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

- 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.

# **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 UNDEVELOPED OLD STAGECOACH ROAL

COUNTRY VIEW

**ESTATES** 

2.00' GRAVEL

2.00' GRAVEL

SHOULDER

SHOULDER

FLYING HORSE NORTH FI FLYING HORSE NORTH NE4NE4 FILING NO. 1 31-11-65 OPEN SPACE / **ROAD NAME** Shown as Sandbagger [ rroughout plans

FLYING HORSE NORTH FILING NO. 3 60.00' R.O.W. MOUNTAIN VIEW **MOUNTAIN VIEW** ELEC. ESMT P.I.E P.I.E ı ELEC. ESMT

— 28.00' PAVEMENT —

-32.00' PAVEMENT

DESIGN SPEED: 40 MPH | POSTED SPEED: 35 MPH

DESIGN SPEED: 40 MPH | POSTED SPEED: 35 MPH

EXISTING RURAL MINOR COLLECTOR (PUBLIC)

(ROADS USING THIS SECTION: OLD STAGECOACH ROAD)

EXISTING RURAL MINOR COLLECTOR (PUBLIC)

(ROADS USING THIS SECTION: OLD STAGECOACH ROAD

BETWEEN 1ST & 2ND ROUND-ABOUTS)

FLYING HORSE NORTH -

FILING NO. 5 UNPLATTED

2.00' GRAVEL SHOULDER HRG RESPONSE DETAILS REVISED. > TYPICAL RURAL LOCAL CROSS SECTION ease edit to include adways in this filing; DESIGN SPEED: 30 MPH | POSTED SPEED: 30 MPH Rough Trail and (ROADS USING THIS SECTION: RUBBLE DRIVE, GIMME WAY, andbagger Dr STABLEFORD TERRACE, BUNKER TRAIL, & \*FRINGE PLACE) \* DIMENSIONS MAY VARY FOR EXPANDED DITCH SECTION AS CALLED OUT ON PLANS -80.00' R.O.W.-

2.00' GRAVEL

SHOULDER

-80.00' R.O.W. 2.00' GRAVEL SHOULDER -32.00' PAVEMENT

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

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

5' WIDE MEANDERING GRAVEL TRAIL

(SEE FILING 1 PLAN FOR SPECIFIC LOCATIONS)

o ditch

5' WIDE MEANDERING GRAVEL TRAIL (ONE SIDE

ONLY, SEE PLANS)

**UTILITY CONTACTS** 

**PROJECT CONTACTS:** 

6385 CORPORATE DRIVE, STE. 200

COLORADO SPRINGS, CO 80919

1975 RESEARCH PKWY SUITE 160

EMAIL: RICHIE.LYON@HRGREEN.COM

1975 RESEARCH PKWY SUITE 160

EMAIL: RICHIE.LYON@HRGREEN.COM

COMPANY: ENTECH ENGINEERING, INC

EMAIL: JGOODE@ENTECH-ENGINEERING.COM

COLORADO SPRINGS, CO 80920

ATTN: RICHIE LYON, P.E.

GEOTECHNICAL ENGINEER

8703 YATES DRIVE, STE 210

EMAIL: MIKE@SMROCHA.COM

EDWARD-JAMES SURVEYING, INC.

EMAIL: JTESSIN@EJSURVEYING.COM

Please call out

ections

ggregate base cours

n the roadway cross

COLORADO SPRINGS, CO 80907

ATTN: JONATHAN W. TESSIN

WESTMINSTER, CO 80031

ADDRESS: 505 ELKTON DRIVE

COLORADO SPRINGS, CO 80907

COLORADO SPRINGS, CO 80920

OWNER/DEVELOPER

ATTN: DREW BALSICK

TELE: (719) 592-9333

TELE: (719) 300-4140

TELE: (719) 300-4140

TELE: (719) 531-5599

ATTN: JOE GOODE

TRAFFIC ENGINEER

TELE: (303) 458-9798

ATTN: MIKE ROCHA

926 ELKTON DRIVE

TELE: (719) 576-1216

SM ROCHA,LLC.

**CIVIL ENGINEER** 

HR GREEN

ATTN: RICHIE LYON, P.E.

PRI #2

APPLICANT HR GREEN

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

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.

**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.

DREW BALSICK, PRI #2 LLC. VICE PRESIDENT

ADJUSTED.

PCD FILE NO.

SHEET

BAR IS ONE INCH ON DRAWN BY: RDL JOB DATE: 10/3/2024 OFFICIAL DRAWINGS. APPROVED: RDL JOB NUMBER: <u>211030.25</u> IF NOT ONE INCH. CAD DATE: 10/3/2024 ADJUST SCALE ACCORDINGLY CAD FILE: J:\2021\211030\CAD\Dwgs\C\Filing\_No\_5\CoverSheet

NO. DATE BY

REVISION DESCRIPTION

—20.00' M.V.E.A. ESMT —➤

5' WIDE MEANDERING GRAVEL TRAIL (SEE FILING 1 PLAN FOR

SPECIFIC LOCATIONS)

||COVER

COVER & LEGEND

## **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
- 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:
- 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**

A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)

- 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 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 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.

	Chanr	nel Lining D	etermination		
Calcu	lated Values		P300 Max V	/alues	
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	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	

- 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**

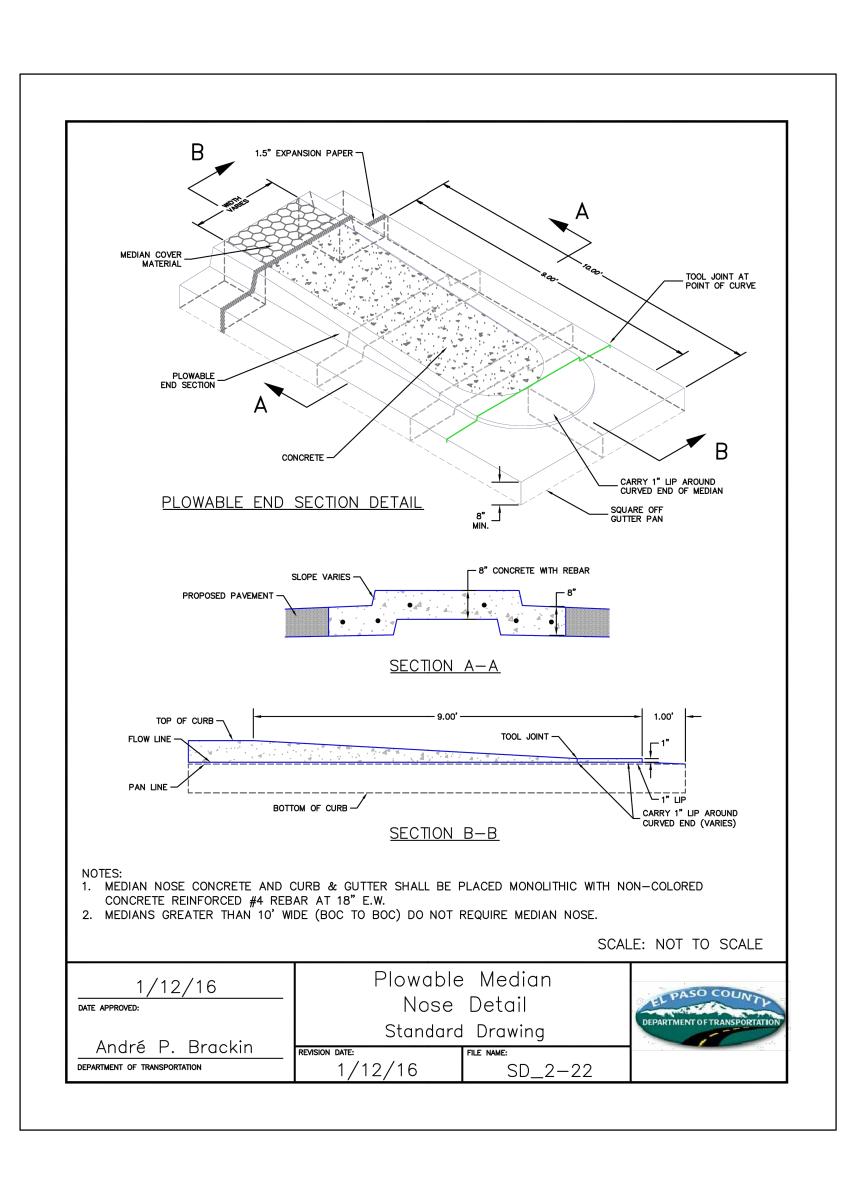
FINISHED FLOOR

FINISHED GRADE

FIRE HYDRANT

		FHWA	FEDERAL HIGHWAY ADMINISTRATION
Δ	DEFLECTION ANGLE	FL	FLOW LINE
Ø, DIA	DIAMETER	FOC	FIBER OPTICS CABLE
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	FT	FOOT OR FEET
ABC	ASPHALT BASE COURSE	GB	GRADE BREAK
ABD	ABANDONED	GAL	GALLON
/C	ACRE	HDPE	HIGH DENSITY POLYETHYLENE
ADA	THE AMERICANS WITH DISABILITIES ACT	HC RAMP	HANDICAP RAMP
ASPH	ASPHALT	HW	HEADWALL
ASS'Y	ASSEMBLY	INV	INVERT
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	KM	KILOMETER
BFE	BASE FLOOD ELEVATION	L	LENGTH
BLDG	BUILDING	LF	LINEAR FEET
BLVD	BOULEVARD	M	METER
3M	BENCH MARK	MIN	MINIMUM
BNDY	BOUNDARY	MISC	MISCELLANEOUS
3OP	BOTTOM OF POND	MAINT	MAINTENANCE
3W	BOTTOM OF WALL	MAX	MAXIMUM
C&G	CURB AND GUTTER	MH	MANHOLE
CA	COARSE AGGREGATE	MP	MIDPOINT
CATV	CABLE TELEVISION	N	NORTH/NORTHING
В	CHORD BEARING/CATCH BASIN	NO	NUMBER
CFS	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 RETURN
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
)BL	DOUBLE	PUAE	PUBLIC UTILITY AND ACCESS ESMT
DEG	DEGREE	PUADE	PUBLIC UTILITY, ACCESS AND DRAINAGE ESM
DET	DETAIL	PVC	POLYVINYL CHLORIDE
DEPT	DEPARTMENT	R	RADIUS
DIM	DIMENSION	REC	RECEPTION
)IP	DUCTILE IRON PIPE	RCBC	REINFORCED CONCRETE BOX CULVERT
OOT	DEPARTMENT OF TRANSPORTATION	S	SOUTH
)WG	DRAWING	SHT	SHEET
-	EAST/EASTING	SQ	SQUARE
-		SW	SPILLWAY
L	ELEVATION	TBC	TOP BACK OF CURB
LEC	ELECTRIC EDGE OF CHITTER	TC	TRICKLE CHANNEL
OG	EDGE OF GUTTER	TOP	TOP OF POND
OP	EDGE OF PAVEMENT	TW	TOP OF WALL
SMT	EASEMENT	TYP	TYPICAL
W	ENDWALL	UG	UNDERGROUND
X	EXISTING	VERT	VERTICAL
D	FRENCH DRAIN	W	WEST
DC	FIRE DEPARTMENT CONNECTION	VV VVVV	WASTEWATER
E	FLANGE ELEVATION	WWF	
ES	FLARED END SECTION	W/	WELDED WIRE FABRIC WITH
-	FINICHED FLOOD	VV/	VVII

WITHOUT

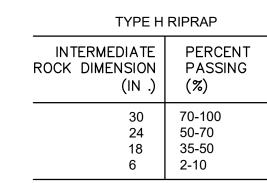


## TOPSOIL LAYER AND SEED AND MULCH -AS REQUIRED BY PLANS AND **SPECIFICATIONS** FINISHED GRADE DESIGN RIPRAP GRADE -4"-6" (TYP MIX SOIL AND RIPRAP COMPLETELY (SEE NOTES)

PREPARE COMPACTED SUBGRADE PER SPECIFICATIONS SOIL RIPRAP EMBANKMENT PROTECTION WITH BEDDING TYP. SECTION

#### TYPE L RIPRAP INTERMEDIATE | PERCENT ROCK DIMENSION PASSING (IN .) 70-100 15 50-70 12 35-50 2-10

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



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

# RIPRAP NOTES.

- 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
- 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

### TYPE VL RIPRAP

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

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

TYPE M RIPRAP

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

### LEGEND

	EXISTING	PROPOSED	STORM SEWER			
MATCH LINE				EXISTING	PROPOSED	
FILING LINE			MANHOLE	ST	©	
SECTION LINE			STORM INLET			
PROPERTY LINE			FLARED END SECTION		<u>—</u> D	
EASEMENT LINE			RIPRAP			
RIGHT OF WAY						
CENTERLINE			SANITARY SEWER			
CHAIN LINK FENCE		<del></del>			ı	
WOODEN FENCE		— H — H — H — H	CLEAN OUT	•	8	
ROD IRON FENCE		<del></del>	MANHOLE	<b>©</b>	<u>(S)</u>	
GUARDRAIL	· —		PLUG	3	3	
CABLE TV		IV				
U.G. ELECTRIC		— — — UE—	WATED			
OVERHEAD ELECTRIC		——— OE ———	WATER			
FIBER OPTIC GAS MAIN		— — — FO—	FIRE HYDRANT		₩,	
SANITARY SEWER			FIRE DEPT. CONNECTION	FDC		
STORM DRAIN	ss		GATE VALVE	M	M	
TELEPHONE			MANHOLE	W	W	
WATER MAIN			METER	(WM)		
SWALE			TEE	H 1	<del>ы</del> ±н	
TRAIL		<u>````</u>	REDUCER	-	-	
CURB & GUTTER						
DRAINAGE BASIN						
INDEX CONTOUR						
INTER. CONTOUR						
100-YR FLOODPLAIN			DRY UTILITIES		MISCELLANEOUS	
FLOODWAY			ELECTRIC METER	a₹	SIGN	<del>-o-</del>
1200211111			ELECTRIC PEDESTAL	E	BOLLLARD	<b>-</b>
EDGE OF WETLANDS			ELECTRICAL CABINET	Œ>	ACCESSIBLE PARKING	Ł
			ELECTRIC VAULT	<b>=V</b> I		G
DRAINAGE			FIBER OPTIC PULL BOX	Ē		
DIVAIIVAUL	EXISTING	PROPOSED	FIBER OPTIC MANHOLE	FO		
BBANAGE 515	2,0071140		FIBER OPTIC PEDESTAL	<b>E</b>		
DRAINAGE BASIN			FIBER OPTIC SIGN	<b>J</b> FO		
			FIBER OPTIC VAULT	FVL		
DESIGN POINT		$\triangle$	GAS METER	GY		
223/3/17/3/17/		<del></del>	GAS SIGN	1e		
			GAS VAULT	G		
BASIN TAG		A 1 BASIN DESIGNATION	TELEPHONE CABINET	T		
		<u>A1</u>	TELEPHONE MANHOLE	(IR)		
		1 00 0.40 MINOR 5-YR RUNOFF COEF.	TELEPHONE SIGNAL/MAST	Ī		
	AREA (A	$1.00 \frac{1.00}{0.60}$ RUNOFF COEF.	TELEPHONE SIGN	ħ		
	AREA (A	MAJOR 100-YR RUNOFF COEF.	TELEPHONE PEDESTAL	T		
		KUNUFF CUEF.	TRANSFORMER			
			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
GEOHAZARD			LIGHT POLE	<b>⊠</b>		

BAR IS ONE INCH ON DRAWN BY: RDL JOB DATE: 10/3/2024 OFFICIAL DRAWINGS. APPROVED: RDL JOB NUMBER: <u>211030.25</u> IF NOT ONE INCH, CAD DATE: <u>10/3/2024</u> ADJUST SCALE ACCORDINGLY. CAD FILE: J:\2021\211030\CAD\Dwgs\C\Filing\_No\_5\CoverSheet

REVISION DESCRIPTION

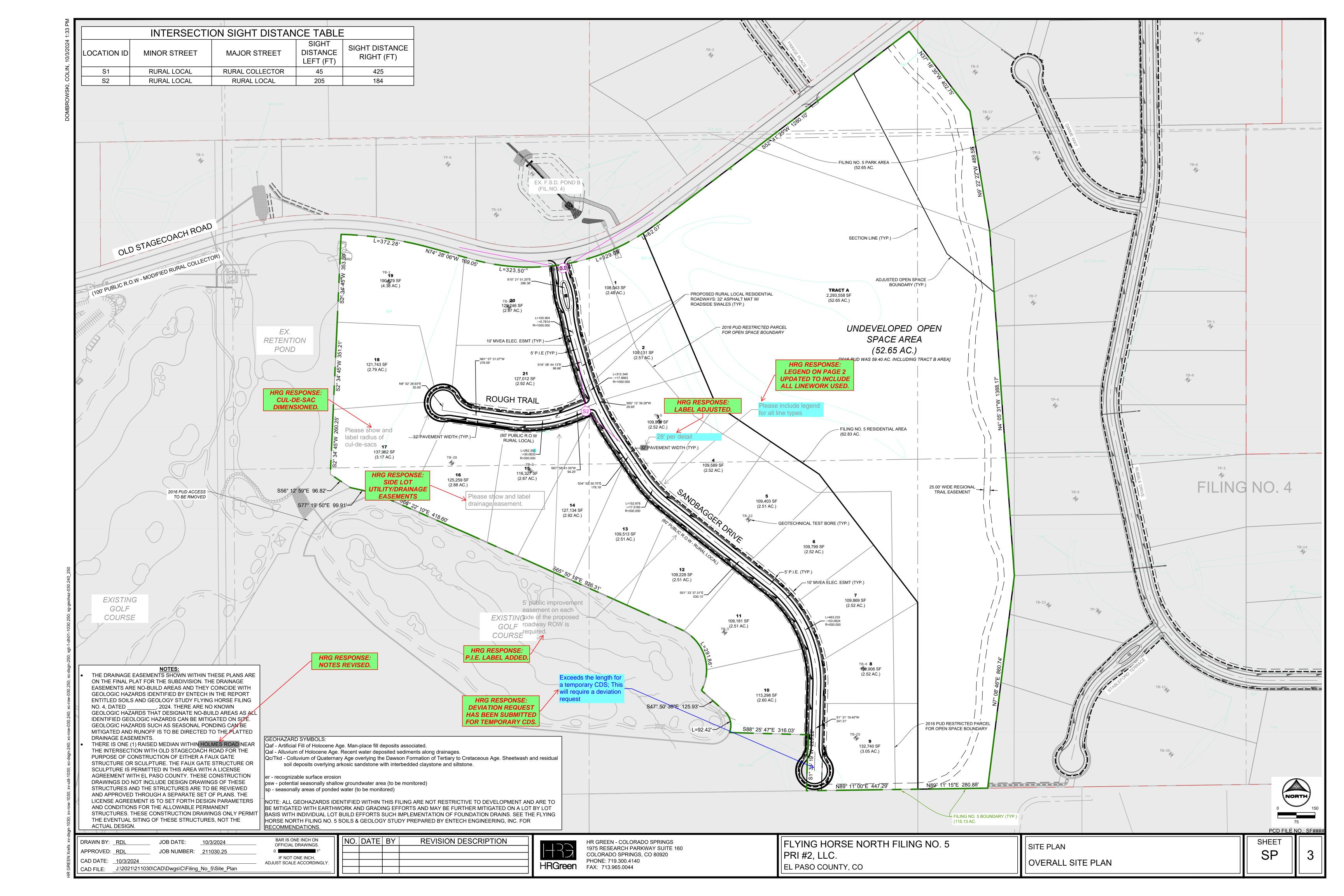
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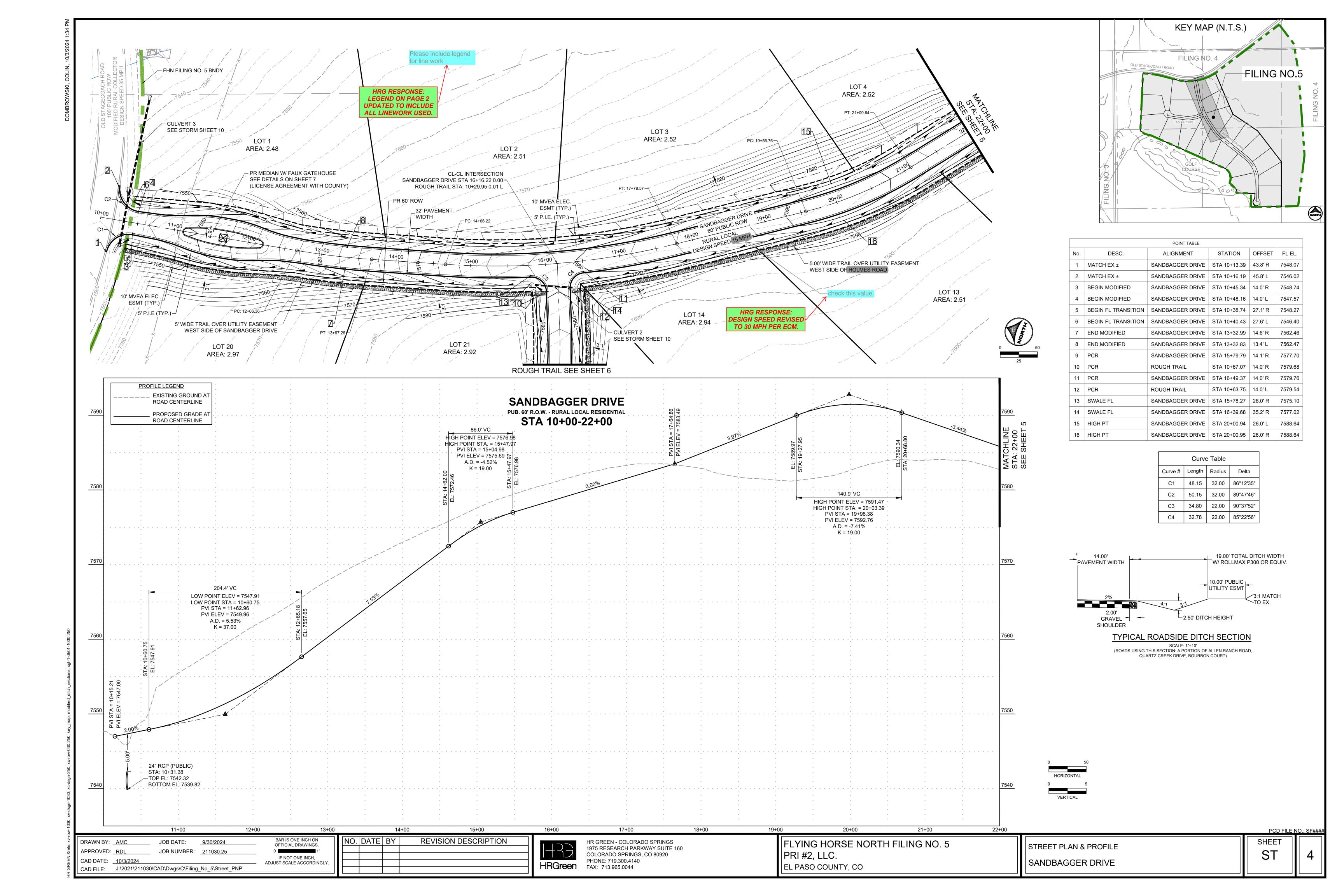
HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 160 COLORADO SPRINGS, CO 80920 PHONE: 719.300.4140 HRGreen FAX: 713.965.0044

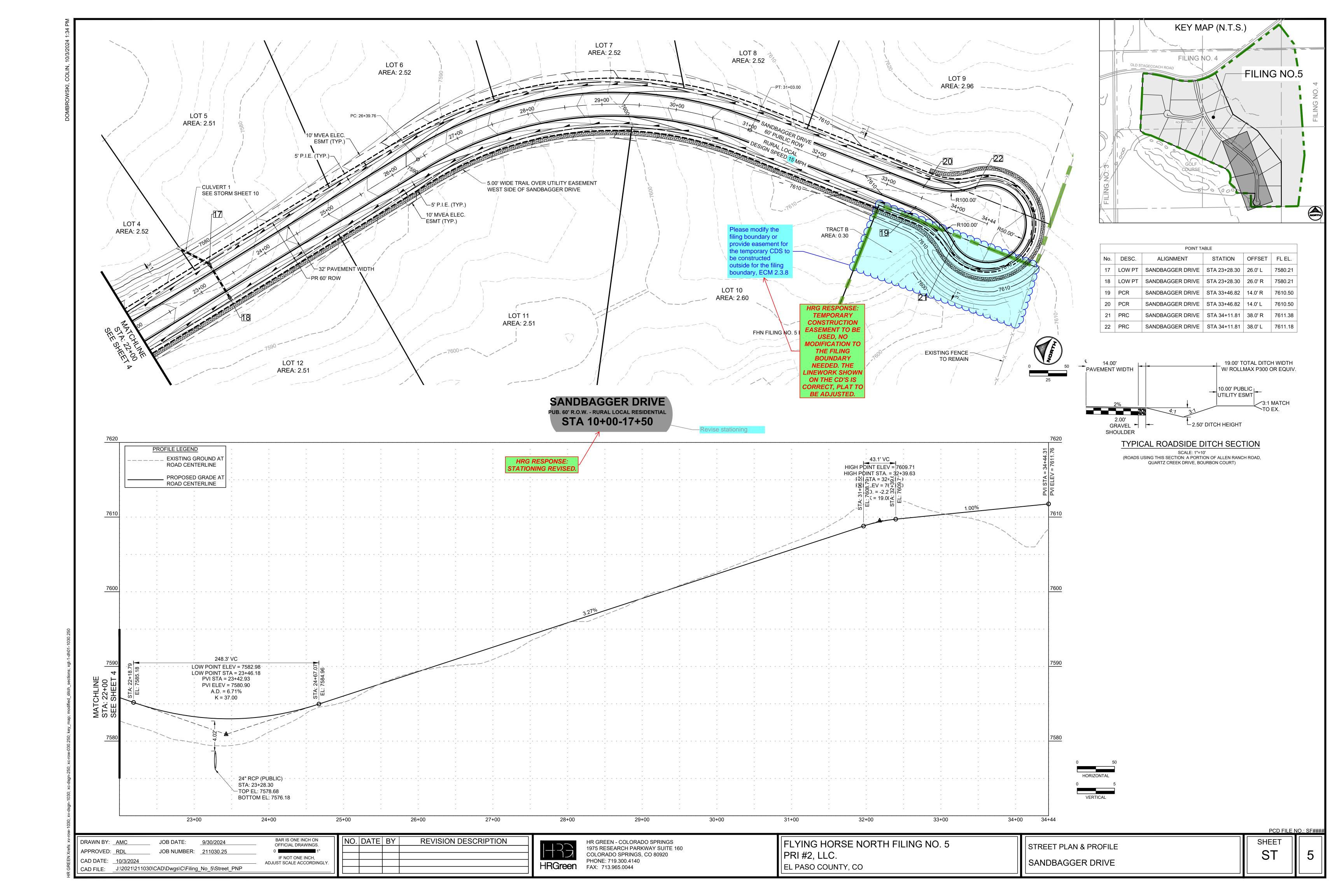
FLYING HORSE NORTH FILING NO. 5 PRI #2, LLC. EL PASO COUNTY, CO

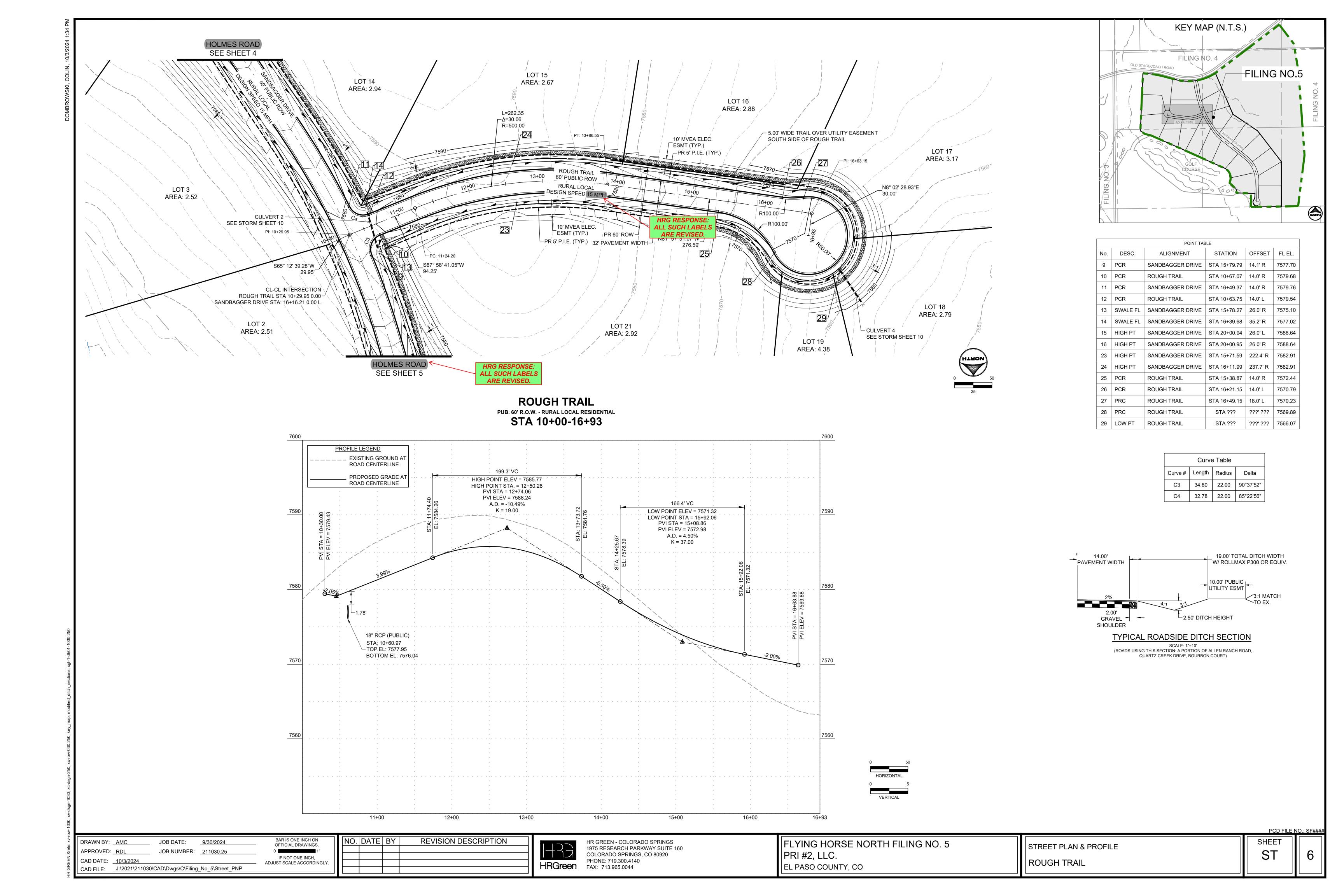
COVER & LEGEND LEGEND & NOTES

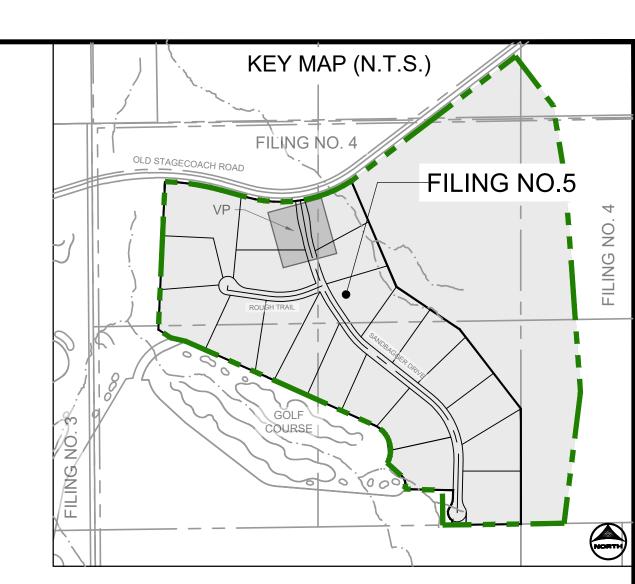
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PLAN VIEW SANDBAGGER DRIVE MEDIAN

		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	27.6' 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	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED:	RDL	JOB NUMBER:	211030.25	0 1"
CAD DATE:	10/3/2024			IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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	HR GREEN - COLORADO S
$\downarrow \supset $	1975 RESEARCH PARKWA
	COLORADO SPRINGS, CO
	PHONE: 719.300.4140
RGreen	FAX: 713.965.0044

O SPRINGS WAY SUITE 160 O 80920

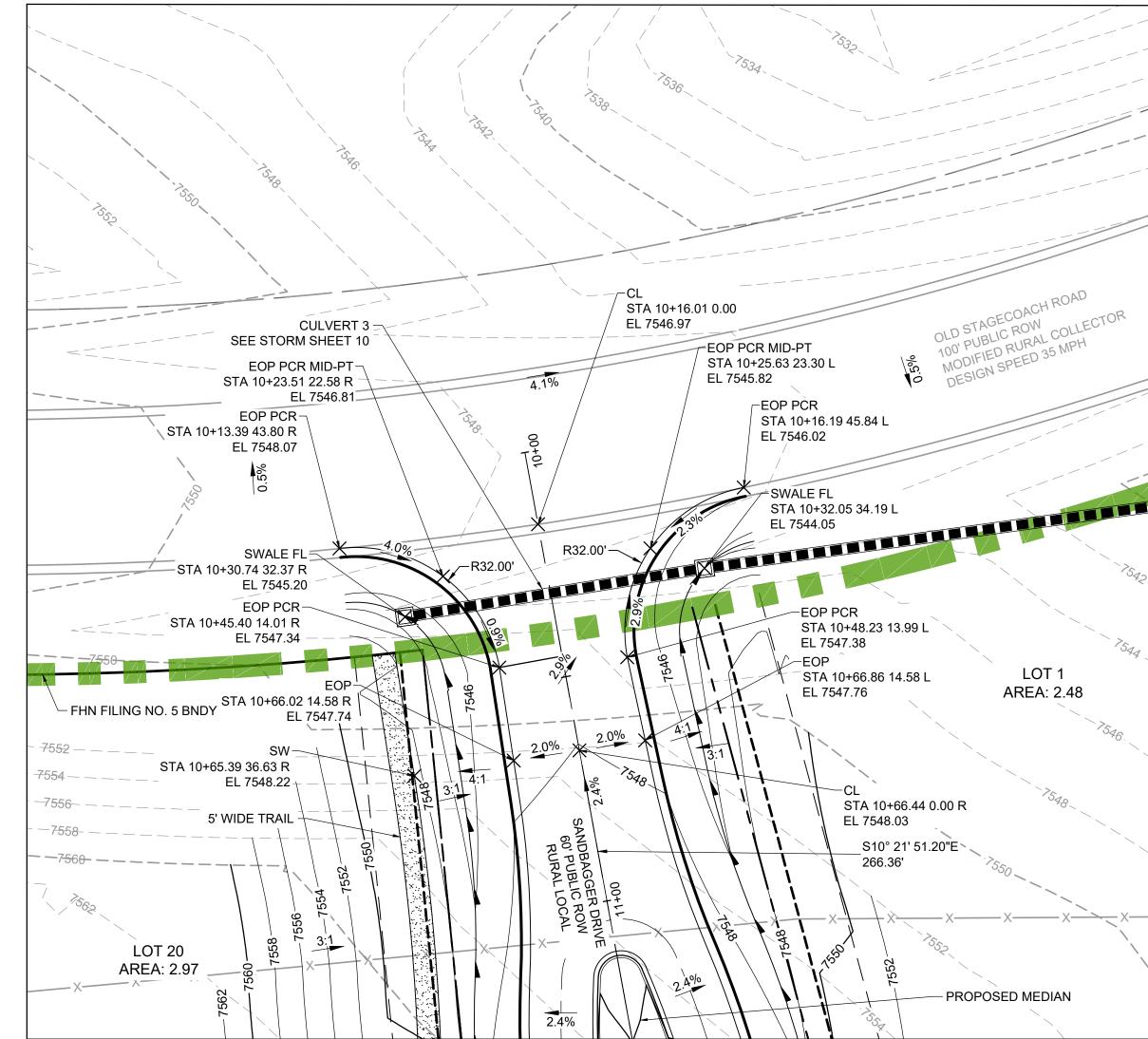
FLYING HORSE NORTH FILING NO. 5 PRI #2, LLC. EL PASO COUNTY, CO

STREET PLAN & PROFILE MEDIANS

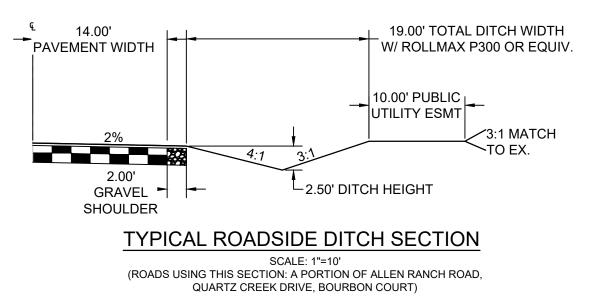
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## ROADWAY INTERSECTION DETAIL - A

SANDBAGGER DRIVE & OLD STAGECOACH ROAD







BAR IS ONE INCH ON

OFFICIAL DRAWINGS.

DRAWN BY: AMC

APPROVED: RDL

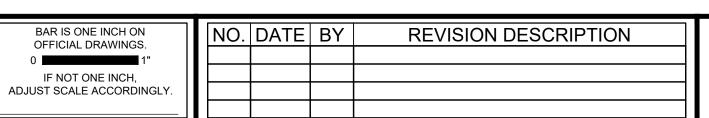
CAD DATE: <u>10/3/2024</u>

JOB DATE:

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9/30/2024

JOB NUMBER: <u>211030.25</u>



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

STA 10+63.72 14.00 L EL 7579.54 SWALE FL

STA 10+63.69 25.92 L,

STA 11+28.50 26.00 L

EL 7579.61

EL 7577.02 EOP PCR –

5' WIDE TRAIL 7

LOT 14

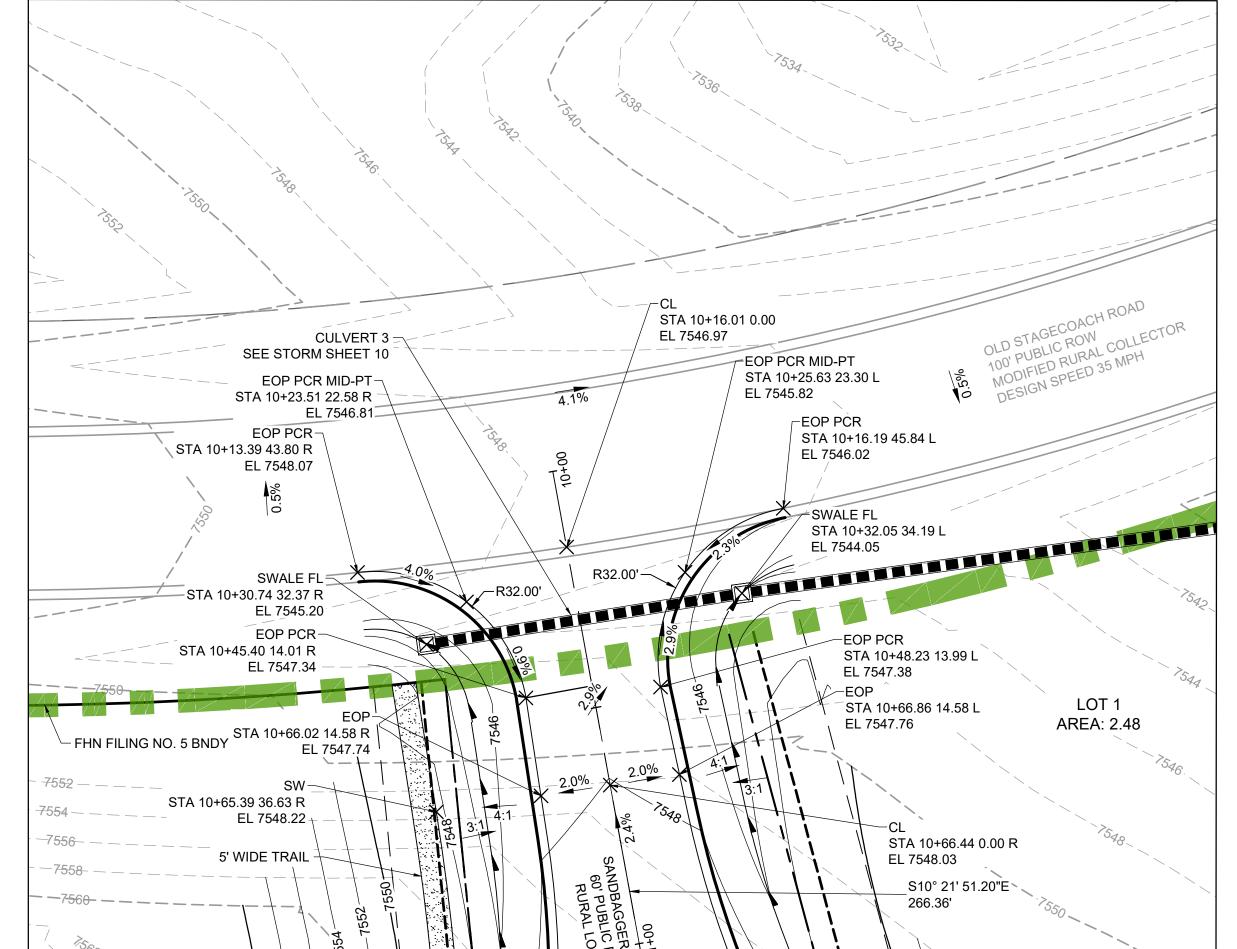
AREA: 2.94

STA 16+99.08 14.00 R

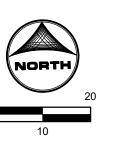
EL 7581.24

STREET PLAN & PROFILE ROADWAY INTERSECTION DETAILS PCD FILE NO.: SF###

ST







5' WIDE TRAIL

STA 15+53.27 14.00 R

STA 15+79.80 14.00 R

EOP PCR-

STA 11+28.73 0.00

STA 11+28.60 14.00 L

EL 7582.43

EOP PCR-

EL 7582.15

LOT 15

AREA: 2.67

– STA 11+28.86 14.00 R → 📆 🕏 🗘

STA 11+28.97 26.00 R EL 7579.62

EOP PCR-

EL 7577.70

STA 10+58.36 37.57 R

SWALE FL-

EL 7575.55

SEE STORM SHEET 10

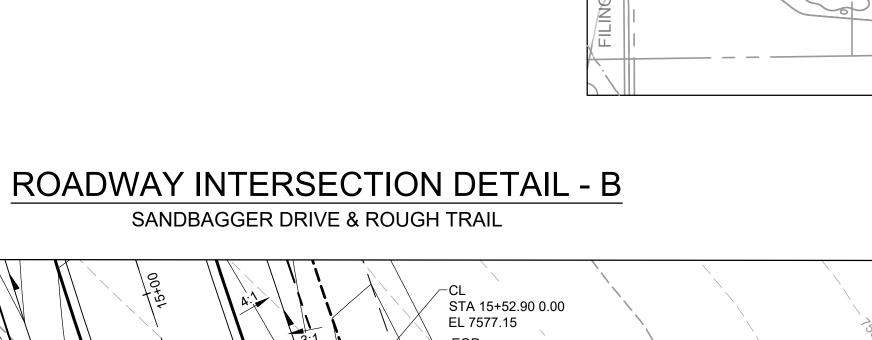
STA 10+67.02 14.00 R

EOP PCR-

EL 7579.67

CULVERT 2

STA 10+67.02 0.00 /



STA 15+52.52 13.99 L

STA 15+79.80 0.00

STA 15+79.80 14.00 L

STA 15+79.80 26.00 L

EL 7579.45

STA 10+30.00 0.00

\ CL-CL INTERSECTION

SANDBAGGER DRIVE STA 16+16.22 0.00

STA 16+49.38 14.00 L

STA 16+49.38 26.00 L

EL 7580.28

STA 16+49.38 0.00

EL 7579.78

<sup>∆</sup>SWALE FL

EL 7577.21

∕SWALE FL

EL 7575.12

\_\_\_29.95'

EL 7578.13

EL 7576.84

KEY MAP (N.T.S.)

FILING NO.5

FILING NO. 4

LOT 2

AREA: 2.51

LOT 3 AREA: 2.52

EL 7581.53

STA 16+99.12 14.00 L

EL 7581.24

