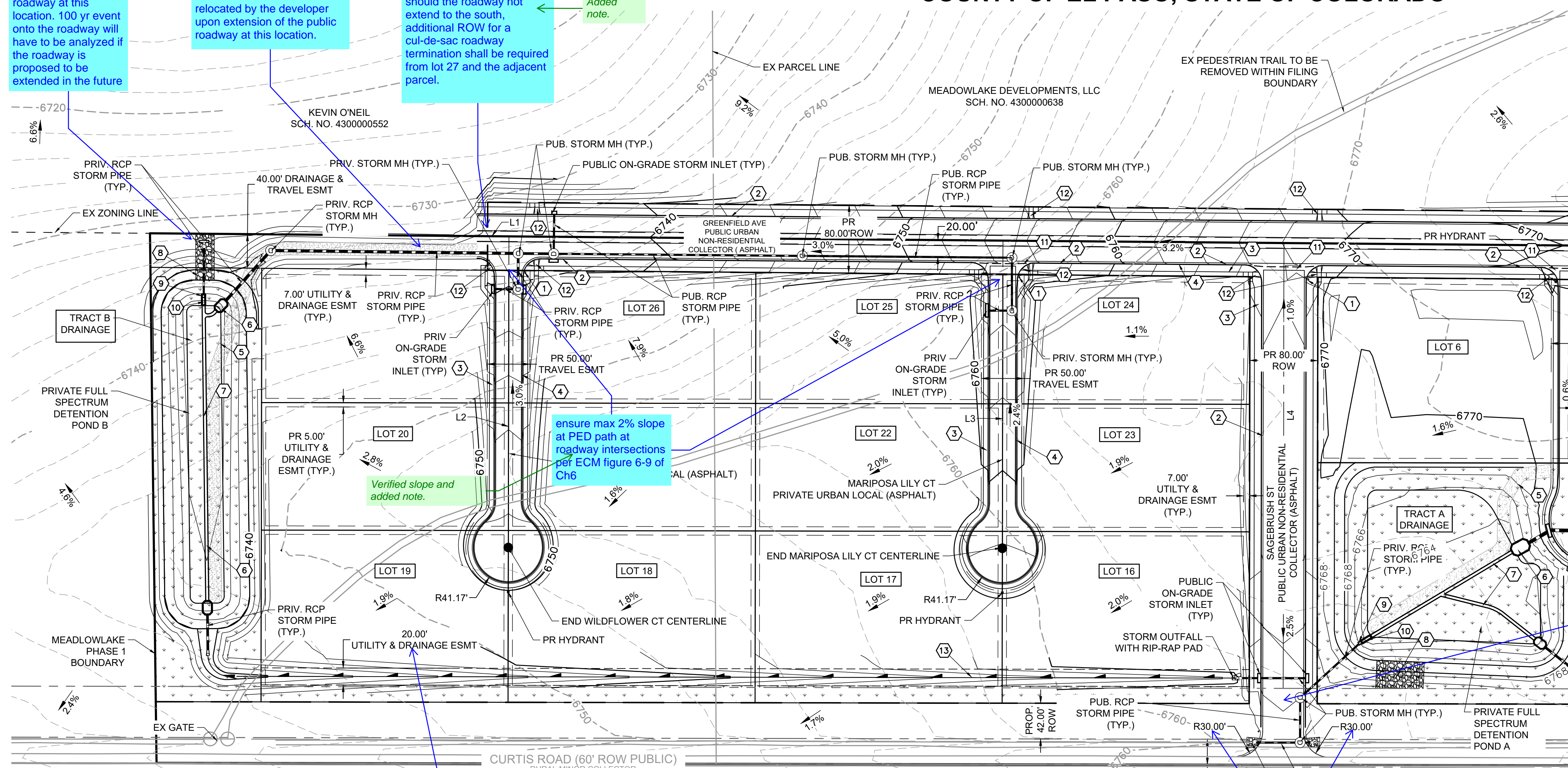
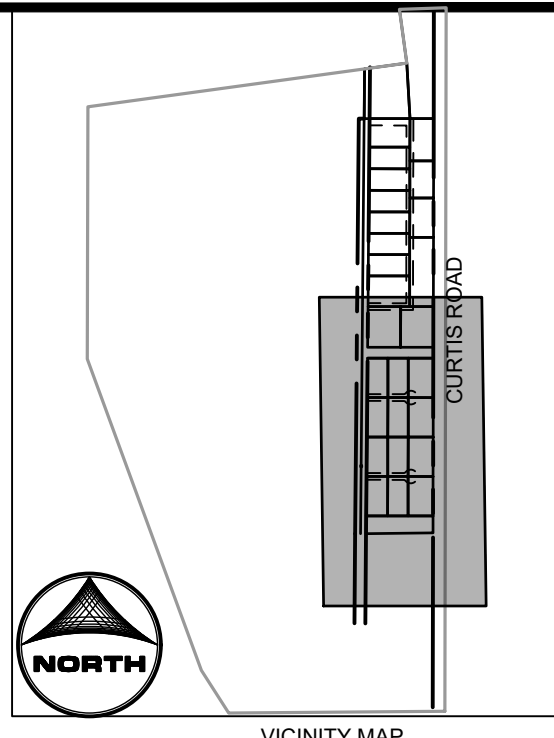


PRELIMINARY PLAN

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

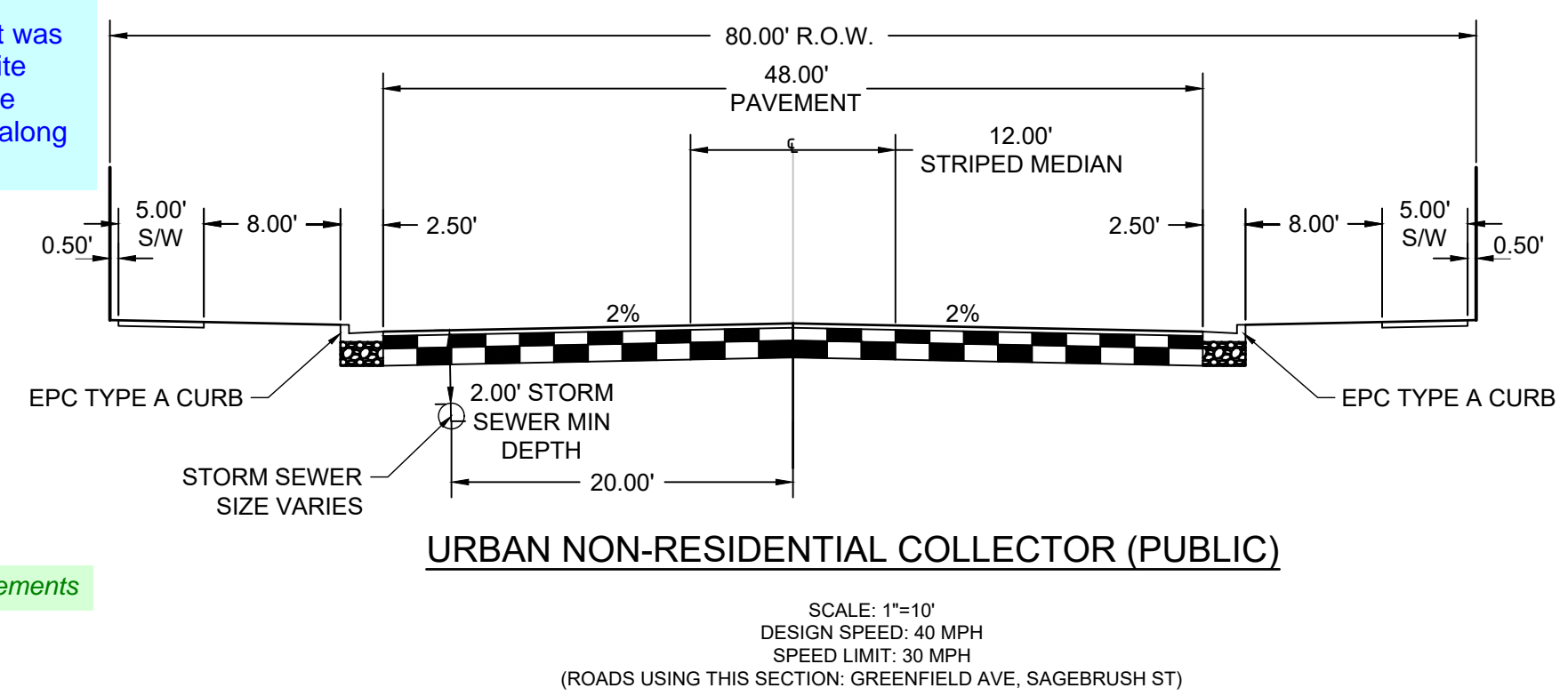
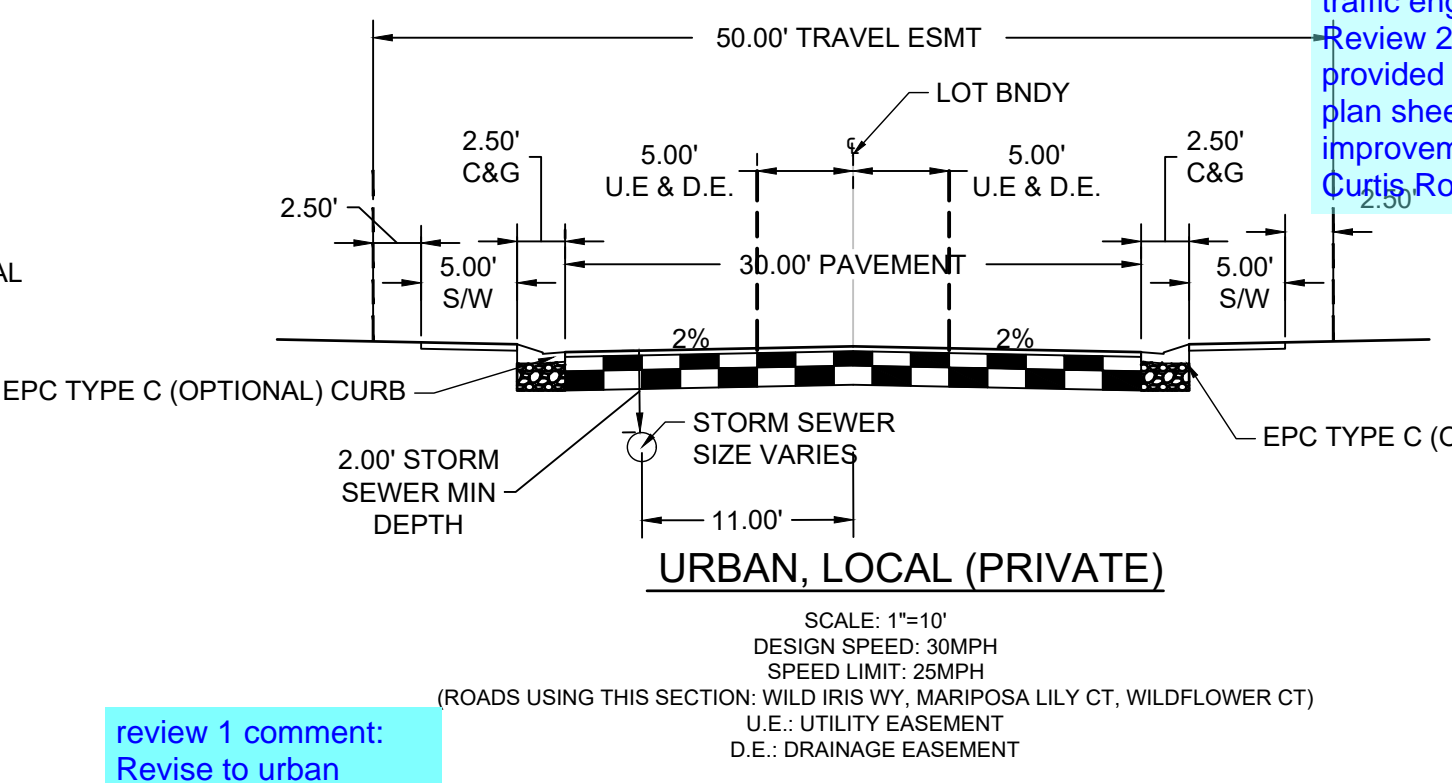


SITE PLAN KEYNOTES

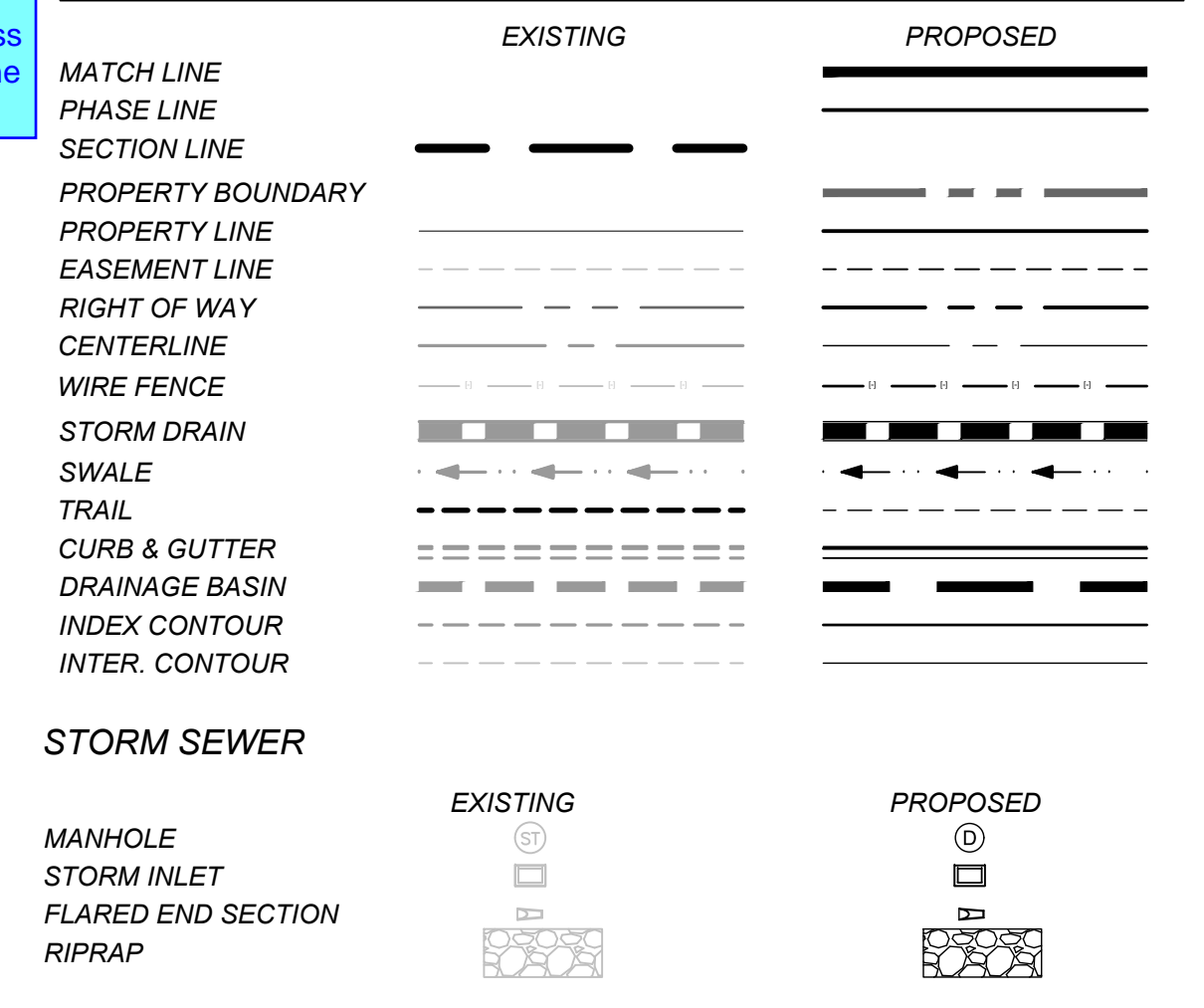
- 1 PROPOSED 30" R1-1 STOP SIGN W/ STREET NAME SIGNS
- 2 PROPOSED EPC TYPE "A" NON-MOUNTABLE VERTICAL CURB AND GUT
- 3 PROPOSED 5" CONCRETE SIDEWALK
- 4 PROPOSED EPC TYPE "C" MOUNTABLE CURB AND GUTTER
- 5 PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED 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	ROW/ESMT WIDTH
L1	3056.48	S 0°29'28" W	GREENFIELD AVE	URBAN COLLECTOR	PUBLIC 80'
L2	168.01	N 89°54'00" W	WILDFLOWER CT	URBAN LOCAL	PRIVATE 50'
L3	168.01	N 89°54'00" W	MARIPOSA LILY CT	URBAN LOCAL	PRIVATE 50'
L4	523.77	S 89°54'00" E	SAGEBRUSH ST	URBAN COLLECTOR	PUBLIC 80'



LEGEND



DRAWN BY: AXB JOB DATE: 4/15/2024
 APPROVED: CM JOB NUMBER: 2202774
 CAD DATE: 4/19/2024
 CAD FILE: J:\2022\2202774\CAD\DWG\IC\Preliminary Plan\Site_Plan

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 713.965.0044

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

PRELIMINARY PLAN
 SITE PLAN
 SHEET SP 01

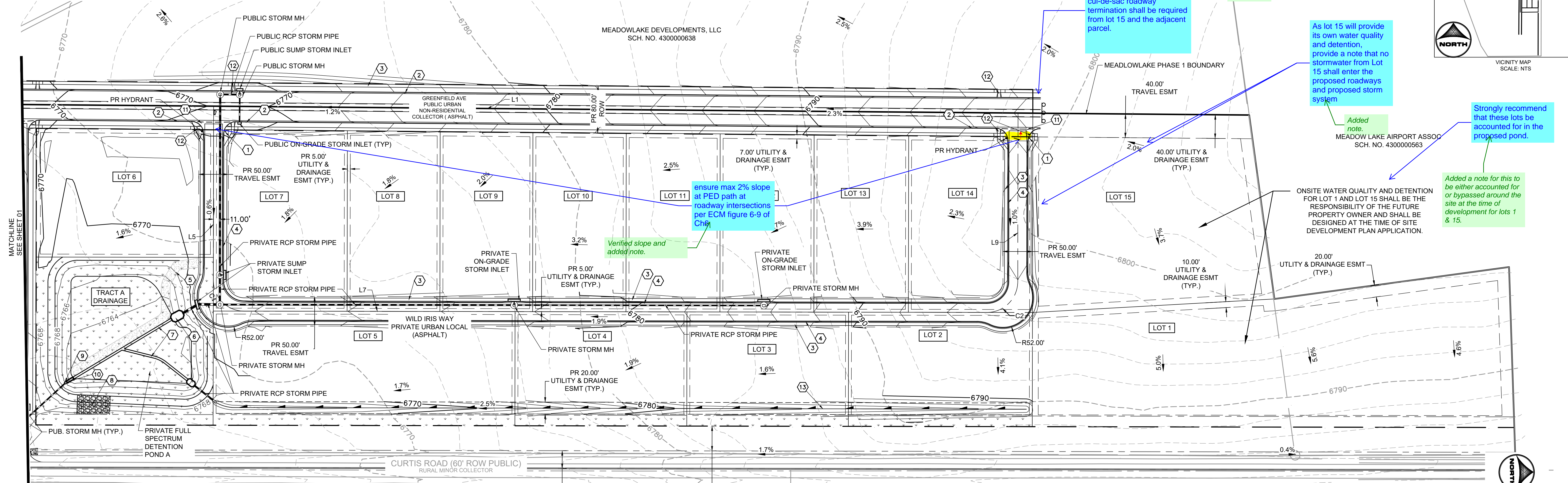
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MONAHAN, COLLEEN, 4/19/2024, 12:43 PM

HR GREEN - Xref: xg1-1-dh01-2774; Key_Map; Site_Plan_Keynotes; xc--dgn-2774; xc--row-2774; xv--dgn-2774; xv--row-2774; xy--util-2774; rdwy_tycals; Legend_Prelim_Plan

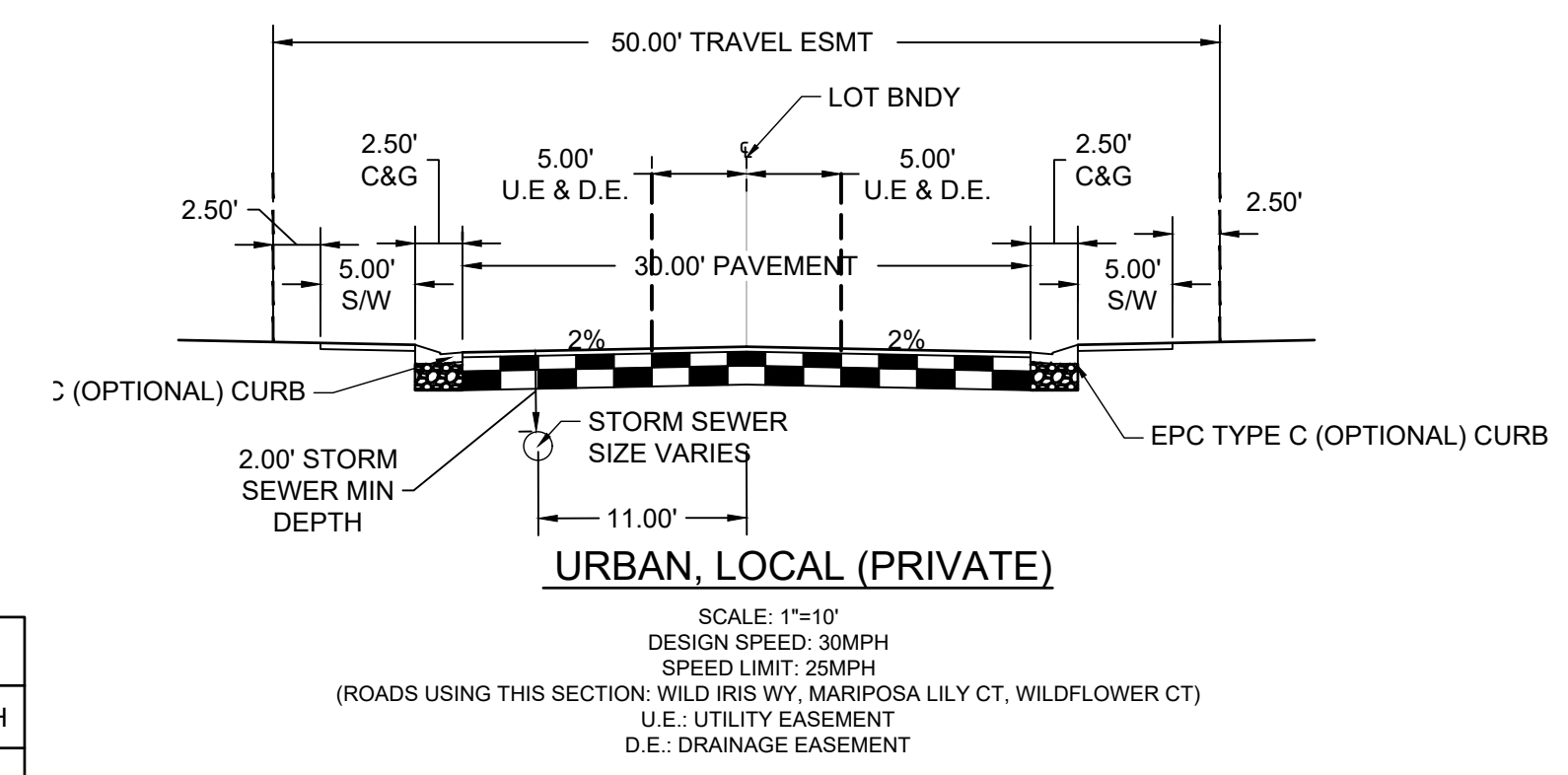
PRELIMINARY PLAN MEADOW LAKE INDUSTRIAL PHASE 1

A PART OF THE EAST HALF OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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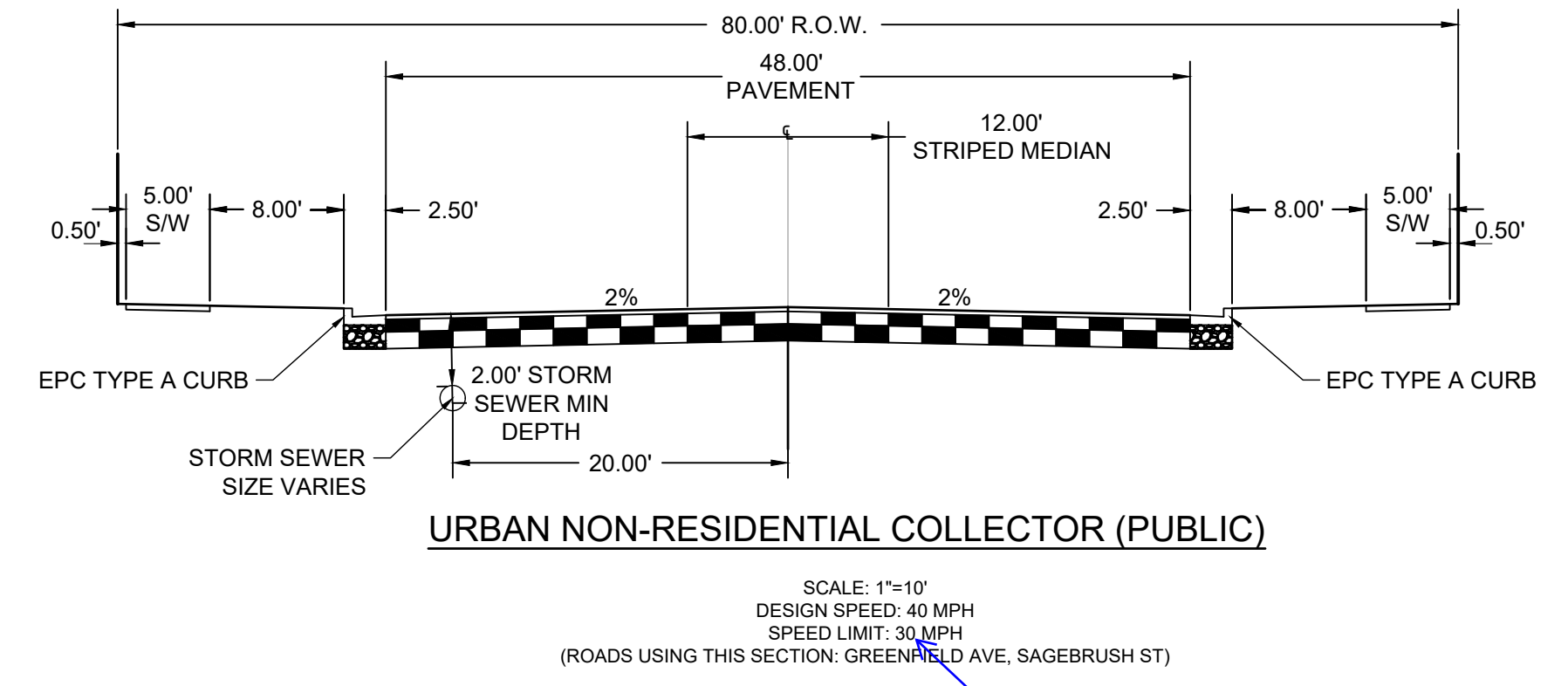


- SITE PLAN KEYNOTES**
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FAYE REYNOLDS
SCH. NO. 430000550



- GORILLA CAPITAL CO SADDLEHORN RANCH FILING NO.1 SCH. NO. 4310001019
- SADDLEHORN RANCH HOMES LLC SADDLEHORN RANCH FILING NO.1 SCH. NO. 4310001003
- SADDLEHORN RANCH HOMES LLC SADDLEHORN RANCH FILING NO.1 SCH. NO. 4310001002
- SADDLEHORN RANCH HOMES LLC SADDLEHORN RANCH FILING NO.1 SCH. NO. 4310001001



ROADWAY CENTERLINE DATA TABLE

Line #	Length	Direction	ROADWAY NAME	CLASSIFICATION	PUBLIC/PRIVATE	ROW/ESMT WIDTH
L1	3056.48	S 0°29'28" W	GREENFIELD AVE	URBAN COLLECTOR	PUBLIC	80'
L5	294.45	N 89°54'00" W	WILD IRIS WY	URBAN LOCAL	PRIVATE	50'
L7	1181.42	S 0°06'00" W	WILD IRIS WY	URBAN LOCAL	PRIVATE	50'
L9	285.17	S 89°54'00" E	WILD IRIS WY	URBAN LOCAL	PRIVATE	50'

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

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	⊙	⊙

revise to 35 mph per ECM criteria. Revised to 35 mph.

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

PRELIMINARY PLAN
 SITE PLAN
 SHEET SP 02

EPC EDARP FILE NO. SP236