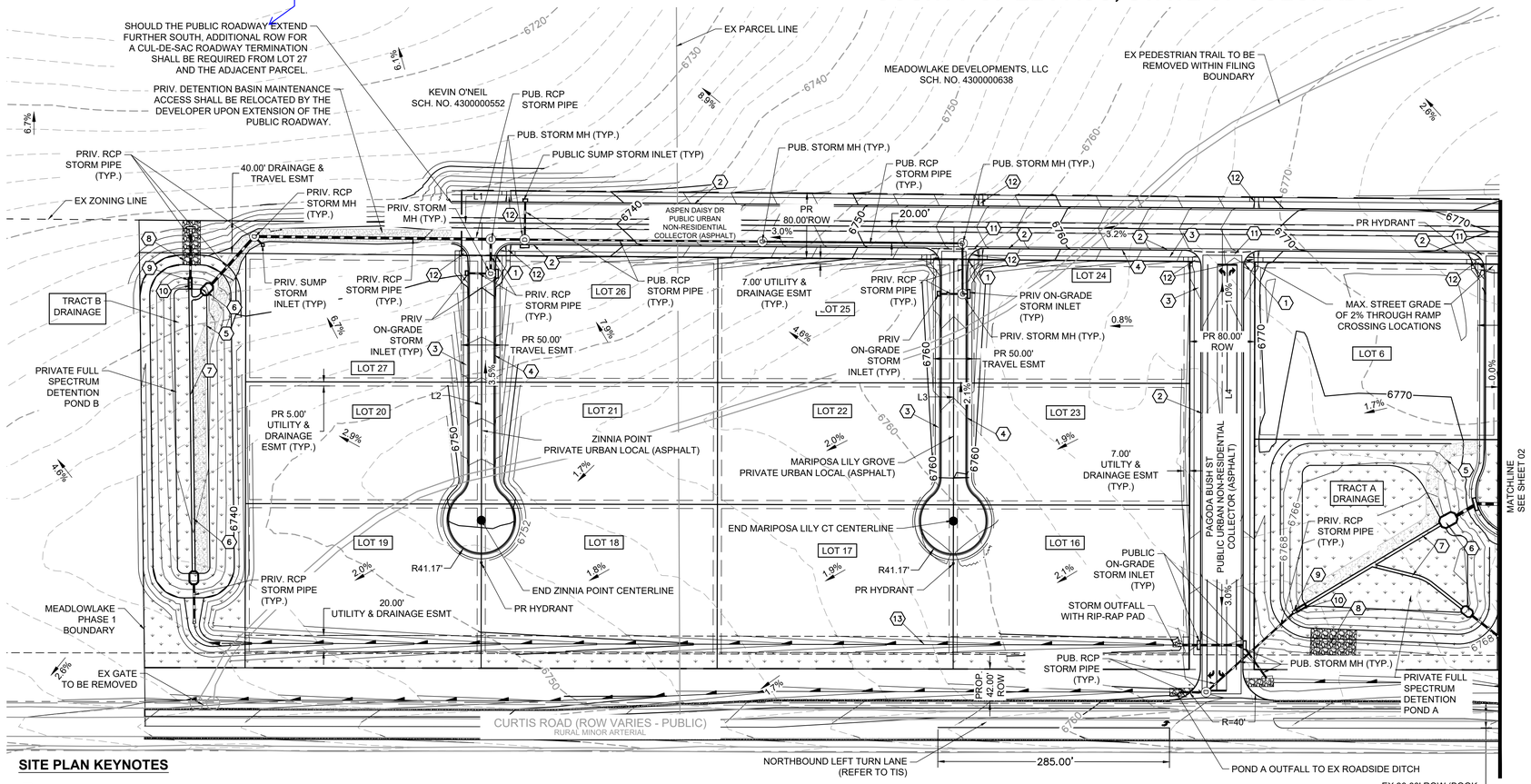
PRELIMINARY PLAN

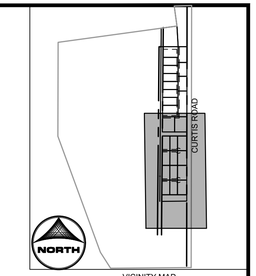
MEADOW LAKE INDUSTRIAL PHASE 1

A PART OF THE EAST HALF OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

ADDRESSED

add the word not after roadway. The cul-de-sac is not needed if the roadway extends to the south





VICINITY MAP
SCALE: NTS

LEGEND

	EXISTING	PROPOSED
MATCH LINE		
PHASE LINE		
SECTION LINE		
PROPERTY BOUNDARY		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
WIRE FENCE		
STORM DRAIN		
SWALE		
TRAIL		
CURB & GUTTER		
DRAINAGE BASIN		
INDEX CONTOUR		
INTER. CONTOUR		

STORM SEWER

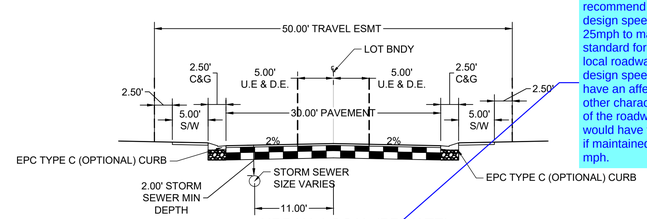
	EXISTING	PROPOSED
MANHOLE		
STORM INLET		
FLARED END SECTION		
RIPRAP		

ADDRESSED

Provide a note that indicates to refer to traffic impact study by LSC for offsite improvements required with this Meadowlake Industrial phase 1 Preliminary Plan.

ADDRESSED

recommend revising design speed to 25mph to match EPC standard for urban local roadway. The design speed can have an affect on other characteristics of the roadway that would have to be met if maintained at 30 mph.

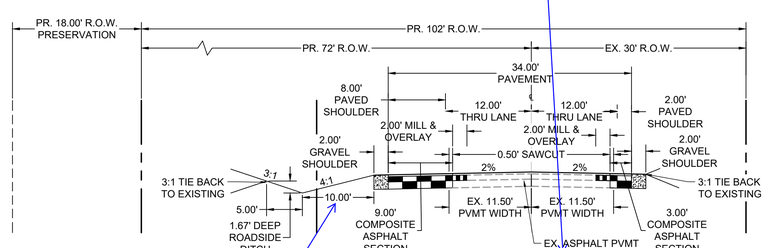


URBAN, LOCAL (PRIVATE)

SCALE: 1"=10'
DESIGN SPEED: 30MPH
SPEED LIMIT: 25MPH
(ROADS USING THIS SECTION: SUNDROP VIEW, MARIPOSA LILY GROVE, ZINNIA POINT)
U.E.: UTILITY EASEMENT
D.E.: DRAINAGE EASEMENT

ADDRESSED

also provide cross section detail with turn lane improvements at Pagoda Bush St

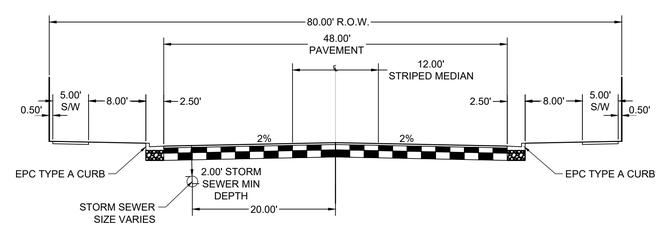


CURTIS ROAD - MODIFIED RURAL MINOR ARTERIAL - INTERIM FUTURE (PUBLIC)

SECTION 1
STA: 23+14.67 - 49+55.38
SCALE: 1"=10'
POSTED SPEED LIMIT: 45 MPH
(LOOKING NORTH)

ADDRESSED

revise to 14' per County standard detail for rural minor arterial and to match Saddlehorn



URBAN NON-RESIDENTIAL COLLECTOR (PUBLIC)

SCALE: 1"=10'
DESIGN SPEED: 40 MPH
SPEED LIMIT: 35 MPH
(ROADS USING THIS SECTION: ASPEN DAISY DR, PAGODA BUSH ST)

SITE PLAN KEYNOTES

1. PROPOSED 30" R1-1 STOP SIGN W/ STREET NAME SIGNS
2. PROPOSED EPC TYPE "A" NON-MOUNTABLE VERTICAL CURB AND GUTTER
3. PROPOSED 5' CONCRETE SIDEWALK
4. PROPOSED EPC TYPE "C" MOUNTABLE CURB AND GUTTER
5. PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
6. PROPOSED FOREBAY (PRIVATE)
7. PROPOSED TRICKLE CHANNEL 4' WIDTH, 1" DEPTH (PRIVATE)
8. PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
9. PROPOSED OUTLET STRUCTURE (PRIVATE)
10. PROPOSED MICRO POOL (PRIVATE)
11. PROPOSED 6' CONCRETE CROSS PAN PER DETAIL SD_2-26 IN THE EL PASO COUNTY ENGINEERING MANUAL
12. PROPOSED PEDESTRIAN RAMP PER DETAIL SD_2-40 IN THE EL PASO COUNTY ENGINEERING MANUAL
13. PROPOSED ROLLED MAT LINED SWALE (PERMANENT TURF REINFORCEMENT MAT OR EQUIV.)

ROADWAY CENTERLINE DATA TABLE

Line Table

Line #	Length	Direction	ROADWAY NAME	CLASSIFICATION	PUBLIC/PRIVATE	ROW/ESMT WIDTH
L1	3056.48	S 0°29'28" W	ASPEN DAISY DR	URBAN NON- RESIDENTIAL COLLECTOR	PUBLIC	80'
L2	168.01	N 89°54'00" W	ZINNIA POINT	URBAN LOCAL	PRIVATE	50'
L3	168.01	N 89°54'00" W	MARIPOSA LILY GROVE	URBAN LOCAL	PRIVATE	50'
L4	523.77	S 89°54'00" E	PAGODA BUSH ST	URBAN NON- RESIDENTIAL COLLECTOR	PUBLIC	80'

EPC EDARP FILE NO. SP236

DRAWN BY: AXB JOB DATE: 11/20/2024
APPROVED: CM JOB NUMBER: 2202774
CAD DATE: 11/20/2024
CAD FILE: J:\2022\2202774\CAD\Dwgs\C\Preliminary Plan\Site_Plan

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

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

MEADOW LAKE INDUSTRIAL PHASE 1
MEADOWLAKE DEVELOPMENTS, LLC
EL PASO COUNTY, CO

PRELIMINARY PLAN
SITE PLAN

SHEET SP 01

VAN SCOY, SEAN, 11/20/2024 2:12 PM
HR GREEN Xrefs: xg1-1-dt01-2774; Key_Map; Site_Plan_Keynotes; xc-dsgn-2774; xc-row-2774; xv-dsgn-2774; xv-row-2774; xv-util-2774; rdwy_typicals; Legend_Prelim_Plan; xc-dsgn-future-2774

PRELIMINARY PLAN

MEADOW LAKE INDUSTRIAL PHASE 1

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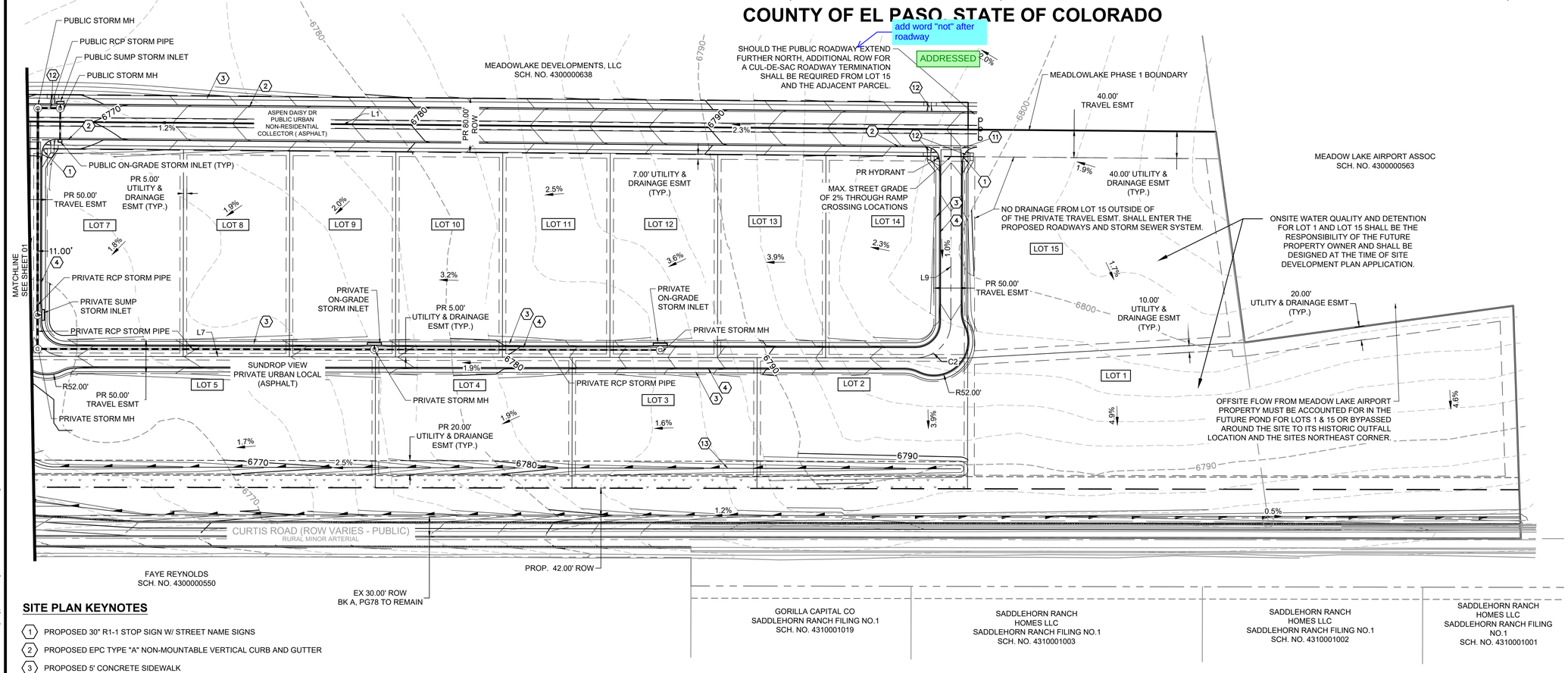

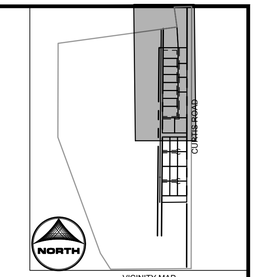

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ROADWAY CENTERLINE DATA TABLE

Line Table

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L5	294.45	N 89°54'00" W	SUNDROP VIEW	URBAN LOCAL	PRIVATE	50'
L7	1181.42	S 0°06'00" W	SUNDROP VIEW	URBAN LOCAL	PRIVATE	50'
L9	285.17	S 89°54'00" E	SUNDROP VIEW	URBAN LOCAL	PRIVATE	50'

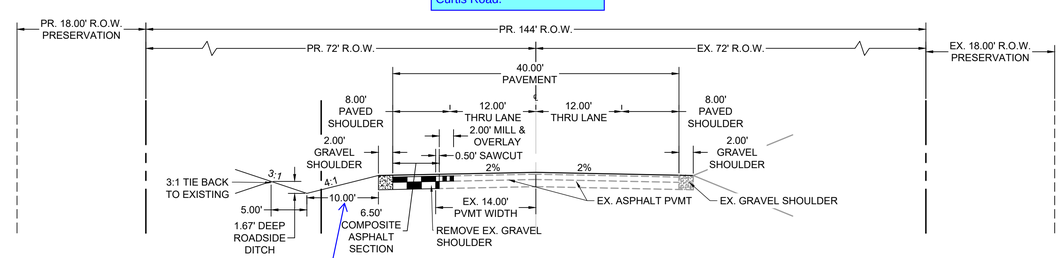
Curve Table

Curve #	Length	Radius	Delta	ROADWAY NAME	CLASSIFICATION	PUBLIC/PRIVATE	ROW/ESMT WIDTH
C1	81.68	52.00	90°00'00"	SUNDROP VIEW	URBAN LOCAL	PRIVATE	50'
C2	81.68	52.00	90°00'00"	SUNDROP VIEW	URBAN LOCAL	PRIVATE	50'

REFER TO SHEET SP-01 FOR URBAN NON-RESIDENTIAL COLLECTOR AND URBAN LOCAL STREET SECTIONS

please submit a deviation request as indicated in the previous review comment for the modified cross section of Curtis Road.

ADDRESSED



CURTIS ROAD - MODIFIED RURAL MINOR ARTERIAL - INTERIM FUTURE (PUBLIC)

ADDRESSED

14' per standard cross section

SECTION 2
STA: 49+55.38 - 61+80.19
SCALE: 1"=10'
POSTED SPEED LIMIT: 45 MPH
(LOOKING NORTH)

LEGEND

	EXISTING	PROPOSED
MATCH LINE		
PHASE LINE		
SECTION LINE		
PROPERTY BOUNDARY		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
WIRE FENCE		
STORM DRAIN		
SWALE		
TRAIL		
CURB & GUTTER		
DRAINAGE BASIN		
INDEX CONTOUR		
INTER. CONTOUR		

STORM SEWER

	EXISTING	PROPOSED
MANHOLE		
STORM INLET		
FLARED END SECTION		
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MEADOW LAKE INDUSTRIAL PHASE 1
MEADOWLAKE DEVELOPMENTS, LLC
EL PASO COUNTY, CO

PRELIMINARY PLAN
SITE PLAN

SHEET SP 02

VAN SCOY, SEAN, 11/20/2024 2:12 PM
HR GREEN Xrefs: xgl-1-dh01-2774; Key_Map; Site_Plan_Keynotes; xc-dsgn-2774; xc-row-2774; xv-dsgn-2774; xv-row-2774; xv-util-2774; rdwy_Typicals; Legend_Prelim_Plan; xc-dsgn-future-2774