

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 30, TOWNSHIP 11 SOUTH, RANGE 65 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°15'13"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;

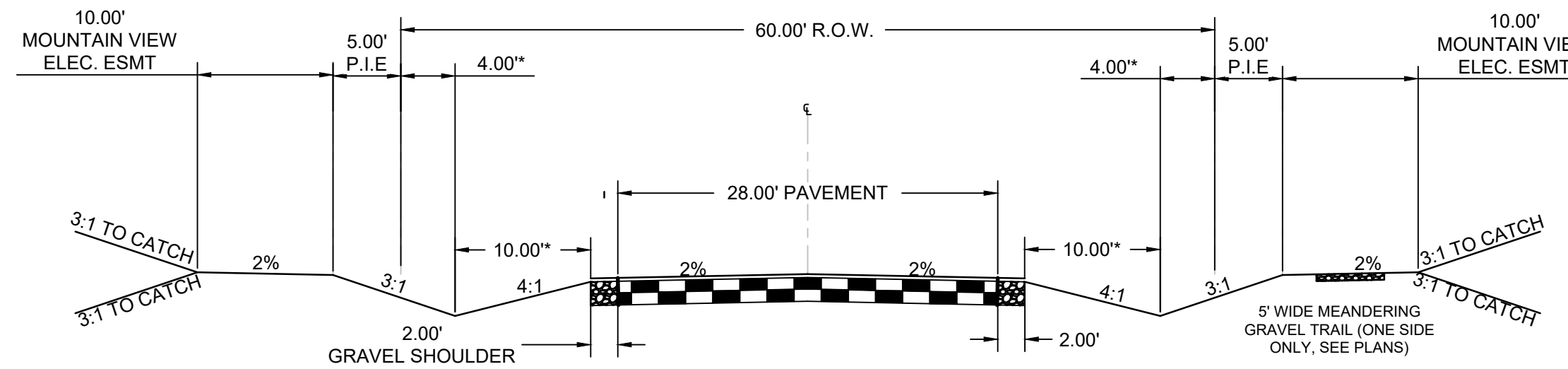
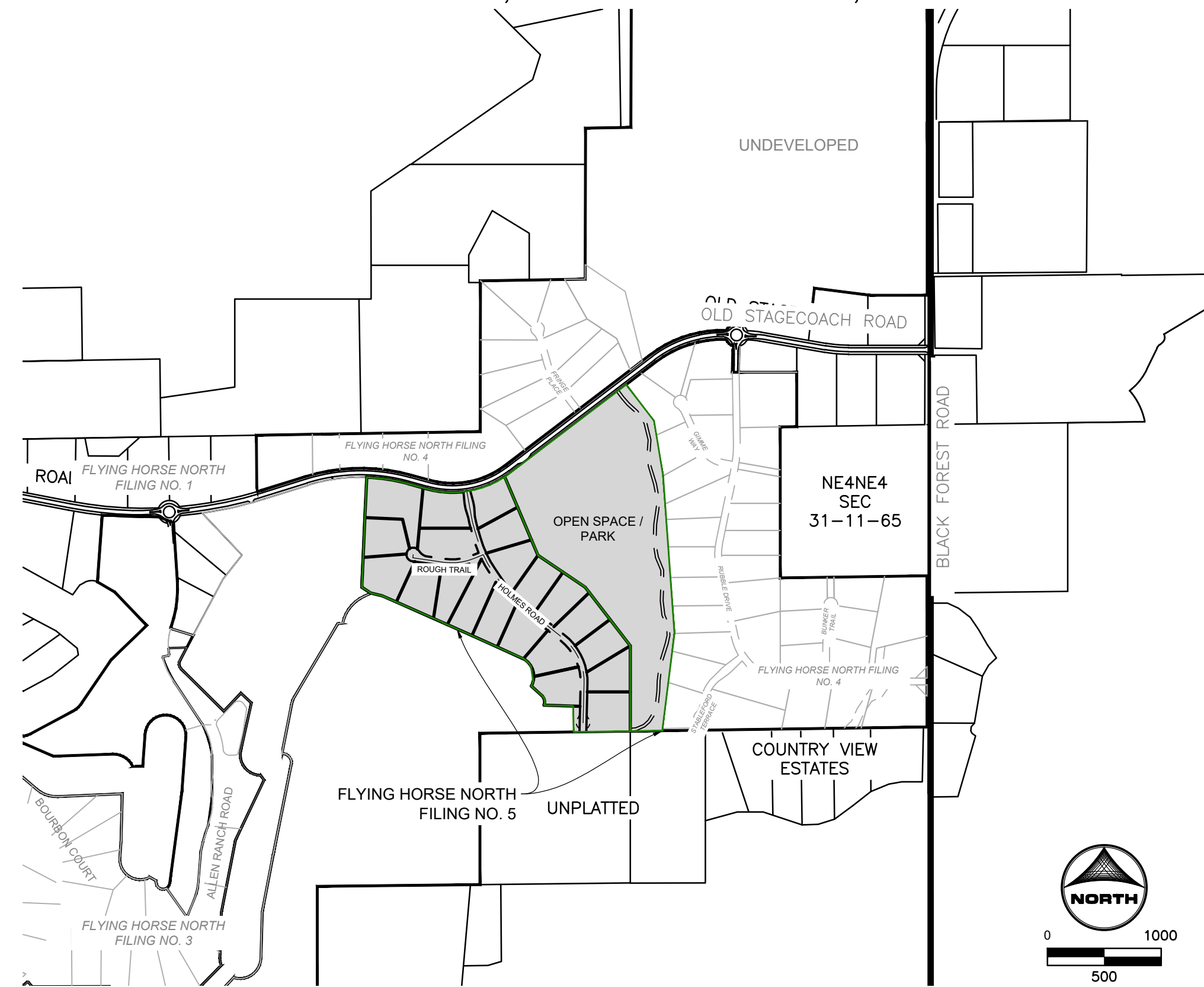
THENCE S37°18'35"E A DISTANCE OF 402.75 FEET; THENCE S09°22'22"E A DISTANCE OF 488.58 FEET; THENCE S04°05'31"E A DISTANCE OF 1,388.17 FEET; THENCE S07°08'46"W A DISTANCE OF 860.74 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S89°11'15"W ON SAID SOUTHERLY LINE 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 THE NORTHWEST QUARTER 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 926.31 FEET;
- N66°22'10"W A DISTANCE OF 418.60 FEET;

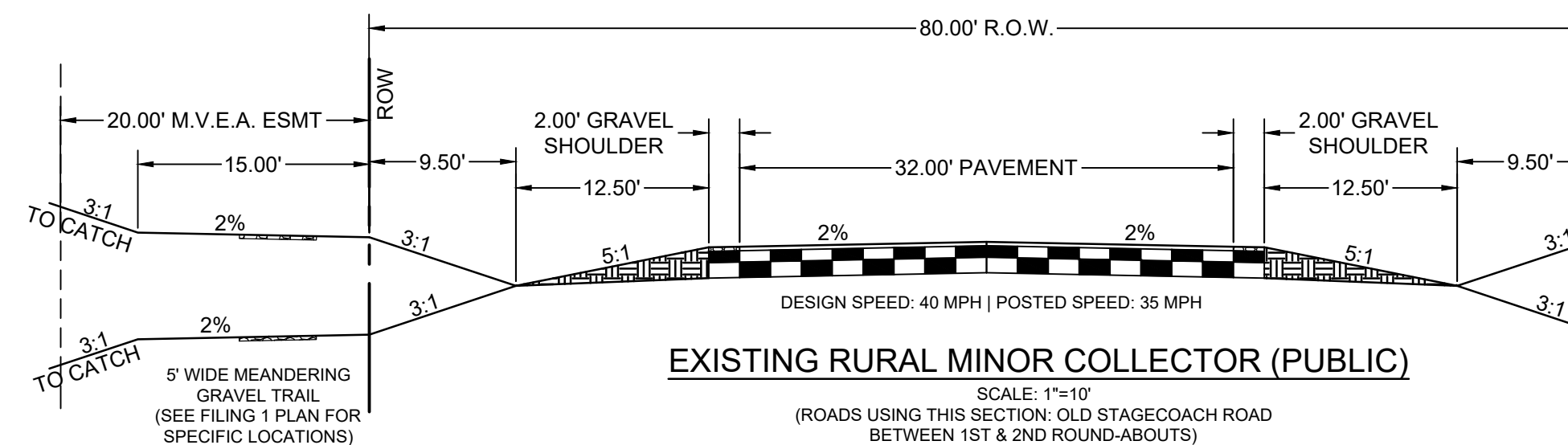
THENCE N77°19'50"W A DISTANCE OF 99.91 FEET TO A POINT ON THE BOUNDARY OF TRACT F, FLYING HORSE FILING NO. 3, AS RECORDED UNDER RECEPTION NUMBER 224715365; THENCE ON SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

- 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.

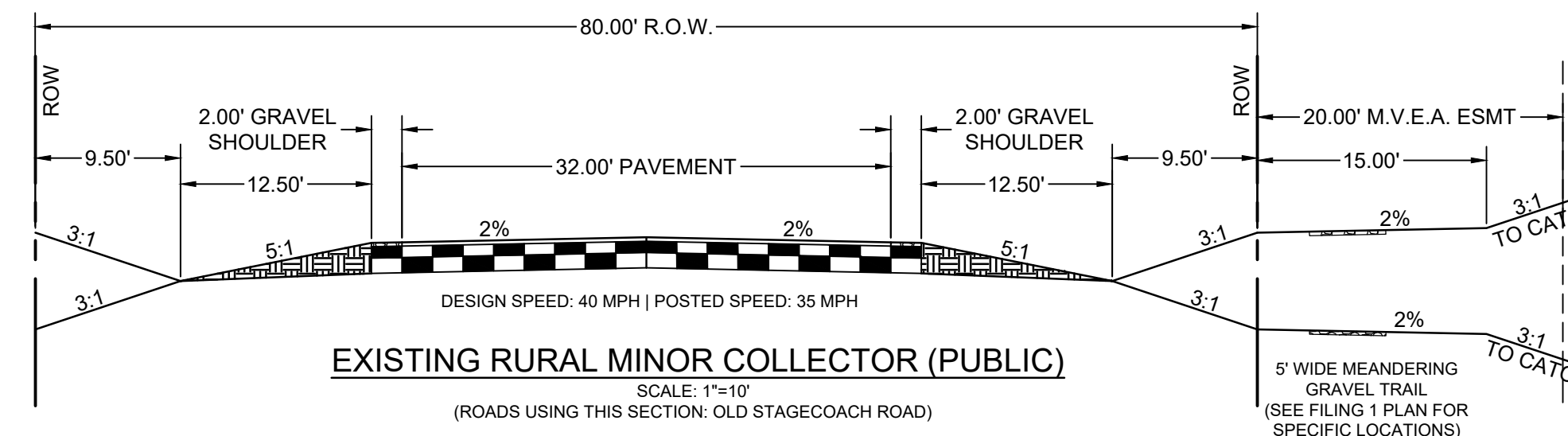
CONTAINING A CALCULATED AREA OF 5,015,016 SQUARE FEET OR 115.129 ACRES, MORE OR LESS.



TYPICAL RURAL LOCAL CROSS SECTION
DESIGN SPEED: 30 MPH | POSTED SPEED: 30 MPH
SCALE: 1"=10'
(ROADS USING THIS SECTION: RUBBLE DRIVE, GIMME WAY, STABLEFORD TERRACE, BUNKER TRAIL, & *FRINGE PLACE)
* DIMENSIONS MAY VARY FOR EXPANDED DITCH SECTION 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 BETWEEN 1ST & 2ND ROUND-ABOUTS)



EXISTING RURAL MINOR COLLECTOR (PUBLIC)
DESIGN SPEED: 40 MPH | POSTED SPEED: 35 MPH
SCALE: 1"=10'
(ROADS USING THIS SECTION: OLD STAGECOACH ROAD)

PROJECT CONTACTS:

OWNER/DEVELOPER
PRI #2
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COLORADO SPRINGS, CO 80919
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COLORADO SPRINGS, CO 80907
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TRAFFIC ENGINEER
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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: JTSSIN@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

- COVER
- LEGEND & NOTES
- OVERALL SITE PLAN
- SANDBAGGER DRIVE
- ROUGH TRAIL
- MEDIANS
- ROADWAY INTERSECTION DETAILS
- SIGNAGE AND STRIPING
- STORM PLAN AND PROFILE

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 EIM 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 NEGLIGENT 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

PCD FILE NO.: SF####

DRAWN BY: RDL JOB DATE: 10/3/2024
APPROVED: RDL JOB NUMBER: 211030.25
CAD DATE: 10/3/2024
CAD FILE: J:\2021\211030\CADD\dwgs\C\Filing_No_5\CoverSheet

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. 5
PRI #2, LLC.
EL PASO COUNTY, CO

COVER & LEGEND
COVER

SHEET
CV
1

EL PASO COUNTY STANDARD 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 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.
- 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:
 - A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - B. CITY OF COLORADO SPRINGS/EL PASO COUNTY 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
- 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 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 (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- 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 EPC.
- 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 AND MUTCD CRITERIA. IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, 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.

GENERAL CONSTRUCTION NOTES

- 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.
- 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 CONTRACTOR'S EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- 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.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C
- ALL INTERSECTION ACCESSSES ARE TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLE AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
- 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.
- 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.
- 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.
- 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.
- 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 FINAL GRADING CONSTRUCTION OR 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 EASEMENTS ON SITE.

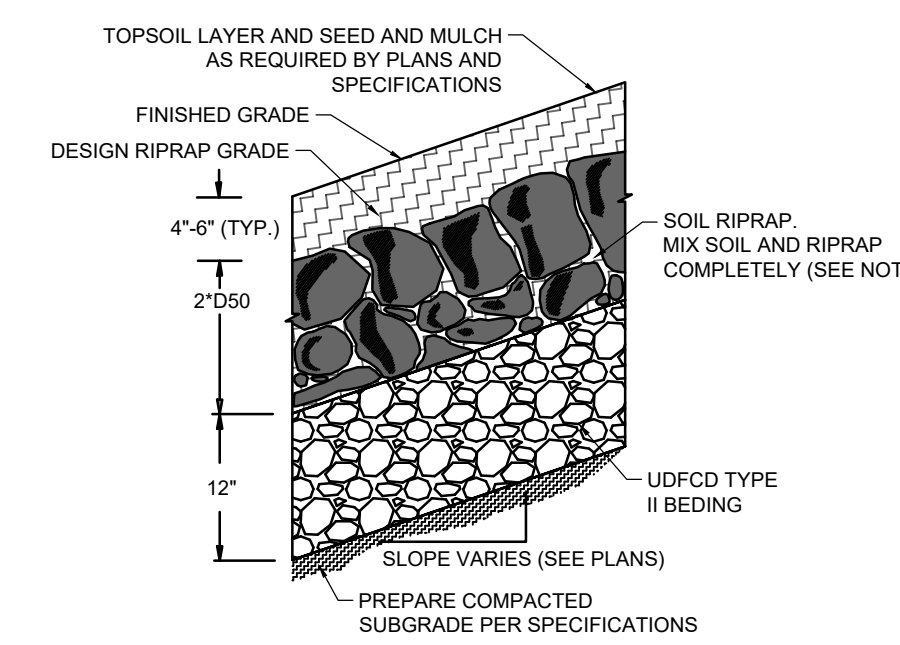
Channel Lining Determination						
Section	Calculated Values			P300 Max Values		Lining Required
	Shear Stress	Velocity	Shear Stress	Velocity		
A-A	0.75	3.78	3	9	P300	
STREET SECTION 1	1.50	4.26	3	9	P300	
STREET SECTION 2	4.27	6.60	3	9	TMAX	
STREET SECTION 3	1.31	3.49	3	9	P300	

CHANNEL LINING STATIONS			
ROADWAY	START STATION	END STATION	LINING
SANDBAGGER DRIVE	00+00	16+17	TMAX
SANDBAGGER DRIVE	16+17	34+44	P300
ROUGH TRAIL	FULL ROAD	FULL ROAD	P300

- NOTES:**
- THE TABLES ABOVE SHOW A SUMMARY OF THE CHANNEL LINING REQUIREMENTS WITHIN NATURAL TERTIARY CHANNELS AND ROADSIDE SWALES BASED ON COMPUTATIONS OF SHEAR STRESS AND VELOCITY FOR THE MAJOR STORM EVENTS (100-YEAR) AT THE RESPECTIVE SECTIONS PER THE FINAL DRAINAGE REPORT.
 - SEE THE FINAL GEC PLANS FOR CHANNEL LOCATION CALLOUTS.

ABBREVIATIONS

Δ ASHTO ABC ABD AC ADA ASPH ASSY ASTM BFE BLDG BLVD BM BNY BOP BY C&G CA CATV CB CFS CIP CL CMP COMP CONC CONST CSP CSU CT CTR CU CY DBL DEG DET DEPT DIM DIP DOT DWG E E E ELEC EOG EOP ESMT EW EX FD FDC FE FES FF FG FH	DEFLECTION ANGLE DIAMETER AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS ASPHALT BASE COURSE ABANDONED ACRE THE AMERICANS WITH DISABILITIES ACT ASPHALT ASSEMBLY AMERICAN SOCIETY FOR TESTING MATERIALS BASE FLOOD ELEVATION BUILDING BOULEVARD BENCHMARK BOUNDARY BOTTOM OF POND BOTTOM OF WALL CURB AND GUTTER COARSE AGGREGATE CABLE TELEVISION CHORD BEARING/CATCH BASIN CUBIC FEET PER SECOND CAST IRON PIPE CENTER LINE CORRUGATED METAL PIPE COMPOSITE CONCRETE CONSTRUCT OR CONSTRUCTION CORRUGATED STEEL PIPE COLORADO SPRINGS UTILITIES COURT CENTER COPPER CUBIC YARD DOUBLE DEGREE DETAIL DEPARTMENT DIMENSION DUCTILE IRON PIPE DEPARTMENT OF TRANSPORTATION DRAWING SHEET EAST/EASTING ELEVATION ELECTRIC EDGE OF GUTTER EDGE OF PAVEMENT EASEMENT ENDWALL EXISTING FRENCH DRAIN FIRE DEPARTMENT CONNECTION FLANGE ELEVATION FLARED END SECTION FINISHED FLOOR FINISHED GRADE FIRE HYDRANT	FHWA FL FOC FT GB GAL GDPE HC RAMP HDPE HWY INVERT KM L LF MIN MISC MAINT MAX MH MP N NO OC OH PB PC PCC PCR PI PIE PT PRC PRC PRV PVT PUAE PUAE PVADE PVC R REC RCBC S S SHT E SW TRC TC TOP TW TYP UG VERT W WW WWF W W/O YD	FEDERAL HIGHWAY ADMINISTRATION FLOW LINE FIBER OPTICS CABLE FOOT OR FEET GRADE BREAK GALLON HIGH DENSITY POLYETHYLENE HANDICAP RAMP HEADWALL INVERT KILOMETER LENGTH LINEAR FEET MINIMUM MISCELLANEOUS MAINTENANCE MAXIMUM MANHOLE MIDPOINT NORTH/SOUTH NUMBER ON CENTER OVERHEAD PUBLIC POINT OF CURVATURE POINT OF COMPOUND CURVATURE POINT OF CURB RETURN POINT OF INTERSECTION PUBLIC IMPROVEMENT ESMT POINT OF TANGENCY PROPOSED POINT OF REVERSE CURVATURE PRESSURE REDUCING VALVE PRIVATE PUBLIC UTILITY AND ACCESS ESMT PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT POLYVINYL CHLORIDE RADIUS RECEPTION REINFORCED CONCRETE BOX CULVERT SOUTH SHEET SQUARE SPILLWAY TOP BACK OF CURB TRICKLE CHANNEL TOP OF POND TOP OF WALL TYPICAL UNDERGROUND VERTICAL WEST WASTEWATER WELDED WIRE FABRIC WITH WITHOUT YARD
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TYPE L RIPRAP

INTERMEDIATE ROCK DIMENSION (IN.)	PERCENT PASSING (%)
15	70-100
12	50-70
9	35-50
6	2-10

TYPE VL RIPRAP

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

TYPE M RIPRAP

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

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

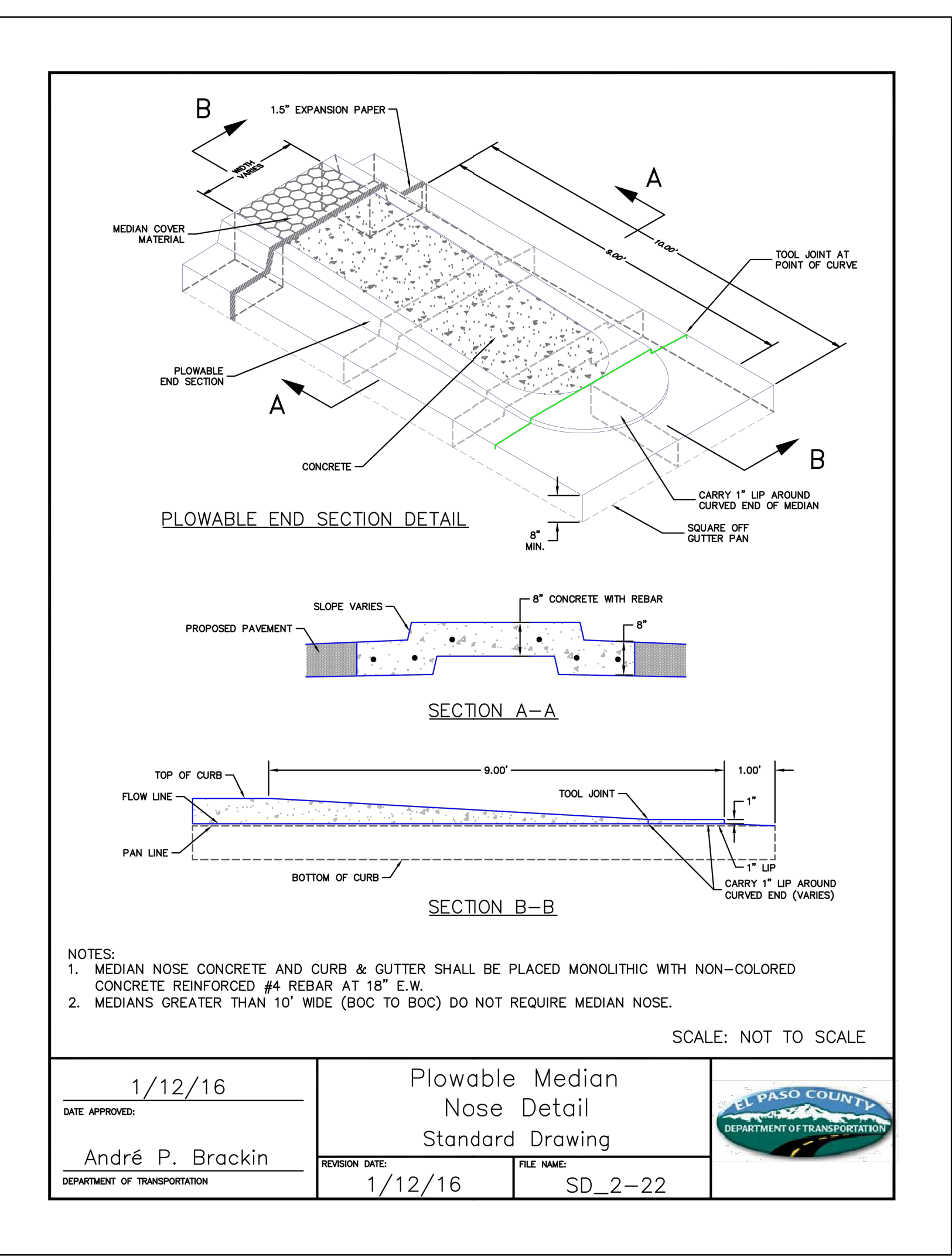
*TYPE L RIPRAP D50=6"
D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

*TYPE L RIPRAP D50=12"
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 L RIPRAP D50=18"
D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT



DATE: 1/12/16

APPROVED: André P. Brackin

REVISION DATE: 1/12/16

FILE NAME: SD_2-22

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
MATCH LINE			STORM SEWER		
FILING LINE			MANHOLE		
SECTION LINE			STORM INLET		
PROPERTY LINE			FLARED END SECTION		
EASEMENT LINE			RIPRAP		
RIGHT OF WAY					
CENTERLINE			SANITARY SEWER		
CHAIN LINK FENCE			CLEAN OUT		
WOODEN FENCE			MANHOLE		
ROD IRON FENCE			PLUG		
GUARDRAIL					
CABLE TV			WATER		
U.G. ELECTRIC			FIRE HYDRANT		
OVERHEAD ELECTRIC			FIRE DEPT. CONNECTION		
FIBER OPTIC			GATE VALVE		
GAS MAIN			MANHOLE		
SANITARY SEWER			METER		
STORM DRAIN			TEE		
TELEPHONE			REDUCER		
WATER MAIN					
SWALE					
TRAIL			DRY UTILITIES		
CURB & GUTTER			ELECTRIC METER		
DRAINAGE BASIN			ELECTRIC PEDESTAL		
INDEX CONTOUR			ELECTRICAL CABINET		
INTER CONTOUR			ELECTRIC VAULT		
100-YR FLOODPLAIN			FIBER OPTIC PULL BOX		
FLOODWAY			FIBER OPTIC MANHOLE		
			FIBER OPTIC PEDESTAL		
DRAINAGE			FIBER OPTIC SIGN		
DRAINAGE BASIN			FIBER OPTIC VAULT		
DESIGN POINT			GAS METER		
BASIN TAG			GAS SIGN		
			GAS VAULT		
GEHAZARD			TELEPHONE CABINET		
			TELEPHONE MANHOLE		
			TELEPHONE SIGNAL/MAST		
			TELEPHONE SIGN		
			TELEPHONE PEDESTAL		
			TRANSFORMER		
			LIGHT POLE		
			FIBER OPTIC VAULT		

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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. 5
 PRI #2, LLC.
 EL PASO COUNTY, CO

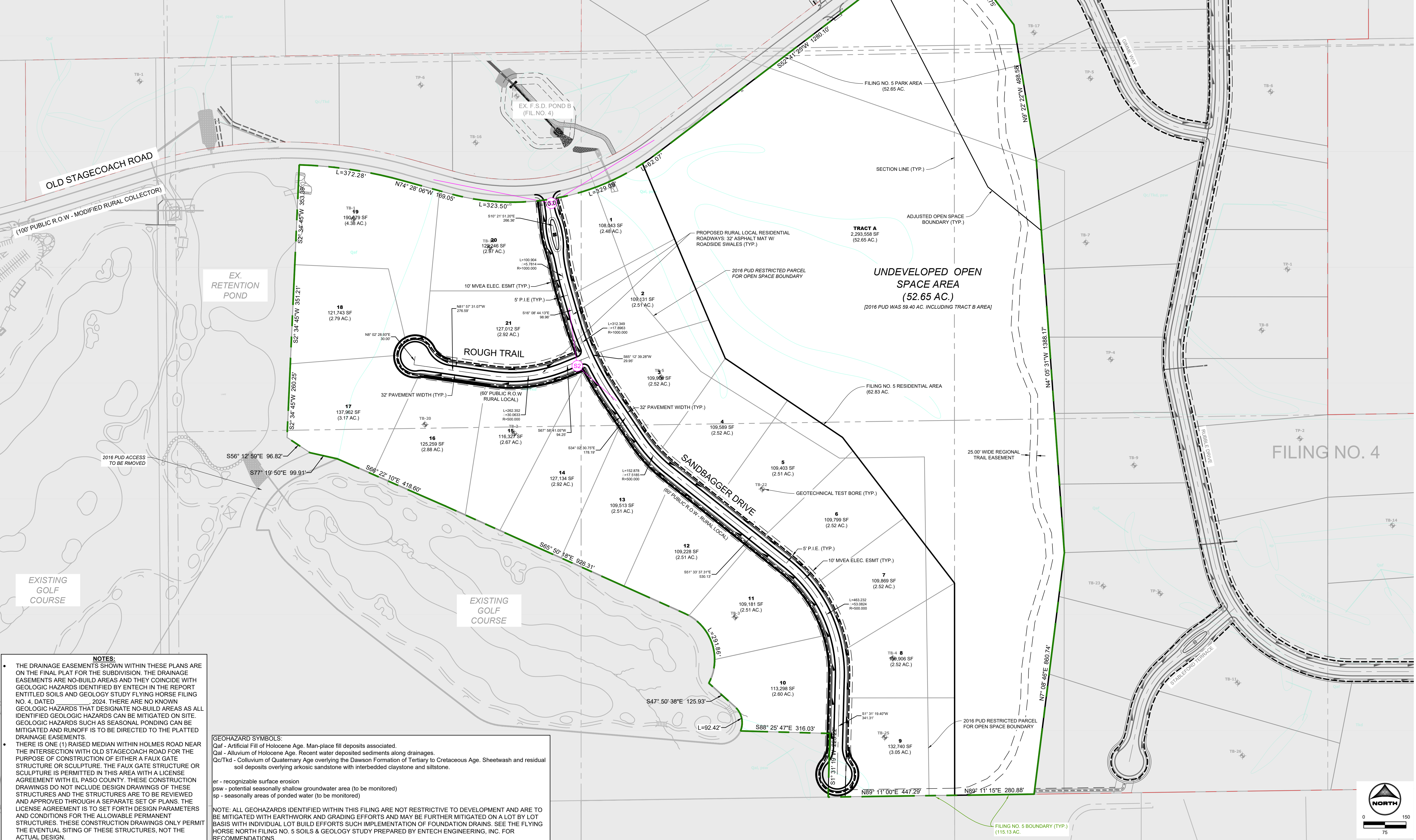
COVER & LEGEND
 LEGEND & NOTES

SHEET
 LG
 2

PCD FILE NO.: SF####

HR GREEN - Xrefs: Vicinity-Map; Cover-Approval; EPC_CD_Owner-Approval; legal_description; Legend; xc-row-030.2002; rdwy_Typicals; xc-row-030.240; Rlprop_Detail; xc-row-030.250; xgt-1-dh01-1030.250
 DOWBROWSKI, COLIN, 10/3/2024 1:32 PM

INTERSECTION SIGHT DISTANCE TABLE				
LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE LEFT (FT)	SIGHT DISTANCE RIGHT (FT)
S1	RURAL LOCAL	RURAL COLLECTOR	45	425
S2	RURAL LOCAL	RURAL LOCAL	205	184



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. 4, DATED 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 HOLMES ROAD 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.

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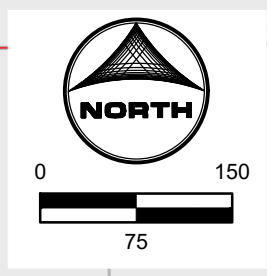
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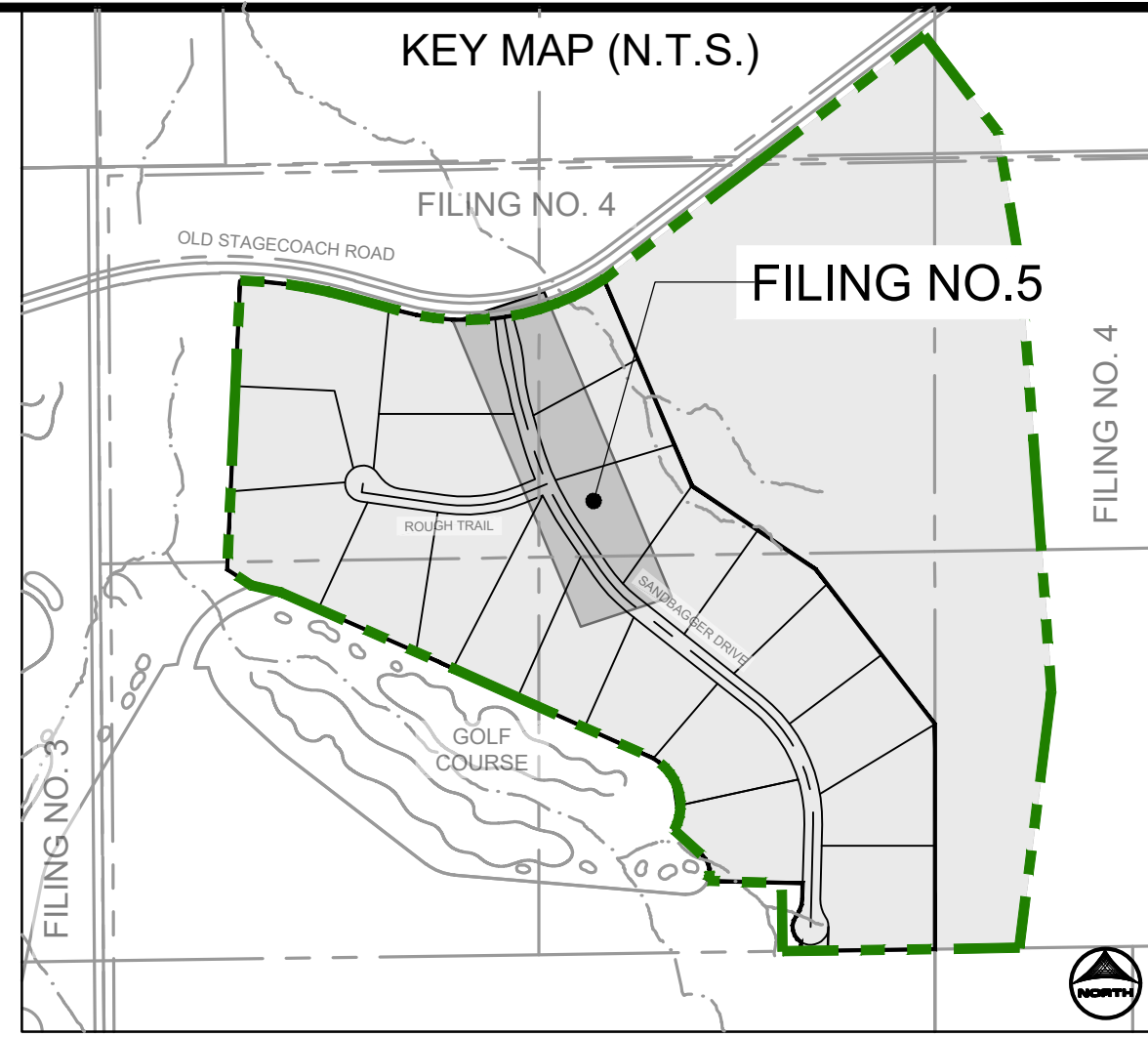
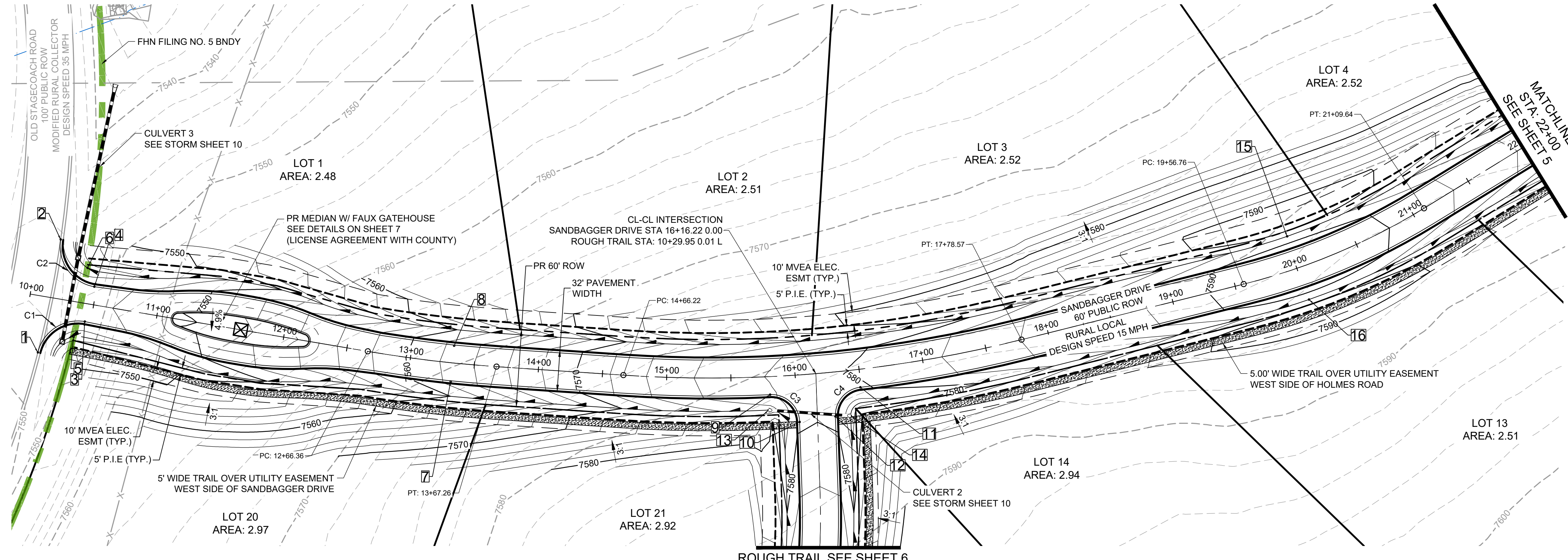
HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 160
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 719.965.0044

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

**SITE PLAN
 OVERALL SITE PLAN**

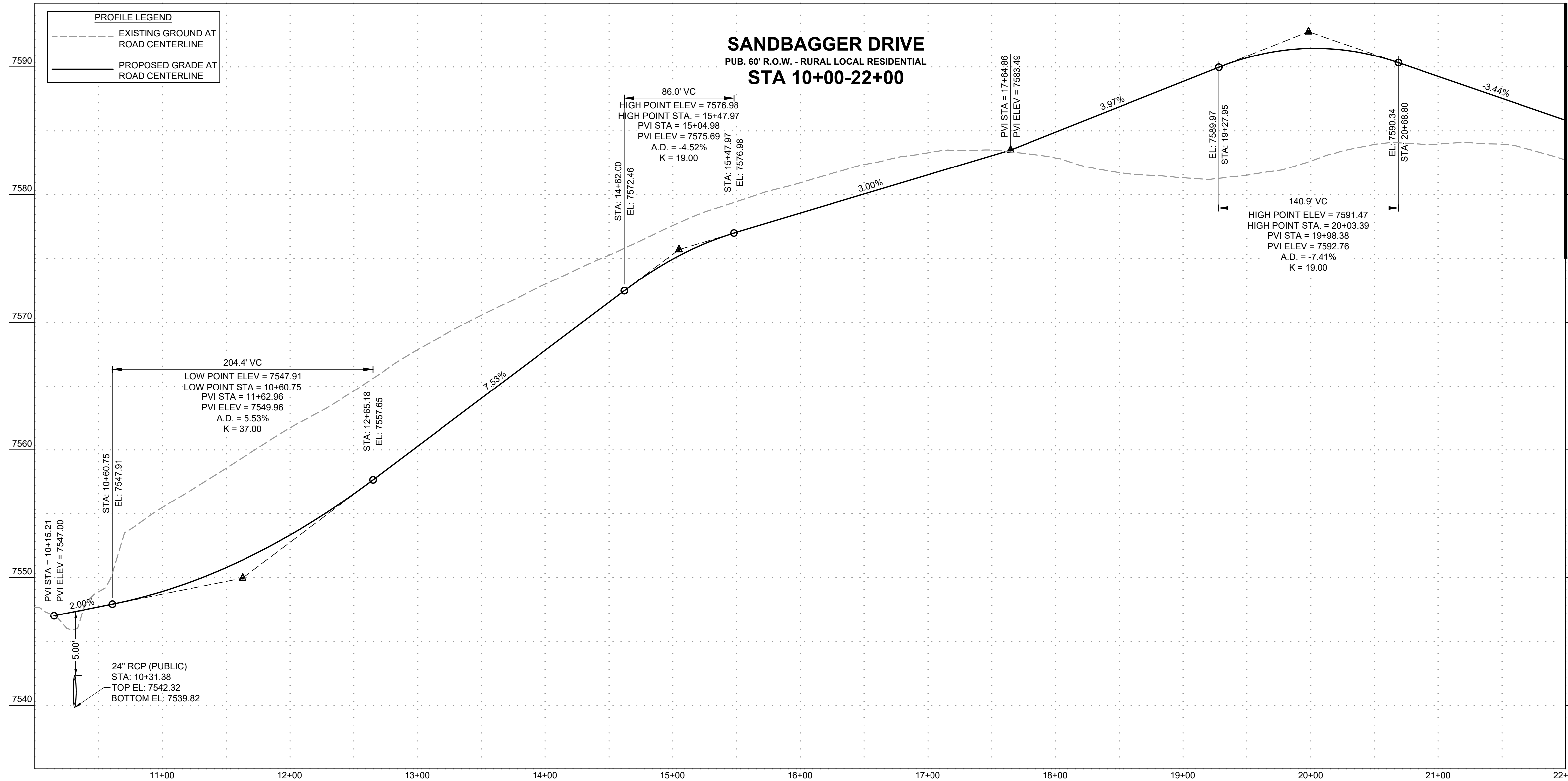
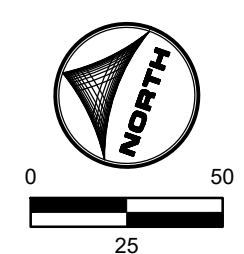
**SHEET
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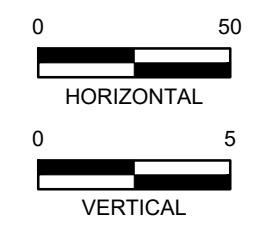
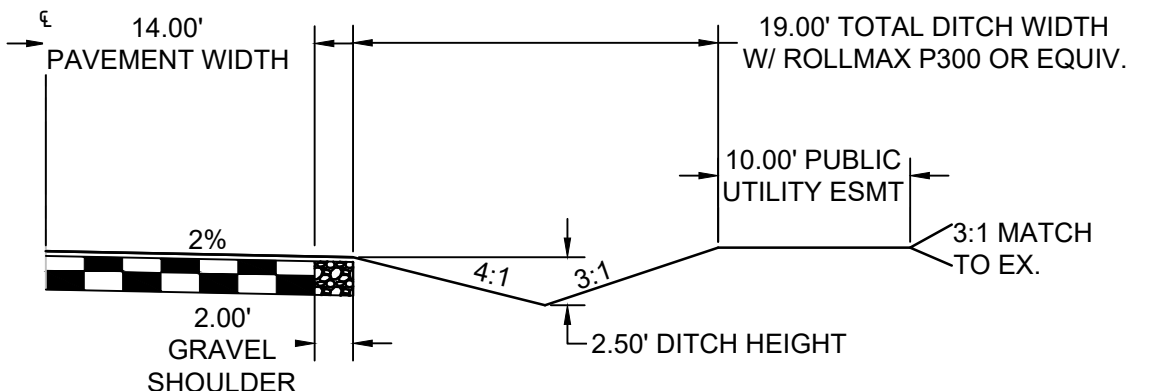
POINT TABLE

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+38.74	27.1' R	7548.27
6	BEGIN FL TRANSITION	SANDBAGGER DRIVE	STA 10+40.43	27.6' L	7546.40
7	END MODIFIED	SANDBAGGER DRIVE	STA 13+32.99	14.6' R	7562.46
8	END MODIFIED	SANDBAGGER DRIVE	STA 13+32.83	13.4' L	7562.47
9	PCR	SANDBAGGER DRIVE	STA 15+79.79	14.1' R	7577.70
10	PCR	ROUGH TRAIL	STA 10+67.07	14.0' R	7579.68
11	PCR	SANDBAGGER DRIVE	STA 16+49.37	14.0' R	7579.76
12	PCR	ROUGH TRAIL	STA 10+63.75	14.0' L	7579.54
13	SWALE FL	SANDBAGGER DRIVE	STA 15+78.27	26.0' R	7575.10
14	SWALE FL	SANDBAGGER DRIVE	STA 16+39.68	35.2' R	7577.02
15	HIGH PT	SANDBAGGER DRIVE	STA 20+00.94	26.0' L	7588.64
16	HIGH PT	SANDBAGGER DRIVE	STA 20+00.95	26.0' R	7588.64



Curve Table

Curve #	Length	Radius	Delta
C1	48.15	32.00	86°12'35"
C2	50.15	32.00	89°47'46"
C3	34.80	22.00	90°37'52"
C4	32.78	22.00	85°22'56"



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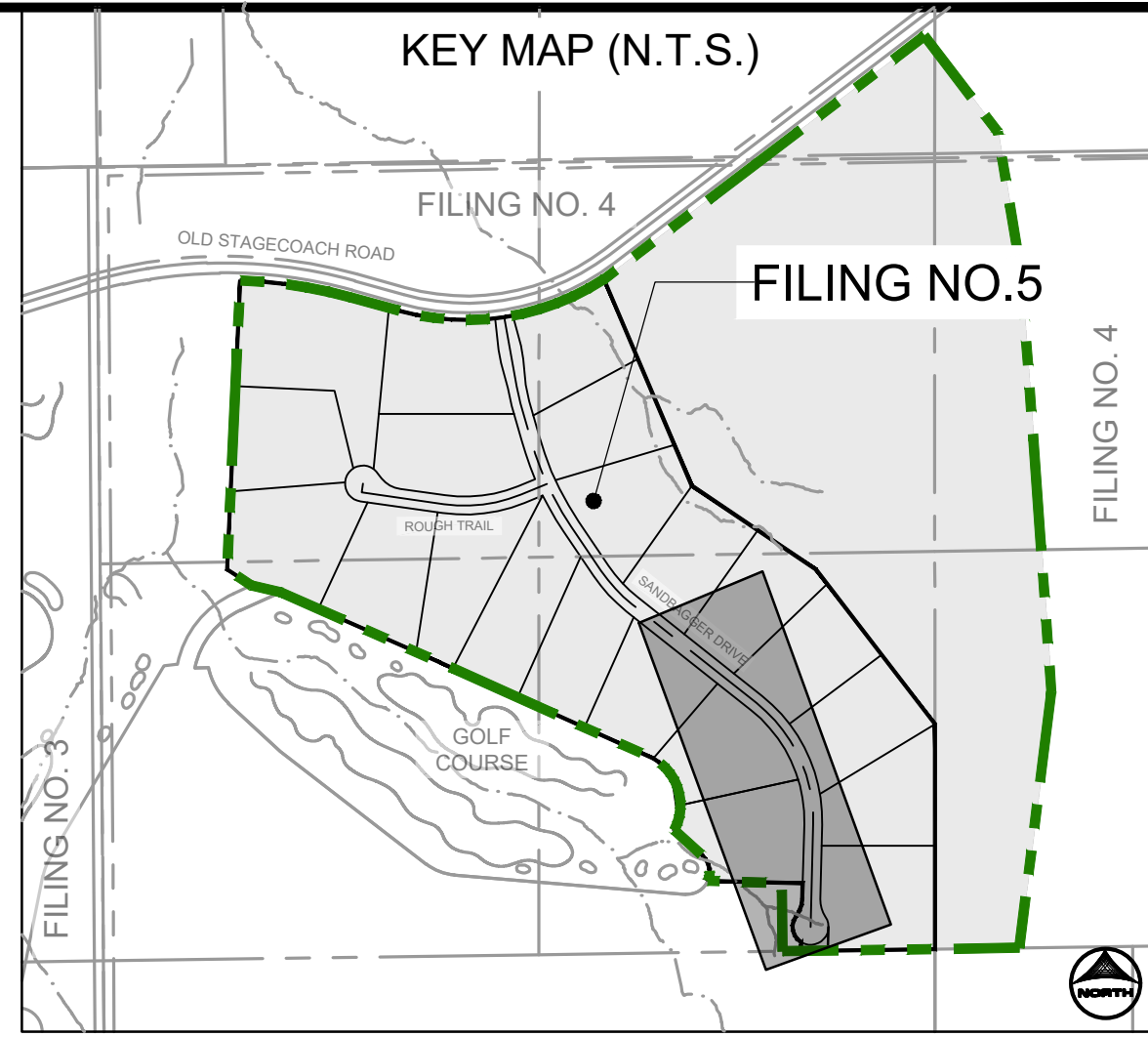
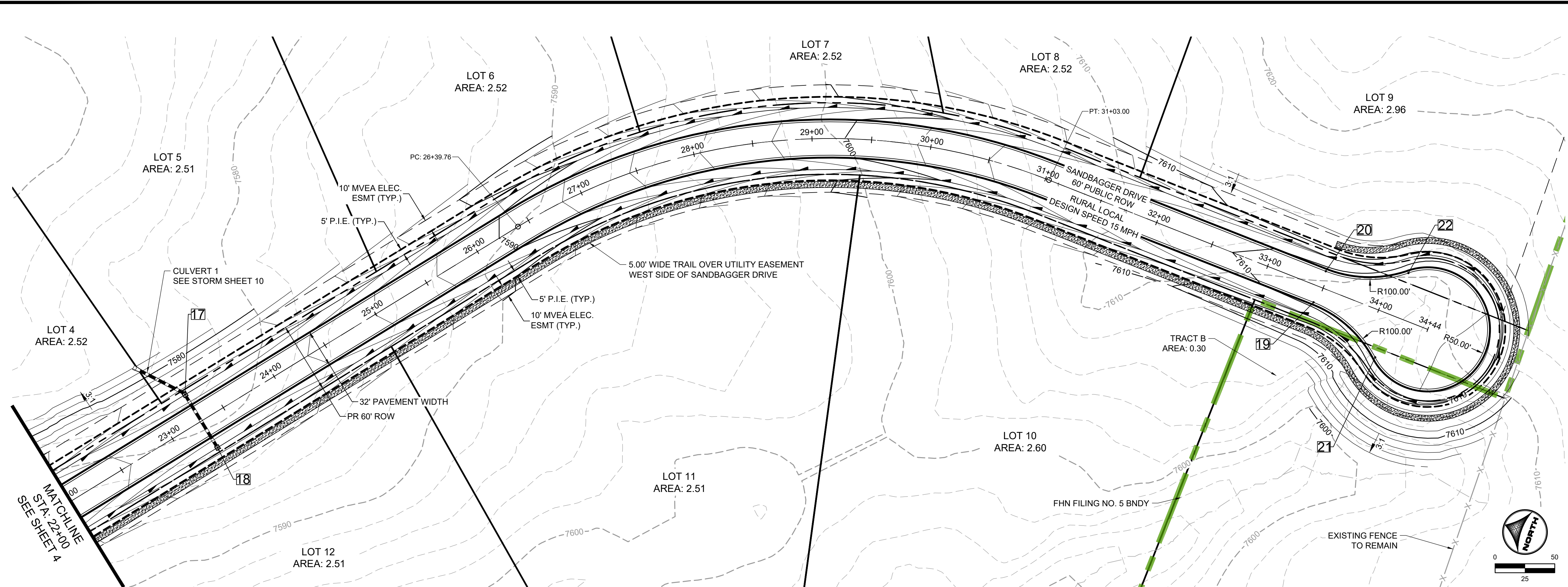
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 EL PASO COUNTY, CO

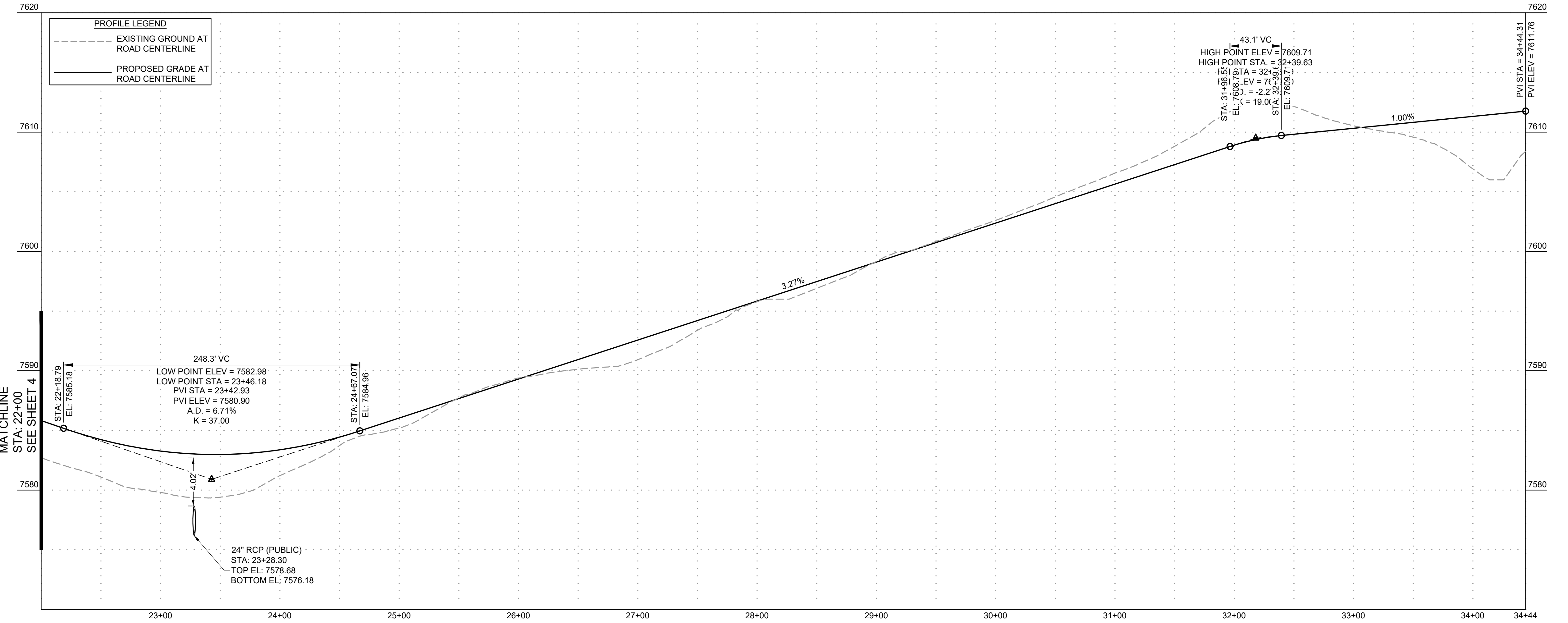
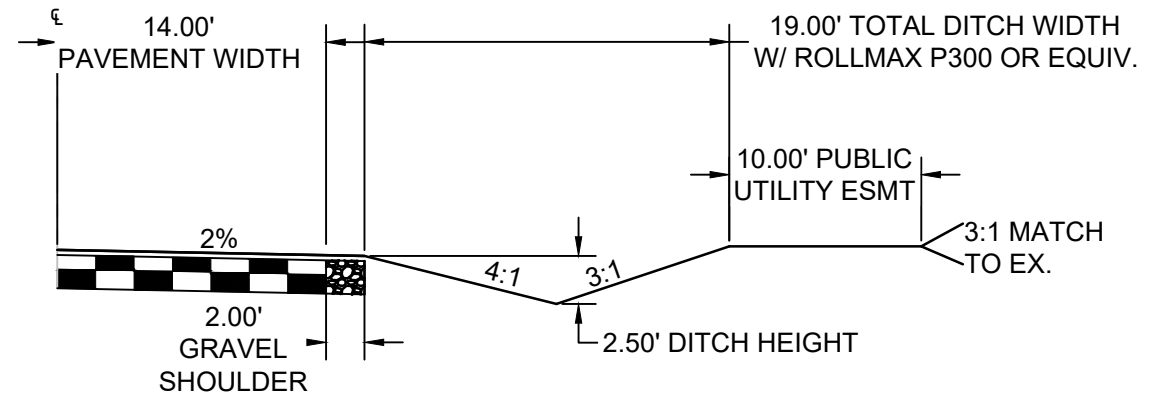
STREET PLAN & PROFILE
 SANDBAGGER DRIVE

SHEET
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 4



POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
17	LOW PT	SANDBAGGER DRIVE	STA 23+28.30	26.0' L	7580.21
18	LOW PT	SANDBAGGER DRIVE	STA 23+28.30	26.0' R	7580.21
19	PCR	SANDBAGGER DRIVE	STA 33+46.82	14.0' R	7610.50
20	PCR	SANDBAGGER DRIVE	STA 33+46.82	14.0' L	7610.50
21	PRC	SANDBAGGER DRIVE	STA 34+11.81	38.0' R	7611.38
22	PRC	SANDBAGGER DRIVE	STA 34+11.81	38.0' L	7611.18

SANDBAGGER DRIVE
 PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
 STA 10+00-17+50



TYPICAL ROADSIDE DITCH SECTION
 SCALE: 1"=10'
 (ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD, QUARTZ CREEK DRIVE, BOURBON COURT)

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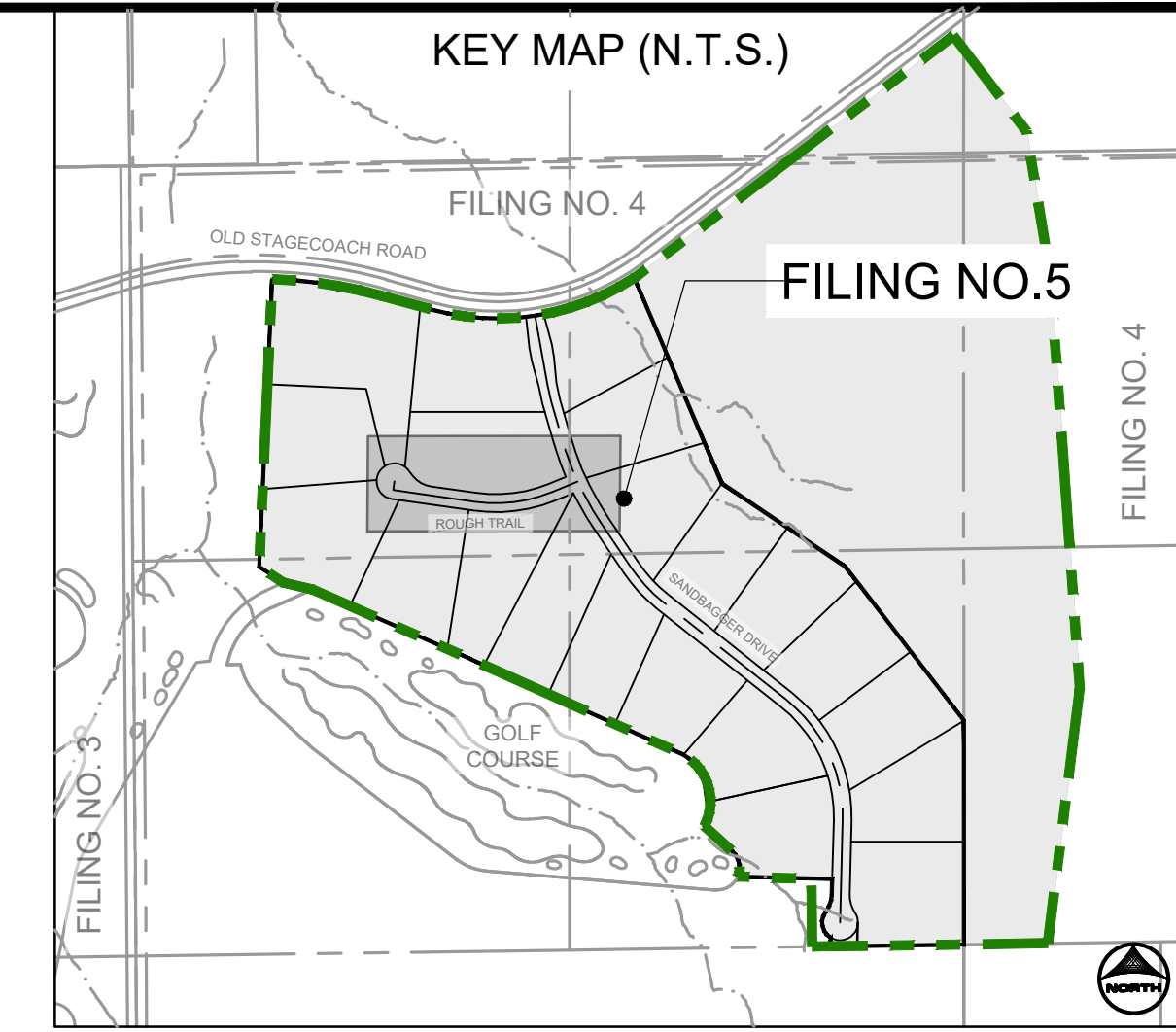
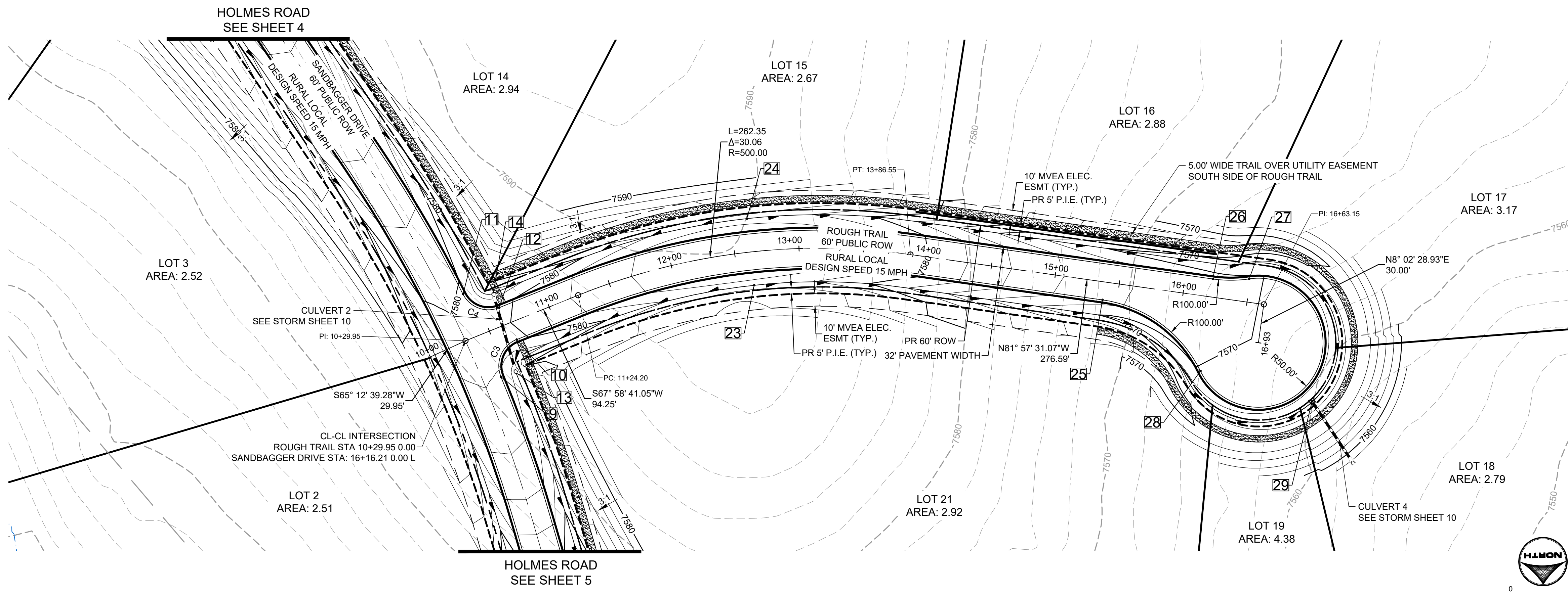
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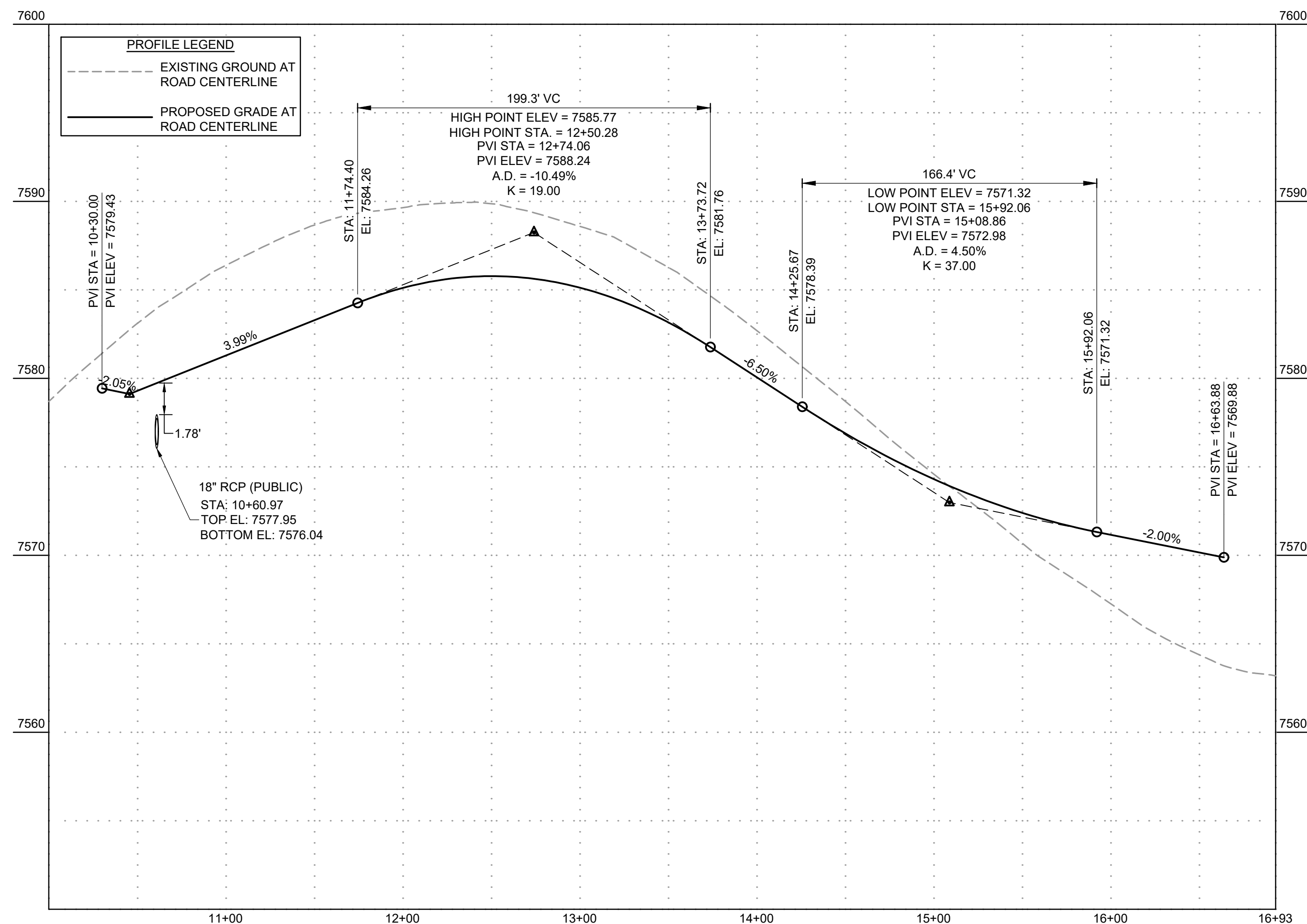
STREET PLAN & PROFILE
SANDBAGGER DRIVE

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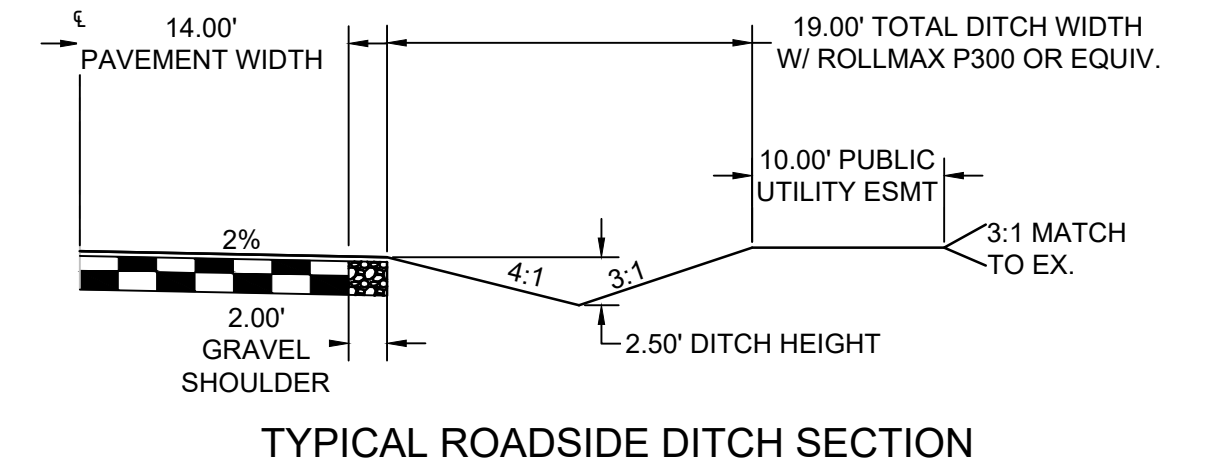
POINT TABLE

No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
9	PCR	SANDBAGGER DRIVE	STA 15+79.79	14.1' R	7577.70
10	PCR	ROUGH TRAIL	STA 10+67.07	14.0' R	7579.68
11	PCR	SANDBAGGER DRIVE	STA 16+49.37	14.0' R	7579.76
12	PCR	ROUGH TRAIL	STA 10+63.75	14.0' L	7579.54
13	SWALE FL	SANDBAGGER DRIVE	STA 15+78.27	26.0' R	7575.10
14	SWALE FL	SANDBAGGER DRIVE	STA 16+39.68	35.2' R	7577.02
15	HIGH PT	SANDBAGGER DRIVE	STA 20+00.94	26.0' L	7588.64
16	HIGH PT	SANDBAGGER DRIVE	STA 20+00.95	26.0' R	7588.64
23	HIGH PT	SANDBAGGER DRIVE	STA 15+71.59	222.4' R	7582.91
24	HIGH PT	SANDBAGGER DRIVE	STA 16+11.99	237.7' R	7582.91
25	PCR	ROUGH TRAIL	STA 15+38.87	14.0' R	7572.44
26	PCR	ROUGH TRAIL	STA 16+21.15	14.0' L	7570.79
27	PCR	ROUGH TRAIL	STA 16+49.15	18.0' L	7570.23
28	PCR	ROUGH TRAIL	STA ???	??? ???	7569.89
29	LOW PT	ROUGH TRAIL	STA ???	??? ???	7566.07



Curve Table

Curve #	Length	Radius	Delta
C3	34.80	22.00	90°37'52"
C4	32.78	22.00	85°22'56"



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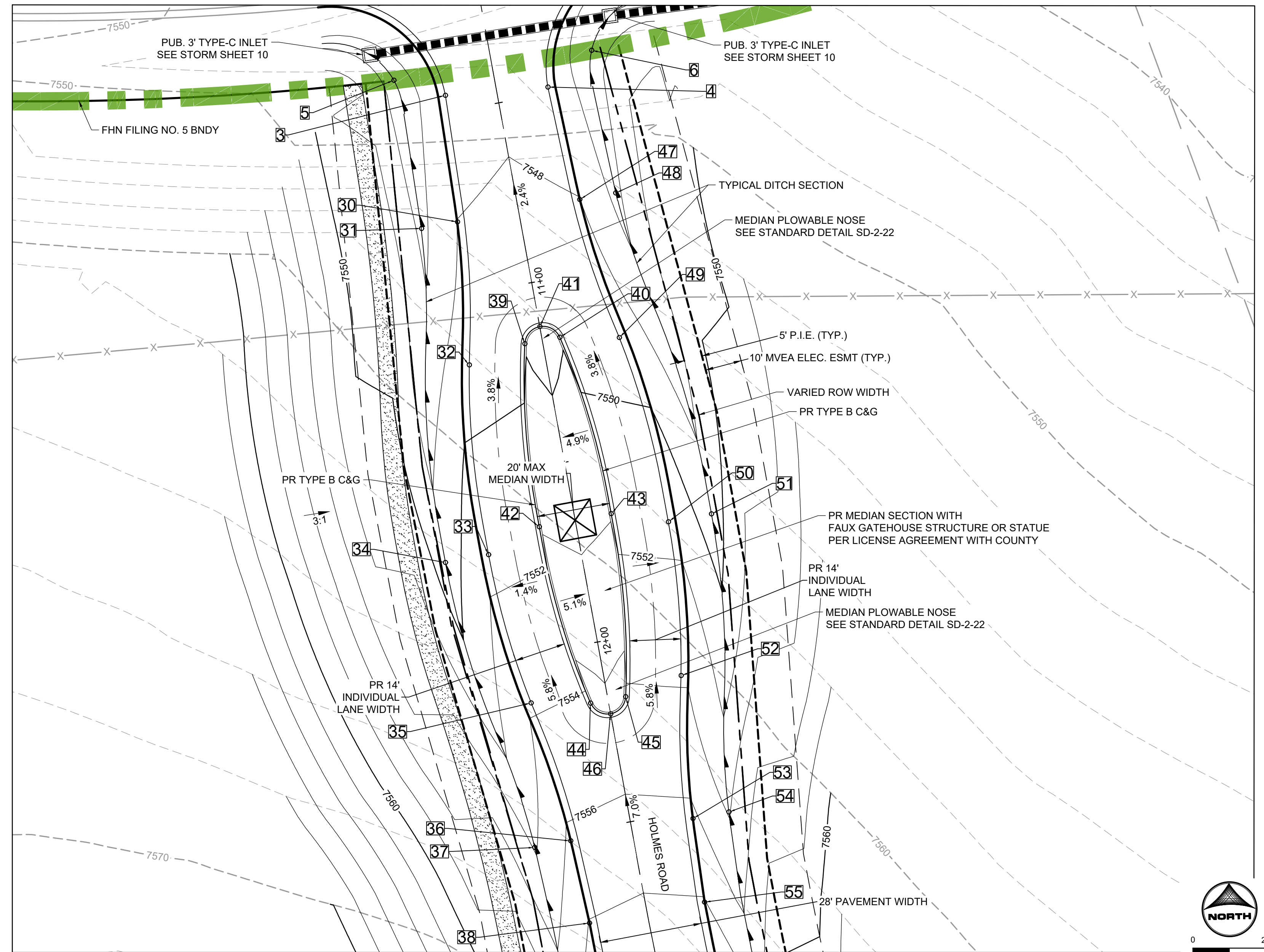
NO.	DATE	BY	REVISION DESCRIPTION

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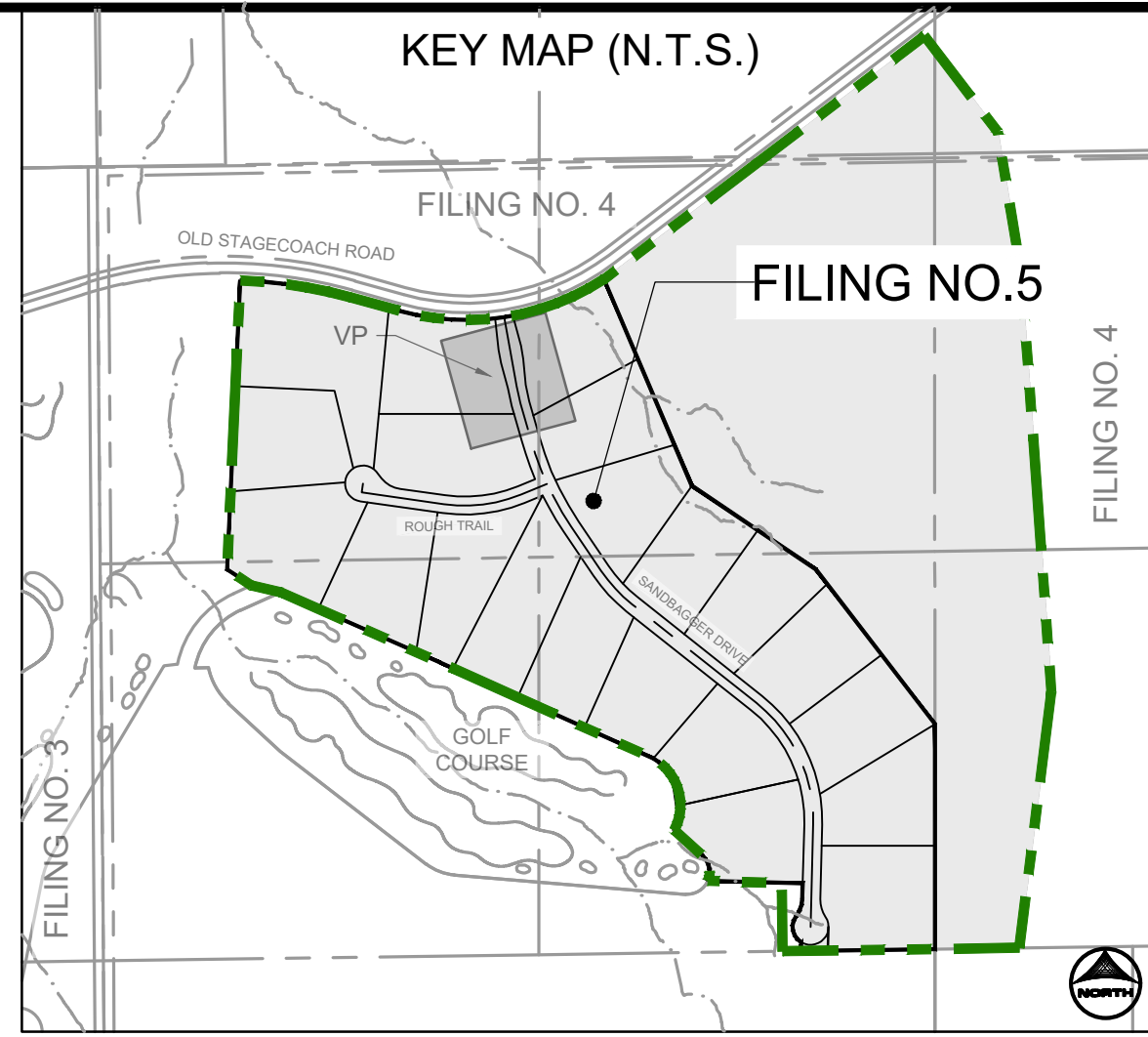
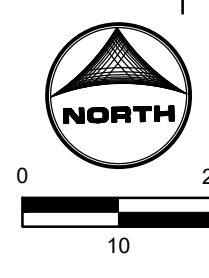
FLYING HORSE NORTH FILING NO. 5
PRI #2, LLC.
 EL PASO COUNTY, CO

STREET PLAN & PROFILE
 ROUGH TRAIL

SHEET
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6



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+38.74	27.1' R	7548.27
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	17.0' R	7548.02
31	SWALE FL	SANDBAGGER DRIVE	STA 10+80.00	27.0' R	7545.55
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	7553.83
38	EDGE OF SHOULDER	SANDBAGGER DRIVE	STA 12+75.12	16.0' R	7558.06
39	TYPE B C&G	SANDBAGGER DRIVE	STA 11+16.12	4.9' R	7549.38
40	TYPE B C&G	SANDBAGGER DRIVE	STA 11+16.12	4.9' L	7549.36

POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
41	PLOWABLE NOSE	SANDBAGGER DRIVE	STA 11+12.25	0.0' L	7549.36
42	TYPE B C&G	SANDBAGGER DRIVE	STA 11+66.12	10.0' R	7551.39
43	TYPE B C&G	SANDBAGGER DRIVE	STA 11+66.12	10.0' L	7551.40
44	TYPE B C&G	SANDBAGGER DRIVE	STA 12+16.12	4.9' R	7554.21
45	TYPE B C&G	SANDBAGGER DRIVE	STA 12+16.12	4.9' L	7554.23
46	PLOWABLE NOSE	SANDBAGGER DRIVE	STA 12+20.00	0.0' L	7554.45
47	EDGE OF SHOULDER	SANDBAGGER DRIVE	STA 10+80.01	17.0' L	7548.02
48	SWALE FL	SANDBAGGER DRIVE	STA 10+80.01	27.0' L	7545.55
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	20.9' L	7553.81
53	EDGE OF SHOULDER	SANDBAGGER DRIVE	STA 12+52.21	17.0' L	7556.39
54	SWALE FL	SANDBAGGER DRIVE	STA 12+52.22	27.0' L	7553.86
55	EDGE OF SHOULDER	SANDBAGGER DRIVE	STA 12+75.43	16.0' L	7558.10

POINT TABLE
SANDBAGGER DRIVE
MEDIAN AND MONUMENT

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BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

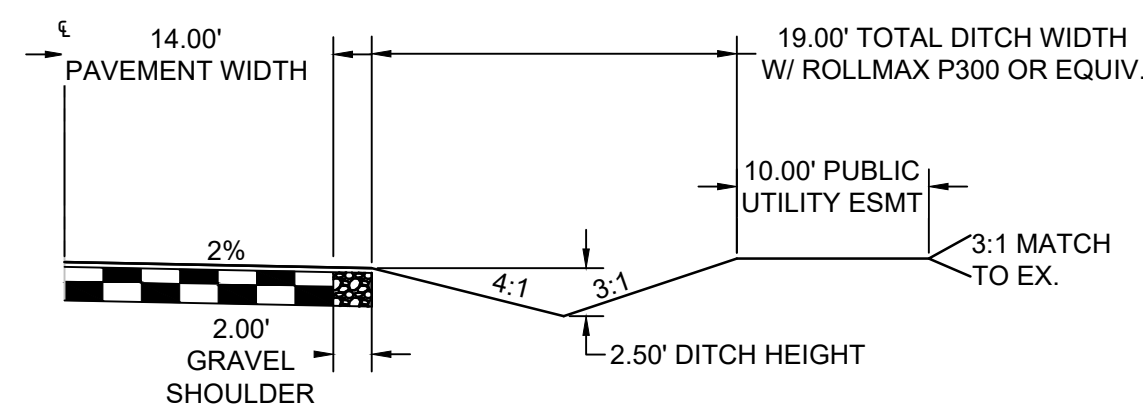
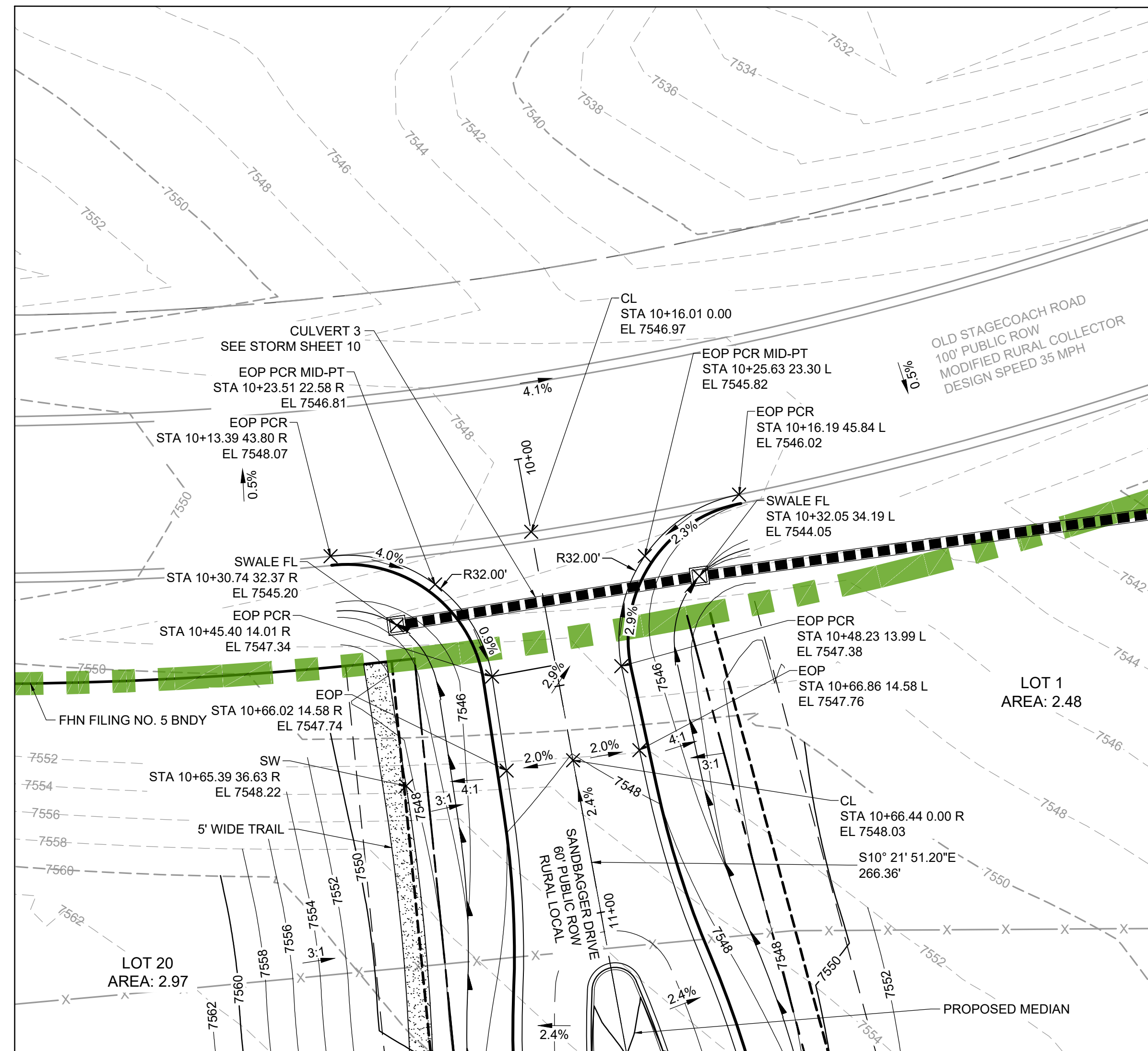
HRGreen
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 1975 RESEARCH PARKWAY SUITE 160
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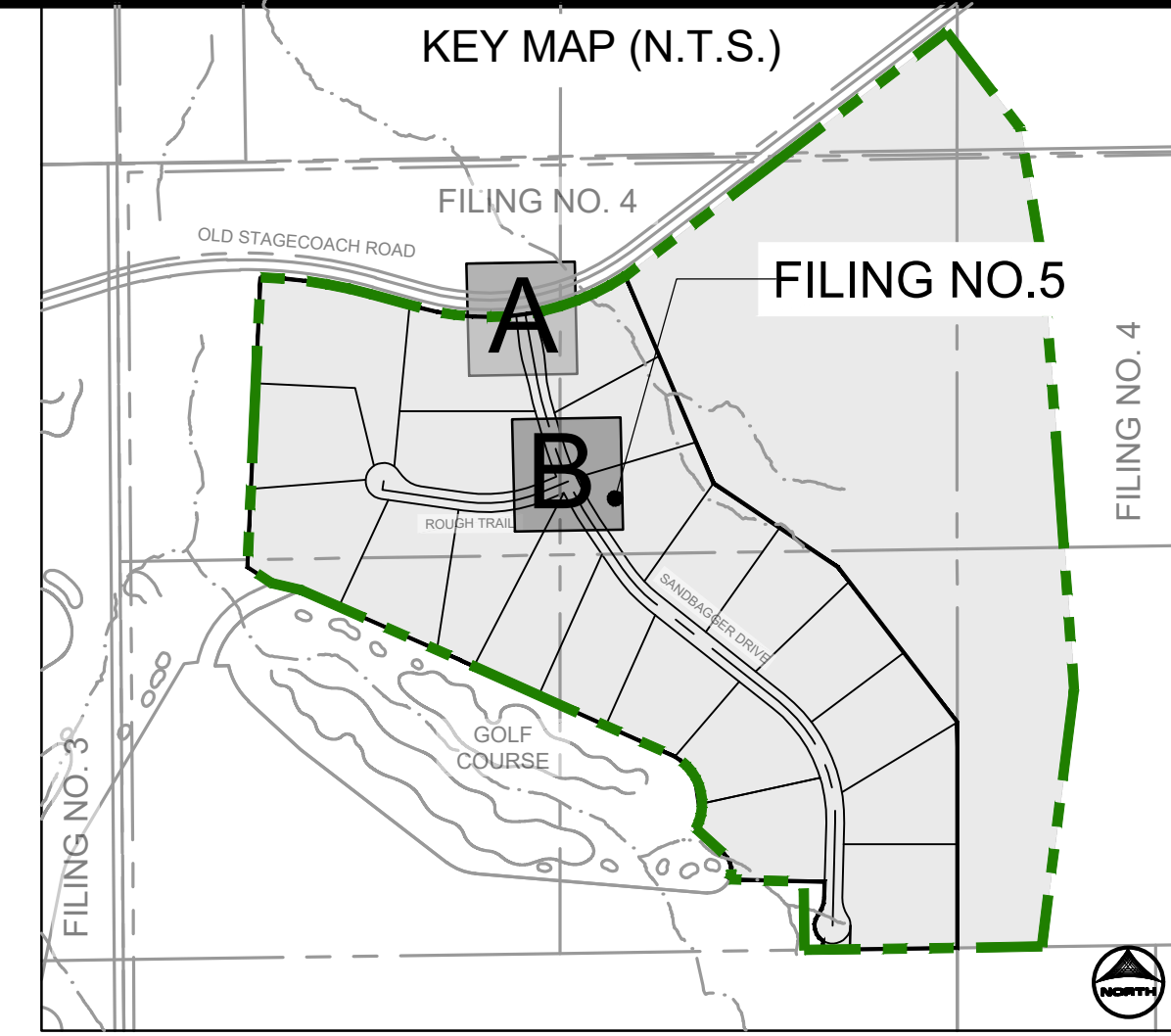
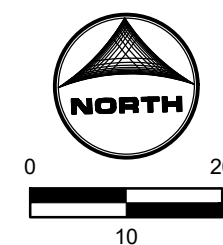
STREET PLAN & PROFILE
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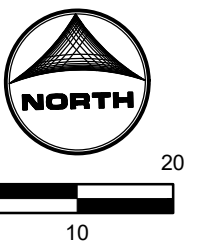
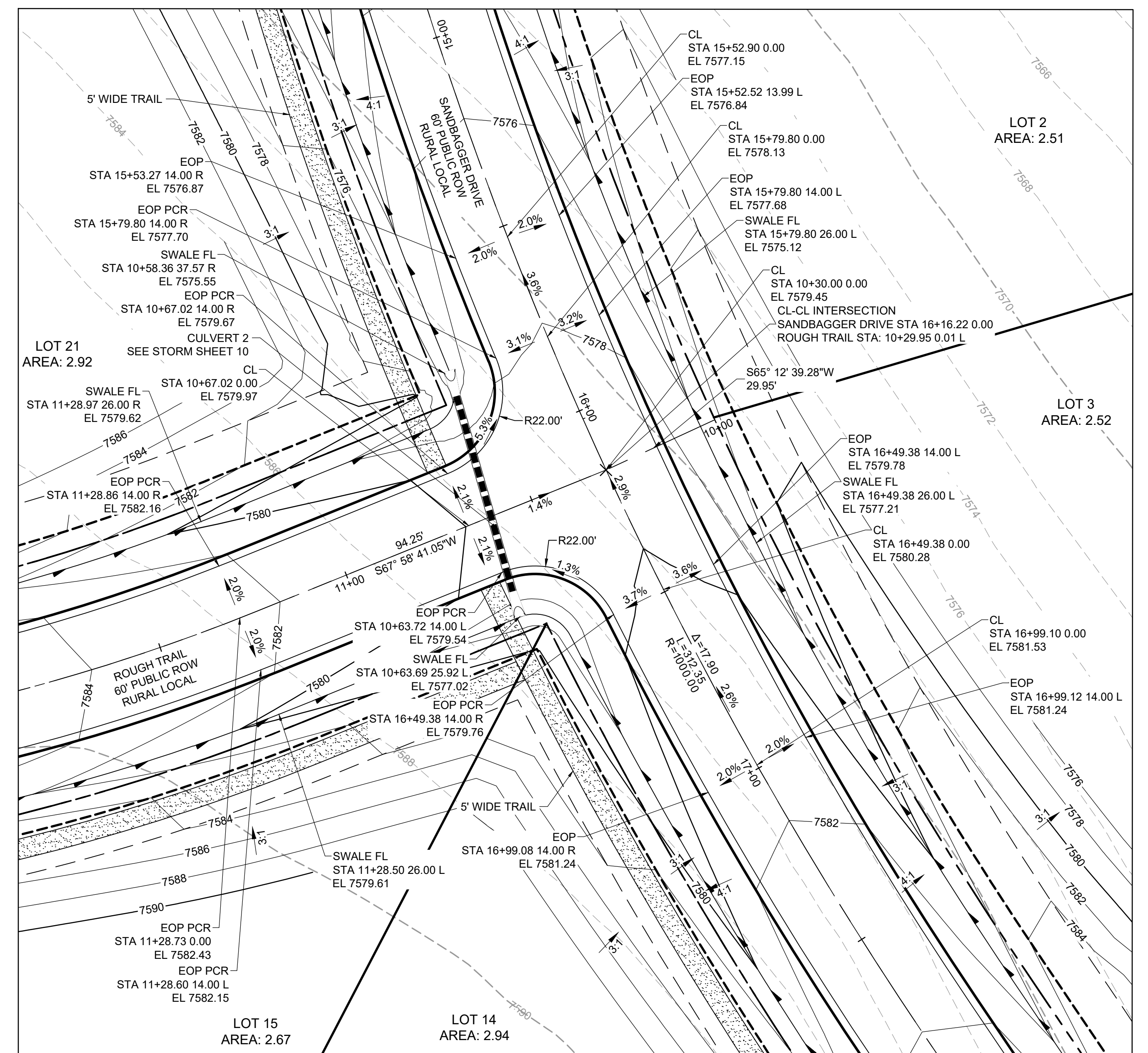
ROADWAY INTERSECTION DETAIL - A SANDBAGGER DRIVE & OLD STAGECOACH ROAD



TYPICAL ROADSIDE DITCH SECTION
SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD, QUARTZ CREEK DRIVE, BOURBON COURT)



ROADWAY INTERSECTION DETAIL - B SANDBAGGER DRIVE & ROUGH TRAIL



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 CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_5\Intersection_Details

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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
 ROADWAY INTERSECTION DETAILS

PCD FILE NO.: SF####
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8



SIGNAGE LEGEND:

1 STOP R-1 SINGLE LANE 30"x30"	2 NO OUTLET K2-0540 18"x18"	3A SPEED LIMIT 25 R2-1 24"x30"	3B SPEED LIMIT 30 R2-1 24"x30"
4 ROAD NAME GREEN	6 W11-11 18"x18"	5 ROAD NAME NO OUTLET GREEN W/ NO OUTLET PATCH	
7 NO FIRE LANE R8-3 12"x18"	8A NO PARKING FIRE LANE R7-32(R) 12"x18"	8B NO PARKING FIRE LANE R7-32(L) 12"x18"	9 TYPE III BARRICADE (TEMPORARY) O-O-O
10A R4-7 12"x18"	10B OM3-L 12"x18"	11 NO PUBLIC ACCESS ROAD MAINTENANCE SIGN GREEN SIGN W/ WHITE LETTERING 24"x24"	

CONSTRUCTION NOTES:

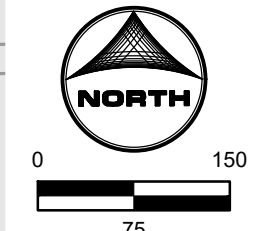
- WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS USE EL PASO COUNTY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
- ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST 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-627-1. 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.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 1/2" THICKNESS EPOXY PAINT. ALL STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (713.965.8618) 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 AND EXISTING EL PASO COUNTY ROADWAY.



PCD FILE NO.: SF####

DRAWN BY: RDL	JOB DATE: 9/23/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 211030.25	0" = 1"
CAD DATE: 10/3/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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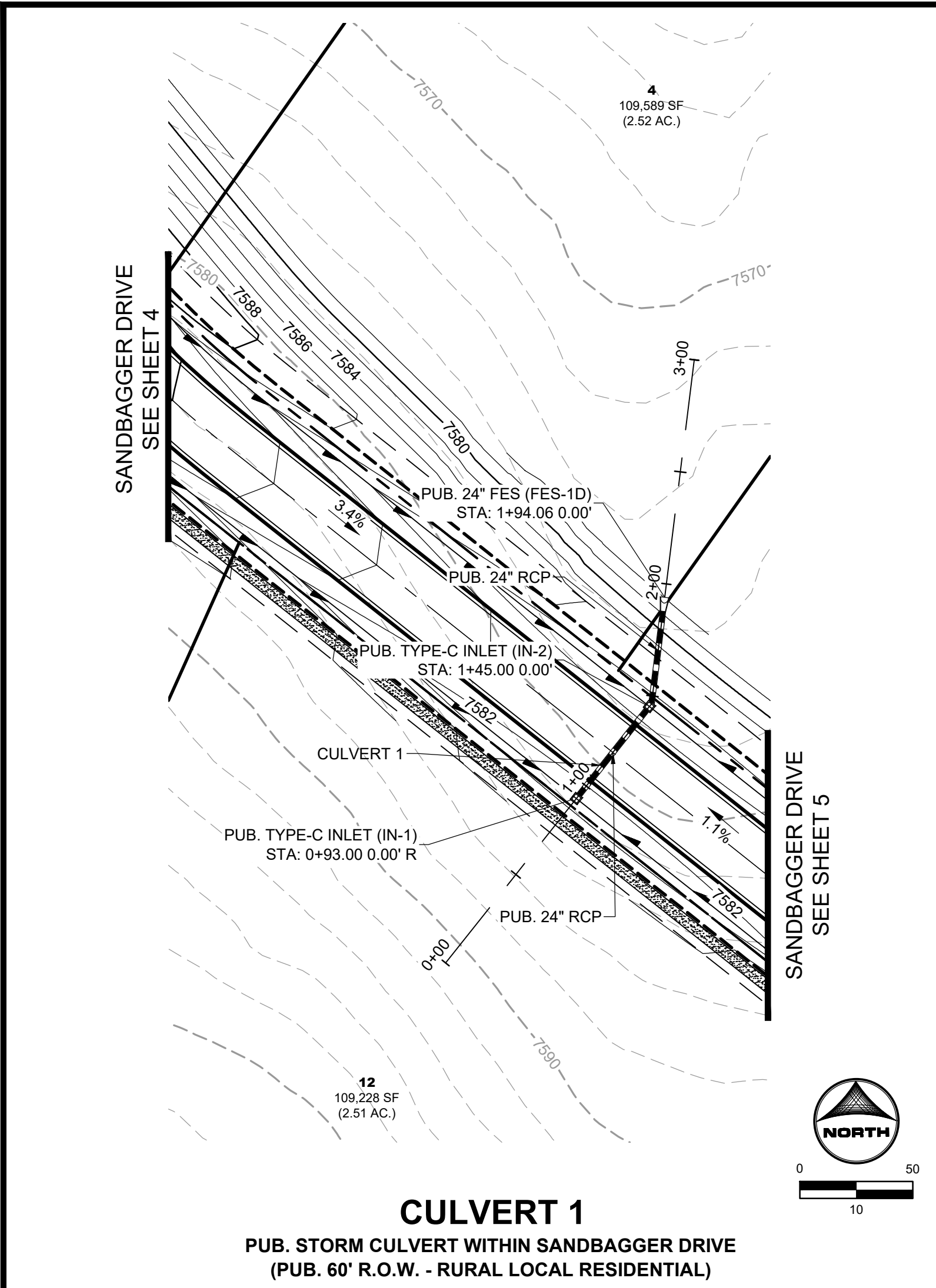
NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 713.300.4140
FAX: 713.965.0044

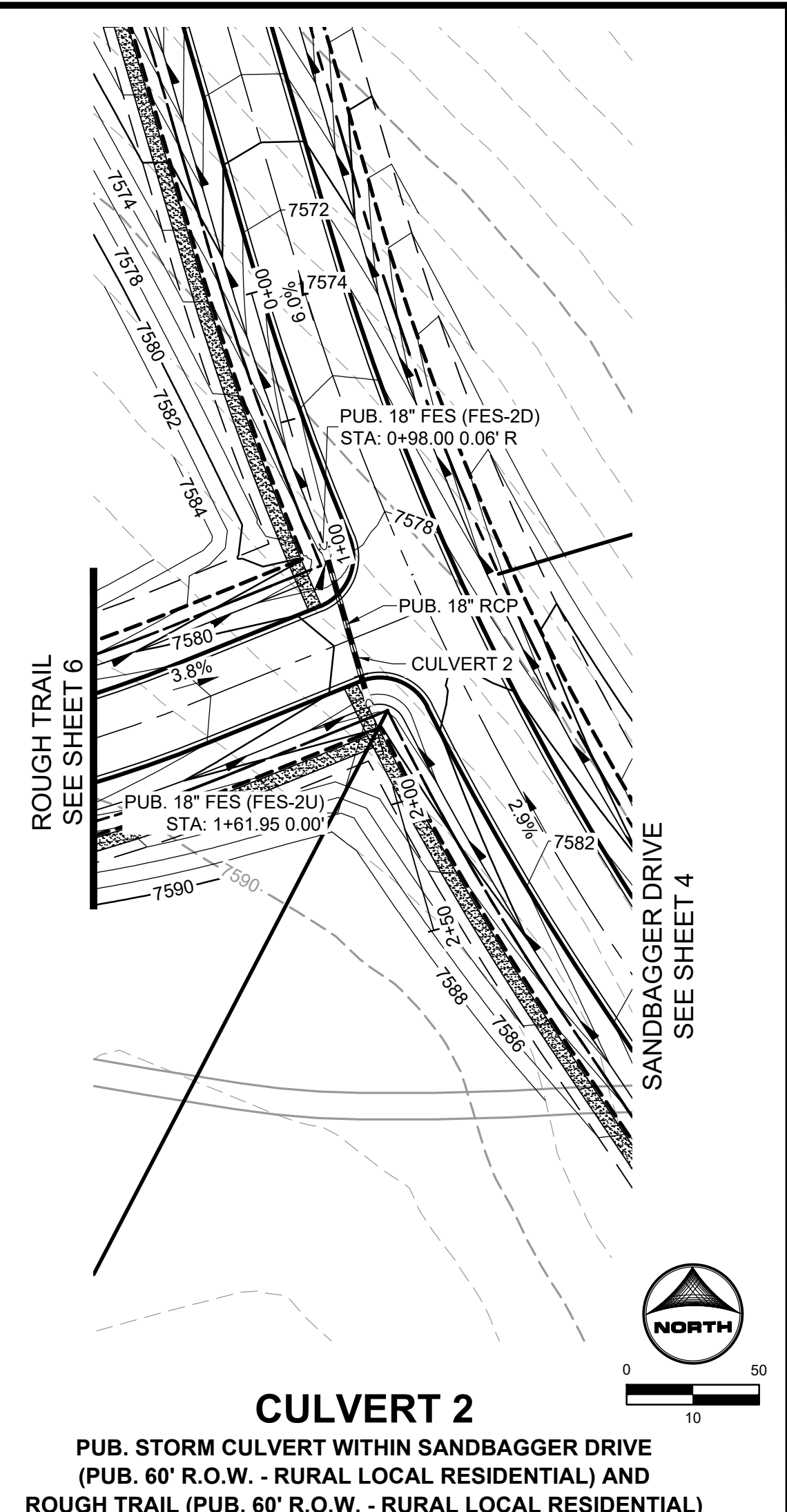
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PRI #2, LLC.
EL PASO COUNTY, CO

ROADWAYS
SIGNAGE AND STRIPING

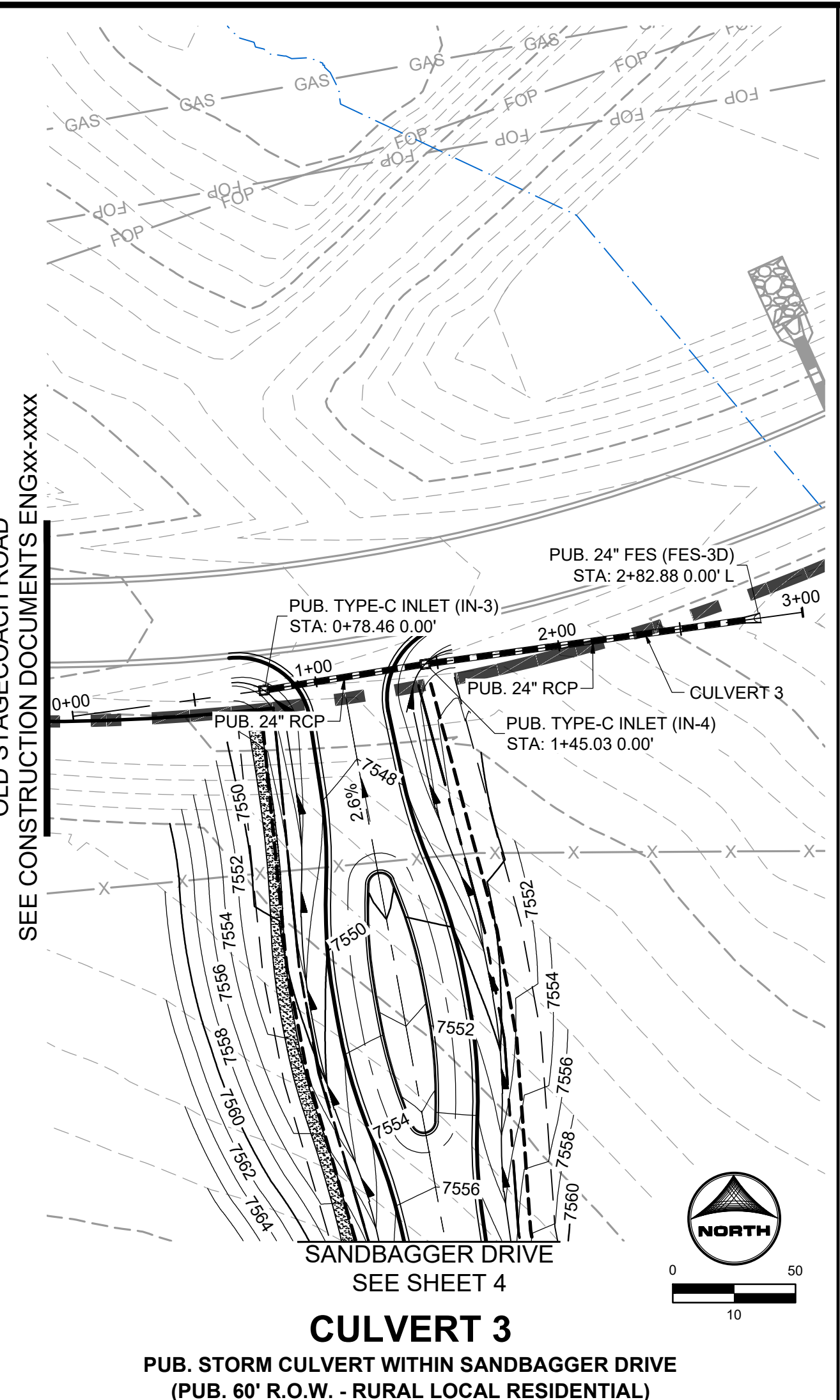
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S&S
9



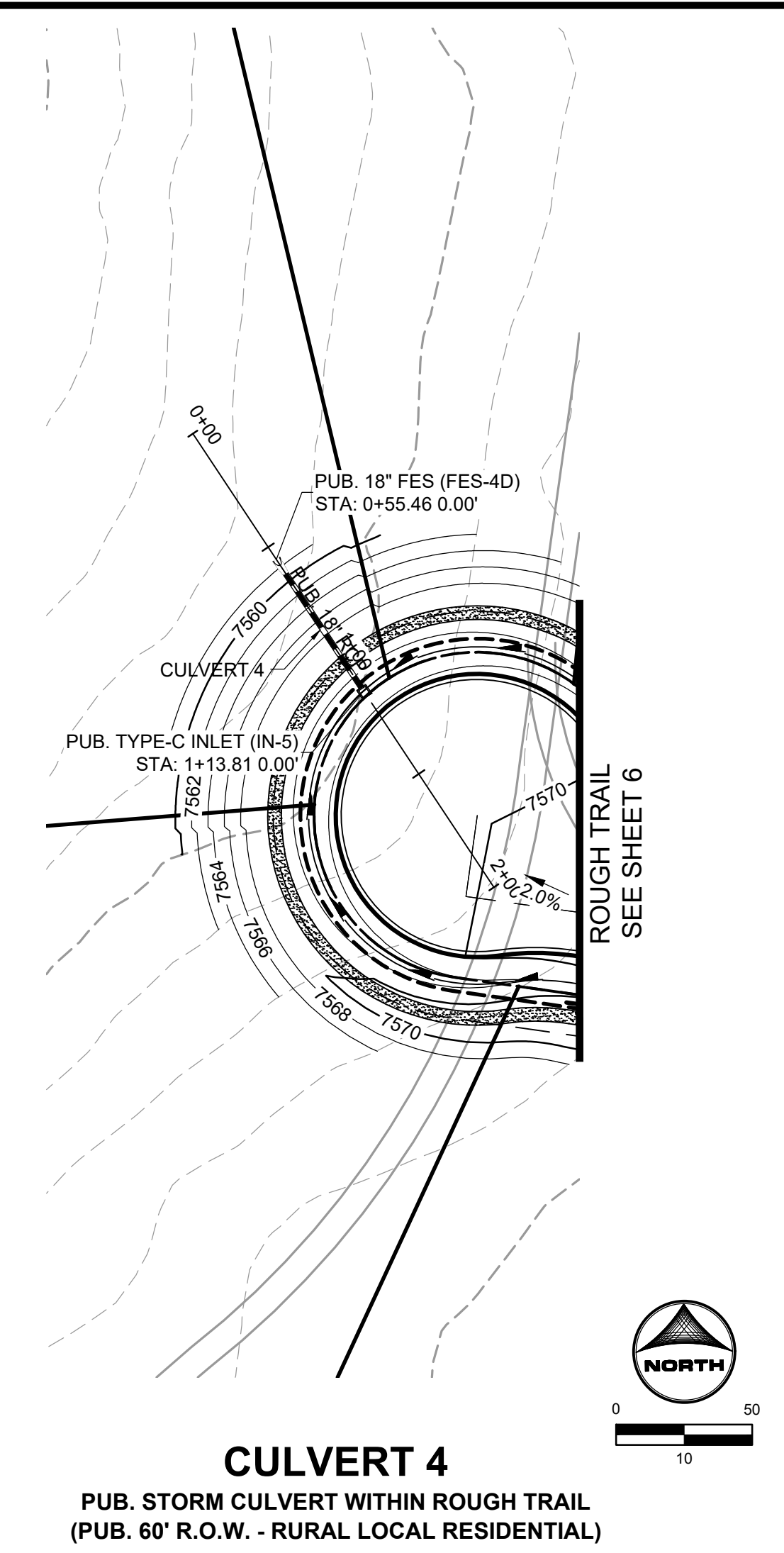
CULVERT 1
 PUB. STORM CULVERT WITHIN SANDBAGGER DRIVE
 (PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL)



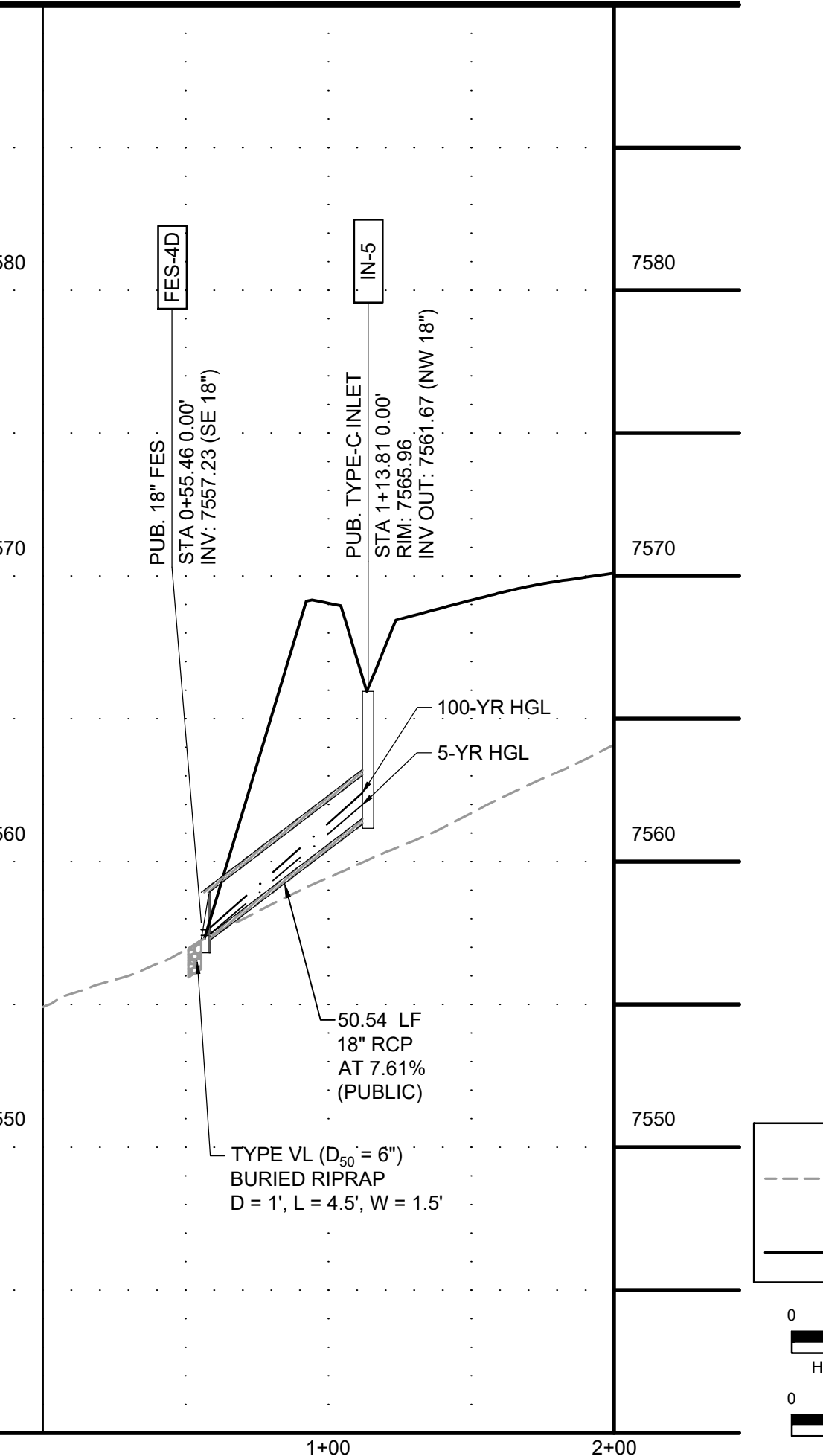
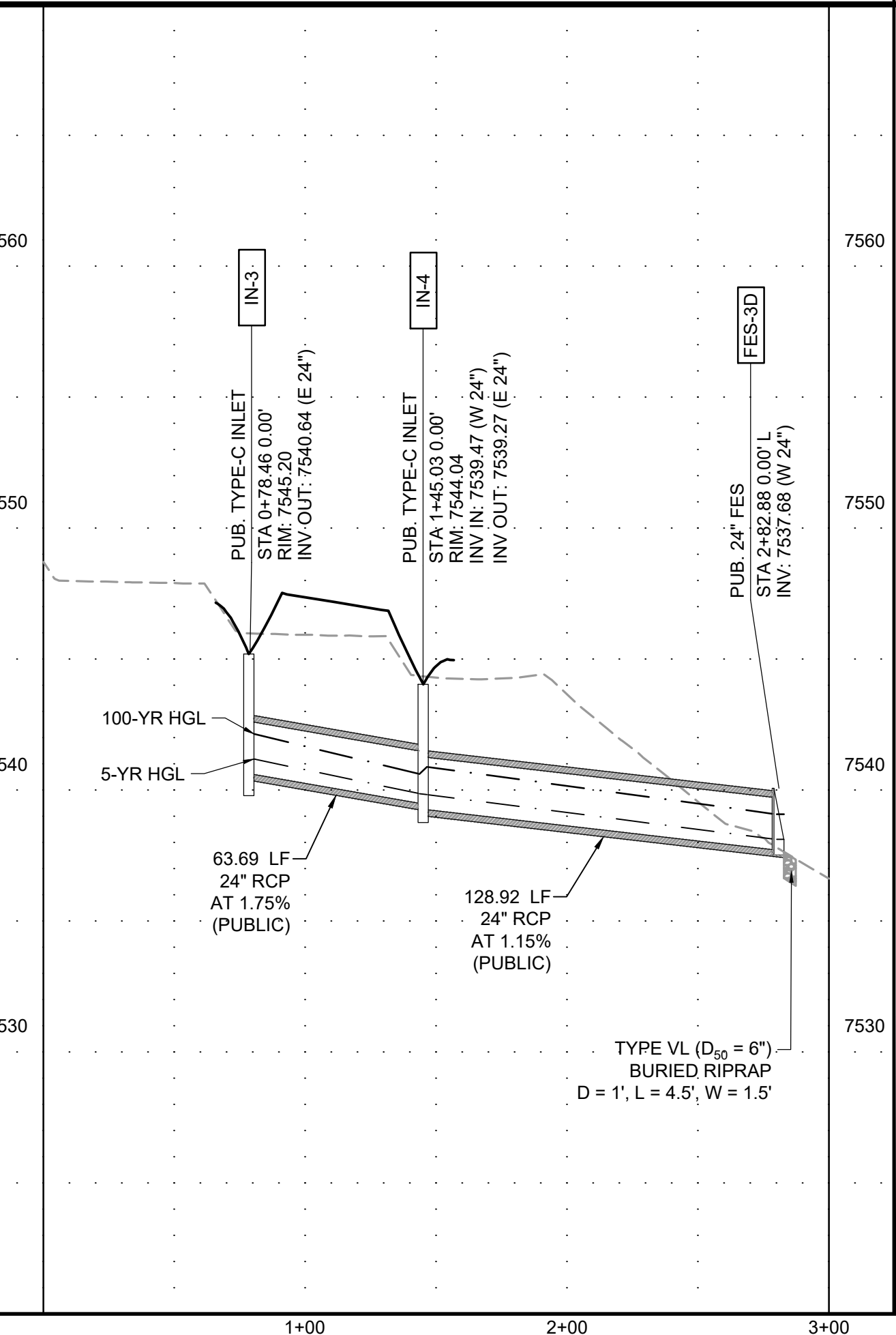
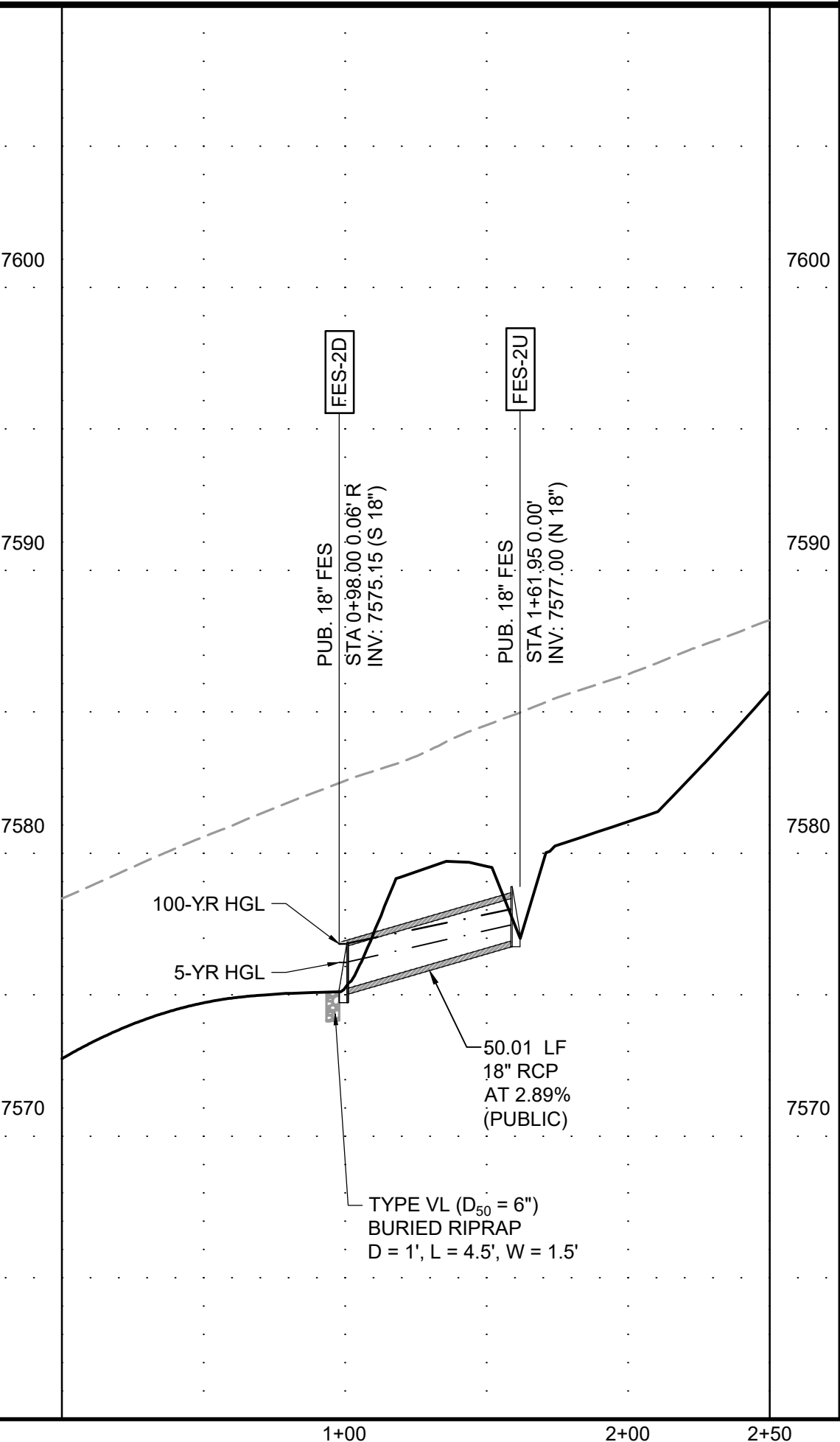
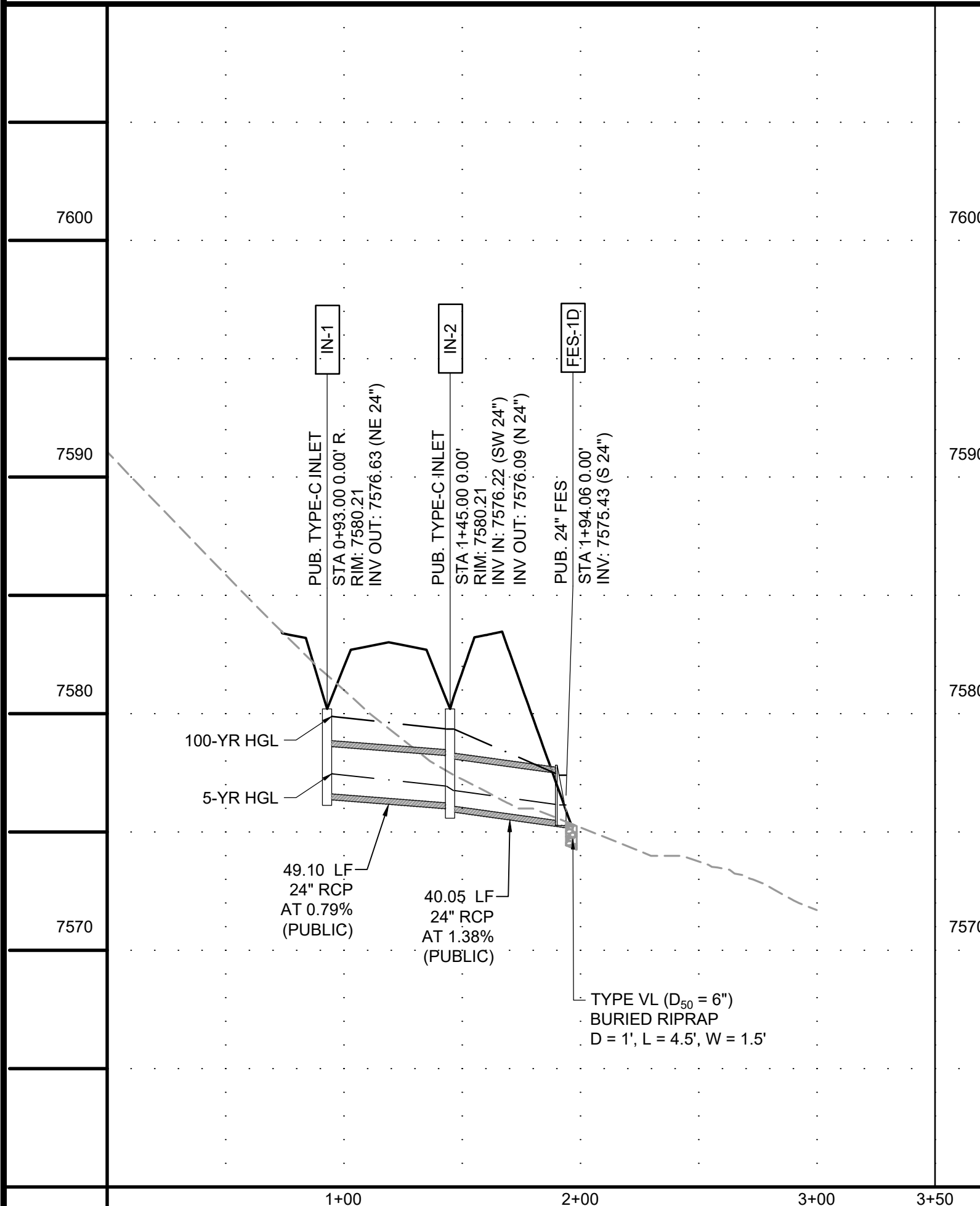
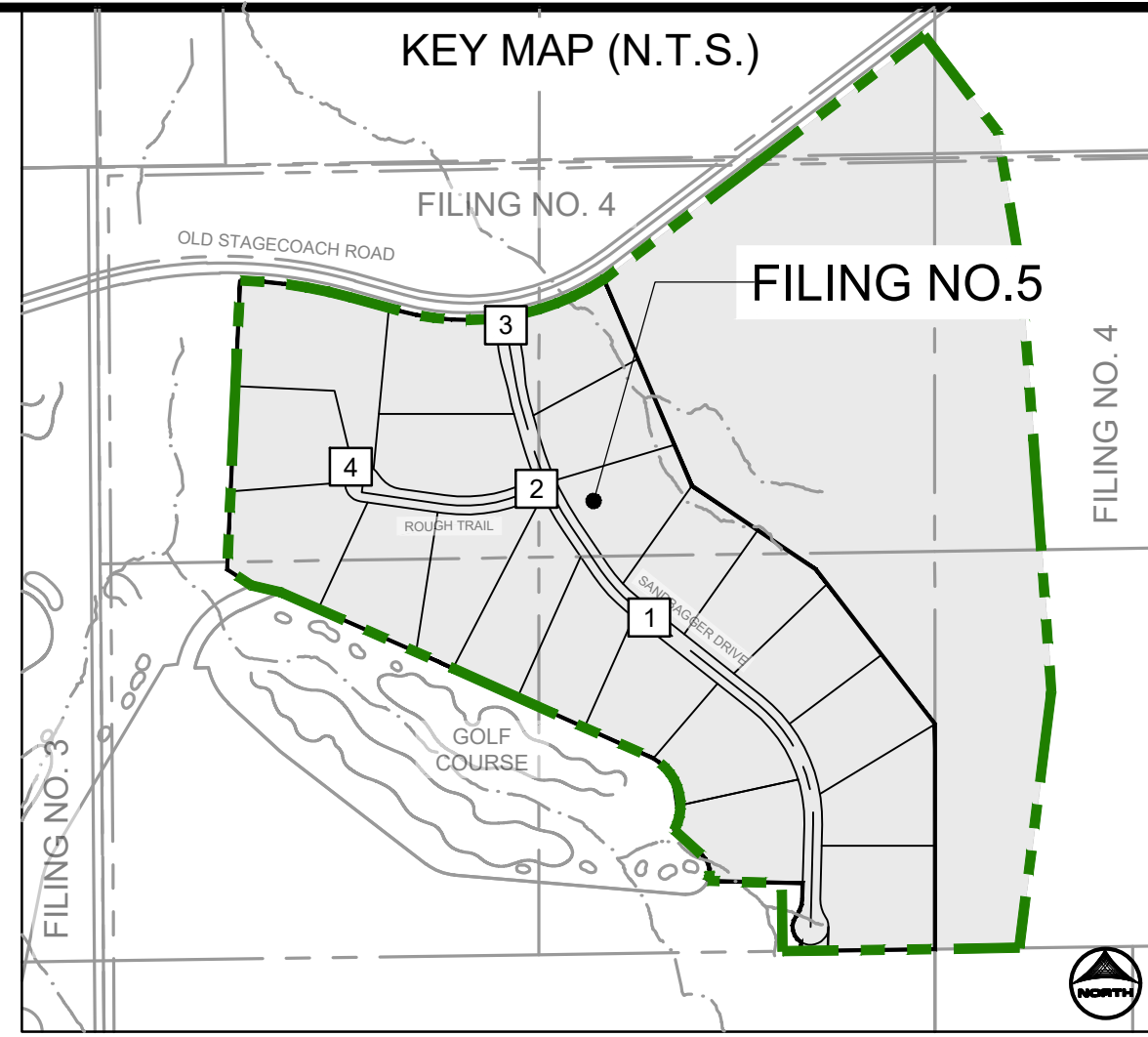
CULVERT 2
 PUB. STORM CULVERT WITHIN SANDBAGGER DRIVE
 (PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL) AND
 ROUGH TRAIL (PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL)



CULVERT 3
 PUB. STORM CULVERT WITHIN SANDBAGGER DRIVE
 (PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL)

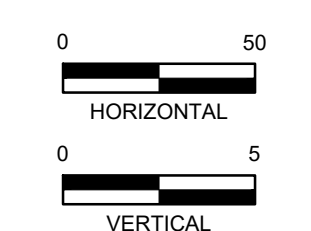


CULVERT 4
 PUB. STORM CULVERT WITHIN ROUGH TRAIL
 (PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL)



PROFILE LEGEND

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



DRAWN BY: TMM JOB DATE: 10/1/2024
 APPROVED: RHL JOB NUMBER: 211030.25
 CAD DATE: 10/3/2024
 CAD FILE: J:\2021\211030\CADD\dwgs\C\Filing_No_5\Storm_PNP

NO.	DATE	BY	REVISION DESCRIPTION

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 PHONE: 719.300.4140
 FAX: 719.965.0044

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

CONSTRUCTION DOCUMENTS
 STORM PLAN AND PROFILE