

LATIGO TRAILS - FILING NO. 9
A PARCEL OF LAND LOCATED IN THE SOUTH QUARTER OF SECTION S17
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF P.M.,
EL PASO COUNTY, STATE OF COLORADO
ROADWAY CONSTRUCTION DOCUMENTS

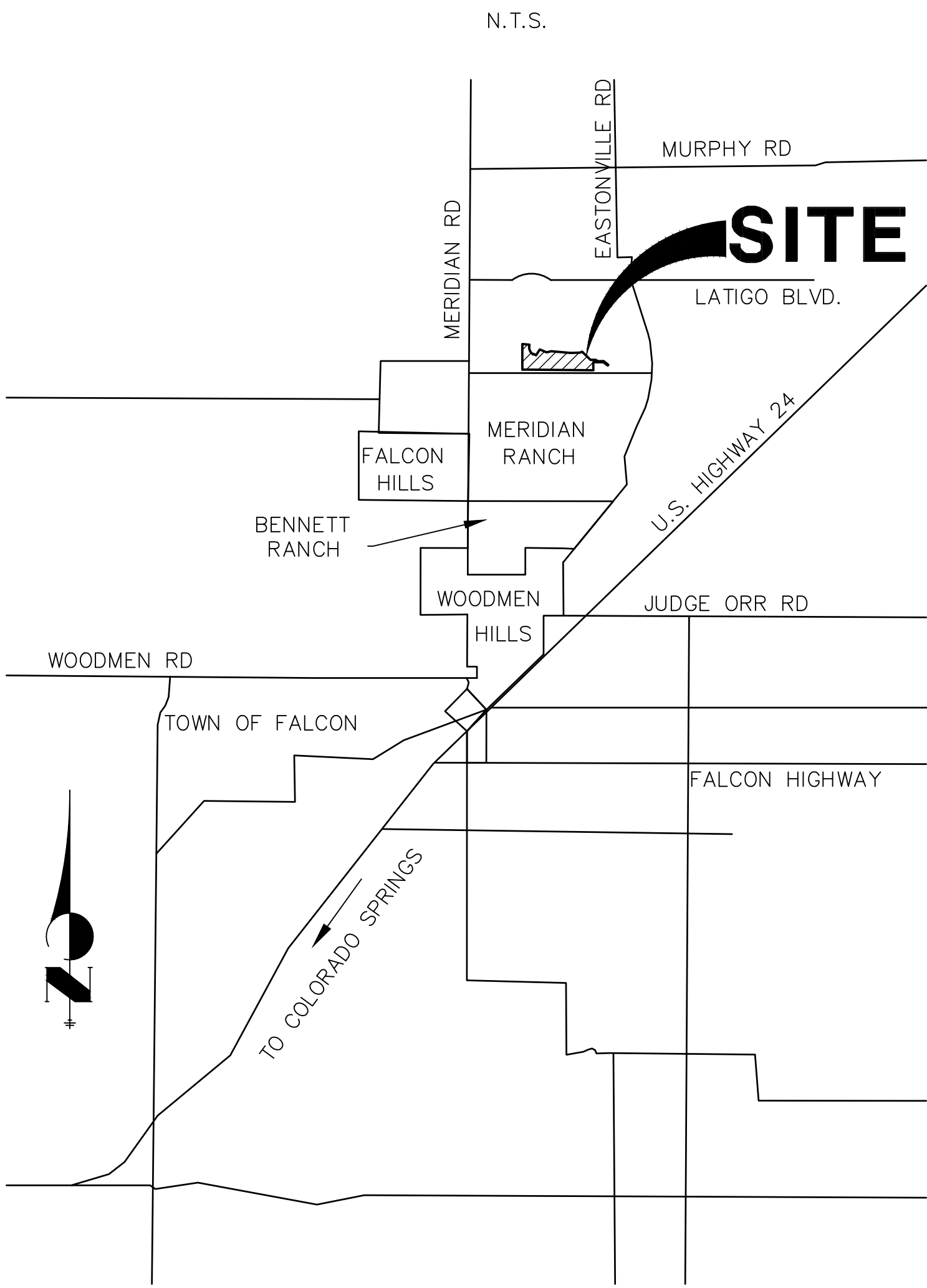
STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
- 3.1. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
- 3.2. CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- 3.3. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
- 3.4. CDOT M&S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSIONS OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
10. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
11. SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
12. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
13. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
14. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
15. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.

ABBREVIATIONS

AC	ACRE	FL	FLOWLINE	RT	RIGHT
AD	ALGEBRAIC DIFFERENCE	FIL	FILING	S	SOUTH
AH	AHEAD	FO	FIBER OPTIC CABLE	STE	STEEL
ARCH	ARCHITECT	GB	GRADE BREAK	SAN	SANITARY SEWER
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	GE	GAS EASEMENT	SF	SQUARE FOOT
ASSY	ASSEMBLY	GIS	GEOGRAPHIC INFORMATION SYSTEM	ST	STREET
AVE	AVENUE	GL	GAS LINE	STA	STATION
BB	BOX BASE	GPS	GLOBAL POSITIONING SYSTEM	STM	STORM SEWER
BK	BACK	GV	GATE VALVE	SY-IN	SQUARE YARD INCH
BNDY	BOUNDARY	HBP	HOT BITUMINOUS PAVEMENT	TB	THRUST BLOCK
BOP	BOTTOM OF PIPE	HC	HANDICAP	TBC	TOP BACK OF CURB
BOV	BLOW OFF VALVE	HDC	HIGH DEFLECTION COUPLING	TBW	TOP BACK OF WALK
BFV	BUTTERFLY VALVE	HDPE	HIGH DENSITY POLYETHYLENE	TEL	TELEPHONE
BLVD	BOULEVARD	HGL	HYDRAULIC GRADE LINE	TN	TON
BW	BOTTOM OF WALL	HMA	HOT MIX ASPHALT	TOA	TOP OF ASPHALT
C&G	CURB & GUTTER	HOA	HOME OWNERS ASSOCIATION	TOB	TOP OF BOX
CATV	CABLE TELEVISION	HP	HIGH POINT	TOC	TOP OF CURB OR CONCRETE
CB	CATCH BASIN	HR	HOUR	TOF	TOP OF FOUNDATION
CBG	CONCRETE BOX CULVERT	I	INLET	TOP	TOP OF PIPE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	IE	IRRIGATION EASEMENT	TW	TOP OF WALL
CDS	CUL-DE-SAC	INT	INTERSECTION	TYP	TYPICAL
CF	CUBIC FOOT	INV	INTERSECTION	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
CFS	CUBIC FEET PER SECOND	IRR	IRRIGATION	UE	UTILITY EASEMENT
CIP	COMPLETE IN PLACE	KB	KICK (THRUST) BLOCK	U&DE	UTILITY & DRAINAGE EASEMENT
CL	CENTER LINE	LB	POUND	UGE	UNDERGROUND ELECTRIC
CLMR	CONDITIONAL LETTER OF MAP REVISION	LF	LANDSCAPE EASEMENT	VCP	VITRIFIED CLAY PIPE
CLR	CLEAR	LN	LINEAR FOOT	VPC	VERTICAL POINT OF CURVATURE
CMR	CORRUGATED METAL PIPE	LOMR	LETTER OF MAP REVISION	VPI	VERTICAL POINT OF INTERSECTION
CO	CLEAN OUT	LP	LOW POINT	VPT	VERTICAL POINT OF TANGENCY
COCs	CITY OF COLORADO SPRINGS	LS	LUMP SUM	VTC	VEHICLE TRACKING CONTROL
CONC	CONCRETE	LT	LET	W	WEST
CR	CIRCLE	MAX	MAXIMUM	WL	WATER LINE
CSP	CORRUGATED STEEL PIPE	M/D	MOISTURE DENSITY	WM	WATER MAIN
CSU	COLORADO SPRINGS UTILITIES	MDDP	MASTER DEVELOPMENT DRAINAGE PLAN	WRD	WATER RESOURCES DEPARTMENT
CT	COURT	MH	MANHOLE	WS	WATER SURFACE
CTRB	CONCRETE THRUST REDUCER BLOCK	MIN	MINIMUM	WSE	WATER SURFACE ELEVATION
CY	CUBIC YARD	MS	MOUNTABLE SIDEWALK	WTR	WATER
DBPS	DRAINAGE BASIN PLANNING STUDY	N	NORTH	YR	YEAR
DE	DRAINAGE EASEMENT	NRCF	NON-REINFORCED CONCRETE PIPE		
DIA	DIAMETER	ODP	OFFICIAL DEVELOPMENT PLAN		
DIP	DUCTILE IRON PIPE	OHE	OVERHEAD ELECTRIC		
DR	DRIVE	OHU	OVERHEAD UTILITY		
DRG	DESIGN REVIEW COMMITTEE	PC	POINT OF CURVATURE		
DY	DWELLING UNITS	PCC	POINT OF COMPOUND CURVATURE		
EA	EAST	PCR	POINT OF CURB RETURN		
EAL	EACH	PDP	PRELIMINARY DEVELOPMENT PLAN		
EGL	ENERGY GRADE LINE	PE	PROFESSIONAL ENGINEER		
EL	ELEVATION	PI	POINT OF INTERSECTION		
ELEC	ELECTRIC	PKWY	PARKWAY		
EPA	EDGE OF ASPHALT	PL	PROPERTY LINE		
ELP	EL PASO COUNTY	PR	PROPOSED		
ERCP	ELLIPITICAL RCP	PRC	POINT OF REVERSE CURVATURE		
ESMT	EASEMENT	PT	POINT OF TANGENCY		
EST	ESTIMATE	PV	PLUG VALVE		
EX	EXISTING	PVC	POLYVINYL CHLORIDE		
FDP	FINAL DEVELOPMENT PLAN	R	RADIUS		
FDR	FINAL DRAINAGE REPORT	RCBC	REINFORCED CONCRETE BOX CULVERT		
FES	FLARED END SECTION	RCP	REINFORCED CONCRETE PIPE		
FF	FINISHED FLOOR ELEVATION	RD	ROAD		
FG	FINISHED GRADE	ROW	RIGHT OF WAY		
FLH	FIRE HYDRANT				

VICINITY MAP



SHEET INDEX

1	-	COVER SHEET
2	-	LEGEND
3	-	TYPICAL SECTIONS
4	-	HORIZONTAL CONTROL PLAN
5-10	-	STREET IMPROVEMENT PLAN AND PROFILE
11-12	-	SIGNAGE AND STRIPING PLAN
13	-	DETAILS
13	-	TOTAL SHEETS

SIGNING AND STRIPING NOTES

1. ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL BE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING. UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE.. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SUPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH, CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-267-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

PCD FILING NO.: SF2136

CONTACTS:

OWNER/DEVELOPER:	BRJM, LLC ATTN: BOB IRWIN 101 N. CASCADE, SUITE 200 COLORADO SPRINGS, CO 80903 P~719-475-7474
ENGINEER/SURVEYOR:	JR ENGINEERING, LLC ATTN: BRYAN LAW 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~303-267-6254
FIRE PROTECTION DISTRICT:	FALCON FIRE FPD 7030 N MERIDIAN RD FALCON, CO 80831 P~719-494-4050
DISTRICT / WATER PROVIDER:	MERIDIAN SERVICE METROPOLITAN DISTRICT 11886 STAPLETON DR PEYTON, CO 80831 P~719-495-6567
EL PASO COUNTY:	PLANNING AND COUNTY DEVELOPMENT ATTN: BRAD WALTERS 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, COLORADO 80910 P ~ (719) 520-6819
ELECTRIC COMPANY:	DEPARTMENT OF PUBLIC WORKS 3257 AKERS DR COLORADO SPRINGS, CO 80910 P ~ (719) 529-6460
	MOUNTAIN VIEW ELECTRIC ASSOC., INC. 11140 EAST WOODMEN ROAD FALCON, COLORADO 80831 (719) 495-2283

BASIS OF BEARING

THE SOUTH LINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 24964 2000" FLUSH WITH THE GROUND AND AT THE SOUTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 25955 1996" 0.35" BELOW GROUND, BEARING N89°25'55"W.

BENCHMARK

PP-07: NO. 4 REBAR LOCATED 1615' SOUTH OF INTERSECTION OF EASTONVILLE ROAD AND LATIGO BOULEVARD. 19' WEST OF 28508.7293/18266.5893, WEST OF RIGHT-OF-WAY LINE OF EASTONVILLE ROAD. EL = 7076.92

OWNER/DEVELOPER STATEMENT

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

ROBERT C. IRWIN, MANAGER

09/09/22
DATE

BRJM, LLC
17 S. WAHSATCH AVE.
COLORADO SPRINGS, CO 80903

EL PASO COUNTY STATEMENT

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.

JOSHUA PALMER, P.E.

DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLAN AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

09/09/22

BY	DATE	NO.	REVISION	NTS	N/A	09/07/22	N/A	QNL	H-SCALE	V-SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
LATIGO TRAILS - FILING NO. 9													
COVER SHEET													
SHEET 1 OF 13													
JOB NO. 25175.02													



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LAYER LINETYPE LEGEND

EXISTING

PROPOSED

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

EXISTING

PROPOSED

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

EXISTING

PROPOSED

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/TRaverse POINT - SET

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

SIGN

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

KEY

SYMBOL

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

KEY

SYMBOL

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

EXISTING

PROPOSED

TREE - CONIFEROUS

TREE - DECIDUOUS

SHRUB/BUSH

SHRUBS AND BUSHES

IRRIGATION BOX

IRRIGATION SPRINKLER

IRRIGATION VALVE

BOLLARD

FLAGPOLE

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

25043

09/09/22

811

Know what's below.
Call before you dig.

LATIGO TRAILS - FILING NO. 9

LEGEND

SHEET 2 OF 13

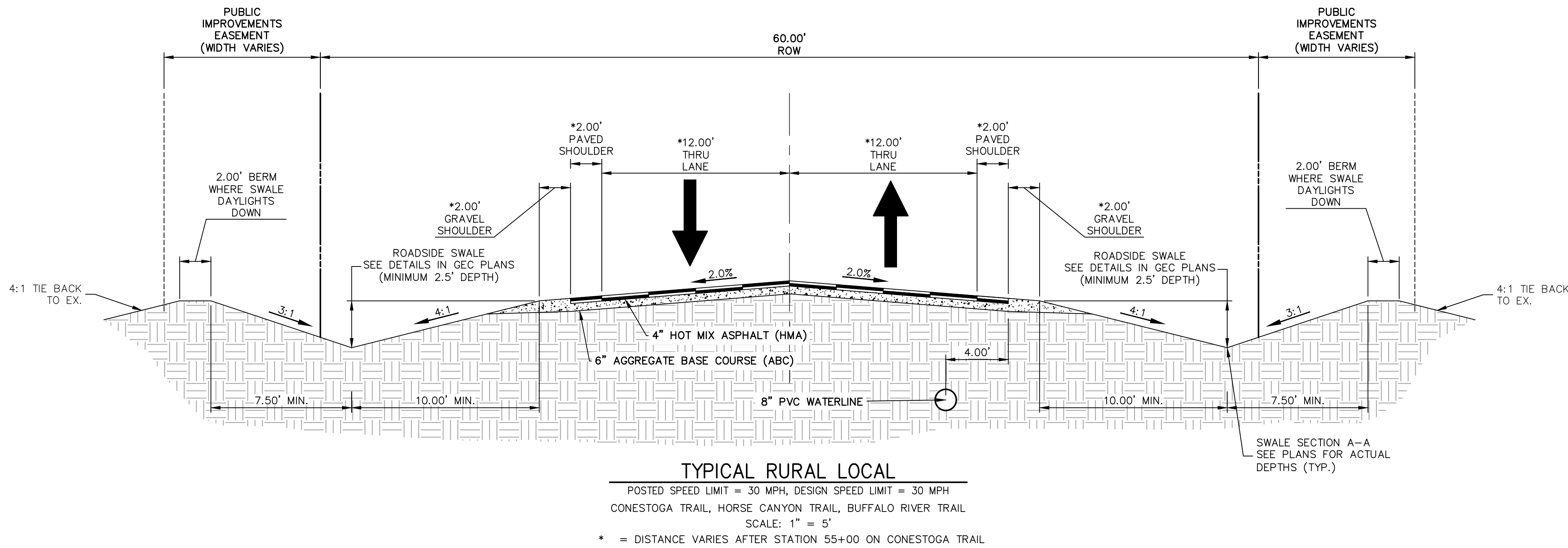
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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

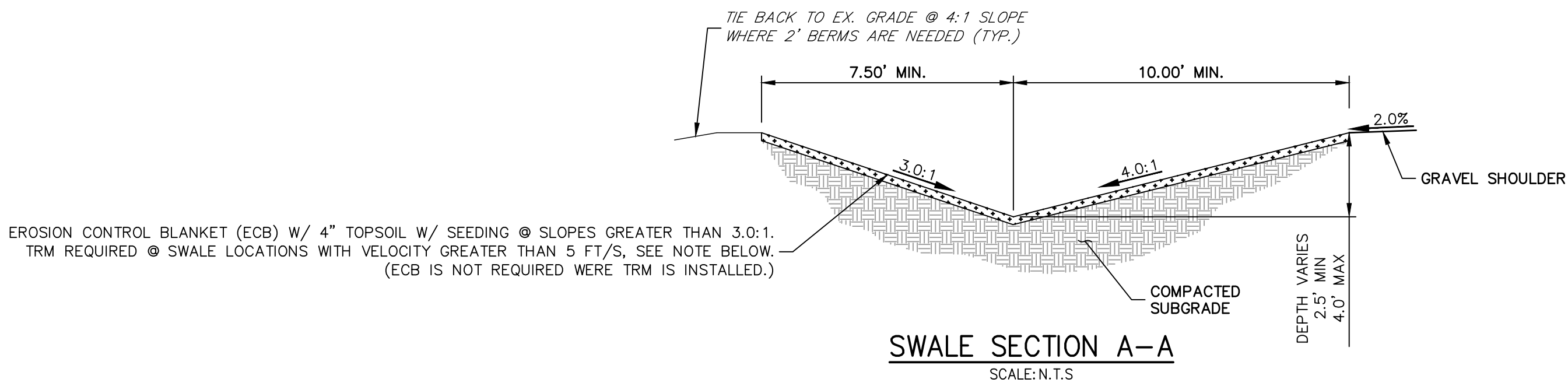
PREPARED FOR
BRUM, LLC
101 N. CASCADE, SUITE 200
COLORADO SPRINGS, CO 80903
ATTN: BOB IRWIN
P~(719)-475-7474

J.R. ENGINEERING
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Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

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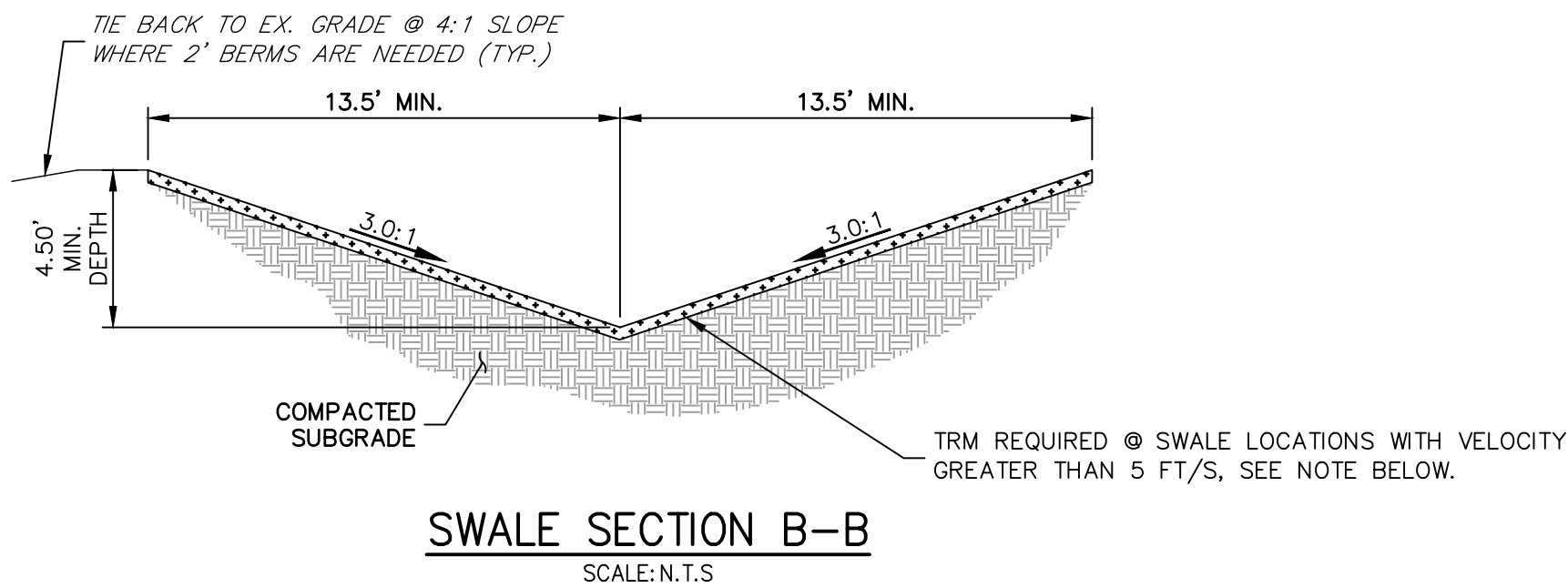


TYPICAL RURAL LOCAL
POSTED SPEED LIMIT = 30 MPH, DESIGN SPEED LIMIT = 30 MPH
CONESTOGA TRAIL, HORSE CANYON TRAIL, BUFFALO RIVER TRAIL
SCALE: 1" = 5'
* = DISTANCE VARIES AFTER STATION 55+00 ON CONESTOGA TRAIL



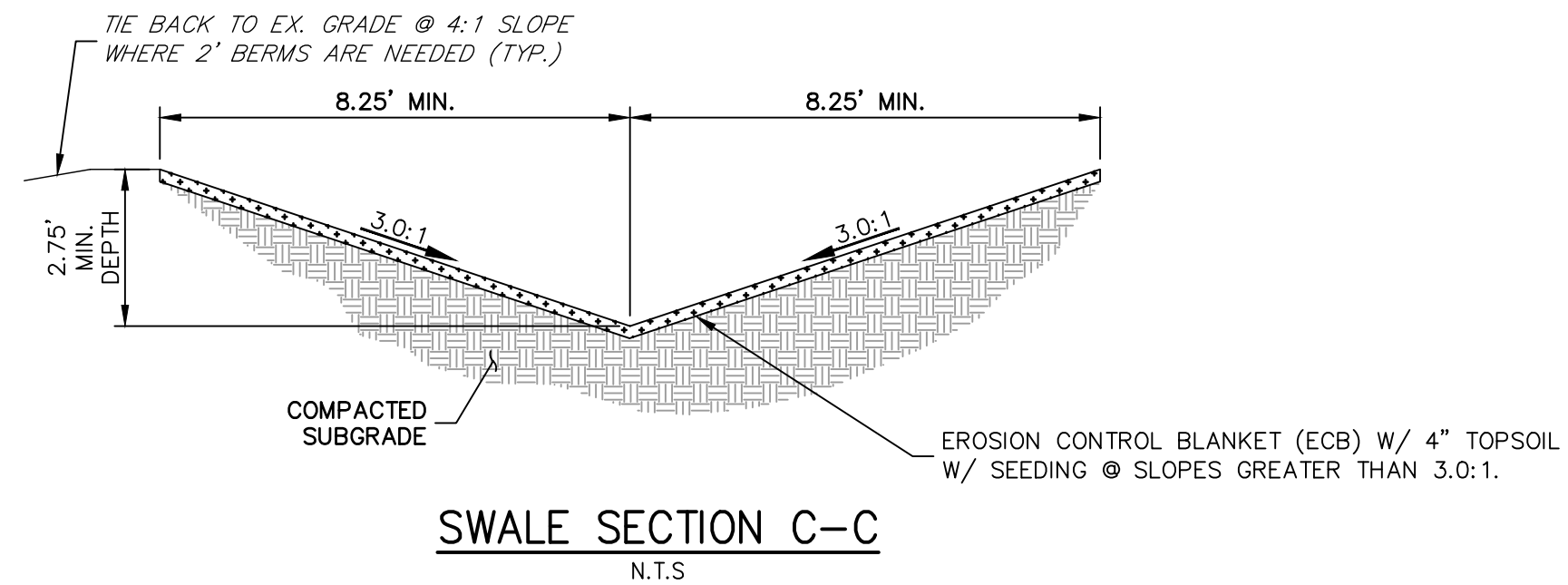
SWALE SECTION A-A
SCALE: N.T.S.

SC250 VMAX (OR APPROVED EQUIVALENT) PERMANENT TURF REINFORCEMENT MAT (TRM) IS REQUIRED TO BE INSTALLED IN NORTHERN ROAD SIDE SWALE OF CONESTOGA TRAIL SOUTH, CENTERLINE STATION 31+75 - 58+64.92 AND CENTERLINE STATION 58+64.92 - START OF EAST SWALE SECTION B-B. (SEE GEC PLAN FOR LOCATION, TO BE INSTALLED UP TO WETTED SURFACE)

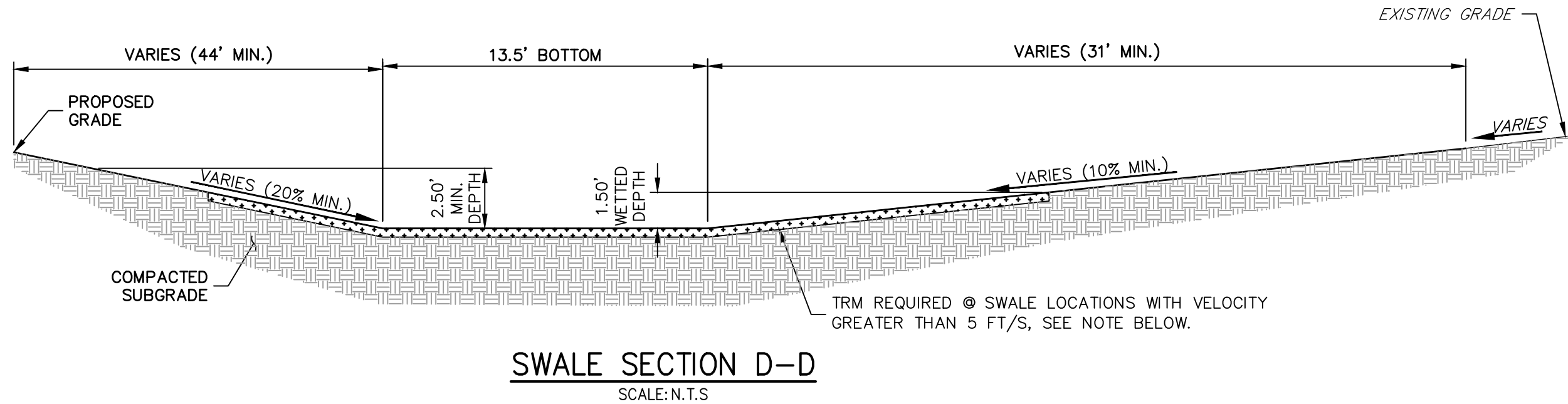


SWALE SECTION B-B
SCALE: N.T.S.

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)

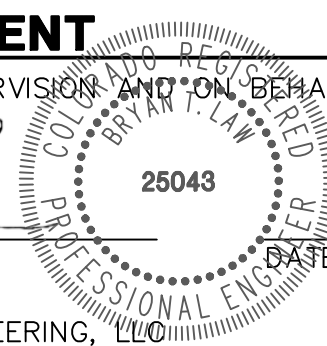


ENGINEER'S STATEMENT

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



LATIGO TRAILS - FILING NO. 9

TYPICAL SECTIONS

SHEET 3 OF 13

JOB NO. 25175.02

BY DATE

REVISION

H-SCALE 1"=5'

V-SCALE 1"=5'

DATE 09/07/22

DESIGNED BY APL

DRAWN BY RWK

CHECKED BY

PREPARED FOR

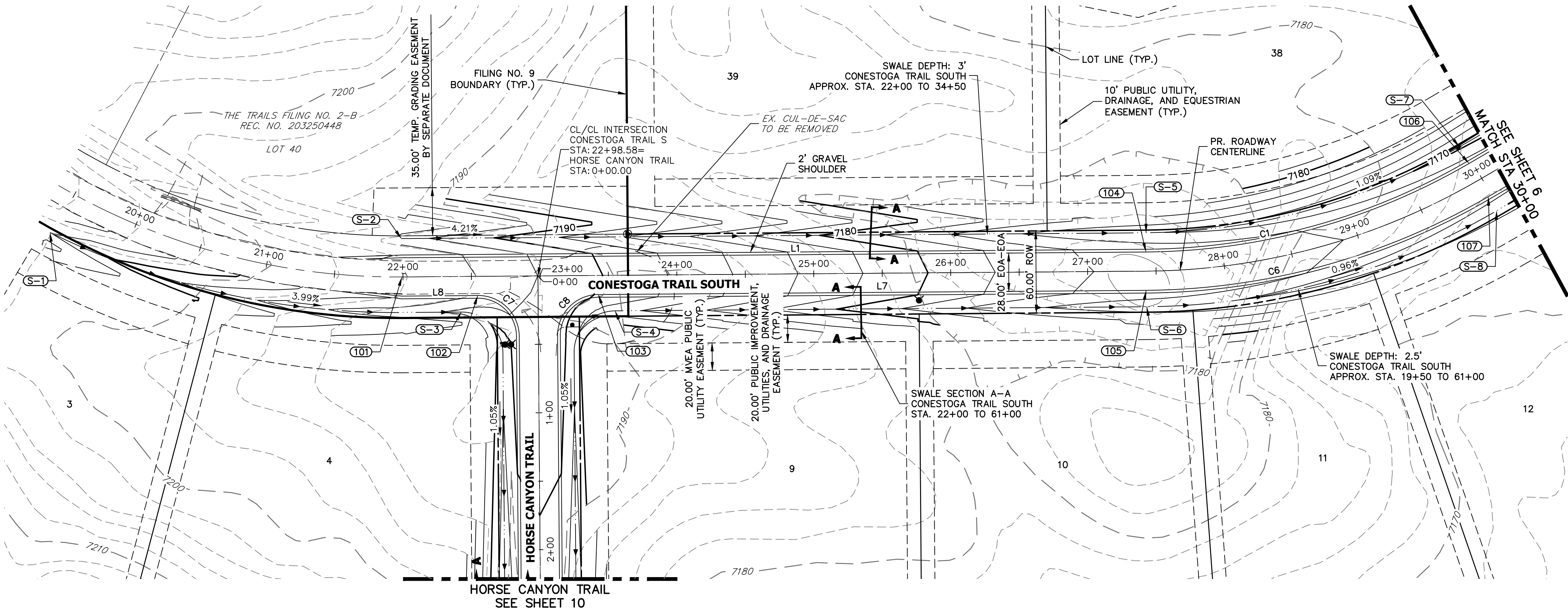
BRUM, LLC
101 N. CASCADE, SUITE 200
COLORADO SPRINGS, CO 80903
ATTN: BOB IRWIN
P~(719)-475-7474

J.R. ENGINEERING
A Western Company

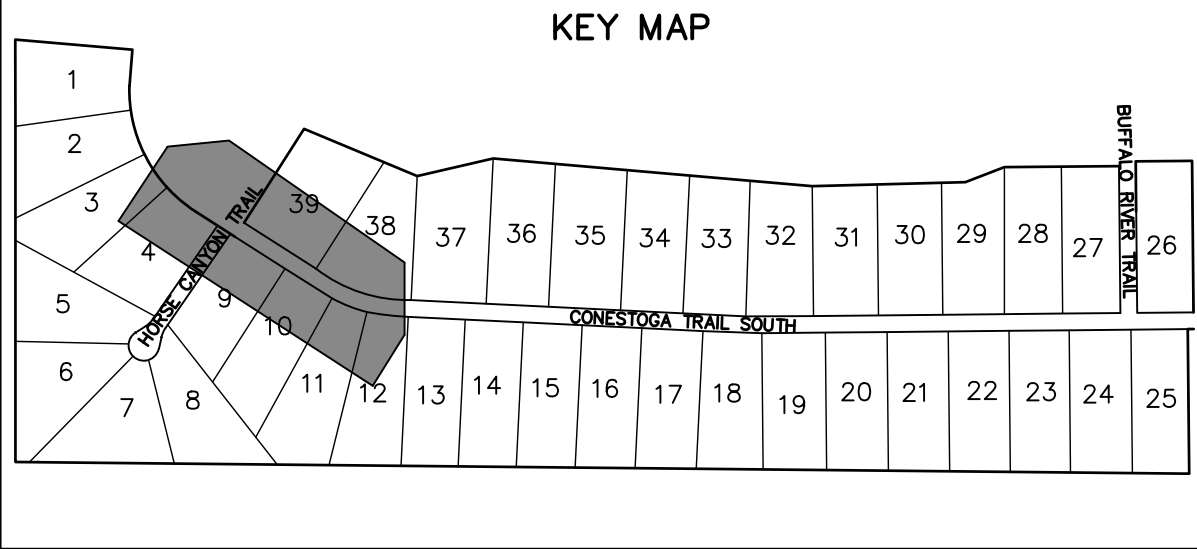
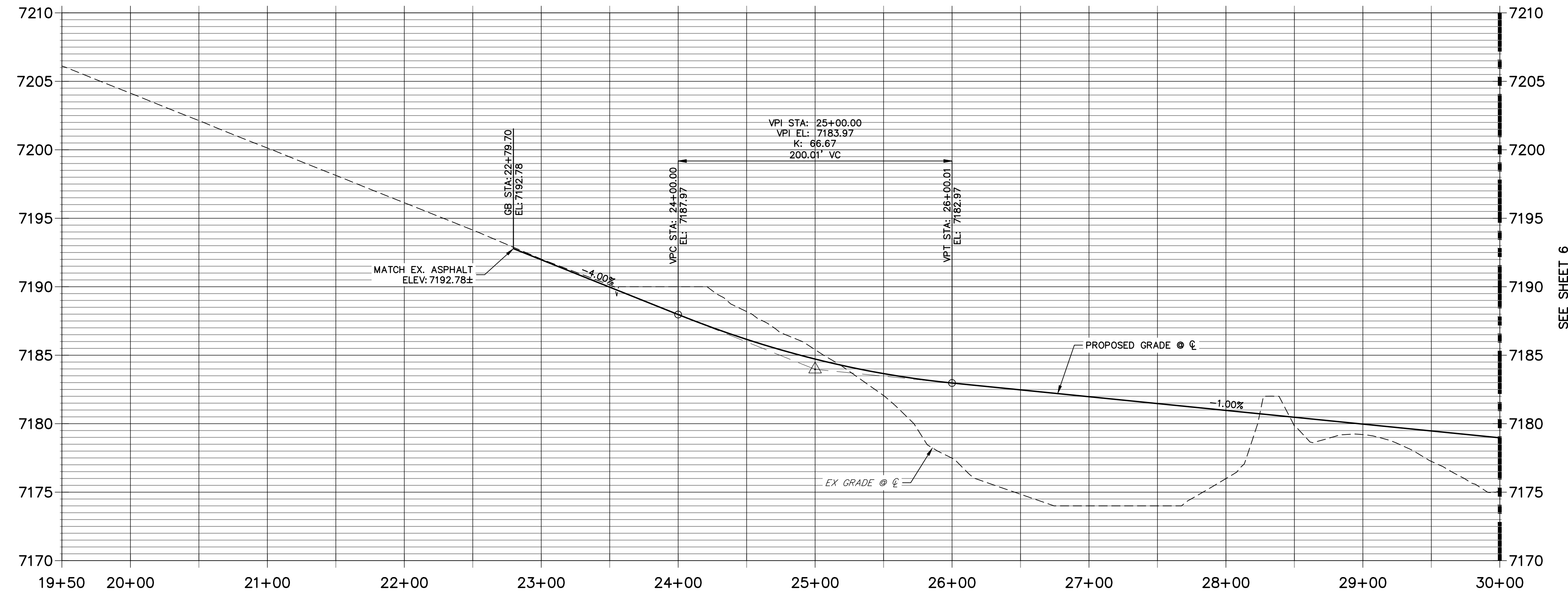


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CONESTOGA TRAIL S PROFILE (1)
STA 19+50.00 TO 30+00.00



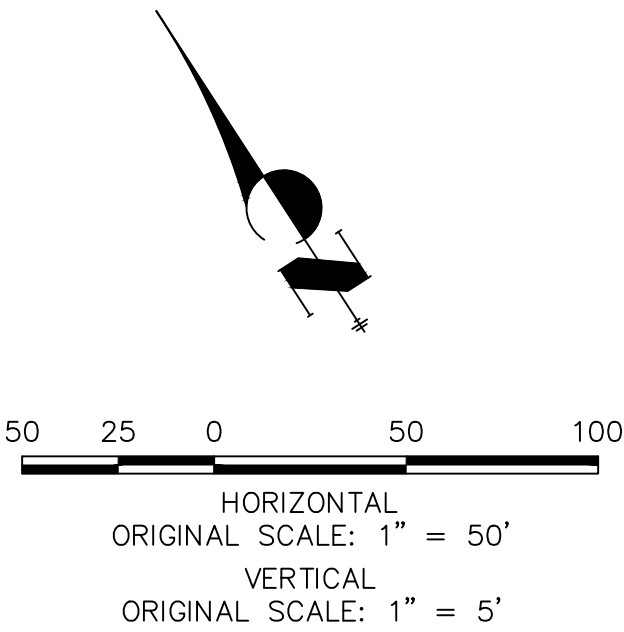
LINE AND CURVE TABLE			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
C7	90°00'00"	47.12'	30.00'
C8	90°00'00"	47.12'	30.00'
L1	S57°26'40"E	543.63'	
C1	29°46'41"	247.39'	476.00'
L8	S57°26'40"E	55.53'	
L7	S57°26'40"E	400.23'	
C6	29°46'41"	261.94'	504.00'

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
101	21+99.28	0.00' (I)	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

STREET IMPROVEMENT NOTES

- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE @, 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.
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- ABBREVIATIONS: EOA = EDGE OF ASPHALT, P.I.E. = PUBLIC IMPROVEMENTS EASEMENT.



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

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

PREPARED FOR
BRUM, LLC
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ATTN: BOB IRWIN
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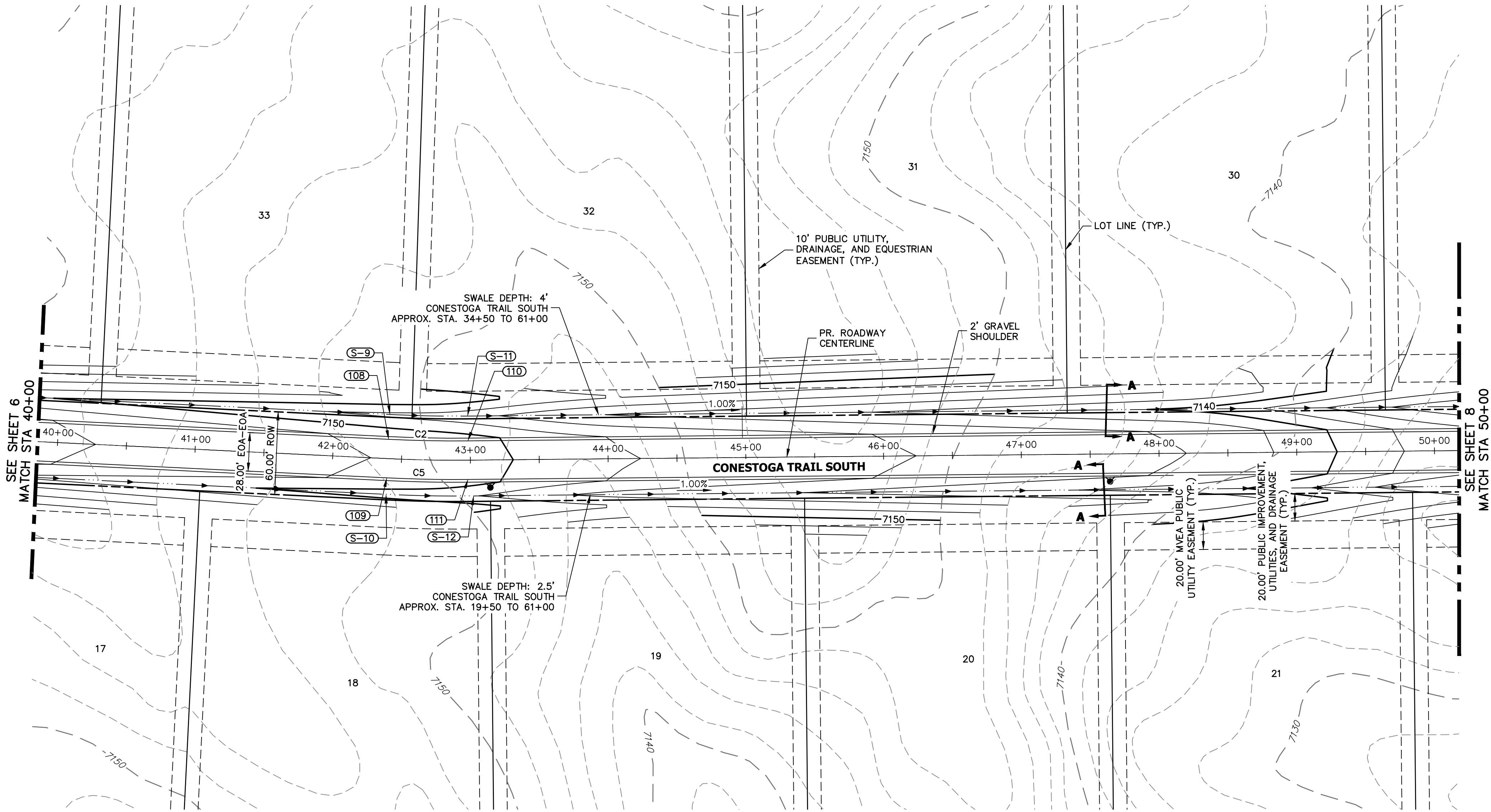
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BY	DATE

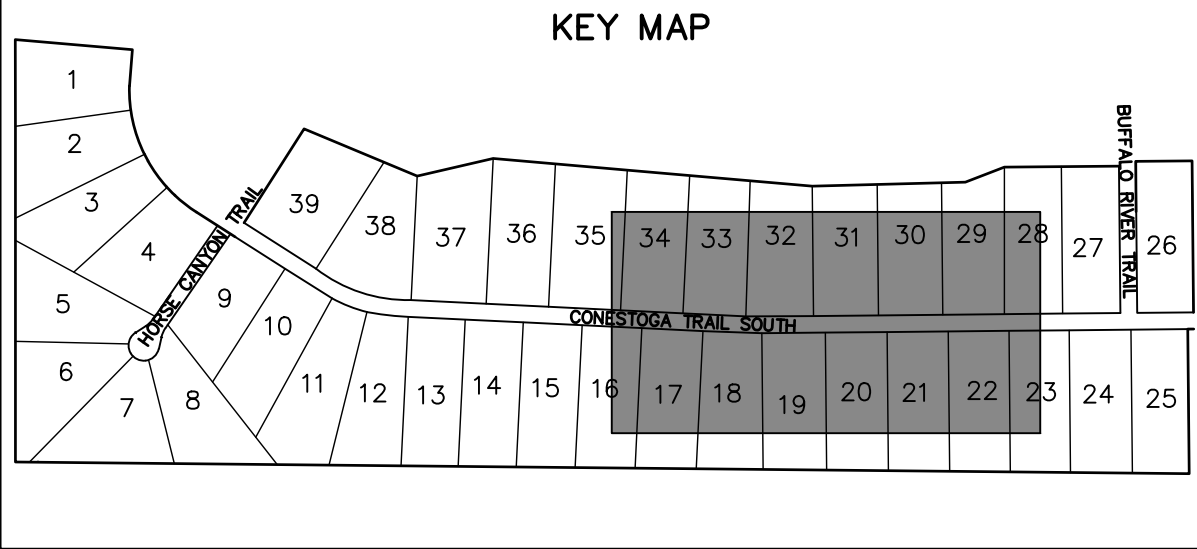
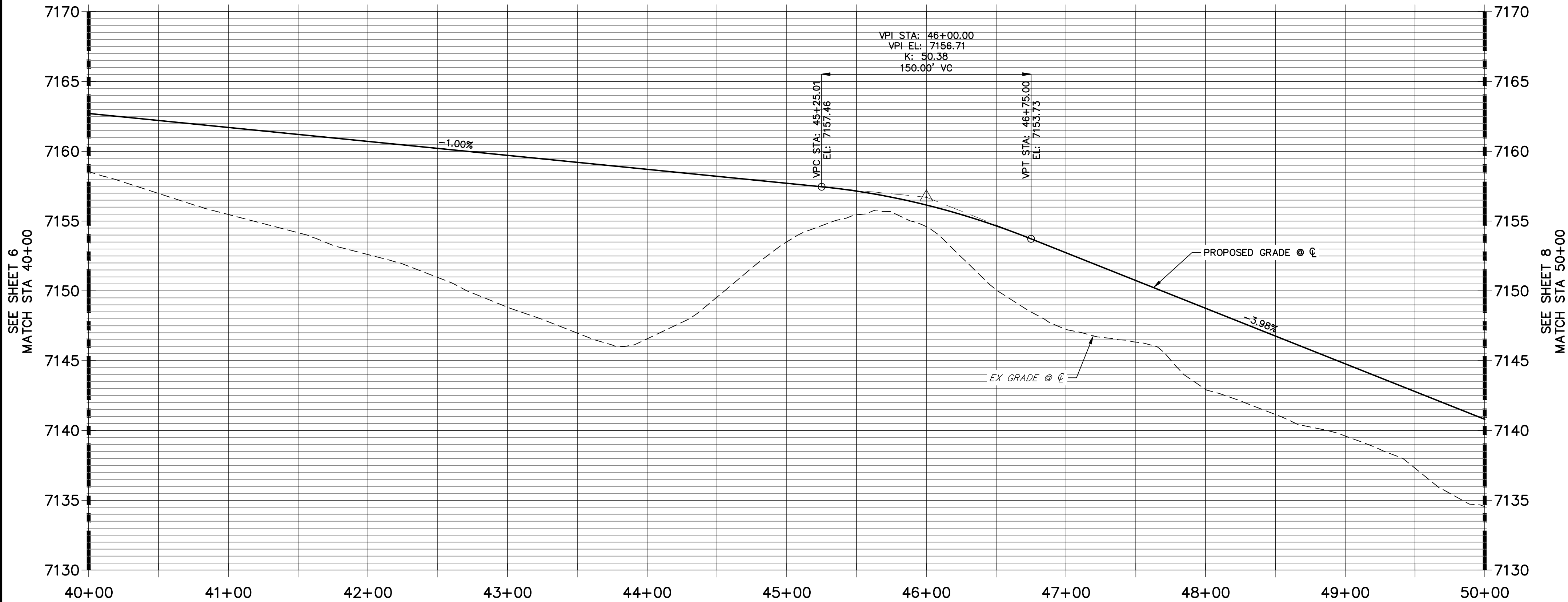
No.	REVISION

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	DESIGNED BY	DATE
STREET IMPROVEMENT PLAN AND PROFILE	CRB	09/09/22
SHEET 5 OF 13		
JOB NO. 25175.02		



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



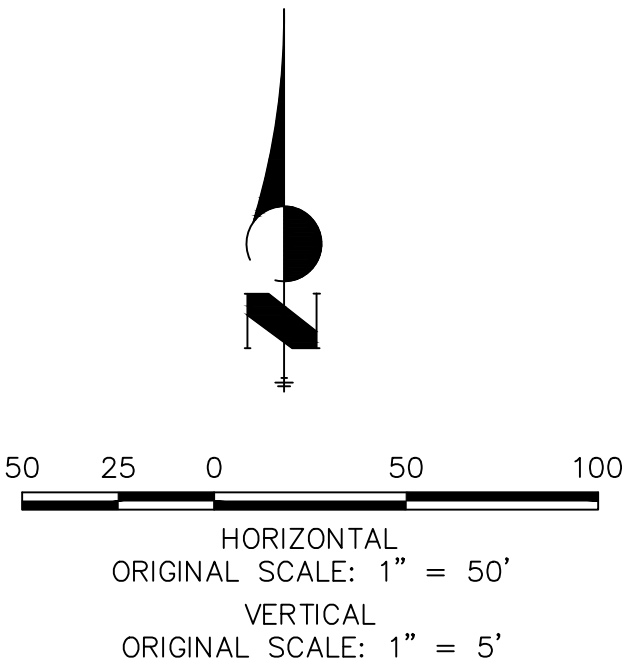
LINE AND CURVE TABLE			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
C5	3°19'52"	58.95'	1014.00'
C2	3°19'52"	57.32'	986.00'

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

STREET IMPROVEMENT NOTES

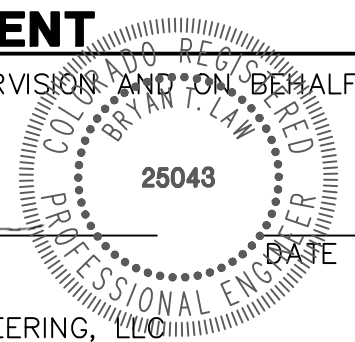
1. ALL STATIONING IS \odot , UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE \odot , UNLESS OTHERWISE NOTED.
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7. ABBREVIATIONS: EOA = EDGE OF ASPHALT, P.I.E. = PUBLIC IMPROVEMENTS EASEMENT.



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

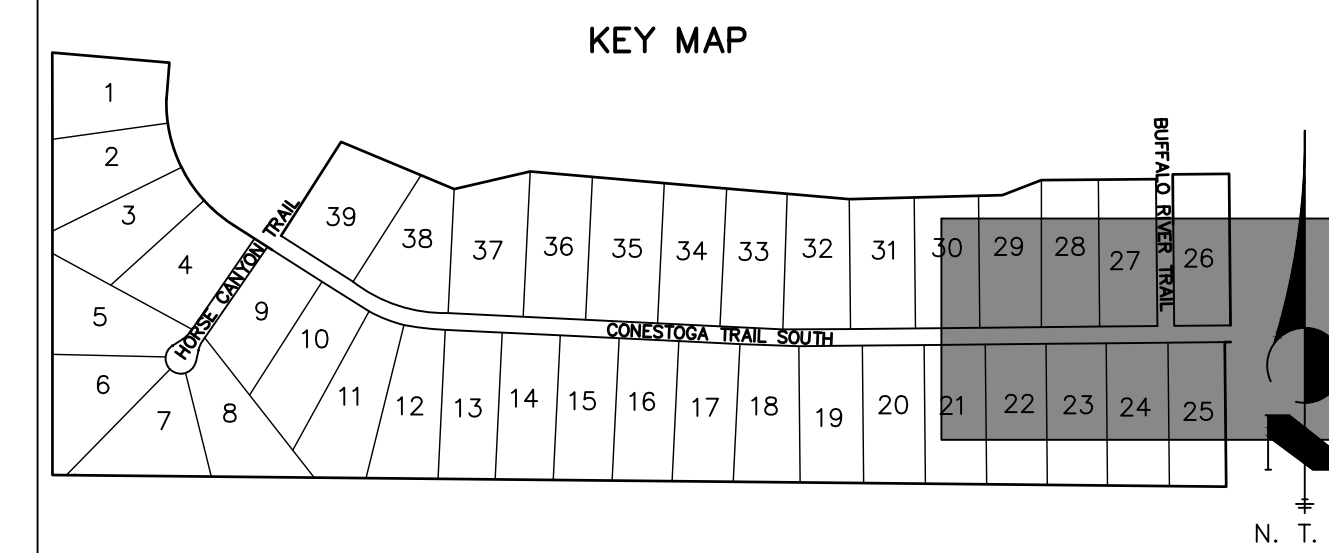
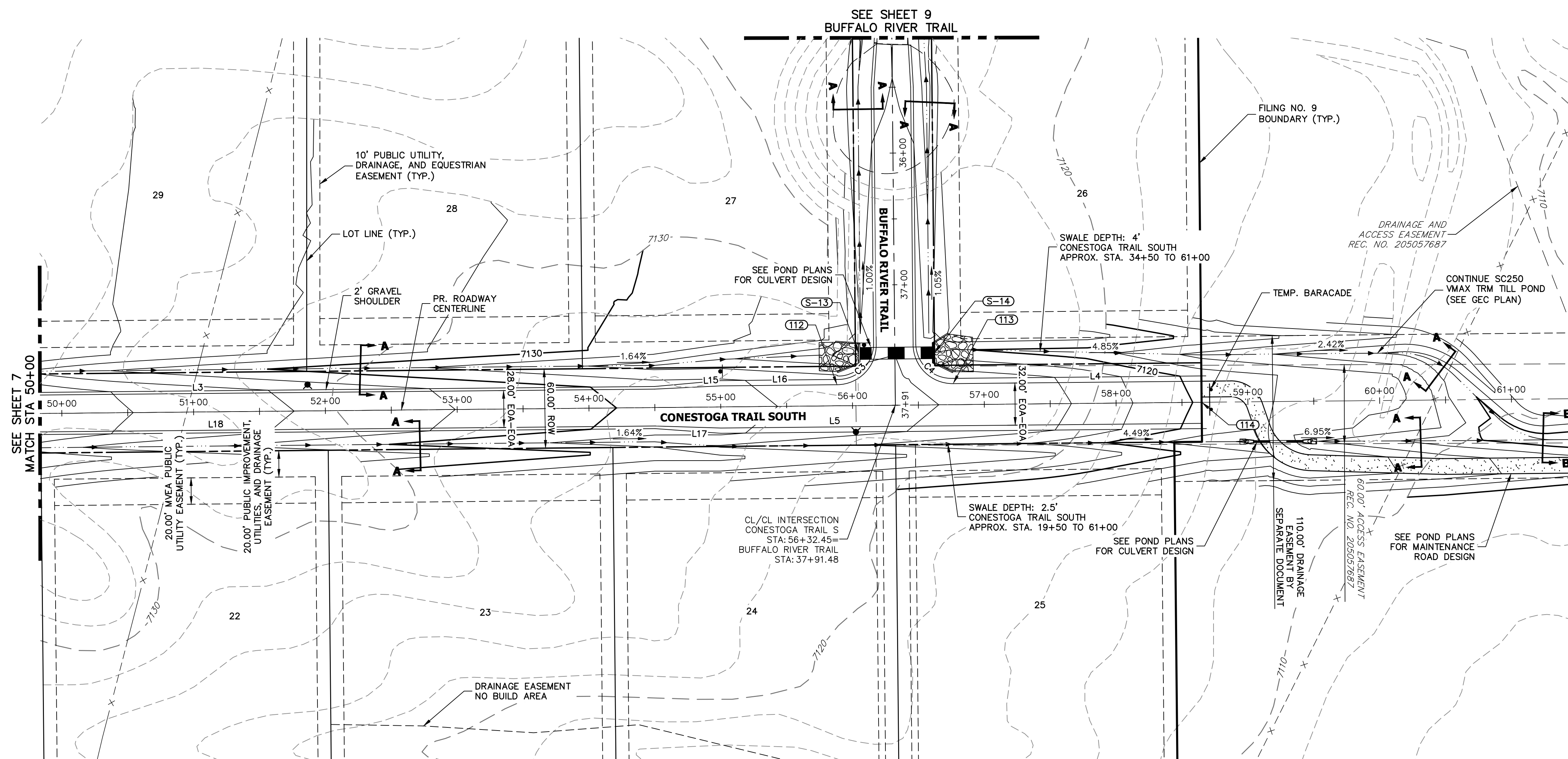


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BRUM, LLC
101 N. CASCADE, SUITE 200
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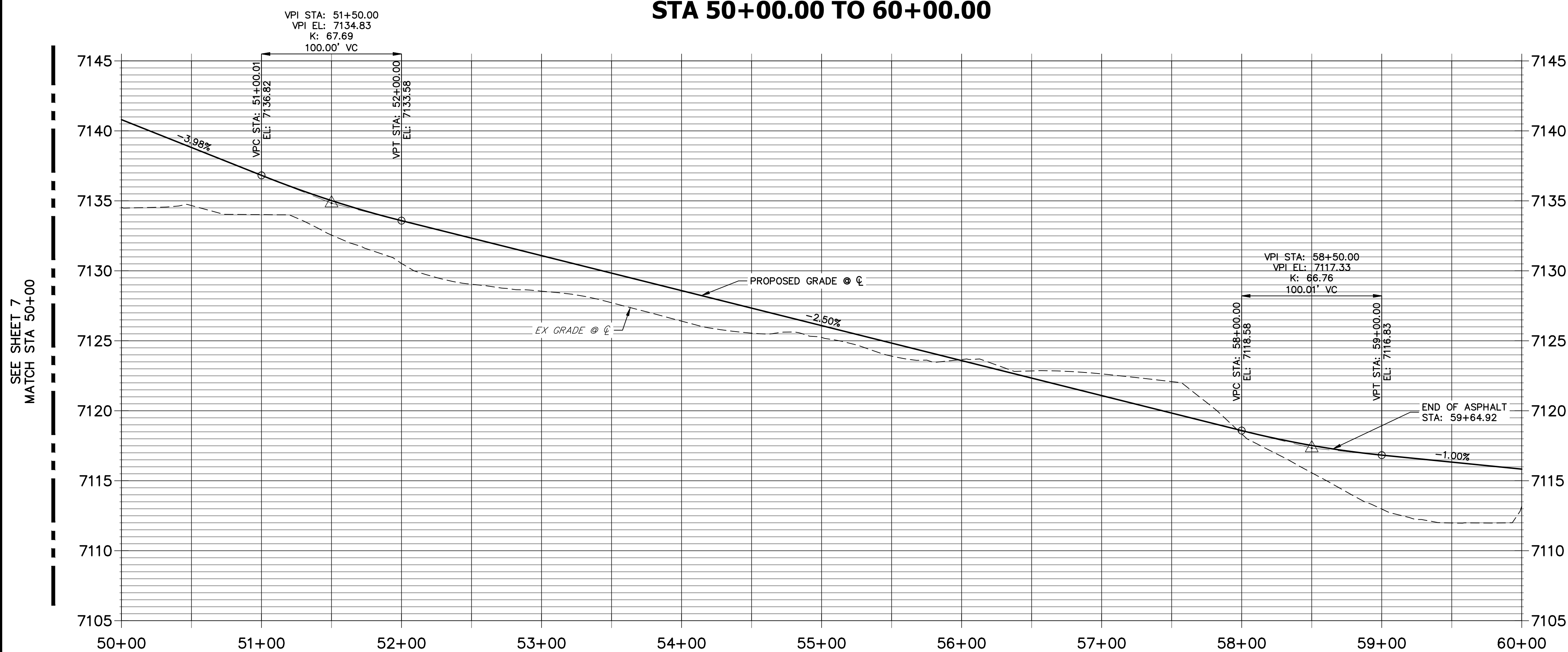
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No.	REVISION	BY	DATE	H-SCALE 1"=50'	V-SCALE 1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	LATIGO TRAILS - FILING NO. 9	SHEET 7 OF 13	JOB NO. 25175.02
						09/07/22	CRB	CRB		STREET IMPROVEMENT PLAN AND PROFILE		



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'

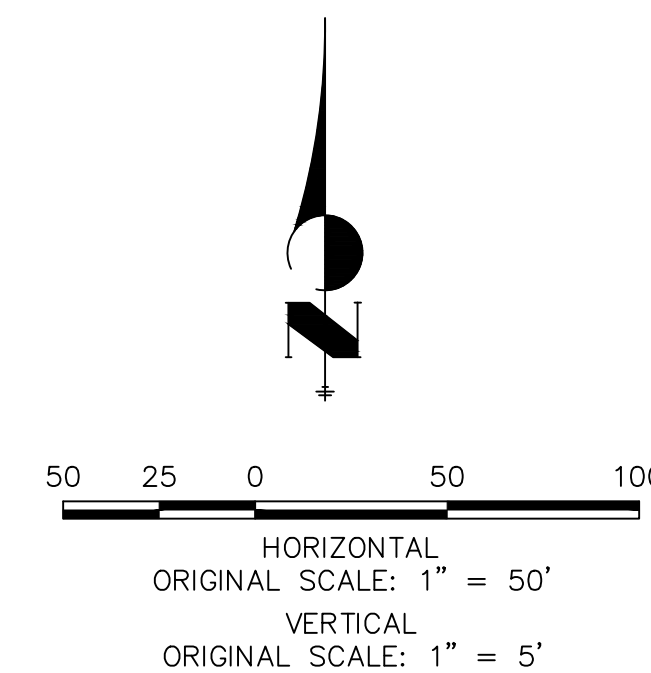
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
S-13	56+05.04	39.89' (LT)	CONESTOGA TRAIL S	7121.62		END SWALE
S-14	56+62.45	39.45' (LT)	CONESTOGA TRAIL S	7121.42		BEGIN SWALE



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' ()	CONESTOGA TRAIL S	0.00		END IMPROVEMENTS

STREET IMPROVEMENT NOTES

1. ALL STATIONINGS \pm 0, UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE 0, UNLESS OTHERWISE NOTED.
3. ALL CURB RETURN RADII ARE 30', UNLESS OTHERWISE NOTED.
4. ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
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7. ABBREVIATIONS: EOA = EDGE OF ASPHALT, P.I.E. = PUBLIC IMPROVEMENTS FASSETMENT.



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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.

09/09/22

LATIGO TRAILS – FILING NO. 9

STREET IMPROVEMENT PLAN AND PROFILE

SHEET 8 OF 13

JOB NO. 25175.02

PREPARED FOR

BRJM, LLC
101 N. CASCADE, SUITE 200
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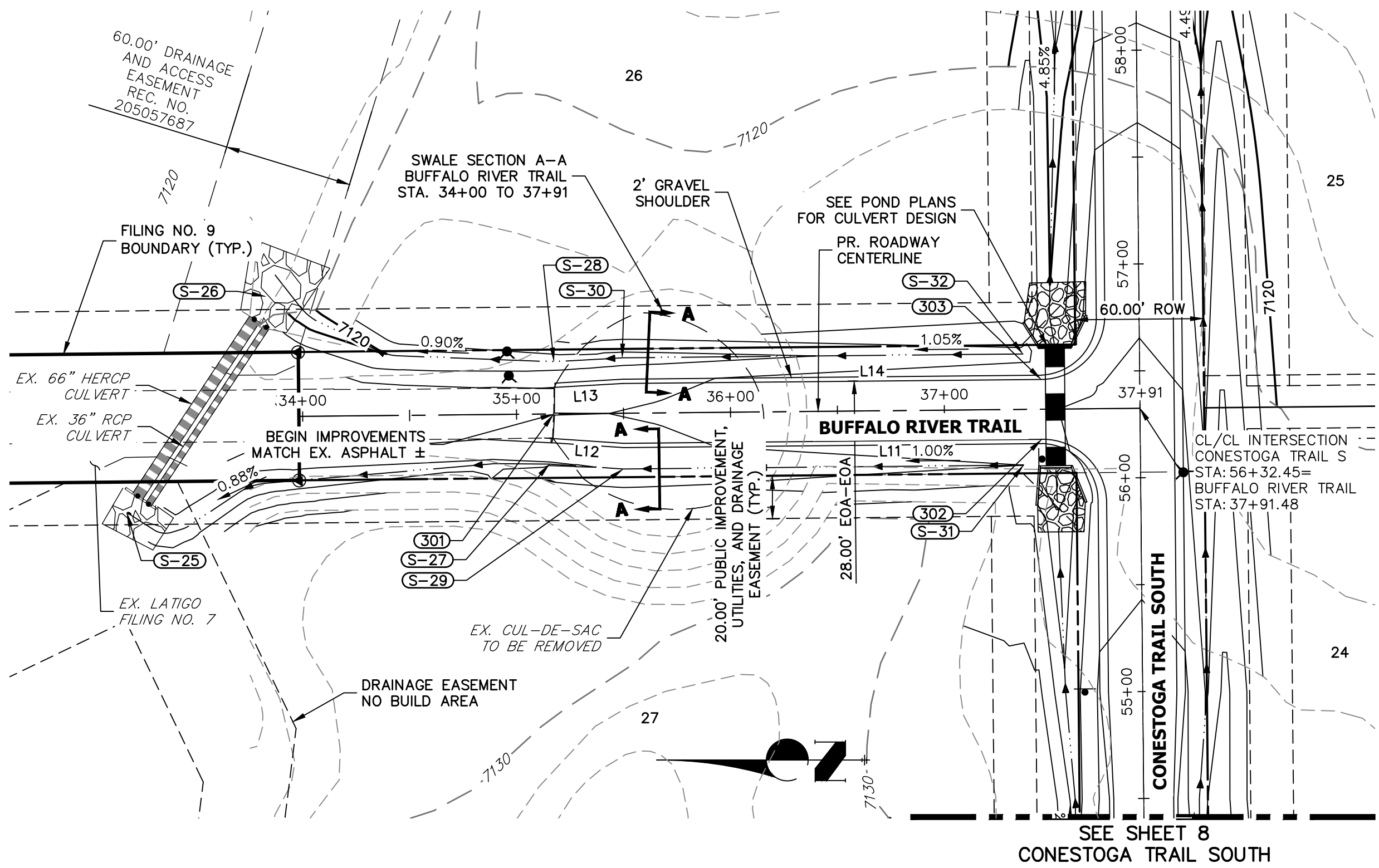
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No.	REVISION
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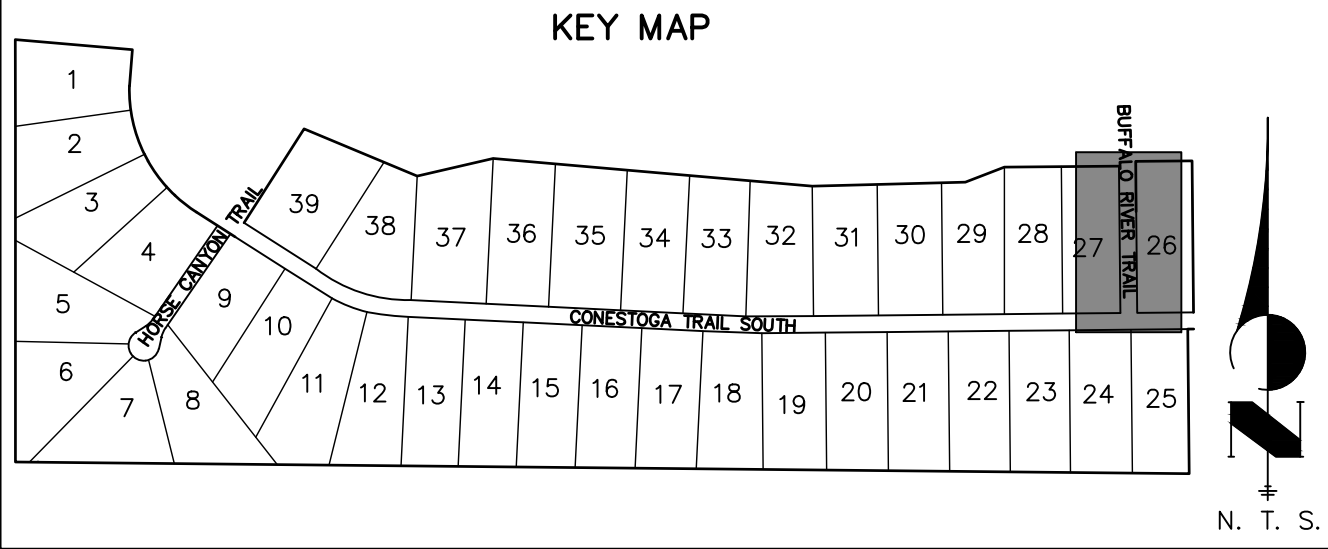
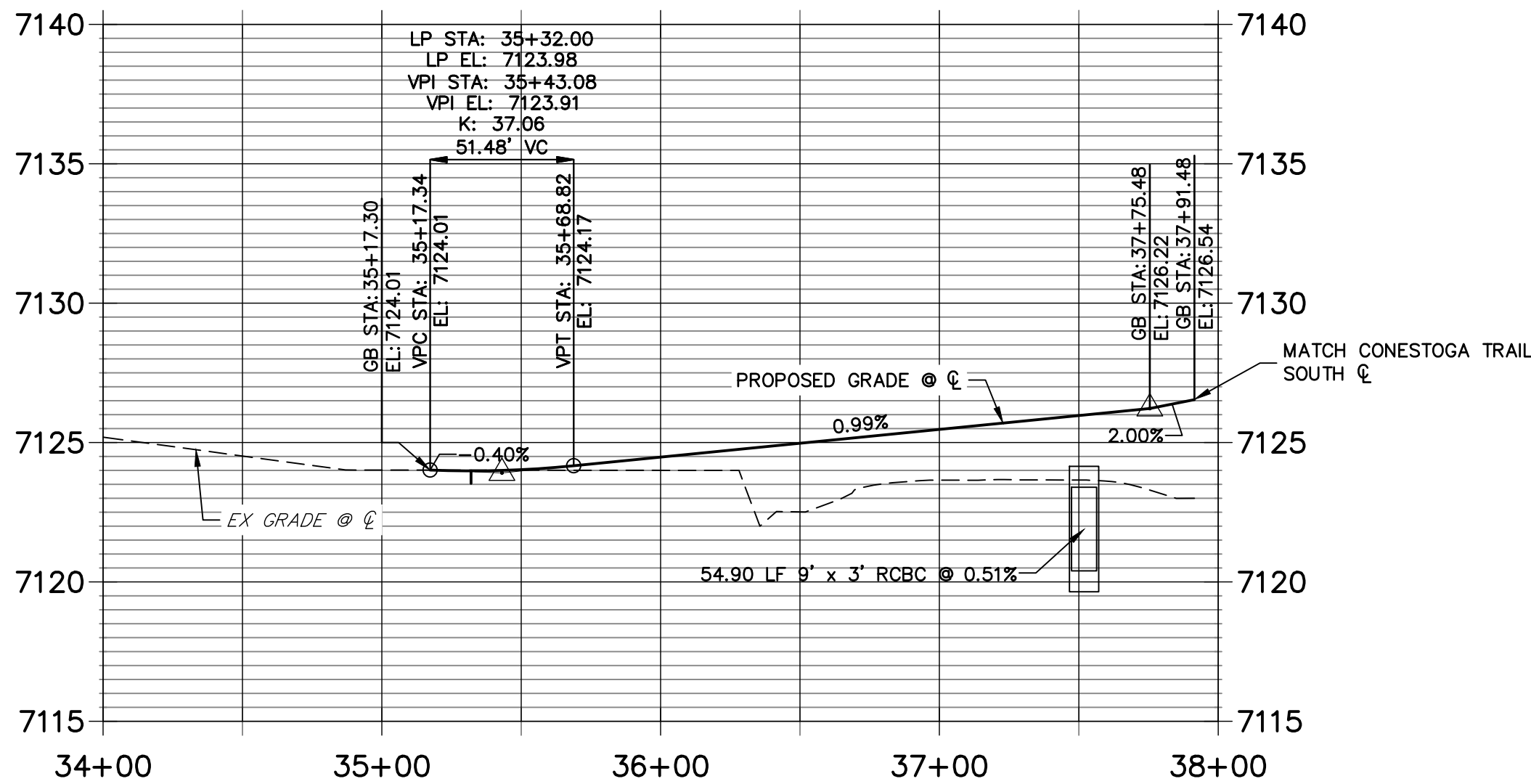
H-SCALE	1"=50'
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SHEET 8 OF 13

JOB NO. 25175.02



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



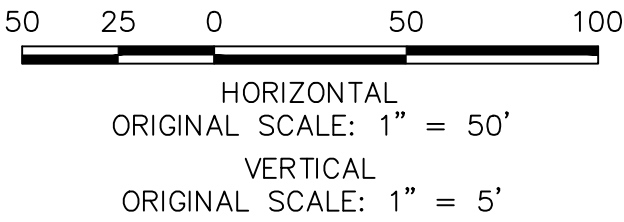
LINE AND CURVE TABLE			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
L11	N00°33'13"W	195.48'	
L14	S00°33'13"E	195.48'	
L13	N03°16'46"W	41.11'	
L12	N03°51'17"E	37.17'	

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

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

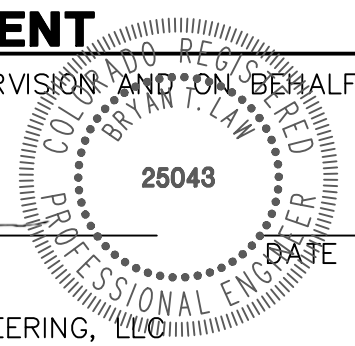
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ENGINEER'S STATEMENT

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



LATIGO TRAILS - FILING NO. 9

STREET IMPROVEMENT PLAN
AND PROFILE

SHEET 9 OF 13

JOB NO. 25175.02

BY DATE

No. REVISION

H-SCALE
V-SCALE
DATE
DESIGNED BY
DRAWN BY
CHECKED BY

1"=50'
1"=5'

09/07/22
CRB
CRB

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

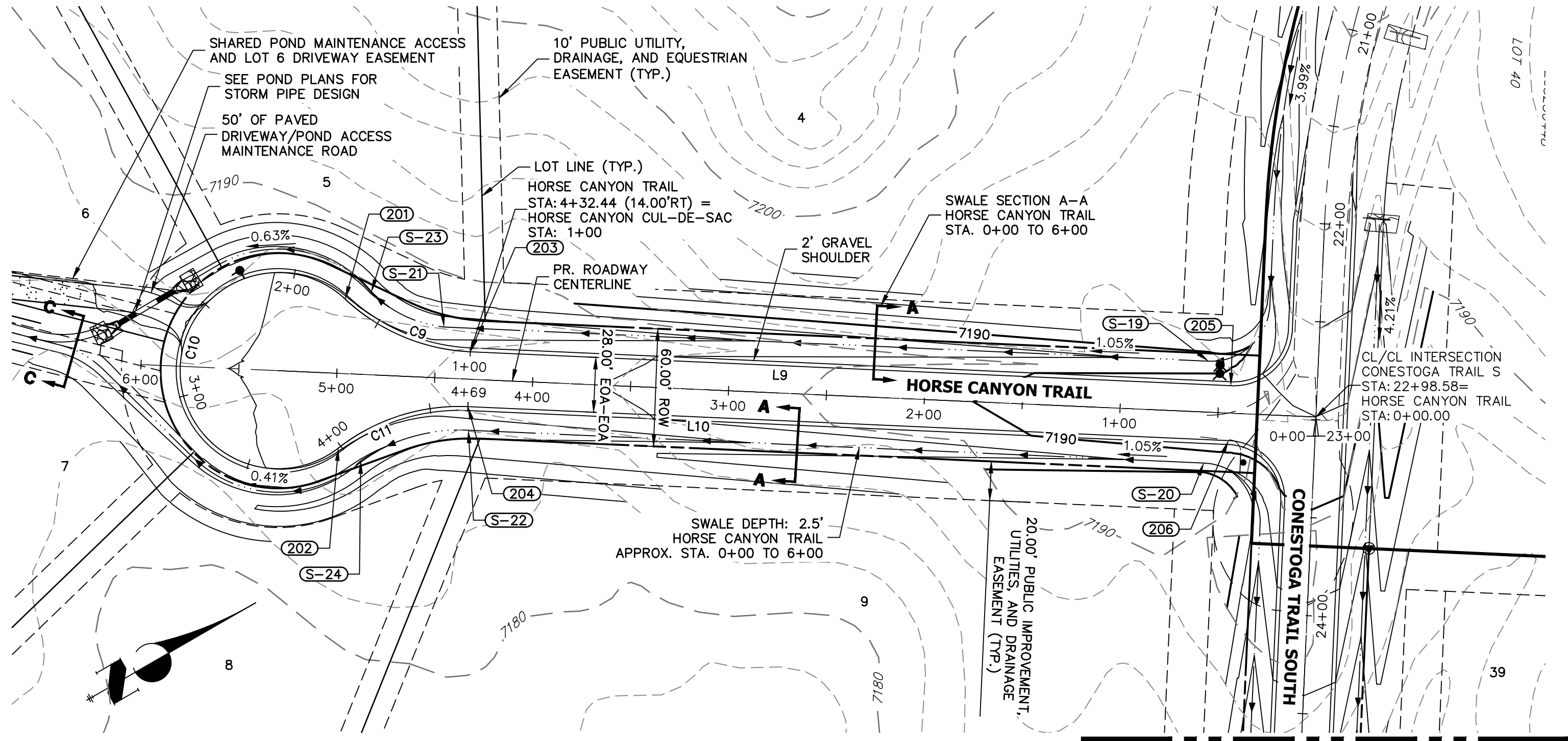


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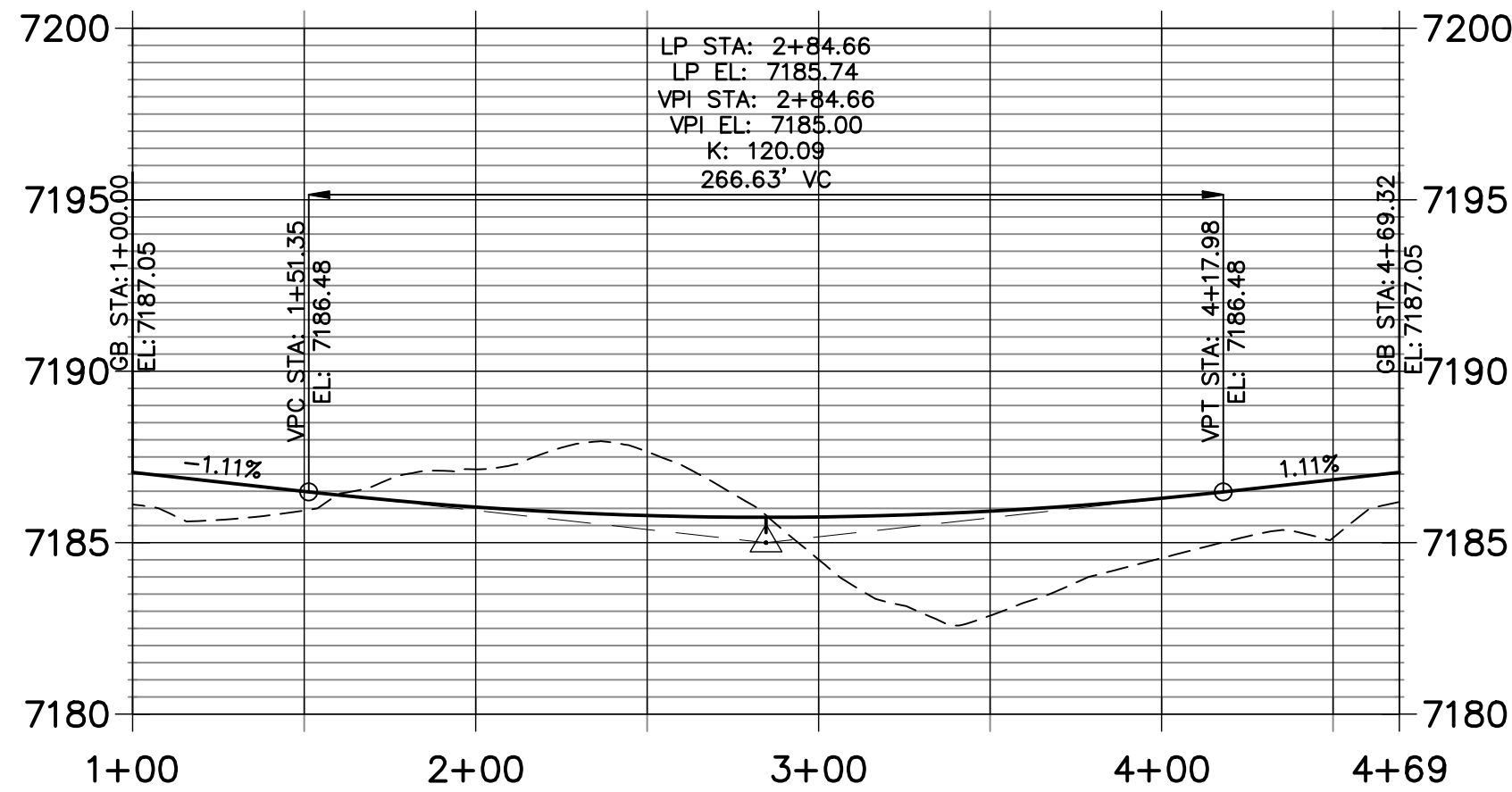
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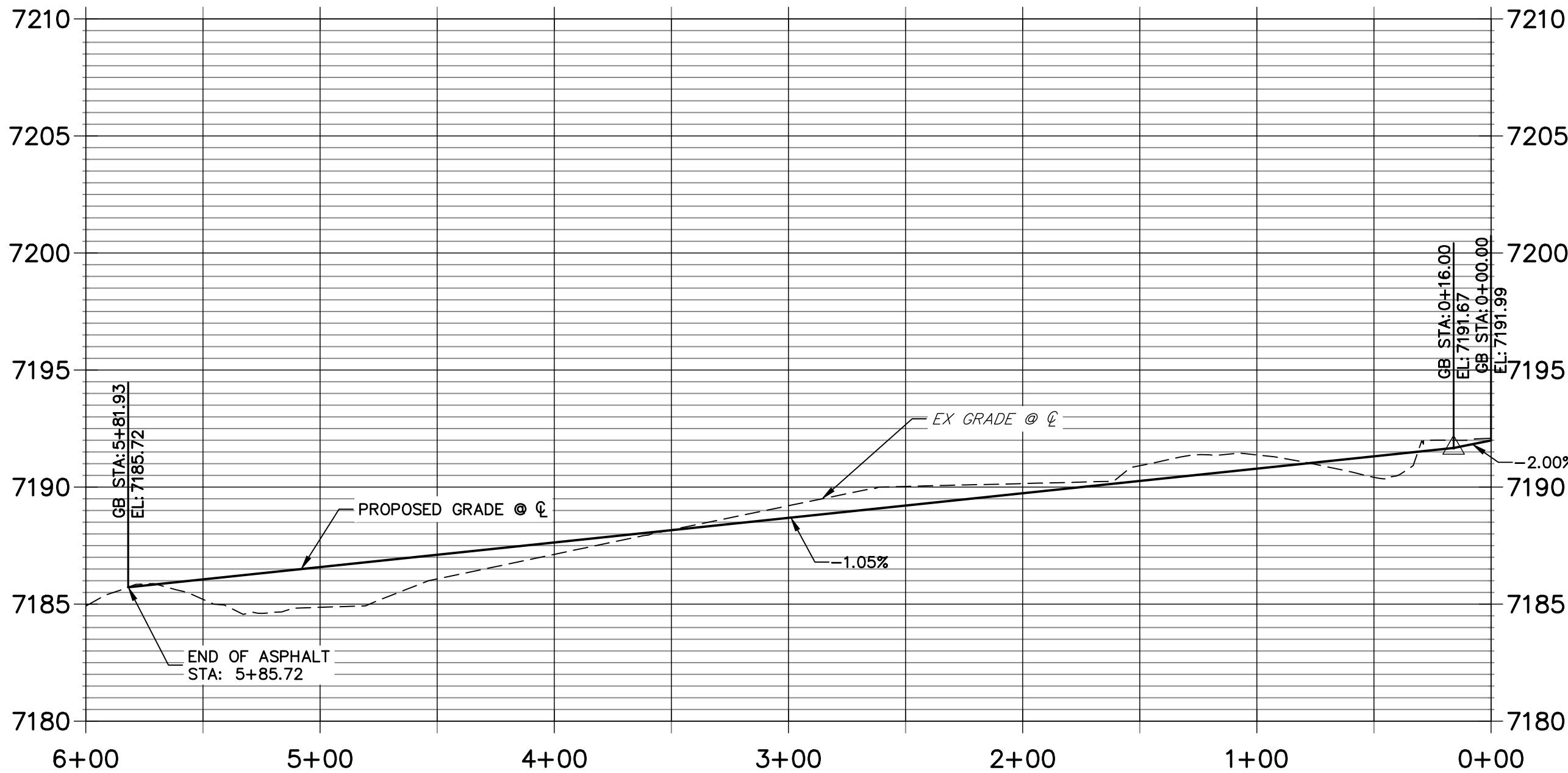
HORSE CANYON CUL-DE-SAC PROFILE
STA 1+00.00 TO 4+69.32



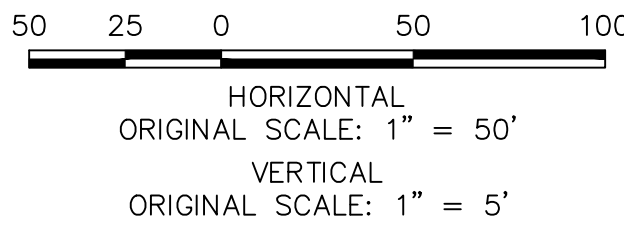
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
201	4+97.44	38.00' (RT)	HORSE CANYON TRAIL	0.00		PCR
202	4+97.44	38.00' (LT)	HORSE CANYON TRAIL	0.00		PCR
203	4+32.44	14.00' (RT)	HORSE CANYON TRAIL	0.00		PCR
204	4+32.44	14.00' (LT)	HORSE CANYON TRAIL	0.00		PCR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

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



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'



ENGINEER'S STATEMENT

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

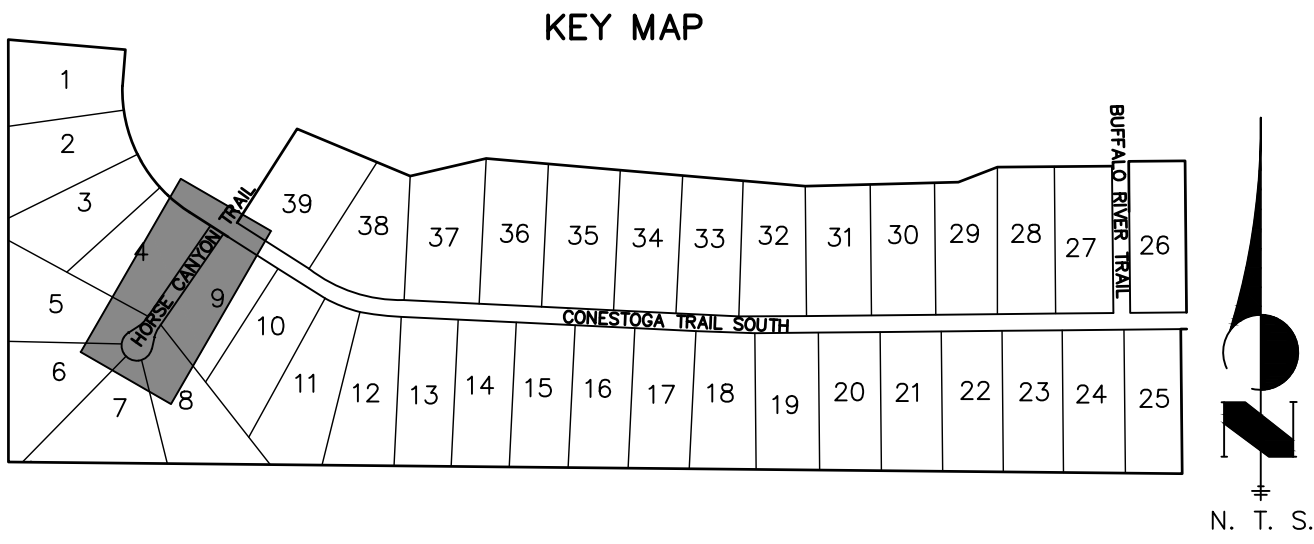
09/09/22

LATIGO TRAILS - FILING NO. 9

STREET IMPROVEMENT PLAN
AND PROFILE

SHEET 10 OF 13

JOB NO. 25175.02



Know what's below.
Call before you dig.

PREPARED FOR

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

J.R. ENGINEERING
A Western Company



Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE

No. REVISION

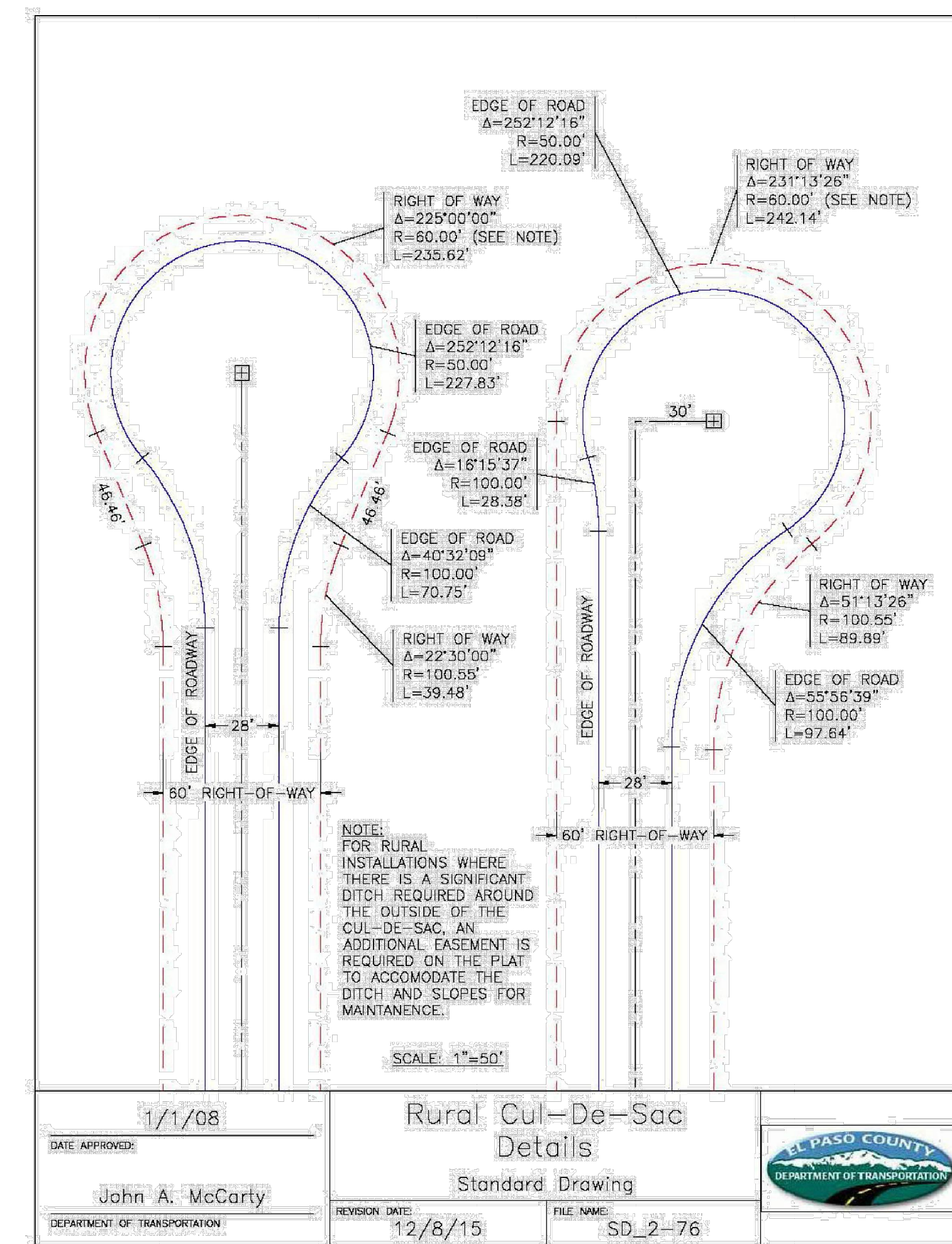
H-SCALE 1"=50'
V-SCALE 1"=5'

DATE 09/07/22


DESIGNED BY CRB

DRAWN BY CRB

CHECKED BY



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, INC.

25043
DATE 09/09/22

PROFESSIONAL ENGINEER
BRYAN T. LAW
COLORADO P.E. 25043