

LAYER LINETYPE LEGEND

Table with columns for EXISTING and PROPOSED linetypes. Rows include PHASE LINE, MATCH LINE, SECTION LINE, BOUNDARY LINE, PROPERTY LINE, EASEMENT LINE, RIGHT OF WAY, R.O.W. A LINE, CENTERLINE, CITY LIMITS, WIRE FENCE, CHAIN LINK FENCE, WOOD FENCE, MASONRY FENCE, GUARDRAIL, CONC. BARRIER, CABLE TV, ELECTRIC, FIBER OPTIC, GAS MAIN, IRRIGATION MAIN, OIL/PETRO. MAIN, OVERHEAD UTILITY, SANITARY SEWER, STORM DRAIN, TELEPHONE, WATER MAIN, RAW WATER LINE, SWALE/WATERWAY FLOWLINE, DIVERSION DITCH, DIVERSION CHANNEL, MAJOR DRAINAGE BASIN, MINOR DRAINAGE BASIN, TOP OF SLOPE, TOE OF SLOPE, EDGE OF WATER, INDEX CONTOUR, INTERMEDIATE CONTOUR, DEPRESSION CONT. (INDEX), DEPRESSION CONT. (INTER), TOP OF CUTS, TOE OF FILLS, CUT AND FILL LINE, SILT FENCE, 100 YEAR FLOODPLAIN, 500 YEAR FLOODPLAIN, FLOODWAY, BASE FLOOD ELEVATION, EDGE OF WETLANDS, STONE WALL.

UTILITIES LEGEND

Table with columns for EXISTING and PROPOSED symbols. Rows include STORM SEWER (MANHOLE, STORM INLET, AREA INLET - SQUARE, AREA INLET - ROUND, FLARED END SECTION, RIPRAP), SANITARY SEWER (LINE MARKER, SERVICE MARKER, CLEAN-OUT, MANHOLE W/ DIRECTIONAL FLOW ARROW), WATER LINE (LINE MARKER, SERVICE MARKER, FIRE HYDRANT, FIRE CONNECTION, MANHOLE, BEND, BLOW-OFF VALVE, WELL, METER, VALVE, REDUCER, THRUST BLOCK, CROSS, PLUG W/ THRUST BLOCK, TEE, REVERSE ANCHOR ANODE, AIR & VACUUM VALVE ASSEMBLY, TRANSMISSION BLOW-OFF ASSEMBLY), GAS LINE (MARKER, SERVICE MARKER, METER, VALVE, PLUG, TEE), DRY UTILITIES (CABLE TV MARKER, CABLE TELEVISION PEDESTAL, ELECTRIC MARKER, ELECTRIC SERVICE MARKER, ELECTRICAL PEDESTAL, ELECTRICAL METER, ELECTRICAL MANHOLE, FIBER-OPTIC MARKER, IRRIGATION PEDESTAL, TELEPHONE MARKER, TELEPHONE PEDESTAL, TELEPHONE MANHOLE, UTILITY POLE, GUY ANCHOR, GUY POLE), MISC. UTILITIES (VENT PIPE, TEST HOLE DESIGNATOR).

MONUMENTATION LEGEND

Table with columns for EXISTING and PROPOSED symbols. Rows include ALUMINUM CAP - FOUND, BRASS CAP - FOUND, BENCHMARK - FOUND, CROSS - FOUND, MONUMENT - SET, MONUMENT - FOUND (DEFAULT), MONUMENT - FOUND (ALTERNATE 1), MONUMENT - FOUND (ALTERNATE 2), MONUMENT - FOUND (ALTERNATE 3), MONUMENT - FOUND (ALTERNATE 4), MONUMENT - FOUND (ALTERNATE 5), MONUMENT - FOUND (ALTERNATE 6), MONUMENT - FOUND (ALTERNATE 7), NAIL & WASHER - FOUND, PANEL - FOUND, PK NAIL - FOUND, ROW MONUMENT - FOUND, ROW MARKER - FOUND, SECTION CORNER - FOUND, SECTION CORNER - SET, QUARTER-SECTION CORNER - FOUND, QUARTER-SECTION CORNER - SET, SECTION CENTER - FOUND, SECTION CENTER - FOUND, CONTROL/TRAVVERSE POINT - SET.

TRAFFIC LEGEND

Table with columns for EXISTING and PROPOSED symbols. Rows include PARKING METER, TRAFFIC SIGNAL BOX, TRAFFIC SIGNAL POLE, TRAFFIC SIGNAL BARRICADE, GUARD RAIL POST, IMPACT ATTENUATOR, BRIDGE STYLE HIGHWAY SIGN POST, CANTILEVER STYLE HIGHWAY SIGN POST, RAILROAD MARKER/SIGN, STREET LIGHT, STREET LIGHT - SINGLE, STREET LIGHT - DOUBLE, LUMINAIRE, ALTERNATE LUMINAIRE, SIGNAL MAST ARM W/ LUMINAIRE, PEDESTAL POLE FOUNDATION, TRAFFIC SIGNAL POLE, ROUND PULL BOX, MEDIUM PULL BOX, LARGE PULL BOX (20X33X15), SIGNAL HEAD WITHOUT BACK PLATE, SIGNAL HEAD WITH BACK PLATE, PEDESTRIAN SIGNAL HEAD, VIDEO IMAGE DETECTOR, OPTICOM DETECTOR, VEHICLE DETECTION ZONE.

STORM WATER MANAGEMENT

Table with columns for KEY and SYMBOL. Rows include CHECK DAM, CONSTRUCTION ROAD STABILIZATION, CURB SOCK INLET PROTECTION, CONCRETE WASHOUT AREA, DIVERSION DITCH AND DIKE, TEMPORARY, DIVERSION CHANNEL, TEMPORARY, DEWATERING, EROSION CONTROL BLANKET, INLET FILTER, INLET PROTECTION, MULCHING, OUTLET PROTECTION, PAVED FLUME, PERMENENT SEEDING, REINFORCED CONCRETE DAM, ROUGH CUT STREET CONTROL, SEDIMENT BASIN, SEDIMENT CONTROL LOG, SILT FENCE, SURFACE ROUGHENING, STABILIZED STAGING AREA, SEDIMENT TRAP, STRAW BALE BARRIER, TERRACING, TEMPORARY SEEDING, TEMPORARY STREAM CROSSING CULVERT/BRIDGE, TEMPORARY STREAM CROSSING FORD TYPE, TEMPORARY SLOPE DRAIN, VEHICLE TRACKING CONTROL, VEHICLE TRACKING CONTROL WITH WASH RACK.

DRAINAGE REPORT PLANS

Table with columns for KEY and SYMBOL. Rows include BASIN DESIGNATION (NO COEFFICIENT), BASIN DESIGNATION (1 COEFFICIENT), BASIN DESIGNATION (2 COEFFICIENTS), ANALYSIS POINT IDENTIFIER, BASIN DESIGNATION (HISTORIC), BASIN DESIGNATION (DEVELOPED), SUB-BASIN DESIGNATION (DEVELOPED), DRAINAGE PIPE IDENTIFIER, DRAINAGE POINT IDENTIFIER (HEXAGONAL), DRAINAGE POINT IDENTIFIER (TRIANGULAR), SWMM DESIGNATION 1, SWMM DESIGNATION 2, SWMM DESIGNATION 3, SWMM DESIGNATION 4.

LANDSCAPE LEGEND

Table with columns for EXISTING and PROPOSED symbols. Rows include TREE - CONIFEROUS, TREE - DECIDUOUS, SHRUB/BUSH, SHRUBS AND BUSHES, IRRIGATION BOX, IRRIGATION SPRINKLER, IRRIGATION VALVE, BOLLARD, FLAGPOLE.

EPC 3/29/2023



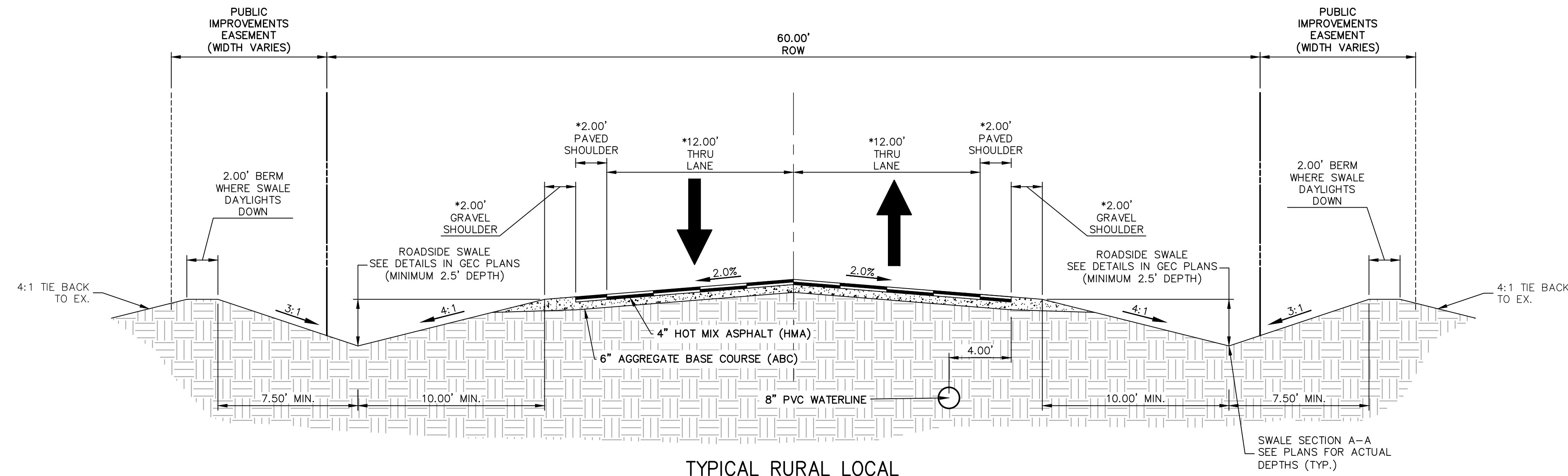
Know what's below. Call before you dig.

ENGINEER'S STATEMENT

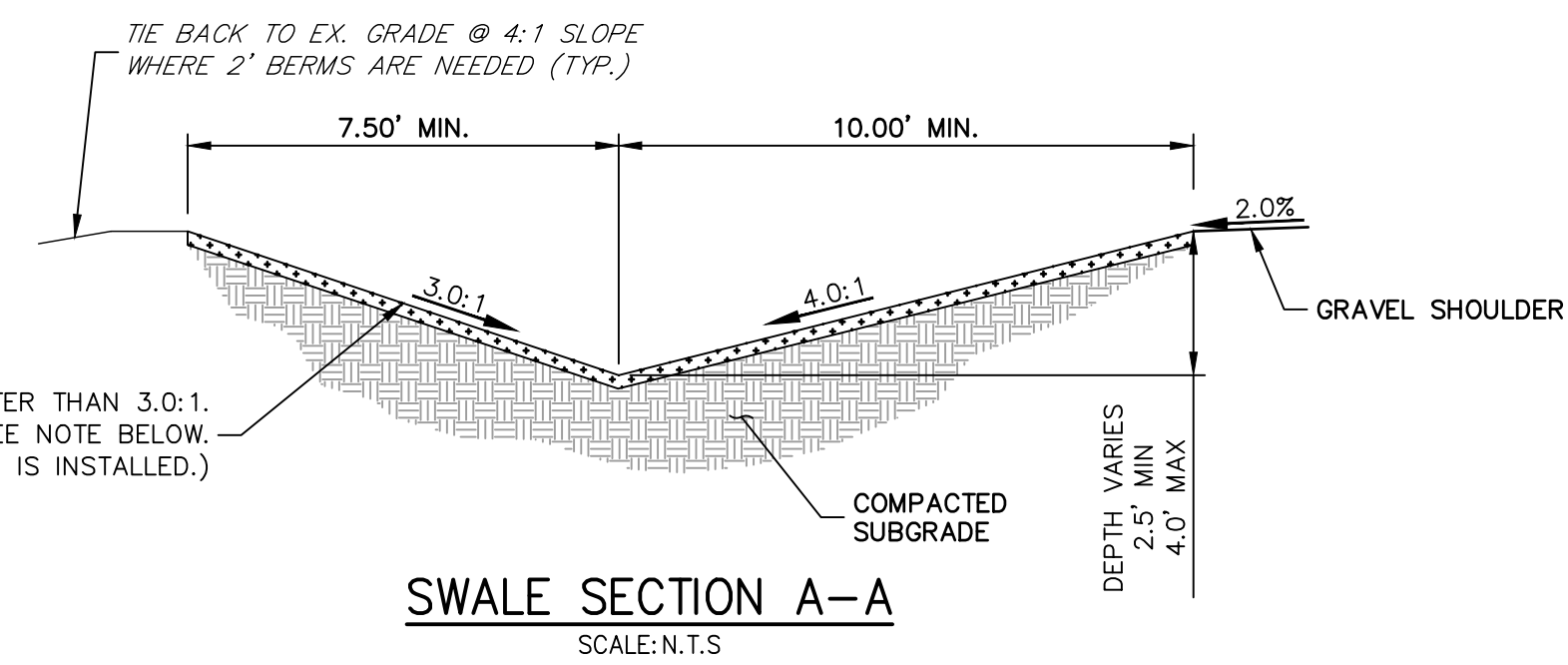
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING. BRYAN T. LAW, P.E., COLORADO P.E. 25043. FOR AND ON BEHALF OF JR ENGINEERING, L.L.C. 09/09/22

Vertical sidebar containing: PREPARED FOR BRUM, LLC (101 N. CASCADE, SUITE 200, COLORADO SPRINGS, CO 80903, ATTN: BOB IRWIN, P~(719)-475-7474); J.R. ENGINEERING logo and address (Central 300-740-9888, Colorado Springs 719-588-2583, Fort Collins 970-491-9888, www.jrengineering.com); BY DATE table; No. REVISION table; H-SCALE, V-SCALE, DATE, DESIGNED BY, DRAWN BY, CHECKED BY table; LATIGO TRAILS - FILING NO. 9; LEGEND; SHEET 2 OF 13; JOB NO. 25175.02.

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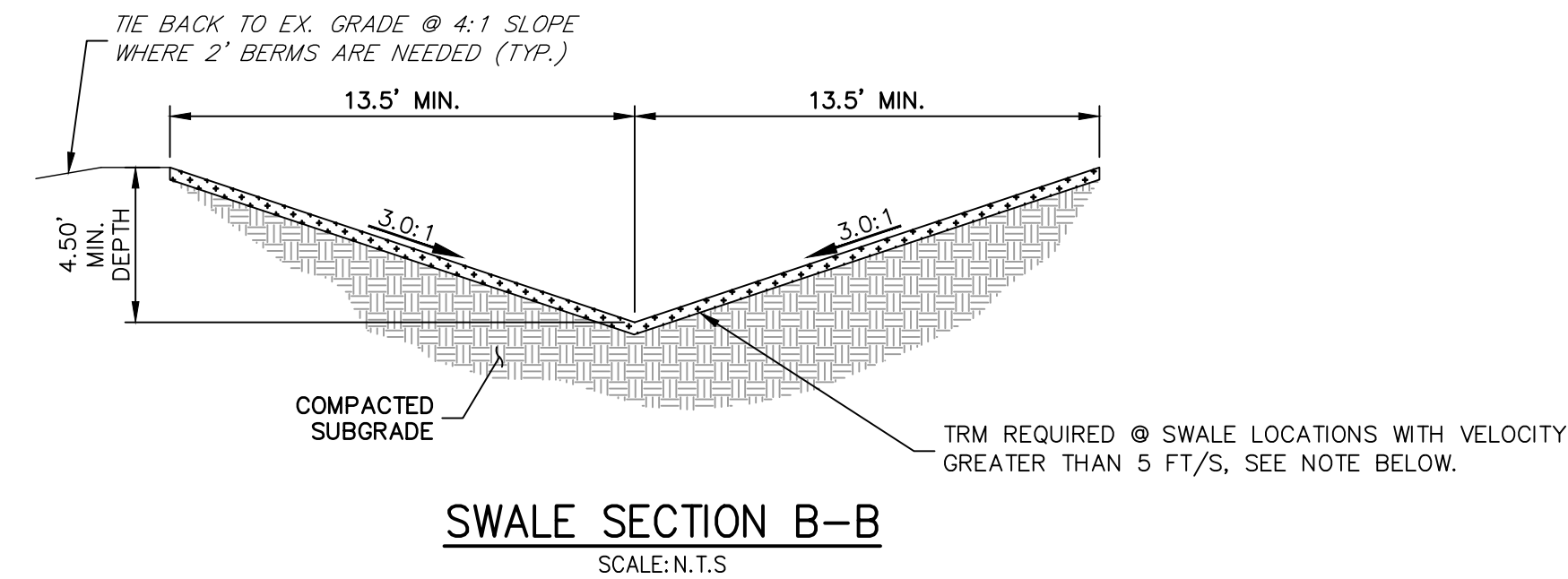


TYPICAL RURAL LOCAL
 POSTED SPEED LIMIT = 30 MPH, DESIGN SPEED LIMIT = 30 MPH
 CONESTOGA TRAIL, HORSE CANYON TRAIL, BUFFALO RIVER TRAIL
 SCALE: 1" = 5'
 * = DISTANCE VARIES AFTER STATION 55+00 ON CONESTOGA TRAIL



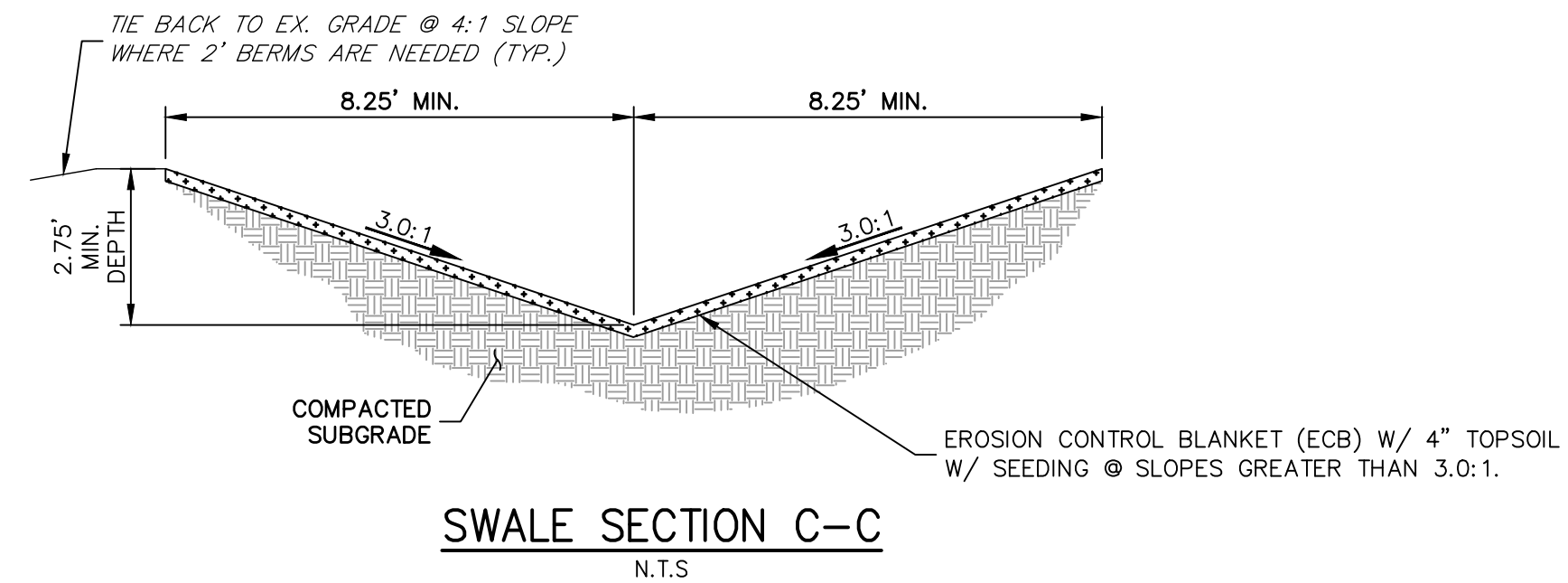
SWALE SECTION A-A
 SCALE: N.T.S.

EROSION CONTROL BLANKET (ECB) W/ 4" TOPSOIL W/ SEEDING @ SLOPES GREATER THAN 3.0:1. TRM REQUIRED @ SWALE LOCATIONS WITH VELOCITY GREATER THAN 5 FT/S. SEE NOTE BELOW. (ECB IS NOT REQUIRED WHERE TRM IS INSTALLED.)

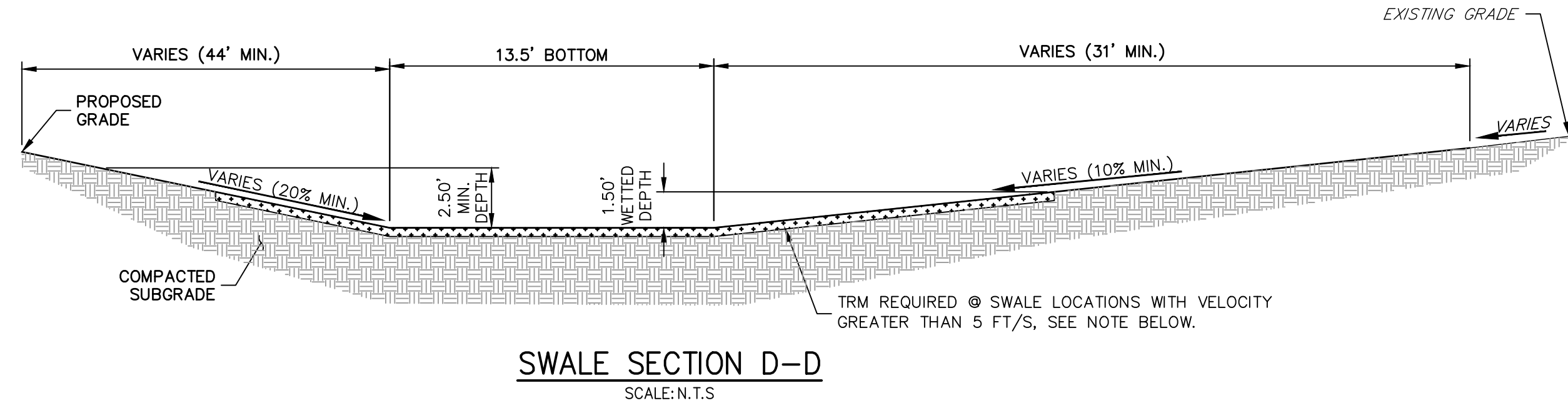


SWALE SECTION B-B
 SCALE: N.T.S.

SC250 VMAX PERMANENT TURF REINFORCEMENT MAT (TRM) IS REQUIRED FOR ALL OF SWALE SECTION B-B. (SEE GEC PLAN FOR LOCATION, TO BE INSTALLED UP TO WETTED SURFACE)



SWALE SECTION C-C
 N.T.S.



SWALE SECTION D-D
 SCALE: N.T.S.

SC250 VMAX PERMANENT TURF REINFORCEMENT MAT (TRM) IS REQUIRED FOR ALL OF SWALE SECTION D-D. (SEE GEC PLAN FOR LOCATION, TO BE INSTALLED UP TO WETTED SURFACE)

EPC 3/29/2023



Know what's below.
 Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 09/09/22

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR

BRUM, LLC
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J.R. ENGINEERING
 A Westman Company

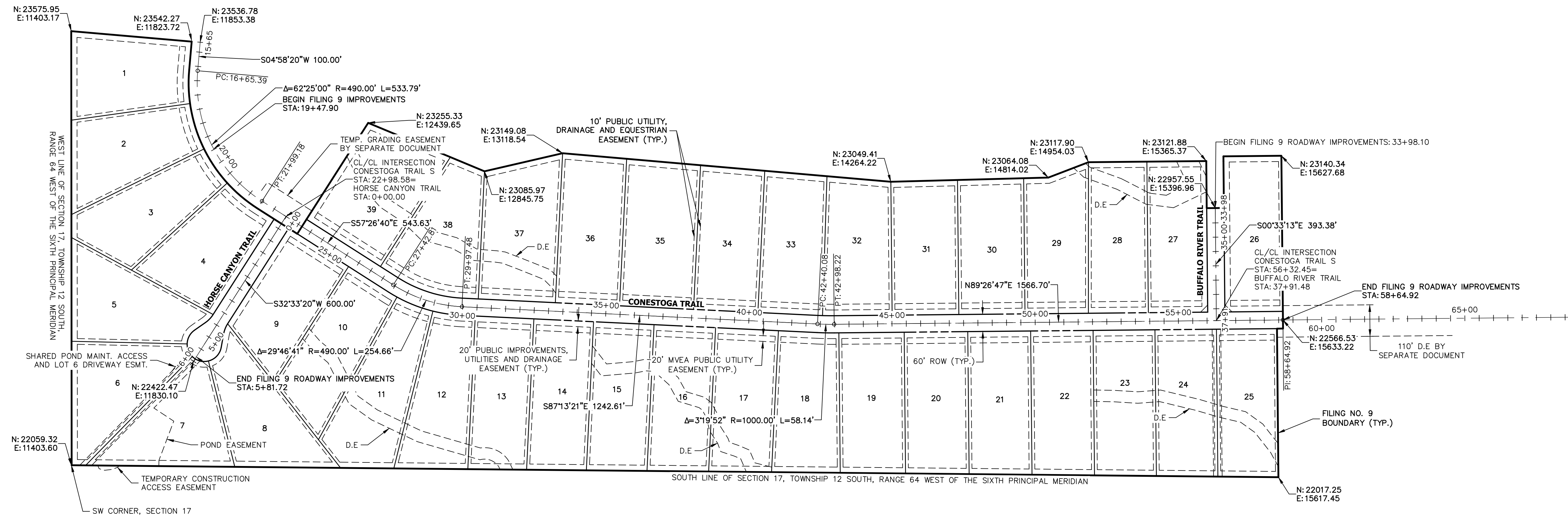
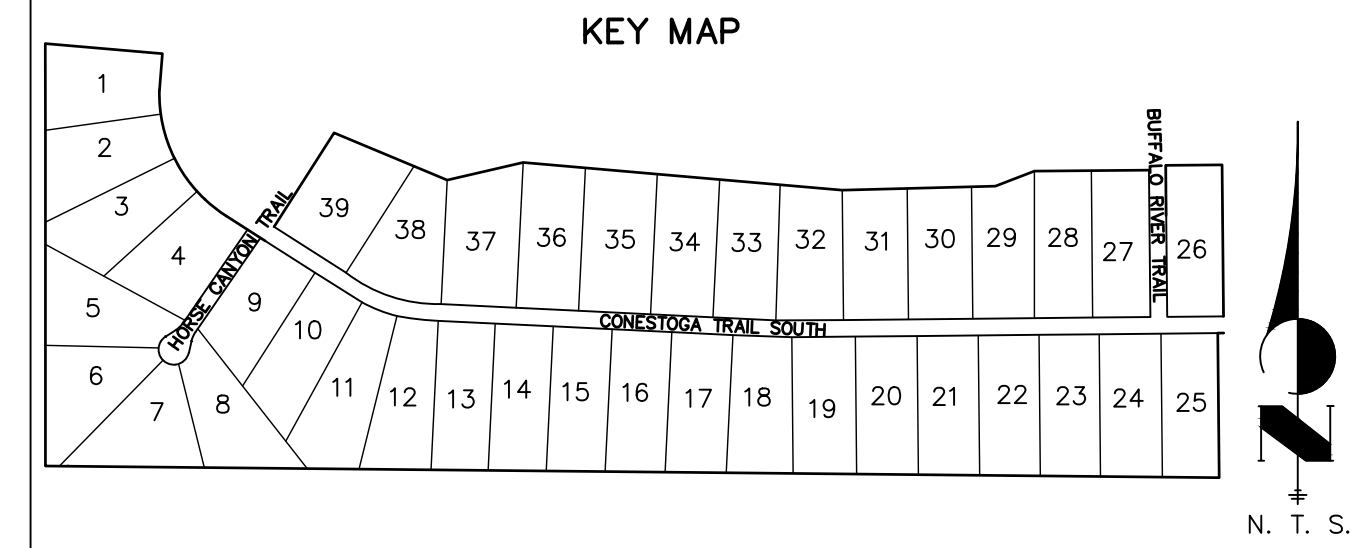


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 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=5'
V-SCALE	1"=5'
DATE	09/07/22
DESIGNED BY	APL
DRAWN BY	RWK
CHECKED BY	

LATIGO TRAILS - FILING NO. 9
TYPICAL SECTIONS
SHEET 3 OF 13
JOB NO. 25175.02



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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No.	REVISION	BY	DATE

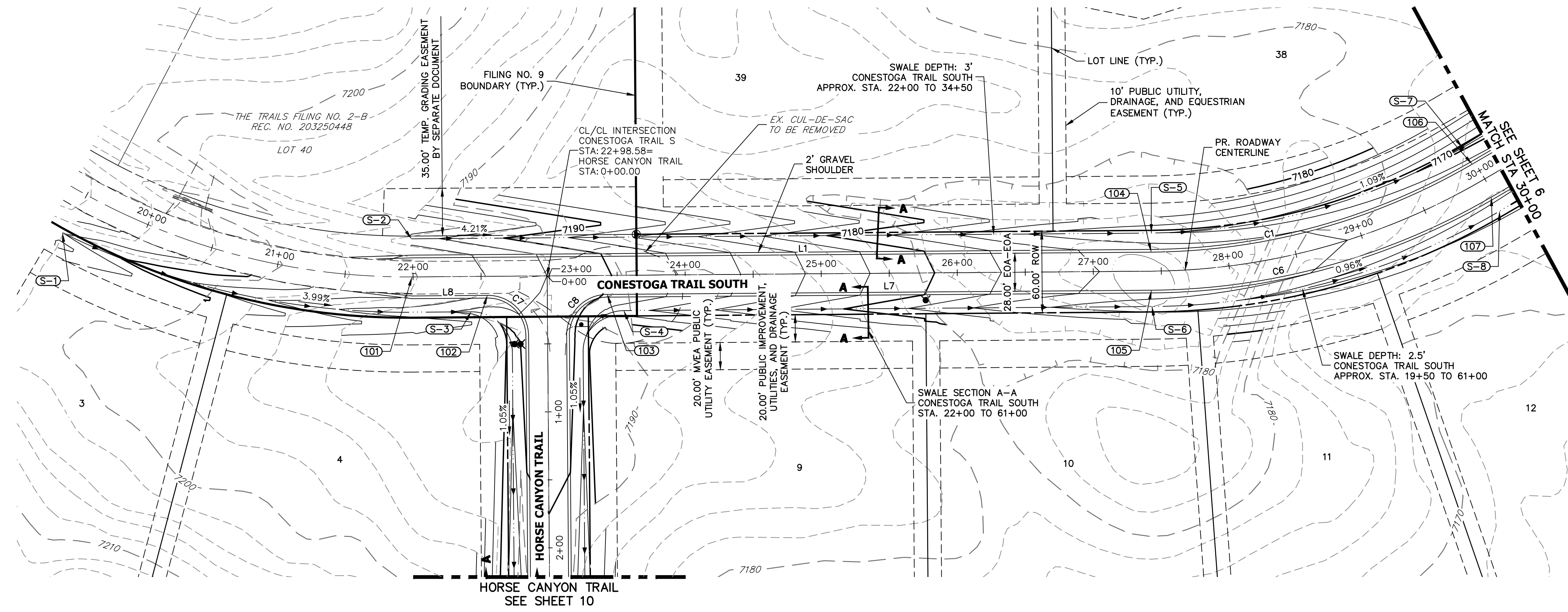
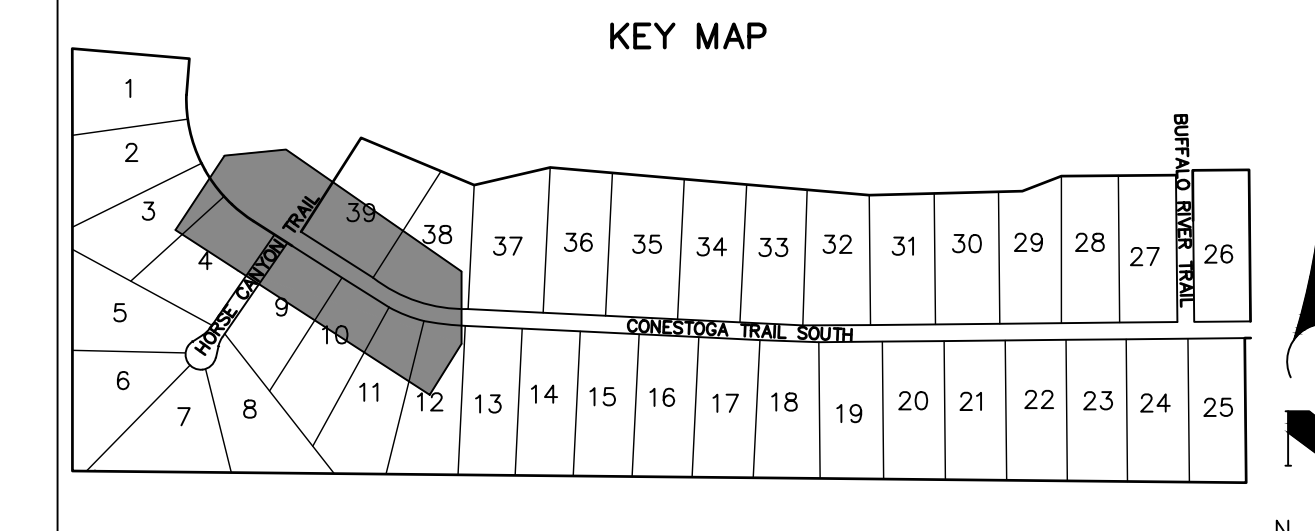
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=200'	N/A	09/07/22	RWK	RWK	

LATIGO TRAILS - FILING NO. 9	HORIZONTAL CONTROL PLAN
SHEET 4 OF 13	JOB NO. 25175.02



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Bryan T. Law
 25043
 09/09/22
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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LINE AND CURVE TABLE

LINE/CURVE	BEARING/Delta	LENGTH	RADIUS
C7	90°00'00"	47.12'	30.00'
C8	90°00'00"	47.12'	30.00'
L1	S57°26'40"E	543.63'	
C1	29°46'41"	247.39'	476.00'
L8	S57°26'40"E	55.53'	
L7	S57°26'40"E	400.23'	
C6	29°46'41"	261.94'	504.00'

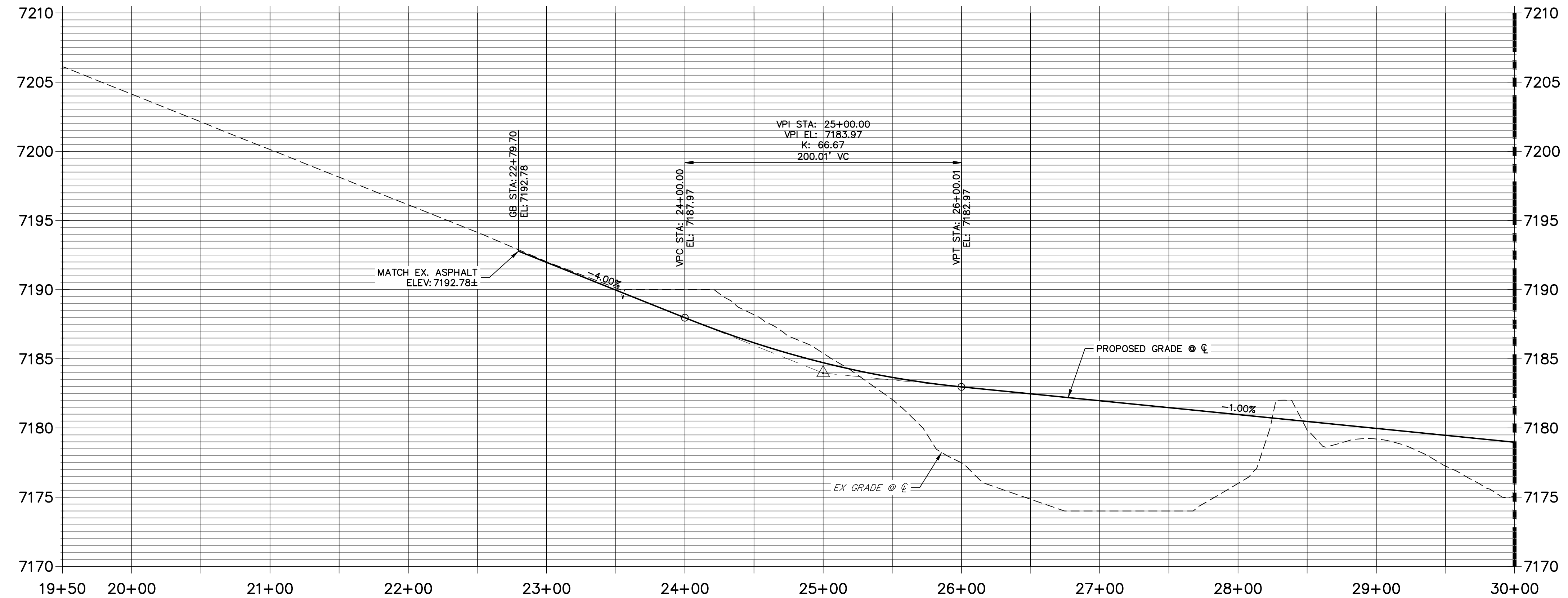
POINT TABULATION

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
101	21+99.28	0.00' (0)	CONESTOGA TRAIL S	7196.17	±	BEGIN IMPROVEMENTS MATCH EX. ASPHALT
102	22+54.58	14.00' (RT)	CONESTOGA TRAIL S	7193.56		PCR
103	23+42.58	14.00' (RT)	CONESTOGA TRAIL S	7189.86		PCR
104	27+42.81	14.00' (LT)	CONESTOGA TRAIL S	7175.18		PC
105	27+42.81	14.00' (RT)	CONESTOGA TRAIL S	7175.18		PC
106	29+97.48	14.00' (LT)	CONESTOGA TRAIL S	7172.64		PT
107	29+97.48	14.00' (RT)	CONESTOGA TRAIL S	7172.64		PT

POINT TABULATION

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
S-1	19+47.90	32.86' (RT)	CONESTOGA TRAIL S	7202.05		BEGIN SWALE
S-2	21+99.18	28.00' (LT)	CONESTOGA TRAIL S	7192.85		BEGIN SWALE
S-3	22+42.58	26.00' (RT)	CONESTOGA TRAIL S	7191.53		SWALE PCR
S-4	23+54.58	26.00' (RT)	CONESTOGA TRAIL S	7186.81		SWALE PCR
S-5	27+42.81	28.00' (LT)	CONESTOGA TRAIL S	7172.14		SWALE PC
S-6	27+42.81	26.00' (RT)	CONESTOGA TRAIL S	7172.64		SWALE PC
S-7	29+97.48	28.00' (LT)	CONESTOGA TRAIL S	7169.60		SWALE PT
S-8	29+97.48	26.00' (RT)	CONESTOGA TRAIL S	7170.10		SWALE PT

CONESTOGA TRAIL S PROFILE (1)
STA 19+50.00 TO 30+00.00



STREET IMPROVEMENT NOTES

1. ALL STATIONING IS C, UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE C, UNLESS OTHERWISE NOTED.
3. ALL CURB RETURN RADII ARE 30', UNLESS OTHERWISE NOTED.
4. ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
5. SEE SHEET 3 FOR TYPICAL STREET SECTIONS, SWALE SECTION A-A, B-B, AND SECTION C-C DIMENSIONS AND DETAILS.
6. ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.
7. ABBREVIATIONS: EOA = EDGE OF ASPHALT, P.I.E. = PUBLIC IMPROVEMENTS EASEMENT.



EPC 3/29/2023

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

[Signature]

25043

09/09/22

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

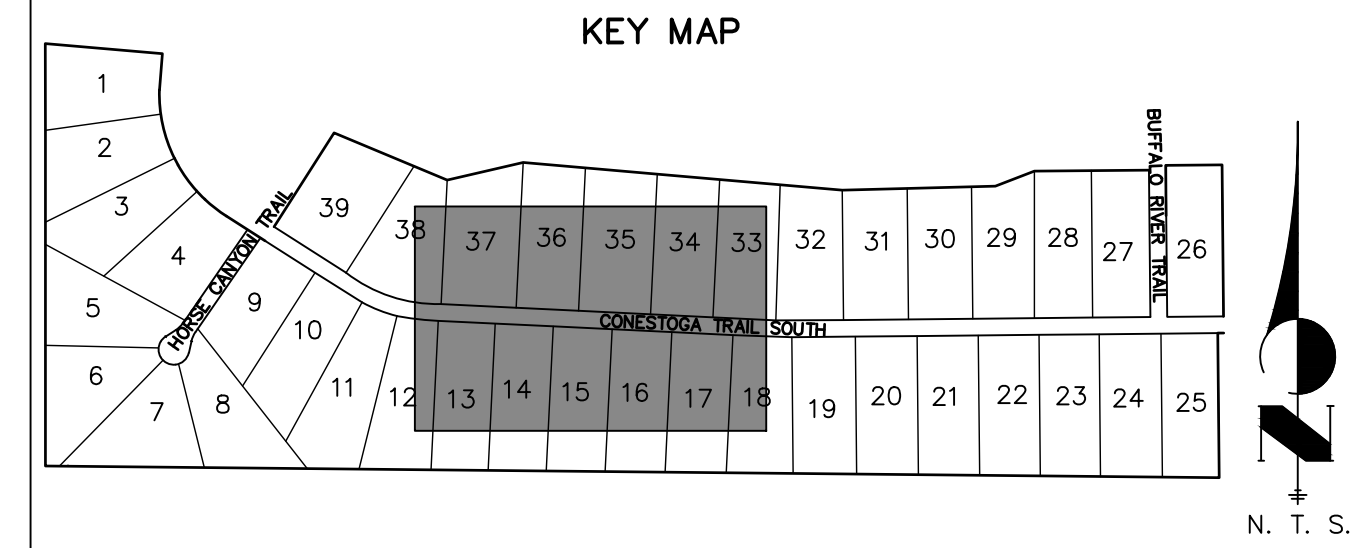
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	09/07/22	CRB	CRB	

LATIGO TRAILS - FILING NO. 9

STREET IMPROVEMENT PLAN AND PROFILE

SHEET 5 OF 13

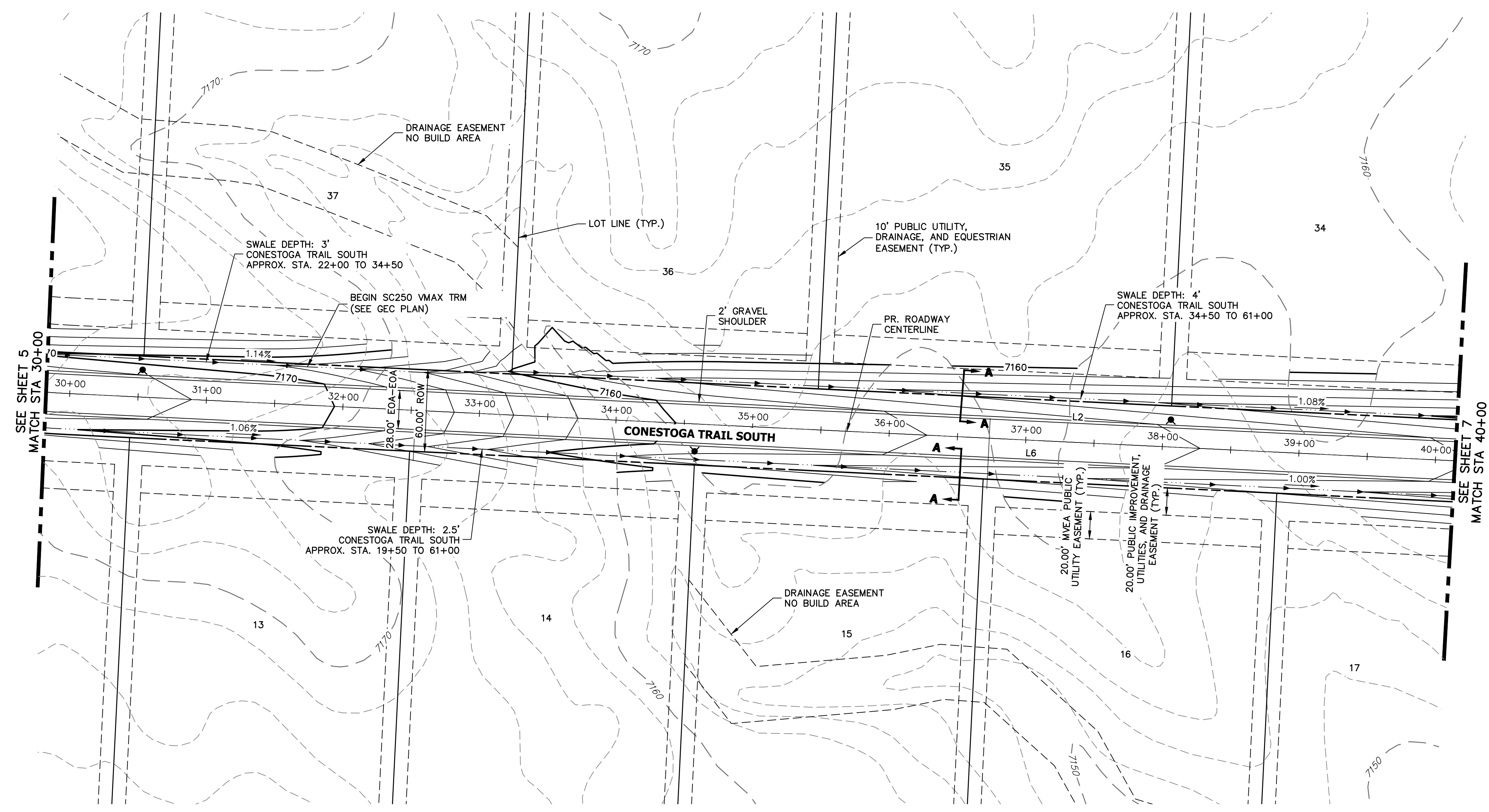
JOB NO. 25175.02



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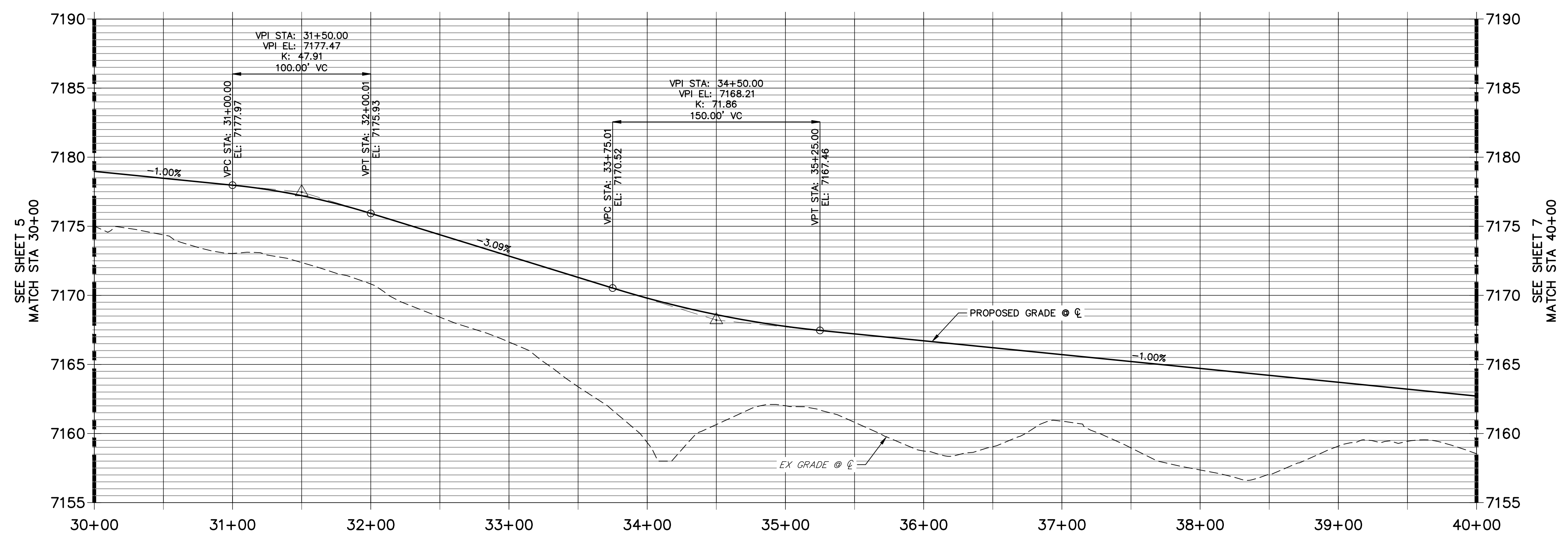
PREPARED FOR
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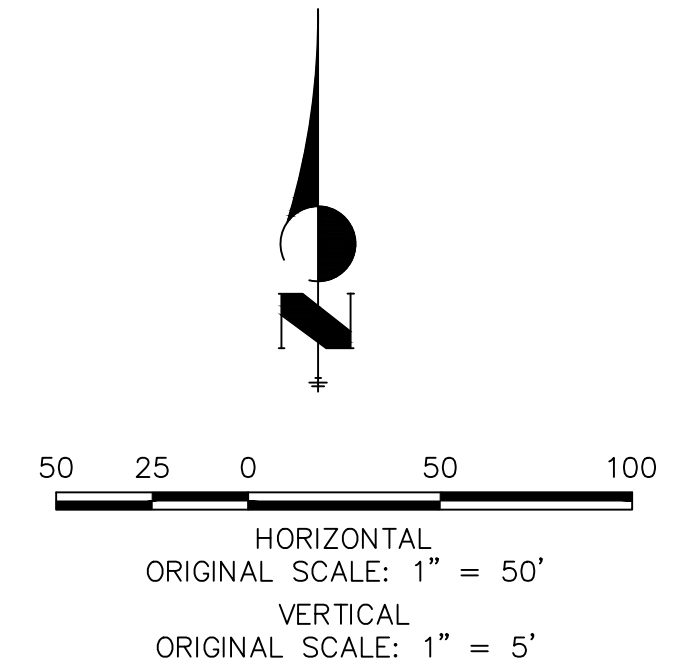
**CONESTOGA TRAIL S PROFILE (2)
 STA 30+00.00 TO 40+00.00**

LINE AND CURVE TABLE			
LINE/CURVE	BEARING/Delta	LENGTH	RADIUS
L6	S87°13'21"E	1242.61'	
L2	S87°13'21"E	1242.61'	



STREET IMPROVEMENT NOTES

1. ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
3. ALL CURB RETURN RADII ARE 30', UNLESS OTHERWISE NOTED.
4. ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
5. SEE SHEET 3 FOR TYPICAL STREET SECTIONS, SWALE SECTION A-A, B-B, AND SECTION C-C DIMENSIONS AND DETAILS.
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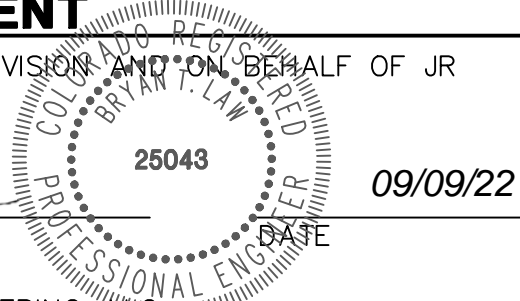


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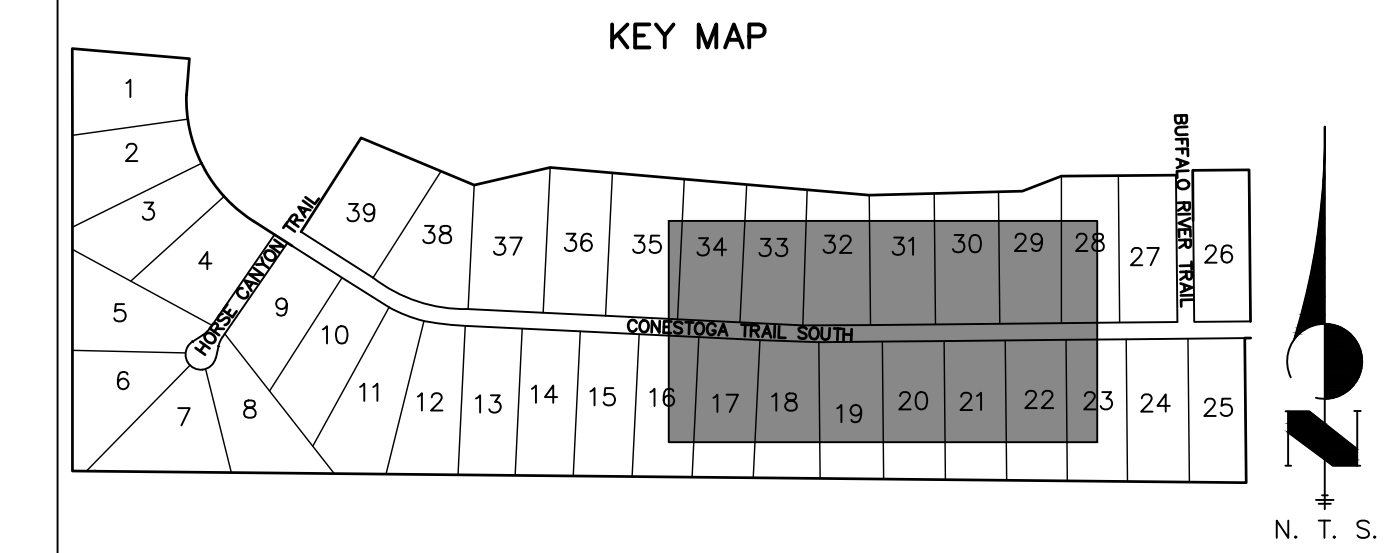
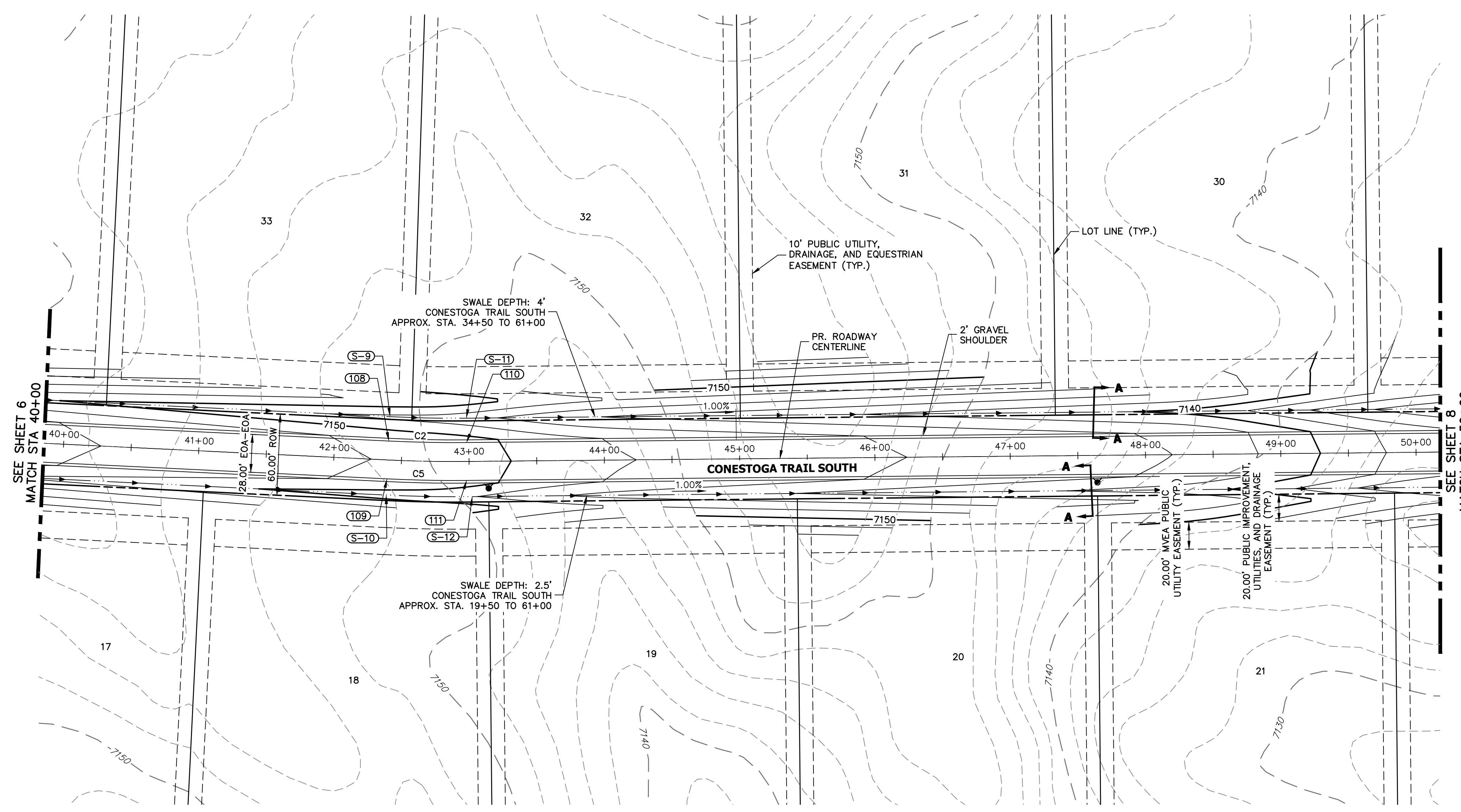
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



No.	REVISION	BY	DATE	H-SCALE		V-SCALE		DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	1"=50'	1"=5'				
								09/07/22	CRB	CRB	

LATIGO TRAILS - FILING NO. 9
 STREET IMPROVEMENT PLAN
 AND PROFILE
 SHEET 6 OF 13
 JOB NO. 25175.02

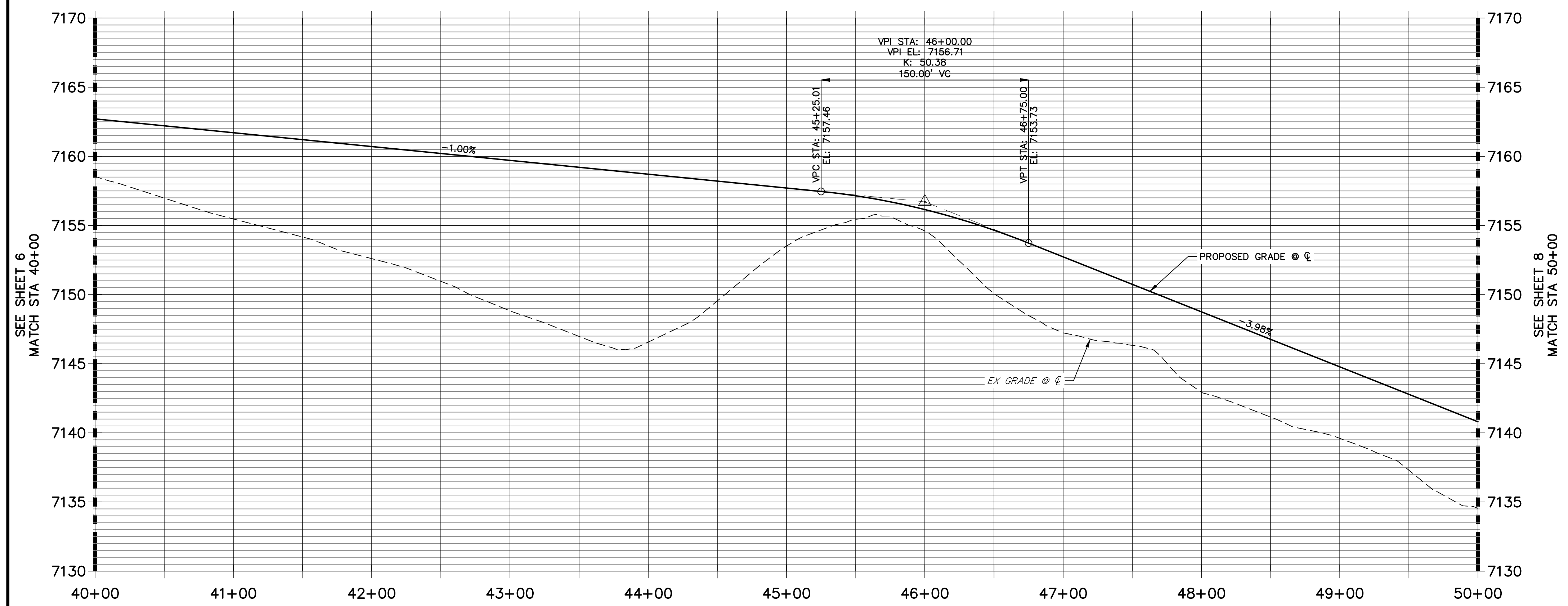


LINE AND CURVE TABLE			
LINE/CURVE	BEARING/Delta	LENGTH	RADIUS
C5	3°19'52"	58.95'	1014.00'
C2	3°19'52"	57.32'	986.00'

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
108	42+40.08	14.00' (LT)	CONESTOGA TRAIL S	7151.60		PC
109	42+40.08	14.00' (RT)	CONESTOGA TRAIL S	7151.60		PC
110	42+98.22	14.00' (LT)	CONESTOGA TRAIL S	7150.76		PT
111	42+98.22	14.00' (RT)	CONESTOGA TRAIL S	7150.76		PT

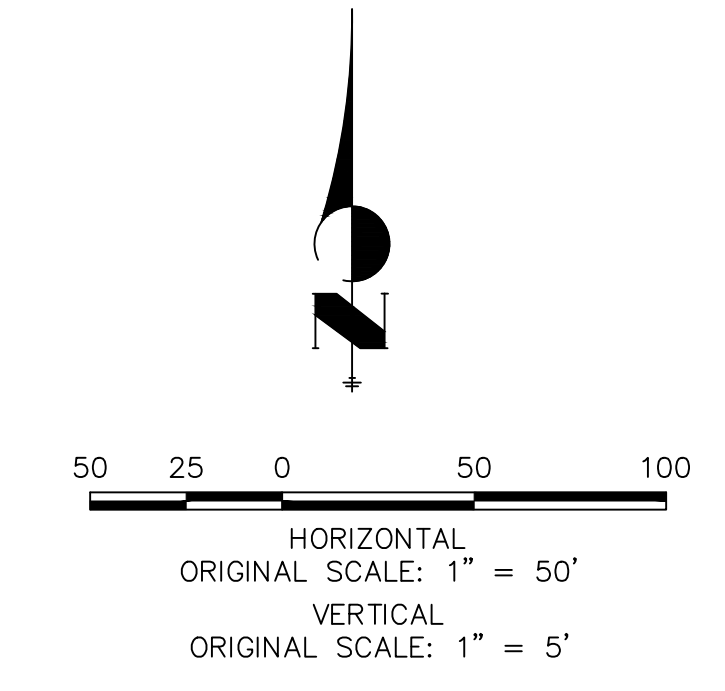
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
S-9	42+40.08	32.00' (LT)	CONESTOGA TRAIL S	7147.56		SWALE PC
S-10	42+40.08	26.00' (RT)	CONESTOGA TRAIL S	7149.06		SWALE PC
S-11	42+98.22	32.00' (LT)	CONESTOGA TRAIL S	7146.72		SWALE PT
S-12	43+02.16	26.06' (RT)	CONESTOGA TRAIL S	7148.13		SWALE PT

**CONESTOGA TRAIL S PROFILE (3)
STA 40+00.00 TO 50+00.00**



STREET IMPROVEMENT NOTES

1. ALL STATIONING IS ϕ , UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE ϕ , UNLESS OTHERWISE NOTED.
3. ALL CURB RETURN RADII ARE 30', UNLESS OTHERWISE NOTED.
4. ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
5. SEE SHEET 3 FOR TYPICAL STREET SECTIONS, SWALE SECTION A-A, B-B, AND SECTION C-C DIMENSIONS AND DETAILS.
6. ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.
7. ABBREVIATIONS: EOA = EDGE OF ASPHALT, P.I.E. = PUBLIC IMPROVEMENTS EASEMENT.



EPC 3/29/2023



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 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

[Signature]
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 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

09/09/22

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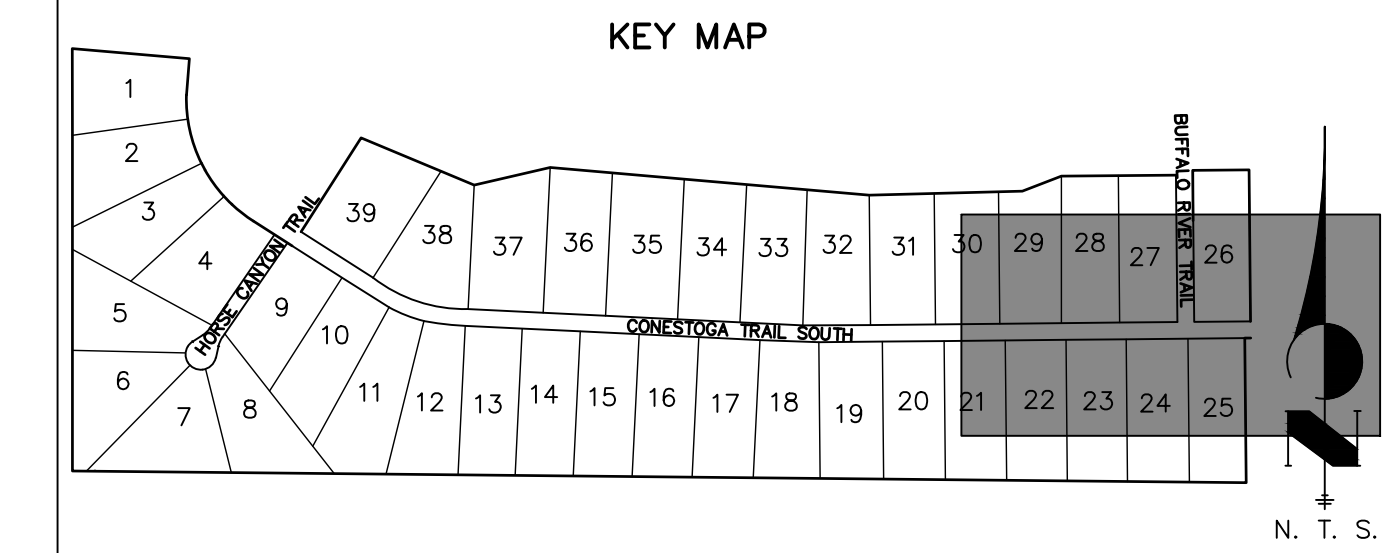
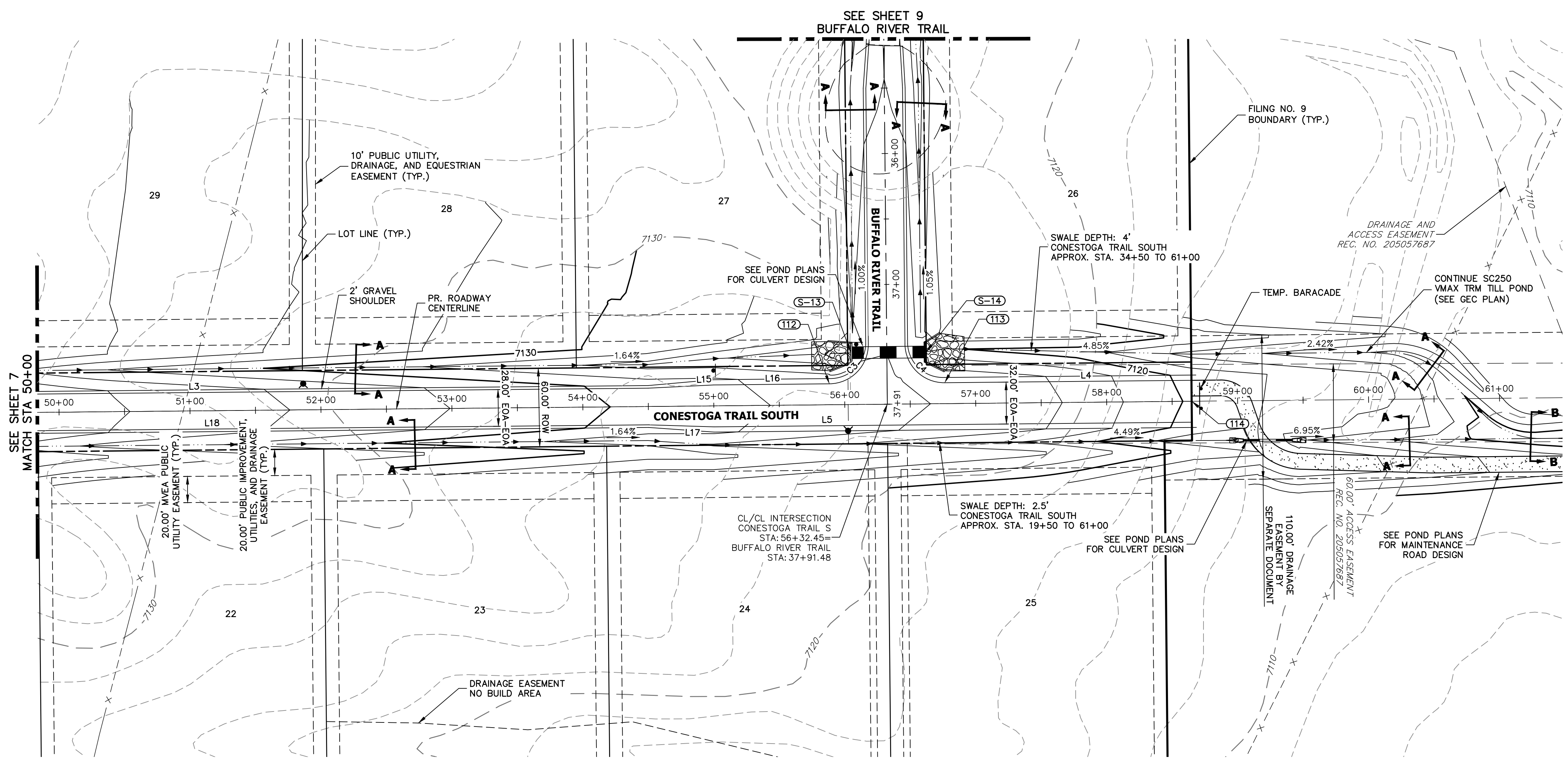
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BY	DATE	No.	REVISION

H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 09/07/22
 DESIGNED BY CRB
 DRAWN BY CRB
 CHECKED BY

LATIGO TRAILS - FLING NO. 9
 STREET IMPROVEMENT PLAN AND PROFILE

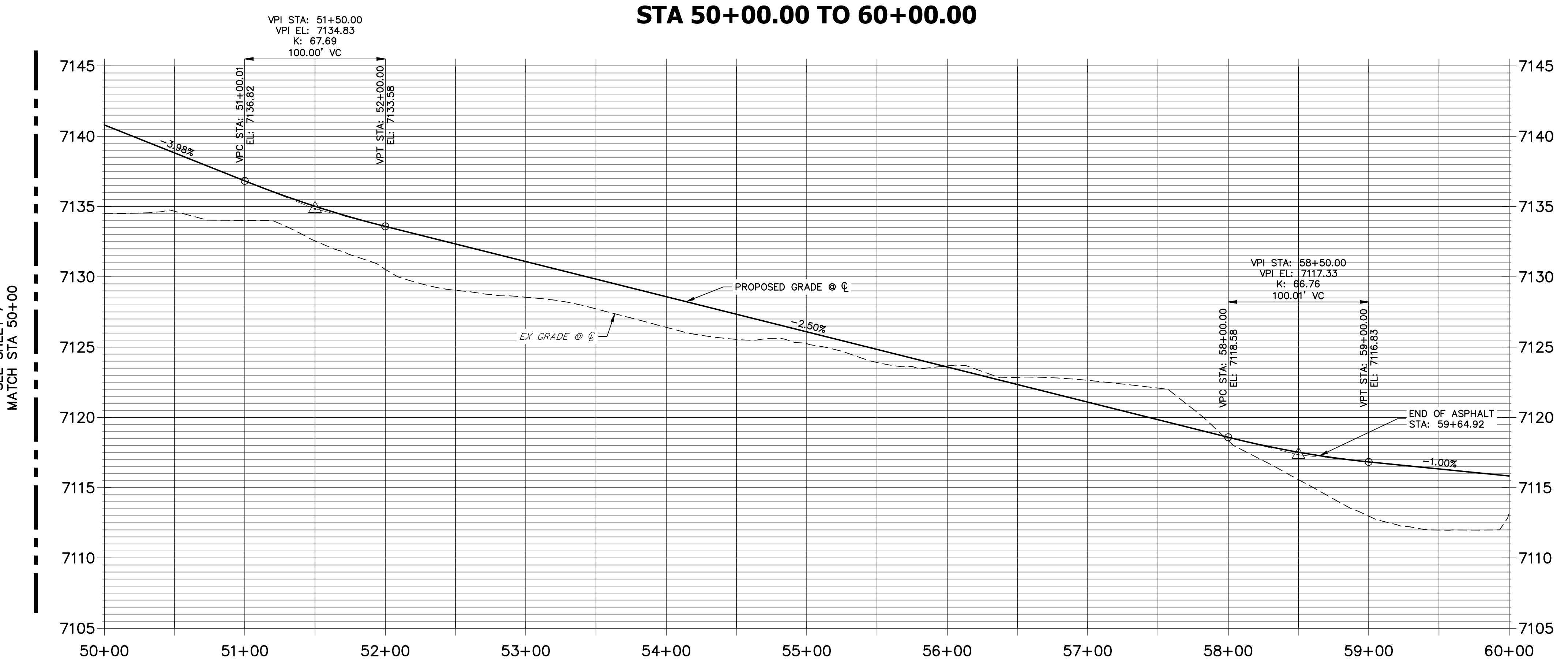
SHEET 7 OF 13
 JOB NO. 25175.02



LINE AND CURVE TABLE			
LINE/CURVE	BEARING/Delta	LENGTH	RADIUS
L4	N89°26'47"E	188.47'	
L15	S87°09'21"W	50.04'	
L17	N88°15'47"W	50.04'	
L3	N89°26'47"E	1151.78'	
L18	N89°26'47"E	1151.78'	
L5	N89°26'47"E	364.92'	
L16	N89°26'47"E	88.44'	
C3	90°00'00"	47.12'	30.00'
C4	90°00'00"	47.12'	30.00'

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
S-13	56+05.04	39.89' (LT)	CONESTOGA TRAIL S	7121.62		END SWALE
S-14	56+62.45	39.45' (LT)	CONESTOGA TRAIL S	7121.42		BEGIN SWALE

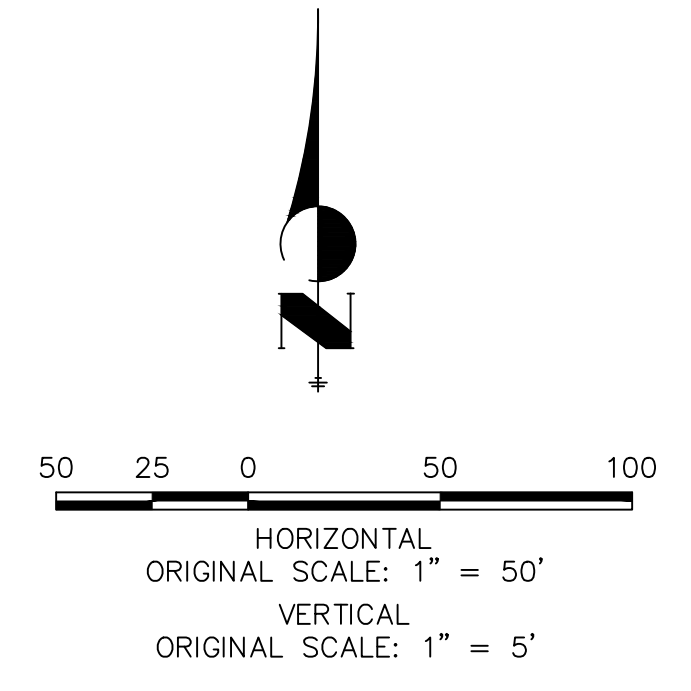
**CONESTOGA TRAIL S PROFILE (4)
STA 50+00.00 TO 60+00.00**



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
112	55+88.45	16.00' (LT)	CONESTOGA TRAIL S	7126.94		PCR
113	56+76.45	16.00' (LT)	CONESTOGA TRAIL S	7125.50		PCR
114	58+64.92	0.00' (I)	CONESTOGA TRAIL S	0.00		END IMPROVEMENTS

STREET IMPROVEMENT NOTES

- ALL STATIONING IS \odot , UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE \odot , UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII ARE 30', UNLESS OTHERWISE NOTED.
- ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
- SEE SHEET 3 FOR TYPICAL STREET SECTIONS, SWALE SECTION A-A, B-B, AND SECTION C-C DIMENSIONS AND DETAILS.
- ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.
- ABBREVIATIONS: EOA = EDGE OF ASPHALT, P.I.E. = PUBLIC IMPROVEMENTS EASEMENT.

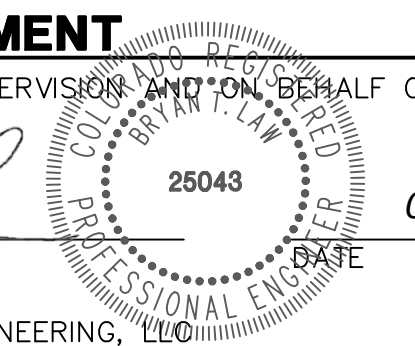


EPC 3/29/2023



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
BRUM, LLC
 101 N. CASCADE, SUITE 200
 COLORADO SPRINGS, CO 80903
 ATTN: BOB IRWIN
 P~(719)-475-7474

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

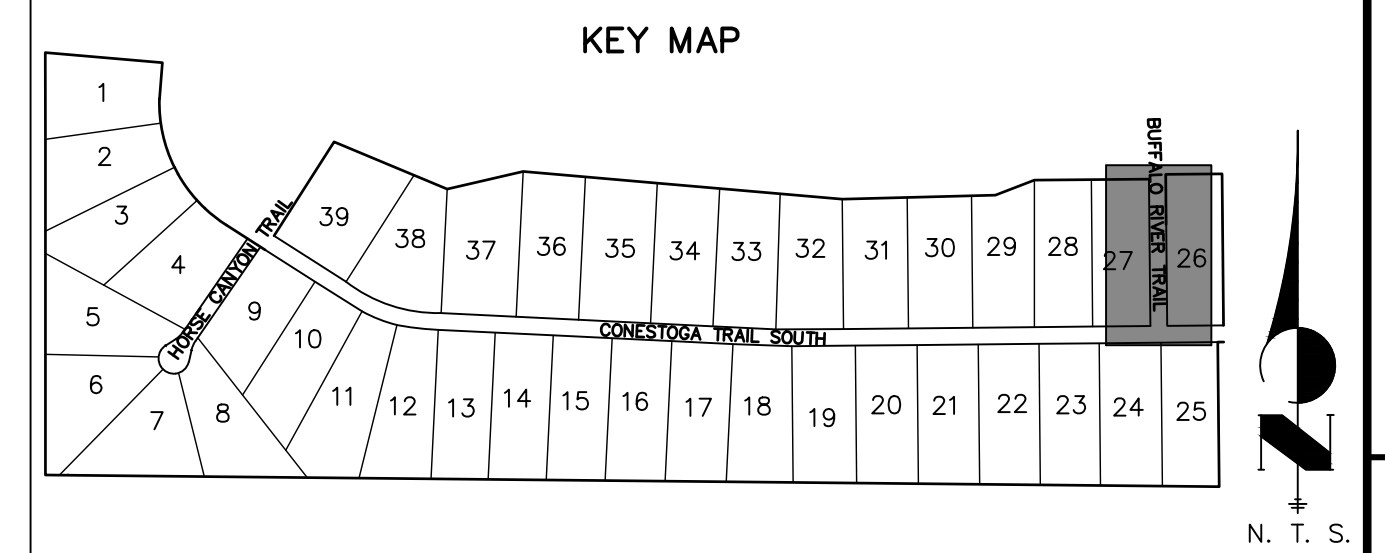
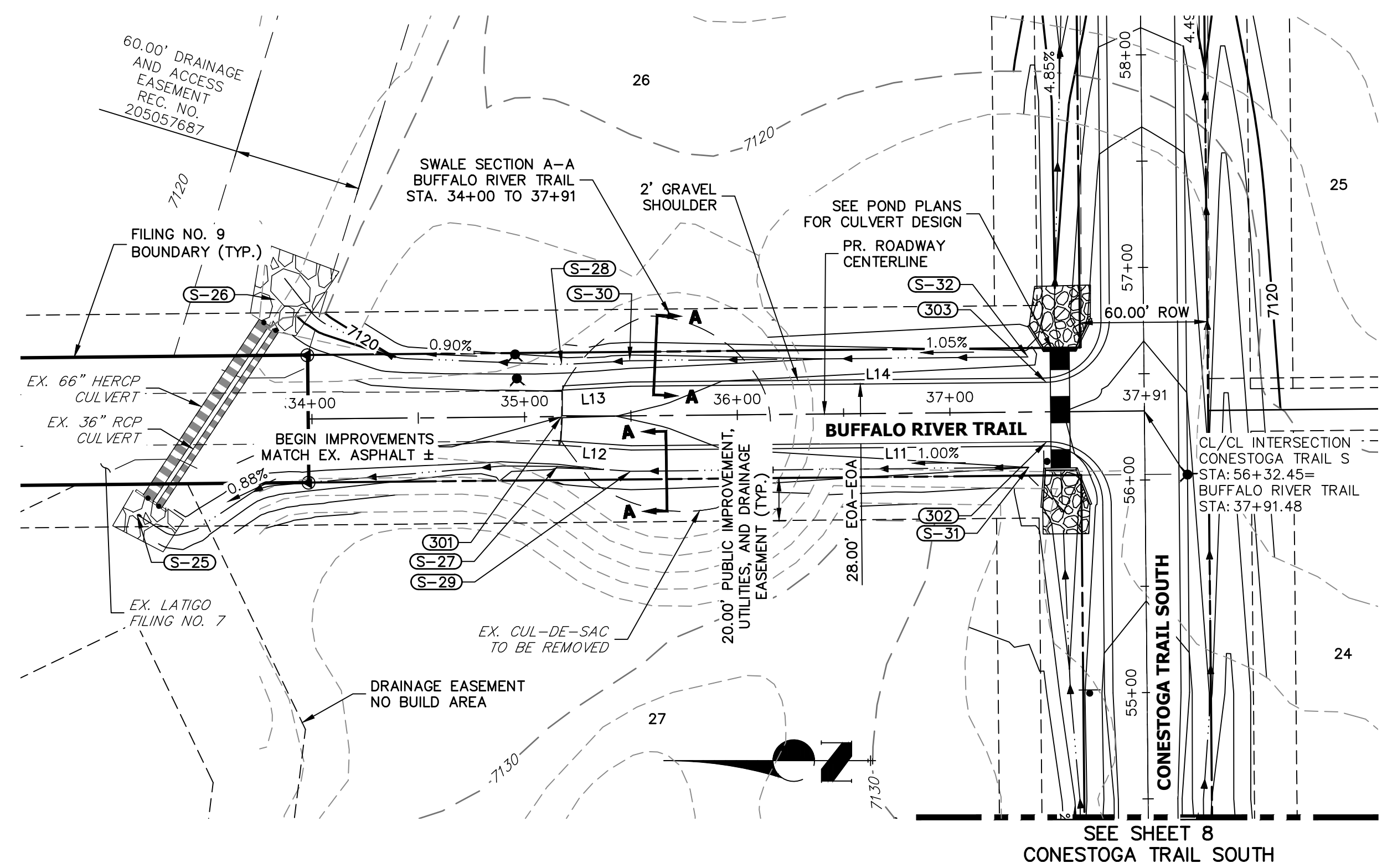
BY	DATE	REVISION

H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 09/07/22
 DESIGNED BY CRB
 DRAWN BY CRB
 CHECKED BY

LATIGO TRAILS - FILING NO. 9

STREET IMPROVEMENT PLAN AND PROFILE

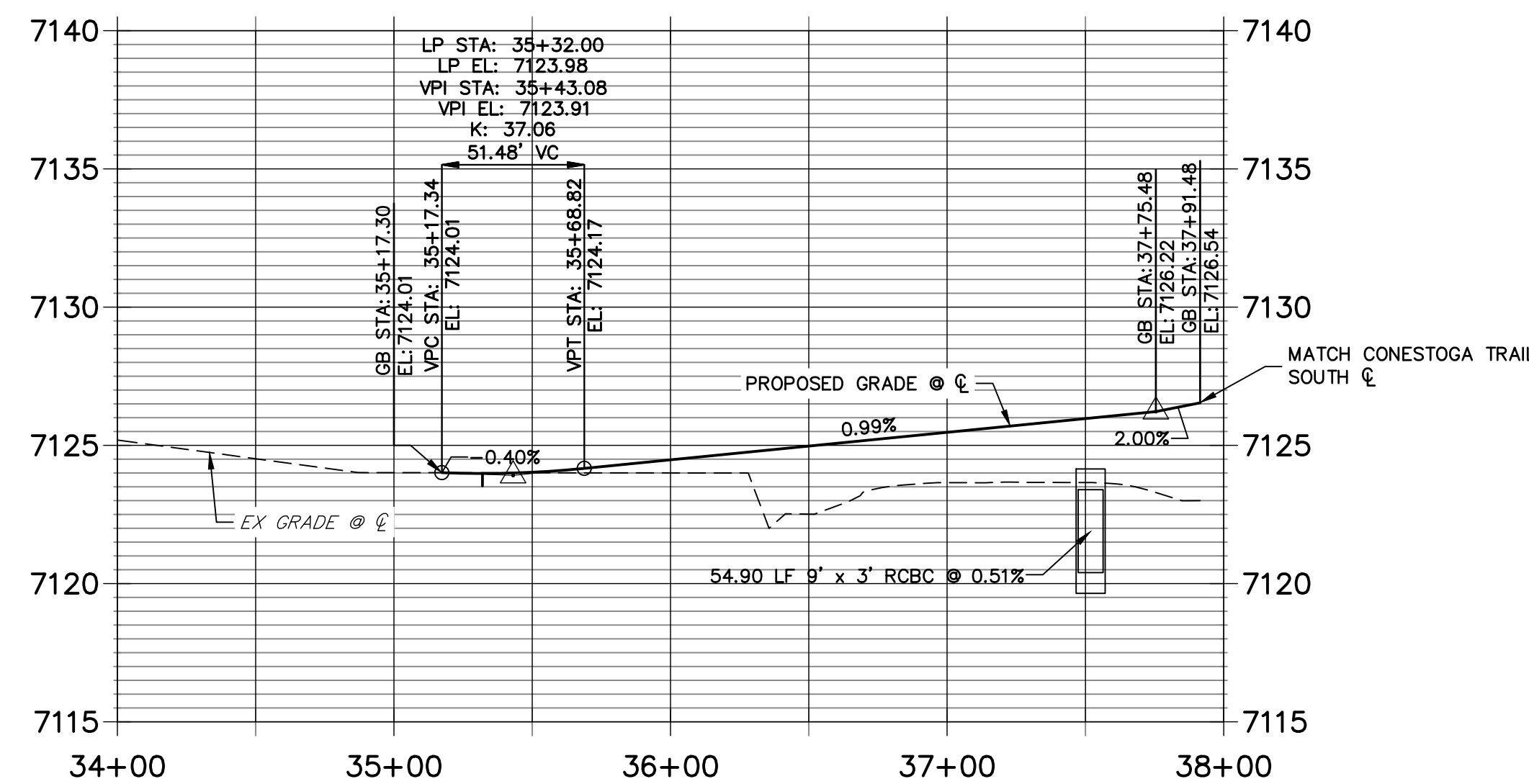
SHEET 8 OF 13
 JOB NO. 25175.02



LINE AND CURVE TABLE			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
L11	N00°33'13"W	195.48'	
L14	S00°33'13"E	195.48'	
L13	N03°16'46"W	41.11'	
L12	N03°51'17"E	37.17'	

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
301	35+17.30	0.00' ()	BUFFALO RIVER TRAIL	7124.01		BEGIN IMPROVEMENTS MATCH EX. ASPHALT ±
302	37+45.48	14.00' (RT)	BUFFALO RIVER TRAIL	7125.63		PCR
303	37+45.48	14.00' (LT)	BUFFALO RIVER TRAIL	7125.63		PCR

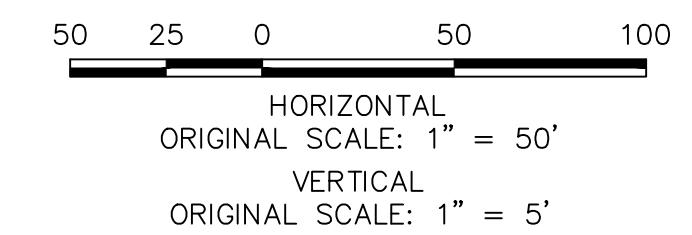
BUFFALO RIVER TRAIL PROFILE STA 34+00.00 TO 38+00.00



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
S-25	33+17.15	44.09' (LT)	BUFFALO RIVER TRAIL	7120.72		END SWALE
S-26	33+83.28	56.34' (RT)	BUFFALO RIVER TRAIL	7117.88		END SWALE
S-27	35+15.26	23.35' (RT)	BUFFALO RIVER TRAIL	7121.24		SWALE PI
S-28	35+17.63	24.47' (LT)	BUFFALO RIVER TRAIL	7121.22		SWALE PI
S-29	35+49.62	26.00' (RT)	BUFFALO RIVER TRAIL	7121.12		SWALE PI
S-30	35+49.76	26.00' (LT)	BUFFALO RIVER TRAIL	7121.12		SWALE PI
S-31	37+36.84	26.00' (RT)	BUFFALO RIVER TRAIL	7123.02		BEGIN SWALE
S-32	37+36.98	26.00' (LT)	BUFFALO RIVER TRAIL	7123.02		BEGIN SWALE

STREET IMPROVEMENT NOTES

- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
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EPC 3/29/2023

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

[Signature] 25043 09/09/22

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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PREPARED FOR
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BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	09/07/22	CRB	CRB	

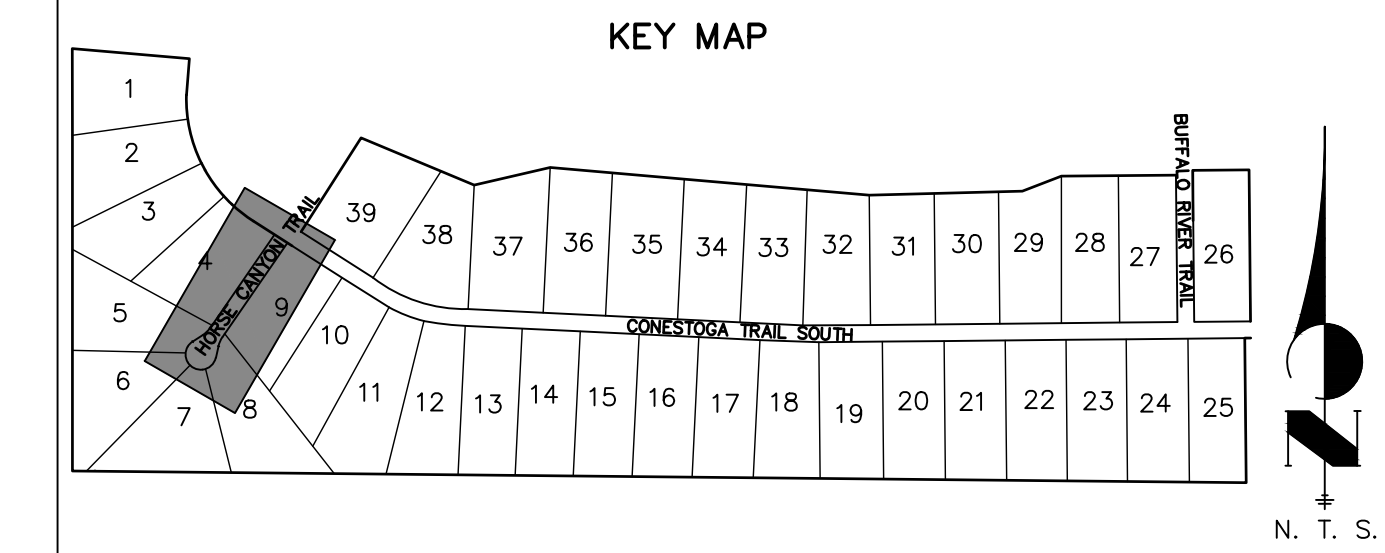
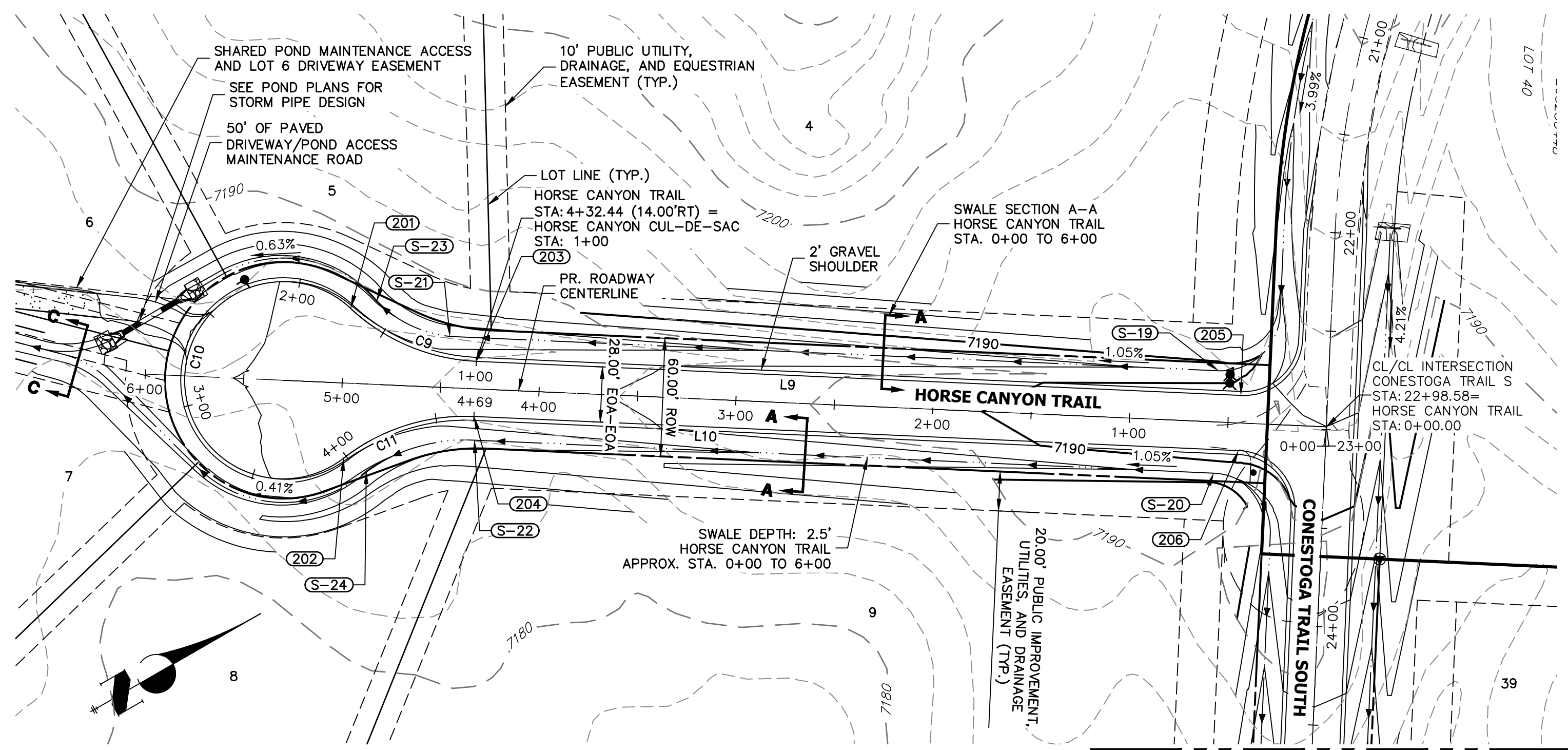
LATIGO TRAILS - FILING NO. 9
STREET IMPROVEMENT PLAN
AND PROFILE

SHEET 9 OF 13

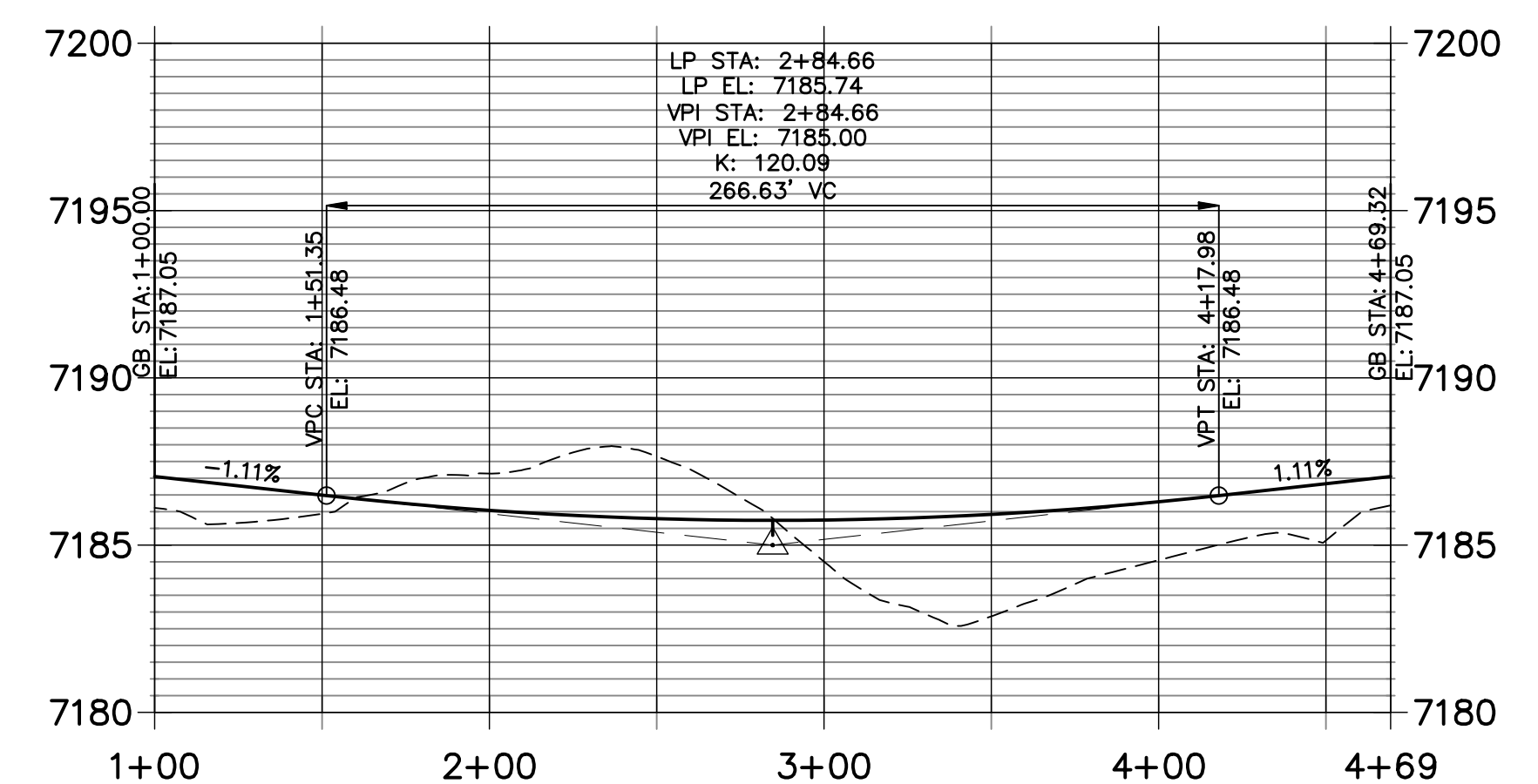
JOB NO. 25175.02

STREET IMPROVEMENT NOTES

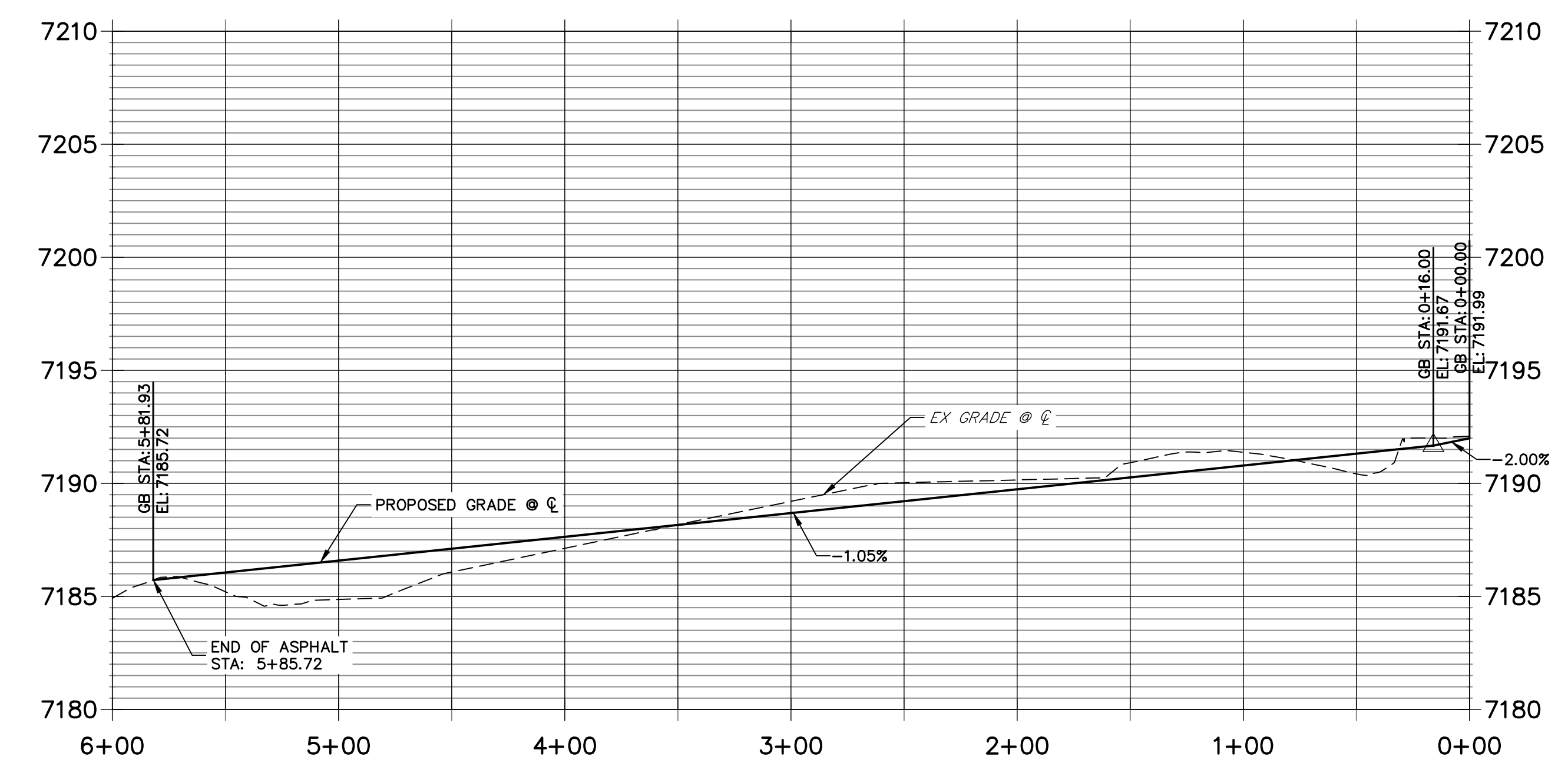
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**HORSE CANYON CUL-DE-SAC PROFILE
STA 1+00.00 TO 4+69.32**



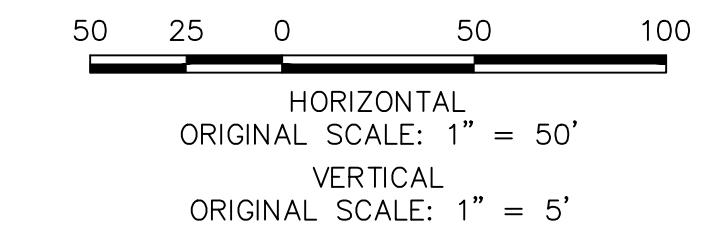
**HORSE CANYON TRAIL PROFILE
STA 0+00.00 TO 6+00.00**



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
201	4+97.44	38.00' (RT)	HORSE CANYON TRAIL	0.00		PCR
202	4+97.44	38.00' (LT)	HORSE CANYON TRAIL	0.00		PCR
203	4+32.44	14.00' (RT)	HORSE CANYON TRAIL	0.00		PCR
204	4+32.44	14.00' (LT)	HORSE CANYON TRAIL	0.00		PCR
205	0+44.00	14.00' (RT)	HORSE CANYON TRAIL	7191.10		PCR
206	0+44.00	14.00' (LT)	HORSE CANYON TRAIL	7191.10		PCR

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
S-19	0+56.00	26.00' (RT)	HORSE CANYON TRAIL	7188.43		SWALE PCR
S-20	0+56.00	26.00' (LT)	HORSE CANYON TRAIL	7188.43		SWALE PCR
S-21	4+46.33	26.00' (RT)	HORSE CANYON TRAIL	0.00		SWALE PCR
S-22	4+31.71	26.00' (LT)	HORSE CANYON TRAIL	0.00		SWALE PCR
S-23	4+84.39	42.07' (RT)	HORSE CANYON TRAIL	0.00		SWALE PCR
S-24	4+85.74	44.03' (LT)	HORSE CANYON TRAIL	0.00		SWALE PCR

LINE AND CURVE TABLE			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
C10	130°32'09"	113.91'	50.00'
L9	S32°33'20"W	388.44'	
C9	40°32'09"	70.75'	100.00'
L10	N32°33'20"E	388.44'	
C11	40°32'09"	70.75'	100.00'



EPC 3/29/2023

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

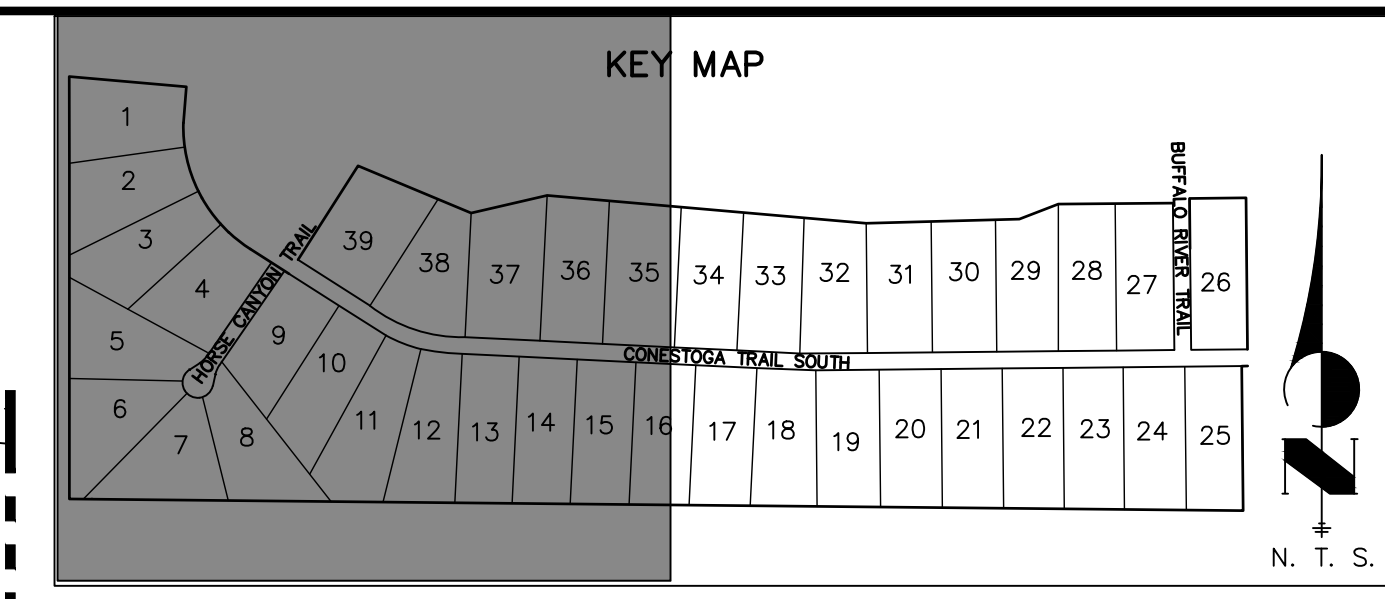
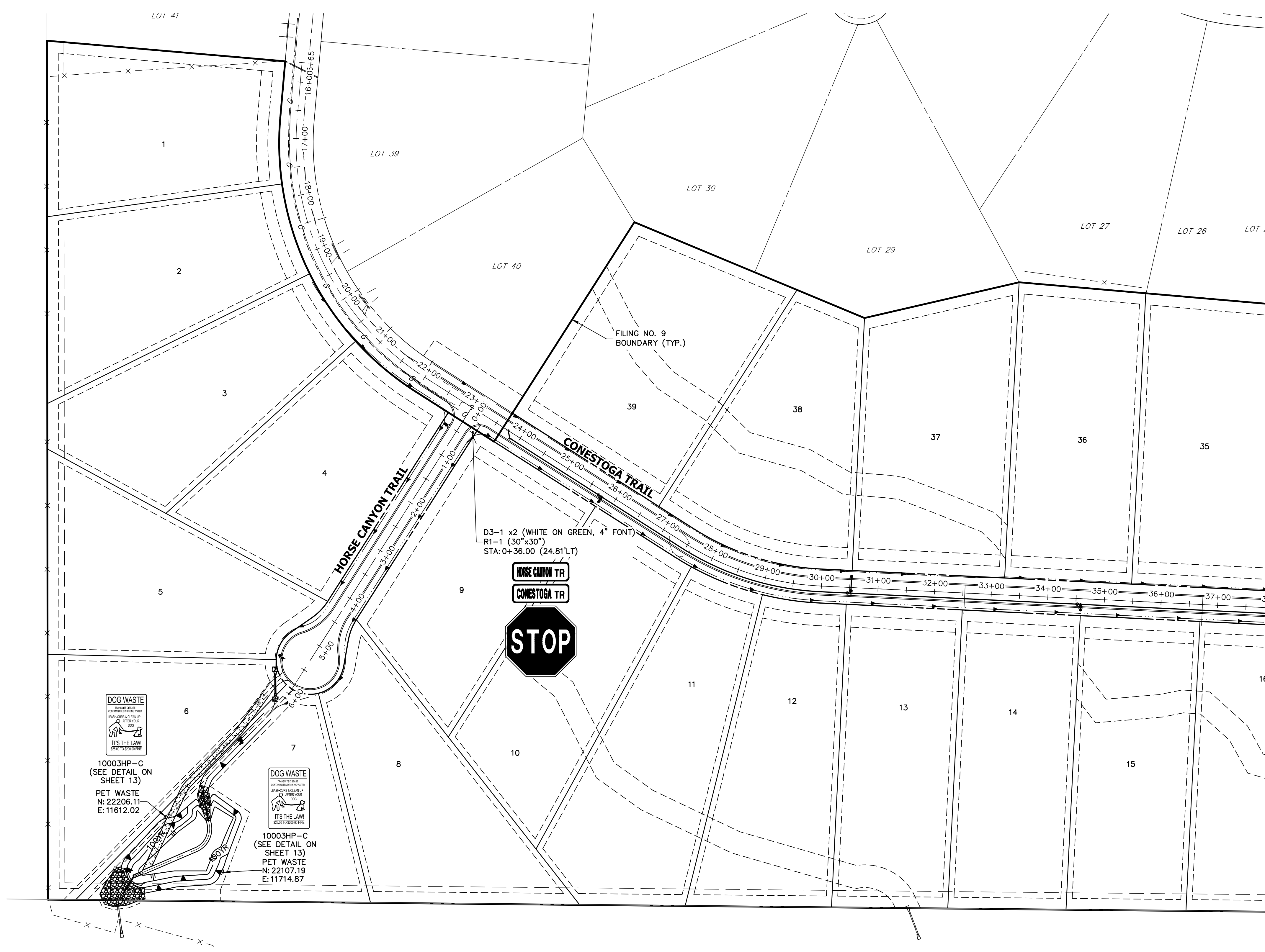
09/09/22

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
BRUM, LLC
 101 N. CASCADE, SUITE 200
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 ATTN: BOB IRWIN
 P~ (719) 475-7474

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LATIGO TRAILS - FILING NO. 9
 STREET IMPROVEMENT PLAN AND PROFILE
 SHEET 10 OF 13
 JOB NO. 25175.02



N. T. S.

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NO.	REVISION	BY	DATE

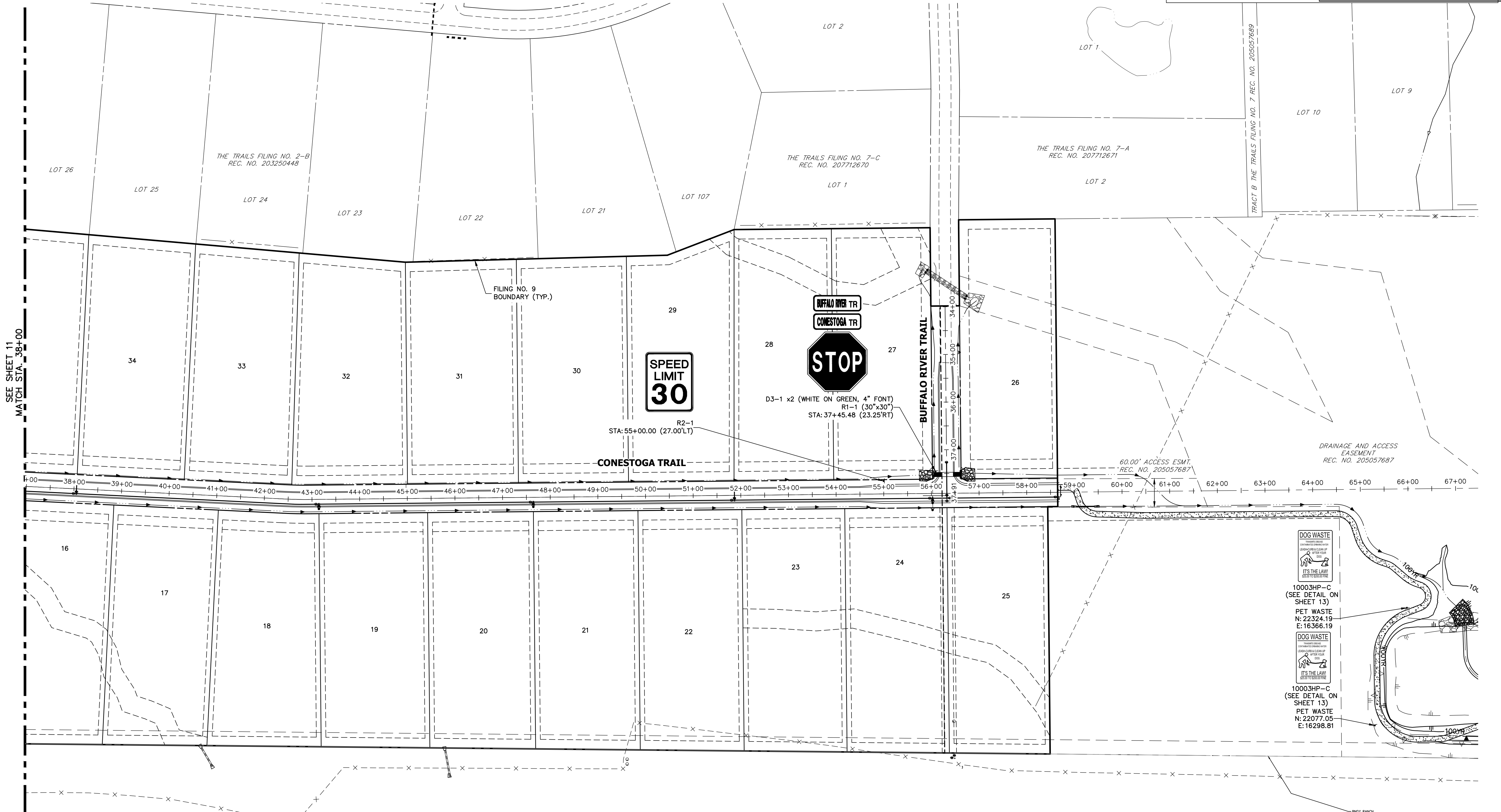
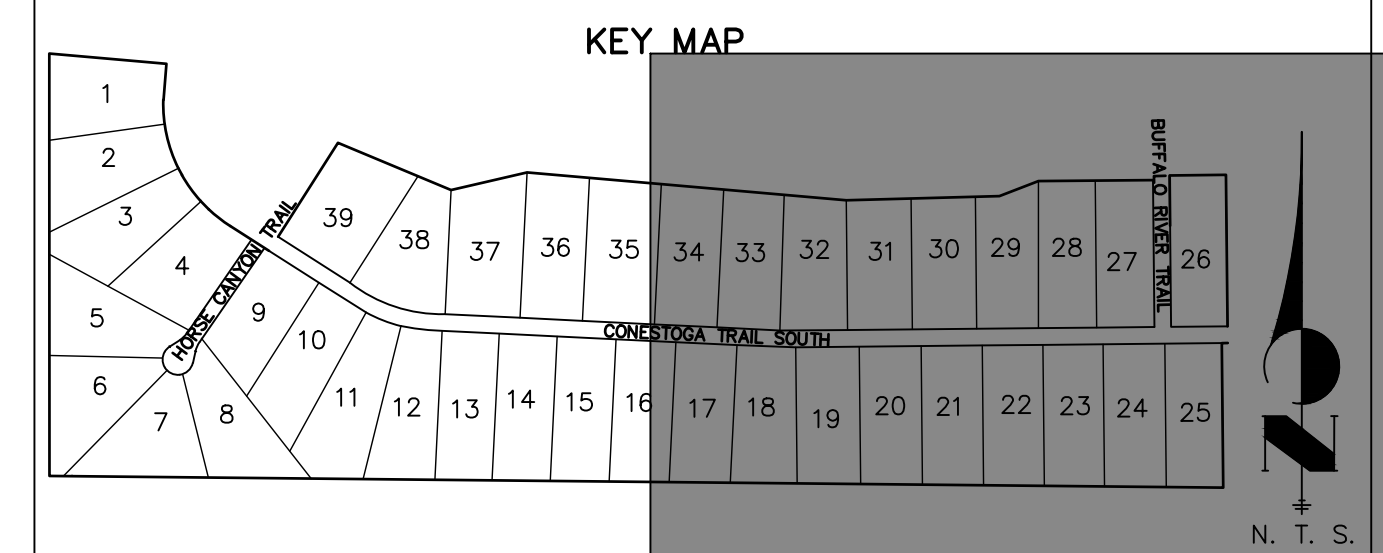
LATIGO TRAILS – FILING NO. 9
SIGNAGE AND STRIPING PLAN
 SHEET 11 OF 13
 JOB NO. 25175.02

100 50 0 100 200
 ORIGINAL SCALE: 1" = 100'

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 [Signature]
 25043 09/09/22
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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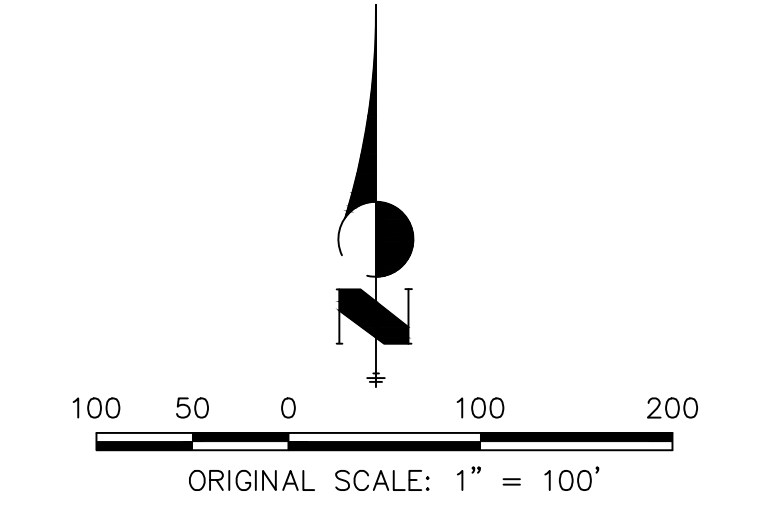
BY	DATE

No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=100'	N/A	09/07/22	N/A	QNL	

LATIGO TRAILS - FILING NO. 9
 SIGNAGE AND STRIPING PLAN
 SHEET 12 OF 13
 JOB NO. 25175.02

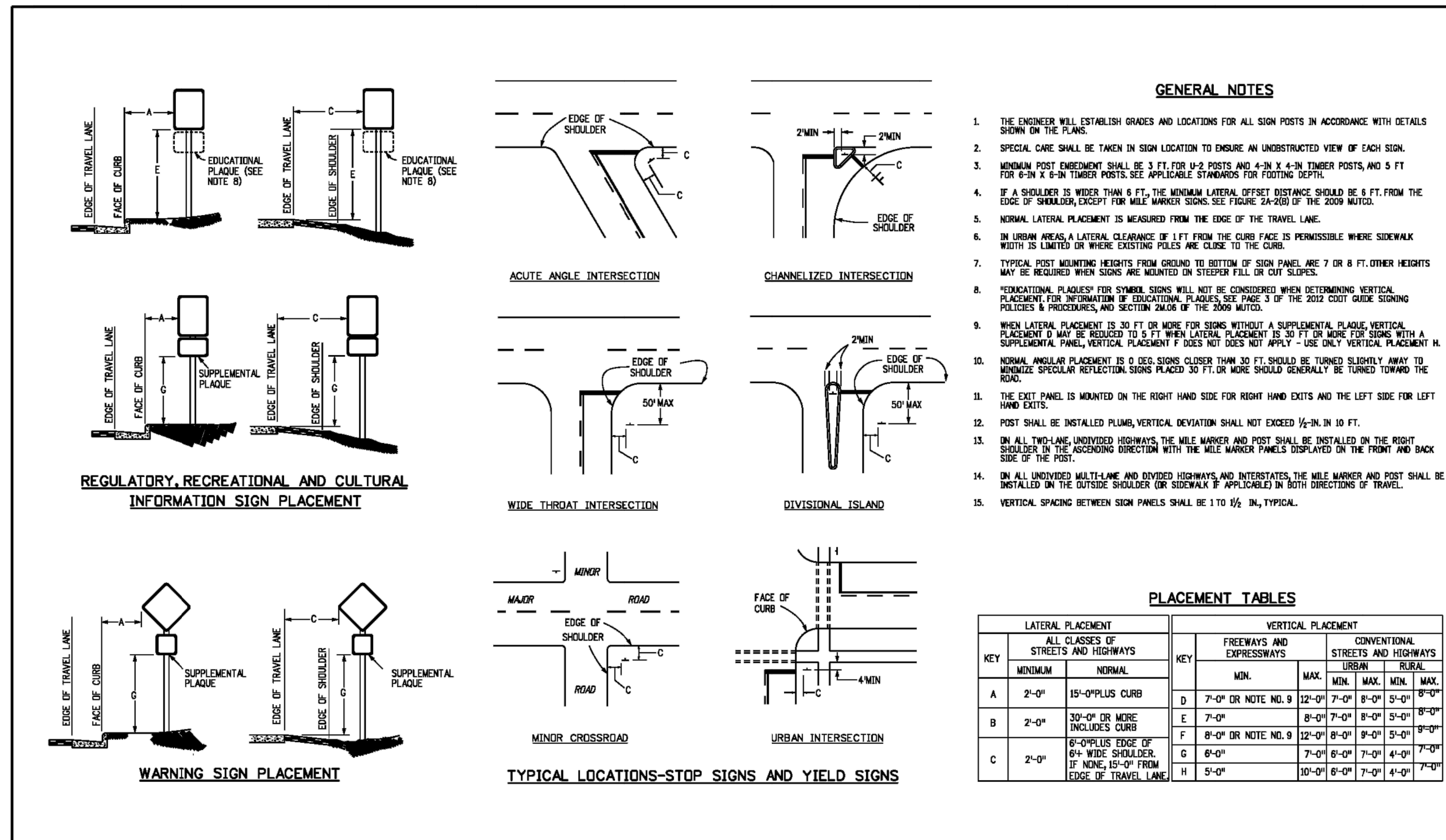
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Bryan T. Law
 25043
 09/09/22
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



SEE SHEET 11
 MATCH STA. 38+00

EPC 3/29/2023

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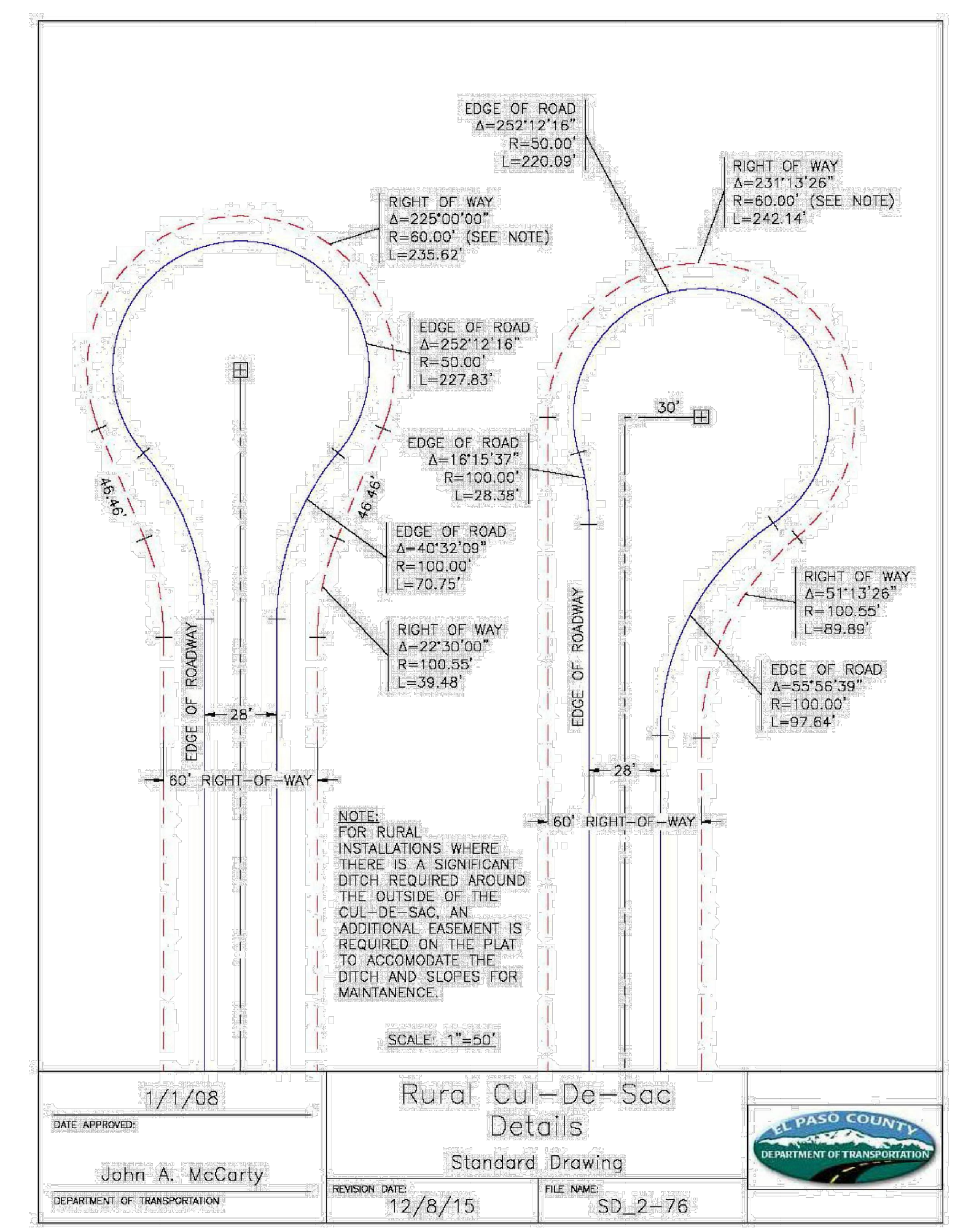


- ### GENERAL NOTES
- THE ENGINEER WILL ESTABLISH GRADES AND LOCATIONS FOR ALL SIGN POSTS IN ACCORDANCE WITH DETAILS SHOWN ON THE PLANS.
 - SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
 - MINIMUM POST EMBEDMENT SHALL BE 3 FT. FOR 1/2 POSTS AND 4 IN. 4 IN. THINER POSTS, AND 5 FT. FOR 6-IN. X 4-IN. THINER POSTS. SEE APPLICABLE STANDARDS FOR FOOTING DEPTH.
 - IF A SHOULDER IS WIDER THAN 6 FT., THE MINIMUM LATERAL OFFSET DISTANCE SHOULD BE 6 FT. FROM THE EDGE OF SHOULDER, EXCEPT FOR MILE MARKER SIGNS. SEE FIGURE 2A-20(B) OF THE 2009 MUTCD.
 - NORMAL LATERAL PLACEMENT IS MEASURED FROM THE EDGE OF THE TRAVEL LANE.
 - IN URBAN AREAS, A LATERAL CLEARANCE OF 1 FT. FROM THE CURB FACE IS PERMISSIBLE WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING POLES ARE CLOSE TO THE CURB.
 - TYPICAL POST MOUNTING HEIGHTS FROM GROUND TO BOTTOM OF SIGN PANEL ARE 7 OR 8 FT. OTHER HEIGHTS MAY BE REQUIRED WHEN SIGNS ARE MOUNTED ON STEEPER HILL OR CUT SLOPES.
 - RECREATIONAL PLAQUES FOR SYMBOL SIGNS WILL NOT BE CONSIDERED WHEN DETERMINING VERTICAL PLACEMENT. FOR INFORMATION ON EDUCATIONAL PLAQUES, SEE PAGE 3 OF THE 2012 COLORADO SIGNING POLICIES & PROCEDURES, AND SECTION 2A.06 OF THE 2009 MUTCD.
 - WHEN LATERAL PLACEMENT IS 30 FT. OR MORE FOR SIGNS WITHOUT A SUPPLEMENTAL PLAQUE, VERTICAL PLACEMENT F MAY BE REDUCED TO 5 FT. WHEN LATERAL PLACEMENT IS 30 FT. OR MORE FOR SIGNS WITH A SUPPLEMENTAL PANEL, VERTICAL PLACEMENT F DOES NOT APPLY - USE ONLY VERTICAL PLACEMENT X.
 - NORMAL ANGULAR PLACEMENT IS 0 DEGS. SIGNS CLOSER THAN 30 FT. SHOULD BE TURNED SLIGHTLY AWAY TO MINIMIZE SPECULAR REFLECTION. SIGNS PLACED 30 FT. OR MORE SHOULD GENERALLY BE TURNED TOWARD THE ROAD.
 - THE EXIT PANEL IS MOUNTED ON THE RIGHT HAND SIDE FOR RIGHT HAND EXITS AND THE LEFT SIDE FOR LEFT HAND EXITS.
 - POST SHALL BE INSTALLED PLUMB, VERTICAL DEVIATION SHALL NOT EXCEED 1/2 IN. IN 10 FT.
 - ON ALL TWO-LANE UNDIVIDED HIGHWAYS, THE MILE MARKER AND POST SHALL BE INSTALLED ON THE RIGHT SHOULDER IN THE ASCENDING DIRECTION WITH THE MILE MARKER PANELS DISPLAYED ON THE FRONT AND BACK SIDE OF THE POST.
 - ON ALL UNDIVIDED MULTI-LANE AND DIVIDED HIGHWAYS AND INTERSTATES, THE MILE MARKER AND POST SHALL BE INSTALLED ON THE OUTSIDE SHOULDER (OR SIDEWALK IF APPLICABLE) IN BOTH DIRECTIONS OF TRAVEL.
 - VERTICAL SPACING BETWEEN SIGN PANELS SHALL BE 1 TO 1 1/2 IN., TYPICAL.

PLACEMENT TABLES

LATERAL PLACEMENT		VERTICAL PLACEMENT							
KEY	ALL CLASSES OF STREETS AND HIGHWAYS		FREIGHTWAYS AND EXPRESSWAYS		CONVENTIONAL STREETS AND HIGHWAYS				
	MINIMUM	NORMAL	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	
A	2'-0"	15'-0" PLUS CURB	D	7'-0" OR NOTE NO. 9	12'-0"	7'-0"	8'-0"	5'-0"	8'-0"
B	2'-0"	30'-0" OR MORE INCLUDES CURB	E	7'-0"	8'-0"	7'-0"	8'-0"	5'-0"	8'-0"
C	2'-0"	8'-0" PLUS EDGE OF 6'-4" WIDE SHOULDER, IF NONE, 15'-0" FROM EDGE OF TRAVEL LANE	F	8'-0" OR NOTE NO. 9	12'-0"	8'-0"	9'-0"	5'-0"	9'-0"
			G	8'-0"	7'-0"	8'-0"	7'-0"	4'-0"	7'-0"
			H	5'-0"	10'-0"	8'-0"	7'-0"	4'-0"	7'-0"

Computer File Information		Sheet Revisions		Colorado Department of Transportation		GROUND SIGN PLACEMENT		STANDARD PLAN NO. S-614-1		
Creation Date: 07/04/12		Date:	Comments:	2829 W. Howard Pl. Denver, CO 80204 Phone: 303-757-8436 Fax: 303-757-8219		Issued By: Traffic & Safety Engineering Branch July 31, 2019		Project Sheet Number:		
Created By: KCM				Traffic & Safety Engineering MKB						
Last Modification Date: 07/31/19										
Last Modified By: AVU										
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English								



DATE APPROVED: 1/1/08

DESIGNED BY: John A. McCarty

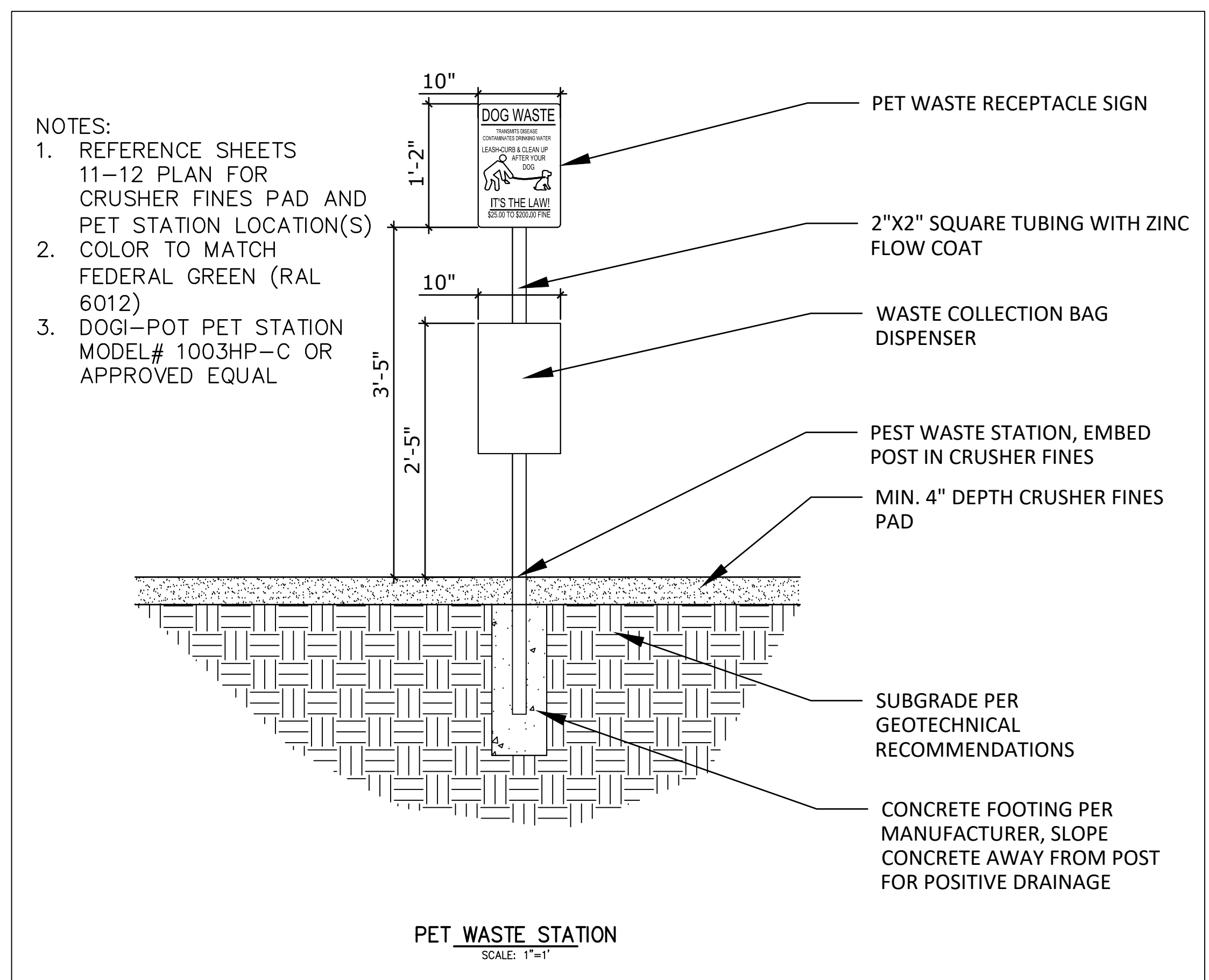
REVISION DATE: 12/8/15

FILE NAME: SD_2-76

Rural Cul-De-Sac Details

Standard Drawing

LEASO COUNTY DEPARTMENT OF TRANSPORTATION



- ### NOTES:
- REFERENCE SHEETS 11-12 PLAN FOR CRUSHER FINES PAD AND PET STATION LOCATION(S)
 - COLOR TO MATCH FEDERAL GREEN (RAL 6012)
 - DOG-POT PET STATION MODEL# 1003HP-C OR APPROVED EQUAL

PET WASTE STATION
SCALE: 1"=1'



EPC 3/29/2023

ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

09/09/22

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BY	DATE	No.	REVISION

H-SCALE	N/A	DESIGNED BY	N/A	CHECKED BY	
V-SCALE	N/A	DRAWN BY	N/A		
DATE	09/07/22				

LATIGO TRAILS - FLING NO. 9

DETAILS

SHEET 13 OF 13

JOB NO. 25175.02