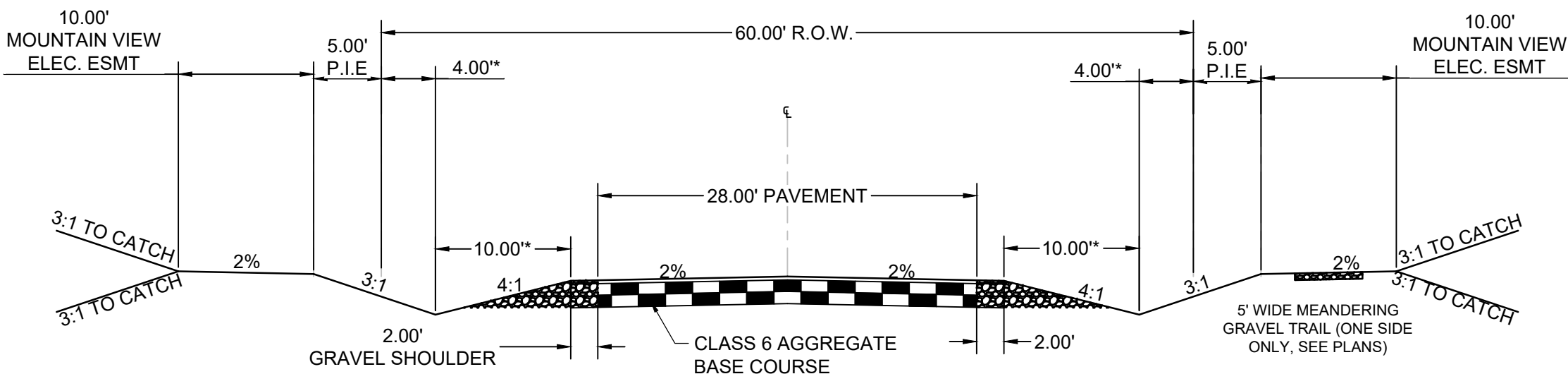
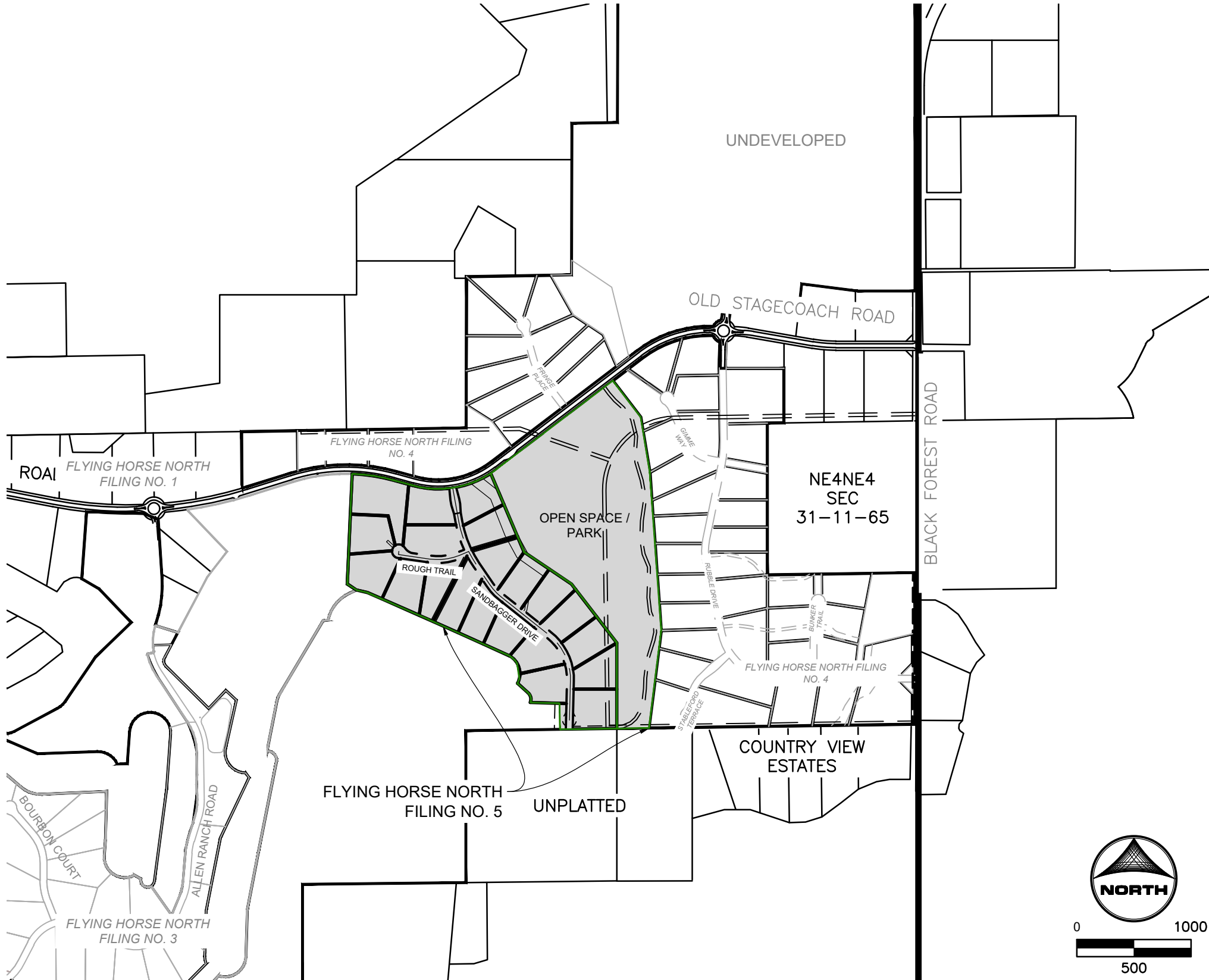


FLYING HORSE NORTH FILING NO. 5
CONSTRUCTION DOCUMENTS

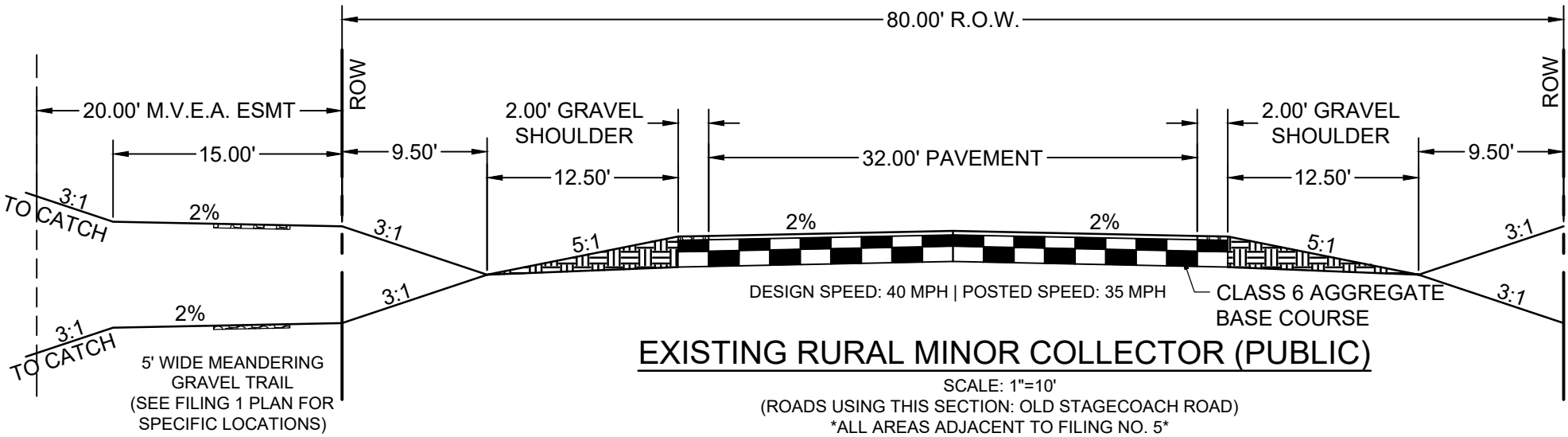
A TRACT OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 11 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., AND A PORTION OF SECTION 31, TOWNSHIP 11
SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



TYPICAL RURAL LOCAL CROSS SECTION

DESIGN SPEED: 30 MPH | POSTED SPEED: 30 MPH

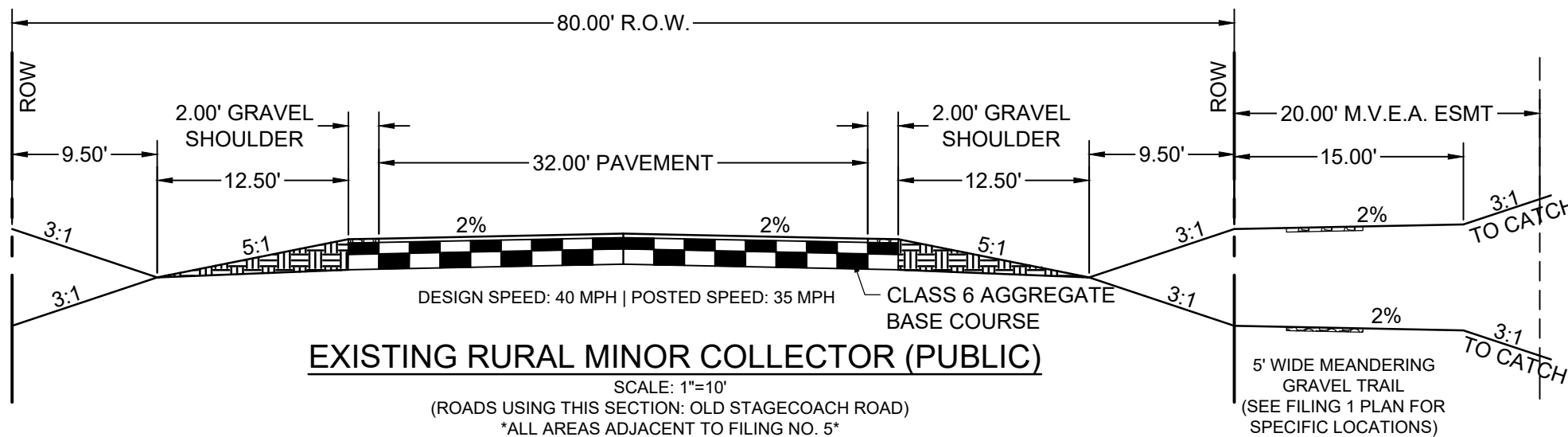
SCALE: 1"=10'
(ROADS USING THIS SECTION: ROUGH TRAIL & SANDBAGGER DRIVE)
*DIMENSIONS MAY VARY FOR EXPANDED DITCH SECTIONS AS
CALLED OUT OUT ON PLANS



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.

PROJECT CONTACTS:

OWNER/DEVELOPER

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

APPLICANT

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ADDRESS: 505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
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ATTN: JOE GOODE
EMAIL: JGOODE@ENTECH-ENGINEERING.COM

TRAFFIC ENGINEER

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8703 YATES DRIVE, STE 210
WESTMINSTER, CO 80031
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EMAIL: MIKE@SMROCHA.COM

SURVEYOR

EDWARD-JAMES SURVEYING, INC.
926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
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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

- COVER
- LEGEND & NOTES
- OVERALL SITE PLAN
- 5 - SANDBAGGER DRIVE
- ROUGH TRAIL
- MEDIANS
- ROADWAY INTERSECTION DETAILS
- SIGNAGE AND STRIPING
- STORM PLAN AND PROFILE
- LOT 4 & 5 PROPOSED SWALE AND GRADING

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH 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

DRAWN BY: RDL JOB DATE: 12/6/2024
APPROVED: RDL JOB NUMBER: 211030.25
CAD DATE: 12/12/2024
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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

PCD FILE NO.: SF2427

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).
3. CONTRACTOR SHALL COMPLY WITH THE COLORADO EROSION CONTROL 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. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) 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
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO 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 MODIFICATION NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. 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 THE DEVELOPER'S RESPONSIBILITY TO CORRECT.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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 (ESQP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCDD. 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 EPC/ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCDD PRIOR TO CONSTRUCTION.
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. SIGNPOSTS SHALL BE PROVIDED IN ACCORDANCE 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 UPON, 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

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 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.
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 BASEMENTS 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

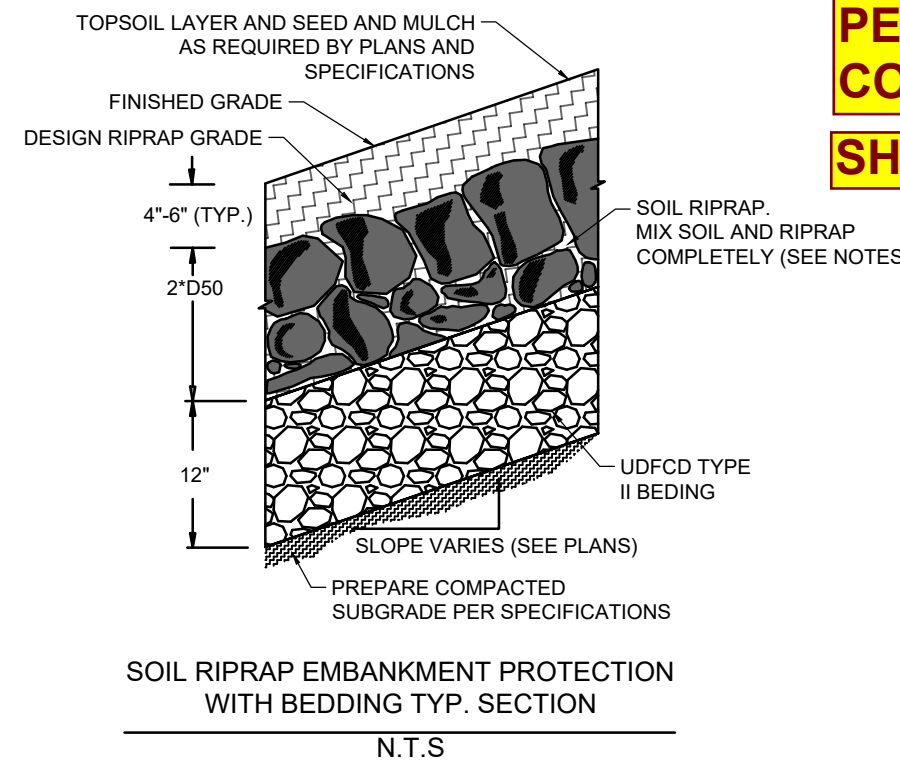
CHANNEL LINING STATIONS			
ROADWAY	START STATION	END STATION	LINING
SANDBAGGER DRIVE	00+00	16+17	TMAX
SANDBAGGER DRIVE	16+17	34+44	P300
ROUGH TRAIL	FULL ROAD	FULL ROAD	P300

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 ROCK DIMENSION (IN.)	PERCENT PASSING (%)
15	70-100
12	50-70
9	35-50
3	2-10

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

TYPE H RIPRAP	
INTERMEDIATE ROCK DIMENSION (IN .)	PERCENT PASSING (%)
30	70-100
24	50-70
18	35-50
6	2-10

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

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

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

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

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

LEGEND

	EXISTING	PROPOSED	STORM SEWER
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 DELINEATION			



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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

COVER & LEGEND
LEGEND & NOTES

SHEET
LG

2

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

SHEET 3: NO REVISIONS.



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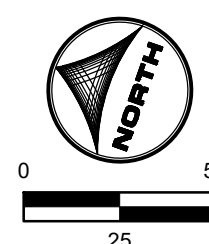
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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PRI #2, LLC.
EL PASO COUNTY, CO

SITE PLAN

OVERALL SITE PLAN

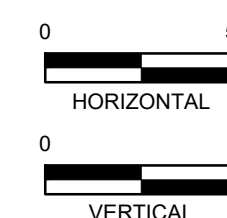
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PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL



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

POINT TABLE

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NO	DATE	BY	REVISION DESCRIPTION
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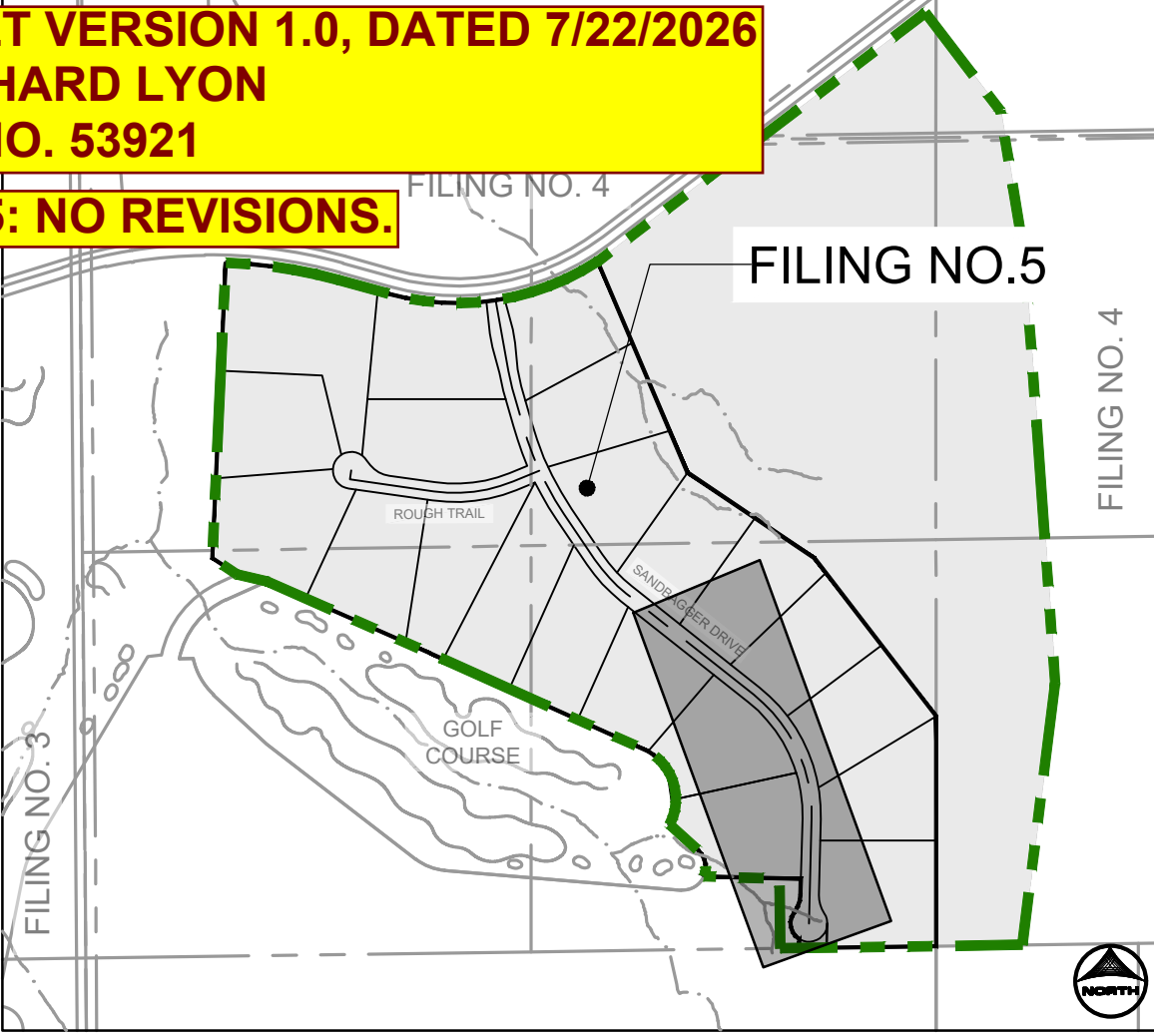
HR GREEN - COLORADO SPRINGS

FLYING HORSE NORTH FILING NO. 5

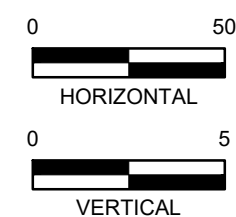
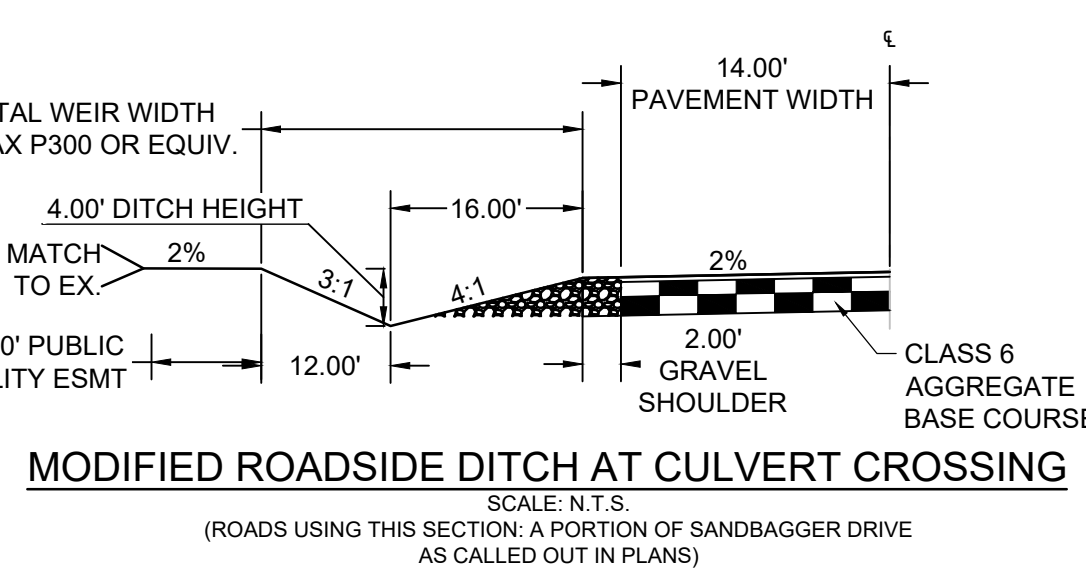
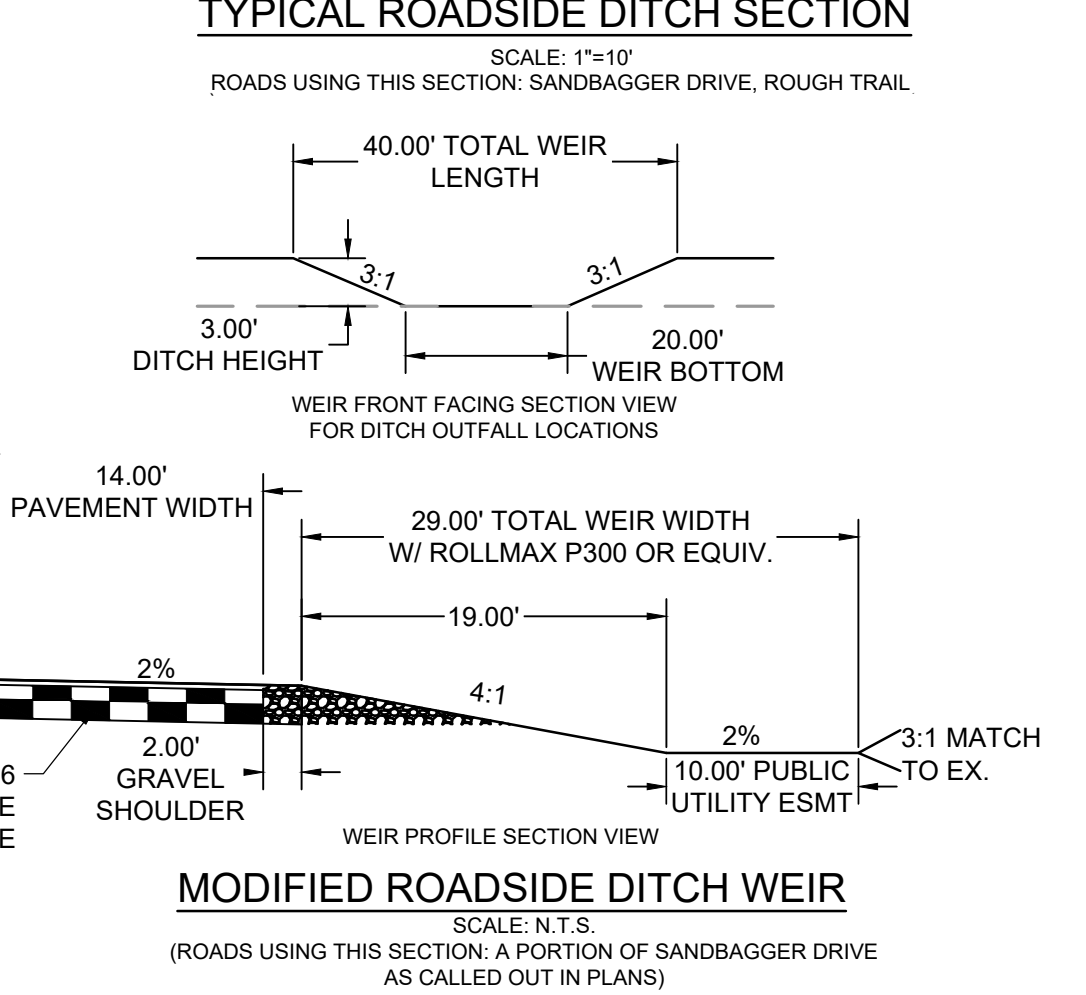
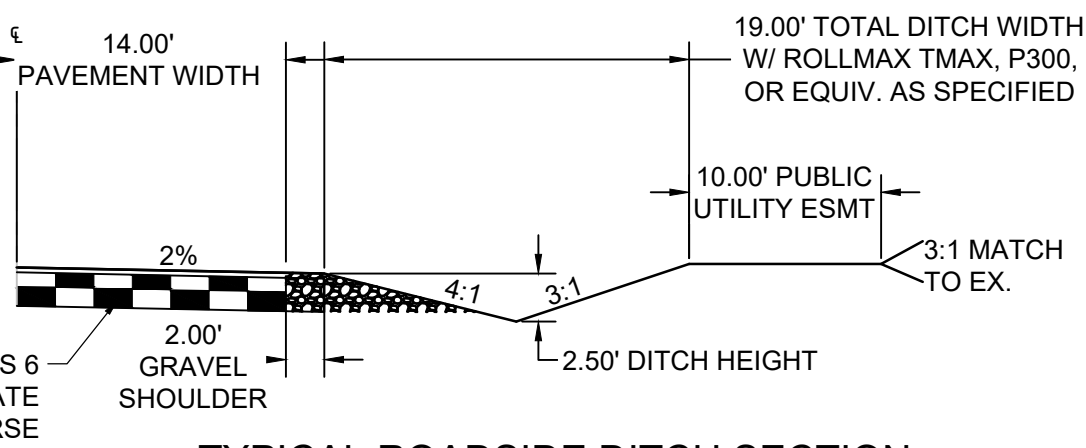
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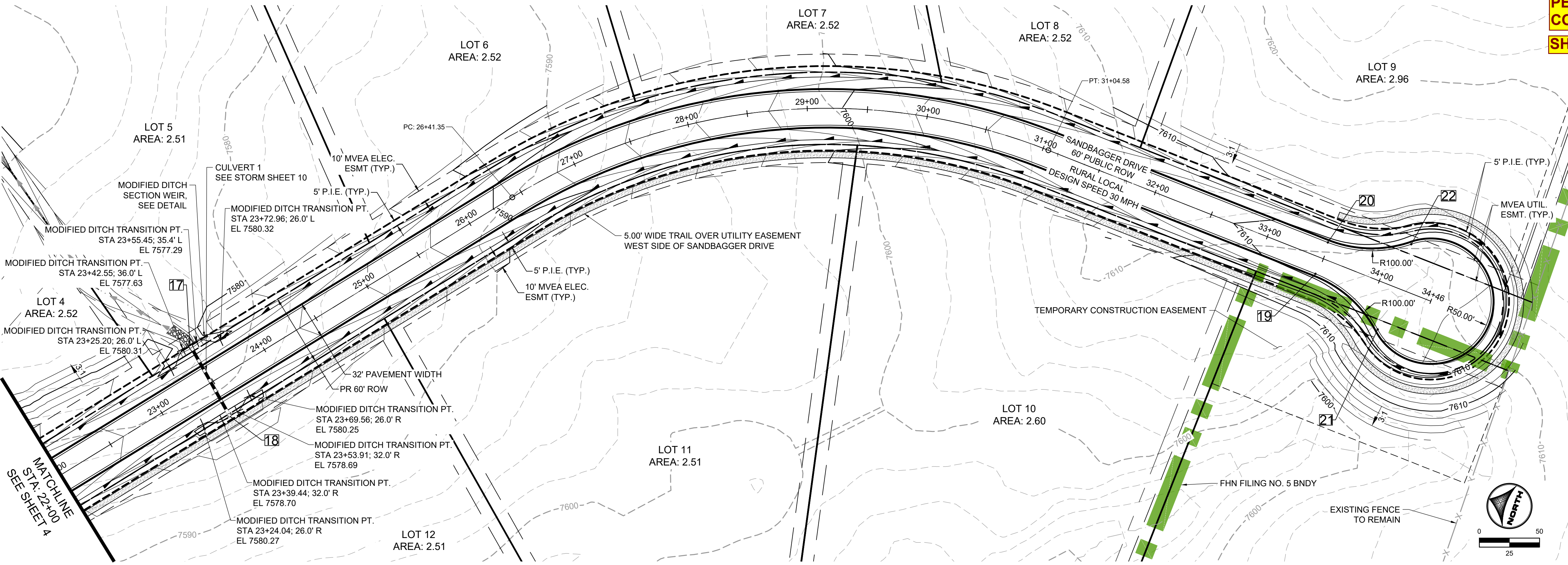
AS-BUILT VERSION 1.0, DATED 7/22/2026
PE: RICHARD LYON
CO PE NO. 53921
SHEET 5: NO REVISIONS.



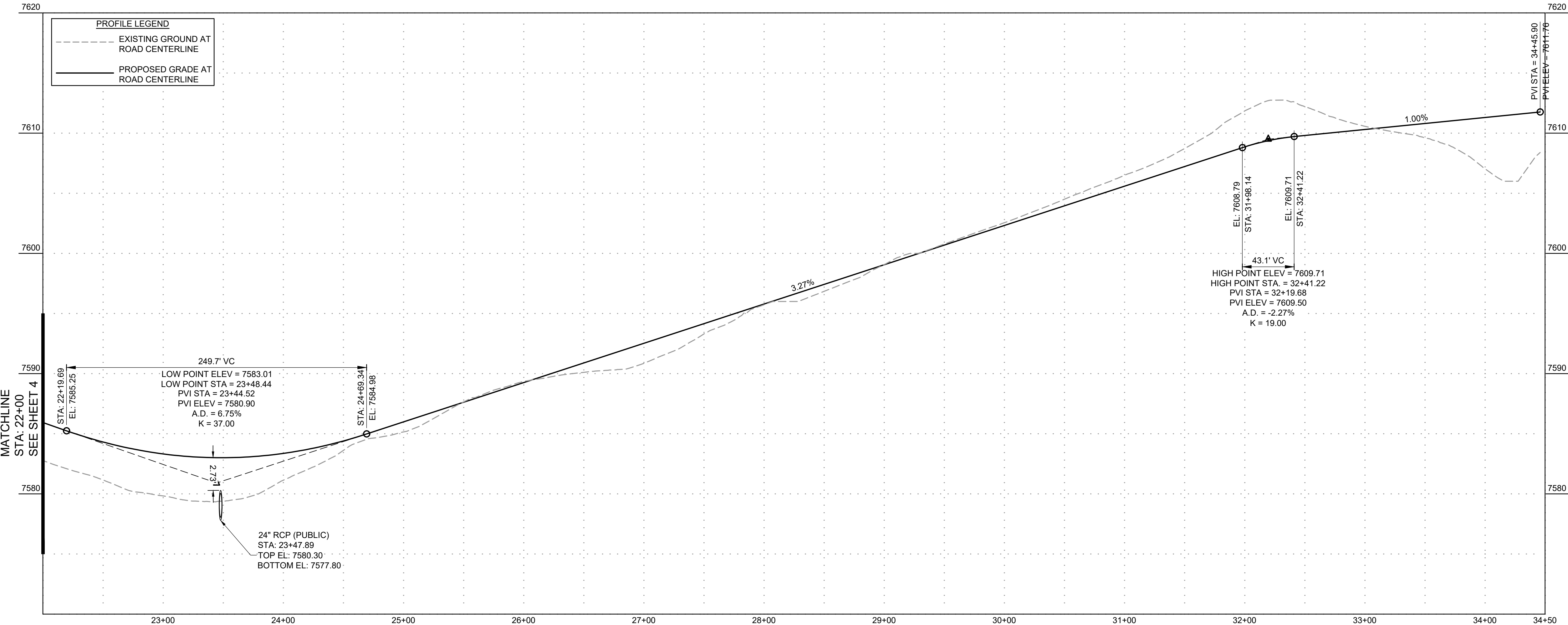
POINT TABLE				
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17	LOW PT	SANDBAGGER DRIVE	STA 23+49.31	35.6' L 7577.00
18	LOW PT	SANDBAGGER DRIVE	STA 23+46.62	32.0' R 7578.69
19	PCR	SANDBAGGER DRIVE	STA 33+48.41	14.0' R 7610.50
20	PCR	SANDBAGGER DRIVE	STA 33+48.41	14.0' L 7610.50
21	PRC	SANDBAGGER DRIVE	STA 34+13.40	38.0' R 7611.38
22	PRC	SANDBAGGER DRIVE	STA 34+13.40	38.0' L 7611.18



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SANDBAGGER DRIVE
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
STA 22+00-34+50



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

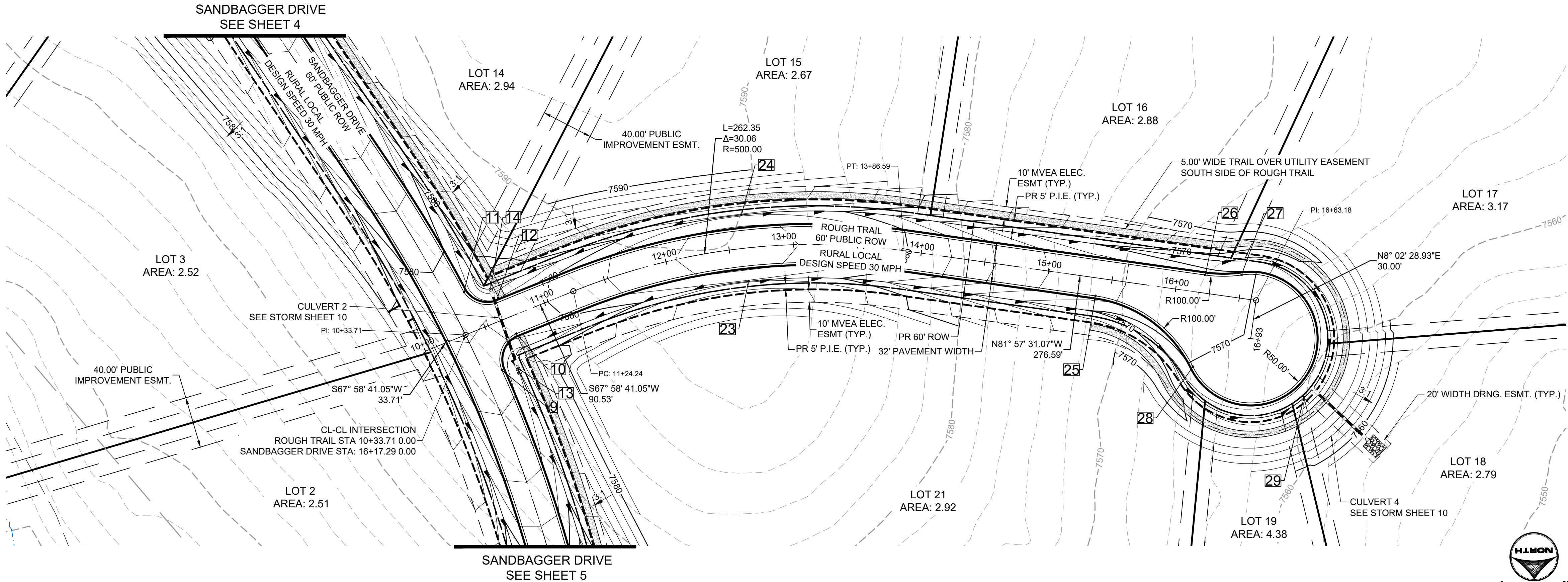
FLYING HORSE NORTH FILING NO. 5
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILE
SANDBAGGER DRIVE

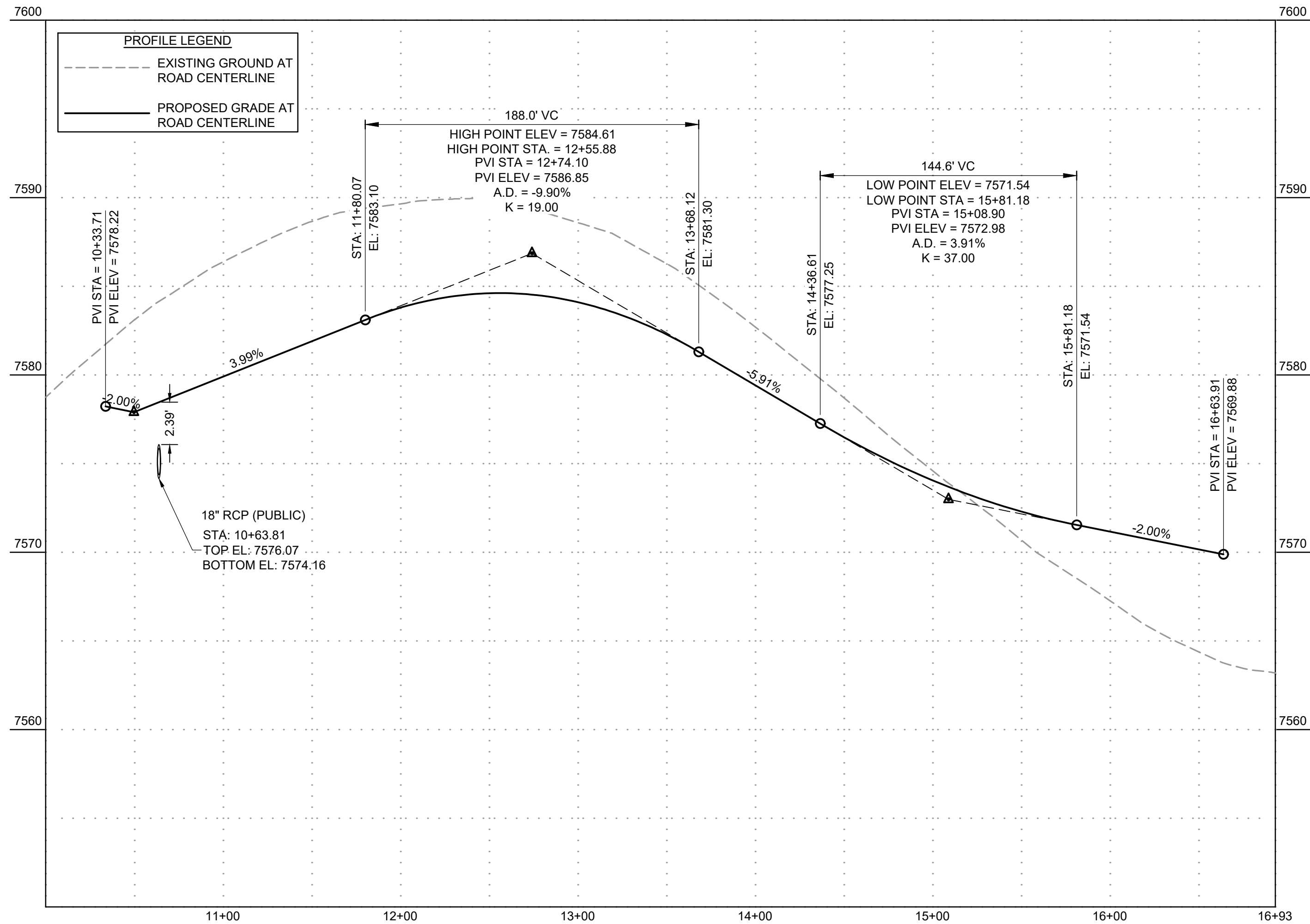
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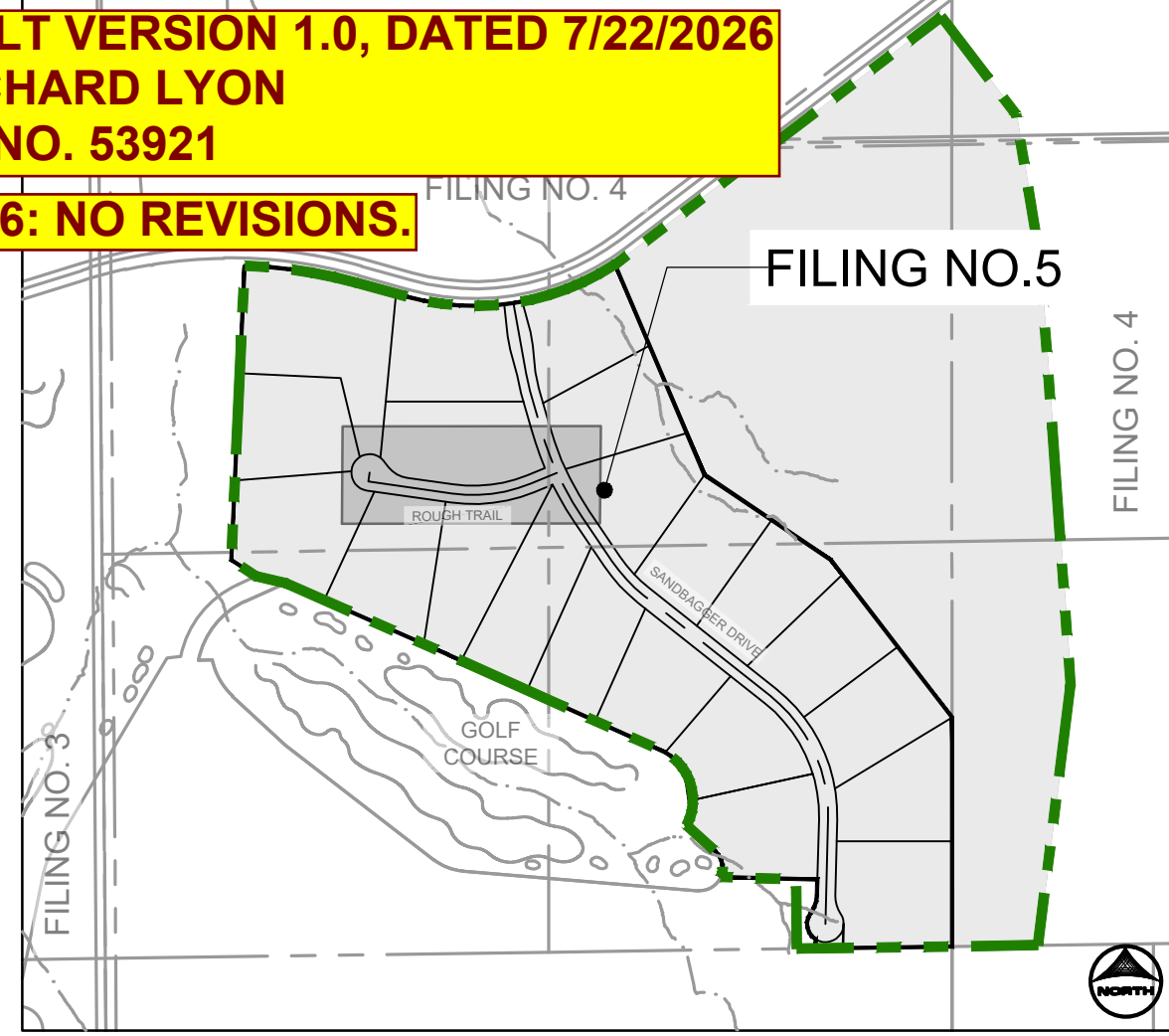


ROUGH TRAIL
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
STA 10+00-16+93

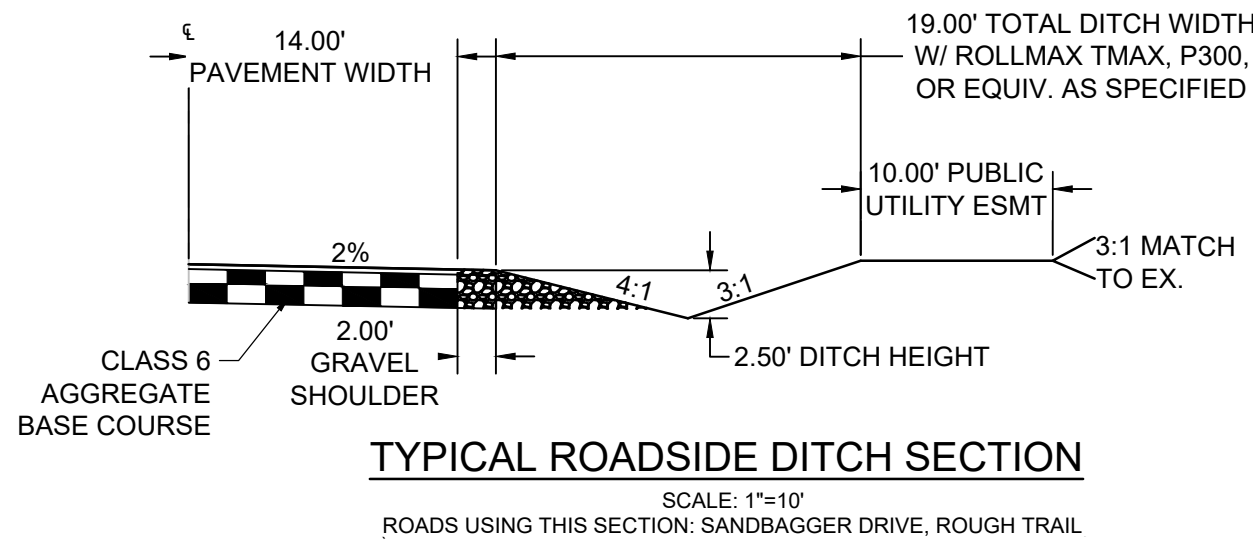


AS-BUILT VERSION 1.0, DATED 7/22/2026
PE: RICHARD LYON
CO PE NO. 53921

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

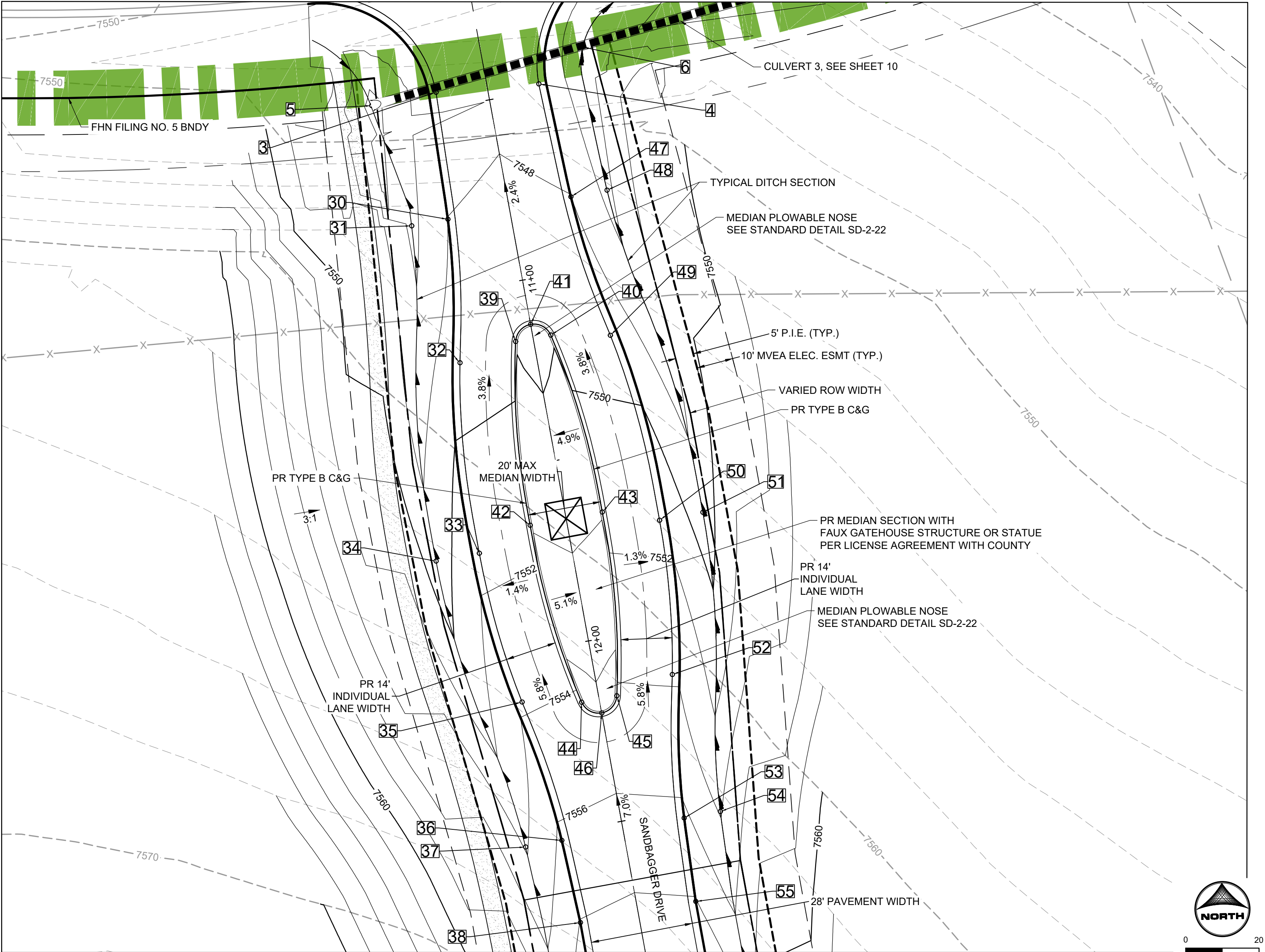
FLYING HORSE NORTH FILING NO. 5
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILE
ROUGH TRAIL

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6



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PLAN VIEW
SANDBAGGER DRIVE MEDIAN

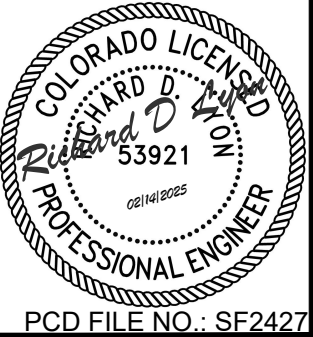
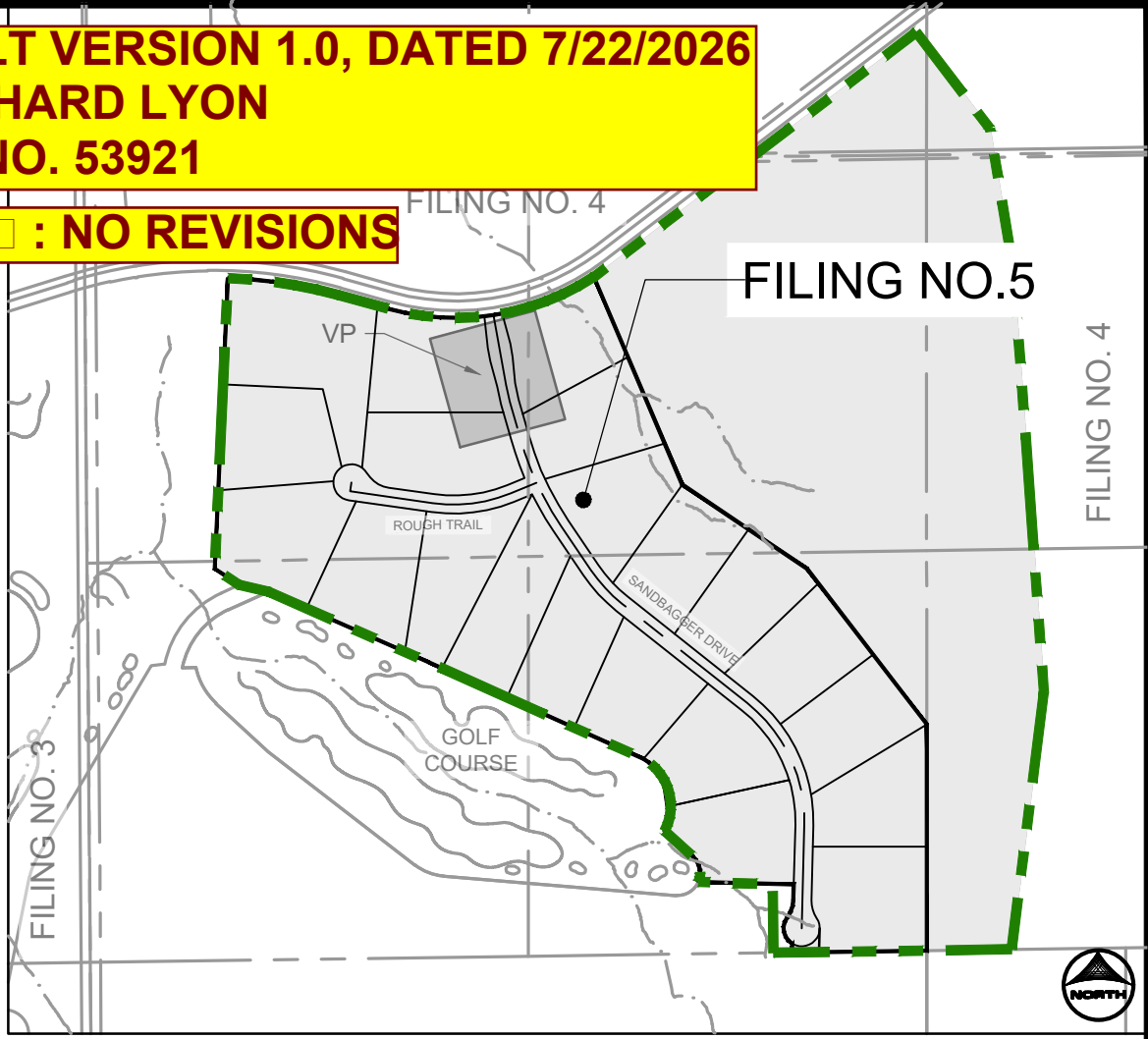
POINT TABLE					
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3	BEGIN MODIFIED	SANDBAGGER DRIVE	STA 10+45.34	14.0' R	7548.74
4	BEGIN MODIFIED	SANDBAGGER DRIVE	STA 10+48.16	14.0' L	7547.57
5	BEGIN FL TRANSITION	SANDBAGGER DRIVE	STA 10+45.78	31.9' R	7549.03
6	BEGIN FL TRANSITION	SANDBAGGER DRIVE	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



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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
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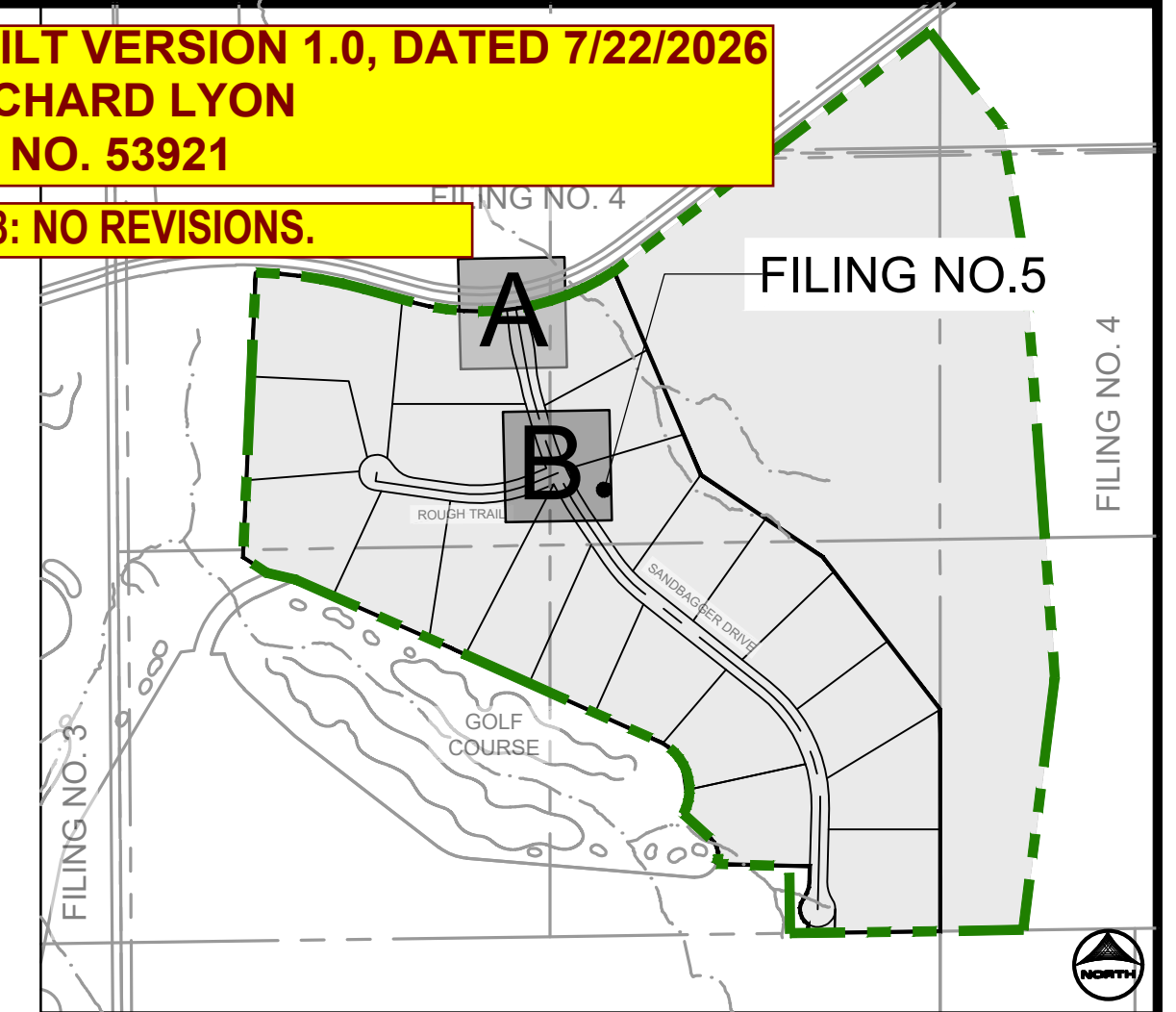
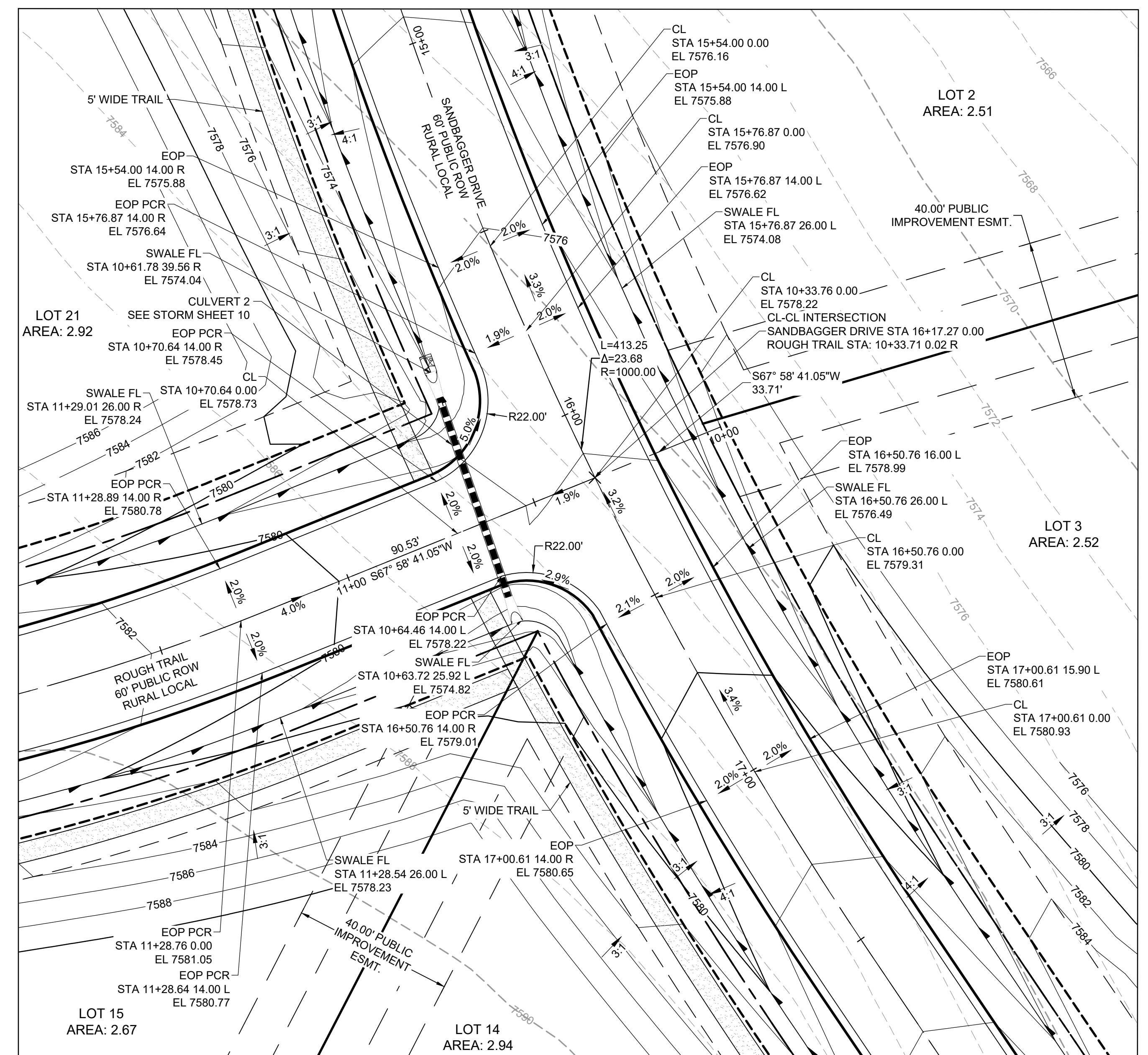
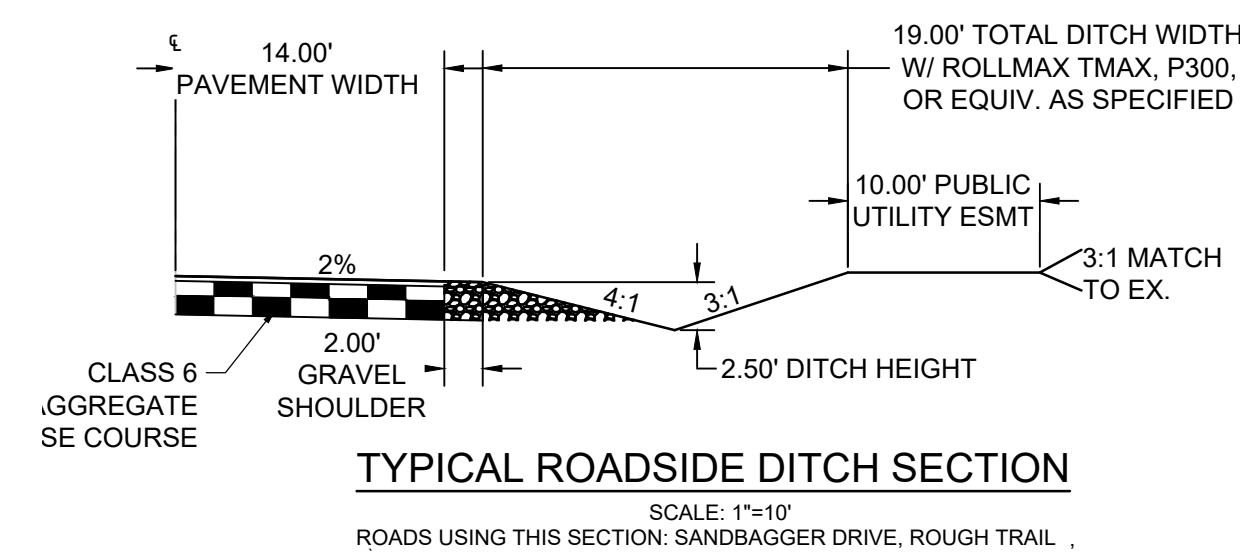
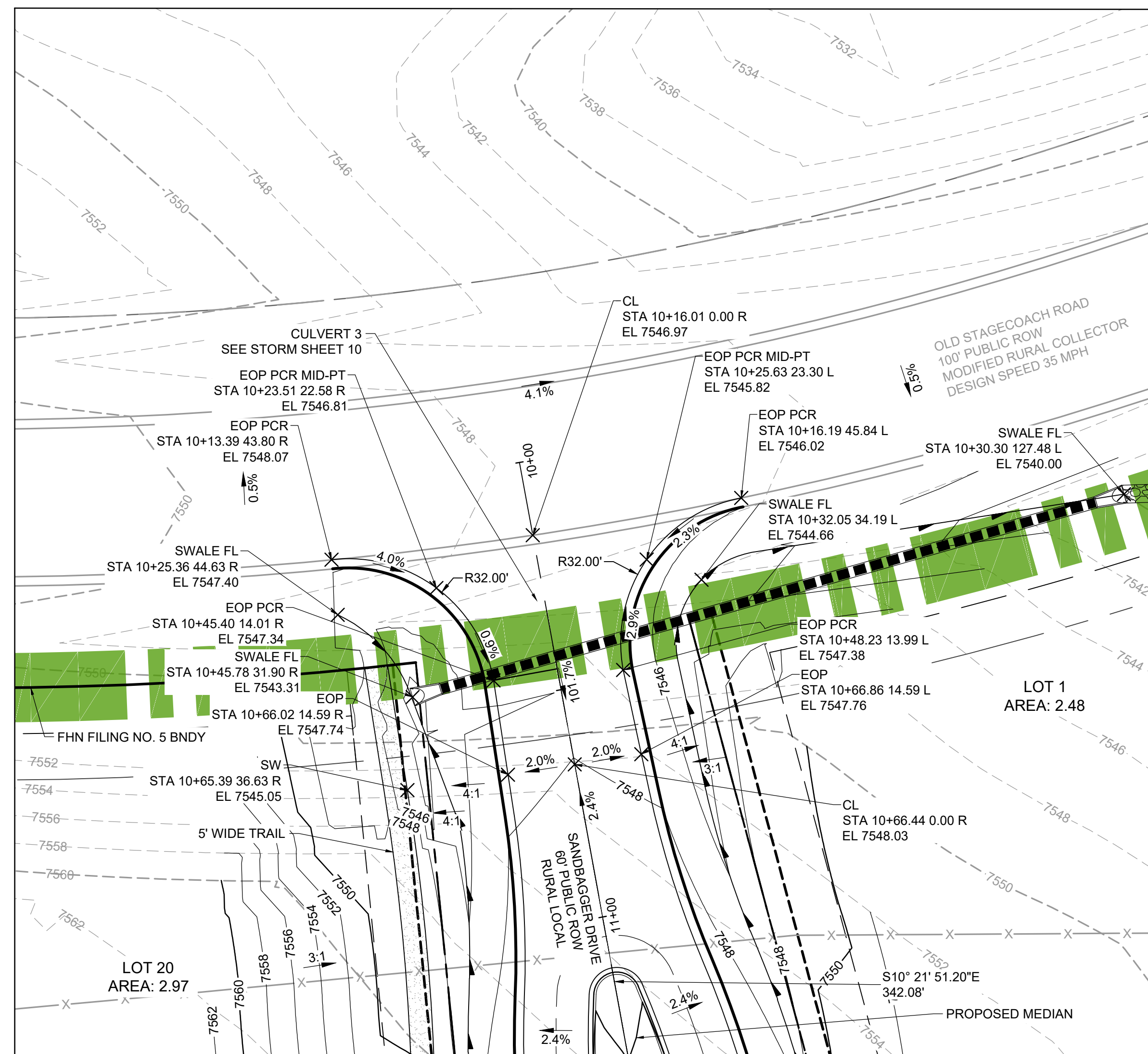
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EL PASO COUNTY, CO

STREET PLAN & PROFILE
MEDIANS

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7

SANDBAGGER DRIVE & OLD STAGECOACH ROAD



NO.	DATE	BY	REVISION DESCRIPTION



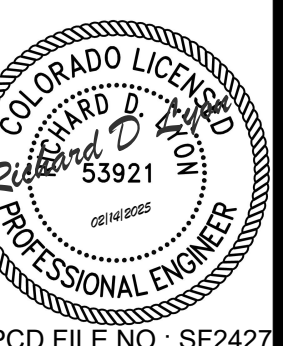
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
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PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILE

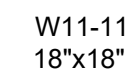
ROADWAY INTERSECTION DETAILS

HEET ST	8
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CD FILE NO.: SF2427

021



W/ "NO OUTLET" PATCH



c) R7-32(L)
12"x18"



24"x24"

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.

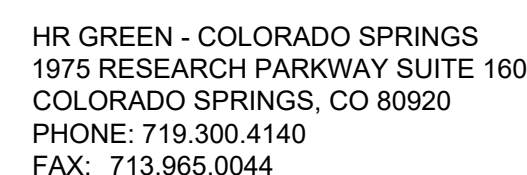
1. LIGHT POLE LOCATIONS WITHIN LOCAL URBAN ROADWAY AREAS ARE PER CRITERIA IN THE ECM 4.3.5.D.2 AND TABLE 2-5. WHERE REQUIRED POLE LOCATIONS BY CODE ARE 5.0 FEET MINIMUM FROM EDGE OF ASPHALT AND WITHIN RIGHT-OF-WAY.
2. PROPOSED LIGHT POLE LOCATIONS WITHIN THE LOCAL RURAL ROADWAY AREAS ARE 20' FROM EOA.

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 MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE DEPTH OF THE SURFACE OF THE PAVEMENT AND TO THE FULL WIDTH OF THE CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. THE CONTRACTOR FORM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD SIGNAGE STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL 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 "6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS 1/8" WIDE. THE WHITE BORDER SHALL BE 1/8" WIDE. WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75"x1.75" SQUARE TUB WITH 1/8" THICK ALUMINUM 125 THICKNESS SIGN SUPPORTS.
10. STANDARD S-814-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
11. ALL SIGN LIMITS SHALL BE SINGLE SHEET ALUMINUM WITH A 100' MINIMUM THICKNESS.
12. ALL LIMIT LINES/TOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE 1/2" THICK ALUMINUM 125 THICKNESS SIGN SUPPORTS. TAPERED PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1.1. WIDTH AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK MARKINGS SHALL BE 18" IN WIDTH.
13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT LEGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.1.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AND THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719.526.8819) PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AND THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719.526.8819) PRIOR TO AND UPON COMPLETION OF SIGNING OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



PCD FILE NO.: SF2427

NO.	DATE	BY	REVISION DESCRIPTION



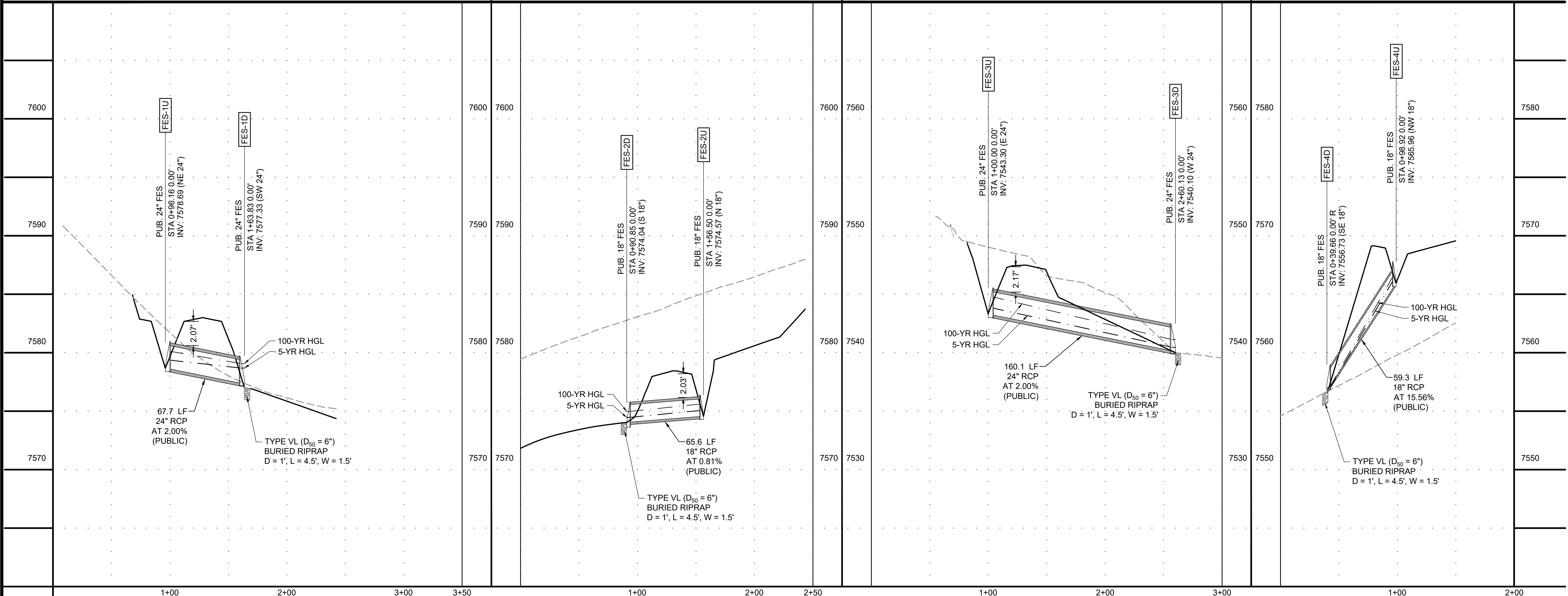
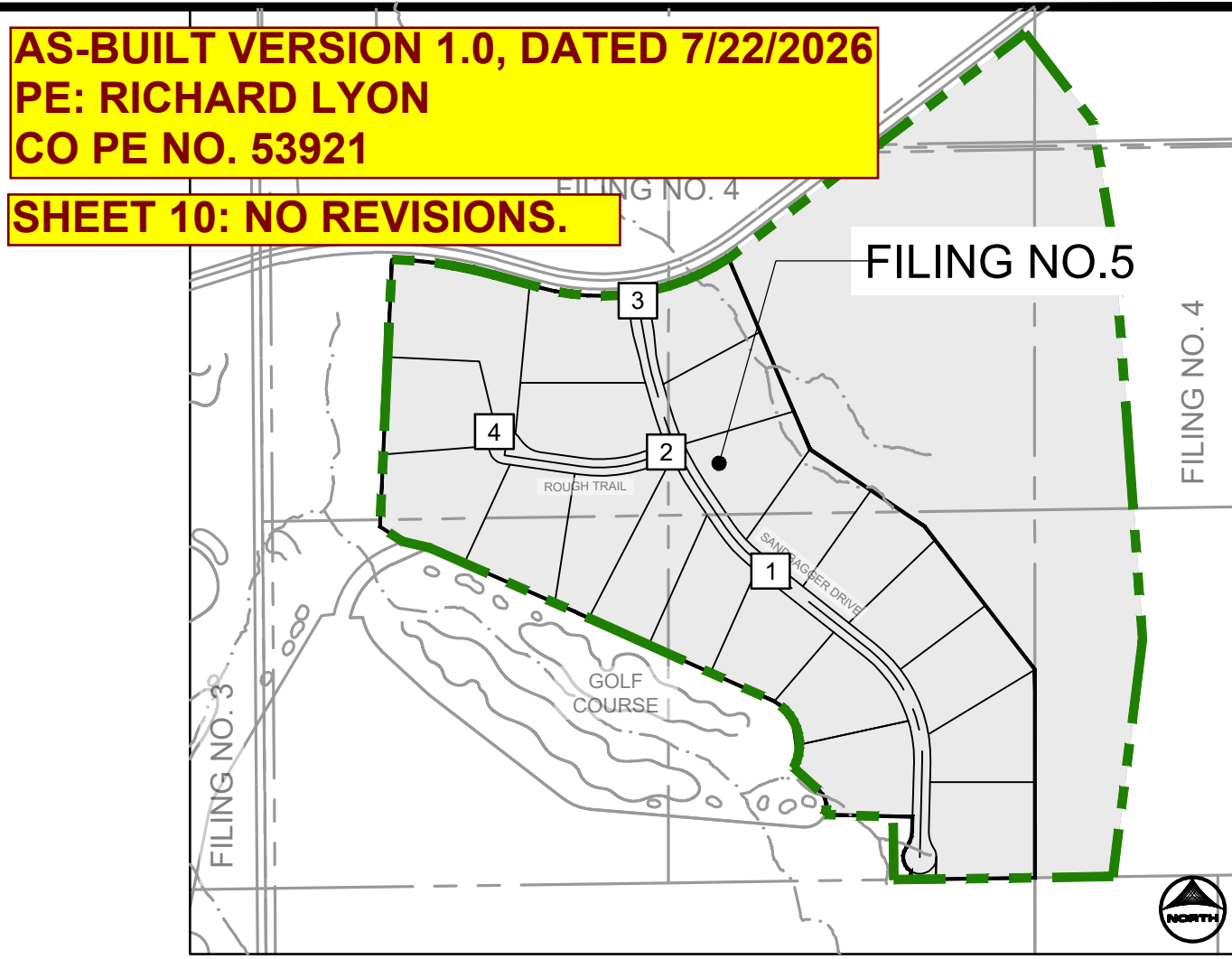
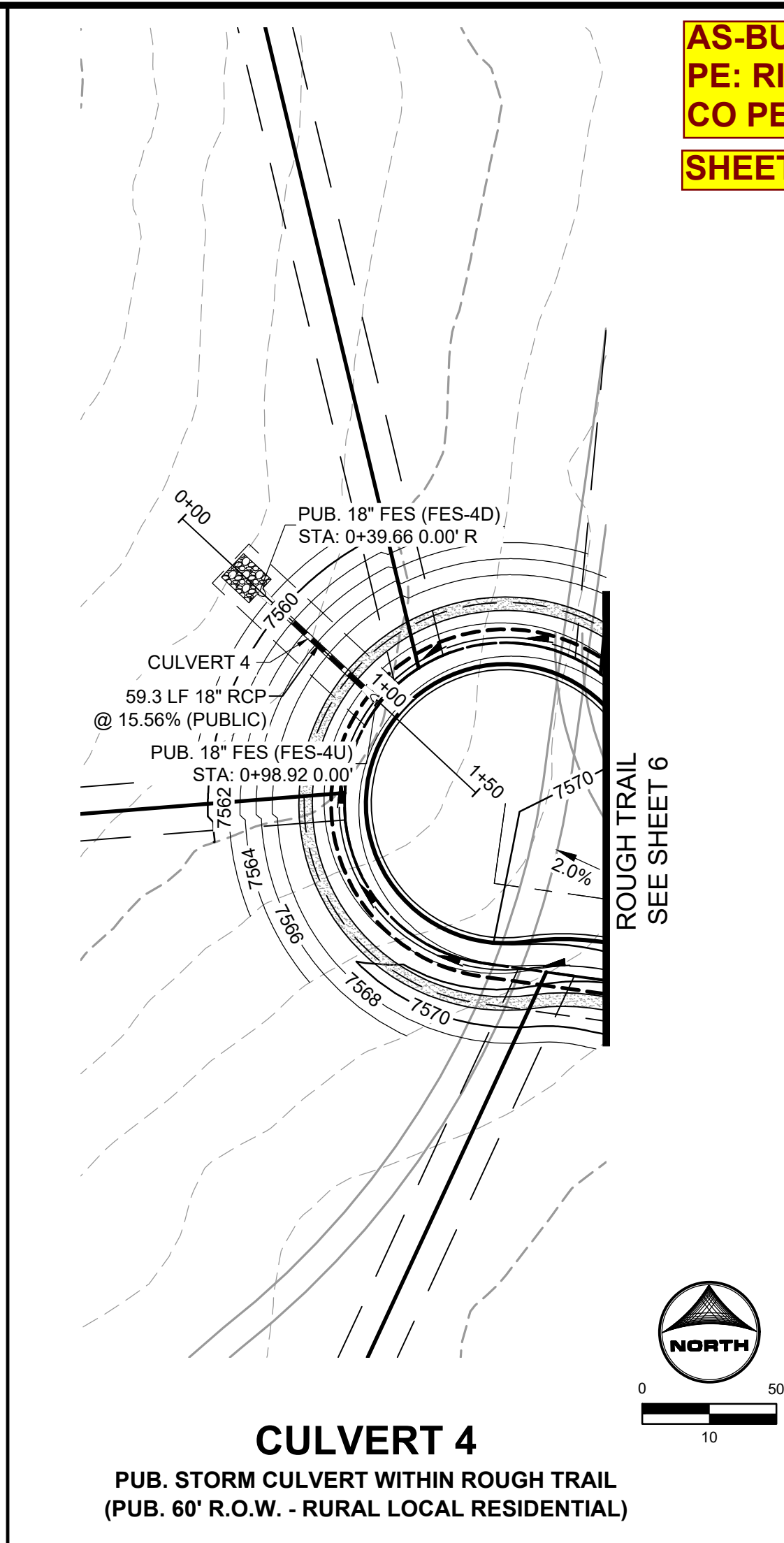
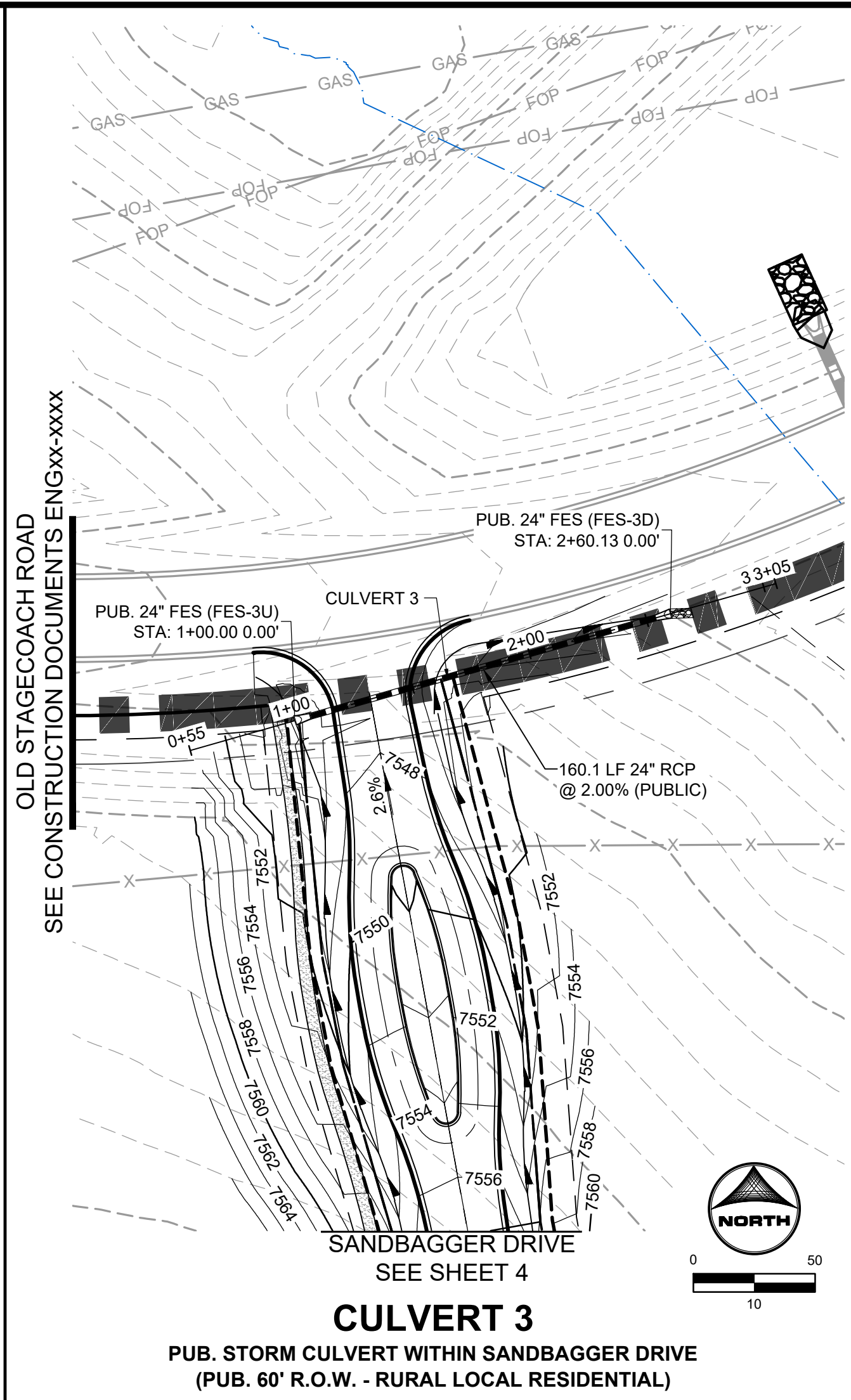
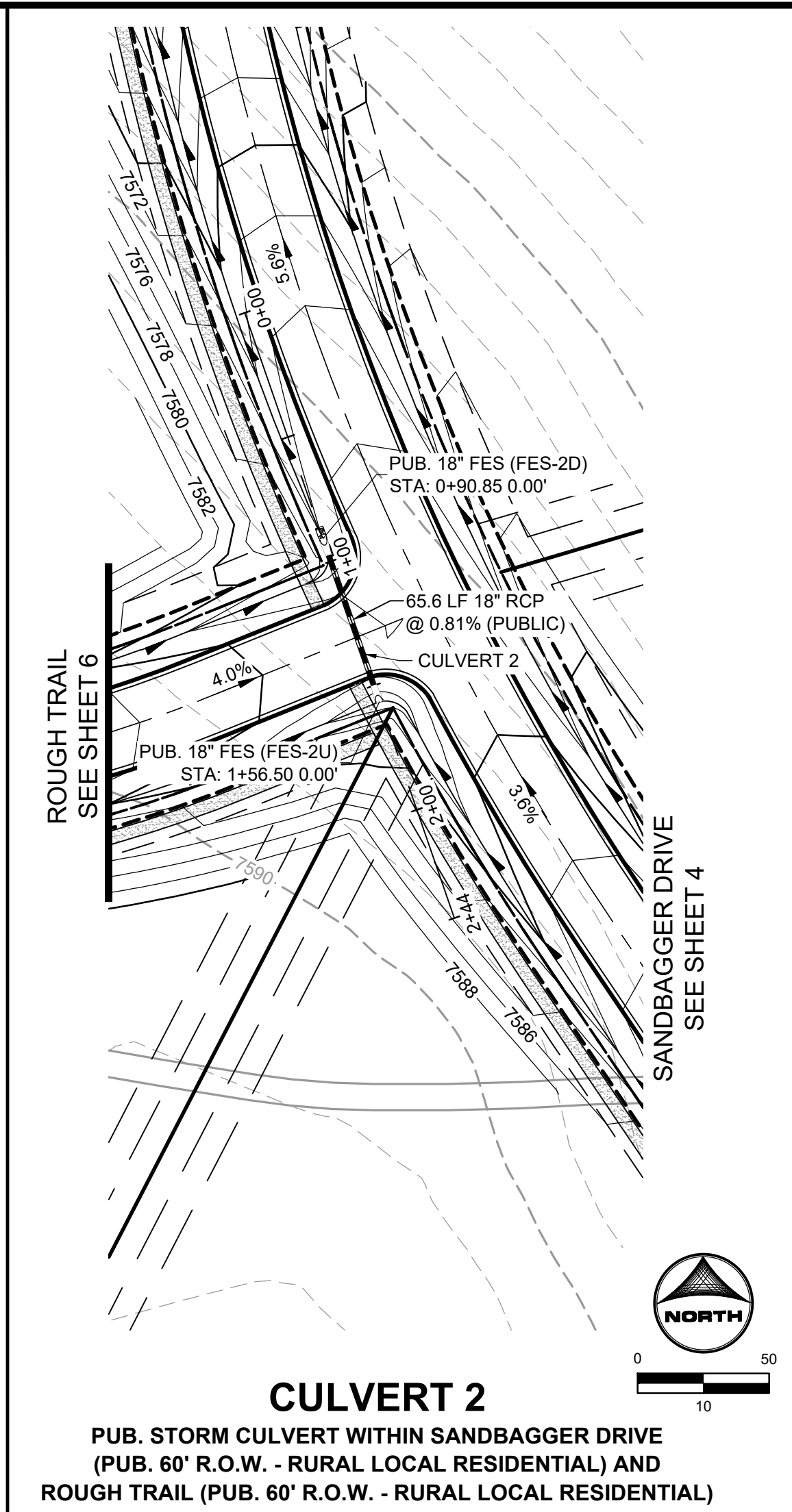
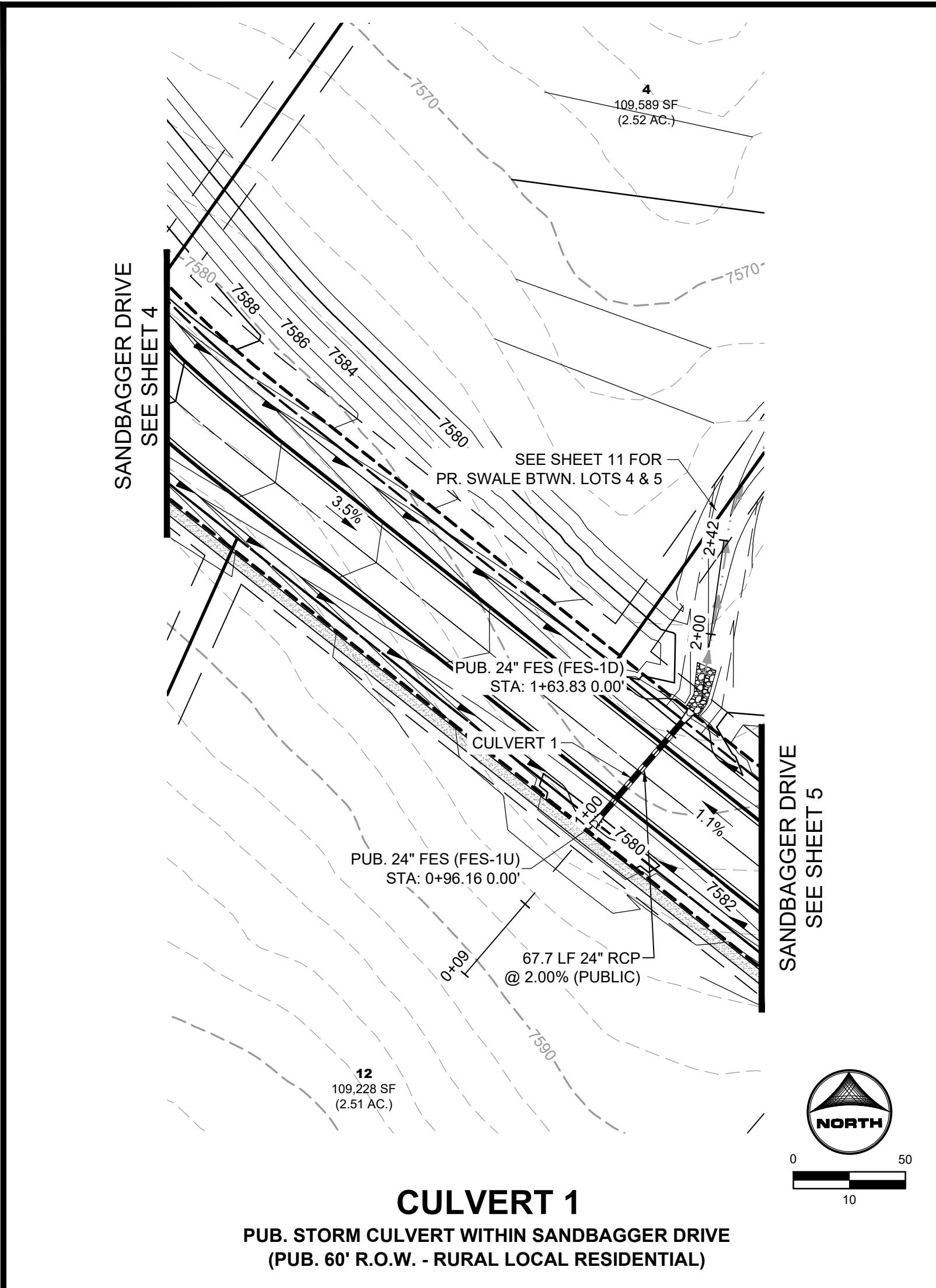
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PRI #2, LLC.
EL PASO COUNTY, CO

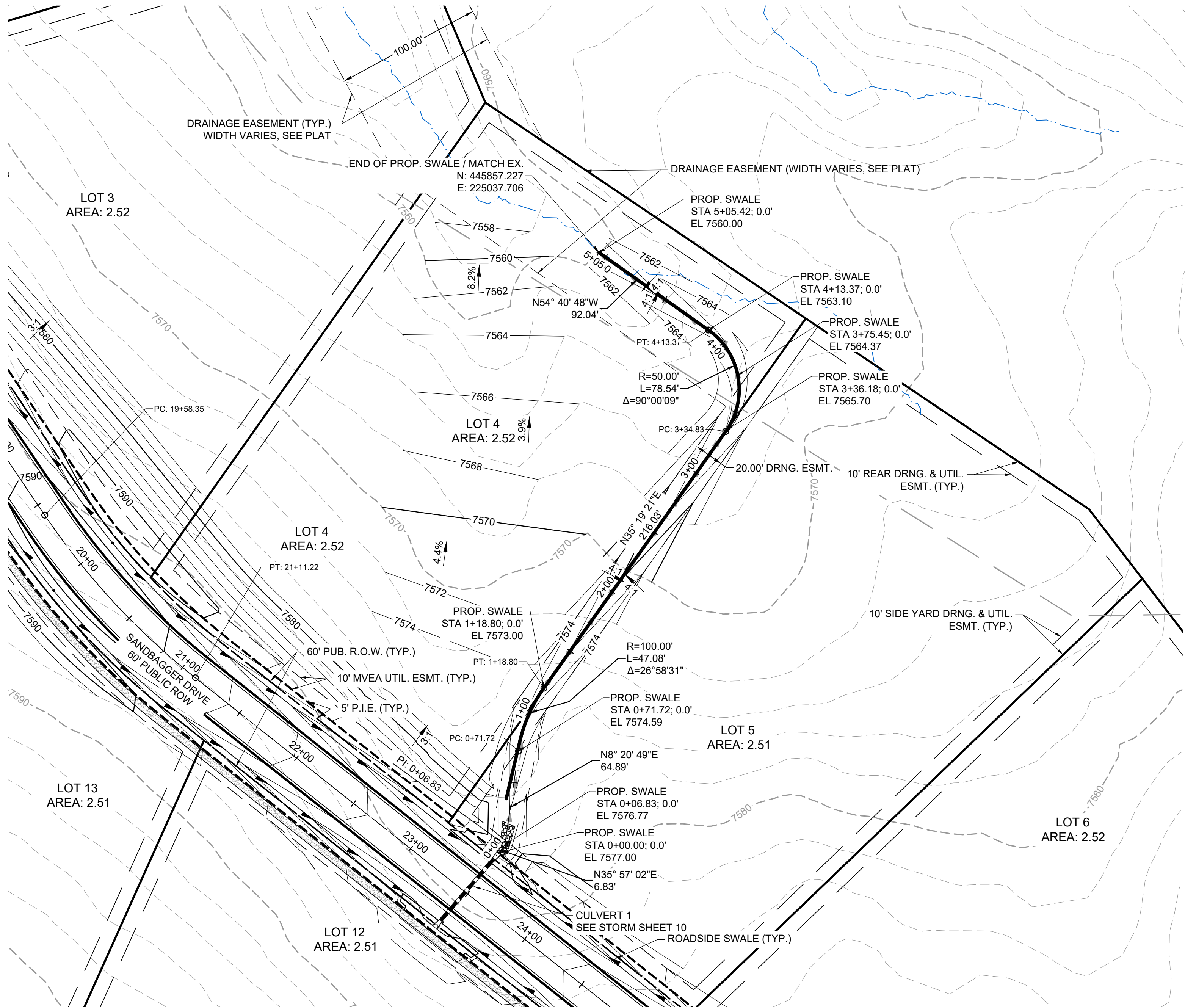
ROADWAYS

SIGNAGE AND STRIPING

SHEET
S&S

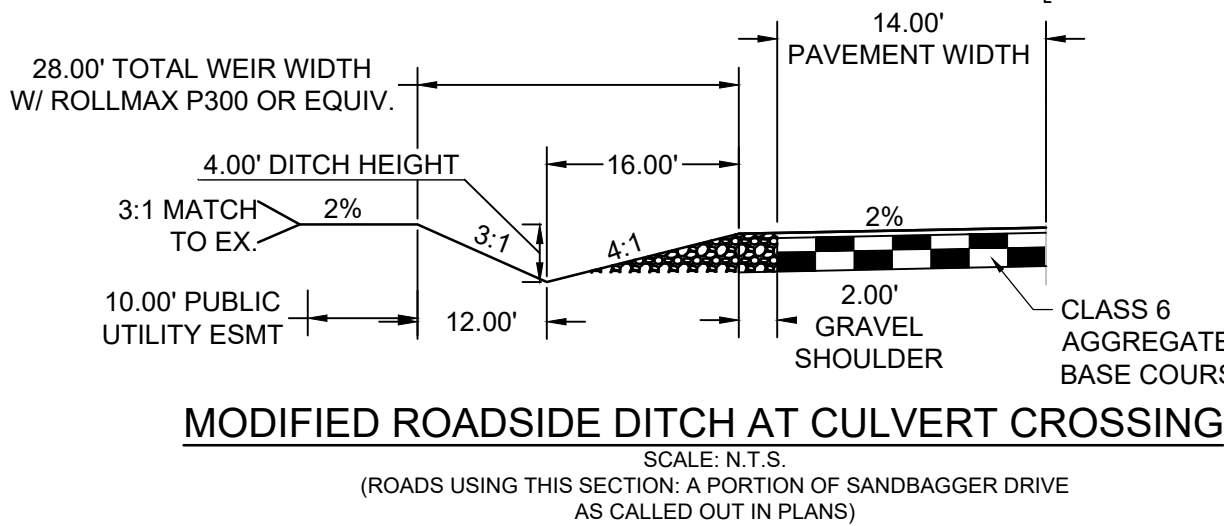
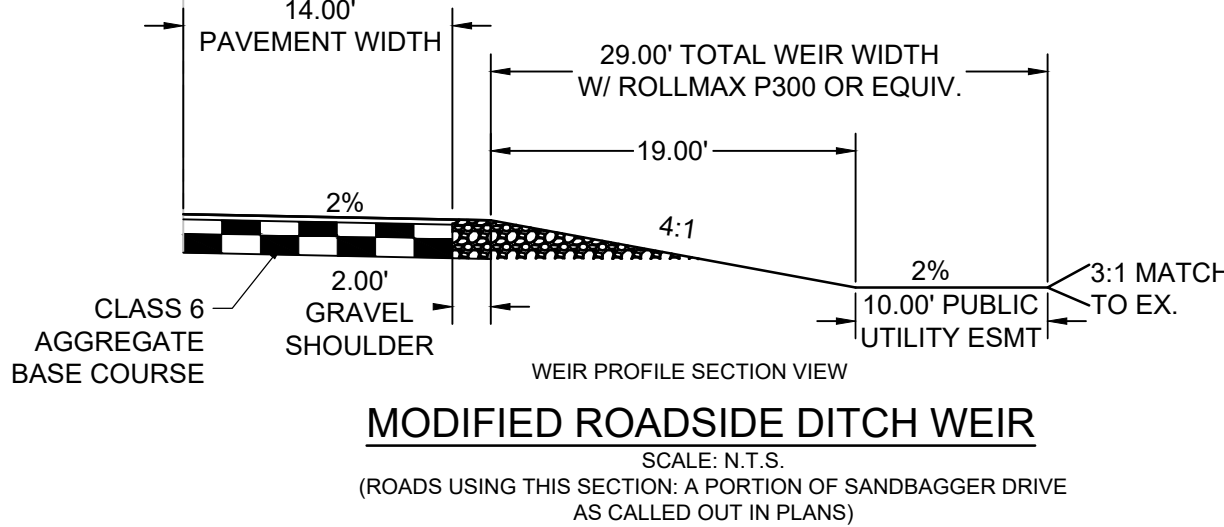
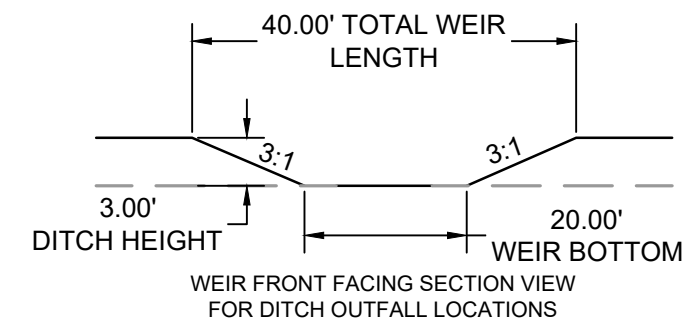
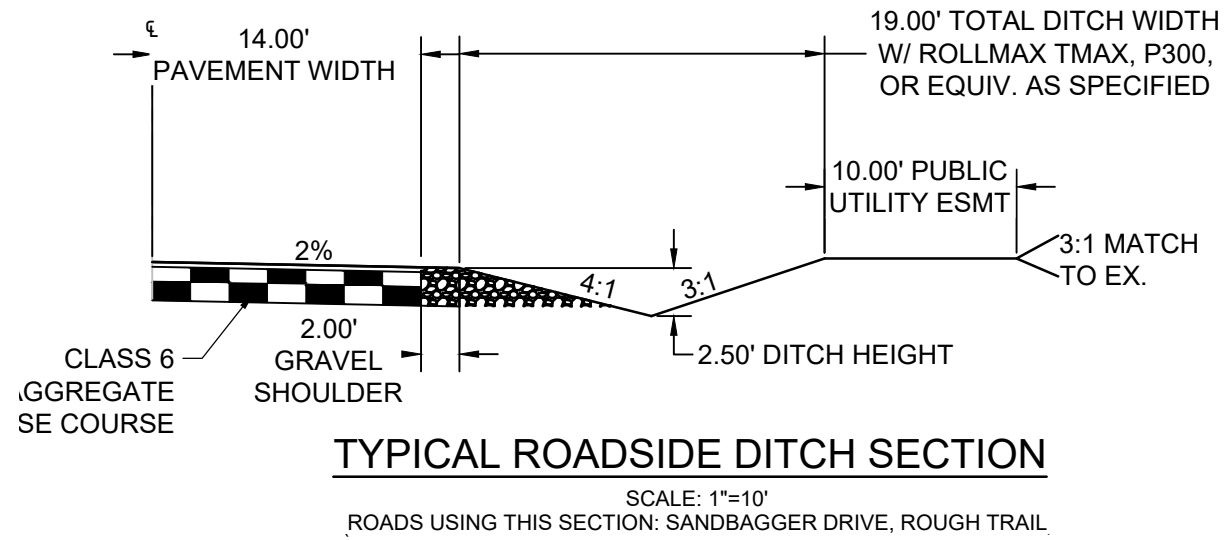
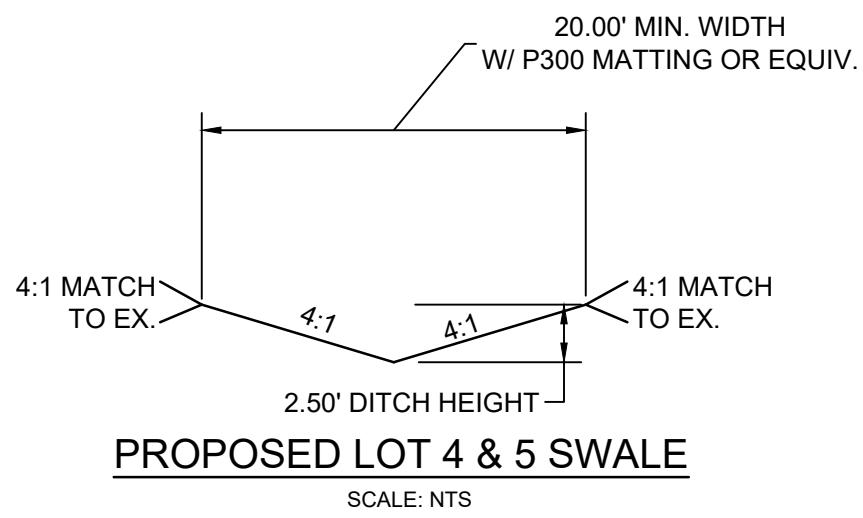
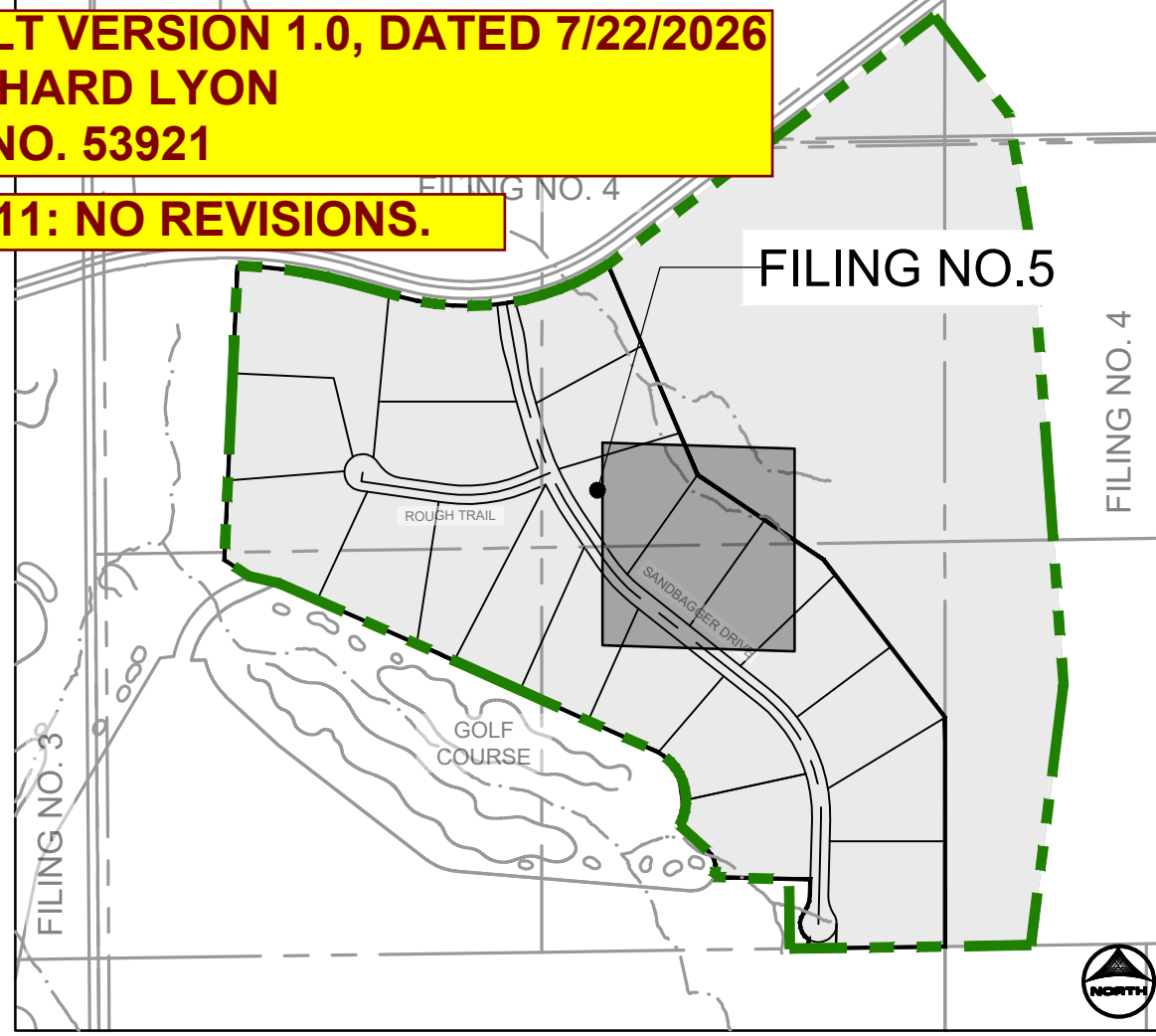
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AS-BUILT VERSION 1.0, DATED 7/22/2026
PE: RICHARD LYON
CO PE NO. 53921

SHEET 11: 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\Lot-3-4_Swale_Grading

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

CONSTRUCTION DOCUMENTS
LOT 4 & 5 PROPOSED SWALE AND GRADING

SHEET
GR
11