

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

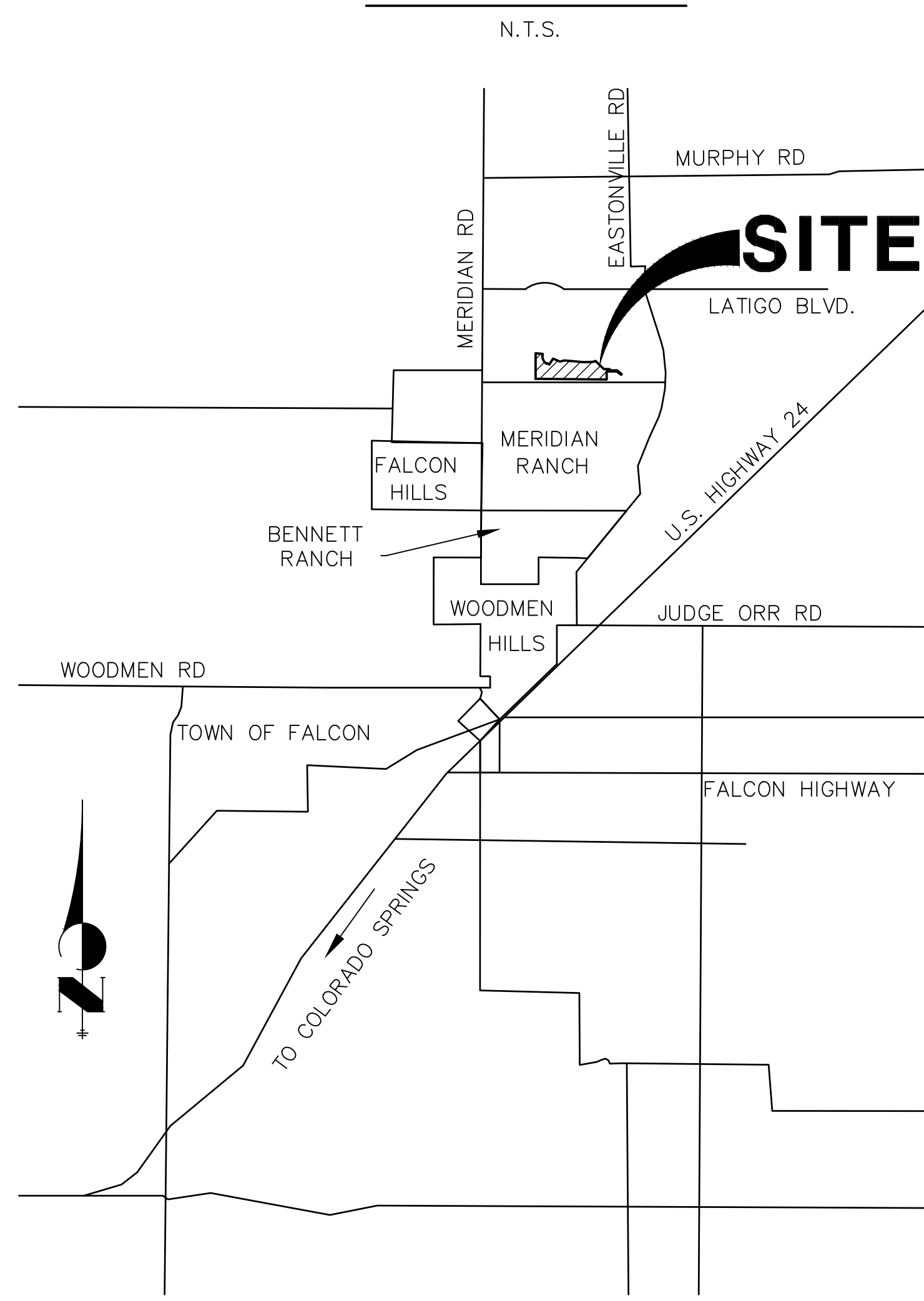
STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- 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.
- 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).
- 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:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION CDOT M&S STANDARDS
- 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- 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.
- 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.
- 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	QL	QUALITY	STA	STATION
BB	BOX BASE	GPS	GLOBAL POSITIONING SYSTEM	STM	STORM SEWER
BK	BACK	GV	GATE VALVE	SY	SQUARE YARD
BNDY	BOUNDARY	HBP	HOT BITUMINOUS PAVEMENT	SY-IN	SQUARE YARD INCH
BOP	BOTTOM OF PIPE	HDC	HANDICAP	TB	THRUST BLOCK
BOV	BLOW OFF VALVE	HDF	HIGH DEFLECTION COUPLING	TBC	TOP BACK OF CURB
BFV	BUTTERFLY VALVE	HDPE	HIGH DENSITY POLYETHYLENE	TBW	TOP BACK OF WALK
BLVD	BOULEVARD	HGL	HYDRAULIC GRADE LINE	TEL	TELEPHONE
BW	BOTTOM OF WALL	HMA	HOT MIX ASPHALT	TN	TON
C&G	CURB & GUTTER	HOA	HOME OWNERS ASSOCIATION	TOA	TOP OF ASPHALT
CRV	CABLE TELEVISION	HP	HIGH POINT	TOB	TOP OF BOX
CB	CATCH BASIN	HR	HOUR	TOC	TOP OF CURB OR CONCRETE
CBC	CONCRETE BOX CULVERT	HR	HOUR	TOF	TOP OF FOUNDATION
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	I	INLET	TOP	TOP OF PIPE
CDS	CUL-DE-SAC	IE	IRRIGATION EASEMENT	TW	TOP OF WALL
CF	CUBIC FOOT	INT	INTERSECTION	TYP	TYPICAL
CFS	CUBIC FEET PER SECOND	INV	INTERSECTION	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
CL	COMPLETE IN PLACE	IRR	IRRIGATION	UE	UTILITY EASEMENT
CLP	CENTER LINE	KB	KICK (THRUST) BLOCK	U&DE	UTILITY & DRAINAGE EASEMENT
CLMR	CONDITIONAL LETTER OF MAP REVISION	LB	LOAD	UGE	UNDERGROUND ELECTRIC
CLR	CLEAR	LE	LANDSCAPE EASEMENT	VCP	VITRIFIED CLAY PIPE
CM	CORRUGATED METAL PIPE	LF	LINEAR FOOT	VPC	VERTICAL POINT OF CURVATURE
CO	CLEAN OUT	LN	LANE	VPI	VERTICAL POINT OF INTERSECTION
COCS	CITY OF COLORADO SPRINGS	LOMR	LETTER OF MAP REVISION	VPT	VERTICAL POINT OF TANGENCY
CONC	CONCRETE	LP	LOW POINT	VTC	VEHICLE TRACKING CONTROL
CR	CIRCLE	LS	LUMP SUM	W	WEST
CSP	CORRUGATED STEEL PIPE	LT	LET	WL	WATER LINE
CSU	COLORADO SPRINGS UTILITIES	LT	LET	WM	WATER MAIN
CT	COURT	M/D	MASTER DEVELOPMENT	WRD	WATER RESOURCES DEPARTMENT
CTRB	CONCRETE THRUST REDUCER BLOCK	MDDP	MASTER DEVELOPMENT DRAINAGE PLAN	WS	WATER SURFACE
CY	CUBIC YARD	MH	MANHOLE	WSE	WATER SURFACE ELEVATION
DBPS	DRAINAGE BASIN PLANNING STUDY	MIN	MINIMUM	WTR	WATER
DE	DRAINAGE EASEMENT	MS	MOUNTABLE SIDEWALK	YR	YEAR
DIA	DIAMETER	N	NORTH		
DIP	DUCTILE IRON PIPE	NRCP	NON-REINFORCED CONCRETE PIPE		
DR	DRIVE	ODP	OFFICIAL DEVELOPMENT PLAN		
DRG	DESIGN REVIEW COMMITTEE	OHE	OVERHEAD ELECTRIC		
DU	DWELLING UNITS	OHU	OVERHEAD UTILITY		
DY	DAY	PC	POINT OF CURVATURE		
E	EAST	PCC	POINT OF COMPOUND CURVATURE		
EA	EAS	PCR	POINT OF CURB RETURN		
EGL	ENERGY GRADE LINE	PDP	PRELIMINARY DEVELOPMENT PLAN		
EL	ELEVATION	PE	PROFESSIONAL ENGINEER		
ELEC	ELECTRIC	PI	POINT OF INTERSECTION		
EOA	EDGE OF ASPHALT	PKWY	PARKWAY		
EPC	EL PASO COUNTY	PL	PROPERTY LINE		
ERCP	ELLIPTICAL RCP	PR	PROPOSED		
ESMT	EASEMENT	PRC	POINT OF REVERSE CURVATURE		
EST	ESTIMATE	PT	POINT OF TANGENCY		
EX	EXISTING	PV	PLUG VALVE		
FD	FINAL DEVELOPMENT PLAN	PVC	POLYVINYL CHLORIDE		
FDR	FINAL DRAINAGE REPORT	R	RADIUS		
FES	FLARED END SECTION	RCBC	REINFORCED CONCRETE BOX CULVERT		
FF	FINISHED FLOOR ELEVATION	RCP	REINFORCED CONCRETE PIPE		
FG	FINISHED GRADE	RD	ROAD		
FH	FIRE HYDRANT	ROW	RIGHT OF WAY		

VICINITY MAP



SHEET INDEX

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

SIGNING AND STRIPING NOTES

- ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- 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.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- 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".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 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 SUBBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
- 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
- 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:	MOUNTAIN VIEW ELECTRIC ASSOC., INC. 11140 EAST WOODMEN ROAD FALCON, COLORADO 80831 (719) 495-2283
DEPARTMENT OF PUBLIC WORKS:	3257 AKERS DR COLORADO SPRINGS, CO 80910 P ~ (719) 529-6460

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.

[Signature]
ROBERT C. IRWIN, MANAGER
DATE: 09/09/22

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

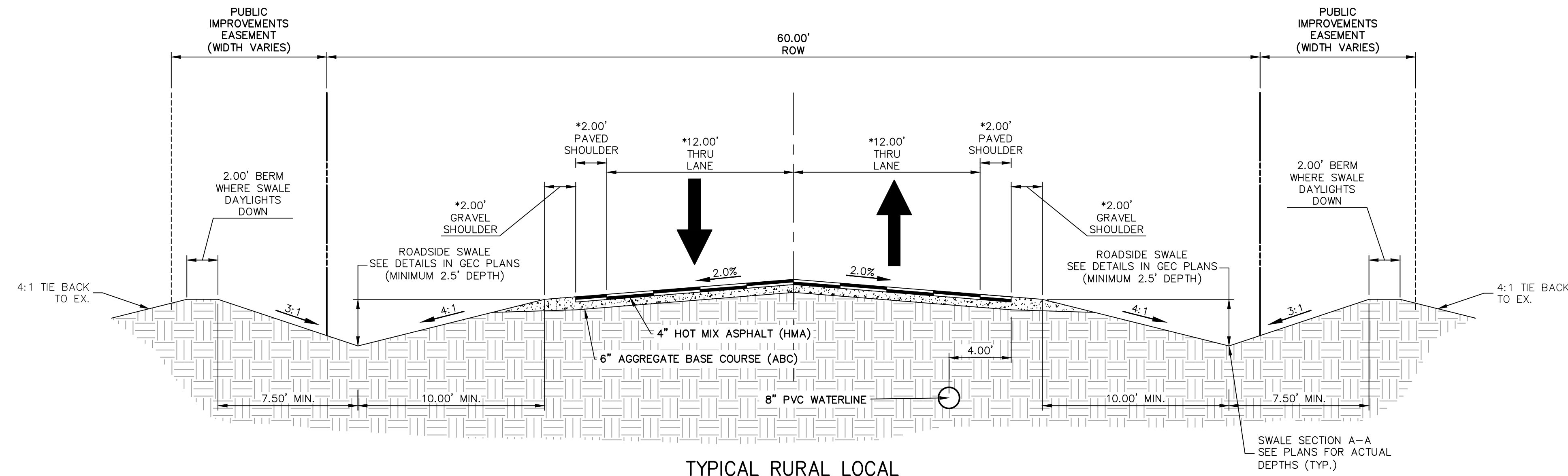
COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

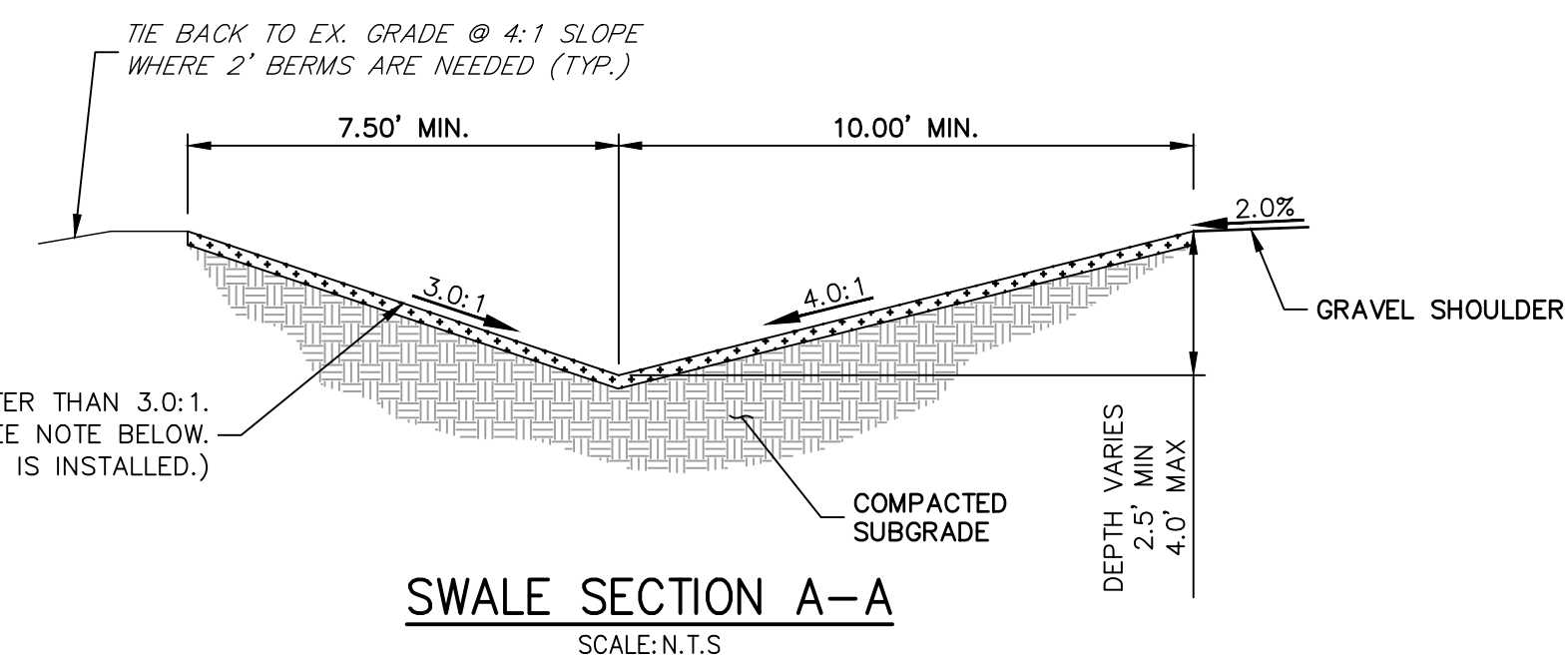
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS 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.

[Signature]
BRYAN T. LAW, P.E.
25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE: 09/09/22

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR BRJM, LLC 101 N. CASCADE, SUITE 200 COLORADO SPRINGS, CO 80903 ATTN: BOB IRWIN P~(719)-475-7474	BY DATE	No.	REVISION	NTS	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	LATIGO TRAILS - FILING NO. 9	COVER SHEET	SHEET 1 OF 13	JOB NO. 25175.02



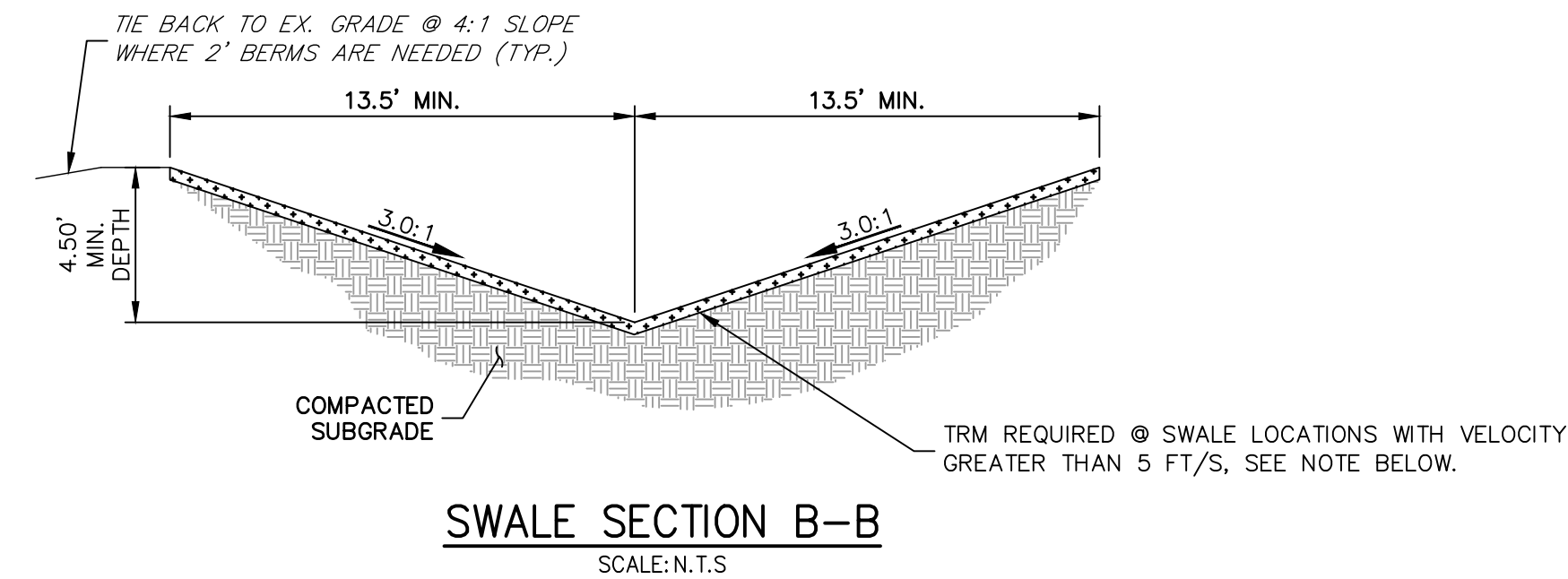
TYPICAL RURAL LOCAL
 POSTED SPEED LIMIT = 30 MPH, DESIGN SPEED LIMIT = 30 MPH
 CONESTOGA TRAIL, HORSE CANYON TRAIL, BUFFALO RIVER TRAIL
 SCALE: 1" = 5'
 * = DISTANCE VARIES AFTER STATION 55+00 ON CONESTOGA TRAIL



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

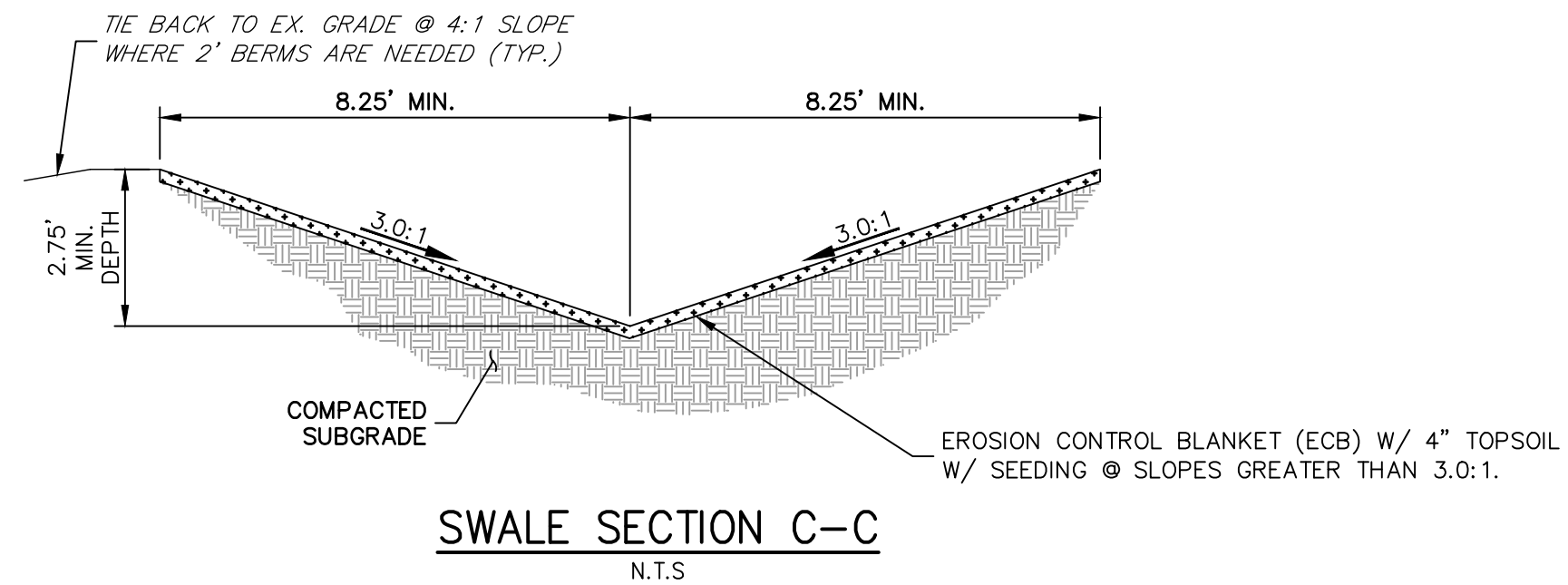
EROSION CONTROL BLANKET (ECB) W/ 4" TOPSOIL W/ SEEDING @ SLOPES GREATER THAN 3.0:1. TRM REQUIRED @ SWALE LOCATIONS WITH VELOCITY GREATER THAN 5 FT/S. SEE NOTE BELOW. (ECB IS NOT REQUIRED WHERE TRM IS INSTALLED.)

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)



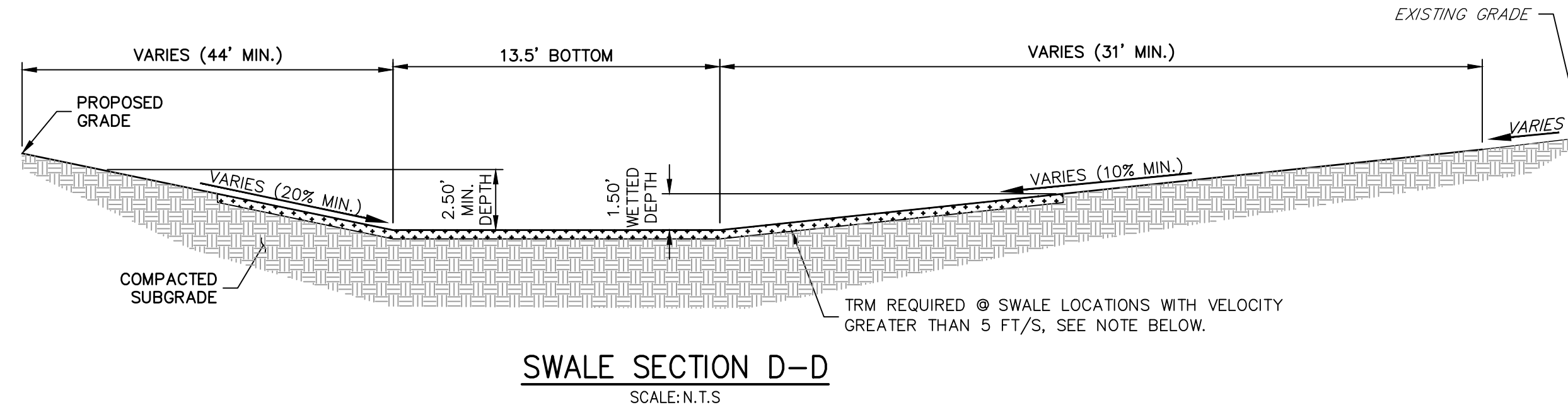
SWALE SECTION B-B
 SCALE: N.T.S.

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.

EROSION CONTROL BLANKET (ECB) W/ 4" TOPSOIL W/ SEEDING @ SLOPES GREATER THAN 3.0:1.



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)

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

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

J.R. ENGINEERING
 A Westman Company
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 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

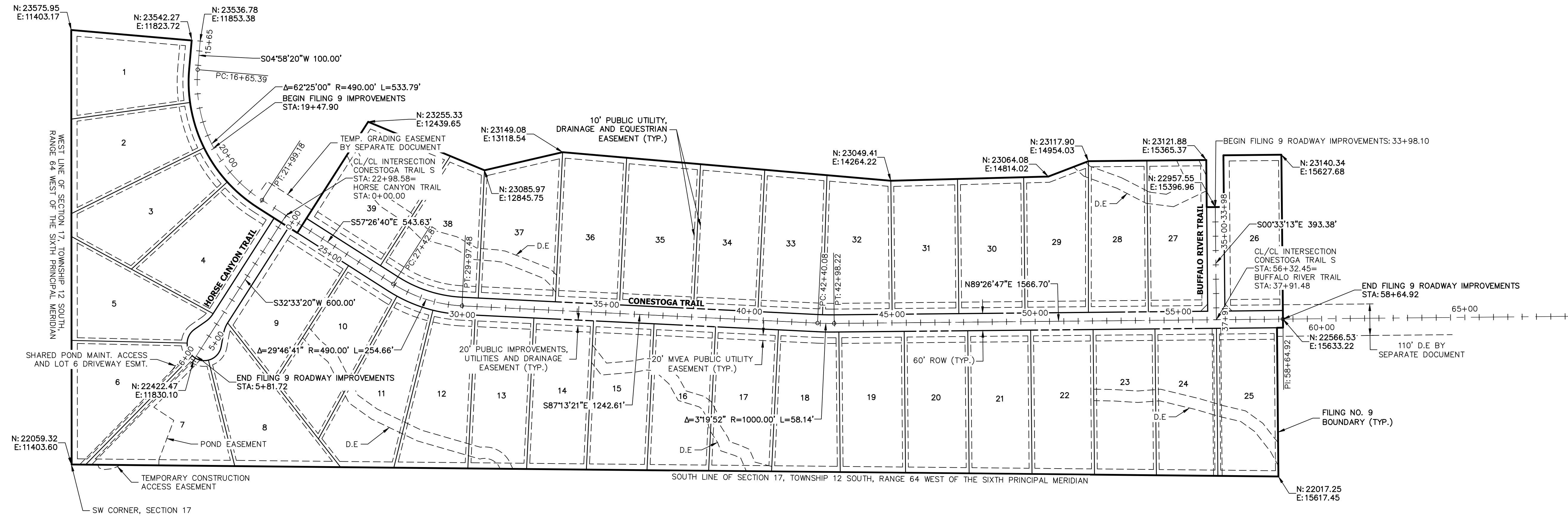
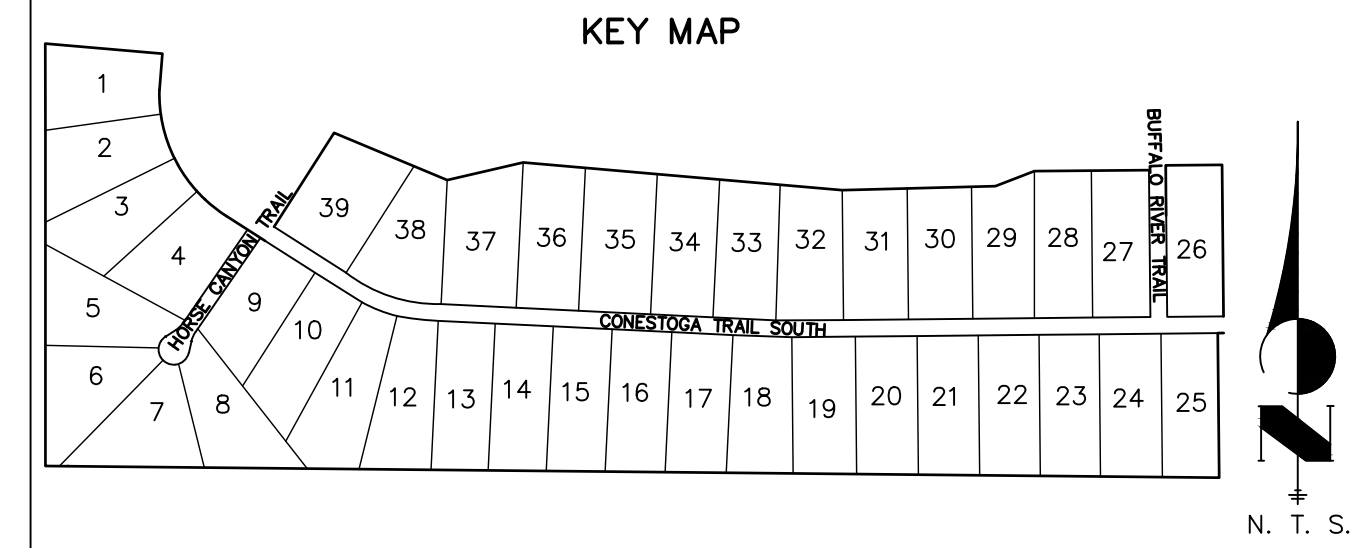
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V-SCALE	1"=5'
DATE	09/07/22
DESIGNED BY	APL
DRAWN BY	RWK
CHECKED BY	

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



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

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

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No.	REVISION	BY	DATE

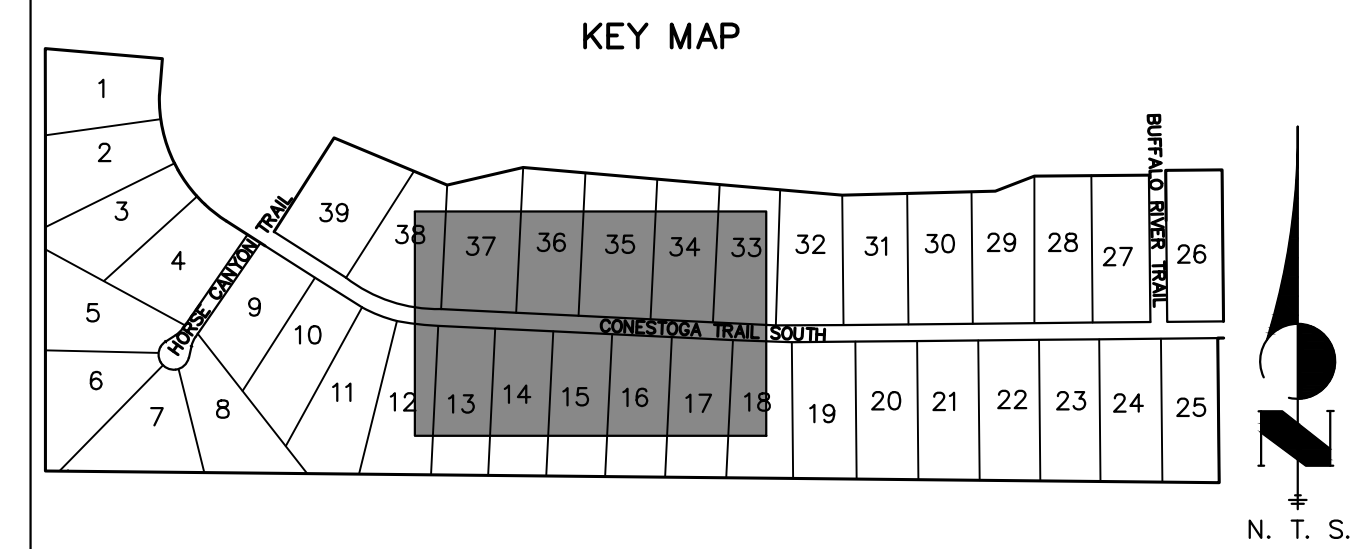
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V-SCALE	N/A
DATE	09/07/22
DESIGNED BY	RWK
DRAWN BY	RWK
CHECKED BY	

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, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE: 09/09/22

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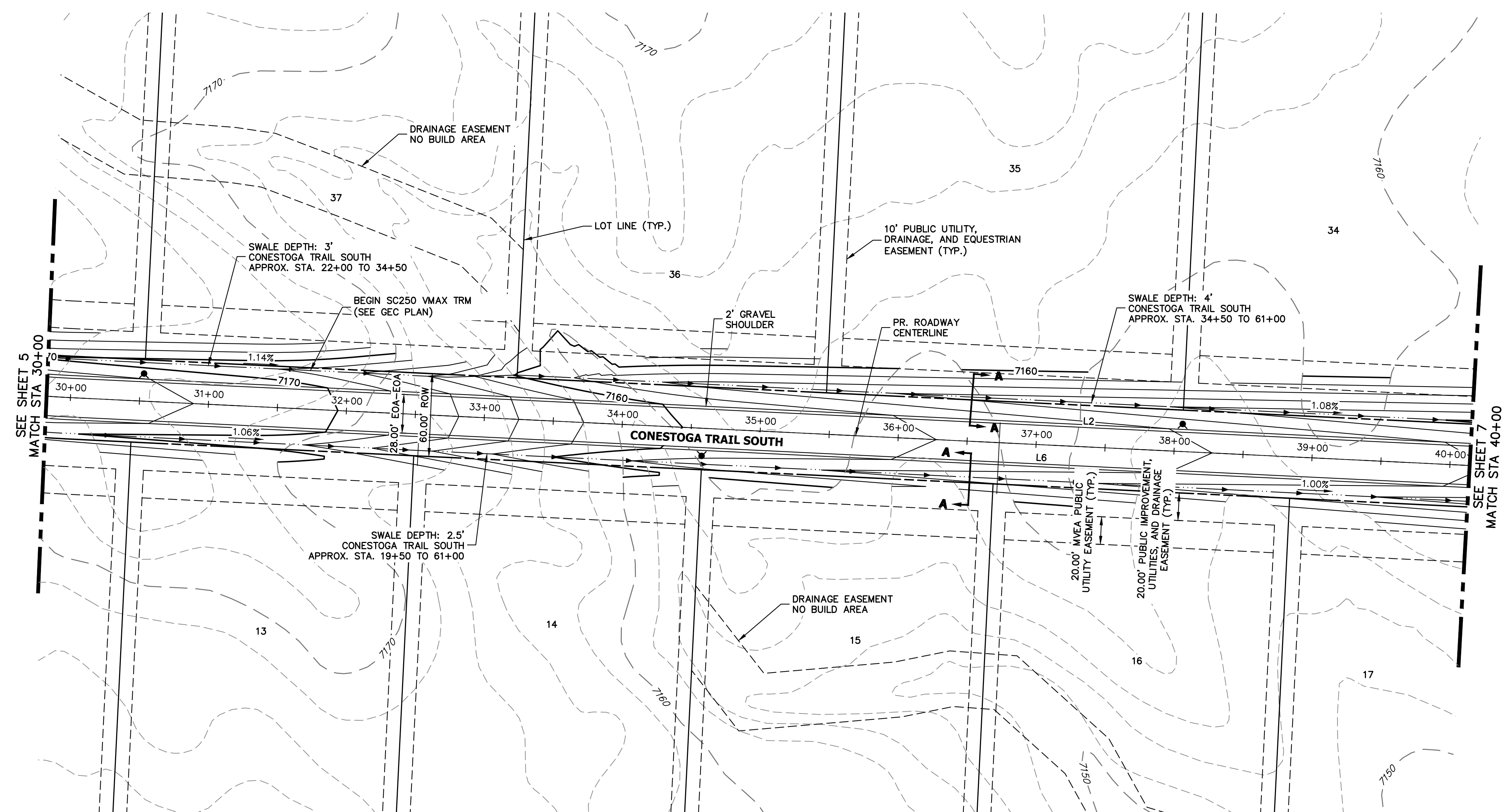


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.

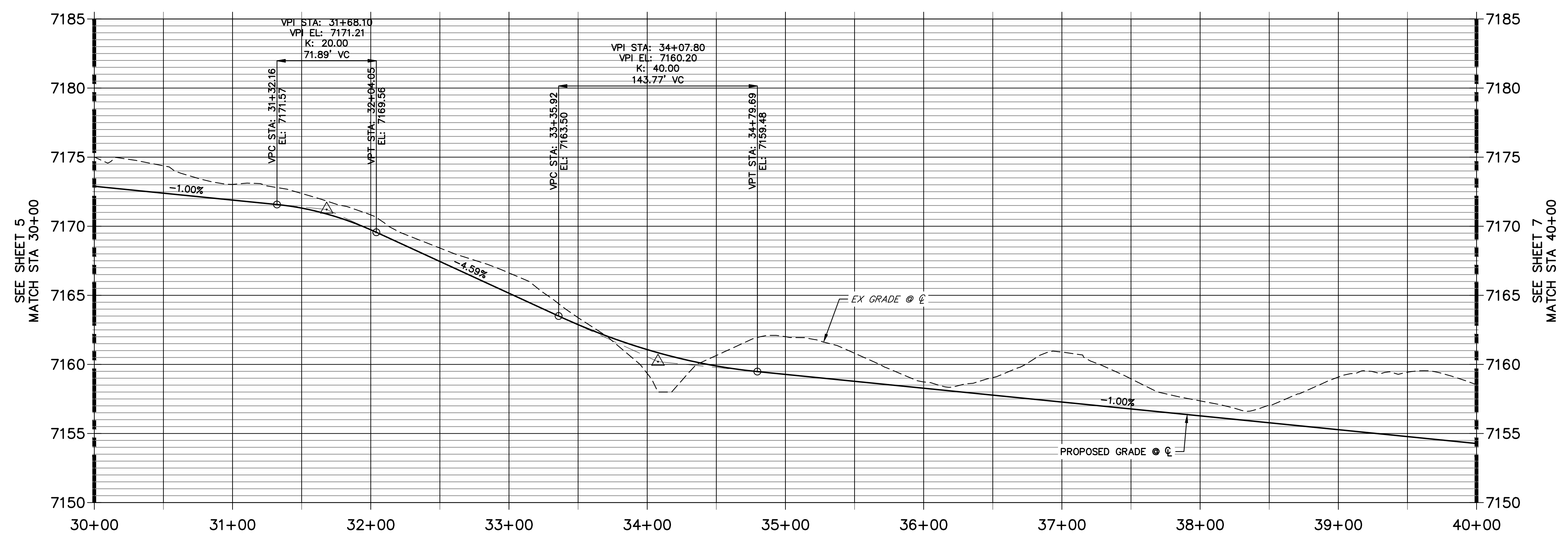
PREPARED FOR
BRJM, LLC
 101 N. CASCADE, SUITE 200
 COLORADO SPRINGS, CO 80903
 ATTN: BOB IRWIN
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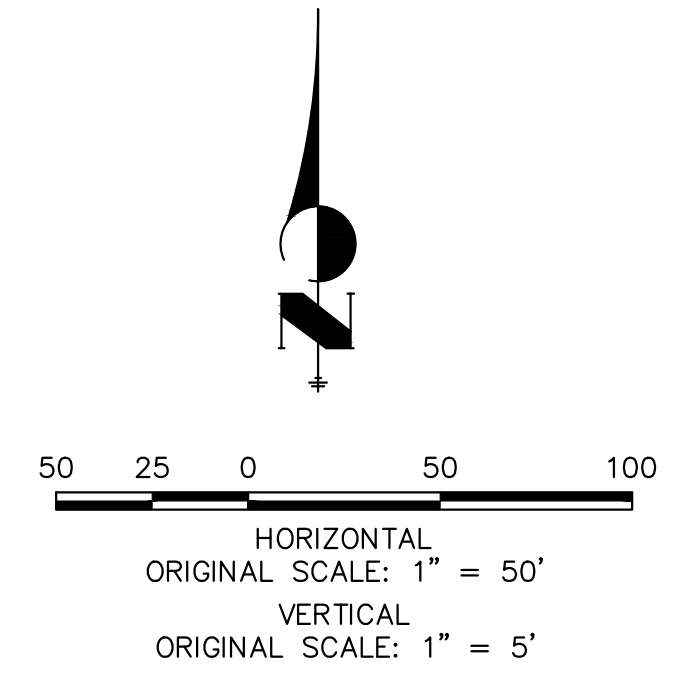
**CONESTOGA TRAIL S PROFILE (2)
 STA 30+00.00 TO 40+00.00**

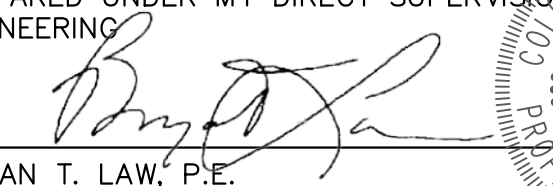


LINE AND CURVE TABLE			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
L2	S87°13'21"E	1242.61'	
L6	S87°13'21"E	1242.61'	

STREET IMPROVEMENT NOTES

1. ALL STATIONING IS \odot , UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE \odot , 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.

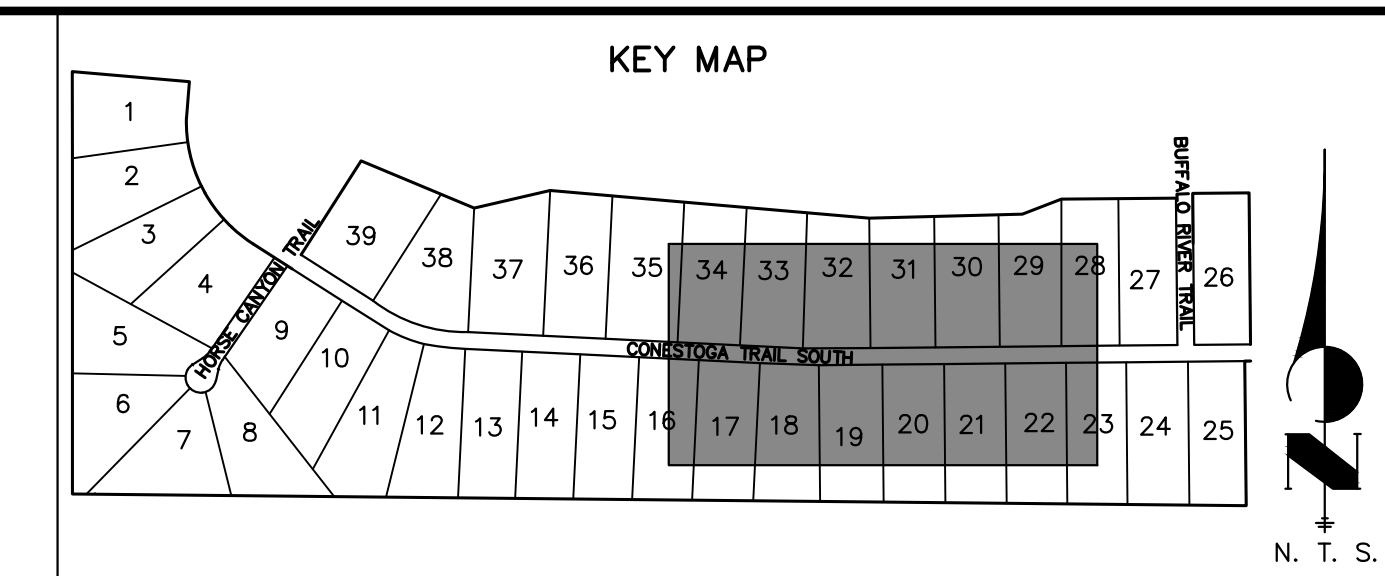
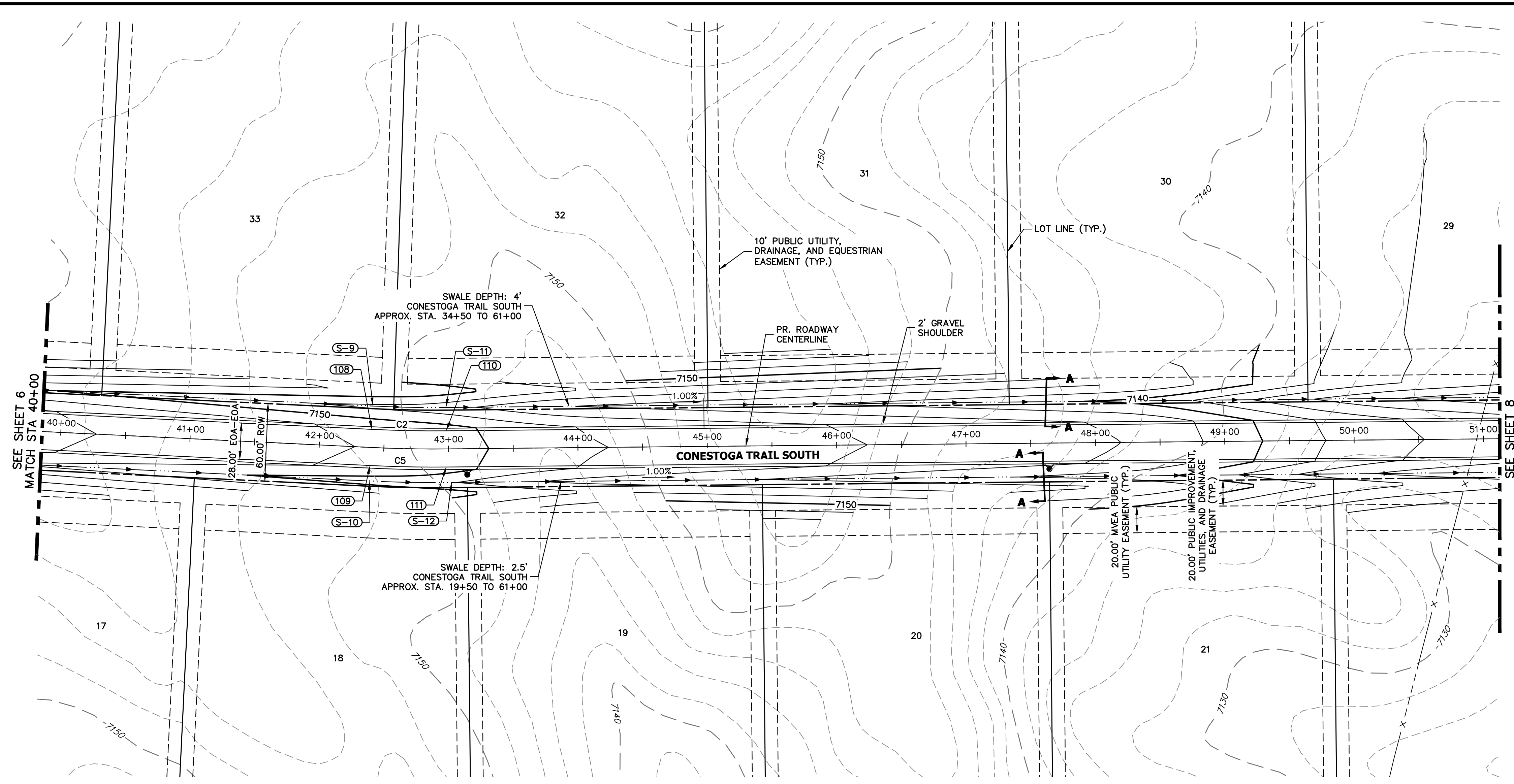


ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE: 09/09/22

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION	
						No.	DATE
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

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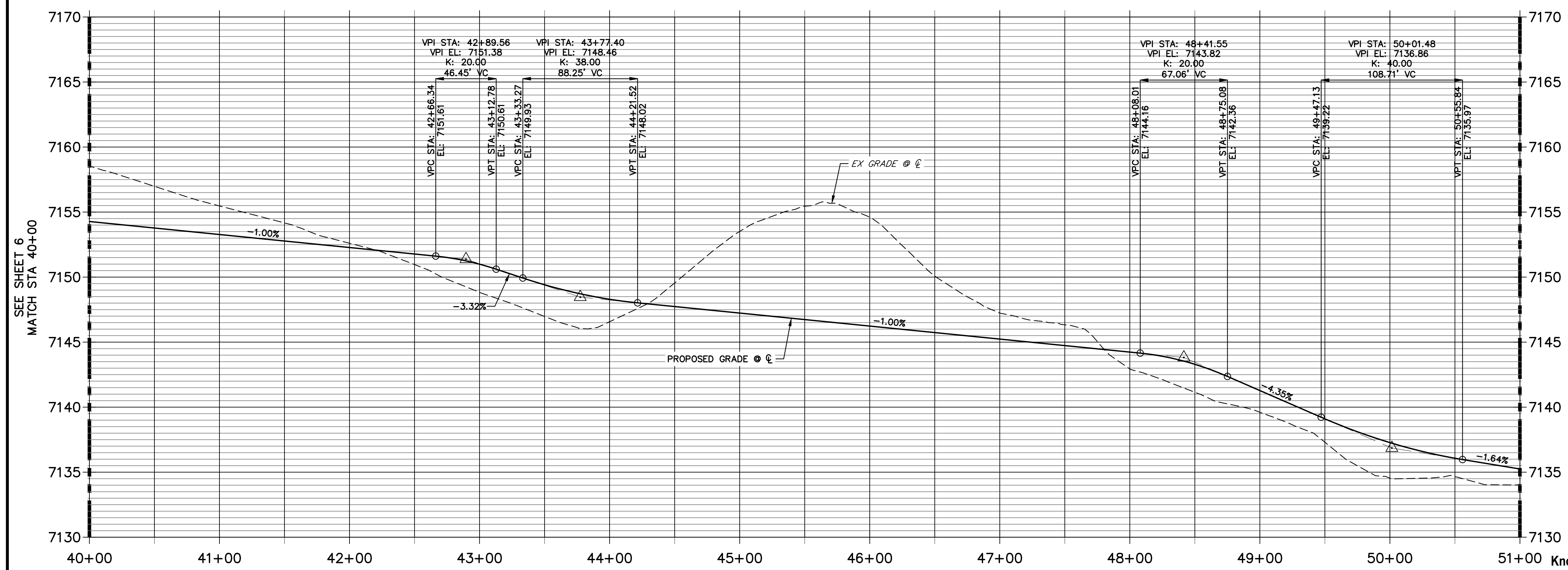


LINE AND CURVE TABLE			
LINE/CURVE	BEARING/Delta	LENGTH	RADIUS
C5	3°19'52"	58.95'	1014.00'
C2	3°19'52"	57.32'	986.00'

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

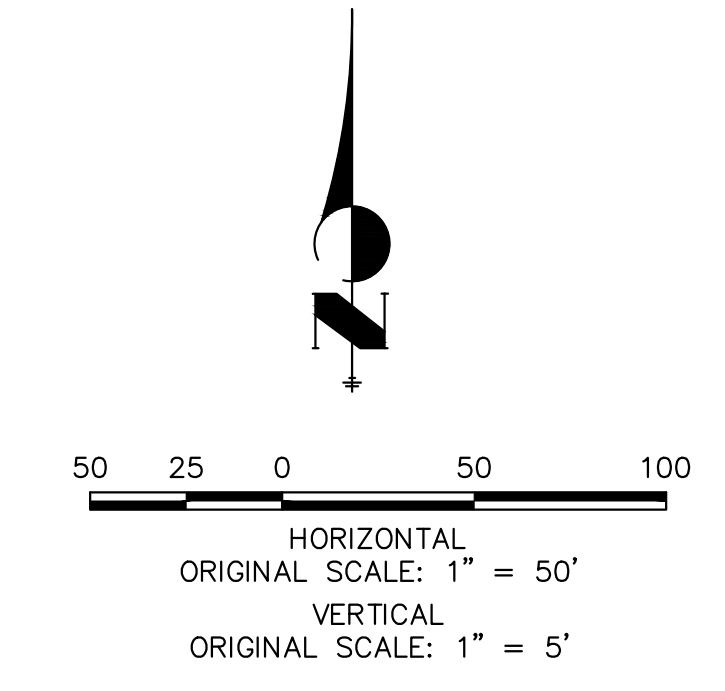
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
S-9	42+40.08	32.00' (LT)	CONESTOGA TRAIL S	7147.56		SWALE PC
S-10	42+40.08	26.00' (RT)	CONESTOGA TRAIL S	7149.06		SWALE PC
S-11	42+98.22	32.00' (LT)	CONESTOGA TRAIL S	7146.72		SWALE PT
S-12	43+02.16	26.06' (RT)	CONESTOGA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

CONESTOGA TRAIL S PROFILE (3) STA 40+00.00 TO 51+00.00



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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

DATE: 09/09/22

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

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

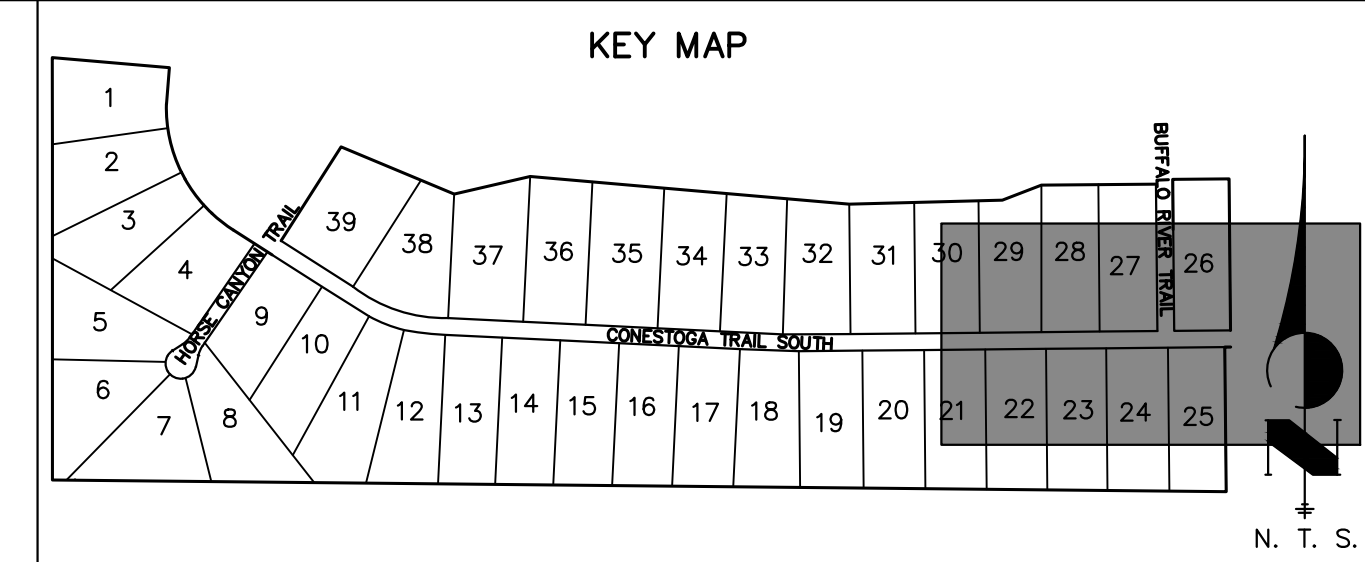
J.R. ENGINEERING
 A Westlin Company
 Centennial 300-740-0088 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

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

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

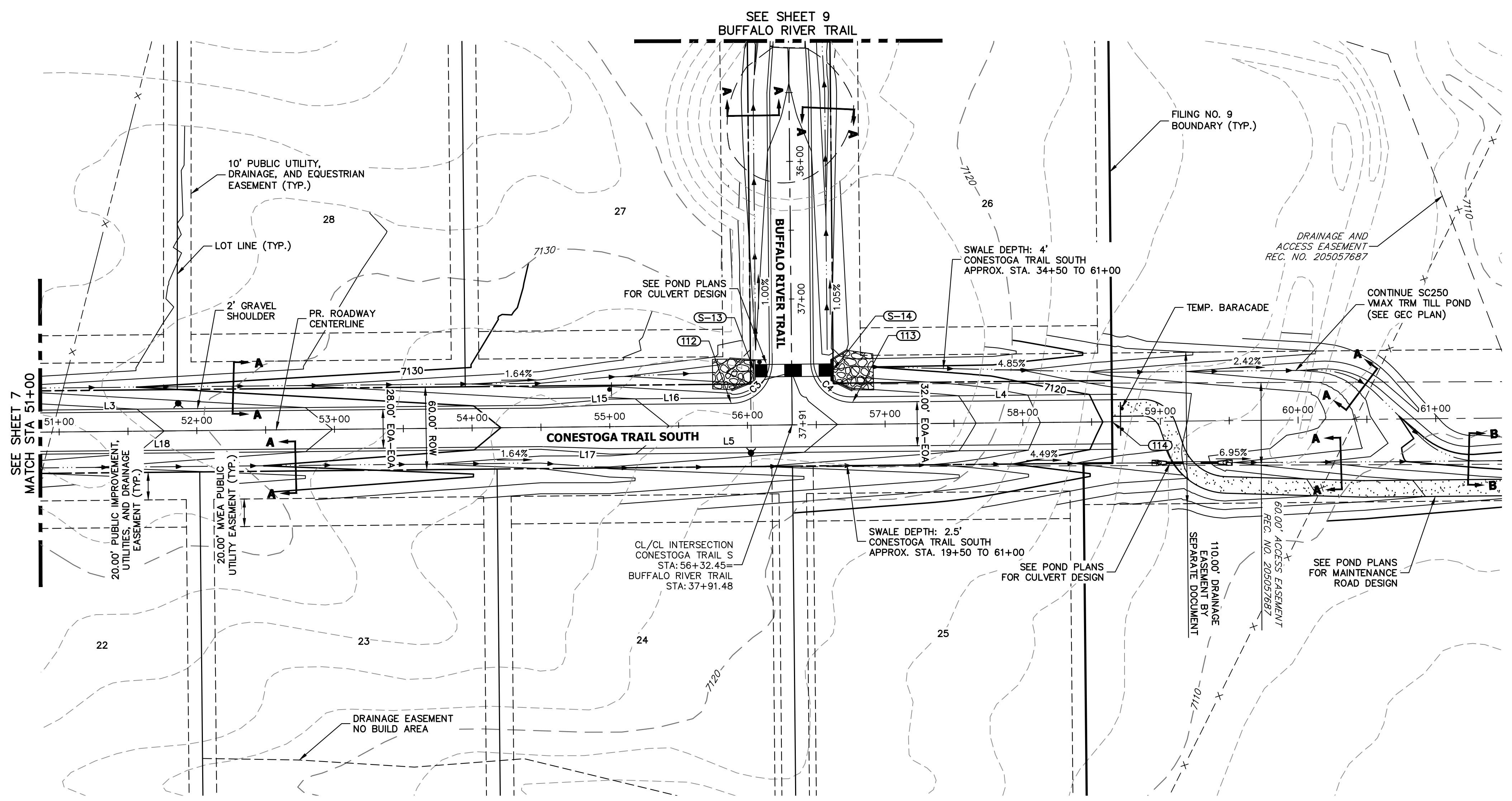
SHEET 7 OF 13
 JOB NO. 25175.02



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS WERE DESIGNED 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
Central 303-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

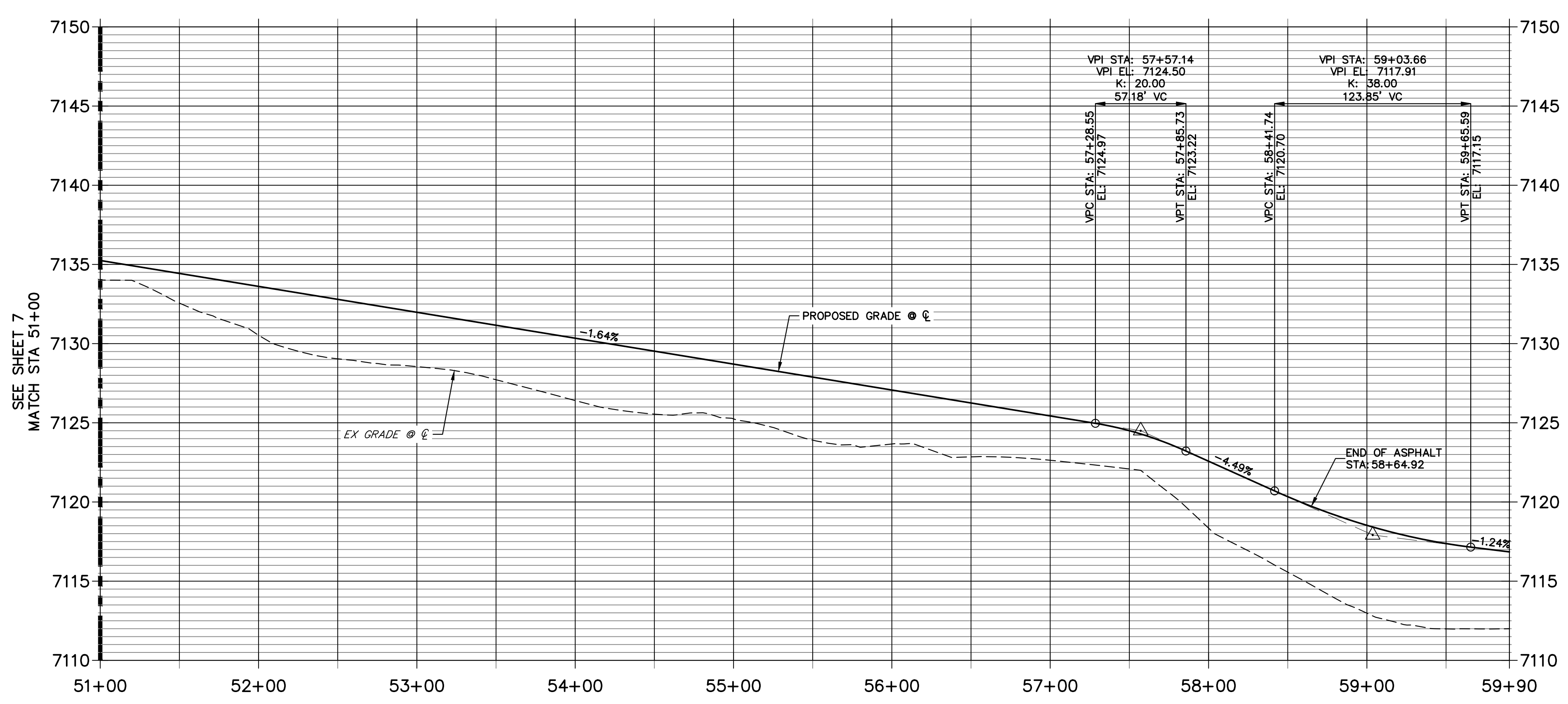


LINE AND CURVE TABLE			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
L18	N89°26'47"E	1151.78'	
L5	N89°26'47"E	364.92'	
L16	N89°26'47"E	88.44'	
C3	90°00'00"	47.12'	30.00'
C4	90°00'00"	47.12'	30.00'
L4	N89°26'47"E	188.47'	
L15	S87°09'21"W	50.04'	
L17	N88°15'47"W	50.04'	
L3	N89°26'47"E	1151.78'	

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

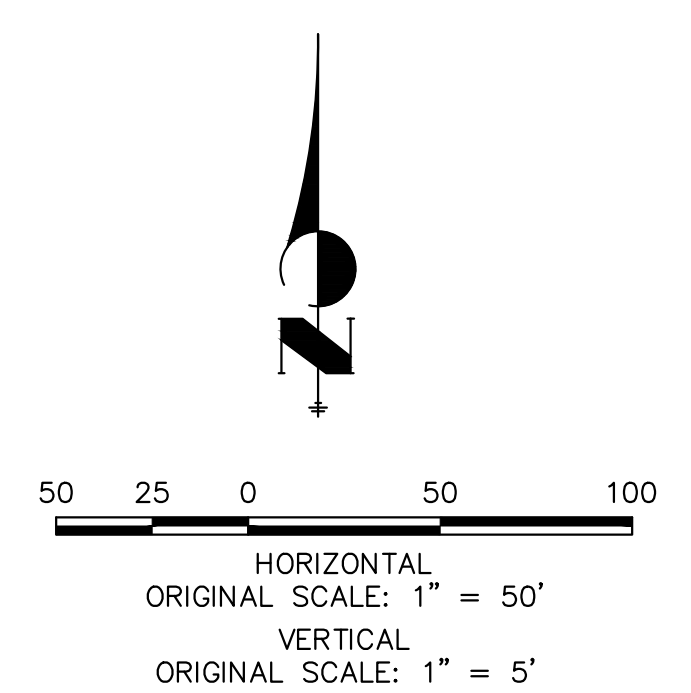
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
112	55+88.45	16.00' (LT)	CONESTOGA TRAIL S	7126.94		PCR
113	56+76.45	16.00' (LT)	CONESTOGA TRAIL S	7125.50		PCR
114	58+64.92	0.00' ()	CONESTOGA TRAIL S	0.00		END IMPROVEMENTS

**CONESTOGA TRAIL S PROFILE (4)
STA 51+00.00 TO 59+90.00**



STREET IMPROVEMENT NOTES

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

No.	REVISION	DATE	BY	DATE	BY
1		09/07/22	CRB		
2			CRB		

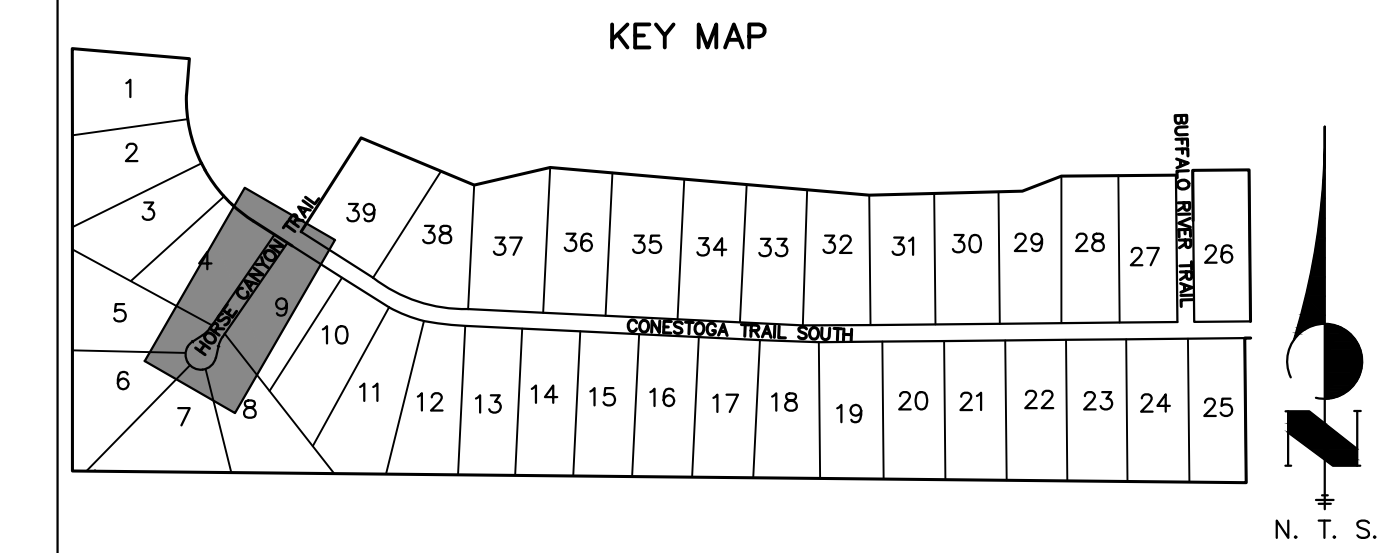
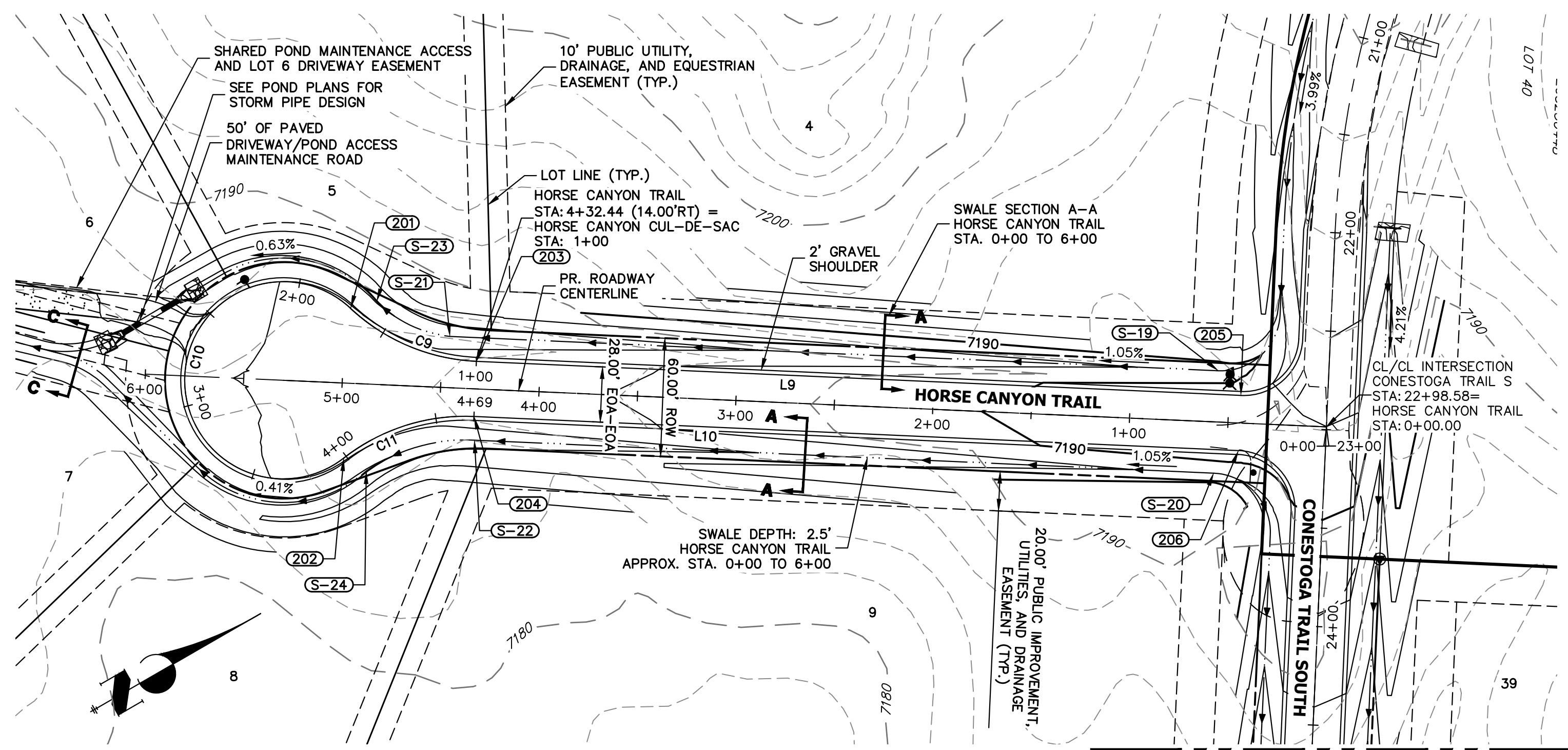
H-SCALE 1"=50'
V-SCALE 1"=5'
DESIGNED BY CRB
DRAWN BY CRB
CHECKED BY

LATIGO TRAILS - FILING NO. 9
STREET IMPROVEMENT PLAN AND PROFILE
SHEET 8 OF 13
JOB NO. 25175.02

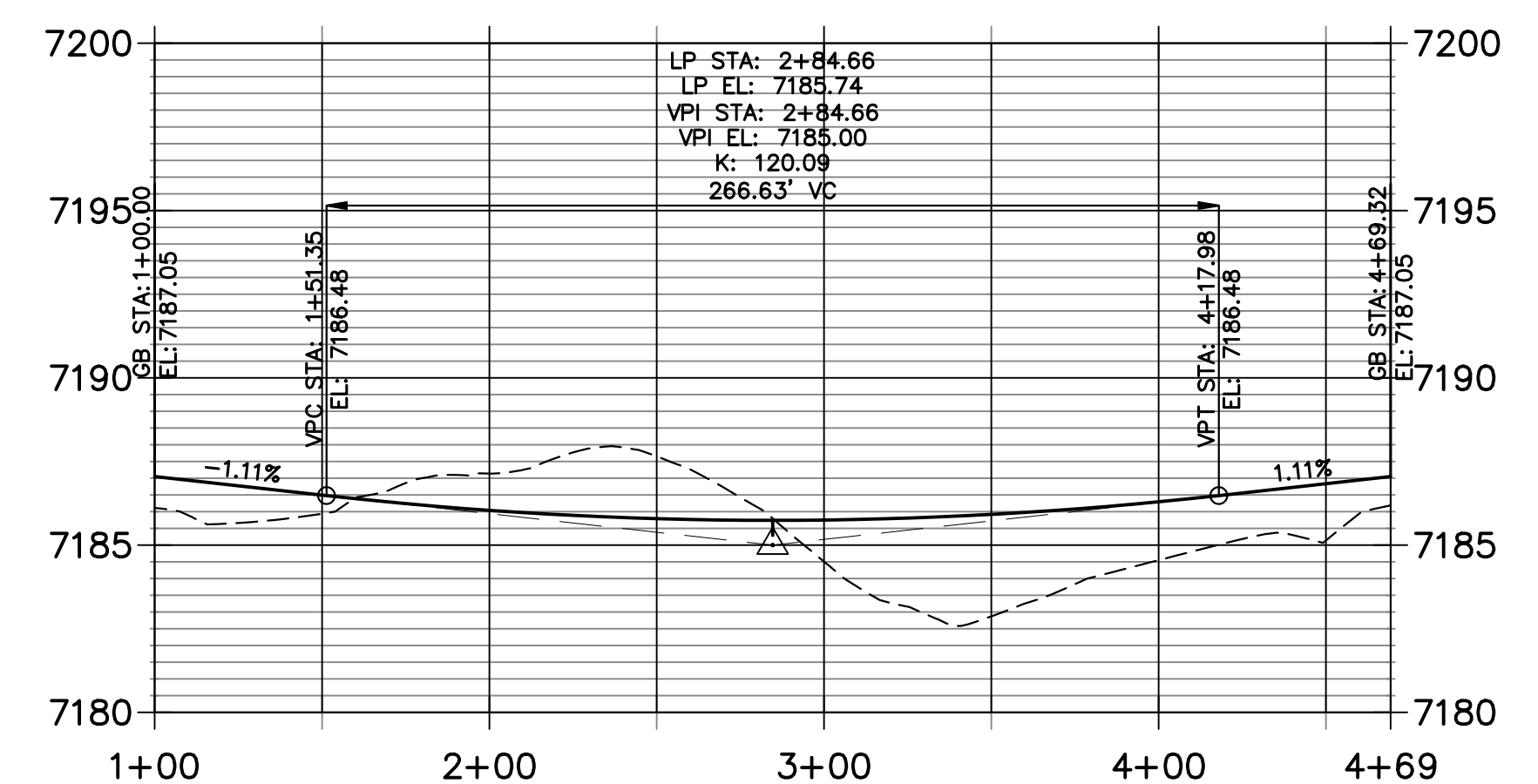
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STREET IMPROVEMENT NOTES

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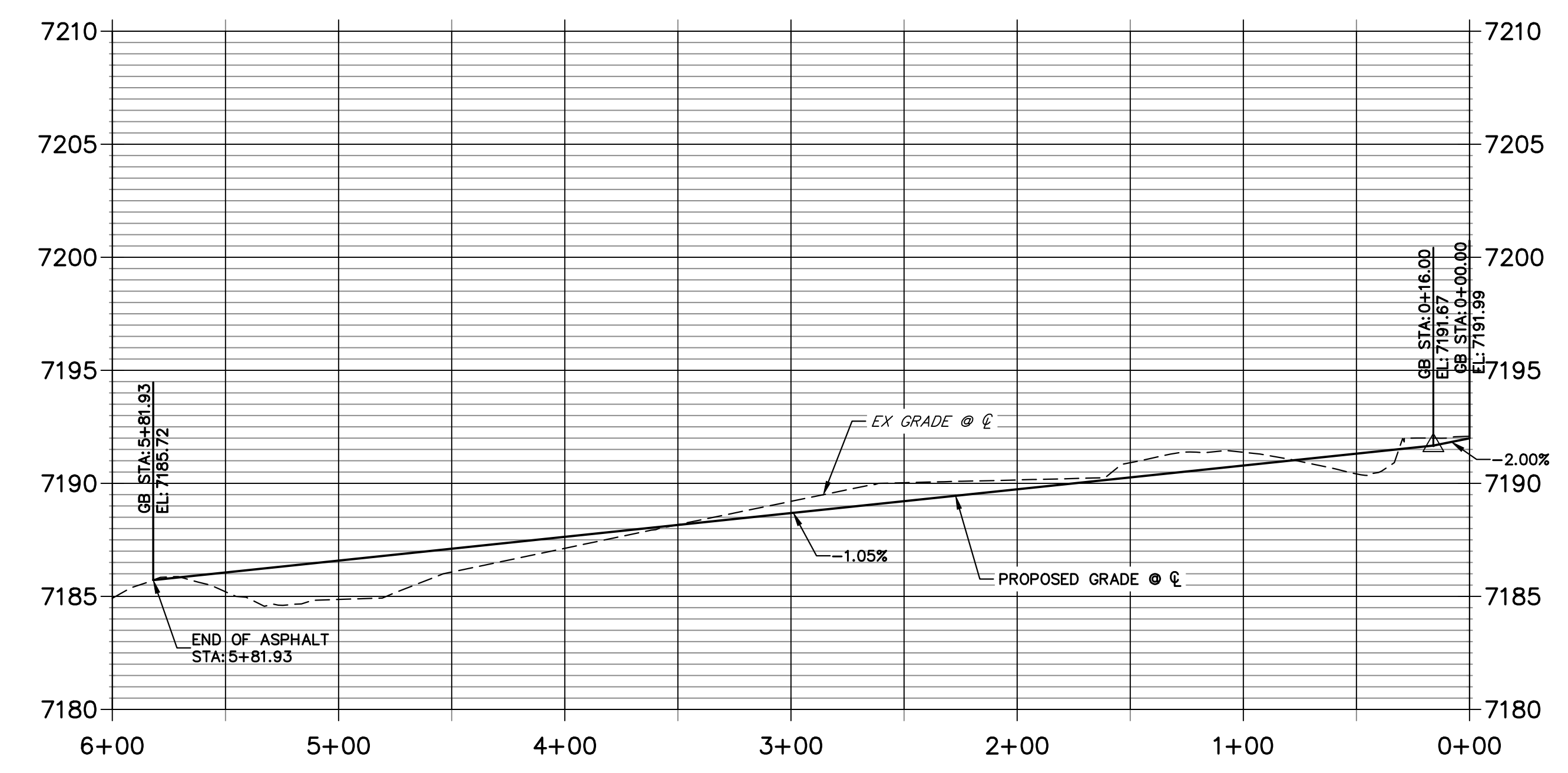
**HORSE CANYON CUL-DE-SAC PROFILE
STA 1+00.00 TO 4+69.32**



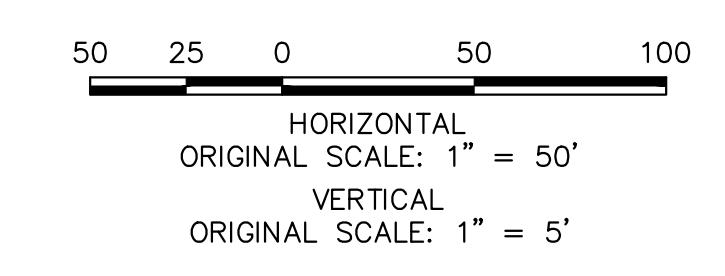
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
201	4+97.44	38.00' (RT)	HORSE CANYON TRAIL	0.00		PCR
202	4+97.44	38.00' (LT)	HORSE CANYON TRAIL	0.00		PCR
203	4+32.44	14.00' (RT)	HORSE CANYON TRAIL	0.00		PCR
204	4+32.44	14.00' (LT)	HORSE CANYON TRAIL	0.00		PCR
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
L9	S32°33'20"W	388.44'	
C9	40°32'09"	70.75'	100.00'
L10	N32°33'20"E	388.44'	
C10	130°32'09"	113.91'	50.00'
C11	40°32'09"	70.75'	100.00'



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
 DATE: 09/09/22

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

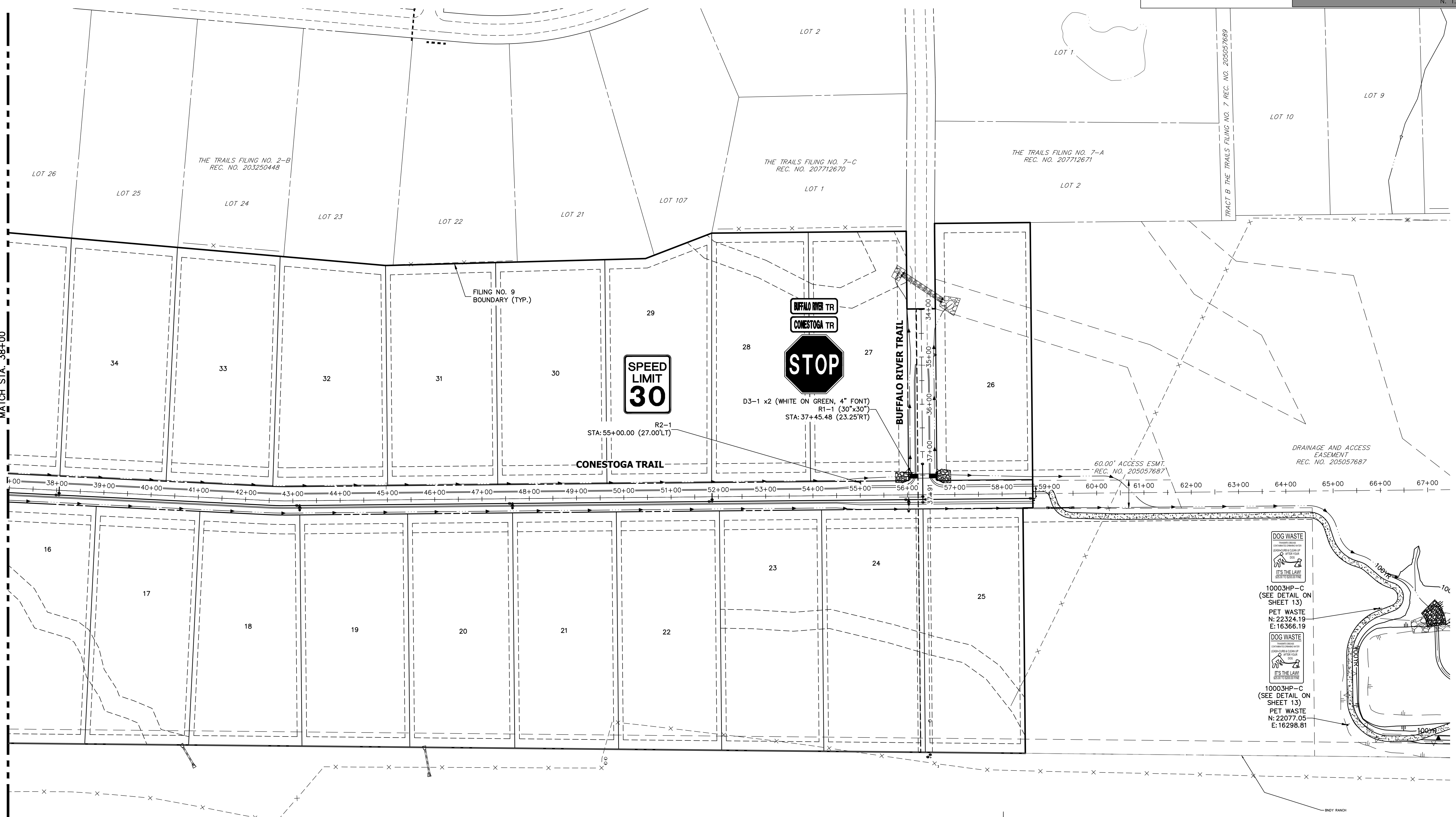
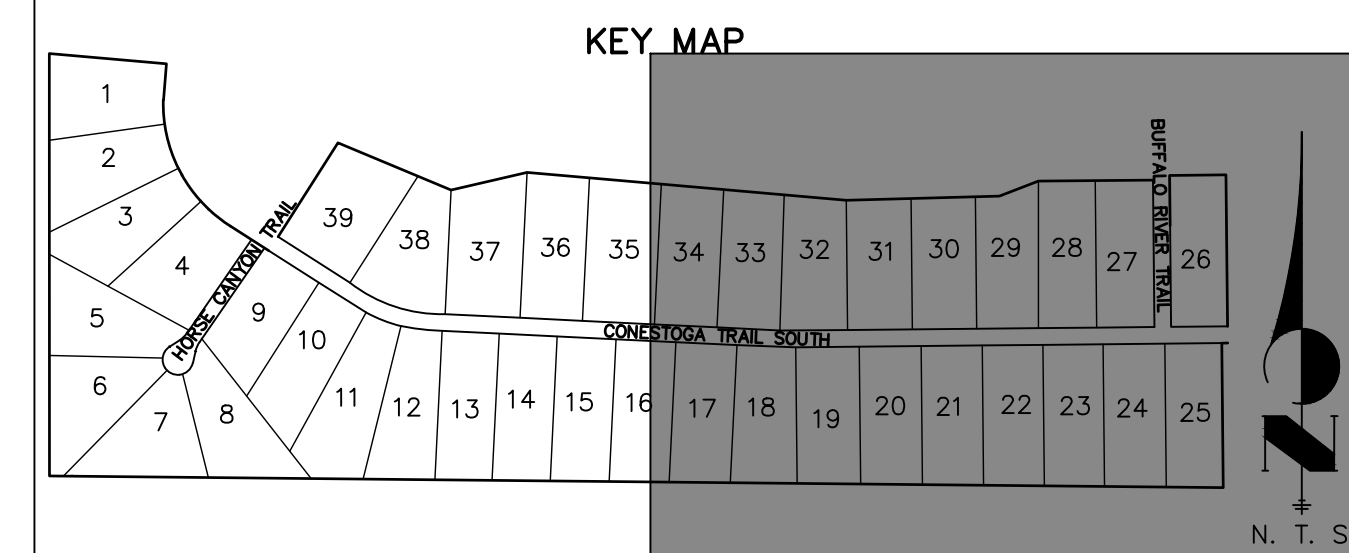
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

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

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

SHEET 10 OF 13
 JOB NO. 25175.02



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

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

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
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No.	REVISION	BY	DATE

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

25043
09/09/22

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