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:

- 1. 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;
- 2. S74°28'06"E A DISTANCE OF 169.05 FEET TO A POINT OF CURVE; 3. 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;
- 4. 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:

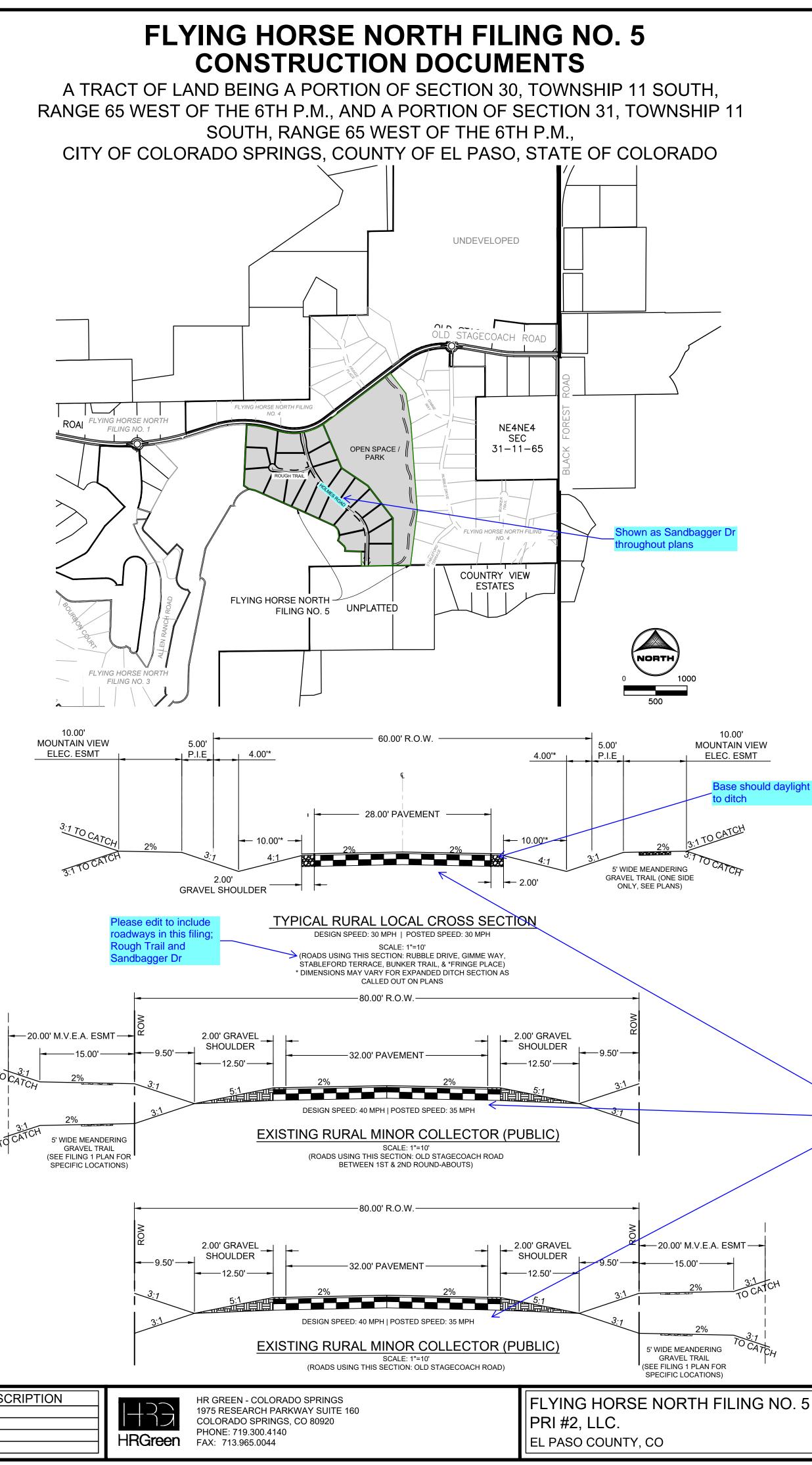
- 1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N66°58'15"W, HAVING A DELTA OF 70°52'24", A RADIUS OF 74.72 FEET A DISTANCE OF 92.42 FEET TO A POINT OF TANGENT;
- 2. N47°50'38"W A DISTANCE OF 125.93 FEET TO A POINT ON CURVE; 3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N62°07'29"W, HAVING A DELTA OF 93°42'48", A
- RADIUS OF 178.44 FEET A DISTANCE OF 291.86 FEET TO A POINT OF TANGENT:
- 4. N65°50'18"W A DISTANCE OF 926.31 FEET; 5. 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:

- 1. N56°12'59"W A DISTANCE OF 96.82 FEET;
- 2. 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.

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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

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

UTILITY CONTACTS

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

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

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

SHEET INDEX

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

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. 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 II 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:

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.

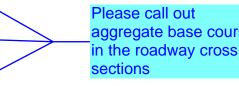
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DREW BALSICK, PRI #2 LLC. VICE PRESIDENT

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COVER & LEGEND COVER

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: 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. 9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY EPC.
- 10. 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.
- 11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS. 12. 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.
- 13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.] 14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY
- AND SPECIAL TRANSPORT PERMITS. 15. 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 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 4. APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
- 5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
- 6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K 1.2C
- 7. ALL INTERSECTION ACCESSES ARE TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLE AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
- 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 9 EQUAL IS SPECIFIED.
- 10. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILT OF ALL STORM SEWER AND CISTERN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES, AND LOCATIONS OF APPURTENANCES.
- 12. DRAINAGE EASEMENTS ARE PLATTED THROUGHOUT THE FILING AND ARE NO-BUILD AREAS. ALL OTHER AREAS THAT FALL WITHIN IDENTIFIED GEOLOGIC HAZARD AREAS (SEASONAL STORMWATER POOLING, STANDING WATER CONDITIONS) MAY BE MITIGATED ON A PER LOT BASIS WITH EARTHWORK AND FINE GRADING CONSTRUCTION. NO DISTURBANCE FOR EARTHWORK OR GRADING SHALL TAKE PLACE WITHIN THE DESIGNATED DRAINAGE EASEMENTS AND ANY SITE AND FUTURE LOT DISTURBANCE THAT ALTERS THE EXISTING TOPOGRAPHY SHALL DRAIN TO THE DRAINAGE EASEMENTS ON SITE.

Channel Lining Determination						
Calculated Values P300 Max Values						
Section	Shear Stress	Velocity	Shear Stress	Velocity	Lining Required	
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	ТМАХ	
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



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ABBREVIATIONS

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

FHWA

FOC

FT

GB

GAL

HW

INIV

KM

MIN

MISC MAIN

MAX

мн

PCC

PCR

PRC

PRC

PRV

PUAE

PUADE PVC

REC

SQ

TOF

τw TYP VERT

WW WWF

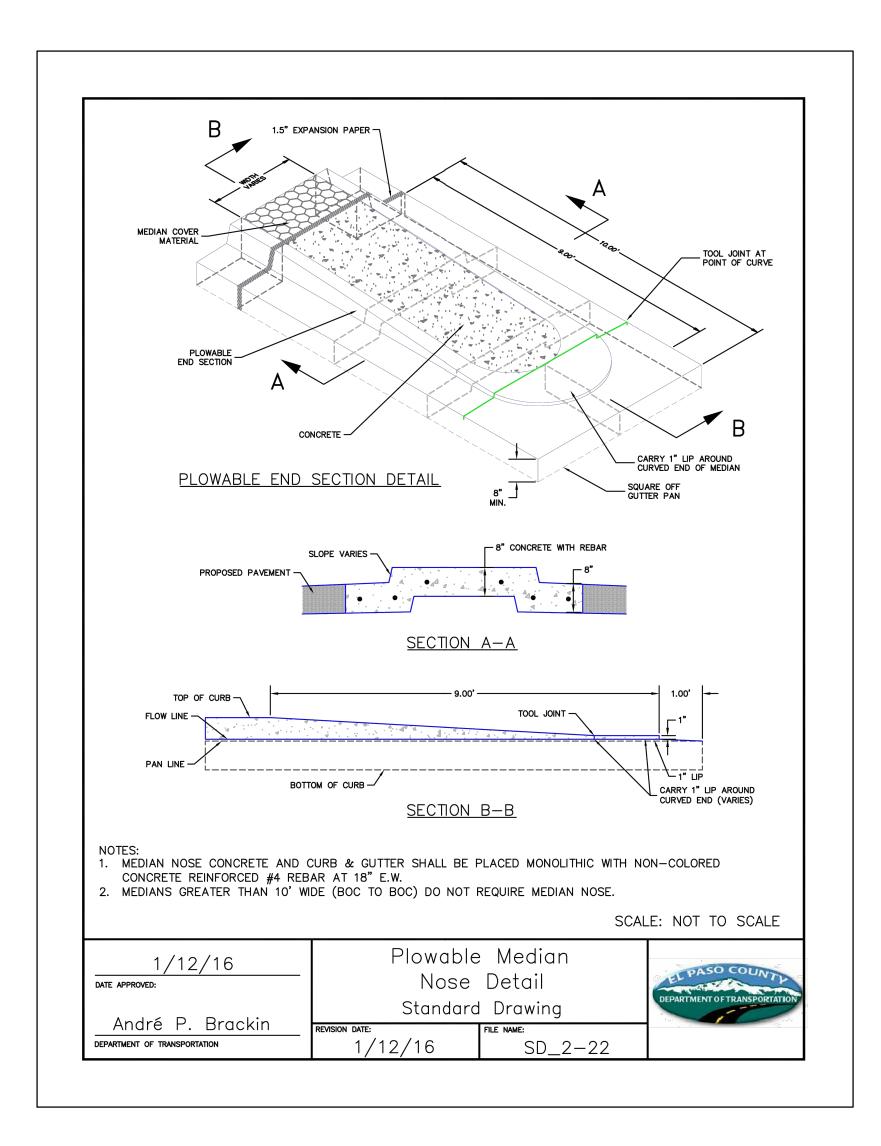
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RCBC

HDPE

HC RAN

	FEDERAL HIGHWAY ADMINISTRATION FLOW LINE	TOPSOIL LAYER AND SEED ANI AS REQUIRED BY PL	
	FIBER OPTICS CABLE	SPECIFI	CATIONS
	FOOT OR FEET	FINISHED GRADE —	
	GRADE BREAK		
		DESIGN RIPRAP GRADE	
	HIGH DENSITY POLYETHYLENE		
MP	HANDICAP RAMP	4"-6" (TYP.)	
	HEADWALL		
	INVERT	2*D50	
	KILOMETER	2°D50	
	LENGTH		
	METER		
	MINIMUM		10001
	MISCELLANEOUS		
	MAINTENANCE		
	MAXIMUM	12" 0000	
	MANHOLE		
	MIDPOINT		h h h h h h h h h h h h h h h h h h h
	NORTH/NORTHING	SLO	OPE VARIES (SEE PLANS
	NUMBER		ARE COMPACTED
	ON CENTER		GRADE PER SPECIFICATI
	OVERHEAD	0000	
	PUBLIC		
	POINT OF CURVATURE	SOIL RIPRAP EMBAN	
	POINT OF COMPOUND CURVATURE	WITH BEDDIN	G TYP. SECTION
	POINT OF CURB RETURN		170
	POINT OF INTERSECTION	ſ	N.T.S
	PUBLIC IMPROVEMENT ESMT		
	POINT OF TANGENCY		
	PROPOSED	TYPE L	RIPRAP
	POINT OF REVERSE CURVATURE		
	PRESSURE REDUCING VALVE	INTERMEDIATE	PERCENT
	PRIVATE		
	PUBLIC UTILITY AND ACCESS ESMT	ROCK DIMENSION	PASSING
=	PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT	(IN .)	(%)
	POLYVINYL CHLORIDE	(()
	RADIUS	45	70, 100
	RECEPTION	15	70-100
	REINFORCED CONCRETE BOX CULVERT	12	50-70
	SOUTH	9	35-50
	SHEET	3	2-10
	SQUARE		2 10
	SPILLWAY		
	TOP BACK OF CURB	*TYPE L RIPRAP D	50=9"
	TRICKLE CHANNEL	D50=MEAN PARTICLE	
	TOP OF POND	(INTERMEDIATE DIME	
	TOP OF WALL	(INTERMEDIATE DIME	NSION) BI WEIGHI
	TYPICAL		
	UNDERGROUND		
	VERTICAL	TYPE H	RIPRAP
	WEST		
	WASTEWATER		DEDOENIT
	WELDED WIRE FABRIC	INTERMEDIATE	PERCENT
	WITH	ROCK DIMENSION	PASSING
	WITHOUT	(IN .)	(%)
	YARD		(70)
		30	70-100
		24	50-70
		18	35-50
		6	2-10



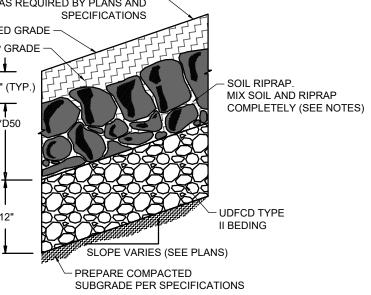
LEGEND

	EXISTING	PROPOSED	STORM SEWER			
MATCH LINE FILING LINE SECTION LINE PROPERTY LINE EASEMENT LINE			MANHOLE STORM INLET FLARED END SECTION RIPRAP	EXISTING	PROPOSED	
RIGHT OF WAY CENTERLINE						
CHAIN LINK FENCE	OO	<u>0</u> 0	SANITARY SEWER		1	
WOODEN FENCE ROD IRON FENCE GUARDRAIL CABLE TV			CLEAN OUT MANHOLE PLUG	° ©	s S J	
U.G. ELECTRIC	UE	UE				
OVERHEAD ELECTRIC	OE	OE	WATER			
FIBER OPTIC GAS MAIN SANITARY SEWER			FIRE HYDRANT FIRE DEPT. CONNECTION	YELCE'		
STORM DRAIN TELEPHONE	UT		GATE VALVE MANHOLE METER		₩ ® ₩	
WATER MAIN SWALE			TEE REDUCER		-	
TRAIL CURB & GUTTER DRAINAGE BASIN						
INDEX CONTOUR INTER. CONTOUR						
100-YR FLOODPLAIN FLOODWAY			DRY UTILITIES		MISCELLANEOUS SIGN	-o-
EDGE OF WETLANDS	<u>+</u> + <u>+</u>		ELECTRIC PEDESTAL ELECTRICAL CABINET	E	BOLLLARD ACCESSIBLE PARKING	Ĕ
DRAINAGE	EXISTING	PROPOSED	ELECTRIC VAULT FIBER OPTIC PULL BOX FIBER OPTIC MANHOLE			
DRAINAGE BASIN			FIBER OPTIC PEDESTAL FIBER OPTIC SIGN	FC		
DESIGN POINT			FIBER OPTIC VAULT GAS METER GAS SIGN	EVI GM Çe		
BASIN TAG		A1 BASIN DESIGNAT MINOR 5-YR RUNOFF COE	TELEPHONE CABINET TELEPHONE MANHOLE F. TELEPHONE SIGNAL/MAST	r T R I		
GEOHAZARD	AREA		TELEPHONE SIGN			
					PCD	FILE NO.: SF
SE NORTH FIL	ING NO. 5	COVER & LE	GEND		SHEET	
Y, CO		LEGEND &	NOTES		LG	2

RIPTION	
	HBC

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

FLYING HORSE NOR PRI #2, LLC. EL PASO COUNTY, CO



ECTION

GHT

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

6.

R

- 1. 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.

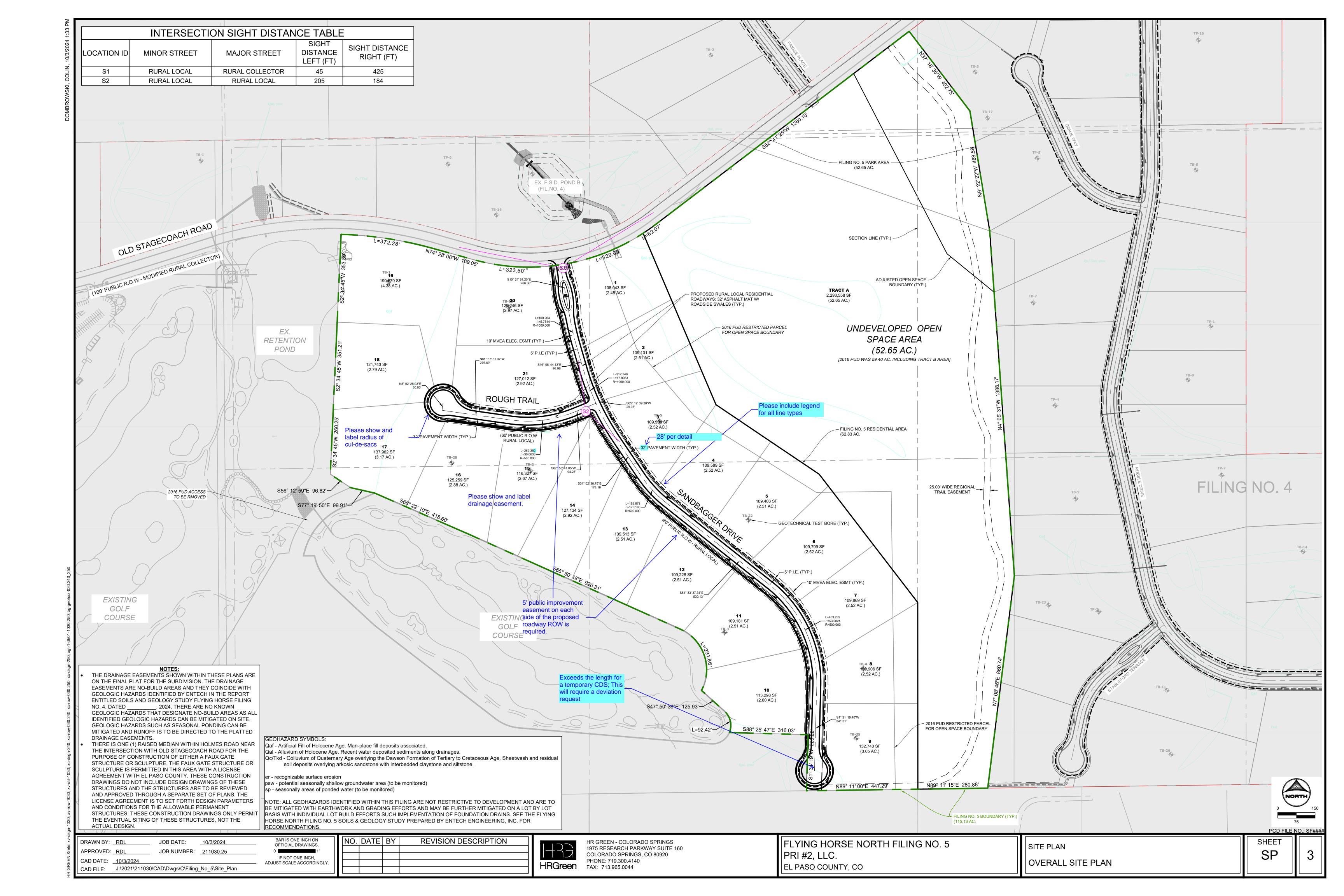
TYPE V	L RIPRAP
INTERMEDIATE	PERCENT
OCK DIMENSION	PASSING
(IN .)	(%)
12	70-100
9	50-70
6	35-50
2	2-10

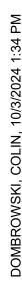
*TYPE L RIPRAP D50=6" D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

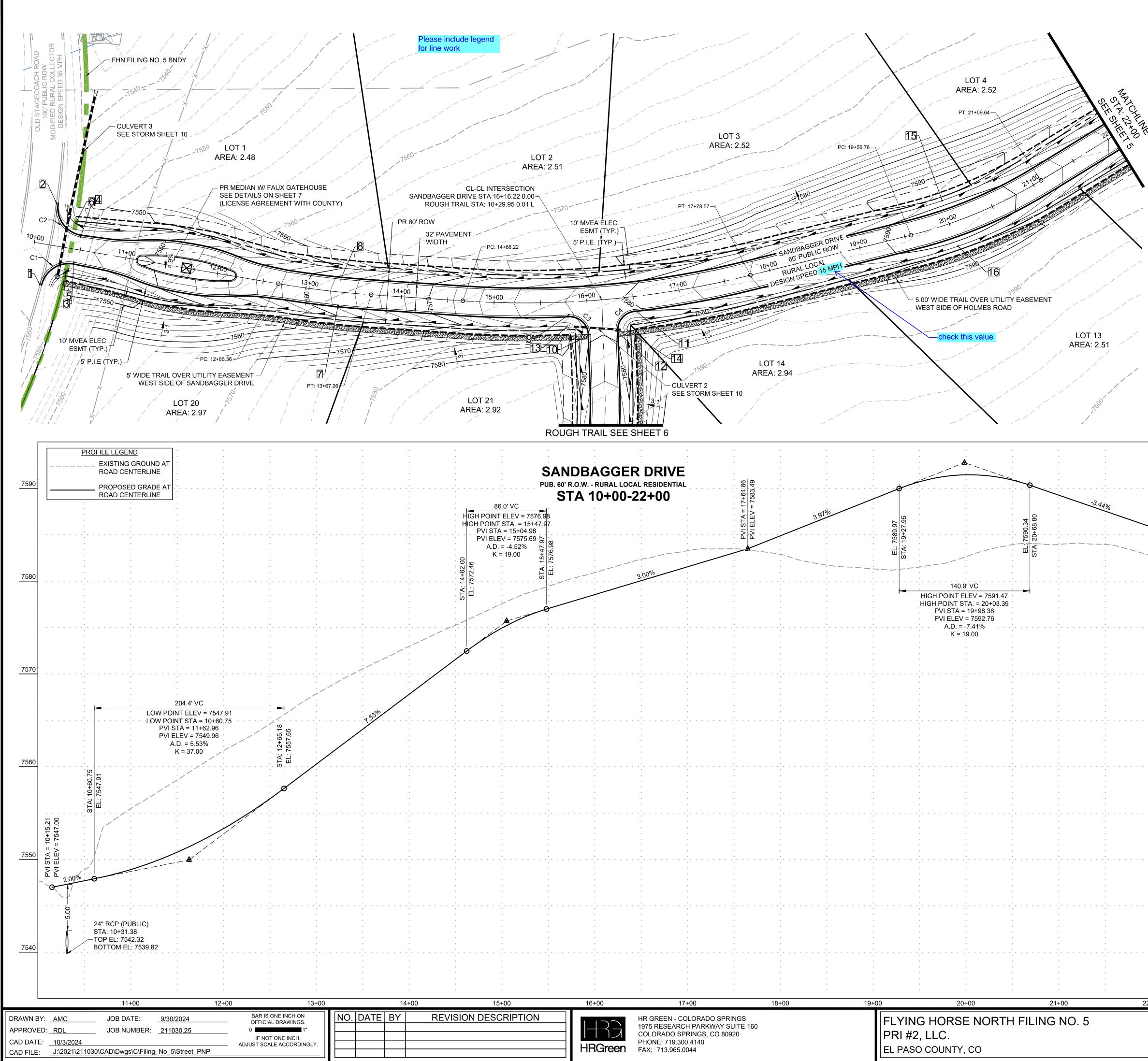
TYPE M RIPRAP

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

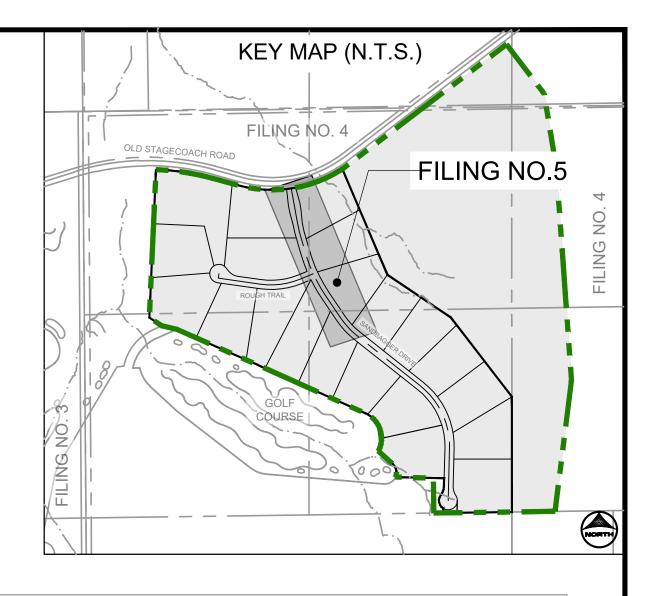
*TYPE L RIPRAP D50=12" D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGH





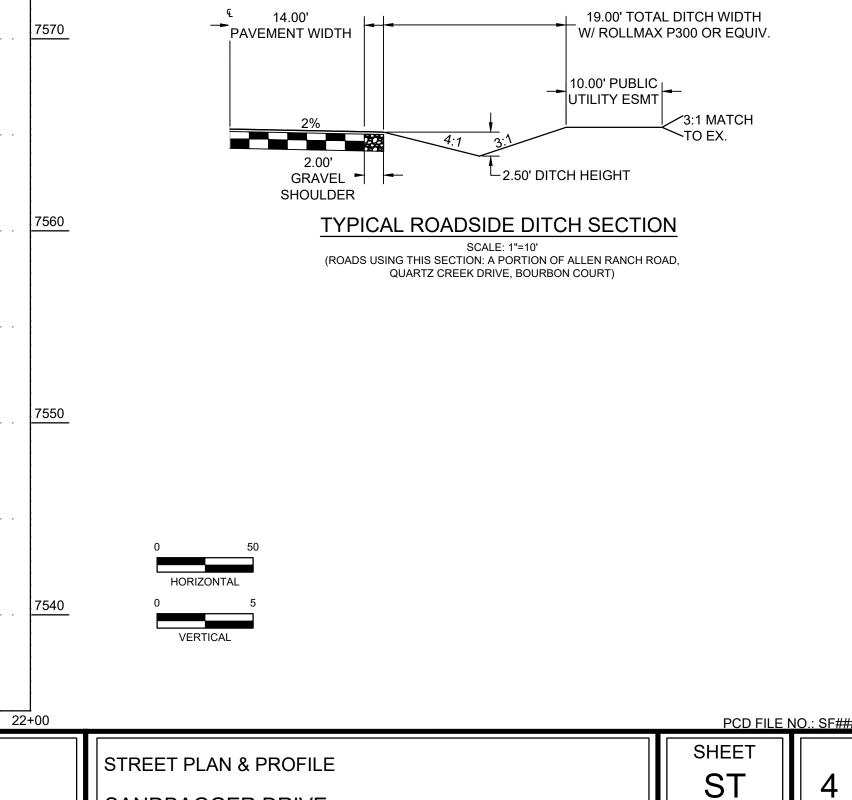


5+00	16+00	17+00	18+00	19+(00	20+00	21+00
CRIPTION	HRGreen	HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 160 COLORADO SPRINGS, CO 80920 PHONE: 719.300.4140 FAX: 713.965.0044			FLYING HOF PRI #2, LLC. EL PASO COUN	_	H FILING NO



	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"			



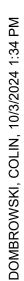
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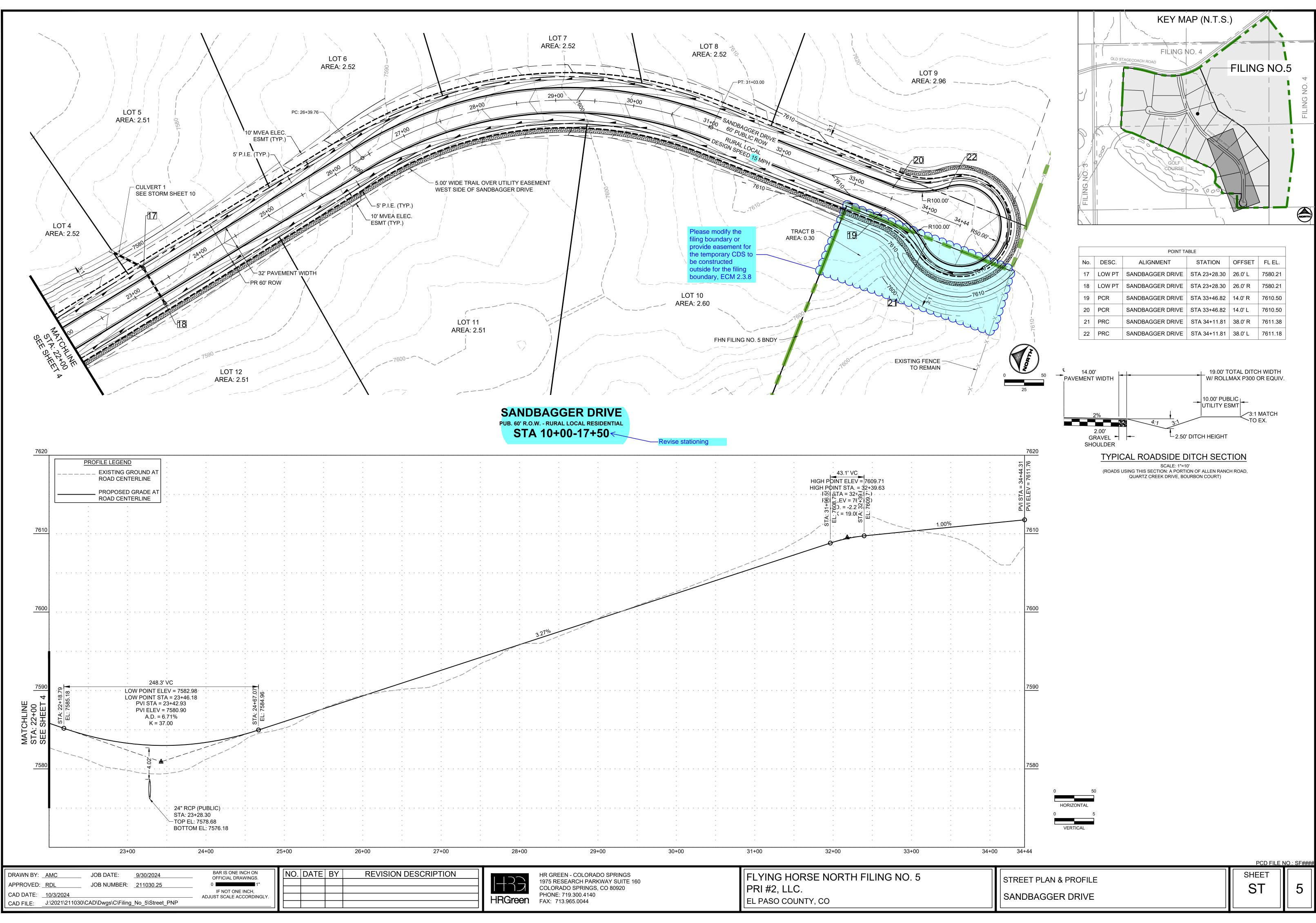
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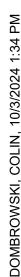
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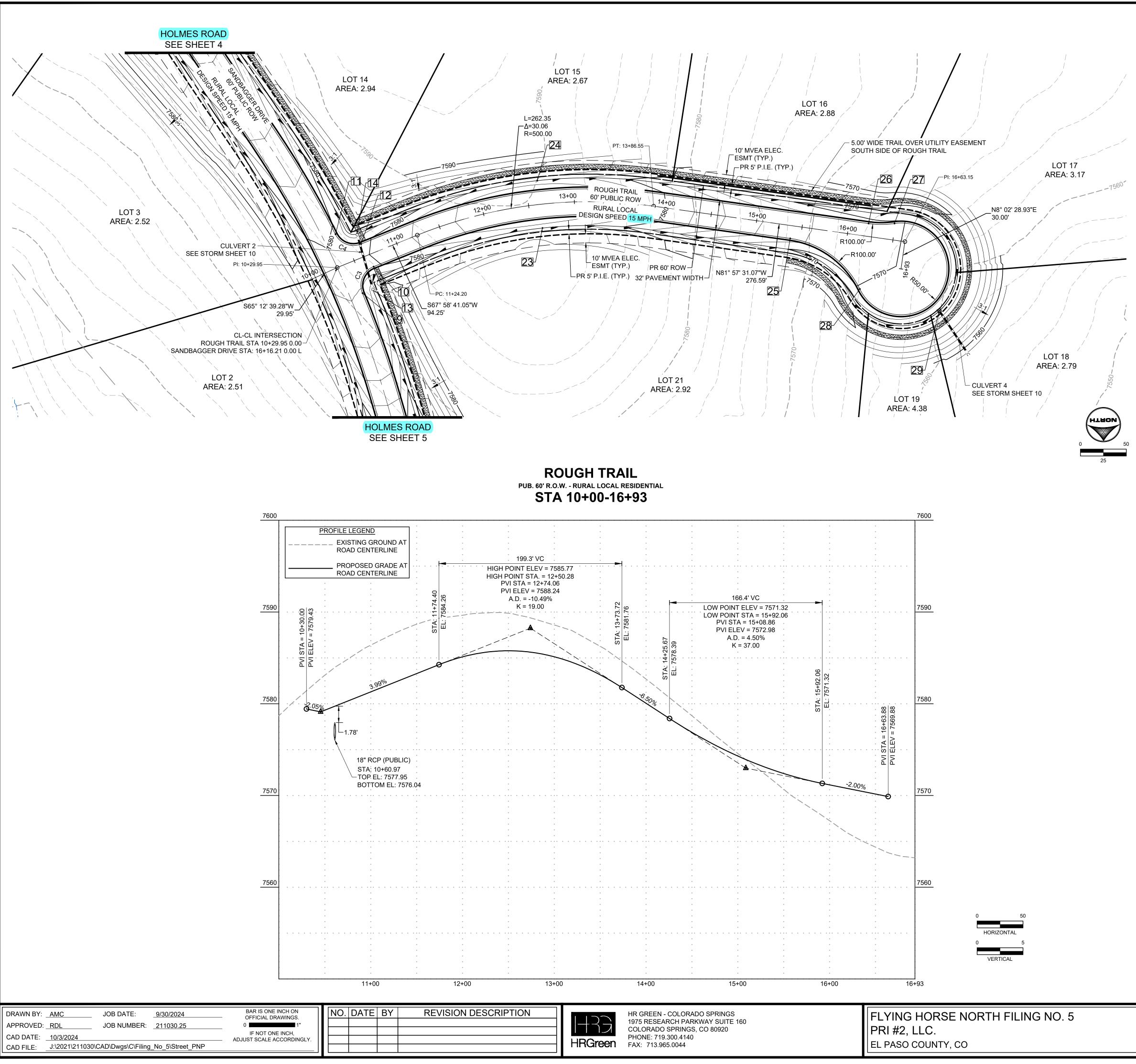
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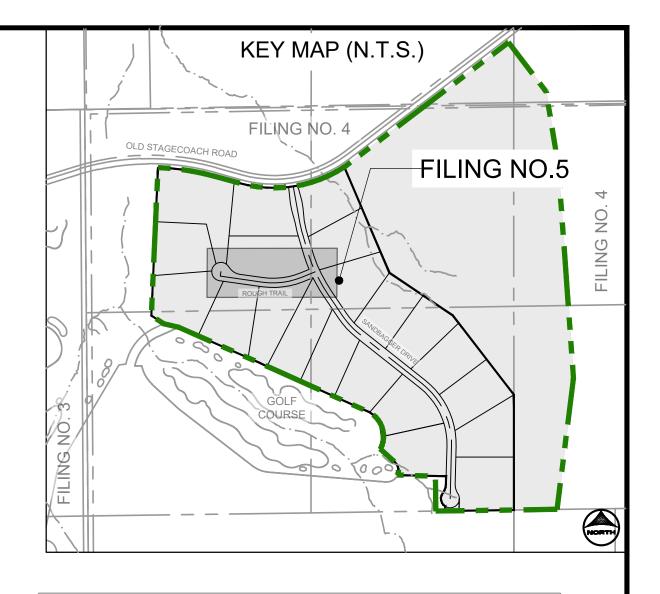




EEN Xrefs: xv-row-1030; xv-dsgn-1030; xc-dsgn-250; xc-row-030.250; key_map; modified_ditch_sections; xgt-1-dh01-1

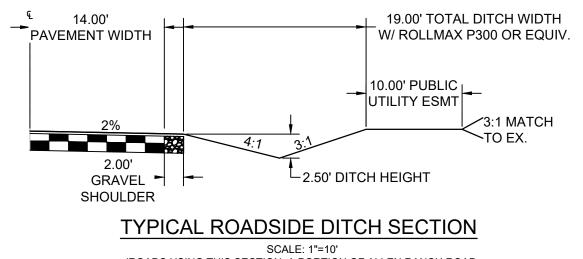






	POINT TABLE						
No.	DESC.	C. ALIGNMENT STATION OFFSET F		FL EL.			
9	PCR	SANDBAGGER DRIVE	STA 15+79.79	14.1' R	7577.70		
10	PCR	ROUGH TRAIL	STA 10+67.07	14.0' R	7579.68		
11	PCR	SANDBAGGER DRIVE	STA 16+49.37	14.0' R	7579.76		
12	PCR	ROUGH TRAIL	STA 10+63.75	14.0' L	7579.54		
13	SWALE FL	SANDBAGGER 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	PRC	ROUGH TRAIL	STA 16+49.15	18.0' L	7570.23		
28	PRC	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"	



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

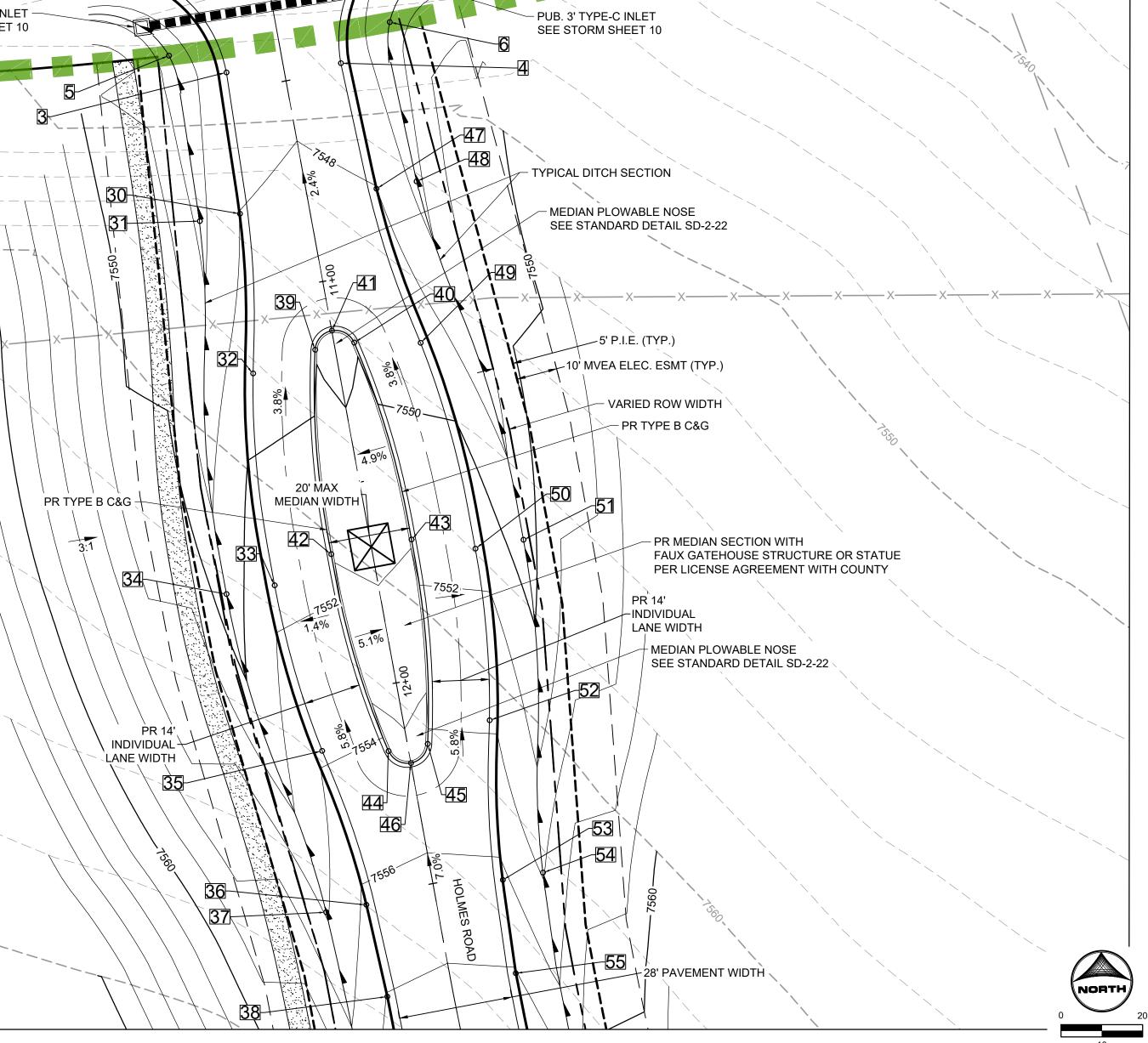
		PCD FILE N	NO.: SF####
NO. 5	STREET PLAN & PROFILE ROUGH TRAIL	SHEET ST	6

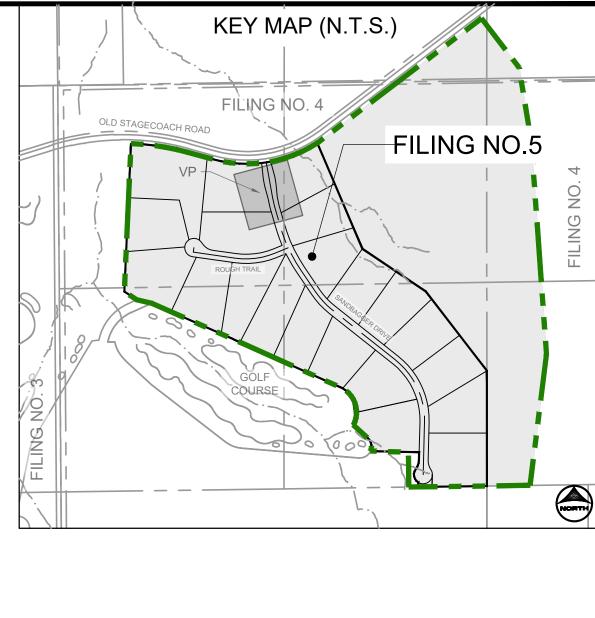
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	PUB. 3' TYPE-C INLET SEE STORM SHEET 10 -7550 FHN FILING NO. 5 BNDY 30 31 99 99 99 99 90 90 90 90 90 90 90 90 90	SI 6 4 7 5 8 7 5 6 7 5 6 7 5 6 7 5 6 7 5 6 7 5 6 7 5 6 7 5 6 7 7 5 7 7 6 7 7 7 7 7 7 7 7 7 7 7 7 7	JB. 3' TYPE-C INLET SE STORM SHEET 10 PICAL DITCH SECTION MEDIAN PLOWABLE NOSE SEE STANDARD DETAIL SD-2-22 X X S' P.I.E. (TYP.) + 10' MVEA ELEC. ESMT (TYP.) VARIED ROW WIDTH PR TYPE B C&G	PILING NO. 4 OLD STAGECOACH ROAD VP ROCKIT TIPAL ROCKIT TIPAL ROCKIT TIPAL ROCKIT TIPAL ROCKIT TIPAL ROCKIT TIPAL ROCKIT TIPAL ROCKIT TIPAL ROCKIT TIPAL	FILING NO.5
	31 34 PR INDIVIDU LANE WID -7570		PR MEDIAN SECTION WITH FAUX GATEHOUSE STRUCTURE OR STATUE PER LICENSE AGREEMENT WITH COUNTY PR 14' INDIVIDUAL LANE WIDTH MEDIAN PLOWABLE NOSE SEE STANDARD DETAIL SD-2-22 52 53 54 55 28' PAVEMENT WIDTH 55 28' PAVEMENT WIDTH 20 20 10		
	4BEGIN MODIFIEDSA5BEGIN FL TRANSITIONSA6BEGIN FL TRANSITIONSA30EDGE OF SHOULDERSA31SWALE FLSA32EDGE OF SHOULDERSA33EDGE OF SHOULDERSA34SWALE FLSA35EDGE OF SHOULDERSA36EDGE OF SHOULDERSA37SWALE FLSA38EDGE OF SHOULDERSA39TYPE B C&GSA40TYPE B C&GSA	POINT TABLE Image: Control of the state in the sta	POINT TABLE1DESC.ALIGNMENTSTATIONOFFSETFL EL.2PLOWABLE NOSESANDBAGGER DRIVESTA 11+12.250.0' L7549.363TYPE B C&GSANDBAGGER DRIVESTA 11+66.1210.0' R7551.394TYPE B C&GSANDBAGGER DRIVESTA 11+66.1210.0' L7551.405TYPE B C&GSANDBAGGER DRIVESTA 11+66.124.9' R7554.214TYPE B C&GSANDBAGGER DRIVESTA 12+16.124.9' L7554.235FLOWABLE NOSESANDBAGGER DRIVESTA 12+20.000.0' L7554.456EDGE OF SHOULDERSANDBAGGER DRIVESTA 11+20.000.0' L7554.457EDGE OF SHOULDERSANDBAGGER DRIVESTA 11+71.127.0' L7545.558EDGE OF SHOULDERSANDBAGGER DRIVESTA 11+71.1225.0' L7551.468SANLE FLSANDBAGGER DRIVESTA 11+71.1237.0' L7563.819EDGE OF SHOULDERSANDBAGGER DRIVESTA 11+71.1237.0' L7563.919EDGE OF SHOULDERSANDBAGGER DRIVESTA 12+25.2117.0' L7563.919SWALE FLSANDBAGGER DRIVESTA 12+25.2227.0' L7553.819SWALE FLSANDBAGGER DRIVESTA 12+75.4316.0' L7563.109SWALE FLSANDBAGGER DRIVESTA 12+75.4316.0' L7563.109SWALE FLSANDBAGGER DRIVESTA 12+75.4316.0' L7563.10		PCD FILE NO.: SF####
DRAWN BY: AMC JOB DATE: 9/30/2024 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. ADJUST SCALE ACCORDINGLY. CAD FILE: J:\2021\211030\CAD\Dwgs\C\Filing_No_5\Street_PNP D		HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 160 COLORADO SPRINGS, CO 80920 PHONE: 719.300.4140 FAX: 713.965.0044	FLYING HORSE NORTH FILING NO. 5 PRI #2, LLC. EL PASO COUNTY, CO	STREET PLAN & PROFILE MEDIANS	SHEET 7

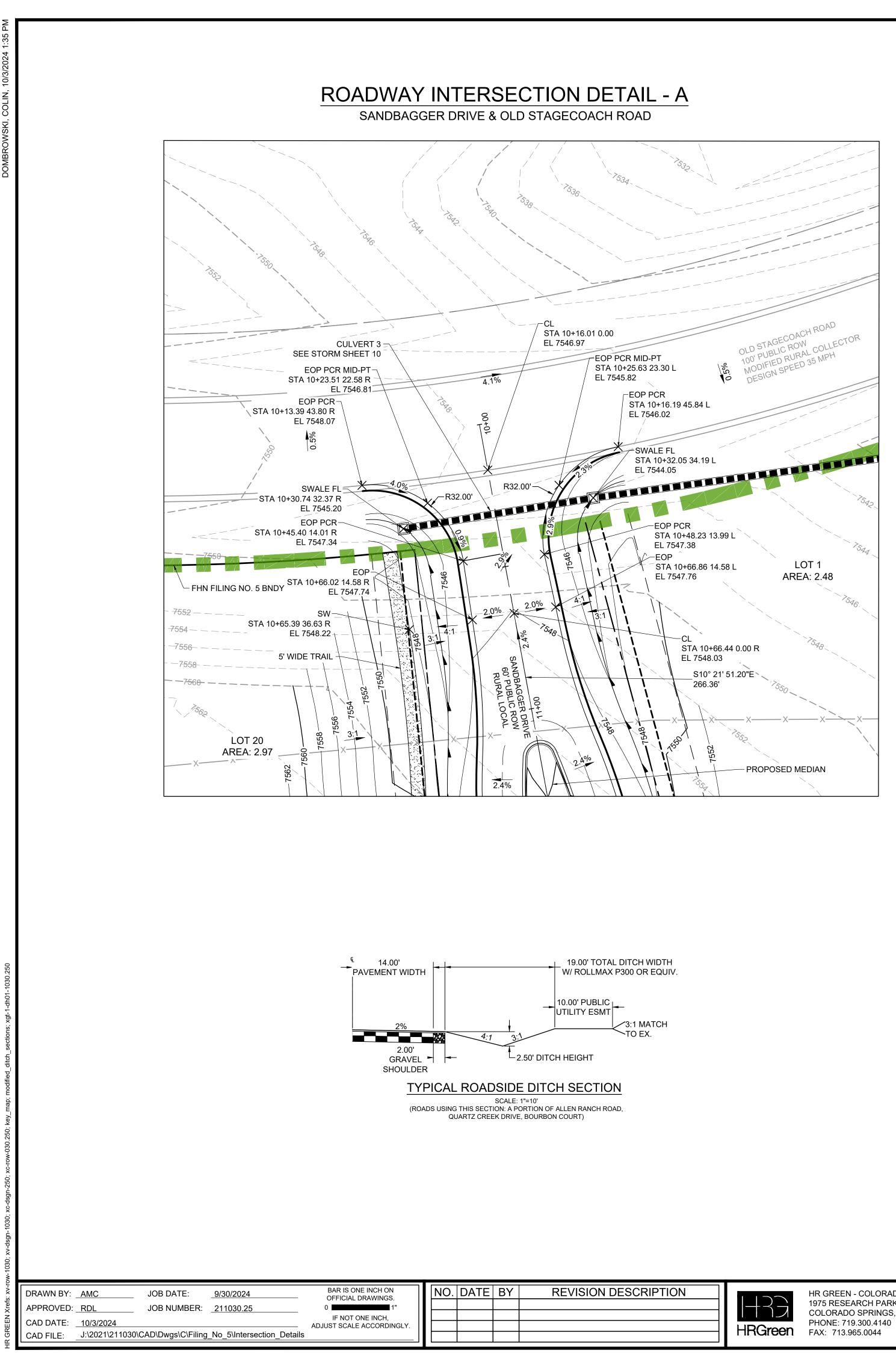
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BEGIN MODIFIED	SANDBAGGER DRIVE	STA 10+48.16	14.0' L	7547.57
BEGIN FL TRANSITION	SANDBAGGER DRIVE	STA 10+38.74	27.1' R	7548.27
BEGIN FL TRANSITION	SANDBAGGER DRIVE	STA 10+40.43	27.6' L	7546.40
EDGE OF SHOULDER	SANDBAGGER DRIVE	STA 10+80.00	17.0' R	7548.02
SWALE FL	SANDBAGGER DRIVE	STA 10+80.00	27.0' R	7545.55
EDGE OF SHOULDER	SANDBAGGER DRIVE	STA 11+19.08	20.8' R	7549.24
EDGE OF SHOULDER	SANDBAGGER DRIVE	STA 11+71.12	25.0' R	7551.44
SWALE FL	SANDBAGGER DRIVE	STA 11+71.12	37.0' R	7548.91
EDGE OF SHOULDER	SANDBAGGER DRIVE	STA 12+13.13	20.8' R	7553.78
EDGE OF SHOULDER	SANDBAGGER DRIVE	STA 12+52.21	17.0' R	7556.36
SWALE FL	SANDBAGGER DRIVE	STA 12+52.21	27.0' R	7553.83
EDGE OF SHOULDER	SANDBAGGER DRIVE	STA 12+75.12	16.0' R	7558.06
TYPE B C&G	SANDBAGGER DRIVE	STA 11+16.12	4.9' R	7549.38
TYPE B C&G	SANDBAGGER DRIVE	STA 11+16.12	4.9' L	7549.36

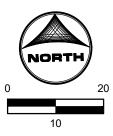
		POINT TABLE			
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
41	PLOWABLE NOSE	SANDBAGGER DRIVE	STA 11+12.25	0.0' L	7549.36
42	TYPE B C&G	SANDBAGGER DRIVE	STA 11+66.12	10.0' R	7551.39
43	TYPE B C&G	SANDBAGGER DRIVE	STA 11+66.12	10.0' L	7551.40
44	TYPE B C&G	SANDBAGGER DRIVE	STA 12+16.12	4.9' R	7554.21
45	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

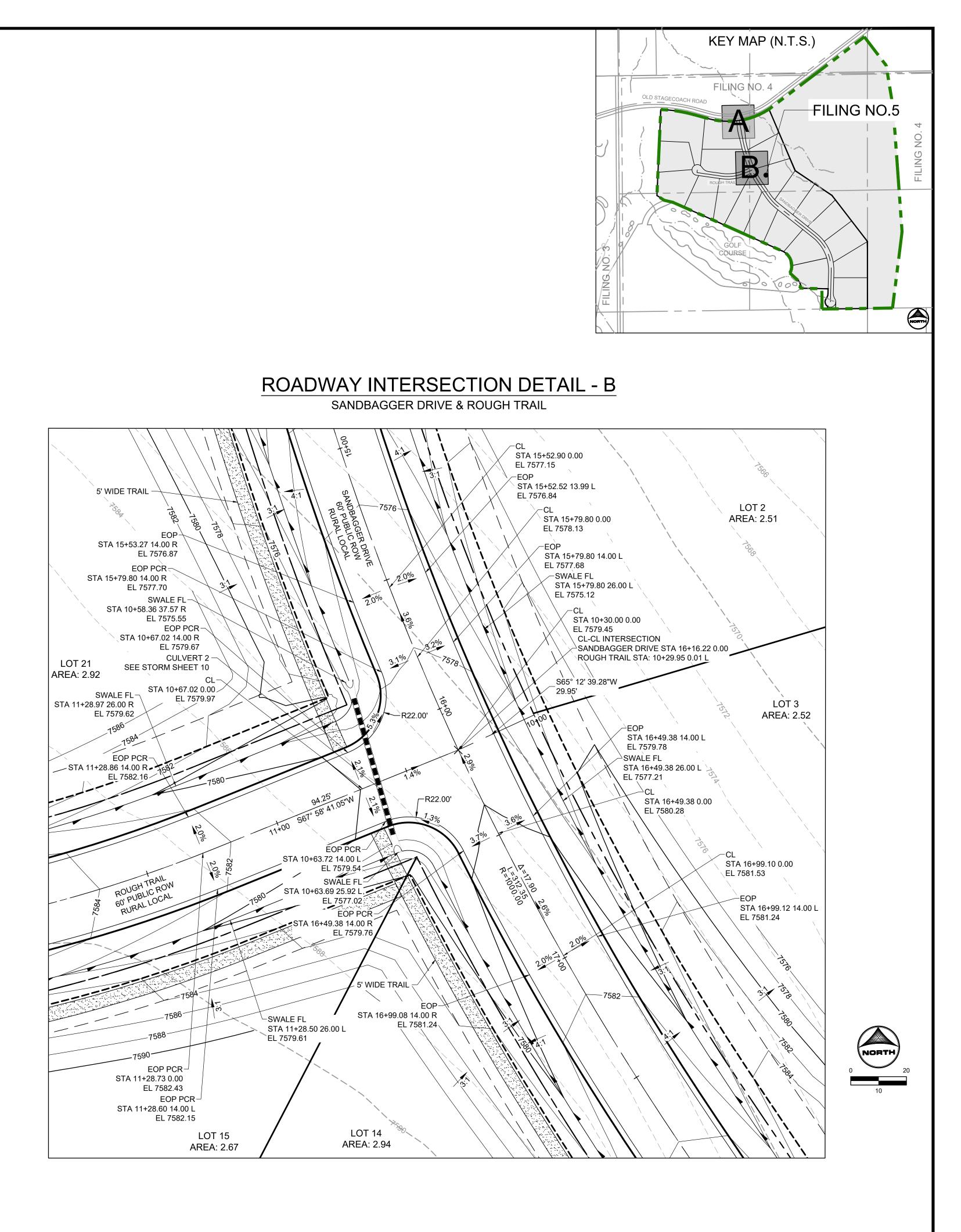




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HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 160 COLORADO SPRINGS, CO 80920

		PCD FILE N	IO.: SF####
FLYING HORSE NORTH FILING NO. 5	STREET PLAN & PROFILE	SHEET	
PRI #2, LLC.	ROADWAY INTERSECTION DETAILS	ST	8
EL PASO COUNTY, CO	ROADWAT INTERSECTION DETAILS		

