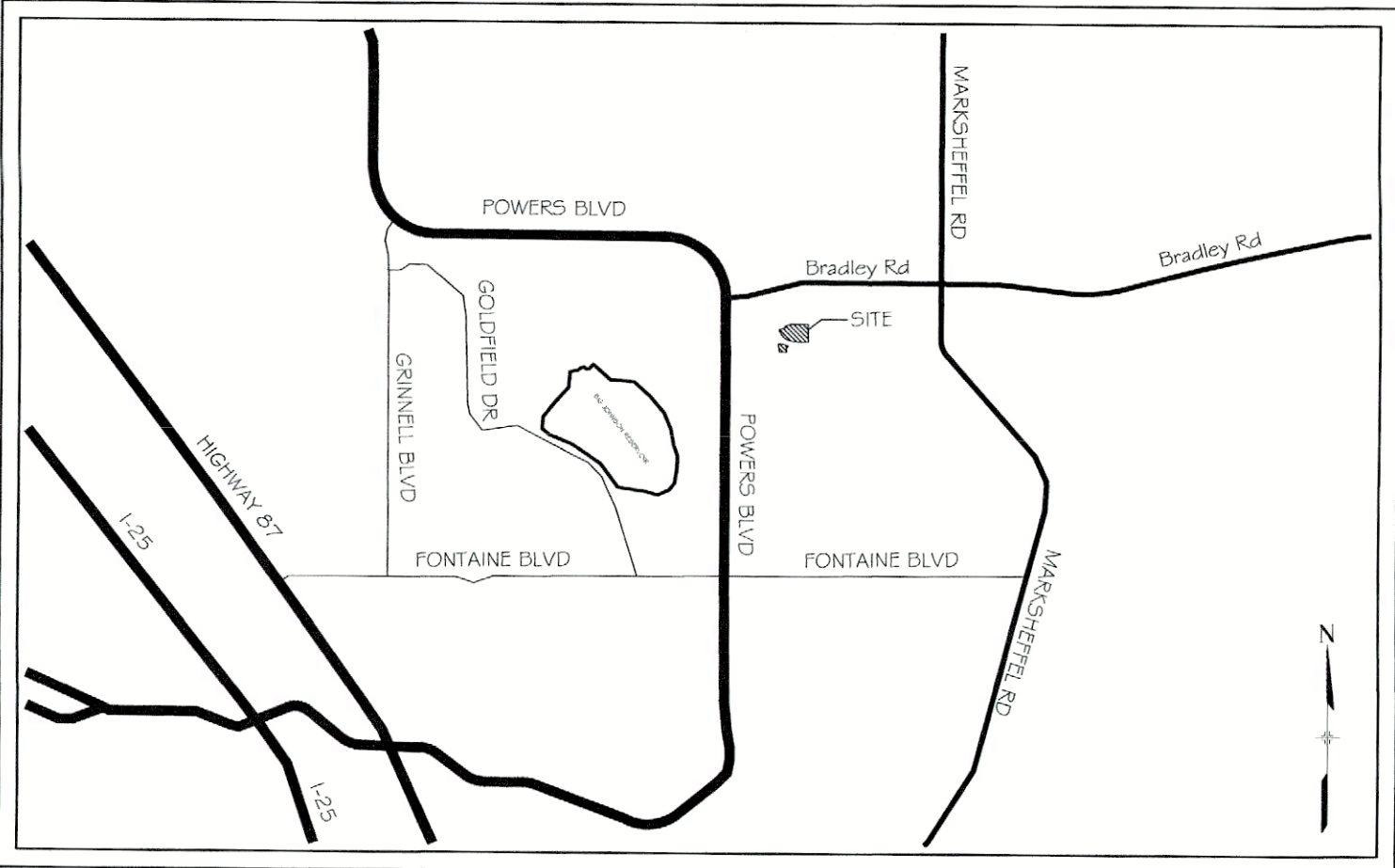
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

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

### OWNER/DEVELOPER:

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

Tim Buschar 4/13/21  
TIM BUSCHAR  
DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT  
COLA, LLC  
555 MIDDLE PARKWAY  
COLORADO SPRINGS, CO 80921





VICINITY MAP  
N.T.S.

SITE MAP  
1" = 200'

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-886-PR SITE-F1 886-PR Legacy Drive 886-PR Legacy Drive-Roundabout GEC Timebook X-886-PR SITE-F2				
COMPUTER FILE MANAGEMENT				
FILE NAME: s:\19.886.014 (trails at aspen ridge - f2)\100 Dwg\104 plan sets\construction plans\Road & Storm Plans\TS01.dwg				
PLOT DATE: April 13, 2021 1:56:36 PM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

SHEET KEY	BENCHMARK	BASIS OF BEARING
	COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F208 A BERNITSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD. ELEVATION - 5897.89' U.S. SURVEY FT	BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, 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 17694) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)

PREPARED BY:  	<div>SEAL</div> <div></div> <div>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014</div>	TRAILS AT ASPEN RIDGE				
		FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS				
		TITLE SHEET				
DESIGNED BY: NMS		SCALE		DATE ISSUED:	APRIL 2021	DRAWING No.  TS01
DRAWN BY: CRD		HORIZ. N/A				
CHECKED BY: NMS		VERT. N/A		SHEET	1 OF 37	



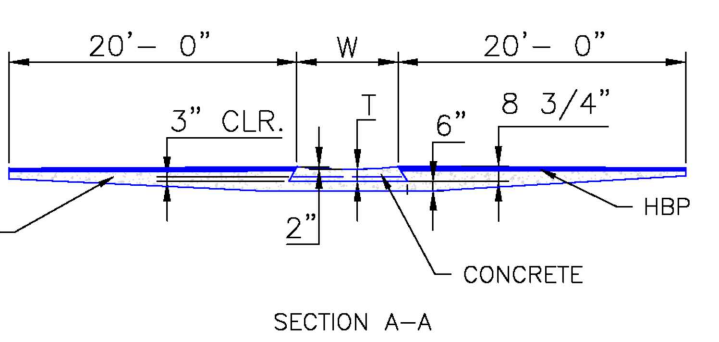
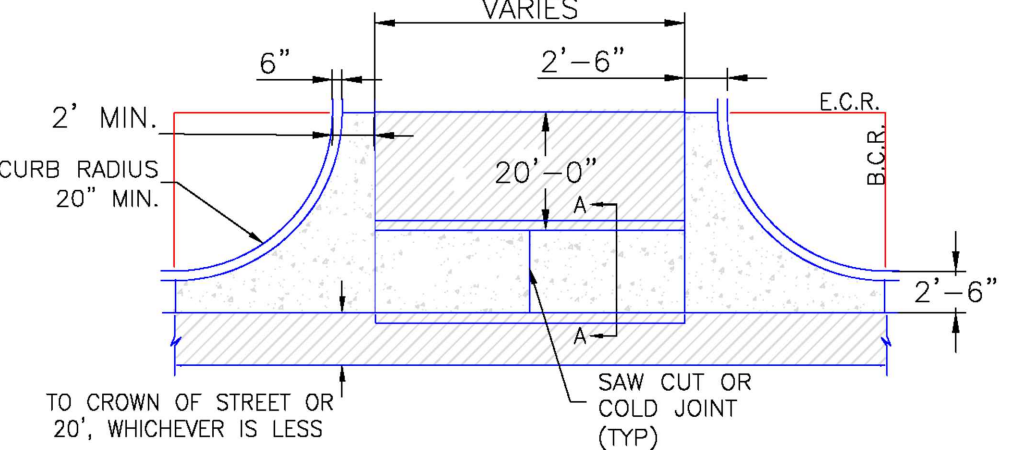
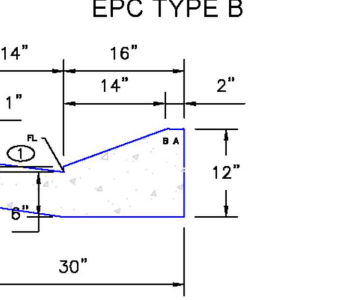
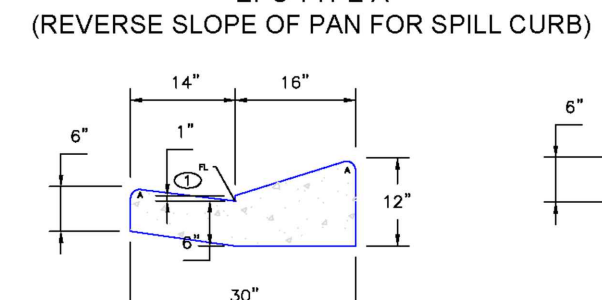
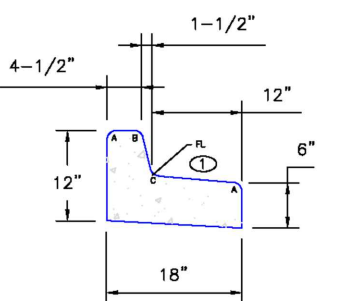
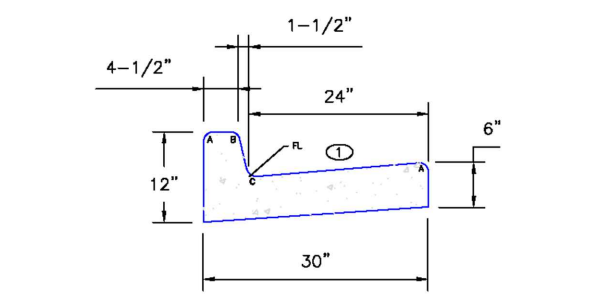
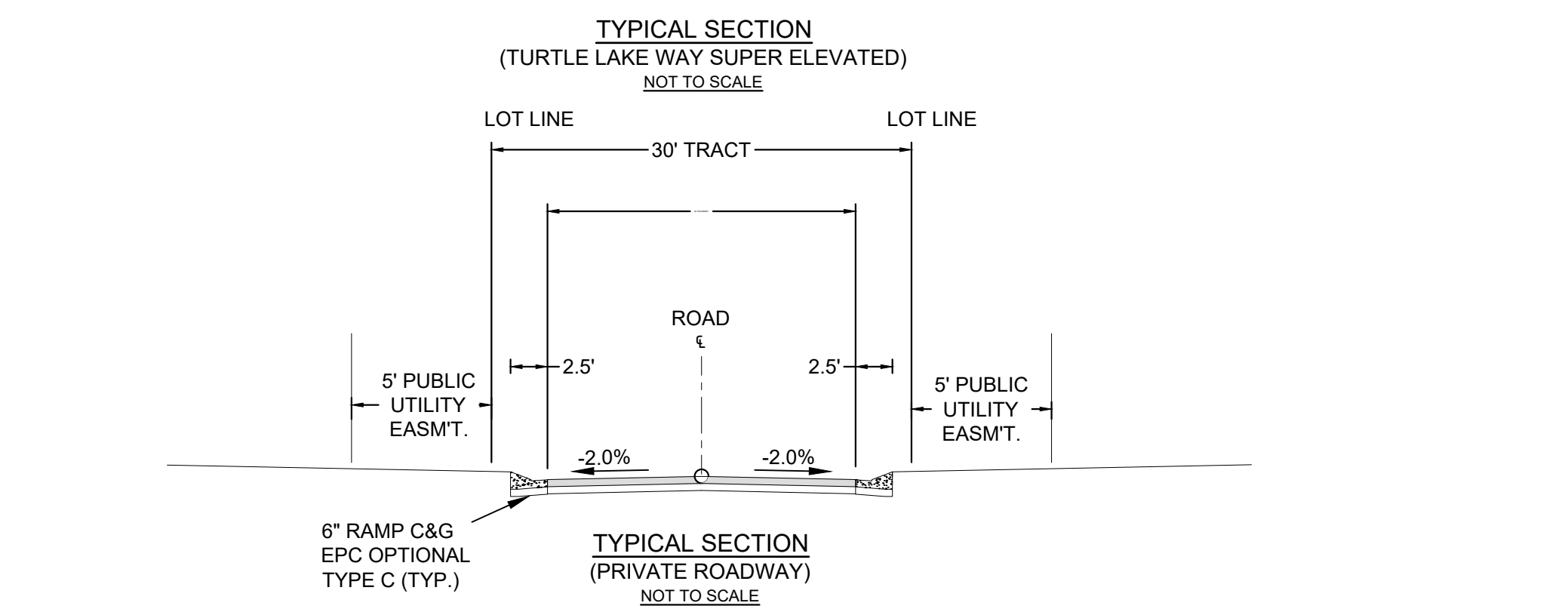
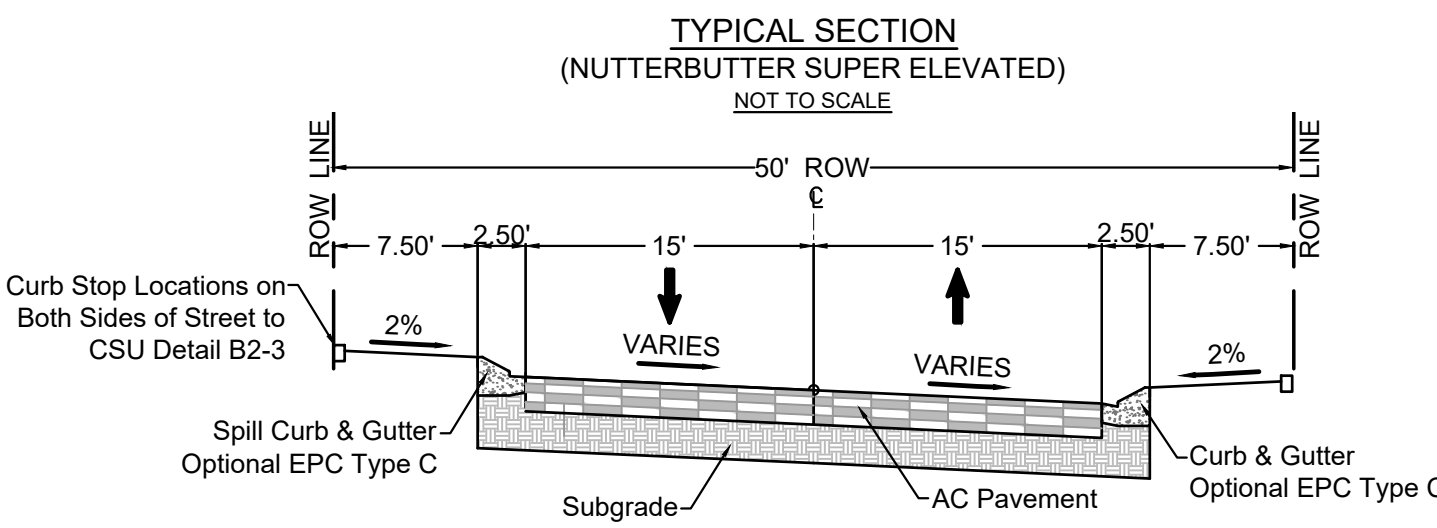
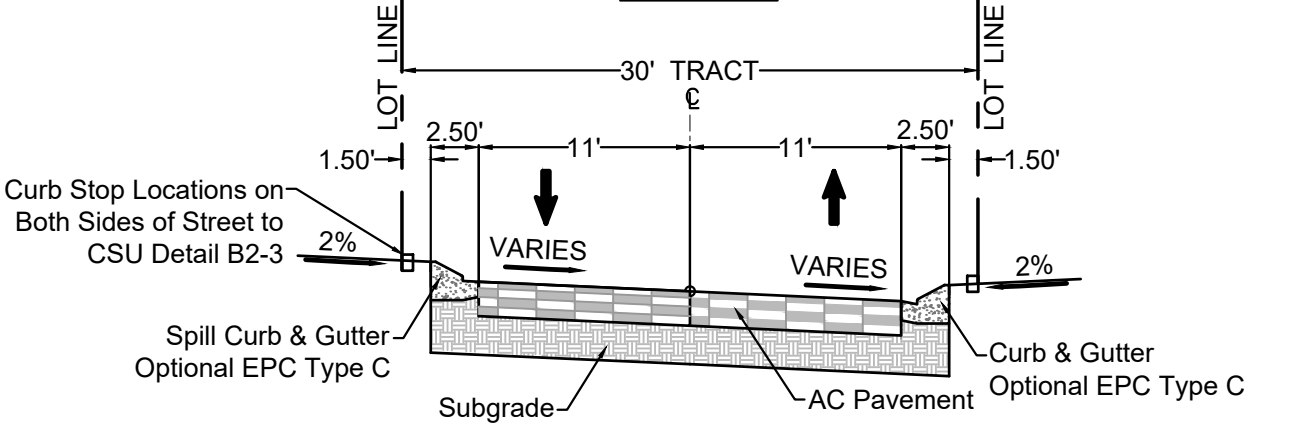
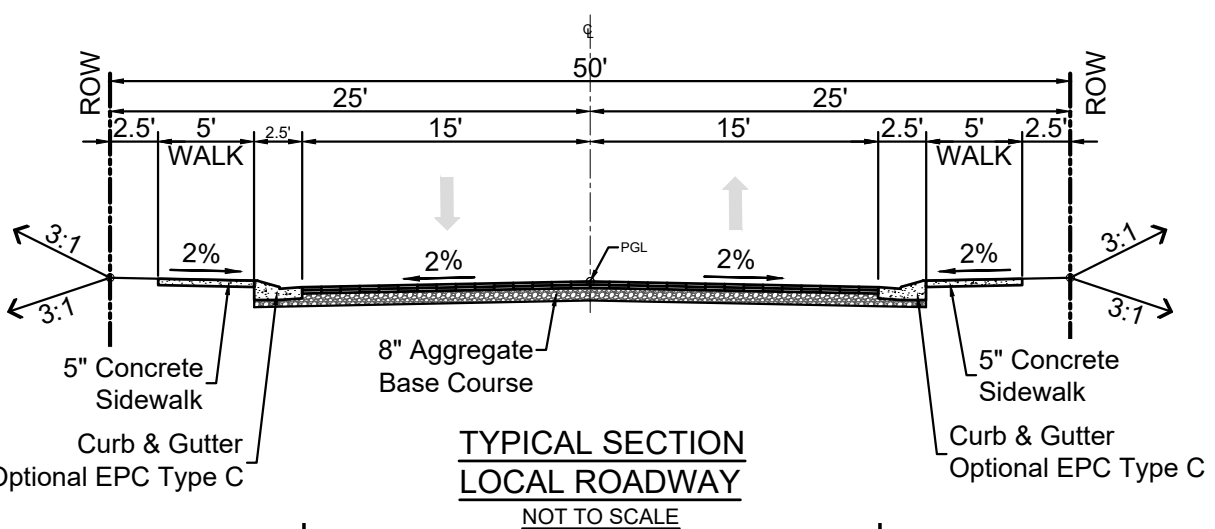






Know what's below.  
Call before you dig.

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

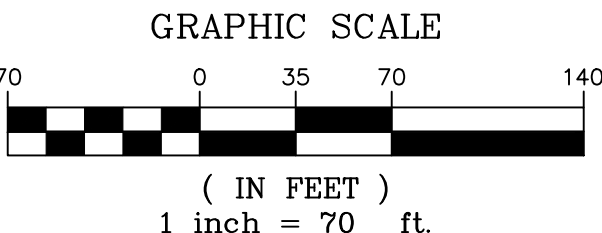
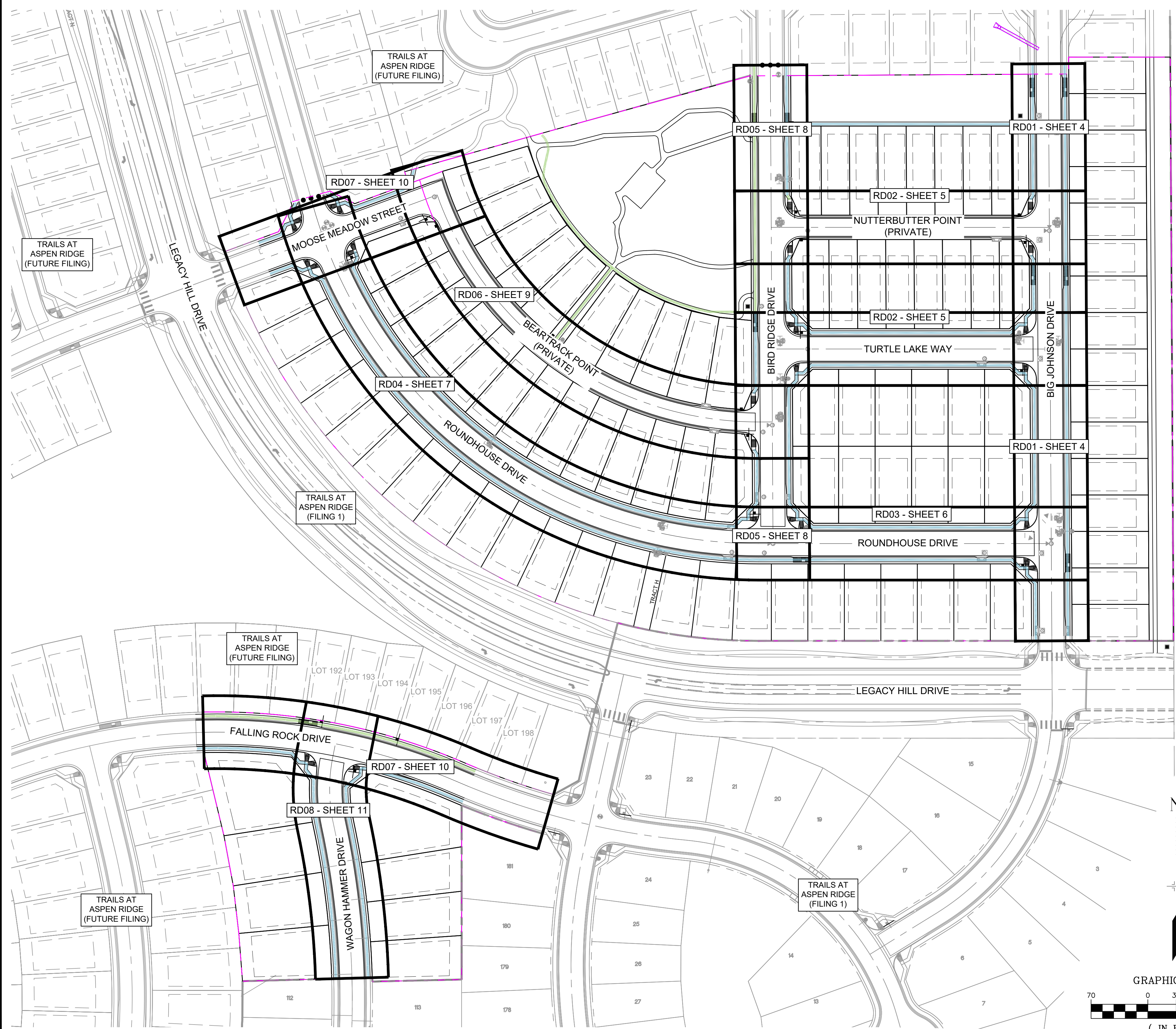


LEGEND FOR ROAD:  
A 1/8" TO 1/4"  
B 1-1/2"  
C 1-1/2" TO 2"

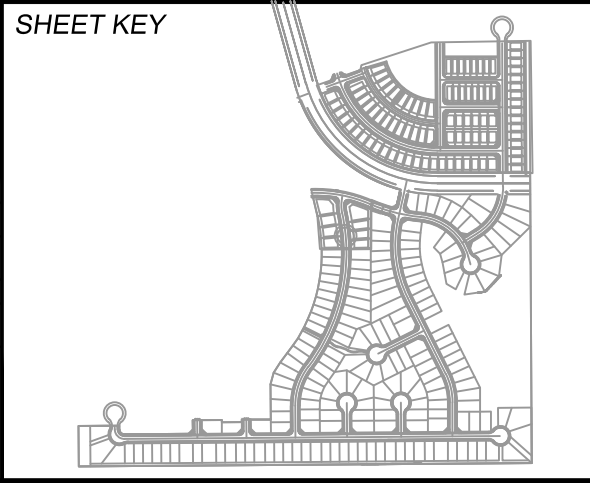
CD - GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.

4" CONCRETE DEPTH  
5" CONCRETE DEPTH

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



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 X-886-PR SITE X-886-PR SITE - F6 X-886-PR SITE - F5 X-886-PR SITE - F4 X-886-PR SITE - F3			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
F:\BIBB\Trails at Aspen Ridge - F2\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD01 CENTERLINES.dwg			
C:\BIBB\TECH_D-SIZE_BW.ctb			
AUDIT 10:38:54 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



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

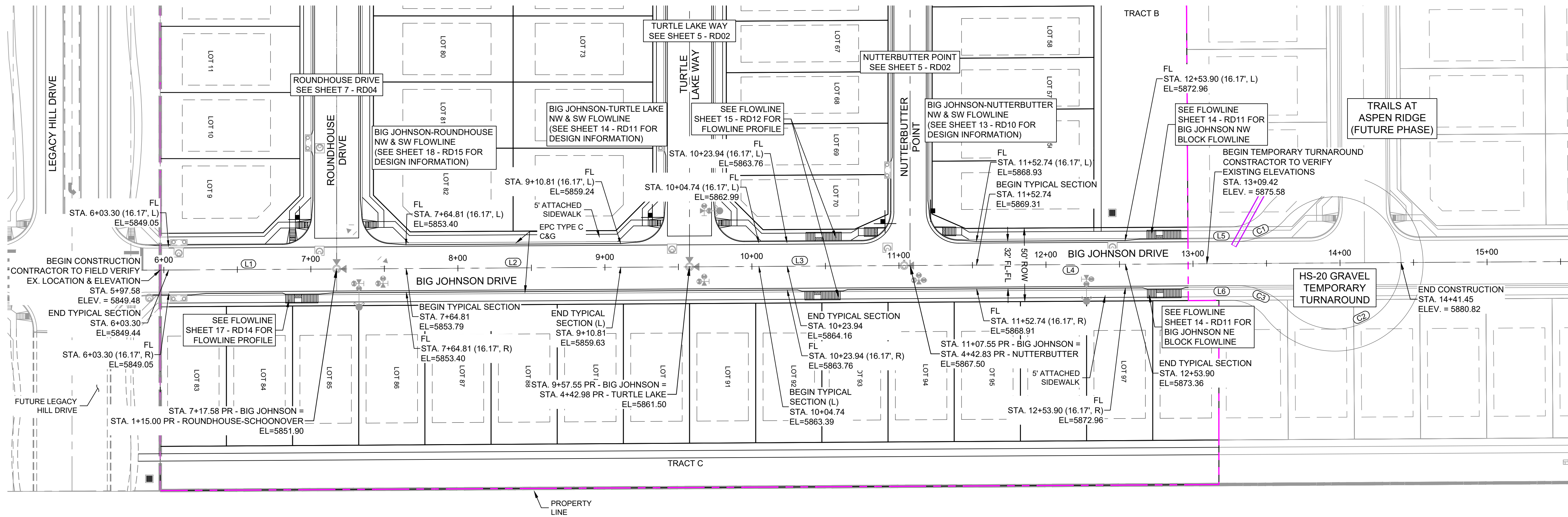
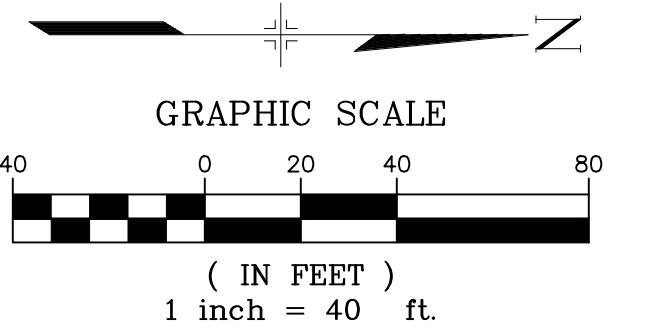
**BASIS OF BEARING**  
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM.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

PREPARED BY:

SEAL

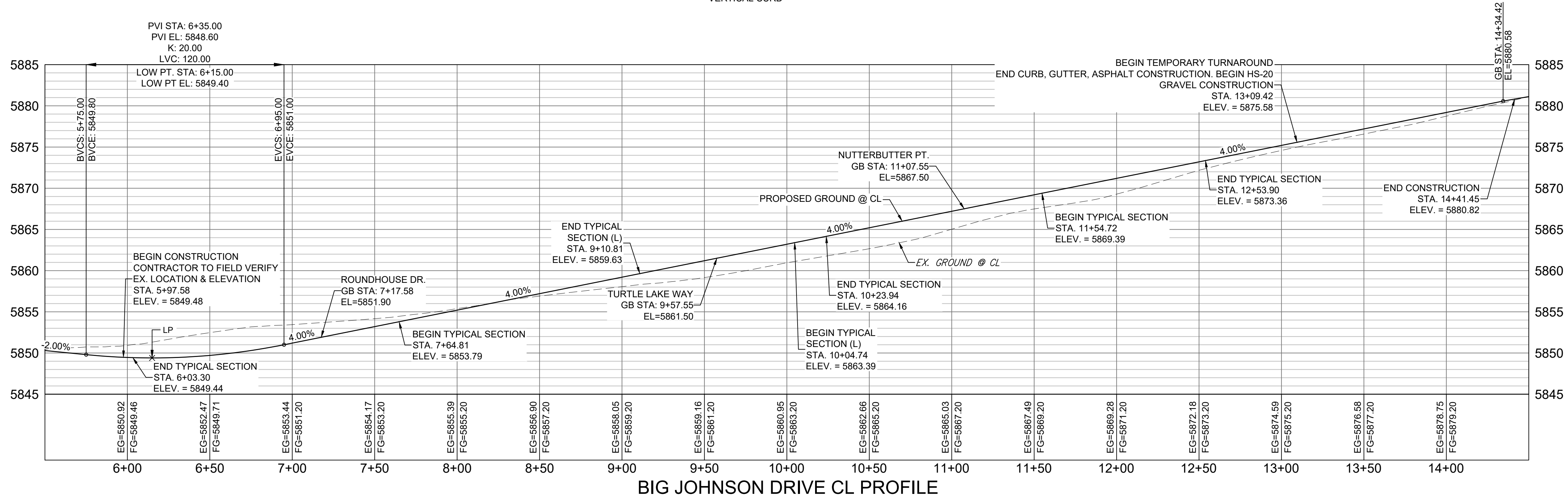
TRAILS AT ASPEN RIDGE			
FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS			
CENTERLINE KEY MAP			
DESIGNED BY:	NMS	SCALE	DATE ISSUED:
CHECKED BY:	NMS	HORIZ 1" = 70' VERT. N/A	APRIL 2021
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014			DRAWING No. RD00



Know what's below.  
Call before you dig.

## BIG JOHNSON DRIVE PLAN

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



## BIG JOHNSON DRIVE CL PROFILE

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

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

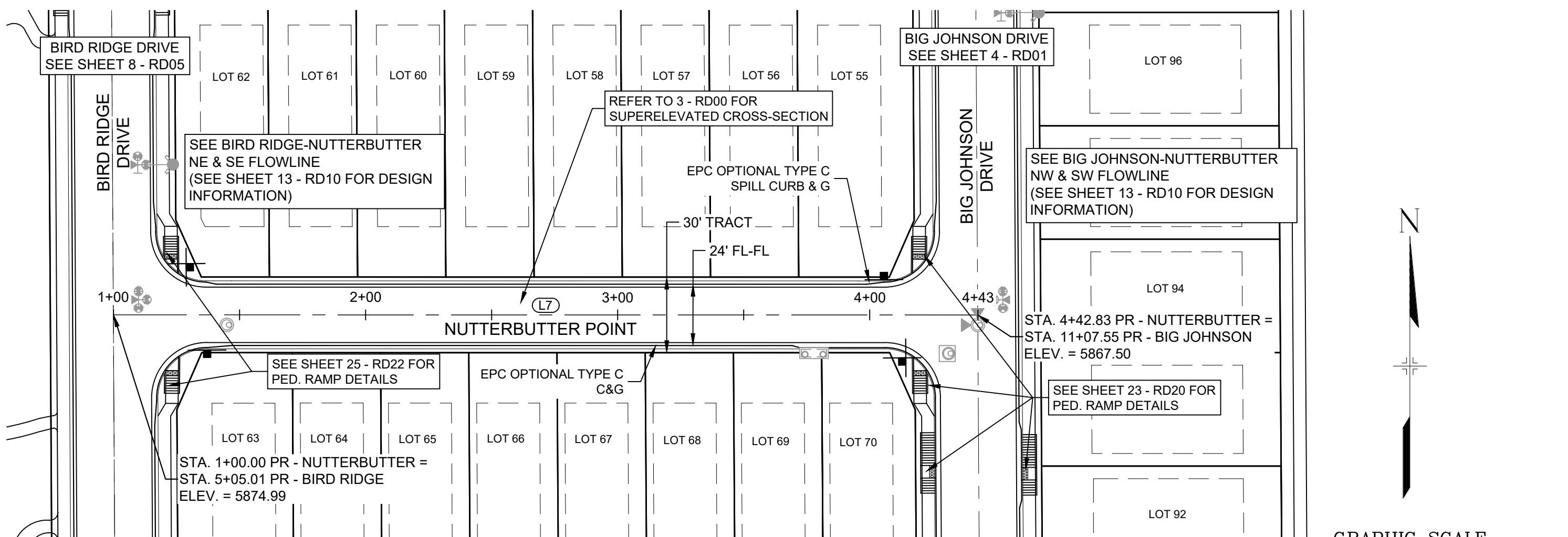
CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C1	37.85	45.00	48°11'23"
C2	217.07	45.00	276°22'46"
C3	37.85	45.00	48°11'23"

REFERENCE DRAWINGS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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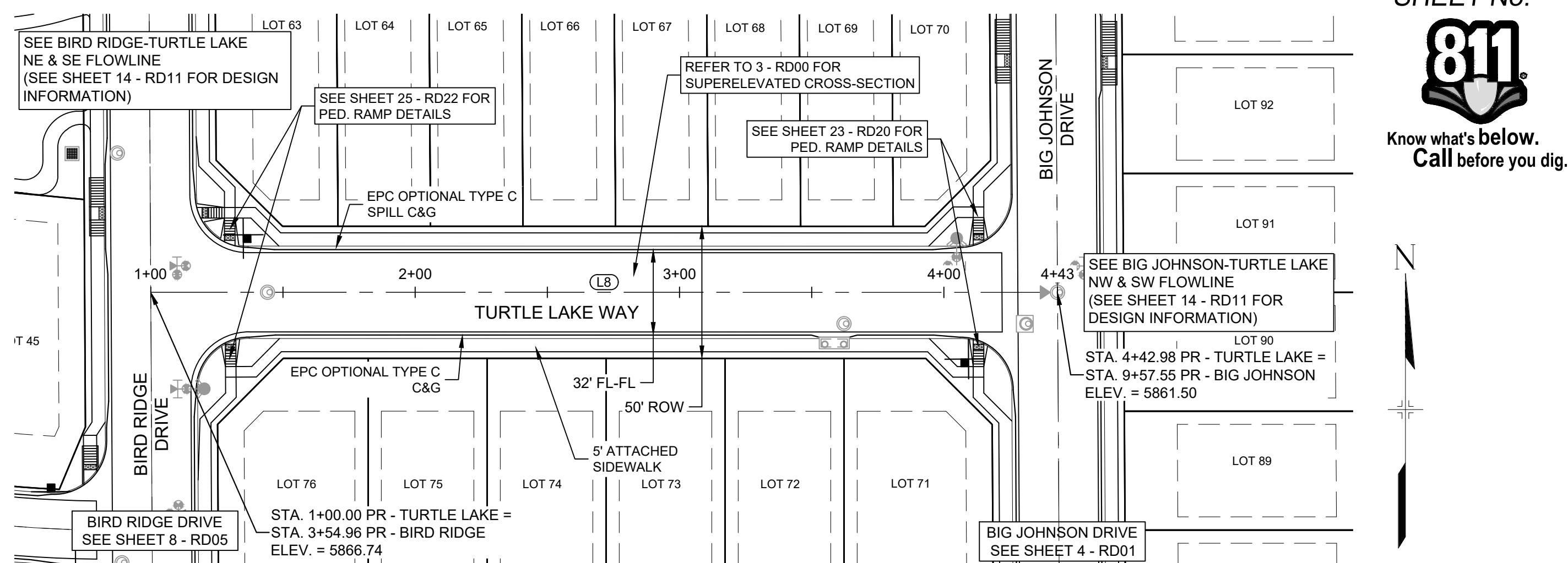
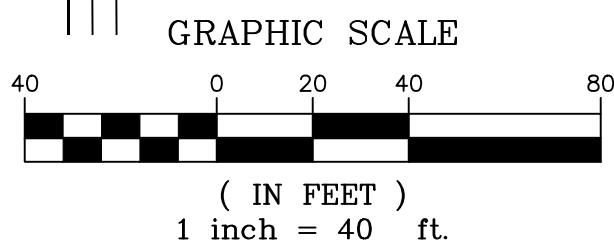


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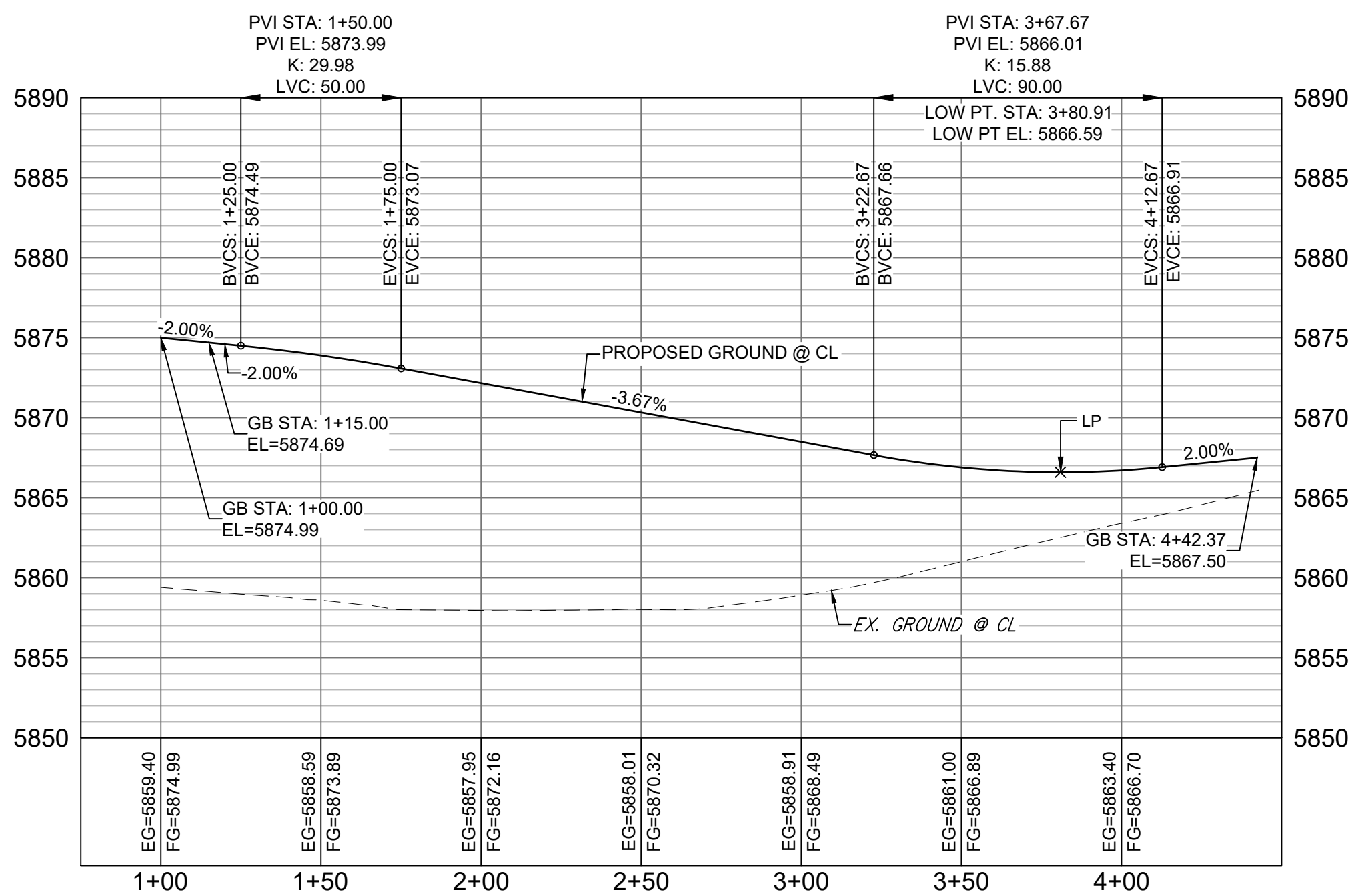
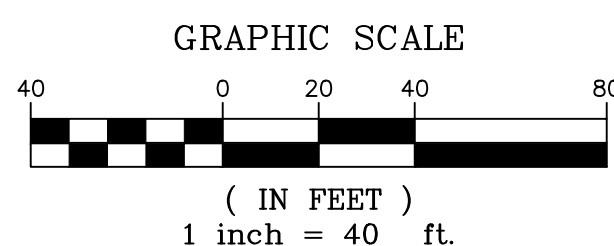
**NUTTERBUTTER POINT PLAN**

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



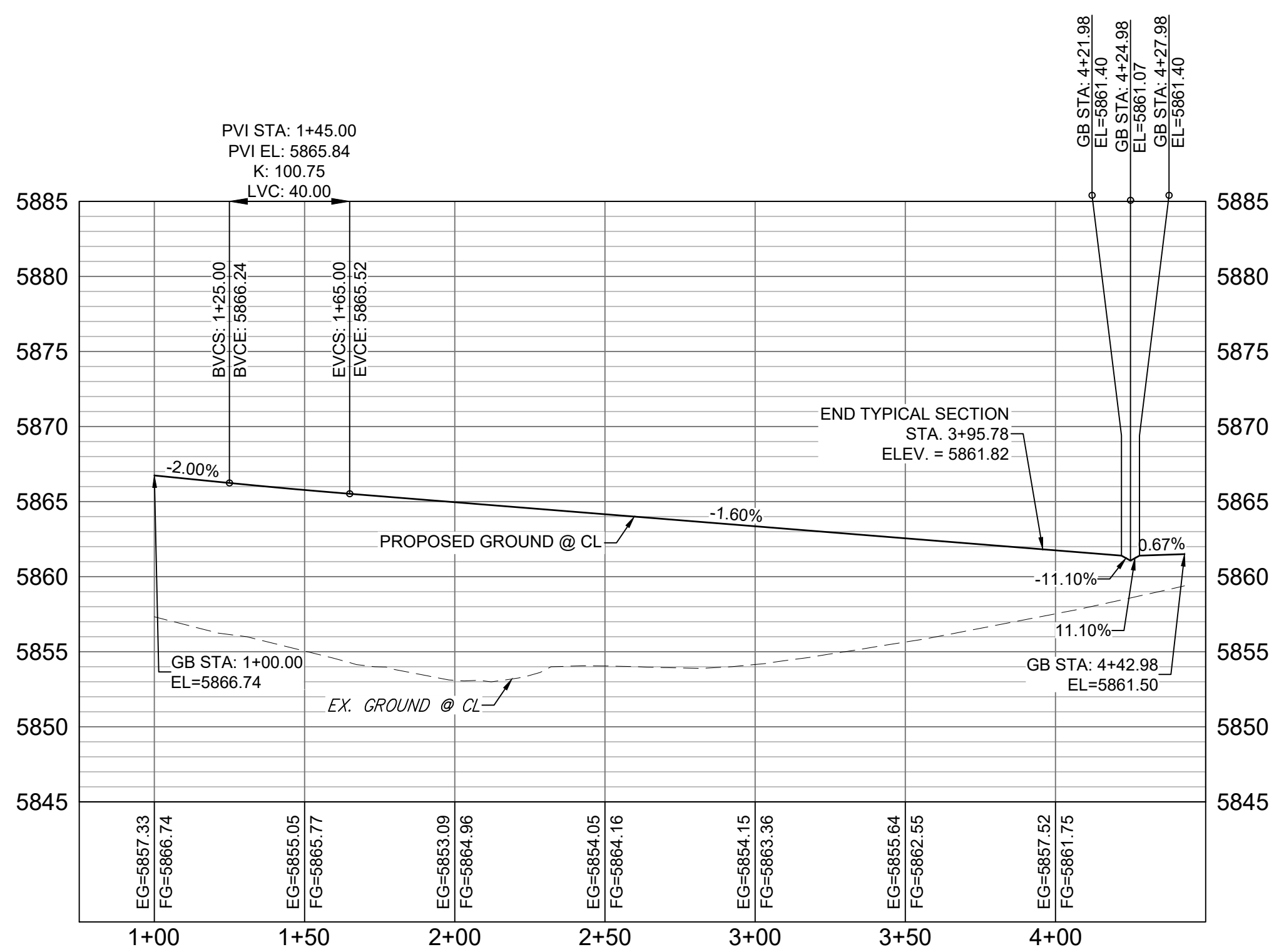
**TURTLE LAKE WAY PLAN**

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



**NUTTERBUTTER POINT CL PROFILE**

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



**TURTLE LAKE WAY CL PROFILE**

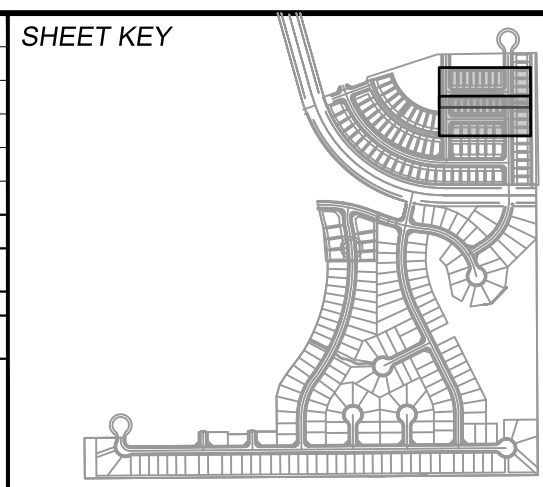
HORIZ: 1" = 40'  
VERT: 1" = 8'

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

REFERENCE DRAWINGS			
X-886-PR-SITE-F1			
X-886-PR-STORM-F1			
19-886-PR-UTIL			
19-886-PR-UTIL_SANITARY			
X-886-PR-SITE-F2			
886-PR-Legacy Drive			
GEC Titleblock			
X-886-PR-SITE-FUTURE FILINGS			
X-886-PR-UTIL-F2			
X-886-PR-SITE			
X-886-PR-SITE-F6			
X-886-PR-SITE-F3			
X-886-PR-SITE-F4			
X-886-PR-SITE-F3			

No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
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C:\BEN\TECH_D-SIZE_BW.ctb			
AUDIT 10:39:20 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



**BENCHMARK**

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

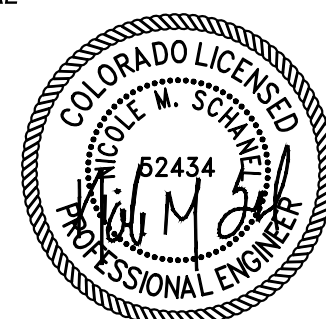
**BASIS OF BEARING**

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

PREPARED BY:



SEAL



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

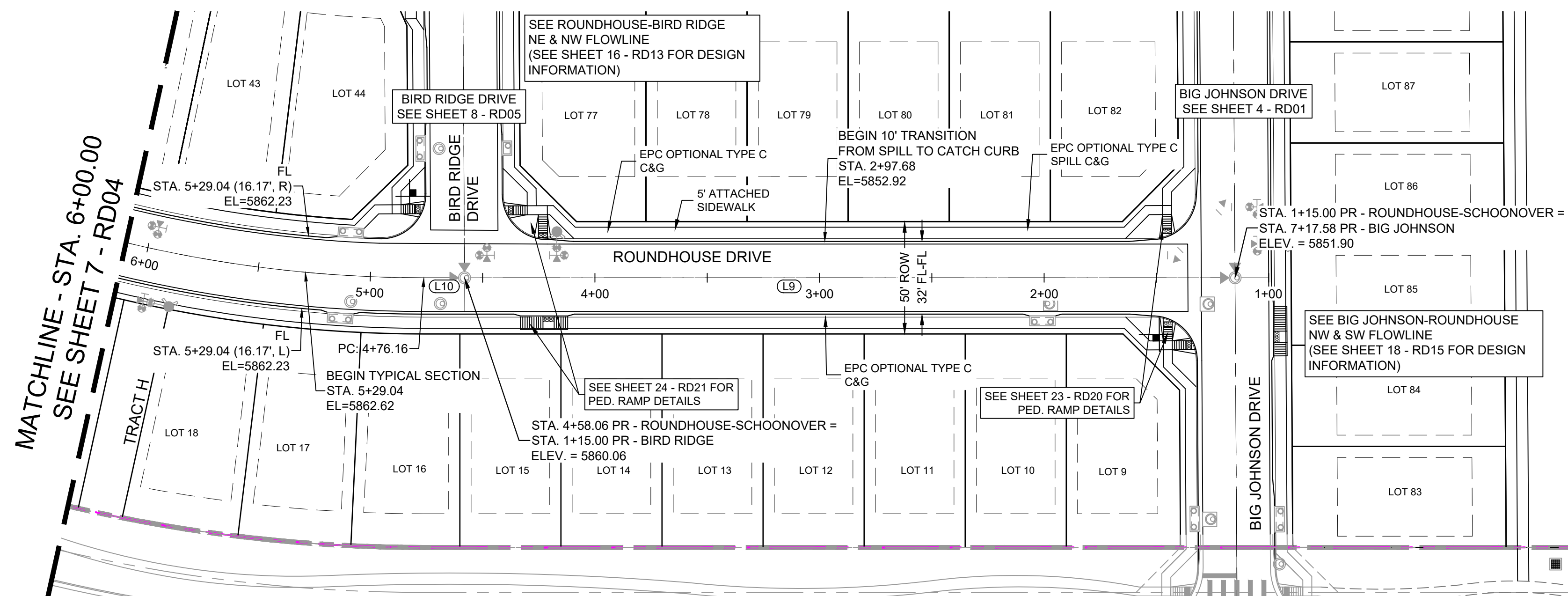
**TRAILS AT ASPEN RIDGE**

FILING NO. 2  
ROADWAY & STORM IMPROVEMENT PLANS

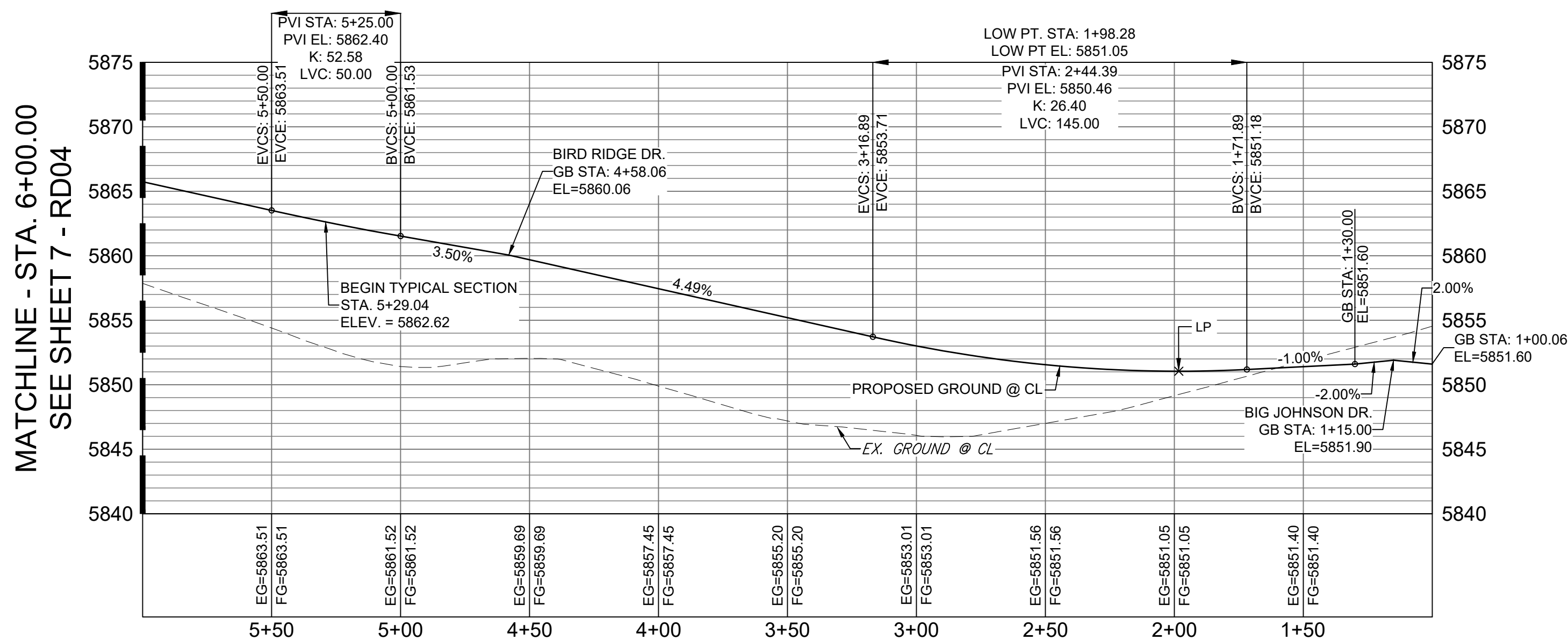
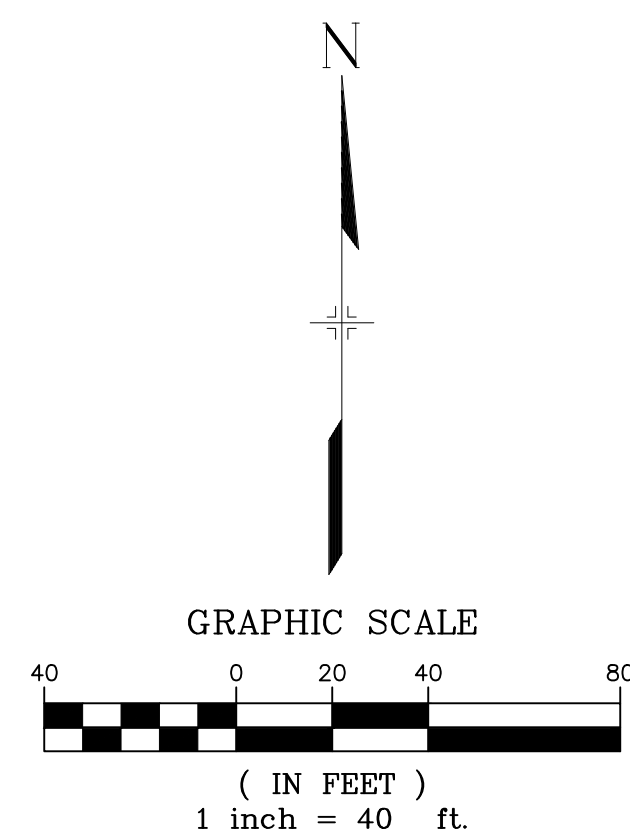
**ROADWAY PLAN & PROFILE**

DESIGNED BY:	NMS	SCALE	DATE ISSUED:	APRIL 2021	DRAWING No.
DRAWN BY:	CRD	HORIZ. 1" = 40'			
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET	5 OF 37	RD02



Know what's below.  
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## ROUNDHOUSE DRIVE PLAN

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

## ROUNDHOUSE DRIVE CL PROFILE

HORIZ: 1" = 40'

VERT: 1" = 8'

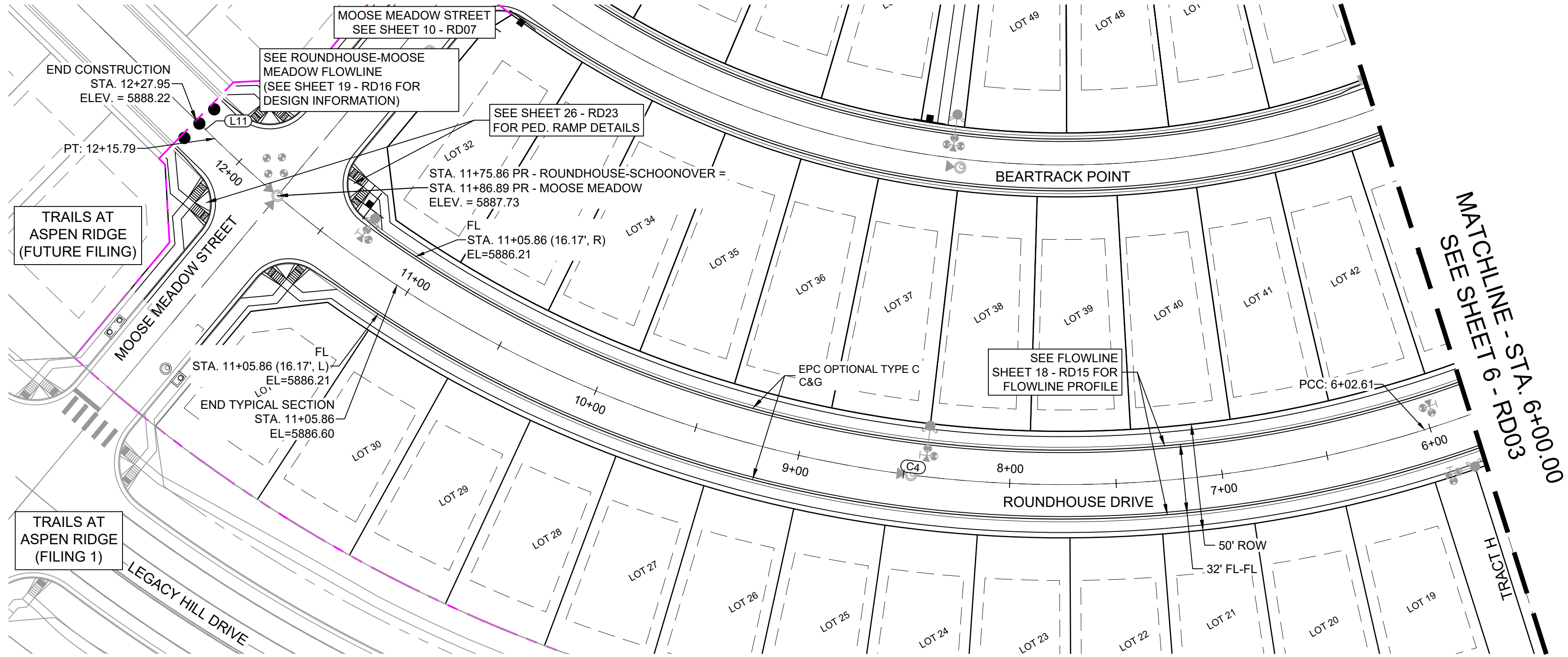
LINE TABLE		
LINE #	BEARING	DISTANCE
L9	N90°00'00"W	343.06
L10	N90°00'00"W	18.10

REFERENCE DRAWINGS		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 - F2 886-PR Legacy Drive GEC Titleblock X-886-PR SITE-FUTURE FILINGS X-886-PR UTIL-F2 X-886-PR SITE X-886-PR SITE - F6 X-886-PR SITE - F3 X-886-PR SITE - F4 X-886-PR SITE - F3				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 REVISIONS BY		COMPUTER FILE MANAGEMENT		BASIS OF BEARING		PREPARED BY:		ROADWAY PLAN & PROFILE	
F:\BIBB\Trails at Aspen Ridge - F2\1100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD01 CENTERLINES.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 1/2" 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	
DATE: 10/20/2021 10:39:30 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.		SCALE HORIZ. 1" = 40' VERT. 1" = 8'		DATE ISSUED: APRIL 2021		SHEET 6 OF 37		DRAWING No. RD03	

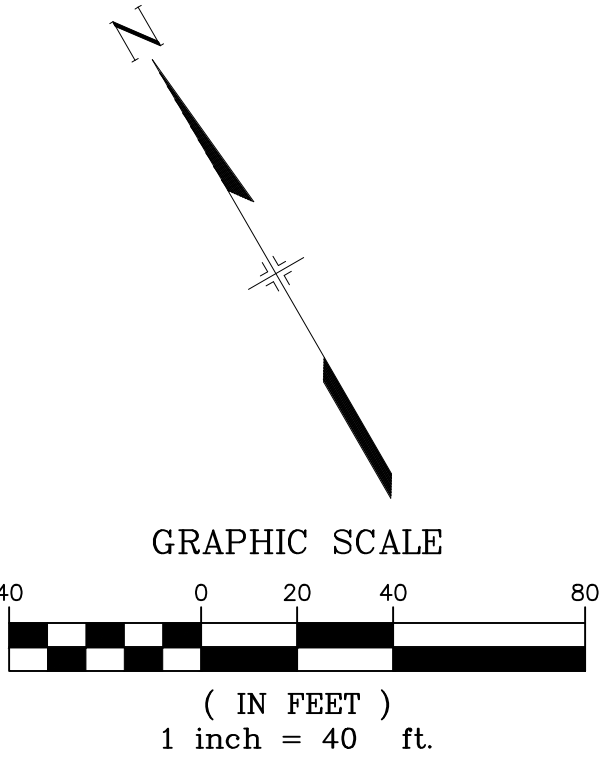




Know what's below.  
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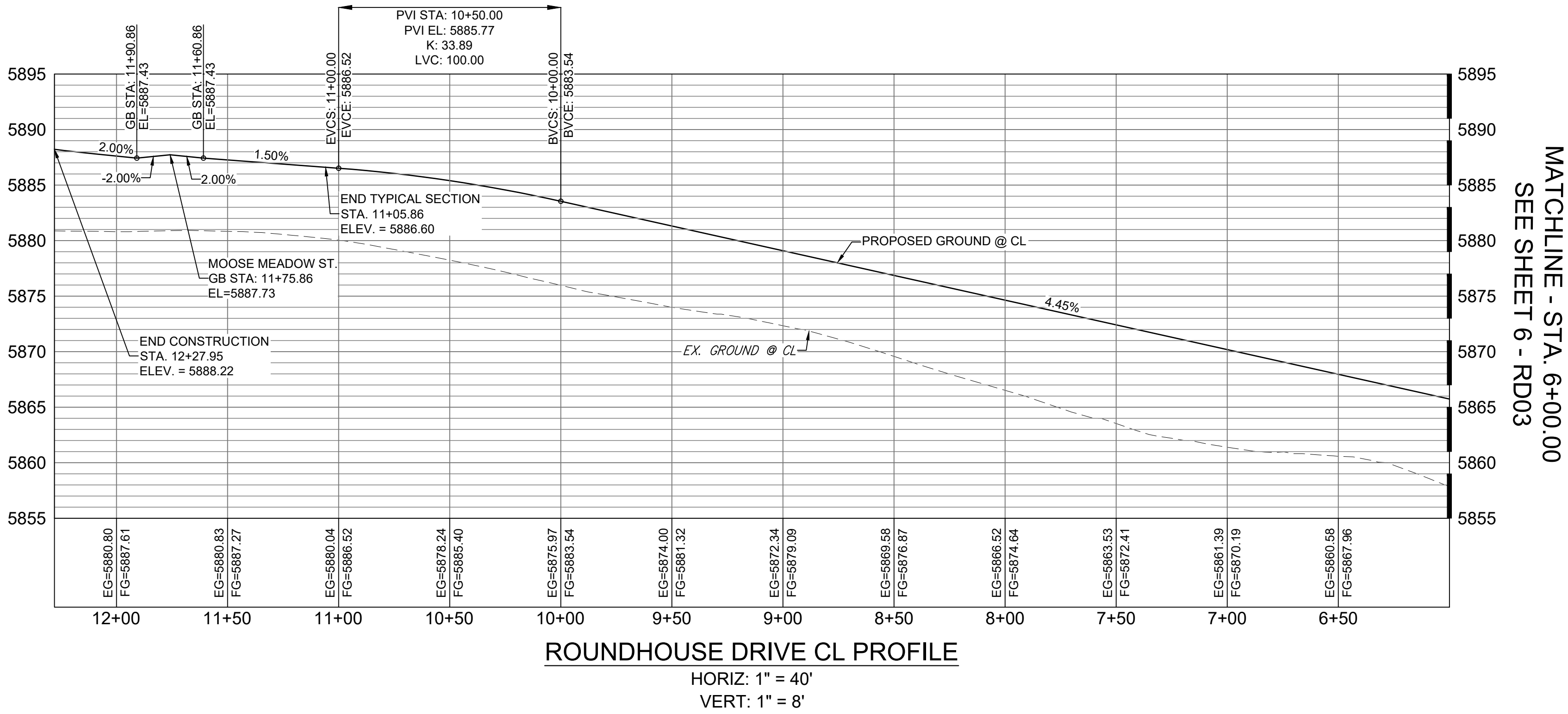


ROUNDHOUSE DRIVE PLAN



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"

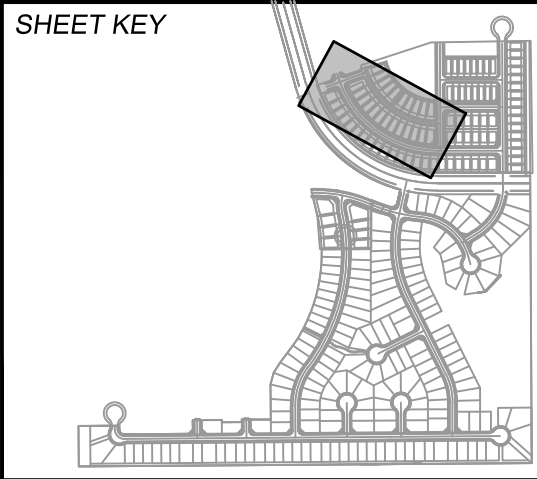


ROUNDHOUSE DRIVE CL PROFILE

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

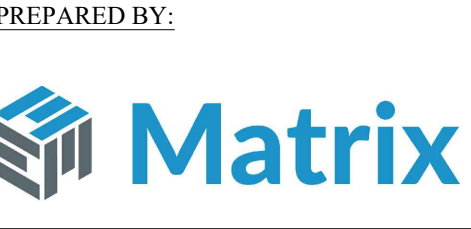
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X-886-PR-STORM-F1			
19-886-PR-UTIL			
19-886-PR-UTIL_SANITARY			
X-886-PR-SITE-F2			
886-PR-Legacy Drive			
GEC Titleblock			
X-886-PR-SITE-FUTURE FILINGS			
X-886-PR-UTIL-F2			
X-886-PR-SITE			
X-886-PR-SITE-F6			
X-886-PR-SITE-F5			
X-886-PR-SITE-F4			
X-886-PR-SITE-F3			

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

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

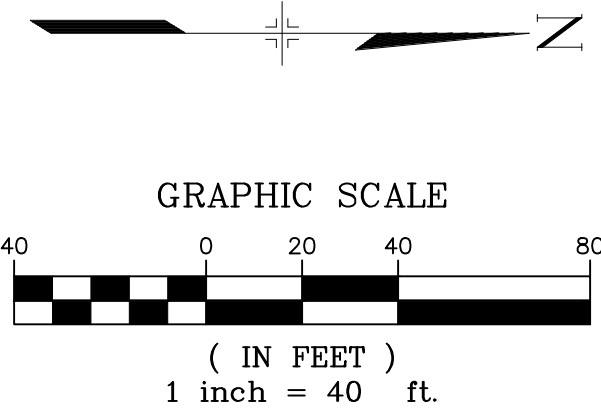
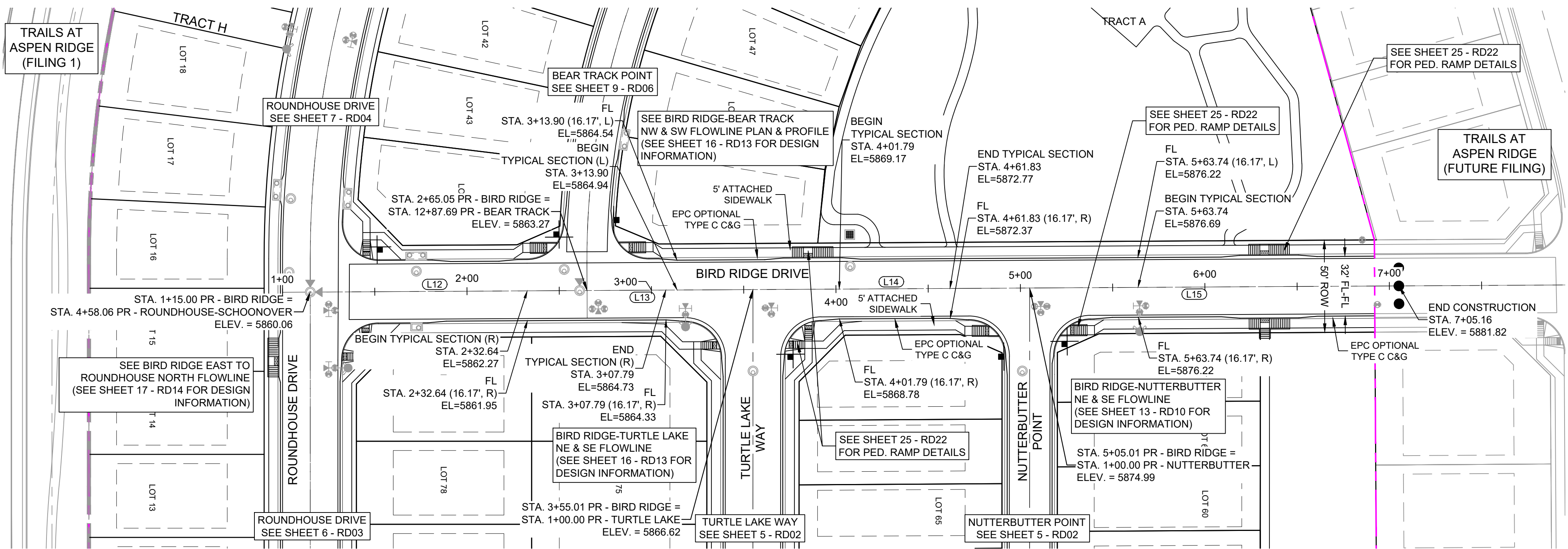


TRAILS AT ASPEN RIDGE			
FILING NO. 2			
ROADWAY & STORM IMPROVEMENT PLANS			
ROADWAY PLAN & PROFILE			
DESIGNED BY:	NMS	SCALE	DATE ISSUED:
DRAWN BY:	CRD	HORIZ 1" = 40'	APRIL 2021
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET 7 OF 37
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014			DRAWING No. RD04



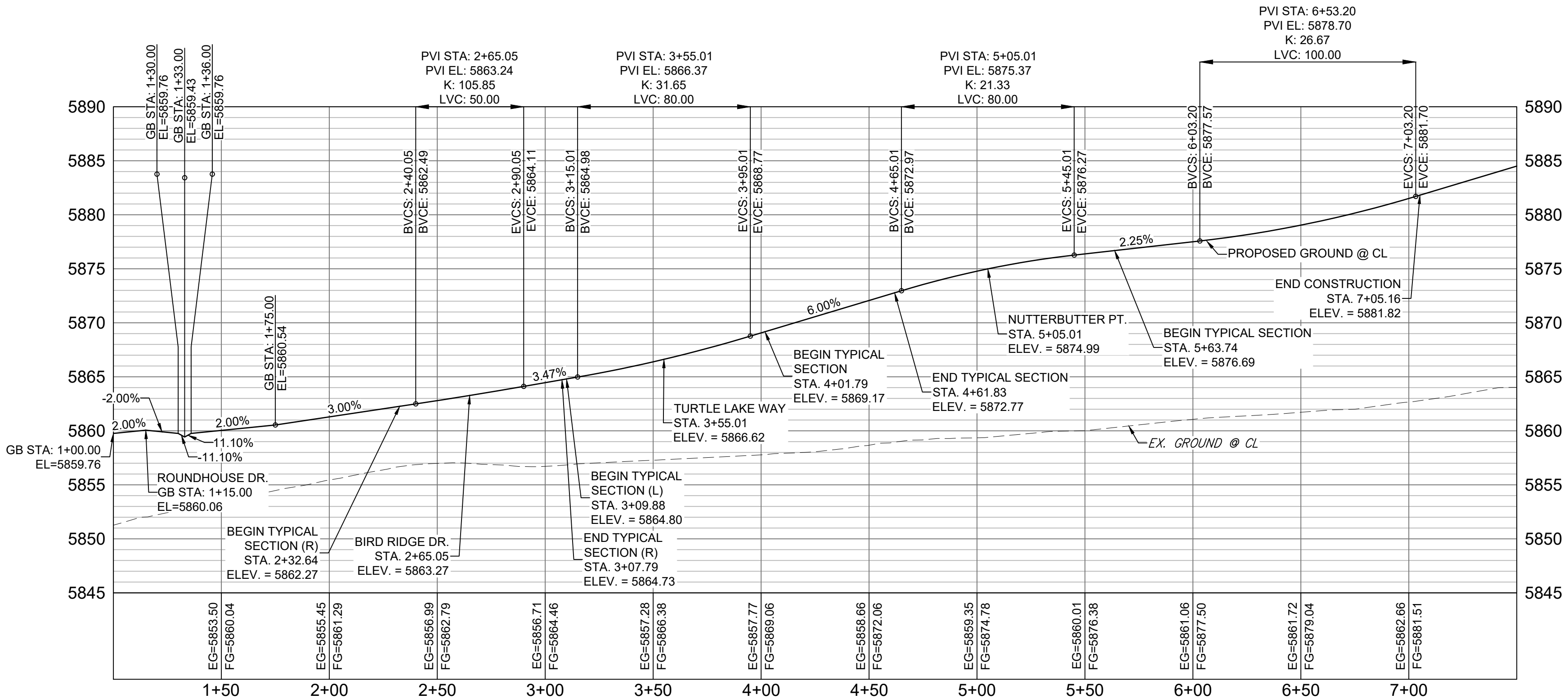


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BIRD RIDGE DRIVE PLAN

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

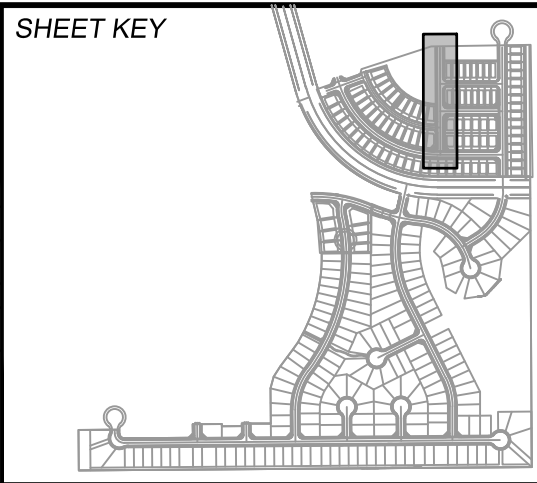


LINE TABLE		
LINE #	BEARING	DISTANCE
L12	N00°19'34"W	150.05
L13	N00°19'34"W	89.96
L14	N00°19'34"W	150.00
L15	N00°19'34"W	200.14

BIRD RIDGE DRIVE CL PROFILE

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

REFERENCE DRAWINGS			
X-886-PR SITE - F1			
X-886-PR STORM - F1			
X-886-PR UTIL - SANITARY			
X-886-PR SITE - F2			
X-886-PR LEGACY DRIVE			
X-886-PR SITE - FUTURE FILINGS			
X-886-PR SITE - F2			
X-886-PR SITE - F3			
X-886-PR SITE - F4			
X-886-PR SITE - F3			
No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
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**BENCHMARK**  
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206  
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.  
ELEVATION - 5897.89' U.S. SURVEY FT

**BASIS OF BEARING**  
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PREPARED BY:

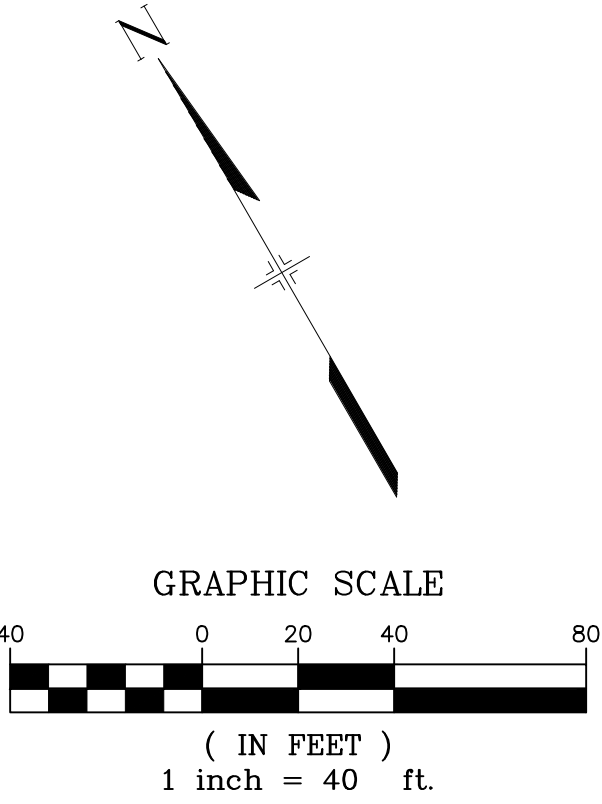
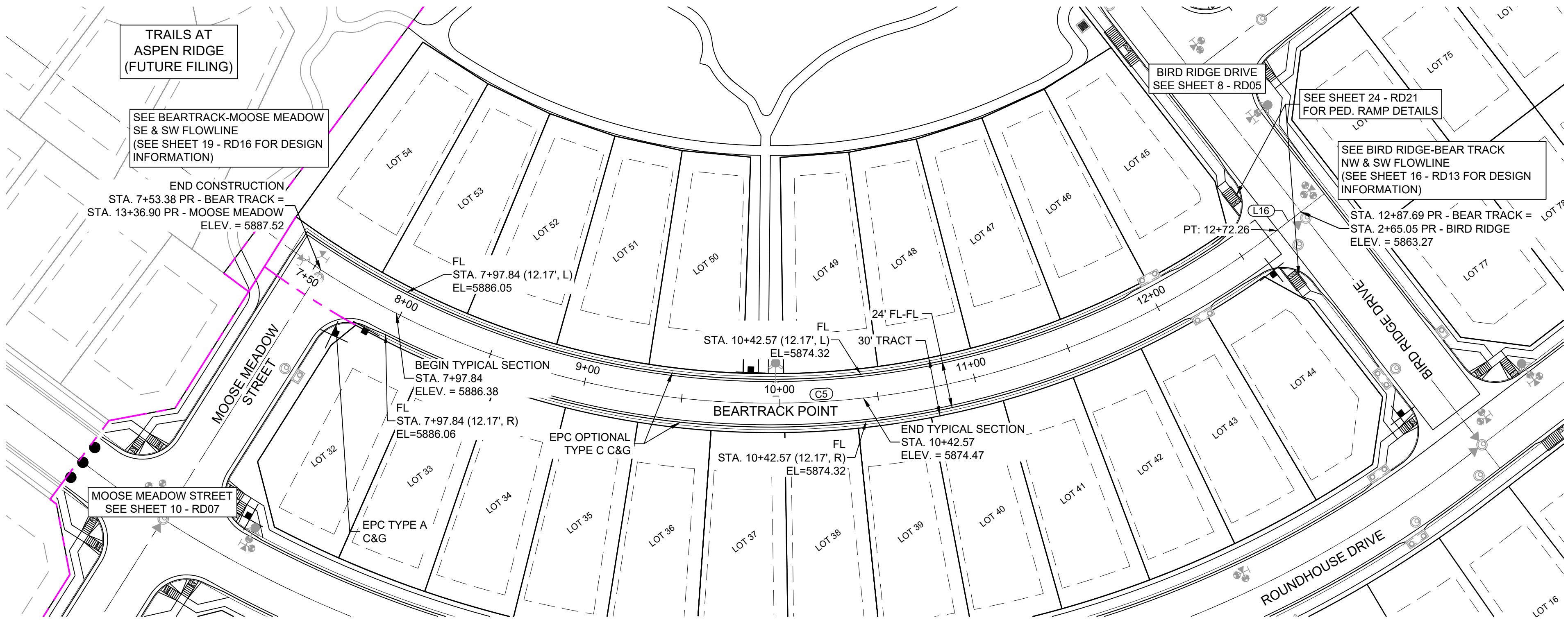


TRAILS AT ASPEN RIDGE			
FILING NO. 2			
ROADWAY & STORM IMPROVEMENT PLANS			
ROADWAY PLAN & PROFILE			
DESIGNED BY:	NMS	SCALE	DATE ISSUED:
CHECKED BY:	NMS	HORIZ 1" = 40'	APRIL 2021
		VERT. 1" = 8'	SHEET 8 OF 37
DRAWING No.			RD05



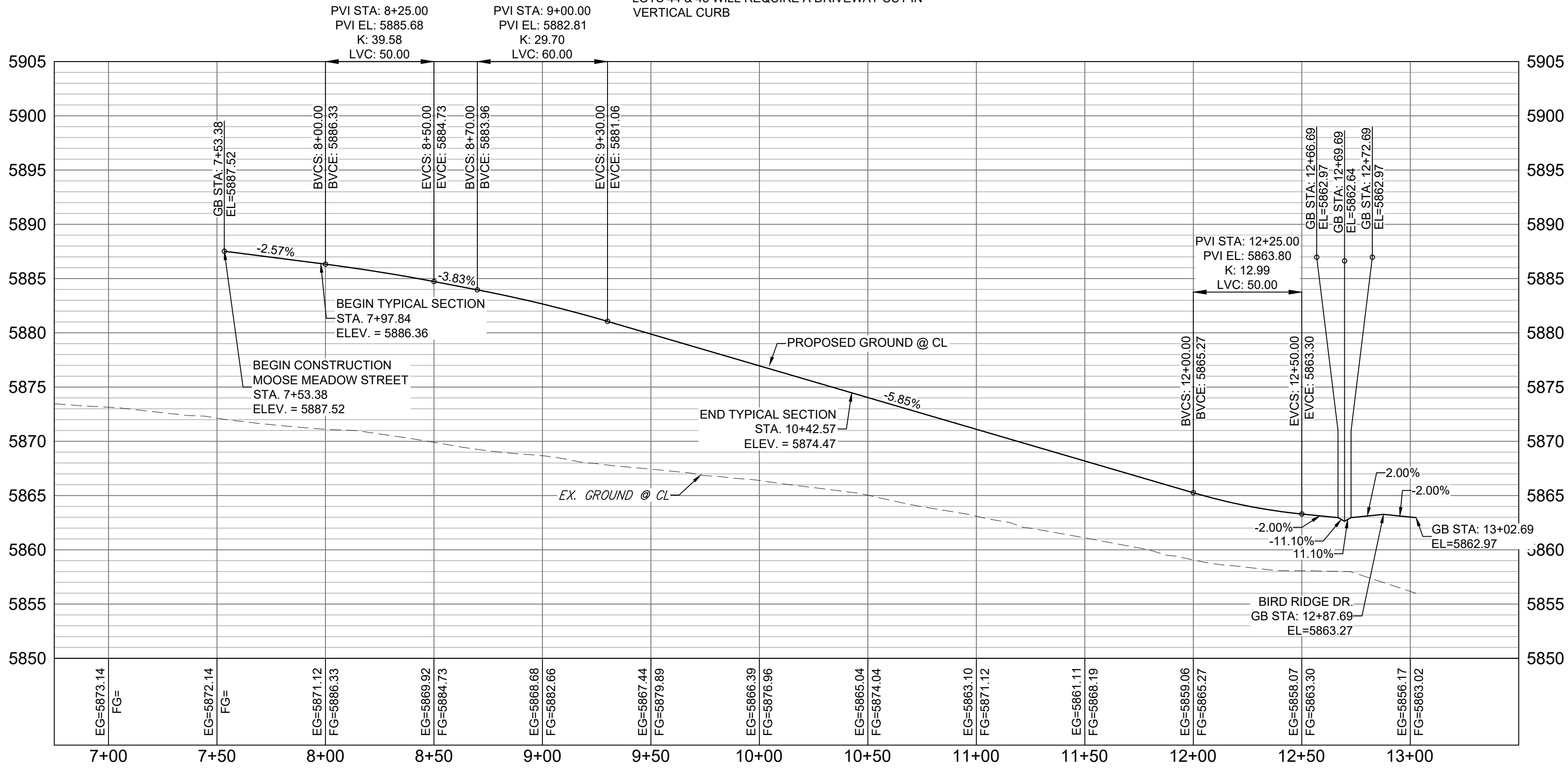


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BEARTRACK POINT PLAN

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



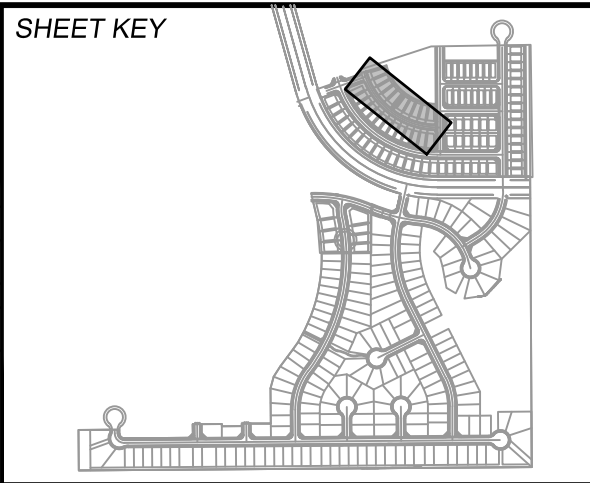
BEARTRACK POINT CL PROFILE

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

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

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

REFERENCE DRAWINGS			
X-886-PR-SITE-F1			
X-886-PR-STORM-F1			
19-886-PR-UTIL			
19-886-PR-UTIL_SANITARY			
X-886-PR-SITE-F2			
886-PR-Legacy Drive			
GEC Titleblock			
X-886-PR-SITE-FUTURE FILINGS			
X-886-PR-SITE			
X-886-PR-SITE - F6			
X-886-PR-SITE - F5			
X-886-PR-SITE - F4			
X-886-PR-SITE - F3			
No.	DATE	DESCRIPTION	BY
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COMPUTER FILE MANAGEMENT			
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**BENCHMARK**  
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206  
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.  
ELEVATION - 5897.89' U.S. SURVEY FT

**BASIS OF BEARING**  
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PREPARED BY:

SEAL

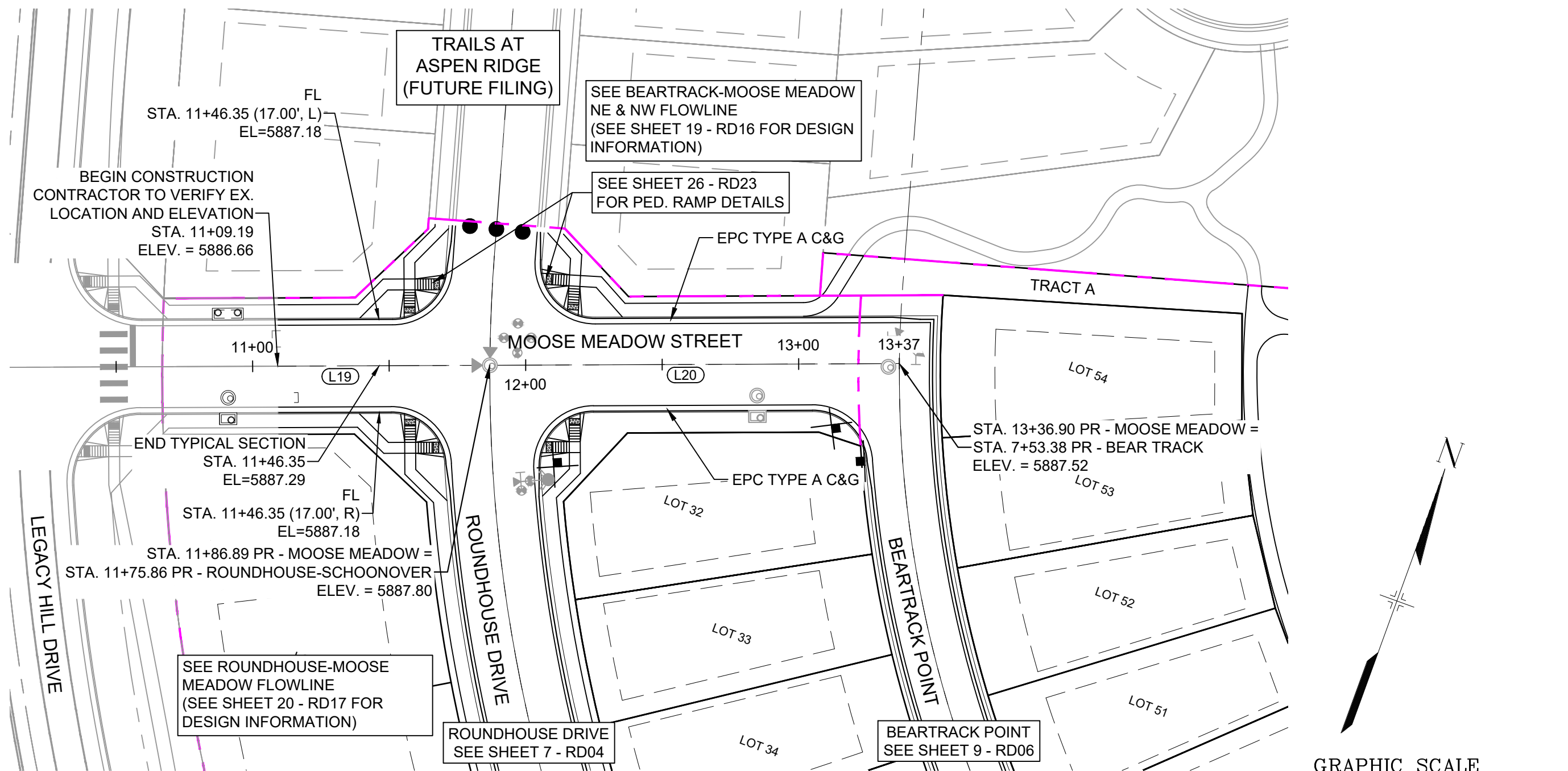
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE			
FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS			
ROADWAY PLAN & PROFILE			
DESIGNED BY:	NMS	SCALE	DATE ISSUED:
DRAWN BY:	CRD	HORIZ 1" = 40'	APRIL 2021
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET 9 OF 37
			DRAWING No. RD06

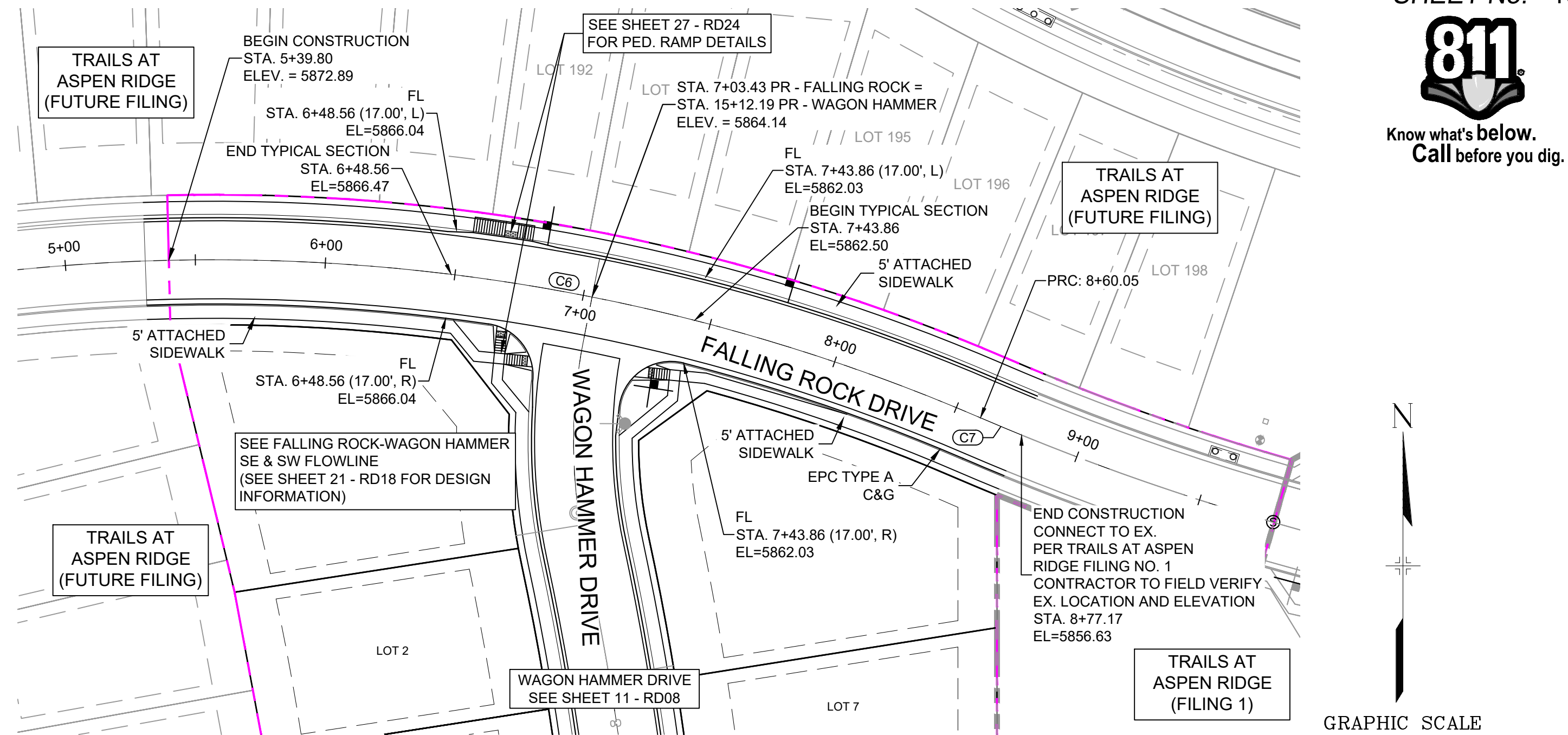
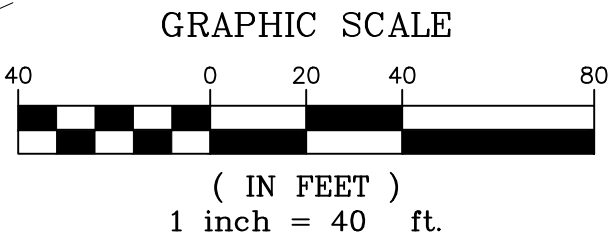




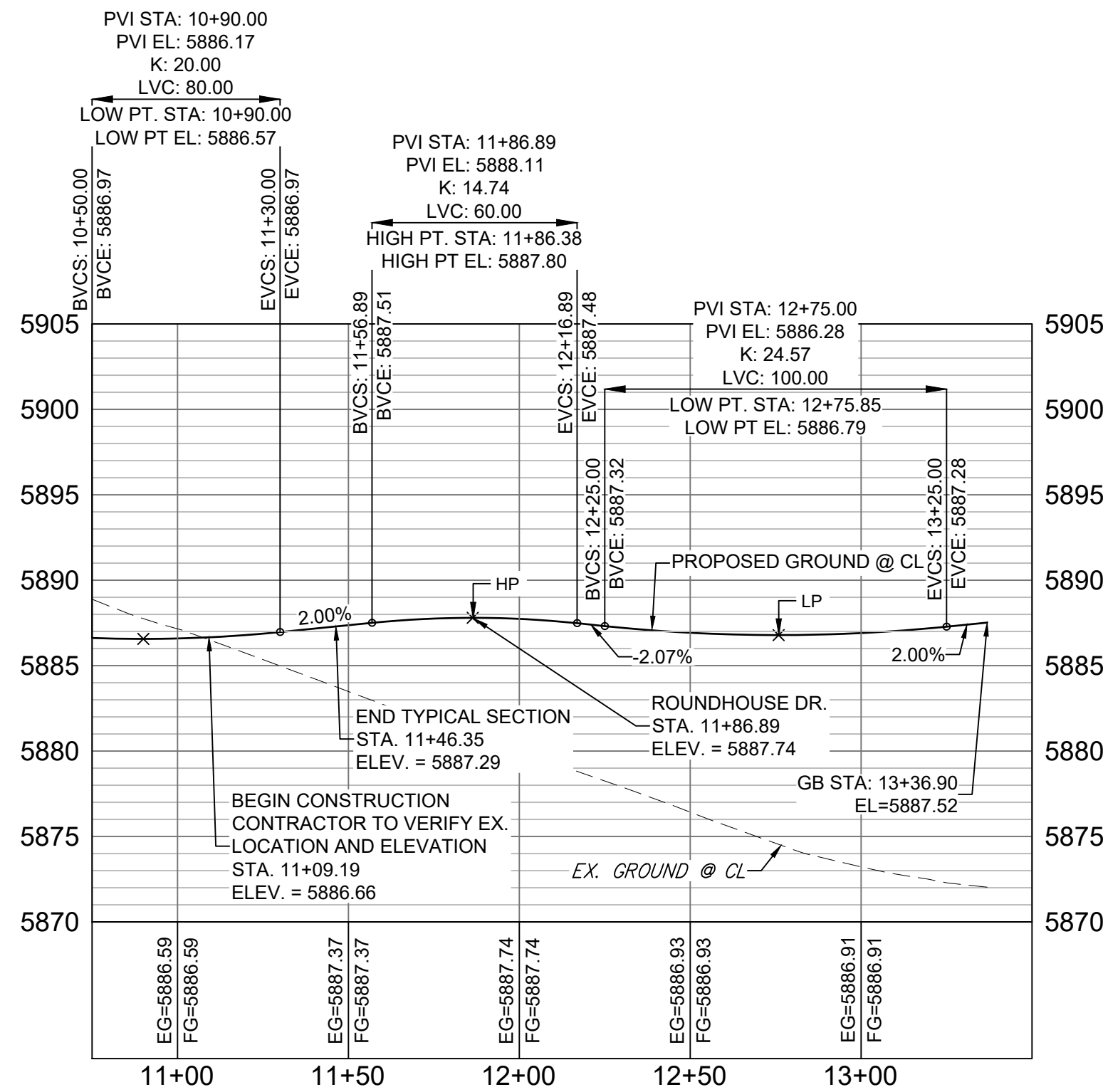
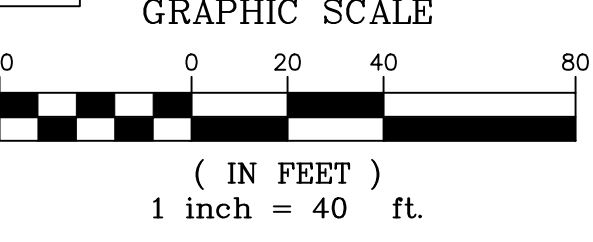
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MOOSE MEADOW STREET PLAN

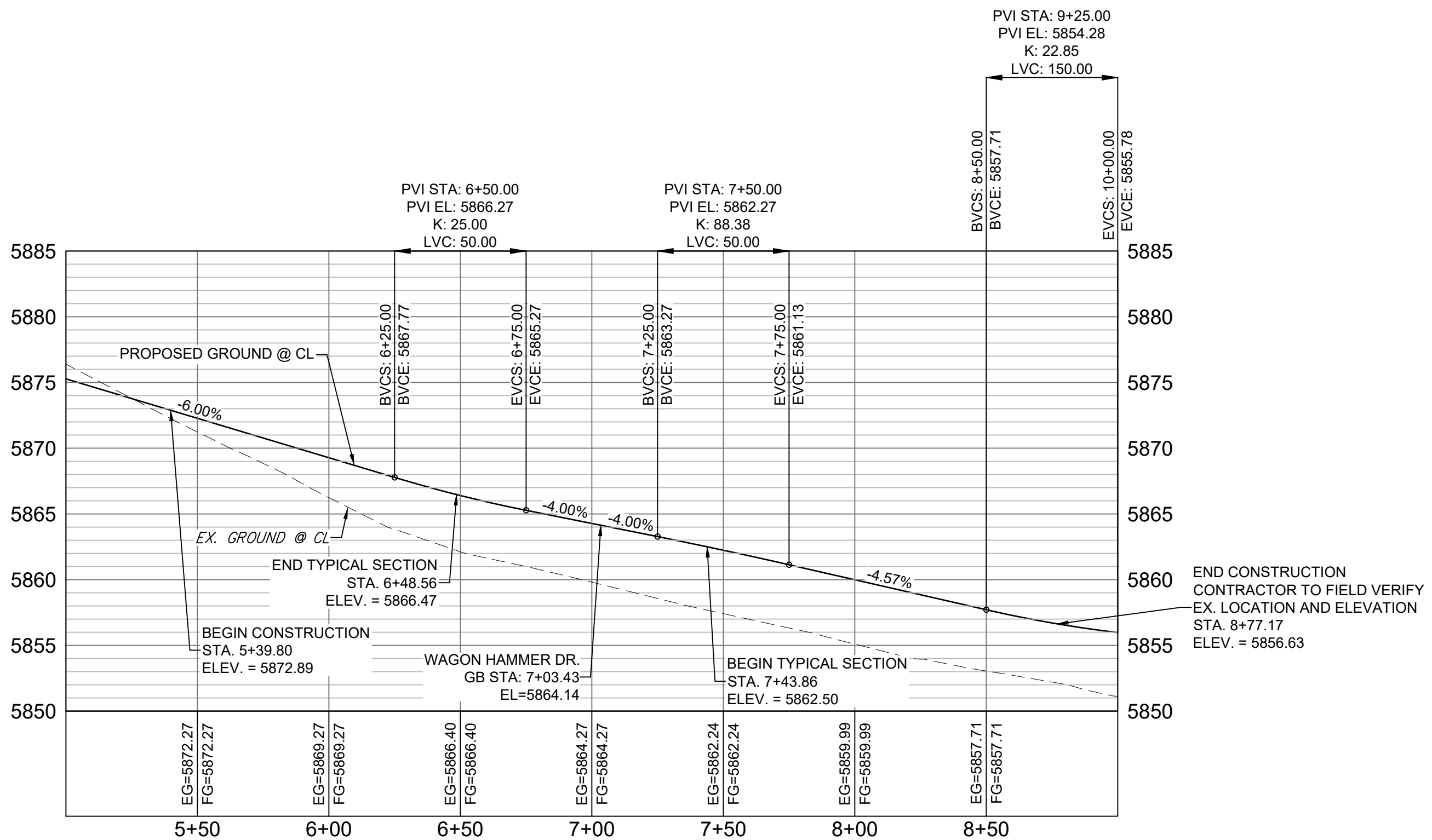


FALLING ROCK DRIVE PLAN



MOOSE MEADOW STREET CL PROFILE

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



FALLING ROCK DRIVE CL PROFILE

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

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

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

REFERENCE DRAWINGS

No.

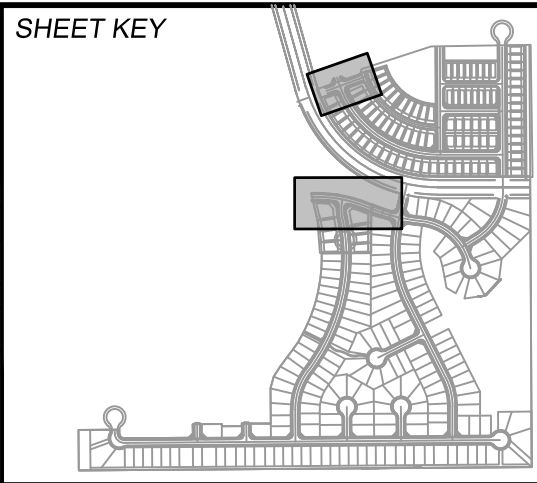
DATE

DESCRIPTION

BY

COMPUTER FILE MANAGEMENT

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BENCHMARK

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

BASIS OF BEARING

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

PREPARED BY:

Matrix

SEAL

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

TRAILS AT ASPEN RIDGE

FILING NO. 2  
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

DESIGNED BY: NMS

CHECKED BY: NMS

DRAWN BY: NMS

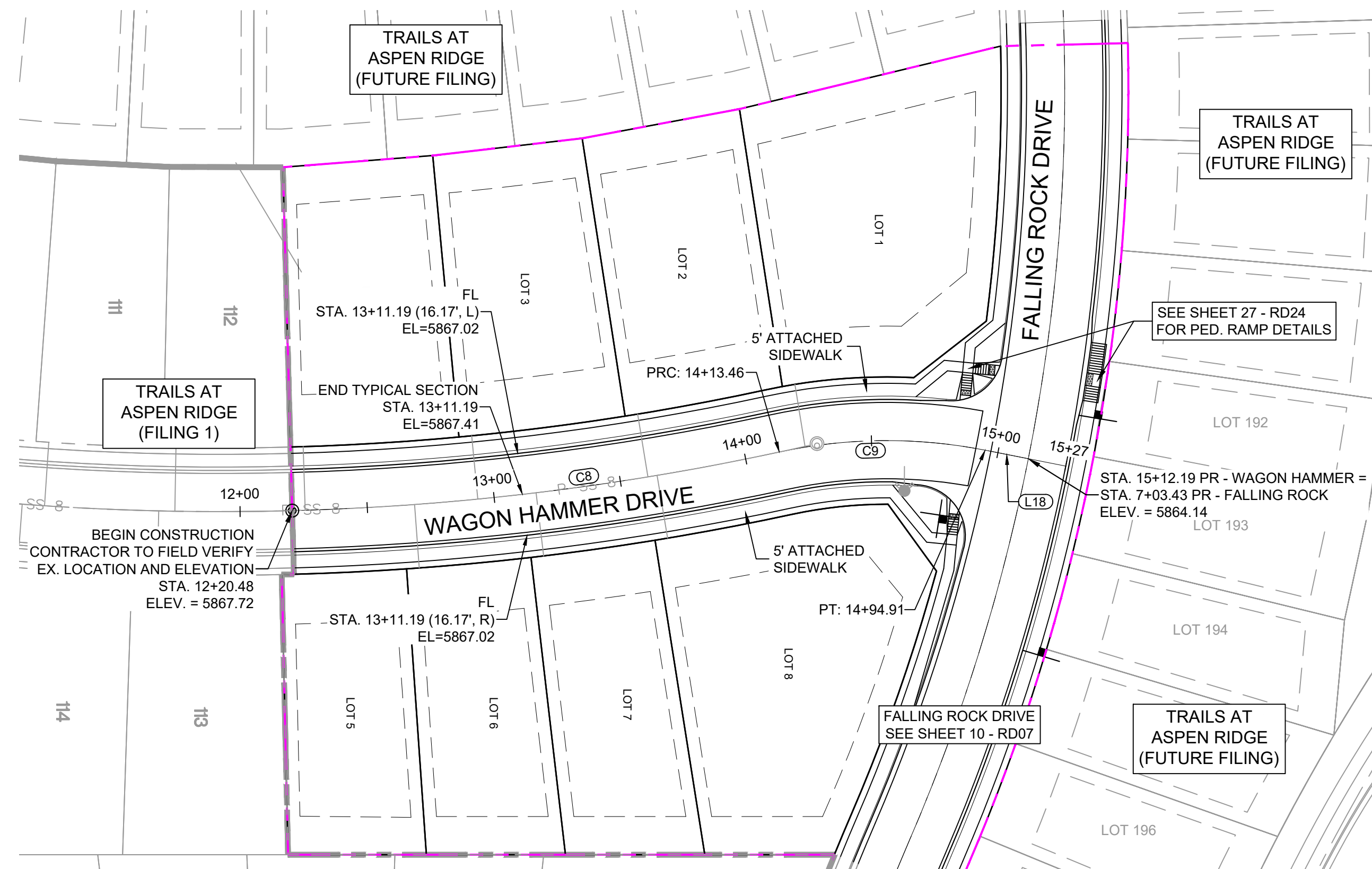
SCALE: HORIZ 1" = 40' VERT 1" = 8'

DATE ISSUED: APRIL 2021

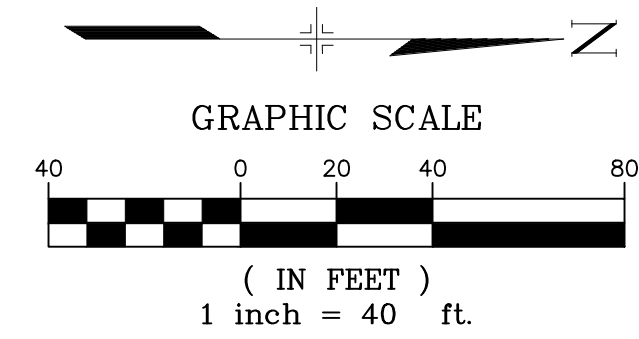
SHEET: 10 OF 37

DRAWING No. RD07



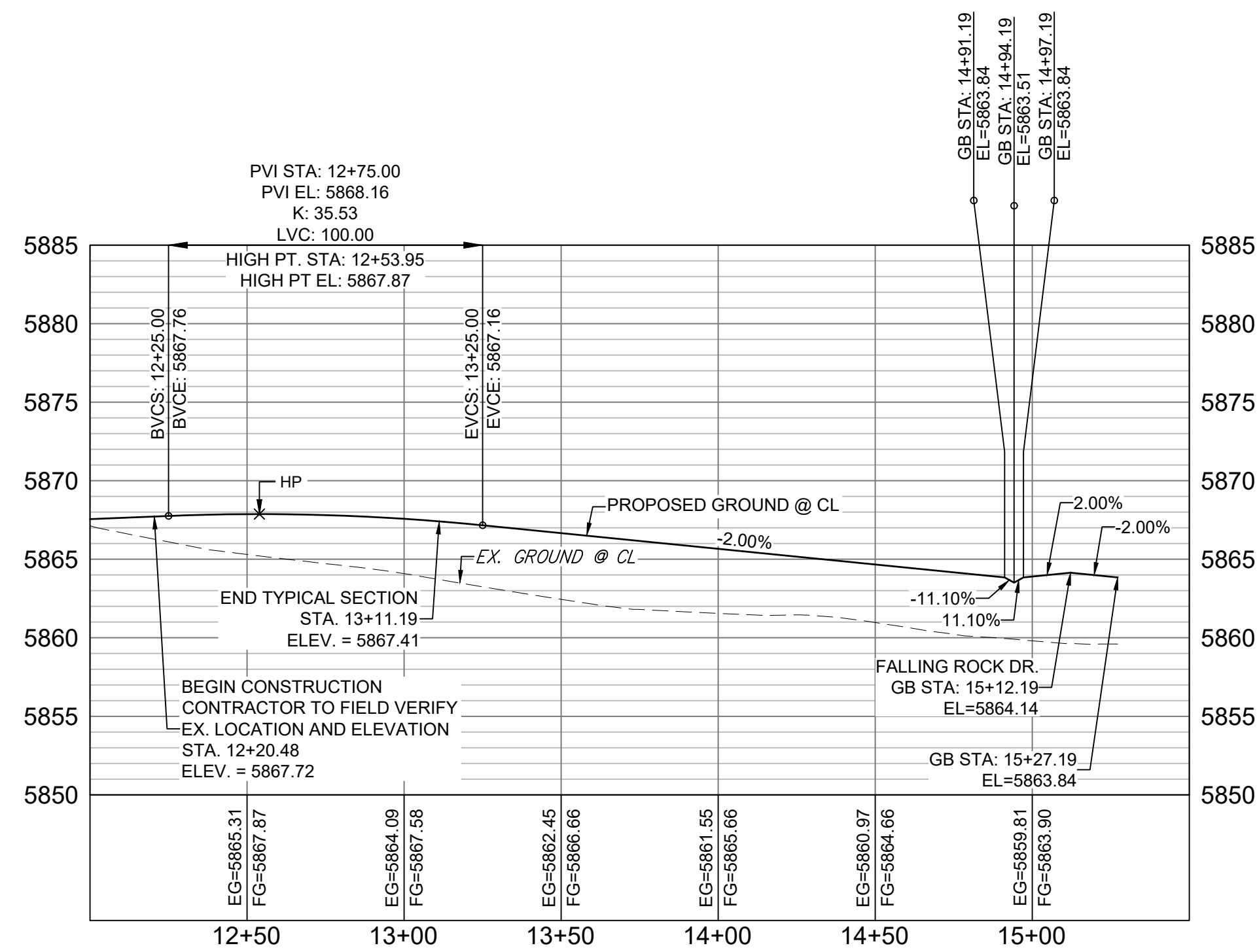


WAGON HAMMER DRIVE PLAN



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"



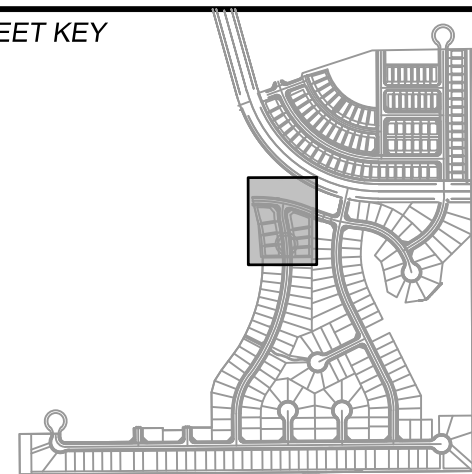
WAGON HAMMER DRIVE CL PROFILE

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			
X-886-PR SITE			
X-886-PR SITE - F6			
X-886-PR SITE - F3			
X-886-PR SITE - F4			
X-886-PR SITE - F3			
No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
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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

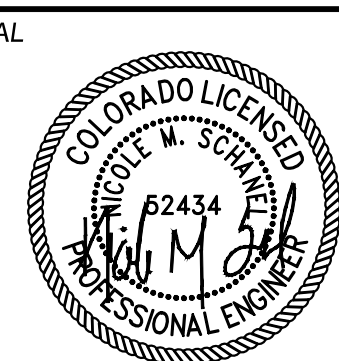
## BASIS OF BEARING

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

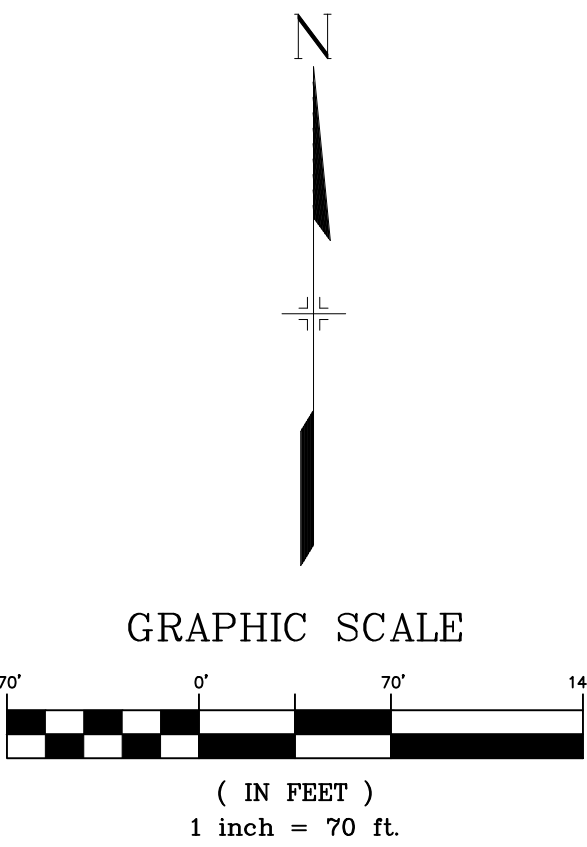
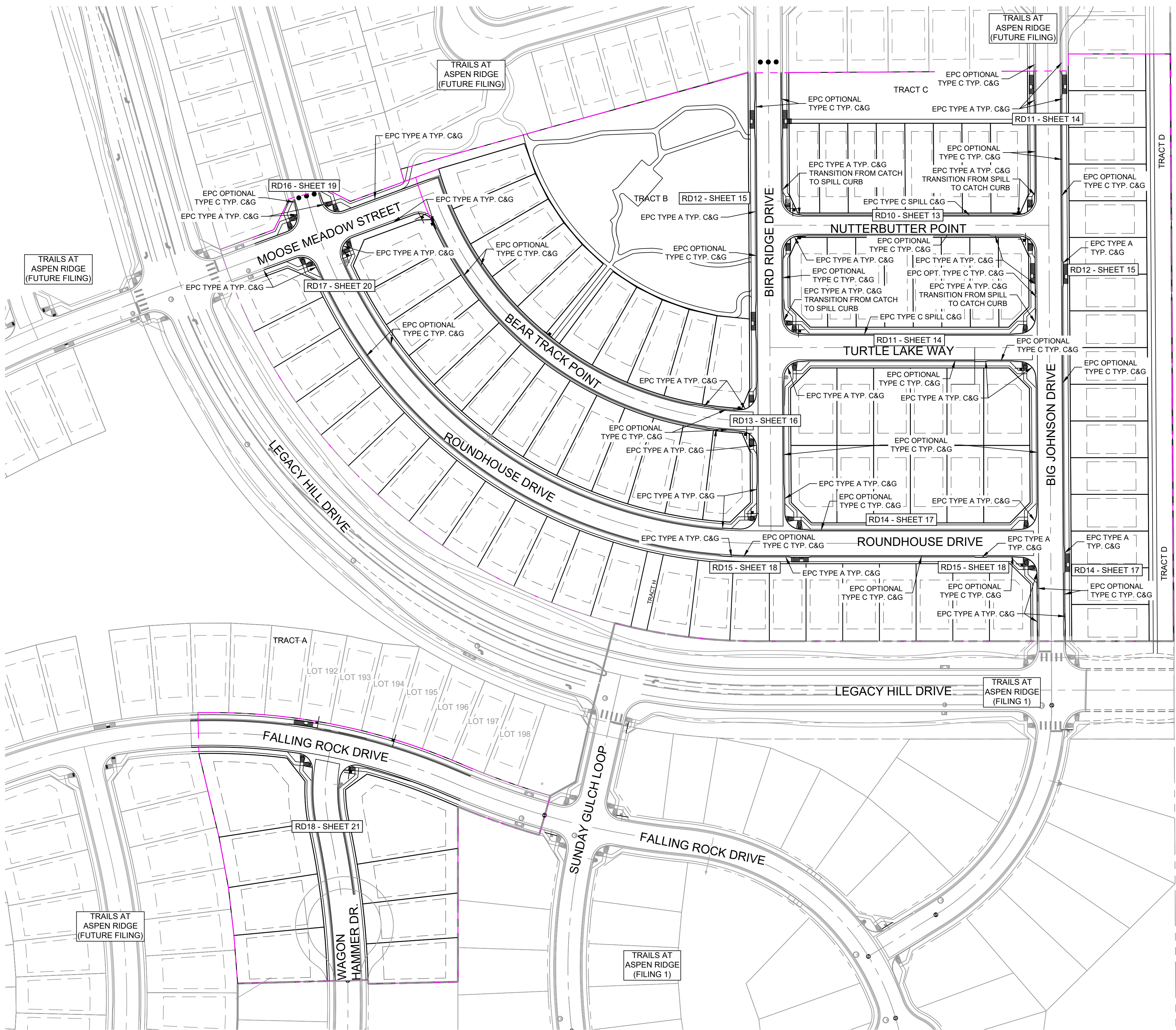
## TRAILS AT ASPEN RIDGE

FILING NO. 2  
ROADWAY & STORM IMPROVEMENT PLANS

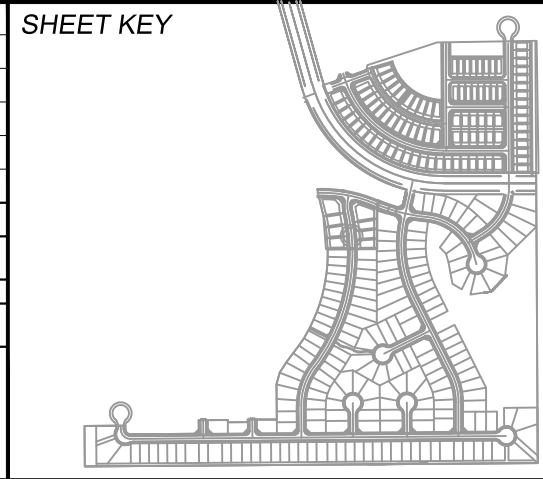
## ROADWAY PLAN &amp; PROFILE

DESIGNED BY:	NMS	SCALE	DATE ISSUED:	APRIL 2021	DRAWING No.
DRAWN BY:	CRD	HORIZ 1" = 40'			
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET	11 OF 37	RD08





REFERENCE DRAWINGS			
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-SITE-FUTURE FILING X-886-PR-SITE X-886-PR-SITE-F5 X-886-PR-SITE-F5 X-886-PR-SITE-F4 X-886-PR-SITE-F3			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg			
CTB FILE: COMM-TECH_D-SIZE_BW.ctb			
PLOT DATE: April 20, 2021 10:42:08 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



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

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

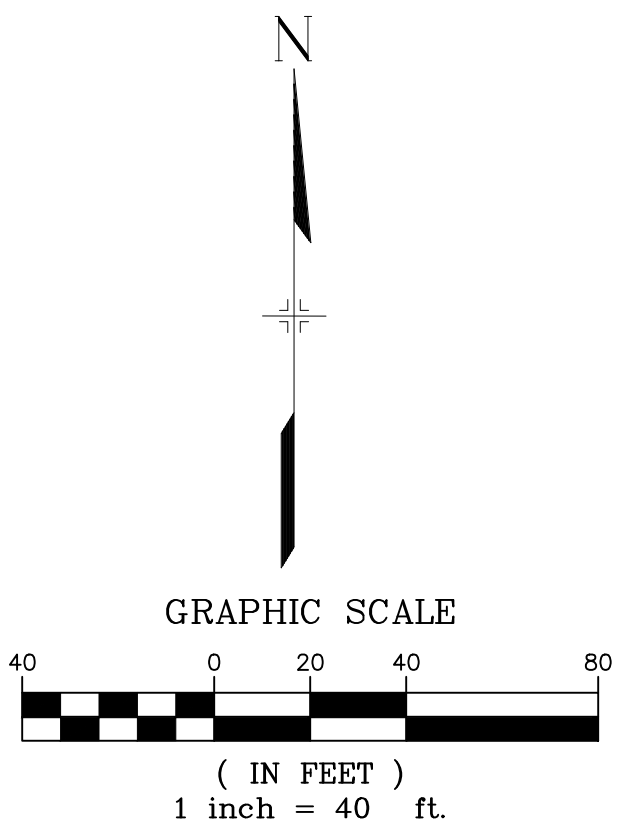
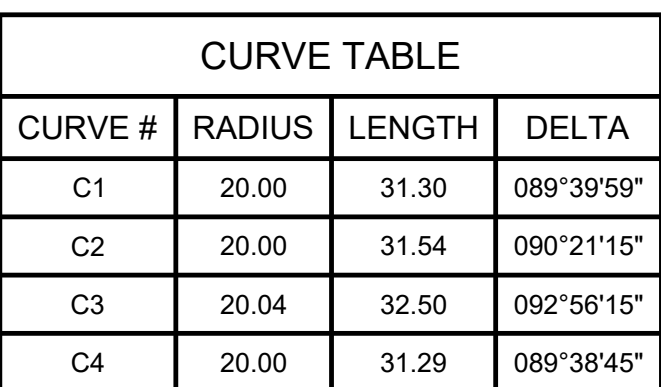
PREPARED BY:

SEAL

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

TRAILS AT ASPEN RIDGE				
FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS				
FLOWLINE KEY MAP				
DESIGNED BY:	NMS	SCALE	DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ	1"=70'	
CHECKED BY:	NMS	VERT.	N/A	
SHEET			12 OF 37	RD09



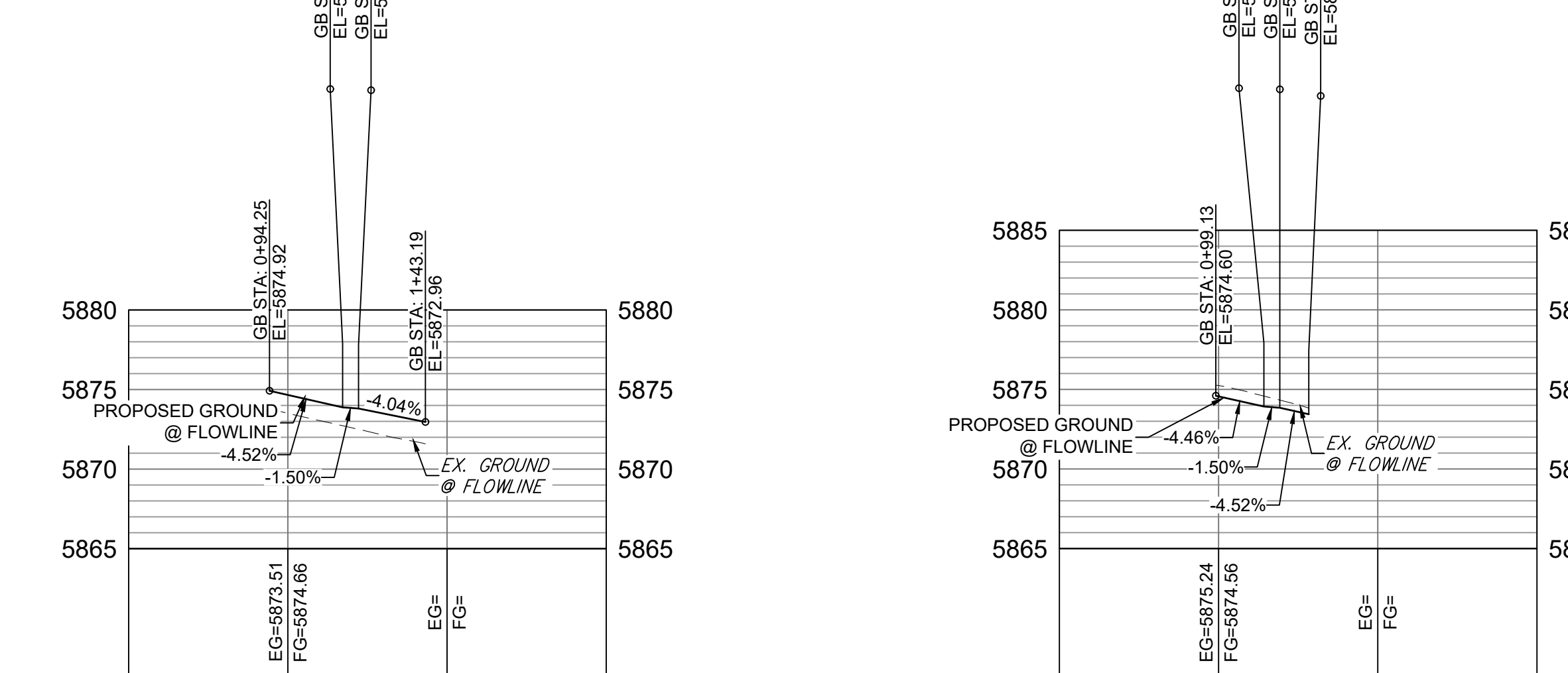
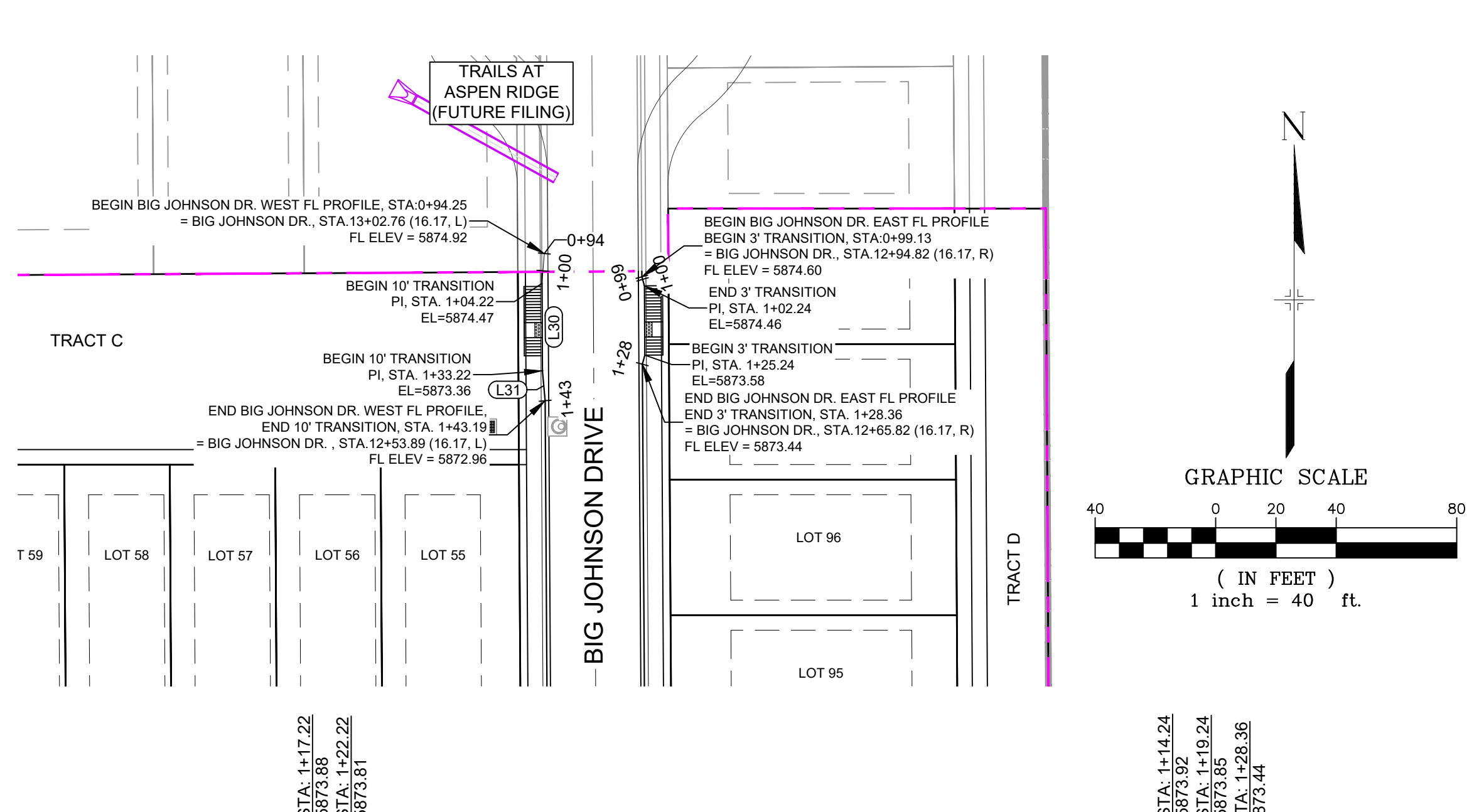
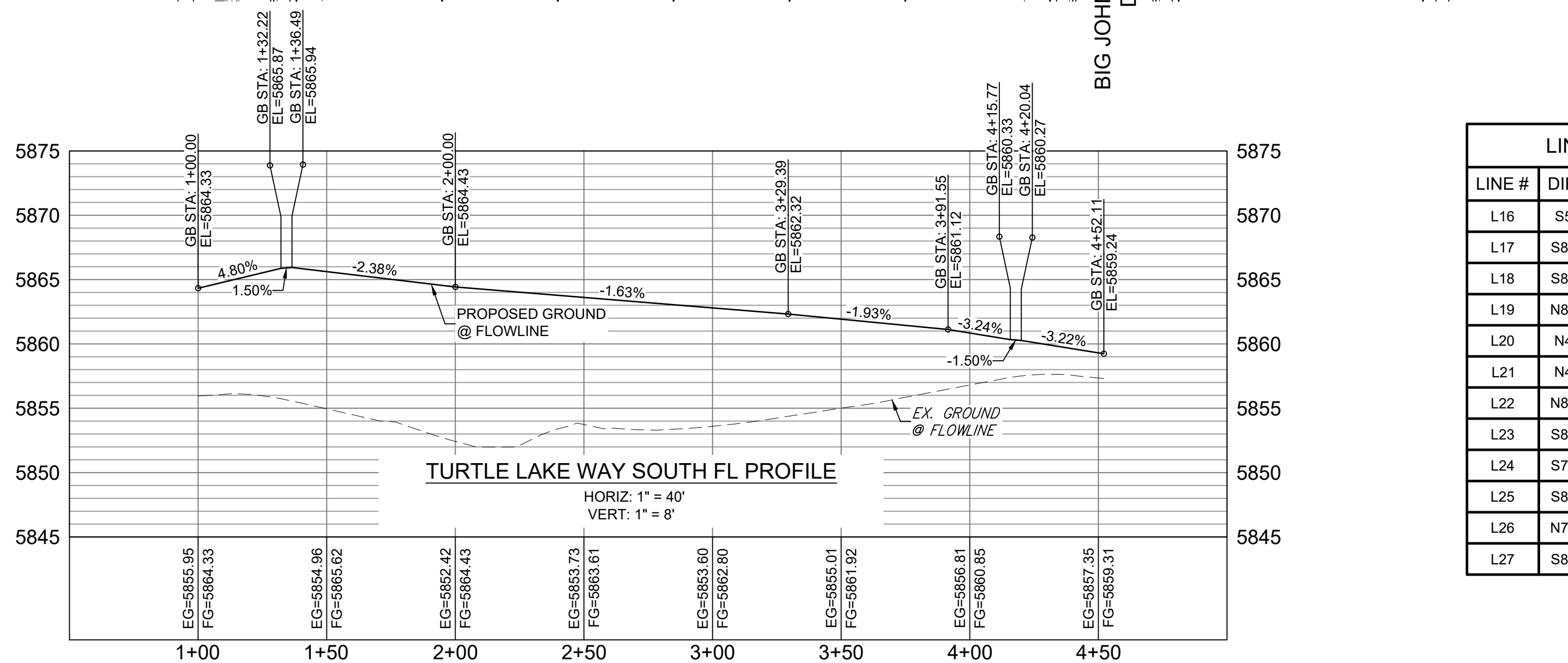
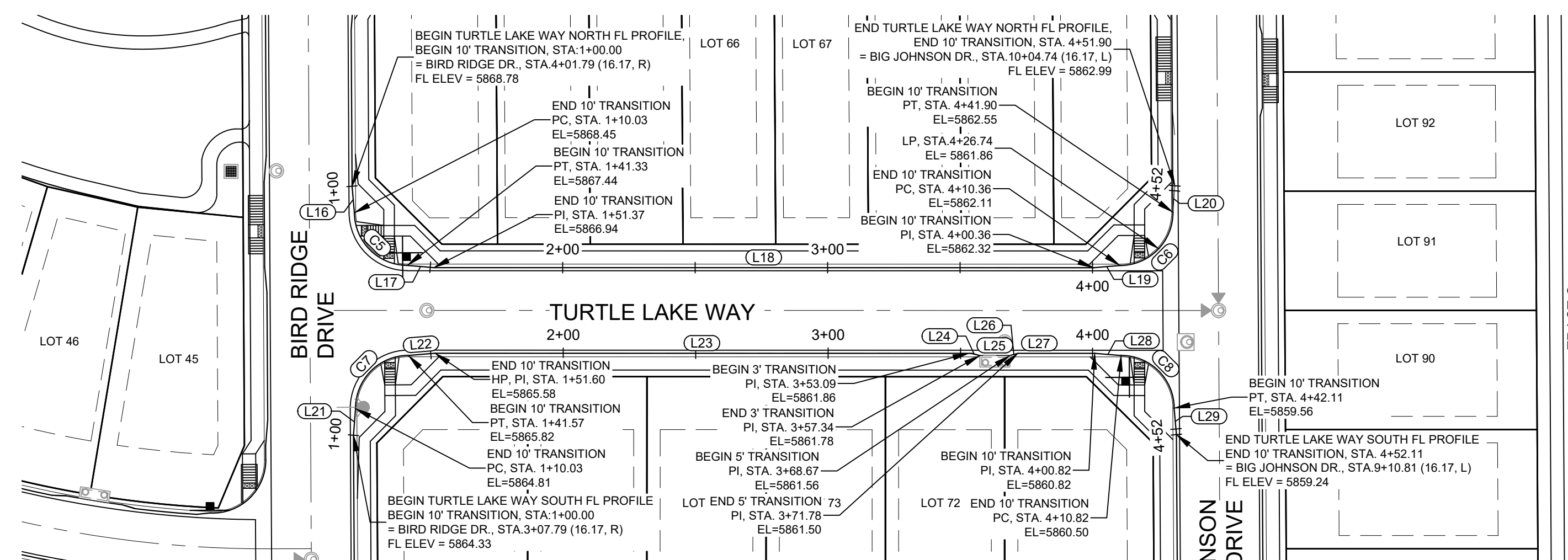
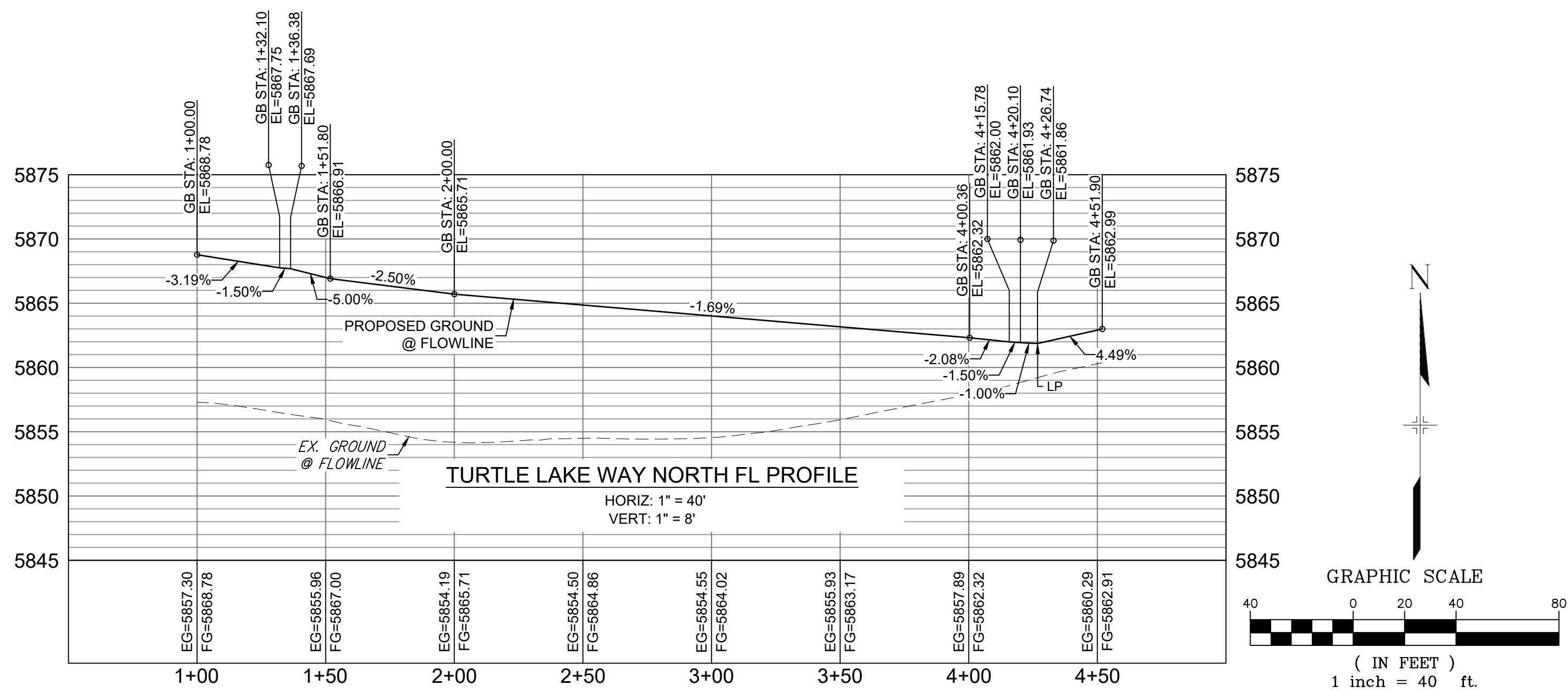


<h1 style="text-align: center;">TRAILS AT ASPEN RIDGE</h1>			
<h2 style="text-align: center;">FILING NO. 2 ROADWAY &amp; STORM IMPROVEMENT PLANS</h2>			
<h3 style="text-align: center;">FLOWLINE PLAN &amp; PROFILE</h3>			
DESIGNED BY:	NMS	SCALE	DATE ISSUED: APRIL 2021  DRAWING No. RD10
DRAWN BY:	CRD	HORIZ 1" = 40'	
CHECKED BY:	NMS	VERT. 1" = 8'	
		SHEET	13 OF 37





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-SITE-FUTURE FILING  
X-886-PR-SITE  
X-886-PR-SITE-F6  
X-886-PR-SITE-F6  
X-886-PR-SITE-F4  
X-886-PR-SITE-F3

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg			
CTB FILE: COMM-TECH_D-SIZE_BW.ctb			
PLOT DATE: April 20, 2021 10:42:50 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY

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

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

PREPARED BY:  
Matrix

SEAL  
COLORADO LICENSED  
PROFESSIONAL ENGINEER  
62434  
M

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'

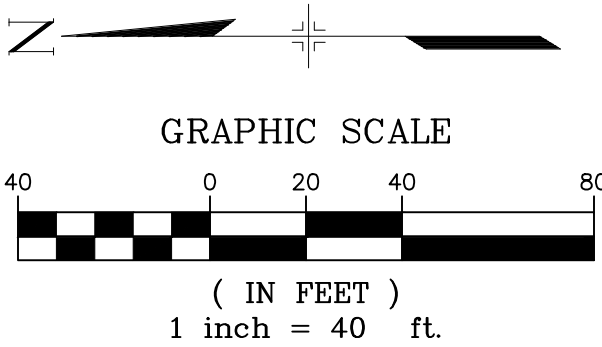
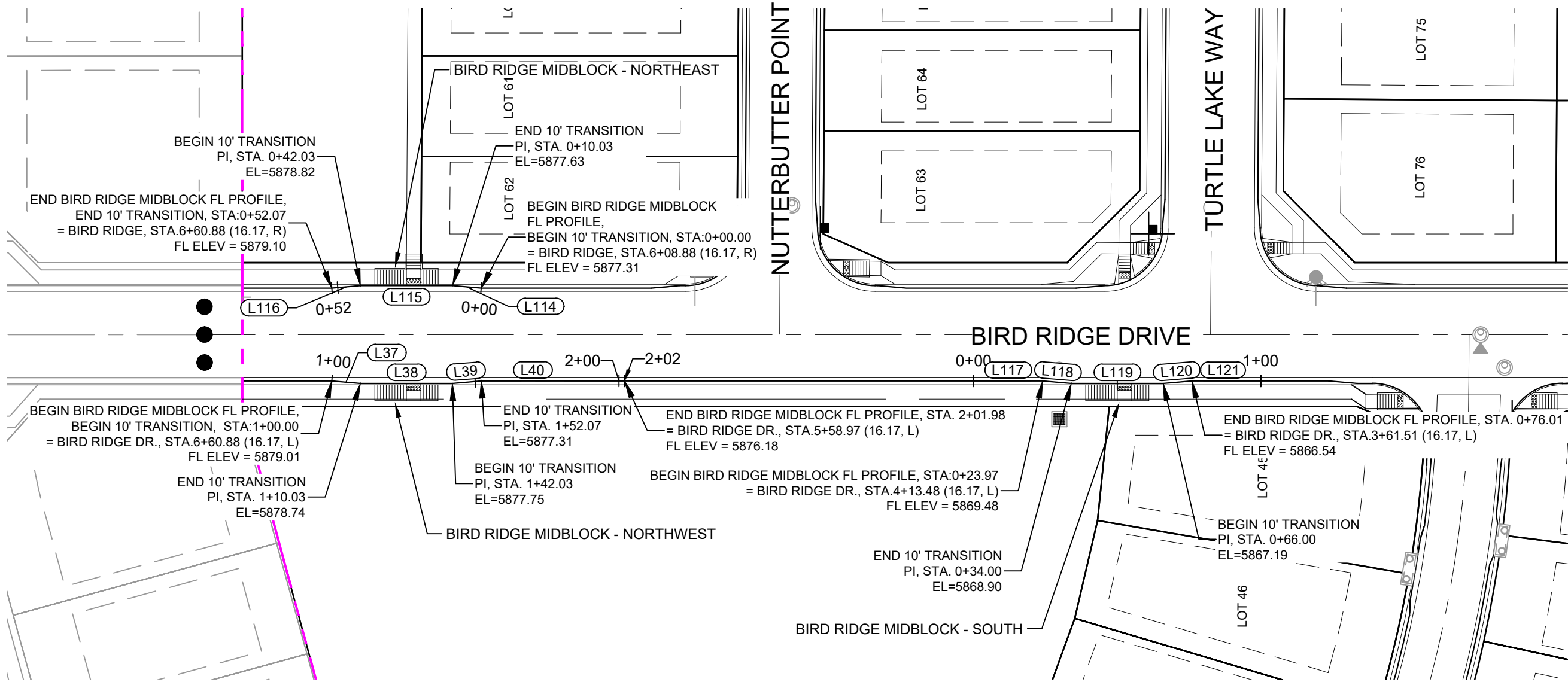
DATE ISSUED: APRIL 2021  
SHEET 14 OF 37

DRAWING No.  
RD11

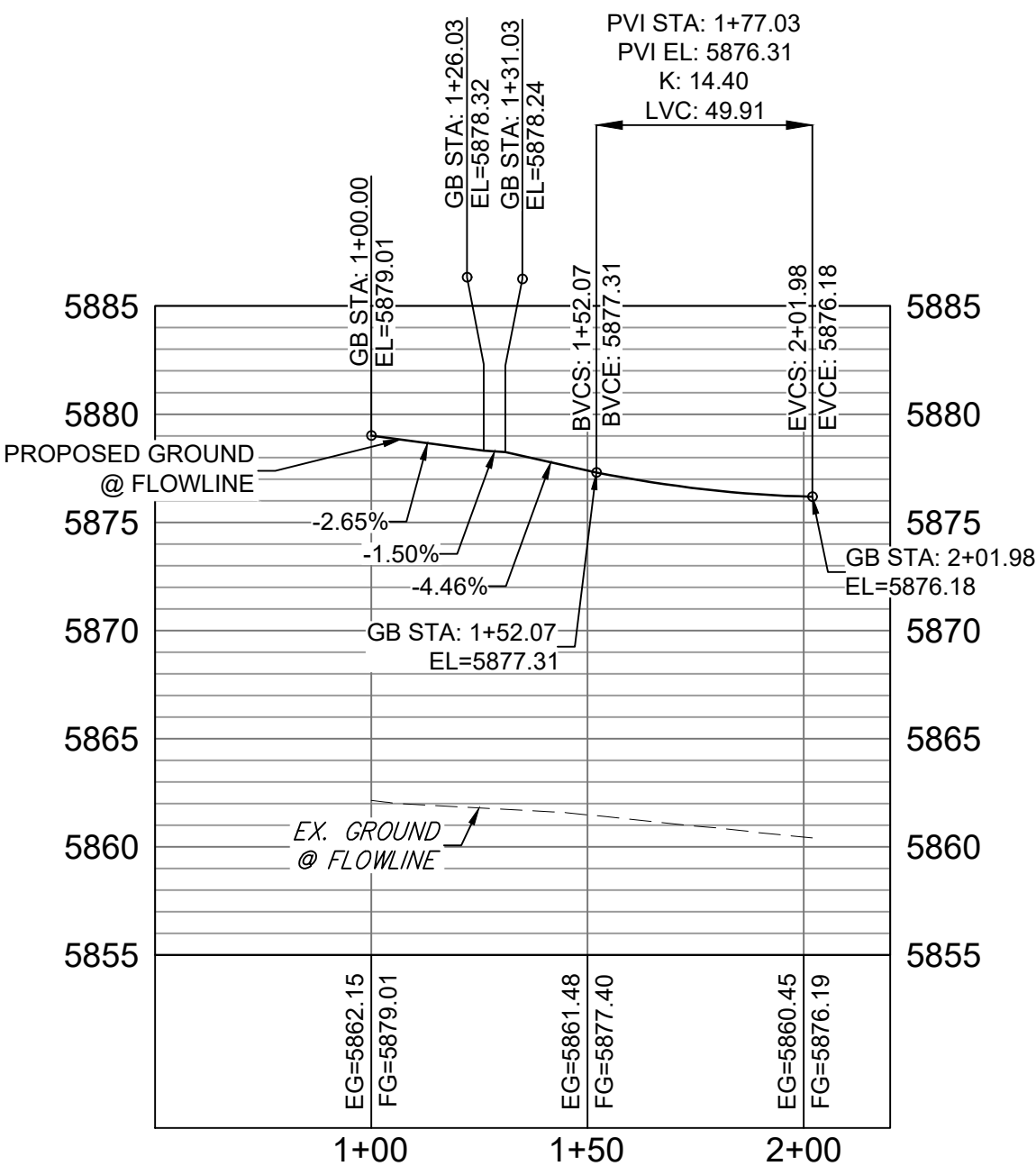
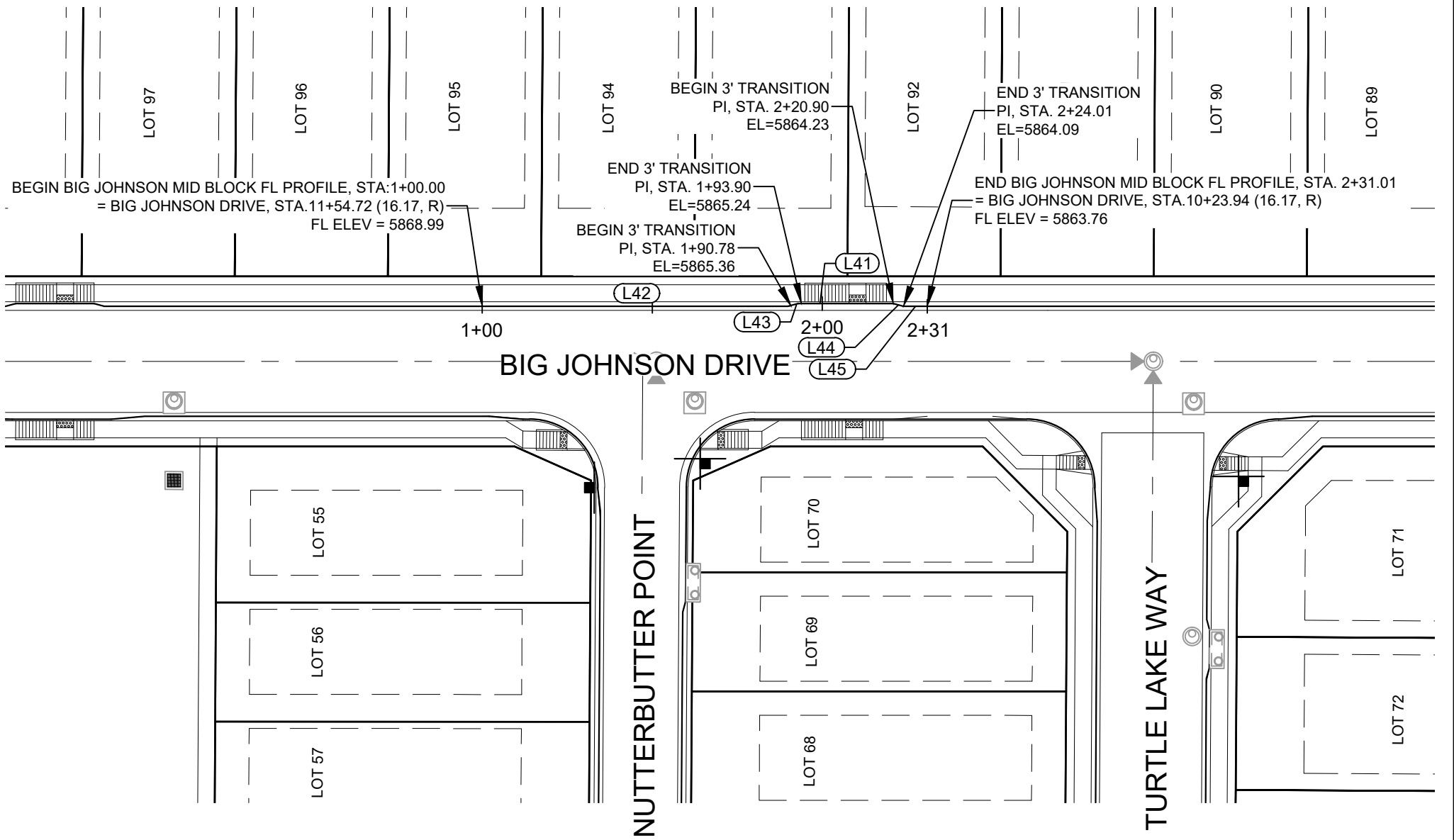




Know what's below.  
Call before you dig.

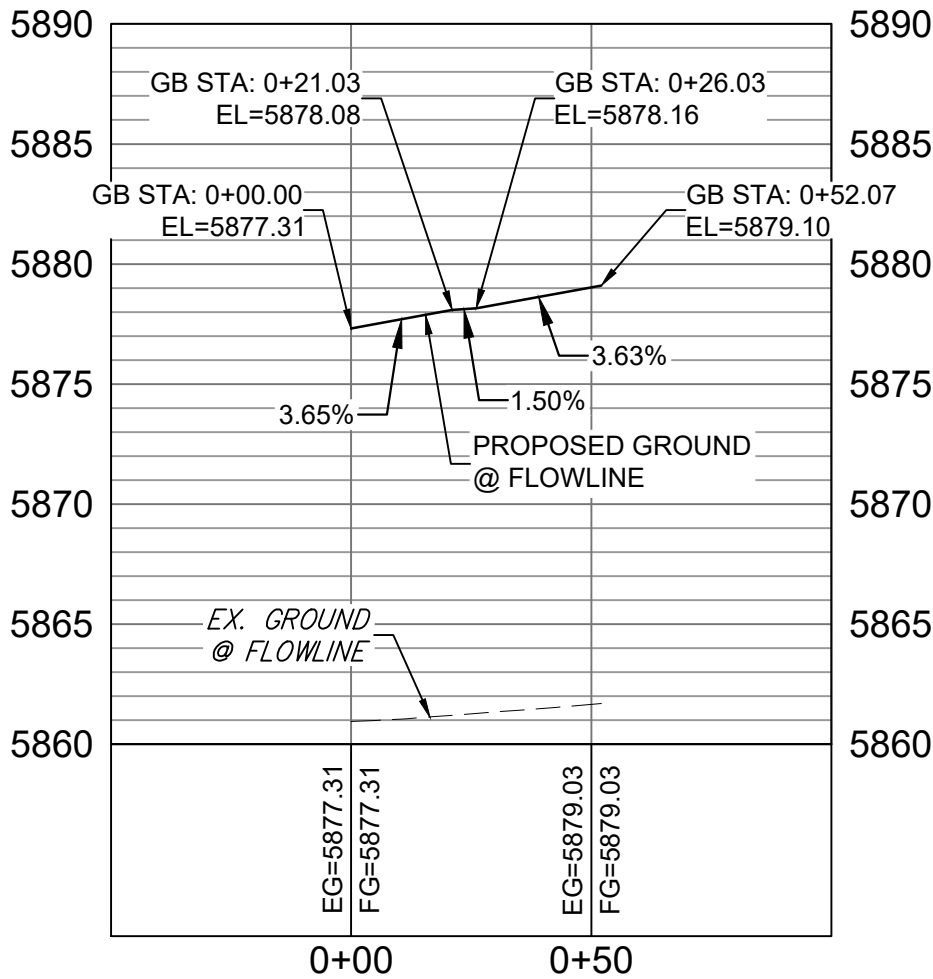


LINE TABLE		
LINE #	DIRECTION	LENGTH
L37	S4° 26' 15"W	10.03
L38	S0° 19' 34"E	32.00
L39	S5° 05' 23"E	10.03
L40	S0° 19' 34"E	49.91
L41	S0° 20' 48"E	27.00
L42	S0° 20' 48"E	90.78
L43	S15° 52' 12"E	3.11
L44	S15° 10' 37"W	3.11
L45	S0° 20' 48"E	7.00
L114	N4° 26' 15"E	10.03
L115	N0° 19' 34"W	32.00
L116	N5° 05'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



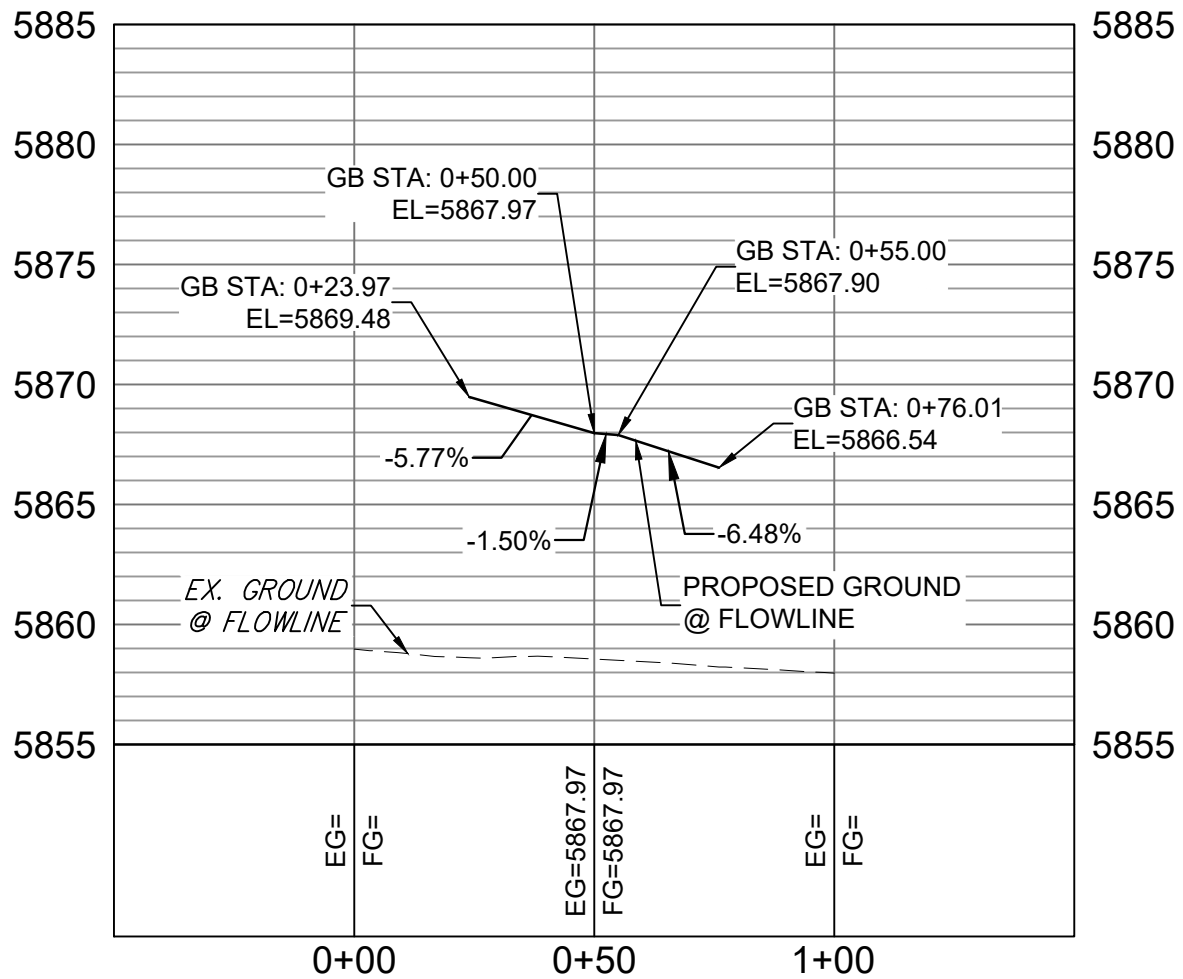
BIRD RIDGE MID BLOCK - NORTHWEST FL PROFILE

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



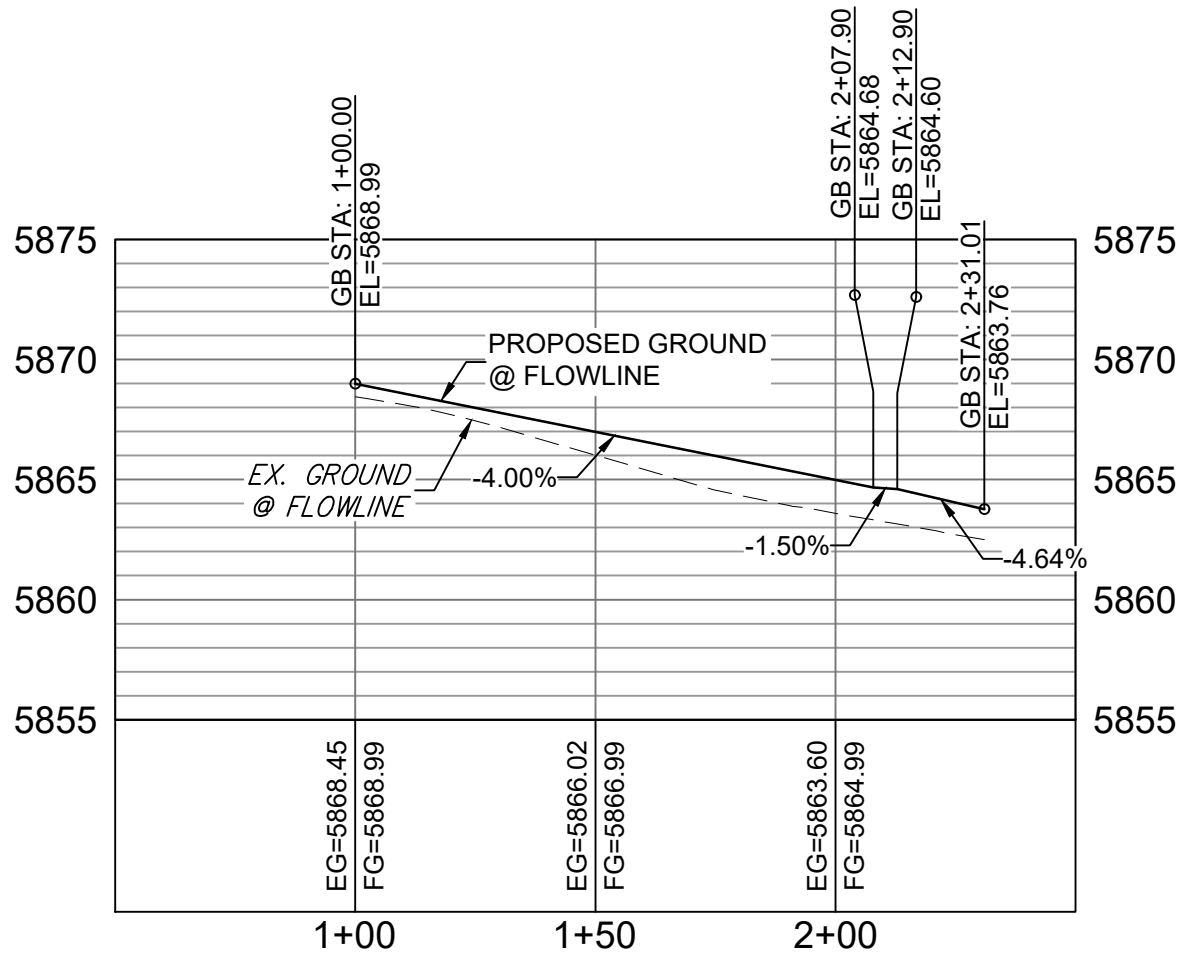
BIRD RIDGE MID BLOCK -NORTHEAST FL PROFILE

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



BIRD RIDGE MID BLOCK - SOUTH FL PROFILE

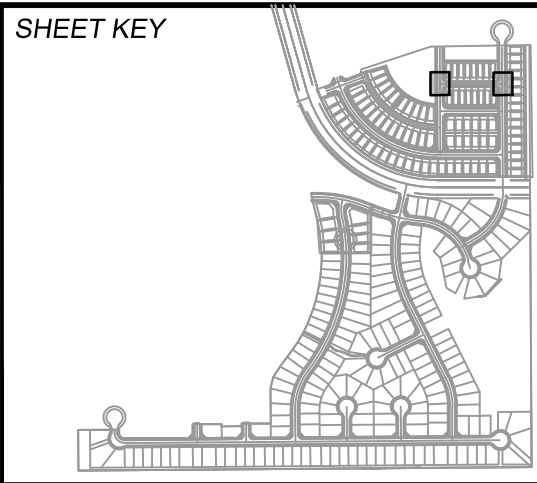
HORIZ: 1" = 40'  
VERT: 1" = 8'



BIG JOHNSON MIDDLE MID BLOCK FL PROFILE

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

REFERENCE DRAWINGS			
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 SITE-FUTURE FILINGS X-886-PR SITE X-886-PR SITE - F6 X-886-PR SITE - F6 X-886-PR SITE - F4 X-886-PR SITE - F3			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg			
CTB FILE: COMM-TECH_D-SIZE_BW.ctb			
PLOT DATE: June 17, 2021 4:59:36 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



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

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

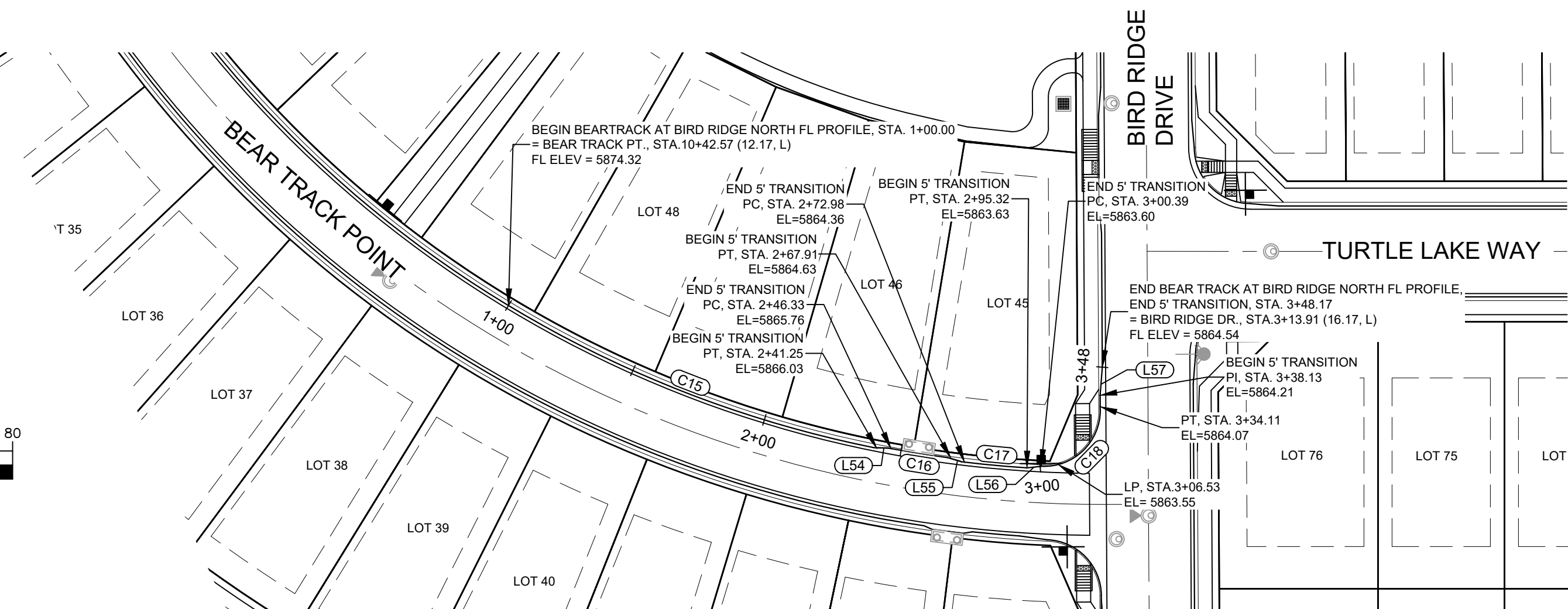
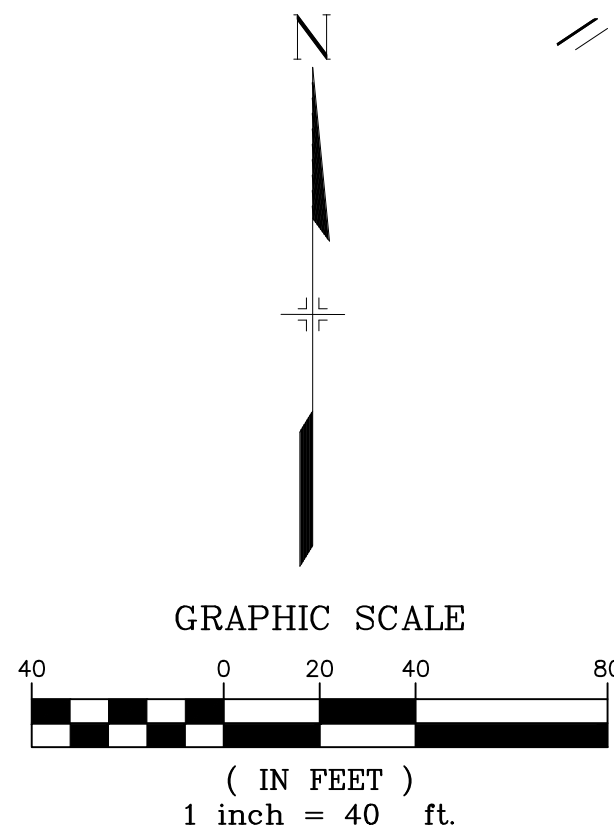
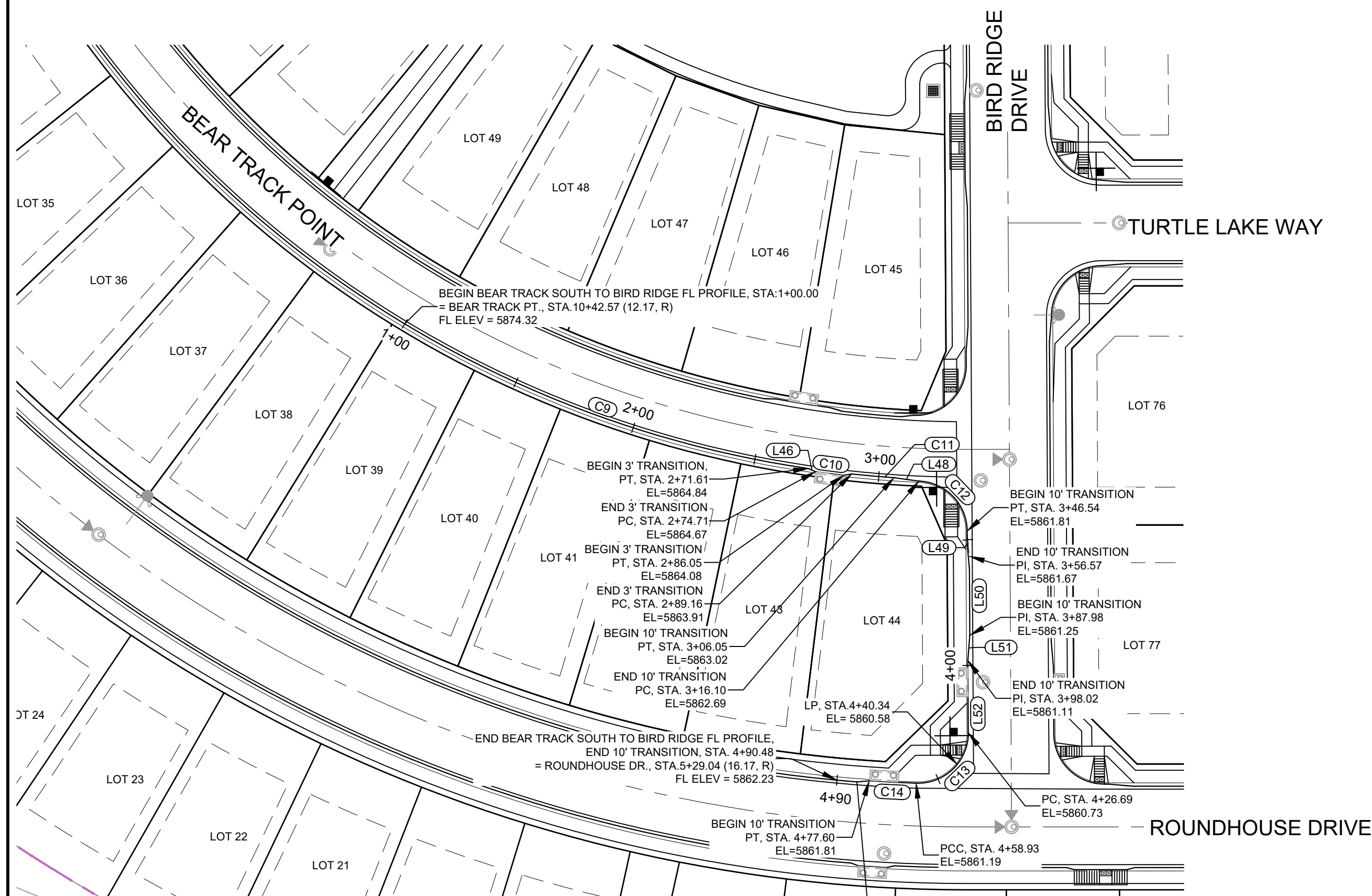


TRAILS AT ASPEN RIDGE			
FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS			
FLOWLINE PLAN & PROFILE			
DESIGNED BY:	NMS	SCALE:	DATE ISSUED:
DRAWN BY:	CRD	HORIZ: 1" = 40'	APRIL 2021
CHECKED BY:	NMS	VERT: 1" = 8'	15 OF 37
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014			DRAWING No. RD12



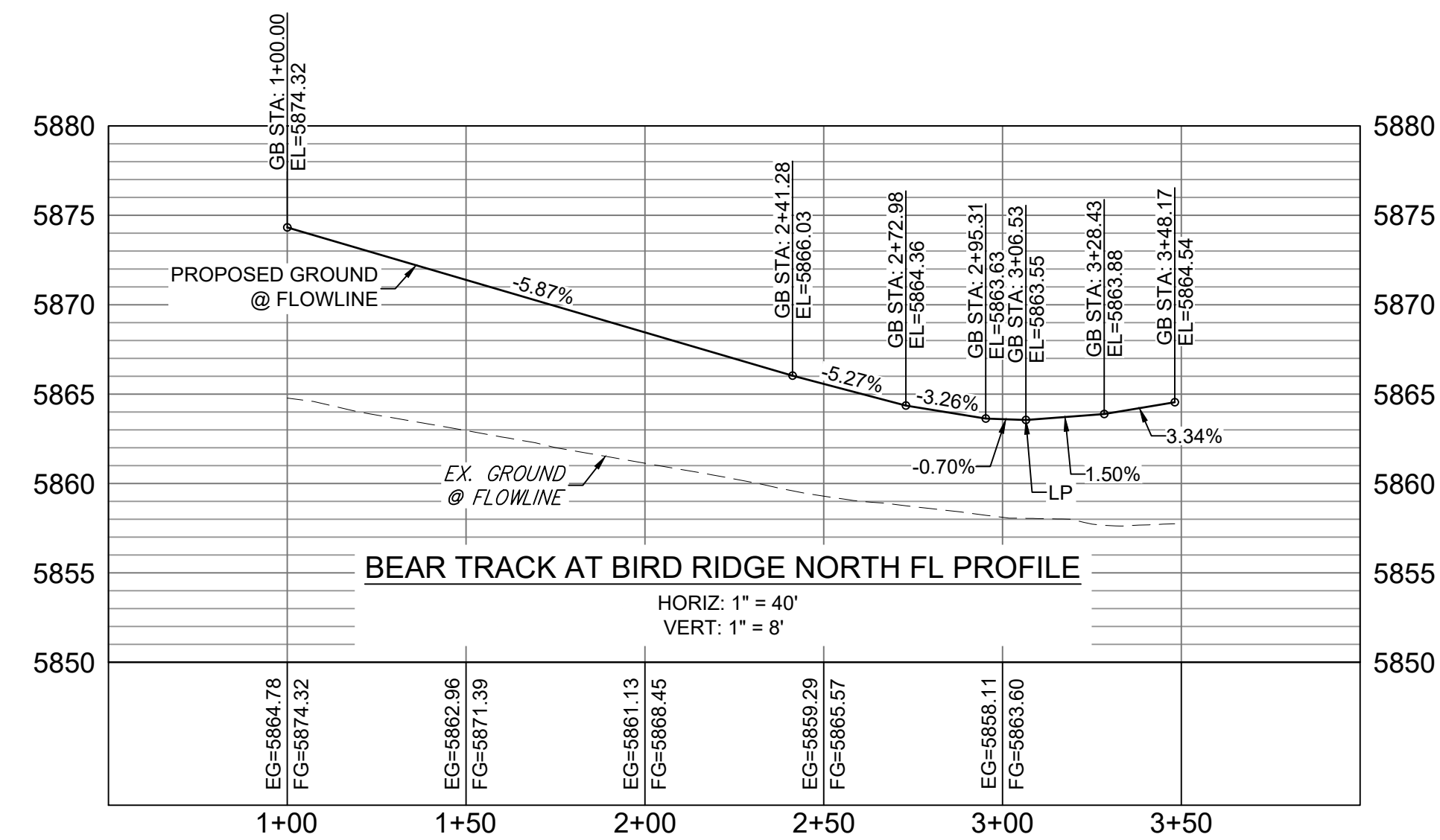
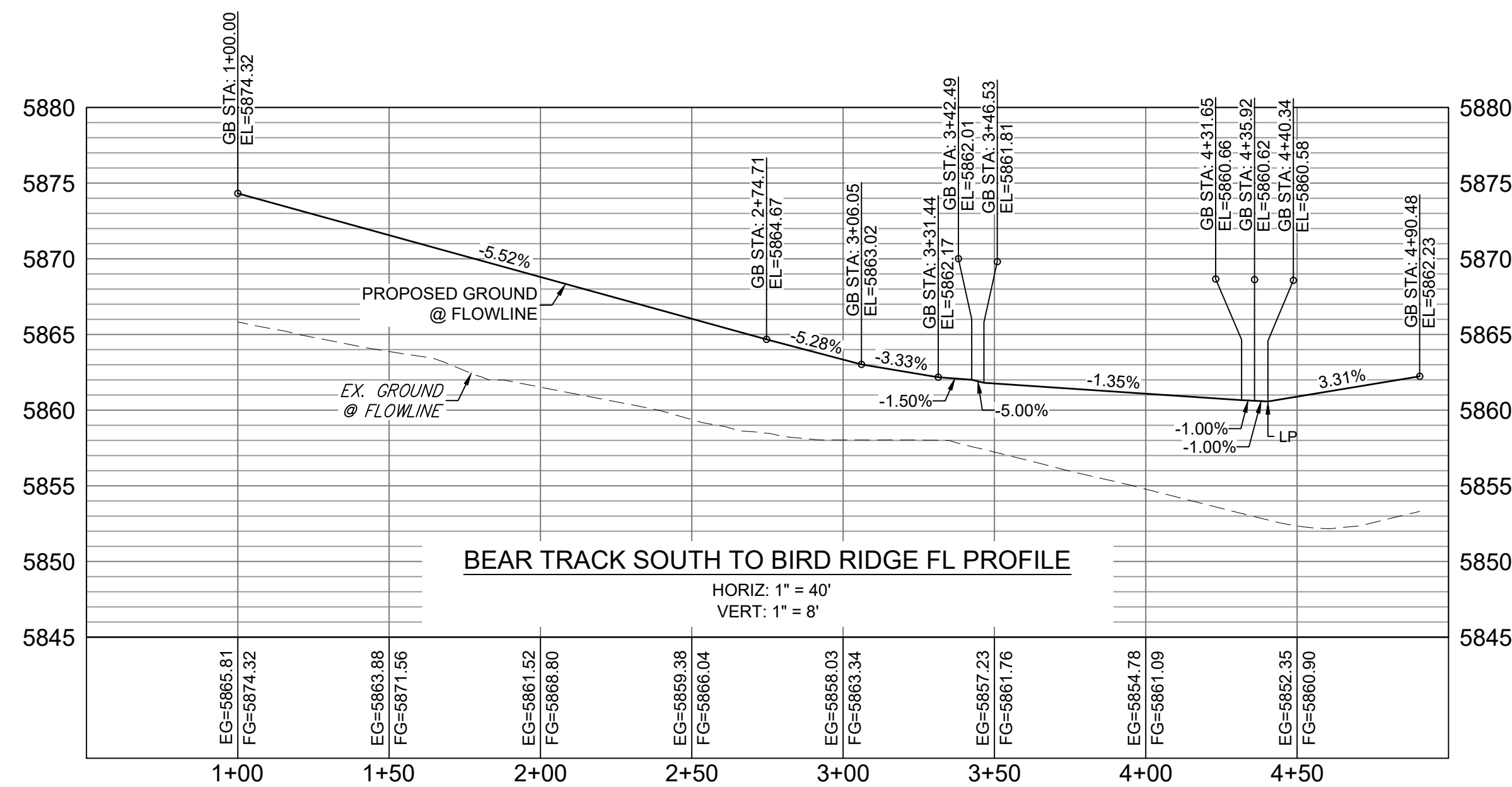


Know what's below.  
Call before you dig.



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

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

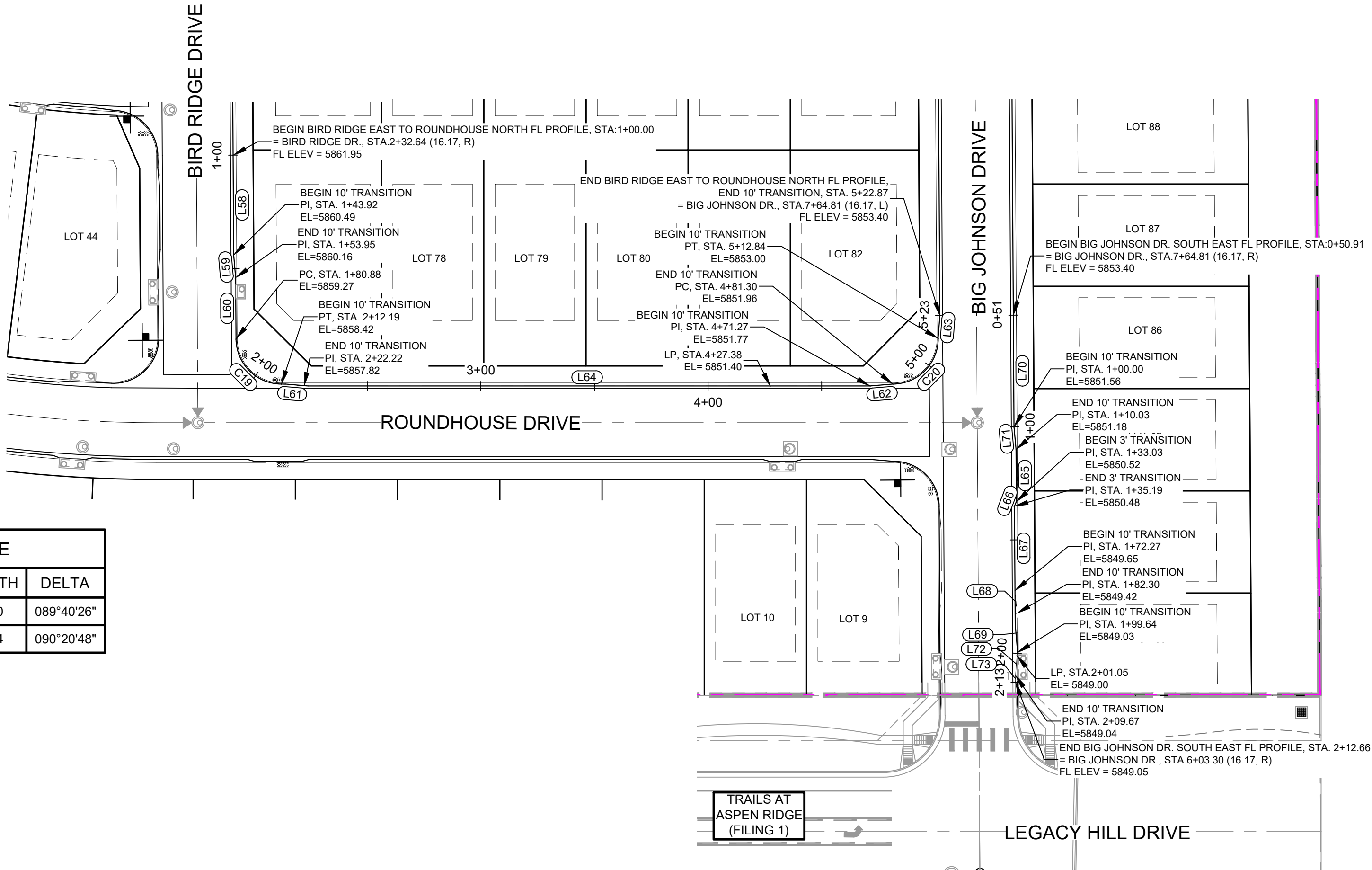


<b>REFERENCE DRAWINGS</b> X-886-PR-SITE-F1 X-886-PR-STORM-F1 19-886-PR-UTIL 19-886-PR-UTIL_SANITARY X-886-PR-SITE-FUTURE X-886-PR-SITE-F2 886-PR-Legacy Drive GEC Titleblock X-886-PR-UTIL-F2 X-886-PR-SITE-FUTURE-FILINGS X-886-PR-SITE X-886-PR-SITE-F6 X-886-PR-SITE-F6 X-886-PR-SITE-F4 X-886-PR-SITE-F3	<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td colspan="4"><b>COMPUTER FILE MANAGEMENT</b></td> </tr> <tr> <td colspan="4">FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road &amp; Storm Plans\RD09 - FLOWLINES.dwg</td> </tr> <tr> <td colspan="4">CTB FILE: COMM-TECH_D-SIZE_BW.ctb</td> </tr> <tr> <td colspan="4">PLOT DATE: April 20, 2021 10:43:35 AM</td> </tr> <tr> <td colspan="4">THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</td> </tr> </tbody> </table>	No.	DATE	DESCRIPTION	BY	<b>COMPUTER FILE MANAGEMENT</b>				FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg				CTB FILE: COMM-TECH_D-SIZE_BW.ctb				PLOT DATE: April 20, 2021 10:43:35 AM				THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				<b>SHEET KEY</b> 	<b>BENCHMARK</b> 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  <b>BASIS OF BEARING</b> 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)	<b>PREPARED BY:</b> 	<b>SEAL</b> 	<table border="1"> <tr> <td colspan="4"><b>TRAILS AT ASPEN RIDGE</b></td> </tr> <tr> <td colspan="4">FILING NO. 2 ROADWAY &amp; STORM IMPROVEMENT PLANS</td> </tr> <tr> <td colspan="4"><b>FLOWLINE PLAN &amp; PROFILE</b></td> </tr> <tr> <td>DESIGNED BY:</td> <td>NMS</td> <td>SCALE</td> <td>DATE ISSUED:</td> </tr> <tr> <td>CHECKED BY:</td> <td>NMS</td> <td>HORIZ. 1" = 40' VERT. 1" = 8'</td> <td>SHEET</td> </tr> <tr> <td colspan="2">FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014</td> <td colspan="2">APRIL 2021 16 OF 37 RD13</td> </tr> </table>	<b>TRAILS AT ASPEN RIDGE</b>				FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS				<b>FLOWLINE PLAN &amp; PROFILE</b>				DESIGNED BY:	NMS	SCALE	DATE ISSUED:	CHECKED BY:	NMS	HORIZ. 1" = 40' VERT. 1" = 8'	SHEET	FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014		APRIL 2021 16 OF 37 RD13	
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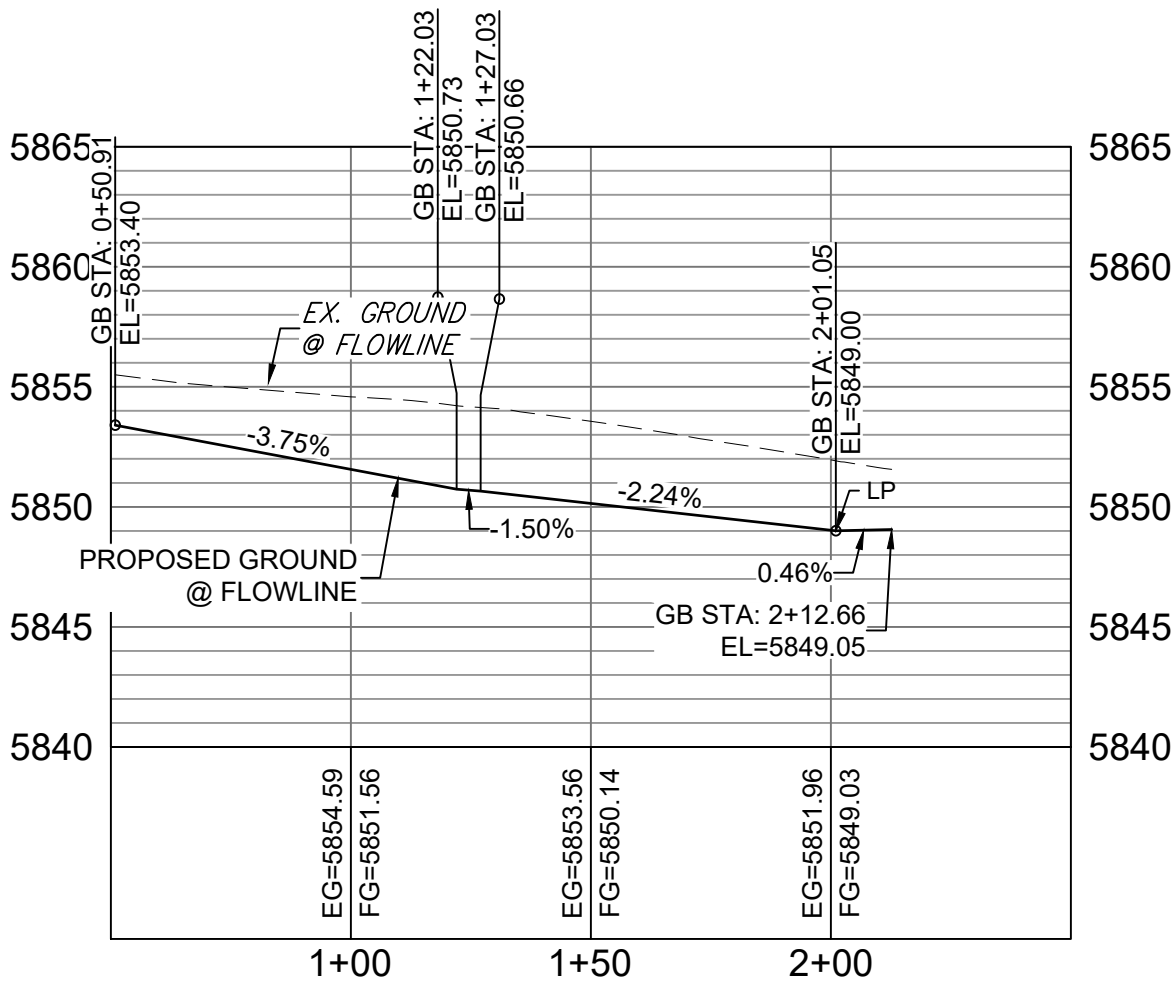


Know what's below.  
Call before you dig.



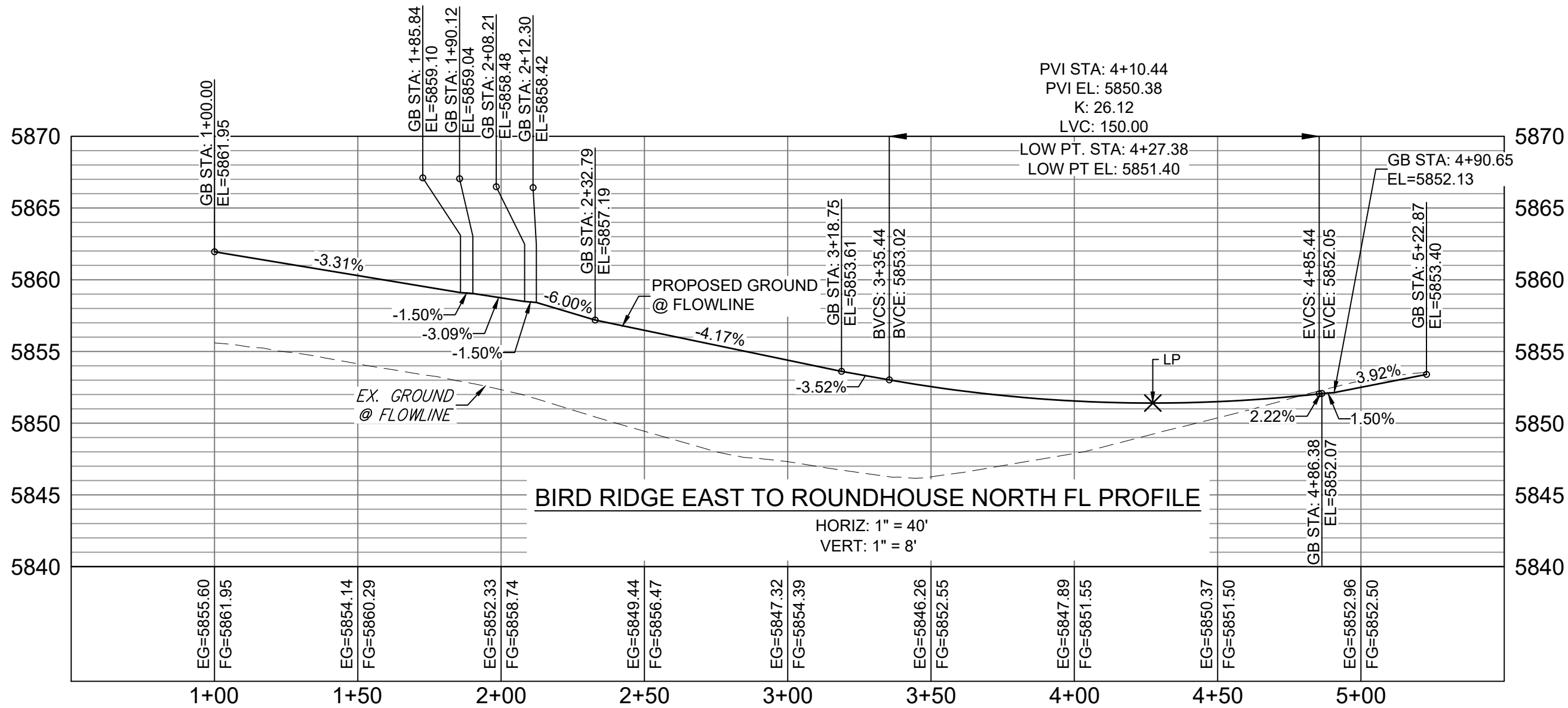
LINE TABLE		
LINE #	DIRECTION	LENGTH
L58	S0° 19' 34"E	43.92
L59	S5° 05' 23"E	10.03
L60	S0° 19' 34"E	26.93
L61	S85° 14' 11"E	10.03
L62	N85° 14' 11"E	10.03
L63	N4° 25' 01"E	10.03
L64	S90° 00' 00"E	249.05
L65	S0° 20' 48"E	23.00
L66	S21° 14' 45"W	2.15
L67	S0° 16' 55"E	37.08
L68	S5° 06' 36"E	10.03
L69	S0°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



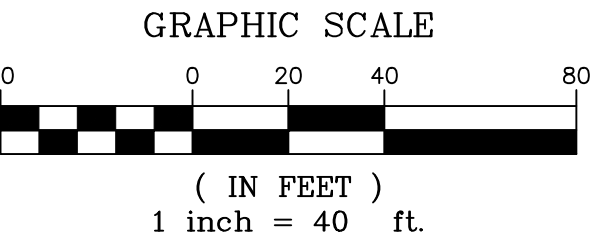
BIG JOHNSON SOUTH EAST FL PROFILE

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

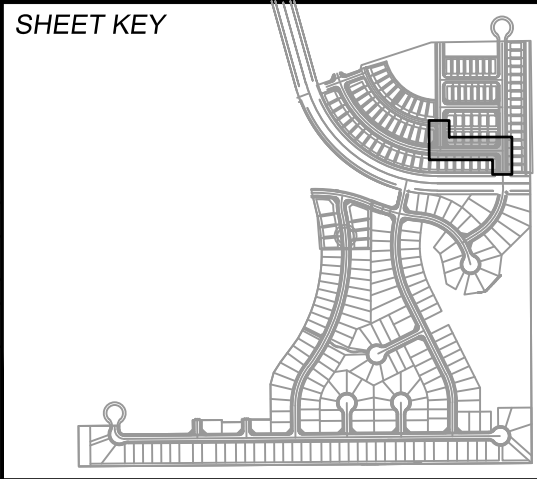


BIRD RIDGE EAST TO ROUNDHOUSE NORTH FL PROFILE

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



REFERENCE DRAWINGS			
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 SITE-FUTURE FILING			
X-886-PR SITE			
X-886-PR SITE - F6			
X-886-PR SITE - F6			
X-886-PR SITE - F4			
X-886-PR SITE - F3			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg			
CTB FILE: COMM-TECH_D-SIZE_BW.ctb			
PLOT DATE: April 20, 2021 10:43:52 AM			
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**BENCHMARK**  
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206  
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.  
ELEVATION - 5897.89' U.S. SURVEY FT

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

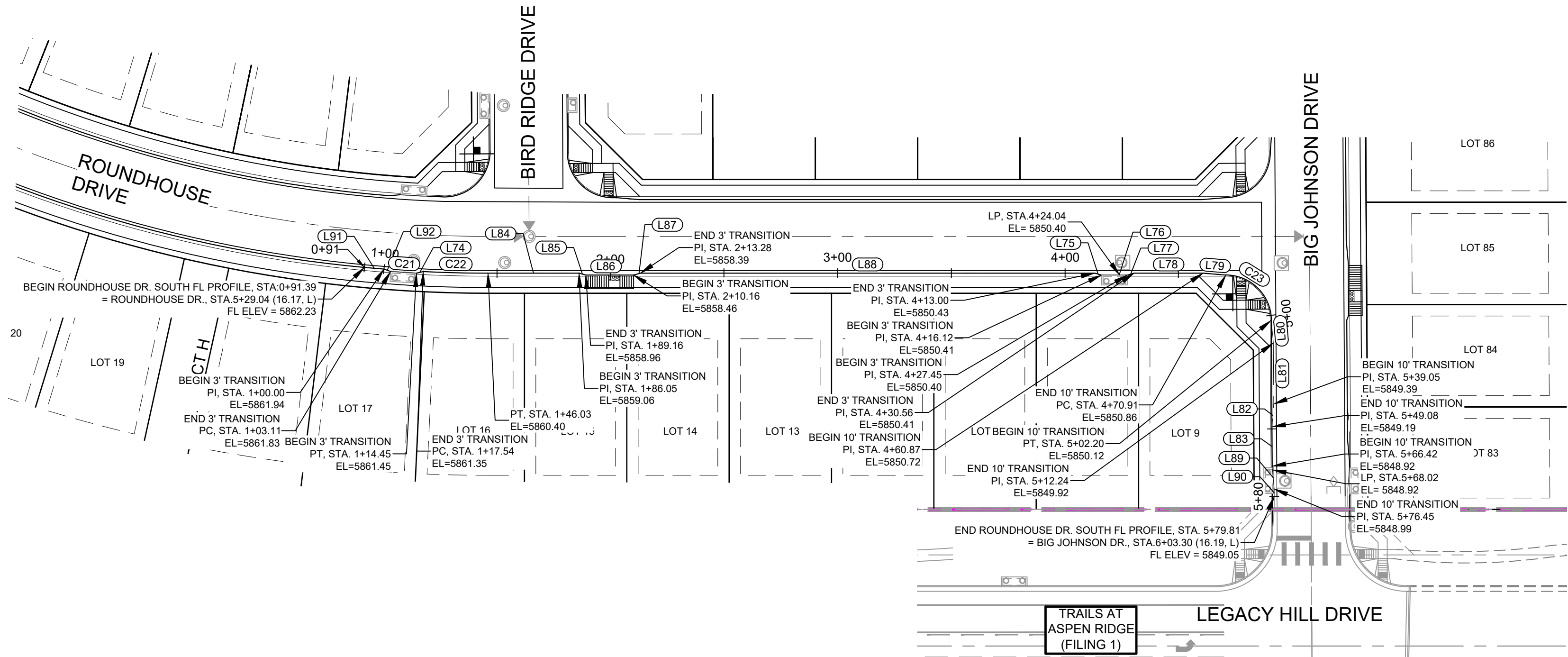
PREPARED BY:



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

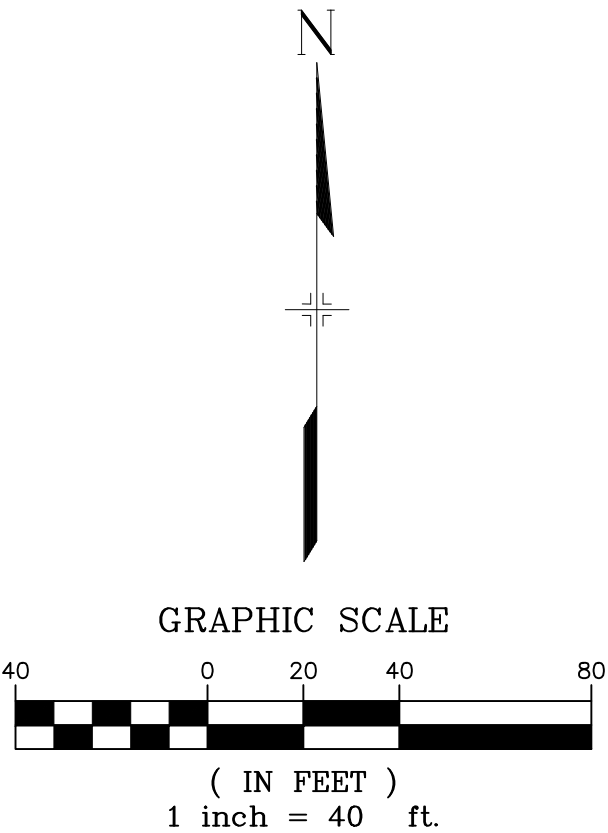
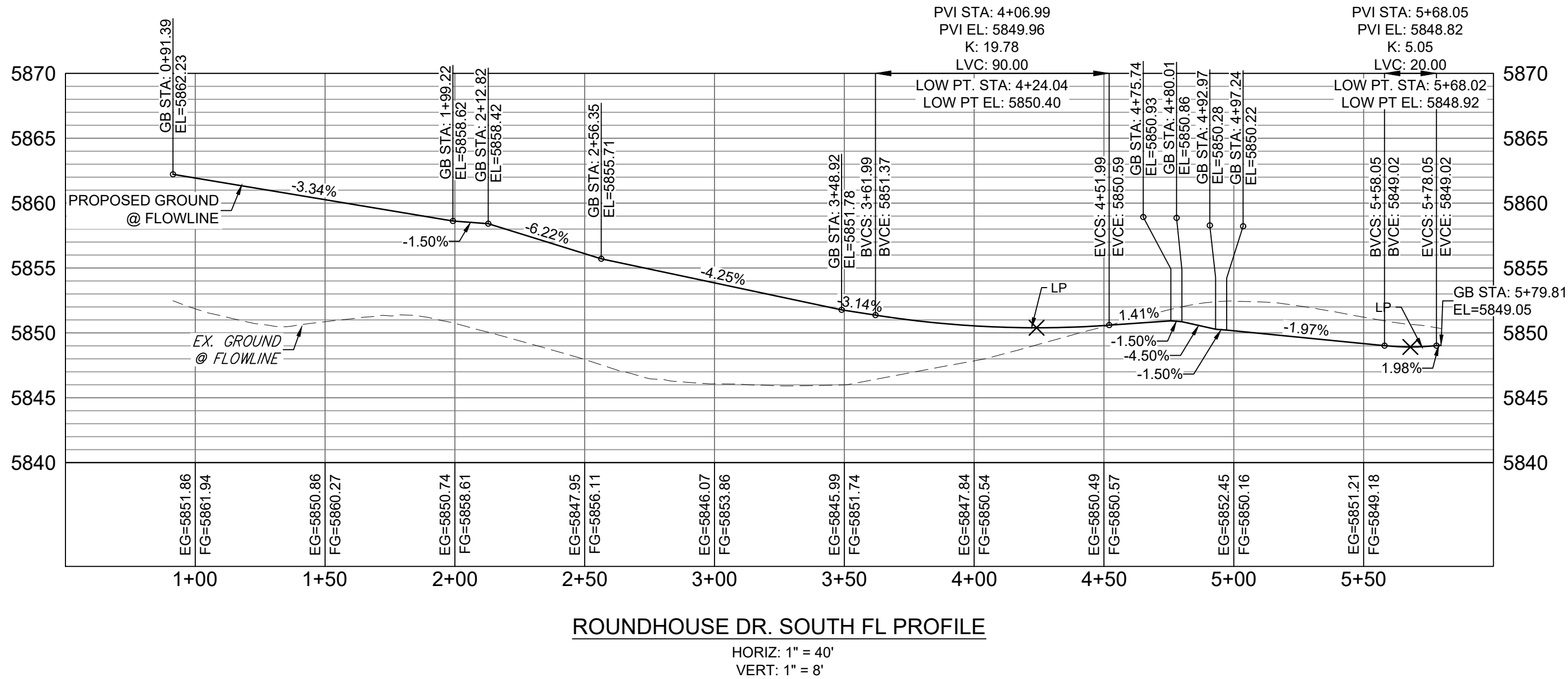
TRAILS AT ASPEN RIDGE			
FILING NO. 2			
ROADWAY & STORM IMPROVEMENT PLANS			
FLOWLINE PLAN & PROFILE			
DESIGNED BY:	NMS	SCALE	DATE ISSUED:
DRAWN BY:	CRD	HORIZ 1" = 40'	APRIL 2021
CHECKED BY:	NMS	VERT. 1" = 8'	17 OF 37
			DRAWING No. RD14





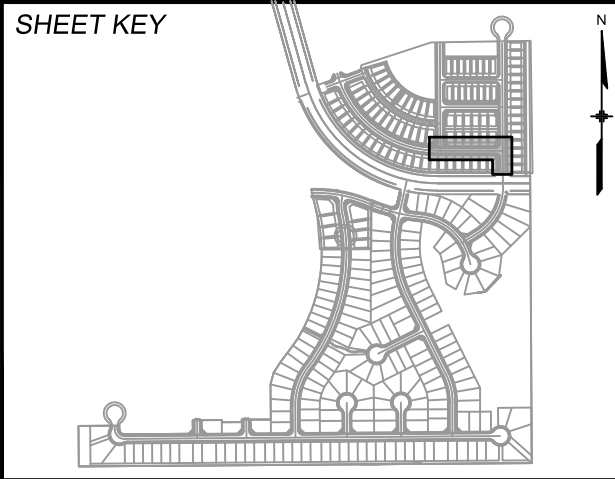
LINE TABLE		
LINE #	DIRECTION	LENGTH
L74	N76° 17' 03"E	3.09
L75	S74° 28' 33"E	3.11
L76	N90° 00' 00"E	11.33
L77	N74° 28' 33"E	3.11
L78	S90° 00' 00"E	30.31
L79	S85° 14' 11"E	10.03
L80	S5° 06' 37"E	10.03
L81	S0° 20' 48"E	26.81
L82	S4° 25' 01"W	10.03
L83	S0° 20' 48"E	17.33
L84	S90° 00' 00"E	40.02
L85	S74°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

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



REFERENCE DRAWINGS			
X-886-PR-SITE-F1			
X-886-PR-STORM-F1			
19-886-PR-UTIL			
19-886-PR-UTIL_SANITARY			
X-886-PR-SITE-FUTURE			
X-886-PR-SITE-F2			
886-PR-Legacy Drive			
GEC Titleblock			
X-886-PR-SITE-FUTURE-FILINGS			
X-886-PR-SITE			
X-886-PR-SITE-F5			
X-886-PR-SITE-F6			
X-886-PR-SITE-F4			
X-886-PR-SITE-F3			

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg			
CTB FILE: COMM-TECH_D-SIZE_BW.ctb			
PLOT DATE: April 20, 2021 10:44:04 AM			
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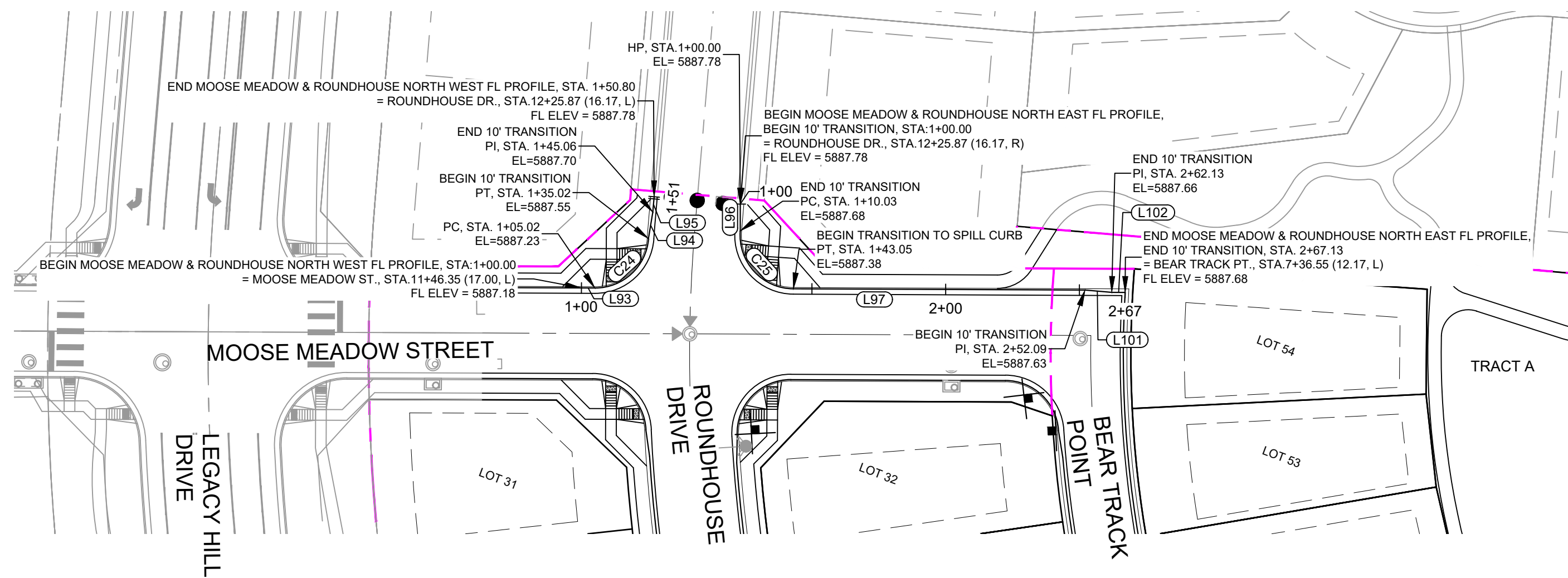
**BENCHMARK**  
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206  
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.  
ELEVATION - 5897.89' U.S. SURVEY FT

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

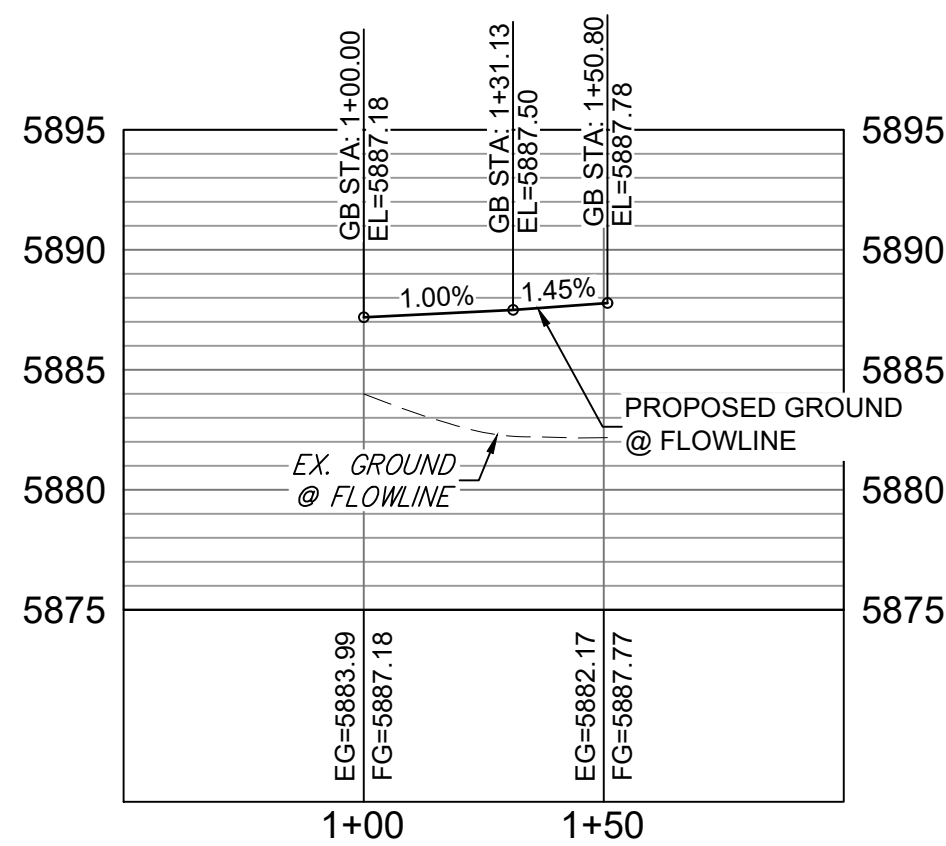
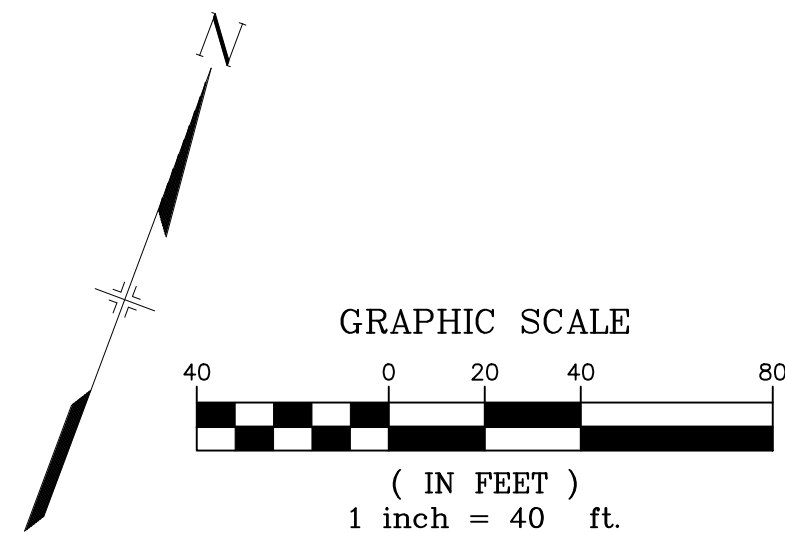


TRAILS AT ASPEN RIDGE			
FILING NO. 2			
ROADWAY & STORM IMPROVEMENT PLANS			
FLOWLINE PLAN & PROFILE			
DESIGNED BY: NMS	SCALE: 1" = 40'	DATE ISSUED: APRIL 2021	DRAWING No. RD15
DRAWN BY: CRD	HORIZ. 1" = 8'	SHEET 18 OF 37	
CHECKED BY: NMS	VERT. 1" = 8'		

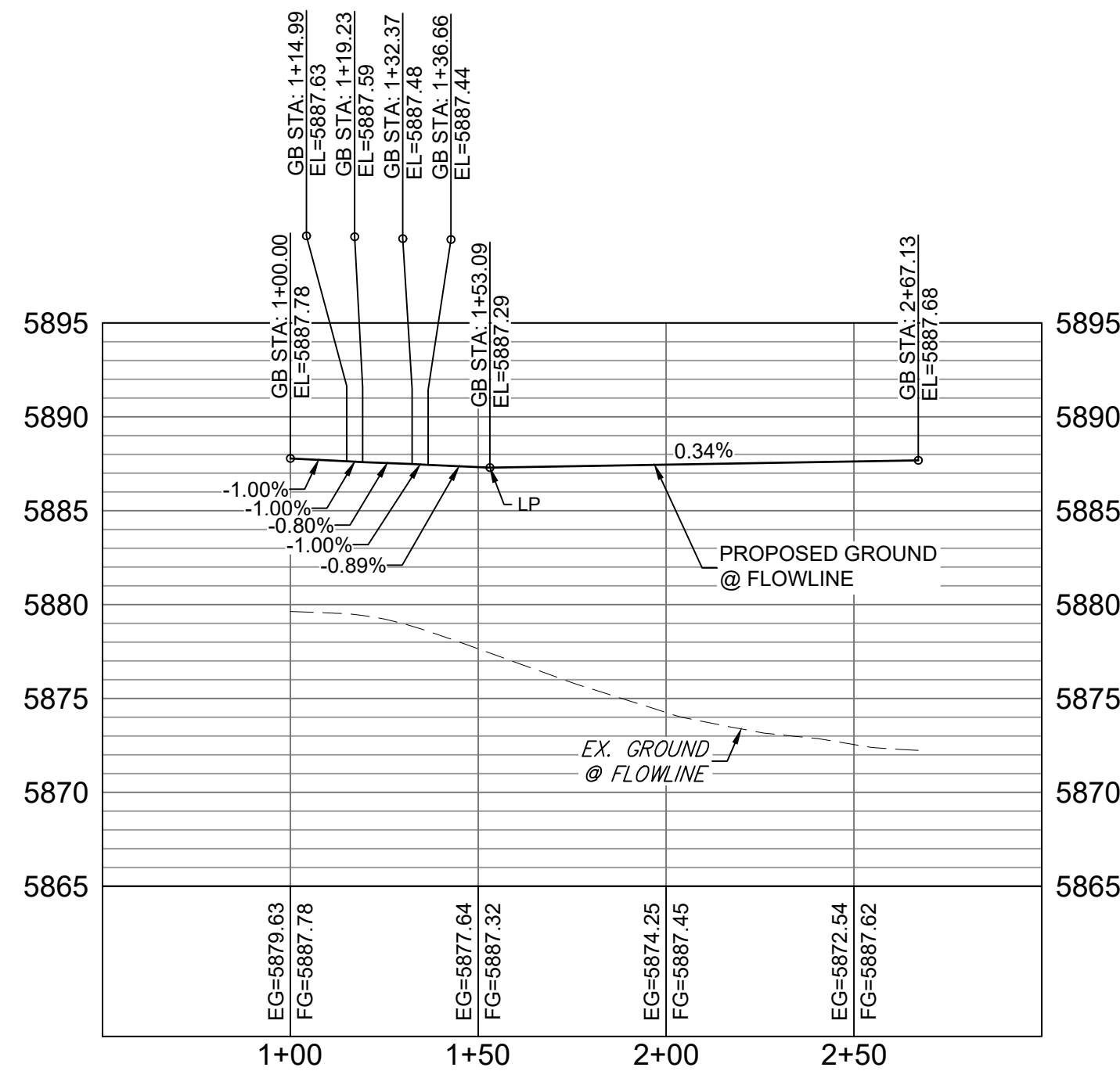


Know what's below.  
Call before you dig.

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



MOOSE MEADOW AND ROUNDHOUSE NORTH WEST FL PROFILE

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

MOOSE MEADOW AND ROUNDHOUSE NORTH EAST FL PROFILE

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

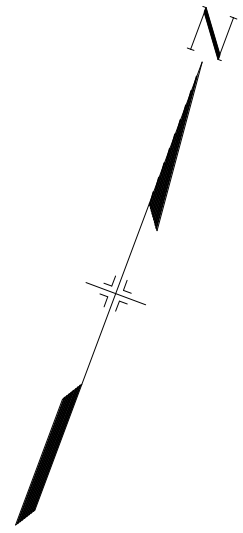
CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C24	20.00	30.01	085°58'00"

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 SITE - FUTURE FILING X-886-PR SITE X-886-PR SITE - F5 X-886-PR SITE - F5 X-886-PR SITE - F4 X-886-PR SITE - F3				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		FLOWLINE PLAN & PROFILE	
COMPUTER FILE MANAGEMENT		FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg		CTB FILE: COMM-TECH_D-SIZE_BW.ctb		PLOT DATE: April 20, 2021 10:44:20 AM		DESIGNED BY: NMS	
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.		Matrix		PREPARED BY:		FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014		SCALE HORIZ 1" = 40' VERT 1" = 8'	
						DATE ISSUED: APRIL 2021		DRAWING No. RD16	
						SHEET 19 OF 37			

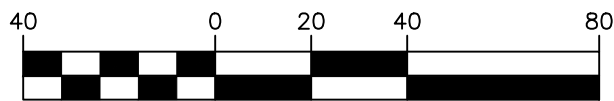




Know what's below.  
Call before you dig.

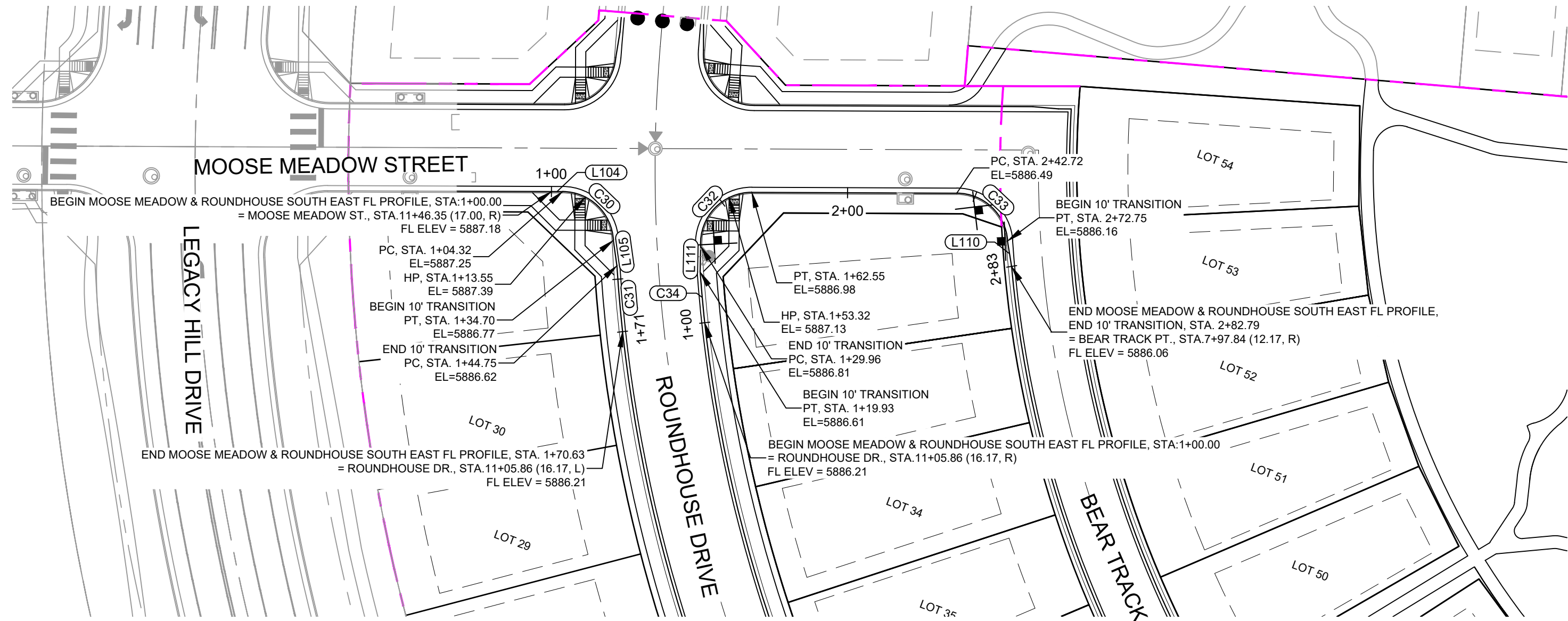


GRAPHIC SCALE

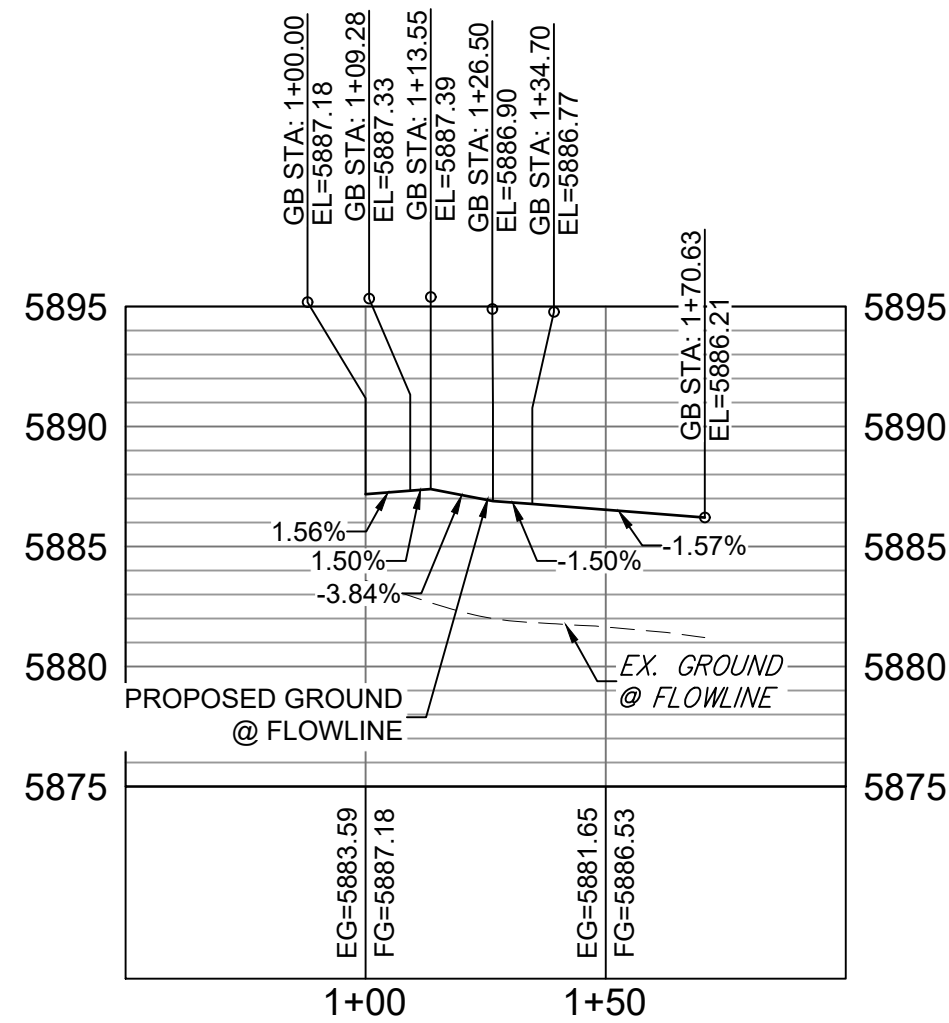


( IN FEET )  
1 inch = 40 ft.

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

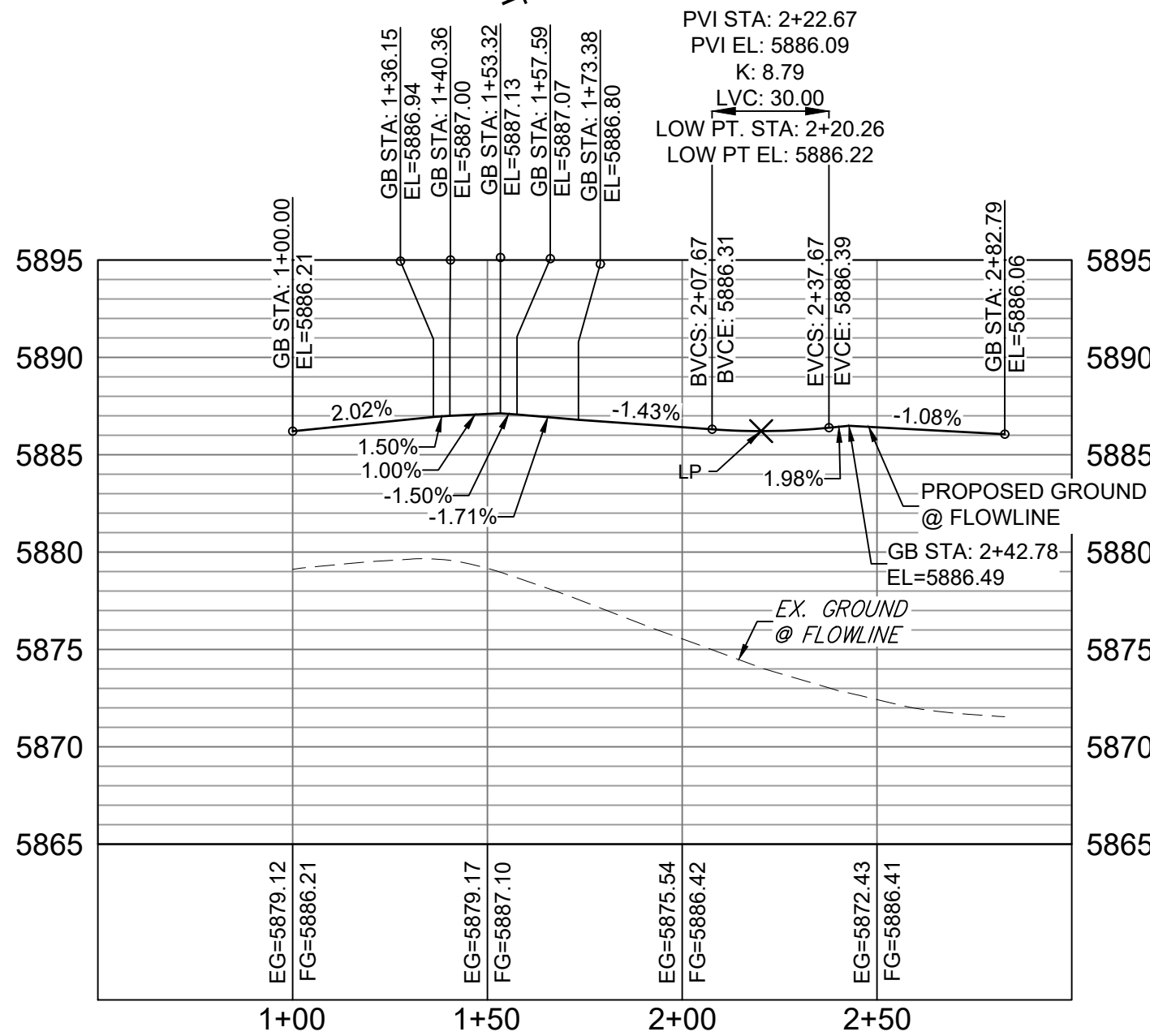


CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C30	20.00	30.38	087°02'37"
C31	586.17	25.89	002°31'49"
C32	20.00	32.59	093°22'02"
C33	20.00	30.03	086°02'14"
C34	553.83	19.93	002°03'44"



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

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-SITE-FUTURE FILINGS  
X-886-PR-SITE  
X-886-PR-SITE-F5  
X-886-PR-SITE-F6  
X-886-PR-SITE-F4  
X-886-PR-SITE-F3

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT  
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg  
CTB FILE: COMM-TECH\_D-SIZE\_BW.ctb  
PLOT DATE: April 20, 2021 10:44:41 AM  
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

BENCHMARK

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

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 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

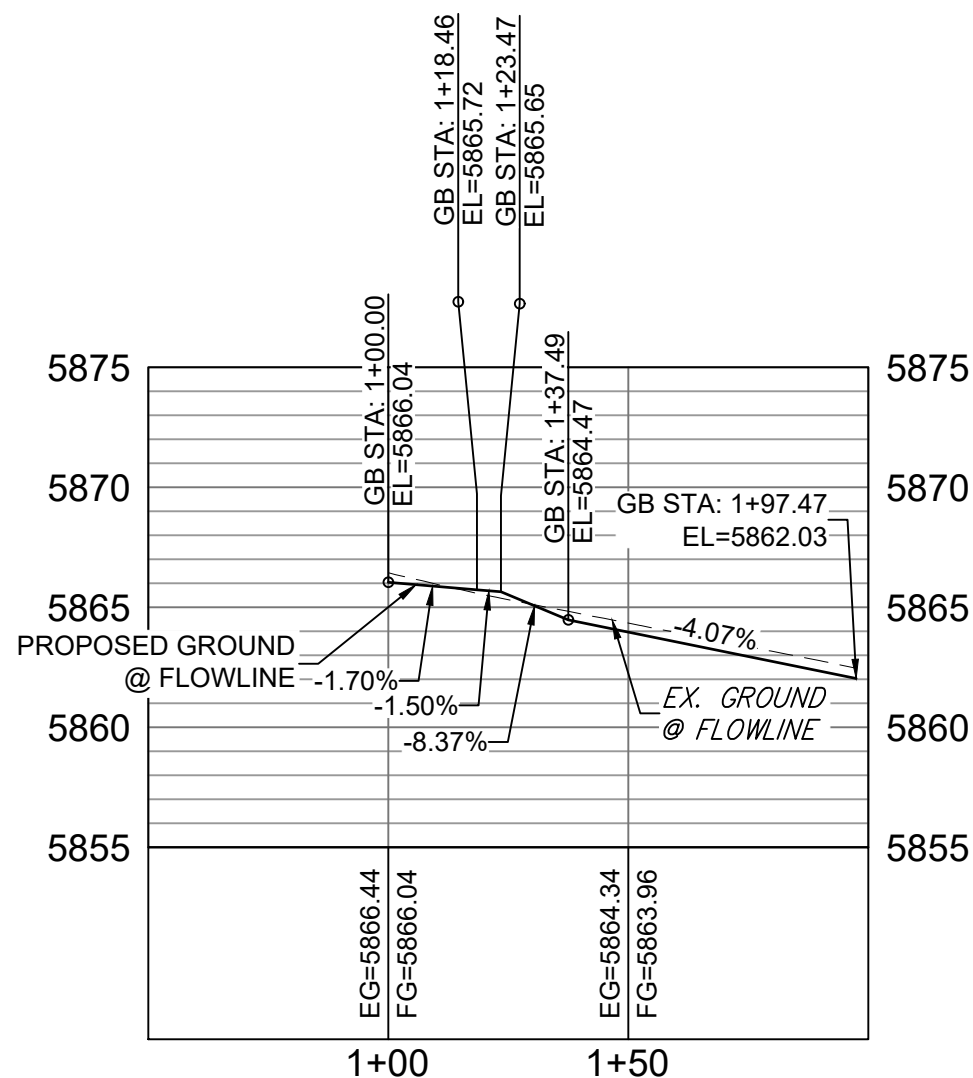
TRAILS AT ASPEN RIDGE

FILING NO. 2  
ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

DESIGNED BY:	NMS	SCALE	DATE ISSUED:	APRIL 2021	DRAWING No.
DRAWN BY:	CRD	HORIZ 1" = 40'			RD17
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET	20 OF 37	

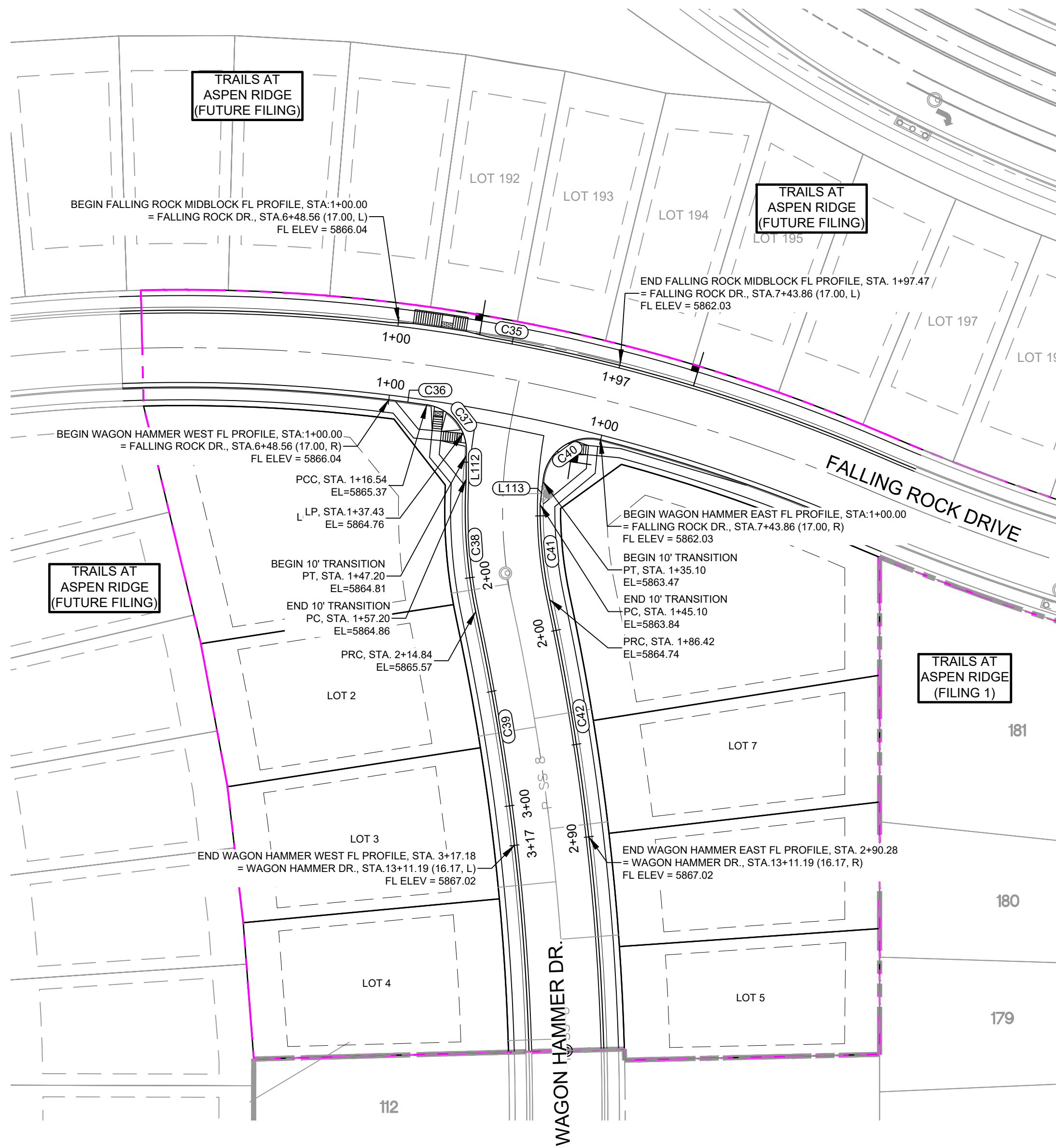




FALLING ROCK MIDBLOCK FL PROFILE

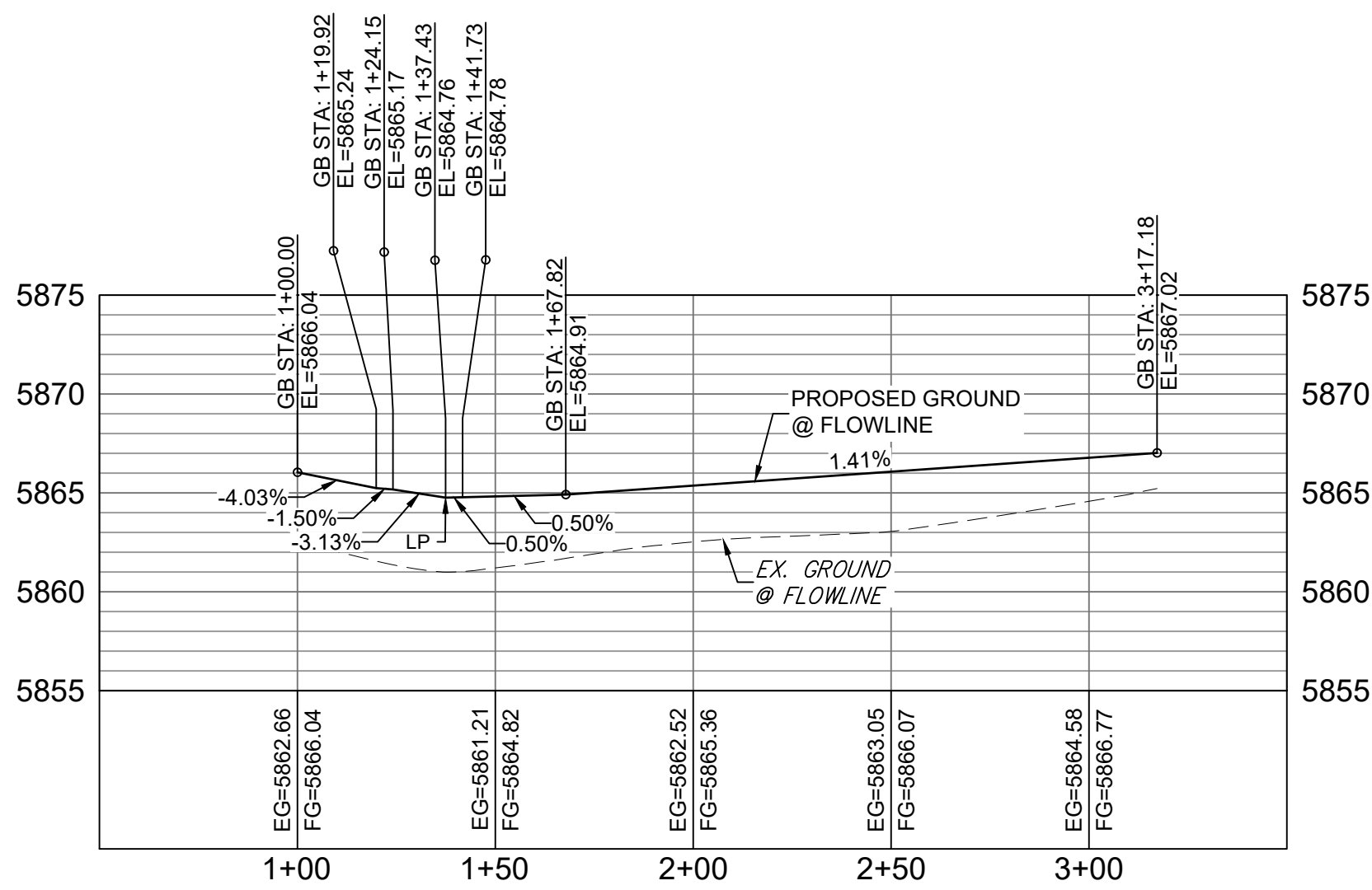
HORIZ: 1" = 40'

VERT: 1" = 8'



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

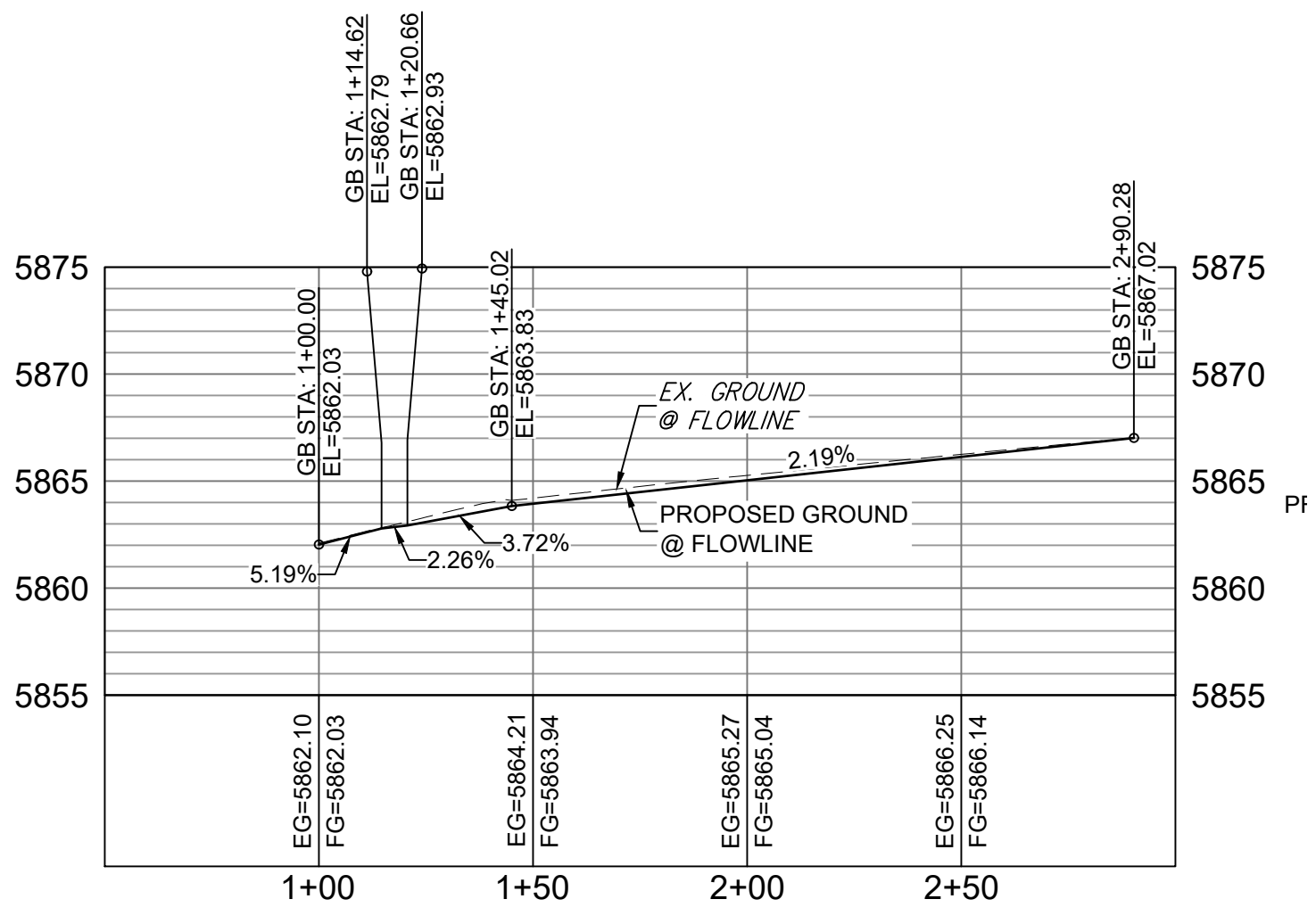
CURVE TABLE			
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C36	728.00	16.54	001°18'07"
C37	20.00	30.66	087°50'21"
C38	215.98	57.63	015°17'19"
C39	1029.30	102.34	005°41'49"
C40	20.00	35.10	100°32'55"
C41	183.83	41.32	012°52'45"
C42	1056.17	103.86	005°38'03"



WAGON HAMMER WEST FL PROFILE

HORIZ: 1" = 40'

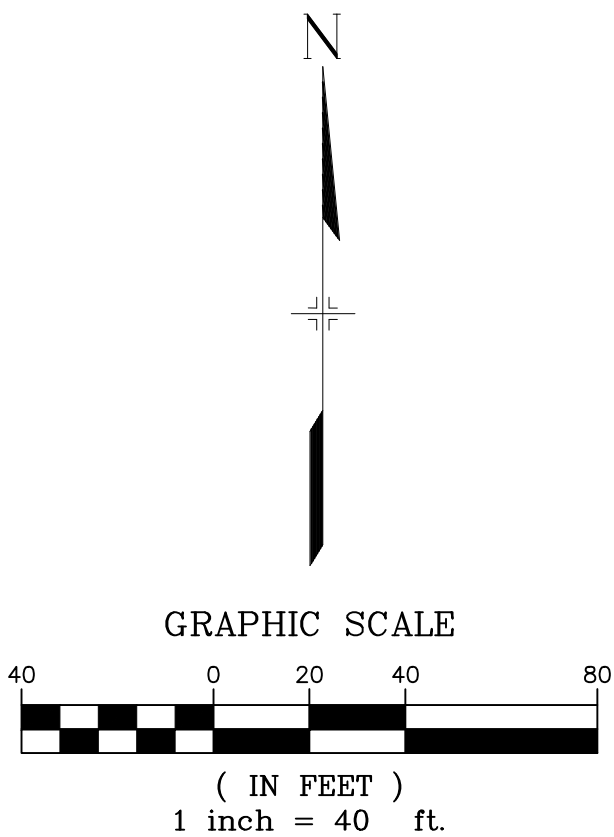
VERT: 1" = 8'



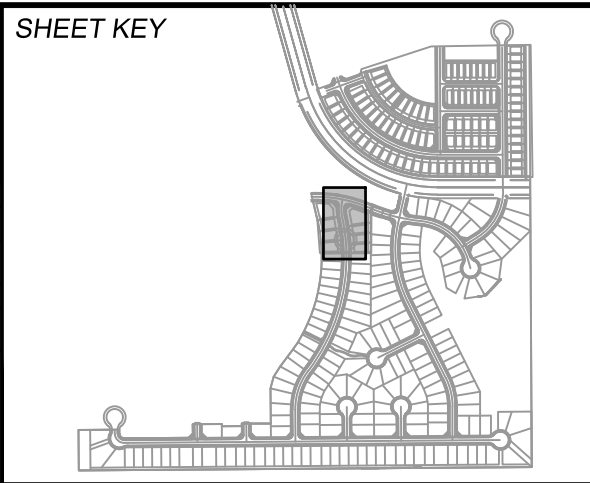
WAGON HAMMER EAST FL PROFILE

HORIZ: 1" = 40'

VERT: 1" = 8'



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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 SITE - FUTURE FILING X-886-PR SITE X-886-PR SITE - F6 X-886-PR SITE - F6 X-886-PR SITE - F4 X-886-PR SITE - F3			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg			
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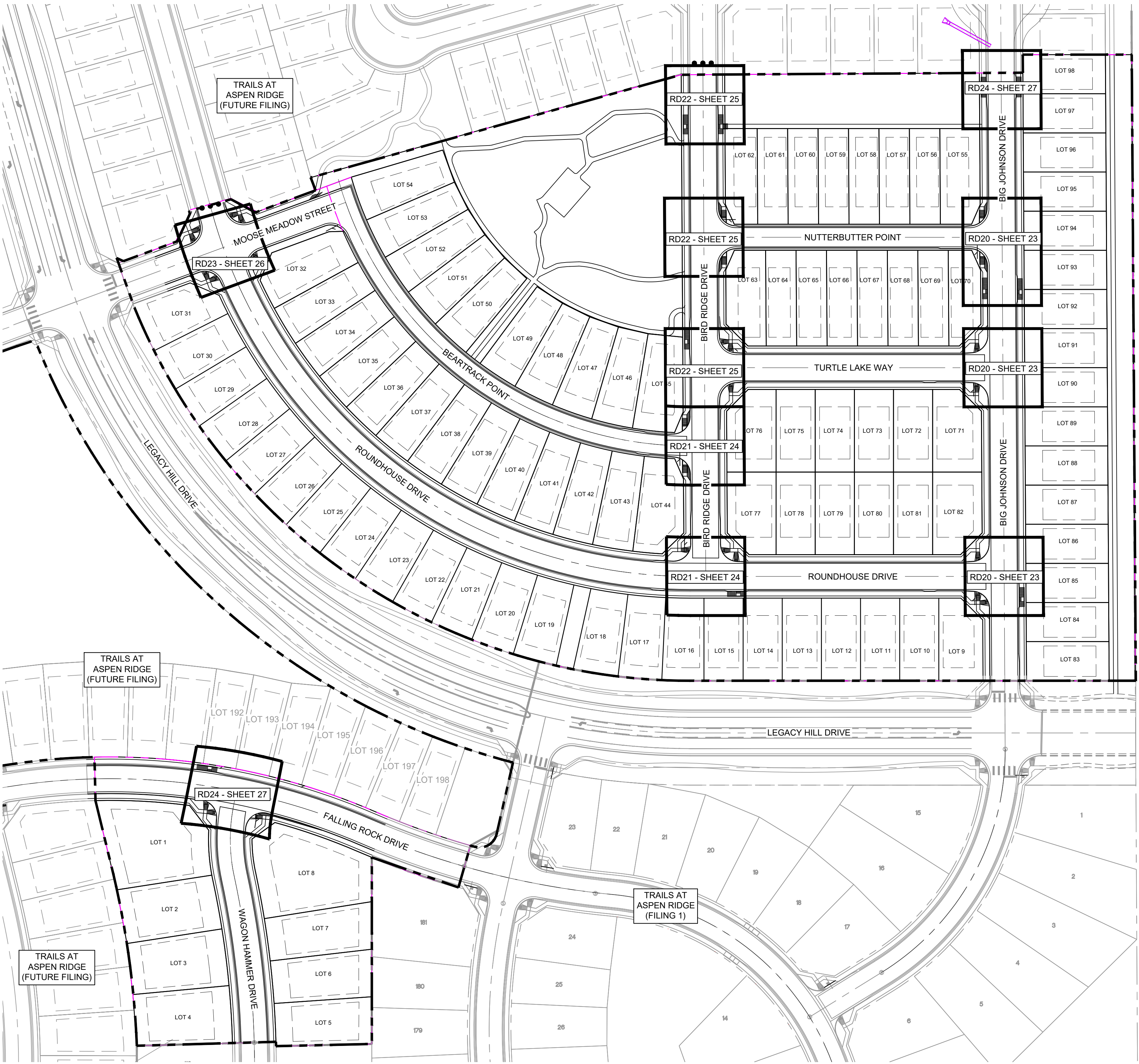
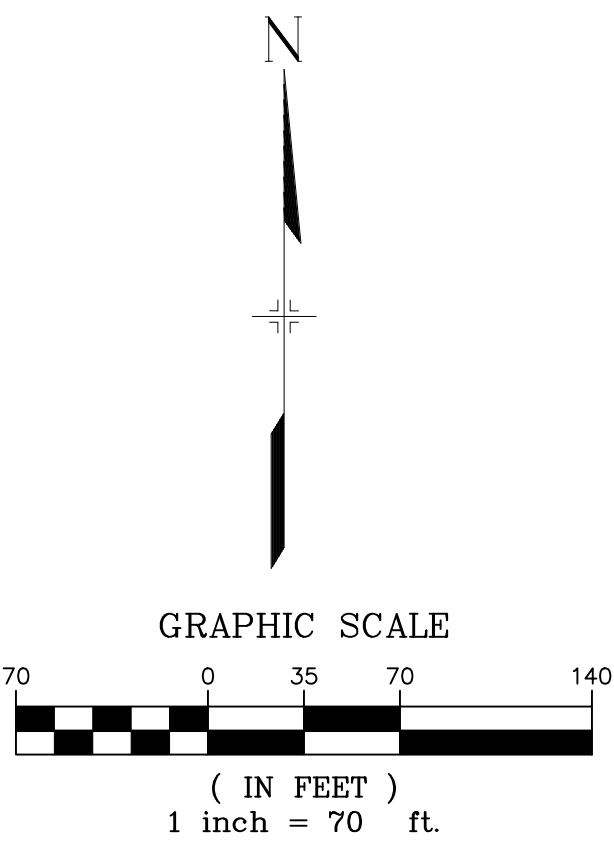
**BENCHMARK**  
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206  
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.  
ELEVATION - 5897.89' U.S. SURVEY FT

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



TRAILS AT ASPEN RIDGE			
FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS			
FLOWLINE PLAN & PROFILE			
DESIGNED BY:	NMS	SCALE	DATE ISSUED:
DRAWN BY:	CRD	HORIZ 1" = 40'	APRIL 2021
CHECKED BY:	NMS	VERT 1" = 8'	21 OF 37
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014			DRAWING No. RD18





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 UTIL - F2 X-886-PR SITE - FUTURE FILING X-886-PR SITE X-886-PR SITE - F6 X-886-PR SITE - F3 X-886-PR SITE - F4 X-886-PR SITE - F3			
No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD0XX-PED RAMPS.dwg			
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PLOT DATE: April 20, 2021 10:46:37 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

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

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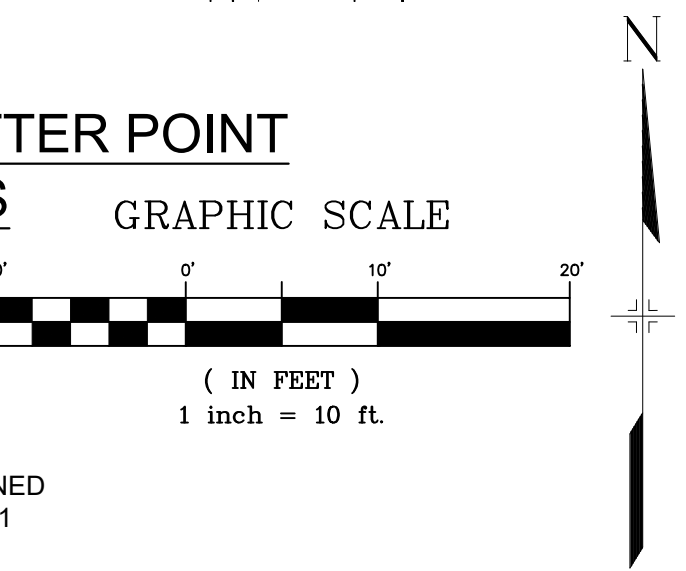
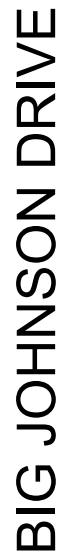
PREPARED BY:

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






TRAILS AT ASPEN RIDGE													
FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS													
INTERSECTION DETAILS													
DESIGNED BY: DRAWN BY: CHECKED BY:	NMS CRD NMS	<table><tr><td colspan="2">SCALE</td></tr><tr><td>HORIZ</td><td>1" = 10'</td></tr><tr><td>VERT.</td><td>N/A</td></tr></table>	SCALE		HORIZ	1" = 10'	VERT.	N/A	<table><tr><td>DATE ISSUED:</td><td>APRIL 2021</td></tr><tr><td>SHEET</td><td>23 OF 37</td></tr></table>	DATE ISSUED:	APRIL 2021	SHEET	23 OF 37
SCALE													
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VERT.	N/A												
DATE ISSUED:	APRIL 2021												
SHEET	23 OF 37												
			DRAWING No.  RD20										

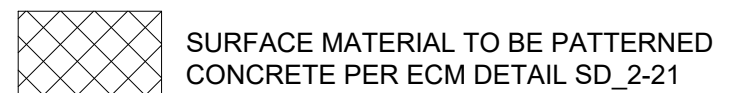





**GRAPHIC SCALE**



( IN FEET )  
1 inch = 10 ft.

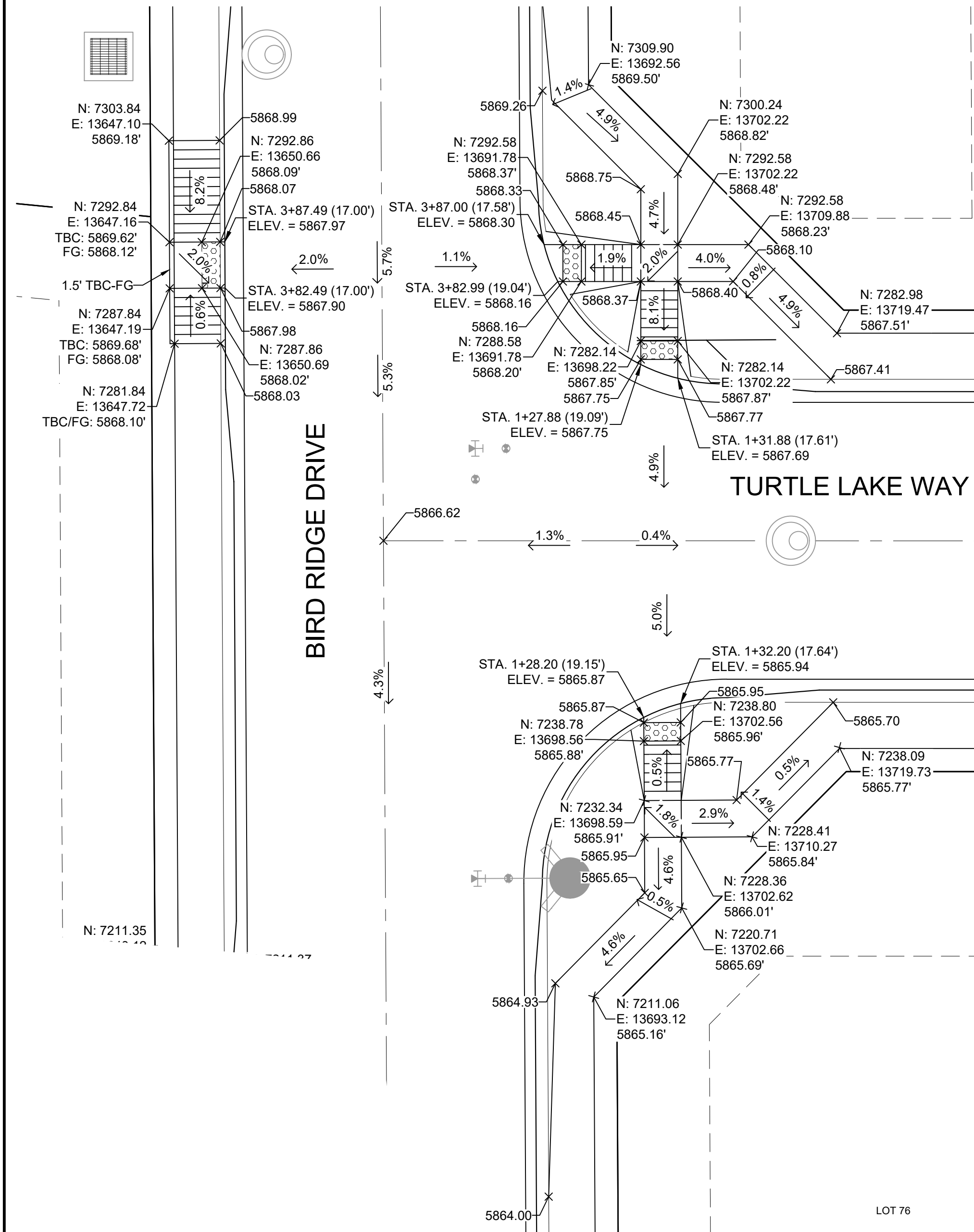


REFERENCE DRAWINGS							SHEET KEY		BENCHMARK COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206 A BERTNSSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX. LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD. ELEVATION - 5897.89' U.S. SURVEY FT	SEAL	TRAILS AT ASPEN RIDGE			
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 CEC Titleblock X-886-PR UTIL_F2 X-886-PR SITE-FUTURE FILINGS X-886-PR-SITE X-886-PR-SITE - F6 X-886-PR-SITE - F5 X-886-PR-SITE - F4 X-886-PR-SITE - F3											FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS			
	No.	DATE	DESCRIPTION			BY					INTERSECTION DETAILS			
COMPUTER FILE MANAGEMENT														
FILE NAME: S:\19.886\014\Trails at Aspen Ridge - F2\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD0XX- PED RAMPS.dwg CTB FILE: COMM-TECH-D-SIZE_BW.ctb PLOT DATE: April 20, 2021 10:47:10 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.														

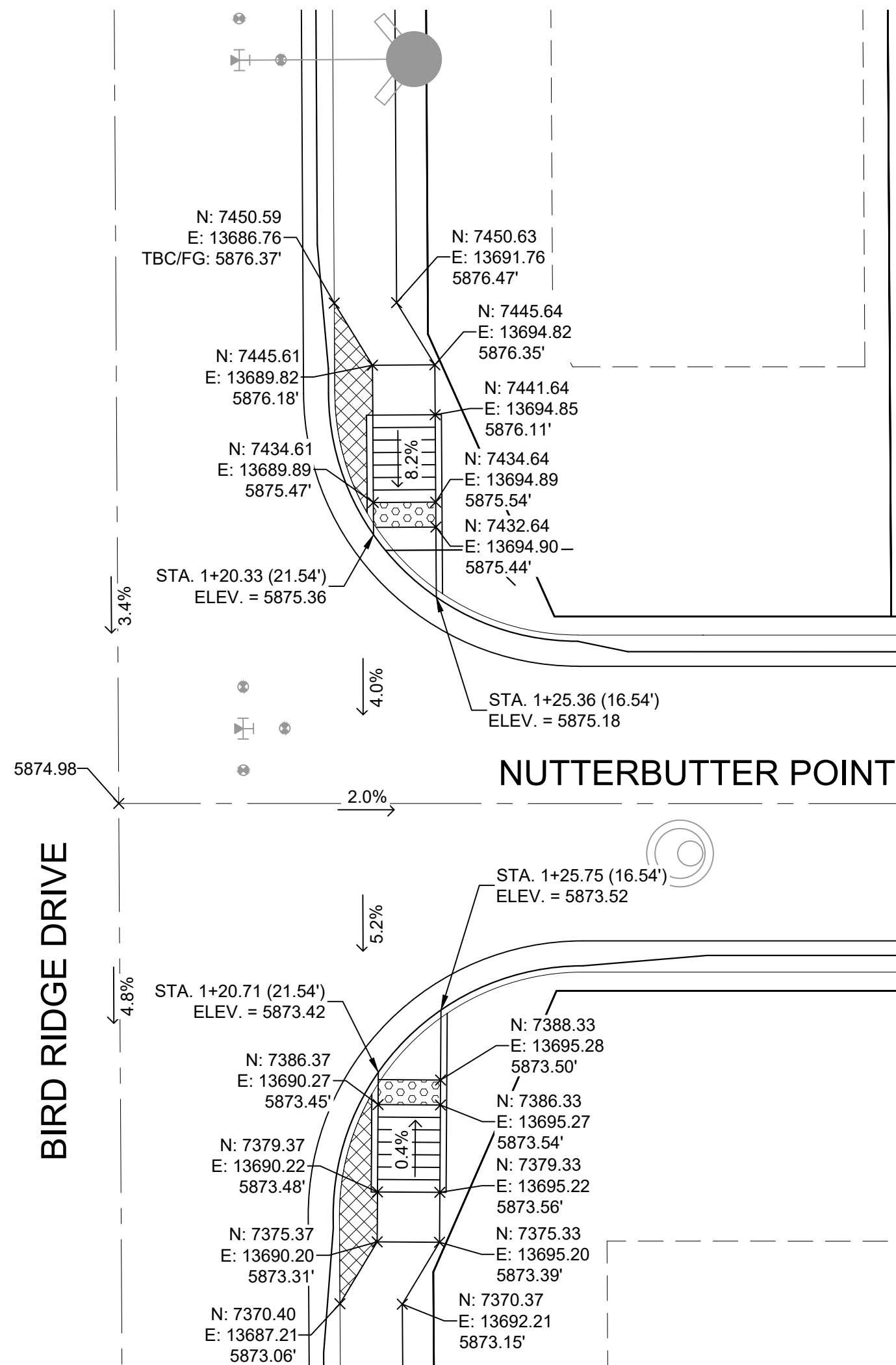




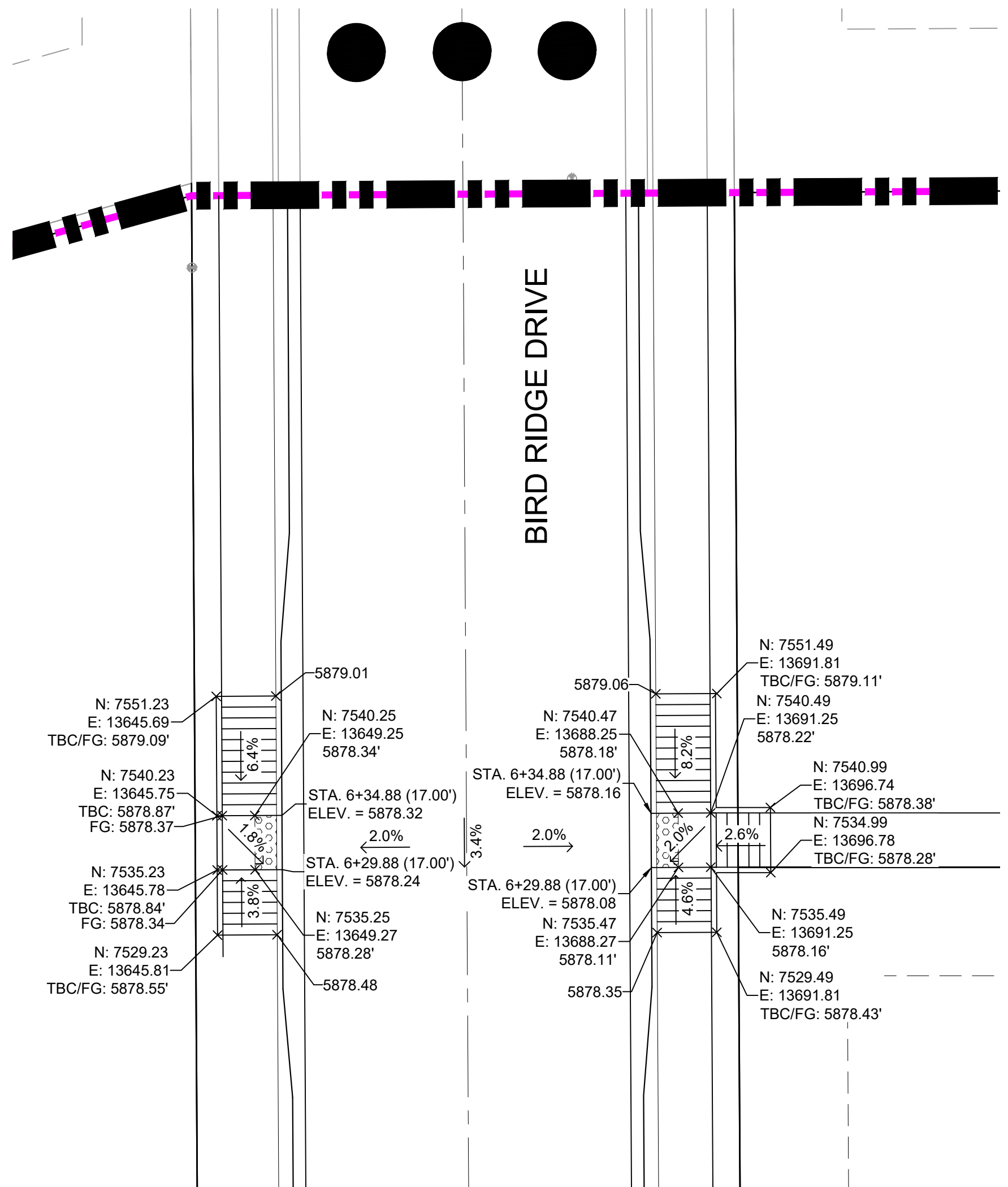
Know what's below.  
Call before you dig.



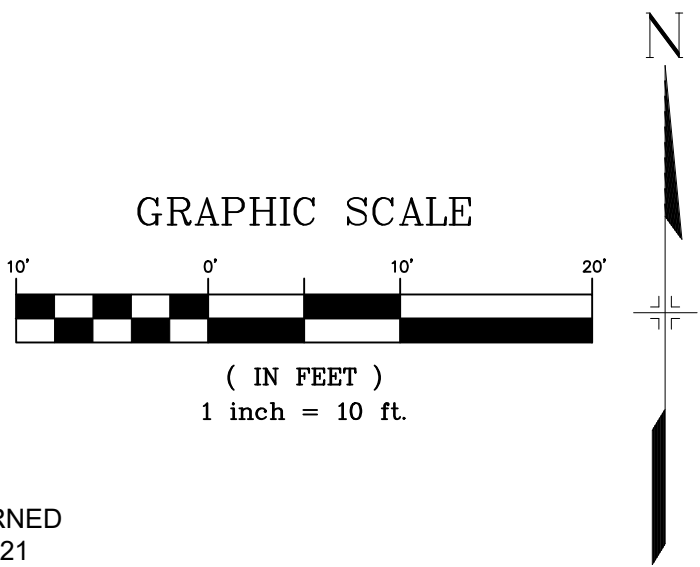
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**BIRD RIDGE DRIVE/ TURTLE LAKE WAY**  
**INTERSECTION DETAILS**




**DETAIL G**  
**BIRD RIDGE DRIVE/ NUTTERBUTTER POINT**  
**INTERSECTION DETAILS**

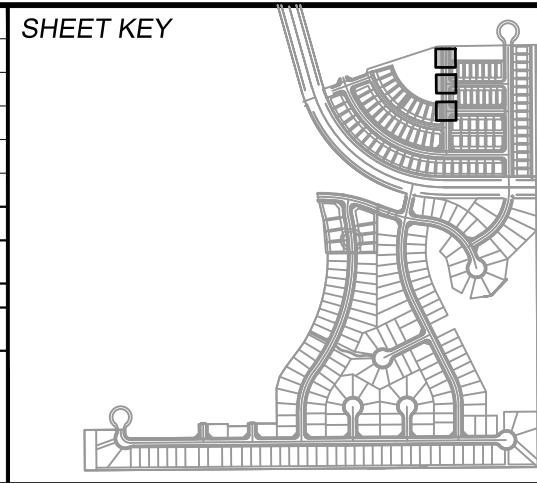


**DETAIL H**  
**BIRD RIDGE DRIVE**  
**INTERSECTION DETAILS**



 SURFACE MATERIAL TO BE PATTERNED  
CONCRETE PER ECM DETAIL SD\_2-21

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No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD0XX-PED RAMPS.dwg			
CTB FILE: COMM-TECH_D-SIZE_BW.ctb			
PLOT DATE: June 17, 2021 4:37:52 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



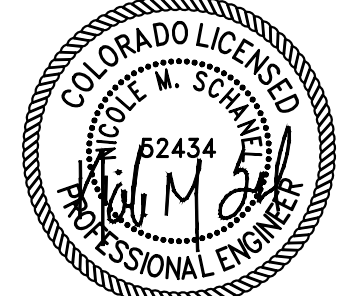
**BENCHMARK**  
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206  
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.  
ELEVATION - 5897.89' U.S. SURVEY FT

**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:



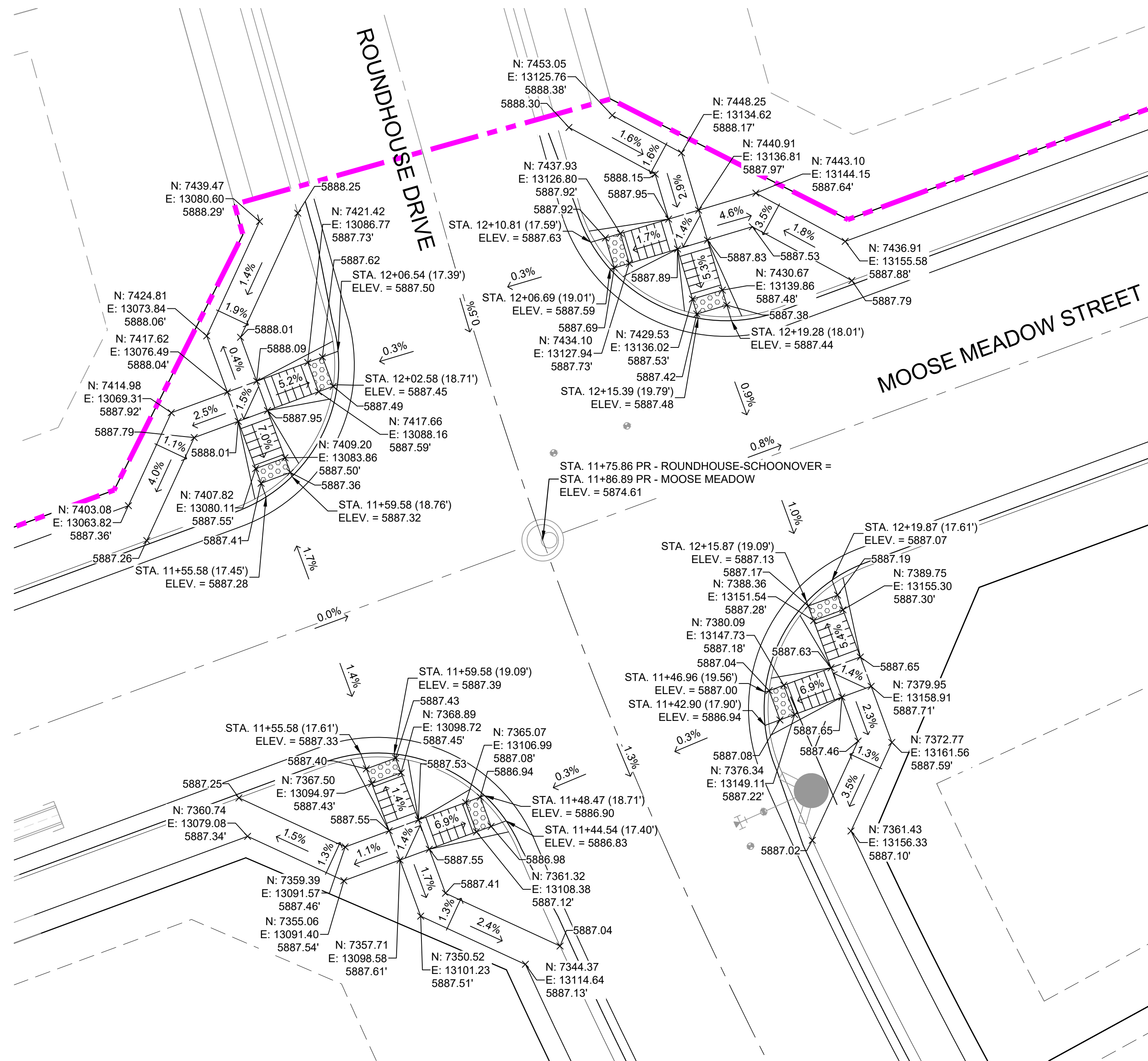
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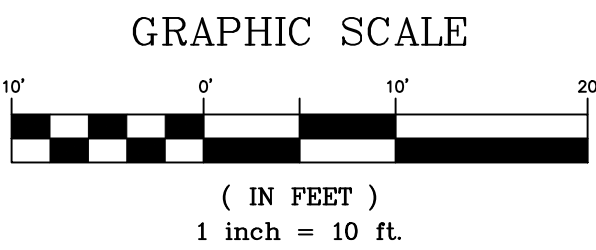
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE			
FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS			
INTERSECTION DETAILS			
DESIGNED BY:	NMS	SCALE	DATE ISSUED:
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			DRAWING No. RD22



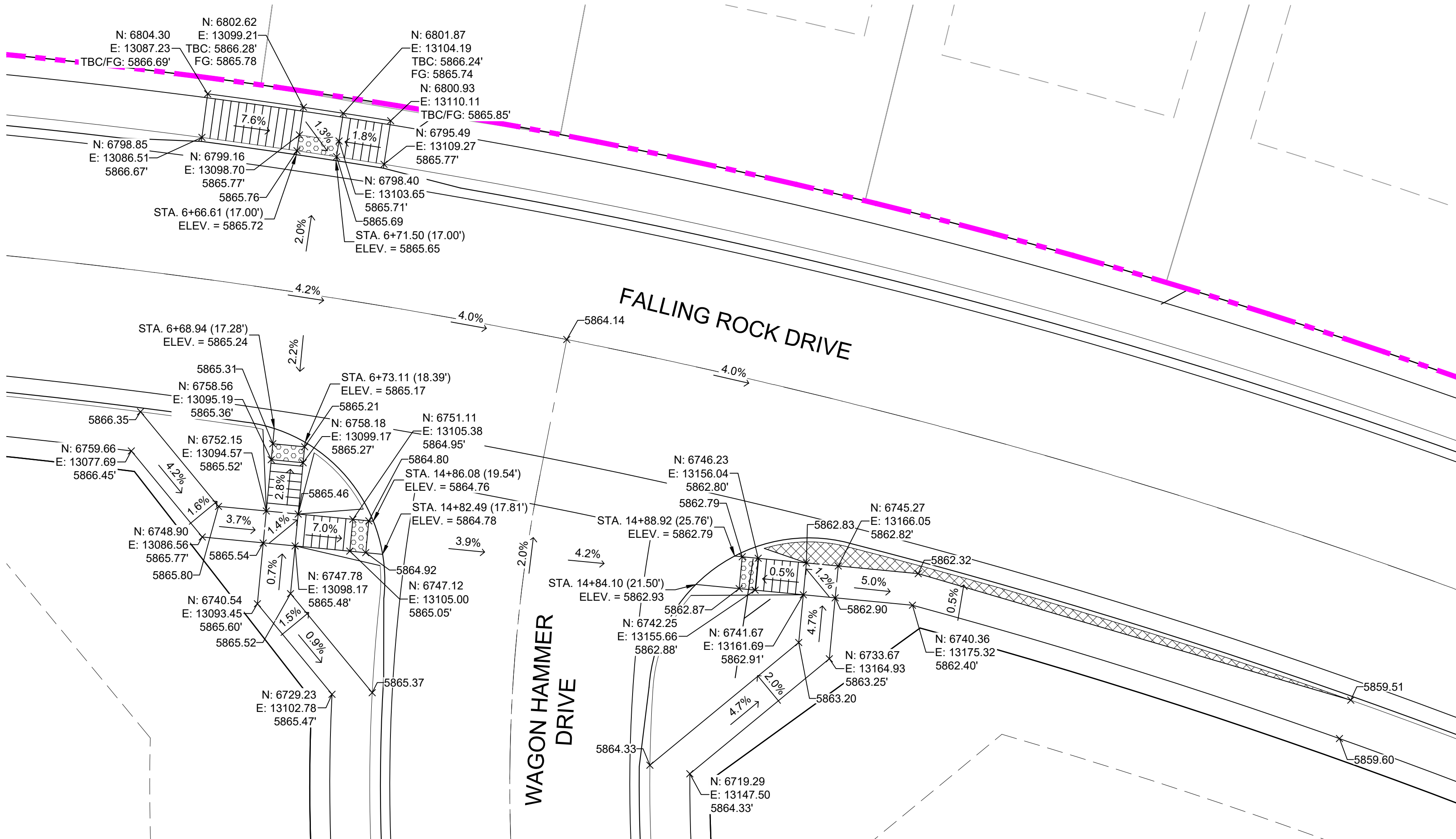
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**DETAIL I**  
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**INTERSECTION DETAILS**

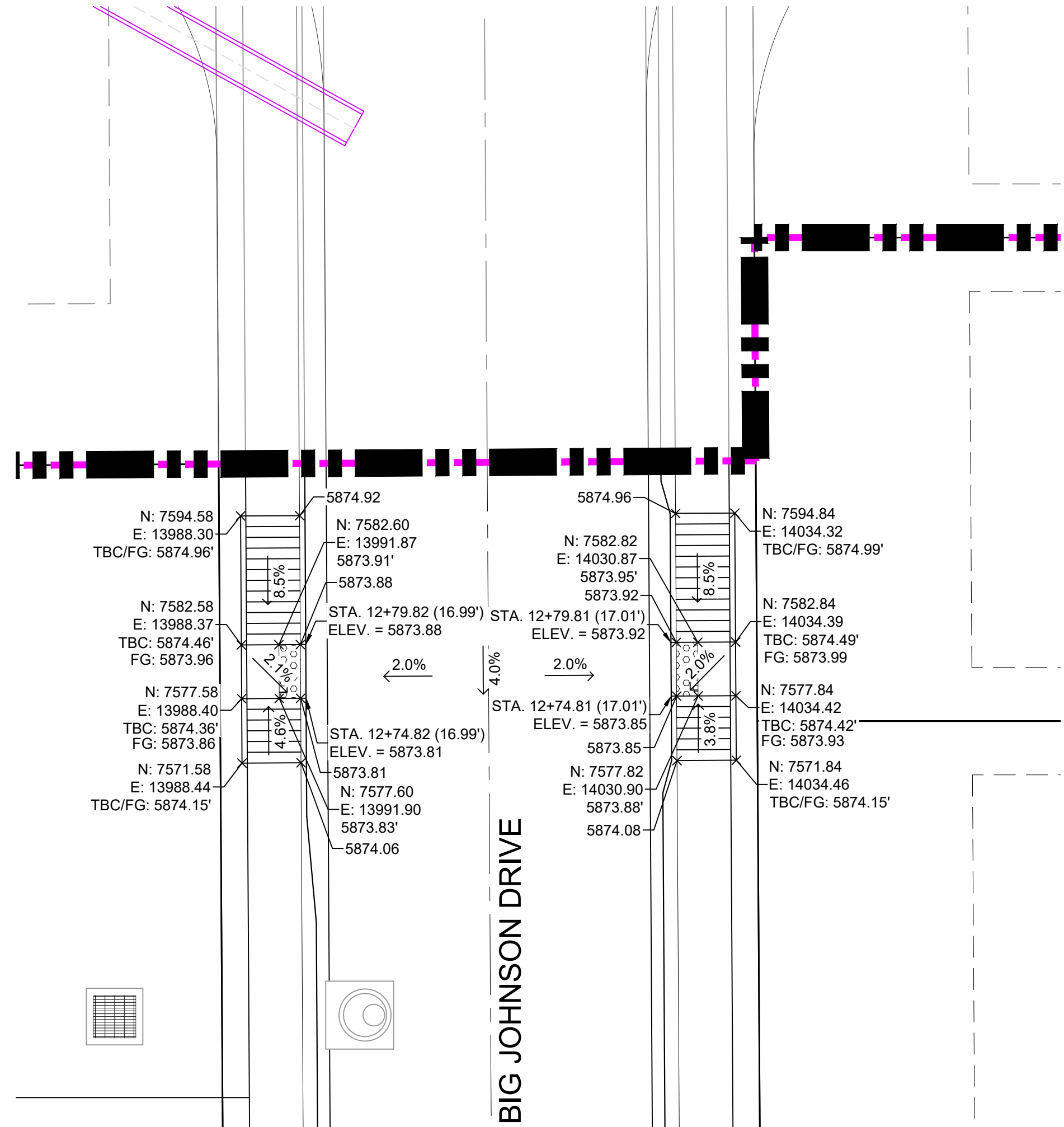


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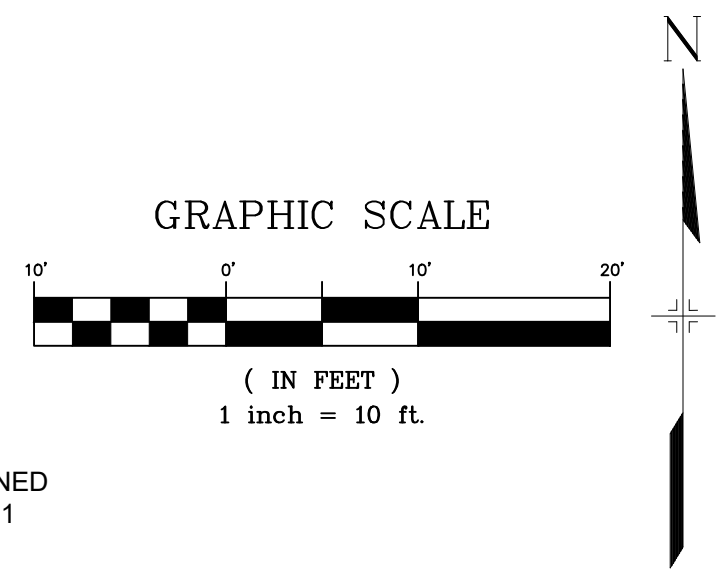




DETAIL J  
FALLING ROCK DRIVE/ WAGON HAMMER DRIVE  
INTERSECTION DETAILS



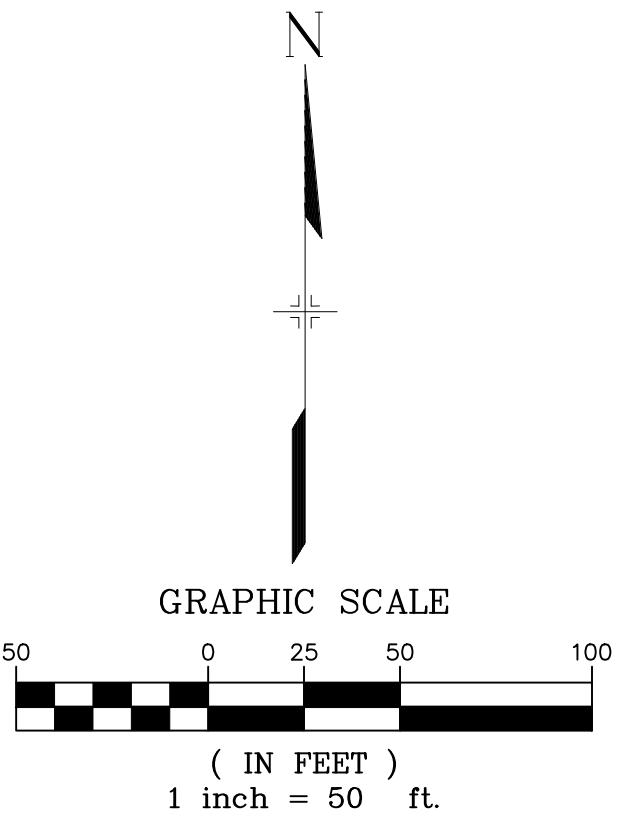
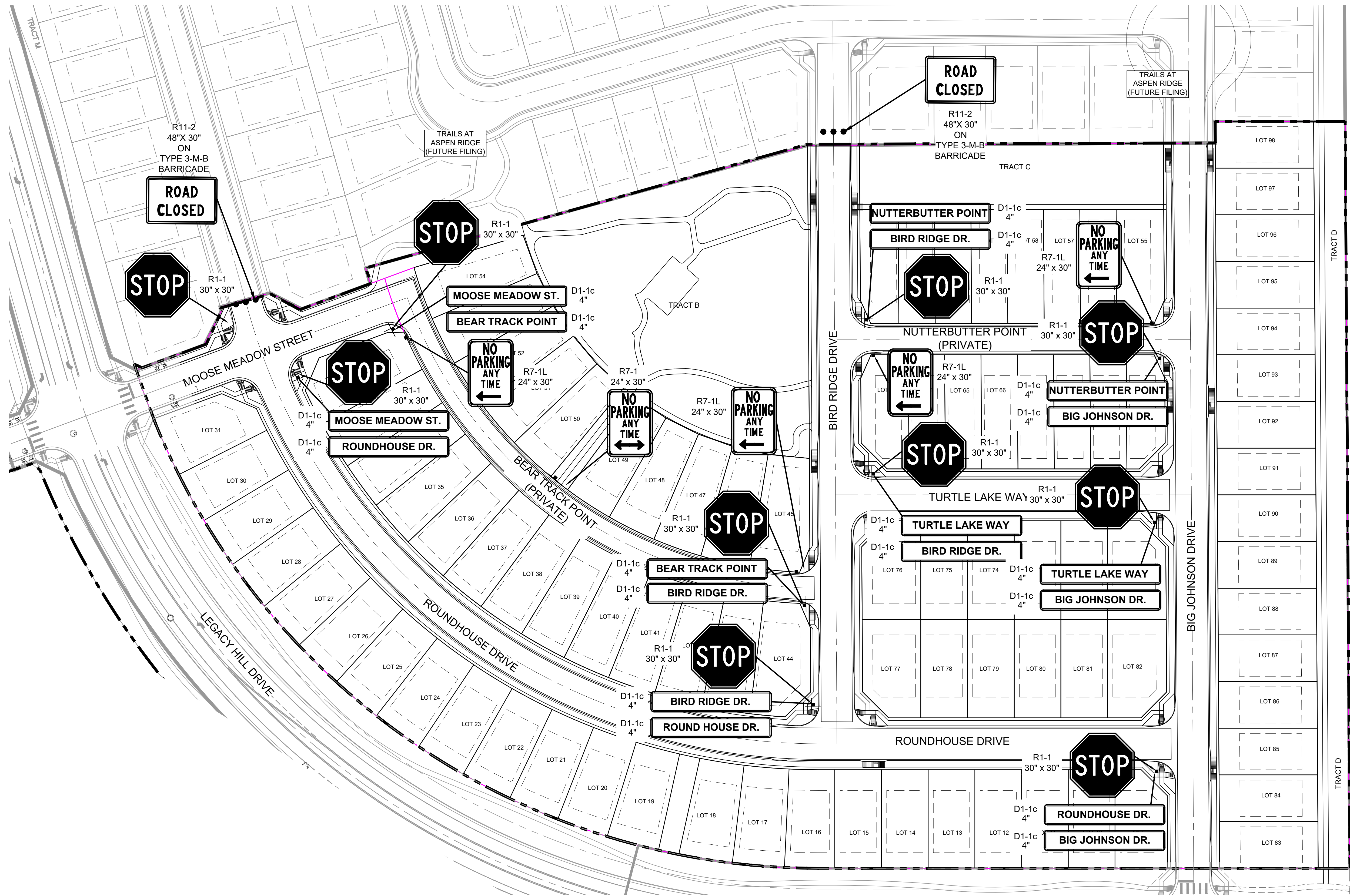
DETAIL K  
BIG JOHNSON DRIVE  
INTERSECTION DETAILS



SURFACE MATERIAL TO BE PATTERNED  
CONCRETE PER ECM DETAIL SD\_2-21

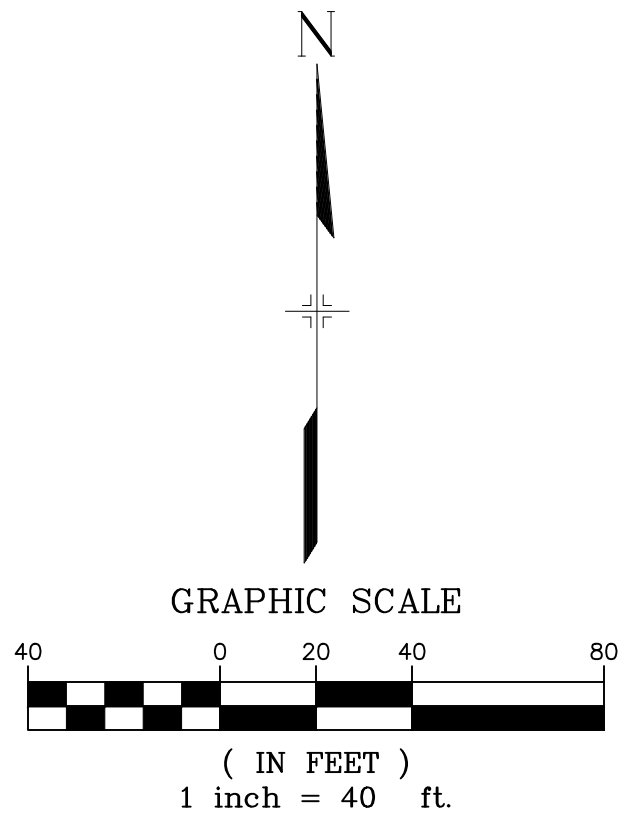
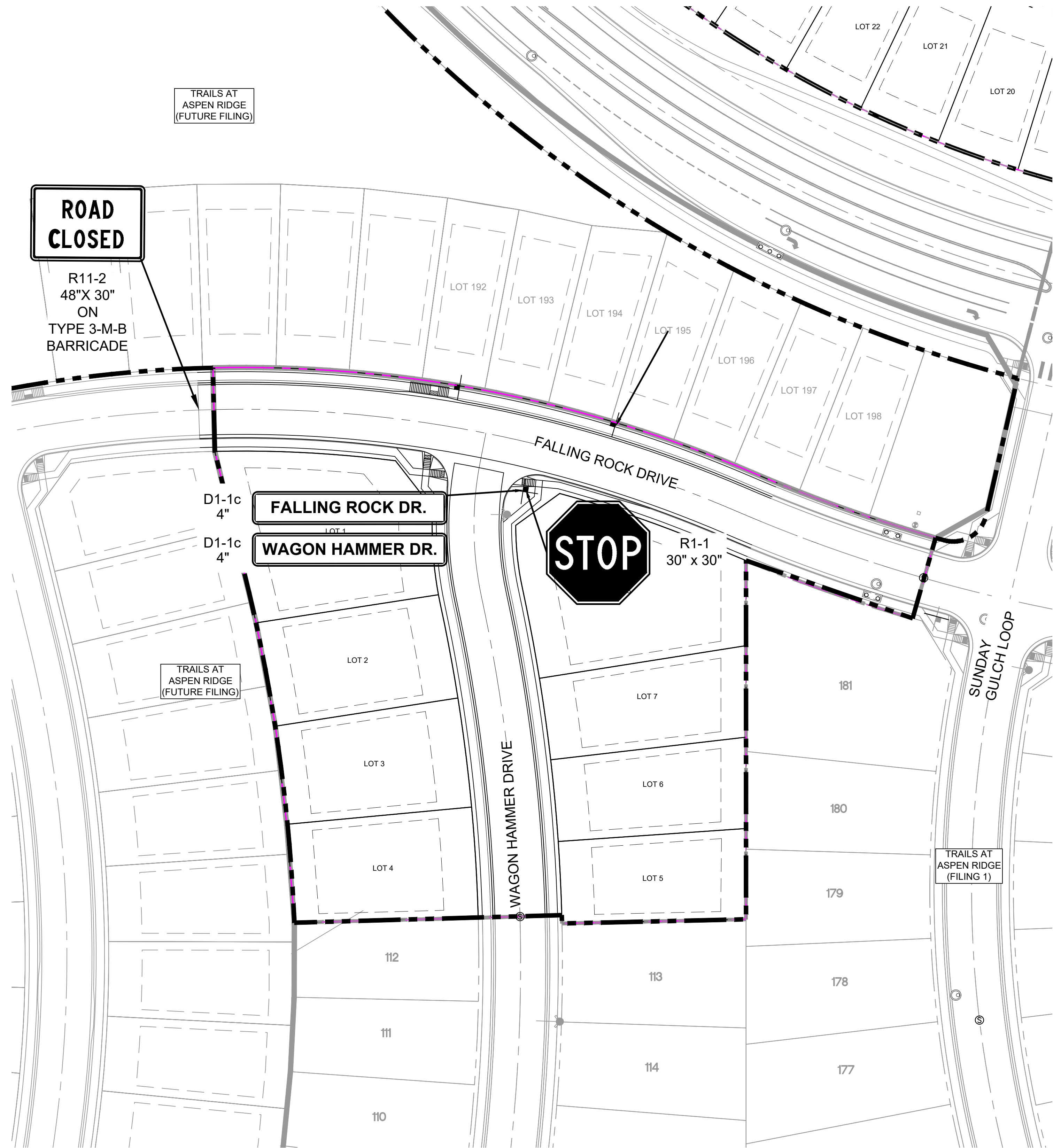
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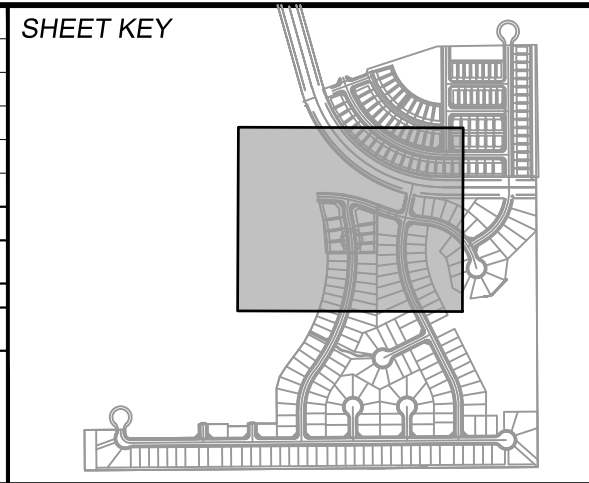


<div>REFERENCE DRAWINGS</div> <div>X-886-PR SITE - F1 X-886-PR STORM - F1 19-886-PR UTIL - SANITARY X-886-PR SITE - F2 886-PR Legacy Drive GEC Titleblock X-886-PR SITE - F6 X-886-PR SITE - F5 X-886-PR SITE - F4 X-886-PR SITE - F3</div>				<div>SHEET KEY</div> <div></div>				<div>BENCHMARK</div> <div>COLORADO 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</div> <div>BASIS OF BEARING</div> <div>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)</div>				<div>PREPARED BY:</div> <div></div>				<div>SEAL</div> <div></div> <div>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014</div>				<div>TRAILS AT ASPEN RIDGE</div> <div>FILING NO. 2 ROADWAY &amp; STORM IMPROVEMENT PLANS</div> <div>SIGNING AND STRIPING PLAN</div>				<div>DESIGNED BY: NMS</div> <div>SCALE: 1" = 50'</div> <div>DATE ISSUED: APRIL 2021</div> <div>DRAWING No. SN01</div>				<div>COMPUTER FILE MANAGEMENT</div> <div>FILE NAME: Trails at Aspen Ridge - F2\1100 Dwg\104 Plan Sets\Construction Plans\Road &amp; Storm Plans\SN01.dwg</div> <div>DATE: 10/20/2021 10:49:15 AM</div> <div>THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</div>				<div>COMPUTER FILE MANAGEMENT</div> <div>FILE NAME: Trails at Aspen Ridge - F2\1100 Dwg\104 Plan Sets\Construction Plans\Road &amp; Storm Plans\SN01.dwg</div> <div>DATE: 10/20/2021 10:49:15 AM</div> <div>THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</div>			
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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 SITE - F6 X-886-PR SITE - F5 X-886-PR SITE - F4 X-886-PR SITE - F3			
No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
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C:\BEN\44141\CH_D-SIZE_BW.ctb			
AUDIT: 10:49:21 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



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

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

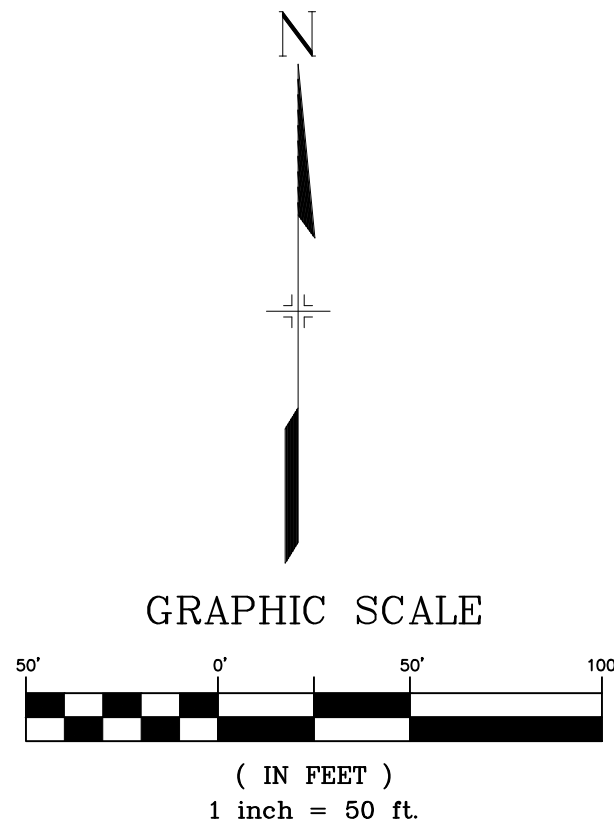
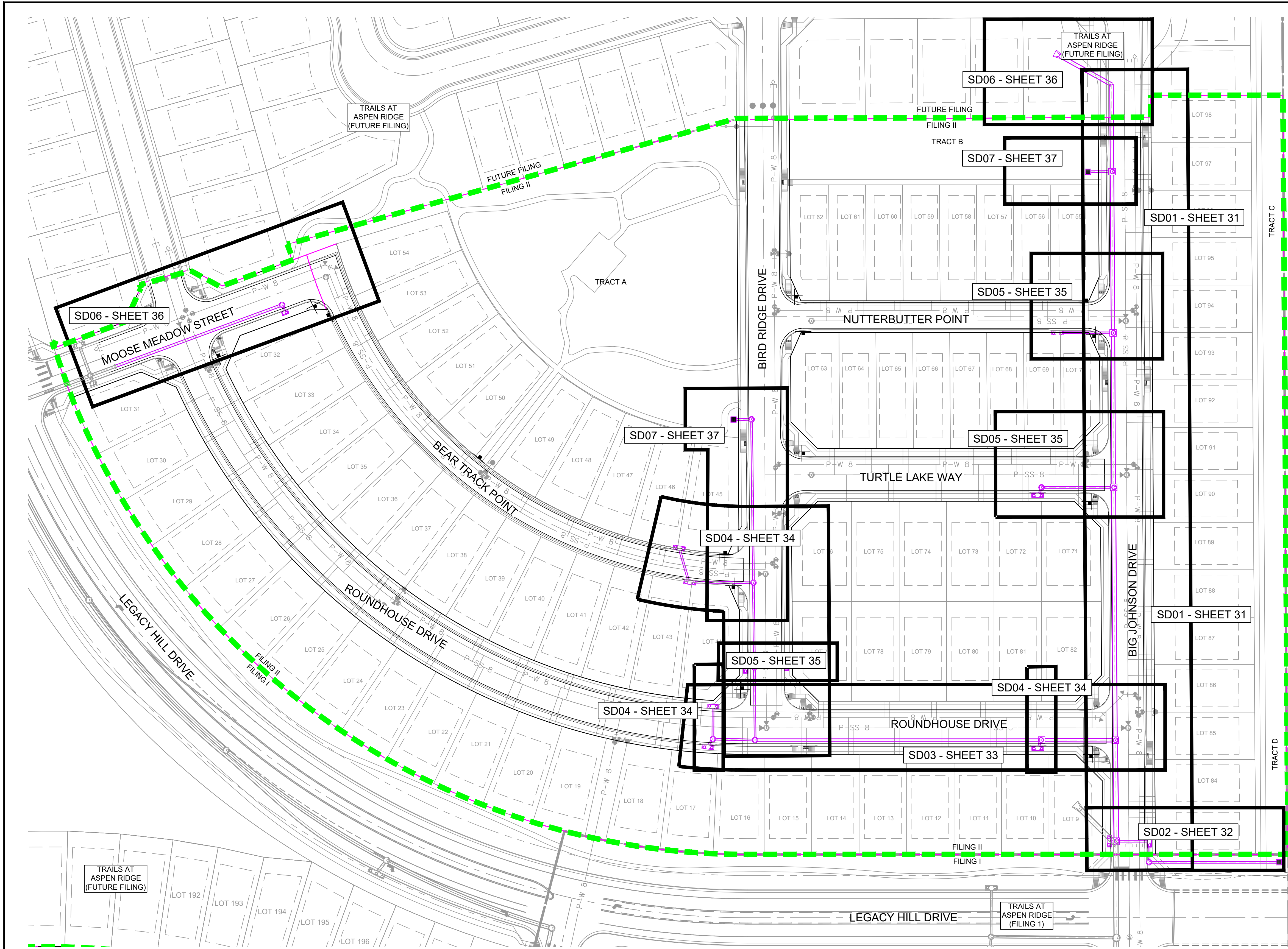
PREPARED BY:

SEAL

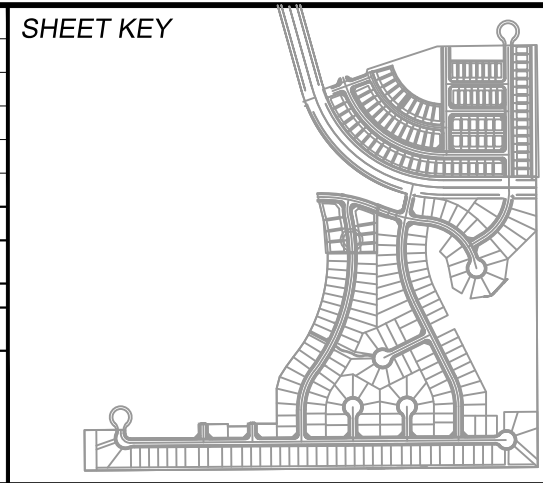
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE				
FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS				
SIGNING AND STRIPING PLAN				
DESIGNED BY:	NMS	SCALE	DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ 1" = 40'	SHEET	29 OF 37
CHECKED BY:	NMS	VERT. N/A		SN02





REFERENCE DRAWINGS			
19-886-PR-UTIL X-886-PR-STORM-F1 19-886-PR-UTIL-SANITARY 886-PR Legacy Drive GEC Titleblock X-886-PR-SITE-F1 X-886-PR-SITE-FUTURE FILING X-886-PR-UTIL-F2 X-886-PR-SITE-F2 X-886-PR-CROSSINGS X-886-PR-SITE X-886-PR-SITE-F6 X-886-PR-SITE-F5 X-886-PR-SITE-F4 X-886-PR-SITE-F3			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg			
CTB FILE: ---			
PLOT DATE: April 20, 2021 10:51:25 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



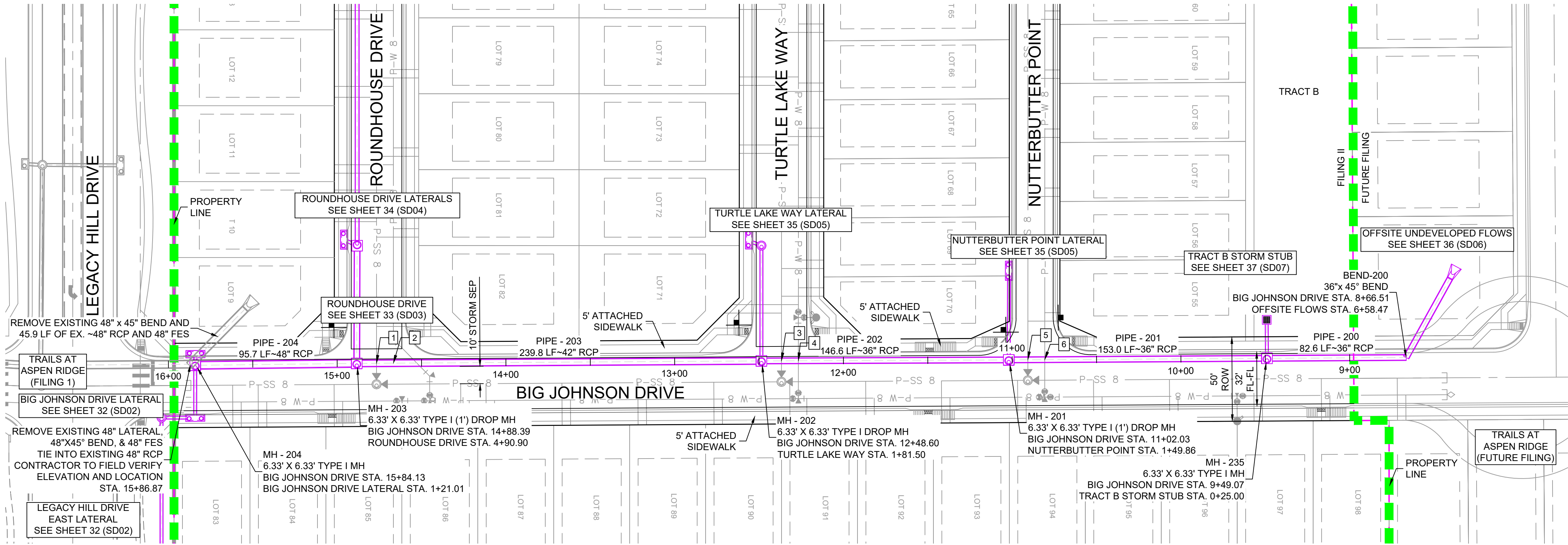
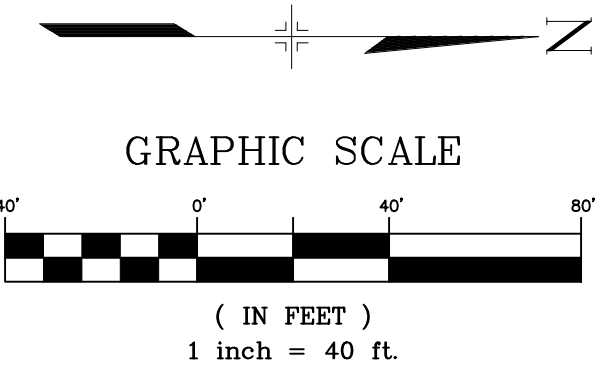
**BENCHMARK**  
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206  
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.  
ELEVATION - 5897.89' U.S. SURVEY FT

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



TRAILS AT ASPEN RIDGE				
FILING NO. 2				
ROADWAY & STORM IMPROVEMENT PLANS				
STORM KEY MAP				
DESIGNED BY:	NMS	SCALE	DATE ISSUED:	APRIL 2021
DRAWN BY:	CRD	HORIZ 1" = 50'		
CHECKED BY:	NMS	VERT. N/A	SHEET	30 OF 37
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014				DRAWING No. SD00



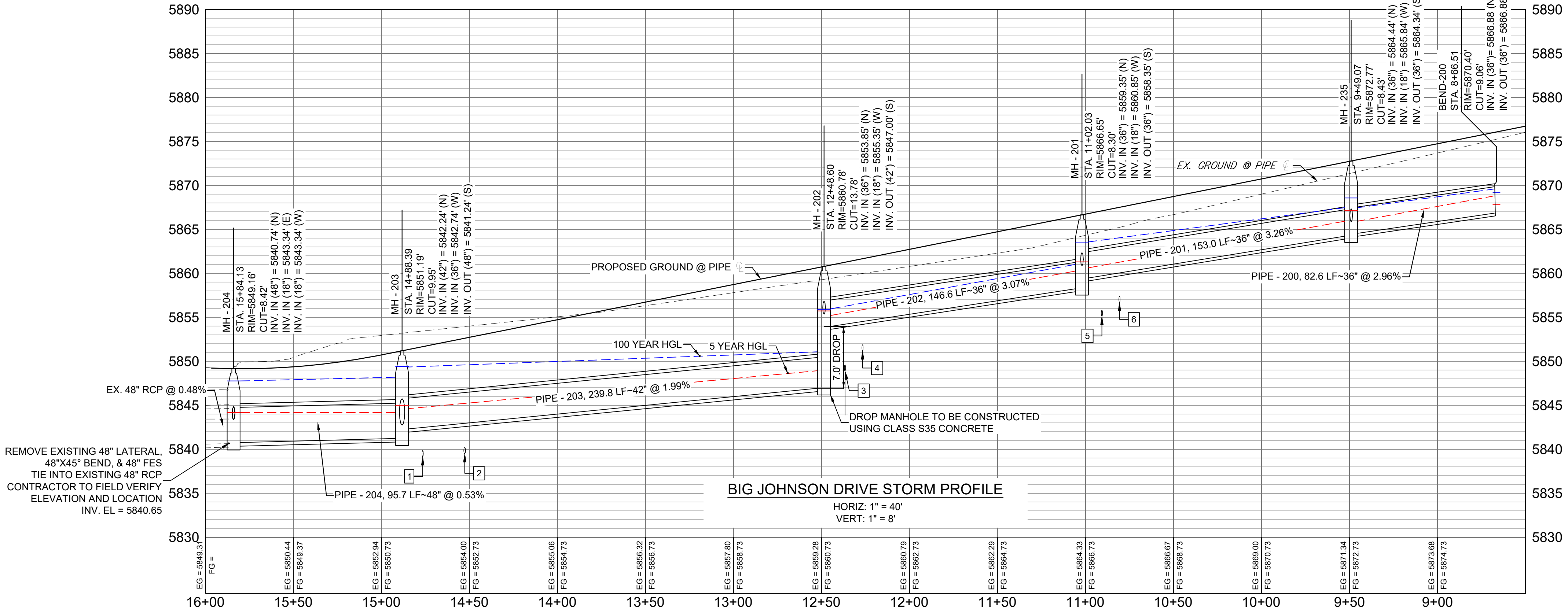


STRUCTURE TABLE			
NAME	TYPE	DETAILS	N & E
BEND-200	36"x 45" BEND	RIM = 5870.40 PIPE - 227 INV IN (36") = 5866.88 PIPE - 200 INV OUT (36") = 5866.88	N: 7630.64 E: 13998.89
MH - 201	6.33' X 6.33' TYPE I (1') DROP MH	RIM = 5866.65 PIPE - 201 INV IN (36") = 5859.35 PIPE - 205 INV IN (18") = 5860.85 PIPE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

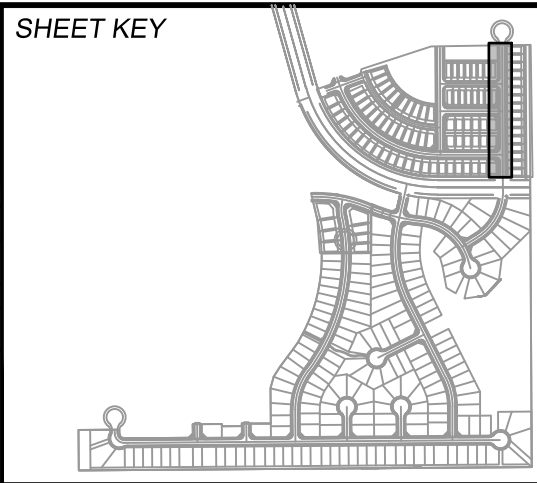
PIPE TABLE				
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 200	S00°20'47"E	82.6'	2.96%	36" RCP
PIPE - 201	S00°20'47"E	153.0'	3.26%	36" RCP
PIPE - 202	S00°14'21"E	146.6'	3.07%	36" RCP
PIPE - 203	S00°20'59"E	239.8'	1.99%	42" RCP
PIPE - 204	S00°16'27"E	95.7'	0.53%	48" RCP

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	No.	DATE	DESCRIPTION	BY
19-886-PR-UTIL X-886-PR-STORM-F1 19-886-PR-UTIL-SANITARY 886-PR Legacy Drive GEC Titleblock X-886-PR-SITE-F1 X-886-PR-SITE-FUTURE FILINGS X-886-PR-UTIL-F2 X-886-PR-SITE-F2 X-886-PR-CROSSINGS X-886-PR-SITE X-886-PR-SITE-F6 X-886-PR-SITE-F6 X-886-PR-SITE-F4 X-886-PR-SITE-F3				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg				
CTB FILE: ---				
PLOT DATE: April 20, 2021 10:51:45 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



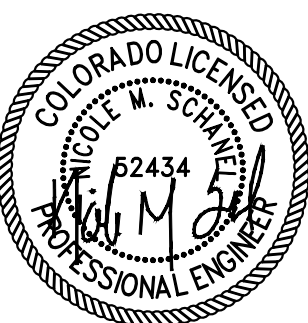
**BENCHMARK**  
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206  
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.  
ELEVATION - 5897.89' U.S. SURVEY FT

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

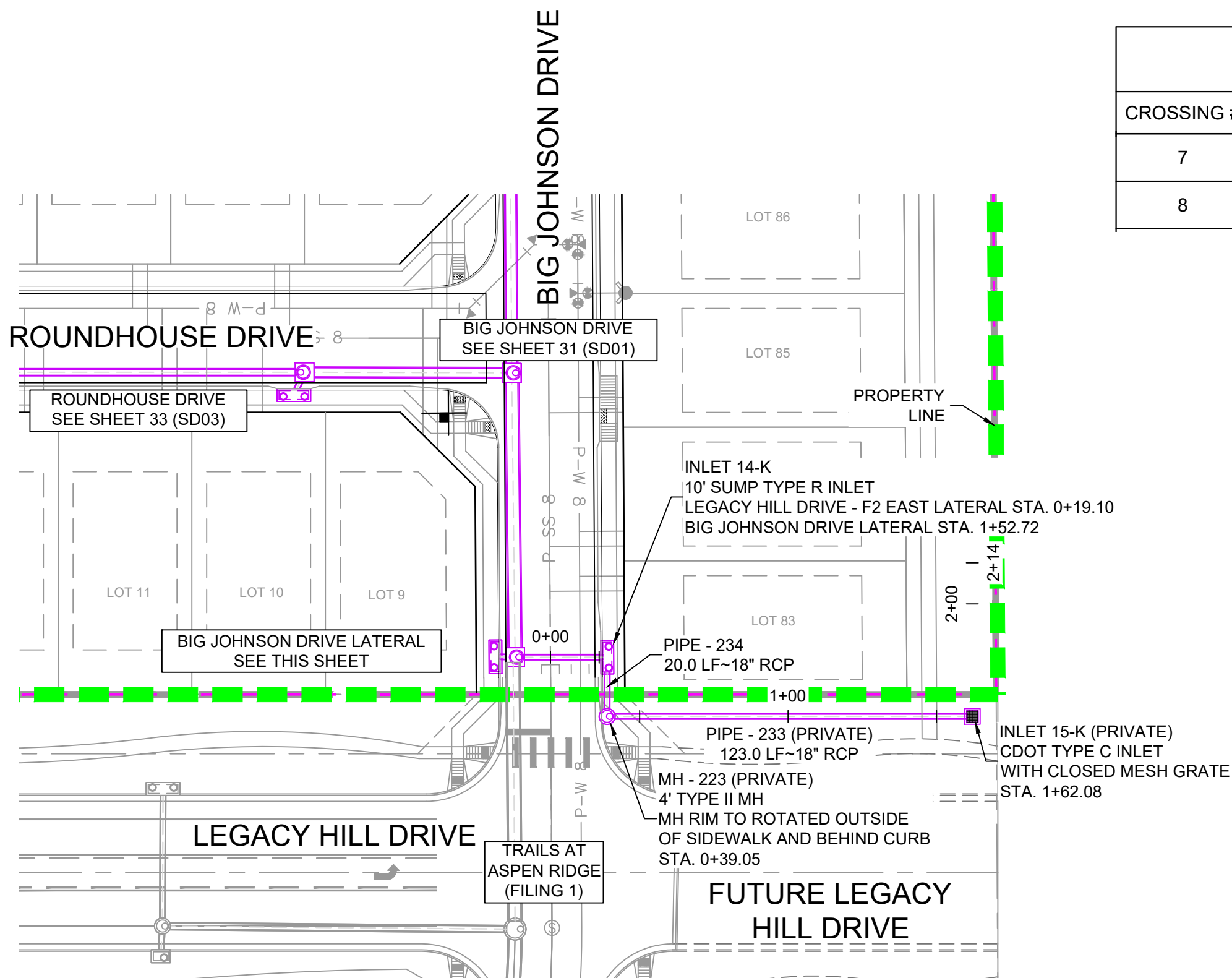
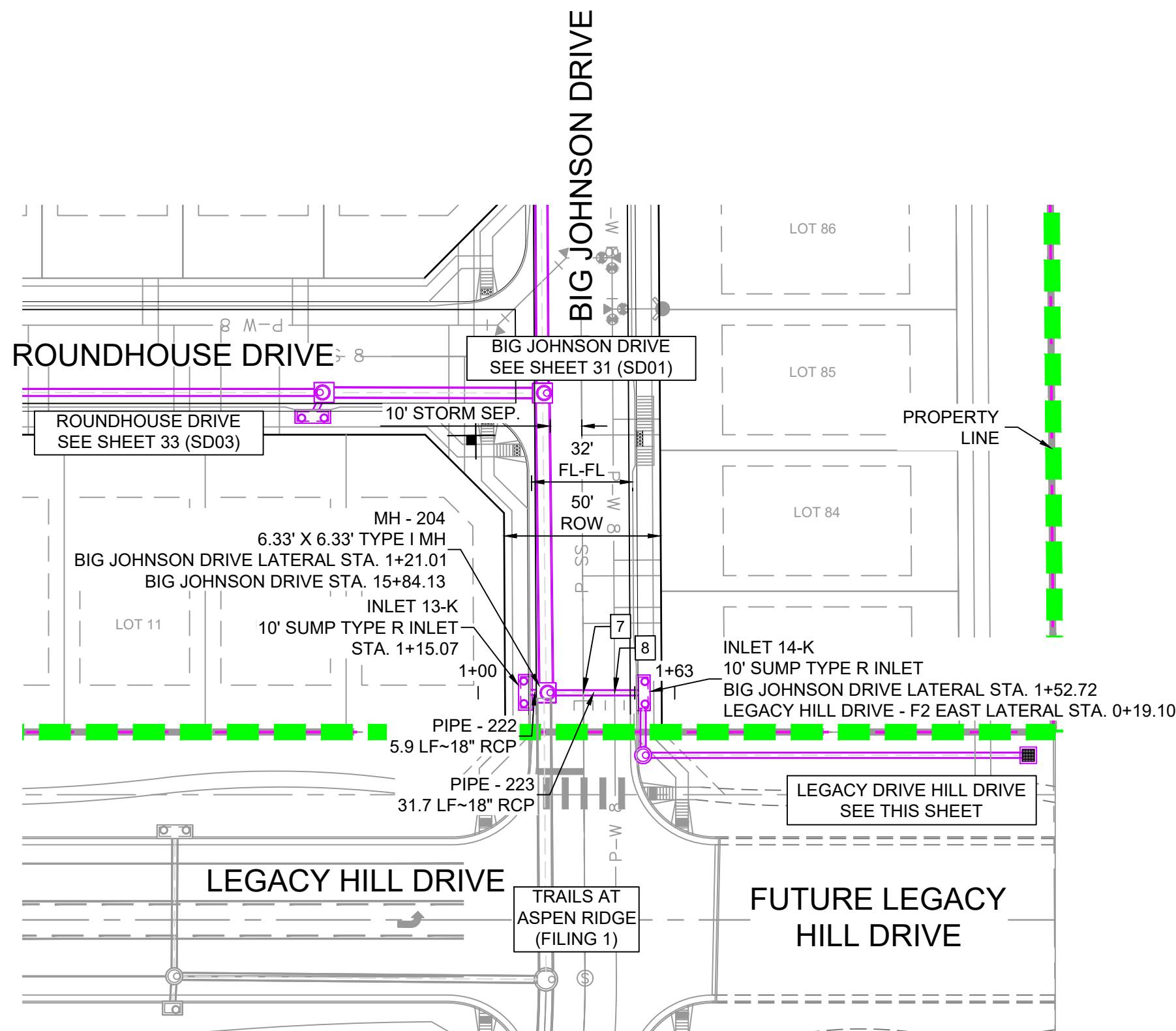


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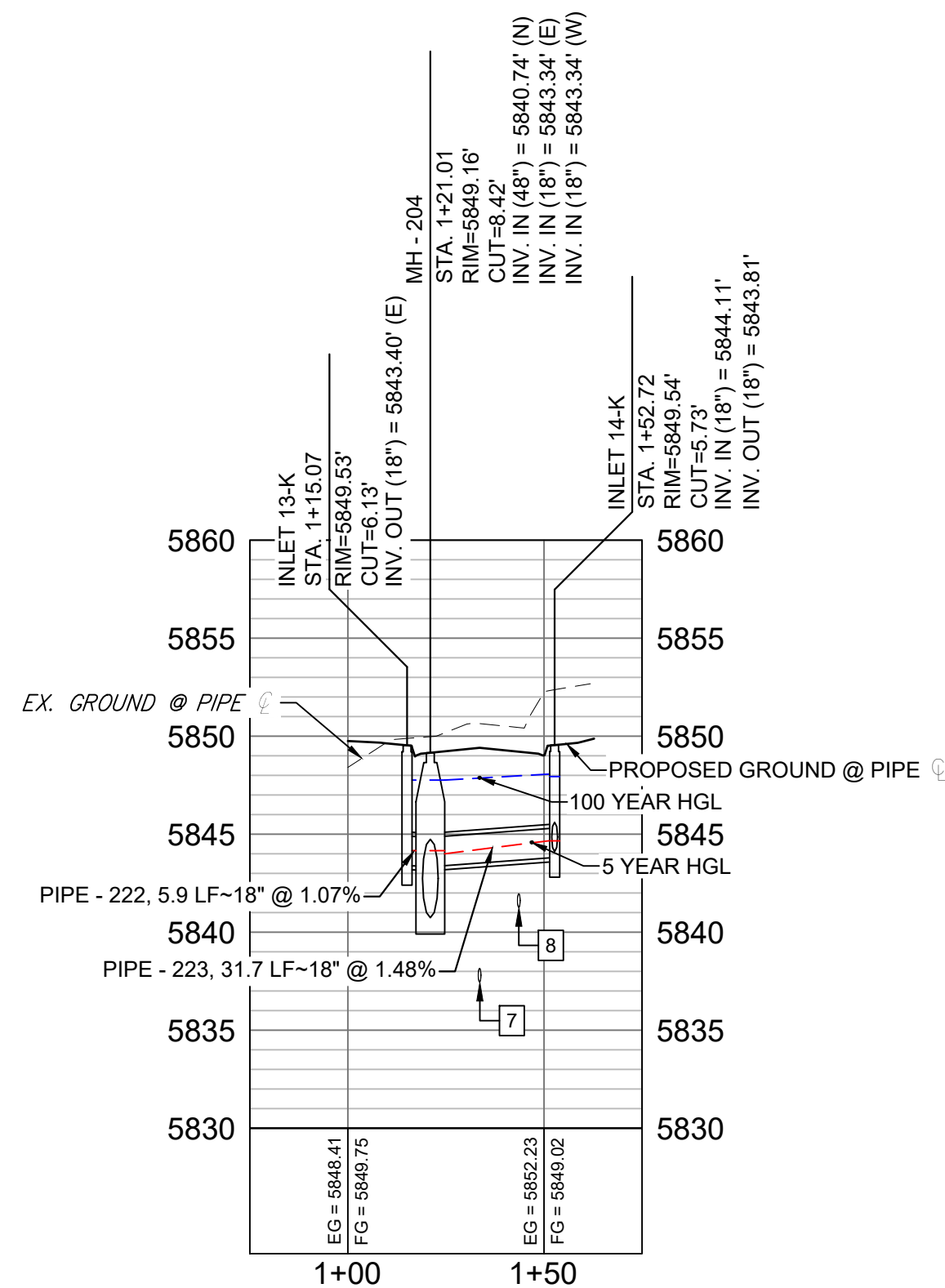
GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.

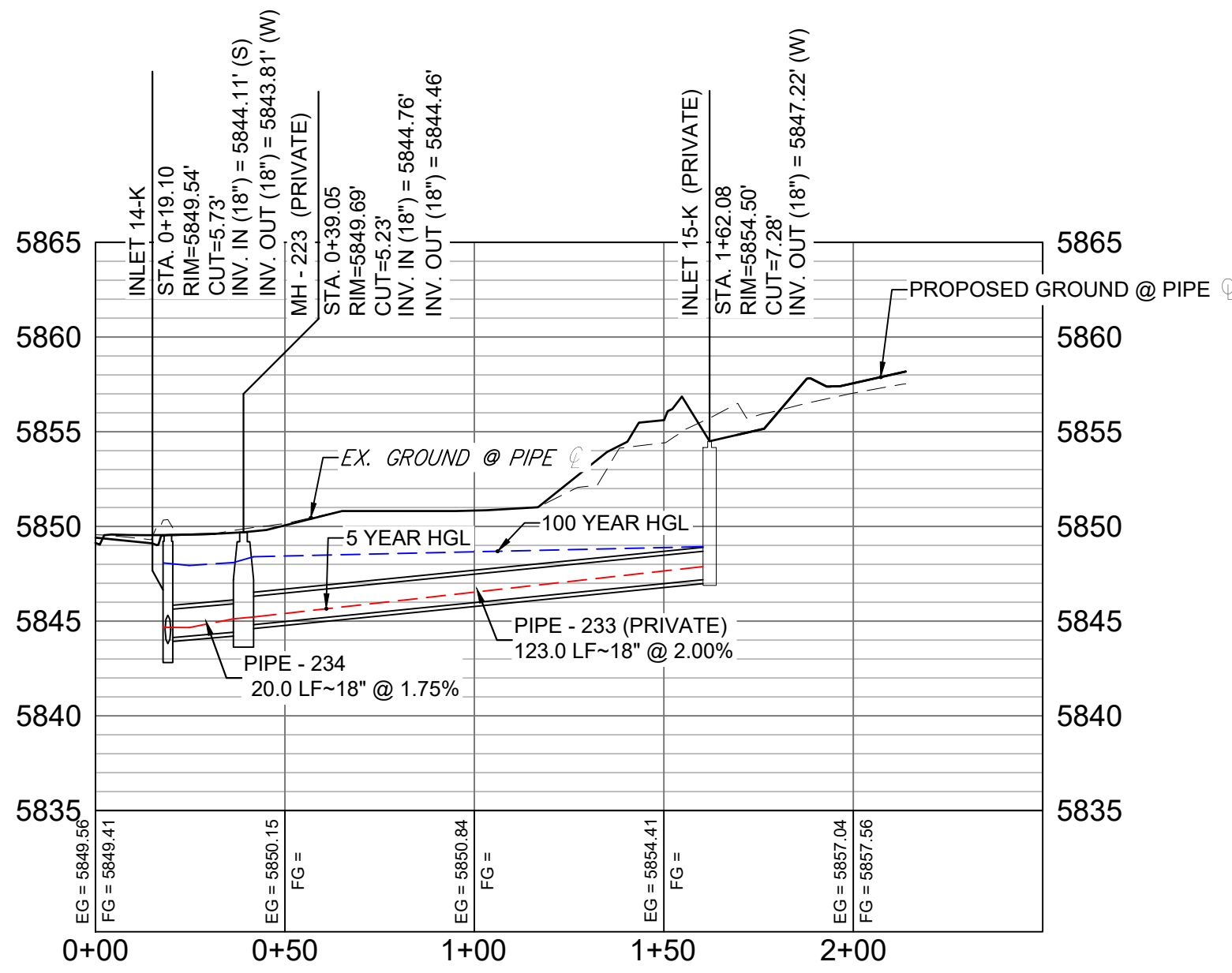
STORM CROSSING DETAILS				
CROSSING #	N & E	TOP OF PIPE	BTM OF PIPE	SEPARATION
7	N 6,913.03 E 14,015.42	8" PVC SAN 5838.16	18" RCP STORM 5843.32	5.16'
8	N 6,913.03 E 14,025.33	8" PVC WATER 5841.97	18" RCP STORM 5843.47	1.50'



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'



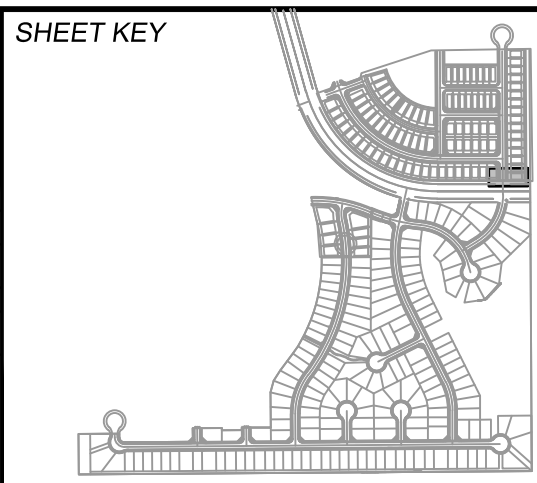
LEGACY HILL DRIVE - F2 EAST LATERAL PROFILE  
HORIZ: 1" = 40'  
VERT: 1" = 8'

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 OUT (18") = 5843.81	N: 6913.02 E: 14034.56
INLET 15-K	CDOT TYPE C INLET WITH CLOSED MESH GRATE	RIM = 5854.50 PIPE - 233 INV OUT (18") = 5847.22	N: 6893.08 E: 14157.54
MH - 204	6.33' X 6.33' TYPE I MH	RIM = 5849.16 PIPE - 204 INV IN (48") = 5840.74 PIPE - 223 INV IN (18") = 5843.34 PIPE - 222 INV IN (18") = 5843.34	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:

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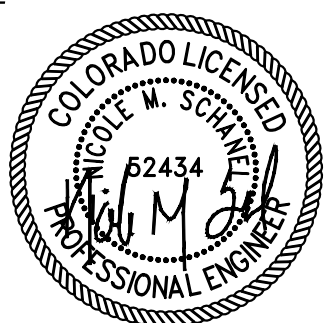
**BENCHMARK**  
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206  
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.  
ELEVATION - 5897.89' U.S. SURVEY FT

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

PREPARED BY:



SEAL

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

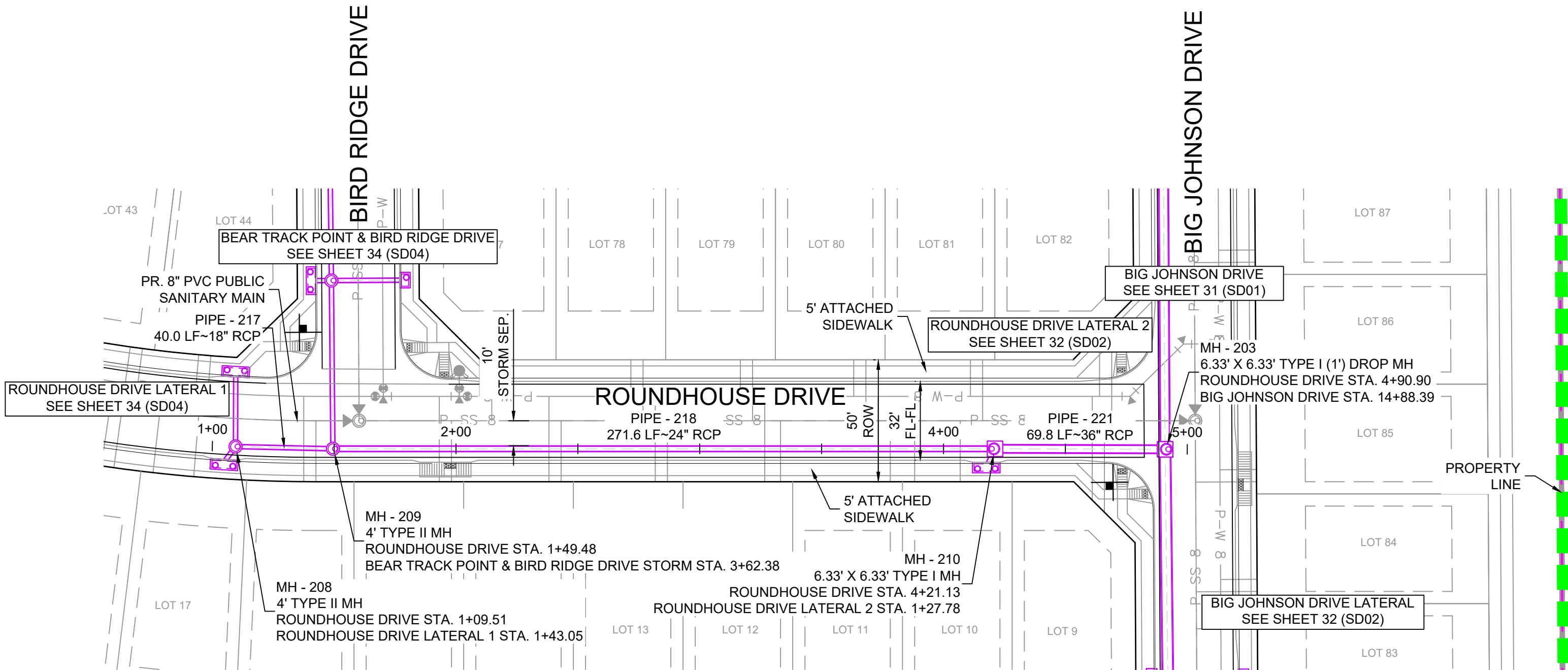
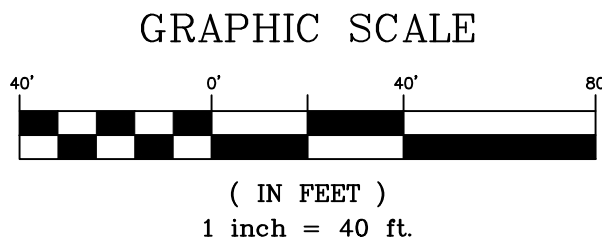
## TRAILS AT ASPEN RIDGE

FILING NO. 2  
ROADWAY & STORM IMPROVEMENT PLANS

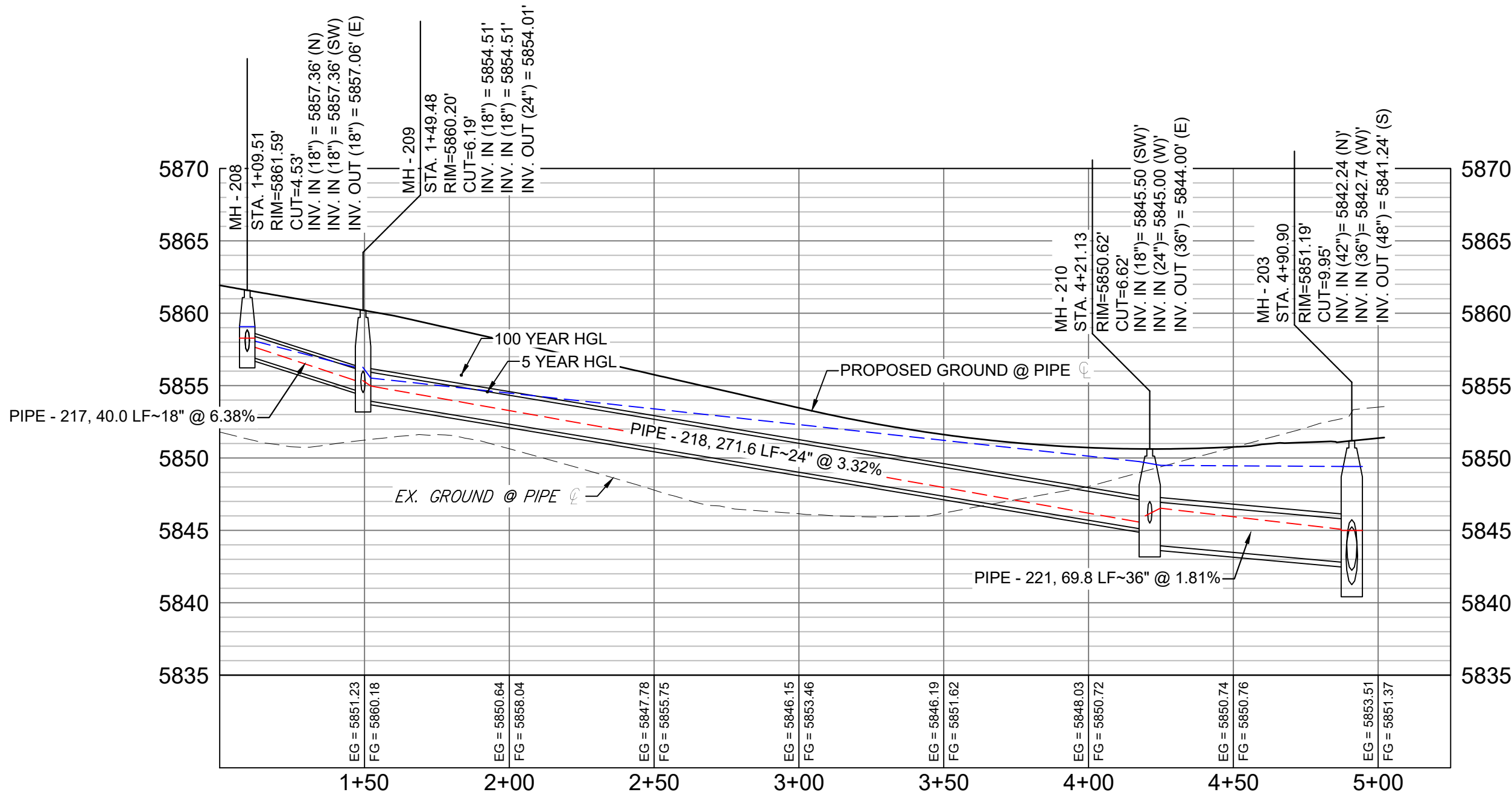
## STORM DRAIN PLAN &amp; PROFILE

DESIGNED BY:	NMS	SCALE	DATE ISSUED:	APRIL 2021	DRAWING No.
DRAWN BY:	CRD	HORIZ 1" = 40'			SD02
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET	32 OF 37	





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



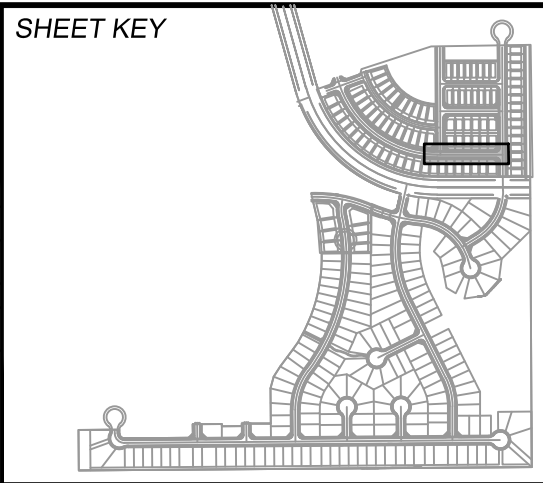
ROUNDHOUSE DRIVE PROFILE

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

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

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

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
19-886-PR-UTIL X-886-PR-STORM-F1 19-886-PR-UTIL_SANITARY 886-PR Legacy Drive GEC Titleblock X-886-PR-SITE-F1 X-886-PR-SITE-FUTURE FILINGS X-886-PR-UTIL-F2 X-886-PR-SITE-F2 X-886-PR-CROSSINGS X-886-PR-SITE X-886-PR-SITE-F6 X-886-PR-SITE-F6 X-886-PR-SITE-F4 X-886-PR-SITE-F3				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\SD01.dwg				
CTB FILE: ----				
PLOT DATE: April 20, 2021 10:52:24 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



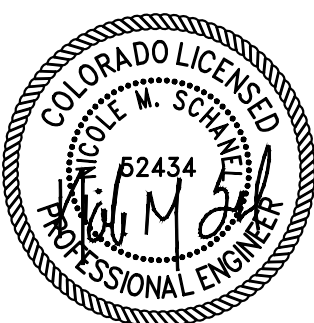
**BENCHMARK**  
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206  
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.  
ELEVATION - 5897.89' U.S. SURVEY FT

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

PREPARED BY:



SEAL



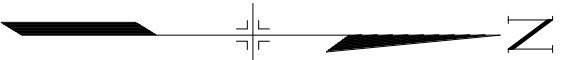
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE			
FILING NO. 2 ROADWAY & STORM IMPROVEMENT PLANS			
STORM DRAIN PLAN & PROFILE			
DESIGNED BY: NMS	SCALE: 1" = 40'	DATE ISSUED: APRIL 2021	DRAWING No. SD03
DRAWN BY: CRD	HORIZ. 1" = 40'		
CHECKED BY: NMS	VERT. 1" = 8'	SHEET 33 OF 37	





Know what's below.  
Call before you dig.



GRAPHIC SCALE



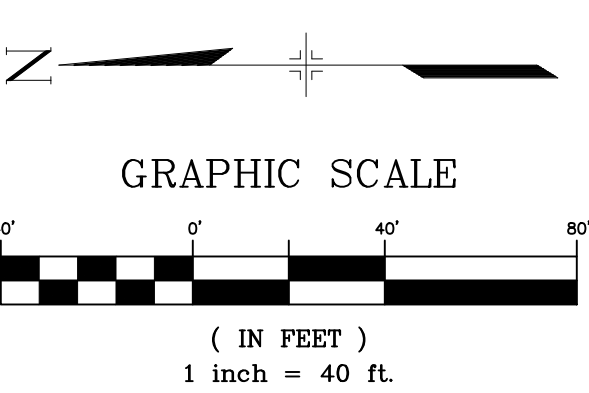
( IN FEET )  
1 inch = 40 ft.

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 = 5862.16 PIPE - 216 INV OUT (18") = 5857.63	N: 7002.63 E: 13614.81
INLET 12-K	10' SUMP TYPE R INLET	RIM = 5851.06 PIPE - 220 INV OUT (18") = 5846.01	N: 7001.32 E: 13929.02
MH - 206	4' TYPE II MH	RIM = 5862.65 PIPE - 210 INV IN (18") = 5859.54 PIPE - 239 INV IN (18") = 5859.54 PIPE - 211 INV OUT (18") = 5859.24	N: 7158.12 E: 13659.45
MH - 207	4' TYPE II (1') DROP MH	RIM = 5860.74 PIPE - 211 INV IN (18") = 5856.55 PIPE - 213 INV IN (18") = 5856.55 PIPE - 212 INV IN (18") = 5856.55 PIPE - 214 INV OUT (18") = 5855.85	N: 7077.98 E: 13660.36
MH - 208	4' TYPE II MH	RIM = 5861.59 PIPE - 215 INV IN (18") = 5857.36 PIPE - 216 INV IN (18") = 5857.36 PIPE - 217 INV OUT (18") = 5857.06	N: 7009.90 E: 13621.01
MH - 209	4' TYPE II MH	RIM = 5860.20 PIPE - 214 INV IN (18") = 5854.51 PIPE - 217 INV IN (18") = 5854.51 PIPE - 218 INV OUT (24") = 5854.01	N: 7008.98 E: 13660.98
MH - 210	6.33' X 6.33' TYPE I MH	RIM = 5850.62 PIPE - 220 INV IN (18") = 5845.50 PIPE - 218 INV IN (24") = 5845.00 PIPE - 221 INV OUT (36") = 5844.00	N: 7008.98 E: 13932.63

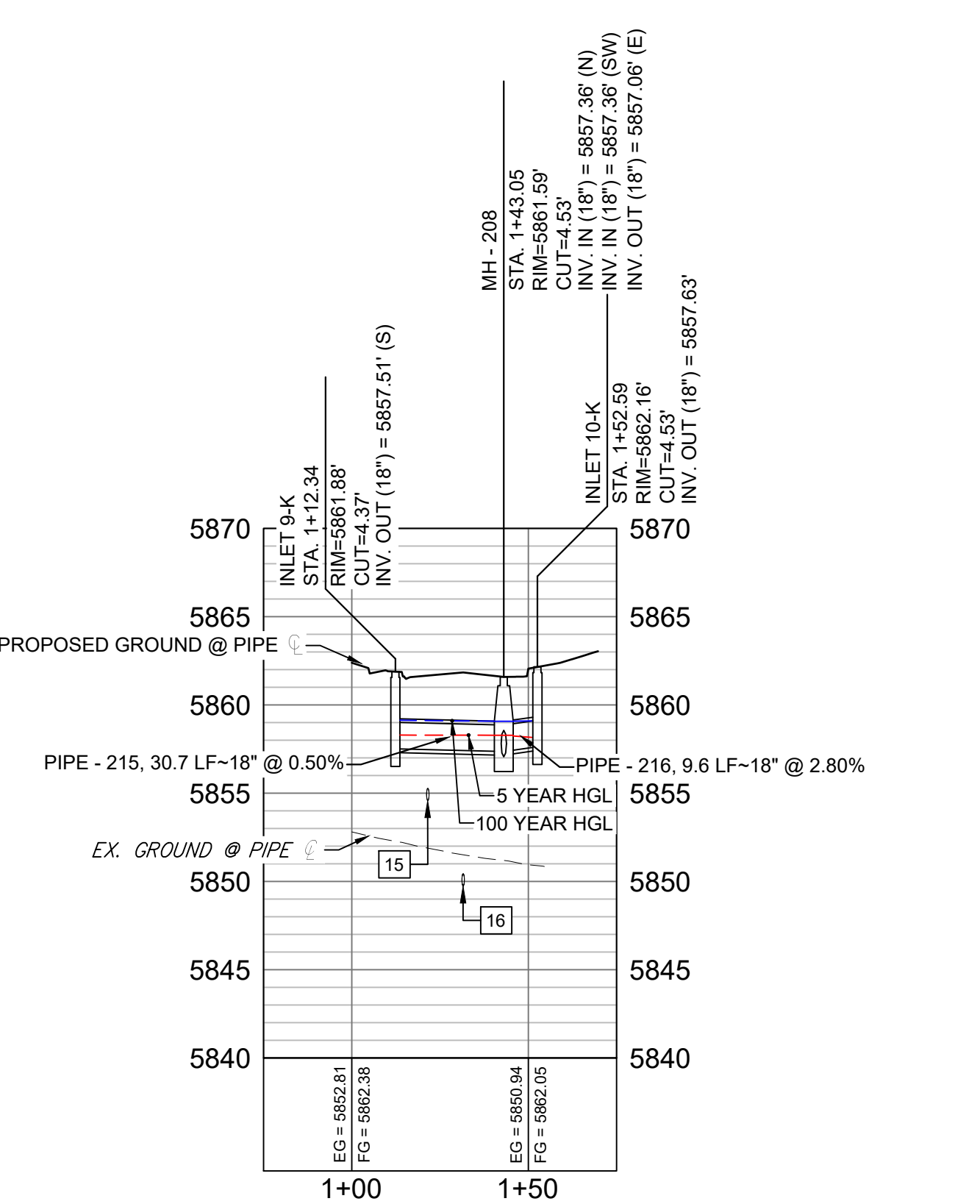
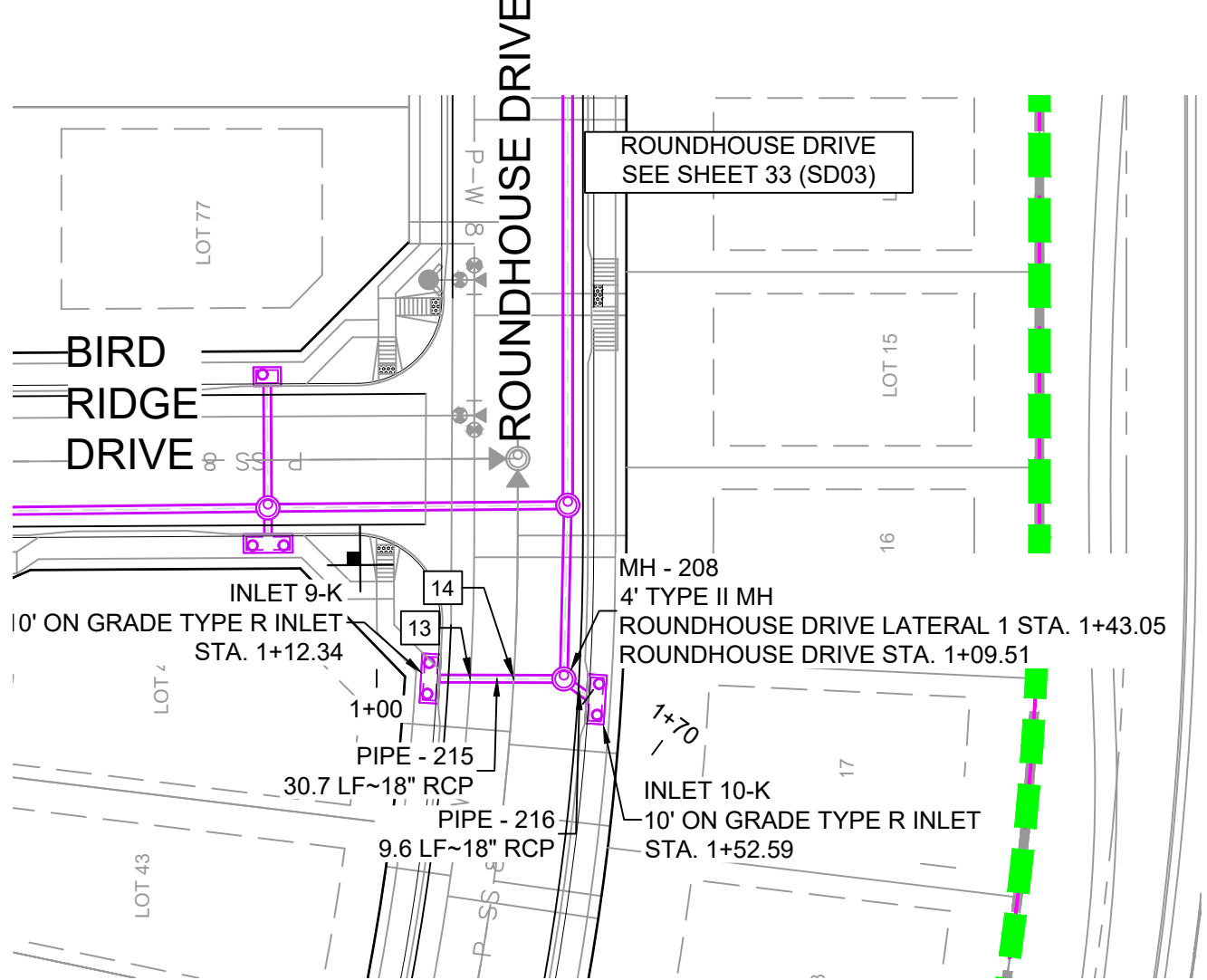
- NOTES:
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  - PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
  - ALL PIPE BENDS ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
  - CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STRUCTURES.
  - TOP OF BOX ELEVATIONS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

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'



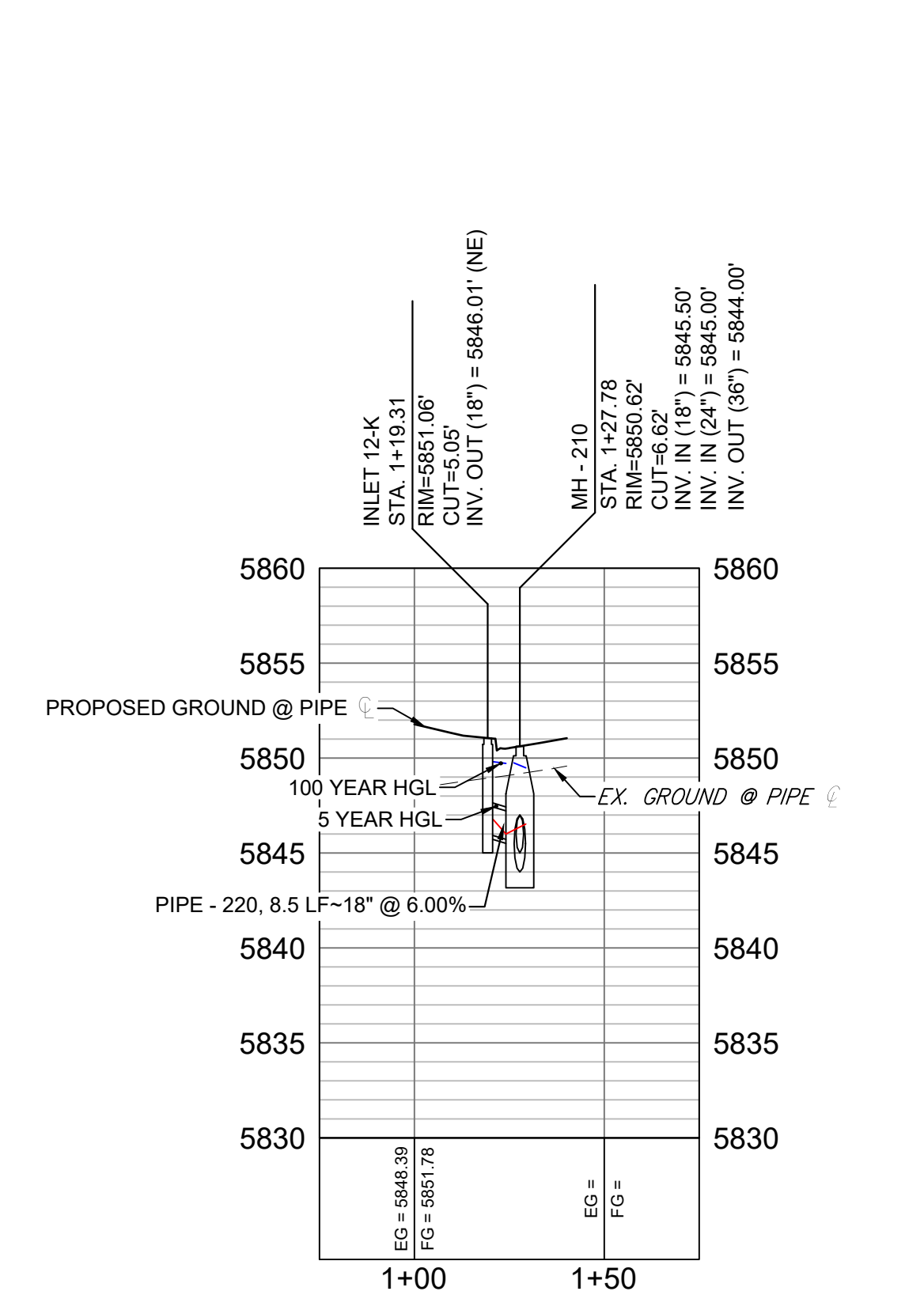
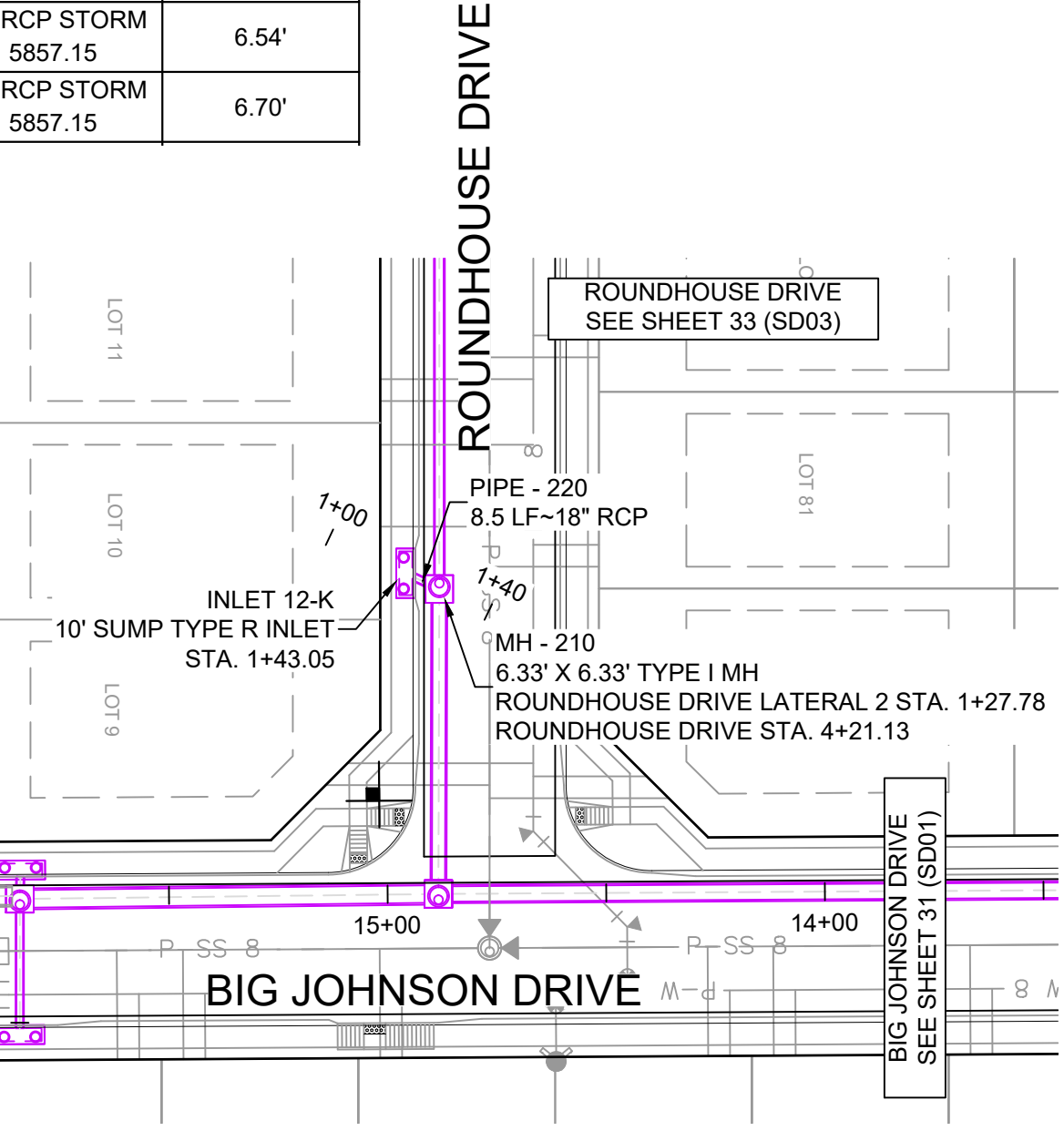
GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.



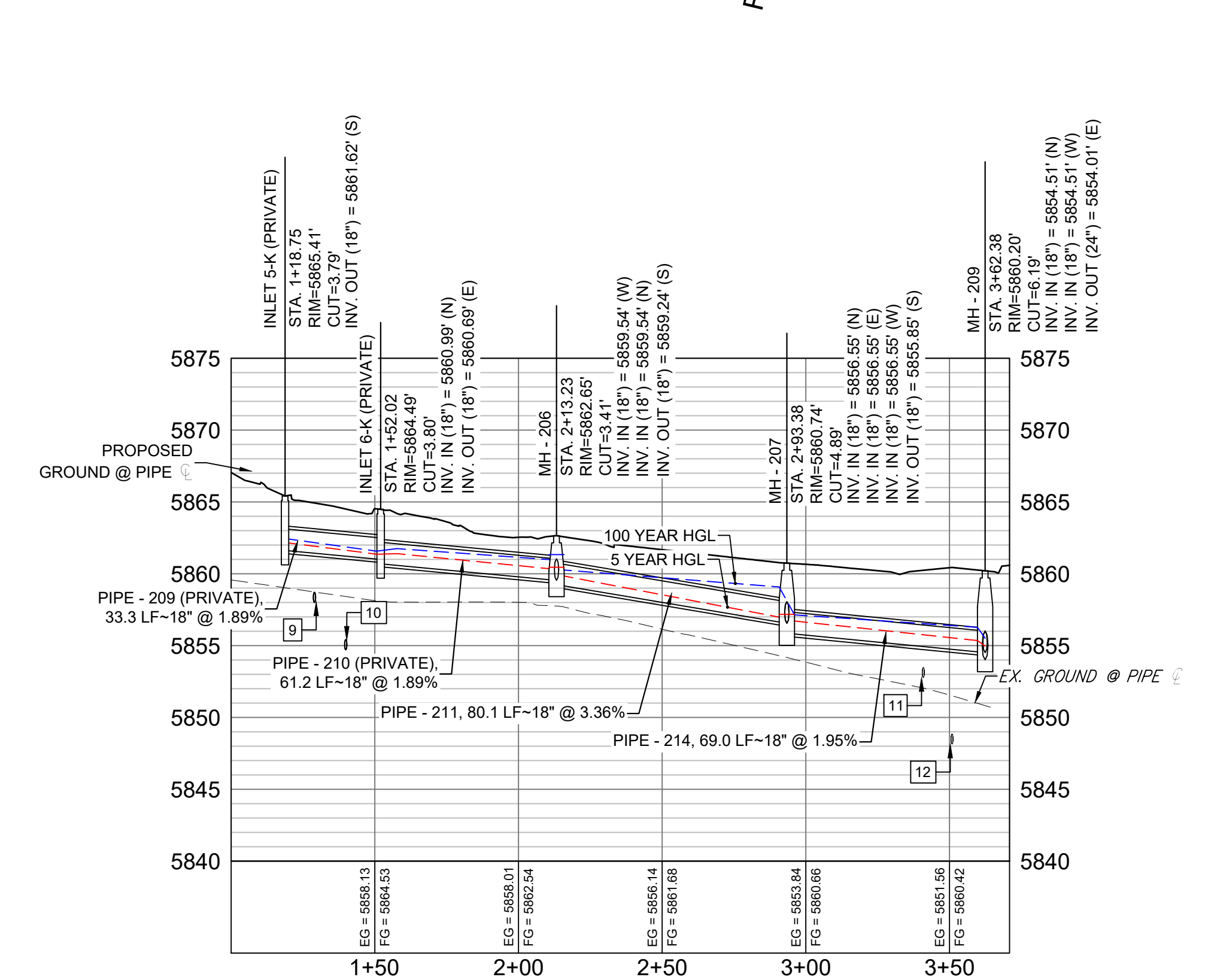
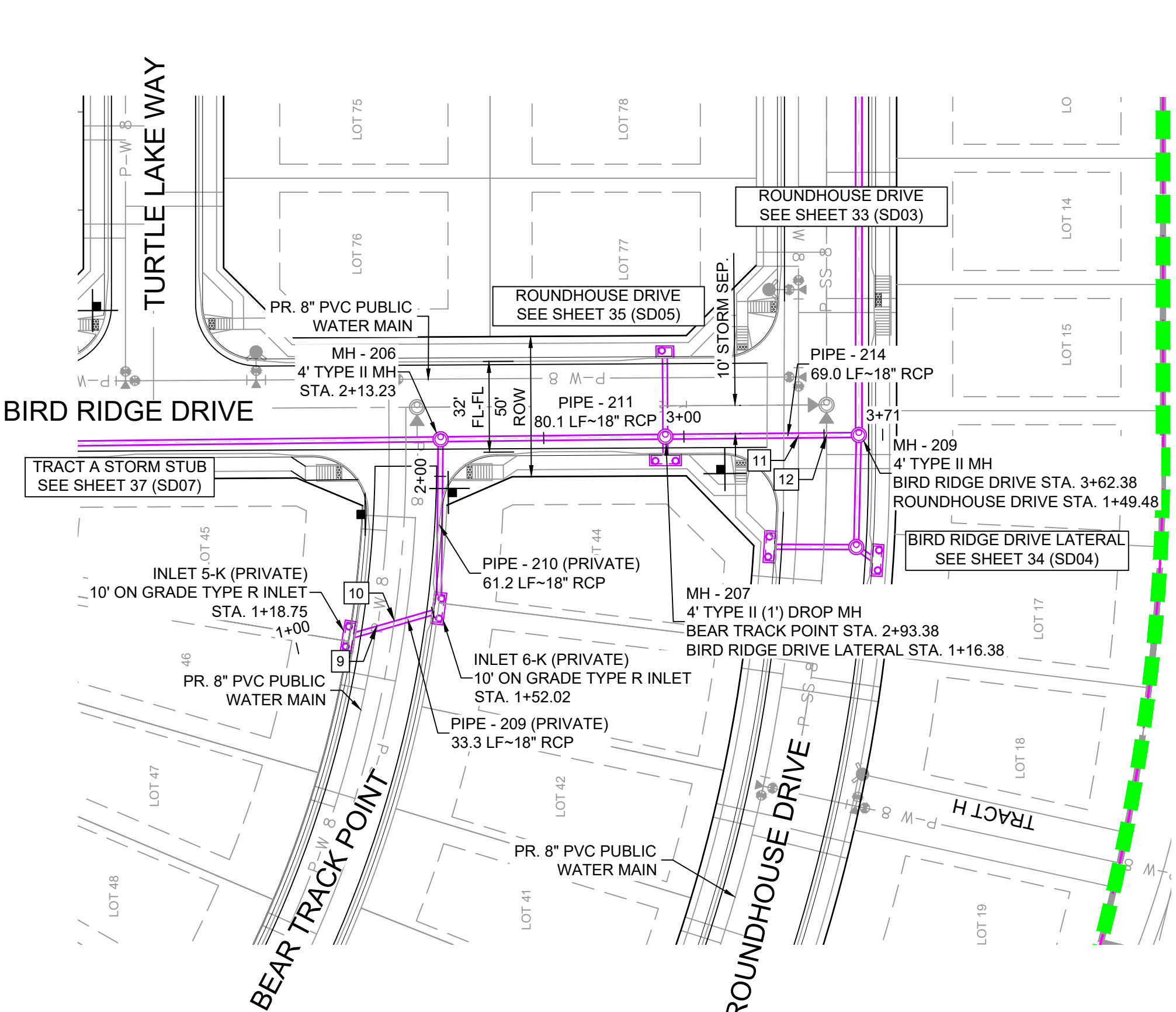
ROUNDHOUSE DRIVE LATERAL 1 PROFILE

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



ROUNDHOUSE DRIVE LATERAL 2 PROFILE

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

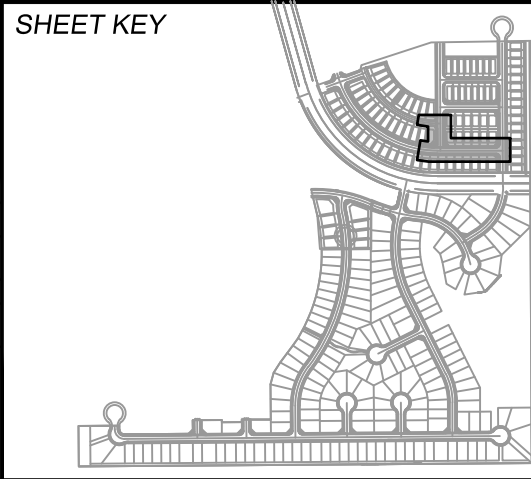


BEAR TRACK POINT & BIRD RIDGE DRIVE STORM PROFILE

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

REFERENCE DRAWINGS			
19-886-PR-UTIL	X-886-PR-STORM-F1		
19-886-PR-UTIL	X-886-PR-SITE-F1		
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-SITE-F2	X-886-PR-CROSSINGS		
X-886-PR-SITE	X-886-PR-SITE		
X-886-PR-SITE-F6	X-886-PR-SITE-F6		
X-886-PR-SITE-F6	X-886-PR-SITE-F6		
X-886-PR-SITE-F4	X-886-PR-SITE-F4		
X-886-PR-SITE-F3	X-886-PR-SITE-F3		

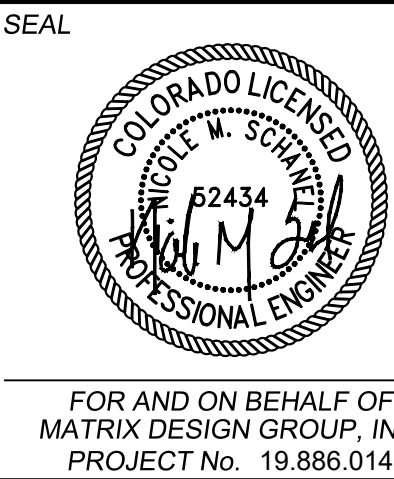
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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CTB FILE: ---			
PLOT DATE: April 20, 2021 10:52:59 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



**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:



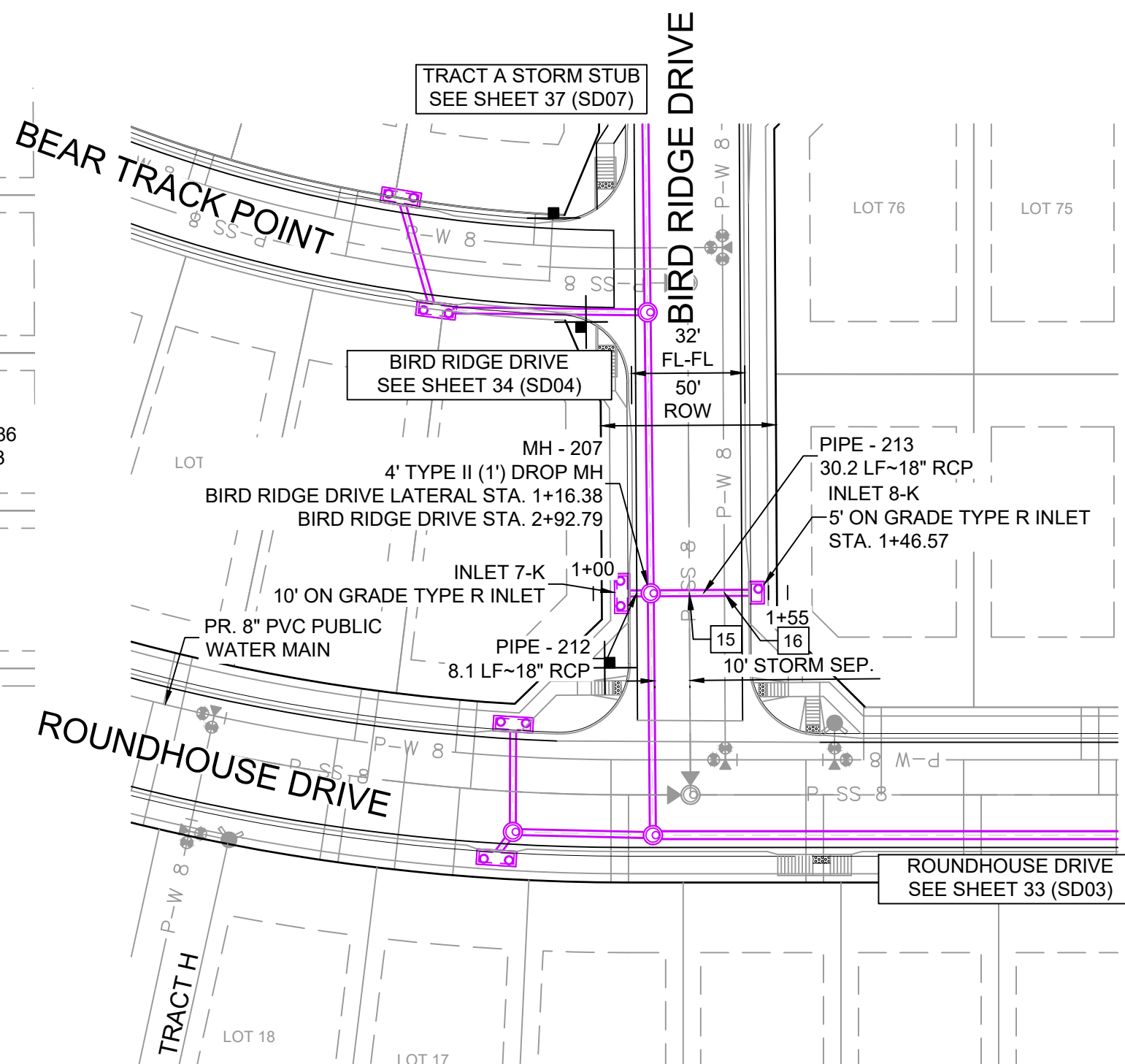
TRAILS AT ASPEN RIDGE

FILING NO. 2  
ROADWAY & STORM IMPROVEMENT PLANS

STORM DRAIN PLAN & PROFILE

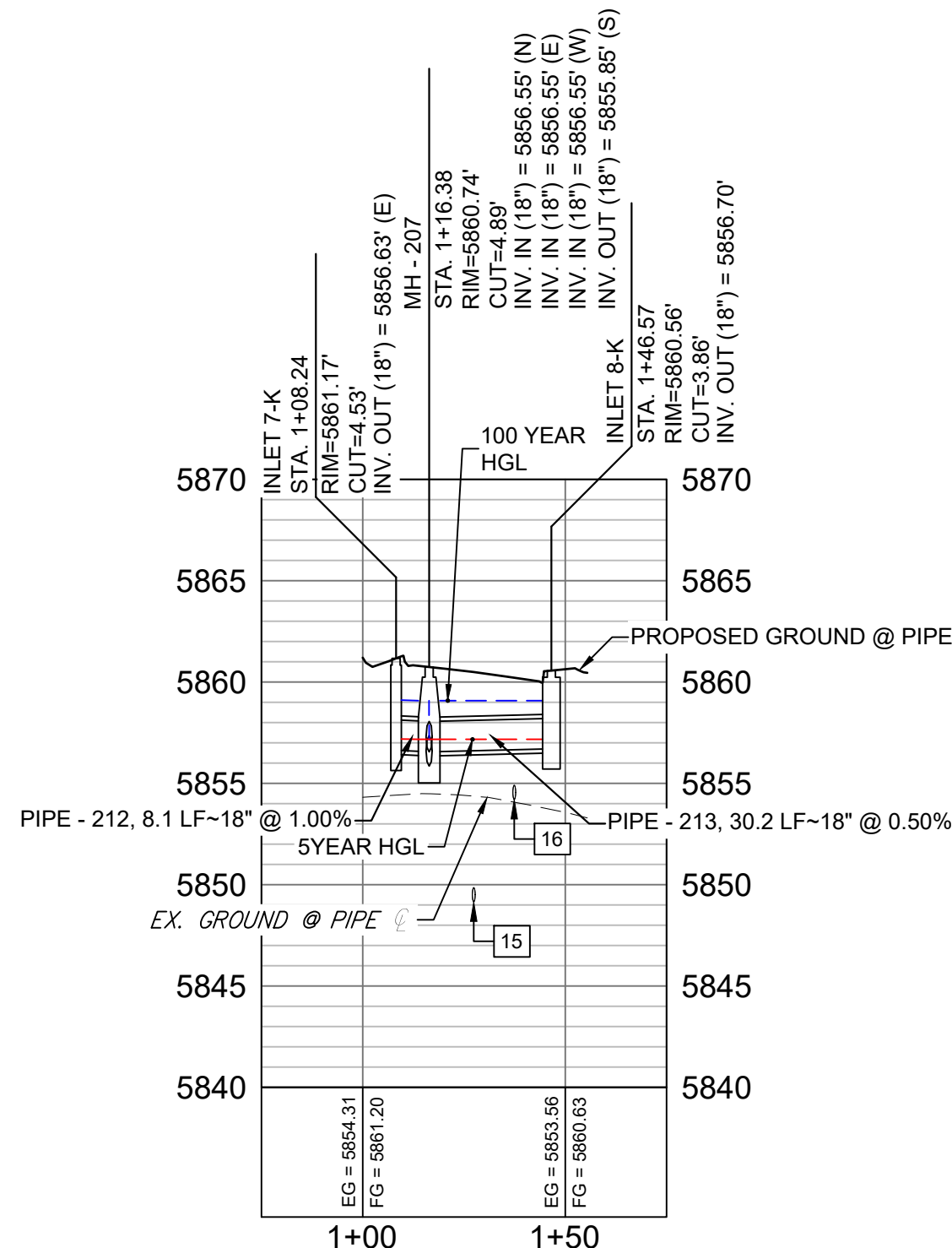
DESIGNED BY:	NMS	SCALE	DATE ISSUED:	APRIL 2021	DRAWING No.
DRAWN BY:	CRD	HORIZ 1" = 40'			SD04
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET	34 OF 37	





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

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



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

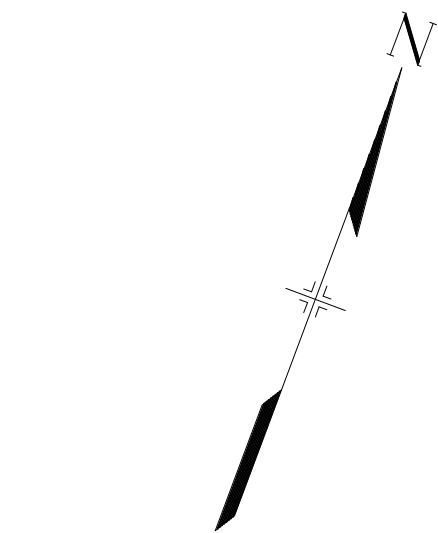
- NOTES:**
1. ALL STATION, OFFSET, AND NORTHING/EASTING VALUES ARE TO THE CENTER OF ALL STRUCTURES UNLESS OTHERWISE NOTED.
  2. PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF ALL STRUCTURES.
  3. ALL PIPE BENDS ANGLES ARE MEASURED FROM THE CENTER OF PIPE.
  4. CONTRACTOR TO FIELD VERIFY HORIZONTAL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

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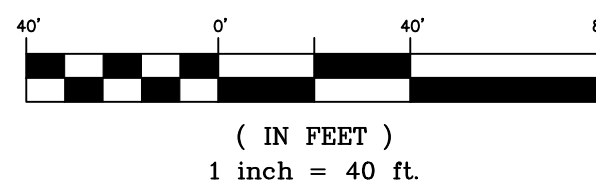




Know what's below.  
Call before you dig.



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

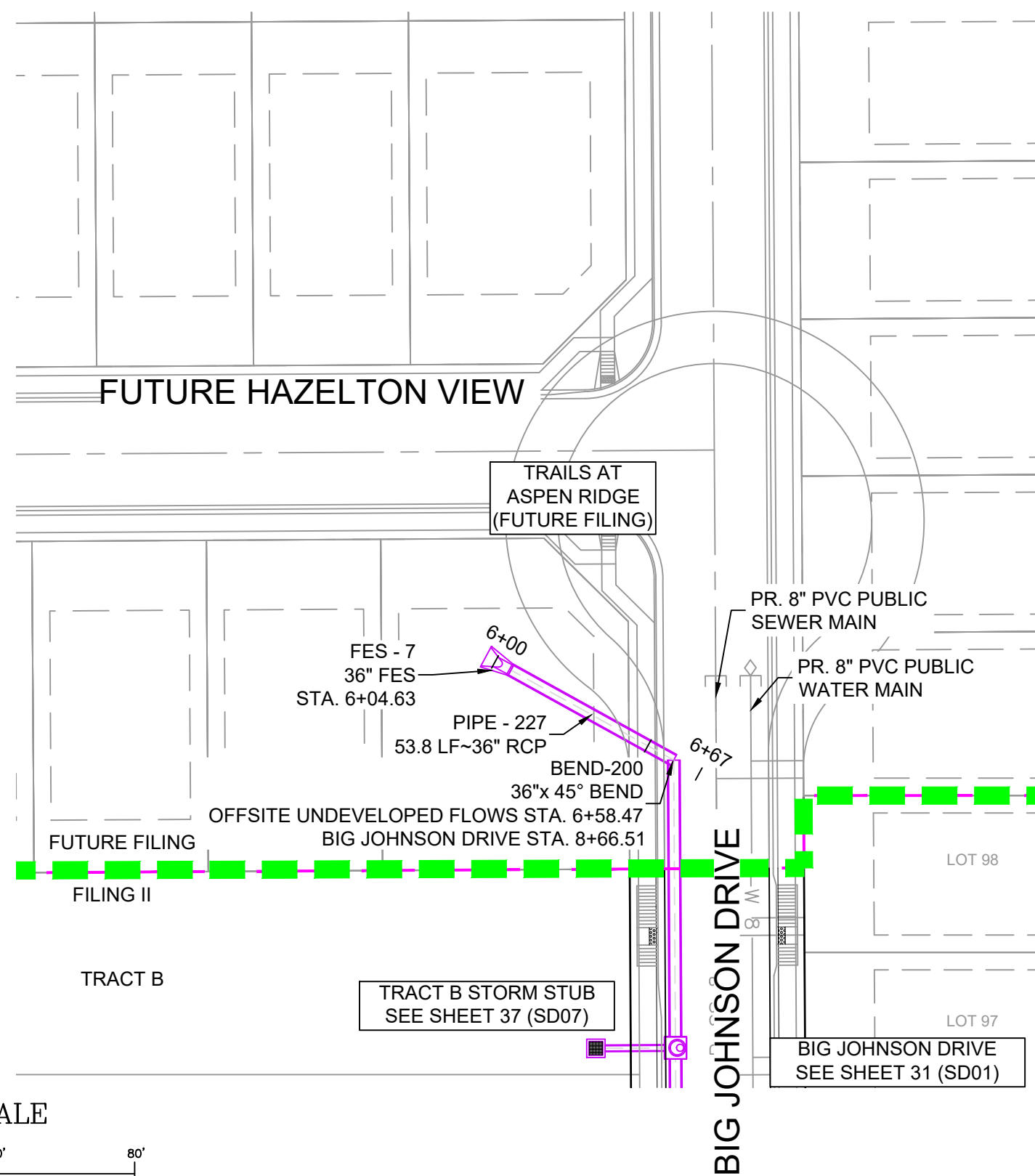
PIPE NAME	BEARING	LENGTH	SLOPE	SIZE
PIPE - 225	S21°02'53"E	7.7'	1.00%	18" RCP
PIPE - 226	S69°45'39"W	168.1'	1.00%	18" RCP
PIPE - 227	N61°03'20"W	53.8'	7.00%	36" RCP

STRUCTURE TABLE

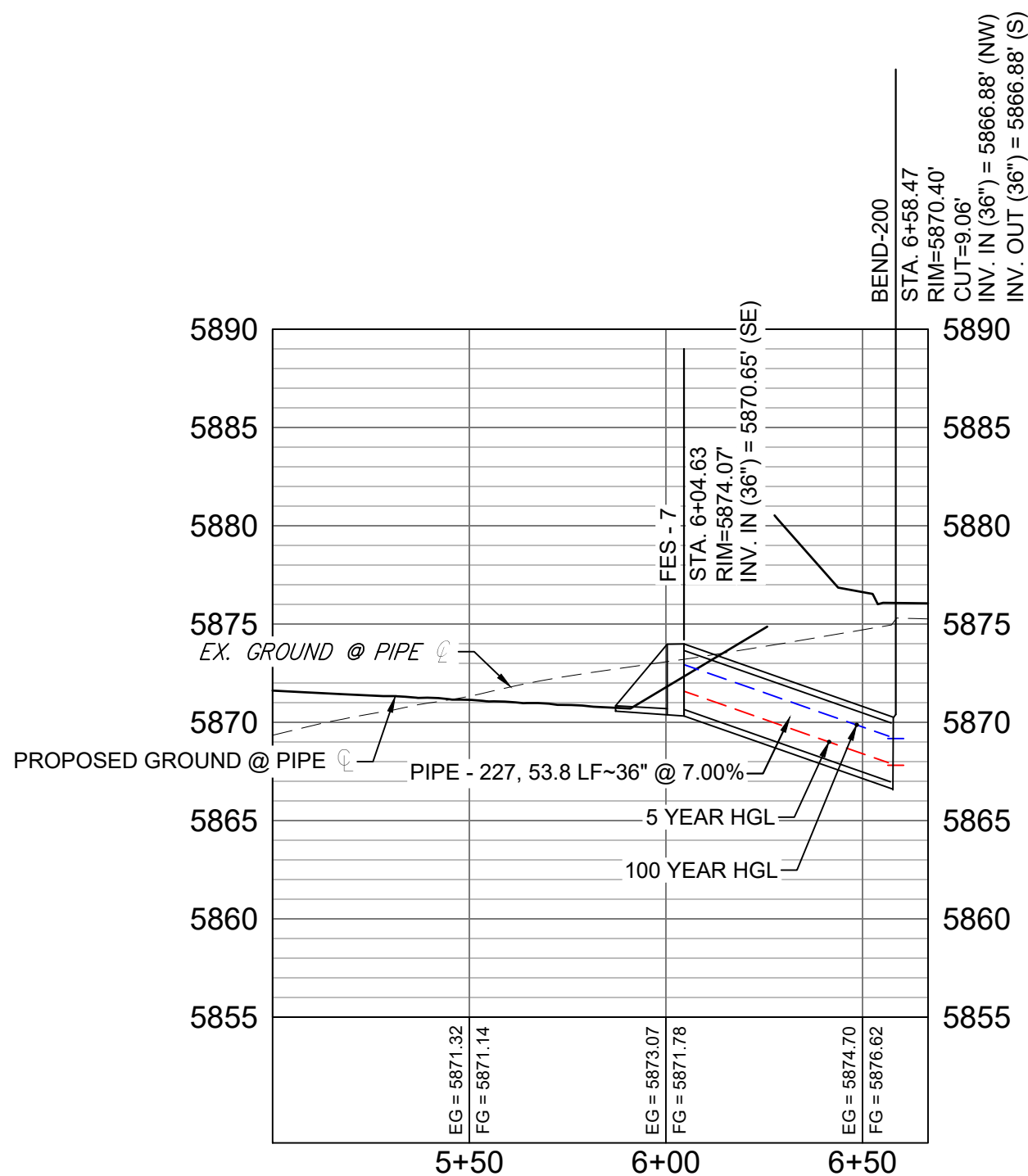
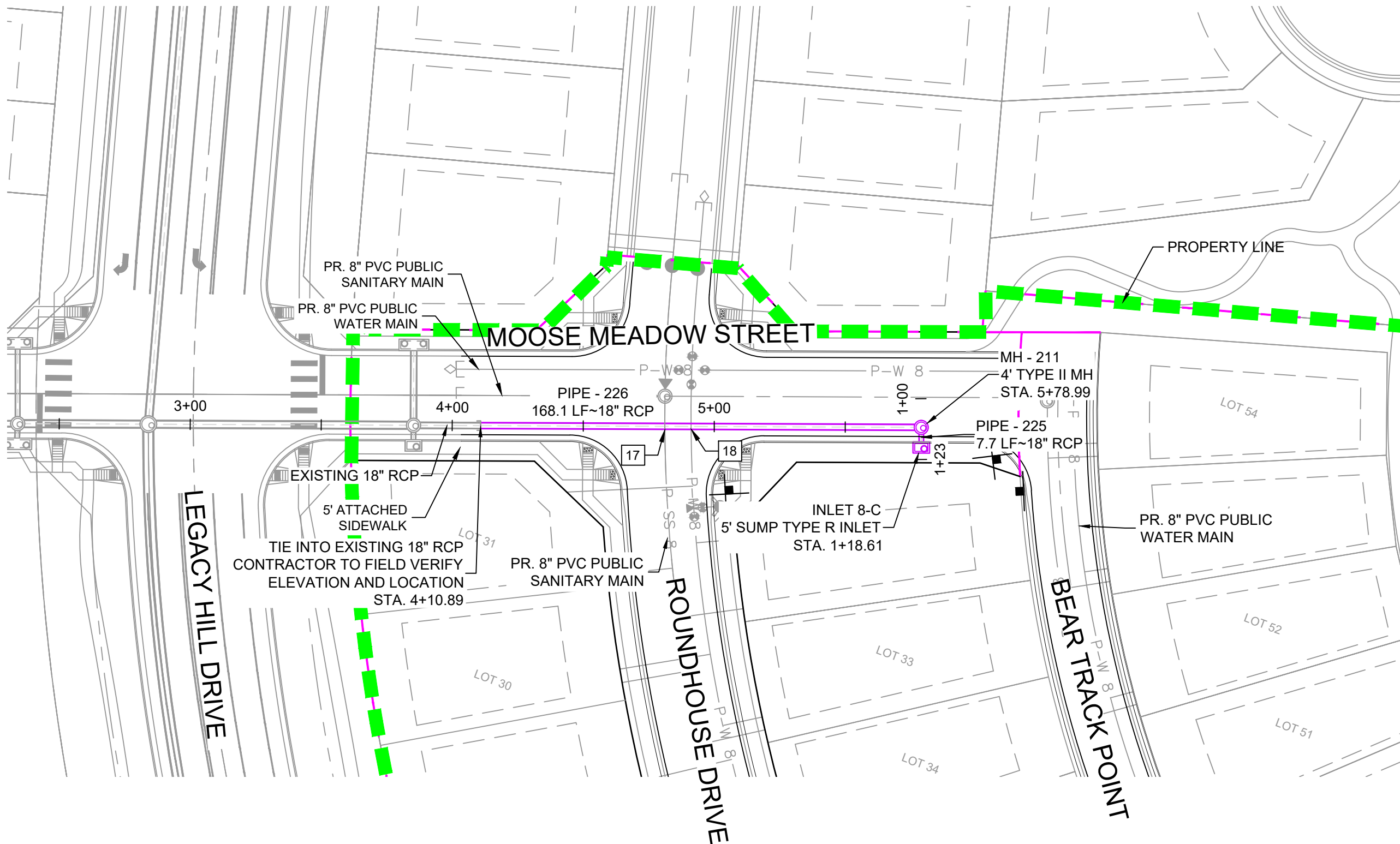
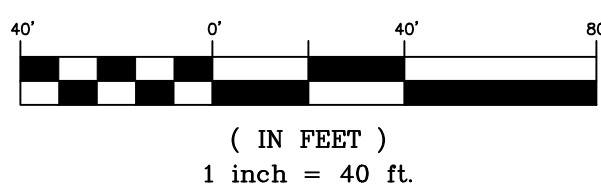
NAME	TYPE	DETAILS	N & E
BEND-200	36"x 45" BEND	RIM = 5870.40 PIPE - 227 INV IN (36") = 5866.88 PIPE - 200 INV OUT (36") = 5866.88	N: 7630.64 E: 13998.89
FES - 7	36" FES	RIM = 5874.07 PIPE - 227 INV OUT (36") = 5870.65	N: 7656.70 E: 13951.78
INLET 8-C	5' SUMP TYPE R INLET	RIM = 5886.91 PIPE - 225 INV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

## NOTES:

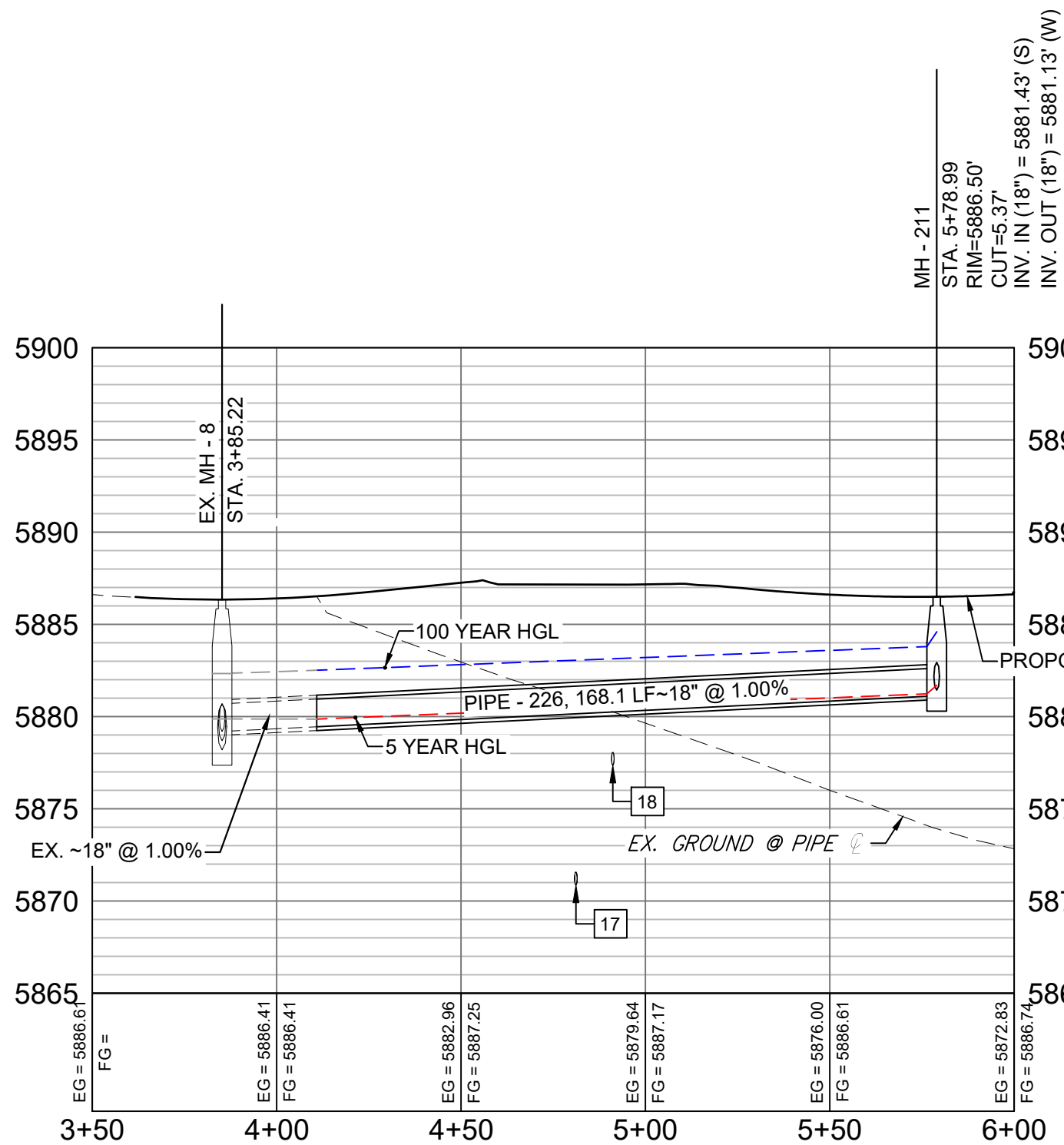
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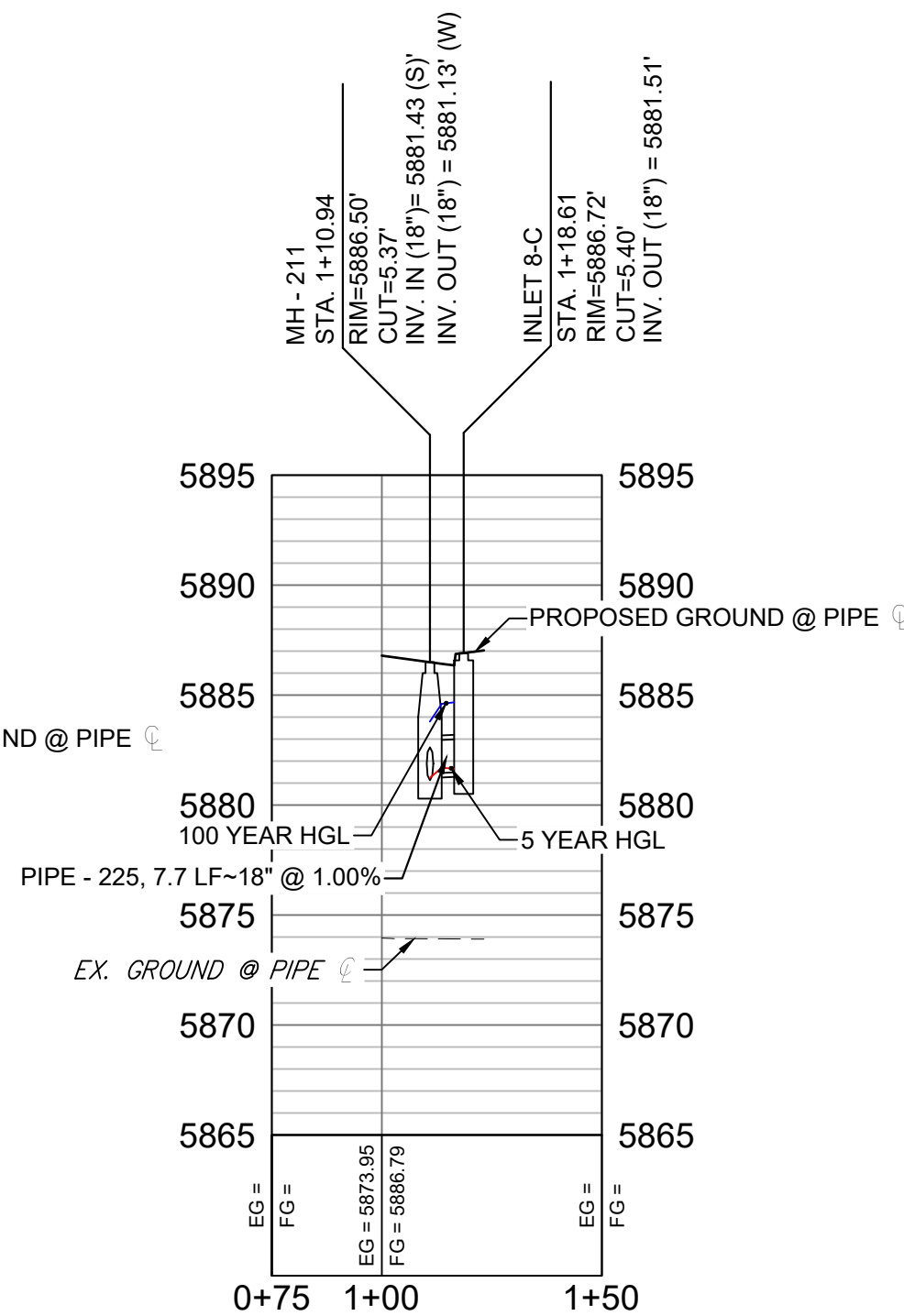
GRAPHIC SCALE



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



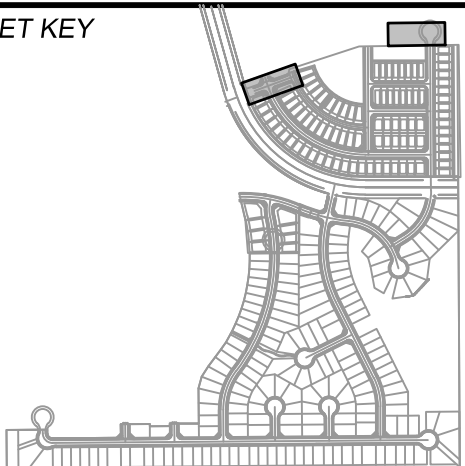
MOOSE MEADOW STREET PROFILE  
HORIZ: 1" = 40'  
VERT: 1" = 8'



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

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
19-886-PR-UTIL X-886-PR-STORM-F1 19-886-PR-UTIL, SANITARY 886-PR Legacy Drive GEC Titleblock X-886-PR-SITE-F1 X-886-PR-SITE-F2 X-886-PR-SITE-F3 X-886-PR-CROSSINGS X-886-PR-SITE X-886-PR-SITE-F6 X-886-PR-SITE-F5 X-886-PR-SITE-F4 X-886-PR-SITE-F3				
COMPUTER FILE MANAGEMENT				
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CTB FILE: ---				
PLOT DATE: April 20, 2021 10:53:49 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

SHEET KEY



## BENCHMARK

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

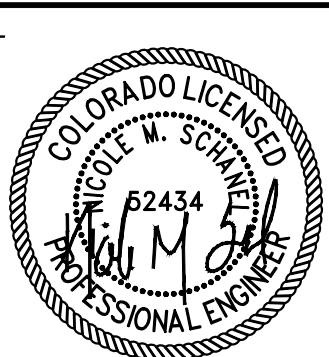
## BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 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

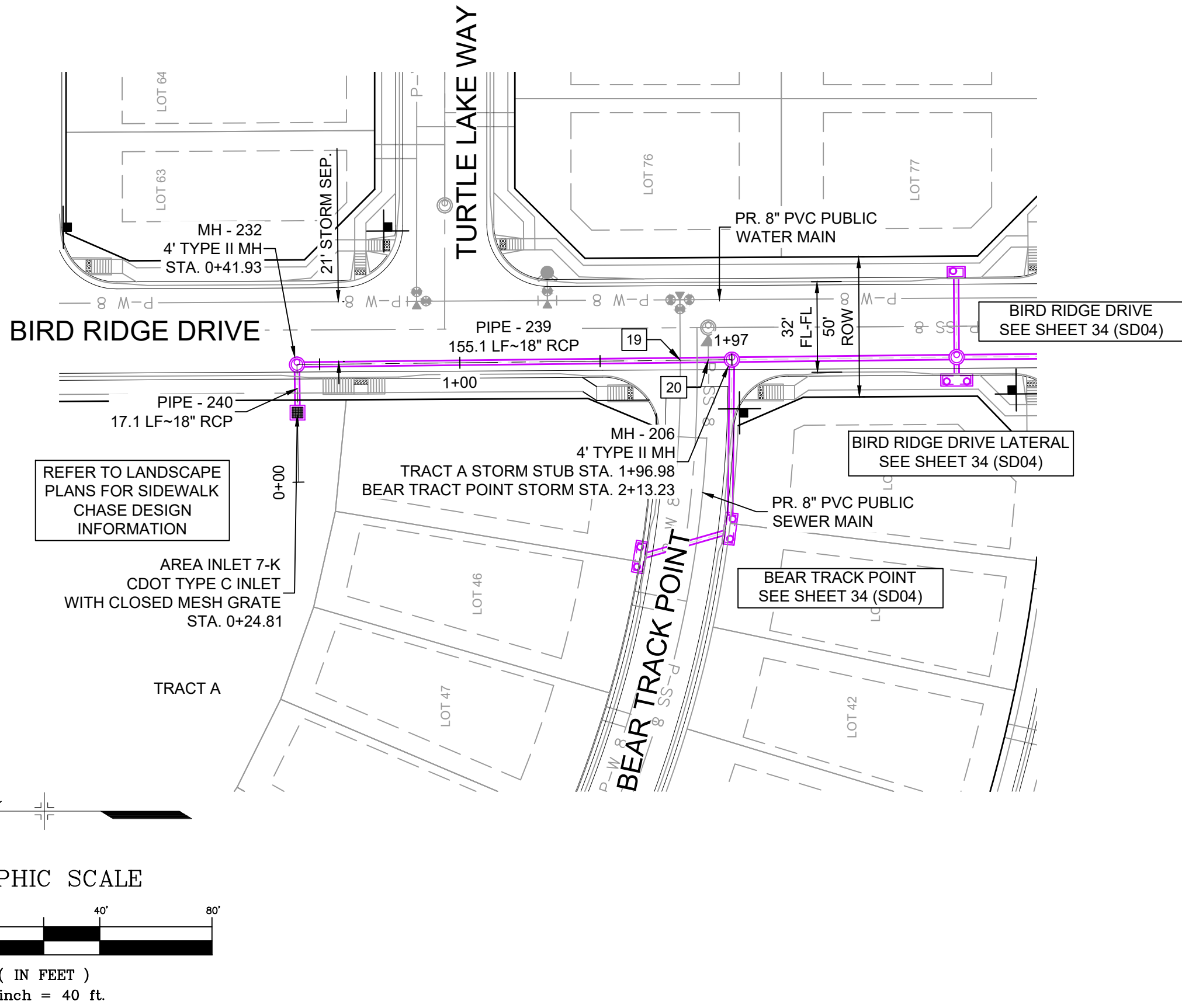
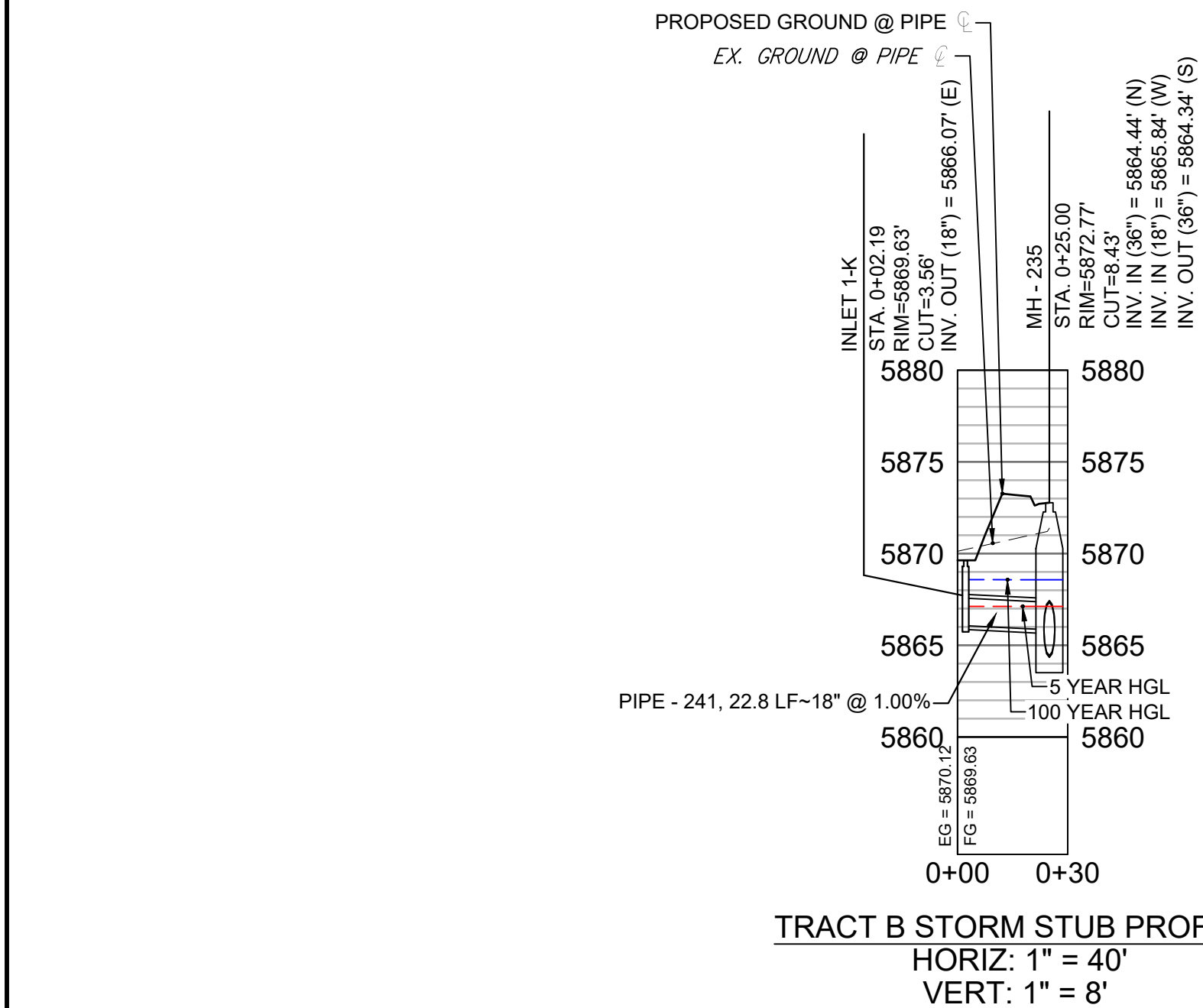
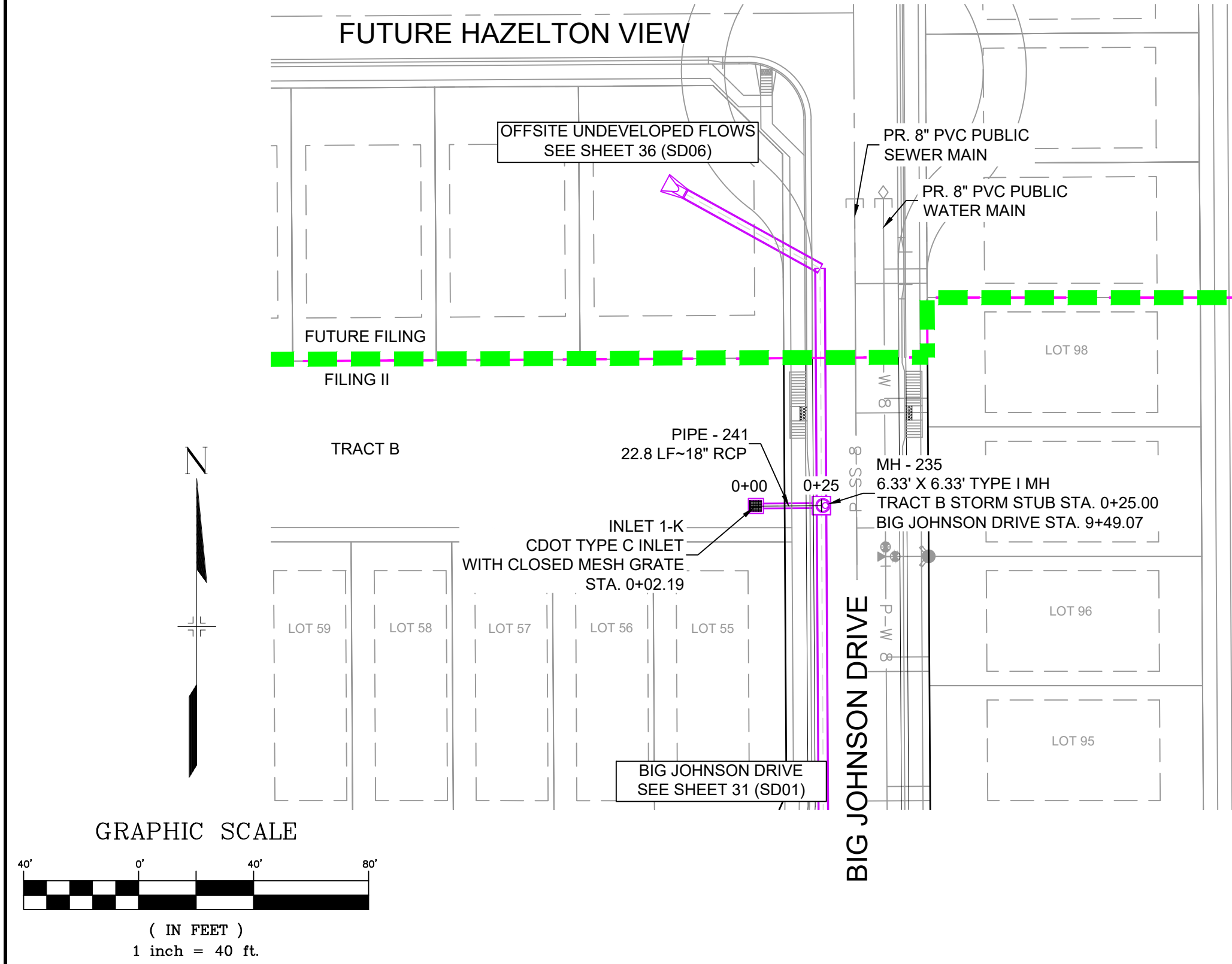
## STORM DRAIN PLAN &amp; PROFILE

DESIGNED BY:	NMS	SCALE:	DATE ISSUED:	APRIL 2021	DRAWING No.
DRAWN BY:	CRD	HORIZ: 1" = 40'			SD06
CHECKED BY:	NMS	VERT: 1" = 8'	SHEET	36 OF 37	





Know what's below.  
Call before you dig.



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

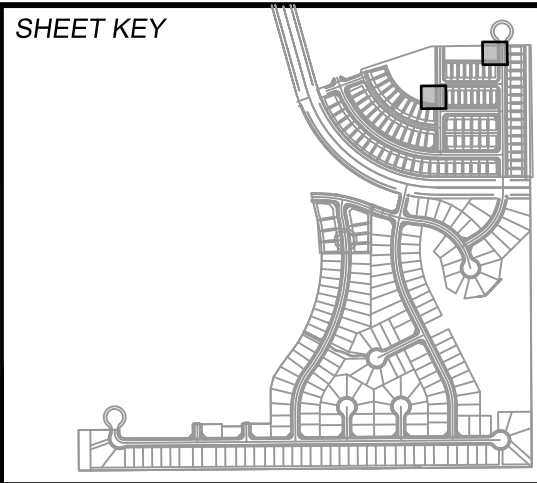
\* FLOWFILL SECONDARY CONTAINMENT REQUIRED FOR ALL CROSSING DEPTHS LESS THAN 1.50'

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

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

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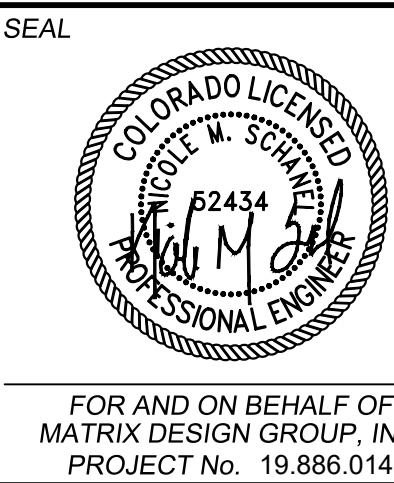
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19-886-PR-UTIL X-886-PR-STORM-F1 19-886-PR-UTIL-SANITARY 886-PR Legacy Drive GEC Titleblock X-886-PR-SITE-F1 X-886-PR-SITE-FUTURE FILINGS X-886-PR-UTIL-F2 X-886-PR-SITE-F2 X-886-PR-CROSSINGS X-886-PR-SITE X-886-PR-SITE-F6 X-886-PR-SITE-F5 X-886-PR-SITE-F4 X-886-PR-SITE-F3				
COMPUTER FILE MANAGEMENT				
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CTB FILE: ---				
PLOT DATE: June 17, 2021 4:40:32 PM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



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

**BASIS OF BEARING**  
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PREPARED BY:



## TRAILS AT ASPEN RIDGE

FILING NO. 2  
ROADWAY & STORM IMPROVEMENT PLANS

## STORM DRAIN PLAN & PROFILE

DESIGNED BY:	NMS	SCALE	DATE ISSUED:	APRIL 2021	DRAWING No.
DRAWN BY:	CRD	HORIZ 1" = 40'			SD07
CHECKED BY:	NMS	VERT. 1" = 8'	SHEET	37 OF 37	