



# THE TRAILS AT ASPEN RIDGE FILING NO. 1

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO  
SHEET 2 OF 6

SW CORNER SEC. 9  
POSITION BASED ON WITNESS  
CORNERS AND REFERENCE MONUMENT

SEC. 8 T15S, R65W  
SEC. 9 T15S, R65W

5279.09'  
Powers Boulevard (HWY 21)  
BOOK 5307, PAGE 1472

NW CORNER SEC. 9  
2 1/2" ALUM. CAP. PLS 17664

STATE OF COLORADO  
5500000015  
UNPLATTED

SEC. 16 T15S, R65W S89°33'35"W 2495.44'

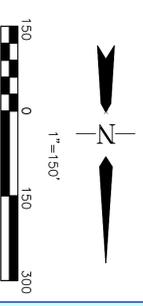


Revise to provide a temporary cut-de-sac. See ECM Section 2.3.8.C for available options.

any remainder area should be platted as a tract(s) for future development.

Wagon Hammer exceeds the cut-de-sac length criteria. Two possible options may be considered.  
Option 1: Provide a temporary cut-de-sac at the terminus. Add the paragraph identified in ECM Section 2.3.8.C. Also submit a deviation request for exceeding the maximum cut-de-sac length.  
Option 2: Provide a temporary second access via an access easement. Possibly from Wagon Hammer to Falling Rock.

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°57'15"	27.00'	42.39'	S45°27'48"E	38.17'
C2	90°00'00"	20.00'	31.42'	N44°33'35"E	28.28'
C3	06°15'56"	965.00'	105.53'	S70°51'04"E	105.47'
C4	93°13'35"	19.94'	32.45'	N59°14'06"E	28.99'



Provide a second access point from Bradley Road with Filing 1 or obtain a waiver request.

N 1/4 CORNER  
SEC. 9  
3 1/4" ALUM.  
CAP PLS 10377

S 1/4 CORNER  
SECTION 9  
3 1/4" ALUM.  
CAP PLS 10377

MARKSHEFFEL-  
WOODMEN INVEST, LLC  
5500000389  
UNPLATTED

S00°19'32"E 1600.02'  
S00°19'32"E 5252.21'  
LINDSEY J CASE  
5500000388  
UNPLATTED

NORTH/SOUTH 1/4 LINE SEC. 9 T15S, R65W

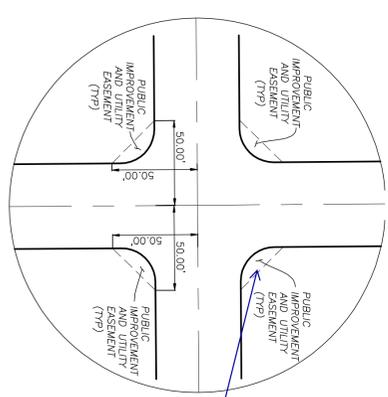
MARKSHEFFEL-WOODMEN INVEST, LLC  
5500000392

- LEGEND**
- ✦ PLS CORNER
  - NO. 4 REBAR AND CAP PLS 34583 (UNLESS SHOWN OTHERWISE)
  - (1145) ADDRESS FROM ENUMERATIONS
  - (100.00') EASEMENT DIMENSION
  - (NR) NON-RADIAL BEARING
  - SMSD SECURITY WATER & SANITATION DISTRICT
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - EXISTING ROW
  - PROPOSED ROW

RANKIN HOLDINGS LP  
AND JUDY R. TIMM AND  
EUGENIA M. AND  
BASTIE E. BLUME  
5500000414  
UNPLATTED



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 EL PASO COUNTY, COLORADO  
 SHEET 4 OF 6

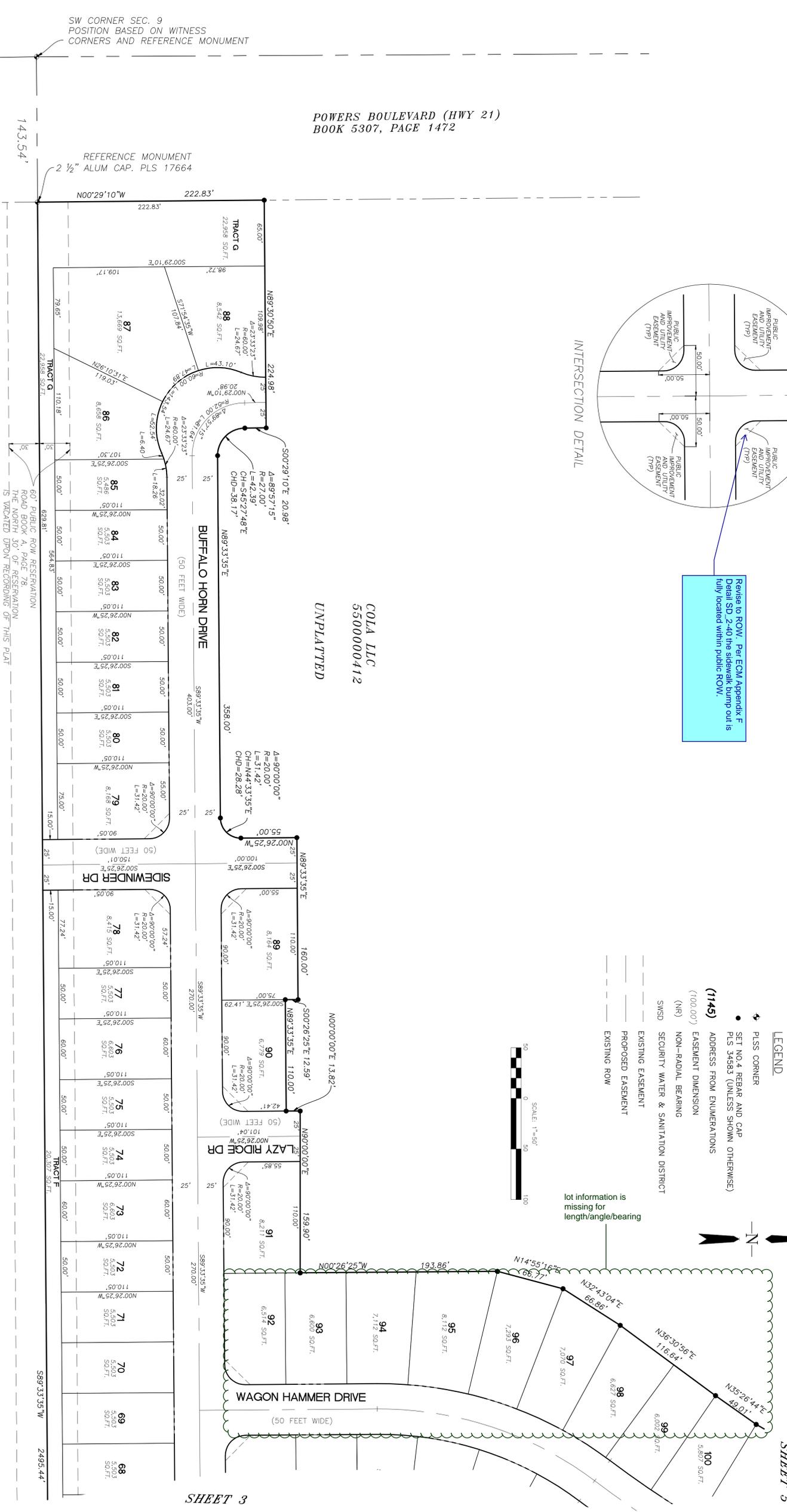


Revise to ROW. Per ECM Appendix F  
 Detail SD-2-40 the sidewalk bump out is  
 fully located within public ROW.

- LEGEND**
- PLSS CORNER
  - SET NO. 4 REBAR AND CAP  
 PLS 34583 (UNLESS SHOWN OTHERWISE)
  - (1145) ADDRESS FROM ENUMERATIONS
  - (100.00') EASEMENT DIMENSION
  - (NR) NON-RADIAL BEARING
  - SWSD SECURITY WATER & SANITATION DISTRICT
  - PROPOSED EASEMENT
  - EXISTING EASEMENT
  - EXISTING ROW



lot information is missing for length/angle/bearing



COLA LLC  
 5500000412  
 UNPLATTED

SHEET 3

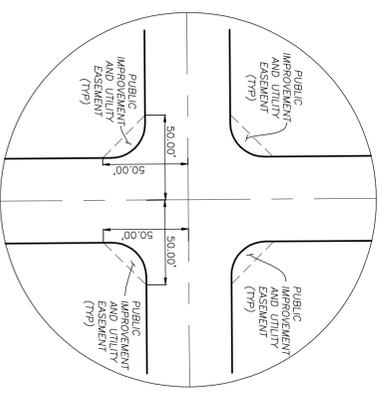
SHEET 5

# THE TRAILS AT ASPEN RIDGE FILING NO. 1

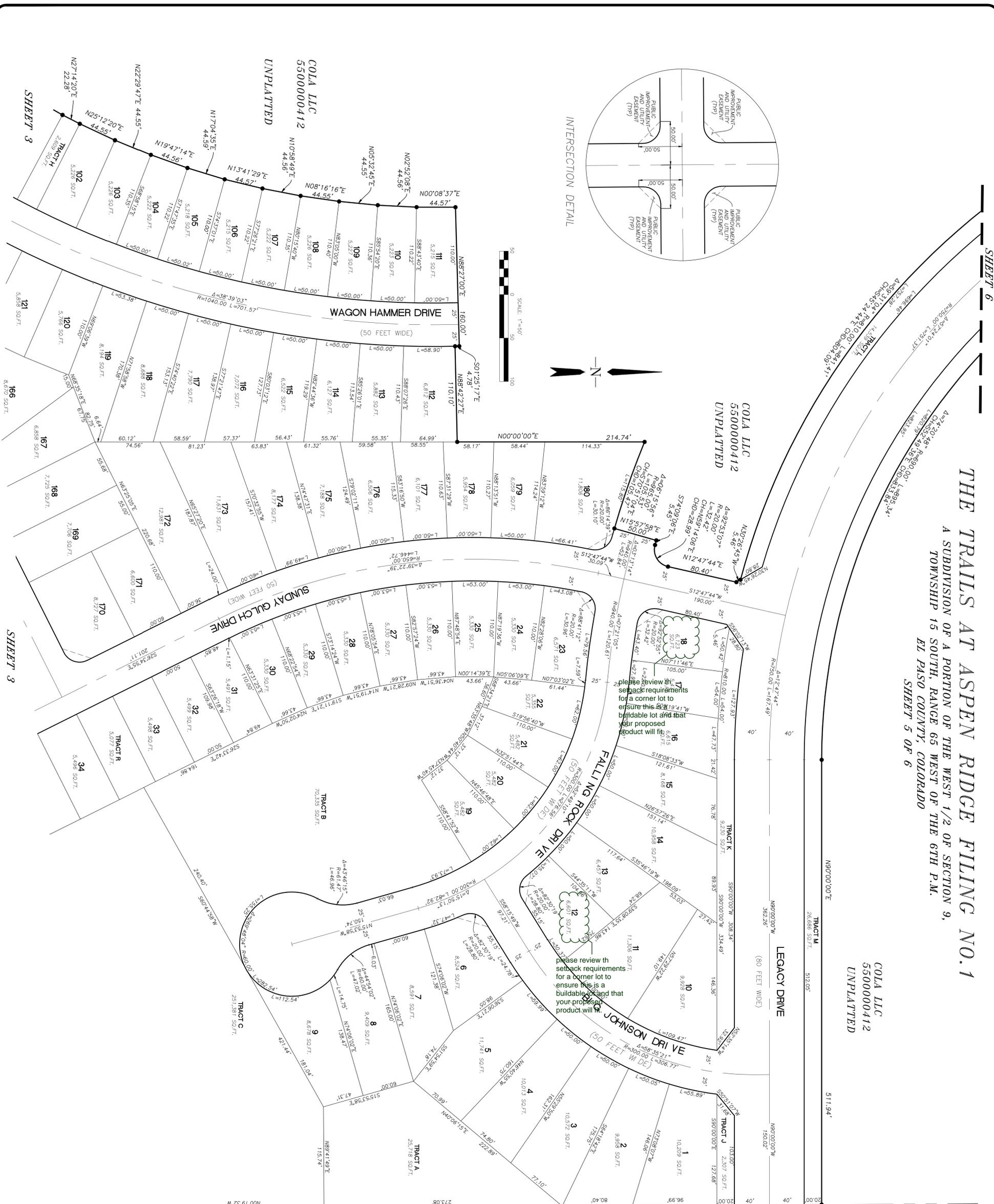
A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO  
SHEET 5 OF 6

COLA LLC  
5500000412  
UNPLATTED

MARKSHEFFEL-  
WOODMEN INVEST LLC  
5500000392  
UNPLATTED



INTERSECTION DETAIL



please review the setback requirements for a corner lot to ensure this is a buildable lot and that your proposed product will fit

please review the setback requirements for a corner lot to ensure this is a buildable lot and that your proposed product will fit

### LEGEND

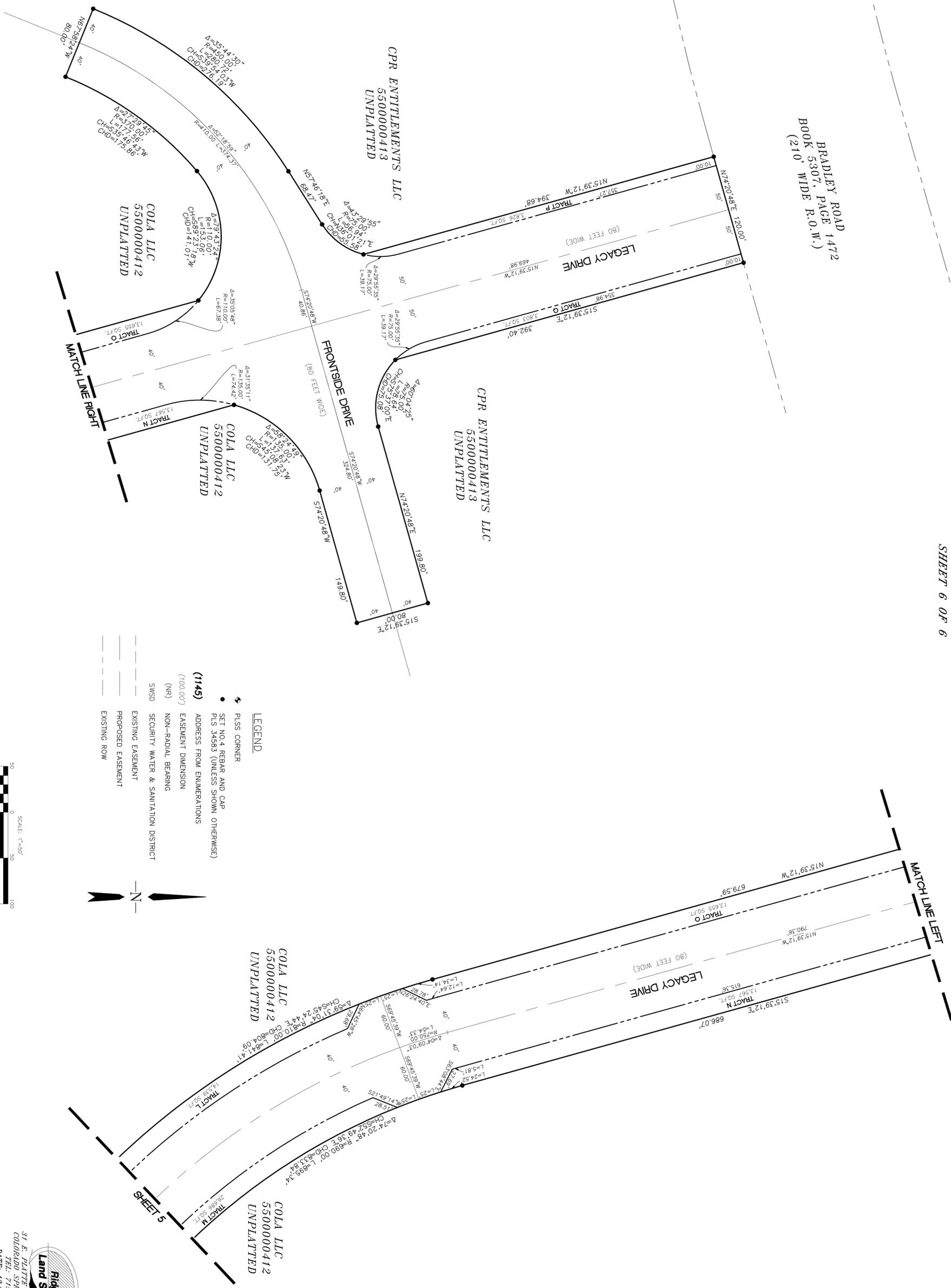
- PLSS CORNER
- FOUND NO. 4 REBAR AND CAP PLS 34583 (UNLESS SHOWN OTHERWISE)
- (1145) ADDRESS FROM ENUMERATIONS
- (100.00') EASEMENT DIMENSION
- (NR) NON-RADIAL BEARING
- SECURITY WATER & SANITATION DISTRICT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW

LINDSEY J CASE  
5500000388  
UNPLATTED

**Ridgeline Land Surveying**  
31 E. PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
DATE: 12/10/2018  
SHEET 5 OF 6

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 SHEET 6 OF 6

BRADLEY ROAD 1472  
 BOOK 5307, PAGE  
 (210' WIDE R.O.W.)



- LEGEND**
- ◆ PLSS CORNER
  - SET NO.4 REBAR AND CAP  
 PLS 34983 (UNLESS SHOWN OTHERWISE)
  - (1145) ADDRESS FROM ENUMERATIONS
  - (100.00') EASEMENT DIMENSION
  - (NR) NON-RADIAL BEARING
  - SWS SECURITY WATER & SANITATION DISTRICT
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - EXISTING ROW

