

# FLYING HORSE NORTH FILING NO. 5 CONSTRUCTION DOCUMENTS

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

## LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF SOUTH HALF OF SECTION 30, AND A PORTION OF NORTH HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND THE EAST END BY A 2" ALUMINUM CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E A DISTANCE OF 1,332.09 FEET.

COMMENCING AT THE NORTHEAST CORNER OF TRACT F, FLYING HORSE FILING NO. 3 AS RECORDED UNDER RECEPTION NUMBER 224715365, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD STAGECOACH ROAD AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, AS RECORDED UNDER RECEPTION NUMBER 218714238, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S01°51'31"W, HAVING A DELTA OF 13°40'23", A RADIUS OF 1,560.00 FEET A DISTANCE OF 372.28 FEET TO A POINT OF TANGENT;
- S74°28'06"E A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 52°50'29", A RADIUS OF 840.00 FEET A DISTANCE OF 774.70 FEET TO A POINT OF TANGENT;
- N52°41'25"E A DISTANCE OF 1,280.10 FEET;

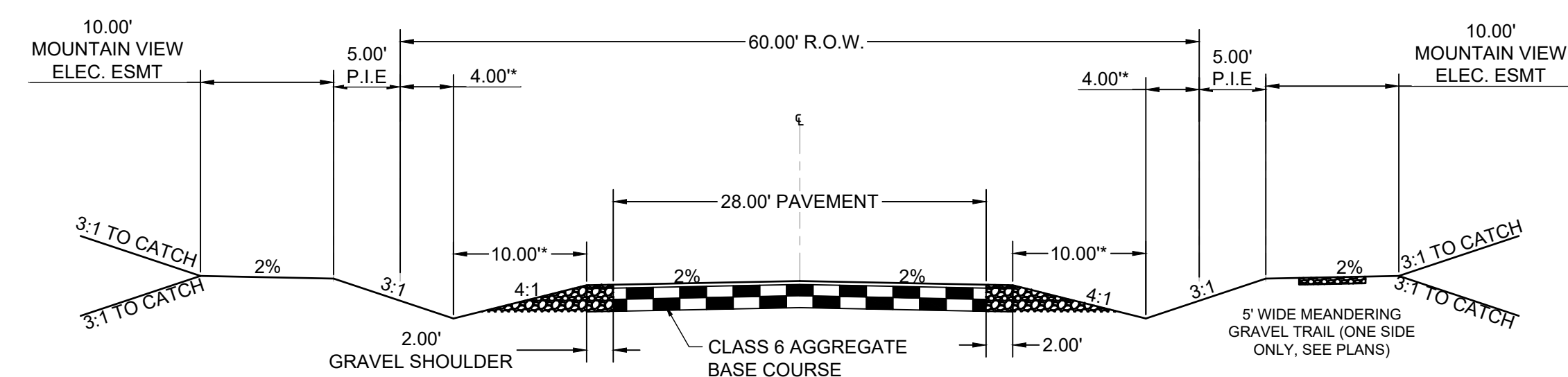
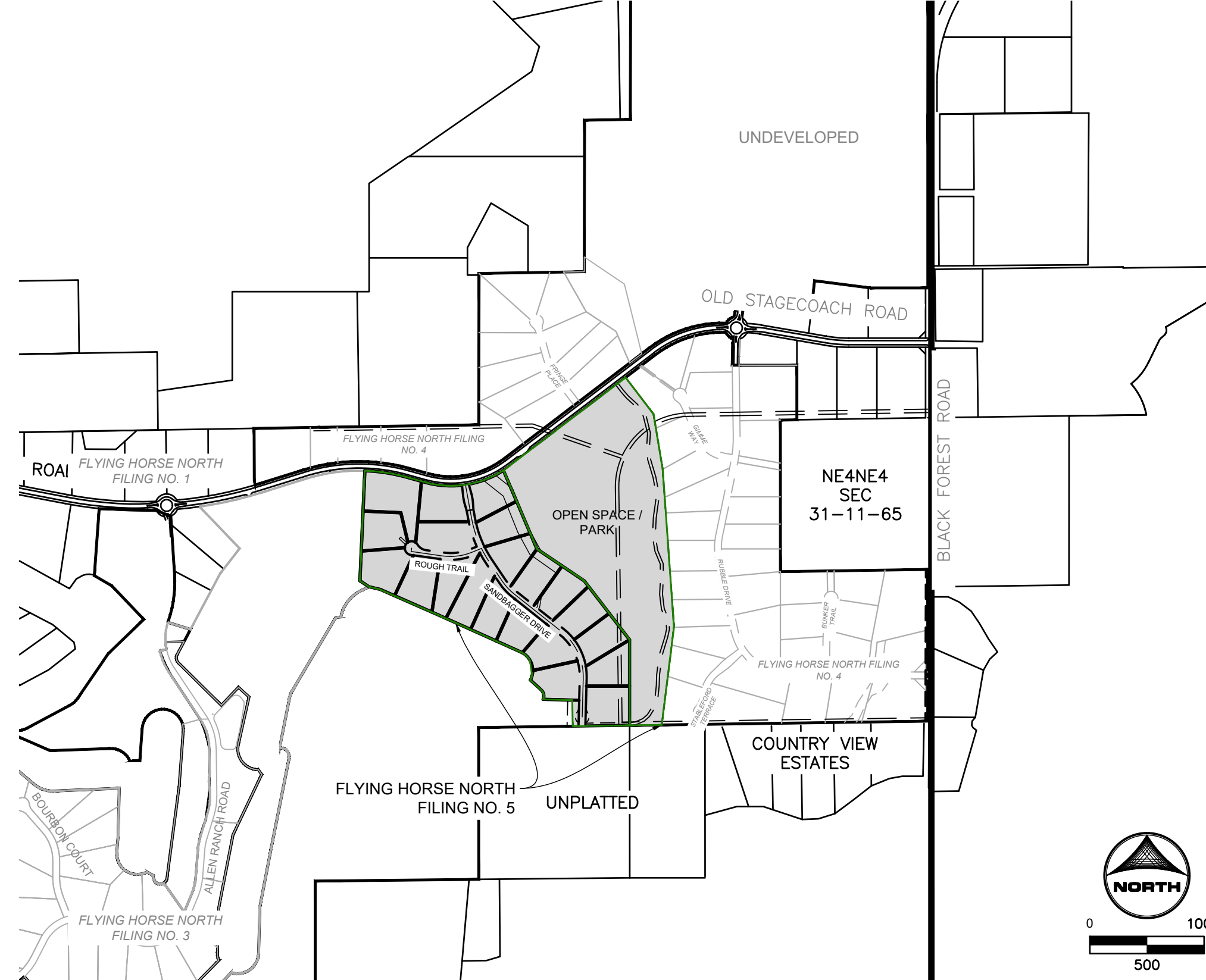
THENCE S37°18'35"E A DISTANCE OF 402.75 FEET; THENCE S09°22'22"E A DISTANCE OF 488.58 FEET; THENCE S04°05'31"E A DISTANCE OF 1,388.17 FEET; THENCE S07°08'46"W A DISTANCE OF 860.74 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S89°11'15"W ON SAID SOUTHERLY LINE A DISTANCE OF 280.88 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE S89°11'00"W ON THE SOUTH LINE OF SAID SECTION 31 A DISTANCE OF 447.29 FEET; THENCE N01°31'19"E A DISTANCE OF 225.22 FEET; THENCE N88°25'47"W A DISTANCE OF 316.03 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE BOUNDARY LINE OF TRACT M, AS PLATTED IN SAID FLYING HORSE FILING NO. 1; THENCE ON THE BOUNDARY LINE OF SAID TRACT M, THE FOLLOWING FIVE (5) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N66°58'15"W, HAVING A DELTA OF 70°52'24", A RADIUS OF 74.72 FEET A DISTANCE OF 92.42 FEET TO A POINT OF TANGENT;
- N47°50'38"W A DISTANCE OF 125.93 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N62°07'29"W, HAVING A DELTA OF 93°42'48", A RADIUS OF 178.44 FEET A DISTANCE OF 291.86 FEET TO A POINT OF TANGENT;
- N65°50'18"W A DISTANCE OF 928.31 FEET;
- N66°22'10"W A DISTANCE OF 418.60 FEET;

THENCE N77°19'50"W A DISTANCE OF 99.91 FEET TO A POINT ON THE BOUNDARY OF TRACT F, FLYING HORSE FILING NO. 3, AS RECORDED UNDER RECEPTION NUMBER 224715365; THENCE ON SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

- N56°12'59"W A DISTANCE OF 96.82 FEET;
- N02°34'45"E A DISTANCE OF 964.84 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,015,016 SQUARE FEET OR 115. 129 ACRES, MORE OR LESS.

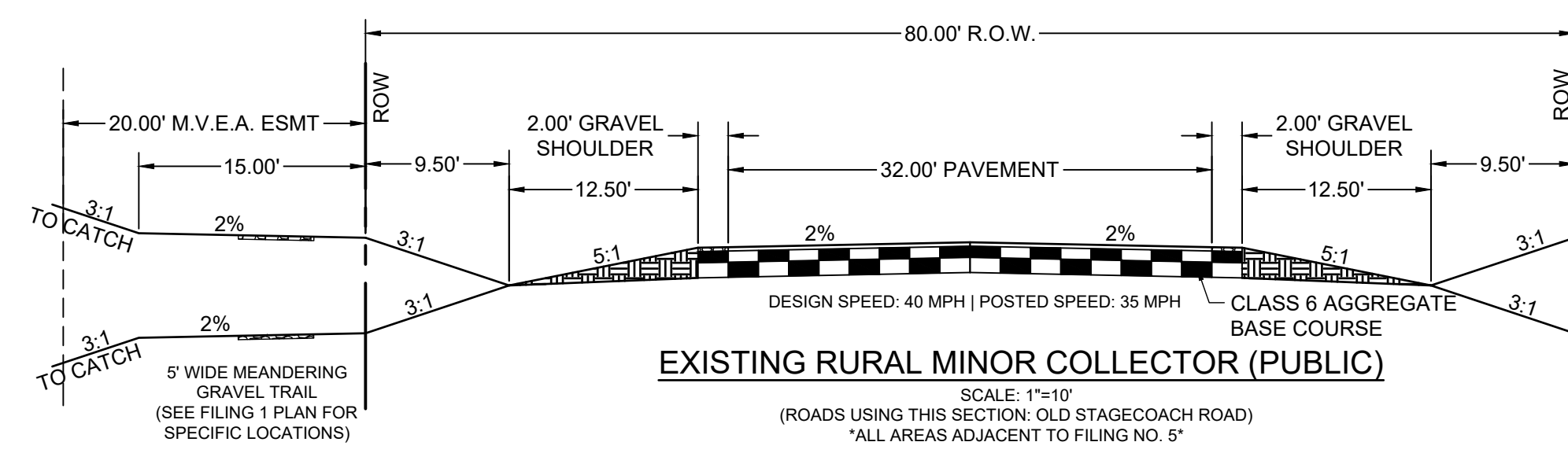


**TYPICAL RURAL LOCAL CROSS SECTION**

DESIGN SPEED: 30 MPH | POSTED SPEED: 30 MPH

SCALE: 1"=10'

(ROADS USING THIS SECTION: ROUGH TRAIL & SANDBAGGER DRIVE)  
DIMENSIONS MAY VARY FOR EXPANDED DITCH SECTIONS AS CALLED OUT ON PLANS



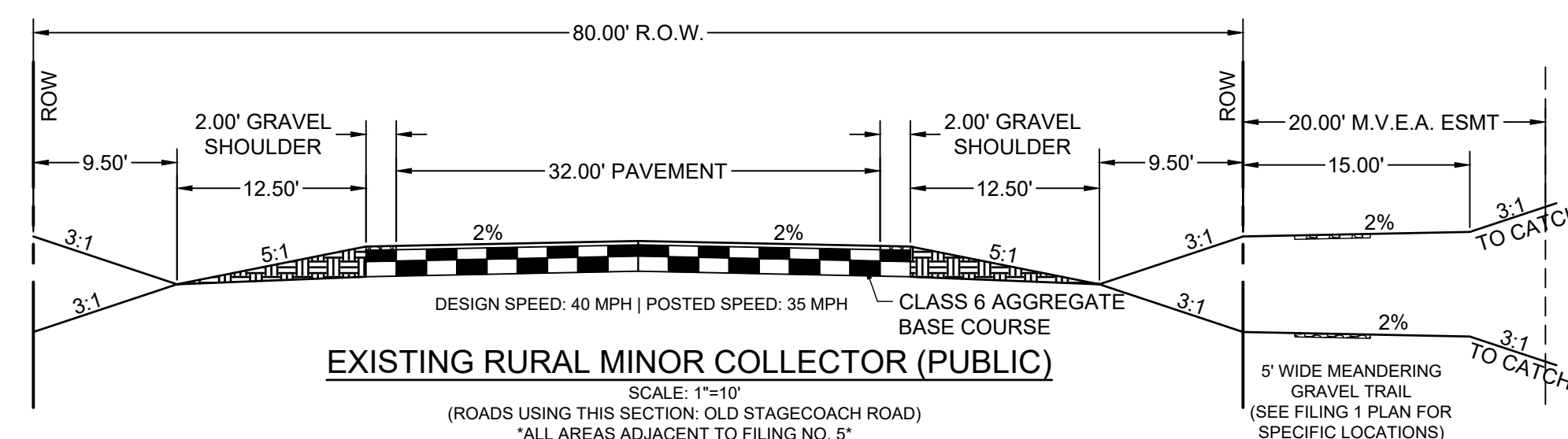
**EXISTING RURAL MINOR COLLECTOR (PUBLIC)**

DESIGN SPEED: 40 MPH | POSTED SPEED: 35 MPH

SCALE: 1"=10'

(ROADS USING THIS SECTION: OLD STAGECOACH ROAD)

\*ALL AREAS ADJACENT TO FILING NO. 5\*



**EXISTING RURAL MINOR COLLECTOR (PUBLIC)**

DESIGN SPEED: 40 MPH | POSTED SPEED: 35 MPH

SCALE: 1"=10'

(ROADS USING THIS SECTION: OLD STAGECOACH ROAD)

\*ALL AREAS ADJACENT TO FILING NO. 5\*

## 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  
TELE: (719) 300-4140  
ATTN: RICHIE LYON, P.E.  
EMAIL: RICHIE.LYON@HRGREEN.COM

### CIVIL ENGINEER

HR GREEN  
1975 RESEARCH PKWY SUITE 160  
COLORADO SPRINGS, CO 80920  
TELE: (719) 300-4140  
ATTN: RICHIE LYON, P.E.  
EMAIL: RICHIE.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: JTessin@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  
ATTN: PJ LANGMAID

## SHEET INDEX

- 1 - COVER
- 2 - LEGEND & NOTES
- 3 - OVERALL SITE PLAN
- 4 - 5 - SANDBAGGER DRIVE
- 6 - ROUGH TRAIL
- 7 - MEDIANS
- 8 - ROADWAY INTERSECTION DETAILS
- 9 - SIGNAGE AND STRIPING
- 10 - STORM PLAN AND PROFILE
- 11 - LOT 4 & 5 PROPOSED SWALE AND GRADING

## 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.

JOSHUA 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 NEGLIGENCE, ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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, PRI #2, LLC. DATE  
VICE PRESIDENT

BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
0" = 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

| NO. | DATE | BY | REVISION DESCRIPTION |
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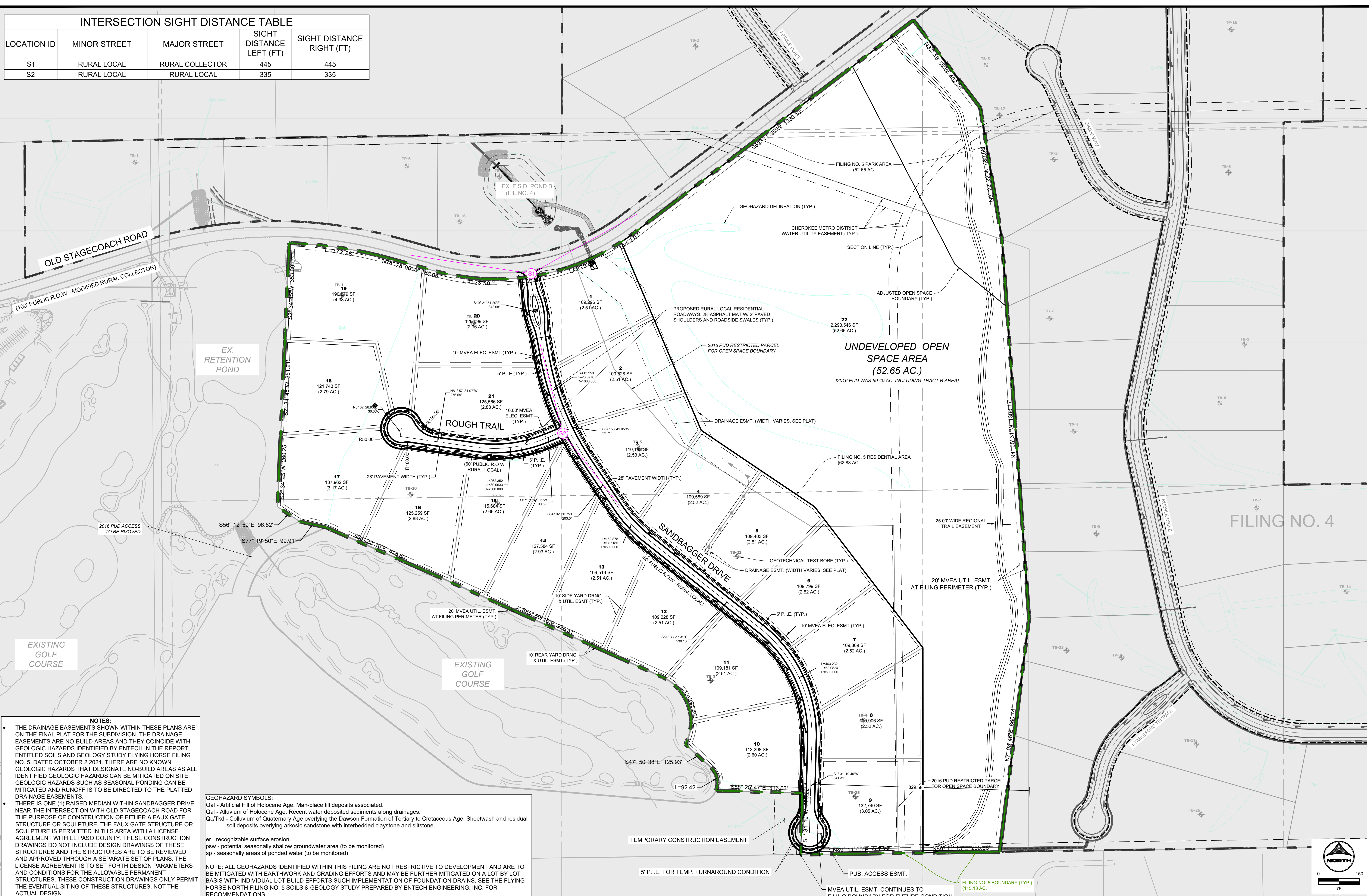
HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 160  
COLORADO SPRINGS, CO 80920  
PHONE: 719.300.4140  
FAX: 713.965.0044

FLYING HORSE NORTH FILING NO. 5  
PRI #2, LLC.  
EL PASO COUNTY, CO

COVER & LEGEND  
COVER



| INTERSECTION SIGHT DISTANCE TABLE |              |                 |                          |                           |
|-----------------------------------|--------------|-----------------|--------------------------|---------------------------|
| LOCATION ID                       | MINOR STREET | MAJOR STREET    | SIGHT DISTANCE LEFT (FT) | SIGHT DISTANCE RIGHT (FT) |
| S1                                | RURAL LOCAL  | RURAL COLLECTOR | 445                      | 445                       |
| S2                                | RURAL LOCAL  | RURAL LOCAL     | 335                      | 335                       |



**NOTES:**

- THE DRAINAGE EASEMENTS SHOWN WITHIN THESE PLANS ARE ON THE FINAL PLAT FOR THE SUBDIVISION. THE DRAINAGE EASEMENTS ARE NO-BUILD AREAS AND THEY COINCIDE WITH GEOLOGIC HAZARDS IDENTIFIED BY ENTECH IN THE REPORT ENTITLED SOILS AND GEOLOGY STUDY FLYING HORSE FILING NO. 5, DATED OCTOBER 2, 2024. THERE ARE NO KNOWN GEOLOGIC HAZARDS THAT DESIGNATE NO-BUILD AREAS AS ALL IDENTIFIED GEOLOGIC HAZARDS CAN BE MITIGATED ON SITE. GEOLOGIC HAZARDS SUCH AS SEASONAL PONDING CAN BE MITIGATED AND RUNOFF IS TO BE DIRECTED TO THE PLATTED DRAINAGE EASEMENTS.
- THERE IS ONE (1) RAISED MEDIAN WITHIN SANDBAGGER DRIVE NEAR THE INTERSECTION WITH OLD STAGECOACH ROAD FOR THE PURPOSE OF CONSTRUCTION OF EITHER A FAUX GATE STRUCTURE OR SCULPTURE. THE FAUX GATE STRUCTURE OR SCULPTURE IS PERMITTED IN THIS AREA WITH A LICENSE AGREEMENT WITH EL PASO COUNTY. THESE CONSTRUCTION DRAWINGS DO NOT INCLUDE DESIGN DRAWINGS OF THESE STRUCTURES AND THE STRUCTURES ARE TO BE REVIEWED AND APPROVED THROUGH A SEPARATE SET OF PLANS. THE LICENSE AGREEMENT IS TO SET FORTH DESIGN PARAMETERS AND CONDITIONS FOR THE ALLOWABLE PERMANENT STRUCTURES. THESE CONSTRUCTION DRAWINGS ONLY PERMIT THE EVENTUAL SITING OF THESE STRUCTURES, NOT THE ACTUAL DESIGN.

**GEOHAZARD SYMBOLS:**  
 Qaf - Artificial Fill of Holocene Age. Man-place fill deposits associated.  
 Qal - Alluvium of Holocene Age. Recent water deposited sediments along drainages.  
 Qc/Tkd - Colluvium of Quaternary Age overlying the Dawson Formation of Tertiary to Cretaceous Age. Sheetwash and residual soil deposits overlying arkosic sandstone with interbedded claystone and siltstone.

er - recognizable surface erosion  
 psw - potential seasonally shallow groundwater area (to be monitored)  
 sp - seasonally areas of ponded water (to be monitored)

NOTE: ALL GEOHAZARDS IDENTIFIED WITHIN THIS FILING ARE NOT RESTRICTIVE TO DEVELOPMENT AND ARE TO BE MITIGATED WITH EARTHWORK AND GRADING EFFORTS AND MAY BE FURTHER MITIGATED ON A LOT BY LOT BASIS WITH INDIVIDUAL LOT BUILD EFFORTS SUCH IMPLEMENTATION OF FOUNDATION DRAINS. SEE THE FLYING HORSE NORTH FILING NO. 5 SOILS & GEOLOGY STUDY PREPARED BY ENTECH ENGINEERING, INC. FOR RECOMMENDATIONS.

DRAWN BY: RDL JOB DATE: 11/14/2024  
 APPROVED: RDL JOB NUMBER: 211030.25  
 CAD DATE: 11/19/2024  
 CAD FILE: J:\2021\211030\CAD\DWG\C\Filing\_No\_5\Site\_Plan

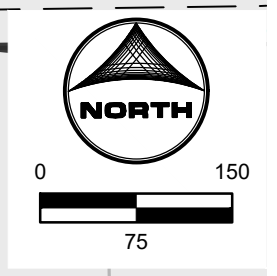
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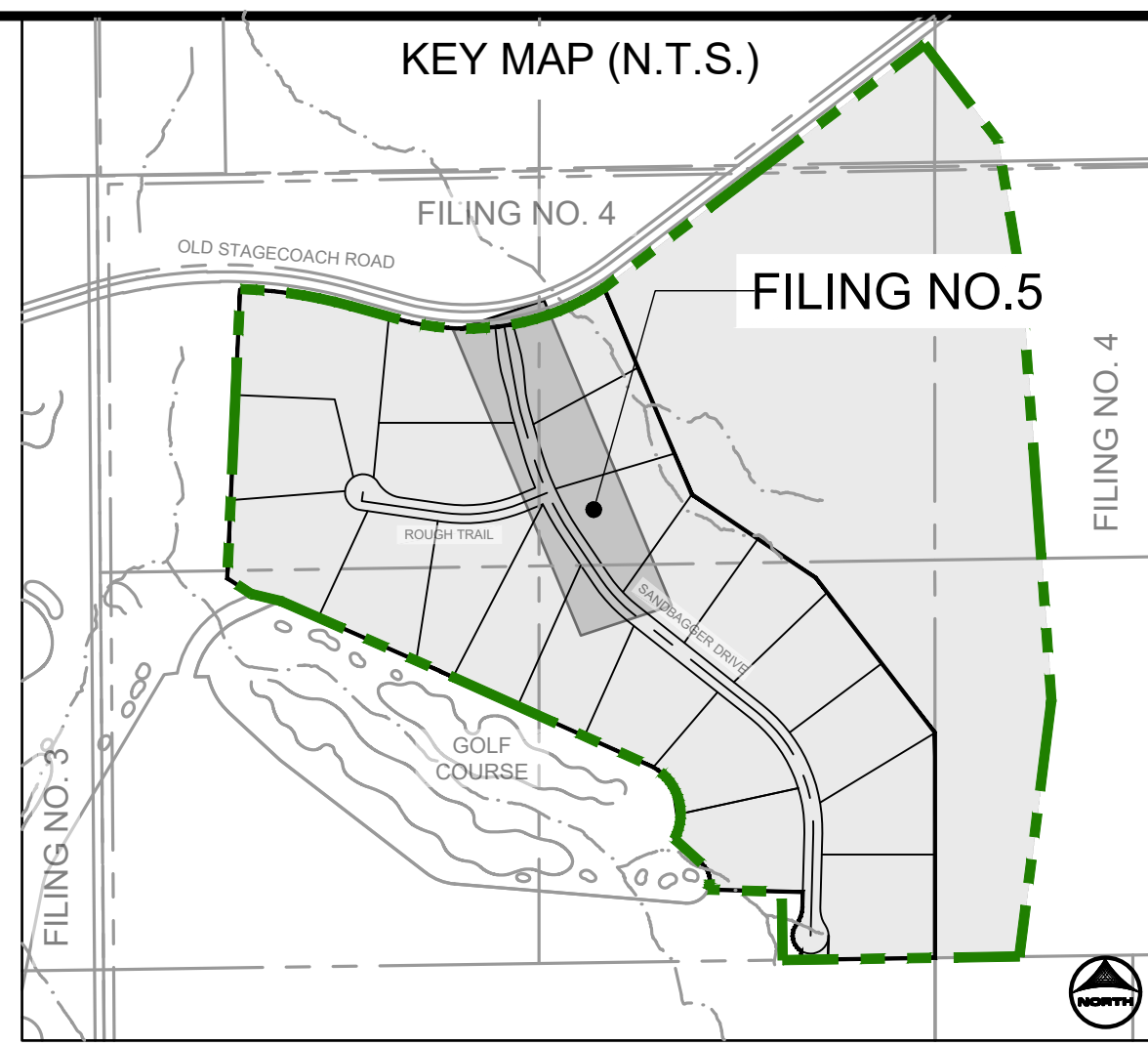
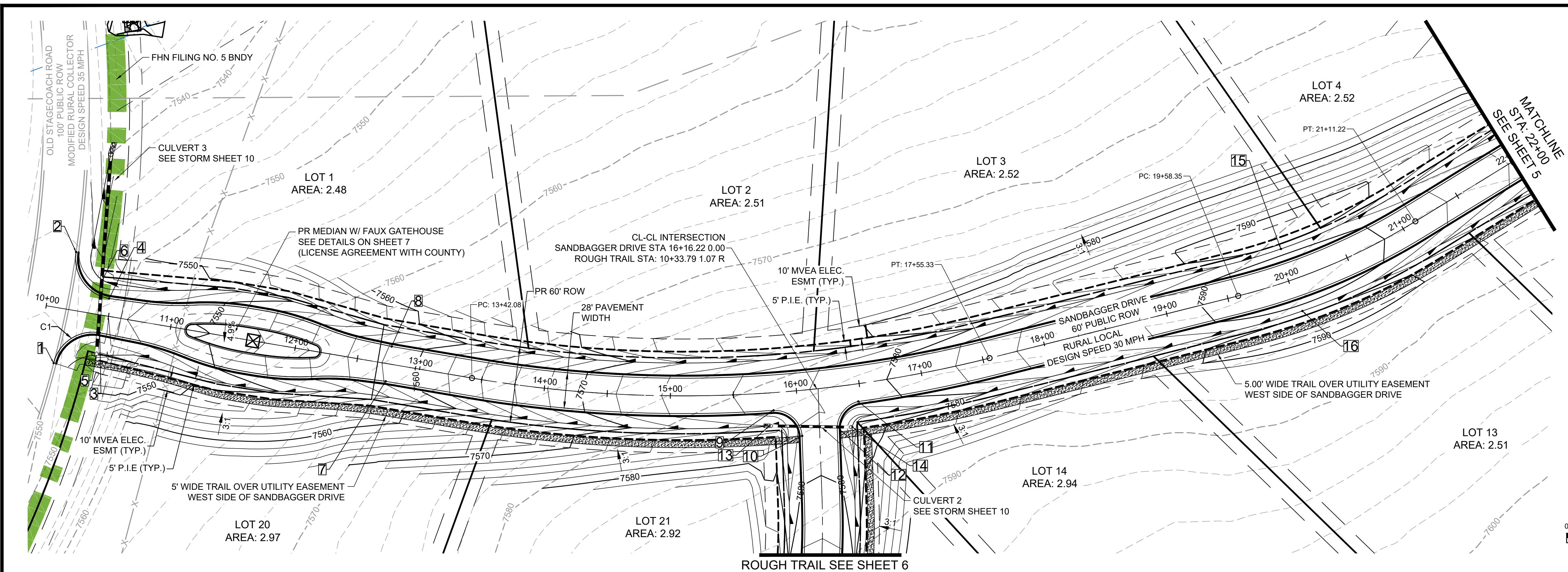
**FLYING HORSE NORTH FILING NO. 5  
 PRI #2, LLC.  
 EL PASO COUNTY, CO**

**SITE PLAN  
 OVERALL SITE PLAN**

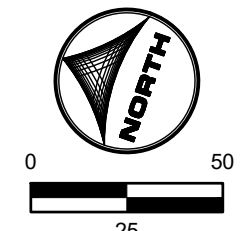
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 SP  
 3**



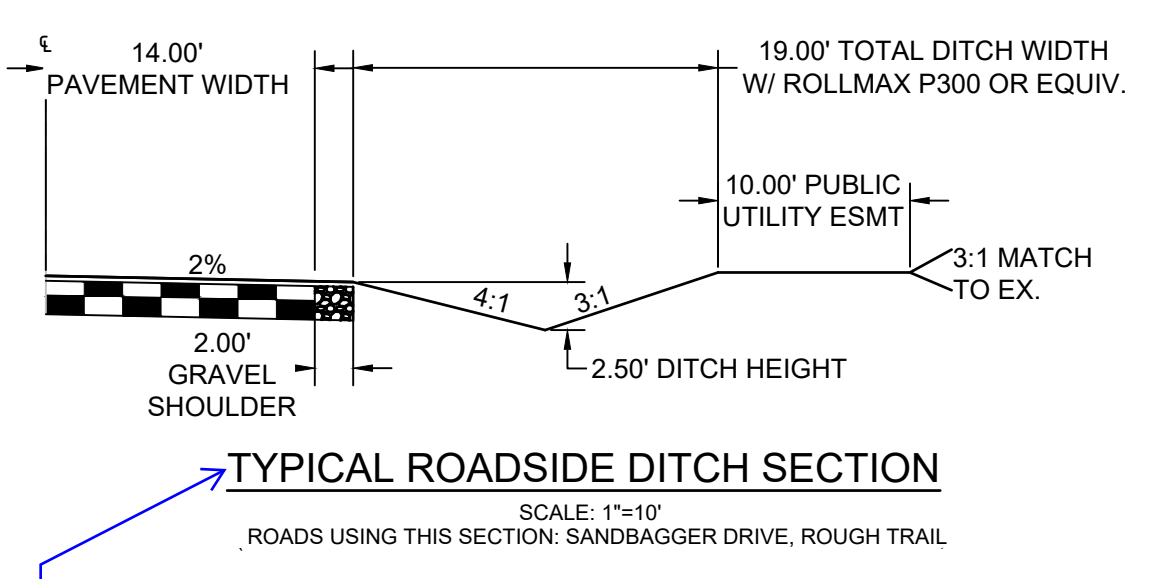
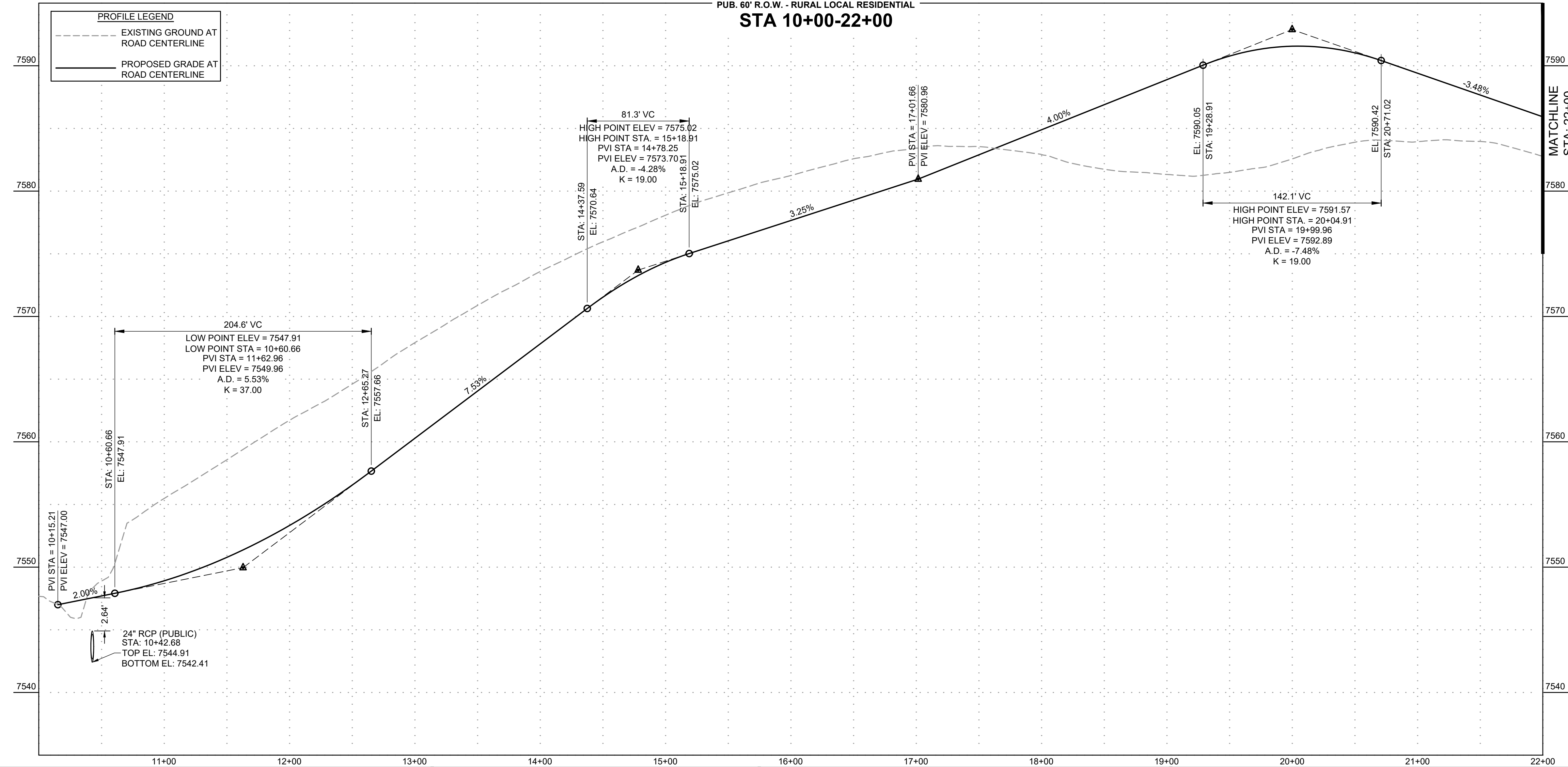
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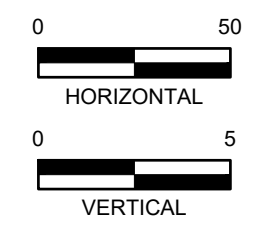
| POINT TABLE |                     |                  |              |         |         |
|-------------|---------------------|------------------|--------------|---------|---------|
| No.         | DESC.               | ALIGNMENT        | STATION      | OFFSET  | FL EL.  |
| 1           | MATCH EX ±          | SANDBAGGER DRIVE | STA 10+13.39 | 43.8' R | 7548.07 |
| 2           | MATCH EX ±          | SANDBAGGER DRIVE | STA 10+16.19 | 45.8' L | 7546.02 |
| 3           | BEGIN MODIFIED      | SANDBAGGER DRIVE | STA 10+45.34 | 14.0' R | 7548.74 |
| 4           | BEGIN MODIFIED      | SANDBAGGER DRIVE | STA 10+48.16 | 14.0' L | 7547.57 |
| 5           | BEGIN FL TRANSITION | SANDBAGGER DRIVE | STA 10+45.78 | 31.9' R | 7549.03 |
| 6           | BEGIN FL TRANSITION | SANDBAGGER DRIVE | STA 10+40.43 | 27.6' L | 7546.40 |
| 7           | END MODIFIED        | SANDBAGGER DRIVE | STA 12+75.14 | 14.0' R | 7558.11 |
| 8           | END MODIFIED        | SANDBAGGER DRIVE | STA 12+75.14 | 14.0' L | 7558.14 |
| 9           | PCR                 | SANDBAGGER DRIVE | STA 15+80.77 | 14.0' R | 7576.77 |
| 10          | PCR                 | ROUGH TRAIL      | STA 10+70.64 | 14.0' R | 7578.45 |
| 11          | PCR                 | SANDBAGGER DRIVE | STA 16+47.34 | 14.0' R | 7578.90 |
| 12          | PCR                 | ROUGH TRAIL      | STA 10+64.46 | 14.0' L | 7578.22 |
| 13          | SWALE FL            | SANDBAGGER DRIVE | STA 15+76.87 | 26.0' R | 7574.04 |
| 14          | SWALE FL            | SANDBAGGER DRIVE | STA 16+40.21 | 33.5' R | 7574.57 |
| 15          | HIGH PT             | SANDBAGGER DRIVE | STA 20+02.53 | 26.0' L | 7588.75 |
| 16          | HIGH PT             | SANDBAGGER DRIVE | STA 20+02.53 | 26.0' R | 7588.75 |



**SANDBAGGER DRIVE**  
 PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL  
 STA 10+00-22+00



Update to match the new profile on cover sheet



DRAWN BY: AMC JOB DATE: 11/19/2024  
 APPROVED: RDL JOB NUMBER: 211030.25  
 CAD DATE: 11/19/2024  
 CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing\_No\_5\Street\_PNP

| NO. | DATE | BY | REVISION DESCRIPTION |
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**HRGreen**  
 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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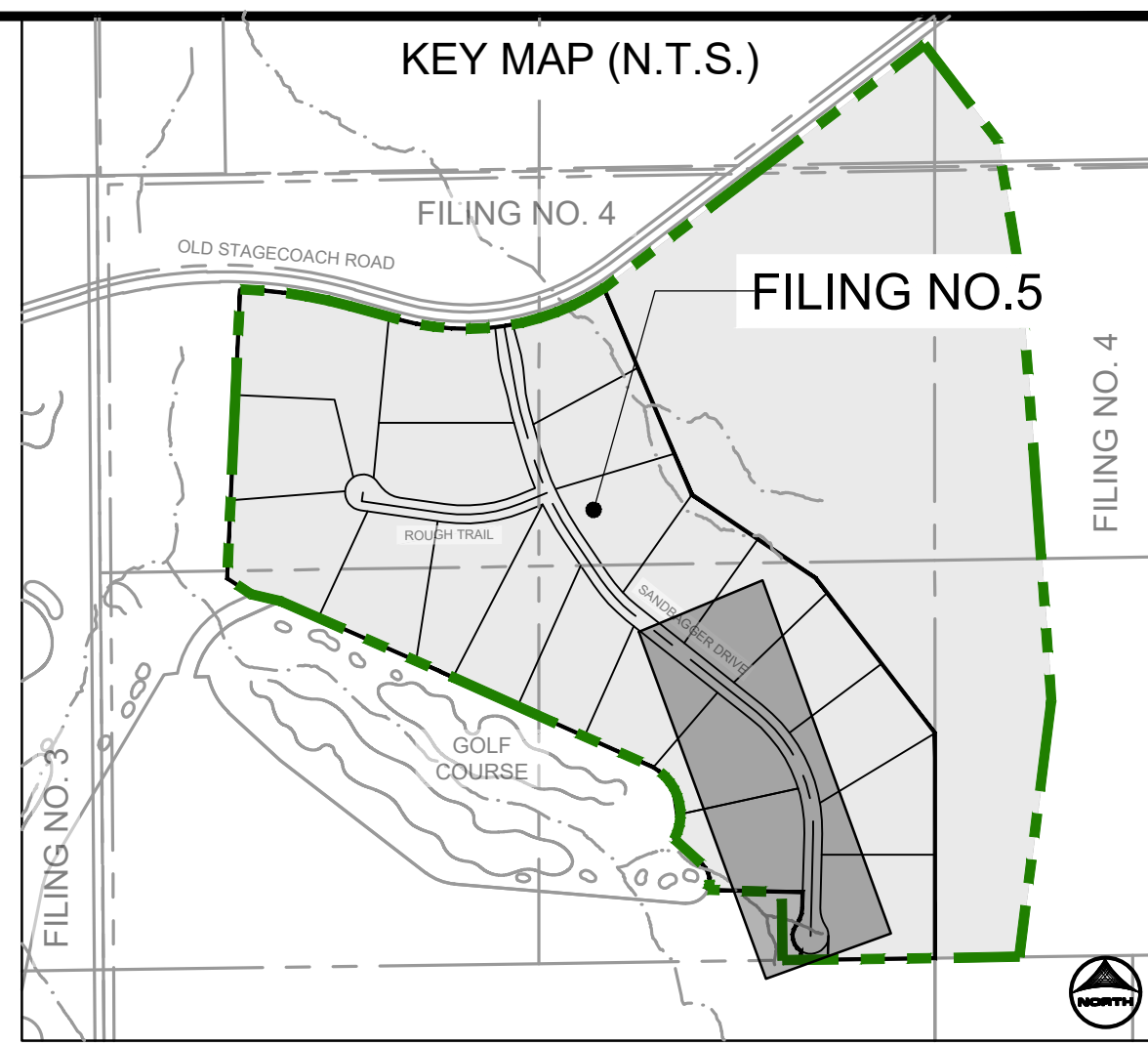
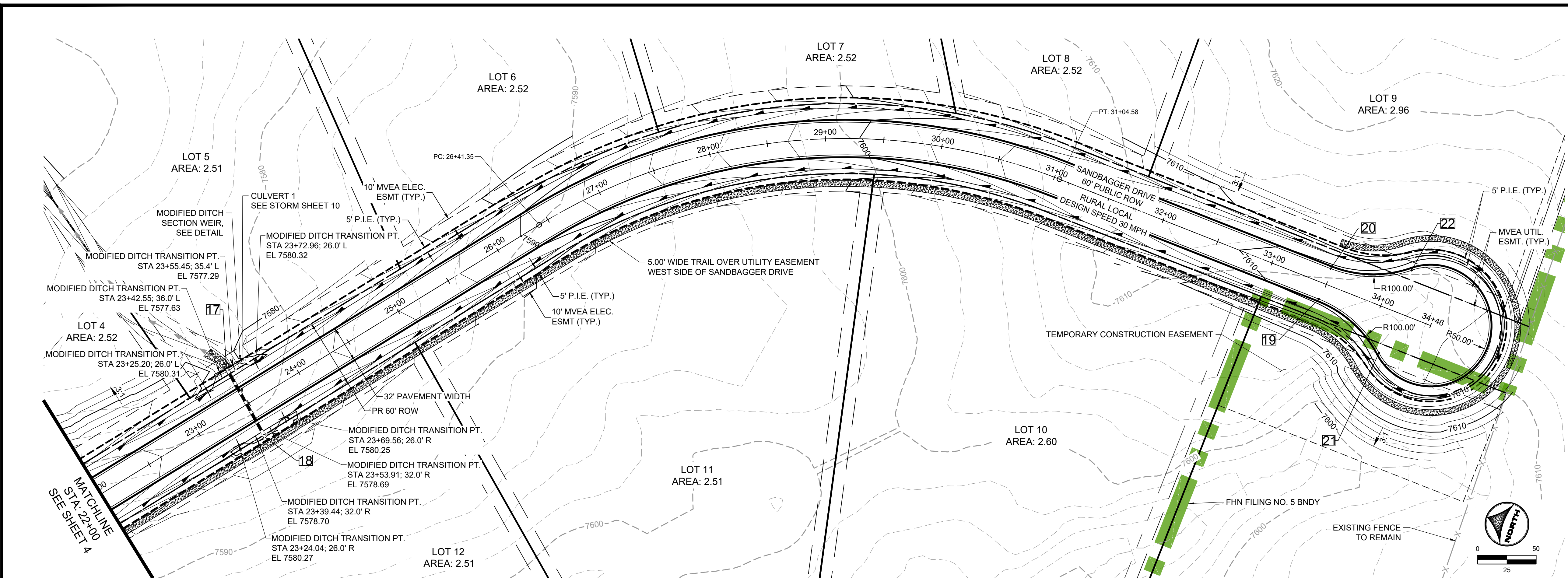
STREET PLAN & PROFILE  
 SANDBAGGER DRIVE

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**ST**  
**4**

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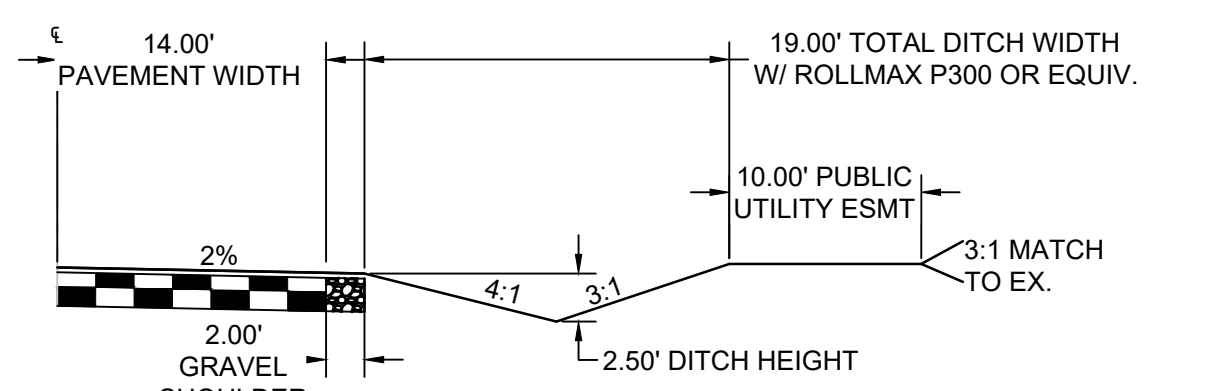
LYON, RICHIE, 11/19/2024 1:18 PM



POINT TABLE

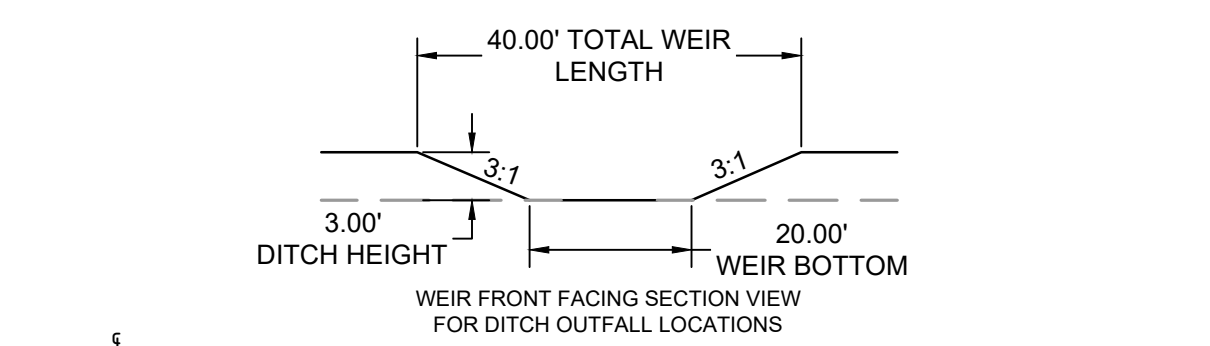
| No. | DESC.  | ALIGNMENT        | STATION      | OFFSET  | FL. EL. |
|-----|--------|------------------|--------------|---------|---------|
| 17  | LOW PT | SANDBAGGER DRIVE | STA 23+49.31 | 35.6' L | 7577.00 |
| 18  | LOW PT | SANDBAGGER DRIVE | STA 23+46.62 | 32.0' R | 7578.69 |
| 19  | PCR    | SANDBAGGER DRIVE | STA 33+48.41 | 14.0' R | 7610.50 |
| 20  | PCR    | SANDBAGGER DRIVE | STA 33+48.41 | 14.0' L | 7610.50 |
| 21  | PRC    | SANDBAGGER DRIVE | STA 34+13.40 | 38.0' R | 7611.38 |
| 22  | PRC    | SANDBAGGER DRIVE | STA 34+13.40 | 38.0' L | 7611.18 |

**SANDBAGGER DRIVE**  
 PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL  
 STA 22+00-34+50



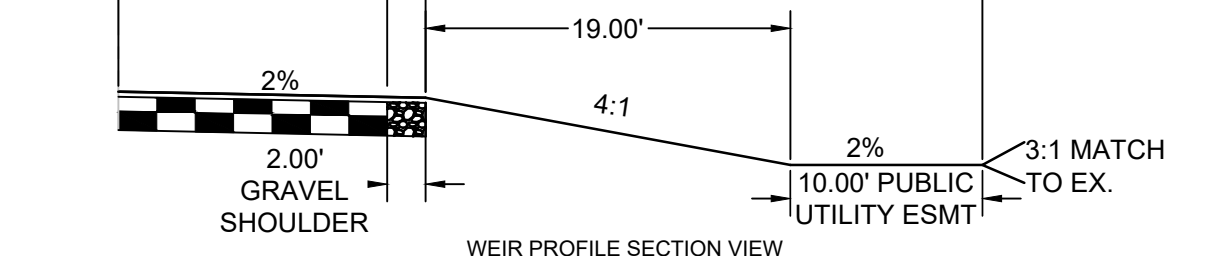
**TYPICAL ROADSIDE DITCH SECTION**

SCALE: 1"=10'  
 ROADS USING THIS SECTION: SANDBAGGER DRIVE, ROUGH TRAIL



**WEIR FRONT FACING SECTION VIEW FOR DITCH OUTFALL LOCATIONS**

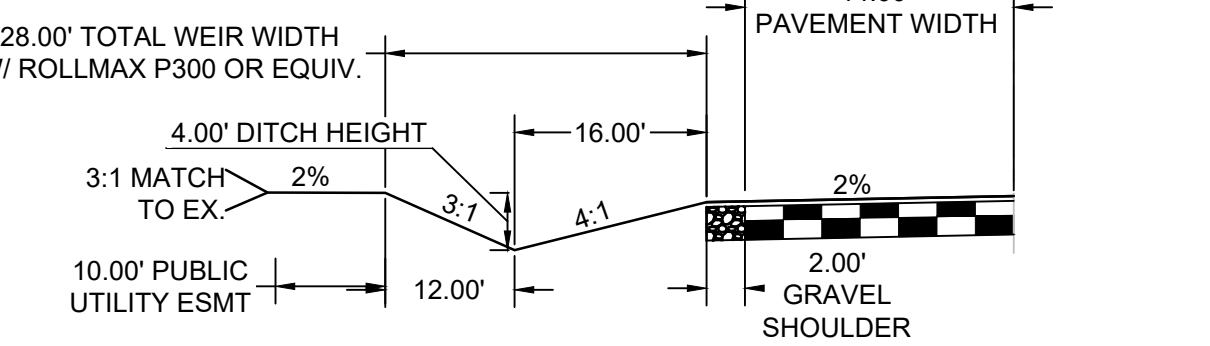
SCALE: N.T.S.



**WEIR PROFILE SECTION VIEW**

SCALE: N.T.S.

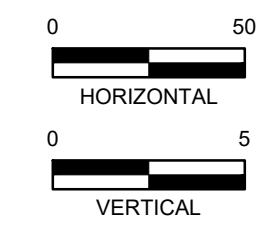
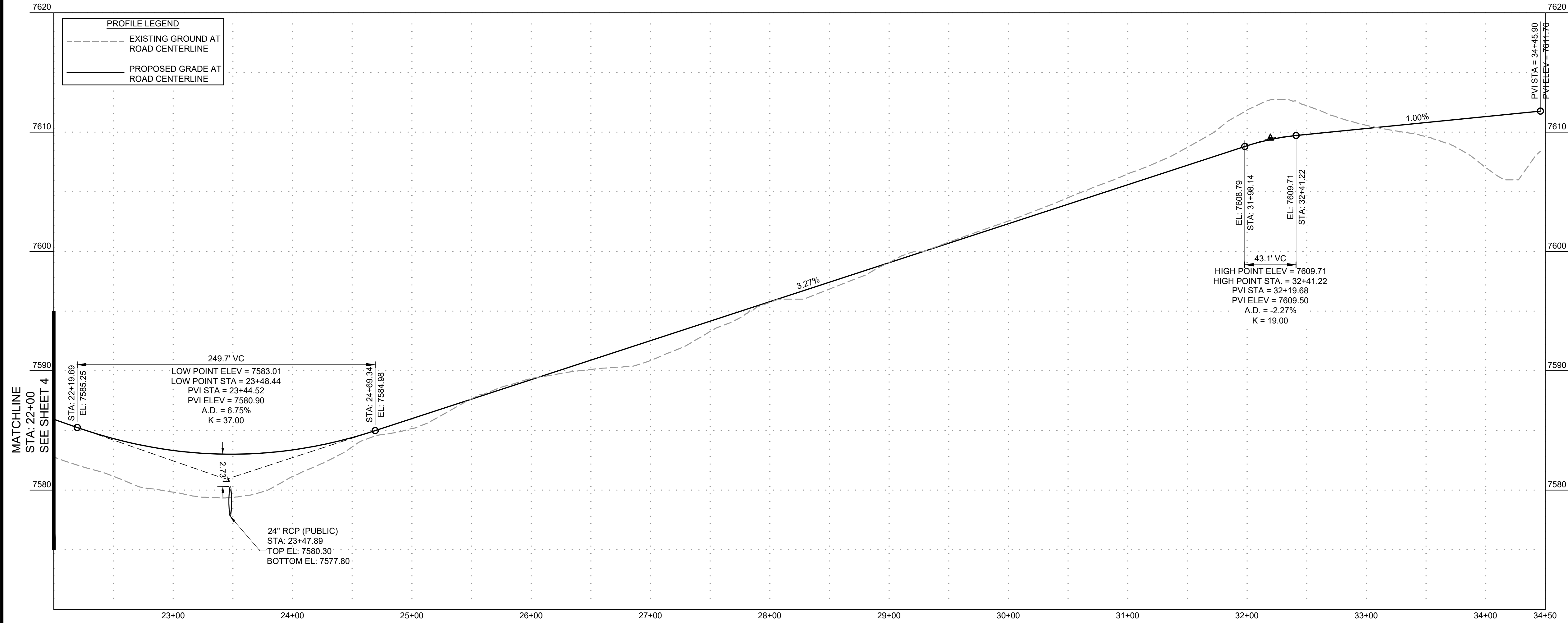
(ROADS USING THIS SECTION: A PORTION OF SANDBAGGER DRIVE AS CALLED OUT IN PLANS)



**MODIFIED ROADSIDE DITCH AT CULVERT CROSSING**

SCALE: N.T.S.

(ROADS USING THIS SECTION: A PORTION OF SANDBAGGER DRIVE AS CALLED OUT IN PLANS)



DRAWN BY: AMC JOB DATE: 11/19/2024  
 APPROVED: RDL JOB NUMBER: 211030.25  
 CAD DATE: 11/19/2024  
 CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing\_No\_5\Street\_PNP

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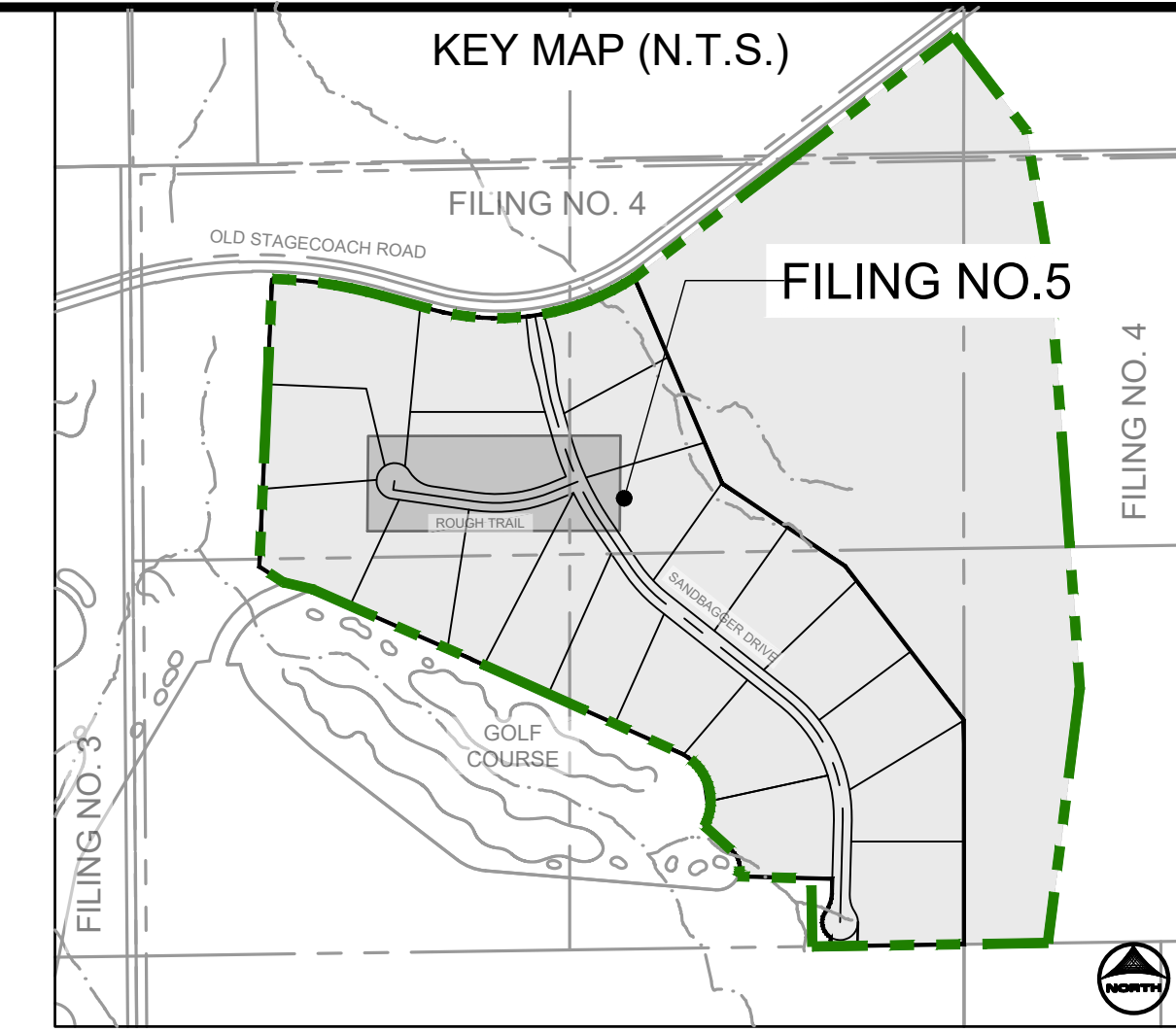
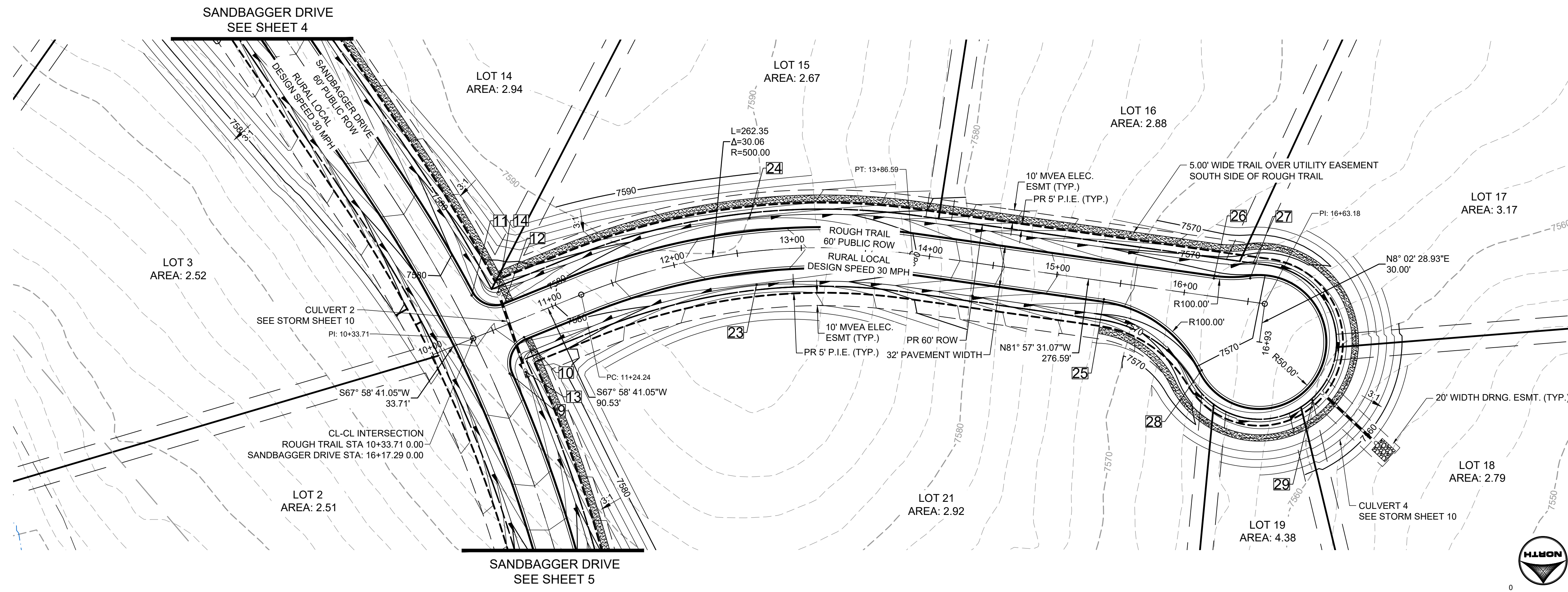
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 HR GREEN - COLORADO SPRINGS  
 1975 RESEARCH PARKWAY SUITE 160  
 COLORADO SPRINGS, CO 80920  
 PHONE: 719.300.4140  
 FAX: 713.965.0044

**FLYING HORSE NORTH FILING NO. 5**  
**PRI #2, LLC.**  
 EL PASO COUNTY, CO

STREET PLAN & PROFILE  
 SANDBAGGER DRIVE  
 SHEET  
**ST**  
**5**

PCD FILE NO.: SF2427

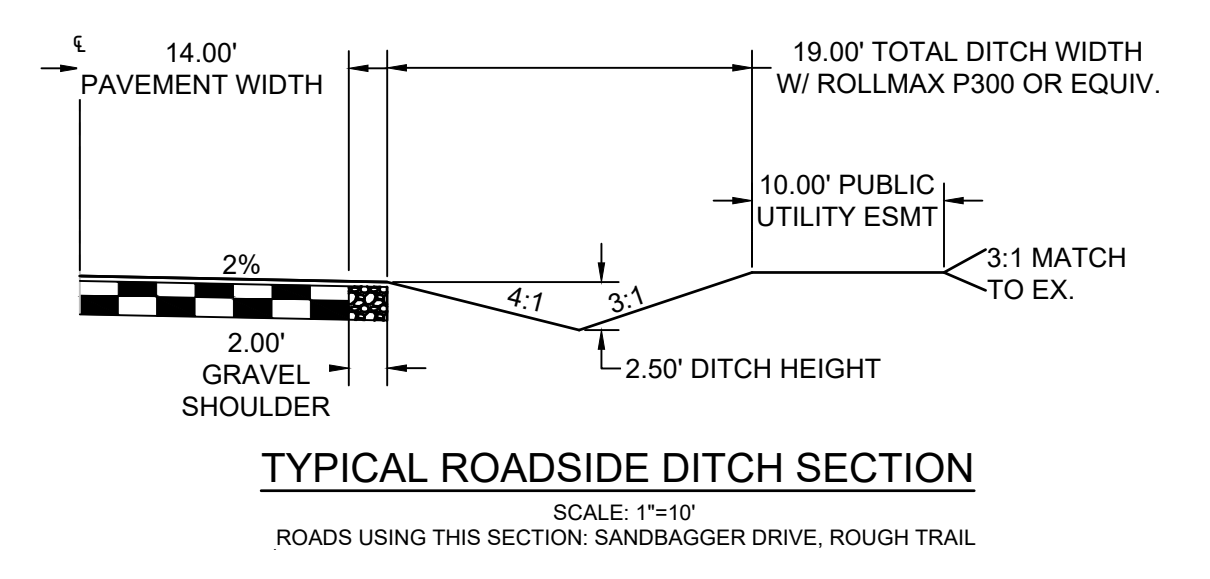
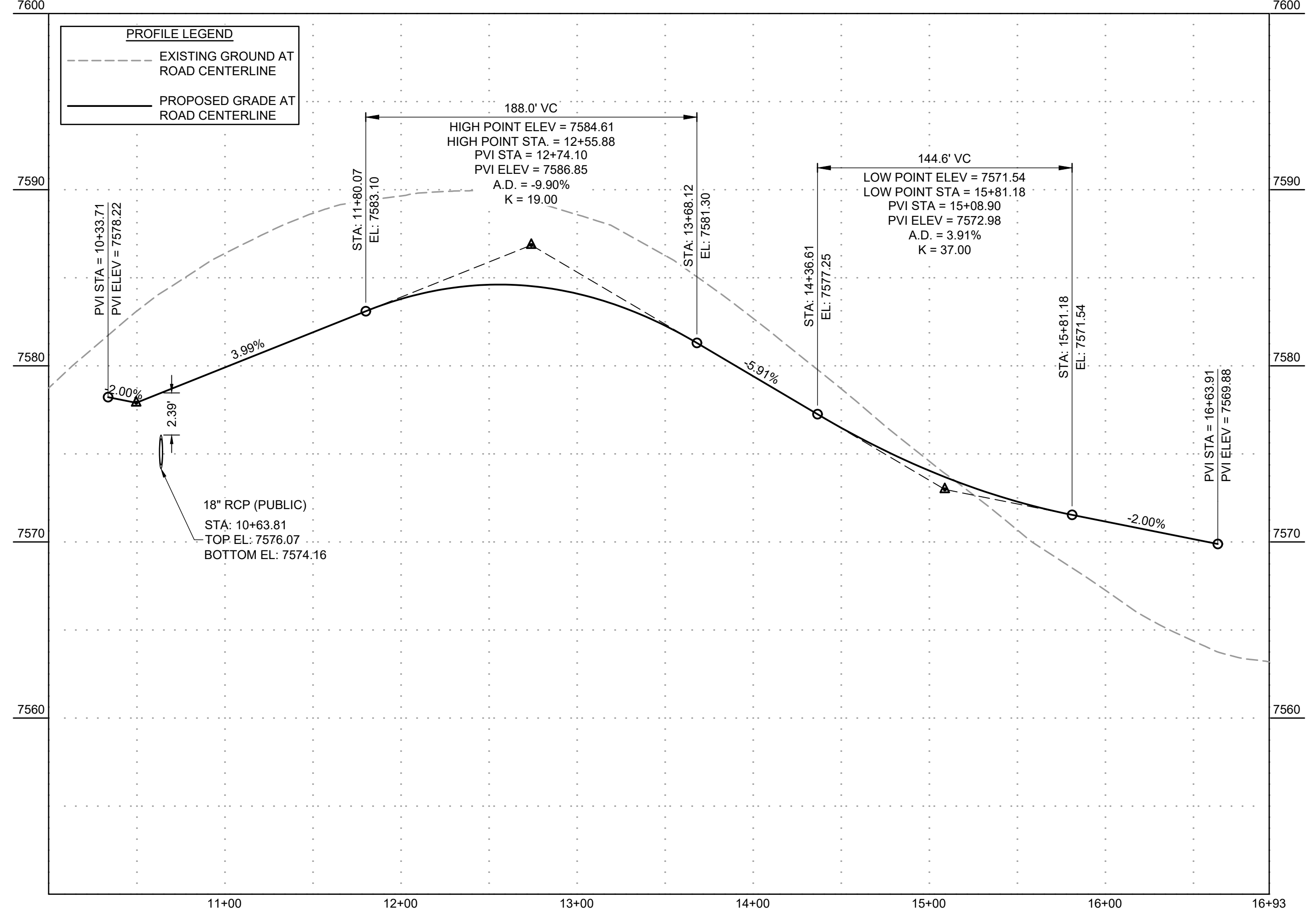
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POINT TABLE

| No. | DESC.    | ALIGNMENT        | STATION      | OFFSET   | FL. EL. |
|-----|----------|------------------|--------------|----------|---------|
| 9   | PCR      | SANDBAGGER DRIVE | STA 15+80.77 | 14.0' R  | 7576.77 |
| 10  | PCR      | ROUGH TRAIL      | STA 10+70.64 | 14.0' R  | 7578.45 |
| 11  | PCR      | SANDBAGGER DRIVE | STA 16+47.34 | 14.0' R  | 7578.90 |
| 12  | PCR      | ROUGH TRAIL      | STA 10+64.46 | 14.0' L  | 7578.22 |
| 13  | SWALE FL | SANDBAGGER DRIVE | STA 15+76.87 | 26.0' R  | 7574.04 |
| 14  | SWALE FL | SANDBAGGER DRIVE | STA 16+40.21 | 33.5' R  | 7574.57 |
| 15  | HIGH PT  | SANDBAGGER DRIVE | STA 20+02.53 | 26.0' L  | 7588.75 |
| 16  | HIGH PT  | SANDBAGGER DRIVE | STA 20+02.53 | 26.0' R  | 7588.75 |
| 23  | HIGH PT  | SANDBAGGER DRIVE | STA 15+68.31 | 217.6' R | 7581.78 |
| 24  | HIGH PT  | SANDBAGGER DRIVE | STA 16+08.60 | 233.9' R | 7581.78 |
| 25  | PCR      | ROUGH TRAIL      | STA 15+38.91 | 14.0' R  | 7572.44 |
| 26  | PCR      | ROUGH TRAIL      | STA 16+21.18 | 14.0' L  | 7570.79 |
| 27  | PCR      | ROUGH TRAIL      | STA 16+49.18 | 18.0' L  | 7570.23 |
| 28  | PCR      | ROUGH TRAIL      | STA ???      | ??? ???  | 7569.89 |
| 29  | LOW PT   | ROUGH TRAIL      | STA ???      | ??? ???  | 7566.07 |

**ROUGH TRAIL**  
 PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL  
**STA 10+00-16+93**



DRAWN BY: AMC JOB DATE: 11/19/2024  
 APPROVED: RDL JOB NUMBER: 211030.25  
 CAD DATE: 11/19/2024  
 CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing\_No\_5\Street\_PNP

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 1975 RESEARCH PARKWAY SUITE 160  
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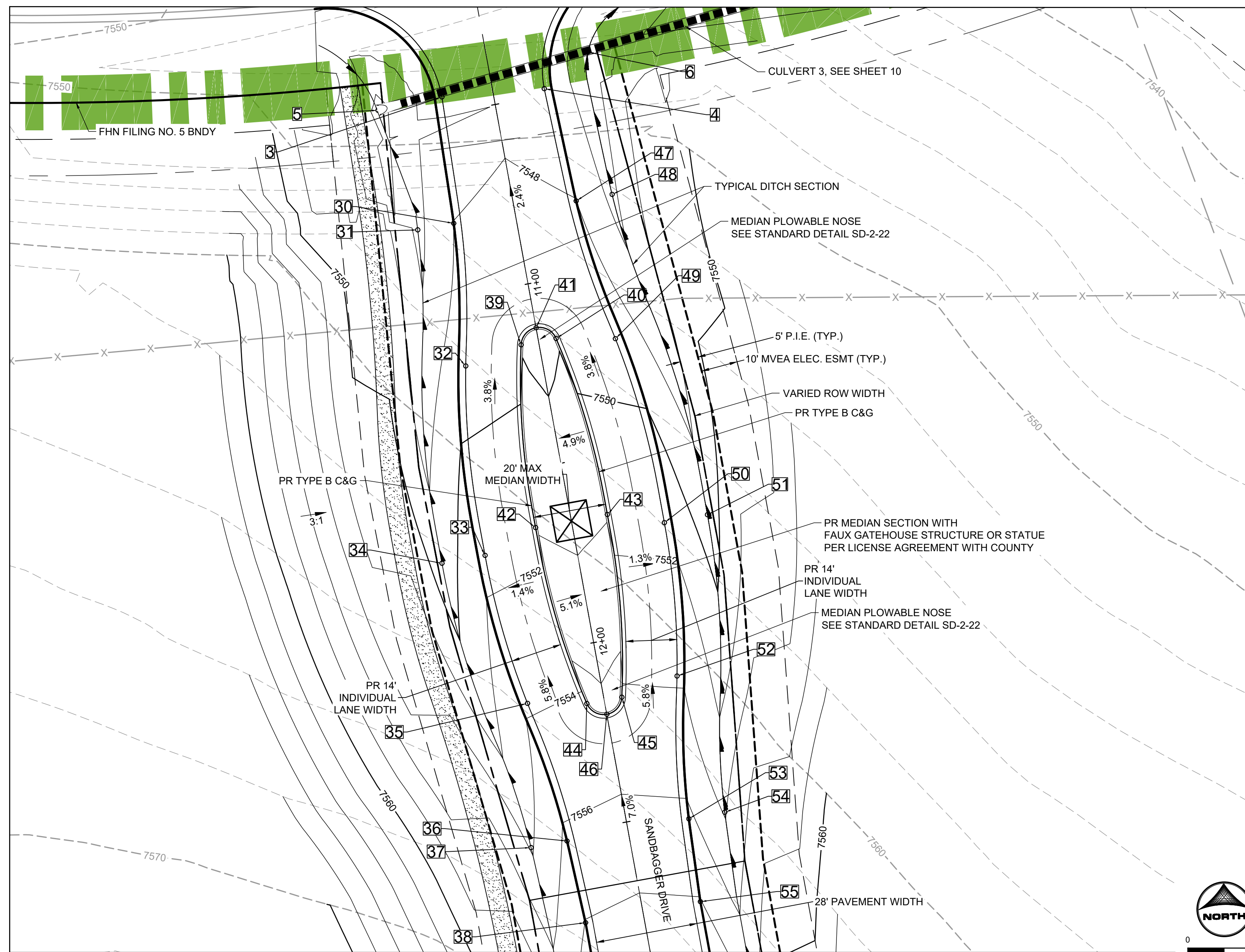
FLYING HORSE NORTH FILING NO. 5  
 PRI #2, LLC.  
 EL PASO COUNTY, CO

STREET PLAN & PROFILE  
 ROUGH TRAIL

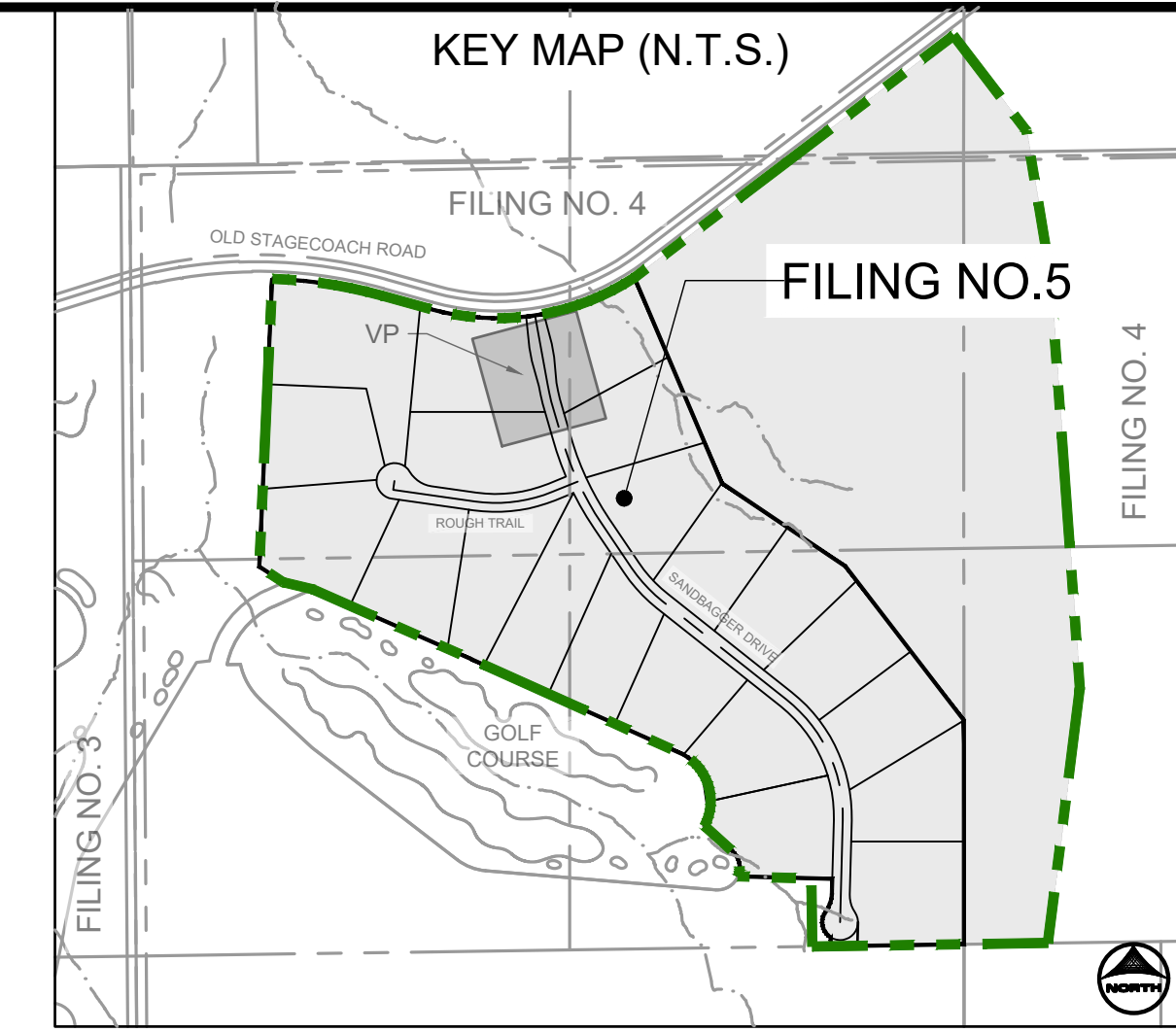
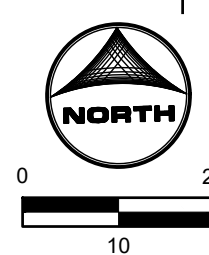
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HR GREEN Xref: xv-cow-1030; xv-dgn-1030; xv-cow-030.250; xv-dgn-030.250; key\_map; modified\_ditch\_sections; xref-dh01-030.250

PCD FILE NO.: SF2427



PLAN VIEW  
SANDBAGGER DRIVE MEDIAN



| POINT TABLE |                     |                  |              |         |         |
|-------------|---------------------|------------------|--------------|---------|---------|
| No.         | DESC.               | ALIGNMENT        | STATION      | OFFSET  | FL EL.  |
| 3           | BEGIN MODIFIED      | SANDBAGGER DRIVE | STA 10+45.34 | 14.0' R | 7548.74 |
| 4           | BEGIN MODIFIED      | SANDBAGGER DRIVE | STA 10+48.16 | 14.0' L | 7547.57 |
| 5           | BEGIN FL TRANSITION | SANDBAGGER DRIVE | STA 10+45.78 | 31.9' R | 7549.03 |
| 6           | BEGIN FL TRANSITION | SANDBAGGER DRIVE | STA 10+40.43 | 27.8' L | 7546.40 |
| 30          | EDGE OF SHOULDER    | SANDBAGGER DRIVE | STA 10+80.00 | 17.1' R | 7548.02 |
| 31          | SWALE FL            | SANDBAGGER DRIVE | STA 10+80.00 | 27.1' R | 7545.53 |
| 32          | EDGE OF SHOULDER    | SANDBAGGER DRIVE | STA 11+19.08 | 20.8' R | 7549.24 |
| 33          | EDGE OF SHOULDER    | SANDBAGGER DRIVE | STA 11+71.12 | 25.0' R | 7551.44 |
| 34          | SWALE FL            | SANDBAGGER DRIVE | STA 11+71.12 | 37.0' R | 7548.91 |
| 35          | EDGE OF SHOULDER    | SANDBAGGER DRIVE | STA 12+13.13 | 20.8' R | 7553.78 |
| 36          | EDGE OF SHOULDER    | SANDBAGGER DRIVE | STA 12+52.21 | 17.0' R | 7556.36 |
| 37          | SWALE FL            | SANDBAGGER DRIVE | STA 12+52.21 | 27.0' R | 7553.82 |
| 38          | EDGE OF SHOULDER    | SANDBAGGER DRIVE | STA 12+75.14 | 16.0' R | 7558.06 |
| 39          | TYPE B C&G          | SANDBAGGER DRIVE | STA 11+16.11 | 4.9' R  | 7549.36 |
| 40          | TYPE B C&G          | SANDBAGGER DRIVE | STA 11+16.11 | 4.9' L  | 7549.36 |

| POINT TABLE |                  |                  |              |         |         |
|-------------|------------------|------------------|--------------|---------|---------|
| No.         | DESC.            | ALIGNMENT        | STATION      | OFFSET  | FL EL.  |
| 41          | PLOWABLE NOSE    | SANDBAGGER DRIVE | STA 11+12.23 | 0.0' R  | 7549.36 |
| 42          | TYPE B C&G       | SANDBAGGER DRIVE | STA 11+66.11 | 10.0' R | 7551.39 |
| 43          | TYPE B C&G       | SANDBAGGER DRIVE | STA 11+66.11 | 10.0' L | 7551.40 |
| 44          | TYPE B C&G       | SANDBAGGER DRIVE | STA 12+16.11 | 4.8' R  | 7554.21 |
| 45          | TYPE B C&G       | SANDBAGGER DRIVE | STA 12+16.11 | 4.9' L  | 7554.21 |
| 46          | PLOWABLE NOSE    | SANDBAGGER DRIVE | STA 12+19.98 | 0.0' L  | 7554.21 |
| 47          | EDGE OF SHOULDER | SANDBAGGER DRIVE | STA 10+80.01 | 17.1' L | 7548.02 |
| 48          | SWALE FL         | SANDBAGGER DRIVE | STA 10+80.01 | 27.1' L | 7545.53 |
| 49          | EDGE OF SHOULDER | SANDBAGGER DRIVE | STA 11+19.09 | 20.9' L | 7549.24 |
| 50          | EDGE OF SHOULDER | SANDBAGGER DRIVE | STA 11+71.12 | 25.0' L | 7551.46 |
| 51          | SWALE FL         | SANDBAGGER DRIVE | STA 11+71.12 | 37.0' L | 7548.93 |
| 52          | EDGE OF SHOULDER | SANDBAGGER DRIVE | STA 12+13.13 | 20.8' L | 7553.81 |
| 53          | EDGE OF SHOULDER | SANDBAGGER DRIVE | STA 12+52.21 | 17.0' L | 7556.40 |
| 54          | SWALE FL         | SANDBAGGER DRIVE | STA 12+52.21 | 27.0' L | 7553.86 |
| 55          | EDGE OF SHOULDER | SANDBAGGER DRIVE | STA 12+75.14 | 16.0' L | 7558.09 |

POINT TABLE  
SANDBAGGER DRIVE  
MEDIAN AND MONUMENT

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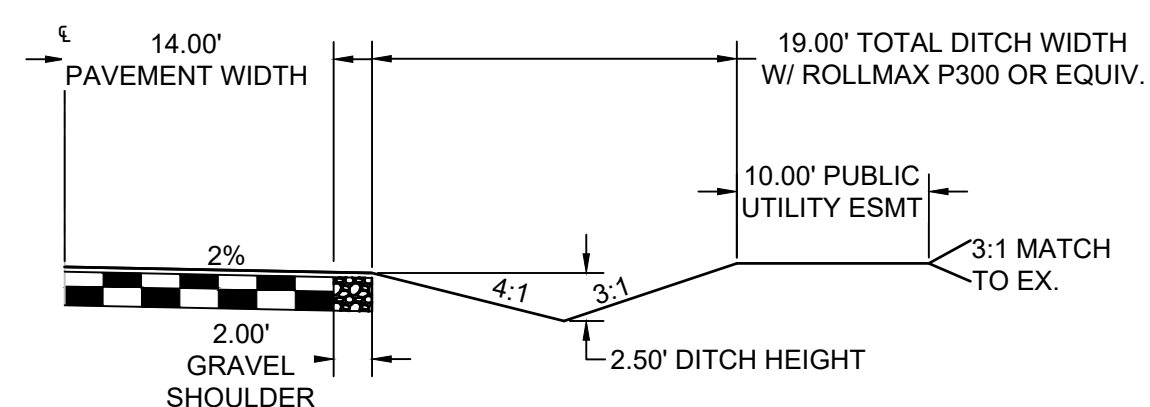
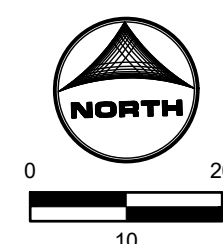
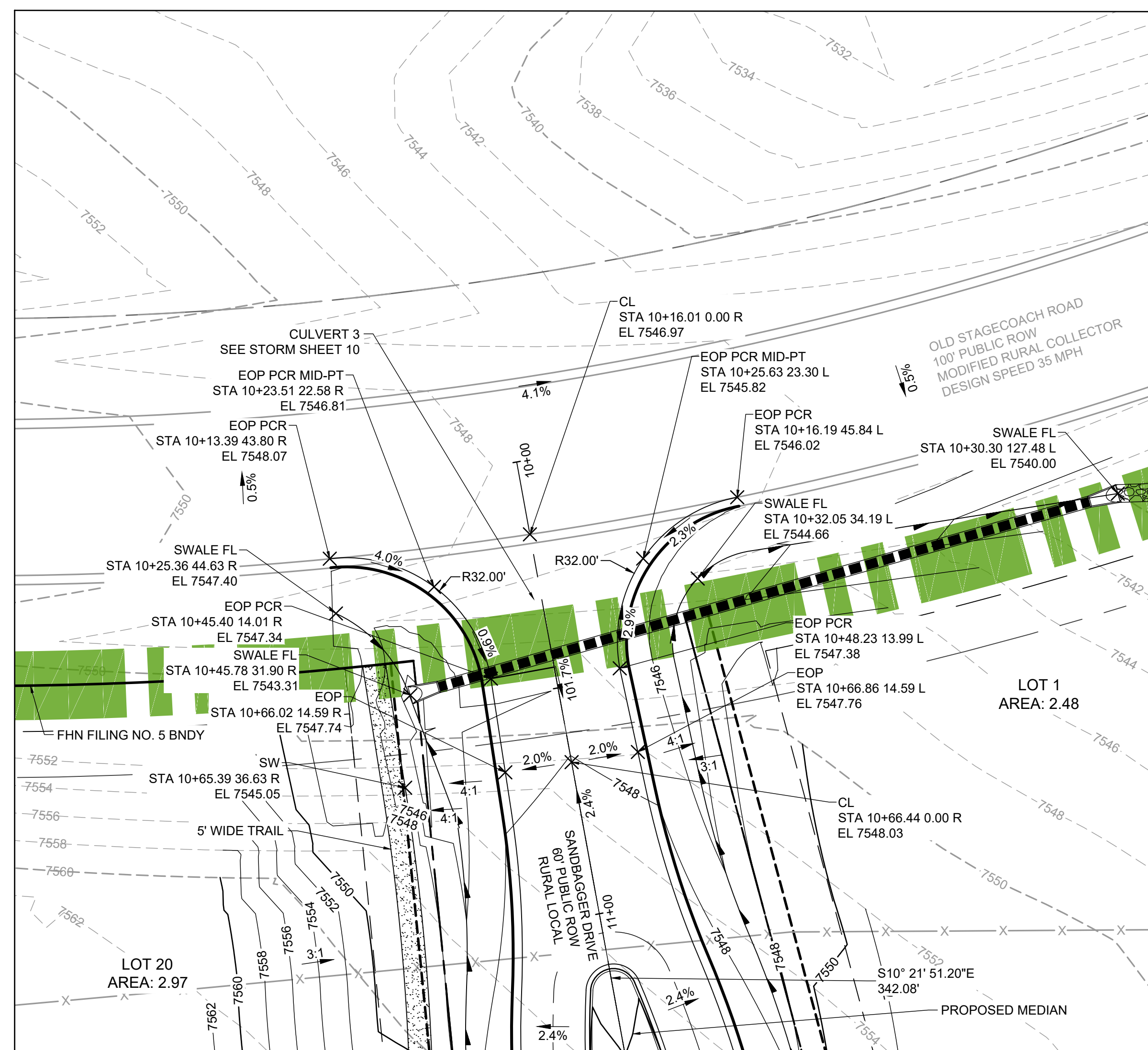
FLYING HORSE NORTH FILING NO. 5  
 PRI #2, LLC.  
 EL PASO COUNTY, CO

STREET PLAN & PROFILE  
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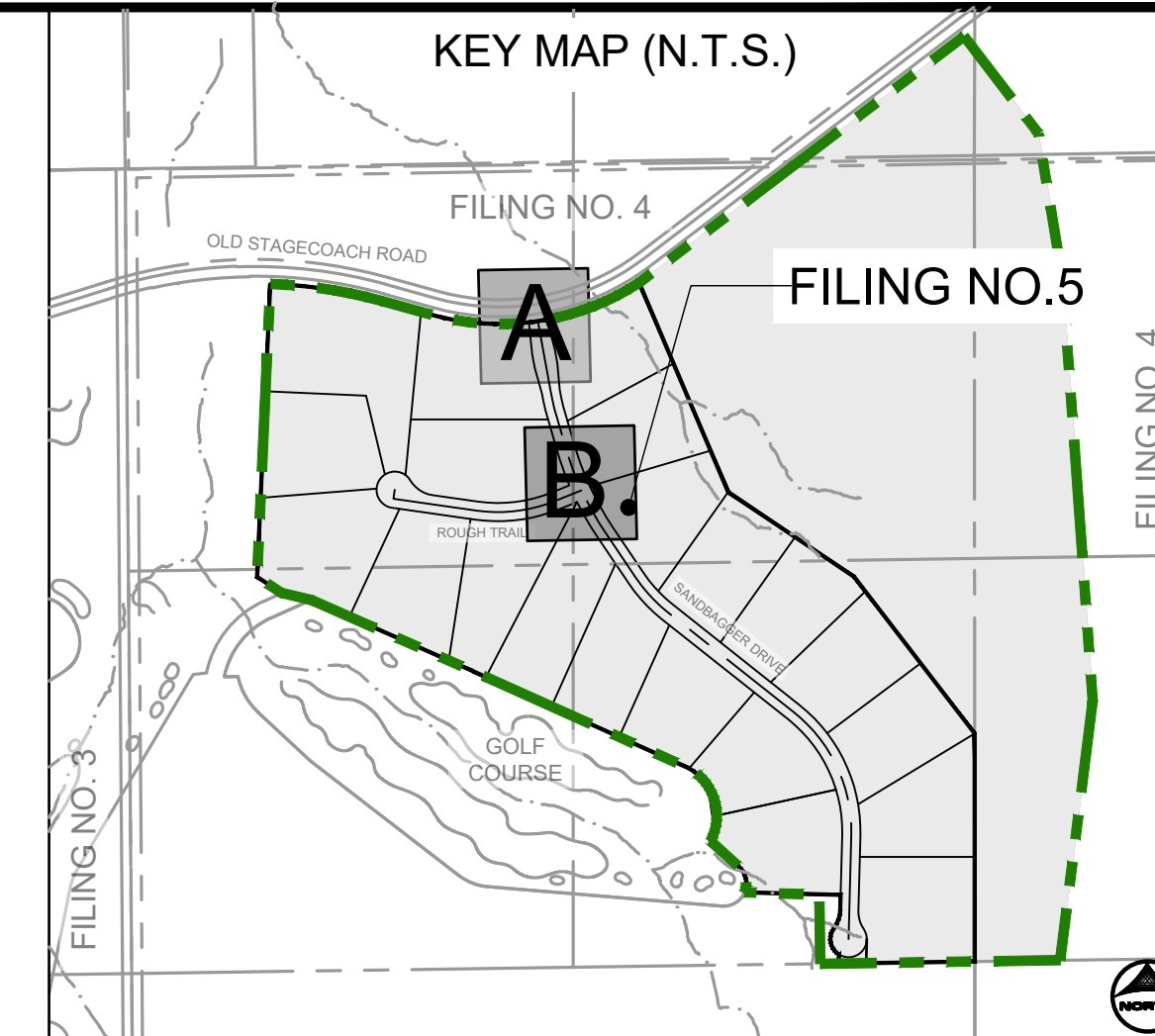
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LYON, RICHIE, 11/19/2024 1:13 PM

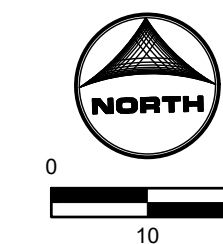
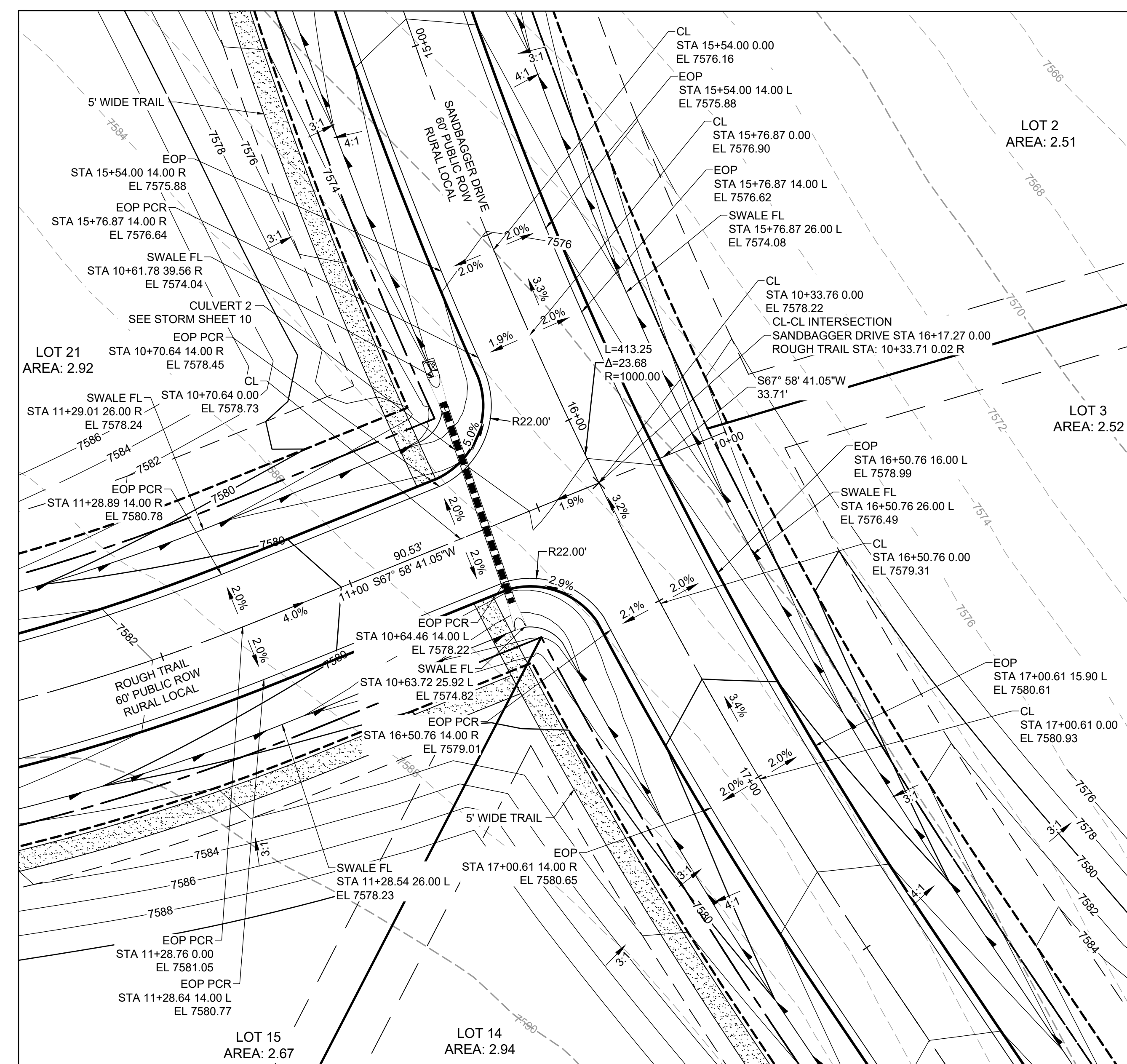
### ROADWAY INTERSECTION DETAIL - A SANDBAGGER DRIVE & OLD STAGECOACH ROAD



**TYPICAL ROADSIDE DITCH SECTION**  
SCALE: 1"=10'  
ROADS USING THIS SECTION: SANDBAGGER DRIVE, ROUGH TRAIL



### ROADWAY INTERSECTION DETAIL - B SANDBAGGER DRIVE & ROUGH TRAIL



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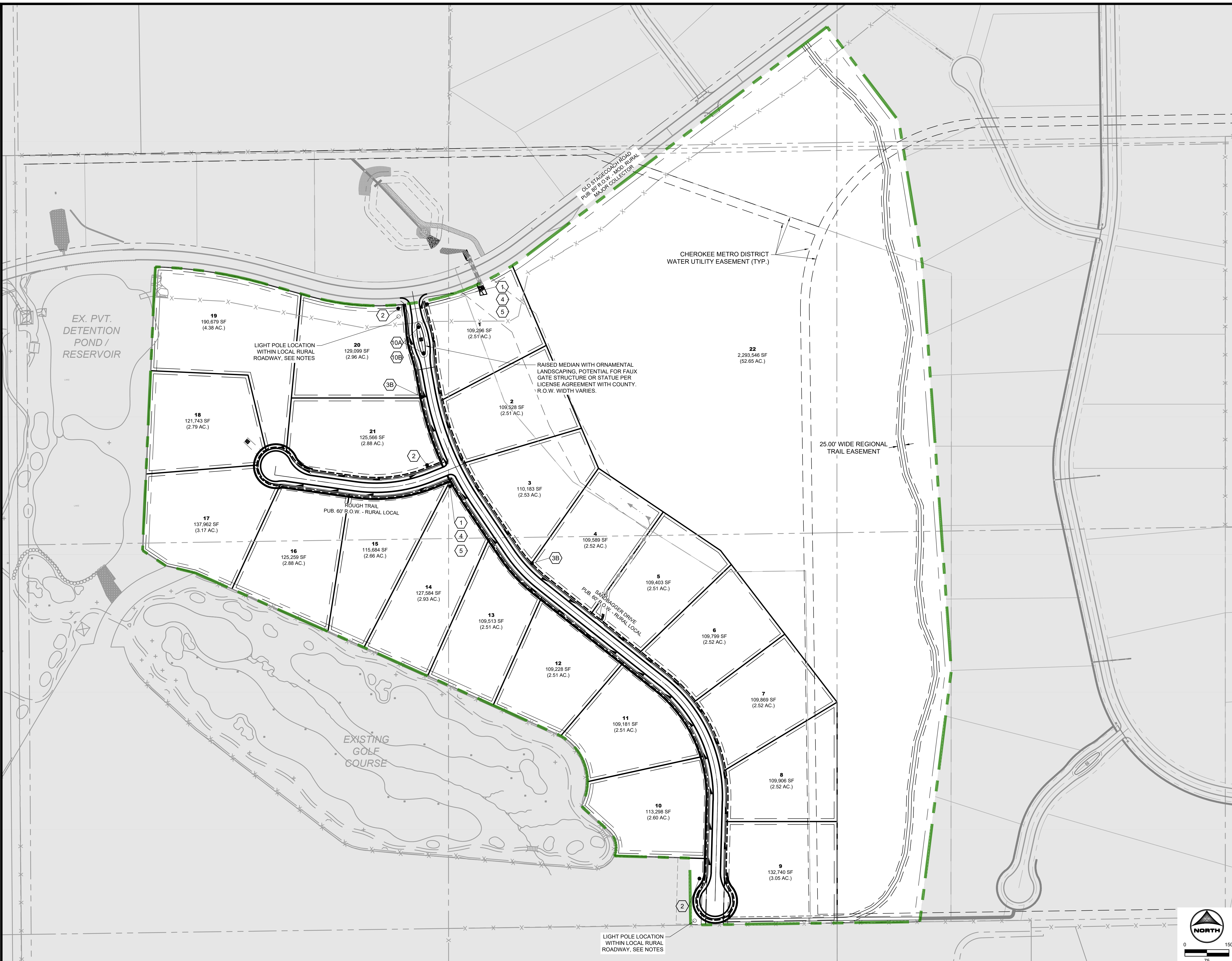
HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 160  
COLORADO SPRINGS, CO 80920  
PHONE: 719.300.4140  
FAX: 713.965.0044

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PRI #2, LLC.  
EL PASO COUNTY, CO

STREET PLAN & PROFILE  
ROADWAY INTERSECTION DETAILS

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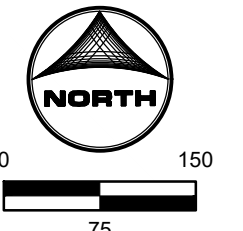
**SIGNAGE LEGEND:**

- 1 STOP R-1 SINGLE LANE 30"x30"
- 2 NO OUTLET R-1 18"x18"
- 3A SPEED LIMIT 25 24"x30"
- 3B SPEED LIMIT 30 24"x30"
- 4 ROAD NAME GREEN
- 6 ROAD NAME NO OUTLET GREEN W/ NO OUTLET PATCH
- 5 ROAD NAME NO OUTLET GREEN W/ NO OUTLET PATCH
- 7 NO PARKING R-8-3 12"x18"
- 8A NO PARKING R-7-32(R) 12"x18"
- 8B NO PARKING R-7-32(L) 12"x18"
- 9 TYPE III BARRICADE (TEMPORARY) O-O-O
- 10A R-4-7 12"x18"
- 10B OM-3-L 12"x18"
- 11 NO PUE ACCESS W/ WHITE LETTERING GREEN SIGN W/ WHITE LETTERING 24"x24"

- CONSTRUCTION NOTES:**
- WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS USE EL PASO COUNTY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
  - ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
  - PAVEMENT MARKING IS THERMOPLASTIC WITH COLOR DESIGNATED IN KEY NOTES.
  - 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.

- LIGHT POLE NOTES:**
- 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.
  - PROPOSED LIGHT POLE LOCATIONS WITHIN THE LOCAL RURAL ROADWAY AREAS ARE 20' FROM EOA.

- EL PASO COUNTY SIGNAGE & STRIPING NOTES:**
- ALL SIGNS AND PAVEMENTS 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. 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"x1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-S REGARDING USE OF THE P2 TUBULAR STEEL POST SUBBASE 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 1/2" THICKNESS THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-L. 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.
  - ALL LONGITUDINAL LINES SHALL BE A MINIMUM 1/2" 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 (719.580.6819) 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.



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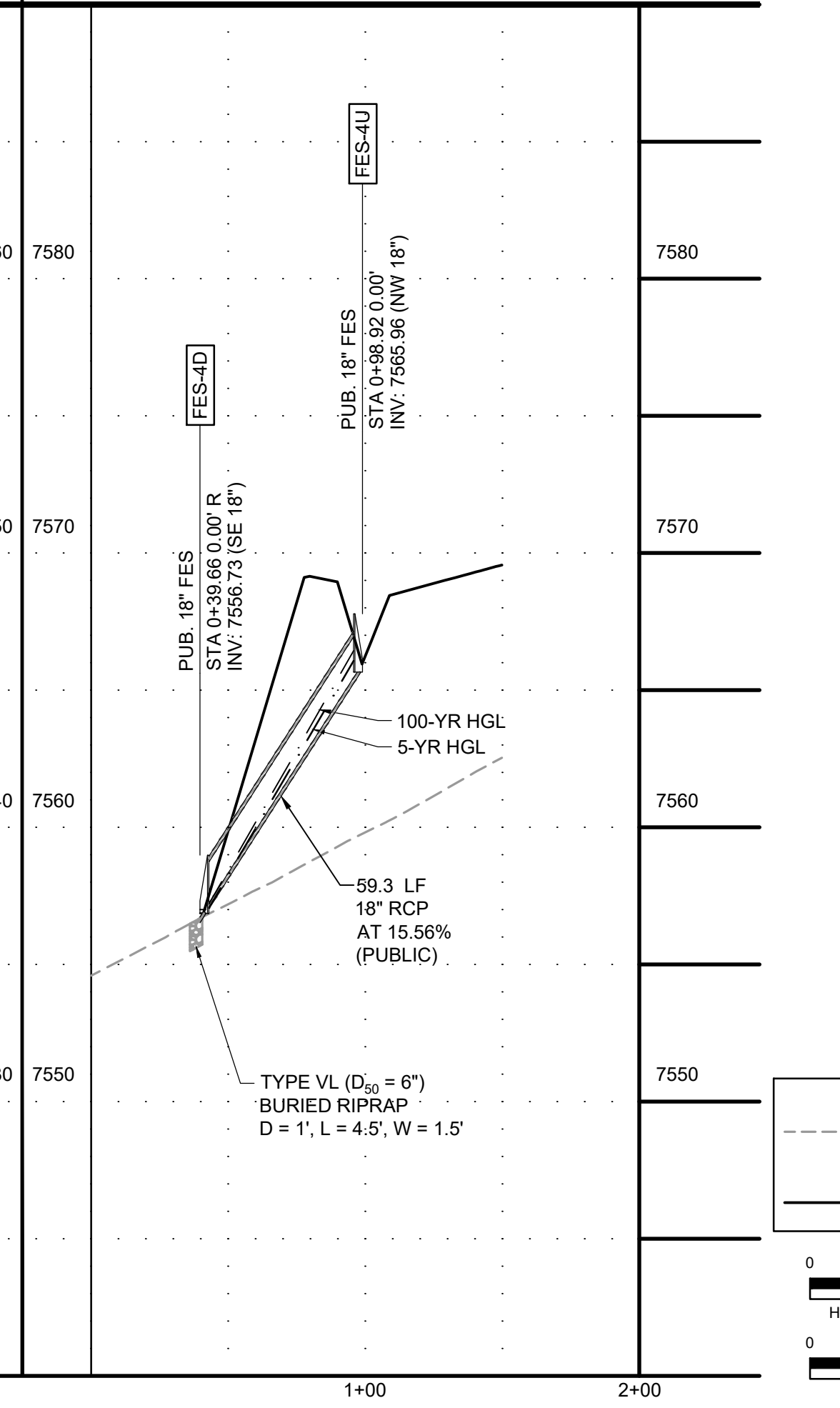
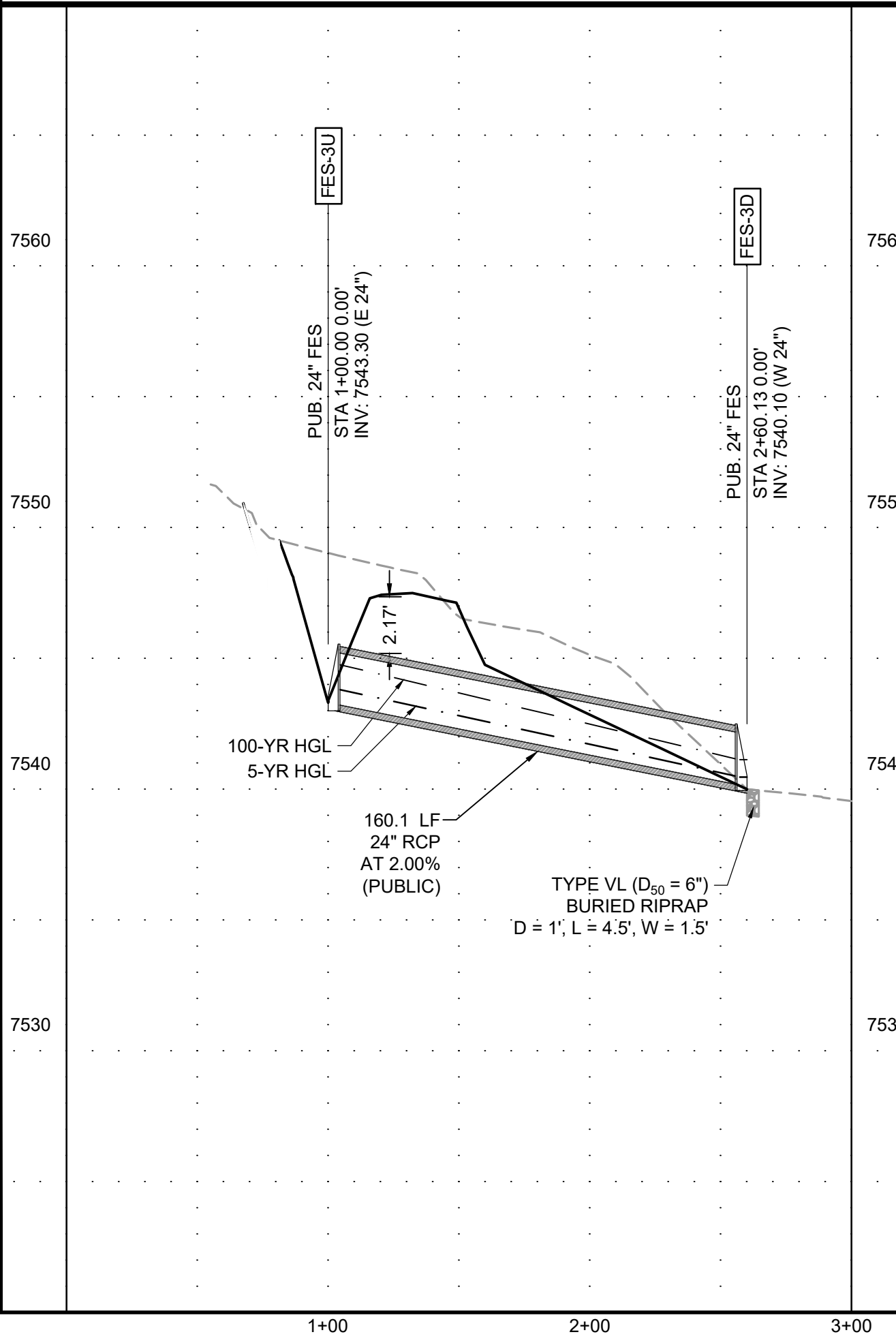
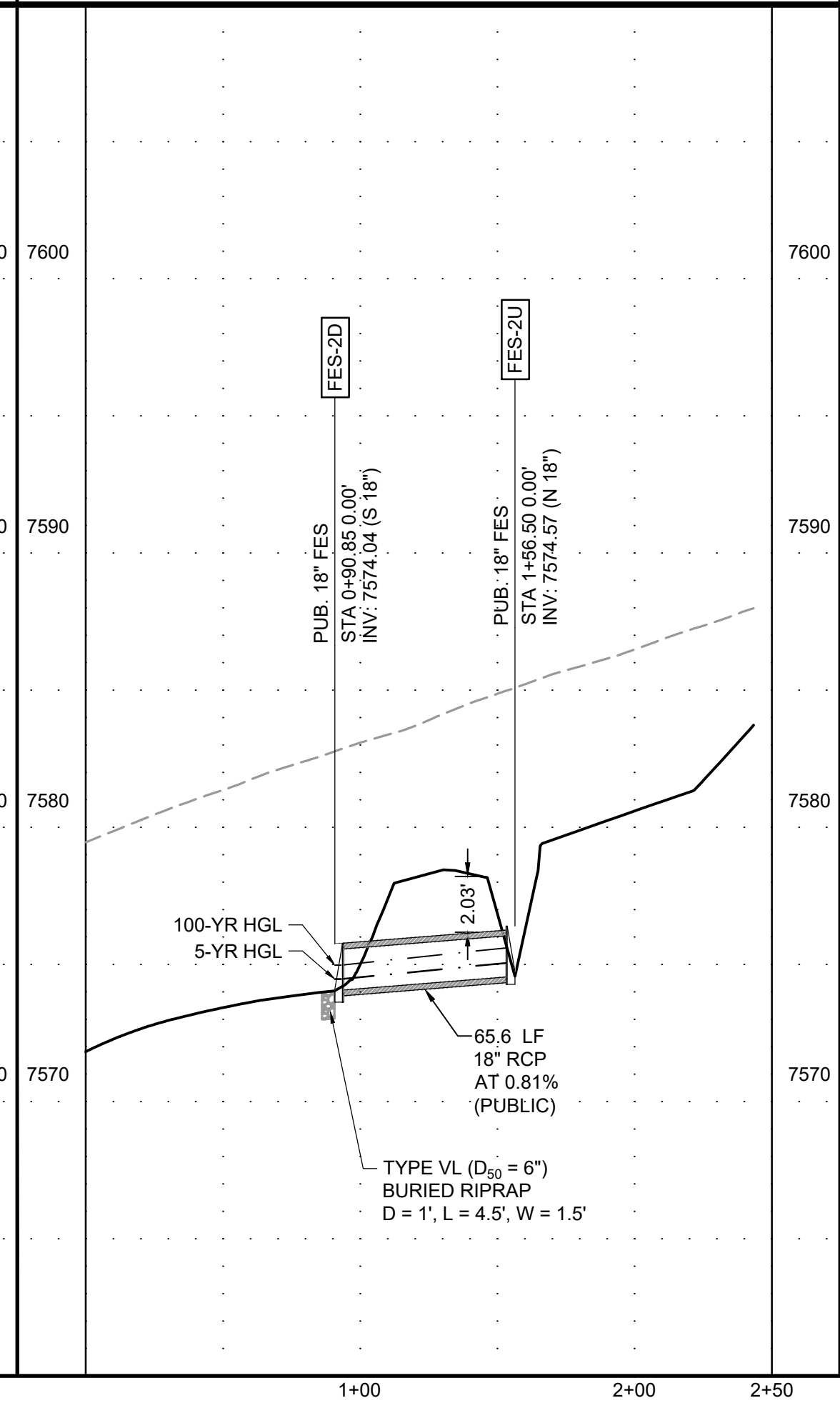
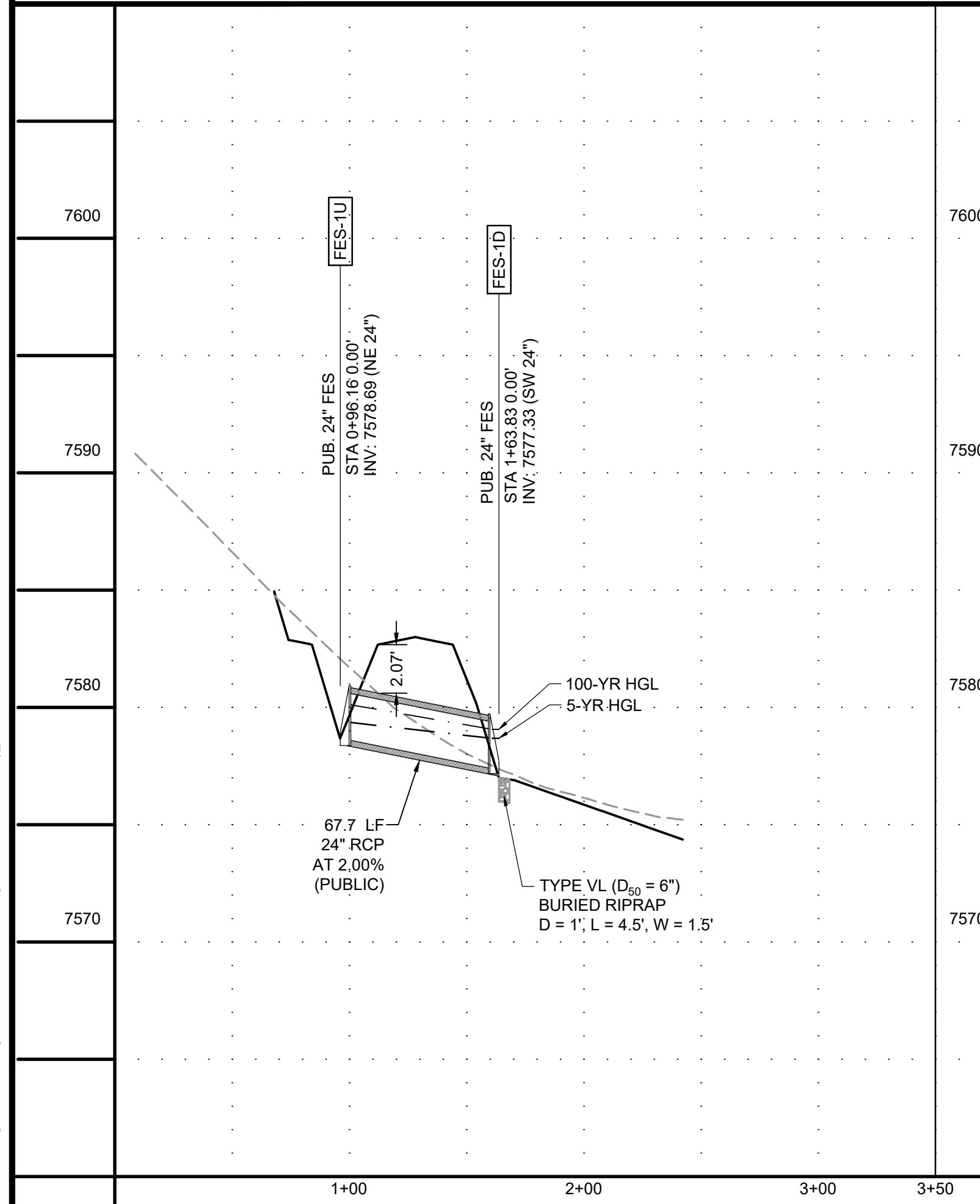
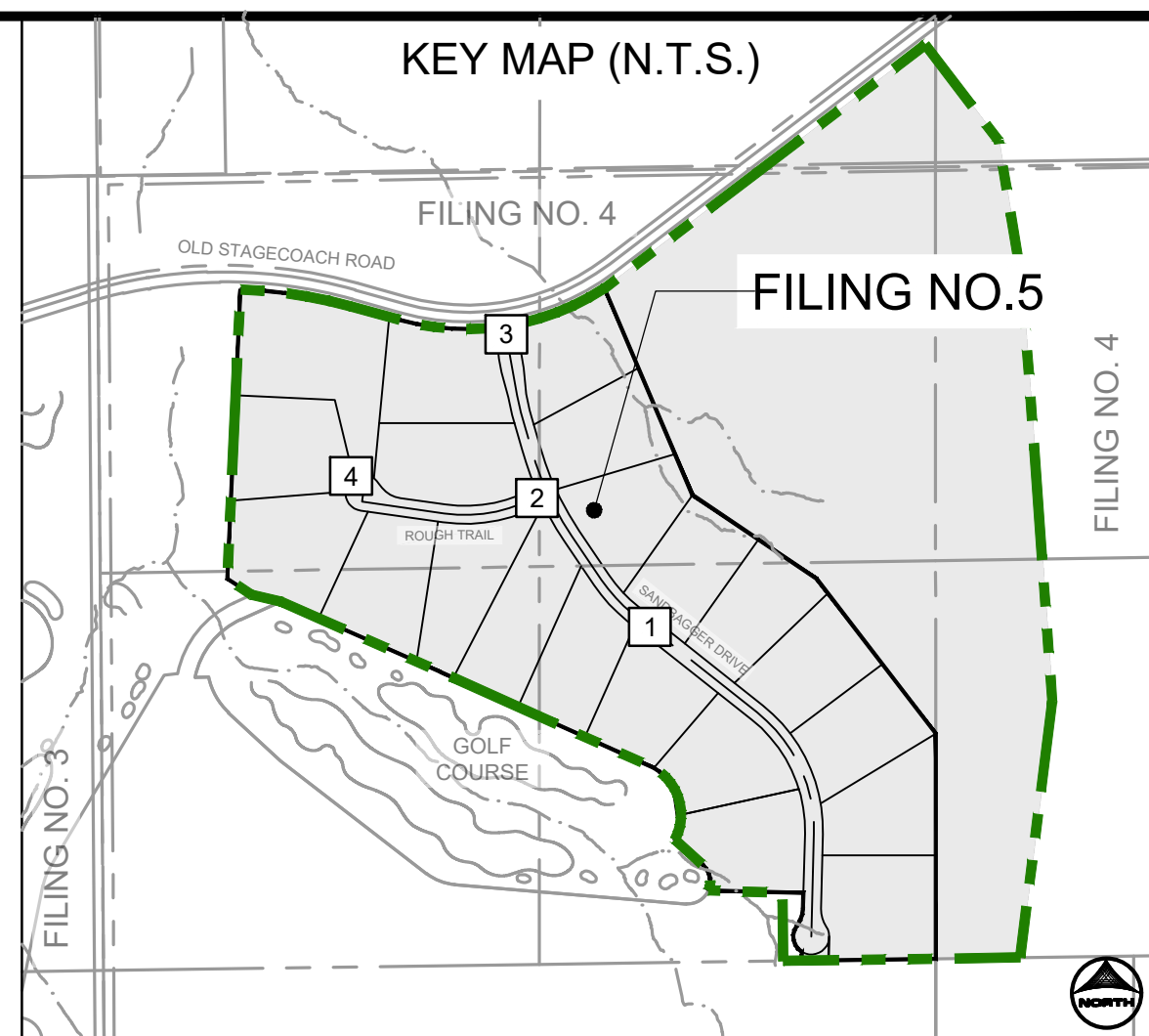
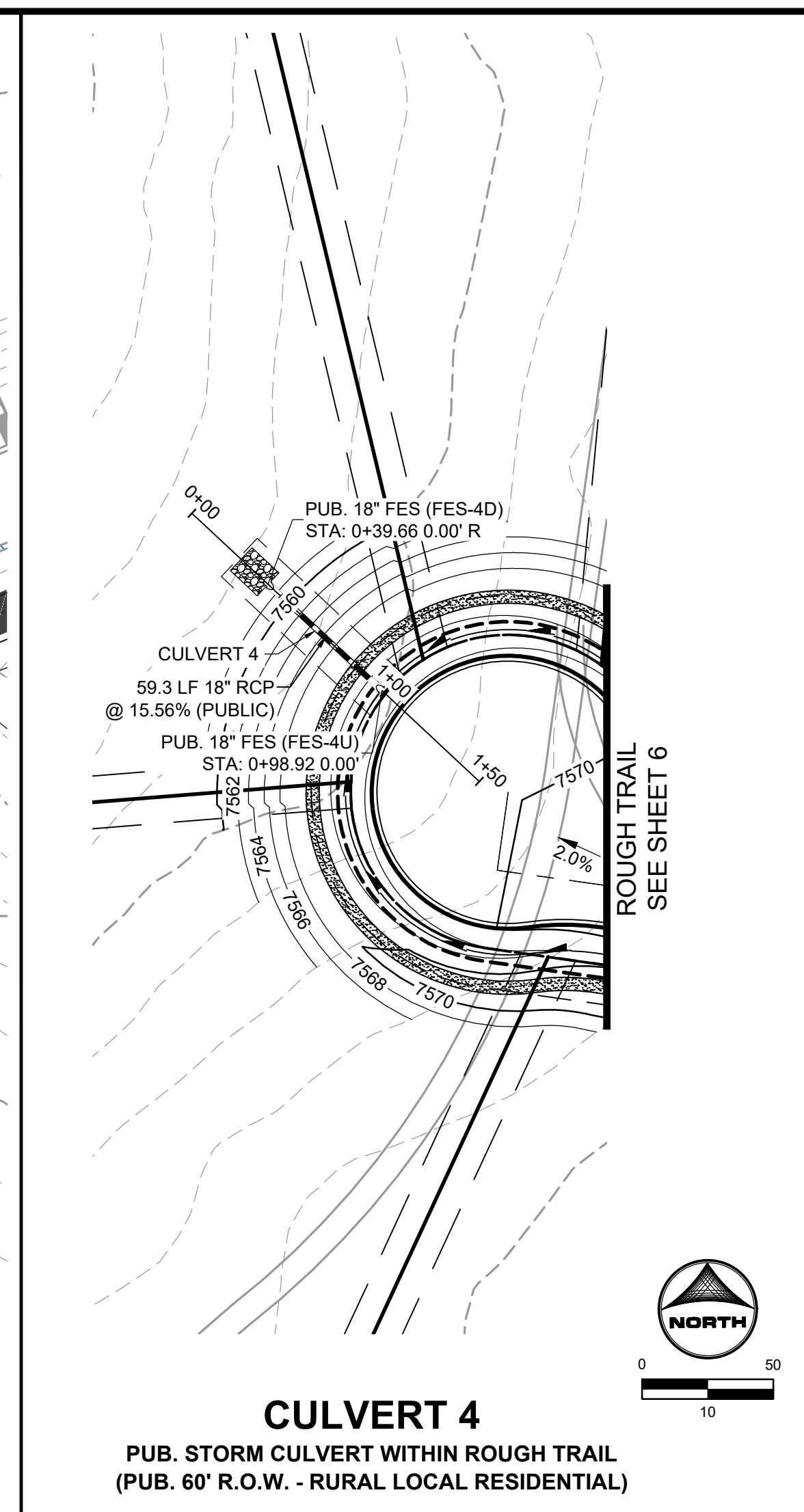
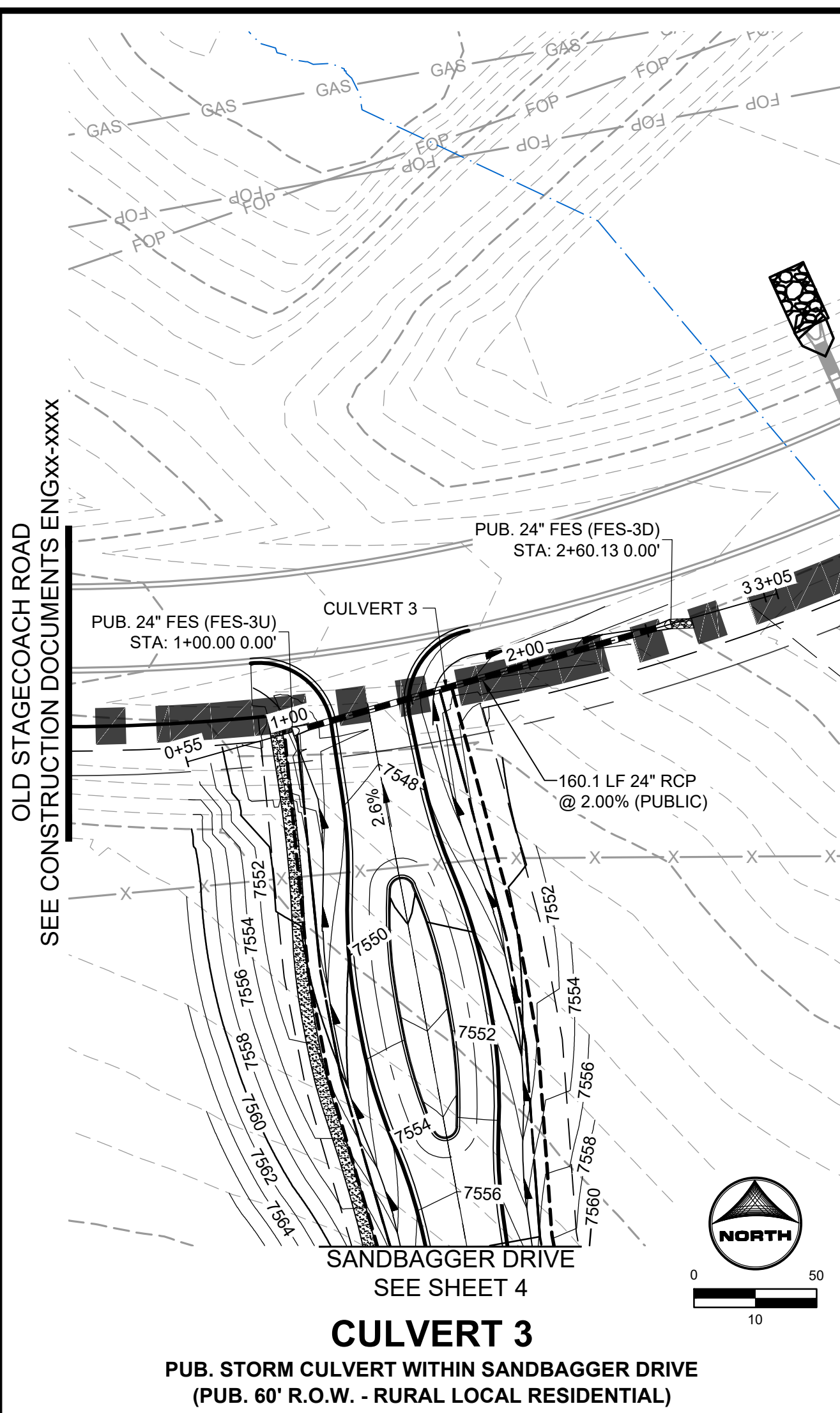
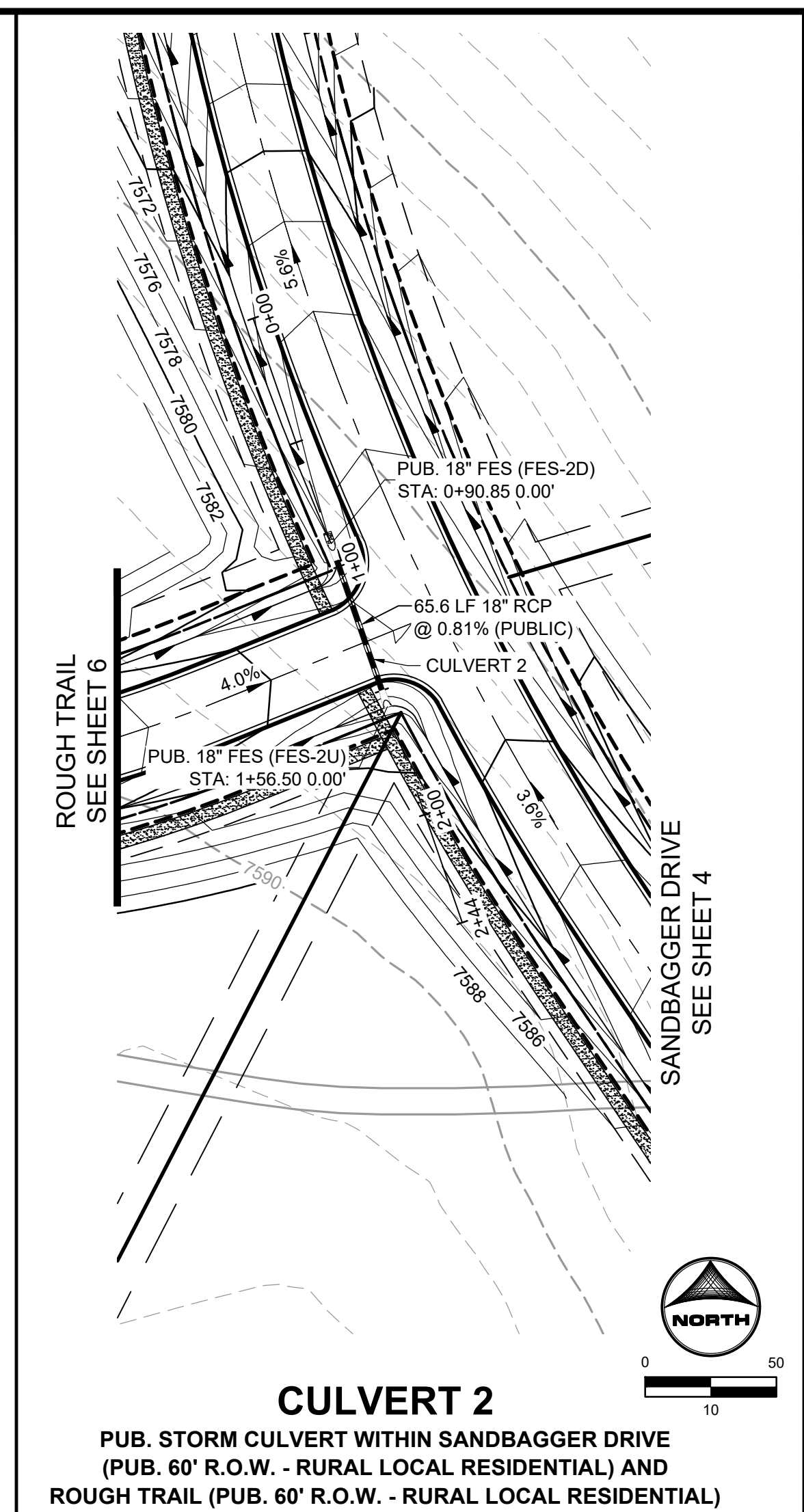
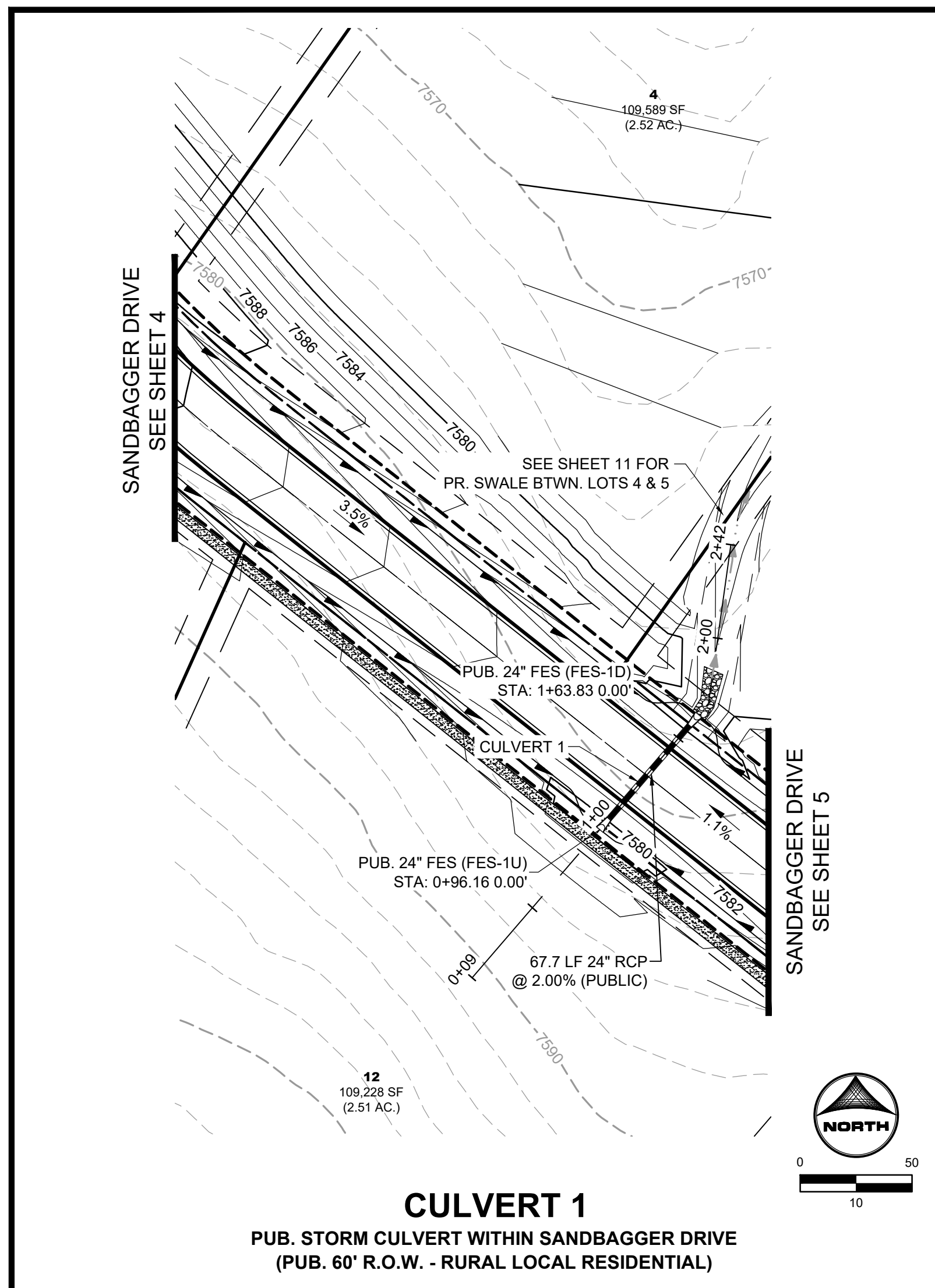
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**HRGreen** HR GREEN - COLORADO SPRINGS  
 1975 RESEARCH PARKWAY SUITE 160  
 COLORADO SPRINGS, CO 80920  
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FLYING HORSE NORTH FILING NO. 5  
 PRI #2, LLC.  
 EL PASO COUNTY, CO

ROADWAYS  
 SIGNAGE AND STRIPING

SHEET  
**S&S**  
 9



PROFILE LEGEND

- EXISTING GROUND AT PIPE CENTERLINE
- PROPOSED GRADE AT PIPE CENTERLINE

Scale: 0 5 10

HORIZONTAL

VERTICAL

DRAWN BY: TMM JOB DATE: 10/11/2024  
 APPROVED: RHL JOB NUMBER: 211030.25  
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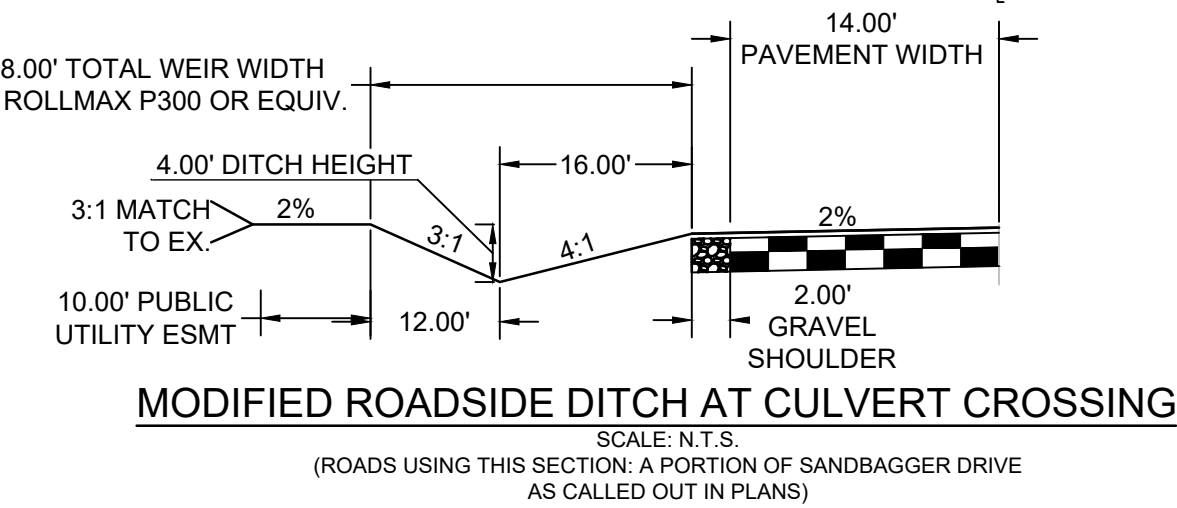
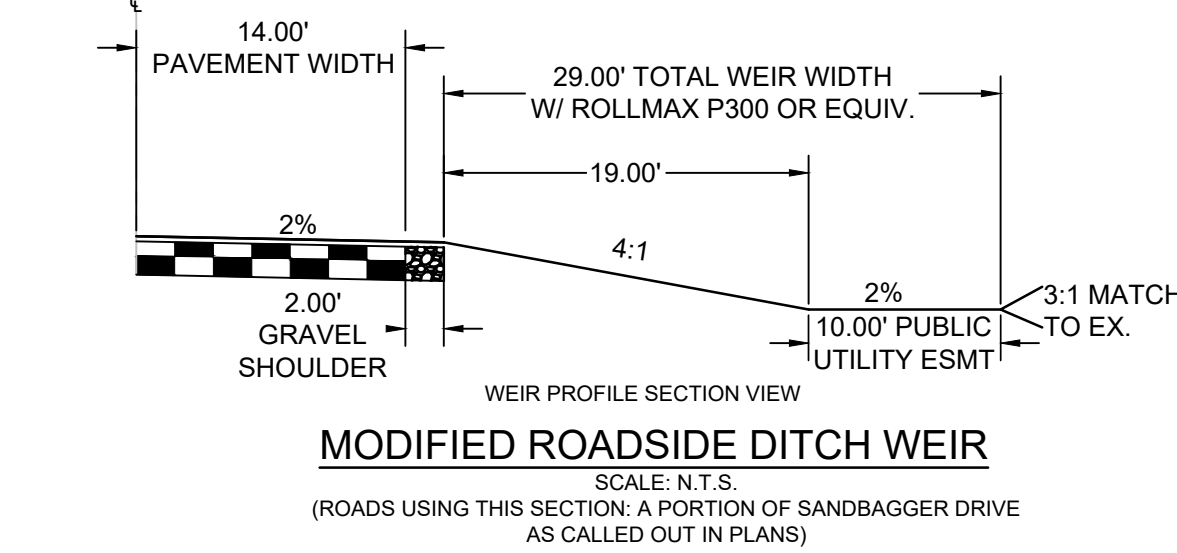
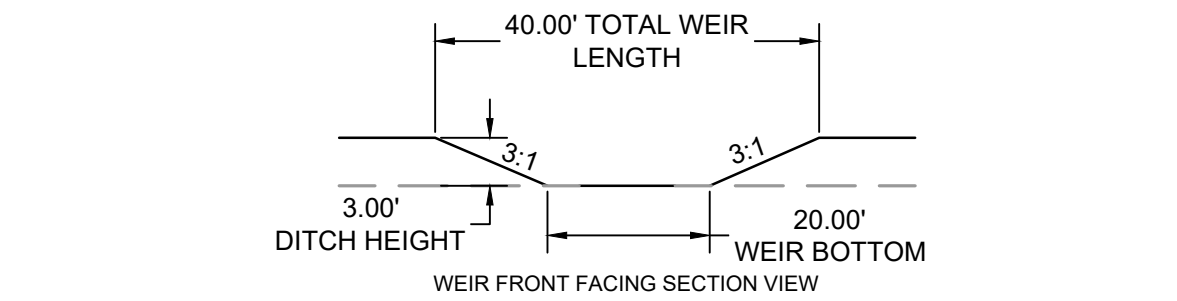
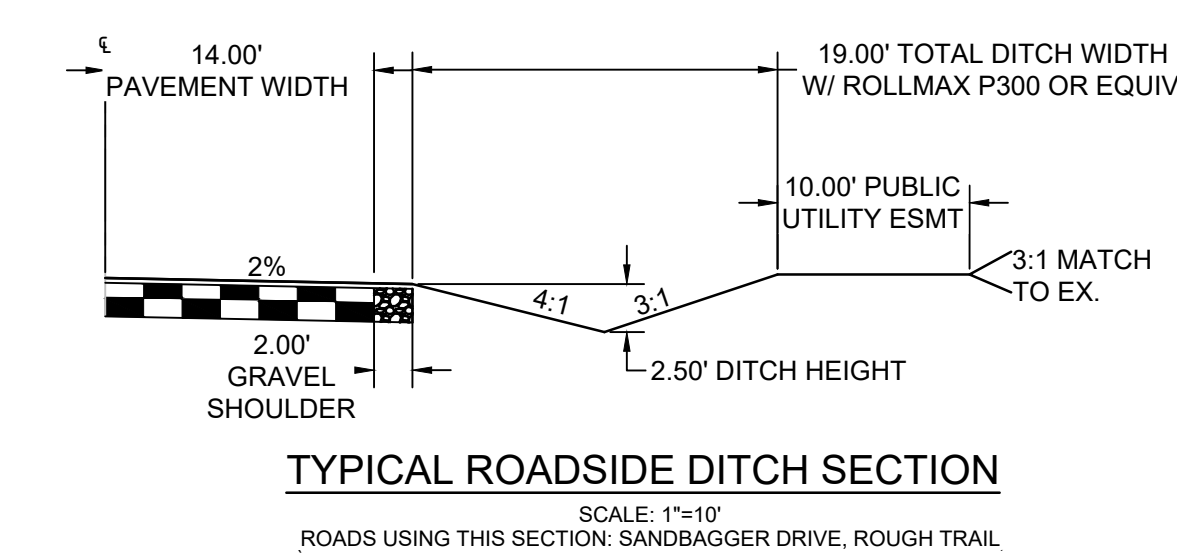
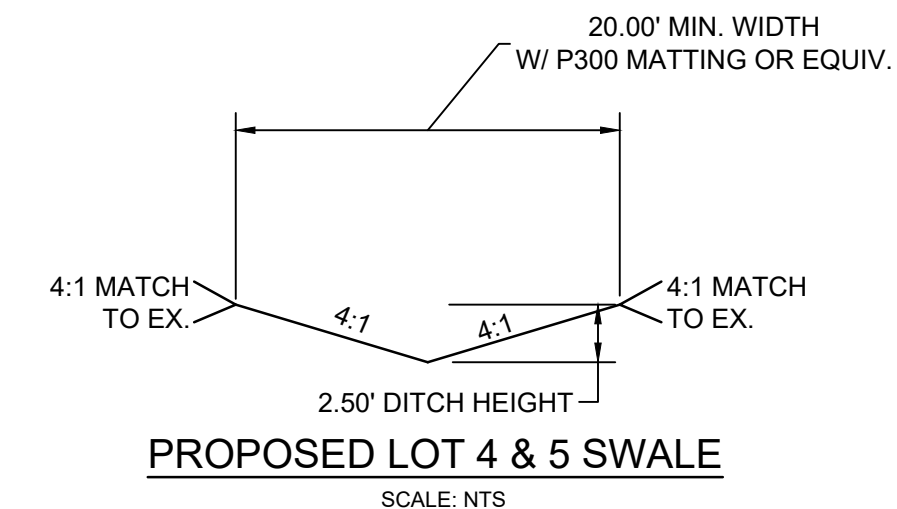
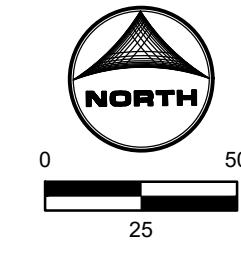
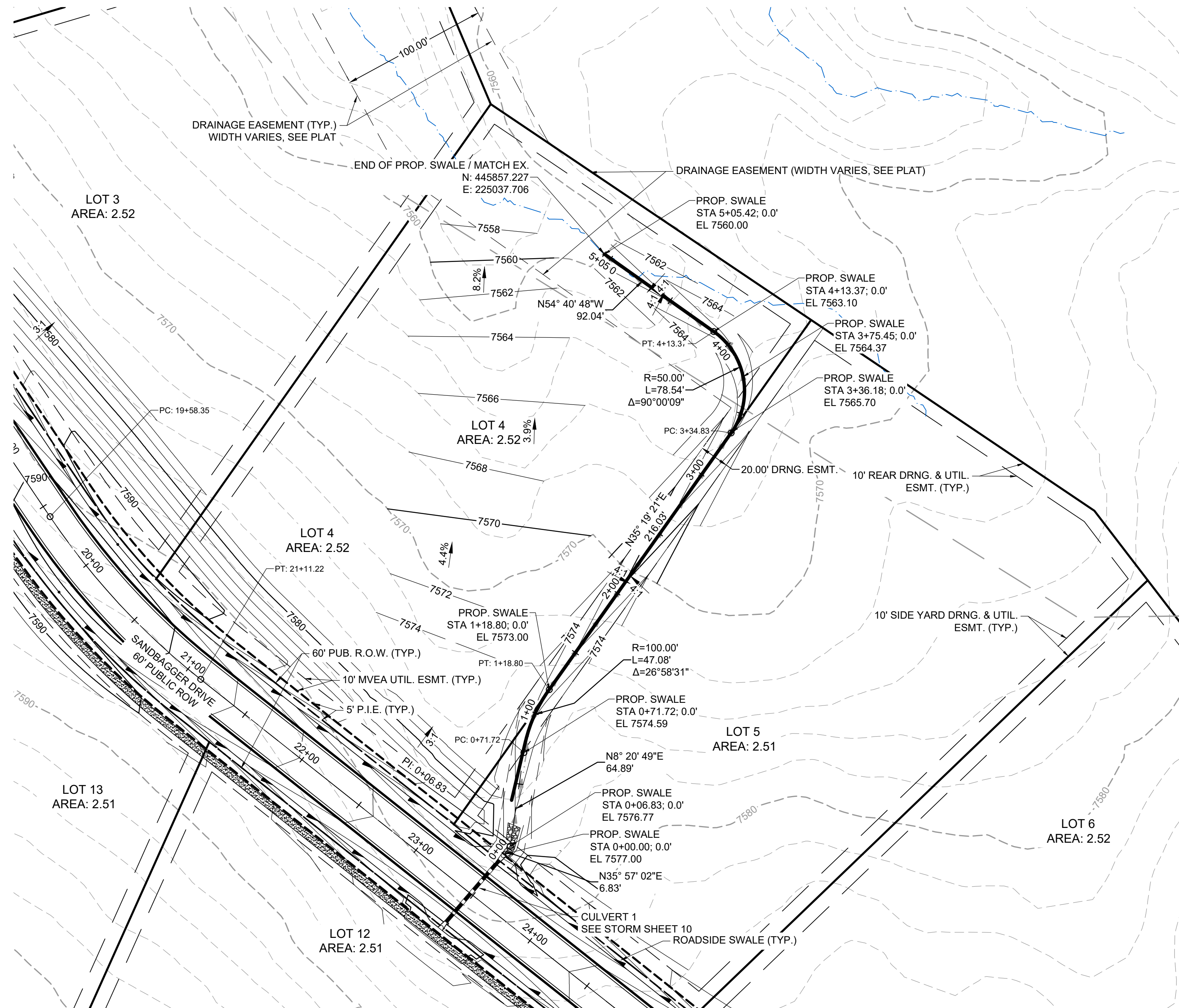
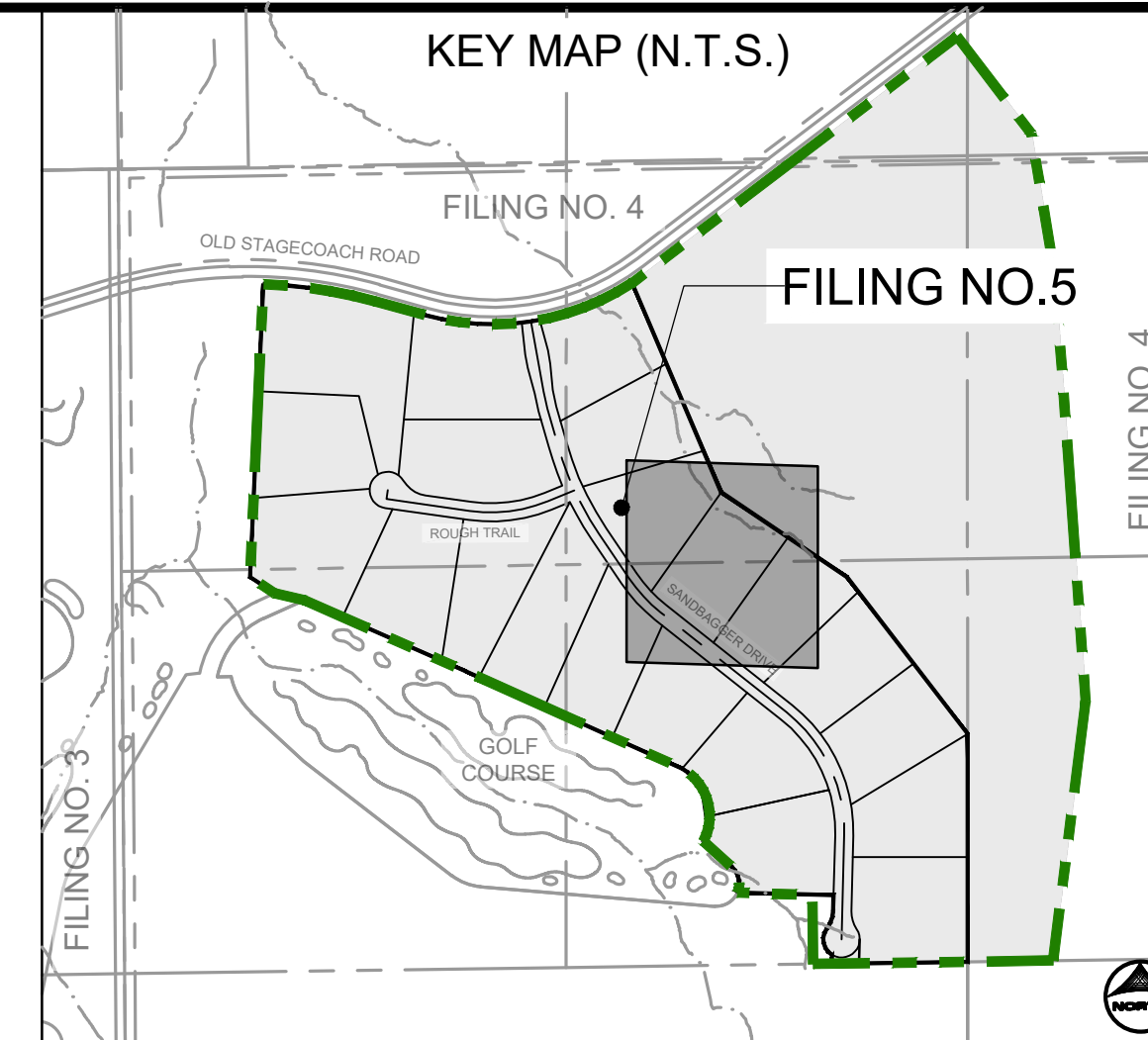
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FLYING HORSE NORTH FILING NO. 5  
 PRI #2, LLC.  
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS  
 STORM PLAN AND PROFILE

LYON, RICHIE, 11/19/2024 1:40 PM

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COLORADO SPRINGS, CO 80920  
PHONE: 719.300.4140  
FAX: 713.965.0044

FLYING HORSE NORTH FILING NO. 5  
PRI #2, LLC.  
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS  
LOT 4 & 5 PROPOSED SWALE AND GRADING

PCD FILE NO.: SF2427