



TRAILS AT ASPEN RIDGE FILING NO. 5

EL PASO COUNTY, CO

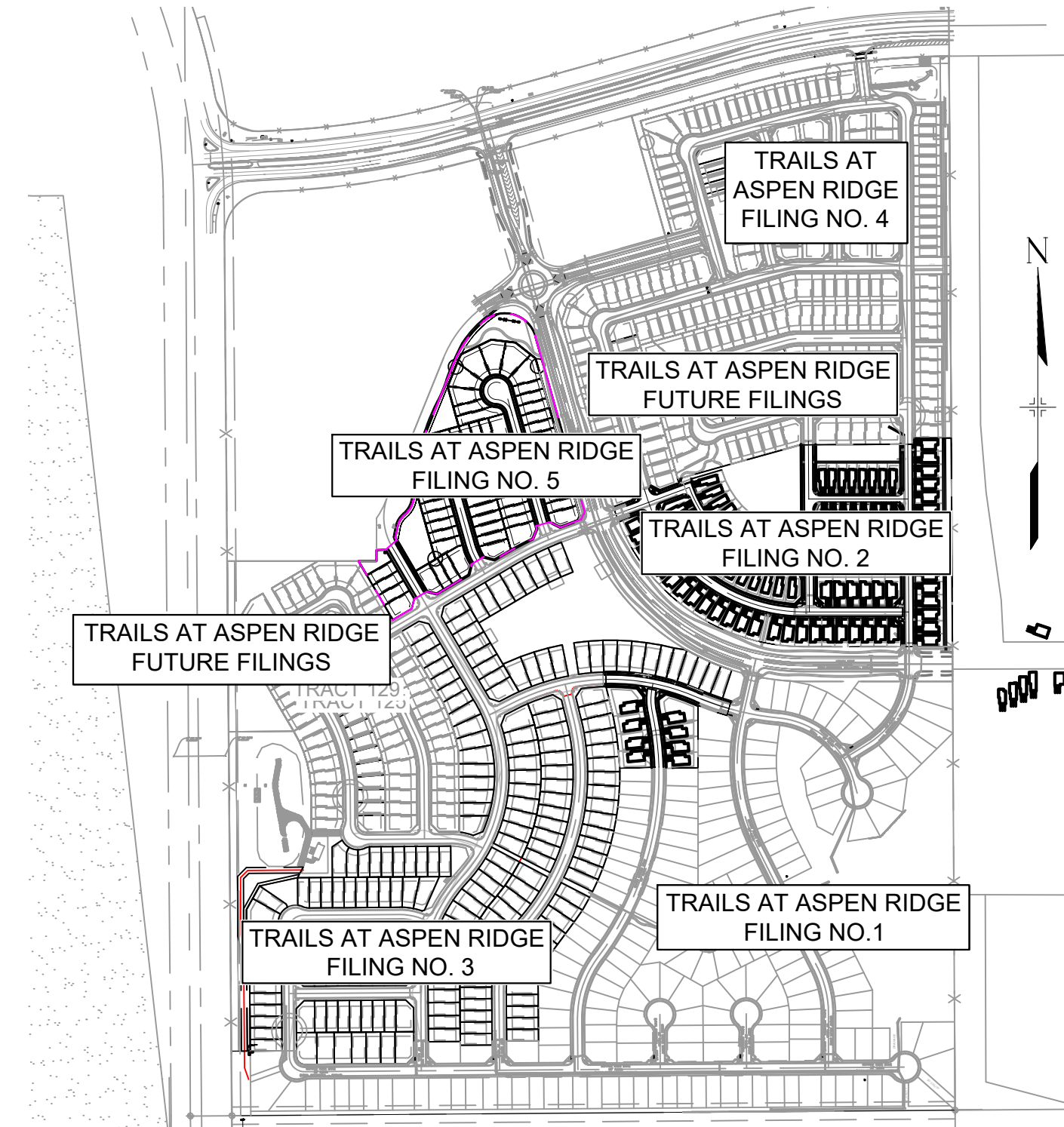
ROADWAY IMPROVEMENT PLANS

OCTOBER 2021

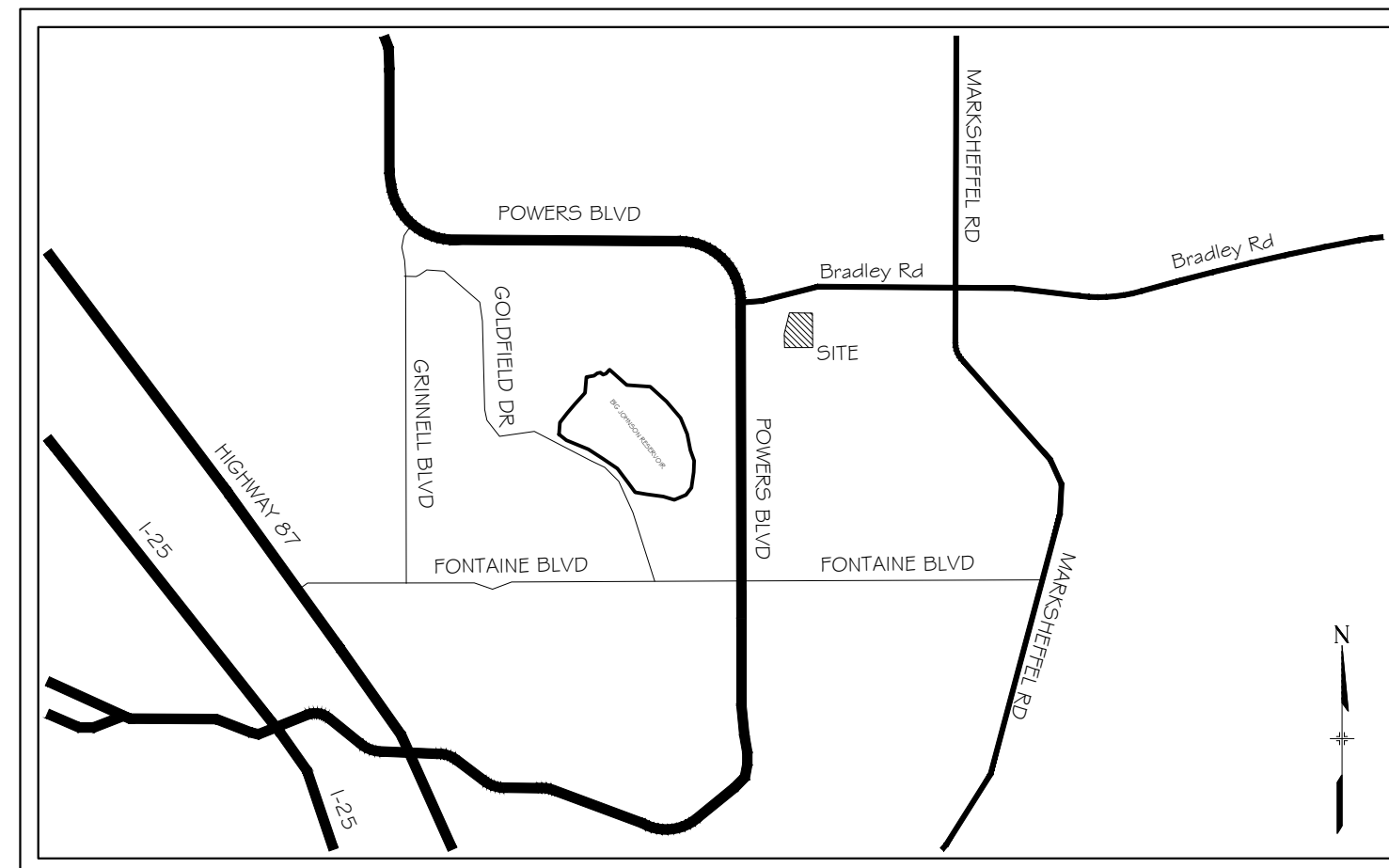
SHEET NAME SHEET No.

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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



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

PCD FILE NO.: SF-21-038

REFERENCE DRAWINGS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																</	
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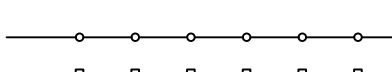
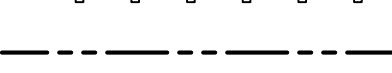
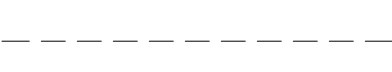

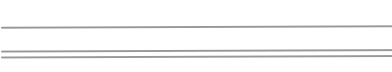
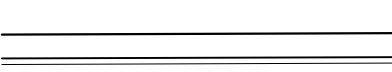
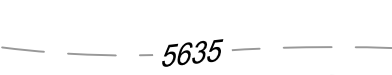




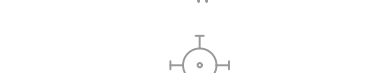
















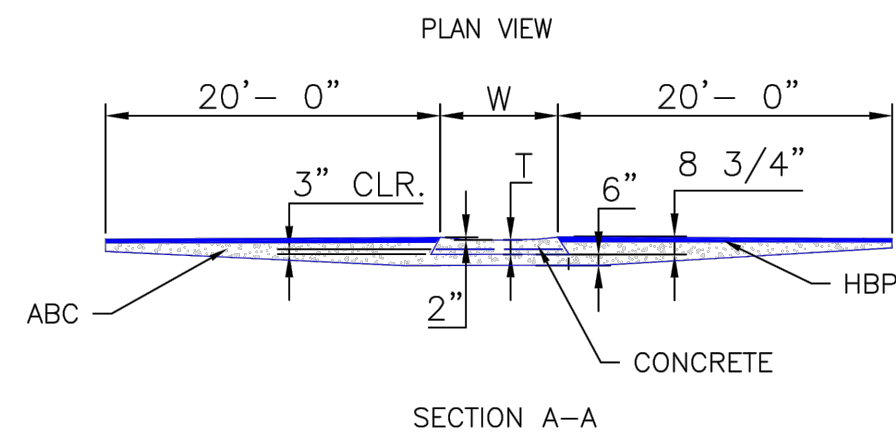
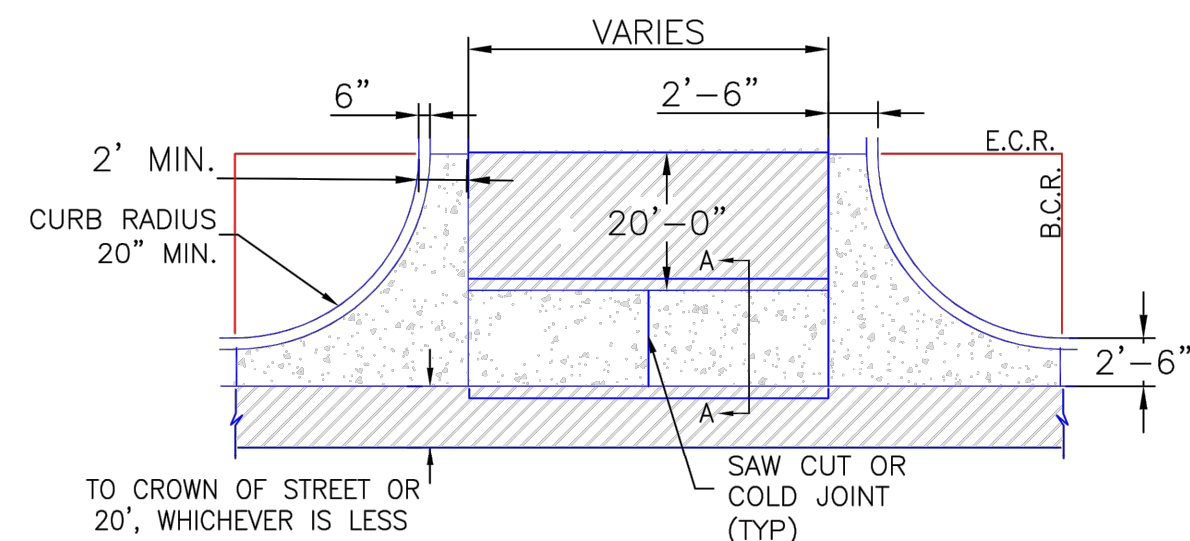
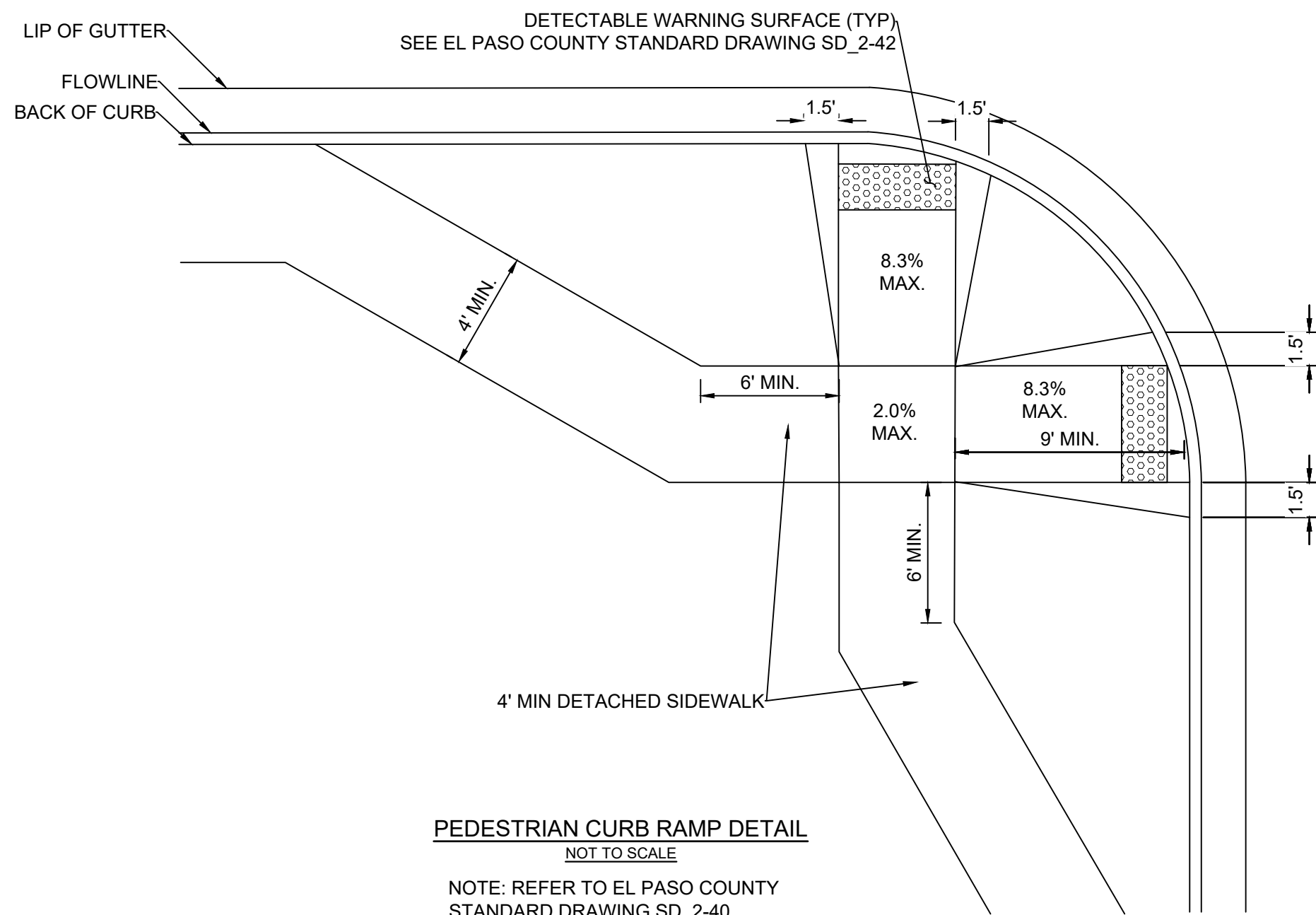
Know what's below.
Call before you dig.

ABBREVIATIONS


ASSY	ALGEBRAIC DIFFERENCE	NC	NORMAL CROWN
ASTM	ASSEMBLY	NIC	NOT IN CONTRACT
APPROX	AMERICAN SOCIETY OF TESTING AND MATERIALS	NO	NUMBER
AVE	APPROXIMATE or APPROXIMATELY	NOM	NOMINAL
AVG	AVENUE	NTS	NOT TO SCALE
	AVERAGE		
B/C	BACK OF CURB	OC	ON CENTER
¢ or B/L	BASELINE	O/S	OFFSET
BLVD	BOULEVARD	P	PROPOSED
BTM	BOTTOM	PC	POINT OF CURVATURE
		PCC	POINT OF COMPOUND CURVE
CI	CAST IRON	PCR	POINT OF CURB RETURN
CEN	CENTER	PE	PLAIN END
¢ or CL	CENTERLINE	PIE	PUBLIC IMPROVEMENT EASEMENT
CFS	CUBIC FEET PER SECOND	PGL	PROFILE GRADE LINE
CLR	CLEAR	¢ or P/L	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	PRC	POINT OF REVERSE CURVE
CONC	CONCRETE	PT	POINT OF TANGENCY
CONST	CONSTRUCTION	PVC	POINT OF VERTICAL CURVE or
CONT	CONTINUOUS		POLYVINYL CHLORIDE
		PVI	POINT OF VERTICAL INTERSECTION
DIA	DIAMETER	PVMT	PAVEMENT
DN	DOWN	PVT	POINT OF VERTICAL TANGENT
DWG	DRAWING		
		R OR RAD	RADIUS
EA	EACH	RC	REVERSE CROWN
EGL	ENERGY GRADE LINE	RCP	REINFORCED CONCRETE PIPE
ELEV or EL	ELEVATION	RED	REDUCER
ELL	ELBOW	REF	REFERENCE
ESMT	EASEMENT	REINF	REINFORCING
EW	EACHWAY	REQ	REQUIRED
EX or EXIST	EXISTING	REV	REVISION
		ROW	RIGHT-OF-WAY
FES	FLARED END SECTION	RT	RIGHT
FIN	FINISHED		
¢ or FL	FLOWLINE	SCH	SCHEDULE
FLG	FLANGE	SD	STORM SEWER
FT	FOOT / FEET	SQ	SQUARE
FRP	FIBERGLASS REINFORCED PIPE	ST	STREET
		STA	STATION
GAL	GALLON	STD	STANDARD
GALV	GALVANIZED	STL	STEEL
GAU	GAUGE (MATERIAL)	SS OR SAN	SANITARY SEWER
GV	GATE VALVE	SW OR S/W	SIDEWALK
GW	GROUNDWATER		
		TAN	TANGENT
HBP	HOT BITUMINOUS PAVEMENT	TB	THRUST BLOCK
HERCP	HORIZONTAL ELLIPTICAL REINFORCED	TBC	TOP BACK OF CURB
	CONCRETE PIPE	TFC	TOP FACE OF CURB
HGL	HYDRAULIC GRADE LINE	THD	THREADED
HP	HIGH POINT	THK	THICKNESS
HORIZ	HORIZONTAL	TYP	TYPICAL
HCL	HORIZONTAL CONTROL LINE		
HR	HOUR	UG	UNDERGROUND
		UTIL	UTILITY
INV	INVERT		
		VC	VERTICAL CURVE
K	VERTICAL CURVE FACTOR	VERT	VERTICAL
LBS	POUNDS	W	WIDTH
LF	LINEAR FEET	W/	WITH
LN	LANE		
LP	LOW POINT		
LS	LANDSCAPING		
LT	LEFT		
MAX	MAXIMUM		
MFGR	MANUFACTURER		
MH	MANHOLE		
MID	MIDDLE of MIDPOINT		
MIN	MINIMUM		
MJ	MECHANICAL JOINT		
MSL	MEAN SEA LEVEL		

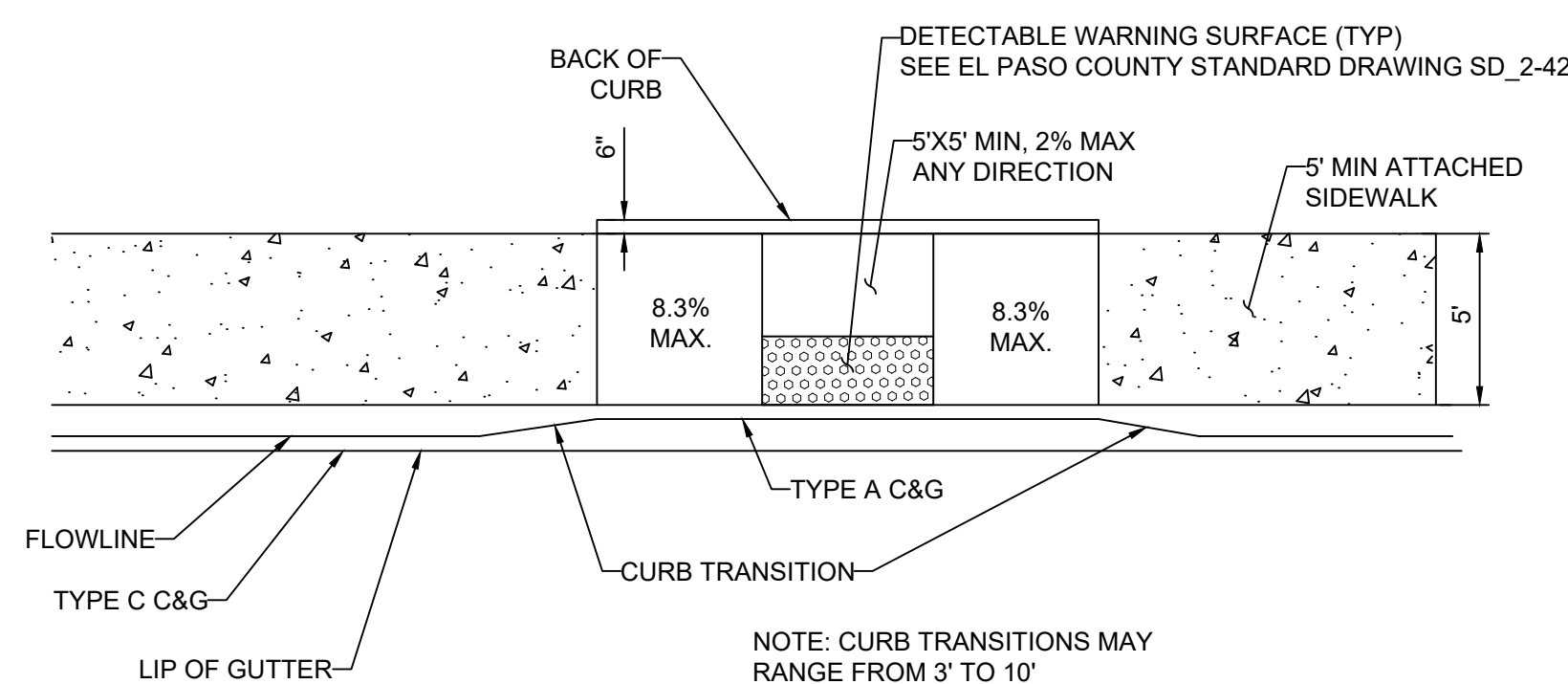
SYMBOLS

	PROPOSED CENTERLINE
	EXISTING FENCE
	PROPOSED FENCE
	RIGHT OF WAY
	EASEMENT
	PROPERTY BOUNDARY
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING UNDERGROUND UTILITY
	EXISTING WATER
	EXISTING HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER
	PROPOSED HYDRANT
	PROPOSED VALVE
	PROPOSED THRUST BLOCK
	EXISTING SANITARY
	EXISTING SANITARY
	PROPOSED SANITARY
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER SERVICE WITH PLUG
	PROPOSED SANITARY SERVICE WITH PLUG
	PROPOSED STORM
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET







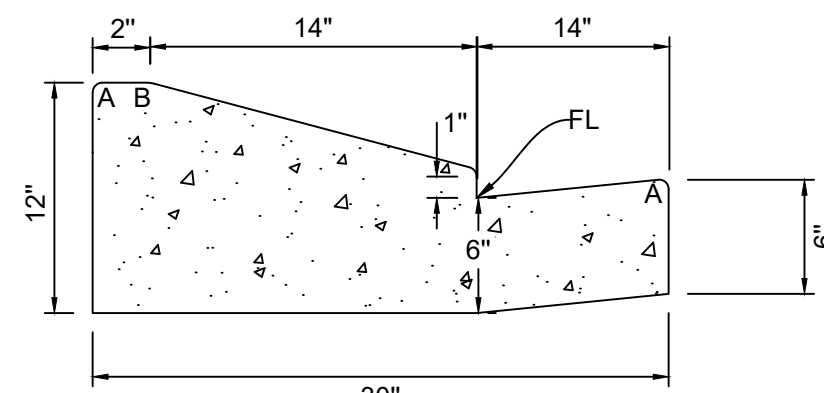
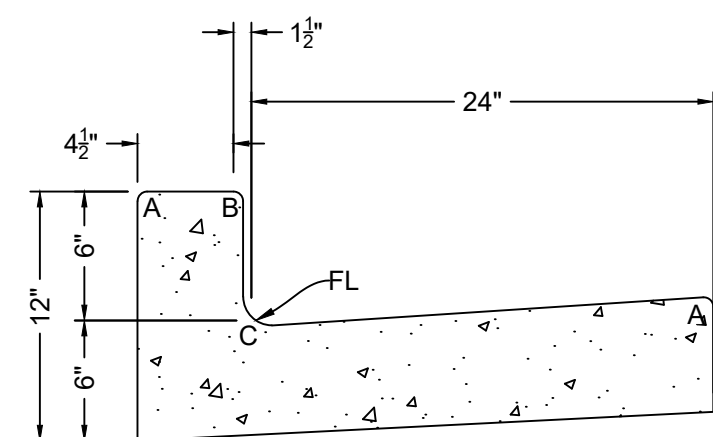
- ## NOTES

1. W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. T = SLOPE-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCOR FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 + 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
3.  = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

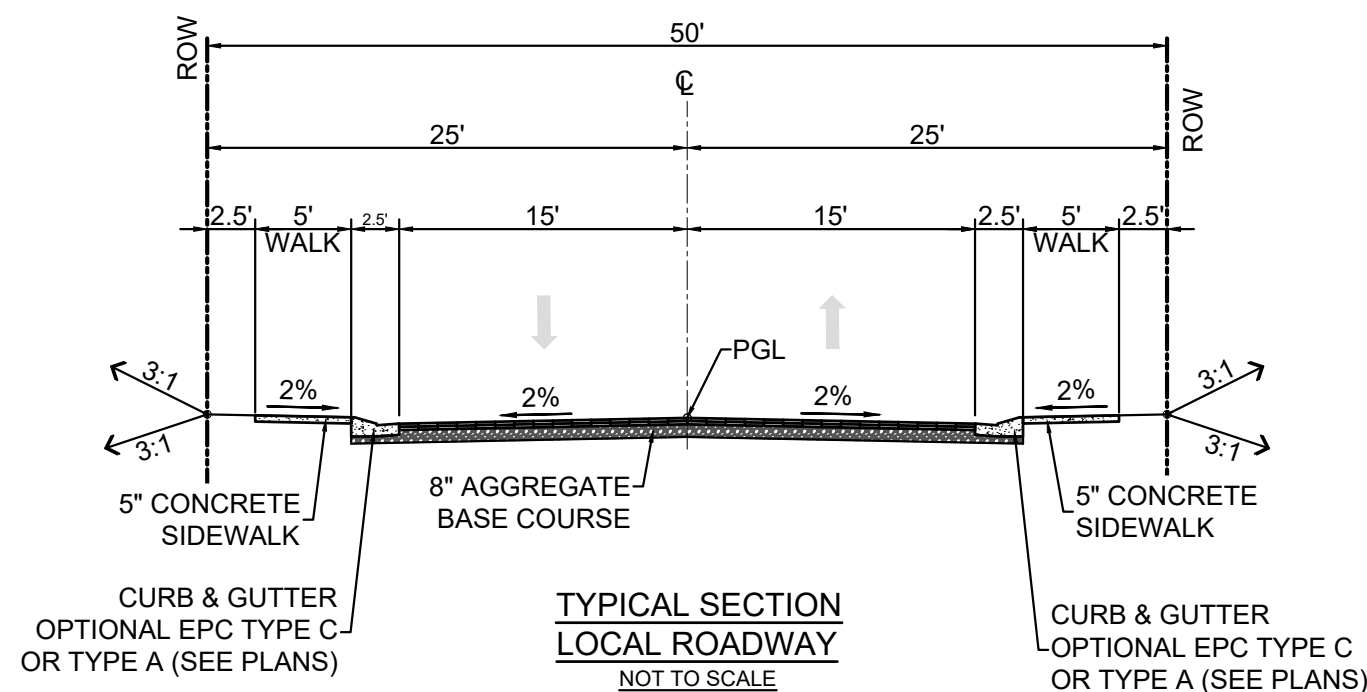


MATERIALS LEGEND

	AGGREGATE BASE COURSE
	CONCRETE
	COMPACTED SUBGRADE
	BITUMINOUS PAVEMENT (ASPHALT)

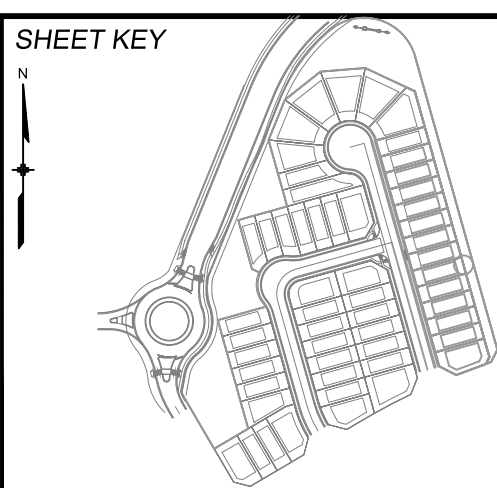


<u>LEGEND</u>	
<u>FOR</u>	
<u>RADII</u>	
A =	$\frac{1}{8}"$ TO $\frac{1}{4}"$
B =	$1\frac{1}{2}"$
C =	$1\frac{1}{2}"$ TO $2"$



PAVEMENT NOTE: 2" HMA GRADE SX (75) (PG 64-28) O/ 2" HMA GRADE S (75) (PG 64-22) FINAL PAVEMENT SECTION IS DETERMINED WITH THE PAVEMENT REPORT

REFERENCE DRAWINGS					
X-Title-R&S X-S86-PR SITE X-S86-PR SITE - F# X-S86-PR SITE - F# X-S86-PR SITE - F4 X-S86-PR SITE - F3 X-S86-PR SITE - F7 X-S86-EV-BASE X-S86-EV SURVEY X-S86 PR SITE_F1 X-S86 PR SITE_F2 S86-PR Legacy Drive-Roundabout 886-pr legacy drive					
No.	DATE	DESCRIPTION			BY
REVISIONS					
COMPUTER FILE MANAGEMENT					
FILE NAME:	S:\21 886_048 \[Trails at Aspen Ridge - F5]\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\GN01.dwg				
CTB FILE:	Matrix(black).ctb				
PLOT DATE:	February 17, 2023 9:26:38 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.					



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

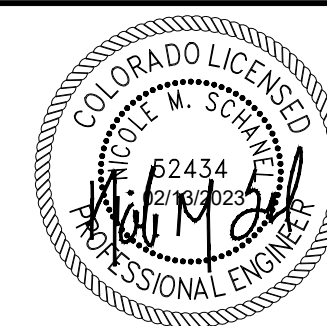
BASIS OF BEARING

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 1/4" AULM. CAP PLS 10377).

PREPARED BY:



SEAL



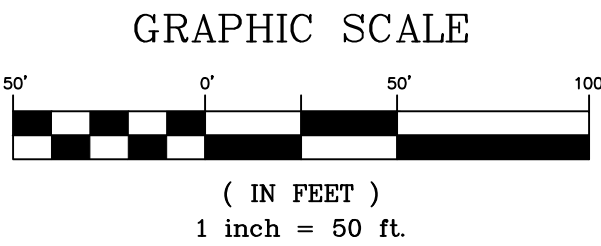
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.048

TRAILS AT ASPEN RIDGE

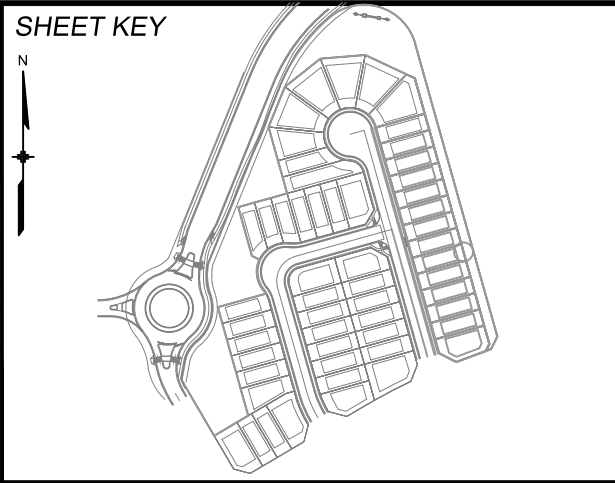
FILING NO. 5
ROADWAY IMPROVEMENT PLANS

GENERAL NOTES

DESIGNED BY:	CRD	SCALE	DATE ISSUED:	OCTOBER 2021	DRAWING No. GN02
DRAWN BY:	CRD	HORIZ. N.A.	SHEET	3 OF 15	
CHECKED BY:	NMS	VERT. N.A.			



REFERENCE DRAWINGS			
<div><div>X-Title-RAS</div><div>X-886-PR-SITE</div><div>X-886-PR-SITE - F6</div><div>X-886-PR-SITE - F5</div><div>X-886-PR-SITE - F4</div><div>X-886-PR-SITE - F3</div><div>X-886-PR-SITE - F7</div><div>X-886-EX-BASE</div><div>X-886-EX-SURVEY</div><div>X-886-PR-SITE-F1</div><div>X-886-PR-SITE-F2</div><div>886-PR Legacy Drive-Roundabout</div><div>886-pr legacy drive</div></div>			
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\GN01.dwg			
CTB FILE: Matrix(black).ctb			
PLOT DATE: February 17, 2023 9:26:48 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

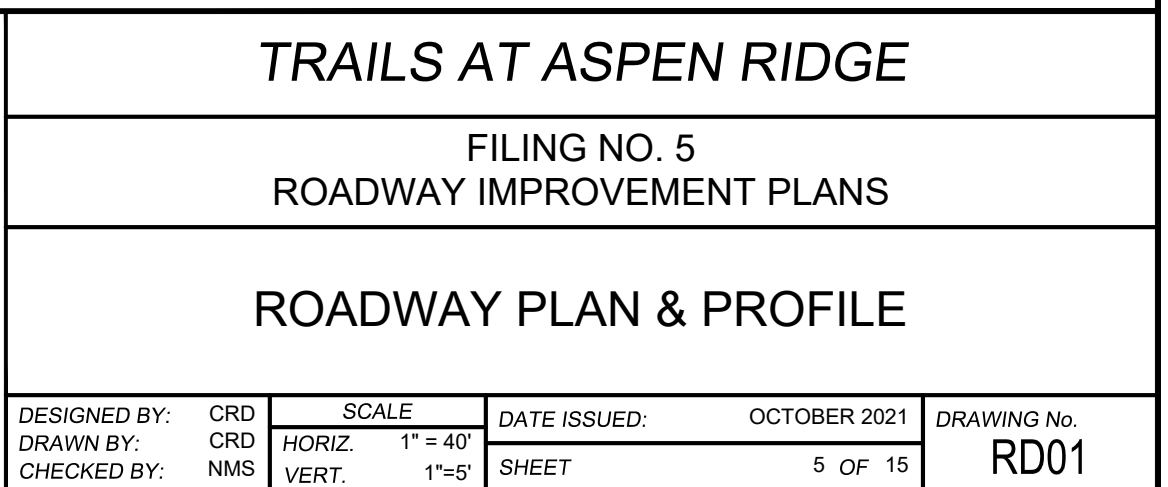


BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

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)

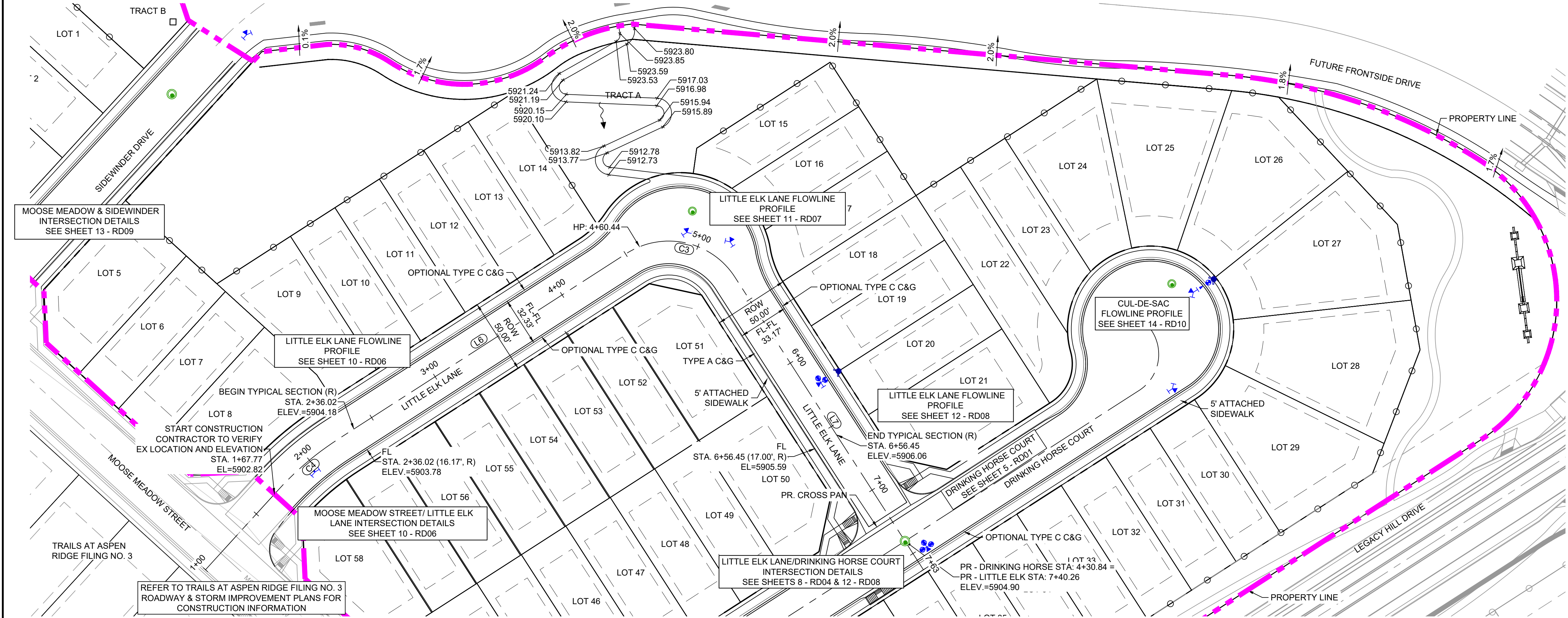
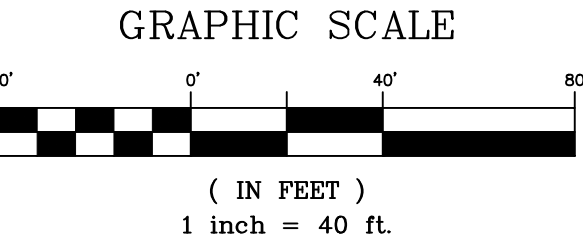
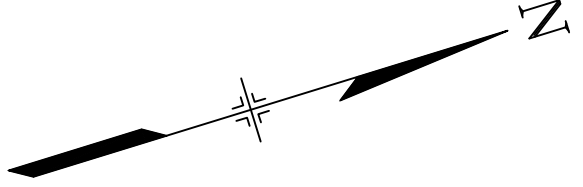


TRAILS AT ASPEN RIDGE			
FILING NO. 5 ROADWAY IMPROVEMENT PLANS			
ROADWAY KEY MAP			
DESIGNED BY: CRD	SCALE	DATE ISSUED: OCTOBER 2021	DRAWING No.
DRAWN BY: CRD	HORIZ. 1"=50'	SHEET 4 OF 15	RDX1
CHECKED BY: NMS	VERT. N.A.		

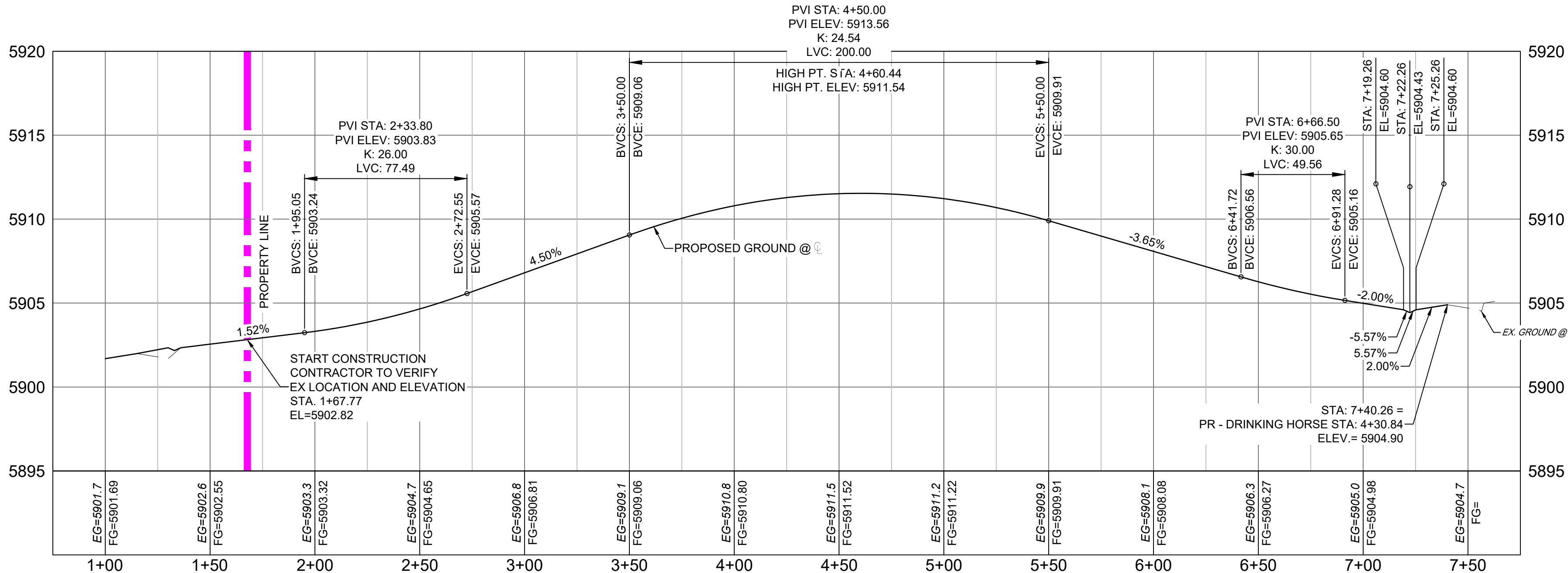




Know what's below.
Call before you dig.



LITTLE ELK LANE PLAN
(PUBLIC)



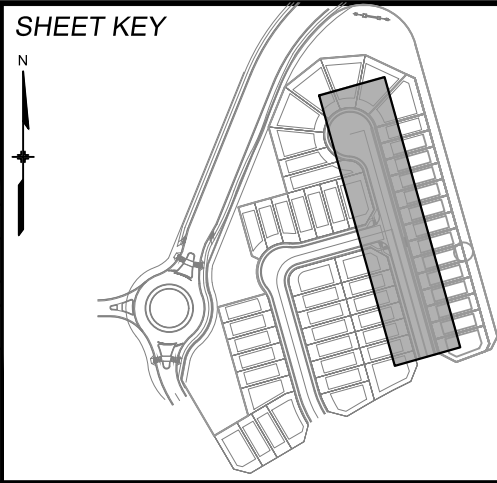
LITTLE ELK LANE PROFILE
SCALE: (H) 1" = 40' (V) 1" = 5'
START STA: 0+75.00, END STA: 7+75.00

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"

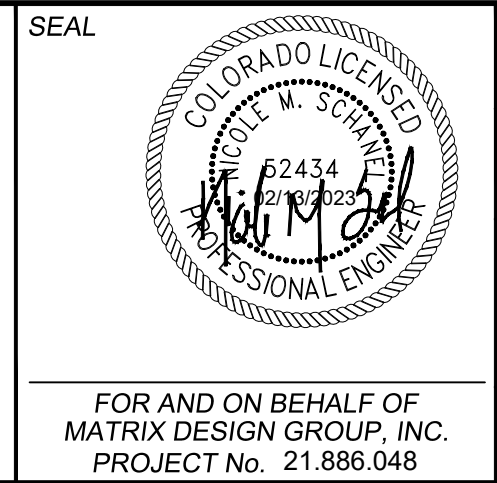
NOTE: EXISTING GROUND SHOWN IN PROFILE
IS BASED OFF OF OVERLOT GRADING.
EXISTING AND PROPOSED GROUND MATCH AT
THIS SCALE.

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-B&S&E	No.	DATE	DESCRIPTION		BY
X-886-EX-SURVEY	REVISIONS				
X-886-PR-SITE - F1					
X-886-PR-SITE-F2					
886-PR Legacy Drive-Roundabout					
886-PR Legacy Drive					
X-886-PR-WT&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\RD02.dwg				
CTB FILE:	Matrix.ctb				
PLOT DATE:	February 17, 2023 9:29:21 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.					

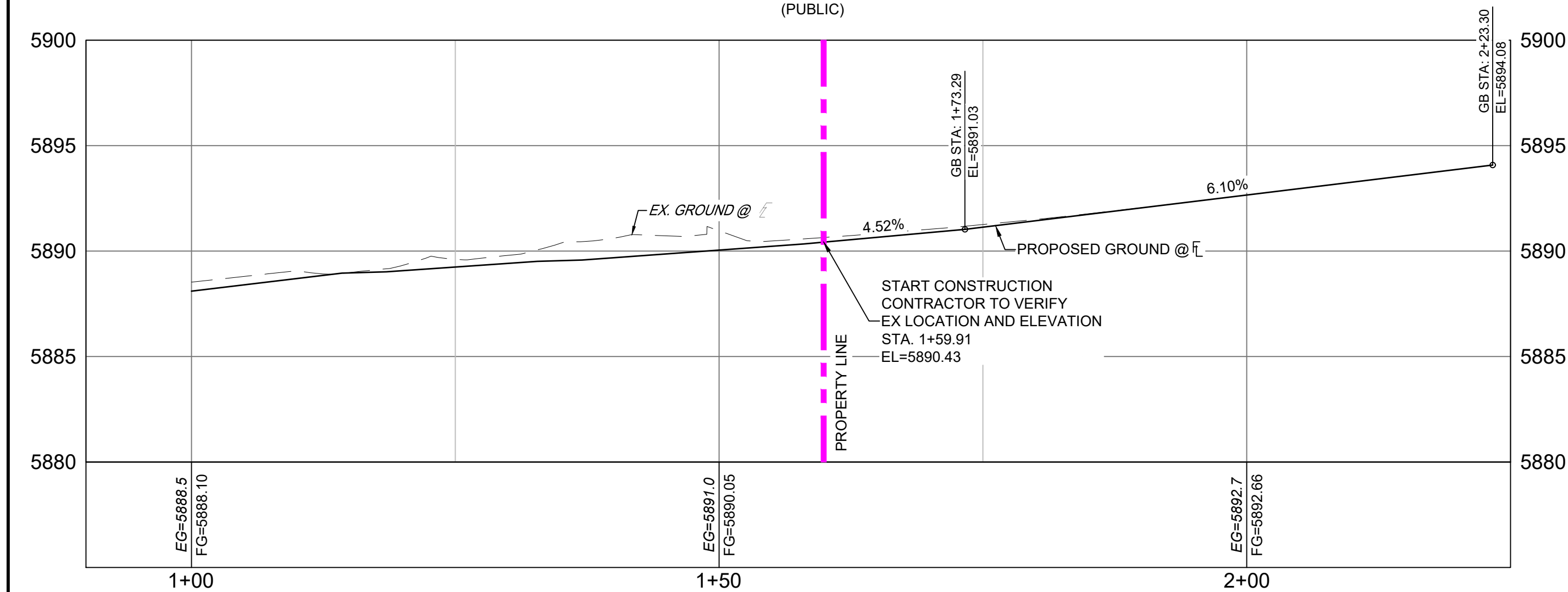
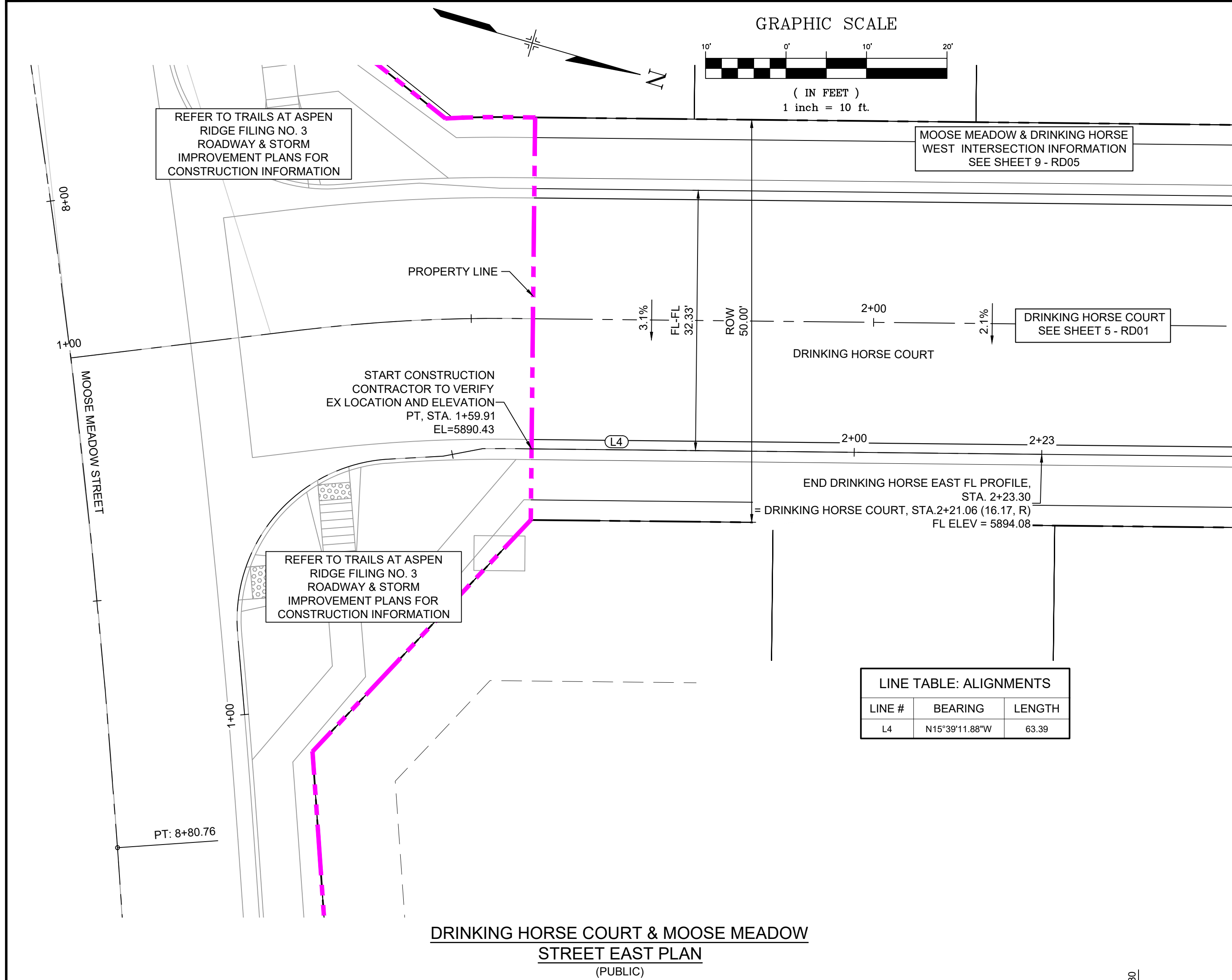


BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN
A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS
BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

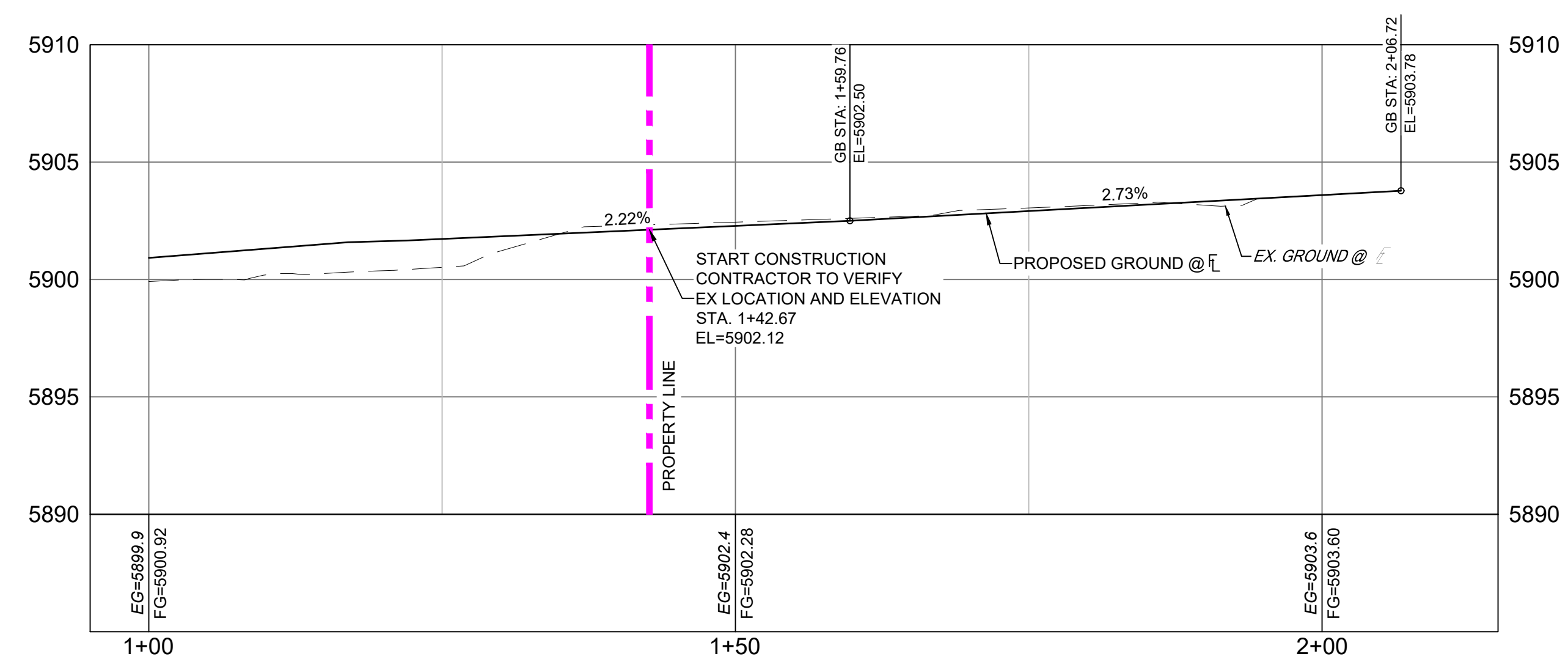
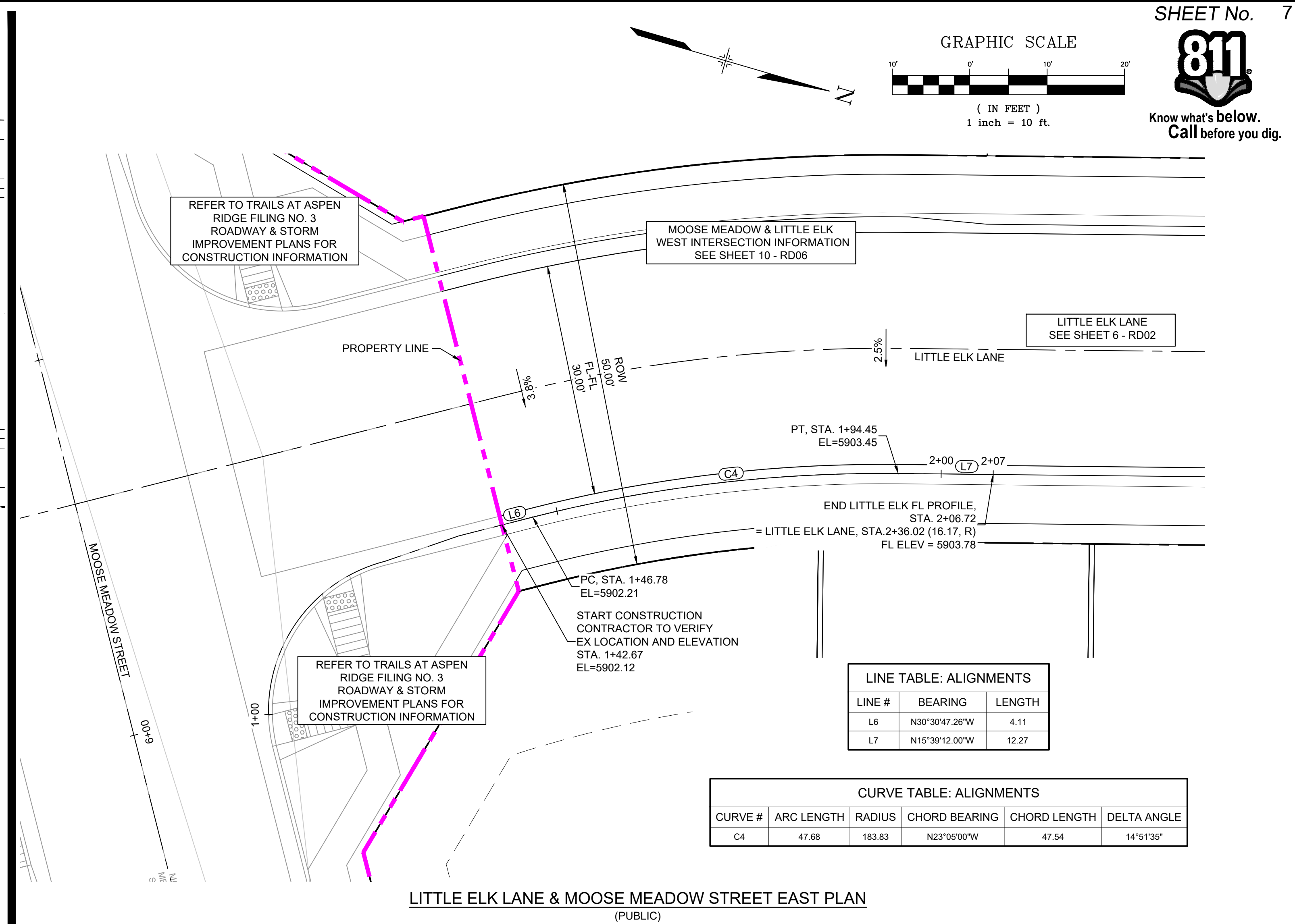
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM
THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4
CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS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



TRAILS AT ASPEN RIDGE	
FILING NO. 5 ROADWAY IMPROVEMENT PLANS	
ROADWAY PLAN & PROFILE	
DESIGNED BY: CRD	SCALE: 1" = 40'
DRAWN BY: CRD	HORIZ. 1" = 40'
CHECKED BY: NMS	VERT. 1" = 5'
DATE ISSUED: JUNE 2022	SHEET 6 OF 15
DRAWING No. RD02	

Know what's below.
Call before you dig.

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

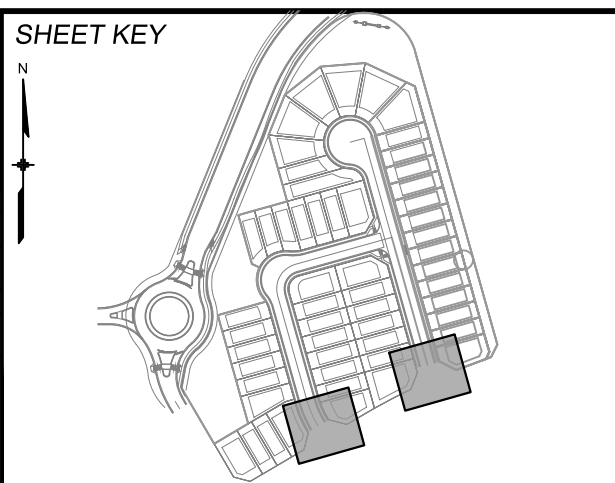


LITTLE ELK LANE & MOOSE MEADOW STREET EAST FLOWLINE PROFILE
SCALE: (H) 1" = 10' (V) 1" = 5'
START STA: 0+95.00, END STA: 2+15.00

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					

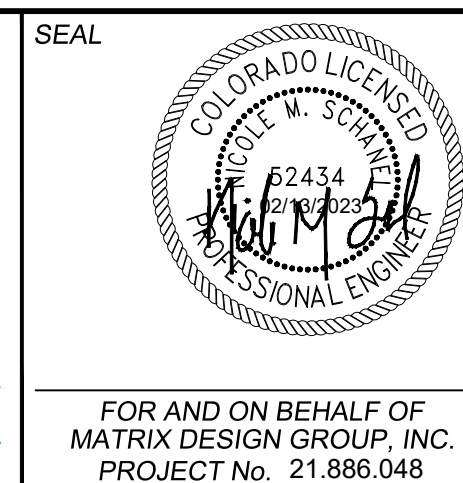
No.	DATE	DESCRIPTION REVISIONS	BY

COMPUTER FILE MANAGEMENT	
FILE NAME:	S:\21.886.048 (Trails at Aspen Ridge - F5)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD03.dwg
CTB FILE:	Matrix(black).ctb
PLOT DATE:	February 17, 2023 9:31:00 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



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

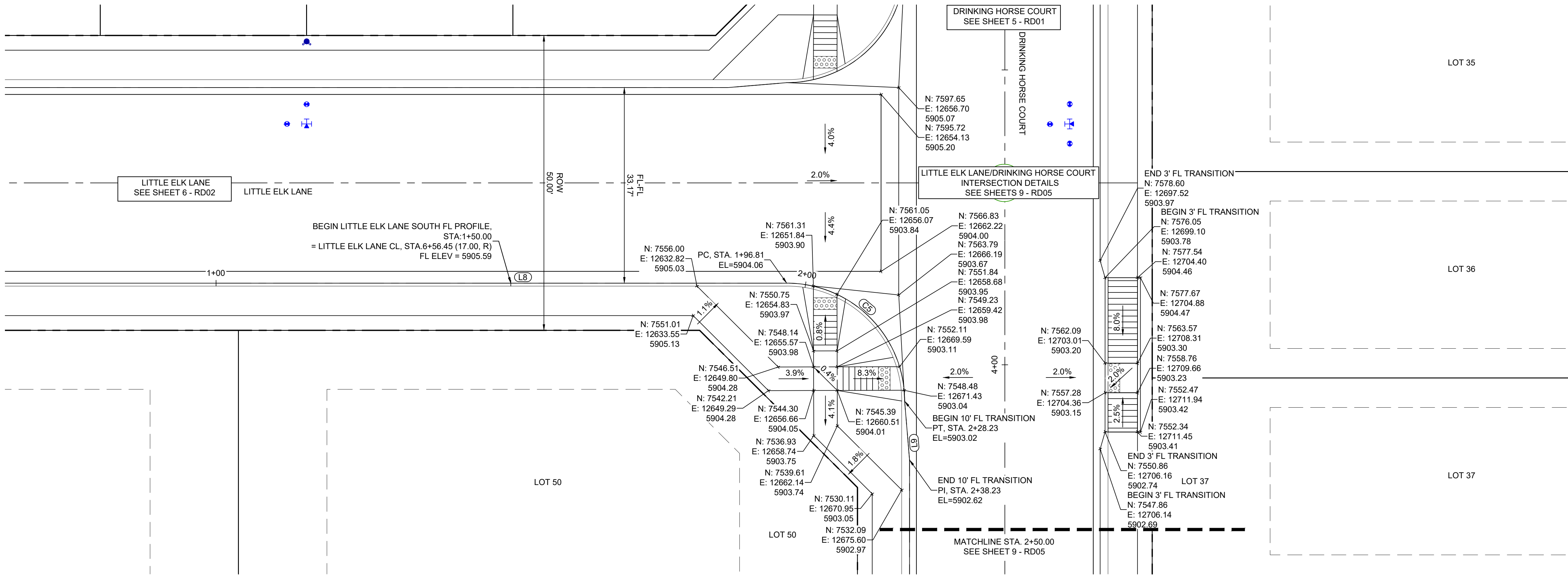
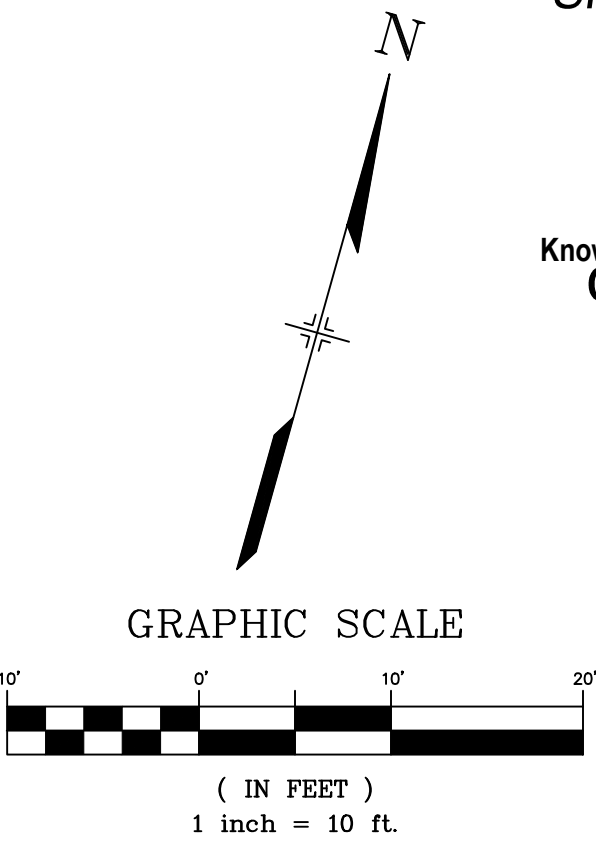
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS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



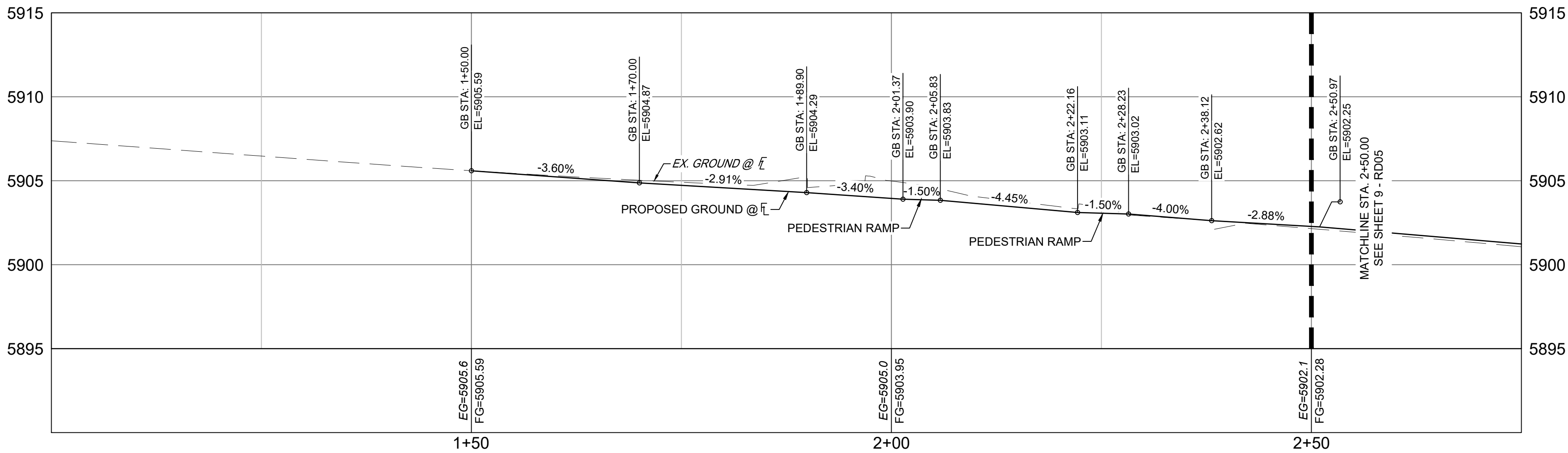
TRAILS AT ASPEN RIDGE	
FILING NO. 5 ROADWAY IMPROVEMENT PLANS	
MOOSE MEADOW INTERSECTION DETAILS	
DESIGNED BY: CRD	SCALE: 1" = 10'
DRAWN BY: CRD	HORIZ. 1" = 10'
CHECKED BY: NMS	VERT. 1" = 5'
DATE ISSUED: OCTOBER 2021	SHEET 7 OF 15
DRAWING No. RD03	



Know what's below.
Call before you dig.



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

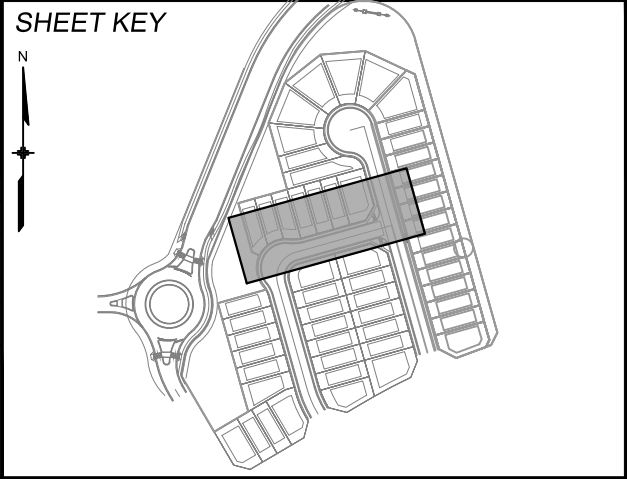


Little Elk Lane South & Drinking Horse Court West (1 of 2) PROFILE
SCALE: (H) 1" = 10' (V) 1" = 5'
START STA: 1+00.00, END STA: 2+75.00

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

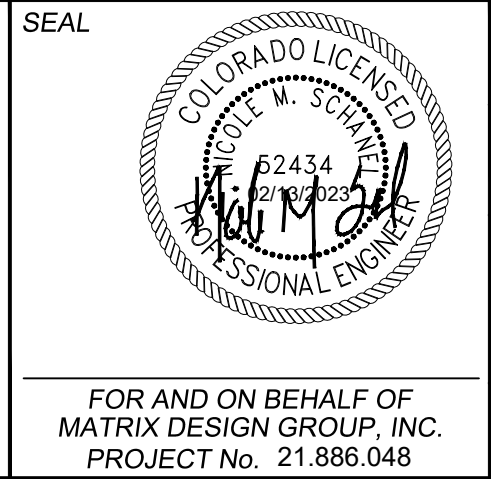
CURVE TABLE: ALIGNMENTS					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C5	31.42	20.00	S60°39'12"E	28.28	90°00'00"

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 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)



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"

TRAILS AT ASPEN RIDGE	
FILING NO. 5 ROADWAY IMPROVEMENT PLANS	
FLOWLINE PLAN AND PROFILE	
DESIGNED BY: CRD	SCALE: 1" = 10'
DRAWN BY: CRD	DATE ISSUED: JUNE 2022
CHECKED BY: NMS	VERT. 1" = 5'
SHEET 8 OF 15	
DRAWING No. RD04	



Know what's below.
Call before you dig.

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

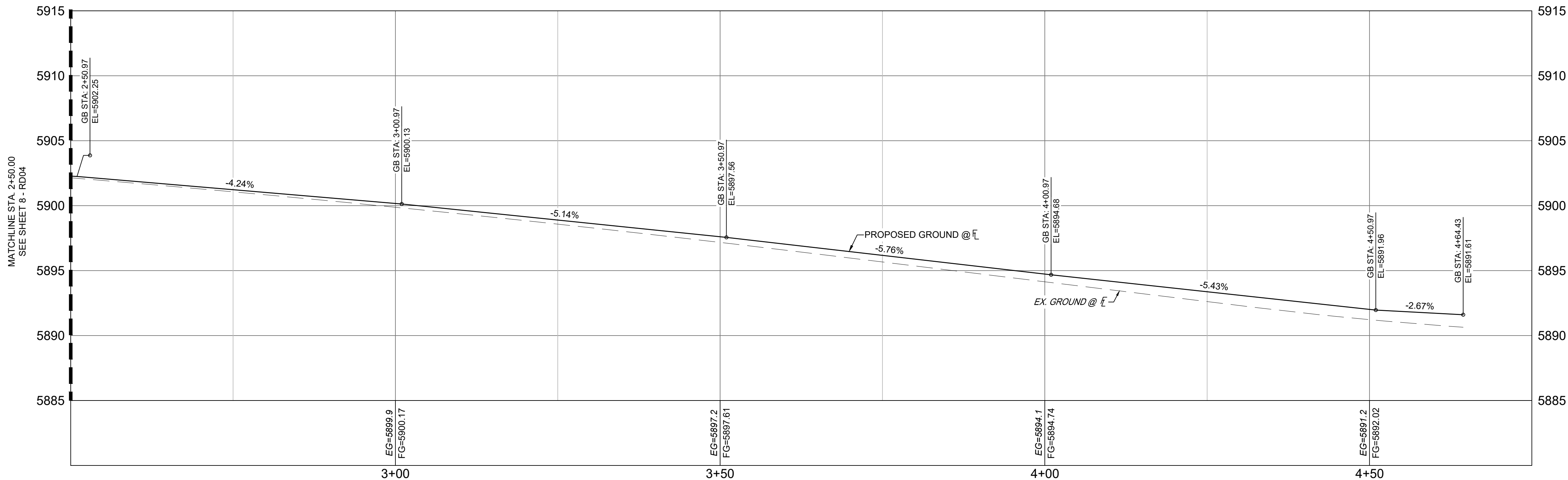
PROPERTY LINE

MOOSE MEADOW STREET

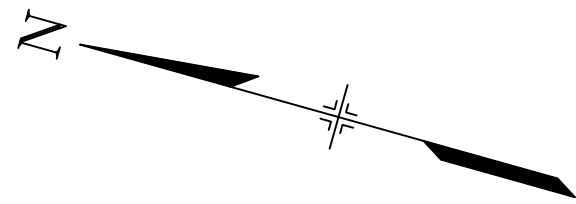
REFER TO TRAILS AT ASPEN
RIDGE FILING NO. 3
ROADWAY & STORM
IMPROVEMENT PLANS FOR
CONSTRUCTION INFORMATION

END LITTLE ELK LANE SOUTH/ DRINKING HORSE COURT WEST FL PROFILE,
STA. 4+64.43
= DRINKING HORSE COURT, STA.1+57.67 (16.17, L)
FL ELEV = 5891.61

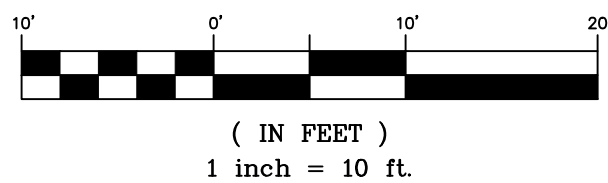
LITTLE ELK LANE SOUTH & DRINKING HORSE COURT WEST PLAN
(PUBLIC)



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



GRAPHIC SCALE



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

REFERENCE
DRAWINGS

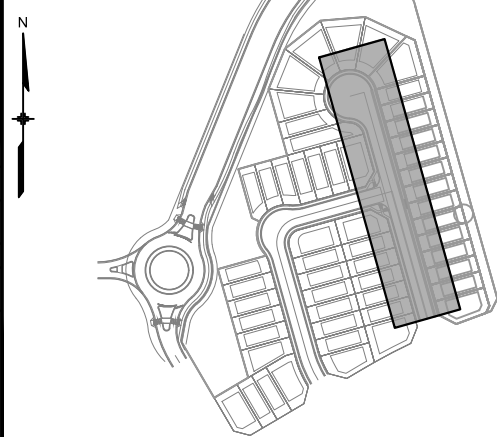
X-Title-R&S
X-886-PR-SITE
X-886-PR-SITE - F6
X-886-PR-SITE - F5
X-886-PR-SITE - F4
X-886-PR-SITE - F3
X-886-PR-SITE - F7
X-886-EX-BASE
X-886-EX-SURVEY
X-886-PR-SITE-F1
X-886-PR-SITE-F2
886-PR Legacy Drive-Roundabout
886-pr Legacy drive
X-886-PR-WT6-F5

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\RD04.dwg
CTB FILE: Matrix.ctb
PLOT DATE: February 17, 2023 9:32:40 AM
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

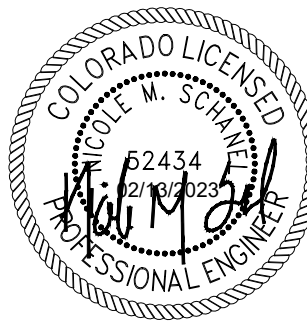
BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 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 1/2" AULM. CAP PLS 10377)

PREPARED BY:



SEAL



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

DESIGNED BY:	CRD	SCALE	DATE ISSUED:	OCTOBER 2021	DRAWING No.
DRAWN BY:	CRD	HORIZ. 1" = 10'	SHEET	9 OF 15	RD05
CHECKED BY:	NMS	VERT. 1" = 5'			

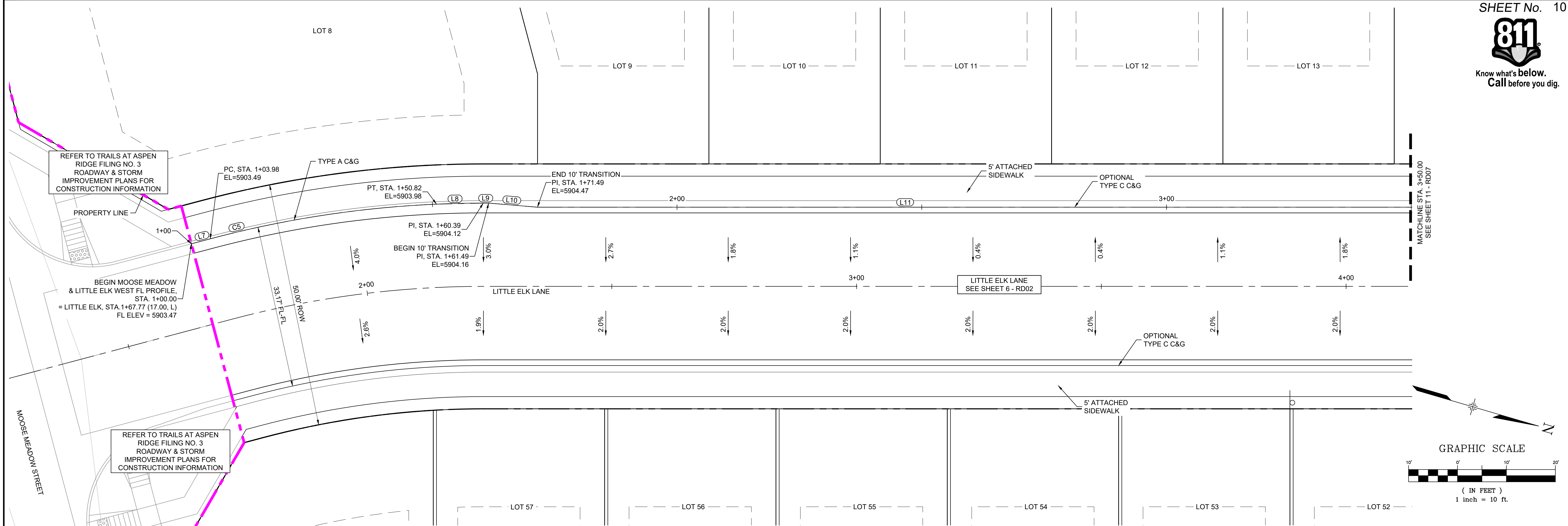
TRAILS AT ASPEN RIDGE

FILING NO. 5
ROADWAY IMPROVEMENT PLANS

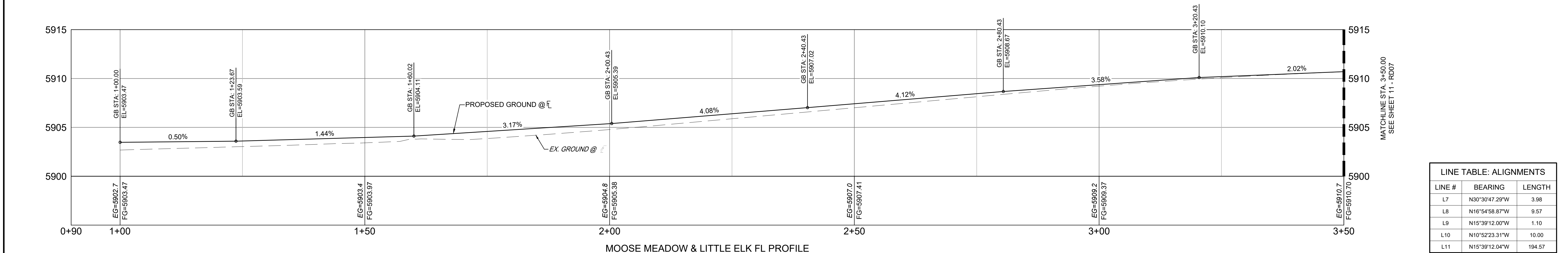
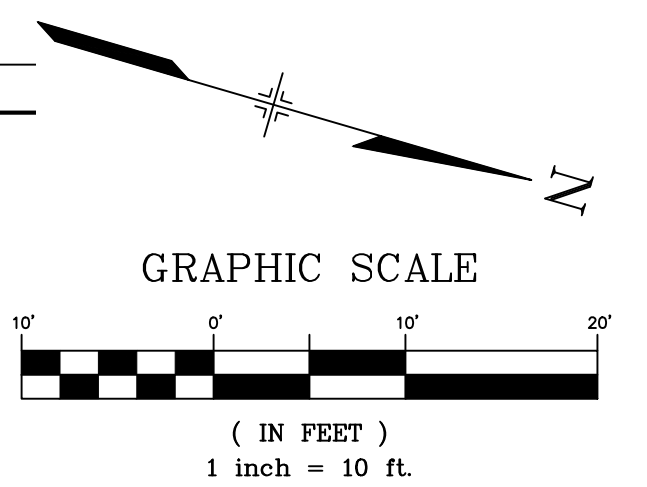
FLOWLINE PLAN AND PROFILE



Know what's below.
Call before you dig.



MOOSE MEADOW STREET & LITTLE ELK LANE PLAN
(PUBLIC)



MOOSE MEADOW & LITTLE ELK FL PROFILE
SCALE: (H) 1" = 10' (V) 1" = 5'
START STA: 0+90.00, END STA: 3+50.00

LINE TABLE: ALIGNMENTS		
LINE #	BEARING	LENGTH
L7	N30°30'47.29"W	3.98
L8	N16°54'58.87"W	9.57
L9	N15°39'12.00"W	1.10
L10	N10°52'23.31"W	10.00
L11	N15°39'12.04"W	194.57

CURVE TABLE: ALIGNMENTS					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C5	46.85	217.00	N24°21'50"W	46.76	12°22'08"

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-WTO-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: February 17, 2023 9:34:04 AM

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

TRAILS AT ASPEN RIDGE

FILING NO. 5

ROADWAY IMPROVEMENT PLANS

MOOSE MEADOW & LITTLE ELK INTERSECTION 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" = 10'

VERT. 1" = 5'

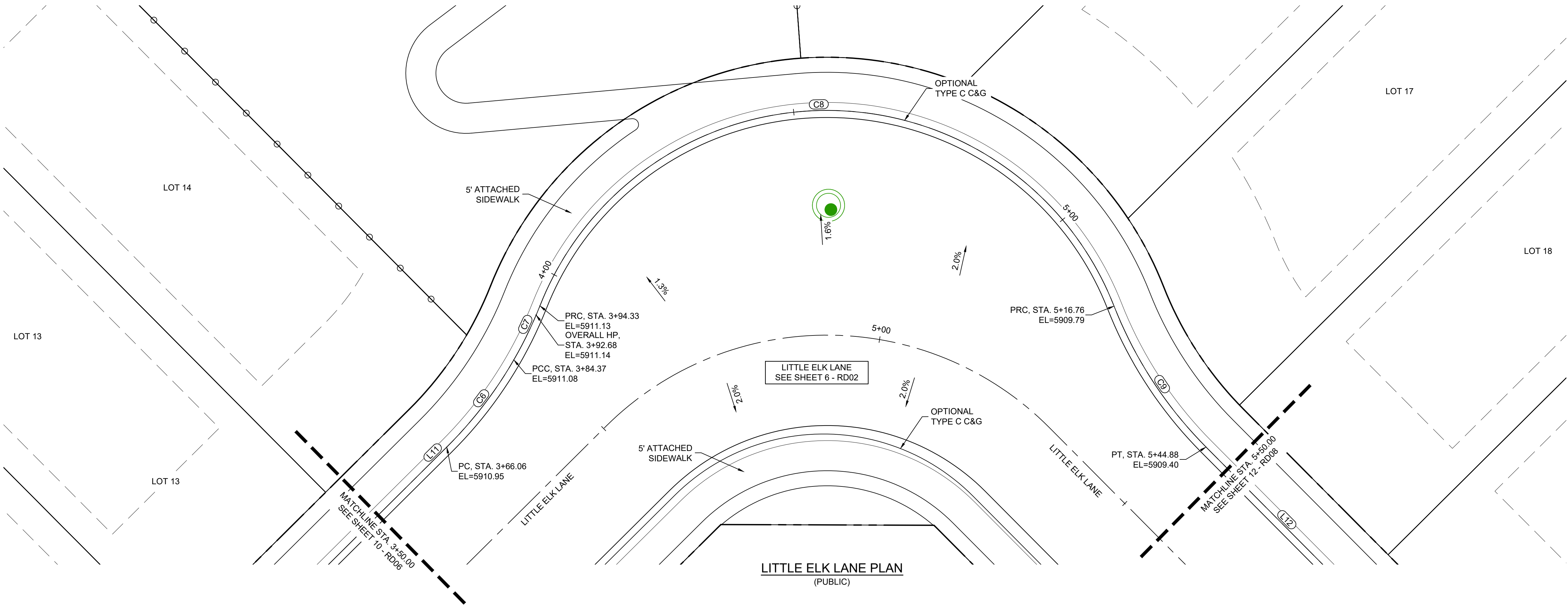
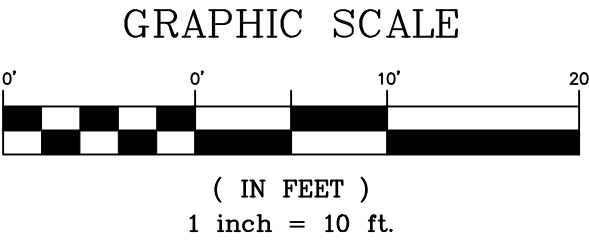
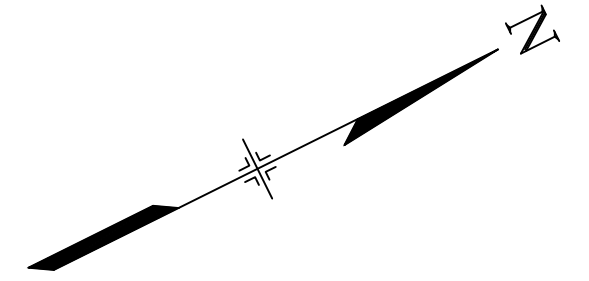
DATE ISSUED: OCTOBER 2021

SHEET 10 OF 15

DRAWING No. RD06

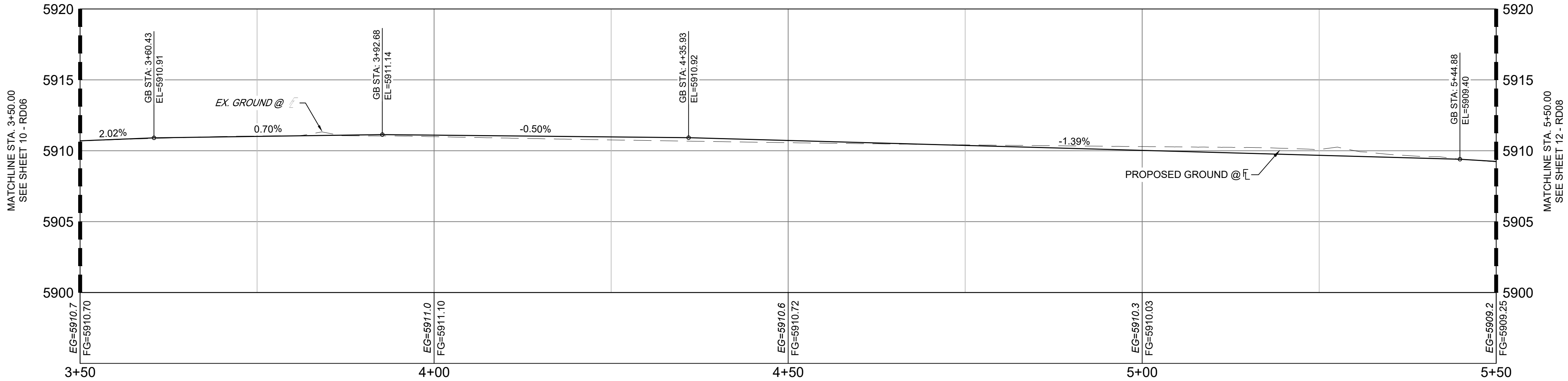


Know what's below.
Call before you dig.



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

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

No.	DATE	DESCRIPTION	BY
REVISIONS			

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: February 17, 2023 9:34:14 AM

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 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

TRAILS AT ASPEN RIDGE

FILING NO. 5

ROADWAY IMPROVEMENT PLANS

LITTLE ELK FLOWLINE 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" = 10'

VERT. 1" = 5'

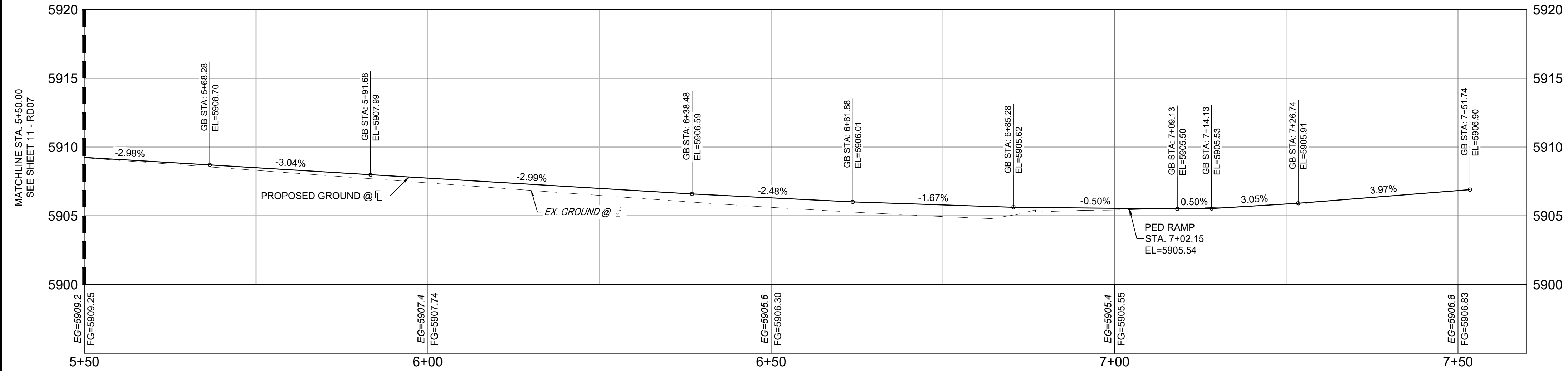
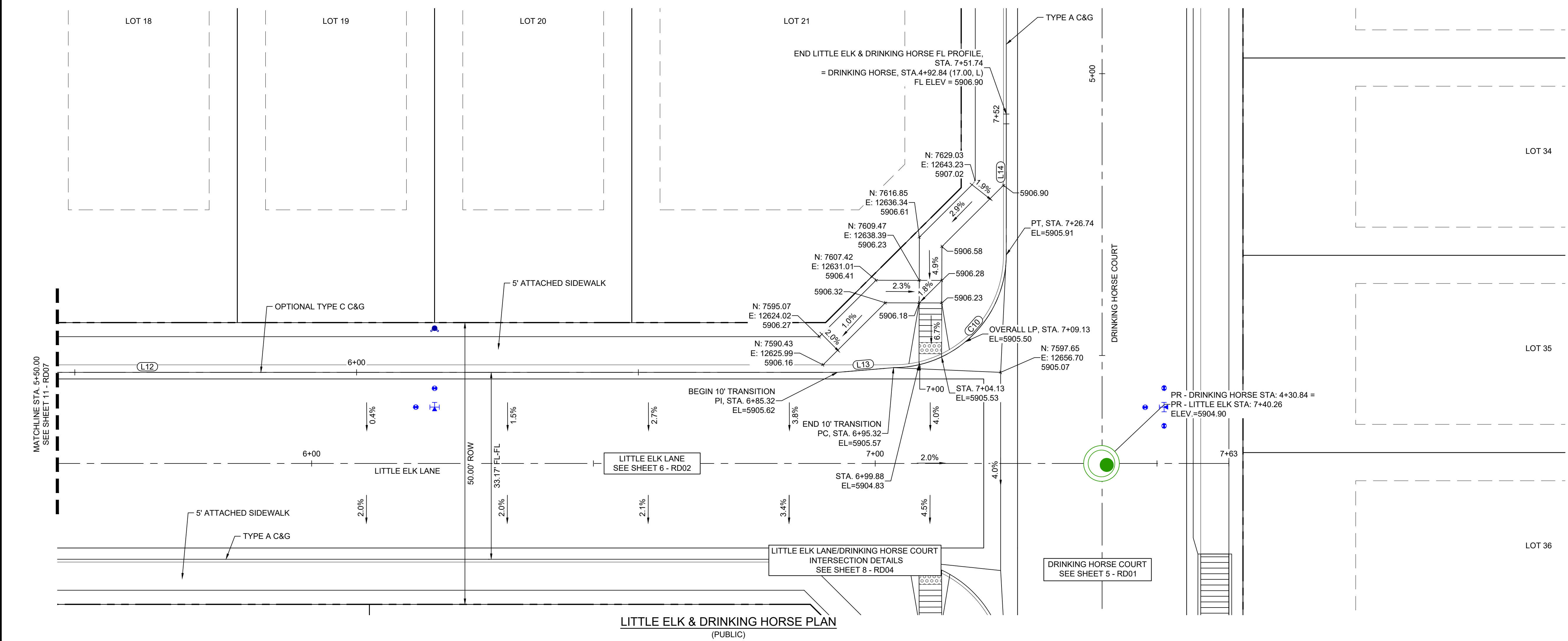
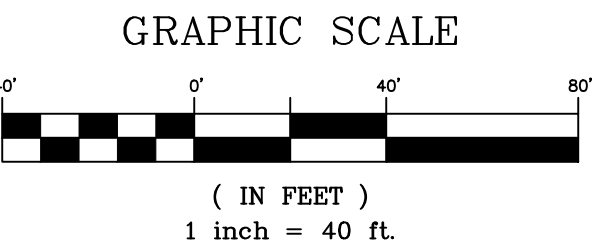
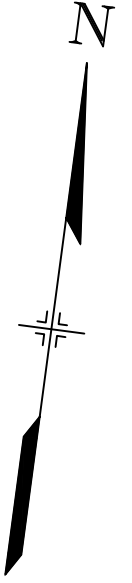
DATE ISSUED: OCTOBER 2021

SHEET 11 OF 15

DRAWING No. RD07



Know what's below.
Call before you dig.

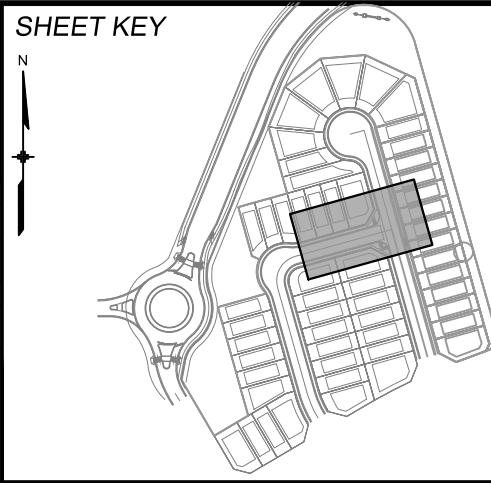


LINE TABLE: ALIGNMENTS		
LINE #	BEARING	LENGTH
L12	N74°20'48.00"E	140.44
L13	N69°33'59.35"E	10.00
L14	N15°39'12.00"W	25.00

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 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\RD05.dwg			
CTB FILE: Matrix(black).ctb			
PLOT DATE: February 17, 2023 9:34:25 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



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



TRAILS AT ASPEN RIDGE			
FILING NO. 5 ROADWAY IMPROVEMENT PLANS			
LITTLE ELK & DRINKING HORSE INTERSECTION 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" = 10' VERT. 1" = 5'	DATE ISSUED: OCTOBER 2021 SHEET 12 OF 15 DRAWING No. RD08

TRACT B

LOT 1

LOT 2

LOT 3

LOT 4

PROPERTY LINE

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

5' ATTACHED SIDEWALK

OPTIONAL TYPE C C&G

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

3+00

3+59

19+00

1+00

20+00

20+93.25

END 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

50.00' ROW

33.17' FL-FL

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 CONTRACTOR TO VERIFY EX LOCATION AND ELEVATION STA. 20+93.25 EL=5920.07

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

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. 1+07.97 EL=5912.46

GRAPHIC SCALE

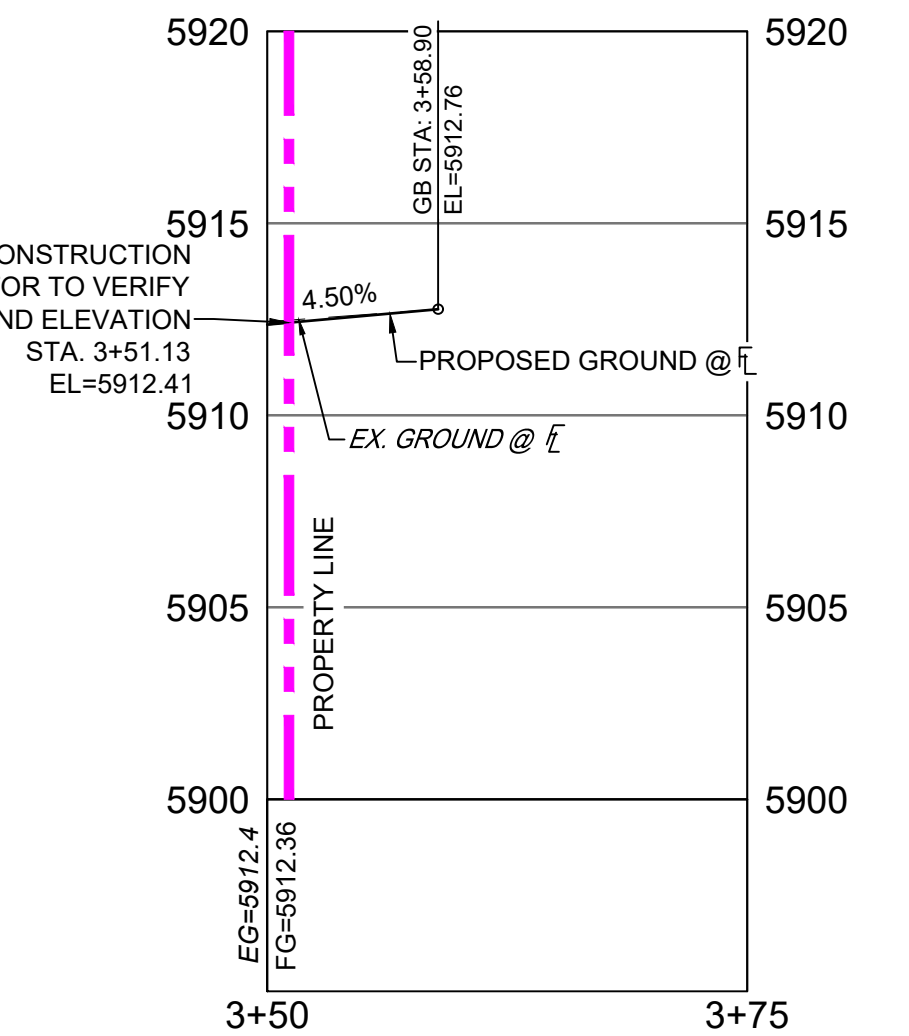
(IN FEET)

1 inch = 10 ft.

N

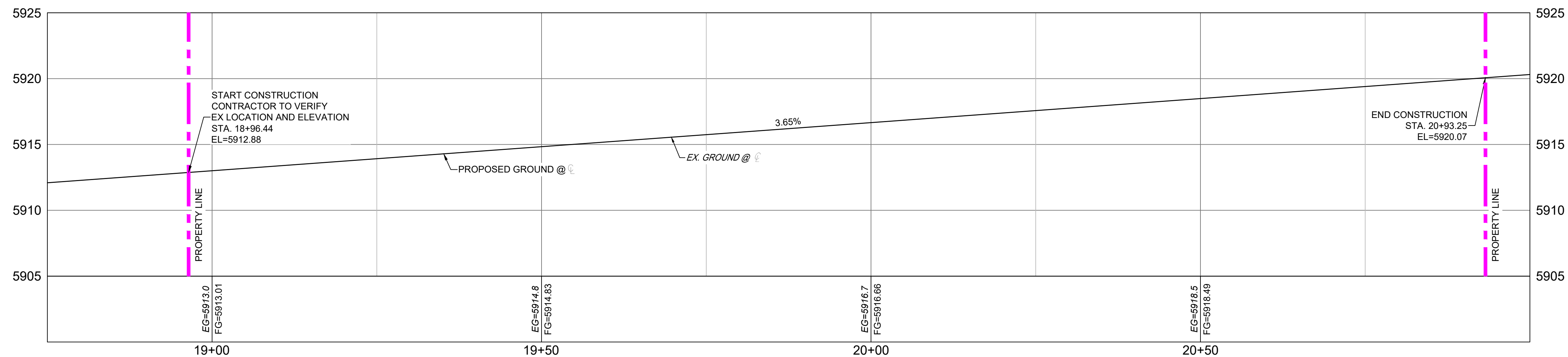
SIDEWINDER & MOOSE MEADOW PLAN

(PUBLIC)

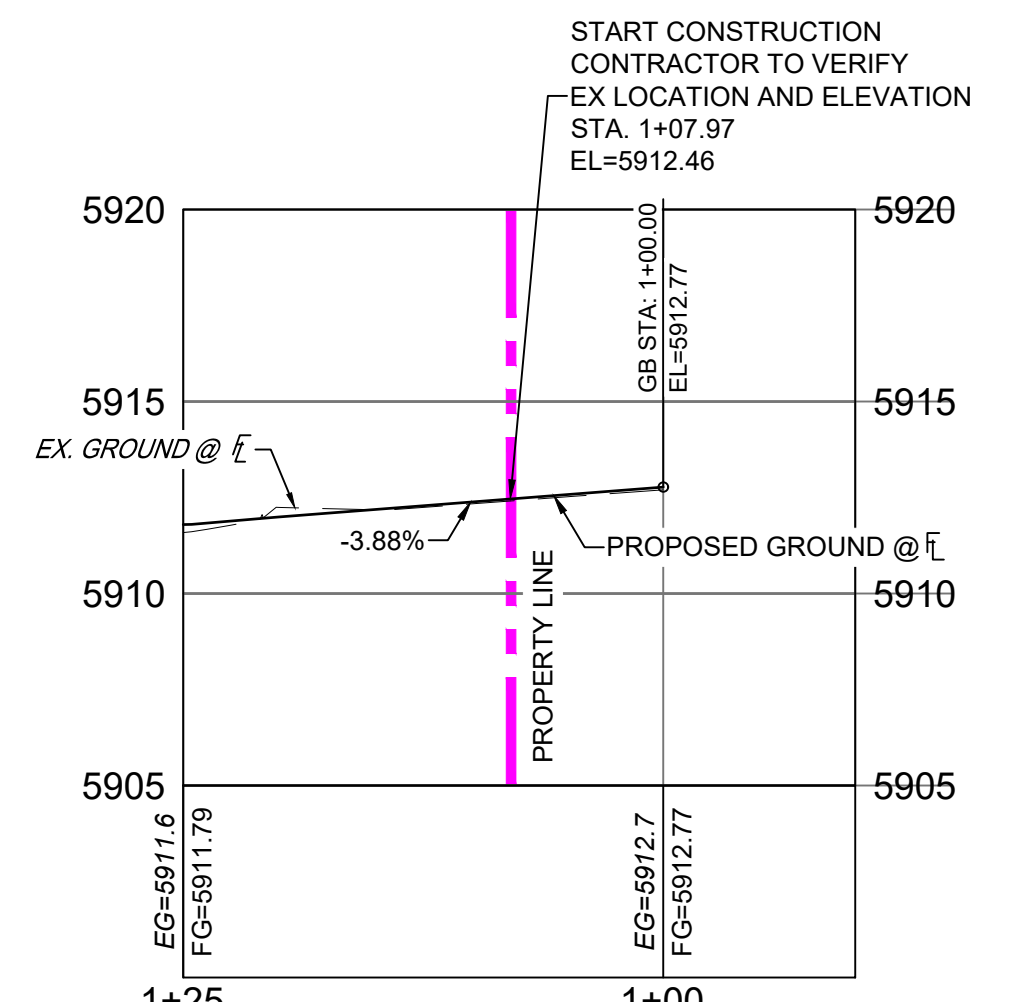


SIDEWINDER & MOOSE MEADOW WEST FL PROFILE
SCALE: (H) 1" = 10' (V) 1" = 5'
START STA: 3+50.00, END STA: 3+75.00

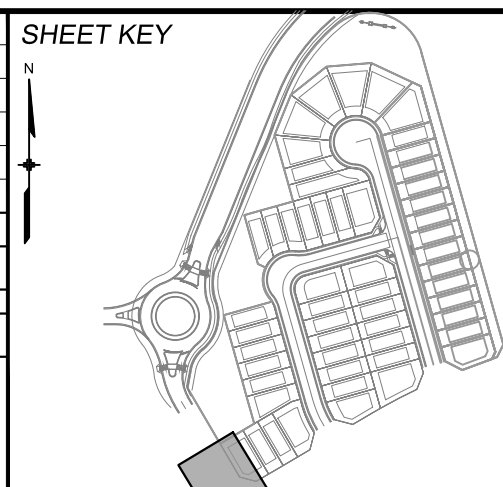
LINE TABLE: ALIGNMENTS		
LINE #	BEARING	LENGTH
L14	N30°21'49.90"W	10.00
L15	S30°21'44.60"E	20.00



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



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

[illegible]

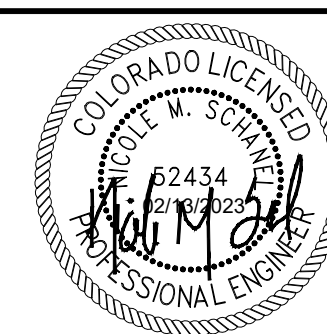
BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERTINIST TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN
A ROAD 60' LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS
BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

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" 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



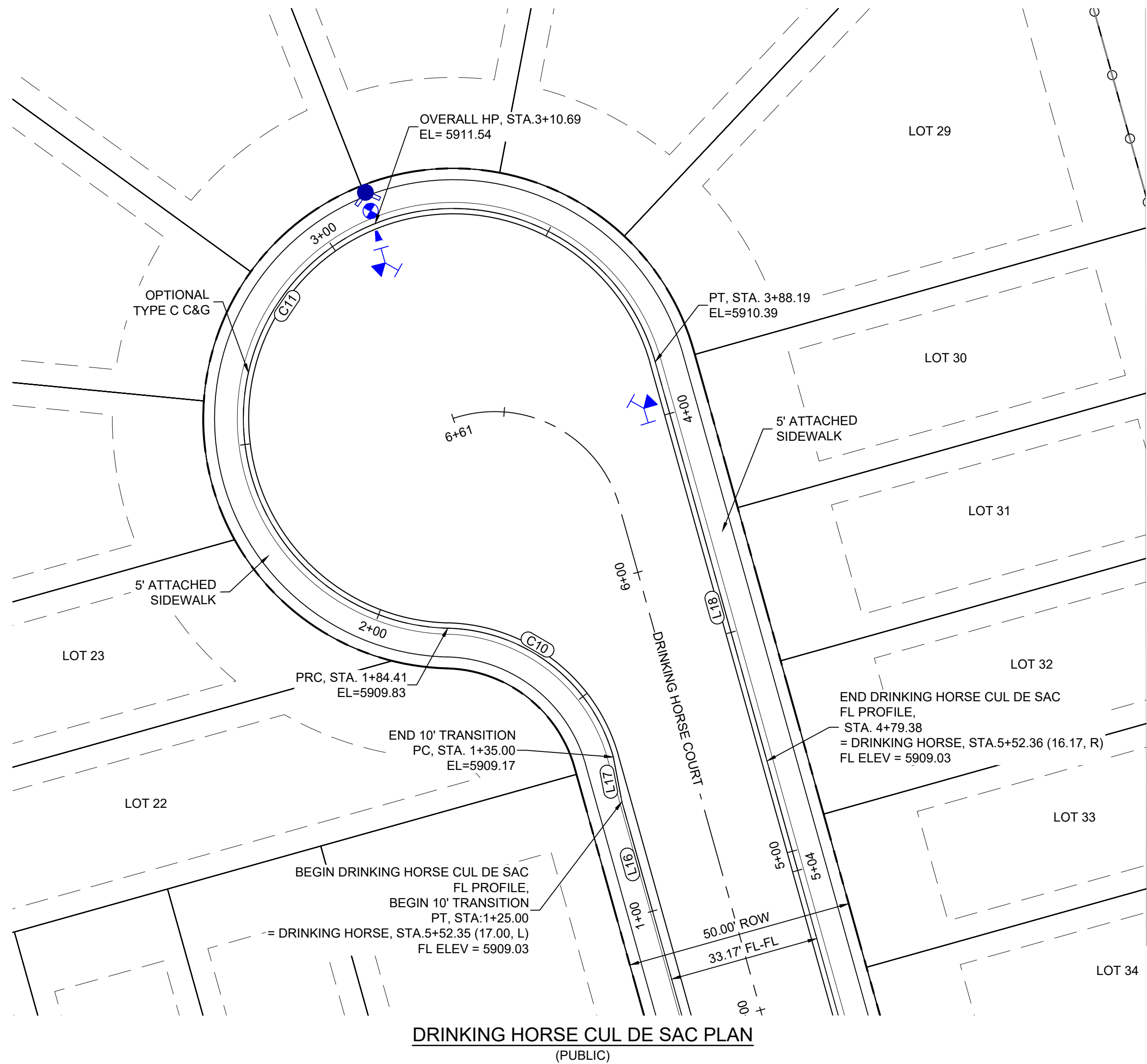
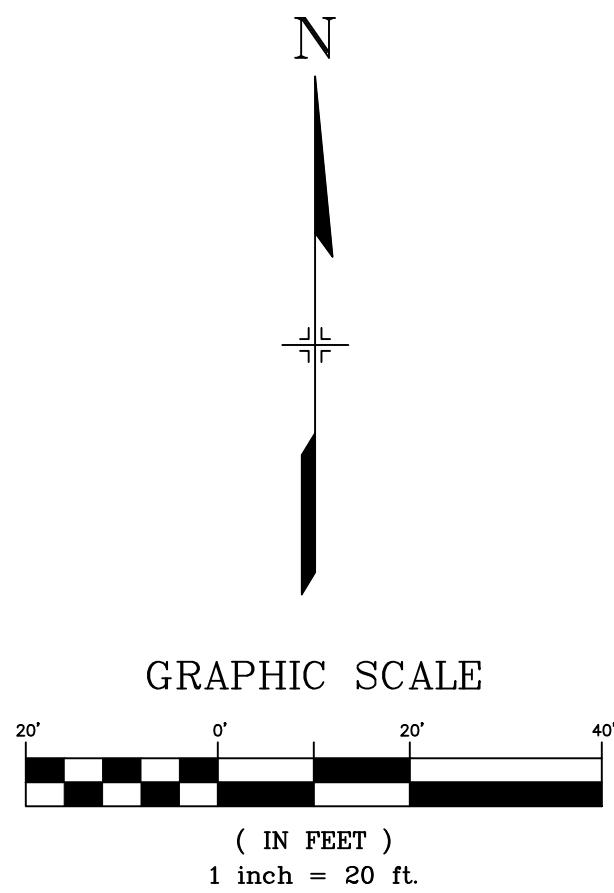
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.048

TRAILS AT ASPEN RIDGE

FILING NO. 5
ROADWAY IMPROVEMENT PLANS

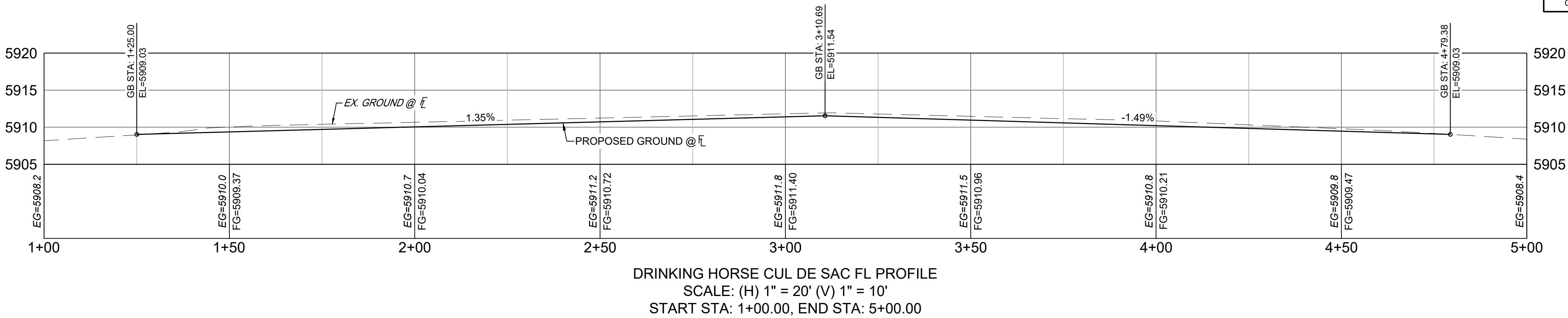
SIDEWINDER & MOOSE MEADOWS INTERSECTION DETAILS

DESIGNED BY:	CRD	SCALE	DATE ISSUED:	OCTOBER 2021	DRAWING No. RD09
DRAWN BY:	CRD	HORIZ. 1" = 10'	SHEET	13 OF 15	
CHECKED BY:	NMS	VERT. 1"=5'			



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"



DRINKING HORSE CUL DE SAC FL PROFILE
SCALE: (H) 1" = 20' (V) 1" = 10'
START STA: 1+00.00, END STA: 5+00.00

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

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\RD10.dwg

CTB FILE: Matrix(black).ctb

PLOT DATE: February 17, 2023 9:37:03 AM

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

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PREPARED BY:

SEAL

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

TRAILS AT ASPEN RIDGE

FILING NO. 5
ROADWAY IMPROVEMENT PLANS

DRINKING HORSE CUL DE SAC DETAILS

DESIGNED BY: CRD

DRAWN BY: CRD

CHECKED BY: NMS

SCALE

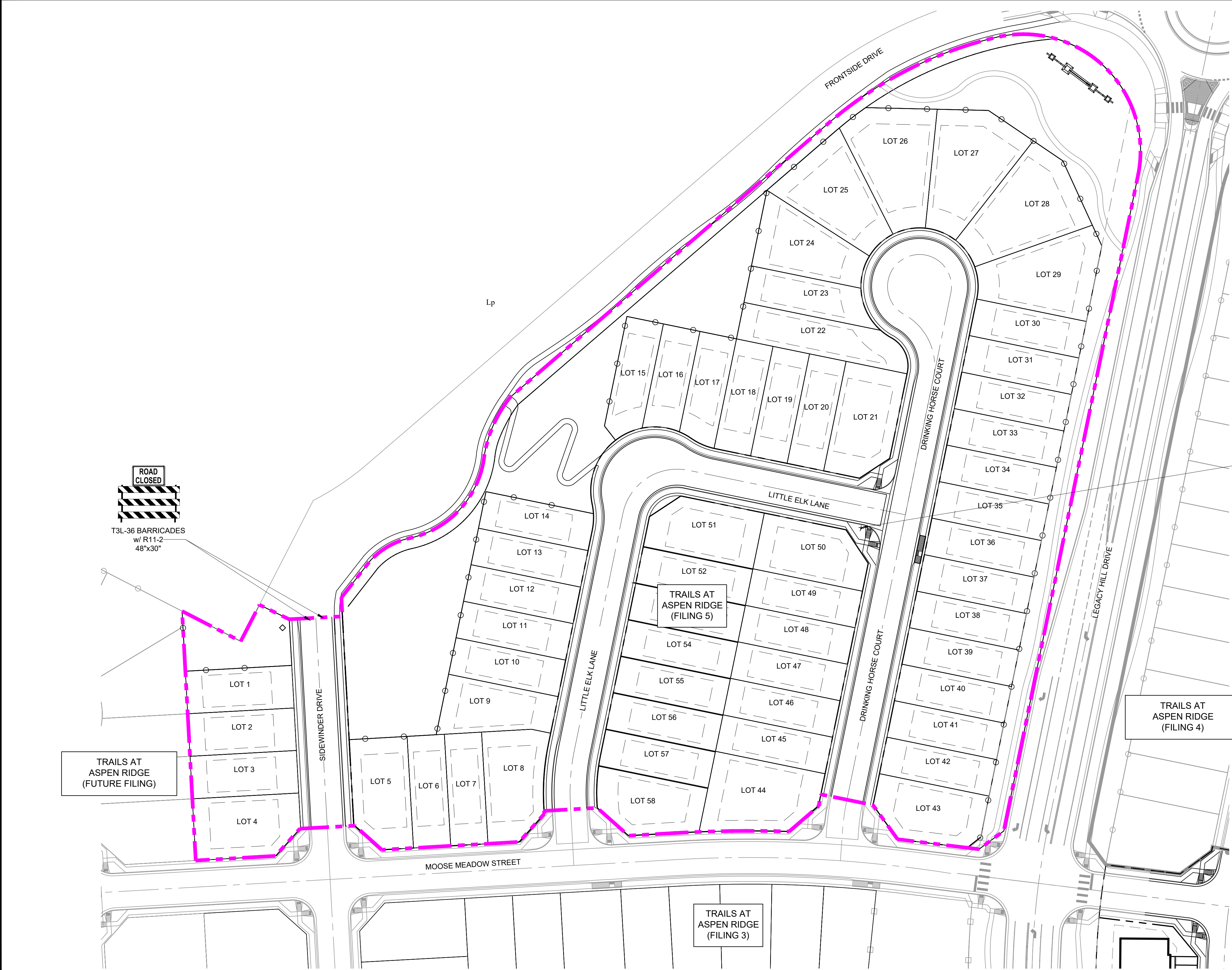
HORIZ. 1" = 20'

VERT. 1" = 5'

DATE ISSUED: OCTOBER 2021

SHEET 14 OF 15

DRAWING No. RD10



DRINKING HORSE Ct

LITTLE ELK Ln

D3-1, 4"

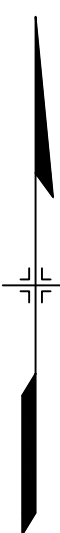


R1-1
30"x30"



T3L-36 BARRICADES
w/ R11-2
48"x30"

N



GRAPHIC SCALE



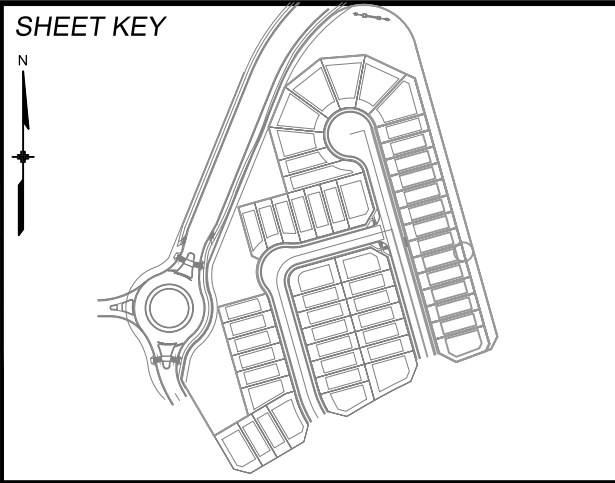
(IN FEET)
1 inch = 50 ft.

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).

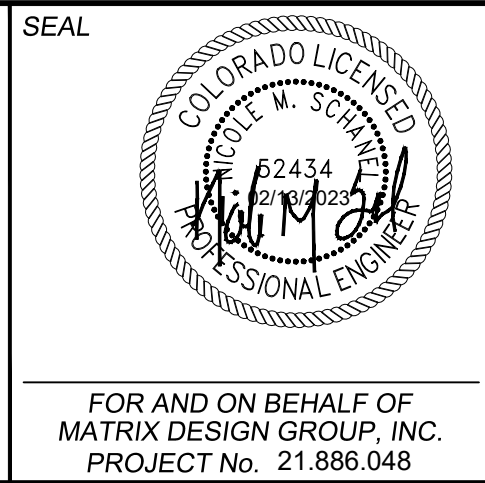
ALL ROADS WITHIN THIS DEVELOPMENT WILL BE FIRE LANES. THEREFORE, ALL CURBS WILL BE STRIPPED AND LABELED AS OUTLINED IN THE STRIPPING REQUIREMENTS DETAIL.

REFERENCE DRAWINGS			
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			
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\SN01.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: February 17, 2023 9:38:11 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



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)



TRAILS AT ASPEN RIDGE			
FILING NO. 5 ROADWAY IMPROVEMENT PLANS			
SIGNING AND STRIPING PLAN			
DESIGNED BY:	CRD	SCALE	DATE ISSUED: JUNE 2022 DRAWING No. SN01
DRAWN BY:	CRD	HORIZ. 1" = 40'	
CHECKED BY:	NMS	VERT. 1" = 5'	
		SHEET	15 OF 15