# TRAILS AT ASPEN RIDGE FILING NO. 5 EL PASO COUNTY, CO **ROADWAY IMPROVEMENT PLANS OCTOBER 2021**

# SHEET NAME

## SHEET No.

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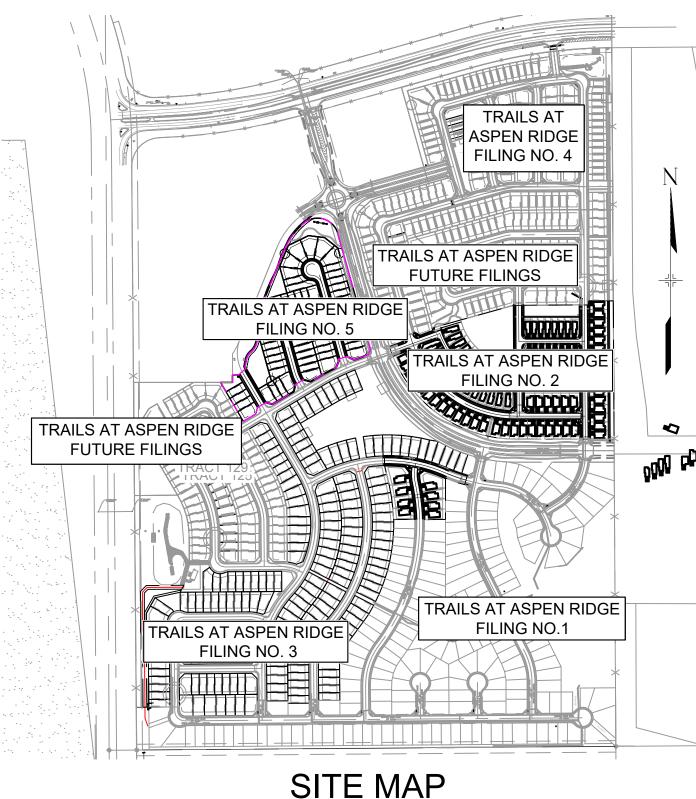
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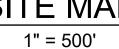
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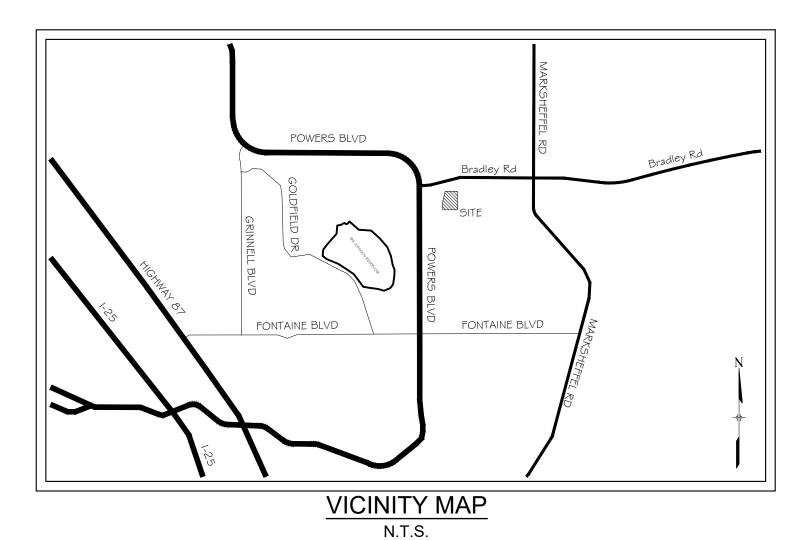
TS01	TITLE SHEET
GN01 - GN02	ROADWAY GENERAL NOTES
RDX1	ROADWAY KEY MAP
RD01 - RD02	ROADWAY CENTERLINE PLAN & PROFILE
RD03 - RD10	ROADWAY INTERSECTION DETAILS
SN01	SIGNING & STRIPING PLAN

OWNER/DEVELOPER	COLA, LLC 555 MIDDLE CREEK PARKWAY, SUITE 380 COLORADO SPRINGS, CO 80921 (719) 382-9433
CIVIL ENGINEER	MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 NICOLE SCHANEL, (719) 659-6141
WATER & SANITARY SEWER DISTRICT	WIDEFIELD WATER AND SANITATION 8495 FONTAINE BOULEVARD COLORADO SPRINGS, CO 80925 ROBERT BANNISTER, (719) 390-7111
ELECTRIC	MOUNTAINVIEW ELECTRIC ASSOCIATION (719) 495-2283
GAS	COLORADO SPRINGS UTILITIES 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, CO MARY HOAGLUND (719) 668-4083
STREET DEPARTMENT	EL PASO COUNTY PUBLIC SERVICES (719) 520-6460
DRAINAGE DEPARTMENT	EL PASO COUNTY PUBLIC SERVICES (719) 520-6460
FIRE DEPARTMENT	SECURITY FIRE DEPARTMENT 400 SECURITY BOULEVARD SECURITY, CO 80911 (719) 392-7121

REFERENCE DRAWINGS				
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	No.	DATE	DESCRIPTION	B
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X-886-PR SITE-F2				
886-PR Legacy Drive-Roundabout 886-pr legacy drive	COM	IPUTER FIL	E MANAGEMENT	
	FILE NA CTB FI PLOT I THIS DRA	DATE: Matrix	886.048 (Trails at Aspen Ridge - F5)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\TS01.dwg (black).ctb ary 17, 2023 9:25:27 AM AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	







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

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

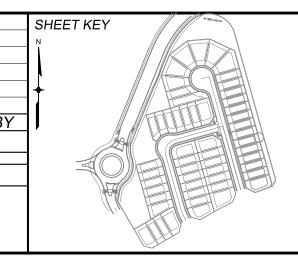
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW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

JENNIFER IRVINE, P.E. 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 COLA, LLC 555 MIDDLE PARKWAY COLORADO SPRINGS, CO 80921



BENCHMARK

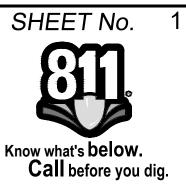
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206

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 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3<sup>1</sup>/<sub>4</sub>" AULM. CAP PLS 10377)





# **ENGINEER'S STATEMENT:**

Date:

DATE

DATE

DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT

SEAL

TRAILS AT ASPEN RIDGE FILING NO. 5

PCD FILE NO.: SF-21-038

ROADWAY IMPROVEMENT PLANS

TITLE SHEET

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 21.886.048DESIGNED BY: DESIGNED BY: CRD CHECKED BY: CRD CRD CRD HORIZ.SCALE DATE ISSUED: NAS. VERT.OCTOBER 2021 DATE ISSUED: OCTOBER 2021DRAWING No.TS01								
		DESIGNED BY:	CRD	SCALE		DATE ISSUED:	OCTOBER 2021	DRAWING No.
	MATRIX DESIGN GROUP. INC.	DRAWN BY	CRD	HORIZ	N.A.			TOOA
				VERT.	N.A.	SHEET	1 OF 15	1501

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- 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.

- MAINTAIN SAFE OPERATIONS.
- DECISIONS/AGREEMENTS HAVE BEEN MADE.

EARTHWORK:

- DEBRIS AND WASTE MATERIAL OFF OF THE PROJECT SITE.
- OF, BY AND AT THE EXPENSE OF THE CONTRACTOR.
- THE SPECIFICATION REQUIREMENTS.

BENCHMARK AND SURVEY CONTROL

- CONSTRUCTION.
- INCIDENTAL TO THE PROJECT.

TRAFFIC GENERAL NOTES:

- ACCORDANCE WITH THE M.U.T.C.D.
- THE PROJECT.
- PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
- ORDINANCES, REGULATIONS, OR POLICIES.
- M.U.T.C.D. STANDARDS.
- INSPECTOR ASSIGNED TO THE PROJECT.

CONSTRUCTION NOTES

- 1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND
- COLORADO (UNCC).
- AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING
  - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - AND 2
  - ROAD AND BRIDGE CONSTRUCTION
  - d. CDOT M & S STANDARDS
- **RESPONSIBILITY TO RECTIFY.**
- RESPONSIBILITY TO RECTIFY.

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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

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

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL DISPOSAL OF ANY EXCESS SOIL,

2. ANY MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED

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

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

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

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

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

3 APPROVAL OF THESE PLANS BY THE COUNTY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE

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,

5. ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND TRAFFIC SIGNALS SHALL MEET OR EXCEED

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

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

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

b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1

c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR

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

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

- 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.
- 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 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.

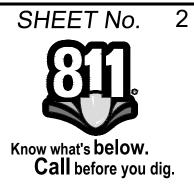
### BENCHMARK

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  $\frac{1}{2}$ " AULM. CAP PLS 17664) TO THE N  $\frac{1}{4}$ CORNER OF SAID SECTION 9 (3 <sup>1</sup>/<sub>4</sub>" AULM. CAP PLS 10377)







SEAL

# TRAILS AT ASPEN RIDGE

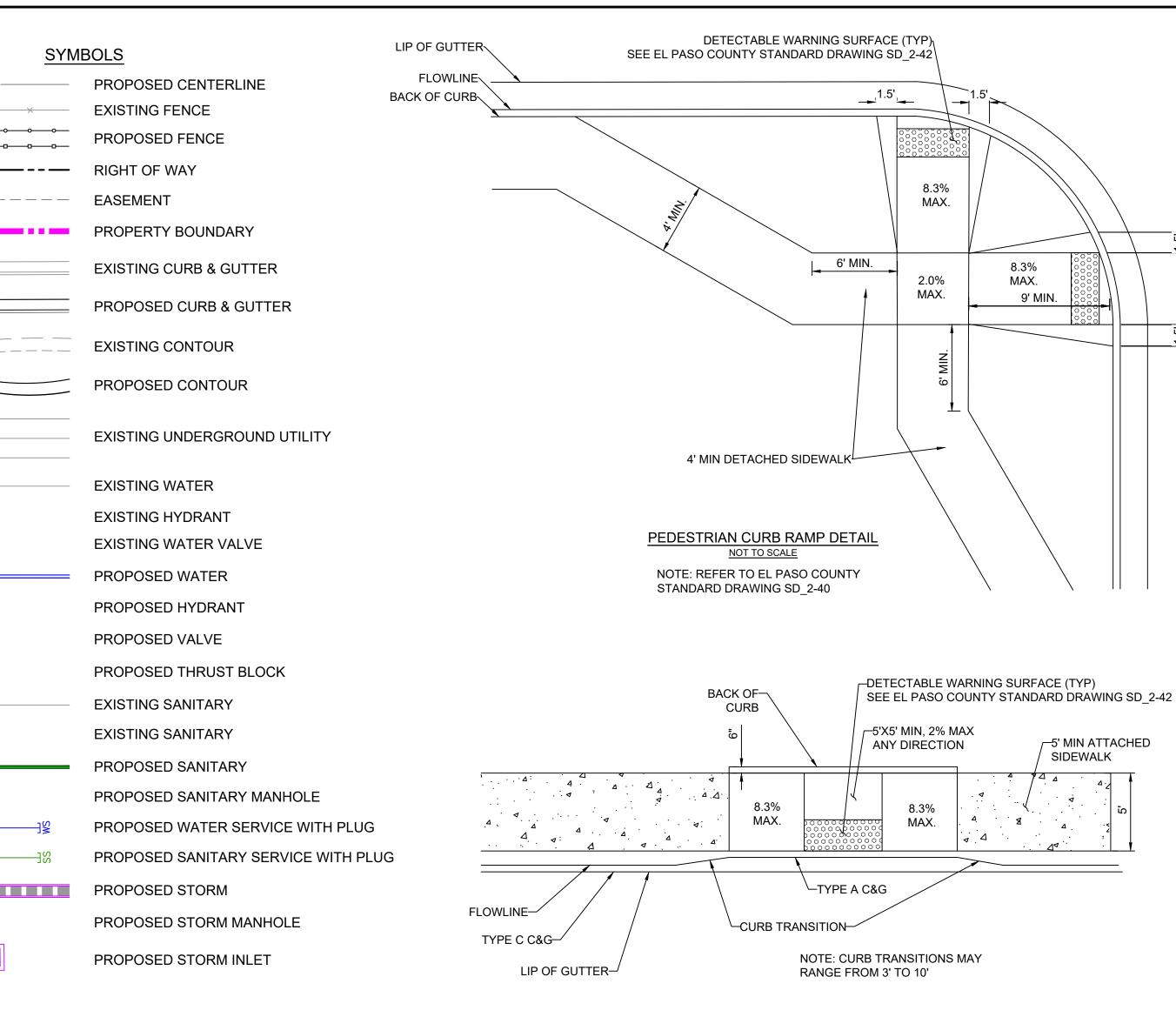
FILING NO. 5 ROADWAY IMPROVEMENT PLANS

# GENERAL NOTES

FOR AND ON BEHALF OF	DESIGNED BY:	CRD	SCAL	.E	DATE ISSUED:	OCTOBER 2021	DRAWING No.
MATRIX DESIGN GROUP, INC.	DRAWN BY:	CRD	HORIZ.	N.A.			
			-		SHEET	2 OF 15	GN01
PROJECT No. 21.886.048	CHECKED BY:	NMS	VERT.	N.A.	SHEET	2 OF 15	

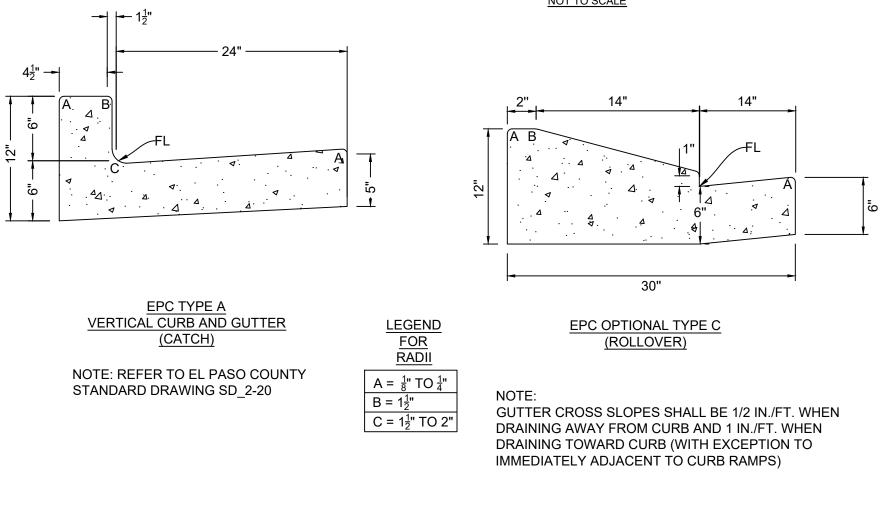
	ABBREVIATIO	<u>1113</u>		
AD ASSY ASTM APPROX	ALGEBRAIC DIFFERENCE ASSEMBLY AMERICAN SOCIETY OF TESTING AND MATERIA APPROXIMATE or APPROXIMATELY	NOM	NORMAL CROWN NOT IN CONTRACT NUMBER NOMINAL	
AVE AVG	AVENUE AVERAGE	NTS OC	NOT TO SCALE ON CENTER	ooo
B/C ፄ or B/L	BACK OF CURB BASELINE	O/S	OFFSET	
BLVD BTM	BOULEVARD BOTTOM	P PC	PROPOSED POINT OF CURVATURE	
CI	CAST IRON	PCC PCR	POINT OF COMPOUND CURVE POINT OF CURB RETURN	
CEN € or CL	CENTER CENTERLINE	PE PIE	PLAIN END PUBLIC IMPROVEMENT EASEMENT	
CFS CLR	CUBIC FEET PER SECOND CLEAR	PGL ଝ or P/L	PROFILE GRADE LINE PROPERTY LINE	
CMP CONC	CORRUGATED METAL PIPE CONCRETE	PRC PT	POINT OF REVERSE CURVE POINT OF TANGENCY	
CONST CONT	CONSTRUCTION CONTINUOUS	PVC	POINT OF VERTICAL CURVE or POLYVINYL CHLORIDE	5630-
DIA DN	DIAMETER DOWN	PVI PVMT PVT	POINT OF VERTICAL INTERSECTION PAVEMENT POINT OF VERTICAL TANGENT	
DWG	DRAWING	R OR RAD	RADIUS	
EA EGL	EACH ENERGY GRADE LINE	RC RCP	REVERSE CROWN REINFORCED CONCRETE PIPE	G
EGL ELEV or EL ELL	ELEVATION ELBOW	RCP RED REF	REINFORCED CONCRETE PIPE REDUCER REFERENCE	———— W ———
ELL ESMT EW	ELBOW EASEMENT EACHWAY	REF REINF REQ	REFERENCE REINFORCING REQUIRED	
EW EX or EXIST		REV	REQUIRED REVISION RIGHT-OF-WAY	$\boxtimes $
FES	FLARED END SECTION	ROW RT	RIGHT-OF-WAY RIGHT	
FIN torFL	FINISHED FLOWLINE	SCH	SCHEDULE	A
FLG FT	FLANGE FOOT / FEET	SD SQ	STORM SEWER SQUARE	•
FRP	FIBERGLASS REINFORCED PIPE	ST STA	STREET STATION STANDARD	
GAL GALV	GALLON GALVANIZED GALICE (MATERIAL)	STD STL	STANDARD STEEL	
GAU GV GW	GAUGE (MATERIAL) GATE VALVE GROUNDWATER	SS OR SAN SW OR S/W		
GW	GROUNDWATER	TAN TB	TANGENT THRUST BLOCK	
HERCP	HOT BITUMINOUS PAVEMENT HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE	TBC TFC	TOP BACK OF CURB	
HGL	HYDRAULIC GRADE LINE	THD	TOP FACE OF CURB THREADED THICKNESS	
HP HORIZ	HIGH POINT HORIZONTAL HORIZONTAL CONTROL LINE	THK TYP	THICKNESS TYPICAL	
HCL HR	HORIZONTAL CONTROL LINE HOUR	UG		
INV	INVERT	UTIL		
К	VERTICAL CURVE FACTOR	VC VERT	VERTICAL CURVE VERTICAL	
LBS		W	WIDTH	$\bigcirc$
LF LN		W/	WITH	
LP LS LT	LOW POINT LANDSCAPING LEFT			
LI MAX	LEFT			
MAX MFGR MH	MAXIMUM MANUFACTURER MANHOLE			
MH MID MIN	MANHOLE MIDDLE or MIDPOINT MINIMUM			
MIN MJ MSL	MINIMOM MECHANICAL JOINT MEAN SEA LEVEL			
MSL	MEAN SEA LEVEL			
	≥ <u>50'</u>			
	≥02 25' 50' €	25'	ROW	
	25'			
	25'	25' 15' - 2.5' 5' WALK		
	25' -2.5' 5' 2.5' 15'		K 2.5'	
٦	25' 2.5' 5' 2.5' 15' WALK 2% PGL 2%	15' 2.5' 5' WALF	× 2.5'	
K 3:	25' 2.5' 5' 2.5' 15' WALK 2% PGL 2% 2% 2%	15' 2.5' 5' WALF	3:1 3:7	
5" (	25' 2.5' 5' 2.5' 15' 1 WALK PGL 2%	15' 2.5' 5' WALF	3.17	
<b>√</b> 3: 5" ( CU	25' 2.5' 5' 25 15' WALK 2% 2% 2% 2% PGL 2% PGL 2% 2% 2% 2% PGL 2% 2% PGL 2% 2% 2% PGL 2% 2% PGL PGL 2% PGL 2% PGL 2% PGL 2% PGL 2% PGL PGL 2% PGL PGL PGL PGL PGL PGL	<u>15'</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>CUF</u>	2.5 3.7 3.7 CONCRETE	
لا∽ع: 5" ( CU OPTIONA	25' 2.5' 5' 2.5' 15' WALK 2% 2% 2% 2% PGL 2% PGL 2% 2% 2% 2% 2% PGL 2% 2% 2% 2% 2% 2% 2% 2% 2% 2%	<u>15'</u> <u>2.5'</u> <u>5'</u> WALF <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>5</u> " SI <u>SI</u> OPT OR	2.5 K 3.7 CONCRETE IDEWALK	
لا∽ع: 5" ( CU OPTIONA	25' 2.5' 5' 25' 15' 1 WALK 2% 2% 2% 2% PGL 2% PGL 2% PGL 2% PGL 2% PGL 2% PGL 2% NOT TO SCALE DESIGN/POSTED SPEED LIMIT =	<u>15'</u> <u>2.5'</u> <u>5'</u> WALk <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>5</u> " SI <u>5</u> " SI <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u>	2.5 X 2.5 X 3.7 CONCRETE IDEWALK RB & GUTTER TIONAL EPC TYPE C TYPE A (SEE PLANS)	
لا∽ع: 5" ( CU OPTIONA	25' 2.5' 5' 2.5' 15' 1 WALK 2% 2% 2% 2% PGL 2% PGL 2% PGL 2% PGL 2% PGL 2% PGL 2% PGL 2% NOT CO SCALE DESIGN/POSTED SPEED LIMIT = PAVEMENT NOTE: 2" HMA GRADE S HMA GRADE S (75) (PG 64-22) FINAL	<u>15'</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u>	2.5 X 2.5 X 3.7 CONCRETE IDEWALK RB & GUTTER TIONAL EPC TYPE C TYPE A (SEE PLANS)	
لا∽ع: 5" ( CU OPTIONA	25' 2.5' 5' 2.5' 15' 1 WALK 2% 2% 2% 2% 2% PGL 2% PGL 2% 8" AGGREGATE BASE COURSE MOT TO SCALE DESIGN/POSTED SPEED LIMIT = PAVEMENT NOTE: 2" HMA GRADE S	<u>15'</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u>	2.5 X 2.5 X 3.7 CONCRETE IDEWALK RB & GUTTER TIONAL EPC TYPE C TYPE A (SEE PLANS)	
CU OPTIONA OR TYPE A	25' 2.5' 5' 2.5' 15' 1 WALK 2% 2% 2% 2% PGL 2% PGL 2% PGL 2% PGL 2% PGL 2% PGL 2% PGL 2% NOT CO SCALE DESIGN/POSTED SPEED LIMIT = PAVEMENT NOTE: 2" HMA GRADE S HMA GRADE S (75) (PG 64-22) FINAL	<u>15'</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u>	2.5 X 2.5 X 3.7 CONCRETE IDEWALK RB & GUTTER TIONAL EPC TYPE C TYPE A (SEE PLANS)	
STORESTE STORESTE STORESTE STREET STR	25' 2.5' 5' 2.5' 15' 1 WALK 2% 2% 2% 2% PGL 2% PGL 2% PGL 2% PGL 2% PGL 2% PGL 2% PGL 2% NOT CO SCALE DESIGN/POSTED SPEED LIMIT = PAVEMENT NOTE: 2" HMA GRADE S HMA GRADE S (75) (PG 64-22) FINAL	<u>15'</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u> <u>2%</u>	2.5 X 2.5 X 3.7 CONCRETE IDEWALK RB & GUTTER TIONAL EPC TYPE C TYPE A (SEE PLANS)	
STILLE FOR STILL	25' 2.5' 5' 2.5' 15' 1 WALK 2% 2% 2% 2% PGL 2% PGL 2% PGL 2% PGL 2% PGL 2% PGL 2% PGL 2% NOT CO SCALE DESIGN/POSTED SPEED LIMIT = PAVEMENT NOTE: 2" HMA GRADE S HMA GRADE S (75) (PG 64-22) FINAL	15' 2.5', 5'   WALk   2% 2%   2% 2%   2% 2%   2% 2%   2% 2%   2% 2%   2% 2%   2% 2%   2% 2%   2% 2%   2% 07   S 07   0R 07	2.5 X 2.5 X 3.7 CONCRETE IDEWALK RB & GUTTER TIONAL EPC TYPE C TYPE A (SEE PLANS)	
X-886-PR-SITE - F3 X-886-PR-SITE - F3 X-886-PR-SITE - F5 X-886-PR-SITE - F6 X-886-PR-SITE - F6 X-886-PR-SITE - F7 X-886-PR-SITE - F7	25' 2.5' 5' 2.5 15' 1 WALK 2% 2% 2% 2% 2% 2% 2% 2% 2% 2%	15' 2.5' 5'   2% 2%   2% 2%   2% 2%   2% 2%   2% 2%   2% 2%   2% 2%   2% 0   2% 0   2% 0   2% 0   2% 0   2% 0   2% 0   2% 0   2% 0   2% 0   2% 0   2% 0   2% 0   2% 0   2% 0   2 0   0 0   0 0   0 0   0 0   0 0   0 0   0 0   0 0   0 0   0 0   0 0   0 0   0 0   0<	<pre>x<sup>2.5</sup> x<sup>2.5</sup> x<sup>2</sup> y<sup>2.5</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> y<sup>3.7</sup> 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y<sup>4.7</sup> y<sup>4.7</sup> y<sup>4.7</sup> y<sup>4.7</sup> y<sup>4.7</sup> y<sup>4.7</sup> y<sup>4.7</sup> y<sup>4.7</sup> y<sup>4.7</sup> y<sup>4.7</sup></pre>	
STILLE-RAS STILLE-RAS X-TILLE-RAS X-TILLE-RAS X-886-PR-SITE - F6 X-886-PR-SITE - F6 X-886-PR-SITE - F5 X-886-PR-SITE - F3 X-886-PR-SITE - F7 X-886-PR-SITE -	25' 2.5' 5' 25 15' 15' 1 2% 2% 2% 2% CONCRETE SIDEWALK RB & GUTTER LEPC TYPE C. (SEE PLANS) PAVEMENT NOTE: 2" HMA GRADE S HMA GRADE S (75) (PG 64-22) FINAL IS DETERMINED WITH THE PAVEMENT No. DATE COMPUTER FILE MANAGEMENT	15' 2.5' 5'   2% 2%   2% 2%   2% 2%   2% 2%   2% 2%   2% 2%   2% 2%   2% 0   2% 0   2% 0   5" 0   5 0   25 MPH 0   SX (75) (PG 64-28) O/ 2   PAVEMENT SECTION   ENT REPORT   REVI	2.5 K J CONCRETE IDEWALK RB & GUTTER TIONAL EPC TYPE C TYPE A (SEE PLANS) N DESCRIPTION	

ABBREVIATIONS

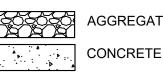


PARALLEL PEDESTRIAN CURB RAMP DETAIL NOT TO SCALE

> NOTE: REFER TO EL PASO COUNTY STANDARD DRAWING SD\_2-50



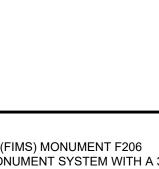
### MATERIALS LEGEND



AGGREGATE BASE COURSE

COMPACTED SUBGRADE

BITUMINOUS PAVEMENT (ASPHALT)



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**

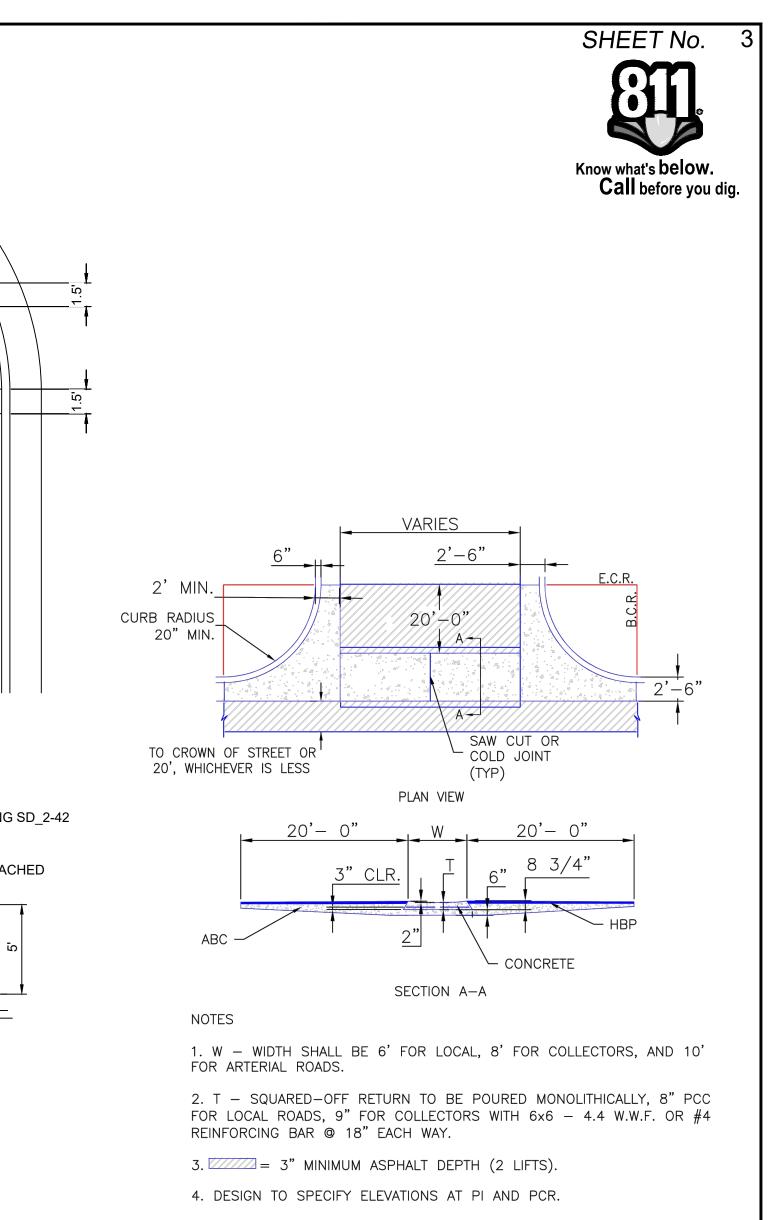
BENCHMARK

SHEET KEY

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  $lap{2}$ " AULM. CAP PLS 17664) TO THE N  $lap{4}$ CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS 10377)

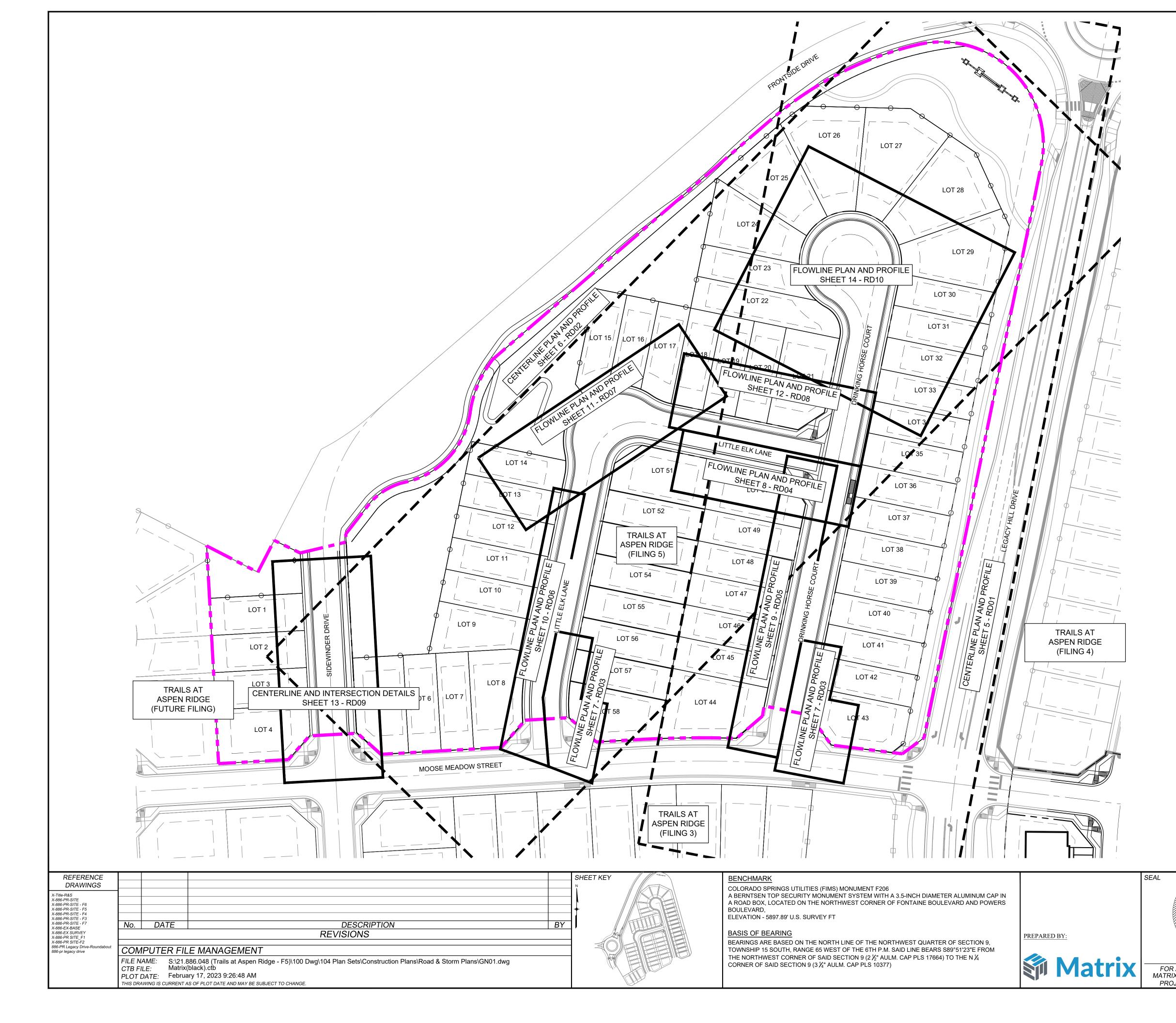
PREPARED BY:



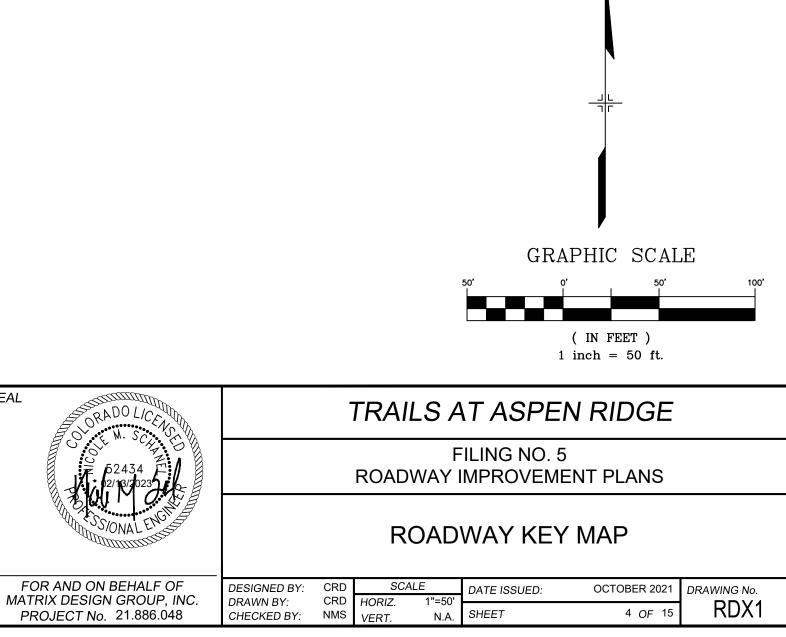




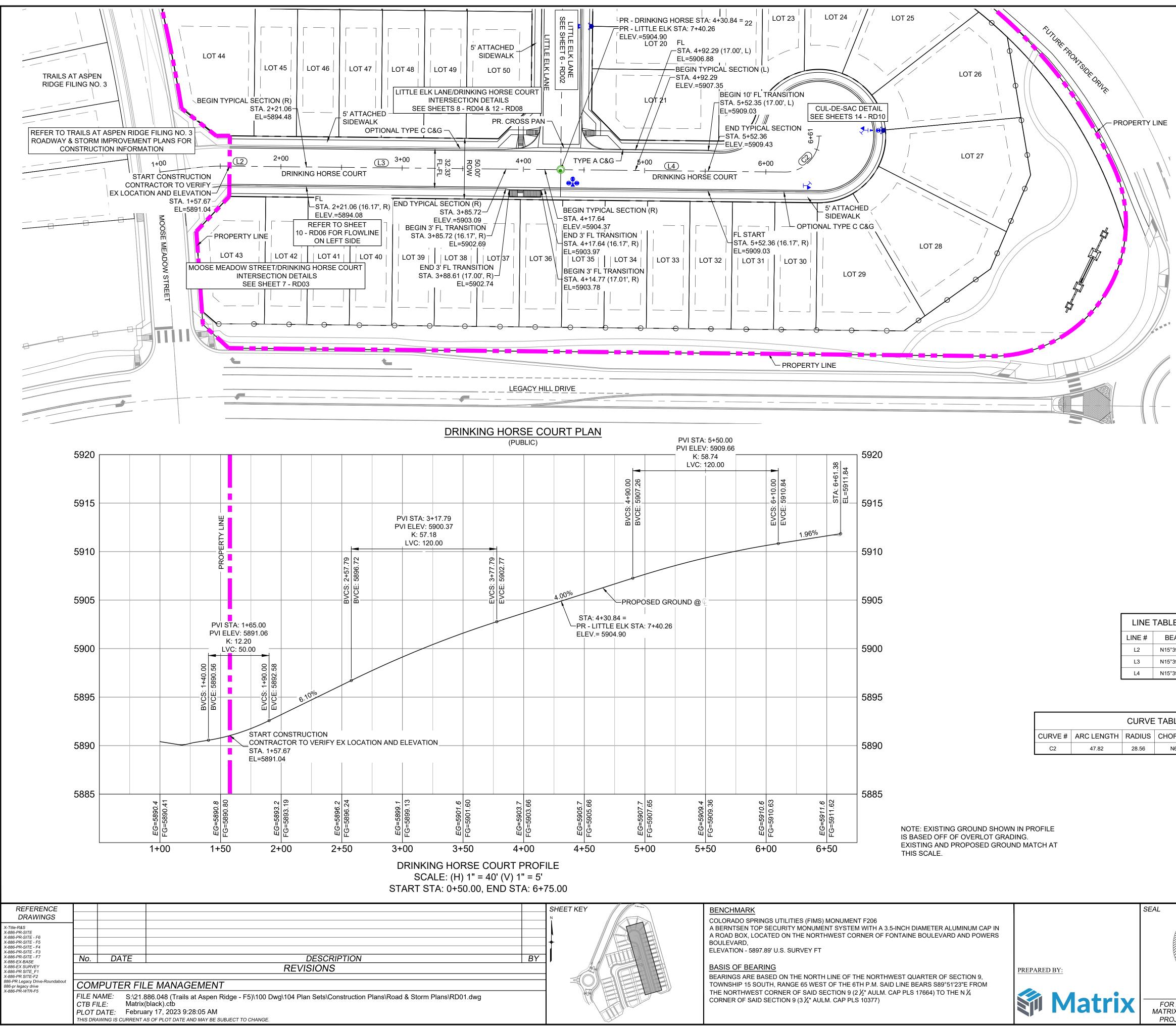
SEAL		_	TRAILS A	T ASPE	N RIDGE	
52434 F	FILING NO. 5 ROADWAY IMPROVEMENT PLANS					
SSIONAL ENGINE			GEN	ERAL NO <sup>-</sup>	TES	
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.	DESIGNED BY: DRAWN BY:	CRD CRD	SCALE HORIZ. N.A.	DATE ISSUED:	OCTOBER 2021	DRAWING No.
PROJECT No. 21.886.048	CHECKED BY:	NMS	VERT. N.A.	SHEET	3 OF 15	GN02





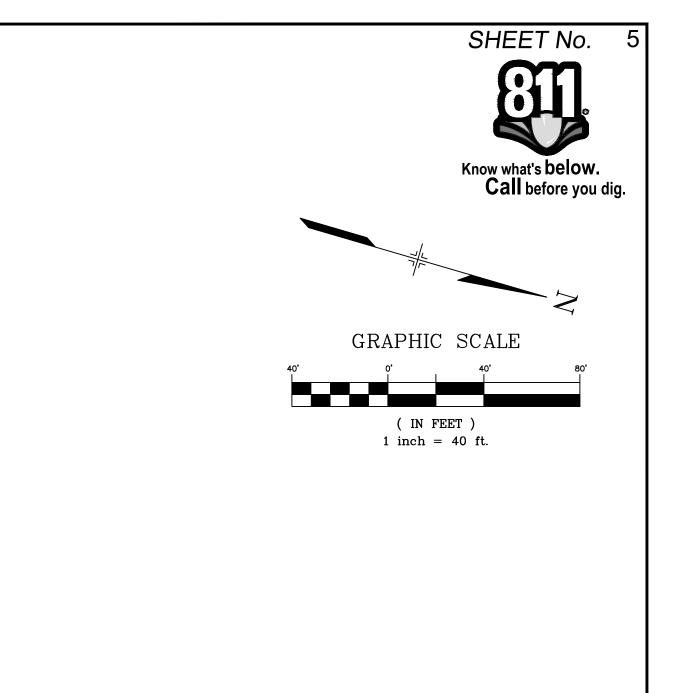


N



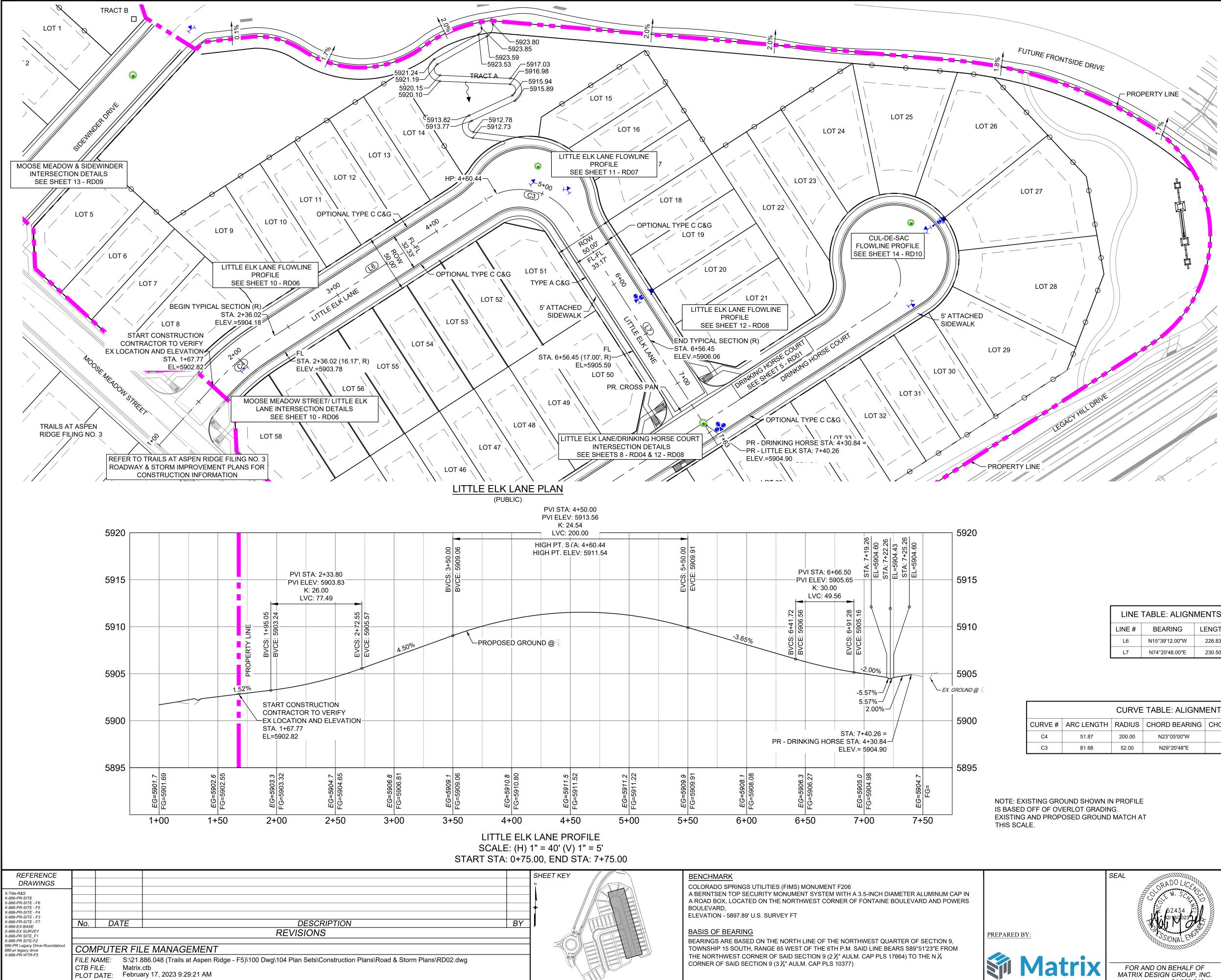
LI
LINE
L2
L3
L4

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°57'06"	



NE TABLE: ALIGNMENTS							
BEARING	LENGTH						
N15°39'12.00"W	22.38						
N15°39'12.00"W	253.39						
N15°39'12.00"W 182.72							
	BEARING N15°39'12.00"W N15°39'12.00"W						

SEAL		-	TRAILS A	AT ASPEN	N RIDGE	
52434 52/18/2023	FILING NO. 5 ROADWAY IMPROVEMENT PLANS					
SSIONAL ENGINE		F	ROADWAY	Y PLAN &	PROFILE	
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.	DESIGNED BY: DRAWN BY:	CRD CRD	SCALE HORIZ. 1" = 40'	DATE ISSUED:	OCTOBER 2021	DRAWING No.
PROJECT No. 21.886.048	CHECKED BY:	NMS	VERT. 1"=5'	SHEET	5 OF 15	RD01



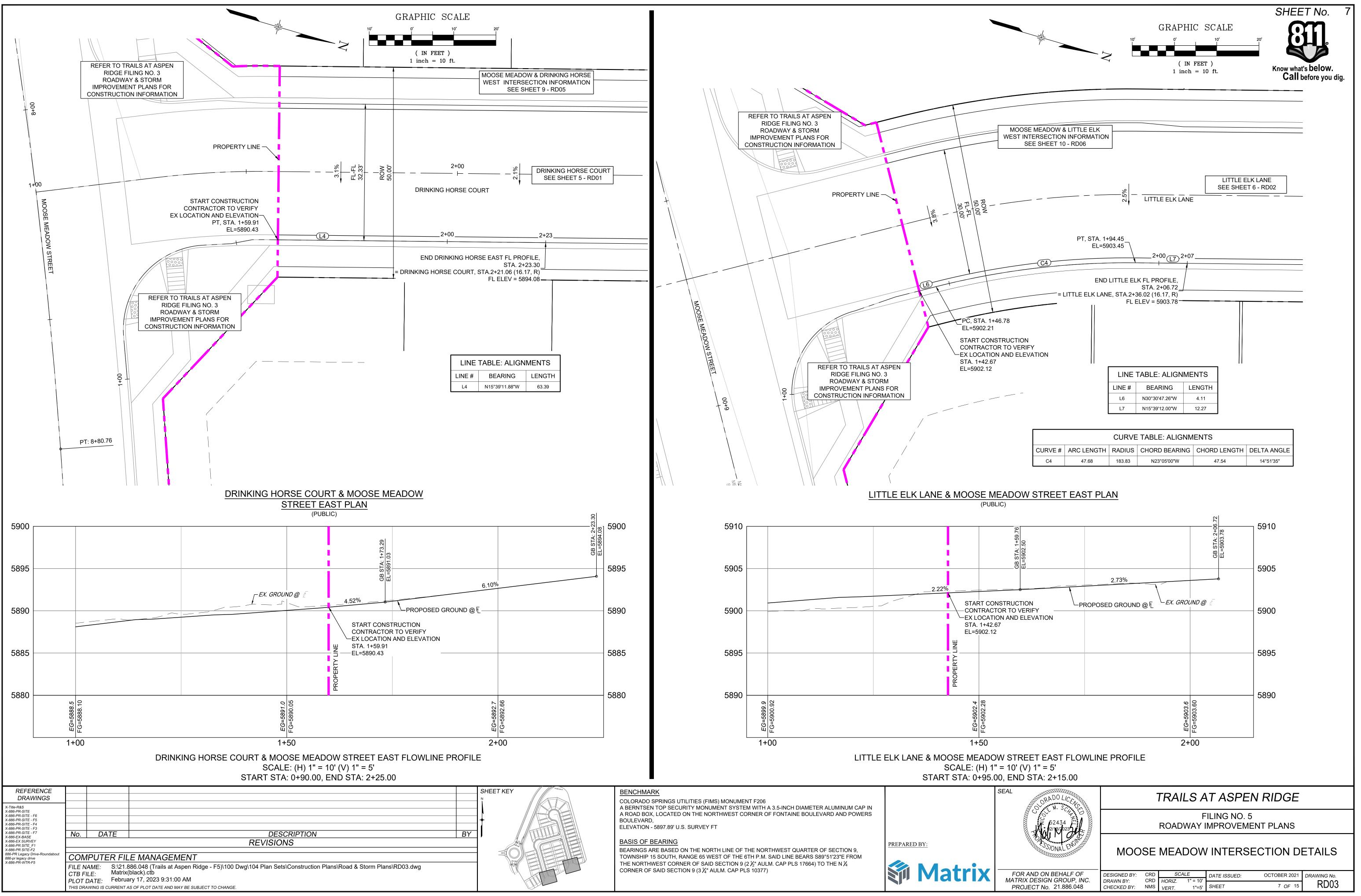
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

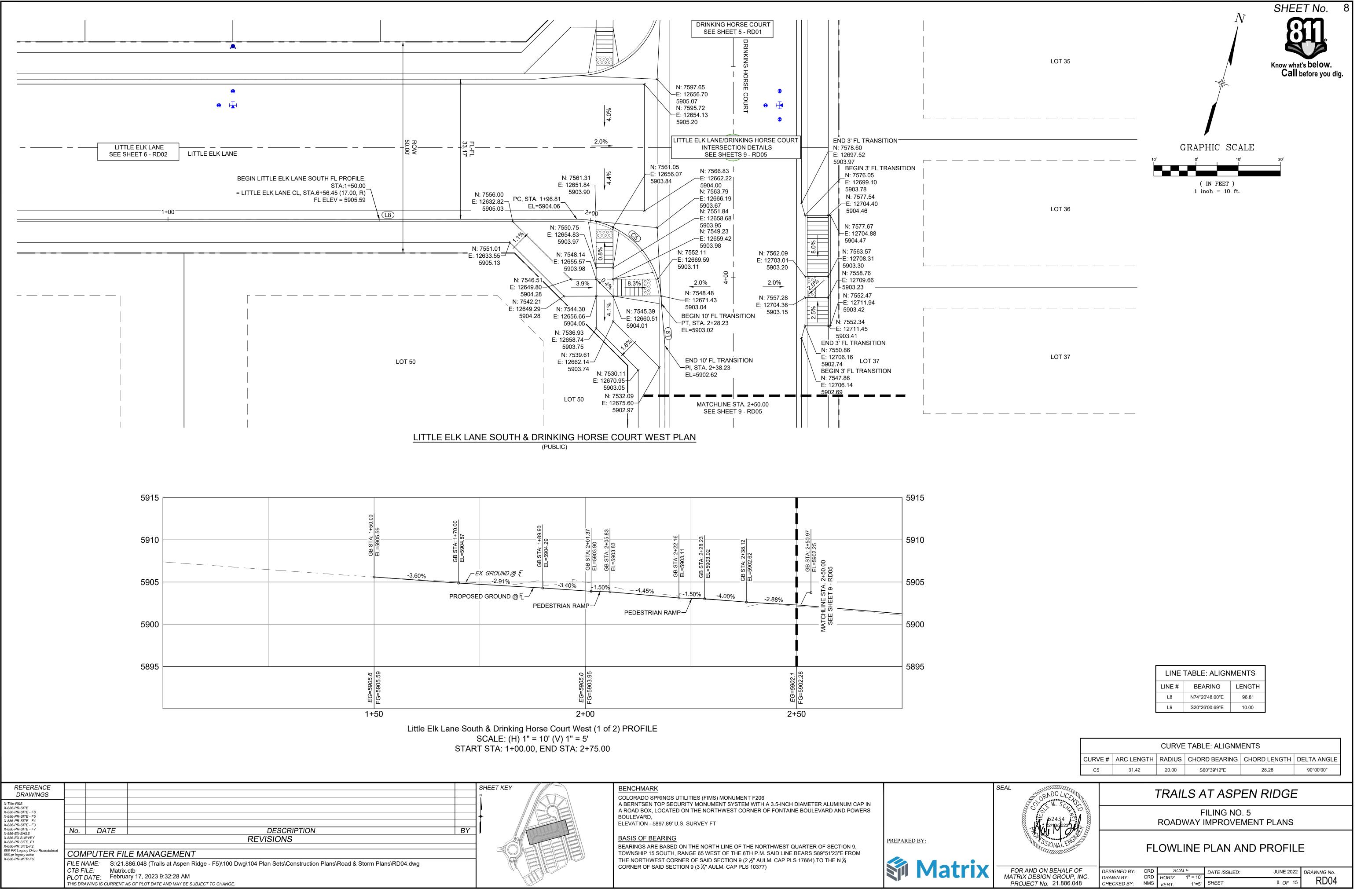
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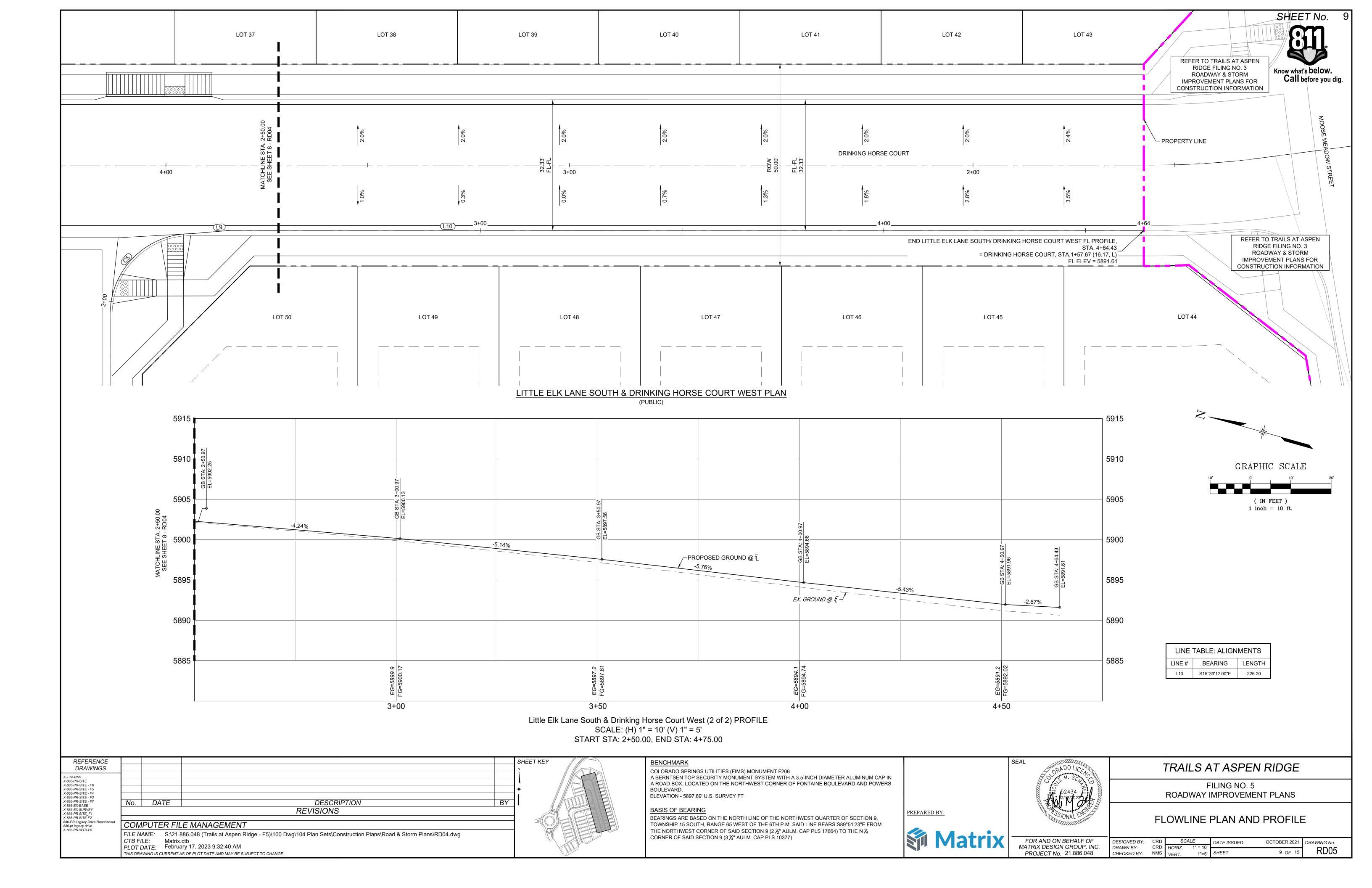
LINE TABLE: ALIGNMENT							
LINE #	BEARING	LENGTH					
L6	N15°39'12.00"W	226.83					
L7	L7 N74°20'48.00"E						

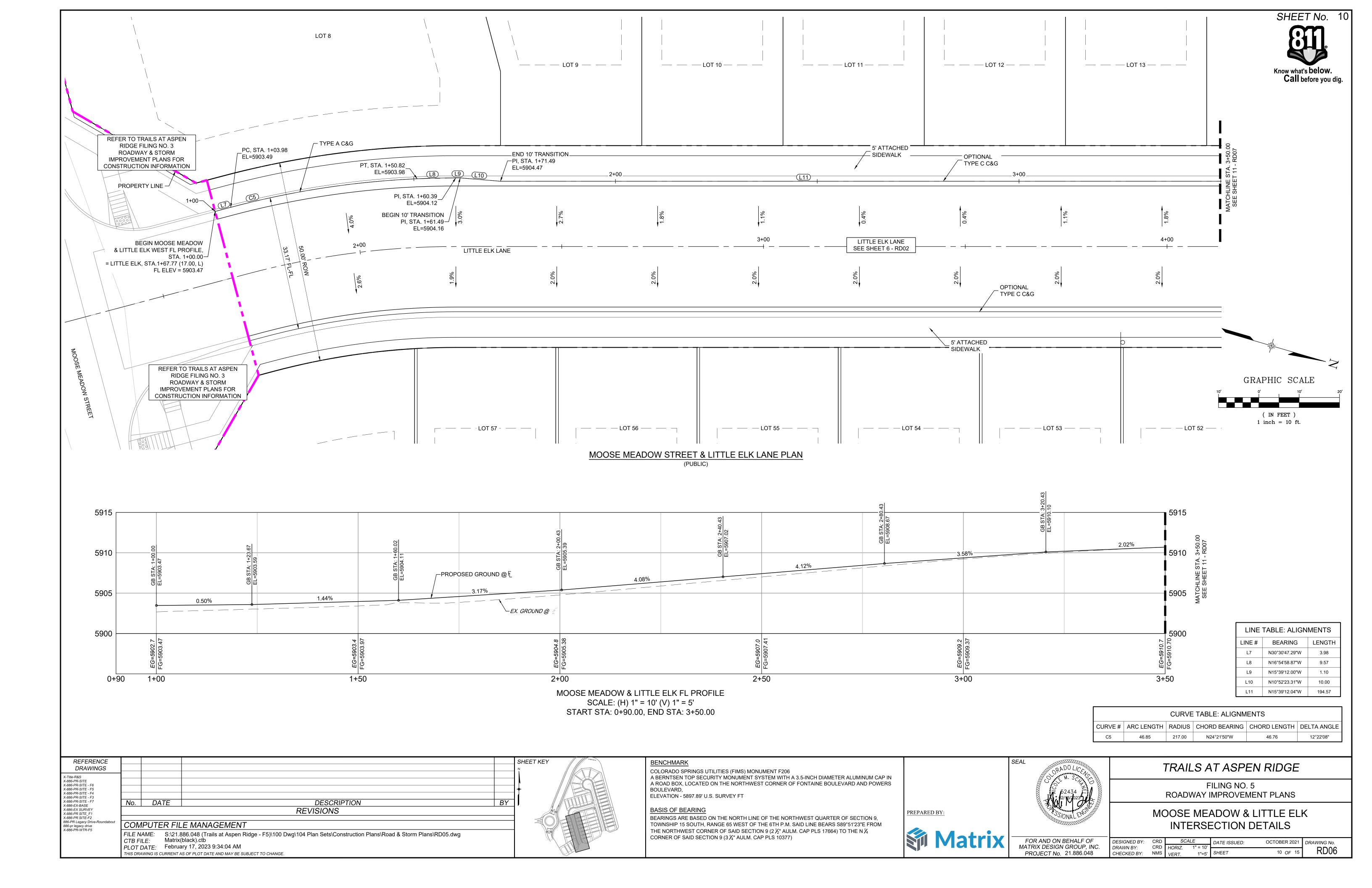
	CURVE TABLE: ALIGNMENTS									
Η	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE						
	200.00	N23°05'00"W	51.73	14°51'35"						
	52.00	N29°20'48"E	73.54	90°00'00"						

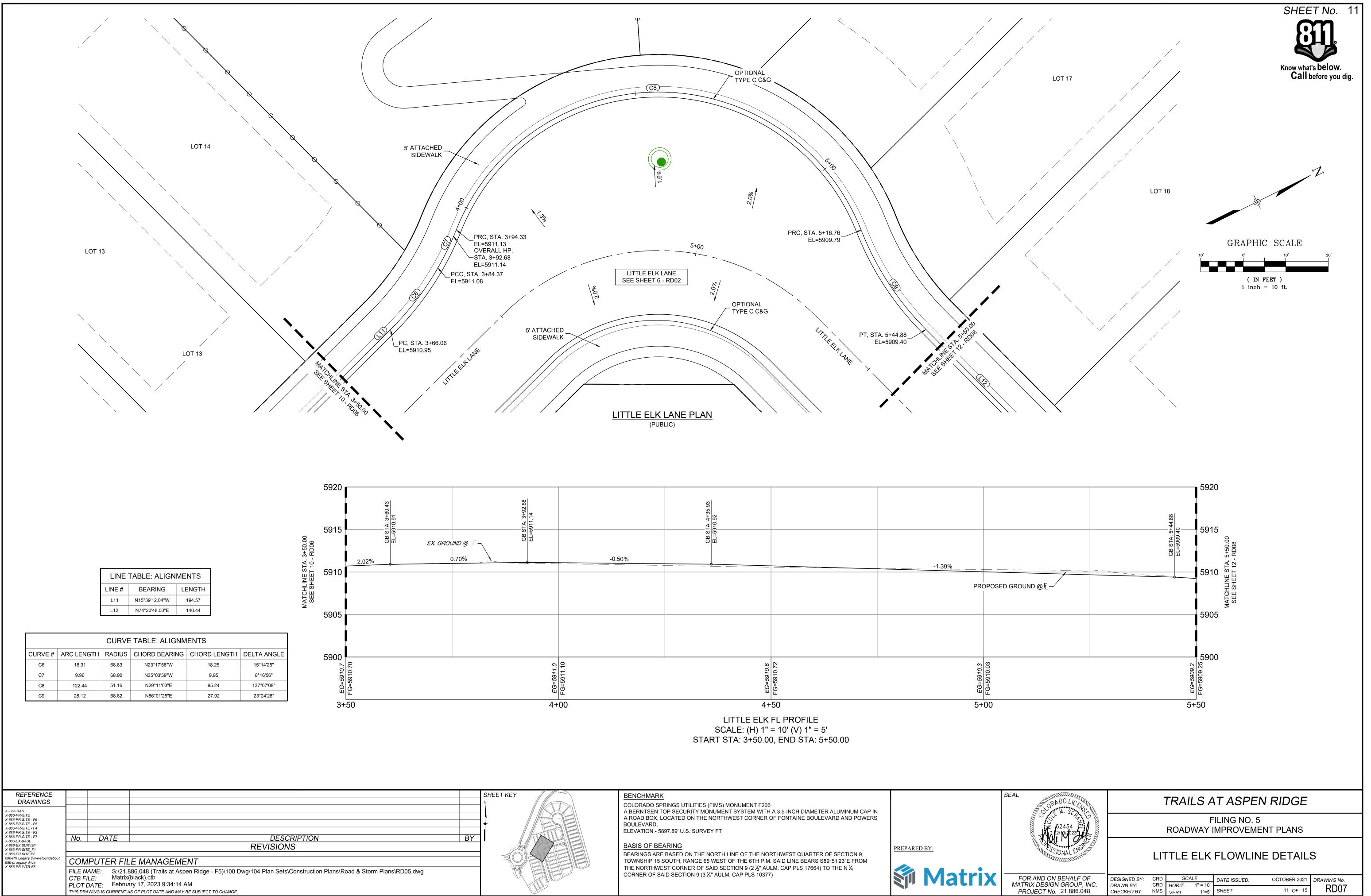
SEAL		_	TRAILS A	T ASPEN	RIDGE	
52434 2/18/2023	FILING NO. 5 ROADWAY IMPROVEMENT PLANS					
SS/ONAL ENGINE		F	ROADWAY	Y PLAN & P	ROFILE	
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.	DESIGNED BY: DRAWN BY:	CRD CRD	SCALE HORIZ. 1" = 40'	DATE ISSUED:	JUNE 2022	DRAWING No.
PROJECT No. 21.886.048	CHECKED BY:	NMS	VERT. 1"=5'	SHEET	6 OF 15	RD02



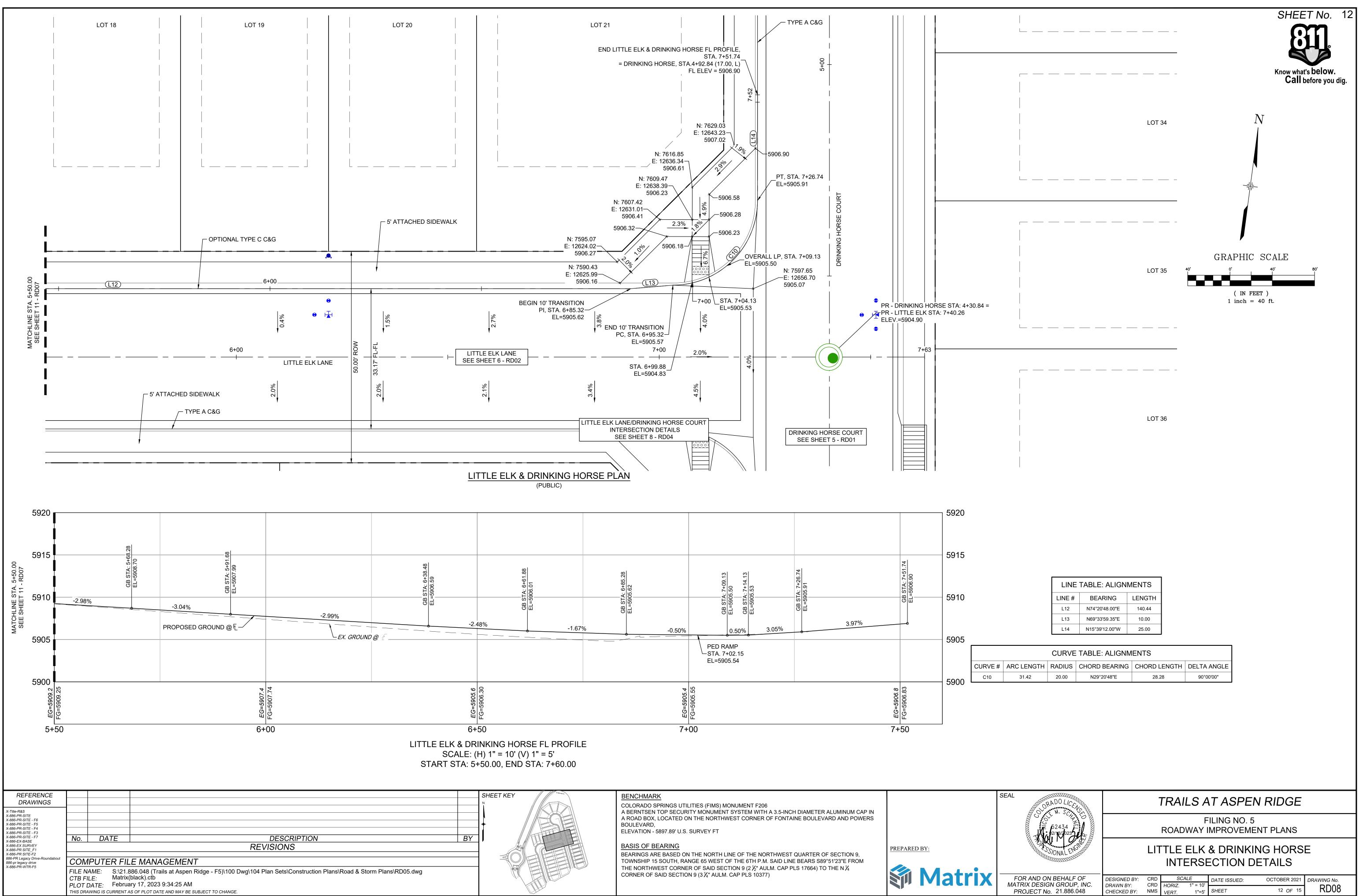




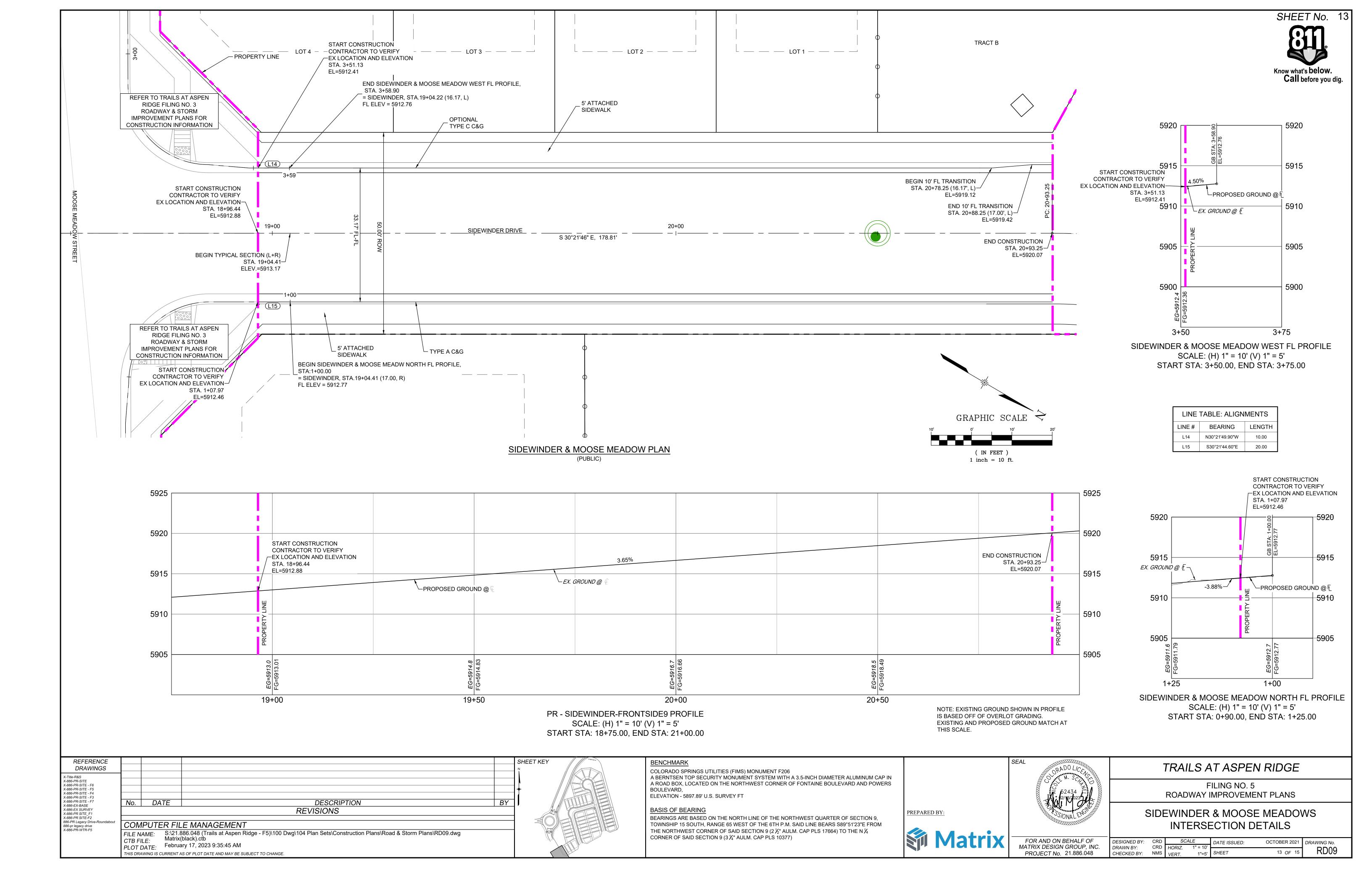


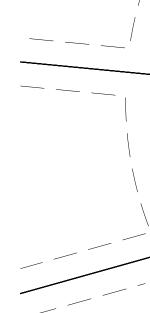


REFERENCE									
DRAWINGS									
X-Title-R&S									
X-886-PR-SITE X-886-PR-SITE - F6									
X-886-PR-SITE - F5									
X-886-PR-SITE - F4 X-886-PR-SITE - F3									
X-886-PR-SITE - F7 X-886-EX-BASE	No.	DATE	DESCRIPTION	E					
X-886-EX SURVEY X-886-PR SITE_F1	REVISIONS								
X-886-PR SITE-F2 886-PR Legacy Drive-Roundabout									
886-pr legacy drive X-886-PR-WTR-F5	COMPUTER FILE MANAGEMENT								
X-000-FK-WIK-F3	FILE NA CTB FIN PLOT E THIS DRA	LE: Matrix( DATE: Februa	886.048 (Trails at Aspen Ridge - F5)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD05.dwg black).ctb ary 17, 2023 9:34:14 AM s of PLOT DATE AND MAY BE SUBJECT TO CHANGE.						

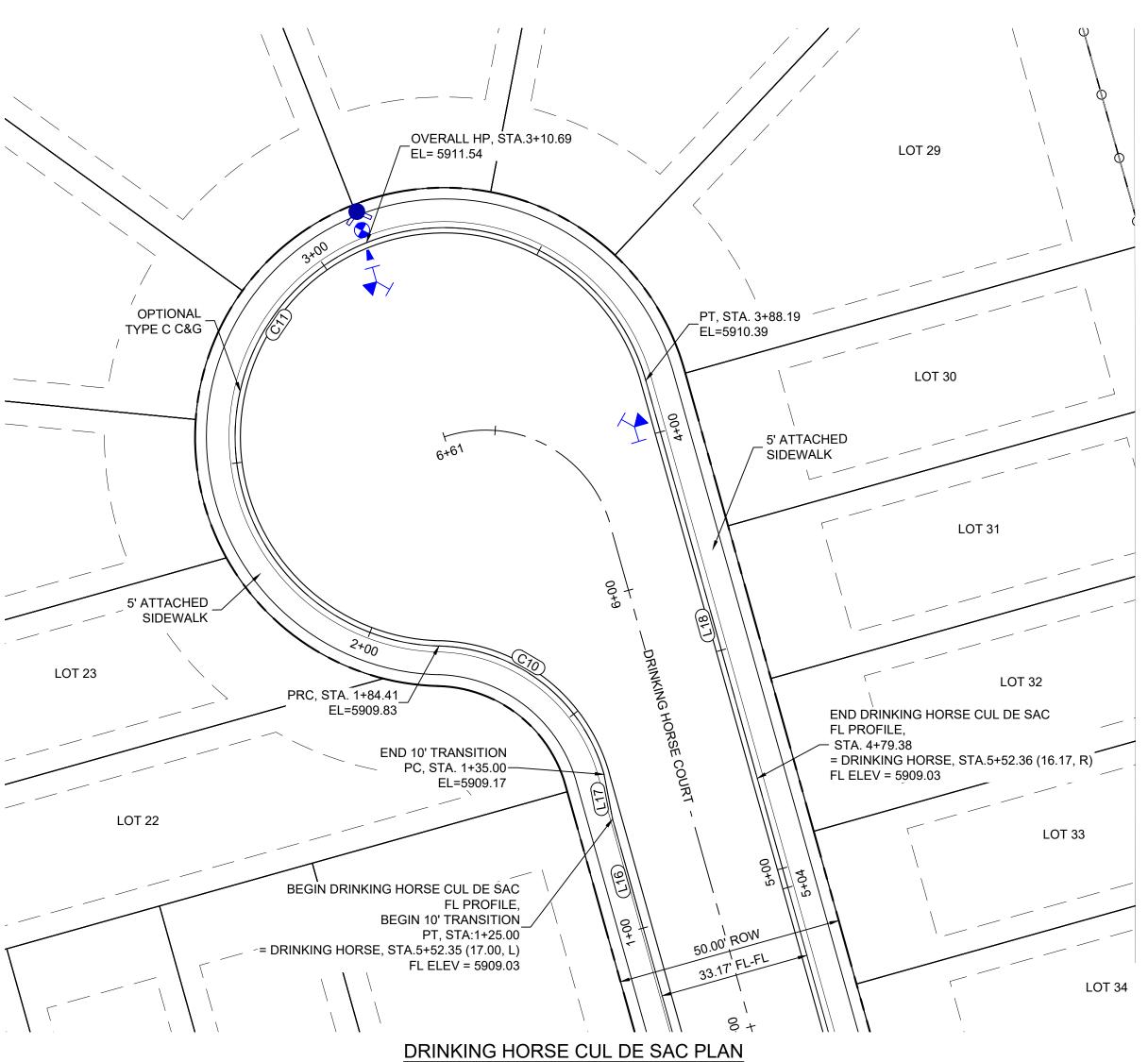


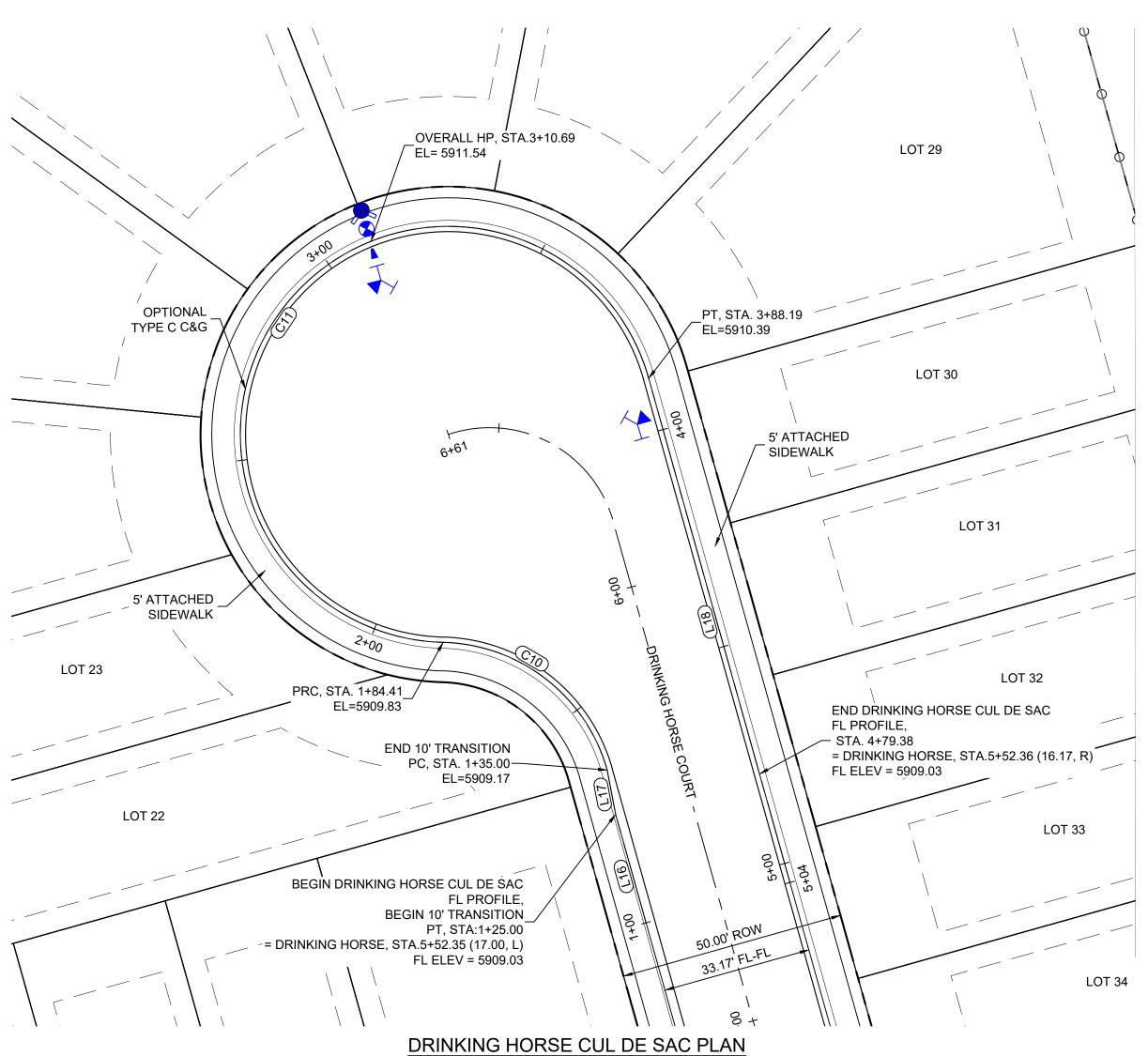
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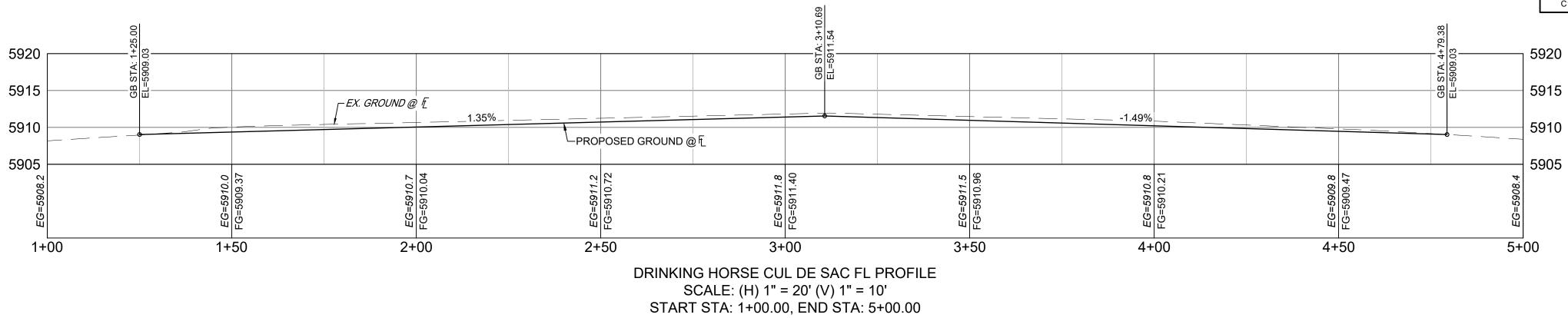






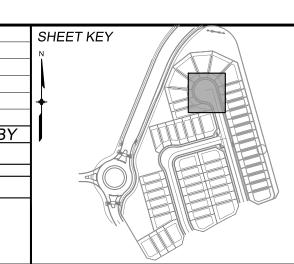






REFERENCE DRAWINGS							
X-Title-R&S X-886-PR-SITE X-886-PR-SITE - F6 X-886-PR-SITE - F5 X-886-PR-SITE - F4							
X-880-PR-SITE - F4 X-886-PR-SITE - F3 X-886-PR-SITE - F7 X-886-EX-BASE X-886-EX SURVEY X-886-PR SITE_F1	No. DATE DESCRIPTION REVISIONS						
X-886-PR SITE-F2 886-PR Legacy Drive-Roundabout 886-pr legacy drive X-886-PR-WTR-F5	COMPUTER FILE MANAGEMENT						
X-800-FK-WIR-F5		<i>LE:</i> Matrix(b DATE: Februar	86.048 (Trails at Aspen Ridge - F5)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD10.dwg black).ctb y 17, 2023 9:37:03 AM \s of PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

(PUBLIC)



### 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

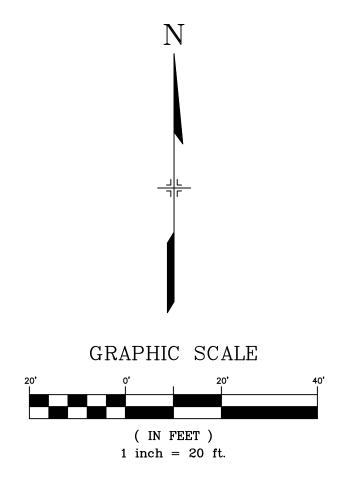
BASIS OF BEARING BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM

THE NORTHWEST CORNER OF SAID SECTION 9 (2  $\frac{1}{2}$ " AULM. CAP PLS 17664) TO THE N  $\frac{1}{4}$  CORNER OF SAID SECTION 9 (3  $\frac{1}{4}$ " AULM. CAP PLS 10377)

PREPARED BY:



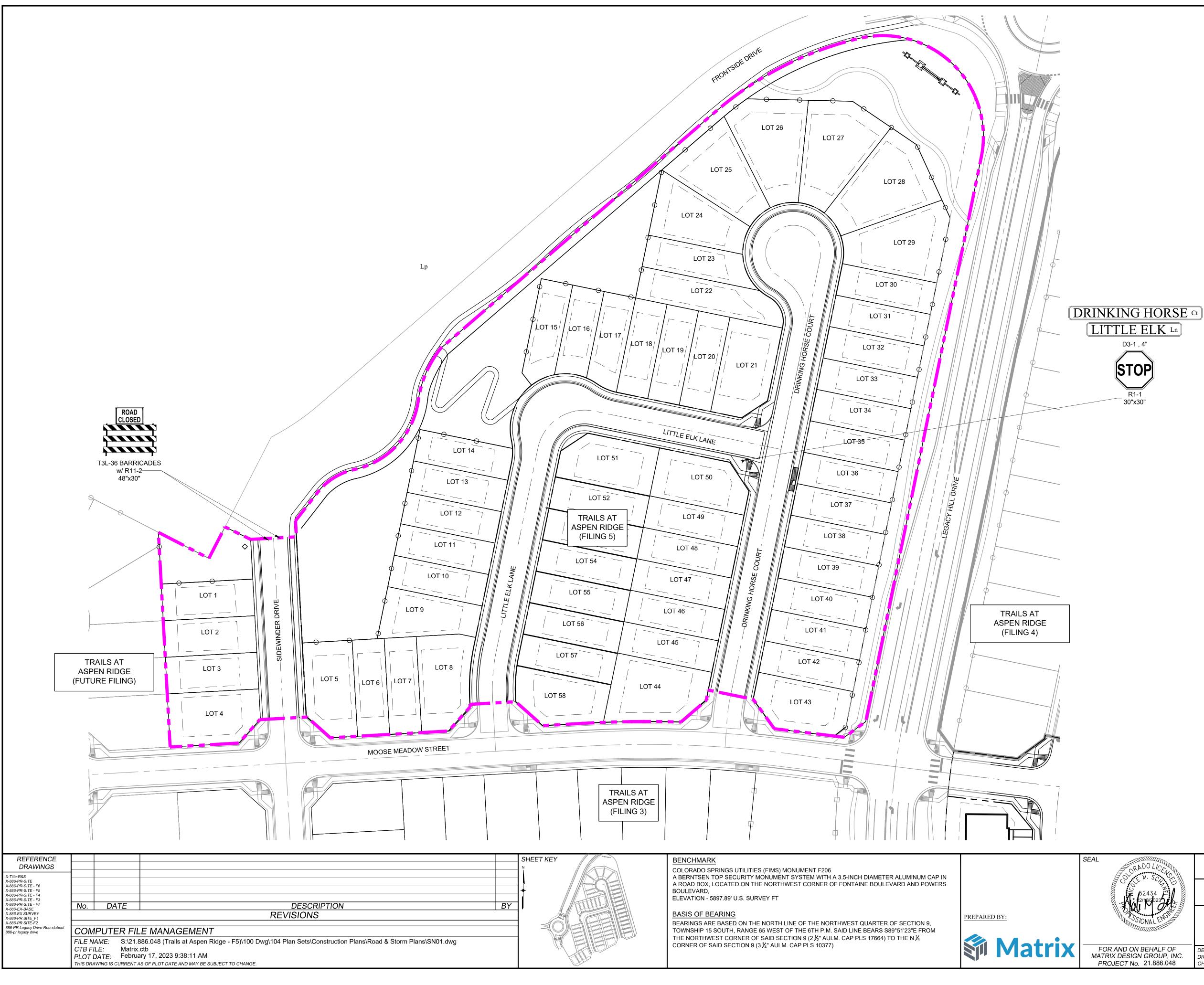




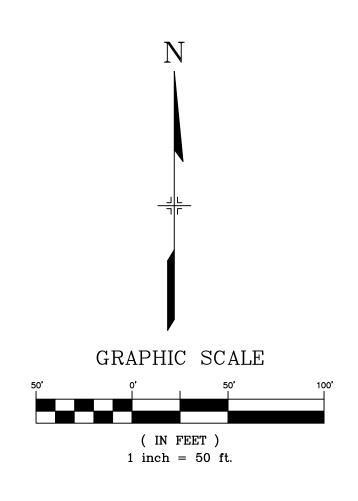
LINE TABLE: ALIGNMENTS							
LINE #	LENGTH						
L16	N15°39'12.00"W	25.00					
L17	N10°52'23.31"W	10.00					
L18	S15°39'12.00"E	116.19					

CURVE TABLE: ALIGNMENTS									
CURVE #	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"				

	SEAL	TRAILS AT ASPEN RIDGE					
	52434 52/18/2023	FILING NO. 5 ROADWAY IMPROVEMENT PLANS					
	SSIONAL ENGINE	DRINKING HORSE CUL DE SAC DETAILS					
	FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.	DESIGNED BY: CRD SCALE DATE ISSUED: OCTOBER 2021 DRAWING No.					
	PROJECT No. 21.886.048	CHECKED BY: NMS VERT. 1"=5' SHEET 14 OF 15 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.

# TRAILS AT ASPEN RIDGE

FILING NO. 5 ROADWAY IMPROVEMENT PLANS

### SIGNING AND STRIPING PLAN

FOR AND ON BEHALF OF	DESIGNED BY:	CRD	SCA	ALE	DATE ISSUED:	JUNE 2022	DRAWING No.
MATRIX DESIGN GROUP, INC. PROJECT No. 21.886.048	DRAWN BY: CHECKED BY:	CRD NMS	HORIZ.	1" = 40' 1"=5'	SHEET	15 OF 15	SN01
FROJECT NO. 21:000:040	CHECKED DT.	T T T T	VERT.	1 = 5	011221		