

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°15'31"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 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.

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: JTSSIN@EJSURVEYING.COM

UTILITY CONTACTS

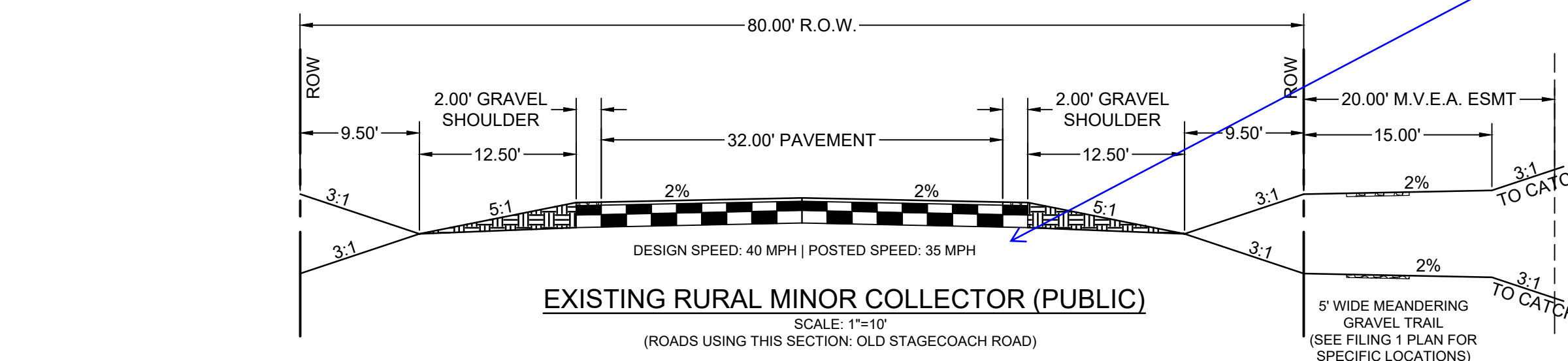
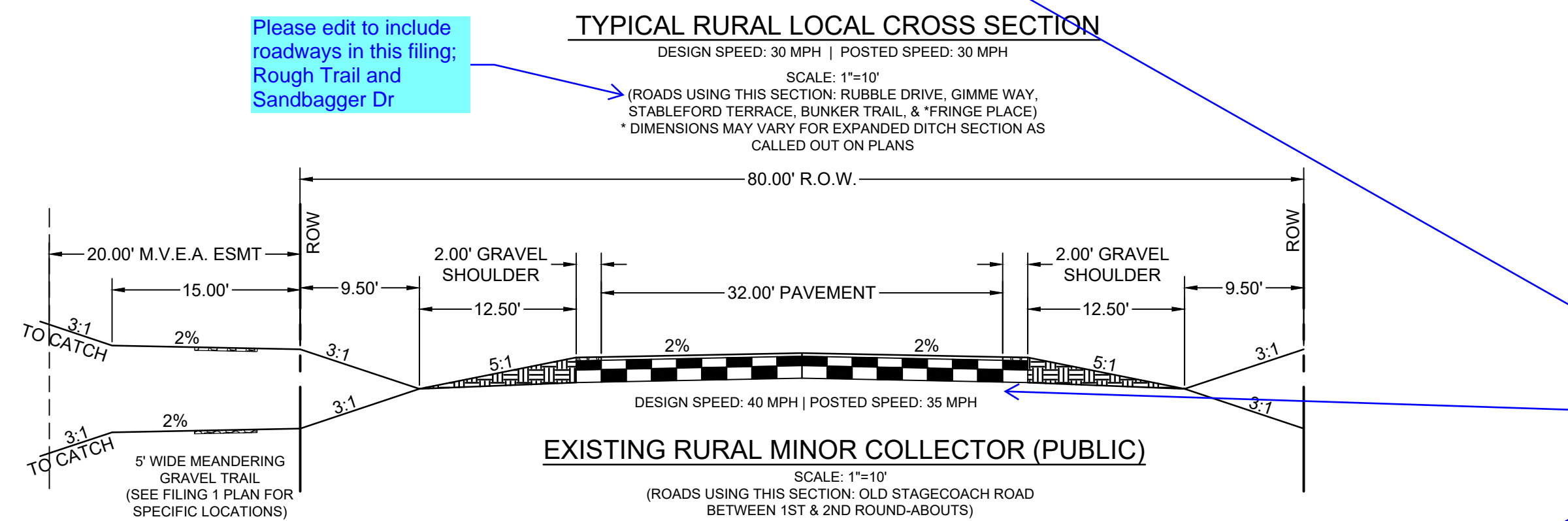
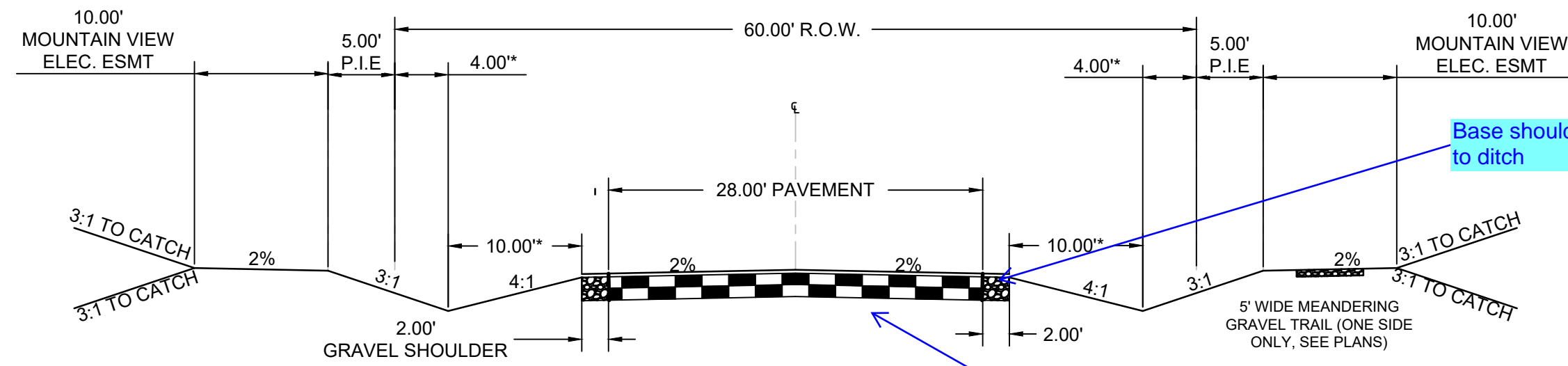
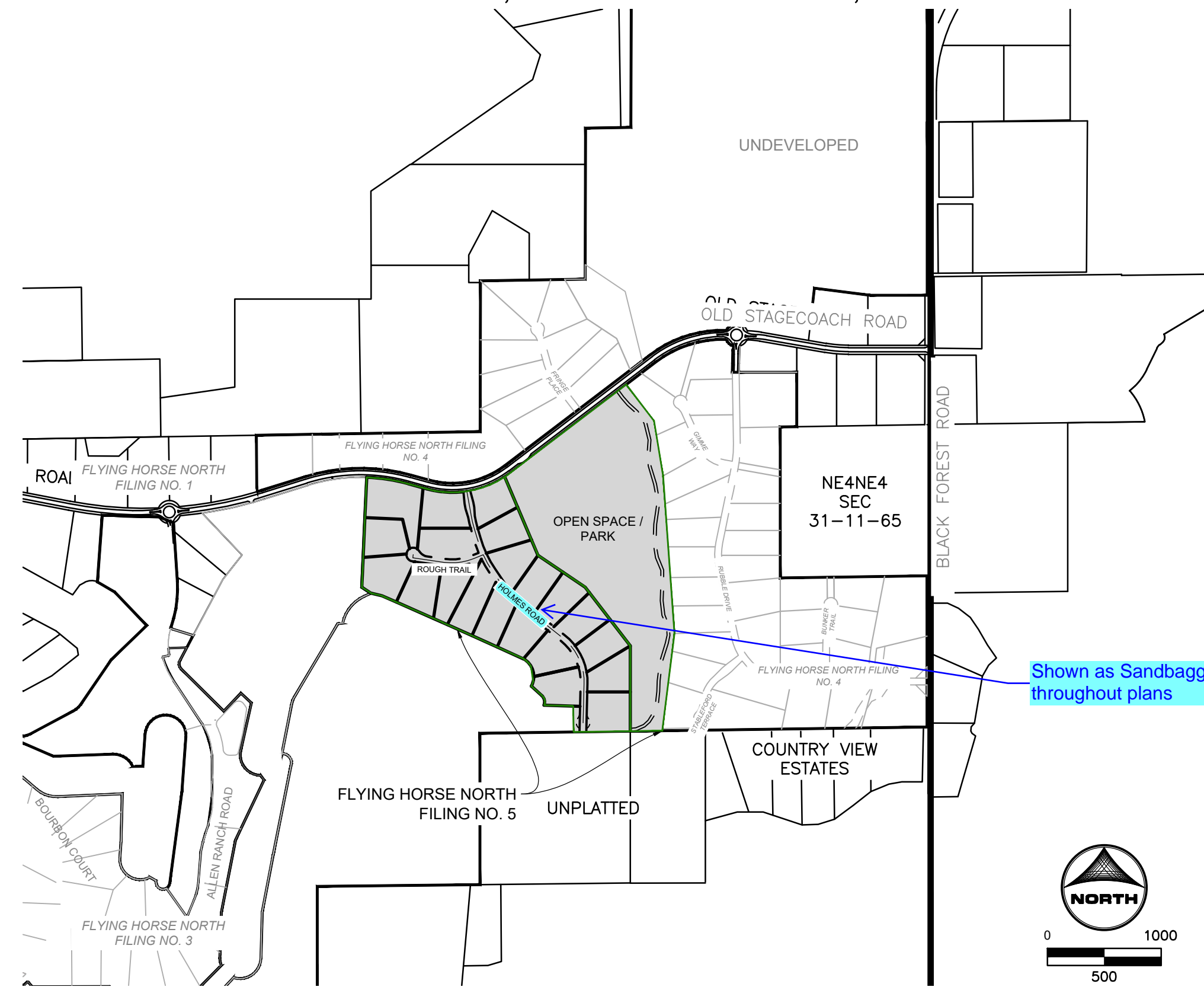
ELECTRIC
MOUNTAIN VIEW ELECTRIC ASSOCIATION
P.O. BOX 1600
LIMON, CO 80831
TELE: (719) 392-3491
ATTN: LES ULFERS

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 E.C.M. 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

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

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
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

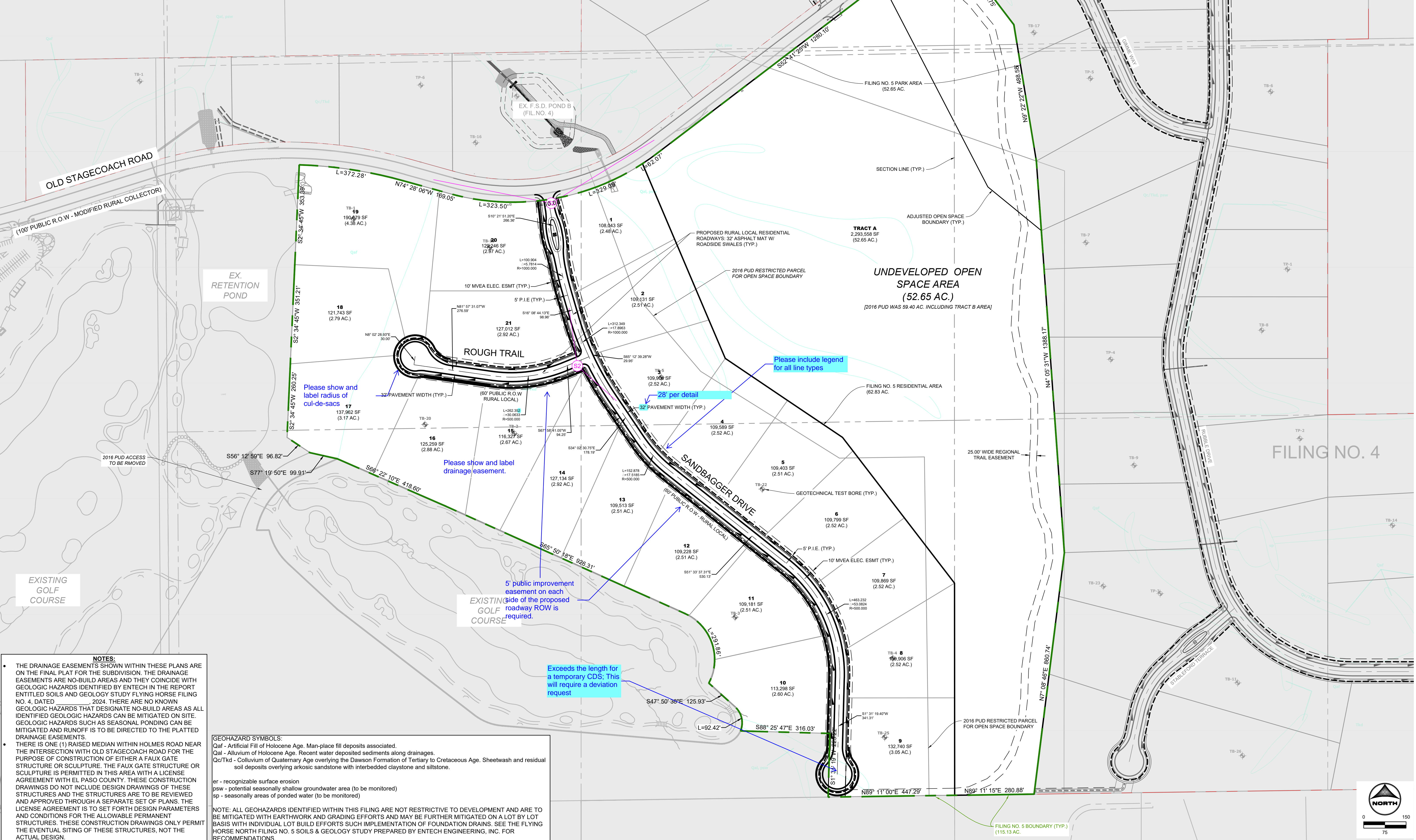
COVER & LEGEND
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HR GREEN Xref: Vicinity-Map; Cover-Map; Cover-Approval; EPC_CD_Owner-Approval; EPC_CD_Approval; EPC_CD_Owner-Approval; Legend; xc-row-030.250; rdwy_Typicals; xc-row-030.240; Rprep_Detail; xc-row-030.250; xgt-1-dh01-1030.250

SF2427
PCD FILE NO: S-#

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



Please show and label radius of cul-de-sacs

Please show and label drainage easement.

Please include legend for all line types

28' per detail

5' public improvement easement on each side of the proposed roadway ROW is required.

Exceeds the length for a temporary CDS; This will require a deviation request

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.

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

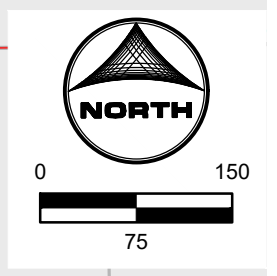
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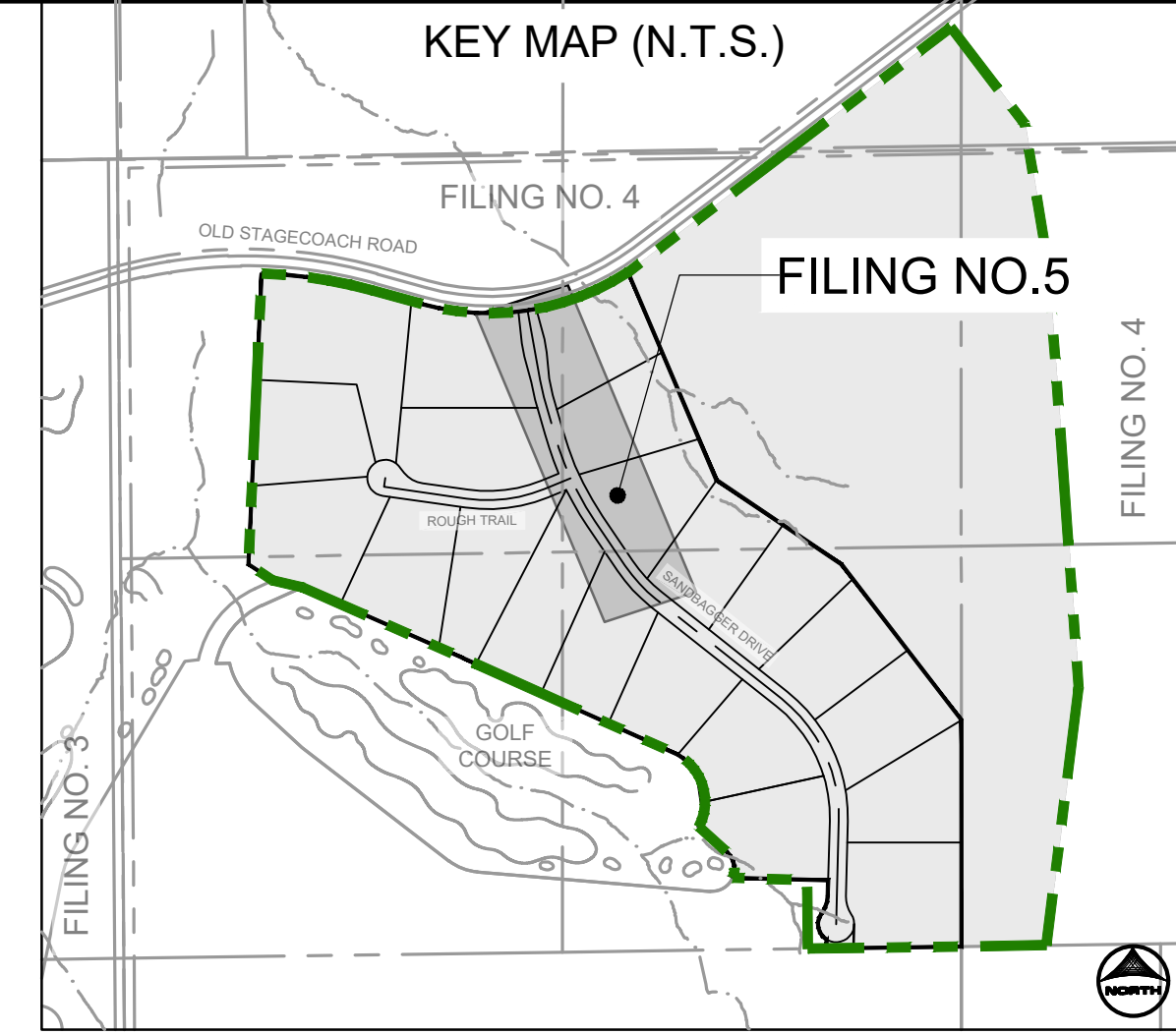
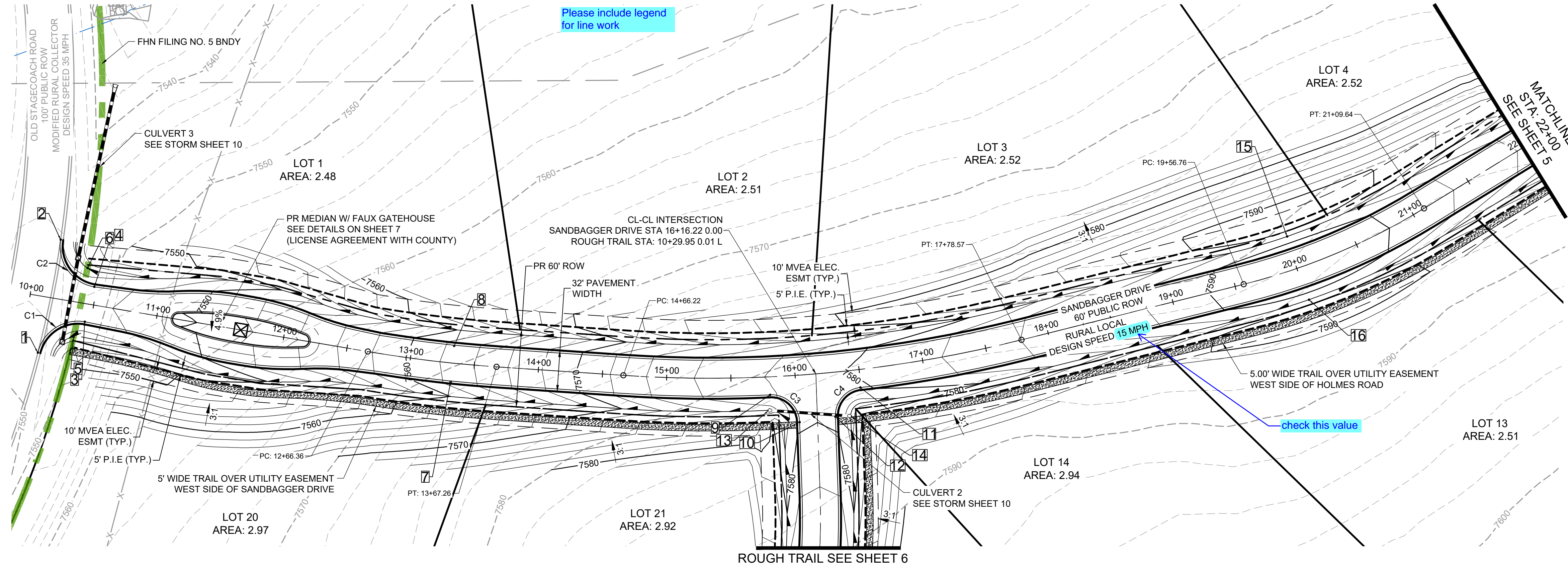
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 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 719.965.0044

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

SITE PLAN
 OVERALL SITE PLAN

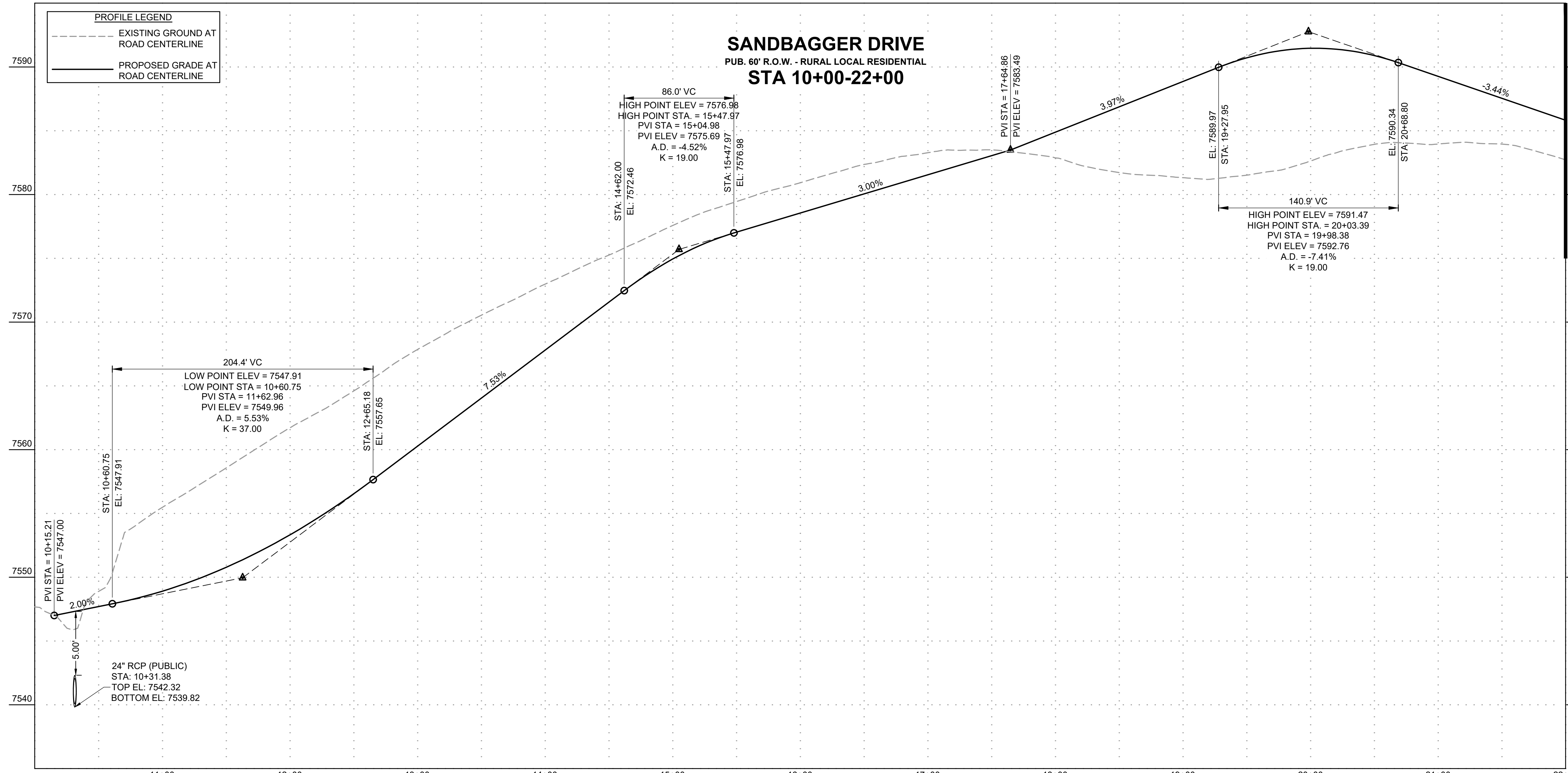
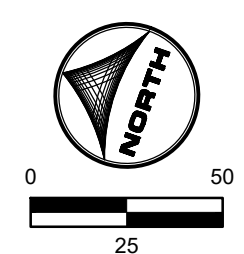
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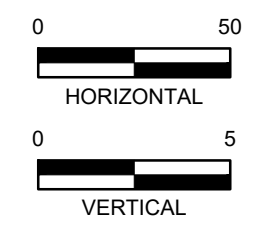
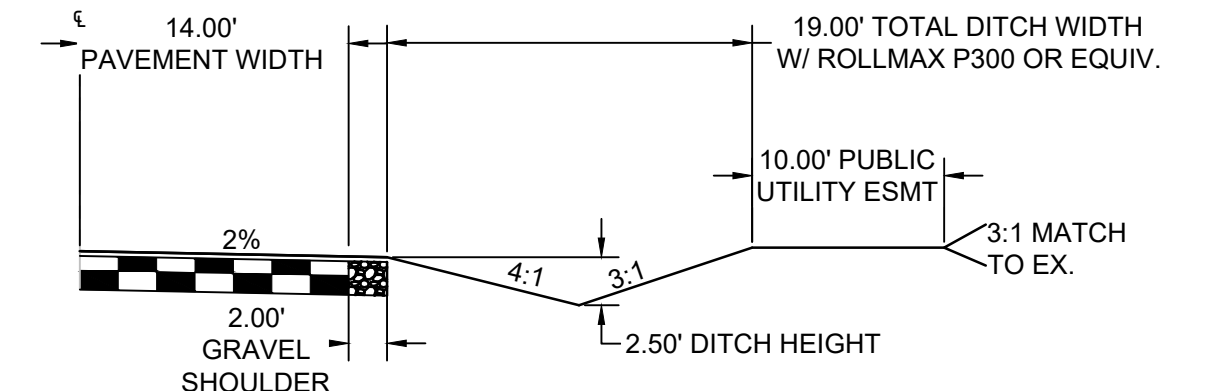
POINT TABLE

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"



BAR IS ONE INCH ON OFFICIAL DRAWINGS.

IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

DRAWN BY: AMC	JOB DATE: 9/30/2024
APPROVED: RDL	JOB NUMBER: 211030.25
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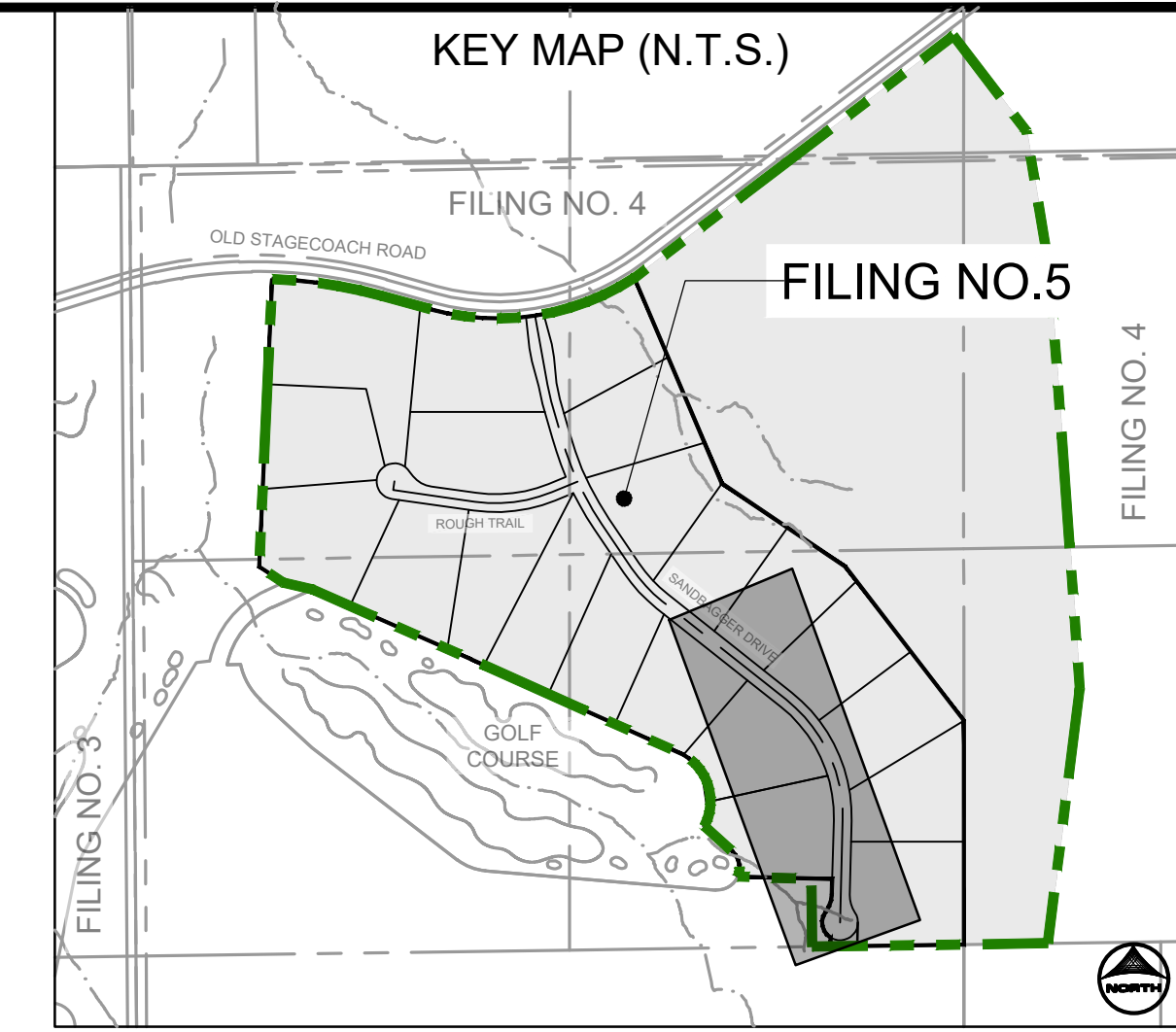
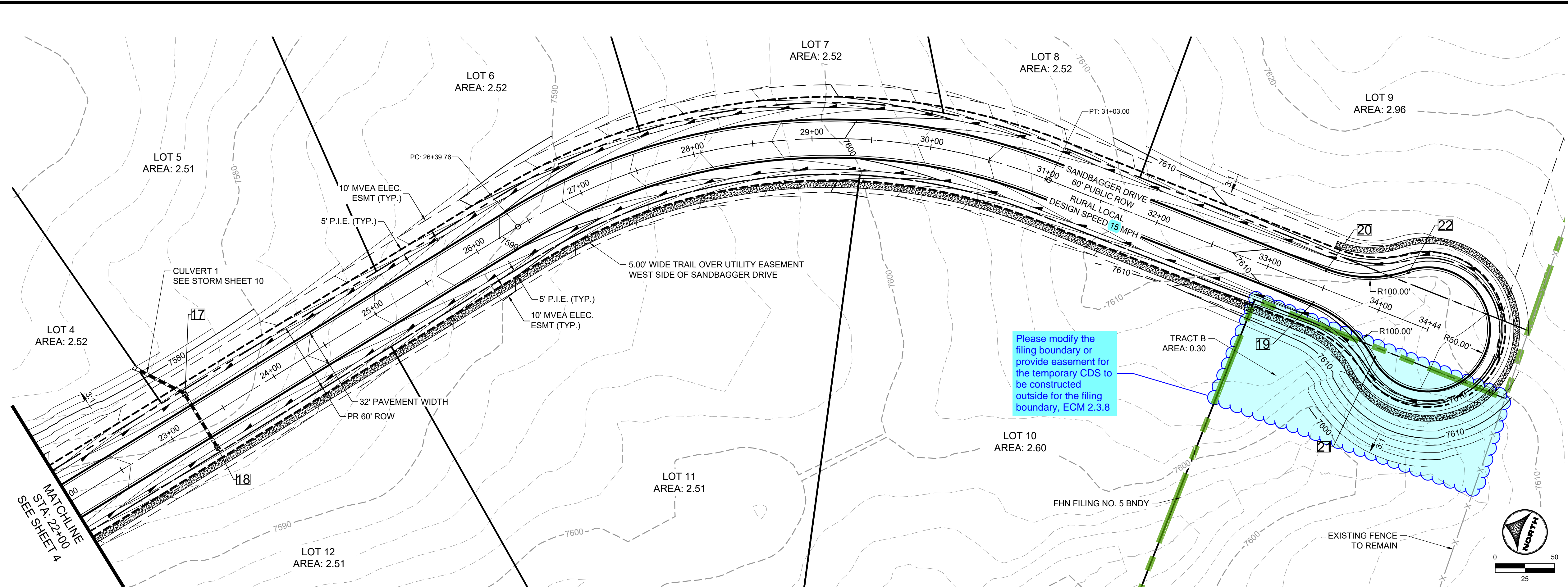
NO.	DATE	BY	REVISION DESCRIPTION

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

STREET PLAN & PROFILE
SANDBAGGER DRIVE

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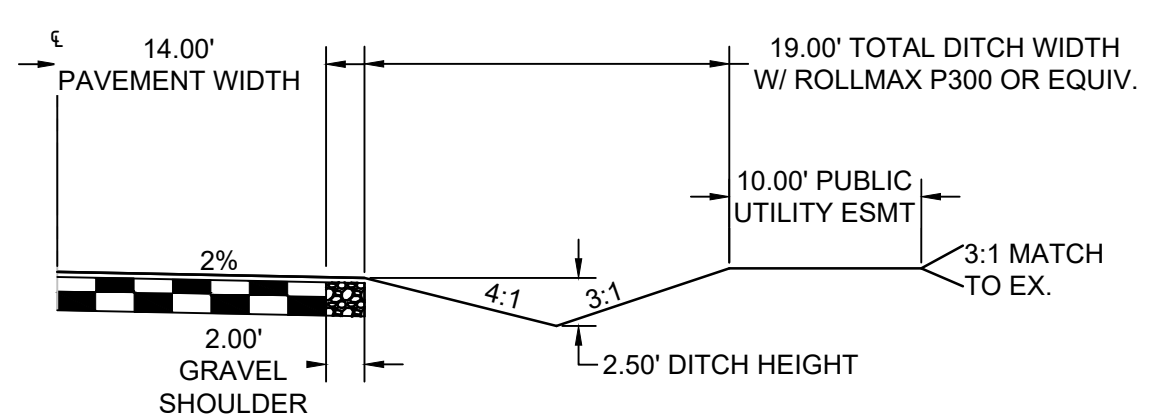


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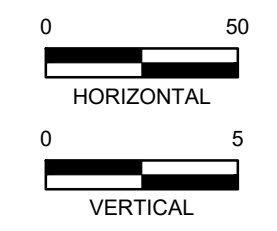
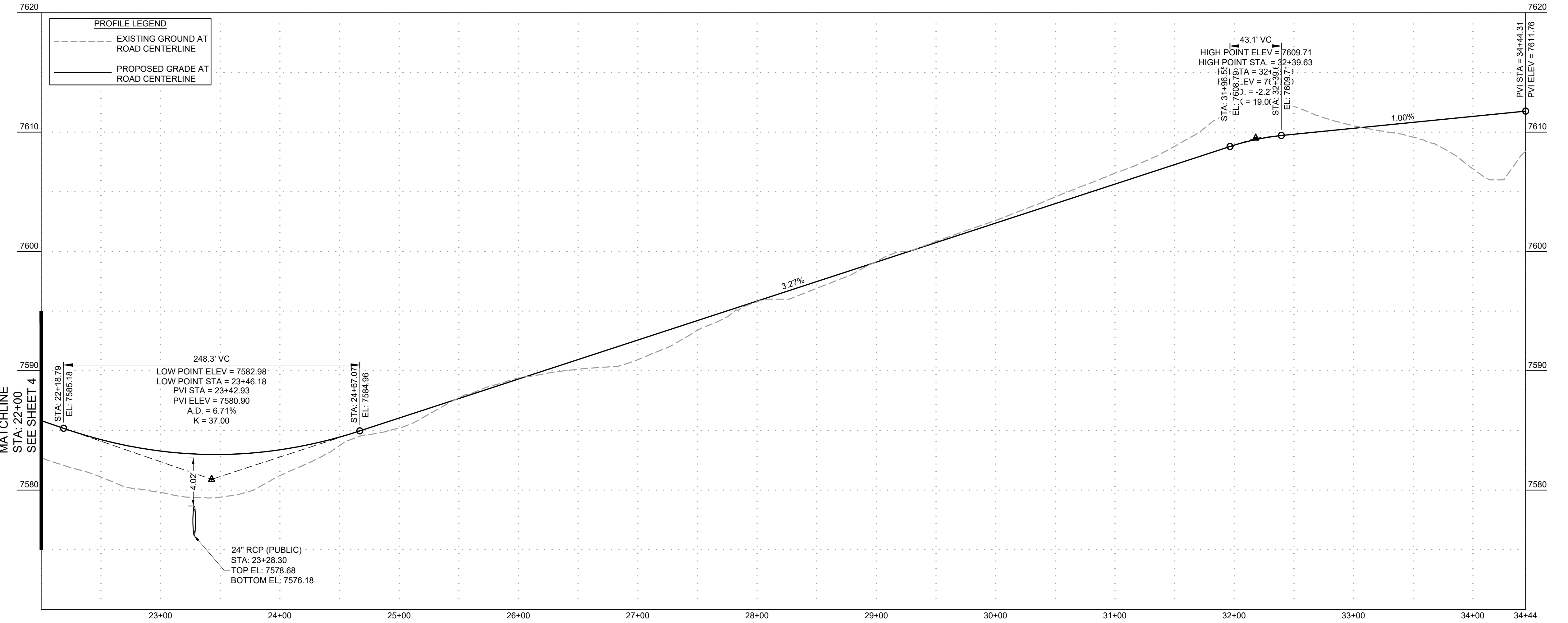
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17	LOW PT	SANDBAGGER DRIVE	STA 23+28.30	26.0' L	7580.21
18	LOW PT	SANDBAGGER DRIVE	STA 23+28.30	26.0' R	7580.21
19	PCR	SANDBAGGER DRIVE	STA 33+46.82	14.0' R	7610.50
20	PCR	SANDBAGGER DRIVE	STA 33+46.82	14.0' L	7610.50
21	PRC	SANDBAGGER DRIVE	STA 34+11.81	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

Revise stationing



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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 APPROVED: RDL JOB NUMBER: 211030.25
 CAD DATE: 10/3/2024
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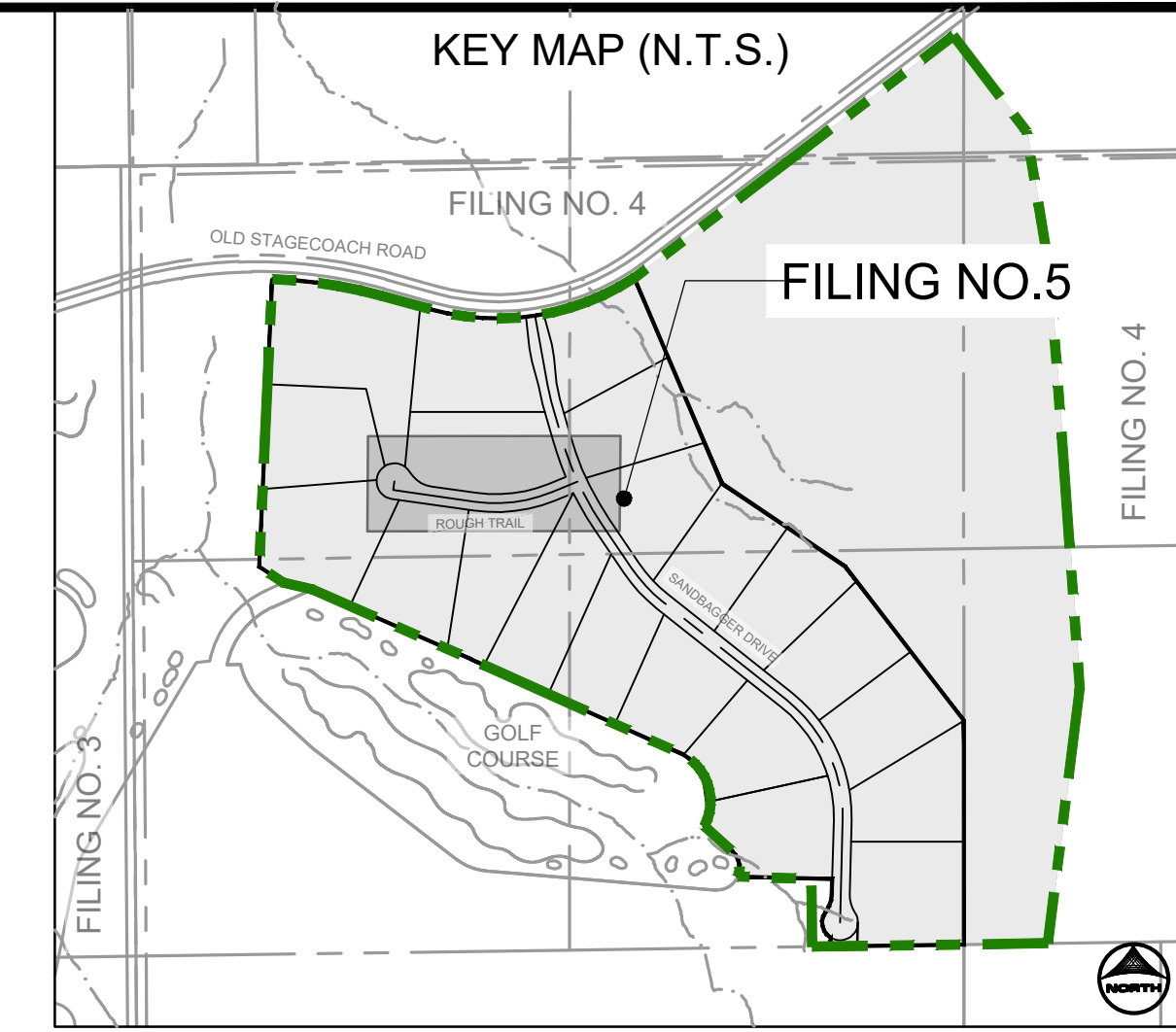
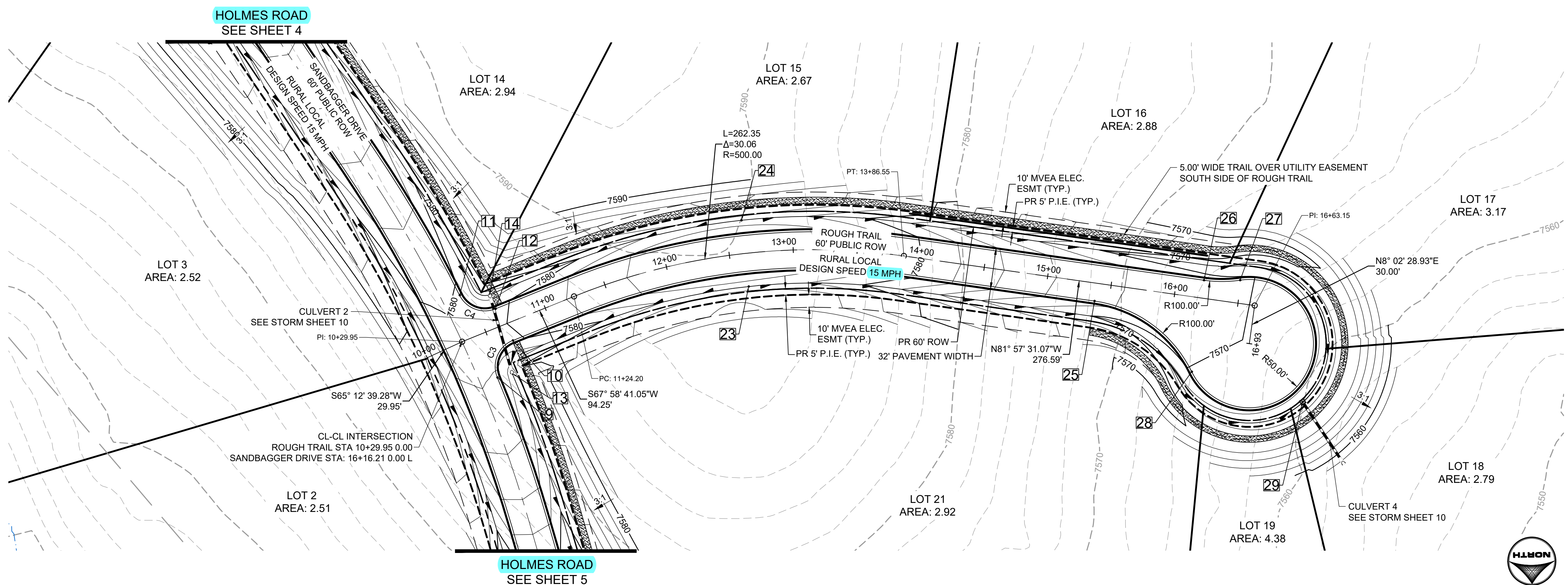
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FLYING HORSE NORTH FILING NO. 5
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 EL PASO COUNTY, CO

STREET PLAN & PROFILE
SANDBAGGER DRIVE

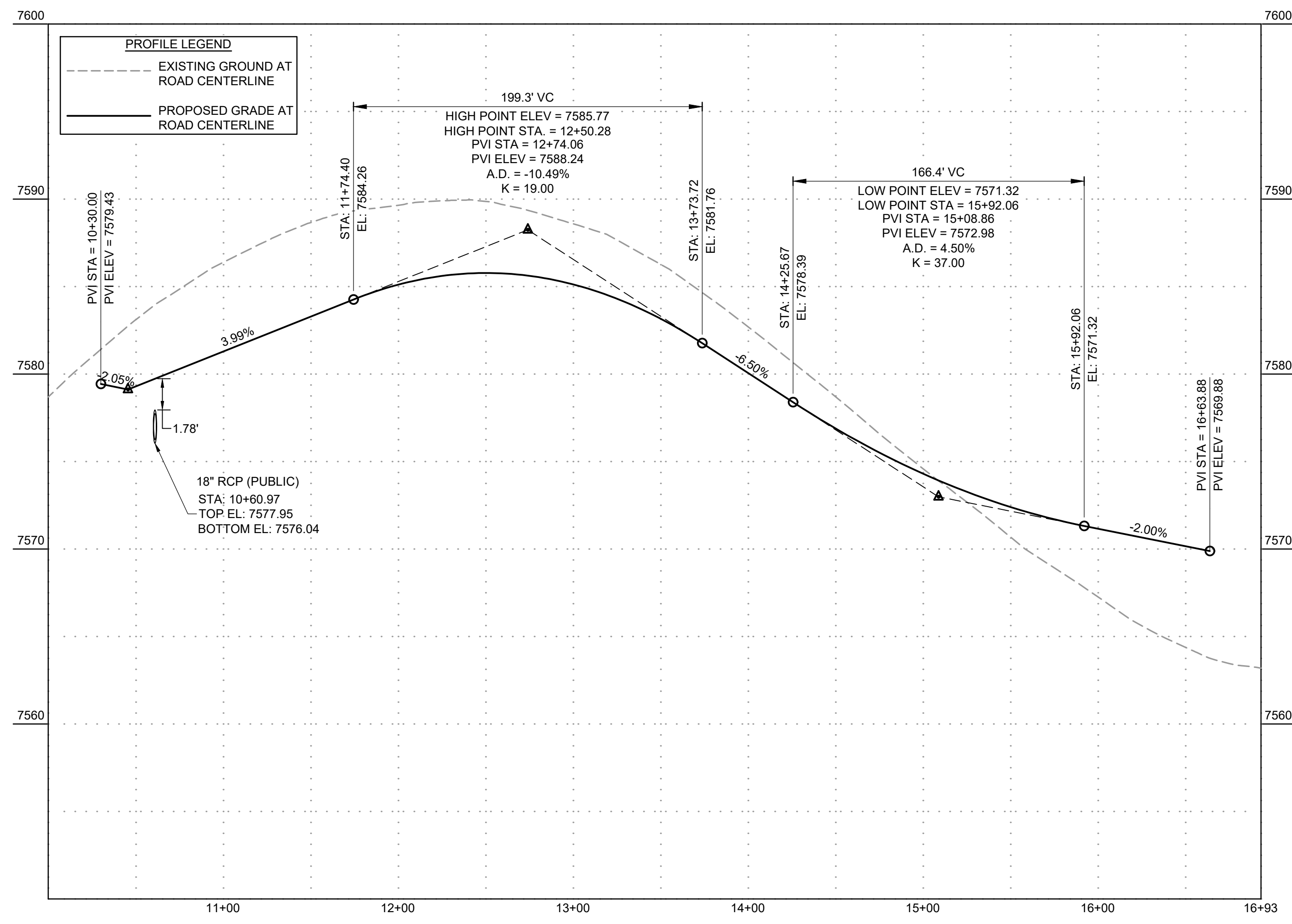
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POINT TABLE

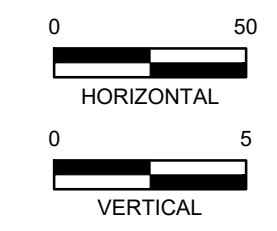
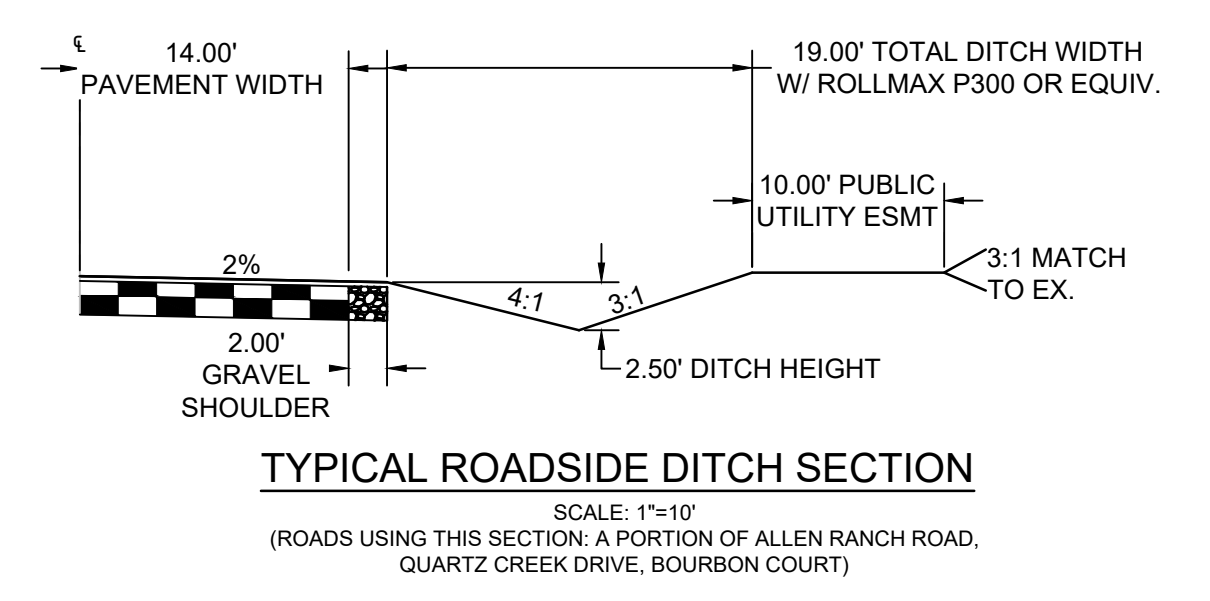
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16	HIGH PT	SANDBAGGER DRIVE	STA 20+00.95	26.0' R	7588.64
23	HIGH PT	SANDBAGGER DRIVE	STA 15+71.59	222.4' R	7582.91
24	HIGH PT	SANDBAGGER DRIVE	STA 16+11.99	237.7' R	7582.91
25	PCR	ROUGH TRAIL	STA 15+38.87	14.0' R	7572.44
26	PCR	ROUGH TRAIL	STA 16+21.15	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

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



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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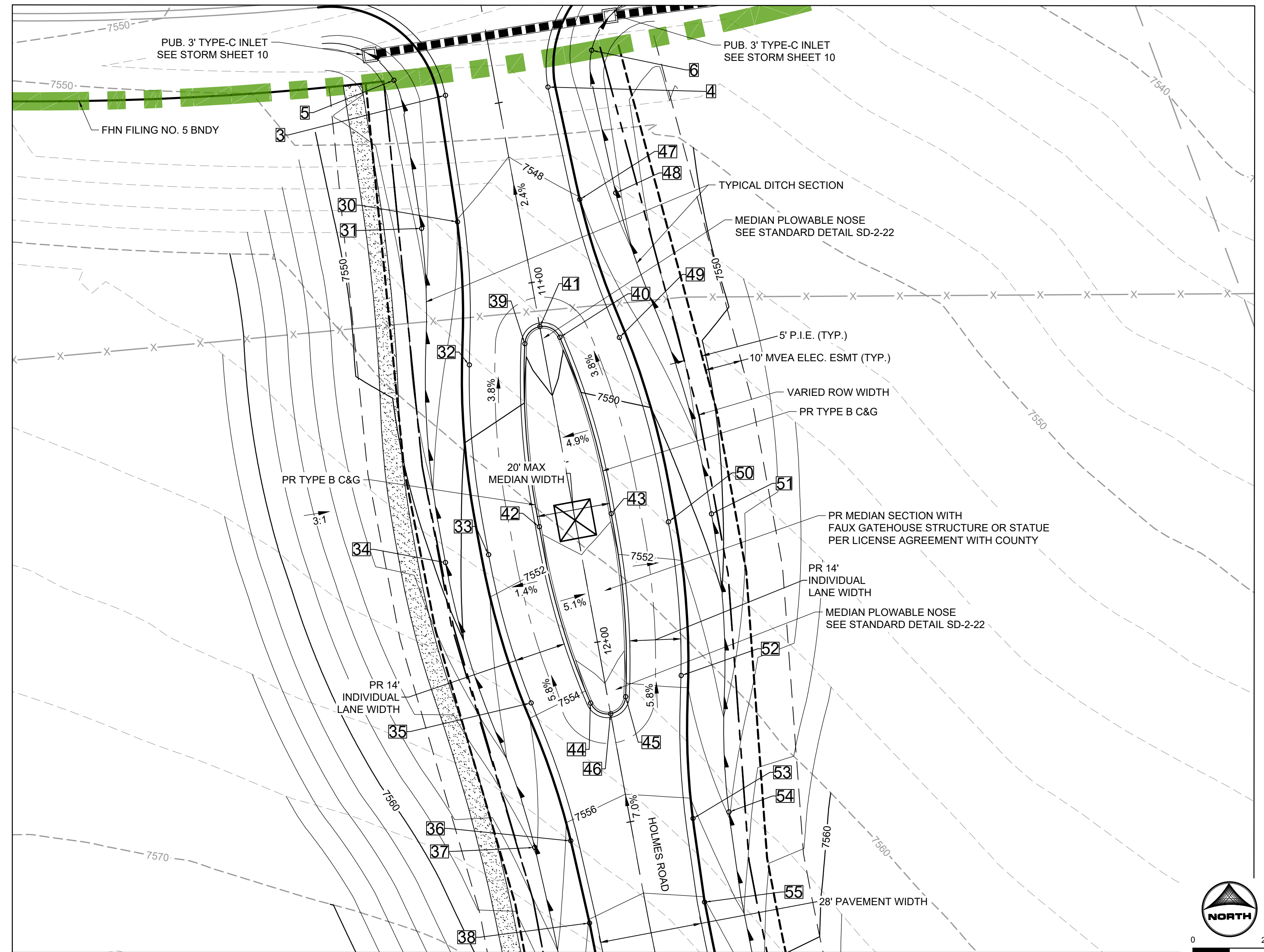
NO.	DATE	BY	REVISION DESCRIPTION

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

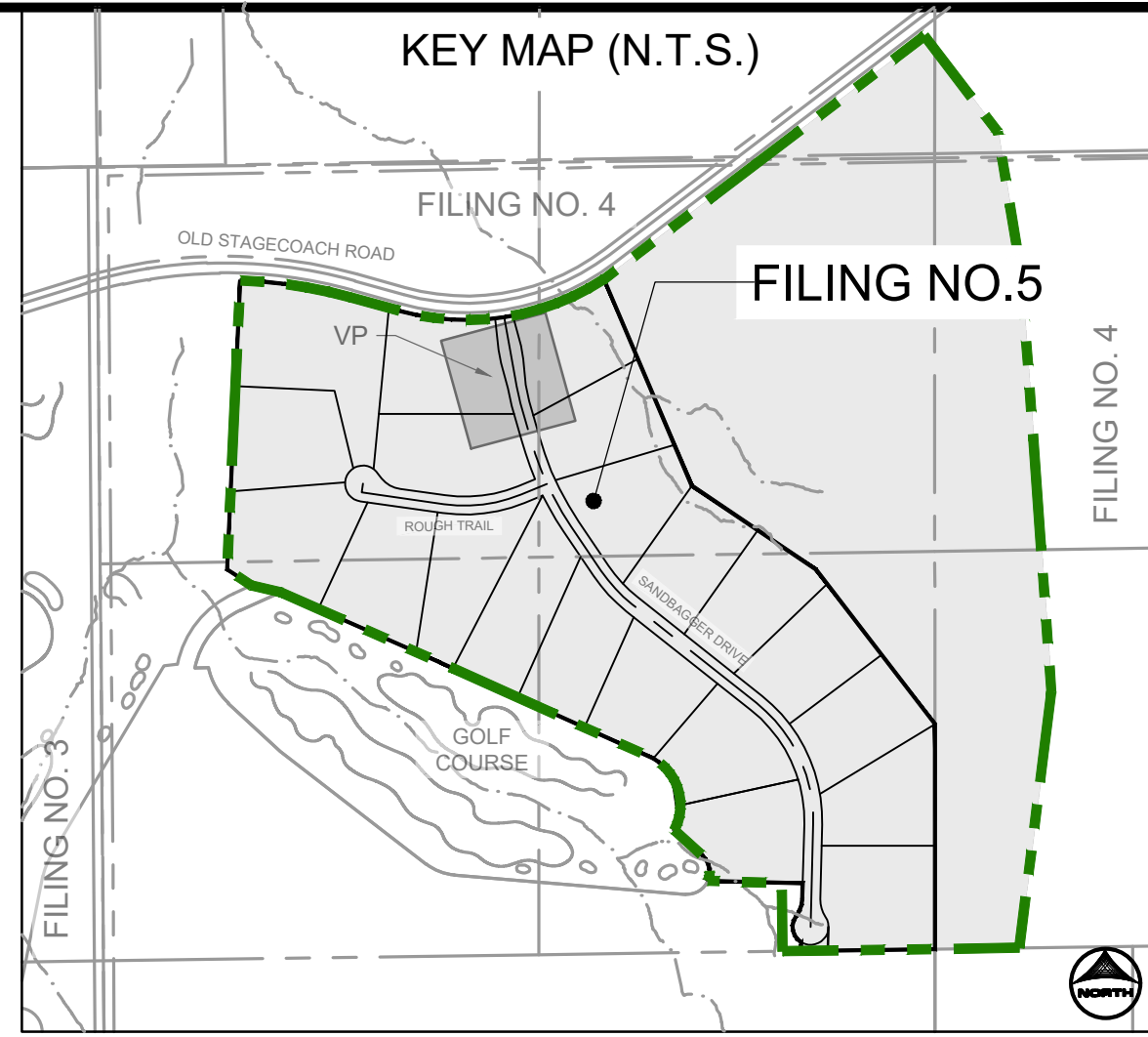
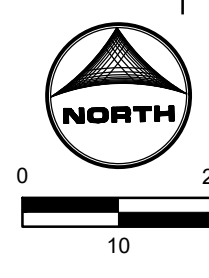
FLYING HORSE NORTH FILING NO. 5
PRI #2, LLC.
 EL PASO COUNTY, CO

STREET PLAN & PROFILE
 ROUGH TRAIL

PCD FILE NO.: SF####
 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

DRAWN BY: AMC JOB DATE: 9/30/2024
 APPROVED: RDL JOB NUMBER: 211030.25
 CAD DATE: 10/3/2024
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BAR IS ONE INCH ON OFFICIAL DRAWINGS.
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NO.	DATE	BY	REVISION DESCRIPTION

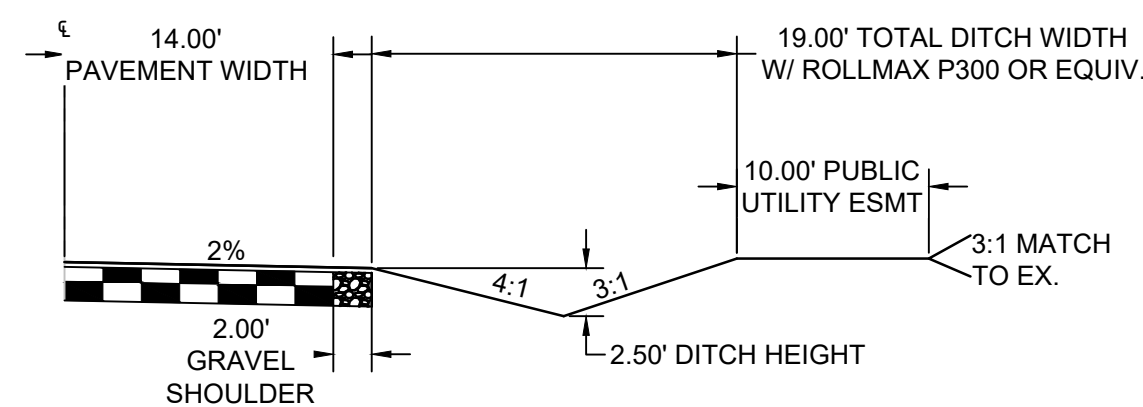
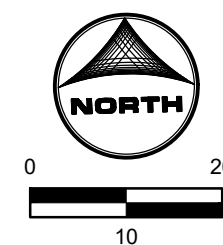
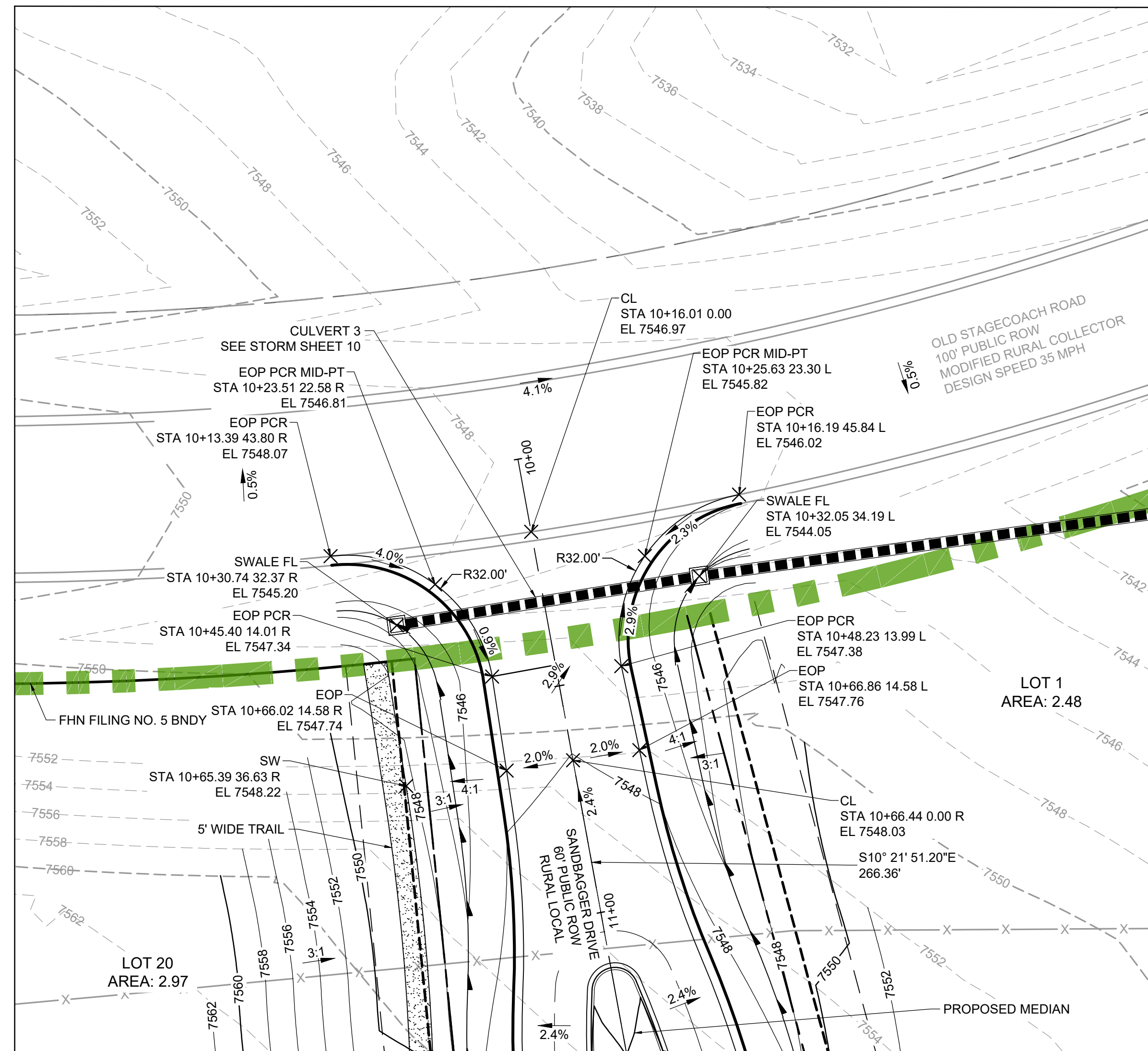
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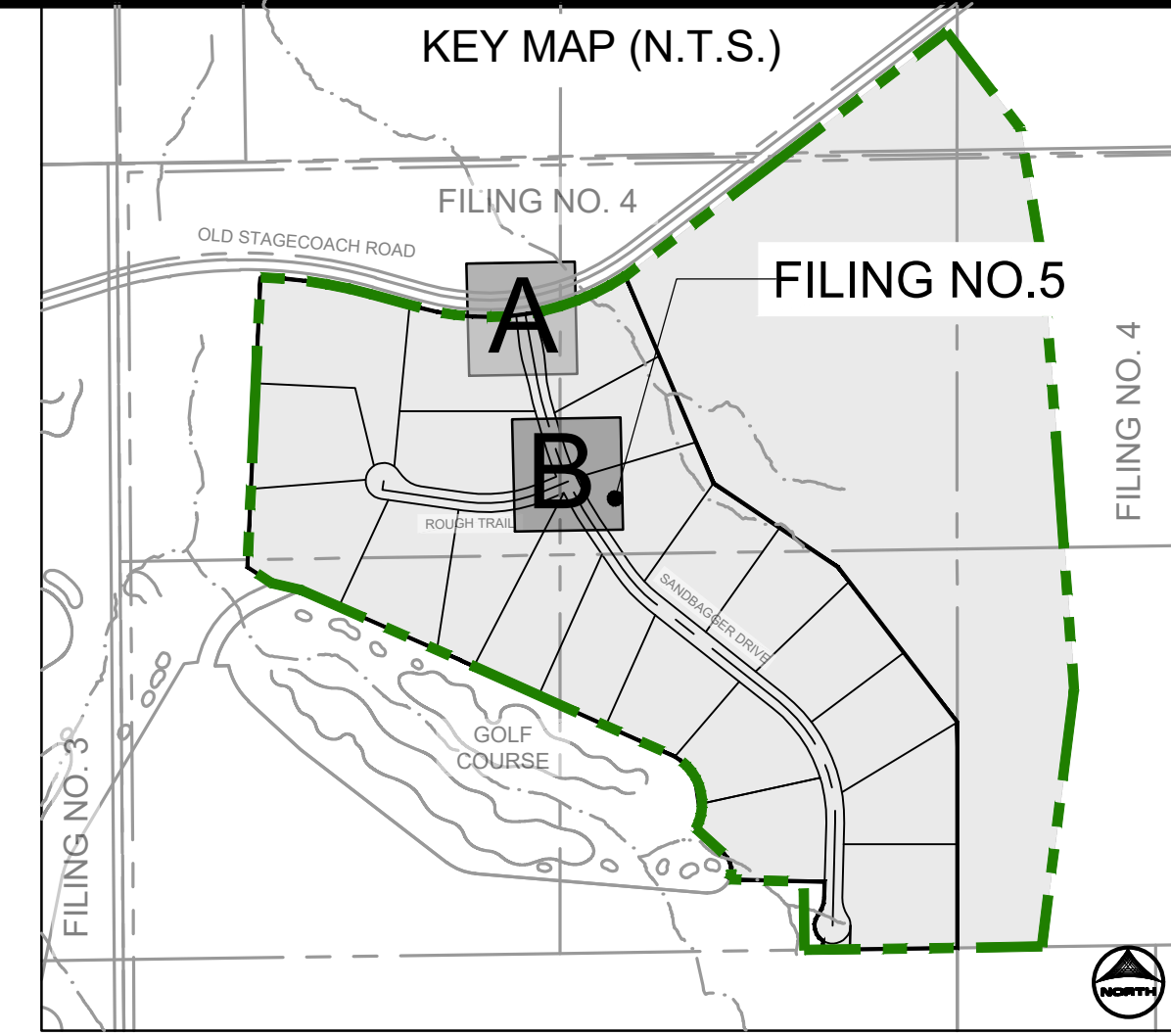
STREET PLAN & PROFILE
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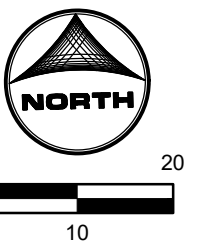
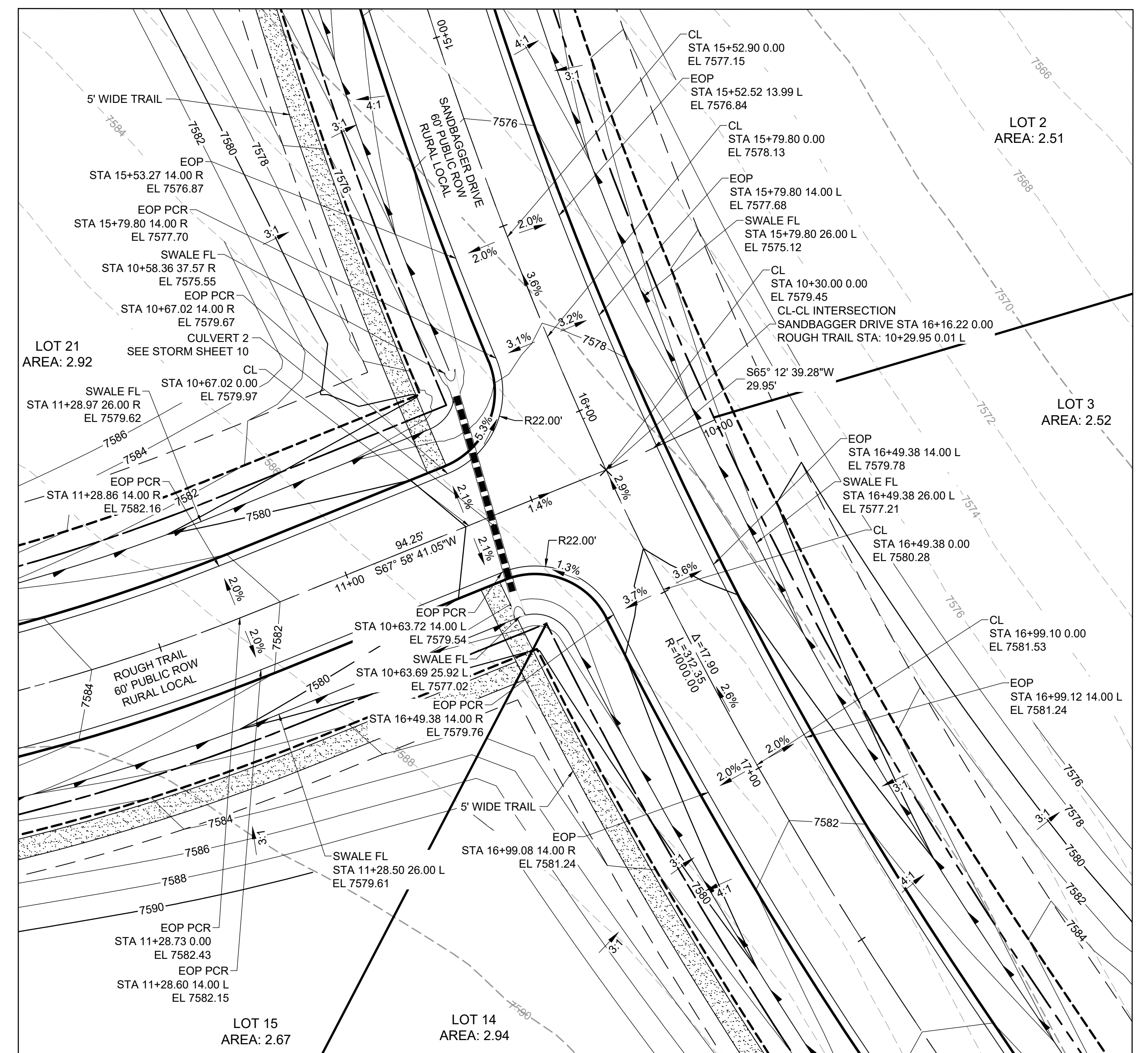
ROADWAY INTERSECTION DETAIL - A SANDBAGGER DRIVE & OLD STAGECOACH ROAD



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

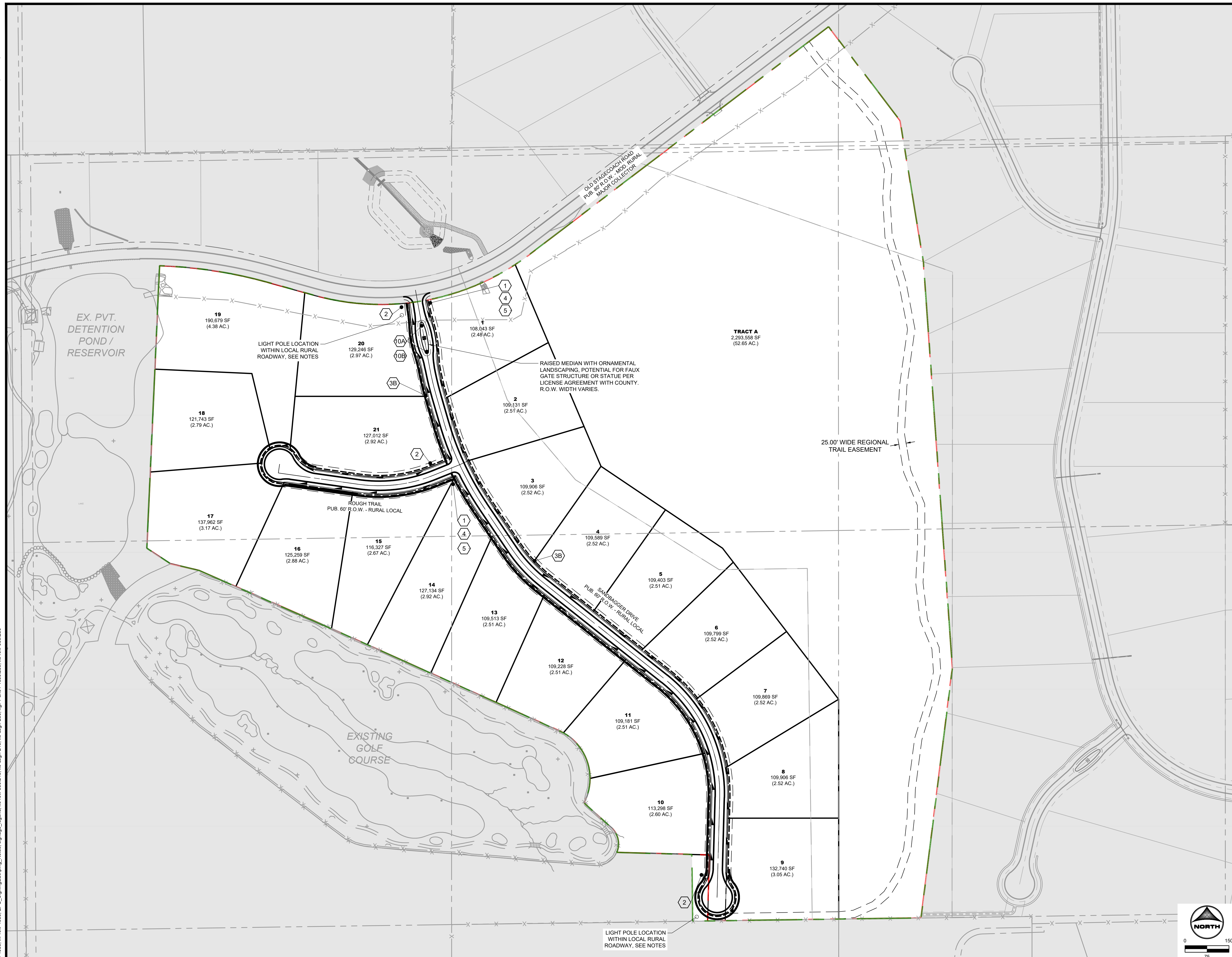
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STREET PLAN & PROFILE
 ROADWAY INTERSECTION DETAILS

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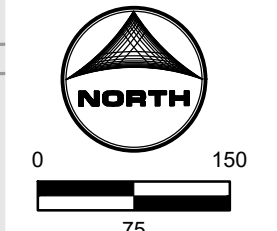
SIGNAGE LEGEND:

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

- 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 (719.500.4140) 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.



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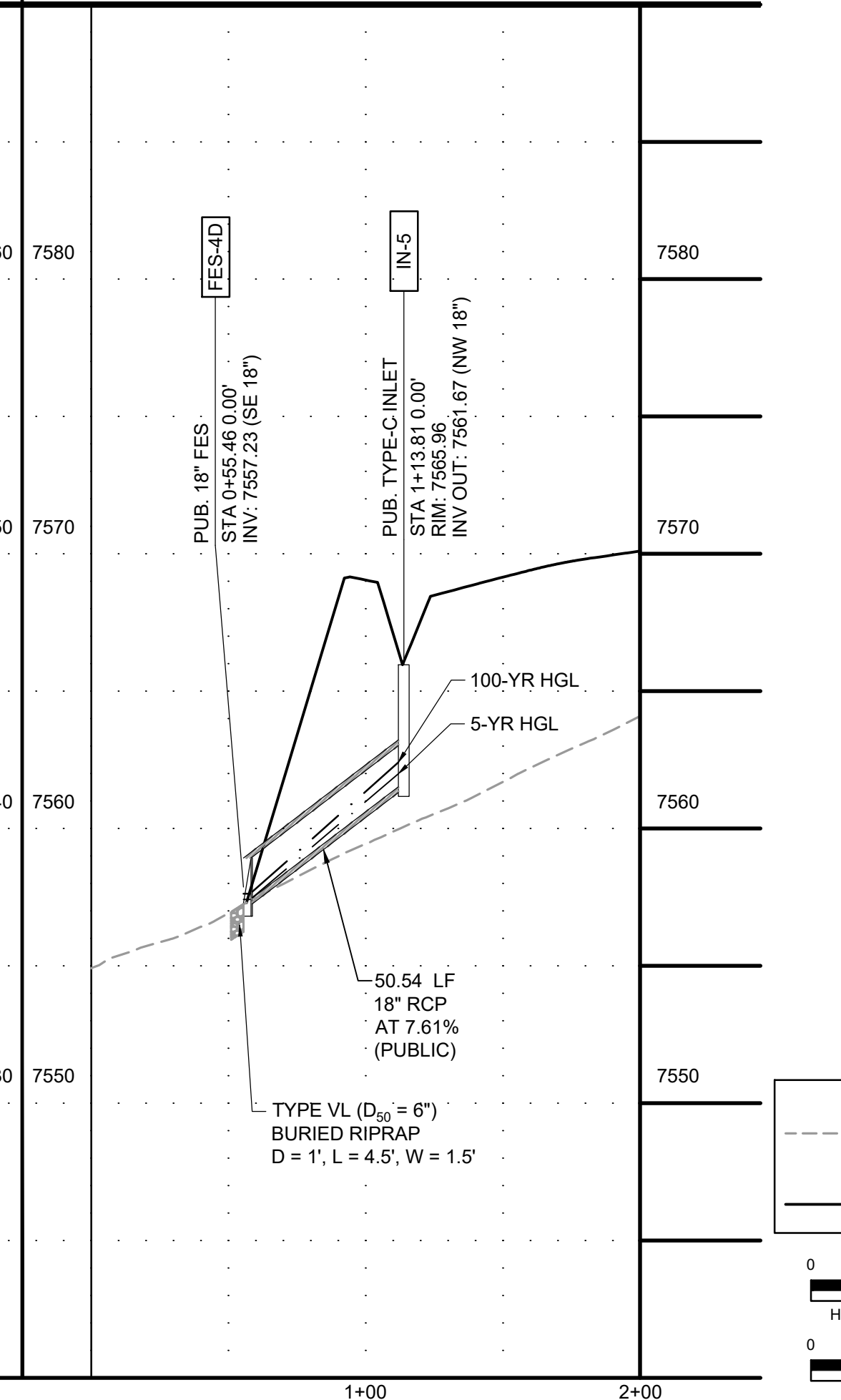
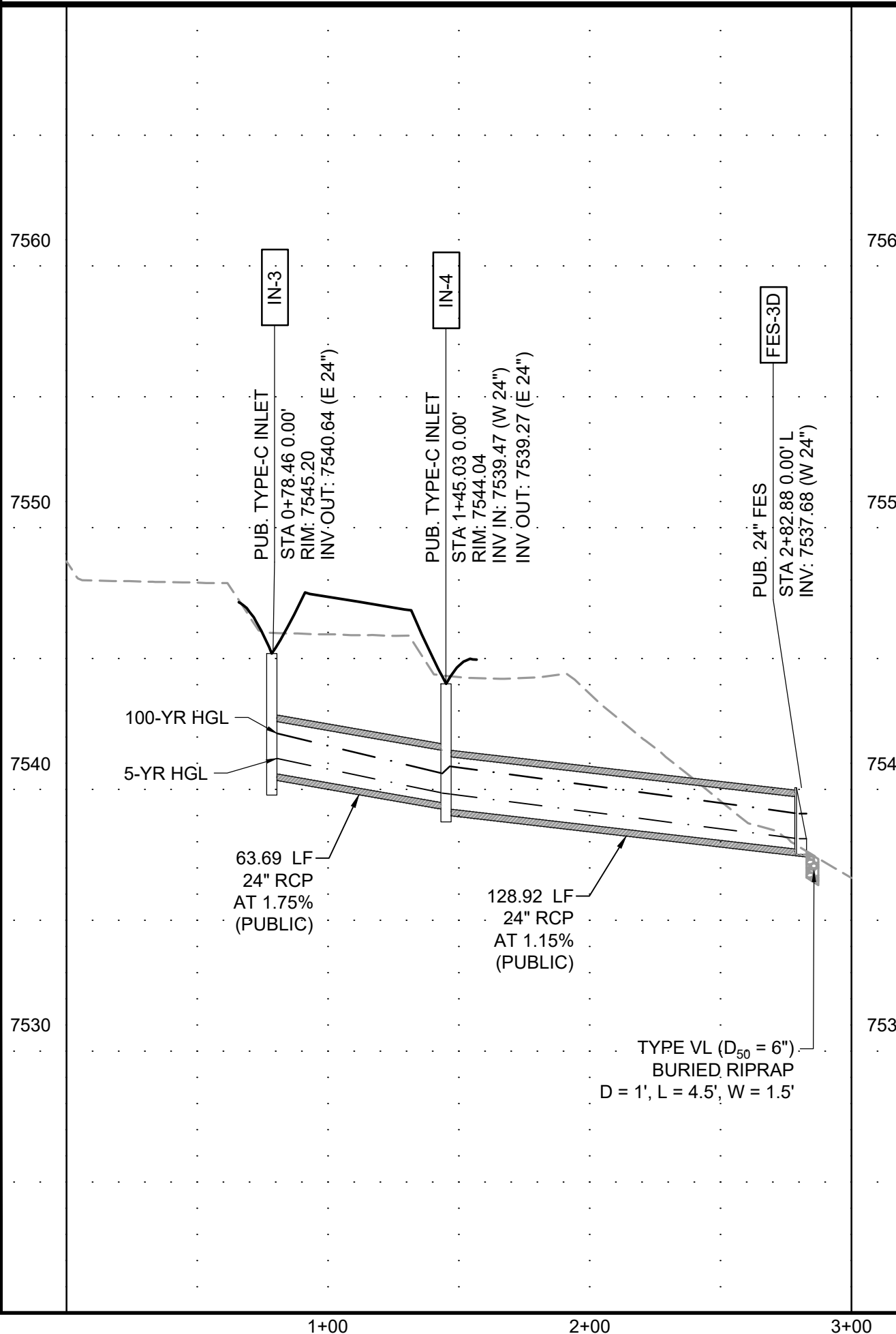
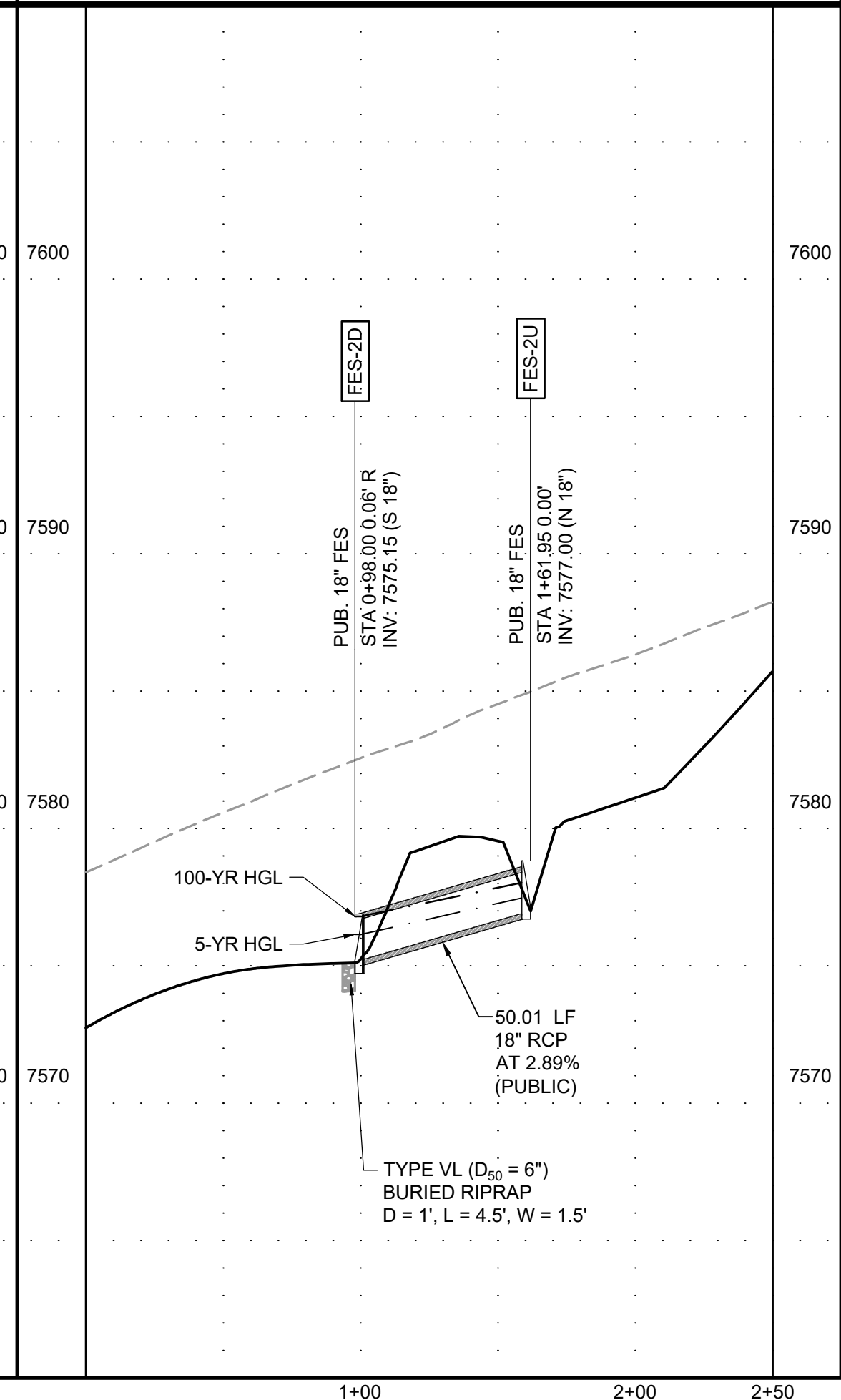
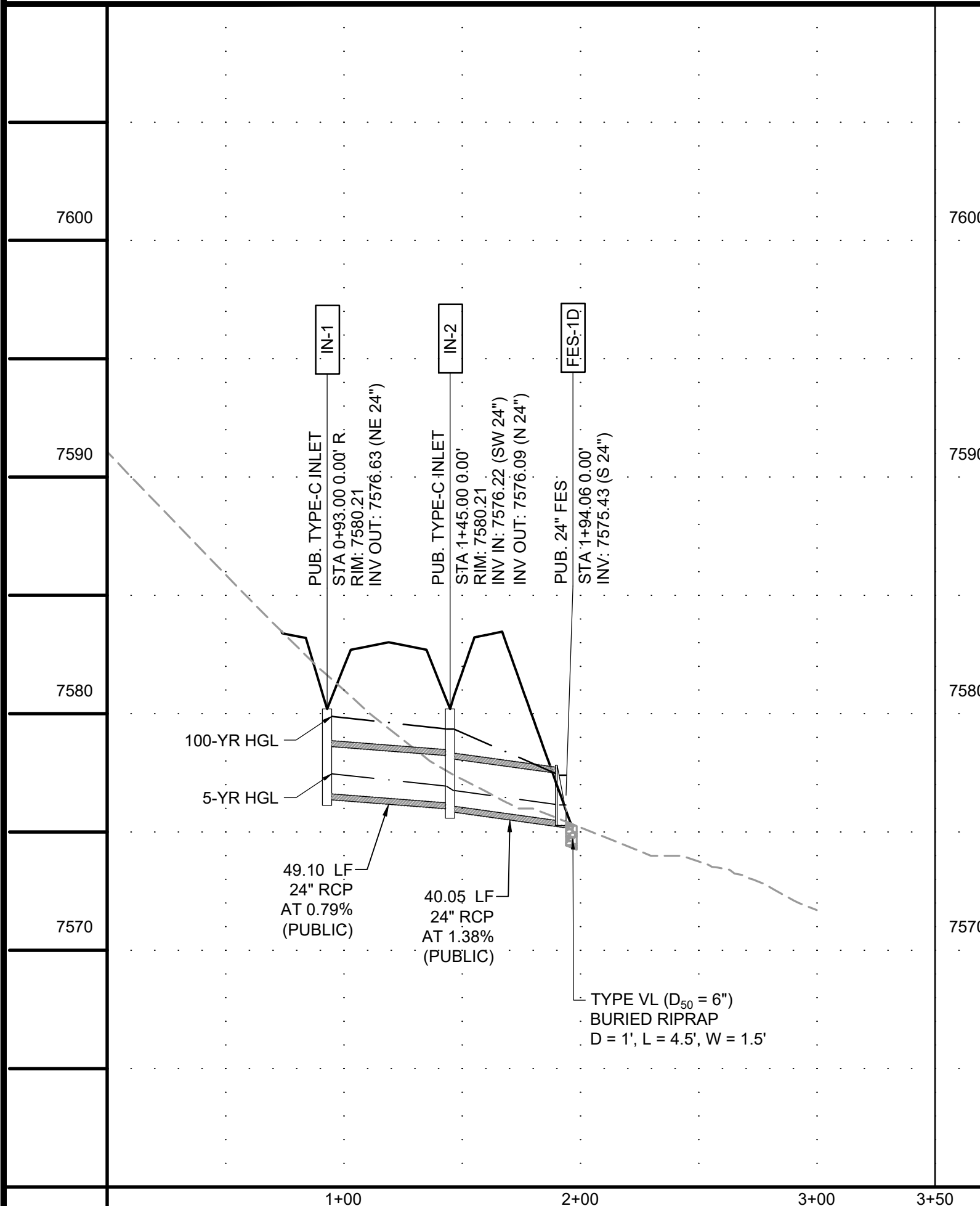
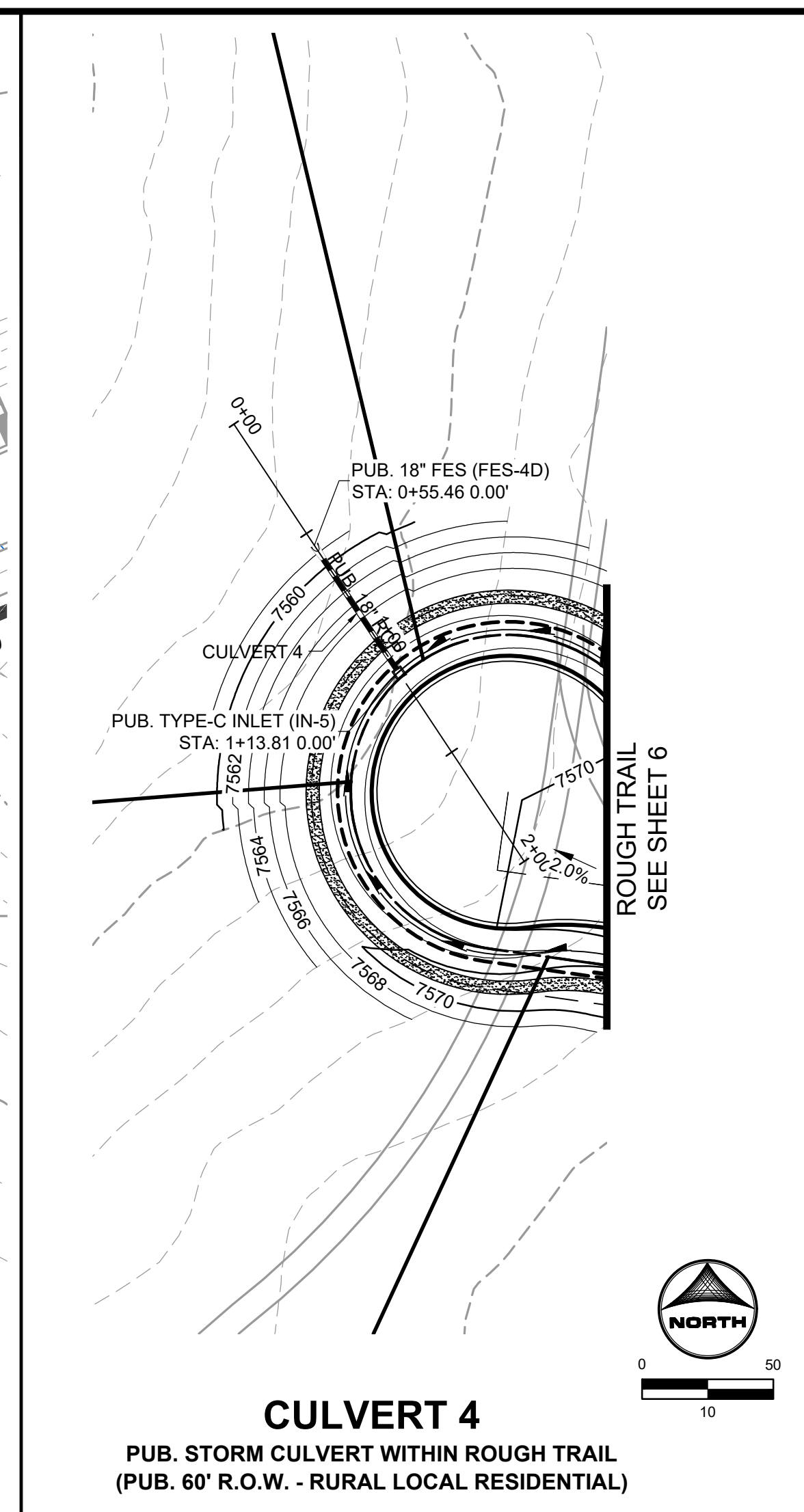
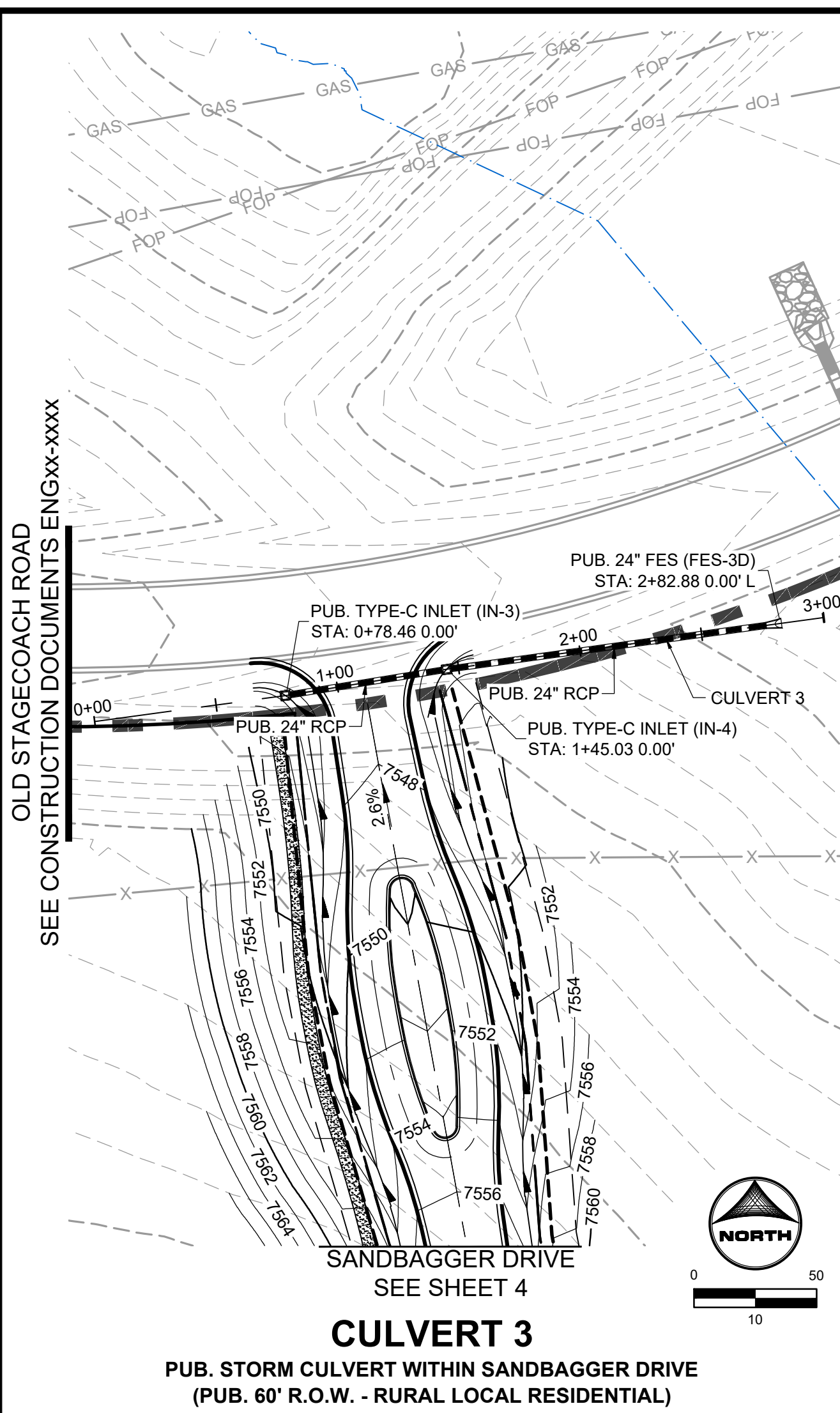
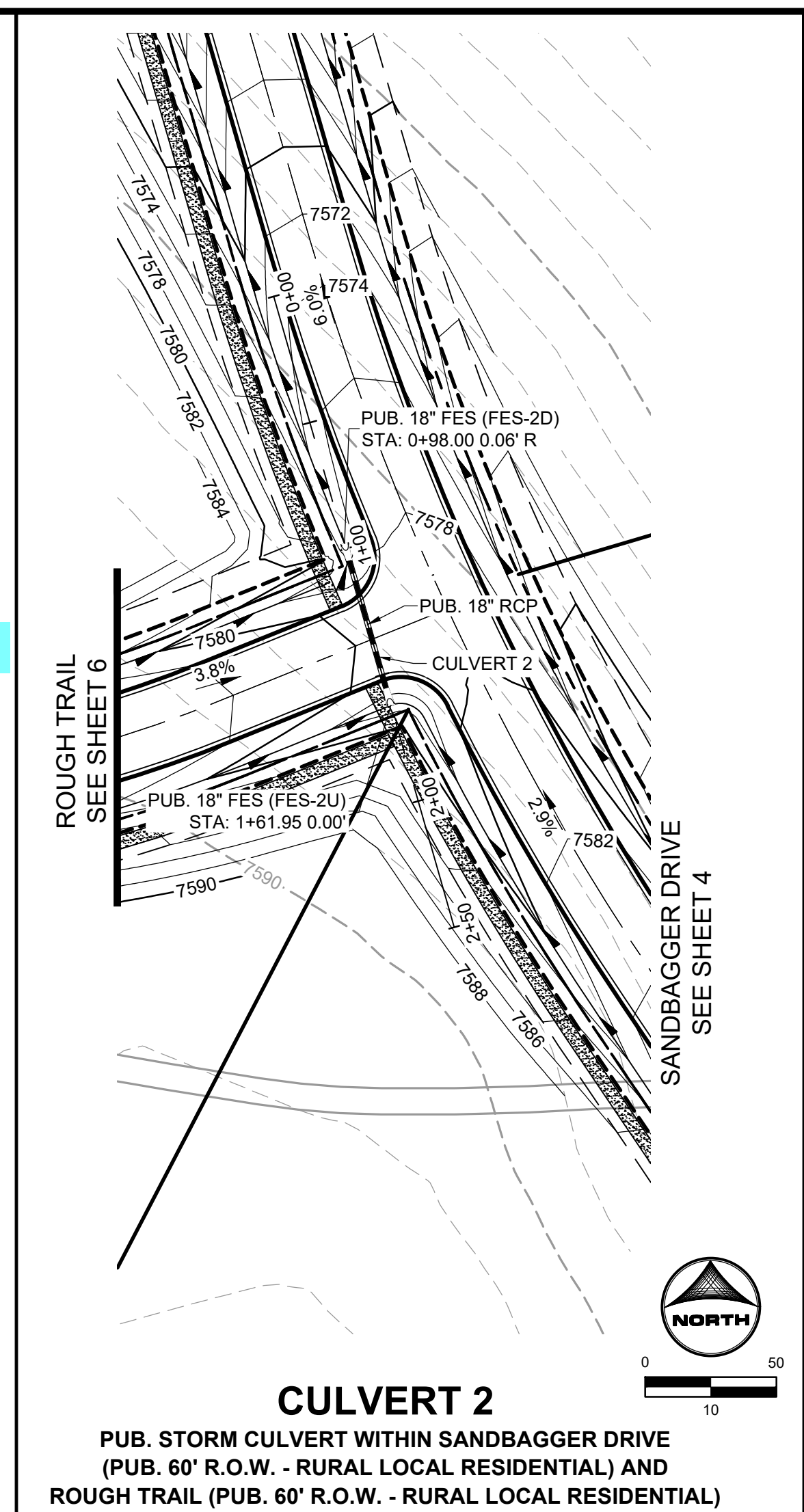
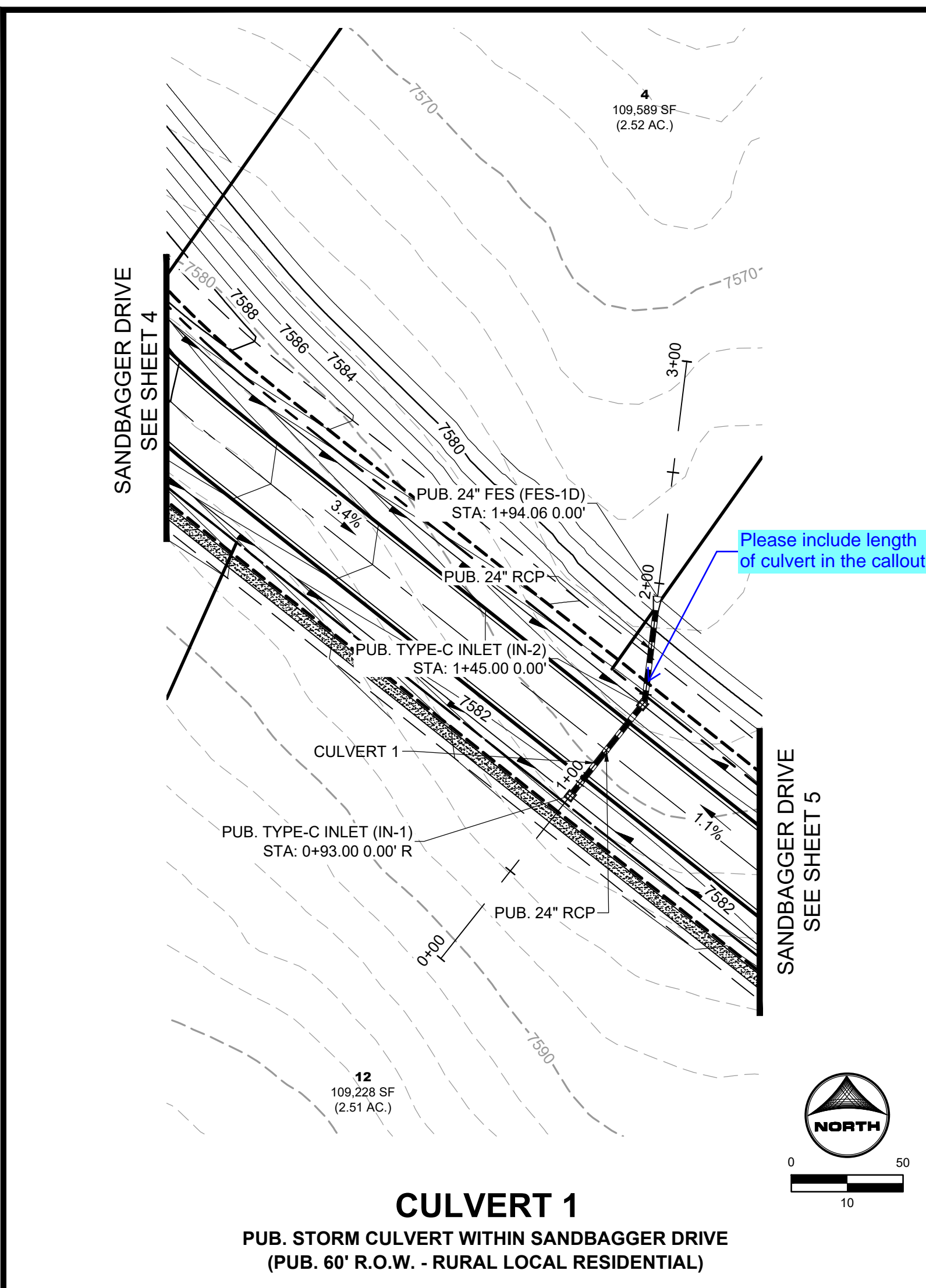
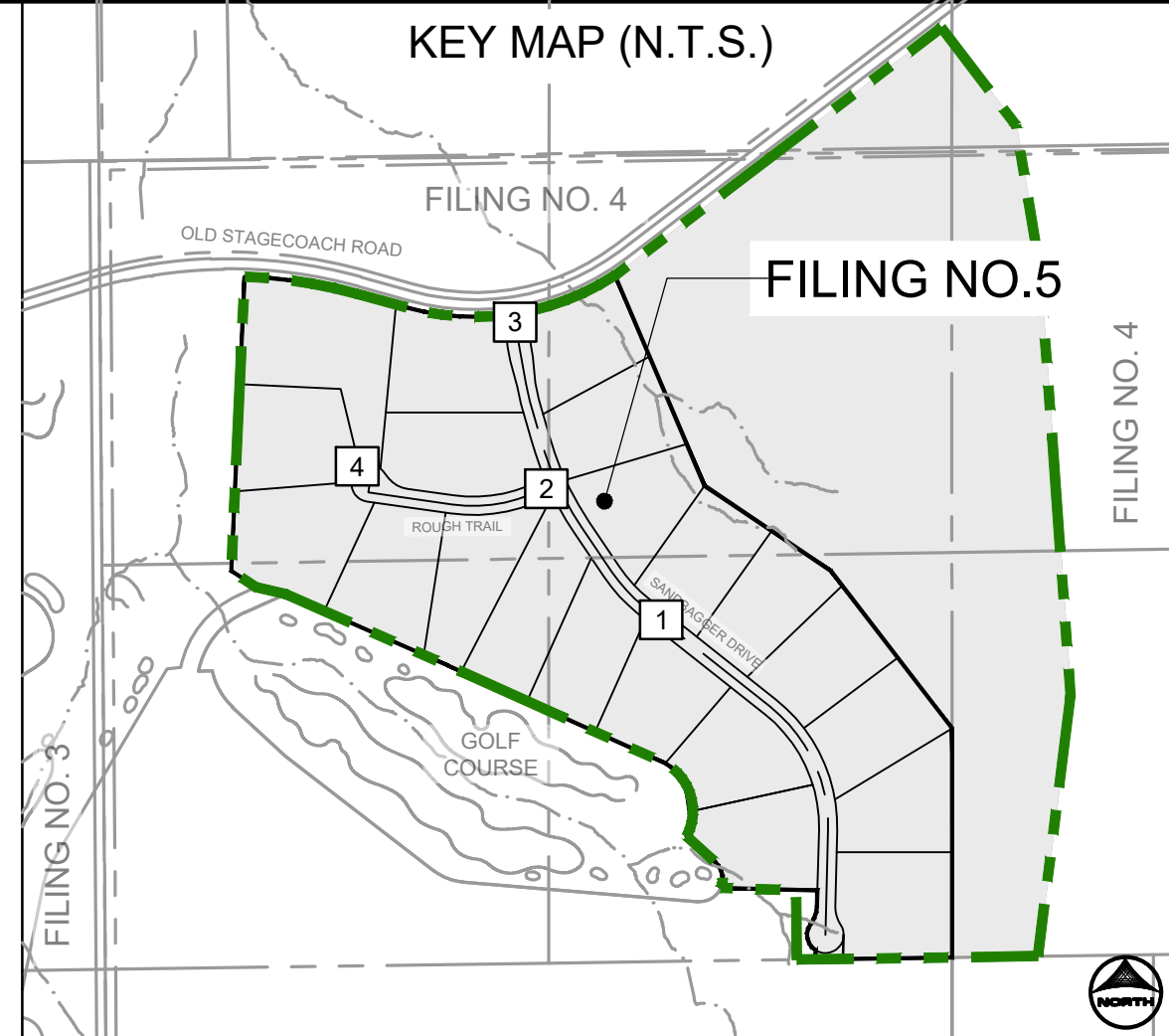
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 EL PASO COUNTY, CO

ROADWAYS
 SIGNAGE AND STRIPING

SHEET
S&S
 9

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CONSTRUCTION DOCUMENTS STORM PLAN AND PROFILE