

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;

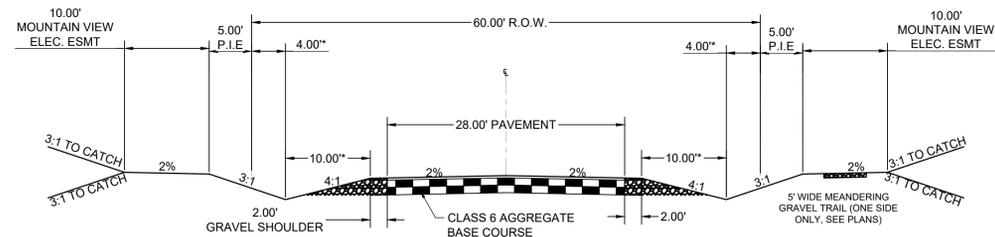
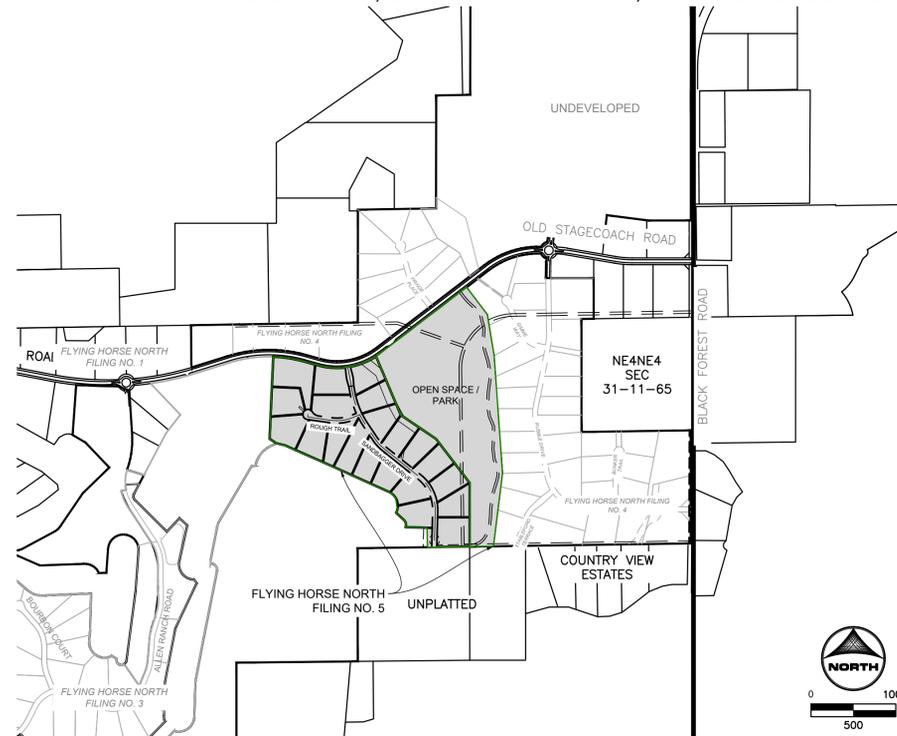
THENCE S37°18'35"E A DISTANCE OF 402.75 FEET; THENCE S09°22'22"E A DISTANCE OF 488.58 FEET; THENCE S04°05'31"E A DISTANCE OF 1,388.17 FEET; THENCE S07°08'46"W A DISTANCE OF 860.74 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S89°11'15"W ON SAID SOUTHERLY LINE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

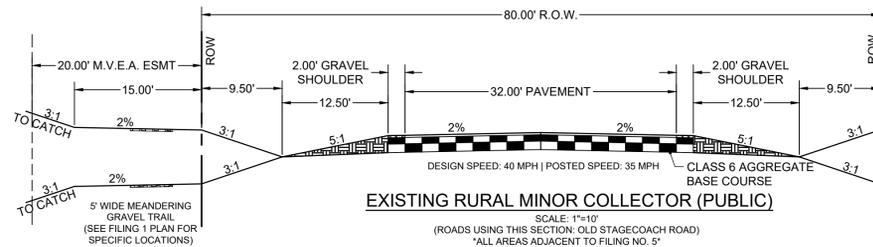
CONTAINING A CALCULATED AREA OF 5,015,016 SQUARE FEET OR 115.129 ACRES, MORE OR LESS.



TYPICAL RURAL LOCAL CROSS SECTION

DESIGN SPEED: 30 MPH | POSTED SPEED: 30 MPH

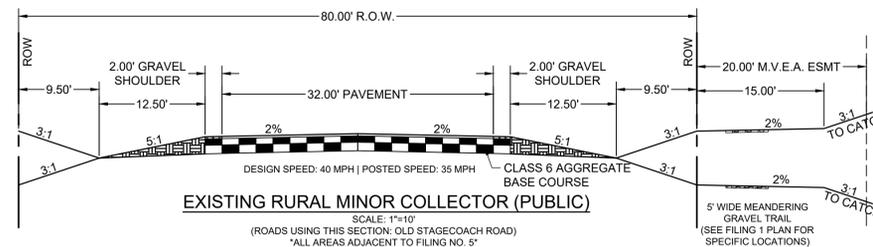
SCALE: 1"=10'
(ROADS USING THIS SECTION: ROUGH TRAIL & SANDBAGGER DRIVE)
DIMENSIONS MAY VARY FOR EXPANDED DITCH SECTIONS AS CALLED OUT ON PLANS



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

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COLORADO SPRINGS, CO 80919
ATTN: DREW BALSICK
TELE: (719) 592-9333

APPLICANT

HR GREEN
1975 RESEARCH PKWY SUITE 160
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ATTN: RICHIE LYON, P.E.
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CIVIL ENGINEER

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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: 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
- 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

PCD FILE NO.: SF2427

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

COVER & LEGEND
COVER

SHEET
CV
1

HR GREEN Xrefs: Vicinity-Map; Cover_Map; Cover_Approval; EPC_CD_Approval; EPC_CD_Owner_Approval; Legend; xc-row-030.202; rdwy_Typicals; xc-row-030.250; xgt-1-dh01-1030.250; LYON, RICHIE, 11/19/2024, 1:11 PM

LYON, RICHIE, 11/19/2024 1:11 PM
 HR GREEN - Xref: Vicinity-Map; Cover-Map; Cover-Approval; EPC_CD_Owner-Approval; legal_description; Legend; xc-row-030.202; rdwy_Typicals; xc-row-030.240; Rlprop_Detail; xc-row-030.250; xgt-1-dh01-1030.250

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 (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 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 ON-SITE AND OFF-SITE, 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 FLUGITIVE 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 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.
- 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.
- 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 FINISH GRADING CONSTRUCTION. NO DISTURBANCE FOR EARTHWORK OR FINISH 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

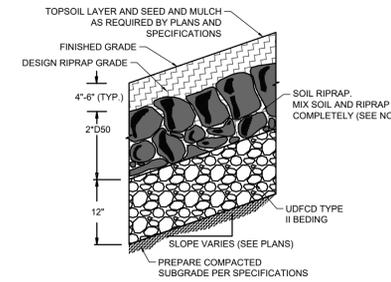
CHANNEL LINING STATIONS			
ROADWAY	START STATION	END STATION	LINING
SANDBAGGER DRIVE	00+00	16+17	TMAX
SANDBAGGER DRIVE	16+17	34+44	P300
ROUGH TRAIL	FULL ROAD	FULL ROAD	P300

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	DEFLECTION ANGLE	FHWA	FEDERAL HIGHWAY ADMINISTRATION
Ø, DIA	DIAMETER	FL	FLOW LINE
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	FOC	FIBER OPTICS CABLE
ABC	ASPHALT BASE COURSE	FT	FOOT OR FEET
ABD	ABANDONED	GB	GRADE BREAK
AC	ACRE	GD	GALLON
ADA	THE AMERICANS WITH DISABILITIES ACT	HDPE	HIGH DENSITY POLYETHYLENE
ASPH	ASPHALT	HC RAMP	HANDICAP RAMP
ASSY	ASSEMBLY	HW	HEADWALL
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	INV	INVERT
BFE	BASE FLOOD ELEVATION	KM	KILOMETER
BLDG	BUILDING	L	LENGTH
BLVD	BOULEVARD	LF	LINEAR FEET
BM	BENCH MARK	M	MINIMUM
BNYD	BOUNDARY	MISC	MISCELLANEOUS
BOP	BOTTOM OF POND	MAINT	MAINTENANCE
BY	BOTTOM OF WALL	MAX	MAXIMUM
C&G	CURB AND GUTTER	MH	MANHOLE
CA	COARSE AGGREGATE	MP	MIDPOINT
CATV	CABLE TELEVISION	N	NORTH/SOUTH
CB	CHORD BEARING/CATCH BASIN	NO	NUMBER
CC	CUBIC FEET PER SECOND	OC	ON CENTER
CIP	CAST IRON PIPE	OH	OVERHEAD
CL	CENTER LINE	PB	PUBLIC
CMP	CORRUGATED METAL PIPE	PC	POINT OF CURVATURE
COMP	COMPOSITE	PCC	POINT OF COMPOUND CURVATURE
CONC	CONCRETE	PCR	POINT OF CURB RETENTION
CONST	CONSTRUCT OR CONSTRUCTION	PI	POINT OF INTERSECTION
CSP	CORRUGATED STEEL PIPE	PIE	PUBLIC IMPROVEMENT ESMT
CSU	COLORADO SPRINGS UTILITIES	PT	POINT OF TANGENCY
CT	COURT	PRC	PROPOSED
CTR	CENTER	PRC	POINT OF REVERSE CURVATURE
CU	COPPER	PRV	PRESSURE REDUCING VALVE
CY	CUBIC YARD	PVT	PRIVATE
DBL	DOUBLE	PJAE	PUBLIC UTILITY, ACCESS AND ESMT
DEG	DEGREE	PJADE	PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
DET	DETAIL	PVC	POLYVINYL CHLORIDE
DEPT	DEPARTMENT	R	RADIUS
DIM	DIMENSION	REC	RECEPTION
DIP	DUCTILE IRON PIPE	RCBC	REINFORCED CONCRETE BOX CULVERT
DOT	DEPARTMENT OF TRANSPORTATION	S	SOUTH
DWG	DRAWING	SHT	SHEET
E	EAST/EASTING	SQ	SQUARE
EL	ELEVATION	SW	SPILLWAY
ELEC	ELECTRIC	TRC	TOP BACK OF CURB
EOP	EDGE OF GUTTER	TC	TRICKLE CHANNEL
EOP	EDGE OF PAVEMENT	TOP	TOP OF POND
ESMT	EASEMENT	TW	TOP OF WALL
EW	ENDWALL	TYP	TYPICAL
EX	EXISTING	UG	UNDERGROUND
FD	FRENCH DRAIN	VERT	VERTICAL
FDC	FIRE DEPARTMENT CONNECTION	W	WEST
FE	FLANGE ELEVATION	WW	WASTEWATER
FES	FLARED END SECTION	WWF	WELDED WIRE FABRIC
FF	FINISHED FLOOR	W	WITH
FG	FINISHED GRADE	W/O	WITHOUT
FM	FIRE HYDRANT	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 L RIPRAP D50=18"
D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

RIPRAP NOTES:

- SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
- MIX UNIFORMLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
- 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.
- CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- ROCK SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER.
- NEITHER BREADTH NOR THICKNESS OF A SINGLE STONE SHOULD BE LESS THAN ONE-THIRD ITS LENGTH, AND ROUNDED STONE SHOULD BE AVOIDED.
- 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 LEDGE ROCK PROCEDURE A).
- 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

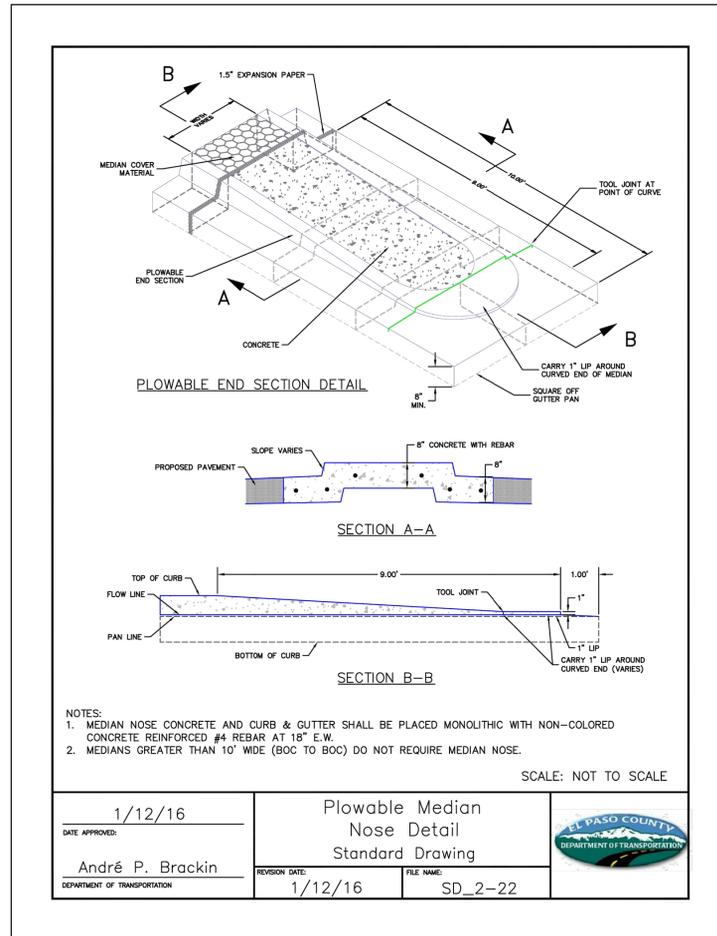
*TYPE L RIPRAP D50=6"
D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

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

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

LEGEND

	EXISTING	PROPOSED		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	---	---			



- NOTES:
- MEDIAN NOSE CONCRETE AND CURB & GUTTER SHALL BE PLACED MONOLITHIC WITH NON-COLORED CONCRETE REINFORCED #4 REBAR AT 18" E.W.
 - MEDIANS GREATER THAN 10' WIDE (BOC TO BOC) DO NOT REQUIRE MEDIAN NOSE.

SCALE: NOT TO SCALE

DATE APPROVED:	1/12/16	Plowable Median Nose Detail Standard Drawing	
APPROVED:	André P. Brackin	REVISION DATE:	1/12/16
DEPARTMENT OF TRANSPORTATION		FILE NAME:	SD_2-22



DRAWN BY: RDL	JOB DATE: 11/14/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 211030.25	0" = 1"
CAD DATE: 11/19/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_5\CoverSheet		

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

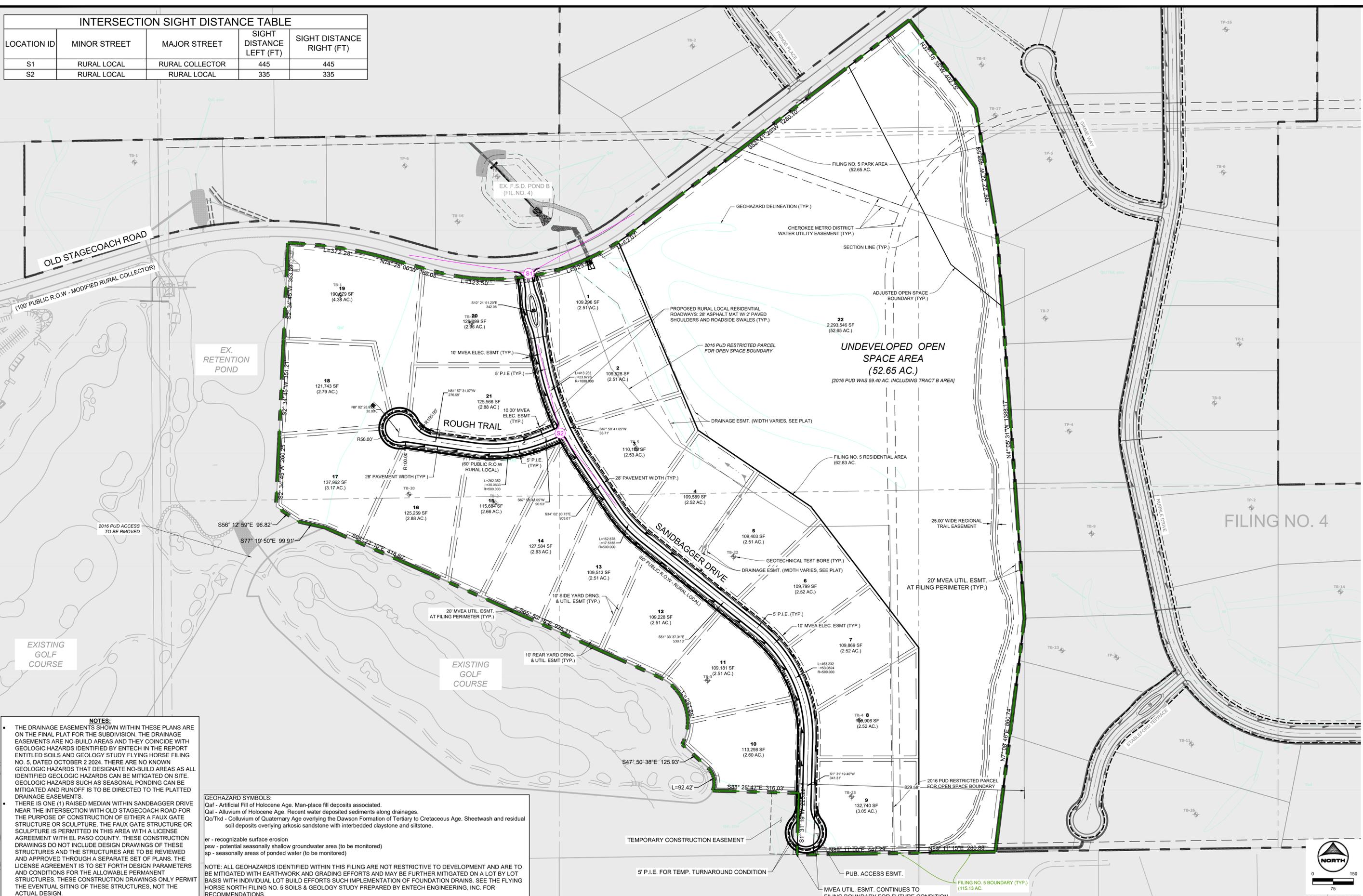
FLYING HORSE NORTH FILING NO. 5
PRI #2, LLC.
EL PASO COUNTY, CO

COVER & LEGEND
LEGEND & NOTES

PCD FILE NO.: SF2427

SHEET
LG
2

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

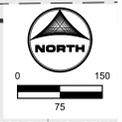
NO.	DATE	BY	REVISION DESCRIPTION

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

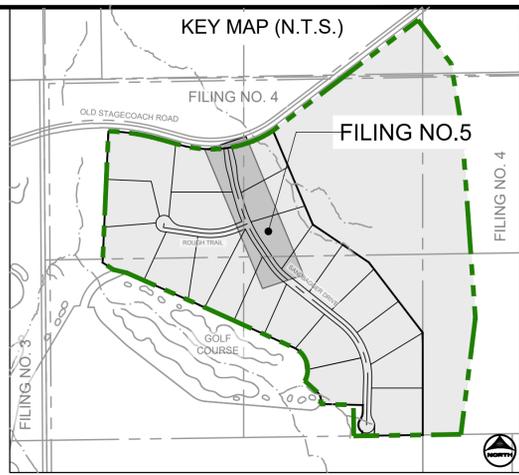
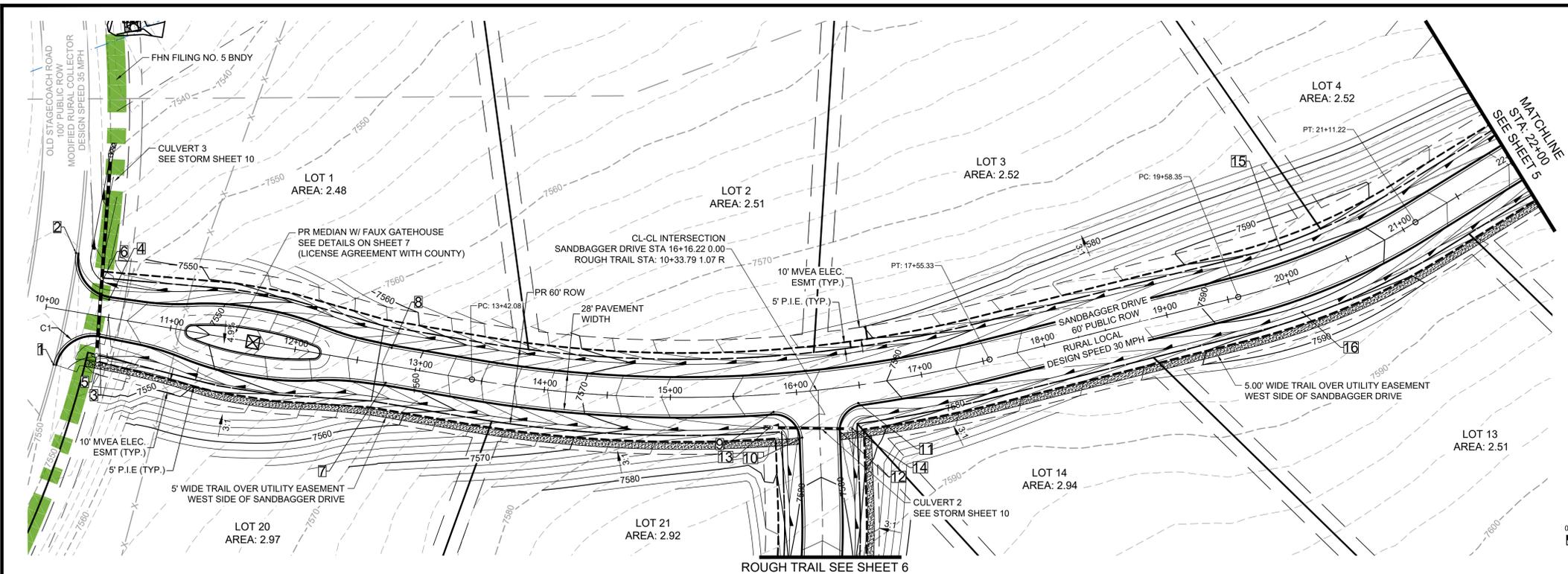
**FLYING HORSE NORTH FILING NO. 5
 PRI #2, LLC.
 EL PASO COUNTY, CO**

**SITE PLAN
 OVERALL SITE PLAN**

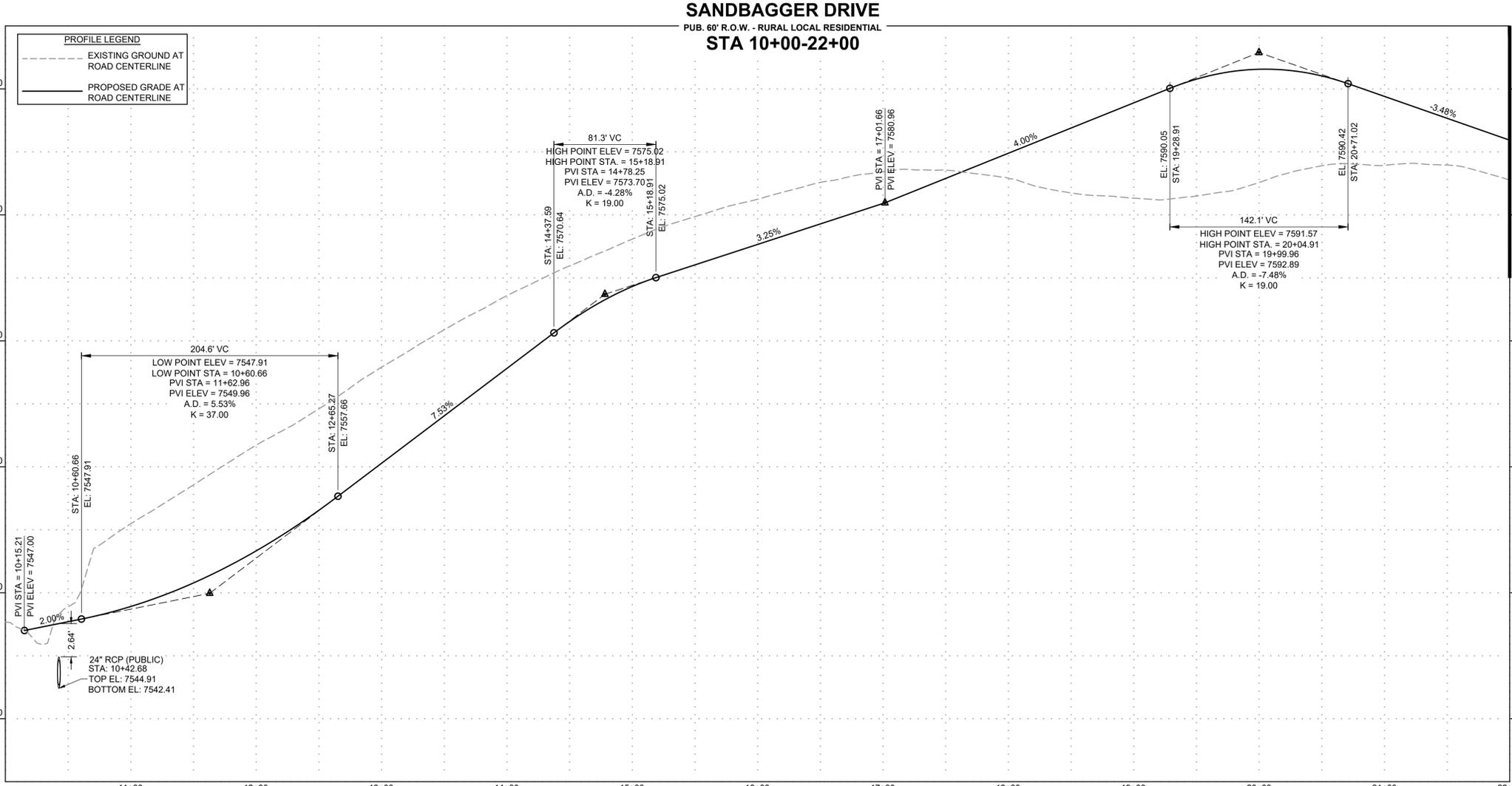
**SHEET
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LYON, RICHIE, 11/19/2024 1:12 PM

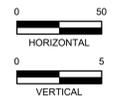


POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
1	MATCH EX ±	SANDBAGGER DRIVE	STA 10+13.39	43.8' R	7548.07
2	MATCH EX ±	SANDBAGGER DRIVE	STA 10+16.19	45.8' L	7546.02
3	BEGIN MODIFIED	SANDBAGGER DRIVE	STA 10+45.34	14.0' R	7548.74
4	BEGIN MODIFIED	SANDBAGGER DRIVE	STA 10+48.16	14.0' L	7547.57
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



Update to match the new profile on cover sheet

HRG Response: Typical & modified ditch sections updated to match cover sheet.



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NO.	DATE	BY	REVISION DESCRIPTION

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

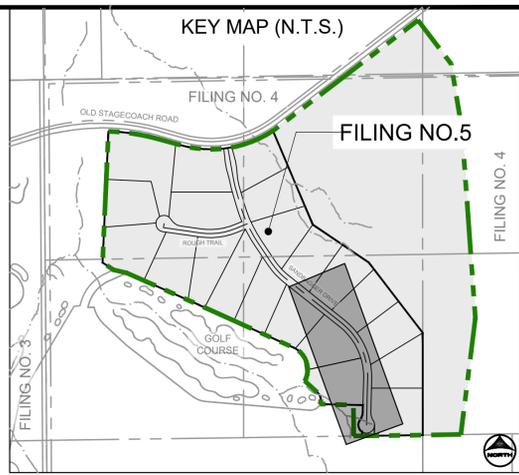
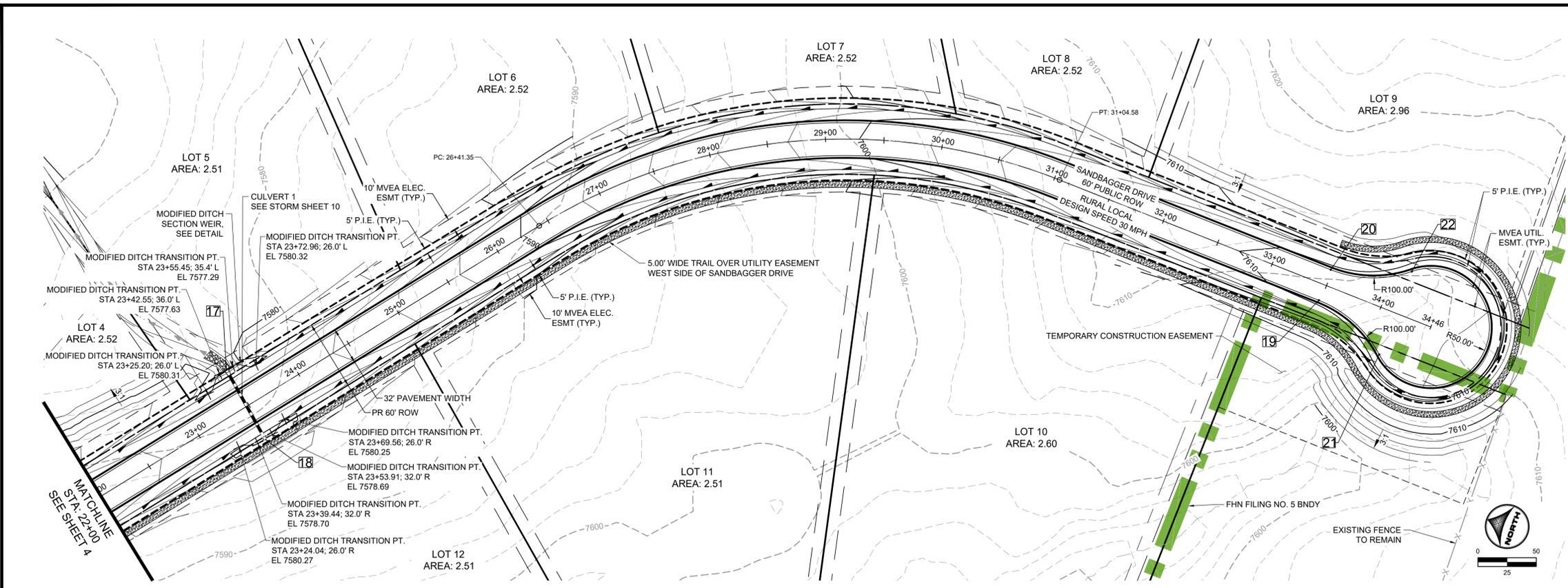
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 EL PASO COUNTY, CO

STREET PLAN & PROFILE
 SANDBAGGER DRIVE

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PCD FILE NO.: SF2427

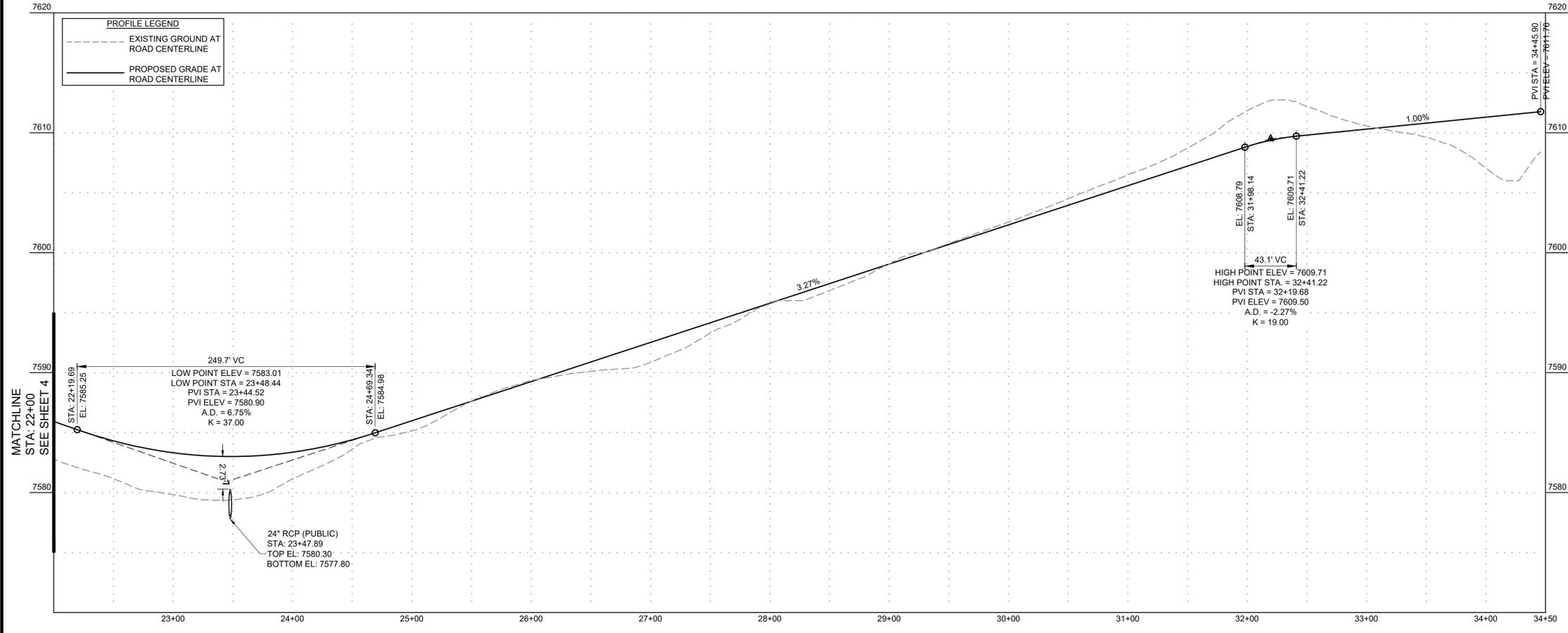
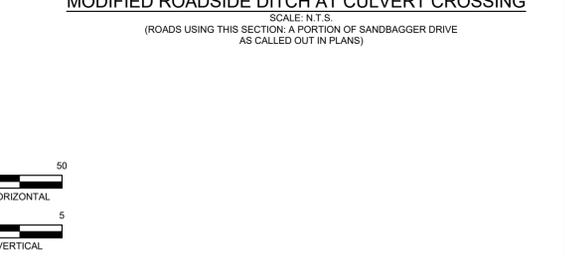
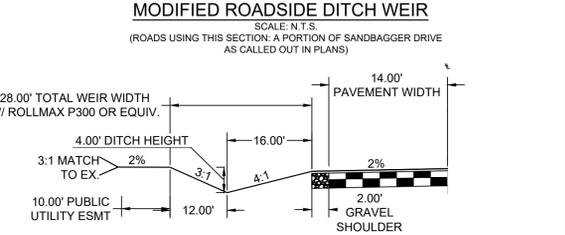
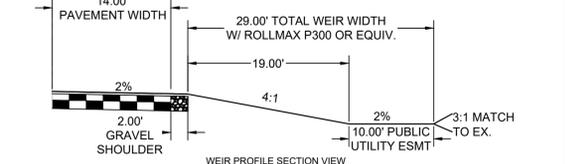
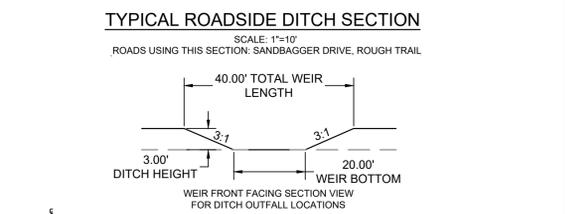
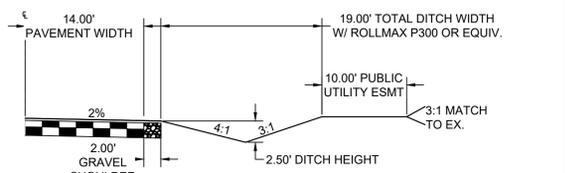
LYON, RICHIE, 11/19/2024 1:18 PM



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



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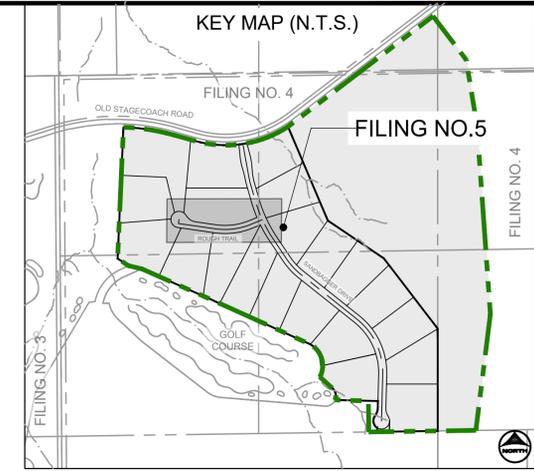
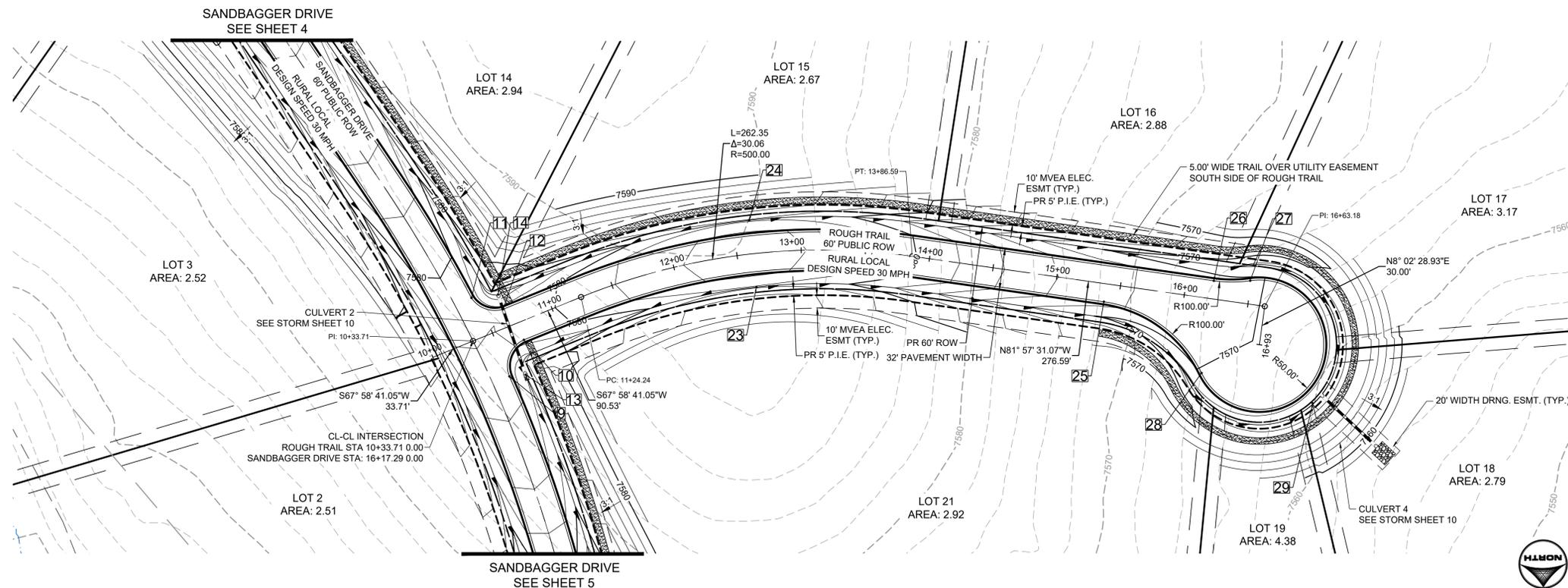
HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 160
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

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 EL PASO COUNTY, CO

STREET PLAN & PROFILE
 SANDBAGGER DRIVE
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5

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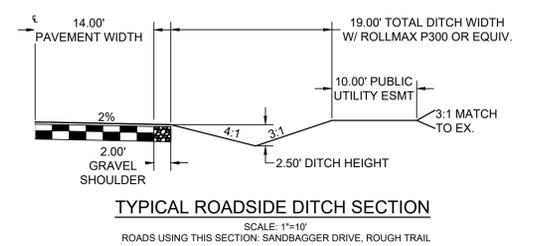
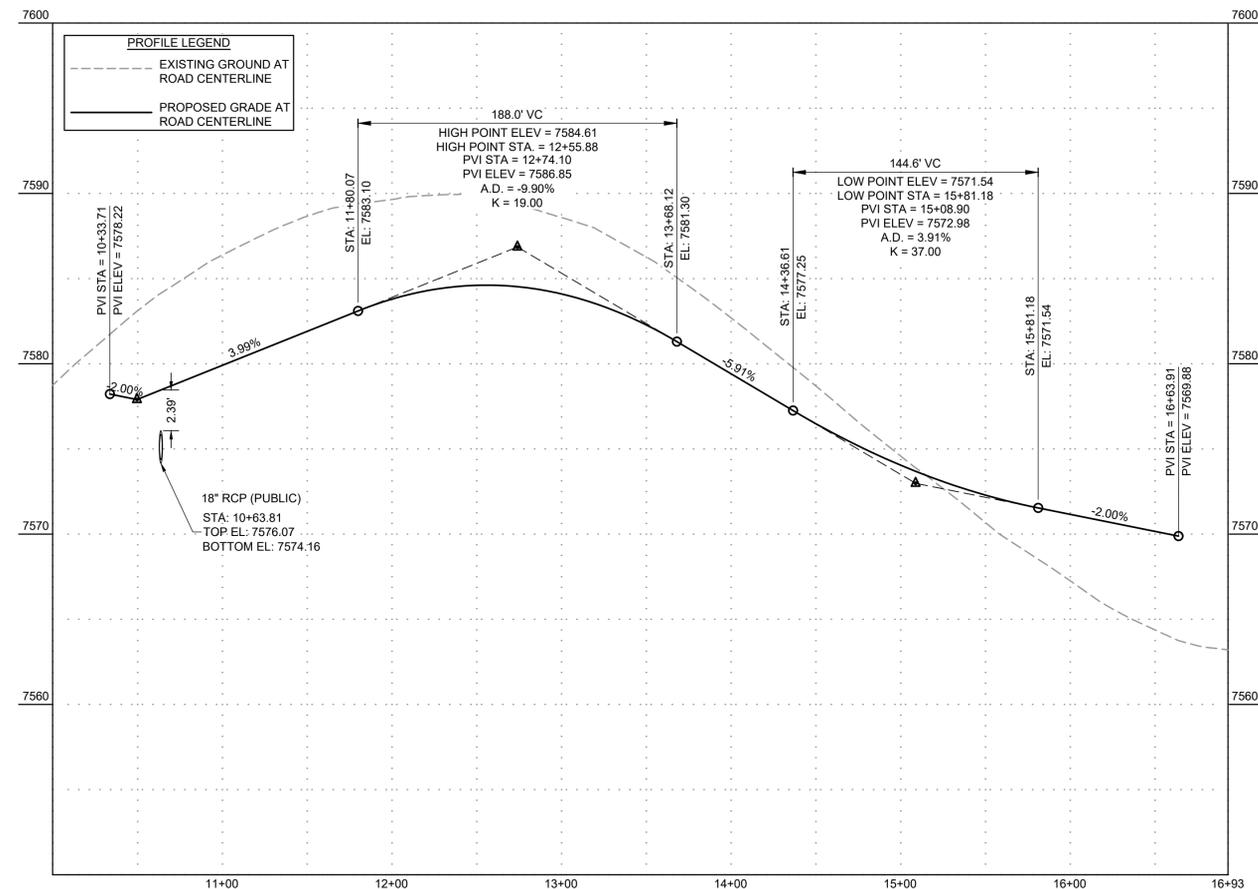
LYON, RICHELIE, 11/19/2024 1:13 PM



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



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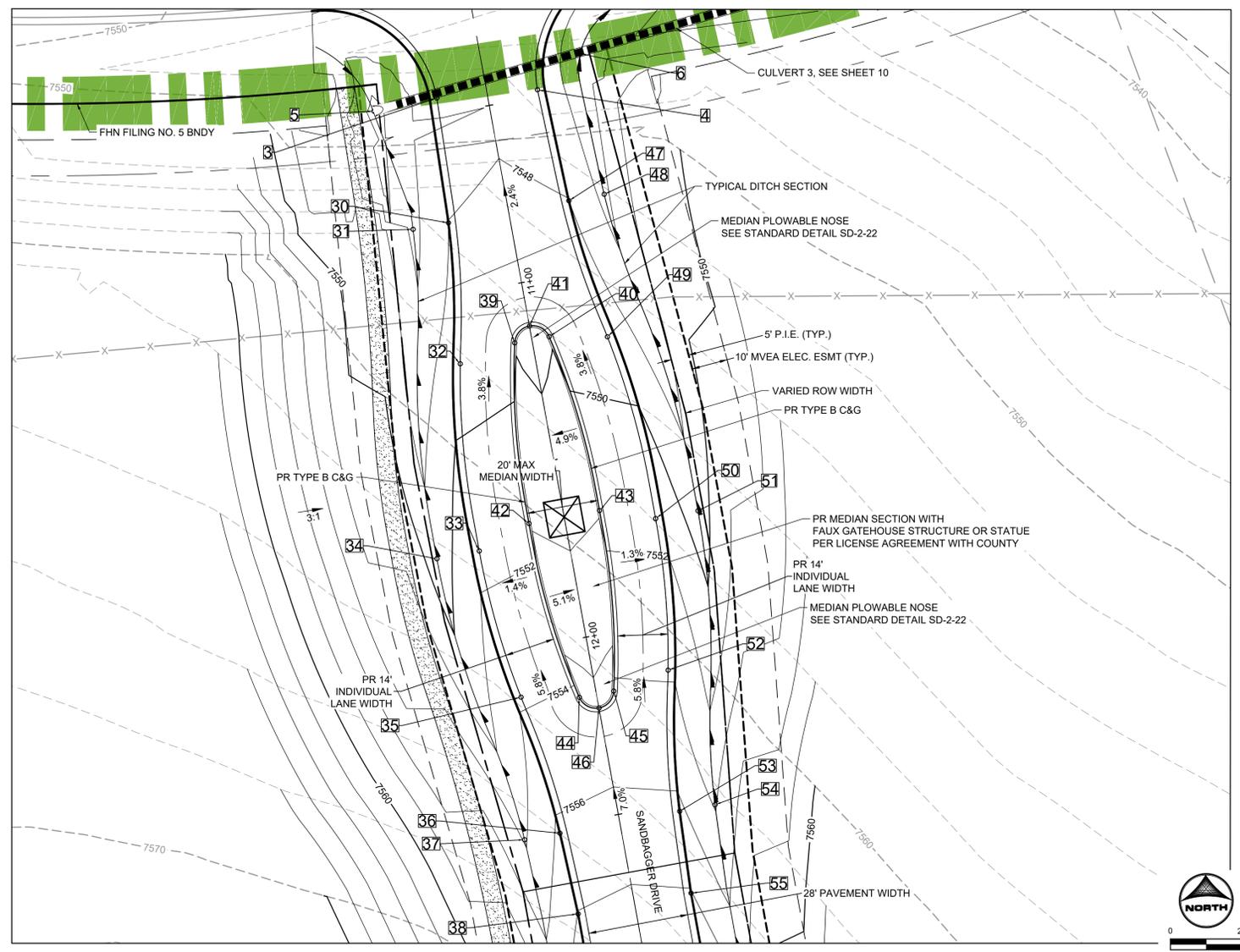
FLYING HORSE NORTH FILING NO. 5
 PRI #2, LLC.
 EL PASO COUNTY, CO

STREET PLAN & PROFILE
 ROUGH TRAIL

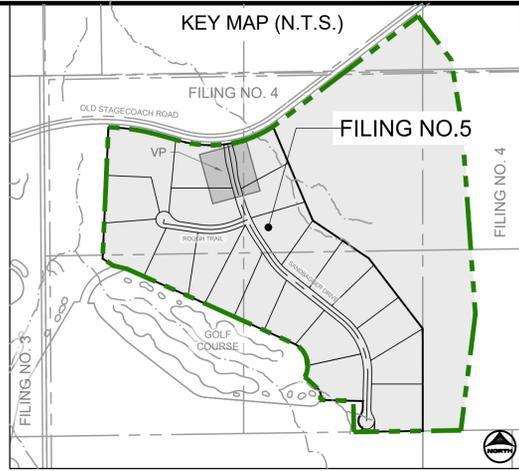
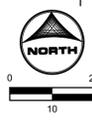
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HR GREEN Xref: xv-cow-1030; xv-dgn-1030; xv-cow-030.250; xv-dgn-030.250; key_map; modified_ditch_sections; xref-dh01-030.250

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

DRAWN BY: AMC JOB DATE: 11/19/2024
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BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

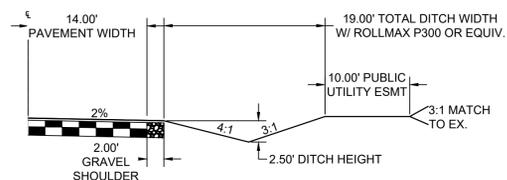
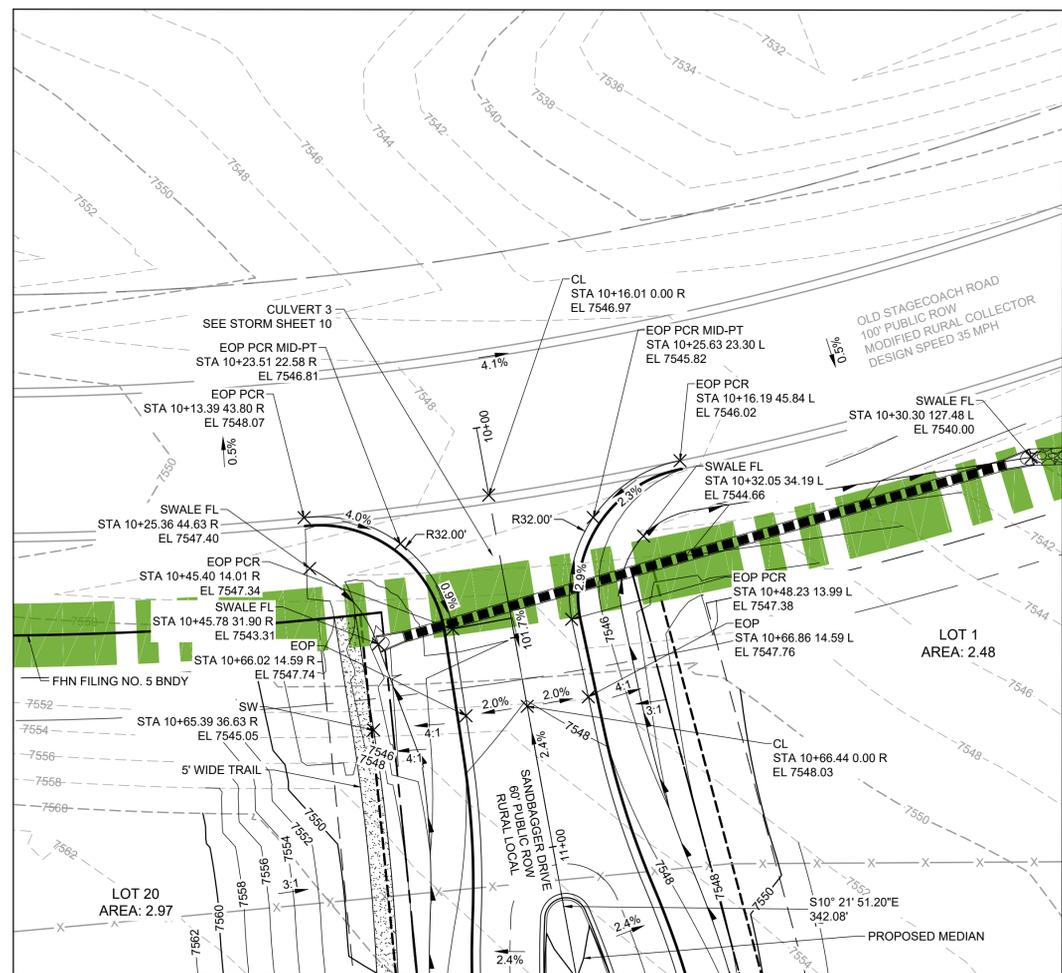
HRGreen
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 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
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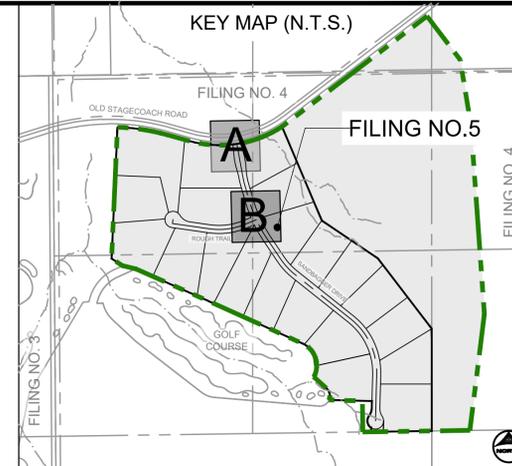
STREET PLAN & PROFILE
 MEDIANS

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 7

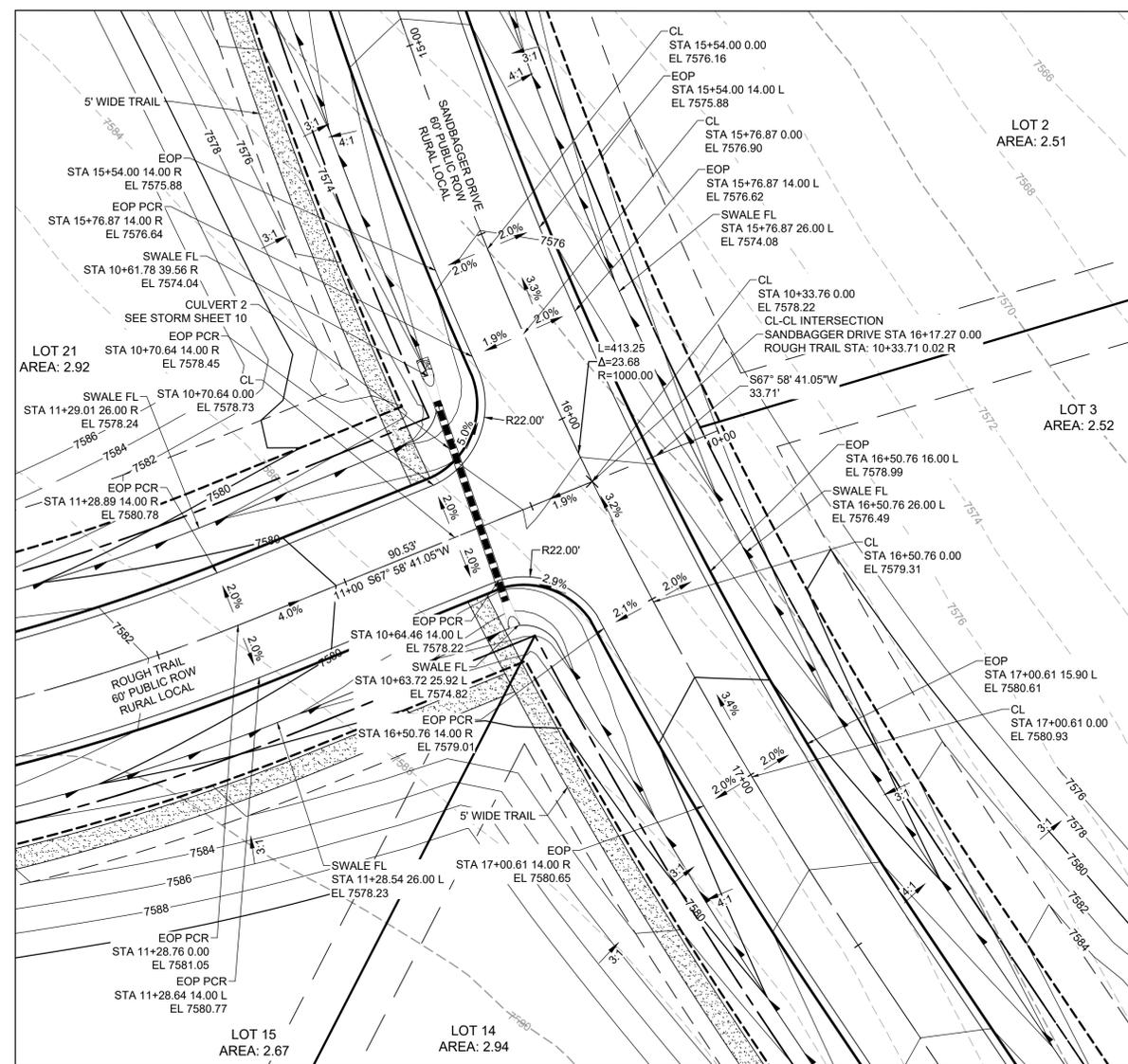
ROADWAY INTERSECTION DETAIL - A SANDBAGGER DRIVE & OLD STAGECOACH ROAD



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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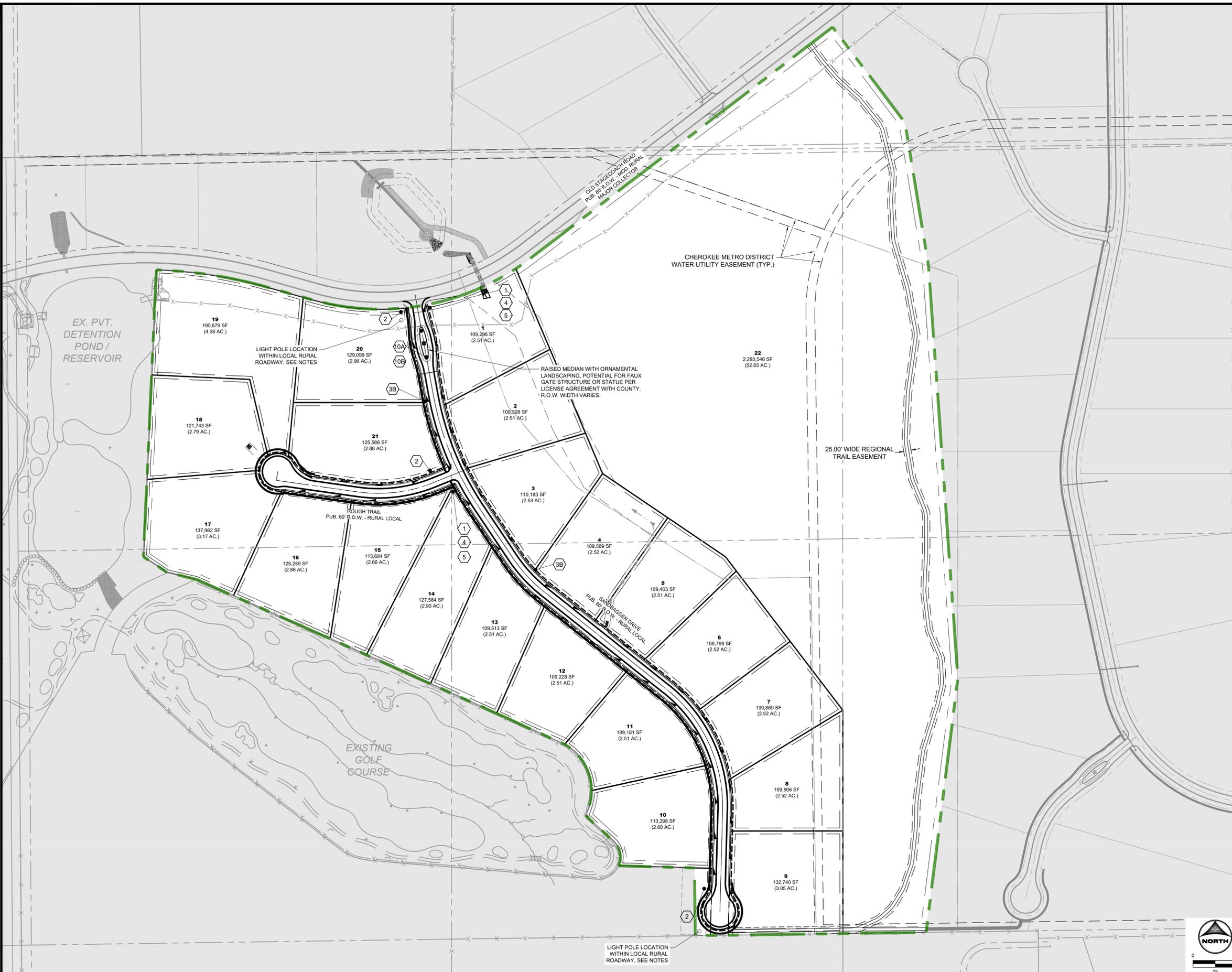
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 PRI #2, LLC.
 EL PASO COUNTY, CO

STREET PLAN & PROFILE
 ROADWAY INTERSECTION DETAILS

PCD FILE NO.: SF2427
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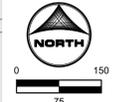
SIGNAGE LEGEND:

- 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
- 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)
- 10A R-4-7 12"x18"
- 10B OM3-L 12"x18"
- 11 NO PUE ACCESS 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 (719.580.8819) 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.



DRAWN BY: RDL JOB DATE: 11/14/2024 BAR IS ONE INCH ON OFFICIAL DRAWINGS.
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 CAD DATE: 11/19/2024 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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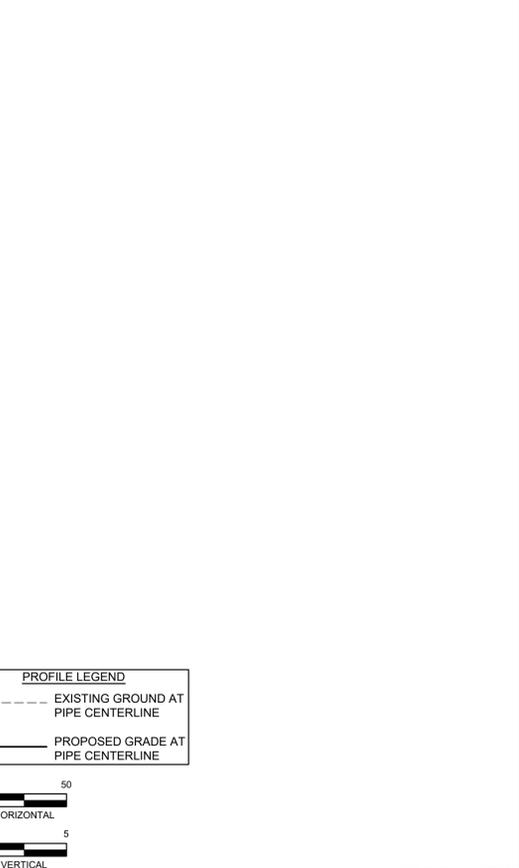
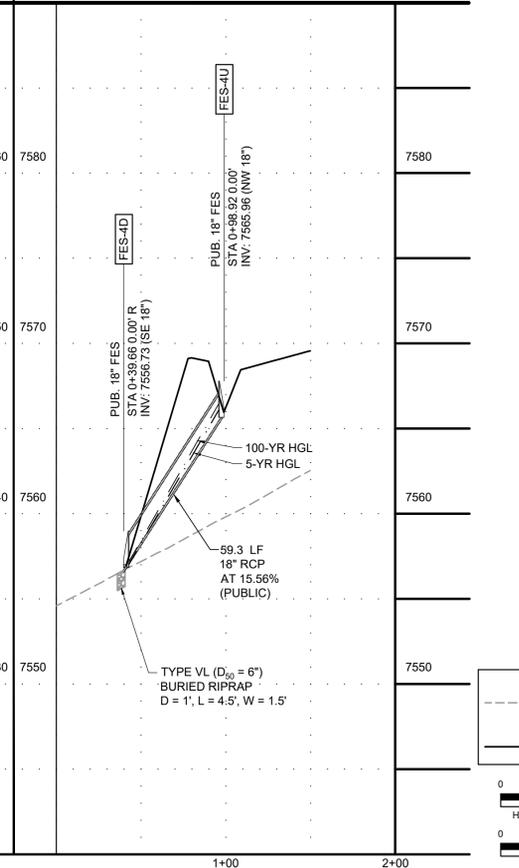
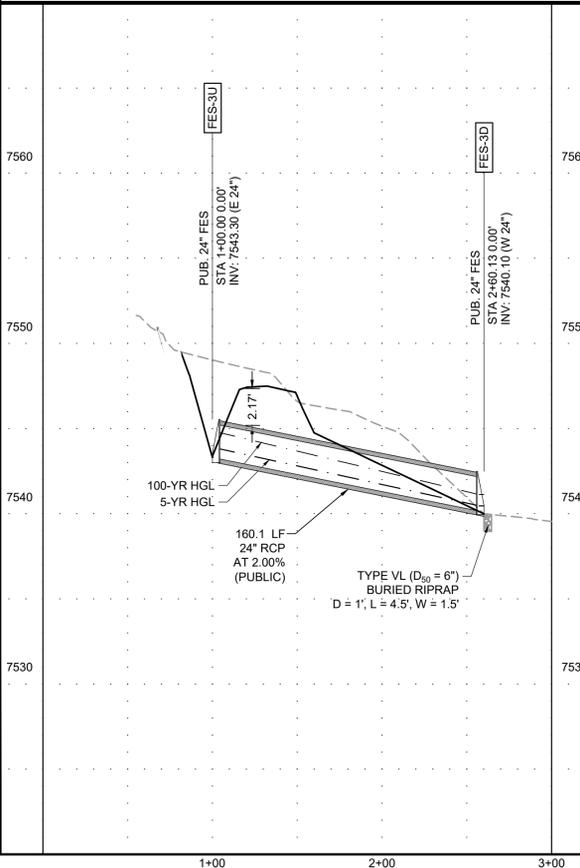
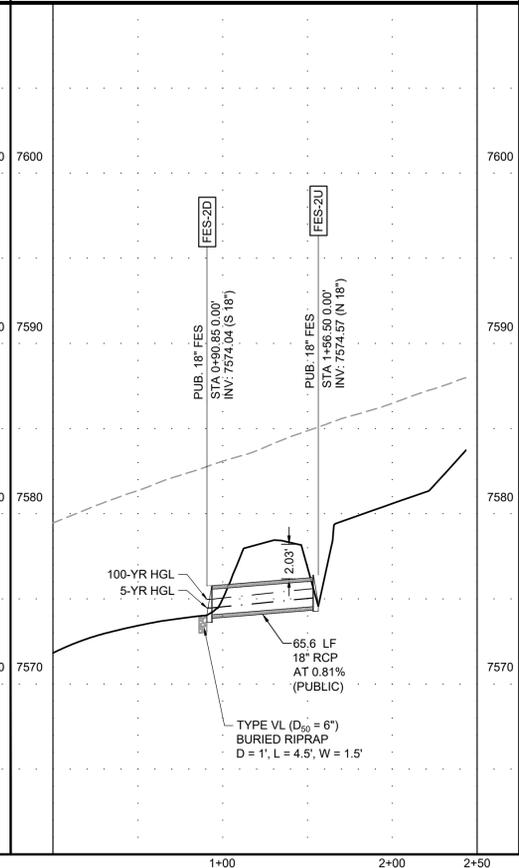
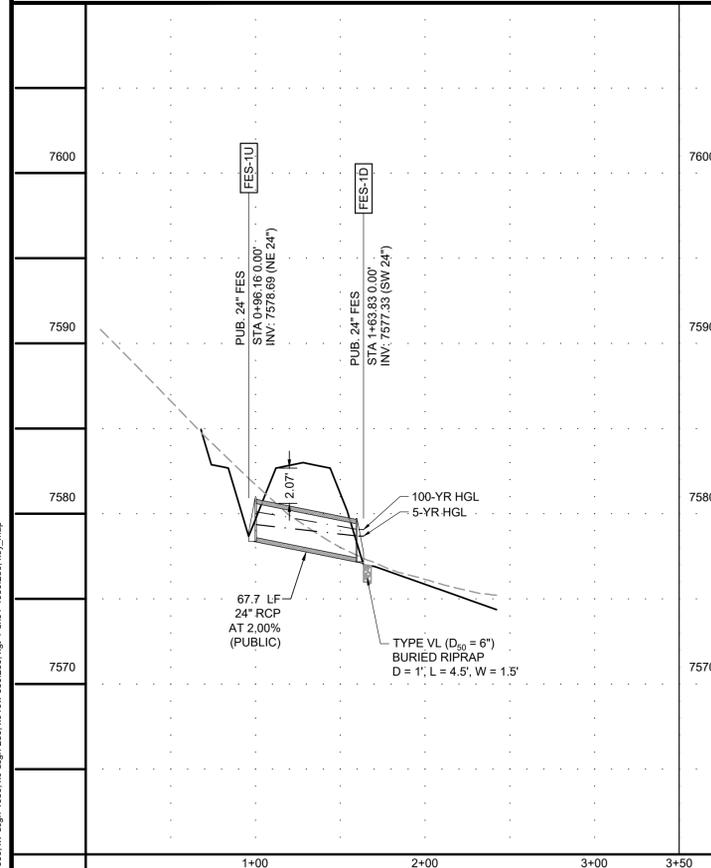
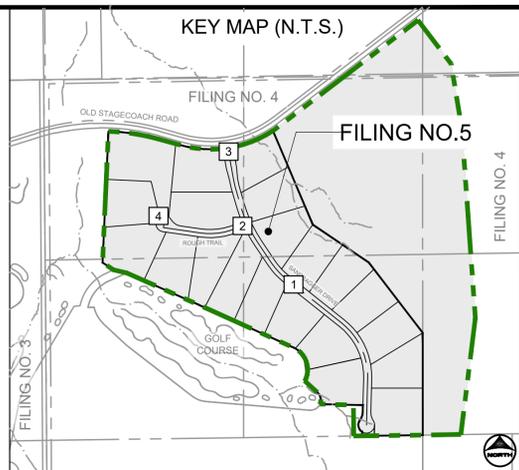
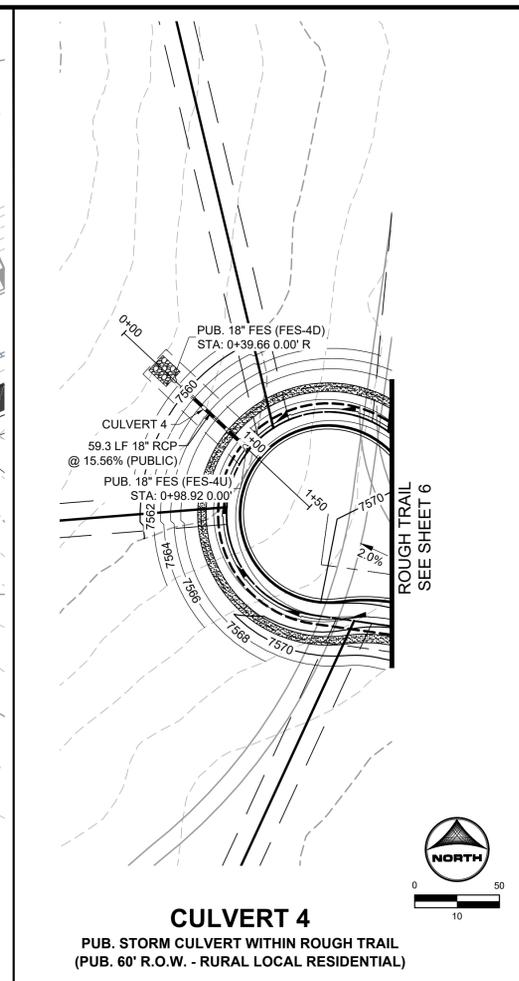
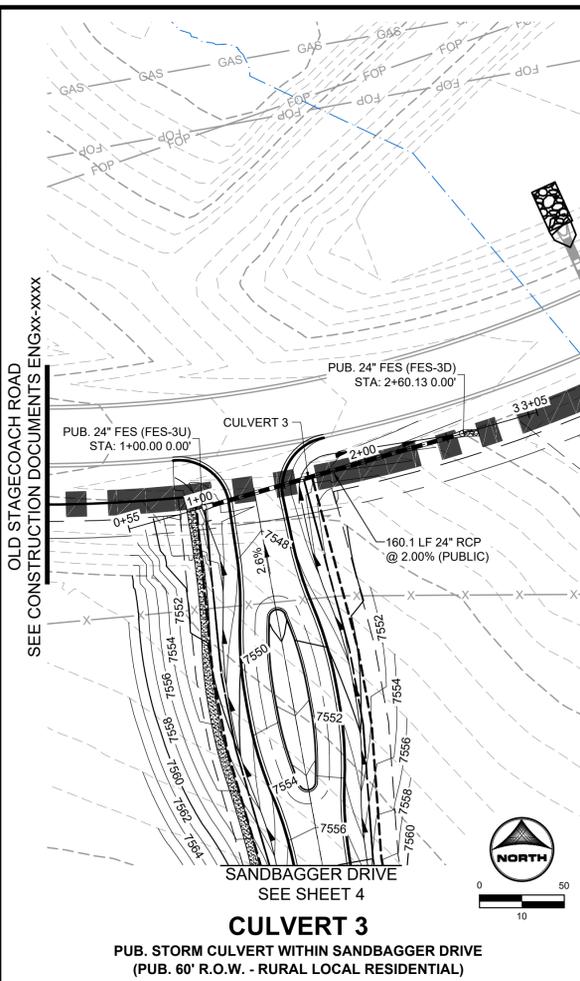
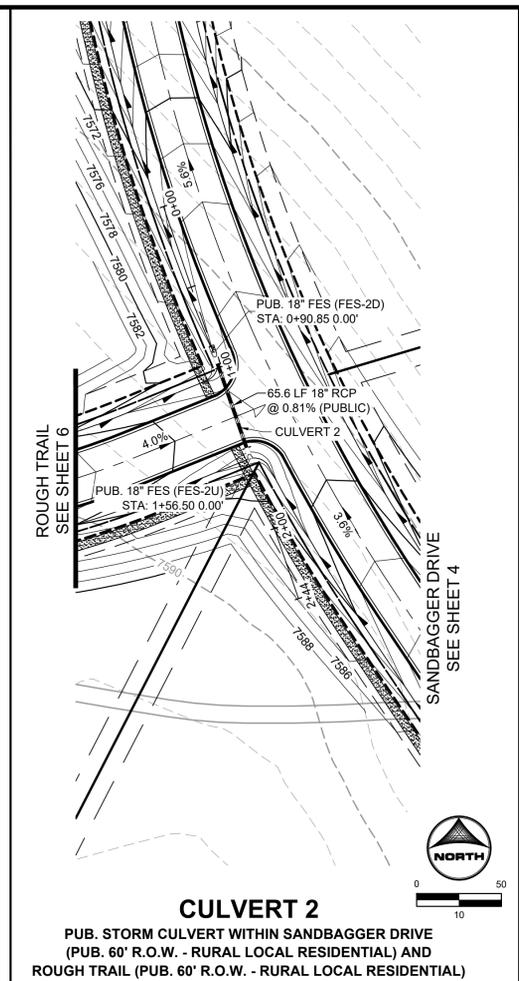
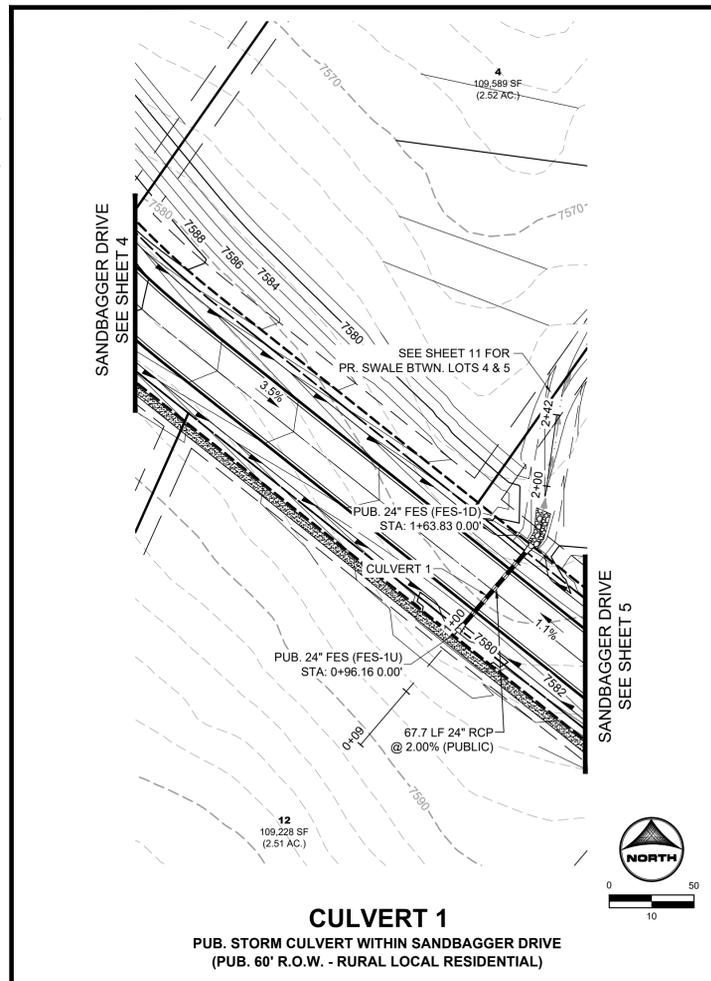
NO.	DATE	BY	REVISION DESCRIPTION

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

ROADWAYS
 SIGNAGE AND STRIPING

SHEET
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 APPROVED: RHL JOB NUMBER: 211030.25
 CAD DATE: 11/19/2024
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CONSTRUCTION DOCUMENTS
 STORM PLAN AND PROFILE

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