

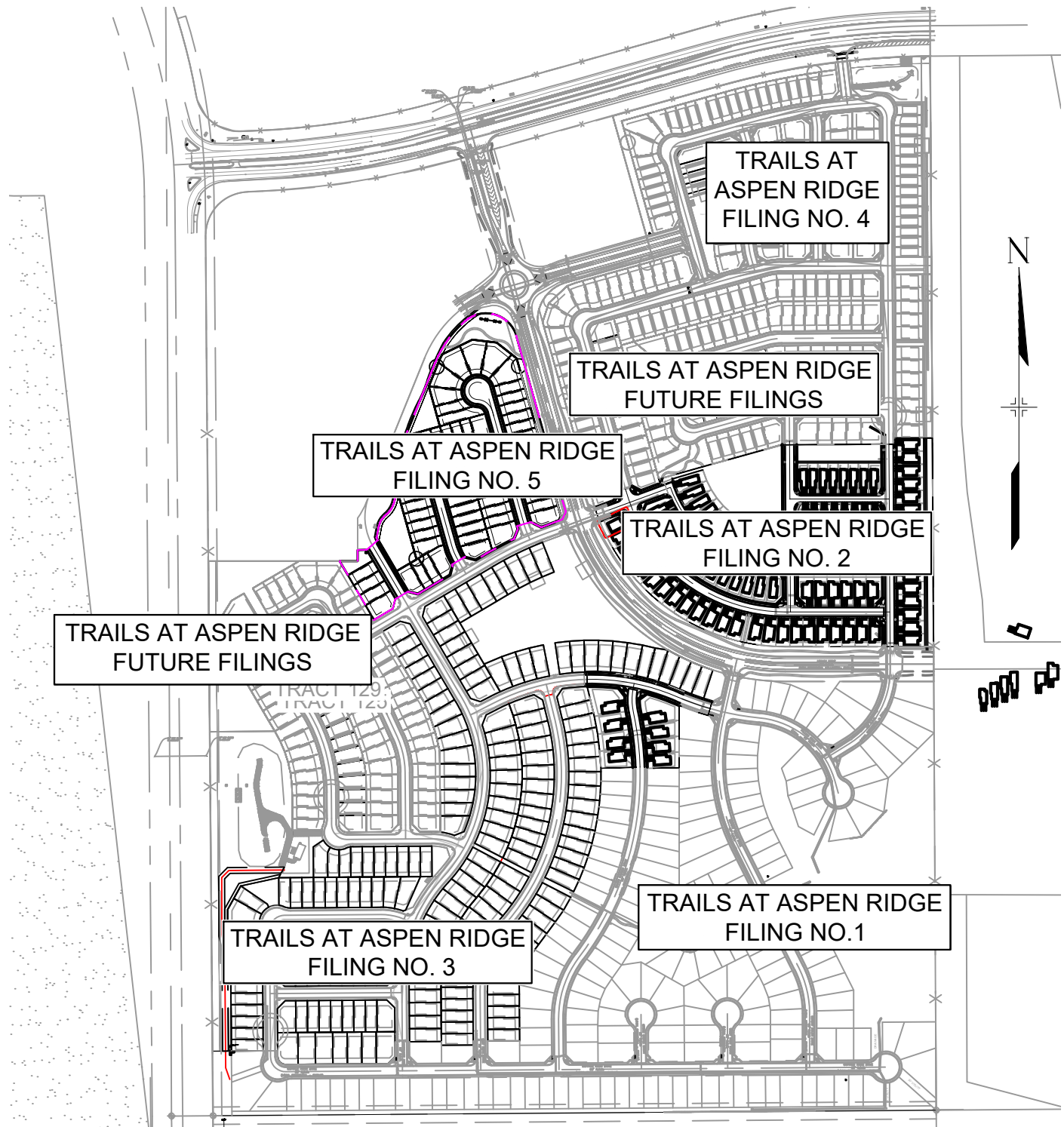
TRAILS AT ASPEN RIDGE FILING NO. 5

EL PASO COUNTY, CO

ROADWAY IMPROVEMENT PLANS

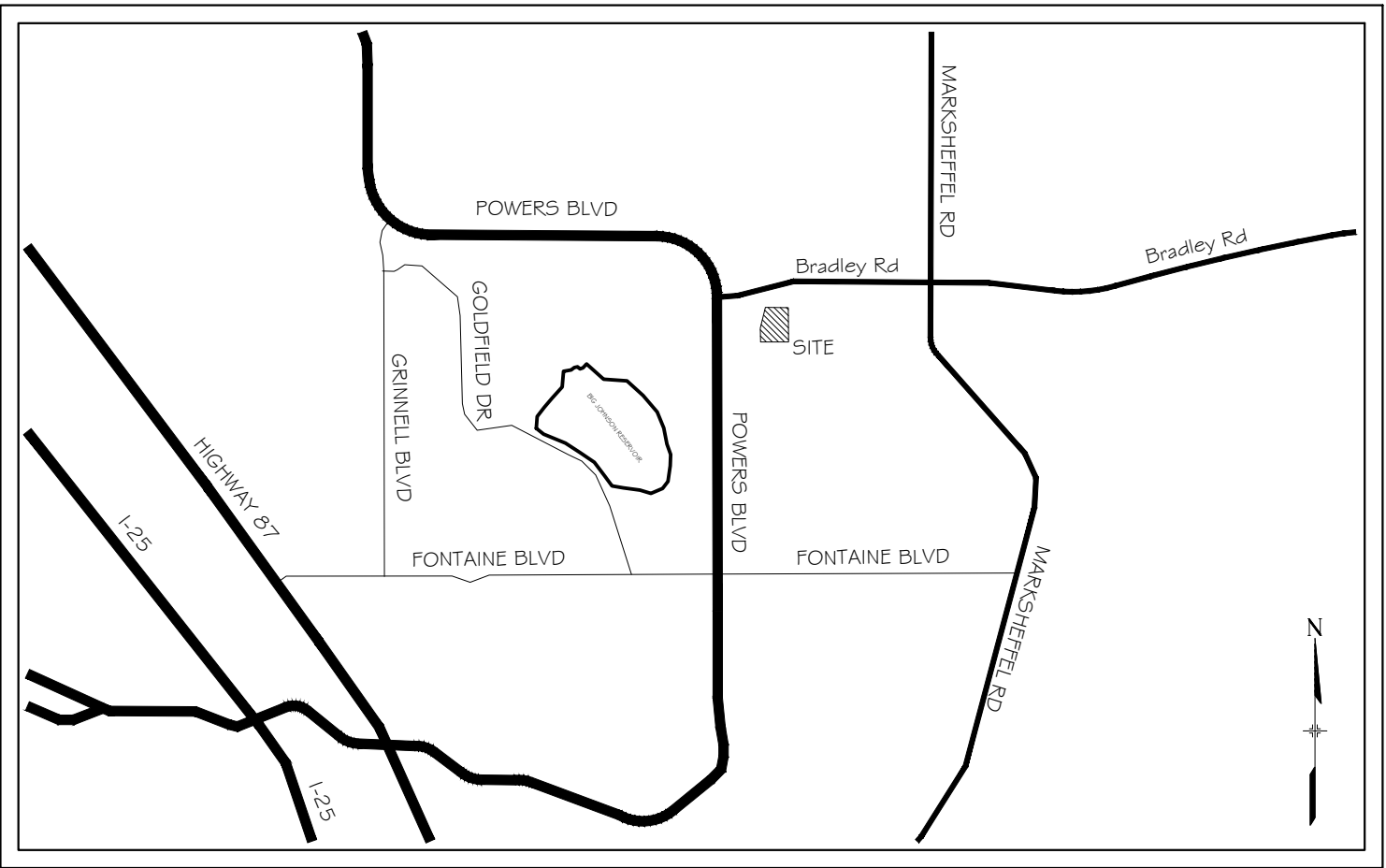
OCTOBER 2021

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SITE MAP

1" = 500'



VICINITY MAP

N.T.S.

ENGINEER'S STATEMENT:

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

By: _____ Date: _____

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

EL PASO COUNTY:

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

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

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

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

OWNER/DEVELOPER:

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

TIM BUSCHAR _____ DATE _____
DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT
COLA, LLC
555 MIDDLE PARKWAY
COLORADO SPRINGS, CO 80921

REFERENCE DRAWINGS		SHEET KEY		BENCHMARK		SEAL		TRAILS AT ASPEN RIDGE	
X-Title-R&S X-886-PR-SITE X-886-PR-SITE - F6 X-886-PR-SITE - F5 X-886-PR-SITE - F4 X-886-PR-SITE - F3 X-886-PR-SITE - F7 X-886-EX-BASE X-886-EX-SURVEY X-886-PR-SITE-F1 X-886-PR-SITE-F2 886-PR Legacy Drive-Roundabout 886-pr legacy drive		No. DATE DESCRIPTION REVISIONS BY		COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206 COLORADO SPRINGS TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD. ELEVATION - 5897.89' U.S. SURVEY FT		PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE		FILING NO. 5 ROADWAY IMPROVEMENT PLANS	
COMPUTER FILE MANAGEMENT				BASIS OF BEARING BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)		FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 21.886.048		TITLE SHEET	
FILE NAME: S:\21.886.048 (Trails at Aspen Ridge - F5)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\TS01.dwg CTB FILE: Matrix(black).ctb PLOT DATE: September 14, 2022 4:43:34 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.						DESIGNED BY: CRD DRAWN BY: CRD CHECKED BY: NMS		SCALE HORIZ. N.A. VERT. N.A.	
						DATE ISSUED: OCTOBER 2021		DRAWING No. TS01	
						1 OF 15			



1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND CDOT STANDARD SPECIFICATIONS, LATEST REVISION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
3. NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE FIELD ENGINEER.
4. SUBMITTALS SHALL BE MADE FOR ALL MATERIALS TO BE INCORPORATED INTO THE PROJECT.
5. UTILITY LINES AS SHOWN ON THE PLAN SHEETS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND PROTECTION OF ALL UTILITIES IN PLACE.
6. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 TWO BUSINESS DAYS IN ADVANCE OF ANY EXCAVATION OR GRADING.
7. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITY AND STRUCTURES AFFECTED BY THE WORK AND ANY DAMAGE SHALL BE REPAIRED AND RESTORED TO THE SATISFACTION OF THE RESPECTIVE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL UTILITY RELOCATIONS AS NECESSARY. THE COUNTY ENGINEERING INSPECTIONS, UTILITY DEPARTMENTS AND UTILITY OWNERS SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WHERE THESE UTILITIES MAY BE AFFECTED.
8. IN SOME OF THE PROPOSED AREAS OF CONSTRUCTION EXISTING UNDERGROUND TELEPHONE, FIBER AND CABLE TELEVISION FACILITIES MAY BE LOCATED IN CLOSE PROXIMITY TO THE WORK. THE CONTRACTOR MAY, IF NECESSARY, TEMPORARILY DISPLACE THE CABLES DURING CONSTRUCTION AND REINSTALL THEM IN ACCORDANCE WITH THE APPROPRIATE TELEPHONE, FIBER OR CABLE COMPANY'S GUIDELINES. COORDINATION WITH BOTH THE TELEPHONE AND CABLE TELEVISION COMPANY IS REQUIRED TO BE DONE BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL OBTAIN AN APPROVED TRAFFIC CONTROL PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
10. THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS THEMSELVES OF THE CONDITIONS TO BE ENCOUNTERED DURING THE CONSTRUCTION.
11. THE CONTRACTOR SHALL LIMIT ALL WORK AND STORAGE AREAS TO THE PUBLIC RIGHT-OF-WAYS AND EASEMENTS. USE OF ANY PRIVATE AREAS FOR THIS PROJECT BY THE CONTRACTOR MUST BE APPROVED IN WRITING BY THE PROPERTY OWNER WITH A COPY OF THIS APPROVAL PROVIDED TO THE FIELD ENGINEER PRIOR TO USAGE.
12. ALL CONSTRUCTION IS TO INCLUDE COMPACTION AND FINISH GRADING IN THE UNIT PRICE RELATED WORK ITEM.
13. ALL WORK SHALL BE DONE TO THE LINES, GRADES, SECTIONS, AND ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED OR APPROVED BY THE FIELD ENGINEER.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY EL PASO COUNTY AND THE FIELD ENGINEER.
15. THE FIELD ENGINEER SHALL BE NOTIFIED WITHIN 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
16. PAYMENT, DIMENSIONS AND RADII ARE SHOWN TO THE LIP OF CURB UNLESS OTHERWISE NOTED.
17. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AND/OR TOES OF SLOPE AS SHOWN ON THE PLANS. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT HIS/HER OWN EXPENSE.
18. THE CONTRACTOR SHALL CLOSELY MONITOR ACCESS FOR HEAVY CONSTRUCTION EQUIPMENT THROUGH THE PROJECT AREAS.
19. WHERE PAVEMENT IS TO ABUT EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE REMOVED TO A NEAT VERTICAL LINE BY FULL DEPTH SAWING. SAWING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCIDENTAL TO "REMOVAL OF ASPHALT PAVEMENT". THE CONTRACTOR WILL BE REQUIRED TO PAINT THE EDGE OF CUT PAVEMENT WITH DILUTED EMULSIFIED ASPHALT (SLOW SETTING) PRIOR TO PAVING OPERATIONS. VERTICAL EDGES SHALL NOT REMAIN OVERNIGHT. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF ONE PART EMULSIFIED ASPHALT AND ONE PART WATER.
20. WATER SHALL BE USED AS A DUST PALLIATIVE WHERE REQUIRED. LOCATIONS SHALL BE AS ORDERED. THE COST OF WATER SHALL BE INCIDENTAL TO OTHER BID ITEMS.
21. THE PHYSICAL FEATURES REQUIRING REMOVAL OR OBLITERATION WITHIN THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF OFF-SITE.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ANY MONUMENT, RANGE POINTS, TIES, BENCHMARKS AND/OR SURVEY CONTROL POINTS WHICH MAY BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENT BY A REGISTERED PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO.
23. THE CONTRACTOR SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS AND PLANS ON SITE FOR THE DURATION OF THE PROJECT.
24. THE CONTRACTOR SHALL NOT STOCKPILE MATERIAL WITHIN 10 FEET OF THE EDGE OF TRAVELED WAY.
25. ANY LAYER OF BITUMINOUS PAVEMENT THAT IS TO HAVE SUCCEEDING LAYER PLACED THEREON SHALL BE COMPLETED FULL WIDTH BEFORE SUCCEEDING LAYER IS PLACED.
26. BEFORE PLACEMENT OF THE TACK COAT, THE CONTRACTOR SHALL CLEAN THE PRESENT ROADWAY AS DIRECTED. CLEANING WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE PROJECT.
27. A TACK COAT OF EMULSIFIED ASPHALT (SLOW SETTING) IS TO BE APPLIED BETWEEN PAVEMENT COURSES TO IMPROVE BOND. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF 1 PART EMULSIFIED ASPHALT AND 1 PART WATER.

28. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY TRAFFIC CONTROL DEVICES NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT TRAFFIC ENGINEERING FORTY-EIGHT (48) HOURS IN ADVANCE FOR ANY REQUIRED MODIFICATION OF TRAFFIC SIGNALS WITHIN CONSTRUCTION AREAS AS NECESSARY TO MAINTAIN SAFE OPERATIONS.
 29. ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND WORK SHALL STOP UNTIL THE DISCREPANCY IS DISCUSSED AND DECISIONS/AGREEMENTS HAVE BEEN MADE.
- EARTHWORK:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL DISPOSAL OF ANY EXCESS SOIL, DEBRIS AND WASTE MATERIAL OFF OF THE PROJECT SITE.
 2. ANY MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF, BY AND AT THE EXPENSE OF THE CONTRACTOR.
 3. ANY SOIL LYING BELOW THE SUBGRADE ELEVATION WHICH IS DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS.

EARTHWORK:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL DISPOSAL OF ANY EXCESS SOIL, DEBRIS AND WASTE MATERIAL OFF OF THE PROJECT SITE.
2. ANY MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF, BY AND AT THE EXPENSE OF THE CONTRACTOR.
3. ANY SOIL LYING BELOW THE SUBGRADE ELEVATION WHICH IS DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS.

BENCHMARK AND SURVEY CONTROL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING OF BOTH HORIZONTAL AND VERTICAL LAYOUT ON THIS PROJECT. COORDINATES ARE REFERENCED IN THE COORDINATE LIST SHOWN ON THESE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER FOR INTERPRETATION AND INFORMATION IN STAKING OF THE PROJECT FOR CONSTRUCTION.
2. PRIOR TO PROJECT COMPLETION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PROPERTY MONUMENTATION DISTURBED OR REMOVED BY CONSTRUCTION OPERATIONS. THIS WORK SHALL BE PERFORMED BY A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO. PROPERTY CORNERS WHICH FALL WITHIN NEW CONCRETE FLATWORK SHALL BE DURABLE AND SET FLUSH. THIS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

TRAFFIC GENERAL NOTES:

1. THE CONTRACTOR SHALL PREPARE A DETAILED TRAFFIC CONTROL PLAN, SUBMIT TO EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS FOR APPROVAL, AND OBTAIN APPROPRIATE PERMITS IN ACCORDANCE WITH THE M.U.T.C.D.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL, INCLUDING PEDESTRIAN DETOURS. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING, AND MAINTAINING THE TEMPORARY TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE PROJECT.
3. APPROVAL OF THESE PLANS BY THE COUNTY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
4. THE APPROVAL OF THESE PLANS OR ISSUANCE OF A PERMIT BY EL PASO COUNTY DOES NOT AUTHORIZE THE OWNER OR CONTRACTOR TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
5. ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND TRAFFIC SIGNALS SHALL MEET OR EXCEED M.U.T.C.D. STANDARDS.
6. THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING SIGNS, PAVEMENT MARKINGS, OR TRAFFIC SIGNALS DURING THE PROJECT WITHOUT SIGNED AUTHORIZATION OF THE EL PASO COUNTY INSPECTOR ASSIGNED TO THE PROJECT.


CONSTRUCTION NOTES:

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 SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - d. 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 VERSION 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 (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND 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. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. 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.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. 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.

SIGNING & STRIPING NOTES :

1. ALL SIGNS AND PAVEMENT MARKINGS 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 THAT 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 HAVE "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 SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH A 0.100" MINIMUM 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. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
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 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.

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY	SHEET KEY
X-TITLE-R&S					
X-886-PR-SITE					
X-886-PR-SITE - F&S					
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COMPUTER FILE MANAGEMENT					
FILE NAME: S:\21.886.048 (Trails at Aspen Ridge - F&S)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\GN01.dwg CTB FILE: Matrix(black).ctb PLOT DATE: September 14, 2022 4:44:16 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.					

BENCHMARK

COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
 A BERNITSEN TOP SECURITY MONUMENT SYSTEM WITH A 3/8-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
 ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING

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

PRELIMINARY

THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

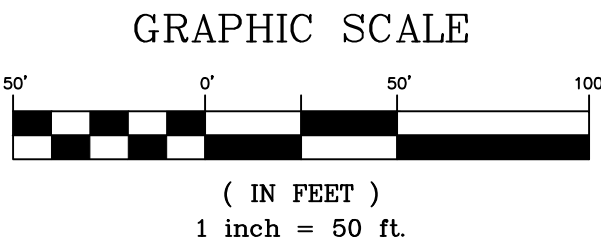
GENERAL NOTES

FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 21.886.048

<h1 style="text-align: center;">TRAILS AT ASPEN RIDGE</h1>				
<h2 style="text-align: center;">FILING NO. 5 ROADWAY IMPROVEMENT PLANS</h2>				
<h3 style="text-align: center;">GENERAL NOTES</h3>				
DESIGNED BY:	CRD	SCALE		DATE ISSUED: OCTOBER 2021
DRAWN BY:	CRD	HORIZ.	N.A.	
CHECKED BY:	NMS	VERT.	SHEET	3 OF 15
				GN02



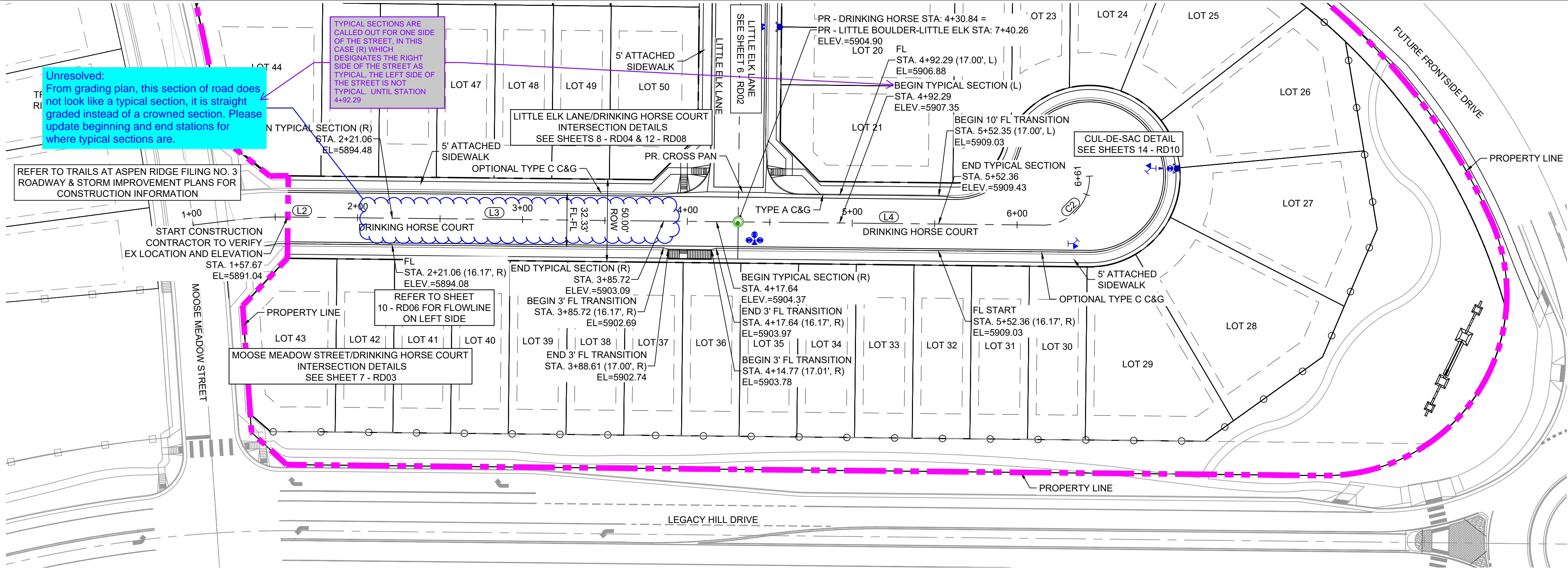
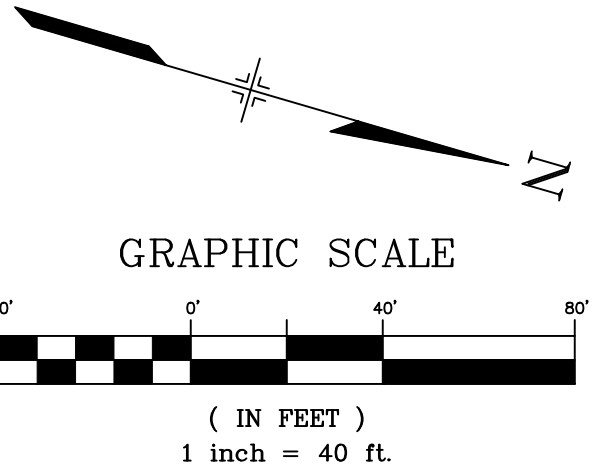
Know what's below.
Call before you dig.



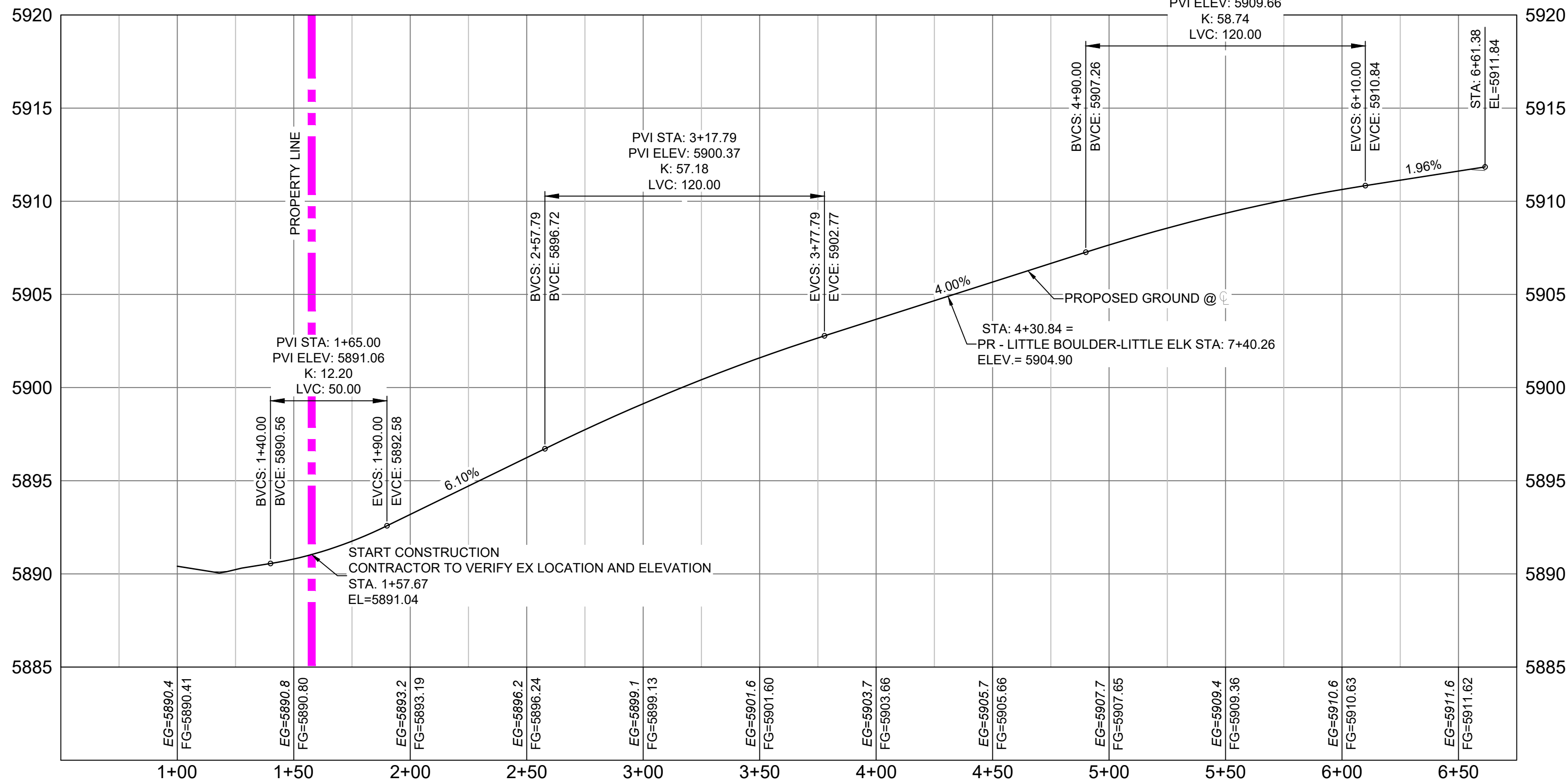
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Know what's below.
Call before you dig.



DRINKING HORSE COURT PLAN
(PUBLIC)



DRINKING HORSE COURT PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+50.00, END STA: 6+75.00

LINE TABLE: ALIGNMENTS		
LINE #	BEARING	LENGTH
L2	N15°39'12.00"W	22.38
L3	N15°39'12.00"W	253.39
L4	N15°39'12.00"W	182.72

CURVE TABLE: ALIGNMENTS					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C2	47.82	28.56	N60°39'12"W	42.43	95°5'706"

NOTE: EXISTING GROUND SHOWN IN PROFILE IS BASED OFF OF OVERLOT GRADING. EXISTING AND PROPOSED GROUND MATCH AT THIS SCALE.

REFERENCE DRAWINGS

X-Title-RAS

X-886-PR-SITE

X-886-PR-SITE - F6

X-886-PR-SITE - F5

X-886-PR-SITE - F4

X-886-PR-SITE - F3

X-886-PR-SITE - F7

X-886-EX-BASE

X-886-EX-SURVEY

X-886-PR-SITE-F1

X-886-PR-SITE-F2

886-PR Legacy Drive-Roundabout

886-PR Legacy Drive

X-886-PR-WT6-F5

No.

DATE

DESCRIPTION REVISIONS

BY

COMPUTER FILE MANAGEMENT

FILE NAME: S:\21.886.048 (Trails at Aspen Ridge - F5)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD01.dwg

CTB FILE: Matrix(black).ctb

PLOT DATE: September 14, 2022 4:45:39 PM

THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

BENCHMARK

COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206

A BERTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.

ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)

PREPARED BY:

SEAL

PRELIMINARY

THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

TRAILS AT ASPEN RIDGE

FILING NO. 5

ROADWAY IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

FOR AND ON BEHALF OF

MATRIX DESIGN GROUP, INC.

PROJECT No. 21.886.048

DESIGNED BY: CRD

DRAWN BY: CRD

CHECKED BY: NMS

SCALE

HORIZ. 1" = 40'

VERT. 1" = 5'

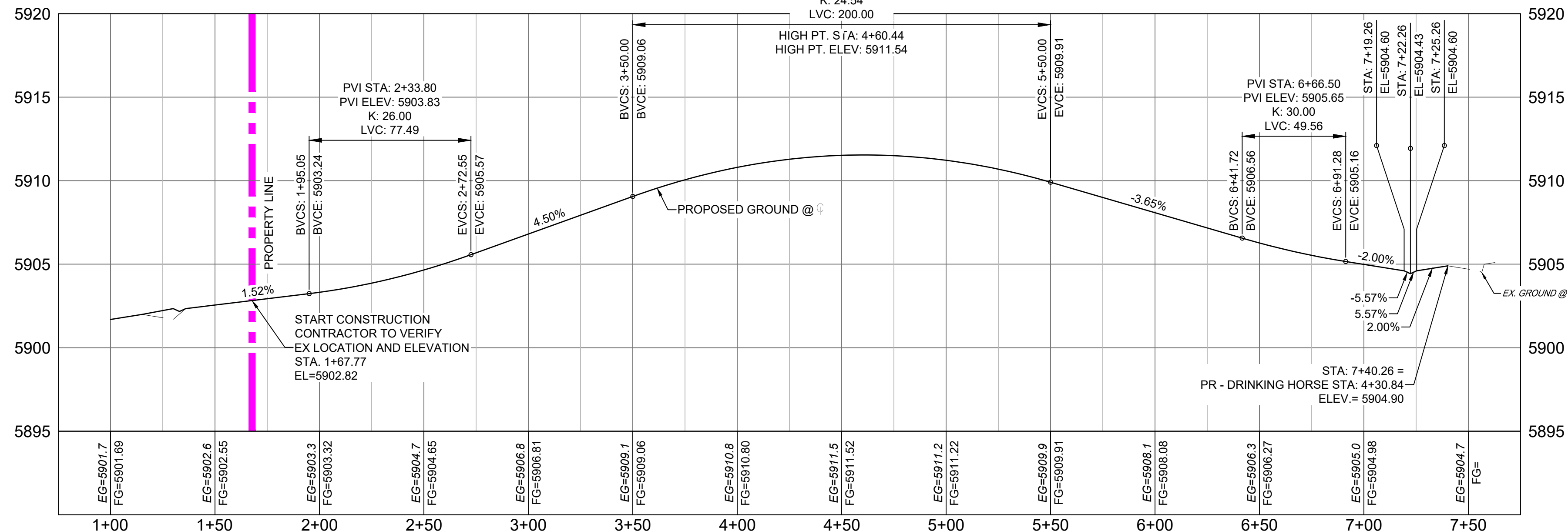
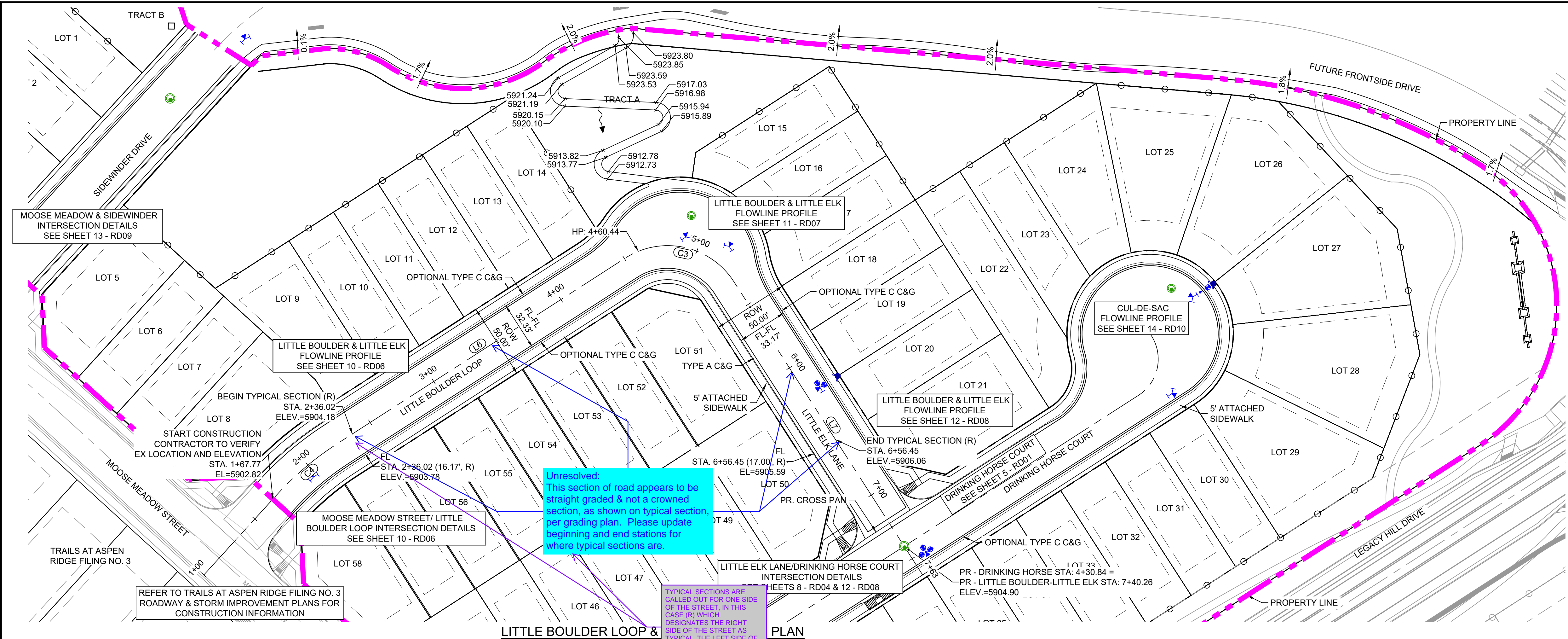
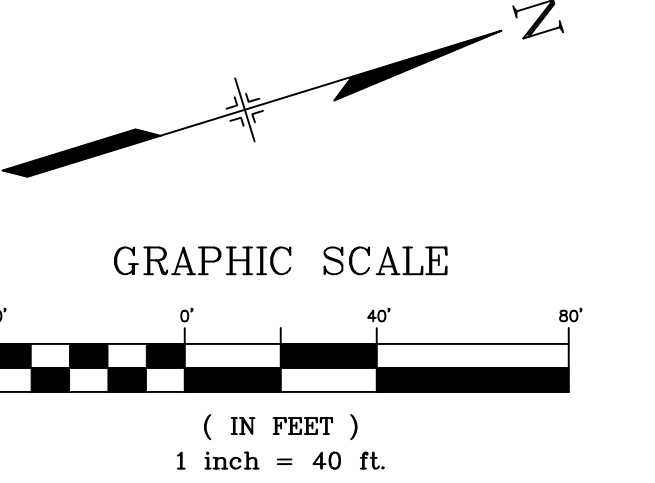
DATE ISSUED: OCTOBER 2021

SHEET 5 OF 15

DRAWING No. RD01



Know what's below.
Call before you dig.

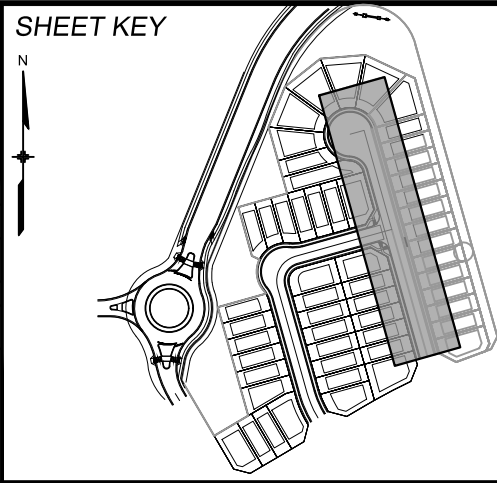


LINE TABLE: ALIGNMENTS		
LINE #	BEARING	LENGTH
L6	N15°39'12.00"W	226.83
L7	N74°20'48.00"E	230.50

CURVE TABLE: ALIGNMENTS					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C4	51.87	200.00	N23°05'00"W	51.73	14°51'35"
C3	81.68	52.00	N29°20'48"E	73.54	90°00'00"

NOTE: EXISTING GROUND SHOWN IN PROFILE IS BASED OFF OF OVERLOT GRADING. EXISTING AND PROPOSED GROUND MATCH AT THIS SCALE.

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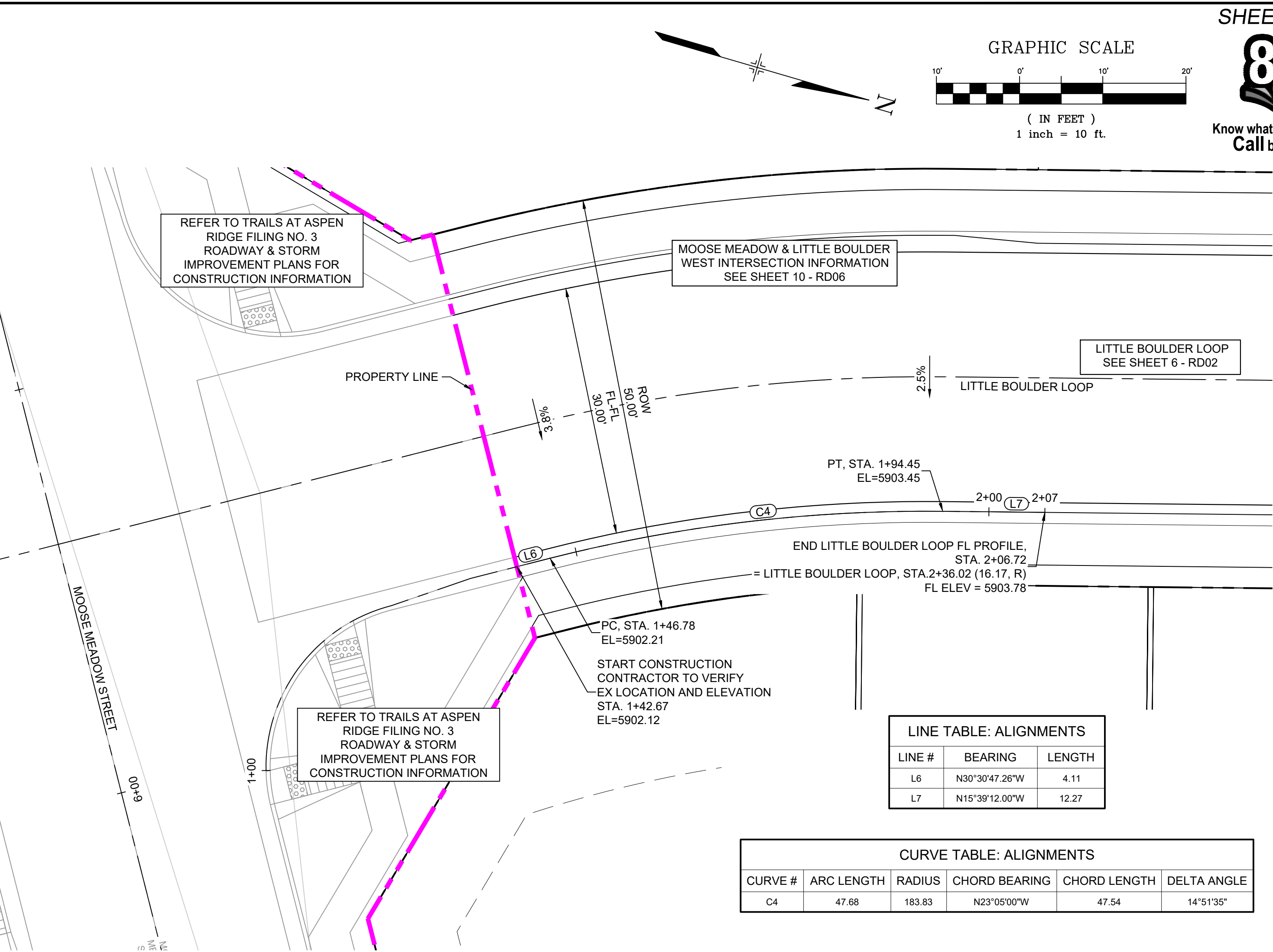
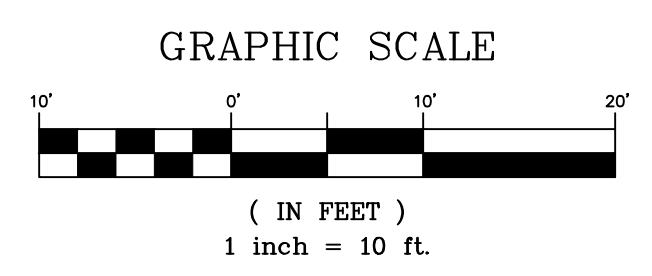


BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)



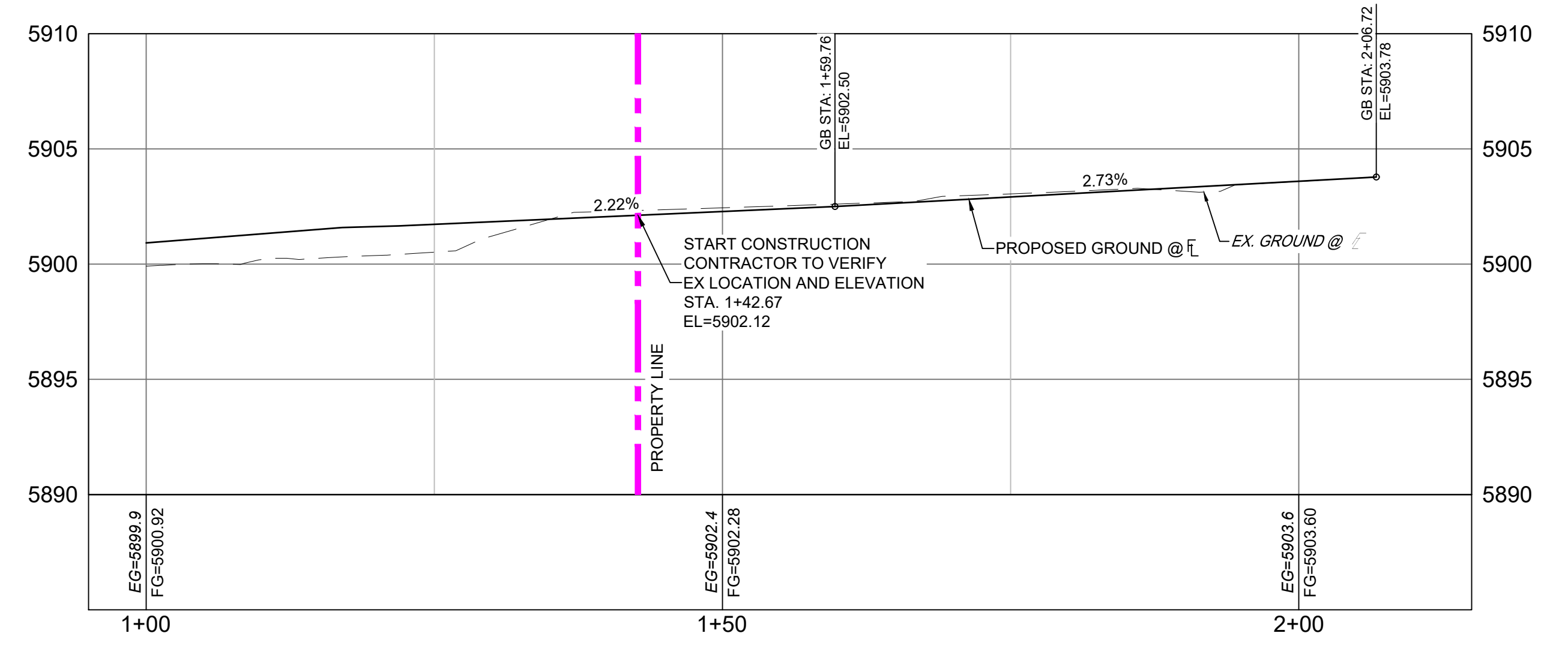
SEAL <div>PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE</div>	TRAILS AT ASPEN RIDGE			
	FILING NO. 5 ROADWAY IMPROVEMENT PLANS			
	ROADWAY PLAN & PROFILE			
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 21.886.048	DESIGNED BY: CRD DRAWN BY: CRD CHECKED BY: NMS	SCALE HORIZ. 1" = 40' VERT. 1" = 5'	DATE ISSUED: JUNE 2022 SHEET 6 OF 15	DRAWING No. RD02



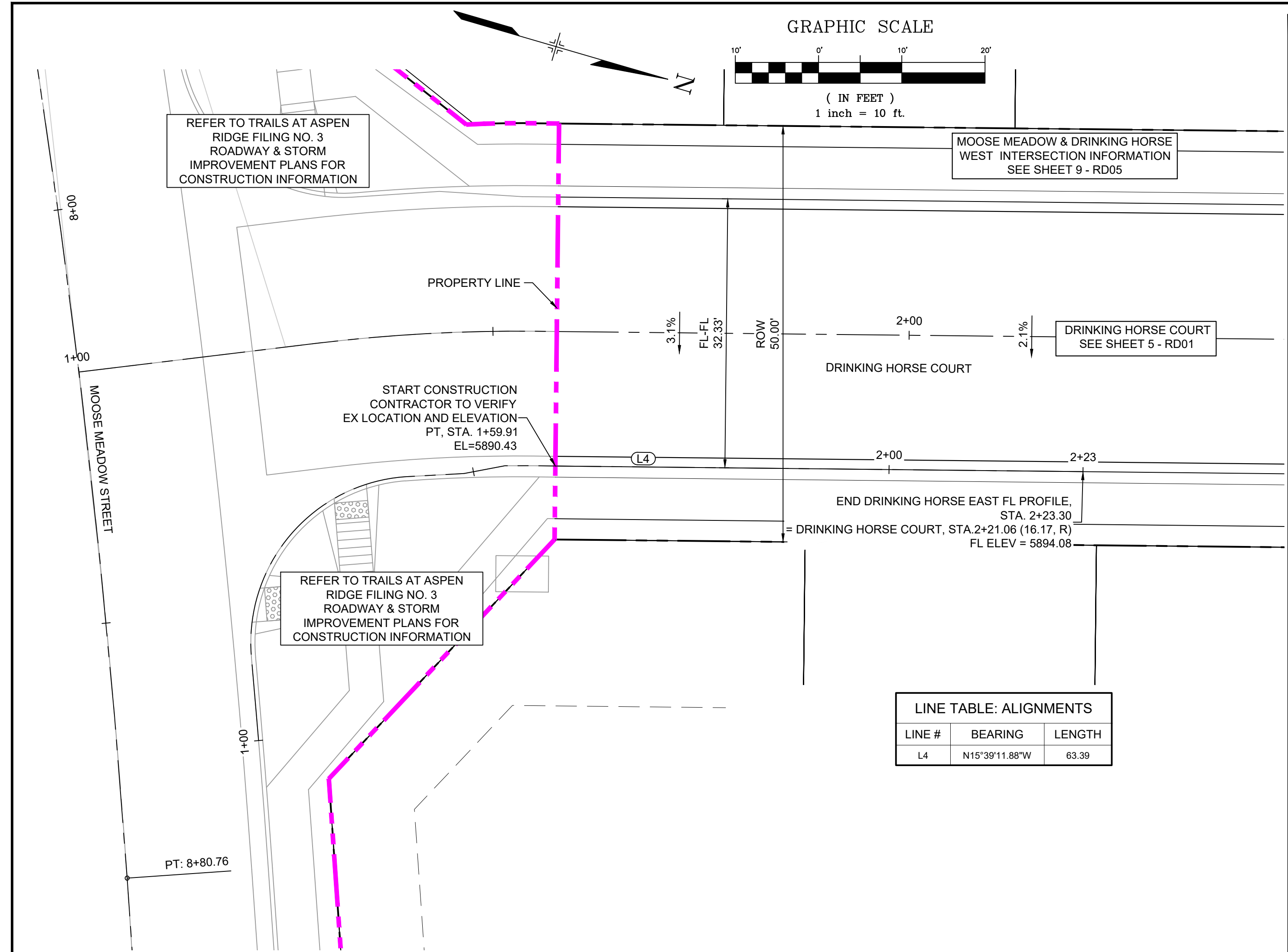
LITTLE BOULDER LOOP & MOOSE MEADOW STREET EAST PLAN
(PUBLIC)

LINE TABLE: ALIGNMENTS		
LINE #	BEARING	LENGTH
L6	N30°30'47.26"W	4.11
L7	N15°39'12.00"W	12.27

CURVE TABLE: ALIGNMENTS					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C4	47.68	183.83	N23°05'00"W	47.54	14°51'35"

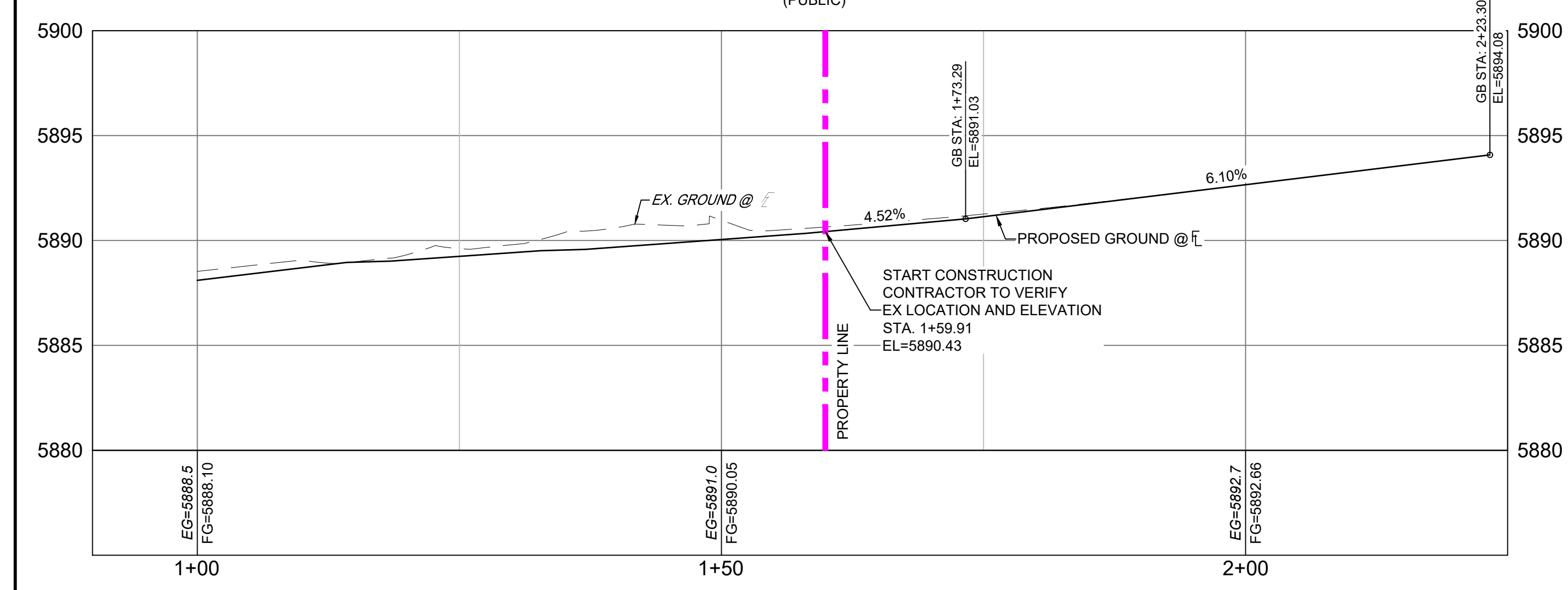


LITTLE BOULDER LOOP & MOOSE MEADOW STREET EAST FLOWLINE PROFILE
SCALE: (H) 1" = 10' (V) 1" = 5'
START STA: 0+95.00, END STA: 2+15.00



DRINKING HORSE COURT & MOOSE MEADOW STREET EAST PLAN
(PUBLIC)

LINE TABLE: ALIGNMENTS		
LINE #	BEARING	LENGTH
L4	N15°39'11.88"W	63.39

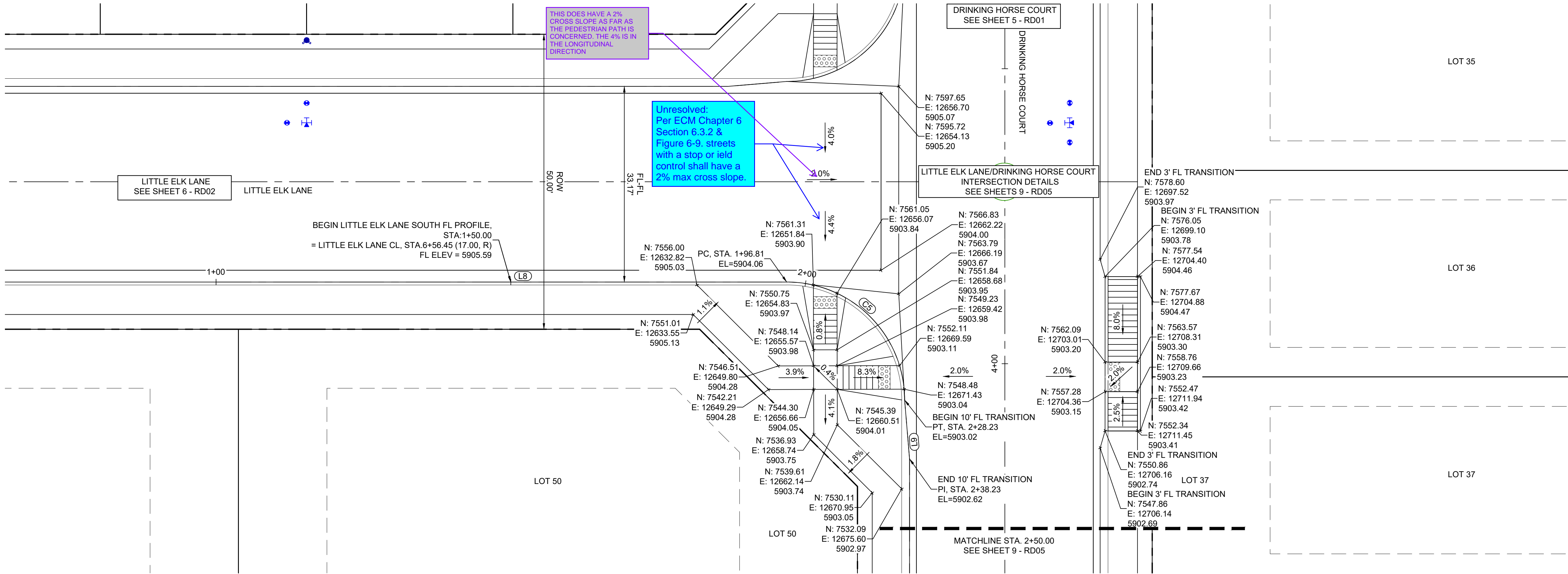
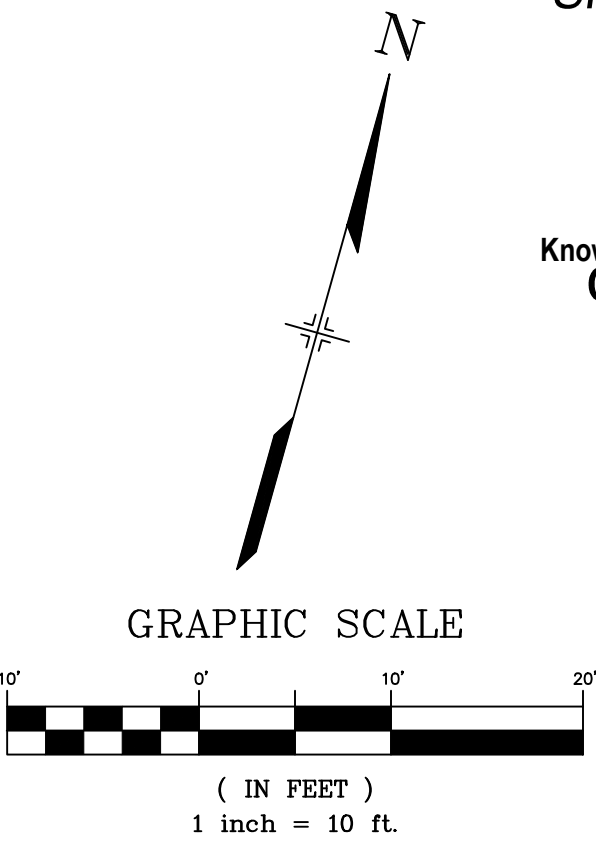


DRINKING HORSE COURT & MOOSE MEADOW STREET EAST FLOWLINE PROFILE
SCALE: (H) 1" = 10' (V) 1" = 5'
START STA: 0+90.00, END STA: 2+25.00

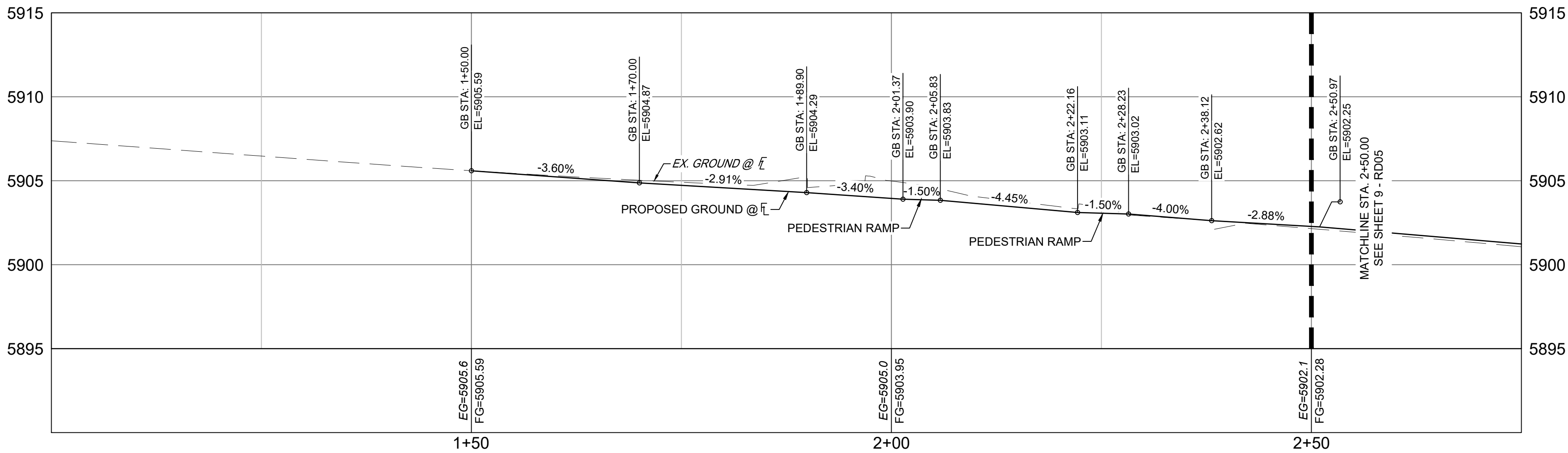
REFERENCE DRAWINGS X-Title-RAS X-886-PR-SITE X-886-PR-SITE - F6 X-886-PR-SITE - F5 X-886-PR-SITE - F4 X-886-PR-SITE - F3 X-886-PR-SITE - F7 X-886-EX-BASE X-886-EX-SURVEY X-886-PR-SITE-F1 X-886-PR-SITE-F2 886-PR Legacy Drive-Roundabout 886-pr legacy drive X-886-PR-WT6-F5		COMPUTER FILE MANAGEMENT FILE NAME: S:\21.886.048 (Trails at Aspen Ridge - F5)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD03.dwg CTB FILE: Matrix(black).ctb PLOT DATE: September 14, 2022 4:47:59 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.		SHEET KEY 		BENCHMARK COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD. ELEVATION - 5897.89' U.S. SURVEY FT BASIS OF BEARING BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)		PREPARED BY: 		SEAL <div>PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE</div> <div>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 21.886.048</div>		TRAILS AT ASPEN RIDGE FILING NO. 5 ROADWAY IMPROVEMENT PLANS MOOSE MEADOW INTERSECTION DETAILS				DESIGNED BY: CRD DRAWN BY: CRD CHECKED BY: NMS	SCALE HORIZ. 1" = 10' VERT. 1" = 5'	DATE ISSUED: OCTOBER 2021 SHEET 7 OF 15	DRAWING No. RD03
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Know what's below.
Call before you dig.



LITTLE ELK LANE SOUTH & DRINKING HORSE COURT WEST PLAN
(PUBLIC)

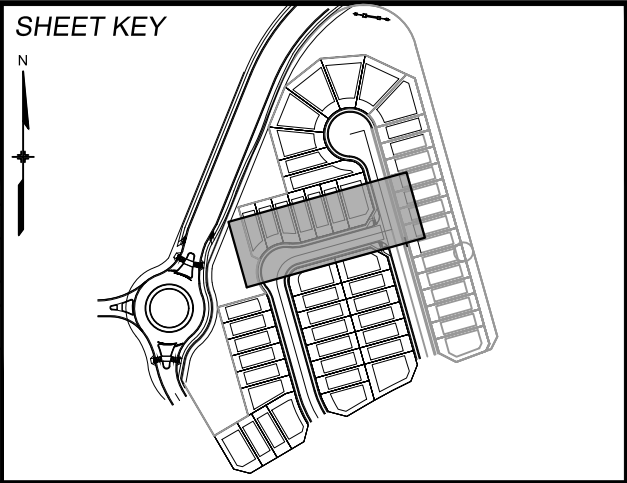


Little Elk Lane South & Drinking Horse Court West (1 of 2) PROFILE
SCALE: (H) 1" = 10' (V) 1" = 5'
START STA: 1+00.00, END STA: 2+75.00

LINE TABLE: ALIGNMENTS		
LINE #	BEARING	LENGTH
L8	N74°20'48.00"E	96.81
L9	S20°26'00.69"E	10.00

CURVE TABLE: ALIGNMENTS					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C5	31.42	20.00	S60°39'12"E	28.28	90°00'00"

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

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



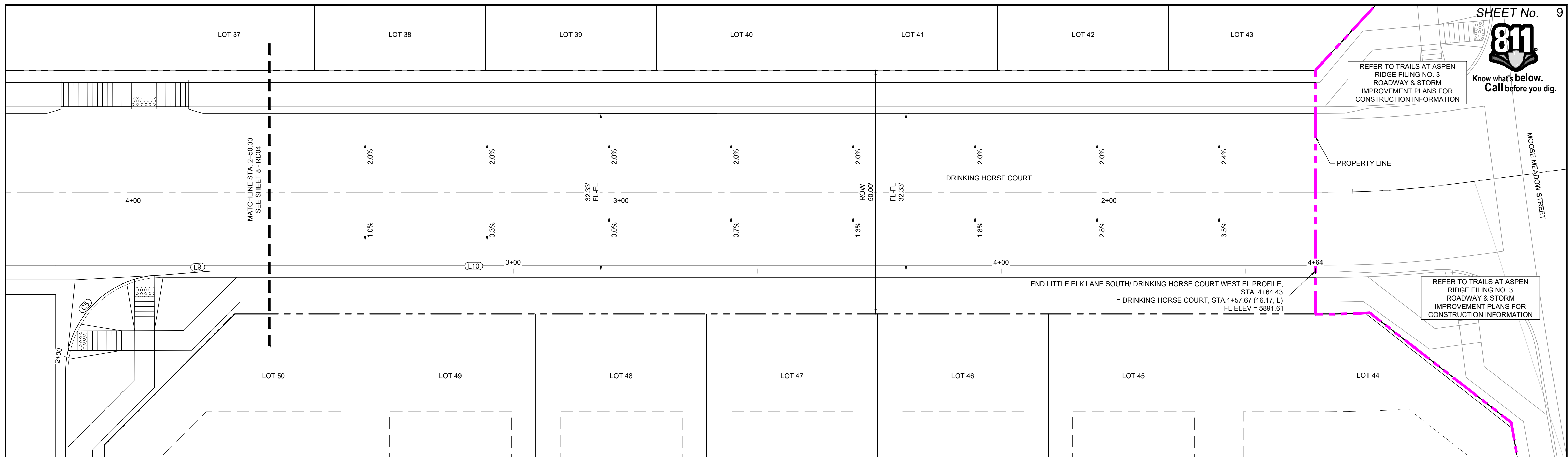
SEAL				TRAILS AT ASPEN RIDGE			
PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE				FILING NO. 5 ROADWAY IMPROVEMENT PLANS			
				FLOWLINE PLAN AND PROFILE			
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 21.886.048				DESIGNED BY: CRD	SCALE: 1" = 10'	DATE ISSUED: JUNE 2022	DRAWING No. RD04
				DRAWN BY: CRD	HORIZ. 1" = 10'	SHEET 8 OF 15	
				CHECKED BY: NMS	VERT. 1" = 5'		



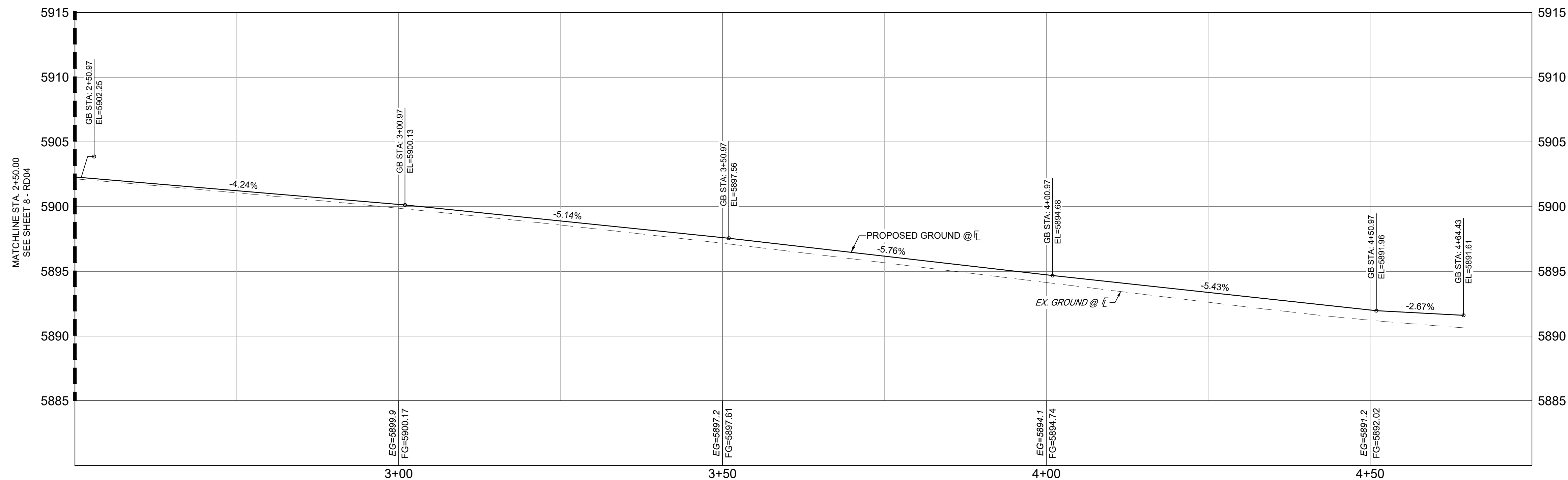
Know what's below.
Call before you dig.

REFER TO TRAILS AT ASPEN
RIDGE FILING NO. 3
ROADWAY & STORM
IMPROVEMENT PLANS FOR
CONSTRUCTION INFORMATION

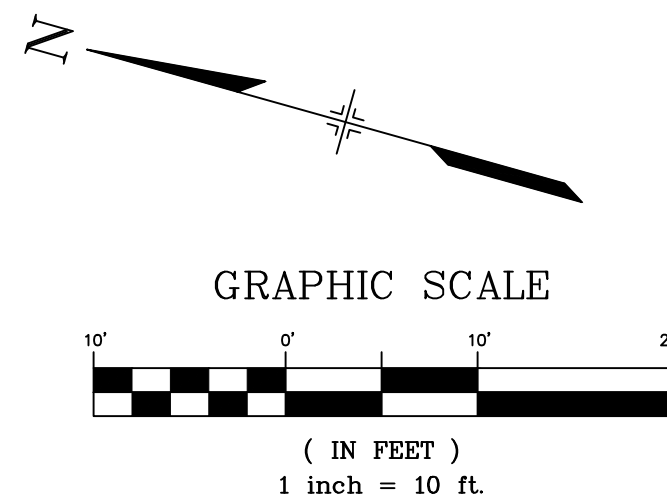
REFER TO TRAILS AT ASPEN
RIDGE FILING NO. 3
ROADWAY & STORM
IMPROVEMENT PLANS FOR
CONSTRUCTION INFORMATION



LITTLE ELK LANE SOUTH & DRINKING HORSE COURT WEST PLAN
(PUBLIC)

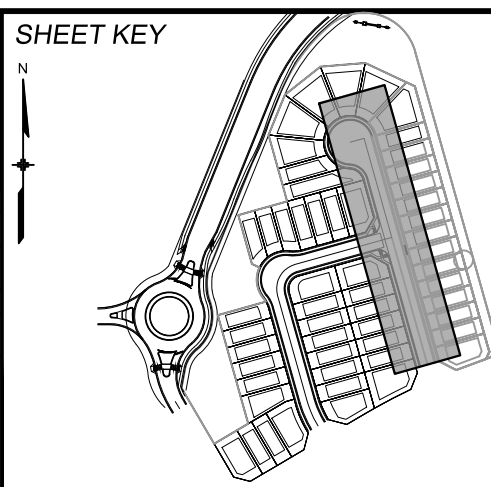


Little Elk Lane South & Drinking Horse Court West (2 of 2) PROFILE
SCALE: (H) 1" = 10' (V) 1" = 5'
START STA: 2+50.00, END STA: 4+75.00



LINE TABLE: ALIGNMENTS		
LINE #	BEARING	LENGTH
L10	S15°39'12.00"E	226.20

REFERENCE DRAWINGS							
X-TITLE-RSS							
X-866-PK-SITE							
X-866-PK-SITE - F#0							
X-866-PK-SITE - F#9							
X-866-PK-SITE - F#4							
X-866-PK-SITE - F#3							
X-866-PK-SITE - F#7	No.	DATE	DESCRIPTION				BY
X-866-EX-BASE							
X-866-EX SURVEY	REVISIONS						
X-866-PK SITE_F#1							
X-866-PK SITE_F#2							
866-PH Legacy Drive-Roundabout							
866 or legacy drive							
X-866-PF-WTR-F#5							
COMPUTER FILE MANAGEMENT							
FILE NAME:	S:\21,886_048 (Trails at Aspen Ridge - F5)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD04.dwg						
CTB FILE:	Matrix.ctb						
PLOT DATE:	September 14, 2022 4:49:17 PM						
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.							



BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNISTEN TPO SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN
A 30'x30' AREA LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS
BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

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



SEAL

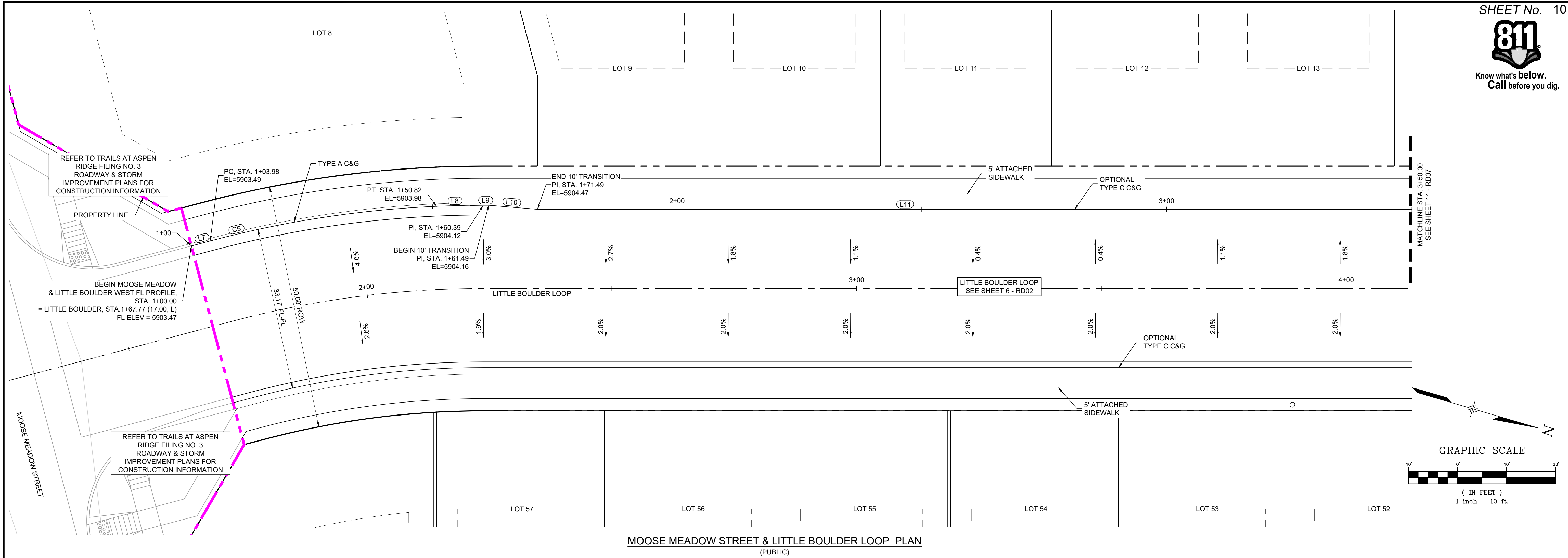
PRELIMINARY
THIS DRAWING HAS NOT
BEEN APPROVED BY
GOVERNING AGENCIES AND
IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.048

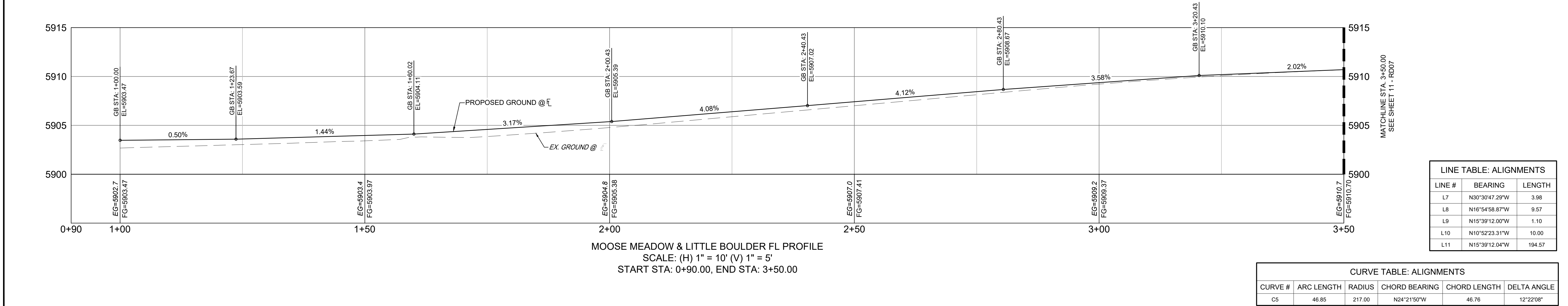
<h1 style="text-align: center;">TRAILS AT ASPEN RIDGE</h1>			
<h2 style="text-align: center;">FILING NO. 5 ROADWAY IMPROVEMENT PLANS</h2>			
<h3 style="text-align: center;">FLOWLINE PLAN AND PROFILE</h3>			
DESIGNED BY:	CRD	SCALE	DATE ISSUED: OCTOBER 2021 DRAWING No. RD05
DRAWN BY:	CRD	HORIZ 1" = 10'	
CHECKED BY:	NMS	VERT. 1" = 5'	
			SHEET 9 OF 15



Know what's below.
Call before you dig.



MOOSE MEADOW STREET & LITTLE BOULDER LOOP PLAN
(PUBLIC)



REFERENCE DRAWINGS

X-Title-RAS

X-886-PR-SITE

X-886-PR-SITE - F6

X-886-PR-SITE - F5

X-886-PR-SITE - F4

X-886-PR-SITE - F3

X-886-PR-SITE - F7

X-886-EX-BASE

X-886-EX-SURVEY

X-886-PR-SITE-F1

X-886-PR-SITE-F2

886-PR Legacy Drive-Roundabout

886-pr legacy drive

X-886-PR-WTR-F5

No.

DATE

DESCRIPTION

REVISIONS

BY

COMPUTER FILE MANAGEMENT

FILE NAME: S:\21.886.048 (Trails at Aspen Ridge - F5)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD05.dwg

CTB FILE: Matrix(black).ctb

PLOT DATE: September 14, 2022 4:50:22 PM

THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

BENCHMARK

COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206

A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.

ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)

PREPARED BY:

SEAL

PRELIMINARY

THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF

MATRIX DESIGN GROUP, INC.

PROJECT No. 21.886.048

DESIGNED BY: CRD

DRAWN BY: CRD

CHECKED BY: NMS

SCALE

HORIZ. 1" = 10'

VERT. 1" = 5'

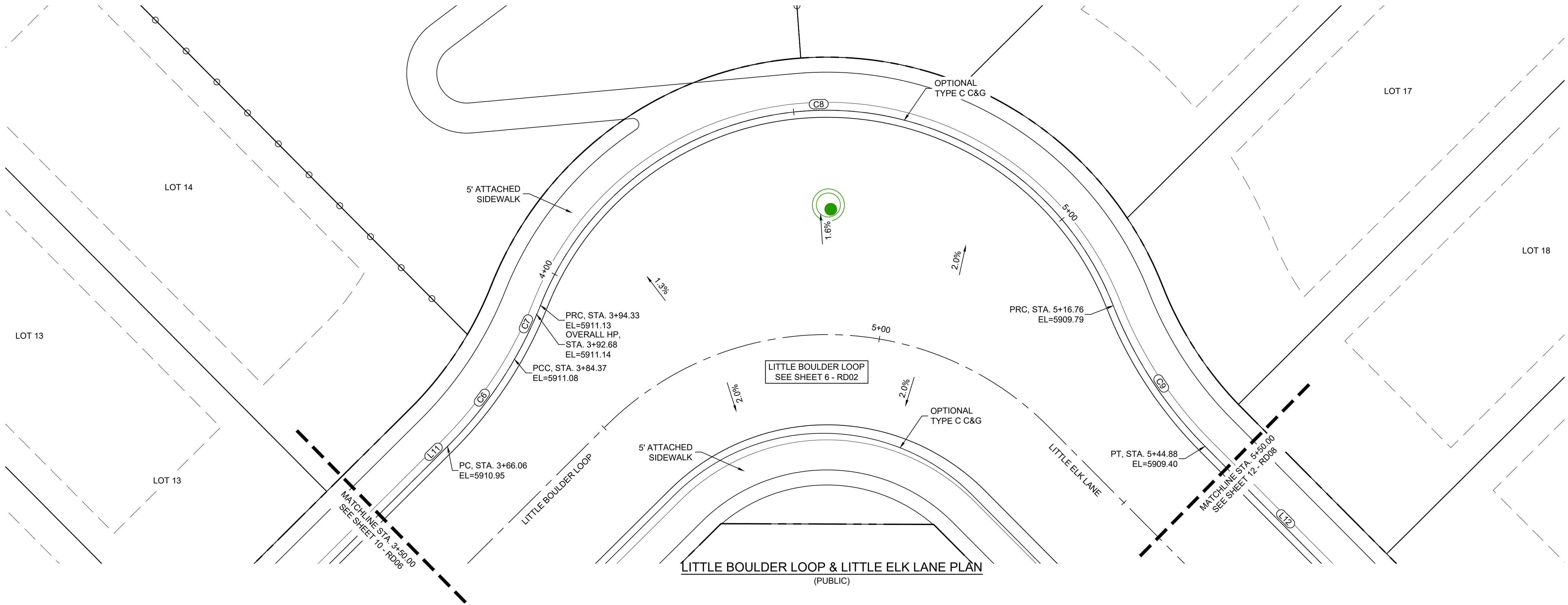
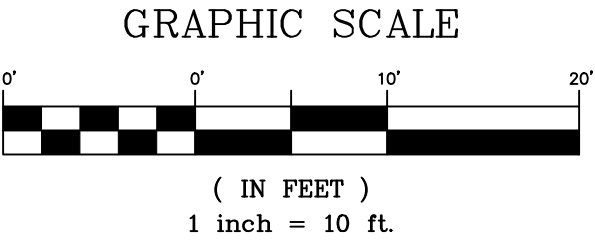
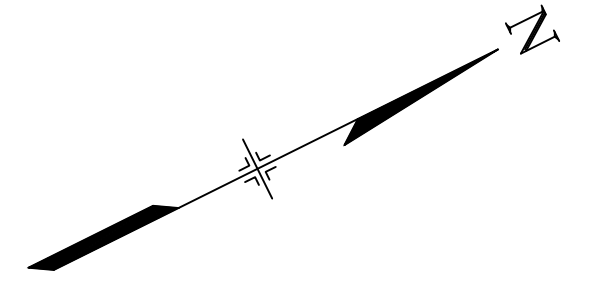
DATE ISSUED: OCTOBER 2021

SHEET 10 OF 15

DRAWING No. RD06

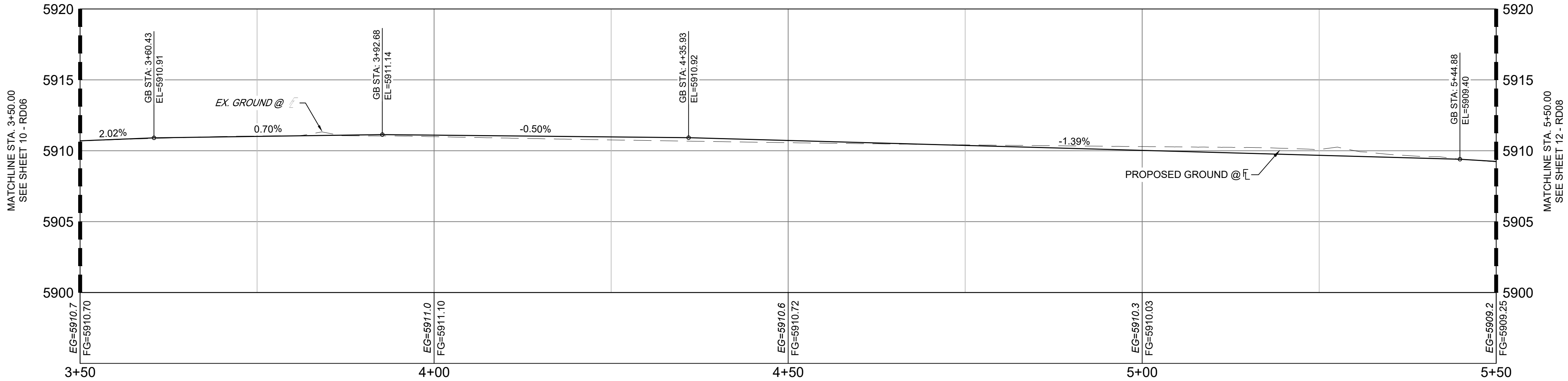


Know what's below.
Call before you dig.



LINE TABLE: ALIGNMENTS		
LINE #	BEARING	LENGTH
L11	N15°39'12.04"W	194.57
L12	N74°20'48.00"E	140.44

CURVE TABLE: ALIGNMENTS					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C6	18.31	68.83	N23°17'58"W	18.25	15°14'25"
C7	9.96	68.90	N35°03'59"W	9.95	8°16'56"
C8	122.44	51.16	N29°11'03"E	95.24	137°07'08"
C9	28.12	68.82	N86°01'25"E	27.92	23°24'28"

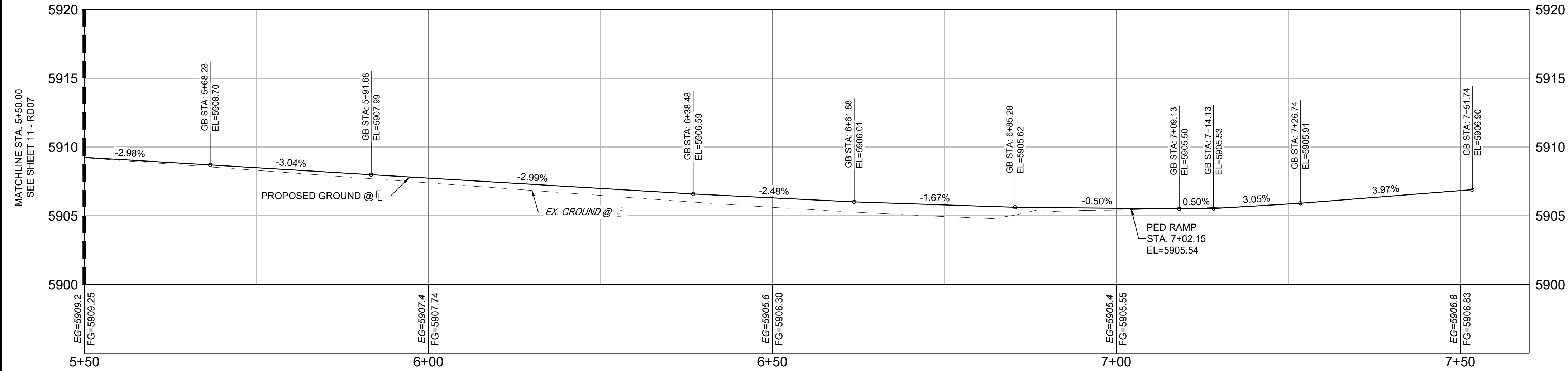
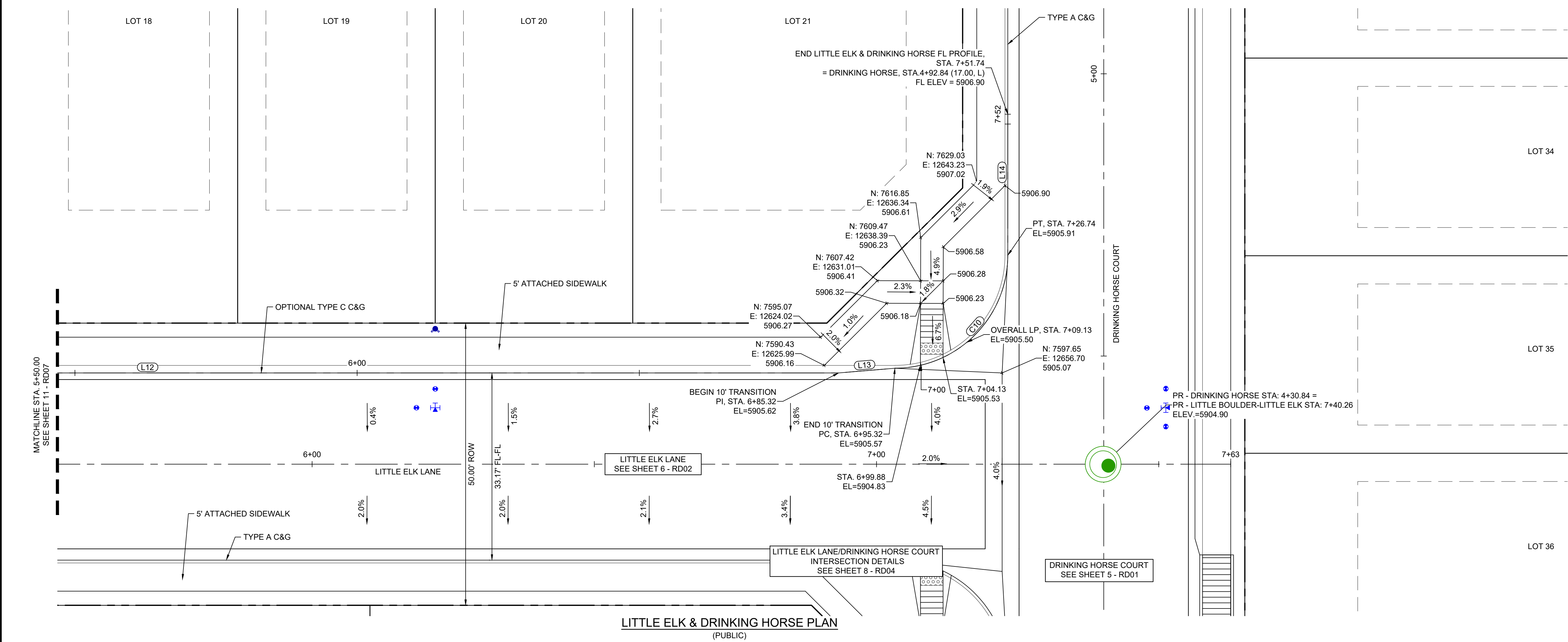
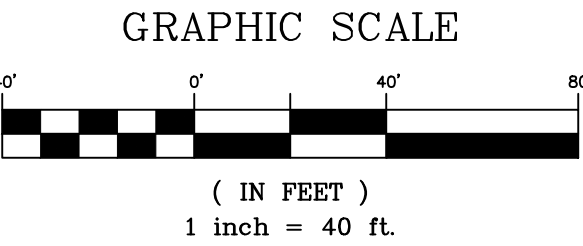
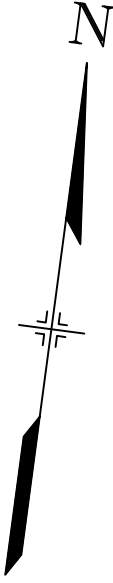


LITTLE BOULDER FL PROFILE
SCALE: (H) 1" = 10' (V) 1" = 5'
START STA: 3+50.00, END STA: 5+50.00

<div>REFERENCE DRAWINGS</div> <div>X-Title-RAS X-886-PR-SITE X-886-PR-SITE - F6 X-886-PR-SITE - F5 X-886-PR-SITE - F4 X-886-PR-SITE - F3 X-886-PR-SITE - F7 X-886-EX-BASE X-886-EX-SURVEY X-886-PR-SITE-F1 X-886-PR-SITE-F2 886-PR Legacy Drive-Roundabout 886-PR Legacy Drive X-886-PR-WTO-F5</div>					<div>SHEET KEY</div>	<div>BENCHMARK</div> <p>COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD. ELEVATION - 5897.89' U.S. SURVEY FT</p> <div>BASIS OF BEARING</div> <p>BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/4" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)</p>	<div>PREPARED BY:</div>	<div>SEAL</div> <div>PRELIMINARY</div> <p>THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE</p>	TRAILS AT ASPEN RIDGE		
	FILING NO. 5 ROADWAY IMPROVEMENT PLANS										
	LITTLE BOULDER & LITTLE ELK FLOWLINE DETAILS										
	<div>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 21.886.048</div>										
<div>FILE NAME: S:\21.886.048 (Trails at Aspen Ridge - F5)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD05.dwg CTB FILE: Matrix(black).ctb PLOT DATE: September 14, 2022 4:50:34 PM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</div>		<div>COMPUTER FILE MANAGEMENT</div>		<div>DESIGNED BY: CRD DRAWN BY: CRD CHECKED BY: NMS</div>		<div>SCALE</div> <p>HORIZ. 1" = 10' VERT. 1" = 5'</p>		<div>DATE ISSUED: OCTOBER 2021</div>		<div>DRAWING No. RD07</div>	



Know what's below.
Call before you dig.



LINE TABLE: ALIGNMENTS		
LINE #	BEARING	LENGTH
L12	N74°20'48.00"E	140.44
L13	N69°33'59.35"E	10.00
L14	N15°39'12.00"W	25.00

CURVE TABLE: ALIGNMENTS					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C10	31.42	20.00	N29°20'48"E	28.28	90°00'00"

LITTLE ELK & DRINKING HORSE FL PROFILE
SCALE: (H) 1" = 10' (V) 1" = 5'
START STA: 5+50.00, END STA: 7+60.00

REFERENCE DRAWINGS

X-Title-RAS

X-886-PR-SITE

X-886-PR-SITE - F6

X-886-PR-SITE - F5

X-886-PR-SITE - F4

X-886-PR-SITE - F3

X-886-PR-SITE - F7

X-886-EX-BASE

X-886-EX-SURVEY

X-886-PR-SITE - F1

X-886-PR-SITE - F2

886-PR Legacy Drive-Roundabout

X-886-PR-WT6-F5

No.	DATE	DESCRIPTION REVISIONS	BY

COMPUTER FILE MANAGEMENT

FILE NAME: S:\21.886.048 (Trails at Aspen Ridge - F5)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD05.dwg

CTB FILE: Matrix(black).ctb

PLOT DATE: September 14, 2022 4:50:44 PM

THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

BENCHMARK

COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206

A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.

ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)

PREPARED BY:

SEAL

PRELIMINARY

THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF

MATRIX DESIGN GROUP, INC.

PROJECT No. 21.886.048

DESIGNED BY: CRD

DRAWN BY: CRD

CHECKED BY: NMS

SCALE

HORIZ. 1" = 10'

VERT. 1" = 5'

DATE ISSUED: OCTOBER 2021

SHEET 12 OF 15

DRAWING No.

RD08

TRAILS AT ASPEN RIDGE

FILING NO. 5

ROADWAY IMPROVEMENT PLANS

LITTLE ELK & DRINKING HORSE

INTERSECTION DETAILS

PROPERTY LINE

LOT 4

LOT 3

LOT 2

LOT 1

TRACT B

REFER TO TRAILS AT ASPEN RIDGE FILING NO. 3 ROADWAY & STORM IMPROVEMENT PLANS FOR CONSTRUCTION INFORMATION

START CONSTRUCTION CONTRACTOR TO VERIFY EX LOCATION AND ELEVATION
STA. 3+51.13
EL=5912.41

END SIDEWINDER & MOOSE MEADOW WEST FL PROFILE,
STA. 3+58.90
= SIDEWINDER, STA. 19+04.22 (16.17, L)
FL ELEV = 5912.76

OPTIONAL TYPE C C&G

5' ATTACHED SIDEWALK

MOOSE MEADOW STREET

START CONSTRUCTION CONTRACTOR TO VERIFY EX LOCATION AND ELEVATION
STA. 18+96.44
EL=5912.88

BEGIN TYPICAL SECTION (L+R)
STA. 19+04.41
ELEV.=5913.17

BEGIN SIDEWINDER & MOOSE MEADOW NORTH FL PROFILE,
STA: 1+00.00
= SIDEWINDER, STA. 19+04.41 (17.00, R)
FL ELEV = 5912.77

5' ATTACHED SIDEWALK

TYPE A C&G

SIDEWINDER DRIVE

S 30°21'46" E, 178.81'

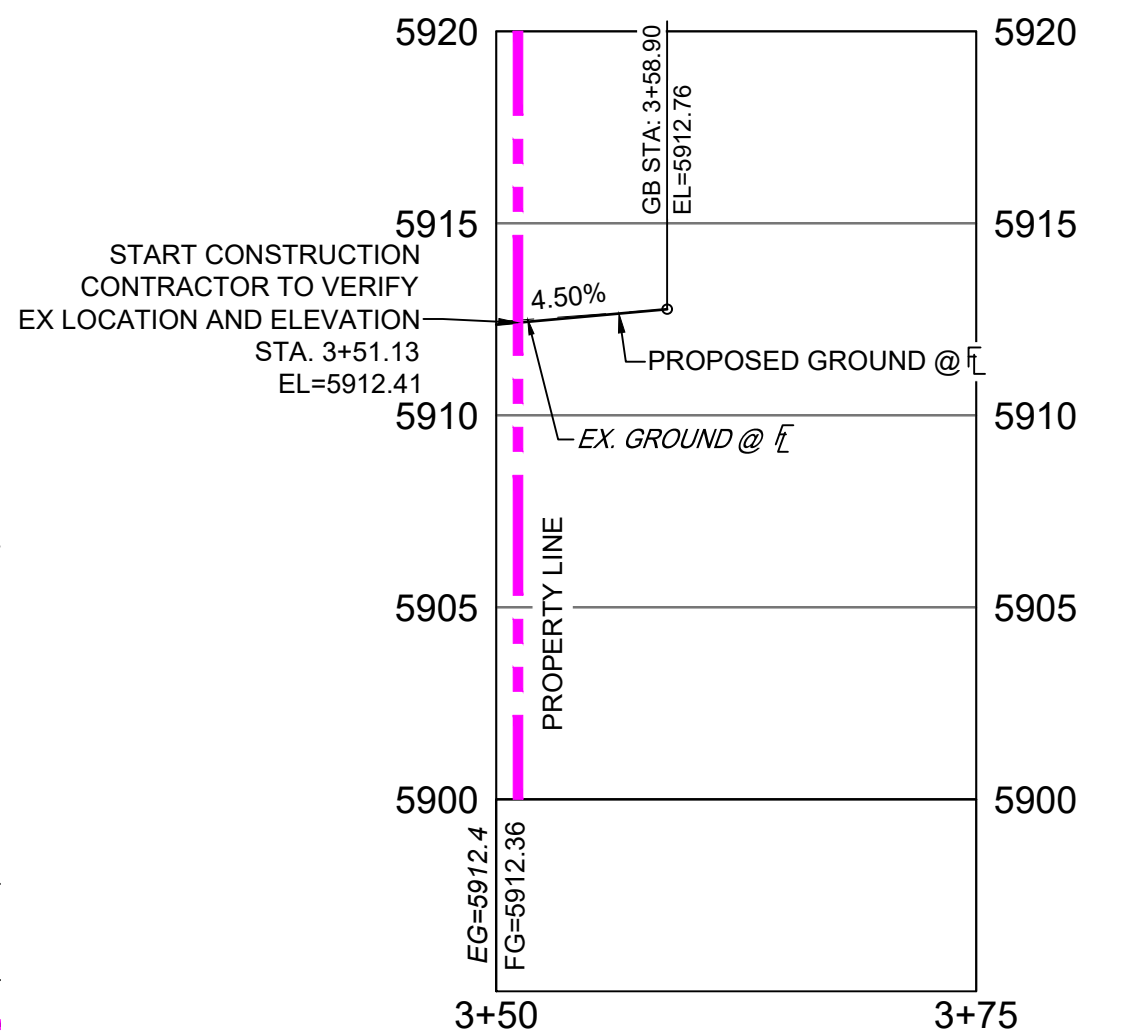
BEGIN 10' FL TRANSITION
STA. 20+78.25 (16.17, L)
EL=5919.12

END 10' FL TRANSITION
STA. 20+88.25 (17.00, L)
EL=5919.42

END CONSTRUCTION
STA. 20+93.25
EL=5920.07

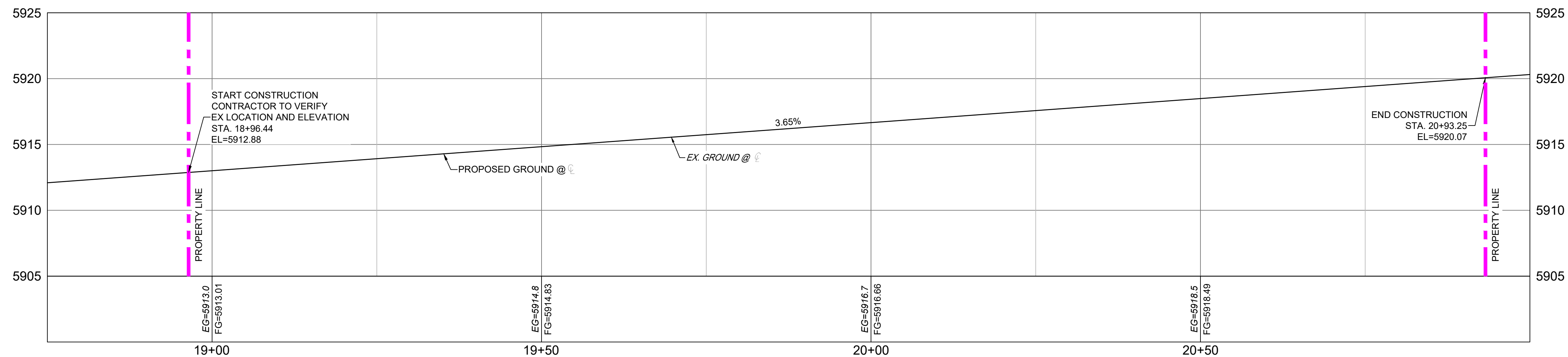
GRAPHIC SCALE
1" = 10'

SIDEWINDER & MOOSE MEADOW PLAN (PUBLIC)



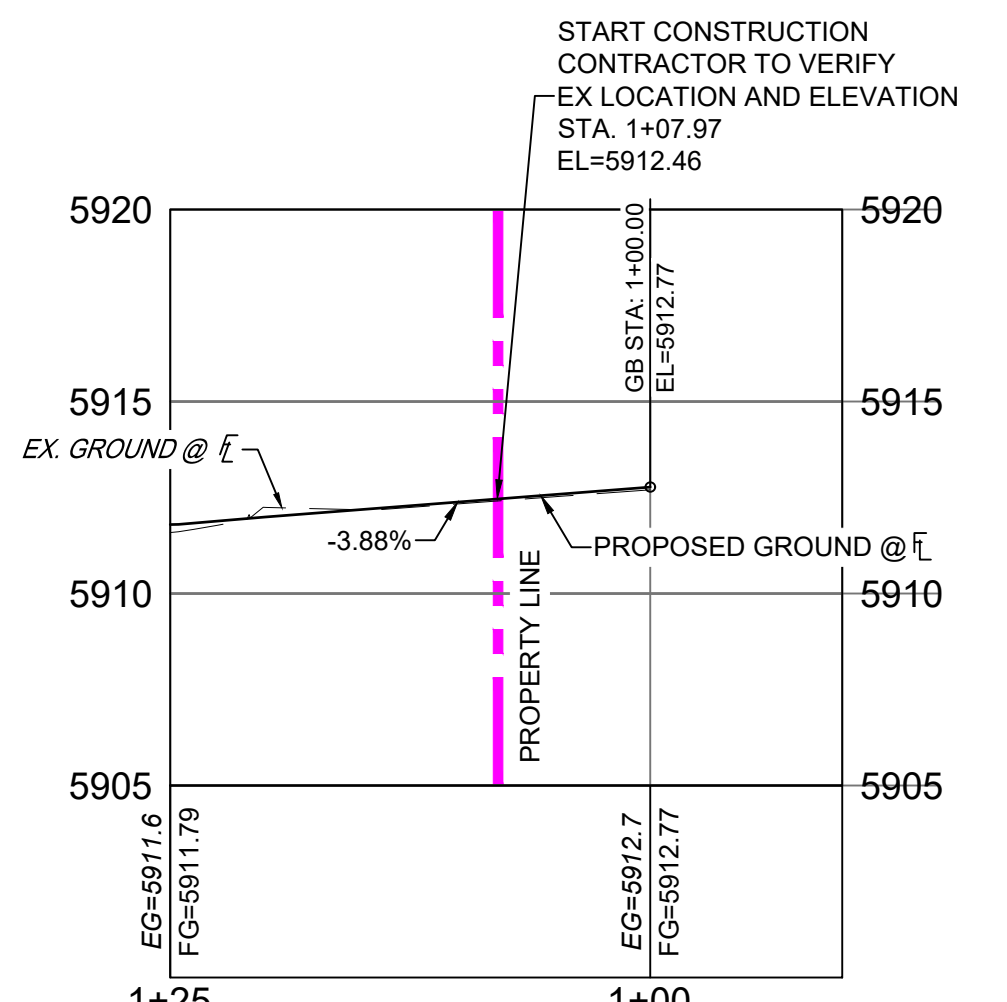
SIDEWINDER & MOOSE MEADOW WEST FL PROFILE
SCALE: (H) 1" = 10' (V) 1" = 5'
START STA: 3+50.00, END STA: 3+75.00

LINE TABLE: ALIGNMENTS		
LINE #	BEARING	LENGTH
L14	N30°21'49.90"W	10.00
L15	S30°21'44.60"E	20.00



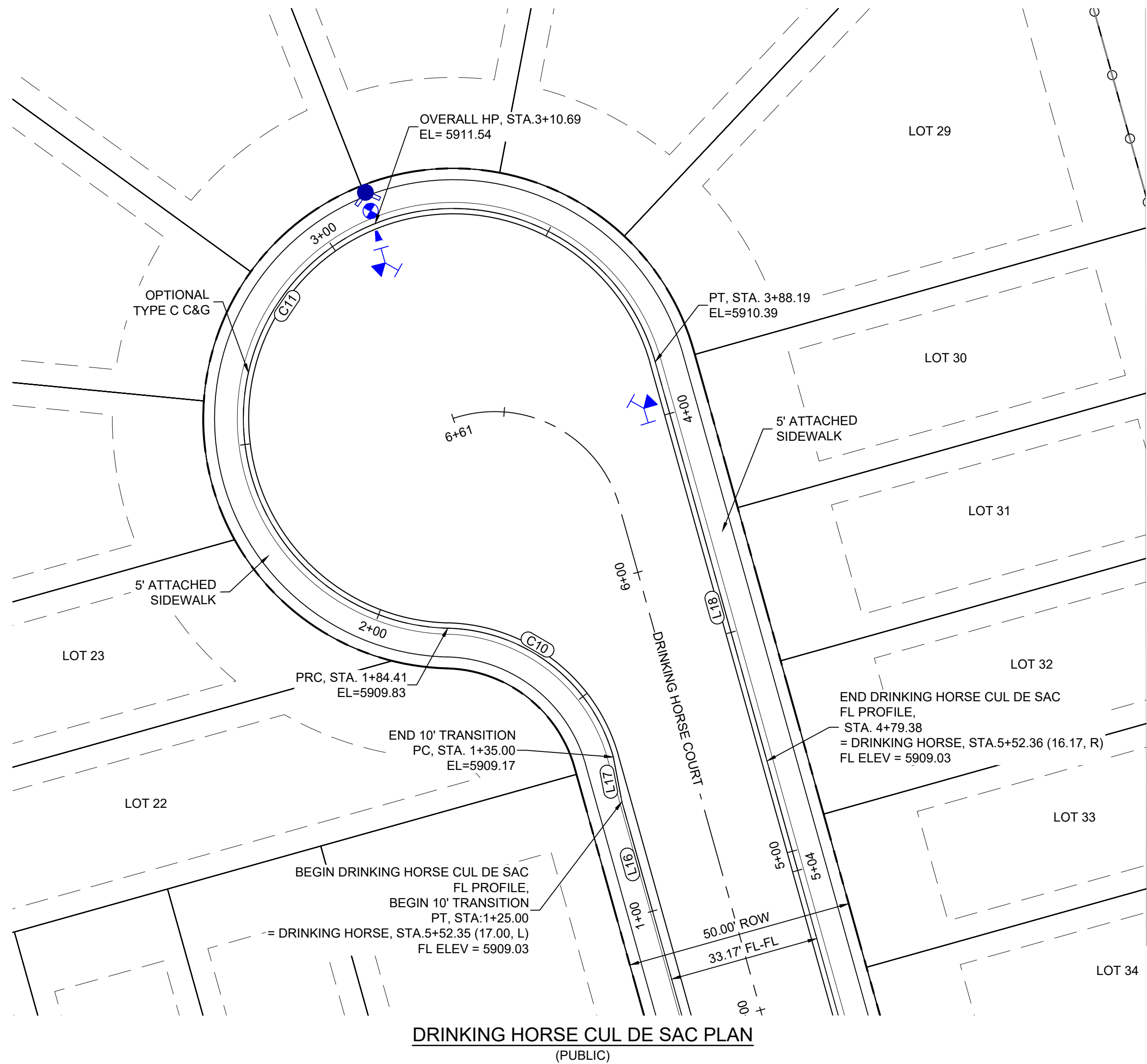
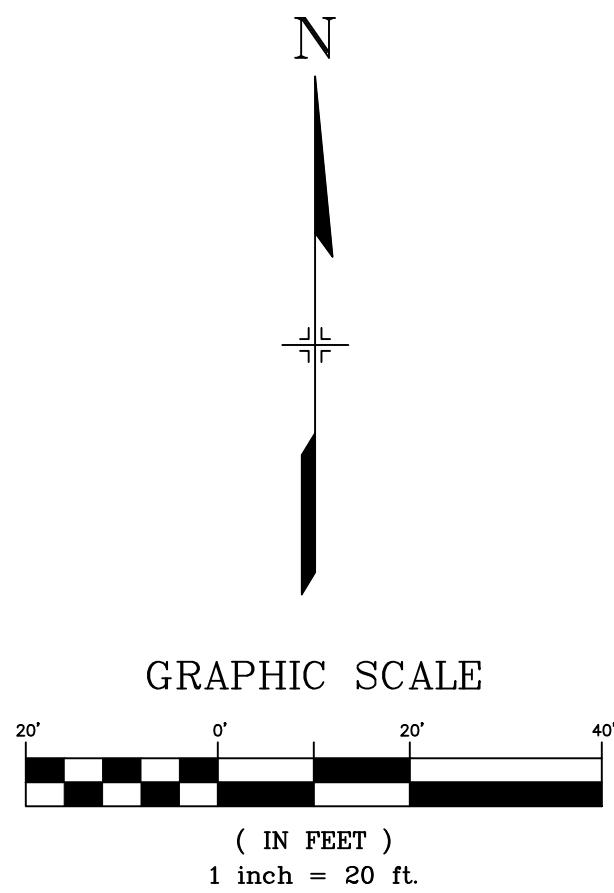
PR - SIDEWINDER-FRONTSIDE9 PROFILE
SCALE: (H) 1" = 10' (V) 1" = 5'
START STA: 18+75.00, END STA: 21+00.00

NOTE: EXISTING GROUND SHOWN IN PROFILE
IS BASED OFF OF OVERLOT GRADING.
EXISTING AND PROPOSED GROUND MATCH AT
THIS SCALE.



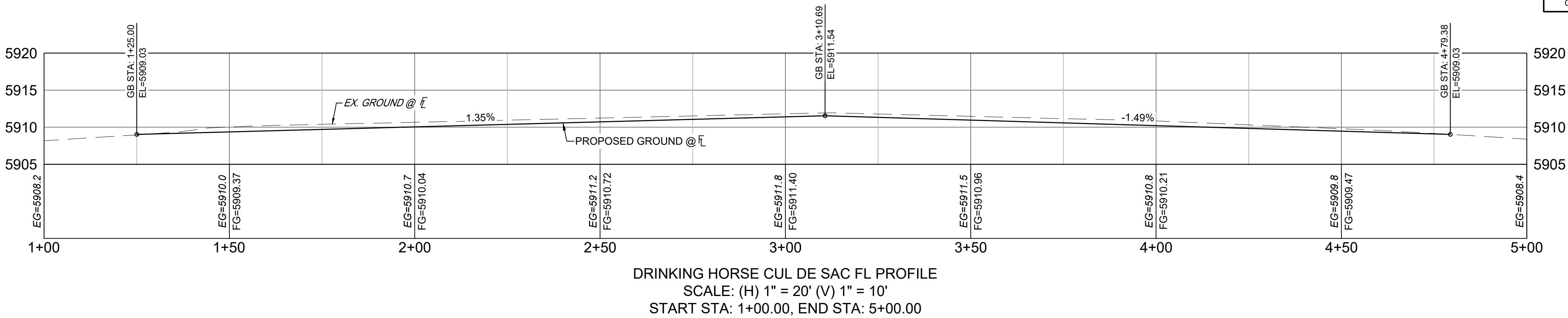
SIDEWINDER & MOOSE MEADOW NORTH FL PROFILE
SCALE: (H) 1" = 10' (V) 1" = 5'
START STA: 0+90.00, END STA: 1+25.00

[illegible]



LINE TABLE: ALIGNMENTS		
LINE #	BEARING	LENGTH
L16	N15°39'12.00"W	25.00
L17	N10°52'23.31"W	10.00
L18	S15°39'12.00"E	116.19

CURVE TABLE: ALIGNMENTS					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C10	49.41	38.83	N52°06'04"W	46.14	72°53'43"
C11	203.79	46.17	N37°54'23"E	74.27	252°54'38"



REFERENCE DRAWINGS

X:\Title-R&S	
X:\886-PR-SITE	
X:\886-PR-SITE - F6	
X:\886-PR-SITE - F5	
X:\886-PR-SITE - F4	
X:\886-PR-SITE - F3	
X:\886-PR-SITE - F7	
X:\886-EX-BASE	
X:\886-EX-SURVEY	
X:\886-PR-SITE-F1	
X:\886-PR-SITE-F2	
886-PR Legacy Drive-Roundabout	
886-PR Legacy Drive	
X:\886-PR-WT6-F5	

COMPUTER FILE MANAGEMENT

FILE NAME: S:\21.886.048 (Trails at Aspen Ridge - F5)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD10.dwg
CTB FILE: Matrix(black).ctb
PLOT DATE: September 14, 2022 4:52:39 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

BENCHMARK

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

BASIS OF BEARING

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

PREPARED BY:

SEAL

PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

TRAILS AT ASPEN RIDGE

FILING NO. 5
ROADWAY IMPROVEMENT PLANS

DRINKING HORSE CUL DE SAC DETAILS

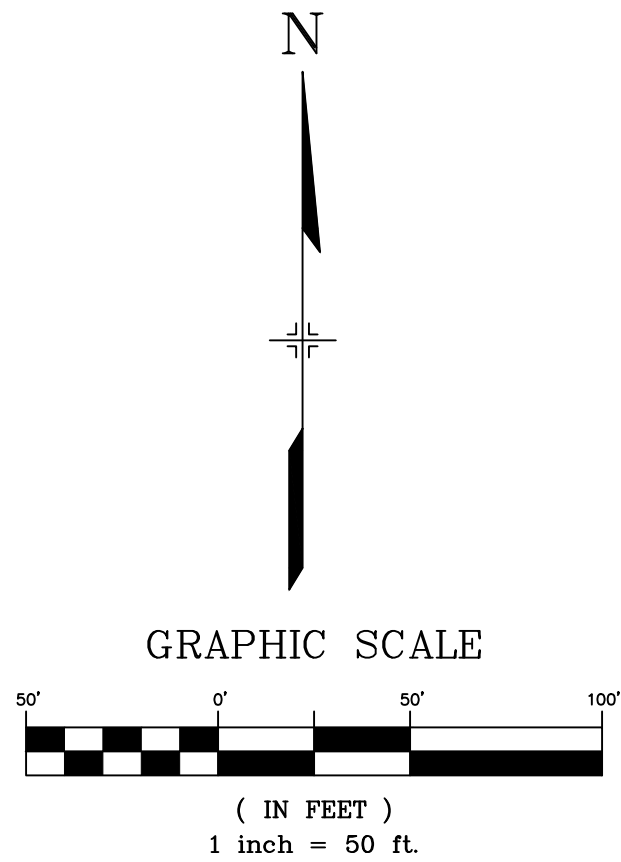
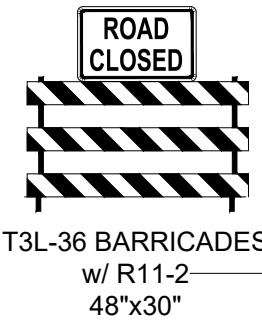
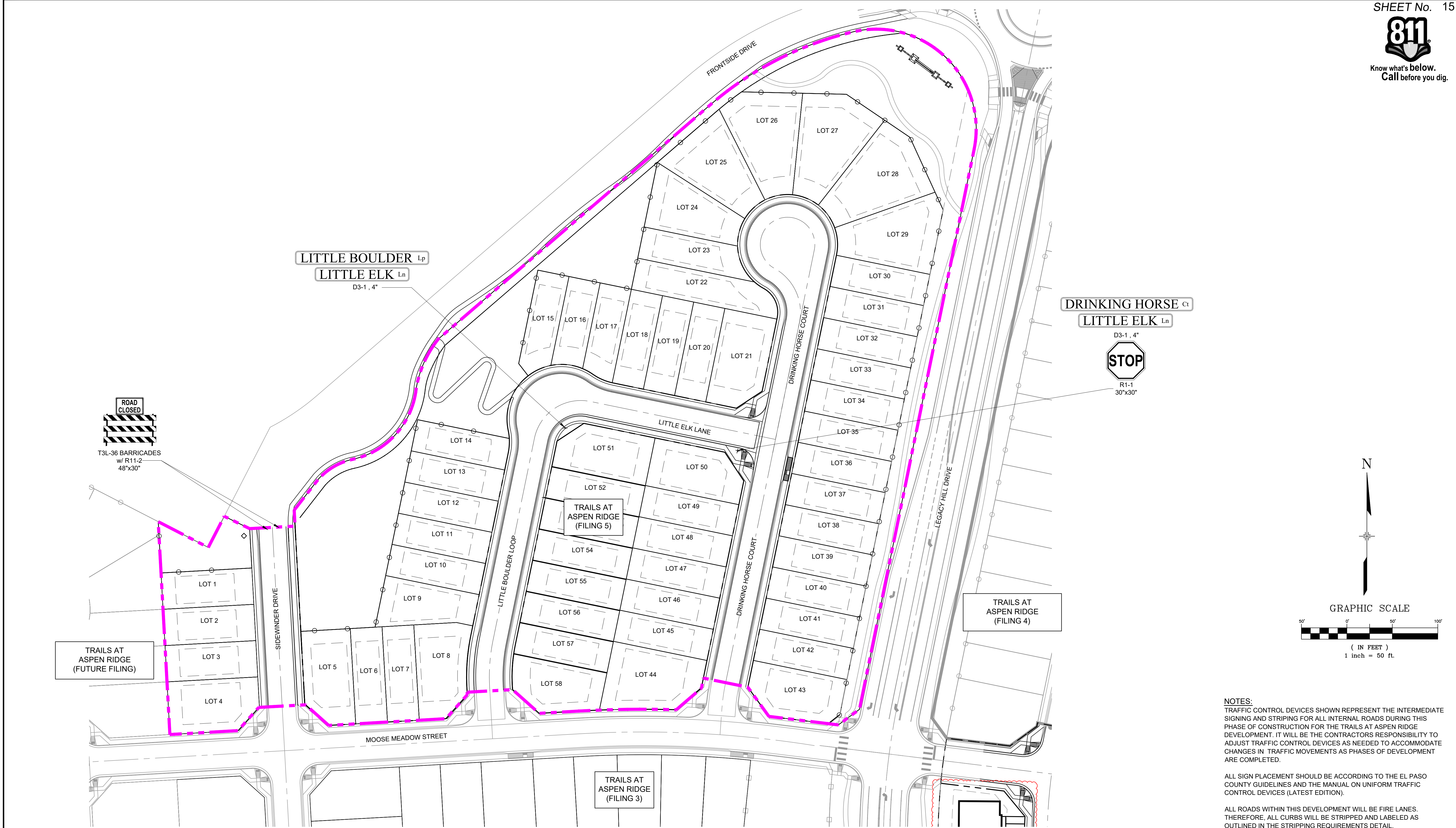
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.048

DESIGNED BY: CRD
DRAWN BY: CRD
CHECKED BY: NMS

SCALE
HORIZ. 1" = 20'
VERT. 1" = 5'

DATE ISSUED: OCTOBER 2021
SHEET 14 OF 15

DRAWING No. RD10



NOTES:
TRAFFIC CONTROL DEVICES SHOWN REPRESENT THE INTERMEDIATE SIGNING AND STRIPING FOR ALL INTERNAL ROADS DURING THIS PHASE OF CONSTRUCTION FOR THE TRAILS AT ASPEN RIDGE DEVELOPMENT. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO ADJUST TRAFFIC CONTROL DEVICES AS NEEDED TO ACCOMMODATE CHANGES IN TRAFFIC MOVEMENTS AS PHASES OF DEVELOPMENT ARE COMPLETED.

ALL SIGN PLACEMENT SHOULD BE ACCORDING TO THE EL PASO COUNTY GUIDELINES AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).

ALL ROADS WITHIN THIS DEVELOPMENT WILL BE FIRE LANES. THEREFORE, ALL CURBS WILL BE STRIPPED AND LABELED AS OUTLINED IN THE STRIPPING REQUIREMENTS DETAIL.

REFERENCE DRAWINGS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
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