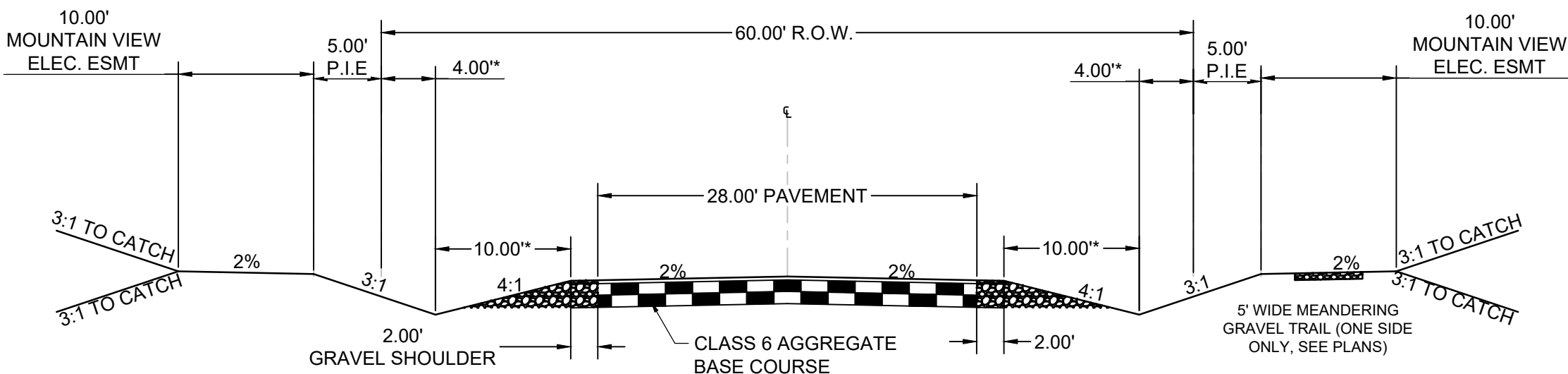
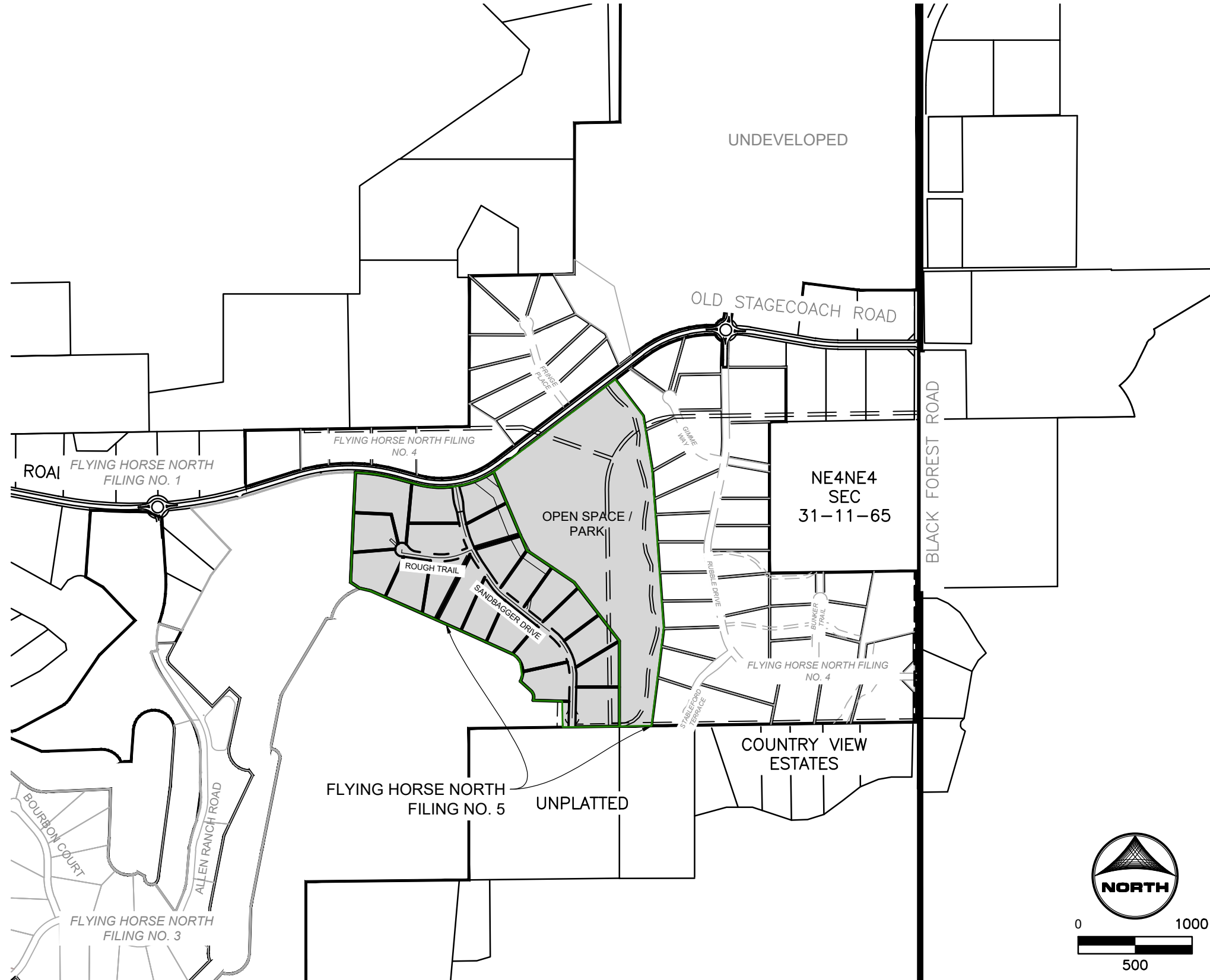


FLYING HORSE NORTH FILING NO. 5  
CONSTRUCTION DOCUMENTS

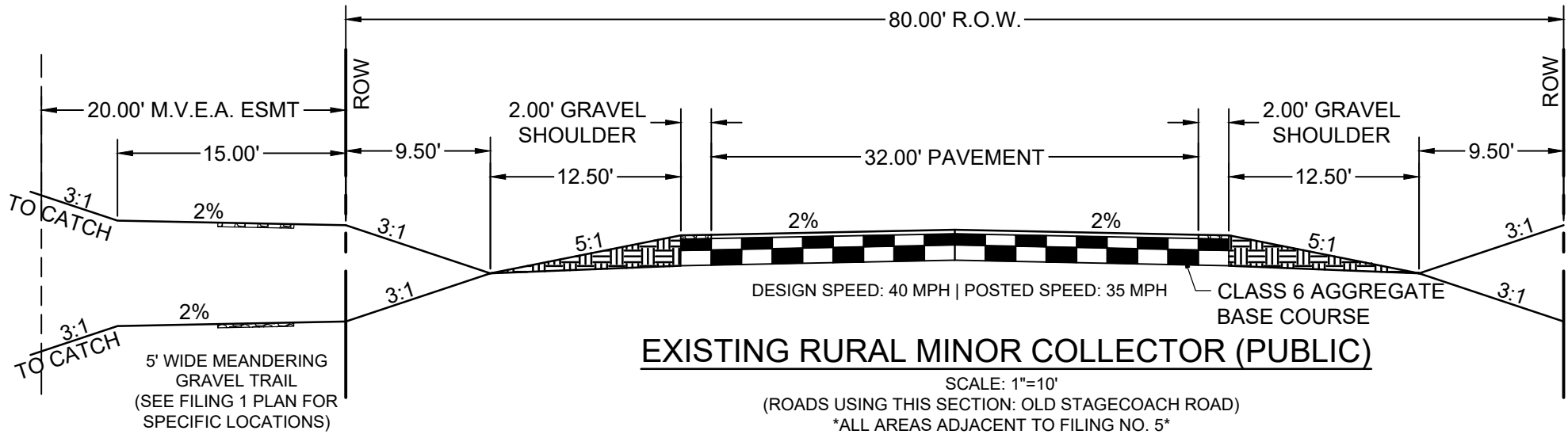
A TRACT OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 11 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M., AND A PORTION OF SECTION 31, TOWNSHIP 11  
SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



TYPICAL RURAL LOCAL CROSS SECTION

DESIGN SPEED: 30 MPH | POSTED SPEED: 30 MPH

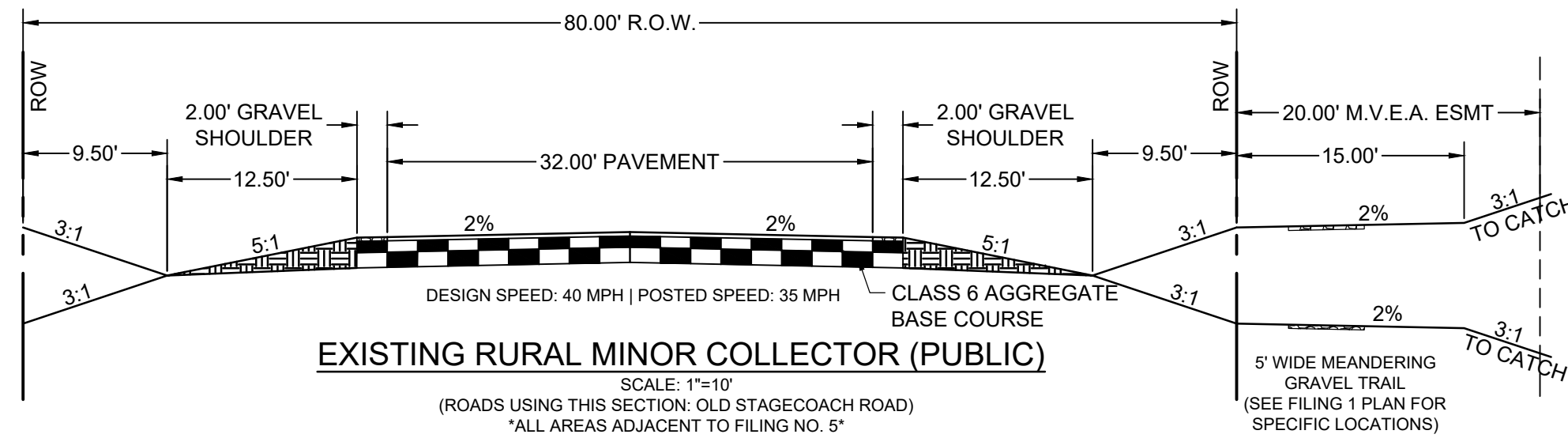
SCALE: 1"=10'  
(ROADS USING THIS SECTION: ROUGH TRAIL & SANDBAGGER DRIVE)  
\*DIMENSIONS MAY VARY FOR EXPANDED DITCH SECTIONS AS CALLED OUT ON PLANS



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\*

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 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.

AS-BUILT VERSION 1.0, DATED 7/22/2026

PE: RICHARD LYON

CO PE NO. 53921

SHEET 1: NO REVISIONS.



New stamp required on each sheet, not only the cover sheet.

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: JTTESSIN@EJSURVEYING.COM

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

- 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
- 11 - 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 EGM 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.

3/27/2025

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 IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

RICHARD D. LYON, COLORADO P.E. NO. 53921 02/14/2025  
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. 02/14/2025  
VICE PRESIDENT DATE



PCD FILE NO.: SF2427

DRAWN BY: RDL JOB DATE: 12/6/2024  
APPROVED: RDL JOB NUMBER: 211030.25  
CAD DATE: 12/12/2024  
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing\_No\_5\CoverSheet

BAR IS ONE INCH ON  
OFFICIAL DRAWINGS.  
0" = 1"  
IF NOT ONE INCH,  
ADJUST SCALE ACCORDINGLY.

| NO. | DATE | BY | REVISION DESCRIPTION |
|-----|------|----|----------------------|
|     |      |    |                      |
|     |      |    |                      |
|     |      |    |                      |



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

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

COVER & LEGEND  
COVER

SHEET  
CV

1



**EL PASO COUNTY STANDARD CONSTRUCTION NOTES:**

1. 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.
2. 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). THE CONTRACTOR SHALL KEEP RECORDS OF ALL UTILITIES, INCLUDING THE DEVELOPER'S RECORD OF EXISTING CONSTRUCTION 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 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
3. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO EROSION, 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.
4. 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 REQUESTED BY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
6. 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 COMMITTEE (ESQCP), REGIONAL BUILDING DEPARTMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND STATE OF CALIFORNIA DUST PERMITS.
7. 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.
8. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY EPC.
9. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER EPC STANDARD. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
10. CONTRACTOR SHALL MAINTAIN TRAFFIC FLOW AT ALL TIMES AT THE SITE AT ALL INTERSECTION ACCESS POINTS.
11. 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.
12. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. (IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.)
13. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
14. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN ANY WRITTEN PERMISSION AND EASEMENTS, WHEN REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

## GENERAL CONSTRUCTION NOTES

1. 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.
2. 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.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOL'S 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 INDICED.
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC EGM 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.
8. 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.
9. 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.
11. 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 GRAIN 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 |          | Lining Required |
| Section                      | 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            |

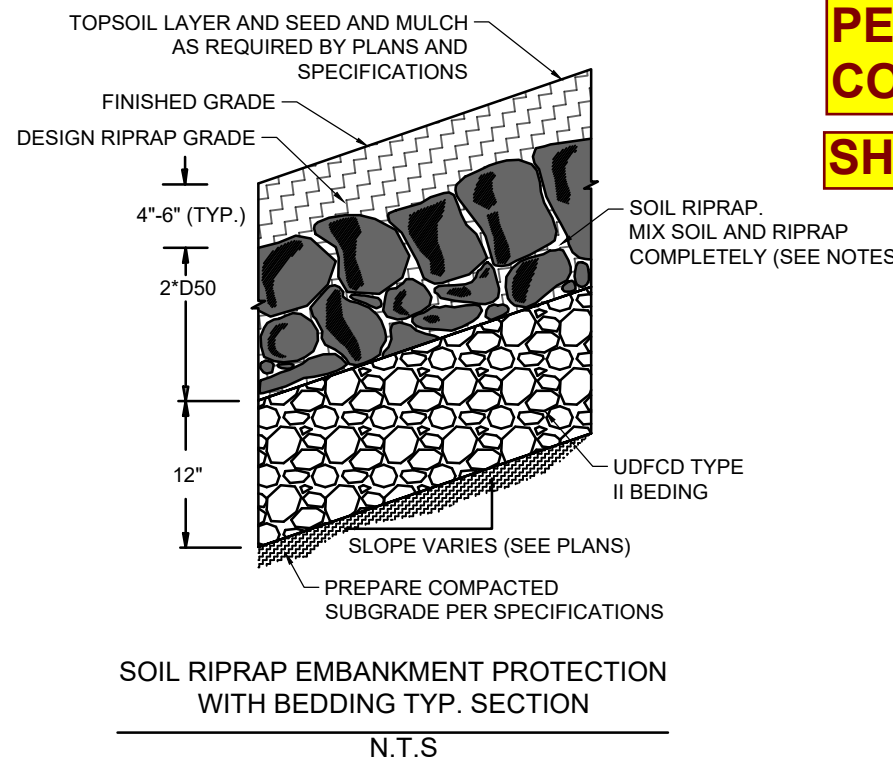
| CHANNEL LINING STATIONS |               |             |        |
|-------------------------|---------------|-------------|--------|
| ROADWAY                 | START STATION | END STATION | LINING |
| SANDBAGGER DRIVE        | 00+00         | 16+17       | TMAX   |
| SANDBAGGER DRIVE        | 16+17         | 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

|        |                                                                    |          |                                          |
|--------|--------------------------------------------------------------------|----------|------------------------------------------|
|        | DEFLECTION ANGLE                                                   | FL       | FLOW LINE                                |
| Ø, DIA | DIAMETER                                                           | FOC      | FIBER OPTICS CABLE                       |
| AASHTO | AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS | FOOT     | FOOT OR FEET                             |
| AB     | ASPHALT BASE COURSE                                                | GB       | GRADE BREAK                              |
| ABD    | ABANDONED                                                          | GAL      | GALLON                                   |
| AC     | ACRE                                                               | HDPE     | HIGH DENSITY POLYETHYLENE                |
| ADA    | THE AMERICANS WITH DISABILITIES ACT                                | HWC RAMP | HANDICAP RAMP                            |
| ASPH   | ASPHALT                                                            | HW       | HEADWALL                                 |
| ASSY   | ASSEMBLY                                                           | INV      | INVERT                                   |
| ASTM   | AMERICAN SOCIETY FOR TESTING MATERIALS                             | KM       | KILOMETER                                |
| BFE    | BASE FLOOD ELEVATION                                               | L        | LENGTH                                   |
| BLDG   | BUILDING                                                           | L        | LINEAR FEET                              |
| BLVD   | BOULEVARD                                                          | M        | METER                                    |
| BM     | BENCH MARK                                                         | MIN      | MINIMUM                                  |
| BNDY   | BOUNDARY                                                           | MISC     | MISCELLANEOUS                            |
| BOP    | BOTTOM OF POND                                                     | MAINT    | MAINTENANCE                              |
| BW     | BOTTOM OF WALL                                                     | MAX      | MAXIMUM                                  |
| C&G    | CURB AND GUTTER                                                    | MH       | MANHOLE                                  |
| CA     | COURSE AGGREGATE                                                   | MP       | MIDPOINT                                 |
| CATV   | CABLE TELEVISION                                                   | N        | NORTH/NORTHING                           |
| CB     | CHORD BEARING/CATCH BASIN                                          | NUMBER   | NUMBER                                   |
| CFS    | CUBIC FEET PER SECOND                                              | OC       | ON CENTER                                |
| CIP    | CAST IRON PIPE                                                     | OH       | OVERHEAD                                 |
| CL     | CENTER LINE                                                        | PB       | PUBLIC                                   |
| OMP    | 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    | CO. ORADO SPRINGS UTILITIES                                        | PT       | POINT OF TANGENCY                        |
| CTR    | COURT                                                              | PRC      | PROPOSED                                 |
| CT     | CENTER                                                             | PRC      | POINT OF REVERSE CURVATURE               |
| CU     | COPPER                                                             | PRV      | PRESSURE REDUCING VALVE                  |
| CY     | CUBIC YARD                                                         | PVT      | PRIVATE                                  |
| DBL    | DOUBLE                                                             | PUAE     | PUBLIC UTILITY AND ACCESS ESMT           |
| DEG    | DEGREE                                                             | PUADE    | 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                                                           | TBC      | TOP BACK OF CURB                         |
| ELEG   | EDGE OF GUTTER                                                     | TC       | TRICKLE CHANNEL                          |
| EOP    | EDGE OF PAVEMENT                                                   | TOP      | TOP OF POND                              |
| ESMT   | EASEMENT                                                           | TW       | TOP OF WALL                              |
| EW     | ENDWALL                                                            | TYP      | TYPE                                     |
| 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                                  |
| FH     | FIRE HYDRANT                                                       | YD       | YARD                                     |



| TYPE L RIPRAP                           |                           |
|-----------------------------------------|---------------------------|
| INTERMEDIATE<br>ROCK DIMENSION<br>(IN.) | PERCENT<br>PASSING<br>(%) |
| 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<br>ROCK DIMENSION<br>(IN ) | PERCENT<br>PASSING<br>(%) |
| 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

| TYPE VL RIPRAP                           |                           |
|------------------------------------------|---------------------------|
| INTERMEDIATE<br>ROCK DIMENSION<br>(IN .) | PERCENT<br>PASSING<br>(%) |
| 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<br>ROCK DIMENSION<br>(IN. ) | PERCENT<br>PASSING<br>(%) |
| 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 | STORM SEWER        | EXISTING | PROPOSED |
|--------------------------|----------|----------|--------------------|----------|----------|
| MATCH LINE               |          |          |                    |          |          |
| FILING LINE              |          |          |                    |          |          |
| SECTION LINE             |          |          | MANHOLE            |          |          |
| PROPERTY LINE            |          |          | STORM INLET        |          |          |
| P.I.E. LINE              |          |          | FLARED END SECTION |          |          |
| MVEA ESMT. LINE          |          |          | RIPRAP             |          |          |
| 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<br>DELINEATION |          |          |                    |          |          |



PCD FILE NO.: SF2427

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CAD FILE: J:\2021\211030\CAD\DWGS\C\Filing\_No. 5\CoverSheet ADJUST SCALE ACCORDINGLY.

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

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

COVER & LEGEND

LEGEND & NOTES

SHEET  
LG

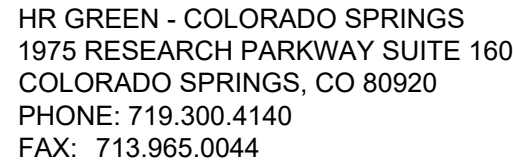
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 CAD DATE: 12/12/2024  
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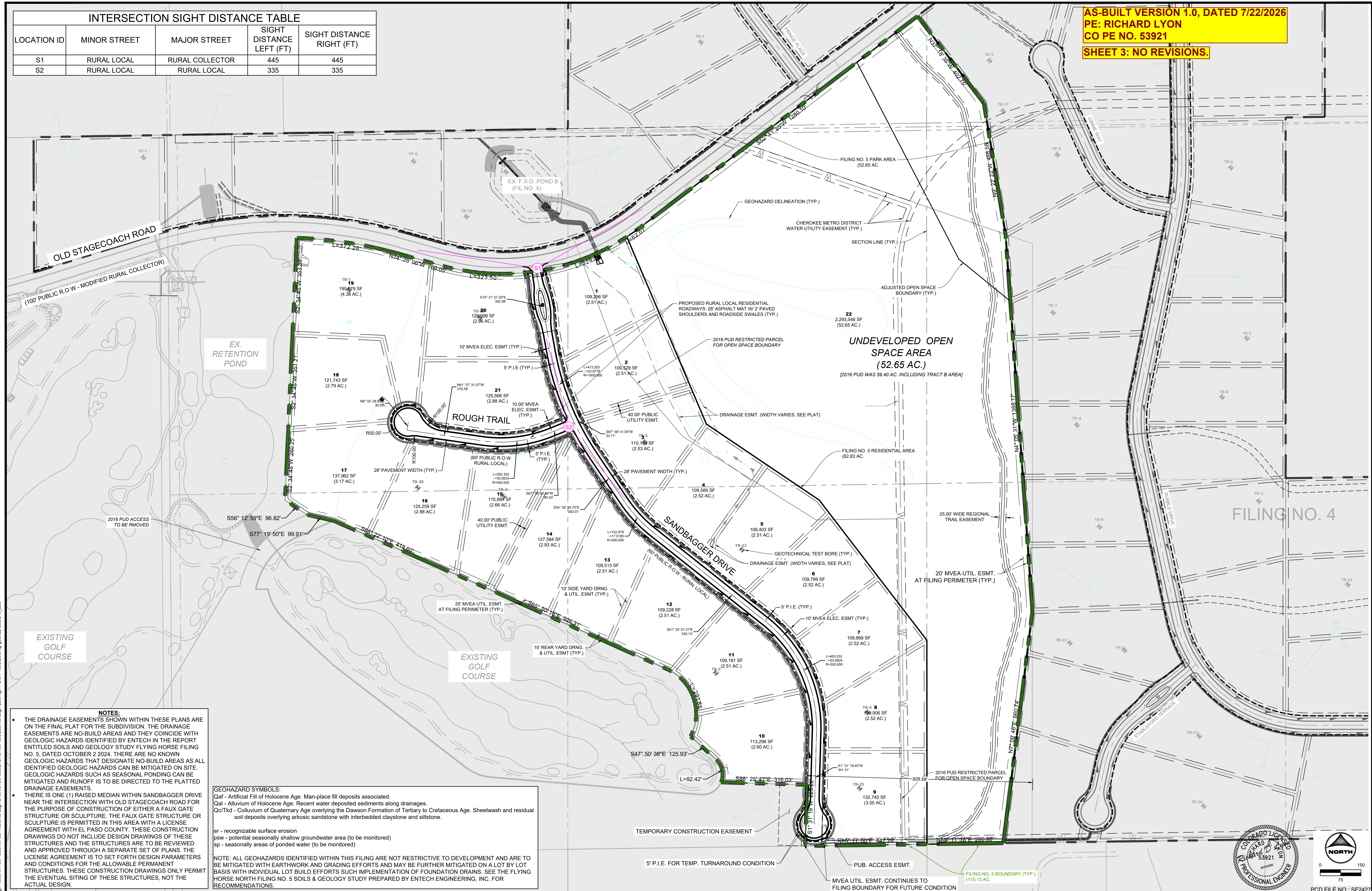
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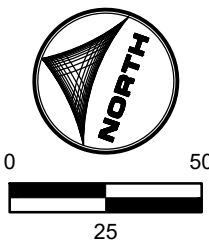
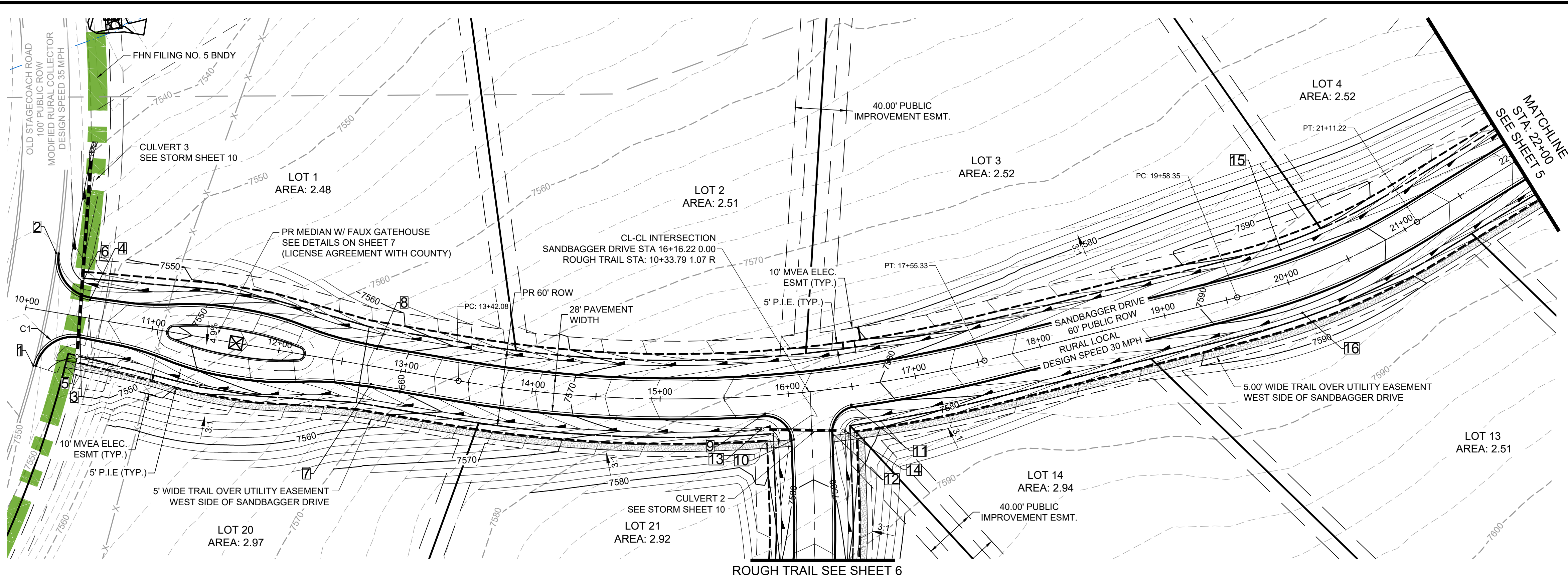
SITE PLAN

OVERALL SITE PLAN

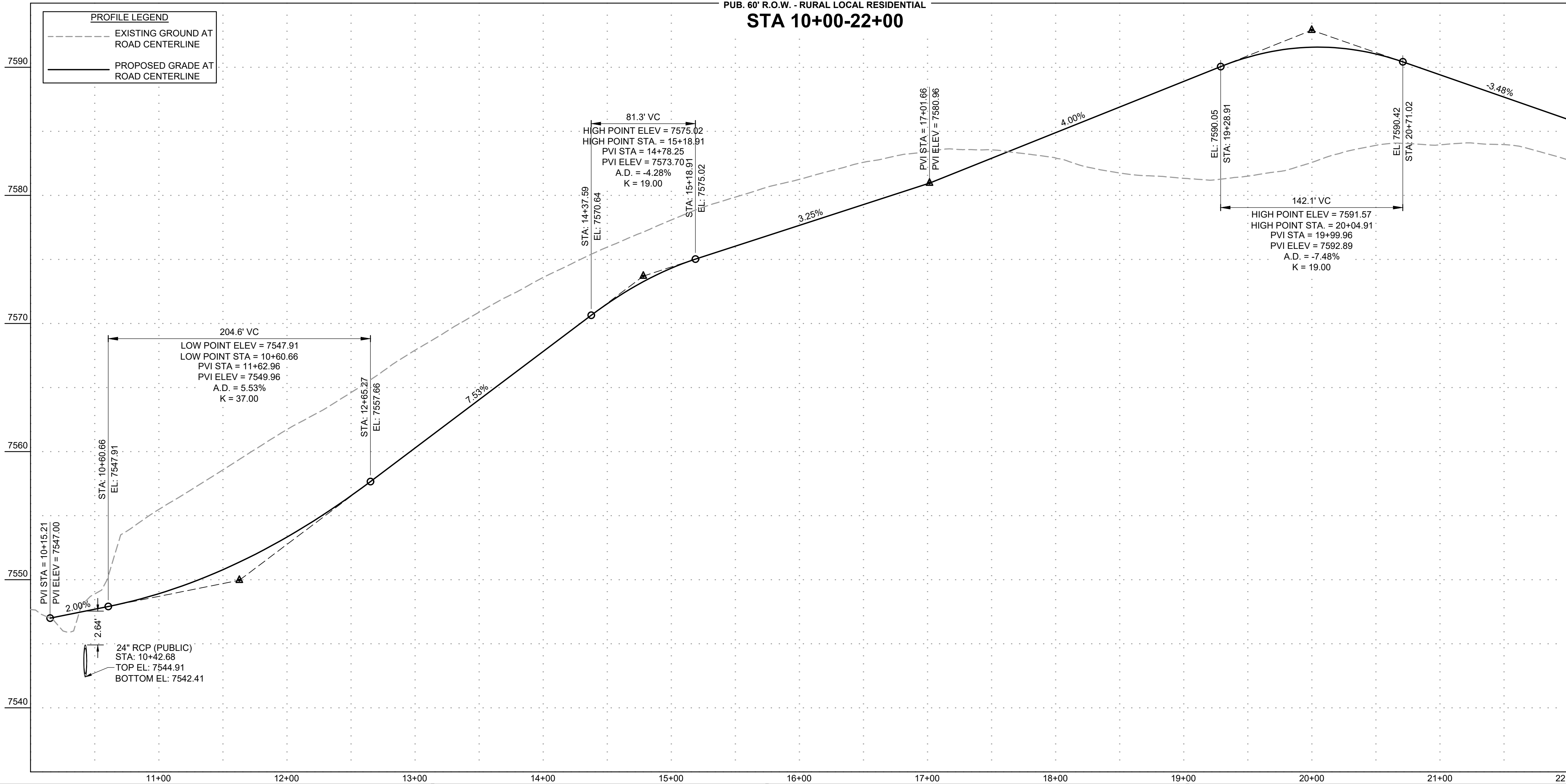
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| SHEET |  |   |
| SP    |  | 3 |



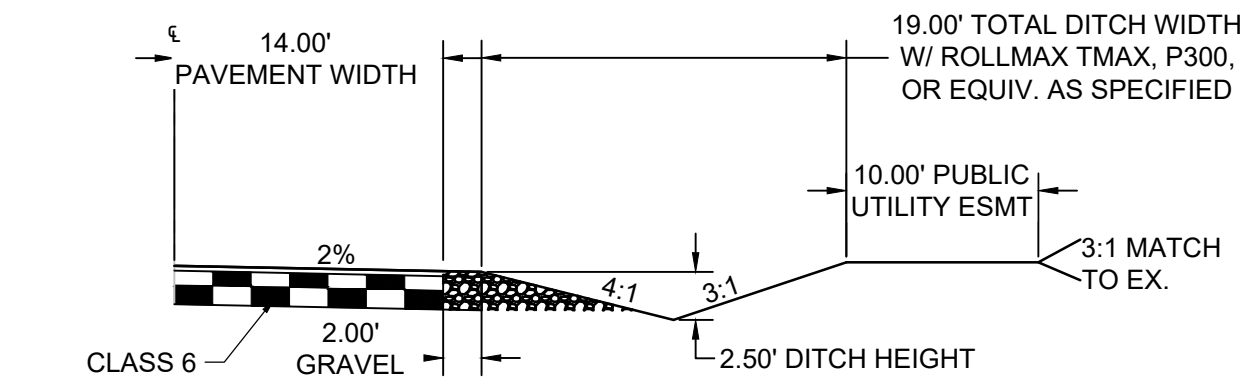




**SANDBAGGER DRIVE**  
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL  
**STA 10+00-22+00**

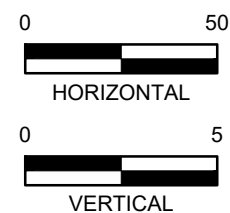


MATCHLINE  
STA: 22+00  
SEE SHEET 5



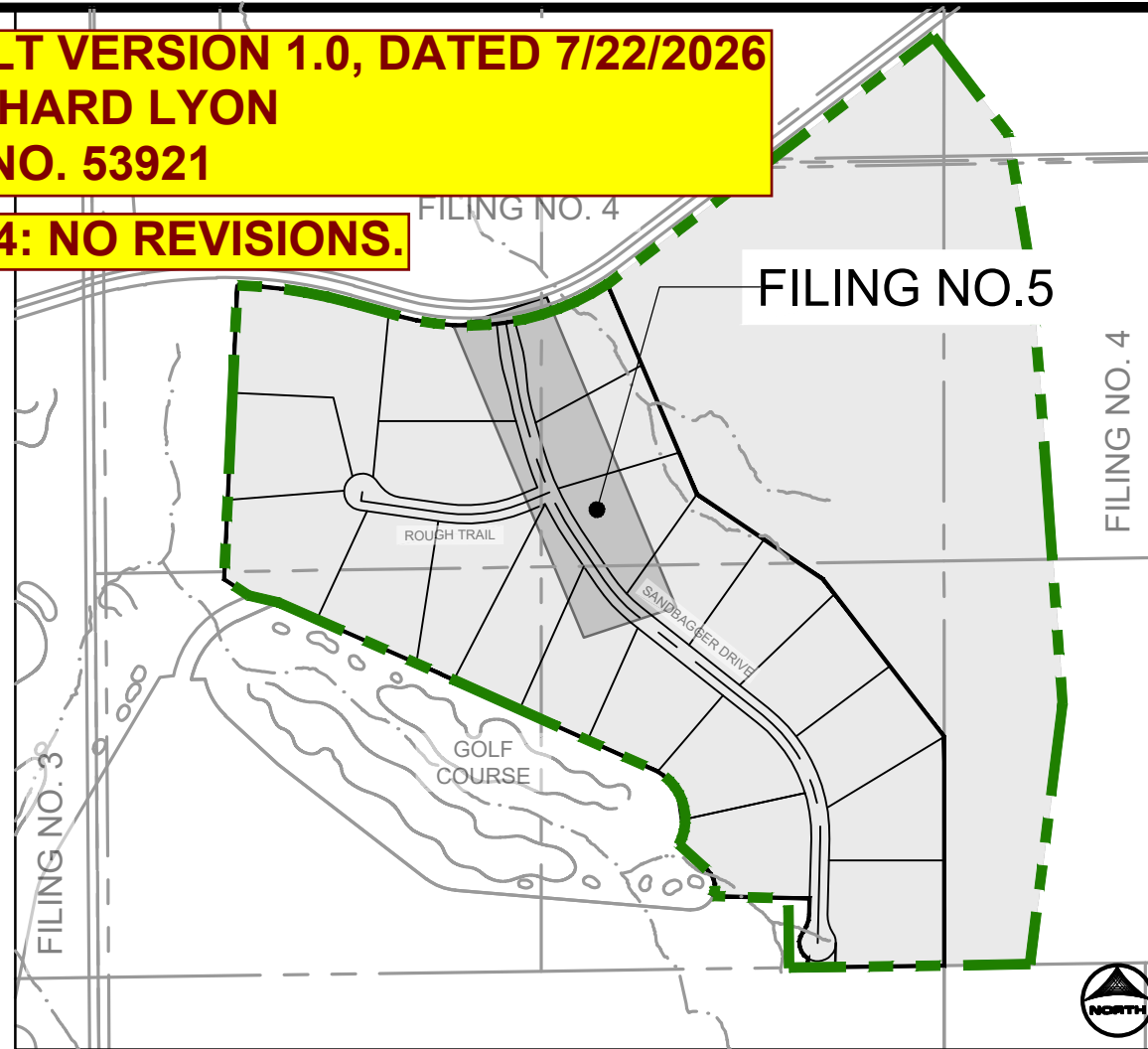
**TYPICAL ROADSIDE DITCH SECTION**

SCALE: 1"=10'  
ROADS USING THIS SECTION: SANDBAGGER DRIVE, ROUGH TRAIL



**AS-BUILT VERSION 1.0, DATED 7/22/2026**  
**PE: RICHARD LYON**  
**CO PE NO. 53921**

**SHEET 4: NO REVISIONS.**



| 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 |

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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

STREET PLAN & PROFILE  
SANDBAGGER DRIVE

SHEET  
ST

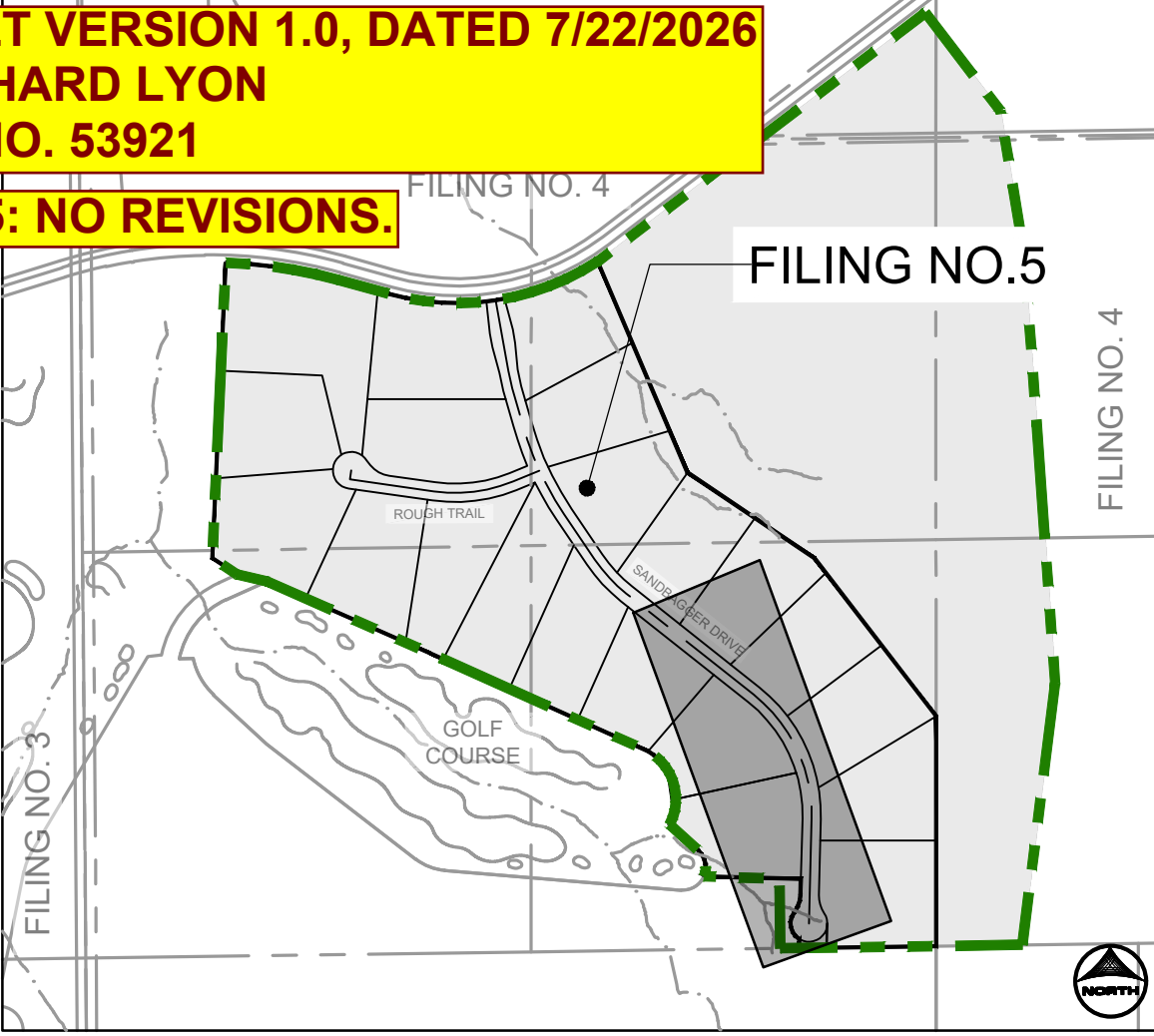
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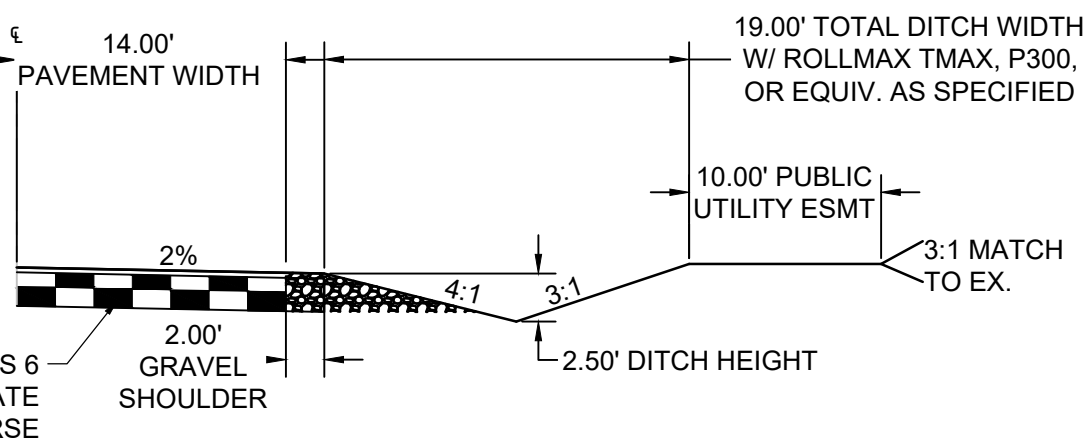
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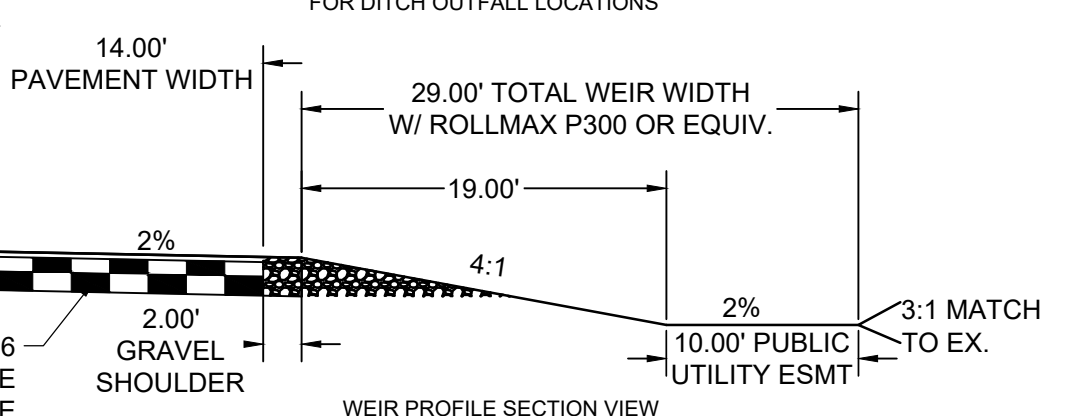
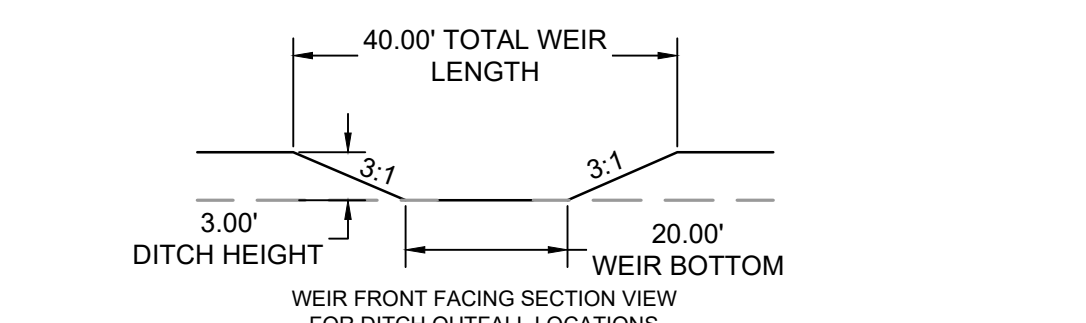
AS-BUILT VERSION 1.0, DATED 7/22/2026  
PE: RICHARD LYON  
CO PE NO. 53921  
SHEET 5: NO REVISIONS.



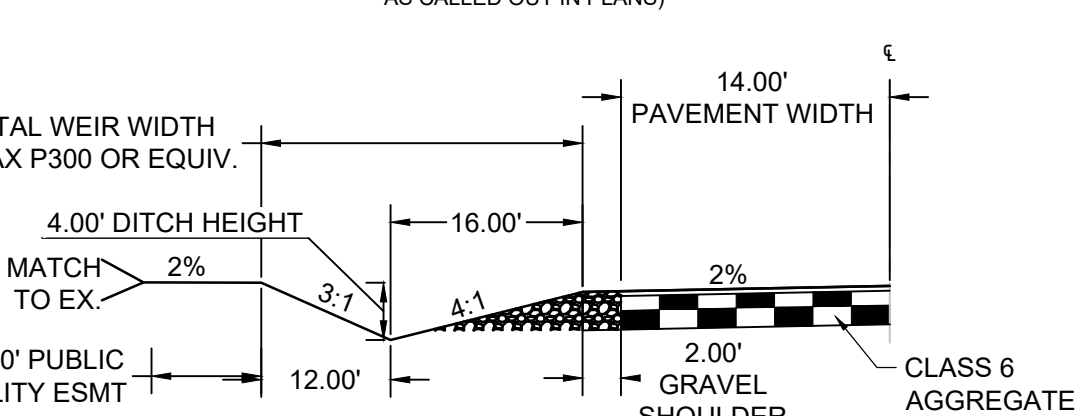
| POINT TABLE |        |                  |              |                 |
|-------------|--------|------------------|--------------|-----------------|
| No.         | DESC.  | ALIGNMENT        | STATION      | FL EL.          |
| 17          | LOW PT | SANDBAGGER DRIVE | STA 23+49.31 | 35.6' L 7577.00 |
| 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 |



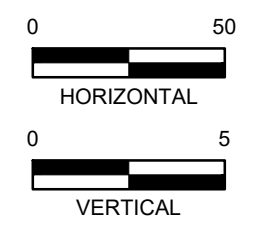
TYPICAL ROADSIDE DITCH SECTION  
SCALE: 1"=10'  
ROADS USING THIS SECTION: SANDBAGGER DRIVE, ROUGH TRAIL



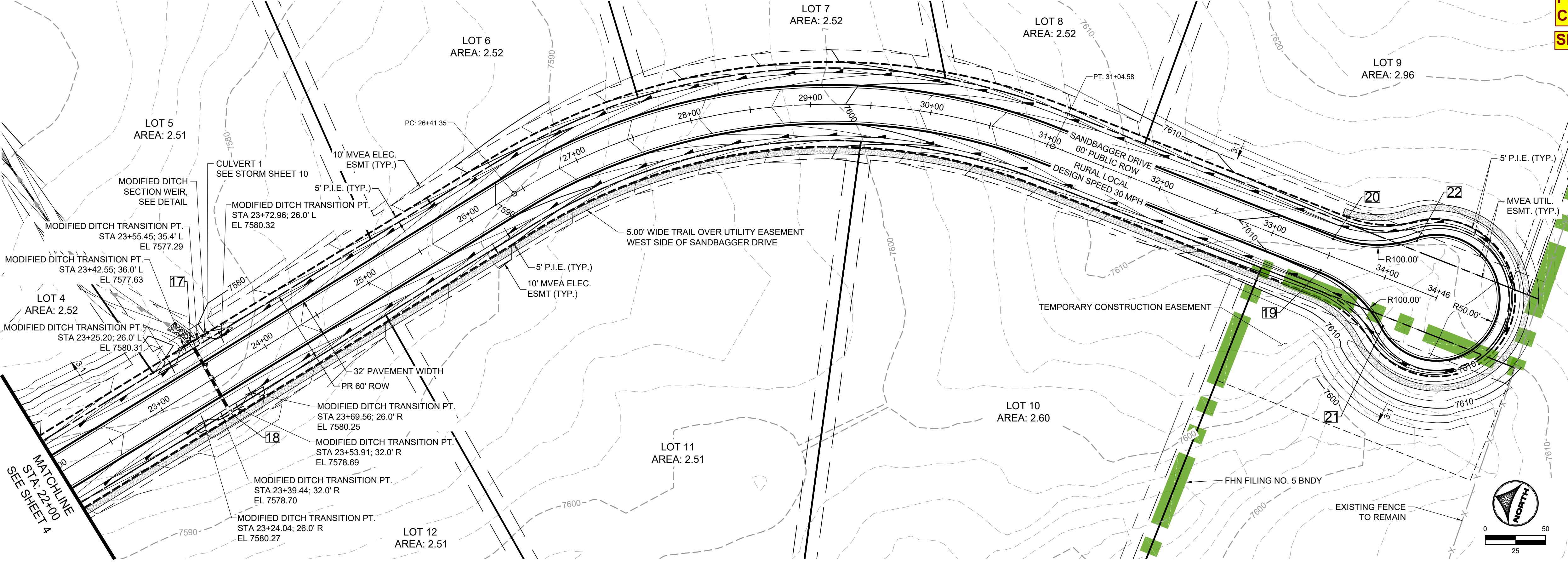
MODIFIED ROADSIDE DITCH WEIR  
SCALE: N.T.S.  
(ROADS USING THIS SECTION: A PORTION OF SANDBAGGER DRIVE AS CALLED OUT IN PLANS)



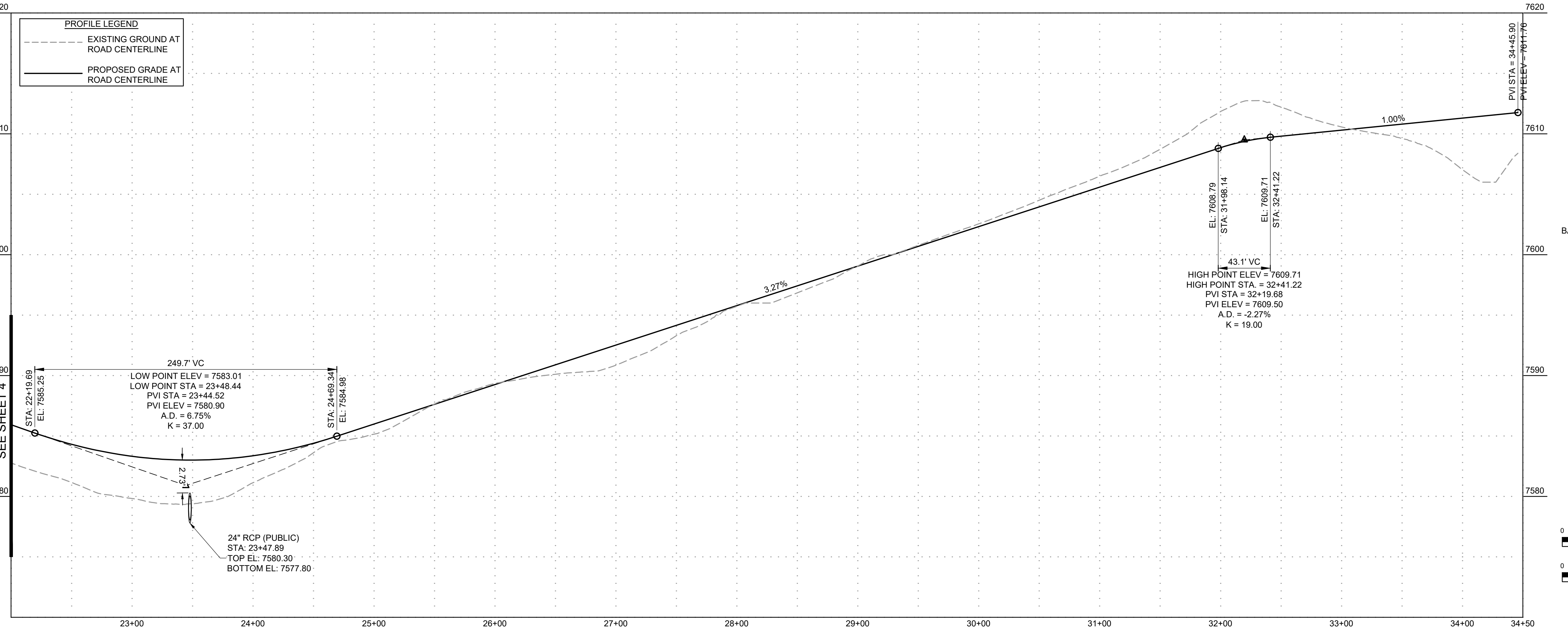
MODIFIED ROADSIDE DITCH AT CULVERT CROSSING  
SCALE: N.T.S.  
(ROADS USING THIS SECTION: A PORTION OF SANDBAGGER DRIVE AS CALLED OUT IN PLANS)



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**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

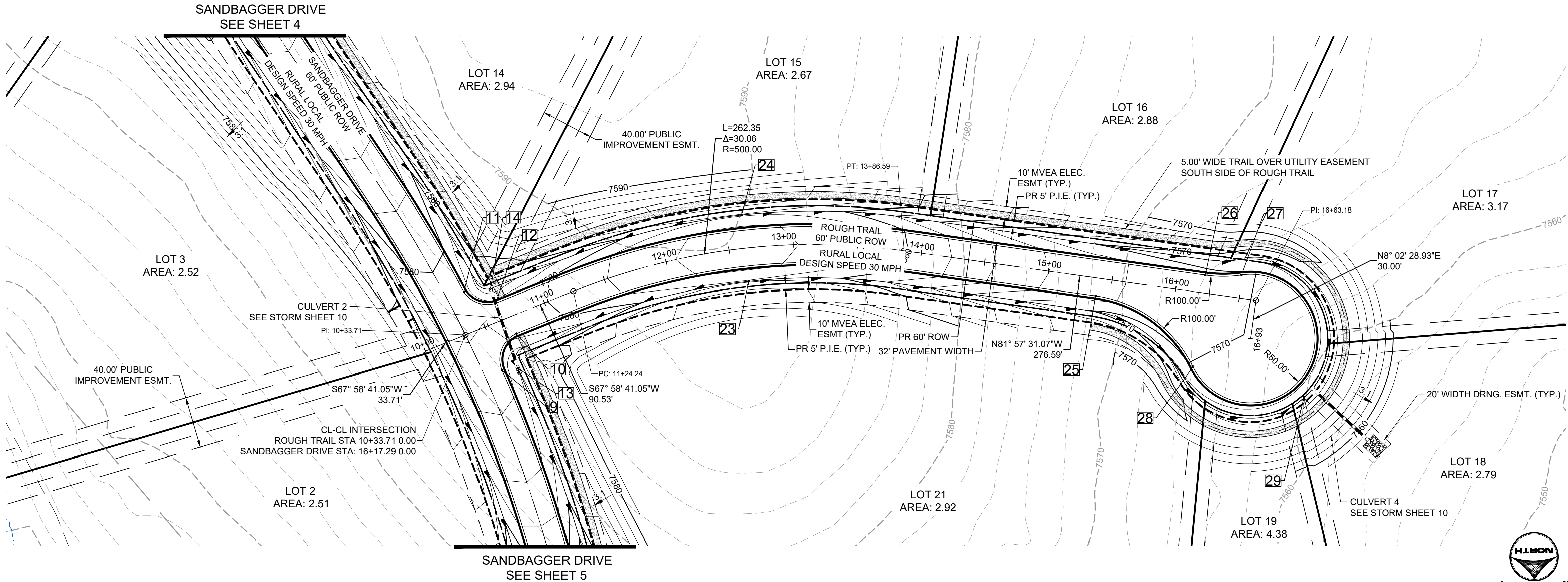
STREET PLAN & PROFILE  
SANDBAGGER DRIVE

SHEET  
ST  
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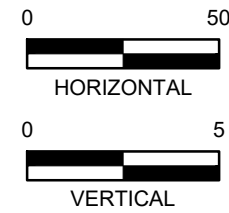
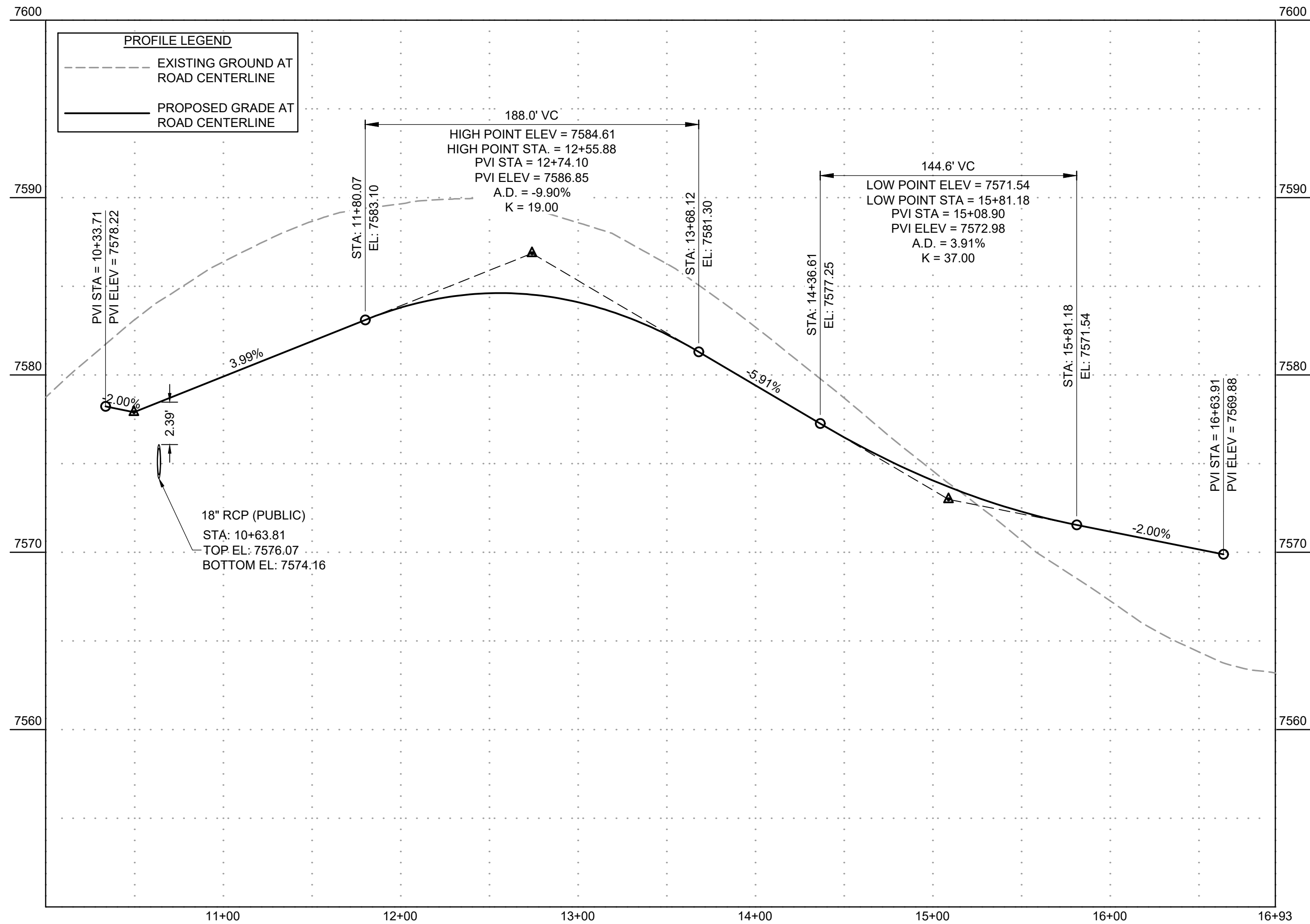


DOMBROWSKI, COLIN, 12/12/2024 4:31 PM

HR GREEN Xref: xv-cow-1030; xv-dgn-1030; xc-cow-030.250; key\_map; modified\_ditch\_sections; xgf-1030.250

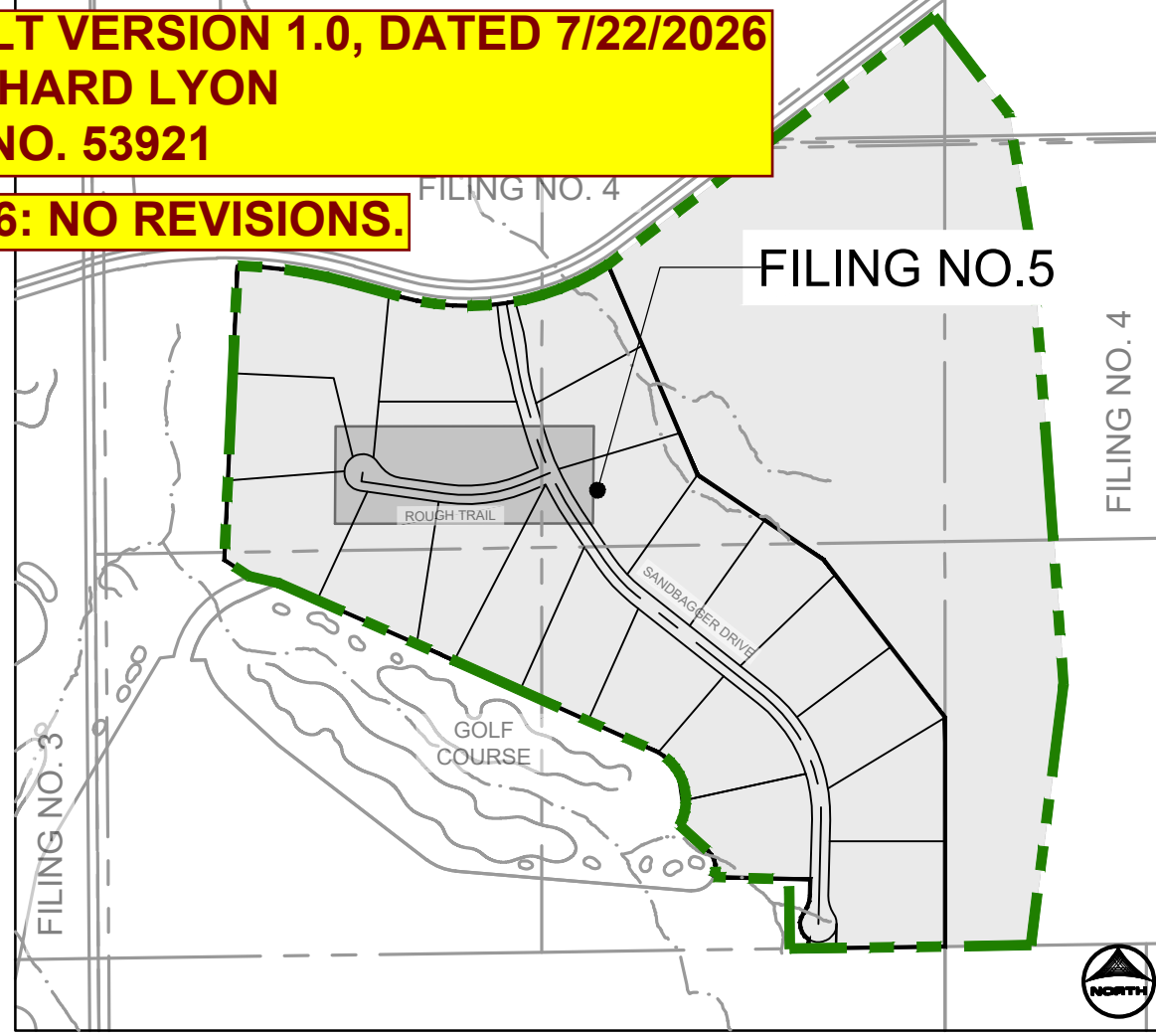


**ROUGH TRAIL**  
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL  
**STA 10+00-16+93**

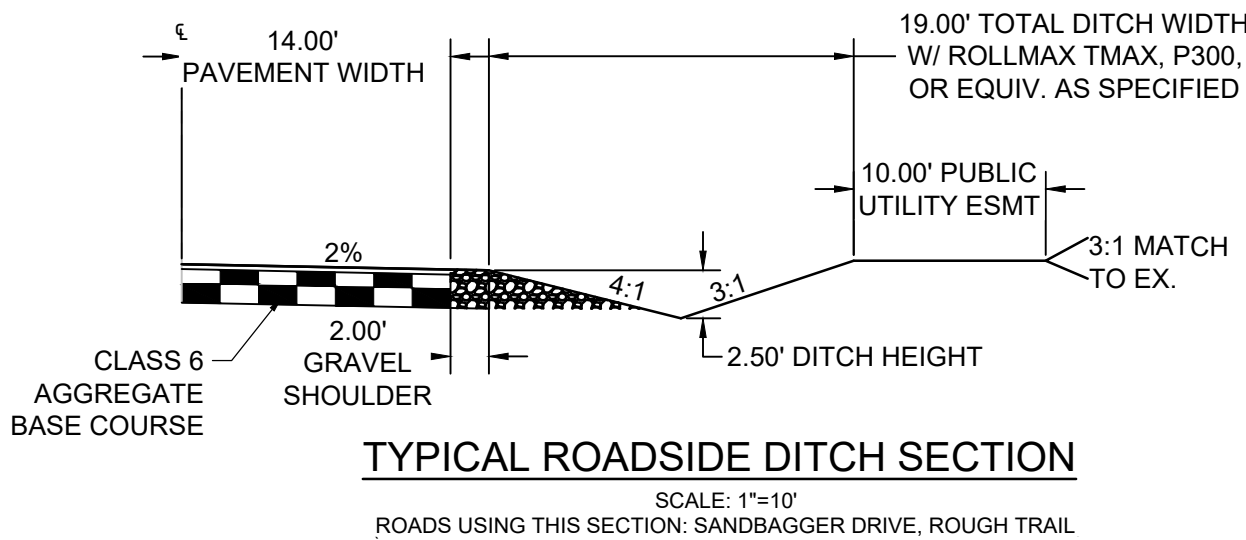


**AS-BUILT VERSION 1.0, DATED 7/22/2026**  
**PE: RICHARD LYON**  
**CO PE NO. 53921**

**SHEET 6: NO REVISIONS.**



| 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 |



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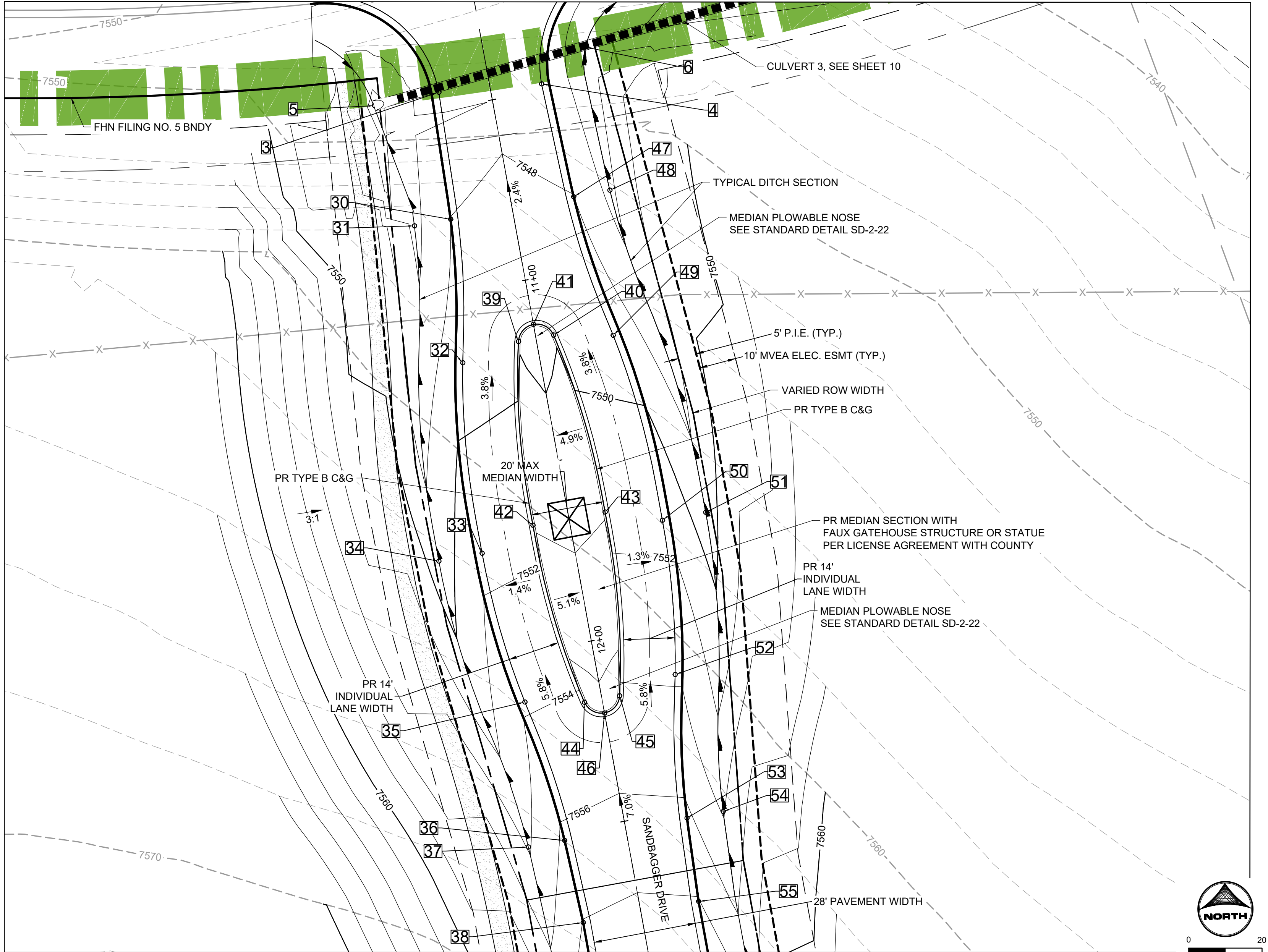
**HRGreen**  
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COLORADO SPRINGS, CO 80920  
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**FLYING HORSE NORTH FILING NO. 5**  
**PRI #2, LLC.**  
EL PASO COUNTY, CO

**STREET PLAN & PROFILE**  
**ROUGH TRAIL**

**SHEET**  
**ST**  
**6**





PLAN VIEW  
SANDBAGGER DRIVE MEDIAN

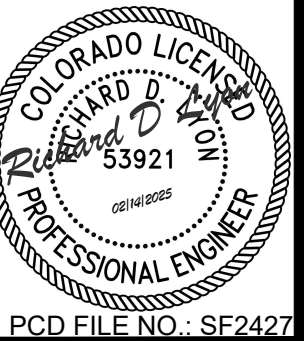
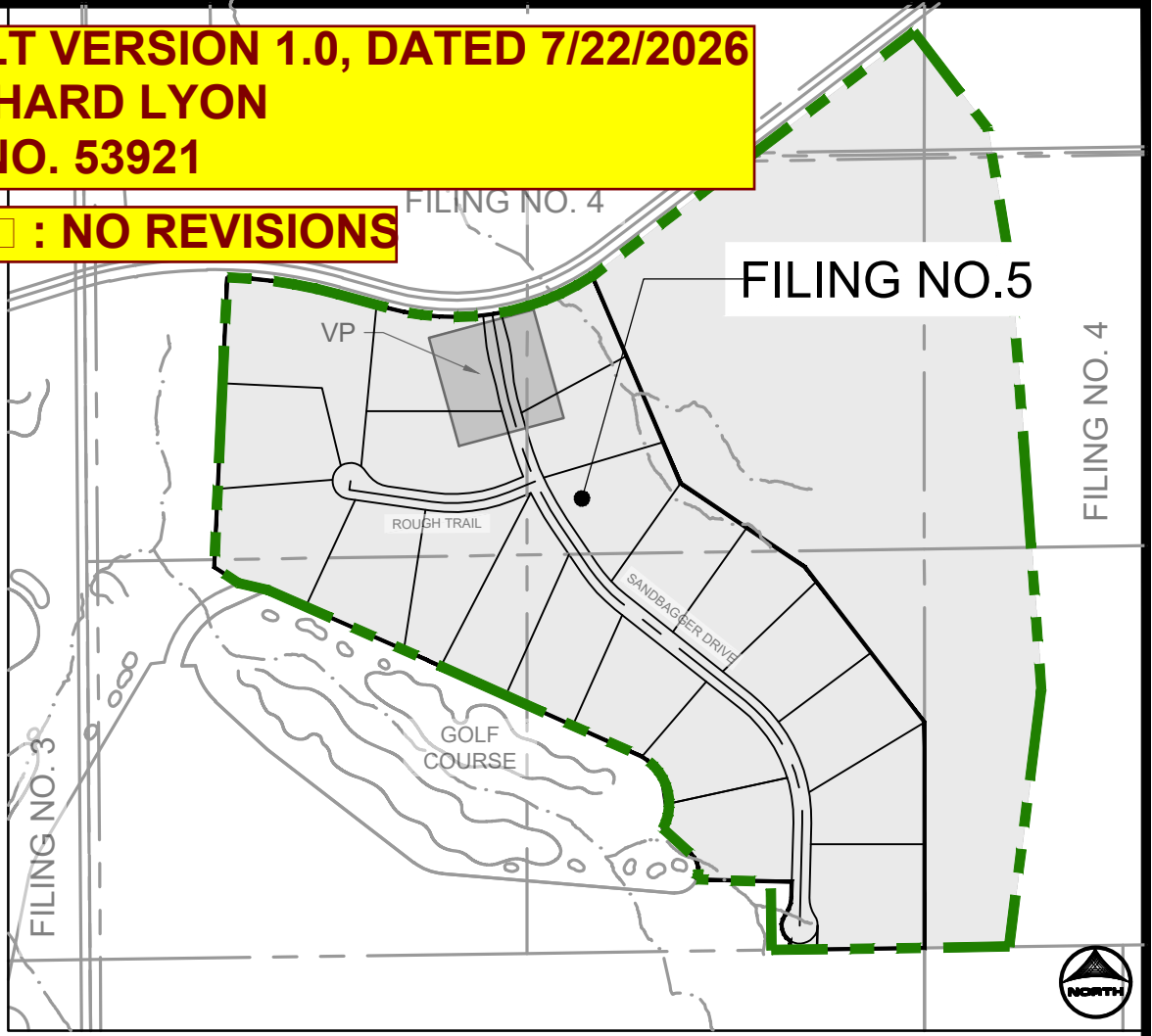
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|-------------|---------------------|------------------|--------------|---------|---------|
| No.         | DESC.               | ALIGNMENT        | STATION      | OFFSET  | FL EL.  |
| 3           | BEGIN MODIFIED      | SANDBAGGER DRIVE | STA 10+45.34 | 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

AS-BUILT VERSION 1.0, DATED 7/22/2026  
PE: RICHARD LYON  
CO PE NO. 53921

SHEET 1: NO REVISIONS



DRAWN BY: AMC JOB DATE: 11/19/2024  
APPROVED: RDL JOB NUMBER: 211030.25  
CAD DATE: 12/12/2024  
CAD FILE: J:\2021\211030\CAD\Drawings\Filing\_No\_5\Street\_PNP

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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

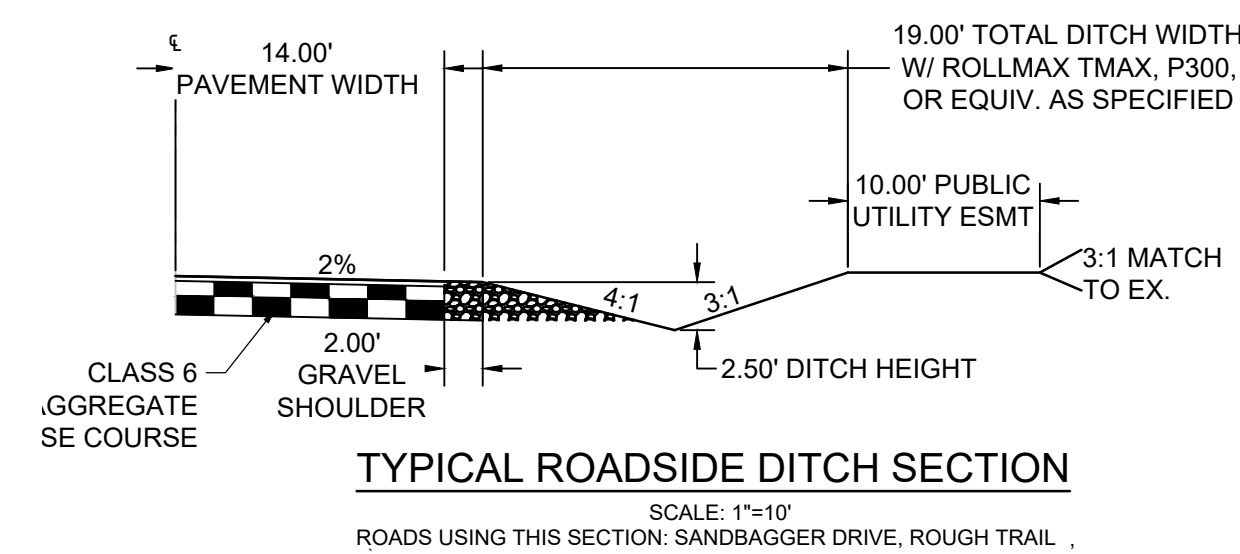
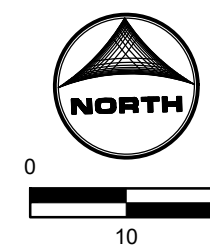
STREET PLAN & PROFILE  
MEDIANS

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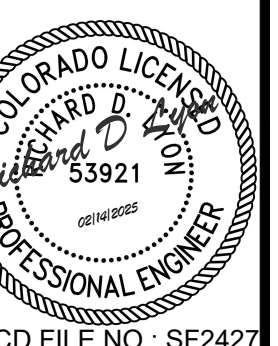
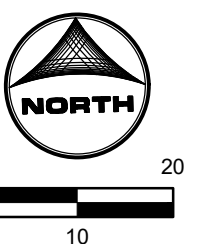
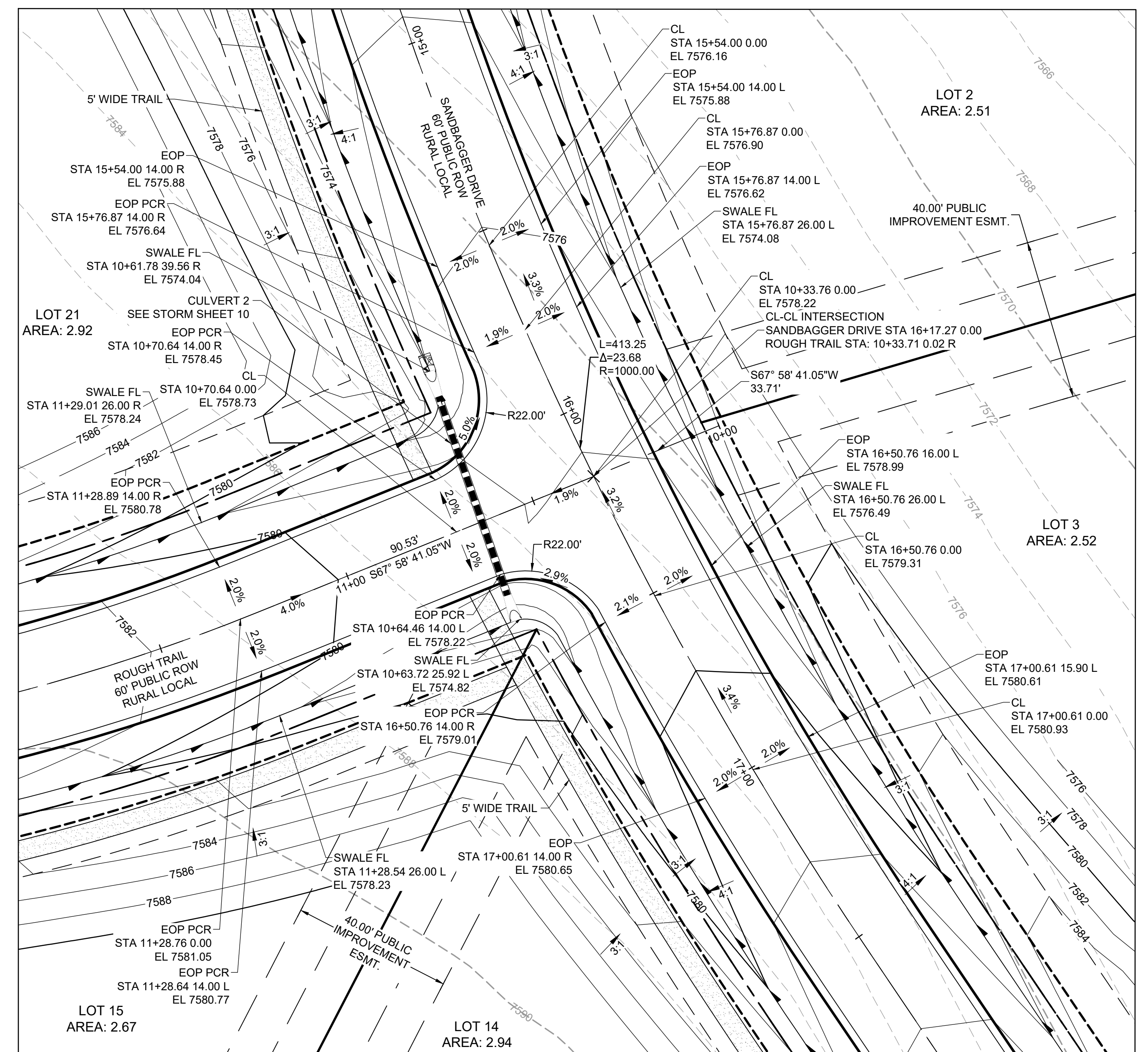
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## SANDBAGGER DRIVE &amp; OLD STAGECOACH ROAD



## SANDBAGGER DRIVE &amp; ROUGH TRAIL



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STREET PLAN & PROFILE  
ROADWAY INTERSECTION DETAILS

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GREEN



Diagram showing a road intersection. A sign labeled "ROAD NAME" is positioned above the intersection. A sign labeled "NO OUTLET" is positioned to the right of the intersection.

GREEN

GREEN  
W/ "NO OUTLET" PATCH

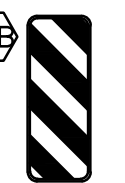


R8-3  
12"x18"

R7-32(R)  
12"x18"

|          |          |
|----------|----------|
| R7-32(R) | R7-32(L) |
| 12"x18"  | 12"x18"  |

9 TYPE III BARRICADE (TEMPORARY)



R4-7  
12"x18"

OM3-L  
12"x18"

OM3-L  
12"x18"

**CONSTRUCTION NOTES:**

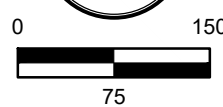
1. WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS USE EL PASO COUNTY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
2. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
3. PAVEMENT MARKING IS THERMOPLASTIC WITH COLOR DESIGNATED IN KEY NOTES.
4. 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:

1. LIGHT POLE LOCATIONS WITHIN LOCAL URBAN ROADWAY AREAS ARE PER CRITERIA IN THE ECM 4.3.5.0.2 AND TABLE 2-5, WHERE REQUIRED POLE LOCATIONS BY CODE ARE 5.0 FEET MINIMUM FROM EDGE OF ASPHALT AND WITHIN RIGHT-OF-WAY.
2. PROPOSED LIGHT POLE LOCATIONS WITHIN THE LOCAL RURAL ROADWAY AREAS ARE 20' FROM EOA.

**EL PASO COUNTY SIGNAGE & STRIPING NOTES:**

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT DISTURB THE UNDERLYING PAVEMENT. 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.
3. APPROVAL OF THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS WILL REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL EL PASO COUNTY SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING "A" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 4" LETTERING, UPPER-LOWER CASE IN "D" PLANK, WITH A WHITE BORDER THAT IS 1/8" THICK. WHITE LETTERS WITH WHITE BORDERS SHALL MATCH PAGE 256 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING OF 25% REFLECTANCE. ALL STOP SIGNS SHALL HAVE 25% REFLECTANCE. ALL TRAFFIC TUB SIGN POST AND STOP POST BASE, FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD 5-614 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
9. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH A 1/16" MINIMUM THICKNESS. ALL SIGNPOSTS MUST BE ALUMINUM. ALL SIGNPOSTS MUST BE 12" IN DIAMETER. ALL ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD 5-627.1-2. IN WIDTH, SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSBARS SHALL BE 12" IN WIDTH.
10. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL ROADWAY SIGNS SHALL INCLUDE BOTH RIGHT AND LEFT LEGE LINE. ALL SIGNS MUST HAVE ANY ADDITIONAL INFORMATION ON THE REVERSE SIDE.
11. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (713.520.6819) BEFORE AND UPON COMPLETION OF SIGNING AND STRIPING.
12. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL OBTAIN SIGNAGE OR STRIPING WORK WITHIN AND EXISTING EL PASO COUNTY ROADWAY.



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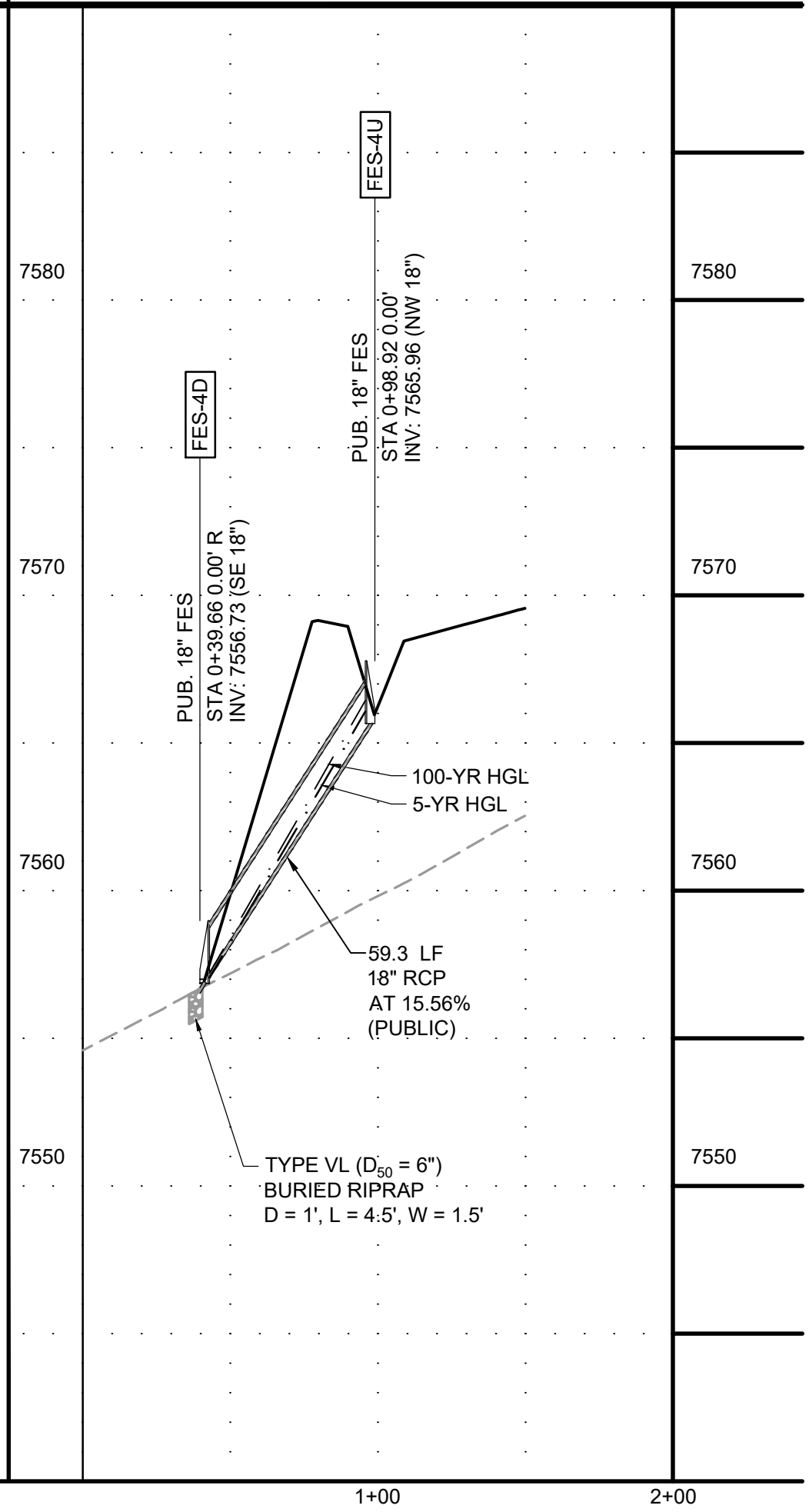
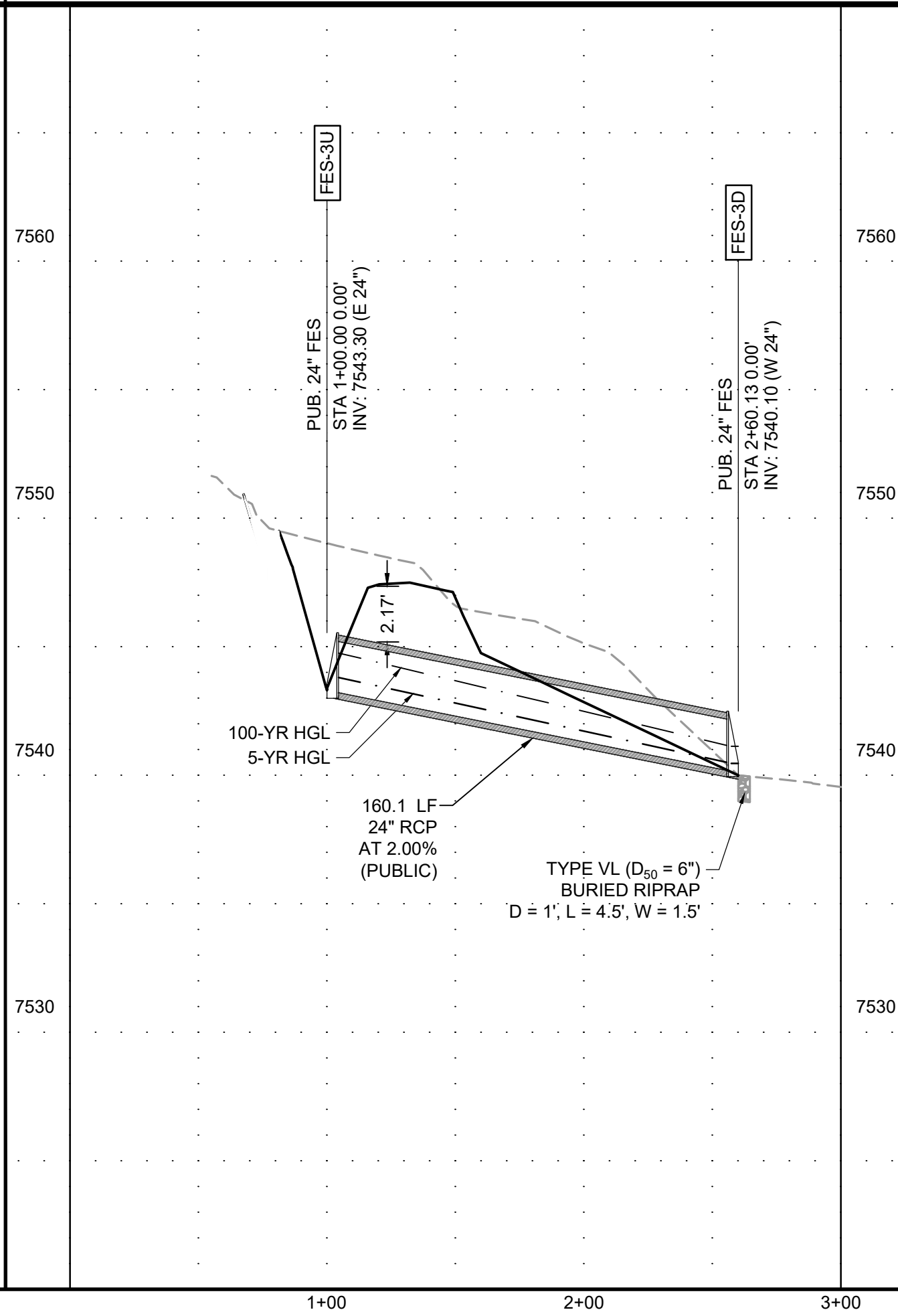
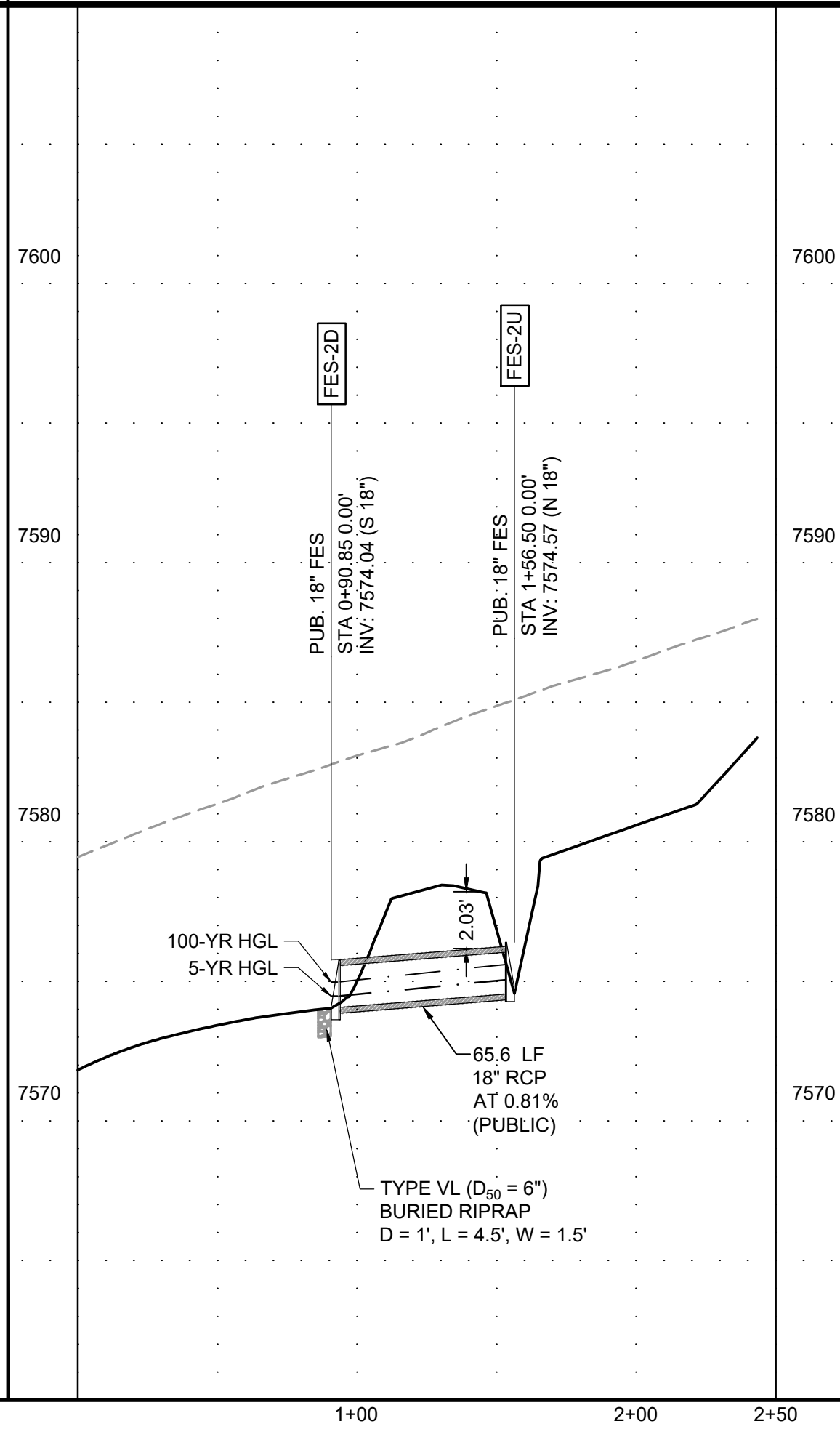
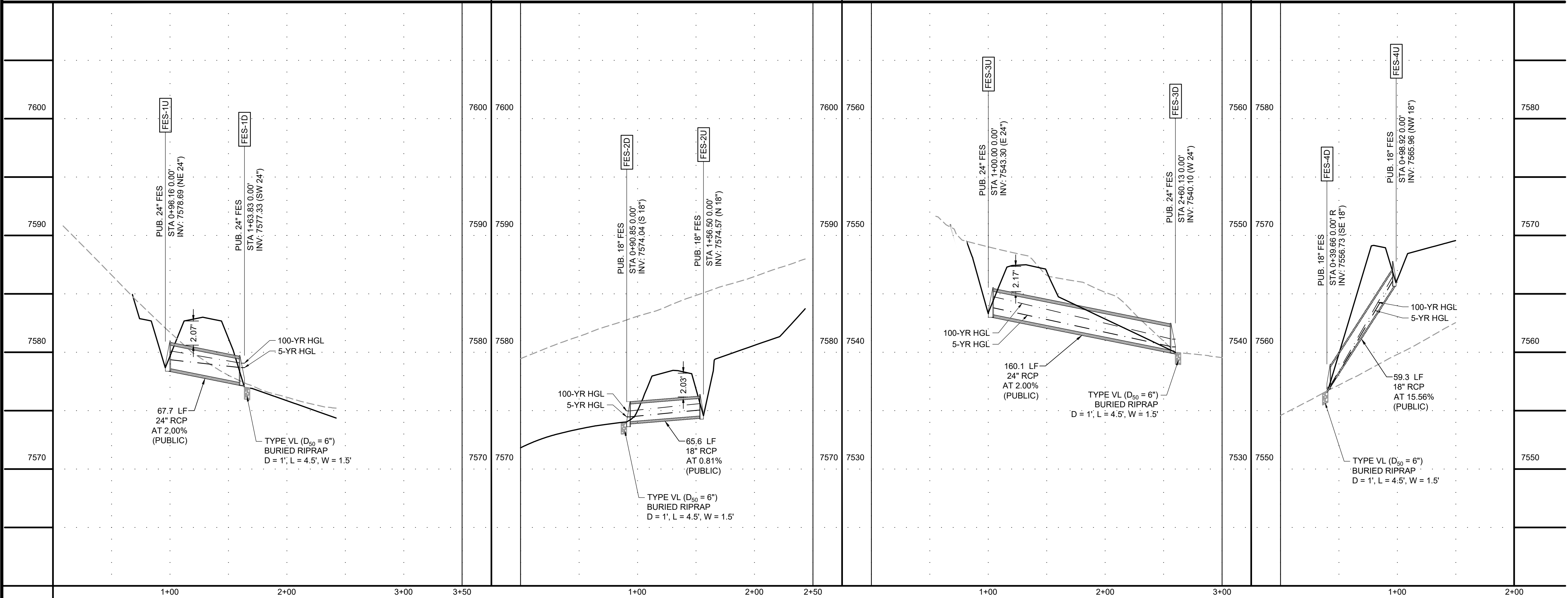
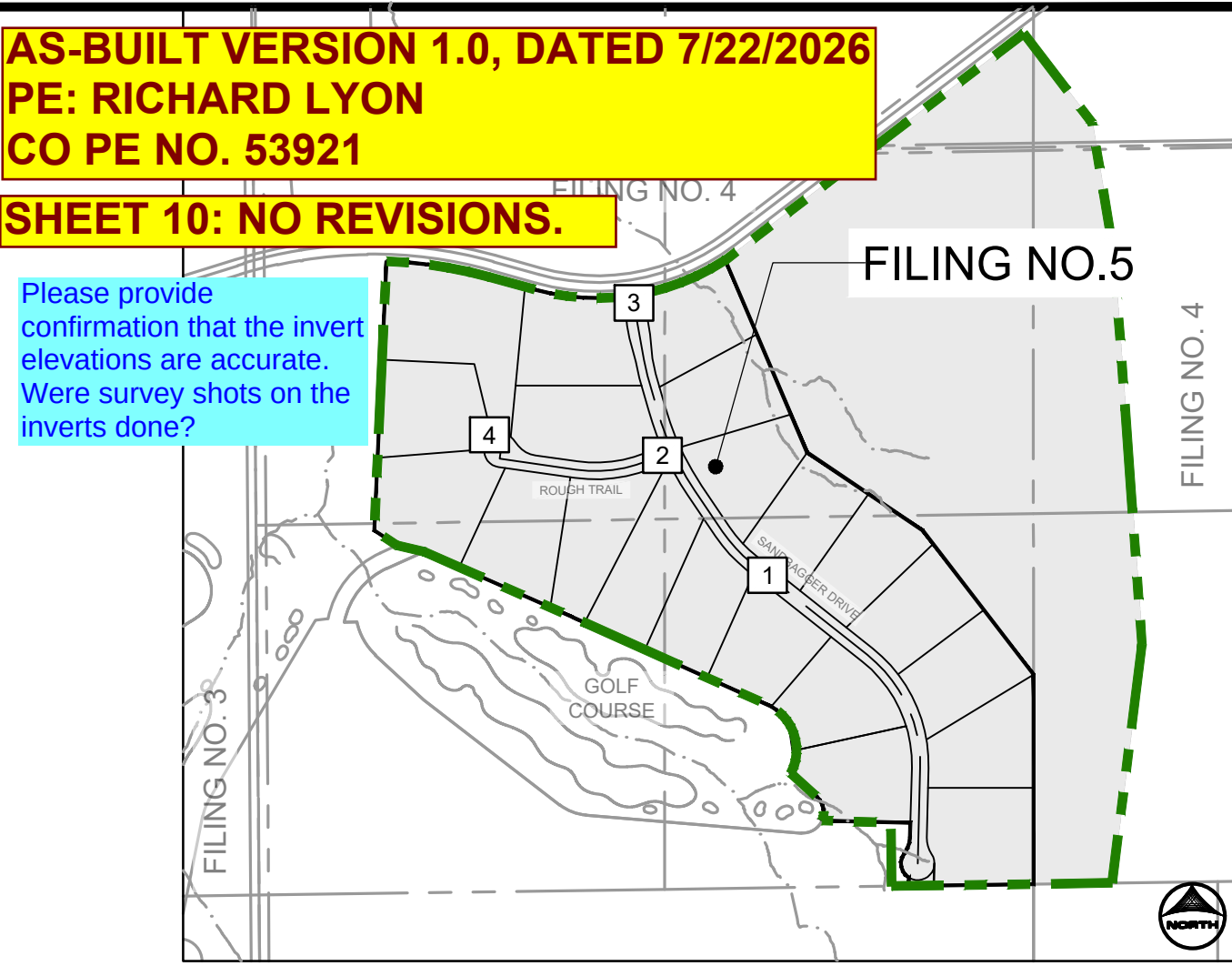
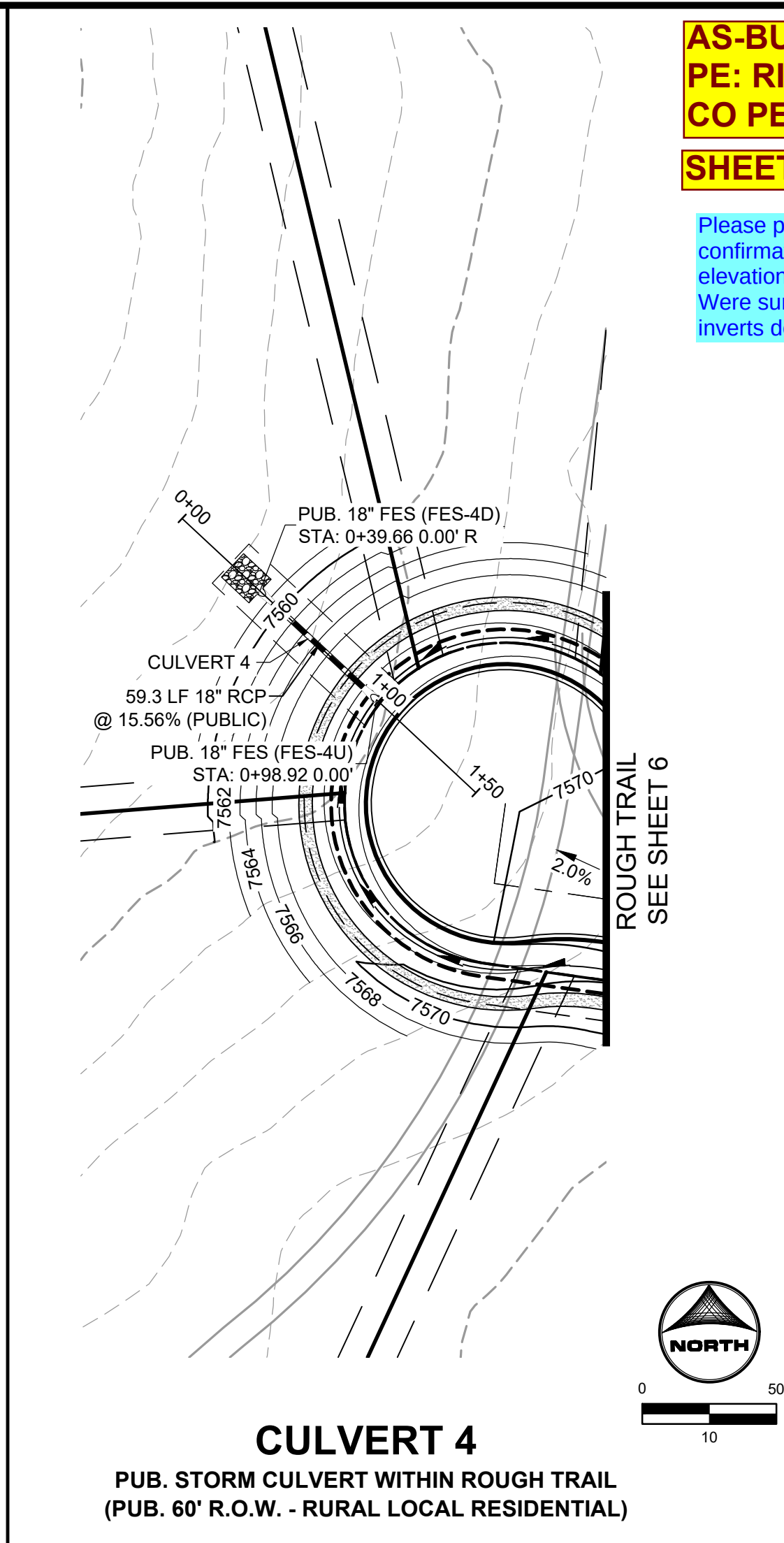
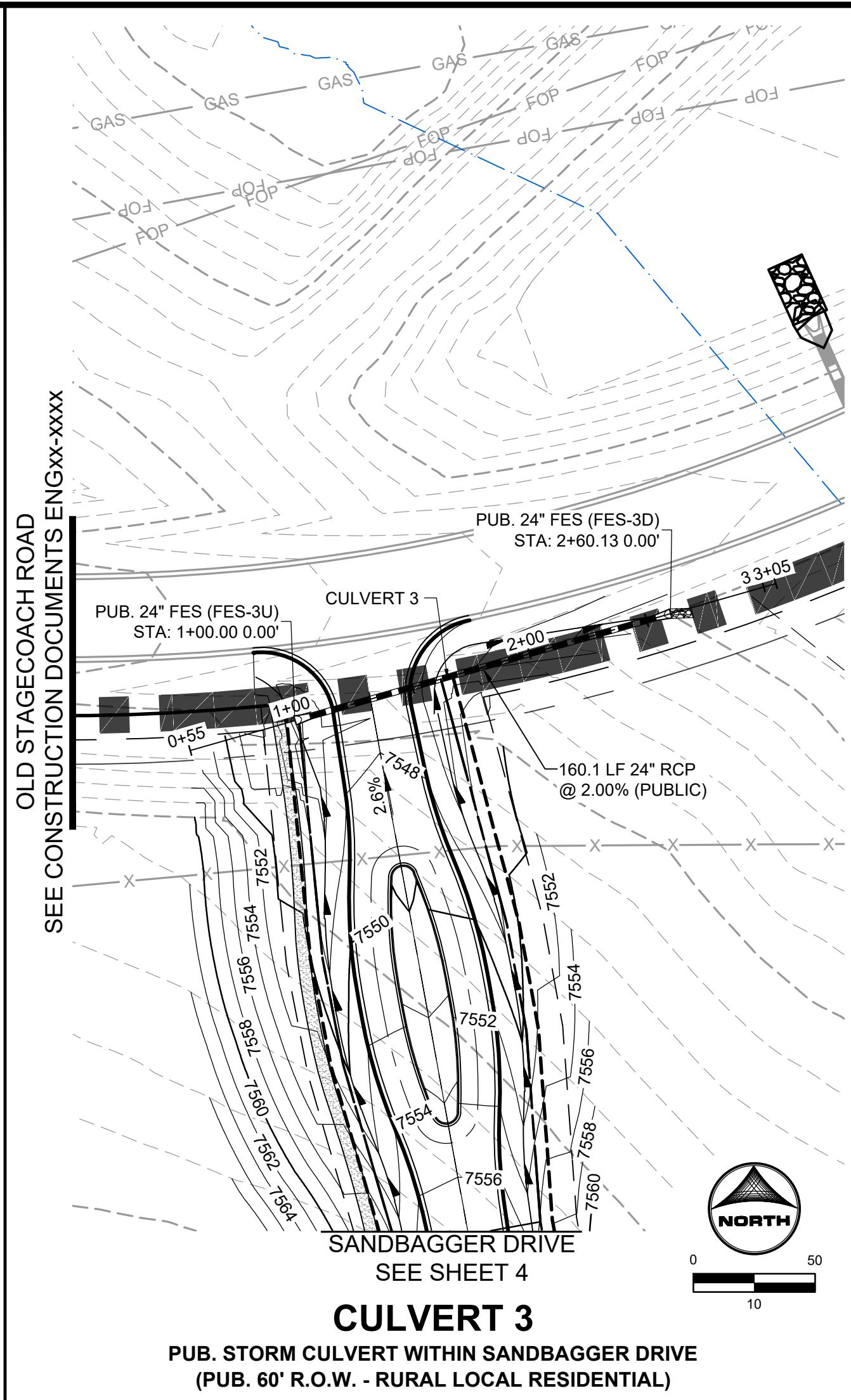
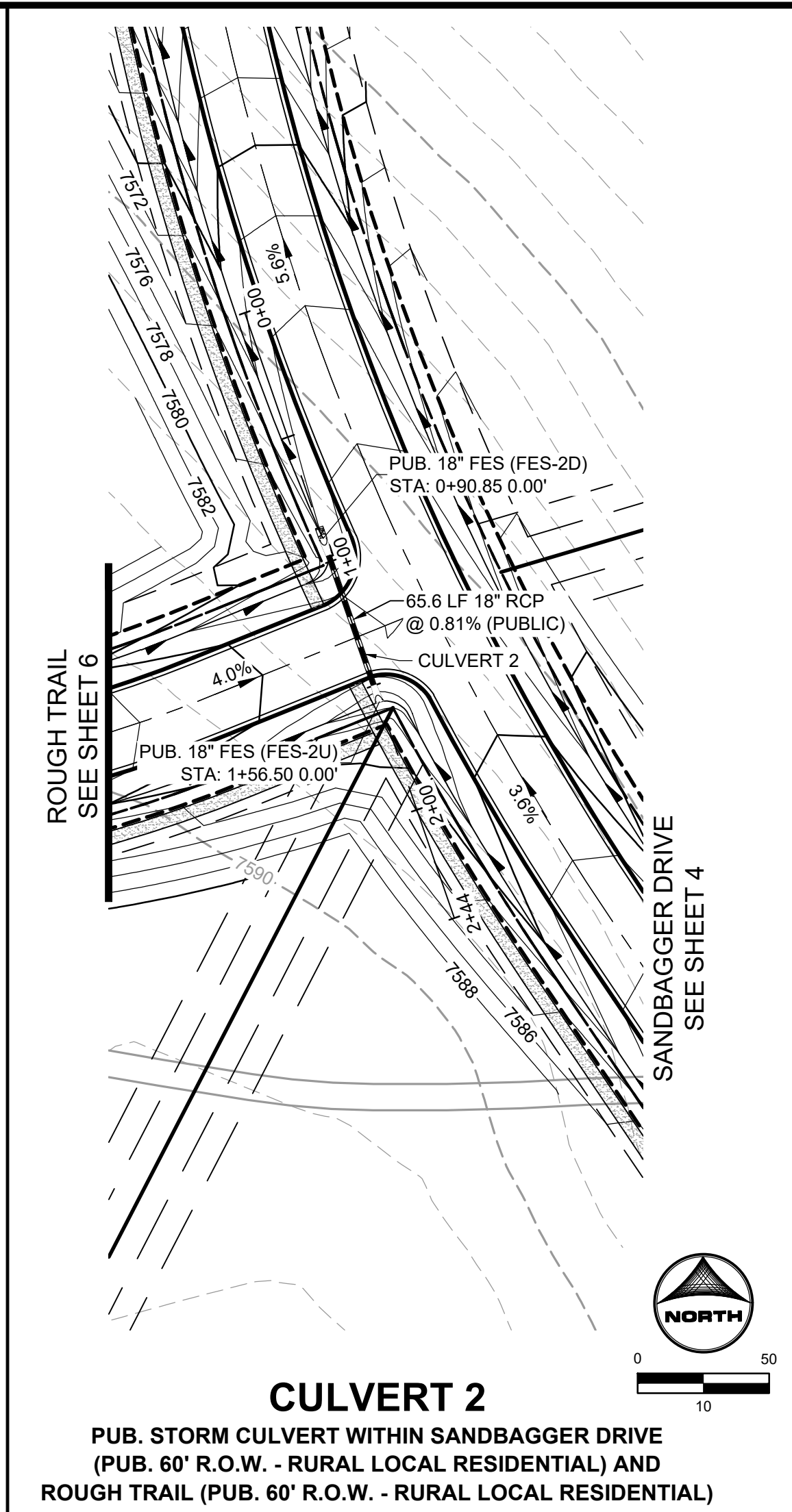
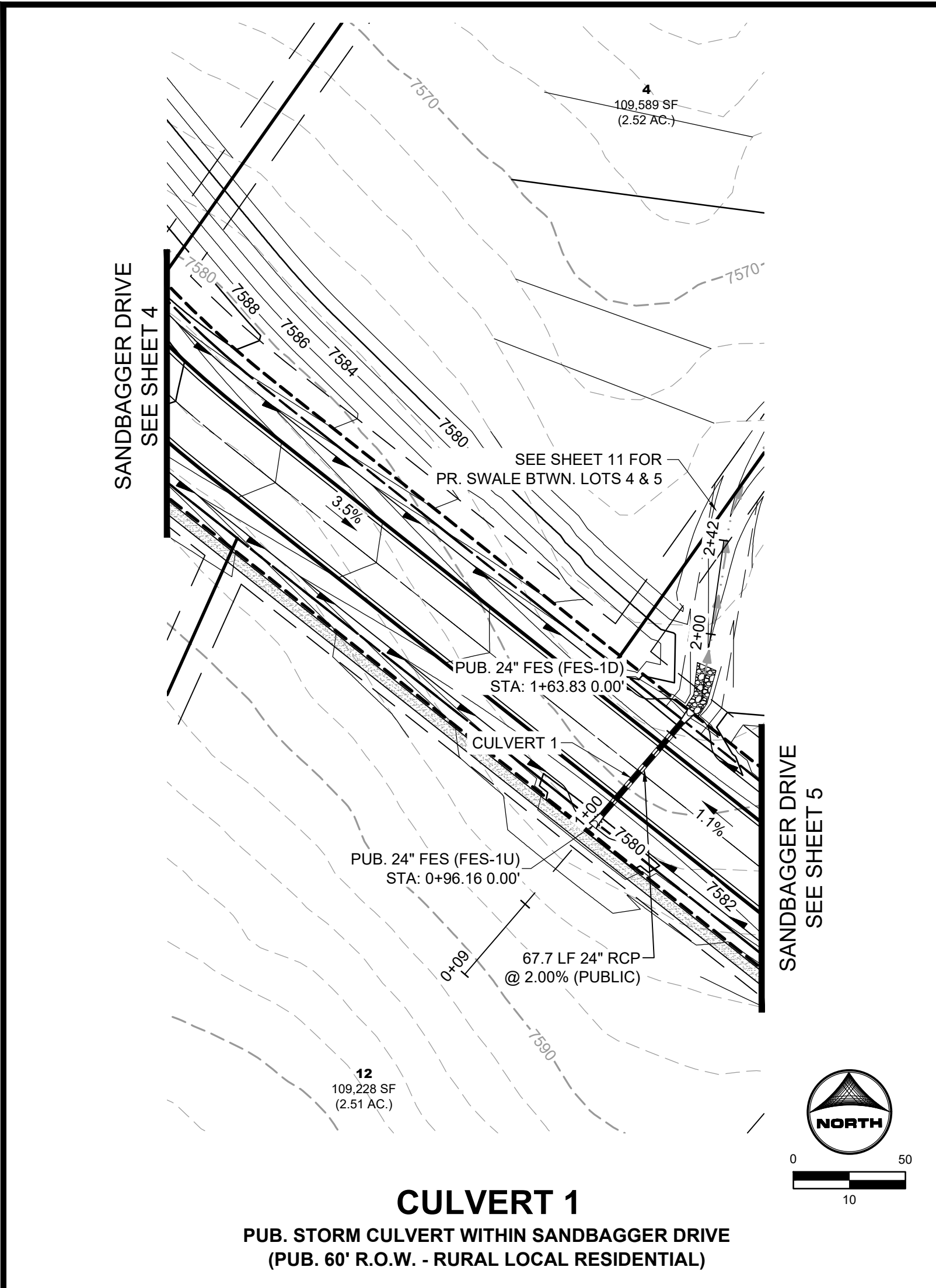
ROADWAYS

SIGNAGE AND STRIPING

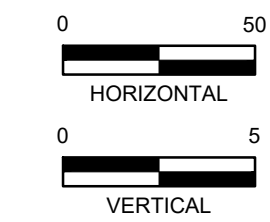
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PROFILE LEGEND  
--- EXISTING GROUND AT PIPE CENTERLINE  
--- PROPOSED GRADE AT PIPE CENTERLINE



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CONSTRUCTION DOCUMENTS  
STORM PLAN AND PROFILE

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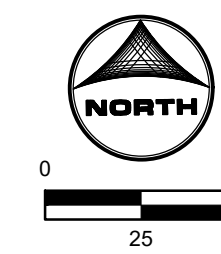
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**SHEET 11: NO REVISIONS.**



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CONSTRUCTION DOCUMENTS  
LOT 4 & 5 PROPOSED SWALE AND GRADING

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