



Know what's below.  
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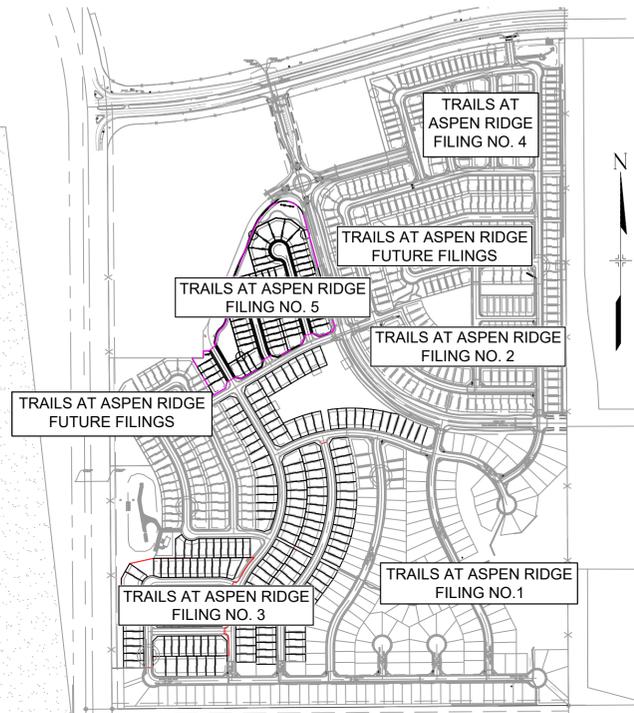
# TRAILS AT ASPEN RIDGE FILING NO. 5

EL PASO COUNTY, CO

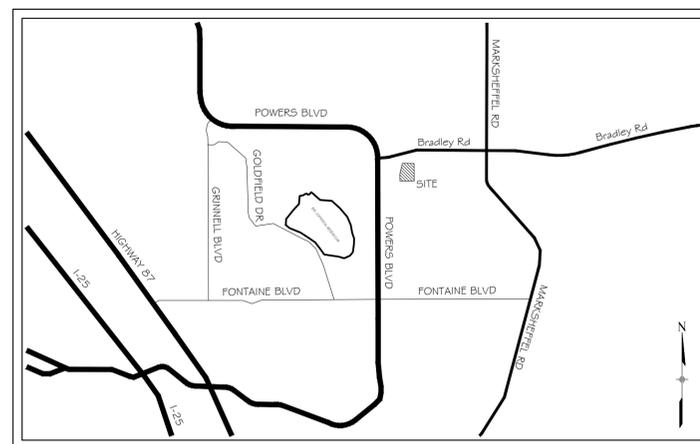
## ROADWAY IMPROVEMENT PLANS

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



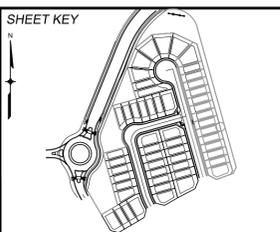
Add PCD File No SF-21-038

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	No.	DATE	DESCRIPTION	BY
X-TS01-RAS				
X-888-PR-SITE				
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X-888-PR-SITE-F5				
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X-888-EX-SURVEY				
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X-888-PR-SITE-F2				
888-PR-Logan_Drive-Roundabout				
888-PR-Logan_Drive				

COMPUTER FILE MANAGEMENT	
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CTB FILE:	Matrix(black).ctb
PLOT DATE:	October 21, 2021 8:46:21 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



**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 1/4' 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				
TITLE SHEET				
DESIGNED BY:	CRD	SCALE:	DATE ISSUED:	OCTOBER 2021
DRAWN BY:	CRD	HORIZ N.A.	SHEET	1 OF 15
CHECKED BY:	NMS	VERT. N.A.		TS01



Know what's below.  
Call before you dig.

**GENERAL NOTES:**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND CDOT STANDARD SPECIFICATIONS, LATEST REVISION.
- 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.).
- NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE FIELD ENGINEER.
- SUBMITTALS SHALL BE MADE FOR ALL MATERIALS TO BE INCORPORATED INTO THE PROJECT.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL OBTAIN AN APPROVED TRAFFIC CONTROL PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- 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.
- 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.
- ALL CONSTRUCTION IS TO INCLUDE COMPACTION AND FINISH GRADING IN THE UNIT PRICE RELATED WORK ITEM.
- 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.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY EL PASO COUNTY AND THE FIELD ENGINEER.
- THE FIELD ENGINEER SHALL BE NOTIFIED WITHIN 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- PAYMENT, DIMENSIONS AND RADII ARE SHOWN TO THE LIP OF CURB UNLESS OTHERWISE NOTED.
- 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.
- THE CONTRACTOR SHALL CLOSELY MONITOR ACCESS FOR HEAVY CONSTRUCTION EQUIPMENT THROUGH THE PROJECT AREAS.
- 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.
- 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.
- THE PHYSICAL FEATURES REQUIRING REMOVAL OR OBLITERATION WITHIN THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF OFF-SITE.
- 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.
- THE CONTRACTOR SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS AND PLANS ON SITE FOR THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL NOT STOCKPILE MATERIAL WITHIN 10 FEET OF THE EDGE OF TRAVELED WAY.
- ANY LAYER OF BITUMINOUS PAVEMENT THAT IS TO HAVE SUCCEEDING LAYER PLACED THEREON SHALL BE COMPLETED FULL WIDTH BEFORE SUCCEEDING LAYER IS PLACED.
- 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.
- 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.

- 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.
- 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:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL DISPOSAL OF ANY EXCESS SOIL, DEBRIS AND WASTE MATERIAL OFF OF THE PROJECT SITE.
- ANY MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF, BY AND AT THE EXPENSE OF THE CONTRACTOR.
- 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:**

- 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.
- 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:**

- 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.
- 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.
- APPROVAL OF THESE PLANS BY THE COUNTY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
- 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.
- ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND TRAFFIC SIGNALS SHALL MEET OR EXCEED M.U.T.C.D. STANDARDS.
- 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:**

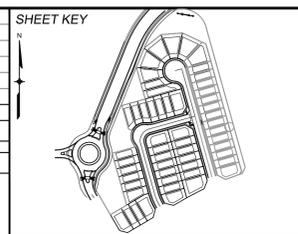
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCO).
- 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:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT 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.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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 (ESOCF), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

**SIGNING & STRIPING NOTES:**

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL 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"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-759-R4S 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-Logsky Drive-Roundabout 886-PR-Logsky Drive				
<b>COMPUTER FILE MANAGEMENT</b>				
FILE NAME: S:\21.886.048 (Trails at Aspen Ridge - F5)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\GN01.dwg				
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DESIGNED BY:	CRD	SCALE:	DATE ISSUED:	OCTOBER 2021
CHECKED BY:	NMS	HORIZ. N.A. VERT. N.A.	SHEET	2 OF 15
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 21.886.048				DRAWING No. <b>GN01</b>



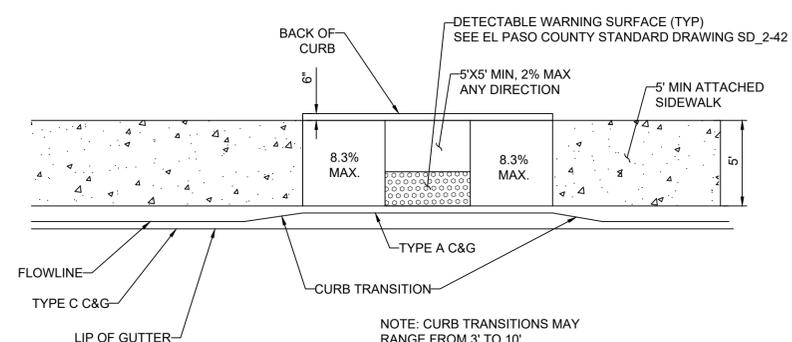
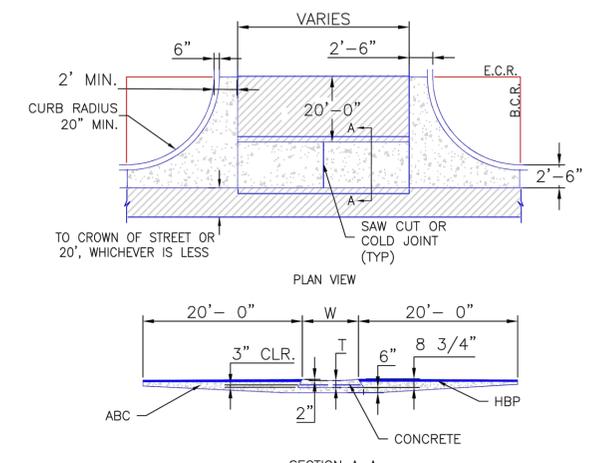
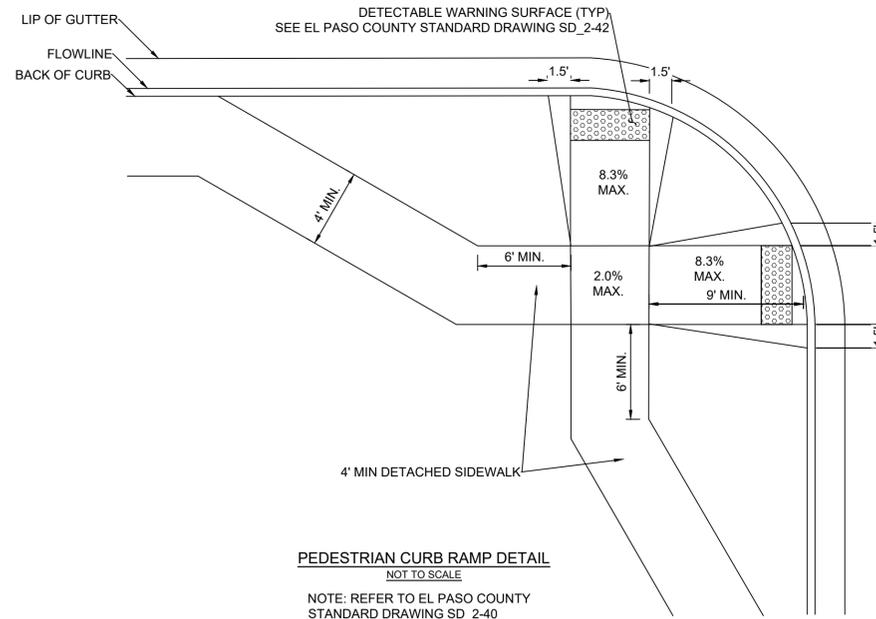
Know what's below.  
Call before you dig.

**ABBREVIATIONS**

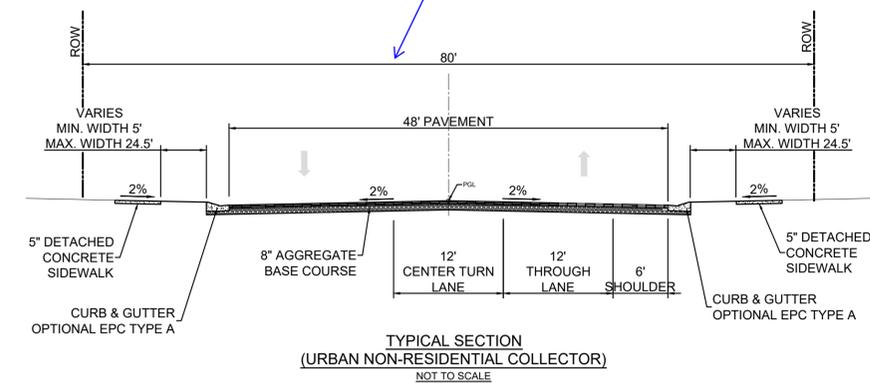
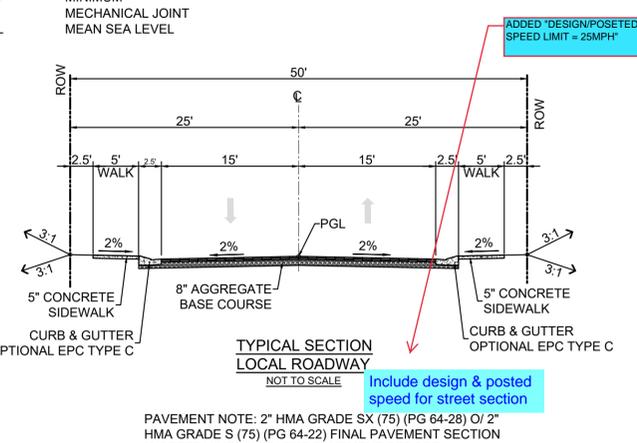
AD	ALGEBRAIC DIFFERENCE	NC	NORMAL CROWN
ASSY	ASSEMBLY	NIC	NOT IN CONTRACT
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS	NO	NUMBER
APPROX	APPROXIMATE or APPROXIMATELY	NOM	NOMINAL
AVE	AVENUE	NTS	NOT TO SCALE
AVG	AVERAGE		
B/C	BACK OF CURB	OC	ON CENTER
ℓ or B/L	BASELINE	O/S	OFFSET
BLVD	BOULEVARD	P	PROPOSED
BTM	BOTTOM	PC	POINT OF CURVATURE
		PCC	POINT OF COMPOUND CURVE
CI	CAST IRON	PCR	POINT OF CURB RETURN
CEN	CENTER	PE	PLAIN END
ℓ or CL	CENTERLINE	PIE	PUBLIC IMPROVEMENT EASEMENT
CFS	CUBIC FEET PER SECOND	PGL	PROFILE GRADE LINE
CLR	CLEAR	ℓ 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 POLYVINYL CHLORIDE
CONT	CONTINUOUS	PVI	POINT OF VERTICAL INTERSECTION
DIA	DIAMETER	PVMT	PAVEMENT
DN	DOWN	PVT	POINT OF VERTICAL TANGENT
DWG	DRAWING		
EA	EACH	R OR RAD	RADIUS
EGL	ENERGY GRADE LINE	RC	REVERSE CROWN
ELEV or EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
ELL	ELBOW	RED	REDUCER
ESMT	EASEMENT	REF	REFERENCE
EW	EACHWAY	REINF	REINFORCING
EX or EXIST	EXISTING	REQ	REQUIRED
		REV	REVISION
		ROW	RIGHT-OF-WAY
		RT	RIGHT
FES	FLARED END SECTION		
FIN	FINISHED	SCH	SCHEDULE
ℓ or FL	FLOWLINE	SD	STORM SEWER
FLG	FLANGE	SQ	SQUARE
FT	FOOT / FEET	ST	STREET
FRP	FIBERGLASS REINFORCED PIPE	STA	STATION
		STD	STANDARD
GAL	GALLON	STL	STEEL
GALV	GALVANIZED	SS OR SAN	SANITARY SEWER
GAU	GAUGE (MATERIAL)	SW OR S/W	SIDEWALK
GV	GATE VALVE		
GW	GROUNDWATER		
HBP	HOT BITUMINOUS PAVEMENT	TAN	TANGENT
HERCP	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE	TB	THRUST BLOCK
		TBC	TOP BACK OF CURB
		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		
INV	INVERT	UG	UNDERGROUND UTILITY
		UTIL	UTILITY
K	VERTICAL CURVE FACTOR	VC	VERTICAL CURVE
		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 or 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
	PROPOSED SANITARY
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER SERVICE WITH PLUG
	PROPOSED SANITARY SERVICE WITH PLUG
	PROPOSED STORM
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET



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



**MATERIALS LEGEND**

	AGGREGATE BASE COURSE
	CONCRETE
	COMPACTED SUBGRADE
	BITUMINOUS PAVEMENT (ASPHALT)

**EPC TYPE A VERTICAL CURB AND GUTTER (CATCH)**

NOTE: REFER TO EL PASO COUNTY STANDARD DRAWING SD\_2-20

**LEGEND FOR RADIUS**

A = 3" TO 1/4"

B = 1 1/2"

C = 1 1/2" TO 2"

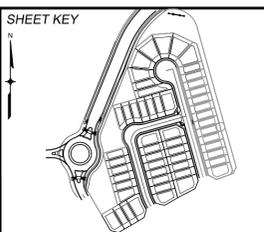
**EPC OPTIONAL TYPE C (ROLLOVER)**

NOTE: GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB (WITH EXCEPTION TO IMMEDIATELY ADJACENT TO CURB RAMPS)

Is this section used in this plan set?

Include design & posted speed for street section

REFERENCE DRAWINGS		SHEET KEY	
X-759-RAS X-889-PR-SITE-F6 X-889-PR-SITE-F5 X-889-PR-SITE-F4 X-889-PR-SITE-F3 X-889-PR-SITE-F7 X-889-EX-BASE X-889-EX-SURVEY X-889-PR-SITE-F1 X-889-PR-SITE-F2 889-PR-Logan-Drive-Roundabout 889-PR-Logan-Drive		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)	
No.	DATE	DESCRIPTION	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:	October 21, 2021 8:46:50 AM		
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



**PREPARED BY:**

**Matrix**

**SEAL**

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

**TRAILS AT ASPEN RIDGE**

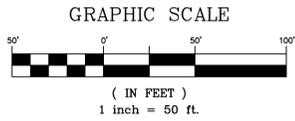
FILING NO. 5  
ROADWAY IMPROVEMENT PLANS

**GENERAL NOTES**

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



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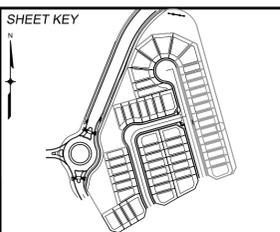
REFERENCE DRAWINGS

- X-759-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-SURVEY
- 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	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  
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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 1/4' AULM. CAP PLS 10377)

PREPARED BY:

SEAL

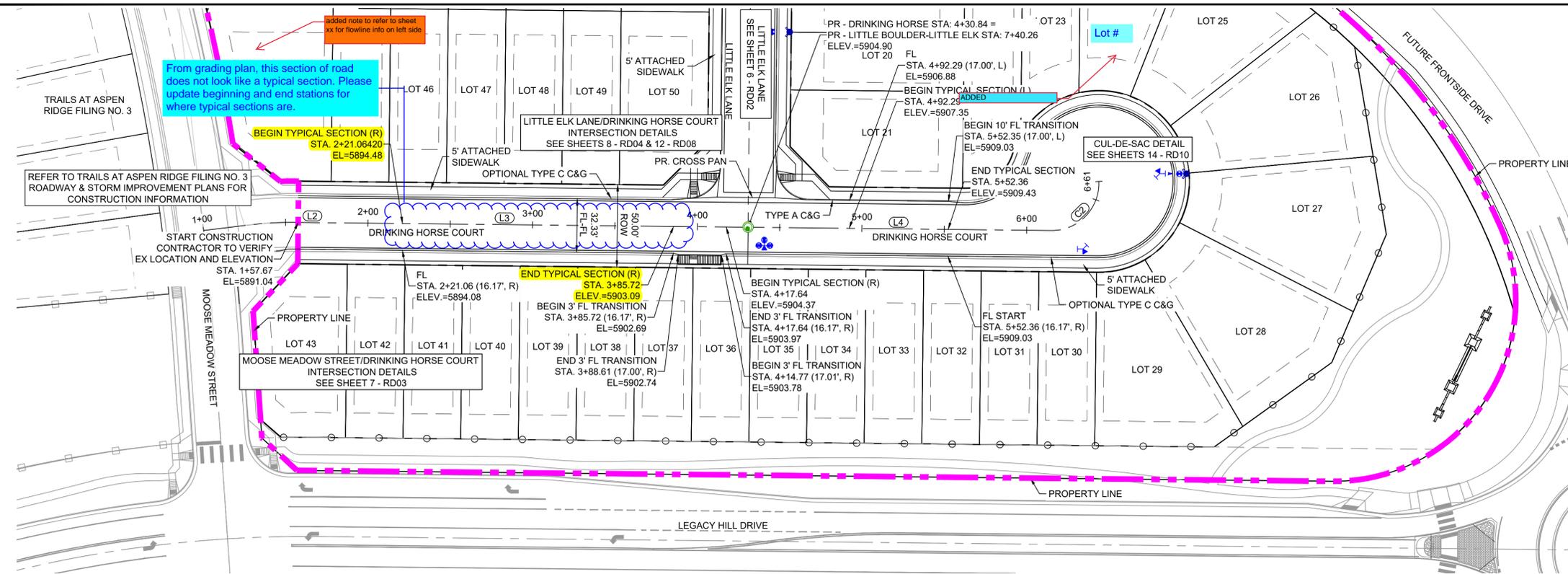
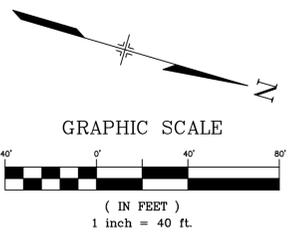
**PRELIMINARY**  
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FOR AND ON BEHALF OF  
 MATRIX DESIGN GROUP, INC.  
 PROJECT No. 21.886.048

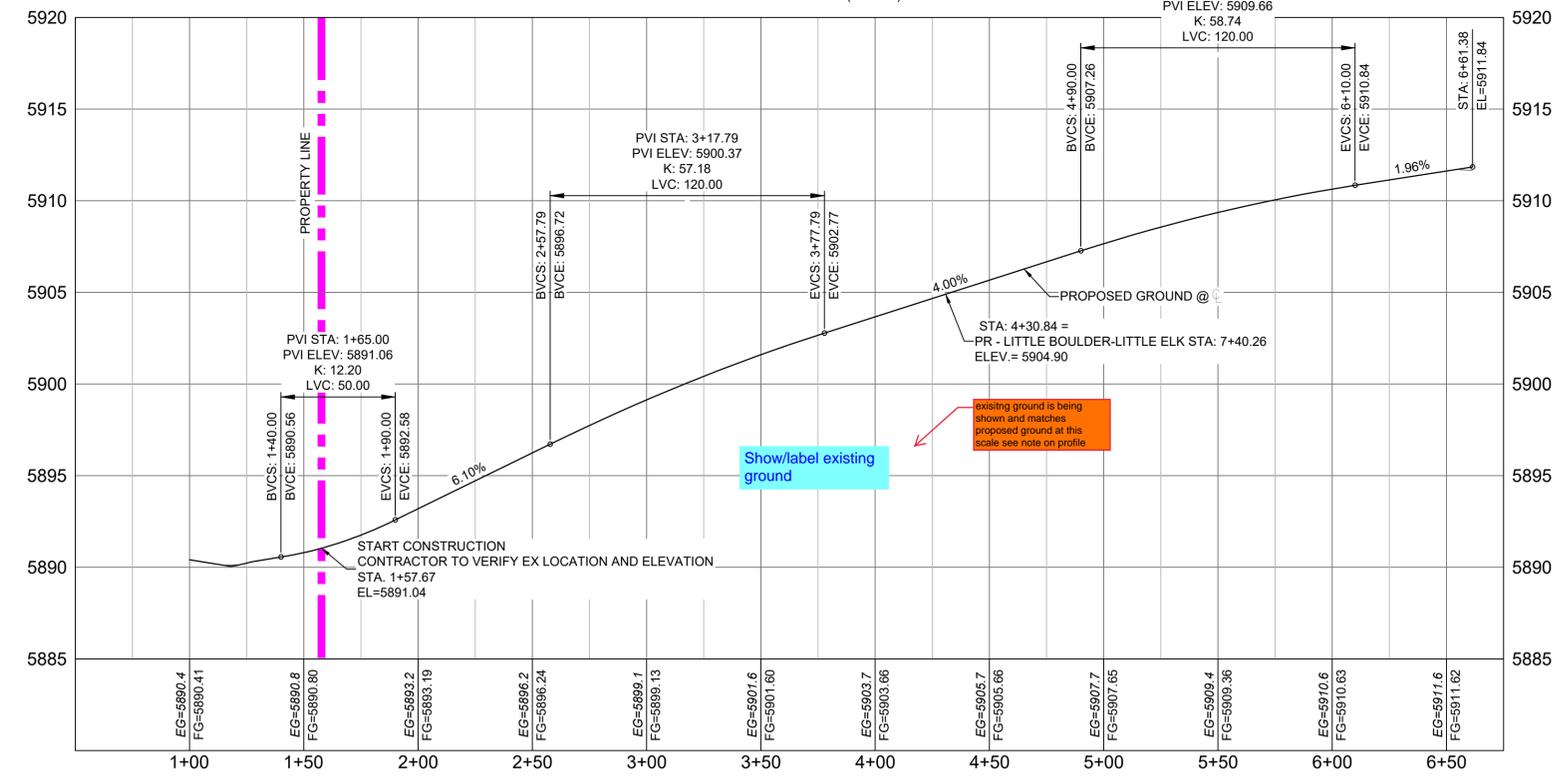
<b>TRAILS AT ASPEN RIDGE</b>			
FILING NO. 5 ROADWAY IMPROVEMENT PLANS			
ROADWAY KEY MAP			
DESIGNED BY: CRD	SCALE: 1"=50'	DATE ISSUED: OCTOBER 2021	DRAWING No. RDX1
CHECKED BY: NMS	HORIZ: 1"=50'	SHEET 4 OF 15	
	VERT: N.A.		



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

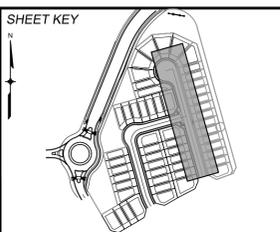
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C2	47.82	28.56	N60°39'12"W	42.43	95°57'06"

NOTE: EXISTING GROUND SHOWN IN PROFILE IS BASED OFF OF OVERLOT GRADING

REFERENCE DRAWINGS

- X-759-RAS
- X-889-PR-SITE
- X-889-PR-SITE - F6
- X-889-PR-SITE - F5
- X-889-PR-SITE - F4
- X-889-PR-SITE - F3
- X-889-PR-SITE - F2
- X-889-EX-SURVEY
- X-889-EX-SURVEY
- X-889-PR-SITE - F1
- X-889-PR-SITE - F2
- 889-PR Legacy Drive-Roundabout
- 889-PR Legacy Drive
- X-889-PR-WTR-F5

No.	DATE	DESCRIPTION	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: October 21, 2021 8:47:03 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



**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)



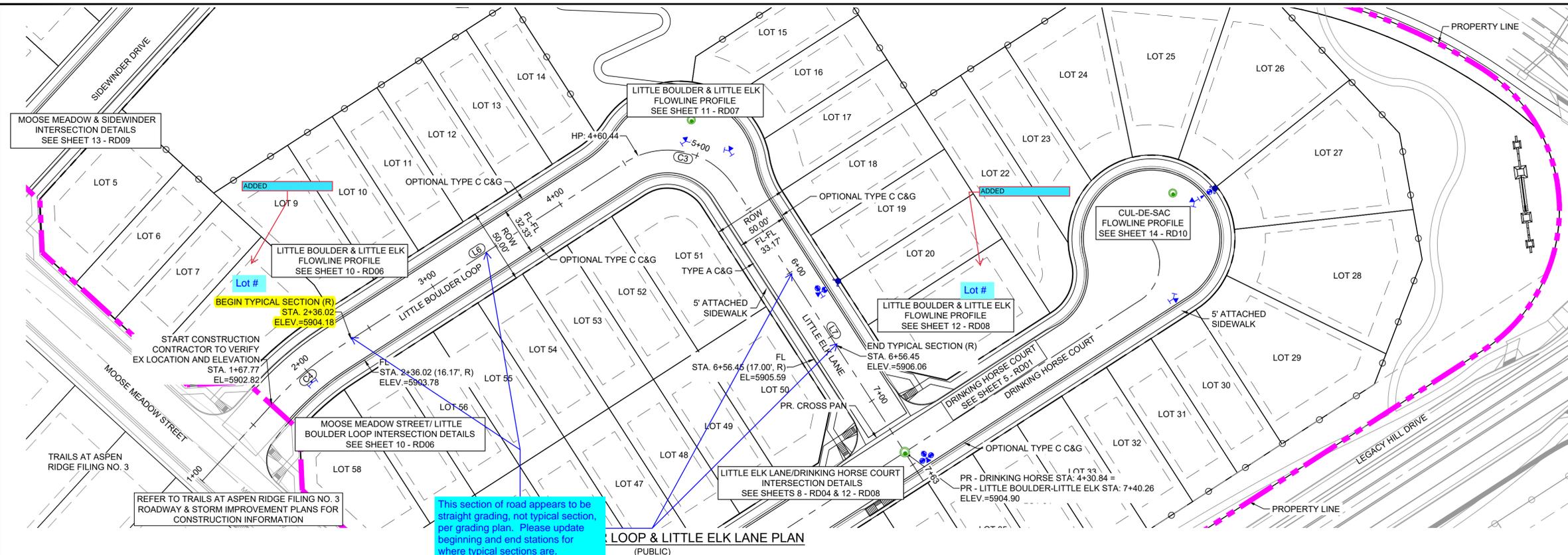
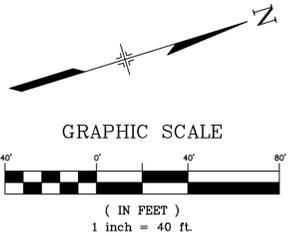
SEAL

**PRELIMINARY**  
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<b>TRAILS AT ASPEN RIDGE</b>			
FILING NO. 5			
ROADWAY IMPROVEMENT PLANS			
<b>ROADWAY PLAN &amp; PROFILE</b>			
DESIGNED BY: CRD	SCALE: 1" = 40'	DATE ISSUED: OCTOBER 2021	DRAWING No. RD01
CHECKED BY: NMS	VERT. 1" = 5'	SHEET 5 OF 15	

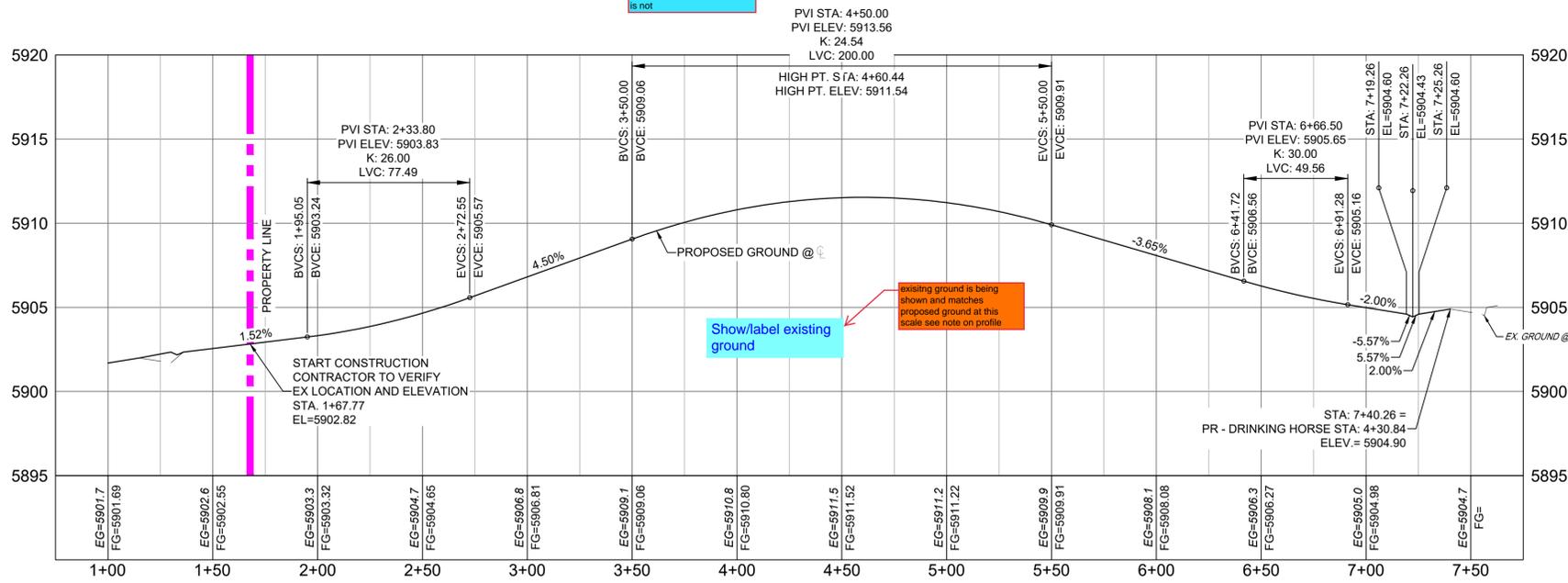


Know what's below.  
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This section of road appears to be straight grading, not typical section, per grading plan. Please update beginning and end stations for where typical sections are.

right side is in fact typical, left is not



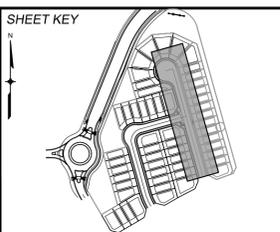
LINE #	BEARING	LENGTH
L6	N15°39'12.00"W	226.83
L7	N74°20'48.00"E	230.50

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

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

No.	DATE	DESCRIPTION	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\RD02.dwg			
CTB FILE: Matrix(black).ctb			
PLOT DATE: October 21, 2021 8:47:09 AM			
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**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**  
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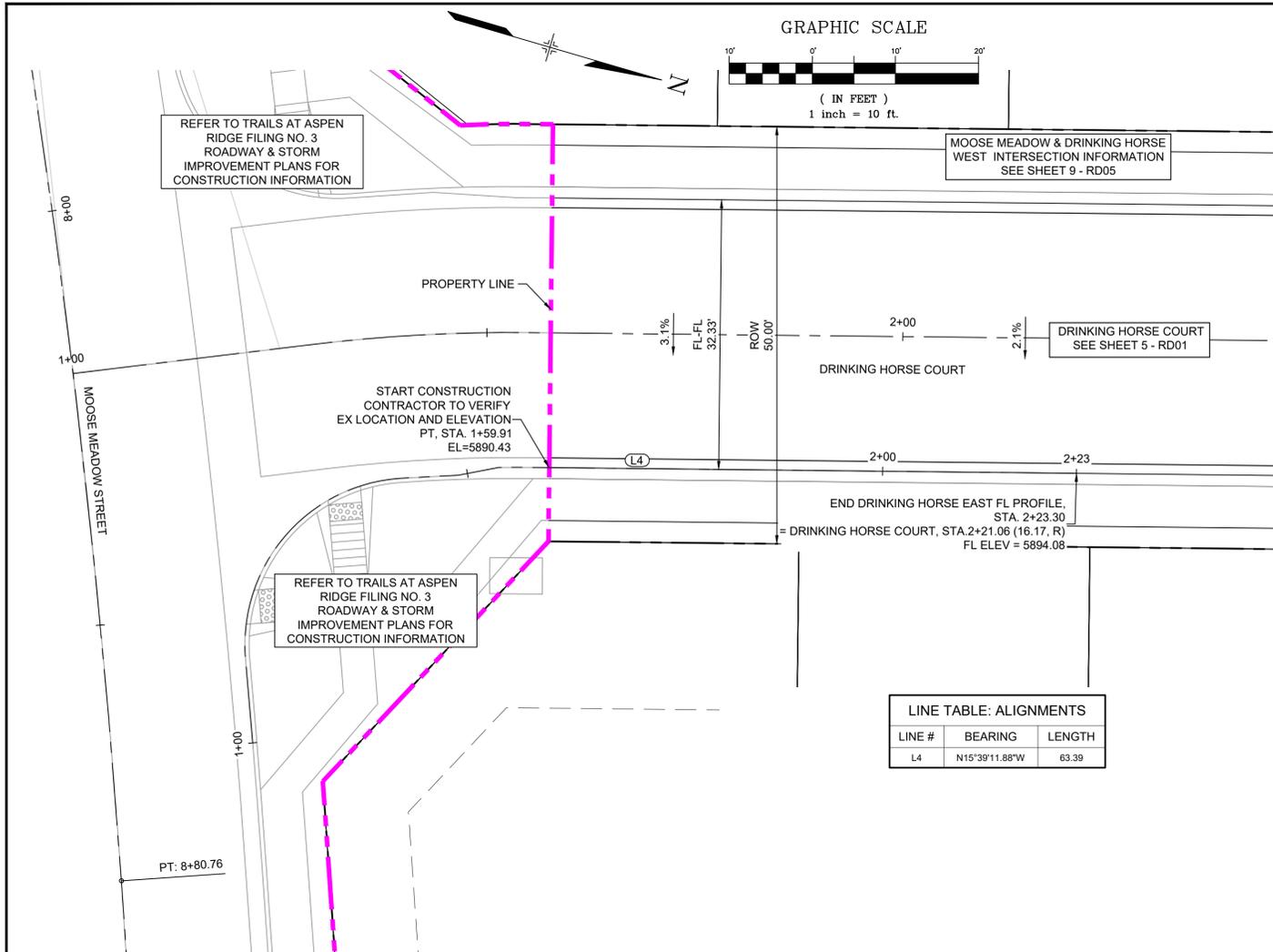


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<b>TRAILS AT ASPEN RIDGE</b>			
FILING NO. 5 ROADWAY IMPROVEMENT PLANS			
<b>ROADWAY PLAN &amp; PROFILE</b>			
DESIGNED BY: CRD	SCALE: 1" = 40'	DATE ISSUED: OCTOBER 2021	DRAWING No. RD02
CHECKED BY: NMS	VERT. 1" = 5'	SHEET 6 OF 15	

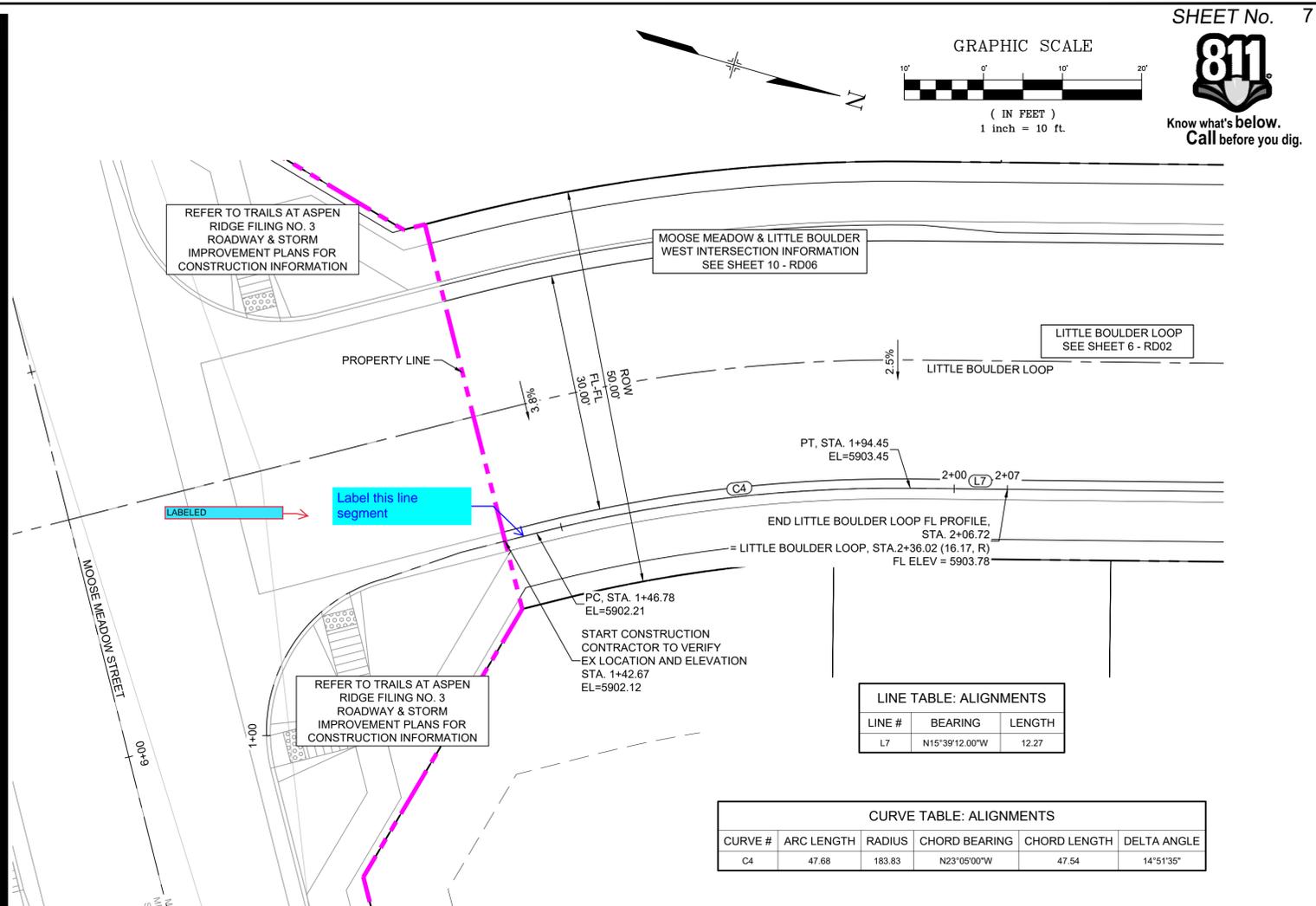


Know what's below.  
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LINE TABLE: ALIGNMENTS

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

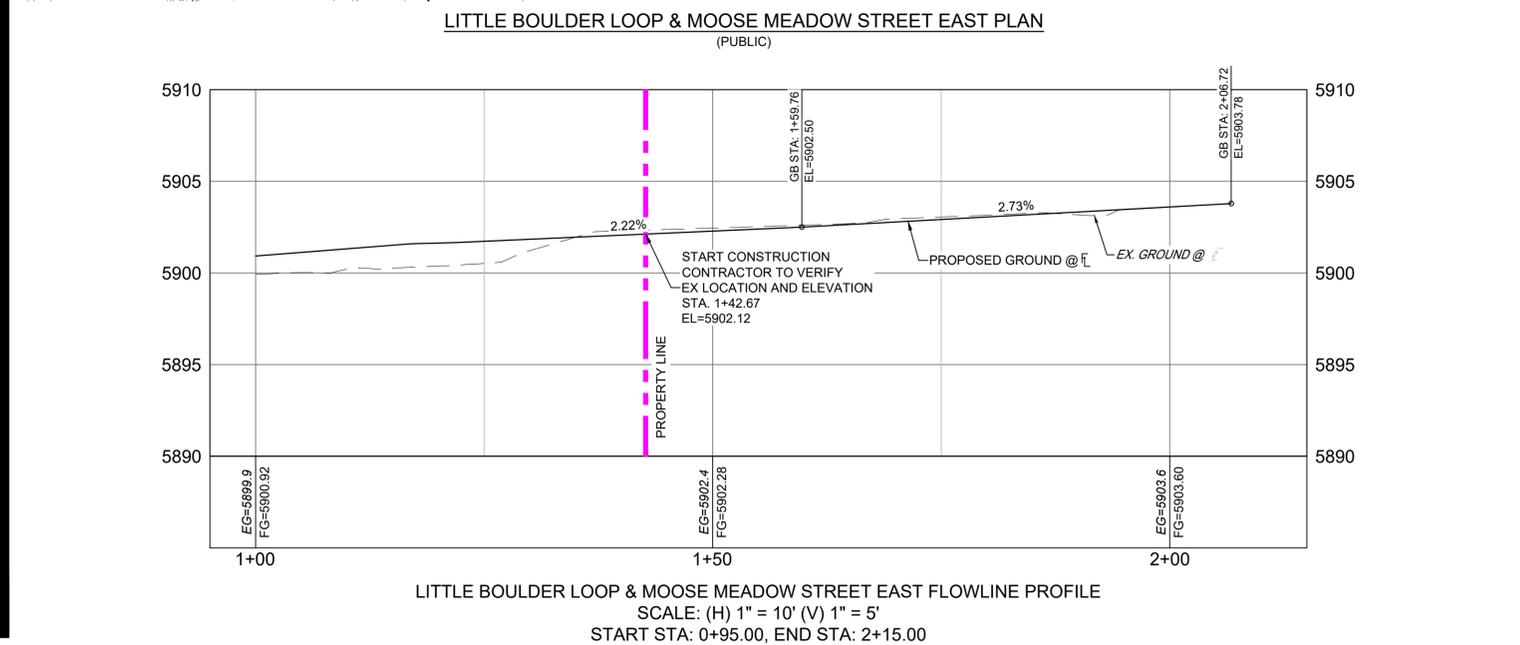
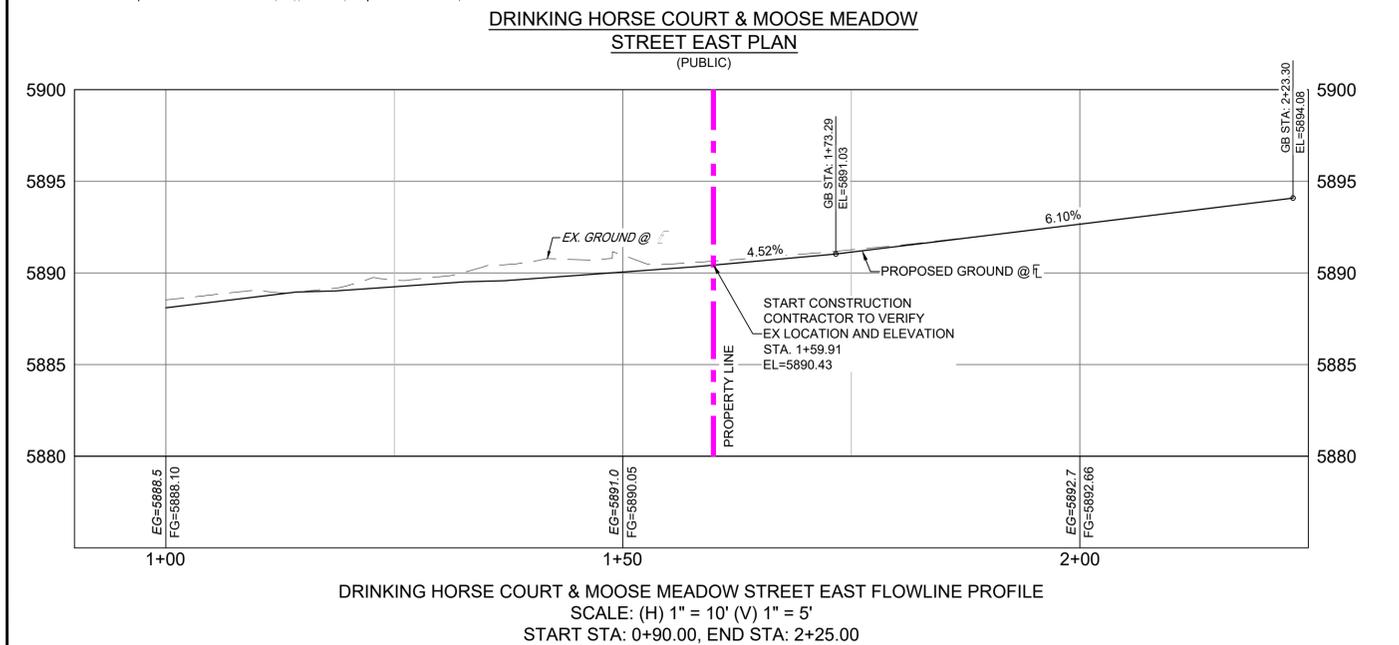


LINE TABLE: ALIGNMENTS

LINE #	BEARING	LENGTH
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"



**REFERENCE DRAWINGS**

- X-759-RAS
- X-888-PR-SITE
- X-888-PR-SITE-F6
- X-888-PR-SITE-F5
- X-888-PR-SITE-F4
- X-888-PR-SITE-F3
- X-888-PR-SITE-F7
- X-888-EX-SURVEY
- X-888-EX-SURVEY
- X-888-PR-SITE-F1
- X-888-PR-SITE-F2
- 888-PR-Logan-Drive-Roundabout
- 888-PR-Logan-Drive
- X-888-PR-WTR-F5

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME:	S:\21.886.048 (Trails at Aspen Ridge - F5)\104 Plan Sets\Construction Plans\Road & Storm Plans\RD03.dwg		
CTB FILE:	Matrix(black).ctb		
PLOT DATE:	October 21, 2021 8:47:46 AM		
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**SHEET KEY**

**BENCHMARK**  
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206  
A BERTNSEN 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.  
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PREPARED BY:

SEAL

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

**TRAILS AT ASPEN RIDGE**

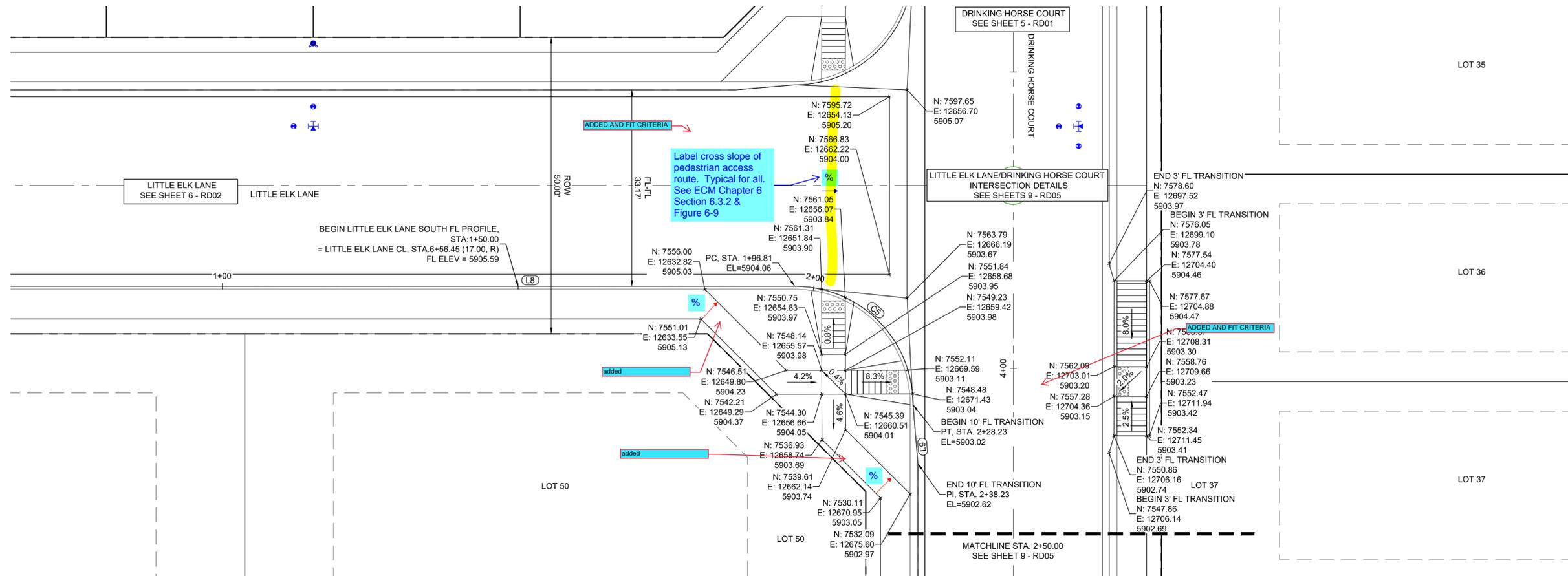
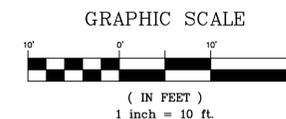
FILING NO. 5  
ROADWAY IMPROVEMENT PLANS

**MOOSE MEADOW INTERSECTION DETAILS**

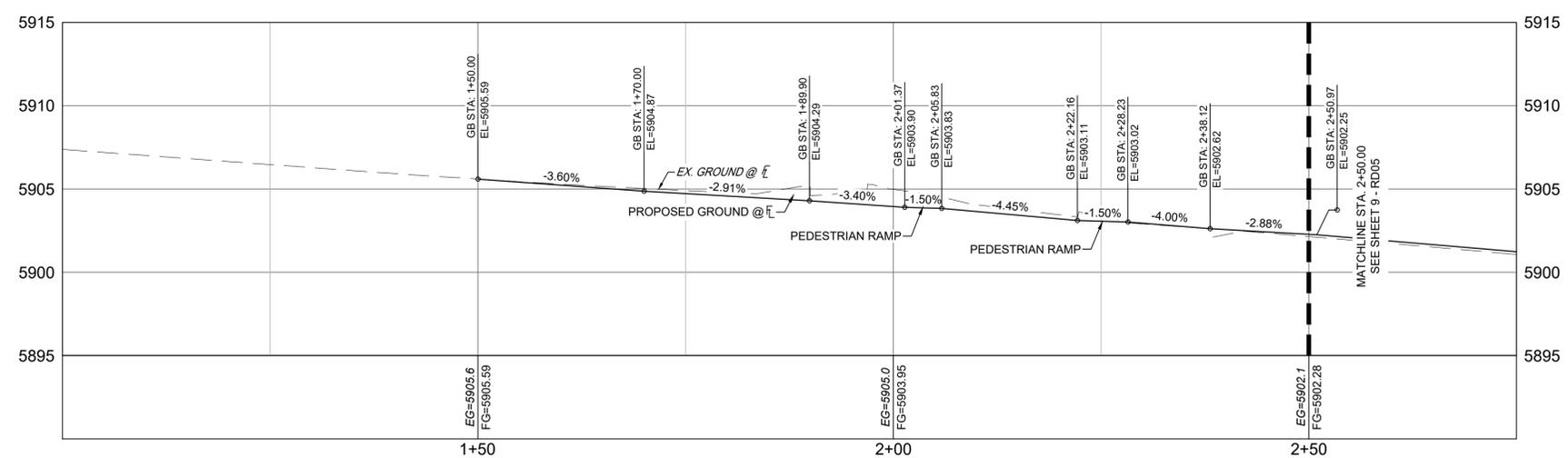
DESIGNED BY:	CRD	SCALE	DATE ISSUED:	DRAWING No.
CRD <td>CRD <td>HORIZ 1" = 10'</td> <td>OCTOBER 2021</td> <td>RD03</td> </td>	CRD <td>HORIZ 1" = 10'</td> <td>OCTOBER 2021</td> <td>RD03</td>	HORIZ 1" = 10'	OCTOBER 2021	RD03
CHECKED BY:	NMS	VERT. 1" = 5'	SHEET	7 OF 15



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



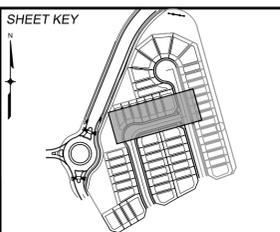
Little Elk Lane South & Drinking Horse Court West (1 of 2) PROFILE  
SCALE: (H) 1" = 10' (V) 1" = 5'  
START STA: 1+00.00, END STA: 2+75.00

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

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  
X:759-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-PR-SITE-F1  
X:886-EX-SURVEY  
X:886-PR-SITE-F2  
886-PR-Logkey Drive-Roundabout  
886-PR-Logkey Drive  
X:886-PR-WTR-F5

No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\21.886.048 (Trails at Aspen Ridge - F5)\104 Plan Sets\Construction Plans\Road & Storm Plans\RD04.dwg			
CTB FILE: Matrix(black).ctb			
PLOT DATE: October 21, 2021 8:48:28 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:  
**Matrix**

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

**TRAILS AT ASPEN RIDGE**

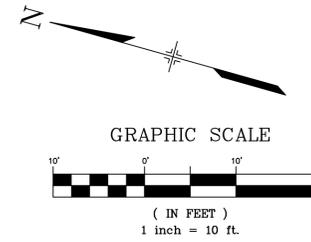
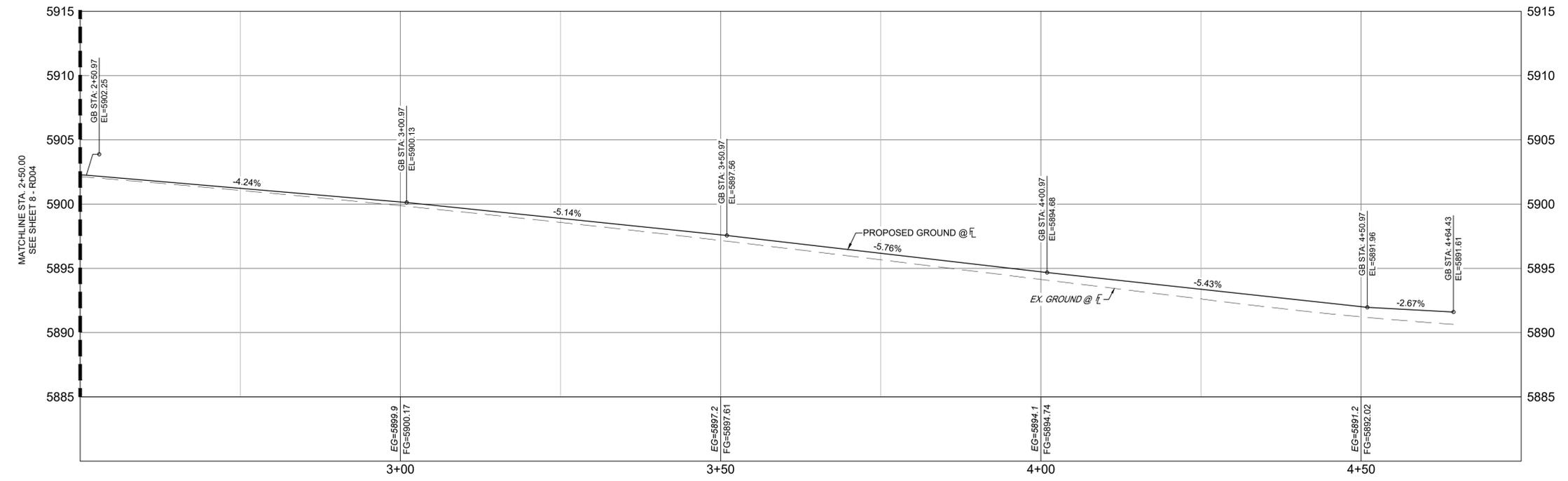
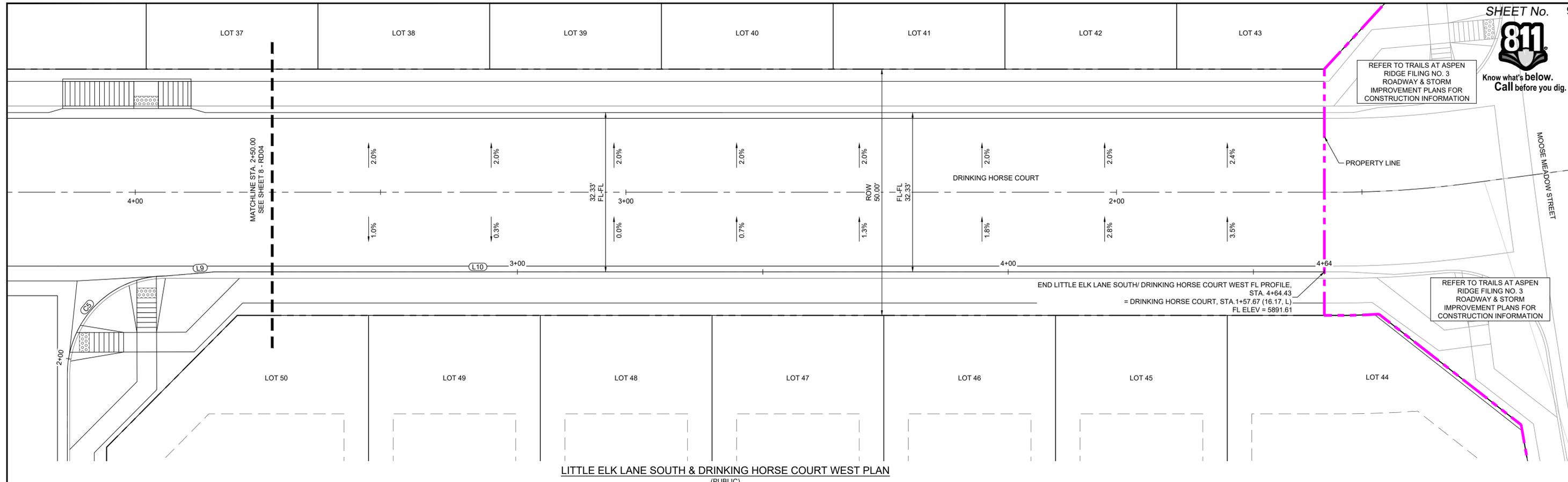
FILING NO. 5  
ROADWAY IMPROVEMENT PLANS

**FLOWLINE PLAN AND PROFILE**

DESIGNED BY: CRD	SCALE: 1" = 10'	DATE ISSUED: OCTOBER 2021	DRAWING No. RD04
CHECKED BY: NMS	VERT. 1" = 5'	SHEET 8 OF 15	



Know what's below.  
Call before you dig.



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

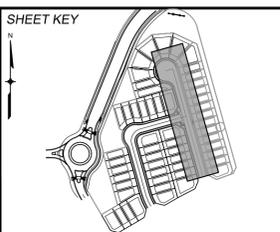
REFERENCE DRAWINGS

- X-T59-RAS
- X-888-PR-SITE
- X-888-PR-SITE - F6
- X-888-PR-SITE - F5
- X-888-PR-SITE - F4
- X-888-PR-SITE - F3
- X-888-PR-SITE - F7
- X-888-EX-SURVEY
- X-888-EX-BASE
- X-888-PR-SITE - F1
- X-888-PR-SITE - F2
- 888-PR-Loggins Drive-Roundabout
- 888-PR-Loggins Drive
- X-888-PR-WTR-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\RD04.dwg  
 CTB FILE: Matrix(black).ctb  
 PLOT DATE: October 21, 2021 8:48:36 AM  
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



**BENCHMARK**  
 COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206  
 A BERTNSEN 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

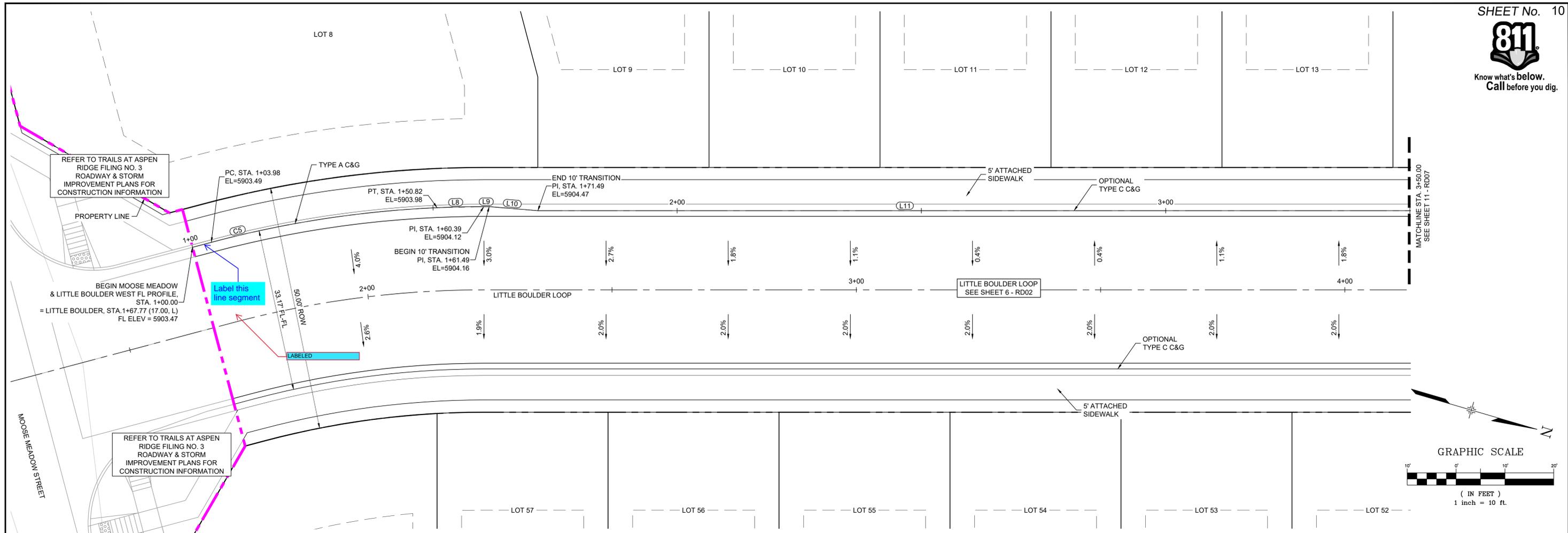
**PRELIMINARY**  
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

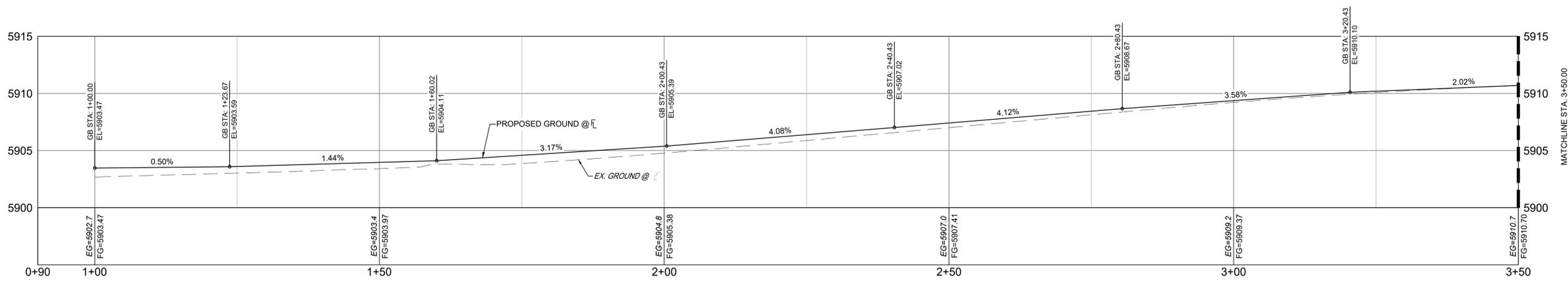
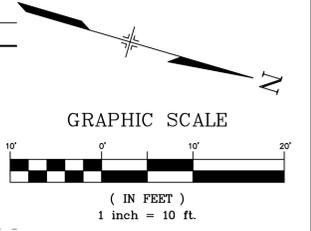
<b>TRAILS AT ASPEN RIDGE</b>			
FILING NO. 5 ROADWAY IMPROVEMENT PLANS			
<b>FLOWLINE PLAN AND PROFILE</b>			
DESIGNED BY: CRD	SCALE: 1" = 10'	DATE ISSUED: OCTOBER 2021	DRAWING No. RD05
DRAWN BY: NMS	HORIZ. 1" = 10'	SHEET 9 OF 15	
CHECKED BY: NMS	VERT. 1" = 5'		



Know what's below.  
Call before you dig.



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



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

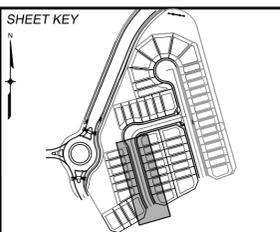
LINE #	BEARING	LENGTH
L8	N16°54'58.87"W	9.57
L9	N15°39'12.00"W	1.10
L10	N10°52'23.31"W	10.00
L11	N15°39'12.04"W	194.57

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

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: October 21, 2021 8:49:09 AM  
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



**BENCHMARK**  
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206  
A BERTNSSEN 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:  
**Matrix**

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

**TRAILS AT ASPEN RIDGE**

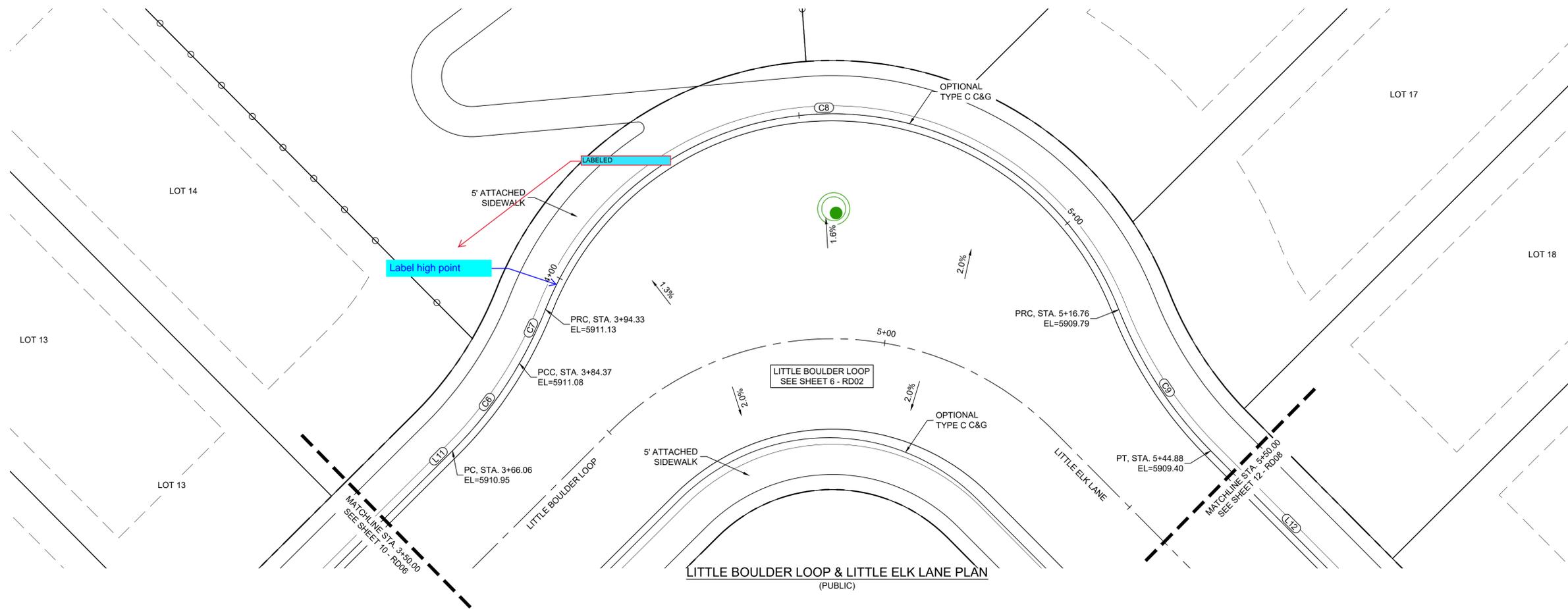
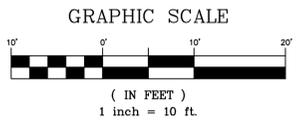
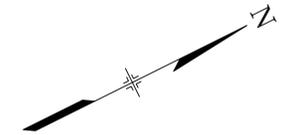
FILING NO. 5  
ROADWAY IMPROVEMENT PLANS

**MOOSE MEADOW & LITTLE BOULDER INTERSECTION DETAILS**

DESIGNED BY: CRD	SCALE: 1" = 10'	DATE ISSUED: OCTOBER 2021	DRAWING No. RD06
DRAWN BY: CRD	HORIZ. 1" = 10'	SHEET 10 OF 15	
CHECKED BY: NMS	VERT. 1" = 5'		



Know what's below.  
Call before you dig.



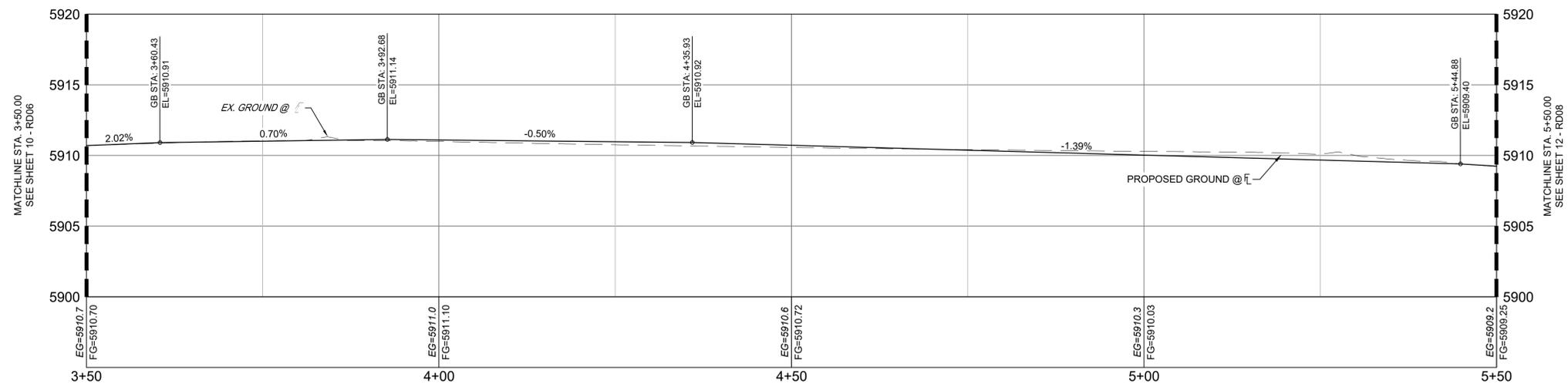
LITTLE BOULDER LOOP & LITTLE ELK LANE PLAN  
(PUBLIC)

LINE TABLE: ALIGNMENTS

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

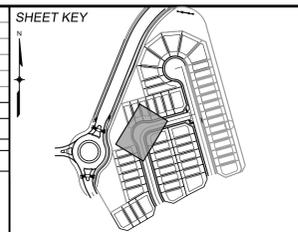
CURVE TABLE: ALIGNMENTS

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

No.	DATE	DESCRIPTION	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: October 21, 2021 8:49:16 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)



SEAL

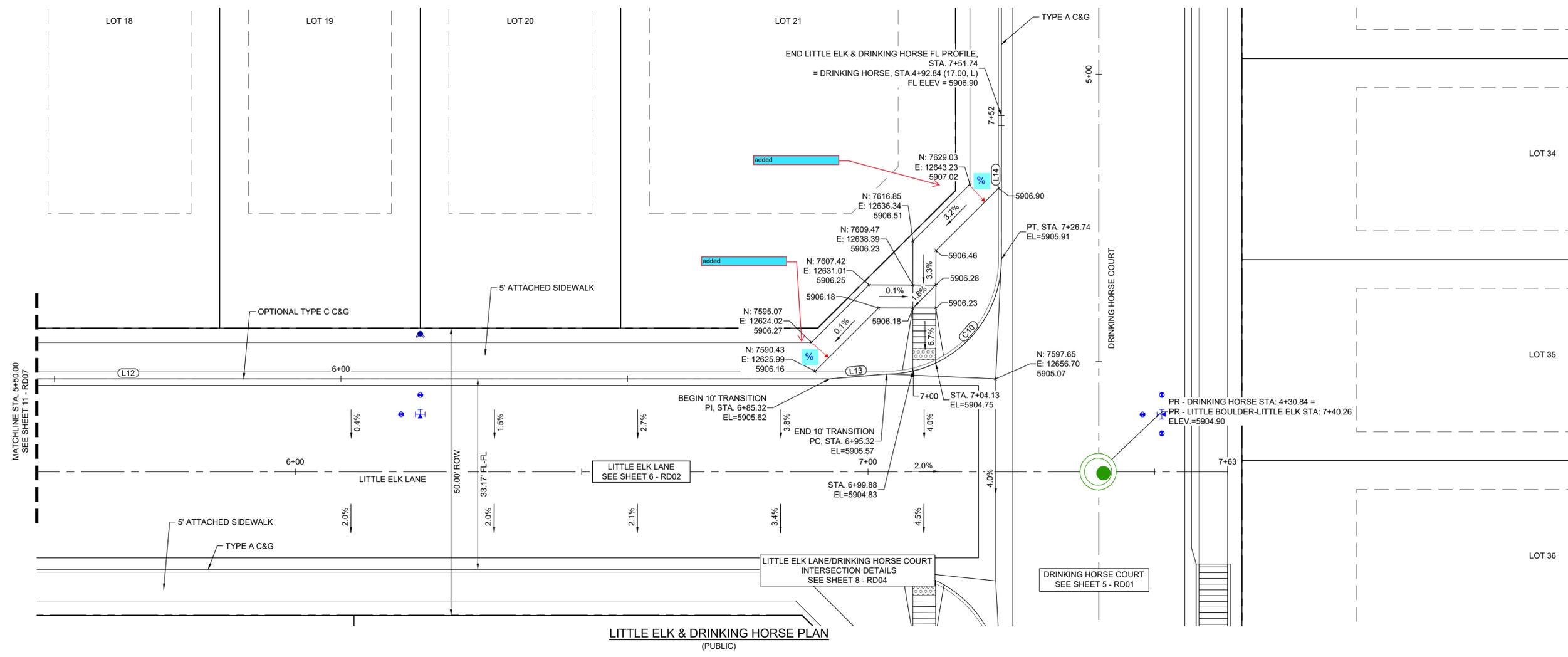
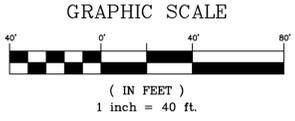
**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

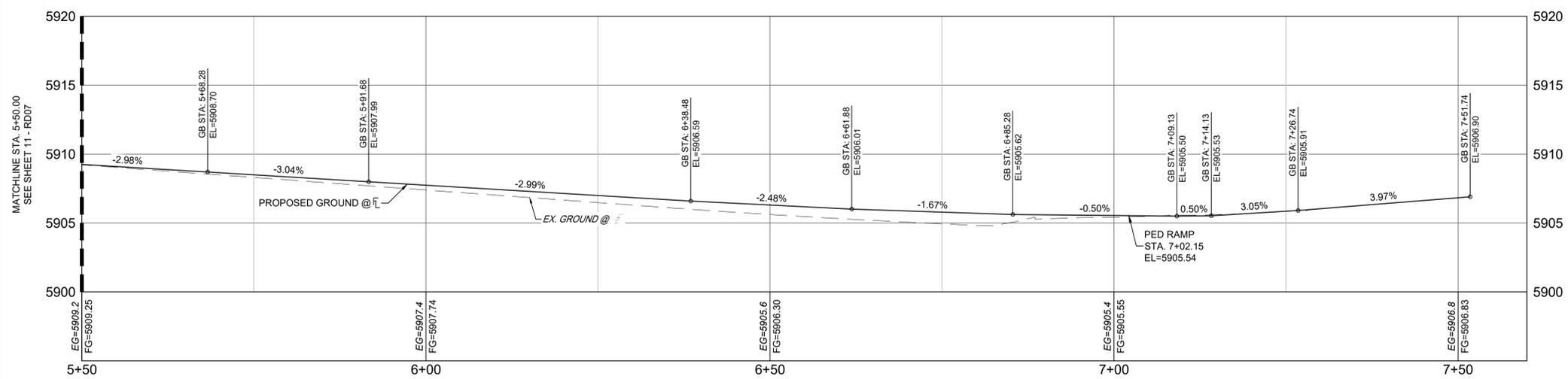
TRAILS AT ASPEN RIDGE			
FILING NO. 5			
ROADWAY IMPROVEMENT PLANS			
LITTLE BOULDER & LITTLE ELK FLOWLINE DETAILS			
DESIGNED BY: CRD	SCALE: 1" = 10'	DATE ISSUED: OCTOBER 2021	DRAWING No. RD07
DRAWN BY: NMS	HORIZ. 1" = 10'	SHEET 11 OF 15	
CHECKED BY: NMS	VERT. 1" = 5'		



Know what's below.  
Call before you dig.



**LITTLE ELK & DRINKING HORSE PLAN**  
(PUBLIC)



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

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

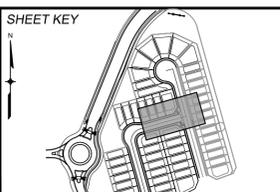
CURVE TABLE: ALIGNMENTS

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

REFERENCE DRAWINGS

- X:759-RAS
- X:888-PR-SITE
- X:888-PR-SITE-F6
- X:888-PR-SITE-F5
- X:888-PR-SITE-F4
- X:888-PR-SITE-F3
- X:888-PR-SITE-F7
- X:888-EX-SURVEY
- X:888-EX-SURVEY
- X:888-PR-SITE-F1
- X:888-PR-SITE-F2
- 888-PR-Logan\_Drive-Roundabout
- 888-PR-Logan\_Drive
- X:888-PR-WTR-F5

No.	DATE	DESCRIPTION	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: October 21, 2021 8:49:22 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



**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:  
**Matrix**

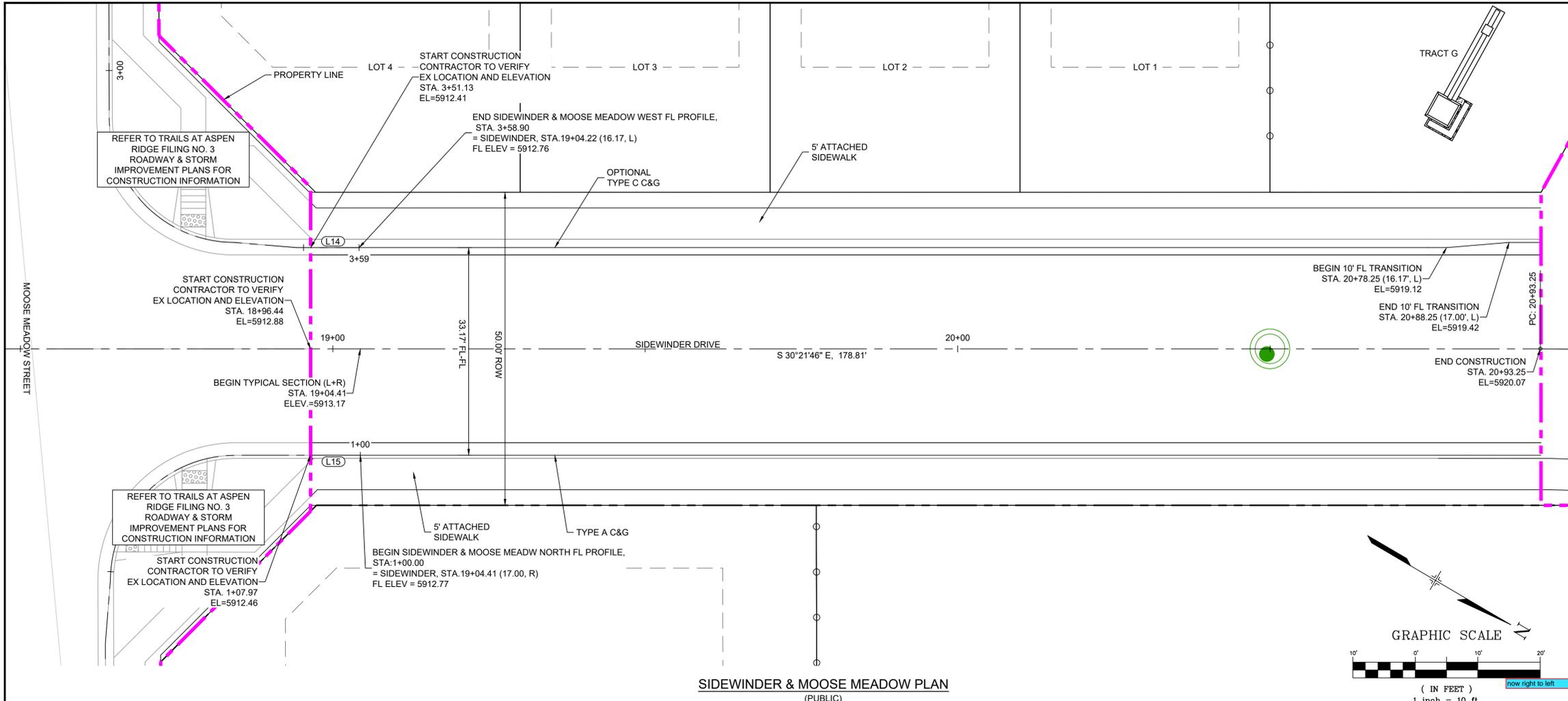
SEAL  
**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

**TRAILS AT ASPEN RIDGE**  
FILING NO. 5  
ROADWAY IMPROVEMENT PLANS  
**LITTLE ELK & DRINKING HORSE INTERSECTION DETAILS**

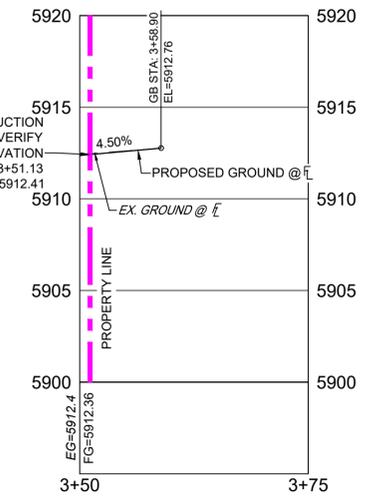
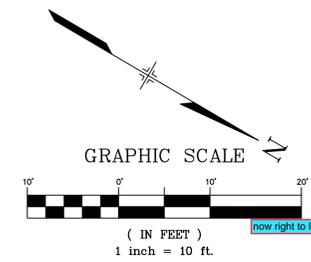
DESIGNED BY: CRD	SCALE: 1" = 10'	DATE ISSUED: OCTOBER 2021	DRAWING No. RD08
CHECKED BY: NMS	HORIZ: 1" = 10'	SHEET 12 OF 15	
	VERT: 1" = 5'		



Know what's below.  
Call before you dig.

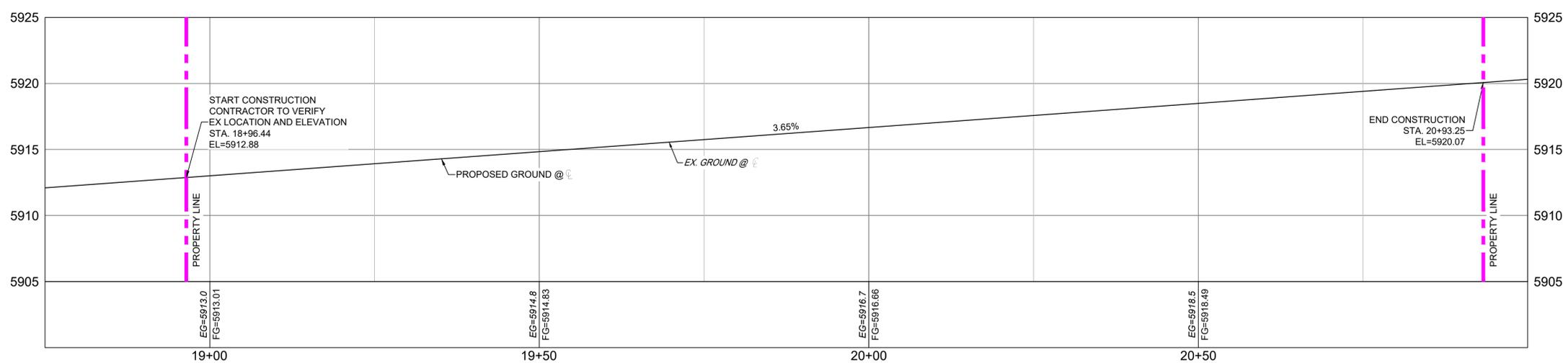


**SIDEWINDER & MOOSE MEADOW PLAN**  
(PUBLIC)



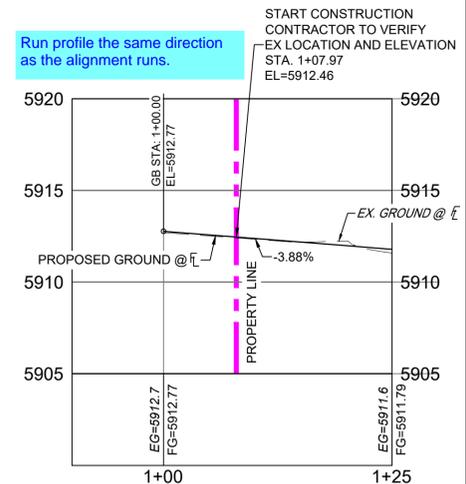
**SIDEWINDER & MOOSE MEADOW WEST FL PROFILE**  
SCALE: (H) 1" = 10' (V) 1" = 5'  
START STA: 3+50.00, END STA: 3+75.00

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

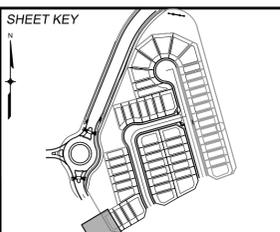


**SIDEWINDER & MOOSE MEADOW NORTH FL PROFILE**  
SCALE: (H) 1" = 10' (V) 1" = 5'  
START STA: 0+90.00, END STA: 1+25.00

REFERENCE DRAWINGS

X-759-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-SURVEY	
X-886-EX-BASE	
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	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\RD09.dwg		
CTB FILE:	Matrix(black).ctb		
PLOT DATE:	October 21, 2021 8:49:55 AM		
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



**BENCHMARK**  
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206  
A BERTINSEN 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

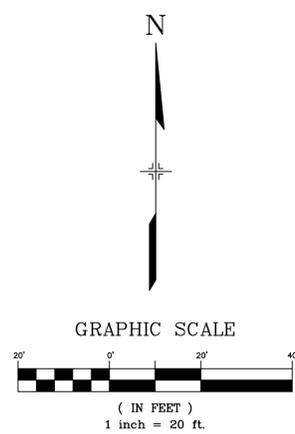
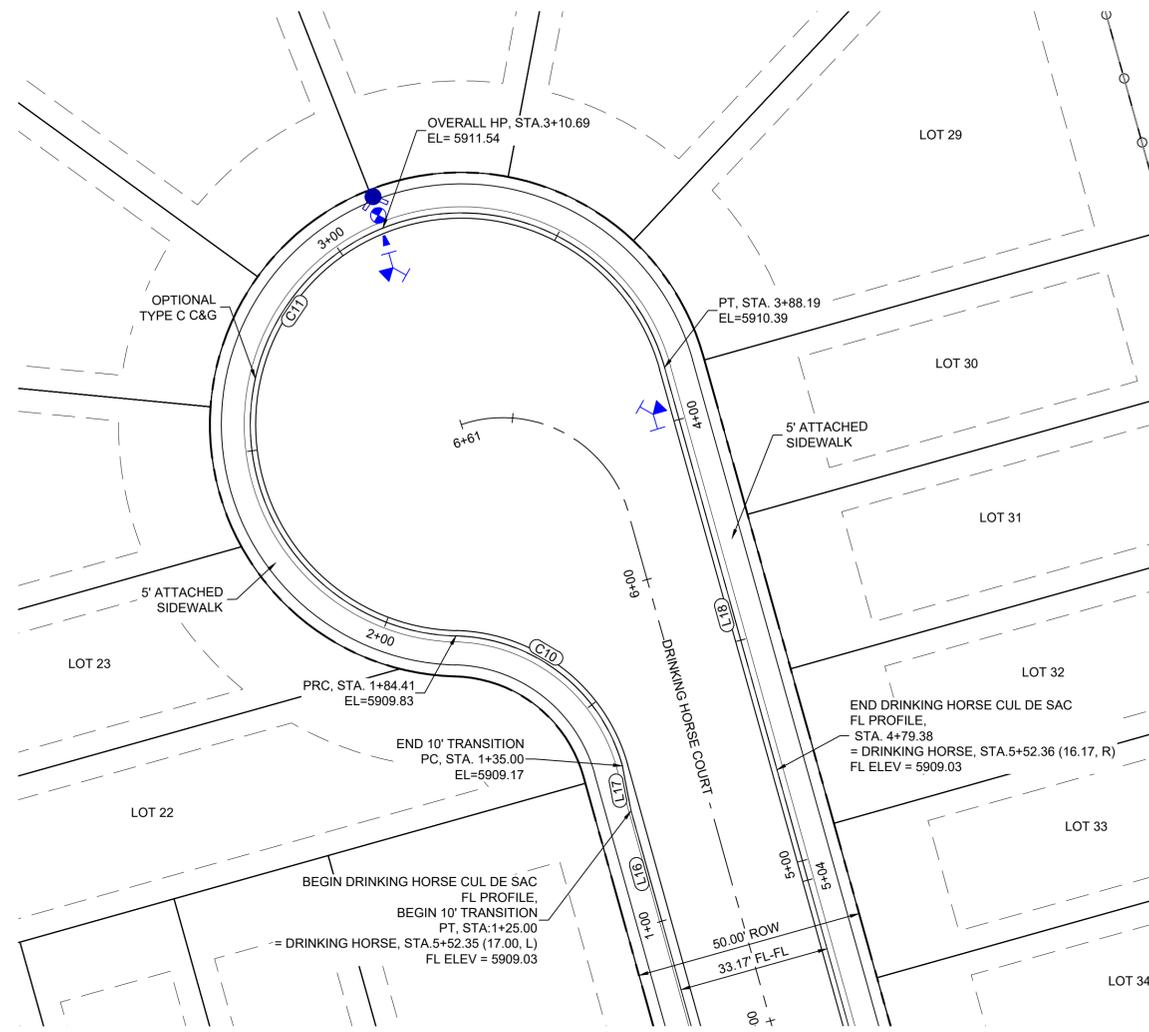
**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

<b>TRAILS AT ASPEN RIDGE</b>			
FILING NO. 5 ROADWAY IMPROVEMENT PLANS			
<b>SIDEWINDER &amp; MOOSE MEADOWS INTERSECTION DETAILS</b>			
DESIGNED BY:	CRD	SCALE:	DATE ISSUED:
DRAWN BY:	CRD	HORIZ. 1" = 10'	OCTOBER 2021
CHECKED BY:	NMS	VERT. 1" = 5'	SHEET
			DRAWING No. RD09



Know what's below.  
Call before you dig.

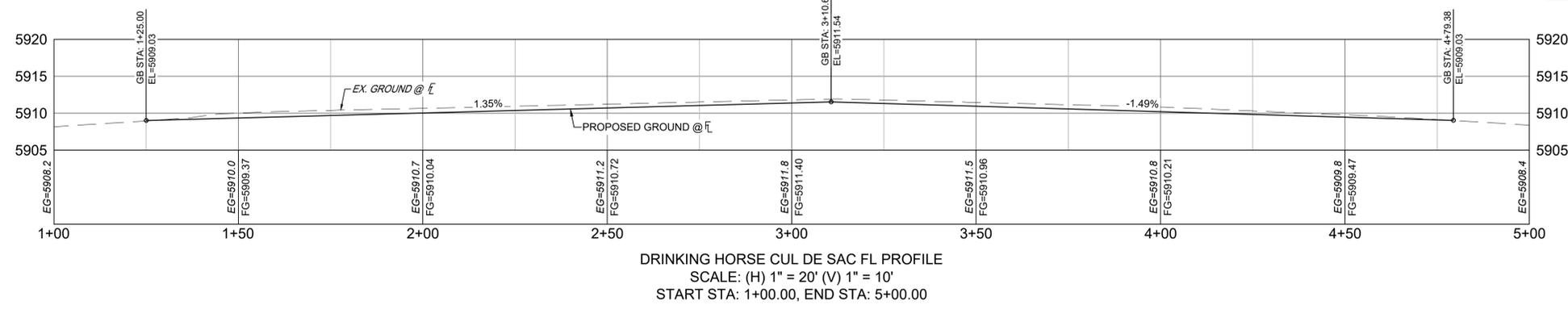


LINE TABLE: ALIGNMENTS

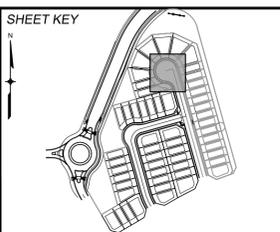
LINE #	BEARING	LENGTH
L16	N15°39'12.00"W	25.00
L17	N10°52'23.31"W	10.00
L18	S15°39'12.00"E	116.19

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"



No.	DATE	DESCRIPTION	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: October 21, 2021 8:50:21 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 1/4" AULM. CAP PLS 10377)



SEAL

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

**TRAILS AT ASPEN RIDGE**

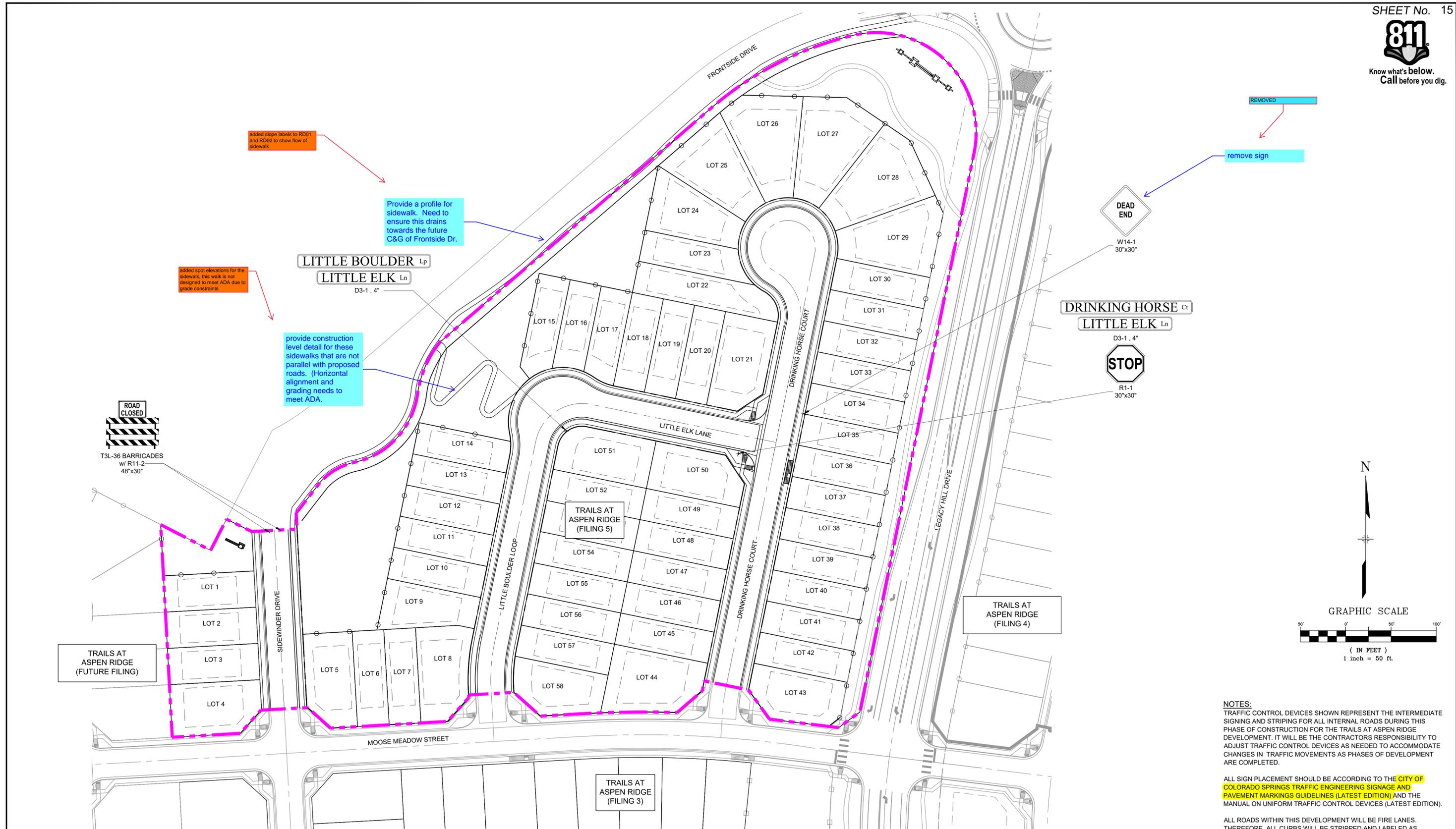
FILING NO. 5  
ROADWAY IMPROVEMENT PLANS

**DRINKING HORSE CUL DE SAC DETAILS**

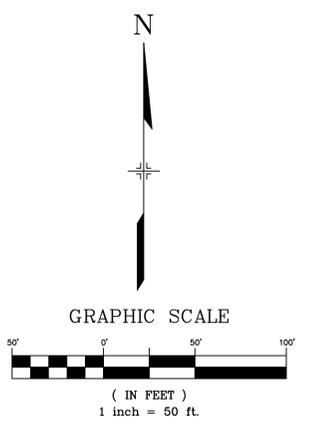
DESIGNED BY: CRD	SCALE: 1" = 20'	DATE ISSUED: OCTOBER 2021	DRAWING No. RD10
DRAWN BY: CRD	HORIZ. 1" = 20'	SHEET 14 OF 15	
CHECKED BY: NMS	VERT. 1" = 5'		



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REMOVED  
remove sign



**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 CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING SIGNAGE AND PAVEMENT MARKINGS GUIDELINES (LATEST EDITION) 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.

<b>REFERENCE DRAWINGS</b> X-759-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-SURVEY X-886-EX-SURVEY X-886-PR-SITE-F1 X-886-PR-SITE-F2 886-PR Legacy Drive-Roundabout 886-PR Legacy Drive	<b>COMPUTER FILE MANAGEMENT</b> 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(black).ctb PLOT DATE: October 21, 2021 8:50:46 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.		<b>SHEET KEY</b> 	<b>BENCHMARK</b> 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  <b>BASIS OF BEARING</b> 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)	<b>PREPARED BY:</b> 	<b>SEAL</b> <b>PRELIMINARY</b> THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE	<b>TRAILS AT ASPEN RIDGE</b> FILING NO. 5 ROADWAY IMPROVEMENT PLANS		DESIGNED BY: CRD DRAWN BY: CRD CHECKED BY: NMS SCALE: HORIZ 1"=40' VERT. 1"=5' DATE ISSUED: OCTOBER 2021 SHEET: 15 OF 15 DRAWING No. SN01	
	<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION REVISIONS</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.					DATE	DESCRIPTION REVISIONS		BY
No.	DATE	DESCRIPTION REVISIONS	BY							