

LYON, RICHELIE, 11/11/2025 11:21 AM
HR GREEN Xref: Vicinity-Map; Cover-Contacts; EPC_CD_Approval; EPC_CD_Owner_Approval; xc--dgn--240; xc--row--030,240; Rprep-Detail; rowy_Typicals; xc--row--030,250; Regd_Description_J7; xc--row--030,260--Triha; xg--1--dh01--1030,260--Triha

LEGAL DESCRIPTION:

A PORTION OF THE WEST HALF AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARINGS: THE COURSE ON SOUTHERLY BOUNDARY LINE OF FLYING HORSE NORTH FILING NO. 5, AS RECORDED UNDER RECEPTION NUMBER 225715504, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR AT GROUND LEVEL AND AT THE EASTERLY END BY A YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196", AT GROUND LEVEL. ASSUMED TO BEAR S89°11'00"E A DISTANCE OF 447.29 FEET.

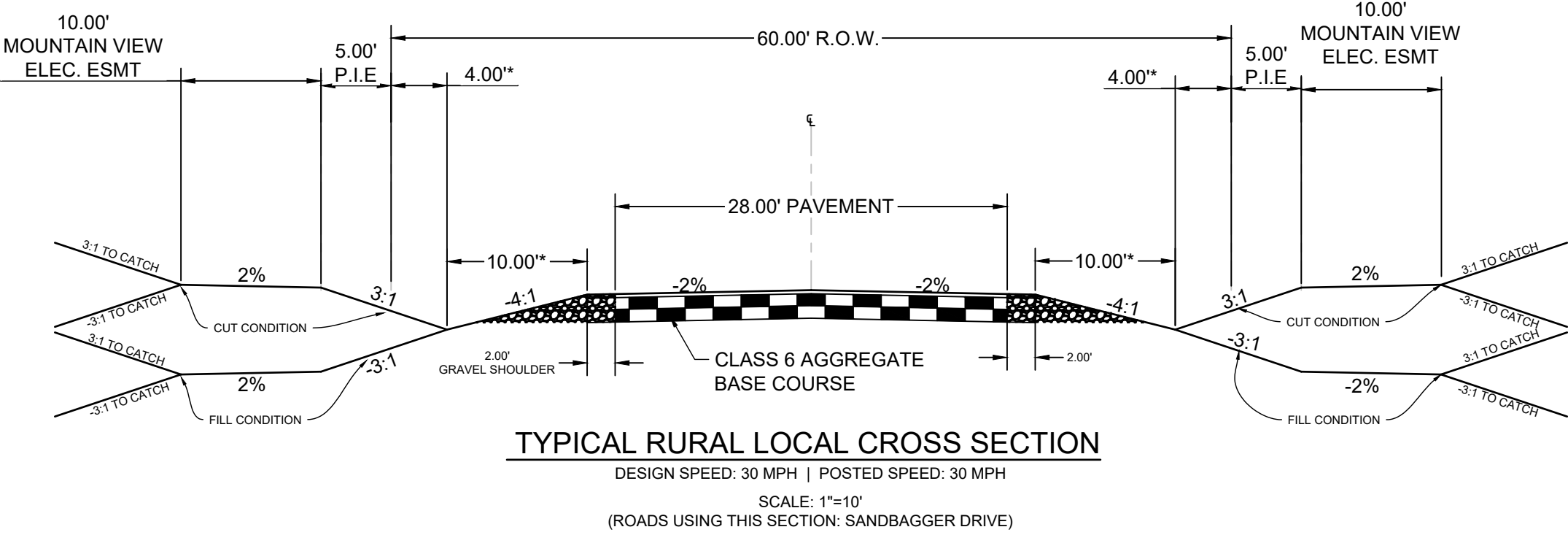
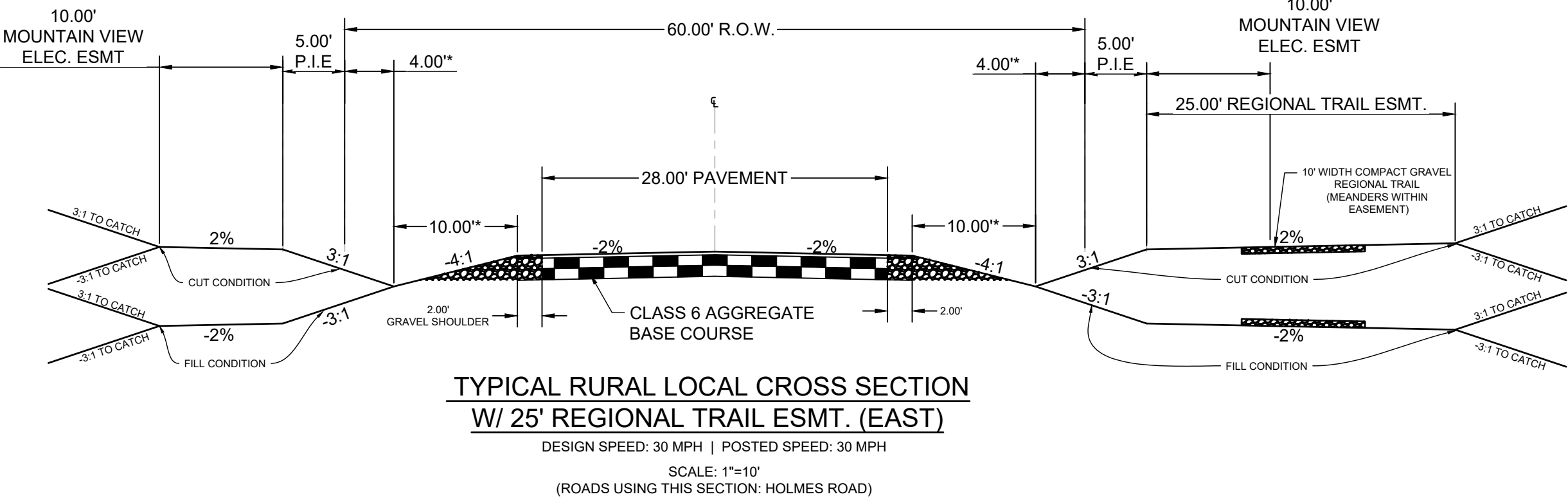
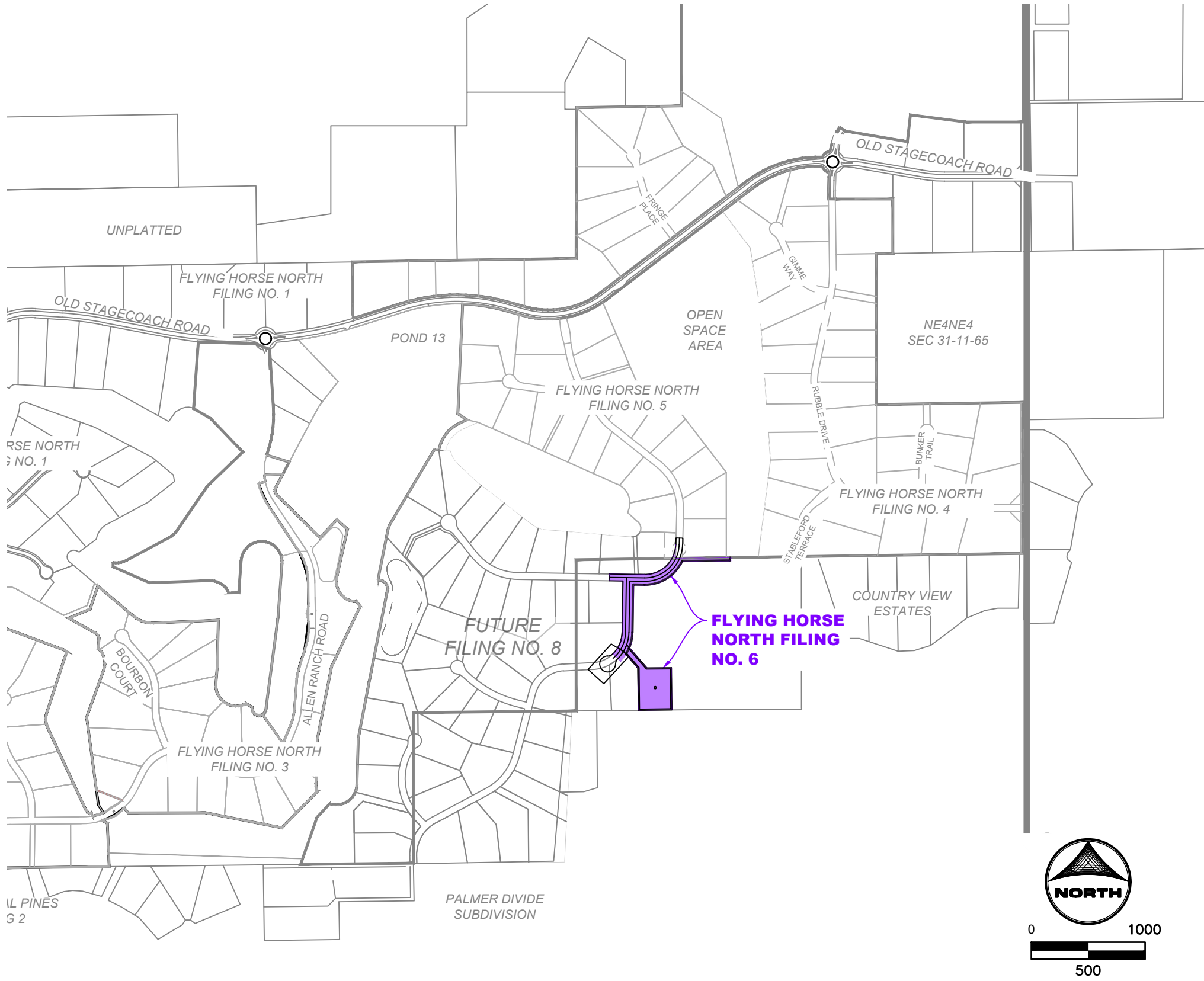
COMMENCING AT THE SOUTHEAST CORNER OF LOT 10 AS PLATTED IN FLYING HORSE NORTH FILING NO. 5, AS RECORDED UNDER RECEPTION NUMBER 225715504, THENCE S01°31'19"W ON THE BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 5 A DISTANCE OF 104.22 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ON THE BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 5 THE FOLLOWING THREE (3) COURSES:

- S01°31'19"W A DISTANCE OF 121.00 FEET;
- N89°11'00"E A DISTANCE OF 447.29 FEET;
- N89°11'15"E A DISTANCE OF 32.44 FEET.

THENCE S00°49'00"E A DISTANCE OF 30.00 FEET; THENCE S89°11'00"W A DISTANCE OF 417.45 FEET TO A POINT ON CURVE, THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N64°28'53"W, HAVING A DELTA OF 65°19'19", A RADIUS OF 365.00 FEET, A DISTANCE OF 416.13 FEET TO A POINT OF TANGENT; THENCE N89°09'34"W A DISTANCE OF 95.47 FEET; THENCE S00°50'26"W A DISTANCE OF 417.47 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 22°00'42", A RADIUS OF 365.00 FEET, A DISTANCE OF 140.22 FEET TO A POINT ON CURVE; THENCE S40°58'22"E A DISTANCE OF 230.96 FEET; THENCE N89°25'02"E A DISTANCE OF 216.02 FEET; THENCE S00°38'14"E A DISTANCE OF 371.44 FEET TO A POINT ON THE NORTHERLY LINE OF PALMER DIVIDE AS RECORDED UNDER RECEPTION NUMBER 205894216; THENCE S89°24'17"W ON SAID NORTHERLY LINE A DISTANCE OF 294.99 FEET; THENCE N00°36'03"W A DISTANCE OF 371.50 FEET; THENCE N41°03'30"W A DISTANCE OF 193.08 FEET; THENCE N58°43'12"W A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N58°43'12"W, HAVING A DELTA OF 30°26'22", A RADIUS OF 270.00 FEET A DISTANCE OF 143.44 FEET TO A POINT OF TANGENT; THENCE N00°50'26"E A DISTANCE OF 452.47 FEET; THENCE N89°09'34"W A DISTANCE OF 120.00 FEET; THENCE N00°50'26"E A DISTANCE OF 60.00 FEET; THENCE S89°09'34"E A DISTANCE OF 310.47 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 89°19'06", A RADIUS OF 270.00 FEET A DISTANCE OF 420.90 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 251.136 SQUARE FEET OR 5.765 ACRES.

FLYING HORSE NORTH FILING NO. 6
CONSTRUCTION DRAWINGS
A TRACT OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 11 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., AND A PORTION OF SECTION 31, TOWNSHIP 11
SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



PROJECT CONTACTS:

OWNER/DEVELOPER
PRI #2
6385 CORPORATE DRIVE, STE. 200
COLORADO SPRINGS, CO 80919
ATTN: DREW BALSICK
TELE: (719) 592-9333

APPLICANT
HR GREEN
1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80920
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ATTN: RICHELIE LYON, P.E.
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CIVIL ENGINEER
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EMAIL: RICHELIE.LYON@HRGREEN.COM

GEOTECHNICAL ENGINEER
COMPANY: ENTECH ENGINEERING, INC
ADDRESS: 505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
TELE: (719) 531-5599
ATTN: JOE GOODE
EMAIL: JGOODE@ENTECH-ENGINEERING.COM

TRAFFIC ENGINEER
SM ROCHA, LLC
8703 YATES DRIVE, STE 210
WESTMINSTER, CO 80031
TELE: (303) 458-9798
ATTN: MIKE ROCHA
EMAIL: MIKE@SMROCHA.COM

SURVEYOR
EDWARD-JAMES SURVEYING, INC.
926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
TELE: (719) 576-1216
ATTN: JONATHAN W. TESSIN
EMAIL: JTTESSIN@EJSURVEYING.COM

UTILITY CONTACTS

ELECTRIC
MOUNTAIN VIEW ELECTRIC ASSOCIATION
P.O BOX 1600
LIMON, CO 80831
TELE: (719) 392-3491
ATTN: LES ULFERS

NATURAL GAS
BLACK HILLS ENERGY
37 WIDEFIELD BLVD
WIDEFIELD, CO 80911
TELE: (719) 332-5856
ATTN: GEORGE M. PETERSON

FIRE
BLACK FOREST FIRE PROTECTION DISTRICT
114455 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
TELE: (719) 495-4300

SHEET INDEX

- 1 - COVER
- 2 - LEGEND & NOTES
- 3 - OVERALL SITE PLAN
- 4 - SIGNAGE AND STRIPING
- 5 - SANDBAGGER DRIVE
- 6 - HOLMES ROAD
- 7 - INTERSECTION AND CUL-DE-SAC
- 8 - STORM CULVERTS

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 EGM 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.

Daniel Torres, P.E. 3/24/2026
JOSHUA J. PALMER, P.E. DATE
COUNTY ENGINEER

DESIGN ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

Richard D. Lyon 11/11/2025
RICHARD D. LYON, COLORADO P.E. NO. 53921 DATE

OWNER/DEVELOPER'S STATEMENT:

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.

Drew Balsick 11/11/2025
DREW BALSICK, PRI #2 LLC. DATE
VICE PRESIDENT

As-Built Document

PE Approval by: Richard D. Lyon

(Stamp Appended on this Plan Sheet)

10/20/2026 11:56:55 AM



PCD FILE NO.: SF2529

DRAWN BY: CMD JOB DATE: 11/10/2025
APPROVED: RDL JOB NUMBER: 211030.260
CAD DATE: 11/11/2025
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OFFICIAL DRAWINGS.
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NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING NO. 6
PRI #2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DRAWINGS
COVER

SHEET
CV

1

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FILED NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC). THE CONTRACTOR SHALL KEEP RECORDS OF ALL EXISTING UTILITIES, DEVELOPMENT OF EROSION CONTROL PLAN, CONSTRUCTION MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - B. CITY OF COLORADO DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - D. CDOT M & S STANDARDS
3. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO EROSION, 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.
4. 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 THE RESPONSIBILITY OF THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
6. 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 COMMITTEE (ESQCP), REGIONAL BUILDING DEPARTMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND STATE OF CALIFORNIA DUST PERMITS.
7. 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.
8. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY EPC.
9. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER EPC STANDARD. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
10. CONTRACTOR SHALL MAINTAIN TRAFFIC FLOW AT ALL TIMES AT THE SITE AT ALL INTERSECTION ACCESS POINTS.
11. SIGN 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.
12. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. (IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.)
13. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
14. 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.

GENERAL CONSTRUCTION NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C
7. ALL INTERSECTION ACCESSES ARE TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLE AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
8. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENTS DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
9. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180n OR EQUAL MAY BE SUBSTITUTED WHERE TYPE I RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
10. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH METRO DISTRICT CONSULTING ENGINEER APPROVAL.
11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILT OF ALL STORM SEWER AND CISTERN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES, AND LOCATIONS OF APPURTENANCES.
12. DRAINAGE EASEMENTS ARE PLATTED THROUGHOUT THE FILING AND ARE NO-BUILD AREAS. ALL OTHER AREAS THAT FALL WITHIN IDENTIFIED GEOLOGIC HAZARD AREAS (SEASONAL STORMWATER POOLING, STANDING WATER CONDITIONS) MAY BE MITIGATED ON A PER LOT BASIS WITH EARTHWORK AND FINE GRAIN CONSTRUCTION. NO DISTURBANCE FOR EARTHWORK OR GRADING SHALL TAKE PLACE WITHIN THE DESIGNATED DRAINAGE EASEMENTS AND ANY SITE AND FUTURE LOT DISTURBANCE THAT ALTERS THE EXISTING TOPOGRAPHY SHALL DRAIN TO THE DRAINAGE BASEMENTS ON SITE.

Froude Number Calculations: 100-YR						
Section	Velocity ft/s	Gravitational Constant ft/s ²	Hydraulic depth ft	Xsectional Area ft ²	top Width ft	Froude # N/A
HOLMES RD (WEST)	5.50	32.17	0.31	1.35	4.34	1.74
HOLMES RD (EAST)	9.17	32.17	0.68	6.38	9.45	1.97
SANDBAGGER DR (NORTH)	1.70	32.17	0.16	2.71	16.96	0.75
SANDBAGGER DR (SOUTH)	8.86	32.17	0.64	5.82	9.03	1.95
Channel Section I1	3.69	33.17	0.52	17.97	34.46	0.89
Channel Section J5	4.98	34.17	0.55	25.4	46.33	1.15

Shear Stress Calculations: 100-YR				
Section	unit weight of water lb/ft³	Depth of flow ft	Slope ft/ft	Shear Stress lb/ft²
HOLMES RD (WEST)	62.43	0.62	0.063	2.44
HOLMES RD (EAST)	63.43	1.35	0.063	5.39
SANDBAGGER DR (NORTH)	64.43	0.32	0.015	0.31
SANDBAGGER DR (SOUTH)	65.43	1.29	0.015	1.27
Channel Section I1	65.43	0.58	0.039	1.48
Channel Section J5	65.43	0.64	0.023	0.96

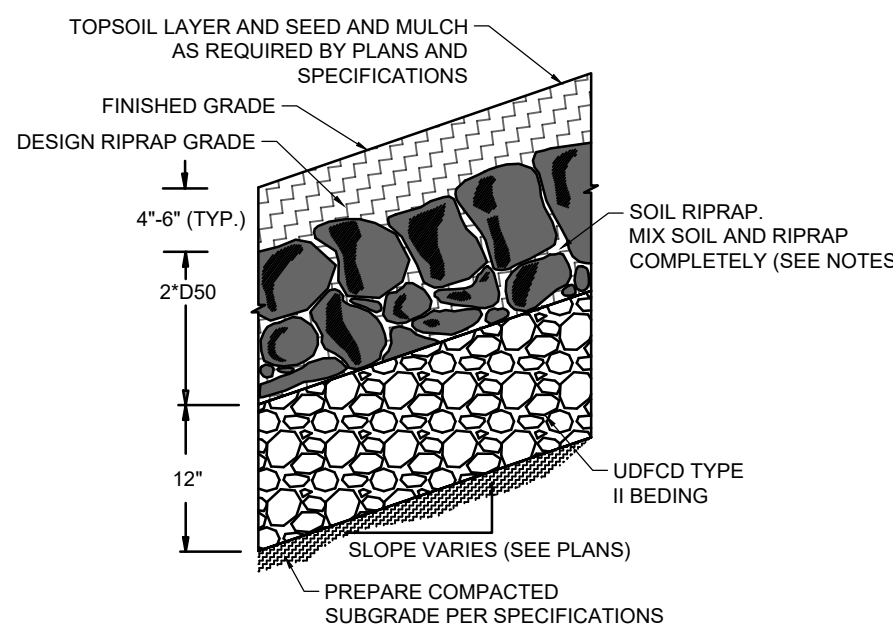
Channel Lining Determination					
Section	Calculated Values		P300 Max Values		Lining Required
	Shear Stress	Velocity	Shear Stress	Velocity	
HOLMES RD (WEST)	2.44	5.50	3	3	9 P300
HOLMES RD (EAST)	5.39	9.17	3	3	9 P300
SANDBAGGER DR (NORTH)	0.31	1.70	3	3	9 GRASS
SANDBAGGER DR (SOUTH)	1.27	9.17	3	3	9 P300
Channel Section I1	1.48	1.70	3	3	9 GRASS
Channel Section J5	0.96	8.86	3	3	9 P300

*USE P300

ABBREVIATIONS

Ø, DIA	DEFLECTION ANGLE
ASBHTO	DIAMETER
ABC	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABD	ASPHALT BASE COURSE
AC	ABANDONED
ADA	ACRE
ASPH	THE AMERICANS WITH DISABILITIES ACT
ASSY	ASPHALT
ASTM	ASSEMBLY
BFE	AMERICAN SOCIETY FOR TESTING MATERIALS
BLDG	BASE FLOOD ELEVATION
BLVD	BUILDING
BM	BOULEVARD
BNDY	BENCH MARK
BOP	BOUNDARY
BW	BOTTOM OF POND
C&G	BOTTOM OF WALL
CA	CURB AND GUTTER
CATV	COARSE AGGREGATE
CB	CABLE TELEVISION
CFB	CHORD BEARING/CATCH BASIN
CFS	CUBIC FEET PER SECOND
CIP	CAST IRON PIPE
CL	CENTER LINE
COMP	CORRUGATED METAL PIPE
CONC	COMPOSITE
CONST	CONCRETE
CSP	CONSTRUCT OR CONSTRUCTION
CSU	CORRUGATED STEEL PIPE
CTR	COLORADO SPRINGS UTILITIES
CU	COURT
CY	CENTER
DBL	COPPER
DEG	CUBIC YARD
DET	DOUBLE
DEPT	DEGREE
DIM	DETAIL
DIP	DEPARTMENT
DOT	DIMENSION
DWT	DUCTILE IRON PIPE
E	DEPARTMENT OF TRANSPORTATION
ELEC	DRAWING
EOG	EAST/EASTING
ESMT	ELEVATION
EW	ELECTRIC
EX	EDGE OF GUTTER
FD	EDGE OF PAVEMENT
FDC	EASEMENT
FE	ENDWALL
FF	EXISTING
FG	FRENCH DRAIN
FH	FIRE DEPARTMENT CONNECTION
	FLANGE ELEVATION
	FLARED END SECTION
	FINISHED FLOOR
	FINISHED GRADE
	FIRE HYDRANT

FHWA	FEDERAL HIGHWAY ADMINISTRATION
FL	FLOW LINE
FCC	FIBER OPTICS CABLE
FT	FOOT OR FEET
GB	GRADE BREAK
GAL	GALLON
HDP	HIGH DENSITY POLYETHYLENE
HC RAMP	HANDICAP RAMP
HW	HEADWALL
INV	INVERT
KM	KILOMETER
L	LENGTH
LF	LINEAR FEET
M	METER
MIN	MINIMUM
MISC	MISCELLANEOUS
MAINT	MAINTENANCE
MAX	MAXIMUM
MH	MANHOLE
MP	MIDPOINT
N	NORTH/NORTHING
NO	NUMBER
OC	ON CENTER
OH	OVERHEAD
PB	PUBLIC
PC	POINT OF CURVATURE
PCP	POINT OF COMPOUND CURVATURE
PCR	POINT OF CURB RETURN
PI	POINT OF INTERSECTION
PIE	PUBLIC IMPROVEMENT ESMT
PT	POINT OF TANGENCY
PRC	PROPOSED
PRV	POINT OF REVERSE CURVATURE
PVE	PRESSURE REDUCING VALVE
PUE	PUBLIC UTILITY AND ACCESS ESMT
PUADE	PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
PVC	POLYVINYL CHLORIDE
R	RADIUS
REC	RECEPTION
RCBS	REINFORCED CONCRETE BOX CULVERT
S	SOUTH
SH	SHEET
SQ	SQUARE
SW	SPILLWAY
TB	TOP BACK OF CURB
TC	TRICKLE CHANNEL
TOP	TOP OF POND
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
VERT	VERTICAL
W	WEST
WW	WASTEWATER
WWF	WELDED WIRE FABRIC
W	WITH
WO	WITHOUT
YD	YARD



SOIL RIPRAP EMBANKMENT PROTECTION
WITH BEDDING TYP. SECTION

N.T.S

TYPE L RIPRAP	
INTERMEDIATE ROCK DIMENSION (IN.)	PERCENT PASSING (%)
15	70-100
12	50-70
9	35-50
3	2-10

*TYPE L RIPRAP D50=9"
D50=MEAN PARTICLE SIZE
(INTERMEDIATE DIMENSION) BY WEIGHT

TYPE H RIPRAP	
INTERMEDIATE ROCK DIMENSION (IN.)	PERCENT PASSING (%)
30	70-100
24	50-70
18	35-50
6	2-10

*TYPE H RIPRAP D50=18"
D50=MEAN PARTICLE SIZE
(INTERMEDIATE DIMENSION) BY WEIGHT

RIPRAP NOTES.

1. SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
2. MIX UNIFORMELY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED GRAVEL BY VOLUME TO BE USED PRIOR TO PLACEMENT.
3. PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE.
4. CRUSH OR JACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLAN. PROVIDE SPECIFICATION FOR SPECIFIC MULCH TYPE.
5. ROCK SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER.
6. NEITHER BREADTH NOR THICKNESS OF A SINGLE STONE SHOULD BE LESS THAN ONE-THIRD ITS LENGTH, AND ROUNDED STONE SHOULD BE AVOIDED.
7. THE ROCK SHOULD SUSTAIN A LOSS OF NOT MORE THAN 40% AFTER 500 REVOLUTIONS IN AN ABRASION TEST (LOS ANGELES MACHINEASTM C-535-69) AND SHOULD SUSTAIN A LOSS OF NOT MORE THAN 10% AFTER 12 CYCLES OF FREEZING AND THAWING (AASHTO TEST 103 FOR FROZEN ROCK PROCEDURE A).
8. ROCK HAVING A MINIMUM SPECIFIC GRAVITY OF 2.65 IS PREFERRED; HOWEVER, IN NO CASE SHOULD ROCK HAVE A SPECIFIC GRAVITY LESS THAN 2.50.

TYPE VL RIPRAP	
INTERMEDIATE ROCK DIMENSION (IN .)	PERCENT PASSING (%)
12	70-100
9	50-70
6	35-50
2	2-10

*TYPE VL RIPRAP D50=6"
D50=MEAN PARTICLE SIZE
(INTERMEDIATE DIMENSION) BY WEIGHT

TYPE M RIPRAP	
INTERMEDIATE ROCK DIMENSION (IN .)	PERCENT PASSING (%)
21	70-100
18	50-70
12	35-50
4	2-10

*TYPE M RIPRAP D50=12"
D50=MEAN PARTICLE SIZE
(INTERMEDIATE DIMENSION) BY WEIGHT

LEGEND

	EXISTING	PROPOSED
MATCH LINE		
FILING LINE		
SECTION LINE		
PROPERTY LINE		
P.I.E. LINE		
MVEA ESMT. LINE		
RIGHT OF WAY		
CENTERLINE		
CHAIN LINK FENCE		
WOODEN FENCE		
ROD IRON FENCE		
STORM DRAIN		
SWALE		
TRAIL		
EDGE OF ROAD		
INDEX CONTOUR		
INTER. CONTOUR		
100-YR FLOODPLAIN		
FLOODWAY		
GEOHAZARD DELINEATION		

STORM SEWER

	EXISTING	PROPOSED
MANHOLE		
STORM INLET		
FLARED END SECTION		
RIPRAP		

DRAWN BY: CMD JOB DATE: 11/11/2025 BAR IS ONE INCH ON
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0  1"
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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

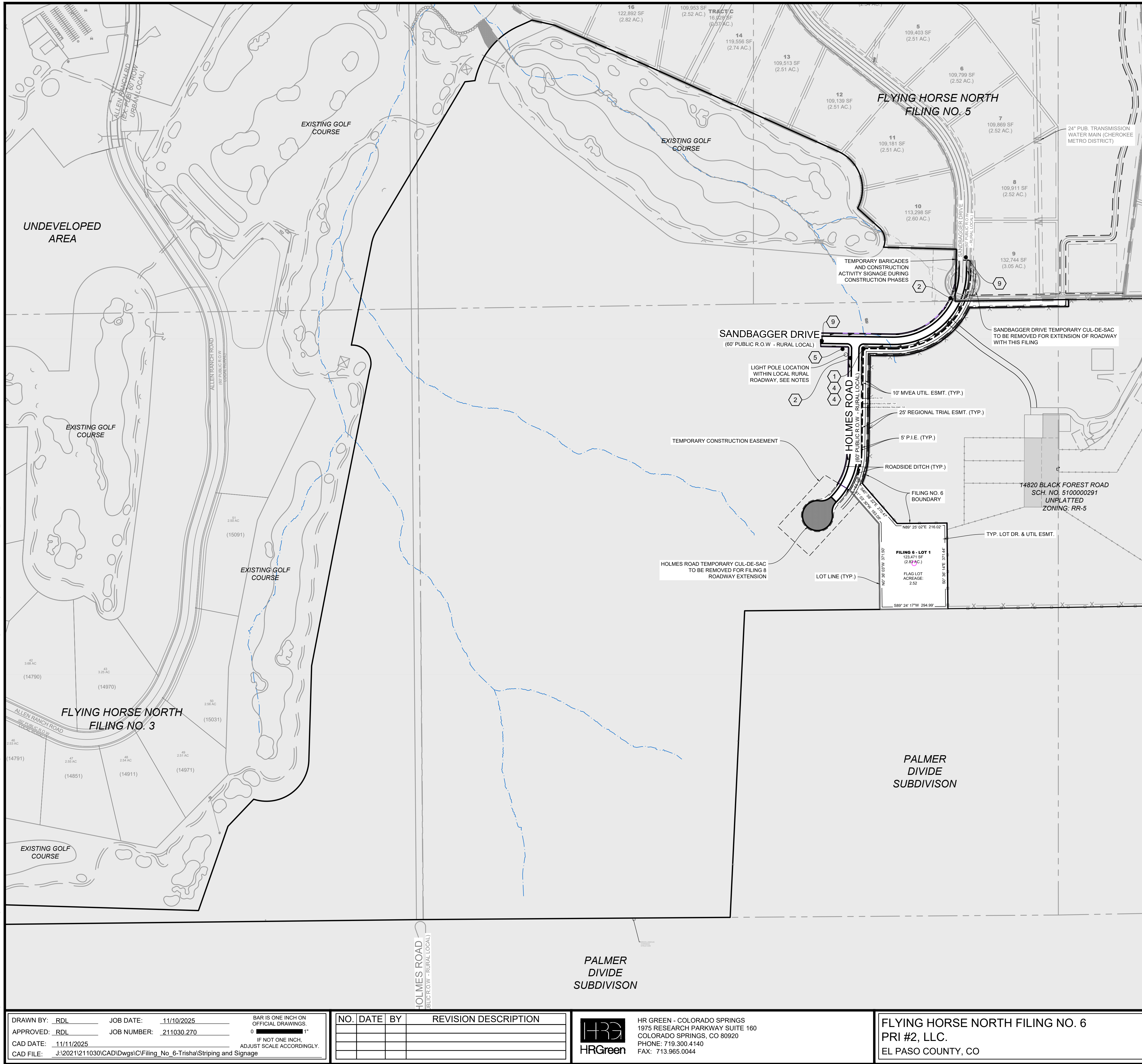
FLYING HORSE NORTH FILING NO. 6
PRI #2, LLC.
EL PASO COUNTY, CO

COVER & LEGEND

LEGEND & NOTES

SHEET
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2



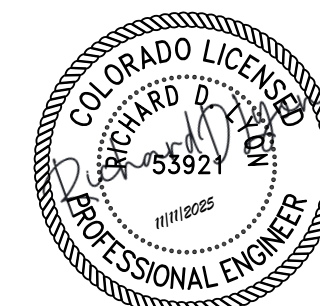
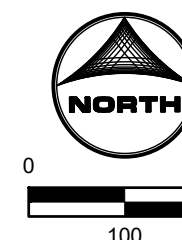
1 R-1 SINGLE LANE 30"x30"	2 K2-0540 18"x18"	3A R2-1 24"x30"	3B R2-1 24"x30"
4 GREEN	6 W11-11 18"x18"		
5 GREEN W/ "NO OUTLET" PATCH			
7 R8-3 12"x18"	8A R7-32(R) 12"x18"	8B R7-32(L) 12"x18"	
9 TYPE III BARRICADE (TEMPORARY)			
10A R4-7 12"x18"	10B OM3-3 12"x18"	11 GREEN SIGN W/ WHITE LETTERING 24"x24"	

1. WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS USE EL PASO COUNTY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
2. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
3. PAVEMENT MARKING IS THERMOPLASTIC WITH COLOR DESIGNATED IN KEY NOTES.
4. ALL LETTERS, ARROWS AND SYMBOLS SHALL BE IN ACCORDANCE WITH "THE STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.

1. LIGHT POLE LOCATIONS WITHIN LOCAL URBAN ROADWAY AREAS ARE PER CRITERIA IN THE ECM 4.3.5.D.2 AND TABLE 2-5. WHERE REQUIRED POLE LOCATIONS BY CODE ARE 5.0 FEET MINIMUM FROM EDGE OF ASPHALT AND WITHIN RIGHT-OF-WAY.
2. PROPOSED LIGHT POLE LOCATIONS WITHIN THE LOCAL RURAL ROADWAY AREAS ARE 20' FROM EOA.

1. ALL SIGNS AND PAVEMENTS MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND STRIPING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND SIGNING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REPLACED AT THE DISCRETION OF THE COUNTY ENGINEER.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NO RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75"x1.75" 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 SPLASH-BASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL. THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND 8" LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719.520.6819) PRIOR TO THE START AND FINAL COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AND EXISTING EL PASO COUNTY ROADWAY.

As-Built Document
PE Approval by: *Richard D. Lyon*
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PCD FILE NO.: SF252

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0  1"
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CAD DATE: 11/11/2025 ADJUST SCALE ACCORDINGLY.
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NO.	DATE	BY	REVISION DESCRIPTION



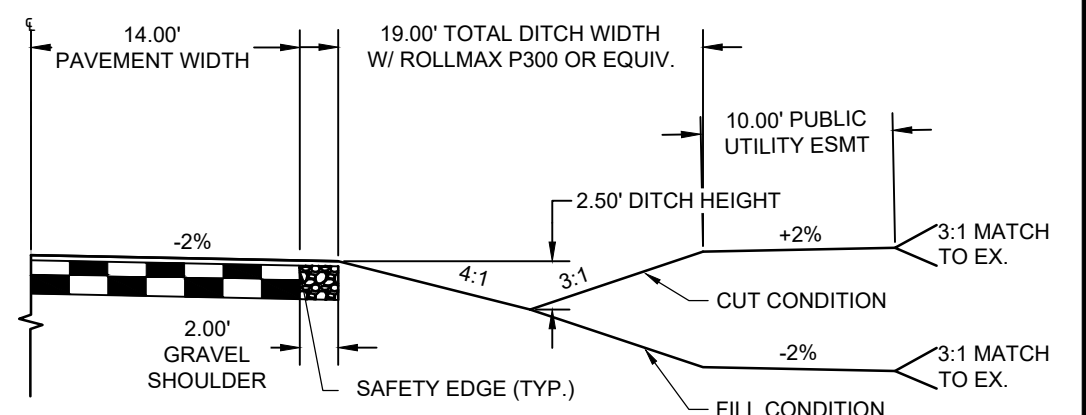
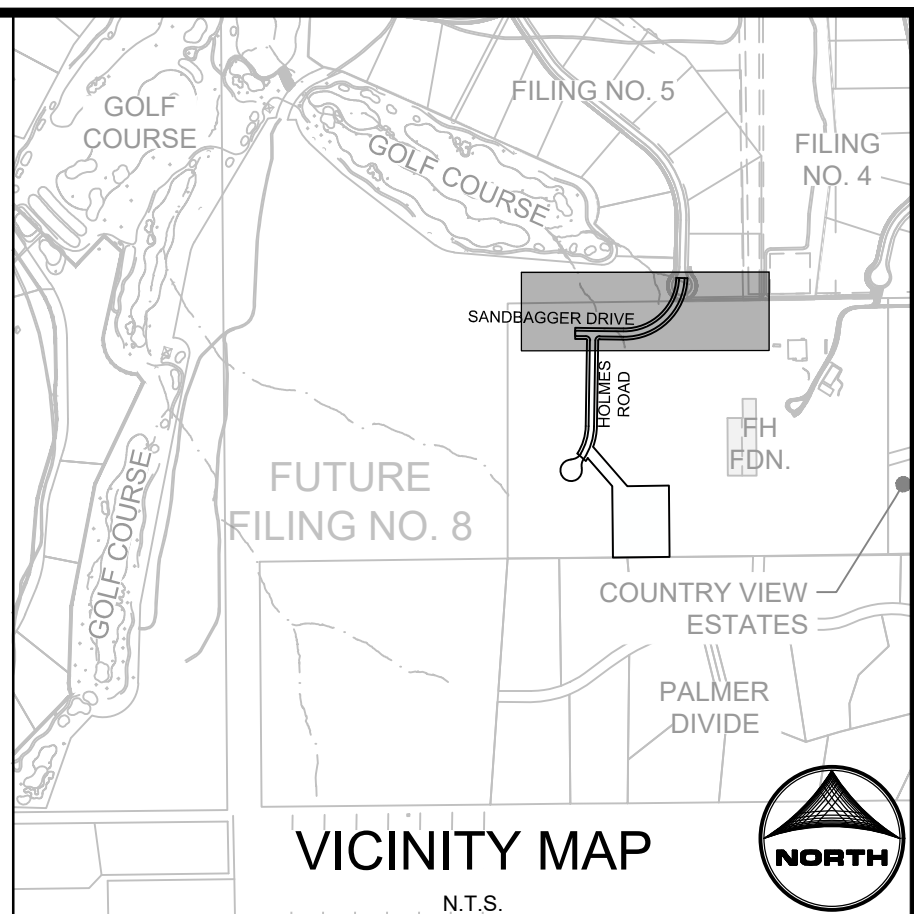
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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EL PASO COUNTY, CO

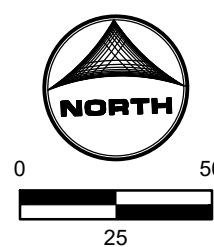
CONSTRUCTION DRAWINGS
OVERALL SITE PLAN

SHEET
S&S

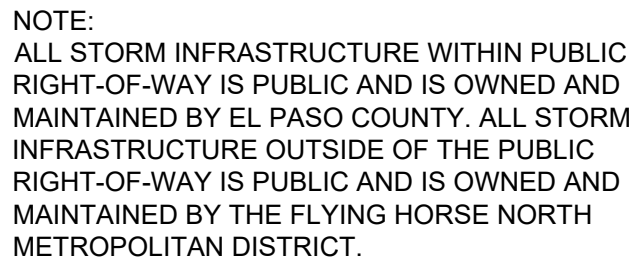
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SCALE: 1"=10'
(ROADS USING THIS SECTION: SANDBAGGER DRIVE, PAR COURT, WEDGE TRAIL
INCLUDING CUL-DE-SACS)

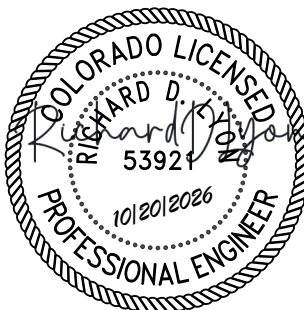


STA 25+00-34+44



POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FG EL.
1	EOP	SANDBAGGER DRIVE	STA 26+12.73	14.0' R	7608.58
2	EOP	SANDBAGGER DRIVE	STA 26+12.73	14.0' L	7608.58
3	EOP	SANDBAGGER DRIVE	STA 27+21.73	14.0' L	7606.12
4	EOP PCR	SANDBAGGER DRIVE	STA 27+21.73	14.0' R	7606.43
5	EOP	SANDBAGGER DRIVE	STA 27+93.73	14.0' L	7605.55
6	EOP PCR	SANDBAGGER DRIVE	STA 27+93.73	14.0' R	7605.61
7	EOP PC	SANDBAGGER DRIVE	STA 29+18.20	14.0' R	7606.52
8	EOP PC	SANDBAGGER DRIVE	STA 29+18.20	14.0' R	7606.52
9	EOP MIDPT	SANDBAGGER DRIVE	STA 31+52.03	14.0' L	7610.02
10	EOP MIDPT	SANDBAGGER DRIVE	STA 31+52.03	14.0' R	7610.02
11	EOP HP	SANDBAGGER DRIVE	STA 32+96.27	14.0' L	7611.97
12	EOP HP	SANDBAGGER DRIVE	STA 32+96.27	14.0' R	7611.97
13	EOP PC	SANDBAGGER DRIVE	STA 33+85.87	14.0' L	7611.08
14	EOP PC	SANDBAGGER DRIVE	STA 33+85.87	14.0' R	7611.08
15	EOP MATCH	SANDBAGGER DRIVE	STA 34+43.58	14.0' L	7610.50
16	EOP MATCH	SANDBAGGER DRIVE	STA 34+43.58	14.0' R	7610.50
17	BENCH TIE-IN	SANDBAGGER DRIVE	STA 34+43.58	36.0' L	7607.76
18	BENCH TIE-IN	SANDBAGGER DRIVE	STA 34+43.58	36.0' R	7610.98

As-Built Document
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PCD FILE NO.: SF2529

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CAD DATE: 11/18/2025 IF NOT ONE INCH.
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1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
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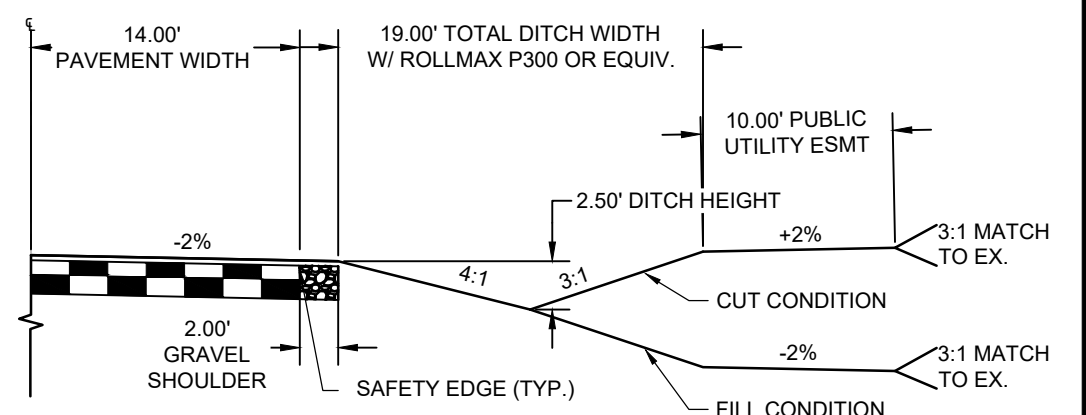
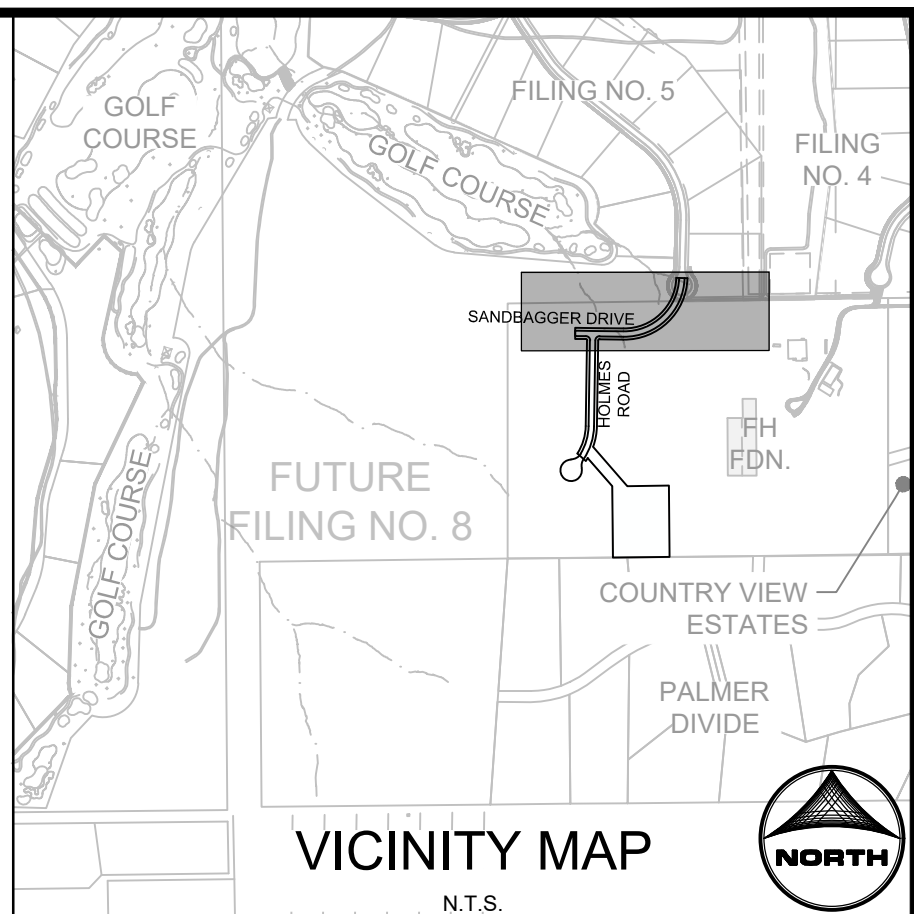
FLYING HORSE NORTH FILING NO. 6
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILES

SANDBAGGER DRIVE

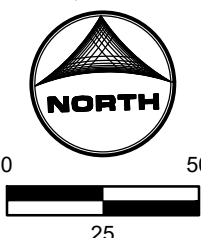
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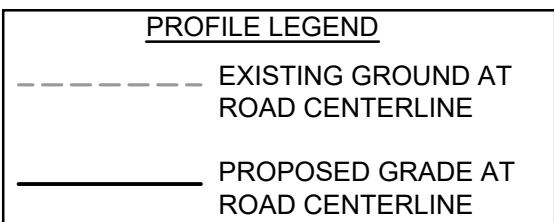
RURAL LOCAL ROADWAY DITCH SECTION

SCALE: 1"=10'
(ROADS USING THIS SECTION: SANDBAGGER DRIVE, PAR COURT, WEDGE TRAIL
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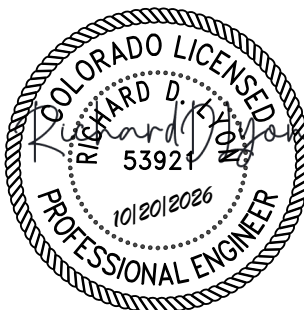


POINT TABLE					
19	EOP PCR	F6 HOLMES ROAD	STA 45+04.39	14.0' L	7605.81
20	EOP PCR	F6 HOLMES ROAD	STA 45+04.39	14.0' R	7605.81
21	EOP PC	F6 HOLMES ROAD	STA 40+57.93	14.0' L	7628.96
22	EOP PC	F6 HOLMES ROAD	STA 40+57.93	14.0' R	7628.96
23	EOP MIDPT	F6 HOLMES ROAD	STA 39+42.69	14.0' L	7632.26
24	EOP MIDPT	F6 HOLMES ROAD	STA 39+42.63	14.0' R	7632.26
25	EOP PCR	F6 HOLMES ROAD	STA 38+27.46	14.0' L	7630.27
26	EOP PCR	F6 HOLMES ROAD	STA 38+27.46	14.0' R	7630.27
27	EOP PCR	F6 HOLMES ROAD	STA 37+78.15	38.3' L	7629.45
28	EOP PCR	F6 HOLMES ROAD	STA 37+78.15	38.3' R	7629.42
29	EOP LP	F6 HOLMES ROAD	STA 36+65.14	0.0' R	7627.36

NOTE:
ALL STORM INFRASTRUCTURE WITHIN PUBLIC RIGHT-OF-WAY IS PUBLIC AND IS OWNED AND MAINTAINED BY EL PASO COUNTY. ALL STORM INFRASTRUCTURE OUTSIDE OF THE PUBLIC RIGHT-OF-WAY IS PUBLIC AND IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT.



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STREET PLAN & PROFILES

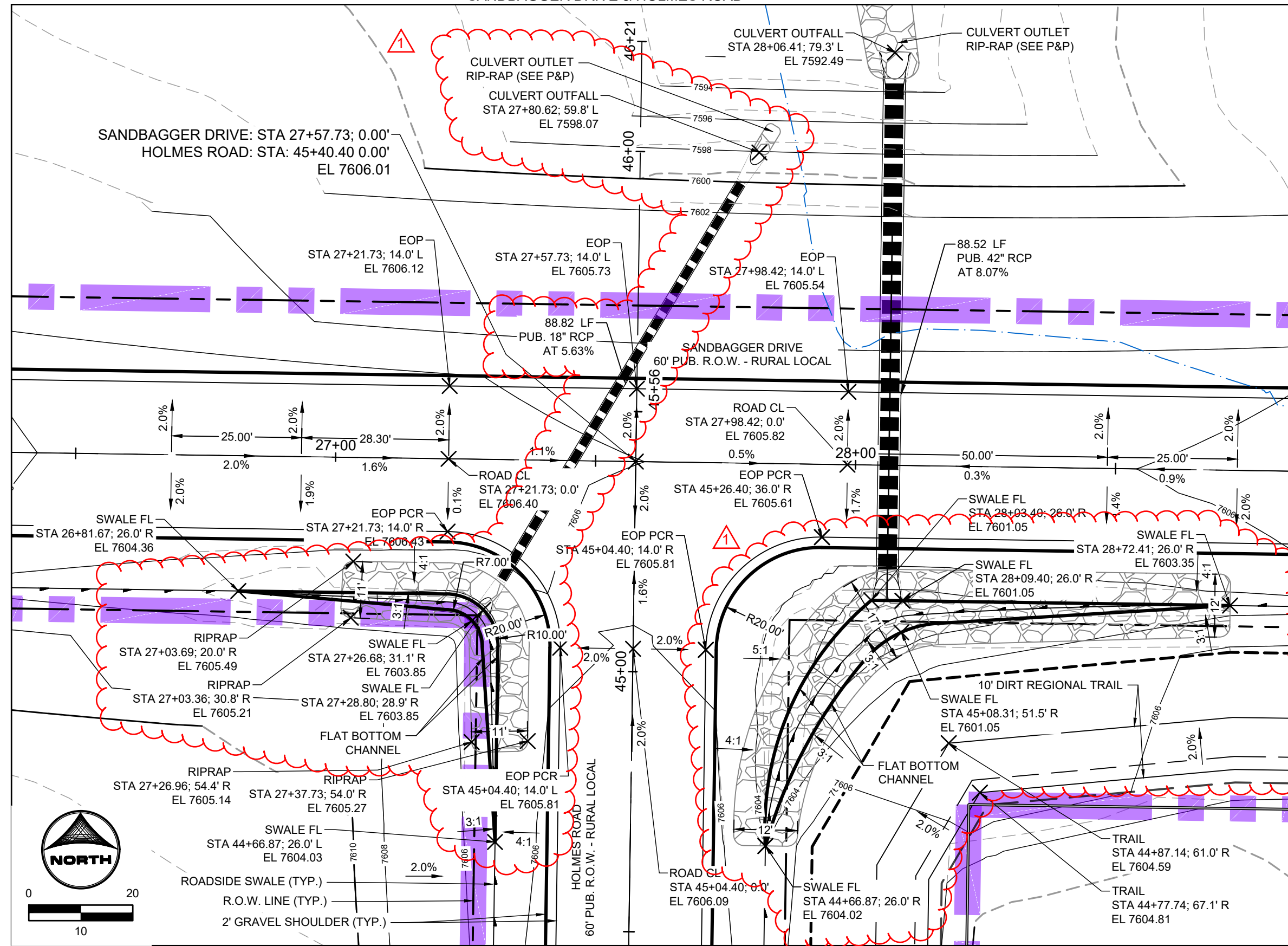
HOLMES ROAD

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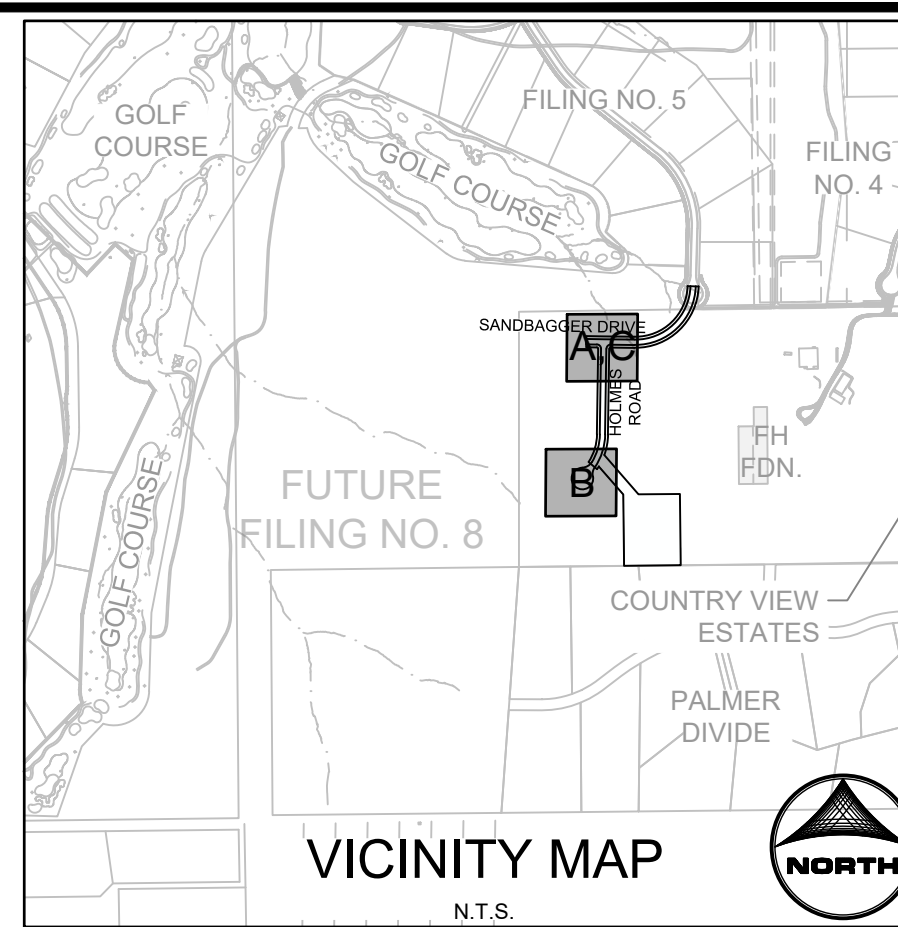
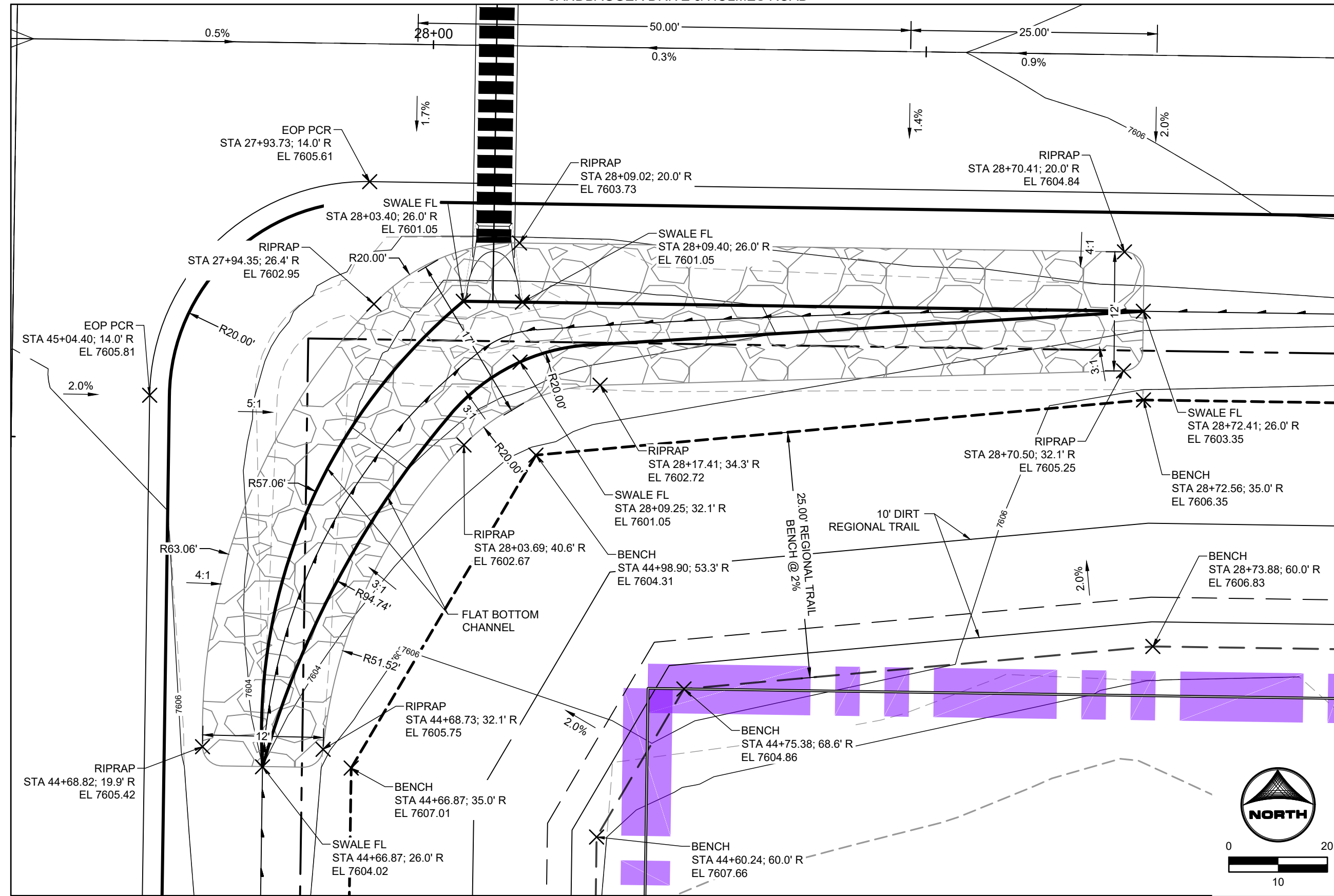
ROADWAY INTERSECTION DETAIL - A

SANDBAGGER DRIVE & HOLMES ROAD



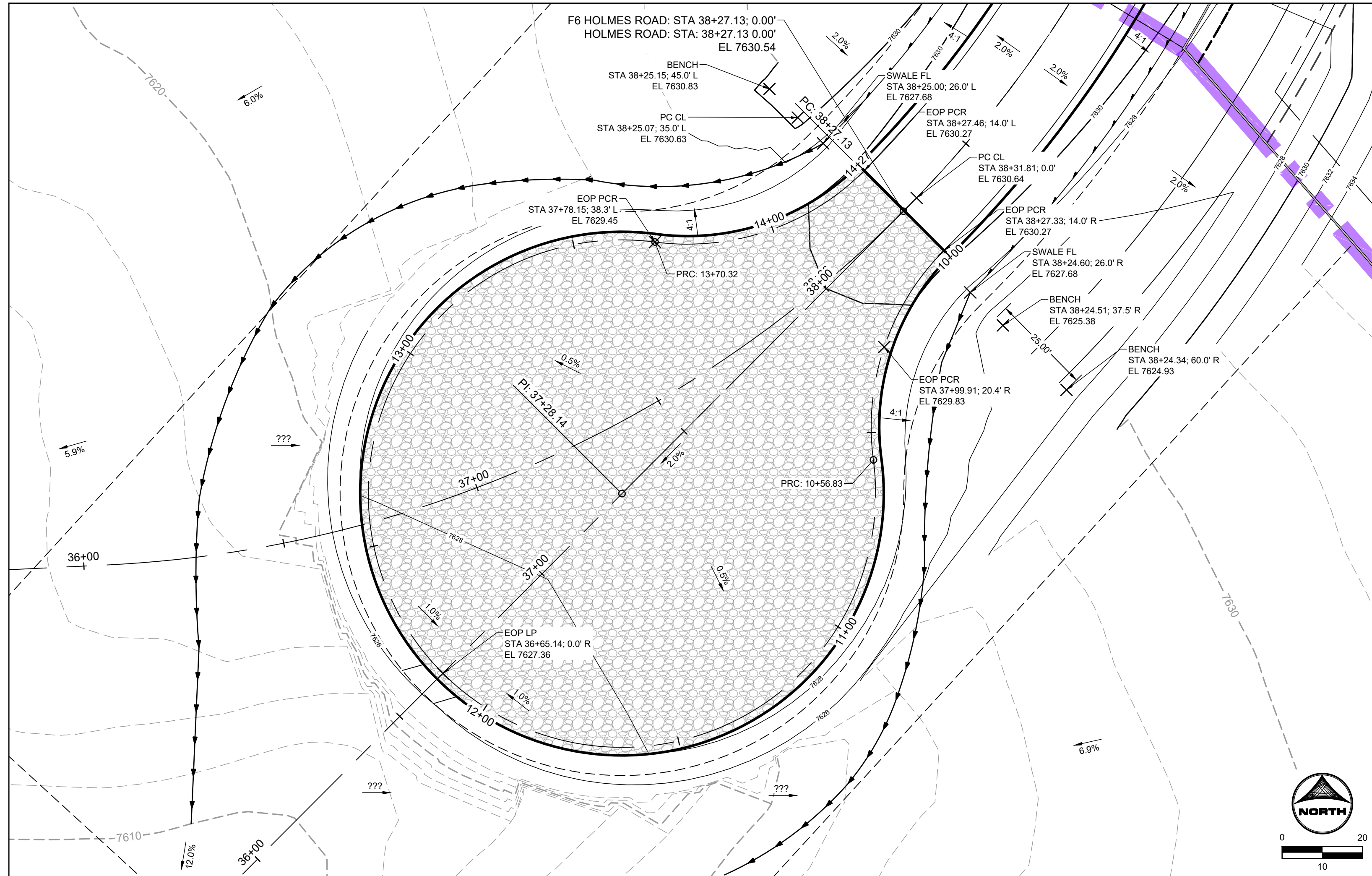
SWALE DETAIL - C

SANDBAGGER DRIVE & HOLMES ROAD



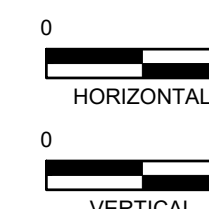
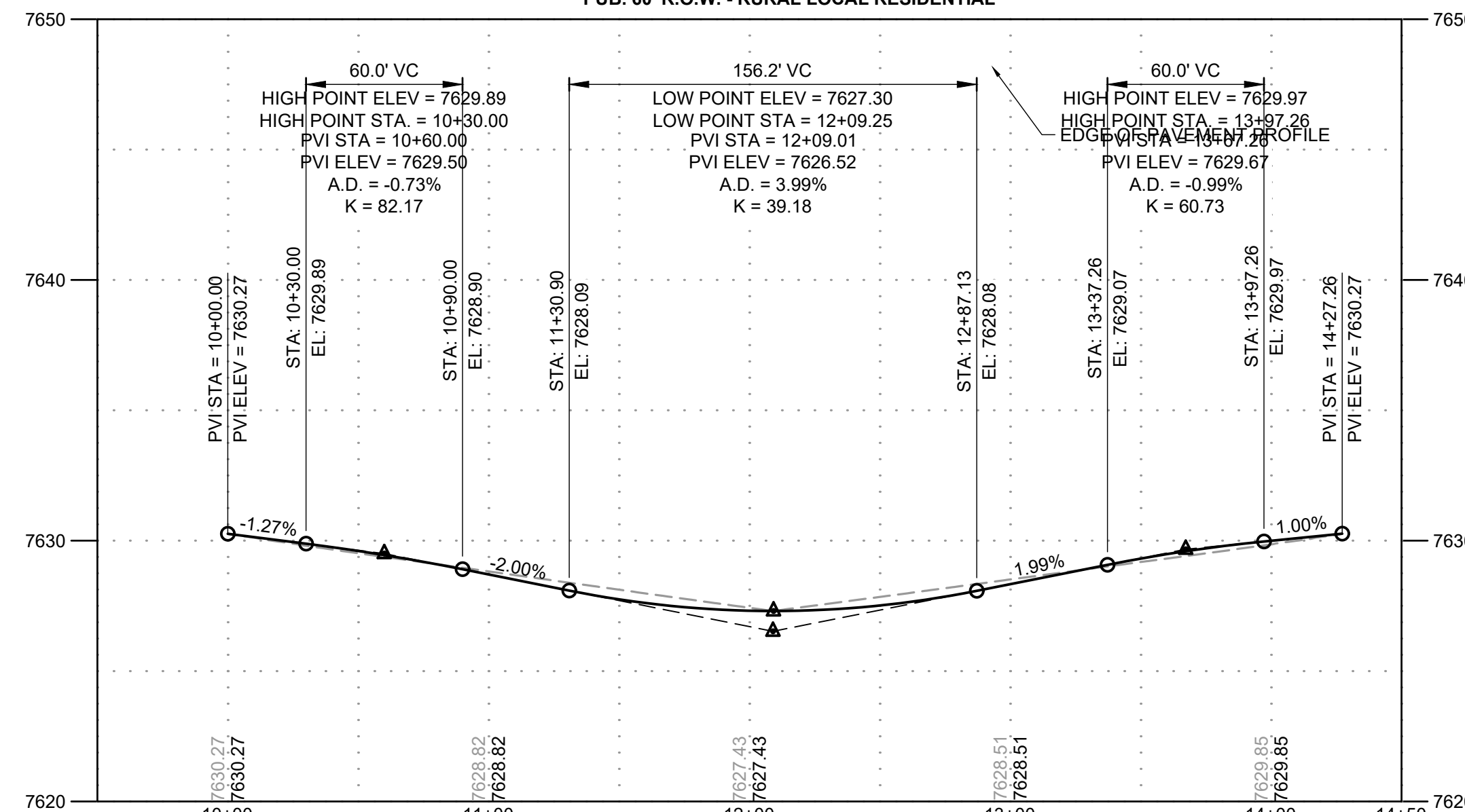
ROADWAY DETAIL - B

HOLMES ROAD CUL-DE-SAC



HOLMES ROAD TEMPORARY TURNAROUND CUL-DE-SAC

PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL



PROFILE LEGEND
--- EXISTING GROUND AT ROAD CENTERLINE
--- PROPOSED GRADE AT EDGE OF PAVEMENT

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PE Approval by: *Richard D. Lyon*
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APPROVED: RDL JOB NUMBER: 211030.260
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NO.	DATE	BY	REVISION DESCRIPTION
1	7/1/26	CMD	CULVERT & SWALE REALIGNMENT

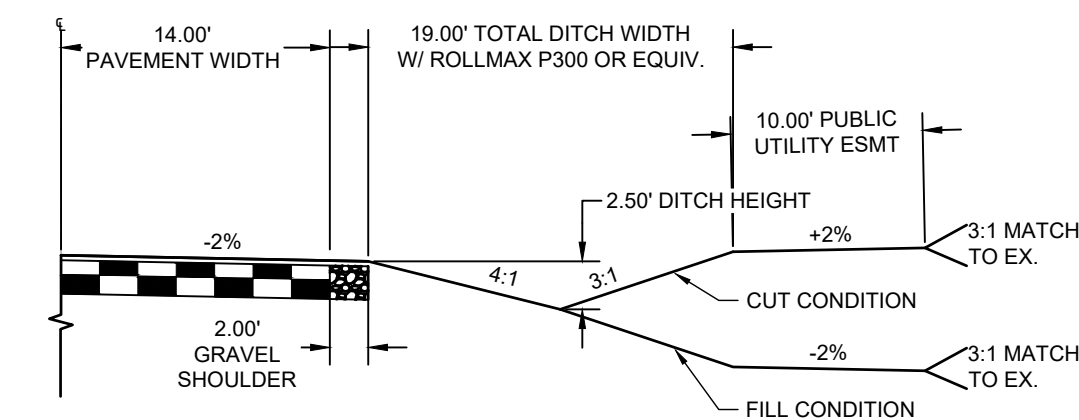
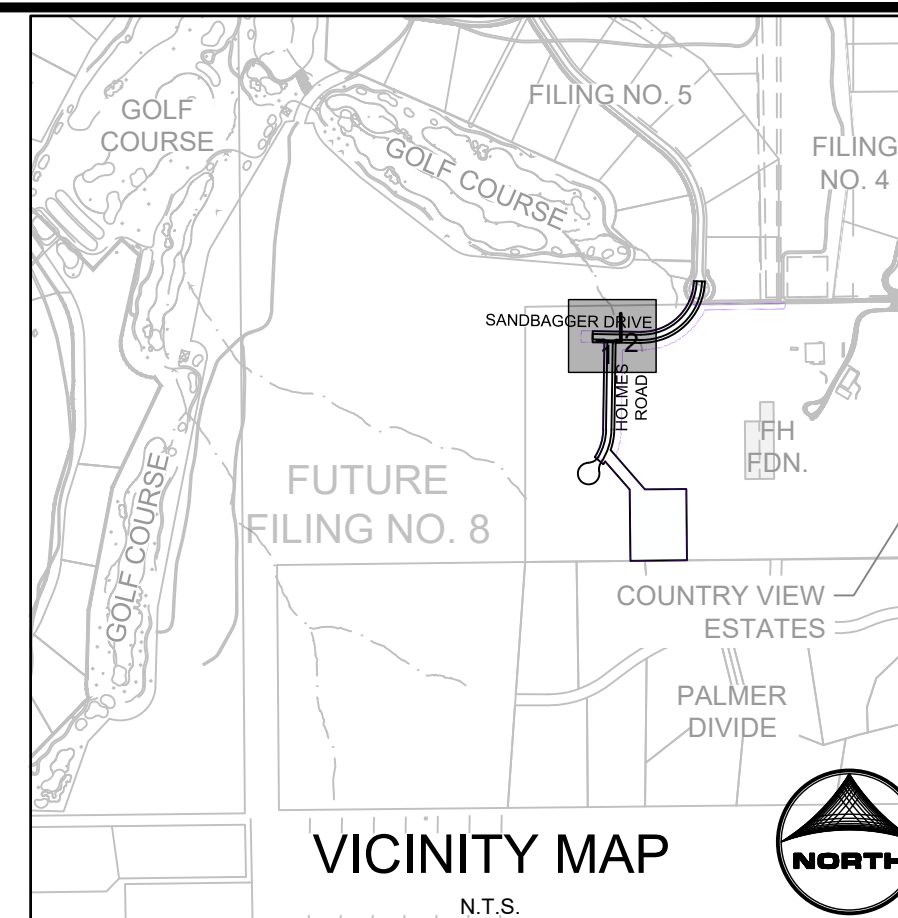


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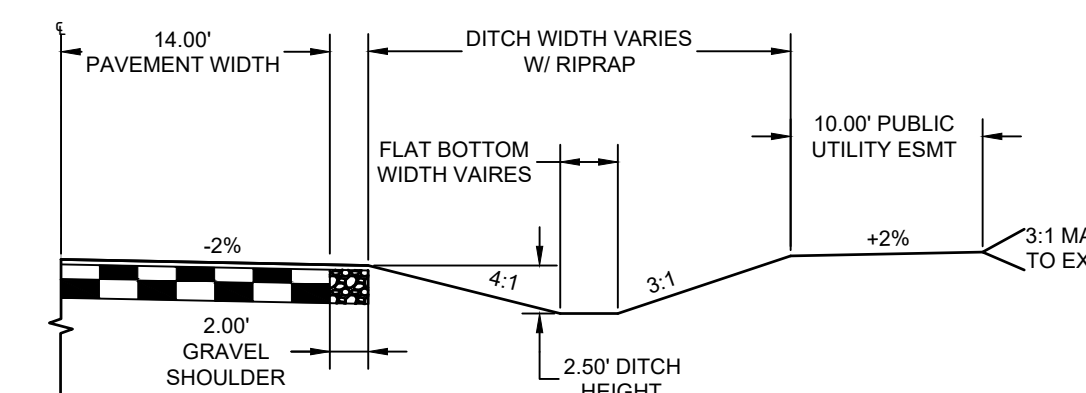
INTERSECTION DETAILS
INTERSECTION AND CUL-DE-SAC

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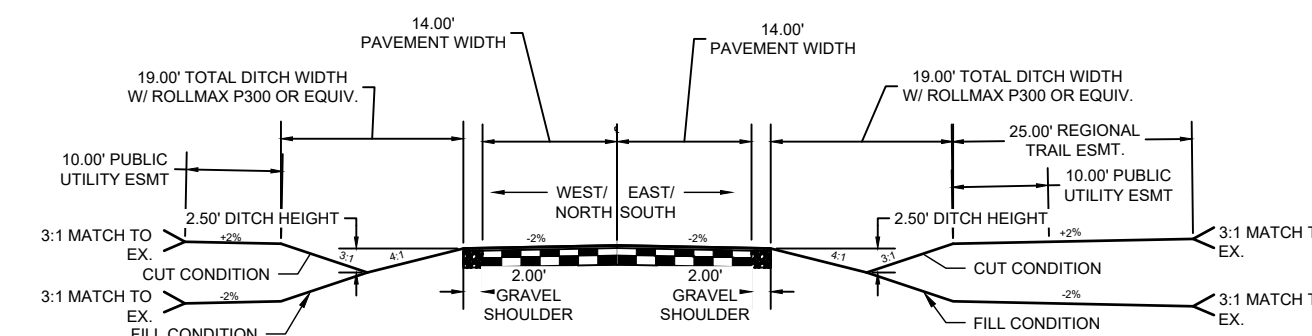
TYPICAL RURAL LOCAL ROADWAY DITCH SECTION

SCALE: 1"=10'
(ROADS USING THIS SECTION: NORTH SIDE OF SANDBAGGER DRIVE,
SOUTH SIDE OF SANDBAGGER DRIVE WEST OF HOLMES ROAD,
WEST SIDE OF HOLMES ROAD - EXCLUDING ATYPICAL SECTIONS)



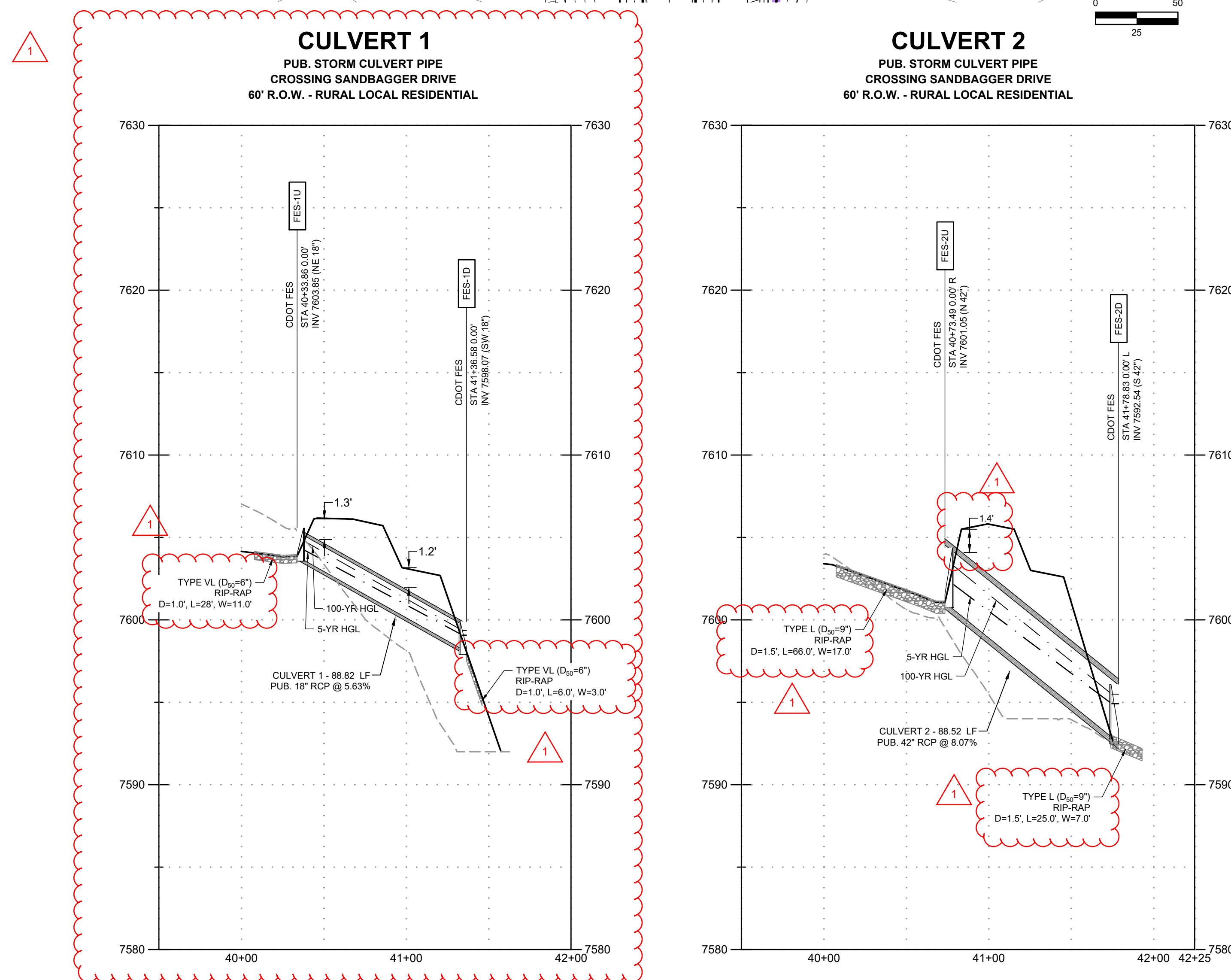
ATYPICAL FLAT BOTTOM ROADWAY DITCH SECTION

SCALE: 1"=10'
(ROADS SEGMENTS USING THIS SECTION:
HOLMES ROAD STA 44+66.87 TO STA 45+10.40,
SANDBAGGER DRIVE STA 26+81.67 TO STA 27+27.73 AND STA 27+87.73 TO 28+72.41)



TYPICAL RURAL LOCAL ROADWAY W/ REGIONAL TRAIL

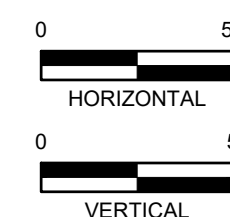
SCALE: 1"=20'
(ROADS USING THIS SECTION: SANDBAGGER DRIVE AND HOLMES ROAD
SEGMENTS BORDERING THE FLYING HORSE FOUNDATION PROPERTY)



PROFILE LEGEND

----- EXISTING GROUND AT
PIPE ALIGNMENT

———— PROPOSED GRADE AT
PIPE ALIGNMENT



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ADJUST SCALE ACCORDINGLY

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1	7/1/26	CMD	CULVERT & SWALE REALIGNMENT



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1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING NO. 6
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILES
STORM CULVERTS

SHEET
STM

8